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PROPERTY ADDRESS:

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OWNER:

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*2017 District of Columbia Building Code
 2015 International Code Council (ICC)
 2021 INTERNATIONAL BUILDING CODE (IBC)
 ANSI/ASHRAE/IES 90.1-2013*

<i>PROJECT SCOPE</i> <i>8-UNITS APARTMENT</i>	-	LEGAL PROPERTY DESCRIPTION:	OWNER'S NAME:	SHEET TITLE:	
		APN :-	-	COVER SHEET	
		LOT:-		OWNER'S ADDRESS:	SCALE: AS NOTED
		TRACT: --	-		DATE:
		YEAR BUILT:			0-0
		ZONING CODE:-			04/ 12/ 2022

ARCHITECTURAL

GENERAL

1. MECHANICAL VENTILATION.
- A. ALL BATHROOMS, TOILET ROOMS, POWDER ROOMS AND LAUNDRY ROOMS SHALL BE VENTILATED TO PROVIDE 5 AIR CHANGES PER HOUR, AND CONNECTED DIRECTLY TO THE OUTSIDE. FAN SHALL BE OPERATED FROM A LIGHT SWITCH.
2. LEGAL EXITS SHALL BE OPENABLE FROM THE INSIDE WITHOUT USE OF KEY, SPECIAL KNOWLEDGE OR EFFORT. ALL EXIT HARDWARE SHALL BE OF AN APPROVED TYPE. DEAD OR FLUSH BOLTS (THUMBS OPERATED) AND SIMILAR DEVICES ARE PROHIBITED.
3. EXIT/ ENTRANCE DOOR MUST OPEN OVER A LANDING NOT MORE THAN 12" BELOW THE THRESHOLD.
4. PROVIDE LOW CONSUMPTION WATER CLOSETS AND LOW FLOW SHOWER HEADS.
5. PROVIDE APPROVED STUCCO WEEP SCREEDS AT SILL PLATE OF ALL STUCCO WALLS. STUCCO FINISH SHALL NOT EXTEND BELOW FINISH GRADE.
6. BATHROOM FLOORS OVER WOOD SHALL HAVE WATER-PROOF PROTECTION. PROVIDE RESILIENT FLOORING OVER 15# FELT BONDED TO PLYWOOD SUBFLOOR.
7. ALL EXTERIOR OPENING EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF. ALL FLASHING, COUNTER FLASHING AND COPING WHEN OF METAL SHALL BE 26 GA G.I. MINIMUM.
8. ALL PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE INSPECTED AND APPROVED BY BUILDING INSPECTOR BEFORE COVERING.
9. FIRE BLOCK AT MID-HEIGHT WALLS OVER 8'-0" HIGH.
10. COMFORT HEATING WILL BE PROVIDED TO EVERY DWELLING UNIT AS REQUIRE BY CODE.
11. PROVIDE 6" HIGH NONABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIAL FOR SHOWER ENCLOSURE AND WINDOWS WITH 5" OF FLOOR OF SHOWER OR BATHTUB FLOOR.
12. CONDUCT ALL ROOF DRAINAGE UNDER SIDEWALK TO STREET BY MEANS OF AN APPROVED NONEROSIVE DEVICE.
13. BATHTUB AND SHOWER UNITS, INCLUDING BACKING, SHALL BE OF TYPE APPROVED BY THE PLUMBING DEPARTMENT.
14. TELEVISION ANTENNA SHALL BE LOCATED 7' ABOVE FLAT ROOFS.
15. PROVIDE U.L. APPROVED SMOKE AND FIRE DETECTORS WITHIN 12" OF CEILING AND WERE SHOWN ON PLANS. HARD WIRED WITH BATTERY BACK UP.
16. PROVIDE SMALL APPLIANCE CIRCUITS IN KITCHEN -- 12 OUTLET MAX ON 20 AMP SERVICE -- 9 OUTLETS MAX ON 15 AMP CIRCUIT.

STRUCTURAL

GENERAL

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2016 CBC EDITION AND ALL OTHER APPLICABLE REQUIREMENTS, ORDERS, ORDINANCES, AND REGULATIONS.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE.
3. UNLESS SHOWN OR NOTED OTHERWISE, TYPICAL DETAILS AND GENERAL NOTES SHALL BE USED WHENEVER APPLICABLE.
4. UNLESS SPECIFICALLY DETAILED ON THESE DRAWINGS, CONTRACTOR SHALL FURNISH ADEQUATE SHORING, BRACING, ETC. AS REQUIRED TO SAFELY EXECUTE ALL WORK, AND SHALL BE FULLY RESPONSIBLE FOR SAME.
5. COPIES OF ALL INSPECTIONS, REPORTS, TEST RESULTS, ETC. SHALL BE SENT TO STRUCTURAL ENGINEER.

FOUNDATION

1. MAXIMUM SOIL PRESSURE 1500 P.S.F. CLASS 5 MAT CBC TABLE 1804.2

CONCRETE

1. ALL WORK SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF F' C=4500 P.S.I. @ 28 DAYS.
2. SIDES OF FOOTINGS PADS MAY BE POURED AGAINST STABLE EARTH.
3. ALL STEEL REINFORCING ANCHOR BOLTS, DOWELS AND OTHER INSERTS SHALL BE SECURED IMPOSITION AND INSPECTED BY THE LOCAL BUILDING DEPARTMENT INSPECTOR, PRIOR TO THE POURING OF ANY CONCRETE
4. PORTLAND CEMENT TYPE WATER CEMENT RATIO IS 36 GALLONS OF WATER PER CUBIC YARD OF CONCRETE

STRUCTURAL STEEL

1. STRUCTURAL STEEL A STM36, STRUCTURAL PIPE ASTM A53 GD.B TUBING ASTM A501.
 2. WELDING BY A LICENSED FABRICATOR USING CERTIFIED WELDERS.
 3. WELDING -- ELECTRIC ARC PROCESS.
 4. ALL FIELD STRUCTURAL WELDING TO HAVE CONTINUOUS INSPECTION.
 5. ALL WELDING TO BE DONE BY WELDERS CERTIFIED BY THE 2016 CBC BUILDING DEPARTMENT. CONTINUOUS INSPECTION REQUIRED.
 6. REINFORCEMENT STEEL ASTM A615 GRADE 40.
- WOOD**
1. ALL LUMBER -- DOUGLAS FIR, LARCH EXCEPT AS NOTED. ALL LUMBER SHALL BE GRADE MARKED, AND MUST BE GRADE MARKED.
 2. JOISTS, RAFTERS, AND BEAMS -- NO. 1 GRADE, EXCEPT AS NOTED.
 3. MISC. FRAMING (STUDS, FURRING, ETC.) -- "STANDARD" GRADE D.F.
 4. SHEATHING - "STANDARD" GRADE OR UTILITY GRADE.
 5. PLYWOOD -- DOUGLAS FIR -- PS 1-95.
 6. SILL PLATES - PRESSURE TREATED D.F. ON FASTENER FOR PRESERVATIVES TREATED SHALL BE HOT-DIPPED ZINC COATED GALVANIZED STEEL.
 7. HOLES FOR BOLTS -- SAME SIZE AS BOLT OR 1/16" LARGER.
 8. BOLTS TO HAVE STANDARD CUT WASHERS.
 9. SOLID FIRE BLOCKING IN STUD WALLS @ 6'-0" MAX.
 10. NAILING SHALL CONFORM TO TABLE 2304.9.1.
 11. ALL ROOF SHEATHING SHALL BE INSPECTED BEFORE APPLYING ROOFING TO INSURE SOUNDBOARDS AND NAILING.
 12. 2X BLOCKING AT 10'-0" FOR ROOF RAFTER, 8'-0" FOR FLOOR JOISTS.

ROOF FRAMING

1. ROOF SHEATHING SHALL BE 1/2" PLYWOOD IDENTIFICATION INDEX 240 (OR EQUIVALENT) NAILED WITH 8D @ 6" AT ALL SUPPORTED EDGES AND OVERALL STUD WALLS. 8D @ 12" AT OTHER INTERMEDIATE BEARINGS (NO EDGE REQUIRED).

FLOOR FRAMING

1. FLOOR SHEATHING SHALL BE 5/8" PLYWOOD, IDENTIFICATION INDEX 3216 (OR EQUIVALENT) NAILED WITH 10D @ 6" ALL SUPPORTED EDGES AND OVERALL STUD WALLS. 10D @ 10" AT ALL INTERMEDIATE BEARINGS.
2. ALL INTERIOR BEARING WALLS HEADERS SHALL BE AS FOLLOWS (EXCEPT AS NOTED ON PLANS). 4'-0" MAX OPNG. 4X4 5'-0" VIA X. OPNG. 4X8 (2-2 X10 MAY BE USED WHERE FLUSH FRAMING REQUIRED UNO).
3. PROVIDE DOUBLE JOIST UNDER PARTITIONS RUNNING PARALLEL TO FRAMING. 1/2" CDX PLYWOOD SHEATHING W/8D 6", 6", 12"

ADDITIONAL NOTES

1. ANCHOR BOLT PER PIECE LOCATED NOT MORE THAN 12" OR LESS THAN 7 BOLT DIAMETERS FROM EACH END OF THE PLACE
2. ANCHOR BOLT 5/8"x10" EMBEDDED 7" AND SPACED MAXIMUM 4' W/ 3" x 3" x 1/4" PLATE WASHERS MINIMUM
3. PROVIDE TWO LAYERS OF GRADED PAPER OVERALL WOOD BASE SHEATHING
4. ATTACHED PRIVATE GARAGE AHALL BE SEPARATED FROM THE DWELLING UNIT AND ATTIC. BY. MINIMUM 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE.
5. HOUSE STREET NUMBER VISIBLE AND LEGIBLE FROM STREET
6. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOIL WASTE PETROLEUM BY PRODUCTS. SOILP ARTICULATE CONSTRUCTION WASTE MATERIALS. OR WASTE WATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED CONVEYED.

PLUMBING

1. A 4" SEWER LATERAL IS REQUIRED FOR RESIDENCES THAT 4 OR MORE WATER CLOSETS
2. TANK TYPE TOILETS SHALL HAVE A MAX FLUSH OF GALLONS
3. FIBER CEMENT OR GLASS NET GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILES IN TUB AND SHOWER AREAS

ELECTRICAL

AT LEST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS

STRUCTURAL

1. EPOXY REQUIRES SPECIAL INSPECTION
2. WELDING CONNECTION REQUIRES SPECIAL INSPECTION
3. FIRE BLOCKING SHALL BE INSTALLED AT 20 FOOT MAXIMUM INTERVALS AND SHALL BE INSTALLED SO THAT THERE WILL NOT BE OPEN SPACES EXCEEDING 100 ST. WITHIN CONCEALED SPACES OF EXTERIOR WALL FINISH AND OTHER EXTERIOR ARCHITECTURAL ELEMENTS ERECTED OF COMBUSTIBLE CONSTRUCTION
4. ALL 125 VOLT SINGLE PHASE 15 AND 20 AMPERE BRANCH CIRCUITS IN FAMILY ROOMS DINING ROOMS LIVING ROOMS PARLORS LIBRARIES DENS BEDROOMS SUNROOMS RECREATION ROOMS CLOSETS HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER COMBINATION TYPE (CEC 210.12)@ LIGHTS OUTLETS SD.CM.ETC
5. FLASHING SHALL BE INSTALLED IN SUCH A MANNER SD AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES PENETRATE DNS TERMINATIONS OF EXTERIOR WALL ASSEMBLIES EXTERIOR WALL INTERSECTIONS WITH ROOFS CHIMNEYS PORCHES DECKS BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL FLASHING WITH PROJECTING FLANGES SHALL BE INSTALLED ON BOTH SIDE AND THE ENDS OF CDPIGS UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTING TRIM.
6. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
7. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158)(SEPARATE)
8. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
9. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
10. ALL INTERIOR AND EXTERIOR STAIN/VAYS SHALL BE ILLUMINATED. (R303.7)
- 11.1. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING". FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPANS SHALL CONFORM WITH TABLE 2304.7.
 2. ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
 3. ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED.
 4. HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION
12. SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED AT ALL OF THE FOLLOWING LOCATION IN EACH STORY. WITHIN DWELLING UNIT INCLUDING BASEMENT AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS
 1. 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 OF RESPONSIBILITY TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SEC 1709.1.
 2. CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, CONCRETE STRENGTH FC 2500 PSL, HIGH STRENGTH BOLTING, SPRAYED-ON FIREPROOFING, ENGINEERED MASONRY, HIGH-LIFT GROUTING, PRE-STRESSED CONCRETE, HIGH LOAD DIAPHRAGMS AND SPECIAL MOMENT-RESISTING CONCRETE FRAMES. (1704 & CHAPTERS 19, 21, AND 22)
 3. FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESERVATIVE--TREATED WOOD(2304.11.2.4)
 4. FIELD WELDING TO BE DONE BY WELDERS CERTIFIED BY THE LADBS FOR (STRUCTURAL STEEL)(REINFORCING STEEL)(LIGHT GAUGE STEEL).CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED.
 5. SHOP WELDS MUST BE PERFORMED IN A LADBS LICENCED FABRICATOR'S SHOP.
 6. LADBS LICENSED FABRICATOR IS REQUIRED FOR (TRUSSES), (STRUCTURAL STEEL), ,.....
 7. GLUED--LAMINATED TIMBERS MUST BE FABRICATED IN A LADBS LICENCED SHOP. IDENTIFY GRADE SYMBOL AND LAMINATION SPECIES PER 2012 NDS SUPPLEMENT TABLE 5-A.

8. PROVIDE LEAD HOLE 40% -- 70% OF THREADED SHANK DIAMETER AND FULL DIAMETER FOR SMOOTH SHANL-- PORTION.
9. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, CO BOLTING, ANCHORING, AND OTHER FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM. SPECIAL INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED WHERE THE FASTENER SPACING OF THE SHEATHING IS 4 INCHES ON CENTER OR LESS.
10. SPECIAL ACTIVITY INSPECTION IS REQUIRED FOR (BUILDINGS OVER 5 STORIES OR 60' IN HEIGHT) (BUILDINGS OVER 50,000 SQ FT OF GROUND FLOOR AREA) (BUILDINGS OVER 200,000 SQ FT OF TOTAL FLOOR AREA) (1704.21)
11. A COPY OF THE LOS ANGELES RESEARCH REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

1. HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS, AND HOLD-DOWNS SHALL BE FINGER TIGHT AND 1/2 WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS ON THE POST ON THE OPPOSITE SIDE OF THE ANCHORAGE DEVICE. PLATE SIZE SHALL BE A MINIMUM OF 0.299 INCH BY 3 INCHES BY 3 INCHES (2305.5)
2. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPANS SHALL CONFORM WITH TABLE 2304.7.
3. ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
4. ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED.
5. HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION

1. ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL. (6706)
2. SCREENS, BARRICADES, OR FENCES MADE OF A MATERIAL WHICH WOULD PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8 FT. OF THE UTILITY POLE OR ACCESS STRUCTURES. (6707)
3. WOOD FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. (6709.1) DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB, OR JOINED BY RABBIT TO THE JAMB. (6709.4)
4. EVERY DOOR IN A SECURITY OPENING FOR AN APARTMENT HOUSE SHALL BE PROVIDED WITH INCANDESCENT LIGHT BULB (60 WATT MIN) AT A MAXIMUM HEIGHT OF 8 FEET ON THE EXTERIOR SIDE OF THE UNIT. (6708)
5. ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS HINGES SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG. (6709.5, 6709.7)
6. PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. DOORS MUST BE OPERABLE FROM THE INSIDE WITHOUT A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, M AND S OCCUPANCIES). (6709.2)
7. STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4". (6709.2)
8. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16 INCH THICK WITH SHAPED PORTIONS OF THE PANELS NOT LESS THAN 1/4 INCH THICK, AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQ. IN. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8 INCHES AND 3 INCHES IN WIDTH. (6709.1 ITEM 2)
9. SLIDING GLASS DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVAL OF THE MOVING PANEL FROM THE TRACK WHILE IN THE CLOSED POSITION. (6710)
10. SLIDING GLASS DOORS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6717.1
11. METAL OR WOODEN OVERHEAD AND SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A MIN. 9/32" DIAMETER HARDENED STEEL SHACKLE BOLTED, HARDENED STEEL HASPS, METAL SLIDE BOARD, BOLT OR EQUIVALENT DEVICE UNLESS SECURED ELECTRICALLY OPERATED. (6711)
12. PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILLE-TYPE DOORS AND CYLINDER LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS. (6712)
13. IN GROUP B, F, M, AND S OCCUPANCIES, PANES OF GLAZING WITH AT LEAST ONE DIMENSION GREATER THAN 6 IN. BUT LESS THAN 48 IN. SHALL BE CONSTRUCTED OF TEMPERED OR APPROVED BURGLARY-RESISTANT MATERIAL OR PROTECTED WITH METAL BARS OR GRILLES. (6714)
14. GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED AND LOCKED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY-RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLES HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS. (6713)
15. LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 6" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY. (6715.3)
16. OTHER OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. IN GROUP B, F, M AND S OCCUPANCIES, SUCH DEVICES SHALL BE GLIDE BARS, BOLTS, CROSS-BARS, AND/OR PADLOCKS WITH MINIMUM 9/32" HARDENED STEEL SHACKLES AND BOLTED, HARDENED STEEL HASPS. (6715.2)
17. SLIDING WINDOWS SHALL BE PROVIDED WITH LOCKING DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVAL OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. (6715.1)
18. SLIDING WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6717.2.
19. ANY RELEASE FOR METAL BARS, GRILLES, GRATES OR SIMILAR DEVICES CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24 INCHES FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS, GRILLES, GRATES OR SIMILAR DEVICES THAT EXCEEDS TWO INCHES IN ANY DIMENSION. (6715.4)
20. ALL OTHER OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS OF NOT LESS THAN 6 INCHES IN ONE DIMENSION. (6716)

<p><i>PROJECT SCOPE</i></p> <p><i>8-UNITS APARTMENT</i></p>	<p>-</p>	LEGAL PROPERTY DESCRIPTION:	OWNER'S NAME:	<p>SHEET TITLE: GENERAL NOTES</p>
		APN :-	-	
		LOT:-	OWNER'S ADDRESS:	<p>SCALE: AS NOTED</p> <p>G-1</p>
		TRACT: --	-	
		YEAR BUILT: ZONING CODE:-		DATE: 04/ 12/ 2022

GENERAL NOTES

A. GENERAL

- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITY (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOR-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES. OBTAIN APPROVAL FROM REAL ESTATE BUSINESS UNIT OF DWP (213) 367-0562.
- OBTAIN PERMITS FROM PUBLIC WORKS PRIOR TO CONSTRUCTION FOR:
 - TEMPORARY PEDESTRIAN PROTECTION AS REQUIRED BY LABC SECTION 3306.
 - FOR ANY CONSTRUCTION NEAR ANY STREET OR PUBLIC AREA.
- OUTLETS ALONG WALL COUNTER SPACE, ISLAND AND PENINSULA COUNTER SPACE IN KITCHENS SHALL HAVE A MAXIMUM SPACING OF 48" (210-52 NEC)
- ALL NEW LIGHTING SHALL BE FROM AN ENERGY HIGH EFFICACY LIGHT SOURCE (E.G. FLUORESCENT LAMP). (T-24, SEC. 150(K))
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE
- THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3)
- KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4)
- AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4)
- LOS ANGELES CITY ELECTRICAL TEST LAB RESEARCH REPORT IS REQUIRED TO USE AN ELECTRO-MECHANICAL LIFT FOR PROVIDED PARKING SPACES.
- "A MAINTENANCE OF VEHICLE LIFT SYSTEM (2-LEVELS OR MORE) AFFIDAVIT" SHALL BE APPROVED AND RECORDED PRIOR TO ISSUING A BUILDING PERMIT.
- A MINIMUM OF 65 PERCENT OF THE NON-HAZARDOUS(G-2) CONSTRUCTION AND DEMOLITION WASTE SHALL BE RECYCLE AND/OR SALVAGE FOR REUSE IN ACCORDANCE WITH CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4 DIVISION 4.4. (R334)
- FINISH MATERIALS INCLUDING ADHESIVES, SEALANTS, CAULKS, PAINTS AND COATING, AEROSOL PAINTS AND SYSTEMS AND COMPOSITE WOOD PRODUCTS SHALL MEET THE VOLATILE ORGANIC COMPOUND (VOC) EMISSION LIMITS IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4 DIVISION 4.5. (R340)
- WHEN A VAPOR RETARDER IS REQUIRED, A CAPILLARY BREAK SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.5. (R506.2.3.1)
- ANNULAR SPACE AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN BOTTOM/SOLE PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4. (R602.3.4.1)

B. BATHROOMS

- ALL SHOWER ENCLOSURES, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR AREA OF NOT LESS THAN 1024 SQUARE INCHES (0.66 M²) AND SHALL BE CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER (0.76 M) CIRCLE. THE MINIMUM AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT 70 INCHES (1.8 M) ABOVE THE SHOWER DRAIN OUTLET. (PLUMBING CODE SECTION 408.6)
- BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
- PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- A MIN 12" SQ. ACCESS PANEL TO THE BATHTUB TRAP SLIP JOINT CONNECTION IS REQUIRED. (PLUMBING CODE SECTION 402.10)

C. LAUNDRY ROOM

- CLOTHES DRYER(S) LOCATED IN AN AREA THAT IS HABITABLE OR CONTAINING FUEL BURNING APPLIANCES SHALL BE EXHAUSTED TO THE OUTSIDE OR TO AN AREA WHICH IS NOT HABITABLE AND DOES NOT CONTAIN OTHER FUEL BURNING APPLIANCES (BUT NOT BENEATH THE BUILDING OR IN THE ATTIC AREA). (M.C. 504.4.2.1)
- A 4" CLOTHES DRYER MOISTURE EXHAUST DUCT IS LIMITED TO A 14 FEET LENGTH WITH TWO ELBOWS FROM THE CLOTHES DRYER TO THE POINT OF TERMINATION. REDUCE THIS LENGTH BY 2 FEET FOR EVERY ELBOW IN EXCESS OF 2. (M.C. 504.3.2, M.C. 908) M

C. MEANS OF EGRESS

- PROVIDE 32" WIDE DOORS TO ALL INTERIOR ACCESSIBLE ROOMS WITHIN A DWELLING UNIT. (LARC SECTION R101, LABC SECTION 6304.1)
- PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. MIN.- 24" CLEAR HT, 20" CLEAR WIDTH, 5.7 SQ.FT. MIN. AREA.(LARC SECTION R310.2.1, LABC SECTION 1030.2)
- OCCUPIED ROOFS SHALL BE PROVIDED WITH EXITS AS REQUIRED FOR STORIES.
- GRADING AND FOUNDATION**
 - IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED. (LARC SECTION R401.4)
 - FOUNDATION AND FLOOR SLABS SHALL CONFORM TO THE FOLLOWING OR THE RECOMMENDATION OF AN APPROVED SOILS REPORT:
 - DEPTH OF FOOTINGS BELOW THE NATURAL AND FINISHED GRADES SHALL NOT BE LESS THAN 24 INCHES FOR EXTERIOR AND 18 INCHES FOR INTERIOR FOOTINGS.
 - EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE SUPPORTED ON CONTINUOUS FOOTINGS.
 - FOOTINGS SHALL BE REINFORCED WITH A MINIMUM 4 - 1/2 -INCH DIAMETER DEFORMED REINFORCING BARS. TWO BARS SHALL BE PLACED WITHIN 4 INCHES OF THE BOTTOM OF THE FOOTING AND TWO BARS WITHIN 4 INCHES OF THE TOP OF THE FOOTINGS.
 - THE SOIL BELOW AN INTERIOR CONCRETE SLAB SHALL BE SATURATED WITH MOISTURE TO A DEPTH OF 18 INCHES PRIOR TO PLACING THE CONCRETE.
 - CONCRETE FLOOR SLABS ON GRADE SHALL BE PLACED ON A 4" FILL OF COARSE AGGREGATE OR ON A MOISTURE BARRIER MEMBRANE. THE SLABS SHALL BE AT LEAST 3 1/2 INCH THICK AND SHALL BE REINFORCED WITH #4 REBAR AT 16 INCH ON CENTER IN BOTH DIRECTIONS.

- CONCRETE SLABS ON EXPANSIVE SOIL, COMPACTED FILL OR SLOPES OVER 1:10 SHALL BE PLACED ON A 4-INCH FILL OF COARSE AGGREGATE. THE SLABS SHALL BE AT LEAST 3-1/2 INCHES THICK AND REINFORCED WITH #4 BARS SPACED AT INTERVALS NOT EXCEEDING 16 INCHES ON CENTER EACH WAY. A 6-MIL POLYETHYLENE OR APPROVED VAPOR BARRIER WITH JOINTS LAPPED NOT LESS THAN 6-INCHES SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE. (LABC SECTION 1808.6, LARC SECTION R403.1.8, R506.1)
- PROVIDE UNDER-FLOOR NET VENTILATION OPENING SIZE AND LOCATIONS EQUAL TO 1 SQ. FT. FOR EACH 150 SQ. FT. OF UNDER FLOOR AREA AND AN ACCESS OPENING THROUGH THE FLOOR (18" X 24" MIN) OR AN OPENING THROUGH A PERIMETER WALL NOT LESS THAN (16" X 24" MIN). (LARC R408, LABC SECTION 1202.4, 1208)
- OPENINGS SHALL BE AS CLOSE TO CORNERS AS PRACTICABLE AND SHALL PROVIDE CROSS VENTILATION ALONG THE LENGTH OF AT LEAST TWO OPPOSITE SIDES. OPENING SHALL HAVE 1/4 INCH CORROSION RESISTANT METAL MESH COVERING. (LABC SECTION 1202.4, LARC R408.2)
- PROVIDE CORROSION RESISTANT WEEP SCREED BELOW THE STUCCO A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREA. (LARC SECTION R703.7.2.1, LABC SECTION 2512.1.2)
- PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET. (LARC R903.4, LABC 1502.1, 7013.9)

F. ZONING NOTES

- A/C UNITS AND WATER HEATERS ARE NOT ALLOWED IN THE REQUIRED SIDE YARDS AND FRONT YARD UNLESS SPECIFICALLY ALLOWED BY EXCEPTION PER INFORMATION BULLETIN P/ZC 2002-006.

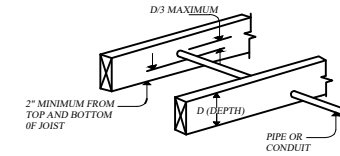
G. SPECIAL HAZARDS

- GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED. (LARC R308, LABC SECTION 2406.4)
 - FIXED OR OPERABLE PANELS IN SWINGING, SLIDING AND BIFOLD DOORS AND FIXED OR OPERABLE PANELS ADJACENT TO DOORS;
 - FIXED OR OPERABLE WINDOW PANELS WITH PANES LARGER THAN 9 SQUARE FEET AND ARE LESS THAN 18 INCHES ABOVE THE FLOOR, HAVE A TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR AND HAVE ONE OR MORE WALKING SURFACES WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.
 - GLAZING IN GUARDS AND RAILINGS, ADJACENT TO WET SURFACES, ADJACENT TO STAIRS AND RAMPS, AND ADJACENT TO BOTTOM STAIR LANDINGS.
- EACH LIGHT OF SAFETY GLAZING MATERIAL INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A PERMANENT LABEL THAT SPECIFIES THE LABELER, THE TYPE OF GLASS, AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, AND THAT IS VISIBLE IN THE FINAL INSTALLATION.
- UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, MANUFACTURER, AND PERFORMANCE GRADE RATING TO INDICATE COMPLIANCE WITH AAMA/WDMA/CSA 101/LS.2/A440 (RESEARCH REPORT NOT REQUIRED). (R308.6.9)
- PRE-FAB FIREPLACES ARE REQUIRED TO HAVE MANUFACTURER, MODEL, AND UNDERWRITER LABORATORIES CERTIFICATION (OR ICC-ES).
- PROVIDE AN APPROVED SPARK ARRESTER FOR THE CHIMNEY OF A FIREPLACE, STOVE, OR BARBECUE WHICH USES FUEL BURNING MATERIAL." (L.A.M.C. 57.4704.10)
- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING."(PER ORDINANCE 171,874-FOR WORK OVER \$10,000.)
- WATER HEATER MUST BE STRAPPED TO WALL. SECTION 507.2, LAPC. SEE INFORMATION BULLETIN P/PC 2011-003 "HOW TO BRACE YOUR WATER HEATER" FOR DETAILS.
- FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECONDS. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (6109 OF LABC)
- FOR EXISTING POOL ON SITE, PROVIDE ANTI-ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL (AB 2977). (3162B)
- SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNERS APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000). (R314.2.2)
- AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. (R314)
- AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)
- WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS, EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. (R315.2.2)

H. STRUCTURAL REQUIREMENTS

- PROVIDE LEAD HOLE 40%-70% OF THREADED SHANK DIA. AND FULL DIA. FOR SMOOTH SHANK PORTION OF LAG BOLTS.
- ALL BOLT HOLES, OTHER THAN LAG BOLT HOLES, SHALL BE DRILLED 1/32 TO 1/16" OVERSIZED.
- PROVIDE LATERAL SUPPORT FOR THE TOP OF INTERIOR NON-BEARING WALLS WHEN MANUFACTURED TRUSSES ARE USED. (LABC 1607.15)
- PROVIDE DOUBLE JOISTS UNDER PARALLEL BEARING PARTITIONS. (LARC SEC. R502.4, LABC SECTION 2308.4.5)
- PROVIDE FULL LENGTH STUDS (BALLOON FRAME) ON EXTERIOR WALLS OF ROOMS WITH VAULTED CEILING. (LARC SECTION R602.3, LABC SECTION 2308.5.1, TABLE 2308.5.1).
- ALL ROOF AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX NAIL GUNS USING "CLIPPED HEAD" OR SINKER NAILS ARE NOT ACCEPTABLE. (LARC TABLE R602.3(1), LABC TABLE 2304.10.1)
- ROOF NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPANS SHALL CONFORM WITH TABLE R503.2.1(1)/TABLE 2304.7(3). (LARC 803.2.2)

- ALL HORIZONTAL JOINTS OCCURRING IN BRACED WALL PANELS SHALL OCCUR OVER BLOCKING EQUAL IN SIZE TO THE STUDDING. (LARC SECTION R602.10.4.4, LABC SECTION 2308.6.4)

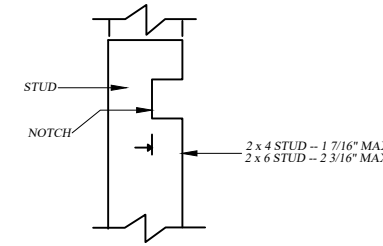


- STUCCO SHEAR WALLS SHALL UTILIZE FURRING, GALVANIZED NAILS (HAVING A MINIMUM 11 GA., 1-1/2" LONG, 7/16" DIAMETER HEAD, AND FURRED OUT A MIN OF 1/4") TO ATTACH THE LATH TO THE STUDS. (TABLE 2306.3(3)). SELF FURRING LATH APPROVED BY A LOS ANGELES RESEARCH REPORT IS PERMITTED.
- STRUCTURAL WOOD SHEAR WALLS SHALL BE COVERED WITH MINIMUM TWO LAYERS 15# FELT UNDERLAY PRIOR TO PLACING FINISH MATERIAL.
- SHOP WELDS MUST BE PERFORMED IN A LA CITY BLDG. DEPT. LICENSED FABRICATOR'S SHOP.
- PLATE WASHERS ARE REQUIRED FOR ALL HOLD DOWNS. (LABC 2305.5)
- FOUNDATION SILLS SHALL BE DOUGLAS-FIR (GROUP II LUMBER) PRESSURE TREATED OR FOUNDATION GRADE REDWOOD.(LABC SECTION 2304.11.1.4).
- HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS; AND HOLD-DOWNS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
- ALL BOLT HOLES SHALL BE DRILLED A MAXIMUM OF 1/16" OVERSIZED AND INSPECTOR SHALL VERIFY AT JOB SITE.
- CUTTING, NOTCHING, AND BORING OF WOOD FRAMING MEMBERS. (LARC R602.6, LABC SEC. 2308.5.9, 10)(SEE DIAGRAMS BELOW).

BORED HOLES D3

- 2 X 6 = 1 13/16"
- 2 X 8 = 2 7/16" L
- 2 X 10 = 3 1/16"
- 2 X 12 = 3 3/4"

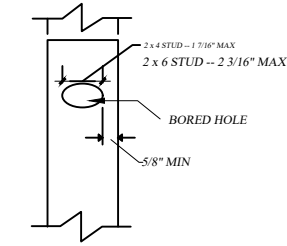
CUTTING AND NOTCHING



40% ALLOWED NONBEARING PARTITIONS

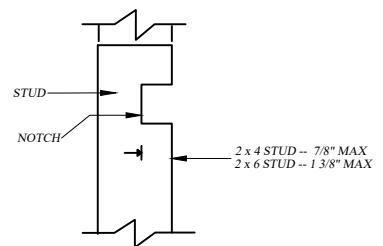
DRAWING 1

BORED HOLES



40% ALLOWED ANY WALL

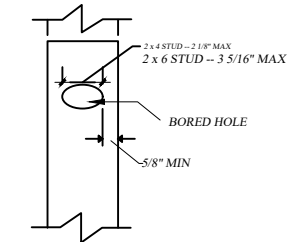
DRAWING 3



25% ALLOWED NONBEARING PARTITIONS

DRAWING 1

BORED HOLES



60% ALLOWED ANY NONBEARING WALL OR EACH BORED STUD DOUBLED BORED HOLE NOT PERMITTED IN MORE THAN TWO SUCCESSIVE DOUBLED STUDS

DRAWING 4

<p>PROJECT SCOPE</p> <p>8-UNITS APARTMENT</p>	<p>-</p>	LEGAL PROPERTY DESCRIPTION:	OWNER'S NAME:	SHEET TITLE:	
		APN :-	-		
		LOT:-		OWNER'S ADDRESS:	SCALE: AS NOTED
		TRACT: --		-	DATE:
		YEAR BUILT:			04/ 12/ 2022
		ZONING CODE:-			G-2

APPENDIX A-ENVIRONMENTAL STANDARDS OVERVIEW

AS DESCRIBED IN SECTION 1-9 OF THE CPIO DISTRICT, THESE ENVIRONMENTAL STANDARDS ARE INCLUDED TO IMPLEMENT THE MITIGATION & MONITORING PROGRAM INCLUDED AS PART OF THE SOUTH LOS ANGELES AND SOUTHEAST LOS ANGELES COMMUNITY PLANS UPDATE AND REVIEWED IN THE SOUTH LOS ANGELES AND SOUTHEAST LOS ANGELES ENVIRONMENTAL IMPACT REPORT (CASE NO. ENV-2008-1781-EIR), CERTIFIED BY THE CITY COUNCIL.

IN ADDITION TO PROJECTS IN SUBAREAS THAT ARE REQUIRED TO COMPLY WITH THESE ENVIRONMENTAL STANDARDS, ANY OTHER DISCRETIONARY PROJECT IN THE BOUNDARIES OF THE SOUTH LOS ANGELES COMMUNITY PLAN AREA THAT SEEKS TO RELY ON THE SOUTH LOS ANGELES EIR FOR ITS CEQA CLEARANCE (INCLUDING THROUGH TIERING, PREPARING AN ADDENDUM, SUPPLEMENTAL EIR OR A STATUTORY INTILL EXEMPTION), MAY INCORPORATE OR IMPOSE THE FOLLOWING ENVIRONMENTAL STANDARDS ON THE PROJECT COMPLIANCE MAY BE ACHIEVED THROUGH COVENANT, CONDITIONS, PLAN NOTATIONS, OR OTHER MEANS DETERMINED REASONABLY EFFECTIVE BY THE DIRECTOR OF PLANNING OR THE DECISION-MAKER.

AIR QUALITY

QA1 PROJECTS (EXCEPT FOR RESIDENTIAL SUBAREAS M, N, AND O) SHALL ENSURE ALL CONTRACTORS INCLUDE THE BEST MANAGEMENT PRACTICES PROVIDED IN THE BULLETED LIST BELOW IN CONTRACT SPECIFICATIONS:

- RESTRICT IDLING OF CONSTRUCTION EQUIPMENT AND ON-ROAD HEAVY DUTY TRUCKS TO A MAXIMUM OF 5 MINUTES WHEN NOT IN USE. USE DIESEL FUELED CONSTRUCTION EQUIPMENT TO BE RETROFITTED WITH AFTER TREATMENT PRODUCTS (E.G. ENGINE CATALYSTS) TO THE EXTENT THEY ARE READILY AVAILABLE AND FEASIBLE.
- USE HEAVY DUTY DIESEL-FUELED EQUIPMENT THAT USES LOW NOX DIESEL FUEL TO THE EXTENT IT IS READILY AVAILABLE AND FEASIBLE.
- USE CONSTRUCTION EQUIPMENT THAT USES LOW POLLUTING FUELS (E. COMPRESSED NATURAL GAS, LIQUID PETROLEUM GAS, AND UNLEADED GASOLINE) TO THE EXTENT AVAILABLE AND FEASIBLE.
- ALL ON-ROAD HEAVY-DUTY DIESEL TRUCKS OR EQUIPMENT WITH A GROSS-VEHICLE WEIGHT RATING (GVWR) OF 19,500 POUNDS OR GREATER SHALL COMPLY WITH EPA 2007 ON-ROAD EMISSION STANDARDS FOR PM AND NOX:
 - OPM -0.01 G/BHP-HR
 - O NOX- AT LEAST 1.2 G/BHP-HR
- USE ZERO-EMISSION TRUCKS AND EQUIPMENT WHERE AVAILABLE, OR CLEANEST AVAILABLE TECHNOLOGY.
- EVERY EFFORT SHOULD BE MADE BY THE CONTRACTOR TO UTILIZE GRID-BASED ELECTRIC POWER AT ANY CONSTRUCTION SITE, WHERE FEASIBLE.
- WHERE ACCESS TO THE POWER GRID IS NOT AVAILABLE, ON-SITE GENERATORS ARE REQUIRED TO MEET 0.01 G/BHP-HR STANDARD FOR PM, OR BE EQUIPPED WITH BEST AVAILABLE CONTROL TECHNOLOGY (BACT) FOR PM EMISSIONS REDUCTIONS.
- USE BUILDING MATERIALS, PAINTS, SEALANTS, MECHANICAL EQUIPMENT, AND OTHER MATERIALS THAT YIELD LOW AIR POLLUTANTS AND ARE NONTOXIC.
- CONSTRUCTION CONTRACTORS SHALL USE PRE-PAINTED CONSTRUCTION MATERIALS, AS FEASIBLE.
- CONSTRUCTION CONTRACTORS SHALL PROVIDE TEMPORARY TRAFFIC CONTROLS SUCH AS A FLAG PERSON, DURING ALL PHASES OF CONSTRUCTION TO MAINTAIN SMOOTH TRAFFIC FLOW.

- PREPARE HAUL ROUTES, WHEN REQUIRED BY THE LAMC, THAT CONFORM TO LOCAL REQUIREMENTS TO MINIMIZE TRAVERSING THROUGH CONGESTED STREETS OR NEAR SENSITIVE RECEPTOR AREAS.
- MAINTAIN A BUFFER ZONE THAT IS A MINIMUM OF 1,000 FEET BETWEEN TRUCK TRAFFIC AND SENSITIVE RECEPTORS, WHERE FEASIBLE.
- WHEN REQUIRED BY LADOT, UPGRADE SIGNAL SYNCHRONIZATION TO IMPROVE TRAFFIC FLOW.CONFIGURE CONSTRUCTION PARKING TO MINIMIZE TRAFFIC INTERFERENCE.
- WHEN REQUIRED BY LADOT, PROVIDE DEDICATED TURN LANES FOR MOVEMENT OF CONSTRUCTION TRUCKS AND EQUIPMENT ON AND OFF-SITE.
- SCHEDULE CONSTRUCTION ACTIVITIES THAT AFFECT TRAFFIC FLOW ON THE ARTERIAL SYSTEM TO OFF-PEAK HOURS TO THE EXTENT PRACTICABLE.
- TRAFFIC SPEEDS ON ALL UNPAVED ROADS SHALL BE 15 MPH OR LESS CONSTRUCTION CONTRACTORS SHALL REROUTE CONSTRUCTION TRUCKS AWAY FROM CONGESTED STREETS OR SENSITIVE RECEPTOR AREAS, AS FEASIBLE.
- CONSTRUCTION CONTRACTORS SHALL APPOINT A CONSTRUCTION RELATIONS OFFICER TO ACT AS A COMMUNITY LIAISON CONCERNING ON-SITE CONSTRUCTION ACTIVITY INCLUDING RESOLUTION OF ISSUES RELATED TO PM O GENERATION. THE NAME AND CONTACT INFORMATION OF THE CONSTRUCTION RELATIONS OFFICER SHALL BE POSTED AT A LOCATION ON THE PROJECT SITE THAT IS ACCESSIBLE AND VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.
- IDENTIFY SENSITIVE LAND USES WITHIN 500 FEET OF A PROJECT THAT INVOLVES GROUND-DISTURBING ACTIVITIES AND NOTIFY SENSITIVE USES BEFORE CONSTRUCTION PROJECTS OCCUR, INCLUDING DISCLOSURE OF THE NAME AND CONTACT INFORMATION FOR THE CONSTRUCTION RELATIONS OFFICER ACTING AS THE COMMUNITY LIAISON.
- IMPLEMENT THE FUGITIVE DUST CONTROL MEASURES AS REQUIRED IN THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT'S RULE 403 FUGITIVE DUST.
- REQUIRE INSTALLATION OF HIGH EFFICIENCY FILTRATION SYSTEMS (MERV 13) FOR HOUSING PROJECTS WITHIN 500 FEET OF FREEWAYS AND OIL DRILLING SITES.

CULTURAL RESOURCES

CR1 PROJECTS (EXCLUDING RESIDENTIAL SUBAREAS M, N, AND O) THAT INVOLVE CONSTRUCTION-RELATED SOIL DISTURBANCE SHALL REQUIRE THAT IF DURING CONSTRUCTION ACTIVITIES ANY CULTURAL MATERIALS ARE ENCOUNTERED, CONSTRUCTION ACTIVITIES WITHIN A 50-METER RADIUS SHALL BE HALTED IMMEDIATELY AND THE PROJECT APPLICANT SHALL NOTIFY THE CITY, A QUALIFIED ARCHEOLOGIST (AS APPROVED BY THE CITY) SHALL BE RETAINED BY THE PROJECT APPLICANT AND SHALL BE ALLOWED TO CONDUCT A MORE DETAILED INSPECTION AND EXAMINATION OF THE EXPOSED CULTURAL MATERIALS. DURING THIS TIME, EXCAVATION AND CONSTRUCTION WOULD NOT BE ALLOWED IN THE IMMEDIATE VICINITY OF THE FIND. HOWEVER, THOSE ACTIVITIES COULD CONTINUE IN OTHER AREAS OF THE PROJECT SITE. IF THE FIND WERE DETERMINED TO BE SIGNIFICANT BY THE ARCHEOLOGIST, THE CITY AND THE ARCHEOLOGIST WOULD MEET TO DETERMINE THE APPROPRIATE COURSE OF ACTION. ALL CULTURAL MATERIALS RECOVERED FROM THE SITE WOULD BE SUBJECT TO SCIENTIFIC ANALYSIS, PROFESSIONAL MUSEUM CURATION, AND A REPORT PREPARED ACCORDING TO CURRENT PROFESSIONAL STANDARDS.

CR2 PROJECTS (EXCLUDING RESIDENTIAL SUBAREAS M, N, AND O) THAT INVOLVE CONSTRUCTION-RELATED SOIL DISTURBANCE SHALL REQUIRE THAT DURING EXCAVATION AND GRADING, IF PALEONTOLOGICAL RESOURCES ARE UNCOVERED, ALL WORK IN THAT AREA SHALL BE HAITED IMMEDIATELY AND THE PROJECT APPLICANT SHALL NOTIFY THE CITY. THE PROJECT APPLICANT SHALL RETAIN A PALEONTOLOGIST TO ASSESS THE NATURE, EXTENT, AND SIGNIFICANCE OF ANY CULTURAL MATERIALS THAT ARE ENCOUNTERED AND TO RECOMMEND APPROPRIATE METHODS TO PRESERVE ANY SUCH RESOURCES. SAID PALEONTOLOGIST WILL HAVE THE AUTHORITY TO PUT A HOLD ON GRADING OPERATIONS AND MARK, COLLECT AND EVALUATE ANY PALEONTOLOGICAL RESOURCES FOUND ON THE SITE WHERE IT IS DISCOVERED DURING CONSTRUCTION. SAID PALEONTOLOGIST SHALL BE PROVIDED A REASONABLE AMOUNT OF TIME TO PREPARE AND IMPLEMENT PROTECTION MEASURES COORDINATING WITH THE CITY OF LOS ANGELES BUILDING AND SAFETY DEPARTMENT. ANY PALEONTOLOGICAL REMAINS AND/OR REPORTS AND SURVEYS SHALL BE SUBMITTED TO THE LOS ANGELES COUNTY NATURAL HISTORY MUSEUM.

CR3 IN THE EVENT THAT OBJECTS OR ARTIFACTS THAT MAY BE TRIBAL CULTURAL RESOURCES ARE ENCOUNTERED DURING THE COURSE OF ANY GROUND DISTURBANCE ACTIVITIES (EXCAVATING, DIGGING, TRENCHING, PLOWING, DRILLING, TUNNELING, QUARRYING, GRADING, LEVELING, REMOVING PEAT, CLEARING, DRIVING POSTS, AUGERING BACKFILLING, BLASTING, STRIPPING TOPSOIL OR A SIMILAR ACTIVITY), ALL SUCH ACTIVITIES SHALL TEMPORARILY CEASE ON THE PROJECT SITE UNTIL THE POTENTIAL TRIBAL CULTURAL RESOURCES ARE PROPERLY ASSESSED AND ADDRESSED PURSUANT TO THE PROCESS SET FORTH BELOW:

- UPON A DISCOVERY OF A POTENTIAL TRIBAL CULTURAL RESOURCE, THE APPLICANT SHALL IMMEDIATELY STOP ALL GROUND DISTURBANCE ACTIVITIES AND CONTACT THE FOLLOWING: (1) ALL CALIFORNIA NATIVE AMERICAN TRIBES THAT HAVE INFORMED THE CITY THEY ARE TRADITIONALLY AND CULTURALLY AFFILIATED WITH THE GEOGRAPHIC AREA OF THE PROPOSED PROJECT; (2) AND THE DEPARTMENT OF CITY PLANNING, OFFICE OF HISTORIC RESOURCES.
- IF THE CITY DETERMINES, PURSUANT TO PUBLIC RESOURCES CODE SECTION 21074 (A)(2), THAT THE OBJECT OR ARTIFACT APPEARS TO BE TRIBAL CULTURAL RESOURCE, THE CITY SHALL PROVIDE ANY EFFECTED TRIBE A REASONABLE PERIOD OF TIME, NOT LESS THAN 14 DAYS, TO CONDUCT A SITE VISIT AND MAKE RECOMMENDATIONS TO THE APPLICANT AND THE CITY REGARDING THE MONITORING OF FUTURE GROUND DISTURBANCE ACTIVITIES, AS WELL AS THE TREATMENT AND DISPOSITION OF ANY DISCOVERED TRIBAL CULTURAL RESOURCES.
- THE APPLICANT SHALL IMPLEMENT THE TRIBE'S RECOMMENDATIONS IF A QUALIFIED ARCHAEOLOGIST AND BY A CULTURALLY AFFILIATED TRIBAL MONITOR, BOTH PAID FOR BY THE CITY AND PAID FOR BY THE APPLICANT. REASONABLY CONCLUDES THAT THE TRIBE'S RECOMMENDATIONS ARE REASONABLE AND FEASIBLE. THE APPLICANT SHALL SUBMIT A TRIBAL CULTURAL RESOURCE MONITORING PLAN TO THE CITY THAT INCLUDES ALL RECOMMENDATIONS FROM THE CITY AND ANY EFFECTED TRIBES THAT HAVE BEEN REVIEWED AND DETERMINED BY THE QUALIFIED ARCHAEOLOGIST AND BY A CULTURALLY AFFILIATED TRIBAL MONITOR TO BE REASONABLE AND FEASIBLE. THE APPLICANT SHALL NOT BE ALLOWED TO RECOMMENCE GROUND DISTURBANCE ACTIVITIES UNTIL THIS PLAN IS APPROVED BY THE CITY.
- IF THE APPLICANT DOES NOT ACCEPT A PARTICULAR RECOMMENDATION DETERMINED TO BE REASONABLE AND FEASIBLE BY THE QUALIFIED ARCHAEOLOGIST OR BY A CULTURALLY AFFILIATED TRIBAL MONITOR, THE APPLICANT MAY REQUEST MEDIATION BY A MEDIATOR AGREED TO BY THE APPLICANT AND THE CITY WHO HAS THE REQUISITE PROFESSIONAL QUALIFICATIONS AND EXPERIENCE TO MEDIATE SUCH A DISPUTE. THE APPLICANT SHALL PAY ANY COSTS ASSOCIATED WITH THE MEDIATION.
- THE APPLICANT MAY RECOMMENCE GROUND DISTURBANCE ACTIVITIES OUTSIDE OF A SPECIFIED RADIUS OF THE DISCOVERY SITE, SO LONG AS THIS RADIUS HAS BEEN REVIEWED BY THE QUALIFIED ARCHAEOLOGIST AND BY A CULTURALLY AFFILIATED TRIBAL MONITOR AND DETERMINED TO BE REASONABLE AND APPROPRIATE.
- COPIES OF ANY SUBSEQUENT PREHISTORIC ARCHAEOLOGICAL STUDY, TRIBAL CULTURAL RESOURCES STUDY OR REPORT, DETAILING THE NATURE OF ANY SIGNIFICANT TRIBAL CULTURAL RESOURCES, REMEDIAL ACTIONS TAKEN, AND DISPOSITION OF ANY SIGNIFICANT TRIBAL CULTURAL RESOURCES SHALL BE SUBMITTED TO THE SOUTH CENTRAL COASTAL INFORMATION CENTER (SCCIC) AT CALIFORNIA STATE UNIVERSITY, FULLERTON.

HAZARDS AND HAZARDOUS MATERIALS

HM 1 PROJECTS THAT INVOLVE CONSTRUCTION-RELATED SOIL DISTURBANCE LOCATED ON LAND THAT IS CURRENTLY OR WAS HISTORICALLY ZONED AS INDUSTRIAL SHALL CONDUCT A COMPREHENSIVE SEARCH OF DATABASES OF SITES CONTAINING HAZARDOUS WASTE OR HAZARDOUS MATERIALS, INCLUDING ON LISTS PREPARED PURSUANT TO GOVERNMENT CODE, SECTION 65962.5. A REPORT SETTING FORTH THE RESULTS OF THIS DATABASE SEARCH SHALL BE PROVIDED TO THE CITY AND SHALL BE MADE PUBLICLY AVAILABLE (E.G. HISTORICAL ENVIRONMENTAL REPORTS PREPARED BY ENVIROSCAN, EDR OR SIMILAR FIRMS). IF THE REPORT INDICATES THE PROJECT SITE OR PROPERTY WITHIN ONE-QUARTER MILE OF THE PROJECT SITE HAS THE POTENTIAL TO BE CONTAMINATED WITH HAZARDOUS WASTE OR HAZARDOUS MATERIALS FOR ANY REASON, A PHASE 1 ENVIRONMENTAL SITE ASSESSMENT (ESA) SHALL BE PREPARED.

THE PHASE 1 ESA SHALL IDENTIFY ANY HAZARDOUS MATERIALS/WASTES THAT COULD BE PRESENT ON THE PROJECT SITE. THE PHASE 1 SHALL ALSO INCLUDE RECOMMENDATIONS AND MEASURES FOR FURTHER SITE ASSESSMENT TO ADDRESS ANY HAZARDOUS MATERIALS/WASTES POTENTIALLY PRESENT ON THE PROJECT SITE THE PHASE 1 ASSESSMENT SHALL BE PREPARED BY AN ENVIRONMENTAL PROFESSIONAL (AS DEFINED IN TITLE 40 CODE OF FEDERAL REGULATIONS § 312.10 DEFINITIONS) TO EVALUATE WHETHER THE SITE OR THE SURROUNDING AREA IS CONTAMINATED WITH HAZARDOUS SUBSTANCES FROM THE POTENTIAL PAST AND CURRENT USES. THE ESA SHALL BE MADE PUBLICLY AVAILABLE. DEPENDING ON THE RESULTS OF THE PHASE 1 ESA, FURTHER INVESTIGATION AND REMEDIATION MAY BE REQUIRED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS AND POLICIES AND SHALL BE CLEARLY INDICATED IN THE ESA. IF THE PHASE 1 ESA FINDS THAT THERE IS NO CONTAMINATION ON THE SITE, A LETTER OF NO FURTHER ACTION SHALL BE PROVIDED TO THE CITY.

THE CITY SHALL REQUIRE THAT A PHASE 2 SITE ASSESSMENT BE CONDUCTED AS MAY BE INDICATED BY THE SITE-SPECIFIC PHASE 1 ENVIRONMENTAL SITE ASSESSMENT. IF A PHASE 2 IS FOUND NECESSARY, IT SHALL BE PERFORMED PRIOR TO PROJECT APPROVAL OR MADE A CONDITION ON THE PROJECT IF THAT IS FOUND TO BE ADEQUATE FOR REMEDIATION BY THE ENVIRONMENTAL PROFESSIONAL AND THE RELEVANT FEDERAL, STATE, OR LOCAL AGENCY

SHOULD THE PHASE 2 SITE ASSESSMENT INDICATE SOIL AND/OR GROUNDWATER CONTAMINATION IS PRESENT, A DETAILED SOIL MANAGEMENT PLAN (SMP) FOR THE TREATMENT OF CONTAMINATED SOILS AND MATERIALS SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. THE SMP SHALL BE PREPARED PRIOR TO THE DEPARTMENT OF BUILDING AND SAFETY'S ISSUANCE OF A GRADING PERMIT TO REVIEW AND ADDRESS ANY IMPACTED SOIL THAT MAY BE ENCOUNTERED DURING EXCAVATION AND GRADING. THE SMP SHALL PROVIDE FOR THE SAMPLING, TESTING, AND TIMELY DISPOSAL OF SUCH SOIL AND SHALL SPECIFY THE TESTING PARAMETERS AND SAMPLING FREQUENCY. ANY IMPACTED SOILS SHALL BE PROPERLY TREATED AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE SCAQMD, DTSC, AND LARWQCB REQUIREMENTS. AN ENVIRONMENTAL PROFESSIONAL SHALL BE ON-SITE DURING EXCAVATION AND GRADING OF THE PROJECT SITE TO MONITOR ENVIRONMENTAL CONDITIONS PERTAINING TO SOIL. WRITTEN CONFIRMATION BY THE ENVIRONMENTAL PROFESSIONAL STATING THAT REQUIRED SITE REMEDIATION WAS COMPLETED CONSISTENT WITH THE RELEVANT FEDERAL, STATE OR LOCAL REQUIREMENTS SHALL BE PROVIDED TO THE CITY PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.

NOISE AND VIBRATION

N1 PROJECTS (EXCEPT FOR RESIDENTIAL SUBAREAS M, N, AND O) SHALL ENSURE THAT ALL CONTRACTORS INCLUDE THE FOLLOWING BEST MANAGEMENT PRACTICES IN CONTRACT SPECIFICATIONS, WHERE APPLICABLE:

- CONSTRUCTION HAUL TRUCK AND MATERIALS DELIVERY TRAFFIC SHALL AVOID RESIDENTIAL AREAS WHENEVER FEASIBLE. IF NO ALTERNATIVES ARE AVAILABLE, TRUCK TRAFFIC SHALL BE ROUTED ON STREETS WITH THE FEWEST RESIDENCES.
- THE CONSTRUCTION CONTRACTOR SHALL LOCALE CONSTRUCTION STAGING AREAS AWAY FROM SENSITIVE USES.
- WHEN CONSTRUCTION ACTIVITIES ARE LOCATED IN CLOSE PROXIMITY TO NOISE-SENSITIVE LAND USES NOISE BARRIERS (E.G. TEMPORARY WALLS OR PILES OF EXCAVATED MATERIAL) SHALL BE CONSTRUCTED BETWEEN ACTIVITIES AND NOISE SENSITIVE USES.
- IMPACT PILE DRIVERS SHALL BE AVOIDED WHERE POSSIBLE IN NOISE-SENSITIVE AREAS. DRILLED PILES OR THE USE OF A SONIC VIBRATORY PILE DRIVER ARE QUIETER ALTERNATIVES THAT SHALL BE UTILIZED WHERE GEOLOGICAL CONDITIONS PERMIT THEIR USE. NOISE SHROUDS SHALL BE USED WHEN NECESSARY TO REDUCE NOISE OF PILE DRILLING/DRIVING.
- CONSTRUCTION EQUIPMENT SHALL BE EQUIPPED WITH MUFFLERS THAT COMPLY WITH MANUFACTURERS' REQUIREMENTS.
- THE CONSTRUCTION CONTRACTOR SHALL USE ON-SITE ELECTRICAL SOURCES TO POWER EQUIPMENT RATHER THAN DIESEL GENERATORS WHERE FEASIBLE.
- USE ELECTRIC OR SOLAR GENERATORS, WHEN AVAILABLE.

N2 PROJECTS (EXCEPT FOR RESIDENTIAL SUBAREAS M, N, AND O) SHALL COMPLY WITH THE FOLLOWING CONDITIONS:

- INDUSTRIAL ACTIVITY YARDS THAT INCLUDE THE OPERATION OF HEAVY EQUIPMENT SHALL BE SHIELDED BY SOUND BARRIERS THAT BLOCK LINE-OF-SIGHT TO SENSITIVE RECEPTORS.
- MECHANICAL EQUIPMENT (E.G. HEATING, VENTILATION AND AIR CONDITIONING (HVAC) SYSTEMS) SHALL BE ENCLOSED WITH SOUND BUFFERING MATERIALS.
- TRUCK LOADING/UNLOADING ACTIVITY SHALL BE PROHIBITED BETWEEN THE HOURS OF 10:00 P.M. AND 7:00 A.M. WHEN LOCATED WITHIN 200 FEET OF A RESIDENTIAL LAND USE.
- PARKING STRUCTURES LOCATED WITHIN 200 FEET OF ANY RESIDENTIAL USE SHALL BE CONSTRUCTED WITH A SOLID WALL ABUTTING THE RESIDENCES AND UTILIZE TEXTURED SURFACES ON GARAGE FLOORS AND RAMPS TO MINIMIZE TIRE SQUEAL.

N3 PROJECTS (EXCEPT FOR RESIDENTIAL SUBAREAS M, N, AND O) THAT ARE ADJACENT TO BUILDINGS LISTED OR DETERMINED ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES OR THE CALIFORNIA REGISTER OF HISTORICAL RESOURCES, DESIGNATED AS A HISTORIC-CULTURAL MONUMENT BY THE CITY OF LOS ANGELES, WITHIN A HISTORIC PRESERVATION OVERLAY ZONE ("HISTORIC BUILDINGS"), OR DETERMINED TO BE HISTORICALLY SIGNIFICANT IN SURVEYLA OR OTHER HISTORIC RESOURCE SURVEY MEETING ALL OF THE REQUIREMENTS OF PUBLIC RESOURCES CODE, SECTION 5024.1(9), SHALL ENSURE ALL OF THE FOLLOWING REQUIREMENTS ARE MET:

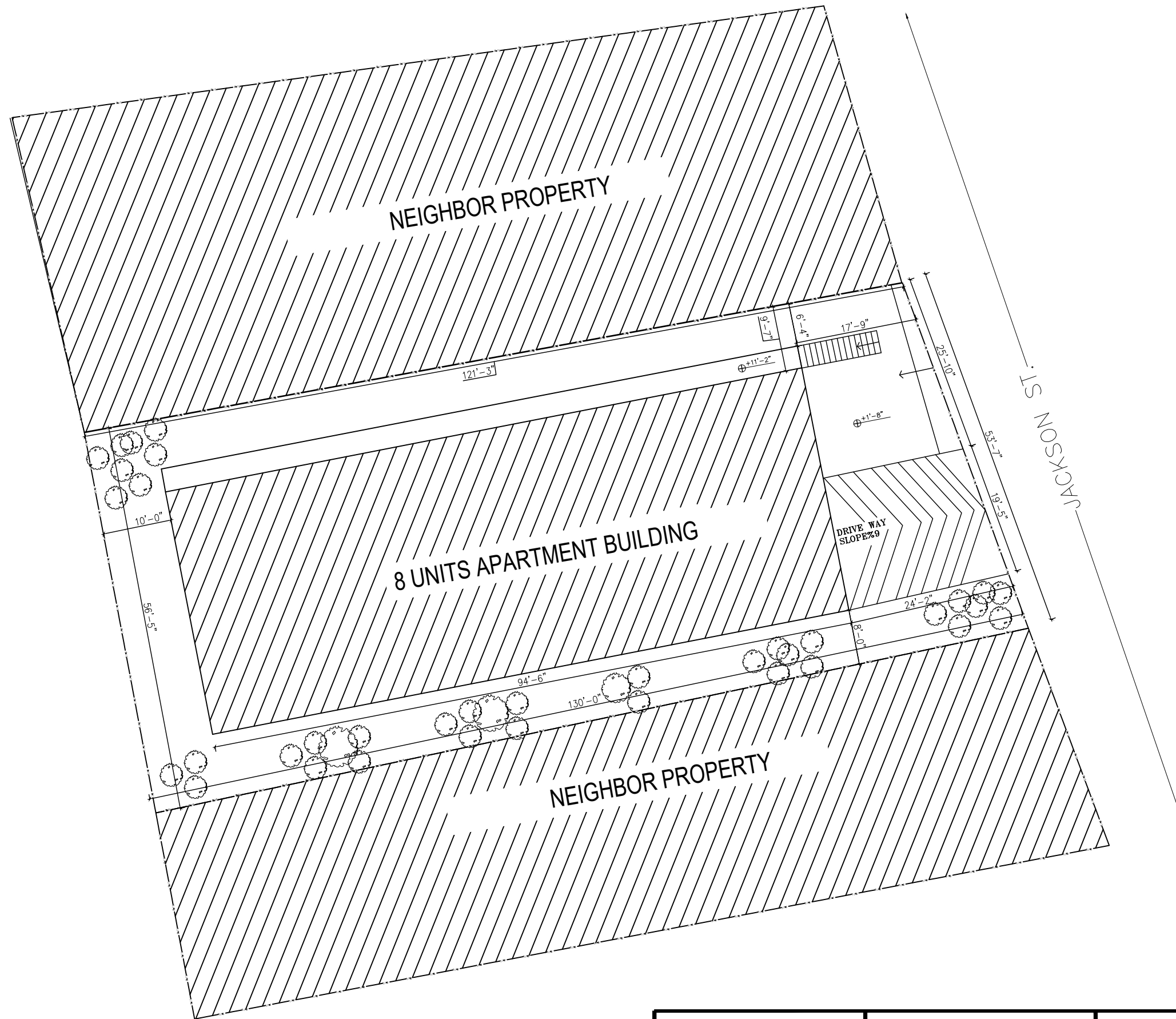
- HISTORIC BUILDINGS ADJACENT TO THE PROJECT'S CONSTRUCTION ZONES ARE IDENTIFIED.
- A VIBRATION CONTROL PLAN IS PREPARED AND APPROVED BY THE CITY.
- THE VIBRATION CONTROL PLAN SHALL BE COMPLETED BY A QUALIFIED STRUCTURAL ENGINEER.
- THE VIBRATION CONTROL PLAN SHALL INCLUDE A PRE-CONSTRUCTION SURVEY LETTER ESTABLISHING BASELINE CONDITIONS AT POTENTIALLY AFFECTED BUILDINGS. THE SURVEY LETTER SHALL PROVIDE A SHORING DESIGN TO PROTECT THE IDENTIFIED LAND USES FROM POTENTIAL DAMAGE. THE STRUCTURAL ENGINEER MAY RECOMMEND ALTERNATIVE PROCEDURES THAT PRODUCE LOWER VIBRATION LEVELS SUCH AS SONIC PILE DRIVING OR CAISSON DRILLING INSTEAD OF IMPACT PILE DRIVING.

AT THE CONCLUSION OF VIBRATION CAUSING ACTIVITIES, THE QUALIFIED STRUCTURAL ENGINEER SHALL ISSUE A FOLLOW-UP LETTER DESCRIBING DAMAGE, IF ANY, TO IMPACTED BUILDINGS. THE LETTER SHALL INCLUDE RECOMMENDATIONS FOR ANY REPAIR, AS MAY BE NECESSARY, IN CONFORMANCE WITH THE SECRETARY OF THE INTERIOR STANDARDS. REPAIRS SHALL BE UNDERTAKEN AND COMPLETED IN CONFORMANCE WITH ALL APPLICABLE CODES INCLUDING THE CALIFORNIA HISTORICAL BUILDING CODE (PART 8 OF TITLE 24).

N4 PROJECTS (EXCEPT FOR RESIDENTIAL SUBAREAS M, N, AND O) SHALL ENSURE THAT ALL CONTRACTORS INCLUDE THE FOLLOWING BEST MANAGEMENT PRACTICES IN CONTRACT SPECIFICATIONS, WHERE APPLICABLE:

- IMPACT PILE DRIVERS SHALL BE AVOIDED WHERE POSSIBLE IN VIBRATION-SENSITIVE AREAS. DRILLED PILES OR THE USE OF A SONIC VIBRATORY PILE DRIVER ARE ALTERNATIVES THAT SHALL BE UTILIZED WHERE GEOLOGICAL CONDITIONS PERMIT THEIR USE.
- THE CONSTRUCTION ACTIVITIES SHALL INVOLVE RUBBER-TIRED EQUIPMENT RATHER THAN METAL-TRACKED EQUIPMENT
- THE CONSTRUCTION CONTRACTOR SHALL MANAGE CONSTRUCTION PHASING SCHEDULING DEMOLITION, EARTHMOVING, AND GROUND-IMPACTING OPERATIONS SO AS NOT TO OCCUR IN THE SAME TIME PERIOD, USE LOW-IMPACT CONSTRUCTION TECHNOLOGIES, AND SHALL AVOID THE USE OF VIBRATING EQUIPMENT WHERE POSSIBLE TO AVOID CONSTRUCTION VIBRATION IMPACTS.

<p><i>PROJECT SCOPE</i></p> <p>8-UNITS APARTMENT</p>	LEGAL PROPERTY DESCRIPTION:	OWNER'S NAME:	SHEET TITLE:	
	APN :-	-		
	LOT:-			
	TRACT: --		OWNER'S ADDRESS:	SCALE: AS NOTED
YEAR BUILT:			DATE:	G-3
ZONING CODE:-			04/ 12/ 2022	

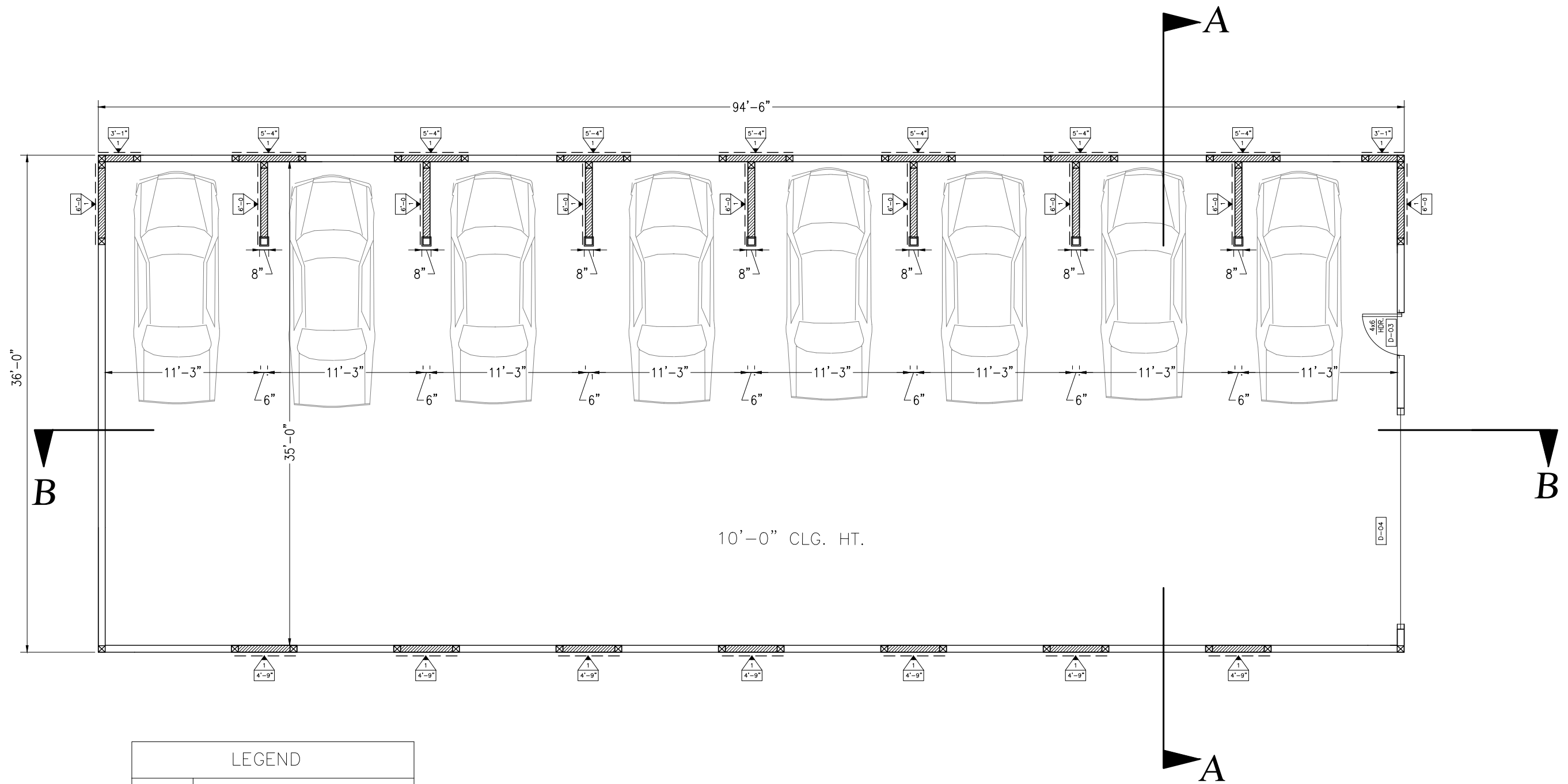


SITE PLAN

SCALE: 1/32" = 1'-0"



<p>PROJECT SCOPE</p> <p>8-UNITS APARTMENT</p>		<p>LEGAL PROPERTY DESCRIPTION:</p> <p>APN :-</p> <p>LOT:-</p> <p>TRACT:-</p> <p>YEAR BUILT:</p> <p>ZONING CODE:-</p>	<p>OWNER'S NAME:</p> <p>-</p>	<p>SHEET TITLE:</p> <p>SITE PLAN</p>
		<p>OWNER'S ADDRESS:</p> <p>-</p>	<p>SCALE: AS NOTED</p> <p>DATE:</p> <p>04/ 12/ 2022</p>	<p>A-0</p>



LEGEND	
	6" (N) SHEAR WALL
	DOOR NUMBER-SEE DOOR SCHEDULES(SHEET A-7)

PARKING PLAN

SCALE: 1/32" = 1'-0"



PROJECT SCOPE

8-UNITS APARTMENT

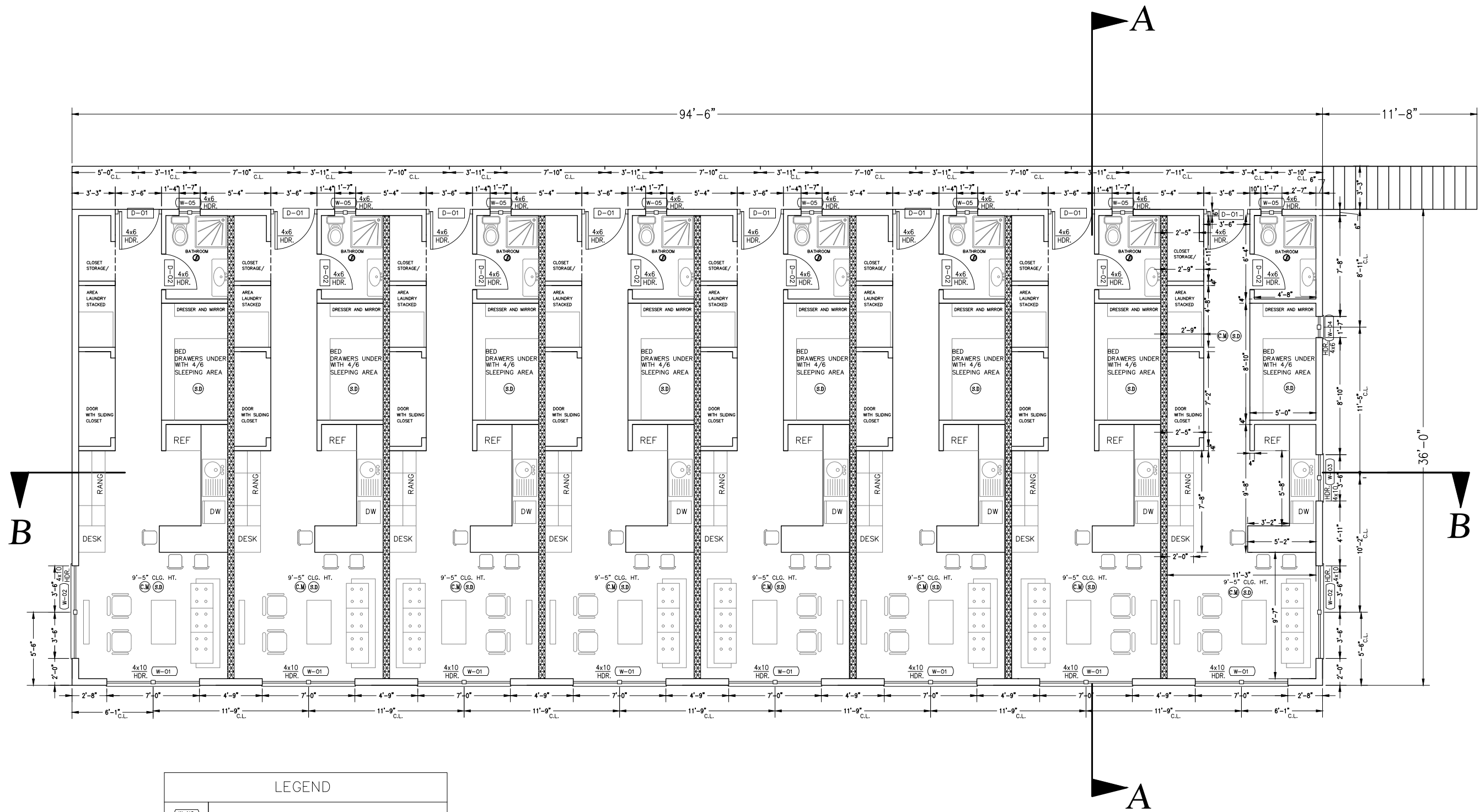
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 TRACT:-
 YEAR BUILT:
 ZONING CODE:-

OWNER'S NAME:
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 OWNER'S ADDRESS:
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SHEET TITLE:
PARKING PLAN

SCALE: AS NOTED
 DATE:
 04/ 12/ 2022

A-1

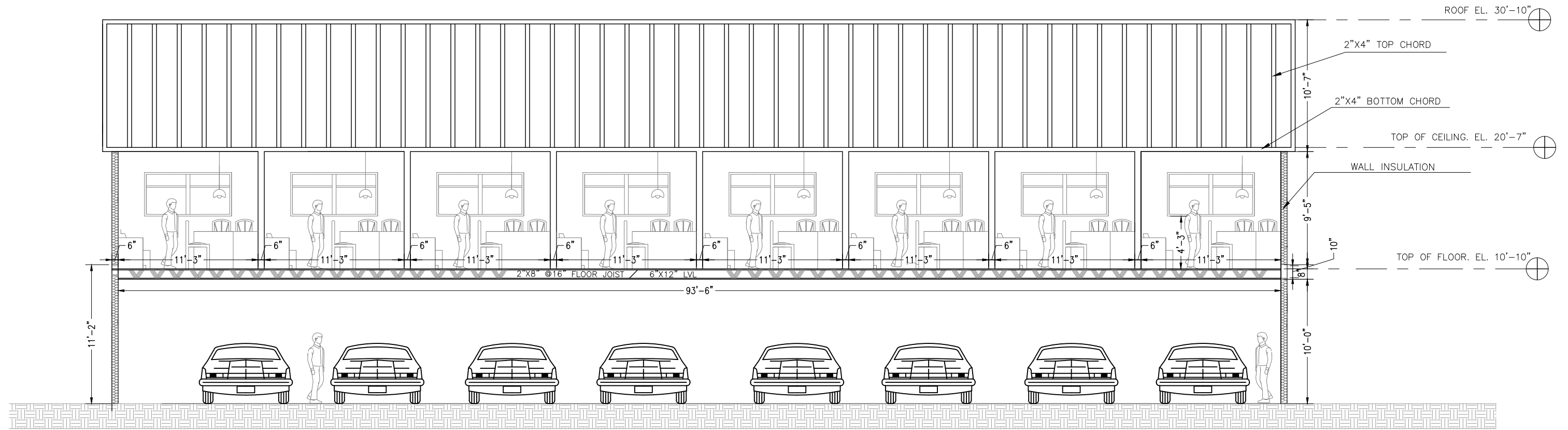


LEGEND	
(W-NO)	WINDOW NUMBER—SEE WINDOW SCHEDULES(SHEET A-7)
(D-NO)	DOOR NUMBER—SEE DOOR SCHEDULES(SHEET A-7)
(N)	1HR RATED WALL (SEE DETAILS (15) & (16))
(E)	EXHAUST FAN (50 CFM OF 35 CONTINUOUS) ENERGY STAR RATED HUMIDISTAT CONTROL
(SD)	SMOKE DETECTOR HARDWIRED W/BATTERY BACKUP
(CM)	CARBON MONOXIDE HARDWIRED W/BATTERY BACKUP

PLAN
SCALE: 1/8" = 1'-0"

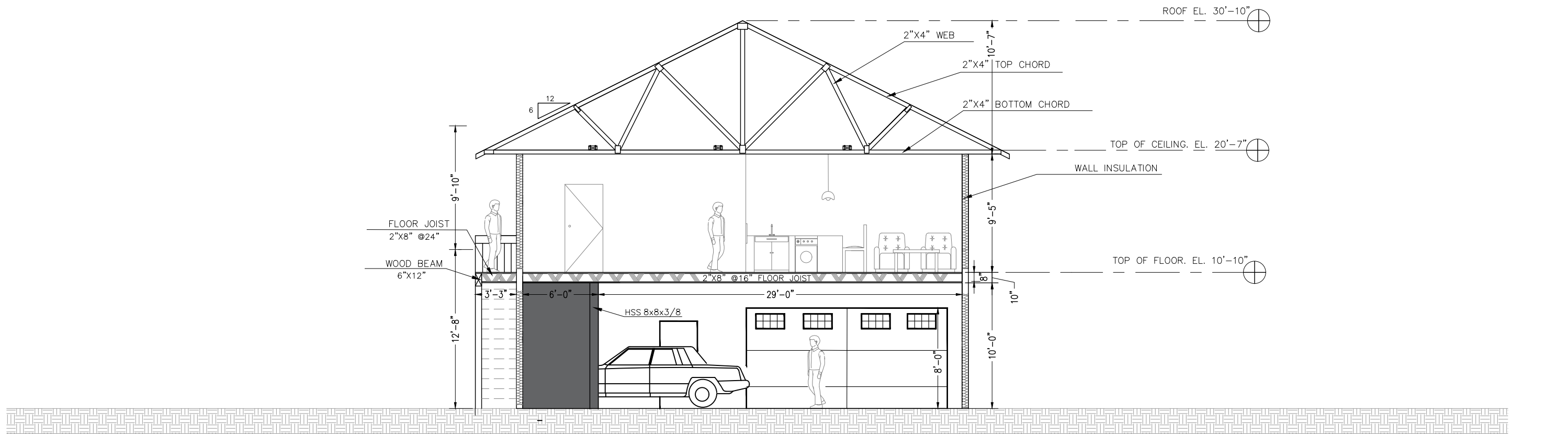


PROJECT SCOPE 8-UNITS APARTMENT	LEGAL PROPERTY DESCRIPTION:	OWNER'S NAME:	SHEET TITLE: PLAN
	APN :-	OWNER'S ADDRESS:	SCALE: AS NOTED
	LOT:-		DATE: 04/ 12/ 2022
	TRACT: --		A-2
	YEAR BUILT: ZONING CODE:-		



SECTION B-B

SCALE: 1/8" = 1'-0"



SECTION A-A

SCALE: 1/8" = 1'-0"

PROJECT SCOPE

8-UNITS APARTMENT

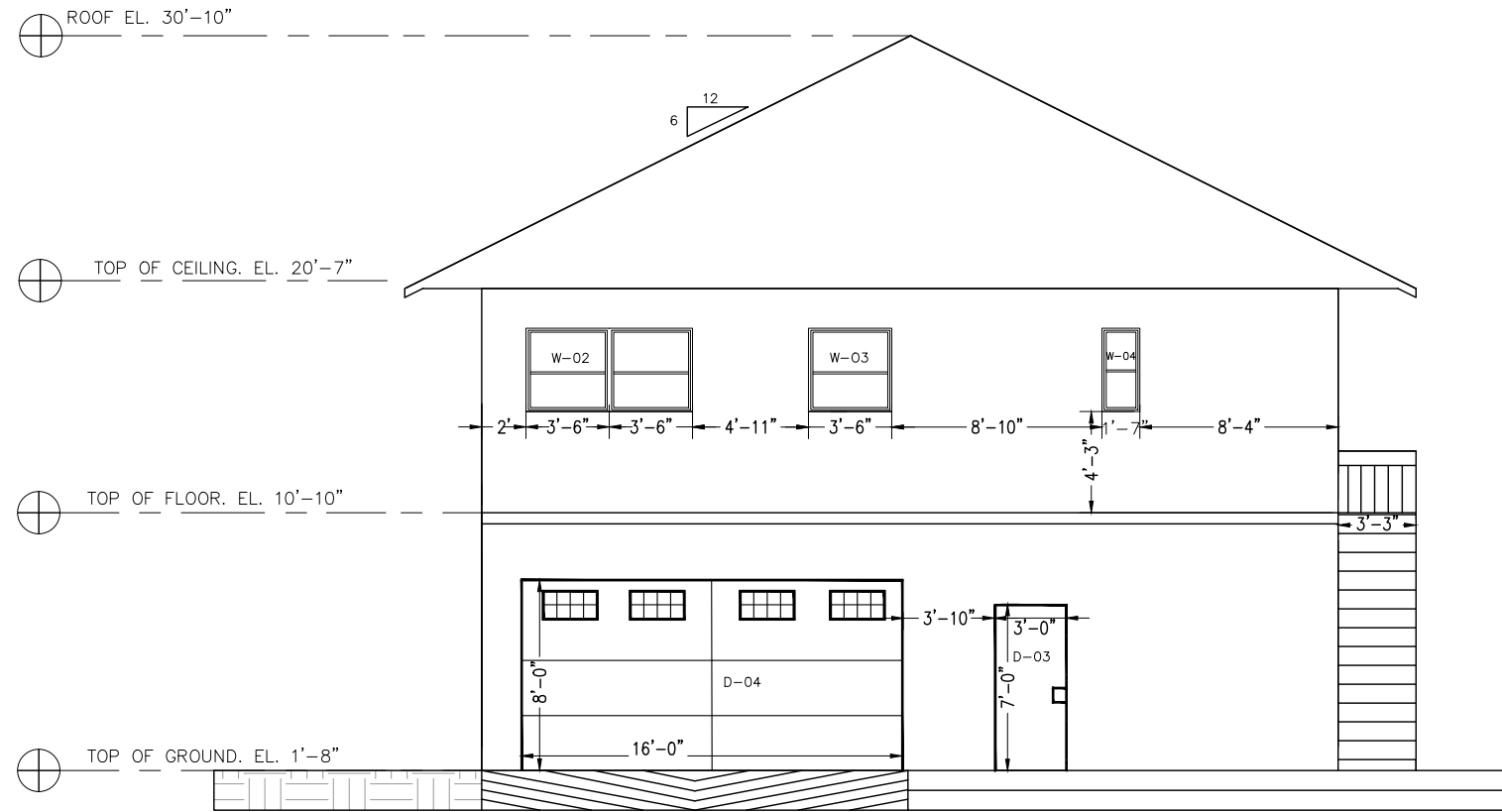
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 LOT:-
 TRACT:-
 YEAR BUILT:
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OWNER'S NAME:
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 OWNER'S ADDRESS:
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SHEET TITLE:
SECTIONS

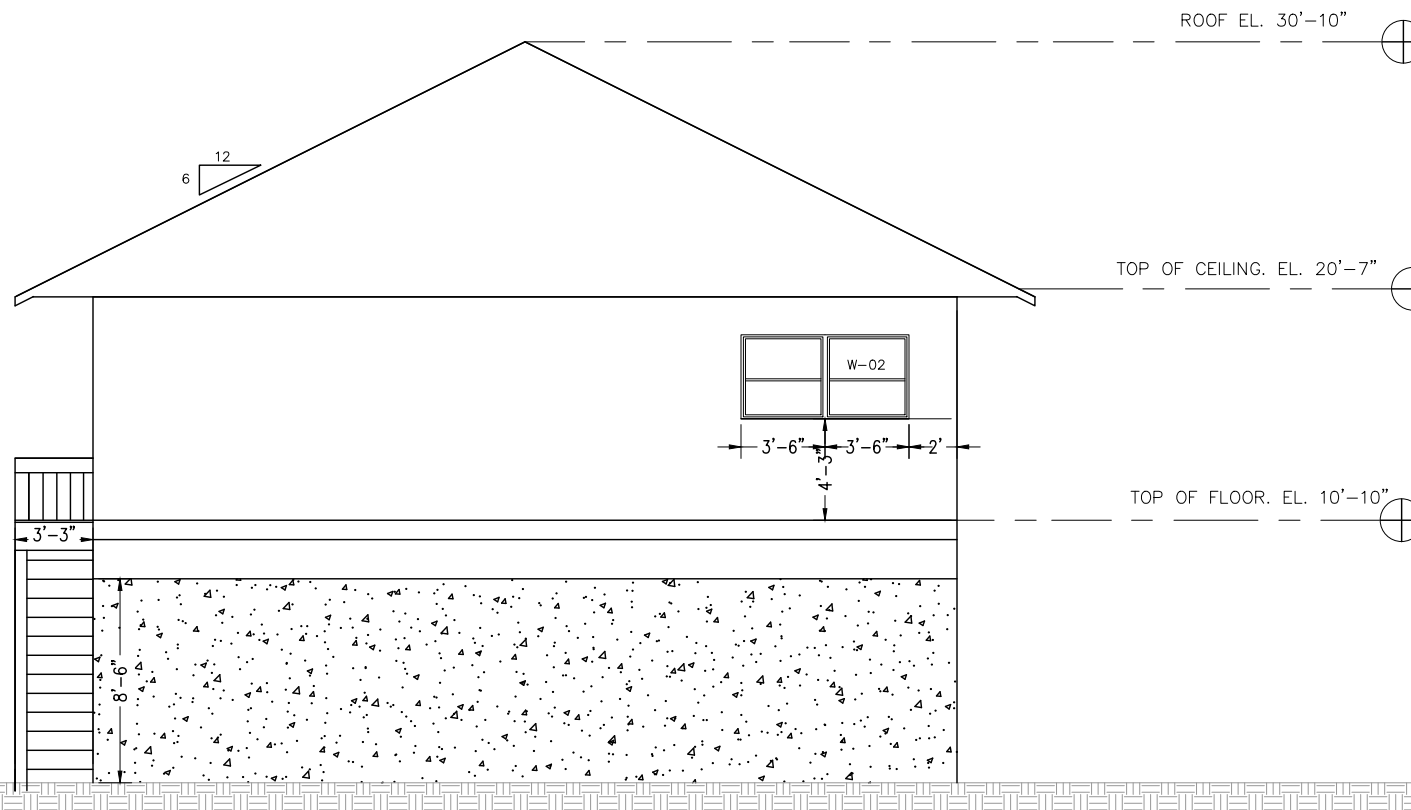
SCALE: AS NOTED
 DATE:
 04/ 12/ 2022

A-3



EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

PROJECT SCOPE

8-UNITS APARTMENT

LEGAL PROPERTY DESCRIPTION:
 APN :-
 LOT:-
 TRACT: --
 YEAR BUILT:
 ZONING CODE:-

OWNER'S NAME:
 -
 OWNER'S ADDRESS:
 -

SHEET TITLE:
**EAST & WEST
 ELEVATIONS**

SCALE: AS NOTED
 DATE:
 04/ 12/ 2022

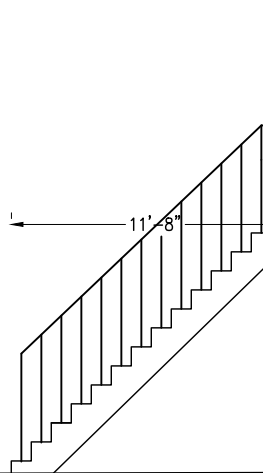
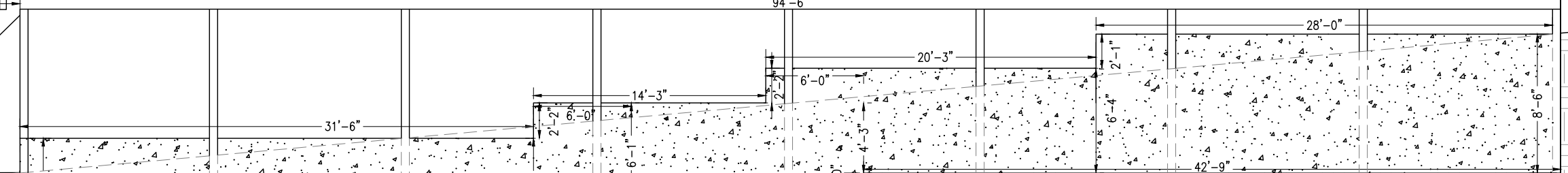
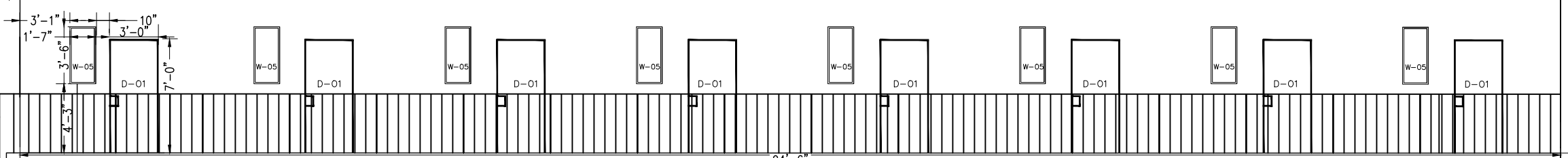
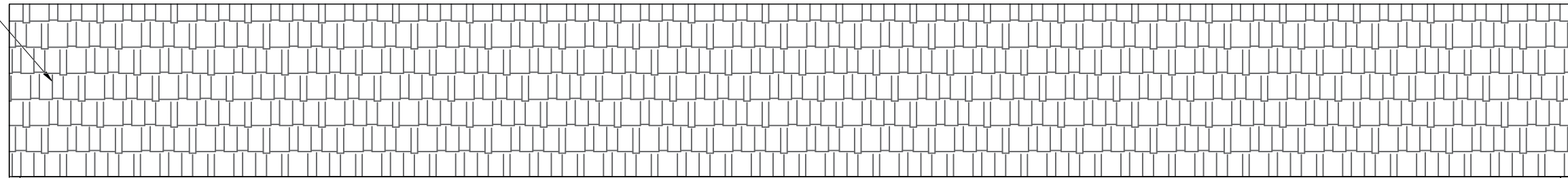
A-4

COMP SHINGLE

ROOF EL. 30'-10"

TOP OF CEILING. EL. 20'-7"

TOP OF FLOOR. EL. 10'-10"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

PROJECT SCOPE

8-UNITS APARTMENT

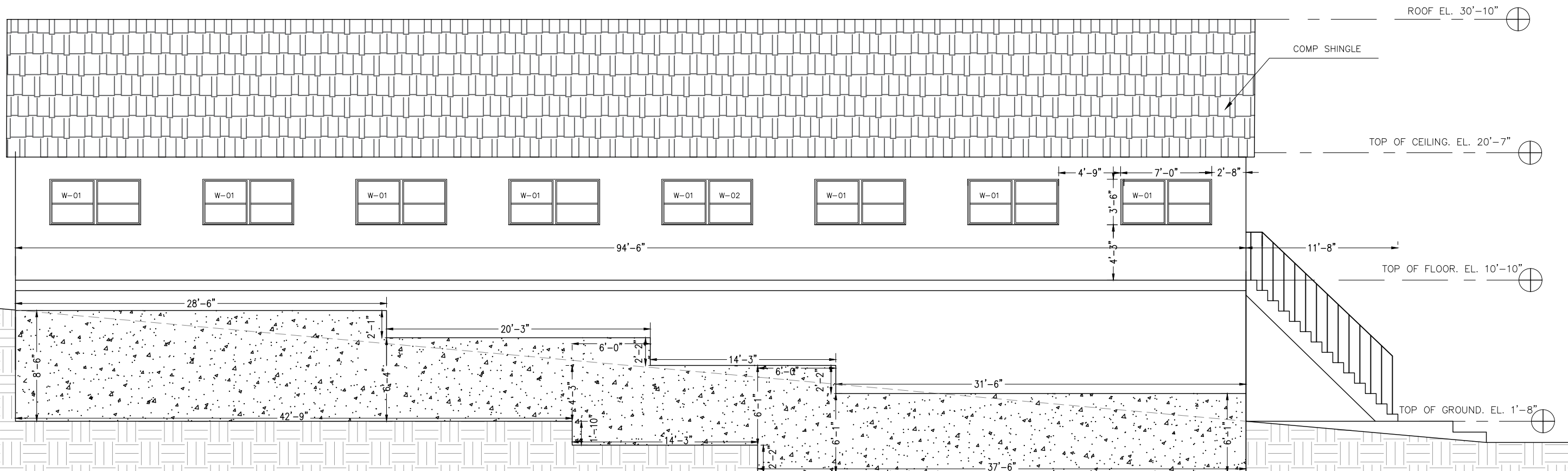
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LOT:-
TRACT: --
YEAR BUILT:
ZONING CODE:-

OWNER'S NAME:
-
OWNER'S ADDRESS:
-

SHEET TITLE:
NORTH ELEVATION

SCALE: AS NOTED
DATE:
04/ 12/ 2022

A-5



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

PROJECT SCOPE

8-UNITS APARTMENT

LEGAL PROPERTY DESCRIPTION:

APN :-

LOT:-

TRACT:-

YEAR BUILT:
ZONING CODE:-

OWNER'S NAME:

OWNER'S ADDRESS:

SHEET TITLE:

SOUTH ELEVATION

SCALE: AS NOTED

DATE:

04/12/2022

A-6

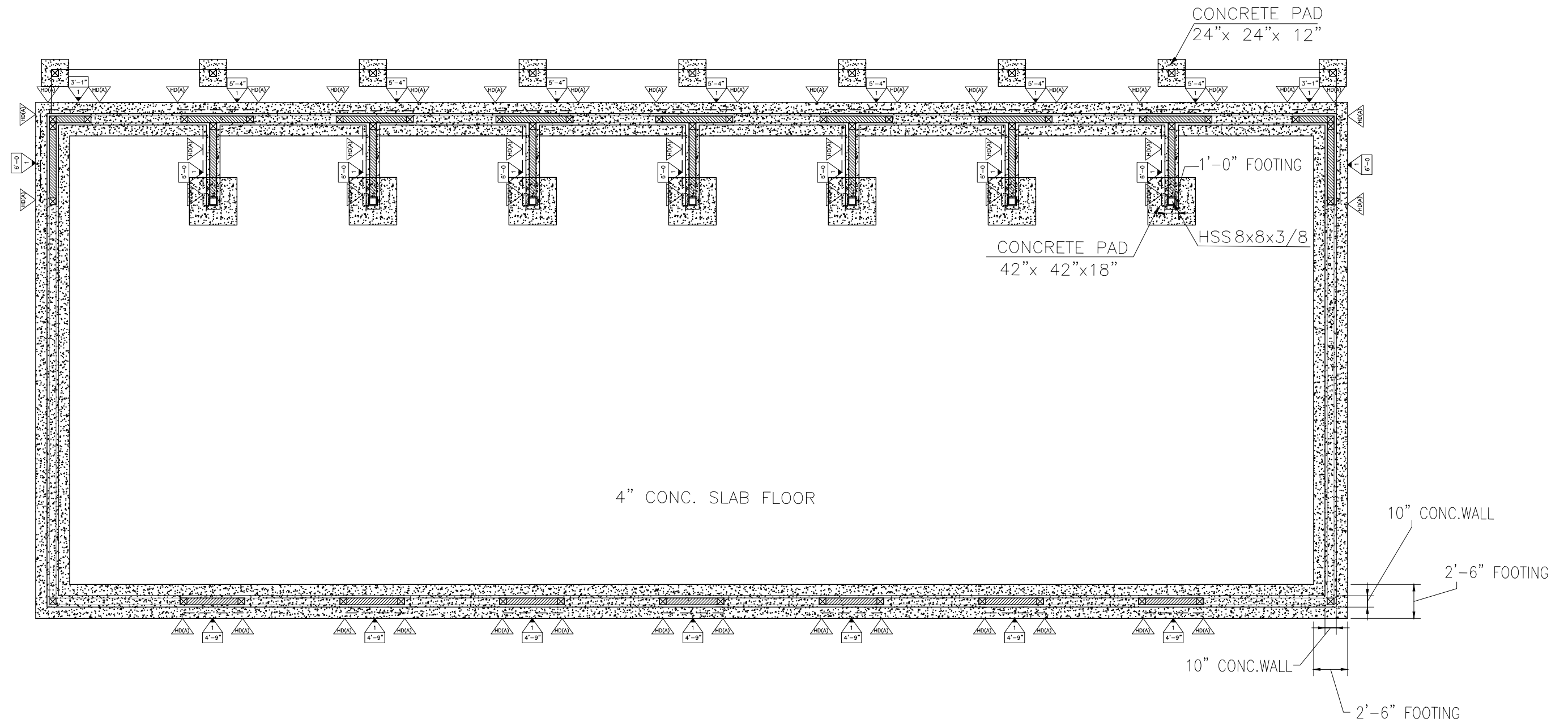
DOOR AND WINDOW NOTES:

1. EXTERIOR GLAZING SHALL BE MULTI-PANE UNITS WITH A MINIMUM OF ONE TEMPERED PANE OR GLASS BLOCK UNITS OR MINIMUM 20-MIN. RATED. (704A.3.2.2)
2. EXTERIOR DOORS SHALL MEET ONE OF THE FOLLOWING: (704A.3.2.3)
3. A. NON-COMBUSTIBLE CONSTRUCTION OR
4. B. SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8-IN. THICK WITH INTERIOR PANEL THICKNESS NOT LESS THAN 1-1/4-IN. THICK OR
5. C. MINIMUM 20-MIN RATED OR
6. D. MEET SFM 12-7A-1
7. VEHICLE ACCESS DOORS SHALL BE NON-COMBUSTIBLE OR EXTERIOR FIRE RETARDANT TREATED WOOD.
8. ALL GLAZING WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF A DOOR AND WITHIN 60 INCHES OF THE FLOOR SHALL BE TEMPERED. (CBC 2406.4(6)).
9. SLEEPING ROOMS MUST HAVE A WINDOW OR EXTERIOR DOOR FOR AN EMERGENCY EXIT, SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR, 5.7 SQUARE FEET OF OPENABLE AREA, 24 INCHES CLEAR OPENING HEIGHT, 20 INCHES CLEAR OPENING WIDTH. (CBC 310.4).
10. MINIMUM WINDOW AREA SHALL BE 1/10 OF THE FLOOR AREA (NOT LESS THAN 10 SQUARE FEET) AND 50% OPENABLE
11. ALL GAZING ADJACENT TO BATHTUBS AND WITHIN 5 FEET OF THE TUB'S FLOOR SHALL BE TEMPERED GLASS CBC 2406.4(5).
12. BATHROOM, POWDER ROOM OR SERVICE ROOM MINIMUM WINDOW AREAS SHALL BE 1 1/2 SQUARE FEET OPENABLE OR, PROVIDE MECHANICAL VENTILATION SYSTEM CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR.
13. GLAZING IN DOORS AND WINDOWS SHALL BE TEMPERED (CRC R308.4):
 - WHERE THE GLAZING IS 24" OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FLOOR [CRC R308.4.2 ITEM 1]
 - WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITH IN 24" OF THE HINGE SIDE OF AN IN-SWINGING DOOR[CRC R308.4.2 ITEM 2]
 - GLAZING LESS THAN 60" ABOVE A SHOWER OR TUB FLOOR[CRCC R308.4.5]
 - GLAZING WHERE THE BOTTOM EDGE IS LESS THAN 36" ABOVE THE STAIRWAYS, LANDINGS, AND RAMPS [CRC R308.4.6]
 - GLAZING ADJACENT TO THE STAIRWAY BOTTOM LANDING WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN 60" HORIZONTAL ARC LESS THAT 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE SAFTEY GLAZING (CRC R308.4.7)
14. A 1 3/8" SOLID CORE WOOD DOOR, A 1 3/8" SOLID OR HONEYCOMB CORE STEEL DOOR, OR A 20 MINUTE FIRERATED DOOR, AND SELF-CLOSING AND SELF-LATCHING IS REQUIRED WHEN PROVIDING DIRECT ACCESS FROM THE GARAGE TO THE DWELLING [CC R302.5]

WINDOW SCHEDULE						
MARK WINDOW	LEVEL	DIMENSIONS		COMMENTS	U FACTOR	SHGC.
		WIDTH	HEIGHT			
W-01	FIRST FLOOR	84"	42"	DOUBLE HUNG WINDOWS THAT ARE MULLED DUAL PANE GLASS/SEE DTL.	0.29	0.21
W-02	FIRST FLOOR	84"	42"	DOUBLE HUNG WINDOWS THAT ARE MULLED DUAL PANE GLASS/SEE DTL.	0.29	0.21
W-03	FIRST FLOOR	42"	42"	DOUBLE HUNG WINDOWS THAT ARE MULLED DUAL PANE GLASS/SEE DTL.	0.29	0.21
W-04	FIRST FLOOR	19"	42"	DOUBLE HUNG WINDOWS THAT ARE MULLED DUAL PANE GLASS/SEE DTL.	0.29	0.21
W-05	FIRST FLOOR	19"	42"	DOUBLE HUNG WINDOWS THAT ARE MULLED DUAL PANE GLASS/SEE DTL.	0.29	0.21

DOOR SCHEDULE							
MARK DOOR	LEVEL	LOCATION	DIMENSIONS		COMMENTS	U FACTOR	SHGC.
			WIDTH	HEIGHT			
D-01	FIRST FLOOR	ENTRY FOYER	36"	84"	SINGLE-FLUSH, SOLIDE WOOD/SEE DTL.	0.29	0.21
D-02	FIRST FLOOR	BEDROOM	32"	84"	SINGLE-FLUSH, SOLIDE WOOD/SEE DTL.	-	-
D-03	GROUND FLOOR	ENTRY DOOR	36"	84"	SINGLE-FLUSH, SOLIDE WOOD/SEE DTL.	0.29	0.21
D-04	GROUND FLOOR	GARAGE	192"	84"	OVERHEAD DOUBLE GARAGE DOOR	-	-

<p>PROJECT SCOPE</p> <p>8-UNITS APARTMENT</p>	<p>-</p>	LEGAL PROPERTY DESCRIPTION:	OWNER'S NAME:	SHEET TITLE:
		APN :-	-	DOOR AND WINDOW SCHEDULES
		LOT:-		SCALE: AS NOTED
		TRACT: --	OWNER'S ADDRESS:	DATE:
		YEAR BUILT:		04/ 12/ 2022
		ZONING CODE:-		A-7



HOLDDOWN SCHEDULE	
HOLDDOWN	MODEL NO.
HD (A)	HDU2
HD (B)	HDU5
HD (C)	HDU8
HD (D)	HDU11

LEGEND	
	6" (N) SHEAR WALL
	SHEAR WALL HOLDDOWN

FOUNDATION PLAN

SCALE: 1/8" = 1'-0"



PROJECT SCOPE

8-UNITS APARTMENT

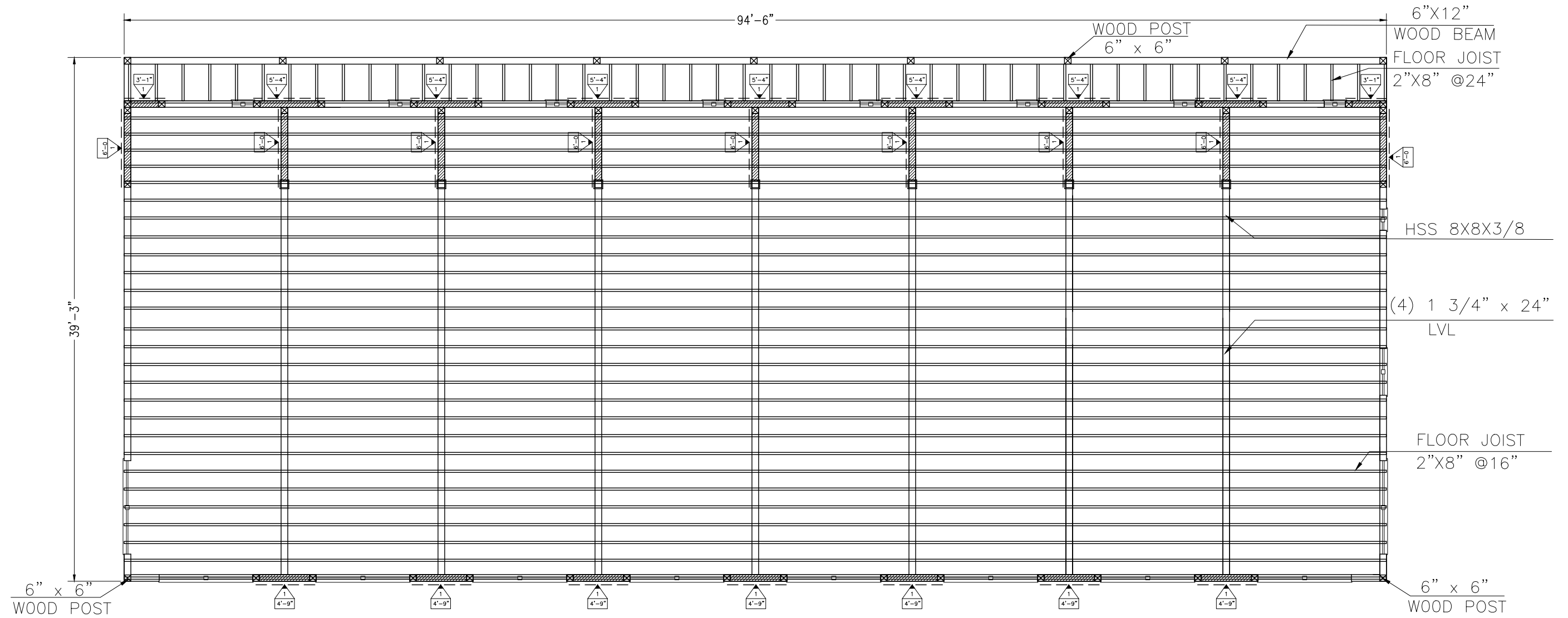
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 LOT:-
 TRACT: --
 YEAR BUILT:
 ZONING CODE:-

OWNER'S NAME:
 -
 OWNER'S ADDRESS:
 -

SHEET TITLE:
 FOUNDATION PLAN

SCALE: AS NOTED
 DATE:
 04/ 12/ 2022

S-1



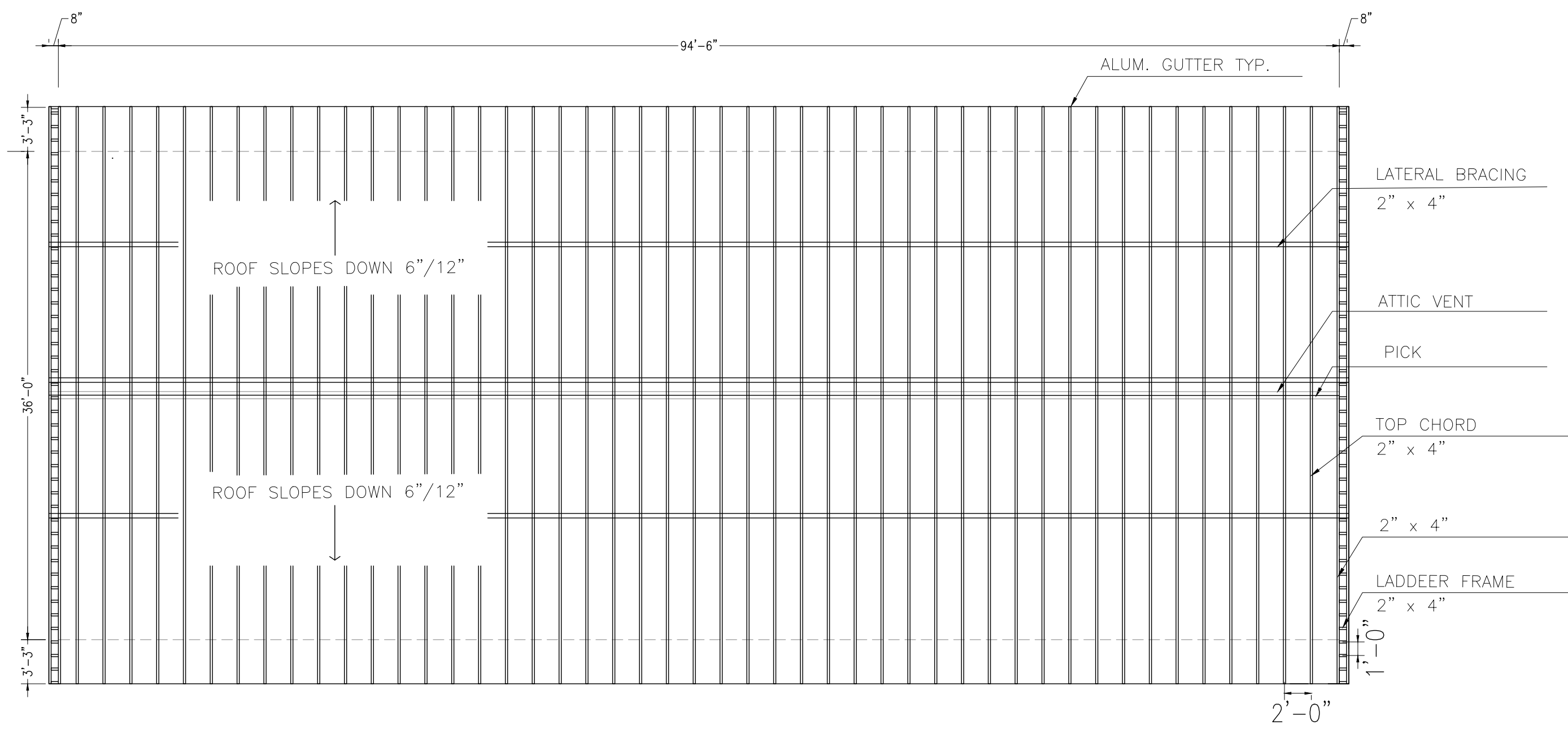
LEGEND	
	6" (N) SHEAR WALL

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



<p><i>PROJECT SCOPE</i></p> <p>8-UNITS APARTMENT</p>	<p>-</p>	LEGAL PROPERTY DESCRIPTION:	OWNER'S NAME:	SHEET TITLE:
		APN :-	-	FIRST FLOOR PLAN
		LOT:-	OWNER'S ADDRESS:	SCALE: AS NOTED
		TRACT: --	-	DATE:
		YEAR BUILT:		04/ 12/ 2022
		ZONING CODE:-		S-2

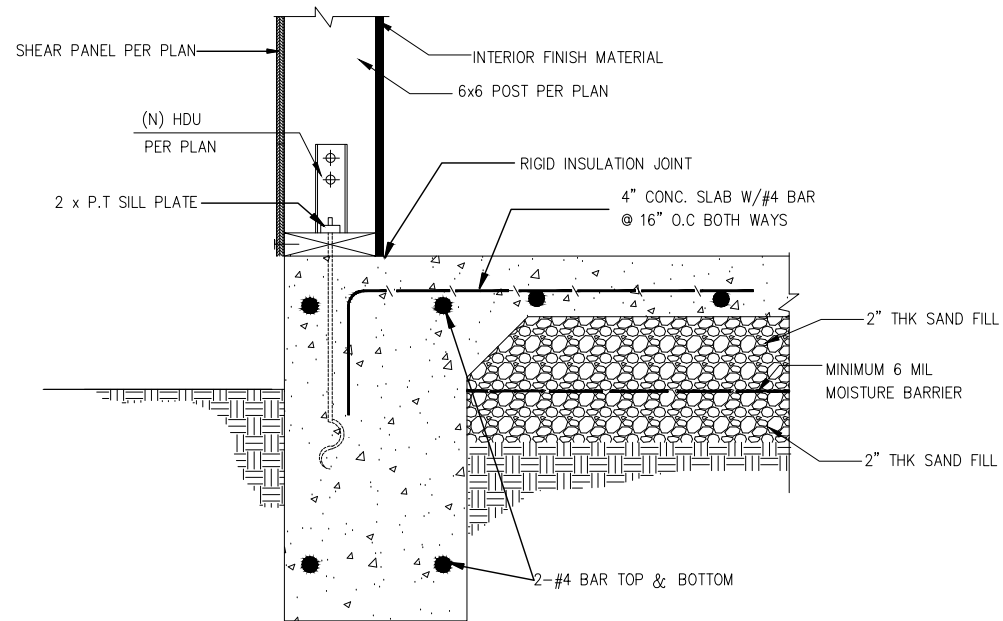


ROOF PLAN

SCALE: 1/8" = 1'-0"

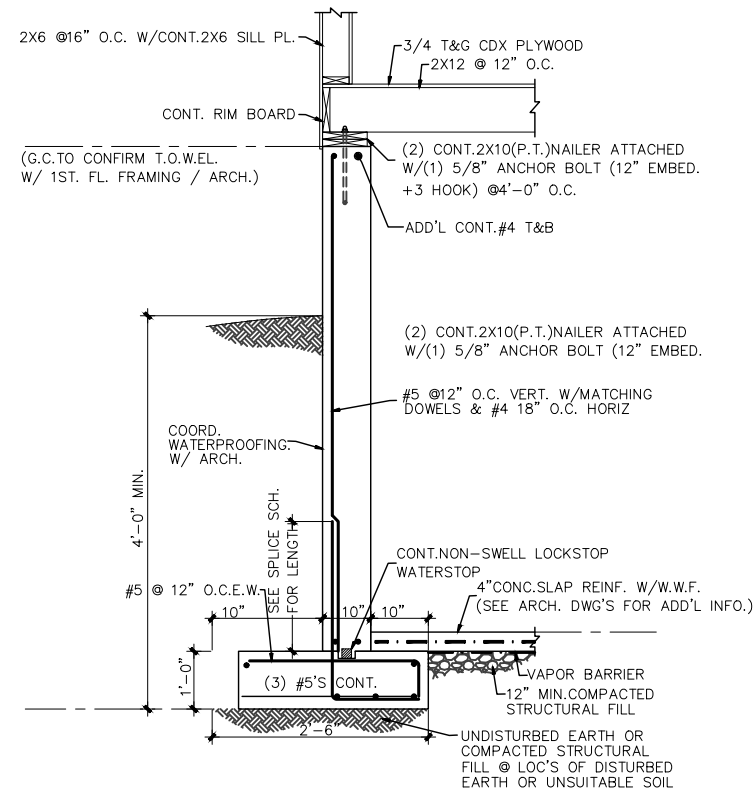


<p>PROJECT SCOPE</p> <p>8-UNITS APARTMENT</p>	<p>-</p>	LEGAL PROPERTY DESCRIPTION:	OWNER'S NAME:	SHEET TITLE: ROOF PLAN	
		APN :-	-	SCALE: AS NOTED	S-3
LOT:-	-	OWNER'S ADDRESS:	DATE:		
TRACT: --	-	-	04/ 12/ 2022		
YEAR BUILT:	-				
ZONING CODE:-	-				



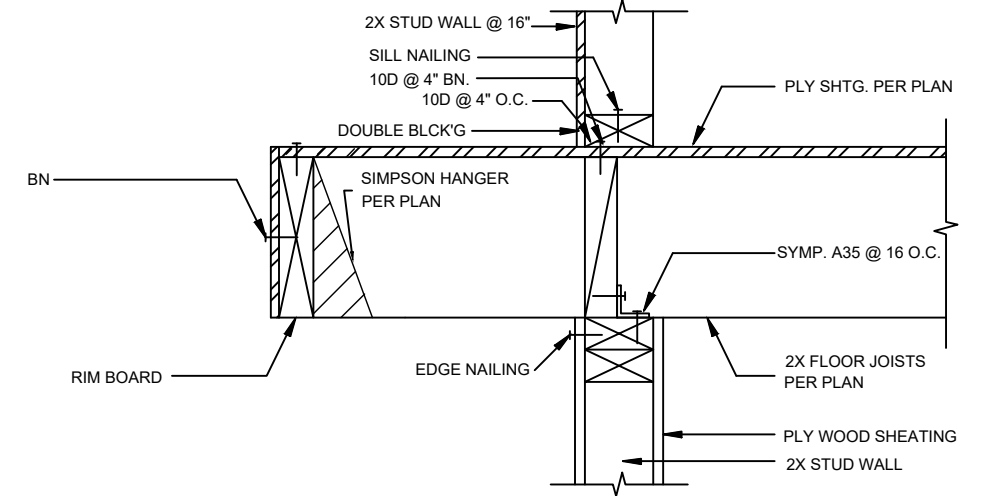
1 TYP.(N) WALL ON (N) FOOTING DET.

SCALE : N.T.S.



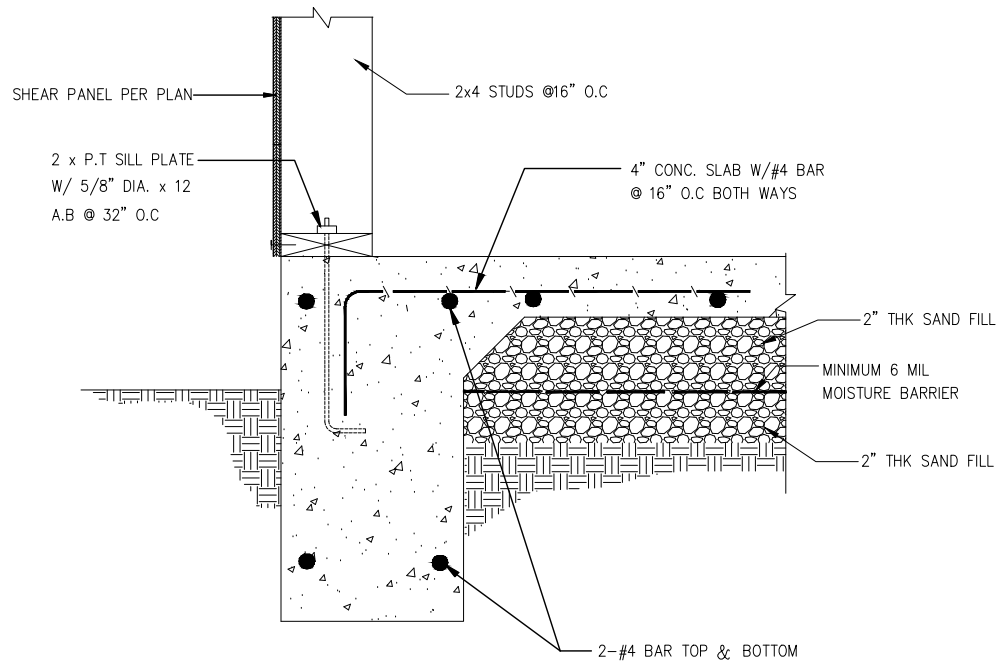
2 RETAINING WALL FOUNDATION DET.

SCALE : N.T.S.



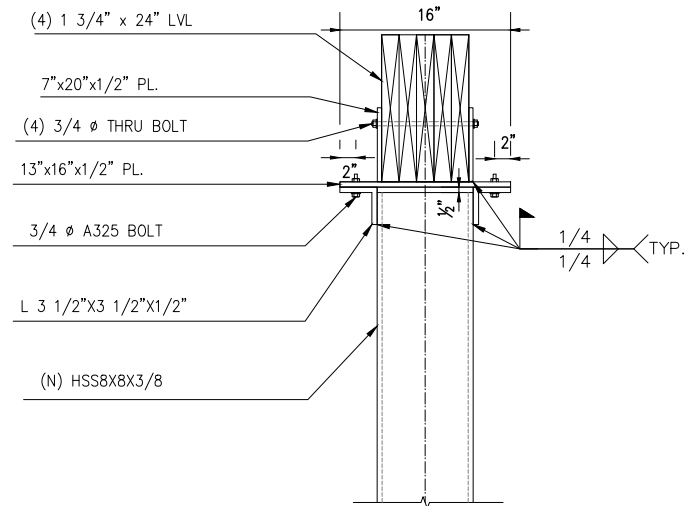
4 OVERHANG JOIST TO WALL/BEAM

SCALE : N.T.S.



3 TYP.(N) WALL ON (N) FOOTING DET.

SCALE : N.T.S.



5 (N) HSS8x8X3/8 (4) 1 3/4" x 24" LVL

SCALE : N.T.S.

PROJECT SCOPE

8-UNITS APARTMENT

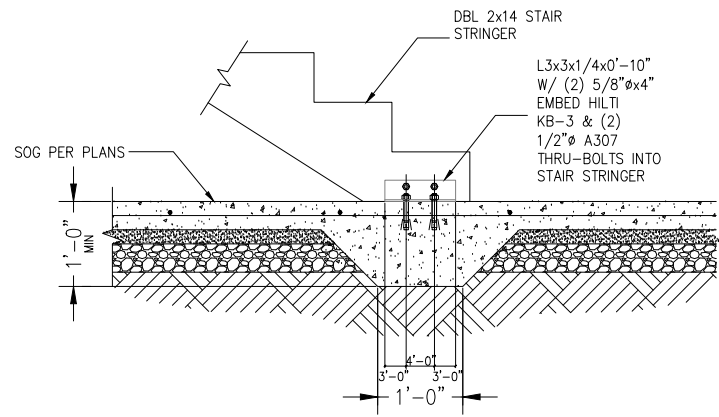
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APN :-
LOT:-
TRACT:-
YEAR BUILT:
ZONING CODE:-

OWNER'S NAME:
OWNER'S ADDRESS:

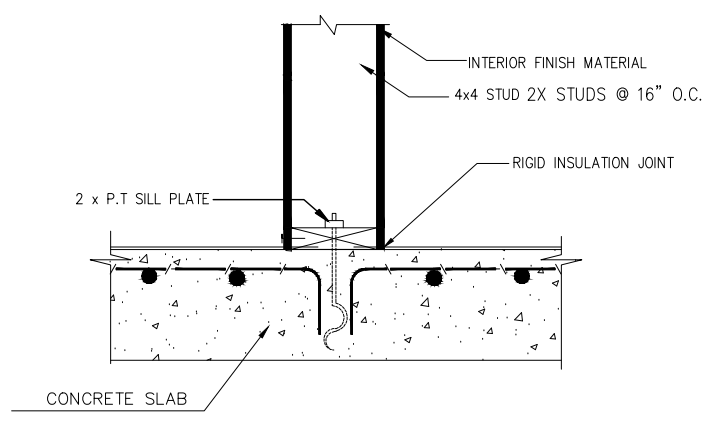
SHEET TITLE:
STRUCTURAL
DETAILS

SCALE: AS NOTED
DATE:
04/ 12/ 2022

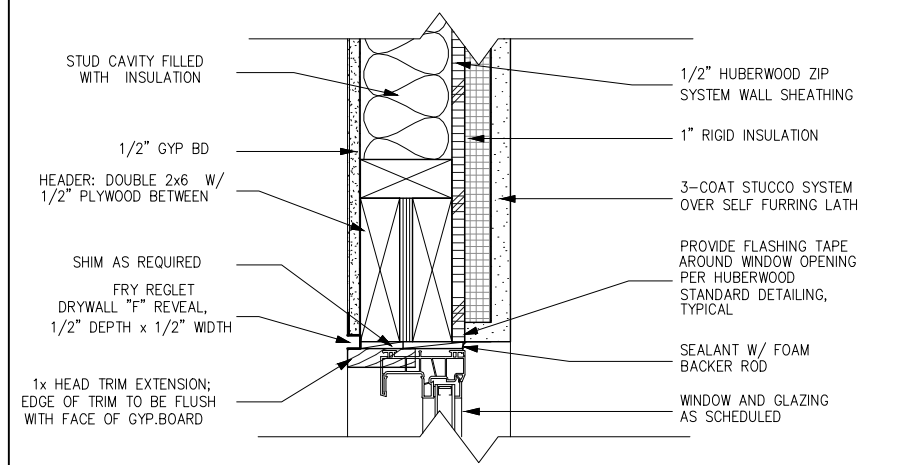
S-4



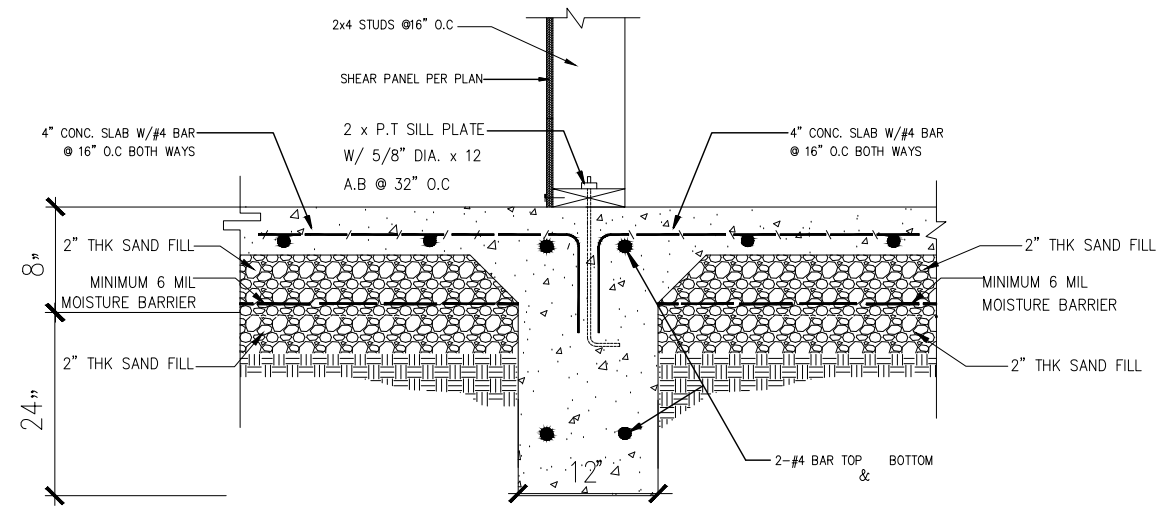
6 TYP. STAIR FOOTING DET.
SCALE : N.T.S.



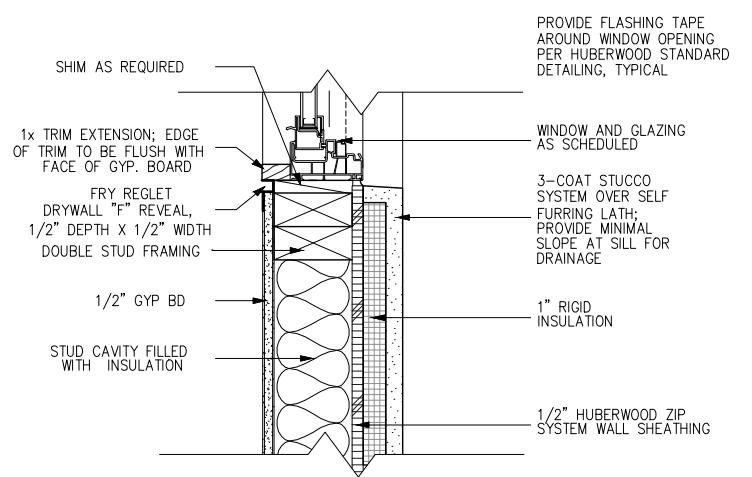
7 NON BEARING WALL FOOTING.DET.
SCALE : N.T.S.



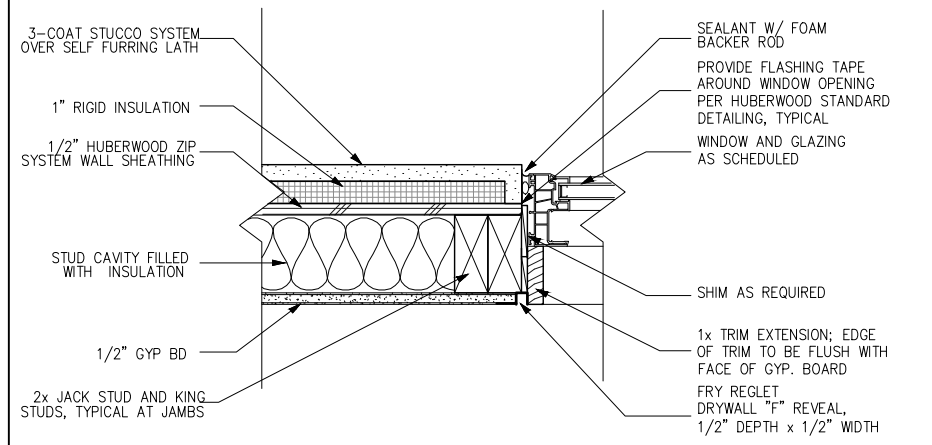
8 WINDOW HEAD DETAIL AT STUCCO
SCALE : N.T.S.



9 TYP. (N) WALL ON (N) FOOTING DET.
SCALE : N.T.S.

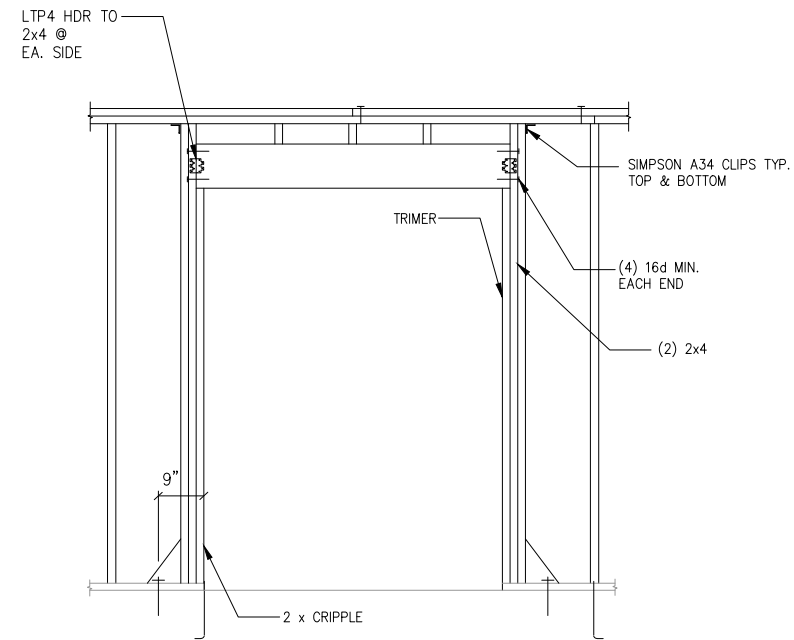


10 WINDOW SILL DETAIL AT STUCCO
SCALE : N.T.S.

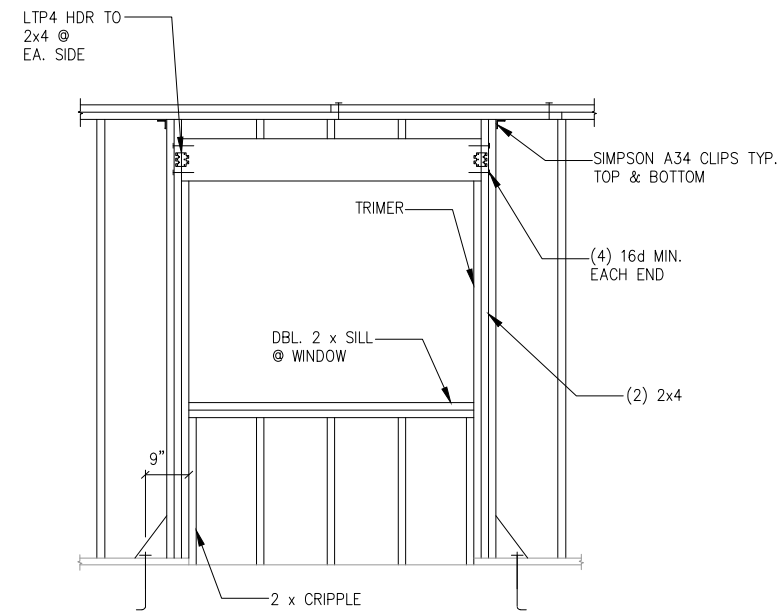


11 WINDOW JAMB DETAIL AT STUCCO
SCALE : N.T.S.

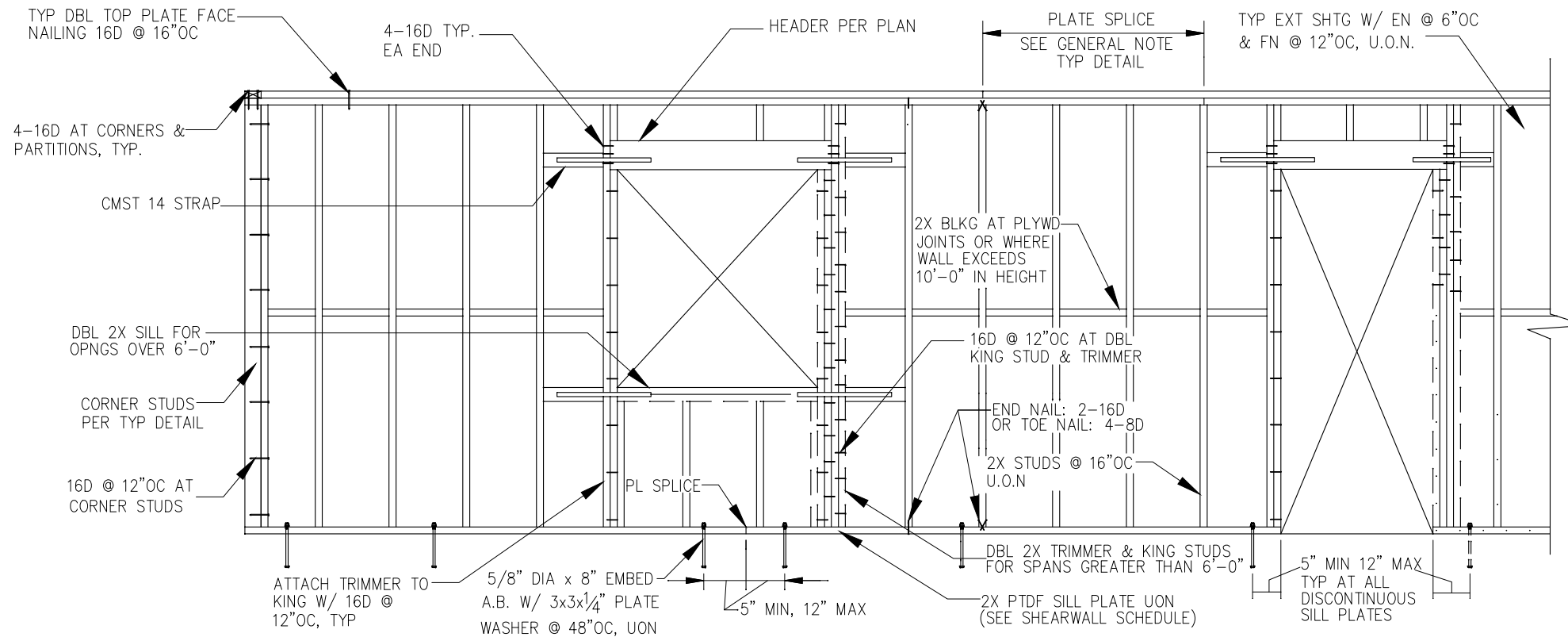
PROJECT SCOPE 8-UNITS APARTMENT	LEGAL PROPERTY DESCRIPTION: APN :- LOT:- TRACT: --	OWNER'S NAME: -	SHEET TITLE: STRUCTURAL DETAILS
	YEAR BUILT: ZONING CODE:-	OWNER'S ADDRESS: -	SCALE: AS NOTED DATE: 04/ 12/ 2022



12 TYP. FRAME OPENING DET.
SCALE : N.T.S.



13 TYP. FRAME OPENING DE.
SCALE : N.T.S.



14 TYP. WALL ELEVATION DET.
SCALE : N.T.S.

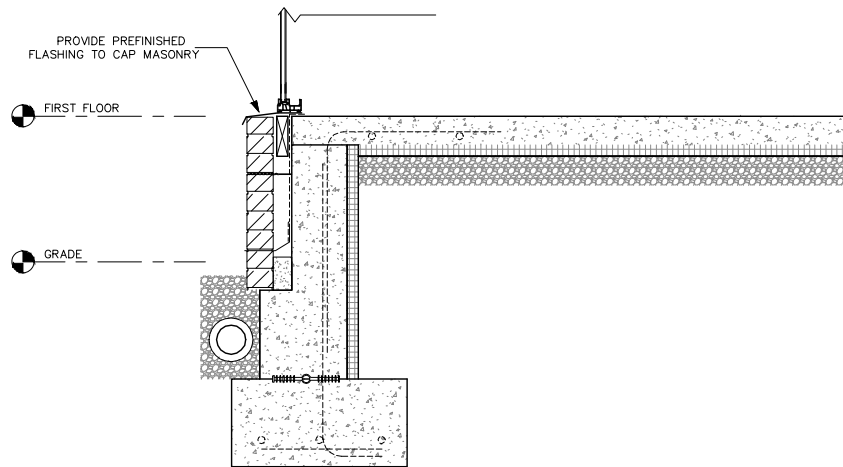
PROJECT SCOPE
8-UNITS APARTMENT

LEGAL PROPERTY DESCRIPTION:
APN :-
LOT:-
TRACT: --
YEAR BUILT:
ZONING CODE:-

OWNER'S NAME:
-
OWNER'S ADDRESS:
-

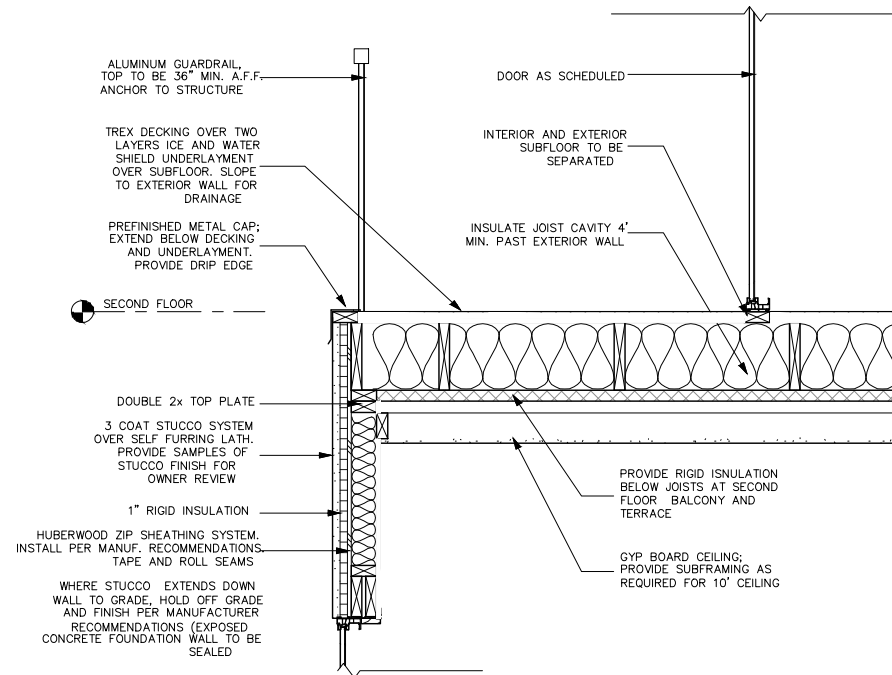
SHEET TITLE:
STRUCTURAL DETAILS
SCALE: AS NOTED
DATE:
04/ 12/ 2022

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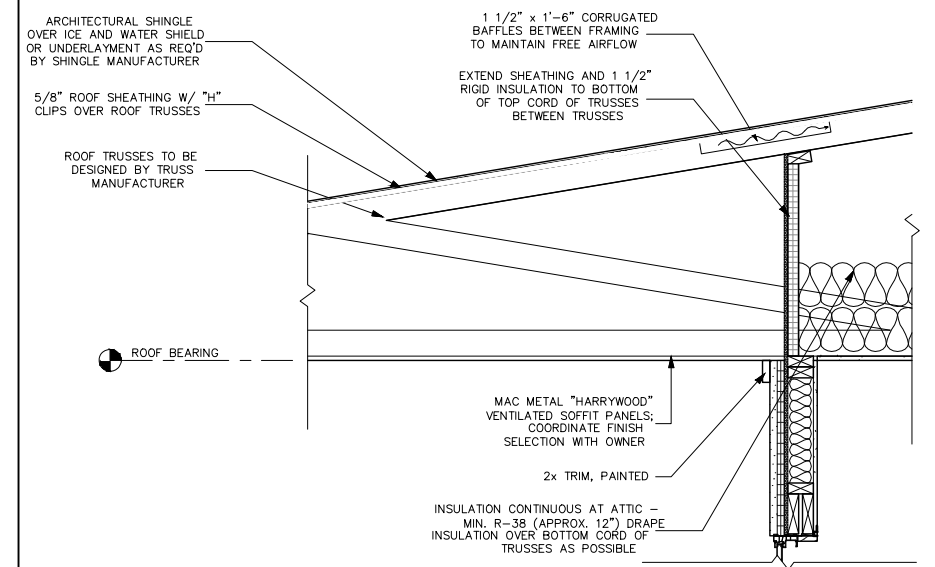
15 WALL SECTION AT STUCCO

SCALE : N.T.S.



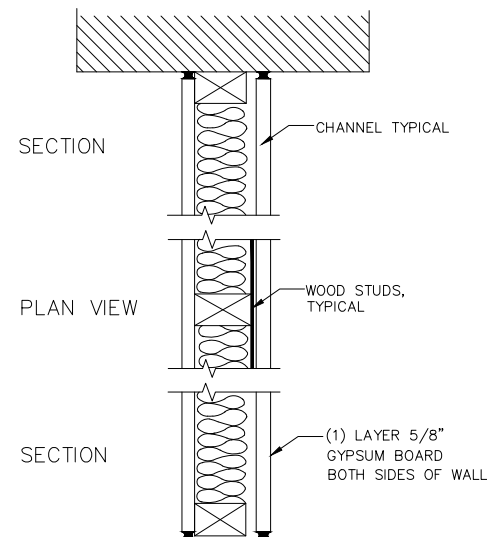
16 WALL SECTION AT STUCCO

SCALE : N.T.S.



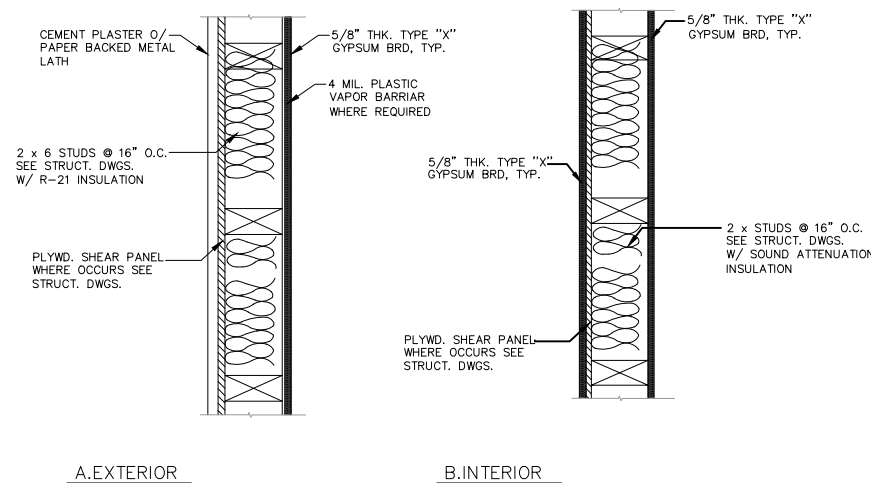
17 WALL SECTION AT STUCCO

SCALE : N.T.S.



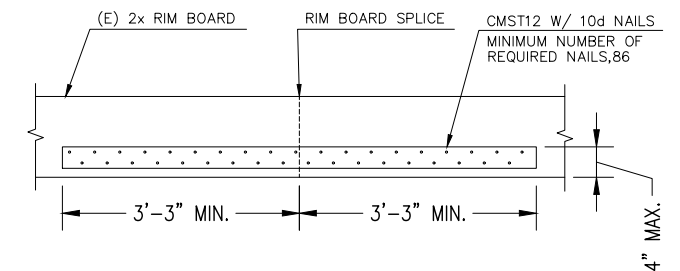
18 STC 50 WALL DET.

SCALE : N.T.S.



19 ONE-HOUR RATED WALL DET.

SCALE : N.T.S.



20 TYP. RIM BOARD SPLICE

SCALE : N.T.S.

PROJECT SCOPE

8-UNITS APARTMENT

LEGAL PROPERTY DESCRIPTION:

APN :-

LOT:-

TRACT:-

YEAR BUILT:
ZONING CODE:-

OWNER'S NAME:

OWNER'S ADDRESS:

SHEET TITLE:

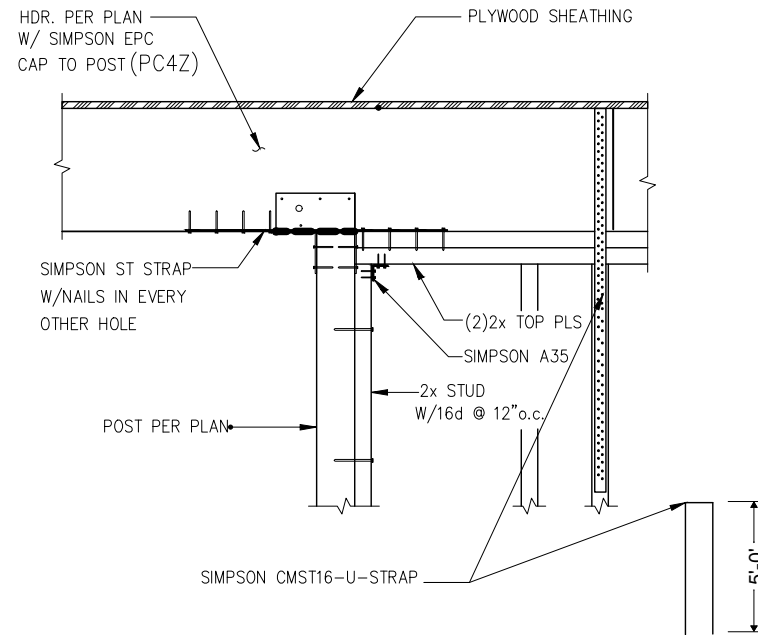
STRUCTURAL
DETAILS

SCALE: AS NOTED

DATE:

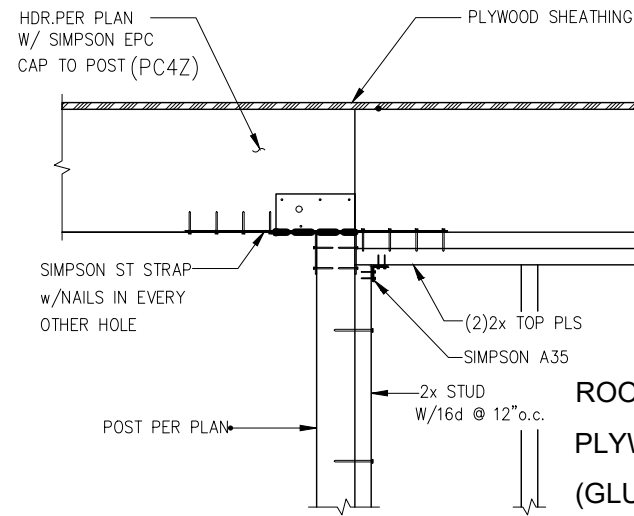
04/ 12/ 2022

S-7



21 TYP. FLUSH HDR. PARALLEL TO WALL DET.

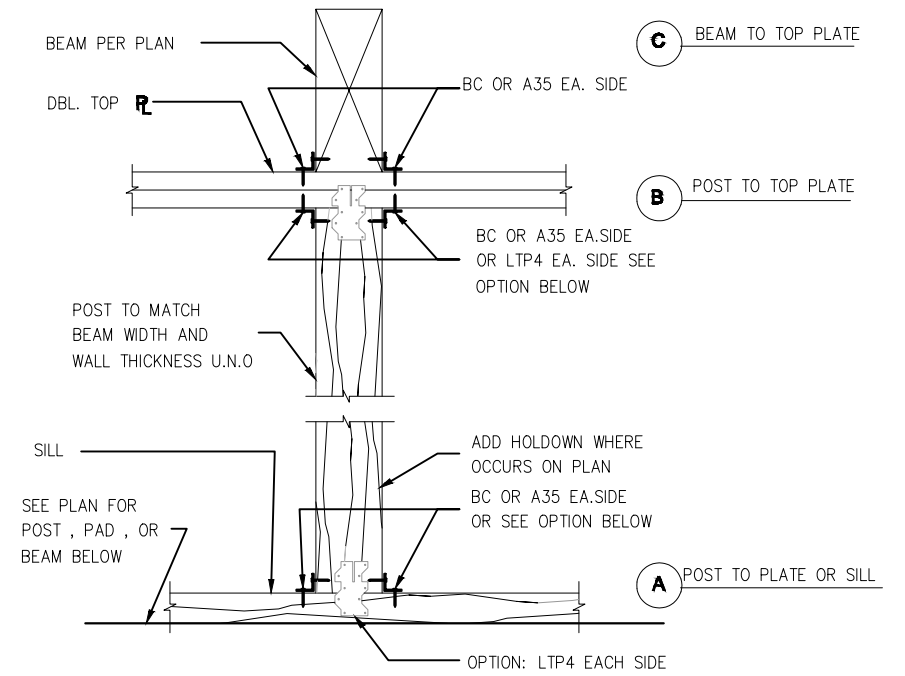
SCALE : N.T.S.



22 TYP. FLUSH HDR. PARALLEL TO WALL DET.

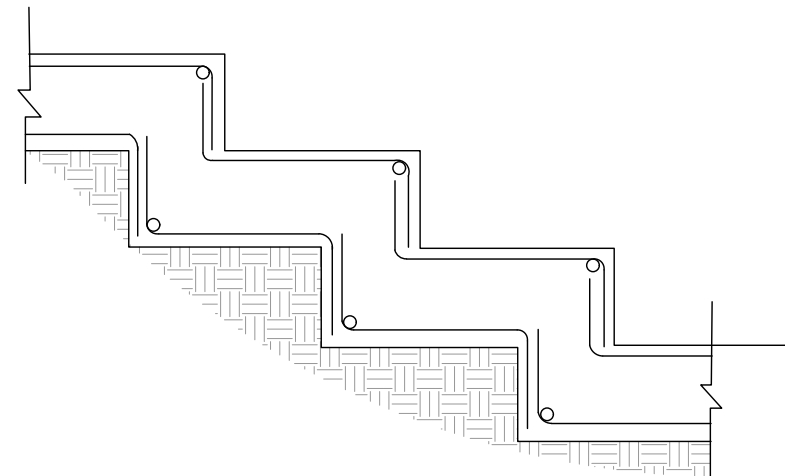
SCALE : N.T.S.

ROOF SHEATHING TO BE 5/8" CDX PLYWOOD WITH 10d RING SHANK (GLUED AND NAILED) NAILS @ 4:6:12, UNLESS NOTED OTHERWISE. BLOCK ALL EDGES.



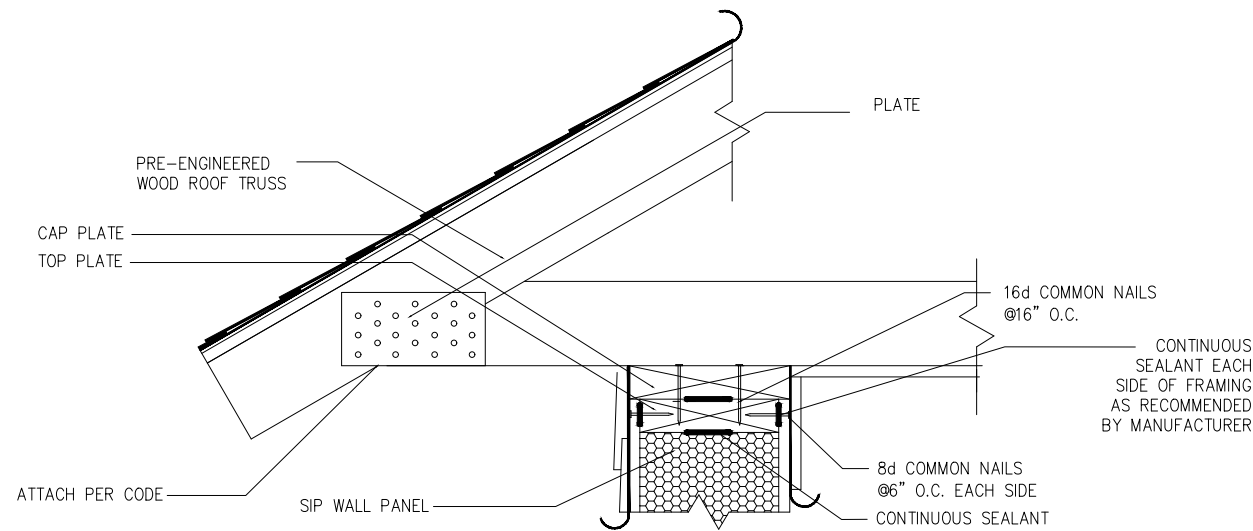
23 TYPICAL POST AND BEAM ON PLATE

SCALE : N.T.S.



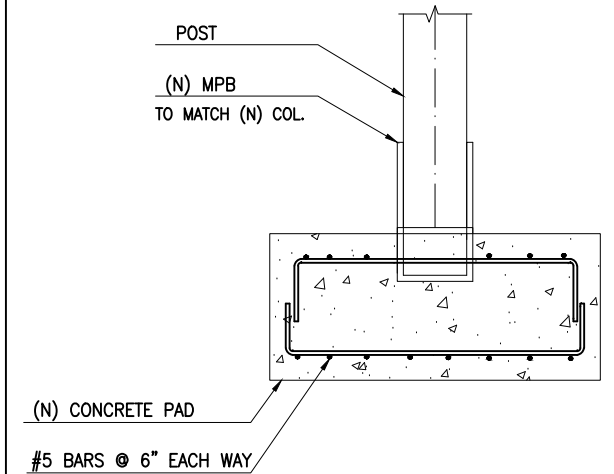
24 TYPICAL STEP FOOTING DET.

SCALE : N.T.S.



25 ROOF-TO-WALL TRUSS CONNECTION

SCALE : N.T.S.



26 FOOTING DETAIL

SCALE : N.T.S.

PROJECT SCOPE

8-UNITS APARTMENT

LEGAL PROPERTY DESCRIPTION:
APN :-
LOT:-
TRACT: --
YEAR BUILT:
ZONING CODE:-

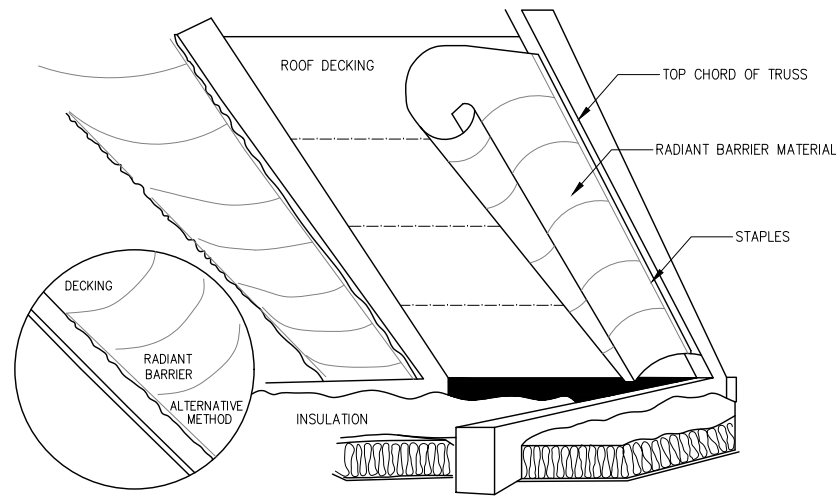
OWNER'S NAME:
-
OWNER'S ADDRESS:
-

SHEET TITLE:
STRUCTURAL
DETAILS

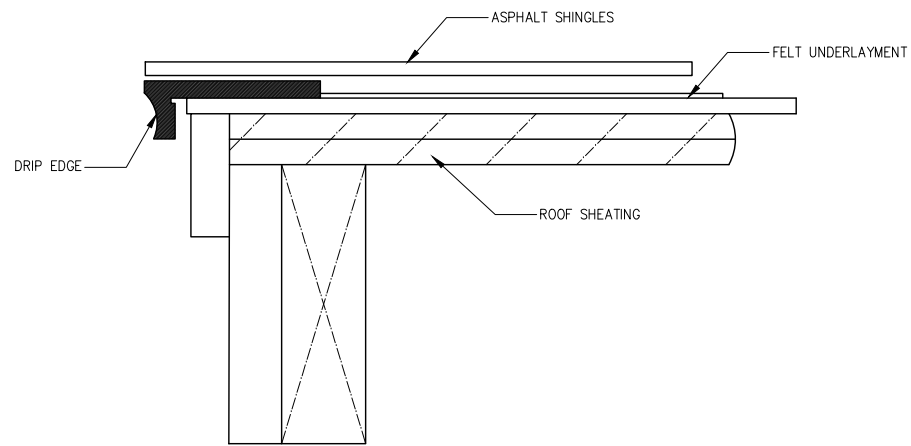
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DATE:
04/ 12/ 2022

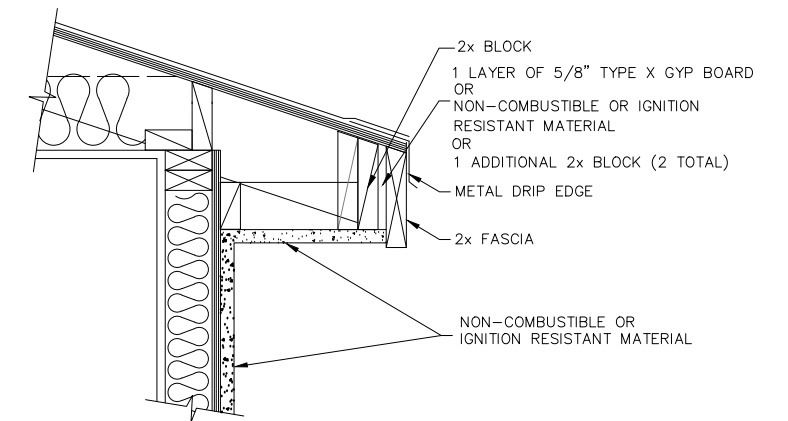
S-8



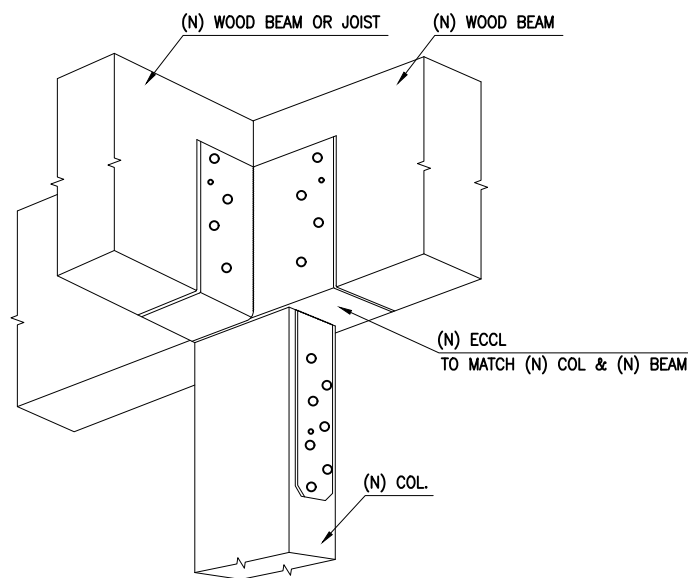
27 RADIANT ROOF BARRIER DET.
SCALE : N.T.S.



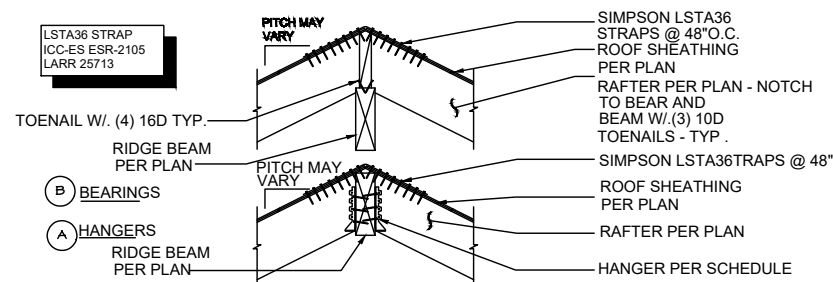
28 TYP. SECTION AT RAKE DET.
SCALE : N.T.S.



29 EAVE DET.
SCALE : N.T.S.

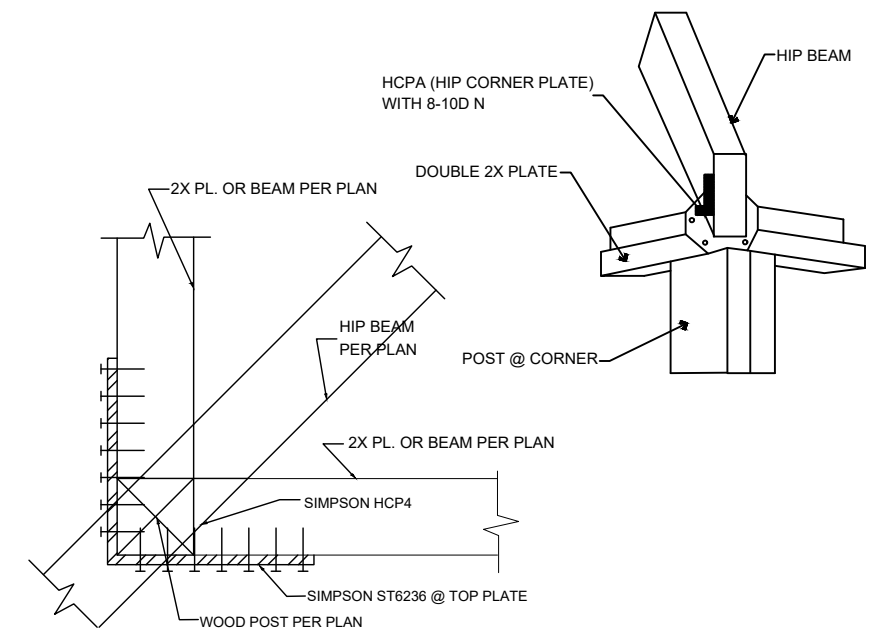


30 CONNECTION DETAILS
SCALE : N.T.S.



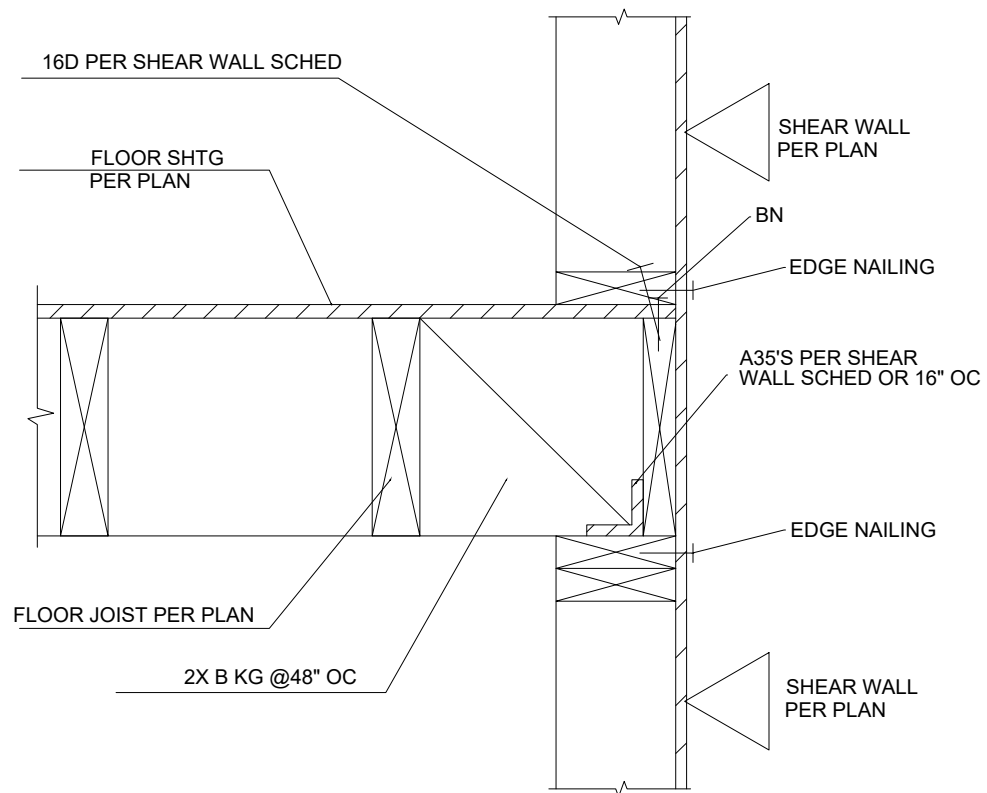
RAFTER HANGER SCHEDULE			
RAFTER SIZE	SIMPSON HANGER	SIMPSON HANGER	APPROVAL REPORTS
2X4	LUS24	55 LBS	ICC ES ESR 2549 LARR 25076
2X6	LUS26	1040 LBS	ICC ES ESR 2549 LARR 25076
2X8	LUS28	1320 LBS	ICC ES ESR 2549 LARR 25076
2X10	LUS210	1595 LBS	ICC ES ESR 2549 LARR 25076
2X12	LUS210	1595 LBS	ICC ES ESR 2549 LARR 25076

31 RIDGE FRAMING DETAIL
SCALE : N.T.S.

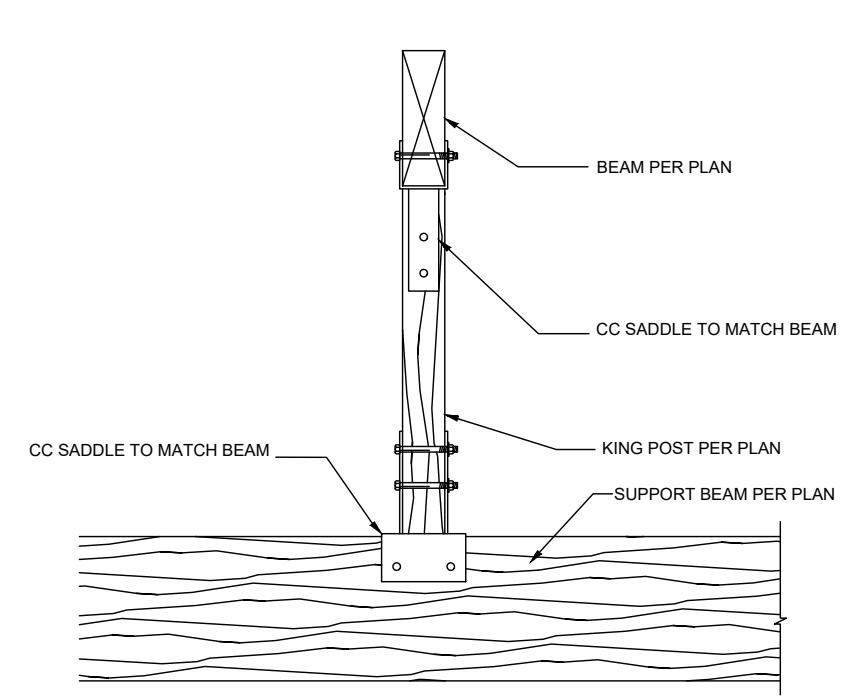


32 HIP BEAM TO WALL
SCALE : N.T.S.

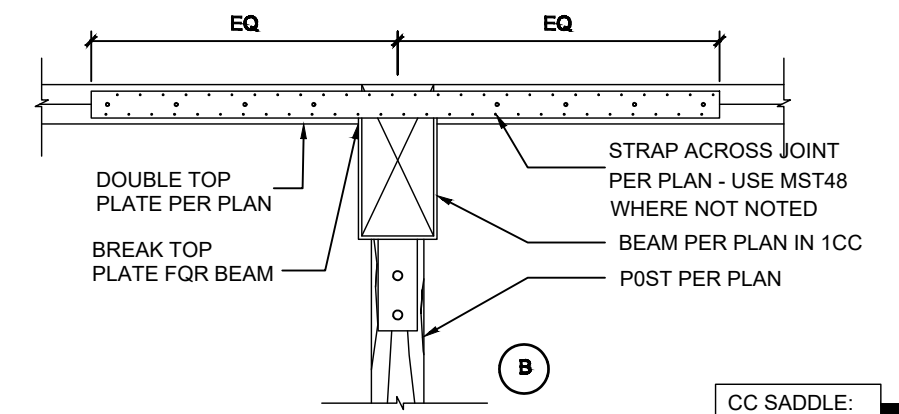
PROJECT SCOPE 8-UNITS APARTMENT	LEGAL PROPERTY DESCRIPTION: APN :- LOT:- TRACT: -- YEAR BUILT: ZONING CODE:-	OWNER'S NAME: - OWNER'S ADDRESS: -	SHEET TITLE: STRUCTURAL DETAILS SCALE: AS NOTED DATE: 04/ 12/ 2022
			S-9



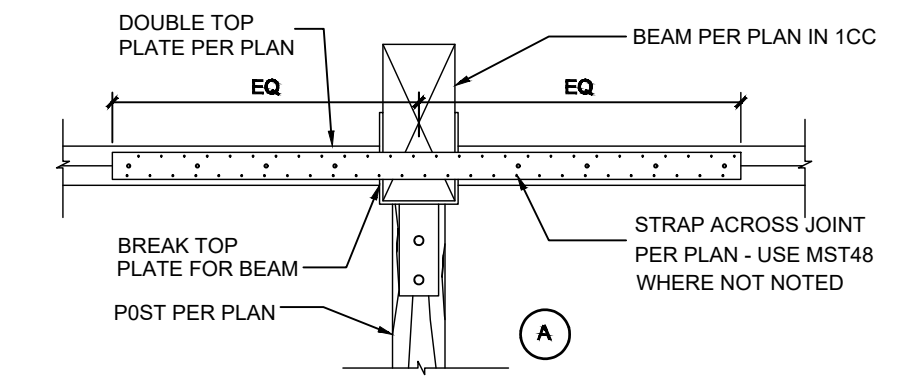
33 TYPICAL JOIST PARALLEL TO WALL DETAIL
SCALE : N.T.S.



34 KING POST DETAIL
SCALE : N.T.S.

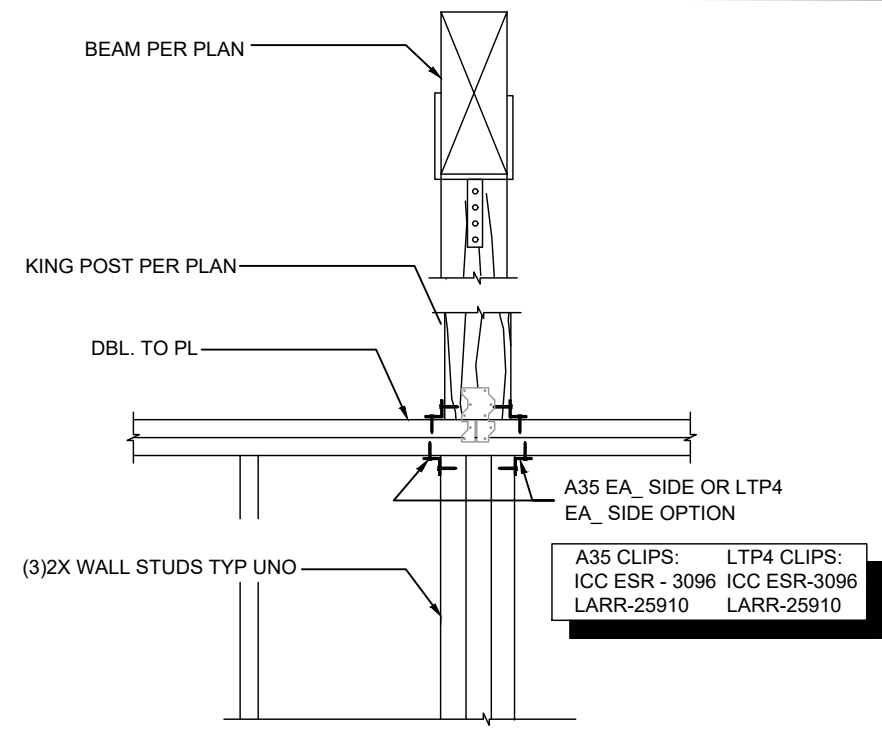


CC SADDLE:
ICC ESR-2604
LARR 25714



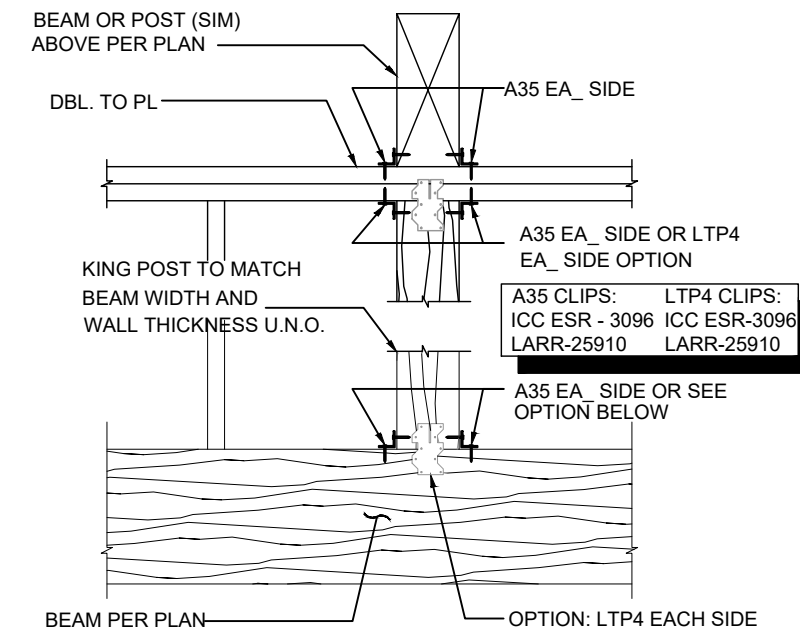
MST48 STRAO
ICC ESR - 2105
LARR 25713

37 BEAM TO POST CONNECTION
SCALE : N.T.S.



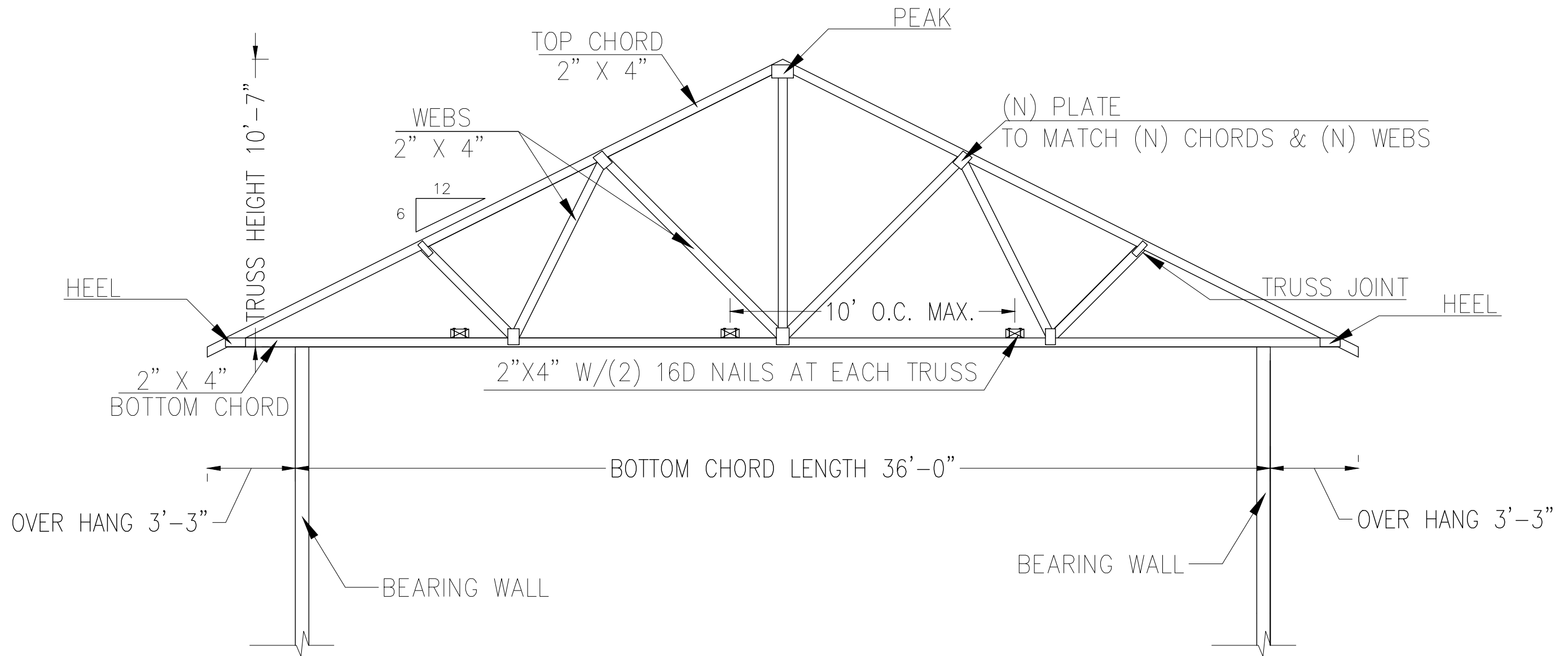
A35 CLIPS: LTP4 CLIPS:
ICC ESR - 3096 ICC ESR-3096
LARR-25910 LARR-25910

35 KING POST DETAIL
SCALE : N.T.S.



36 KING POST DETAIL
SCALE : N.T.S.

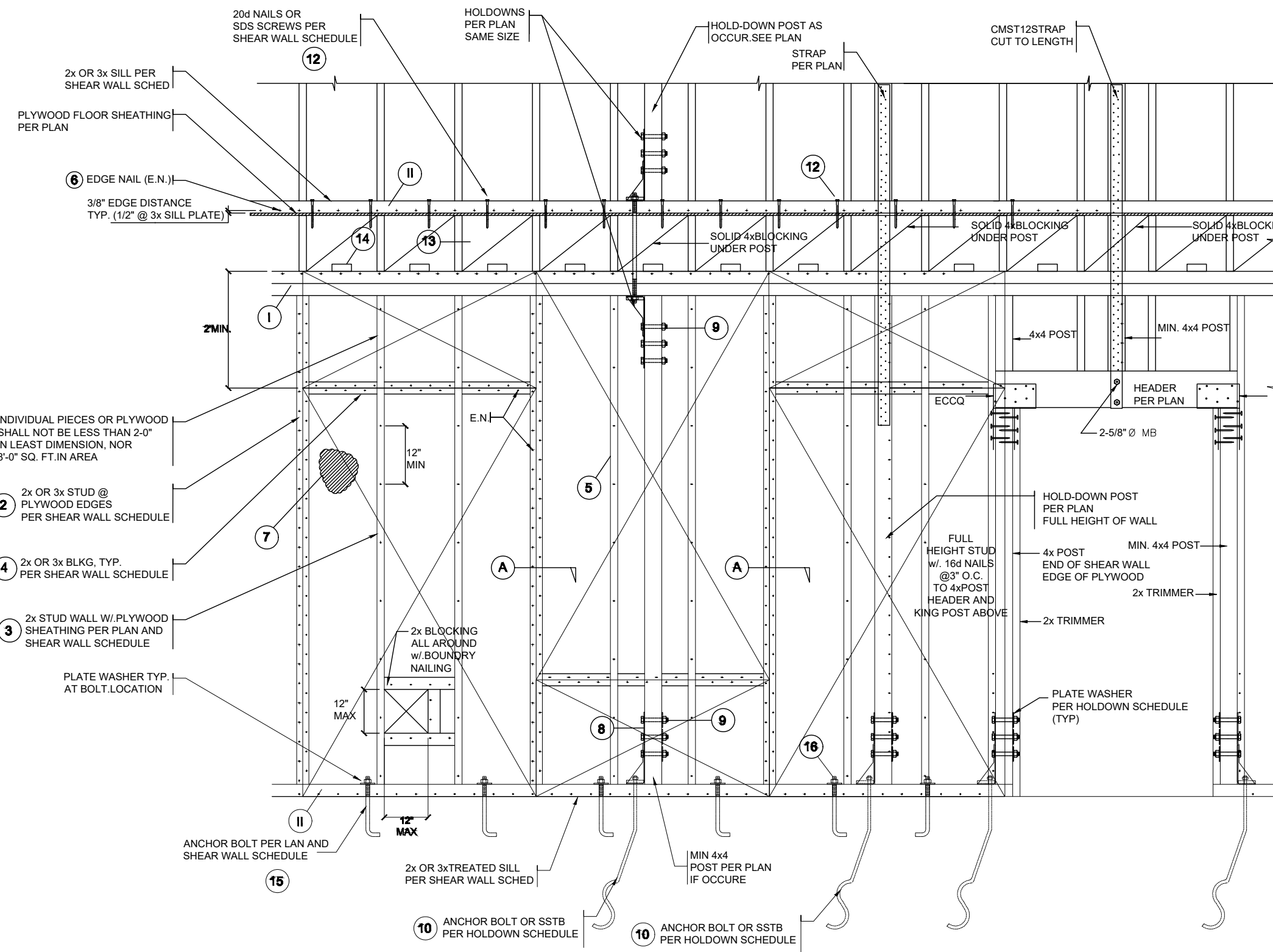
PROJECT SCOPE 8-UNITS APARTMENT	LEGAL PROPERTY DESCRIPTION: APN :- LOT:- TRACT: --	OWNER'S NAME: -	SHEET TITLE: STRUCTURAL DETAILS
	YEAR BUILT: ZONING CODE:-	OWNER'S ADDRESS: -	SCALE: AS NOTED DATE: 04/ 12/ 2022



38 TYP. MODIFIED QUEEN (MULTI-PANEL) TRUSS

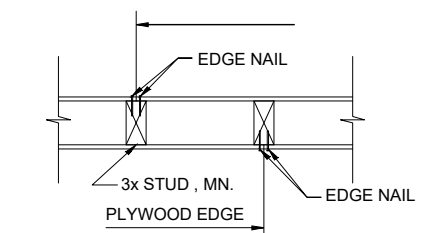
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PROJECT SCOPE 8-UNITS APARTMENT	-	LEGAL PROPERTY DESCRIPTION: APN :- LOT:- TRACT: --	OWNER'S NAME: -	SHEET TITLE: STRUCTURAL DETAILS
		YEAR BUILT: ZONING CODE:-	OWNER'S ADDRESS: -	SCALE: AS NOTED DATE: 04/ 12/ 2022



- 1- DBL TOP PLATE
- 2- DBL STUD @ 3x STUD @ 16" O.C. (10' MAX.) OTHERWISE 2X6 @ 16" O.C. (U.N.O.) 2X6 FOR EXTERIOR WALLS
- 3- 2X4 STUDS @ 16" O.C. (10' MAX.) OTHERWISE 2X6 @ 16" O.C. (U.N.O.) 2X6 FOR EXTERIOR WALLS
- 4- 2xBLK' G @ 3xBLK' G @ 12" O.C., COMMON NAILS ONLY
- 5- FIELD NAILING @ 12" O.C., COMMON NAILS ONLY
- 6- BOUNDARY NAILING AT PANEL EDGES COMMON NAILS ONLY
- 7- 1/2 THICK STRUCT I PLYWOOD (4 PLYS MIN.)
NO SUBSTITUTION AT PLYWOOD UNLESS A WRITTEN APPROVAL BY ENGINEER AF RECORD IS OBTAINED
PLYWOOD FACE GRAIN MAY VE HORZ. OR VERT.
- 8- HOLDOWN WHERE OCCURS W/ 4x POST MIN. (OR 2-2x4 FOR RETROFIT)
- 9- SQUARE WASHER PER SHEAR WALL NOTES
- 10- HOLDOWN ANCHOR BOLT PER ICBO & RR FOR EMBD
A.B. EDGE DISTANCE SHALL BE 3" MIN
WHERE CRIPPLE WALL BELOW IS HIGHER THAN 36 USE HD AT BASE OF SHERA WAKK CONNECTED TO AN WALL
INVERTED HD AT TOP OF CRIPPLE WALL & A THIRD HOLDOWN AT SILL PL OF CRIPPLE TO FOOTING
AT EXISTING CONC FOOTING USE ALL THREAD ANCHOR BOLT W/ SIMP ET22 EPOXY W/ 15" MIN. EMBD. & 3" EDGE DISTANCE RR#25185
- 11- PROVIDE 3X SILL PL. (P.T.) FOR SILLS THAT REST ON CONC OR MASONRY FOR WALLS
AT RAISED WOOD FLOOR USE 3X SILL PL. FOR FLOOR SILL & MUD SILL AT WALL
- 12- USE 20d NAILS @ 4" O.C. @ WALL
USE LAG SCREW PER SHEAR WALL SCHED. AT WALLS INTO 3x BLK'G
- 13- 2x BLK'G / RIM JOIST @ WALL
3x BLK'G / RIM JOIST @ WALL
- 14- SIMP A35 OR A35F PER SHEAR WALL SCHED AT BLK'G / SILL PL. SIMILAR AT DBL. TOP PL./BLK'G THE ABOVE SHALL
NOT BE REQ'D WHERE WALL SHEATHIGN EXTEND OVER BLK'G W / BOUNDARY NAILING WALL SILL PL. OR DBL.PL
TO LOWER PL. OR UPPER PL.
- 15- A307 STEEL ANCHOR BOLTS x 9" EMBD. MIN. SPACED AS PER S.W.S (EDGE DIST.=3" MIN.)
AT EXISTING CONT. FOOTING USE ALL THREAD A.B W/ 9" EMBD. W/ SIMP. EPOXY ET22 RR#25185 (30 MIN. EDGE DISTANCE)
- 16- USE SQUARE WASHERS AS PER 4 D OF SHEAR WALL NOTES FOR WALL

- NOTE**
- 1. SEE TIMBER NOTES FOR PLYWOOD GRADE
 - 2. ALL NAILS SHALL BE COMM WIRE NAILS
 - 3. PRE-DRILL HOLES FOR NAIL WHERE MEMBER TEND TO SPLIT
 - 4. RETIGHTEN NUTS BEFORE COVERING
 - 5. MAX. ACCUMULATED LENGTH OF OPENINGS IN A SHEAR PANEL SHALL NOT EXCEED 20% OF THE PANEL LENGTH
 - 6. ADD BLKG AROUND ALL OPENINGS IN SHEAR WALLS AND STRA ACCROSS
 - 7. CIRCULAR BORED HOLES OR SQUARE HOLES CUT WITH RADIUS AT EACH CORNER

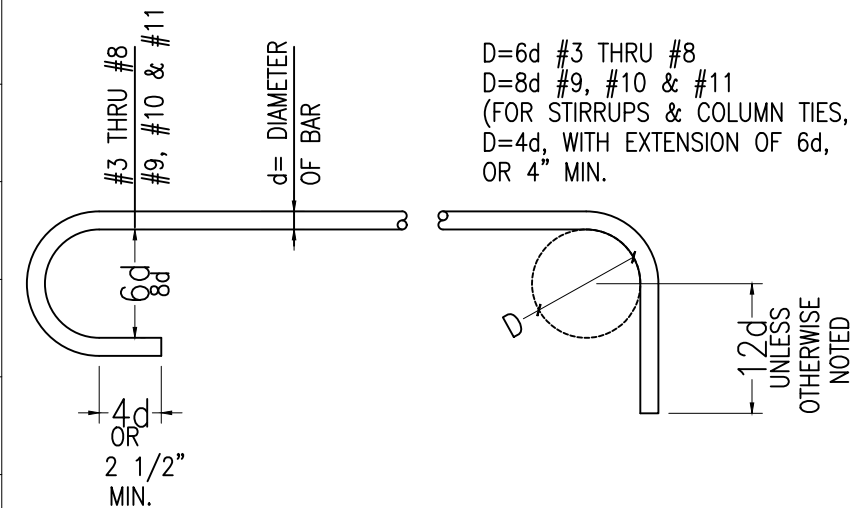
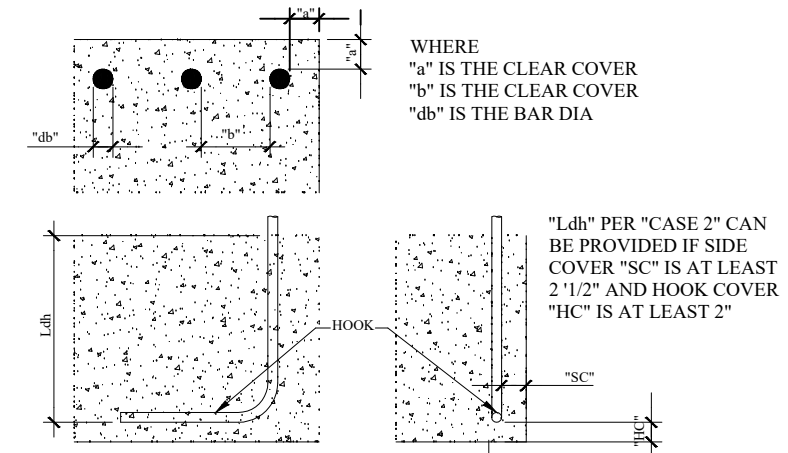


A PLYWOOD BOTH SIDES
WHERE PLYWOOD SHEATHING OCCURS ON BOTH SIDES OF WALL, STAGGER JOINTSON OPPOSITE SIDES WITH 3x STUD MN.

39 WOOD SHEAR WALL CONSTRUCTION DETAIL- N.T.S
SCALE : N.T.S.

PROJECT SCOPE 8-UNITS APARTMENT	LEGAL PROPERTY DESCRIPTION:	OWNER'S NAME:	SHEET TITLE: STRUCTURAL DETAILS
	APN :-	OWNER'S ADDRESS:	SCALE: AS NOTED
	LOT:-		DATE: 04/ 12/ 2022
	TRACT: --		S-12
	YEAR BUILT: ZONING CODE:-		

conc f' c	TENSION LAP SPLICE LENGTH (IN) (CLASS B)						DEVELOPMENT LENGTH "Ld" (IN) (CLASS A)						DEVELOPMENT LENGTH "Ldh" (IN) STANDARD HOOK					
	N.W. 3000 PSI		N.W. 4000 PSI		N.W. 5000 PSI		N.W. 3000 PSI		N.W. 4000 PSI		N.W. 5000 PSI		N.W. 3000 PSI		N.W. 4000 PSI		N.W. 5000 PSI	
	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER	CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2
#3	29	22	28	20	28	20	23	17	21	15	21	15	9	6	8	6	7	6
#4	39	29	34	25	30	23	30	22	26	19	23	17	11	8	10	7	9	6
#5	48	36	42	31	38	28	37	28	32	24	29	22	14	10	12	9	11	8
#6	58	43	50	37	45	34	45	33	39	29	35	26	17	12	15	10	13	9
#7	81	63	71	54	63	49	63	48	54	42	49	38	20	14	17	12	15	11
#8	93	72	81	62	72	56	72	55	62	48	56	43	22	16	19	14	17	12
#9	105	81	91	70	81	63	81	62	70	54	63	48	81	18	22	15	20	14
#10	118	91	102	79	92	70	91	70	79	61	70	54	91	20	24	17	22	15
#11	131	101	113	87	102	78	101	78	87	67	78	60	101	22	27	19	24	17



40 TYPICAL REBAR BENDS
SCALE : N.T.S.

PROJECT SCOPE 8-UNITS APARTMENT	LEGAL PROPERTY DESCRIPTION: APN :- LOT:- TRACT: -- YEAR BUILT: ZONING CODE:-	OWNER'S NAME: -	SHEET TITLE: STRUCTURAL DETAILS
		OWNER'S ADDRESS: -	SCALE: AS NOTED DATE: 04/ 12/ 2022

SHEAR WALL SCHEDULE NOTES:

- ALL PLYWOOD PANEL EDGE NAILING IS TO BE COMMON NAILS WITH 10d HAVING 1-5/8" MIN.PENETRATION INTO FRAMING.
- ALL NAILS ARE TO HAVE 1/2" MIN. EDGE DISTANCE FROM PANEL ENDS AND EDGES. DO NOT BREAK SURFACE LAM OF PLY WITH NAILHEAD.
- 5/8"Ø A307 ANCHOR "J" BOLTS x 7" MIN. INTO CONCRETE FOOTINGS. NOTE:ADDITIONAL THREAD LENGTH IS REQUIRED FOR 3x SILL PLATES.
- ALL ANCHOR BOLTS SHALL USE 35x35x5/16" PLATE WASHERS. DIAGONALLY SLOTTED PLATE WASHERS MAY BE USED WI.ADDITIONAL CUT WASHER PLACED BETWEEN THE NUT AND THE PLATE WASHER.THE DIAGONAL SLOT MAY BE L3/4" LONG X 13/16" WIDE MAX.
- USE COMMON NAILS FOR CONNECTING PLATES TO JOISTS AND BLOCKING -16d FOR 2 AND 30d FOR 3x.USE 3x NOMINAL BLOCKING OR RIM JOIST FOR ALL SILL NAILING. NAILS SHALL BE AT LEAST 1/2" FROM ALL EDGES OF SILL AND BLOCKING, WHERE MULTIPLE ROWS ARE REQUIRED, SPACE ROWS 1/2" MIN. BUT TAKE CARE NOT TO SPLIT THE WOOD.
- MIN.3x NOMINAL FRAMING SHALL BE USED AT ALL ADJOINING PANEL EDGES FOR ALL WALL WI.PLY ON (2) SIDES OR SINGLE SIDES PLY WALLS WITH 10d @ 3" O.C. OR LESS SPACING.
- WHERE PANELS ARE APPLIED TO BOTH SIDES OF THE STUDS,PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING SHALL BE 3x NOMINAL AND ALL NAILS SHALL BE STAGGERED.
- LOAD VALUES ARE BASED ON THE MINIMUM CAPACITIES FROM THE IBC CBC, AND LABC TABLE 2306.4.1.
- SDS 1/4"x6" WOOD SCREWS BY SIMPSON SHALL BE INSTALLED PER ICC-ES ESR-2236 AND/OR LARR #25711 AND SHALL HAVE 2-3/4" MIN.EMBED INTO FRAMING BELOW.
- WHERE CLIPS PACING PREVENTS CLIPS ON A SINGLE SIDE OF THE WALL FROM FITTING, ALTERNATIVE THE CLIPS ON EACH SIDE OF THE TOP PLATE TO THE RIM/BLOCKING ABOVE SPACE EACH LINE OF CLIPS 2 TIMES THE VALUE SHOWN IN THE SCHEDULE ABOVE.
- STAGGER LAGS AND SCREWS INTO 3X MIN.FRAMING BELOW WHERE SPACING IS 3" O.C. OR LESS IN A SINGLE ROW.
- REDUCED VALUES PER SECTION 4.3.3 OF SDPWS.
- PERIODIC SPECIAL INSPECTION IS REQUIRED FOR NAILING, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC FACTOR RESISTING SYSTEM, INCLUDING WOOD SHEAR AND HOLD-DOWNS. SPECIFIC INSP.BY A DEPUTY INSPECTOR IS REQUIRED WHERE FASTENER SPACING IS 4" O.C. OR LESS FOR SHEATHING.

GENERAL SHEAR WALL SCHEDULE NOTES:

- SHEAR WALL VALUES ARE FROM 2016 CALIFORNIA BUILDING CODE & 2017 LOS ANGELES COUNTY BUILDING CODE, TABLE 2306.4.1.
- ALL PLYWOOD IS TO BE STRUCTURAL I GRADE WI. (4) PILES MINIMUM, AND SHALL BE APPLIED DIRECTLY TO FRAMING MEMBERS.
- PLY SHEETS MAY BE APPLIED EITHER VERTICALLY OR HORIZONTALLY ACROSS THE STUDS.
- WHERE STUDS ARE SPACED AT 16" O.C.,PLY IS TO BE NAILED TO ALL INTERMEDIATE STUDS AT 12" O.C.WHERE STUDS ARE SPACED FARTHER THAN 16" O.C.PLY IS TO BE NAILED TO ALL INTERMEDIATE STUDS @ 6" O.C.
- ALL PLYWOOD JOINT NAILING AND SILL NAILING AND SILL NAILING IS TO BE STAGGERED.
- ALL ANCHOR BOLTS MUST BE 3"x3"x5/16 PLATE WASHERS W/DIAGONAL SLOTS ALLOWED. NOT CUT WASHERS ARE ALLOWED .SEE STRUCTURAL FRAMING NOTES FOR ADDITIONAL INFORMATION.
- ALL ANCHOR BOLTS ARE TO BE INSTALLED INTO 2500 psi MINIMUM CONCRETE @ 28" DAYS OR SOLID GROUTED MASONRY PER PLAN, U.N.O. SEE GENERAL
- PROVIDE PRE-DRILLED HOLES 65% TO 75% OF THE NAIL DIAMETER FOR NAILS LARGER THAN 20d.
- PRE-DRILL ALL PILOT HOLES FOR LAG SCREWS. HOLES SHALL BE 40%-70% OF THE THREADED SHANK DIAMETER AND THE FULL LAG DIAMETER FOR THE SMOOTH SHANK PORTION, AND TO A LENGTH AT LEAST EQUAL TO THE LENGTH OF THE THREADED PORTION.LAG INTO CENTER LINE OF RIM OR BLOCKING BELOW PLY DIAPHRAGM.
- ALL LAGS SHALL BE FASTENED INTO THE CENTERLINE OF THE RIMS OR BLOCKING BELOW THE PLY DIAPHRAGM WHERE OCCUR.
- STRUCTURAL OBSERVATION IS REQUIRED FOR ALL SHEAR WALL PANELS.

GENERAL MATERIAL SPECIFICATIONS

- LUMBER.** ALL JOISTS, RAFTERS, BEAMS, AND POSTS 2-INCHES TO 4-INCHES THICK SHALL BE NO. 2 GRADE DOUGLAS FIR-LARCH OR BETTER. ALL POSTS AND BEAMS 5 INCHES AND THICKER SHALL BE NO. 1 GRADE DOUGLAS FIR-LARCH OR BETTER. STUDS NOT MORE THAN 8 FEET LONG SHALL BE STUD-GRADE DOUGLAS FIR-LARCH OR BETTER WHEN SUPPORTING NOT MORE THAN ONE FLOOR, ROOF, AND CEILING. STUDS LONGER THAN 8 FEET SHALL BE NO. 2 GRADE DOUGLAS FIR-LARCH OR BETTER.
- CONCRETE.** CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS AND SHALL CONSIST OF 1 PART CEMENT, 3 PARTS SAND, 4 PARTS 1-INCH MAXIMUM SIZE ROCK, AND NOT MORE THAN 7-1/2 GALLONS OF WATER PER SACK OF CEMENT. (CRC R402.2)
- MORTAR.** MORTAR USED IN CONSTRUCTION OF MASONRY WALLS, FOUNDATION WALLS, AND RETAINING WALLS SHALL CONFORM TO ASTM C 270 AND SHALL CONSIST OF 1 PART PORTLAND CEMENT, 2-1/4 TO 3 PARTS SAND, AND 1/4 TO 1/2 PART HYDRATED LIME. (CBC 2103.2)
- GROUT.** GROUT SHALL CONFORM TO ASTM C 476 AND SHALL CONSIST OF 1 PART PORTLAND CEMENT, 1/10 PART HYDRATED LIME, 2-1/4 TO 3 PARTS SAND, AND 1 TO 2 PARTS GRAVEL. GROUT SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AT 28 DAYS. (CBC 2103.3)
- MASONRY.** MASONRY UNITS SHALL COMPLY WITH ASTM C 90 FOR LOAD-BEARING CONCRETE MASONRY UNITS. (CBC 2103.1)
- REINFORCING STEEL.** REINFORCING STEEL USED IN CONSTRUCTION OF REINFORCED MASONRY OR CONCRETE STRUCTURES SHALL BE DEFORMED AND COMPLY WITH ASTM A 615. (CBC 2103.4)
- STRUCTURAL STEEL.** STEEL USED AS STRUCTURAL SHAPES SUCH AS WIDE-FLANGE SECTIONS, CHANNELS, PLATES, AND ANGLES SHALL COMPLY WITH ASTM A36. PIPE COLUMNS SHALL COMPLY WITH ASTM A53. STRUCTURAL TUBES SHALL COMPLY WITH ASTM A500, GRADE B.
- FASTENERS FOR PRESERVATIVE-TREATED WOOD.**
FASTENERS FOR PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD - INCLUDING NUTS AND WASHERS -- SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER. (CRC R317.3.1)
EXCEPTION: 1/2-INCH DIAMETER OR GREATER STEEL BOLTS
EXCEPTION: FASTENERS OTHER THAN NAILS AND TIMBER RIVETS MAY BE OF MECHANICALLY DEPOSITED ZINC-COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B 695, CLASS 55 MINIMUM
EXCEPTION: PLAIN CARBON STEEL FASTENERS ACCEPTABLE IN SBX/DOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT.
- FASTENERS FOR FIRE-RETARDANT-TREATED WOOD.** FASTENERS FOR FIRE-RETARDANT-TREATED WOOD USED IN EXTERIOR APPLICATIONS OR WET OR DAMP LOCATIONS SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER. (CRC R317.3.3)
- GLUE LAMINATED:**
24F - V4 DF/DF PER AITC STANDARDS
FB = 2400 PSI FV= 165 PSI E= 1800000

SHEAR WALL SCHEDULE

MARK	MATERIAL THICKNESS STRUCT I PLY OR OSB	NAILING @ ALL PANEL EDGES (1.) & (2.)	SILL PLATE & FRAMING @ ADJOINING PANEL EDGES	ANCHOR BOLT SPACING (3.) & (4.)	SILL NAIL SPACING FOR PLY TO 3/4" THK (5.)	SILL NAIL SPACING FOR PLY TO 1-1/8" THK (5.)	SILL LAG BOLT OPTION	SIMPSON SDS 1/4x6 SCREWS TO SILL PLATE (9.)	A35 CLIP SPACING - TOP PLATE TO FRAM'S ABV.	LTP4 OPT. CLIP SPACING TOP PLATE TO FRAM'G ABV.	SEISMIC SHEAR WALL CAPACITY (8.)	WIND SHEATHING CAPACITY	SPECIAL INSPECTION REQUIRED (13.)
SINGLE SIDED SHEAR WALLS													
1	15/32"	10d @ 6" O.C.	2x MIN	5/8"Ø @ 48" O.C.	16d @ 5" O.C.	20d @ 4" O.C.	1/4"Ø @ 8" O.C.	18" O.C.	18" O.C.	20" O.C.	340 plf	340 plf (12.)	NO
2	15/32"	10d @ 4" O.C.	3x MIN	5/8"Ø @ 24" O.C.	-	-	3/8"Ø @ 5" O.C.	9" O.C.	8" O.C.	10" O.C.	510 plf	510 plf	YES
3 ^(6.)	15/32"	10d @ 3" O.C.	3x MIN	5/8"Ø @ 16" O.C.	-	-	3/8"Ø @ 4" O.C.	6" O.C.	8" O.C.	8-1/2" O.C.	665 plf	665 plf	YES
4 ^(6.)	15/32"	10d @ 2" O.C.	3x MIN	5/8"Ø @ 16" O.C.	-	-	3/8"Ø @ 3" O.C. (11.)	5-1/2" O.C.	6-1/2" O.C. (10.)	6-1/2" O.C.	870 plf	870 plf	YES
DOUBLE SIDED SHEAR WALL(S)													
5 ^(7.)	15/32"	10d @ 4" O.C.	3x MIN	5/8"Ø @ 12" O.C.	-	-	3/8"Ø @ 2 1/2" O.C. (11.)	4-1/2" O.C.	5-1/2" O.C. (10.)	5-1/2" O.C.	1020 plf	1020 plf	YES
6 ^(6.)	15/32"	10d @ 3" O.C.	3x MIN	5/8"Ø @ 8" O.C.	-	-	3/8"Ø @ 2" O.C. (11.)	3-1/2" O.C. (11.)	4" O.C. (10.)	4" O.C. (10.)	1330 plf	1862 plf	YES
7 ^(12.)	15/32"	10d @ 2" O.C.	3x MIN	5/8"Ø @ 8" O.C.	-	-	-	2-1/2" O.C. (11.)	3" O.C. (10.)	3" O.C. (10.)	1740 plf	1740 plf (12.)	YES

PROJECT SCOPE 8-UNITS APARTMENT	LEGAL PROPERTY DESCRIPTION: APN :- LOT:- TRACT: -- YEAR BUILT: ZONING CODE:-	OWNER'S NAME: -	SHEET TITLE: STRUCTURAL DETAILS
	OWNER'S ADDRESS: -	SCALE: AS NOTED DATE: 04/ 12/ 2022	S-14

WOOD FRAMING

1. **FASTENER REQUIREMENTS.** THE NUMBER, SIZE, AND SPACING OF FASTENERS CONNECTING WOOD MEMBERS/ELEMENTS SHALL NOT BE LESS THAN THAT SET FORTH IN CRC TABLE R602.3(1). (CRC R502.9, CRC R602.3, AND CRC R802.2)
2. **STUD SIZE, HEIGHT, AND SPACING.** THE SIZE, HEIGHT, AND SPACING OF STUDS SHALL BE IN ACCORDANCE WITH CRC TABLE R602.3(5). (CRC R602.3.1)
3. **SILL PLATE.** STUDS SHALL HAVE FULL BEARING ON NOMINAL 2-INCH THICK OR LARGER SILL PLATE WITH WIDTH AT LEAST EQUAL TO STUD WIDTH. (CRC R602.3.4)
4. **BEARING STUDS.** WHERE JOISTS, TRUSSES, OR RAFTERS ARE SPACED MORE THAN 16 INCHES ON CENTER AND THE BEARING STUDS BELOW ARE SPACED 24 INCHES ON CENTER, SUCH MEMBERS SHALL BEAR WITHIN 5 INCHES OF THE STUDS BENEATH. (CRC R602.3.3)
5. **DRILLING AND NOTCHING OF STUDS.** ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THE DIAMETER OF THE RESULTING HOLE IS NO MORE THAN 60% OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO MORE THAN 5/8 INCH TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. STUDS LOCATED IN EXTERIOR WALL OR BEARING PARTITIONS DRILLED OVER 40% AND UP TO 60% SHALL ALSO BE DOUBLED WITH NO MORE THAN TWO SUCCESSIVE STUDS BORED. (CRC R602.6)
6. **TOP PLATE.** WOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 24 INCHES. JOINTS IN PLATES NEED NOT OCCUR OVER STUDS. PLATES SHALL BE MINIMUM NOMINAL 2 INCHES THICK AND HAVE WIDTH AT LEAST EQUAL TO WIDTH OF STUDS. (CRC R602.3.2)
7. **TOP PLATE SPLICES.** TOP PLATE LAP SPLICES SHALL BE FACE-NAILED WITH MINIMUM 8 16D NAILS ON EACH SIDE OF SPLICE. (CRC R602.10.8.1)
8. **DRILLING AND NOTCHING OF TOP PLATE.** WHEN PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR LOAD-BEARING WALL, NECESSITATING CUTTING, DRILLING, OR NOTCHING OF THE TOP PLATE BY MORE THAN 50% OF ITS WIDTH, A GALVANIZED METAL TIE NOT LESS THAN 0.054-INCH THICK AND 1-1/2-INCHES WIDE SHALL BE FASTENED ACROSS AND TO THE PLATE AT EACH SIDE OF THE OPENING WITH NOT LESS THAN 8 10D NAILS HAVING A MINIMUM LENGTH OF 1-1/2 INCHES AT EACH SIDE OR EQUIVALENT. THE METAL TIE MUST EXTEND MINIMUM 6 INCHES PAST THE OPENING. (CRC R602.6.1)
9. **CRIPPLE WALLS.** FOUNDATION CRIPPLE WALLS SHALL BE FRAMED OF STUDS NOT LESS IN SIZE THAN THE STUDDING ABOVE. CRIPPLE WALLS MORE THAN 4 FEET IN HEIGHT SHALL HAVE STUDS SIZED AS REQUIRED FOR AN ADDITIONAL STORY. CRIPPLE WALLS WITH STUD HEIGHT LESS THAN 14 INCHES SHALL BE SHEATHED ON AT LEAST ONE SIDE WITH A WOOD STRUCTURAL PANEL FASTENED TO BOTH THE TOP AND BOTTOM PLATES IN ACCORDANCE WITH TABLE R602.3(1), OR THE CRIPPLE WALLS SHALL BE CONSTRUCTED OF SOLID BLOCKING. CRIPPLE WALLS SHALL BE SUPPORTED ON CONTINUOUS FOUNDATIONS. (CRC R602.9)
10. **WALL BRACING.** BUILDINGS SHALL BE BRACED IN ACCORDANCE WITH THE METHODS ALLOWED PER CRC R602.10.2, CRC R602.10.4, AND/OR CRC R602.10.5.
11. **BRACED WALL LINE SPACING.** SPACING BETWEEN BRACED WALL LINES SHALL NOT EXCEED 20 FEET OR ALTERNATE PROVISIONS OF CRC R602.10.1.3.
12. **SHEAR WALL CUMULATIVE LENGTH.** THE CUMULATIVE LENGTH OF SHEAR WALLS WITHIN EACH BRACED WALL LINE SHALL MEET THE PROVISIONS OF CRC TABLE R602.10.3(1) FOR WIND LOADS AND CRC TABLE R602.10.3(2) FOR SEISMIC LOADS. (CRC R602.10.1.1)
13. **SHEAR WALL SPACING.** SHEAR WALLS SHALL BE LOCATED NOT MORE THAN 25 FEET ON CENTER. (CRC R602.10.2.2)
14. **SHEAR WALL OFFSET.** SHEAR WALLS MAY BE OFFSET OUT-OF-PLAN NOT MORE THAN 4 FEET FROM THE DESIGNATED BRACED WALL LINE AND NOT MORE THAN 8 FEET FROM ANY OTHER OFFSET WALL CONSIDERED PART OF THE SAME BRACED WALL LINE. (CRC R602.10.1.2)
15. **SHEAR WALL LOCATION.** SHEAR WALLS SHALL BE LOCATED AT THE ENDS OF EACH BRACED WALL LINE OR MEET THE ALTERNATE PROVISIONS OF CRC R602.10.2.2.
16. **INDIVIDUAL SHEAR WALL LENGTH.** SHEAR WALLS SHALL MEET MINIMUM LENGTH REQUIREMENTS OF CRC R602.10.6.5.1.
17. **CRIPPLE WALL BRACING.** CRIPPLE WALLS SHALL BE BRACED PER CRC R602.10.11.
18. **SHEAR WALL AND DIAPHRAGM NAILING.** ALL SHEAR WALLS, ROOF DIAPHRAGMS, AND FLOOR DIAPHRAGMS SHALL BE NAILED TO SUPPORTING CONSTRUCTION PER CRC TABLE R602.3(1). (CRC R604.3)
19. **SHEAR WALL JOINTS.** ALL VERTICAL JOINTS IN SHEAR WALL SHEATHING SHALL OCCUR OVER, AND BE FASTENED TO, COMMON STUDS. HORIZONTAL JOINTS IN SHEAR WALLS SHALL OCCUR OVER, AND BE FASTENED TO, MINIMUM 1-1/2-INCH-THICK BLOCKING. (CRC R602.10.10)
20. **FRAMING OVER OPENINGS.** HEADERS, DOUBLE JOISTS, OR TRUSSES OF ADEQUATE SIZE TO TRANSFER LOADS TO VERTICAL MEMBERS SHALL BE PROVIDED OVER WINDOW AND DOOR OPENINGS IN LOAD-BEARING WALLS AND PARTITIONS. (CBC 2304.3.2)
21. **JOISTS UNDER BEARING PARTITIONS.** JOISTS UNDER PARALLEL BEARING PARTITIONS SHALL BE OF ADEQUATE SIZE TO SUPPORT THE LOAD. DOUBLE JOISTS, SIZED TO ADEQUATELY SUPPORT THE LOAD, THAT ARE SEPARATED TO PERMIT THE INSTALLATION OF PIPING OR VENTS SHALL BE FULL-DEPTH SOLID-BLOCKED WITH MINIMUM 2-INCH NOMINAL LUMBER SPACED AT MAXIMUM 4 FEET ON CENTER. BEARING PARTITIONS PERPENDICULAR TO JOISTS SHALL NOT BE OFFSET FROM SUPPORTING GIRDERS, WALLS, OR PARTITIONS MORE THAN THE JOIST DEPTH UNLESS SUCH JOISTS ARE OF SUFFICIENT SIZE TO CARRY THE ADDITIONAL LOAD. (CRC R502.4)
22. **JOISTS ABOVE OR BELOW SHEAR WALLS.** WHERE JOISTS ARE PERPENDICULAR TO A SHEAR WALL ABOVE OR BELOW, A RIM JOIST, BAND JOIST, OR BLOCKING SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE SHEAR WALL. WHERE JOISTS ARE PARALLEL TO A SHEAR WALL ABOVE OR BELOW, A RIM JOIST, END JOIST, OR OTHER PARALLEL FRAMING SHALL BE PROVIDED DIRECTLY ABOVE AND/OR BELOW THE SHEAR WALL. WHERE A PARALLEL FRAMING MEMBER CANNOT BE LOCATED DIRECTLY ABOVE AND/OR BELOW THE SHEAR WALL, FULL-DEPTH BLOCKING AT 16-INCH SPACING SHALL BE PROVIDED BETWEEN THE PARALLEL FRAMING MEMBERS TO EACH SIDE OF THE SHEAR WALL. (CRC R602.10.8)
23. **FLOOR MEMBER BEARING.** THE ENDS OF EACH FLOOR JOIST, BEAM, OR GIRDER SHALL HAVE MINIMUM 1-1/2 INCHES OF BEARING ON WOOD OR METAL AND MINIMUM 3 INCHES OF BEARING ON MASONRY OR CONCRETE EXCEPT WHERE SUPPORTED ON A 1-INCH-BY-4-INCH RIBBON STRIP AND NAILED TO THE ADJOINING STUD OR BY THE USE OF APPROVED JOIST HANGERS. (CRC R502.6)
24. **FLOOR JOIST LAP.** FLOOR JOISTS FRAMING OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP MINIMUM 3 INCHES AND SHALL BE NAILED TOGETHER WITHIN MINIMUM 3 10D FACE NAILS. A WOOD OR METAL SPLICE WITH STRENGTH EQUAL TO OR GREATER THAN THAT PROVIDED BY THE LAP IS PERMITTED. (CRC R502.6.1)
25. **FLOOR JOIST-TO-GIRDER SUPPORT.** FLOOR JOISTS FRAMING INTO THE SIDE OF A WOOD GIRDER SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS OR ON LEDGER STRIPS MINIMUM NOMINAL 2 INCHES BY 2 INCHES. (CRC R502.6.2)
26. **FLOOR JOIST LATERAL RESTRAINT.** FLOOR JOISTS SHALL BE SUPPORTED Laterally AT ENDS AND EACH INTERMEDIATE SUPPORT BY MINIMUM 2-INCH FULL-DEPTH BLOCKING, BY ATTACHMENT TO FULL-DEPTH HEADER, BAND JOIST, OR RIM JOIST, TO AN ADJOINING STUD, OR SHALL BE OTHERWISE PROVIDED WITH LATERAL SUPPORT TO PREVENT ROTATION. (CRC R502.7)
27. **FLOOR JOIST BRIDGING.** FLOOR JOISTS EXCEEDING NOMINAL 2 INCHES BY 12 INCHES SHALL BE SUPPORTED Laterally BY SOLID BLOCKING, DIAGONAL BRIDGING (WOOD OR METAL), OR A CONTINUOUS 1-INCH-BY-3-INCH STRIP NAILED ACROSS THE BOTTOM OF JOISTS PERPENDICULAR TO JOISTS AT MAXIMUM 8-FOOT INTERVALS. (CRC R502.7.1)

28. **FRAMING OF FLOOR OPENINGS.** OPENINGS IN FLOOR FRAMING SHALL BE FRAMED WITH A HEADER AND TRIMMER JOISTS. WHEN THE HEADER JOIST SPAN DOES NOT EXCEED 4 FEET, THE HEADER JOIST MAY BE A SINGLE MEMBER THE SAME SIZE AS THE FLOOR JOIST. SINGLE TRIMMER JOISTS MAY BE USED TO CARRY A SINGLE HEADER JOIST LOCATED WITHIN 3 FEET OF THE TRIMMER JOIST BEARING. WHEN THE HEADER JOIST SPAN EXCEEDS 4 FEET, THE TRIMMER JOISTS AND HEADER JOIST SHALL BE DOUBLED AND OF SUFFICIENT CROSS SECTION TO SUPPORT THE FLOOR JOISTS FRAMING INTO THE HEADER. APPROVED HANGERS SHALL BE USED FOR THE HEADER-JOIST-TO-TRIMMER-JOIST CONNECTIONS WHEN THE HEADER JOIST SPAN EXCEEDS 6 FEET. TAIL JOISTS OVER 12 FEET LONG SHALL BE SUPPORTED AT THE HEADER BY FRAMING ANCHORS OR ON LEDGER STRIPS MINIMUM 2 INCHES BY 2 INCHES. (CRC R502.10)
29. **GIRDERS.** GIRDERS FOR SINGLE-STORY CONSTRUCTION OR GIRDERS SUPPORTING LOADS FROM A SINGLE FLOOR SHALL NOT BE LESS THAN 4 INCHES BY 6 INCHES FOR SPANS 6 FEET OR LESS, PROVIDED THAT GIRDERS ARE SPACED NOT MORE THAN 8 FEET ON CENTER. OTHER GIRDERS SHALL BE DESIGNED TO SUPPORT THE LOADS SPECIFIED IN THE CBC. GIRDER END JOINTS SHALL OCCUR OVER SUPPORTS. WHEN A GIRDER IS SPLICED OVER A SUPPORT, AN ADEQUATE TIE SHALL BE PROVIDED. THE ENDS OF BEAMS OR GIRDERS SUPPORTED ON MASONRY OR CONCRETE SHALL NOT HAVE LESS THAN 3 INCHES OF BEARING. (CBC 2308.7)
30. **RIDGES, HIPS, AND VALLEYS.** RAFTERS SHALL BE FRAMED TO A RIDGE BOARD OR TO EACH OTHER WITH A GUSSET PLATE AS A TIE. RIDGE BOARDS SHALL BE MINIMUM 1-INCH NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. AT ALL VALLEY AND HIPS, THERE SHALL BE A VALLEY OR HIP RAFTER NOT LESS THAN 2-INCH NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION OR BE DESIGNED TO CARRY AND DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT. WHERE THE ROOF PITCH IS LESS THAN 3:12 SLOPE (25% GRADIENT), STRUCTURAL MEMBERS THAT SUPPORT RAFTERS AND CEILING JOISTS, SUCH AS RIDGES, HIPS, AND VALLEYS, SHALL BE DESIGNED AS BEAMS. (CRC R802.3)
31. **CEILING JOIST AND RAFTER CONNECTIONS.** CEILING JOISTS AND RAFTERS SHALL BE NAILED TO EACH OTHER PER CRC TABLE R802.5.1(9), AND THE RAFTER SHALL BE NAILED TO THE WALL TOP PLATE PER CRC TABLE R602.3(1). CEILING JOISTS SHALL BE CONTINUOUS OR SECURELY JOINED PER CRC TABLE R802.5.1(9) WHERE THEY MEET OVER INTERIOR PARTITIONS AND ARE NAILED TO ADJACENT RAFTERS TO PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING WHEN SUCH JOISTS ARE PARALLEL TO RAFTERS. WHERE CEILING JOISTS ARE NOT CONNECTED TO THE RAFTERS AT THE WALL TOP PLATE, JOISTS CONNECTED HIGHER IN THE ATTIC SHALL BE INSTALLED AS RAFTER TIES, OR RAFTER TIES SHALL BE INSTALLED TO PROVIDE A CONTINUOUS TIE. WHERE CEILING JOISTS ARE NOT PARALLEL TO RAFTERS, RAFTER TIES SHALL BE INSTALLED. RAFTER TIES SHALL BE MINIMUM 2 INCHES BY 4 INCHES NOMINAL, INSTALLED PER CRC TABLE R802.5.1(9), OR CONNECTIONS OF EQUIVALENT CAPACITIES SHALL BE PROVIDED. WHERE CEILING JOISTS OR RAFTER TIES ARE NOT PROVIDED, THE RIDGE FORMED BY THESE RAFTERS SHALL BE SUPPORTED BY A WALL OR ENGINEER-DESIGNED GIRDER. (CRC R802.3.1)
32. **CEILING JOISTS LAPPED.** ENDS OF CEILING JOISTS SHALL BE LAPPED MINIMUM 3 INCHES OR BUTTED OVER BEARING PARTITIONS OR BEAMS AND TOENailed TO THE BEARING ELEMENT. WHERE CEILING JOISTS PROVIDE RESISTANCE TO RAFTER THRUST, LAPPED JOISTS SHALL BE NAILED TOGETHER PER CRC TABLE R602.3(1) AND BUTTED JOISTS SHALL BE TIED TOGETHER IN A MANNER TO RESIST SUCH THRUST. (CRC R802.3.2)
33. **COLLAR TIES.** COLLAR TIES OR RIDGE STRAPS TO RESIST WIND UPLIFT SHALL BE CONNECTED IN THE UPPER THIRD OF THE ATTIC SPACE. COLLAR TIES SHALL BE A MINIMUM 1 INCH BY 4 INCHES NOMINAL AND SPACED AT MAXIMUM 4 FEET ON CENTER. (CRC R802.3.1)
34. **PURLINS.** PURLINS INSTALLED TO REDUCE THE SPAN OF RAFTERS SHALL BE SIZED NOT LESS THAN THE REQUIRED SIZE OF THE RAFTERS THEY SUPPORT. PURLINS SHALL BE CONTINUOUS AND SHALL BE SUPPORTED BY 2-INCH-BY-4-INCH NOMINAL BRACES INSTALLED TO BEARING WALLS AT A MINIMUM 45-DEGREE SLOPE FROM HORIZONTAL. THE BRACES SHALL BE SPACED MAXIMUM 4 FEET ON CENTER WITH A MAXIMUM 8-FOOT UNBRACED LENGTH. (CRC R802.5.1)
35. **ROOF/CEILING MEMBER BEARING.** THE ENDS OF EACH RAFTER OR CEILING JOIST SHALL HAVE NOT LESS THAN 1-1/2 INCHES OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3 INCHES OF BEARING ON MASONRY OR CONCRETE. (CRC R802.6)
36. **ROOF/CEILING MEMBER LATERAL SUPPORT.** ROOF FRAMING MEMBERS AND CEILING JOISTS WITH A NOMINAL DEPTH-TO-THICKNESS RATIO EXCEEDING 5:1 SHALL BE PROVIDED WITH LATERAL SUPPORT AT POINTS OF BEARING TO PREVENT ROTATION. (CRC R802.8)
37. **ROOF/CEILING BRIDGING.** RAFTERS AND CEILING JOISTS WITH A NOMINAL DEPTH-TO-THICKNESS RATIO EXCEEDING 6:1 SHALL BE SUPPORTED Laterally BY SOLID BLOCKING, DIAGONAL BRIDGING (WOOD OR METAL), OR A CONTINUOUS 1-INCH-BY-3-INCH WOOD STRIP NAILED ACROSS THE RAFTERS OR CEILING JOISTS AT MAXIMUM 8-FOOT INTERVALS. (CRC R802.8.1)
38. **FRAMING OF ROOF/CEILING OPENINGS.** OPENINGS IN ROOF AND CEILING FRAMING SHALL BE FRAMED WITH A HEADER AND TRIMMER JOISTS. WHEN THE HEADER JOIST SPAN DOES NOT EXCEED 4 FEET, THE HEADER JOIST MAY BE A SINGLE MEMBER THE SAME SIZE AS THE CEILING JOIST OR RAFTER. SINGLE TRIMMER JOISTS MAY BE USED TO CARRY A SINGLE HEADER JOIST LOCATED WITHIN 3 FEET OF THE TRIMMER JOIST BEARING. WHEN THE HEADER JOIST SPAN EXCEEDS 4 FEET, THE TRIMMER JOISTS AND HEADER JOIST SHALL BE DOUBLED AND OF SUFFICIENT CROSS SECTION TO SUPPORT THE CEILING JOISTS OR RAFTERS FRAMING INTO THE HEADER. APPROVED HANGERS SHALL BE USED FOR THE HEADER-JOIST-TO-TRIMMER-JOIST CONNECTIONS WHEN THE HEADER JOIST SPAN EXCEEDS 6 FEET. TAIL JOISTS OVER 12 FEET LONG SHALL BE SUPPORTED AT THE HEADER BY FRAMING ANCHORS OR ON LEDGER STRIPS MINIMUM 2 INCHES BY 2 INCHES. (CRC R502.10)
39. **ROOF FRAMING ABOVE SHEAR WALLS.** RAFTERS OR ROOF TRUSSES SHALL BE CONNECTED TO TOP PLATES OF SHEAR WALLS WITH BLOCKING BETWEEN THE RAFTERS OR TRUSSES. (CRC R602.10.8)
40. **ROOF DIAPHRAGM UNDER FILL FRAMING.** ROOF PLYWOOD SHALL BE CONTINUOUS UNDER CALIFORNIA FILL FRAMING.
41. **ROOF DIAPHRAGM AT RIDGES.** MINIMUM 2-INCH NOMINAL BLOCKING REQUIRED FOR ROOF DIAPHRAGM NAILING AT RIDGES.
42. **BLOCKING OF ROOF TRUSSES.** MINIMUM 2-INCH NOMINAL BLOCKING REQUIRED BETWEEN TRUSSES AT RIDGE LINES AND AT POINTS OF BEARING AT EXTERIOR WALLS.
43. **TRUSS CLEARANCE.** MINIMUM 1/2-INCH CLEARANCE REQUIRED BETWEEN TOP PLATES OF INTERIOR NON-BEARING PARTITIONS AND BOTTOM CHORDS OF TRUSSES.
44. **DRILLING, CUTTING, AND NOTCHING OF ROOF/FLOOR FRAMING.** NOTCHES IN SOLID LUMBER JOISTS, RAFTERS, BLOCKING, AND BEAMS SHALL NOT EXCEED ONE-SIXTH THE MEMBER DEPTH, SHALL BE NOT LONGER THAN ONE-THIRD THE MEMBER DEPTH, AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT MEMBER ENDS SHALL NOT EXCEED ONE-FOURTH THE MEMBER DEPTH. THE TENSION SIDE OF MEMBERS 4 INCHES OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT MEMBER ENDS. THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE MEMBER DEPTH. HOLES SHALL NOT BE CLOSER THAN 2 INCHES TO THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES TO THE NOTCH. (CRC R502.8.1)
45. **EXTERIOR LANDINGS, DECKS, BALCONIES, AND STAIRS.** SUCH ELEMENTS SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE TO RESIST BOTH VERTICAL AND LATERAL FORCES OR SHALL BE DESIGNED TO BE SELF-SUPPORTING. ATTACHMENT SHALL NOT BE ACCOMPLISHED BY USE OF TOENAILS OR NAILS SUBJECT TO WITHDRAWAL. (CRC R311.3)
46. **FIREBLOCKING.** FIREBLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS (CRC R302.11 AND CRC R1003.19):
 - a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 - i. VERTICALLY AT THE CEILING AND FLOOR LEVELS
 - ii. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
 - b. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS
 - c. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN
 - d. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION
 - e. AT CHIMNEYS AND FIREPLACES PER ITEM E.49
 - f. CORNICES OF A TWO-FAMILY DWELLING AT THE LINE OF DWELLING-UNIT SEPARATION

47. **FIREBLOCKING MATERIALS.** EXCEPT AS OTHERWISE SPECIFIED IN ITEMS E.48 AND E.49, FIREBLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS WITH THE INTEGRITY MAINTAINED (CRC R302.11.1):
 - a. TWO-INCH NOMINAL LUMBER
 - b. TWO THICKNESSES OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
 - c. ONE THICKNESS OF 23/32-INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 23/32-INCH WOOD STRUCTURAL PANEL
 - d. ONE THICKNESS OF 3/4-INCH PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH PARTICLEBOARD
 - e. 1/2-INCH GYPSUM BOARD
 - f. 1/4-INCH CEMENT-BASED MILLBOARD
 - g. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OF OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10-FOOT HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS. UNFACED FIBERGLASS BATT INSULATION USED AS FIREBLOCKING SHALL FILL THE ENTIRE CROSS-SECTION OF THE WALL CAVITY TO A MINIMUM HEIGHT OF 16 INCHES MEASURED VERTICALLY.
48. **FIREBLOCKING AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL.** SUCH OPENINGS SHALL BE FIREBLOCKED WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. (CRC R302.11)
49. **FIREBLOCKING OF CHIMNEYS AND FIREPLACES.** ALL SPACES BETWEEN CHIMNEYS AND FLOORS AND CEILINGS THROUGH WHICH CHIMNEYS PASS SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIAL SECURELY FASTENED IN PLACE. THE FIREBLOCKING OF SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS, OR HEADERS SHALL BE SELF-SUPPORTING OR BE PLACED ON STRIPS OF METAL OR METAL LATH LAID ACROSS THE SPACES BETWEEN COMBUSTIBLE MATERIAL AND THE CHIMNEY. (CRC R1003.19)
50. **DRAFTSTOPPING.** IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES (CRC R302.12):
 - a. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING
 - b. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS
51. **DRAFTSTOPPING MATERIALS.** DRAFTSTOPPING SHALL NOT BE LESS THAN 1/2-INCH GYPSUM BOARD, 3/8-INCH WOOD STRUCTURAL PANELS, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED. (CRC R302.12.1)
52. **COMBUSTIBLE INSULATION CLEARANCE.** COMBUSTIBLE INSULATION SHALL BE SEPARATED MINIMUM 3 INCHES FROM RECESSED LUMINAIRES, FAN MOTORS, AND OTHER HEAT-PRODUCING DEVICES. (CRC R302.14)

<p><i>PROJECT SCOPE</i></p> <p>8-UNITS APARTMENT</p>	LEGAL PROPERTY DESCRIPTION:	OWNER'S NAME:	SHEET TITLE:	
	APN :-	-	STRUCTURAL DETAILS	
	LOT:-	-	OWNER'S ADDRESS:	SCALE: AS NOTED
	TRACT: --	-	-	DATE: 04/ 12/ 2022
	YEAR BUILT: ZONING CODE:-			S-15

ELEMENT/CONNECTI ON		FASTENER	LOCATION
ROOF			
1.	Blocking between ceiling joists, rafters or trusses to top plate or other framing below	3 - 8d common (2 1/2" x 0.131") 3-10d box (3"x0.128") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples, 7/16" crown	Toenail each end
	Blocking between rafters or truss not at the wall top plate, to rafter or truss	2 - 8d common (2 1/2" x 0.131") 2 - 3" x 0.131" nails 2 - 3" 14 gage staples	toenail each end
	Flat blocking to truss and web filler	16d common (3 1/2"x0.162") @6" o.c. 3-3"x0.131" nails @ 6" o.c. 3-3" 14 gage staples @ 6" o.c.	Face nail
2.	Ceiling joists to top plate	3-8d common 3-10d box 3-3"x0.131" nails 3-3" 14 gage staples, 7/16" crown	Toenail each joist
3.	Ceiling joist not attached to parallel rafter, laps over partitions (no thrust) (Table and Section 2308.7.3.1)	3-16d common 4-10d box 4-3"x0.131" nails 4-3" 14 gage staples, 7/16" crown	Face nail
4.	Ceiling joists attached to parallel rafter (heel joint) (Table and Section 2308.7.3.1)	Table 2308.7.3.1	Face nail
5.	Collar tie to rafter	3-10d common 4-10d box 4-3"x0.131" nails 4-3" 14 gage staples, 7/16" crown	Face nail
6.	Rafter or roof truss to top plate (Table and section 2308.7.5)	3-10 common 3-16d box 4-10d box 4-3"x0.131" nails 4-3" 14 gage staples, 7/16" crown	Toenail (c)
7.	Roof rafters to ridge valley	2-16d common	End nail

	or hip rafters; or roof rafter to 2" ridge beam	3-10d box 3-3"x0.131" nails 3-3" 14 gage staples, 7/16" crown	Toenail
		3-10d common 3-16d box 4-10d box 4-3"x0.131" nails 4-3" 14 gage staples, 7/16" crown	Toenail
WALL			
8.	Stud to Stud (not at braced wall panels)	16d common	24" o.c. face nail
		10d box 3"x0.131" nails 3" 14 gage staples, 7/16" crown	16" o.c. face nail
9.	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d common	16" o.c. face nail
		16d box	12" o.c. face nail
		3"x0.131" nails 3" 14 gage staples, 7/16" crown	12" o.c. face nail
10.	Built-up header	16d common	16" o.c. each edge, face nail
		16d box	12" o.c. each edge, face nail
11.	Continuous header to stud	4-8d common 4-10d box	Toenail
12.	Top plate to top plate	16d common	16" o.c. face nail
		10d box 3"x0.131" nails 3" 14 gage staples, 7/16" crown	12" o.c. face nail
13.	Top plate to top plate, at end joints	8-16d common 12-10d box 12-3"x0.131" nails 12-3" 14 gage staples, 7/16" crown	Each side of end joint, face nail (min 24" lap splice length each side of end joint)
14.	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common	16" o.c. face nail
		16d box 3"x0.131" nails 3" 14 gage staples, 7/16" crown	12" o.c. face nail
15.	Bottom plate to joist, rim joist, band joist or blocking at braced wall panels	2-16d common 3-16d box 4-3"x0.131" nails 4-3" 14 gage staples, 7/16" crown	16" o.c. face nail
16.	Stud to top or bottom plate	4-8d common 4-10d box 4-3"x0.131" nails 4-3" 14 gage staples, 7/16" crown	Toenail
		2-16d common 3-10d box 3-3"x0.131" nails 3-3" 14 gage staples, 7/16" crown	End nail

17.	Top or bottom plate to stud	2-16d common 3-10d box 3-3"x0.131" nails 3-3" 14 gage staples, 7/16" crown	End nail
18.	Top plates, laps at corners and intersections	2-16d common 3-10d box 3-3"x0.131" nails 3-3" 14 gage staples, 7/16" crown	Face nail
19.	1" brace to each stud and plate	2-8d common 2-10d box 2-3"x0.131" nails 2-3" 14 gage staples, 7/16" crown	Face nail
20.	1"x6" sheathing to each bearing	2-8d common 2-10d box	Face nail
21.	1"8" and wider sheathing to each bearing	3-8d common 3-10d box	Face nail
FLOOR			
22.	Joist to sill, top plate, or girder	3-8d common 3-10d box 3-3"x0.131" nails 3-3" 14 gage staples, 7/16" crown	Toenail
23.	Rim joist, band joist, or blocking to top plate, sill or other framing below	8d common 10d box 3"x0.131" nails 3" 14 gage staples, 7/16" crown	6" o.c., toenail
24.	1"x6" subfloor or less to each joist	2-8d common 2-10d box	Face nail
25.	2" subfloor to joist or girder	2-16d common	Face nail
26.	2" plank	2-16d common	Each bearing, face nail
27.	Built up girders and beams, 2" lumber layers	20d common	32" o.c. face nail at top and bottom staggered on opposite sides
		10d box 3"x0.131" nails 3" 14 gage staples, 7/16" crown	24" o.c. face nail at top and bottom staggered on opposite sides
		And 2-20d common 3-10d box 3-3"x0.131" nails 3-3" 14 gage staples, 7/16" crown	Ends and at each splice, face nail
28.	Ledger strip supporting joists or rafters	3-16d common 4-10d box 4-3"x0.131" nails 4-3" 14 gage staples, 7/16" crown	Each joist or rafter, face nail
29.	Joist to band joist or rim joist	3-16d common 4-10d box 4-3"x0.131" nails 4-3" 14 gage staples, 7/16" crown	End nail
30.	Bridging or blocking to	2-8d common	Each end, toenail

	joist, rafter or truss	2-10d box 2-3"x0.131" nails 2-3" 14 gage staples, 7/16" crown	
WOOD STRUCTURAL PANS, SUB FLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING (d)			
31.	3/8"-1/2"	6d common or deformed (2"x0.113") (subfloor and wall) 8d box or deformed (roof) 2 3/8"x0.113" nail (subfloor and wall) 1 3/4" 16 gage staple, 7/16" crown 2 3/8" x0.113" nail (roof) 1 3/4" 16 gage staple, 7/16" crown (roof)	6" edge 12" intermediate supports 4" edge 8" intermediate supports 3" edge 6" intermediate supports
32.	19/32"-3/4"	8d common 6d deformed 2 3/8"x0.113" nail 2" 16" gage staple, 7/16" crown	6" edge 12" intermediate supports 4" edge 8" intermediate supports
33.	7/8"-1/4"	10d common 8d deformed	6" edge 12" intermediate supports
OTHER EXTERIOR WALL SHEATHING			
34.	1/2" fiberboard sheathing (b)	1 1/2" galvanized roof nail 1 1/4" 16 gage staple with 7/16" or 1" crown	3" edge 6" intermediate supports
35.	25/32" fiberboard sheathing (b)	1 3/4" galvanized roof nail 1 1/2" 16 gage staple with 7/16" or 1" crown	3" edge 6" intermediate supports
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
36.	3/4" and less	8d common 6d deformed	6" edge 12" intermediate supports
37.	7/8"-1"	8d common 8d deformed	6" edge 12" intermediate supports
38.	1 1/8"-1 1/4"	10d common 8d deformed	6" edge 12" intermediate supports
PANEL SIDING TO FRAMING			
39.	1/2" or less	6d corrosion-resistant siding 6d corrosion-resistant casing	6" edge 12" intermediate supports
40.	5/8"	8d corrosion-resistant siding 8d corrosion-resistant casing	6" edge 12" intermediate supports
INTERIOR PANELING			
41.	1/4"	4d casing 4d finish	6" edge 12" intermediate supports
42.	3/8"	6d casing 6d finish	6" edge 12" intermediate supports

For SI: 1 inch = 25.4 mm.

- a. Nails spaced at 6 inches at intermediate supports where spans are 48" or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
- b. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).

- c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafters shall be permitted to be reduced by one nail.

** See Table 2304.10.1 for more information

<i>PROJECT SCOPE</i>	-	LEGAL PROPERTY DESCRIPTION:	OWNER'S NAME:	SHEET TITLE:
		APN :-	-	STRUCTURAL DETAILS
8-UNITS APARTMENT	-	LOT:-	OWNER'S ADDRESS:	SCALE: AS NOTED
		TRACT:-	-	DATE: 04/ 12/ 2022
		YEAR BUILT: ZONING CODE:-		S-16