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PROPERTY ADDRESS:

OWNER:

<i>PROJECT SCOPE</i>		LEGAL PROPERTY DESCRIPTION:	OWNER'S NAME:	SHEET TITLE:	
		APN:		COVER SHEET	
		TRACT:	OWNER'S ADDRESS:	SCALE: AS NOTED	0-0
		YEAR BUILT:		DATE:	
		ZONING CODE:		1/15/2022	

ARCHITECTURAL

GENERAL

- MECHANICAL VENTILATION.
 - 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.
- 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.
- EXIT/ ENTRANCE DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD.
- PROVIDE LOW CONSUMPTION WATER CLOSETS AND LOW FLOW SHOWER HEADS.
- PROVIDE APPROVED STUCCO WEEP SCREEDS AT SILL PLATE OF ALL STUCCO WALLS. STUCCO FINISH SHALL NOT EXTEND BELOW FINISH GRADE.
- BATHROOM FLOORS OVER WOOD SHALL HAVE WATER-PROOF PROTECTION. PROVIDE RESILIENT FLOORING OVER 15# FELT BONDED TO PLYWOOD SUBFLOOR.
- 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.
- ALL PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE INSPECTED AND APPROVED BY BUILDING INSPECTOR BEFORE COVERING.
- FIRE BLOCK AT MID-HEIGHT WALLS OVER 8'-0" HIGH.
- COMFORT HEATING WILL BE PROVIDED TO EVERY DWELLING UNIT AS REQUIRE BY CODE.
- 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.
- CONDUCT ALL ROOF DRAINAGE UNDER SIDEWALK TO STREET BY MEANS OF AN APPROVED NONEROSIVE DEVICE.
- BATHTUB AND SHOWER UNITS, INCLUDING BACKING, SHALL BE OF TYPE APPROVED BY THE PLUMBING DEPARTMENT.
- TELEVISION ANTENNA SHALL BE LOCATED 7' ABOVE FLAT ROOFS.
- PROVIDE U.L. APPROVED SMOKE AND FIRE DETECTORS WITHIN 12" OF CEILING AND WERE SHOWN ON PLANS. HARD WIRED WITH BATTERY BACK UP.
- PROVIDE SMALL APPLIANCE CIRCUITS IN KITCHEN -- 12 OUTLET MAX ON 20 AMP SERVICE -- 9 OUTLETS MAX ON 15 AMP CIRCUIT.

STRUCTURAL

GENERAL

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2019 CBC EDITION AND ALL OTHER APPLICABLE REQUIREMENTS, ORDINANCES, AND REGULATIONS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE.
- UNLESS SHOWN OR NOTED OTHERWISE, TYPICAL DETAILS AND GENERAL NOTES SHALL BE USED WHENEVER APPLICABLE.
- 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.
- COPIES OF ALL INSPECTIONS, REPORTS, TEST RESULTS, ETC. SHALL BE SENT TO STRUCTURAL ENGINEER.

FOUNDATION

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

CONCRETE

- ALL WORK SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF F' C=4500 P.S.I. @ 28 DAYS.
- SIDES OF FOOTINGS PADS MAY BE POURED AGAINST STABLE EARTH.
- 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
- PORTLAND CEMENT TYPE WATER CEMENT RATIO IS 36 GALLONS OF WATER PER CUBIC YARD OF CONCRETE

STRUCTURAL STEEL

- STRUCTURAL STEEL A STM36, STRUCTURAL PIPE ASTM A53 GD.B TUBING ASTM A501.
- WELDING BY A LICENSED FABRICATOR USING CERTIFIED WELDERS.
- WELDING -- ELECTRIC ARC PROCESS.
- ALL FIELD STRUCTURAL WELDING TO HAVE CONTINUOUS INSPECTION.
- ALL WELDING TO BE DONE BY WELDERS CERTIFIED BY THE 2019 CBC BUILDING DEPARTMENT. CONTINUOUS INSPECTION REQUIRED.
- REINFORCEMENT STEEL ASTM A615 GRADE 40.

WOOD

- ALL LUMBER -- DOUGLAS FIR, LARCH EXCEPT AS NOTED. ALL LUMBER SHALL BE GRADE MARKED, AND MUST BE GRADE MARKED.
- JOISTS, RAFTERS, AND BEAMS -- NO. 1 GRADE, EXCEPT AS NOTED.
- MISC. FRAMING (STUDS, FURRING, ETC.) -- "STANDARD" GRADE D.F.
- SHEATHING - "STANDARD" GRADE OR UTILITY GRADE.
- PLYWOOD -- DOUGLAS FIR. -- PS 1-95.
- SILL PLATES - PRESSURE TREATED D.F. ON FASTENER FOR PRESERVATIVES TREAATED SHALL BE HOT-DIPPED ZINC COATED GALVANIZED STEEL.
- HOLES FOR BOLTS -- SAME SIZE AS BOLT OR 1/16" LARGER.
- BOLTS TO HAVE STANDARD CUT WASHERS.
- SOLID FIRE BLOCKING IN STUD WALLS @ 6'-0" MAX.
- NAILING SHALL CONFORM TO TABLE 2304.9.1.
- ALL ROOF SHEATHING SHALL BE INSPECTED BEFORE APPLYING ROOFING TO INSURE SOUNDBOARDS AND NAILING.
- 2X BLOCKING AT 10'-0" FOR ROOF RAFTER, 8'-0" FOR FLOOR JOISTS.

ROOF FRAMING

- ROOF SHEATHING SHALL BE 1/2" PLYWOOD IDENTIFICATION INDEX 24/0 (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

- FLOOR SHEATHING SHALL BE 5/8" PLYWOOD, IDENTIFICATION INDEX 32/16 (OR EQUIVALENT) NAILED WITH 10D @ 6" ALL SUPPORTED EDGES AND OVERALL STUD WALLS. 10D @ 10" AT ALL INTERMEDIATE BEARINGS.
- ALL INTERIOR BEARING WALLS HEADERS SHALL BE AS FOLLOWS (EXCEPT AS NOTED ON PLANS), 4'-0" MAX. OPNG. 4X4 5'-0" VIA. OPNG. 4X8 (2-2 X10 MAY BE USED WHERE FLUSH FRAMING REQUIRED UNO).
- PROVIDE DOUBLE JOIST UNDER PARTITIONS RUNNING PARALLEL TO FRAMING. 1/2" CDX PLYWOOD SHEATHING W/8D 6", 6", 12"

ADDITIONAL NOTES

- ANCHOR BOLT PER PIECE LOCATED NOT MORE THAN 12" OR LESS THAN 7 BOLT DIAMETERS FROM EACH END OF THE PLACE.
- ANCHOR BOLT 5/8"x10" EMBEDDED 7" AND SPACED MAXIMUM 4' W/ 3" x 3" x 1/4" PLATE WASHERS MINIMUM
- PROVIDE TWO LAYERS OF GRADED PAPER OVERALL WOOD BASE SHEATHING
- ATTACHED PRIVATE GARAGE AHALL BE SEPARATED FROM THE DWELLING UNIT AND ATTIC. BY. MINIMUM 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE.
- HOUSE STREET NUMBER VISIBLE AND LEGIBLE FROM STREET
- 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

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

ELECTRICAL

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

STRUCTURAL

- EPOXY REQUIRES SPECIAL INSPECTION
- WELDING CONNECTION REQUIRES SPECIAL INSPECTION
- 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
- 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 DUTLETS SD.CM.ETC
- 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 DF EXTERIOR DOOR AND WINDOW ASSEMBLIES PENETRATE DNS TERMINATIONS DF EXTERIOR WALL ASSEMBLIES EXTERIOR WALL INTERSECTIONS WITH ROOFS CHIMNEYS PDROCHES DECKS BALCDNIES AND SIMILAR PRDJECTJDNS AND AT BUILT-IN GUTTERS AND SIMILAR LDCATIONS WHERE MDISTURE CDULD ENTER THE WALL FLASHING WITH PROJECTING FLANGES SHALL BE INSTALLED ON BDTH SIDE AND THE ENDS DF CDPINGS UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTING TRIM.
- 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 ORNOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- 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)
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
- PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- ALL INTERIOR AND EXTERIOR STAIN/VAYS SHALL BE ILLUMINATED. (R303.7)
- 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.
 - ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
 - ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED.
 - HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION
- 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

- 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.
- CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, CONCRETE STRENGTH FC 2500 PSI, 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)
- FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD(2304.11.2.4)
- 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.
- SHOP WELDS MUST BE PERFORMED IN A LADBS LICENCED FABRICATOR'S SHOP.
- LADBS LICENSED FABRICATOR IS REQUIRED FOR (TRUSSES), (STRUCTURAL STEEL),
- GLUED-LAMINATED TIMBERS MUST BE FABRICATED IN A LADBS LICENCED SHOP. IDENTIFY GRADE SYMBOL AND LAMINATION SPECIES PER 2012 NDS SUPPLEMENT TABLE 5-A.
- PROVIDE LEAD HOLE 40% -- 70% OF THREADED SHANK DIAMETER AND FULL DIAMETER FOR SMOOTH SHANL-PORITION.
- 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.
- 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)

- A COPY OF THE LOS ANGELES RESEARCH REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

- 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)
- 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.
- ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
- ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED.
- HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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)
- 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.
- 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)
- ALL OTHER OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS OF NOT LESS THAN 6 INCHES IN ONE DIMENSION. (6716)

<i>PROJECT SCOPE</i>	LEGAL PROPERTY DESCRIPTION:	OWNER'S NAME:	SHEET TITLE:
	APN :		GENERAL NOTES
	LOT:		
	TRACT:	OWNER'S ADDRESS:	SCALE: AS NOTED
	YEAR BUILT: ZONING CODE:		DATE: 1/ 15/ 2022
			G-1

GENERAL NOTES

A. GENERAL

1. 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 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. OBTAIN APPROVAL FROM REAL ESTATE BUSINESS UNIT OF DWP (213) 367-0562.
2. OBTAIN PERMITS FROM PUBLIC WORKS PRIOR TO CONSTRUCTION FOR:
 - A. TEMPORARY PEDESTRIAN PROTECTION AS REQUIRED BY LABC SECTION 3306.
 - B. FOR ANY CONSTRUCTION NEAR ANY STREET OR PUBLIC AREA.
3. OUTLETS ALONG WALL COUNTER SPACE, ISLAND AND PENINSULA COUNTER SPACE IN KITCHENS SHALL HAVE A MAXIMUM SPACING OF 48". (210-52 NEC)
4. ALL NEW LIGHTING SHALL BE FROM AN ENERGY HIGH EFFICACY LIGHT SOURCE (E.G. FLUORESCENT LAMP). (T-24, SEC. 150(K))
5. 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-CANDELES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
6. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE
7. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
8. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3)
9. 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)
10. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4)
11. LOS ANGELES CITY ELECTRICAL TEST LAB RESEARCH REPORT IS REQUIRED TO USE AN ELECTRO-MECHANICAL LIFT FOR PROVIDED PARKING SPACES.
12. "A MAINTENANCE OF VEHICLE LIFT SYSTEM (2-LEVELS OR MORE) AFFIDAVIT" SHALL BE APPROVED AND RECORDED PRIOR TO ISSUING A BUILDING PERMIT.
13. 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)
14. 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)
15. 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)
16. 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)

C. BATHROOMS

1. 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)
2. 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)
3. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
4. A MIN 12" SQ. ACCESS PANEL TO THE BATHTUB TRAP SLIP JOINT CONNECTION IS REQUIRED. (PLUMBING CODE SECTION 402.10)

C. LAUNDRY ROOM

1. 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)
2. 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

1. PROVIDE 32" WIDE DOORS TO ALL INTERIOR ACCESSIBLE ROOMS WITHIN A DWELLING UNIT. (LARC SECTION R101, LABC SECTION 6304.1)
2. 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)
3. OCCUPIED ROOFS SHALL BE PROVIDED WITH EXITS AS REQUIRED FOR STORIES.

D. GRADING AND FOUNDATION

1. IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED. (LARC SECTION R401.4)
2. FOUNDATION AND FLOOR SLABS SHALL CONFORM TO THE FOLLOWING OR THE RECOMMENDATION OF AN APPROVED SOILS REPORT :

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

- A. EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE SUPPORTED ON CONTINUOUS FOOTINGS.
- B. FOOTINGS SHALL BE REINFORCED WITH A MINIMUM 4 - ½ -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.
- C. THE SOIL BELOW AN INTERIOR CONCRETE SLAB SHALL BE SATURATED WITH MOISTURE TO A DEPTH OF 18 INCHES PRIOR TO PLACING THE CONCRETE.
- D. 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 3½ INCH THICK AND SHALL BE REINFORCED WITH #4 REBAR AT 16 INCH ON CENTER IN BOTH DIRECTIONS.
3. 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)
4. 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)
5. 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)
6. 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)
7. PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET. (LARC R903.4, LABC 1502.1, 7013.9)

F. ZONING NOTES

1. 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/2C 2002-006.

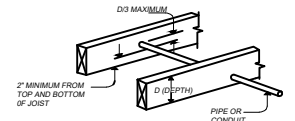
G. SPECIAL HAZARDS

1. 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.
2. 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.
3. 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 1011/S.2/A440 (RESEARCH REPORT NOT REQUIRED). (R308.6.9)
4. PRE-FAB FIREPLACES ARE REQUIRED TO HAVE MANUFACTURER, MODEL, AND UNDERWRITER LABORATORIES CERTIFICATION (OR ICC-ES).
5. 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)
6. 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.)
7. 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.
8. 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)
9. 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). (31626)
10. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000). (R314.2.2)
11. 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)
12. 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)
13. 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
 1. PROVIDE LEAD HOLE 40%-70% OF THREADED SHANK DIA. AND FULL DIA. FOR SMOOTH SHANK PORTION OF LAG BOLTS.
 2. ALL BOLT HOLES, OTHER THAN LAG BOLT HOLES, SHALL BE DRILLED 1/32 TO 1/16" OVERSIZED.
 3. PROVIDE LATERAL SUPPORT FOR THE TOP OF INTERIOR NON-BEARING WALLS WHEN MANUFACTURED TRUSSES ARE USED. (LABC 1607.15)
 4. PROVIDE DOUBLE JOISTS UNDER PARALLEL BEARING PARTITIONS. (LARC SEC. R502.4, LABC SECTION 2308.4.5)

1. ALL SITE DRAINAGE SHALL FLOW AWAY FROM THE PROPOSED DEVELOPMENT AND EXISTING STRUCTURES AND SHALL HAVE POSITIVE DRAINAGE TO THE STREET. DRAINAGE ONTO NEIGHBORING LOTS (CROSS LOT DRAINAGE) IS NOT ALLOWED.
2. OWNER/DEVELOPER TO SUBMIT A PAD CERTIFICATION FOR THE EARTHWORK COMPACTION PRIOR TO FOUNDATION INSPECTION APPROVAL. PAD CERTIFICATION SHALL BE STAMPED FROM A PROFESSIONAL ENGINEER WHO IS APPROVED FOR THIS TYPE OF WORK.
3. OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ALL WATER AND SEWER UTILITIES TO THIS ADDITIONAL UNIT. ALL COSTS FOR ANY ADDITIONAL WATER SERVICES/METERS OR SEWER LATERAL CONNECTIONS WILL BE PAID AND CONSTRUCTED BY THE OWNER/DEVELOPER WITH APPROVE PLANS AND AN ENCROACHMENT PERMITS OBTAINED FROM PUBLIC WORK DEPARTMENT.
4. THIS PROJECT IS UNDER 10,000 IMPERVIOUS SQUARE FEET AND THE OWNER/DEVELOPER SHALL MEET THE MINIMUM STANDARDS AS OUTLINED ON THE ATTACHED CITY OF MONROVIA LOW IMPACT DEVELOPMENT STANDARDS.

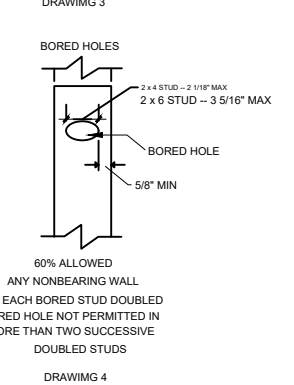
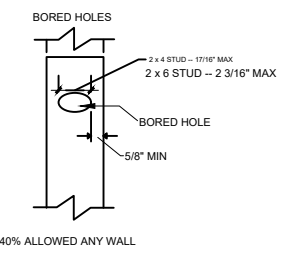
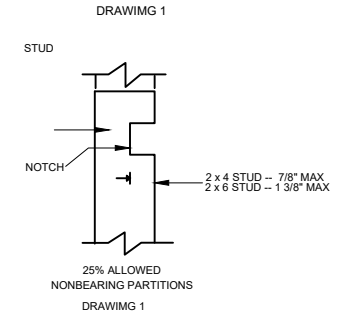
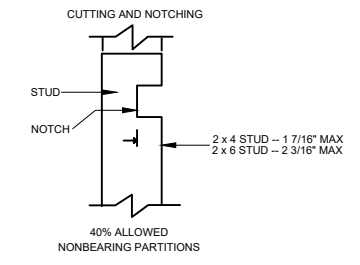
4. PROVIDE DOUBLE JOISTS UNDER PARALLEL BEARING PARTITIONS. (LARC SEC. R502.4, LABC SECTION 2308.4.5)
5. PROVIDE FULL LENGTH STUDS (BALLOON FRAME) ON EXTERIOR WALLS OF ROOMS WITH VAULTED CEILING. (LARC SECTION R602.3, LABC SECTION 2308.5.1, TABLE 2308.5.1.)
6. ALL ROOF AND SHEAR WALL NAILING SHALL UTILIZE 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)
7. 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)
8. 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)



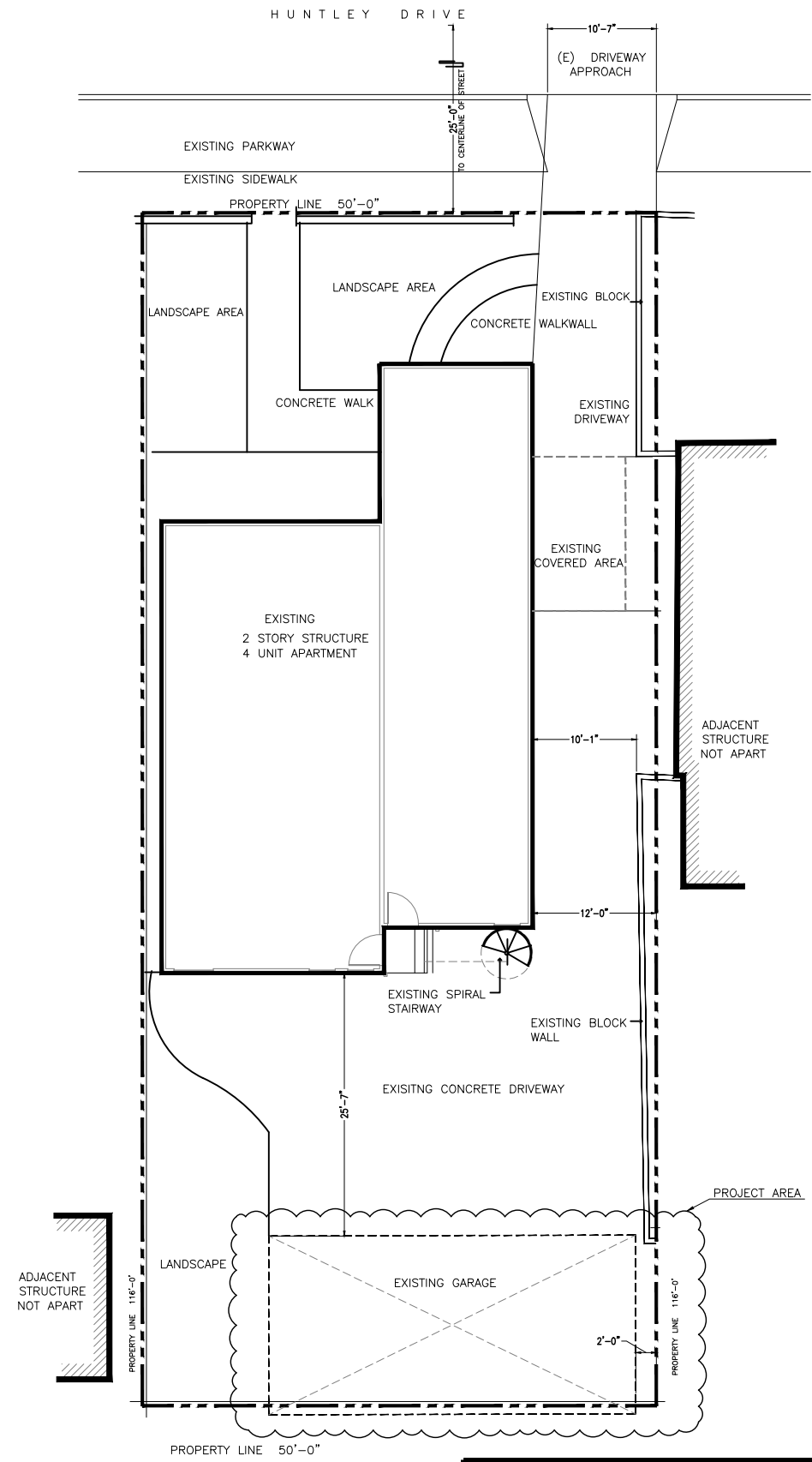
9. STUCCO SHEAR WALLS SHALL UTILIZE FURRING, GALVANIZED NAILS (HAVING A MINIMUM 11 GA., 1-1/2" LONG, 7/16" DIAMETER HEAD, AND FURRED OUT A MIN OF 1/4") TO ATTACH THE LATH TO THE STUDS. (TABLE 2306.3(3)). SELF FURRING LATH APPROVED BY A LOS ANGELES RESEARCH REPORT IS PERMITTED.
10. STRUCTURAL WOOD SHEAR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

BORED HOLES D/3

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"



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	LOT:	OWNER'S ADDRESS:	SCALE: AS NOTED
	TRACT:		DATE:
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	ZONING CODE:		1/ 15/ 2022



SITE PLAN

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



NORTH

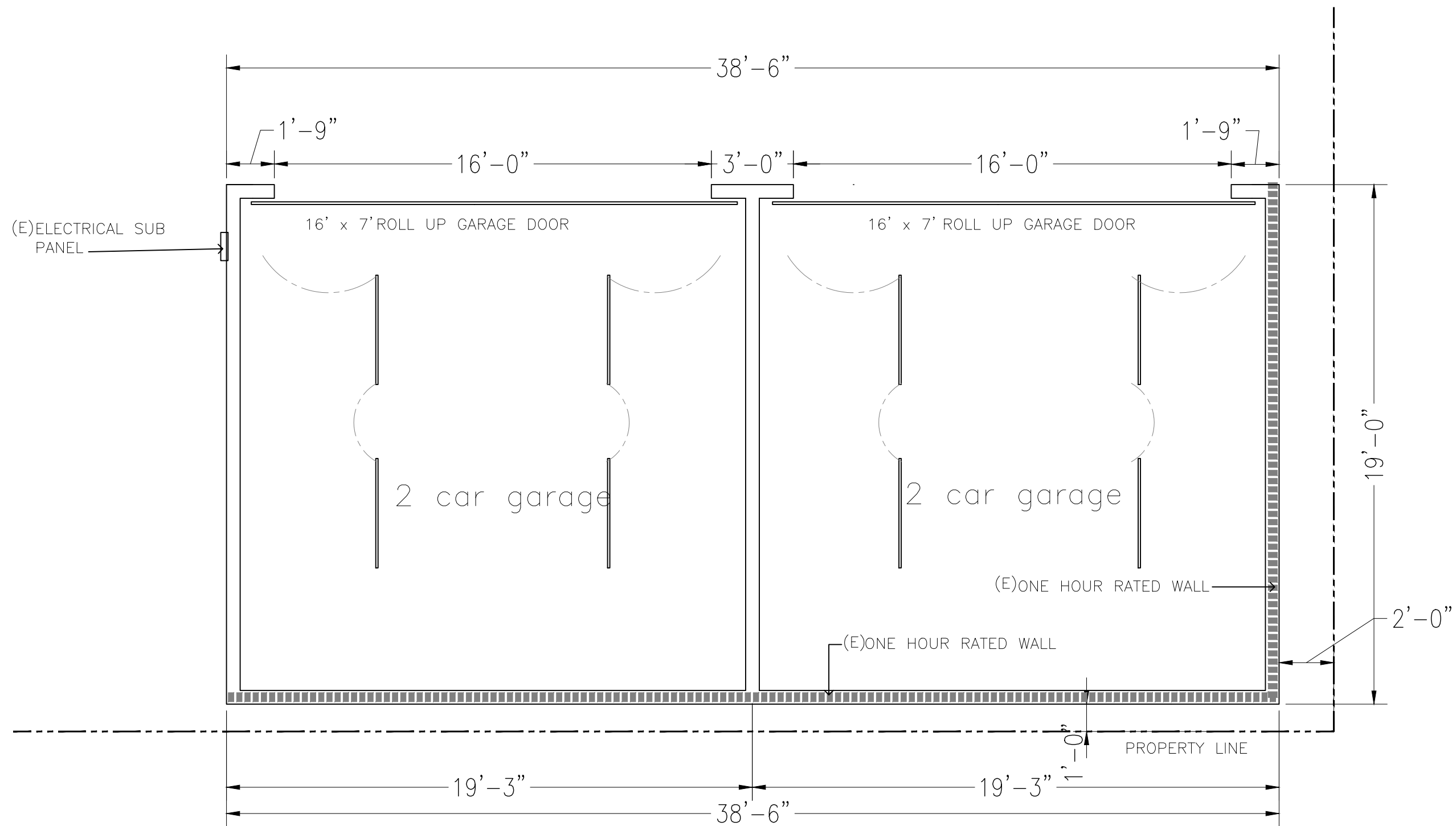
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SHEET TITLE:
 SITE PLAN
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 1/ 15/ 2022

A-1



FLOOR PLAN

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



NORTH

PROJECT SCOPE

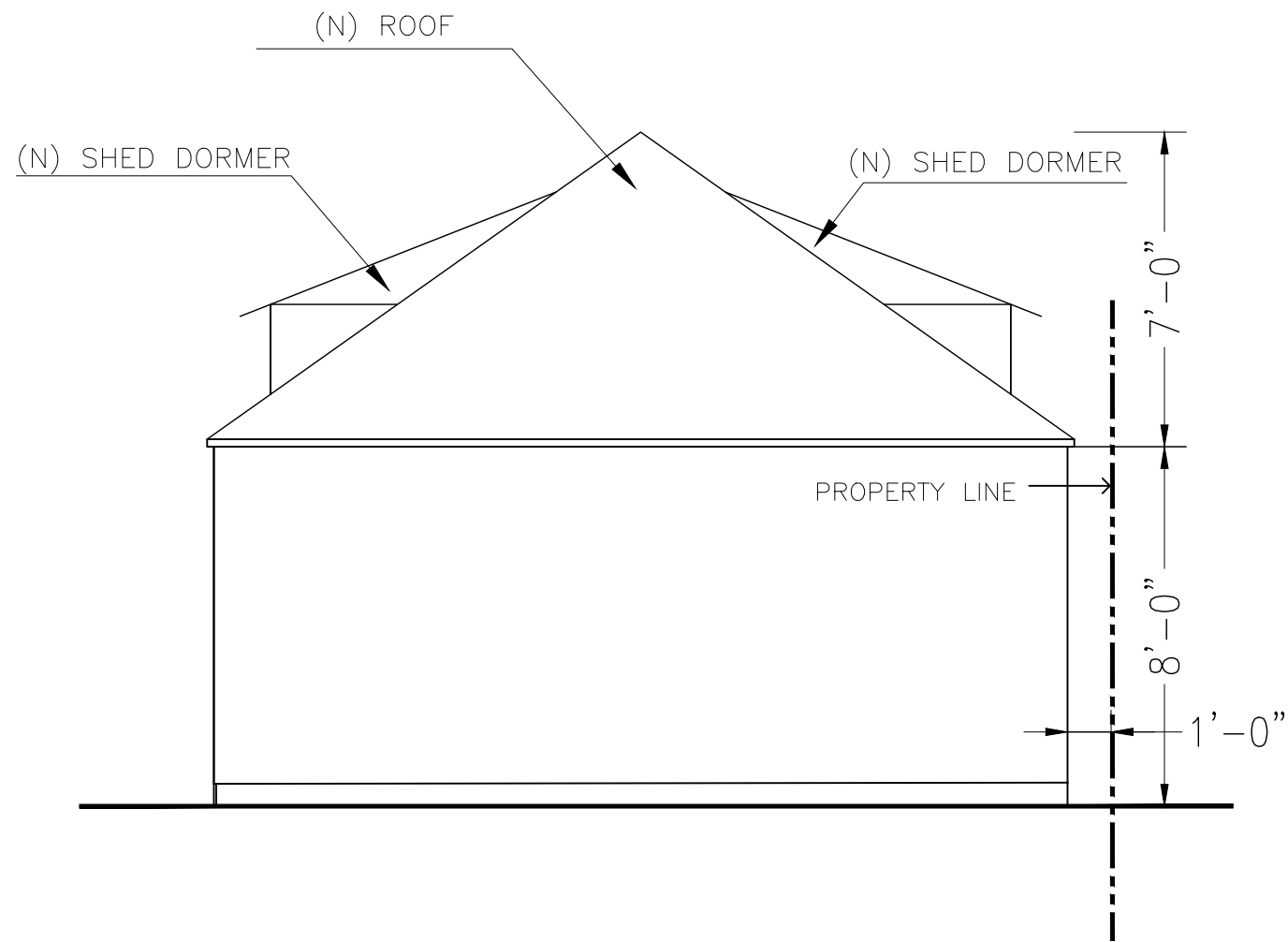
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SHEET TITLE:
 FLOOR PLAN

SCALE: AS NOTED
 DATE:
 1/ 15/ 2022

A-2



(N) SOUTH ELEVATION

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

PROJECT SCOPE

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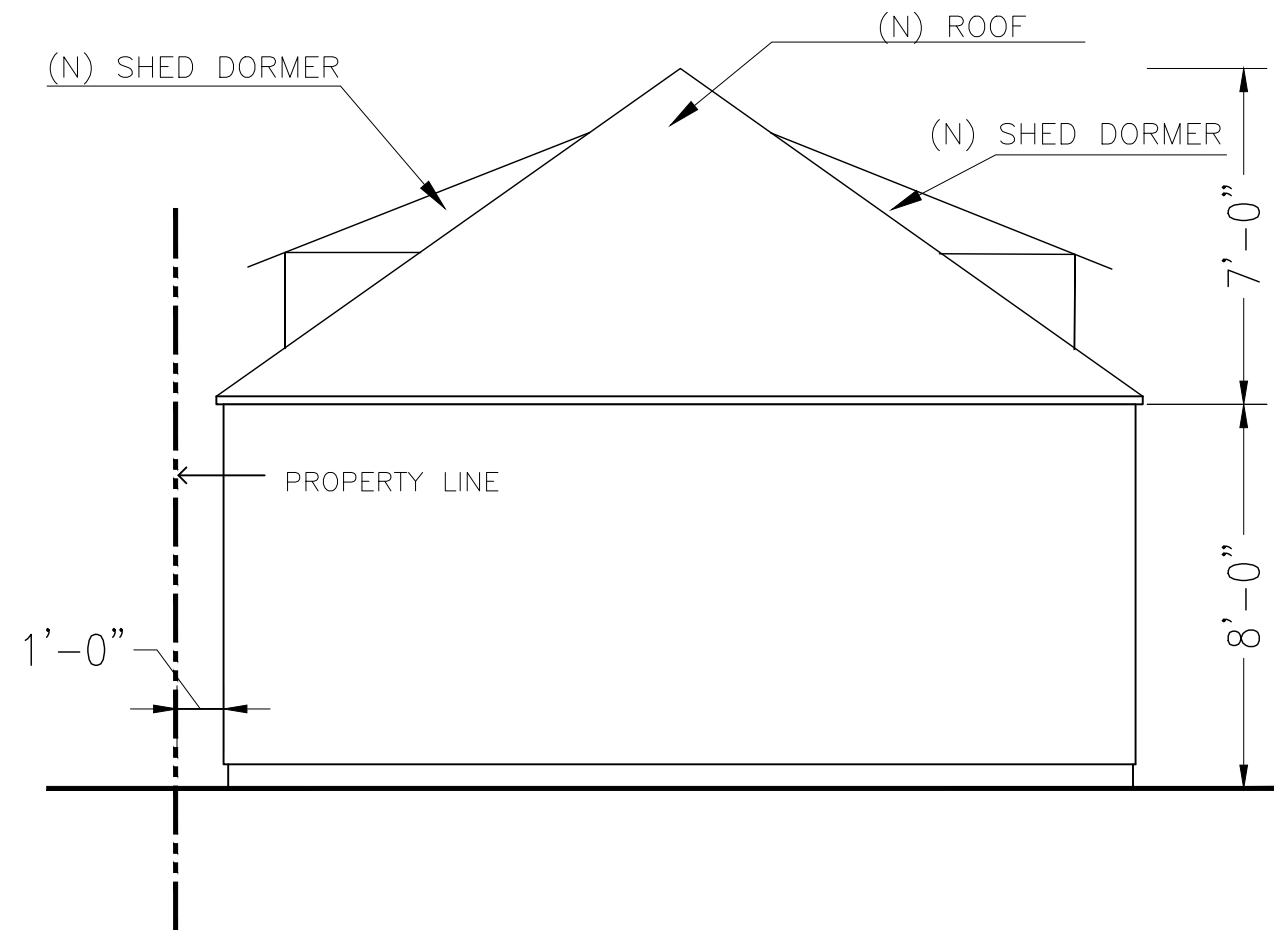
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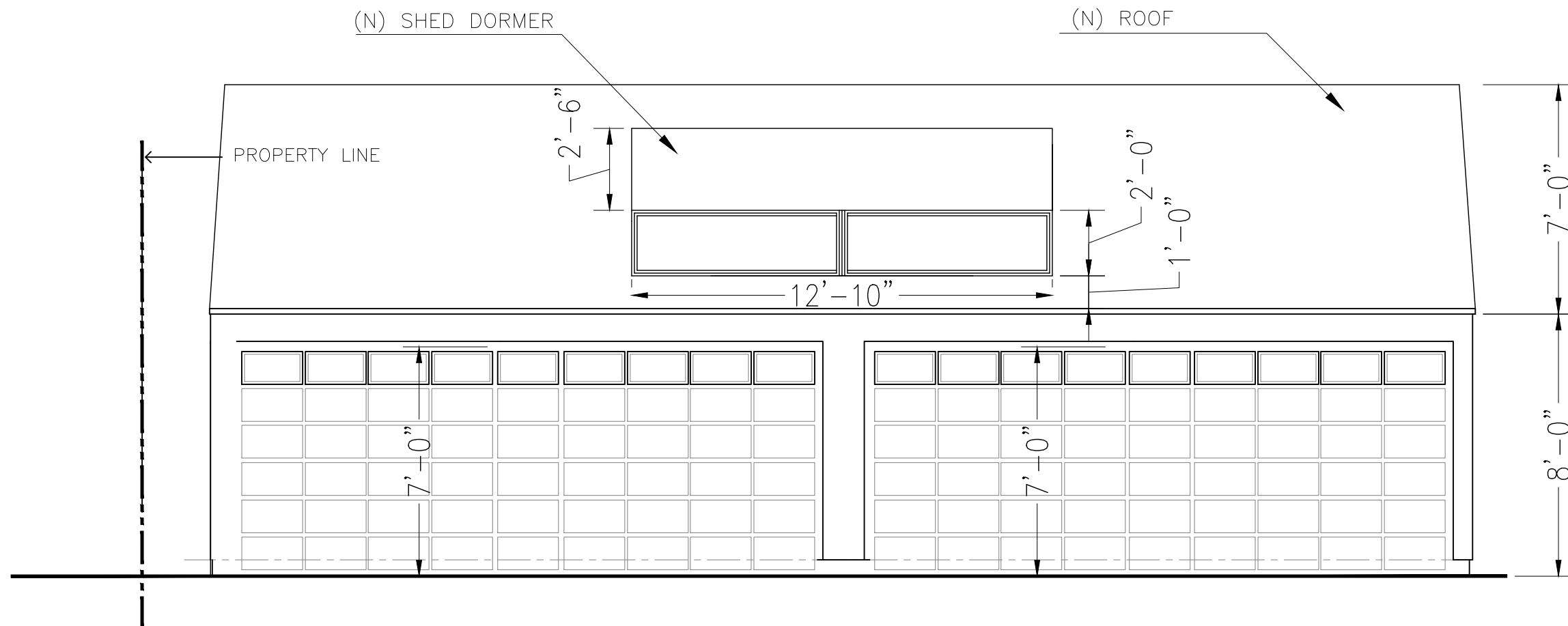
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(N) NORTH ELEVATION

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

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(N) WEST ELEVATION

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

PROJECT SCOPE

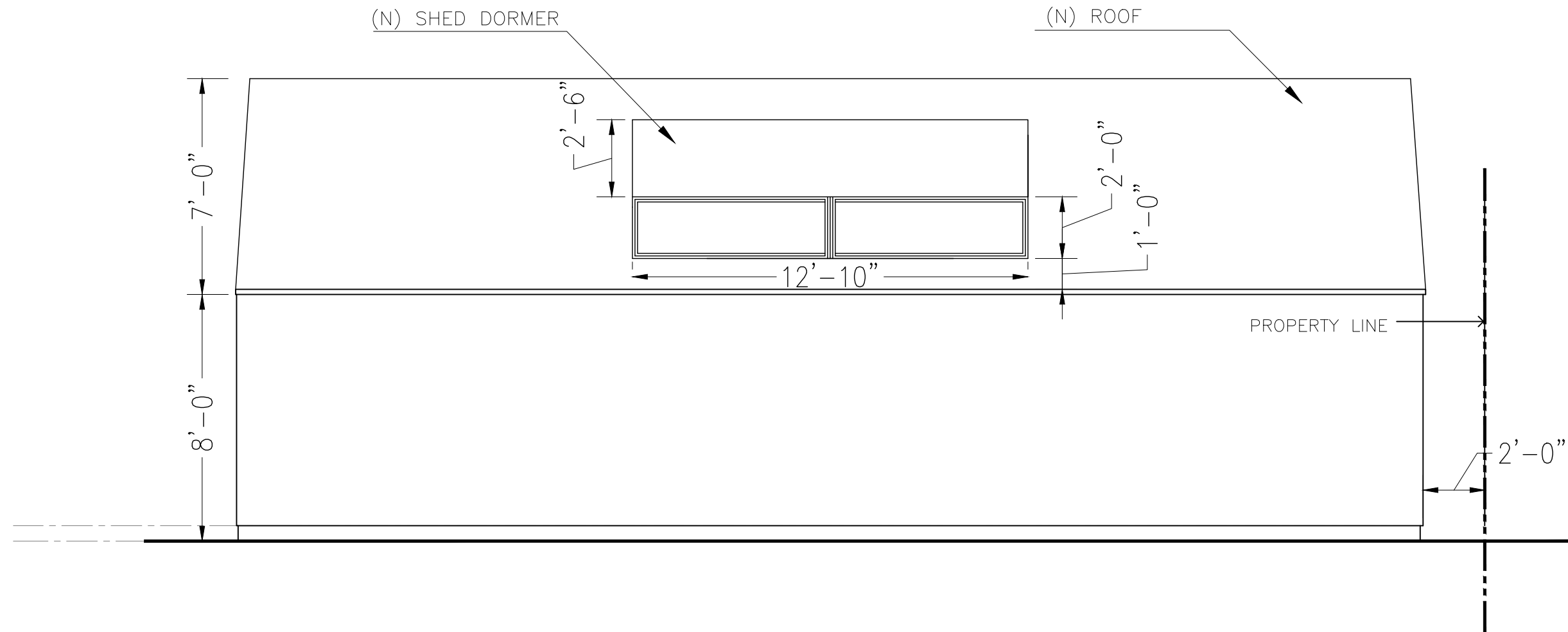
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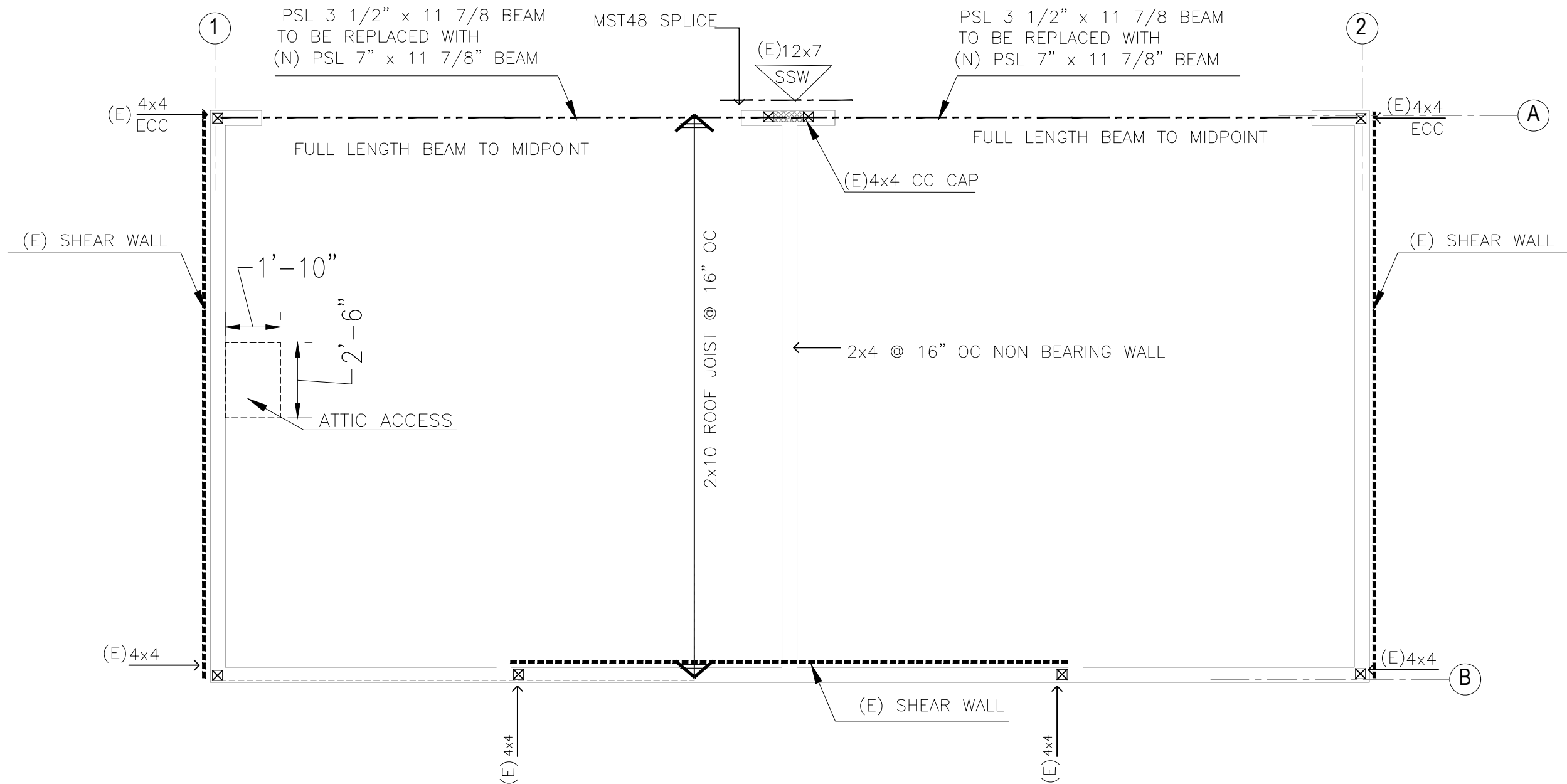
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(N) EAST ELEVATION

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

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FRAMING PLAN

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



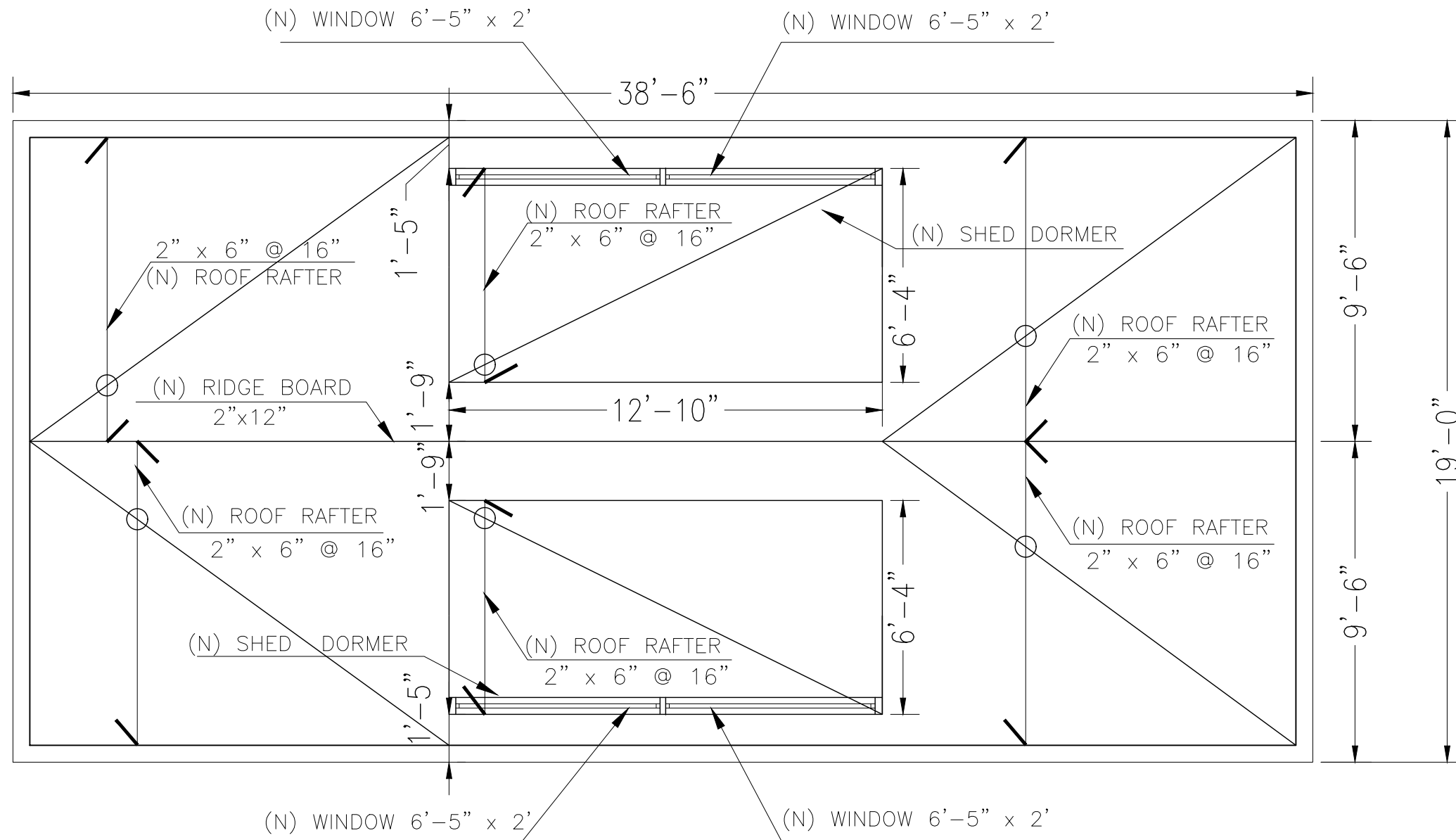
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 FRAMING PLAN
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S-1



(N) ROOF RAFTER PLAN

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



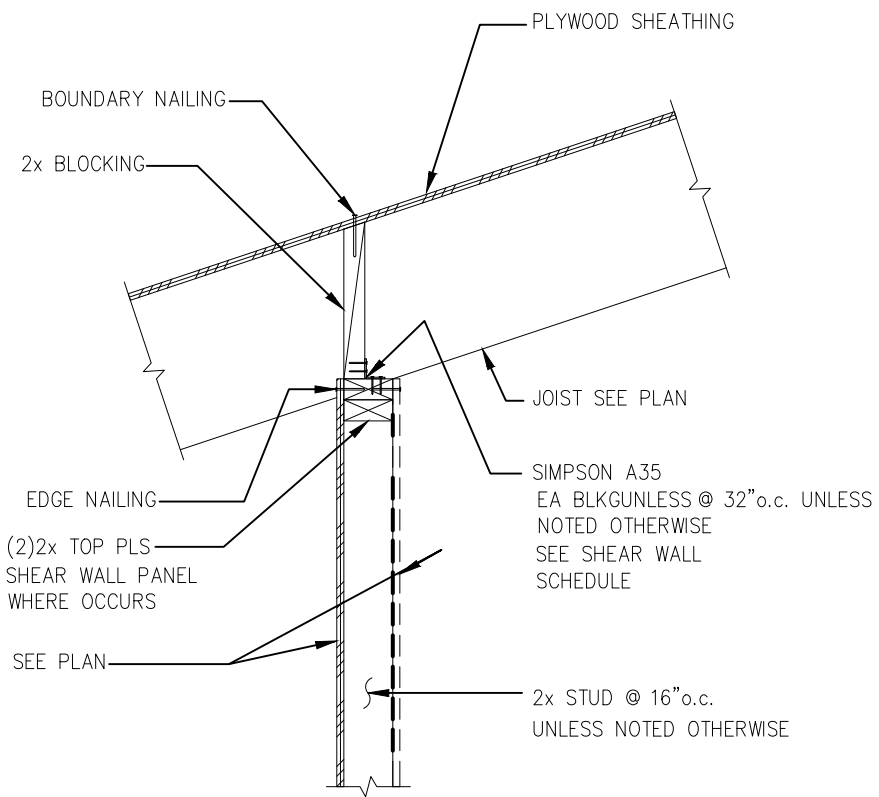
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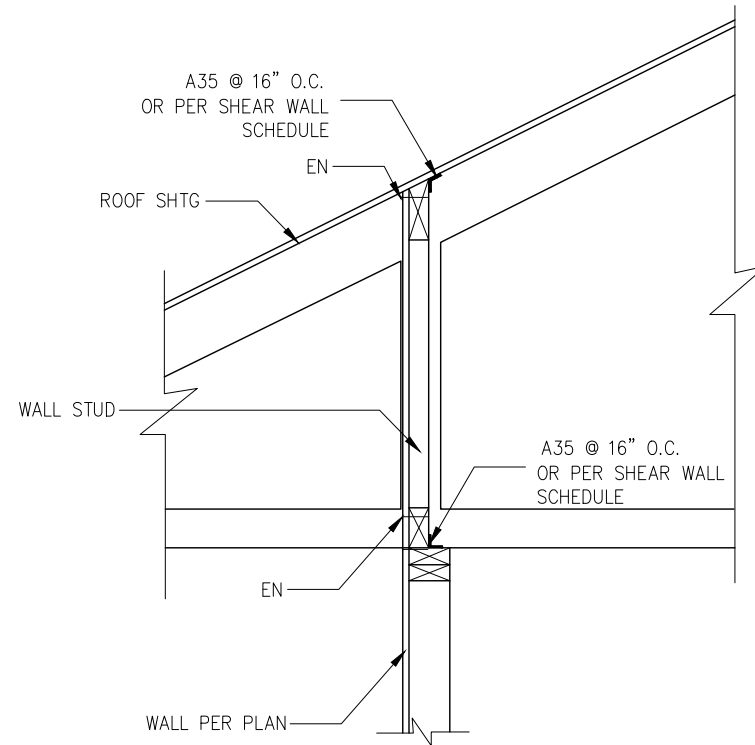
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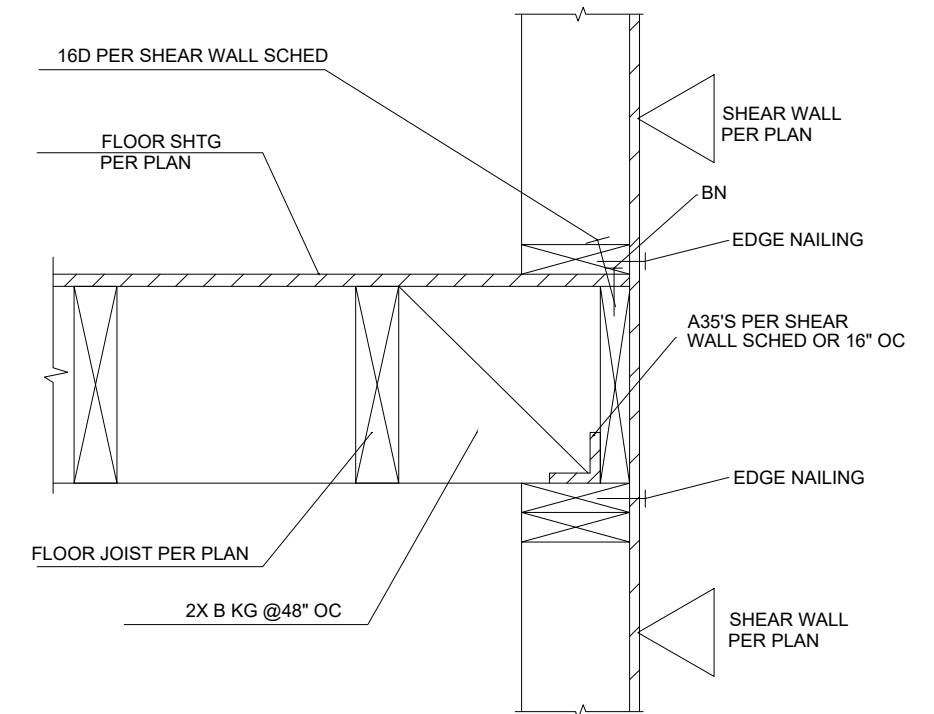
1 TYP. ROOF FRAMING DET.

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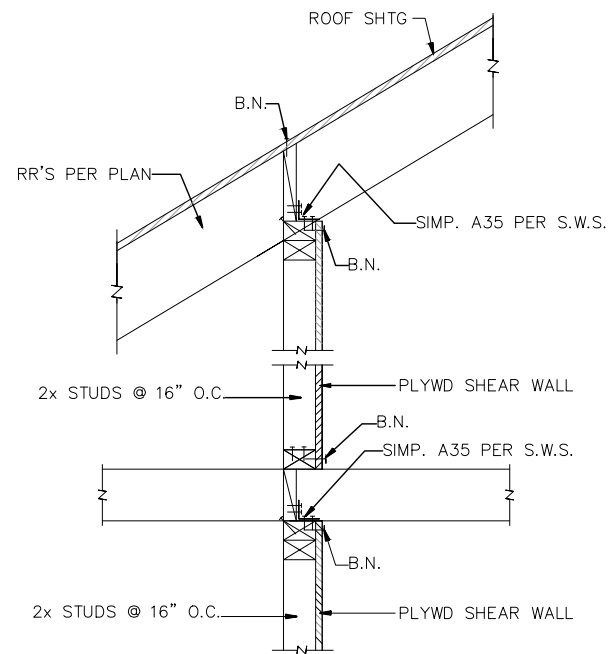
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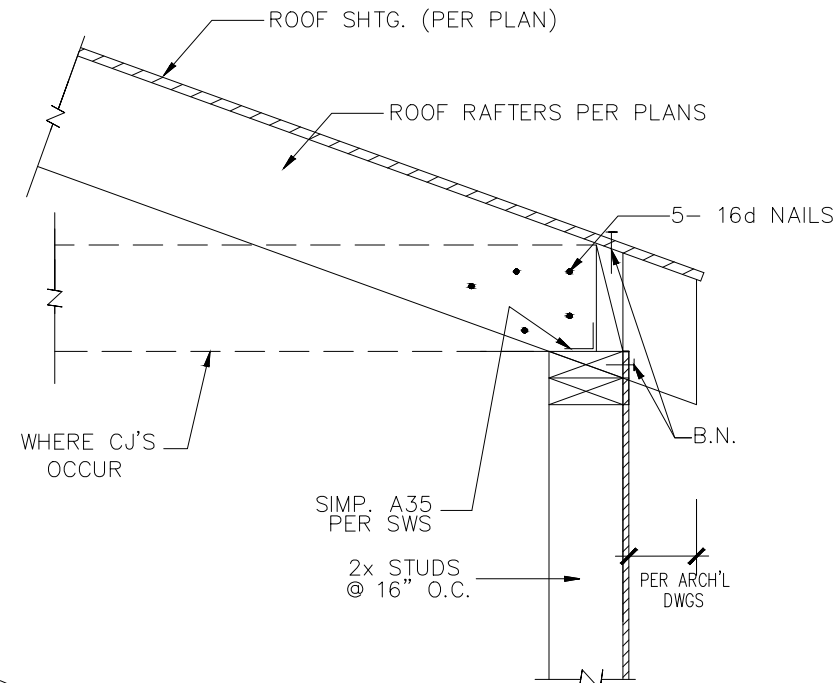
3 TYPICAL JOIST PARALLEL TO WALL DETAIL

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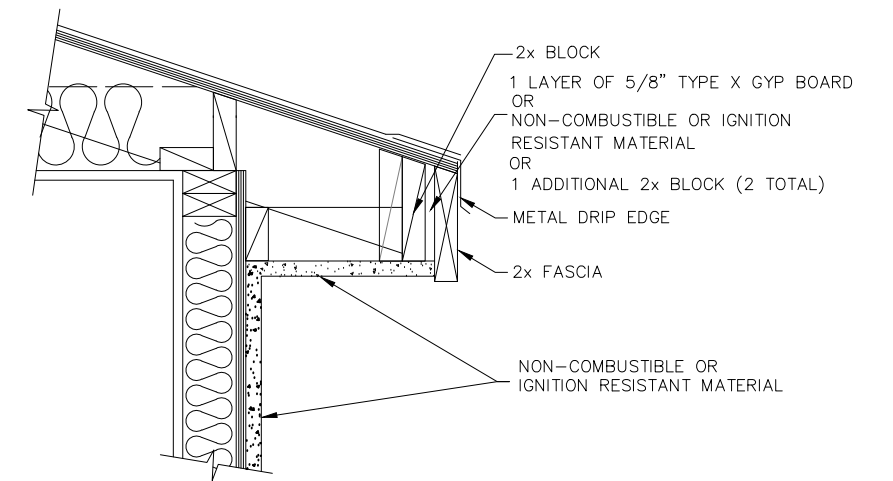
4 TYP. SHEAR TRANSFER @ ROOF DET.

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5 TYP. SHEAR TRANSFER @ ROOF DET.

SCALE : N.T.S.



6 EAVE DET.

SCALE : N.T.S.

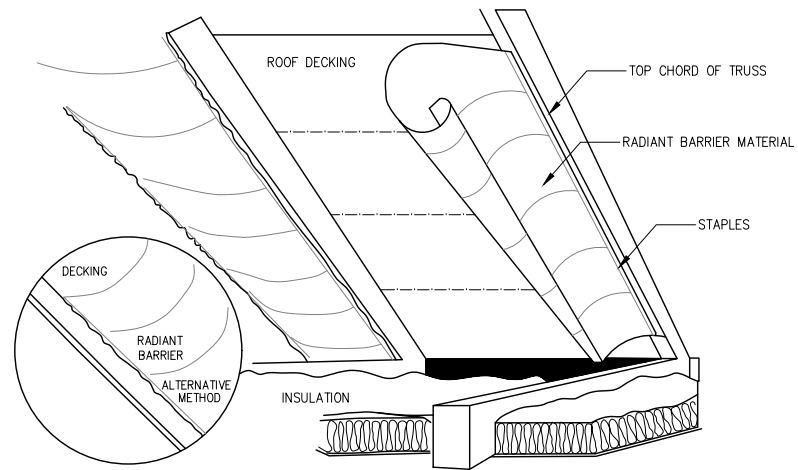
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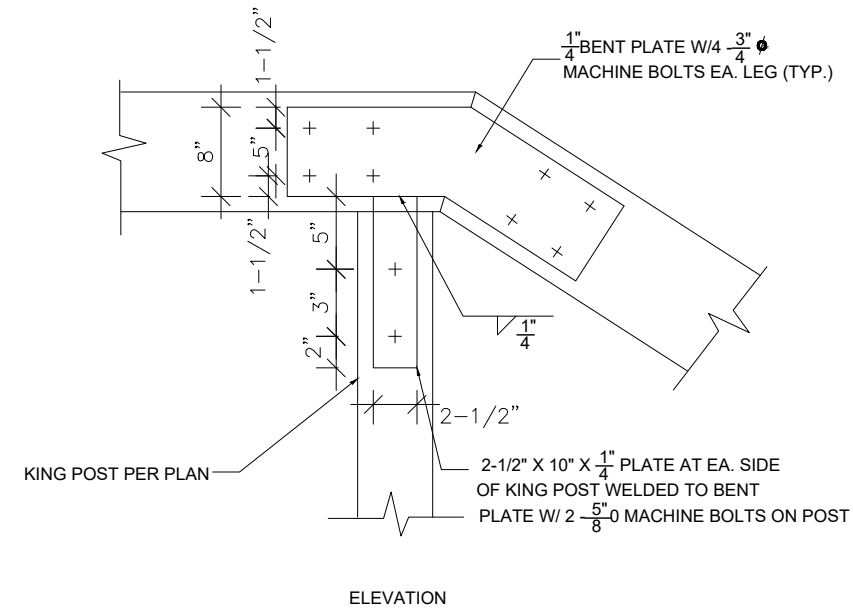
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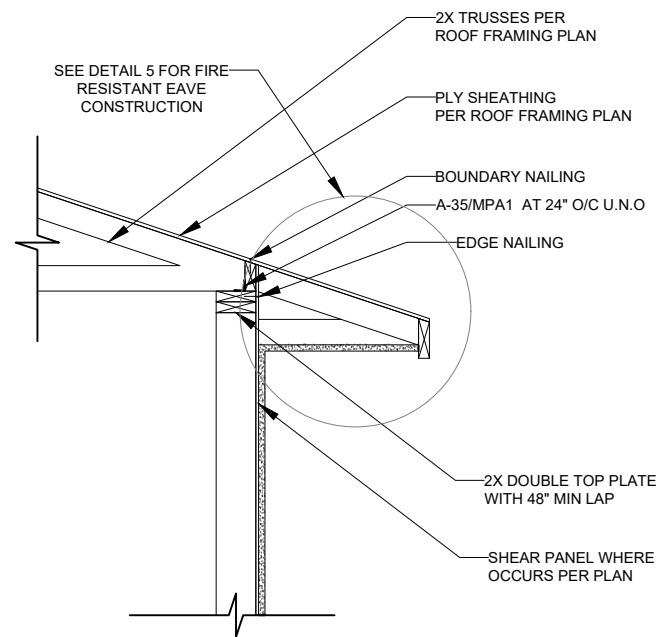
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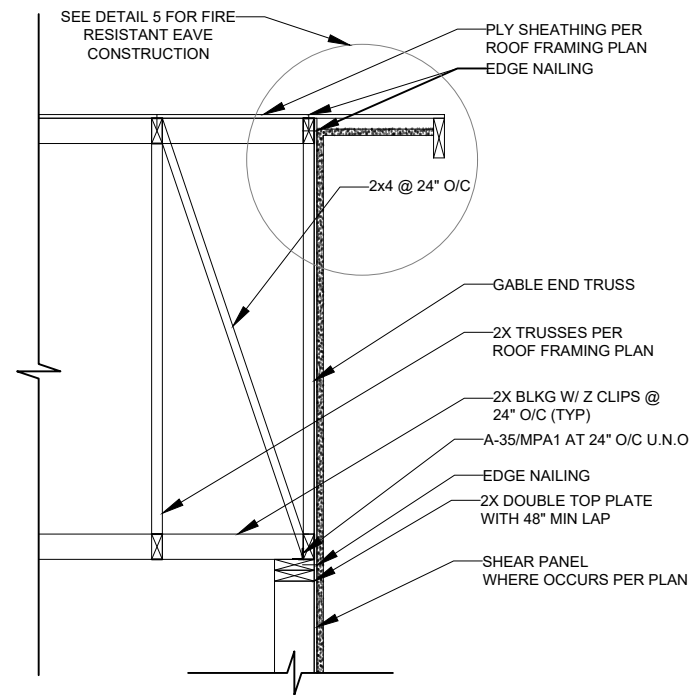
7 RADIANT ROOF BARRIER DET.
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8 RIDGE-HIP CONNECTION
SCALE : N.T.S.

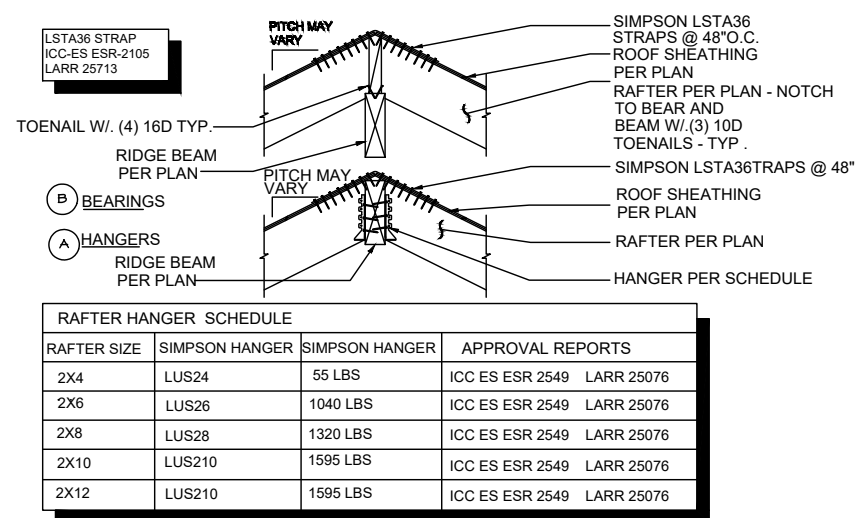


9 EAVE FRAMING .DET.
SCALE : N.T.S.



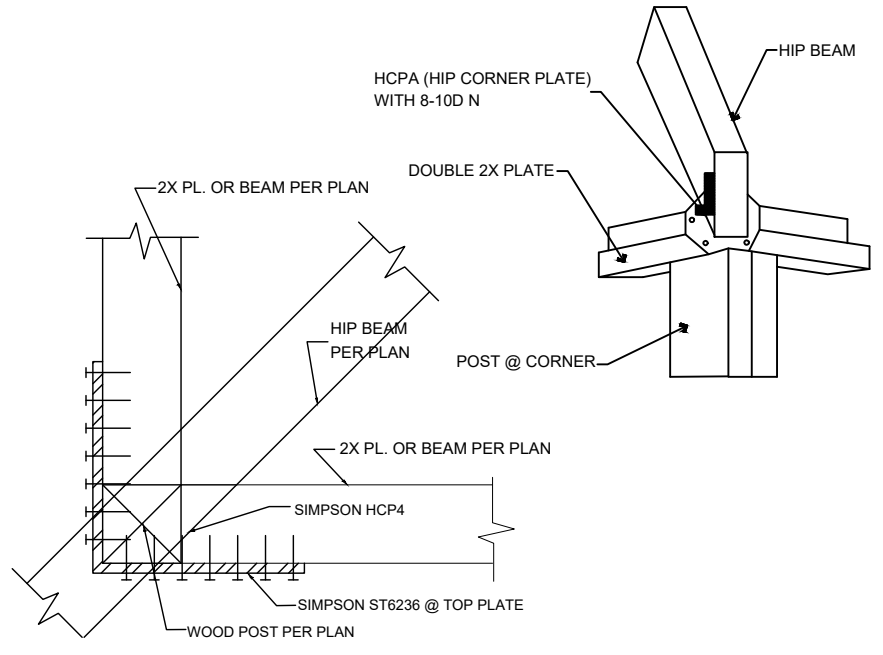
10 EAVE FRAMING .DET.
SCALE : N.T.S.

<i>PROJECT SCOPE</i>	LEGAL PROPERTY DESCRIPTION:	OWNER'S NAME:	SHEET TITLE: DETAILS	
	APN :	OWNER'S ADDRESS:	SCALE: AS NOTED	S-4
	LOT:		DATE: 1/15/2022	
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	YEAR BUILT: ZONING CODE:			

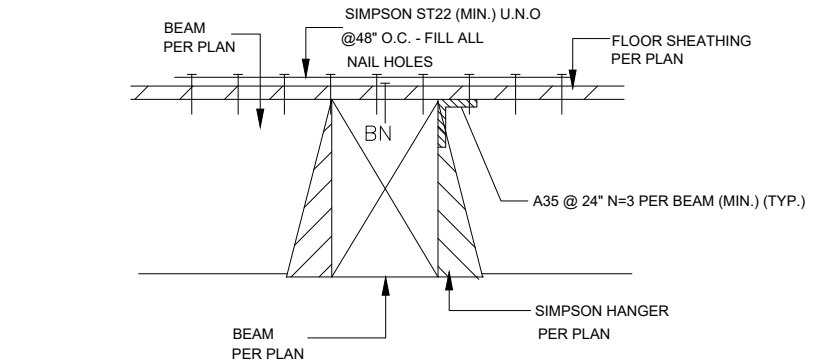


RAFTER HANGER SCHEDULE			
RAFTER SIZE	SIMPSON HANGER	SIMPSON HANGER	APPROVAL REPORTS
2X4	LUS24	55 LBS	ICC ES ESR 2549 LARR 25076
2X6	LUS26	1040 LBS	ICC ES ESR 2549 LARR 25076
2X8	LUS28	1320 LBS	ICC ES ESR 2549 LARR 25076
2X10	LUS210	1595 LBS	ICC ES ESR 2549 LARR 25076
2X12	LUS210	1595 LBS	ICC ES ESR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

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

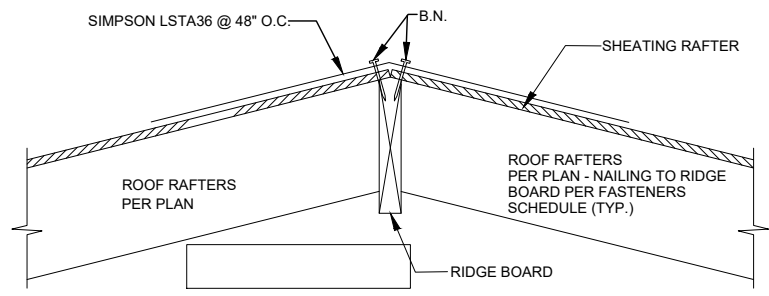


12 HIP BEAM TO WALL
SCALE : N.T.S.



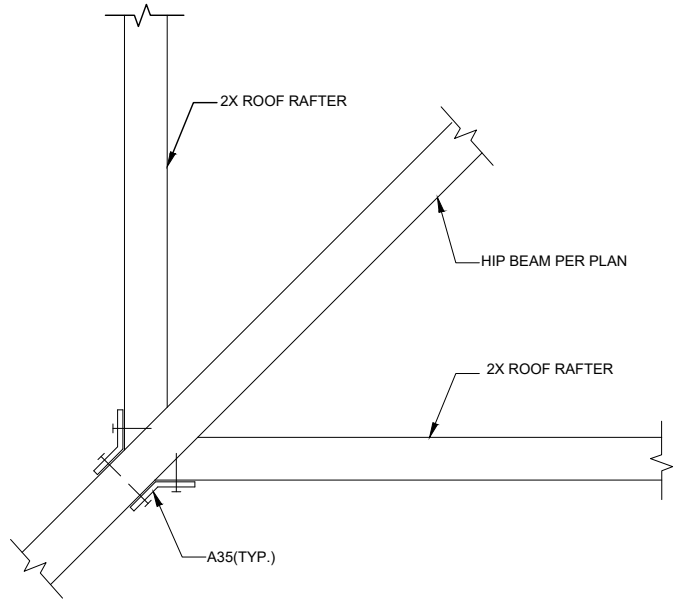
*"B" HANGER @ SAWN LUMBER OR SOWN LUMBER OR GLB. OR PSL CONN. (U.O.N)
*HGLT" HANGER @ PSL TO PSL OR GLB. TO PSL OR GLB. CONN. (U.O.N)

13 BEAM TO JOIST DETAIL
SCALE : N.T.S.

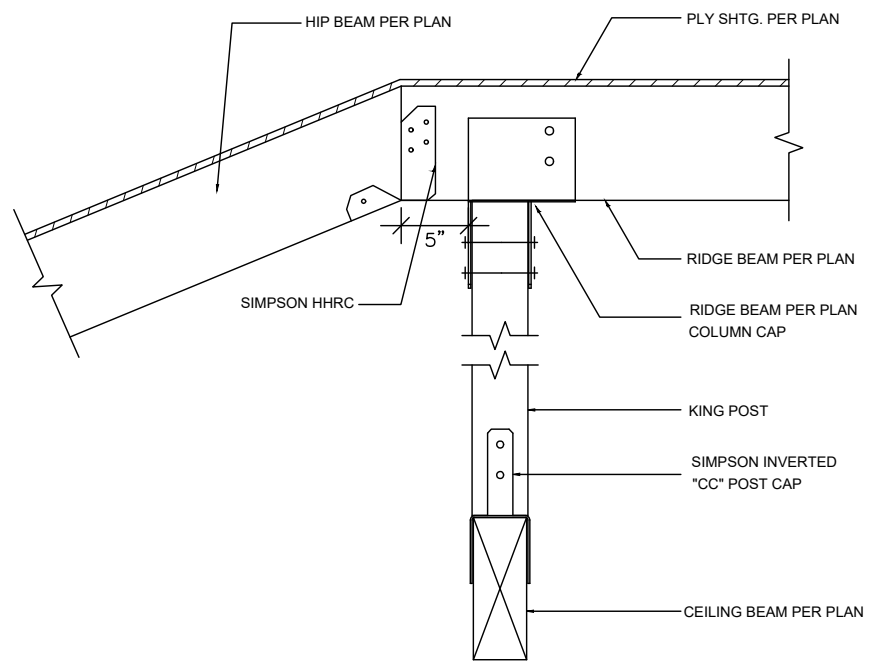


FOR MORE INFO. SEE
DETAIL 45

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

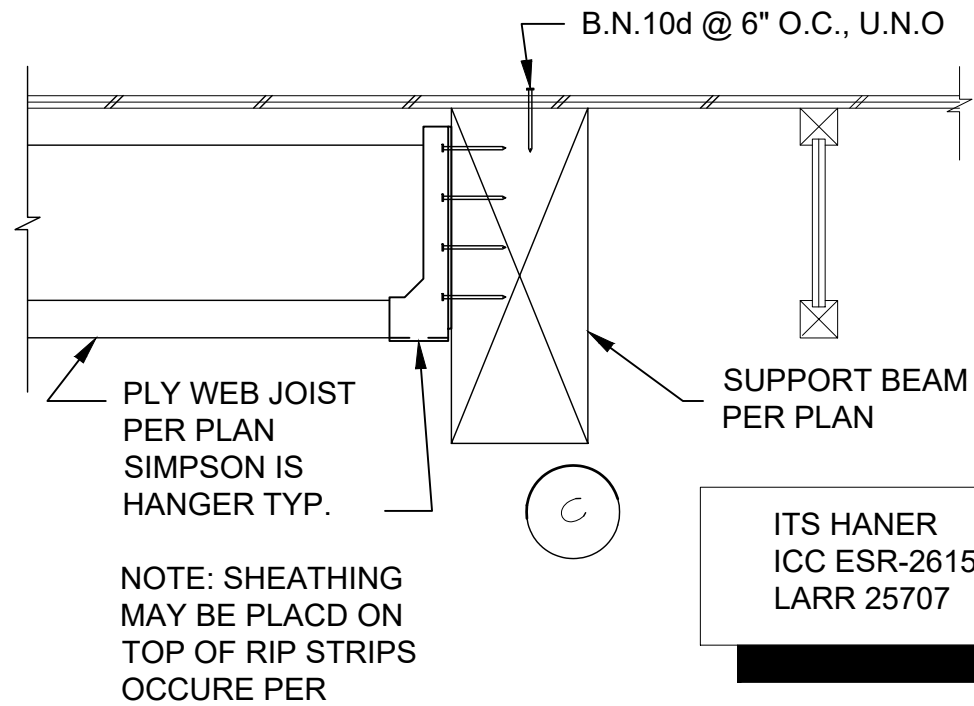


15 ROOF RAFTER TO HIP BEAM
SCALE : N.T.S.

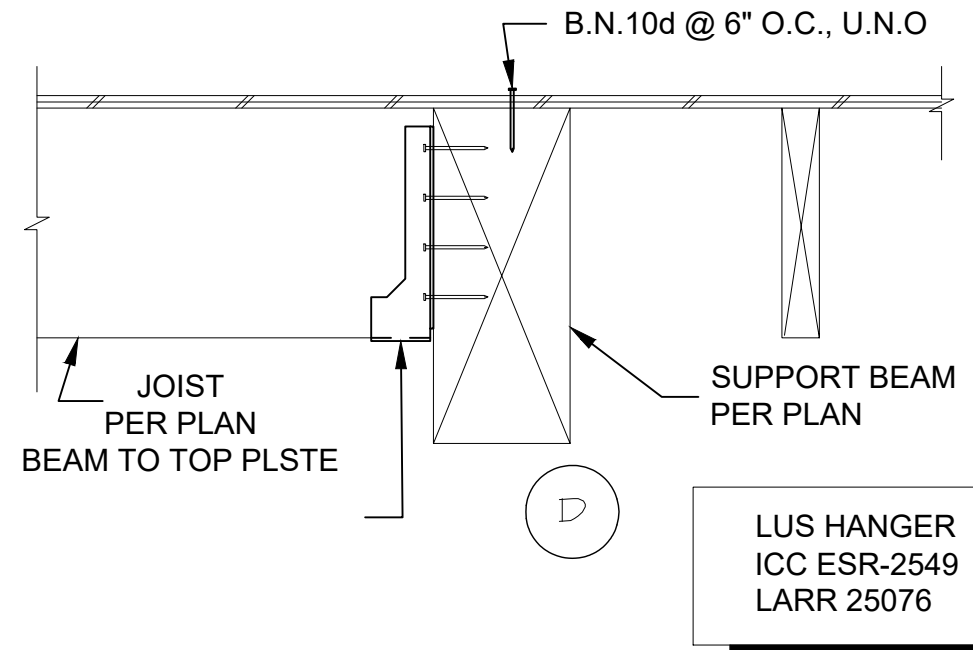


16 RIDGE-HIP CONNECTION
SCALE : N.T.S.

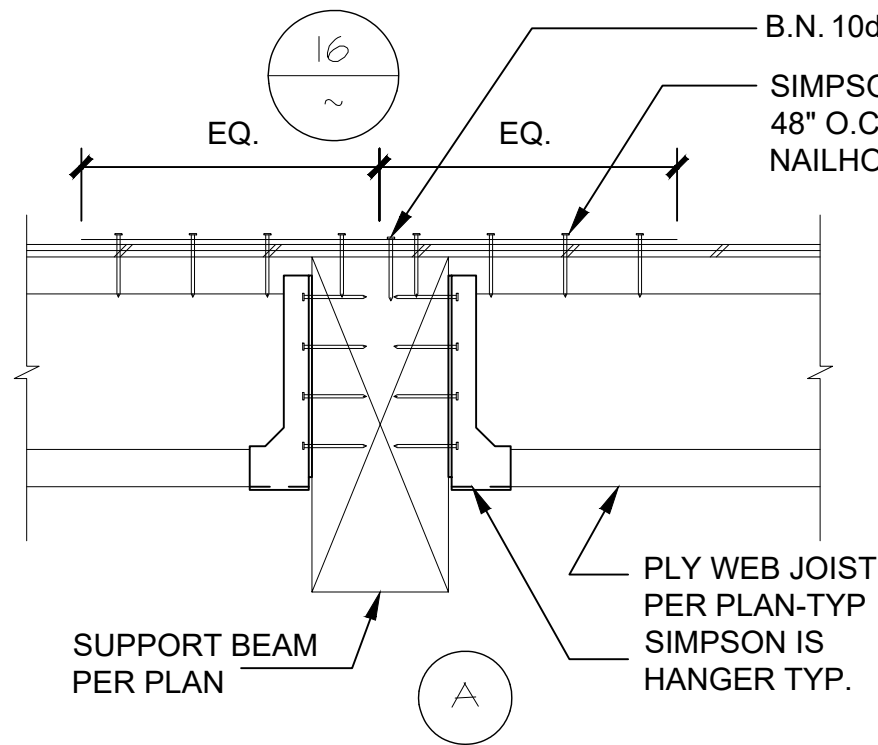
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	APN:	OWNER'S ADDRESS:	SCALE: AS NOTED	S-5
LOT:		DATE:	1/ 15/ 2022	
	TRACT:			
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	ZONING CODE:			



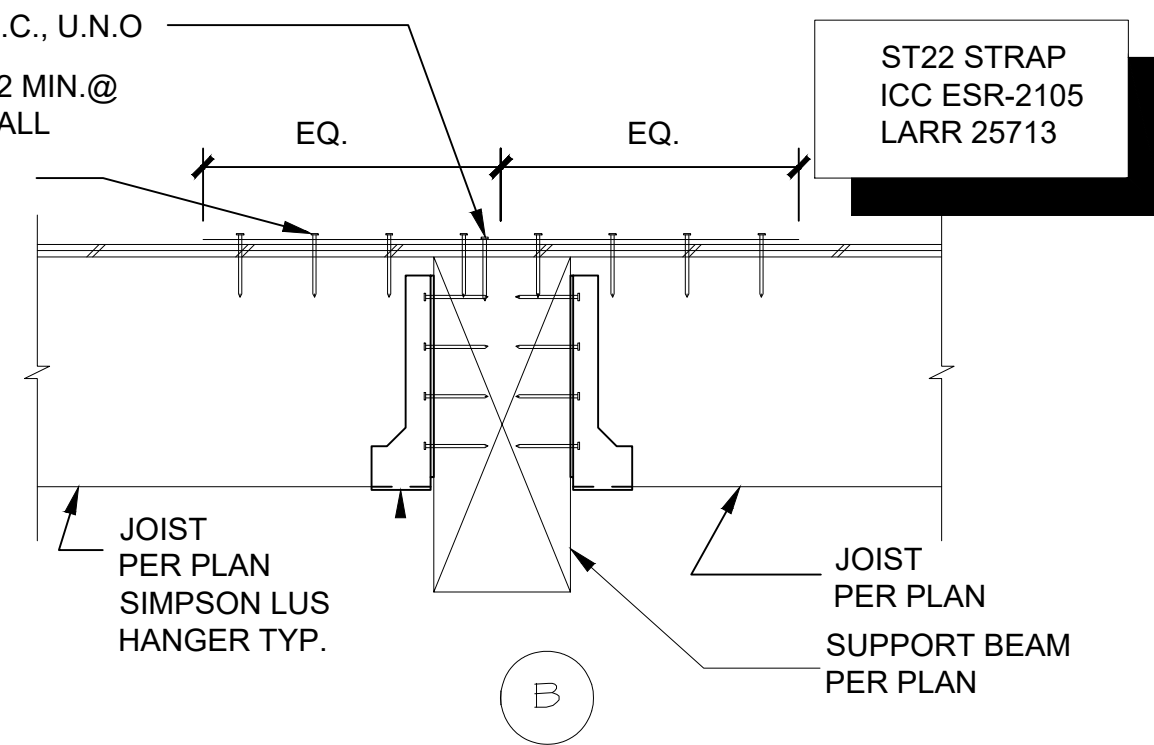
17 JOIST TO BEAM FRAMING
SCALE : N.T.S.



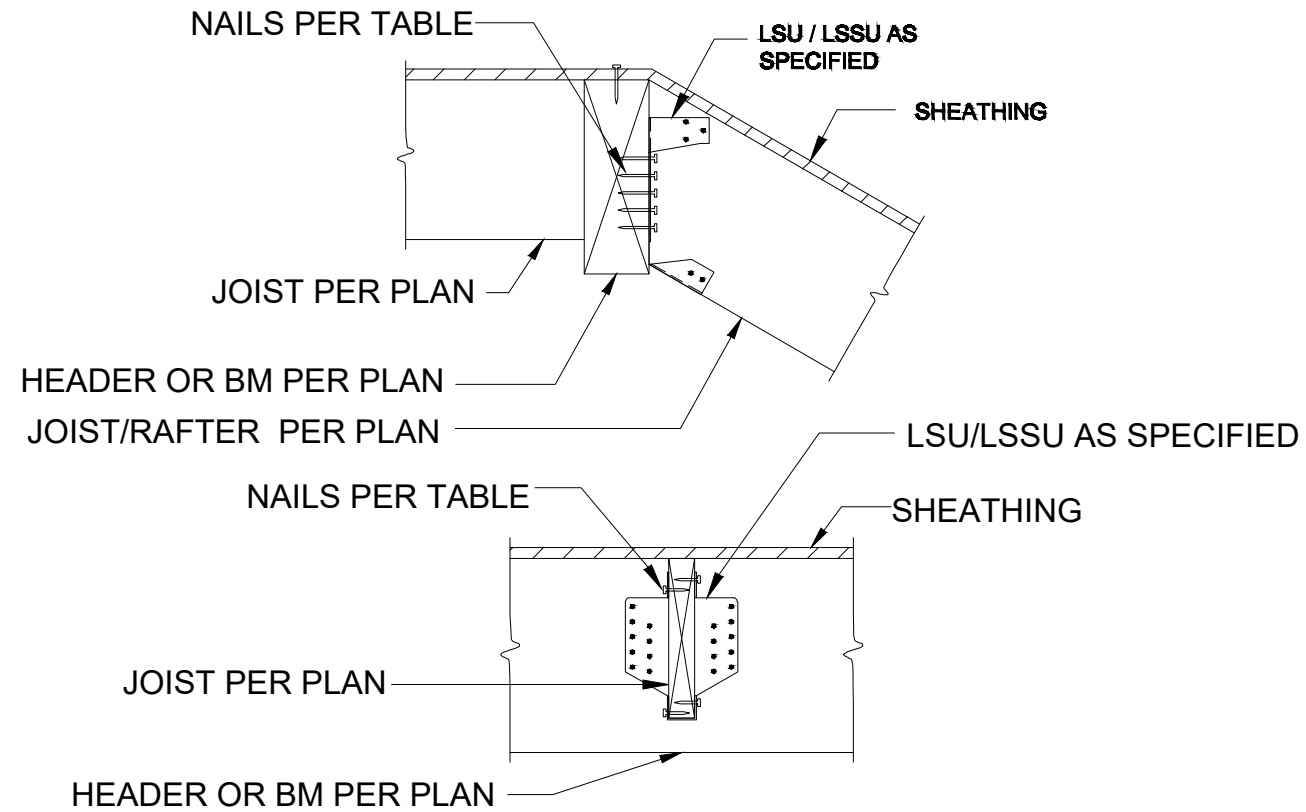
18 JOIST TO BEAM FRAMING
SCALE : N.T.S.



19 JOIST TO BEAM FRAMING
SCALE : N.T.S.

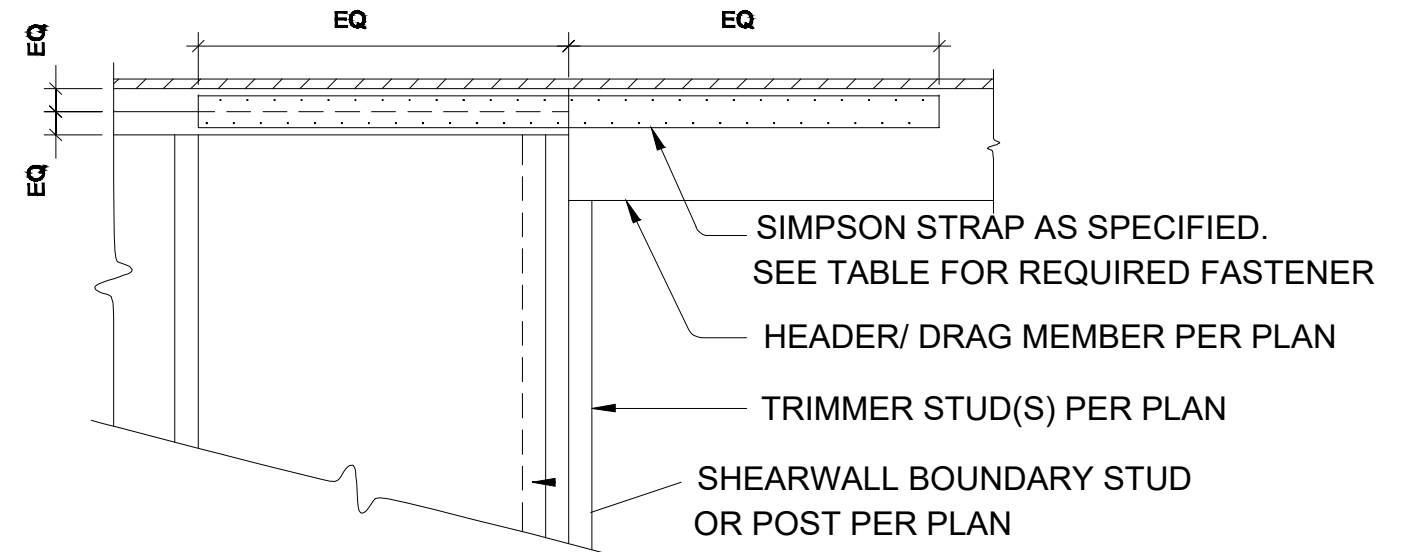


<i>PROJECT SCOPE</i>	LEGAL PROPERTY DESCRIPTION:	OWNER'S NAME:	SHEET TITLE: DETAILS	
	APN:	OWNER'S ADDRESS:	SCALE: AS NOTED	S-6
LOT:	DATE:	1/15/2022		
TRACT:	YEAR BUILT:			
ZONING CODE:				



SIMPSON MODEL NO.	JOIST SIZE	DIMENTIONS		FASTENERS	
		W	H	HEADER	JOIST
LSU26	2X6	1 9/16	4 1/8	6-10D	5-10D X 1 1/2
LSSU28	2X8	1 9/16	7 1/8	10-10D	5-10D X 1 1/2
LSSU210	2X10 & UP	1 9/16	8 1/2	10-10D	7-10D X 1 1/2
LSSUH310	3X10 & UP	2 9/16	8 1/2	18-16D	12-10D X 1 1/2
LSSU210-2	(2) 2X10 & UP	3 9/16	8 1/2	18-16D	12-10D X 1 1/2
LSSU410	4X10 & UP	3 9/16	8 1/2	18-16D	12-10D X 1 1/2

20 SU/LSSU HANGER DETAILS
SCALE : N.T.S.

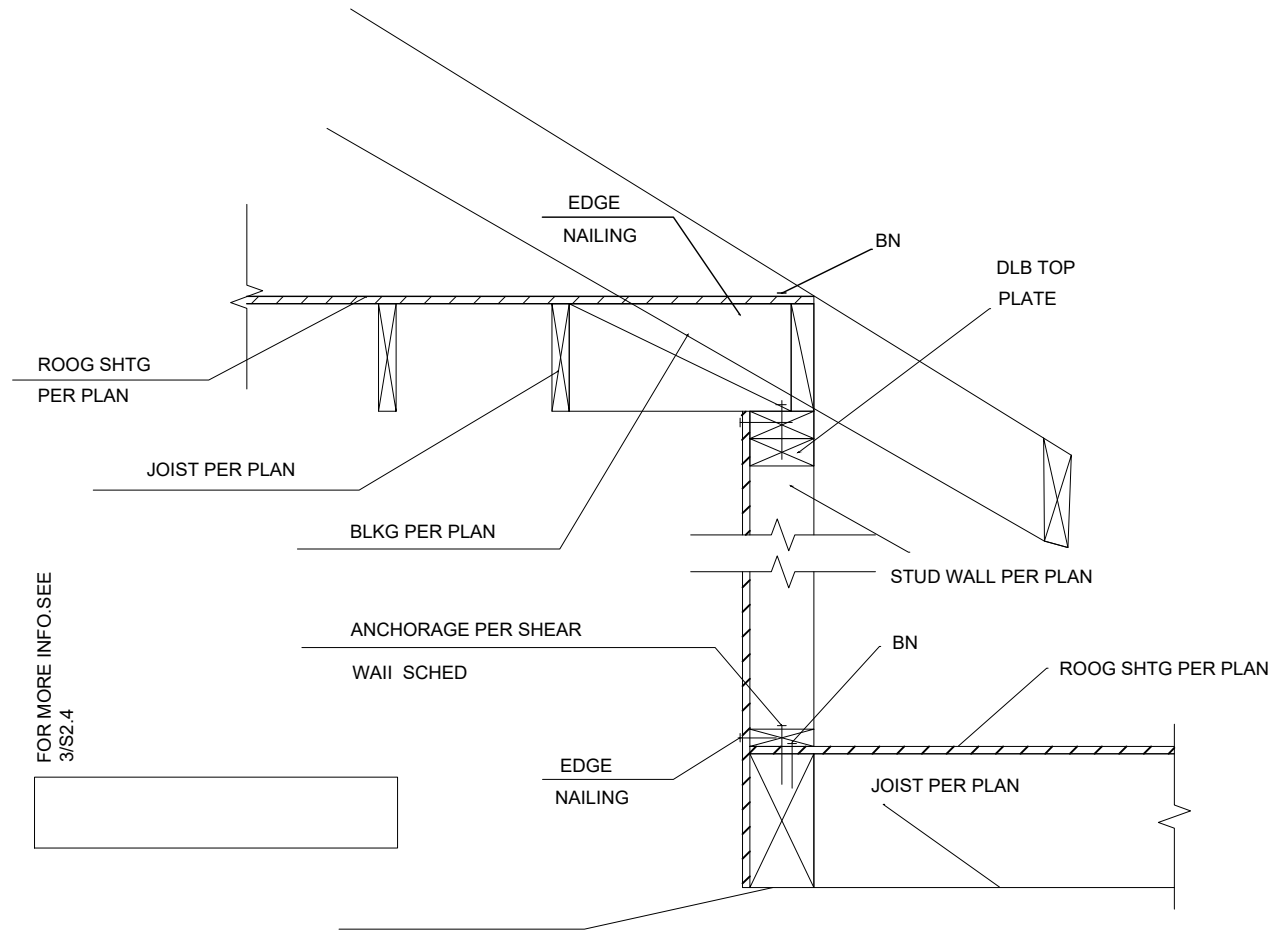


PRICE MARK	SIMPSON PRICE	FASTENERS
A	MST27	30-16D
B	MST37	42-16D
C	MST48	46-16D
D	MST60	56-16D
E	MST72	6-16D
F	MSIC28	36-16D-SINKERS
G	MSIC40	54-16D-SINKERS
H	MSIC52	70-16D-SINKERS

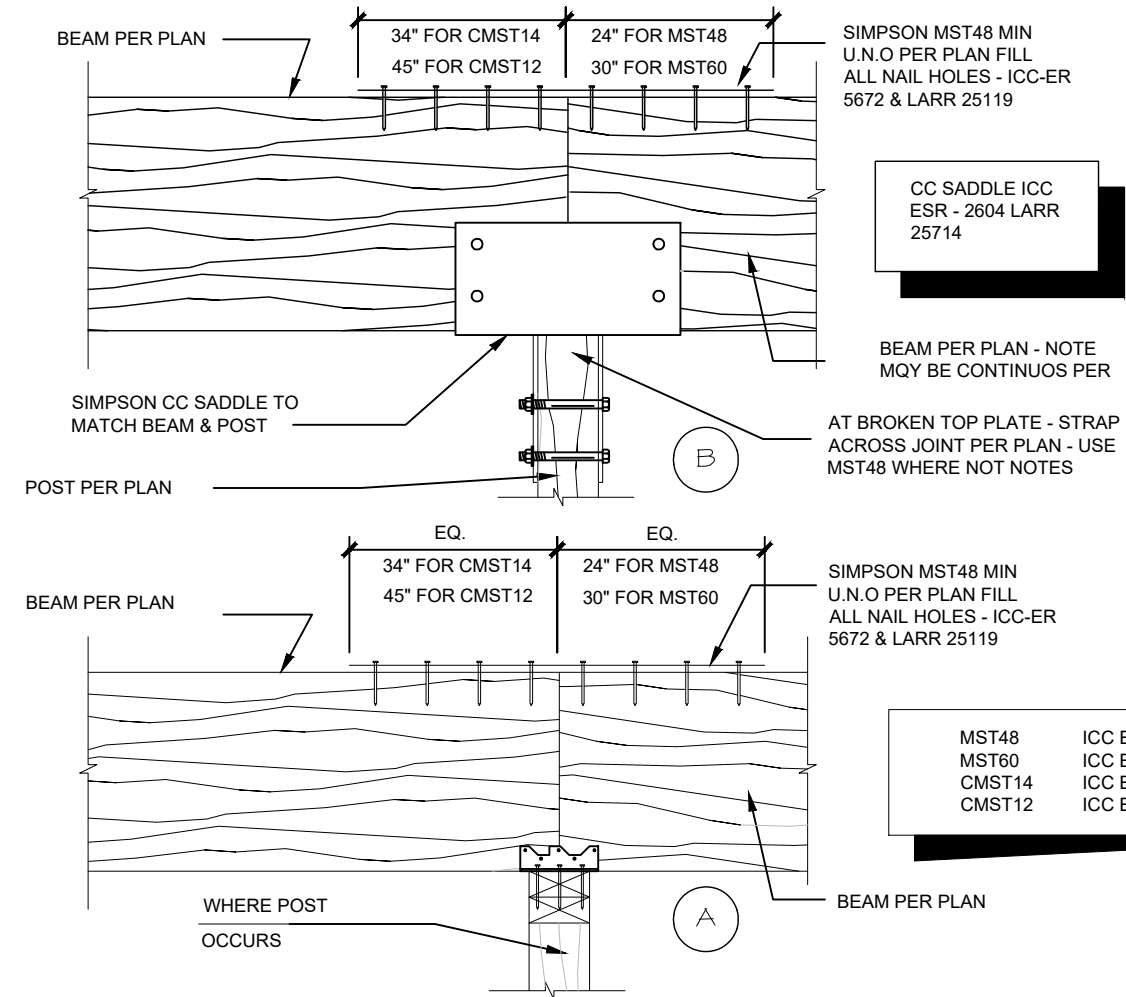
NOTE: PLACE NAILS STARTING @ CENTER OF STRAP & WORK OUT TO EACH END.

21 MST DRAG STRUT HEADER TO TOP PLATE
SCALE : N.T.S.

<i>PROJECT SCOPE</i>	LEGAL PROPERTY DESCRIPTION: APN : LOT: TRACT:	OWNER'S NAME:	SHEET TITLE: DETAILS	
	YEAR BUILT: ZONING CODE:	OWNER'S ADDRESS:	SCALE: AS NOTED	S-7
			DATE: 1/ 15/ 2022	

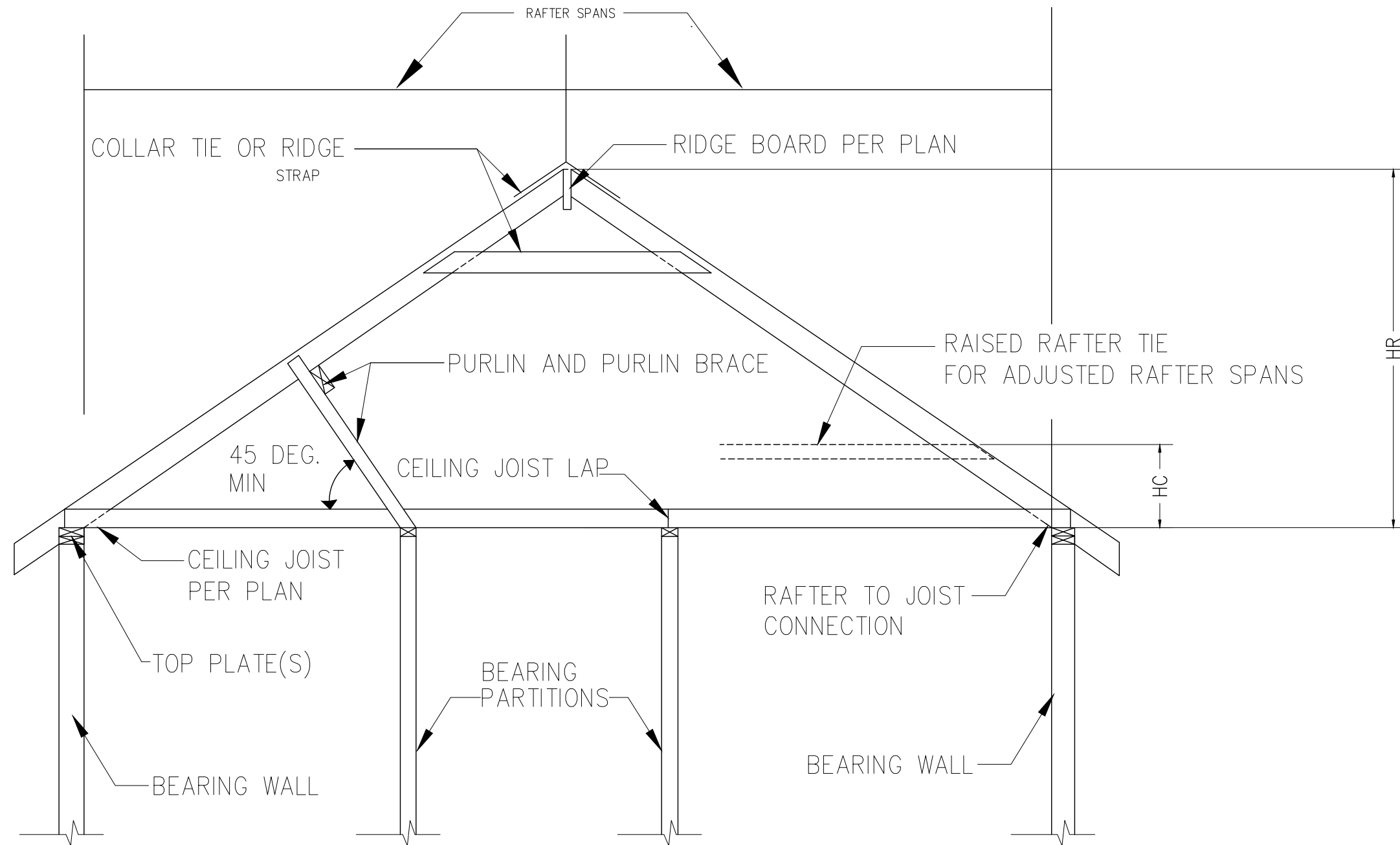


23 BEAM TO POST CONNECTION
SCALE : N.T.S.



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

<i>PROJECT SCOPE</i>	LEGAL PROPERTY DESCRIPTION: APN LOT: TRACT: YEAR BUILT: ZONING CODE:	OWNER'S NAME:	SHEET TITLE: DETAILS
		OWNER'S ADDRESS:	SCALE: AS NOTED
		DATE: 1/ 15/ 2022	S-8



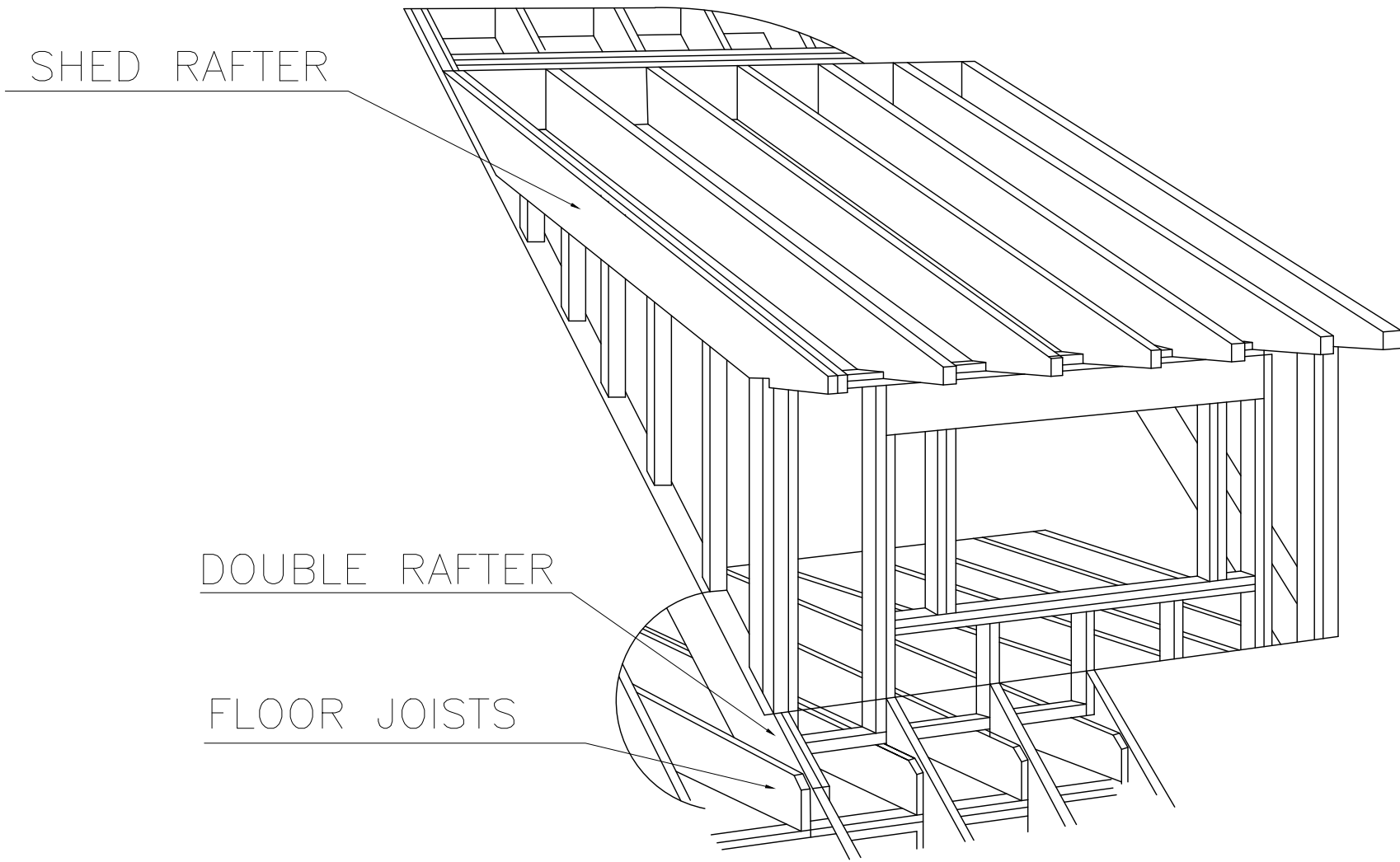
HC: HEIGHT OF CEILING JOISTS OR RAFTER TIES MEASURED VERTICALLY ABOVE THE TOP OF THE RAFTER SUPPORT WALLS.

HR: HEIGHT OF ROOF RIDGE MEASURED VERTICALLY ABOVE THE TOP OF THE RAFTER SUPPORT WALLS.

25 TYP. BRACED RAFTER CONSTRUCTION

SCALE : N.T.S.

<i>PROJECT SCOPE</i>		LEGAL PROPERTY DESCRIPTION:	OWNER'S NAME:	SHEET TITLE: DETAILS	
		APN:		OWNER'S ADDRESS:	SCALE: AS NOTED
		LOT:			S-9
		TRACT:		DATE: 1/15/2022	
		YEAR BUILT:			
		ZONING CODE:			



26

SHED DORMER

SCALE : N.T.S.

<i>PROJECT SCOPE</i>		LEGAL PROPERTY DESCRIPTION:	OWNER'S NAME:	SHEET TITLE: DETAILS	
		APN:	OWNER'S ADDRESS:	SCALE: AS NOTED	S-10
LOT:	YEAR BUILT:	DATE:			
		ZONING CODE:		1/15/2022	

SHEAR WALL SCHEDULE NOTES:

1. ALL PLYWOOD PANEL EDGE NAILING IS TO BE COMMON NAILS WITH 10d HAVING 1-5/8" MIN. PENETRATION INTO FRAMING.
2. ALL NAILS ARE TO HAVE 1/2" MIN. EDGE DISTANCE FROM PANEL ENDS AND EDGES. DO NOT BREAK SURFACE LAM OF PLY WITH NAILHEAD.
3. 5/8"Ø A307 ANCHOR "J" BOLTS x 7" MIN. INTO CONCRETE FOOTINGS. NOTE: ADDITIONAL THREAD LENGTH IS REQUIRED FOR 3x SILL PLATES.
4. ALL ANCHOR BOLTS SHALL USE 35x35x5/16" PLATE WASHERS. DIAGONALLY SLOTTED PLATE WASHERS MAY BE USED W/ ADDITIONAL CUT WASHER PLACED BETWEEN THE NUT AND THE PLATE WASHER. THE DIAGONAL SLOT MAY BE L3/4" LONG X 13/16" WIDE MAX.
5. 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.
6. MIN. 3x NOMINAL FRAMING SHALL BE USED AT ALL ADJOINING PANEL EDGES FOR ALL WALL W/ PLY ON (2) SIDES OR SINGLE SIDES PLY WALLS WITH 10d @ 3" O.C. OR LESS SPACING.
7. 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.
8. LOAD VALUES ARE BASED ON THE MINIMUM CAPACITIES FROM THE IBC CBC, AND LABC TABLE 2306.4.1.
9. 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.
10. 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.
11. STAGGER LAGS AND SCREWS INTO 3X MIN. FRAMING BELOW WHERE SPACING IS 3" O.C. OR LESS IN A SINGLE ROW.
12. REDUCED VALUES PER SECTION 4.3.3 OF SDPWS.
13. 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:

- A. SHEAR WALL VALUES ARE FROM 2016 CALIFORNIA BUILDING CODE & 2017 LOS ANGELES COUNTY BUILDING CODE, TABLE 2306.4.1.
- B. ALL PLYWOOD IS TO BE STRUCTURAL I GRADE W/ (4) PILES MINIMUM, AND SHALL BE APPLIED DIRECTLY TO FRAMING MEMBERS.
- C. PLY SHEETS MAY BE APPLIED EITHER VERTICALLY OR HORIZONTALLY ACROSS THE STUDS.
- D. 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.
- E. ALL PLYWOOD JOINT NAILING AND SILL NAILING AND SILL NAILING IS TO BE STAGGERED.
- F. 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.
- G. 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.
- H. PROVIDE PRE-DRILLED HOLES 65% TO 75% OF THE NAIL DIAMETER FOR NAILS LARGER THAN 20d.
- I. 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.
- J. ALL LAGS SHALL BE FASTENED INTO THE CENTERLINE OF THE RIMS OR BLOCKING BELOW THE PLY DIAPHRAGM WHERE OCCUR.
- K. STRUCTURAL OBSERVATION IS REQUIRED FOR ALL SHEAR WALL PANELS.

GENERAL MATERIAL SPECIFICATIONS

1. **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.
2. **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. (CBC R402.2)
3. **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)
4. **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)
5. **MASONRY.** MASONRY UNITS SHALL COMPLY WITH ASTM C 90 FOR LOAD-BEARING CONCRETE MASONRY UNITS. (CBC 2103.1)
6. **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)
7. **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.
8. **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.
9. **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)

10. **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

<i>PROJECT SCOPE</i>	LEGAL PROPERTY DESCRIPTION:	OWNER'S NAME:	SHEET TITLE: DETAILS	
	APN: LOT: TRACT: YEAR BUILT: ZONING CODE:	OWNER'S ADDRESS:	SCALE: AS NOTED	S-11
		DATE: 1/ 15/ 2022		

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 R602.2)
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 R602.7.1)

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 8 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)

<i>PROJECT SCOPE</i>	LEGAL PROPERTY DESCRIPTION:	OWNER'S NAME:	SHEET TITLE:	
	APN :		DETAILS	
	LOT:		OWNER'S ADDRESS:	SCALE: AS NOTED
	TRACT:			S-12
	YEAR BUILT: ZONING CODE:		DATE:	1/ 15/ 2022

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 2-16d common (3 1/2"x0.162") 3-3"x0.131" nails 3-3" 14 gage staples	toenail each end end nail
	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 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 10d box 3"x0.131" nails 3" 14 gage staples, 7/16" crown	24" o.c. face nail 16" o.c. face nail
9.	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels) 16d common 16d box 3"x0.131" nails 3" 14 gage staples, 7/16" crown	16" o.c. face nail 12" o.c. face nail 12" o.c. face nail
10.	Built-up header 16d common 16d box	16" o.c. each edge, face nail 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 10d box 3"x0.131" nails 3" 14 gage staples, 7/16" crown	16" o.c. face nail 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 16d box 3"x0.131" nails 3" 14 gage staples, 7/16" crown	16" o.c. face nail 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 2-16d common 3-10d box 3-3"x0.131" nails 3-3" 14 gage staples, 7/16" crown	Toenail 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 10d box 3"x0.131" nails 3" 14 gage staples, 7/16" crown And 2-20d common 3-10d box 3-3"x0.131" nails 3-3" 14 gage staples, 7/16" crown	32" o.c. face nail at top and bottom staggered on opposite sides 24" o.c. face nail at top and bottom staggered on opposite sides 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 PANELS, SUB FLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING (a)			
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 1/2" 16 gage staple, 7/16" crown 2 3/8" x0.113" nail (roof) 1 1/2" 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 1/2" 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.	3/4"	4d casing 4d finish	6" edge 12" intermediate supports
42.	3/8"	6d casing 6d finish	6" edge 12" intermediate supports

For SJ: 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: APN LOT: TRACT: YEAR BUILT: ZONING CODE:	OWNER'S NAME:	SHEET TITLE: DETAILS
		OWNER'S ADDRESS:	SCALE: AS NOTED DATE: 1/ 15/ 2022
			S-13