

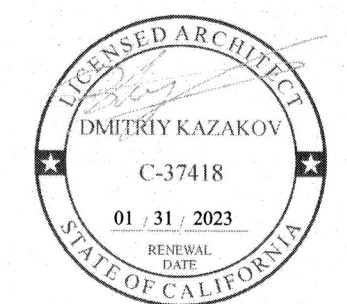
1

1

1433
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Los Angeles CA 90077
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[illegible]

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9 SOUTH PEAK
ADU

9 SOUTH PEAK DR
LAGUNA NIGUEL, CA 92677

TITLE 24

0.1A

CERTIFICATE OF COMPLIANCE		CFIR-PRF-01E (Page 10 of 10)
Project Name: 9 SOUTH PEAK DRIVE		Calculation Date/Time: 2021-11-12T14:12:53-08:00
Calculation Description: Title 24 Analysis		Input File Name: 136676 KAZAKOV.rbi019x
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT		
1. I certify that this Certificate of Compliance documentation is accurate and complete.		
Documentation Author Name: David McClain	Documentation Author Signature: <i>David McClain</i>	
Company: Title 24 Data Corp	Signature Date: 11/12/2021	
Address: 633 Monterey Trail	CEA/HERS Certification Identification (if applicable): CEA NR19-16-30017/R19-14-30052	
City/State/Zip: Frazier Park, CA 93255	Phone: 661-245-6372	
RESPONSIBLE PERSON'S DECLARATION STATEMENT		
I certify the following under penalty of perjury under the laws of the State of California:		
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. 3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.		
Responsible Designer Name: Dmitriy Kazakov	Responsible Designer Signature: <i>Dmitriy Kazakov</i>	
Company: Kazakov Design, Inc	Date Signed: 11/12/2021	
Address: 1433 N Beverly Glen Blvd	License: C-37418	
City/State/Zip: Los Angeles, CA 90077	Phone: 310) 441-7710	
<small>Digitally signed by Cordell Home Energy Efficiency Rating System Services, Inc., (CHERRS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.</small>		
Registration Number: 421-P010164804A-000-000-0000000-0000 <small>NOTES: This document has been posted by Cordell Home Energy Efficiency Rating System Services, Inc. (CHERRS) using information voluntarily by third parties not affiliated with or related to CHERRS. Therefore, CHERRS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.</small> Registration Date/Time: 11/5/2021 14:12 <small>Report Version: 2019.1.300</small> HRS Provider: CHEERS <small>CA Building Energy Efficiency Standards - 2019 Residential Compliance</small> Scheme Format: rev 20200901 Report Generated: 2021-11-12 14:13:16		

TITLE 24

1

Kazakov *design*

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LEGEND

-1396'-0" — (E) top

1400'-0" (N) top

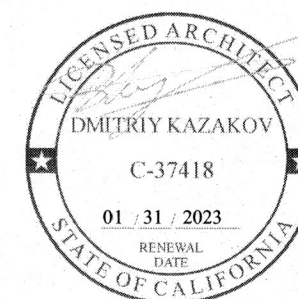
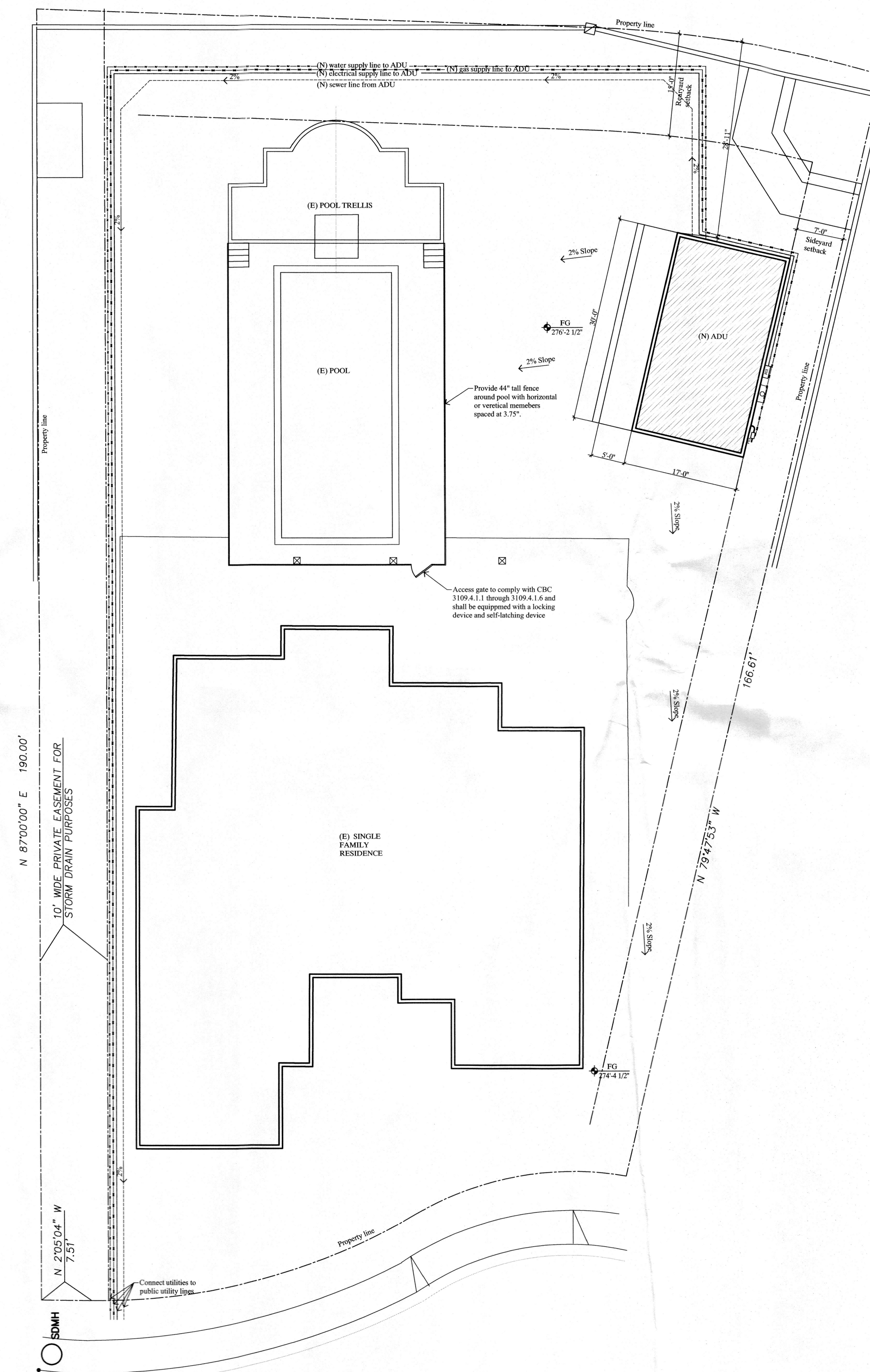
WT Irrigation water timer

WM	Water meter
----	-------------

EM	Electrical meter
----	------------------

NOTE

There are no slopes within 10'-0" of ADU

[illegible]

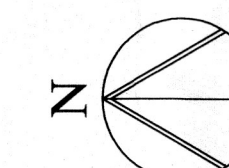
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ADU

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LAGUNA NIGUEL, CA 92677

SITE PLAN

1.0



SITE PLAN
SCALE: 3/32" = 1'-0"

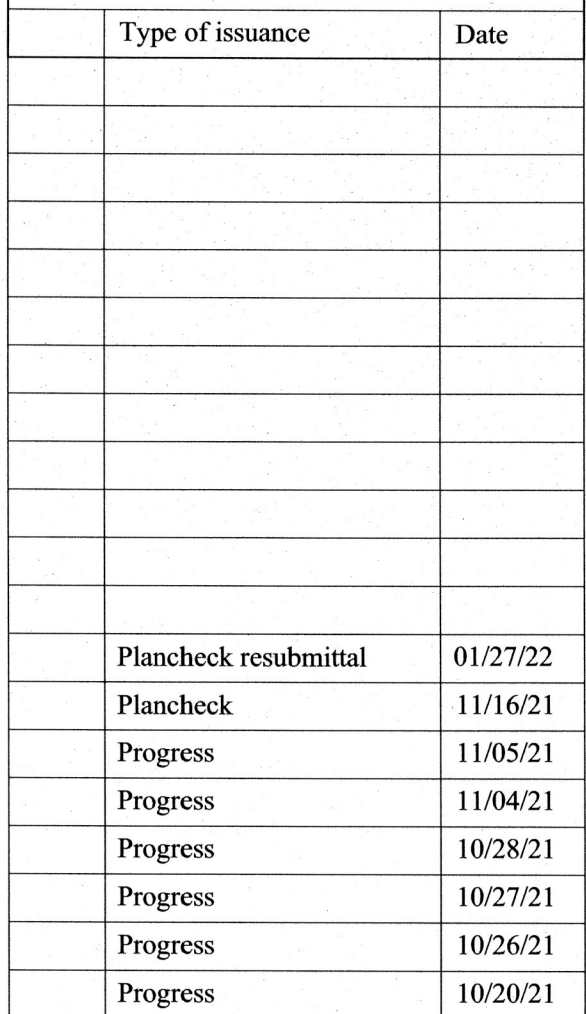
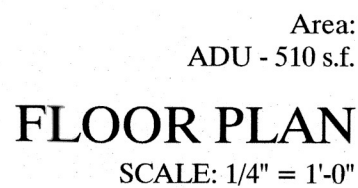
1

1. The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-bucks, transformers, valves, 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.
2. An approved Seismic Gas Shut off 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/structure containing the fuel gas piping. (Per Ordinance 170, 158) (Separate plumbing permit is required).
3. Plumbing Fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R303.6)
4. 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)
5. Bathtubs 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.
6. Provide ultra-low flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.
7. Unit skylights shall be labeled by LA City approved labeling agency. Such label shall state the approved labeling agency name, product designation and performance grade rating. (Research Report not required). (R306.6-9)
8. Water heater must be strapped to wall. (Section 507.3, LAPC)
9. 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 minimum of 30 seconds when the door is opened. It shall automatically reset and be equipped with a manual means to deactivate (for 15 seconds maximum) for a single opening. The deactivation switch shall be at least 5'4" above the floor. (6109 of LABC)
10. Automatic garage door openers, if provided, shall be listed in accordance with UL 325. (R309.4)
11. Smoke detectors shall be provided for all dwelling units intended for human occupancy, where a permit is required for alterations, repairs, or additions. (R314.2)
- 11A. Smoke detectors shall be provided in each sleeping room, on the ceiling or wall immediately adjacent to each sleeping room, and on each story and basement for dwelling with more than one story.
- 11B. The power source for smoke detectors shall be as follows:
 - a) in new construction smoke detectors shall receive their primary power from the building wiring and shall be equipped with a battery backup (907.2.11.1, R314.4)
 - b) In existing SFD smoke detectors may be battery operated (907.2.11.6, R314.4)
12. Where a permit is required for alterations, repairs, or additions, existing dwellings or sleeping units/hall have attached garages or fule-burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.2. Carbon monoxide alarmshall only be required in the specific dwelling unit sleeping unit for which the permit was obtained. (R315.2)
13. Every space intended for human occupancy shall be provided with natural light by means of exterior glass 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 for the room at a height of 30 inches above the floor level. (R303.1)
14. A copy of the evaluation report and/ or conditions of listing shall be made available at the job site.
15. Ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No.26 gage sheet steel or other approved material and shall not have openings into the garage (R302.5.2)
16. Other penetrations of garage/ dwelling ceilings and walls shall be protected as required by Section R302.11, Item 4 (R302.5.3)
17. Garage floor surfaces shall be of an approved noncombustible material, and the area used to park vehicles shall be sloped to a drain or toward the main vehicle entry doorway. (R309.1)
18. Building address numbers and street address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. (R319.1)
19. Exhaust fans provided for humidity control shall meet the following:
 1. ENERGY STAR compliant, and be ducted to terminate to the outside of the building
 2. Controlled by a humidity control unit/ not functioning as a component of a whole house ventilation system. Humidity control shall operate as follows (CGBC4.506.1):
 - a) Humidity controls shall be capable of adjustment between a relative humidity range of a greater than or equal to 50% to a maximum of 80%. The humidity control may utilize manual or automatic means of adjustment and,
 - b) Humidity control may be a separate component to the exhaust fan and is not required to be integral.
 3. The main electrical service panel shall have a reserved space to allow for installation of a double pole circuit breaker for a future solar electric installation. The reserved space shall be positioned at the opposite (load) end from the input feeder location or main circuit location and shall be permanently marked as "For Future Solar Electric".
21. A copy of construction documents or a comparable document indicating the information from Energy Code Sections 110.10(b) through 110.10(c) shall be provided to the occupant.
22. Rooms containing bathtubs, shower, spais, and similar bathing fixtures shall be mechanically ventilated. Separate mechanical permit may be required (R305.2.1)
23. Provide 70" - 72" high non absorbent wall adjacent to shower and approved shatter-resistant materials for shower enclosure (1210.2.3, 2406.4.5, R307.2, R308.4)
24. Speaker/intercom system must be approved by the Mechanical Division prior to installation
25. A fire alarm (visual and audible) is required. The alarm system must be approved by the Fire Department and Electrical Plancheck prior to installation (LAMC 57.122)
26. Carbon monoxide alarm is required (420.6, R315)

6



ELECTRICAL SCHEDULE



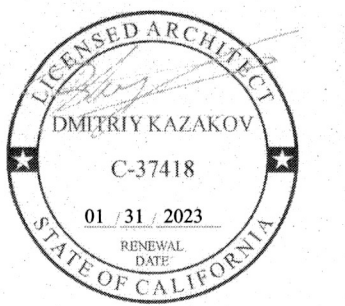
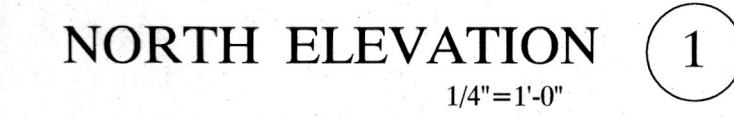
**9 SOUTH PEAK
ADU**

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**FLOOR PLAN
ROOF PLAN**

2.1

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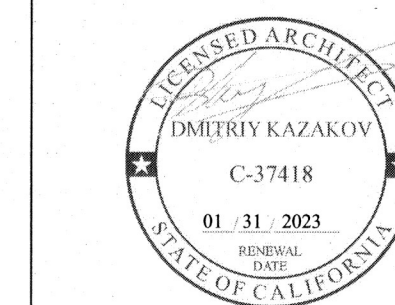
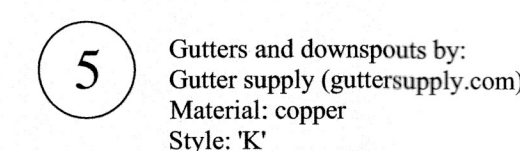
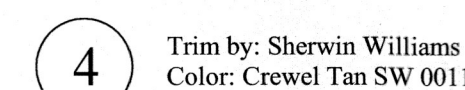
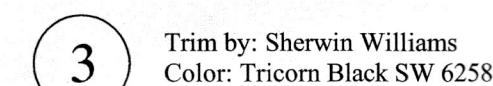
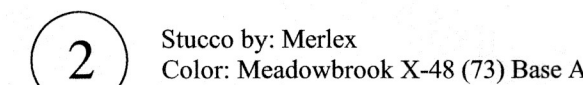
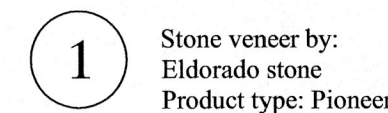
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3.1

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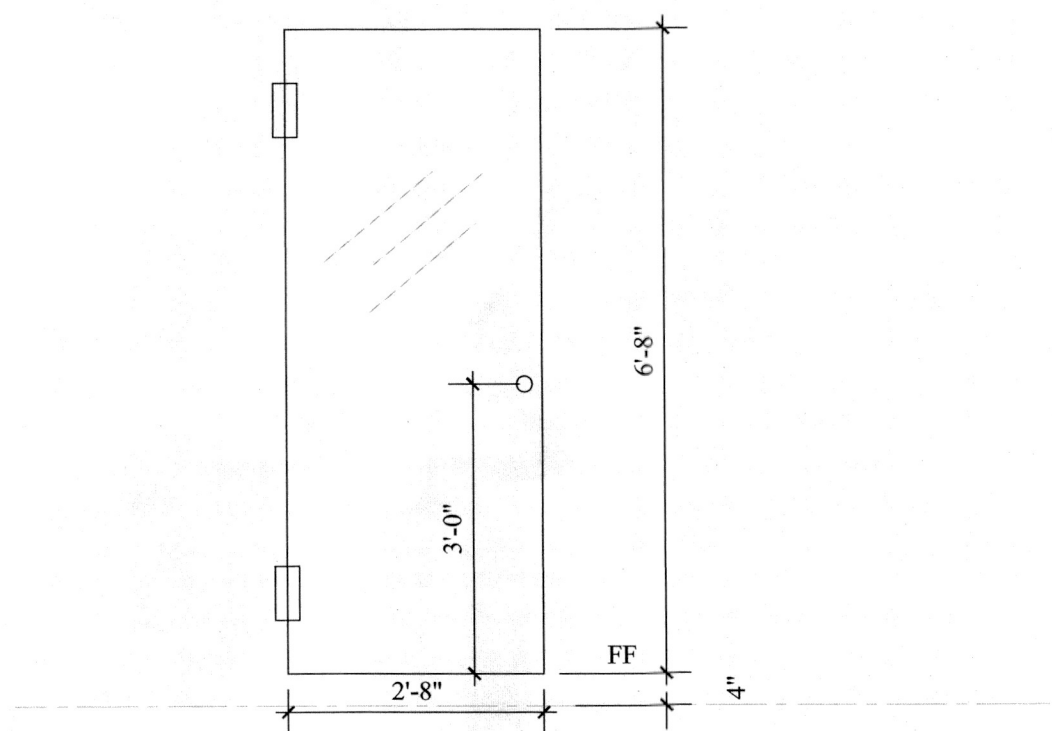
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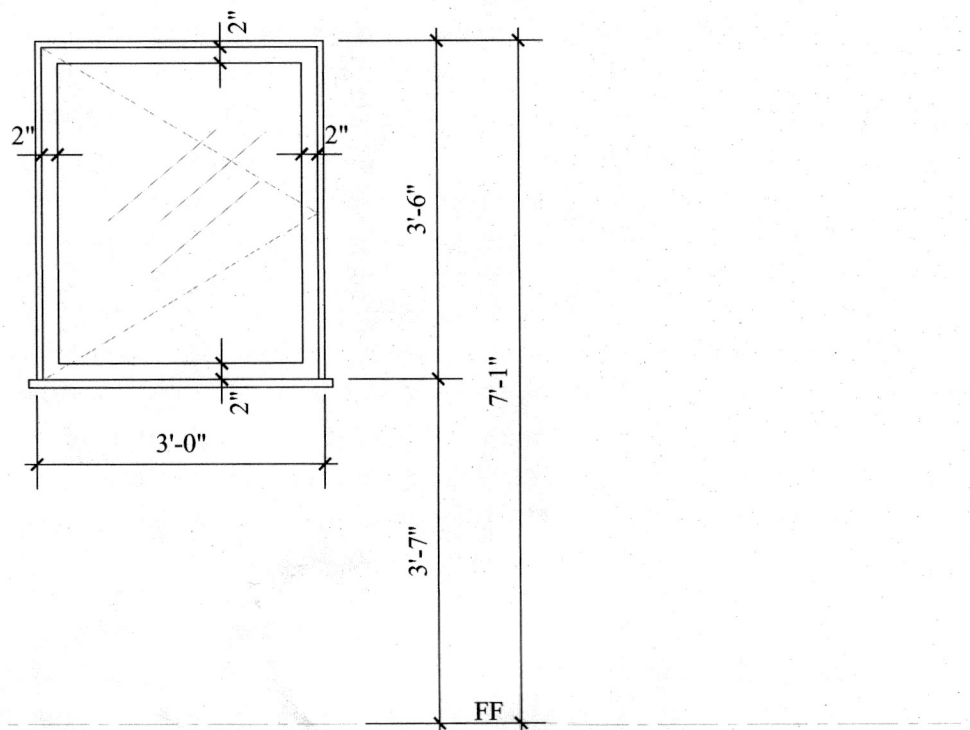
RENDERINGS
MATERIAL &
COLOR BOARD


3.2

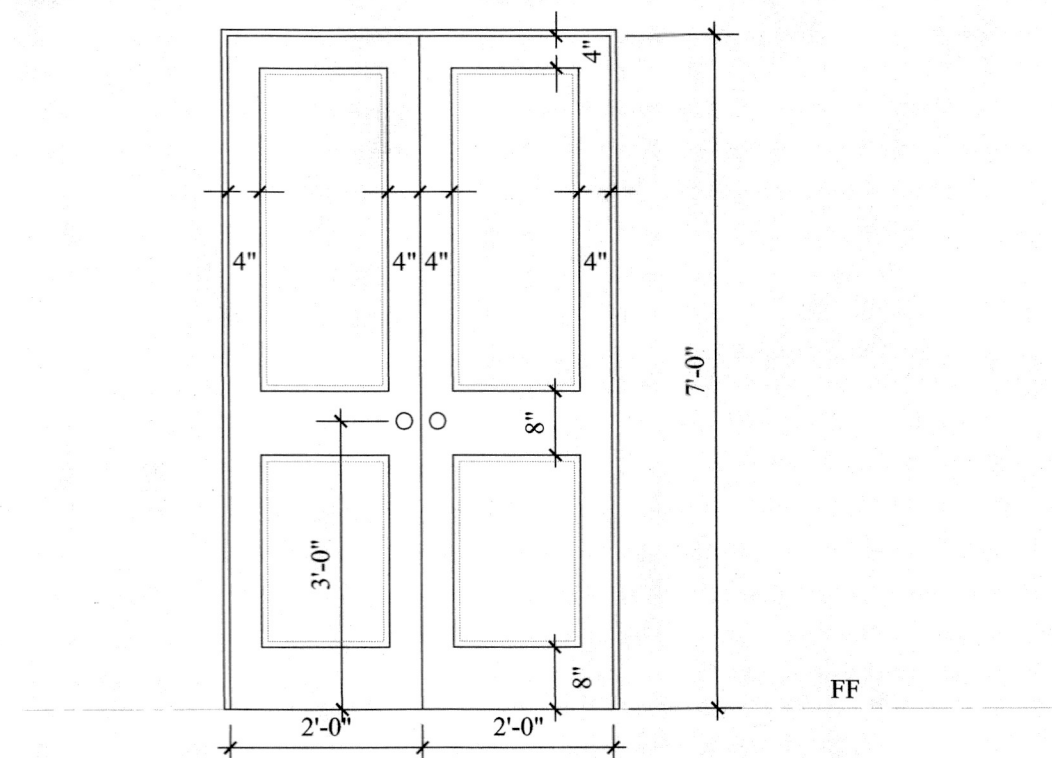
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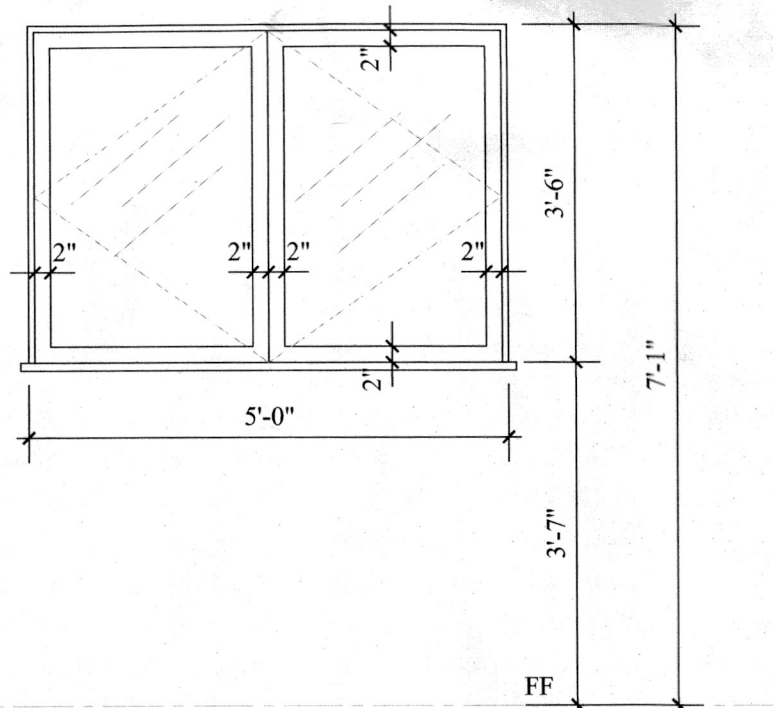
DETAIL
1/2" = 1'-0" 



DETAIL
1/2" = 1'-0" 



DETAIL
1/2" = 1'-0"

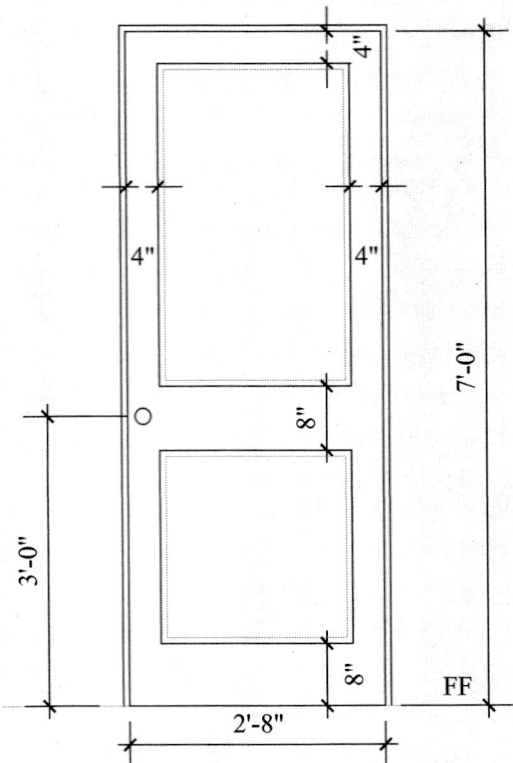


DETAIL
1/2" = 1'-0" B

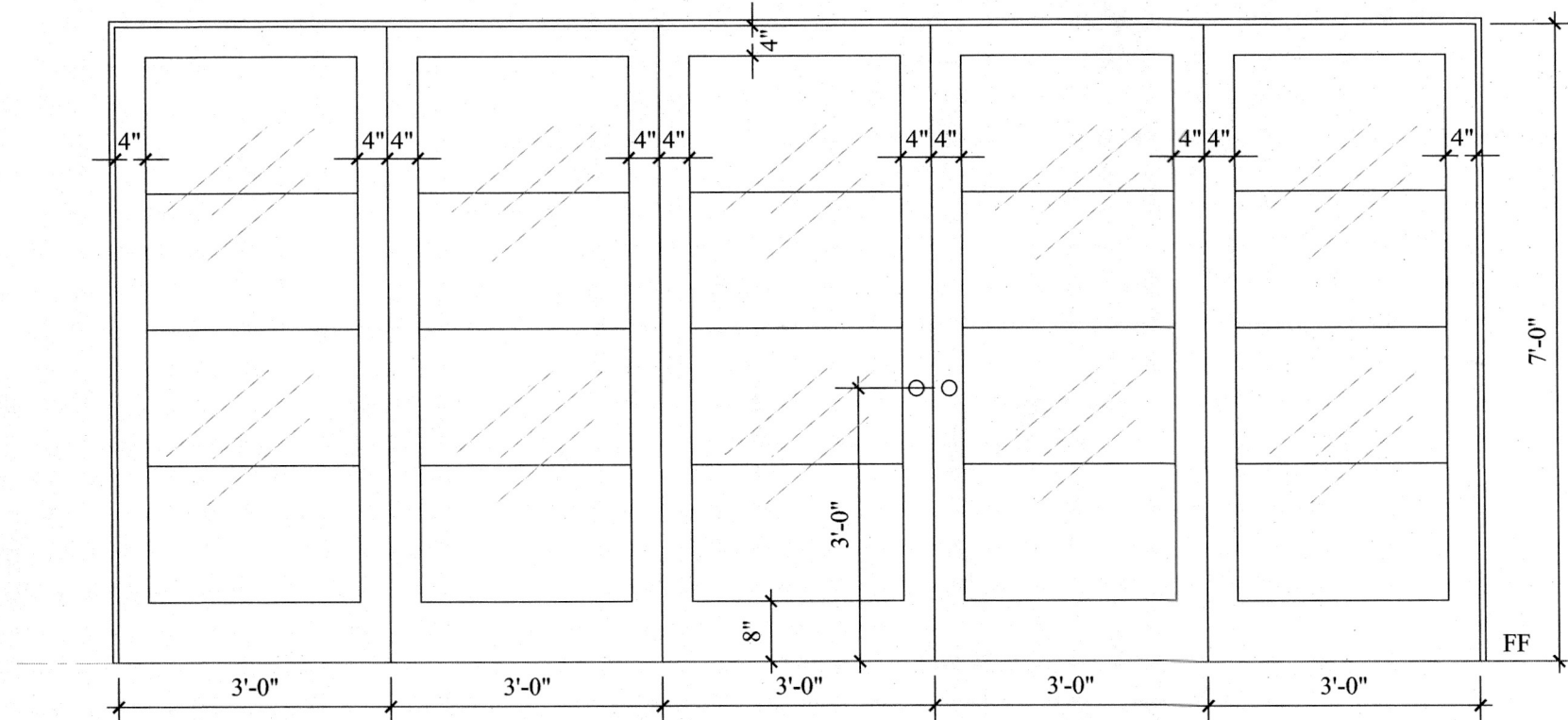
Hardware Codes:	Keys:	LH - Hinges are on the LEFT side as viewed from the hinge side of the unit RH - Hinges are on the RIGHT side as viewed from the hinge side of the unit LH Active - French or Double Doors where the right hand leaf is active RH Active - French or Double Doors where the left hand leaf is active SO - Swing out SI - Swing in DA - Double acting PA - Passage T - Clear tempered glass C - Clear Glass	X - Fixed O - Operable XO - Unit with right panel operable, left panel fixed as viewed from exterior OX - Unit with left panel active, right panel fixed as viewed from exterior OO - Unit with left and right panel operable, right hand active as viewed from exterior* XXXO - Unit with two outer panels fixed, two center panels operables viewed from ext. Right hand active Crank - Manufacturer's supplied crank hardware See specs for explanation of hardware codes * With French casement windows assume Right Hand Active unless noted with "LHA"
EN - Entry EP - Exterior Privacy EK - Exterior Keyed ED - Exterior Double ES - Exterior Single GA - Garage PA - Passage PR - Privacy EDK - Exterior Double Keyed			


[illegible]

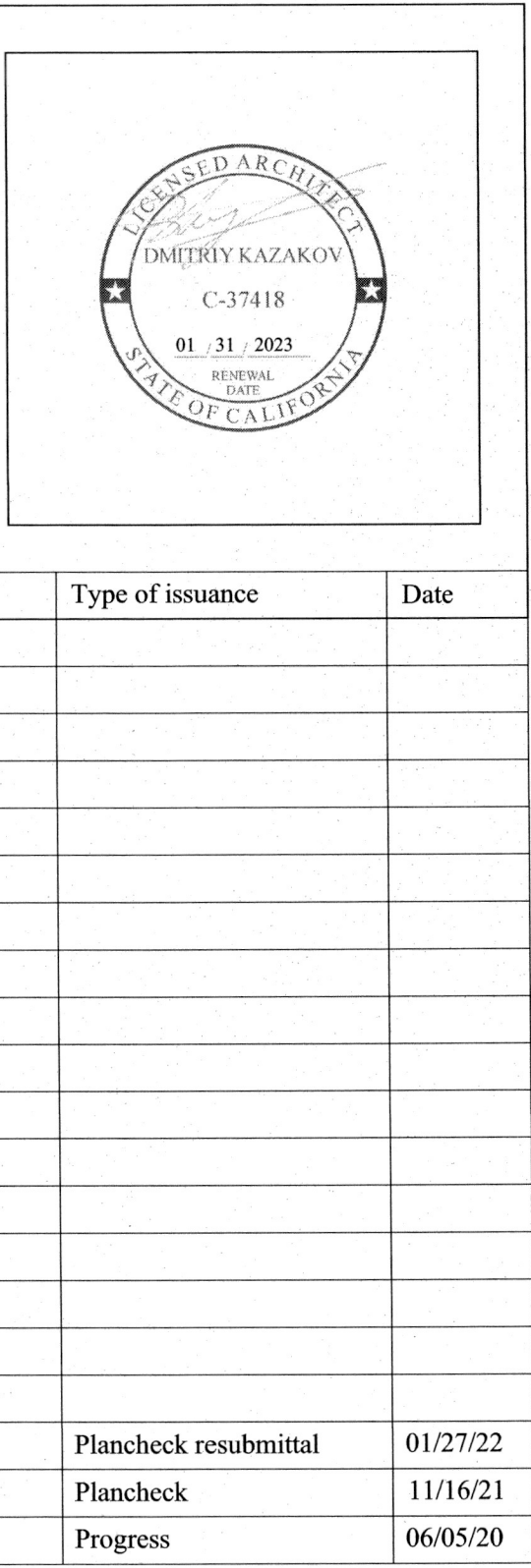
WINDOWS, DOORS SCHEDULE 1



DETAIL
1/2" = 1'-0" E



DETAIL
1/2" = 1'-0" 



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ADU
9 SOUTH PEAK DR
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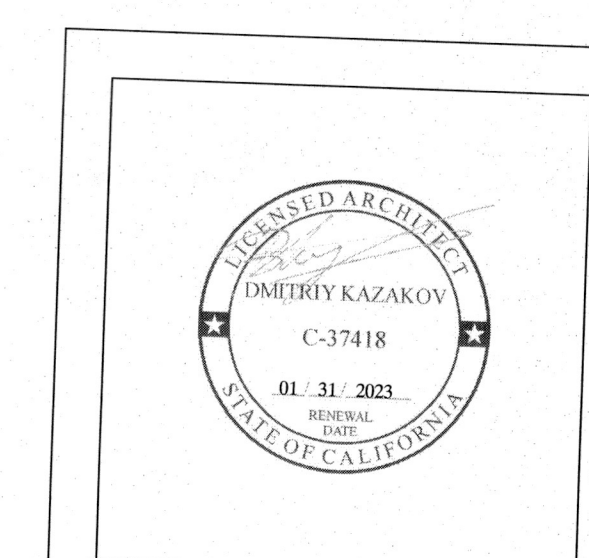
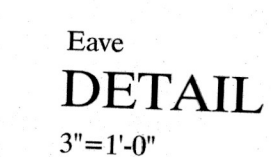
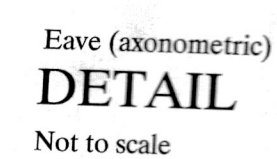
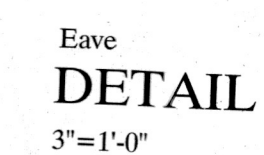
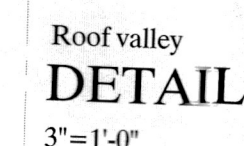
WINDOWS/ DOORS
SCHEDULE, TYPES

7.0

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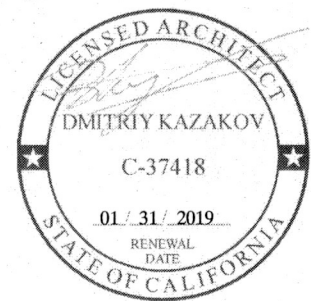
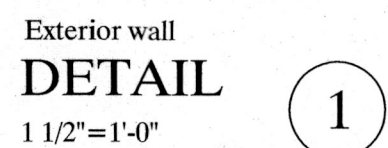
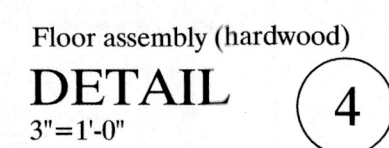
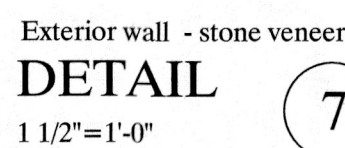
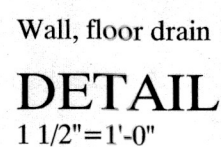
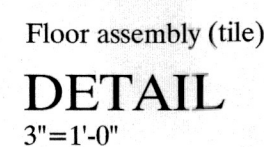
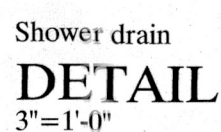
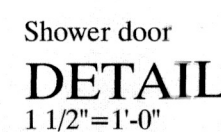
9 SOUTH PEAK
ADU

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ROOF DETAILS

91

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9 SOUTH PEAK
ADU

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EXTERIOR/ INTERIOR DETAILS

9.2

Diagram illustrating the cross-section of a window assembly, showing the following components and their assembly:

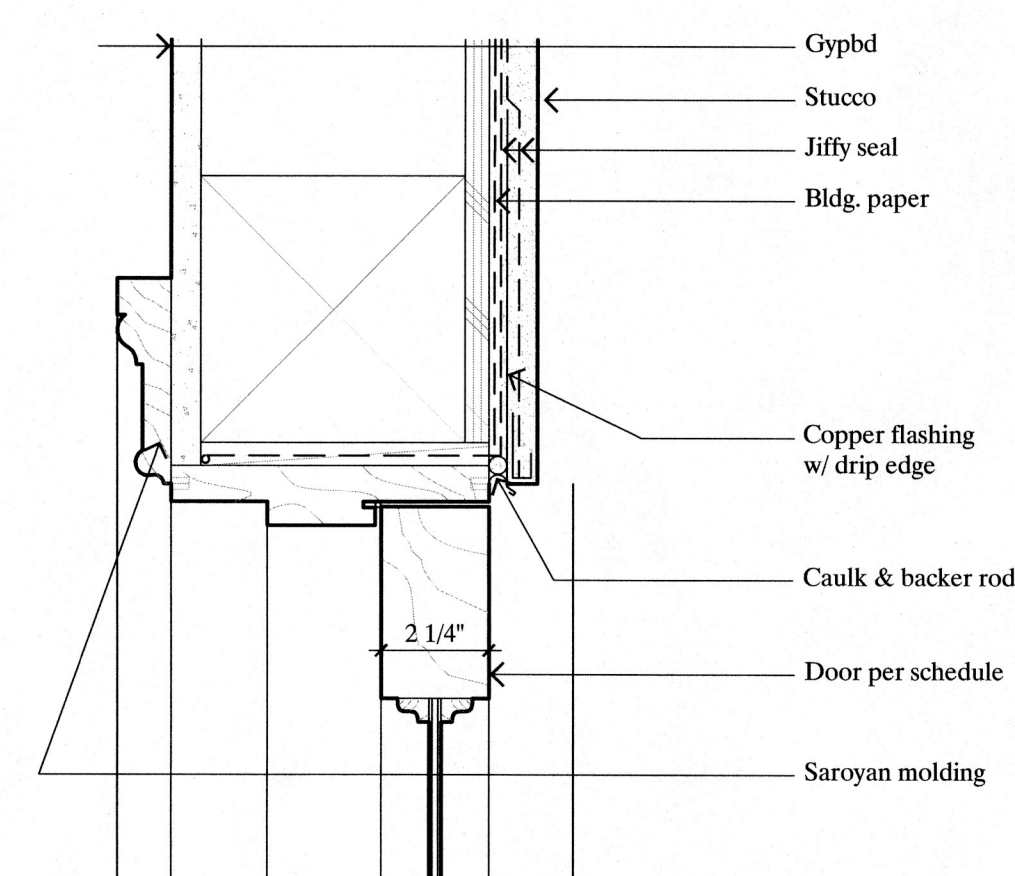
- Gypbd (Gypsum board)
- Jiffy seal
- Bldg. paper (Building paper)
- Stone veneer
- Copper flashing w/ drip edge
- Caulk & backer rod
- Window per schedule
- Saroyan molding

DETAIL
3"=1'-0"

12

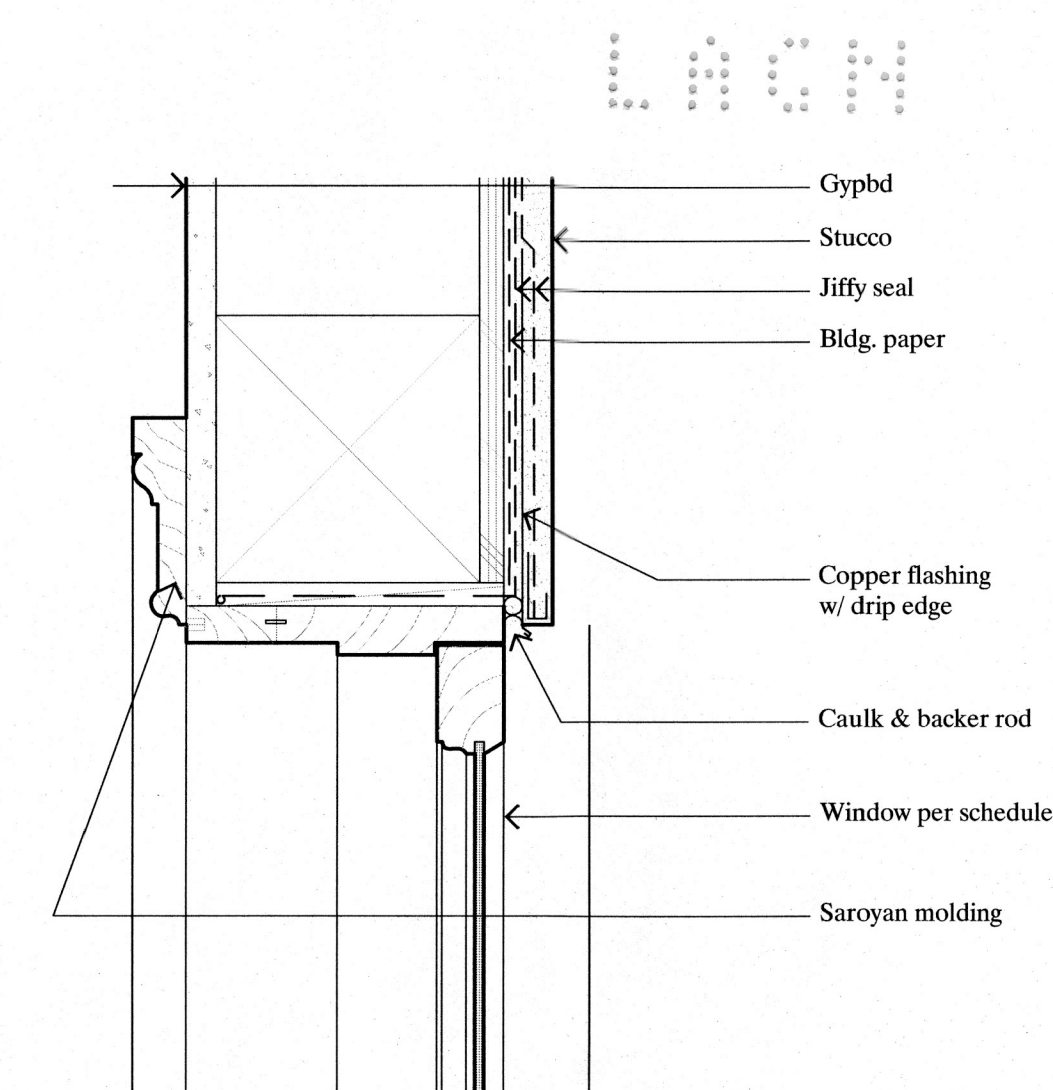
Window head - stone veneer
DETAIL 9
3"=1'-0"

9



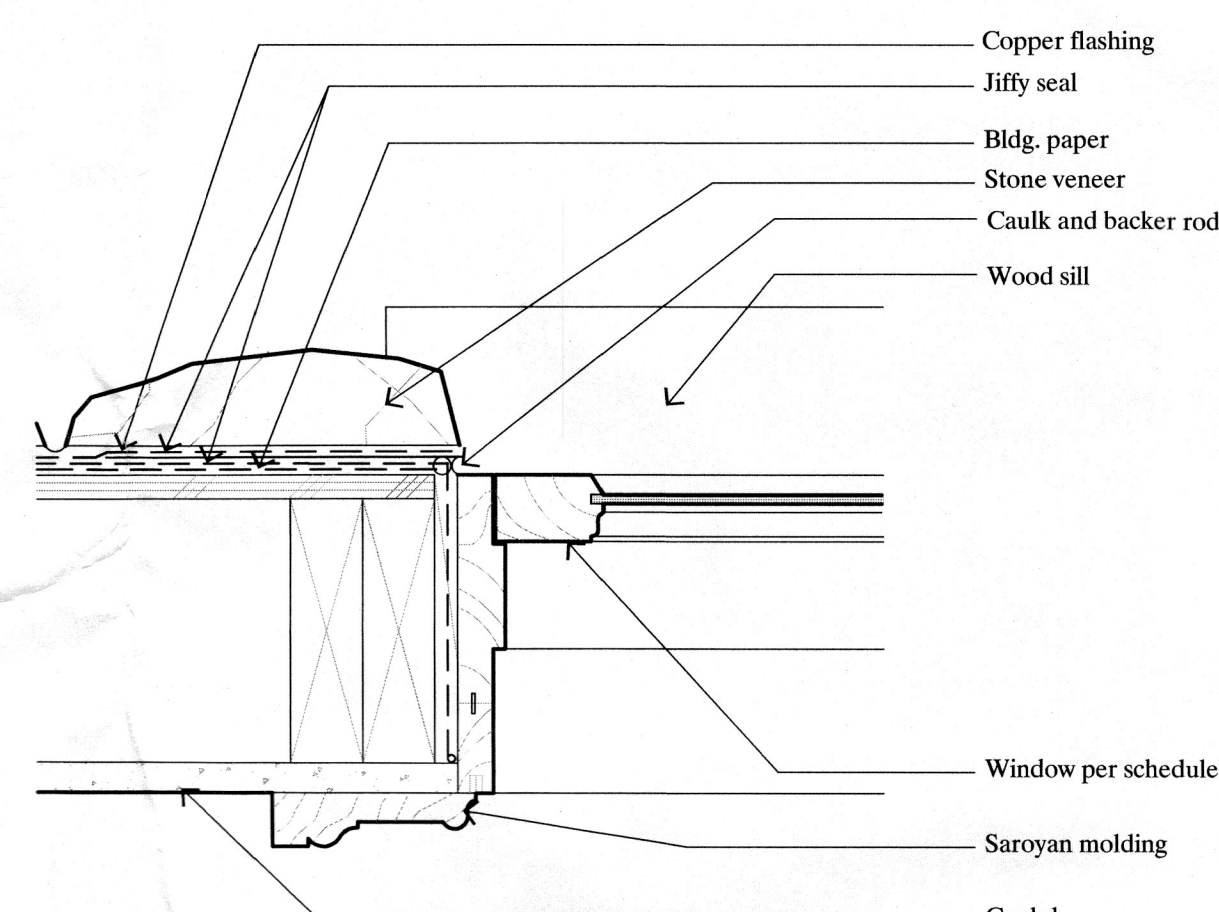
Door head
DETAIL
3"=1'-0"

6



Window head
DETAIL
3"=1'-0"

3

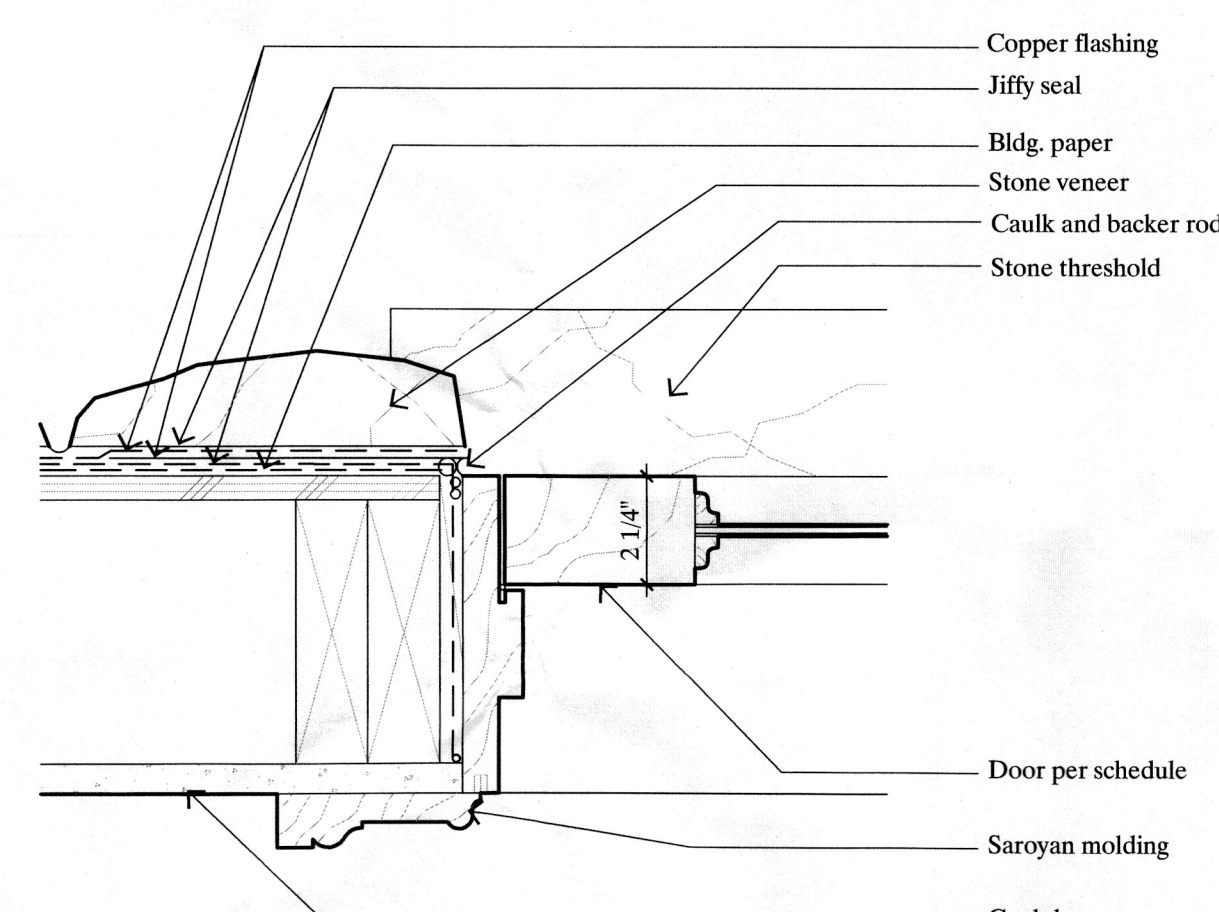


DETAIL
3"=1'-0"

11

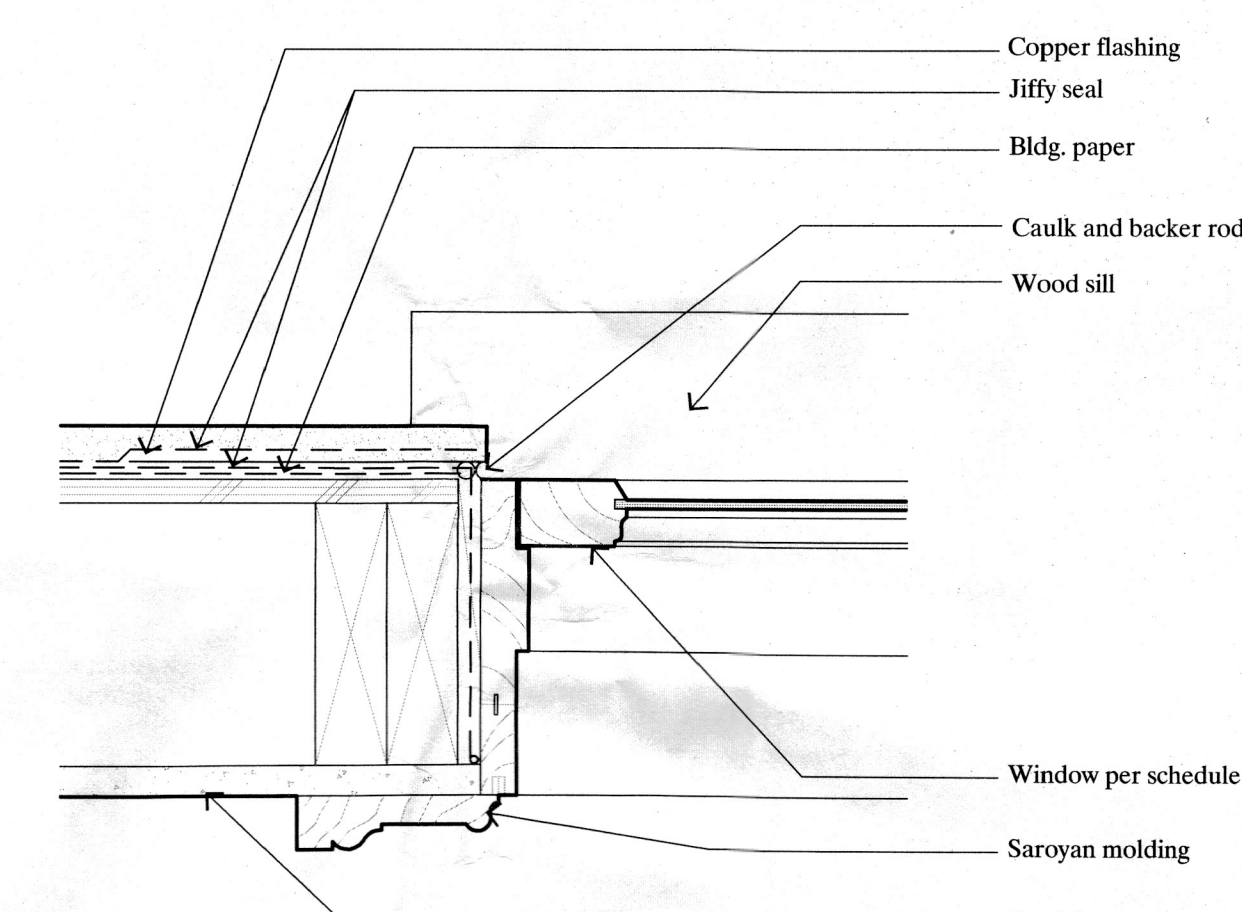
Window jamb - stone veneer
DETAIL 8
3"=1'-0"

8



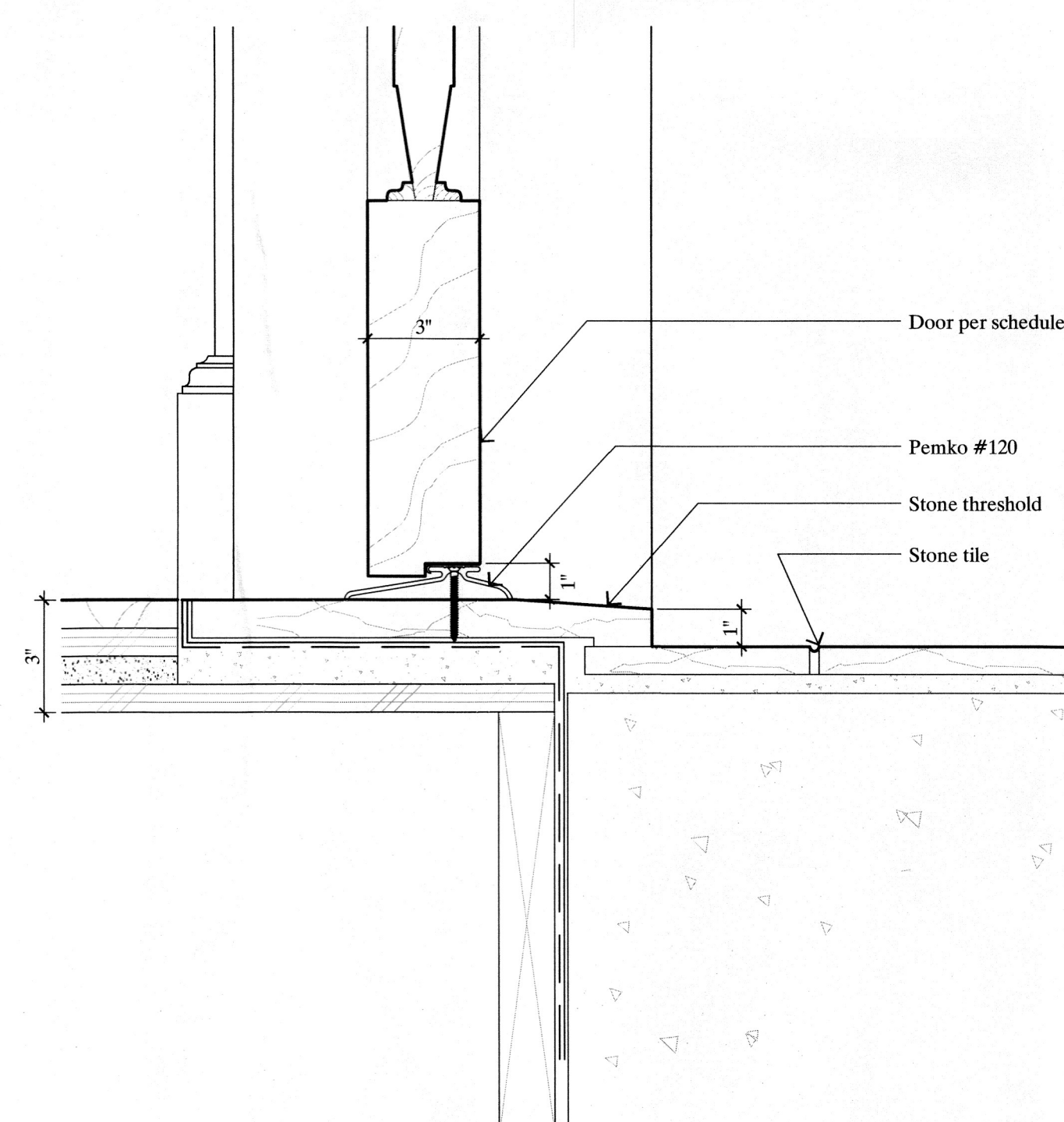
Door jamb
DETAIL
3"=1'-0"

5



Window jamb
DETAIL
3"=1'-0"

2

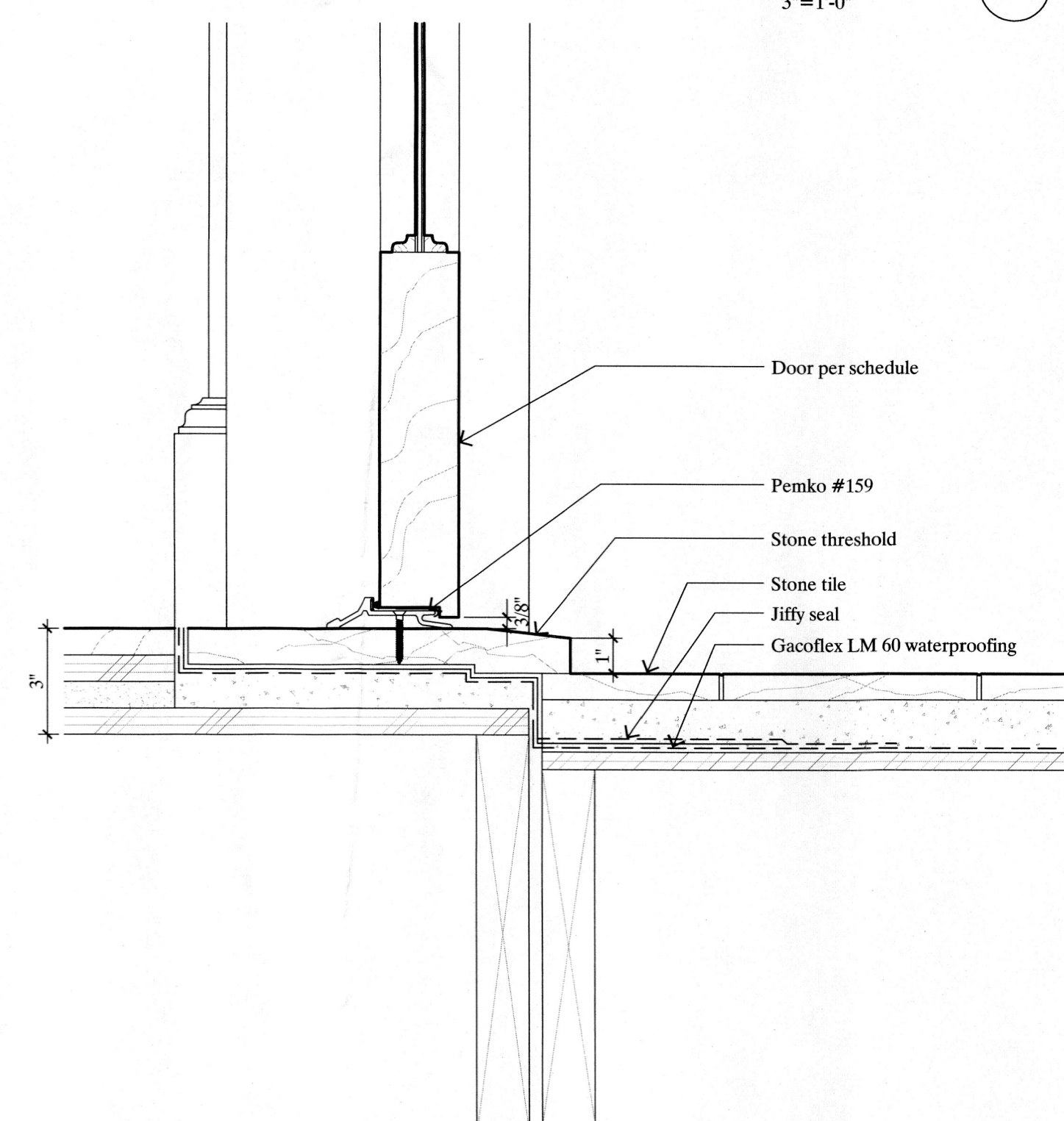


DETAIL
3"=1'-0"

10

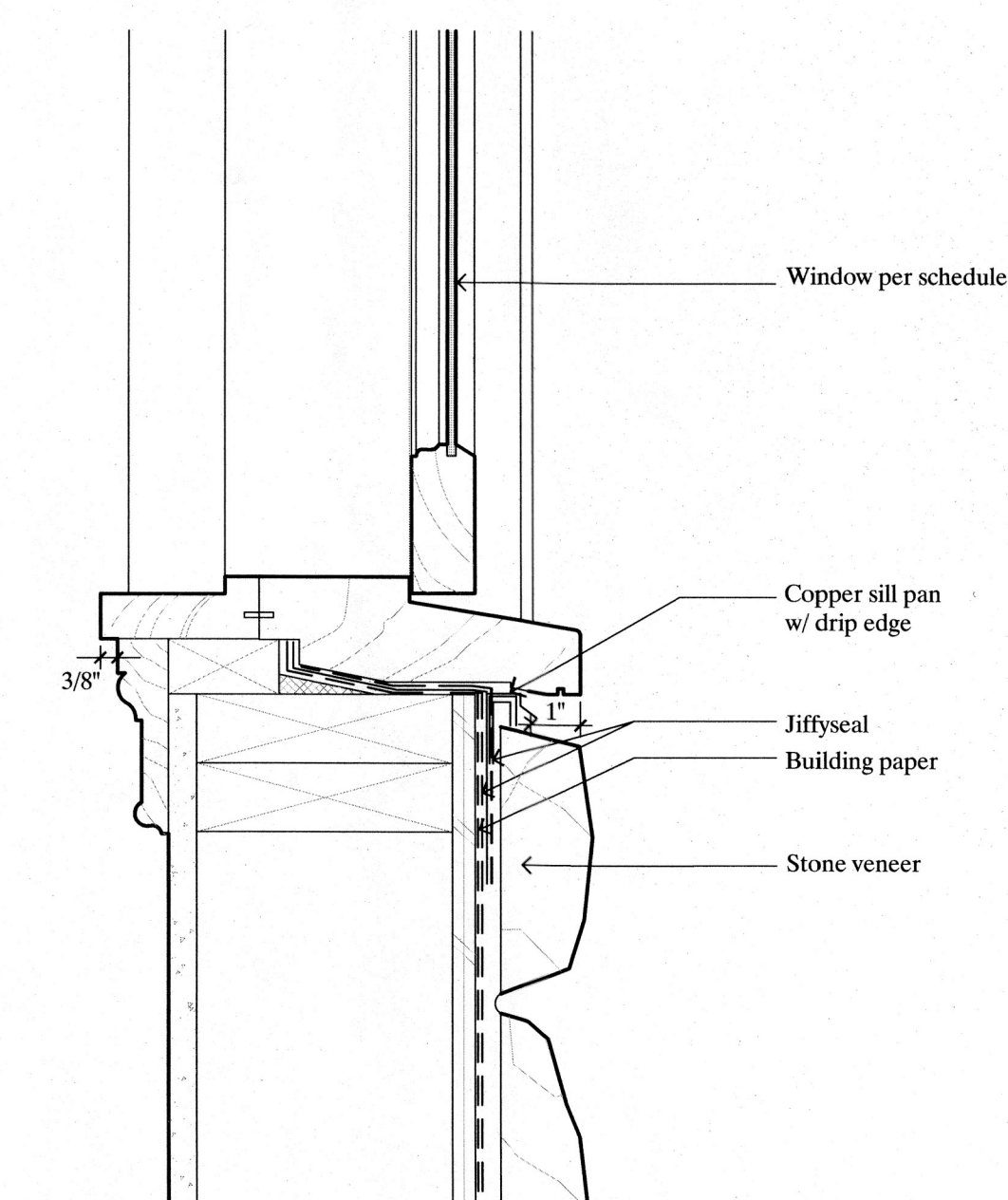
Door sill @ stone deck
DETAIL
3"=1'-0"

7



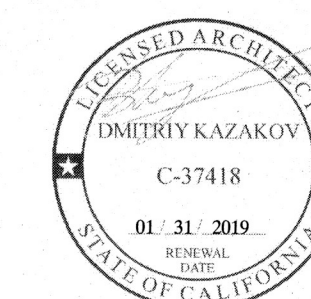
Door sill @ deck, balconies
DETAIL (4)
3"=1'-0"

4



Window sill
DETAIL
3"–1'-0"

①

[illegible]

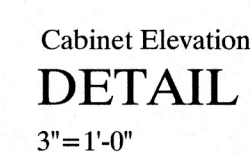
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9 SOUTH PEAK
ADU

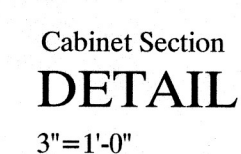
9 SOUTH PEAK DR
LAGUNA NIGUEL, CA 92677

WINDOWS DETAILS

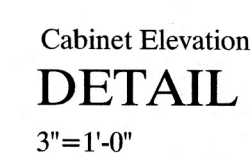
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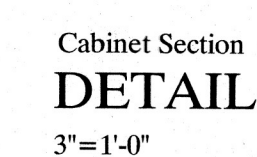
5



4



2



1

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N BEVERLY GLEN BLVD
Los Angeles CA 90077
phone (310) 441-7710
fax (310) 441-0568

2021-2022

LICENSED ARCHITECT
 DMITRIY KAZAKOV
 C-37418
 01/31/2023
 RENEWAL
 DATE
 STATE OF CALIFORNIA

[illegible]

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9 SOUTH PEAK DR
LAGUNA NIGUEL, CA 92677

CABINET DETAILS

9.6

DESIGN DATA

ROOF DEAD LOAD (w/Chg)(ASPHALT)	=	15.7 psf
ROOF DEAD LOAD (w/o Chg)(ASPHALT)	=	10.7 psf
Wind load(LRFD)	=	22.0 psf
Wind Exposure	=	C
Wind Design speed(LRFD/ASD)	=	110.0 mph
Internal Pressure coefficient	=	18/-18
Wind Risk Category	=	II
Component and cladding pressure	=	16
Cs (suction factor)(LRFD)	=	0.18
SDS	=	1.45
SD1	=	see section 11.
Seismic importance factor(I)	=	1
Seismic Risk Category (I)	=	II
Se	=	1.281
SI	=	0.457
Site Class	=	Default(see 11.4)
Seismic design category	=	0
Basic seismic force resisting system	=	SHEARWALL
Response modification factor	=	6.5
Redundancy factor	=	1.3
System Overstrength factor	=	3
Design load bearing value of soil	=	1500.0 psf
Analysis procedure	=	SIMPLIFIED

1.HOLD DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE .229"x3"x3" PLATE WASHERS ON THE POST OPPOSITE THE HOLDOWN

2.HOLDOWNS SHALL BE TIGHTENED TO FINGER TIGHT PLUS ONE HALF WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING

3.HOLDOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION

4.FASTENERS FOR PRESERVATIVE-TREATED OR FIRE-RETARDENT TREATED WOOD SHALL BE ON HOT DIPPED ZINC-COATED GALVANIZED STEEL IN ACCORDANCE WITH ASTM A 153

5.FOUNDATION BOLTS SHALL BE EMBEDDED AT LEAST 7 IN INTO THE CONCRETE OR MASONRY FOUNDATION SPACED NOT MORE THAN 6FT APART AND PROVIDED WITH .229INX3INX3IN PLATE WASHERS

6.ALL FIELD CUT ENDS,NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE FIELD TREATED PER AWPA M4

ALL WALLS WITH PLUMBING MUST BE 2X6@16"OC STUD WALLS UNO

ALL PARALLAM BEAMS SHALL BE RATED FOR EXTERIOR USE OR OTHERWISE PROTECTED FROM OUTDOOR WET/DAMP CONDITIONS PER ICC ESR1387 SECTION 5.3

1.FOR BRACED WALL PANELS/SHEARWALLS, EACH SHEET OF PLYWOOD/OSB SHEATHING SHALL NOT BE LESS THAN 24" IN LEAST DIMENSION. ALL EDGES OF ALL PANELS SHALL BE SUPPORTED BY AND FASTENED TO FRAMING MEMBERS OR BLOCKING

2. BRACED WALL PANELS/SHEARWALLS SHALL RUN CONTINUOUSLY FROM FOUNDATION TO ROOF/FLOOR FRAMING

NOTES FOR EXPANSIVE SOIL

ALL DRAINAGE ADJACENT TO THE EXISTING FOOTINGS SHALL BE CONDUCTED AWAY FROM THE STRUCTURE

ALL DRAINAGE ADJACENT TO THE NEW FOOTING SHALL BE CONDUCTED AWAY FROM THE STRUCTURE BY A MINIMUM 3FT WIDE APRON SLOPED TO NO LESS THAN 2 PERCENT AND DRAINING INTO AN APPROVED NON-EROSIVE DEVICE

THE SOIL BELOW AN INTERIOR CONCRETE SLAB(N) SHALL BE PRE SATURATED TO A DEPTH OF 18 IN PRIOR TO PLACING THE CONCRETE

UPUPLI STRAPS *FILL ALL HOLES

UPLIFT STRAP MODEL NO.	CLEAR SPAN	FASTENERS	ALLOWABLE TENSION LD	MIN. MEMBER THICKNESS
MST37	16	(22).162X2.5"	2705 #	4X
MST48	16	(34).162X2.5"	4200 #	4X
MST60	18	(46).162X2.5"	6235 #	4X
MST72	18	(62).162X2.5"	6730 #	4X

DRAG STRAP

DRAG STRAP MODEL NO.	FASTENERS	ALLOWABLE TENSION LD	MIN. MEMBER THICKNESS
MST127	30--.162X2.5 4 1/2"	3700 #	2165 # 4X
MST37	42--.162X2.5 6 1/2"	5080 #	3025 # 4X
MST48	50--.162X2.5 8 1/2"	5310 #	3675 # 4X
MST60	68--.162X2.5 10 1/2"	6730 #	4485 # 4X
MST72	68--.162X2.5 10 1/2"	6730 #	4485 # 4X

GENERAL STRUCTURAL NOTES:

1. HOLDOWNS 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 IN TO WOOD FRAMING REQUIRE STEEL PLATE WASHERS ON THE POST ON THE OPPOSITE SIDE OF THE ANCHORAGE DEVICE. PLATE SIZE SHALL BE MIN. OF .299 INCHES BY 3 INCHES BY 3 INCHES

2. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS.FLOOR SHALL HAVE TONGUE OR GROOVED OR BLOCKED PANEL EDGES. PLYWOOD SPANS SHALL CONFORM WITH TABLE 2304.8(1)

3. ALL DIAHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.

4. ALL BOLT HOLES SHALL BE DRILLED 3/2" TO 1/6" OVERSIZED.

5. HOLDOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION

ALL SAWN LUMBER JOISTS AND GIRDER EXPOSED TO THE WEATHER AND SUPPORTING THE DECK SHALL BE PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 OR BE NATURALLY DURABLE WOOD

SLAB ON GRADE

HOLDOWN TYPE	(SCREW NUMBER/SIZE)(POST)(BOLT DIA-TYPE)	--ALLOW.UPLIFT (LA CITY--UPLIFT)	MIN. EMBED	BOLT	de	PAD SIZE	TENSION
① USE HDU2-SDS2.5	(6--SDS 1/4"x2 1/2") (4X)(5/8"DIA--SSTB16)	--3075# (LA CITY--2306.25#) (1)	SSTB16	12 5/8"	PAB5	6"	20" SQ 6.6K/6.6K
② USE HDU4-SDS2.5	(10--SDS 1/4"x2 1/2") (4X)(5/8"DIA--SSTB16)	--3780# (LA CITY--2835#) (2)	SSTB16	12 5/8"	PAB5	6"	20" SQ 6.6K/6.6K
③ USE HDU4-SDS2.5	(10--SDS 1/4"x2 1/2") (4X)(5/8"DIA--SSTB20)	--4565# (LA CITY--3423.75#) (3)	SSTB20	16 5/8"	PAB5	6"	20" SQ 6.6K/6.6K
④ USE HDU5-SDS2.5	(14--SDS 1/4"x2 1/2") (4X)(5/8"DIA--SSTB24)	--5645# (LA CITY--4233.75#) (4)	SSTB24	20 5/8"	PAB5	6"	20" SQ 6.6K/6.6K
⑤ USE HDU8-SDS2.5	(20--SDS 1/4"x2 1/2") (4X)(7/8"DIA--SSTB28)	--6970# (LA CITY--5227.5#) (5)	SSTB28	28 7/8"	PAB7	9"	28" SQ 13K/11.9K
⑥ USE HDU8-SDS2.5	(20--SDS 1/4"x2 1/2") (6X)(7/8"DIA--SSTB28)	--7870# (LA CITY--5902.5#) (6)	SSTB28	28 7/8"	PAB7	9"	28" SQ 13K/11.9K
⑦ USE HDU11-SDS2.5	(30--SDS 1/4"x2 1/2") (6X)(SBI1X30)	--9535# (LA CITY--7151.25#) (7)	SBI1X30	24"	PAB8	11"	37" SQ 17K/15.9K
⑧ USE HDU11-SDS2.5	(30--SDS 1/4"x2 1/2") (8X)(SBI1X30)	--11175# (LA CITY--8381.25#) (8)	SBI1X30	24"	PAB8	11"	37" SQ 17K/15.9K
⑨ USE HDU14-SDS2.5	(36--SDS 1/4"x2 1/2") (6X)(SBI1X30)	--14445# (LA CITY--10833.75#) (9)	SBI1X30	24"	PAB8	11"	37" SQ 17K/15.9K

TYPICAL CONTINUOUS FOUNDATION

ONE STORY

(N)15" WIDE X 24"(EXT)21" INT)DEEP FOOTING

BELOW NATURAL GRADE W/ 2-#5 @ TOP AND 2-#5 AT BOTTOM. (U.O.N.)TYP. (VERIFY MIN FOR EXISTING FOUNDATION).Fc=2500psi

SOILS REPORT: PACIFIC COASTLAND CONSULTING NOV 8 2021, FN 17N-9-21

* ROOF DIAHRAGM: USE 3" CDX (APA RATED)(EXPOSURE 1)PLYWOOD, PANEL INDEX (24/0) , WITH 8d NAILS @ 6" O.C. SUPPORTED EDGES & BOUNDARIES, @ 12" O.C. IN FIELD (UNBLOCKED DIAFH. U.O.N.).

MIN. OF 5/ 8" ANCHOR BOLTS AT SDC E OR F EMBEDDED 7" INTO FOOTING AND SPACED 6 FT O. C. (MAXIMUM). MINIMUM TWO BOLTS PER PIECE OF SILL PLATE AND ONE LOCATED WITHIN 12" AND NOT LESS THAN 7 BOLT DIAMETER OR 4 - 3/ 8" OF EACH END OF EACH SILL PLATE. 3" X 3" X 0. 229" PLATE WASHER SHALL BE USED ON EACH ANCHOR BOLT.

LEGEND:

INDICATES NEW FOUNDATION

INDICATES NEW FOUNDATION

INDICATES (N)WALL

INDICATES SHEAR WALL PANEL TYPE SEE SHEAR WALL SCHEDULE .

INDICATES DETAIL NO.

INDICATES BEAM NO.

INDICATES GRID LINE NO.

SINGLE SIDED SHEAR WALL DOUBLE SIDED SHEARWALL

INDICATES FLR JST

INDICATES CLG. JST./FLR JST

INDICATES ROOF RAFTER

E.N. EDGE NAILING

POST(MIN.6X6)

POST ABOVE

CRIPPLE POST

ABBREVIATIONS:

POST ROOF RAFTER

FLOOR JOIST

DECK JOIST

CEILING JOIST

B.M. BEAM

K.P. KING POST

B.F.W. BALLOON FRAMED WALL

HDR PIPE COLUMN

F.C. FLUSH BEAM

D.P. DROPPED BEAM

DBL. DOUBLE

BLK'G. BLOCKING

F.H. FULL HEIGHT

D.S. DRAG STRUTS

M.S.B. MULTI STUDS BEARING

S.P.N. SILL PLATE NAILING

D.T. DOUBLE 2 X TRIMMER

T.&B. TOP AND BOTTOM

E.S. EACH SIDE

U.N.O. UNLESS NOTED OTHERWISE

P.A. SIZE PST. BELOW MACHINE BLOT

E.N. EDGE NAILING

B.N. BOUNDARY NAILING

HNGR HANGER

POST SIZE

PAD FOOTING SCHEDULE

REBARS	PAD SIZE	PAD NO.
4X4 2-# 5 BARS EA. WAY	1'-0" SQ. x 24" DEEP (18" DEEP INTERIOR) (12" THICK-UNDERPIN)	1.5K
4X4 3-# 5 BARS EA. WAY	1'-9" SQ. x 24" DEEP (18" DEEP INTERIOR) (12" THICK-UNDERPIN)	4.5K
4X4 3-# 5 BARS EA. WAY	2'-0" SQ. x 24" DEEP (18" DEEP INTERIOR) (12" THICK-UNDERPIN)	6K
4X4 4-# 5 BARS EA. WAY	2'-6" SQ. x 24" DEEP (18" DEEP INTERIOR) (12" THICK-UNDERPIN)	9K
4X6 5-# 5 BARS EA. WAY TOP AND BOTTOM	3'-0" SQ. x 24" DEEP (18" DEEP INTERIOR) (12" THICK-UNDERPIN)	13K
6X6 5-# 5 BARS EA. WAY TOP AND BOTTOM	3'-6" SQ. x 24" DEEP (18" DEEP INTERIOR) (12" THICK-UNDERPIN)	18K
6X6 6-# 5 BARS EA. WAY TOP AND BOTTOM	3'-9" SQ. x 24" DEEP (18" DEEP INTERIOR) (12" THICK-UNDERPIN)	21K
6X6 7-# 5 BARS EA. WAY TOP AND BOTTOM	4'-0" SQ. x 24" DEEP (18" DEEP INTERIOR) (12" THICK-UNDERPIN)	24K

SHEAR WALL SCHEDULE NOTES:

1. FOR SHEAR WALLS W/ ALLOWABLE SHEAR EXCEEDING 300 LB/FT, FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" (INCH) NOMINAL OR THICKER (I.e. MIN 3x VERTICAL STUDS, SOLE PLATES, SILL PLATES AND BLOCKING) NAILS SHALL BE STAGGERED IN TWO LINES ALONG PANEL EDGES WHERE NAILS ARE SPACED 2" INCHES ON CENTER OR WHEN 10d COMMON NAILS SPACED 3" O.C. PENETRATE FRAMING MORE THAN 1 5/8".

2. WHERE PLYWOOD APPLIES ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" INCHES ON CENTER ON EITHER SIDE. PANEL JOINTS SHALL HAVE MIN 3x (VERTICAL STUDS AND BLOCKING) AND NAILS SHALL BE STAGGERED. OFFSET PANEL JOINTS TO FALL ON DIFFERENT FRAMING MEMBER WHERE PLYWOOD IS PLACED AT BOTH FACES.

3. NAILS SHALL BE PLACED NOT LESS THAN 1/4 INCH FROM PANEL EDGES.

4. DEEPEN FOOTINGS AS REQUIRED AT HOLDOWNS. PROVIDE 3" MIN. DEPTH OF CONC. BELOW HOLDOWN ANCHOR.

5. FOR HOLD-DOWNS AT THE END OF THE SHEAR WALL, SEE PLANS AND SCHEDULE. PROVIDE PLATE WASHER PER STANDARD PLATE WASHER SCHEDULE AT ALL SILL PLATE ANCHOR BOLTS AND AT ALL HOLD-DOWN BOLTS CONNECTED TO VERTICAL POSTS.

6. USE WELDED STUD BOLTS OF SAME SIZE & SPACING AS OF SILL PL ANCH. BOLTS, WHERE STEEL BEAM OCCURS UNDER SHEAR WALL.

7. PROVIDE DOUBLE PARALLAM BLOCKING TO ACCOMMODATE 2 ROWS OF SIMPSON SDS.

8. FOUNDATION SILL PLATE SHALL BE 2x. U.N.O. - USE 3 x SILL PL WHEN ALLOWABLE SHEAR EXCEEDS 300#/FT. FOR ALL WALLS, PROVIDE MINIMUM TWO BOLTS PER PIECE OF SILL PLATE & ONE LOCATED WITHIN 12" AND NOT LESS THAN 7 BOLT DIAMETER OR 3/4" OF EACH END OF EACH SILL PLATE.

9. SIMPSON SDS 1/4"x6" WOOD SCREWS, TYP.

10. WHERE 2-2x SILL PL ARE USED SCREW LOWER PLATE TO FRAMING BELOW. DRILL HOLE IN UPPER SILL PLATE FOR SCREW HEAD SO THAT UPPER PLATE SITS FLAT ON LOW SILL PLATE.

11. AT (E) FOUNDATION, SILL ANCHORS SHALL BE 5/8" # ANCHORS BOLTS W/SIMPSON SET-XP EPOXY (ICC # 2508,LARR #25744) W/ 9" MIN. EMBED. SPACING SHALL BE AS SAME AS ANCHOR BOLT SPACING PER SHEAR WALL SCHED.

3X STUDS AND BLOCK FOR ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING MEMBERS 1/2"EDGE DISTANCE FROM PANEL EDGES AND 3/8" FROM THE EDGE OF THE CONNECTING MEMBERS EDGE NAILING FROM ABUTTING MEMBERS

ALL WOOD STRUCTURAL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED AT ALL PANEL EDGES

CONTINUOUS SPECIAL INSPECTION REQUIRED

SHEAR WALL SCHEDULE

SILL PLATE	ALLOW SHEAR (#/FT)	SILL PLATE ATTACHMENT U.N.O.	FRAMED FLOOR SIMPSON	A35/LTP4 SHEAR CLIPS	NAILING	NO. OF SIDES	MATERIAL	MARK
		FOUNDATION (A307 BOLTS)	16d NAILS	16d NAIL	FIELD (F.N.)	EDGE (E.N.)		
2x	90	5/8" A.B. @ 48" O.C.	16d NAIL @ 12" O.C.	SIMPSON SDS @ 16" O.C.	32" O.C.	8d @ 12" O.C.	8d @ 6" O.C.	1 7/8" STUCCO
2x	280	5/8" A.B. @ 48" O.C.(24"OC)	16d NAIL @ 12" O.C.(2"OC)	SIMPSON SDS @ 16" O.C.(8"OC)	32" O.C. (16"OC)	8d @ 12" O.C.	8d @ 6" O.C.	1 15/32" STRUCT-I PLYWD (PI 32/16) 5-PLY
3x	340 (640)	5/8" A.B. @ 32" O.C.(16"OC)	16d NAIL @ 12" O.C.(1.5"OC)	SIMPSON SDS @ 12" O.C.(6"OC)	24" O.C. (12"OC)	10d @ 12" O.C.	10d @ 6" O.C.	1 15/32" STRUCT-I PLYWD (PI 32/16) 5-PLY
3x	430 (860)	5/8" A.B. @ 24" O.C.(12"OC)	16d NAIL @ 12" O.C.(1"OC)	SIMPSON SDS @ 8" O.C.(4"OC)	16" O.C. (8"OC)	10d @ 12" O.C.	8d @ 4" O.C.	1 15/32" STRUCT-I PLYWD (PI 32/16) 5-PLY
3x	510 (1020)	5/8" A.B. @ 20" O.C.(10"OC)	16d NAIL @ 12" O.C.(1"OC)	SIMPSON SDS @ 8" O.C.(3"OC)	12" O.C. (6"OC)	10d @ 12" O.C.	10d @ 4" O.C.	1 15/32" STRUCT-I PLYWD (PI 32/16) 5-PLY
3x	550 (1100)	5/8" A.B. @ 16" O.C.(8"OC)	16d NAIL @ 12" O.C.(1"OC)	SIMPSON SDS @ 8" O.C.(3"OC)	10" O.C. (5"OC)	10d @ 12" O.C.	8d @ 3" O.C.	1 15/32" STRUCT-I PLYWD (PI 32/16) 5-PLY
3x	665 (1330)	5/8" A.B. @ 12" O.C.(6"OC)	16d NAIL @ 12" O.C.(1"OC)	SIMPSON SDS @ 8" O.C.(3"OC)	8" O.C. (4"OC)	10d @ 12" O.C.	10d @ 3" O.C.	1 15/32" STRUCT-I PLYWD (PI 32/16) 5-PLY

USE 3X MEMBER FOR 2 ROWS OF NAILING AT SILL

REVISIONS

REVISION	BY
PC1	
PC2	
PC3	

STRUCTURAL CHARLES ABBOTT ASSOCIATES REVIEWED FOR CODE COMPLIANCE

DATE

DESIGN CODE

2020 LOS ANGELES COUNTY RESIDENTIAL CODE
2020 LOS ANGELES COUNTY BUILDING CODE
X 2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA EXISTING CODE
2020 CITY OF LOS ANGELES BUILDING CODE
2020 CITY OF LOS ANGELES RESIDENTIAL CODE
ASCE/SEI 2016
X ACI 318-14
X 2018 NATIONAL DESIGN SPECIFICATION, NDS
X 2018 SDPWS
AISC 360-10
X TMS 402/602-16

PROJECT: NEW ADU 9 SOUTH PEAK LAGUNA NIGUEL,CA

DATE: 11-14-21

JOB NO: 392-21

DRAWN BY:

CHECKED BY:

SHEET NO: S1

ROOF FRAMING PLAN

SCALE 1/4" = 1'-0", DO NOT SCALE

FOUNDATION PLAN

SCALE 1/4" = 1'-0", DO NOT SCALE

C:\Users\David office dell\Dropbox\KY ENGINEERING,LLC\CURRENT PROJECTS FOLDER\CURRENT PROJECTS FOLDER-NAS\dmtrn9 south peak laguna niquel.ca\Drawing2.dwg, 12/15/2021 5:54:33 PM, DWG To PDF.pc3

FRAMING NOTES:

- TOP PLATE SPLICE –LAP PLATE 48" MIN. WITH (20) 16d NAILS OR SIMP. M5T48 SEE DETAIL U.N.O
- ALL STRUCTURAL HARDWARE TO BE "SIMPSON STRONG TIE" SILVER METAL W/ LATEST ACCEPTED I.C.C. APPROVALS (U.O.N.).
- PROVIDE STEEL PLATE TIES(16 GA. MIN. 1-1/2" X 24) OR SIMPSON ST22 ACROSS TOP &/ OR BOTTOM PLATE WHERE INTERRUPTED OR CUT BY FRAMING MEMBER.
- PROVIDE SAME SIZE POST UNDER ALL POSTS FROM ABOVE (P.A.).
- ALL NAILING SHALL BE PER 2019 CBC. SEE NAILING SCHEDULE SHEET S1 (GENERAL NOTES).
- ALL CONSTRUCTION SHALL CONFORM TO 2019 CBC.
- REFER TO SHEAR WALL SCHEDULE FOR SILL PLATE NAILING AT SHEAR PANELS
- NOTIFY ENGINEER OF RECORDED IF CERTAIN CONDITIONS ARE NOT SHOWN OR DETAINED.
- 4 X BEAMS BEARING ON TOP PLATE TO HAVE DOUBLE STUDS OR POST UNDER TOP PLATE –PER PLAN. CONNECT BEAM TO PLATE W/A35 EA. SIDE (U.O.N.).
- ALL DBL. FLOOR JOISTS SHALL BE FACE NAILED W/16d @12" O.C. STAGGERED 2" FROM EACH EDGE (U.O.N.).
- ALL HEADERS NOT SPECIFICALLY NOTED SHALL BE 4 X MIN. WITH THE DEPTH IN INCHES EQUAL TO THE SPAN IN FEET.(4 X 4 MIN.).
- ALL FRAMING MEMBERS TO BE D.F. #2 (U.O.N.) ALL POST. TO BE D.F. #1
- PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.
- ALL 4 X 8 AND LARGER HEADERS SHALL HAVE DOUBLE TRIMMERS EA. SIDE OF HEADER(U.O.N.).
- ALL DOUBLE / TRIPLE FLOOR JOISTS BEARING ON TOP PLATE TO HAVE DOUBLE / TRIPLE STUDS DIRECTLY UNDER.
- WOOD BEAMS 4" & WIDER SHALL BE D.F. #1 OR BETTER (U.O.N.).
- BEAM BEARING ON POST TO HAVE "BC", "PC", " CC" POST CONNECTORS BEAM TO POST (U.O.N.) OR DETAILED OTHERWISE ON PLAN.
- PROVIDE 1 X 6 TIE JUST ABOVE CEILING JOIST WHERE CEILING JOIST ARE NOT PARALLEL LAP WITH RAFTERS AND SPIKE WITH 3-16d.
- ALL BEAMS SHOWN ON PLANS SHOWN BE PLACED AT CENTER OF ALL POINT LOAD FROM ABOVE OR BEARING WALL OR / SHEAR WALL
- REFER TO ARCHITECTURAL PLANS FOR ANY DIMENSIONS DONT SCALE STRUCTURAL PLANS
- DOUGLAS FIR LARCH: MAX. 19% MOISTURE CONTENT AT TIME OF INSTALLATION.

FOUNDATION NOTES:

- TYP. ANCHOR BOLTS: 5/8" DIA W/ 3"x 3"x 0.229" PLATE WASHER(SLOTTING OF WASHER IS ALLOWED TO 1 3/4" LONG) W/EMBED 9" INTO 1ST POUR, MIN (2) A.B. PER PIECE.STARTING WITHIN 12" FROM SILL END AND NOT LESS THAN 7 BOLT DIAMETER OR 4-3/8" OF EACH END OF SILL PLATE. SPACING OF THE BOLTS IS 8FT OC MAXIMUM. PLEASE REFER TO FOUNDATION PLAN & SHEAR WALL SCHED. FOR SPACING.
- CONCRETE SHALL ATTAIN A DESIGN BEARING CAPACITY OF 4500 PSI & FOR GRADE BM. OR CONCRETE COL. 4500 PSI
- TYP. SLAB: REFER TO THE FOUNDATION PLANS
- THE FLOOR SLAB & FOUNDATION MAY BE POURED HOMOGENEOUSLY AT THE SAME TIME OR IN TWO POURS WITH A COLD JOINT BETWEEN. DESIGN IS BASED ON A HOMOGENEOUS POUR. ALL ANCHOR BOLTS SHALL BE LONGER ENOUGH TO ACHIEVE 2" MIN. EMBED IN 1ST POUR.
- BEFORE ANY CONCRETE IS PLACED EXCAVATIONS FOR FOOTINGS SHALL BE INSPECTED ANY APPROVED BY BUILDING AND SAFETY.
- ALL SLAB SUB GRADE AREAS SHALL BE PRE MOISTENED BEFORE PLACING MOISTURE BARRIER.
- HOLDOWNS SHALL BE RETIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
- HOLDOWNS SHALL BE TIED IN PLACE PRIOR TO CALLING FOUNDATION INSPECTION.
- FASTENER IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE HOT DIPPEZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.
- THE REINFORCING WIRE MESH, DEFORMED REINFORCING STEEL BARS AND STRUCTURAL STEEL SHAPES DELIVERED TO THE JOBSITE FOR USE ON THE CONSTRUCTION OF THE STRUCTURE MUST BE ACCOMPANIED WITH MILL CERTIFICATES. PREPARED BY AN APPROVED TESTING AGENCY, WHICH DOCUMENT THE MATERIAL STRENGTHS AND CHEMICAL COMPOSITION SPECIFIED FOR THE PROJECT.

STRUCTURAL COMPOSITE PARALLAM PROPERTIES:
2.0E PARALLAM ICC NO. ESR 1387,LARR R25202 TRUSS JOIST
ALLOWABLE BEDNING STREE F_b = 2900
ALLOWABLE SHEAR STRESS F_v = 290
MODULUS OF ELASTICITY Mo E = 2000000
E_{MIN} = 1016535

STANDARD PLATE WASHER SCHEDULE	
BOLTS SIZE	PLATE SIZE
5/8" DIA.	1/4" x 3" x 3"
3/4" DIA.	5/16" x 3" x 3"
7/8" DIA.	5/16" x 3" x 3"
1" DIA.	3/8" x 3 1/2" x 3 1/2"

WOOD FRAMING

- WOOD FRAMING SHALL BE DOUGLAS FIR-LARCH(DOC PS20) AS FOLLOWS, UNLESS NOTED OTHERWISE:

DESCRIPTION	GRADE
VERTICAL MEMBERS: 2X, 4X & LARGER	NO. 2 OR BETTER U.N.O
HORIZONTAL MEMBERS: 2X, 4X & LARGER	NO. 2 OR BETTER U.N.O
- ALL SHEATHING SHALL BE APA RATED SHEATHING, GRADE, THICKNESS AND PANEL INDEX AS INDICATED ON DRAWINGS. ALL SHEETS SHALL BE BONDED WITH EXTERIOR EXTERIOR GLUE. NAILING SHALL BE INSPECTED PRIOR TO COVERING.
- EACH SHEATHING SHEET SHALL HAVE A MINIMUM AREA OF 8 SQUARE FEET AND A MINIMUM DIMENSION IN ANY DIRECTION OF 2 FEET.
- WOOD PLATES IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED OR REDWOOD.
- ALL NAILS SHOWN ON PLANS SHALL BE COMMON WIRE NAILS AND SHALL COMPLY WITH TABLE 2304.10.1 OF THE BUILDING CODE UNLESS NOTED OTHERWISE.
- PLYWOOD AND/OR LUMBER SHIMS IF USED AS FILLER MATERIALS SHALL BE GLUED AT FULL CONTACT AREA IN STRICT COMPLIANCE WITH A.P.A. REQUIREMENTS. THE USE OF SHIMS MUST BE APPROVED BY THE PROJECT STRUCTURAL ENGINEER.
- ALL FRAMING HARDWARE ARE STRONG-TIE CONNECTORS AS MANUFACTURED BY SIMPSON COMPANY, UNLESS NOTED OTHERWISE. INSTALL PER MANUFACTURER'S RECOMMENDATION. NO SUBSTITUTION WITHOUT WRITTEN APPROVAL BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
- BOLTS SHALL CONFORM TO ASTM A-307. PROVIDE WASHERS UNDER ALL BOLTS, NUTS, AND SCREW HEADS PER SCHEDULE.
- ALL NAILS SHOWN ON USE OF MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOBSITE DEMONSTRATION FOR EACH PROJECT AND THE APPROVAL BY THE PROJECT ARCHITECT OR STRUCTURAL ENGINEER AND THE OFFICE OF THE STATE ARCHITECT. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. MACHINE NAILING WILL NOT BE APPROVED IN 5/16" PLYWOOD. IF NAILHEADS PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER OF IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED THE PERFORMANCE WILL BE DEEM UNSATISFACTORY.
- ALL FRAMING "E" VALUE ARE 1.7x1000000

NAILING SCHEDULE:

CONNECTION	NAILING	LOCATION
Joist to sill or girder	3-8d common	toenail
Bridging to joist	2-8d common	toenail each end
1" x 6" Subfloor or less to each joist	2-8d common	face nail
Wider than 1" x 6" Subfloor to each joist	3-8d common	face nail
2" Subfloor to joist or girder	2-16d common	blind & face nail
Sole plate to joist or blocking	16d at 16" o.c.	typical face nail
Sole plate to joist or blocking at braced wall panel	3-16d common	braced wall panels
Top plate to stud	2-16d common	end nail
Stud to sill plate	4-8d common	toenail
	2-16d common	end nail
Double studs	16d at 24" o.c.	face nail
Double top plate	16d at 16" o.c.	typical face nail
Double top plate	8-16d common	lap splice
Blocking between joists or rafter to top pl.	3-8d common	toenail
Rim joist to top plate	8d at 6" o.c.	toenail
Top plates, laps & intersections	2-16d common	face nail
Continuous header, two pieces	16d common	16" o.c. along edge
Ceiling joists to plate	3-8d common	toenail
Continuous header to stud	4-8d common	toenail
Ceiling Joist laps over partitions	3-16d common	face nail
Ceiling Joist to parallel rafters	3-16d common	face nail
Rafter to plate	3-8d common	toenail
1" diagonal brace to ea. stud & plate	2-8d common	face nail
1" x 8" sheathing to ea. bearing	3-8d common	face nail
wider than 1" x 8" sheathing to ea. bearing	3-8d common	face nail
Built up corner studs	16d @24" o.c.	
Built up girder and beams	20d @32" o.c.	face nail @ top & bott. staggs. on opposite side
2" planks	16d common	at each bearing
Collar tie to rafter	3-10d common	face nail
jack rafters to hip	3-10d common	toe nail
	2-16d common	face nail
Roof rafter to 2 x ridge beam	2-16d common	toe nail
	2-16d common	face nail
Joist to band joist	3-16d common	face nail
Ledger strip	3-16d common	face nail @ea. joist
wood structural panels and particleboard subfloor,roof and wall sheathing(to framing)	1/2" and less 6d 5/8"-3/4" 8d 7/8"-1 1/4" 10d	
Single floor(combination subfloor-underlayment to framing)	3/4" and less 6d 7/8"-1" 8d 1 1/8"-1 1/4" 10d	
Panel siding(to framing)	8d common	
interior paneling	1/4" 4d 3/8" 6d	

STRUCTURAL STEEL

- ALL STRUCTURAL STEEL WORK SHALL BE DESIGNED, FABRICATED AND ERECTED TO AISC SPECIFICATIONS AND STANDARD PRACTICES FOR BUILDINGS.
- STRUCTURAL STEEL PLATES AND SHAPES SHALL CONFORM TO ASTM A572-GR50 OR A592
- STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM A-53 GRADE "B".
- STRUCTURAL STEEL TUBE SHALL CONFORM TO ASTM A-500 GRADE "B".
- PAINTE ONE COAT OF RUST INHIBITIVE PAINT AND TWO COATS IN EXPOSED AREAS.
- A LICENSED FABRICATOR APPROVED BY THE BUILDING DEPARTMENT SHALL FURNISH SHOP DRAWINGS FOR APPROVAL BY ENGINEER PRIOR TO FABRICATIONS OF STRUCTURAL STEEL MEMBERS. HOLES FOR BOLTS AND/OR RIVETS SHALL NOT BE CUT WITH A TORCH.
- BOLT HOLES FOR STEEL CONNECTIONS SHALL BE 1/16" LARGER IN DIAMETER THAN NORMAL BOLT SIZE. BOLTS FOR COLUMN BASE PLATES AT FOUNDATIONS SHALL BE 3/16" MAXIMUM LARGER IN DIAMETER THAN ANCHOR BOLTS.
- ALL CONNECTIONS NOT DETAILED ON PLANS SHALL BE DETAILED BY STEEL FABRICATOR AND SHALL BE SUBMITTED ON SHOP DRAWINGS FOR APPROVAL BY ENGINEER.
- BOLTS SHALL BE ASTM A-307 UNLESS NOTED OTHERWISE.
- ALL STEEL MEMBERS SHALL BE MADE IN AN APPROVED FABRICATOR'S SHOP. THE APPROVED FABRICATOR SHALL SUBMIT THE CERTIFICATE OF COMPLIANCE TO THE BUILDING INSPECTOR PRIOR TO ERECTION.

NOTES FOR CITY OF LA ONLY

- 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/COMPONENT PER SEC 1704.4
- CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, POST-INSTALLED ADHESIVE ANCHORS INSTALLED HORIZONTALLY OR UPWARDLY INCLINED TO RESIST SUSTAINED TENSION LOADS, SHOTCRETE PLACEMENT, CONCRETE STRENGTH F' > 2500 PSI, SPRAYED – ON FIREPROOFING, ENGINEERED MASONRY, HIGH – LIFT GROUTING, HIGH LOAD DIAPHRAGMS, SPECIAL MOMENT – RESISTING CONCRETE FRAMES, AND HELICAL PILE FOUNDATIONS. (1705 & CHAPTERS 19, 21, AND 22)
- FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD
- 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 LICENSED FABRICATOR SHOP
- LADBS LICENSED FABRICATOR IS REQUIRED FOR TRUSSES,STRUCTURAL STEEL,PARALLAM
- GLUED-LAMINATED TIMBERS MUST BE FABRICATED IN A LADBS LICENSED SHOP. IDENTIFY GRADE SYMBOL AND LAMINATION SPECIES PER 2012 NDS SUPPLEMENT TABLE 5A
- PROVIDE LEAD HOLE 40%-70% OF THREADED SHANK DIAMETER AND FULL DIAMETER FOR SMOOTH SHANK PORTION
- PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS,SHEAR PANELS AND DIAPHRAGM,INCLUDING NAILIN,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" ON CENTER OR LESS
- A COPY OF THEESEARCH REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE
- 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) (1705. 1. 6)
- IF ADVERSE CONDITIONS ARE ENCOUNTERED A SOILS INVESTIGATION MAY BE REQUIRED

- HOLD – DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS; AND HOLD – DOWNS SHALL BE FINGER TIGHT AND WRENCH TURNED 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.
- 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. 8 (1).
- 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. (12. 1. 3. 2, NDS)
- HOLD – DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.

REINFORCEMENT

- REINFORCING TO CONFORM TO THE FOLLOWING, UNLESS OTHERWISE NOTED:
 - REINFORCING STEEL U.N.O.: ASTM A615 OR A706, 60 KSI
 - REINFORCING STEEL TO BE WELDED: ASTM A706, 60 KSI
 - WELDED STEEL WIRE FABRIC: ASTM A185, 70 KSI
 - SMOOTH DOWELS IN SLAB ON GRADE: ASTM A36, 36 KSI
- REINFORCING BARS SHALL HAVE THE FOLLOWING MINIMUM COVERAGE. PLACE BARS AS NEAR TO THE CONCRETE SURFACE AS THESE MINIMUMS PERMIT WHEREVER POSSIBLE UNLESS NOTED OTHERWISE:

	MIN. CONCRETE COVER
CONCRETE POURED AGAINST EARTH	3"
FORMED CONCRETE IN CONTACT WITH EARTH	2"
EXPOSED TO WEATHER (#6 AND LARGER)	2"
EXPOSED TO WEATHER (#5 AND SMALLER)	1-1/2"
SLABS & WALLS NOT EXPOSED TO WEATHER	1"
NOT EXPOSED TO WEATHER	1-1/2"
- #5 AND LARGER REINFORCING BARS SHALL NOT BE SPLICED EXCEPT AS LOCATED AND DETAILED ON THE DRAWINGS. #4 AND SMALLER BARS WITH LENGTH NOT SHOWN SHALL BE CONTINUOUS, LAPPING 2'-0" MINIMUM IN CONCRETE (SEE TYPICAL DETAILS). HORIZONTAL WALL SPLICES SHALL BE STAGGERED. VERTICAL BARS SHALL NOT BE SPLICED EXCEPT AT HORIZONTAL SUPPORT, SUCH AS FLOOR OR ROOF, UNLESS DETAILED OTHERWISE. ALL BARS ENDING AT THE FACE OF A WALL, COLUMN, OR BEAM SHALL EXTEND TO WITHIN 2" OF THE FAR FACE AND HAVE A 90 DEGREE HOOK UNLESS OTHERWISE SHOWN.
- BARS SHALL BE FIRMLY SUPPORTED AND ACCURATELY PLACED AS REQUIRED BY THE A.C.I. STANDARDS, USING TIE AND SUPPORT BARS IN ADDITION TO REINFORCEMENT SHOWN WHERE NECESSARY FOR FIRM AND ACCURATE PLACING. ALL DOWELS SHALL BE ACCURATELY SET IN PLACE BEFORE PLACING CONCRETE.
- DRAWINGS SHOW TYPICAL REINFORCING CONDITIONS. CONTRACTOR SHALL PREPARE DETAILED PLACEMENT DRAWINGS OF ALL CONDITIONS SHOWING QUANTITY, SPACING, SIZE, CLEARANCES, LAPS, INTERSECTIONS AND COVERAGE REQUIRED BY STRUCTURAL DETAILS, APPLICABLE CODE AND TRADE STANDARDS. CONTRACTOR SHALL NOTIFY REINFORCING INSPECTOR OF ANY ADJUSTMENTS FROM TYPICAL CONDITIONS THAT ARE PROPOSED IN PLACEMENT DRAWINGS TO FACILITATE FIELD PLACEMENT OF REINFORCING STEEL AND CONCRETE.
- NO WELDING OF REINFORCEMENT (INCLUDING TACK WELDING) SHALL BE DONE UNLESS SHOWN ON THE DRAWINGS. WHERE SHOWN ON THE DRAWINGS, WELDING OF REINFORCING STEEL SHALL BE PERFORMED BY WELDERS SPECIFICALLY CERTIFIED FOR REINFORCING STEEL. USE E90XX ELECTRODES.

CONCRETE

- CONCRETE IS REINFORCED AND CAST-IN-PLACE UNLESS OTHERWISE NOTED. WHERE REINFORCING IS NOT SPECIFICALLY SHOWN OR WHERE DETAILS ARE NOT GIVEN, PROVIDE REINFORCING SIMILAR TO THAT SHOWN FOR SIMILAR CONDITIONS. SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.
- ALL STRUCTURAL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS FOLLOWS:

ALL OTHER CONCRETE	2500 PSI NORMAL WEIGHT
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- ALL STRUCTURAL CONCRETE MIXES SHALL BE TYPE V W/ 0.45 W/C RATIO MAX. CEMENT AND SHALL BE DESIGNED BY AN APPROVED LABORATORY.
- ADMIXTURES CONTAINING CALCIUM CHLORIDE ARE NOT ALLOWED AT CONCRETE FILL OVER METAL DECK.
- NORMAL WEIGHT CONCRETE AGGREGATES SHALL CONFORM TO ASTM C-33. LIGHT WEIGHT CONCRETE AGGREGATES SHALL CONFORM TO ASTM C-330.
- NO MORE THAN ONE GRADE OF CONCRETE SHALL BE ON THE JOB SITE AT ANY ONE TIME.
- THOROUGHLY CLEAN AND ROUGHEN ALL HARDENED CONCRETE AND MASONRY SURFACES TO RECEIVE NEW CONCRETE. INTERFACE SHALL BE ROUGHENED TO A FULL AMPLITUDE OF 1/4" UNLESS NOTED OTHERWISE.
- KEY AND DOWEL POUR JOINTS AS SHOWN ON THE PLANS. ANY DEVIATION FROM POUR JOINTS SHOWN ON THE PLANS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE.
- NON-SHRINK CEMENT GROUT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 7000 PSI. USE "FIVE STAR GROUT" (COLA RR # 23616) OR "MASTERLOW 928" (COLA RR # 23137).
- DEFECTIVE CONCRETE (BOIDS, ROCK POCKETS, HONEYCOMBS, CRACKING, ETC.) SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE OWNER'S REPRESENTATIVE

GENERAL NOTES:

- ALL NEW CONSTRUCTION SHALL COMPLY WITH THE CONTRACT DOCUMENTS AND THE 2019 CALIFORNIA BUILDING CODE.
- THESE GENERAL NOTES SUPERSEDE THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN THE PLANS AND SPECIFICATIONS, CONTACT THE OWNER'S REPRESENTATIVE.
- REFERENCE TO CODES, RULES, REGULATIONS, STANDARDS, MANUFACTURER'S INSTRUCTIONS OR REQUIREMENTS OF REGULATORY AGENCIES IS TO THE LATEST PRINTED EDITION OF EACH IN EFFECT AT THE DATE OF SUBMISSION OF BID UNLESS THE DOCUMENT DATE IS SHOWN.
- TYPICAL DETAILS AND GENERAL NOTES APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR UNLESS NOTED OTHERWISE (U.N.O.)
- THE STRUCTURAL DRAWINGS ILLUSTRATE THE NEW STRUCTURAL MEMBERS. REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR NON-STRUCTURAL ITEMS WHICH REQUIRE SPECIAL PROVISIONS DURING THE CONSTRUCTION OF THE STRUCTURAL MEMBERS.
- REFER TO ARCHITECTURAL DRAWINGS FOR FLOOR DEPRESSIONS, EDGE OF SLAB, OPENINGS, SLOPES, DRAINS, CURBS, PADS, EMBEDDED ITEMS, NON-BEARING PARTITIONS, ETC. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR SLEEVES, OPENINGS, AND HANGERS FOR PIPES, DUCTS AND EQUIPMENT.
- THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS WHICH IMPACT THE WORK. FIELD VERIFY SIZES, ELEVATIONS, HOLE LOCATIONS, ETC. PRIOR TO FABRICATION.
- DRAWING DIMENSIONS ARE TO FACE OF FINISH, JOINT CENTERLINE OR COLUMN GRID CENTERLINE UNLESS NOTED OTHERWISE. DO NOT SCALE THE DRAWINGS.
- CONTRACTOR SHALL CAREFULLY REVIEW THE DRAWINGS TO IDENTIFY THE SCOPE OF WORK REQUIRED. VISIT THE SITE TO RELATE THE SCOPE OF WORK TO EXISTING CONDITIONS AND DETERMINE THE EXTENT TO WHICH THOSE CONDITIONS AND PHYSICAL SURROUNDINGS WILL IMPACT THE WORK.
- EXISTING CONDITIONS AS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. CONTRACTOR IS REQUIRED TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL RESOLVE ANY CONFLICTS ON THE DRAWINGS OR IN THE SPECIFICATIONS WITH THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.
- ANY DEVIATION, MODIFICATION & SUBSTITUTION FROM THE APPROVED SET OF STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW/APPROVAL PRIOR TO ITS USE OR INCLUSION ON THE SHOP DRAWINGS & PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORES, BRACES AND GUYS REQUIRED TO SUPPORT ALL LOADS TO WHICH THE BUILDING STRUCTURE AND COMPONENTS, SOILS, OTHER STRUCTURES AND UTILITIES MAY BE SUBJECTED DURING CONSTRUCTION. SHORING SYSTEMS SHALL BE DESIGNED AND STAMPED BY A CIVIL ENGINEER LICENSED IN THE STATE OF CALIFORNIA. VISITS TO THE SITE BY THE OWNER'S REPRESENTATIVE WILL NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.
- THE CONTRACTOR SHALL PROVIDE MEANS, METHOD, TECHNIQUES, SEQUENCE AND PROCEDURE OF CONSTRUCTION AS REQUIRED. SITE VISITS PERFORMED BY THE OWNER'S REPRESENTATIVE DO NOT INCLUDE INSPECTIONS OF MEANS AND METHODS OF CONSTRUCTION PERFORMED BY CONTRACTOR.
- THE CONTRACTOR SHALL PROTECT ALL WORK, MATERIALS AND EQUIPMENT FROM DAMAGE AND SHALL PROVIDE PROPER STORAGE FACILITIES FOR MATERIALS AND EQUIPMENT DURING CONSTRUCTION.
- STRUCTURAL OBSERVATIONS PERFORMED BY ENGINEER DURING CONSTRUCTION ARE NOT THE CONTINUOUS AND SPECIAL INSPECTION SERVICES AND DO NOT WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE BUILDING INSPECTOR OR THE DEPUTY INSPECTOR. OBSERVATIONS ALSO DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSIDERED AS SUPERVISION OF CONSTRUCTION.
- CONTRACTORS SHALL REVIEW SHOP DRAWINGS FOR COMPLETENESS AND COMPLIANCE WITH CONTRACT DOCUMENTS. CONTRACTOR SHALL STAMP SHOP DRAWINGS PRIOR TO SUBMISSION TO OWNER'S REPRESENTATIVE.
- REVIEW OF THE SHOP DRAWINGS SHALL NOT BE CONSTRUED AS AN AUTHORIZATION TO DEVIATE FROM CONTRACT DOCUMENTS.
- SHOP DRAWINGS WILL NOT BE PROCESSED DUE TO INCOMPLETENESS, LACK OF CO-ORDINATION WITH RELEVANT PORTION OF CONTRACT DOCUMENTS, LACK OF CALCULATIONS IF REQUIRED AND WHERE DEVIATIONS, MODIFICATIONS AND SUBSTITUTIONS ARE INDICATED WITHOUT PRIOR WRITTEN APPROVAL FROM OWNER'S REPRESENTATIVE.
- ALLOW FOURTEEN WORKING DAYS FOR PROCESSING SHOP DRAWINGS AFTER RECEIPT.

- PRIOR TO ALL CORING, THE CONTRACTOR SHALL IDENTIFY EXISTING REINFORCING LOCATIONS BY PACHHOMETER, PROBING, CHIPPING, ETC. TO AVOID DAMAGE EXISTING REINFORCING.
- A. STRUCTURAL LUMBER SHALL COMPLY WITH DOC PS20. OF LARCH
B. WOOD STRUCTURAL PANEL SHALL COMPLY WITH DOC PS1-OR DOC PS2
C. THE LUMBER AND SIZE OF WOOD FASTENER SHALL NOT BE LESS THAN SET FORTH TABLE 2304.9.1
D. CONCRETE: CEMENT TYPE V & WATER-CEMENT RATIO=.45. TURN IN MIX TICKET.
- NOTCHING,DRILLING,BORING HOLES
 - DRILLING AND NOTCHING OF STUDS AND TOP PLATES SHALL BE IN ACCORDANCE WITH SECTION R602.6.
 - CUTS,NOTCHES AND HOLES BORED IN TRUSSES,LAMINATED VENEER LUMBER,GLU-LAMINATED MEMBERS OF I-JOIST ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH ARE SPECIFICALLY ADDRESSED-R502.8.2
 - NOTCHES AND HOLES IN SOLID LUMBER JOISTS AND BEAMS SHALL COMPLY WITH FIGURE R502.8 AND SECTION R502.8.1
- ALL WALLS AND DIMENSIONS SHOWN ON PLANS WERE PROVIDED TO US BY THE OWNER AND HIS DESIGNER. REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS (DO NOT SCALE PLANS) ANY DISCREPANCIES BETWEEN FRAMING AND ARCHITECTURAL PLANS, CONTRACTOR MUST STOP ALL CONSTRUCTIONS AND NOTIFY THE ARCHITECT/DESIGNER KY ENGINEERING IMMEDIATELY
- ALL EXISTING FOUNDATION SHALL SHOW NO SIGN OF ANY DETERIORATIONS OR CRACKS CONTRACTOR TO VERIFY ALL EXISTING FOUNDATION SUCH AS DIMENSIONS
- THESE PLANS MUST BE SUBMITTED TO CITY FOR PLAN CHECK, NON-SUBMITTAL RENDERS PLANS AND CALCULATIONS INVALID AND MAY NOT BE USED FOR CONSTRUCTION

SEISMIC DESIGN CATEGORY	SPECIAL INSPECTION REQUIRED
C,D,E, AND F	STRUCTURAL WOOD*, STRUCTURAL WELDING, AND COLD FORM STEEL FRAMING IN SEISMIC FORCES RESISTING SYSTEMS**
C,D,E, AND F	COMPONENTS IN DESIGNATED SEISMIC SYSTEM***

GENERAL STRUCTURAL NOTES:

- THE ALLOWABLE SOIL BEARING PRESSURES ARE AS FOLLOWS:
A. WALL FOOTINGS: 1,500 POUNDS PER SQUARE FOOT. FOOTING SHALL BE A MINIMUM 12 INCHES IN WIDTH(ONE STORY)15 INCHES(2 STORY), 18 INCHES IN DEPTH BELOW THE LOWEST ADJACENT GRADE, (INTERIOR) 24 INCHES (EXTERIOR)
B. COLUMN FOOTINGS: 1,500 POUNDS PER SQUARE FOOT. FOOTING SHALL BE A MINIMUM 12 INCHES IN WIDTH, 18 INCHES IN DEPTH BELOW THE LOWEST ADJACENT GRADE, (INTERIOR) 24 INCHES (EXTERIOR)
C. ALLOWABLE BEARING VALUES MAY BE INCREASED BY 33 PERCENT FOR SHORT TERM LOADING.
- ALL EXISTING FILL MATERIALS & ANY LOOSE UPPER NATIVE SOILS SHALL BE REMOVED & RECOMPACTED TO CREATE A COMPACTED FILL PAD FOR THE SUPPORT OF THE BUILDING. IN ADDITION, THE PROPOSED REMOVALS SHALL EXTEND A MINIMUM OF THREE FEET BELOW THE PROPOSED FOUNDATIONS.
- REMOVE LOOSE SOIL AND STANDING WATER FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE. THE GEOTECHNICAL ENGINEER SHALL INSPECT AND APPROVE ALL EXCAVATIONS, SOIL COMPACTION WORK PRIOR TO PLACEMENT OF ANY REBAR OR CONCRETE, SHORING INSTALLATIONS, BAKFILL MATERIALS AND BACK FILLING PROCEDURES.
- LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN DURING AND/OR AFTER CONSTRUCTION.
- REMOVE ABANDONED FOOTINGS, UTILITIES, ETC. WHICH INTERFERE WITH NEW CONSTRUCTION, UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, UNDERPINNING AND PROTECTION OF EXISTING CONSTRUCTION.
- PLACE BACKFILL BEHIND RETAINING WALLS AFTER CONCRETE OR MASONRY HAS ATTAINED FULL DESIGN STRENGTH. BRACE BUILDING AND PIT WALLS BELOW GRADE FROM LATERAL LOADS UNTIL ATTACHED FLOORS AND SLABS ON GRADE ARE COMPLETE AND HAVE ATTAINED FULL DESIGN STRENGTH
- HOLDOWNS 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 IN TO WOOD FRAMING REQUIRE STEEL PLATE WASHERS IN ACCORDANCE WITH TABLE 2305.5 OF THE LA BUILDING CODES
- ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS.FLOOR SHALL HAVE TONGUE 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.
- HOLDOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION

SPECIAL INSPECTION	
ITEMS	SPECIAL INSPECTOR
CONCRETE OVER 3,000 PSI	x
BOLTS INSTALLED IN CONCRETE-EPOXY	x
SHEARWALL W/NAILING 4" OR LESS	x
EPOXY DOWELS	x
STRUCTURAL WELDING	
HIGH-STRENGTH BOLTING	
STRUCTURAL MASONRY	
REINFORCED GYPSUM CONCRETE	
INSULATING CONCRETE FILL	
SPRAY-APPLIED FIRE RESISTIVE MATERIALS	
PIILING,PIERS,AND CAISSONS	
SHOTCRETE	
SPECIAL GRADING,EXCAVATION AND FILL	
SMOKE-CONTROL SYSTEM	
OTHER	

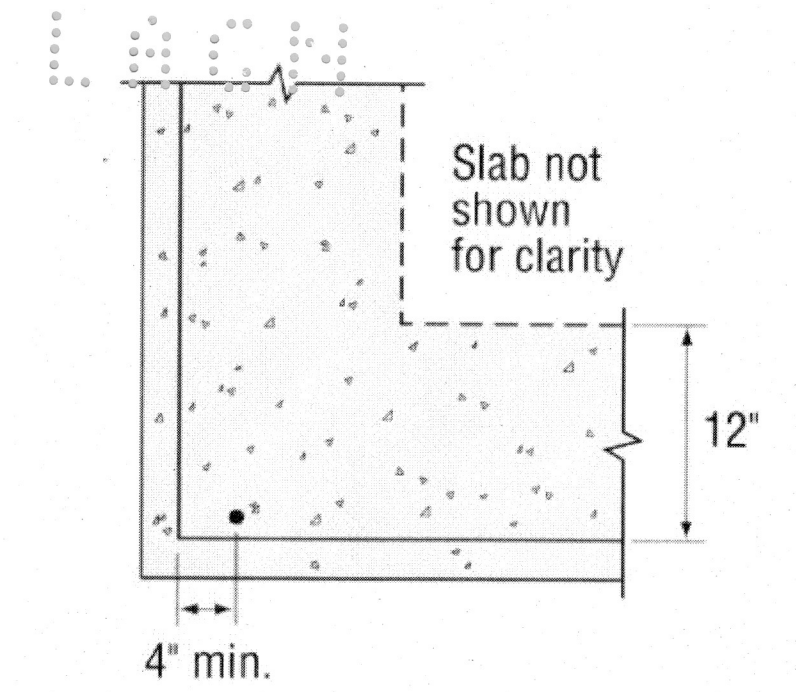
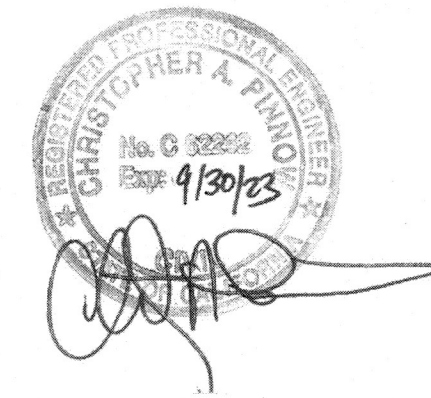
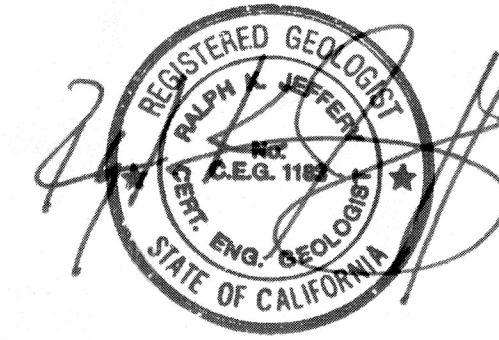
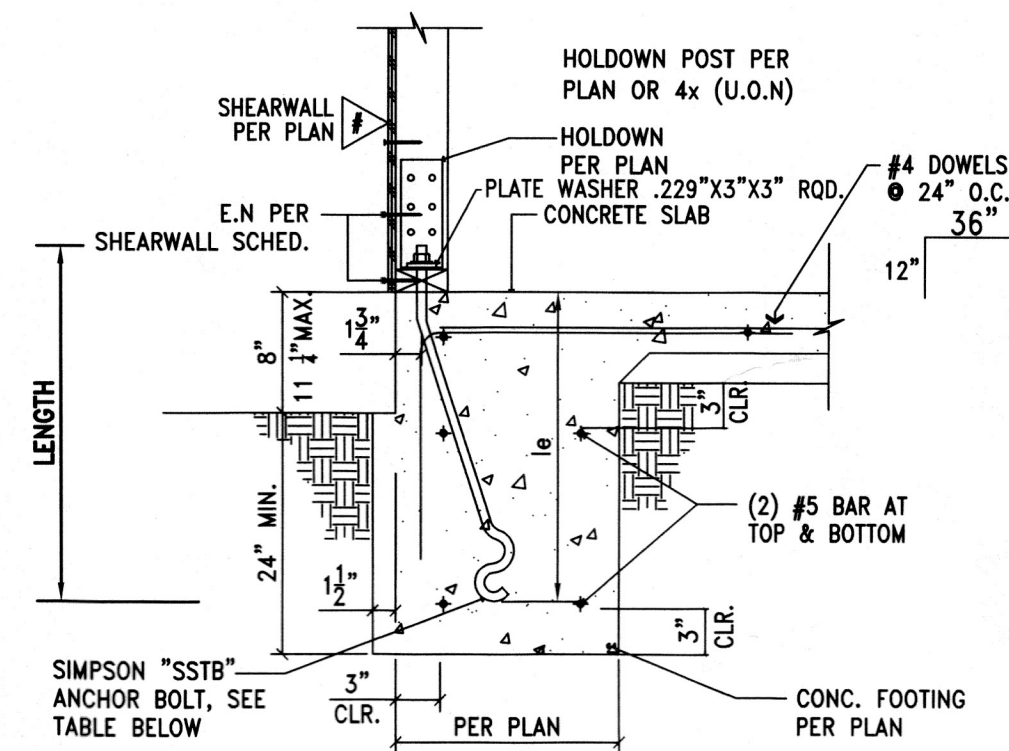
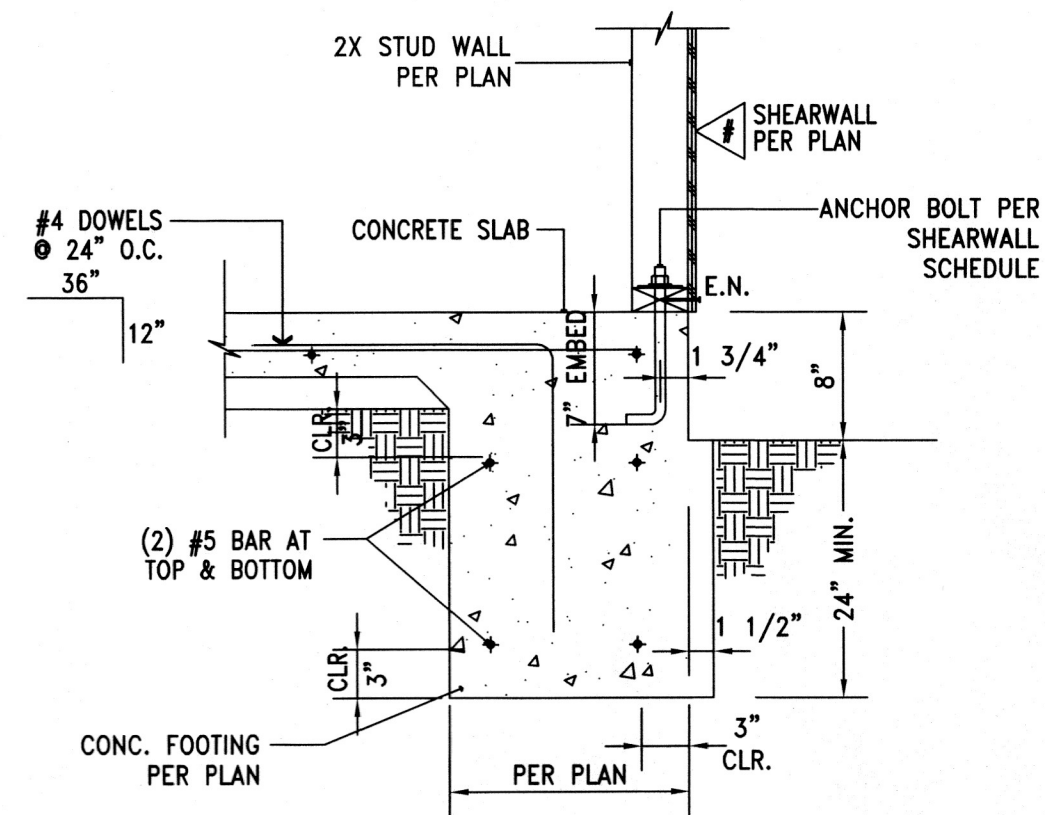
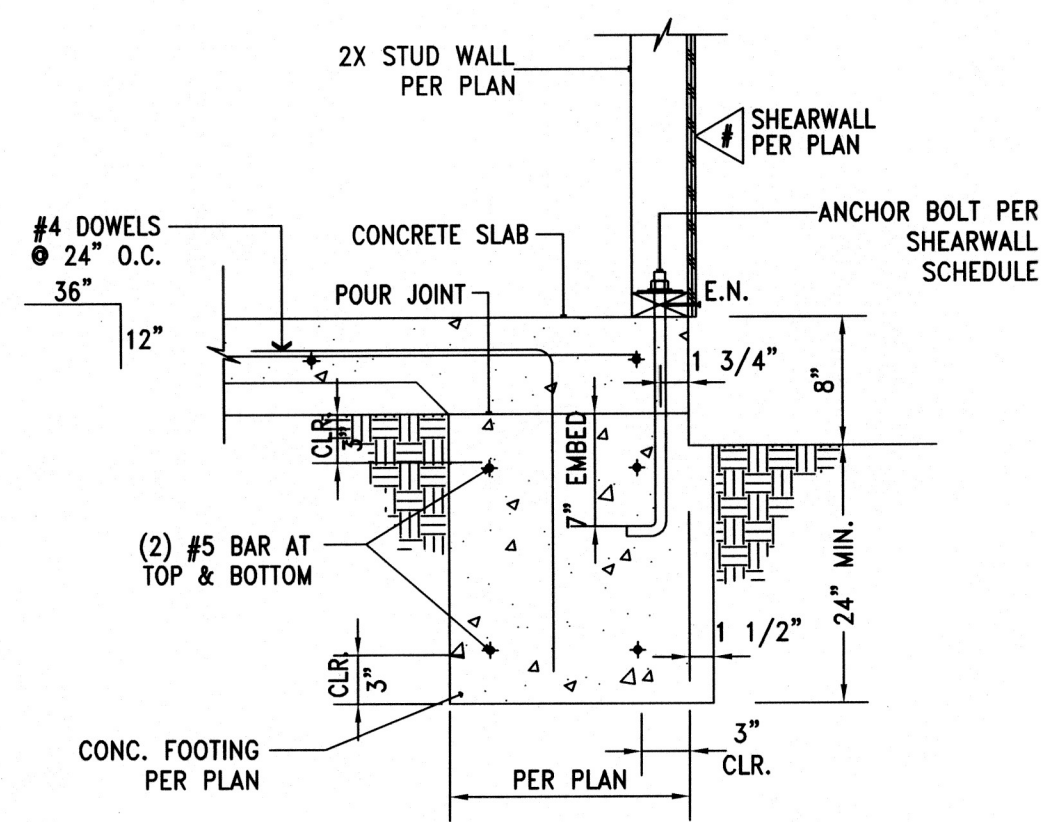
1. CONTINUOUS SPECIAL INSPECTION IS REQUIRED PER CBC SECTION 1701. CONTINUOUS SPECIAL INSPECTION IS REQUIRED FOR THE FOLLOWING WORK AS DESCRIBED IN CBC SECTION 1701.5:

MOISTURE CONTENT OF BUILDING MATERIALS (SECTION 4.505.3) MOISTURE CONTENT OF MATERIALS REQUIREMENT:
BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. INSULATION WHICH IS VISIBLY WET OR HAS HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES.


CONNECTOR	LARR #	ES #
A35	25814, 25910	3096
MST	25713	25713
SSTB	25827	2611
UFP	25726	2616
SB BOLTS	25827	2611
COUPLER NUT CNW		1161
SET YP ADHESIVE	25744 CONC	2508
	25965 MASONRY	IAPMO ER265 MASONRY
STONG BOLT2 WEDGE ANCHOR	25891 CONC 25936(CARBON) MASONRY	3037 IAPMO ER240(CARBON) MASONRY
DT12Z,ETC	25720	2330
HDU (EXCEPT HDU14 W/4X6 POST)	25720	2330
PB	25985	3050
CBSQ	25985	3050
CCQ,CC	25714	2604
HUCQ	25801	2552
410,412,610,612		
LU,HU	25910	3096
	25807	2549
WM	25800	2553
HCP	25804	2551
WM/WMU	25806	2877
MBHA	25806	2616
H2.5A	25910,25718	2613
CS/CMST	25713	2105

REVISIONS	
REVISION	BY
PC1	
PC2	
PC3	

KY ENGINEERING, LLC.
DESIGN AND ENGINEERING GROUP
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REVOLUTIONS	
REVISION	BY
1	
2	
3	



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E-MAIL: KYENGINEERING@GMAIL.COM

STRUCTURAL DETAILS

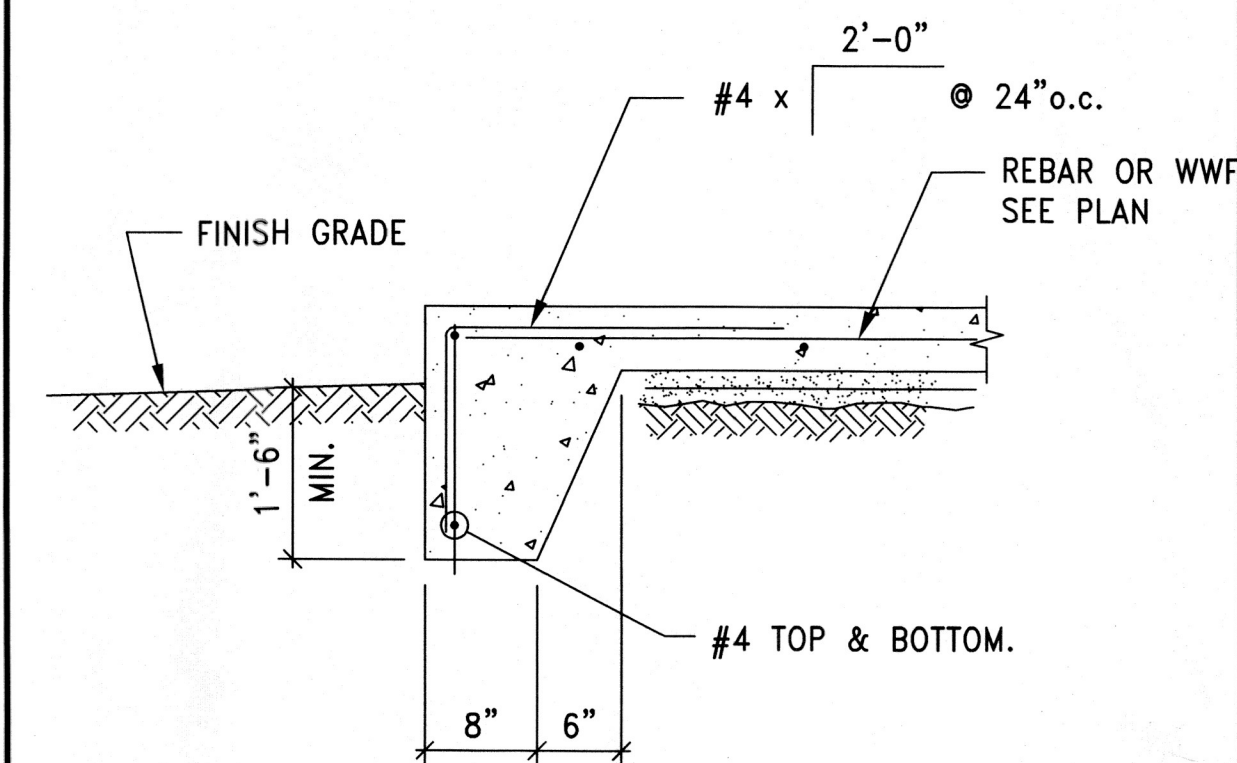
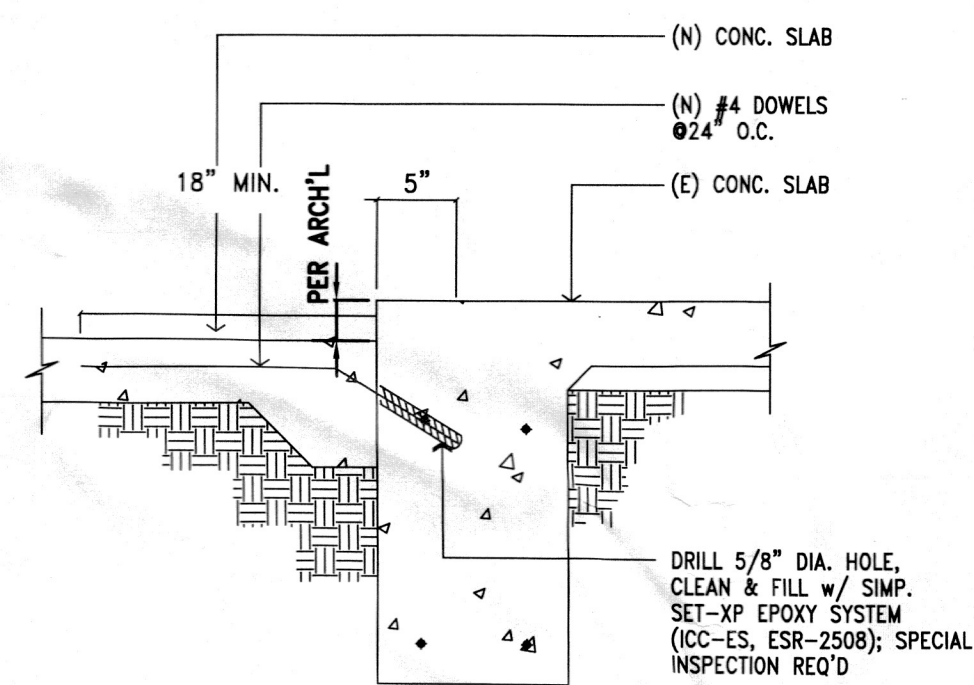
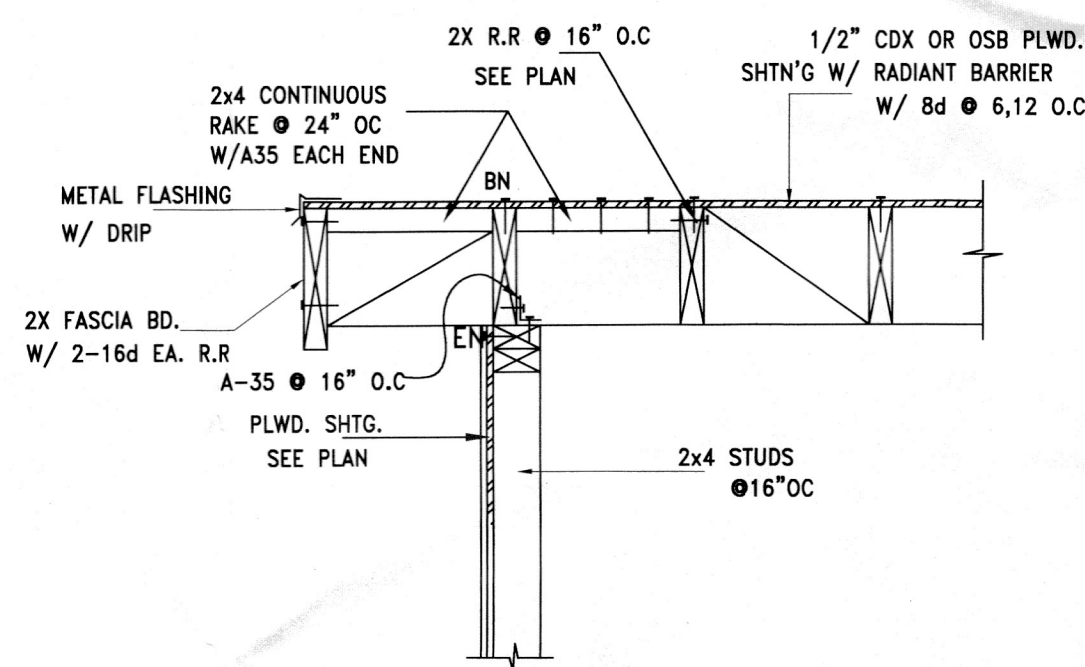
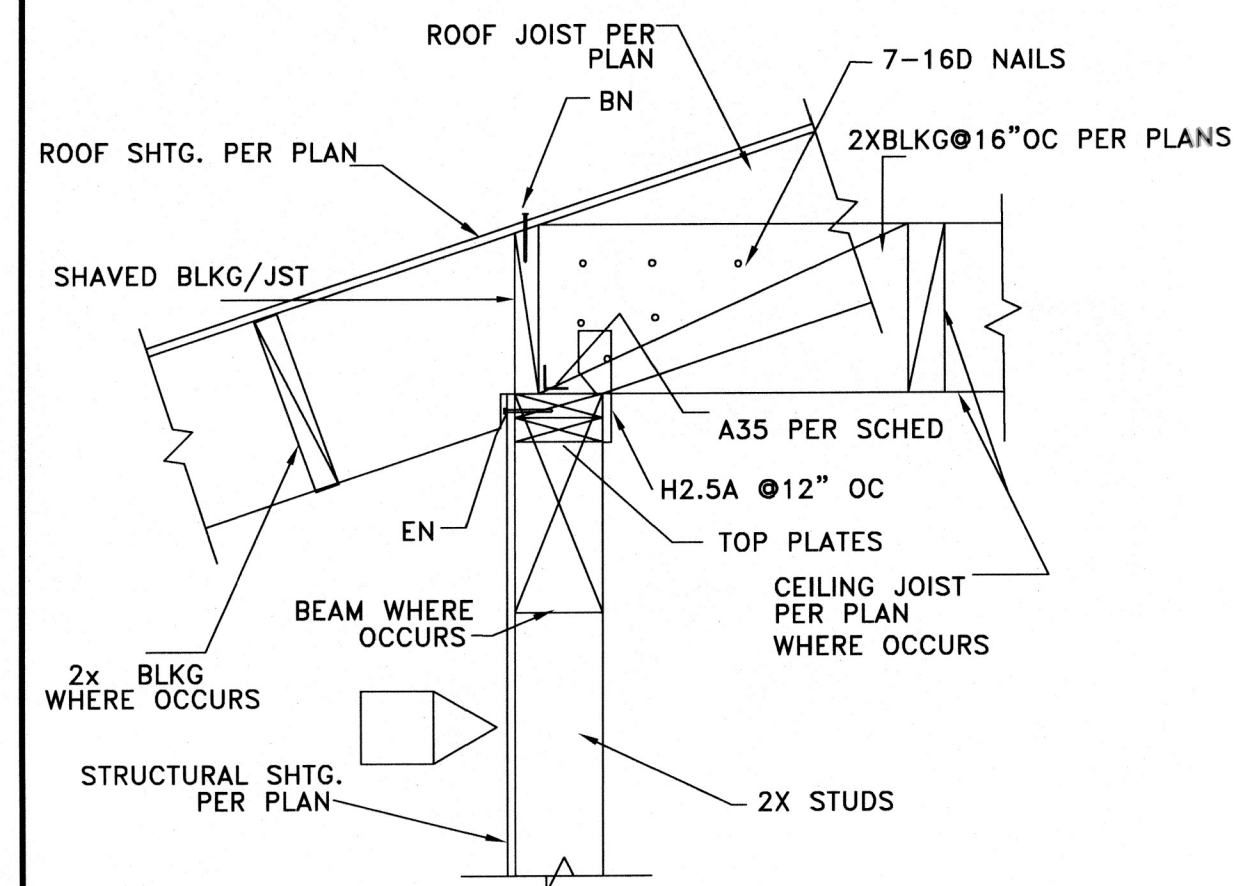
NEW ADU
9 SOUTH PEAK
LAGUNA NIGUEL, CA

Project:	
Date:	11-14-21
By:	
NO.	392-21
IN BY:	
CKED BY:	
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SD2 17

TYP. ANCHOR BOLT DETAIL

2
SD2



STRUCTURAL
CHARLES ABBOTT ASSOCIATES
REVIEWED FOR CODE COMPLIANCE

CAA DATE

TYP. HOLDOWN AT RAISED FLOOR

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