



COVER SHEET

SINGLE FAMILY HOUSE REMODEL
AARON CELIOUS
 3612 6TH AVENUE, LOS ANGELES, CA 90018



DRAWING INDEX	
Sheet Number	Sheet Name
A000	COVER SHEET
A001	SITE PLAN
A002	EX. & DEMO & PR. FLOOR PLAN
A003	EX. & PR. ROOF PLAN
A004	EX. ELEVATIONS
A005	PROPOSED ELEVATIONS
A006	BUILDING SECTION
A007	SCHEDULES
A008	KITCHEN PLAN, ELEVATIONS
A009	BATHROOM PLAN, ELEVATIONS
A010	BATHROOM PLAN, ELEVATIONS
A011	ISOMETRIC VIEWS
S000	STRUCTURAL NOTES
S001	FOUNDATION PLAN
S002	1ST FLOOR SRUCT WALL PLANS (SHOWING BEAMS ABOVE)
S003	TYPICAL WOOD DETAILS
S004	TYPICAL WOOD DETAILS



PixelArch Ltd.
 US Office:
 1642 N. Dale Ave., Anaheim, CA 92801
 Canada Office:
 3313 Plateau Blvd. Coquitlam BC V3E 3B8
 +1 909 939 2585 info@pixelarchltd.com
 www.pixelarchltd.com

Project Name and Address:
**SINGLE FAMILY HOUSE
 REMODEL**
**3612 6th AVENUE,
 LOS ANGELES, CA 90018**

Date:
 OCTOBER 29, 2018
 Scale:

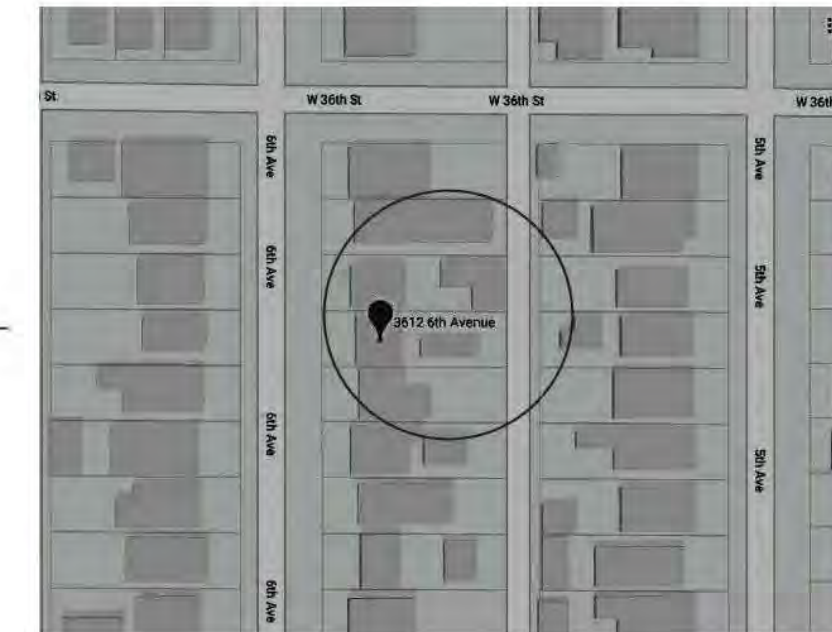
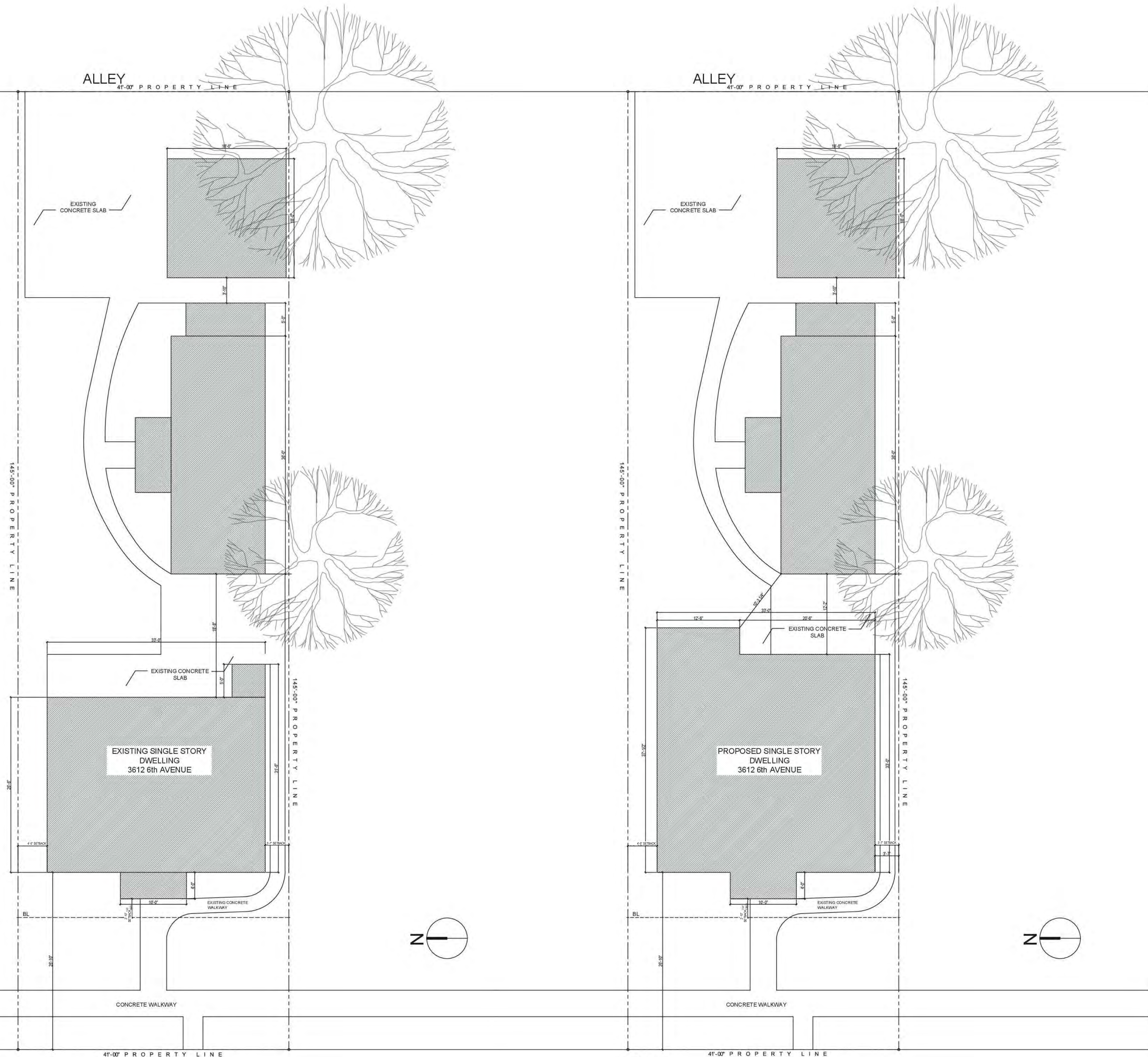
DRAWING TITLE:
COVER SHEET

Sheet :
 Page N

COPYRIGHT
 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH, REMAINS THE
 PROPERTY OF PIXELARCH LTD. PERMISSION FOR USE OR REPRODUCTION IS LIMITED
 AND CAN BE EXTENDED ONLY BY WRITTEN PERMISSION WITH OWNER, PIXELARCH LTD.

A000

No.	Revision/Issue	Date



VICINITY MAP

AERIAL PHOTO

SCOPE OF WORK:
REMODELING AND EXTENSION OF TWO BEDROOM RESIDENTIAL BUILDING.

PROPERTY ADDRESS:
3612 6th AVENUE LOS ANGELES, CA 90018

LEGAL DESCRIPTION:
LOT 4, BLOCK 6, TRACT JEFFERSON AND FOURTH AVE. TRACT

ZONING CLASSIFICATION:
R1-1-HPOZ
APN 5044027004
PIN120#: B1305 189
GENERAL PLAN: LOW II RESIDENTIAL

CONTACT INFORMATION:
OWNER: ARON CELIOUS
PHONE: (310) 309-9003

CURRENT LIVING SQUARE FOOTAGE:	PROPOSED LIVING SQUARE FOOTAGE:
1263.5 SQ. FT UNDER ROOF	1463 SQ. FT UNDER ROOF
899.5 SQ. FT LIVING AREA	1139 SQ. FT LIVING AREA
324 SQ. FT GARAGE	324 SQ. FT GARAGES
40 SQ. FT COVERED FRONT PORCH	40 SQ. FT COVERED FRONT PORCH

LOT SIZE: 125'X41' = 12541 SF
EXISTING LANDSCAPING AREA: 1320 SF

GENERAL NOTES:

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE FOLLOWING INTERNATIONAL CODES, 2016 CALIFORNIA BUILDING STANDARDS CODE (CAL. CODE REGS., TITLE 24)
COMPLIANCE WITH CITY OF BELLFLOWER REGULATIONS AND ORDINANCES.
CALGREEN CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), PART 11 OF TITLE 24
CBC CALIFORNIA BUILDING CODE (PART 2 OF TITLE 24)
CCR CALIFORNIA CODE OF REGULATIONS
CEBC CALIFORNIA EXISTING BUILDING CODE (PART 10 OF TITLE 24)
CEC CALIFORNIA ELECTRICAL CODE (PART 3 OF TITLE 24)
CEC CALIFORNIA ENERGY CODE (PART 6 OF TITLE 24)
CEC CALIFORNIA ENERGY COMMISSION
CMC CALIFORNIA MECHANICAL CODE (PART 4 OF TITLE 24)
CPC CALIFORNIA PLUMBING CODE (PART 5 OF TITLE 24)
CRSC CALIFORNIA REFERENCED STANDARDS CODE (PART 12 OF TITLE 24)
DPH IDENTIFIES CODE PROVISIONS BY THE DEPARTMENT OF PUBLIC HEALTH
IBC INTERNATIONAL BUILDING CODE
IFC INTERNATIONAL FIRE CODE
IEBC INTERNATIONAL EXISTING BUILDING CODE
IRC INTERNATIONAL RESIDENTIAL CODE
NEC NATIONAL ELECTRICAL CODE
NFPA NATIONAL FIRE PROTECTION ASSOCIATION

1 6th AVENUE **EXISTING SITE PLAN**
Scale: 1/8" = 1' - 0"

2 6th AVENUE **PROPOSED SITE PLAN**
Scale: 1/8" = 1' - 0"

PixelArch Ltd.
 US Office: 1441 N. Dale Ave., Anaheim, CA 92801
 Canada Office: 3313 Plateau Blvd., Coquitlam BC V3E 3B8
 +1 909 939 2585 info@pixelarchltd.com
 www.pixelarchltd.com

Project Name and Address:
**SINGLE FAMILY HOUSE
 REMODEL
 3612 6th AVENUE,
 LOS ANGELES, CA 90018**

Date:
OCTOBER 29, 2018
Scale:

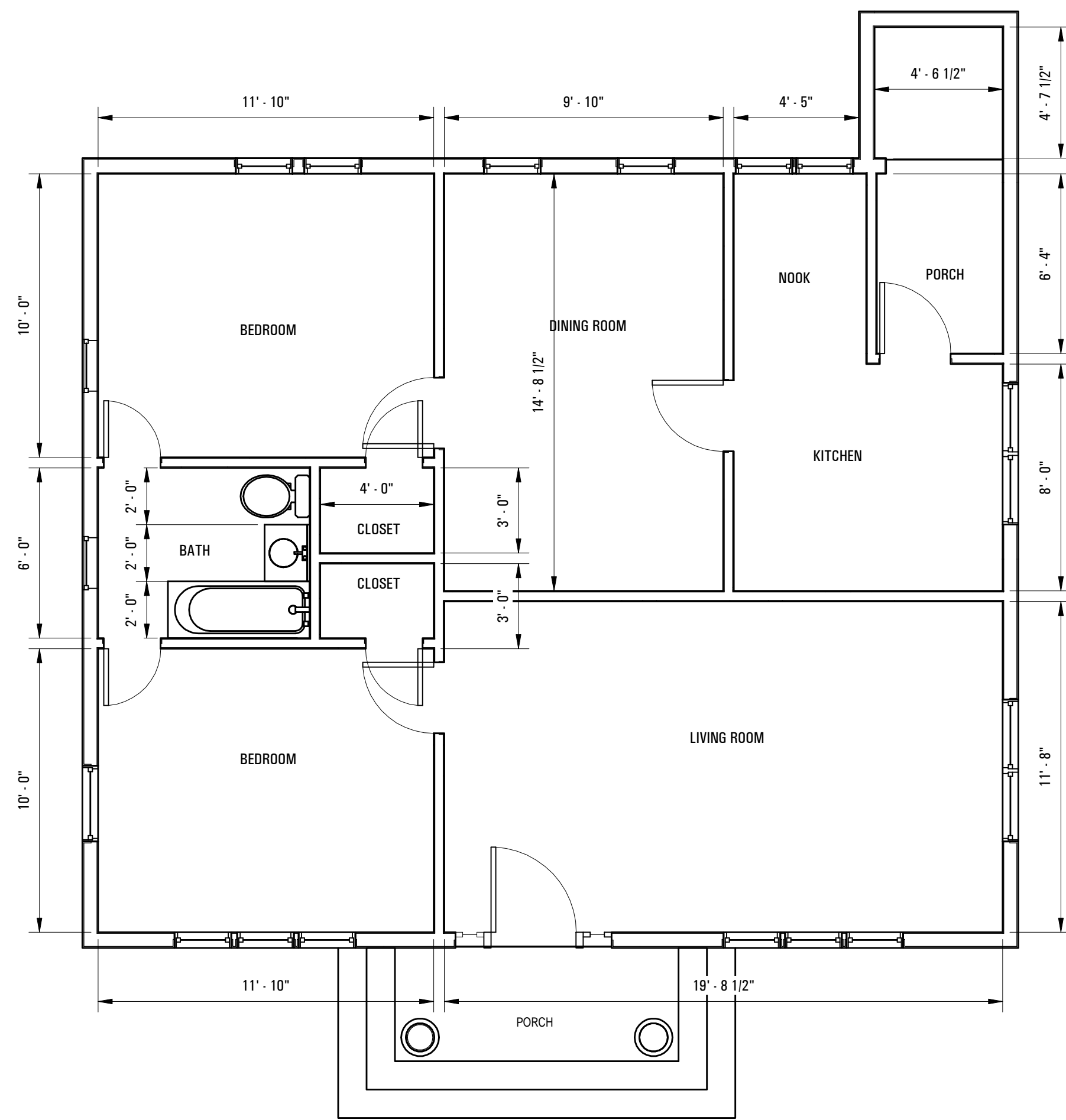
DRAWING TITLE:
SITE PLAN

Sheet :
Page No.

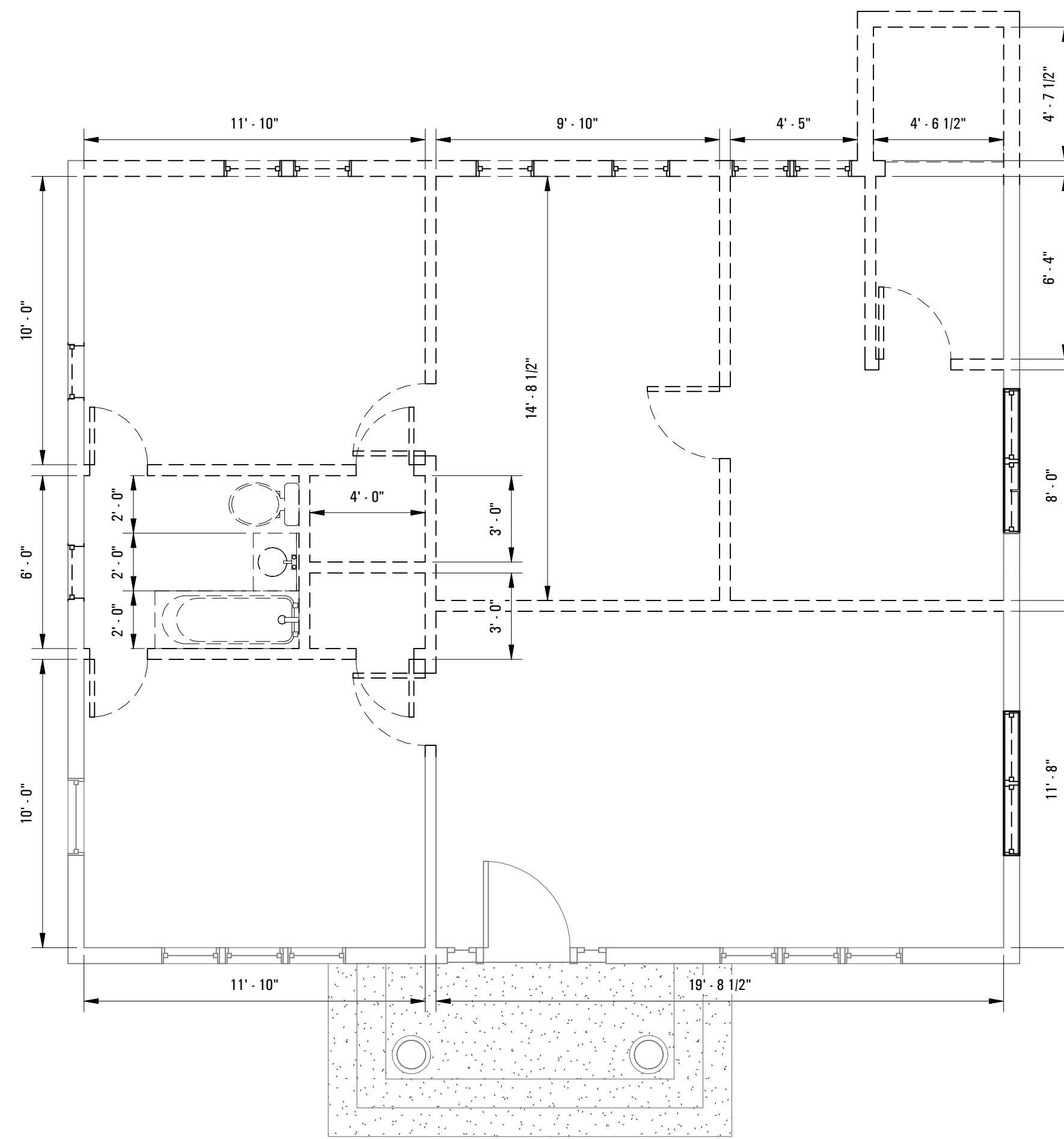
No.	Revision/Issue	Date

A001

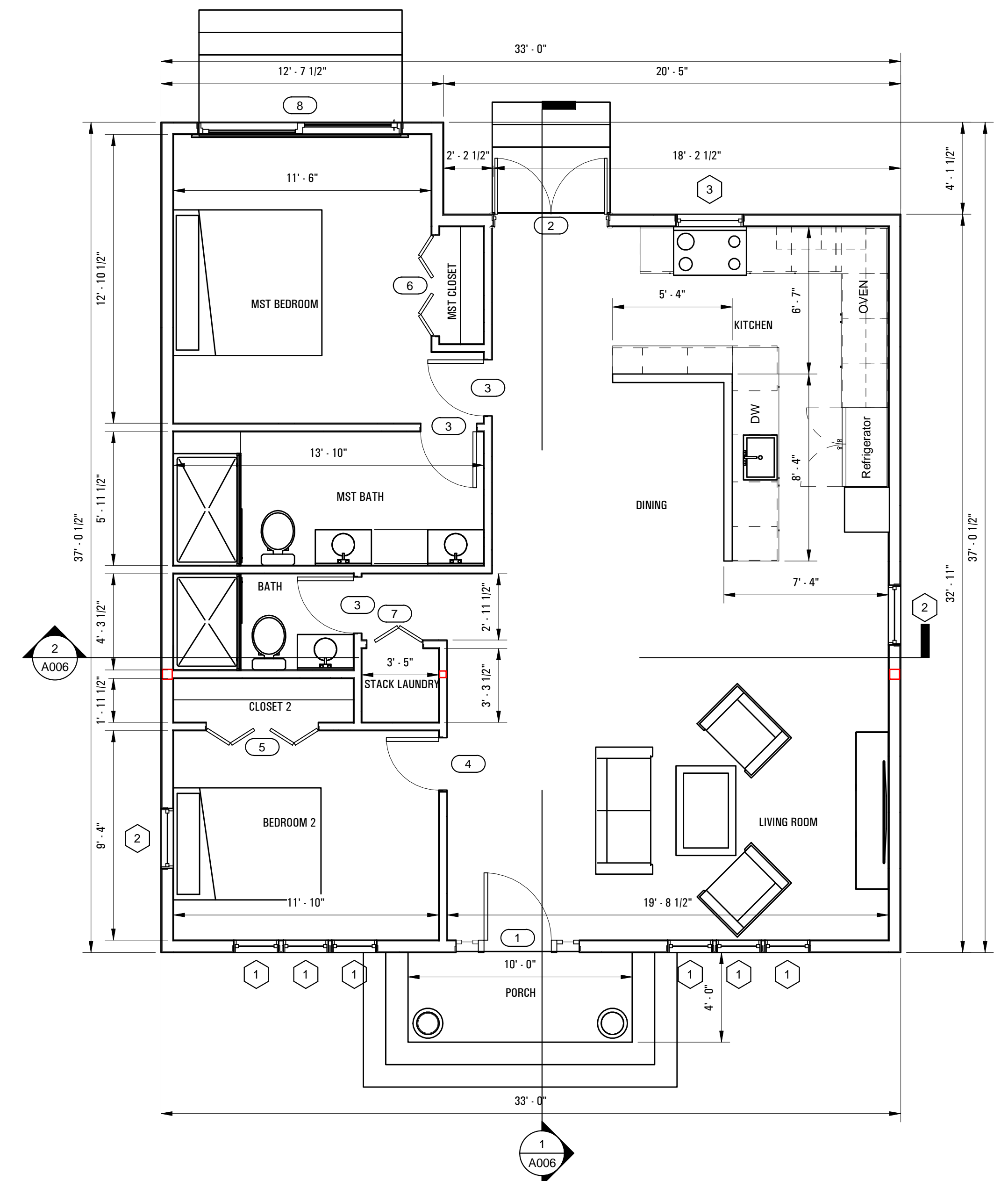
COPYRIGHT
 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH, REMAINS THE PROPERTY OF PIXELARCH LTD. PERMISSION FOR USE OR REPRODUCTION IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN PERMISSION WITH OWNER, PIXELARCH LTD.



1 EX. 1ST FLOOR PLAN
1/4" = 1'-0"



2 DEMO 1ST FLOOR PLAN
1/4" = 1'-0"



3 PROPOSED 1ST FLOOR PLAN
1/4" = 1'-0"

PLAN SYMBOLS

- WINDOW TAG
- DOOR TAG
- WALL TAG
- EXISTING WALLS
- EXISTING WALLS TO BE DEMOLISHED
- NEW WALLS

ROOM SCHEDULE		
Number	Name	Area
1	PORCH	36 SF
2	LIVING ROOM	333 SF
3	DINING	90 SF
4	KITCHEN	178 SF
5	MST BEDROOM	155 SF
6	MST CLOSET	10 SF
7	MST BATH	82 SF
9	BEDROOM 2	110 SF
10	CLOSET 2	16 SF
11	STACK LAUNDRY	11 SF
12	BATH	34 SF
Grand total		1058 SF



PixelArch Ltd.
 US Office:
 1643 N. Dale Ave. Anaheim, CA 92801
 Canada Office:
 3313 Plateau Blvd. Coquitlam BC V3E 3B8
 +1 909 939 2585 info@pixelarchltd.com
 www.pixelarchltd.com

Project Name and Address:

**SINGLE FAMILY HOUSE
 REMODEL**
 3612 6th AVENUE,
 LOS ANGELES, CA 90018

Date:
 OCTOBER 29, 2018
 Scale: 1/4" = 1' 0"

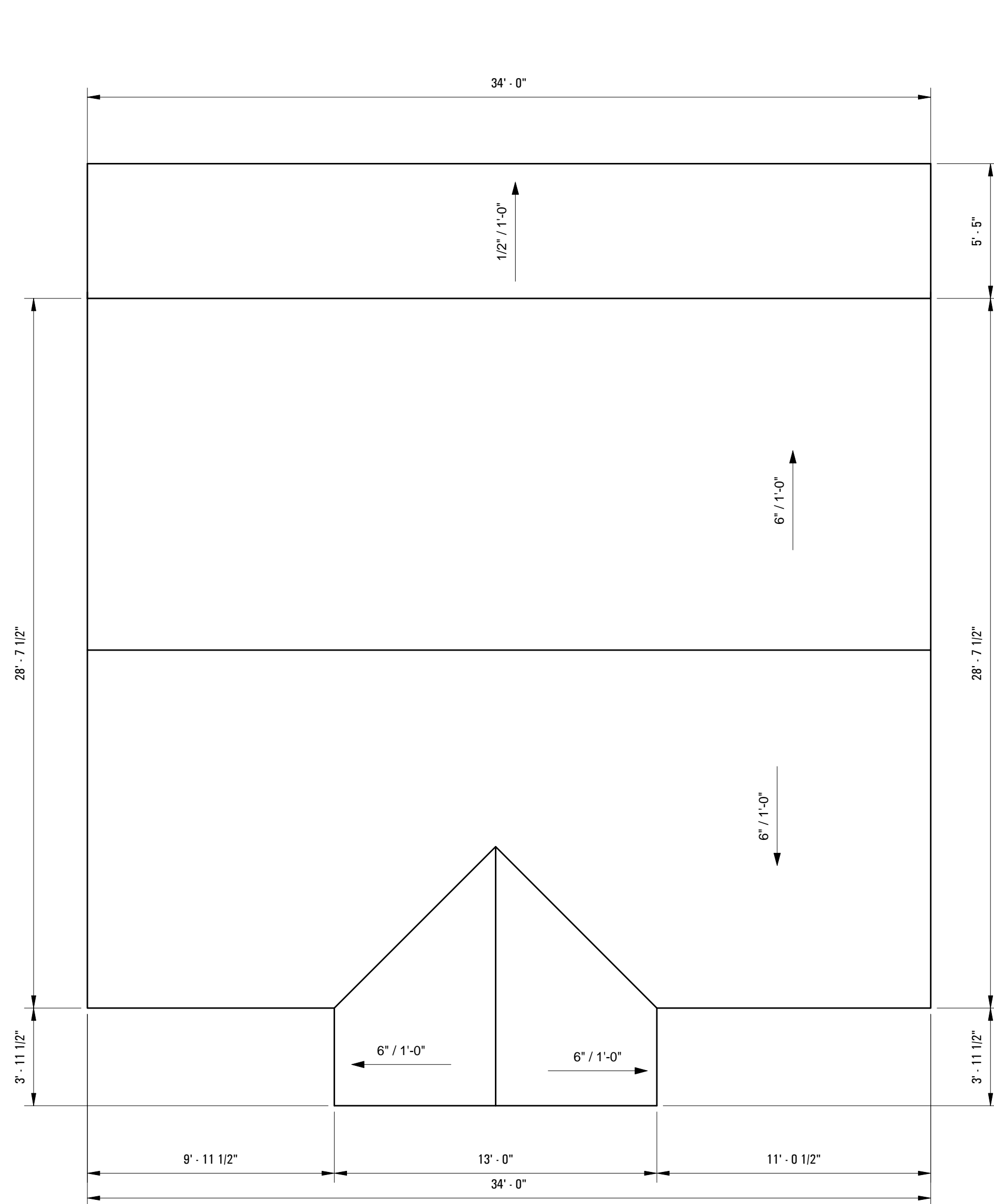
DRAWING TITLE:
 EX. & DEMO & PR. FLOOR PLAN

Sheet :
 Page No

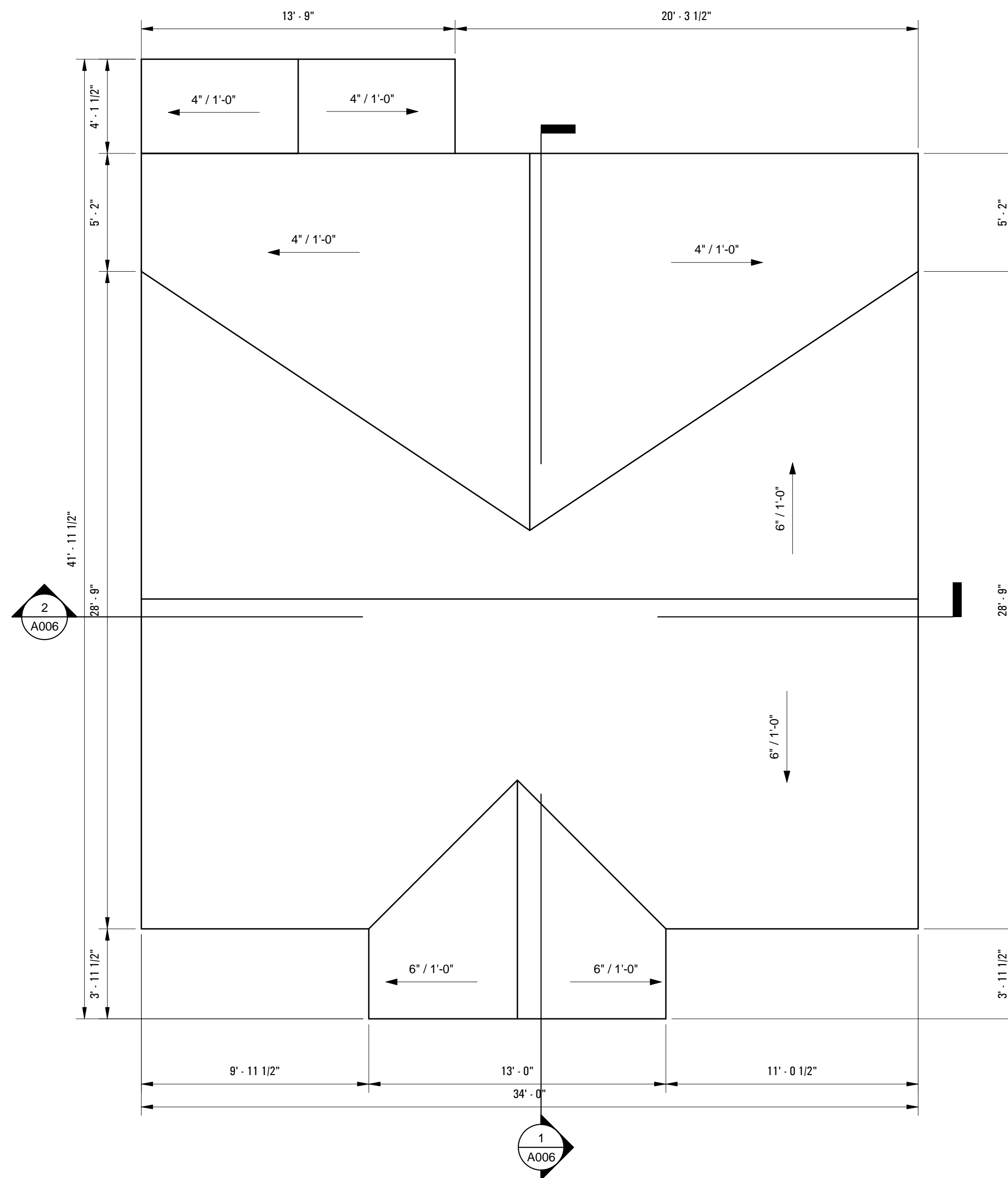
No.	Revision/Issue	Date

A002

COPYRIGHT
 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH, REMAINS THE
 PROPERTY OF PIXELARCH LTD. PERMISSION FOR USE OR REPRODUCTION IS LIMITED
 AND CAN BE EXTENDED ONLY BY WRITTEN PERMISSION WITH OWNER, PIXELARCH LTD.



1 EX. ROOF PLAN
1/4" = 1'-0"



2 PR. ROOF PLAN
1/4" = 1'-0"

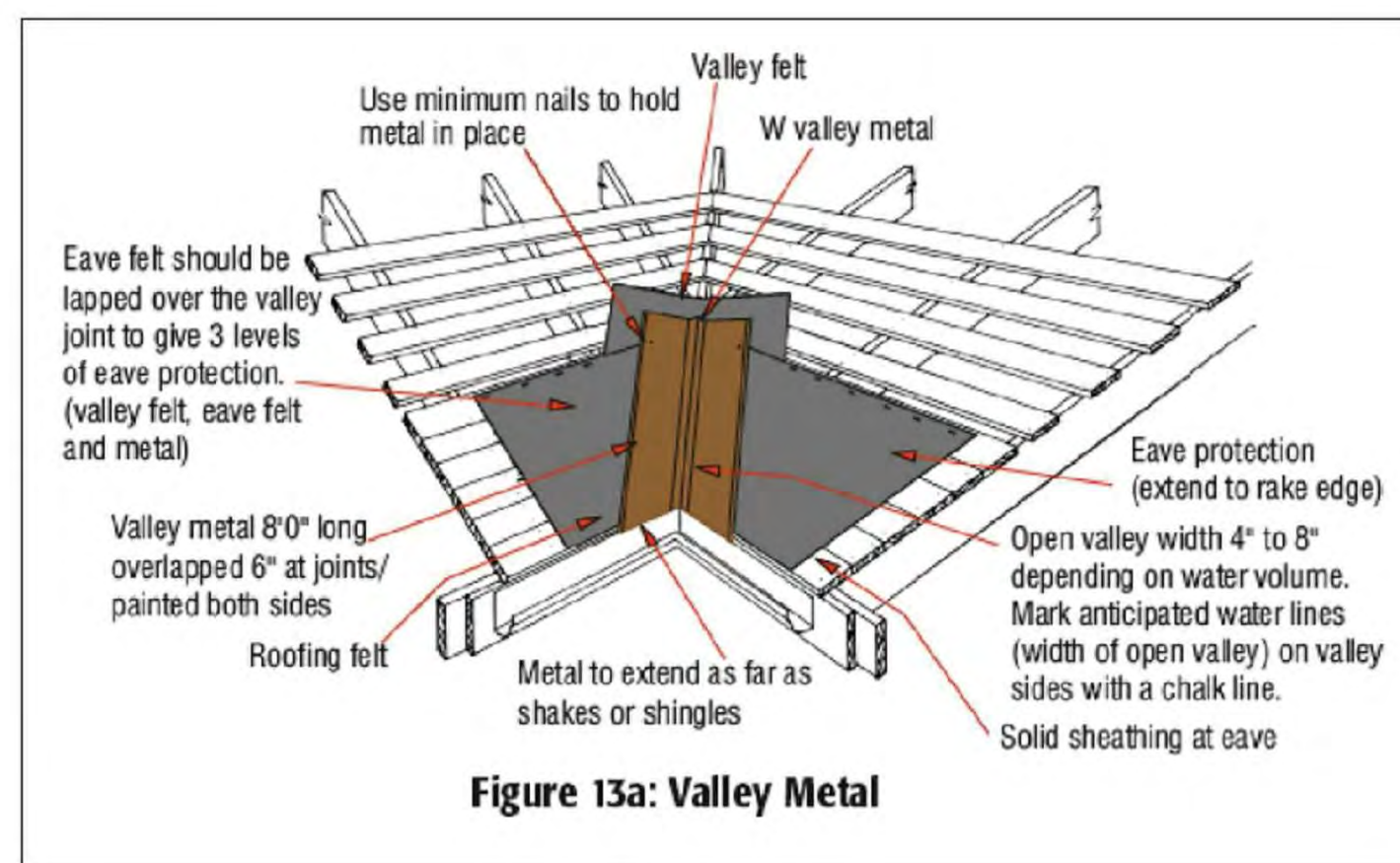
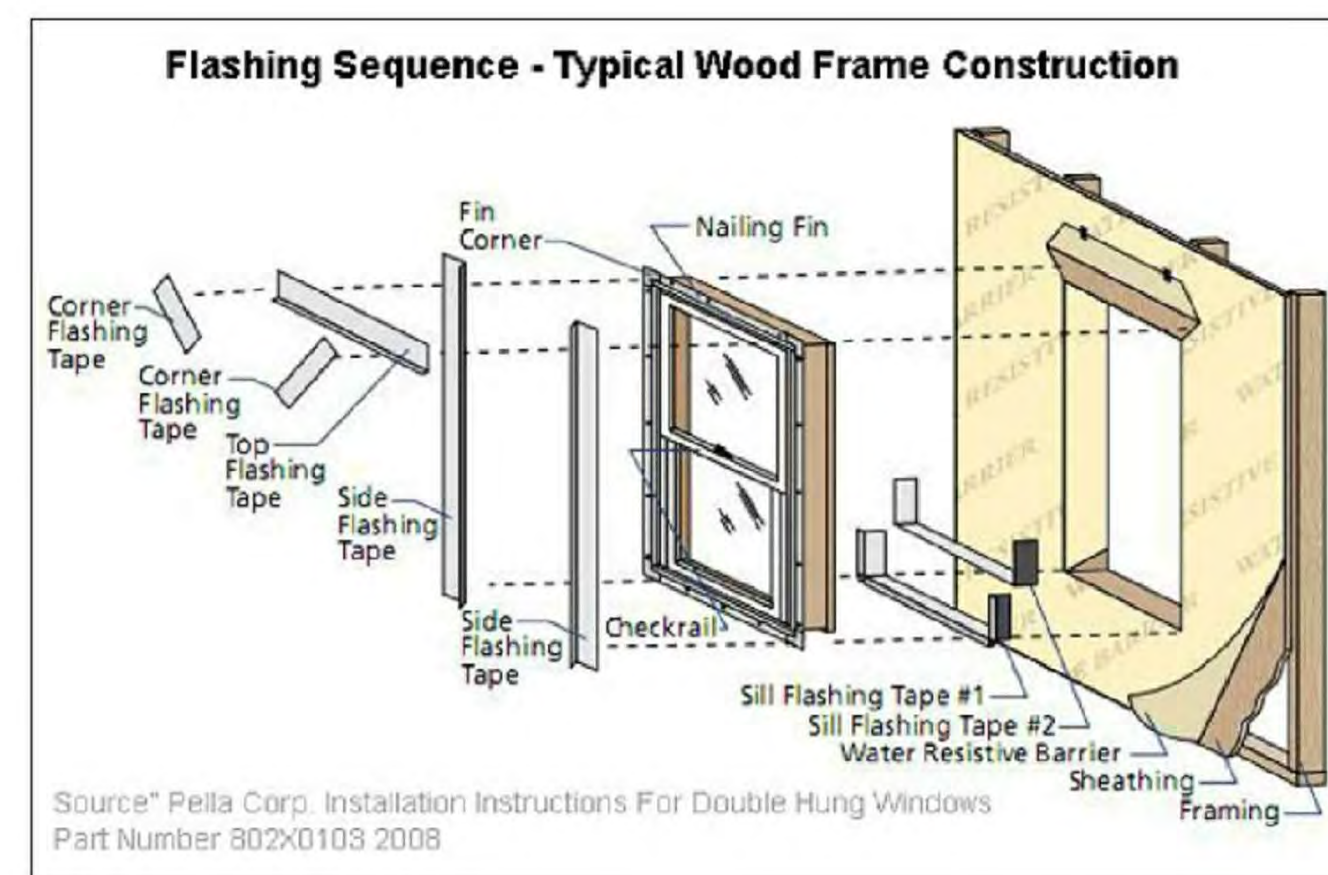


Figure 13a: Valley Metal



Source: Pella Corp. Installation Instructions For Double Hung Windows Part Number 802X0103 2008



PixelArch Ltd.
 US Office:
 1442 N. Dale Ave., Anaheim, CA 92801
 Canada Office:
 3313 Plateau Blvd., Coquitlam BC V3E 3B8
 +1 909 939 2585 info@pixelarchltd.com
 www.pixelarchltd.com

Project Name and Address:

**SINGLE FAMILY HOUSE
 REMODEL
 3612 6th AVENUE,
 LOS ANGELES, CA 90018**

Date:
 OCTOBER 29, 2018
 Scale: 1/4" = 1' 0"

DRAWING TITLE:
 EX. & PR. ROOF PLAN

Sheet :
 Page No

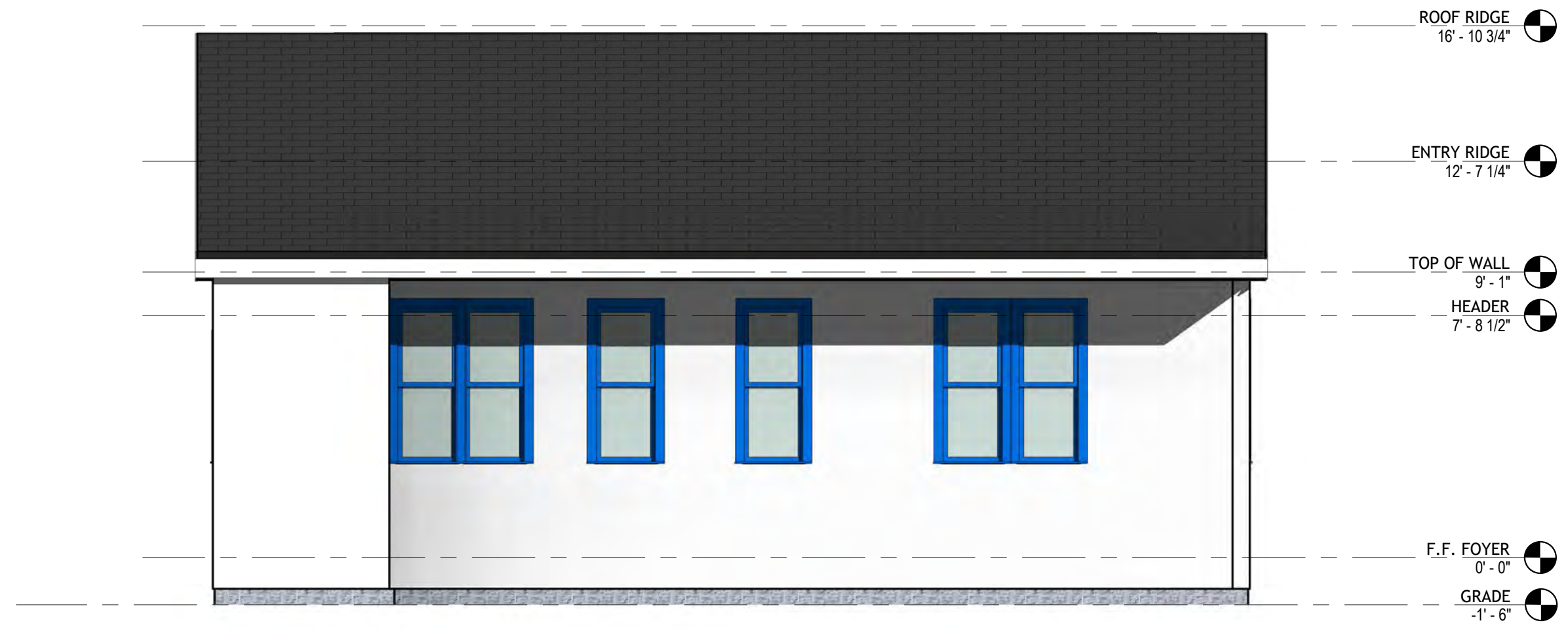
No.	Revision/Issue	Date

COPYRIGHT
 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH, REMAINS THE
 PROPERTY OF PIXELARCH LTD. PERMISSION FOR USE OR REPRODUCTION IS LIMITED
 AND CAN BE EXTENDED ONLY BY WRITTEN PERMISSION WITH OWNER, PIXELARCH LTD.

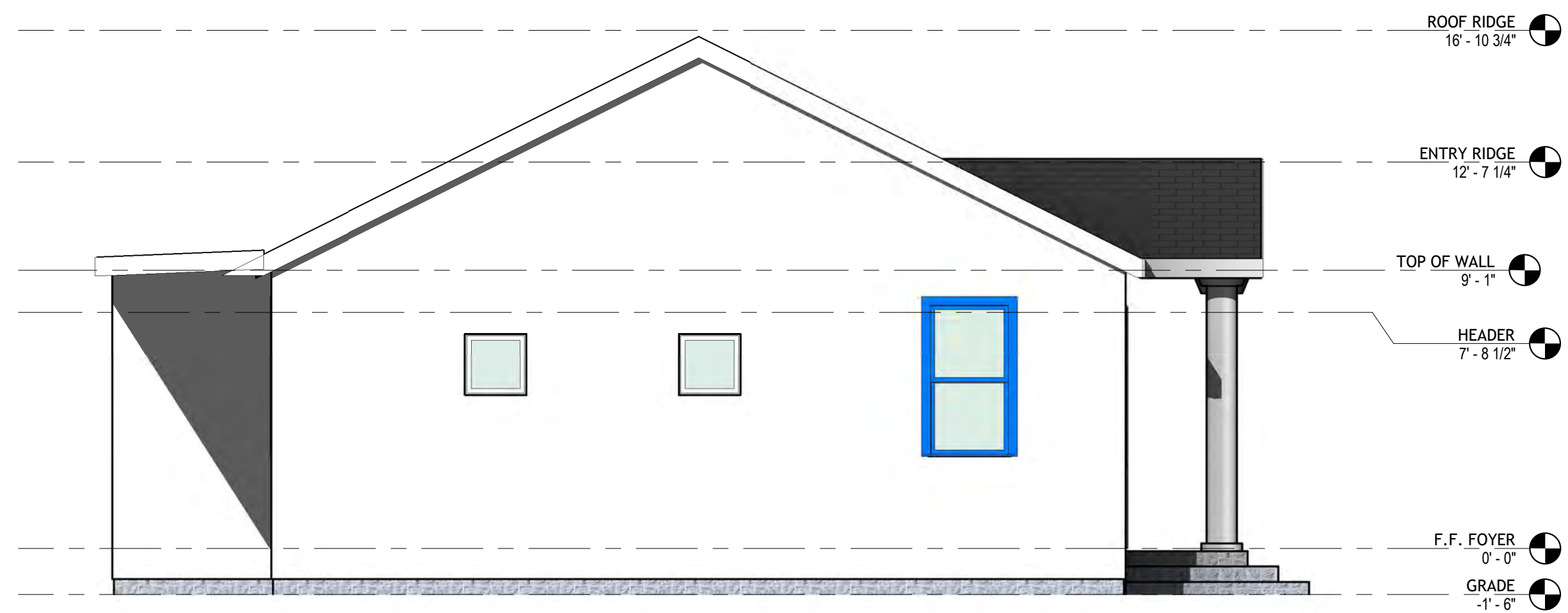
A003



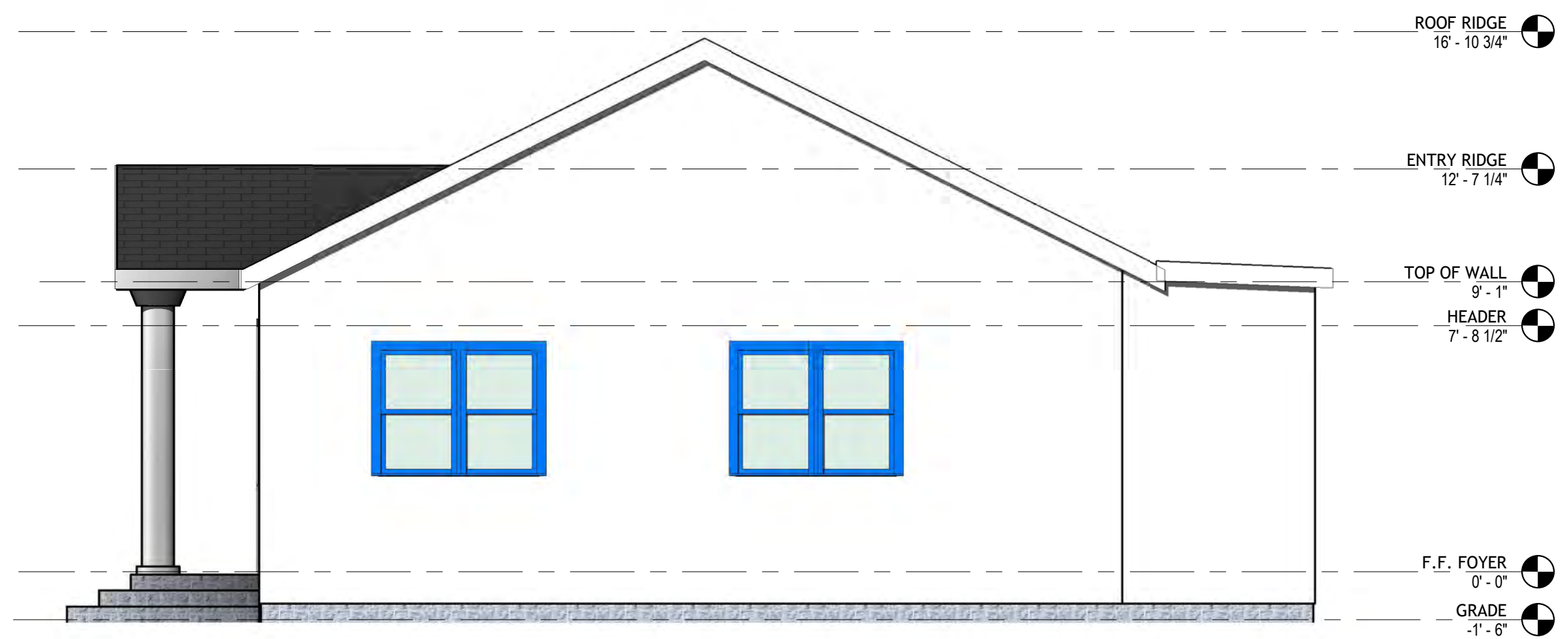
1 EX. FRONT ELEVATION
1/4" = 1'-0"



2 EX. REAR ELEVATION
1/4" = 1'-0"



3 EX. LEFT ELEVATION
1/4" = 1'-0"



4 EX. RIGHT ELEVATION
1/4" = 1'-0"



PixelArch Ltd.
 US Office:
 1642 N. Dale Ave., Anaheim, CA 92801
 Canada Office:
 3313 Plateau Blvd. Coquitlam BC V3E 3B8
 +1 909 939 2585 info@pixelarchltd.com
 www.pixelarchltd.com

Project Name and Address:
**SINGLE FAMILY HOUSE
 REMODEL**
 3612 6th AVENUE,
 LOS ANGELES, CA 90018

Date:
 OCTOBER 29, 2018
 Scale: 1/4" = 1' 0"

DRAWING TITLE:
 EX. ELEVATIONS

Sheet :
 Page No

No.	Revision/Issue	Date

COPYRIGHT
 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH, REMAINS THE
 PROPERTY OF PIXELARCH LTD. PERMISSION FOR USE OR REPRODUCTION IS LIMITED
 AND CAN BE EXTENDED ONLY BY WRITTEN PERMISSION WITH OWNER, PIXELARCH LTD.

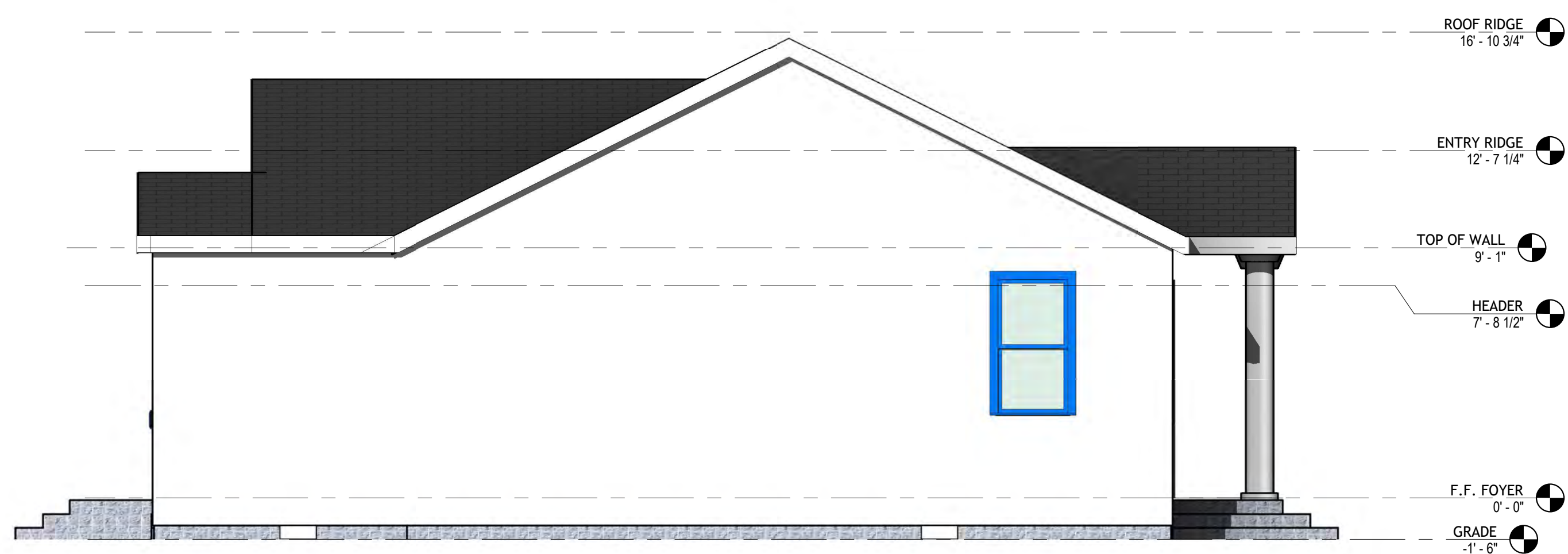
A004



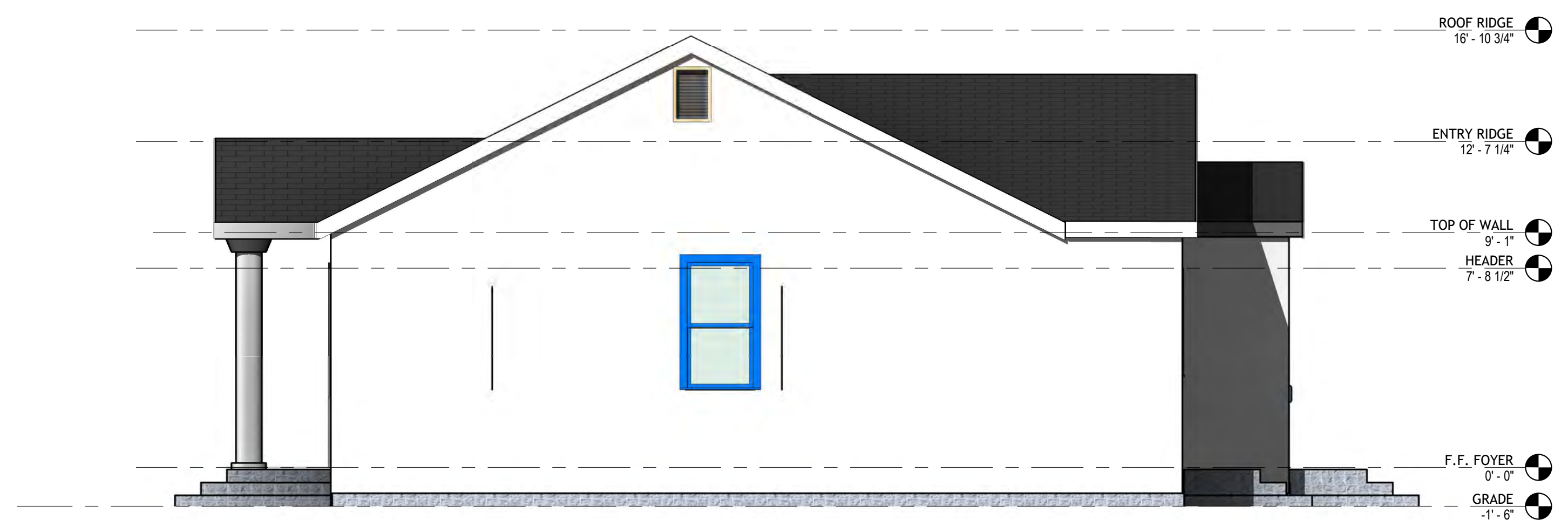
1 PR. FRONT ELEVATION
1/4" = 1'-0"



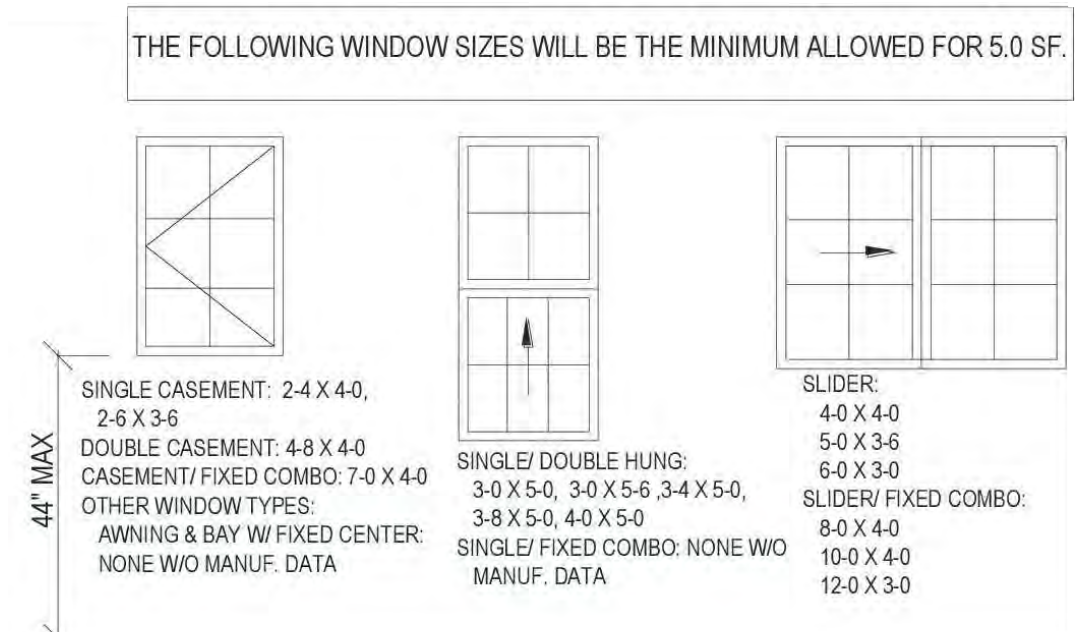
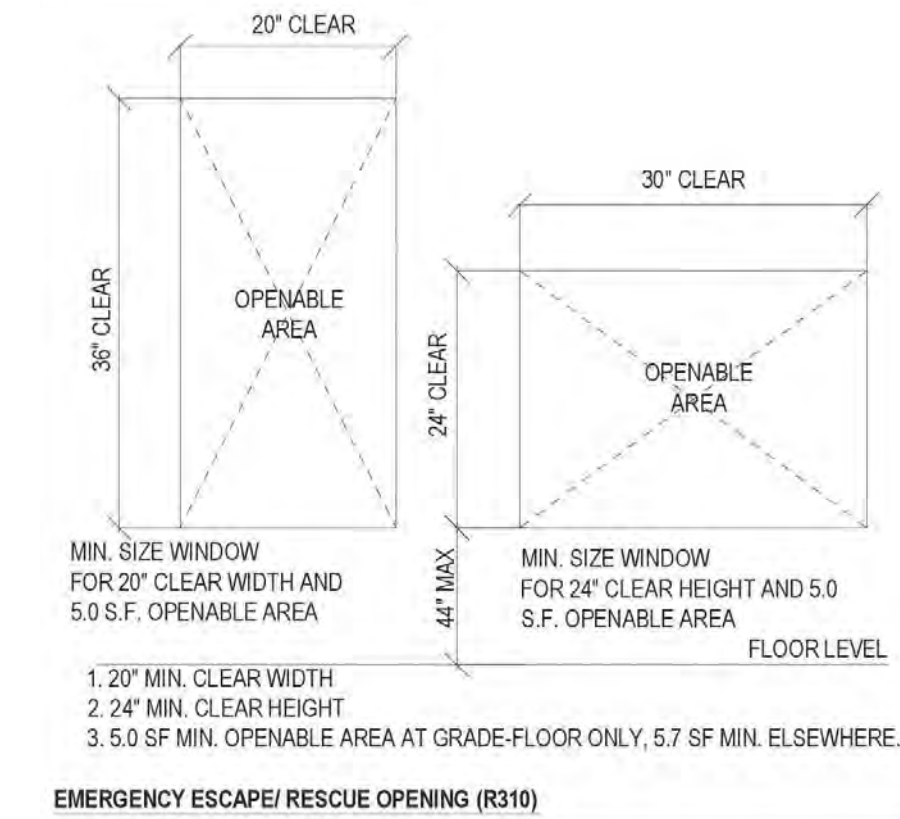
2 PR. REAR ELEVATION
1/4" = 1'-0"



3 PR. LEFT ELEVATION
1/4" = 1'-0"



4 PR. RIGHT ELEVATION
1/4" = 1'-0"



NOTE: SIZES ARE TAKEN FROM DATA SUPPLIED BY WINDOW MANUFACTURERS. HOWEVER, THESE ARE GENERAL DIMENSIONS AND MUST BE VERIFIED WITH ACTUAL WINDOWS INSTALLED TO MEET MINIMUM EGRESS REQUIREMENTS.



PixelArch Ltd.
 US Office: 1642 N. Dale Ave., Anaheim, CA 92801
 Canada Office: 3313 Plateau Blvd., Coquitlam BC V3E 3B8
 +1 909 939 2585 info@pixelarchltd.com
 www.pixelarchltd.com

Project Name and Address:
**SINGLE FAMILY HOUSE
 REMODEL**
 3612 6th AVENUE,
 LOS ANGELES, CA 90018

Date:
 OCTOBER 29, 2018
 Scale:
 As indicated

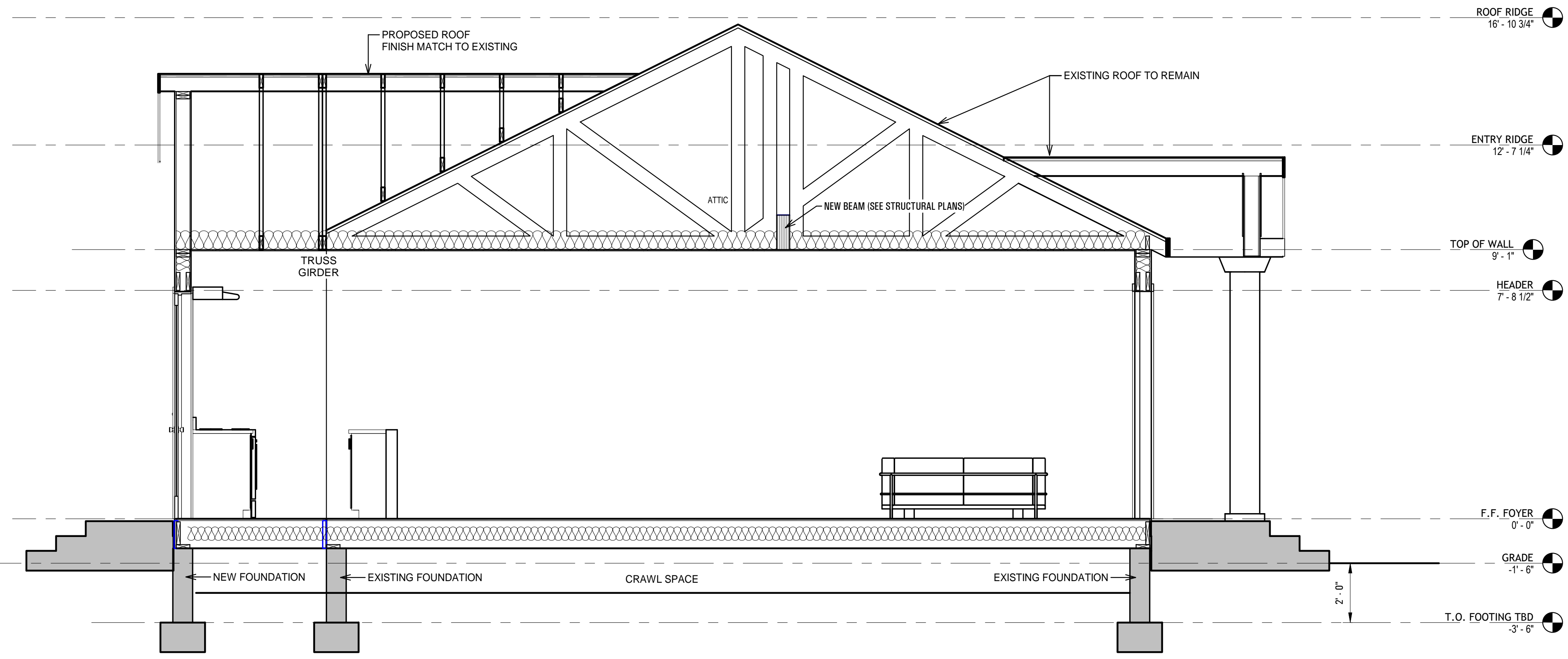
DRAWING TITLE:
 PROPOSED ELEVATIONS

Sheet :
 Page No

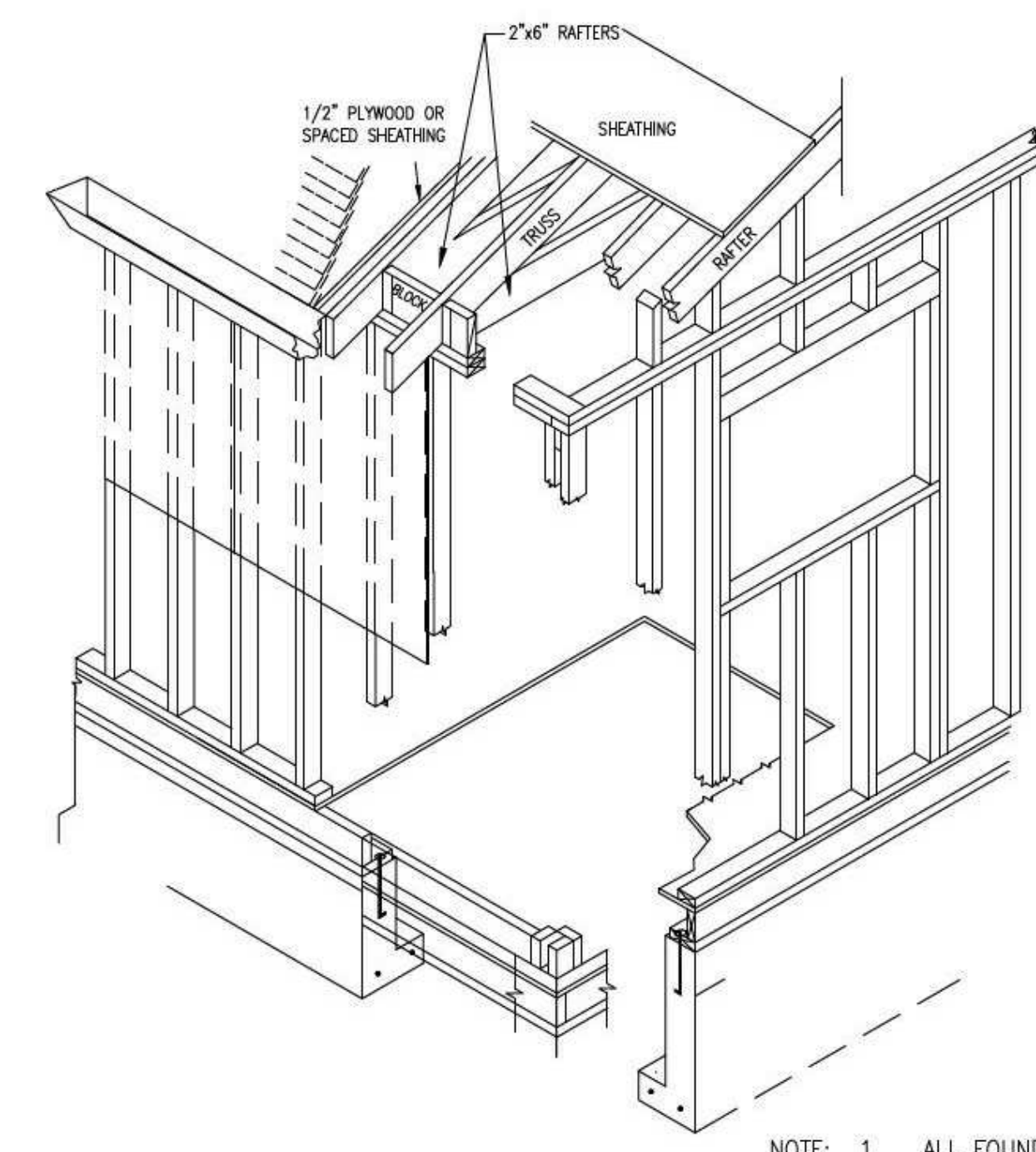
No.	Revision/Issue	Date

A005

COPYRIGHT
 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH, REMAINS THE PROPERTY OF PIXELARCH LTD. PERMISSION FOR USE OR REPRODUCTION IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN PERMISSION WITH OWNER, PIXELARCH LTD.

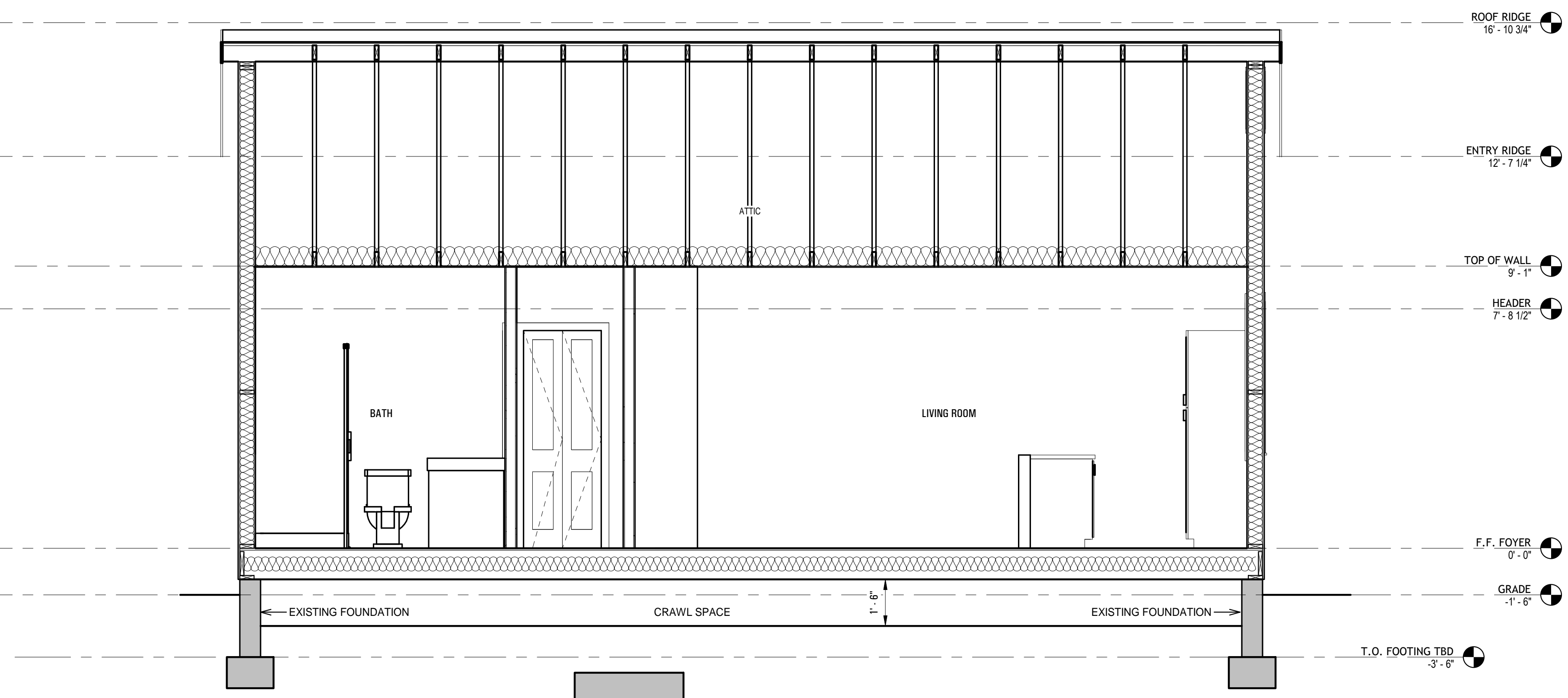


1 CROSS SECTION A-A
3/8" = 1'-0"



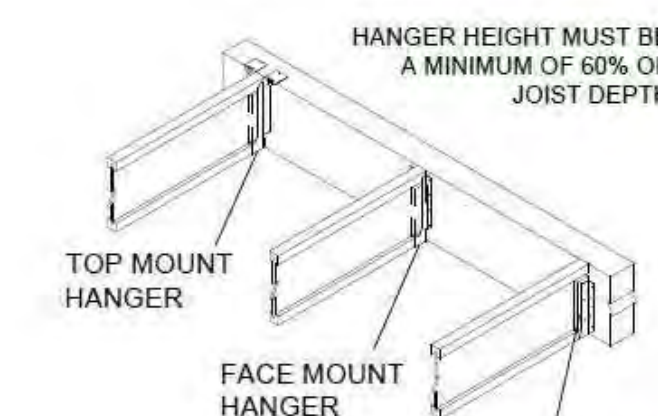
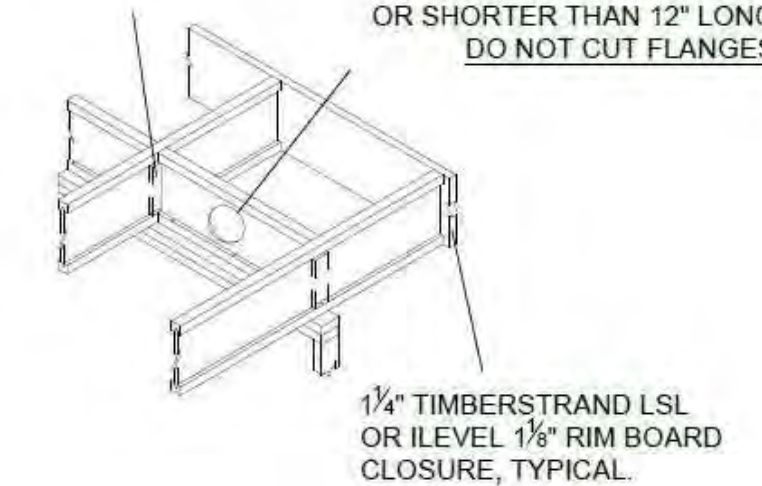
TYPICAL RAISED SLAB FRAMING
SCALE: NO SCALE

- NOTE: 1. ALL FOUNDATIONS TO EXTEND INTO NATURAL UNDISTURBED GROUND
2. NO PLATES OR SILLS OTHER THAN FOUNDATION GRADE REDWOOD, CEDAR, OR PRESSURE TREATED WOOD SHALL BE USED.



2 CROSS SECTION B-B
3/8" = 1'-0"

WEB STIFFENERS REQUIRED BOTH SIDES AT E1W
8" DIAMETER MAXIMUM HOLE FOR 1 1/8" - 16" DEEP BLOCKING PANELS; 6" DIAMETER MAXIMUM FOR BLOCKING PANELS 9 1/2" DEEP OR SHORTER THAN 12" LONG. DO NOT CUT FLANGES.



WEB STIFFENERS REQUIRED IF SIDES OF HANGER DO NOT LATERALLY SUPPORT AT LEAST 3/8" OF TJI JOIST TOP FLANGE

FLOOR FRAMING & TRUSS NOTES:

FLOOR: 40 PSF LL
*10 PSF TOP CHORD DL
FLOORS 3 AND 2 SHALL HAVE 22" FLOOR TRUSSES; BOTTOM FLOOR IS CONCRETE SLAB.
SUB FLOOR SHEATHING SHALL BE H 1.125". SHEATHING IS REQUIRED FOR ANY LONGITUDINAL(DRAG) FORCES.
TRUSSES SPACED AT 24.0" OC.
TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.
ALL PLATES ARE 1.5 X 4 UNO
DEFLECTION MEETS L1480 LIVE AND L1860 TOTAL LOAD.
FASTEN RATED SHEATHING TO ONE FACE OF THIS FRAME.
ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATION.
ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSECTION.
ALL FLOOR TRUSSES SHALL CARRY MANUFACTURERS STAMP.

NAILING NOTES: (PER IRC TABLE R602.3.11)

- | | |
|--------------------------------------|-------------------------------------------|
| JOIST TO SILL OR GIRDER | TOE NAIL (3)8d |
| BRIDGING TO JOIST | TOE NAIL EA. END (2)8d |
| SOLE PLATE TO JOIST OR BLK'G | FACE NAIL 16d @ 16" OC |
| STUD TO SOLE PLATE | TOE NAIL (4)8d, END NAIL (2) 16d |
| TOP PLATE TO STUD | END NAIL (2) 16d |
| DOUBLE STUDS | FACE NAIL 16d @ 24" OC |
| DOUBLE TOP PLATES | FACE NAIL 16d @ 16" OC |
| CONTINUOUS HEADER, TWO PIECES | 16d @ 16" OC ALONG EA. EDGE |
| BUILT UP HEADER, TWO PIECES | 16d @ 16" OC ALONG EA. EDGE |
| WI 1/2" SPACER | FACE NAIL (2) 16d |
| TOP PLATES, LAPS AND INTERSECTIONS | FACE NAIL (2) 16d |
| CEILING JOISTS TO PLATE | TOE NAIL (3)8d |
| CONTINUOUS HEADER TO STUD | TOE NAIL (3)8d |
| CEILING JOISTS, LAPS OVER PARTITIONS | FACE NAIL (3) 10d |
| CEILING JOISTS TO PARALLEL RAFTERS | FACE NAIL (3) 10d |
| RAFTER TO PLATE | TOE NAIL (2) 16d |
| 1" BRACE TO EACH STUD AND PLATE | FACE NAIL (2) 8d |
| BUILT UP CORNERS STUDS | 10d @ 24" OC |
| 2" PLANKS | (2) 16d @ EA. BRG. |
| 1/2" PLYWOOD SUBFLOOR | EDGES 8d @ 6" OC |
| | INTERMEDIATE 8d @ 12" OC |
| 2x MULTIPLE JOISTS, STAGGER @ 15" OC | |
| WI(2) @ EA. END OR SPLICE | |
| (3) OR FEWER | 16d NAILS |
| (4) OR MORE | 1/2" DIA M.B. W/ STANDARD NUT AND WASHERS |

PixelArch Ltd.
 US Office: 1442 N. Dale Ave., Anaheim, CA 92801
 Canada Office: 3313 Plateau Blvd. Coquitlam BC V3E 3B8
 +1 909 939 2585 info@pixelarchltd.com
 www.pixelarchltd.com

Project Name and Address:
SINGLE FAMILY HOUSE REMODEL
3612 6th AVENUE,
LOS ANGELES, CA 90018

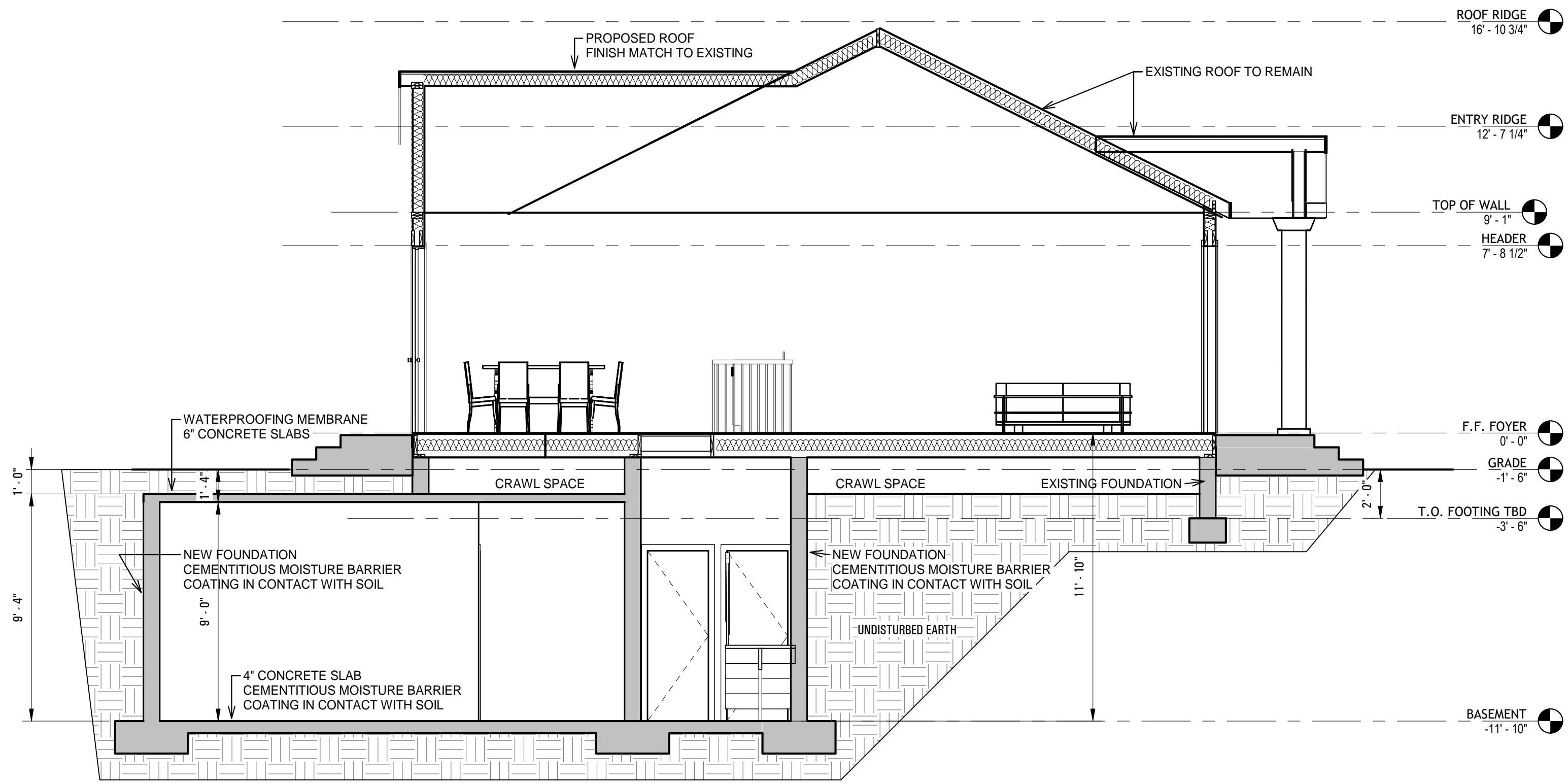
Date:
 OCTOBER 29, 2018
 Scale: 3/8" = 1' 0"

DRAWING TITLE:
BUILDING SECTION

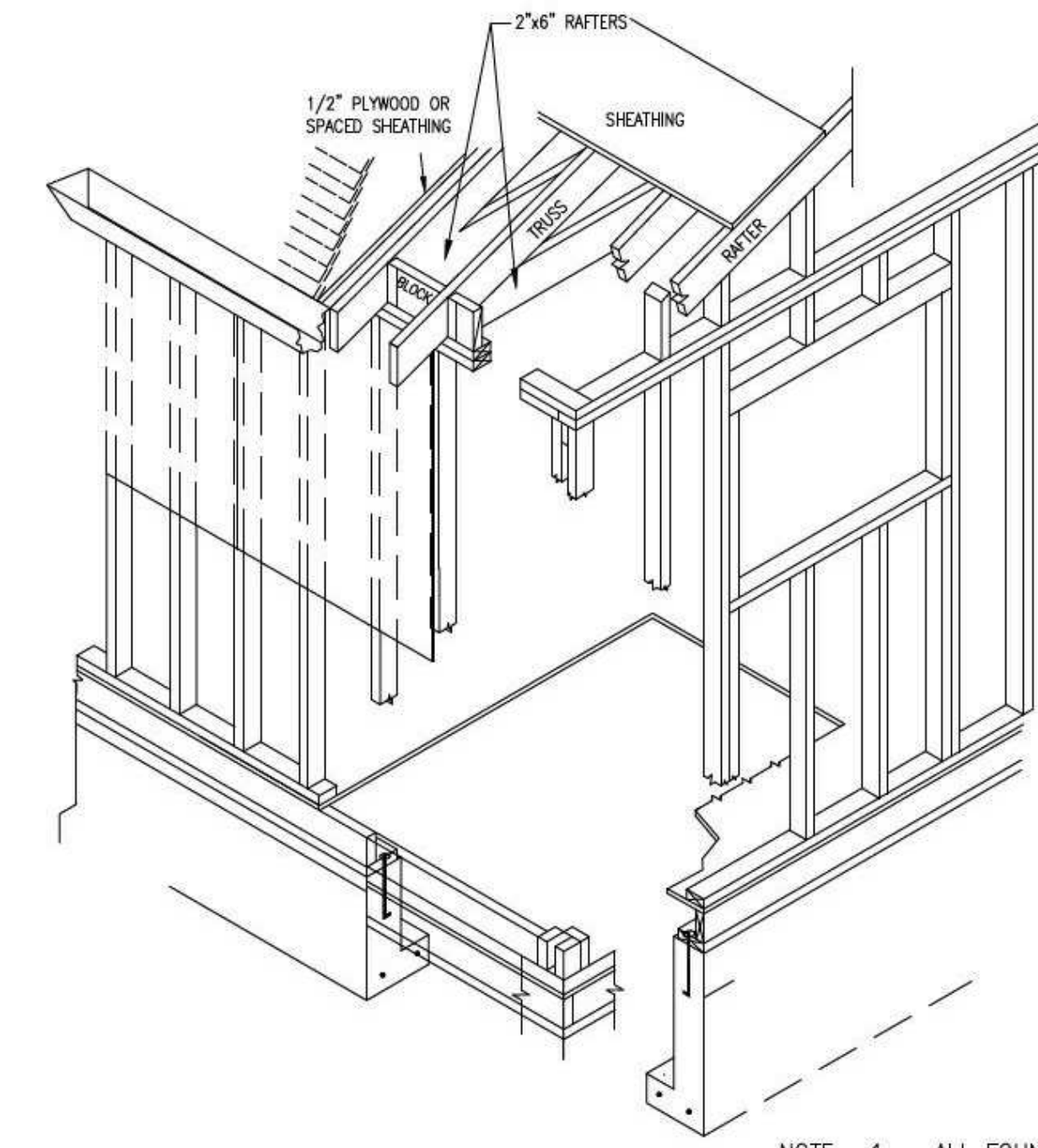
No.	Revision/Issue	Date

Page No: **A006**

COPYRIGHT
 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH, REMAINS THE PROPERTY OF PIXELARCH LTD. PERMISSION FOR USE OR REPRODUCTION IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN PERMISSION WITH OWNER, PIXELARCH LTD.

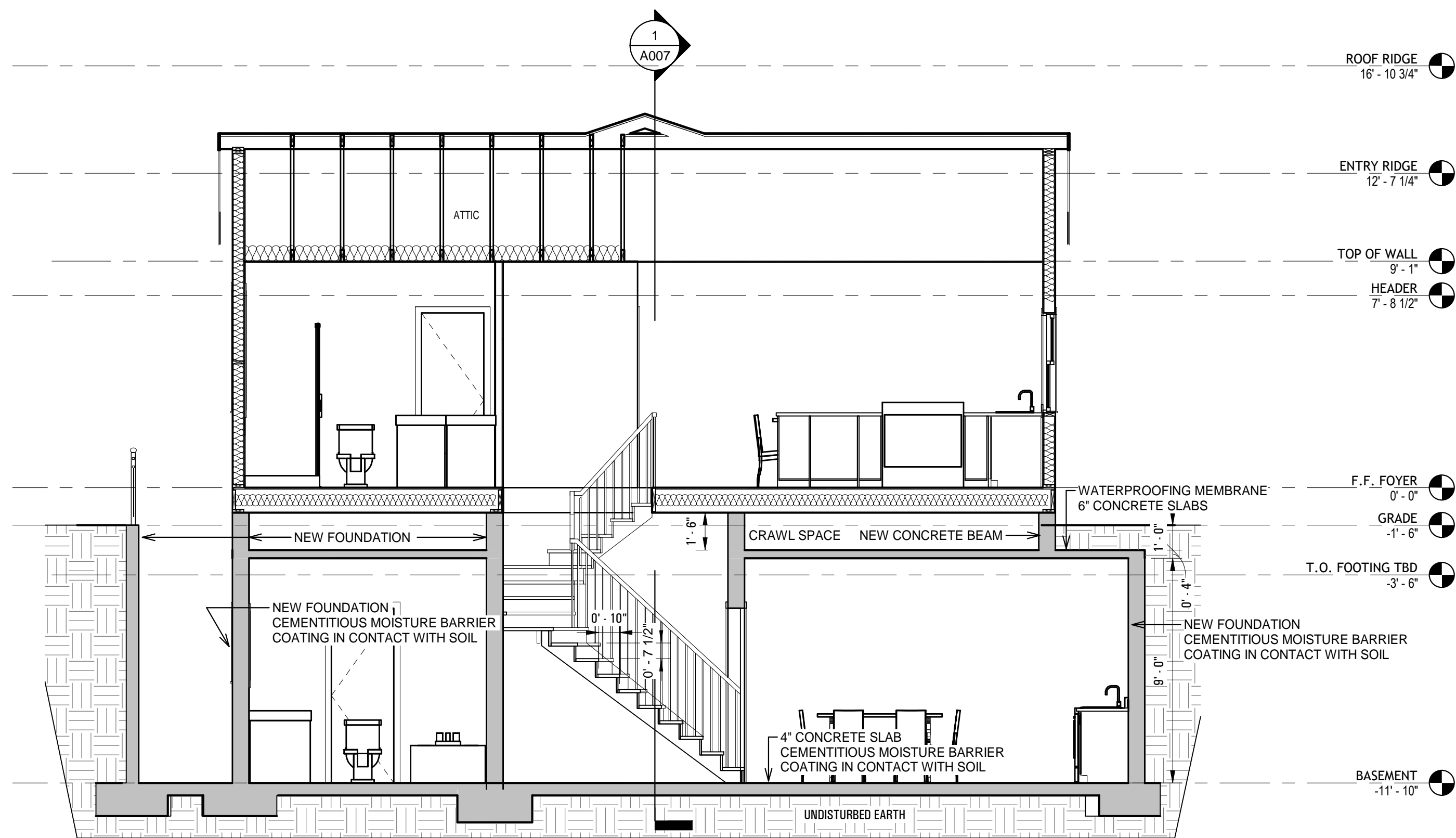


1 CROSS SECTION A-A
1/4" = 1'-0"



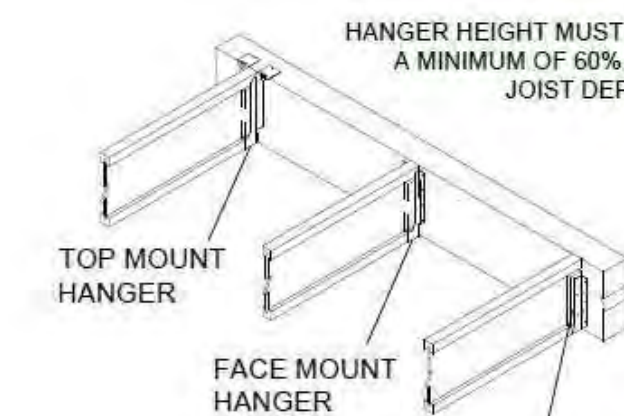
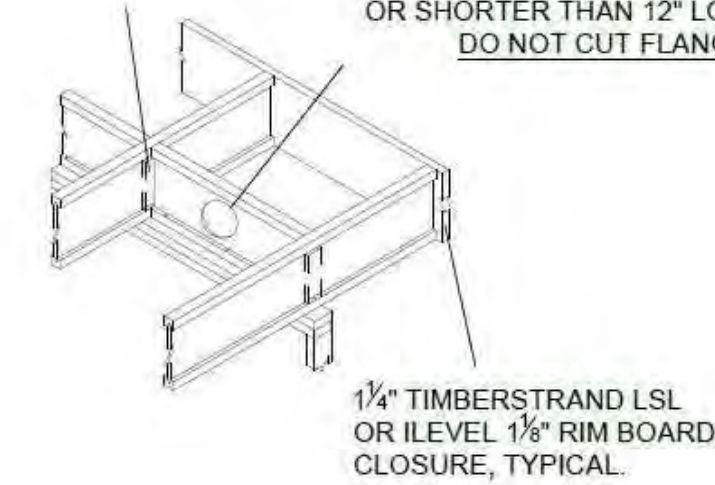
TYPICAL RAISED SLAB FRAMING
SCALE: NO SCALE

- NOTE: 1. ALL FOUNDATIONS TO EXTEND INTO NATURAL UNDISTURBED GROUND
2. NO PLATES OR SILLS OTHER THAN FOUNDATION GRADE REDWOOD, CEDAR, OR PRESSURE TREATED WOOD SHALL BE USED.



2 CROSS SECTION B-B
1/4" = 1'-0"

WEB STIFFENERS REQUIRED BOTH SIDES AT E1W
8" DIAMETER MAXIMUM HOLE FOR 1 1/8" - 16" DEEP BLOCKING PANELS; 6" DIAMETER MAXIMUM FOR BLOCKING PANELS 9 1/2" DEEP OR SHORTER THAN 12" LONG. DO NOT CUT FLANGES.



WEB STIFFENERS REQUIRED IF SIDES OF HANGER DO NOT LATERALLY SUPPORT AT LEAST 3/8" OF TJI JOIST TOP FLANGE

FLOOR FRAMING & TRUSS NOTES:
FLOOR: 40 PSF LL
*10 PSF TOP CHORD DL
FLOORS 3 AND 2 SHALL HAVE 22" FLOOR TRUSSES; BOTTOM FLOOR IS CONCRETE SLAB.
SUB FLOOR SHEATHING SHALL BE H 1.125". SHEATHING IS REQUIRED FOR ANY LONGITUDINAL(DRAG) FORCES.
TRUSSES SPACED AT 24.0" O.C.
TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.
ALL PLATES ARE 1.5 X 4 UNO
DEFLECTION MEETS L1480 LIVE AND L1860 TOTAL LOAD.
FASTEN RATED SHEATHING TO ONE FACE OF THIS FRAME.
ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATION.
ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSECTION.
ALL FLOOR TRUSSES SHALL CARRY MANUFACTURERS STAMP.

NAILING NOTES: (PER IRC TABLE R602.3.11)
JOIST TO SILL OR GIRDER BRIDGING TO JOIST TOE NAIL (3)8d
SOLE PLATE TO JOIST OR BLK'G TOE NAIL EA, END (2)-8d
STUD TO SOLE PLATE TOE NAIL (4)-8d, END NAIL (2) 16d
TOP PLATE TO STUD END NAIL (2)-16d
DOUBLE STUDS FACE NAIL 16d @ 24" OC
DOUBLE TOP PLATES FACE NAIL 16d @ 16" OC
CONTINUOUS HEADER, TWO PIECES 16d @ 16" OC ALONG EA. EDGE
BUILT UP HEADER, TWO PIECES
W/ 1/2" SPACER 16d @ 16" OC ALONG EA, EDGE
TOP PLATES, LAPS AND INTERSECTIONS FACE NAIL (2)-16d
CEILING JOISTS TO PLATE TOE NAIL (3)-8d
CONTINUOUS HEADER TO STUD TOE NAIL (3)-8d
CEILING JOISTS, LAPS OVER PARTITIONS FACE NAIL (3)-10d
CEILING JOISTS TO PARALLEL RAFTERS FACE NAIL (3)-10d
RAFTER TO PLATE TOE NAIL (2)-16d
1" BRACE TO EACH STUD AND PLATE FACE NAIL (2)-8d
BUILT UP CORNERS STUDS 10d @ 24" OC
2" PLANKS (2)-16d @ EA.BRG.
1/2" PLYWOOD SUBFLOOR EDGES 8d @ 6" OC
INTERMEDIATE 8d @ 12" OC
2x MULTIPLE JOISTS, STAGGER @ 15" OC
W/2 @ EA, END OR SPLICE 16d NAILS
(3) OR FEWER
(4) OR MORE 1/2" DIA M.B. W/ STANDARD NUT AND WASHERS



PixelArch Ltd.
US Office:
1441 N. Dale Ave., Anaheim, CA 92801
Canada Office:
3313 Plateau Blvd. Coquitlam BC V3E 3B8
+1 909 939 2585 info@pixelarchltd.com
www.pixelarchltd.com

Project Name and Address:
**SINGLE FAMILY HOUSE
REMODEL**
3612 6th AVENUE,
LOS ANGELES, CA 90018

Date:
OCTOBER 29, 2018
Scale:
1/4" = 1' 0"

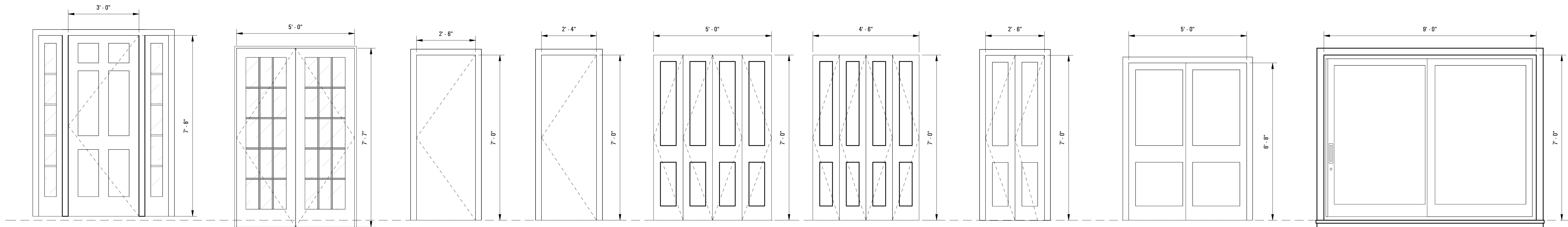
DRAWING TITLE:
BUILDING SECTION

Sheet :
Page No

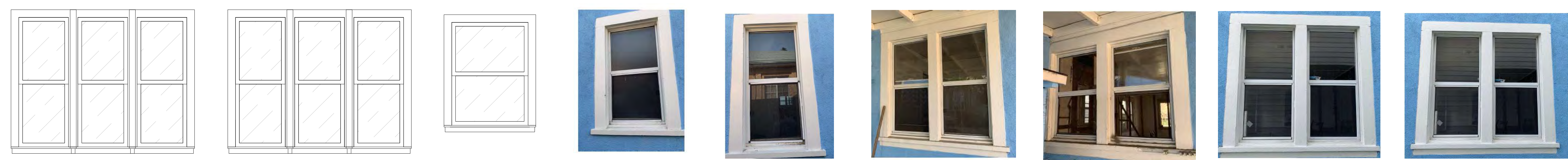
No.	Revision/Issue	Date

A007

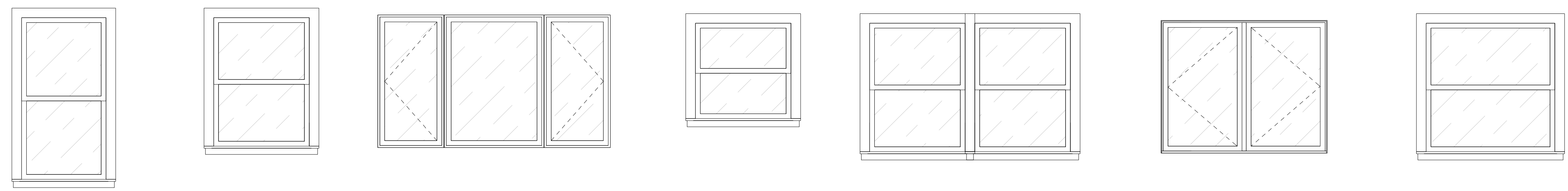
COPYRIGHT
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH, REMAINS THE PROPERTY OF PIXELARCH LTD. PERMISSION FOR USE OR REPRODUCTION IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN PERMISSION WITH OWNER, PIXELARCH LTD.



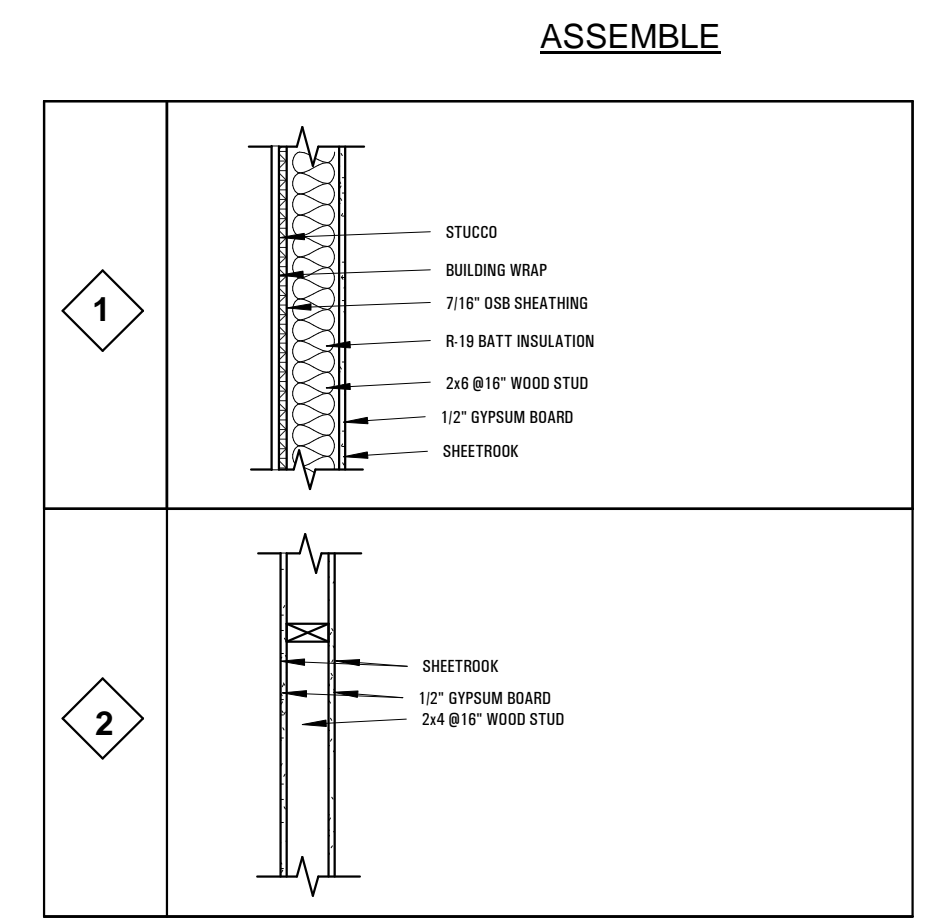
01 EXTERIOR SINGLE RISED PANEL 02 EXTERIOR DOUBLE FULL GLASS DOOR 03 INTERIOR SINGLE FLUSH DOOR 04 INTERIOR SINGLE FLUSH DOOR 05 INTERIOR BIFOLD 4 PANEL DOOR 06 INTERIOR BIFOLD 4 PANEL DOOR 07 INTERIOR BIFOLD 2 PANEL DOOR 08 INTERIOR DOUBLE SLIDING DOOR 09 EXTERIOR SLIDING 2 PANEL DOOR



01 EXISTING HISTORICAL 02 EXISTING HISTORICAL 03 EXISTING HISTORICAL 04 EXISTING BATHROOM TO BE DEMO 05 EXISTING 2ND BEDROOM TO BE DEMO 06 EXISTING 2ND BEDROOM TO BE REPLACED WITH GLASS DOOR #8 07 EXISTING KITCHEN EAST FACING TO BE REPLACED WITH NEW WINDOW #12 08 EXISTING KITCHEN TO BE DEMO 09 EXISTING LIVING TO BE DEMO



10 11 12 13 14 15 16



WINDOW SCHEDULE													
MARK	WINDOW TYPE		SIZE (WxH)		MATERIAL FRAME		MATERIAL SASH		GLAZING		LITES PER PANE		NOTES
	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	
1	CASEMENT	TO RE-MAIN	66 x 46	TO RE-MAIN	WOOD	TO RE-MAIN	VINYL	TO RE-MAIN	SINGLE	TO RE-MAIN	4	TO RE-MAIN	NO CHANGES MADE
2	CASEMENT	TO RE-MAIN	66 x 46	TO RE-MAIN	WOOD	TO RE-MAIN	VINYL	TO RE-MAIN	SINGLE	TO RE-MAIN	4	TO RE-MAIN	NO CHANGES MADE
3	DOUBLE HUNG	TO RE-MAIN	22 x 46	TO RE-MAIN	WOOD	TO RE-MAIN	VINYL	TO RE-MAIN	SINGLE	TO RE-MAIN	2	TO RE-MAIN	NO CHANGES MADE
4	DOUBLE HUNG	TO RE-MAIN	22 x 35	TO RE-MAIN	WOOD	TO RE-MAIN	VINYL	TO RE-MAIN	SINGLE	TO RE-MAIN	2	TO RE-MAIN	NO CHANGES MADE
5	DOUBLE HUNG	TO RE-MAIN	22 x 46	TO RE-MAIN	WOOD	TO RE-MAIN	VINYL	TO RE-MAIN	SINGLE	TO RE-MAIN	2	TO RE-MAIN	NO CHANGES MADE
6	N/A	CASEMENT	N/A	22 x 46	N/A	WOOD	N/A	WOOD	N/A	DOUBLE	N/A	1	NEW WINDOW/OPENING
7	N/A	CASEMENT	N/A	22 x 46	N/A	WOOD	N/A	WOOD	N/A	DOUBLE	N/A	1	NEW WINDOW/OPENING
8	CASEMENT	TO RE-MAIN	44 x 46	TO RE-MAIN	WOOD	TO RE-MAIN	VINYL	TO RE-MAIN	SINGLE	TO RE-MAIN	4	TO RE-MAIN	REMOVED FOR ADDITION
9	CASEMENT	TO RE-MAIN	44 x 35	TO RE-MAIN	WOOD	TO RE-MAIN	VINYL	TO RE-MAIN	SINGLE	TO RE-MAIN	2	TO RE-MAIN	NO CHANGES MADE
10	CASEMENT	TO RE-MAIN	44 x 35	TO RE-MAIN	WOOD	TO RE-MAIN	VINYL	TO RE-MAIN	SINGLE	TO RE-MAIN	2	TO RE-MAIN	NO CHANGES MADE
11	CASEMENT	TO RE-MAIN	44 x 46	TO RE-MAIN	WOOD	TO RE-MAIN	VINYL	TO RE-MAIN	SINGLE	TO RE-MAIN	2	TO RE-MAIN	NO CHANGES MADE

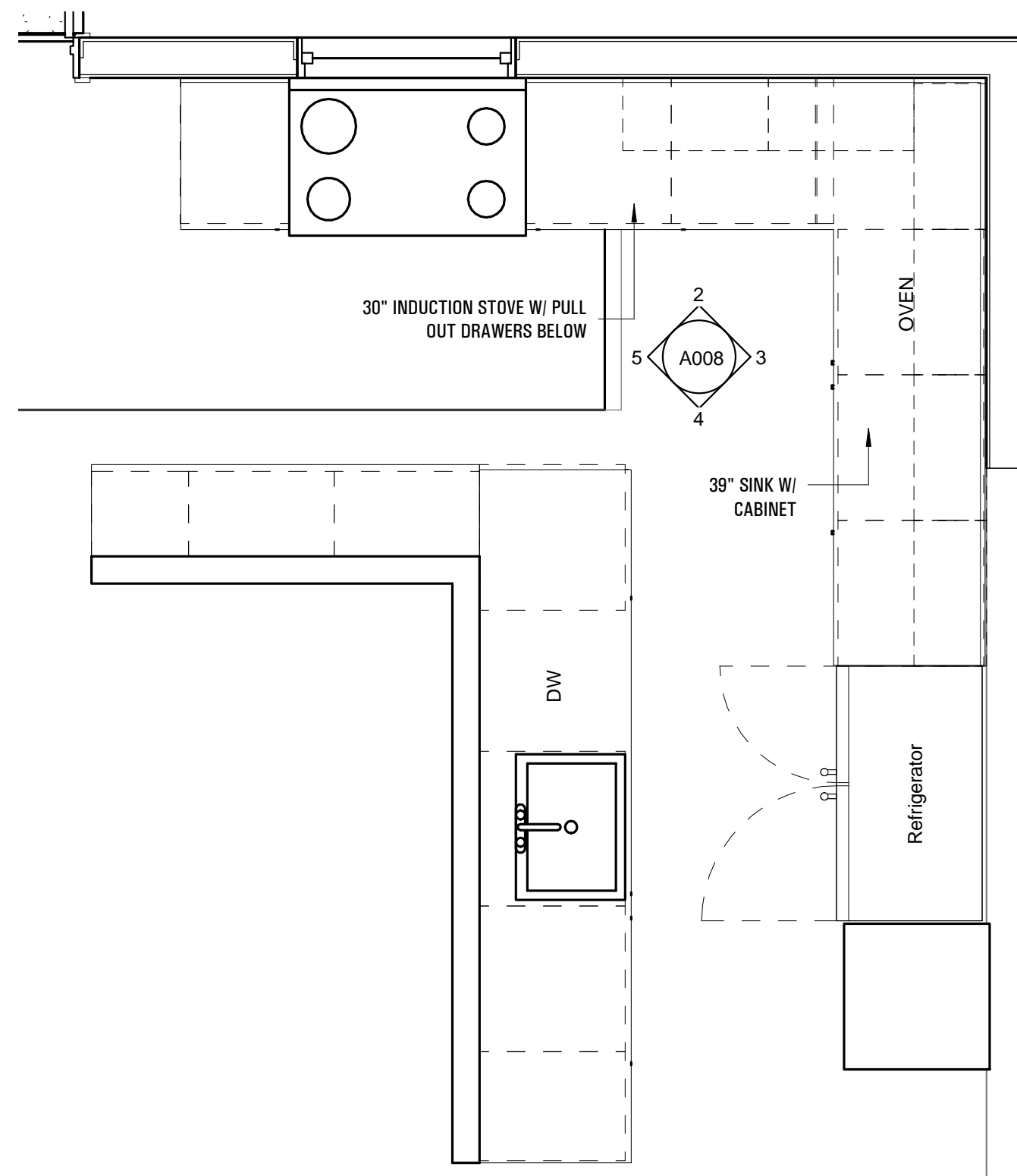
DOOR SCHEDULE											
MARK	MATERIAL	TYPE	WIDTH	HEIGHT	THICKNESS	AREA	U-VALUE	SHGC	COUNT	HARDWARE	REMARKS
1	WOOD	EXTERIOR SINGLE	3' - 0"	7' - 8"	0' - 2"	23 SF			1	Locked	EX
2	WOOD	EXTERIOR DOUBLE	5' - 0"	7' - 7"	0' - 1 1/2"	38 SF			1	Locked	NEW
3	WOOD	SINGLE DOOR	2' - 6"	7' - 0"	0' - 2"	18 SF			6	Locked	NEW
4	WOOD	SINGLE DOOR	2' - 4"	7' - 0"	0' - 2"	16 SF			2	Locked	NEW
5	WOOD	4 PANEL, BIFOLD	5' - 0"	7' - 0"	0' - 2"	35 SF			1	Locked	NEW
6	WOOD	4 PANEL, BIFOLD	4' - 6"	7' - 0"	0' - 2"	32 SF			1	Locked	NEW
7	WOOD	2 PANEL, BIFOLD	2' - 6"	7' - 0"	0' - 1 1/2"	18 SF			1	Locked	NEW
8	ALUMINUM	DOUBLE PANEL, SLIDING	9' - 0"	7' - 0"	0' - 2"	63 SF	0.3	0.3	1	Locked	NEW
9	WOOD	EXTERIOR SINGLE	3' - 0"	6' - 8"	0' - 2"	20 SF			1	Locked	NEW
10		4 PANEL, BIFOLD	5' - 0"	7' - 0"	0' - 2"	35 SF			1		

PixelArch Ltd.
 US Office: 1442 N. Dale Ave. Anaheim, CA 92801
 Canada Office: 3313 Plateau Blvd. Coquitlam BC V3E 3B8
 +1 909 939 2585 info@pixelarchtld.com
 www.pixelarchtld.com

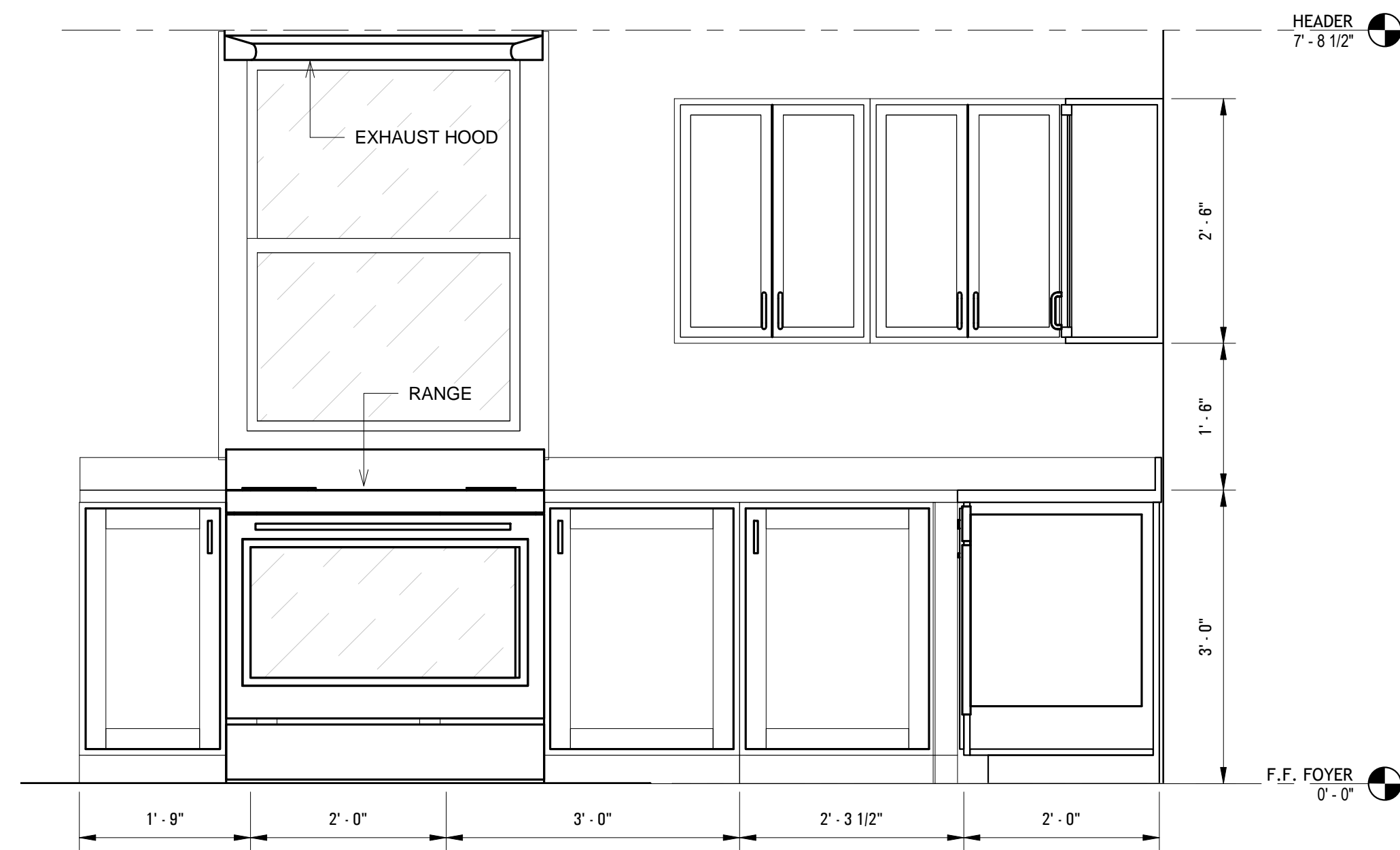
Project Name and Address:
SINGLE FAMILY HOUSE REMODEL
 3612 6th AVENUE,
 LOS ANGELES, CA 90018

Date: OCTOBER 29, 2018
 Scale: As indicated
 DRAWING TITLE: SCHEDULES
 Sheet: _____
 No. _____ Revision/Issue _____ Date _____
 Page No. _____
A008

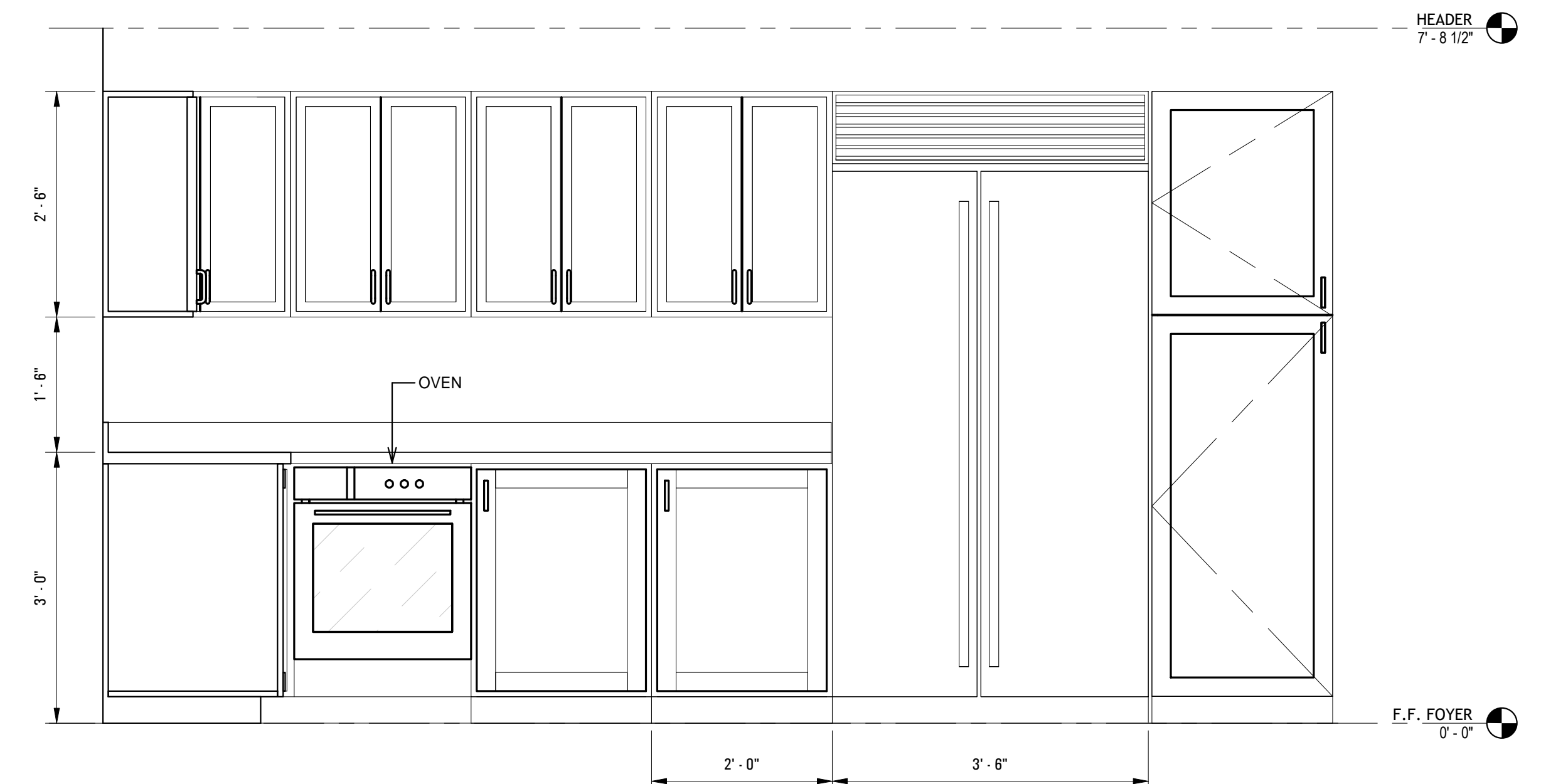
COPYRIGHT
 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH, REMAINS THE PROPERTY OF PIXELARCH LTD. PERMISSION FOR USE OR REPRODUCTION IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN PERMISSION WITH OWNER, PIXELARCH LTD.



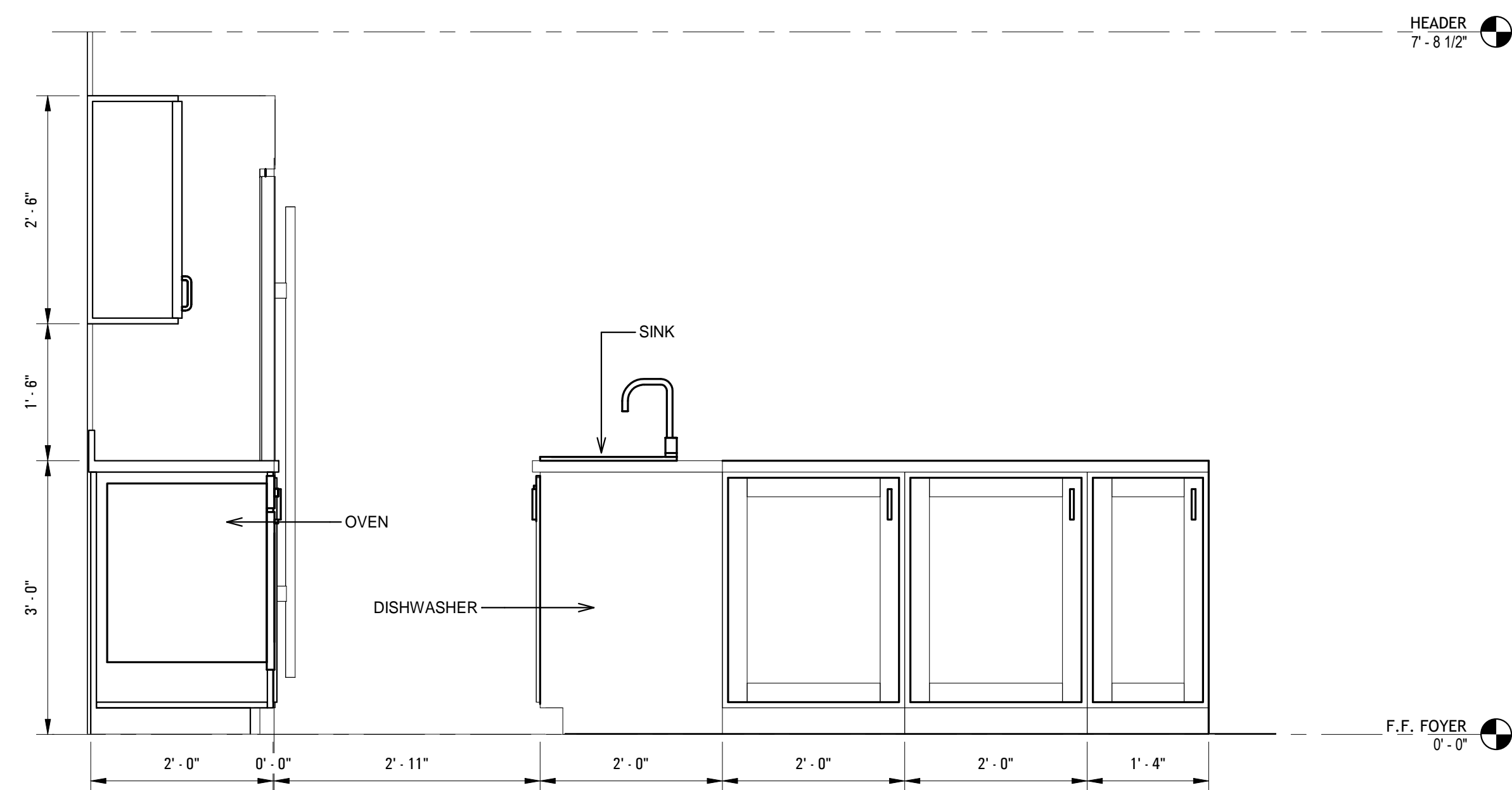
1 KITCHEN PLAN
1/2" = 1'-0"



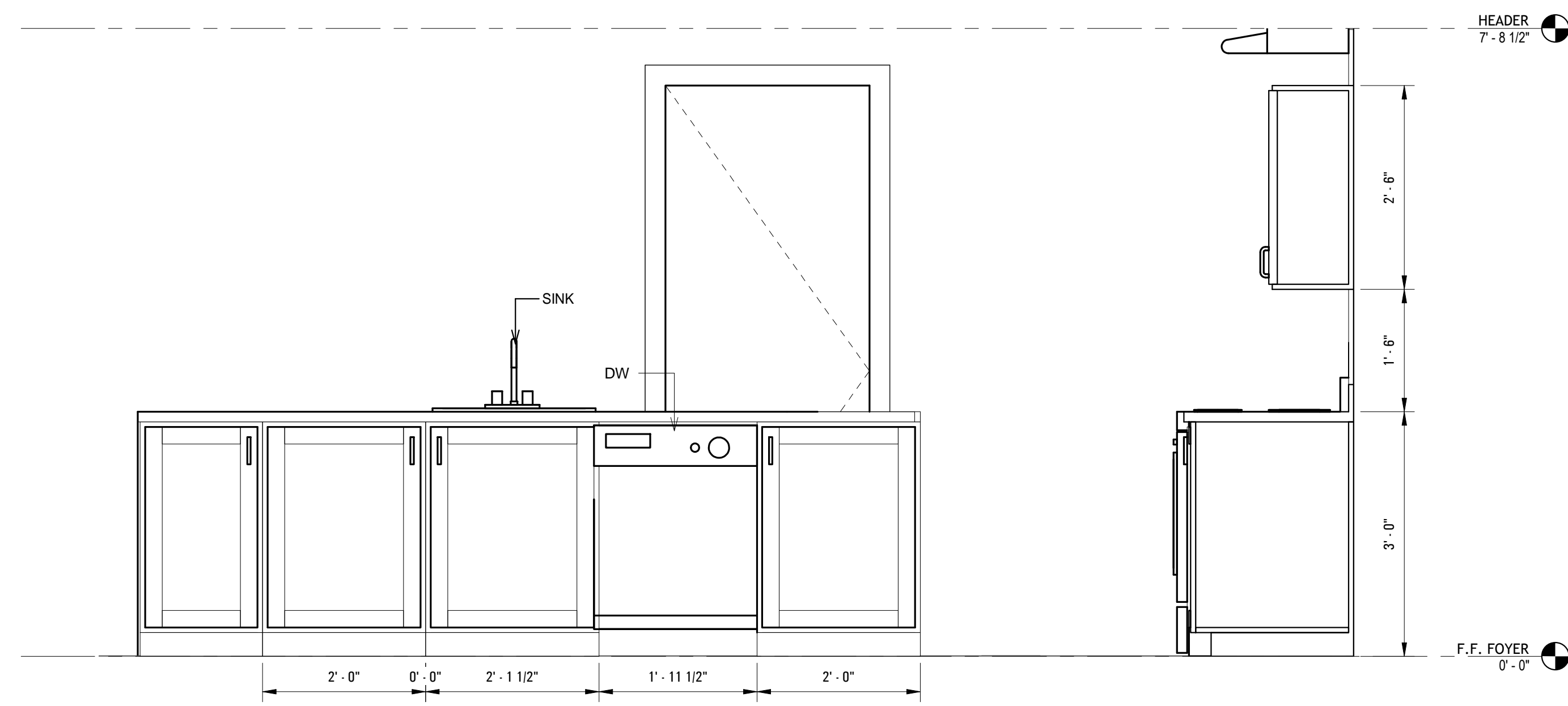
2 KITCHEN ELEVATION 1
3/4" = 1'-0"



3 KITCHEN ELEVATION 2
3/4" = 1'-0"



4 KITCHEN ELEVATION 3
3/4" = 1'-0"



5 KITCHEN ELEVATION 4
3/4" = 1'-0"



PixelArch Ltd.
 US Office:
 1443 N. Dale Ave., Anaheim, CA 92801
 Canada Office:
 3313 Plateau Blvd., Coquitlam BC V3E 3B8
 +1 909 939 2585 info@pixelarchltd.com
 www.pixelarchltd.com

Project Name and Address:

**SINGLE FAMILY HOUSE
 REMODEL**
 3612 6th AVENUE,
 LOS ANGELES, CA 90018

Date:
 OCTOBER 29, 2018
 Scale:
 As indicated

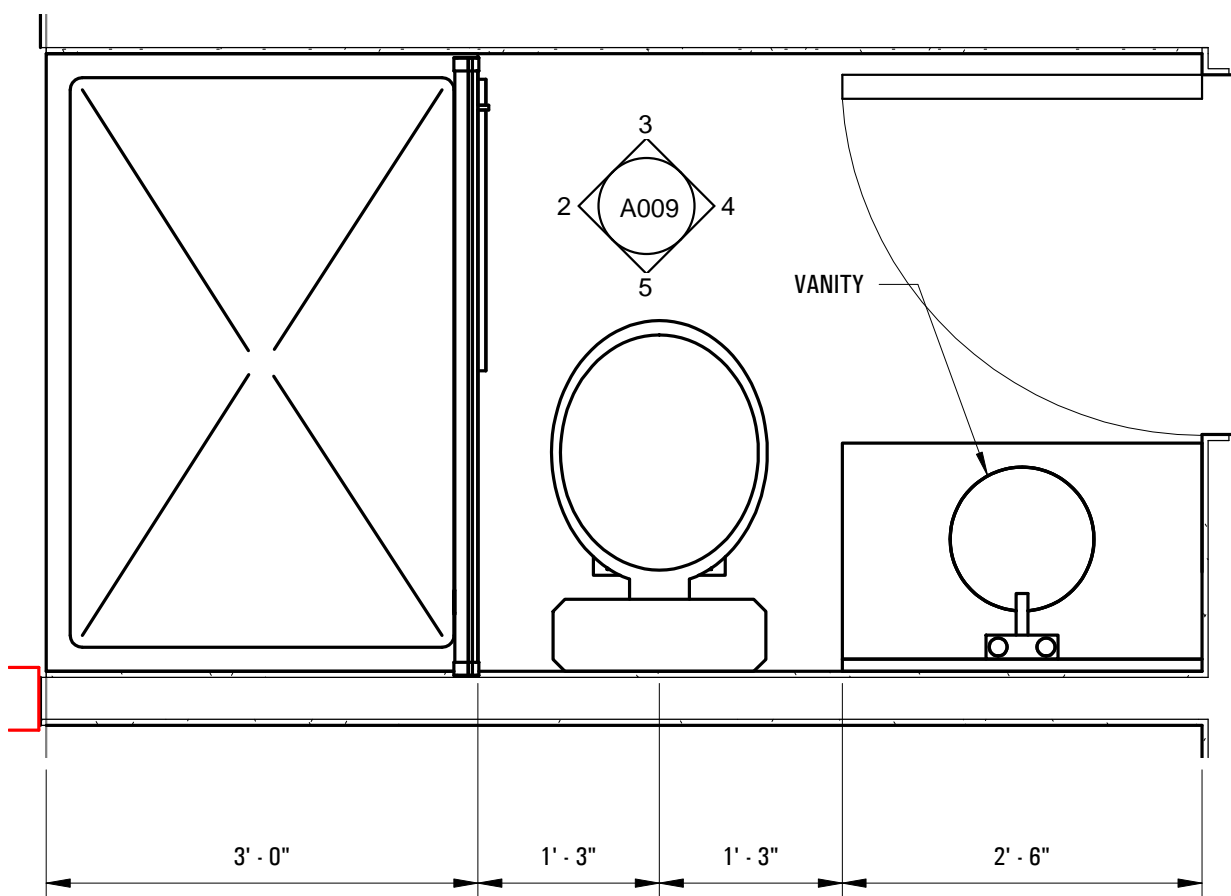
DRAWING TITLE:
 KITCHEN PLAN, ELEVATIONS

Sheet :
 Page No

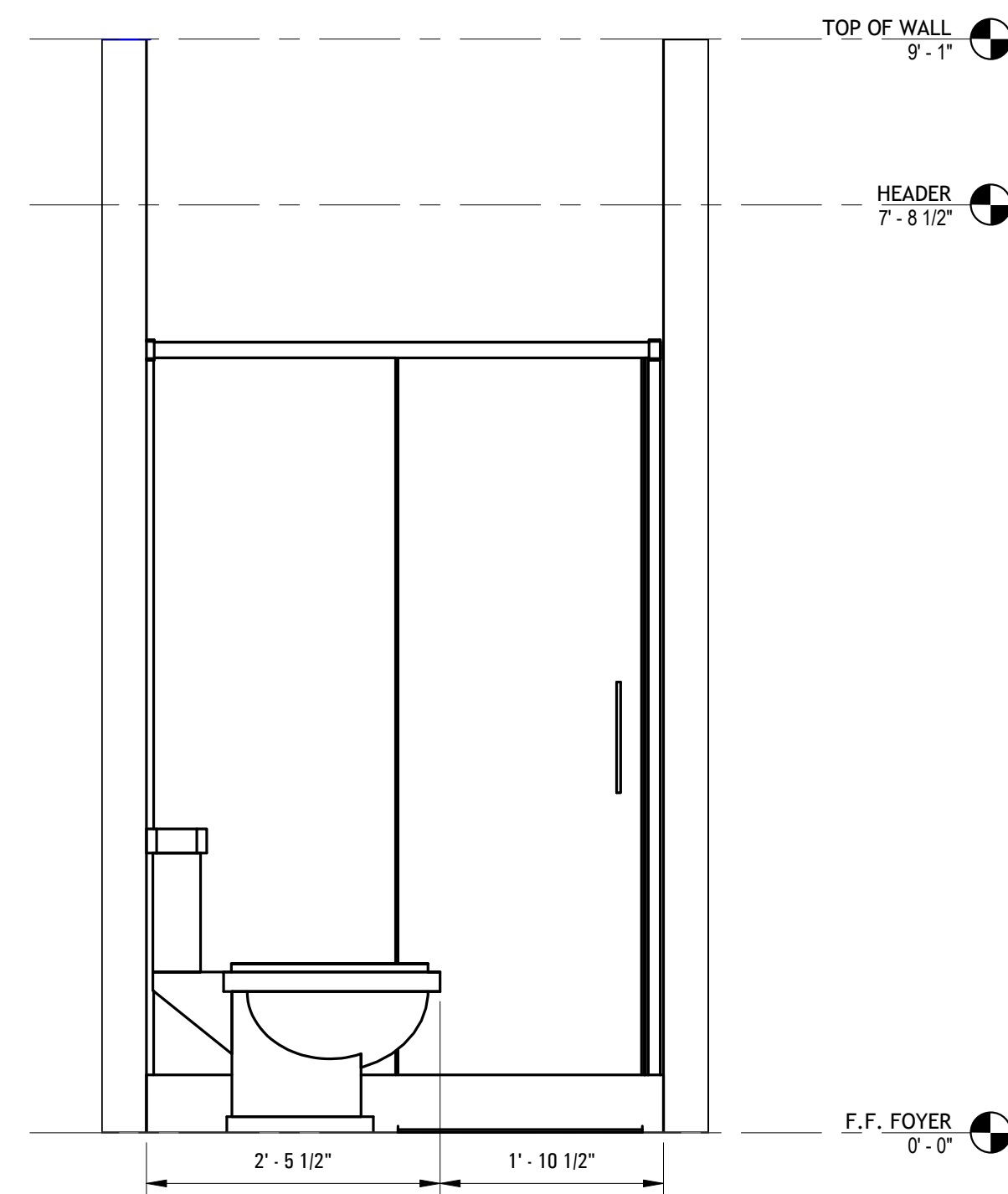
No.	Revision/Issue	Date

COPYRIGHT
 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH, REMAINS THE
 PROPERTY OF PIXELARCH LTD. PERMISSION FOR USE OR REPRODUCTION IS LIMITED
 AND CAN BE EXTENDED ONLY BY WRITTEN PERMISSION WITH OWNER, PIXELARCH LTD.

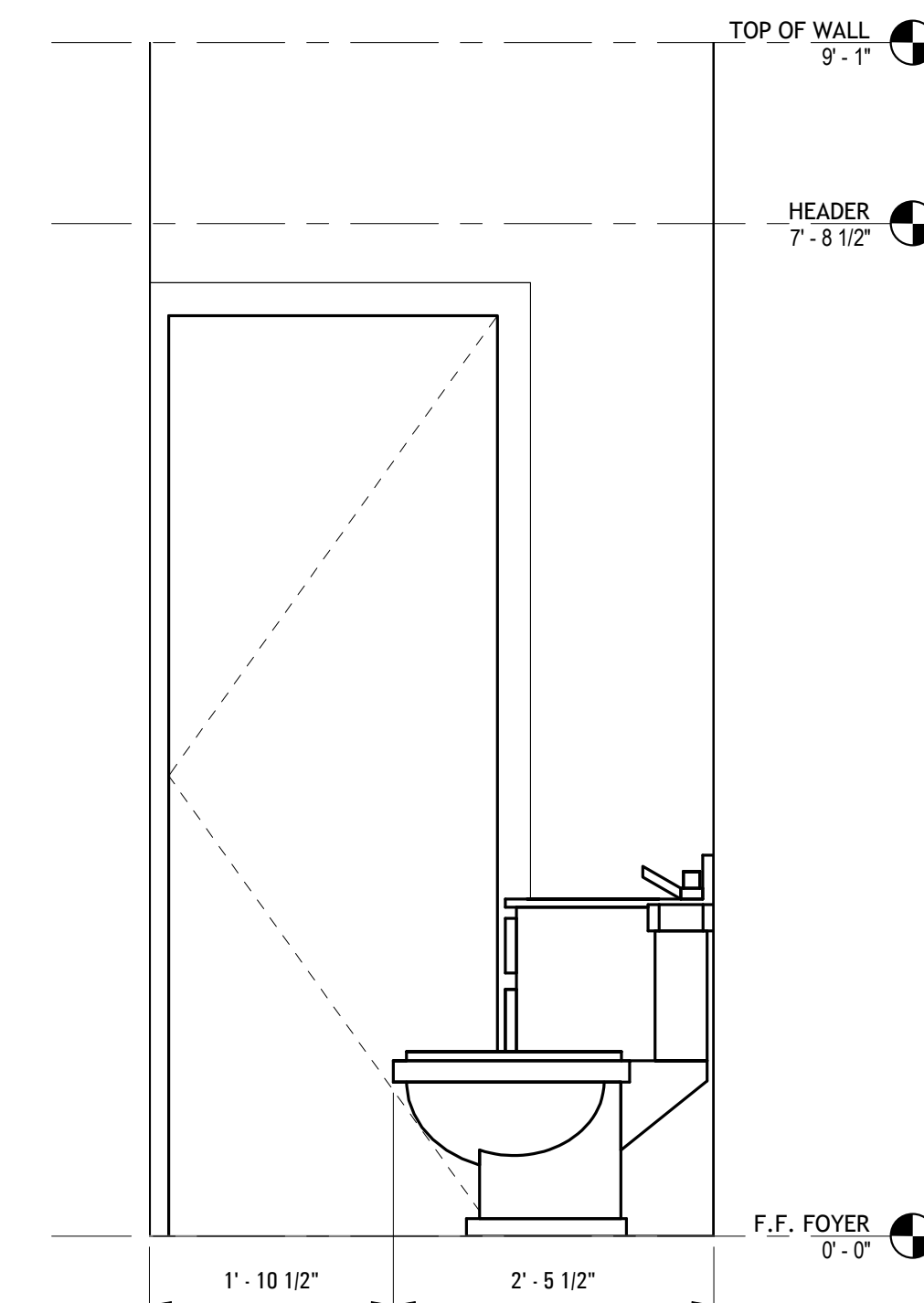
A008



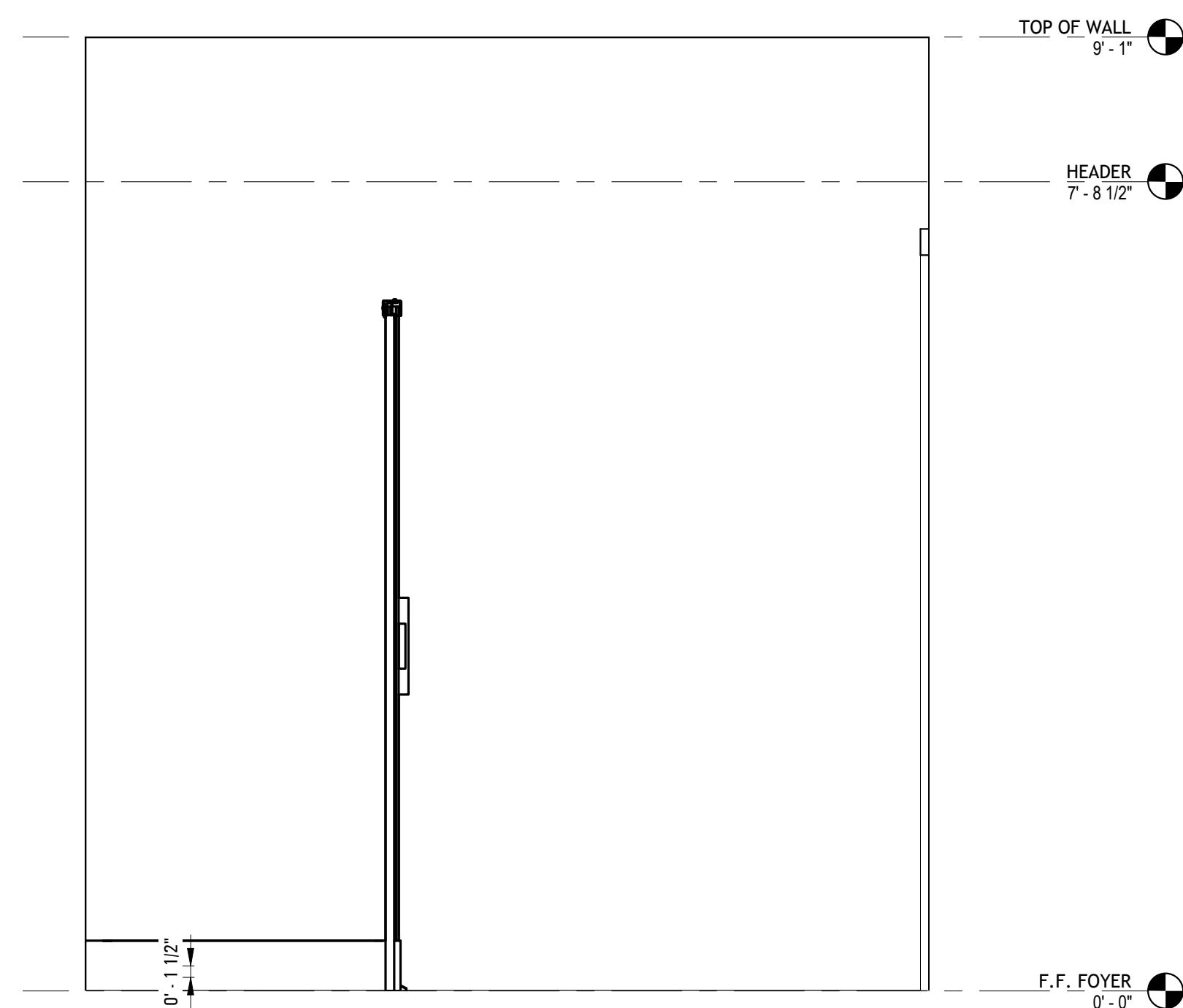
1 POWDER FLOOR PLAN
3/4" = 1'-0"



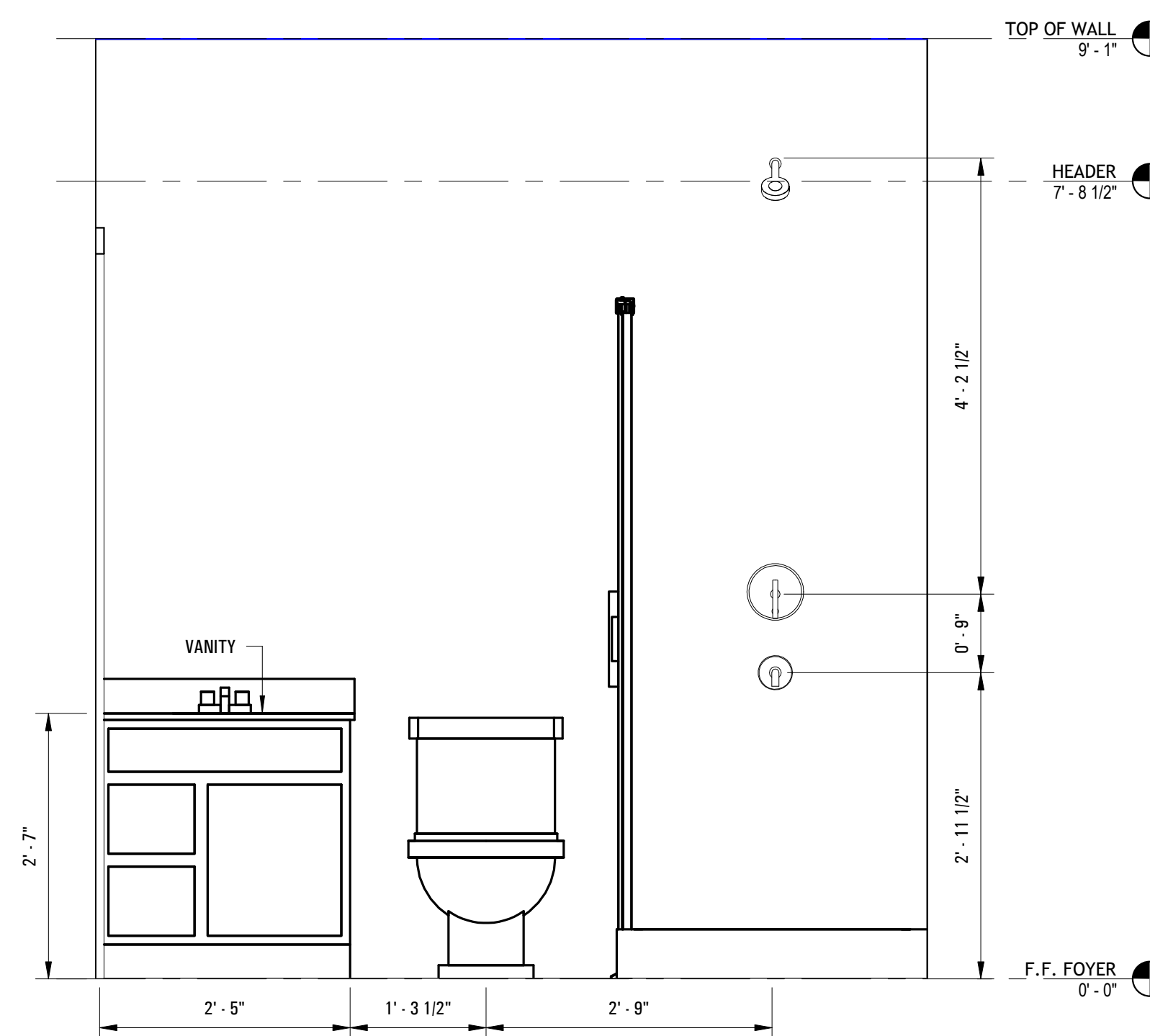
2 POWDER ELEVATION 1
3/4" = 1'-0"



4 POWDER ELEVATION 2
3/4" = 1'-0"



3 POWDER ELEVATION 3
3/4" = 1'-0"



5 POWDER ELEVATION 4
3/4" = 1'-0"



PixelArch Ltd.
 US Office:
 1642 N. Dale Ave. Anaheim, CA 92801
 Canada Office:
 3313 Plateau Blvd. Coquitlam BC V3E 3B8
 +1 909 939 2585 info@pixelarchltd.com
 www.pixelarchltd.com

Project Name and Address:

**SINGLE FAMILY HOUSE
 REMODEL**
 3612 6th AVENUE,
 LOS ANGELES, CA 90018

Date:
 OCTOBER 29, 2018
 Scale: 3/4" = 1' 0"

DRAWING TITLE:
 BATHROOM PLAN, ELEVATIONS

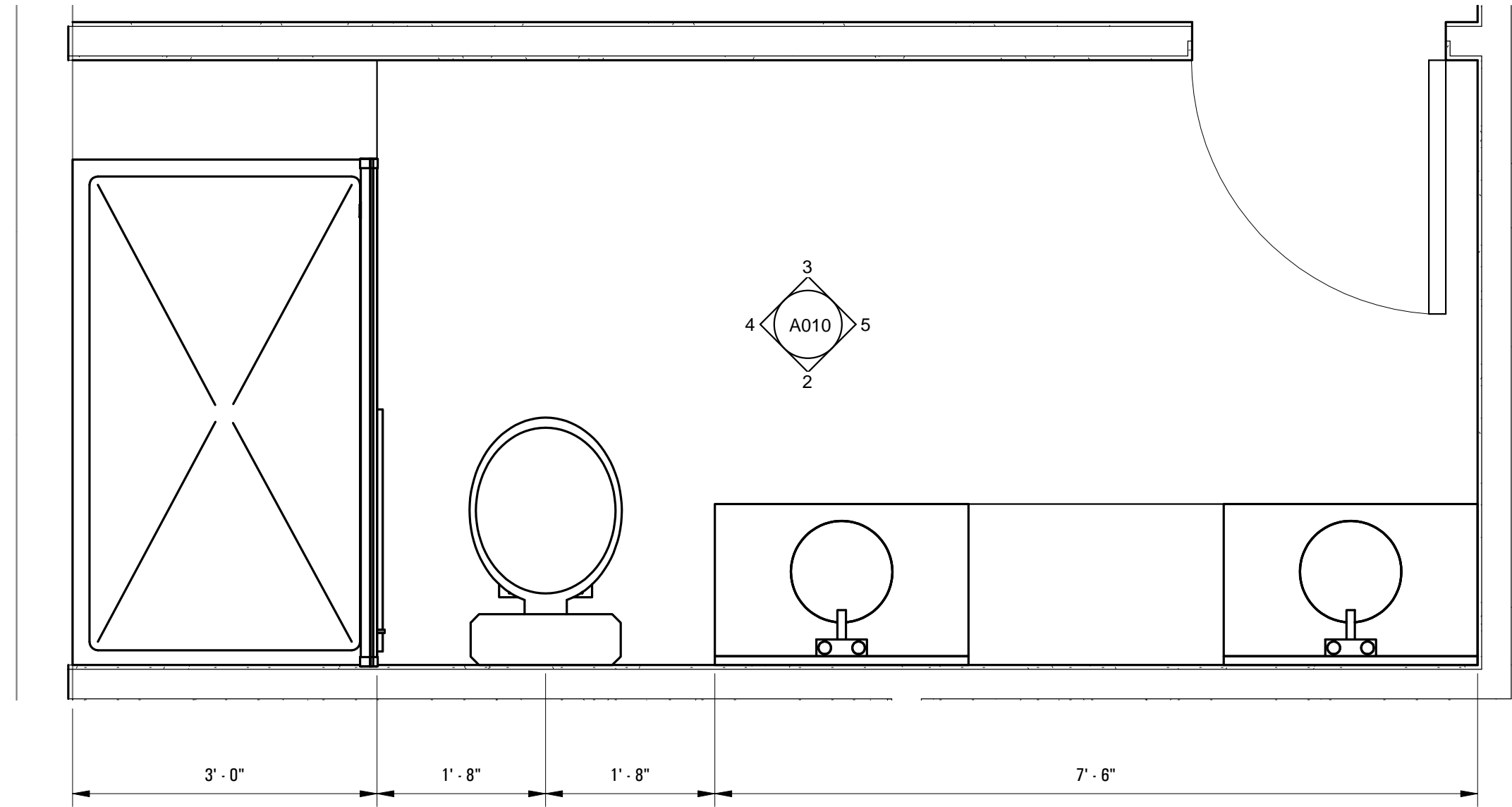
Sheet :

Page No

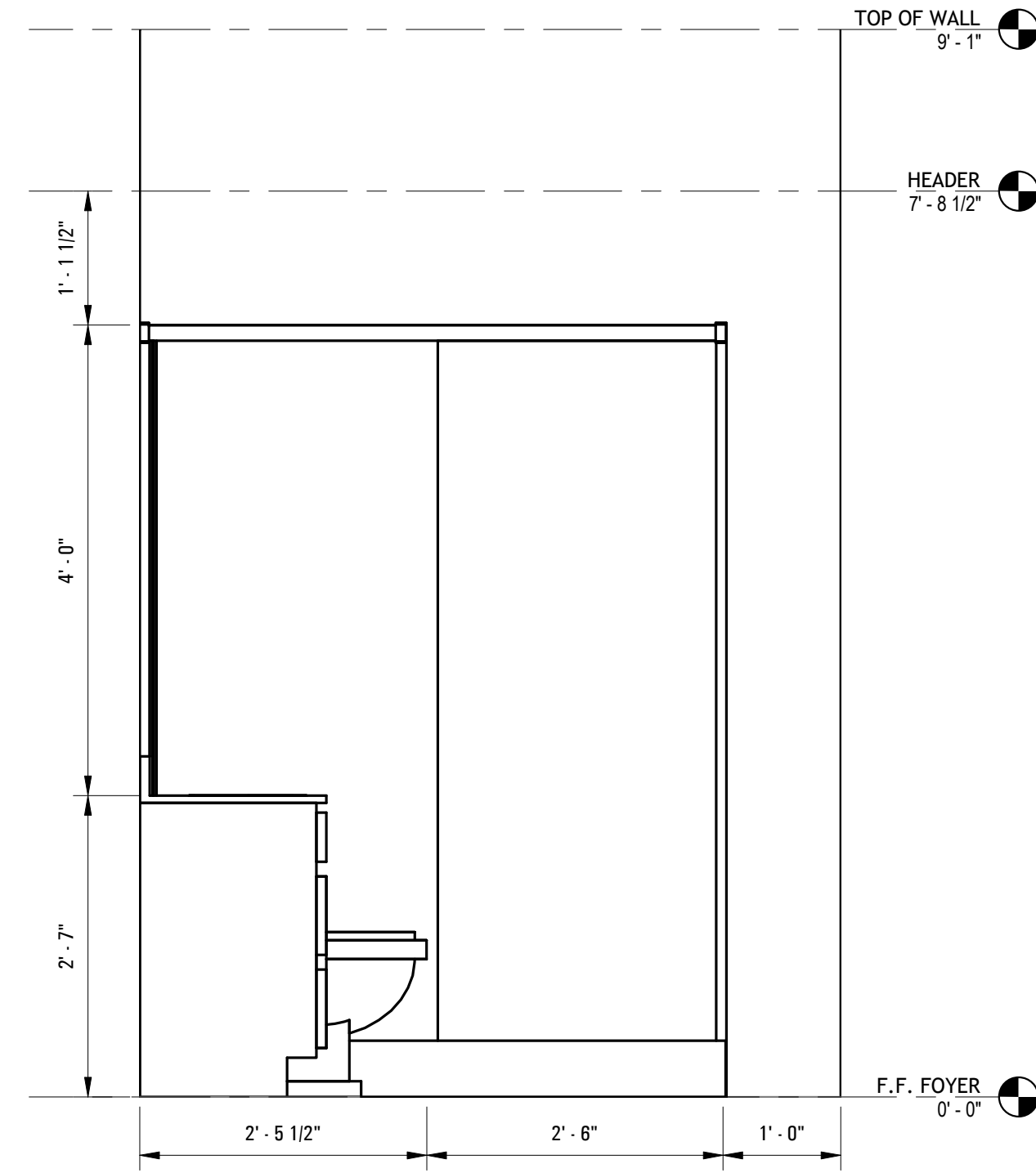
No.	Revision/Issue	Date

A009

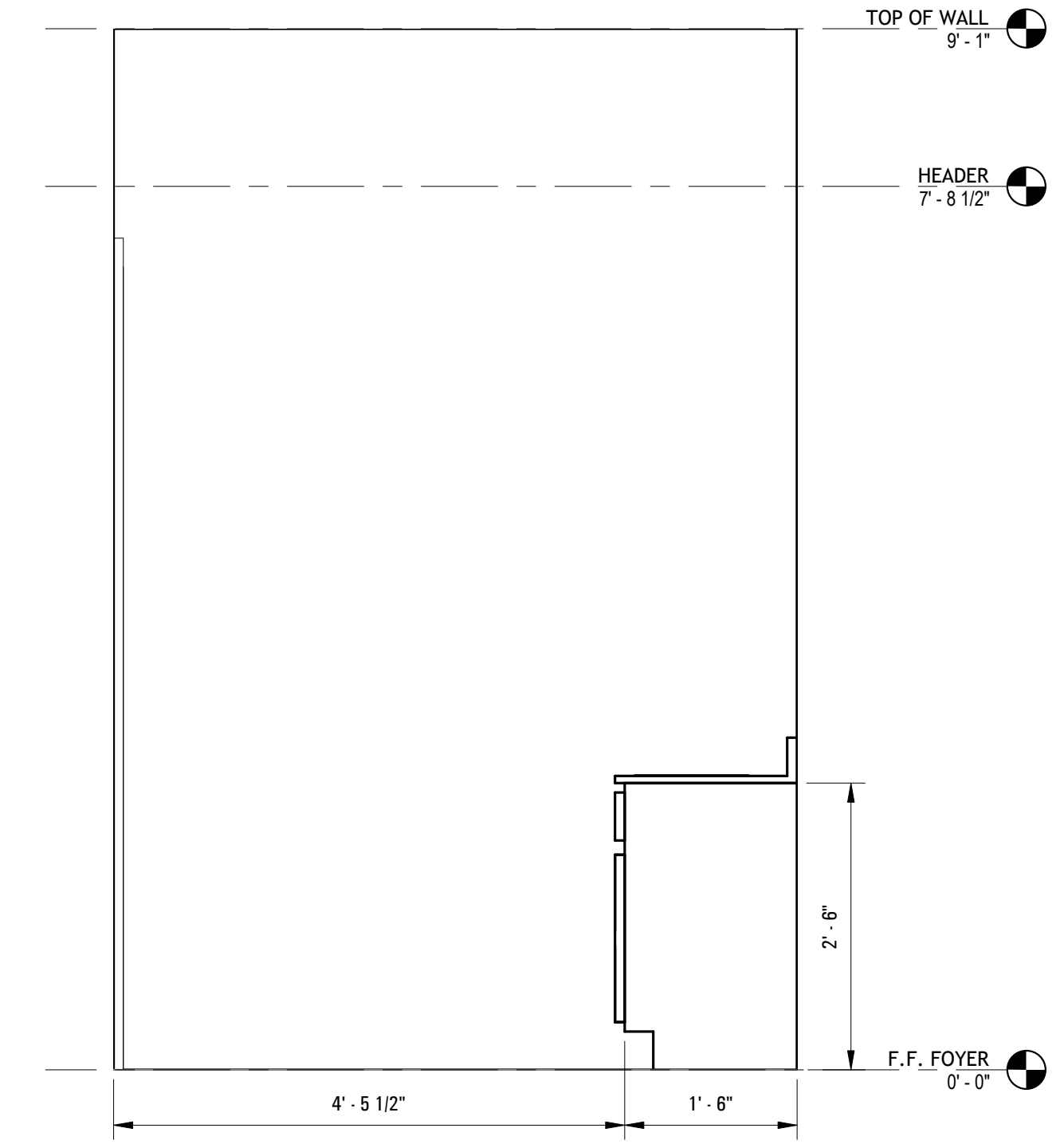
COPYRIGHT
 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH, REMAINS THE
 PROPERTY OF PIXELARCH LTD. PERMISSION FOR USE OR REPRODUCTION IS LIMITED
 AND CAN BE EXTENDED ONLY BY WRITTEN PERMISSION WITH OWNER, PIXELARCH LTD.



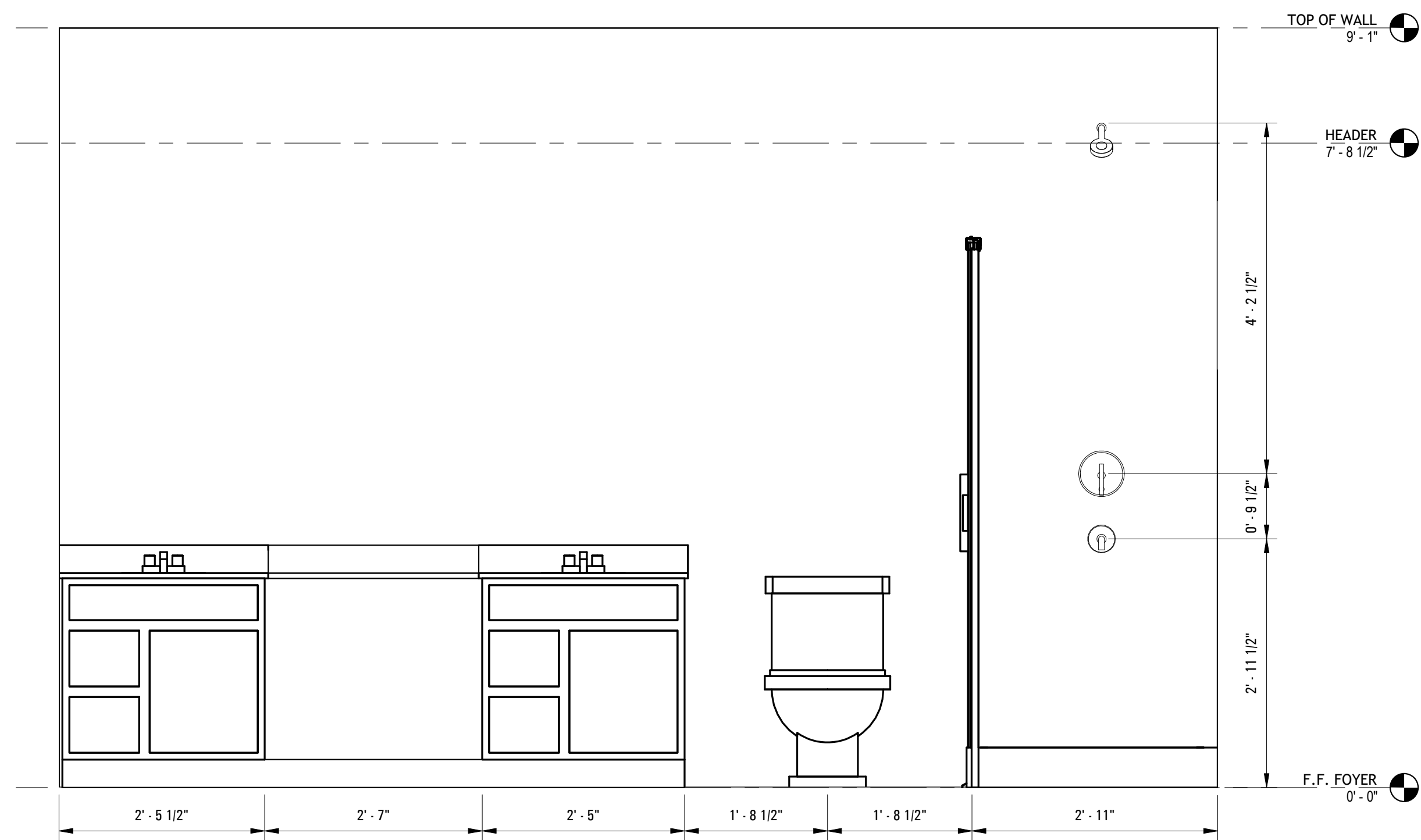
1 MST BATHROOM FLOOR PLAN
3/4" = 1'-0"



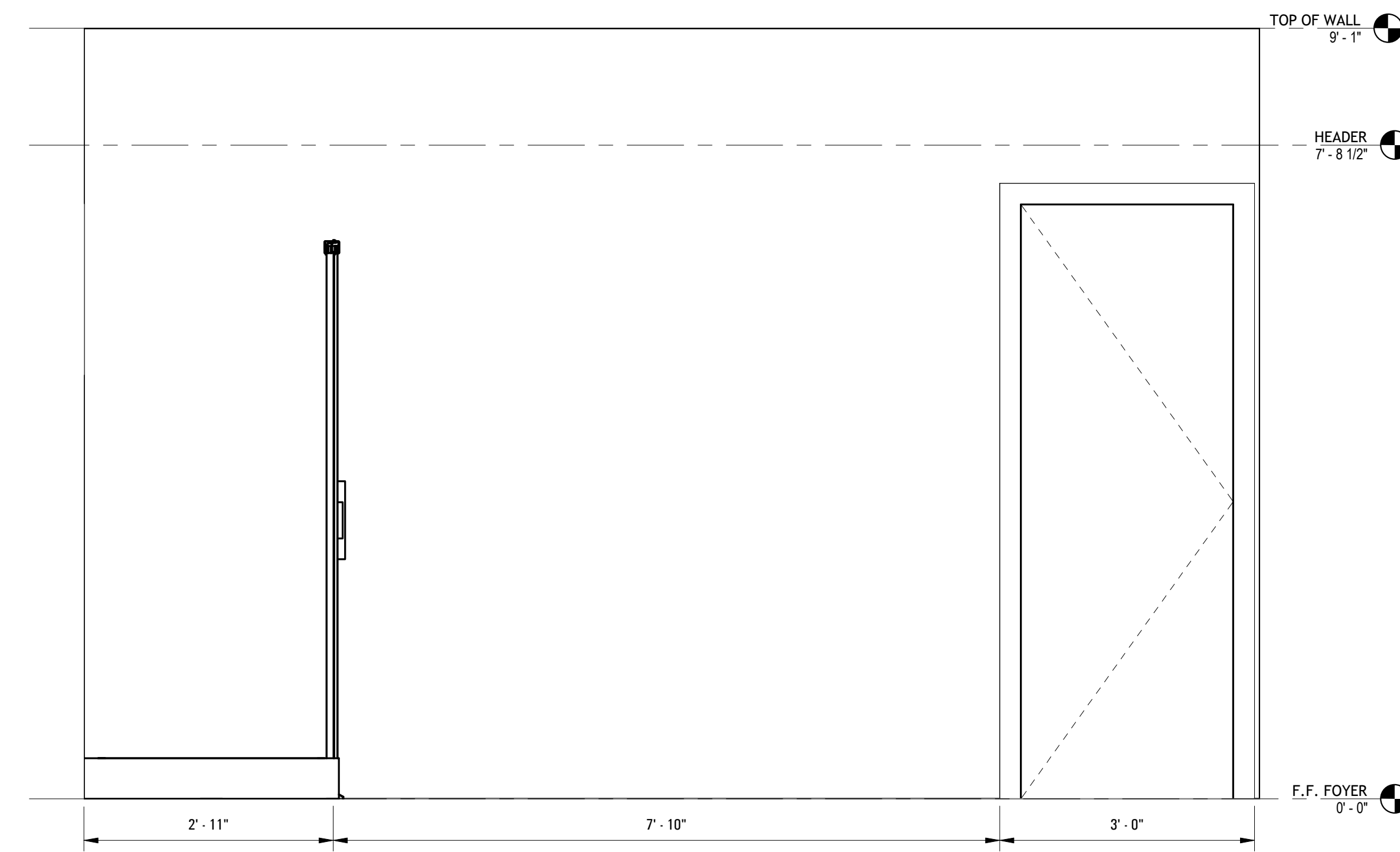
4 MST BATHROOM ELEVATION 2
3/4" = 1'-0"



5 MST BATHROOM ELEVATION 4
3/4" = 1'-0"



2 MST BATHROOM ELEVATION 1
3/4" = 1'-0"



3 MST BATHROOM ELEVATION 3
3/4" = 1'-0"



PixelArch Ltd.
 US Office:
 1643 N. Dale Ave., Anaheim, CA 92801
 Canada Office:
 3313 Plateau Blvd., Coquitlam BC V3E 3B8
 +1 909 939 2585 info@pixelarchltd.com
 www.pixelarchltd.com

Project Name and Address:

**SINGLE FAMILY HOUSE
 REMODEL
 3612 6th AVENUE,
 LOS ANGELES, CA 90018**

Date:
 OCTOBER 29, 2018
 Scale: 3/4" = 1' 0"

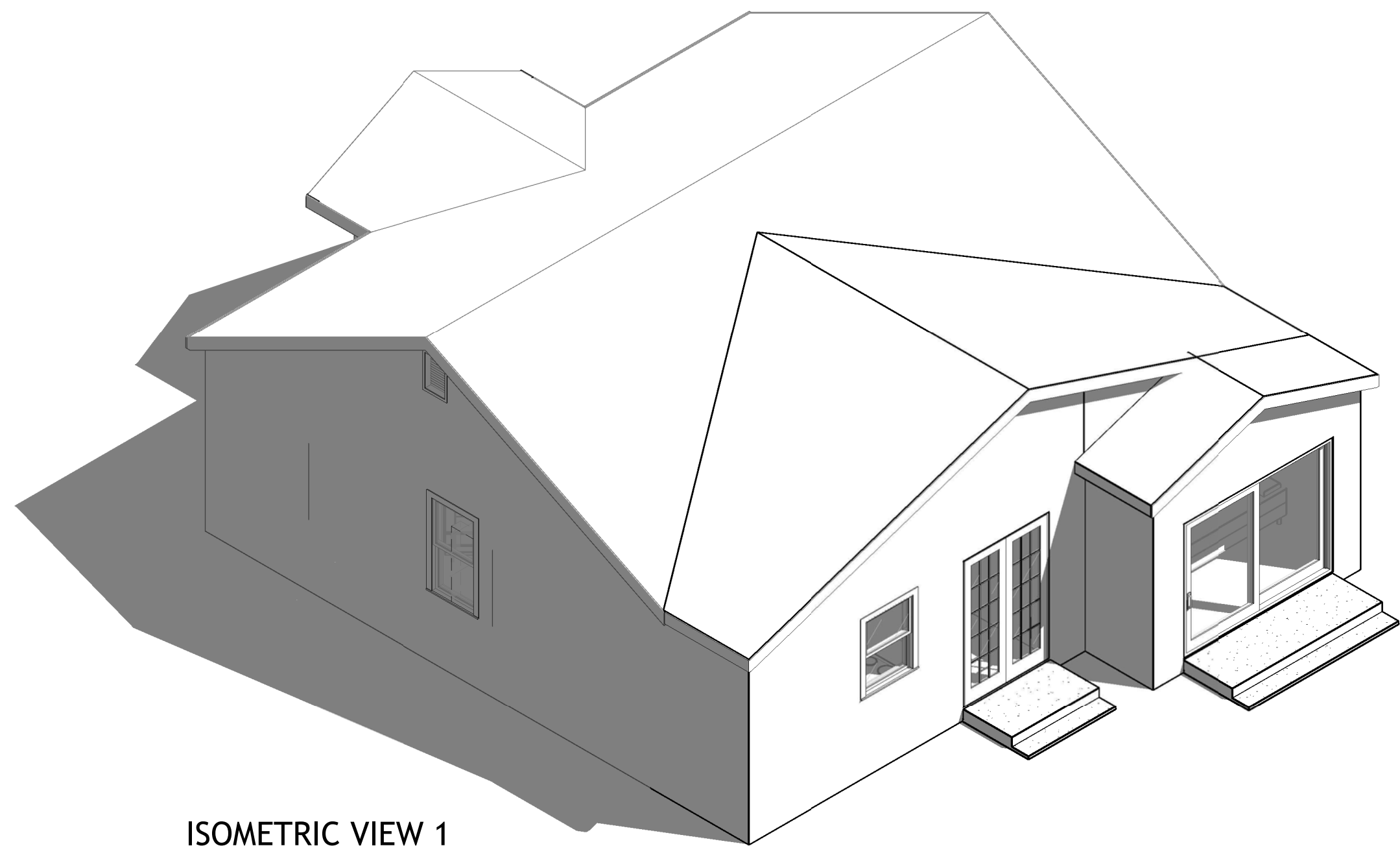
DRAWING TITLE:
 BATHROOM PLAN, ELEVATIONS

Sheet :
 Page No.

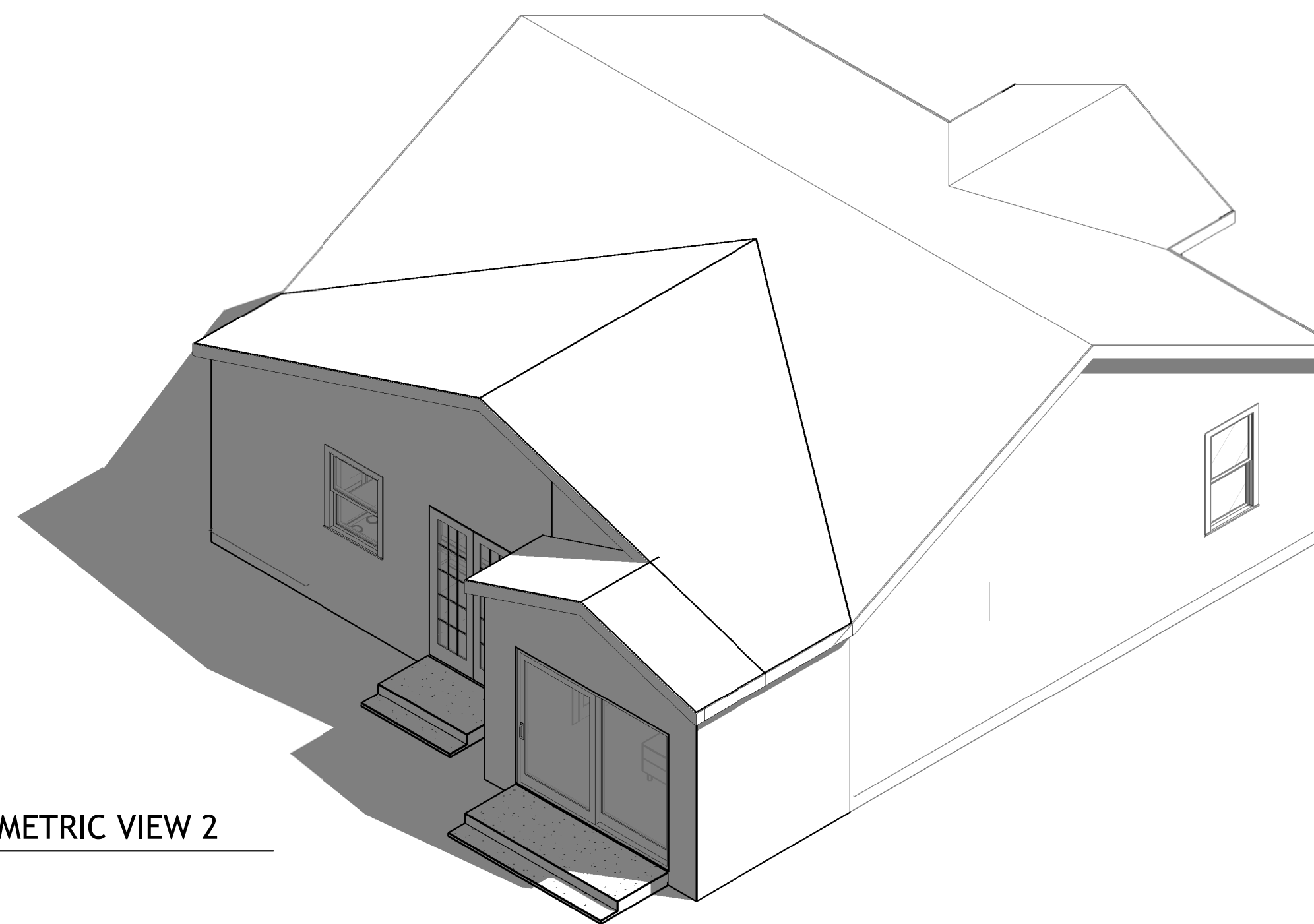
No.	Revision/Issue	Date

A010

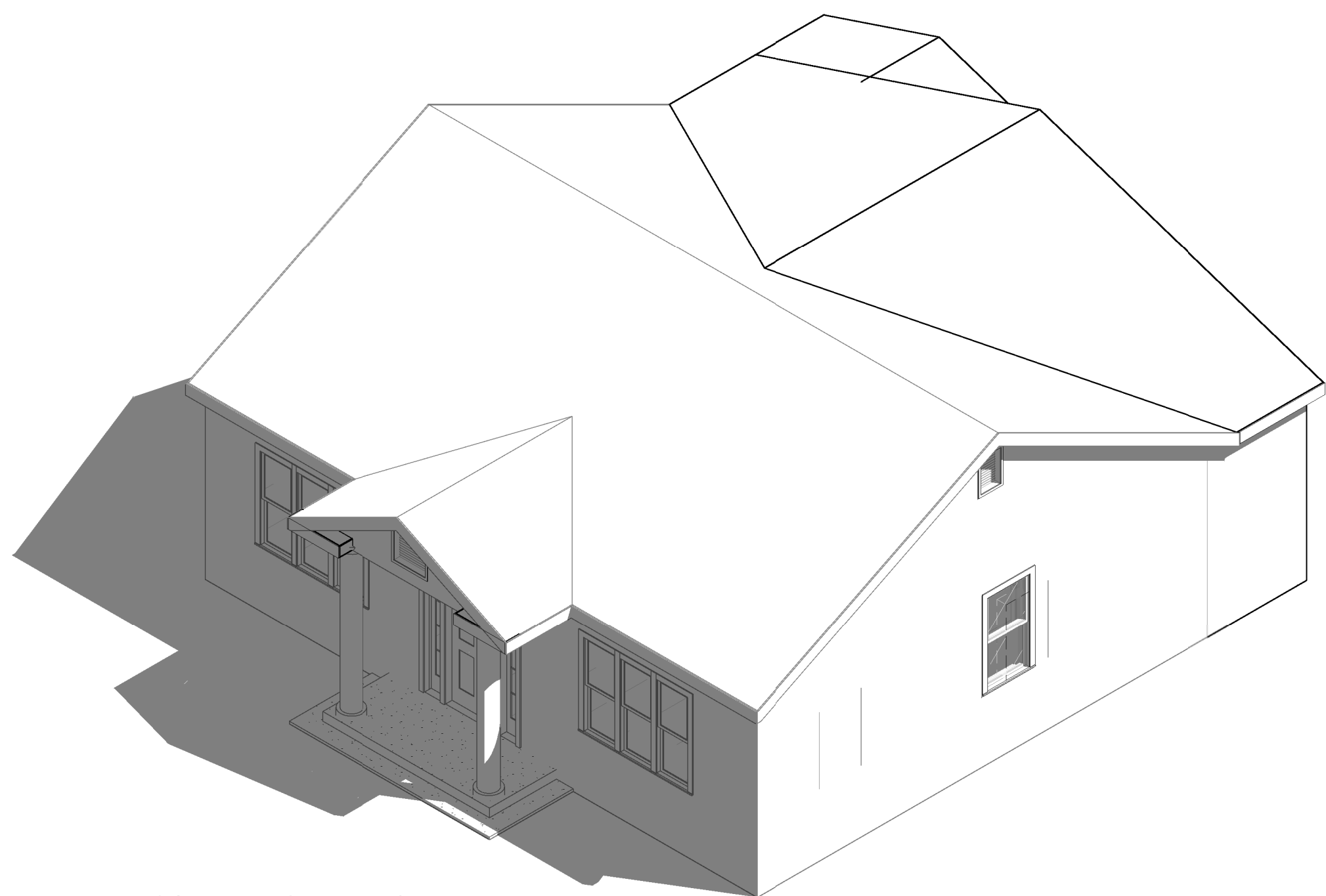
COPYRIGHT
 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH, REMAINS THE
 PROPERTY OF PIXELARCH LTD. PERMISSION FOR USE OR REPRODUCTION IS LIMITED
 AND CAN BE EXTENDED ONLY BY WRITTEN PERMISSION WITH OWNER, PIXELARCH LTD.



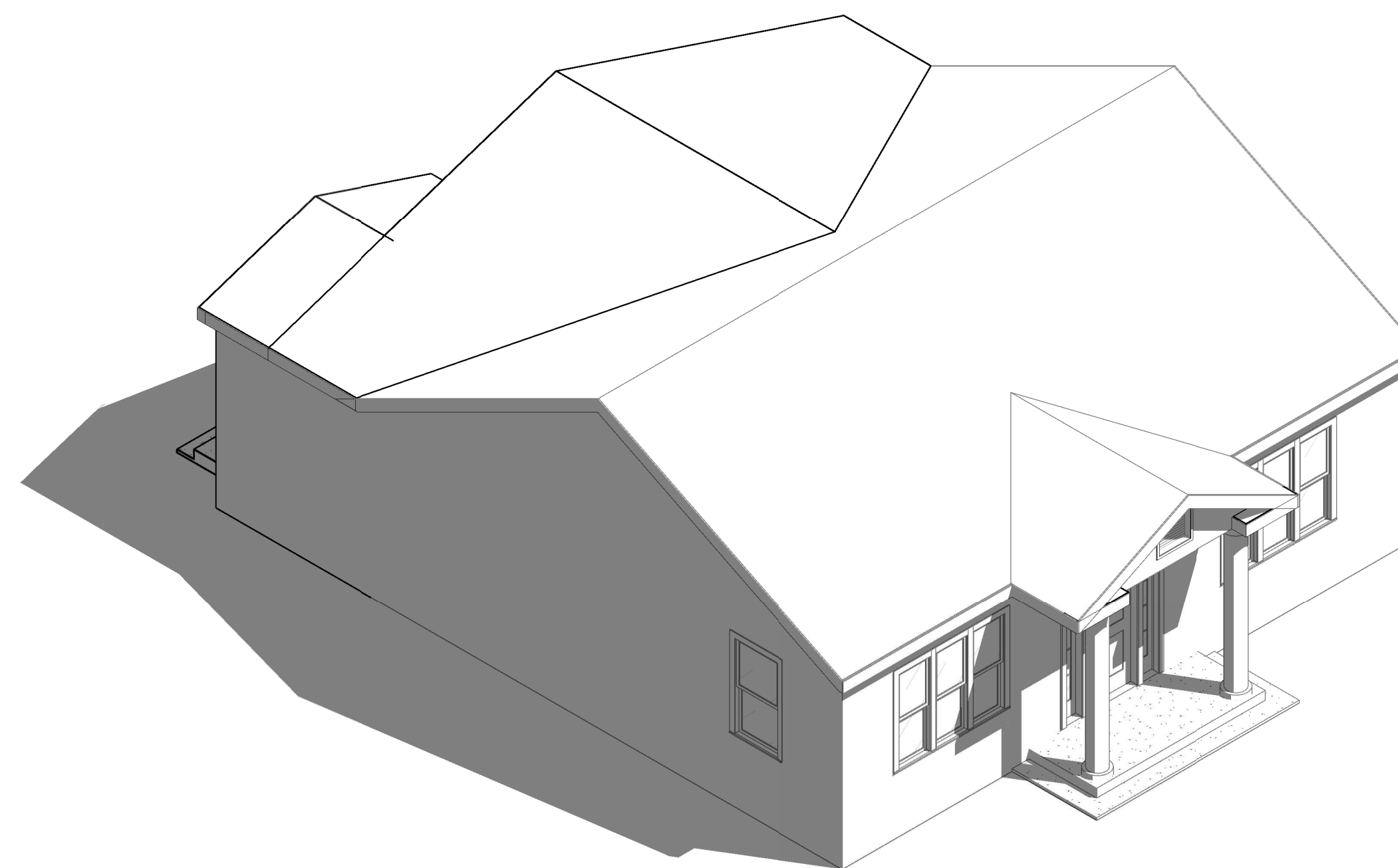
ISOMETRIC VIEW 1



ISOMETRIC VIEW 2



ISOMETRIC VIEW 3



ISOMETRIC VIEW 4



PixelArch Ltd.
 US Office:
 1642 N. Dale Ave., Anaheim, CA 92801
 Canada Office:
 3313 Plateau Blvd., Coquitlam BC V3E 3B8
 +1 909 939 2585 info@pixelarchtld.com
 www.pixelarchtld.com

Project Name and Address:
**SINGLE FAMILY HOUSE
 REMODEL**
**3612 6th AVENUE,
 LOS ANGELES, CA 90018**

Date:
 OCTOBER 29, 2018
 Scale:

DRAWING TITLE:
ISOMETRIC VIEWS

Sheet :
 Page No.:

COPYRIGHT
 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH, REMAINS THE
 PROPERTY OF PIXELARCH LTD. PERMISSION FOR USE OR REPRODUCTION IS LIMITED
 AND CAN BE EXTENDED ONLY BY WRITTEN PERMISSION WITH OWNER, PIXELARCH LTD.

A011

No.	Revision/Issue	Date

SHEAR WALL SCHEDULE C.B.C.

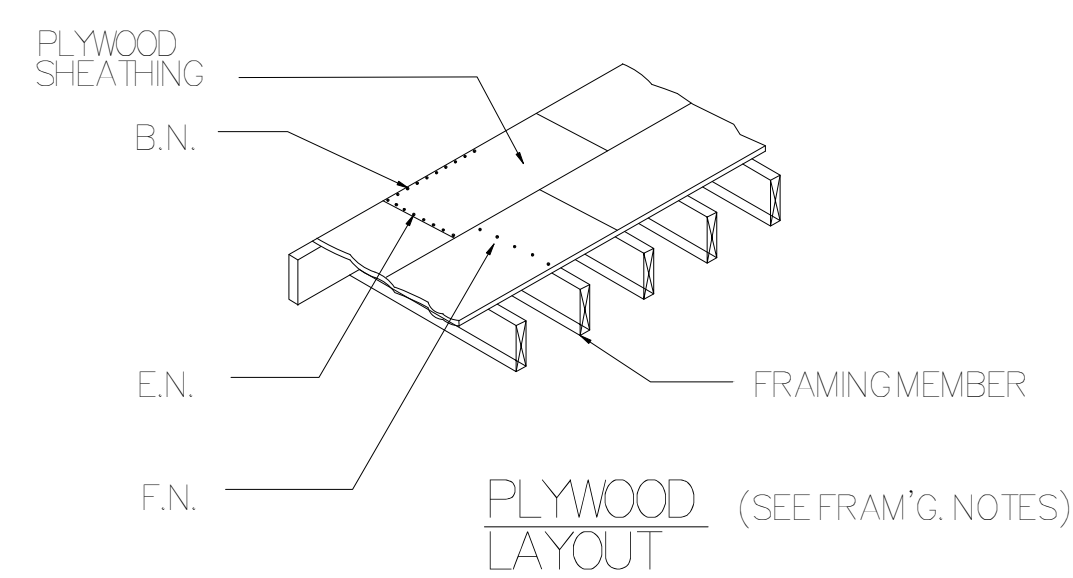
S.W. TYPE	SHEAR PANEL DESCRIPTION	ALLOWABLE SHEAR (PLF)	SILL BOLT @ FOUNDATION	TOP PL. TO BLKG.	SILL NAILING UPPER STORIES
A	15/32" APA RATED PLYWOOD SHT'G. STRUCT I WITH 8d COMMON NAILS @ 6" O.C. AT EDGES & 12" O.C. FIELD (TABLE 2306.4.1 CBC) SEE NOTES 1,2,8,9, AND 10 BELOW.	280 *560	5/8" @ 32" O.C. 5/8" @ 16" O.C.	A35 @ 16" A35 @ 8"	16d @ 6" O.C. 16d @ 3" O.C.
B	15/32" APA RATED PLYWOOD SHT'G. STRUCT I WITH 8d COMMON NAILS @ 4" O.C. AT EDGES & 12" O.C. FIELD (TABLE 2306.4.1 CBC) SEE NOTES 1,2,4,5,8,9, AND 10 BELOW.	430 *860	5/8" @ 24" O.C. 5/8" @ 14" O.C.	A35 @ 8" LTP4 @ 6"	16d @ 4" O.C. 16d @ 2" O.C.
C	15/32" APA RATED PLYWOOD SHT'G STRUCT I WITH 8d COMMON NAILS @ 3" O.C. AT EDGES & 12" O.C. FIELD (TABLE 2306.4.1 CBC) SEE NOTES 1,2,4,5,8,9, AND 10 BELOW.	550 *1100	5/8" @ 20" O.C. 3/4" @ 16" O.C.	A35 @ 8" LTP4 @ 6"	16d @ 3" O.C. 1/4" X 3-1/2" LAG SC. @ 2" O.C.
D	15/32" APA RATED PLYWOOD SHT'G. STRUCT I WITH 8d COMMON NAILS @ 2" O.C. AT EDGES & 12" O.C. FIELD (TABLE 2306.4.1 CBC) SEE NOTES 1,2,4,5,8,9, AND 10 BELOW.	730 *1460	5/8" @ 16" O.C. 3/4" @ 16" O.C.	A35 @ 8" LTP4 @ 6"	16d @ 2-1/2" O.C. 1/4" X 3-1/2" LAG SC. @ 2" O.C.
E	15/32" APA RATED STRUCT. I SHT'G. WITH 10d COMMON NAILS @ 2" O.C. AT EDGES & 12" O.C. FIELD OVER 3 X STUDS (TABLE 2306.4.1 CBC) SEE NOTES 1,4,5,8,9, AND 10 BELOW.	870 *1740	3/4" @ 16" O.C. 3/4" @ 8" O.C.	A35 @ 6" LTP4 @ 4-1/2"	#12 X 3-1/2" WD. SC. @ 2" O.C. 1/4" X 3-1/2" LAG SC. @ 1-1/2" O.C.

NOTES:

1. ALL EDGES OF PLYWOOD SHEAR WALLS MUST BE BLOCKED WITH 2X SOLID BLOCKING.
2. DESIGNATES SILL BOLTING OR NAILING WHERE SHEAR WALL PANELS ARE TO BE APPLIED TO BOTH SIDES OF WALL.
3. PAPER BACKED SELF-FURRING EXPANDED METAL OR WOVEN WIRE LATH AND PORTLAND CEMENT PLASTER.
4. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3-INCH NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED. (USE 3X SILL PLATE @ FOUND., FOR SHEAR LOADS LESS THAN 350 PLF. 2X SILL PLATE MAY BE USED.)
5. WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAILS SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER & NAILS ON EACH SIDE SHALL BE STAGGERED. (USE 3 X SILL PLATE @ FOUND.)
6. ALL CONTINUOUS EXTERIOR AND INTERIOR SHEAR BEARING WALL FOOTINGS TO HAVE 5/8" A.B.S @ 48" O.C. WITH 3" X 3" 1/4" PLATE WASHERS U.N.O.
7. ALL INTERIOR NON-BEARING FTGS TO HAVE 3/16" SHOT PINS @ 32" O.C., I.E., HILTI SHOT PINS (ICC ESR-1663).
8. USE APA RATED PLYWOOD SHEATHING, OR O.S.B. PANEL. ALL PLYWOOD SHALL BE DOUGLAS FIR, 4-PLY MIN. OTHER SPECIES MAY REQUIRE CHANGES.
9. USE 3 X 3 X 1/4 PLATE WASHERS WITH 5/8" A.B. AT ALL SHEAR WALLS. USE 3 X 3 X 5/16 PLATE WASHERS WITH 3/4" A.B. AT ALL SHEAR WALLS.
10. AT EXISTING FOOTINGS, USE THREADED RODS W/ SIMPSON "SET-XP" EPOXY 7" MIN. EMB. W/MIN. EDGE DIST. OF 1-7/8" (ICC ESR-2508) (SPECIAL INSPECTION REQ'D)
11. ALL ANCHOR BOLTS SHALL CONFORM TO ASTM A-307 U.N.O.

12. ANCHOR BOLT SPEC:

	BOLT LENGTH	
	SINGLE POUR	DOUBLE POUR
2X SILL	12"	16"
3X SILL	14"	18"



CONNECTION: (TABLE 2304.9.1)

1	JOISTS TO SILL OR GURDER, TOE NAIL		
2	BRIDGING TO JOISTS, TOE NAIL EA END		
3	WOOD SCAFF OR REST TO TOE NAIL EA END		
4	W/ SUBFLR TO SILL OR GURDER, BLIND FACE NAIL		
5	W/ SUBFLR TO SILL OR GURDER, BLIND FACE NAIL		
6	TOP PLATE TO STUD, END NAIL		
7	STUD TO SILL OR GURDER, END NAIL		
8	DOUBLE STUDS, FACE NAIL		
9	TOE PLATE TO STUD, END NAIL		
10	TOE PLATE TO STUD, END NAIL		
11	CEILING JOISTS LAP TO PARTITIONS, FACE NAIL		
12	CEILING JOISTS TO RAFTERS, FACE NAIL		
13	CEILING JOISTS TO RAFTERS, FACE NAIL		
14	CEILING JOISTS TO RAFTERS, FACE NAIL		
15	CEILING JOISTS TO RAFTERS, FACE NAIL		
16	CEILING JOISTS TO RAFTERS, FACE NAIL		
17	CEILING JOISTS TO RAFTERS, FACE NAIL		
18	CEILING JOISTS TO RAFTERS, FACE NAIL		
19	CEILING JOISTS TO RAFTERS, FACE NAIL		
20	CEILING JOISTS TO RAFTERS, FACE NAIL		
21	CEILING JOISTS TO RAFTERS, FACE NAIL		
22	BUILT-UP CORNER STUDS		
23	BUILT-UP GRADERS & BEAMS		
24	2" PLANKS		
25	PARTICLE BD., - WALL SHTG. (TO FRMG.)		
26	PLYWOOD SUBFLR RE. & WALL SHTG. (TO FRMG.)		

NAILING: (EXCEPT WHERE NOTED OTHERWISE)

	ROOF NAIL'G	FLOOR NAIL'G
B.N. = BOUNDARY NAILING	8d @ 6" O.C.	10d @ 6" O.C.
E.N. = EDGE NAILING	8d @ 6" O.C.	10d @ 6" O.C.
F.N. = FIELD NAILING	8d @ 12" O.C.	10d @ 10" O.C.

- NOTES:**
1. NAILS SHALL BE GALV. COMMON/HOT-DIPPED OR TUMBLED, PLACED NOT LESS THAN 3/8" FROM PANEL EDGES AND SHALL BE FIRMLY DRIVEN.
 2. NO UNBLOCKED PIECE LESS THAN 12" SHALL BE USED.
 3. WOOD STRUCTURAL PANELS SHALL COMPLY WITH 2010 CBC STANDARD AND SHALL BE APA RATED EXPOSURE I.
 4. WOOD STRUCTURAL PANELS, WHEN USED, SHALL COMPLY WITH THE REQUIREMENTS FOR THEIR TYPE IN DOC P5-95 OR P52-92.
 5. ALL PANELS SHALL BE IDENTIFIED BY TRADE MARK OF AN APPROVED TESTING & GRADING AGENCIES, APA, TECO OR PITTSBURG.

NOTE:

1. ALL NAILS SHALL BE COMMON WIRE NAILS, WHERE DRIVING OF NAILS CAUSES SPLITTING HOLES FOR THE NAILS SHALL BE SUB DRILLED.
2. FASTENERS IN PRESERVATIVE—TREATED WOOD SHALL BE OF HOT—DIPPED ZINC—COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. (CBC 2304.9.5)

SHEAR WALL SCHEDULE

DESIGN DATA	FOUNDATION	REINFORCING STEEL	FRAMING BOLTING	ABBREVIATIONS
APPLICABLE DESIGN LOADS PER AS/CEI 7-10 FLOOR LIVE LOAD: 40 PSF FLOOR DEAD LOAD: 15 PSF ROOF LIVE LOAD: 20 PSF ROOF DEAD LOAD: 15 PSF BASIC WIND SPEED: 80 MPH EXPOSURE: D STRUCTURAL CATEGORY: II SEISMIC DESIGN CATEGORY: D ALL PRESSURES SHOWN ARE BASED ON AS/CEI DESIGN	GENERAL 1. SOIL BENEATH FOOTINGS AND SLABS SHALL BE COMPACTED PER 2010 C.B.C. (90%) RELATIVE COMPACTION MINIMUM. 2. CONTINUOUS FOOTINGS AND GRADE BEAMS SHALL BE EXCAVATED TO THE DEPTH SHOWN ON THE DRAWINGS BELOW UNDISTURBED SOIL OR COMPACTED EARTH. PROVIDE 1-#4 HORIZONTAL BARS ON TOP AND BOTTOM U.N.O. ON FOUND. PLAN. 3. ALLOWABLE SOIL BEARING PRESSURE IS ASSUMED TO BE 1500 PSF IF NO SOILS REPORT IS PROVIDED. 4. SLAB ON GRADE: 4 INCH NET CONCRETE SLAB WITH #3 BARS @ 18" O.C. EACH @ CENTER OF SLAB OVER 2 INCH. OF SAND OVER 8 MIL. VISQUEUR OVER 2" SAND BED OVER COMPACTED SOIL U.N.O. 5. NO TRENCHES OR EXCAVATIONS FIVE FEET IN DEPTH OR GREATER INTO WHICH A PERSON SHALL BE REQUIRED TO DESCEND SHALL BE MADE WITHOUT PROPER PERMIT. 6. THE MINIMUM BOLTING FOR SILL PLATES TO FOUNDATION SHALL BE AS FOLLOWS: 5/8" DIAMETER ANCHOR BOLTS WITH 1" MIN. EMBEDMENT IN CONCRETE WITH SPACING: NO GREATER THAN 4 FEET O.C. NOR FURTHER THAN 12" FROM CORNERS (MIN 2 BOLTS PER PIECE) SEE FOUNDATION PLAN & SHEAR WALL SCHEDULE FOR FURTHER BOLTING REQUIREMENTS. FOR TWO POUR SYSTEMS BOLTS SHALL BE EMBEDDED 4 INCH MIN. INTO FIRST POUR.) 7. PIPES OR DUCTS THAT EXCEED ONE THIRD THE SLAB OR CONC. WALL THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONC. UNLESS SPECIFICALLY DETAILED. SEE MECHANICAL AND/OR ELECTRICAL DRAWINGS FOR LOCATION OF SLEEVES, ACCESSORIES ETC. 8. PIPES MAY PASS THRU STRUCTURAL CONC. IN SLEEVES, BUT SHALL NOT BE EMBEDDED THEREIN. 9. PROVIDE 3/4" CAMBERS AT ALL EXPOSED CORNERS. 10. SEE ARCHITECTURAL PLANS FOR MOLDINGS, GROOVES, ORNAMENTS, CLIPS OR GROUNDS REQUIRED TO BE CAST IN CONCRETE AND FOR LOCATION OF FLOOR FINISHES AND SLAB DEPRESSIONS. 11. LOCATION OF FOUR JOINTS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.	GENERAL 1. REINFORCING STEEL, #3 AND #4 GRADE 40, #5 AND LARGER GRADE 60 PER A.S.T.M. A615. 2. LOW HYDROGEN WELDING RODS SHALL BE USED FOR ALL WELDING OF REINFORCING BARS. 3. BARS NOTED AS "CONT" TYPICAL WALL REINFORCING AND VERTICAL COLUMN REINFORCING SHALL HAVE A MINIMUM SPIECE OF 50 BAR DIAMETERS LAP IN MASONRY OR 40 BAR DIAMETERS MINIMUM IN CONCRETE. 4. REINFORCING SHALL BE SPICED ONLY AS SHOWN OR NOTED. OTHER SPLICES SHALL BE APPROVED BY THE STRUCTURAL ENGINEER. 5. SPLICES IN ADJACENT HORIZONTAL WALL REINFORCING BARS SHALL BE STAGGERED 4 FEET UNLESS OTHERWISE NOTED. 6. PROVIDE DOVELLS IN FOOTINGS AND/OR GRADE BEAMS THE SAME SIZE AND NUMBER AS VERTICAL WALL OR COLUMN REINFORCING. DOVELLS SHALL HAVE A MINIMUM PROJECTION EQUAL TO STANDARD LAP REQUIREMENT UNLESS OTHERWISE NOTED. 7. ALL REINFORCING, ANCHOR BOLTS, AND OTHER INSERTS SHALL BE SECURED IN PLACE PRIOR TO PLACEMENT OF CONCRETE OR GROUTING OF MASONRY. 8. PROVIDE THE FOLLOWING MINIMUM PROTECTIVE COVERING OF CONCRETE: BELOW GRADE (UNFORMED): 3" CLEAR CONCRETE: 1" CLEAR WALLS: 1" CLEAR BEAMS AND GIRDETS: 1.5" CLEAR STRUCTURAL SLAB (ABOVE GRADE): 3/4" CLEAR 9. #5 OR LARGER REINFORCING BARS SHALL NOT BE RE-BENT WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER.	GENERAL 1. FRAMING SHALL COMPLY WITH CHAPTER 23 OF THE 2010 CBC. FRAMING-GENERAL 1. USE SIMPSON U-HANGERS ON ALL JOIST/BEAM/BEAM CONNECTIONS UNLESS NOTED ON PLANS. 2. ALL POSTS SHALL HAVE SIMPSON "PC" CONNECTORS AT TOP AND SIMPSON "BC" OR "BOCO" CONNECTORS AT BASES UNLESS OTHERWISE NOTED ON PLANS. 3. ALL CONNECTING HARDWARE, JOIST HANGERS, THE STRAPS, ETC. SHALL BE SIMPSON "STRONG TIE" UNLESS OTHERWISE NOTED OR SHOWN ON PLANS. 4. FRAMING & CHIMNEY ENCLOSURE SHALL BE 2x6 STUDS BALLOON FRAMED W/ APPROVED STRAPS TO ROOF AND FLOOR DIAPHRAGMS. FRAMING-WALL 1. SIZE, SPACING & HEIGHT LIMITS FOR WOOD STUDS ARE AS FOLLOWS (UNLESS OTHERWISE NOTED ON PLANS): 2x4 @ 16" OC (BEARING WALL) SUPPORTING A MAXIMUM OF ONE FLOOR AND ONE ROOF SHALL HAVE A MAXIMUM HEIGHT OF 11' FEET 2x4 @ 16" OC (NON-BEARING WALL) SHALL HAVE A MAXIMUM HEIGHT OF 14 FEET 2x6 @ 16" OC (BEARING WALL) SUPPORTING A MAXIMUM OF TWO FLOORS AND A ROOF SHALL HAVE A MAXIMUM HEIGHT OF 10 FEET 2x6 @ 16" OC (NON-BEARING WALL) MAXIMUM HEIGHT IS 20 FEET 2. RAKE WALLS ADJACENT TO SLOPED CEILINGS SHALL BE BALLOON FRAMED, DOUBLE TOP PLATES SHALL ALWAYS BE SUPPORTED BY A ROOF OR CEILING DIAPHRAGM. 3. SHEAR WALL PANELS MUST BE CONTINUOUS TO THE TOP PLATE AT ROOF FRAMING. SHEATHING SHALL HAVE ALL EDGES BLOCKED & THE APPROPRIATE SHEAR TRANSFER THRU CEILING OR SOFFIT FRAMING. 4. BORING AND NOTCHING OF WALL STUDS SHALL BE PER CBC (2308.9) GRADING NOTES 1. A GRADING PERMIT SHALL BE OBTAINED PRIOR TO ANY GRADING. 2. ALL FILL ONE FOOT & GREATER SHALL BE CERTIFIED AND TESTED AS TO RELATIVE COMPACTION PER U.C.C. 3. ALL FILL SHALL BE COMPACTED IN ACCORDANCE WITH ASTM D-1557 TO MAXIMUM OF 90% DENSITY. 4. ALL UTILITY TRENCH BACKFILLS SHALL BE IN ACCORDANCE WITH THE SOILS ENGINEER'S RECOMMENDATIONS. STRUCTURAL STEEL 1. STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 (Fy=36 KSI) FOR PLATES AND TO ASTM A992 (Fy=50 KSI) FOR W-SHAPE STEEL SECTIONS. 2. CORTEN STEEL SHALL CONFORM TO ASTM A588, Fy=50, KSI. 3. STAINLESS STEEL SHALL CONFORM TO ASTM A276 TYPE 304/HOT ROLLED, Fy=18, KSI. 4. FABRICATION, ERECTION & PAINTING SHALL COMPLY WITH THE AISC SP5X, CHAPTER M (THIRTEENTH EDITION). 5. ALL BOLTS FOR STEEL MEMBERS SHALL CONFORM TO ASTM A325 OR A490, UNLESS OTHERWISE NOTED ON PLANS. 6. HIGH TENSILE BOLTS WHERE INDICATED ON THE PLANS OR DETAILS SHALL BE THE FRICTION TYPE AND THERE SHALL BE NO PAINT, OIL, LAQUER, OR GALVANIZING BETWEEN THE CONTACT SURFACES. HIGH TENSILE BOLTS SHALL CONFORM TO ASTM A325 OR A490. 7. HIGH STRENGTH BOLTS SHALL HAVE LOAD INDICATOR WASHERS TO SERVE AS A DIRECT TENSION INDICATOR INSTALLATION FOR HIGH STRENGTH BOLTS SHALL REQUIRE INSPECTION BY A DEPUTY INSPECTOR. 8. ANCHOR RODS SHALL BE ASTM F-1554 GRD. 55 KSI U.N.O. ALL ANCHOR RODS SHALL BE HEADED RODS ANCHOR ROD WASHER SHALL BE ASTM A436. NUTS SHALL BE ASTM A563. 9. PIPE COLUMNS SHALL CONFORM TO ASTM A-53 GRADE B. 10. STEEL TUBE SHAPED MEMBERS SHALL CONFORM TO ASTM A-501 OR OR A-500 GRADE B. 11. WHERE FINISH IS ATTACHED TO STRUCTURAL STEEL, PROVIDE HOLES FOR 1/2" WELDED STUDS AT 4 FEET O.C. FOR THE ATTACHMENT OF NAILERS. SEE ARCHITECTURAL DRAWINGS FOR FINISHES. 12. OPEN WEB JOISTS SHALL COMPLY WITH THE STANDARDS OR THE STEEL JOIST INSTITUTE. 13. STEEL STUDS, JOIST, TRACKS & BRIDGING: ASTM A-570 GRADE "C" Fy = 50 KSI 1/4, 1/4 & 1/8 GA. ASTM A-570 GRADE "C" Fy = 33 KSI 1/8 & 20 GA. 14. SPECIAL SPECIFICATION OF HIGH-STRENGTH A325 AND A490 BOLTS SHALL BE IN ACCORDANCE WITH APPROVED NATIONALLY RECOGNIZED STANDARDS AND REQUIREMENT OF SECTION 1701. 15. SHOP DRAWINGS SHALL BE PROVIDED TO ENGINEER OR ARCHITECT OF RECORD FOR REVIEW PRIOR TO FABRICATION.	ABBREVIATIONS: A.B. ANCHOR BOLT ABV ABOVE BOARD BAR RENE BAR BD BOUNDING BLKG. BLOCKING BELOW BM BEAM B.M. BOUNDARY NAIL BOTH WAYS CONT. CONTINUOUS CEILING CONC. CONCRETE CONT. CONTINUOUS CGL. CEILING DP DEEP DL DOUBLE DF DOUGLAS FIR DIA. DIAMETER DITC DITCH EJ EACH WAY E.W. EXPANSION JOINT EQ. EQUAL FLOOR BEAM F.B. FINISH GRADE F.J. FLOOR JOIST F.N. FRAMING FLUSH FC FACE OF CONCRETE F.O.M. FACE OF STUDS F.O.S. FULL PENETRATION F.P. FULL GAUGE FT. GALV. GLB. GUE-LAMINATED BEAM GRD. BM. GRADE BEAM GWB GYPSUM WALLBOARD H. HIGH HDR. HEADER HGT. HEIGHT HNSR. HANG POST HORZ. HORIZONTAL KING POST L. LENGTH LT. WEIGHT LIGHT WEIGHT LVL. LAMINATED VENEER LUMBER M. MASONRY M.B. MACHINE BOLT N.B. MICRO-LAM BEAM NEW NEW N.G. NATURAL GRADE O.C. ON CENTER OST. ABOVE PSL. PARALLEL SILL BEAM PLWD. PLYWOOD PT. PRESSURE TREATED R.B. RIDGE BEAM REINF. REINFORCED REQD. REQUIRED RF. ROOF R.K. ROOF RAFTER SM. SIMLAR T.R. THREADED ROD TYP. TYPICAL

GENERAL NOTES: 1. CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ADDING TO ALL APPLICABLE CALIFORNIA BUILDING CODES, LOCAL CITY ORDINANCES, ZONING REQUIREMENTS, AND LICENSING PERMIT REQUIREMENTS. CONTRACTOR IS FULLY RESPONSIBLE FOR ALL CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES INCLUDING WITHOUT LIMITATION TO DEMOLITION, EXCAVATION AND ERECTION PROCEDURES. 2. THE CONTRACTOR SHALL EXAMINE THE CONSTRUCTION DOCUMENTS AND NOTIFY THE PROJECT ENGINEER & ARCHITECT OF ANY DISCREPANCIES, ERRORS, OR OMISSIONS SHE/MAY FIND BEFORE PROCEEDING WITH THE WORK. 3. NOTIFY THE PROJECT ENGINEER OF ANY DESIGN CHANGES PROPOSED BY OWNER OR THE CONTRACTOR, DURING THE COURSE OF CONSTRUCTION. SUCH CHANGES AFFECTING ROOM ADDITION DESIGN MAY ALSO AFFECT STRUCTURAL DESIGN. 4. ANY SUBCONTRACTOR WHICH AGREES TO CONSTRUCT THE PROJECT PURSUANT TO THESE PLANS FULLY ASSUMES THE RISK OF ALL ERRORS AND OMISSIONS WHICH SHOULD HAVE BEEN DETECTED BY A CAREFUL REVIEW BY A KNOWLEDGEABLE LICENSED CONTRACTOR, THAT WHICH FOR ANY REASON AND NOTED DURING THE BIDDING OR NEGOTIATION PROCESS. FURTHER, THE CONTRACTOR SHALL CAREFULLY REVIEW THESE PLANS AS THE WORK PROGRESSES IN ORDER TO IDENTIFY ANY SIGNIFICANT ERRORS AND OMISSIONS AND TO ASCERTAIN ALL NECESSARY INFORMATION BEFORE PROCEEDING WITH THE AFFECTED WORK, AND ASSUMES THE RISK OF ANY AND ALL LOSS, INCLUDING DELAY, WHICH MAY BE CAUSED OR CONTRIBUTED TO BY THE FAILURE TO ASCERTAIN CORRECT OR NECESSARY INFORMATION IN A TIMELY MANNER. 5. ALL TRADES SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBERB CAUSED BY THEIR WORK, AND AT THE COMPLETION OF THE WORK SHALL REMOVE ALL RUBBER FROM AND ABOUT THE JOBSITE AND ALL THEIR TOOLS, SCAFFOLDING AND SUPPLIES MATERIALS, AND SHALL LEAVE THE JOB ROOM CLEAN, INCLUDING REMOVING ALL LABELS, STICKERS, PAINT SMEARS, ETC., FROM LIGHTING FIXTURES, PLUMBING FIXTURES, GLASS SURFACES, FINISH HARDWARE, CABINETS, COUNTER TOPS, ETC. 6. EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE NOTED OR SHOWN ON THE PLANS, WORKMANSHIP & MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE C.B.C. OR LOCAL CODE. 7. THE PLANS SHALL BE REVIEWED FOR DIMENSIONAL & EXISTING SITE CONFORMANCE WITH THE PLANS BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE ARCHITECT & ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES. 8. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD, AND ALL QUESTIONS AS TO DIMENSIONS AND FIELD CONDITIONS SHALL BE RESOLVED BEFORE THE AFFECTED WORK PROCEEDS. NO DIMENSIONS SHALL BE OBTAINED BY SCALING THESE PLANS. 9. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB. 10. THE PRECISE DIMENSIONS AND LOCATIONS OF ALL DOOR, WINDOW AND ROOF OPENINGS SHALL BE DETERMINED FROM DRAWINGS AND OTHER FLOOR, WALL, OPENING REQUIRED BY MECHANICAL OR ELECTRICAL, SHALL BE VERIFIED FROM SHOP DRAWINGS, EQUIPMENT DATA SHEETS, ETC. AS REQUIRED. 11. ITEMS IDENTIFIED BY TRADE NAMES MAY BE SUBSTITUTED BY APPROVED EQUIVALS. 12. NOTES & DETAILS ON DRAWINGS SHALL PRECEDE THESE GENERAL NOTES. 13. PROVIDE ANY SHORING & OR BRACING PRIOR TO REMOVING EXISTING WALLS, BEAMS, OR SUPPORTS FOR CONSTRUCTION. REMOVE SHORING ONLY WHEN NEW SUPPORTS ARE IN PLACE AND SECURED. 14. PROVIDE RED HEADS INTO EXISTING CONCRETE AT ALL SHEAR WALLS PER MFG. SPECIFICATIONS. SEE SHEAR WALL SCHEDULE FOR SIZE AND SPACING. 15. PROVIDE SIMPSON ST 4224 BETWEEN NEW WALLS AND EXISTING WALLS AT THE DOUBBLE TOP PLATE. 16. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON DRAWINGS AND PROTECT THEM FROM DAMAGE. 17. DO NOT CUT POST TENSION SLABS. CONTRACTOR TO DETERMINE EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION. 18. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS FOR FOOTING, BEAMS AND JOISTS, SIZES, LOCATIONS, ETC., AND SHALL NOTIFY THE ARCHITECT & ENGINEER OF ANY DISCREPANCIES. 19. DOWEL NAIL INTO EXISTING SLABS W/ #4 REBAR @ 24" O.C. AND FOOTINGS W/ DOWELS TO MATCH NEW REINF. SIZE/ LOCATION.	CONCRETE: 1. UNLESS OTHERWISE NOTED ON PLANS, CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSF IN 28 DAYS. 2. FINE & COURSE AGGREGATE SHALL CONFORM TO A.S.T.M. C-33, USE 3000 P.S.I. CONC. @ GRADE BEAMS, CEMENT SHALL CONFORM TO A.S.T.M. C-150 (STANDARD BRAND PORTLAND CEMENT) TYPE II (USE TYPE V CEMENT IF NOTED IN MIXES REPORT). 3. CONCRETE SHALL BE MACHINE-MIXED USING A MAXIMUM OF 7" GALLONS OF WATER PER SACK OF CEMENT. READY MIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C-94 MIXED AT A RATE OF 1.5 SACKS OF CEMENT PER CUBIC YARD. MAXIMUM SLUMP SHALL BE 4 INCH AS MEASURED BY THE ASTM STANDARD METHOD OF TESTING FOR SLUMP OF PORTLAND CEMENT CONCRETE. 4. DRY PACK SHALL CONSIST OF 1 PART CEMENT, 4 PARTS SAND, BASED ON DRY WEIGHT. VOLUMES AND NOT LESS THAN 1/4 PART. NOR MORE THAN 1/2 PART. LIME PUTTY OR DRY HYDRATED LIME DRY PACK SHALL OBTAIN A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS. 5. ADDING CALCIUM CHLORIDE TO CONCRETE OR GROUT IS NOT PERMITTED. 6. CONC. SHALL BE KEPT MOIST FOR 10 DAYS FOR PROPER CURING.	REQUIREMENTS FOR CONCRETE EXPOSED TO SULFATE-CONTAINING SOLUTIONS (ACI 4.3) <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>SULFATE EXPOSURE</th> <th>CEMENT TYPE</th> <th>WATER-CEMENT RATIO</th> <th>COMPRESSIVE STRENGTH</th> </tr> </thead> <tbody> <tr> <td>NEGIGIBLE</td> <td>NOT REGULATED</td> <td>-</td> <td>2500 psi</td> </tr> <tr> <td>MODERATE</td> <td>I, II</td> <td>0.50</td> <td>4500 psi</td> </tr> <tr> <td>SEVERE</td> <td>V</td> <td>0.45</td> <td>4500 psi</td> </tr> <tr> <td>VERY SEVERE</td> <td>V</td> <td>0.45</td> <td>4500 psi</td> </tr> </tbody> </table>	SULFATE EXPOSURE	CEMENT TYPE	WATER-CEMENT RATIO	COMPRESSIVE STRENGTH	NEGIGIBLE	NOT REGULATED	-	2500 psi	MODERATE	I, II	0.50	4500 psi	SEVERE	V	0.45	4500 psi	VERY SEVERE	V	0.45	4500 psi	CONCRETE BLOCK MASONRY: 1. CONCRETE BLOCK SHALL CONFORM TO A.S.T.M. C-90 MED. WT. GRADE N UNITS, WITH MIN. COMP. STRENGTH OF 1500 PSI. ALL CMU BLOCKS SHALL BE LAID UP IN RUNNING OR COMMON BOND CONFIGURATION. 2. MORTAR SHALL CONFORM TO ASTM C-270, TYPE S, WITH MINIMUM COMPRESSIVE STRENGTH OF 2000, PSI AT 28 DAYS. 3. GROUT SHALL CONFORM TO ASTM C-476, WITH MINIMUM COMPRESSIVE STRENGTH OF 2000, PSI AT 28 DAYS. 4. CELLS SHALL BE IN VERTICAL ALIGNMENT TO PROVIDE A MIN. UNDISTURBED CORE OF 3" X 3". DOVELLS FROM FOOTINGS SHALL BE SET TO ALIGN WITH CORE REINFORCING. 5. ALL CELLS BELOW FINISHED GRADE AND ALL CELLS WITH REINFORCING, ANCHORS OR INSERTS SHALL BE FILLED SOLID WITH GROUT. 6. CONCRETE SURFACES SHALL BE CLEANED OF ALL LANTANCE PRIOR TO SETTING OF BLOCKS. 7. PROVIDE VERTICAL CONSTRUCTION JOINTS AT 40 FT. O.C. 8. MINIMUM LAP FOR ALL STEEL, 1/4 BAR DIAMETER, OR 24 INCHES, WHICHEVER IS GREATER. 9. IF WORK IS STOPPED FOR ONE HOUR OR LONGER, PROVIDE HORIZONTAL CONSTRUCTION JOINTS BY STOPPING GROUT 1-1/2 INCH BELOW THE TOP OF THE BLOCK. 10. CLEANOUT OPENINGS MUST BE PROVIDED IN CMU WALLS WHICH ARE TO BE HIGH LIFT GROUTED, (OVER 4 FEET) AT BOTTOM COURSE. 11. IN SOLID GROUTED WALLS CLEANOUTS MUST BE PROVIDED AT NO MORE THAN 32 INCHES ON CENTER. FOR PARTIALLY GROUTED WALLS CLEANOUTS SHALL BE PROVIDED NO MORE THAN 48 INCHES O.C. WHEN CLEANOUTS ARE REQUIRED, THEY SHALL BE SEALED AFTER INSPECTION AND BEFORE GROUTING.
SULFATE EXPOSURE	CEMENT TYPE	WATER-CEMENT RATIO	COMPRESSIVE STRENGTH																				
NEGIGIBLE	NOT REGULATED	-	2500 psi																				
MODERATE	I, II	0.50	4500 psi																				
SEVERE	V	0.45	4500 psi																				
VERY SEVERE	V	0.45	4500 psi																				

ENGINEERING NOTES:

1. CONCRETE SLABS ON GRADE HAVE NOT BEEN DESIGNED BY THE STRUCTURAL ENGINEER.
2. THE VIBRATIONAL EFFECTS OF MECHANICAL EQUIPMENT HAVE NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER.
3. THE DESIGN, ADEQUACY AND SAFETY OF ERECTION, BRACING, SHORING, TEMPORARY SUPPORTS ETC., IS THE SOIL RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING THE ENTIRE COURSE OF CONSTRUCTION. THE ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR FIELD INSPECTION/OBSERVATION OF THE ABOVE ITEMS.

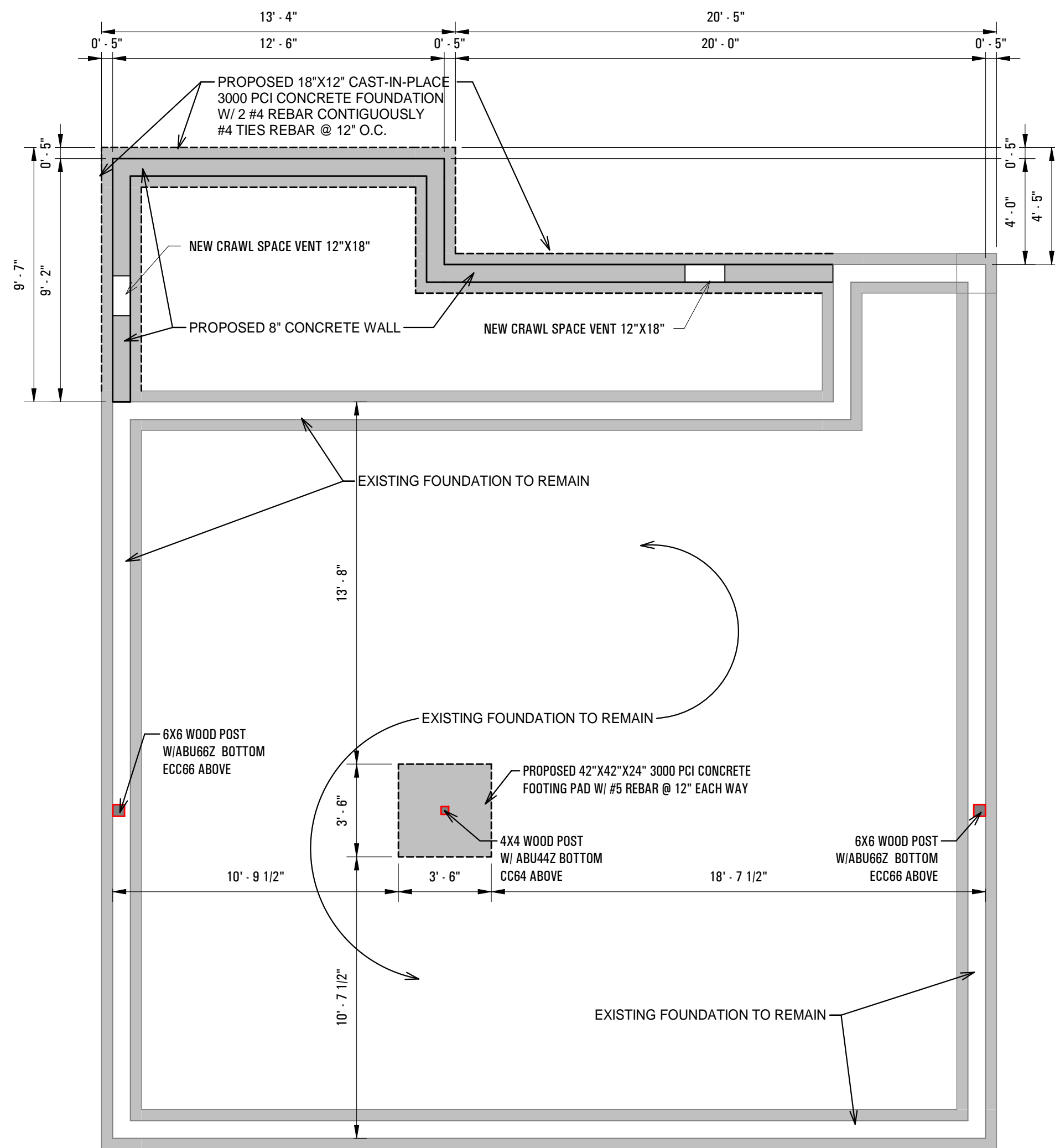
REFER TO SOIL REPORT BY: _____

JOB NUMBER:	DATED:	STRUCTURAL SYMBOLS
		INDICATES SHEAR WALL. SEE FOUNDATION, FRAMING PLAN AND SHEAR WALL SCHEDULE FOR TYPE, SILL BOLTING, SHTG., ETC. NOTE: FOR SILL BOLTING AT EXISTING FOOTINGS, USE 5/8" THREADED RODS W/ SIMPSON "SET-XP" EPOXY 7" MIN. EMB. PER ICC ESR-2508. THE SAME SIZE & SPACING AS CALLED FOR ON PLANS. INDICATES POST (BELOW BEAM) MIN. POST SIZE/TYP.E AS FOLLOWS U.N.O.: BEAM SIZE POST SIZE 4" X 8" & SMALLER 2" X 4 W/16 NAILS @ 12" O.C. 4" X 14" & LARGER 4" X 4 6" X 12" & LARGER 6" X 6 8" X 12" & LARGER 8" X 8 FRAMING FOR FURTHER POST SIZE REQUIREMENTS. POSTS ARE TO CONTINUE DOWN TO FOUNDATION.

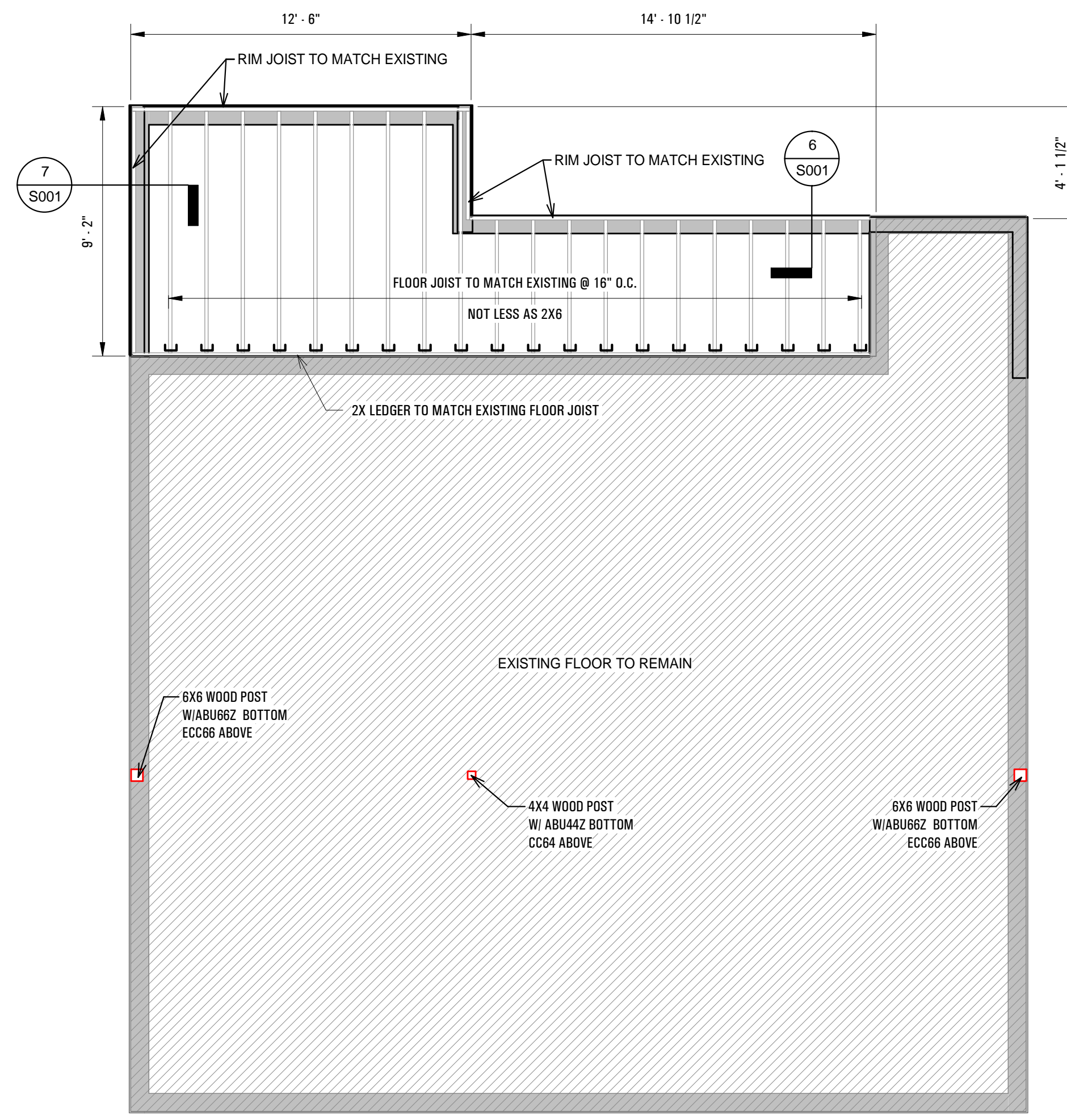
GENERAL NOTES

01 PLYWOOD DIAPHRAGM

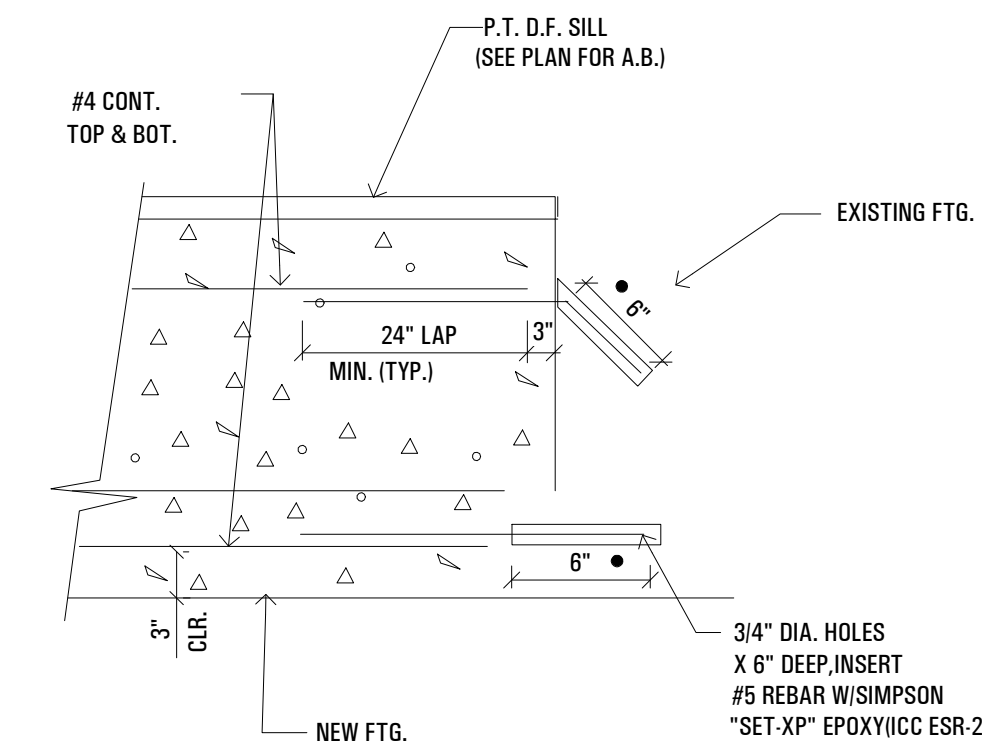
REINFORCING STEEL: 1. REINFORCING STEEL, #3 AND #4 GRADE 40, #5 AND LARGER GRADE 60 PER A.S.T.M. A615. 2. LOW HYDROGEN WELDING RODS SHALL BE USED FOR ALL WELDING OF REINFORCING BARS. 3. BARS NOTED AS "CONT" TYPICAL WALL REINFORCING AND VERTICAL COLUMN REINFORCING SHALL HAVE A MINIMUM SPIECE OF 50 BAR DIAMETERS LAP IN MASONRY OR 40 BAR DIAMETERS MINIMUM IN CONCRETE. 4. REINFORCING SHALL BE SPICED ONLY AS SHOWN OR NOTED. OTHER SPLICES SHALL BE APPROVED BY THE STRUCTURAL ENGINEER. 5. SPLICES IN ADJACENT HORIZONTAL WALL REINFORCING BARS SHALL BE STAGGERED 4 FEET UNLESS OTHERWISE NOTED. 6. PROVIDE DOVELLS IN FOOTINGS AND/OR GRADE BEAMS THE SAME SIZE AND NUMBER AS VERTICAL WALL OR COLUMN REINFORCING. DOVELLS SHALL HAVE A MINIMUM PROJECTION EQUAL TO STANDARD LAP REQUIREMENT UNLESS OTHERWISE NOTED. 7. ALL REINFORCING, ANCHOR BOLTS, AND OTHER INSERTS SHALL BE SECURED IN PLACE PRIOR TO PLACEMENT OF CONCRETE OR GROUTING OF MASONRY. 8. PROVIDE THE FOLLOWING MINIMUM PROTECTIVE COVERING OF CONCRETE: BELOW GRADE (UNFORMED): 3" CLEAR CONCRETE: 1" CLEAR WALLS: 1" CLEAR BEAMS AND GIRDETS: 1.5" CLEAR STRUCTURAL SLAB (ABOVE GRADE): 3/4" CLEAR 9. #5 OR LARGER REINFORCING BARS SHALL NOT BE RE-BENT WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER.	FRAMING NOTES: 1. FRAMING SHALL COMPLY WITH CHAPTER 23 OF THE 2010 CBC. FRAMING-GENERAL 1. USE SIMPSON U-HANGERS ON ALL JOIST/BEAM/BEAM CONNECTIONS UNLESS NOTED ON PLANS. 2. ALL POSTS SHALL HAVE SIMPSON "PC" CONNECTORS AT TOP AND SIMPSON "BC" OR "BOCO" CONNECTORS AT BASES UNLESS OTHERWISE NOTED ON PLANS. 3. ALL CONNECTING HARDWARE, JOIST HANGERS, THE STRAPS, ETC. SHALL BE SIMPSON "STRONG TIE" UNLESS OTHERWISE NOTED OR SHOWN ON PLANS. 4. FRAMING & CHIMNEY ENCLOSURE SHALL BE 2x6 STUDS BALLOON FRAMED W/ APPROVED STRAPS TO ROOF AND FLOOR DIAPHRAGMS. FRAMING-WALL 1. SIZE, SPACING & HEIGHT LIMITS FOR WOOD STUDS ARE AS FOLLOWS (UNLESS OTHERWISE NOTED ON PLANS): 2x4 @ 16" OC (BEARING WALL) SUPPORTING A MAXIMUM OF ONE FLOOR AND ONE ROOF SHALL HAVE A MAXIMUM HEIGHT OF 11' FEET 2x4 @ 16" OC (NON-BEARING WALL) SHALL HAVE A MAXIMUM HEIGHT OF 14 FEET 2x6 @ 16" OC (BEARING WALL) SUPPORTING A MAXIMUM OF TWO FLOORS AND A ROOF SHALL HAVE A MAXIMUM HEIGHT OF 10 FEET 2x6 @ 16" OC (NON-BEARING WALL) MAXIMUM HEIGHT IS 20 FEET 2. RAKE WALLS ADJACENT TO SLOPED CEILINGS SHALL BE BALLOON FRAMED, DOUBLE TOP PLATES SHALL ALWAYS BE SUPPORTED BY A ROOF OR CEILING DIAPHRAGM. 3. SHEAR WALL PANELS MUST BE CONTINUOUS TO THE TOP PLATE AT ROOF FRAMING. SHEATHING SHALL HAVE ALL EDGES BLOCKED & THE APPROPRIATE SHEAR TRANSFER THRU CEILING OR SOFFIT FRAMING. 4. BORING AND NOTCHING OF WALL STUDS SHALL BE PER CBC (2308.9) GRADING NOTES 1. A GRADING PERMIT SHALL BE OBTAINED PRIOR TO ANY GRADING. 2. ALL FILL ONE FOOT & GREATER SHALL BE CERTIFIED AND TESTED AS TO RELATIVE COMPACTION PER U.C.C. 3. ALL FILL SHALL BE COMPACTED IN ACCORDANCE WITH ASTM D-1557 TO MAXIMUM OF 90% DENSITY. 4. ALL UTILITY TRENCH BACKFILLS SHALL BE IN ACCORDANCE WITH THE SOILS ENGINEER'S RECOMMENDATIONS. STRUCTURAL STEEL 1. STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 (Fy=36 KSI) FOR PLATES AND TO ASTM A992 (Fy=50 KSI) FOR W-SHAPE STEEL SECTIONS. 2. CORTEN STEEL SHALL CONFORM TO ASTM A588, Fy=50, KSI. 3. STAINLESS STEEL SHALL CONFORM TO ASTM A276 TYPE 304/HOT ROLLED, Fy=18, KSI. 4. FABRICATION, ERECTION & PAINTING SHALL COMPLY WITH THE AISC SP5X, CHAPTER M (THIRTEENTH EDITION). 5. ALL BOLTS FOR STEEL MEMBERS SHALL CONFORM TO ASTM A325 OR A490, UNLESS OTHERWISE NOTED ON PLANS. 6. HIGH TENSILE BOLTS WHERE INDICATED ON THE PLANS OR DETAILS SHALL BE THE FRICTION TYPE AND THERE SHALL BE NO PA
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



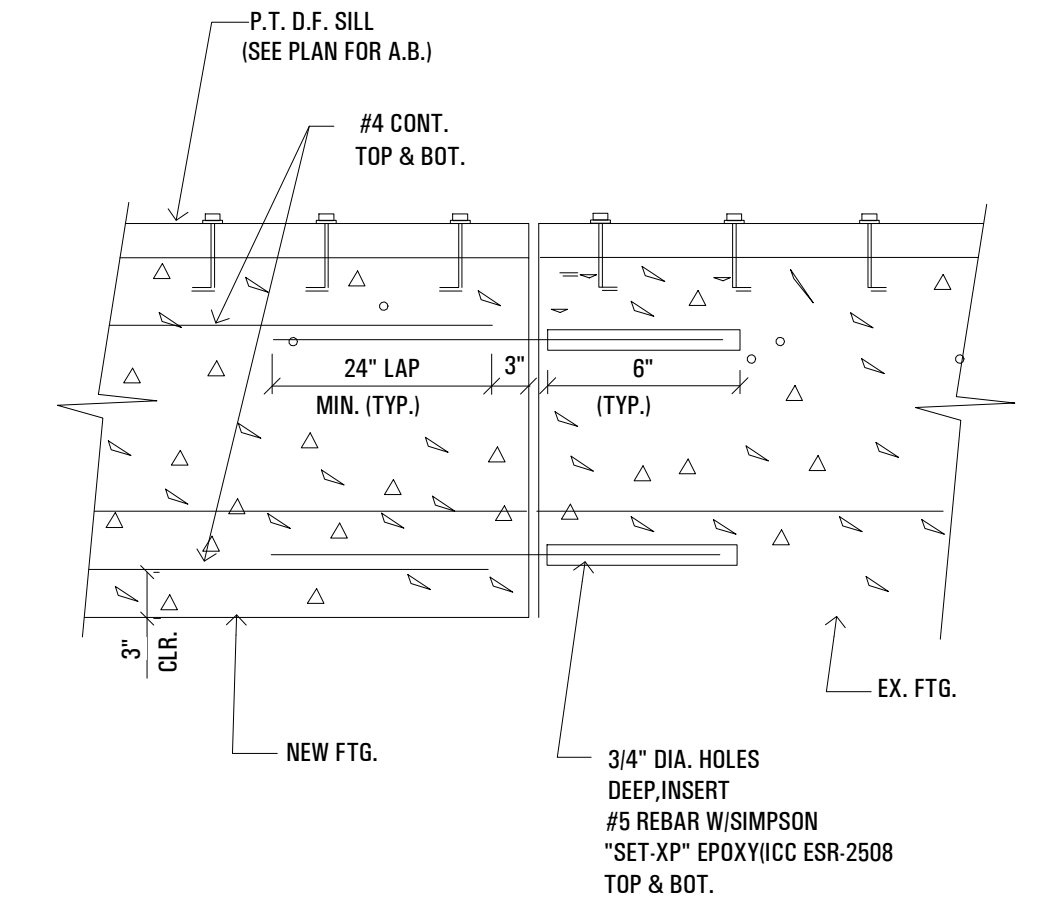
1 FOUNDATION PLAN
1/4" = 1'-0"



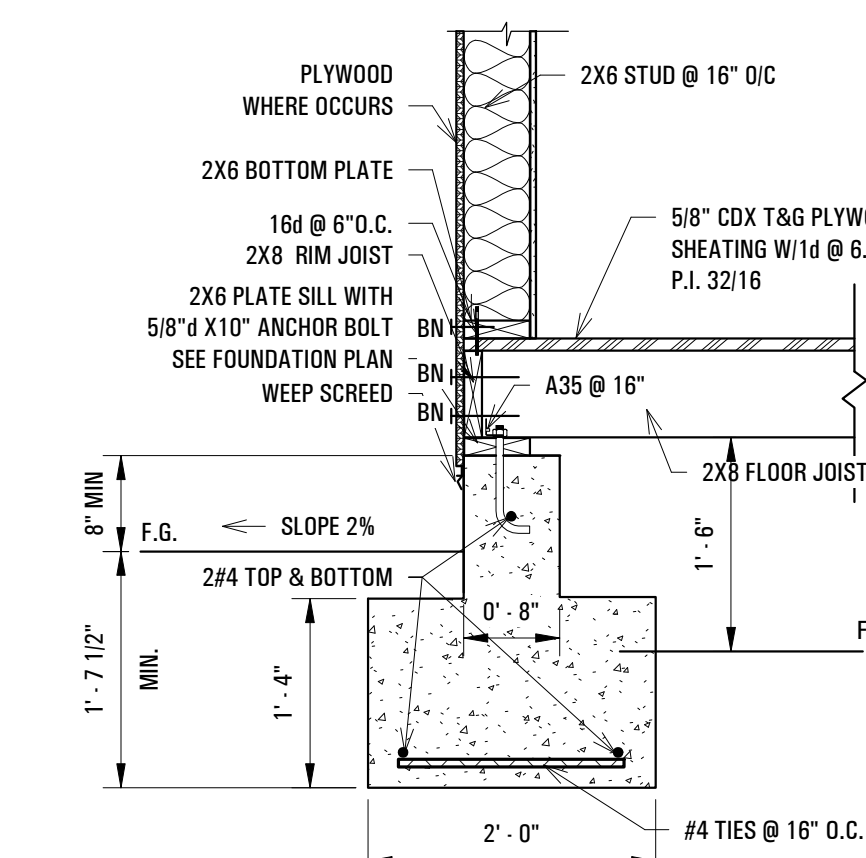
2 FLOOR FRAMING PLAN
1/4" = 1'-0"



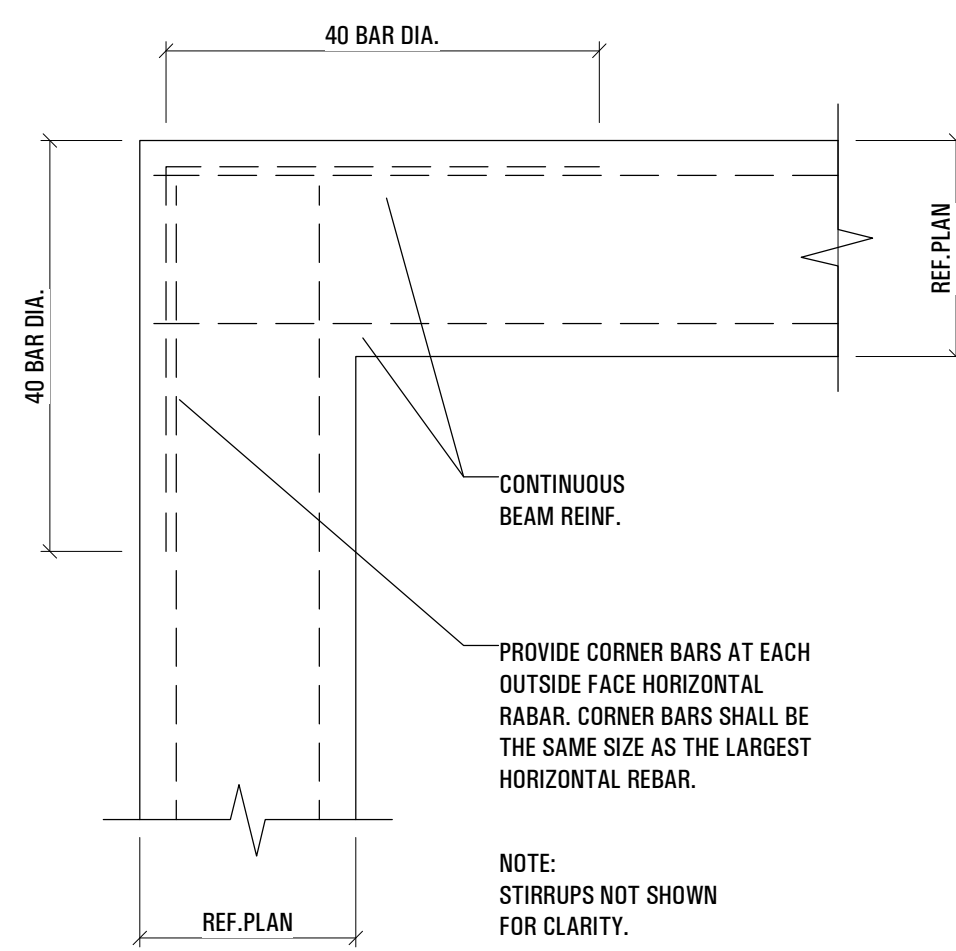
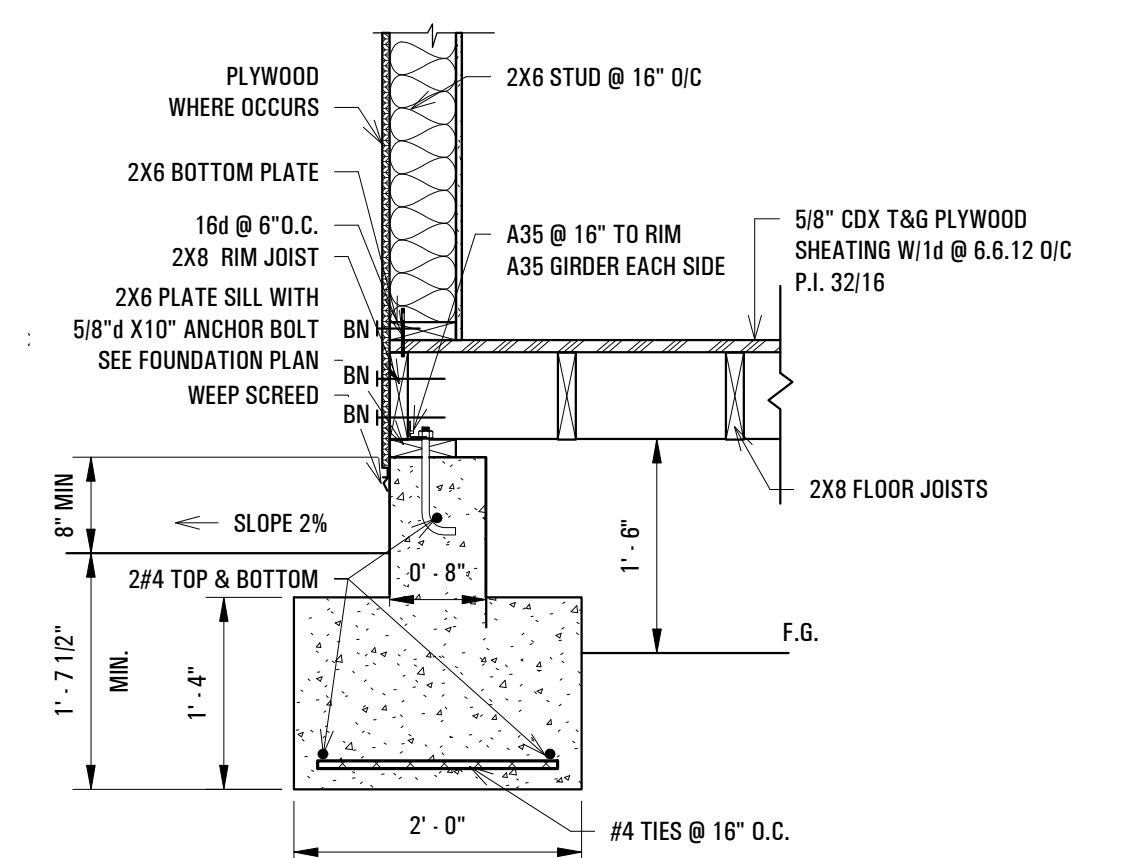
5 NEW FOOTING TO EXISTING FOOTING
1/4" = 1'-0"



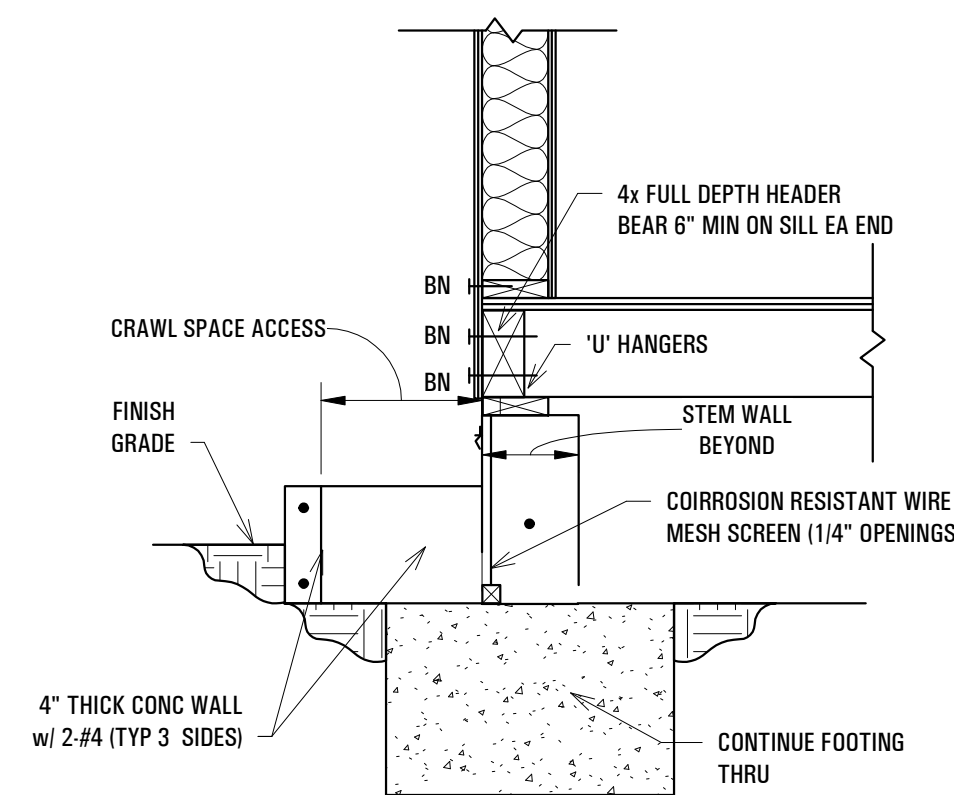
7 SECTION 4-4
3/4" = 1'-0"



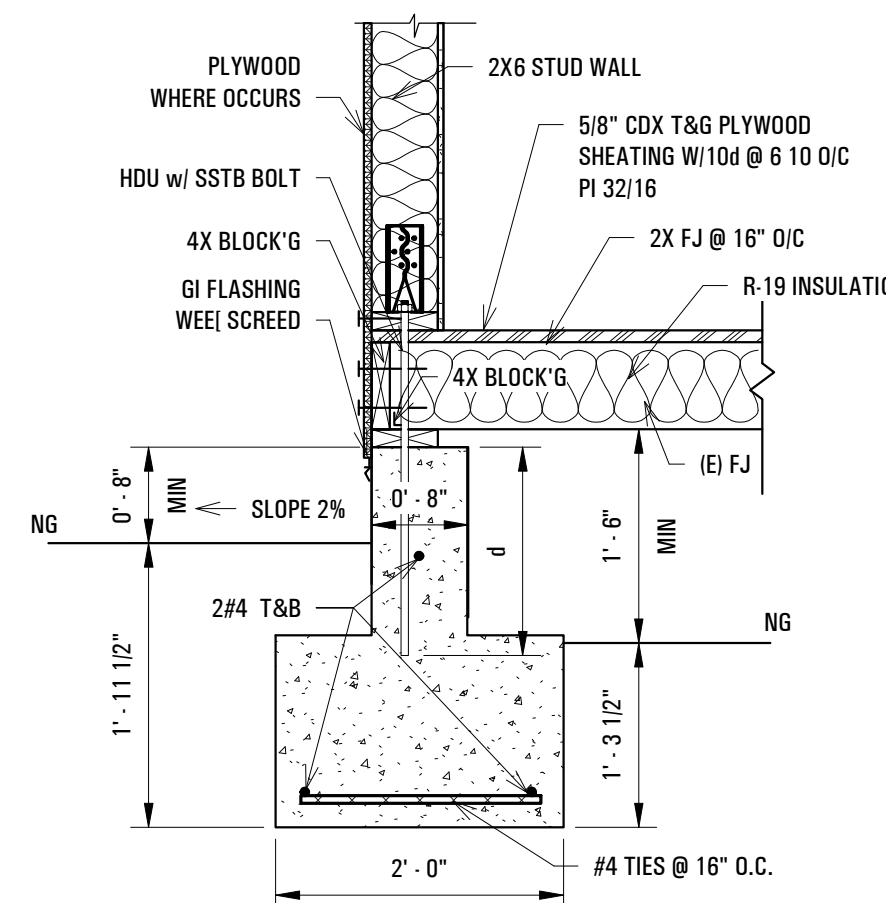
6 SECTION 3-3
3/4" = 1'-0"



3 TYPICAL CORNER BAR DETAIL
3/4" = 1'-0"

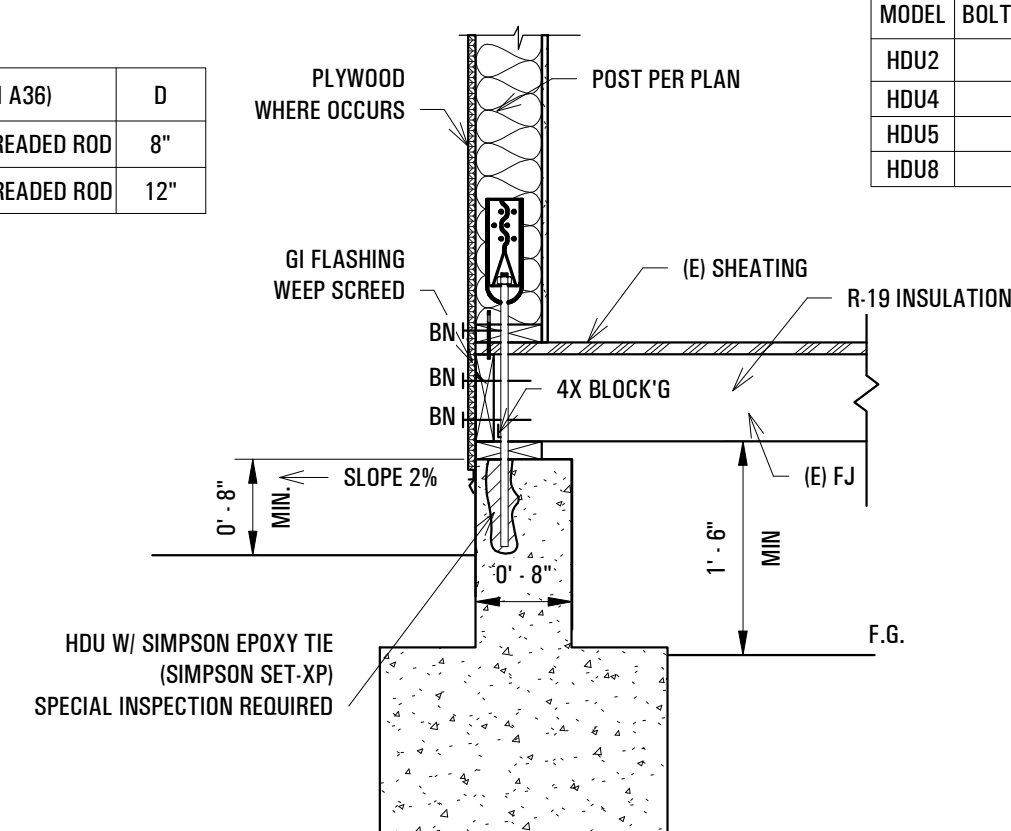


4 CRAWL SPACE ACCESS
3/4" = 1'-0"

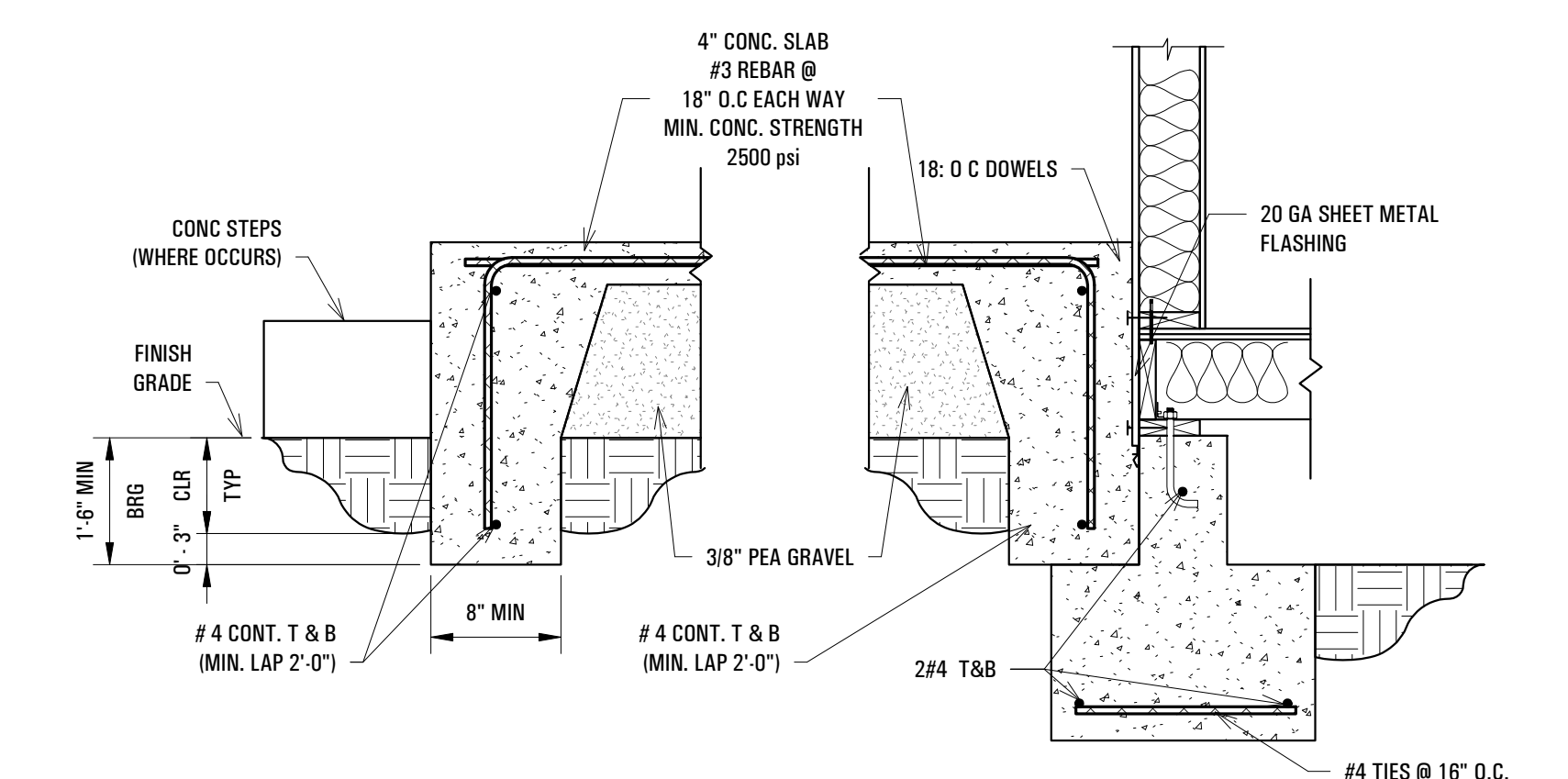


8 HDU TO NEW FOOTING SECTION
3/4" = 1'-0"

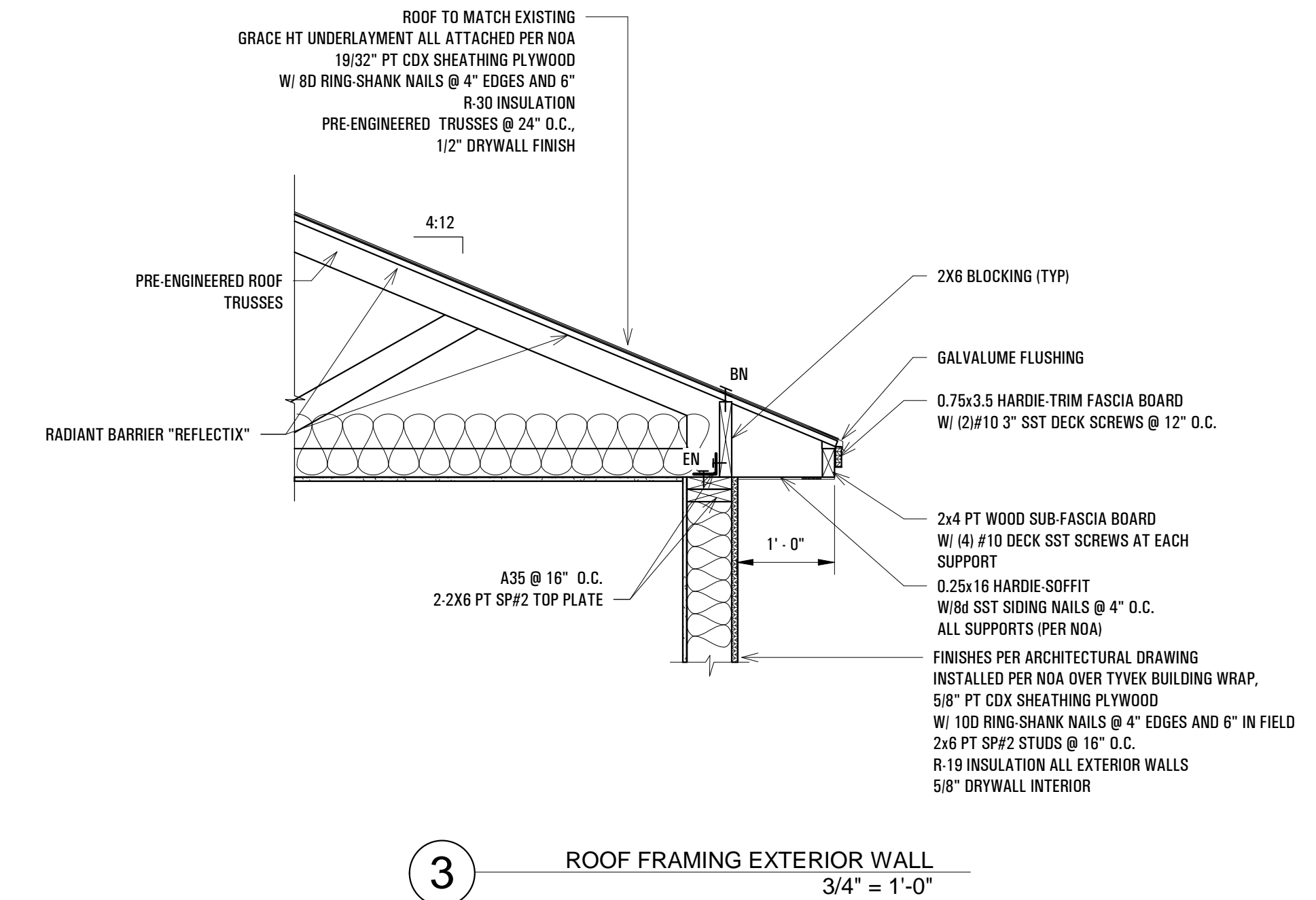
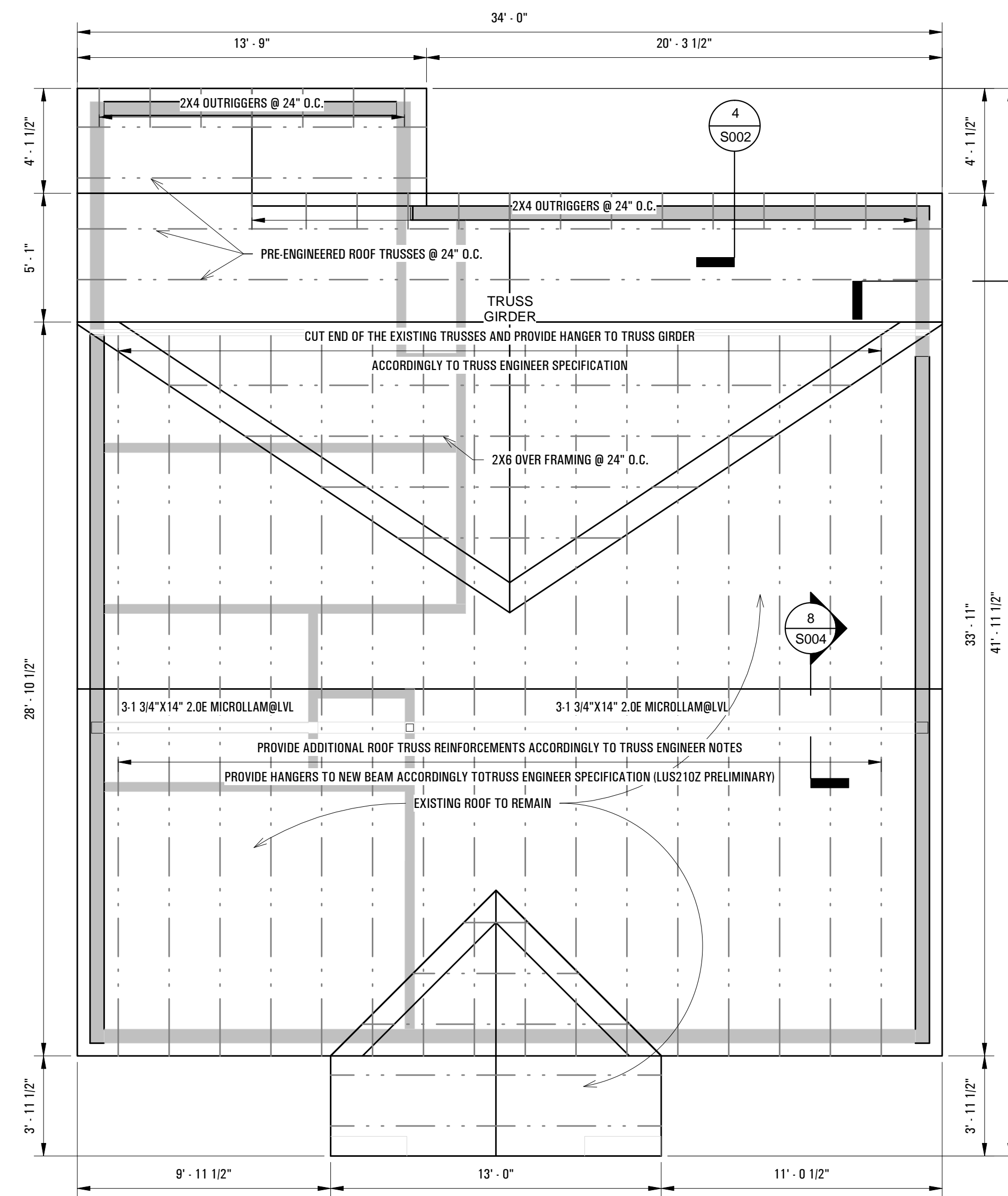
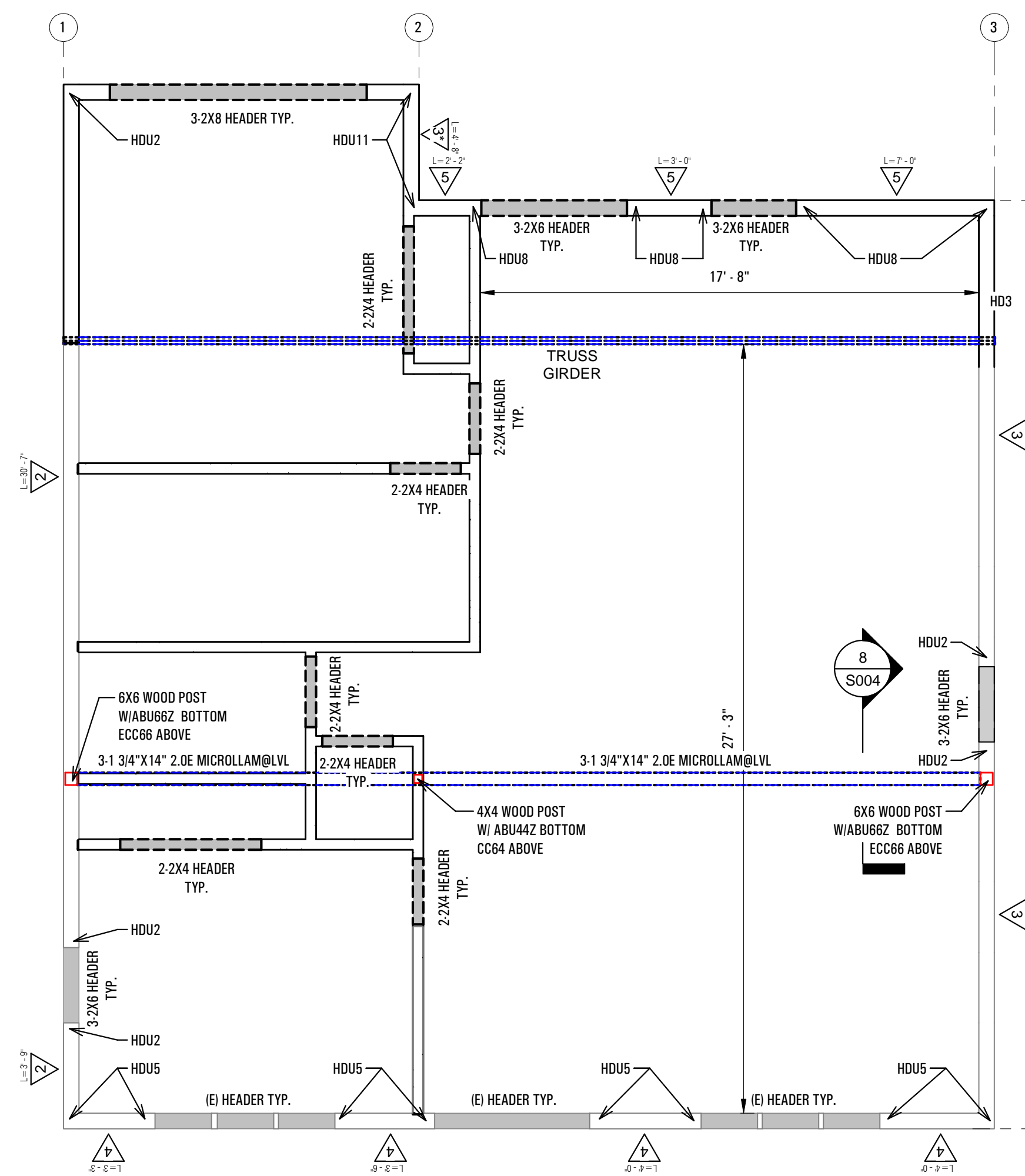
MODEL	BOLT (ASTM A36)	D
HDU2	5/8" Dx12 THREADED ROD	8"
HDU4	5/8" Dx12 THREADED ROD	12"



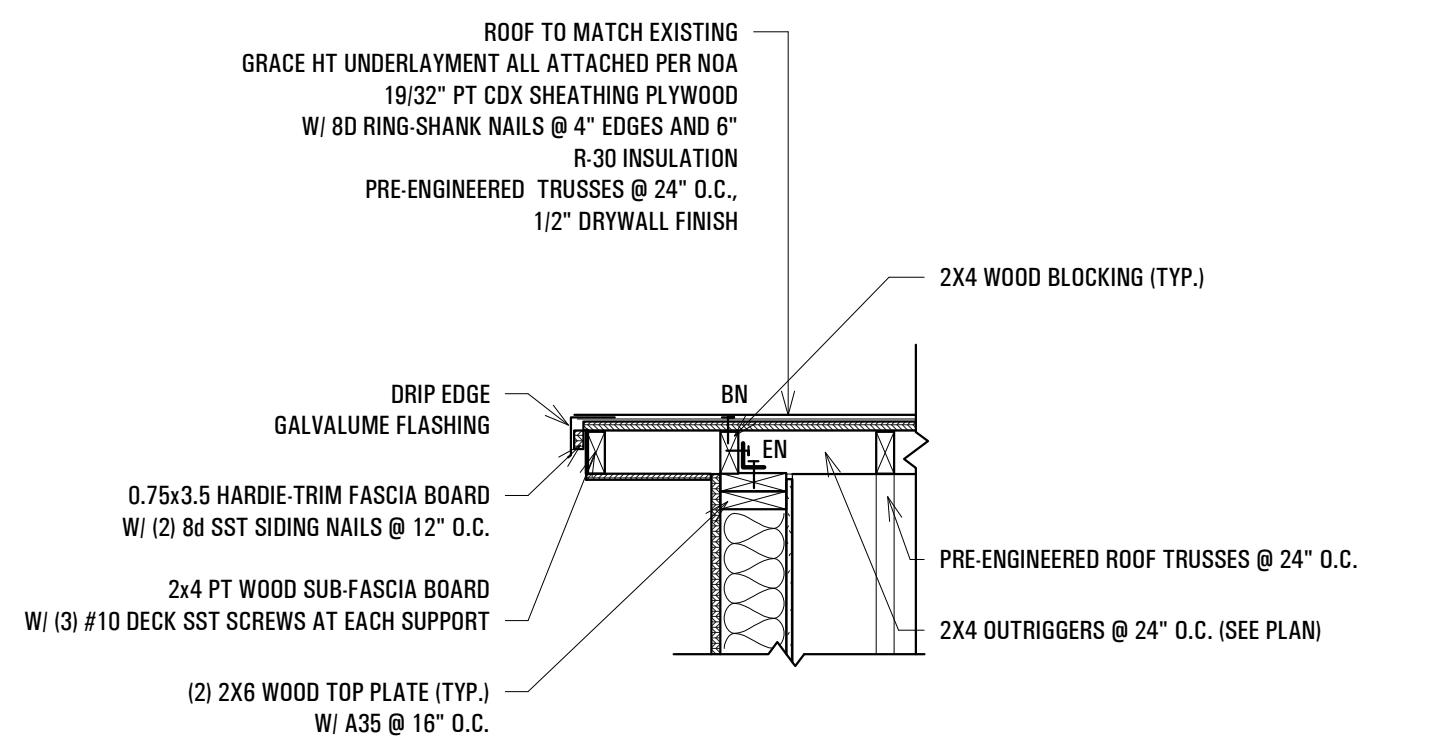
9 HDU INTO EXISTING FOUNDATION
3/4" = 1'-0"



10 PORCH SECTION
3/4" = 1'-0"



TRUSS ENGINEERING APPROVAL NOTE:
PER CALIFORNIA ADMINISTRATIVE CODE, ENGINEER OF RECORD HAS DELEGATED PRE-ENGINEERED TRUSS SYSTEMS TO SPECIALTY ENGINEER FOR TRUSS DESIGN.
EOR WILL REVIEW TRUSS DESIGN DOCUMENTS SUBMITTED BY SPECIALTY ENGINEER TO CONFIRM ADHERENCE TO STRUCTURAL DESIGN SPECIFICATIONS AND THAT TRUSS REACTION LOADS CAN BE SUPPORTED BY THE RESIDENTIAL STRUCTURE.
EOR WILL ISSUE TRUSS DOCUMENT REVIEW LETTER TO BUILDING DEPARTMENT PRIOR TO FRAMING INSPECTION.

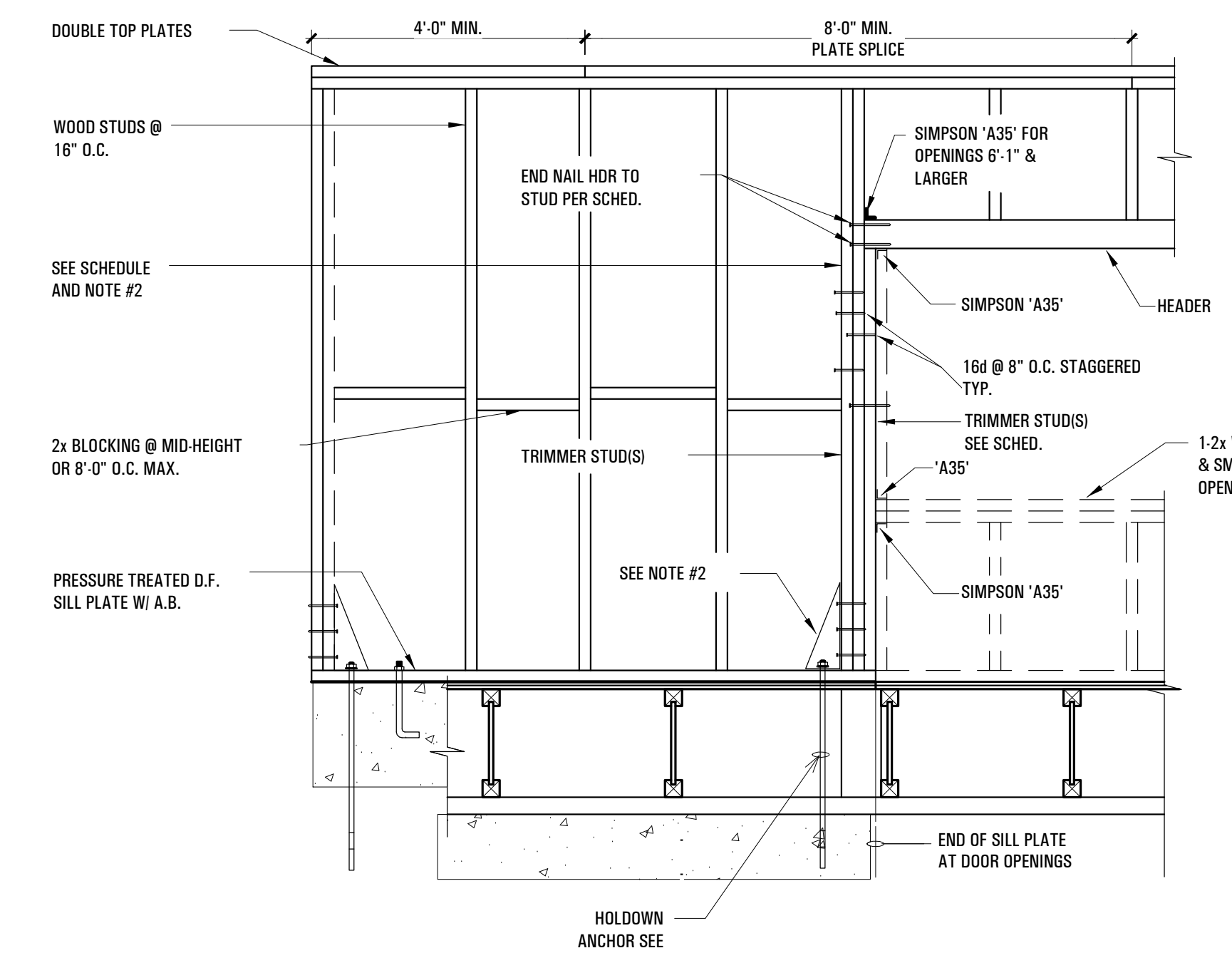


1 1ST LVL STRUCT WALL PLAN (SHOWING BEAMS ABOVE)
1/4" = 1'-0"

2 ROOF FRAMING PLAN
1/4" = 1'-0"

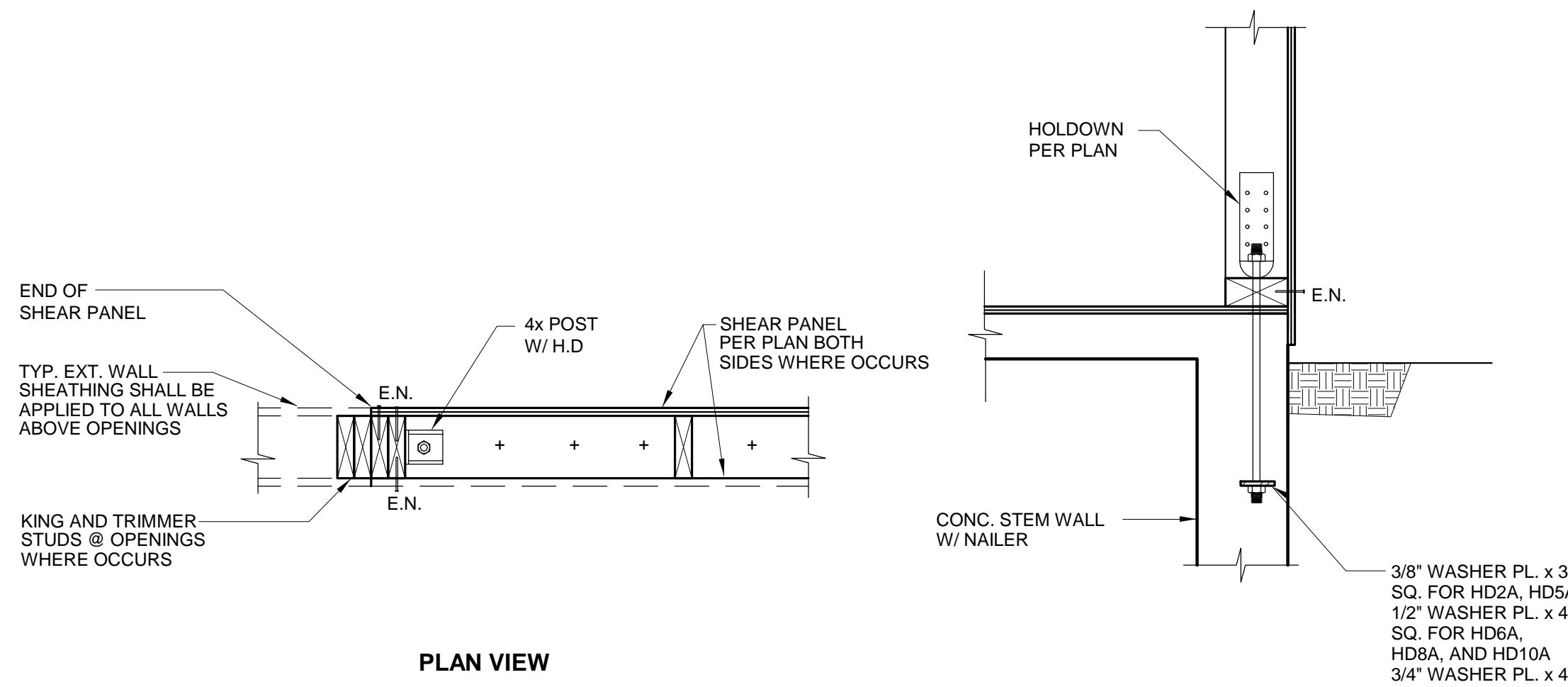
4 GABLE END SECTION
3/4" = 1'-0"

- NOTES:**
- "MINIMUM MEMBER THICKNESS @ PANEL SEAM" REFERS TO FRAMING MEMBERS, INCLUDING PLATE AND BLOCKING, WHICH RECEIVE EDGE NAILING FROM ADJACENT PANELS.
 - 3x PLATES: USE 3x PLATES 5/8" DIAMETER ANCHOR BOLTS & 3"x3"x0.229" PLATE WASHERS AT ALL SHEAR WALL LOCATIONS.
 - LTP4 FRAMING CLIPS: LTP4 CLIPS MAY BE USED IN PLACE OF A35 CLIPS SHOWN IN SCHEDULE WHERE LOCATION OF RIM OR BLOCKS ABOVE DOUBLE TOP PLATE ALLOWS. USE ONE LTP4 FOR EACH A35 CLIP.
 - SHEAR WALLS SHALL NOT BE OFFSET MORE THAN 4'-0" FROM EACH OTHER.
 - SHEAR PANEL TYPES SHALL NOT BE COMBINED IN THE SAME LINE OF RESISTANCE.
 - WALL STUDS SHALL BE 2x MIN @ 16" OC.
 - 10d NAILS SHALL BE PLACED NOT LESS THAN 3/8" FROM PANEL EDGES.
 - SPLICE TOP PLATES WITH ST6236, U.N.O.
 - 3"x3"x1/4" PLATE WASHERS, IN LIEU OF CUT WASHERS, SHALL BE PROVIDED FOR ALL PLYWOOD SHEAR WALL SILL PLATE ANCHOR BOLTS AND HOLD DOWNS.
 - BOLT HOLES THROUGH ANY HOLD DOWN POST SHALL BE OVERSIZED BY 1/16" AND SHALL BE VERIFIED BY INSPECTOR.
 - MUDSIL TO BE SILL GRADE REDWOOD OR SHALL BE PROTECTED WITH SODIUM BORATE. IF ANY OTHER PRESERVATIVE IS USED, PROTECT ALL FASTENERS IN THESE MATERIALS WITH 1.85 oz. OF ZINC GALVANIZED PER ASTM A653.
 - 8d = .131" DIA. X 2.5" COMMON NAIL.
 - 10d = .148" DIA X 3" COMMON NAIL



	HEADER SCHEDULE			
	OPENING SIZE	HEADER SIZE	TRIMMER STUDS	KING STUDS
EXT. WALLS	0 TO 4'-0"	6 x 6	1-2x6	1-2x6
	4'-1" TO 6'-0"	6 x 8	2-2x6	2-2x6
	6'-1" TO 8'-0"	6 x 10	2-2x6	2-2x6
INT. BEARING WALLS	0 TO 4'-0"	4 x 6	1-2x4	1-2x4
	4'-1" TO 6'-0"	4 x 8	2-2x4	1-2x4

- NOTES:**
- USE DBL STUDS FOR SIMPSON "PHD" TYPE HOLD-DOWNS. USE 4x POST ADJACENT TO TRIMMER STUDS @ LOCATIONS WHERE A "HD" TYPE HOLD-DOWN IS SPECIFIED. EDGE NAIL SHEATHING TO POST, KING AND TRIMMER STUDS.



5 WOOD STUD WALL FRAMING
1" = 1'-0"

6 ALT. HOLDOWN INSTALLATION
1" = 1'-0"

PixelArch Ltd.
US Office: 1441 N. Dale Ave., Anaheim, CA 92801
Canada Office: 3313 Plateau Blvd., Coquitlam BC V3E 3B8
+1 909 939 2585 info@pixelarchtld.com www.pixelarchtld.com

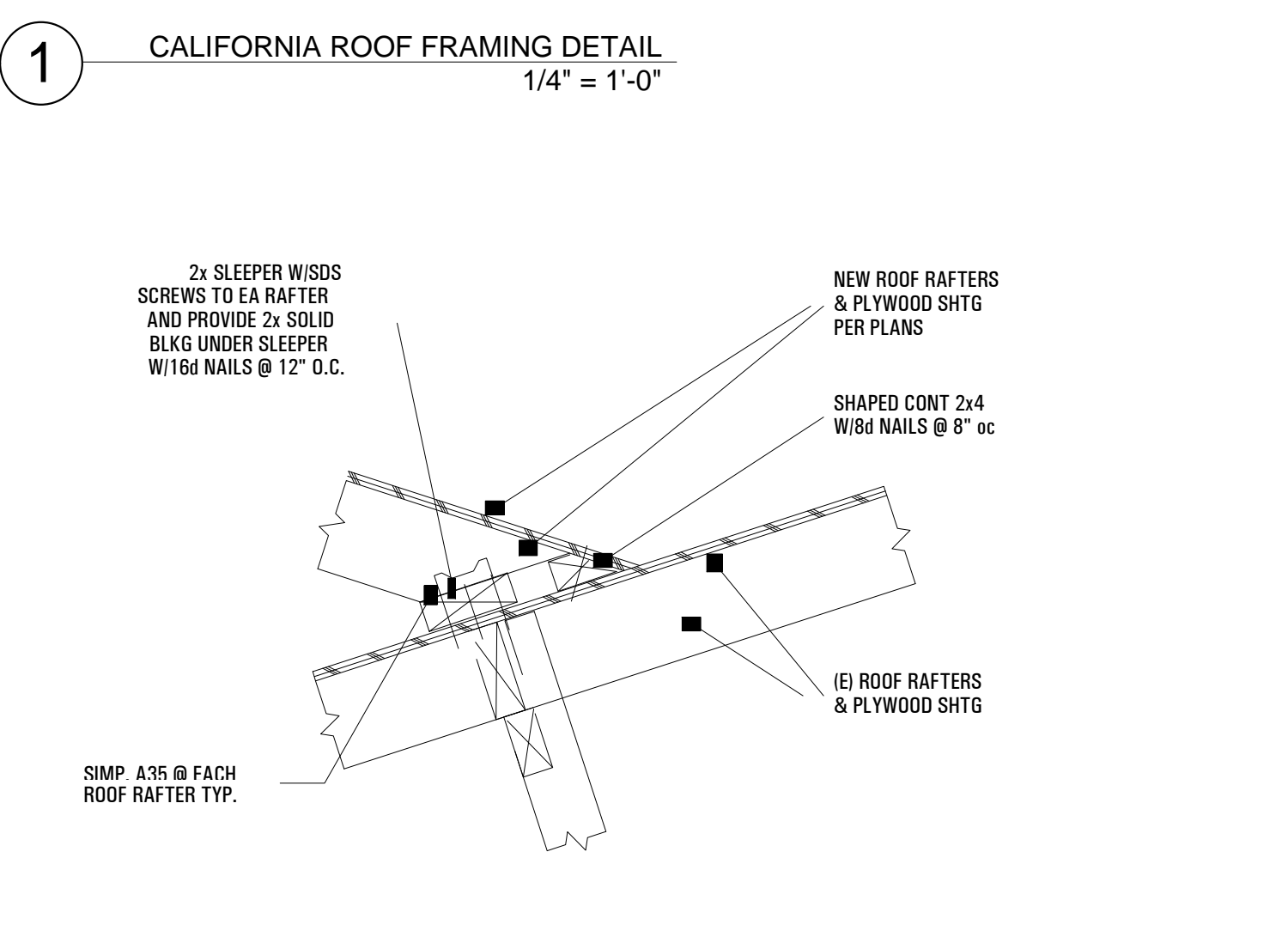
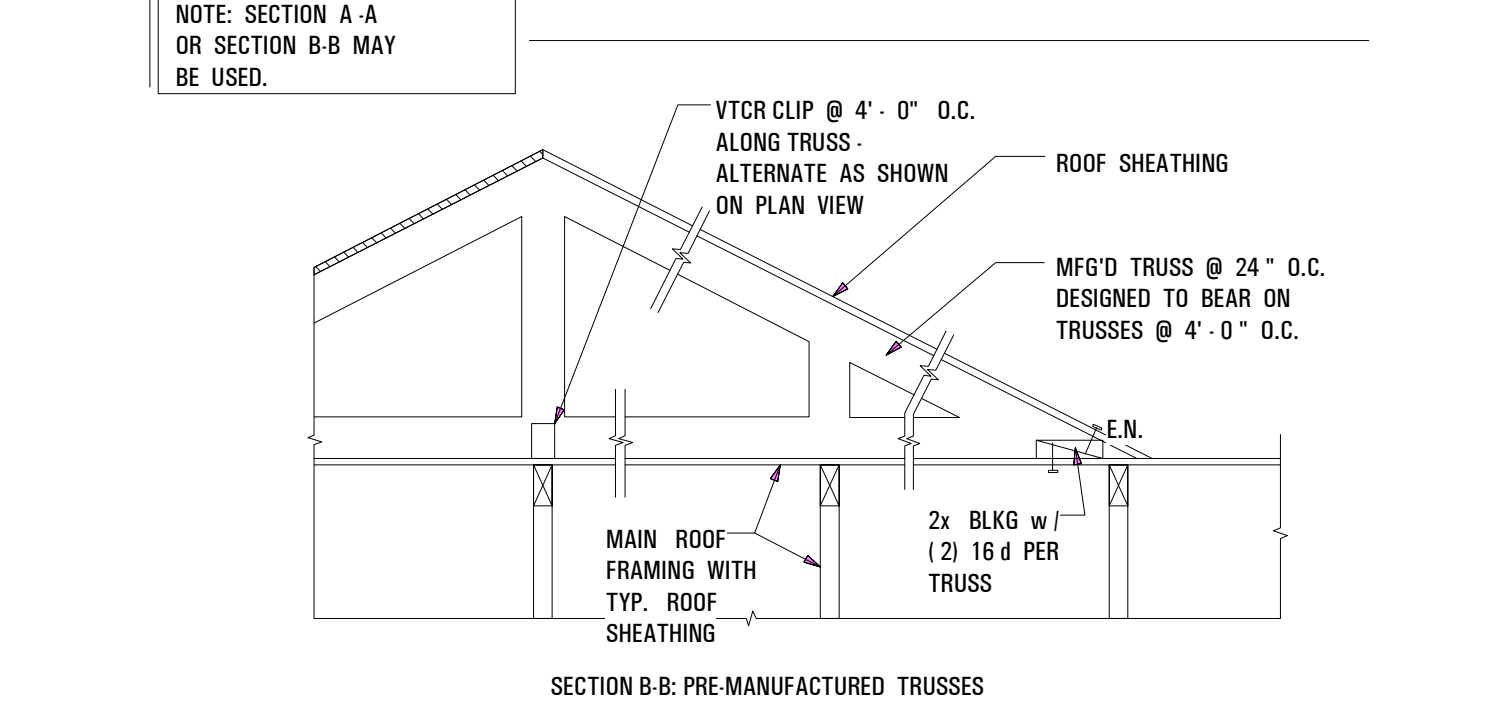
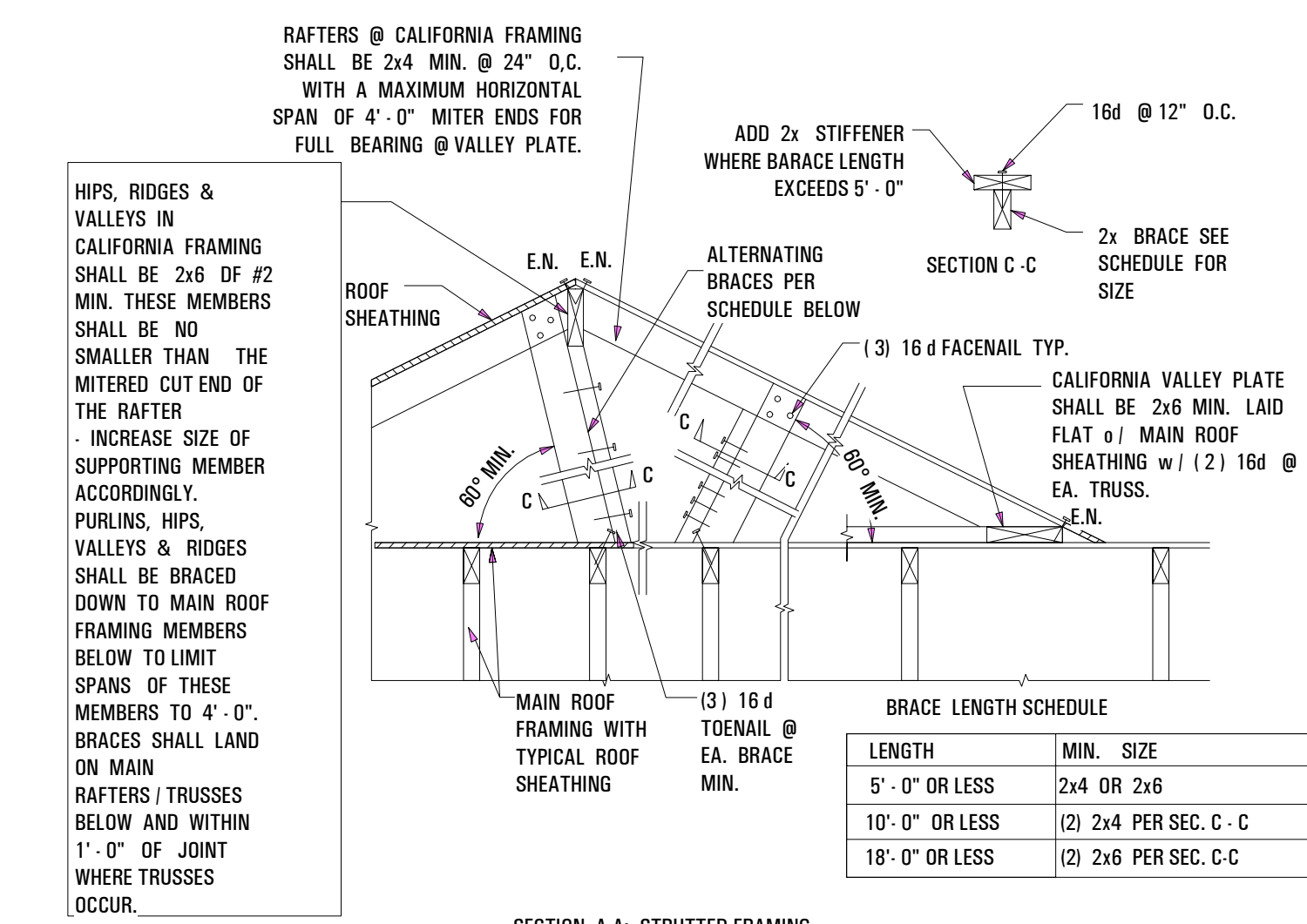
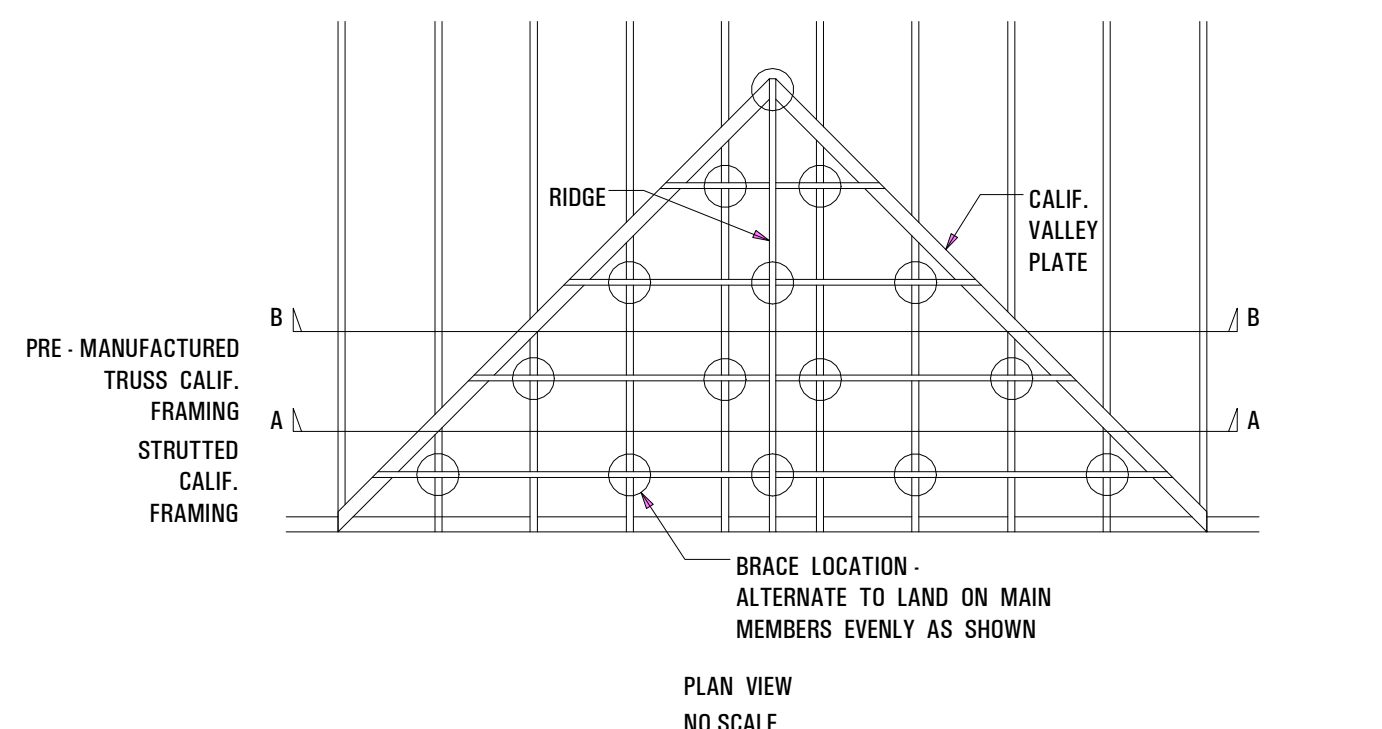
Project Name and Address:
SINGLE FAMILY HOUSE REMODEL
3612 6th AVENUE,
LOS ANGELES, CA 90018

Date: OCTOBER 29, 2018
Scale: As indicated
DRAWING TITLE: 1ST FLOOR STRUCT WALL PLANS (SHOWING BEAMS ABOVE)
Sheet: Page No.

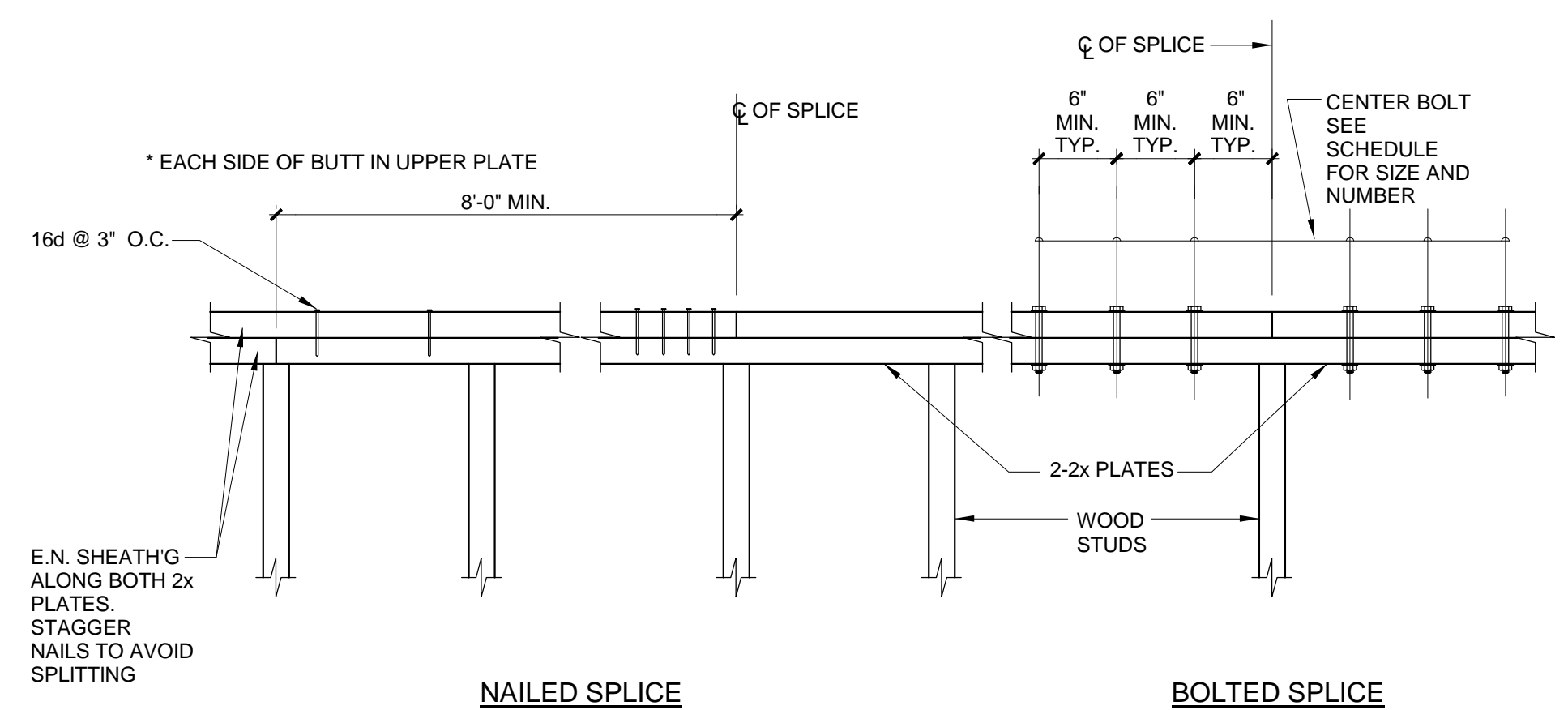
No.	Revision/Issue	Date

Soo2

COPYRIGHT THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH, REMAINS THE PROPERTY OF PIXELARCH LTD. PERMISSION FOR USE OR REPRODUCTION IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN PERMISSION WITH OWNER, PIXELARCH LTD.

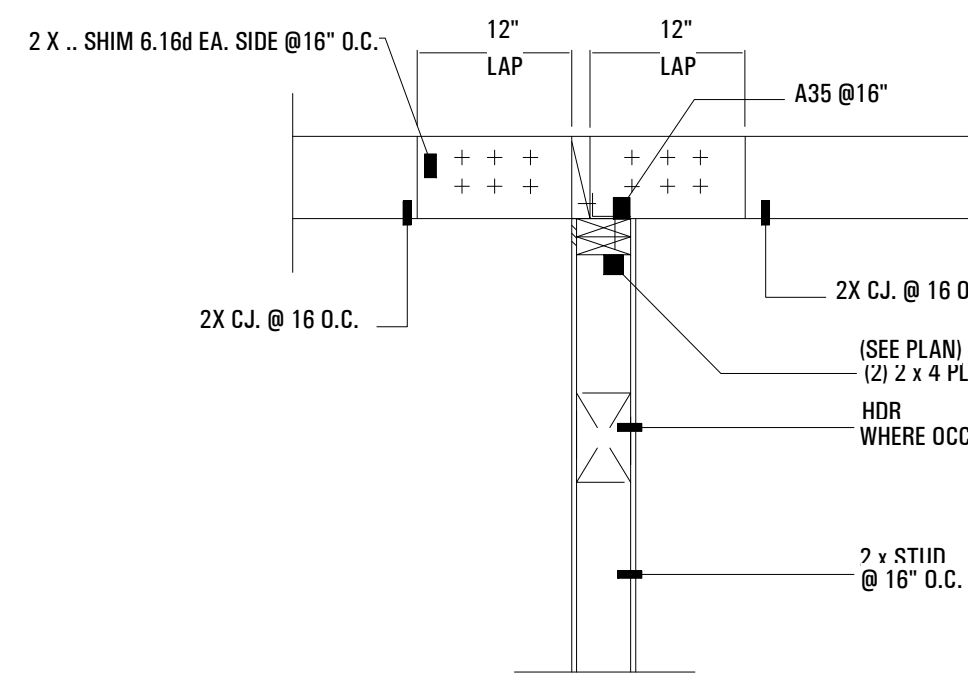


2 CALIFORNIA ROOF NTS

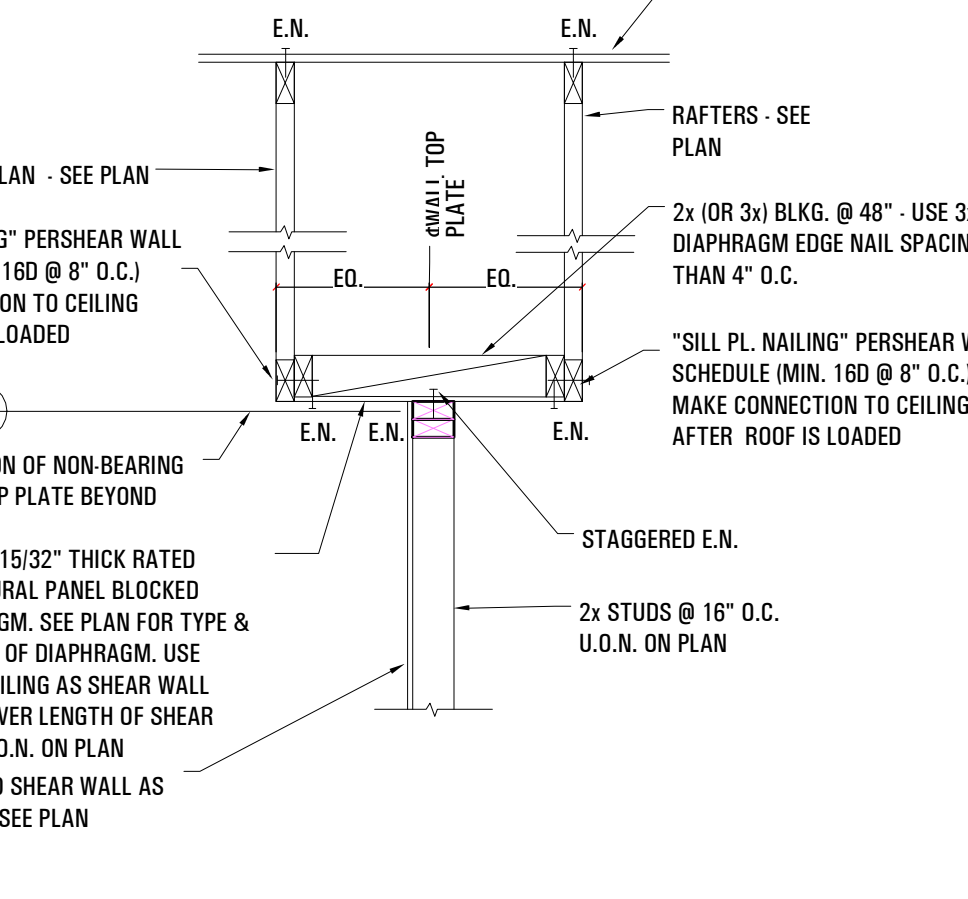


MARK	16d NAILS *	BOLTS *	REMARKS
A	12	-	ALL OTHERS
B	18	-	
C	24	-	USE TYPE 'C' SPLICE U.O.N. FOR DRAGS & CHORDS
D	30	-	
E	-	2-3/4" DIA.	
F	-	3-3/4" DIA.	
G	-	4-3/4" DIA.	

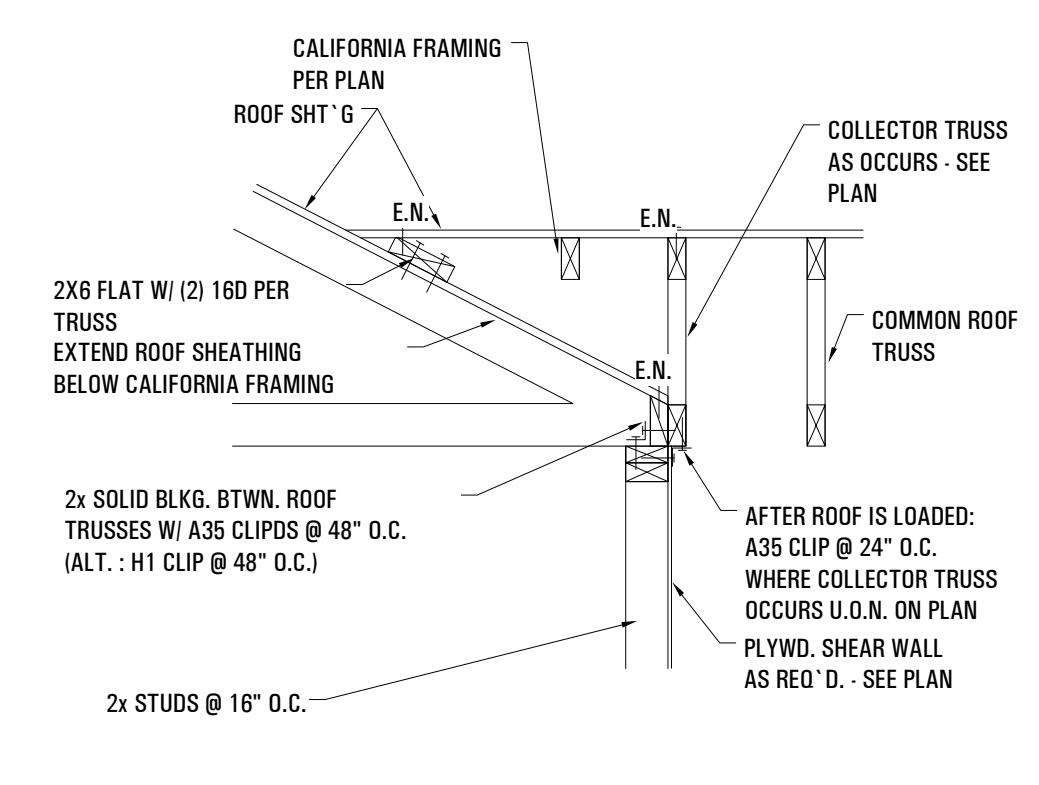
3 TOP PLATE SPLICE 1\"/>



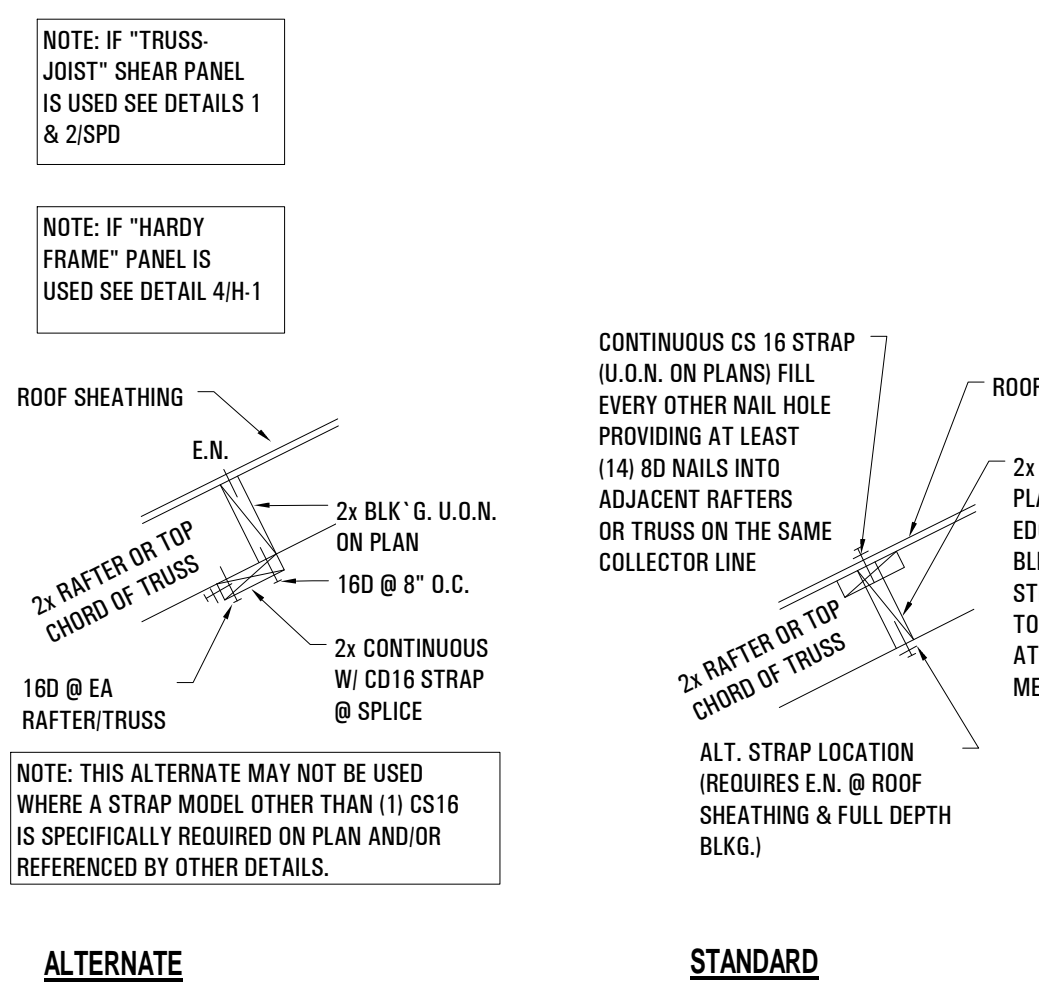
4 C.J. CONNECTION NTS



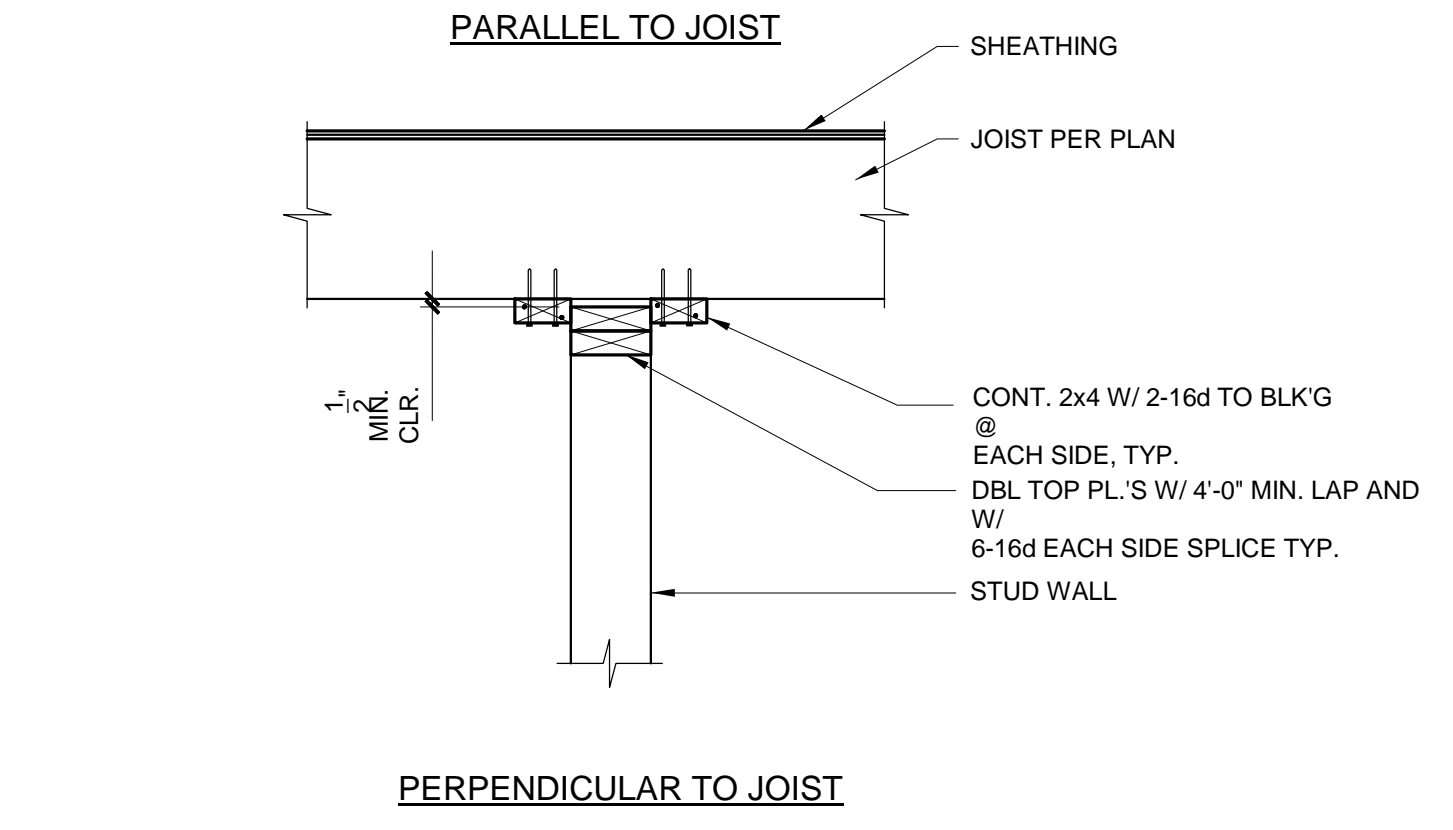
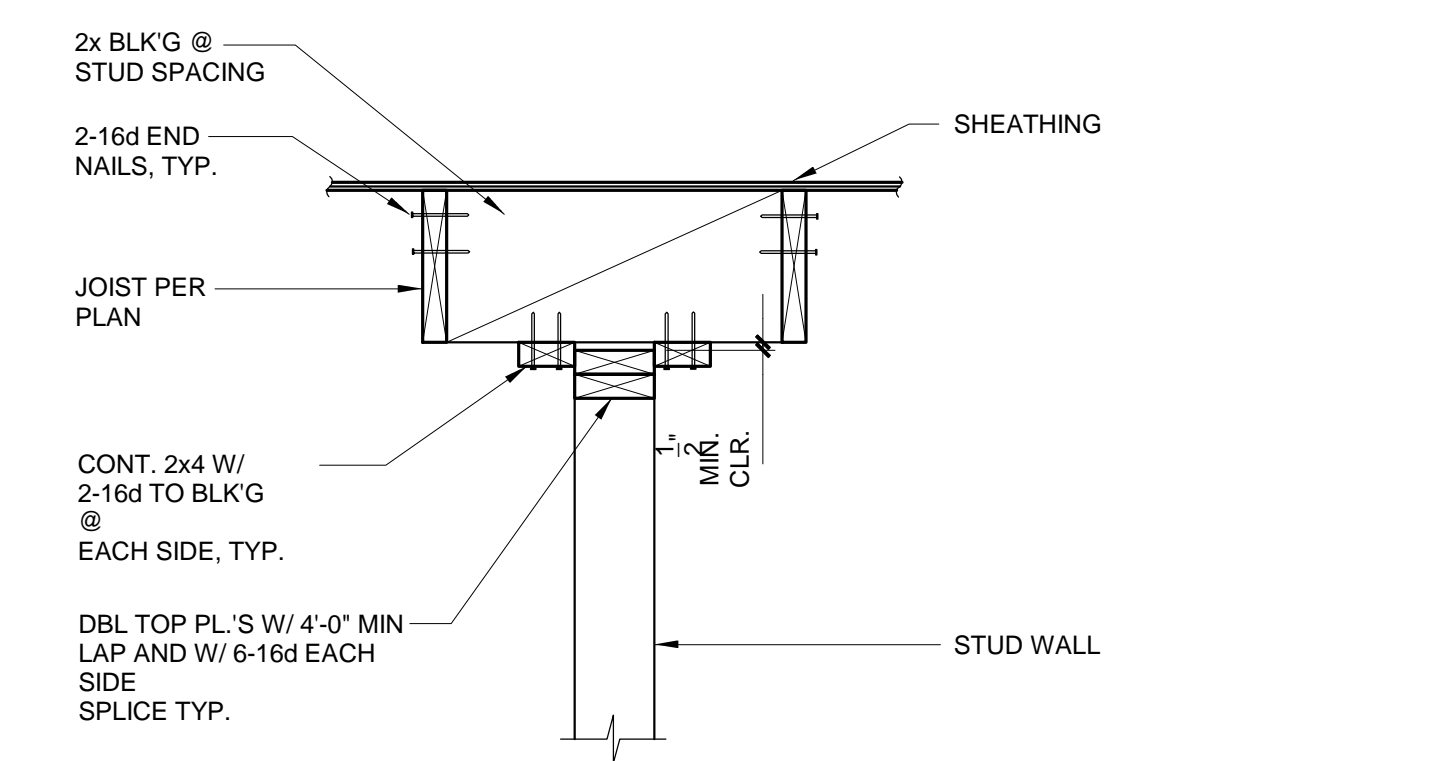
5 SHEAR TRANSFER DETAIL NTS



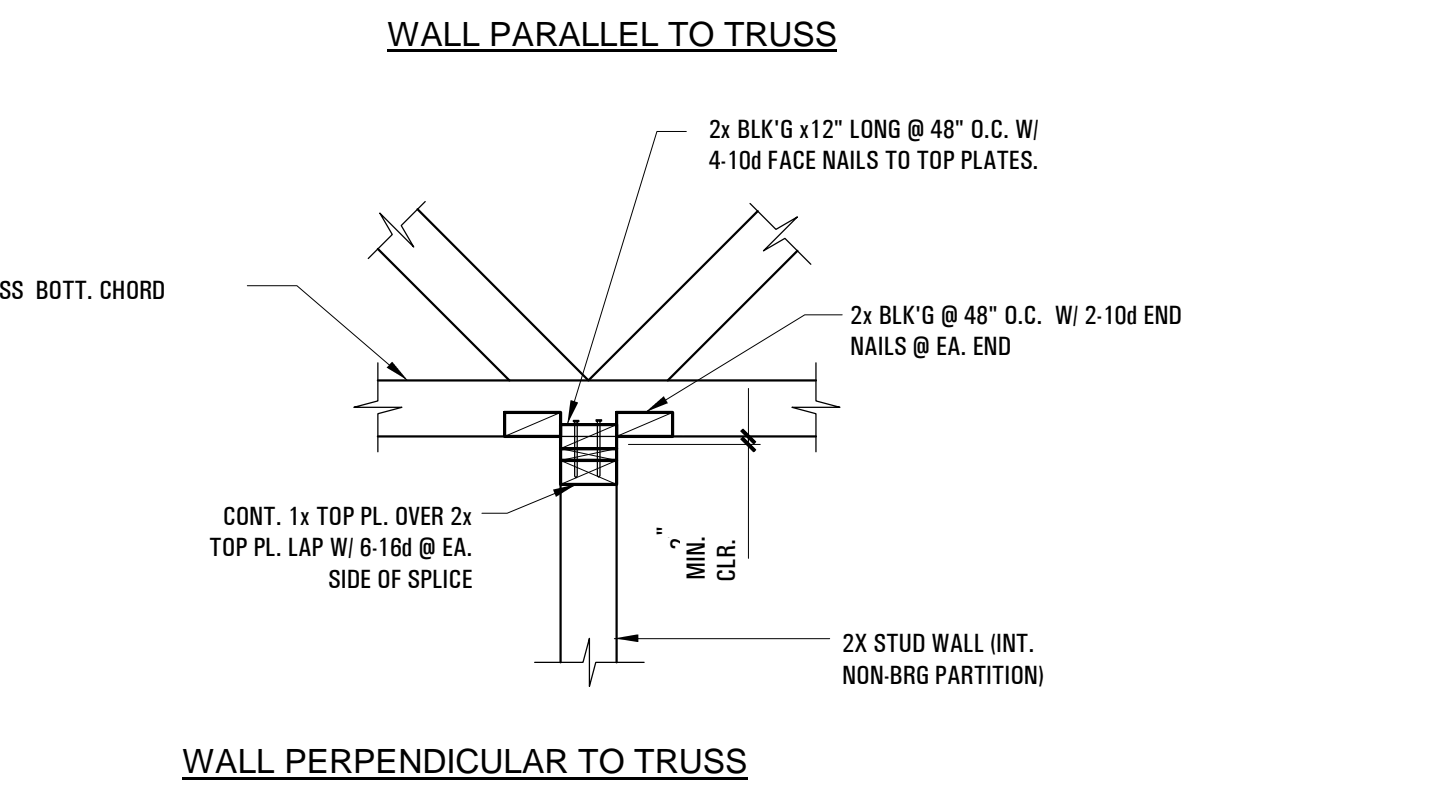
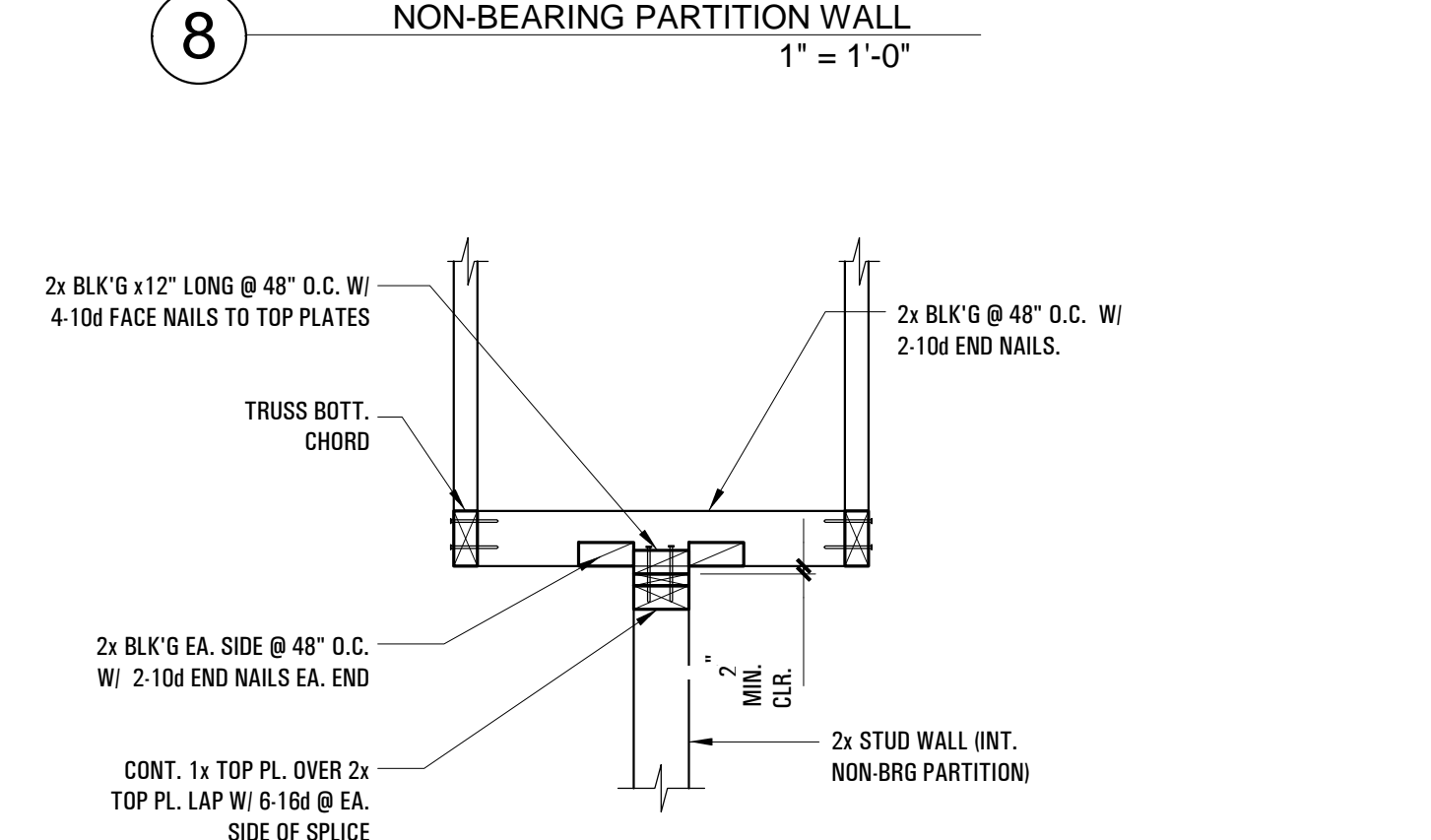
6 SHEAR TRANSFER DETAIL 2 NTS



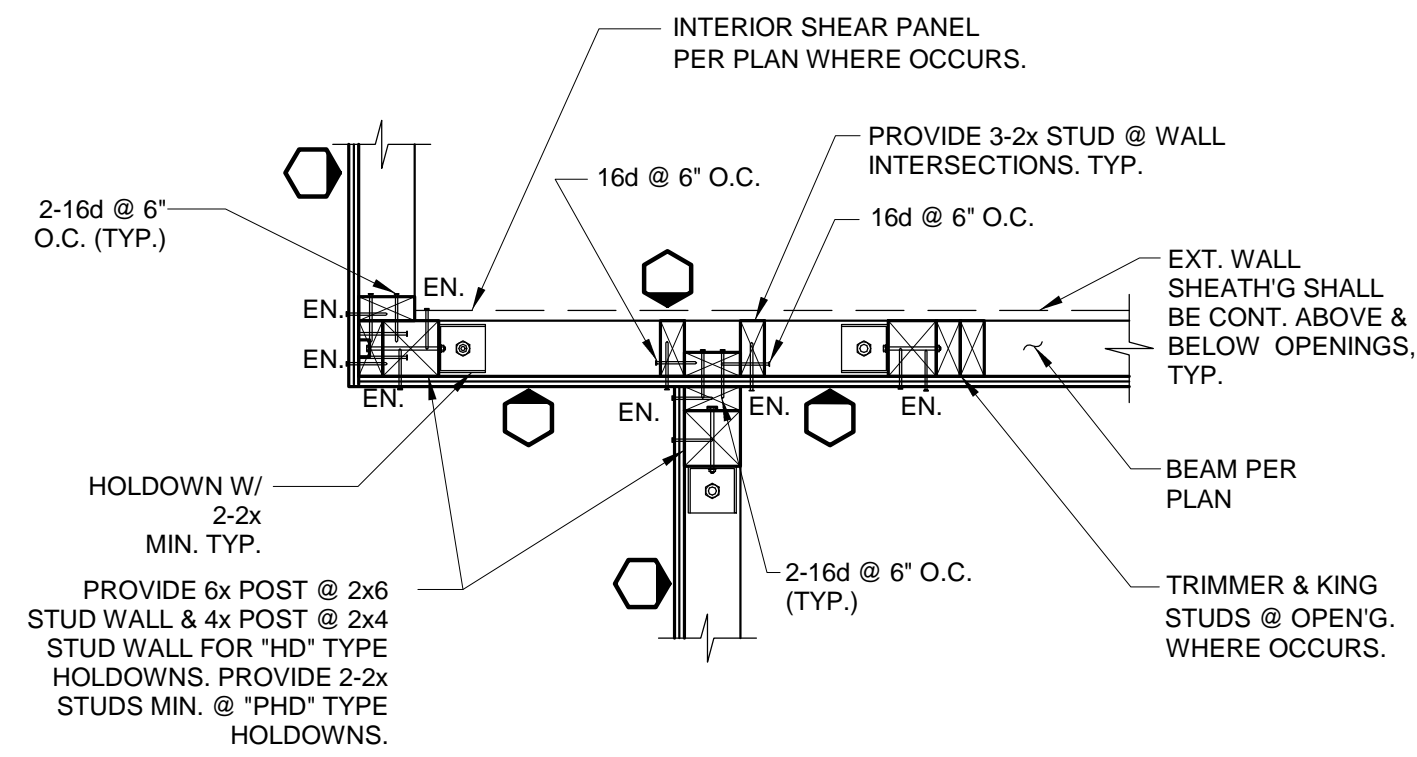
7 ROOF COLLECTOR NTS



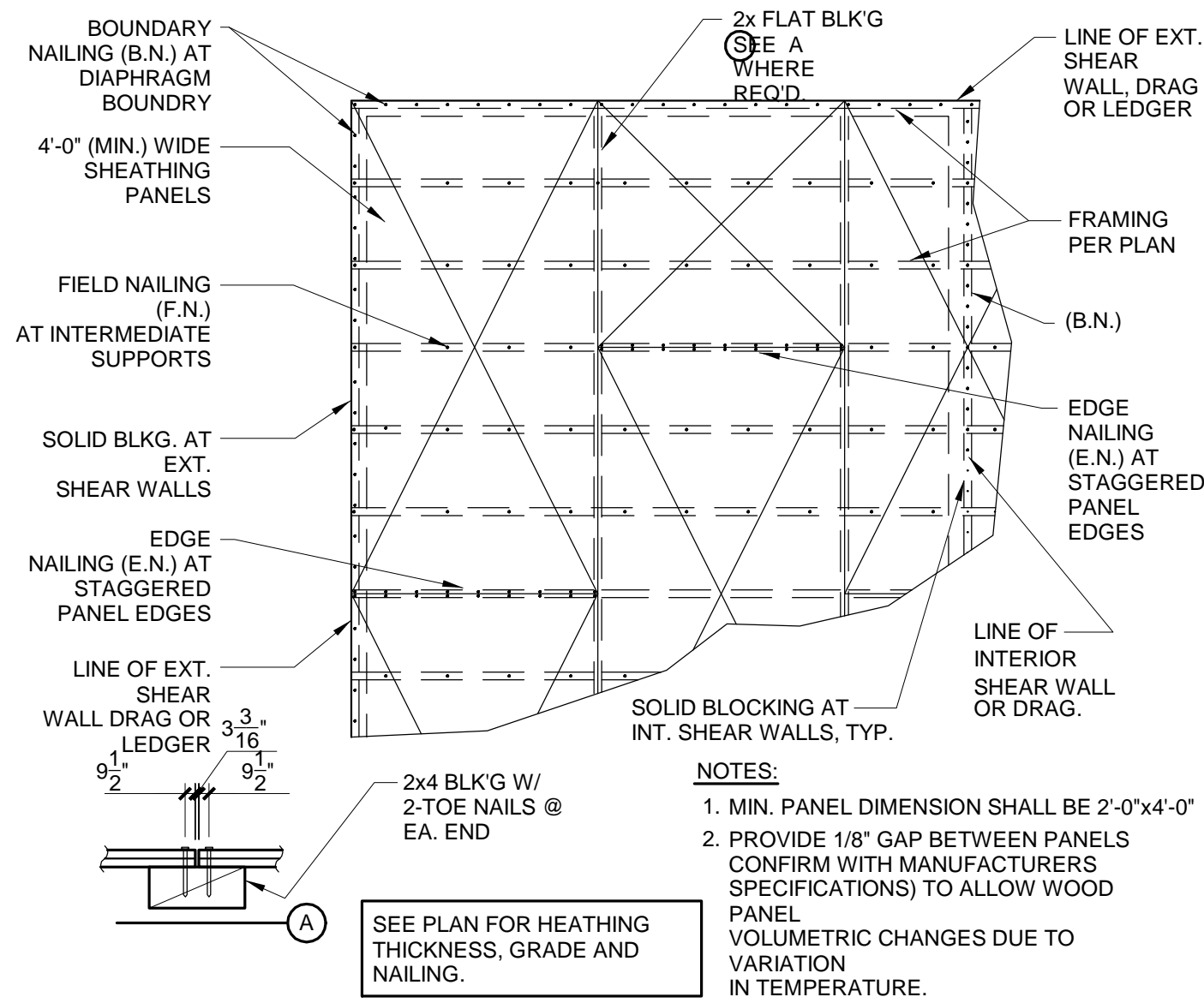
8 NON-BEARING PARTITIONAL WALL 1\"/>



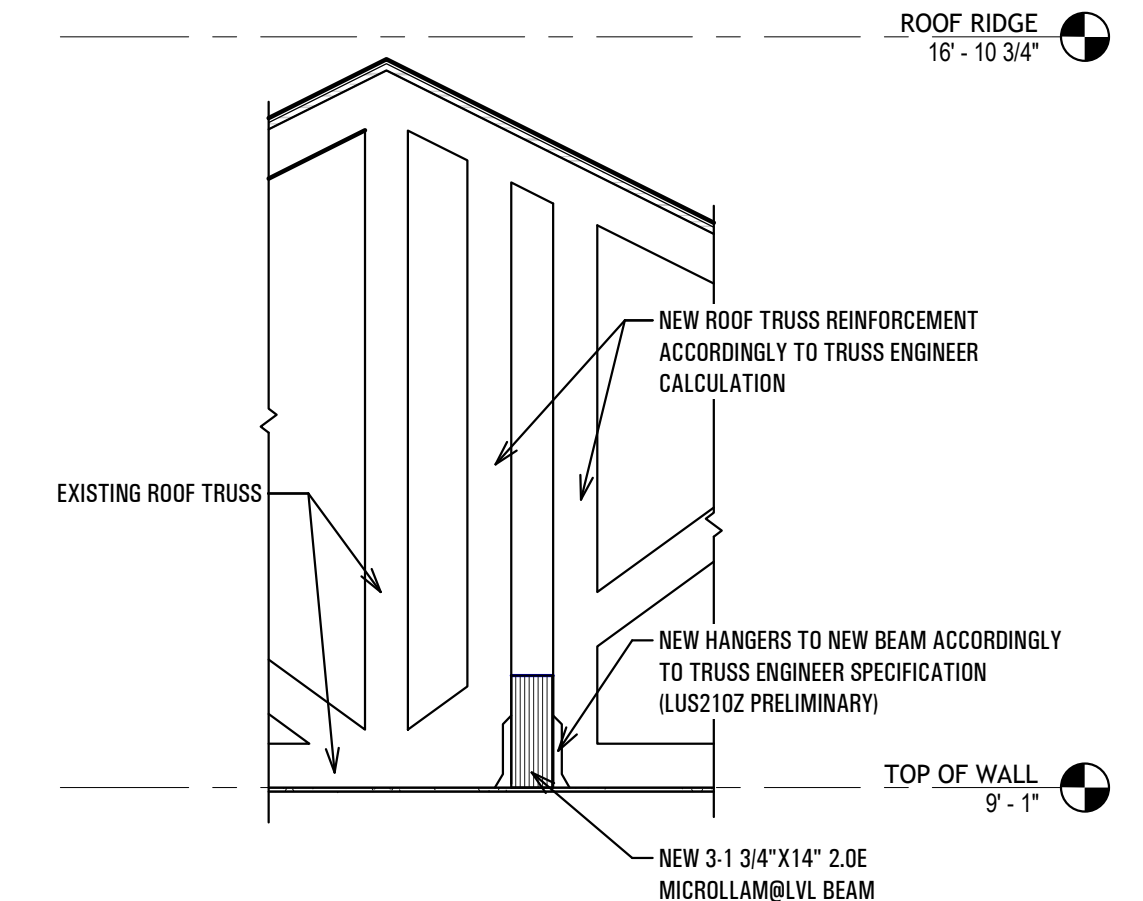
9 TYP-WOOD-018 1\"/>



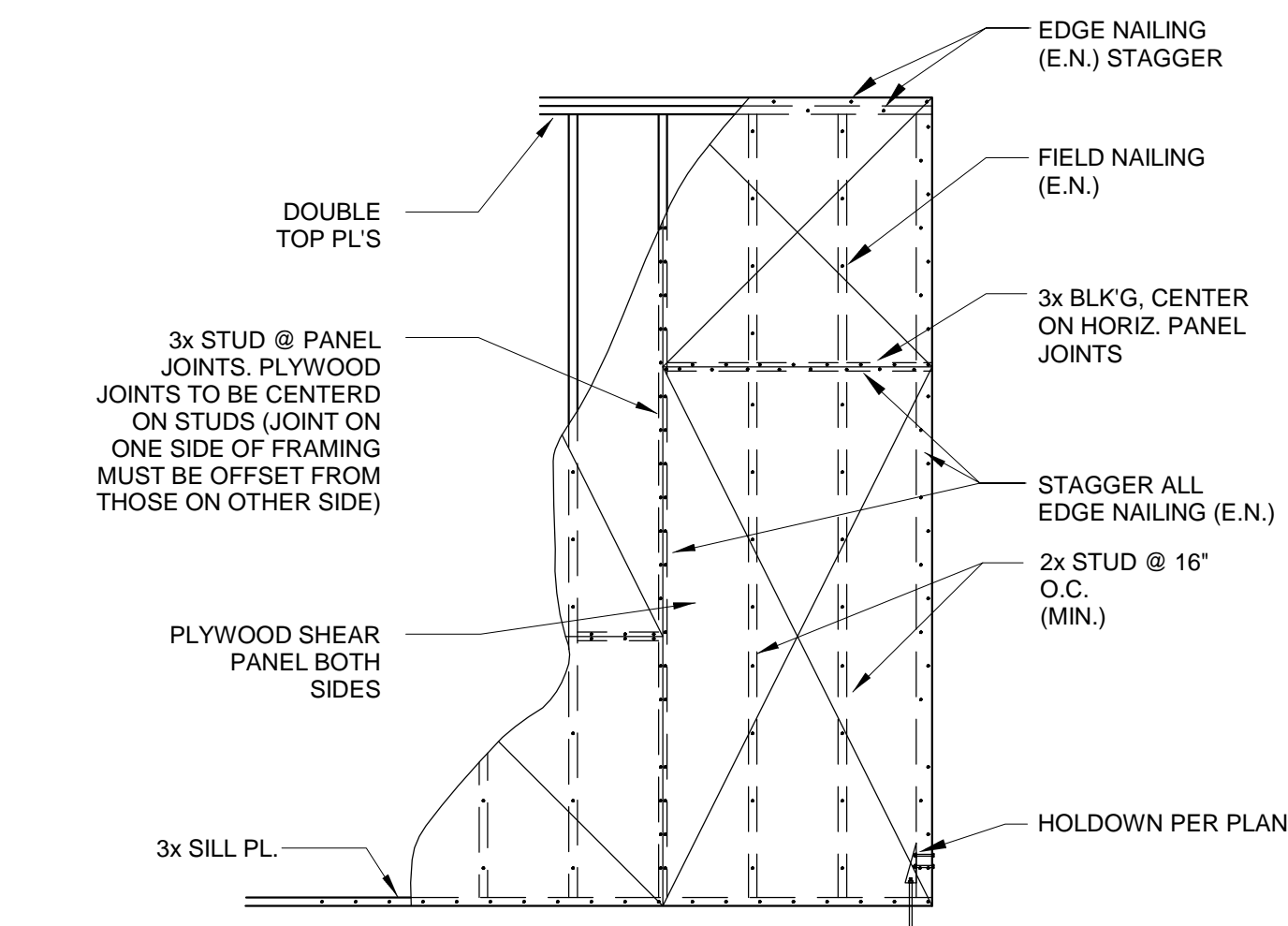
1 TYPICAL WALL INTERSECTION
1" = 1'-0"



2 HORIZONTAL DIAPHRAGM SHEATHING
1" = 1'-0"

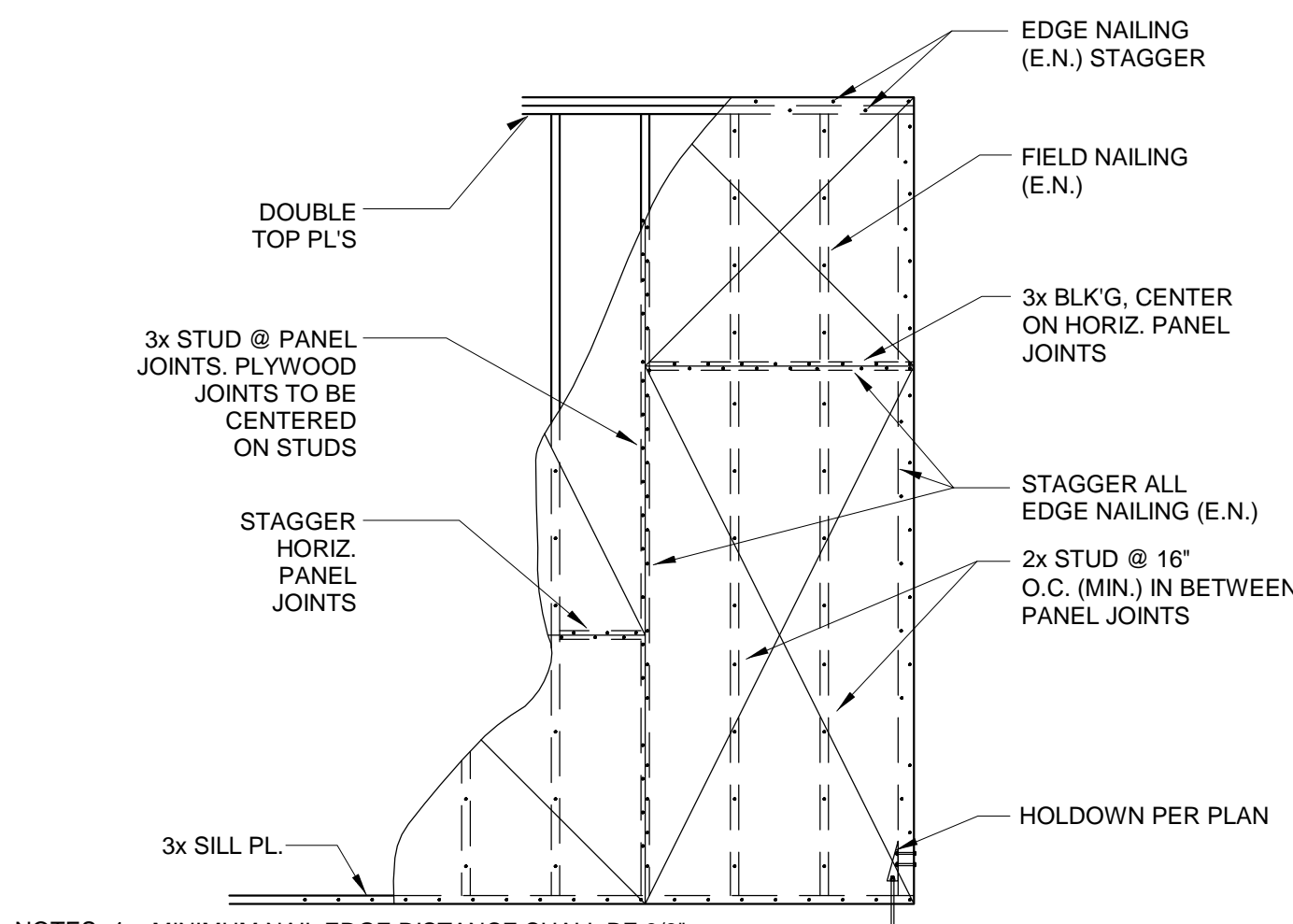


8 Section 3
1/2" = 1'-0"



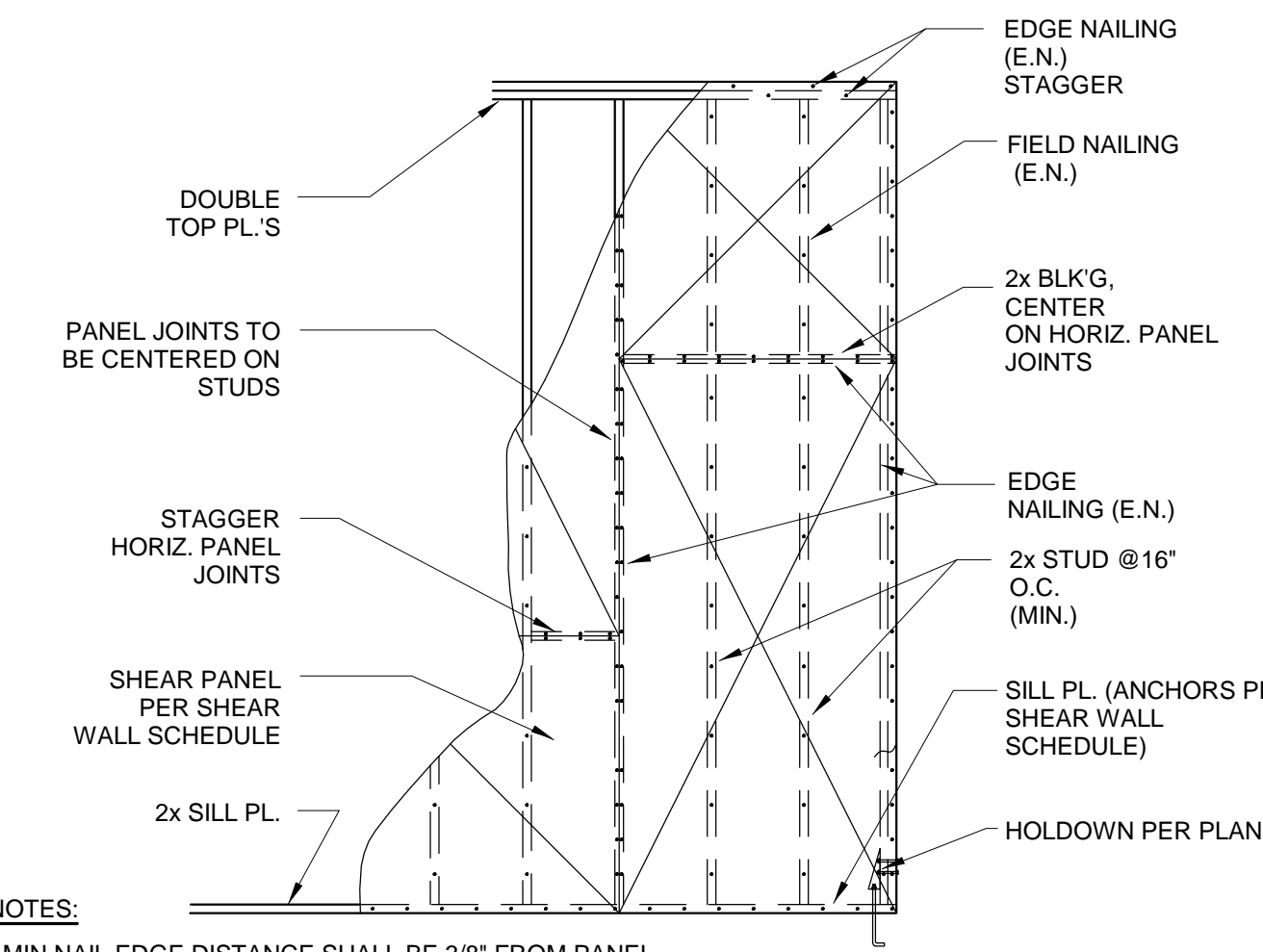
NOTES: 1. MINIMUM NAIL EDGE DISTANCE SHALL BE 3/8" FROM PANEL EDGES
2. MINIMUM SIZE OF SHEATHING SHALL BE 24" x 24"

3 SHEAR PANEL ELEV. (BOTH SIDES)
1" = 1'-0"



NOTES: 1. MINIMUM NAIL EDGE DISTANCE SHALL BE 3/8" FROM PANEL EDGES
2. MINIMUM SIZE OF SHEATHING SHALL BE 24" x 24"

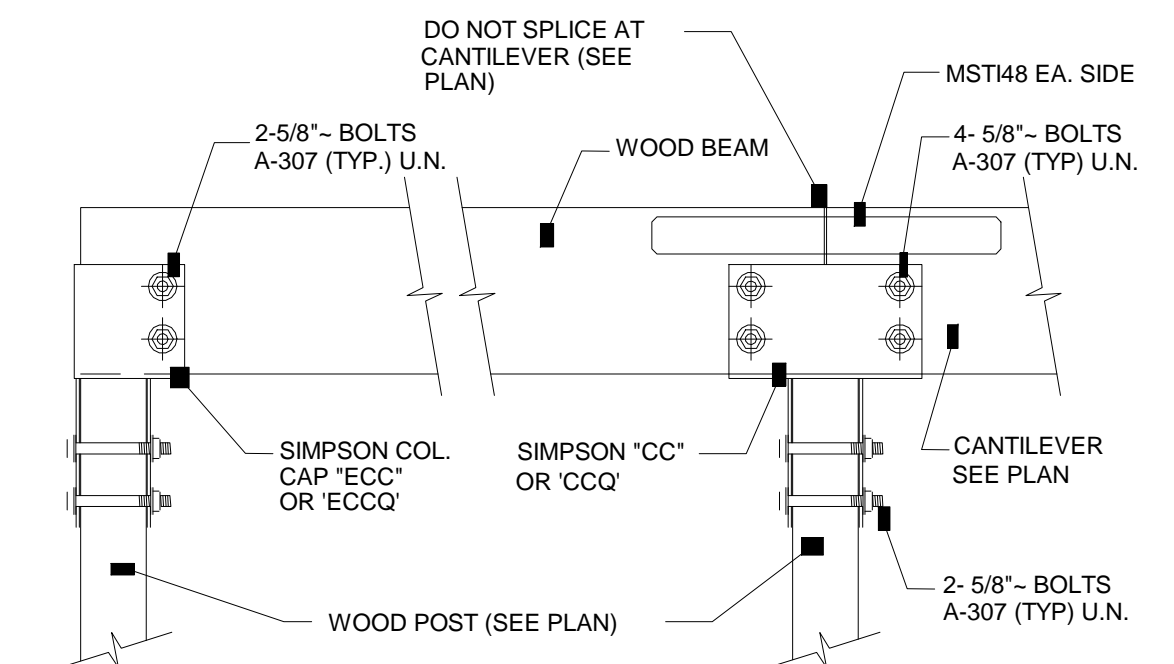
4 SHEAR PANEL (DENSE NAILING 2" & 3" O.C. B.N.)
1" = 1'-0"



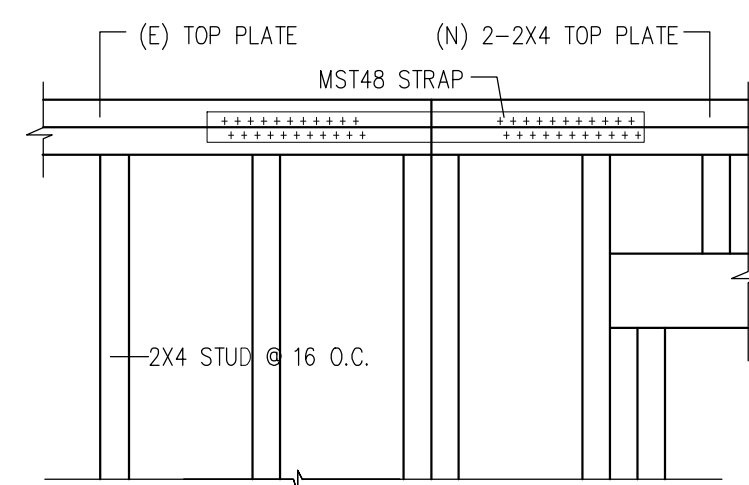
NOTES:
1. MIN NAIL EDGE DISTANCE SHALL BE 3/8" FROM PANEL EDGES FOR 2x's & 1/2" FOR 3x's
2. MINIMUM SIZE OF SHEATHING SHALL BE 24" x 24"

USE THIS DETAIL FOR INSTALLATION OF TYP. WALL SHEATHG

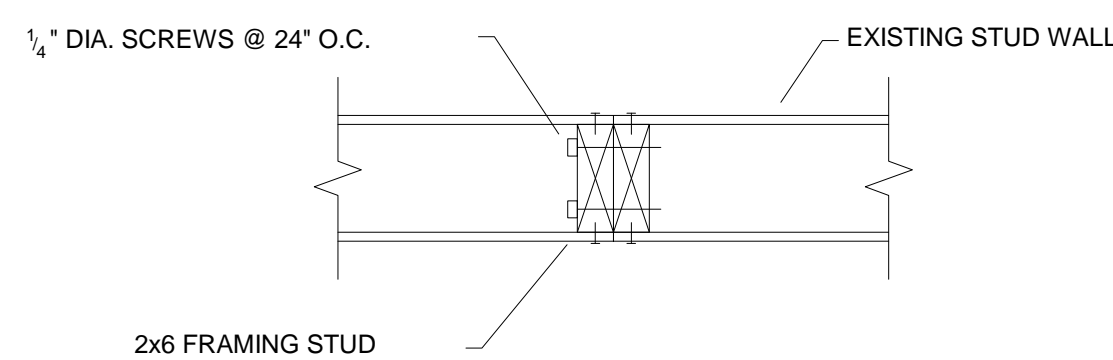
5 SHEAR PANEL ELEV. (ONE SIDE 4" & 6" O.C. E.N.)
1" = 1'-0"



9 TYPICAL BEAM TO COLUMN DETAILS

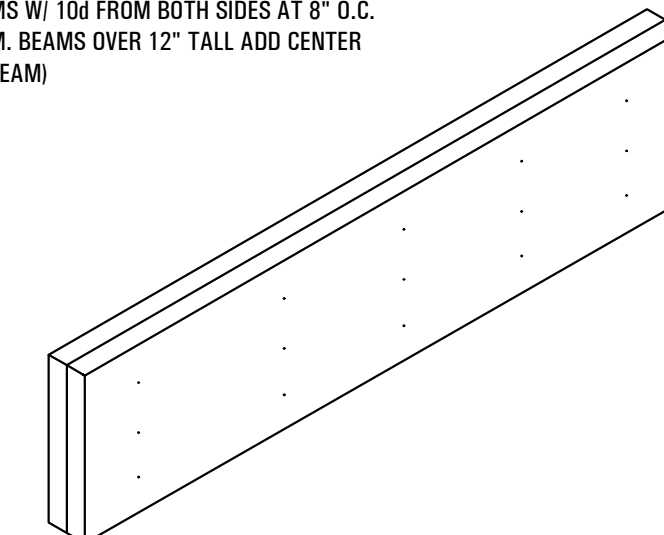


6 TOP PLATE CONNECTION DETAIL
3/4" = 1'-0"



7 TYPICAL FRAMING CONNECTION DETAIL
1" = 1'-0"

FASTEN MULTI-MEMBER WOOD BEAMS W/ 10d FROM BOTH SIDES AT 8" O.C. MAX. STAGGERED TOP AND BOTTOM. BEAMS OVER 12" TALL ADD CENTER ROW @ 12" O.C. MAX. (MAX. 3 PLY BEAM)



10 CONNECTION OF MULTIPLE PIECES OF TOP-LOADED BEAMS
1" = 1'-0"



PixelArch Ltd.
 US Office: 1441 N. Dale Ave., Anaheim, CA 92801
 Canada Office: 3313 Plateau Blvd., Coquitlam BC V3E 3B8
 +1 909 939 2585 info@pixelarchtld.com
 www.pixelarchtld.com

Project Name and Address:

SINGLE FAMILY HOUSE REMODEL
 3612 6th AVENUE,
 LOS ANGELES, CA 90018

Date: OCTOBER 29, 2018
 Scale: As indicated

DRAWING TITLE:

TYPICAL WOOD DETAILS

Sheet :

Page No

No.	Revision/Issue	Date

So04

COPYRIGHT THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH, REMAINS THE PROPERTY OF PIXELARCH LTD. PERMISSION FOR USE OR REPRODUCTION IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN PERMISSION WITH OWNER, PIXELARCH LTD.

MEP DESIGNS

SINGLE FAMILY HOUSE REMODEL

3612 6th AVENUE, LOS ANGELES, CA 90018



PixelArch Ltd.

US Office:
1442N. Dale Ave. Anaheim, CA 92801
Canada Office:
3313Plateau Blvd. Coquitlam BC V3E 3B8
+1 909 939 2585 info@pixelarchltd.com
www.pixelarchltd.com

Project Name and Address:

SINGLE FAMILY HOUSE REMODEL

Date:	DRAWING TITLE:	Sheet :	No.	Revision/Issue	Date
Scale:	Cover	-			
COPYRIGHT THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH, REMAINS THE PROPERTY OF PIXELARCH LTD. PERMISSION FOR USE OR REPRODUCTION IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN PERMISSION WITH OWNER, PIXELARCH LTD.			Page No. :	Cover	

NEC considerations:

210.12 Arc-Fault Circuit-Interrupter Protection. Arc fault circuit-interrupter protection shall be provided as required in (210.12A) and (B). The arc-fault circuit interrupter shall be installed in a readily accessible location

(A) Dwelling Units. All -120volt, single phase- 15, and -20ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected as described by), 3), (2), (1(or)4(

)1(A listed combination type arc-fault circuit interrupter, installed to provide protection of the entire branch circuit.

)2(A listed outlet branch circuit type arc-fault circuit interrupter installed at the first outlet on the branch circuit where all of the following conditions are met:

a. The branch circuit over current protection device shall be a listed circuit breaker having an instantaneous trip not exceeding 300 amperes

b. The branch circuit wiring shall be continuous from the branch circuit overcurrent device to the outlet branch circuit arc-fault circuit interrupter

c. The maximum length of the branch circuit wiring from the branch circuit overcurrent device to the first outlet shall not exceed 15.2m 50(ft) for a 14AWG or 21.3m 70(ft) for a 12AWG conductor- d. The first outlet box in the branch circuit shall be identified .

(1) A listed outlet branch circuit type arc-fault circuit interrupter installed at the first outlet on the branch circuit where the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet is installed using RMC, IMC, EMT, Type MC, or steel armored Type AC cables meeting the requirements of

250.118 and using metal outlet and junction boxes.

(2) A listed outlet branch circuit type arc-fault circuit interrupter installed at the first outlet on the branch circuit where the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet is installed using a listed metal or nonmetallic conduit or tubing encased in not less than 50mm 2(in.) of concrete.

TITLE 24 NOTES

1. ALL HIGH EFFICACY LUMINAIRES SHALL BE SWITCHED SEPARATELY FROM LOW EFFICACY LUMINAIRES.
2. HIGH-EFFICACY LUMINAIRES SHALL CONSTITUTE MIN. 50% OF TOTAL WATTAGE IN KITCHEN LIGHTING. ADDITIONAL 50-WATTS OF LOW-EFFICACY LUMINAIRES ARE PERMITTED FOR DWELLING UNIT UNDER 2,500-SF AND ADDITIONAL 100-WATTS ALLOWED FOR OVER 2,500-SF.
3. ALL LOW-EFFICACY KITCHEN LUMINAIRES SHALL BE CONTROLLED BY CEC APPROVED VACANCY SENSOR OR DIMMER.
4. NO MORE THAN 20-WATTER PER LINEAR FOOT OF PERMANENTLY INSTALLED INTERNAL CABINET LIGHTING IS PROHIBITED.
5. ALL LOW-EFFICACY BUILDING MOUNTED EXTERIOR LUMINAIRES SHALL BE CONTROLLED BY PHOTOCCELL & MOTION SENSOR.
6. ALL LOW-EFFICACY LUMINAIRES IN BATHROOMS MUST BE CONTROLLED BY CEC APPROVED VACANCY SENSOR OR TIMER.
7. ALL LOW EFFICACY LUMINAIRES LOCATED IN GARAGE, LAUNDRY ROOM, CLOSETS, AND UTILITY ROOMS SHALL BE CONTROLLED BY CEC APPROVED VACANCY SENSOR.
8. ALL LOW EFFICACY LUMINAIRES IN AREAS OTHER THAN THOSE LISTED ABOVE SHALL BE CONTROLLED BY DIMMERS OR CEC APPROVED VACANCY SENSOR.
9. ALL FIXTURES INSTALLED IN INSULATED CEILINGS MUST BE C-RATED & LABELED, AND OF AIR-TIGHT CONSTRUCTION BEARING AN ASTM E283 COMPLIANCE LABEL, AND SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND CEILING.
10. ALL EXHAUST FANS SHALL BE SWITCHES SEPARATELY FROM LUMINAIRES.
11. NO SWITCH SHALL BYPASS DIMMER OR CEC APPROVED VACANCY SENSOR.

NEC considerations:

406.12 Tamper Resistant Receptacles.

(A) Dwelling Units. In all areas specified in , 210.52 all non-locking-type -125volt- 15, and -20ampere receptacles shall be listed tamper-resistant receptacles.

(B) Guest Rooms and Guest Suites of Hotels and Motels.

All non-locking-type -125volt- 15, and -20ampere receptacles located in guest rooms and guest suites of hotels and motels shall be listed tamper-resistant receptacles.

(C) Child Care Facilities. In all child care facilities, all non-locking-type -125volt- 15, and -20ampere receptacles shall be listed tamper-resistant receptacles.

Exception to (A), (B), and (C): Receptacles in the following locations shall not be required to be tamper-resistant

(1) Receptacles located more than 1.7m $\sqrt{2}$ 5(ft) above the floor.

(2) Receptacles that are part of a luminaire or appliance.

(3) A single receptacle or a duplex receptacle for two appliances located within dedicated space for each appliance that, in normal use, is not easily moved from one place to another and that is cord-and-plug connected in accordance with (400.7A), (6)(A), 7)(or (A) 4). (8)(Non-grounding receptacles used for replacements as permitted in (406.4D) (2) (a).

Electrical plans	
Sheet No.	Issue
E00	Legends, symbols and NEC codes
E01	Appliances and Wiring
E02	Lighting circuits
E03	Photometric Data
E04	Photometric studies and FC levels
E05	MDB and DB panel schematics
E06	Grounding service and protections
E07	Data and CATV
E08	Fire Alarm
E09	
E10	
E11	

Note :

1. All receptacles are TAMPER RESISTANT RECEPTACLES
2. The main disconnect in DP is AFCI
3. receptacles in bathrooms are all GFI type

ELECTRICAL LEGEND		
SYMBOL	DEFINITION	NOTES
	125V OUTLET	20 AMP SINGLE POLE
	110V OUTLET	20 AMP two POLE
	110V OUTLET GFI	EQUIPED WITH GROUND FAULT INTERRUPTER (TAMPER RESISTANT TYPE)
	220V OUTLET	4 WIRE CONNECTION
	EXTERIOR WATERPROOF OUTLET	GROUND FAULT INTERRUPTER
	SWITCH	
	WALL MOUNTED LIGHT	
	CEILING LIGHT	
	PANEL	
	METER	
	SMOKE DETECTOR	
	CARBON MONOXIDE/ SMOKE DETECTOR COMBO	BATT. BACK-UP W/ HARDWIRE INTER-CONNECTED SHALL BE A DISTANCE OF NOT LESS THEN 4" FROM WALL
	Exhaust fan JACK	
	WATER HEAT. DISCONNECT	IGNITION SOURCE TO BE ELEVATED MIN. 18" AFF.
	Light mounted Fan	
	TELEVISION JACK	
	External water proof LIGHT	
NOTES:		
* LOCATION OF TV JACKS & PHONE OUTLETS & FANS TO BE VERIFIED @ HOMEOWNER PRE-CONSTRUCTION MEETING.		
* ALL RECEPTACLES IN ALL HABITABLE ROOMS TO BE ARC FAULT PROTECTED PER ELECTRICAL PROVISIONS OF FBCR 5TH EDITION (2011).		
* BATHROOM EXHAUST FAN TO HAVE MIN. CAPACITY OF 50 CFM INTERMITTENT PER ELECTRICAL PROVISIONS OF SECTION M1507.3 FBCR 5TH EDITION (2011).		
* LAUNDRY ROOM RECEPTACLE SHALL BE GROUND FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL ON FEEDERS		
* WIRING METHOD SHALL BE NON METALLIC CABLE PER ELECTRICAL PROVISIONS OF FBCR 5TH ED (2011).		
* ALL RECEPTACLES TO BE TAMPER-RESISTANT TYPE		
* ALL WORK TO COMPLY WITH ELECTRICAL PROVISIONS OF THE FBCR 5TH ED (2011).		

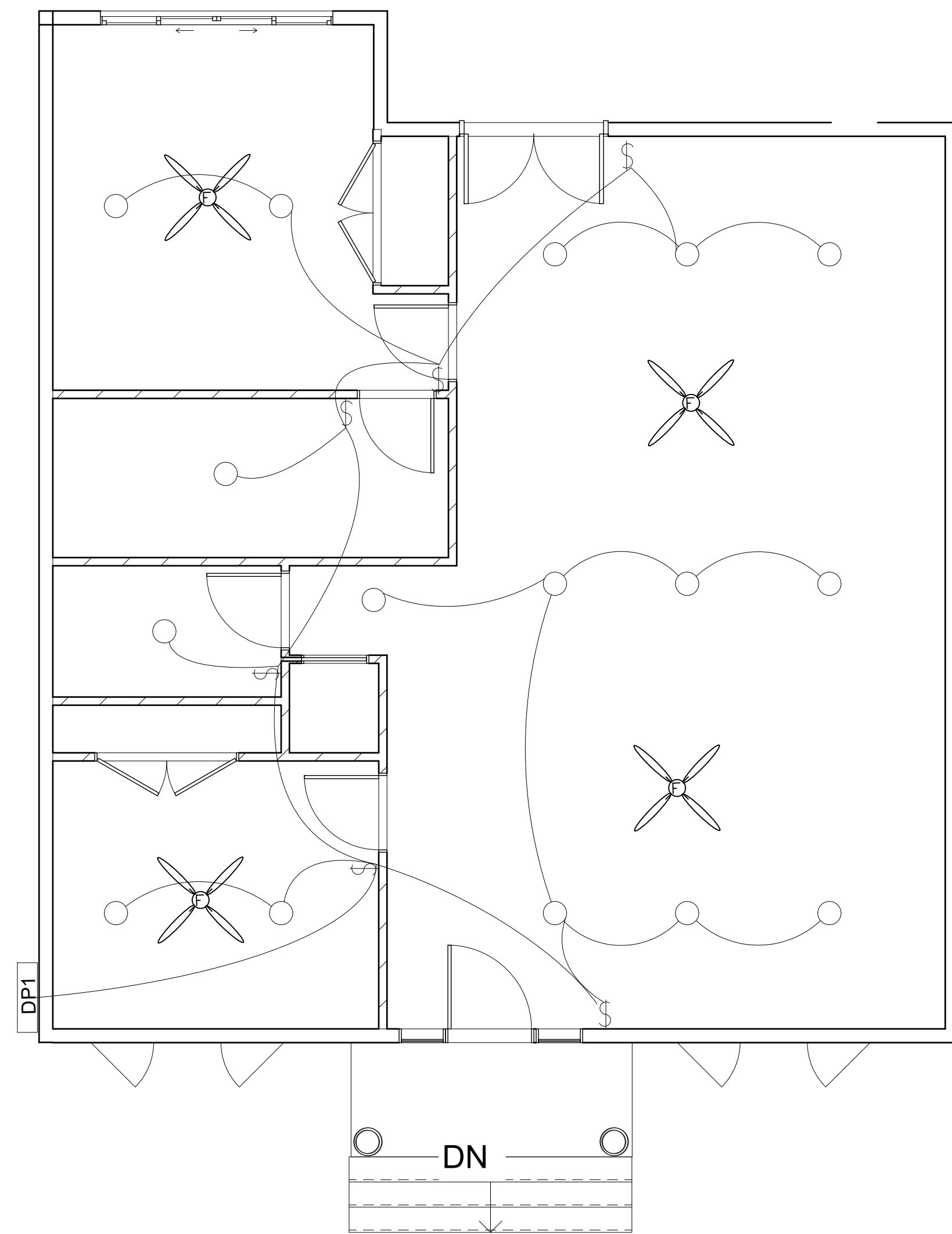


PixelArch Ltd.
 US Office:
 1442N. Dale Ave. Anaheim, CA 92801
 Canada Office:
 3313 Plateau Blvd. Coquitlam BC V3E 3B8
 +1 909 939 2585 info@pixelarchltd.com
 www.pixelarchltd.com

Project Name and Address:

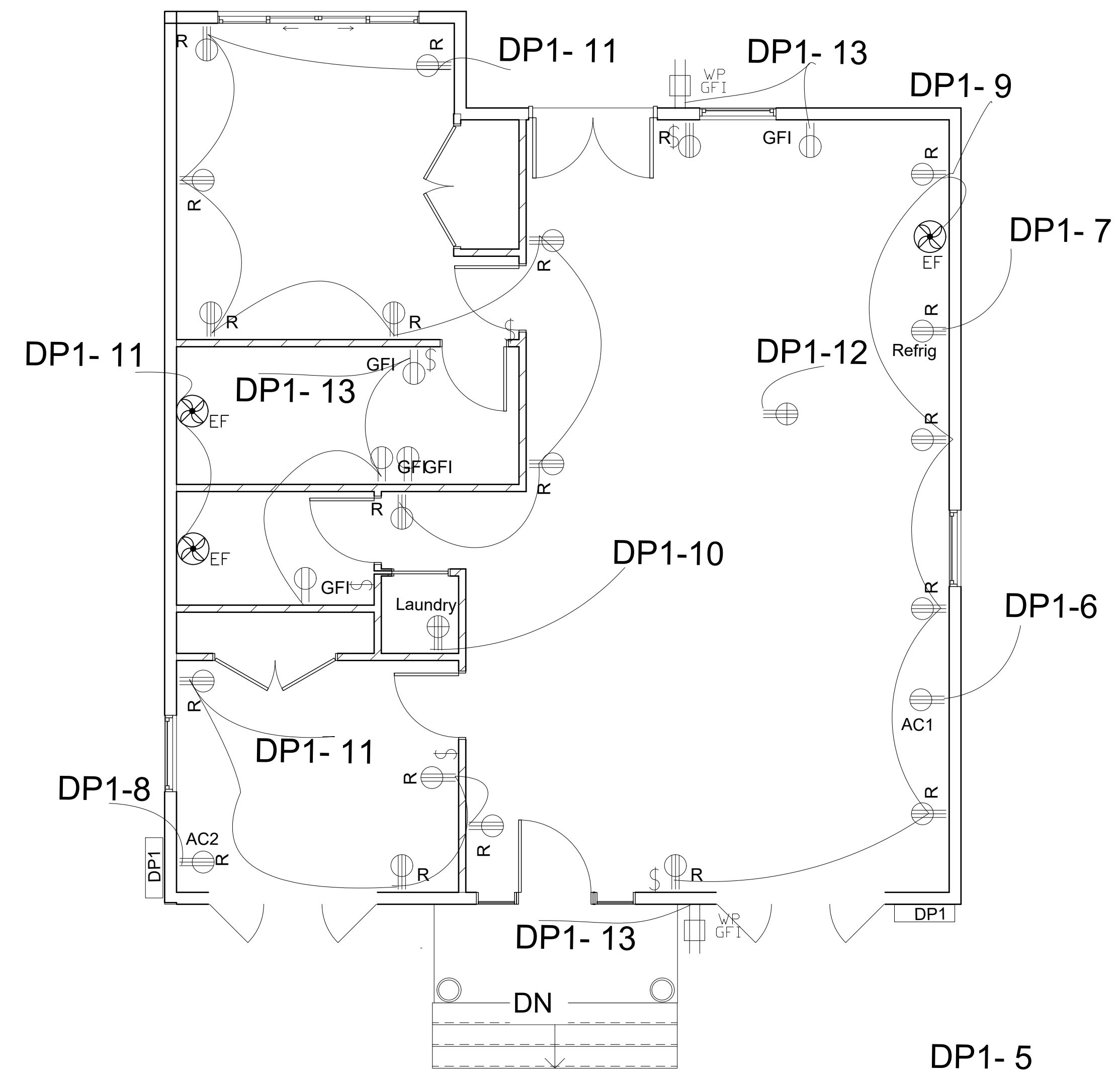
SINGLE FAMILY HOUSE REMODEL

Date:	DRAWING TITLE:	Sheet :	No.	Revision/Issue	Date
Scale:	Legends and Symbols	1 of 9			
Not Scaled					
COPYRIGHT THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH, REMAINS THE PROPERTY OF PIXELARCH LTD. PERMISSION FOR USE OR REPRODUCTION IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN PERMISSION WITH OWNER, PIXELARCH LTD.		Page No. :			
		E00			



Lighting Plan

scale : 1 / 4" = 1'



Appliances Plan

scale : 1 / 4" = 1'



4" EF



GFI 110v



110v SA outlet



PixelArch Ltd.
 US Office:
 1442N. Dale Ave. Anaheim, CA 92801
 Canada Office:
 3115 Marlow Blvd. Coquitlam BC V3E 3B8
 +1 903 939 2265 info@pixelarchltd.com
 www.pixelarchltd.com

Project Name and Address:
 SINGLE FAMILY HOUSE REMODEL

Date: _____ DRAWING TITLE: Appliances and Wirings & lights
 Scale: 1/4" = 1'-00" Sheet : 2 OF 9

COPYRIGHT
 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH, REMAINS THE PROPERTY OF PIXELARCH LTD. PERMISSION FOR USE OR REPRODUCTION IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN PERMISSION WITH OWNER, PIXELARCH LTD.

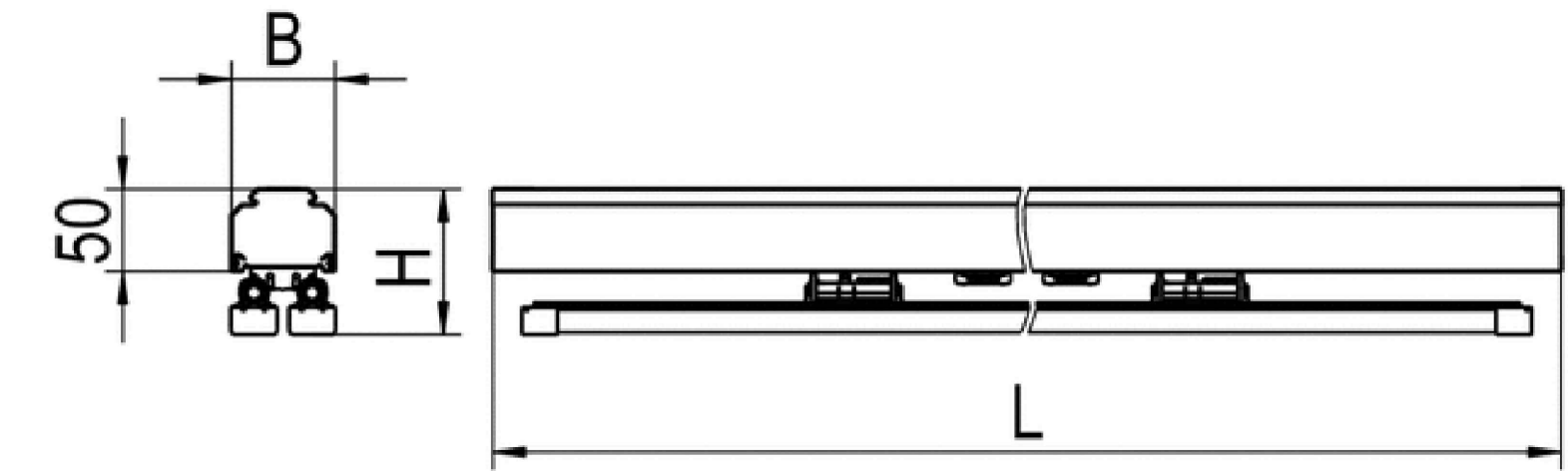
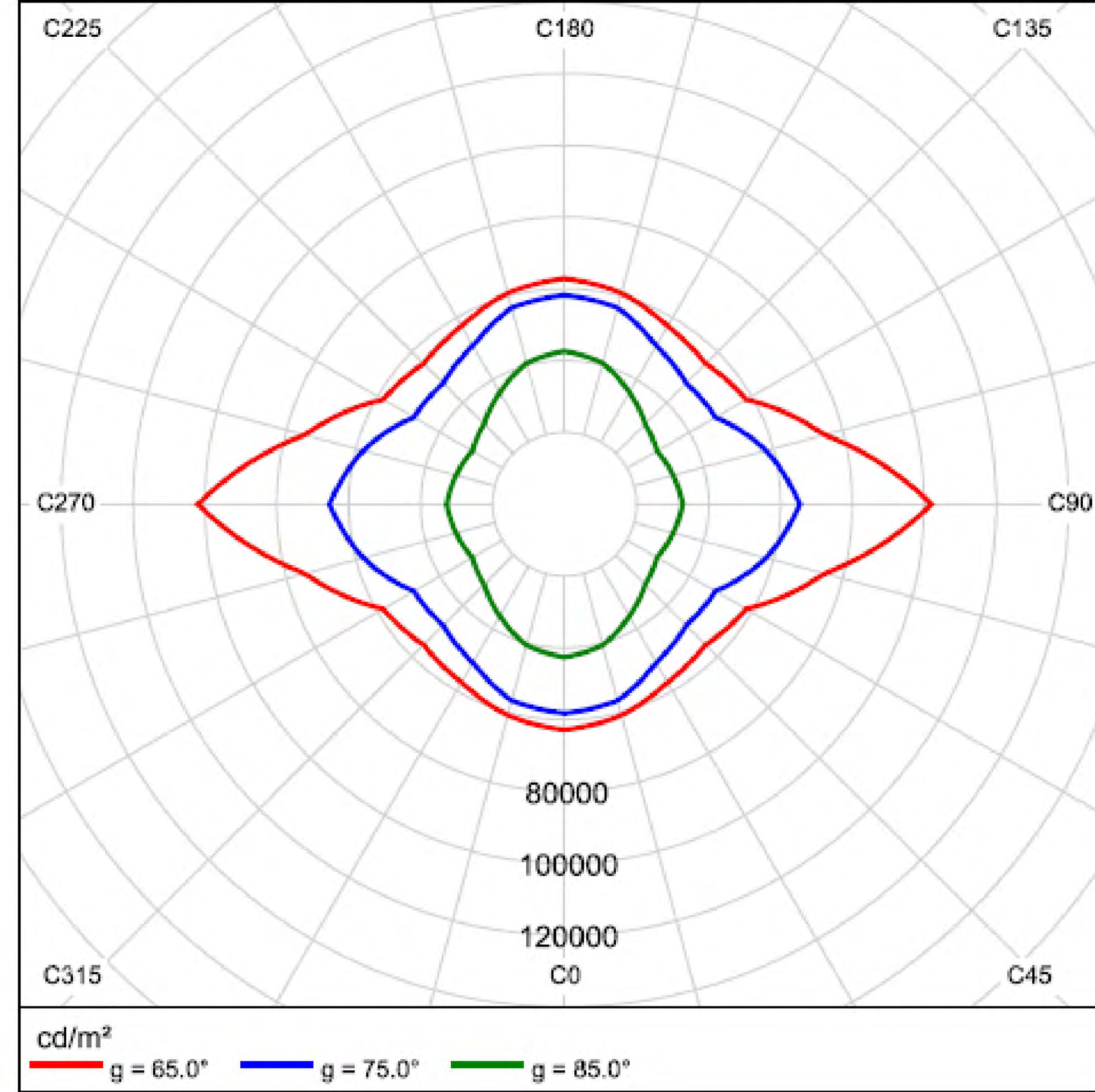
Page No. : E01

No.	Revision/Issue	Date

Luminous emittance 1 / UGR diagram

Glare evaluation according to UGR											
Room size		Viewing direction at right angles to lamp axis					Viewing direction parallel to lamp axis				
X	Y										
2H	2H	25.6	26.8	25.9	27.0	27.2	28.8	30.0	29.1	30.2	30.4
	3H	27.4	28.4	27.7	28.7	29.0	30.0	31.0	30.3	31.3	31.6
	4H	28.1	29.1	28.5	29.4	29.7	30.4	31.4	30.7	31.7	32.0
	6H	28.7	29.6	29.0	29.9	30.2	30.7	31.6	31.0	31.9	32.2
	8H	28.8	29.7	29.2	30.0	30.4	30.7	31.6	31.1	31.9	32.2
	12H	29.0	29.8	29.3	30.1	30.5	30.8	31.6	31.1	31.9	32.3
4H	2H	26.3	27.3	26.6	27.5	27.8	28.9	29.9	29.3	30.2	30.5
	3H	28.2	29.0	28.6	29.4	29.7	30.3	31.1	30.6	31.4	31.8
	4H	29.1	29.8	29.5	30.2	30.5	30.8	31.6	31.2	31.9	32.3
	6H	29.7	30.4	30.2	30.8	31.2	31.2	31.9	31.6	32.2	32.6
	8H	30.0	30.6	30.4	31.0	31.4	31.3	31.9	31.8	32.3	32.7
	12H	30.1	30.7	30.6	31.1	31.5	31.4	31.9	31.8	32.3	32.8
8H	4H	29.3	29.9	29.7	30.3	30.7	30.9	31.5	31.4	31.9	32.3
	6H	30.1	30.6	30.6	31.0	31.5	31.4	31.9	31.9	32.3	32.8
	8H	30.4	30.9	30.9	31.3	31.8	31.6	32.0	32.0	32.4	32.9
	12H	30.7	31.0	31.1	31.5	32.0	31.7	32.0	32.1	32.5	33.0
12H	4H	29.3	29.9	29.8	30.3	30.7	30.9	31.5	31.4	31.9	32.3
	6H	30.2	30.6	30.6	31.0	31.5	31.4	31.8	31.9	32.3	32.8
	8H	30.5	30.9	31.0	31.3	31.8	31.6	32.0	32.1	32.4	32.9

Luminous emittance 1 / Luminance diagram

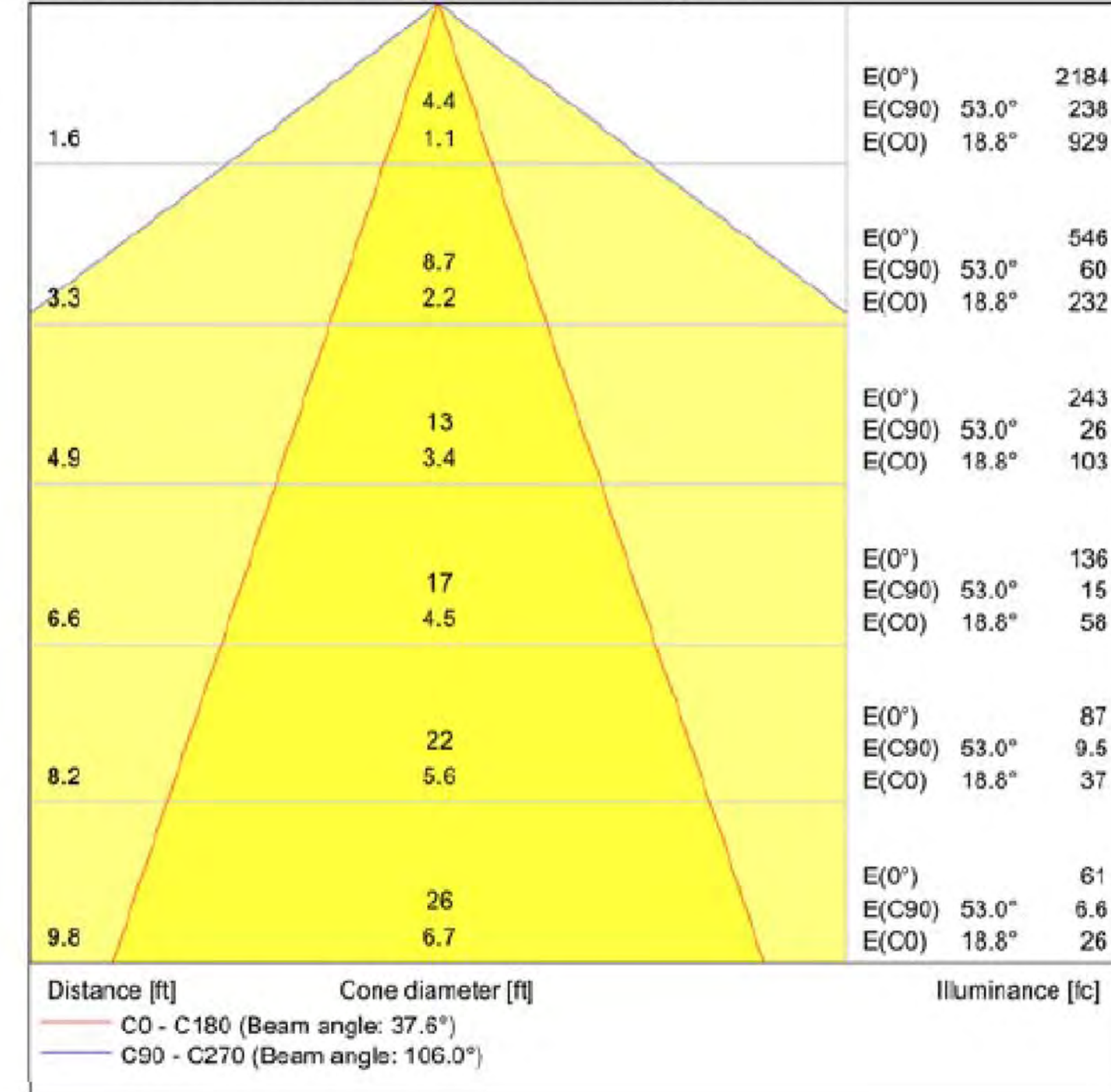


Light output ratio: 86.27%
 Lamp luminous flux: 10200 lm
 Luminaire luminous flux: 8800 lm
 Power: 68.0 W
 Luminous efficacy: 129.4 lm/W

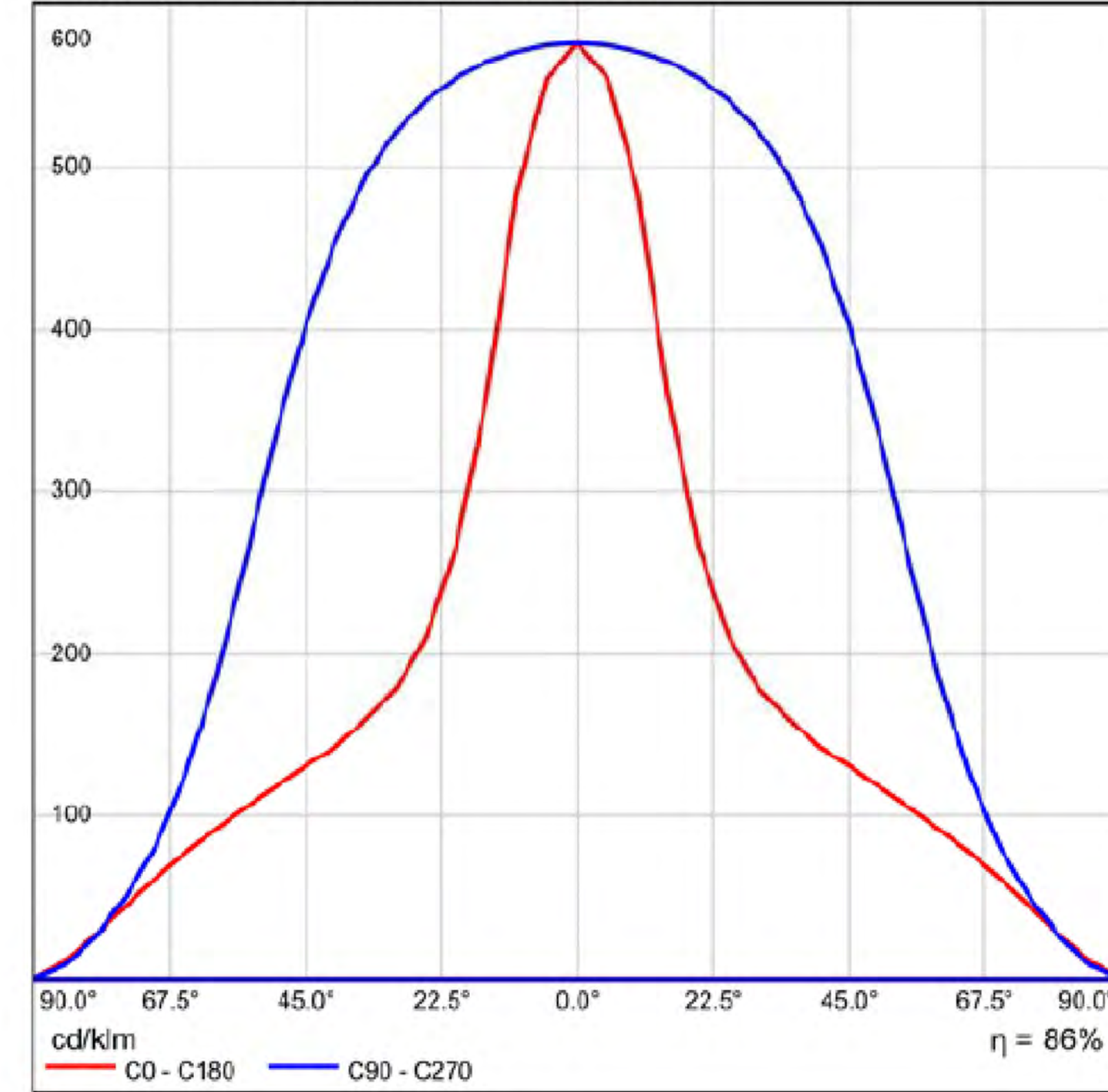
Colorimetric data
 1xL-TUBE-TF2 60W GF: CCT 4000 K, CRI 80

Lamps: 1xL-TUBE-TF2 66 W
 Lamp type: L-TUBE-TF2
 Number of lamps: 1
 Wattage: 66 W
 Luminous colour: 840
 LED system values
 Luminaire luminous flux: 9190 lm
 Luminaire output: 68 W
 Luminaire efficiency: 135 lm/W

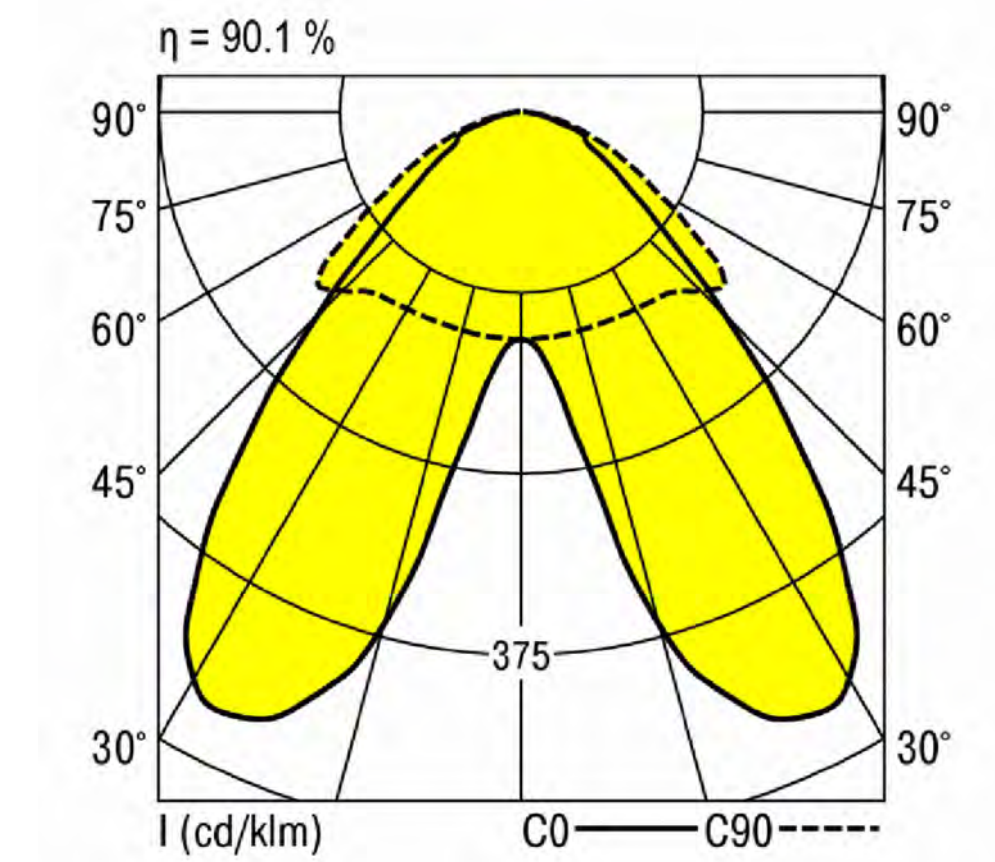
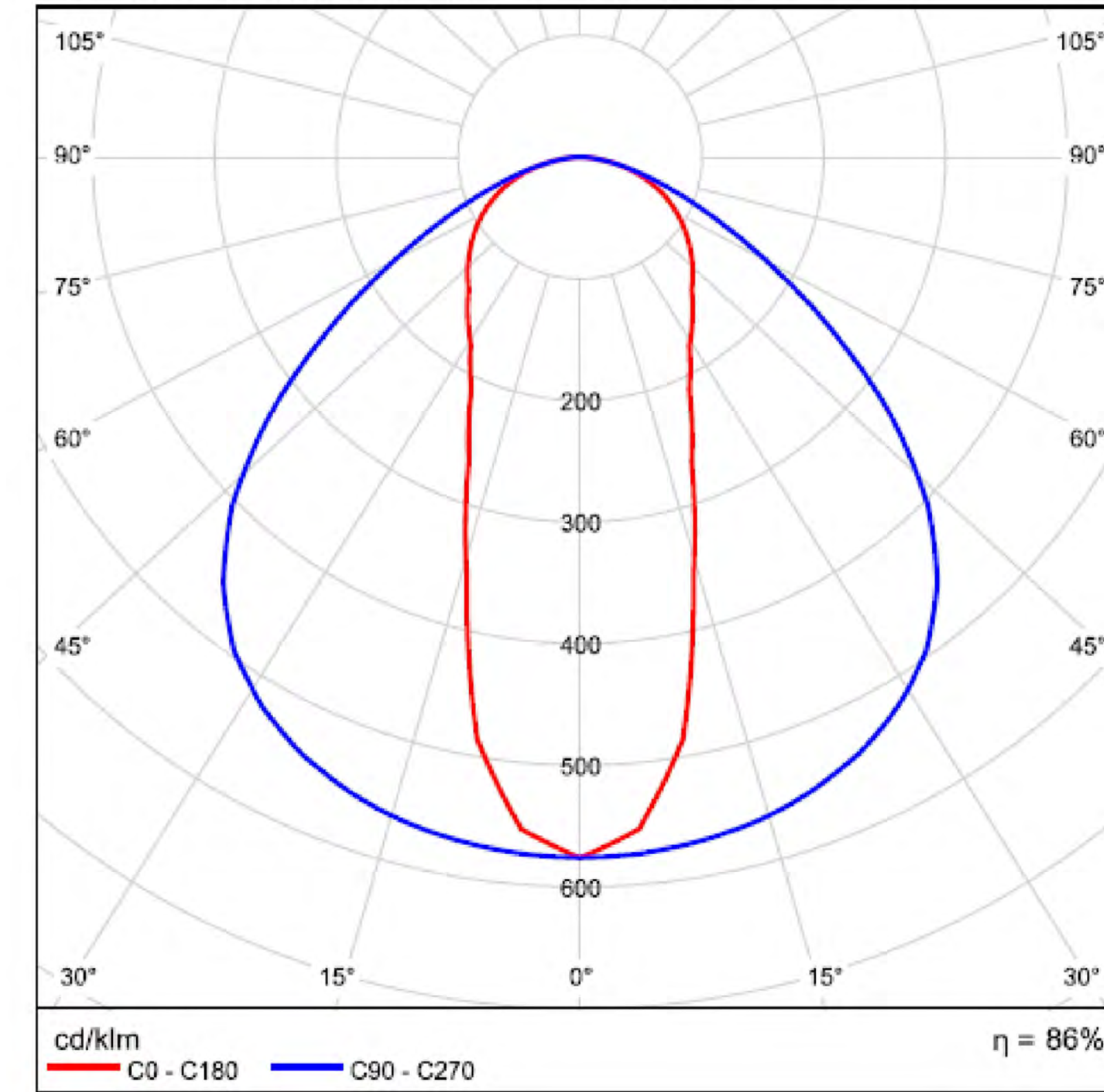
Luminous emittance 1 / Cone diagram



Luminous emittance 1 / Linear LDC



Luminous emittance 1 / Polar LDC



PixelArch Ltd.
 US Office:
 1442N. Dale Ave. Anaheim, CA 92801
 Canada Office:
 3319 Plateau Blvd. Coquitlam BC V3E 3B8
 +1 909 939 2585 info@pixelarchltd.com
 www.pixelarchltd.com

Project Name and Address:

SINGLE FAMILY HOUSE REMODEL

Date:
 Scale: Not scaled

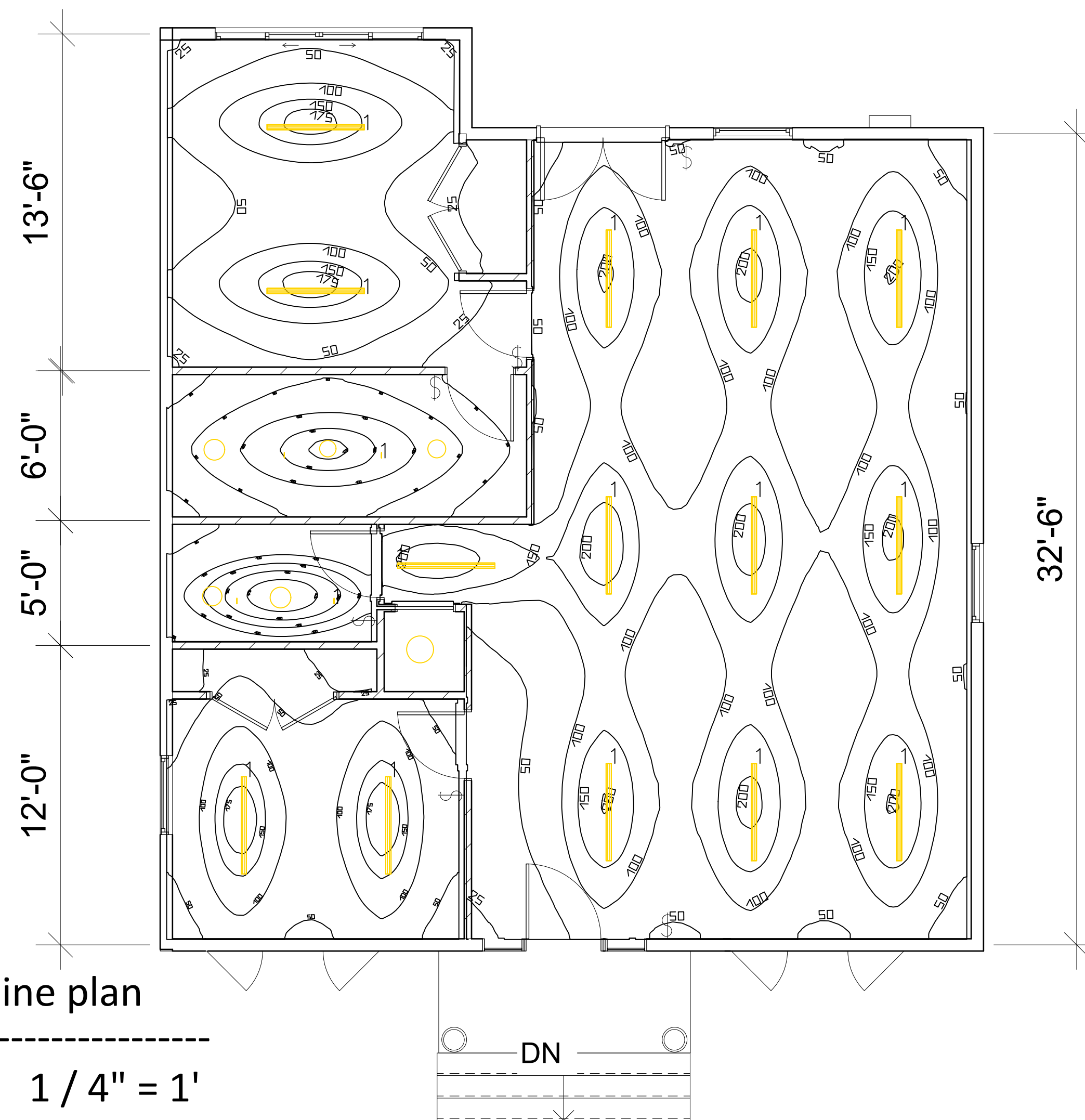
DRAWING TITLE:
 Photometric Data

Sheet:
 4 OF 9

No.	Revision/Issue	Date

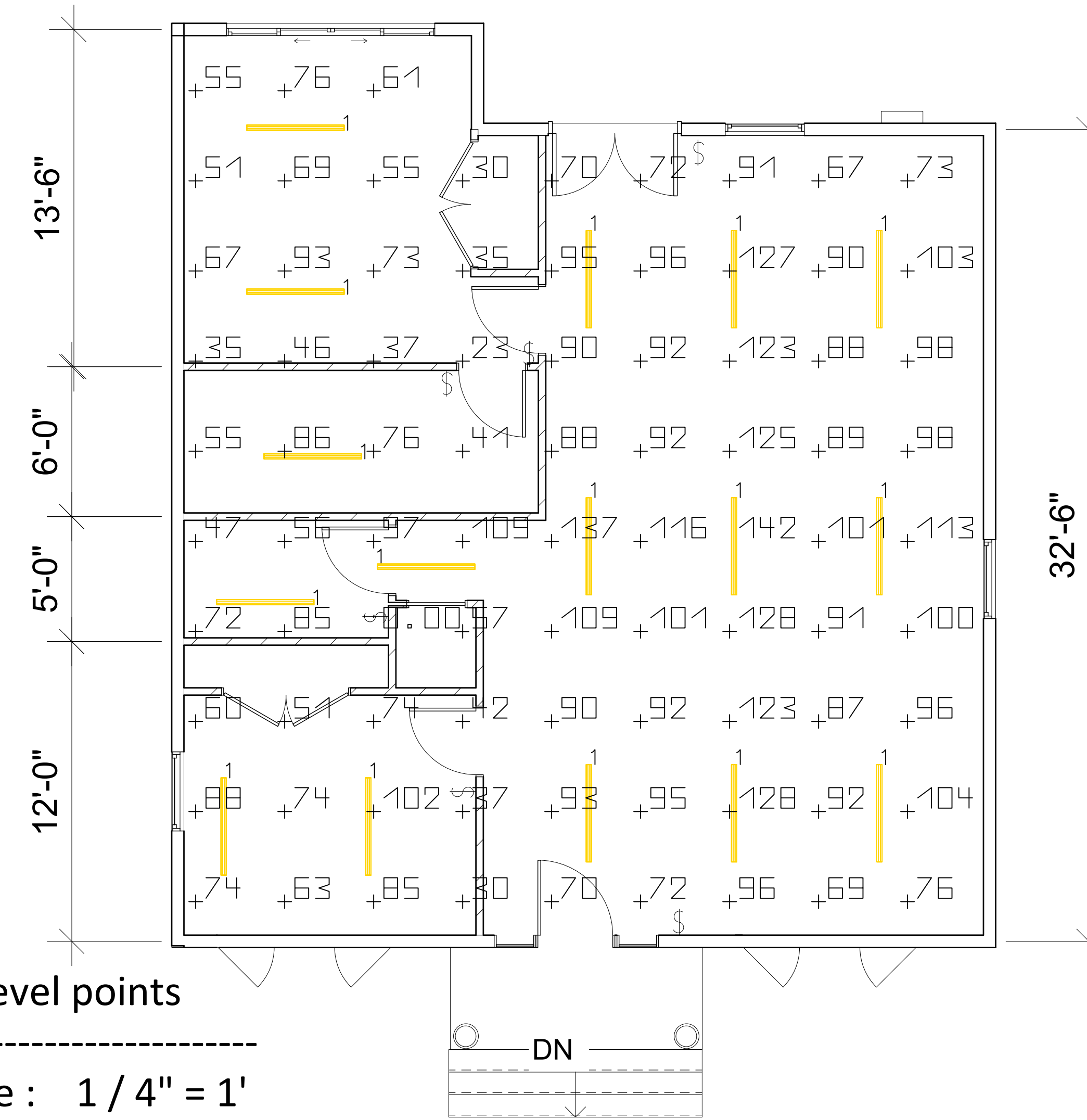
COPYRIGHT
 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH, REMAINS THE PROPERTY OF PIXELARCH LTD. PERMISSION FOR USE OR REPRODUCTION IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN PERMISSION WITH OWNER, PIXELARCH LTD.

Page No.:
 E02



FC Isoline plan

scale : 1 / 4" = 1'



FC level points

scale : 1 / 4" = 1'

#	Name	Parameter	Min	Max	Average	Min/average	Min/max
1	Calculation surface 1	Perpendicular illuminance	0.00 fc	142 fc	80.4 fc	0.00	0.00
2	Workplane 1	Perpendicular illuminance (Adaptive)	11.2 fc	186 fc	68.2 fc	0.164	0.060
3	Workplane 2	Perpendicular illuminance (Adaptive)	14.5 fc	181 fc	64.5 fc	0.224	0.080
4	Workplane 3	Perpendicular illuminance (Adaptive)	38.3 fc	192 fc	106 fc	0.360	0.200
5	Workplane 4	Perpendicular illuminance (Adaptive)	6.90 fc	194 fc	85.8 fc	0.080	0.036
6	Workplane 5	Perpendicular illuminance (Adaptive)	22.7 fc	230 fc	107 fc	0.213	0.099
7	Workplane 6	Perpendicular illuminance (Adaptive)	0.00 fc	0.000 fc	0.00 fc	/	/

Luminaire parts list								
Index	Manufacturer	Luminaire type	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
1	RIDI	VLG-TF254-5ND-1020E840	0250177	1xL-TUBE-T F2 60W GF	10200 lm	0.80	68 W	16



PixelArch Ltd.
 US Office:
 1442N. Dale Ave. Anaheim, CA 92801
 Canada Office:
 3313Plateau Blvd. Coquitlam BC V3E 3B8
 +1 909 939 2585 info@pixelarchltd.com
 www.pixelarchltd.com

Project Name and Address:

SINGLE FAMILY HOUSE REMODEL

Date:
 Scale: 1/4" = 1' 00"

DRAWING TITLE:
 Photometric studies and FC levels

Sheet :
 5 OF 9

COPYRIGHT
 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH, REMAINS THE PROPERTY OF PIXELARCH LTD. PERMISSION FOR USE OR REPRODUCTION IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN PERMISSION WITH OWNER, PIXELARCH LTD.

Page No. :
 E03

No.	Revision/Issue	Date

PANELBOARD SCHEDULE -H1

MAIN: 100A MCB		GR FLOOR								VOLTAGE: 240/120		PHASE:3		WIRE: 4		MOUNTING: SURFACE		AIC: 22,000				
CKT #	TRIP POLE	DESCRIPTION	LOAD (KVA)								LOAD (KVA)								TRIP POLE	CKT #		
			LTG	REC	MTR	A/C	HTG	KIT	MISC	A	B	C	LTG	REC	MTR	A/C	HTG	KIT			MISC	
1	30/2	Oven					5.0													Water Heater	30/1	2
3																					30/1	4
5	15/1	Lightings	1.1																	AC1	30/1	6
7	15/1	Refrigerator		0.8																AC2	30/1	8
9	20/1	Kitchen Appliances		1.8																laundry	20/1	10
11	20/1	Small Appliances		1.8																Dish washer	20/1	12
13	20/1	GFI's		0.9																Garbage dispose	15/1	14
15	20/1																					16
17	20/1																					18
19	20/1																					20
LIGHTING (KVA):			1.1	1.1	5.3	0.0	0.0	5.0	0.0	0.0									CONNECTED LOAD (KVA):			20.1
RECEPTACLES (KVA):			7.8									DEMAND LOAD (KVA):			20.1							
MOTORS, Sump Pumps (KVA)			1.2									PHASE A			14.5	120.8						
A/C (KVA):			2.0									PHASE B			5.6	46.3						
HEATING (KVA):			8.0									PHASE C				0.0						
KITCHEN (KVA):			0.0									KVA			AMPS							
MISCELLANEOUS (KVA):			0.0												AMPACITY REQUIRED:			84.7				

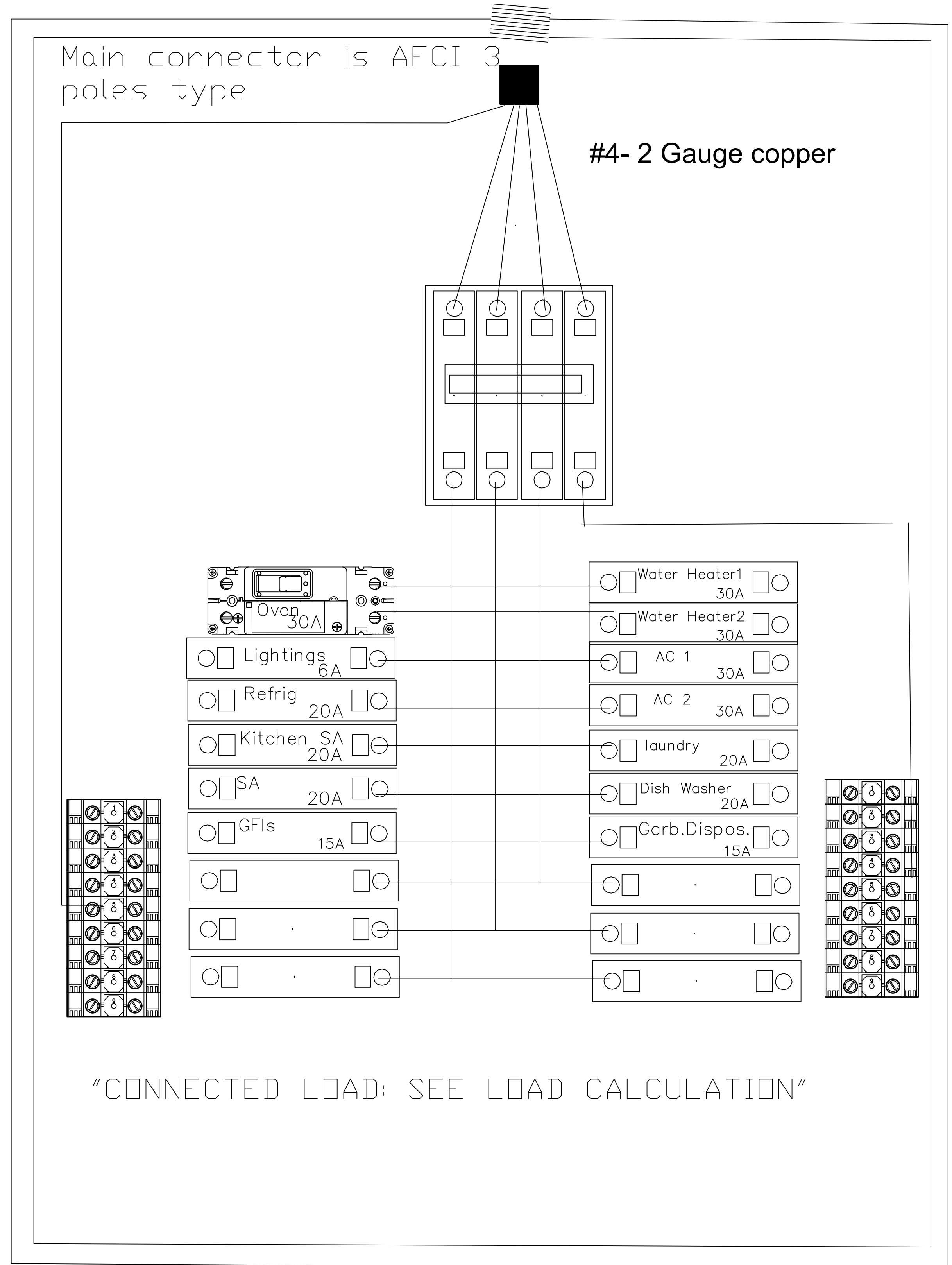
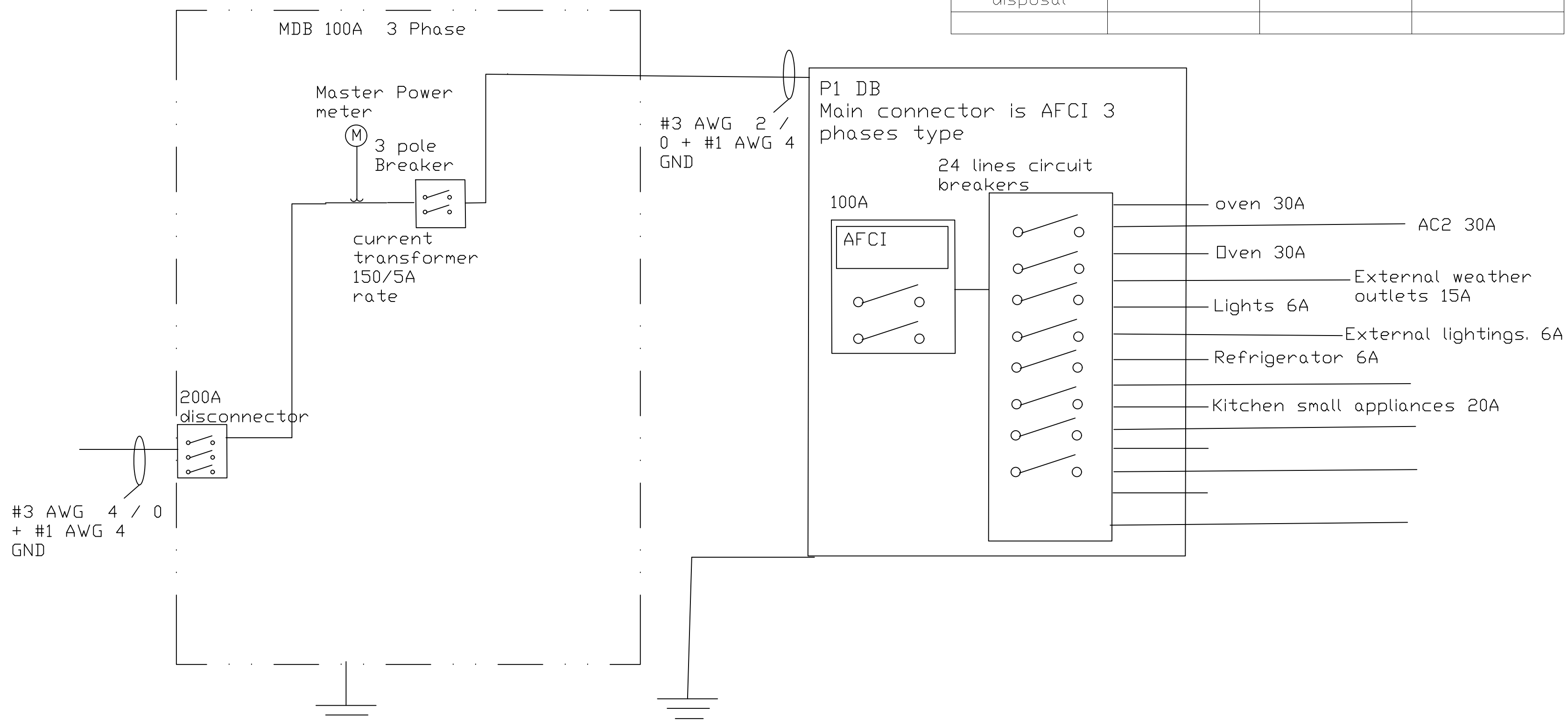
NOTES PROVIDE FEED THRU LUG KIT(S).
BREAKERS PROTECTING MULTI-WIRE BRANCH CIRCUITS SHALL BE FIELD-EQUIPPED WITH A MANUALLY OPERATED HANDLE-TIE DEVICE TO ENSURE THAT ALL UNGROUNDED CONDUCTORS ARE SIMULTANEOUSLY DISCONNECTED PER NEC 240.15.

Table 326.80 Ampacity of Type IGS Cable

Size (kcmil)	Amperes	Size (kcmil)	Amperes
250	119	2500	376
500	168	3000	412
750	206	3250	429
1000	238	3500	445
1250	266	3750	461
1500	292	4000	476
1750	315	4250	491
2000	336	4500	505
2250	357	4750	519

House load schedule

load	Power (KW.)	Qty	Description
Oven	5	1	kitchen stuff
lights	1.1	As mentioned in photometric plan	3W/sq.ft
refrigerator	0.8	1	Kitchen Stuff
Kitchen appliances	1.8	considered for small appliances	Kitchen stuff
Water heater			instant Water heater one installed in bath room and another one installed in the kitchen
A/C unit	1	2	for living room and bed room
Laundry	0.5	1	4 cu ft capacity
Dishwasher	2	1	
Garbage disposal	1.2	1	



PixelArch Ltd.
 US Office: 1442N. Dale Ave. Anaheim, CA 92801
 Canada Office: 3319Plateau Blvd. Coquitlam BC V3E 3B8
 +1 909 939 2585 info@pixelarchltd.com www.pixelarchltd.com

Project Name and Address:
 SINGLE FAMILY HOUSE REMODEL

Date:	DRAWING TITLE: DP panel and Power SLD	Sheet : 6 OF 9	No.	Revision/Issue	Date
Scale: Not scaled		Page No. : E04			

COPYRIGHT
 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH, REMAINS THE PROPERTY OF PIXELARCH LTD. PERMISSION FOR USE OR REPRODUCTION IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN PERMISSION WITH OWNER, PIXELARCH LTD.

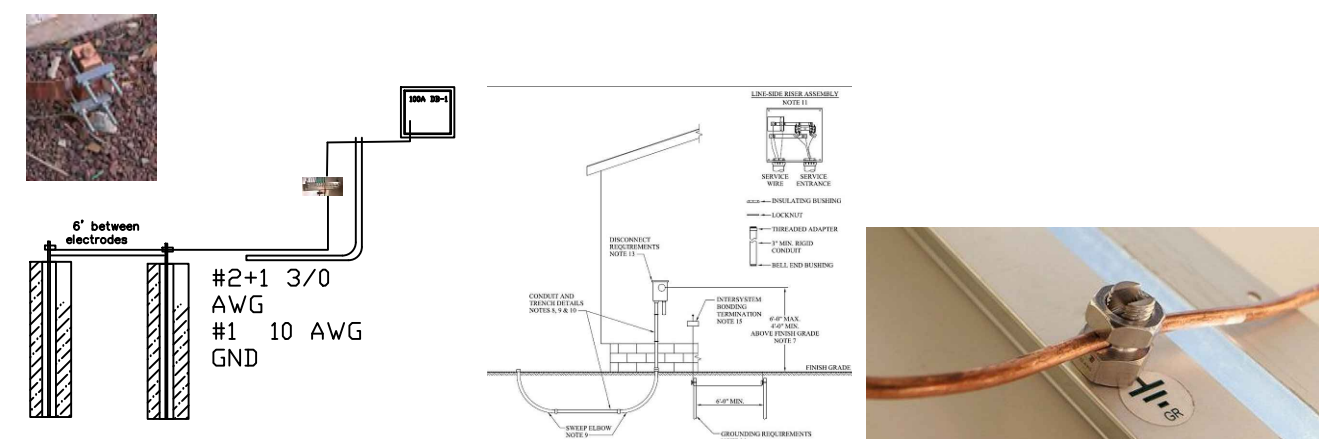
CEC Notes:

CEC Section 250.50 Grounding Electrode System and Grounding Electrode Conductor
 250.50 Grounding Electrode System. All grounding electrodes as described in 250.52(A)(1) through (A)(7) that are present at each building or structure served shall be bonded together to form the grounding electrode system. Where none of these grounding electrodes exist, one or more of the grounding electrodes specified in 250.52(A)(4) through (A)(8) shall be installed and used.

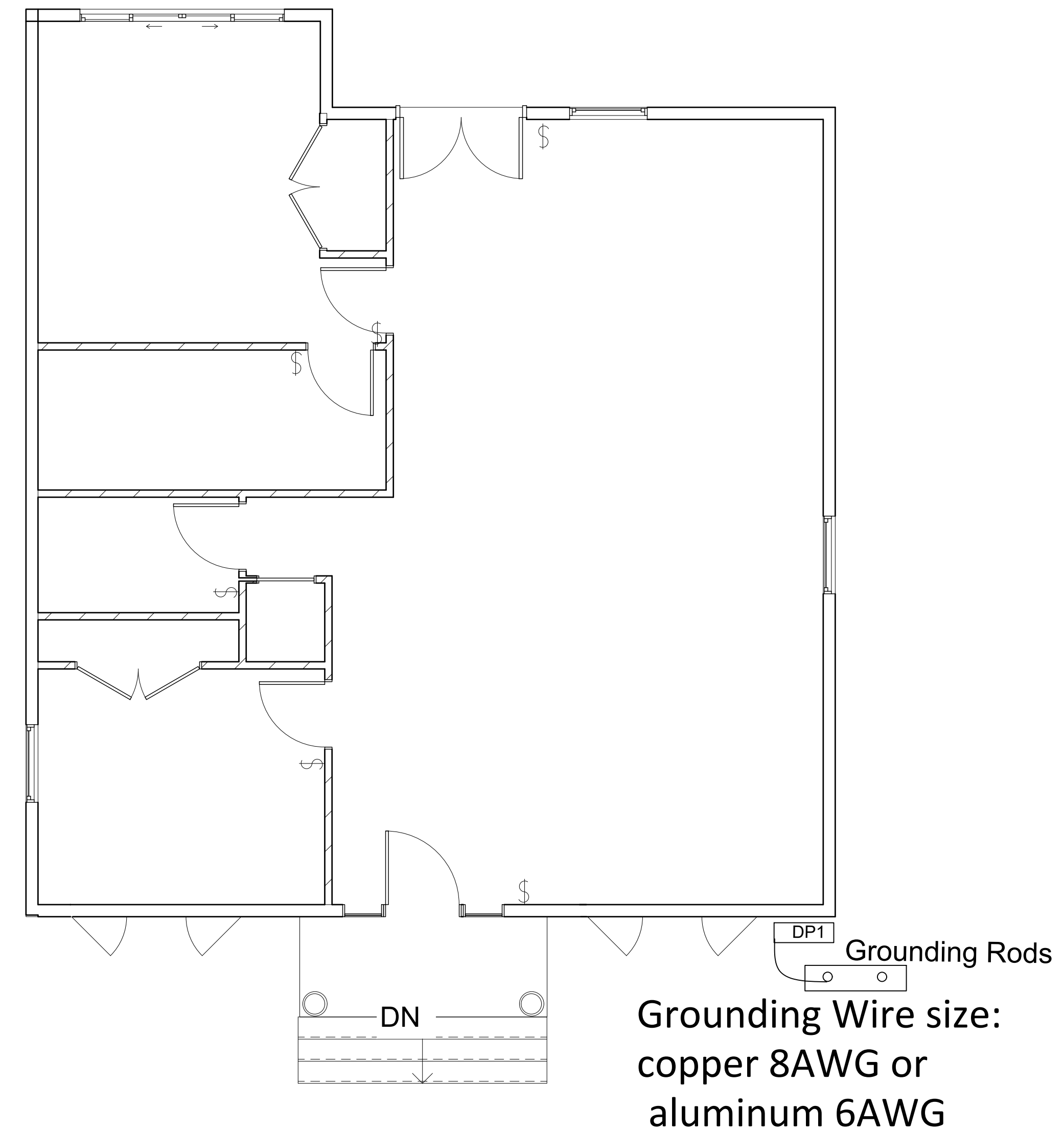
Exception: Concrete-encased electrodes of existing buildings or structures shall not be required to be part of the grounding electrode system where the steel reinforcing bars or rods are not accessible for use without disturbing the concrete.
 CEC Section 250.104 Bonding of Piping Systems and Exposed Structural Metal.

(A) Metal Water Piping. The metal water piping system shall be bonded as required in (A)(1), (A)(2), or (A)(3) of this section. The bonding jumper(s) shall be installed in accordance with 250.64 (A), (B), and (E).

(1) General. Meter water piping system(s) installed in or attached to a building or structure shall be bonded to the service equipment enclosure, the grounded conductor at the service, the grounding electrode conductor where of sufficient size, or to the one or more grounding electrodes used. The bonding jumper(s) shall be sized in accordance with Table 250.66 except as permitted in 250.104(A)(2) and (A)(3).



2 ground rods must be at least 8 feet buried in the ground with minimum of 6 feet apart. When made of iron or steel, the ground rod must be a minimum 5/8" diameter. Listed stainless steel or nonferrous rods may be 1/2" in diameter. Grounding electrode conductor shall be connected within 5 ft. from the point of entrance to a cold water pipe grounding electrode. (2007 CEC Section 250-30 Item 3)



Grounding Plan

scale : 1 / 4" = 1'



PixelArch Ltd.
 US Office:
 1442N. Dale Ave. Anaheim, CA 92801
 Canada Office:
 3313Plateau Blvd. Coquitlam BC V3E 3B8
 +1 909 539 2585 info@pixelarchltd.com
 www.pixelarchltd.com

Project Name and Address:

SINGLE FAMILY HOUSE REMODEL

Date:
 Scale: 1/4" = 1' 00"

DRAWING TITLE:
 Grounding service

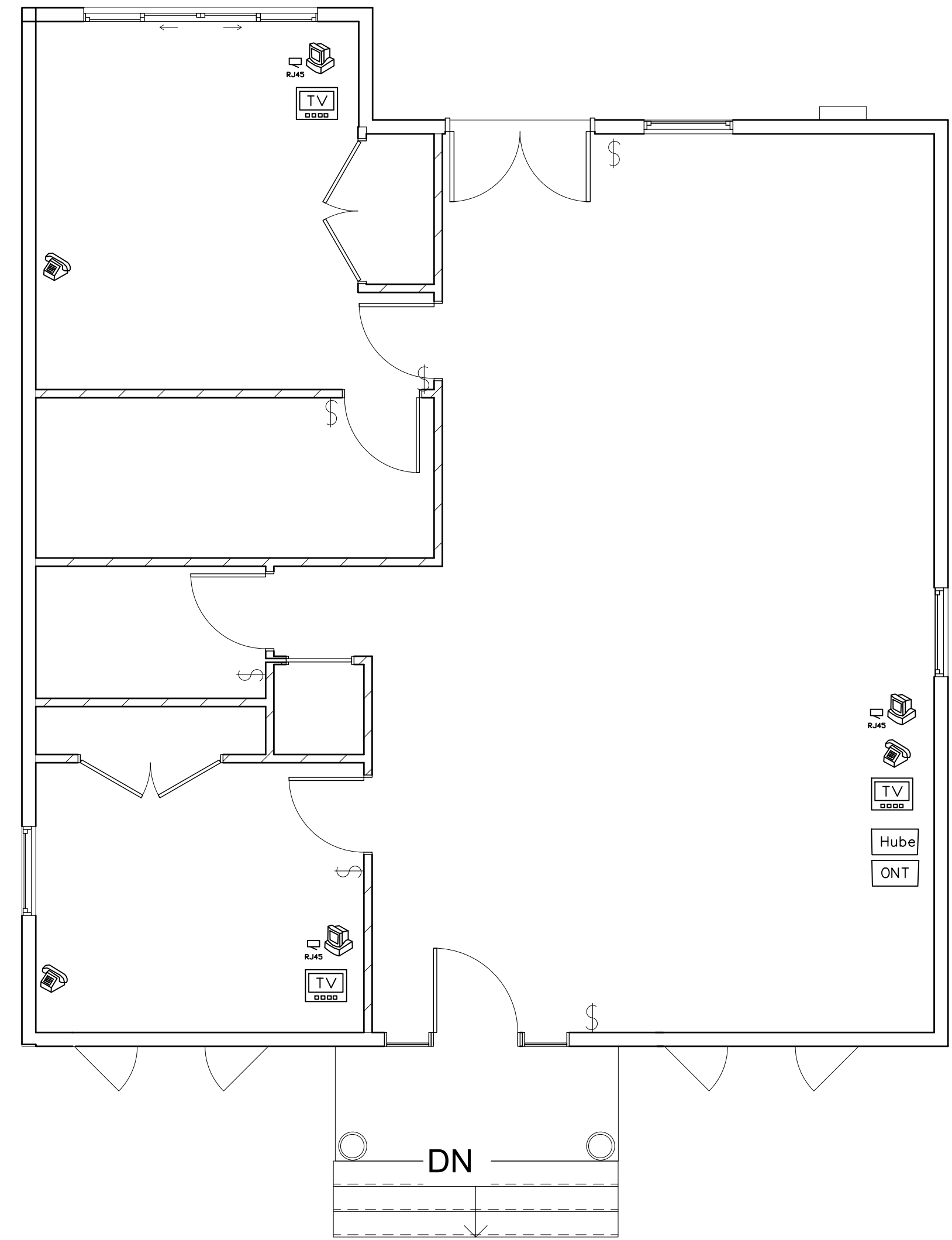
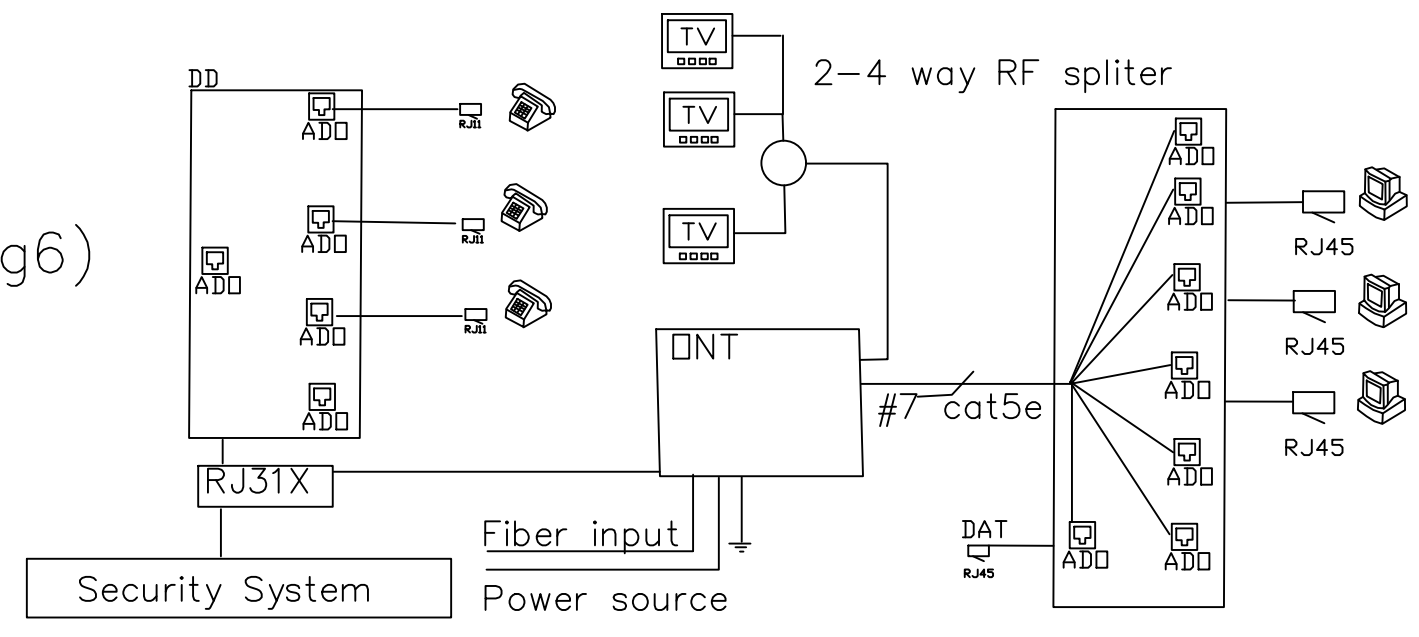
Sheet :
 7 OF 9

COPYRIGHT
 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH, REMAINS THE PROPERTY OF PIXELARCH LTD. PERMISSION FOR USE OR REPRODUCTION IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN PERMISSION WITH OWNER, PIXELARCH LTD.

Page No. :
 E05

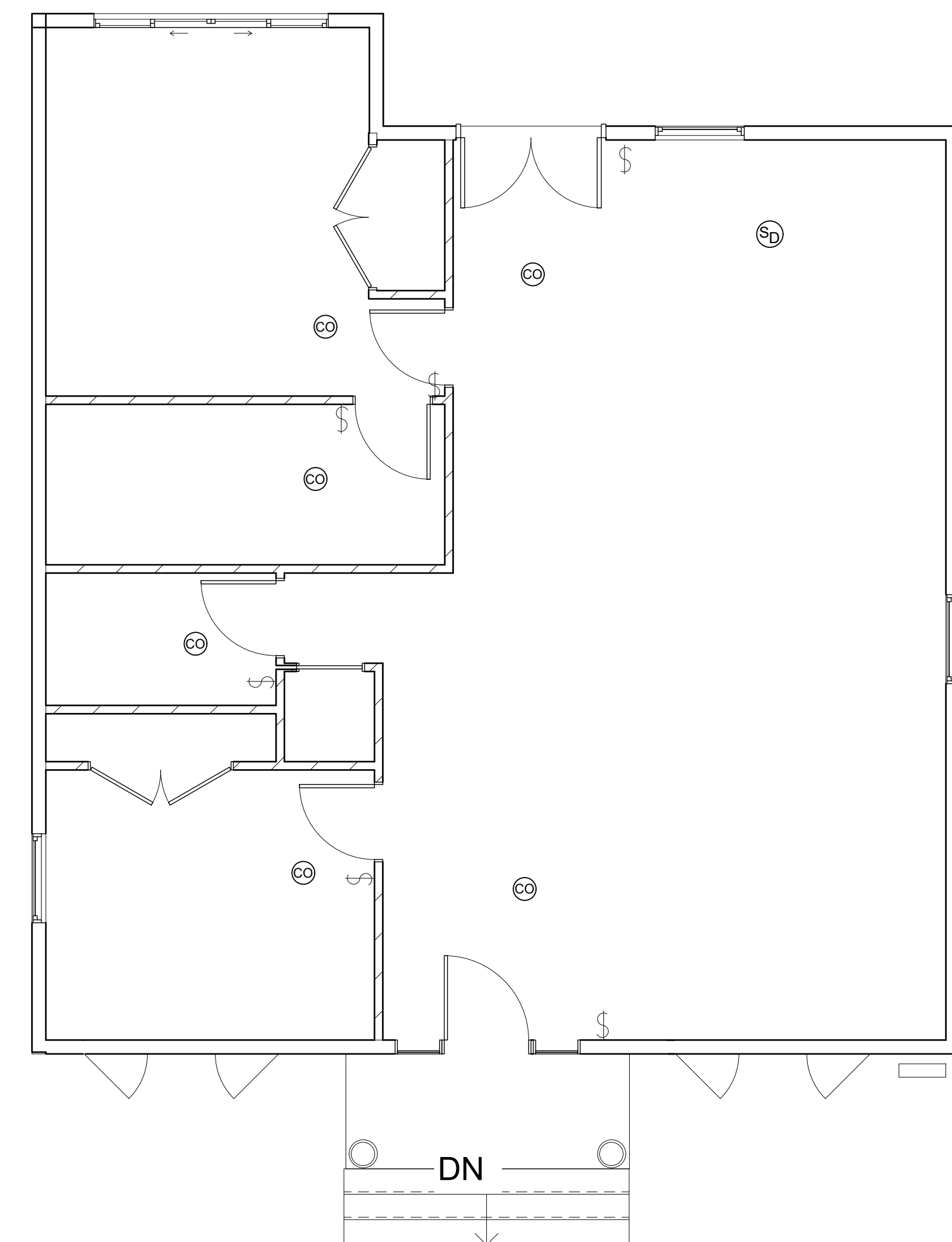
No.	Revision/Issue	Date

TV = TV location (rg6)
 PH = phone location (cat 5e)
 DAT = Data location (cat5e)
 NO = Network Office(3 cat5e /1 rg6)
 NP = Network/Phone (2 cat5e)
 SP = speaker prewire location
 SUB = Subwoofer Prewire location
 DD = Distribution Device
 ADO = Auxiliary Disconnect Outlet



TV and Data Plan

scale : 1 / 4" = 1'



Fire Alarm Plan

scale : 1 / 4" = 1'



PixelArch Ltd.
 US Office:
 1442N. Dale Ave. Anaheim, CA 92801
 Canada Office:
 3313Plateau Blvd. Coquitlam BC V3E 3B8
 +1 909 539 2585 info@pixelarchltd.com
 www.pixelarchltd.com

Project Name and Address:

SINGLE FAMILY HOUSE REMODEL

Date:
Scale: 1/4" = 1' 00"

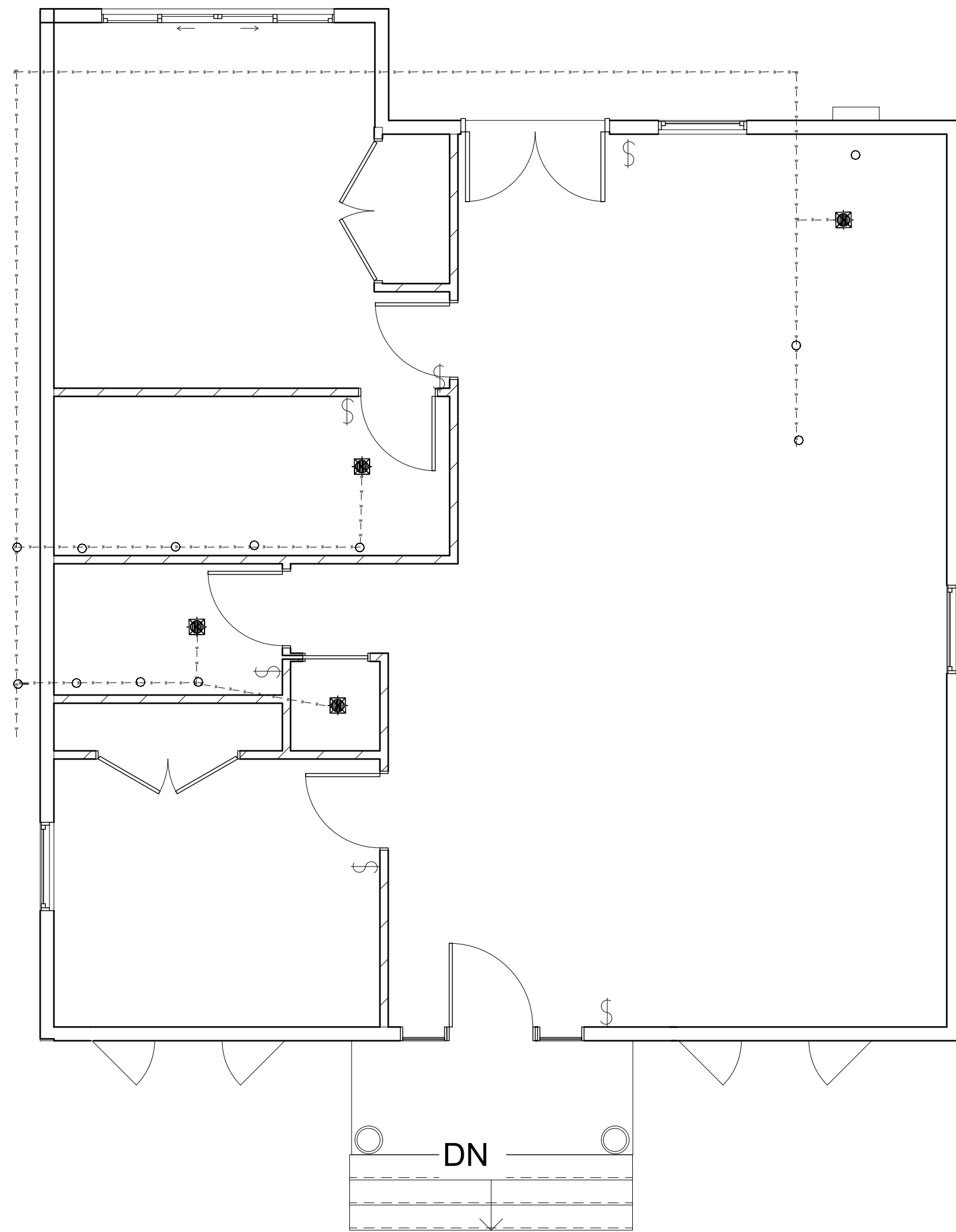
DRAWING TITLE:
DATA and CATV & Fire Alarm

Sheet :
8 OF 9

COPYRIGHT
 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH, REMAINS THE PROPERTY OF PIXELARCH LTD. PERMISSION FOR USE OR REPRODUCTION IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN PERMISSION WITH OWNER, PIXELARCH LTD.

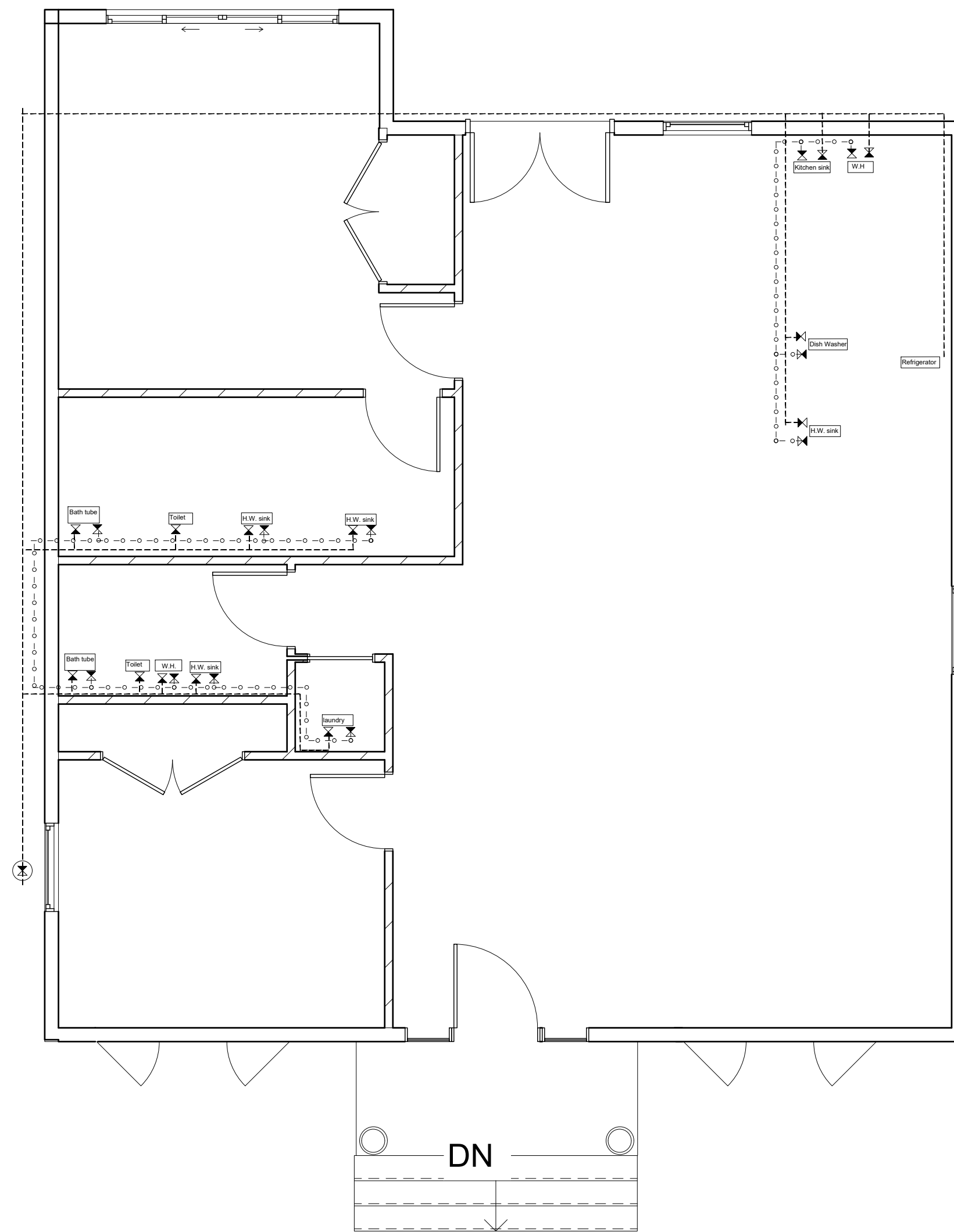
Page No. :
E06

No.	Revision/Issue	Date



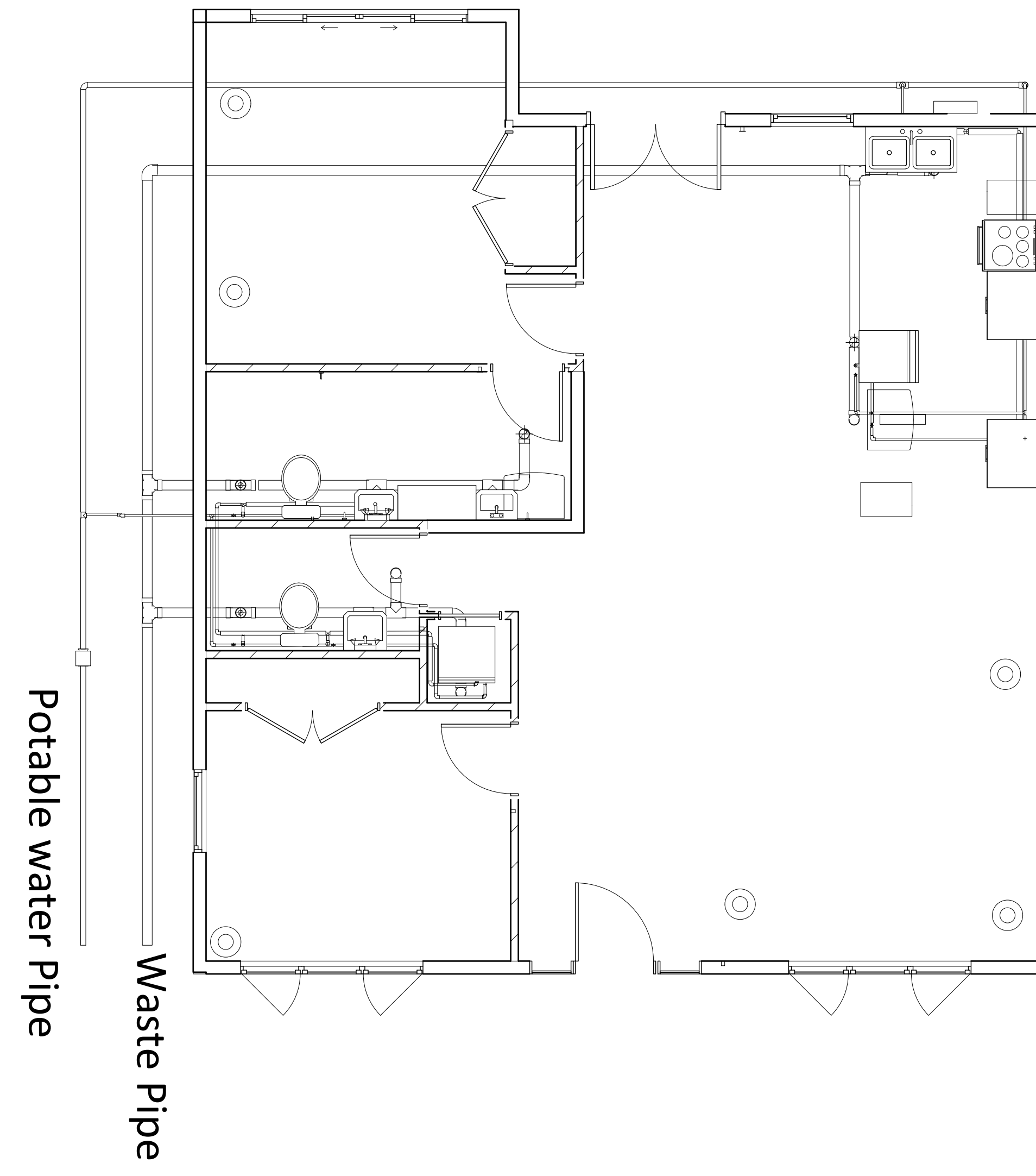
Waste Piping Plan

scale : 1 / 4" = 1'



Cold and Hot water Piping Plan

scale : 1 / 4" = 1'



Piping Plan

scale : 1 / 4" = 1'

MECHANICAL SYMBOLS AND ABBREVIATIONS	
	FLOOR DRAIN
	FUNNEL FLOOR DRAIN
	FLOOR SINK
	HOT WATER
	COLD WATER
	Sewer and WASTE
	Valve
W.H.	Water Heater
H.W.	Hand wash sink

All Outside piping shall be installed under or within 2 feet (610 mm) of a building or structure, or less than 1 foot (305 mm) below the surface of the ground.

according to CPC.609.11 Pipe Insulation, Insulation of domestic hot water piping shall be in accordance with Section 09.11.1 and Section 609.11.2. of CPC.

609.11.2 Pipe Insulation Wall Thickness. Hot water pipe insulation shall have a minimum wall thickness of not less than the diameter of the pipe for a pipe up to 2 inches (50 mm) in diameter. Insulation wall thickness shall be not less than 2 inches (51 mm) for a pipe of 2 inches (50 mm) or more in diameter.



PixelArch Ltd.
 US Office:
 1442N. Dale Ave. Anaheim, CA 92801
 Canada Office:
 3313Plateau Blvd. Coquitlam BC V3E 3B8
 +1 909 939 2585 info@pixelarchltd.com
 www.pixelarchltd.com

Project Name and Address:

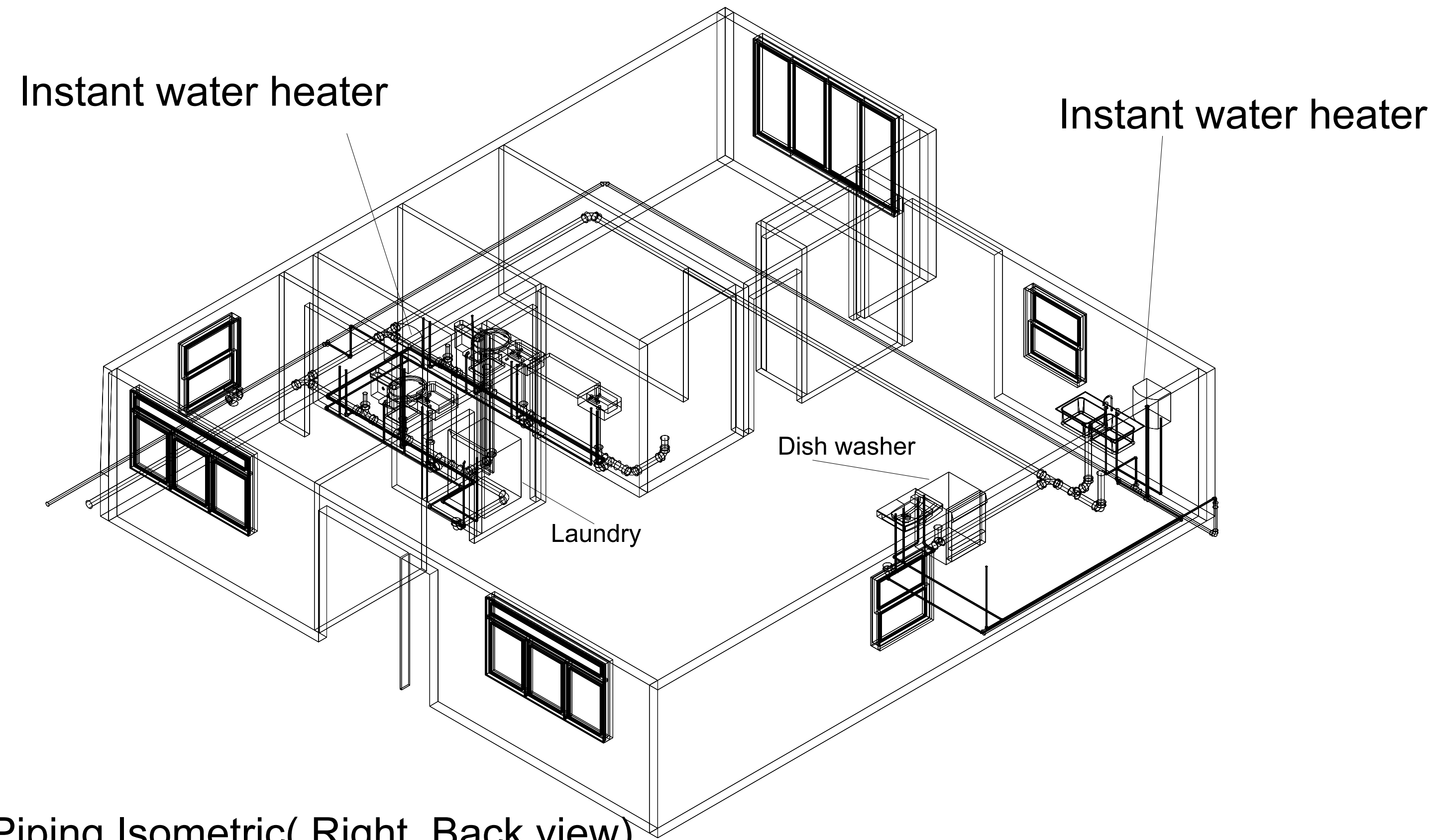
SINGLE FAMILY HOUSE REMODEL

Date:	DRAWING TITLE: Plumbing1	Sheet : -
Scale:		

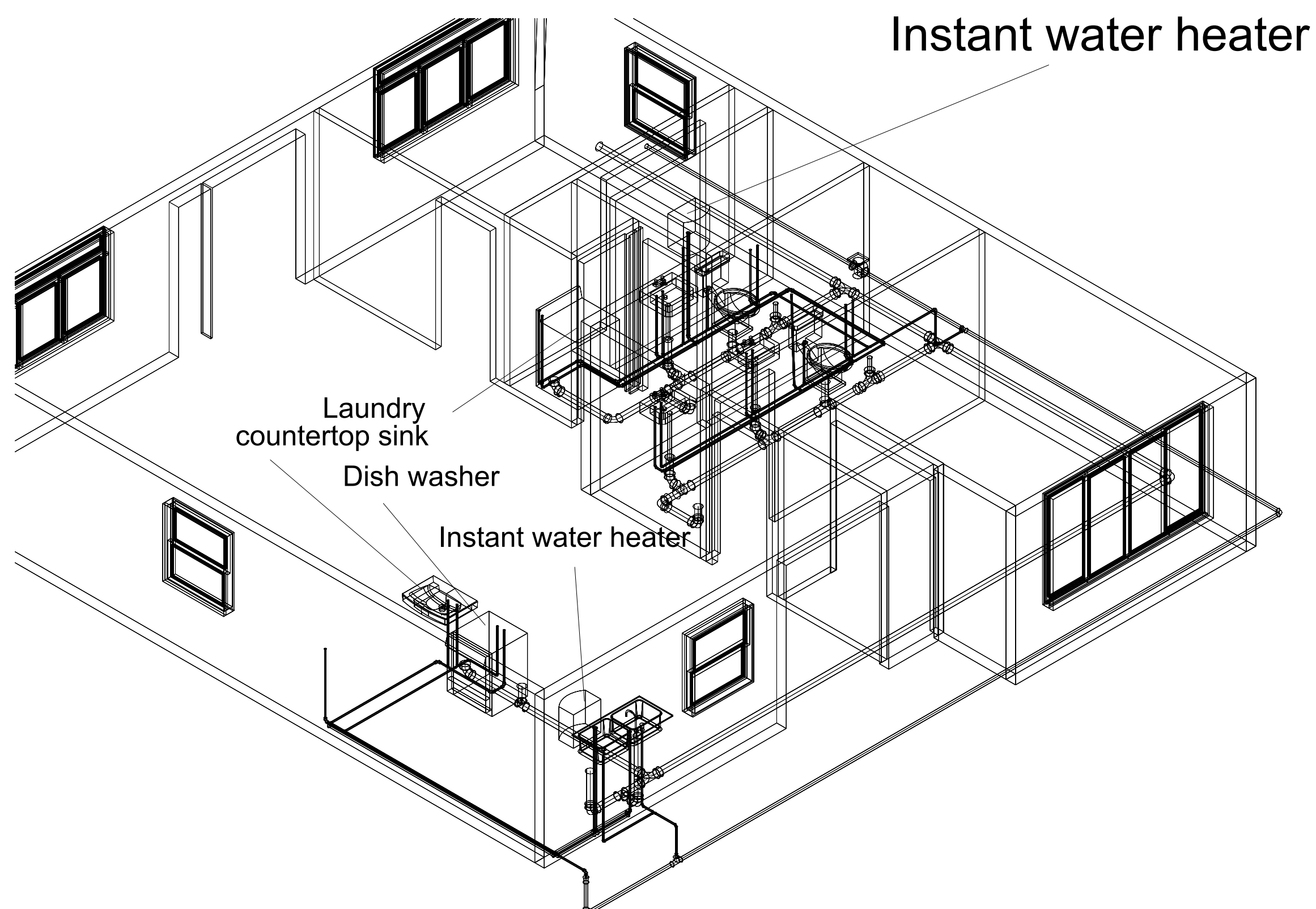
COPYRIGHT
 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH, REMAINS THE PROPERTY OF PIXELARCH LTD. PERMISSION FOR USE OR REPRODUCTION IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN PERMISSION WITH OWNER, PIXELARCH LTD.

Page No. :
P00

No.	Revision/Issue	Date



Piping Isometric(Right_Back view)
Scale: 1/4" = 1'



Piping Isometric (Left_Front view)
Scale: 1/4" = 1'

CPC Notes

312.0 Protection of Piping, Materials, and Structures.

312.1 General. Piping passing under or through walls shall be protected from breakage. Piping passing through or under cinders or other corrosive materials shall be protected from external corrosion in an approved manner. Approved provisions shall be made for expansion of hot water piping. Voids around piping passing through concrete floors on the ground shall be sealed.

312.2 Installation. Piping in connection with a plumbing system shall be so installed that piping or connections will not be subject to undue strains or stresses, and provisions shall be made for expansion, contraction, and structural settlement. No plumbing piping shall be directly embedded in concrete or masonry. No structural member shall be seriously weakened or impaired by cutting, notching, or otherwise, as defined in the California Building Code or California Residential Code.

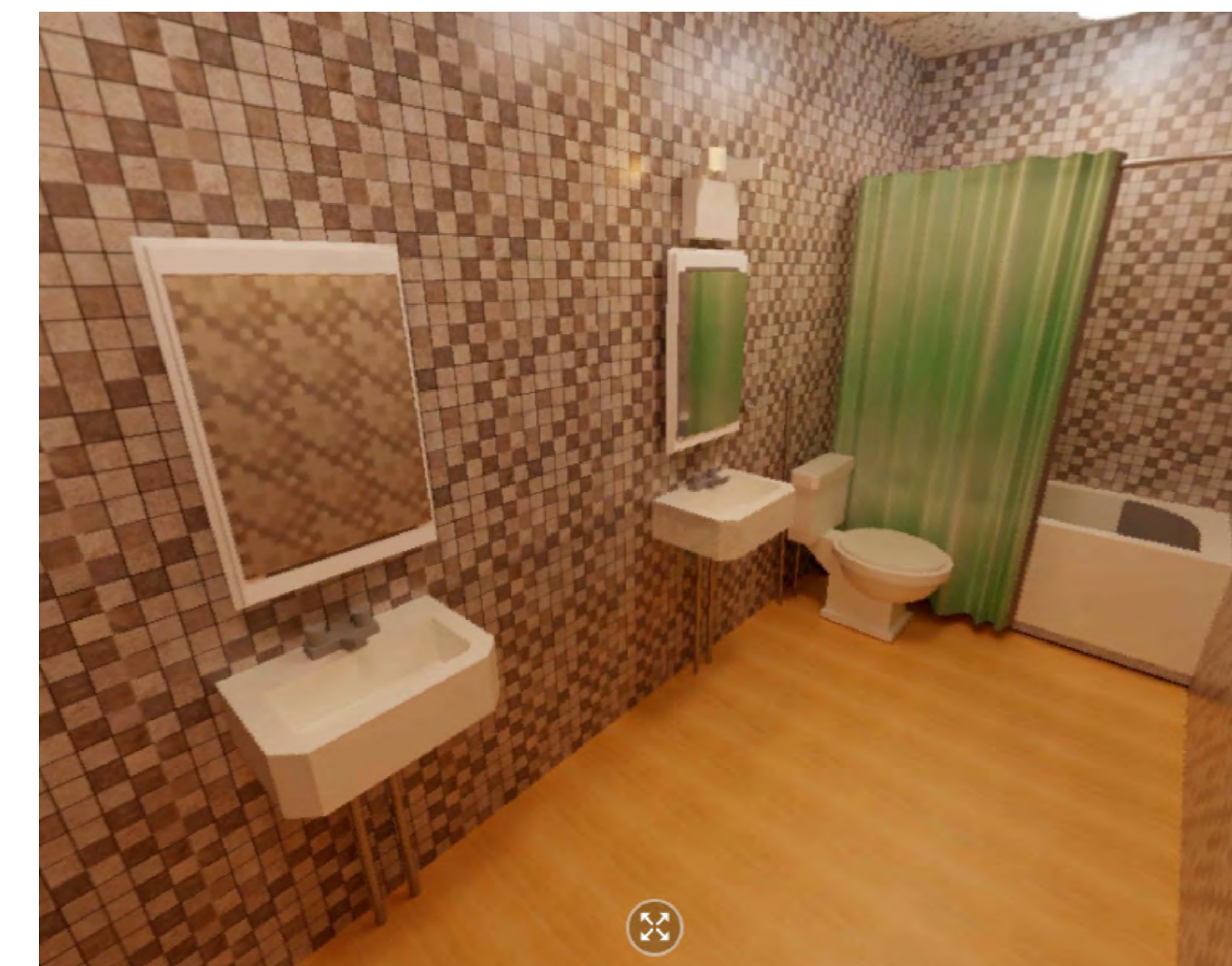
312.3 Building Sewer and Drainage Piping. No building sewer or other drainage piping or part thereof, constructed of materials other than those approved for use under or within a building, shall be installed under or within 2 feet (610 mm) of a building or structure, or less than 1 foot (305 mm) below the surface of the ground.

312.6 Freezing Protection. No water, soil, or waste pipe shall be installed or permitted outside of a building, in attics or crawl spaces, or in an exterior wall unless, where necessary, adequate provision is made to protect such pipe from freezing.

Bath room view



Master Bath room view



PixelArch Ltd.
 US Office:
 1442N. Dale Ave. Anaheim, CA 92801
 Canada Office:
 3313Plateau Blvd. Coquitlam BC V3E 3B8
 +1 909 939 2585 info@pixelarchltd.com
 www.pixelarchltd.com

Project Name and Address:

SINGLE FAMILY HOUSE REMODEL

Date:
 Scale:

DRAWING TITLE:
 Cover

Sheet :
 -

COPYRIGHT
 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH, REMAINS THE PROPERTY OF PIXELARCH LTD. PERMISSION FOR USE OR REPRODUCTION IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN PERMISSION WITH OWNER, PIXELARCH LTD.

Page No. :
 Cover

No.	Revision/Issue	Date

DESIGN CODE:

1. 2016 CBC

DESIGN LOADS:

1. Floor live load: 40 psf
 2. Floor dead load: 15 psf
 3. Roof dead load: 20 psf
 4. Roof live load: 20 psf
 5. Wind load : 10 psf roof 24psf wall
 6. Snow load: 0 pdf
 6. Ex Wall DD = 12psf
 7. In. Wall DD = 8psf
 8. Concrete wall 8" – 97psf
 9. Concrete 145pcf
-

ATC Hazards by Location

Search by Address Search by Coordinate

3612 6th Ave, Los Angeles, CA 90018, USA **Search**

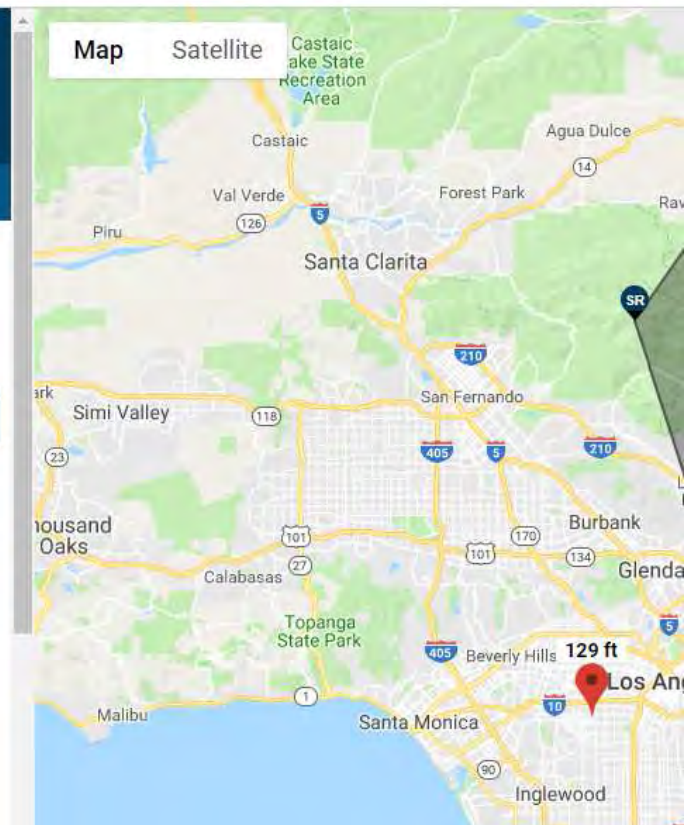
Coordinates: 34.02243190000001, -118.32334170000001

Wind Snow Tornado Seismic

Print these results Save these results

ASCE 7-16 *Select a dataset to view contours.*

MRI 10-Year	66 mph
MRI 25-Year	71 mph
MRI 50-Year	77 mph
MRI 100-Year	81 mph
Risk Category I	89 mph
Risk Category II	95 mph
Risk Category III	102 mph
Risk Category IV	106 mph



ATC Hazards by Location

Search by Address Search by Coordinate

3612 6th Ave, Los Angeles, CA 90018, USA Search

Coordinates: 34.02243190000001, -118.32334170000001

Wind Snow Tornado Seismic

Print these results Save these results

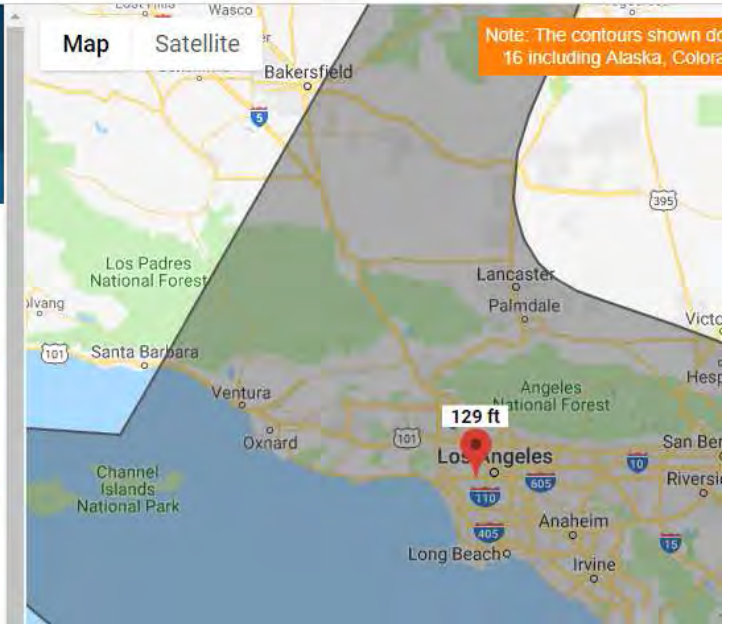
ASCE 7-16 *Select a dataset to view contours.*

Ground Snow Load 0 lb/sqft

The reported ground snow load applies at the query location of 129 feet up to a maximum elevation of 1800 feet.

ASCE 7-10 *Select a dataset to view contours.*

Ground Snow Load 0 lb/sqft



Search Information

Address: 3612 6th Ave, Los Angeles, CA 90018, USA
Coordinates: 34.02243190000001, -118.32334170000001
Timestamp: 2018-12-25T15:51:08.958Z
Hazard Type: Seismic
Reference Document: ASCE7-16
Risk Category: II
Site Class: D-default
Report Title: Not specified

Map Results



Text Results

Basic Parameters

Name	Value	Description
S _S	1.936	MCE _R ground motion (period=0.2s)
S ₁	0.684	MCE _R ground motion (period=1.0s)
S _{MS}	2.323	Site-modified spectral acceleration value
S _{M1}	* null	Site-modified spectral acceleration value
S _{DS}	1.549	Numeric seismic design value at 0.2s SA
S _{D1}	* null	Numeric seismic design value at 1.0s SA

* See Section 11.4.8

Additional Information

Name	Value	Description
SDC	* null	Seismic design category
F _a	1.2	Site amplification factor at 0.2s
F _v	* null	Site amplification factor at 1.0s
PGA	0.827	MCE _G peak ground acceleration
F _{PGA}	1.2	Site amplification factor at PGA

12/25/2018

ATC Hazards by Location

PGA _M	0.993	Site modified peak ground acceleration
T _L	8	Long-period transition period (s)
SsRT	1.936	Probabilistic risk-targeted ground motion (0.2s)
SsUH	2.14	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
SsD	2.376	Factored deterministic acceleration value (0.2s)
S1RT	0.684	Probabilistic risk-targeted ground motion (1.0s)
S1UH	0.759	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
S1D	0.795	Factored deterministic acceleration value (1.0s)
PGAd	0.958	Factored deterministic acceleration value (PGA)

* See Section 11.4.8

The results indicated here DO NOT reflect any state or local amendments to the values or any delineation lines made during the building code adoption process. Users should confirm any output obtained from this tool with the local Authority Having Jurisdiction before proceeding with design.

Disclaimer

Hazard loads are provided by the United States Geological Survey [Seismic Design Web Services](#).

While the information presented on this website is believed to be correct, ATC and its sponsors and contributors assume no responsibility or liability for its accuracy. The material presented in the report should not be used or relied upon for any specific application without competent examination and verification of its accuracy, suitability and applicability by engineers or other licensed professionals. ATC does not intend that the use of this information replace the sound judgment of such competent professionals, having experience and knowledge in the field of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the results of the report provided by this website. Users of the information from this website assume all liability arising from such use. Use of the output of this website does not imply approval by the governing building code bodies responsible for building code approval and interpretation for the building site described by latitude/longitude location in the report.

DETERMINATION OF FLOOR JOIST

FORTE MEMBER REPORT *Level, Floor: Joist* **PASSED**
1 piece(s) 2 x 6 Douglas Fir-Larch No. 2 @ 16" OC

Overall Length: 9' 3"

All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load Combination (Pattern)
Member Reaction (lbs)	343 @ 8' 11 1/2"	1406 (1.50")	Passed (24%)	-	1.0 D + 1.0 L (All Spans)
Shear (lbs)	307 @ 8' 6"	990	Passed (31%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	737 @ 4' 8"	848	Passed (87%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.196 @ 4' 8"	0.215	Passed (L/526)	-	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.294 @ 4' 8"	0.429	Passed (L/351)	-	1.0 D + 1.0 L (All Spans)
TJ-Pro™ Rating	N/A	N/A	-	-	-

System : Floor
 Member Type : Joist
 Building Use : Residential
 Building Code : IBC 2015
 Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Top Edge Bracing (L_t): Top compression edge must be braced at 8' 10" o/c unless detailed otherwise.
- Bottom Edge Bracing (L_b): Bottom compression edge must be braced at 8' 10" o/c unless detailed otherwise.
- A 15% increase in the moment capacity has been added to account for repetitive member usage.
- Applicable calculations are based on NDS.
- No composite action between deck and joist was considered in analysis.

We use same as existing but not less as 2x6 DF#2

DETERMINATION OF HEADER ABOVE REAR FRENCH DOOR

FORTE MEMBER REPORT *Level, Wall: Header* **PASSED**
3 piece(s) 2 x 6 Douglas Fir-Larch No. 2

Overall Length: 5' 8"

All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load Combination (Pattern)
Member Reaction (lbs)	443 @ 1 1/2"	8438 (3.00")	Passed (5%)	-	1.0 D + 1.0 Lr (All Spans)
Shear (lbs)	332 @ 8 1/2"	3713	Passed (9%)	1.25	1.0 D + 1.0 Lr (All Spans)
Moment (Ft-lbs)	573 @ 2' 10"	2765	Passed (21%)	1.25	1.0 D + 1.0 Lr (All Spans)
Live Load Defl. (in)	0.017 @ 2' 10"	0.181	Passed (L/999+)	-	1.0 D + 1.0 Lr (All Spans)
Total Load Defl. (in)	0.030 @ 2' 10"	0.271	Passed (L/999+)	-	1.0 D + 1.0 Lr (All Spans)

System : Wall
 Member Type : Header
 Building Use : Residential
 Building Code : IBC 2015
 Design Methodology : ASD

- Deflection criteria: LL (L/360) and TL (L/240).
- Top Edge Bracing (L_t): Top compression edge must be braced at 5' 8" o/c unless detailed otherwise.
- Bottom Edge Bracing (L_b): Bottom compression edge must be braced at 5' 8" o/c unless detailed otherwise.
- Applicable calculations are based on NDS.

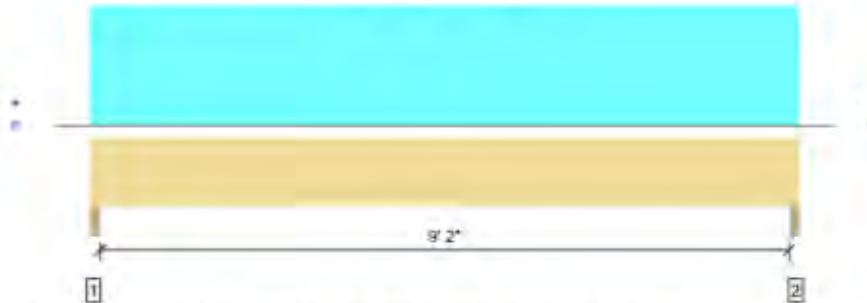
DETERMINATION ON HEADER ABOVE REAR SLIDING DOOR



MEMBER REPORT *Level, Copy of Wall: Header*
3 piece(s) 2 x 8 Douglas Fir-Larch No. 2

PASSED

Overall Length: 9' 8"



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load Combination (Pattern)
Member Reaction (lbs)	1055 @ 1' 1/2"	8438 (3.00")	Passed (13%)	-	1.0 D + 1.0 Lr (All Spans)
Shear (lbs)	869 @ 10' 1/4"	4894	Passed (18%)	1.25	1.0 D + 1.0 Lr (All Spans)
Moment (Ft-lbs)	2419 @ 4' 10"	4435	Passed (55%)	1.25	1.0 D + 1.0 Lr (All Spans)
Live Load Defl. (in)	0.070 @ 4' 10"	0.314	Passed (L/999+)	-	1.0 D + 1.0 Lr (All Spans)
Total Load Defl. (in)	0.169 @ 4' 10"	0.313	Passed (L/669)	-	1.0 D + 1.0 Lr (All Spans)

System : Wall
Member Type : Header
Building Use : Residential
Building Code : IBC 2015
Design Methodology : ASD

- Deflection criteria: LL (L/360) and TL (5/16").
- Top Edge Bracing (Lu): Top compression edge must be braced at 9' 8" o/c unless detailed otherwise.
- Bottom Edge Bracing (Lb): Bottom compression edge must be braced at 9' 8" o/c unless detailed otherwise.
- Applicable calculations are based on NDS.

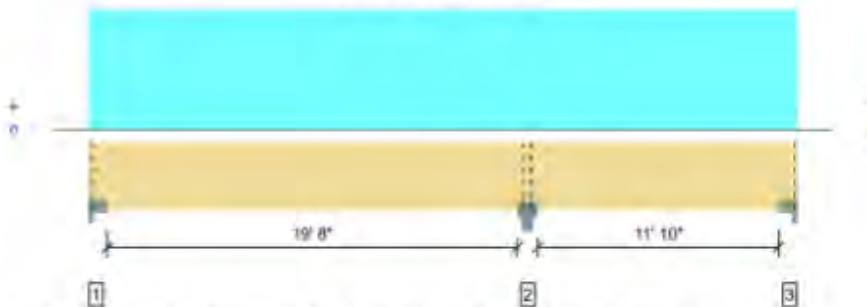
DETERMINATION OF BEAM



MEMBER REPORT *Level, Floor: Drop Beam*
3 piece(s) 1 3/4" x 14" 2.0E Microllam® LVL

PASSED

Overall Length: 32' 11"



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load Combination (Pattern)
Member Reaction (lbs)	13472 @ 20' 4 1/2"	23625 (6.00")	Passed (57%)	-	1.0 D + 1.0 Lr (All Spans)
Shear (lbs)	6691 @ 18' 11 1/2"	17456	Passed (38%)	1.25	1.0 D + 1.0 Lr (All Spans)
Moment (Ft-lbs)	-24347 @ 20' 4 1/2"	45484	Passed (54%)	1.25	1.0 D + 1.0 Lr (All Spans)
Live Load Defl. (in)	0.266 @ 9' 5 7/8"	0.668	Passed (L/906)	-	1.0 D + 1.0 Lr (Alt Spans)
Total Load Defl. (in)	0.596 @ 9' 4 15/16"	1.002	Passed (L/403)	-	1.0 D + 1.0 Lr (Alt Spans)

System : Floor
Member Type : Drop Beam
Building Use : Residential
Building Code : IBC 2015
Design Methodology : ASD

- Deflection criteria: LL (L/360) and TL (L/240).
- Top Edge Bracing (Lu): Top compression edge must be braced at 15' 8" o/c unless detailed otherwise.
- Bottom Edge Bracing (Lb): Bottom compression edge must be braced at 13' 3" o/c unless detailed otherwise.

DETERMINATION SIZE OF FOUNDATION

TYPE OF LOAD	TRIBUTARY WIDTH		LOAD		TOTAL
1ST DD=	16,50	x	20	=	330,00
1ST LL=	16,50	x	40	=	660,00
ROOF DD=	17,50	x	20	=	350,00
RL=	17,50	x	20	=	350,00
W=	17,50	x	10	=	175,00
S=	17,50	x	0	=	0,00
W wall=	16	x	12	=	192,00
FOUNDATION WALL	1,33	x	145	=	129,21
FOOTING	1.5X2	X	145	=	435,00

TOTAL DD 1436,21 LBS

F= 1.2XDD+1.6XLL+0.5LR **2954,45 LBS**
 F= 1.2XDD+1.6XLR+1XLL 2943,45 LBS
 F= 1.2XDD+1.6XLR+0.8XW 2423,45 LBS
 F= 1.2XDD+1.6XW+1XL+0.5LR 2838,45 LBS

$F_{max}/1500$
 = **1,97 sf**

We use 2'-0" x 16"D footing

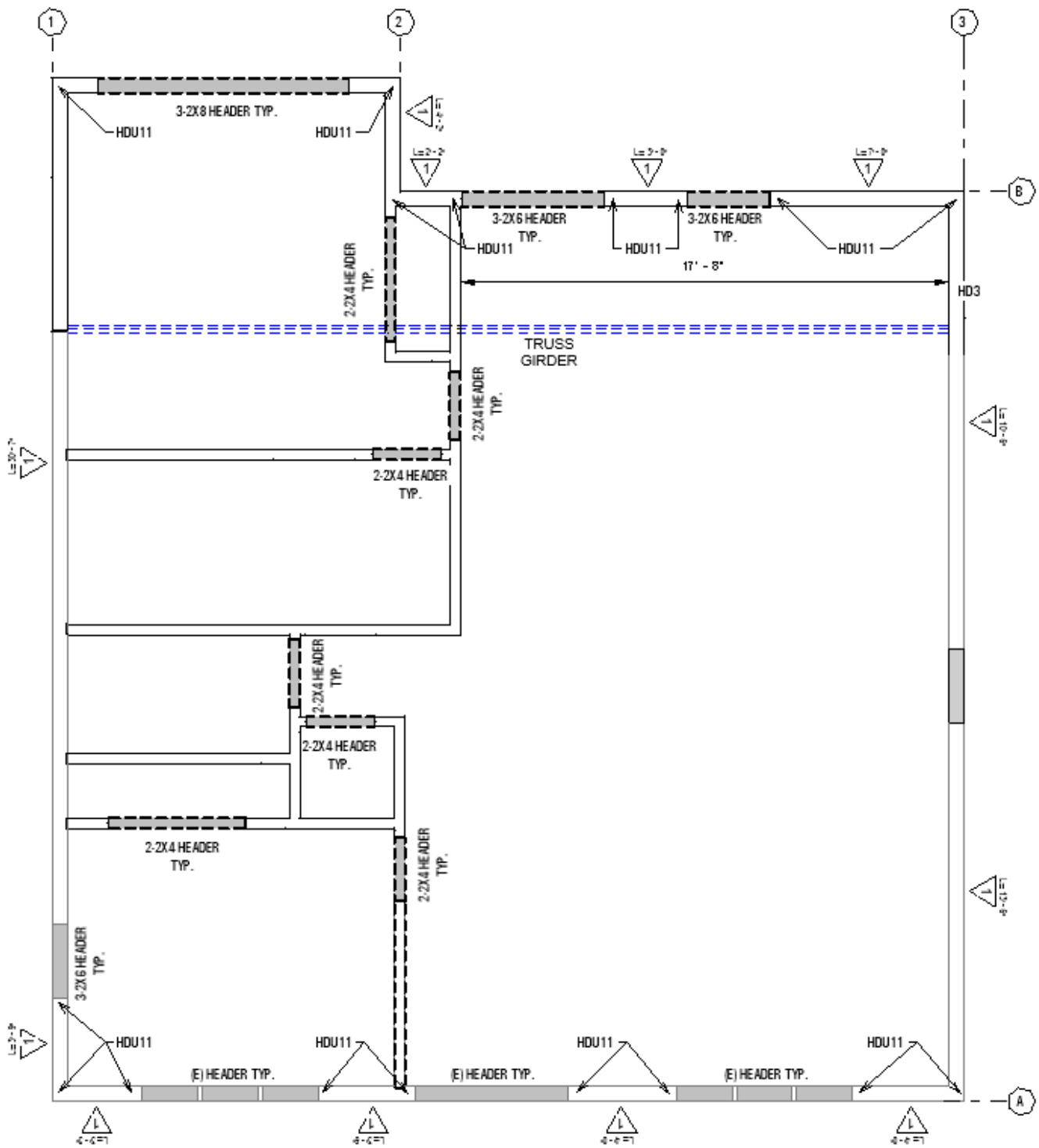
DETERMINATION SIZE OF FOUNDATION UNDER MIDDLE SUPPORT

Reaction – 16365 LBS

$16365/1500=10.93 < 3.5 \times 3.5=12.25$

We use footing pad 42"x42"x24".

LATERAL ANALYSIS



Wind loads analysis

Type of plywood Table 4.3A	Anchor capacity
----------------------------	-----------------

	6,0	4,0	3,0	HDU2 SDS2.5	HDU4 SDS2.5	HDU5 SDS2.5	HDU8 SDS2.5	HDU11 SDS2.5	HDU14 SDS2.5
15/32 8d 1-3/8	730, 0	1065, 0	1370, 0	3075,0	4565,0	5645,0	6765,0	9535,0	10770, 0
	365, 0	532,5	685,0						
15/32 10d 1-1/2	870, 0	1290, 0	1680, 0				7870,0		14445, 0
	435, 0	645,0	840,0						
19/32 10d 1-1/2	950, 0	1430, 0	1860, 0						
	475, 0	715,0	930,0						

Axe 1

Wall wind Load 24,0 PSF
Roof wind load 16,7 PSF

$$\text{Wall area} = \frac{b}{h} = \frac{6,2 \times 9,0}{2,0} = 27,8 \text{ SQ.FT.}$$

$$\text{Roof area} = \frac{b}{f} = \frac{6,2 \times 7,0}{1,0} = 43,2 \text{ SQ.FT.}$$

$$\text{Shear wall length} = \frac{t}{f} = \frac{33,0}{1,0} = 33,0$$

Wind pressure per line foot = $(27,8 \times 24,0 + 43,2 \times 16,7) / 33,0 = 42,0 < 520$

Anchor bolt calculation

Wall height 9,0
Roof height/2 3,5

Uplift F = $(27,8 \times 24,0 \times 9,0 + 43,2 \times 16,7 \times (9,0 + 3,5) / 33,0) = 455$

we use HDU2 ANCHOR

Axe 2

Wall wind Load 24,0 PSF
Roof wind load 16,7 PSF

b h

$$\begin{aligned} \text{Wall area} &= 17,0 \times 9,0 / 2,0 = 76,5 \text{ SQ.FT.} \\ \text{Roof area} &= 17,0 \times 7,0 / 1,0 = 119,0 \text{ SQ.FT.} \\ \text{Shear wall length} &= 4,7 \text{ t} \end{aligned}$$

$$\text{Wind pressure per line foot} = (76,5 \times 24,0 + 119,0 \times 16,0) / 4,7 = 818,7 < 860 \text{ two sides}$$

Anchor bolt calculation

$$\begin{aligned} \text{Wall height} &= 9,0 \\ \text{Roof height/2} &= 3,5 \end{aligned}$$

$$\text{Uplift F} = (76,5 \times 24,0 \times 9,0 + 119,0 \times 16,0 \times (9,0 + 3,5 / 4,7)) = 8858$$

we use HDU11 ANCHOR

Axe 3

$$\begin{aligned} \text{Wall wind Load} &= 24,0 \text{ PSF} \\ \text{Roof wind load} &= 16,7 \text{ PSF} \end{aligned}$$

$$\begin{aligned} \text{Wall area} &= 10,0 \times 9,0 / 2,0 = 45,0 \text{ SQ.FT.} \\ \text{Roof area} &= 10,0 \times 7,0 / 1,0 = 70,0 \text{ SQ.FT.} \\ \text{Shear wall length} &= 24,0 \text{ t} \end{aligned}$$

$$\text{Wind pressure per line foot} = (45,0 \times 24,0 + 70,0 \times 16,0) / 24,0 = 93,7 < 520$$

Anchor bolt calculation

$$\begin{aligned} \text{Wall height} &= 9,0 \\ \text{Roof height/2} &= 3,3 \end{aligned}$$

$$\text{Uplift F} = (45,0 \times 24,0 \times 9,0 + 70,0 \times 16,0 \times (9,0 + 3,3 / 24,0)) = 1004$$

we use HDU5 ANCHOR

Axe A

Wall wind Load 24,0 PSF
Roof wind load 16,7 PSF

$$\text{Wall area} = 18,5 \times \frac{9,0}{2,0} = 83,3 \text{ SQ.FT.}$$

$$\text{Roof area} = 18,5 \times \frac{7,0}{1,0} = 129,5 \text{ SQ.FT.}$$

Shear wall length 14,6 t

Wind pressure per line foot = $(83,3 \times 24,0 + \frac{129,5 \times 16,7}{5}) / \frac{14,6}{6} = 284,2 < 520$

Anchor bolt calculation

Wall height 9,0
Roof height/2 3,5

Uplift F=($83,3 \times 24,0 \times 9,0 + \frac{129,5 \times 16,7 \times 3,5}{5}$) / 14,6 = 3075

we use HDU2 ANCHOR

Axe B

Wall wind Load 26,0 PSF
Roof wind load 16,7 PSF

$$\text{Wall area} = 18,5 \times \frac{9,0}{2,0} = 83,3 \text{ SQ.FT.}$$

$$\text{Roof area} = 18,5 \times \frac{7,0}{1,0} = 129,5 \text{ SQ.FT.}$$

Shear wall length 12,2 t

Wind pressure per line foot = $(83,3 \times 26,0 + \frac{129,5 \times 16,7}{5}) / \frac{12,2}{2} = 355,6 < 520$

Anchor bolt calculation

Wall height 9,0
Roof height/2 3,5

$$\text{Uplift } F = (83,3 \times 26,0 \times 9,0 + \frac{129,16}{5 \times 7} (9,0 + \frac{3,5}{12,2})) = 3822$$

we use HDU4 ANCHOR

SEISMIC ANALYSIS

FORCE DISTRIBUTION

ROOF

ROOF WEIGHT	20	PSF	
PARTITION WEIGHT	5	PSF	
W TOTAL	25	PSF	WT

2ND FLOOR

FLOOR WEIGHT	0	PSF	
PARTITION WEIGHT	5	PSF	
W TOTAL	25	PSF	
HEIGHT			
:	9	FT	

2016 CBC / 2015 IBC, SEC. 1613; ASCE 7-10, SEC. 12.8

$V = 0.7 \times (C_s \times W) \times \rho$	R:	6,5	I:	1	SDC:	D
$C_s = S_{ds} / (R/I)$	S1:	0,684	S _{ds} :	2	S _{d1} :	0,727
C _s =			Occ.		Site	
			Cat:	II	Class:	D

Check Constraints

C_{s min} = 0.044 * I * S_{Ds}

C_{s max} = S_{D1} / T (R / I)

C_{s min}

= 0,085

For S_{D1}: S_{D1} = 2/3 * S_{M1}

ASCE 7-02 Eq. 9.4.1.2.5-2

S_{M1} = F_v *

S₁

ASCE 7-02 Eq. 9.4.1.2.4-2

S₁^a = 0,684

S_{M1} = 1,09

F_v^a = 1,2

S_{D1} = 0,727

For T: T = C_u * T_a

C_u = 1,4^a

T_a = C_T * h_n^{3/4}

C_T = 0,02^a

h_n = 9

Ta = 0,104
T = 0,145

Cs max = 0,9605
Cs FINAL = 0,2979

V = 0.7 x (Cs x W) x p = 0,27108 V= 13,5538

wt	ht	wt*ht % F	W TOTA L	H TOTAL	WT*H T	%	F	V TOTAL
ROOF			25	9	225	1,00	13,55	13,55

HOLD DOWN CAPACITIES SHEAR WALL CAPACITIES

HDU HDU2 HDU4 HDU5 HDU8 HDU11 HDU14
2307 3425 4254 5904 7152 10835 lbs

SHEAR WALL DESIGN

TYPE 2	TYPE 3	TYPE 4	TYPE 5	
280	430	550	730	lbs/ft
560*	860*	1100	1460	

SHEAR WALL DESIGN

Shear Line Level

	LENGTH	TRIBUTAR Y AREA	F FLR	F ADD	F TOTAL	V/FT	WAL L	T/C	DL/FL R	T NET WALL DL	HDU
Line A	FT	SQ.FT	LBS	LBS	LBS	PLF	TYPE	LBS			
1ST	14,50	545,00	7386,79		7386,79	509,43	4	4584,91	80,00	4005	HDU5
Line B											
1ST	12,17	591,36	8015,15		8015,15	658,78	5	5929,01	80,00	5442	HDU8
Line 1											
1ST	33,00	569,00	7712,08		7712,08	233,70	2	2103,30	80,00	783	HDU2
Line 2											
1ST	4,67	26,00	352,40		352,40	75,51	1	679,62	80,00	493	HDU2
Line 3											
1ST	24,00	543,00	7359,69		7359,69	306,65	3	2759,88	80,00	1800	HDU2