



# ADU ADDITION FOR ARAM RESIDENCE

2313 SELBY AVENUE LOS ANGELES, CA 90064

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DRAWING TITLE: DEC. 17, 2018

PERMISSION WITH OWNER, PIXELARCH LTD.

### **SPECIFICATIONS**

### DIVISION 00 - CONDITIONS OF CONTRACT

#### 0.01 Terminology Referenced Organizations

- a. ACI American Concrete Institute (www.concrete.org)
- b. AISC American Institute of Steel Construction (www.aisc.org)
- c. AITC American Institute of Timber Constructio (www.aitc-glulam.org) d. ANSI American National Standard Institute (www.ansi.org)
- e. APA American Plywood Association (www.apawood.org) f. ASHRAE American Society of Heating, Refrigeration, and Air Conditioning Engineering (www.ashrae.org)
- ASTM American Society for Testing and Materials (www.astm.org)
- AWI Architectural Woodwork Institute (www.awinet.org) AWS American Welding Society (www.aws.org)
- AAMA Architectural Aluminum Manufacturers' Association (www.aamanet.org)
- CRI Carpet and Rug institute (www.carpet-rug.org)
- CEC California Energy Commission (www.energy.ca.gov)
- m. CRSI Concrete Reinforcing Steel Institute (www.crsi.org)
- n. FS Federal Specification (http://apps.fss.gsa.gov/pub/fedspecs/)
- o. GA Gypsum Association (www.gypsum.org) p. GANA Glass association of North America (www.glasswebsite.com)
- q. ICC International Code Council (www.iccsafe.org) r. NIST PS National Institute of Standards and Technology, Product Standards (www.nist.org)
- s. NEMA National Electrical Manufacturers Association (www.nema.org)
- t. NFPA National Fire Protection Association (www.nfpa.org)
- u. NFRC National Fenestration Rating Council (www.nfrc.org) v. NOFMA National Oak Flooring Manufacturers Association (www.nofma.org)
- w. NPCA National Paint and Coatings Association (www.npca.org)
- x. NRCA National Roofing Contractors Association (www.nrca.net)
- y. WDMA National Wood Window and Door Association (www.wdma.com) z. PDCA Painting and Decorating Contractors of America (www.pdca.org) aa. SDI Steel Door Institute (www.steeldoor.org)
- ab. SMACNA Sheet Metal and Air Conditioning Contractors National Association (www.smacna.org)
- ac. TCNA Tile Council of North America (www.tcna.org) ad. TPI Truss Plate Institute (www.tpinst.org)
- ae. TRI Tile Roofing Institute (www.tileroofing.org) af. UL Underwriters' Laboratories Inc. (www.ui.com)
- ag. WCLIB West Coast Lumber Inspection Bureau (www.wclib.org)
- ah. WI Woodwork Institute (www.woodworkinstitute.com)
- ai. WWPA Western Wood Products Association (www.wwpa.org)
- 1. Contract Documents: The Contract Documents shall include the drawings, specifications, structural calculations, soils report, and California Energy Code compliance forms. These documents are intended to supplement and complement each other. In case of conflict, contact the Architect. 2. Owner: The term "Owner" shall mean the Owner or the Owner's authorized representative(s).

3. Contractor: The term "Contractor" shall mean the general contractor or the general contractor's

- authorized representative(s) 4. Architect: The term "Architect" shall mean MAVRIK STUDIO or MAVRIK STUDIO's authorized
- representative(s). 5. Engineer: The term "Engineer" shall mean the structural engineer or the structural engineer's authorized representative(s)
- 6. Builder: The term "Builder" shall mean a person or entity who is both an Owner and Contractor, and whose responsibilities are for both Owner and Contractor.

### DIVISION 01 - GENERAL REQUIREMENTS

- Contractor shall provide all labor, materials, equipment, permits, and services necessary for construction of the building and site improvements conforming to the contract documents. Drawings and specifications
- represent finished structure. The contractor shall be responsible for means and methods of construction including shoring and temporary bracing and shall take all necessary measures to insure the safety of all persons and structures
- near or adjacent to the site. Care shall be taken to protect from any damage all trees and vegetation on the site and on adjoining
- properties. Any trimming or other alteration done to trees shall be done so only by approval of the Owner. The Architect will not be providing the Owner with regular on site contract administration and is available only at request of the Owner. The Contractor is solely responsible for the quality control and construction
- standards for this project. These plans are for general construction purposes only. They are not exhaustively detailed nor fully specified. The drawings were prepared to a level of completion satisfactory for building permit purposes and for construction by a knowledgeable and experienced contractor. The Contractor is responsible for preparation of any supplemental details, product specifications, coordination and installation of all materials
- Mechanical, electrical, and plumbing systems are shown for intent only. These systems shall be design/build by the Contractor. The Contractor shall be responsible for all necessary permits, drawings, calculations, and California Energy Code.
- These drawings and specifications are divided into sections for convenience only. Contractors, subcontractors and materials suppliers shall refer to all relevant sections in bidding and performing their work and shall be responsible for all aspects of the work regardless of where the information occurs in the
- Clean-Up: The Contractor will remove all debris from the building site and in general keep the work as clear of rubbish as possible during the course of the work. Before filing the Notice of Completion, the building will be fully cleaned, including all glass polished, floors scrubbed and cleaned, and the building shall be suitable for immediate occupancy by Owner.
- All work shall comply with applicable requirements of all governing codes, regulations and ordinances. These shall include the latest adopted editions of: The California Building Code (CBC), California Residential Code (CRC), California Electric Code (CEC), California Plumbing Codes (CPC), California Mechanical Code (CMC), California Energy Code (CENC), California Green Building Standards Code (CAL Green), OSHA regulations, and all other health and safety codes, ordinances and requirements adopted by governing agencies. In the case of conflicts between these regulations and the contract documents, the most restrictive shall apply
- The Contractor shall verify, at the site, all conditions affecting work and shall review the contract documents for any areas of question affecting cost, construction and warranty and any drawing dimensional or note conflict, discrepancy, illegibility or omission. All areas of question shall be brought to the attention of the Architect in writing before commencing any work and/or submitting any bid. Commencement of any work shall constitute acceptance by the Contractor of all conditions affecting work.
- Workmanship throughout shall be of the highest quality of each trade involved. The Contractor, before commencing work, shall notify the Owner in writing of any work that cannot be fully
- guaranteed or executed within the intent of the drawings prior to the bid submittal. All construction shall be in strict conformance with manufacturers' latest written specifications. All discrepancies between these specifications and the contract documents prepared by the Architect and his
- consultants shall be brought to the attention of the Architect before commencing work. Reference to product manufacturer or trade names are for minimum performance standards only. Submittal equals may be allowed upon approval by the Architect. Material and detail substitutions made by the Contractor without written approval by the Architect shall void any responsibility or liability of the Architect as to performance, repair cost, ancillary damage or the performance of related materials and
- Cutting and patching includes cutting into existing construction to provide for the installation or performance of other work and subsequent fitting and patching required to restore surfaces to their original condition.
- Use materials for cutting and patching that are identical to existing materials. Do not cut and patch structural work in a manner that would result in a reduction of load carrying capacity or load-deflection ratio. Submit proposal and obtain Architect's and Engineer's approval before proceeding
- with cut and patch of structural work. Quality control services include inspections and tests performed by independent agencies and governing authorities, as well as by the Contractor. Inspection and testing services are intended to determine compliance of the work and the requirements specified. Approval by a building official does not mean approval or failure to comply with the contract documents. Inspections and testing shall be performed at the request of the Owner, the Architect and/or governing agencies and as set forth in these documents. Quality control services are the Contractor's responsibility, including those specified to be performed by an independent agency and not by the contractor. The Contractor shall employ and pay any independent agency, testing laboratory or other qualified firm to perform quality control services specified. Where results of inspections or tests do not indicate compliance with the contract documents, the Contractor shall be
- responsible for any repair, replacement, correction and re-test that is required. • All dimensions shall take precedence over scale shown on the plans, sections, and details. Dimensions are to face of studs, face of foundation, face of concrete block, top of sheathing, top of slab, or center of openings, U.O.N. Do not scale drawings. Contractor shall verify all dimensions and review any conflicts or discrepancies with the Architect prior to commencement of work.

### **DIVISION 02 - SITEWORK**

- 2.01 Soils Report: All work shall be in conformance with the Soils, Compaction and Geological Report.
- The Contractor shall have the Soils Engineer review and approve in writing to the Building Official and Architect that the foundation and site design are in conformance with the Soils Report prior to commencement of work.
- The Contractor shall be solely responsible for compliance with all recommendations of the Soils Report. Prior to the contractor requesting a foundation inspection by the building department, the Soils Engineer shall advise the Building Official and Architect in writing that:
- a. Site grading, subgrade preparation, cutting slopes, excavation, placement of engineered fill material and compaction is in accordance with the Soils Report.
- b. The utility trenches have been properly backfilled and compacted.
- c. The foundation excavations, forming, footing and pier depths, and reinforcement comply with the soils report and approved plans.

### 2.02 General Requirements

- The site plan is not a survey. It is based on site information provided by the Owner and is for building and site work layout only. The Contractor shall verify on site all grades, soil conditions, ground water, existing improvements, property lines, easements, setbacks, utilities and substructures. Where discrepancies with the drawings occur, contact Architect. • Grade surface of fill under concrete slabs shall be smooth and even, free of voids, compacted as specified
- and to required elevation. At raised foundations, pad grade under building shall have positive slope to a perforated drain set in gravel trench. Extend pipe to all portions of underfloor area. The drain shall discharge into the street or approved
- drainage facility. Unless otherwise detailed or noted, a perforated drain set in a gravel trench shall be installed around the entire perimeter of the foundation. The drain shall discharge into the street or approved drainage facility.
- Use only rigid pipe, flexible pipe will not be allowed. It shall be the responsibility of the Contractor to take proper erosion control measures. The Contractor shall be responsible for proper surface and subsurface drainage of the site. Slope all finish grading away
- from buildings, walks, drives or decks and provide catch basins where required. • Finish grades shall be held down in planting areas. The Contractor shall provide and install a 6" minimum thickness of clean select top soils in these areas.
- Rough grading for slabs-on-grade shall be within 2/10th of one foot, plus or minus. • Site grading shall be within 5/10th of one foot, plus or minus.
- All roof drainage shall be piped in a closed pipe system to street or approved drainage facility (U.O.N.). • Builder shall provide landscape development guidelines to Buyer that shall include information on site maintenance and development and state such items as "Irrigation system shall be designed to prevent saturation of soil adjacent to building".
- All utilities unless indicated otherwise shall be installed under ground. The Contractor shall be responsible to insure that all trenching within building area shall be backfilled and compacted with structural soils material free of any rocks or other sharp objects which may damage underground utilities.
- Underground piping shall be laid to a minimum 24" depth below finished grade. When utilities are placed in a common trench, all utilities shall maintain separations and coverage both vertically and horizontally, as required by applicable codes.

### **DIVISION 03 - CONCRETE**

- In addition to complying with all pertinent codes and regulations, comply with all applicable provisions of the
- a. ACI 301 "Specifications for Structural Concrete for Buildings"
- b. ACI 318 "Building Code Requirements for Reinforced Concrete" c. CRSI "Manual of Standard Practice"
- d. See Structural Engineer's drawings for additional requirements.
- 3.02 General Requirements
- Provide underfloor vents as per CBC 1203.3 or CRC R408.1. Add two 6 x 14 vents to garage. All first floor double framed areas shall be vented. · Provide expansion and control joints in all exterior concrete slabs. Spacing of joints shall be per industry
- standard (U.O.N.). Verify joint layout with Architect. · Refer to architectural, structural, mechanical, plumbing and electrical drawings for all moulds, grooves and ornamental clips, location of sleeves, inserts, etc. to be cast in concrete and for extent of depressions,
- curbs and ramps. Finishes:
- a. All interior slabs shall receive trowel smooth finish (U.O.N.).
- b. All driveways, sidewalks, and stairs shall receive broom-smooth finish (U.O.N). c. Garage slabs and other interior slabs that will remain unfinished shall be treated with Lipidolith
- Hardner by Sonneborn, or equal.

### DIVISION 04 - MASONRY

- 4.01 Quality Control • Glass Block: Minimum performance specifications shall be as Pittsburgh Coming glass block units.
- The units shall be the pattern and size indicated on the plans. Precast architectural concrete columns and trims: Concrete Designs Inc. (CDI) U.O.N
- Grout for precast concrete: ASTM A 118.6, Latex Portland Cement, color to match precast concrete. • Epoxy Grout: ANSI A 108.6 and A118.3. 4.02

### 4.02 General Requirements Concrete Block

- a. Mortar joints to be "flush" (U.O.N.). b. Bond shall be "running" (U.O.N.).
- a. Mortar joints shall be "raked" (U.O.N.). Raked joints shall be not more than 3/8" deep, and where exposed to weather, shall be tooled. Brick joints shall be concaved where subject to

### b. Bond shall be "running" (U.O.N.).

- a. Field Sample: A sample panel shall be built approximately 4 feet by 6 feet. This sample panel may be a part of the project. Veneer installation shall not proceed until the sample panel is accepted by the Architect and Owner. Full size units which have been selected and approved by the Architect and the Owner to show color range, maximum texture range, bond, mortar, tooling of joints, and quality of workmanship shall be used in the sample panel. The remainder of the veneer installation shall be consistent with the approved sample panel.
- a. Mortar for glass block installed on exterior walls and other damp location shall be waterproofed with Laticrete 8510 or equal.

### **DIVISION 05 - METALS**

- 5.01 General Requirements • All bolt heads and nuts that bear on wood shall have malleable iron washers if exposed or cut
- washers if concealed.

specifications for further information.

- Exposed welds shall be ground smooth. Shop paint structural steel work, except those members or portions of members to be embedded in concrete or mortar. Paint the initial 2" of embedded areas only. Do not paint surfaces which are to be welded or high strength bolted with friction type connections. After installation is completed, all welded and other abraded areas shall be touched up. On surfaces inaccessible after assembly or
- erection, apply two (2) coats of the specified primer. • All exterior steel, exposed, concealed or embedded, or where called for on the Drawings, shall be thoroughly zinc-coat galvanized after fabrication by the hot-dipped method. Touch- up field welds
- with similar galvanizing product. • Dissimilar Materials in contact with each other shall be protected to prevent galvanic or corrosive
- action. Use vinyl pressure tape, polyisobutylene tape, or similar product. All metals in contact with pressure treated wood shall be hot dipped galvanized, see Simpson Strong-Tie for recommended finishes for their connectors. Also see structural engineering

## DIVISION 06 - WOOD AND PLASTICS

- 6.01 Quality Control: Materials shall meet or exceed the following standards:
- A. Structural lumber and their wood fasteners shall conform with CBC Chapter 23 and/or relevant chapters of the CRC.
- B. All wood in contact with concrete or masonry or located within 8" of finish grade shall be pressure treated Douglas or Hem Fir with an approved preservative.
- C. All timbers 6 x 8 and larger exposed to view shall be free of heart center (FOHC), with moisture content of 22% maximum.
- D. Max. deflection (DL + LL) shall be: Floor with Tile = L/720

### All wood shall be nontropical, reused, reclaimed, or FSC Certified 6.02 General Framing Requirements:

Roof Plan for calculations.

- a. Block floor joists at all supports, line up double joists under all walls parallel to floor joists and space double joists under plumbing walls.
- b. Provide solid full width blocking or post below all structural posts continuous to foundation. Provide blocking and nailers for all finishes and fixtures as required.
- Provide blocking in walls at ceiling lines. e. Corbles, knee braces, etc., shall be construction select materials. 6. At double framed floors
- "sleepers" shall be perpendicular to framing below. 6.03 Attic Ventilation Requirements: • Provide attic and soffit ventilation as per CBC 11203.2 or CRC R806. Vent all double framed areas. See
- 6.04 Finish Carpentry: All millwork and case work shall be in accordance with AWI/AWMAC "Architectural Wood Standards" custom or premium grade standards, latest edition.
- All cabinets and millwork shall be selected by the owner. • Provide 30" clear above kitchen range to unprotected underside of upper cabinetry or 24" clear to metal hood as per CMC Section 916.1 & 916.2.
- Install and anchor all cabinetry to preclude movement, overturning, or distortion to other materials or finishes. Install level and plumb. Comply with manufacturer's instructions for support of supplied units. Install all trim in as long of lengths as possible. All splices in finish members shall be bevel splices. Where joints within a piece are required they shall be as unapparent as possible.

Plastic laminates and solid surfacing products shall meet or exceed ANSI/NEMA standards LD 3.

### DIVISION 07 - THERMAL AND MOISTURE PROTECTION '.01 Quality Control

- Materials shall meet or exceed the following standards: Insulation:
- a. Insulation shall be installed per the California Energy Code requirements. b. Thermal Batt/Blanket Insulation: Mineral-Fiber Blanket complying with ASTM C 665, Type I (blankets without membrane facing).
- c. Thermal insulation/blown-in blanket insulation glass fiber loose-fill complying with ASTM C 764 Type I (for pneumatic) or Type II (for poured) in attic. d. Sound Insulation: Unfaced mineral fiber blanket/batt insulation complying with ASTM C 665, Type I, minimum thickness equal to stud depth to entirely fill the void space, nominal 0.70 to 2.50 -pcf
- e. All plumbing walls adjacent to interior living spaces shall be sound insulated with fiberglass batts. Concrete Tile Roofing:
- a. All work shall comply with the TRI "Concrete and Clay Tile Installation Manual for Moderate Climate Regions and CBC 1507.3 or CRC 905.3
- b. Concrete Tile Roofing shall be applied according to manufacturers specifications. c. The minimum performance standards for concrete tile roofing shall be Eagle Roofing Products (ICC ESR-1900) or equal as approved by Owner and bear a UL Class A fire proof rating. Installed weight shall be a maximum of 900 lbs. per square.
- d. Trim units shall include manufacturer's standard ridge, hip and rake pieces. Color as selected by Owner (U.O.N.). Minimum one nail per tile, two nailes on all rake tile. Minimum pitch shall be as per manufacturer's specifications. Underlayment for concrete or clay tile roofing shall be one layer of 30 lb. asphalt-saturated organic roofing felt, complying with ASTM D 226, 36" wide applied per
- manufacturer's recommendations. 3-ply built up roof underlayment required for pitch less than 3:12. e. Roofing nails shall be aluminum or hot dip galvanized 11 or 12 GA sharp, pointed conventional roofing nails with barbed shanks, min. 3/8" dia. head and or sufficient length to penetrate min. 3/4" into solid decking or to penetrate through plywood sheathing (U.O.N.).
- The roofing contractor shall supply to the Owner a written guarantee to repair without cost to the Owner, any leaks due to faulty materials or workmanship, which develop within 1 year from the date of acceptance by Owner of completed building. During this time period, any repair work required because of Act of God, abuse, alterations, or failure to the substrate and/or supporting structure (other than that caused by defects in the roofing work) shall be completed by the contractor and paid for by the Owner, promptly after compeltion of the required repair work in each instance. The roofing contractor shall furnish the manufacturer's standard limited material warranty for a minimum of 10 years from the date of completion of the roof.
- Asphalt Shingle Roofing: a. All work shall comply with the NCRA "Roofing and Waterproofing Manual" and CBC 1507.2 or CRC
- b. Asphalt shingles shall be applied according to manufacturers specifications. c. The minimum performance standard for asphalt shingles shall be Elk Premium Roofing - Prestique Two or equal as approved by Owner and bear a UL Class A fire proof rating. Trim units shall include manufacturer's standard ridge and hip pieces. Color as selected by Owner (U.O.N.). Minimum pitch as per manufacturer's recommendations
- d. For asphalt shingle underlayment shall be 15 lb. felt, 2 layers at pitch less than 4:12. e. Roofing nails shall be aluminum or hot dip galvanized 11 or 12 GA sharp, pointed conventional
- roofing nails with barbed shanks, min. 3/8" dia. head and or sufficient length to penetrate min. 3/4" into solid decking or to penetrate through plywood sheathing (U.O.N.). The roofing contractor shall supply to the Owner a written guarantee to repair without cost to the Owner, any leaks due to faulty materials or workmanship, which develop within 1 year from the date of acceptance by Owner of completed building. During this time period, any repair work required because of Act of God, abuse, alterations, or failure to the substrate and/or supporting structure (other than that caused by defects in the roofing work) shall be completed by the contractor and paid for by the Owner, promptly after compeltion of the required repair work in each instance. The roofing contractor shall furnish the manufacturer's standard limited material warranty for a minimum of 10 years from the date of completion of the roof.
- Built-up Roofing:
- a. All work shall comply with the NCRA "Roofing and Waterproofing Manual" and CBC 1507.10 or CRC
- b. Built-up roofing shall be applied according to manufacturers specifications. c. The minimum performance standard for built up roofing for nailable decks shall be Johns Manville 4GNC or equal as approved by Owner and bear a Class A fire proof rating. All products and
- components shall be by same manufacture. Color as selected by Owner (U.O.N.). d. The roofing contractor shall supply to the Owner a written guarantee to repair without cost to the Owner, any leaks due to faulty materials or workmanship, which develop within 1 year from the date of acceptance by Owner of completed building. During this time period, any repair work required because of Act of God, abuse, alterations, or failure to the substrate and/or supporting structure (other than that caused by defects in the roofing work) shall be completed by the contractor and paid for by the Owner, promptly after compeltion of the required repair work in each instance. The roofing contractor shall furnish the manufacturer's standard limited material warranty for a minimum of 10 years from the date of completion of the roof.
- a. All work shall comply with the TRI "Concrete and Clay Tile Installation Manual for Moderate Climate Regions and CBC 1507.4 or CRC 905.3 Clay Tile Roofing shall be applied according to manufacturers specifications.
- c. The minimum performance standards for clay tile roofing shall be U.S. Tile (ICC ERS- 1017) or equal as approved by Owner and bear a UL Class A fire proof rating. Installed weight shall be a maximum of 900 lbs. per square. Trim units shall include manufacturer's standard ridge, hip and rake pieces. Color as selected by Owner (U.O.N.). Minimum one nail per tile, two nailes on all rake tile. Minimum pitch shall be as per manufacturer's specifications.
- roofing felt, complying with ASTM D 226, 36" wide applied per manufacturer's recommendations. 3ply built up roof underlayment required for pitch less than 3:12. Roofing nails shall be aluminum or hot dip galvanized 11 or 12 GA sharp, pointed conventional roofing nails with barbed shanks, min. 3/8" dia. head and or sufficient length to penetrate min. 3/4"

d. Underlayment for concrete or clay tile roofing shall be one layer of 30 lb. asphalt-saturated organic

- f. The roofing contractor shall supply to the Owner a written guarantee to repair without cost to the Owner, any leaks due to faulty materials or workmanship, which develop within 1 year from the date of acceptance by Owner of completed building. During this time period, any repair work required because of Act of God, abuse, alterations, or failure to the substrate and/or supporting structure (other than that caused by defects in the roofing work) shall be completed by the contractor and paid for by the Owner, promptly after compeltion of the required repair work in each instance. The roofing contractor shall furnish the manufacturer's standard limited material warranty for a minimum of 10 years from the date of completion of the roof.
- a. All work shall comply with the SMACNA "Architectural Sheet Metal Manual".
- b. All metal flashing to conform to ASTM A 653, commercial grade (zinc coated G 90). All metal flashing shall be 26 gauge for work less than 8" wide, 20 gauge for work over 8" wide or as
- indicated on the drawings. Use 20 gauge minimum for clips. d. Sheet metal flashing shall be installed at all locations where different material intersect such as roof to wall, roof to roof, deck/balcony/landing to wall, penetrations into walls, chimneys and as detailed.
- Flash and counterflash as required to make watertight. e. The center of all flashing for all through vents and all electrical service connections, shall not be less than 16" from center of any valley. See manufacturer's printed installation instructions recommendations for roofing tile.

### DIVISION 07 - THERMAL AND MOISTURE PROTECTION (CONTINUED)

Flexible Flashings:

- Sheathing Paper: a. Provide sheathing paper under exterior metal lath and plaster, under wood siding, under masonry
- veneer, under metal flashings and where indicated or detailed. b. Use Fortifiber 2-ply 60-minute Super Jumbo Tex or approved equal. c. Lapping: Horizontal Joints: Lap paper as detailed and not less than 3 inches; Wall Comers: Wrap paper to overlap not less than 18 inches each side of corner, Vertical Joints: Lap paper not less than
- d. Lap paper over head flashings and base screeds, roof and waterproof membranes, and under sill flashings. Treat penetrations and other details as necessary for adequate weather protection. e. Wall openings: Individually flash all exterior openings for fixtures such as windows, doors and vents as detailed to make them water tight.
- a. Fortifiber system. b. Moiststop E-Z seal adhesive flashing for dampproofing at all exterior door window heads and jambs. c. Fortiflash 40 mil waterproof flashing for waterproofing at all horizontal plaster surfaces, horizontal penetrations, and windowsills.
- d. Moiststop sealant for sealing around windows. Deck Waterproofing:
- a. The minimum performance standard for waterproof sheet membrane at waterproof decks with tile or concrete finish shall be WR Grace "Bituthene 3000". All products and components shall be by same manufacturer. Install in strict accordance with manufacturer's written instructions to assure waterproof integrity.
- b. The minimum performance standard for traffic coatings at waterproof decks shall be Excel-Coat pedestrian membrane system or Excel-Coat Fire System for fire-rated decks by Excellent Coatings Inc.. All products and components shall be by same manufacturer. Install in strict accordance with manufacturer's written instructions to assure waterproof integrity. c. Quality Assurance. Pre-installation conference: A pre-installation conference shall be held prior to commencement of field operations to establish procedures to maintain optimum working conditions and to coordinate this work with related and adjacent work. Agenda for meeting shall include review of special details and flashing. This meeting shall include the representatives of the General Contractor,
- Applicator, Manufacturer, and Architect. A trained employee of the manufacturer shall be on site periodically during membrane waterproofing work to review installation procedures. d. Water test: Deck membranes shall be water tested and approved immediately before installation of finish materials. Water tests shall be witnessed by the Architect. A water test is conducted by closing any deck drains and erecting temporary dams where required to retain water on the waterproofing material surface, then flooding the surface to a minimum depth of 2". Care must be taken so that the weight of water retained does not exceed the load carrying capacity of the structural deck, and that the height of the water does not exceed the lowest flashing. For well sloped decks, tests should be segmented to avoid deep water near drains. The water tests should be conducted on a warm day (i.e. 65 degrees F. minimum). The water should be allowed to remain on the deck for 24 hours minimum, during and after which the areas beneath the membrane should be inspected for leaks. If leaks are detected, the test should be stopped, repairs made, and the area retested. When the test is successful, the drains should be opened and the temporary dams should be removed. Temporary protections boards should be installed over the tested area, and the area roped off to prevent construction traffic across the surface until drainage composite or permanent protections board has
- been installed. a. The minimum performance standard for prefabricated acrylic skylights shall be Bristolite "AL-CM- 2" (ICC ER-2469) or equal as approved by Owner. Color as selected by owner. Install as per
- manufacturer's instructions. a. Furnish UL Design No. from the "Fire Resistance Directory - Volume II" for each required penetration type and configuration. Indicate which materials will be used in firestopping the penetration.
- b. Firestopping materials shall conform to CBC Section 713 for fire resistance standards and requirements for penetrations in walls and partitions and floors. c. Through-Penetration Firestopping Materials: Hilt Construction Chemicals, Inc., International Protective Coatings Corp., Specified Technologies, Inc., The ReclorSeal Corporation, Tremco, Inc., 3M Fire
- Protection Products. Provide mortar, sealants and caulk, putty, wrap strips, pillows, bags, and other types required for UL Design No. for each penetration to receive firestopping. d. Mineral Fiber Firestopping Materials: Semirigid mineral fiber insulation, nominal 4-pcf density; complying with ASTM C 612, Type IA and IB.
- e. Firestopping at Electrical Boxes and Utility Outlets: Utility penetrations in walls, ceilings, or floors requiring protected openings shall be firestopped and sealed with an approved material securely installed, capable of maintaining its integrity when subjected to test temperature was specified in ASTM E814. Steel electrical outlet boxes which exceed 16-square inches in area shall be protected by 3M "Moldable Putty Pads", Specified Technologies, Inc. "SpecSeal Series SSP Putty Pads."
- f. Provide solid continuous firestopping wherever the penetration or addition of a construction element through or adjacent to a fire-rated floor, wall or partition creates a discontinuity of such a rates separation. Application limited in size and configuration to tested systems. g. Penetrations: Penetrations include conduit, cable, wire, pipe, duct and other elements which pass through one or both outer surfaces of a fire-rated floor, roof, wall, or partition. Fill penetrations as indicated in applicable UL Design No. Verify that annular space around sprinkler pipes through fire-
- rated walls and floors is provided as required by NFPA 13. h. Fire Rated Partitions: Fire-rated or smoke-rated partitions shall be firestopped with a firestop sealant as listed in UL "Fire Resistant Directory." Apply minimum 3/8-inch bead at intersection of finish material and adjacent surface, both sides and along entire perimeter.
- i. Identify firestop systems after installation. Identify the firestop system that has been installed and include the appropriate UL Design Number. Caulking and Sealants/Locations: a. Sealant Locations: Locations such as ceramic tile, plumbing fixtures, and other where mildew resistant sealant is required. Location where high degree of movement is anticipated. Joints and cracks around windows, thresholds, door frames, wall penetrations, connections and other joints necessary to seal off building from outside air and moisture. Between exterior wall sole plate and slab on grade. All joints necessary to make the building watertight and to prevent the passage of dirt, dust, wind, air or water. At interior insulated sound walls. Fire stopping at penetrations of fire rated
- assemblies. b. Minimum product standards for sealants shall be as follows: Exterior Window and Door Frames and Masonry to Cement Plaster: Sonolastic NP 2, by Sonneborn or
- Color to match wall surface. Interior Sound Walls at Sill: Tremco Acoustical Sealant or equal. Wood Sole Plate to Concrete, Window Sills and Door thresholds: Dow Corning 790 Silicone Building Sealant or equal.
- Painted Exterior Windows Frames to Metal Frames or Flashing: Dow Corning 999A Glazing Sealant Color: Clear. Caulking for Joints in Floor Slabs on Grade: PRC Rubber Caulk 230, two-part self-leveling

Date:

Scale:

DEC. 17, 2018

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polyurethane, Shore A hardness 35. Joint Fillers: Closed cell inert polyurethane or polyethylene as recommended by caulking manufacturer. Width or diameter of preformed backing material to be 1-1/4 to 1-1/3 times the width of the joint to be sealed. Fire stopping at penetrations of fire rated assemblies: 3M Fire Protection

- Products CP 25WB Caulk (U.O.N.), see details.
- c. Caulking and sealants shall be installed per manufacturer's written specifications. Consult manufacturer when sealant cannot be applied within recommended temperature ranges. All exposed caulking shall be free of wrinkles, sags, air pockets, ridges and embedded impurities. After joints are
- completely filled, they shall be tooled to a slight, neat concave joint. d. Sealants shall be compatible with all materials they are in contact with.

### DIVISION 08 - DOORS AND WINDOWS

#### 8.01 Quality Control Material shall meet or exceed the following standards:

- Doors shall meet or exceed the standards of the AWI/AWMAC "Architectural Wood Standards".
- Section 9. Custom Grade (U.O.N.). b. Wood doors shall be 1-3/4" thick solid core at exterior doors and where noted at selected interior doors, and 1-3/8" thick doors at remaining locations.
- Stile & Rail Wood Doors: a. Masonite International Corporation, molded panel series, or equal.

or field to suit replacement door size requirements.

- b. Factory fit doors to suit frame-opening sizes indicated.
- c. Factory machine doors for hardware that is not surface applied. Locate hardware to comply with DHI-
- d. Comply with final hardware schedules, door frame Shop Drawings, DHI A 115-W Series standards, and hardware templates
- e. Doors for Opaque Finish: Apply one coat of wood primer specified in Division 09 "Painting" to faces and edges of doors. Fiberglass Doors & Frames
- a. Performance Requirements: A. Door opening assemblies: Maximum flame spread 25 in accordance with ASTM E 84, selfextinguishing in accordance with ASTM D 635.
- B. Fire rated assemblies: Comply with requirements of UL 10B, NFPA 252, and ASTM E152; UL ratings indicated on drawings with doors and frames bearing rating labels.
- b. Therma-Tru Corporation, Fiber-Classic Door System, or equal. c. Door Faces: 1/16 inch minimum thickness, fiberglass-reinforced thermoset composite, wood-grained in natural northern red oak patterns, stainable and paintable.
- d. Door Edges: Machinable kiln-dried pine, primed to match color of faces, lock edge reinforced with engineered lumber core, lockset area reinforced with solid blocking for hardware backup.
- e. Door Bottom Edge: Moisture-proof and decay-proof composite. f. Core: Foamed-in-place polyurethane, CFC-free, density 2.0 pcf minimum, K-factor of 0.14 for minimum thermal transmittance. Standard factory sizes may be edge trimmed or end trimmed in shop
- g. Weatherstripping: Jacketed thermoset closed-cell foam, press-fit in kerfs at jamb stops in frames. Extruded thermoplastic elastomer, finned and chambered design, press-fit into bottom edge of doors. Corner pads at bottom margin corners from jacketed thermoset closed-cell foam. h. Hinges & Strikes: Steel, zinc-plated, brass or chrome finish. Screws plated and finished to match
- hardware. Minimum hinge size 4 x 4 x .098 inches. Strikes are proprietary adjustable type, permitting in-out adjustment of door in frame, up to 3/16 inch. Frames: Milled from 5/4 kiln-dried pine, profiled with ½ inch stop.
- a. Frame assemblies and fire rated doors shall carry equal rating. Fire rated doors and frames indicated shall carry Underwriters Laboratory Label for exposures indicated. Construct and install assemblies to comply with NFPA Standard No. 80. Hardware shall include smoke gasketing and self closures and
- Doors, General Requirements
- a. Accessible under-floor areas shall be provided with a minimum 18-inch by 24-inch opening unobstructed by pipes, ducts, and similar construction per CBC 1209.1.1 or CRC R408.4. b. Provide attic access opening (22" x 30" min.) readily accessible with a 30" min. clear head room
- above access in all attic spaces with a minimum vertical height of 30" per CBC 1209.2 or CRC R807. See CMC 904.11.1 for FAU's in attics. Doors between conditioned and unconditioned spaces shall be fully weatherstripped
- d. All hardware shall be located per industry recognized standards and shall comply with applicable fire and building code requirements. e. Door stops shall be furnished wherever an open door or any item of hardware thereon strikes a wall,
- column, or part of the building construction. f. All swinging doors shall be accurately hung to fit snug against all stops and shall hang free from hinge
- Sectional Doors a. Insulated Steel Sectional Doors: Overhead Door Corporation, 297 Series, or equal.
- A. Five (5) section doors, 19 1/8" ht B. Panel thickness: 1"
- C. Panel: Galvanized embossed smooth steel skin . Insulation: CFC Free Polyurethane, R = 9/31

Finish: Epoxy Primer and 2-coat baked on polyester paint.

- F. Weather Seal: EPDM Premium bulb-type bottom 2" Hot-dipped Galvanized vertical and horizontal tracks
- G. Rollers: Self-lubricating nylon H. Struts: Three (3) minimum per door. b. Door opener: Overhead Door Corporations, Signature Screw Drive, Model 250, or equal
- A. Motor: ½hp B. Controller: Multi-function remote
- Metal and Vinyl Windows and Sliding Glass Doors a. Metal and vinyl units shall meet or exceed ANSI/AAMA 101 specifications.

b. All units shall have a nail on flange (U.O.N.).

- Frame color as selected by Owner. d. The minimum performance standard shall be Milgard. Wood and Clad Windows and Doors
- a. Wood and clad units shall meet or exceed the following AAMA/WDMA/CSA 101/LS.2/A440. b. Frame color as selected by Owner. c. The minimum performance standard shall be "Anderson." Glazing and Windows, General Requirements:
- a. Provide tempered glass where required by the C.B.C. in all hazardous areas such as sliding glass doors, French doors, glass panels adjacent to doors and walking surfaces, glass panels in tub and shower enclosures, etc. b. Provide screens at all operable sash. c. All escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet. The

minimum net clear openable height dimension shall be 24 inches. The minimum net clear openable

width dimension shall be 20 inches when windows are provided as a means of escape or rescue they shall have a finished sill height not more than 44 inches above the floor. d. U-valves shall be determined in accordance to NFRC 100.

A. Maximum deflection of 1/175 of the span

Code compliance documentation.

GENERAL NOTES (1)

B. Allowable stress with safety factor of 1.65.

- e. Air infiltration shall meet the air infiltration requirements of the CEC. f. Water infiltration shall be tested in accordance with ASTM E 331. g. Window system manufacturer shall certify that its system can structurally perform to the following criteria for the local project wind conditions:
- i. Mirrors shall be float glazing select silvering quality, electrically deposited copper- backed mirror glass. Joint locations to be approved by Architect prior to commencement of work. All windows and doors shall be certified and labeled in accordance with California Energy Commission requirements and the National Fenestration Rating Council and comply with the California Energy

h. Test reports certified by an independent test laboratory must be made available upon request.

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Project Name and Address:

2313 SELBY AVENUE LOS ANGELES, CA 90064

ADU ADDITION FOR

into solid decking or to penetrate through plywood sheathing (U.O.N.).

DRAWING TITLE:

Revision/Issue

**ARAM RESIDENCE** 

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### DIVISION 09 - FINISHES

9.01 Quality Control Materials shall meet or exceed the following standards:

- a. 1" polystrene system shall be La-Habra-Wall (ICC-ES ER- 4226) or approved equal.
- Stucco 3 coat system a. Application shall be in compliance with applicable sections of ANSI A 42.2 "Portland Cement and Portland Cement-Lime Plastering, Exterior (Stucco) and Interior" and ANSI A 42.3 "Lathing and Furring for Portland Cement and Portland Cement-Lime Plastering, Exterior (Stucco) and
- b. In addition, materials shall meet or exceed the following:
- A. Portland cement: ASTM C 150, Type I, natural color B. Special finishing hydrated lime: ASTM C 206, Type S. Aggregates: ASTM C 144, all
- sand to pass No. 8 sieve. C. Cement Plaster Finish Coat: A packaged blend of Portland cement (ASTM C 150), hydrated lime (ASTM C 206), and properly graded quality 20 mesh aggregate, with
- integral color and paint finish. D. Mixes: Job-mixed cement plaster mix, Bondcrete or Mortaseal Mason's Lime with
- Portland Cement and Sand in accordance with ANSI A 42.2, Type L.
- 1. Scratch Coat: 1 bag Portland cement, 3/4 to 1 bag lime to 6 cu. ft. sand. 2. Brown Coat: 1 bag Portland cement, 1 bag lime, 6 to 7 cu. ft. sand. 3. Finish Coat: 1 bag Portland cement, 2 bags lime, 7 to 10 cu. ft. sand. See drawings
- for location of cement plaster finish coat. F. Maximum Slump: 2-1/2 in. using Slump test ASTM C 143, modified slump cone 2 in. x 4
- G. Wall Metal Lath: At vertical surface: No. 17 gauge galvanized stucco netting meeting Federal specification QQ-L-101 with two horizontal No. 19 gauge galvanized wires at 6 inches O.C. over two layers s of Grade 'D' paper ( 60 min.).
- H. See Division 07. I. Lath at horizontal soffit: Galvanized mesh, 3.4 lbs/sq. yd. over 1 layer of Grade 'D' paper
- Staples: 14 gauge wire staples, divergent points, 3/4 inch crown, lin. legs. Nails (if soffit supported by wood framing): 1 3/4 inch 11 gauge, 3/8" head, 3/4" washer. L. Stucco accessories shall meet or exceed the cirteria of ASTM C 1063
- Cement Plaster, General a. Finish texture and color shall be as approved by Owner.

(60 min.)

- b. Climate conditions: Air temperature must be 40°F. minimum and rising when applying cement plaster or exterior finish coat. Air temperature must remain above 40°F. for a minimum of 24 hours. Consult National Weather Service before beginning work. Protect cement plaster and exterior finish coat from uneven and excessive evaporation during hot, dry weather.
- c. Allowable Tolerances: Maximum deviation from true plan 1/8 inch in 10 feet as measured by straight edge placed at any location on surface.
- d. Field Sample: A sample panel shall be prepared approximately 2 feet by 2 feet. This sample panel will be a separate part of the project. Installation shall not proceed until the sample panel is accepted by the Architect and Owner. The sample shall show color, texture, and workmanship of finished work. The sample panel shall remain on the project for comparison purposes with the actual work.
- e. Other materials where applicable:
- A. Polystyrene Board and Architectural Moldings: ASTM C-578 Type 1. Nominal 1 lb/c.f. cured expanded polystyrene. 2. Flame spread and smoke development equal to or less than 24 and 450 respectively
- per ASTM E-84/UL listed . Insulation board shall carry the seal of the RADCO testing agency.
- B. Fabric: A balanced, open weave, glass fiber fabric, complying with ASTM D 1682, standard mesh, as recommended for wrapping polystyrene board and moldings. C. Primer/Adhesive Mixture: A field-mixed blend of standard polymer-based primer adhesive and Portland cement. For use as a primer and leveler over cement plaster brown coat and
- for use as an adhesive for fabric and polystyrene board and moldings. D. Acrylic Resin Bonding Agent: Bonsel, Tammsway, or approved equal. For use on
- concrete or masonry before application of cement plaster. E. Add Mixtures: No add mixtures or plastic cements will be allowed without approval of the
- F. Synthetic Exterior Finish Coating: A 100% pure acrylic resin based, textured, factorymixed coating having integral color, for exterior use. Minimum standards shall be Dry-Vit Systems Inc., or approved equal.
- f. Curing: Wet base as necessary before application with fine fog spray to produce uniform moist A. When required, apply bond coat to concrete base and moist cure for minimum of 24 hours
- before applying first coat of cement plaster. B. Do not apply brown coat sooner than 48 hours after application of scratch coat.
- C. Do not apply cement plaster finish coat sooner than 14 days after application of brown
- D. Inspect and repair base coats before application of finish coat.
- E. Cure base coats minimum of 48 hours after application. Maintain moist conditions by fine fog spray.
- G. Cure finish coat for minimum of 7 days.
- a. Fiber-Cement Siding & Soffit: Siding & soffit made from fiber-cement board that does not contain asbestos fibers; complies with ASTM C 1186, Type A, Grade II; is classified as noncombustible when tested according to ASTM E 136; & has a flame-spread index of 25 or less when tested according to ASTM E 84.
- b. The minimum performance standard for Fiber-Cement Siding shall be CertainTeed Corp. Simulated Shingle and Lap Siding: Product as specified in the drawings; .Exposure as per Manufacturer's recommendation; Finish Factory Sealed. Soffit: Cedar texture, 16" wide x 12' long; Finish shall be Factory Sealed.
- c. Siding Accessories: Provide starter strips, edge trim, comer cap, & other items as recommended by siding manufacturer for bldg. configuration.
- d. Nails: Length as required to penetrate minimum 1-1/4irch (32 mm) into solid backing; hotdipped galvanized or stainless steel.
- e. Install in accordance with manufacturer's instructions & drawing details.
- A. Read warranty & comply with all terms necessary to maintain warranty coverage. B. Use trim details indicated on drawings.
- Touch up all field cut edges before installing.
- D. Pre-drill nail holes, if necessary, to prevent breakage.
- f. Siding Installation: A. Starting Install a minimum 1/4 inch thick lath starter strip@ the bottom course of the wall. Apply planks
- horizontally with minimum 1-1/4 inch vide laps @ the top. The bottomedge of the first plank overlaps the
- Allow minimum 1-inch vertical clearance between roofing & bottom edge of siding. Align vertical joints of the planks over framing members. Maintain clearance between siding & adjacent finished grade.
- Locate splices at least one stud cavity away from window & door openings Allow 1/8" space between both ends of siding panels that butt against trim for thermal movement; seal joint
- between panel & trim with exterior grade sealant. Joints: Avoid joints in lap siding except at comers; where joints are inevitable stagger joints
- successive courses. Place fasteners no closer than 3/4 inch & no further than 2 inch from side edge of trim board & no closer than 1 inch from end. Fasten maximum 16 inch on center.
- g. Completion After installation, seal all joints except lap joints of lap siding. Seal around all penetrations.

exposed cut edges. Finish Painting: Specified in Division 09, Section "Painting". DIVISION 10 - SPECIALTIES This Section not used.

### **DIVISION 11 - EQUIPMENT**

- All appliances will be selected by the Owner. All appliances shall be Energy Star rated. • Gas fired appliance shall be equipped with intermittent type ignition devices (except tank type water
- All combustion equipment, except range hoods and dryers, shall be closed combustion. Provide recessed connections in wall for water and waste at clothes washer space and water shut off for
- refrigerator icemaker. If washer is located on a second floor or above, provide a G.S.M. pan under washer with drain to outside. Washer standpipe shall extend between 18 and 30 inches above its trap. The trap shall be between 6 and 10 inches above the floor (CPC Section 804).
- Clothes dryer exhaust duct will be limited to 14' maximum length including 2, 90° elbows and 4" minimum diameter CMC 504). Kitchen hood and clothes dryer ducts shall be of metal and have a smooth interior surface. Kitchen hood
- ducts for downdraft grill-range may be Schedule 40 PVC when installed below concrete slab floors (CMC 504.2). Dryer duct may have six feet (maximum) of approved flexible duct (CMC 504.3). Makeup air equal to exhaust rate shall be provided for all kitchen range hoods exceeding 400 CFM.
- Rooms containing bath tubs, showers, spas and simular bathing fixtures shall be mechanically ventilated in accordance with the CMC (CBC 1203.4.2.1).
- Environmental air ducts (vent fans, range hoods, dryers, etc.) shall not terminate less than 3 feet from property line, or 3 feet from opening into the building (CMC 504.5). Dishwasher shall be connected to a drainage system or food waste disposer with the use of an approved
- dishwasher airgap fitting (CPC Section 807.4). • Solar PV Systems shall provide a minimum of 10% of the Title 24 Proposed TDV energy.

DIVISION 12 - FURNISHINGS This Section not used.

DIVISION 13 - SPECIAL CONSTRUCTION This Section not used. DIVISION 14 - CONVEYING SYSTEMS This Section not used.

### **DIVISION 15 - MECHANICAL**

- 15.01 General Requirements Mechanical and plumbing systems shown on archetctural drawings are shown for location intent only. These systems shall be engineered by others. The contractor shall be responsible for proper installation, placement, and performance.
- Fire sprinkler system when required shall be "design-build" and are not a part of the architectural documents. Layout of sprinkler heads shall be submitted to the Architect for revision. Fire sprinkler plans and calculations shall be submitted to the Building Department for review and approval prior to installation. Automatic fire sprinkler system shall be designed and installed in accordance with NFPA 13D or CRC R313.3 as a minimum
- Anchor or strap water heater and HVAC units to structure to resist earthquake motion (CPC Section 508.2 and CMC Section 303.4).
- Water heater and HVAC units shall be accessible for inspection, service, repair, and placement without removing permanent construction (CMC Section 304.7)
- Furnaces and water heaters shall not be installed in or be accessible through rooms designed as bedrooms, bathrooms or wardrobe closets (CMC Section 304.5 and CPC Section 509).
- Water heating and HVAC units installed in garages where they may be subjected to damage shall be suitably guarded against such damage by being installed behind protective barriers or by being elevated or located out of the normal path of vehicles. Such equipment when located in a garage shall be installed so
- that the pilots or burners are at least 18" above the floor level (CMC Section 307 & CPC 508.14). • Warm-air furnaces installed in attics or furred spaces shall be installed as per CMC Section 904.11 and include the following:
- a. A minimum 22 inch by 30 inch access but large enough to accommodate the removal of the largest component of FAU (maximum 20 feet from furnace unless passageway height is over 6 feet). b. Continuous solid flooring not less than 24 inches wide from access to furnace
- c. A level working platform minimum 30 inches in depth along entire firebox side of furnace. d. A permanent 110V electrical outlet and lighting fixture (controlled by switch located at required
- access) at or near furnace. e. FAU shall be listed for installation in attics and on combustible flooring - clearances shall be as
- specified in the listing and as per CMC Section 303. f. Provide G.S.M. pan and drain below FAU with cooling coil at attic installed furnaces.

### 15.02 Heating, Ventilation and Air Condition (HVAC)

- All work shall comply to the applicable standards of the ASHRAE handbooks and the SMACNA standards. A concrete pad shall be provided for grade mounted condensers.
- HVAC installer shall be NATE or part of n EPA-recognized HVAC installer training organization.
- All recirculating space conditioning systems shall have filters rated a minimum of MERV 8. HVAC supply flow rates shall be tested and shall be within ± 20% or ±CFM of ACCAJ calculated rates.
- Pressure differences between bedrooms and the est of the house shall be less than 3 Pa. HVAC systems shall have at least 2 space-conditioned zones with independent thermostats

- American Standard Inc. plumbing products shall be the minimum performance product standard for plumbing fixtures. The Owner will select all plumbing fixtures. Water closets shall be 1.28 gallon/flush maximum (U.O.N.). Shower heads 2.5 and faucets shall be 2.2 gallons per minute (GPM) maximum flow
- Waste and Vent System: All soil, waste and vent piping shall be approved ABS per local code (U.O.N.). All soil pipes penetrating or within rated fire walls shall be cast iron. All sewer pipes under driveway shall be cast iron. Provide minimum of 1/4" per foot slope for horizontal drainage pipe. (CPC Section 718). Cleanouts shall be installed as per CPC Section 719. Cleanout locations shall be located in least visible areas. All plumbing vents shall be combined into a minimum amount of roof penetrations. All roof penetrations shall occur to the rear of the main ridge.
- Domestic Water Piping System: All hot water lines shall be insulated with R- 4 insulation. Water service main piping shall be one inch minimum or larger as per load and pressure requirements. Provide shut-off valve at foundation wall. Hot and cold water supply shall be copper. No water supply will be allowed under concrete building slab. All runs shall be made so that branch connections occur at fixture locations where fittings can be installed. System shall be as free as possible from fittings and sharp turns. Provide hose bibs as per drawings with tee fittings above ground for future sprinklers installation at front and rear of house (U.O.N.). Provide a non-removeable backflow preventor or vacuum breaker at all hose bibbs (CPC Section 603).
- Water Heating System: Water heater shall be size and type as specified in the California Energy Code. Water heater shall have R-12 insulation blanket (U.O.N.). Insulate the first 5 feet of the hot and cold water pipes with R-4 insulation. If water heater is located on a second floor or above, provide a G.S.M. pan under water heater with drain to outside. Water heaters shall be provided with a pressure relief valve as per CPC Section 505.4.
- Domestic Gas Service: All gas piping shall be new and shall be black steel or galvanized (U.O.N.). No gas piping shall be installed in or on the ground under any building or structure and all exposed gas piping shall be securely supported and located where it will be protected from physical damage (CPC Section 1211). • Plumbing projecting through or embedded in concrete or masonry shall be protected during the placing of
- concrete and placed in an oversized sleeve or approved expansion wrap to allow for expansion, contraction and structural movement (CPC Section 313). • All copper pipe connections to ferrous piping shall be made with dielectric couplings or isolation flanges.
- Each house shall receive a whole house water meter, Assured Automation WM-PC- 100 Series Water Meter, or equivalent.

### **DIVISION 16 - ELECTRICAL**

sensor controls.

- **16.01** General Requirements • Electrical systems shown on architectural drawings are shown for intent only. These systems shall be engineered by others. The contractor shall be responsible for proper installation, placement, and
- Materials and equipment shall be new and listed by Underwriter's Laboratories, Inc. (U.L.) and bear their label wherever standards have been established and their label service is regularly furnished.
- Service Distribution: a. Main electrical service shall be 200 AMP minimum (U.O.N.)

Main service panel electrical load calculations shall conform to CEC Section 220.

- Install a main service disconnect as per CEC 230-70. Provide grounding at service entrance to comply with CEC Section 250.
- Branch circuit load distribution shall conform to CEC Section 210. Panels and sub-panels shall not be located in closets or similar confined spaces. (CEC 110-26). Aluminum wire small than No. 6 A.W.G. shall not be used in electrical wiring.
- Protection of wiring shall be as per CEC Sections 320-334. Receptacle Outlets: a. Outlet boxes on opposite sides of rated walls (wall separating garage from dwelling) shall be
- separated by a horizontal distance of 24 inches (CBC Section 713.3.2). b. Provide GFCI (GFI) protection per CEC Section 210-8(a).
- Outlet locations shall comply with CEC Sections 210-50 and 210-52. Switched outlets shall be one-half hot (U.O.N.).
- All light fixtures shall be LED (U.O.N.).
- All light fixtures shall comply to CEC Section 410 for type, ratings, and installation. Fixture locations shall comply to CEC Section 210-70 and 410. d. Ceiling mounted junction boxes shall be capable of supporting 60# minimum (U.O.N.) and supported
- as per CEC Section 410-36. Fixtures installed in closets shall comply to CEC Section 410-16.
- Install switches at 47" above finished floor to top of switch box (U.O.N.) • Smoke Detectors: Install 110 volt smoke detectors with battery backup as per CBC Section 907.2.11.2 or CRC R314 and conforming to NFPA 72. Install the detector in strict accordance with the manufacturer's
- printed installation instructions. Provide combustion air to HVAC units as per CMC Section 703; and to water heaters as per CPC Sec.
- Installation of HVAC and plumbing systems shall insure properly balanced and quiet operation. All work shall comply to the California Energy Code.
- Vibration isolation of mechanical equipment shall be incorporated into the installation. Carbon Monoxide Detectors: Locate carbon monoxide alarms as per CBC 420.4 or CRC R315. • All exterior lighting shall be Dark Sky qualified and shall have either a PV cell, motion sensor, or photo

### FLOOR PLAN SHEET NOTES

- 1. GENERAL CONTACTOR TO BE RESPONSIBLE FOR ADEQUATELY FRAMING, BRACING, AND STRUCTURING ALL WALLS AND OTHER GYPSUM BOARD CONSTRUCTION IN ACCORDANCE WITH APPLICABLE TYPICAL DETAILS CONTAINED IN THESE DRAWINGS. WHETHER OR NOT SPECIFICALLY REFERENCED IN THE PLANS, ALL PARTITIONS SHALL BE BRACED IN
- ACCORDANCE WITH SEISMIC CODE REQUIREMENTS. 2. COORDINATE AND INSTALL BACKING AS REQUIRED FOR ALL NEW MILLWORK, MARKERBOARDS, EQUIPMENT, FURNITURE, PROJECTION SCREENS, ETC.
- ALL PARTITIONS ARE DIMENSIONED FROM FACE OF FINISH TO FACE OF FINISH, U.O.N.
- 4. PARTITIONS SHOWN TO ALIGN WITH FACE OF EXISTING CONSTRUCTION OR NEW PARTITIONS SHOULD ALIGN FINISHED FACE TO FINISHED FACE.
- DIMENSIONS INDICATED TO BE "CLEAR" OR TO HOLD SHALL BE MAINTAINED AND DISCREPANCIES OR VARIATIONS ON THESE DIMENSIONS SHALL BE REVIEWED WITH

FINISHES AS SCHEDULED, VERIFY EXTEND OF WORK IN THE FIELD.

- ARCHITECT BEFORE BEGINNING CONSTRUCTION. 6. PATCH AND REPAIR (E) WALLS & CEILINGS AS REQUIRED AND PREPARE TO RECEIVE (N)
- 7. (E) LIFE SAFETY DEVICES TO BE RELOCATED WHERE REQUIRED BY NEW CONSTRUCTION. CONTRACTOR TO VERIFY CONDITIONS IN FIELD. SEE G 2.00 FOR TYPICAL MOUNTING HEIGHTS. PREPARE ALL GYP. BD. WALL SURFACES TO RECEIVE PARTITIONS. AND WALL FINISHES.
- 9. PROVIDE SIGNAGE AS REQUIRED BY APPLICABLE CODES. SEE G 2.01 FOR TYPES, LOCATIONS
- AND TYPICAL MOUNTING HEIGHTS OF SIGNAGE. 10. SEE G0.00 FOR ABBREVIATIONS AND SYMBOLS USED ON THESE SHEETS.

11. FLOOR TOLERANCE: FINISHED FLOOR TO BE LEVELED TO A TOLERANCE OF 1/4" SLOPE IN 10

- FEET. GENERAL CONTRACTOR TO IMMEDIATELY VERIFY SLOPE AND REPORT ANY DEVIATIONS FROM ABOVE STATED TOLERANCE TO MAVRIK STUDIO. 12. PRIOR TO COMMENCING WORK ALIGNMENT OF DOOR HEADS AND OTHER CRITICAL
- HORIZONTAL ELEMENTS SHALL BE MAINTAINED AT A CONSTANT LEVEL AND SHALL NOT FOLLOW VARIATIONS IN THE FLOOR PLATES. 13. NEW WALLS TO ALIGN WITH CENTER OF (E) WINDOW MULLIONS U.O.N.
- 14. AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10B:C SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 3,0000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR. LOCATIONS INDICATED ON THE DRAWINGS SHALL BE
- VERIFIED WITH THE FIRE MARSHALL AS BEING ACCEPTABLE. 15. REFER TO SHEET G 2.01 FOR TYPICAL MOUNTING HEIGHTS OF LIGHT STROBES, LIGHT
- SWITCHES, THERMOSTATS, OUTLETS, FIRE EXTINGISHER CABINETS, ETC 16. THERMOSTATS TO BE LOCATED ABOVE LIGHT SWITCHES, TYP. SEE G 2.00. 17. MULTIPLE LIGHT SWITCHES TO BE GANGED WITHIN A SINGLE COVER-PLATE TO MAXIMUM
- EXTENT POSSIBLE. WHERE MULTIPLE SWITCHES CANNOT BE GANGED WITHIN A SINGLE COVER-PLATE, SWITCHES ARE TO BE ADJACENT TO EACH OTHER OR AS CLOSE AS POSSIBLE. 18. GC TO PROVIDE ALL APPLIANCES AND FIXTURES, U.O.N.
- 19. THE CONTRACTOR SHALL "STRIKE OUT" LOCATION OF ALL WALLS, DOORS, MULLIONS, SOFFITS, RAISED FLOOR GRIDS, HOUSEKEEPING AND UTILITY EQUIPMENT PADS, AND OTHER MAJOR ELEMENTS, OR AS DIRECTED BY ARCHITECT AT THE BEGINNING OF THE PROJECT BEFORE PROCEEDING WITH CONSTRUCTION. IF DISCREPANCIES EXIST BETWEEN FIELD
- CONDITIONS AND THE DRAWINGS NOTIFY ARCHITECT. 20. ALL FURRED WALLS SHALL EXTEND VERTICALLY THRU THE CEILING WHERE INDICATED ON
- THE DRAWINGS OR TO THE STRUCTURE ABOVE WHERE NO CEILING OCCURS. U.O.N. 21. HINGE SIDE OF DOORS TO BE LOCATED PER DETAILS FROM THE FACE OF ADJACENT
- 22. REFER TO ENLARGED PLANS FOR DIMENSIONS AND INFORMATION WHEN DESIGNATED. 23. THE GENERAL CONTRACTOR SHALL COORDINATE AND PROVIDE APPROPRIATE STRUCTURAL BACKING AND REINFORCING IN PARTITIONS BEHIND ALL WALL-MOUNTED, WALL ANCHORED OR SUPPORTED ITEMS. ALL CONCEALED WOOD USED FOR SUCH SUPPORT SHALL BE FIRE
- RETARDANT TREATED 24. IN THE EVENT OF CONFLICT BETWEEN DATA SHOWN ON DRAWINGS AND DATA SHOWN ON THE SPECIFICATIONS, THE DRAWINGS SHALL TAKE PRECEDENCE. DETAIL DRAWINGS TAKE PRECEDENCE OVER DRAWING OF SMALLER SCALE. SHOULD THE CONTRACTOR AT ANY TIME DISCOVER AN ERROR IN A DRAWING OR SPECIFICATION OR A DISCREPANCY OR VARIATION BETWEEN DIMENSIONS ON DRAWINGS AND MEASUREMENTS AT THE SITE OR LACK OF DIMENSIONS OR OTHER INFORMATION, THE GENERAL CONTRACTOR SHALL NOT PROCEED WITH THE WORK AFFECTED UNTIL CLARIFICATION HAS BEEN MADE.
- 25. REFER TO DOOR SCHEDULE ON SHEET A 9.00 FOR MORE INFORMATION ON SCOPE OF WORK RELATED TO DOORS.
- 26. PROVIDE BACKING AS REQUIRED PER FURNITURE REQUIREMENTS. 27. THE CONSTRUCTION PLANS INDICATE THE TYPE AND LOCATION OF NEW INTERIOR PARTITIONS, DOORS, WINDOWS, CABINETWORK, ETC. THE BUILDING SHELL AN EXISTING
- 28. THE FOLLOWING SHALL BE PROVIDED BY THE GENERAL CONTRACTOR AS DESIGN-BUILD
- SYSTEMS: A. AUTOMATIC FIRE SPRINKLER SYSTEM.

B. SECURITY

Date:

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- CONTRACTOR SHALL FULLY COORDINATE THE DESIGN/ENGINEERING PROCESS OF THE ABOVE REFERENCED SYSTEMS AND THE COMPLETE AND PROPERLY FUNCTIONING INSTALLATION THEREOF.
- 29 THE FOLLOWING MAYRE PROVIDED BY THE OWNER'S VENDORS BUT THE INSTALLATION OF THOSE SYSTEMS SHALL BE COORDINATED BY THE GENERAL CONTRACTOR WITH EACH OF HIS SUBCONTRACTORS FOR THE SYSTEMS NOTED BELOW: A. TELECOMMUNICATIONS
- THE GENERAL CONTRACTOR SHALL PROVIDE ELECTRICAL RACEWAY AND POWER TO ALL POINTS DESIGNATED BY THE VENDOR'S FOR EACH OF THE OWNER'S FURNISHED SYSTEMS
- 30. ALL PARTITIONS, DOORS, GLAZED OPENINGS, SOFFITS, ETAL., SHALL BE STRUCTURALLY BRACED IN ACCORDANCE WITH SEISMIC CODE REQUIREMENTS. 31. COORDINATE LOCATION AND PROVIDE BLOCKING, BACKINGS AND/OR REINFORCEMENT IN PARTITIONS FOR ALL CABINETS. COUNTERTOPS AND ANY WALL-MOUNTED ITEMS. REFER TO
- THE PLANS, ELEVATIONS AND DETAILS FOR LOCATION OF ITEMS WHICH MAY REQUIRE SUPPORT. REFER TO DETAIL 1, SHEET A11.01. 32. THE CONTRACTOR IS RESPONSIBLE FOR VERIFING THE DIMENSIONS AND ELEVATIONS AT THE SITE. THE CONTRACTOR AND SUB-CONTRACTORS SHALL COORDINATE THE LAYOUT AND EXACT LOCATIONS OF ALL PARTITIONS, DOORS, ELECTRICAL/TELEPHONE OUTLETS, LIGHTSWITCHES AND THERMOSTATS WITH THE ARCHITECT IN THE FIELD PRIOR TO
- PROCEEDING. 33. WHEREVER DIAGONAL BRACING IS INDICATED OR OTHERWISE REQUIRED, INSTALL BRACING UNEXPOSED TO VIEW, PARTICULARLY AT SUSPENDED OR DRYWALL CEILING AREAS. IF EXPOSED TO VIEW CONDITIONS EXIST IN THE DESIGN, DO NOT BRACE INTO THE AREA WHERE NO CEILING IS TO BE INSTALLED, OR INTO THE "MORE OPEN" AND VISIBLE SIDE OF
- 34. FOR TYPICAL PARTITIONS, AND PARTITION DETAILS REFER TO SHEET A 9.10. 35. WHERE NEW PARTITIONS MEET EXISTING MULLIONS OR COLUMNS INSTALL THE NEW PARTITION PERPENDICULAR TO THE EXISTING MULLION OR COLUMN AND ALIGN THE CENTERLINE OF THE NEW PARTITION WITH THE MULLION OR COLUMN U.O.N.

BULKHEAD/SOFFIT WHERE BOTH SIDES SHALL BE WITHOUT A CEILING.

- 36. WHERE A GYPSUM BOARD PARTITION MEETS FLUSH WITH THE FACE OF AN EXISTING PARTITION, REMOVE THE EXISTING METAL CORNER BEAD BEFORE INSTALLING THE NEW 37. ALIGN NEW PARTITION SURFACES WITH THE EXISTING ADJACENT OR ADJOINING SURFACES WHERE INDICATED. TAPE AND SAND THE JOINTS TO SMOOTH WITHOUT ANY VISIBLE JOINTS.
- 38. PATCH EXISTING DAMAGED PARTITIONS THROUGHOUT ENTIRE PROJECT AREA TO MATCH ADJACENT SURFACES. 39. CUT AND FIT COMPONENTS AS REQUIRED TO ALTER EXISTING WORK FOR INSTALLATION OF NEW WORK. PATCH DAMAGED AREAS TO MATCH ADJACENT SURFACES.

PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES.

- 40. AT OPENINGS IN GYPSUM BOARD WALLS FOR DUCT WORK, RETURN AIR, WRAP HEAD, JAMBS AND SILL OF OPENING WITH GYPSUM BOARD. U.O.N. 41. VERTICAL DIMENSIONS ARE FROM TOP OF FLOOR SLAB, EXCEPT WHERE OTHERWISE NOTED TO BE ABOVE FINISH FLOOR.
- 42. DIMENSION ARE NOT ADJUSTABLE WITHOUT APPROVAL OF THE ARCHITECT UNLESS NOTED 43. THE GENERAL CONTRACTOR SHALL VERIFY THAT NO CONFLICT EXIST IN THE LOCATION OF ANY MECHANICAL, HVAC, TELEPHONE, ELECTRICAL, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK, CONDUIT, CABLES, ETC.) AND THAT ALL REQUIRED

CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED. ELEMENTS TO BE EXPOSED TO VIEW SHALL BE REVIEWED WITH THE ARCHITECT AND COORDINATED BY AND BETWEEN THE GENERAL CONTRACTOR AND PERTINENT SUB-CONTRACTORS PRIOR TO CONSTRUCTION OR FABRICATION PROCEEDING.



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Project Name and Address:

ADU ADDITION FOR **ARAM RESIDENCE** 

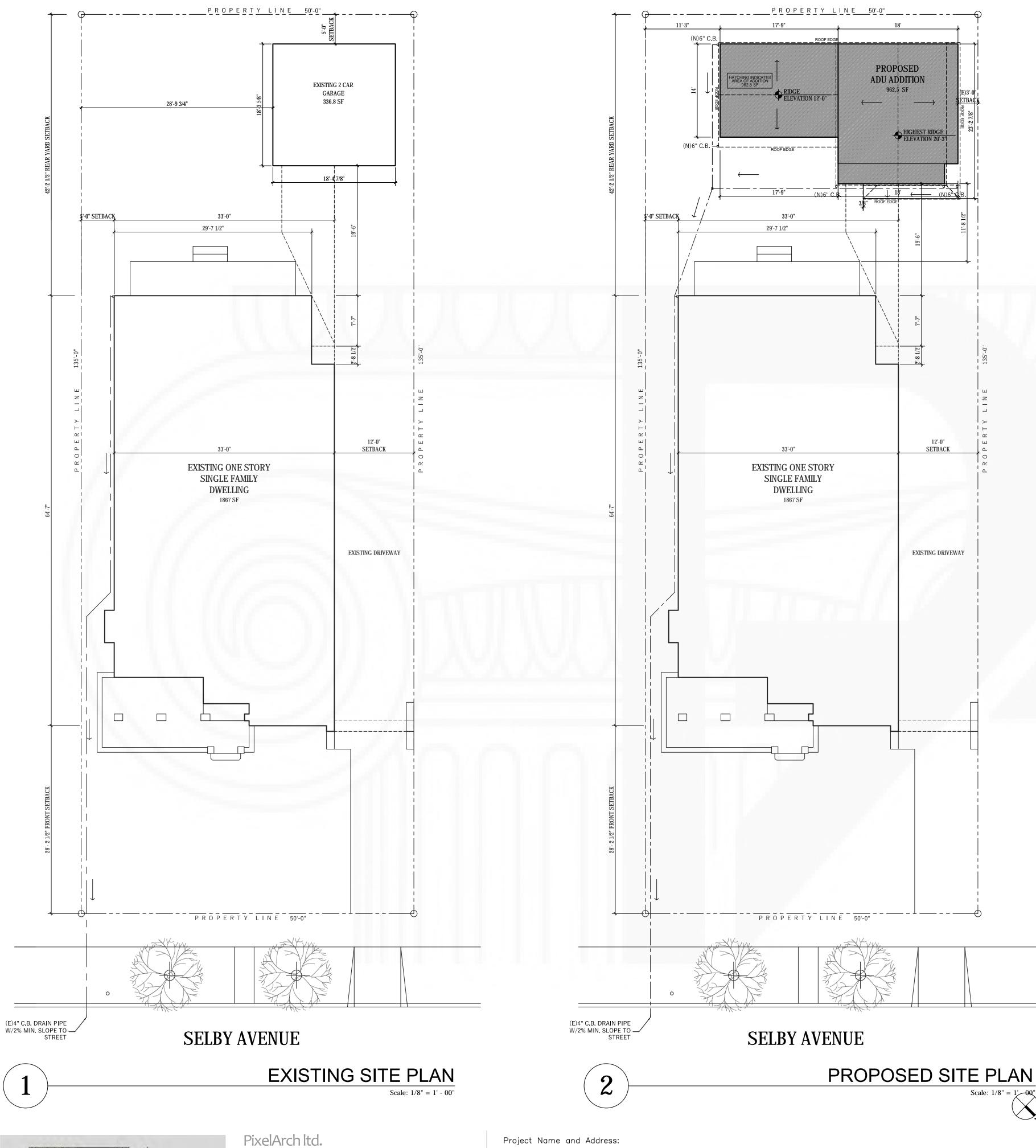
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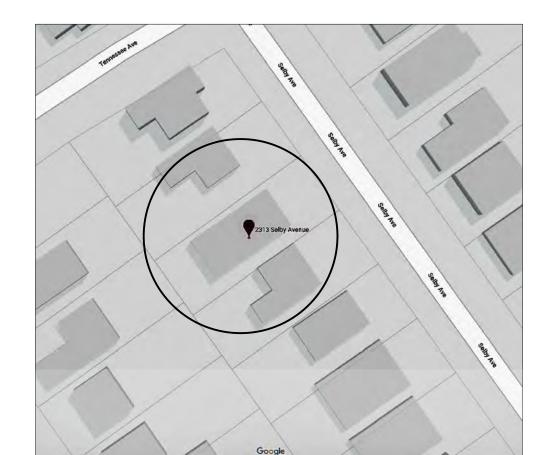
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Revision/Issue









**AERIAL PHOTO** 

### **PROJECT INFORMATION**

PROJECT ADDRESS 2313SEBY AVE. LOS ANGELES, CALIFORNIA 90064

OWNERS MS. NILOOFAR ARAM AND MS. NEGIN ARAM 2313 SELBY AVENUE LOS ANGELES, CALIFORNIA 90064

TEL.: (310) 709 3946 TEL.: (310) 799 3951

DESIGNERS PIXELARCH LTD 201 E. BATTLE RD. #162 SANTA MARIA, CA 93456 TEL. (909) 939 2585 E-MAIL: info@pixelarchltd.com

STRUCTURAL ENGINEER EMMANUEL TUOMBE, PE

BUILDING OCCUPANCY: R3 TYPE: VN. STORIES: 2 PROPOSED BEDROOMS: 2 PROPOSED BATHROOMS: 2.5

### PROJECT DESCRIPTION

ACCESSORY DWELLING UNIT PER AB 2299 AND SB 1069.

AREA TABULATIONS

LOT SIZE: 6,762.8 SQUARE FEET

**EXISTING SINGLE FAMILY DWELLING TOTAL: 1,867 SQUARE** FEET

EXISTING TWO CAR GARAGE: 303.00 SQUARE FEET

(N) ADU ADDITION: 962.5 SQUARE FEET

EXISTING SFD + EXISTING TWO CAR GARAGE TOTAL: 2170 SQUARE FEET 2170/6762.8 = 32% LOT COVERAGE EXISTING SFD + NEW ADU ADDITION: 3030.5 SQUARE FEET 3132.5/6762.9 = 46.3% LOT COVERAGE

### PARCEL PROFILE REPORT

MAP SHEET 126B157

CITY OF LOS ANGELES DEPARTMENT OF CITY PLANNING PARCEL PROFILE REPORT

ADDRESS/LEGAL INFORMATION PIN NUMBER 126BI57 406 LOT/PARCEL AREA (CALCULATED) 6,762.8 (SQ FT) THOMAS BROTHERS GRID PAGE 632 - GRID C5 PAGE 632 - GRID D5 ASSESSOR PARCEL NO. (APN) 4320004096 TRACT TR 5609 MAP REFERENCE M B 67-31/32 (SHTS 7-8) BLOCK 69 LOT 3 ARB (LOT CUT REFERENCE) NONE

JURISDICTIONAL INFORMATION COMMUNITY PLAN AREA WEST LOS ANGELES AREA PLANNING COMMISSION WEST LOS ANGELES NEIGHBORHOOD COUNCIL WESTSIDE COUNCIL DISTRICT CD 5 - PAUL KORETZ CECSUS TRACT #2678.00 LADBS DISTRICT OFFICE WEST LOS ANGELES PLANNING AND ZONING INFORMATION SPECIAL NOTES NONE ZONING RI-I-0 ZONING INFORMATION (ZI) ZI-2391 BASELINE MANSIONIZATION GENERAL PLAN LAND USE LOW RESIDENTIAL PLAN FOOTNOTE - SITE REQ. SEE PLAN FOOTNOTES ADDITIONAL PLAN FOOTNOTES WEST LOS ANGELES HILLSIDE AREA (ZONING CODE) NO SPECIFIC PLAN AREA WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION SPECIAL LAND USE / ZONING NONE DESIGN REVIEW BOARD NO HISTORIC PRESERVATION REVIEW NO HISTORIC PRESERVATION OVERLAY ZONE NONE OTHER HISTORIC DESIGNATIONS NONE

NO STREETSCAPE NO SIGN DISTRICT NO ADAPTIVE REUSE INCENTIVE AREA NONE CRA - COMMUNITY REDEVELOPEMNT AGENCY CENTRAL CITY PARKING NO

OTHER HISTORIC SURVEY INFORMATION NONE

POD - PEDESTRIAN ORIENTED DISTRICT NONE

NSO - NEIGHBORHOOD STABILIZATION OVERLAY

CDO - COMMUNITY DESIGN OVERLAY NONE

MILLS ACT CONTRACT NONE

DOWNTOWN PARKING NO **BUILDING LINE NONE** 500 FT SCHOOL ZONE NO 500 FT PARK ZONE NO PRPOERTY ADDRESSES 2313 S SELBY AVE ZIP CODES 90064 RECENT ACTIVITY NONE CASE NUMBERS ENV-2005-8253-ND

LEGAL DESCRIPTION

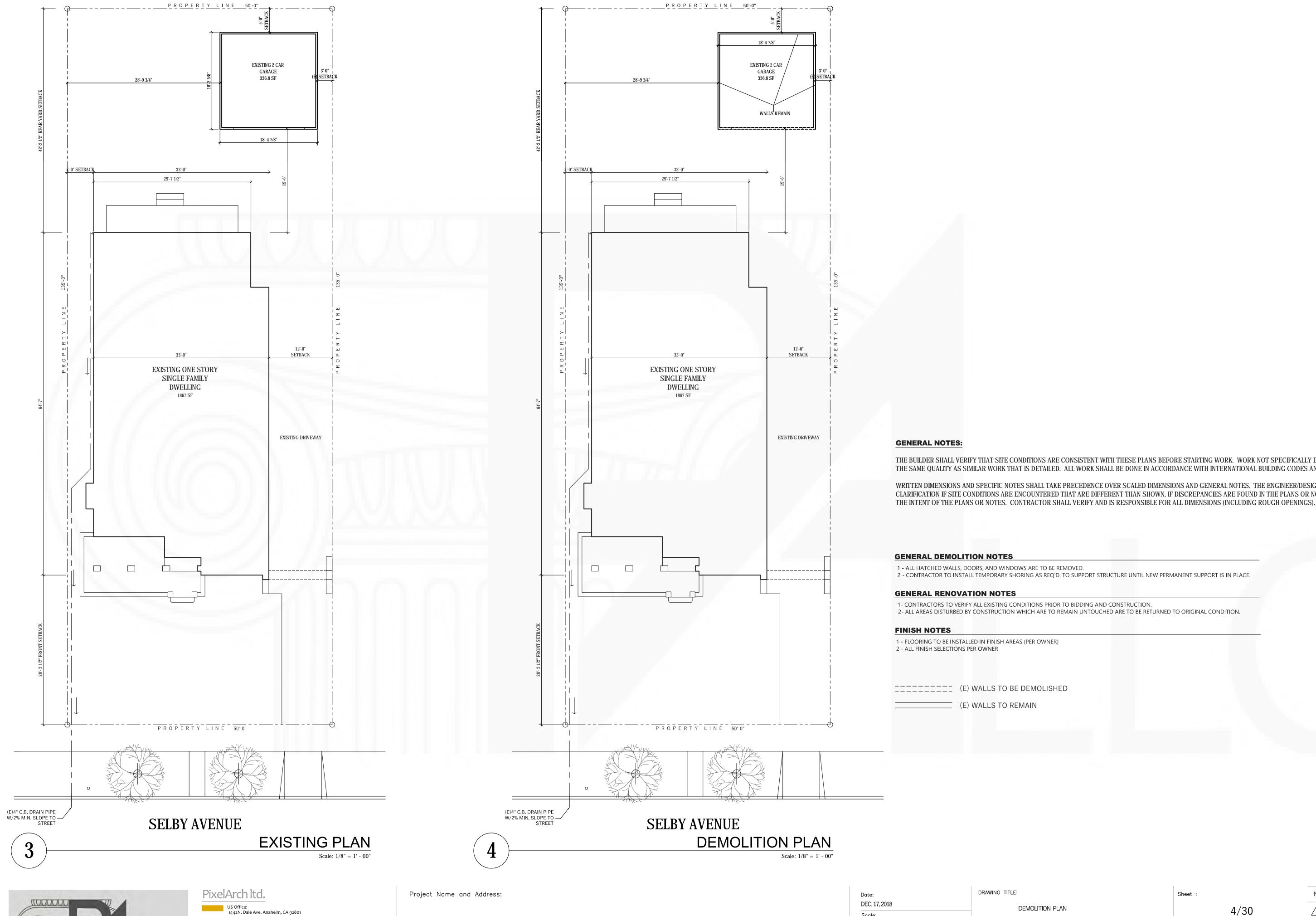
LOT 3, BLOCK 69, TRACT NO 5609, M.B.67, PAGES 31-32



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ADU ADDITION FOR ARAM RESIDENCE 2313 SELBY AVENUE LOS ANGELES, CA 90064

DRAWING TITLE: Revision/Issue DEC. 17, 2018 PROPOSED AND EXISTING SITE PLANS 3/30 1/8''= 1'- 00'' COPYRIGHT Page No. 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.



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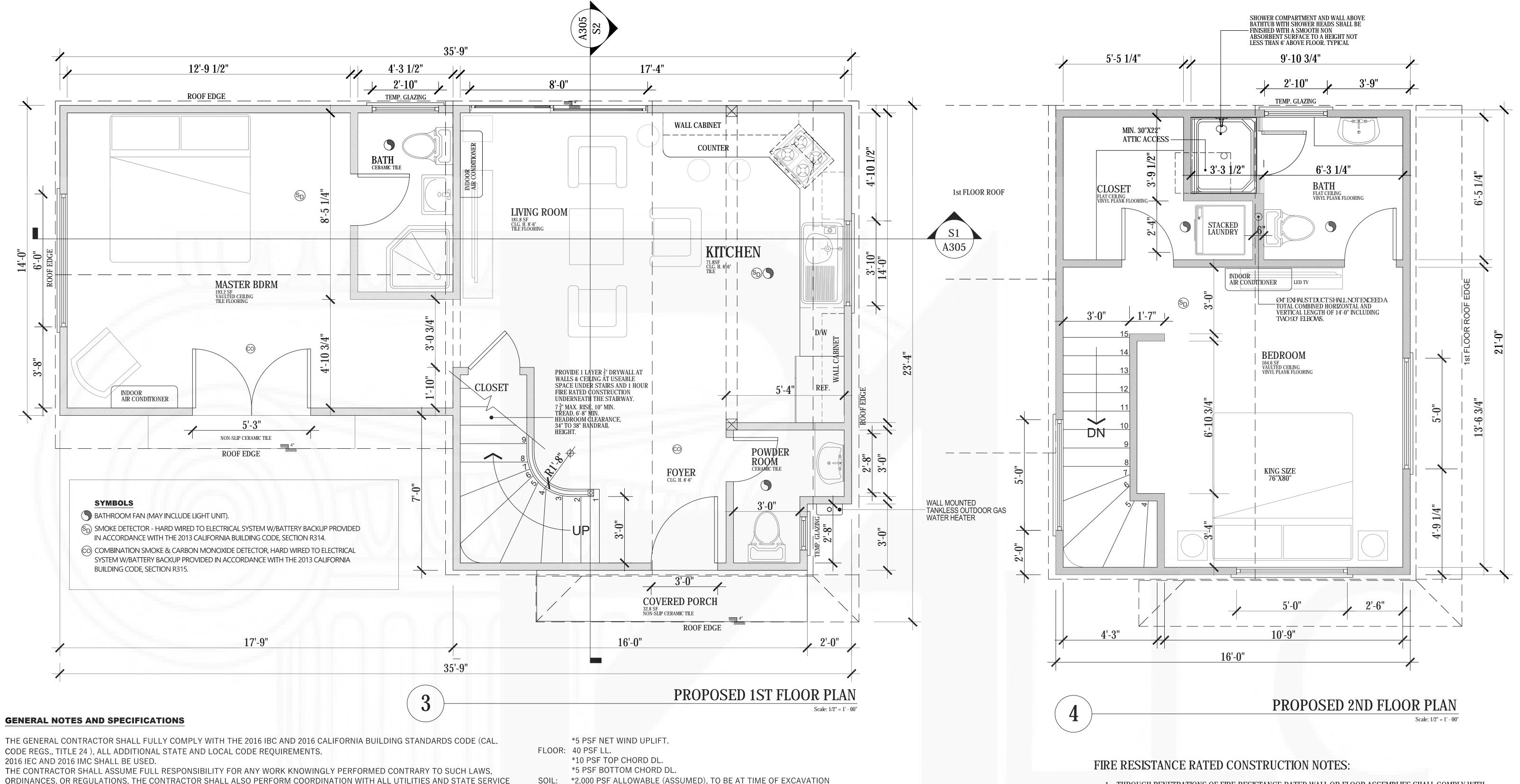
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DEMOLITION PLAN

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ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

DESIGN CRITERIA: 2016 IRC AND IBC ROOF: 50 PSF SNOW LOAD
\*8 PSF TOP CHORD DI

\*8 PSF TOP CHORD DL.

\*7 PSF BOTTOM CHORD DL.





SOIL: \*2,000 PSF ALLOWABLE (ASSUMED). TO BE AT TIME OF EXCAVATION (1800.4)

FROST DEPTH: \*1'-0" (1809.4)
SEISMIC ZONE: D

Project Name and Address:

WIND: 110 MPH (110 MPH 3 SEC GUST), EXPOSURE C.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

INSULATE WASTE LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.
PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

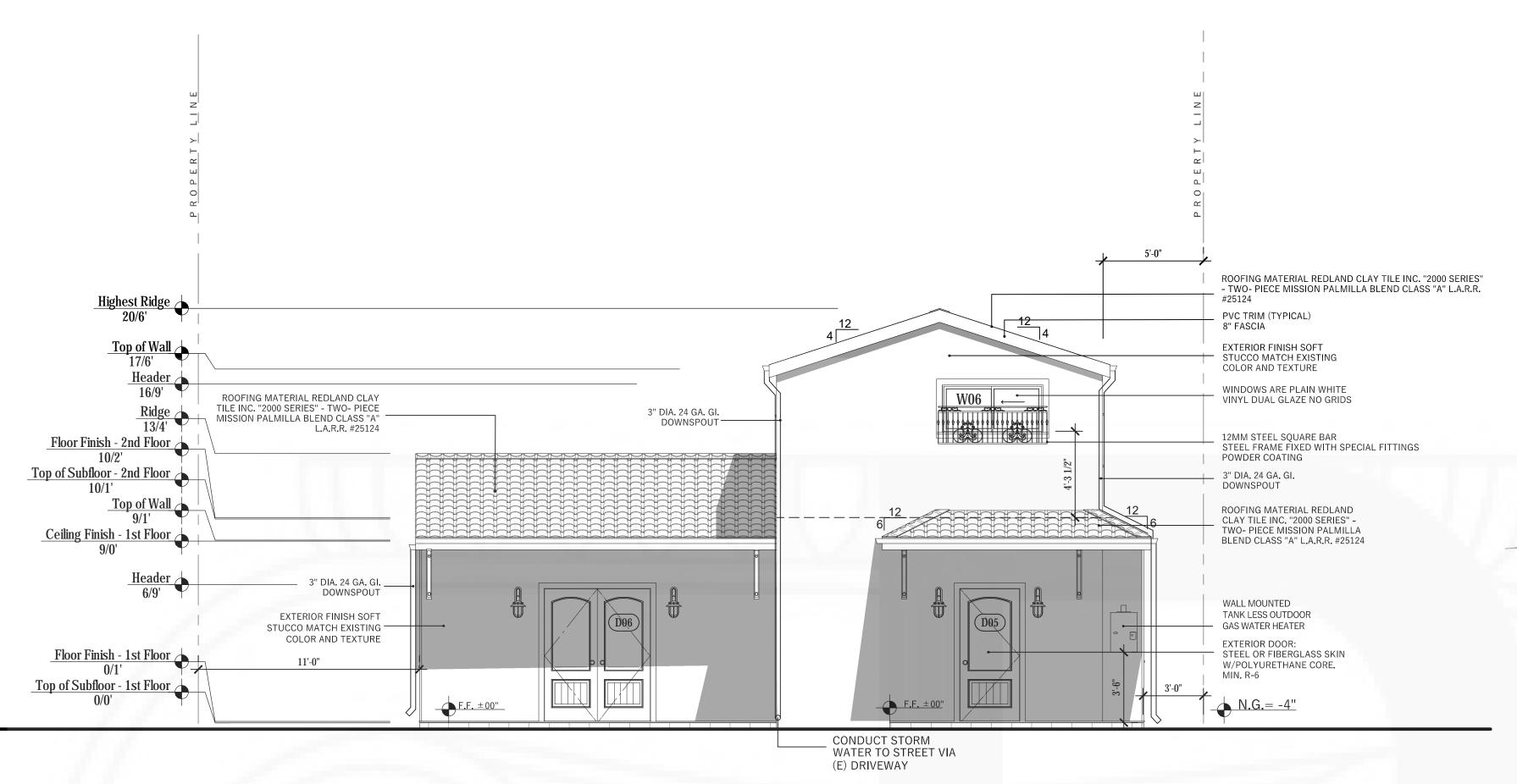
- 1. THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED WALL OR FLOOR ASSEMBLIES SHALL COMPLY WITH SECTION R302.4.1.1 OR R302.4.1.2. PROVIDE DETAIL AND COPY OF LISTING ON THE PLANS. (R302.4.1)
- 2. MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION R302.4.1. WHERE WALLS ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SO THAT THE REQUIRED FIRE-RESISTANCE RATING WILL NOT BE REDUCED. (R302.4.2)
- 3. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. (R302.11)
- 4. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFT STOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. (R302.12)

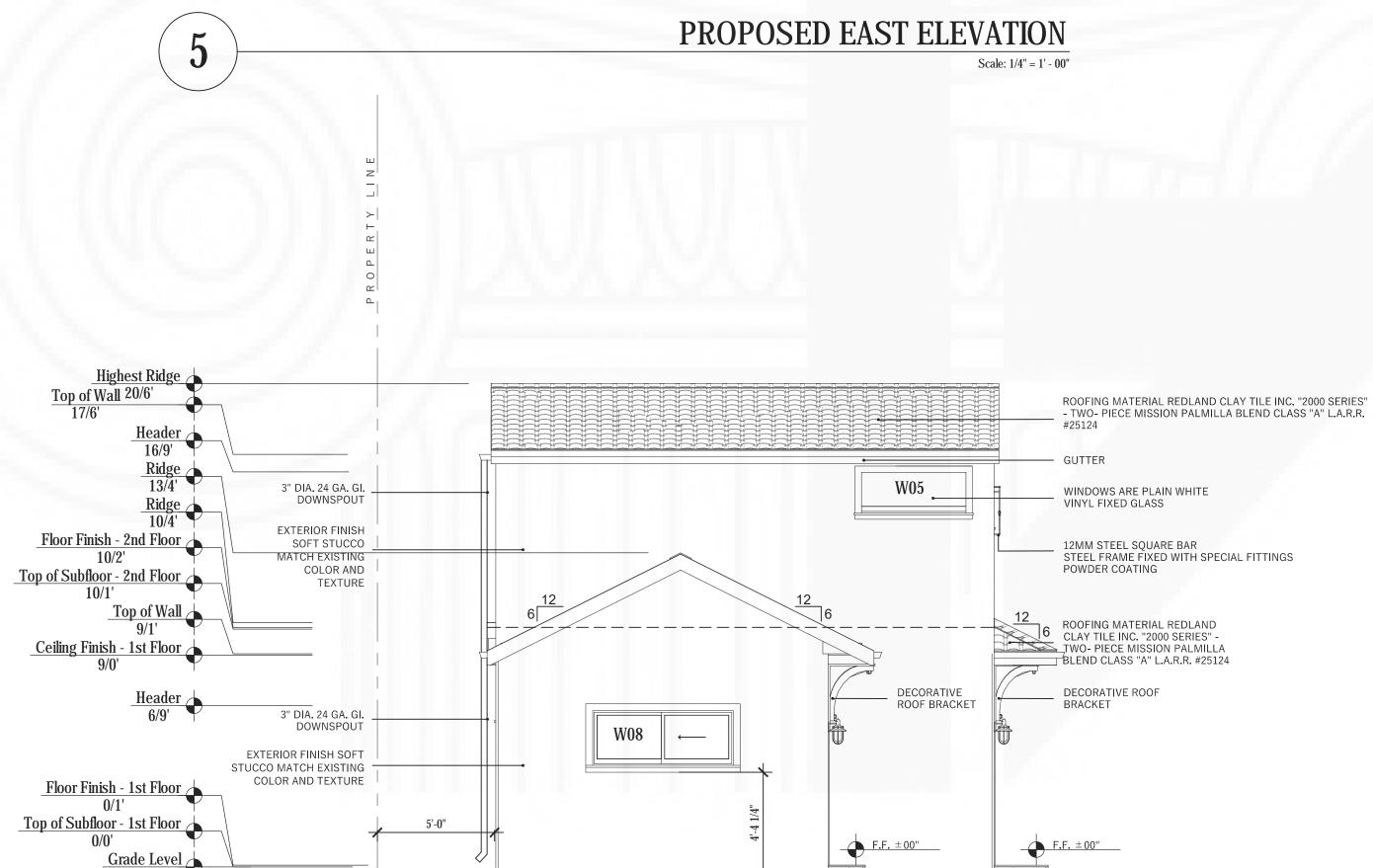
ADU ADDITION FOR

## ARAM RESIDENCE

2313 SELBY AVENUE LOS ANGELES. CA 90064

Date:	DRAWING TITLE:	Sheet:	No.	Revision/Issue	Date
DEC. 17, 2018	PROPOSED 1ST AND 2ND FLOOR PLANS	5/30			
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PROPOSED SOUTH ELEVATION

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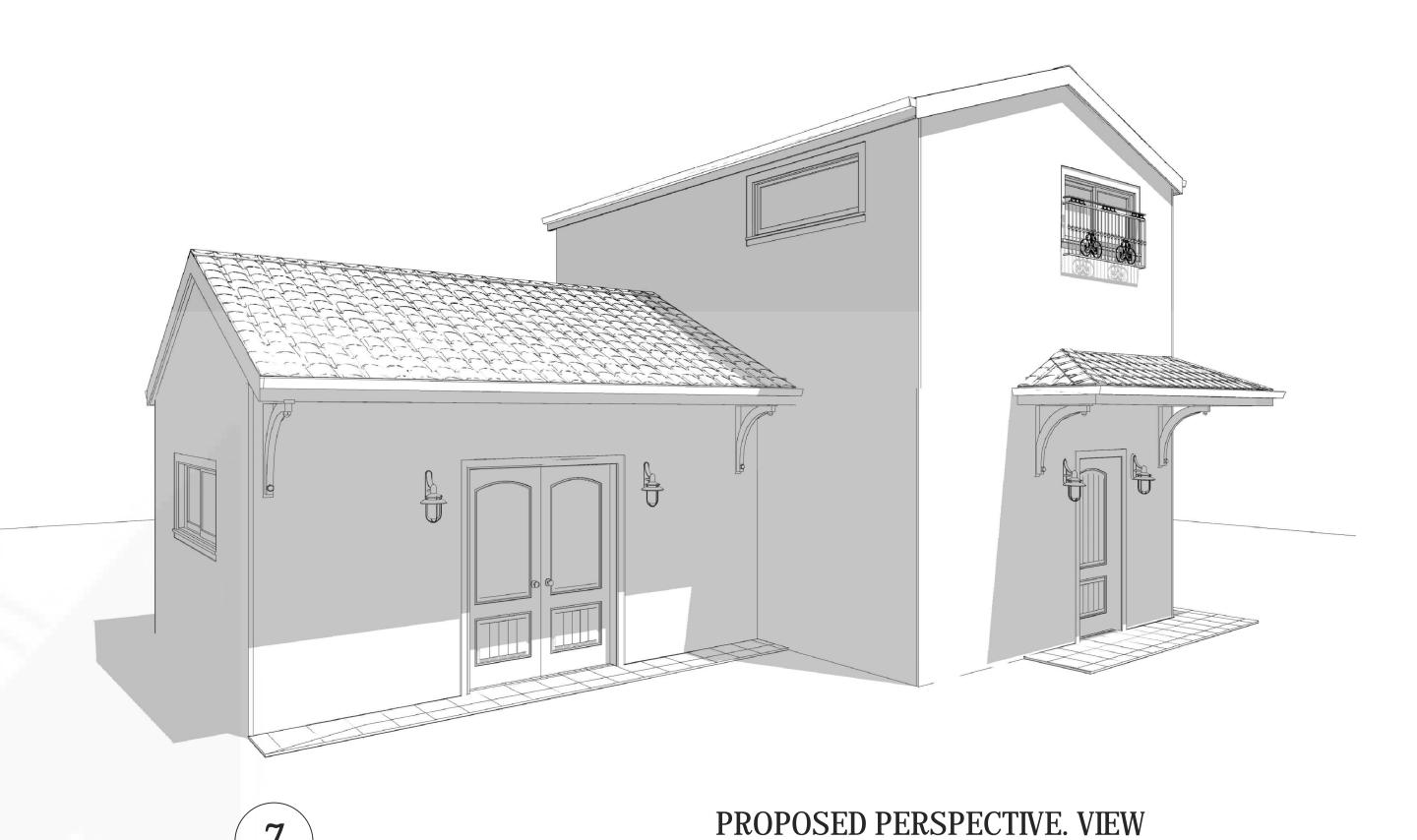
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### **EXTERIOR FINISH NOTES:**

EXTERIOR FINISH TO BE SOFT STUCCO SIDING OVER 5/8 CDX PLYWOOD/OSB. WINDOW & DOOR TRIM CEDAR. PLAIN WHITE VINYL DUAL GLAZE.

ROOFING TO BE SPANISH TILE ROOF OVER 30# FELT, 5/8 CDX PLYWOOD/OSB.

DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE PER THE SITE PLAN. FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4' MIN.

## **LUMBER SPECIES:**

POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER.

SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.

ALL STUDS TO BE DF#2 OR BETTER.

PLYWOOD SHEATHING SHALL BE AS FOLLOWS:

ROOF SHEATHING SHALL BE 5/8" PLYWOOD OR 9/32 OSB.

WALL SHEATHING SHALL BE 1/2" INT , APA RATED 32/16 OR 7/16" OSB. FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.

# FLOORS AND ROOFS:

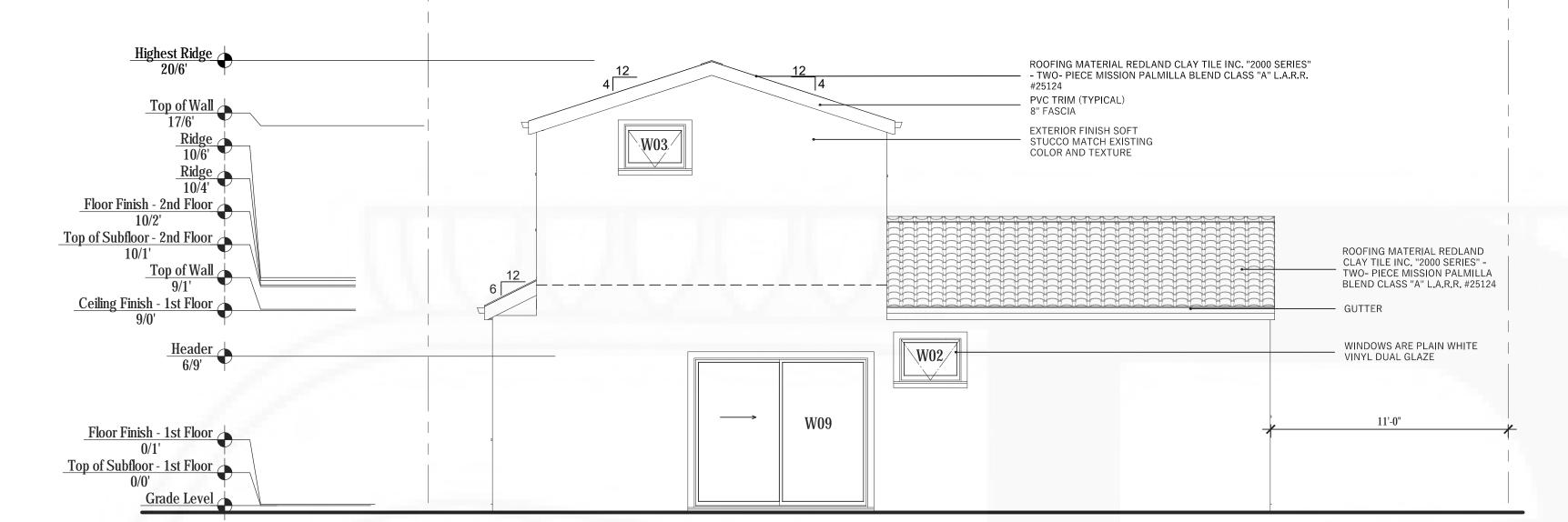
ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THEN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.

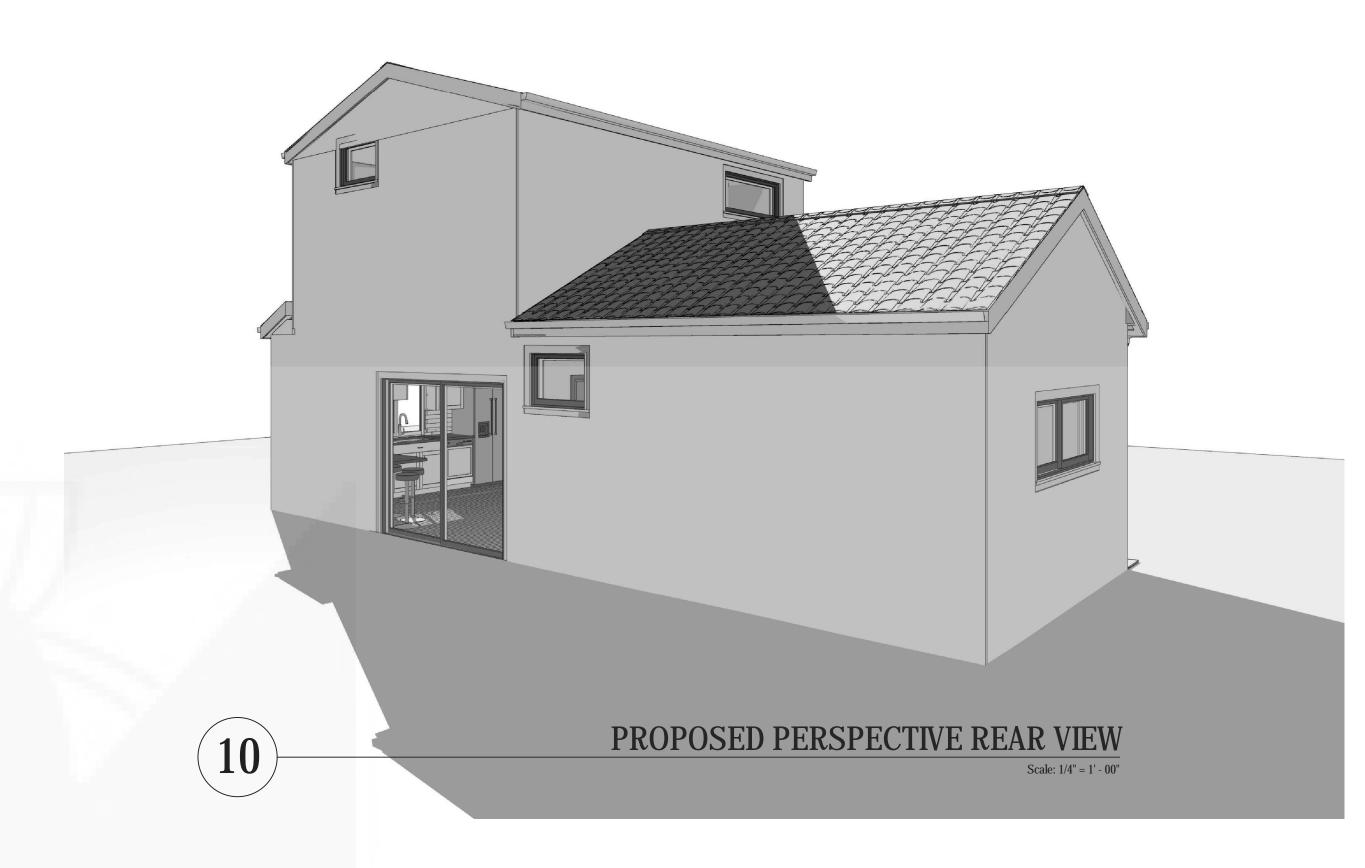
PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.

SPECIFIC MANUFACTURES AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER/BUILDER SHALL NOT BE PROHIBITED FROM SUBSTITUTING MATERIALS AND/OR APPLIANCES OF EQUAL QUALITY/STRENGTHS FROM NON-SPECIFIED MANUFACTURERS.

THE OWNER/BUILDER SHALL NOT BE SUBSTITUTING MATERIALS PROVIDED THEY MEET CURRENT BLDG. CODE, AND ARE APPROVED FOR THAT SPECIFIC USE BY THE BUILDING OFFICIAL.

Date:	DRAWING TITLE:	Sheet :		No.	Revision/Issue	Date
DEC. 17, 2018	PROPOSED SOUTH & EAST ELEVATIONS		6 /30	$\overline{}$		
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PROPOSED WEST ELEVATION 8 Highest Ridge ROOFING MATERIAL REDLAND CLAY TILE INC. "2000 SERIES" - TWO- PIECE Top of Wall MISSION PALMILLA BLEND CLASS "A" L.A.R.R. #25124 17/6' Header \_ 16/9' 1/2" STEEL SQUARE BAR STEEL FRAME FIXED WITH Floor Finish - 2nd Floor SPECIAL FITTINGS STUCCO MATCH EXISTING POWDER COATING COLOR AND TEXTURE Top of Subfloor - 2nd Floor 3" DIA. 24 GA. GI. DOWNSPOUT Top of Wall ROOFING MATERIAL REDLAND CLAY TILE INC. "2000 SERIES" - TWO- PIECE Ceiling Finish - 1st Floor MISSION PALMILLA BLEND CLASS "A" SCREENING METHODS SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE MAIN BUILDING WALL MOUNTED WINDOWS ARE PLAIN WHITE TANK LESS OUTDOOR VINYL DUAL GLAZE GAS WATER HEATER Floor Finish - 1st Floor Top of Subfloor - 1st Floor Grade Level

PROPOSED NORTH ELEVATION

## **VENTILATION NOTES:**

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

GARAGES SHALL BE VENTED WITH 60 SQUARE INCHES LOCATED 6" ABOVE THE FLOOR SURFACE.

UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

### **FLOORS AND ROOFS**

ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THEN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.

PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.

SPECIFIC MANUFACTURES AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER/BUILDER SHALL NOT BE PROHIBITED FROM SUBSTITUTING MATERIALS AND/OR APPLIANCES OF EQUAL QUALITY/STRENGTHS FROM NON-SPECIFIED MANUFACTURERS.

FLOOR: 40 PSF LL. \*10 PSF TOP CHORD DL. \*5 PSF BOTTOM 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

DRAWING TITLE:

DEFLECTION MEETS L/480 LIVE AND L/360 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 CALCULATIONS.

ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.

Date:

DEC. 17, 2018

ALL FLOOR TRUSSES SHALL CARRY MANUFACTURERS STAMP.

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1/4"= 1'- 00"

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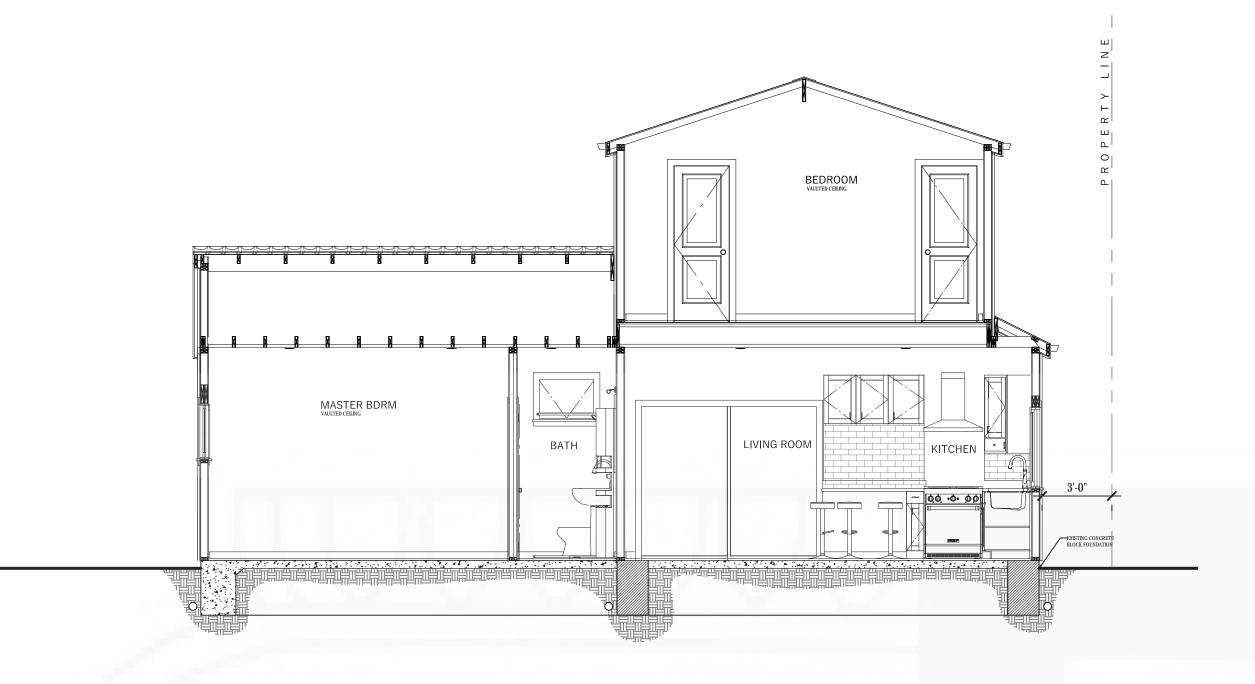
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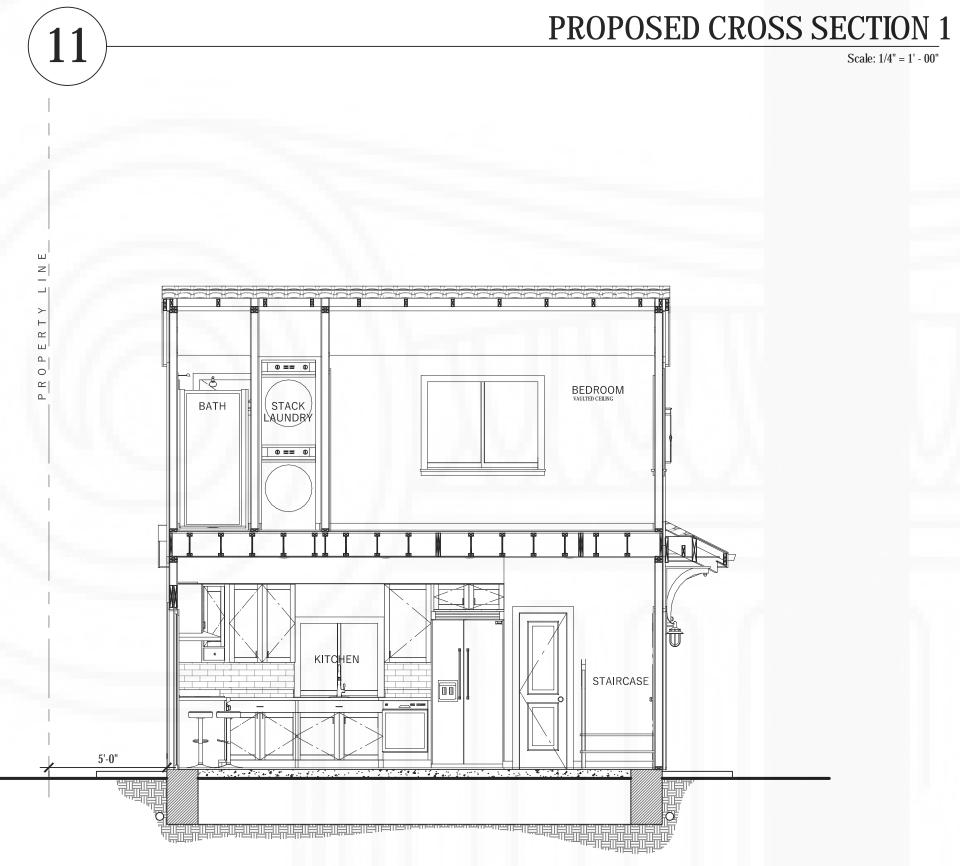
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PROPOSED NORTH & EAST ELEVATIONS

No. Revision/Issue Date

7/30





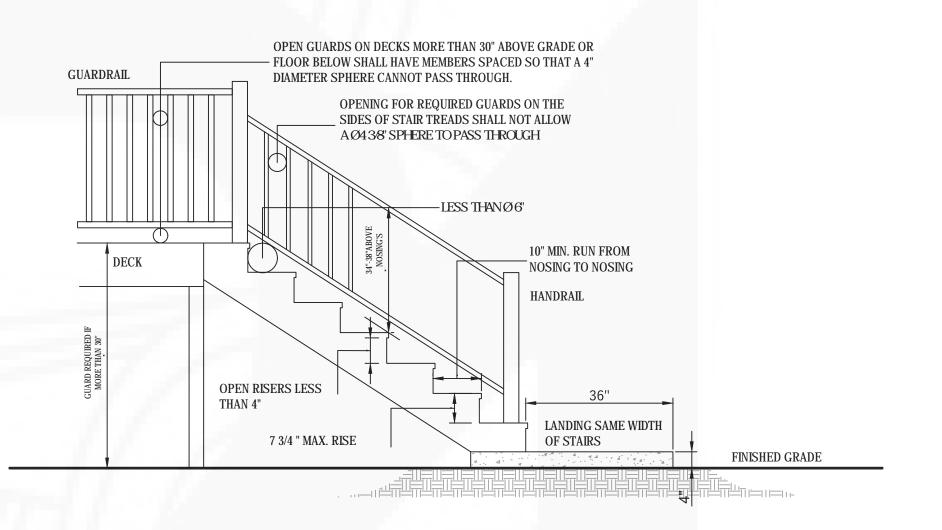
### **FLOORS AND ROOFS**

ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THEN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450. PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.

SPECIFIC MANUFACTURES AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER/BUILDER SHALL NOT BE PROHIBITED FROM SUBSTITUTING MATERIALS AND/OR APPLIANCES OF EQUAL QUALITY/STRENGTHS FROM NON-SPECIFIED MANUFACTURERS.

THE OWNER/BUILDER SHALL NOT BE SUBSTITUTING MATERIALS PROVIDED THEY MEET CURRENT BLDG. CODE, AND ARE APPROVED FOR THAT SPECIFIC USE BY THE BUILDING OFFICIAL.

# CODE REQUIREMENTS BASED ON THE 2009 INTERNATIONAL RESIDENTIAL CODE



OPEN RISERS ARE PERMITTED IF THE OPENING IS LESS THAN 4". TREAD NOSING SHALL NOT LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" ON

### NAILING NOTES: (PER IRC TABLE R602.3(1))

JOIST TO SILL OR GIRDER BRIDGING TO JOIST SOLE PLATE TO JOIST OR BLK'G STUD TO SOLE PLATE TOP PLATE TO STUD

DOUBLE STUDS DOUBLE TOP PLATES CONTINUOUS HEADER, TWO PIECES BUILT-UP HEADER, TWO PIECES W/ 1/2" SPACER

TOP PLATES, LAPS AND INTERSECTIONS

CEILING JOISTS TO PLATE CONTINUOUS HEADER TO STUD CEILING JOISTS, LAPS OVER PARTITIONS CEILING JOISTS TO PARALLEL RAFTERS RAFTER TO PLATE 1" BRACE TO EACH STUD AND PLATE BUILT-UP CORNER STUDS 2" PLANKS

1/2" PLYWOOD ROOF AND WALL SHEATHING

3/4" PLYWOOD SUBFLOOR

2x MULTIPLE JOISTS - STAGGER @ 15" OC W/(2) @ EA. END OR SPLICE

(3) OR FEWER (4) OR MORE

TOE NAIL (3)-8d TOE NAIL EA. END (2)-8d FACE NAIL 16d @ 16"OC

END NAIL (2)-16d

FACE NAIL 16d @ 24" OC FACE NAIL 16d @ 16" OC 16d @ 16" OC ALONG EA. EDGE

TOE NAIL (4)-8d, END NAIL (2) 16d

16d @ 16" OC ALONG EA. EDGE

FACE NAIL (2)-16d TOE NAIL (3)-8d TOE NAIL (4)-8d

FACE NAIL (3)-10d FACE NAIL (3)-10d TOE NAIL (2)-16d FACE NAIL (2)-8d 10d @ 24" OC (2)-16d @ EA.BRG.

EDGES 8d @ 6" OC INTERMEDIATE 8d @ 12" OC

EDGES 8d @ 6" OC INTERMEDIATE 8d @ 12" OC

16d NAILS

1/2" DIA M.B. W/ STANDARD NUT AND WASHERS

PROPOSED CROSS SECTION 2 Scale: 1/4" = 1' - 00"



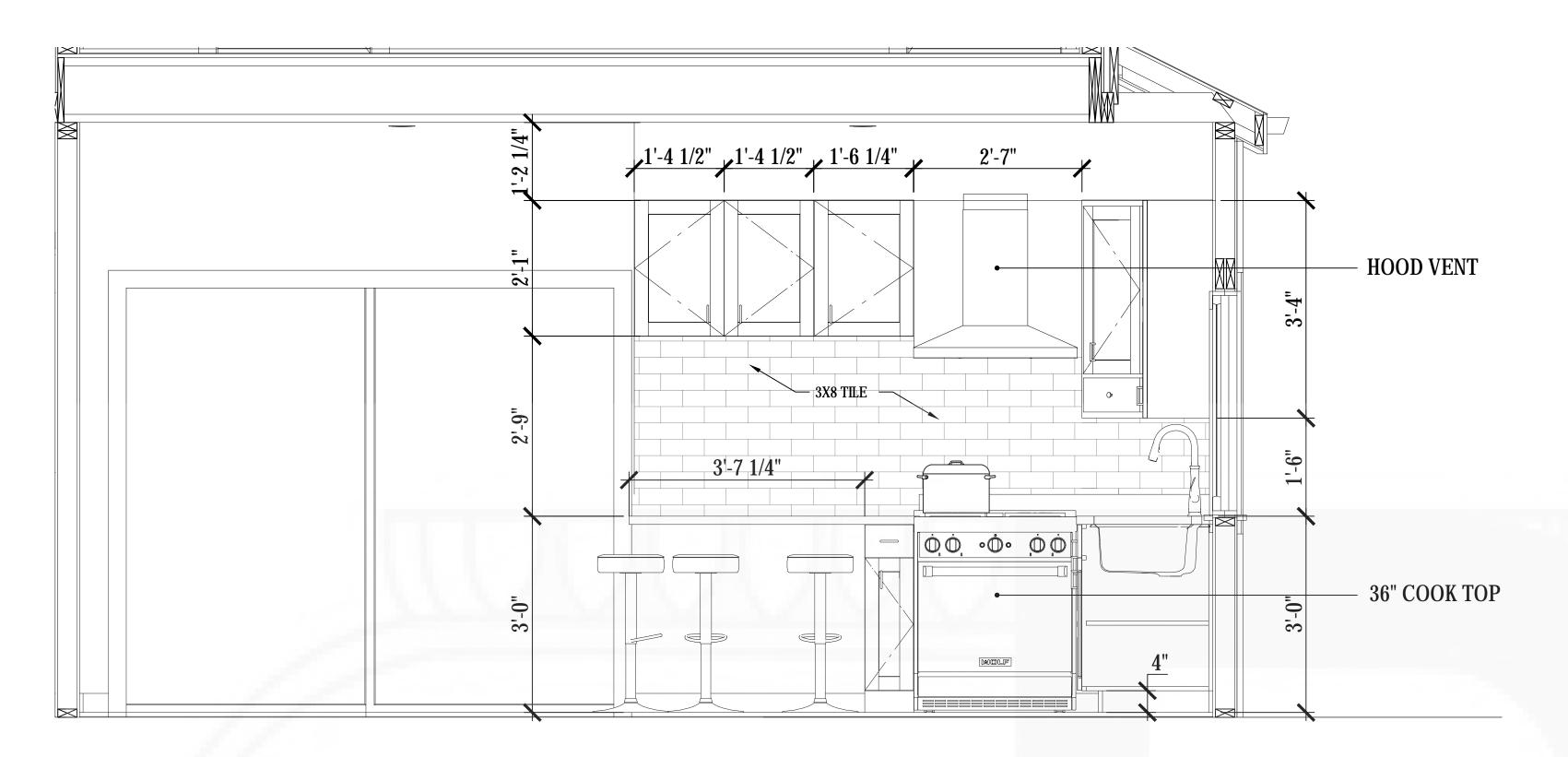
Project Name and Address:

ADU ADDITION FOR **ARAM RESIDENCE** 2313 SELBY AVENUE LOS ANGELES, CA 90064

Date:	DRAWING TITLE:	Sheet :	
DEC. 17, 2018	PROPOSED CROSS SECTIONS		0 /
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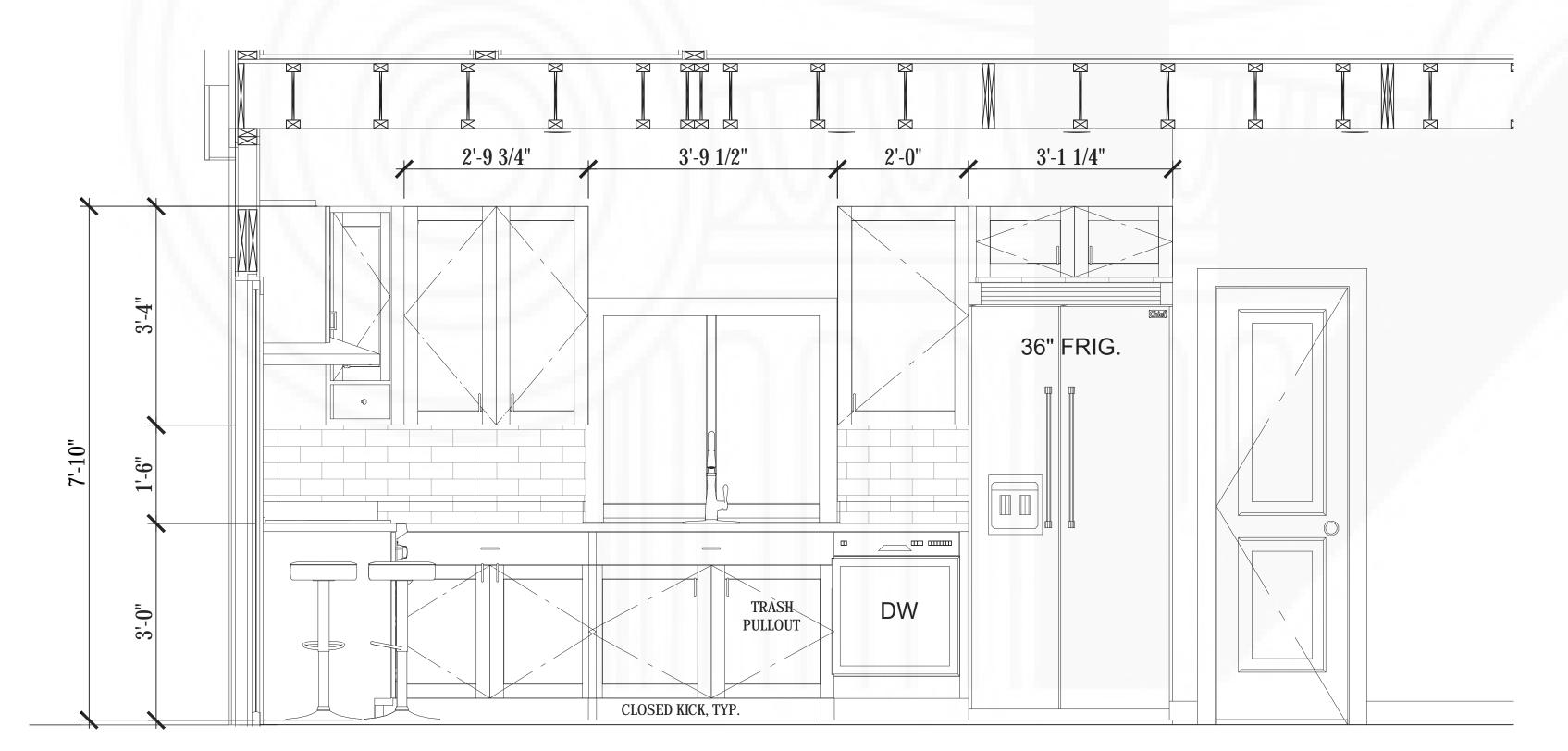
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	$\triangle$		
A305	$\triangle$		
71000			



PROPOSED KITCHEN INT. ELEVATION

Scale: 3/4" = 1' - 00"



PROPOSED KITCHEN INT. ELEVATION

Scale: 3/4" = 1' - 00"



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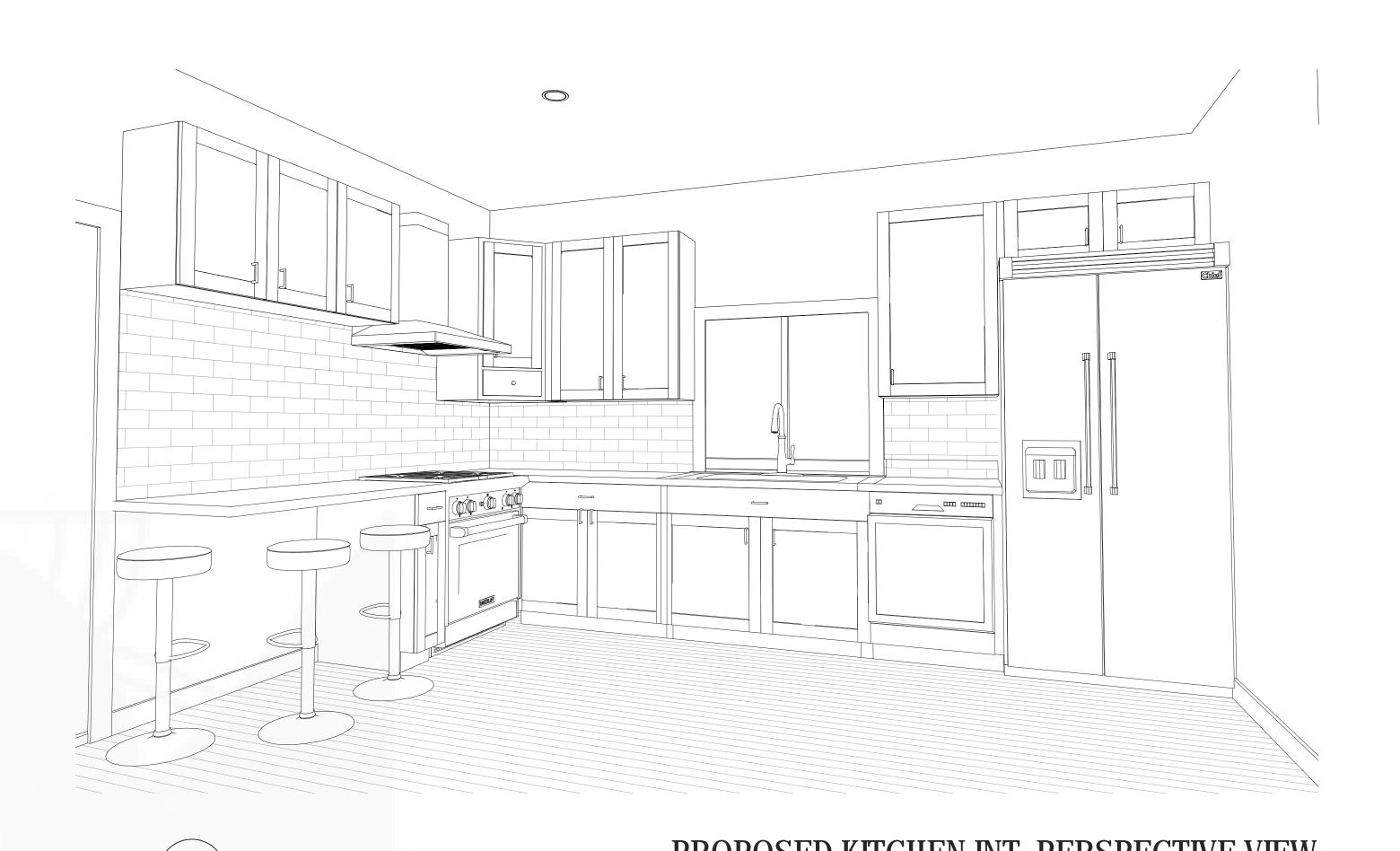
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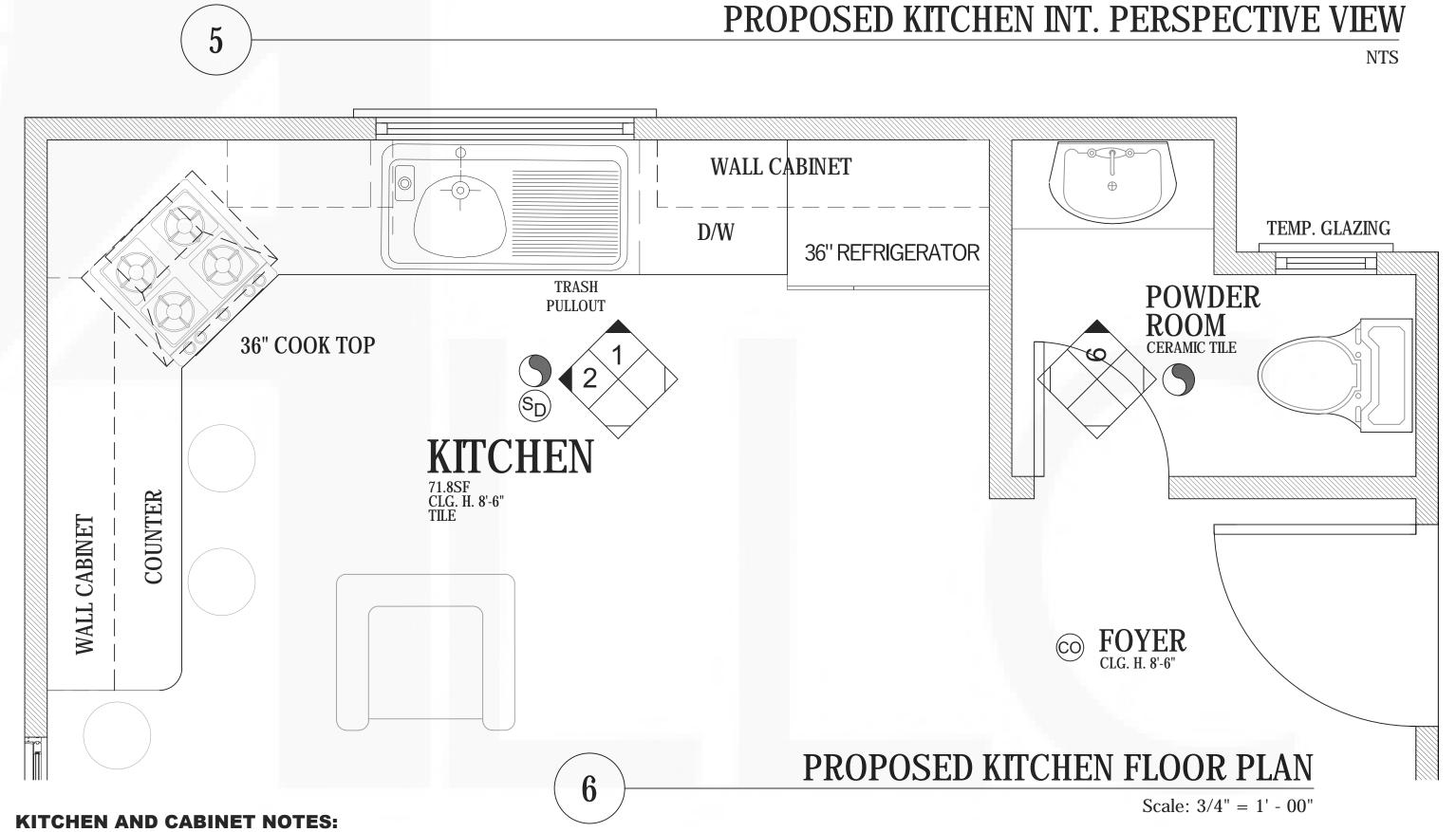
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ADU ADDITION FOR

ARAM RESIDENCE

2313 SELBY AVENUE LOS ANGELES, CA 90064





ALL CABINETS IN MAPLE CONFIRM COLOR WITH HOME OWNER PRIOR TO ORDERING. CONFIRM DOOR & DRAWER STYLES WITH HOME OWNER PRIOR TO ORDERING.

INSTALL HARDWARE ON SITE.

INSTALL CROWN MOLDING ON SITE; MATCH CABINET COLOR; CONFIRM PROFILE AND DIMENSION WITH HOME OWNER.

CUT OVEN OPENING ON SITE, SEE APPLIANCE SPECIFICATIONS.

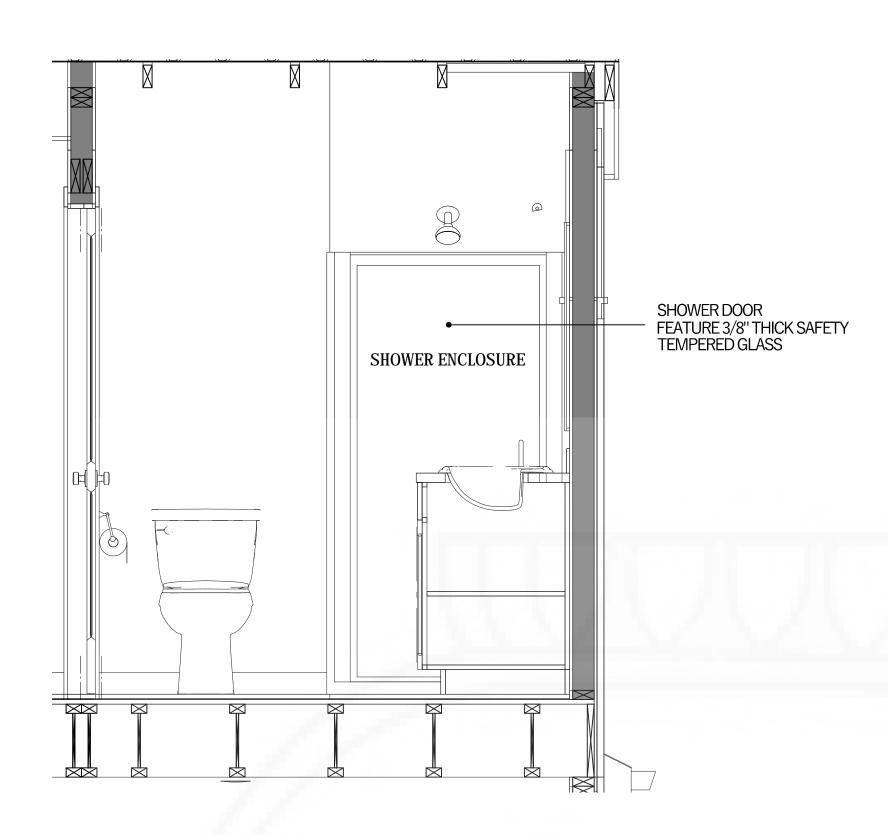
INSTALL HOOD AND ALL APPLIANCES PER MANUFACTURER SPECIFICATIONS.

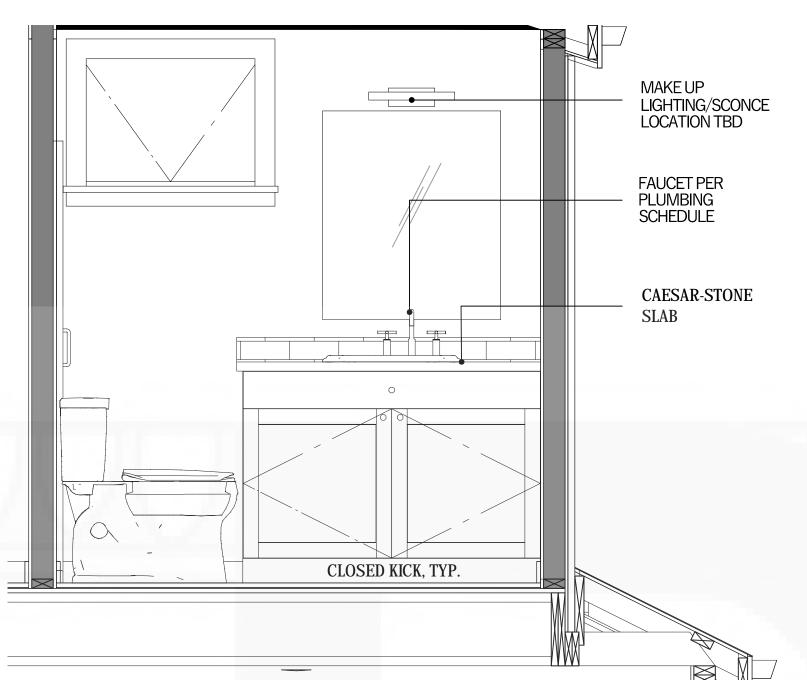
ALL APPLIANCES TO BE ON DEDICATED CIRCUITS.

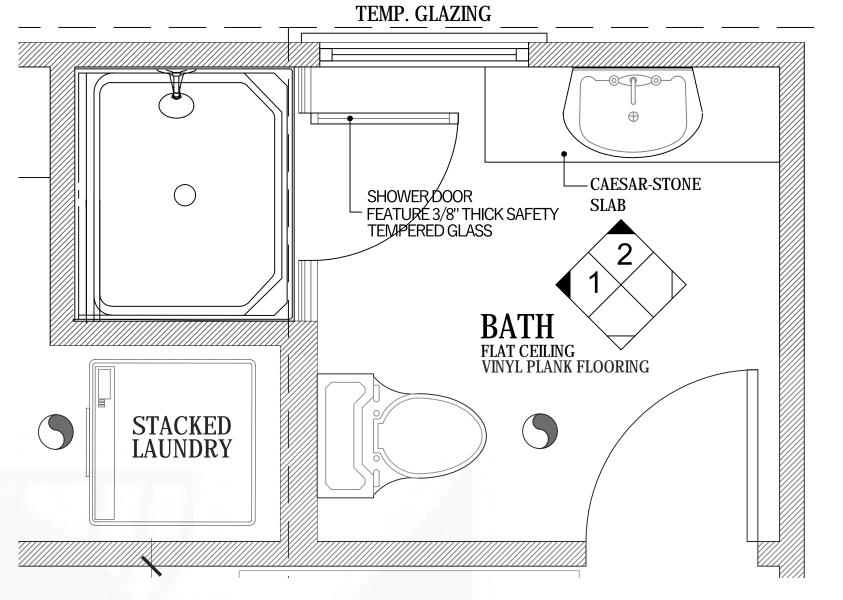
USE MIN 6" DUCT FOR HOOD.

CONFIRM FINAL MATERIALS FOR BACK SPLASH AND COUNTERTOP WITH HOME OWNER PRIOR TO ORDER.

Date: DEC. 17, 2018  Scale:	DRAWING TITLE:  KITCHEN INTERIOR ELEVATIONS	Sheet :	9 /30	No.	Revision/Issue	Date
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PROPOSED M. BATH FLOOR PLAN

Scale: 3/4" = 1' - 00"

### **RESIDENTIAL VENTILATION REQUIREMENTS:**

KITCHENS REQUIRE EXHAUST FANS WITH A MINIMUM 100 CFM DUCTED TO THE EXTERIOR. DETAIL COMPLIANCE BY INCLUDING A COMPLYING EXHAUST FAN OR

A DUCTED RANGE HOOD TO THE EXTERIOR.

BATHROOMS REQUIRE EXHAUST FANS (MINIMUM 50 CFM) TO BE DUCTED TO THE EXTERIOR. A BATHROOM IS DEFINED "AS A ROOM WITH A BATHTUB, SHOWER, OR SPA OR SOME SIMILAR SOURCE OF MOISTURE".

RESIDENTIAL BATHROOM EXHAUST FANS SHALL BE ENERGY STAR RATED AND SHALL BE CONTROL BY A HUMIDISTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50 AND

80% HUMIDITY. CAL GREEN 4.506.1.

EXCEPTION: CONTROL BY A HUMIDISTAT IS NOT REQUIRED IF THE BATHROOM EXHAUST FAN IS ALSO THE DWELLING WHOLE HOUSE VENTILATION.

MECHANICAL WHOLE HOUSE VENTILATION MUST BE PROVIDED. IDENTIFY THE FAN PROVIDING THE WHOLE HOUSE VENTILATION (COMPLETE WITH CFM) ON THE

FLOOR PLANS. FOR ADDITIONS 1,000 SQUARE FEET OR LESS, WHOLE HOUSE VENTILATION IS NOT REQUIRED. FOR ADDITIONS OVER 1,000 SQUARE FEET, THE

WHOLE HOUSE VENTILATION CFM SHALL BE BASED UPON THE ENTIRE (EXISTING AND ADDITION) SQUARE FOOTAGE, NOT JUST THE ADDITION.

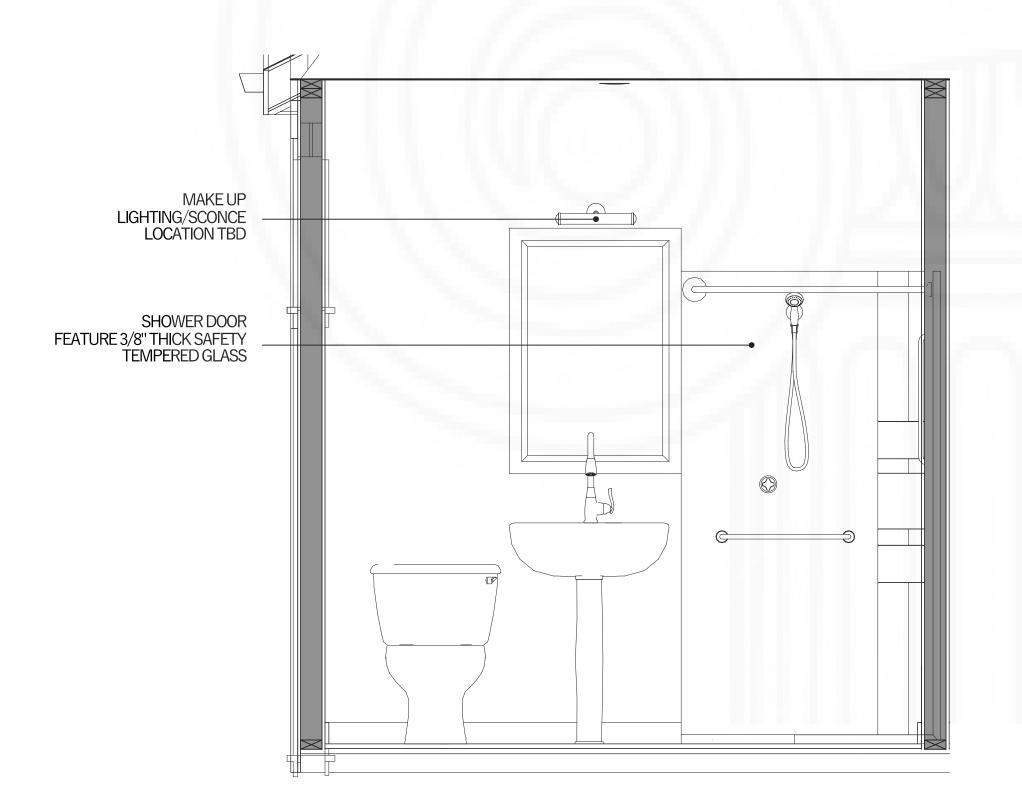
ALL FANS INSTALLED TO MEET ALL OF THE PRECEDING REQUIREMENTS MUST BE SPECIFIED AT A NOISE RATING OF A MAXIMUM 1 "SONE" (FOR THE CONTINUOUS USE CALCULATION) OR 3 "SONE" (FOR THE INTERMITTENT USE CALCULATION).

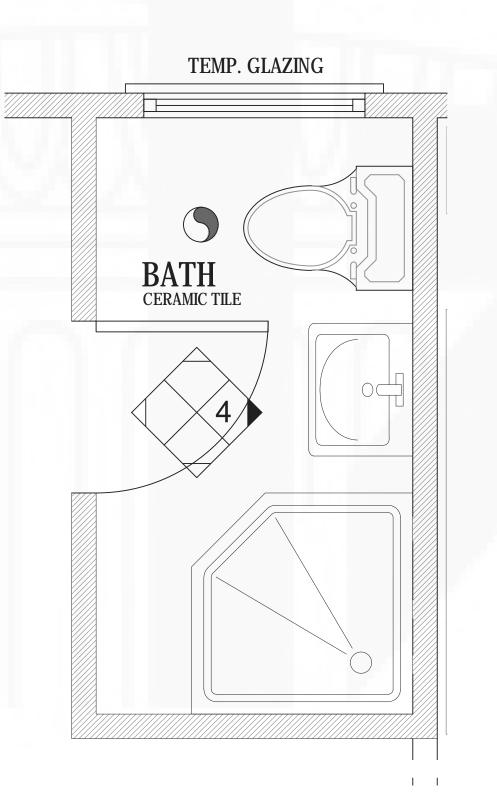
# PROPOSED M. BATH INT. ELEVATION

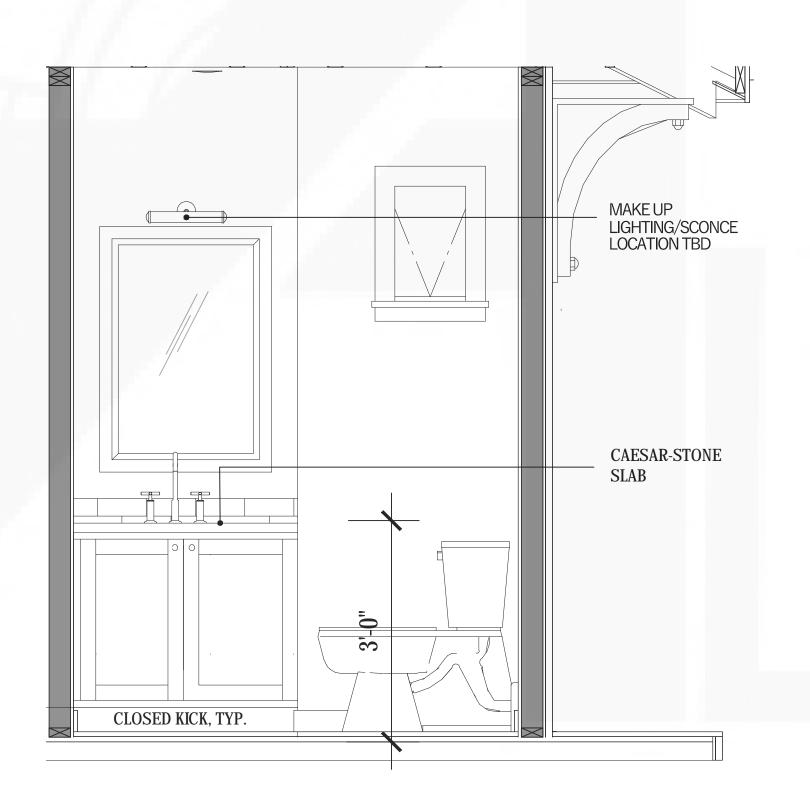
Scale: 3/4" = 1' - 00"

PROPOSED M. BATH INT. ELEVATION

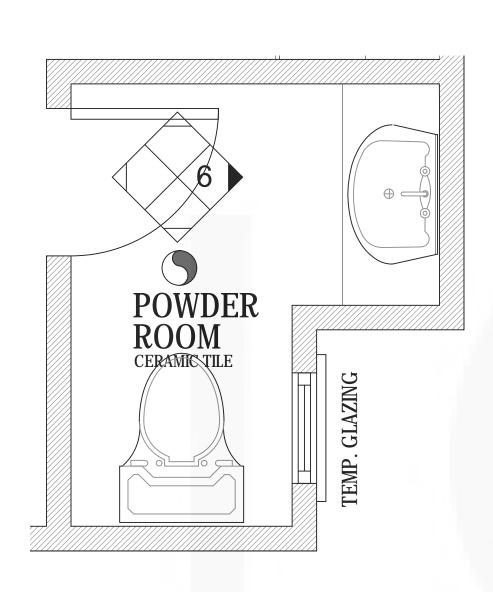
Scale: 3/4" = 1' - 00"







3



PROPOSED POWDER ROOM FLOOR PLAN

Scale: 3/4" = 1' - 00"

# PROPOSED GUEST BATH INT. ELEVATION

Scale: 3/4" = 1' - 00"

PROPOSED GUEST BATH FLOOR PLAN

Scale: 3/4" = 1' - 00"

# PROPOSED POWDER ROOM INT. ELEV.

Scale: 3/4" = 1' - 00"

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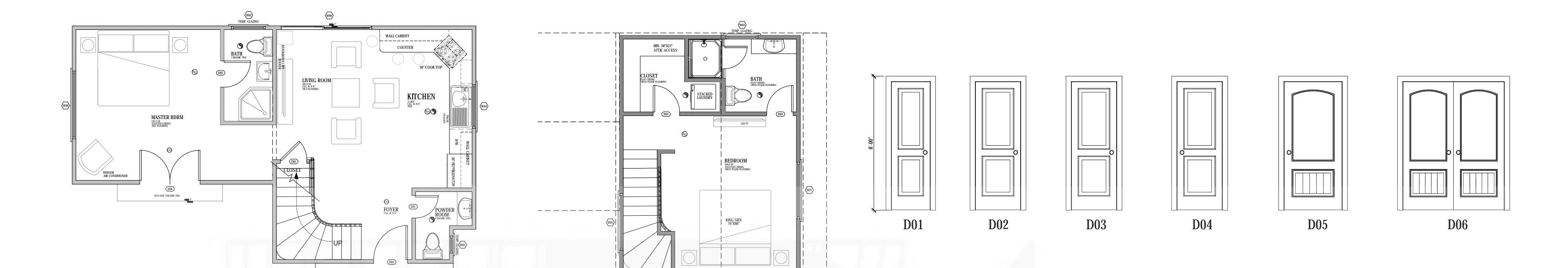
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ADU ADDITION FOR

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2313 SELBY AVENUE LOS ANGELES, CA 90064

Date:	DRAWING TITLE:	Sheet :		No.	Revision/Issue	Date
DEC. 17, 2018	BATHROOMS INTERIOR ELEVATIONS		40 /00			
Scale: 3/4"=1'-00"	BATHROOMS INTERIOR ELEVATIONS		10/30			
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# PROPOSED DOOR & WINDOWS SCHEDULE PLAN

COVERED PORCH
32.8 SF
NON-SLIP CERAMIC TILE

Scale: NOT TO SCALE

								DOOR SCHEDULE					
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	CODE	MANUFACTURER	COMMENTS
D01	2068	1	1	2068 L IN	24 "	80 "	26"X82 1/2"	HINGED-DOOR P04	2X6X29" (2)	1 3/8"			
D02	2468	2	1	2468 L IN	28 "	80 "	30"X82 1/2"	HINGED-DOOR P04	2X6X33" (2)	1 3/8"			
D03	2468	1	2	2468 L IN	28 "	80 "	30"X82 1/2"	HINGED-DOOR P04	2X6X33" (2)	1 3/8"			
D04	2468	1	2	2468 R IN	28 "	80 "	30"X82 1/2"	HINGED-DOOR P04	2X6X33" (2)	1 3/8"			
D05	3068	1	1	3068 R IN	36 "	80 "	38"X82 1/2"	HINGED-CCV205 SOLID	2X6X41" (2)	1 3/8"			
D06	5368	1	1	5368 L/R IN	63 "	80 "	65"X82 1/2"	DOUBLE HINGED-CCV205 SOLID	2X8X68" (2)	1 3/8"			

	WINDOW SCHEDULE												
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER	CODE	MANUFACTURER	COMMENTS
W01	16110HO	1	1	16110HO	18 "	22 "	19"X23"		SINGLE HOPPER	2X6X22" (2)			TEMP. GLAZING
W02	21020HO	1	1	21020HO	34 "	24 "	35"X25"		SINGLE HOPPER	2X6X38" (2)			TEMP. GLAZING
W03	21020HO	1	2	21020HO	34 "	24 "	35"X25"		SINGLE HOPPER	2X6X35" (2)			TEMP. GLAZING
W04	31035RS	1	1	31035RS	46 "	41 "	47"X42"		RIGHT SLIDING	2X6X50" (2)			
W05	5020FX	1	2	5020FX	60 "	24 "	61"X25"		FIXED GLASS	2X8X64" (2)			
W06	5024RS	1	2	5024RS	60 "	28 "	61"X29"		RIGHT SLIDING	2X8X64" (2)			
W07	5040RS	1	2	5040RS	60 "	48 "	61"X49"		RIGHT SLIDING	2X8X64" (2)			
W08	6024RS	1	1	6024RS	72 "	28 "	73"X29"		RIGHT SLIDING	2X10X76" (2)			
W09	80611RS	1	1	80611RS	96 "	83 "	97"X84"		RIGHT SLIDING	2X12X100" (2)			

### W09 W03 W08 W05 W01 D01 W07 W04 W02 W06

### **DOOR AND WINDOW NOTES:**

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

ALL WALK, THRU DOORS SHALL BE SOLID CORE. INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING.

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING.

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U , VALUE OF 0.60

DESIGN U-FACTOR = 0.35 DESIGN SHGC = 0.40

U-VALUE AND SOLAR HEAT GAIN COEFFICIENT (SHGC) MINIMUMS PER CLIMATE ZONE 3A

THE SCHEDULE SHEET PROVIDES DETAILS ON SPECIFIC COMPONENTS TO ASSURE COMPLIANCE WITH CERTIFICATION PROGRAMS LIKE THE ICC 700 NATIONAL GREEN BUILDING STANDARD, ENERGY STAR, OR LEED FOR HOMES.



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Date:	DRAWING TITLE:
DEC. 17, 2018	DOORS & WINDOWS SCHEDULE
Scale: NTS	DOONS & WINDOWS SCHEDULE

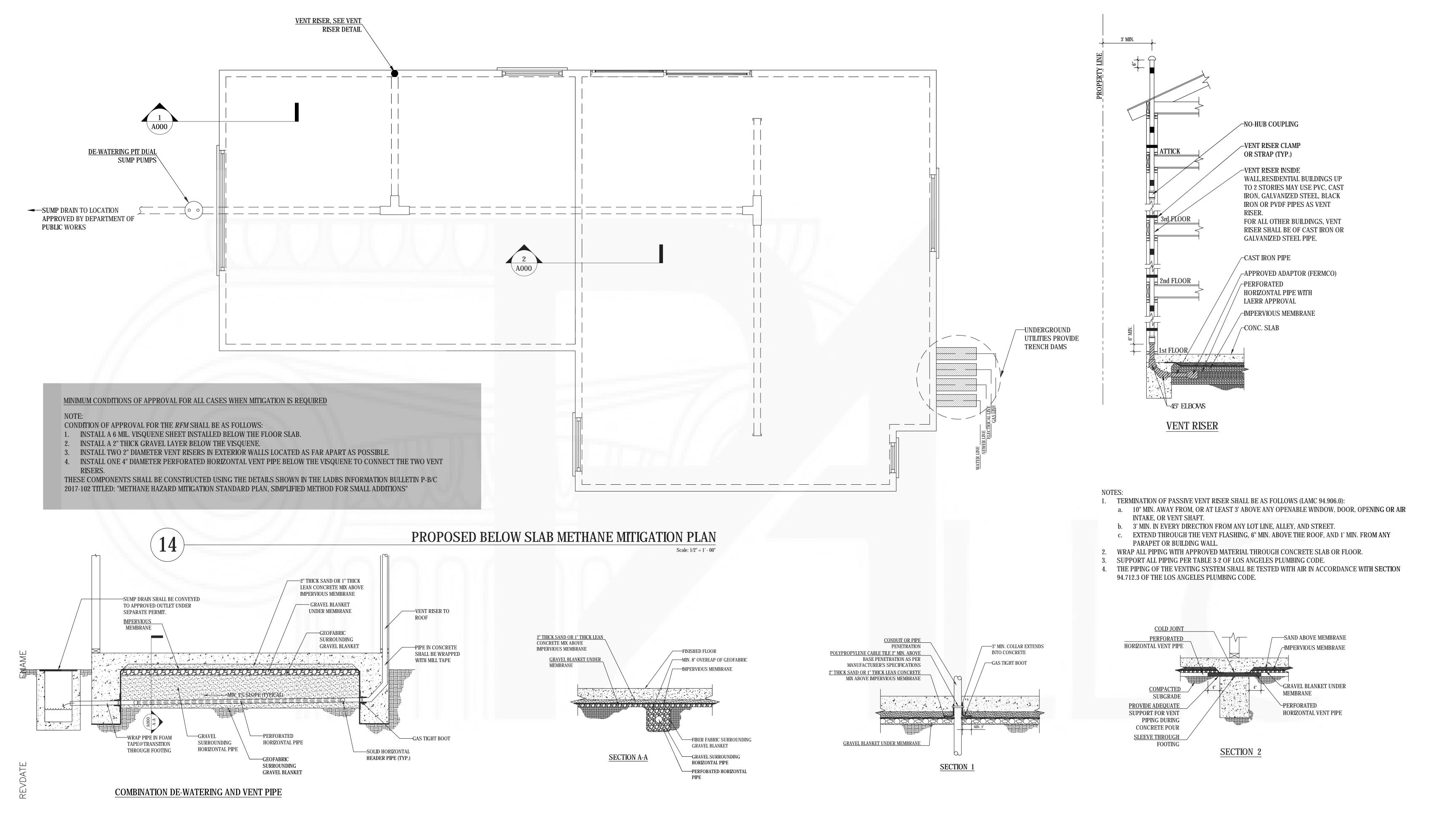
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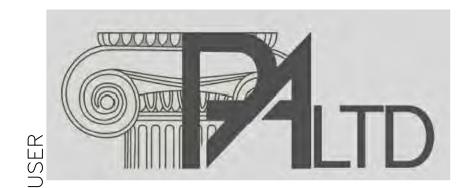
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Date:	DRAWING TITLE:	Sheet :	
DEC. 17, 2018	PROPOSED METHANE HAZARD MITIGATION DISCHARGE PLAN		12 /00
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### **NEC** considerations:

- 210.12 Arc-Fault Circuit-Interrupter Protection. Arc fault circuit-interrupter protection shall be provided as required in 210.12(A) and (B). The arc-fault circuit interrupter shall be installed in a readily accessible location
- (A) Dwelling Units. All 120-volt, single phase, 15- and 20-ampere 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 (1), (2), (3), or (4)
- A listed combination type arc-fault circuit interrupter, installed to provide protection of the entire branch circuit.
- 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:
- The branch circuit over current protection device shall be a listed circuit breaker having an instantaneous trip not exceeding 300 amperes
- The branch circuit wiring shall be continuous from the branch circuit overcurrent device to the outlet branch circuit arc-fault circuit
- The maximum length of the branch circuit wiring from the branch circuit overcurrent device to the first outlet shall not exceed 15.2 m (50 ft) for a 14 AWG or 21.3 m (70 ft) for a 12 AWG 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 50 mm (2 in.) of concrete.

### **NEC considerations:**

- 406.12 Tamper Resistant Receptacles.
- (A) Dwelling Units. In all areas specified in 210.52, all non-locking-type 125-volt, 15- and 20-ampere receptacles shall be listed tamper-resistant receptacles.
- (B) Guest Rooms and Guest Suites of Hotels and Motels.
- All non-locking-type 125-volt, 15- and 20-ampere 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 125-volt, 15- and 20-ampere 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

- Receptacles located more than 1.7 m (5 1/2 ft) above the floor.
- Receptacles that are part of a luminaire or appliance.
- 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 400.7(A)(6), (A)(7), or (A)(8). (4) Non-grounding receptacles used for replacements as permitted in 406.4(D) (2) (a).

### Note:

- 1. All receptacles are TAMPER RESISTANT RECEPTACLES
- 3. receptacles in bathrooms are all GFI type

# TITLE 24 NOTES:

- PERMITTED FOR DWELLING UNIT UNDER 2,500-SF AND ADDITIONAL 100-WATTS ALLOWED FOR OVER 2,500-SF
- ALL LOW-EFFICACY KITCHEN LUMINARIES SHALL BE CONTROLLED BY CEC APPROVED VACANCY SENSOR OR DIMMER
- NO MORE THAN 20-WATTER PER LINEAR FOOT OF PERMANENTLY INSTALLED INTERNAL CABINET LIGHTING IS PROHIBITED.
- ALL LOW-EFFICACY BUILDING MOUNTED EXTERIOR LUMINARIES SHALL BE CONTROLLED BY PHOTOCELL & MOTION SENSOR.
- ALL LOW-EFFICACY LUMINARIES IN BATHROOMS MUST BE CONTROLLED BY CEC APPROVED VACANCY SENSOR OR TIMER.
- ALL LOW EFFICACY LUMINARIES LOCATED IN GARAGE, LAUNDRY ROOM, CLOSETS, AND UTILITY ROOMS SHALL BE CONTROLLED BY CEC APPROVED VACANCY SENSOR.
- ALL LOW EFFICACY LUMINARIES IN AREAS OTHER THAN THOSE LISTED ABOVE SHALL BE CONTROLLED BY DIMMERS OR CEC APPROVED VACANCY SENSOR.
- 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 LUMINARIES.
- 11. NO SWITCH SHALL BYPASS DIMMER OR CEC APPROVED VACANCY SENSOR.

- 2. The main disconnector in DP is AFCI

ELEC	CTRICAL LEGEND	
SYMBOL	DEFINITION	NOTES
	125V OUTLET	20 AMP SINGLE POLE
	110V OUTLET	20 AMP two POLE
GFI	110V OUTLET	EQUIPED WITH GROUND FAULT INTERRUPTER (TAMPER RESISTAN TYPE)
	220V OUTLET	4 WIRE CONNECTION
WP GFI	EXTERIOR WATERPROOF OUTLET	GROUND FAULT INTERRUPTER
\$	SWITCH	
	WALL MOUNTED LIGHT	
X	CEILING LIGHT	
	PANEL	
	METER	
• S.D.	SMOKE DETECTOR	
S/CO	CARBON MONOXIDE/ SMOKE DETECTOR COMBO <sup>N</sup>	BATT. BACK-UP W/ HARDWIRE FER-CONNECTED SHALL BE A DISTANCE OF NOT LESS THEN
$\bigotimes_{ ext{EF}}$	Exhaust fan JACK	4" FROM WALL
WH	WATER HEAT. DISCONNECT	IGNITION SOURCE TO BE
X	Light mounted Fan	ELEVATED MIN. 18" AFF.
TV.	TELEVISION JACK	
	External water proof LIGHT	

\* 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 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).

	Electrical plans
Sheet No.	Issue
E00	Legends, symbols and NEC codes
E01	first floor Appliances and Wiring
E02	2nd floor Appliances and Wiring
E03	lightings
E04	Photometric studies and FC levels
E05	MDB and DB panel schematics
E06	Grounding service and protections
E07	Data and CATV
E08	Fire Alarm



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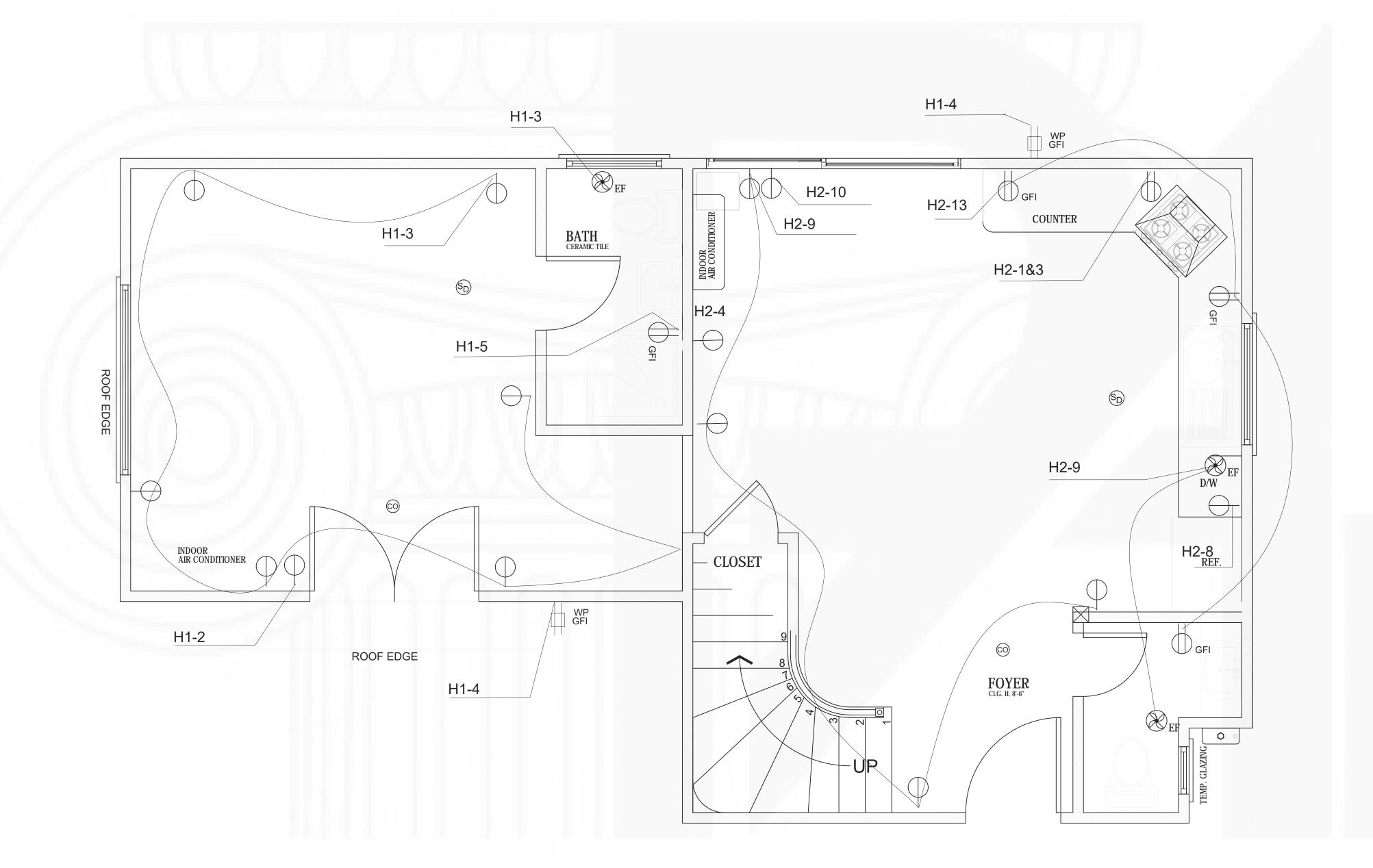
# **GENERAL NOTES:**

Receptacles installed in a kitchen to serve countertop surfaces shall be supplied by not less than two small appliance branch circuits, either or both of which shall also be permitted to supply receptacle outlets in the same kitchen and in other rooms specified in Section 210-52(b)(1). Additional small-appliance

branch circuits shall be permitted to supply receptacle outlets in the kitchen and other rooms specified in Section 210-52(b)(1). No small appliance branch circuit shall serve more than one kitchen. Receptacle outlets

# shall be located above, but not more than 20 in. (500

above the countertop. Receptacle outlets shall not be installed in a face -up position in the work surfaces or countertops. Receptacle outlets rendered not readily accessible by appliances fastened in place or appliances occupying dedicated space shall not be considered as these required outlets.





4" EF





GFI 110v 110v SA outlet

Lennox MS8-CI-09L1A / MS8-CO-09L1A Ductless Mini-Split Heat Pump Single Zone, 0.75 Ton, R-410.



DATA SHEET	
Warranty Compressor/Parts	5/5 Years
SEER RATING	22.00
EER Rating	14.20
Cooling Capacity	9,000 btu/hr
HSPF Rating	9.2
Heating Capacity	9,800 btu/hr
Indoor Unit Height - inches	10 7/8 in.
Indoor Unit Width - inches	33 3/8 in.
Indoor Unit Depth - inches	7 in.
Motion Sensor	No
Indoor Unit Weight - lbs.	37 lbs.



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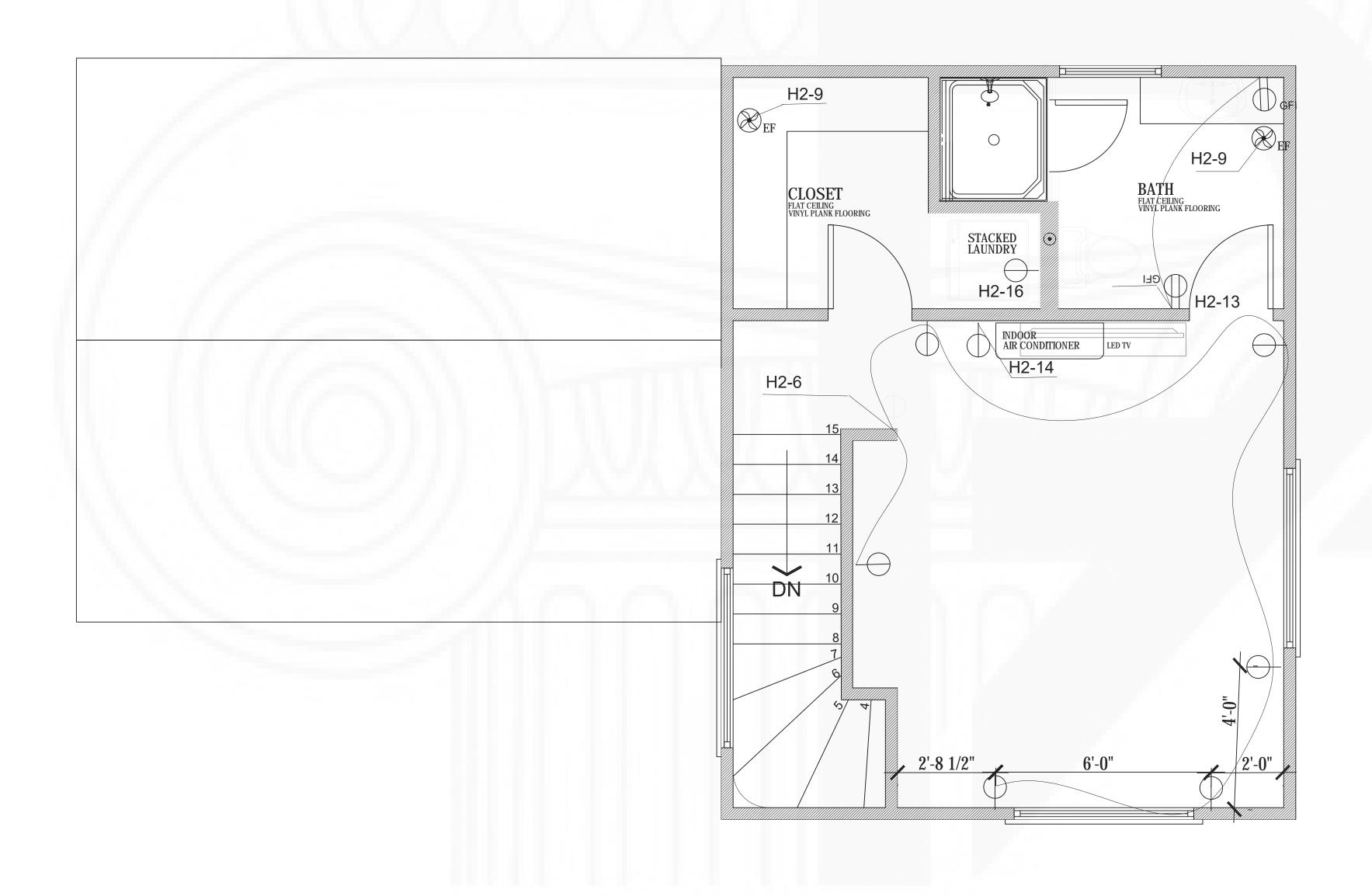
2313 SELBY AVENUE LOS ANGELES, CA 90064

Date: DEC. 17, 2018  Scale: 1/2"=1'-00"	1st floor Appliances and Wiring	Sheet: 14/30	No.	Revision/Issue	Date
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# **GENERAL NOTES:**

# (b) Small Appliances.

Section 210-52(b) requires two or more 20-ampere circuits for all receptacle outlets for the small-appliance loads, including refrigeration equipment, in the kitchen, dining room, pantry, and breakfast room of a dwelling The countertop receptacle outlets in kitchens must be supplied by no fewer than two small-appliance branch circuits. These circuits may also supply receptacle outlets in the pantry, dining room, and breakfast room, as well as an electric clock receptacle and electric loads associated with gas-fired appliances; but, these circuits are to have no other outlets. No restriction is placed on the number of outlets connected to a general lighting or small-appliance branch circuit. The minimum number of receptacle outlets in a room is determined by Section 210-52(a). It is desirable to provide more than the minimum number of receptacle outlets required, hereby further reducing the need for extension cords.







**GFI 110v** 

110v SA outlet

	N	15 AN	IPERE	20 AN	IPERE	30 AMPERE		
VOLT	NEM A	Receptacle	Plug	Receptacle	Plug	Receptacle	Plug	
125 V	L1		0					
		L1-15R	L1-15P					
250 V	L2							
				L2-20R	L2-20P			
125 V	L5					(83)	(	
		L5-15R	L5-15P	L5-20R	L5-20P	L5-30R	L5-30P	
250 V	L6			(8)	()	(8 8)	(1)	
		L6-15R	L6-15P	L6-20R	L6-20P	L6-30R	L6-30P	
277V,	L7	(2)	(1)	(F)	(2)	(8 8)	(21)	
A.C.	-	L7-15R	L7-15P	L7-20R	L7-20P	L7-30R	L7-30P	
480 V	L8			(F)	(1)		(1)	
				L8-20R	L8-20P	L8-30R	L8-30P	
600 V	L9			(8)	(1)	(8)	(7)	
				L9-20R	L9-20P	L9-30R	L9-30P	



Project Name and Address:

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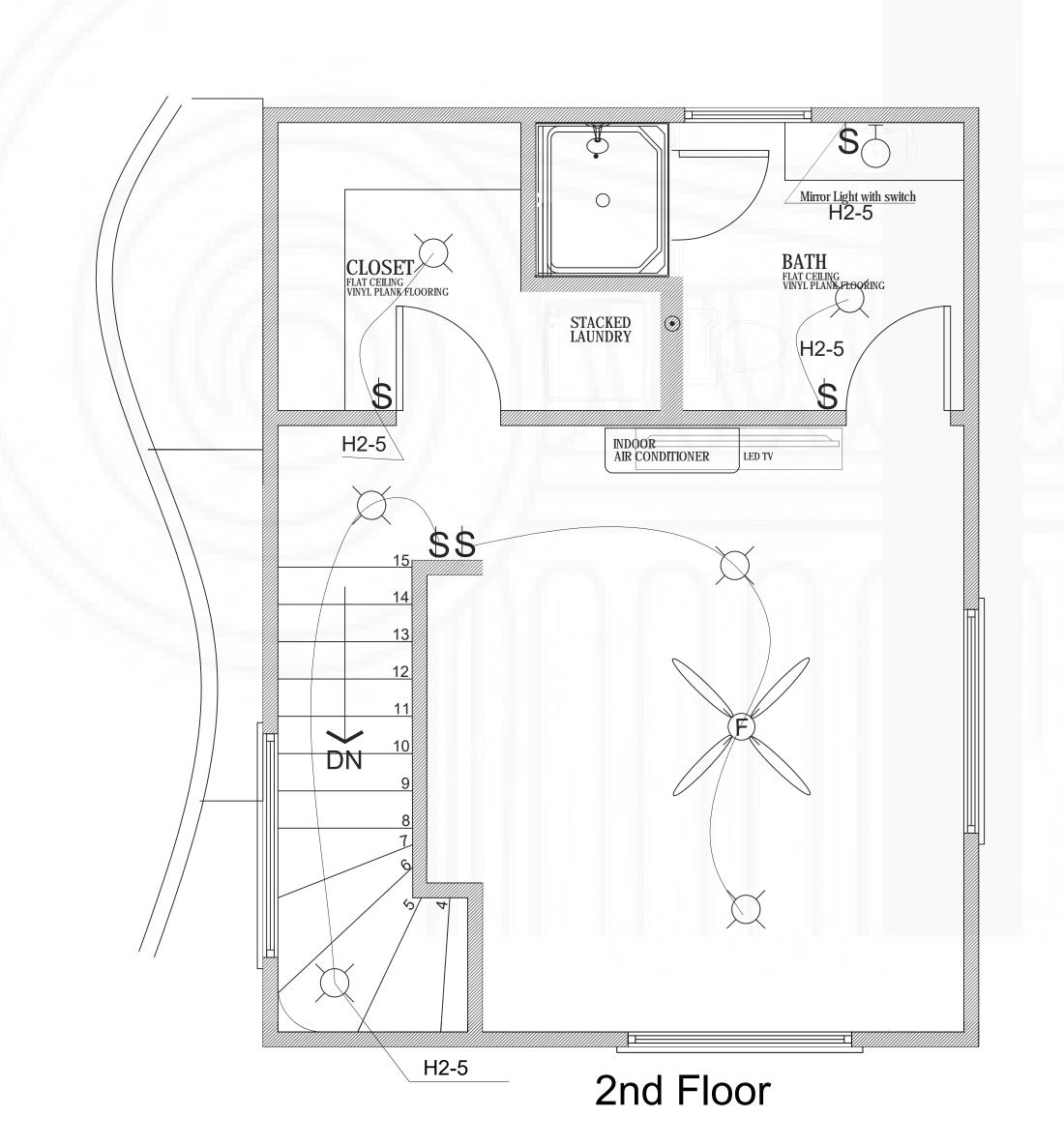
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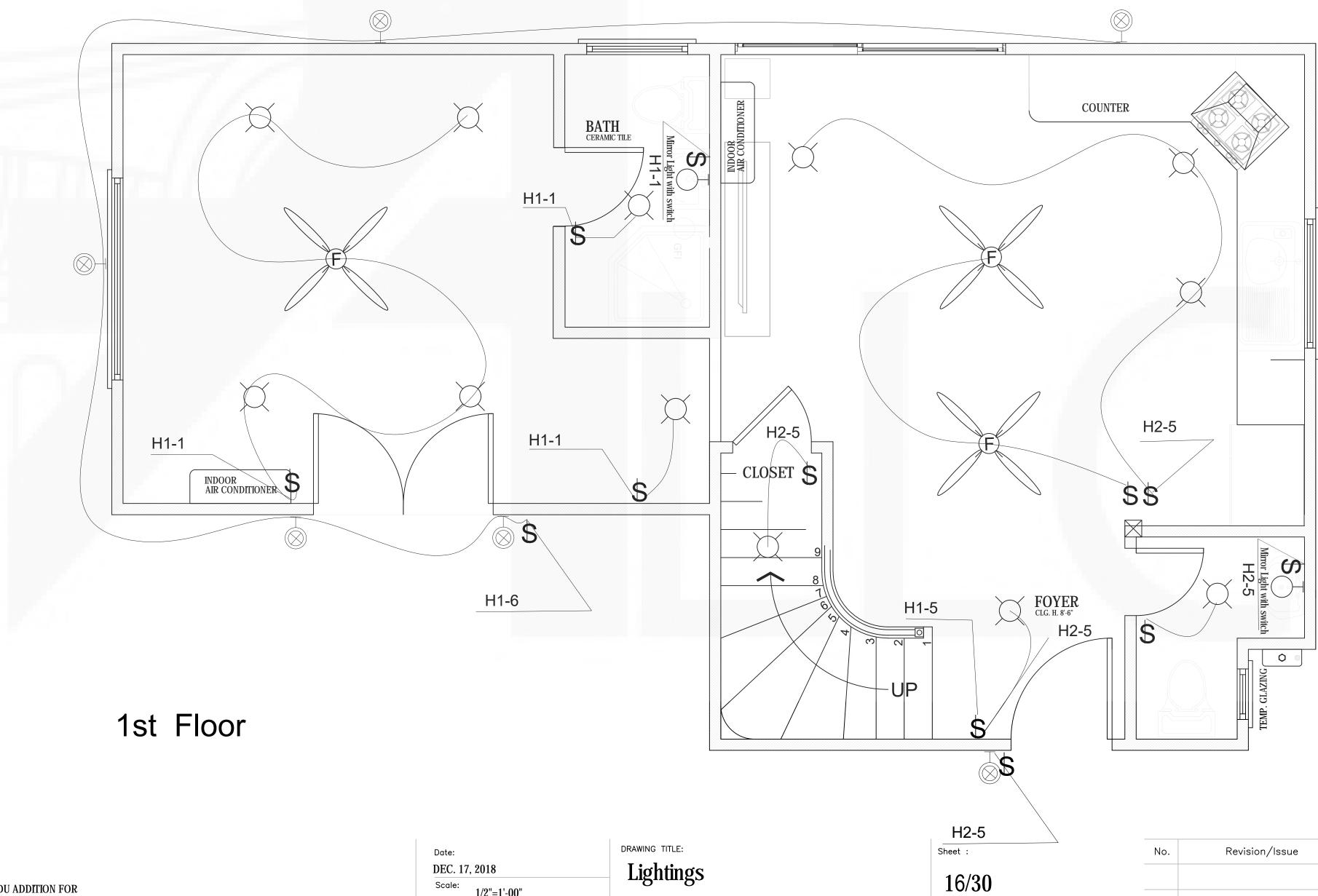
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	Luminaire parts list									
Index	Index Manufacturer Luminaire type Item number Fitting Luminous flux Light loss factor Connected load Quan							Quantity		
1	WILA Lichttechnik GmbH	Tentec accent Deckeneinbauleuchte	TL2101503-33 -30_11W	1xLED 1190	1190 lm	0.80	13 W	17		

					Luminair	e parts list				
lr	ndex	Manufactu	rer Lumin	aire type	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
	1	WILA Lichttechr GmbH		accent nbauleuchte	TL2101503-33 -30_11W	1xLED 1190	1190 lm	0.80	13 W	8
					Luminair	e parts list				
lr	ndex	Manufactu	rer Lumin	aire type	Item number	Fitting	Luminous flu	Light loss factor	Connected load	Quantity
	1	WILA Lichttechr GmbH	1	accent nbauleuchte	TL2101503-33 -30_11W	1xLED 1190	1190 lm	0.80	13 W	2
		-		100	Luminair	e parts list				
lr	ndex	Manufactu	rer Lumin	aire type	Item number	Fitting	Fitting Luminous flux		Connected load	Quantity
	1	WILA Lichttechr GmbH	3 11/2 1	accent nbauleuchte	TL2101503-33 -30_11W	1xLED 1190	1190 lm	0.80	13 W	6
#	No	ame	Parameter	Min	Max	Ave	erage	Mean/Min	Max/Min	
1 Workplane 6		olane 6	Perpendicular illuminance	0.00 fc	44.42 f	c 20.9	94 fc		/	





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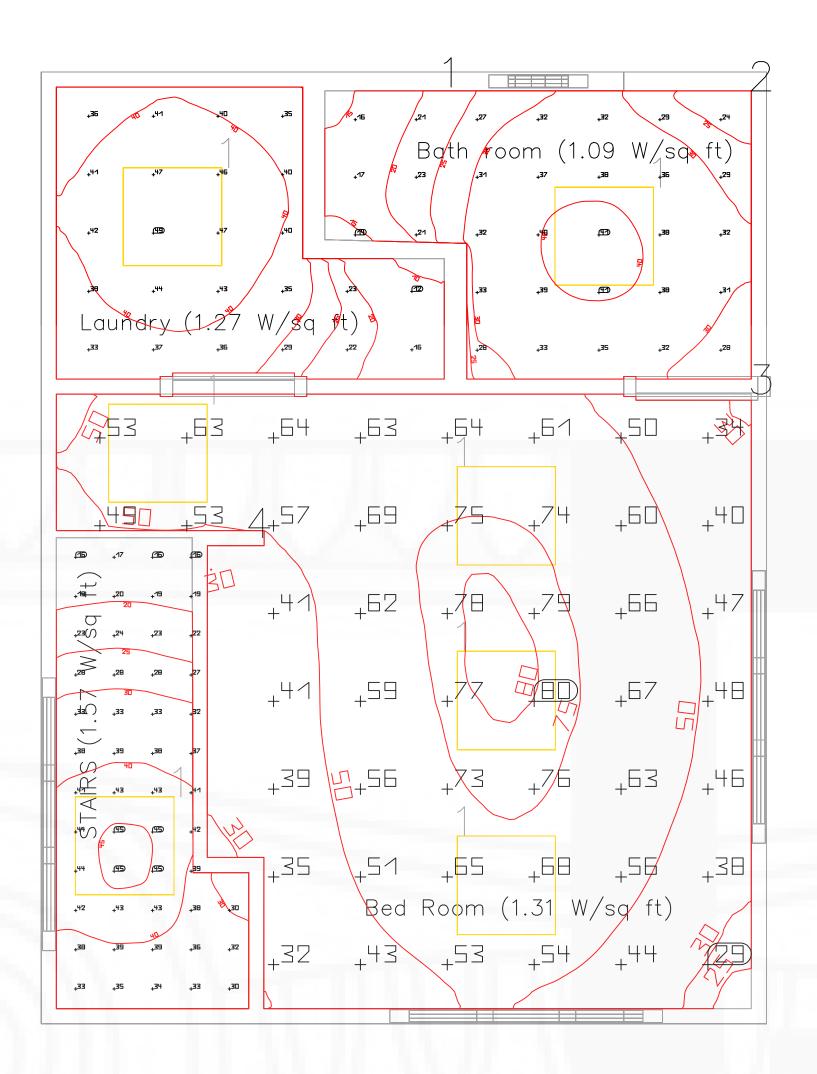
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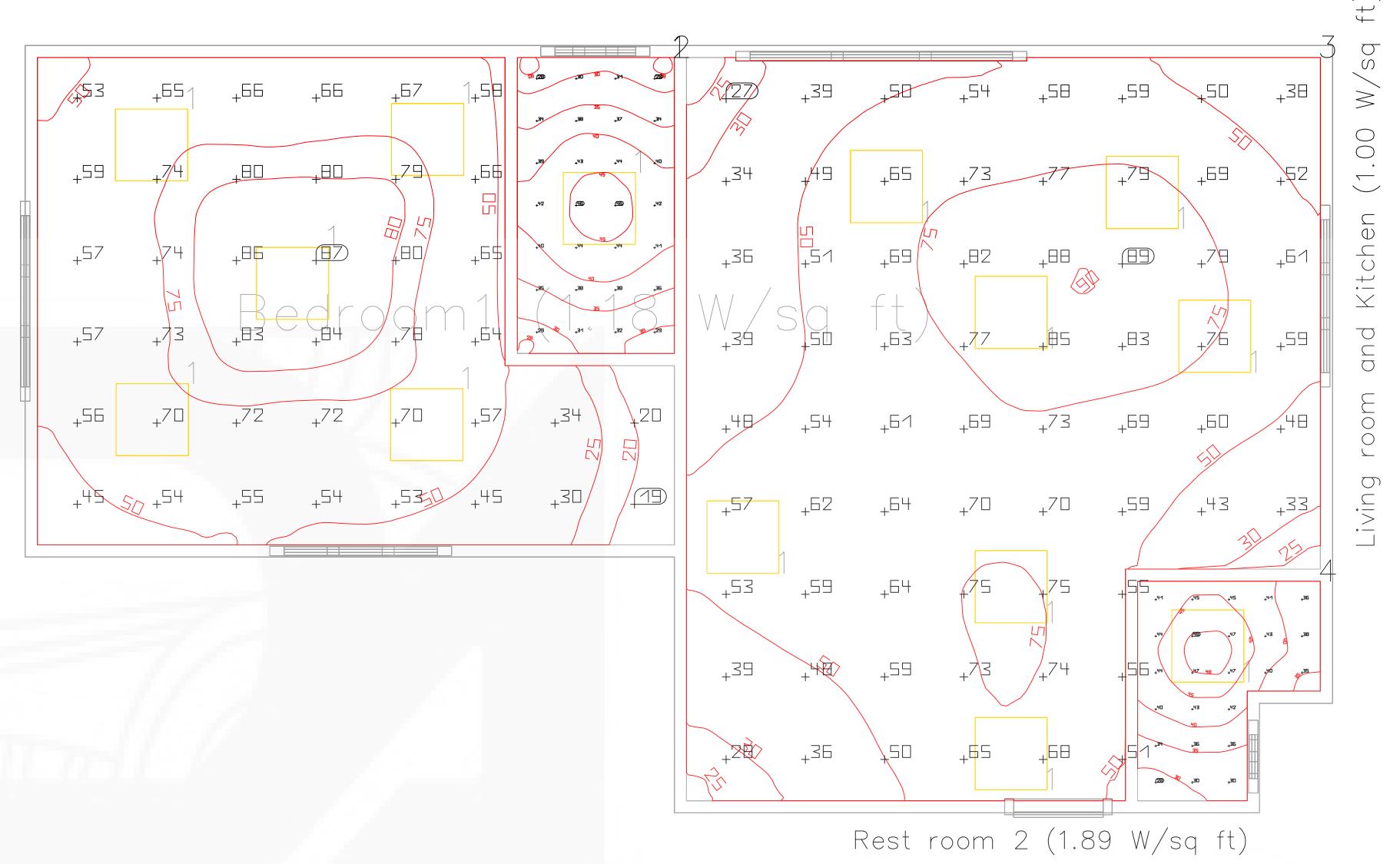


Project Name and Address:

**ARAM RESIDENCE** 2313 SELBY AVENUE LOS ANGELES, CA 90064

ADU ADDITION FOR





		N				Luminair	e part	s list					
lı	ndex	Manufac	turer	Lumin	aire type	Item number	F	itting	Luminou	s flux	Light loss factor	Connected load	Quantity
	1	GE LIGH SOLUTI			ARCHITECTURE OOR 2BY2	LAB22A050MMT 35VQLTWHTE	1x	N757	4549	Im	0.80	46 W	7
#	Nai	me	Po	arameter	Min	Max		Ave	rage	Min	/average	Min/max	
1	Workp	lane 1	illu	pendicular uminance Adaptive)	8.36 fc	48.9 fc	0	36.	4 fc		0.230	0.171	
2	Workpl	ane 2	illu	pendicular uminance Adaptive)	13.0 fc	41.8 fc	>	30.	9 fc		0.420	0.310	
3	Workpl	ane 3	Per	pendicular uminance Adaptive)	22.7 fc	81.6 fc		56.	4 fc		0.403	0.278	
4	Workpl	ane 4	Per	pendicular uminance Adaptive)	16.3 fc	45.7 fc		33.	2 fc		0.490	0.356	

				Luminair	e parts list				
1	ndex Manufac	cturer Lumin	aire type	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
	1 GE LIGH SOLUTI		ARCHITECTURE OR 2BY2	LAB22A050MMT 35VQLTWHTE	1×N757	4549 lm	4549 lm 0.80		14
#	Name	Parameter	Min	Max	Ave	erage M	in/average	Min/max	
1	Workplane 1	Perpendicular illuminance (Adaptive)	16.0 fc	87.8 fc	62	fc 0.257		0.182	
2	Workplane 2	Perpendicular illuminance (Adaptive)	27.0 fc	46.4 fc	37	.1 fc	0.727	0.582	
3	Workplane 3	Perpendicular illuminance (Adaptive)	22.6 fc	90.2 fc	59.	4 fc	0.380	0.250	
4	Workplane 4	Perpendicular illuminance (Adaptive)	27.7 fc	48.3 fc	40.	2 fc	0.690	0.574	



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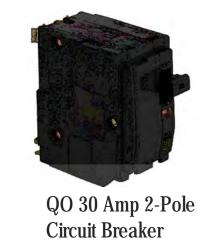


Details
Electrical Product Type Load Center
Indoor/Outdoor: Outdoor
Load Center Type: Main Breaker Maximum
Amperage (amps): 100
Mounting type: Plug In
Number of Phases: 1
Number of Spaces: 2
Product Weight (lb.): 7.11lb
Voltage (volts): 120/240



Amperage Rating: 100A
Rated NEMA 1 for indoor use
Feed Type: Bottom or Top which
allows for straight-in wiring that
saves labor and material
Interrupt Rating: 10 kAIC
Mounting: Surface
Number Of Circuits: 20
Number of Spaces: 10
Phase: Single-phase
Used With: Type BR breakers







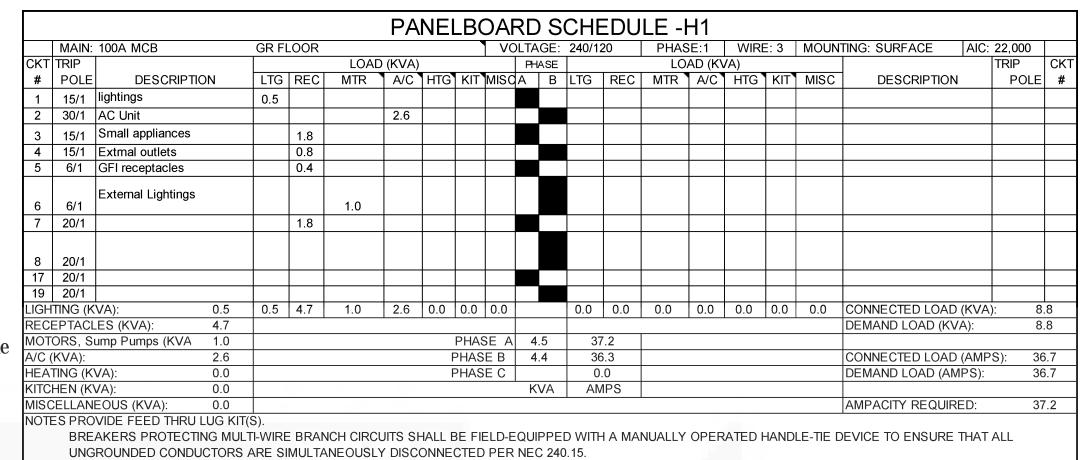
QO 20 Amp Single-Pole Circuit Breaker

The Square D 200 Amp Residential Ringless Meter Socket with hom bypass surface mounts to provide for a single electric meter. single phase, three wires, NEMA 3R rated enclosure California residents:

Proposition 65 information should be labeled:

WARNING: This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm.)

Grounding connector (#14-#2 Cu/Al) and load conductor Standard hub opening UL listed and ANSI certified



_													_								
						PA	NE	LB	OAF	RD :	S	CHE	EDU	ILE -	H2						
	MAIN:	100A - CB	GR F	LOOR				,	VC	LTAG	E:	240/1	20	PHAS	SE:1	WIRE	≣: 3	MOUN	TING: SURFACE AI	D: 22,000	
CKT	TRIP				LOAI	O (KVA)				PHAS	E			LC	AD (KV	/A)				TRIP	CKT
#	POLE	DESCRIPTION	LTG	REC	MTR	A/C	HTG	KIT	MISC	Α	В	LTG	REC	MTR	A/C	HTG	KIT	MISC	DESCRIPTION	POLE	#
1	30/2	Oven					1.0								2.6				A/C UNIT-2	30/1	2
3		Oven					1.0								2.6				A/C UNIT-1	30/1	4
5	15/1	lightings	0.8										2.0	0.1					2nd floor SA & Efs	20/1	6
7	15/1	first floor SA & Efs		1.8	0.1								0.8						REF	15/1	8
9	15/1	Kitchen & Living room SA		1.8													1.0		Data and CATV systems	15/1	10
11	20/1	DW			1.0									2.0					laundry	20/1	12
13	15/1	GFI receptacles		1.8																20/1	14
15	20/1																			20/1	16
17	20/1																			20/1	18
19	20/1																			20/1	20
LIGH	TING (K	(VA): 0.8	0.8	5.4	1.1	0.0	2.0	0.0	0.0			0.0	2.8	2.1	5.2	0.0	1.0	0.0	CONNECTED LOAD (KV	A): 20	0.3
REC	EPTAC	LES (KVA): 8.2																	DEMAND LOAD (KVA):	20	0.0
		ump Pumps (KVA 3.2						PHA	SE A	11.1		92									
A/C	KVA).	5.2						PHAS	SE B	9.3		77	7.3						CONNECTED LOAD (AM	IPS): 84	4.7
	TING (K						ı	PHAS	SE C			0	.0						DEMAND LOAD (AMPS)	: 83	3.3
	HEN (K	,								KVA	4	A۱۸	1PS								
		EOUS (KVA): 0.0																	AMPACITY REQUIRED:	84	4.0
NOT		VIDE FEED THRU LUG K	` '		1011 0150				E. D. =	011155				A 11 1 A 1 7 S		A TE D :			NEV (10E TO ENOUGE TO	T 411	
		AKERS PROTECTING MU											1 A MA	NUALLY	OPER	AIEDE	HAND	LE-IIE D	DEVICE TO ENSURE THA	I ALL	
	UNG	ROUNDED CONDUCTOR	ARE S	IIVIUL I <i>F</i>	ANEOUSL	Y DISC	ONNE	CIEL	) PER	NEC 2	24U.	. 15.									

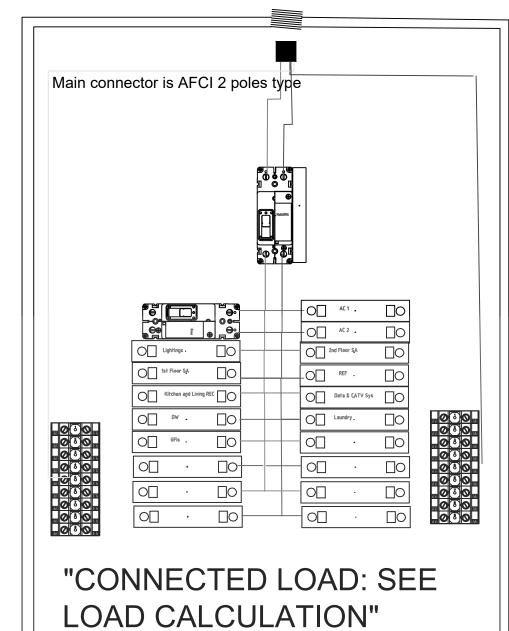
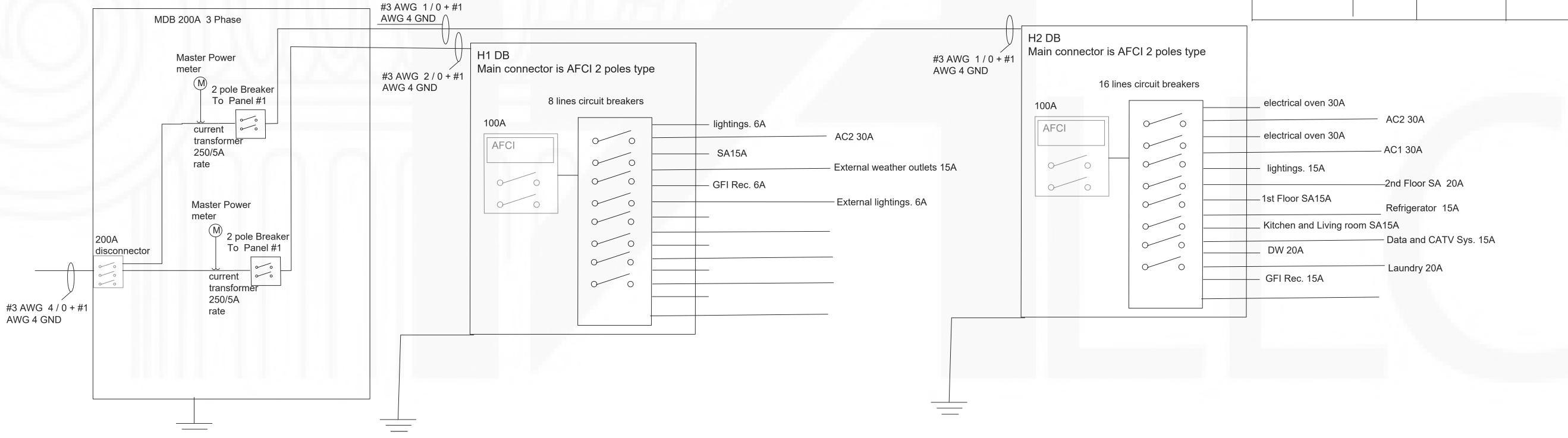


Table 326.80 Ampacity of Type IGS Cable

_	Size (kcmil)	Amperes	Size (kcmil)	Amperes
	250	119	2500	376
1	500	168	3000	412
]	750	206	3250	429
1	1000	238	3500	445
	1250	266	3750	461
1	1500	292	4000	476
ł	1750	315	4250	491
	2000	336	4500	505
]	2250	357	4750	519





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ADU ADDITION FOR

ARAM RESIDENCE

2313 SELBY AVENUE LOS ANGELES, CA 90064

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# **CEC Notes:**

6' between

#2+1 3/0 AWG

#1 10 AWG

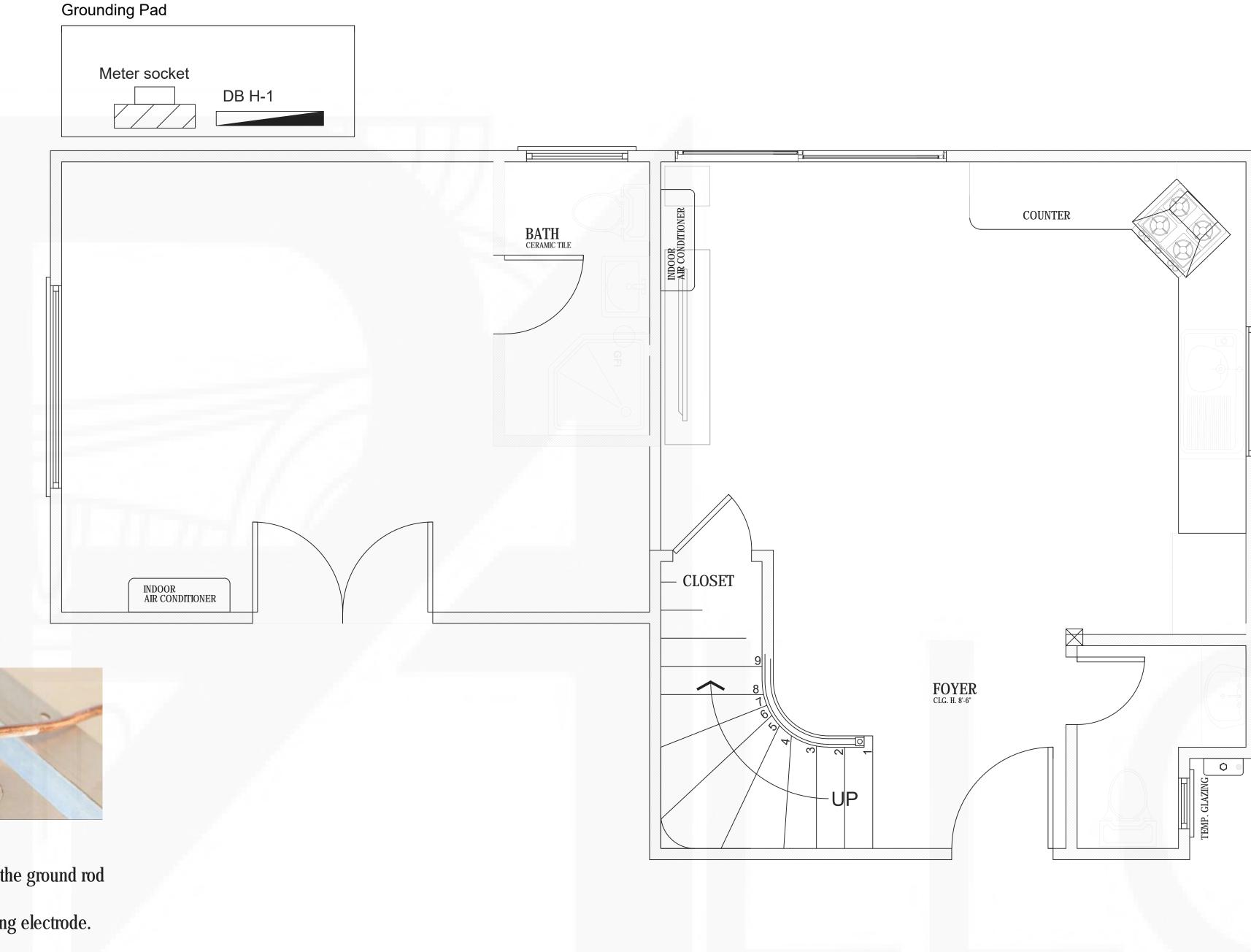
electrodes

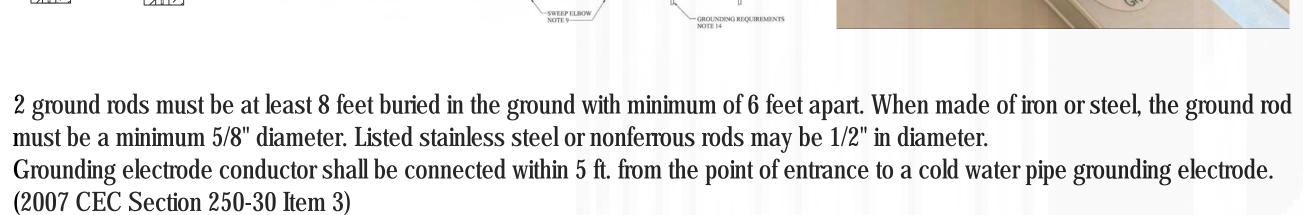
CEC Section 250.50 Grounding Electrode System and Grounding Electrode Conductor 250.50 Grounding Electrode System. All grounding electrodes as described in 250.52(A)(1) through (A)(7) that are present at each building or structure served shall be bonded together to form the grounding electrode system. 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), 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).





3" MIN. RIGID CONDUIT



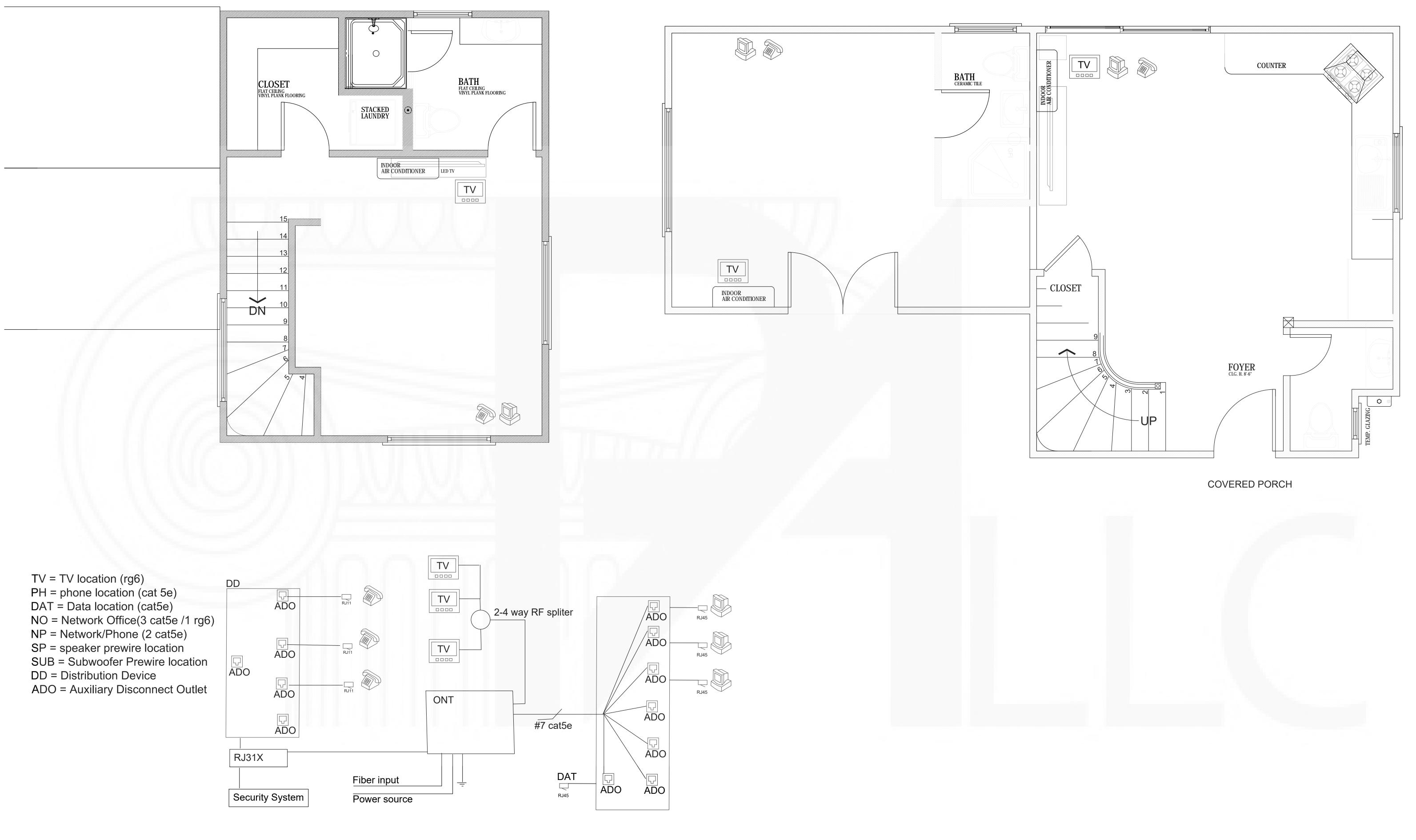
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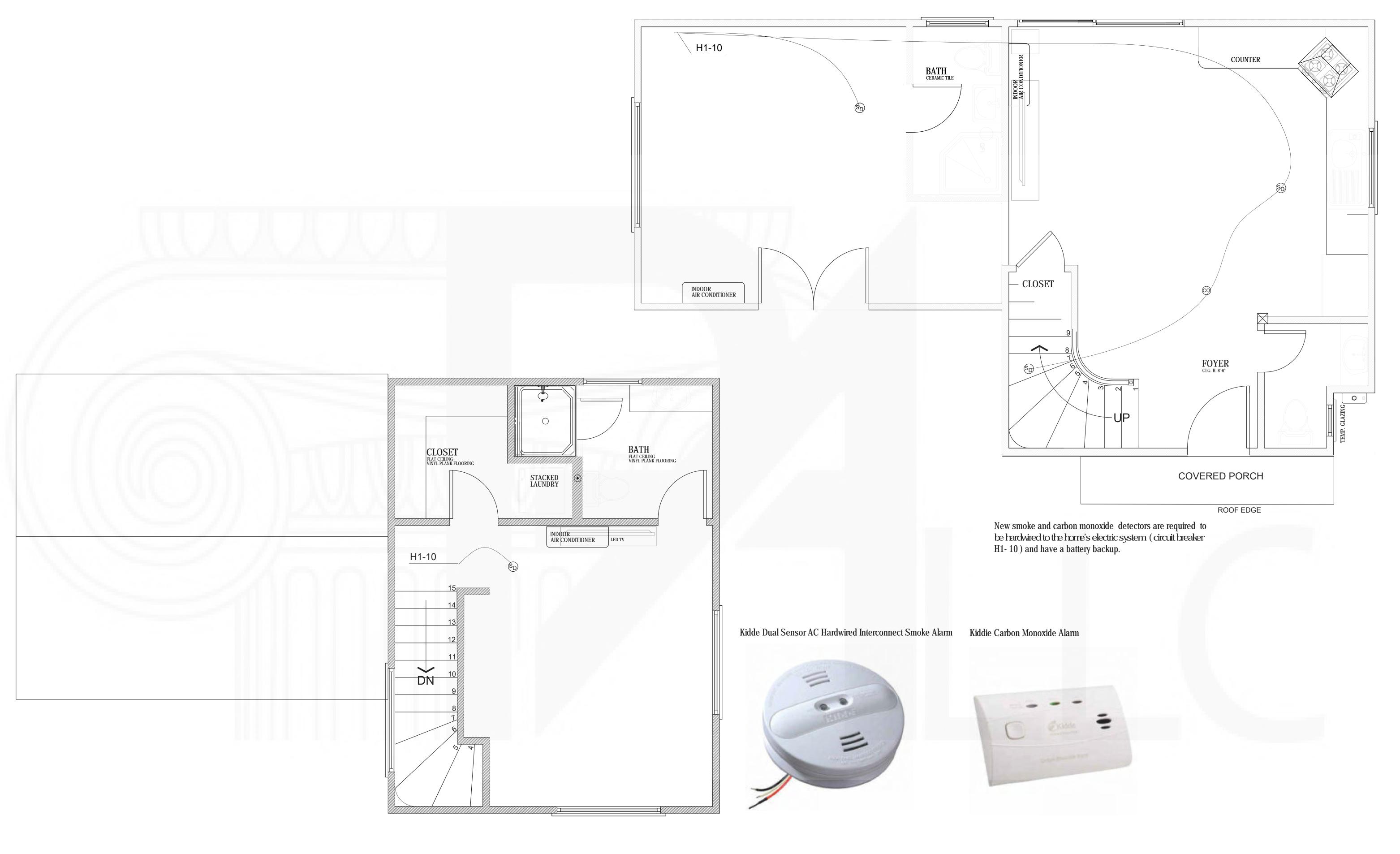
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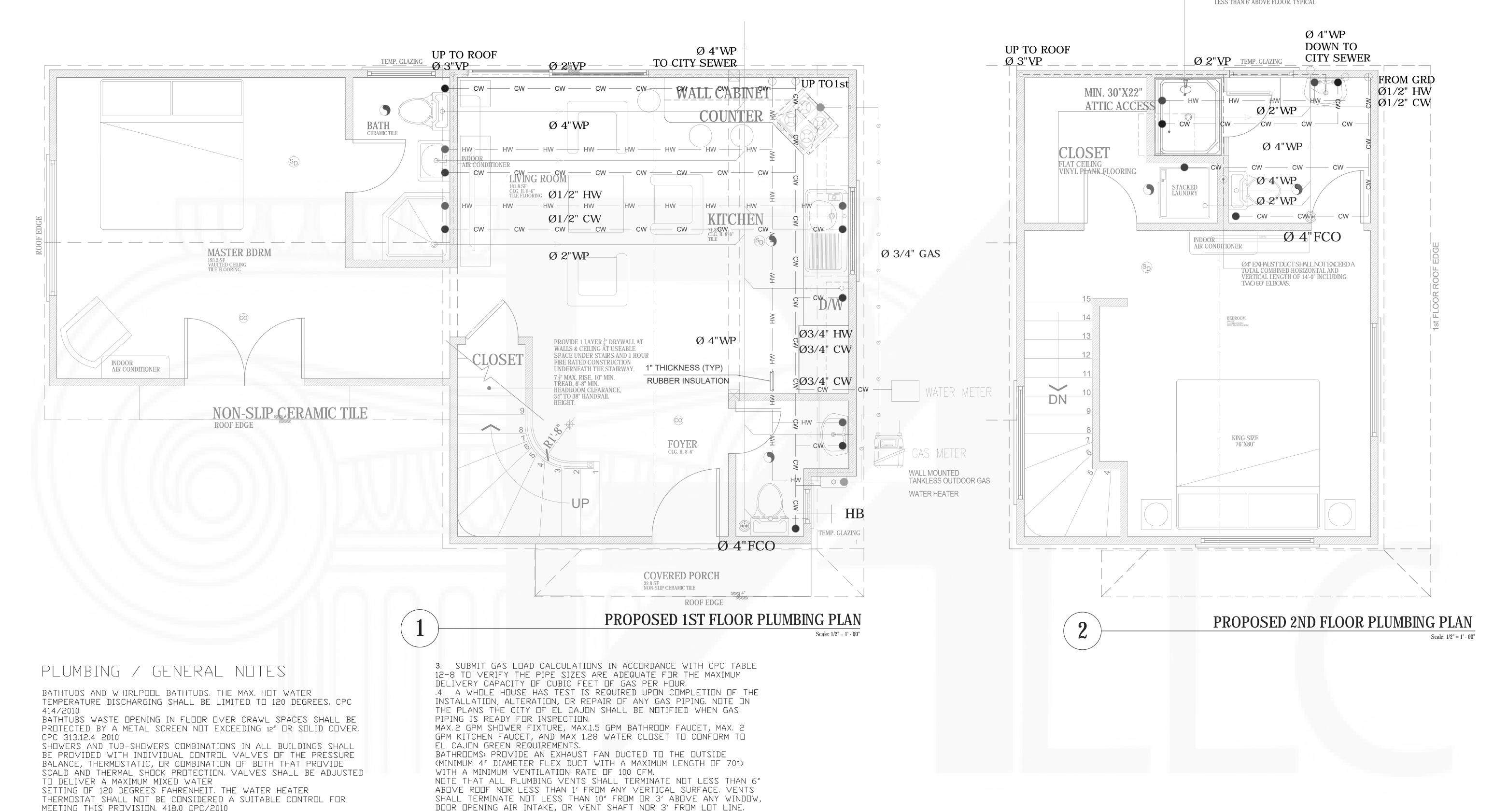
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510.8.

RATINGS.

BE INSTALLED 608.2 CIC / 2010

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VERIFY AND WHERE WATER PRESSURE EXCEEDS 80 PSI AN APPROVED

VALVE INTO A WATER HEATER PAN SHALL BE PROHIBITED CPC 608.5,

.1 INSTALL TEMPERATURE AND PRESSURE RELIEF VALVE WITH MINIMUM

34" DRAIN PIPE AND TERMINATE TO THE EXTERIOR OF THE BUILDING OVER

.2 PROVIDE (ON THE PLANS) A GAS PIPING DIAGRAM OF THE GAS PIPING

PRESSURE REGULATOR PRECEDED BY AN ADEQUATE STRAINER SHALL

WINDOW, DOOR OR VISIBLE LOCATION. DISCHARGE FROM A RELIEF

SYSTEM THAT INCLUDES ALL PIPE SIZES, PIPE LENGTHS AND BTU

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Project Name and Address:

(2010 CPC 906)

REGULATIONS 150 (J))

**ARAM RESIDENCE** 

IF WATER PRESSURE EXCEEDS 80 PSI, AND EXPANSION TANK AND AN

NON-REMOVABLE BACK FLOW PRE-VENTER OR BIBB-TYPE VACUUM

INSULATED, (2008 CALIFORNIA ENERGY REGULATIONS 151(F)8 D)

APPROVED PRESSURE REGULATOR SHALL BE INSTALLED. (2010 CPC608.2)

HOT WATER RE-CIRCULATING SYSTEM IS INSTALLED, THE ENTIRE LENGTH

OF HOT WATER PIPES SHALL BE INSULATED. (2008 CALIFORNIA ENERGY

HOT WATER PIPE FROM THE WATER HEATER TO THE KITCHEN WILL BE

BREAKER WILL BE INSTALLED ON ALL EXTERIOR HOSE BIBS, (2010 CPC603.4.7)

DRAWING TITLE: Date: DEC. 17, 2018 PROPOSED 1ST AND 2ND FLOOR PLUMBING PLANS 1/2''= 1'- 00''

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22/30

Revision/Issue

ADU ADDITION FOR 2313 SELBY AVENUE LOS ANGELES. CA 90064

# PLUMBING SPECIFICATIONS

### GENERAL PLUMBING REQUIREMENTS:

THE INTENT OF THE SPECIFICATION AND THE DRAWINGS IS TO PROVIDE A COMPLETE AND FULLY OPERATIONAL PLUMBING SYSTEM. THE PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO COMPLETE THE PLUMBING

### SITE EXAMINATION

THE PLUMBING CONTRACTOR SHALL THOROUGHLY EXAMINE ALL AREAS WHERE FIXTURES, EQUIPMENT, AND PIPING WILL BE INSTALLED AND WILL REPORT ANY CONDITION THAT. IN HIS OPINION, PREVENTS THE PROPER INSTALLATION OF THE PLUMBING WORK.

### STANDARDS

EQUIPMENT AND MATERIALS SHALL CONFORM WITH APPROPRIATE PROVISIONS OF ASME, ASTM, UL, NEMA, ANSI, ASHRAE, NFPA, AS APPLICABLE TO EACH INDIVIDUAL UNIT OR ASSEMBLY.

ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES. IN CASE OF CONFLICT BETWEEN THE DRAWINGS/SPECIFICATIONS AND THE CODES AND ORDINANCES, THE HIGHEST STANDARD SHALL APPLY. THE MECHANICAL CONTRACTOR SHALL SATISFY CODE REQUIREMENTS AS A MINIMUM STANDARD WITHOUT ANY EXTRA COST TO THE OWNER.

### PERMITS AND FEES

THE PLUMBING CONTRACTOR SHALL PROCURE AND PAY FOR ALL PERMITS. FEES AND INSPECTIONS NECESSARY TO COMPLETE THE PLUMBING WORK.

### WARRANTY

THE PLUMBING CONTRACTOR SHALL UNCONDITIONALLY WARRANT ALL WORK TO BE FREE OF DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER AND WILL REPAIR OR REPLACE ANY DEFECTIVE WORK PROMPTLY AND WITHOUT CHARGE AND RESTORE ANY OTHER EXISTING WORK DAMAGED IN THE COURSE OF REPAIRING DEFECTIVE MATERIALS AND WORKMANSHIP.

### PIPING INSULATION:

WATER PIPING

PROVIDE THERMAL INSULATION ON ALL HOT AND COLD WATER PIPING, AND HORIZONTAL WASTE PIPING IN CEILING SPACE WITH SELF-SEALING CLOSED CELL FOAM OR JACKETED FIBERGLASS INSULATION. FIRE HAZARD RATING FOR INSULATION, ADHESIVES, SEALERS, AND COATINGS SHALL NOT EXCEED 25 FOR FLAME SPREAD, 50 FOR FUEL CONTRIBUTED, AND 50 FOR SMOKE DEVELOPED. UNLESS OTHERWISE REQUIRED BY THE LOCAL AUTHORITY OR ENERGY CODES THE MINIMUM INSULATION LEVELS SHALL BE AS FOLLOWS:

PIPE SIZE INSULATION THICKNESS 1" DIA. OR LESS 1" - 2" DIA.

SAFETY COVERS

### PIPING:

SOIL, WASTE AND VENT PIPING

2" DIA. OR GREATER

SCHEDULE 40 ABS OR PVC PIPE AND FITTINGS WITH SOLVENT WELD MAY BE SUBSTITUTED FOR SOIL, WASTE AND VENT PIPING ABOVE AND BELOW GRADE IF ALLOWED BY LOCAL AUTHORITY. HORIZONTAL RUNS SHALL DRAIN AT A GRADE OF 1/4 INCH PER FOOT WHERE POSSIBLE BUT IN NO CASE LESS THAN 1/8" PER LF

1-1/2"

### DOMESTIC WATER PIPING

DOMESTIC WATER PIPING 2" AND SMALLER SHALL BE COPPER TUBE WITH WROUGHT COPPER SWEAT FITTINGS JOINED WITH LEAD FREE SOLDER. PROVIDE TYPE "L" COPPER TUBE ABOVE GRADE AND TYPE "K" BELOW GRADE.

### CONDENSATE DRAINAGE PIPING

THE PLUMBING CONTRACTOR SHALL PROVIDE CONDENSATE DRAINS FOR AIR HANDLING UNITS AND STARBUCKS EQUIPMENT (REFER SCHEDULE BELOW). CONDENSATE DRAINAGE PIPING SHALL BE TYPE "M" COPPER TUBING WITH WROUGHT COPPER SWEAT FITTINGS JOINED WITH 50/50 SOLDER.

NATURAL GAS PIPING- NO GAS USED THIS JOB. GAS PIPING SHALL BE SCHEDULE 40, SEAMLESS, BLACK STEEL PIPE. PROVIDE PIPING SUPPORT BLOCKING ON ROOF, COMPATIBLE WITH ROOFING

### HANGERS & SUPPORTS

SYSTEM.

THE PLUMBING CONTRACTOR SHALL FURNISH ALL PIPE SUPPORTS REQUIRED FOR HIS EQUIPMENT AND MATERIAL. ALL HORIZONTAL RUNS OF PIPING SHALL BE SUPPORTED BY PIPE HANGERS SPACED NOT MORE THAN 10 FEET O.C. FOR PIPES 1-1/4" AND LARGER, AND 8 FEET O.C. FOR PIPES SMALLER THAN 1-1/4" AND AT EACH JOINT FOR SOIL OR WASTE PIPE. ADDITIONAL SUPPORTS SHALL BE PROVIDED WHERE REQUIRED TO PREVENT SAGGING. HANGERS AND PIPE ATTACHMENTS TO BE FACTORY FABRICATED WITH GALVANIZED COATINGS: NONMETALLIC COATED FOR HANGERS IN DIRECT CONTACT WITH COPPER TUBING.

### CONNECTIONS

INSTALL UNIONS ADJACENT TO EACH VALVE AND AT FINAL CONNECTION TO EACH PIECE OF EQUIPMENT. INSTALL DIELECTRIC COUPLINGS TO CONNECT PIPING MATERIALS OF DISSIMILAR METALS. SCREW JOINT STEEL PIPING UP TO AND INCLUDING 1-1/2". WELD PIPING USE LEAD FREE SOLDER FOR SOLDERING DOMESTIC WATER COPPER PIPE.

### CLEANOUTS

PROVIDE J.R. SMITH OR EQUIVALENT FLOOR AND WALL CLEANOUTS AS INDICATED ON THE DRAWINGS OR WHERE REQUIRED IN ALL SOIL, WASTE, AND DRAIN LINES. IN AREAS WITH CERAMIC TILE OR CARPETED FLOORING. PROVIDE CLEANOUTS WITH SQUARE, ADJUSTABLE, NICKEL BRONZE TOP. IN AREAS WITH RESILIENT FLOORING, PROVIDE CLEANOUTS WITH SQUARE ADJUSTABLE, NICKEL BRONZE TOP WITH TILE RECESS. CLEANOUTS SHALL BE SAME SIZE AS PIPE EXCEPT THAT CLEANOUTS LARGER THAN 4" WILL NOT BE REQUIRED. WHERE CLEANOUTS OCCUR IN WALLS OF FINISHED AREAS, THEY SHALL BE CONCEALED BEHIND CHROME PLATED ACCESS COVERS.

### INSTALLATION

INSTALL PIPING FREE OF SAGS AND BENDS. INSTALL FITTINGS FOR CHANGES IN DIRECTION AND BRANCH CONNECTIONS. INSTALL SLEEVES FOR PIPES PASSING THROUGH A TRUCK WALLS, GYPSUM-BOARD PARTITIONS, CONCRETE FLOOR, AND ROOF SLABS. SEAL PIPE PENETRATIONS THROUGH RATED CONSTRUCTION WITH FIRESTOPPING SEALANT MATERIAL. UNDERGROUND WATER AND SEWER LINES SHALL BE

LAID IN SEPARATE TRENCHES WITH A MINIMUM HORIZONTAL SPACING AS REQUIRED BY CODE, EXCAVATED TO THE PROPER DEPTH AND GRADED TO PRODUCE THE REQUIRED FALL.

### **TESTING**

ALL PIPES SHALL BE TESTED BY AN APPROVED METHOD BEFORE THEY ARE BACKFILLED OR CONCEALED. AFTER TESTING IS COMPLETE, THE PLUMBING CONTRACTOR SHALL DISINFECT THE POTABLE WATER SYSTEM AS REQUIRED BY LOCAL AUTHORITY. TEST WATER PURITY ACCORDING TO LOCAL REQUIREMENTS AND SUBMIT CERTIFIED TEST RESULTS TO ENGINEER FOR REVIEW AND APPROVAL.

### PLUMBING VALVES: GENERAL

PLUMBING CONTRACTOR TO PROVIDE VALVES WHERE INDICATED ON PLANS AND AS NECESSARY FOR PROPER SYSTEM OPERATION AND COMPONENT ISOLATION. INSTALL VALVES FOR EACH FIXTURE AND ITEM OF EQUIPMENT. PROVIDE BRAIDED STAINLESS STEEL HOSE (UNLESS OTHERWISE NOTED) BETWEEN VALVE AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. LOCATE SHUT-OFF VALVES ADJACENT TO EQUIPMENT FOR EASY ACCESS SUCH THAT VALVES CAN BE REACHED WITHOUT MOVING EQUIPMENT.

PROVIDE VALVES FOR WORKING PRESSURE IN WATER PIPING OF 125 PSI OR GREATER. UNLESS NOTED OTHERWISE VALVES SHALL BE AS FOLLOWS: MANUFACTURER & MODEL NO.

CRANE OR EQUIVALENT

CRANE OR EQUIVALENT

APOLLO OR EQUIVALENT

WATTS OR EQUIVALENT

WADE OR EQUIVALENT

WATTS OR EQUIVALENT

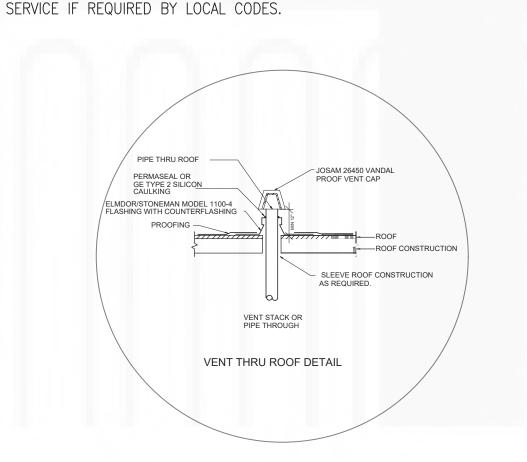
WATTS OR EQUIVALENT

VALVE TYPE CHECK VALVE UP TO 3" GLOBE VALVE UP TO 3" GATE VALVE UP TO 3"

TEMP. & PRESSURE REFLIEF SHOCKSTOP BACKFLOW PREVENTOR VACUUM RELIEF VALVE PRESSURE REDUCING VALVE WATTS OR EQUIVALENT

TRAP SEAL PRIMER J.R. SMITH OR EQUIVALENT IF WATER PRESSURE SUPPLIED TO STORE IS NOT BETWEEN 60 PSI MIN. AND 65 PSI MAX. THEN PROVIDE A PRESSURE REGULATOR TO MAIN SUPPLY TO

MAINTAIN WATER PRESSURE. PROVIDE BACKFLOW PREVENTION ON WATER



IXTURE SYMBOL			Minimum /Maximum	ELEC	CTRICAL DATA		DIME	NTIONES	
	MANUFACTURER		Gas Rate (Input)	VOLT	PHASE	Watt	DIA.	WEIGHT	
NKLESS MBI ILER	Westinghouse	199W	19,900 - 199,000 BTU/h	120	1		W 17.2 D 15.5"	5" - H 34" - 96lb	

# PLUMBING SCHEDULES

PLUMBING FIXTURE SCHEDULE

. Isolating valve

**ROOF LINE** 

**CEILING LINE** 

CEILING

**CEILING LINE** 

HOSE BIBB

Date:

DEC. 17, 2018

WITH OWNER, PIXELARCH LTD.

FIN FLR LINE

FIN FLR LINE

16 F.U'S

14 F.U'S

264000 BTU'S

#### **FIXTURE** VENT | COLD WATER | HOT WATER WATER CLOSET (ADA) INTERGERAL 1-1/2" LAVATORY 1-1/2" 1-1/2" 1-1/2" 1-1/4X11/2" | 1-1/2" HAND SINK 1-1/2" 1-1/2" 1-1/2" **BATH TUBE** 1-1/2" 1-1/2" **HOSE BIB** 1-1/2" -WATER TANK 2" 1-1/2" 1-1/2" -FLOOR DRAIN 1-1/2' 2" 1-1/2" DISHWASHER 1-1/2" 1-1/2" 2" **WASHING MACHINE** 1-1/2" 1-1/2" 1-1/2" REFRIGERATOR

# PLUMBING DETAILS

WATER HEATER

FLOOR DRAIN DETAIL

STAINLESS STEEL COVER —

FINSH FLOOR LEVEL

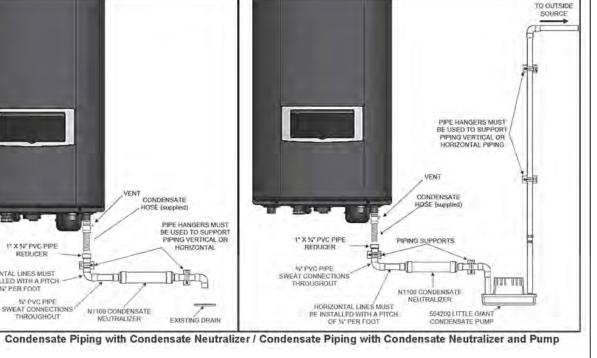
AUXILIARY INLET

UPVC ADAPTOR -

SHOWER

KITCHEN

SINK



- FINISH FLOOR

—SCREED

TMV (THERM MIXING VALVE)

WATER

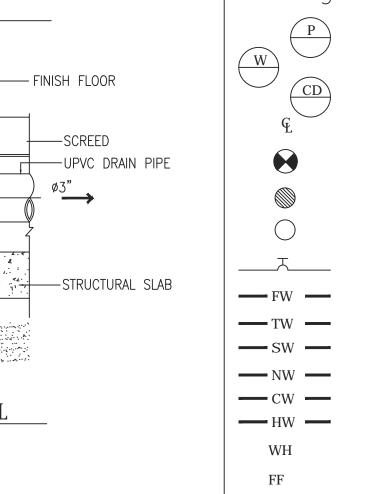
TMV (THERM MIXING VALVE)

I" WP

PROPOSED 1ST AND 2ND FLOOR PLUMBING PLANS

HFATER

ø3"



VTR

WC

MS

3CS

HS

**FFCO** 

(E)

(ER)

GD

BP

STM

FS

ICE

DPW

ESP

DW

CFE

WF

FT

WH

ΙH

WH

WS

PR

**GPH** 

TMV

— (E) —

**—** 

 $-\not\sim$ 

**BACKFLOW PREVENTOR** PIPE TURNING UP PIPE TURNING DOWN PLUMBING STACK (SANITARY AND VENT) WATER RISER CONDENSATE DRAIN RISER CENTER LINE POINT OF CONNECTION - NEW TO EXISTING FLOOR DRAIN (FD) CONDENSATE DRAIN (CD)

PLUMBING LEGEND

VENT PIPE (V.P.)

REDUCER

GATE VALVE (GV)

CHECK VALVE (CV)

EXISTING PIPE (EXIST.), (EX), (E)

SANITARY DRAIN PIPE (SAN)

CONDENSATE DRAIN PIPE (D)

PRESSURE REDUCING VALVE (PRV)

OUTSIDE SCREW AND YOKE GATE VALVE (OS&Y)

COLD WATER PIPE (CW)

HOT WATER PIPE (HW)

EXISTING GATE VALVE FILTERED COLD WATER TEMPERED WATER (110°)

SOFT COLD WATER NANO COLD WATER COLD WATER HOT WATER (140°) WATER HEATER

FINISHED FLOOR VENT THRU ROOF WATER CLOSET

LAVATORY MOP SINK

URINAL

THREE COMPARTMENT SINK HAND SINK

FINISHED FLOOR CLEAN OUT EXISTING TO REMAIN EXISTING - RELOCATED

FROST PROOF HOSE BIB

GARBAGE DISPOSAL BOOSTER PUMP STORM DRAINAGE PIPING

FLOOR SINK ICE MAKER **DIPPER WELL** 

ESPRESSO MACHINE DISH WASHER COFFEE MAKER

WATER FILTER FAUCET TOWER WATER HEATER

INSTA HOT WATER HEATER

WATER STATION PITCHER RINSER GALLON PER HOUR

THERM MIXING VALVE

SCALE: N.T.S.

FOOT SHOWER

KITCHEN SINK COMPARTMENT SIN

MOP SINK

10 FLOOR DRAIN

FOOT SHOWER

KITCHEN SINK COMPARTMENT SINK

HAND SINK

GAS DEMAND BASED ON

COOK TOP .35000 BTU/H

DRAYER @ 25000 BTU/H

WATER HEATER

NAME PLATE BTU/H

A/C 5 TON @ 42000 BTU/H 0

MOB SINK

WASTE FIXTURE UNIT COUNT

WATER DEMAND

Total

ALL GAS FIRED APPLIANCES SHALL BE EQUIPPED WITH SHUT-OFF VALEVS(S.O.V)

GAS DEMAND

QTY

25000

42000

FIXTURE UNIT QTY Drainag Fixture Unit Value as Load Factors Fixture Unit

Project Name and Address:

ADU ADDITION FOR

2313 SELBY AVENUE LOS ANGELES, CA 90064

Scale: 1/2''=1'-00''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

DRAWING TITLE:

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No.	Revision/Issue	Date
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**ARAM RESIDENCE** 

# STRUCTURAL NOTES

### **DIVISION 1 - GENERAL REQUIRMENTS**

- 1. All construction shall be in compliance with the provisions of the 2016 CBC
- 2. Work performed shall comply with these general notes unless otherwise noted on plans.
- 3. Work performed shall comply with all applicable local and state codes, ordinance and regulations.
- 4. On-site verification of all dimensions and conditions shall be the responsibility of the general contractor and his subcontractors.
- 5. Discrepancies: The contractor shall compare and coordinate all drawings; when, in the opinion of the contractor, a discrepancy exists he shall promptly report it to the Designer for proper adjustment before proceeding with the work.
- 6. Omissions: In the event certain features of the construction are not fully shown on the drawings, their construction shall be of the same character as for similar conditions that are shown or noted.
- 7. All work is to be performed in a professional manner and in accordance with standard practice and shall be in strict compliance with manufacturer's specifications and/or recommendations.
- 8. Dimensions shall be read or calculated and <u>never scaled</u>. All dimensions are rough unless noted otherwise.
- 9. All dimensions shall be reviewed from both architectural and structural drawings AOR notified of any discrepancies and inconsistencies between disciplines.
- 10. The General and Sub-Contractors shall carefully examine the drawings inspect the site and acquaint themselves with all governing ordinances, laws, etc. and otherwise familiarize themselves with all matters which may affect performance of the work.
- 11. Mechanical units and any other equipment supported by the structure with weights in excess of 200lbs shall be brought to the attention of the structural engineer prior to installation.
- 12. Shop drawing for all structural elements shown on the contract documents must be submitted by the general contractor and reviewed by the engineer. Should the owner or general contractor fail to obtain the structural engineer's review of the shop drawings, the structural engineer will not accept responsibility for the design and certification of this project. Prior to submission of the shop drawings, the contractor shall review shop drawings for compliance with the contract documents. Shop drawings shall not be issued prior to final construction set.
- 13. Design Loads: Design Method ASD

	Live Loads	Dead Loads		Total Loads
Roof Rafters:	30 PSF	10 PSF		40 PSF
Roof surface subject	ct to maintenance	e worker		300 lbs
Living Units:	40 PSF	15 PSF		55 PSF
Private Balconies:	60 PSF	10 PSF		70 PSF
Planting Soil/Ft. Do	epth:	60PSF		
2" Brick Pavers + 1	"Setting:	30PSF		
Ground Snow Load	l:	30PSF		
Parking Garages:	50 PSF	10 SDL	Concentrated Live Load	300 lbs

14. The structural integrity of the building is dependent upon completion according to the plans and specifications. The structural engineer of record assumes no liability for the structure during construction. The method of construction and sequence of operations is the sole responsibility of the contractor. The contractor shall supply any necessary bracing, guys, etc. to properly brace the structure against wind, dead and live loads until the building is completed according to the plans specifications. Any questions regarding temporary bracing requirements should be forwarded to a structural engineer for review.

# DIVISION 2 - FOUNDATION NOTES

- 1. Basement foundation soil bearing values of 1500 psf (see foundation plan for locations) to be verified by geotechnical engineer or qualified soils technician. Refer to report for earthwork procedures, compaction, and additional information.
- 1.1. The Structural Engineer of Record must be notified of all areas where footing bears directly on bedrock.
- 2. Refer to architectural drawings for dimensions and elevations not shown. G.C. to verify all dimensions and elevations. Notify the engineer of discrepancies prior to starting construction. In

the event of conflict, GC/Sub shall verify dimensions w/ Architect prior to proceeding with work.

- 3. For ground level, concrete slab elevation varies see plans and architectural drawings for slab high & low point elevations.
- 4. Refer to architectural drawings for location of column and walls.
- 5. Footing elevations may require lowering or other remedial steps if unsuitable soils are found at footing grades, removal/undercutting and replacement of unsuitable soils/fill where necessary
- 6. Slab on grade construction: 4" thick normal weight concrete slab (unit weight 150 PCF, f'c= 3500 PSI) reinforced at mid-depth of slab with 6x6-W2.9xW2.9 welded wire fabric (WWF) or #3 bars @ 18" O.C. at owner's option, placed over 6mil polyethylene vapor barrier/retarder over 4" thick compacted layer of #57 washed crushed stone or approved compacted subgrade.
- 7. New footing shall be 2'-6" below grade / frost line & shall be on an undisturbed soil. All contaminated soil must be removed.

### **DIVISION 3 - CONCRETE**

- 1. Structural concrete shall be designed and construted in accordance with the requirments of CBC 2016. All concrete construction including detailing, fabrication, placement of reinforcing, mixing, handling, placing, finishing, and curing shall conform to ACI "Structural Concrete for Building" (ACI 301), ACI "Manual of Standard Practice for detailing Reinforced Concrete Structures" (ACI-315), and "ACI Building Code Requirements for Reinforced Concrete" (ACI-318). All reinforcing shall conform to the CRSI Specifications Handbook. Concrete placement shall meet all cold weather and hot weather requirements outline in ACI 306 & 305 respectively.
- 2. All Concrete shall conform to ASTM C94. Minimum compressive strength and maximum water/cement ratio shall be as follows:
- 2.1 Foundations, walls, slabs on grade: 3500 psi (0.58)
- 3. Maximum aggregate size for regular concrete shall be <sup>3</sup>/<sub>4</sub>' and pea-gravel concrete shall be 3/8". Aggregate for regular weight concrete shall conform to ASTM C33 and lightweight concrete shall conform to ASTM C330.
- 4. All concrete exposed to the weather shall be air entrained with 6% +/- 1% air. All other concrete shall be air entrained with 4% +/- air unless concrete is interior-exposed and is to receive a hard-trowled finish. Slump shall be 5" +/- 1".
- 5. Owner shall retain the services of a qualified testing agency to provide testing of concrete to include compressive strength, temperature, slump and air entrainment.
- 6. Contractor shall provide concrete mix design data for each type and strength of concrete shown in the structural drawings. The mix design data should include: concrete strength, slump, air entrainment, proposed aggregates, admixtures, and laboratory test data.
- 7. Provide expansion joints at 15' O.C. and control joints at 25' O.C. at all exposed CIP walls (except basement walls). Coordinate joint locations with architectural drawings.

### Reinforcement Steel

- 1. All reinforcing steel except beam stirrups and column ties shall conform to ASTM-A615, Grade 40 unless notes otherwise.
- 2. Welded wire mesh to conform to ASTM-A185. and have minimum side and laps 8".
- 3. Fabricate and provide standard supporting accessories in accordance with the ACI Manual of Standard Practice for Detailing Reinforced Concrete Structures ACI 315.
- 4. Submit for approval shop drawing showing all reinforcing steel and placement. Provide locations of cold joints for extent of the concrete pour.
- 5. All top reinforcing steel and beam stirrups in parking slabs and weather-exposed locations shall be epoxy coated per ASTM A 775/A 775M.

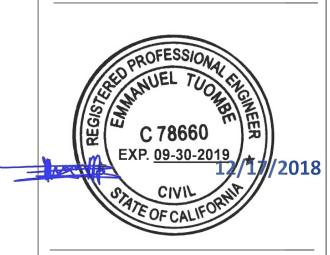
### Concrete Protection for Reinforcement

1. Reinforcing bars and mesh to have concrete cover as follows:

Footings and other concrete poured against earth	3"
Formed concrete exposed to earth for bars larger than #5	2"
Formed concrete exposed to earth for bars for #5 or smaller bars	1 ½"
Interior faces of walls	1"
Beams, columns and top reinforcing in the garage slabs	1 ½"
Slabs on ground to have reinforcement in top third of thickness.	

### Openings and Pipe Sleeves

- 1. Size and location of all openings shall be coordinated with architectural, electrical, mechanical and plumbing drawings. And AOR advised of any discrepancies.
- 2. Form openings and provide pipe sleeves when pouring concrete. Holes larger than 2" in diameter shall not be cut into slabs without permission of the structural engineer.
- 3. Arrange reinforcing around openings as shown in typical details.
- 4.Embedded pipes or conduits shall be spaced to three diameters on center. Excessive crossing over of conduits in slab will not be permitted.
- 5. Pipe sleeves shall not be spaced closer than "12"" clear from any column unless noted on drawings.
- 6.Place slab bars to clear sleeves and maintain 1 ½" clear spacing between bars.
- 7. Where sleeves are closely spaced in a group the group shall be treated as an opening and reinforced accordingly. Where floors are penetrated by openings, seal the openings to maintain the integrity of the fire rating.



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ISSUES		
NO.	DATE	DESCRIPTION

HEET TITLE

GENERAL NOTES

### **DIVISION 5 - WOOD**

### Lumber:

- 1.All timber shall be constructed according to minimum standards outlined in Chapter 23 of the IBC
- 2012including using the fastening schedule (Table 2304.9.1). Except as noted otherwise on plans.
- 2.All joists, rafters, and headers shall be, unless otherwise noted, Southern-Bin #2 or equal with the following minimum allowable stresses and modulus of elasticity:

Extreme fiber stress: Fb= 1000 PSI (Repetitive member)

Horizontal shear: Fv=95 PSI
Compression perpendicular to grain: Fc=405 PSI

Modulus of elasticity: E=1,300,000 PSI

Moisture content19%:

- 3.All exterior lumber and lumber in contact with masonry and concrete shall be pressure preservative treated in accordance with AWPA standards.
- 4. All nailing shall comply with IBC code, latest edition and all state and local building codes.
- 5.Built-up beams or joists formed by a multiple of 3-ply or less; 2x members shall be connected w/ 16d nails at 8O.C.
- 6.Build up at beams formed by 3 plys of laminated veneer lumber shall be fasten w 3-rows 16d nails at 12" O.C. on each side or per manufacturers recommendation. U.O.N
- 7.Block solid at all bearing supports where adequate lateral support is not otherwise provided.
- 8. When framing end to end joists shall be secured together by metal straps.
- 9.All rafters and joists framing from opposite sides shall lap at least three (3) inches and be spiked together
- 10.Do not alter sizes of members noted without the approval of Designer. Cutting of Beams, Joist and Rafters
- 11.No structural member shall be omitted; notched, cut, blocked out or relocated without prior approval by the Designer.
- 12. Cutting of wood beams, joists and rafters shall be limited to cuts and bored holes not deeper than one-sixth (1/6th) the depth of the member and shall not be located in the middle one-third (1/3rd) of the span. Notches located closer to supports than three times the depth of the member shall not exceed one-fifth (1/5th) the depth Holes bored or cut into joist shall not be closer than two (2) inches to the top or bottom of the joists and the diameter of the hole shall not exceed one-third (1/3rd) the depth of the joist.
- 13. Nails and staples shall conform to requirements of ASTMF1667 and as required by IBC 2012 Section 2303.6
- 14. Joist hangers shall be as required by IBC 2012 Section 1711.1
- 15.Floor and Roof trusses comply with IBC 2303.4 including but not limited to shop drawings and erection drawings meeting IBC 2303.4.1.1 requirements.

### Fasteners

- 1. Anchor bolts shall be ½' diameter X 10" long galvanized (see drawings for placement and spacing)
- 2.Flitch beams shall have a minimum Fb = 1000 PSI, E=1,300,000 PSI with 2 rows ½" bolts, 16" O.C. top and 32O.C. at bottom unless otherwise noted.
- 3. Joist Hangers shall be used to support all purlins, joists and beam not framed over supporting members.
- 4. Joist Hangers shall be "TECO" unless otherwise noted or an approved equal.
- 5. Machine bolt and Carriage bolt holes in wood shall be drilled 1/16" larger than diameter of bolt.
- 6.Lag screws shall be hexagonal head, of structural grade steel, be placed with washers under the head.
- 7.Bolts in wood framing shall be standard machine bolts with standard malleable iron washers or steel plate washers.

### Headers & Lintels:

Lintels sizes shall be per the Headers and Lintel Schedules shown on the drawings, unless otherwise noted. Stairways

- 8. The maximum riser height shall be  $7\frac{3}{4}$ " for dwelling and 7" for egress, and a minimum tread width of 10" for dwelling and 11" for egress.
- 9.Stairways shall not be less than 36' in clear width and headroom of not less than 6'-8". The minimum width at the handrail shall not be less than 32" with a hand rail on one side and 28" with a hand rail on both sides.
- 10. Enclosed accessible space under stairs shall have walls and soffits protected on the enclosed side with  $\frac{5}{8}$ " Typex.

### Guardrails

- 1. Porches, balconies or raised floor surfaces located more than 30 inches above the floor or grade below shall have guardrails not less than 42 inches in height.
- 2.Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guardrails not less than 34 inches in height measured vertically from the nosing of the treads.
- 3.Exception: The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway may be of such a size that a sphere 6 inches in diameter cannot pass through.

### Floor Truss Joists

- 1.Floor Truss joist manufacturer to supply shop drawings and erection drawings and must be sealed by a Professional Engineer registered in the governing jurisdiction. Floor joist manufacturer to supply connection and bearing details, bridging and bracing details, nominal dimensions and joist layout configurations.
- 2.Provide solid material, 1 1/4" (minimal), at all band boards, end conditions and rim joist as recommended by the manufacturer.
- 3. Floor joists shall be designed to limit deflection to L/480 live load, or L/720 live load, for floors with marble, ceramic tile, or limestone. For spans greater than 14'-0" the total load deflection shall not exceed 7/32" as specified by the Marble Institute of American.
- 4. Provide 2x4 cripples @ all interior bearing conditions.
- All Floor Truss joists are intended for dry-use, moisture content must be less than 16%

# STRUCTURAL NOTES

### **Bridging**:

1. Where joist depth exceeds twelve nominal inches there shall be not less than one line of bridging in every eight feet of span in floor, attic and roof framing. The bridging shall consist of not less than one by three inch lumber double nailed at each end or of equivalent metal bracing of equal rigidity.

### Sub-floor:

1.All plywood shall be pine or equal and shall be manufactured and graded in accordance with "Product Standard P-1-66" for soft plywood - construction and industrial.

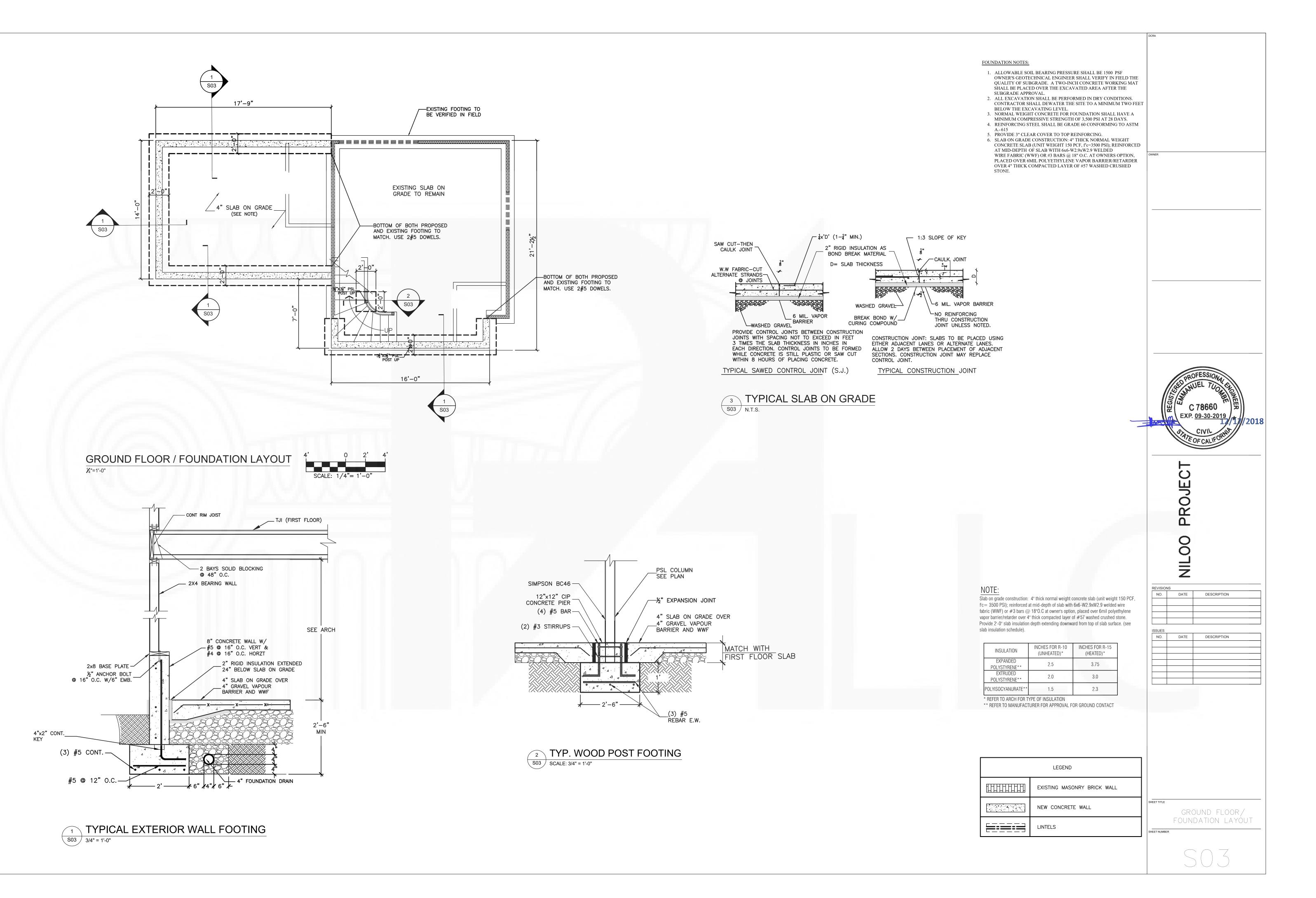
### **DIVISION 6 - STRUCTURAL MASONRY**

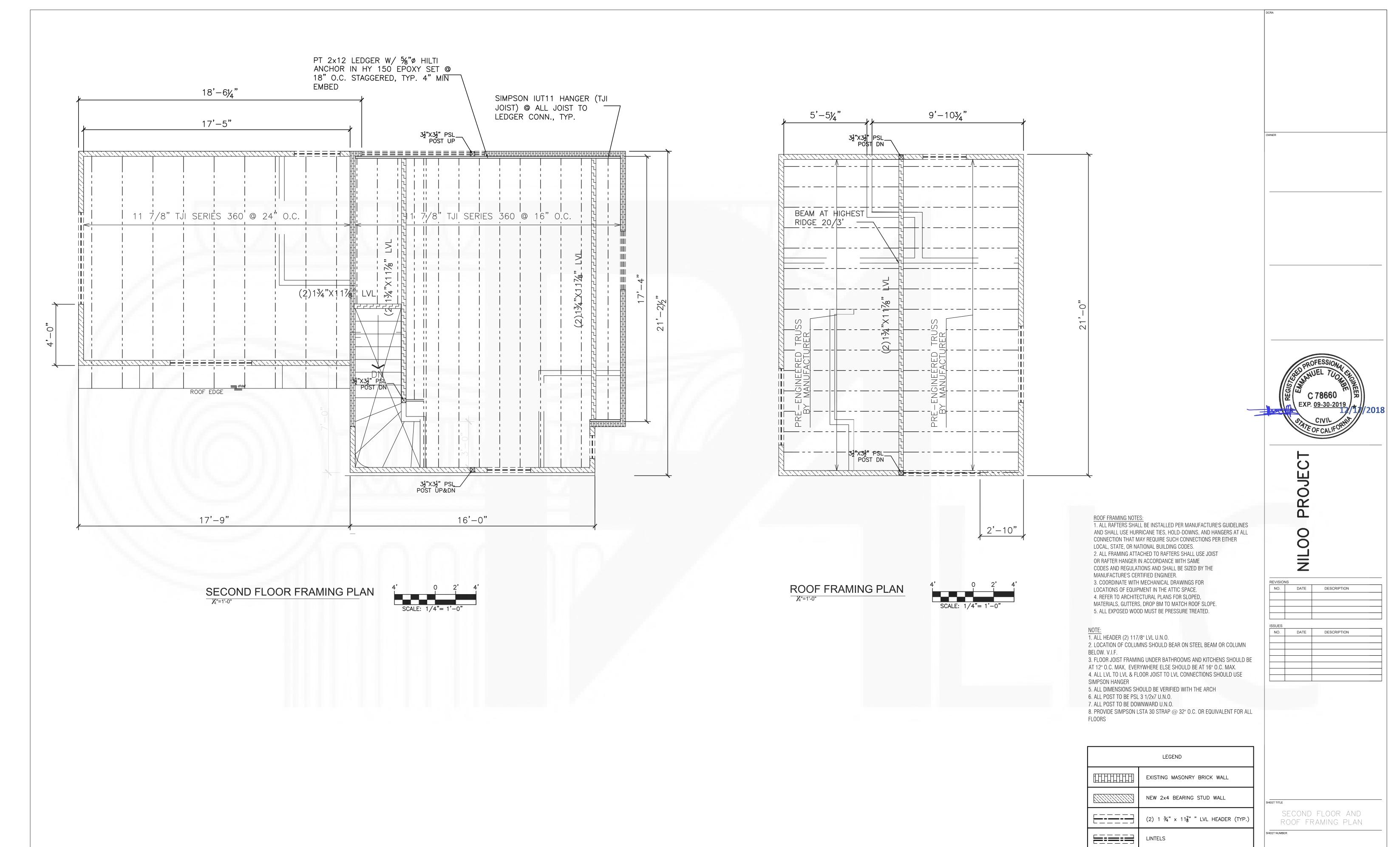
- 1.Masonry shall comply with the provisions of one of the following design methods in the IBC chapter 21 as well as the requirements of Sections 2101 through 2104. Masonry designed by the allowable stress design provisions of 2101.2.1, the strength design provisions of Section 2101.2.2, the prestressed masonry provisions of Section 2101.2.3 or the direct design requirements of Section 2101.2.7 shall comply with Section 2105.
- 2.All material and workmanship shall be in accordance with the applicable standards and specifications of the National Concrete Masonry Association and ACI Standard 530/530.1.
- 3. Hollow load bearing concrete masonry units shall conform to ASTM C90 Grade N or S, Type I.
- 4. Solid load bearing concrete masonry units shall conform to ASTM C145, Grade N or S, Type I. Solid load bearing building brick shall conform to ASTM C62 and/or ASTM C216.
- 5.All mortar shall be Type S. Mortar shall conform to ASTM C-270.
- 6.Grout for filling reinforced or non-reinforced cells of masonry units shall be either pea gravel concrete or Portland cement grout. Minimum strength shall be 2,500 PSI, ASTM C-476.
- 7. Reinforcing bars for reinforced masonry shall conform to ASTM A615.
- Provide a minimum of 3 courses of solid brick or one course 100%. Solid masonry under wall bearing ends of all joists and 100% solid concrete block 8" minimum width and 2'-8" minimum length under beam and lintel bearing unless otherwise shown. All portions of bearing walls having a horizontal cross-section of 4 square feet or less shall be of solid masonry down to footing.
- 8. Piers of solid or reinforced masonry shall extend from top of footing to beam bearing. All cells containing reinforcing bars and/or anchor bolts shall be fully grouted.
- 9.All walls shall have horizontal joint reinforcements at 16" on centers. Below grade walls, retaining walls and piers shall have joint reinforcement at 8" on centers.
- 10.Provide adequate, temporary bracing as required during construction to withstand lateral loads.

1.Use low-lift or high-lift grouting at contractor's option.

- a. Low-lift, lay masonry to a maximum height of 4'-0". Provide minimum clear dimension of 2" and a clear area of 8 sq. in. in vertical cores. Place reinforcement. Reinforcement to project 36 DIA. Above masonry to lap reinforcement of the next lift. Pour grout using container with spout or chute. Rod or vibrate grout placing grout continuously. Terminate grout ½" below top of masonry. Stop grout in vertical cells, 1-1/2 below bond beams.
- b. High-lift, lay masonry to story height. Reinforced vertical cells should be at least 3 inches in dimension Remove all foreign material and debris through clean-out openings at the bottom of all reinforced cores. Provide clean-out openings minimum 3" by 4". Clean out should be made before the start of wall brick laying. Check reinforced cells for cleanliness and reinforcement positioning. Close clean-out openings and start grouting.
- 2.Pump a uniform height of grout in max. 5' lifts and immediately puddle or vibrate the grout. Vibration is preferable to puddling. The first vibration should follow by not more than 10 minutes the pouring of the grout Then pour succeeding lifts of grout after waiting 15 to 60 minutes to allow for settlement and absorption of excess water. The waiting period depends on weather conditions and absorption rates of the masonry. Reconsolidate each lift by vibrating several inches into the preceding lift. Consolidation of a lift and reconsolidation of a preceding lift also may be done at the same time.
- 3.Repeat the waiting, pouring, and reconsolidation steps until the top of the pour is reached. Reconsolidate the top lift after the required waiting period and fill with grout any space left by settlement shrinkage.







S () 4

### 115 MPH (3- Second Gust) - Braced Wall Schedule Braced Wall Schedule – 2012 International Building Code 2305 **TYPE** LENGTH **DESCRIPTION MARK** 7/16" OSB sheathing attached to studs (unblocked) with 8d common nails @ 6" o/c nto 2x6 SPF #2 framing - 0.131"x2 Wood structural panels shall Perscriptive Braced BW-1 Walls >= 48" Wall (Method 3) members at all boundary edges. Equivalent be installed in ccordance with table R602.3(3). to a Method 3 braced wall panel in accordance with IBC 2012 7/16" OSB sheathing attached to studs (unblocked) with 8d common nails @ 6" o/c Perscriptive Braced into 2x6 SPF #2 framing - 0.131"x2 members at all boundary BW-2 Walls < 36" to 48" Wall (Method 3) edges. Wood structural panels shall ith table R602.3(3). Equivalent be installed in accordance w to a Method 3 braced wall panel in accordance with IBC 2012 7/16" OSB sheathing attached to studs (unblocked) with o 2x6 SPF #2 framing 8d common nails @ 4" o/c Perscriptive Braced int - 0.131"x2 members at all boundary edges. Wood structural BW-3 Walls < 27" to 36" Wall (Method 3) panels shall be installed in accordance with table R602.3(3). Equivalent to a Method 3 braced wall panel in accordance with IBC 2012 spaced a ½" Gypsum Board sheathing attached to studs maximum of 24" o.c. and fastened at 7" o.c. with the size and table, nails Perscriptive Braced BW-4 Walls>= 48" specified in table R602.3(1) for sheathing 702.3.5 for interior Wall (Method 5) gypsum board. NOTES: 1. All braced walls and shear walls assume a continuously sheathed structure in accordance with IBC 2012 2. All values shown have been reduced to reflect a S.G. = 0.43 for stud framing.

NERAL	NOTES:										
THIS	<b>FASTENING</b>	SCHEDULE	<b>INDICATES</b>	MINIMUM	<b>FASTENING</b>	REQUIREMENTS	UNLESS	NOTED	OR	<b>DETAILED</b>	

2)	ALL NA	ILS	SHALL BI	E COMMO	N WII	RE NAILS.							
•	REFER BELOW.		PROJECT	DETAILS	AND	BUILDING	CODE	FASTENING	SCHEDULE	FOR	CONDITIONS	NOT	COVERED

FLOOR AND ROOF FRAMING MEMBERS:

3. All hardware shall be installed in accordance with the manufacturer's instructions.

LOCK OF PATER PEARING ON TOP BLATE CILL OF CIPPER	
JOIST OR RAFTER BEARING ON TOP PLATE, SILL OR GIRDER	7 04 (0 1 "0 474")
(TOE NAIL)	3-8d (2 ½ XU.131 )
BRIDGING OR BLOCKING TO JOIST OR RAFTER  (TOE NAIL, EA, END)	2_8d (2 <sup>1</sup> " v0 131")
(OR FACE NAIL, EA, END)	
RIM JOIST TO JOIST OR RAFTER	2-10d (3 ½ x0.102
RIM JOIST TO JOIST OR RAFTER  (FACE NAIL)	3-16d (3 \frac{1}{2} " \cdot \cd
DIM INIST TO TOD DIATE OD SILI	
(TOE NAIL)	$8d$ (2 $\frac{1}{2}$ " x0.131") @ 6" 0.C.
(TOE NAIL)BLOCKING BETWEEN JOISTS OR RAFTERS	
TO TOP PLATE	
TO TOP PLATE (TOE NAIL)	$3-8d (2 \frac{1}{2} " x0.131")$
BUILT-UP 2xGIRDERS AND BEAMS	
(FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPP. SIDES) (FACE NAIL AT ENDS)	- 20d (4" x0.192")@32" O.C.
FACE NAIL AT ENDS)	2-20d (4"x0.182")
WALL FRAMING MEMBERS:	
TALE I TAMINO MEMBERS.	
BOTTOM PLATE TO JOIST OR BLOCKING BELOW	
BOTTOM PLATE TO JOIST OR BLOCKING BELOW (FACE NAIL)	$16d (3 \frac{1}{2}$ " x0.162") @ 16" 0.C.
BOTTOM PLÁTE TO JOIST OR BLOCKING BELOW (BRACED WALL PAN	NEL)
(FACE NAIL)	$3-16d$ (3 $\frac{1}{2}$ " x0.162") @ 16" O.C.
STUD TO BOTTOM PLATE	
STUD TO BOTTOM PLATE (TO NAIL)————————————————————————————————————	
(OR FACE NAIL)	$2-16d$ (3 $\frac{1}{2}$ "x0.162")
TOP PLATE TO STUD (FACE NAIL)	
(FACE NAIL)	2-16d (3 ½ " x0.162")
JOUBLE TOP PLATES, UPPER TO LOWER	40 1 (7 1 11 0 40011) 0 4011 0 0
DOUBLE TOP PLATES, UPPER TO LOWER  (FACE NAIL, STAGGERED)———————————————————————————————————	$-16d (3 \frac{1}{2} \text{ x0.162}^{\circ}) \otimes 16^{\circ} \text{ O.C.}$
JOUBLE TOP PLATE SPLICE, UPPER TO LOWER	9 164 (7 1 "0 160")
(FACE NAIL)DOUBLE TOP PLATE INTERSECTION, UPPER TO LOWER	$-8-160 (3 \frac{1}{2} \times 0.162)$
FOODLE FOR PLATE INTERSECTION, OFFER TO LOWER	2 164 (7 1 " 00 162")
(FACE NAIL)BLOCKING TO STUDS	2-10d (3 ½ x0.102 )
TOF NAIL FA ND)	2_8d (2 <sup>1</sup> " v0 131")
TOE NAIL, EA. ND)	2-16d (3 1 " v0 162")
DOUBLE AND BUILT-UP CORNER STUDS	2 100 (5 2 20.102 )
DOUBLE AND BUILT—UP CORNER STUDS (FACE NAIL, STAGGERED) ————————————————————————————————————	16d (3 ½ " x0.162") @ 16" O.C.
·····/	
PLYWOOD/OSB SHEATHING:	

Opening	Roof Bearing Above	Roof & 1 Flr Bearing Above	Roof & 2 Flrs Bearing Above	Roof & 3 flr Bearing Above
Up to 3'-0"	1 J & 1 S	1 J & 1 S	1 J & 1 S	1 J & 2 S
3'-0" to 5'-0"	2 J & 1 S	1 J & 2 S	1 J & 3 S	1 J & 4 S
5'-0" to 7'-0"	2 J & 1 S	2 J & 2 S	2 J & 3 S	2 J & 4 S
7'-0" to 9'-0"	3 J & 1 S	2 J & 2 S	2 J & 4 S	2 J & 6 S
	Jack Sch	edule (Interior Be	earing Walls)	
Opening	1 Floor Bearing	2 Floors Bearing	3 Floors	
	Above	Above	Bearing Above	
Up to 3'-0"	1 J & 1 S	1 J & 1 S	2 J & 2 S	
3'-0" to 6'-0"		2 J & 1 S	2 J & 3 S	
6'-0" to 9'-0"	2 J & 1 S	2 J & 2 S	2 J & 4 S	
Notes:				
	1. J=Jack	Under Header		
	S=Stud	Nailed to Jack Along	gside of Jack	
	2. All Jacl	xs & Studs to be 2x S	SP#2 Grade or Bett	er.
	3. A	ll Jacks & Studs to b		

WOOD FRAMED WALLS NOTES:

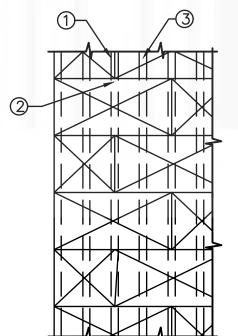
1. SILL PLATES BOTH TOP AND BOTTOM AT
ALL FLOORS SHALL BE SOUTHERN PINE SP
NO. 2 OR BETTER GRADE. PROVIDE
PRESSURE TREATED LUMBER FOR ALL WALL
PLATES IN CONTACT WITH CONCRETE OR
MASONRY

2.STAGGER PLATE SPLICES A MINIMUM OF FOUR FEET (4 FT)3.SEE SPECIAL WALL SCHEDULE FOR STUD

3.SEE SPECIAL WALL SCHEDULE FOR STUD SIZE AND SPACING (W-#) ON PLANS.

4.INSTALL DOUBLE JACK STUDS AND ONE KING STUD AT EACH SIDE OF ALL OPENINGS OVER 3'-0" WIDE. THE VERTICAL MEMBERS AT THE END OF THE FLOOR TRUSSES MAY ACT AS SUBSTITUTE FOR SQUASH BLOCKS.

5.ALL HOLES IN STUDS WITH DIAMETER
GREATER THAN ONE THIRD THE WIDTH OF
THE STUD MUST BE REINFORCED WITH AN
18GA SHOE STUD OR 18GA MSTA12 STRAP
AS MANUFACTURED BY SIMPSON
STRONG—TIE (OR EQUAL).



- 1) EDGE NAILS AT EDGE OF ALL PLYWOOD SHEETS: 8d@6" O.C.
- 2) INTERMEDIATE NAILS AT ALL INTERIOR SUPPORTS: FLOOR 8d@10" O.C. ROOF 8d@12" O.C.

10-

- 3) RAFTERS/TRUSSES OR JOISTS. 4) 2'-0" x 4"-0" MIN. SIZE OF
- PLYWOOD SHEET.

  5) LONG DIM. OF PLYWOOD SHALL
  RUN ACROSS JOISTS OR RAFTERS.
- 6) NAILS SHALL HAVE MIN. 3" EDGE SISTANCE AND SHALL NOT BE OVERDRIVEN THRU OUTERPLY.

NAILING FOR PLYWOOD

NTS

		6 x 1 <sup>1</sup> / <sub>4</sub> " tapered screws (a
		Interior Ur
	5/8" GYP.	6d x 1 1/4" screw @ 4" O.
	Eacht side	panel joints.
		6d x 1 7/8" cooler nails @ 6 x 1 1/4" tapered screws @
		Unit Sepa
	5/8" GYP.	6d x 1 7/8" cooler nails @
	Unit side	
	omit side	6d x 1 7/8" cooler nails @
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3 ELEVATION TYPICAL STUD WALL (MULTI STORY)

Sheathing | Nailing Requirments **Floors** Glued and nailed w/6d ring or screw shank nails @ 12" O.C. along panels APA Rated edges and 12" O.C. along intermediate supports (note1) T&G Floor Flat Roofs Sheathing 8d common smooth or deformed shank nails @ 6" O.C. along panel edges and 12" O.C. along intermediate supports. Do not use staples (note 2) 1. Use only adhesives conforming to APA specifications AFG-01 or ASTM D3498. Applied in accordance with manufacturerecommendations. 2. At roofs only: Roof clips may be used as an alternative tp T&G sheathing -2 clips between each truss. 3. This table based on APA recommendations for sturd -I- floor **Shear Wall Sheathing Schedule** Nailing Requirements Remark Sheathing **Exterior Walls and Mansard Roofs** 8d Common nails-6" o.c. Edges and 12" O.C. along All floors install intermediate supports. Block all panel joints. **OSB** Panels long side horiz. To form laps @ sub-floor 5/8" GYP. 6d x 1 1/4" screw @ 7"O.C. max or No. All floors 6 x 1 <sup>1</sup>/<sub>4</sub>" tapered screws @ 12" O.C. max Unit side Corridor Walls 6d x 1 7/8" cooler nails @ 4" O.C. max. Block all 5/8" GYP. (a) 1<sup>st</sup> floor only Unit side panel joints. 6d x 1 7/8" cooler nails @ 7" O.C. max or No. All floors above (a) 12" O.C. max Init Bearing Walls C. max. Block all (a) 1st floor only @ 7" O.C. max or No. All floors above @ 12" O.C. max 1st paration Walls ② 4" O.C. max First floor Blocked @ 1<sup>t</sup> 7" O.C. max floors above Floor Walls Only

Floor and Roof Sheathing Schedule

- 1) FRAMING CLIP SIMPSON A34N.
- 2) DOUBLE TOP PLATE (STAGGERED SPLICE 4'-0" MIN.)
- 3) 2x8 BLOCKING @ 1'-4"
  W/2-16d @ TOP & BOTT.EDGES
  FROM EA. SIDE.
- LINTEL.SEE PLAN.
- 5) 16d@24" STAGGERED.
- DOUBLE STUDS WHEN OPENING EXCEEDS 6'-0'.
- 7) DOUBLE TRIMMER WHEN
- OPENING EXCEEDS 8'-0'.

  8) SEE PLANS & SECTIONS FOR FOUNDATION & SILL PLATE BOLTING REQUIREMENTS.
- 9) 2xPRESSURE TREATED SILL.
- 10) 2X STUDS @ 16" O.C. SEE 5/S-600 FOR HOLE CRITERIA.
- 11) 2x BLOCKING @ MID-HEIGHT FOR WALLS EXCEEDING 8'-0"
- 12) 2-16d INTO EACH MEMBER OF LINTEL.
- 3) FLOOR JOIST AND BLOCKING.
- 14) 2x4 SILL PLATE.

NOTE:

1. ALL HEADER (2) 117/8" LVL U.N.O.

2. LOCATION OF COLUMNS SHOULD BEAR ON STEEL BEAM OR COLUMN BELOW. V.I.F.

3. FLOOR JOIST FRAMING UNDER BATHROOMS AND KITCHENS SHOULD BE AT 12" O.C. MAX, EVERYWHERE ELSE SHOULD BE AT 16" O.C. MAX.

4. ALL LVL TO LVL & FLOOR JOIST TO LVL CONNECTIONS SHOULD USE SIMPSON HANGER

5. ALL DIMENSIONS SHOULD BE VERIFIED WITH THE ARCH

6. ALL POST TO BE PSL 3 1/2x7 U.N.O.

7. ALL POST TO BE DOWNWARD U.N.O.

8. PROVIDE SIMPSON LSTA 30 STRAP @ 32" O.C. OR EQUIVALENT FOR ALL

9. ALL BEARING STUD WALLS TO BE DOUBLE STUD @ CELLAR @ 1ST FLR.

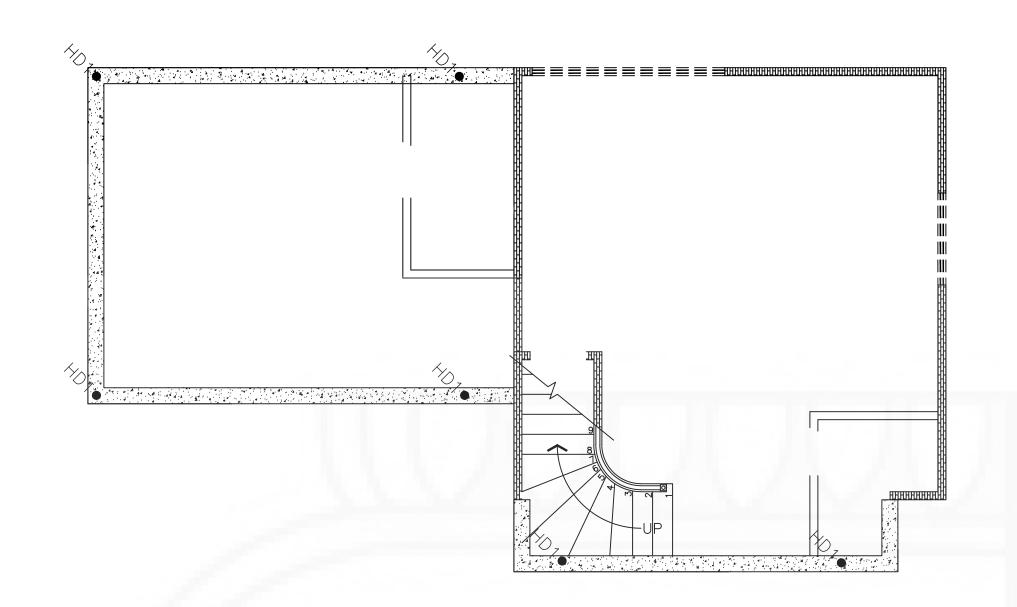
PR 0 DESCRIPTION

HOLD DOWN & WALL

BRACING NOTES

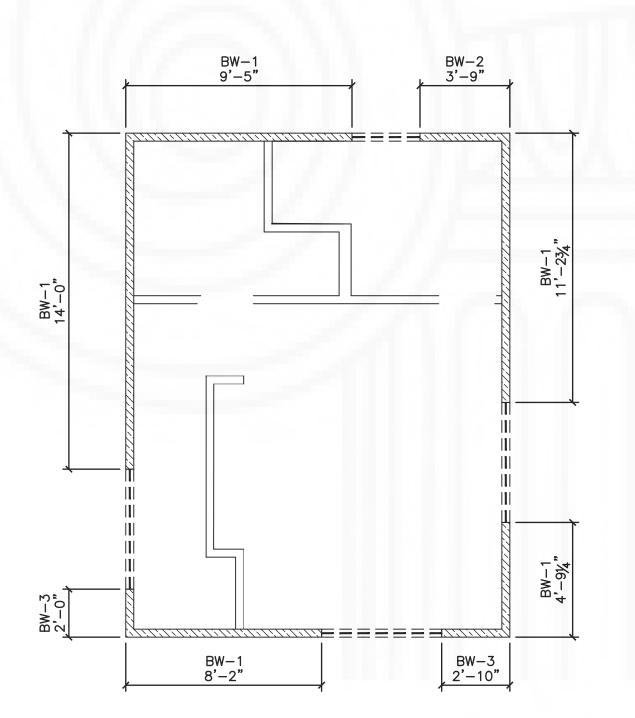
WOOD FASTENING SCHEDULE
N.T.S.

FLOOR AND ROOOF SHEATHING----SEE



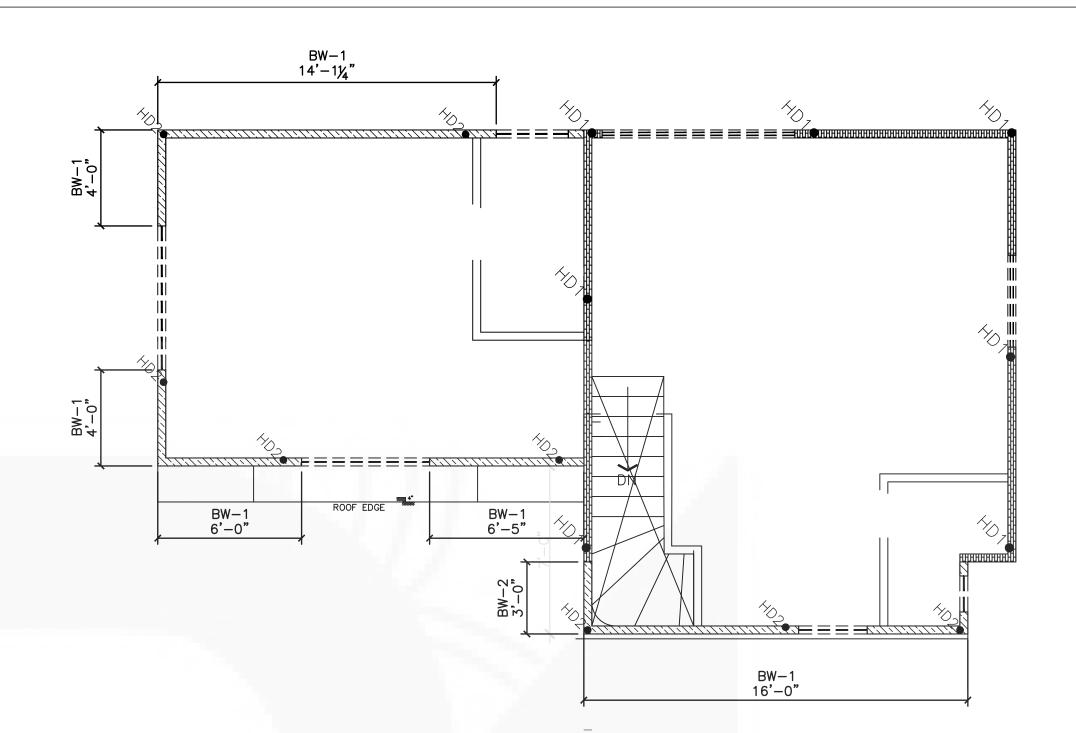
1ST FLOOR HOLD DOWN PLAN



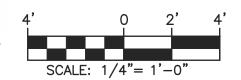


2ND FLOOR WALL BRACING
X"=1'-0"





2ND FLOOR HOLD DOWN PLAN/ 1ST FLOOR WALL BRACING



		HOLD DOW	N SCHE	DULE	
MARK	TYPE	EPOXY ANCHOR EMBEDMENT DEPTH	FLOOR	CAPACITY	
HD1	HTT4	SIMPSON HTT4 HOLD-DOWN, TYP. W/ 8" MIN. EMBEDMENT IN HILTI RE500 EPOXY	BS-1	3610	Min.  Preservative-treated barrier may be required
HD2	CS16	SIMPSON CS16 HOLD-DOWN	1-R00F	1705	Sheathing not shown for carry  Typical CS Installation as a Floor-to-Floor Tile (CMST requires minimum 2-2x studs)  Nails not required in clear span  Provide min. 15% end distance for CS and CMST Equal number of the control of the

NOTE:
1. ALL HEADER (2) 117/8" LVL U.N.O.
2. LOCATION OF COLUMNS SHOULD BEAR ON STEEL BEAM OR COLUMN BELOW. V.I.F.

3. FLOOR JOIST FRAMING UNDER BATHROOMS AND KITCHENS SHOULD BE AT 12" O.C. MAX, EVERYWHERE ELSE SHOULD BE AT 16" O.C. MAX.

4. ALL LVL TO LVL & FLOOR JOIST TO LVL CONNECTIONS SHOULD USE SIMPSON HANGER

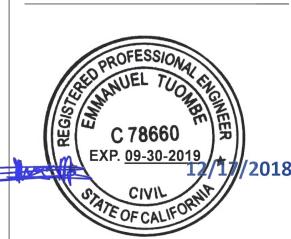
5. ALL DIMENSIONS SHOULD BE VERIFIED WITH THE ARCH

6. ALL POST TO BE PSL 3 1/2x7 U.N.O.

7. ALL POST TO BE DOWNWARD U.N.O.

8. PROVIDE SIMPSON LSTA 30 STRAP @ 32" O.C. OR EQUIVALENT FOR ALL FLOORS
9. ALL BEARING STUD WALLS TO BE DOUBLE STUD @ CELLAR @ 1ST FLR.

	LEGEND
	EXISTING MASONRY BRICK WALL
	NEW 2x4 BEARING STUD WALL
<del></del>	(2) 1 ¾" x 118" " LVL HEADER (TYP.)
	LINTELS

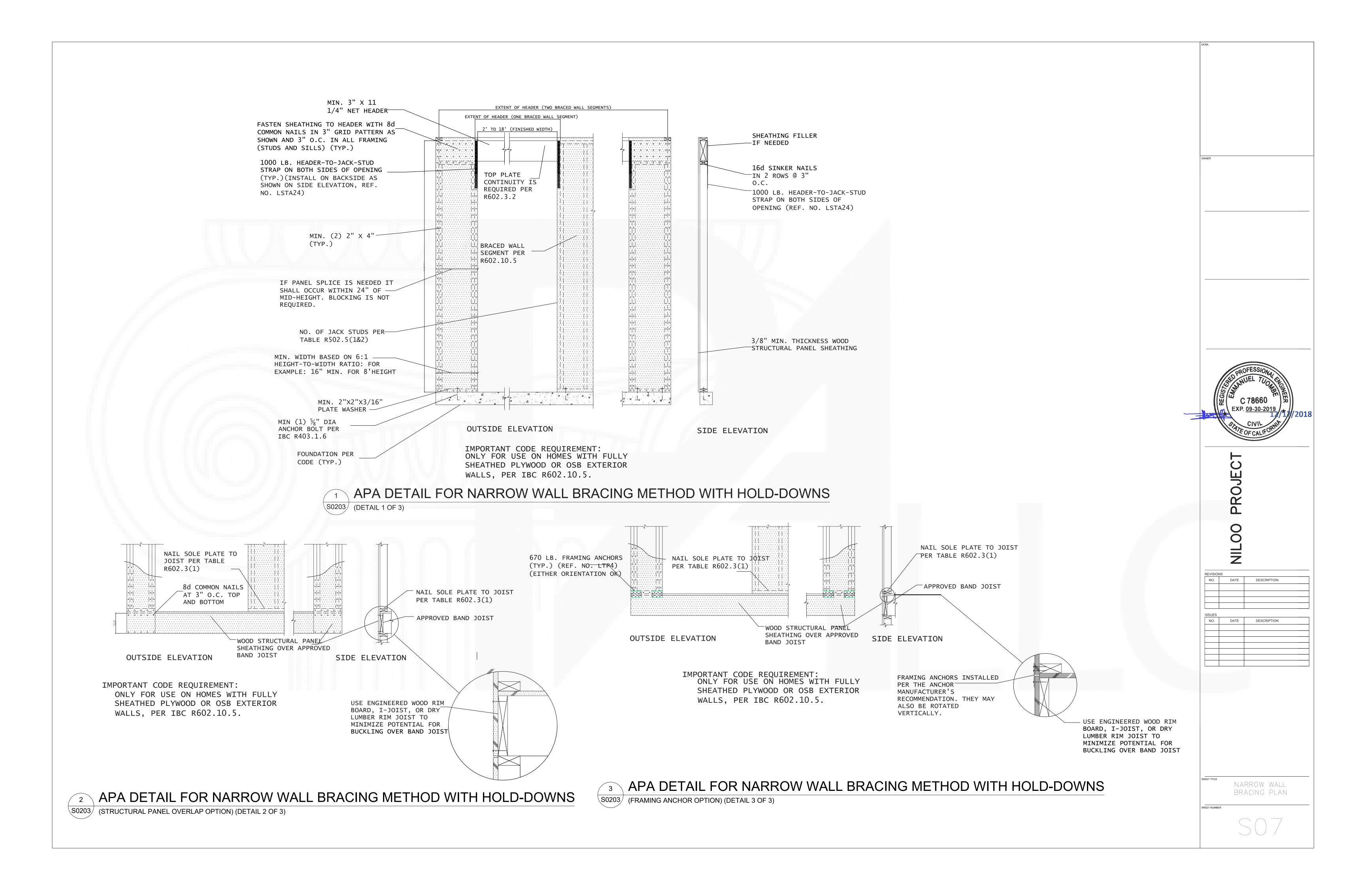


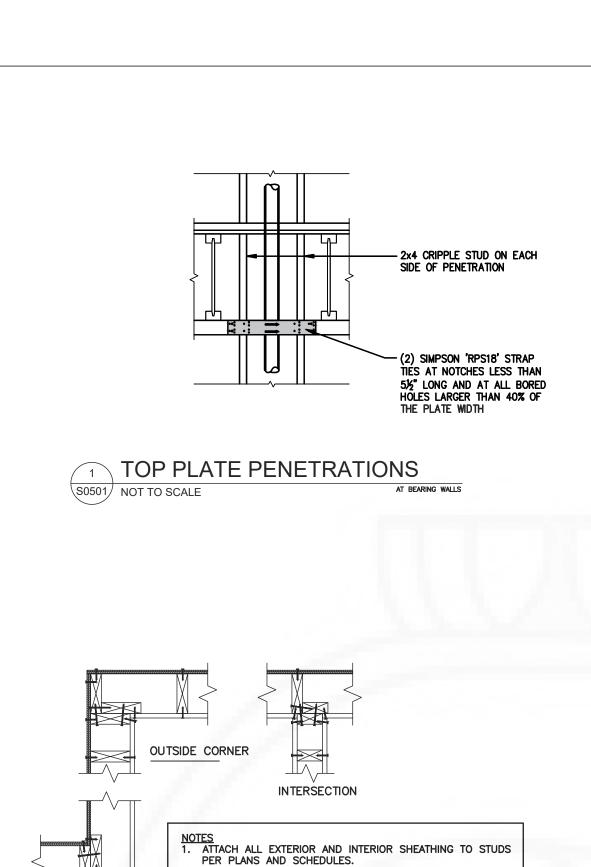
NILOO PROJECT

EVISIONS	5	
NO.	DATE	DESCRIPTION
SSUES		
NO.	DATE	DESCRIPTION

HOLD DOWN & WALL
BRACING PLAN

506





. NAIL ALL BUILT-UP STUDS WITH 3"X0.131" NAILS @ 12"

CONSTRUCTION JOINT

SLAB REINF 0'-8" 0'-8" NIN MIN

PREFORMED JOINT AT \_\_\_\_\_\_ MID-DEPTH WITH BOND BREAK

STOP REINF AT JOINT -

CORNER AND INTERSECTION FRAMING

INSIDE CORNER

S0501 1"=1'-0"

TOOLED JOINT OR SAW -CUT SEE NOTE 3

S0501) 3/4"=1'-0"

**CONTROL JOINT** 

X SHORT SIDE.

— SLAB REINF SEE PLAN

NOTES

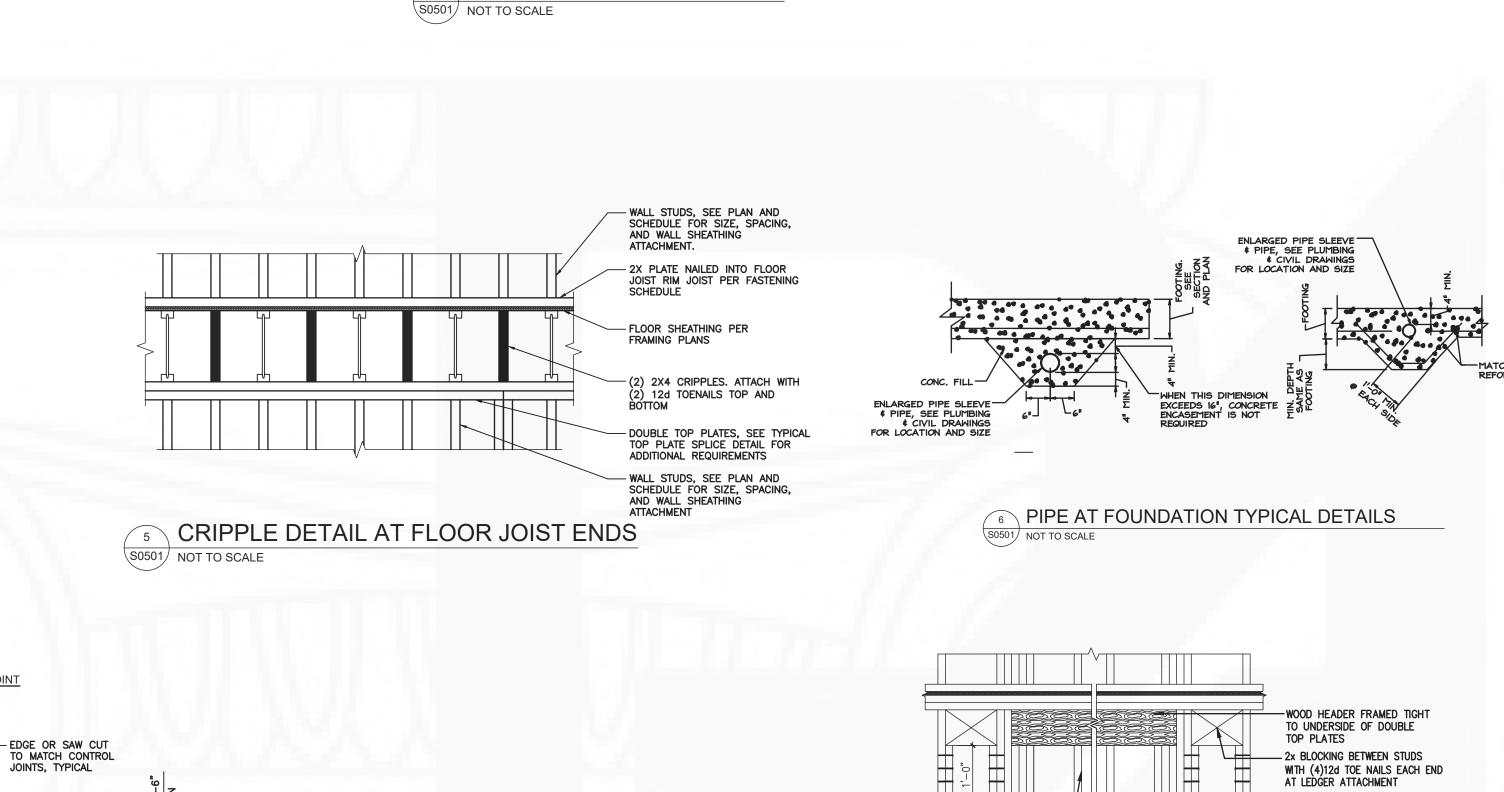
1. PROVIDE CONTROL OR CONSTRUCTION JOINT TO PREVENT UNCONTROLLED CRACKING AS PER ACI RECOMMENDATIONS.

8 S.O.G. CONSTRUCTION AND CONTROL JOINTS

2. PANELS TO BE RECTANGULAR WITH LONG SIDE NOT TO EXCEED 1-1/2

3. CUTTING SHOULD BE STARTED AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT AGGREGATE FROM BEING DISLODGED.

4. SUBMIT PLAN SHOWING LOCATION OF CONSTRUCTION AND CONTROL



PROVIDE ADDITIONAL CRIPPLE STUD

BELOW HORIZ. 2x MEMBER ————

CRIPPLE STUDS TO MATCH
SPECIFIED WALL STUD SPACING ——

S0501 NOT TO SCALE

SQUASH BLOCKS AT BEARING WALL

SQUASH BLOCKS TO TJI JOISTS

(LOAD BEARING WALL ABOVE)

S0501 NOT TO SCALE

TYPE IIIA TYPICAL HEADER FRAMING DETAIL

ONE 10D (0.128"X3") NAIL
INTO EACH FLANGE

- DBL FLOOR JOIST (SEE PLAN)

FLOOR JOISTS (SEE PLAN)

FLOOR JOIST (SEE PLAN)

SIMPSON THA213 TOP FLANGE HANGER FOR

SOIL WOOD JOISTS (SEE PLAN)

S0501 NOT TO SCALE

- FLOOR JOIST (SEE PLAN)

11%" LVL (SEE PLAN)

(8)12d NAILS - 2 ROWS

OPENINGS UP TO 7'-6"

AT EXTERIOR WALLS

PROVIDE SINGLE 2x HORIZ.

MEMBER AT TOP OF ROUGH

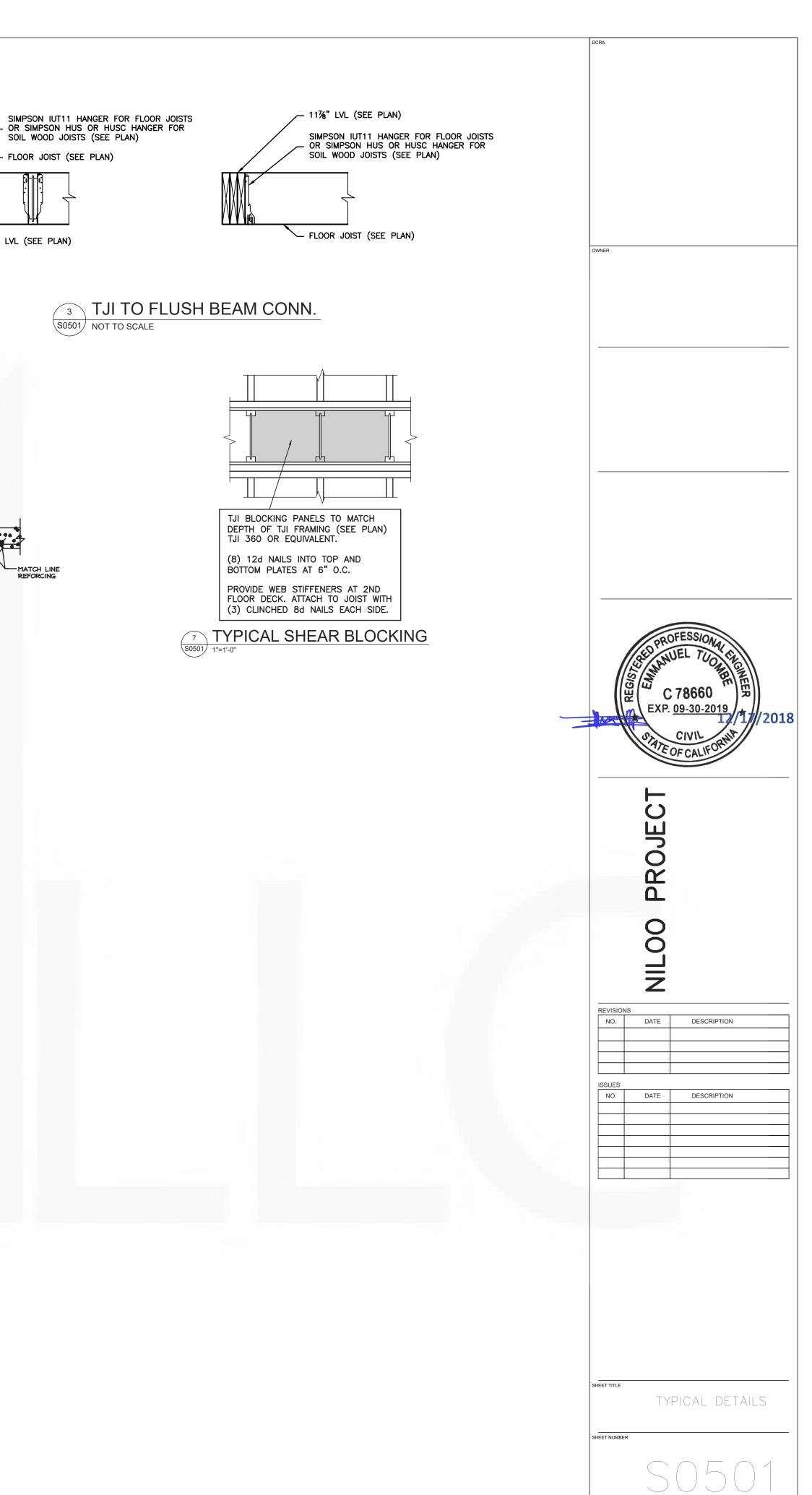
OPENINGS LESS THAN 5'-0" AND DOUBLE 2x MEMBER FOR

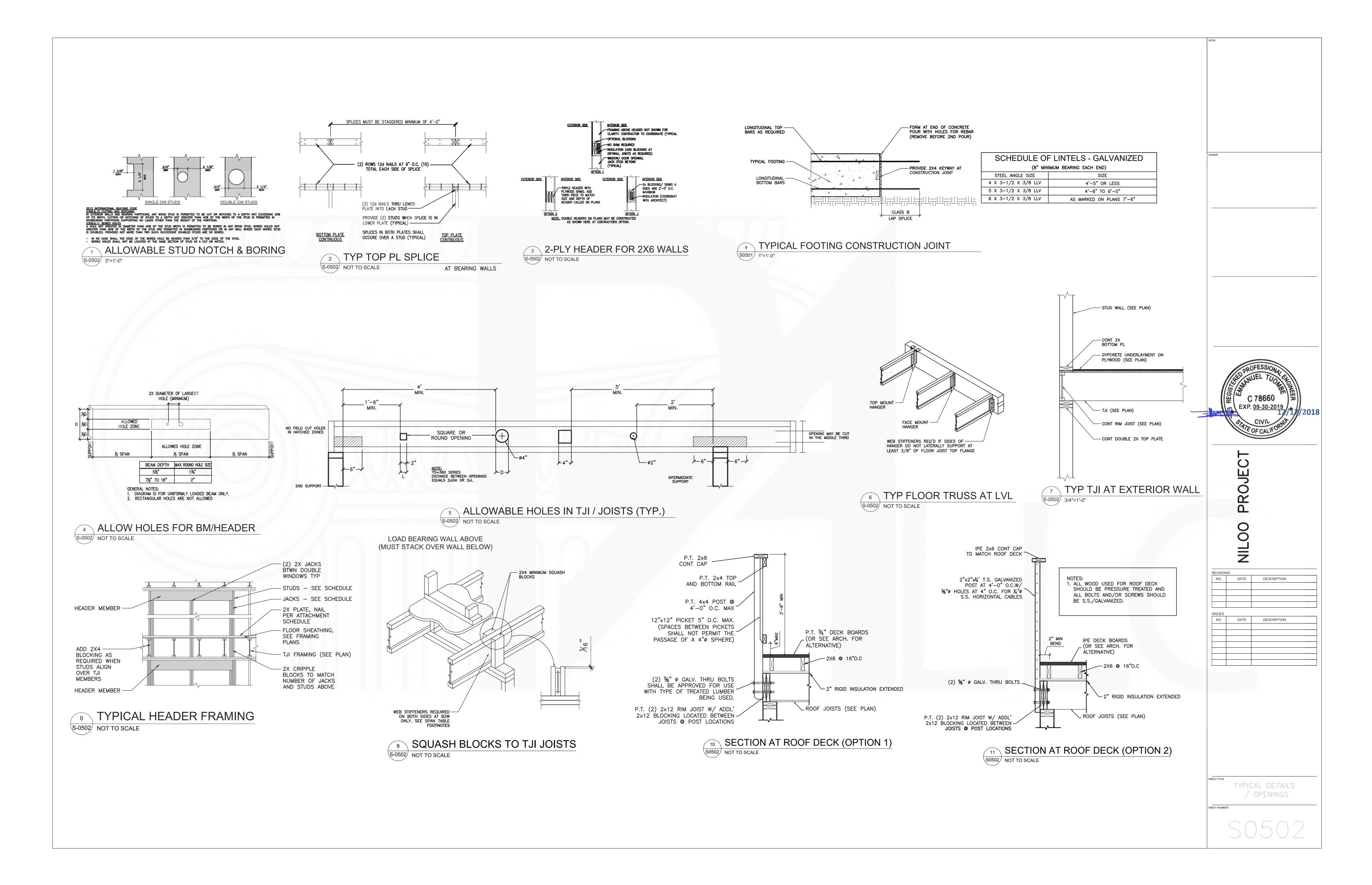
SIMPSON THA213 TOP FLANGE HANGER FOR FLOOR JOISTS (SEE PLAN)

TJI TO FLUSH BEAM CONN.

- FLOOR JOIST (SEE PLAN)

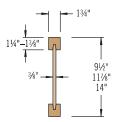
DBL FLOOR JOIST (SEE PLAN)



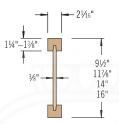


# Calculation For Niloo Project

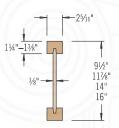
Not all products are available in all markets. Contact your iLevel representative for information.



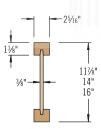
TJI® 110 Joists



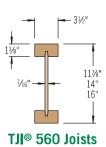
TJI® 210 Joists



TJI® 230 Joists



TJI® 360 Joists



#### L/480 Live Load Deflection

Donth	TJI®	40 P	SF Live Load /	10 PSF Dead	Load	40 PS	F Live Load /	20 PSF Dead	Load
Depth	IJI*	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
	110	16 <b>'-</b> 5"	15 <b>'-</b> 0"	14'-2"	13 <b>'-</b> 2"	16'-5"	15 <b>'-</b> 0"	13'-11"	12'-5"
91/2"	210	17'-3"	15'-9"	14'-10"	13'-10"	17'-3"	15'-9"	14'-10"	13'-8"
	230	17'-8"	16'-2"	15'-3"	14'-2"	17'-8"	16'-2"	15'-3"	14'-2"
	110	19'-6"	17'-10"	16'-10"	15'-5"(1)	19'-6"	17'-3"	15'-8"	14'-0"(1)
	210	20'-6"	18'-8"	17'-8"	16'-5"	20'-6"	18'-8"	17'-3"	15'-5"(1)
117/8"	230	21'-0"	19'-2"	18'-1"	16 <b>'</b> -10"	21'-0"	19'-2"	18'-1"	16'-3"(1)
	360	22 <b>'-</b> 11"	20'-11"	19'-8"	18'-4"	22'-11"	20'-11"	19'-8"	17'-10"(1)
	560	26'-1"	23'-8"	22'-4"	20 <b>'-</b> 9"	26'-1"	23'-8"	22'-4"	20'-9"(1)
	110	22'-2"	20'-3"	18'-9"	16'-9"(1)	21'-8"	18'-9"	17'-1"(1)	14'-7"(1)
	210	23'-3"	21'-3"	20'-0"	18'-4"(1)	23'-3"	20'-7"	18'-9"(1)	16'-2"(1)
14"	230	23'-10"	21'-9"	20'-6"	19'-1"	23'-10"	21'-8"	19'-9"	17'-1"(1)
	360	26 <b>'-</b> 0"	23'-8"	22'-4"	20'-9"(1)	26 <b>'-</b> 0"	23'-8"	22'-4"(1)	17'-10"(1)
	560	29'-6"	26'-10"	25'-4"	23'-6"	29'-6"	26'-10"	25'-4"(1)	20'-11"(1)
	210	25 <b>'-</b> 9"	23'-6"	22'-0"(1)	19'-5"(1)	25'-5"	22'-0"(1)	20'-1"(1)	16'-2"(1)
16"	230	26 <b>'-</b> 5"	24'-1"	22 <b>'-</b> 9"	20'-7"(1)	26'-5"	23'-2"	21'-2"(1)	17'-1"(1)
10	360	28 <b>'-</b> 9"	26'-3"	24'-8"(1)	21'-5"(1)	28'-9"	26'-3"(1)	22'-4"(1)	17'-10"(1)
	560	32'-8"	29'-8"	28'-0"	25'-2"(1)	32'-8"	29'-8"	26'-3"(1)	20'-11"(1)

### L/360 Live Load Deflection (Minimum Criteria per Code)

Donth	TJ <b>I</b> ®	40 P	SF Live Load /	10 PSF Dead	Load	40 PS	SF Live Load /	20 PSF Dead	Load
Depth	III	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
	110	18'-2"	16'-7"	15'-3"	13'-8"	17'-8"	15'-3"	13'-11"	12'-5"
91/2"	210	19'-1"	17'-5"	16'-6"	15'-0"	19'-1"	16 <b>'</b> -9"	15'-4"	13'-8"
	230	19'-7"	17'-11"	16'-11"	15'-9"	19'-7"	17'-8"	16'-1"	14'-5"
	110	21'-7"	18'-11"	17'-3"	15'-5"(1)	19'-11"	17'-3"	15'-8"	14'-0"(1)
	210	22'-8"	20'-8"	18'-11"	16'-10"	21'-10"	18'-11"	17'-3"	15 <b>'-</b> 5"(1)
117/8"	230	23'-3"	21'-3"	19'-11"	17'-9"	23'-0"	19'-11"	18'-2"	16'-3"(1)
	360	25'-4"	23'-2"	21'-10"	20'-4"(1)	25'-4"	23'-2"	21'-10" <sup>(1)</sup>	17'-10"(1)
	560	28'-10"	26'-3"	24'-9"	23'-0"	28'-10"	26'-3"	24'-9"	20'-11"(1)
	110	23'-9"	20'-6"	18'-9"	16'-9"(1)	21'-8"	18'-9"	17'-1"(1)	14'-7"(1)
	210	25'-8"	22'-6"	20'-7"	18'-4"(1)	23'-9"	20'-7"	18'-9"(1)	16'-2"(1)
14"	230	26'-4"	23'-9"	21'-8"	19'-4"(1)	25'-0"	21'-8"	19'-9"	17'-1"(1)
	360	28'-9"	26'-3"	24'-9"(1)	21'-5"(1)	28'-9"	26'-3" <sup>(1)</sup>	22'-4"(1)	17'-10"(1)
	560	32'-8"	29'-9"	28'-0"	25'-2"(1)	32'-8"	29'-9"	26'-3" <sup>(1)</sup>	20'-11"(1)
	210	27'-10"	24'-1"	22'-0"(1)	19'-5"(1)	25'-5"	22'-0"(1)	20'-1"(1)	16'-2"(1)
16"	230	29'-2"	25'-5"	23'-2"	20'-7"(1)	26'-9"	23'-2"	21'-2"(1)	17'-1"(1)
10	360	31'-10"	29'-0"	26'-10"(1)	21'-5"(1)	31'-10"	26'-10" <sup>(1)</sup>	22'-4"(1)	17'-10"(1)
	560	36'-1"	32'-11"	31'-0"(1)	25'-2"(1)	36'-1"	31'-6"(1)	26'-3"(1)	20'-11"(1)

(1) Web stiffeners are required at intermediate supports of continuous-span joists when the intermediate bearing length is *less* than 5¼° and the span on either side of the intermediate bearing is greater than the following spans:

TJI®	40 P	SF Live Load /	10 PSF Dead	Load	40 PSF Live Load / 20 PSF Dead Load				
III	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	
110	N.A.	N.A.	N.A.	15'-4"	N.A.	N.A.	16'-0"	12'-9"	
210	N.A.	N.A.	21'-4"	17 <b>'-</b> 0"	N.A.	21'-4"	17'-9"	14'-2"	
230	N.A.	N.A.	N.A.	19'-2"	N.A.	N.A.	19'-11"	15'-11"	
360	N.A.	N.A.	24'-5"	19'-6"	N.A.	24'-5"	20'-4"	16'-3"	
560	N.A.	N.A.	29 <b>'</b> -10"	23'-10"	N.A.	29'-10"	24'-10"	19'-10"	

• Long-term deflection under dead load, which includes the effect of creep, has not been considered. **Bold italic** spans reflect initial dead load deflection exceeding 0.33".

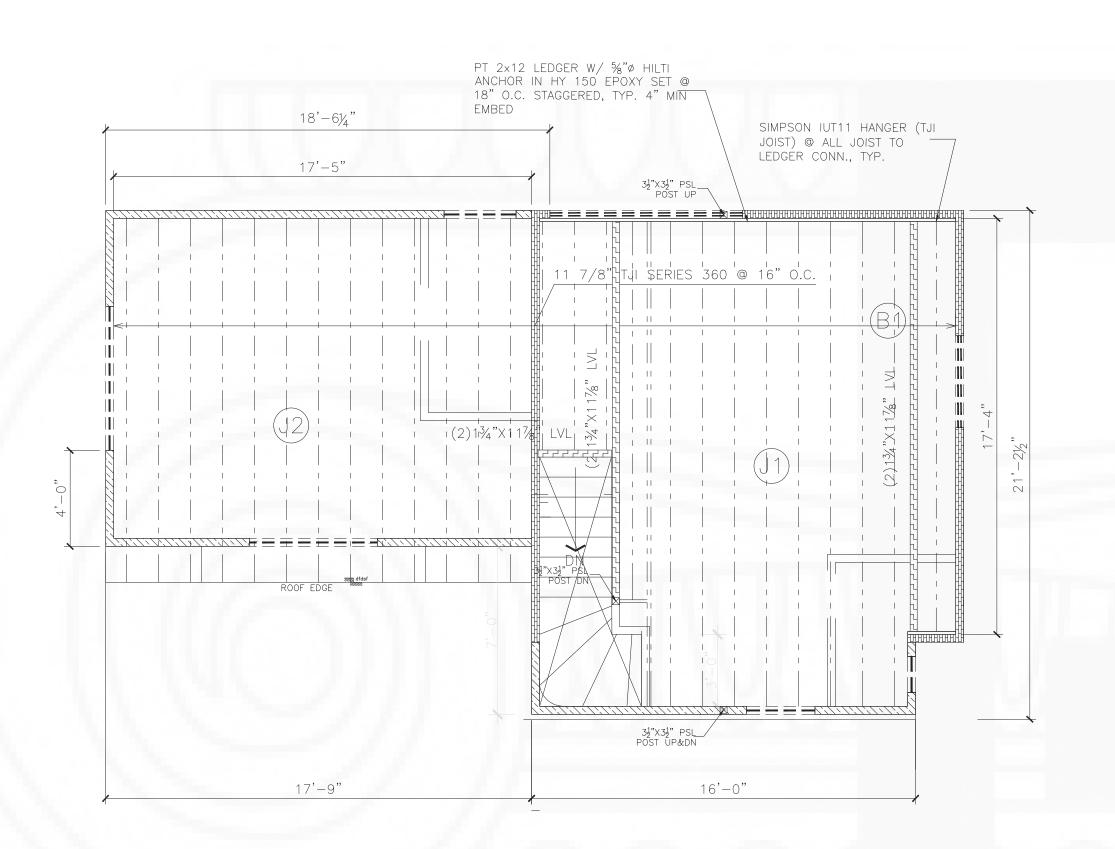
#### **How to Use These Tables**

- 1. Determine the appropriate live load deflection criteria.
- 2. Identify the live and dead load condition.
- 3. Select on-center spacing.
- 4. Scan down the column until you meet or exceed the span of your application.
- 5. Select iLevel® Trus Joist® TJI® joist and depth.

Live load deflection is not the only factor that affects how a floor will perform. To more accurately predict floor performance, use our TJ-Pro™ Ratings.

#### **General Notes**

- Tables are based on:
- Uniform loads,
- More restrictive of simple or continuous span.
- Clear distance between supports (1%" minimum end bearing).
- Assumed composite action with a single layer of 24" on-center span-rated, glue-nailed floor panels for deflection only. Spans shall be reduced 6" when floor panels are nailed only.
- Spans generated from iLevel® software may exceed the spans shown in these tables because software reflects actual design conditions
- For loading conditions not shown, refer to software or to the load table on page 5.



SECOND FLOOR FRAMING PLAN

ROOF FRAMING PLAN



BEAM AT HIGHEST RIDGE 20/3' 2'-10"

9'-103/4"

LEGEND EXISTING MASONRY BRICK WALL NEW CONCRETE WALL NEW 2x6 BEARING STUD WALL (2) 1  $\frac{3}{4}$ " x 11 $\frac{7}{8}$ " " LVL HEADER (TYP.) LINTELS

**ROOF FRAMING NOTES:** 

LOCAL, STATE, OR NATIONAL BUILDING CODES.

3. COORDINATE WITH MECHANICAL DRAWINGS FOR

LOCATIONS OF EQUIPMENT IN THE ATTIC SPACE.

4. REFER TO ARCHITECTURAL PLANS FOR SLOPED, MATERIALS, GUTTERS, DROP BM TO MATCH ROOF SLOPE. 5. ALL EXPOSED WOOD MUST BE PRESSURE TREATED.

5. ALL DIMENSIONS SHOULD BE VERIFIED WITH THE ARCH

MANUFACTURE'S CERTIFIED ENGINEER.

NOTE: 1. ALL HEADER (2) 117/8" LVL U.N.O.

6. ALL POST TO BE PSL 3 1/2x7 U.N.O. 7. ALL POST TO BE DOWNWARD U.N.O.

BELOW. V.I.F.

SIMPSON HANGER

2. ALL FRAMING ATTACHED TO RAFTERS SHALL USE JOIST OR RAFTER HANGER IN ACCORDANCE WITH SAME CODES AND REGULATIONS AND SHALL BE SIZED BY THE

1. ALL RAFTERS SHALL BE INSTALLED PER MANUFACTURE'S GUIDELINES AND SHALL USE HURRICANE TIES, HOLD-DOWNS, AND HANGERS AT ALL CONNECTION THAT MAY REQUIRE SUCH CONNECTIONS PER EITHER

2. LOCATION OF COLUMNS SHOULD BEAR ON STEEL BEAM OR COLUMN

3. FLOOR JOIST FRAMING UNDER BATHROOMS AND KITCHENS SHOULD BE AT 12" O.C. MAX, EVERYWHERE ELSE SHOULD BE AT 16" O.C. MAX. 4. ALL LVL TO LVL & FLOOR JOIST TO LVL CONNECTIONS SHOULD USE

8. PROVIDE SIMPSON LSTA 30 STRAP @ 32" O.C. OR EQUIVALENT FOR ALL

9. ALL BEARING STUD WALLS TO BE DOUBLE STUD @ CELLAR @ 1ST FLR.

SECOND FLOOR AND

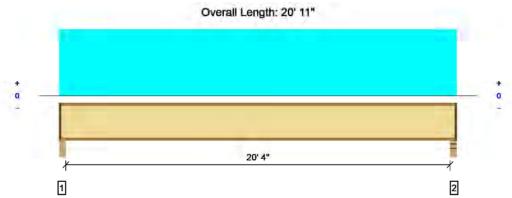
NO. DATE DESCRIPTION

ROOF FRAMING PLAN



**SOLUTIONS REPORT** Level, J1

Current Solution: : 1 piece(s) 11 7/8" TJI® 360 @ 16" OC



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

Design Results	Actual @ Location	Allowed	Result	LDF
Member Reaction (lbs)	690 @ 2 1/2"	1202 (2.25")	Passed (57%)	1.00
Shear (lbs)	678 @ 3 1/2"	1705	Passed (40%)	1.00
Moment (Ft-lbs)	3502 @ 10' 5 1/2"	6180	Passed (57%)	1.00
Live Load Defl. (in)	0.477 @ 10' 5 1/2"	0.512	Passed (L/516)	
Total Load Defl. (in)	0.596 @ 10' 5 1/2"	1.025	Passed (L/413)	

System : Floor

Member Type : Joist

Building Use : Residential

Building Code : IBC 2015

Design Methodology : ASD

All Product Solutions								
Depth	Series	Plies	Spacing	TJ-Pro™ Rating	<b>Wood Volume</b>			
11 7/8"	TJI® 360	1	16"	33	х			

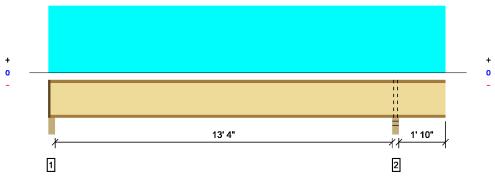
Forte Software Operator	Job Notes	
sadsd sadas aze (002) 012-7465 eng.akram91@gmail.com		



SOLUTIONS REPORT Level, J2

### Current Solution: : 1 piece(s) 11 7/8" TJI® 360 @ 16" OC

Overall Length: 15' 9"



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

<b>Design Results</b>	Actual @ Location	Allowed	Result	LDF
Member Reaction (lbs)	457 @ 2 1/2"	1202 (2.25")	Passed (38%)	1.00
Shear (lbs)	445 @ 3 1/2"	1705	Passed (26%)	1.00
Moment (Ft-lbs)	1520 @ 6' 11 1/2"	6180	Passed (25%)	1.00
Live Load Defl. (in)	0.104 @ 6' 11 7/8"	0.339	Passed (L/999+)	
Total Load Defl. (in)	-0.046 @ 15' 9"	0.200	Passed (2L/999+)	
TJ-Pro™ Rating	56	40	Passed	

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

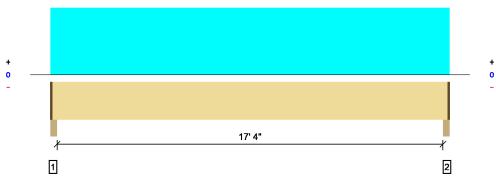
All Product Solutions					
Depth	Series	Plies	Spacing	TJ-Pro™ Rating	<b>Wood Volume</b>
11 7/8"	TJI® 360	1	16"	56	1.02

Forte Software Operator	Job Notes
sadsd sadas aze (002) 012-7465 eng.akram91@gmail.com	

### SOLUTIONS REPORT Level, B1

### Current Solution: : 2 piece(s) 1 3/4" x 11 7/8" 2.0E Microllam® LVL

Overall Length: 17' 11"



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

<b>Design Results</b>	Actual @ Location	Allowed	Result	LDF
Member Reaction (lbs)	2764 @ 2"	3347 (2.25")	Passed (83%)	
Shear (lbs)	2396 @ 1' 3 3/8"	9081	Passed (26%)	1.15
Moment (Ft-lbs)	12063 @ 8' 11 1/2"	20525	Passed (59%)	1.15
Live Load Defl. (in)	0.260 @ 8' 11 1/2"	0.440	Passed (L/812)	
Total Load Defl. (in)	0.721 @ 8' 11 1/2"	0.879	Passed (L/293)	

System : Floor

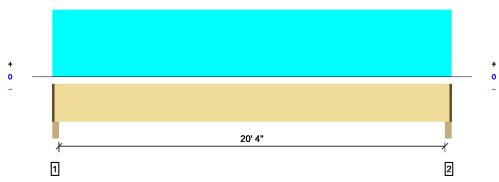
Member Type : Flush Beam Building Use : Residential Building Code : IBC 2015 Design Methodology : ASD

All Product Solutions				
Depth	Series	Plies	<b>Wood Volume</b>	
11 7/8"	1 3/4" 2.0E Microllam® LVL	2	83.13	

Forte Software Operator	Job Notes
sadsd sadas aze (002) 012-7465 eng.akram91@gmail.com	

### Current Solution: : 2 piece(s) 1 3/4" x 11 7/8" 2.0E Microllam® LVL

Overall Length: 20' 11"



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

Design Results	Actual @ Location	Allowed	Result	LDF
Member Reaction (lbs)	1679 @ 2"	5709 (2.25")	Passed (29%)	
Shear (lbs)	1488 @ 1' 3 3/8"	9081	Passed (16%)	1.15
Moment (Ft-lbs)	8586 @ 10' 5 1/2"	20525	Passed (42%)	1.15
Live Load Defl. (in)	0.482 @ 10' 5 1/2"	0.515	Passed (L/513)	
Total Load Defl. (in)	0.694 @ 10' 5 1/2"	1.029	Passed (L/356)	

System : Floor

Member Type : Flush Beam Building Use : Residential Building Code : IBC 2015 Design Methodology : ASD

All Product Solutions				
Depth	Series	Plies	Wood Volume	
11 7/8"	1 3/4" 2.0E Microllam® LVL	2	83.13	

Forte Software Operator	Job Notes
sadsd sadas aze (002) 012-7465 eng.akram91@gmail.com	