



COVER SHEET

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



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

Date:
OCTOBER 29, 2018
Scale:

DRAWING TITLE:
COVER SHEET

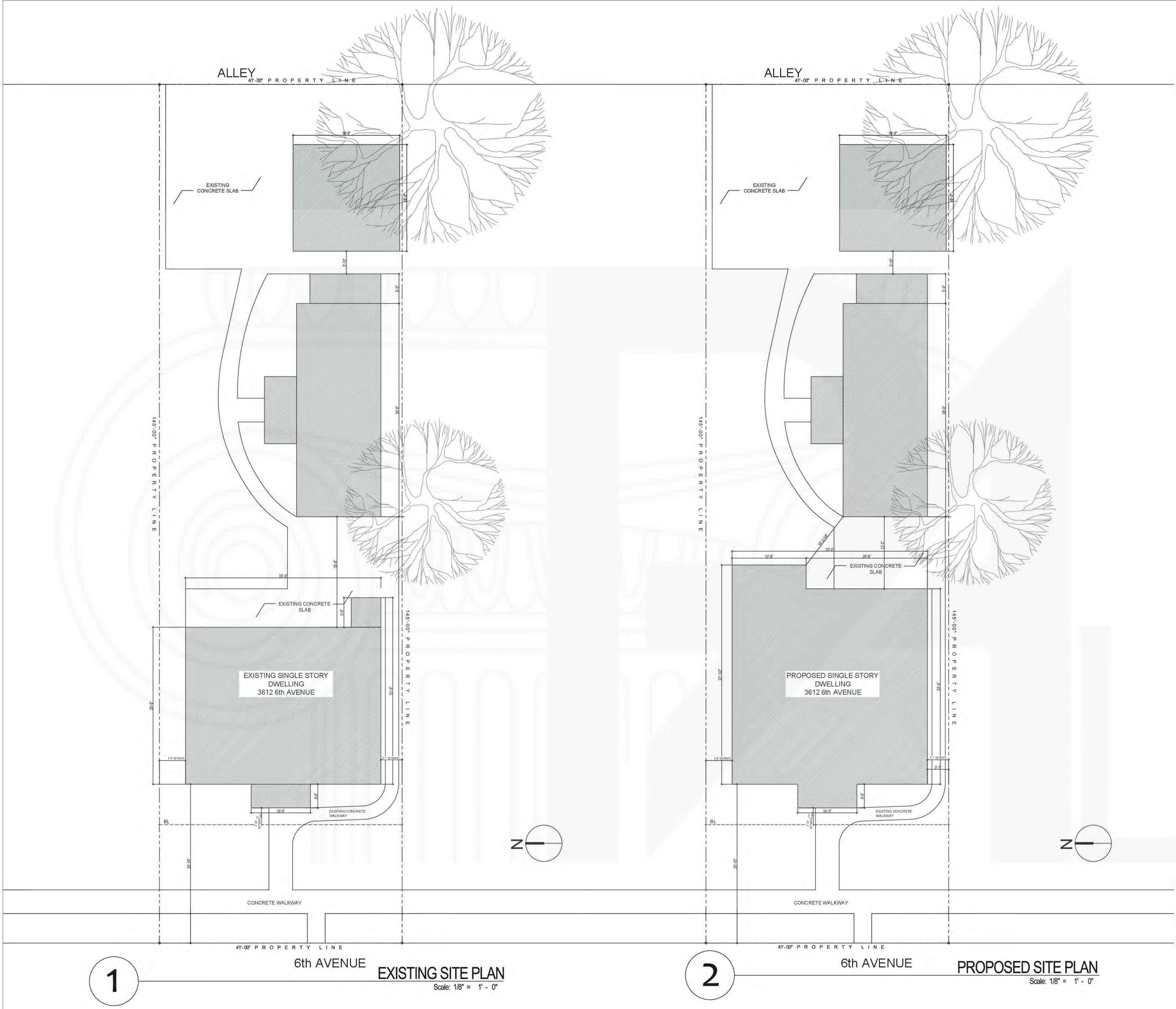
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No.	Revision/Issue	Date

A000

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VICINITY MAP

AERIAL PHOTO

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

PROPERTY ADDRESS:
3612 6th AVENUE LOS ANGELES, CA 90018
LEGAL DESCRIPTION:
LOT 4, BLOCK 6, TRACT JEFFERSON AND FOURTH AVE. TRACT
ZONING CLASSIFICATION:
R1-1-HPOZ
APN 5044027004
PIN120#: B1305 189
GENERAL PLAN: LOW II RESIDENTIAL

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

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

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

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



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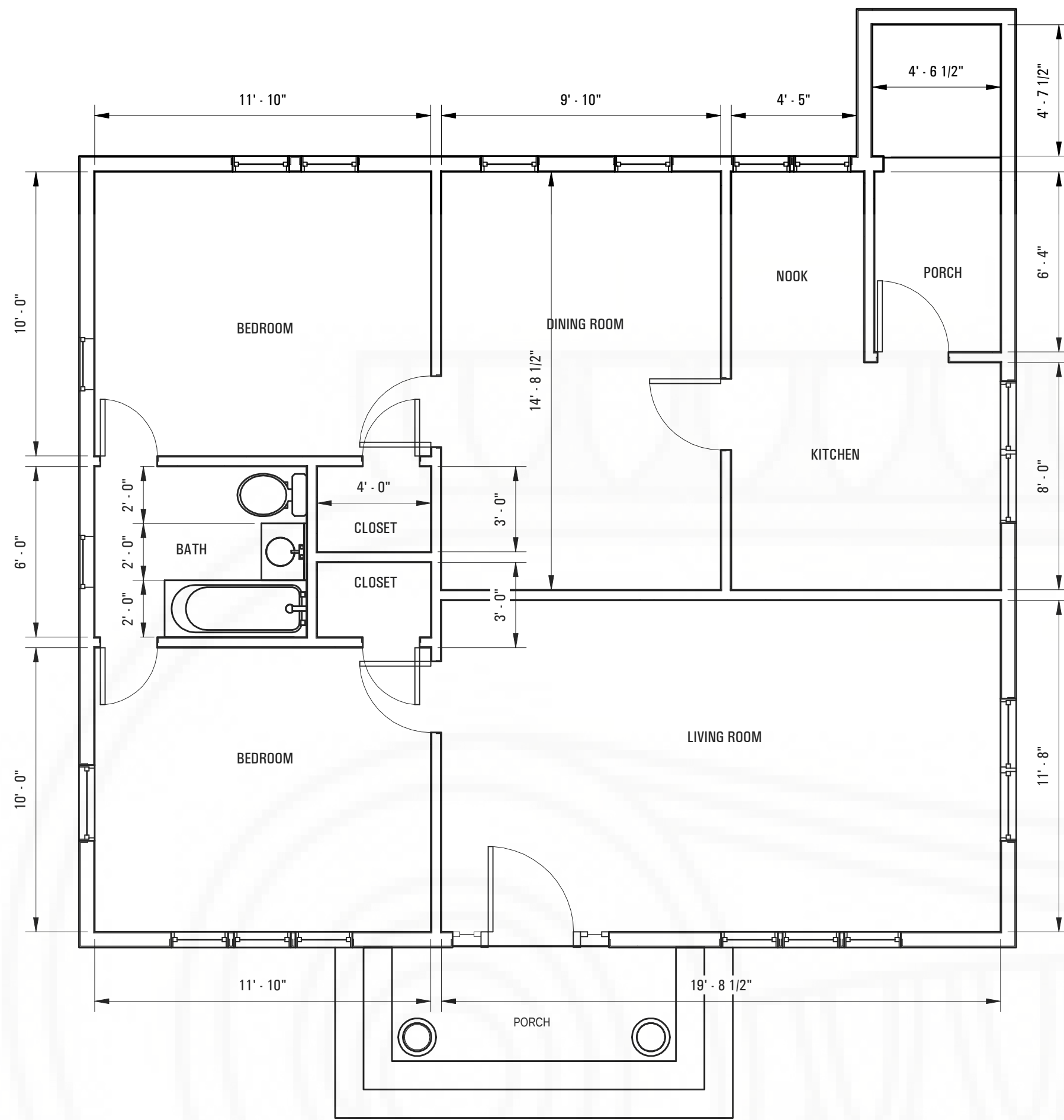
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SITE PLAN

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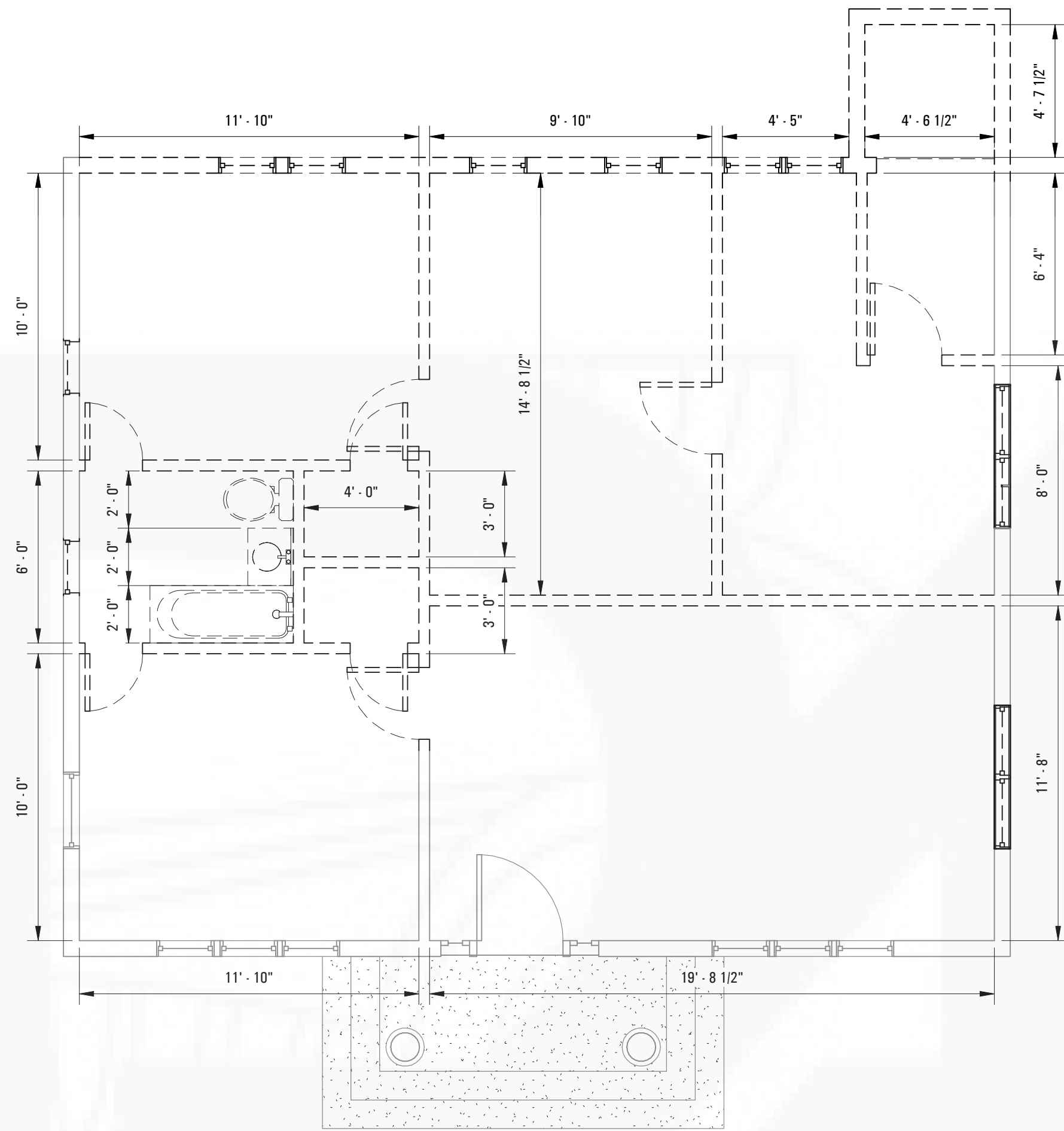
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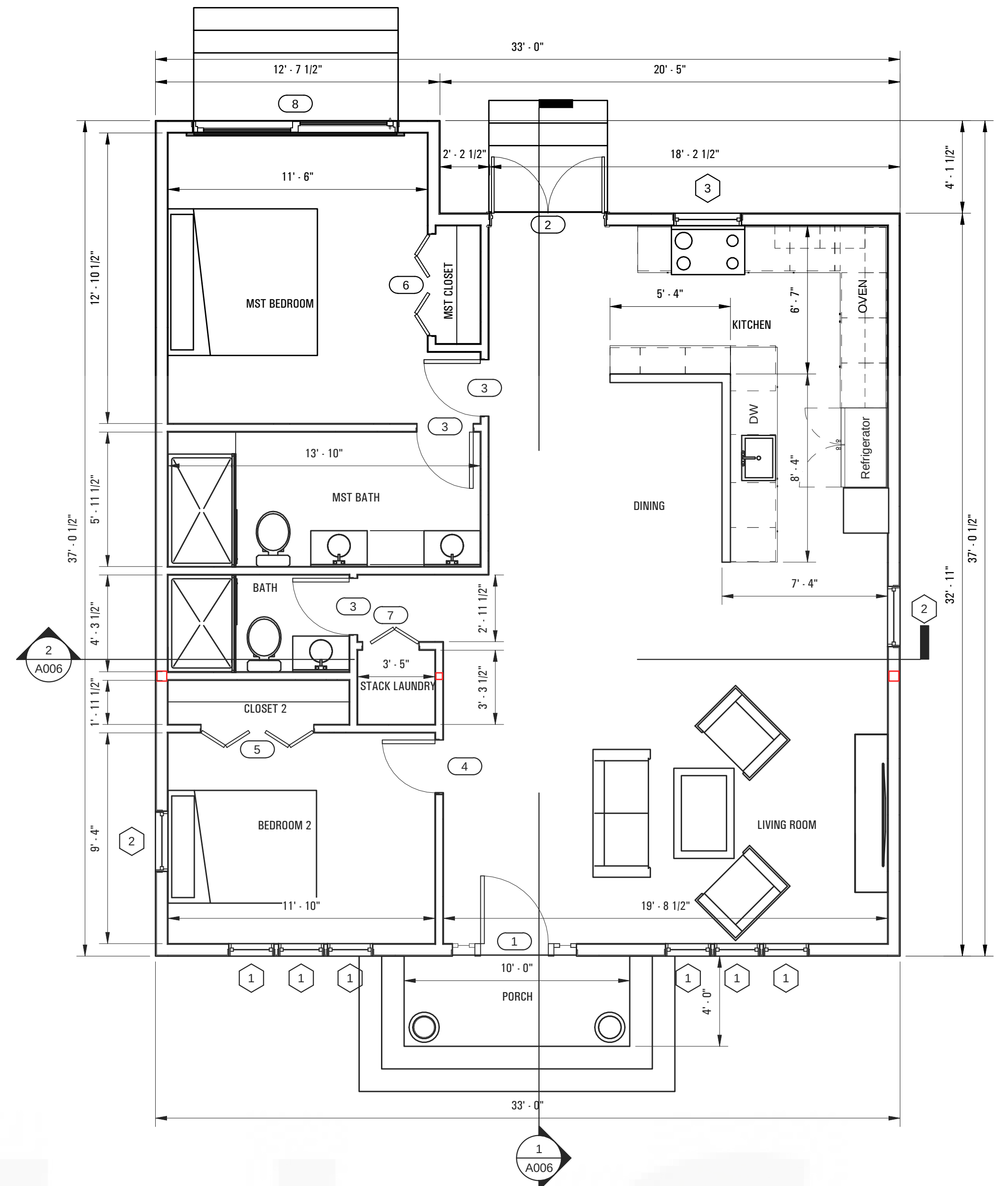
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1 EX. 1ST FLOOR PLAN
1/4" = 1'-0"



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



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

PLAN SYMBOLS

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

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



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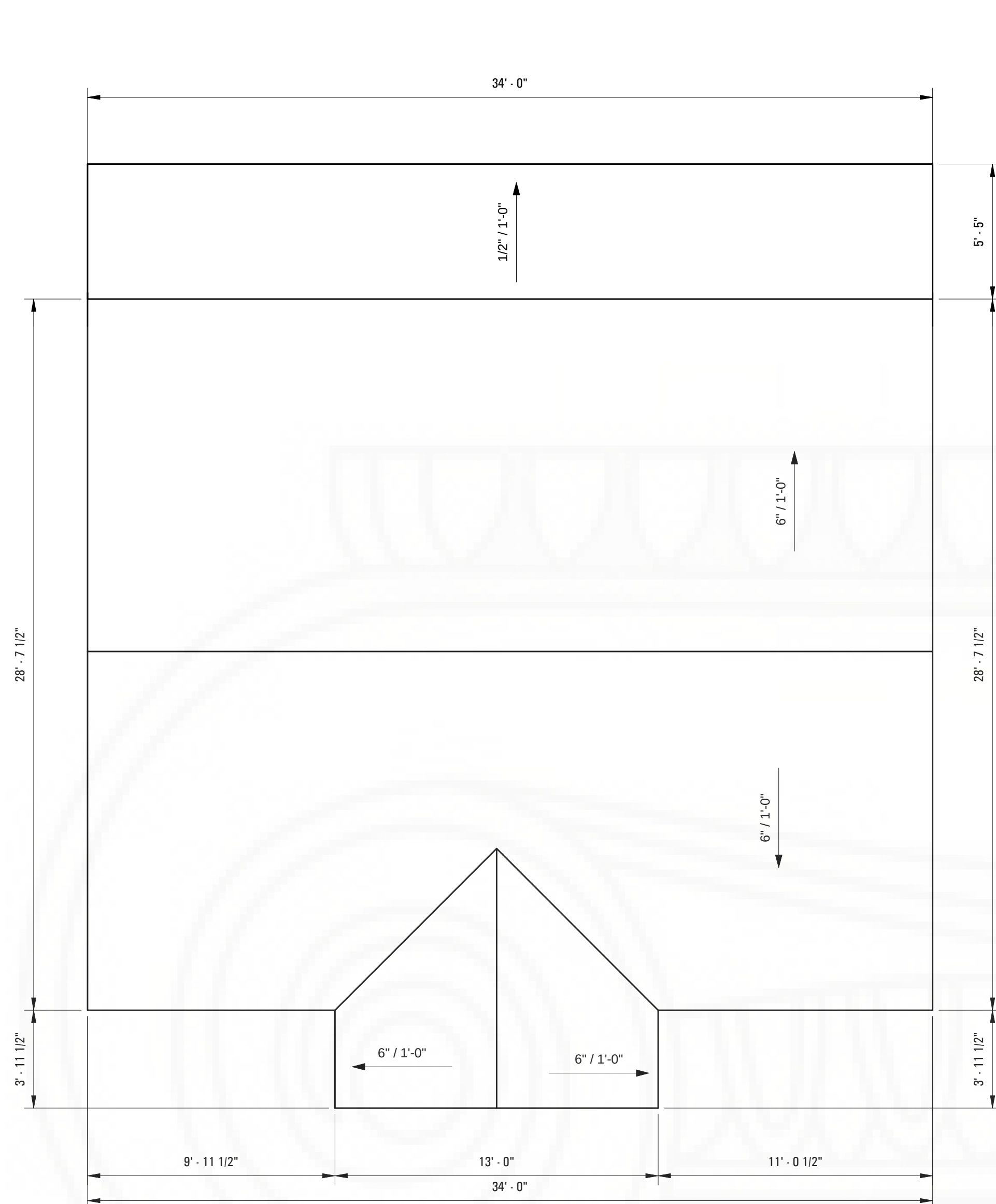
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 EX. & DEMO & PR. FLOOR PLAN

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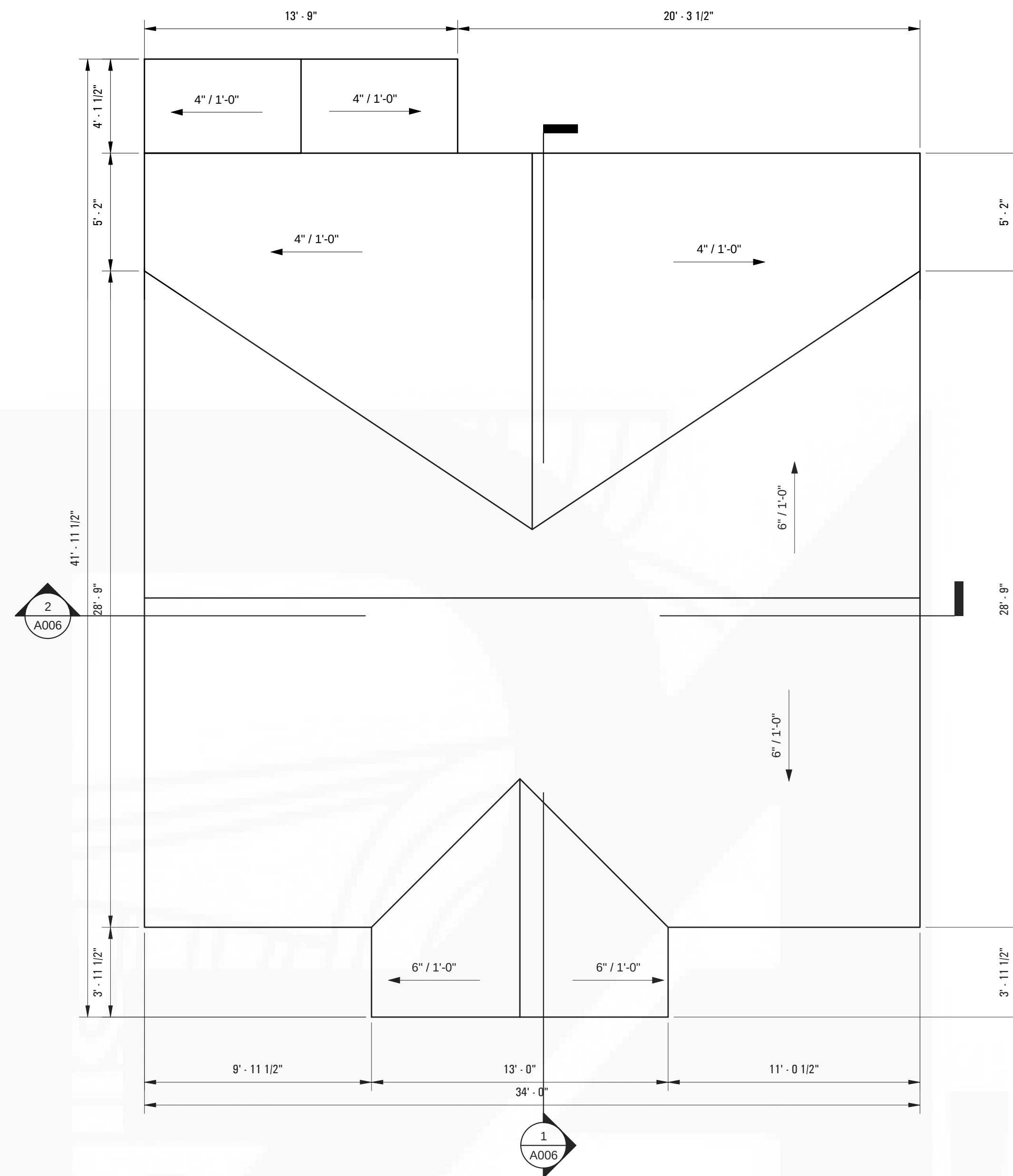
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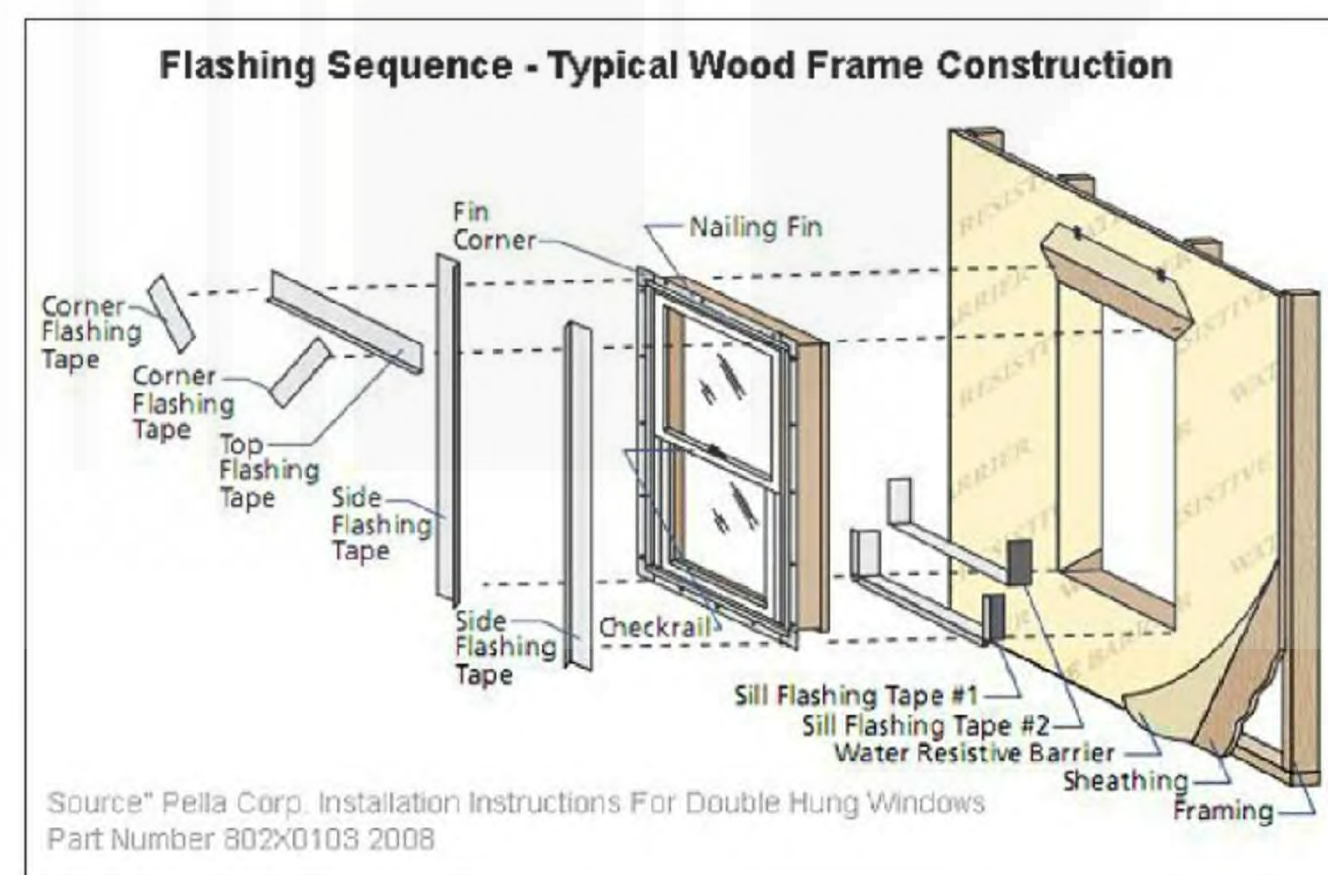
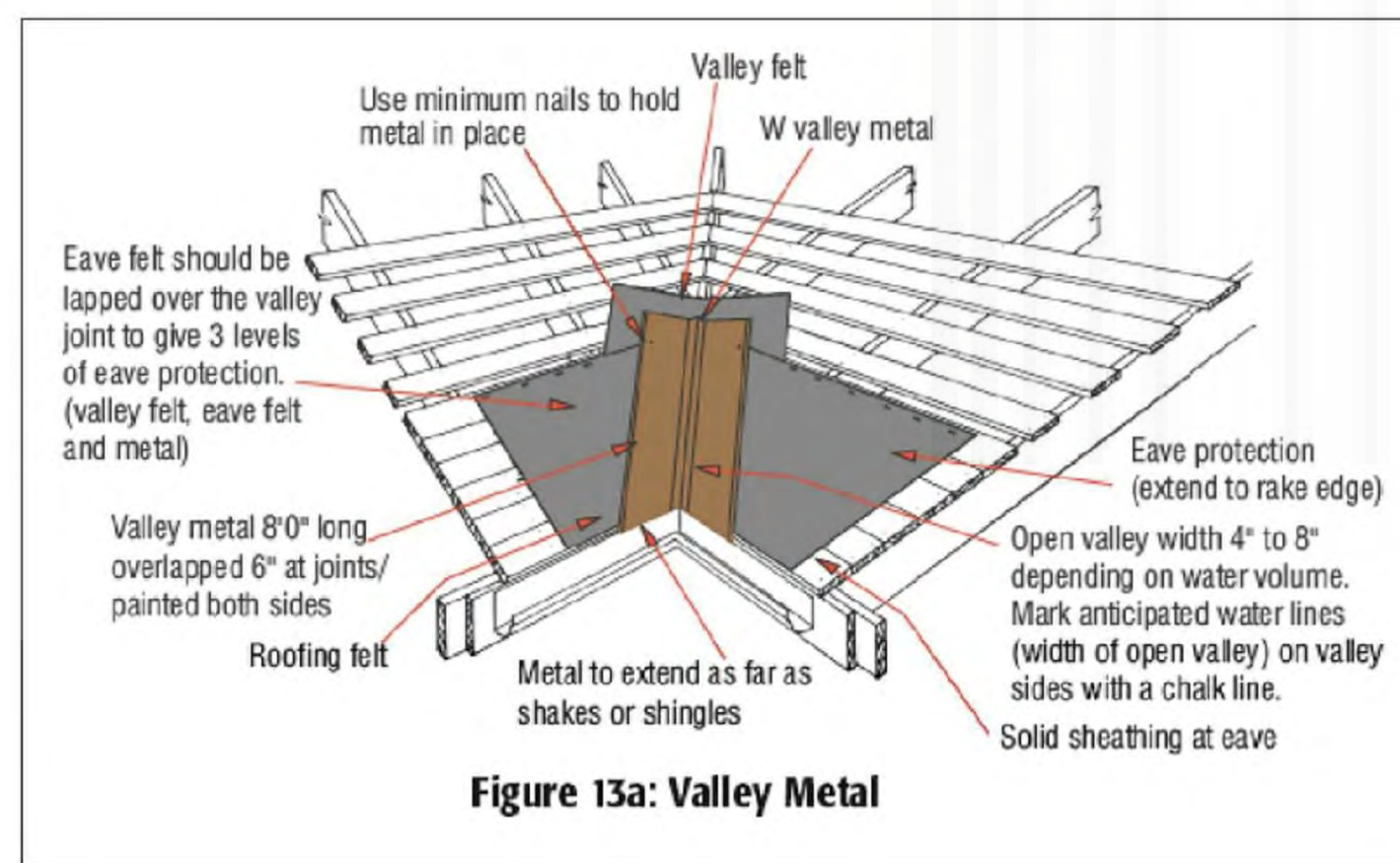
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1 EX. ROOF PLAN
1/4" = 1'-0"



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



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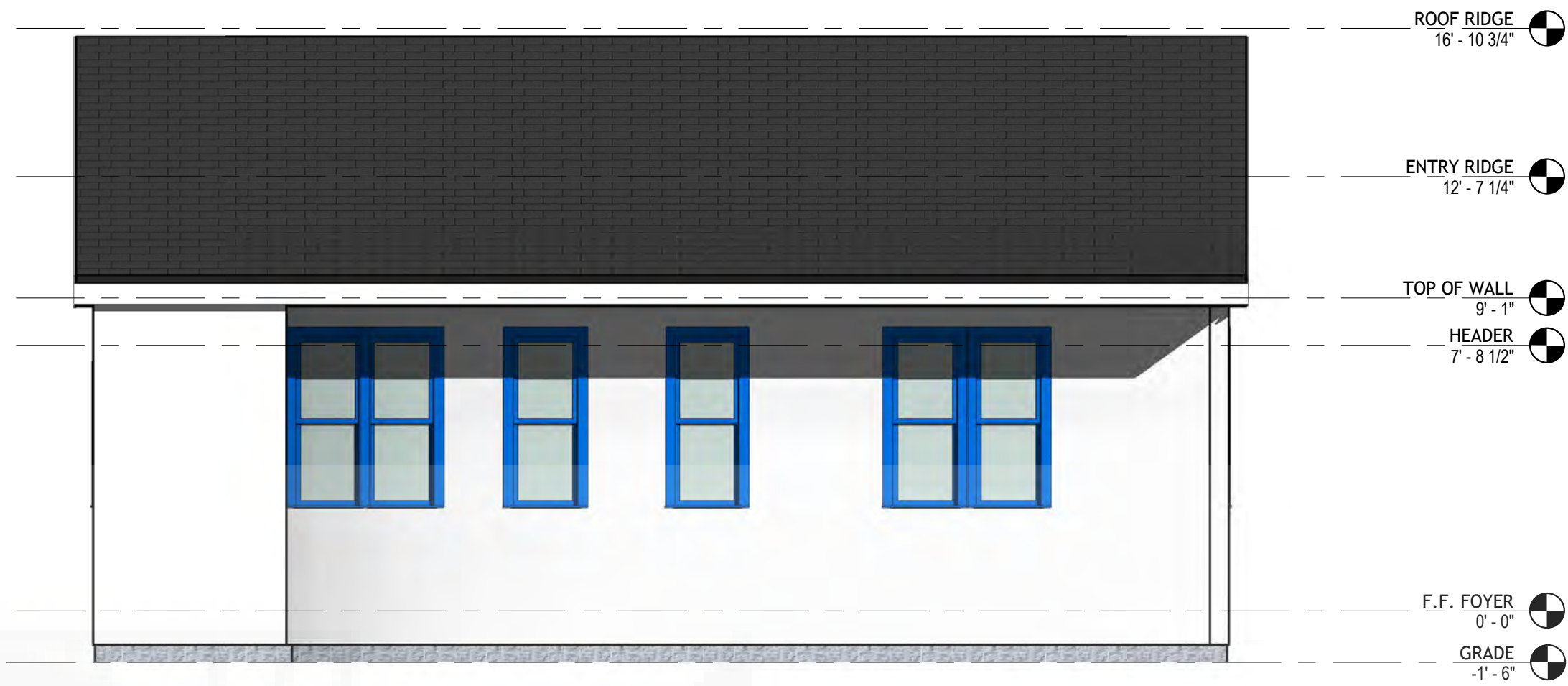
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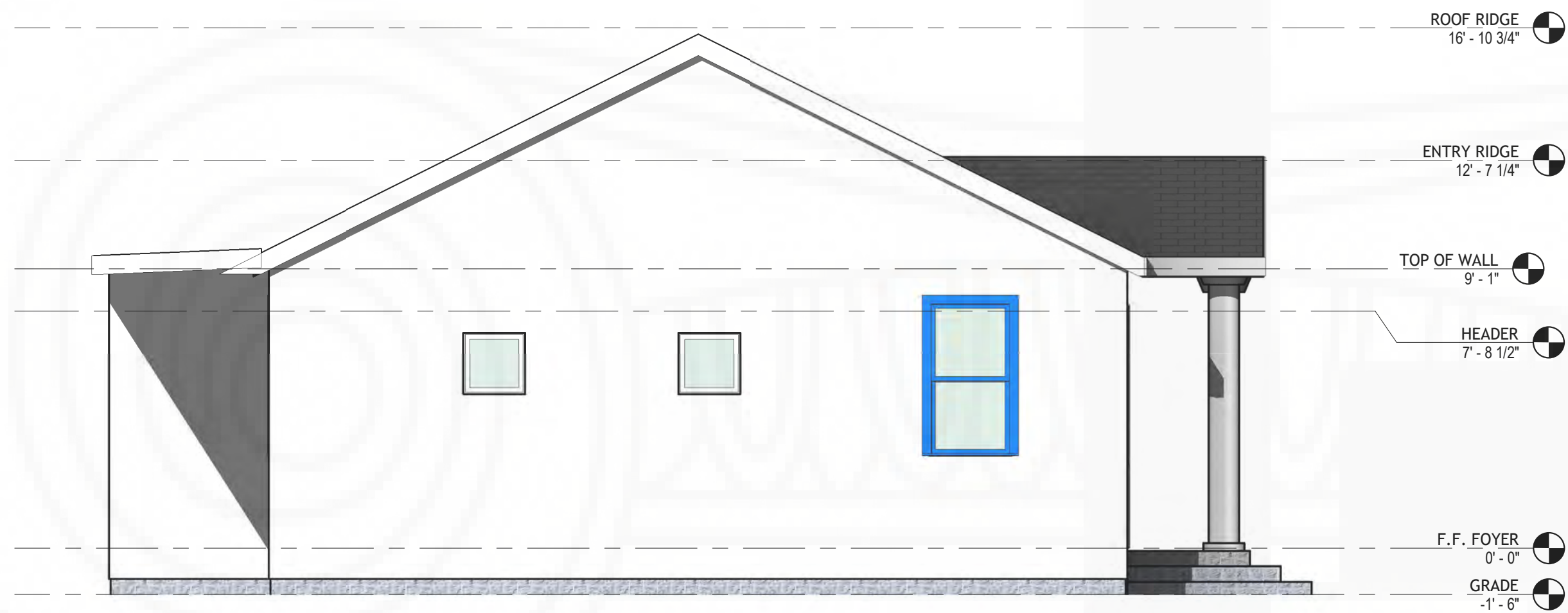
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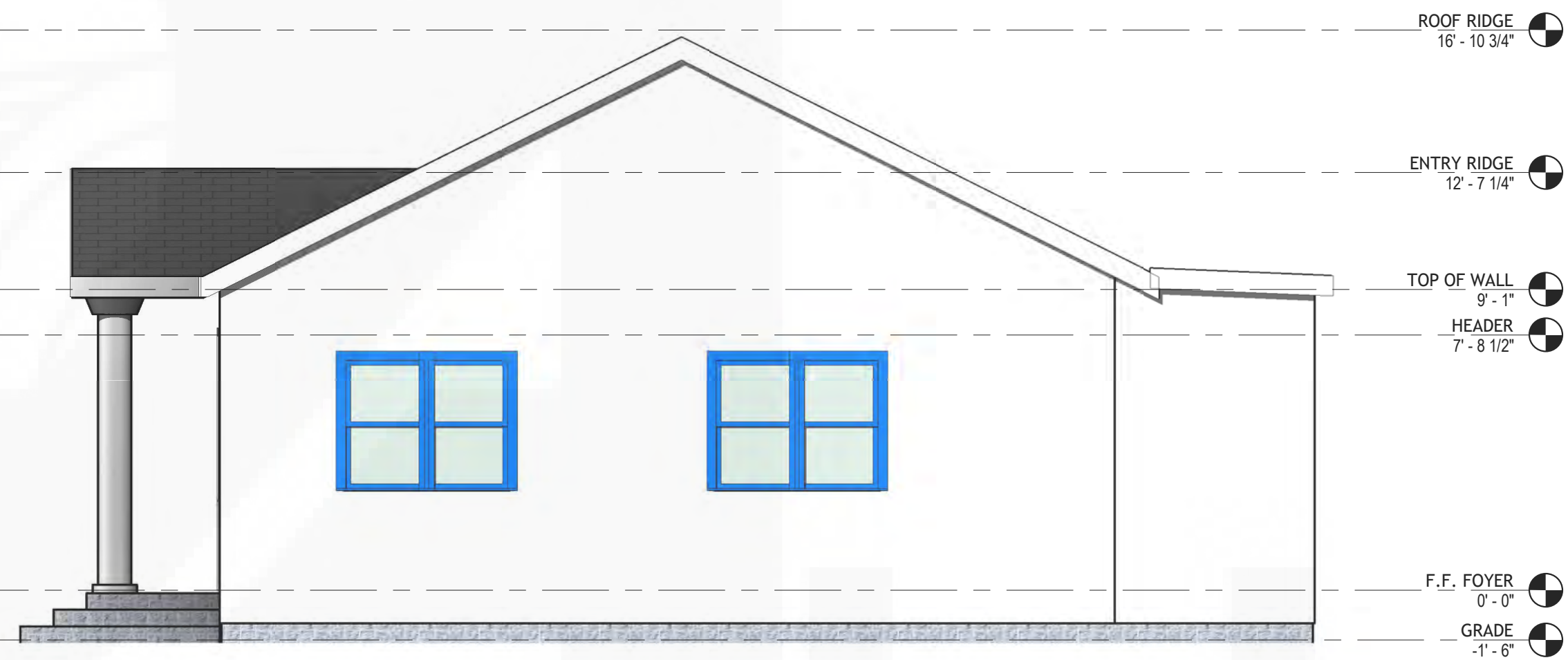
1 EX. FRONT ELEVATION
1/4" = 1'-0"



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



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



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



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EX. ELEVATIONS

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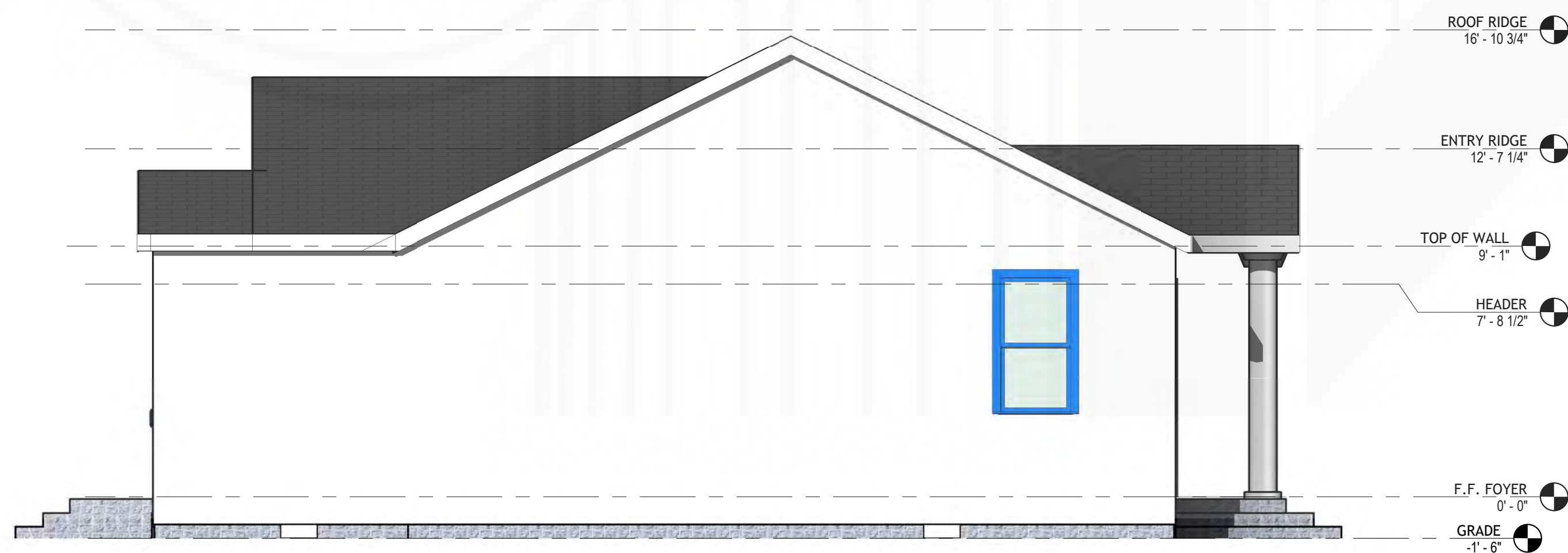
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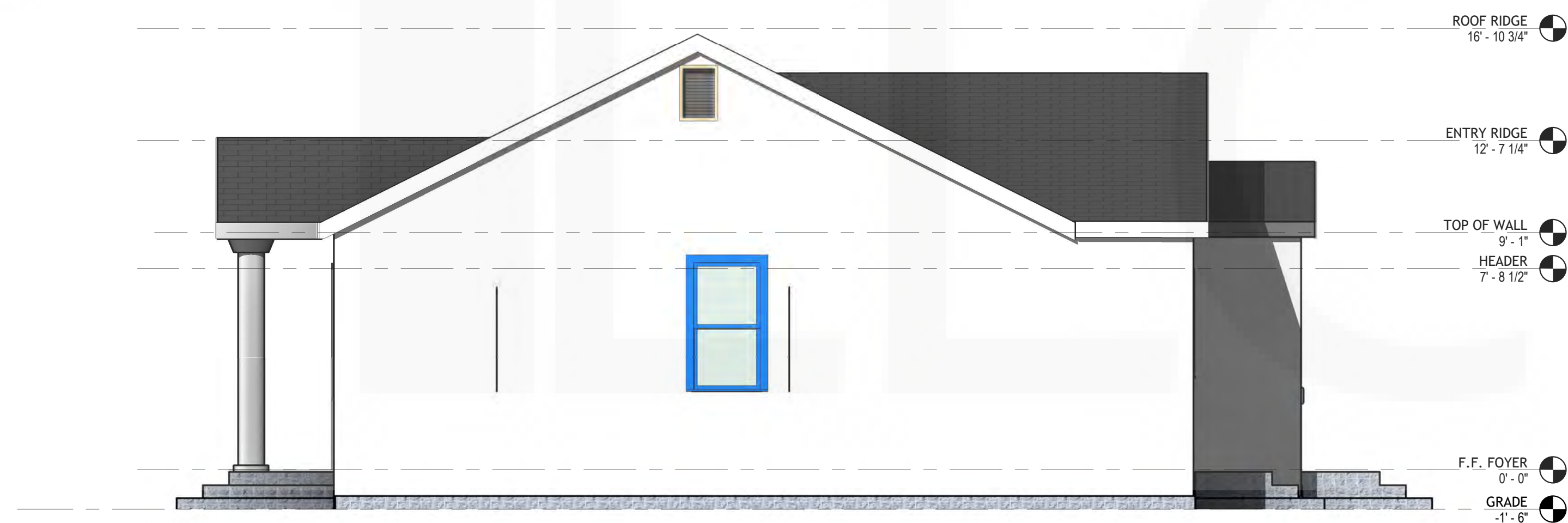
1 PR. FRONT ELEVATION
1/4" = 1'-0"



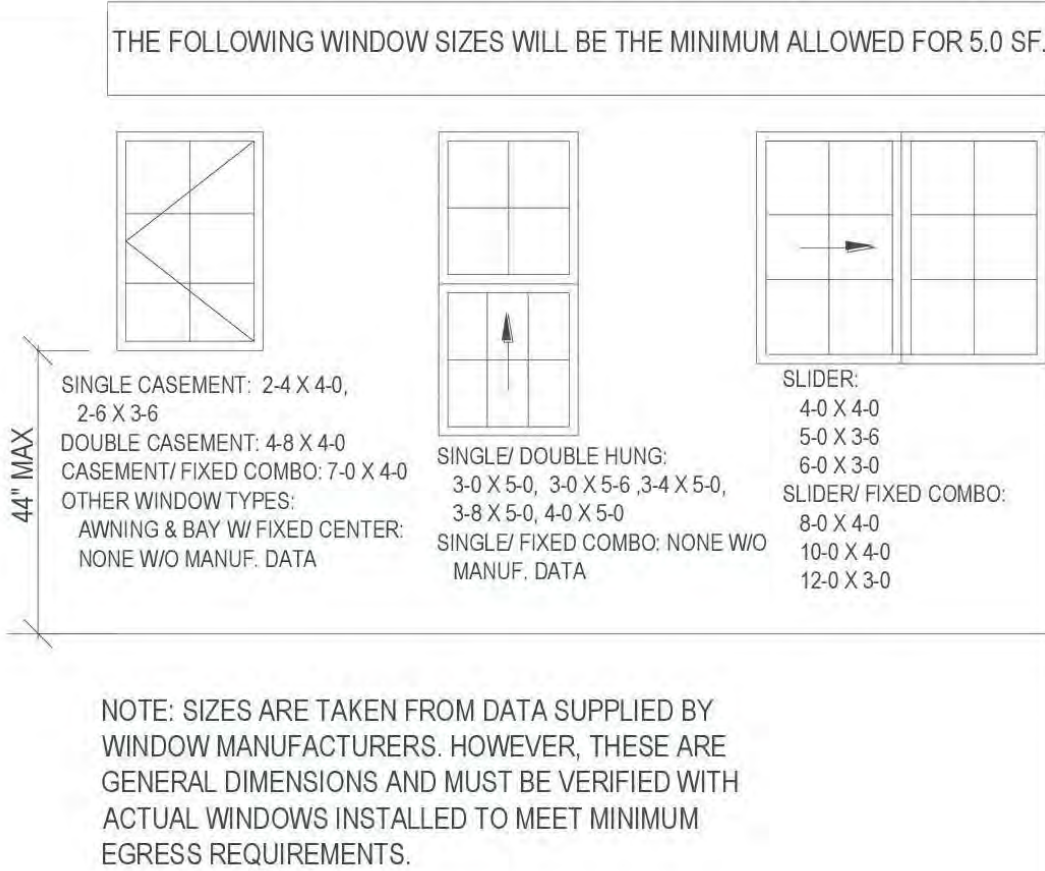
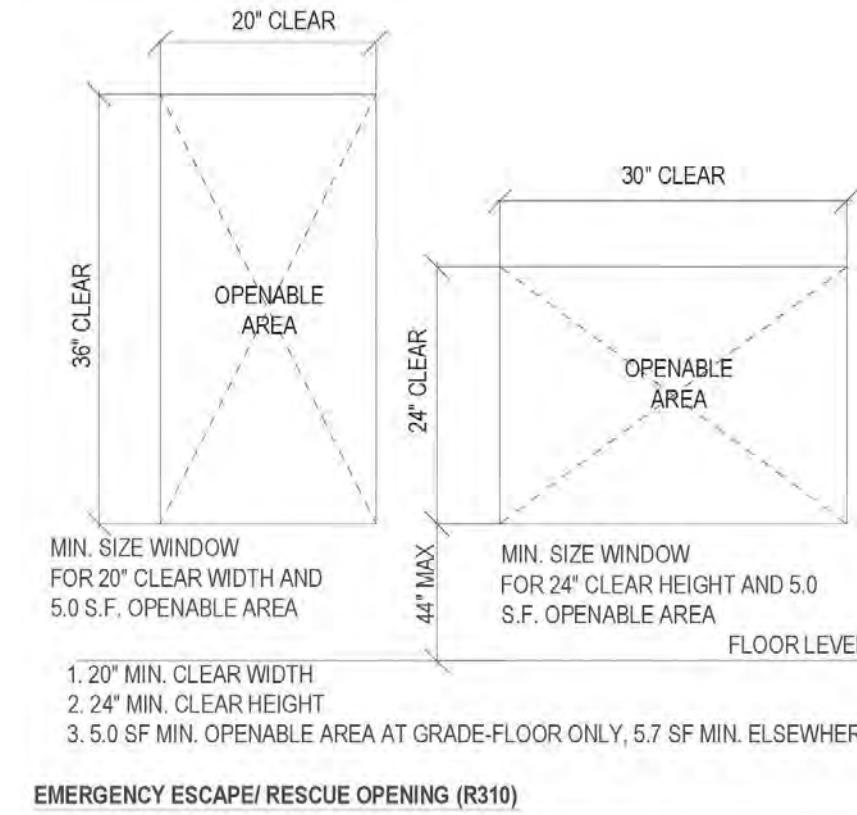
2 PR. REAR ELEVATION
1/4" = 1'-0"



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



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



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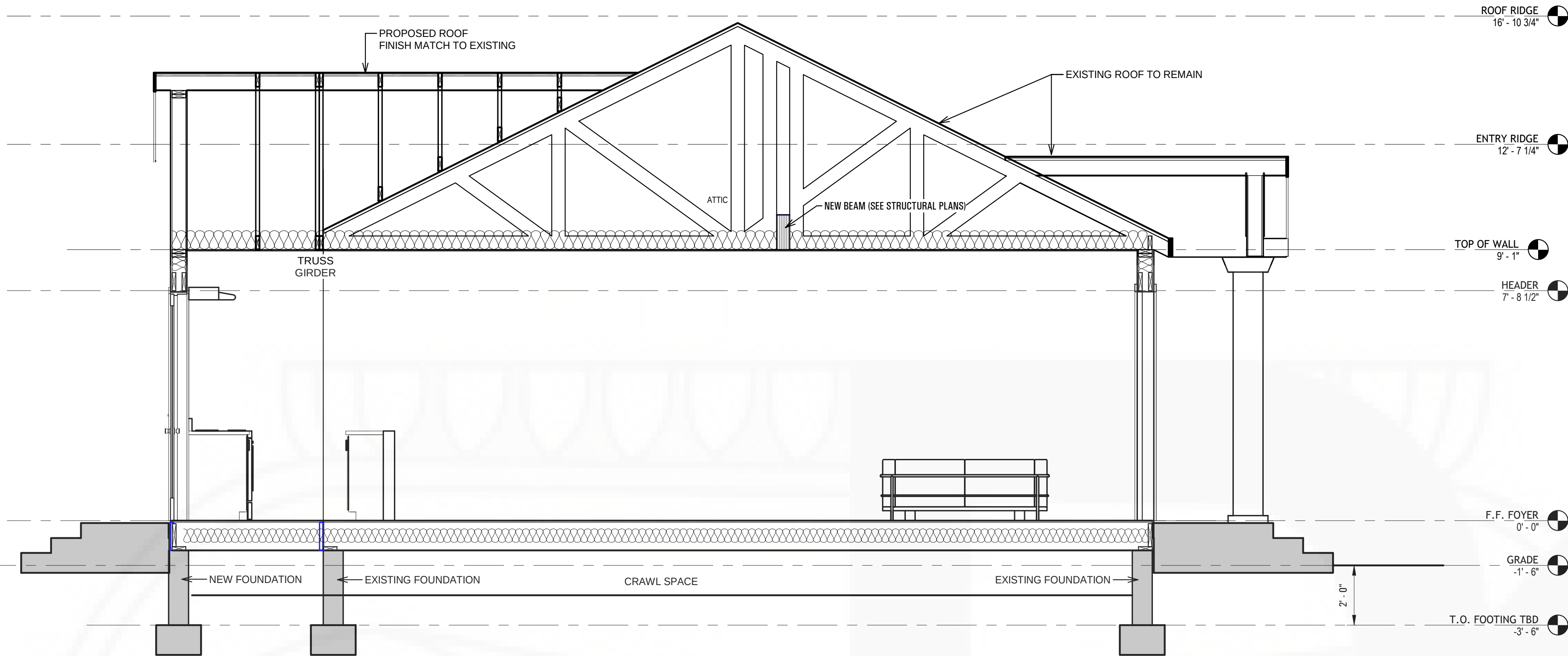
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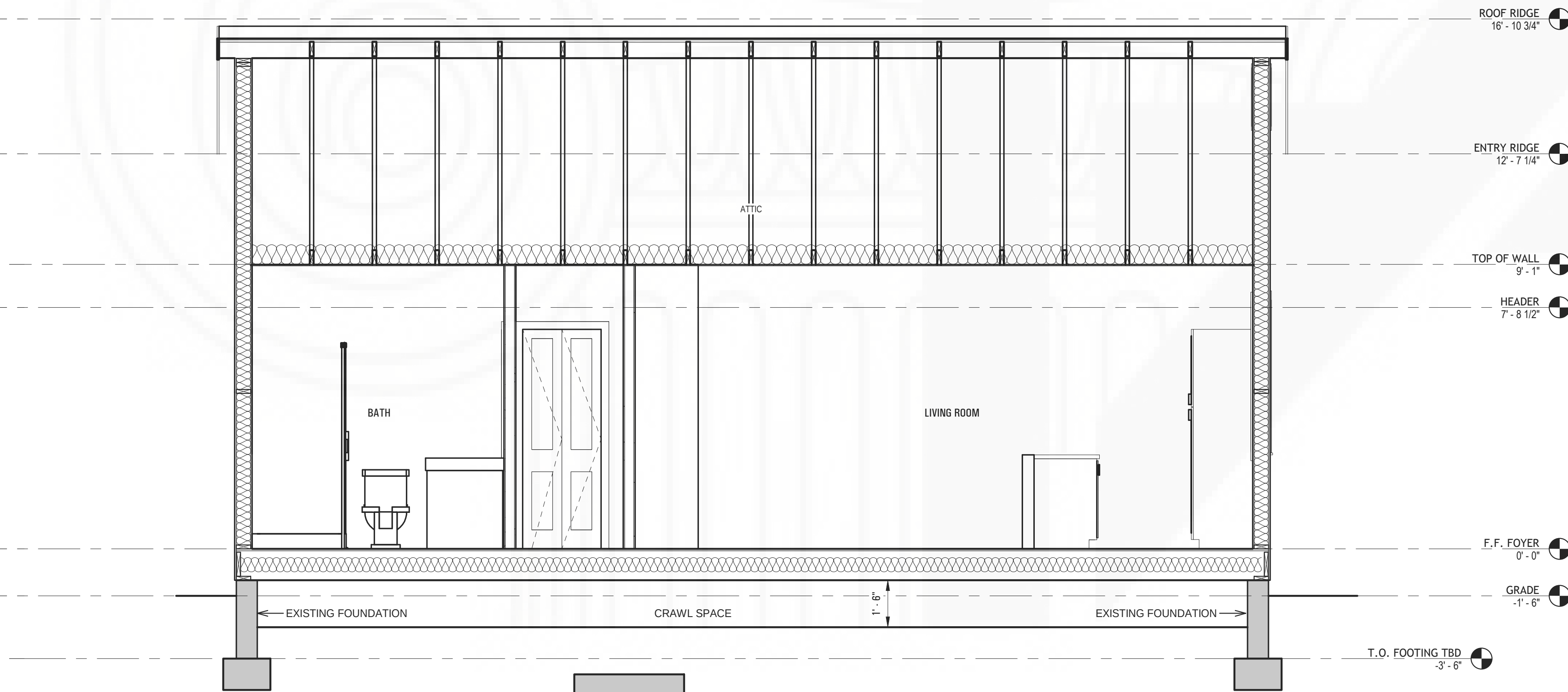
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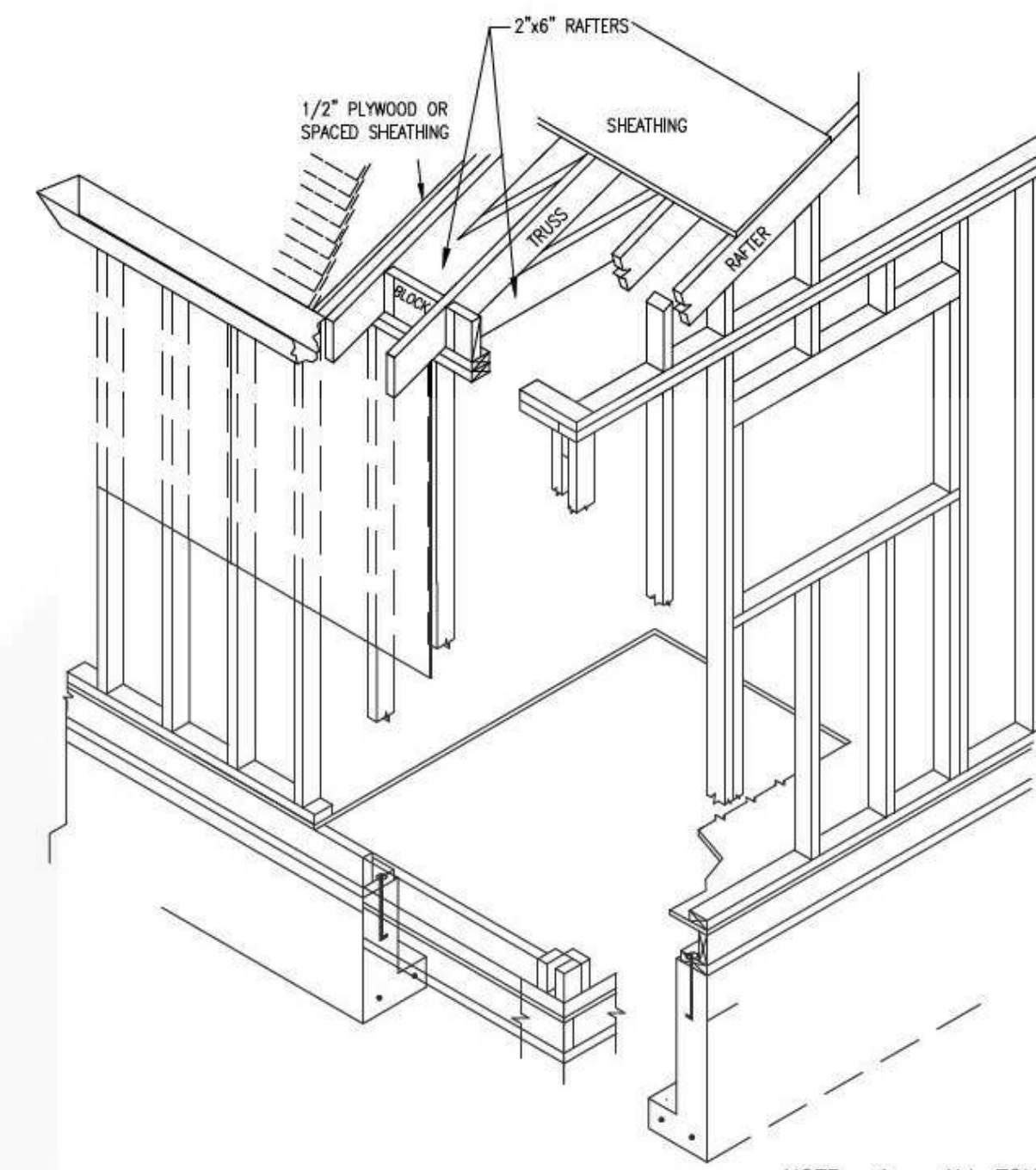
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1 CROSS SECTION A-A
3/8" = 1'-0"



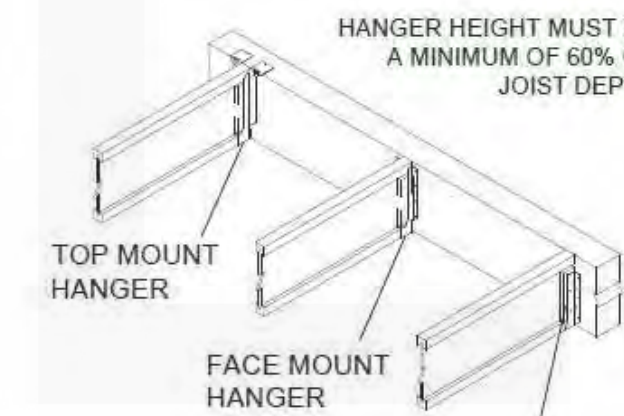
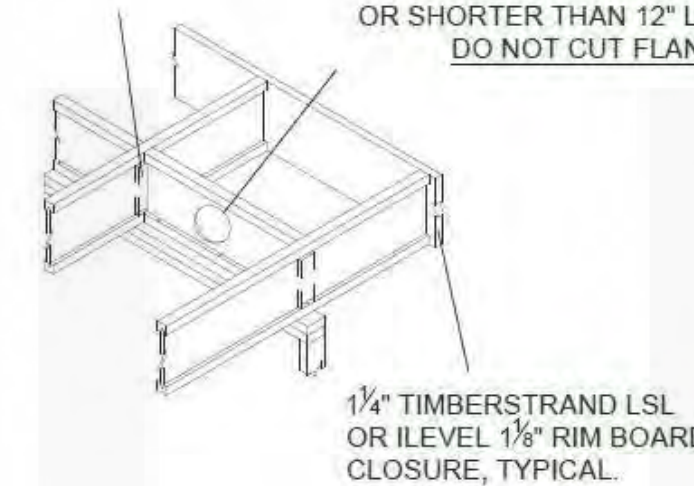
2 CROSS SECTION B-B
3/8" = 1'-0"



TYPICAL RAISED SLAB FRAMING
SCALE: NO SCALE

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

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



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

FLOOR FRAMING & TRUSS NOTES:
FLOOR: 40 PSF LL.
*10 PSF TOP CHORD DL.
FLOORS 3 AND 2 SHALL HAVE 22" FLOOR TRUSSES; BOTTOM FLOOR IS CONCRETE SLAB.
SUB FLOOR SHEATHING SHALL BE H 1.125". SHEATHING IS REQUIRED FOR ANY LONGITUDINAL(DRAG) FORCES.
TRUSSES SPACED AT 24" O.C.
TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.
ALL PLATES ARE 1.5 X 4 UNO
DEFLECTION MEETS L1480 LIVE AND L1360 TOTAL LOAD.
FASTEN RATED SHEATHING TO ONE FACE OF THIS FRAME.
ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATION.
ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSECTION.
ALL FLOOR TRUSSES SHALL CARRY MANUFACTURERS STAMP.

NAILING NOTES: (PER IRC TABLE R602.3.11)
JOIST TO SILL OR GIRDER
BRIDGING TO JOIST
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 CORNERS STUDS
2" PLANKS
1/2" 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
TOE NAIL (4)8d, END NAIL (2) 16d
END NAIL (2)16d
FACE NAIL 16d @ 24" OC
FACE NAIL 16d @ 16" OC
16d @ 16" OC ALONG EA. EDGE
16d @ 16" OC ALONG EA. EDGE
FACE NAIL (2)16d
TOE NAIL (3)8d
TOE NAIL (3)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
16d NAILS
1/2" DIA M.B. W/ STANDARD NUT AND WASHERS



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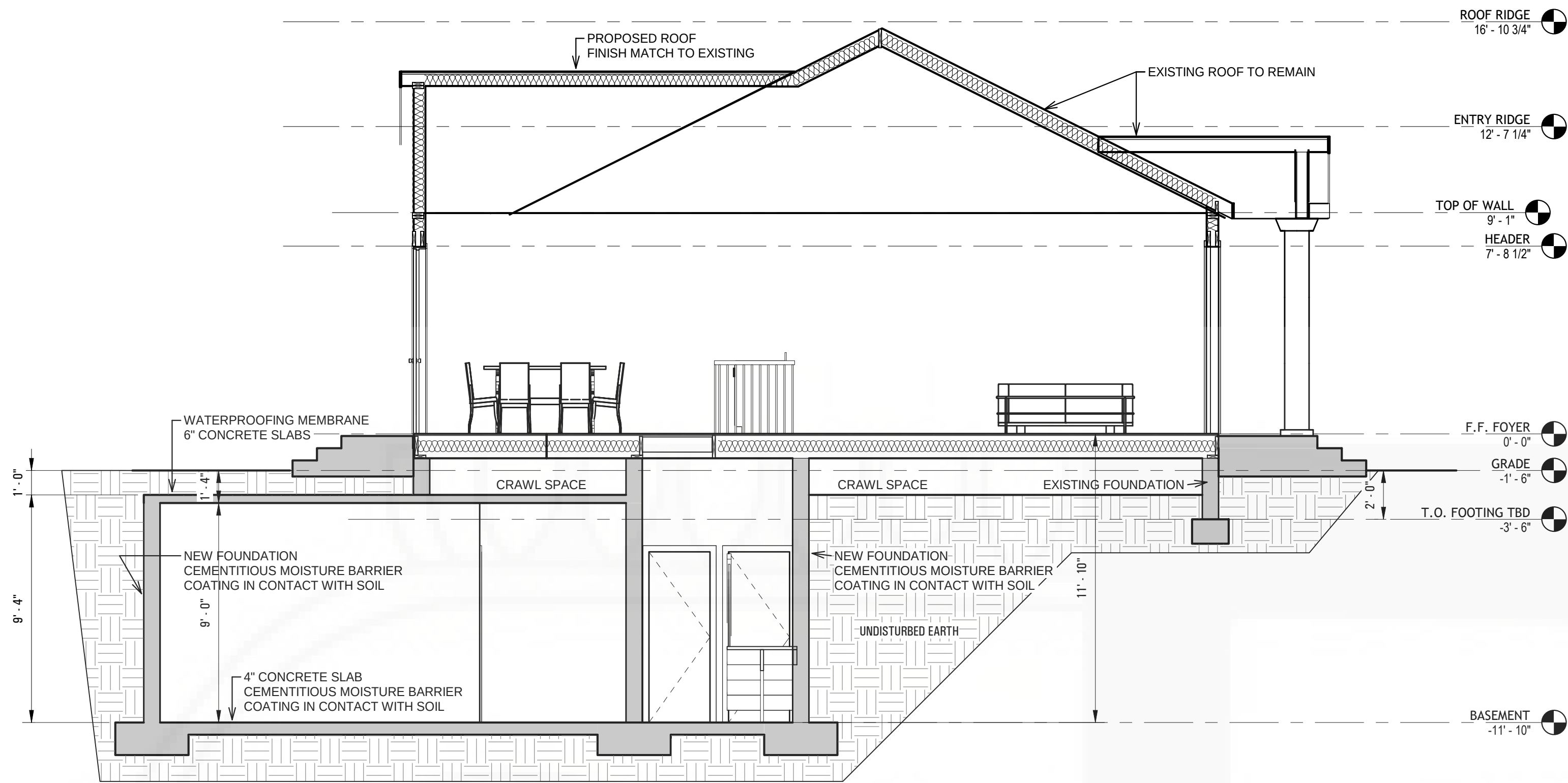
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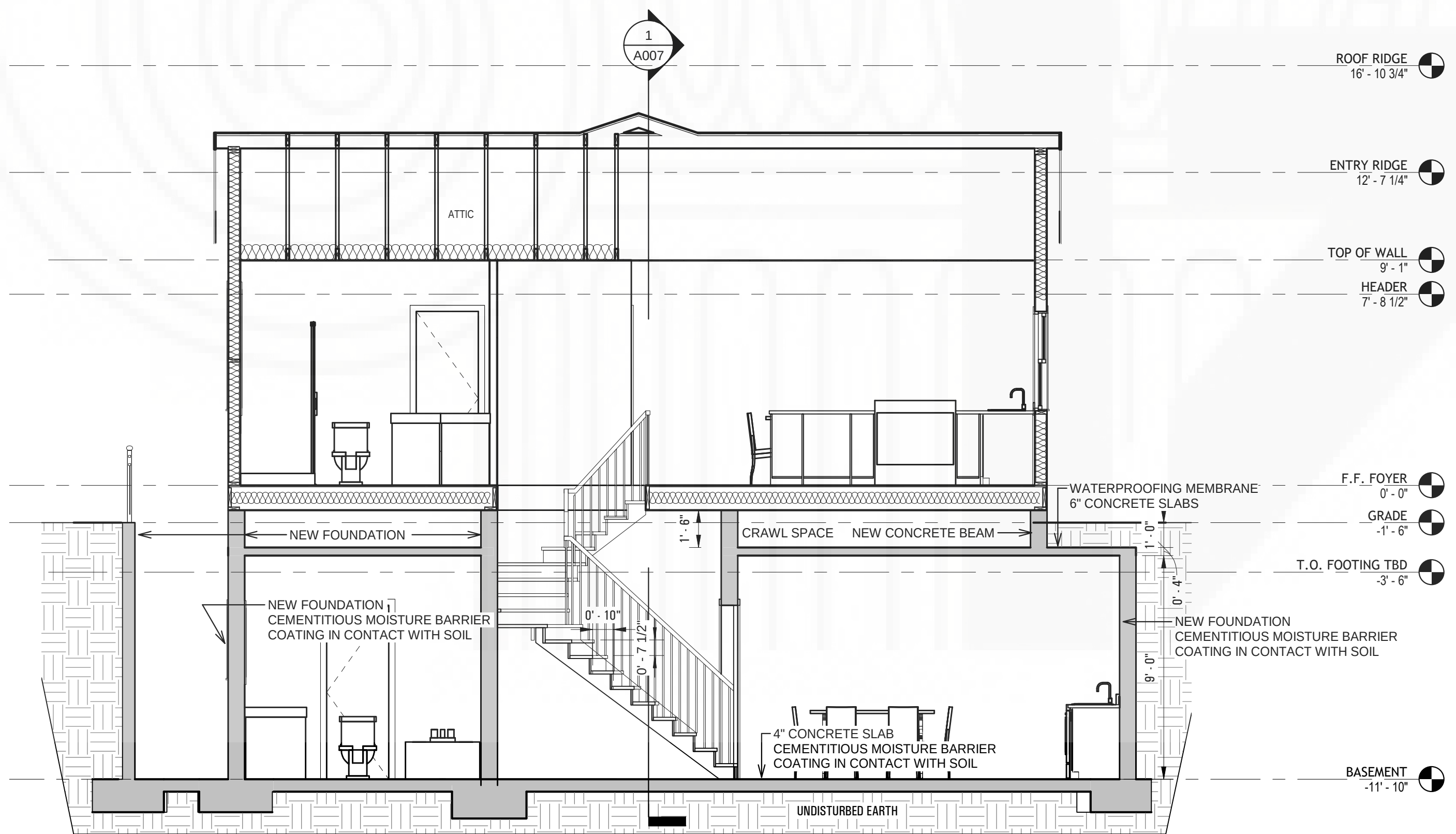
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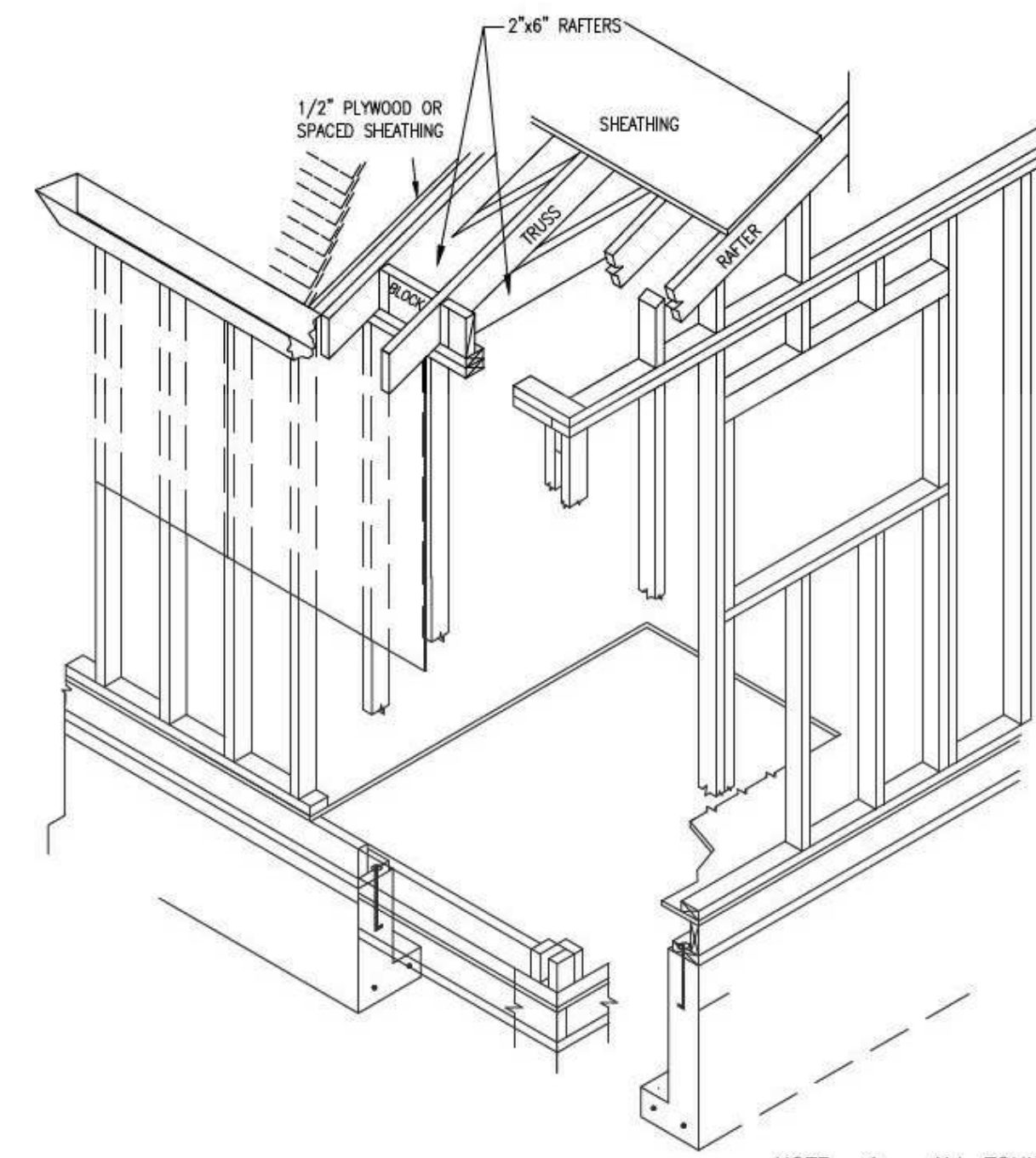
A006



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



2 CROSS SECTION B-B
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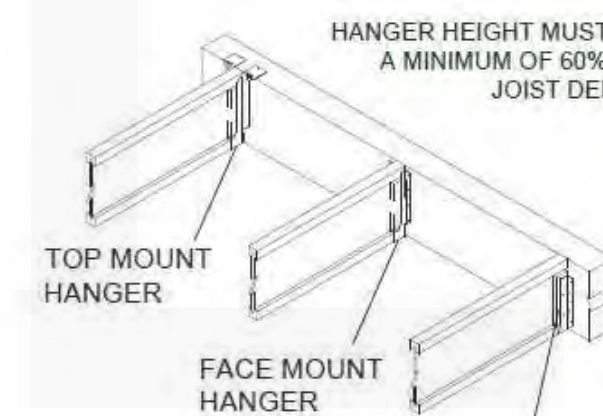
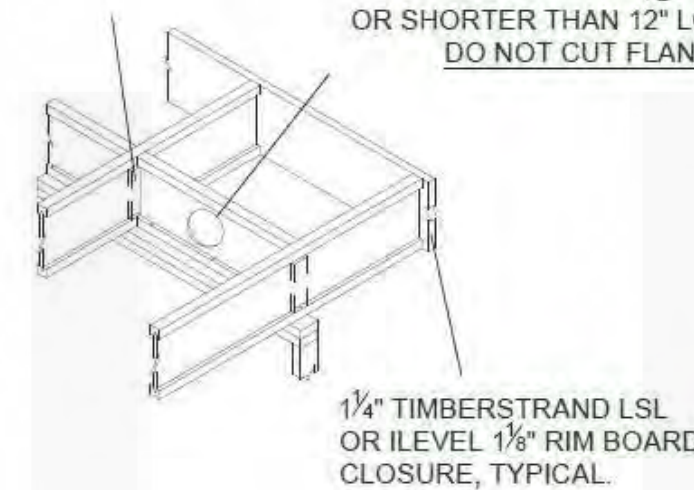
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SCALE: NO SCALE

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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 CORNERS STUDS
2" PLANKS

1/2" 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
TOE NAIL (4) 8d, END NAIL (2) 16d
END NAIL (2) 16d

FACE NAIL 16d @ 24" OC
FACE NAIL 16d @ 16" OC
16d @ 16" OC ALONG EA, EDGE
FACE NAIL (2) 16d

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

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

16d NAILS
1/2" DIA M.B. W/ STANDARD NUT AND WASHERS



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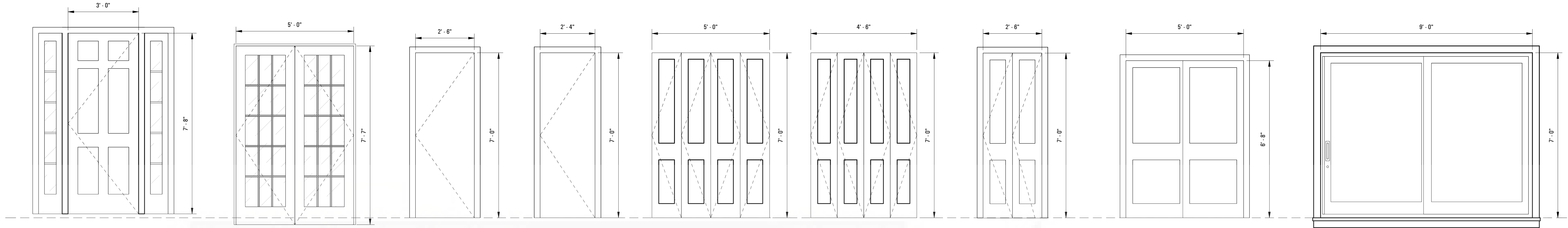
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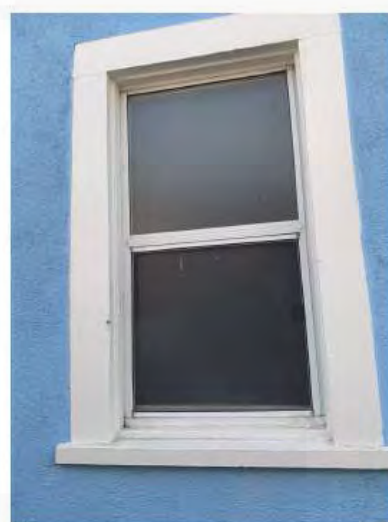
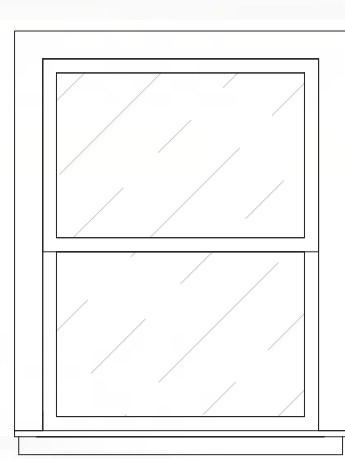
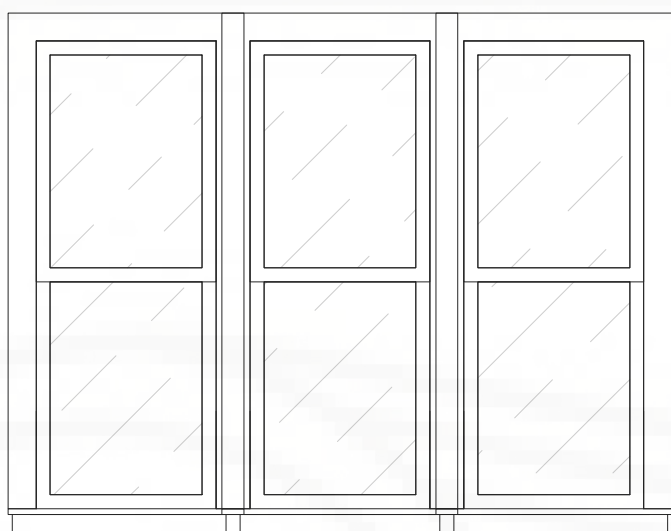
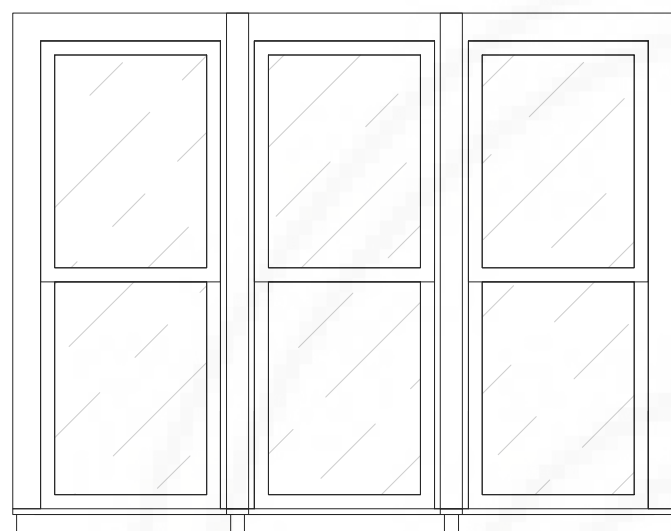
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01 EXTERIOR SINGLE RISED PANEL 02 EXTERIOR DOUBLE FULL GLASS DOOR 03 INTERIOR SINGLE FLUSH DOOR 04 INTERIOR SINGLE FLUSH DOOR 05 INTERIOR BIFOLD 4 PANEL DOOR 06 INTERIOR BIFOLD 4 PANEL DOOR 07 INTERIOR BIFOLD 2 PANEL DOOR 08 INTERIOR DOUBLE SLIDING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



01 EXISTING HISTORICAL

02 EXISTING HISTORICAL

03 EXISTING HISTORICAL

04 EXISTING BATHROOM TO BE DEMO

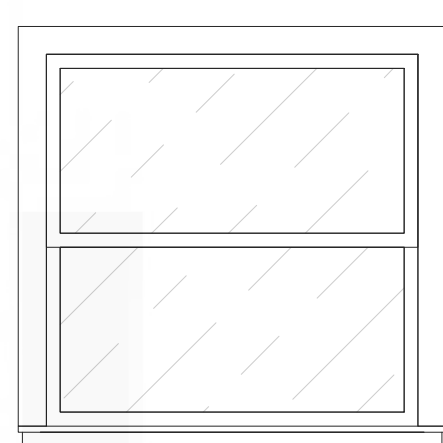
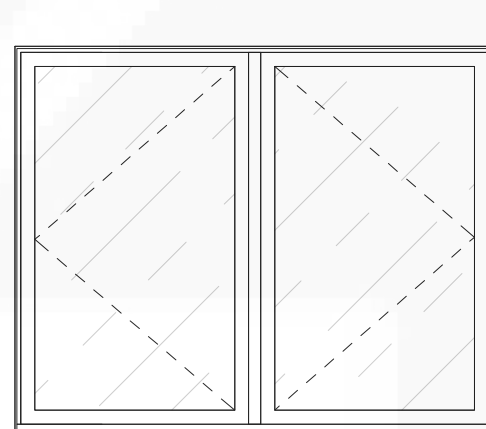
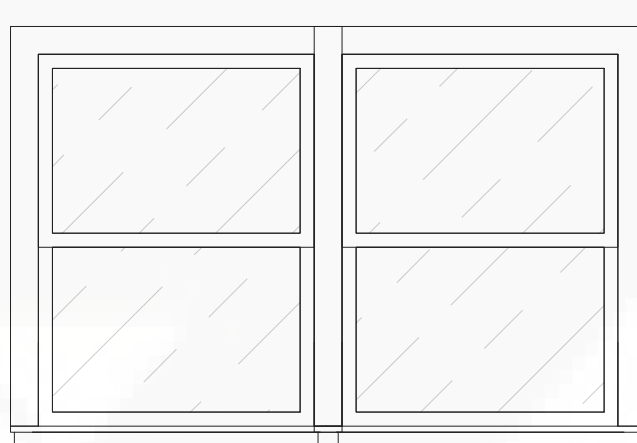
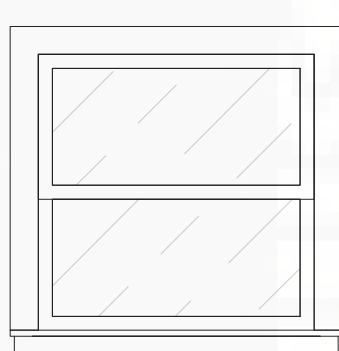
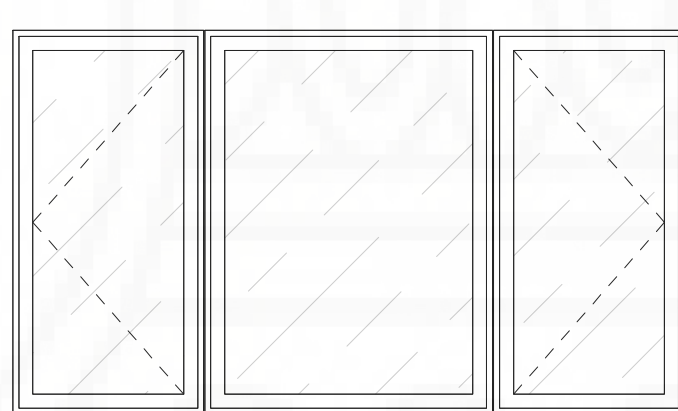
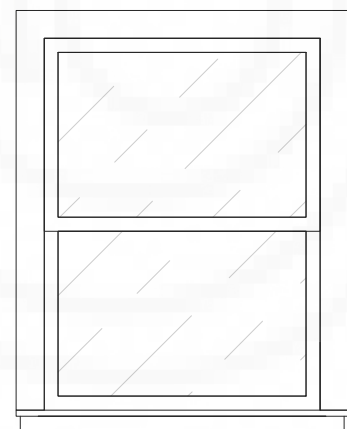
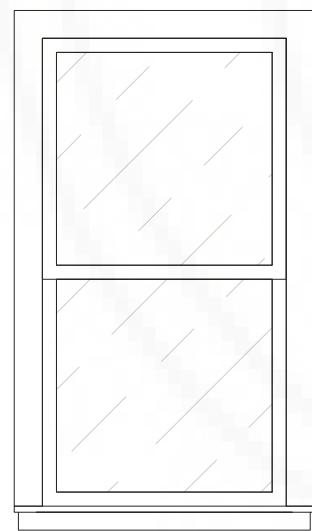
05 EXISTING 2ND BEDROOM TO BE DEMO

06 EXISTING 2ND BEDROOM TO BE REPLACED WITH GLASS DOOR #8

07 EXISTING KITCHEN EAST FACING TO BE REPLACED WITH NEW WINDOW #12

08 EXISTING KITCHEN TO BE DEMO

09 EXISTING LIVING TO BE DEMO



10

11

12

13

14

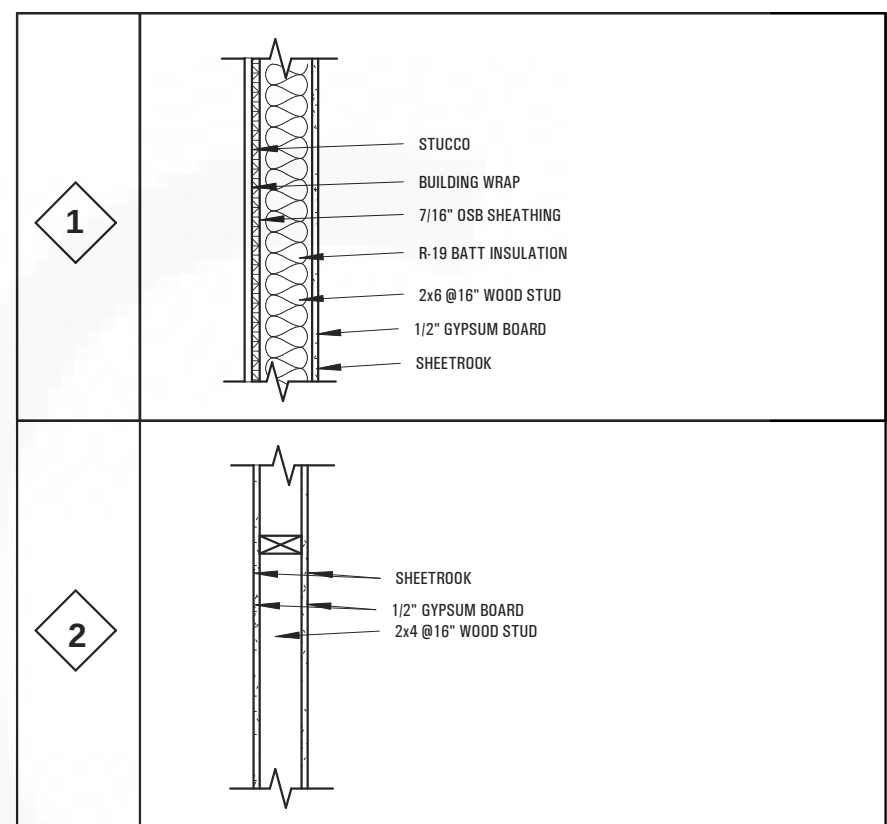
15

16

WINDOW SCHEDULE

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

ASSEMBLE



DOOR SCHEDULE

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



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www.pixelarchltd.com

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

Date:
OCTOBER 29, 2018
Scale:
As indicated

DRAWING TITLE:

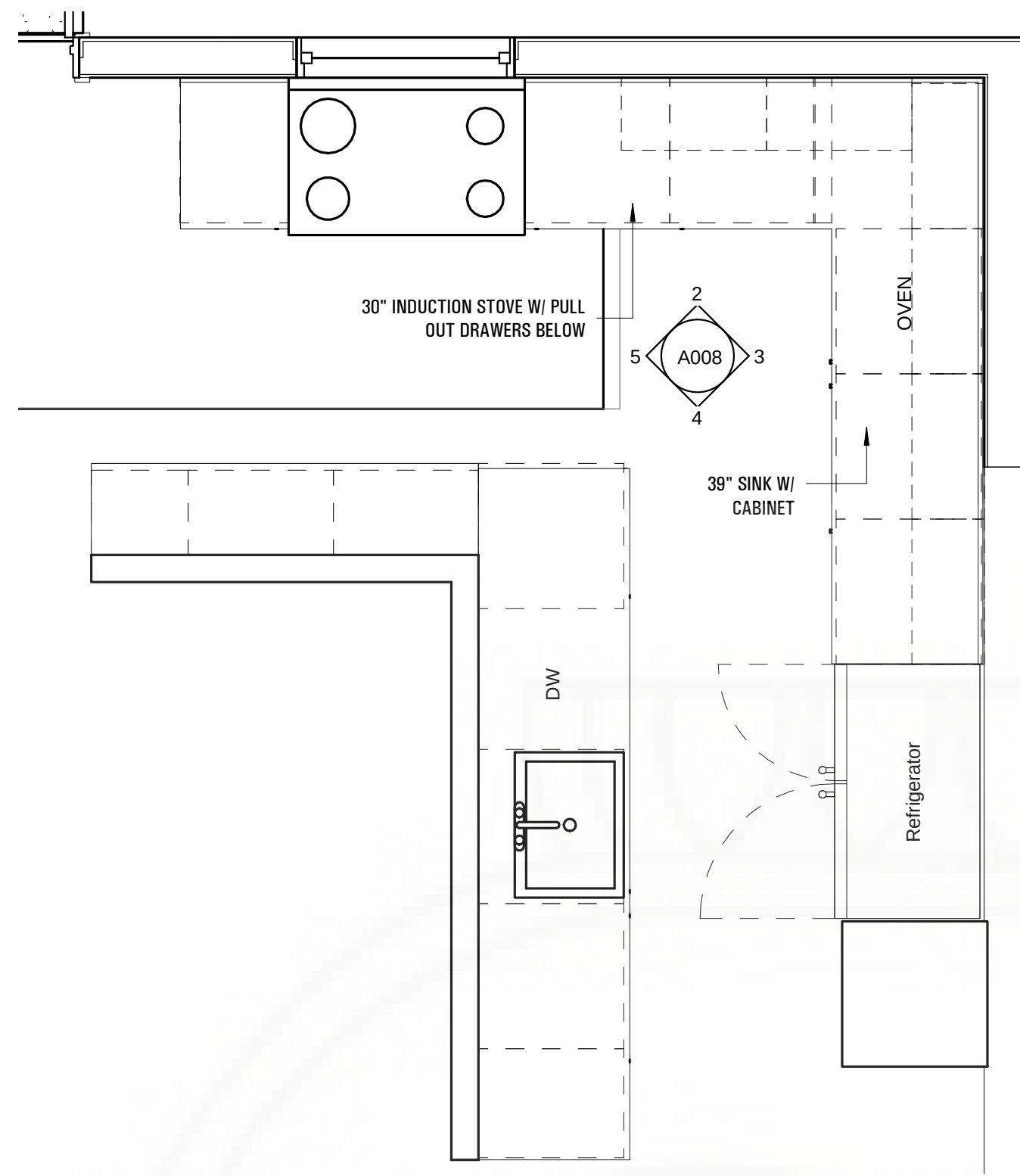
SCHEDULES

Sheet :

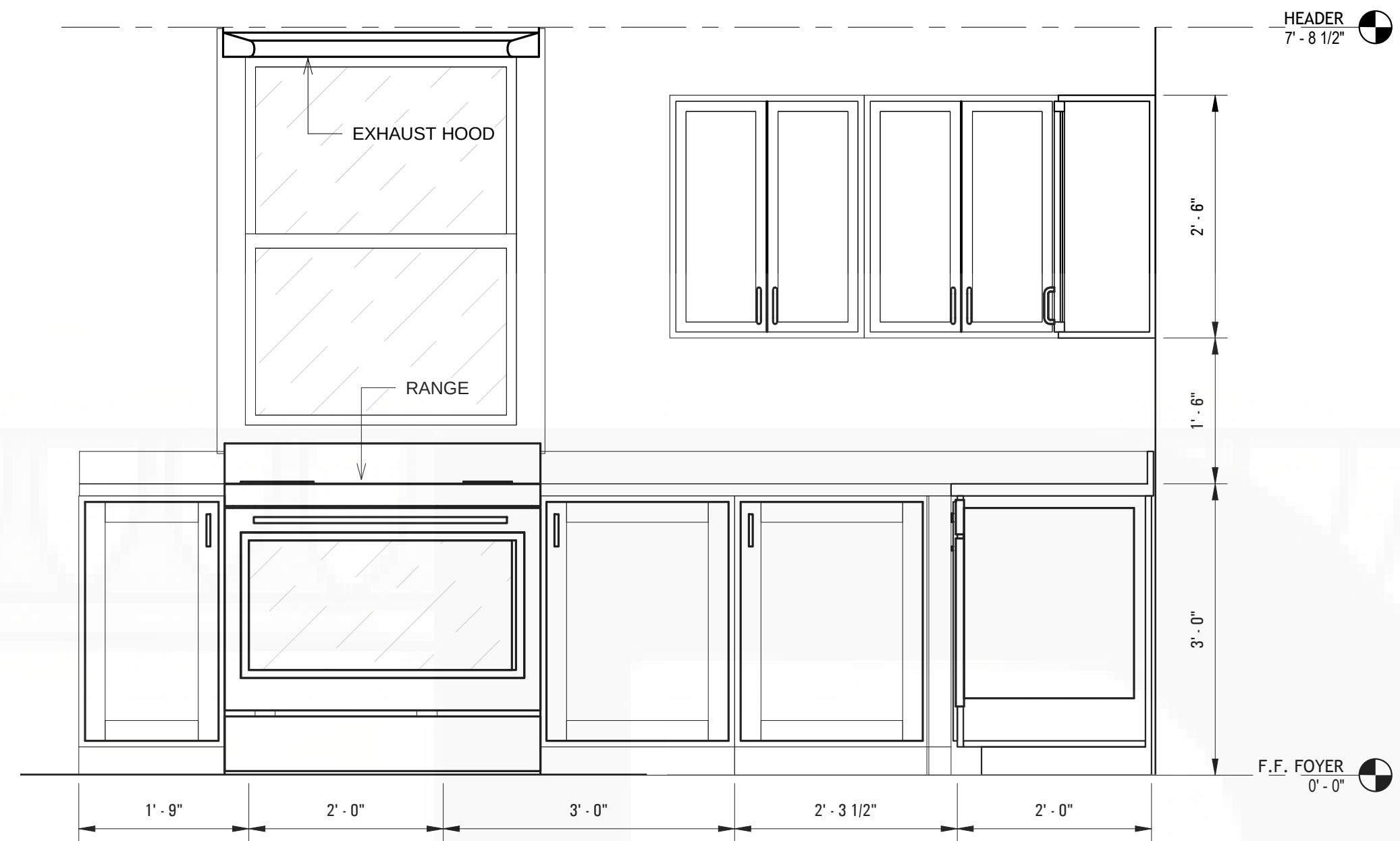
Page No

No.	Revision/Issue	Date

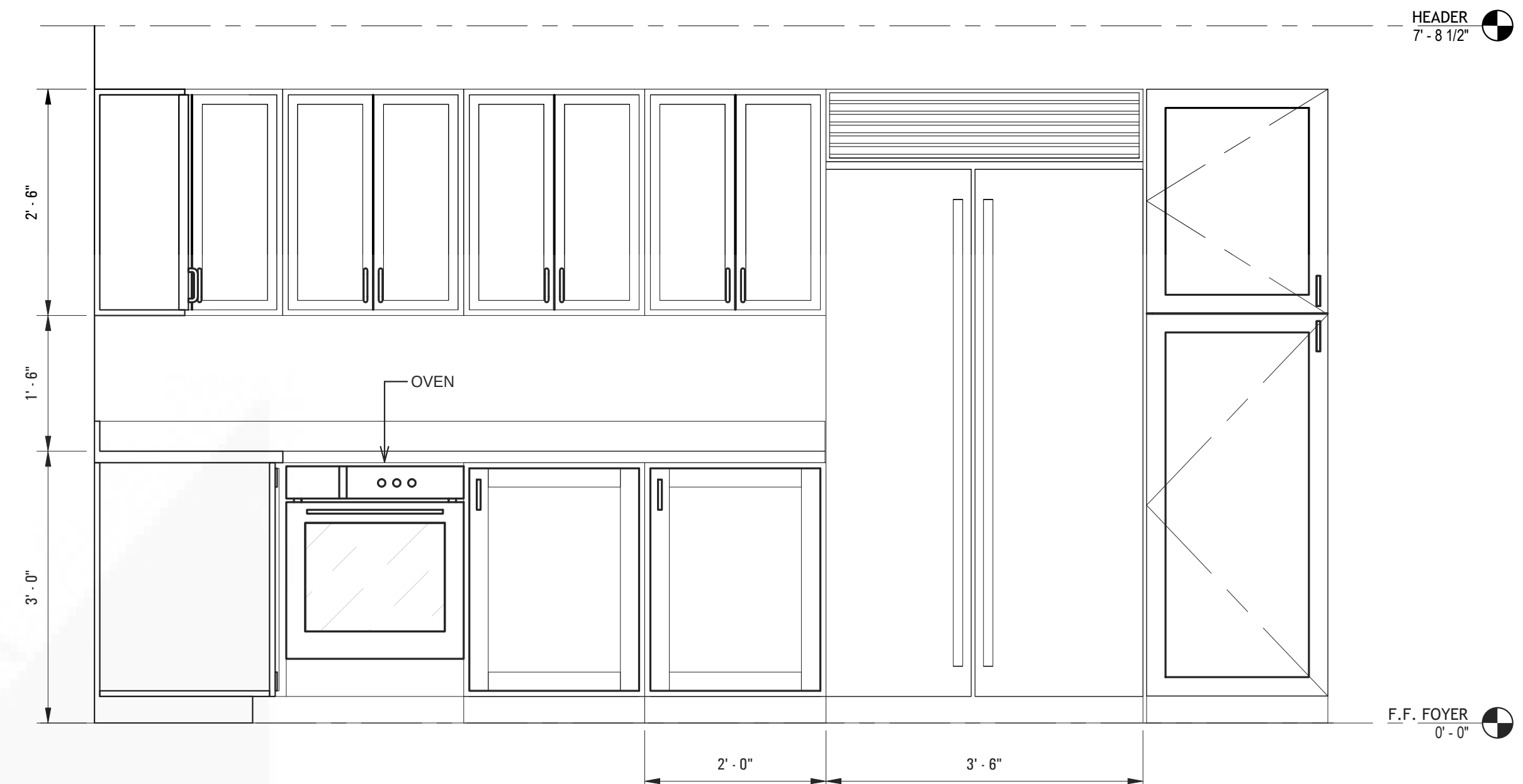
A008



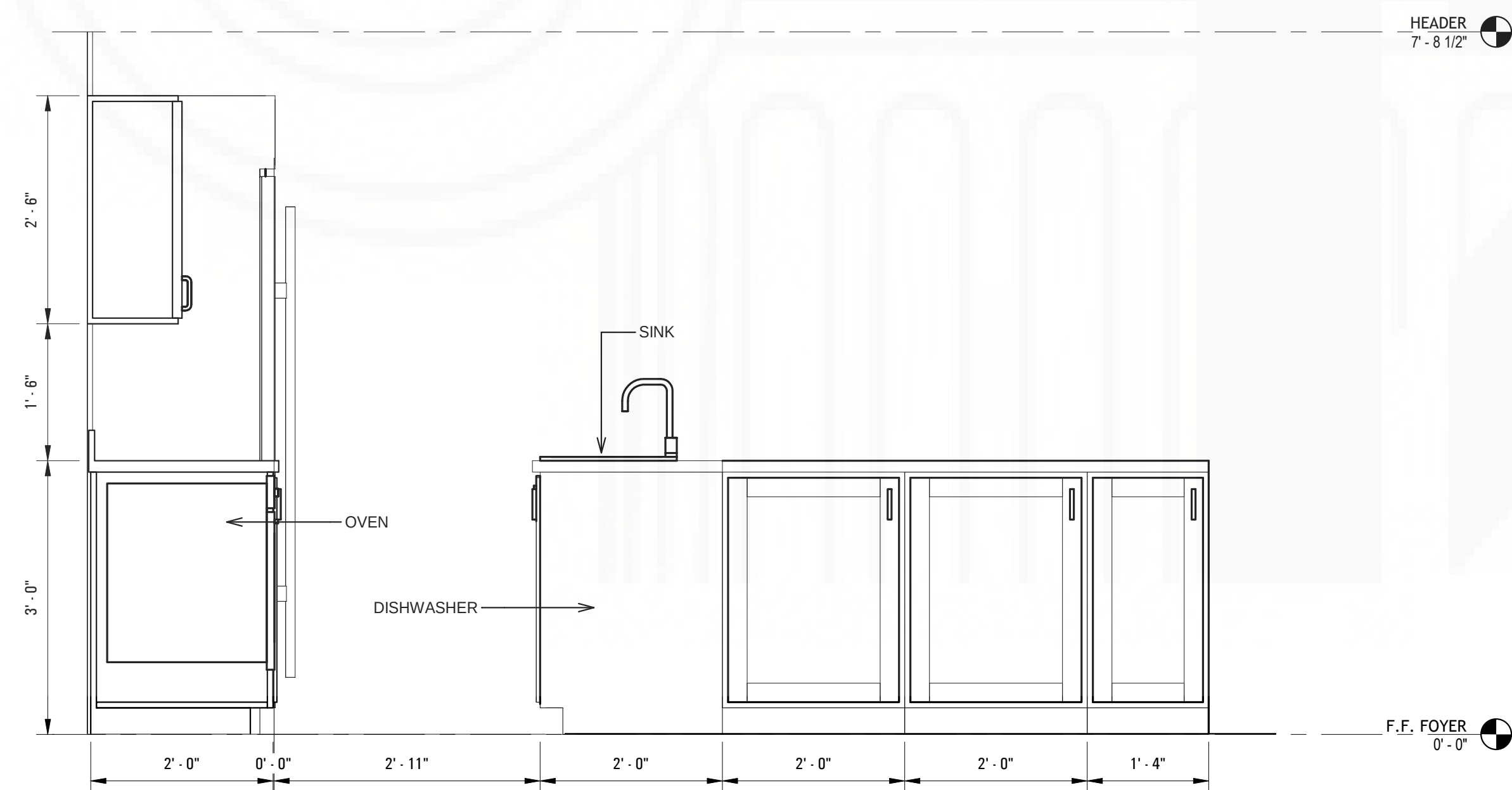
1 KITCHEN PLAN
1/2" = 1'-0"



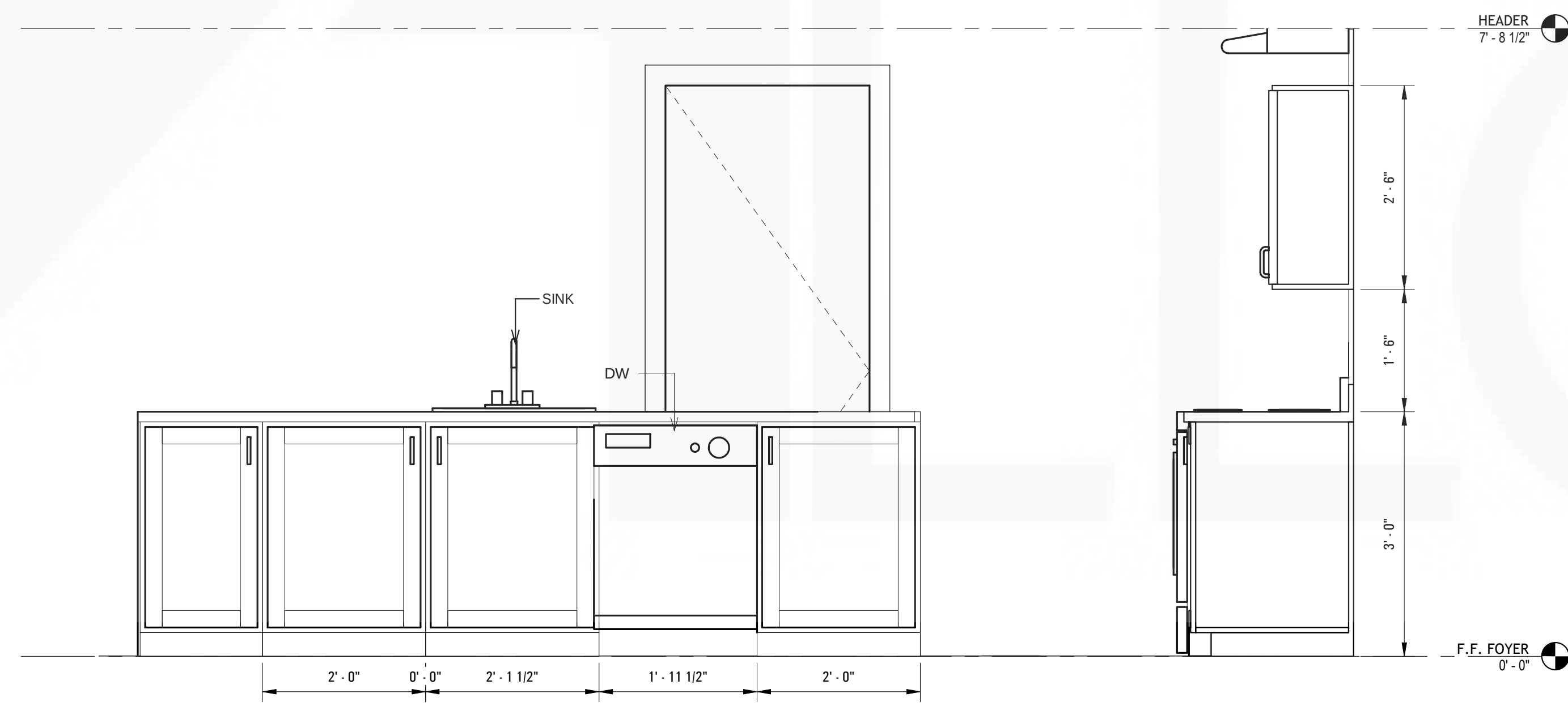
2 KITCHEN ELEVATION 1
3/4" = 1'-0"



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



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



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



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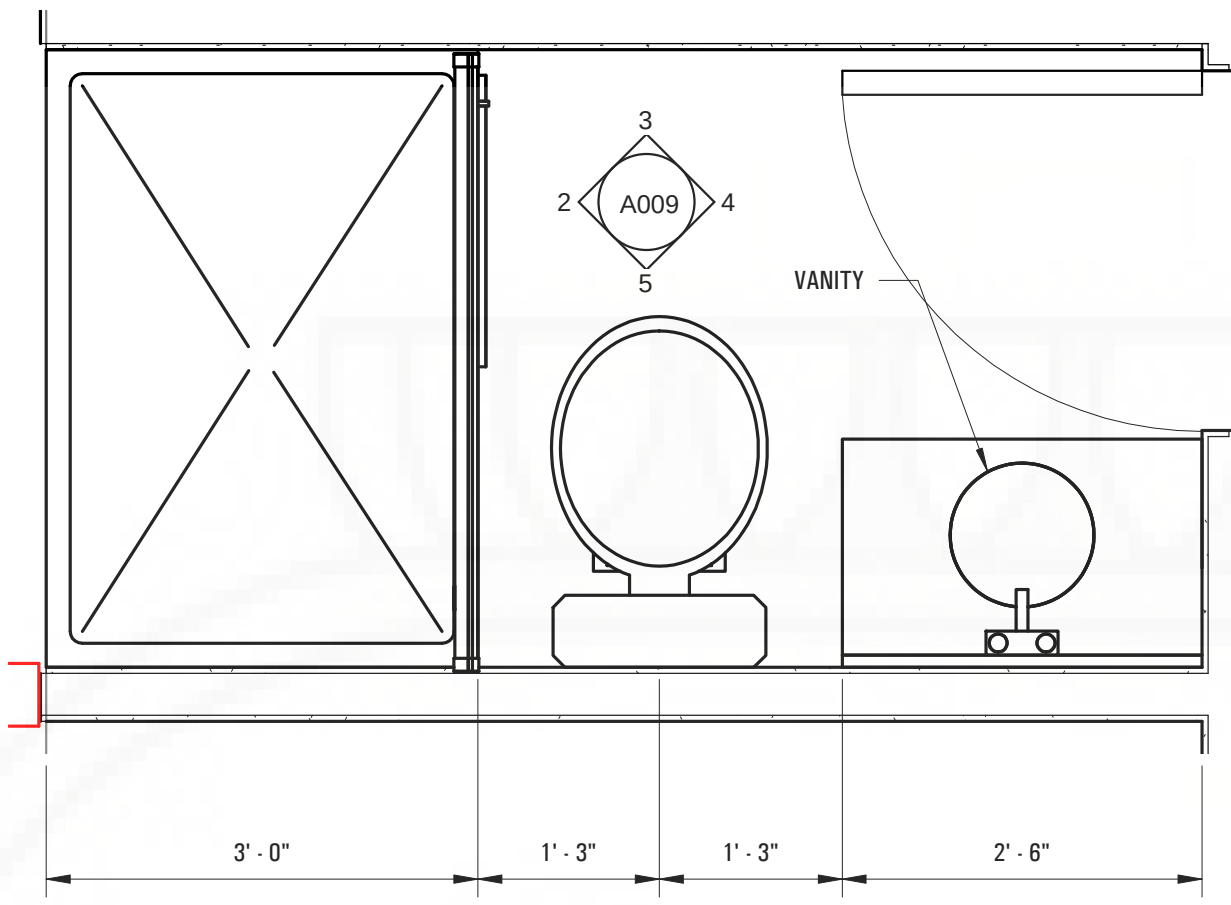
DRAWING TITLE:
KITCHEN PLAN, ELEVATIONS

Sheet :
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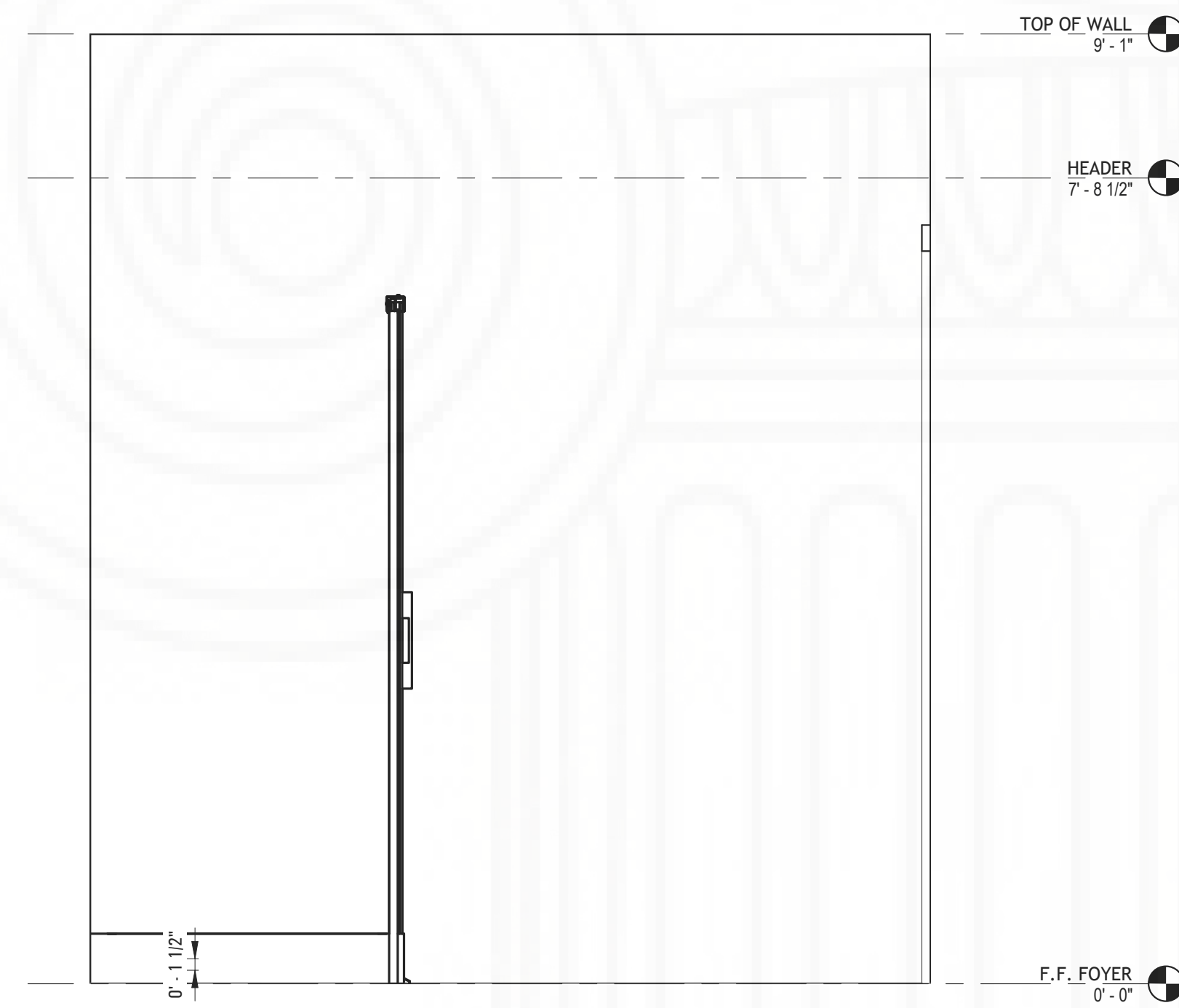
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A008

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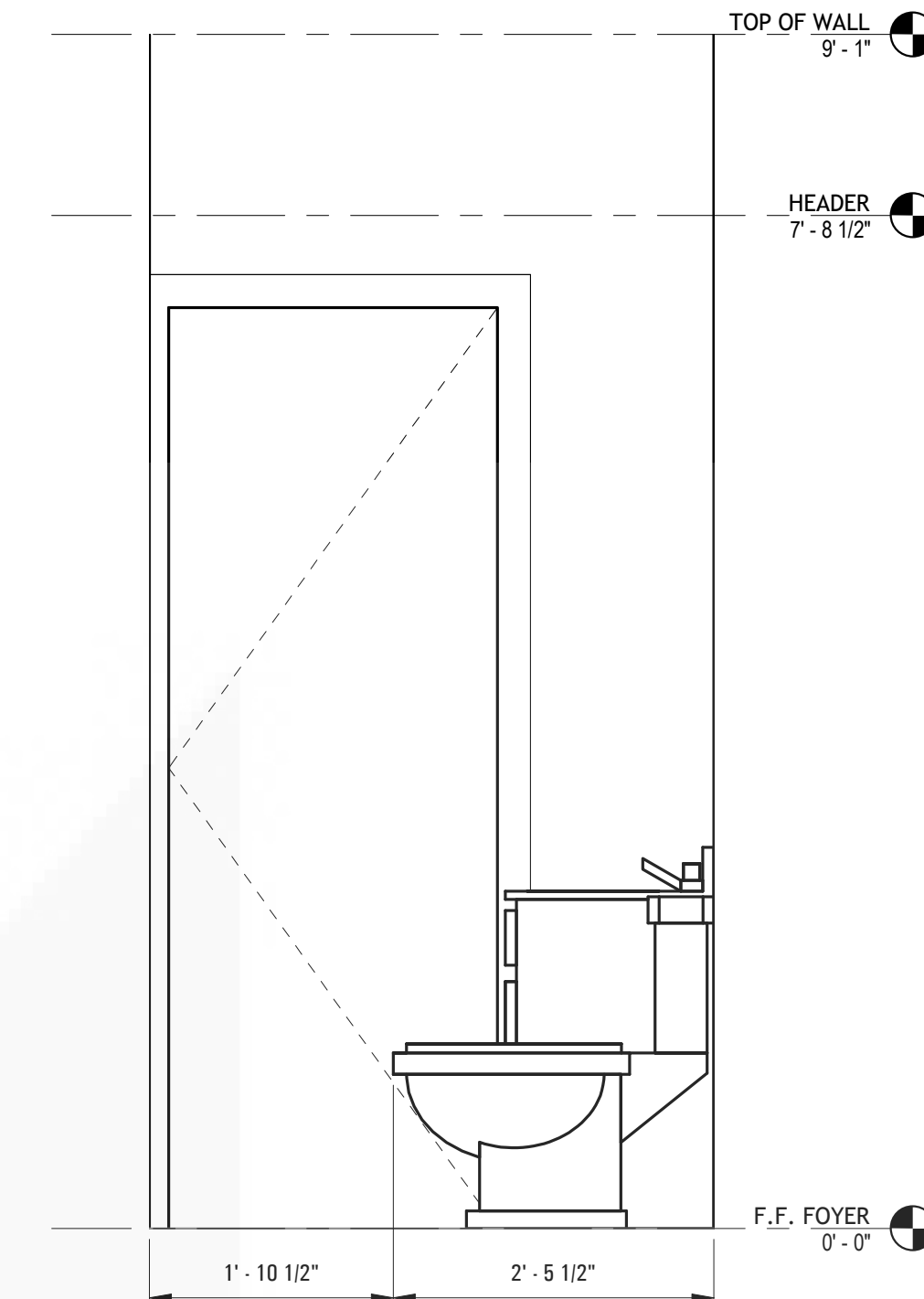
1 POWDER FLOOR PLAN
3/4" = 1'-0"



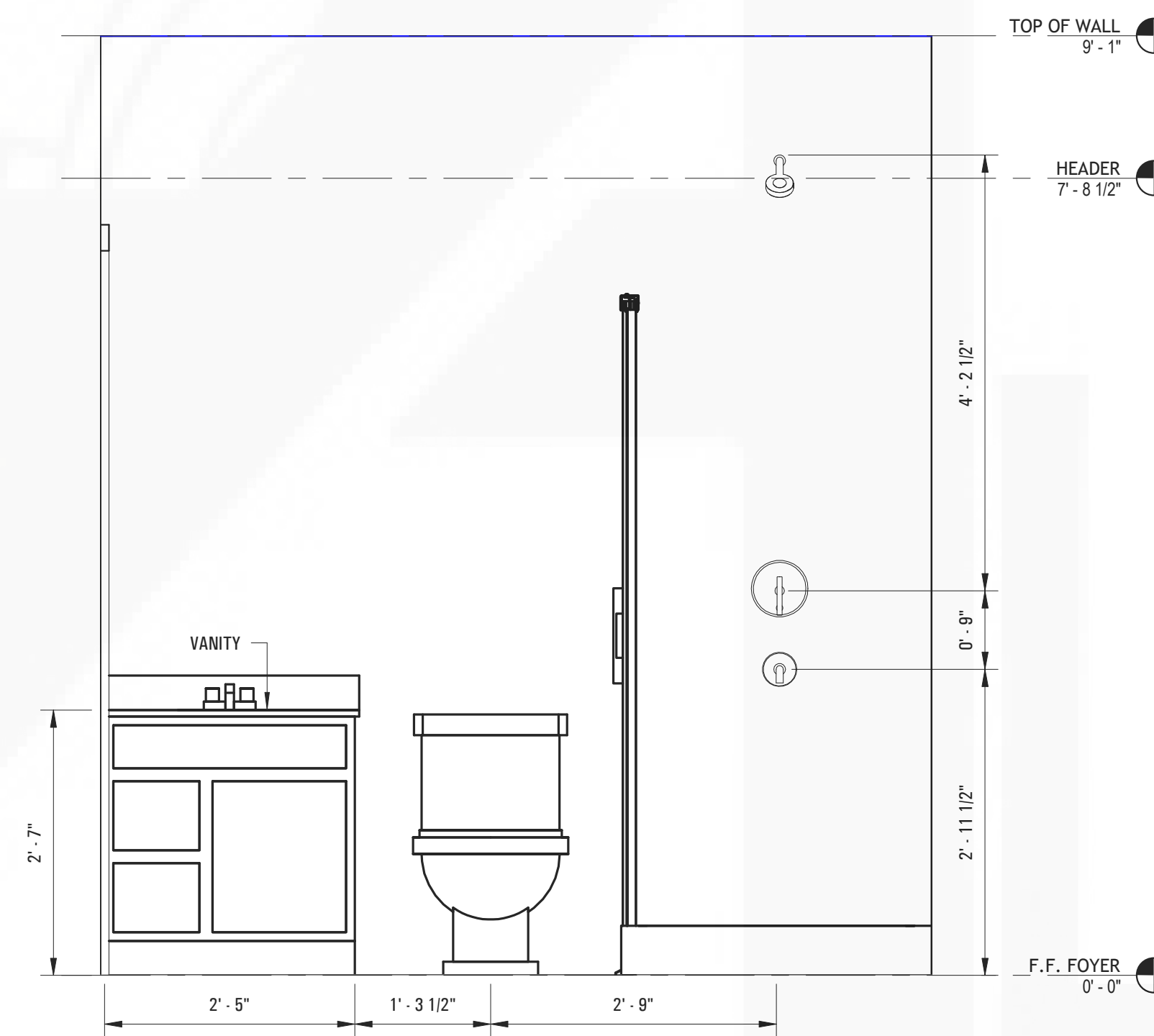
3 POWDER ELEVATION 3
3/4" = 1'-0"



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



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



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



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LOS ANGELES, CA 90018

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

DRAWING TITLE:
BATHROOM PLAN, ELEVATIONS

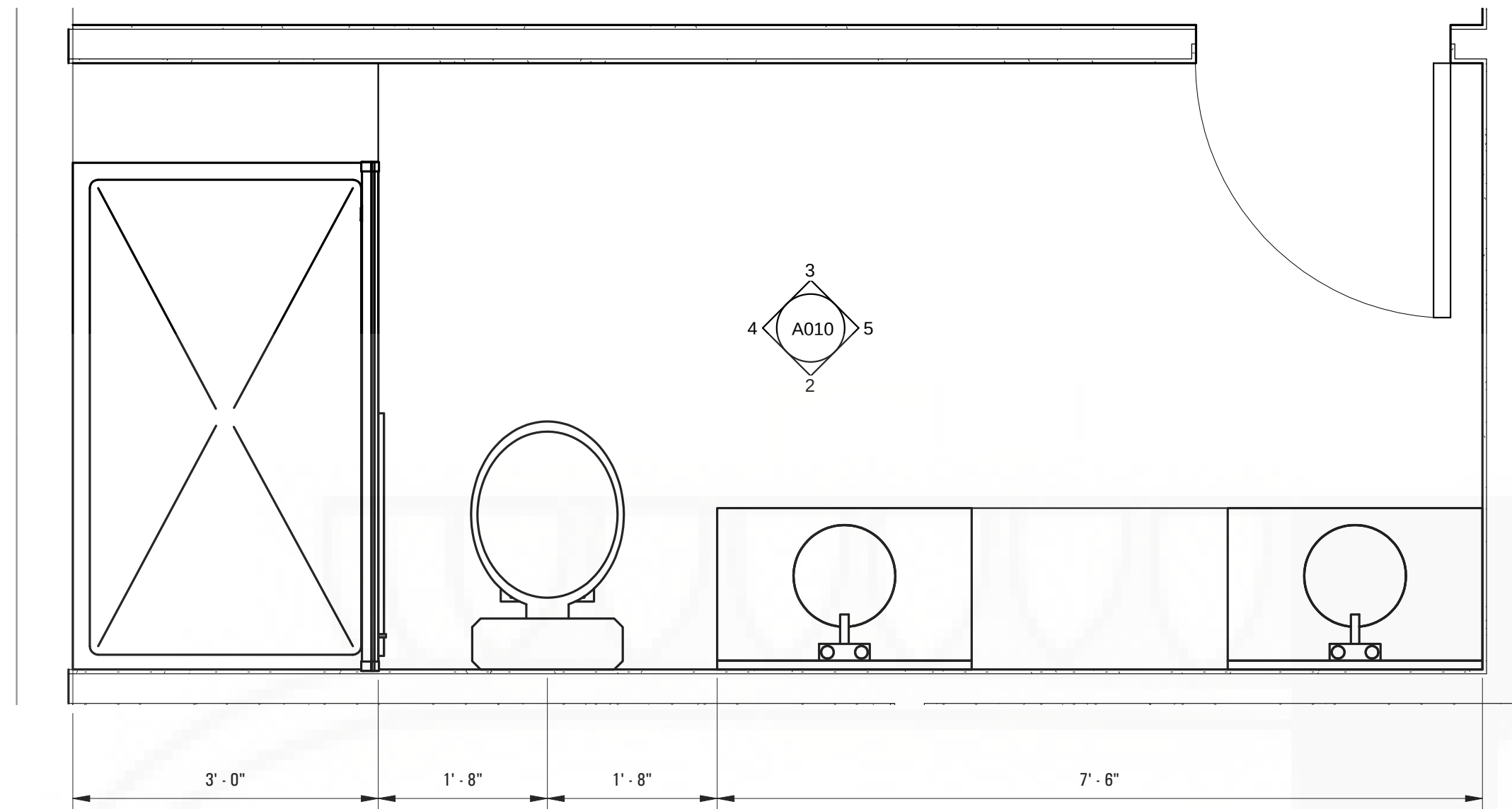
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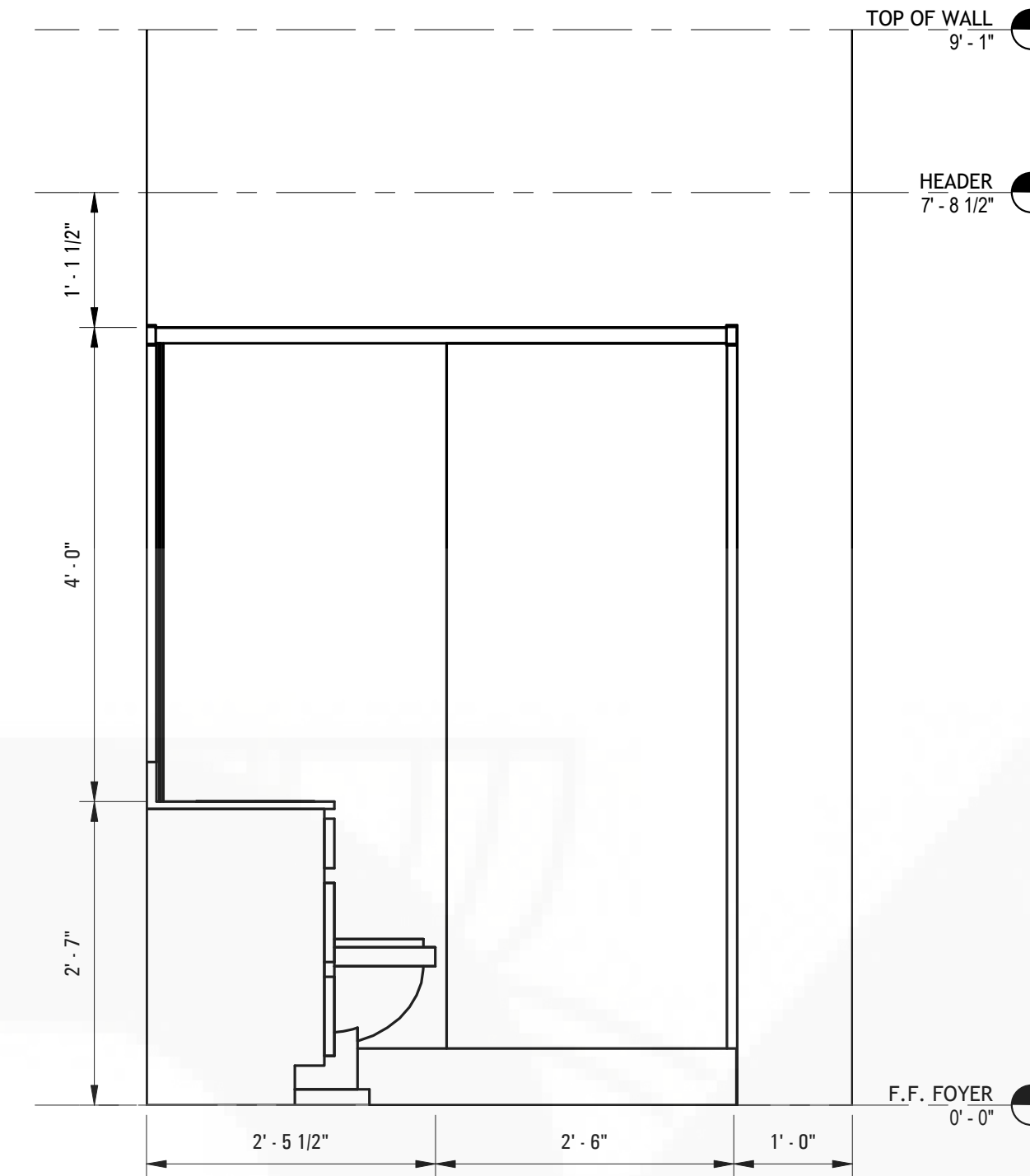
No.	Revision/Issue	Date

A009

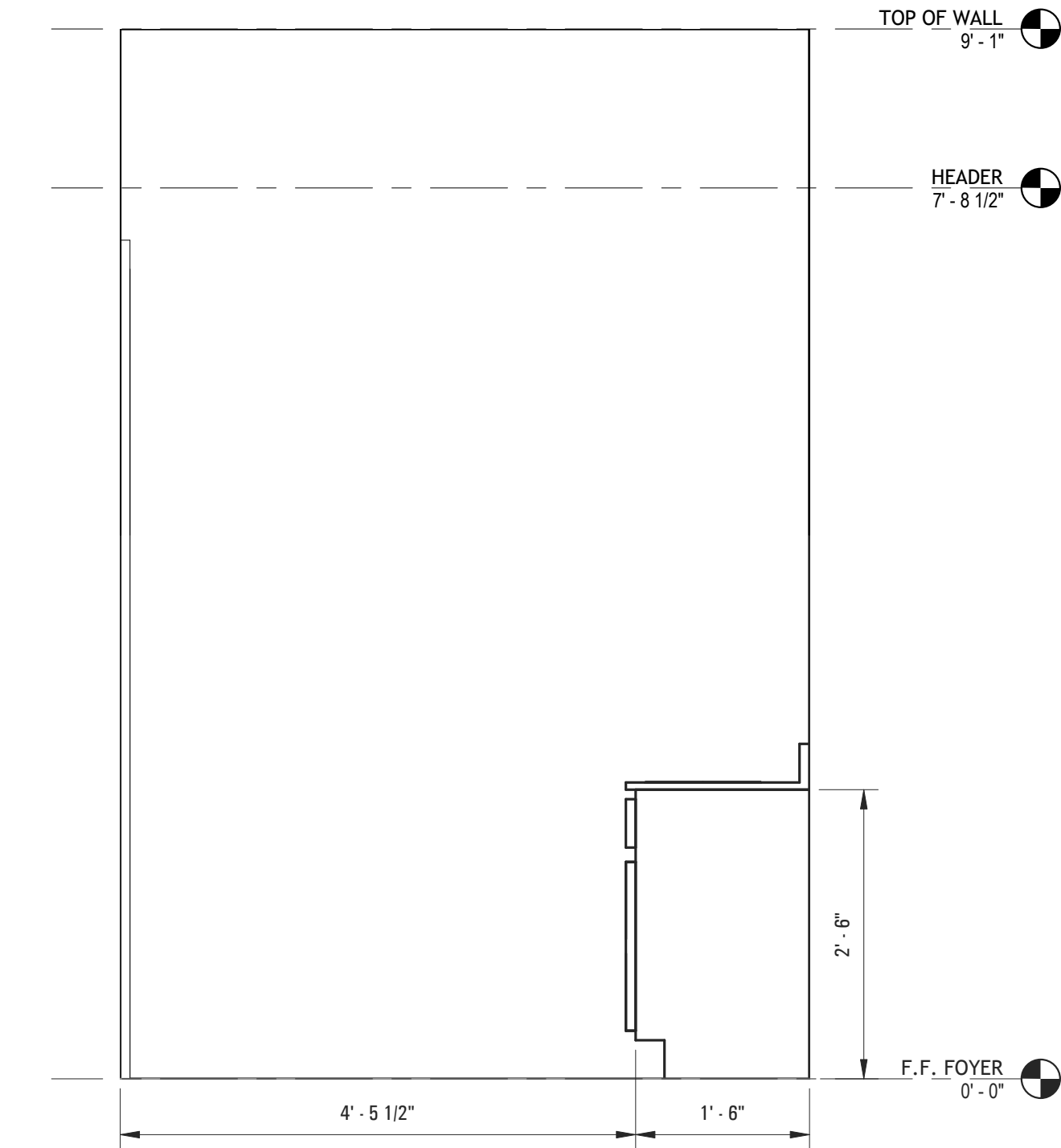
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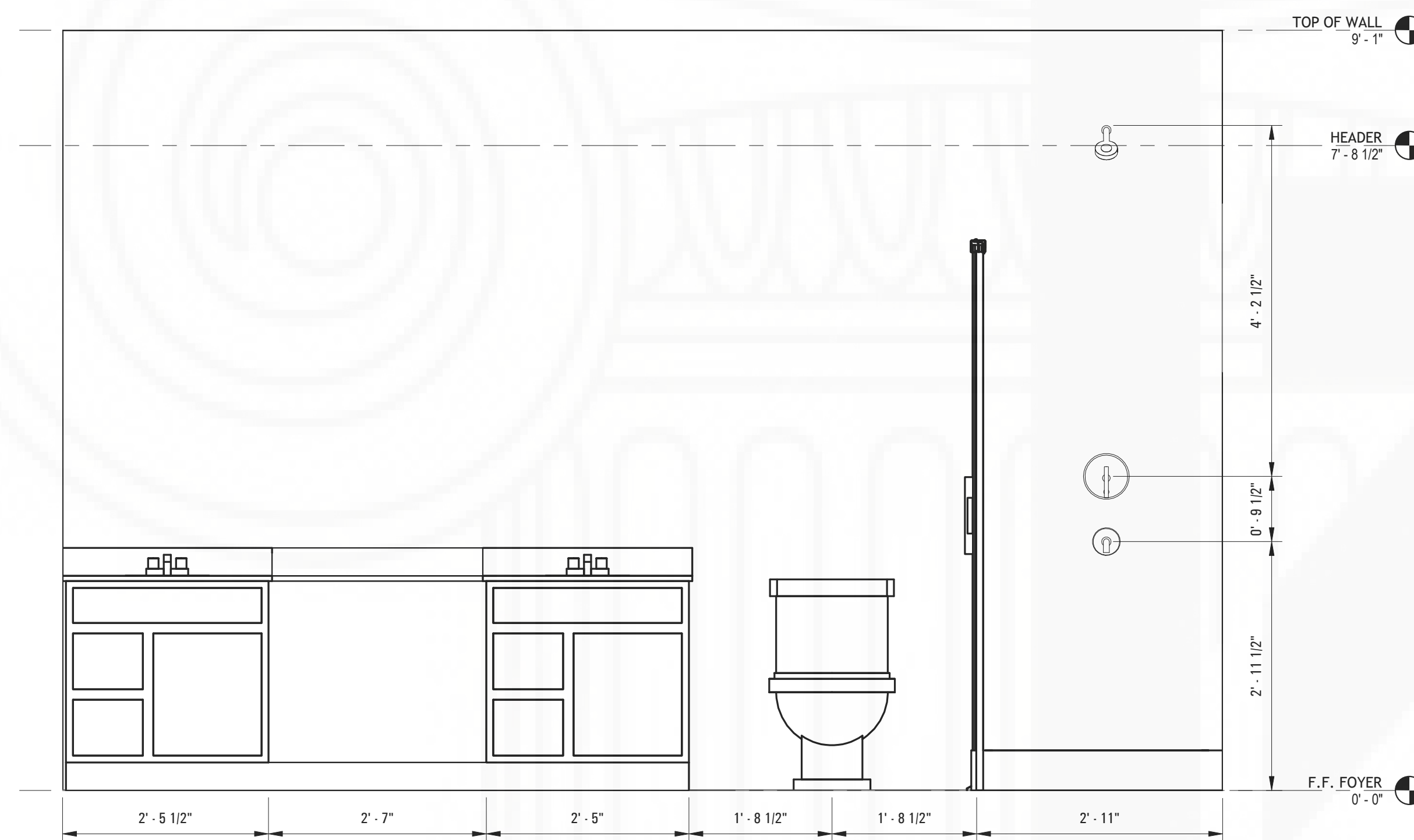
1 MST BATHROOM FLOOR PLAN
3/4" = 1'-0"



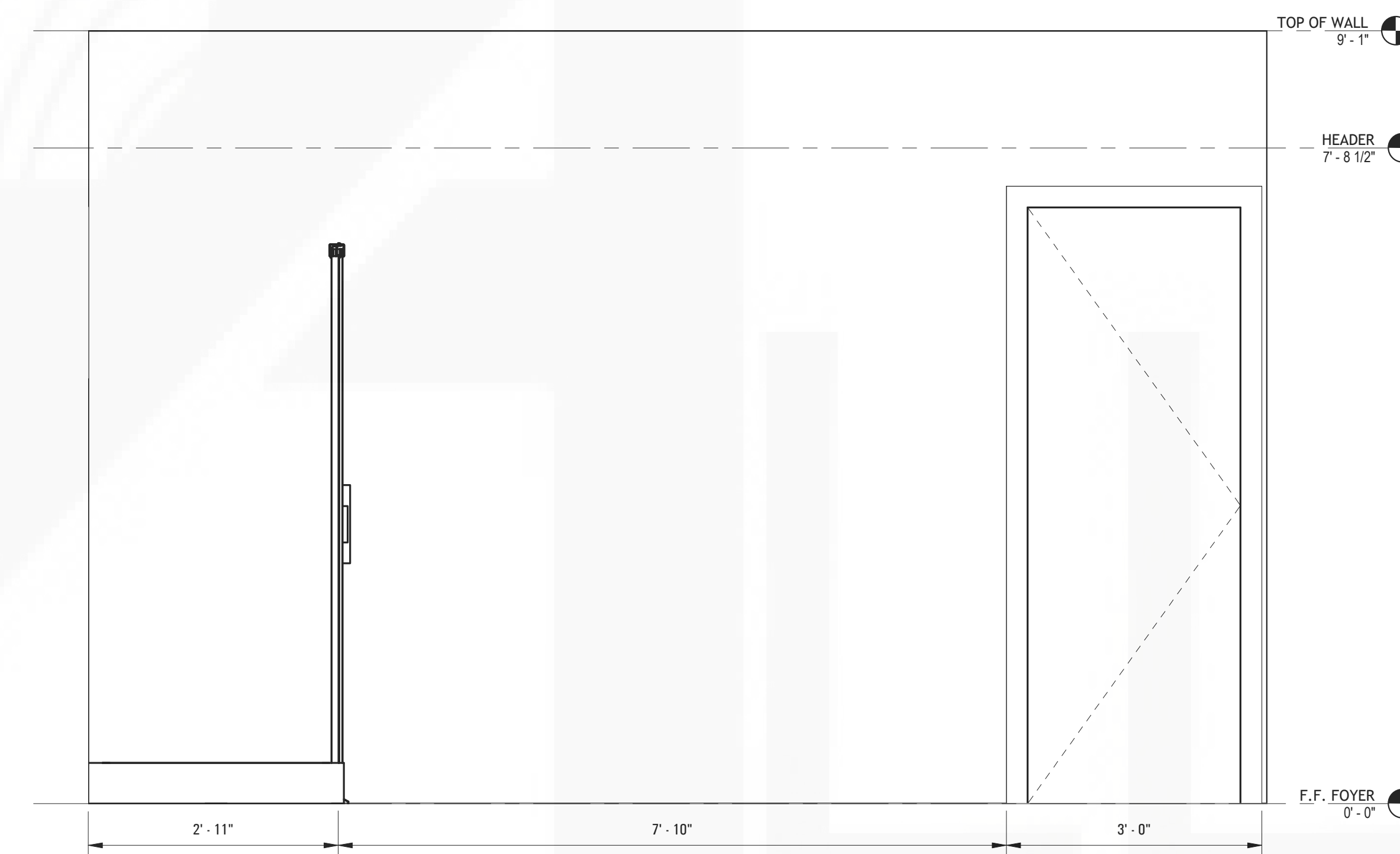
4 MST BATHROOM ELEVATION 2
3/4" = 1'-0"



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



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



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



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Date:
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Scale: 3/4" = 1' 0"

DRAWING TITLE:

BATHROOM PLAN, ELEVATIONS

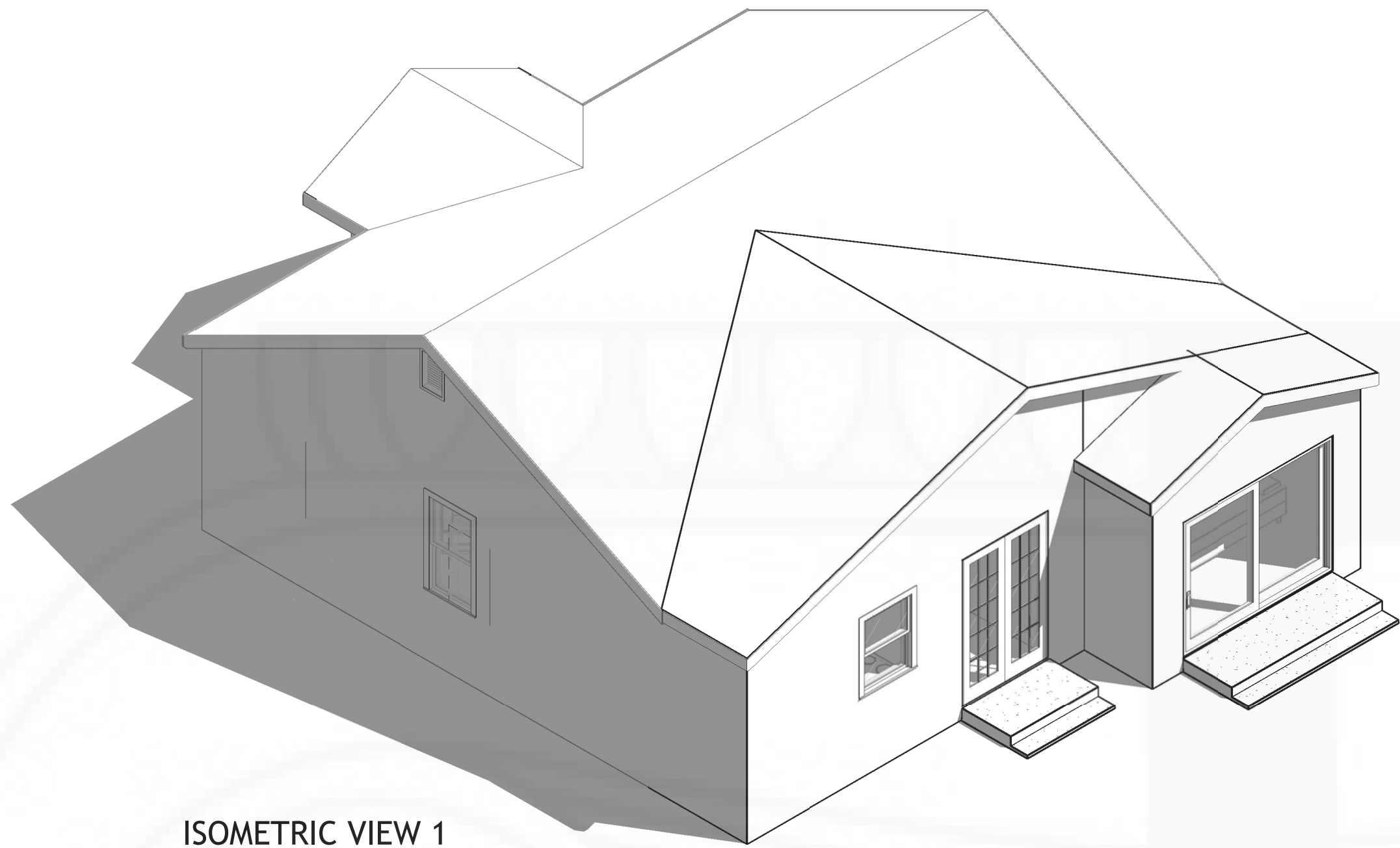
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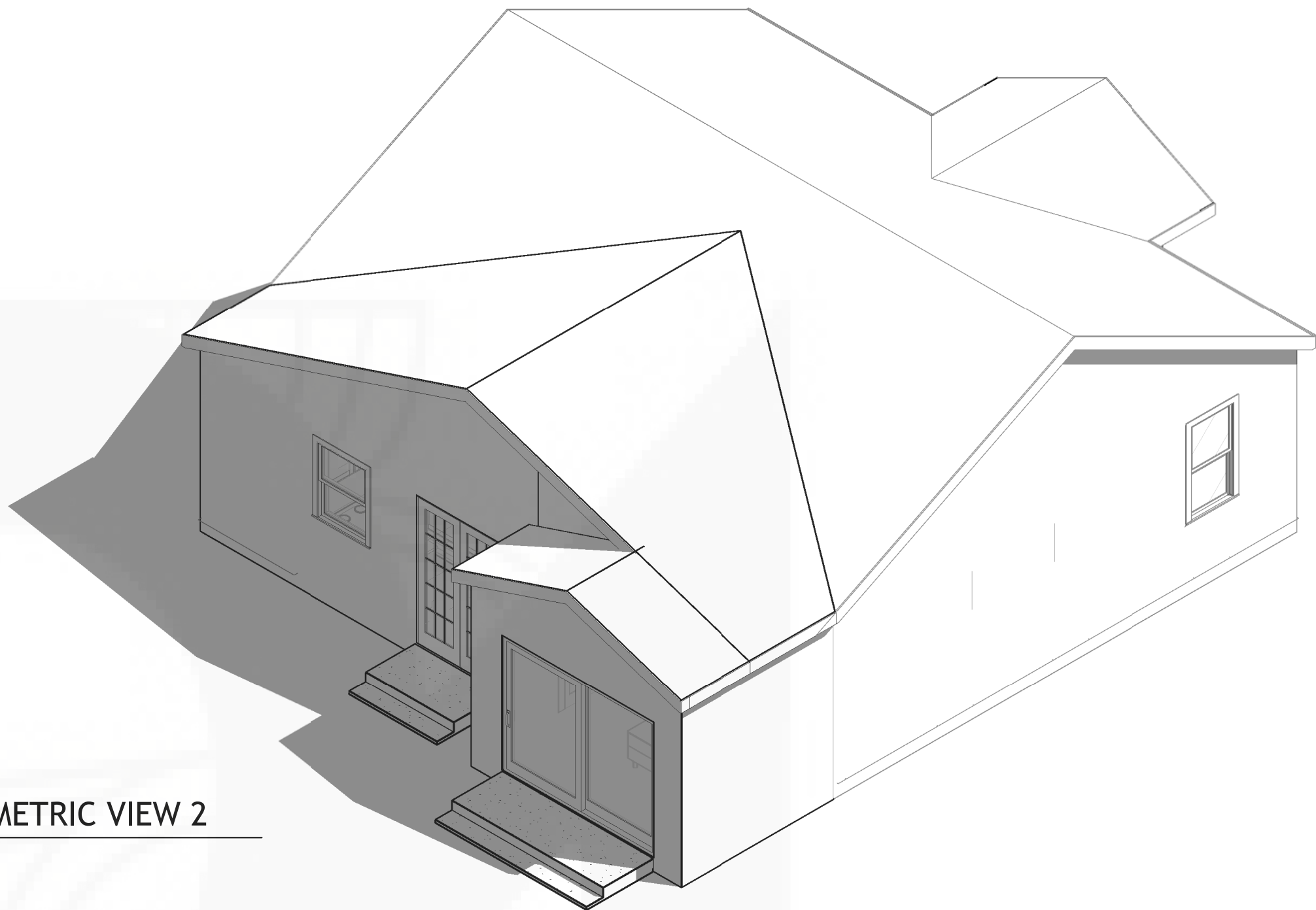
No.	Revision/Issue	Date

A010

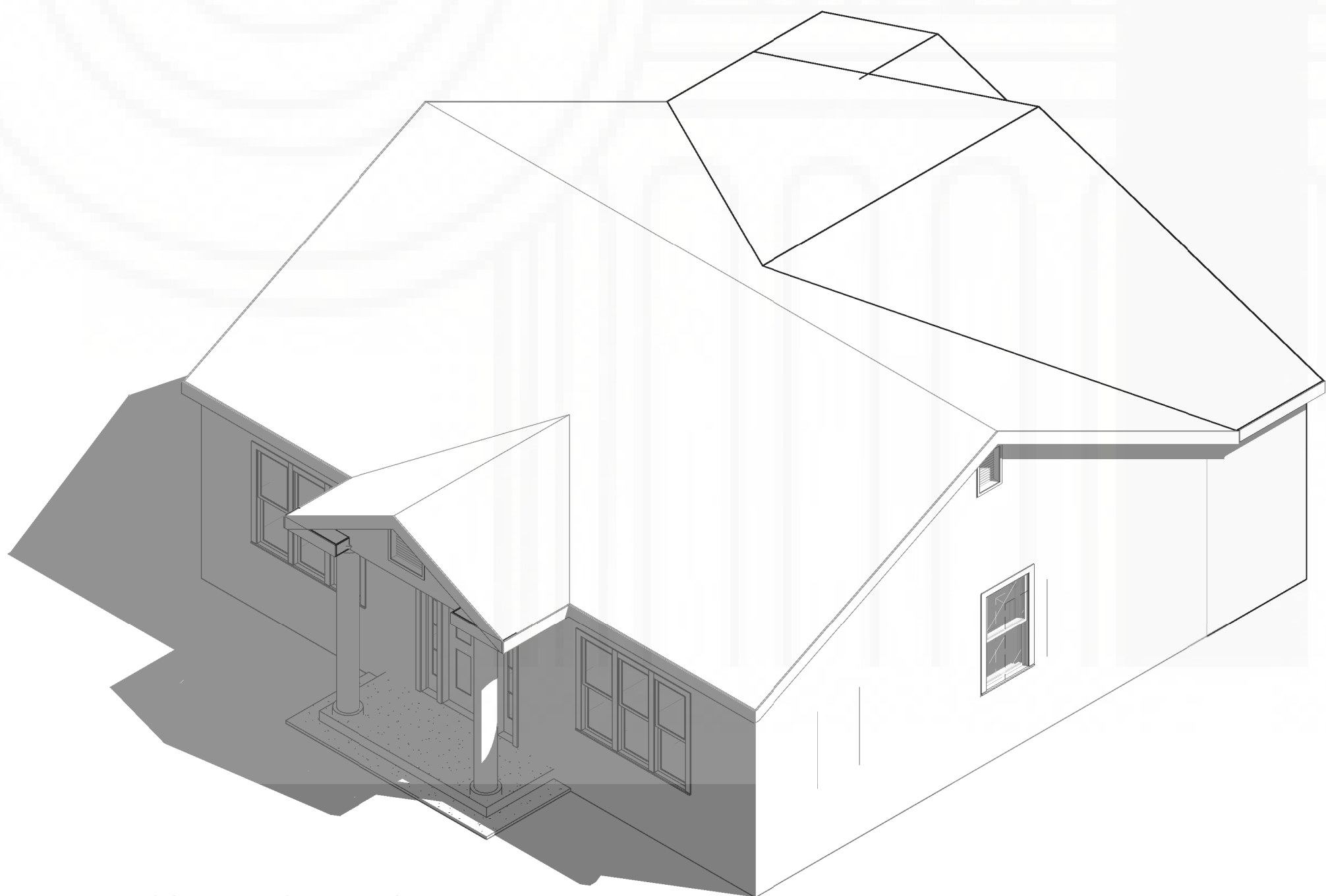
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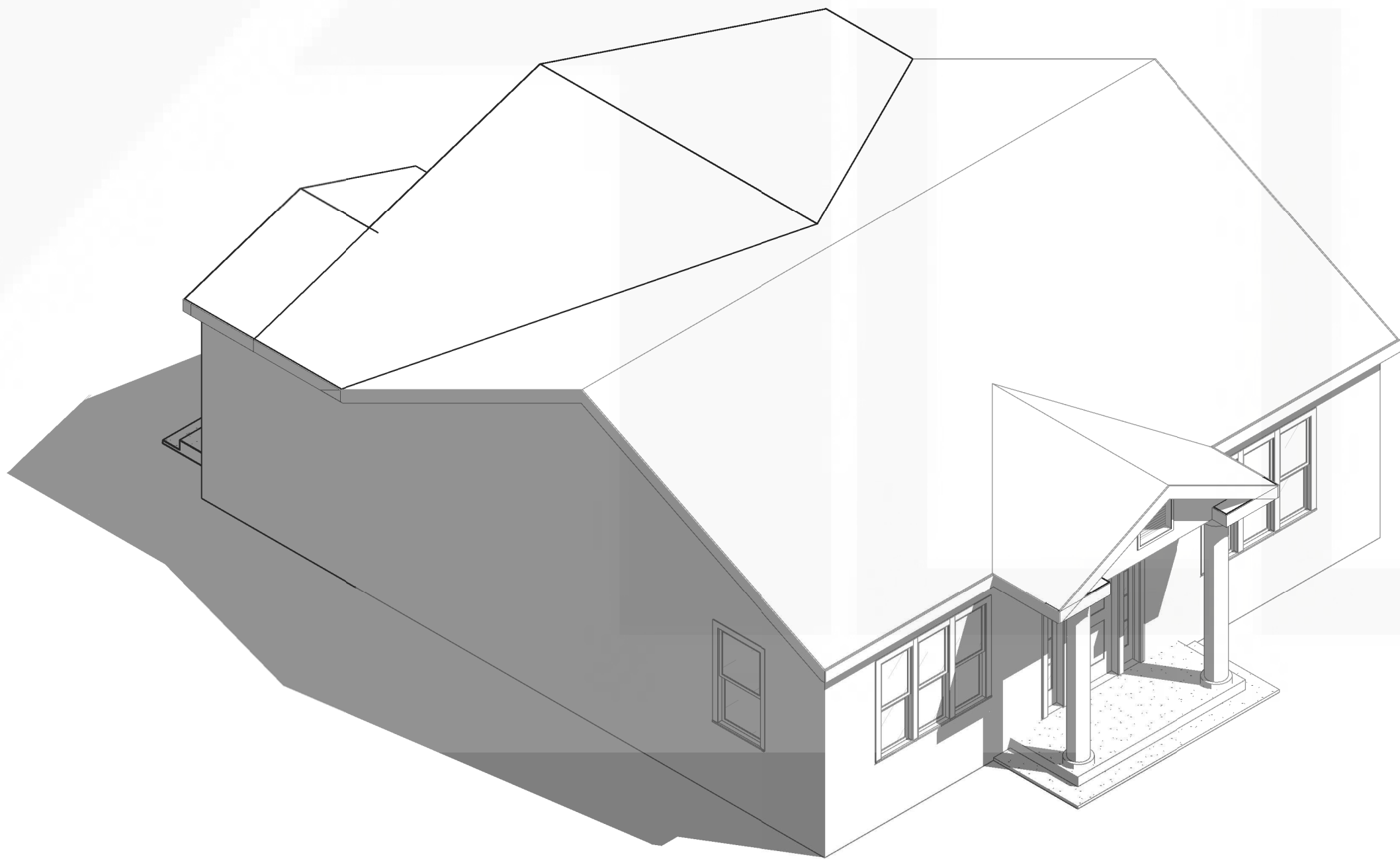
ISOMETRIC VIEW 1



ISOMETRIC VIEW 2



ISOMETRIC VIEW 3



ISOMETRIC VIEW 4



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DRAWING TITLE:
ISOMETRIC VIEWS

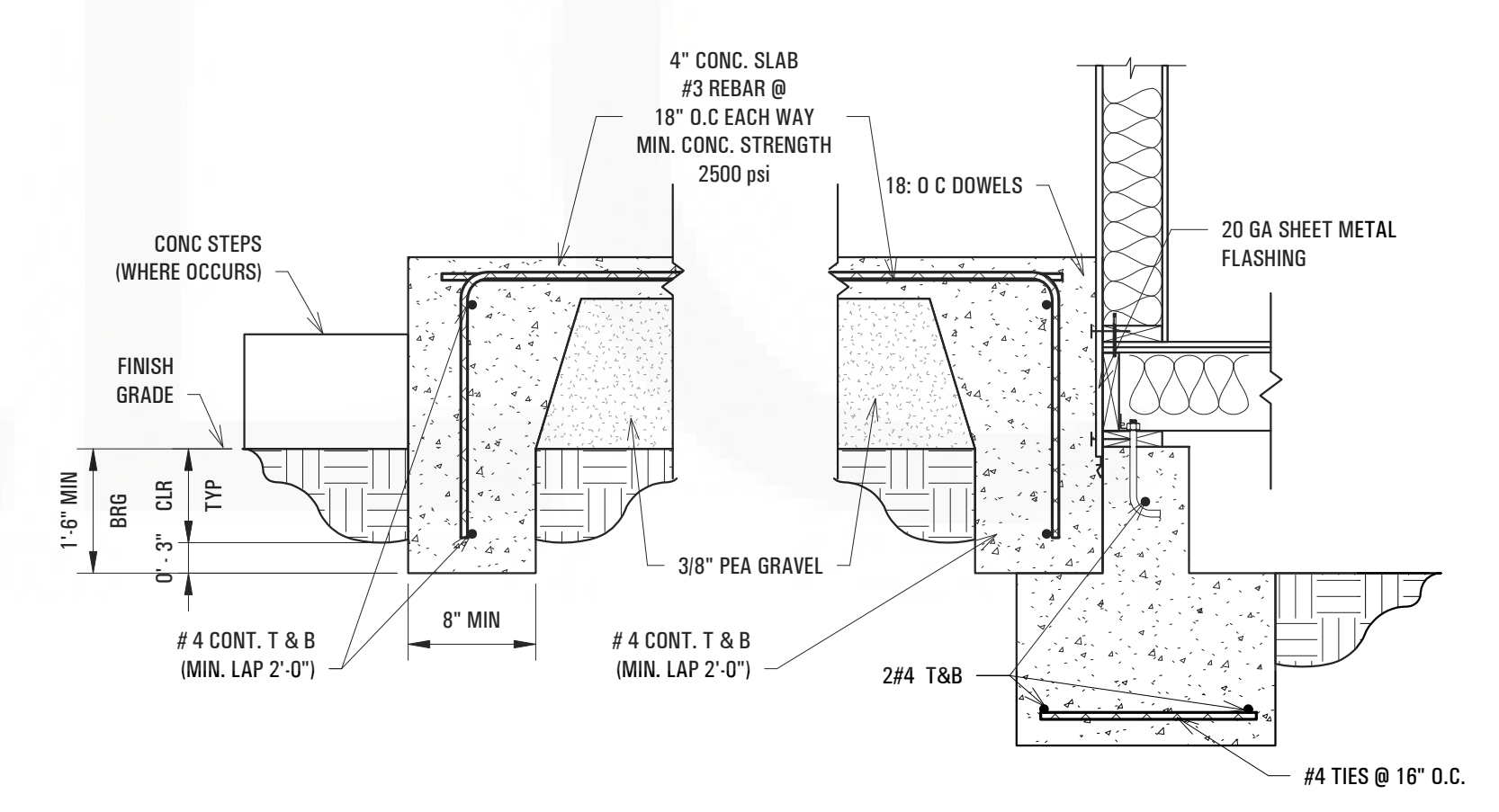
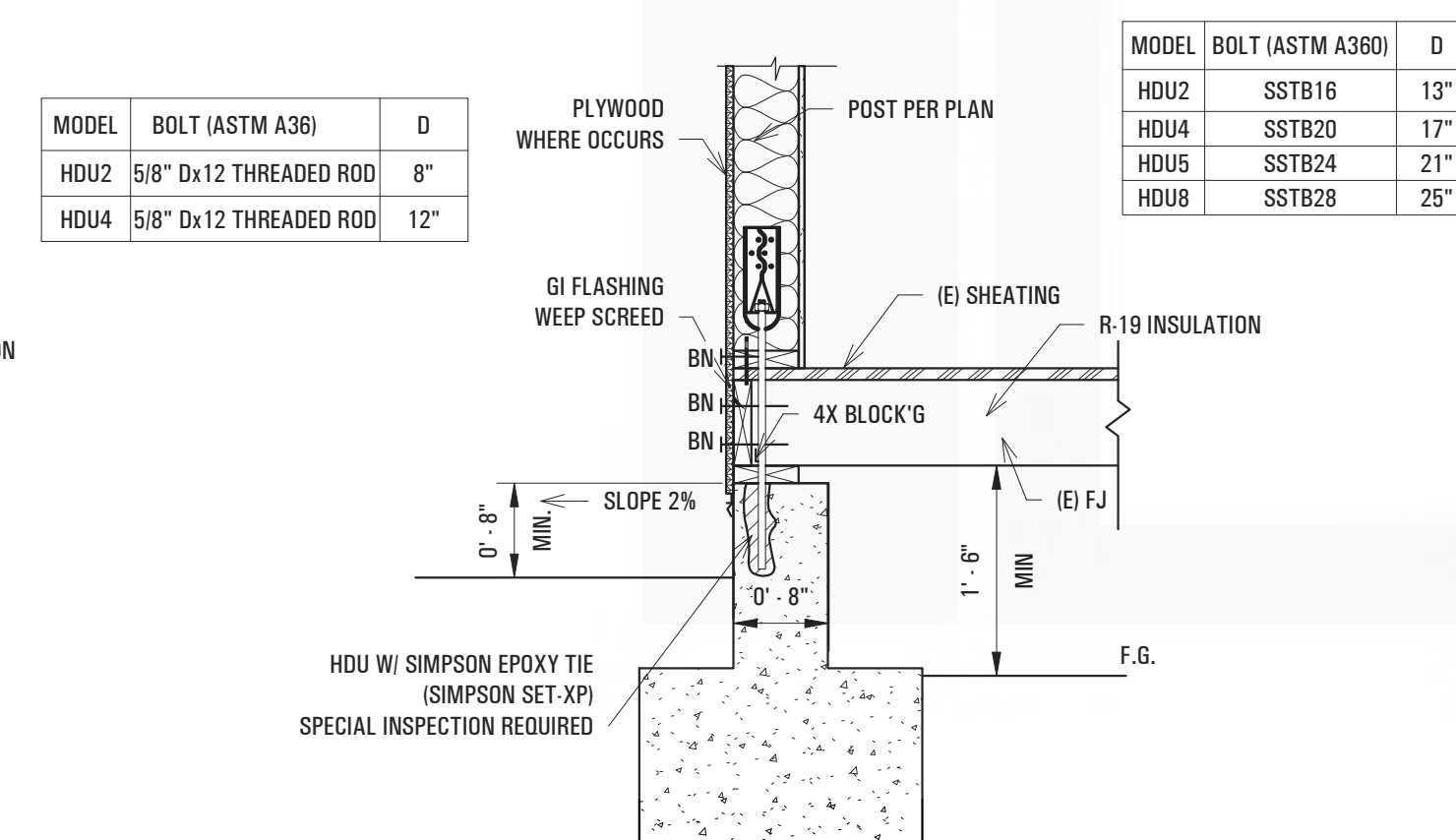
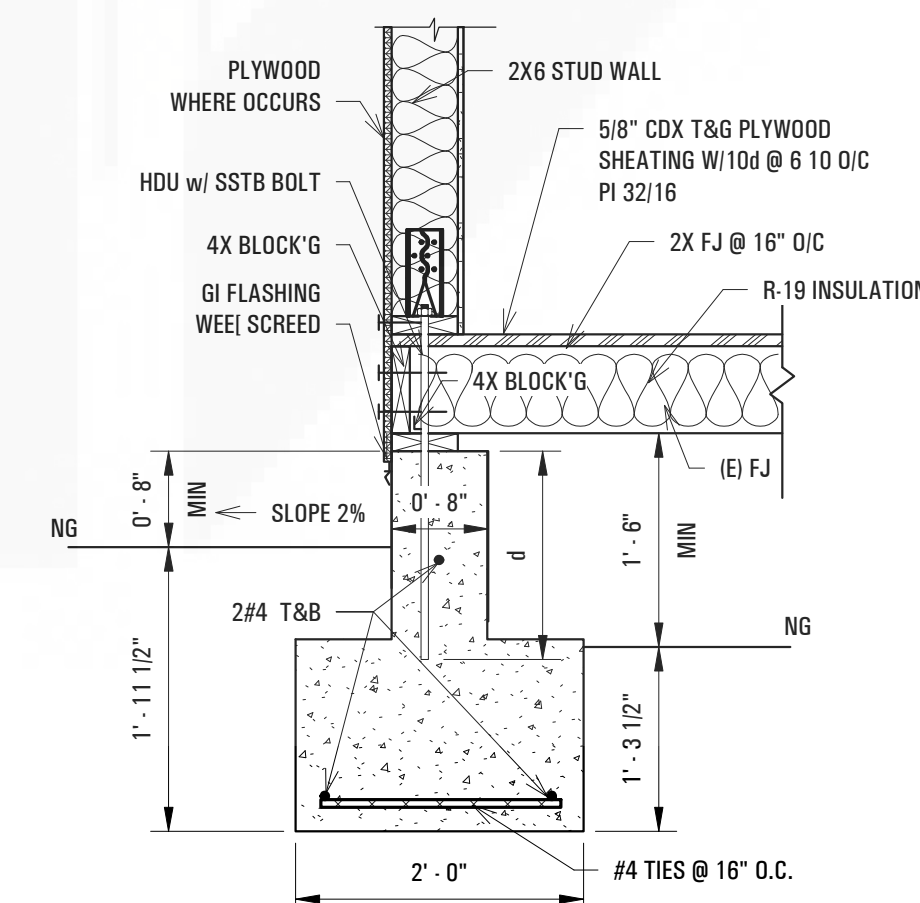
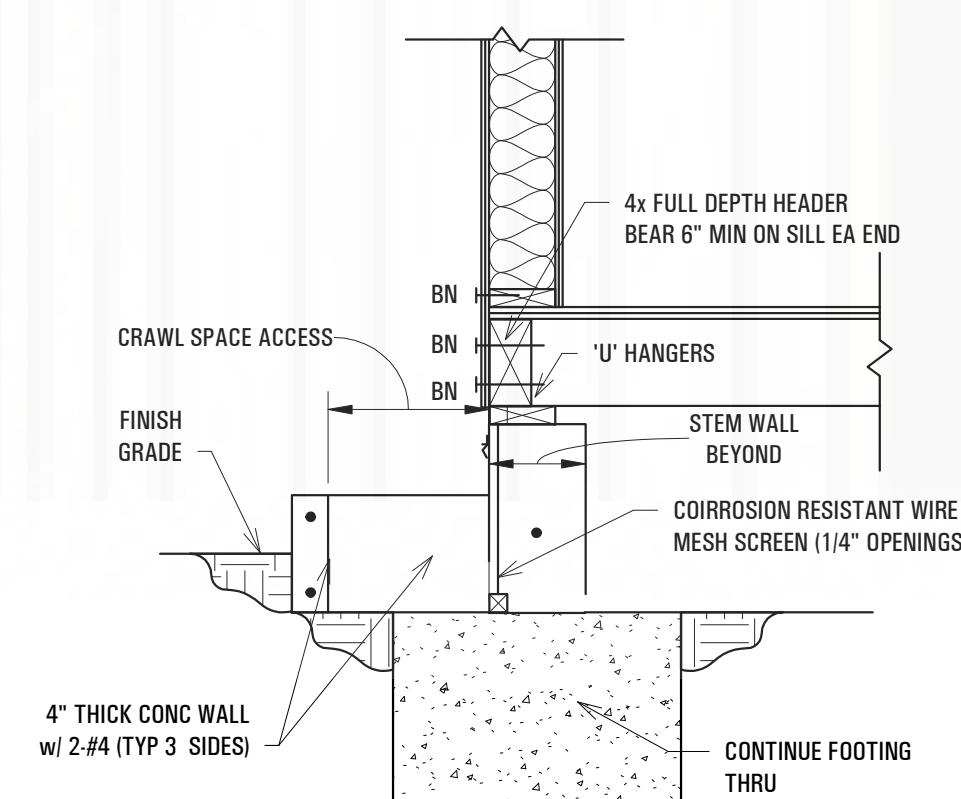
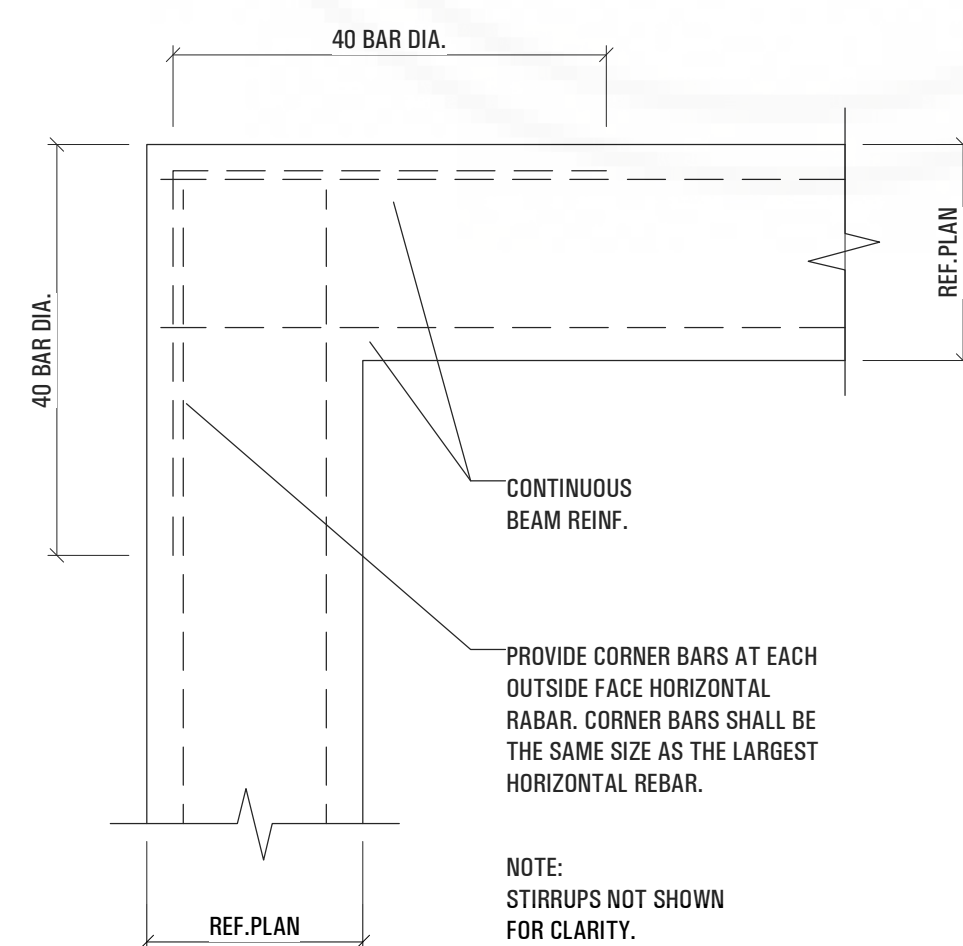
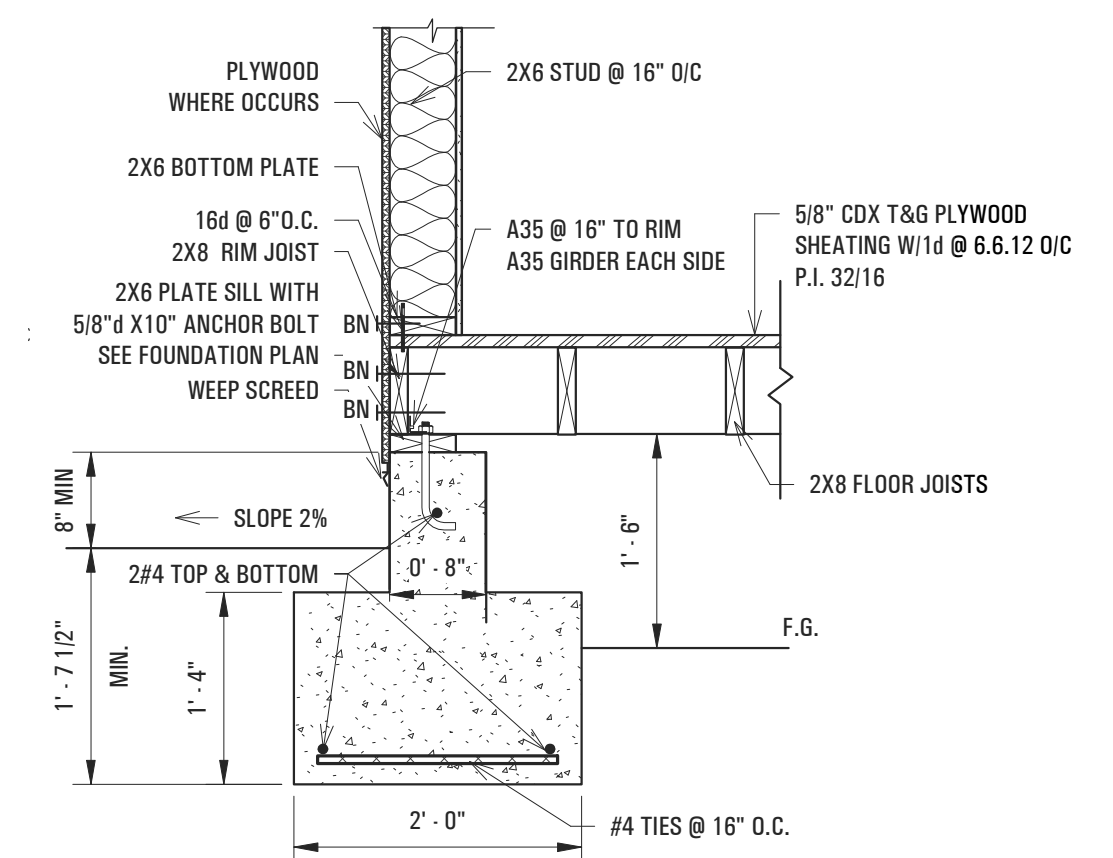
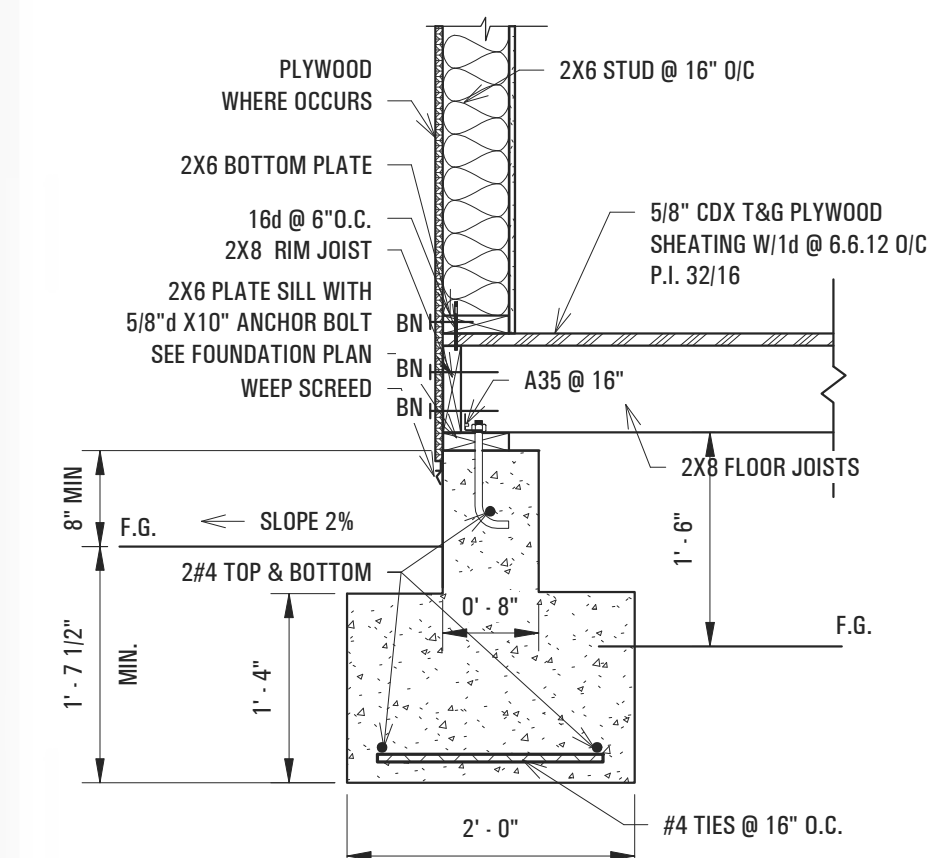
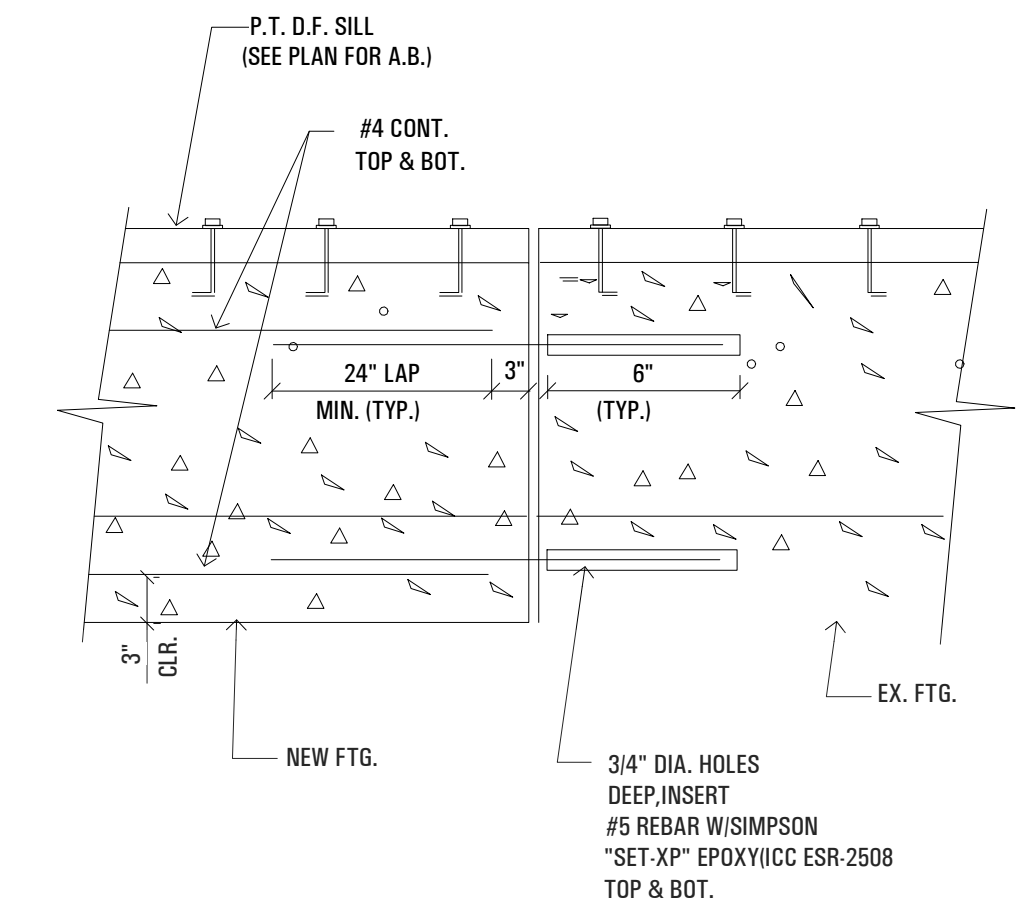
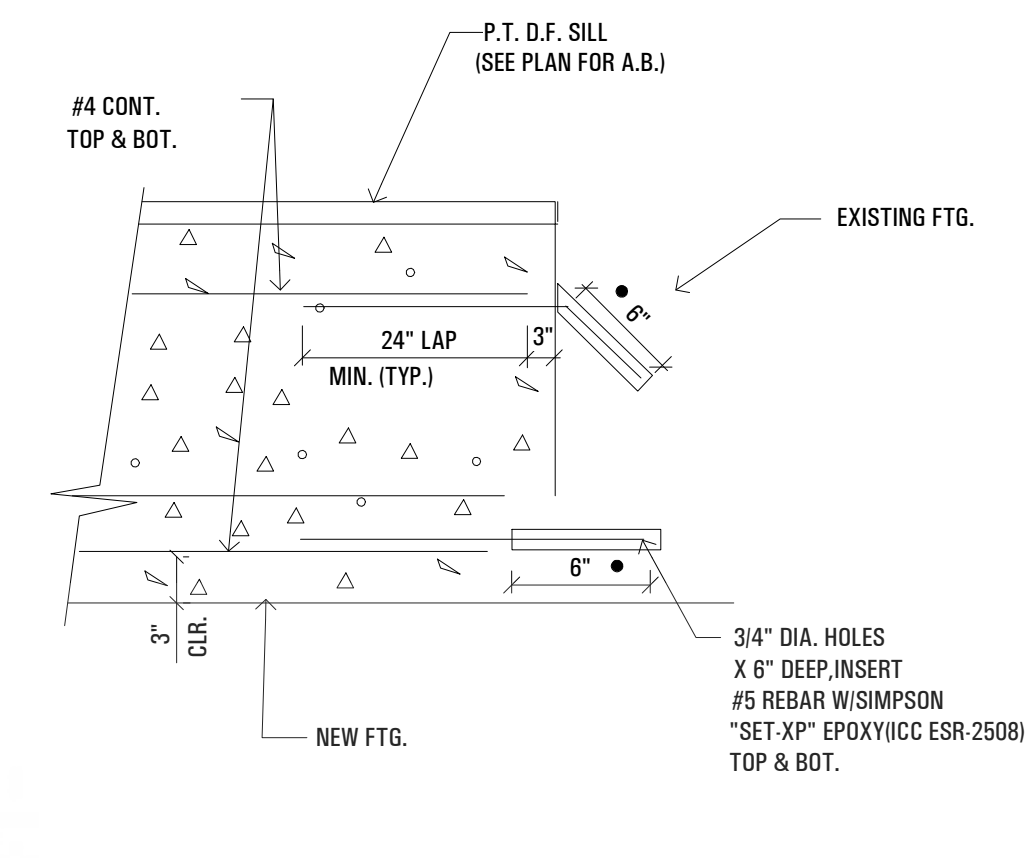
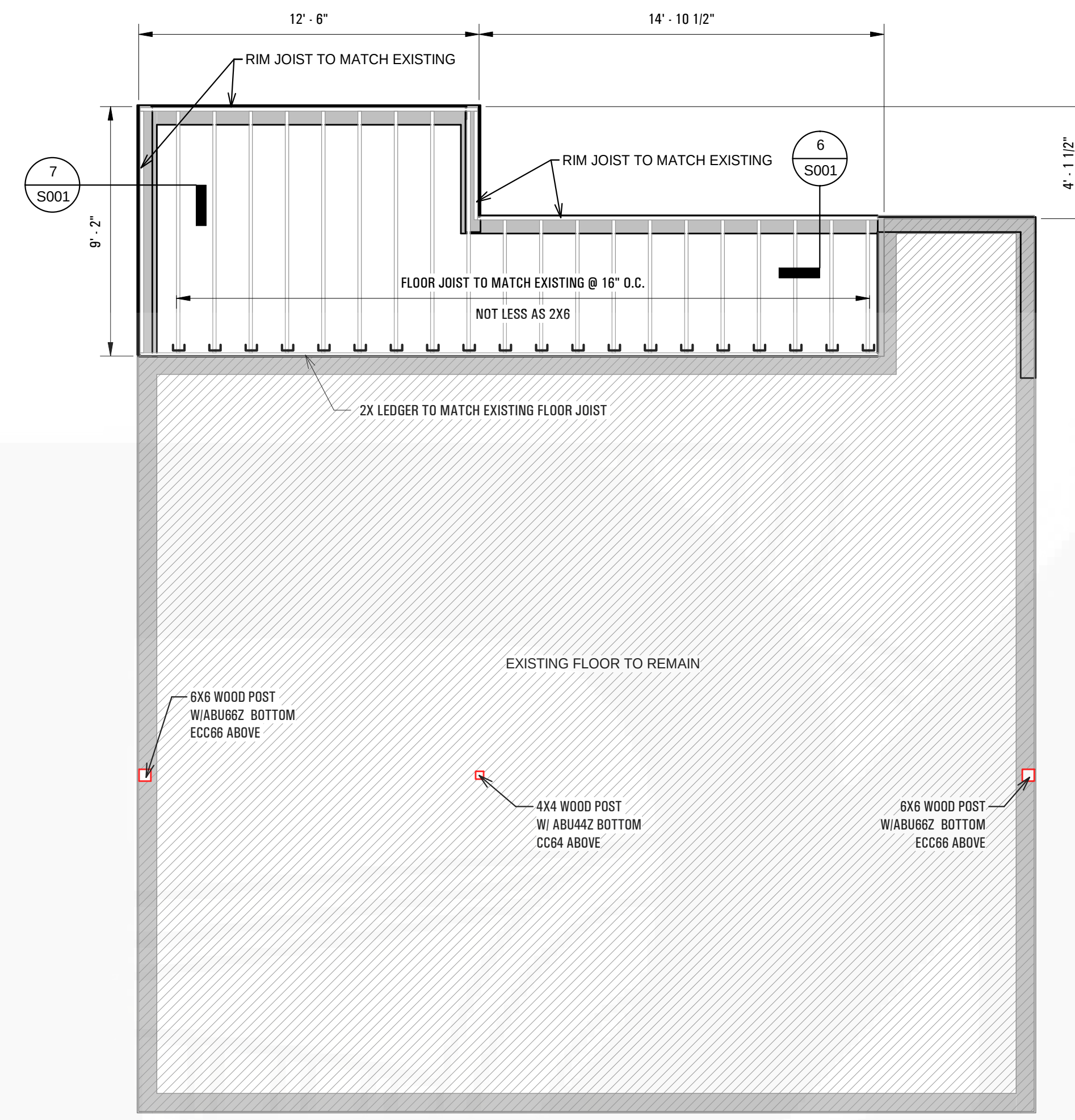
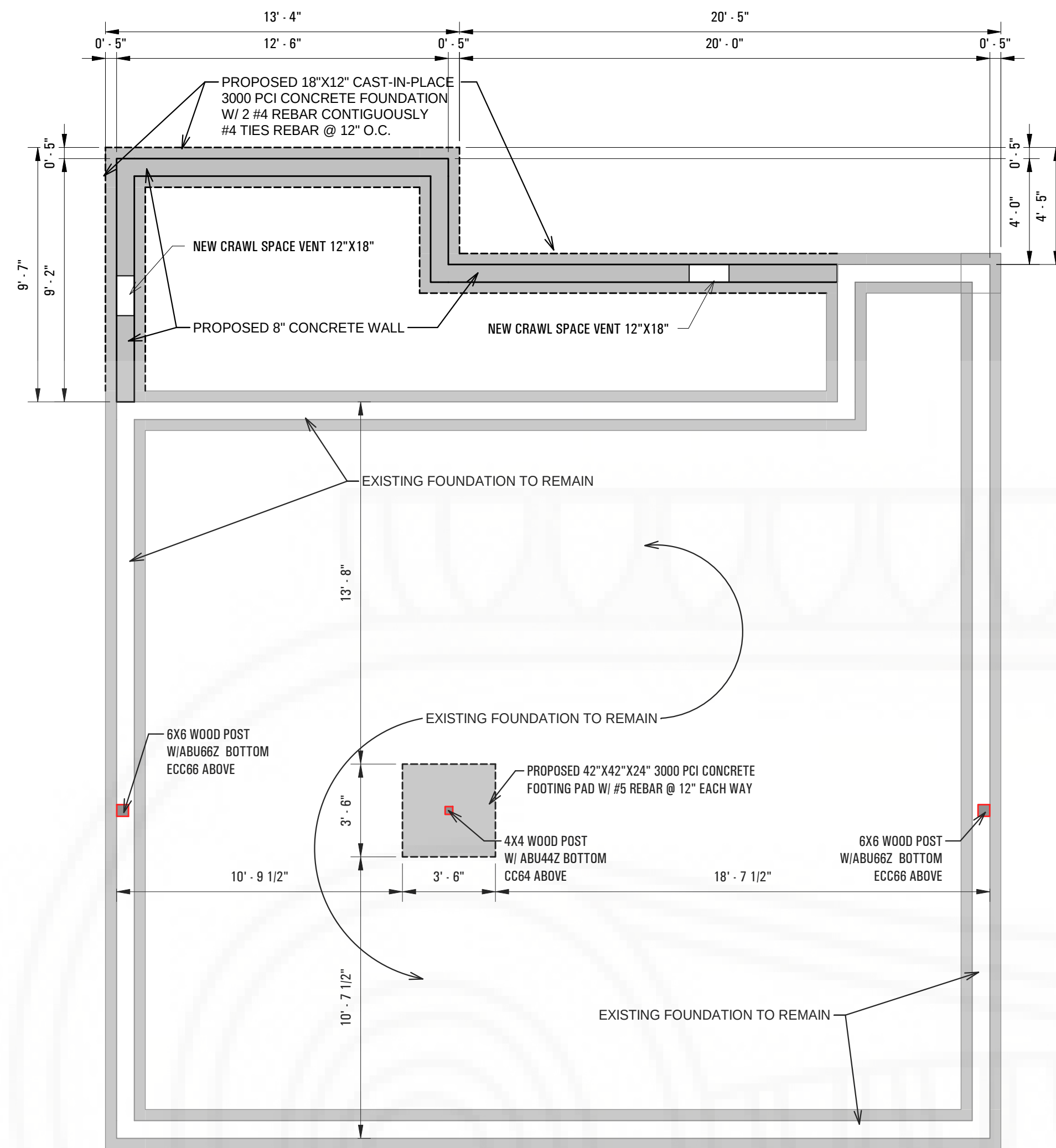
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DRAWING TITLE:

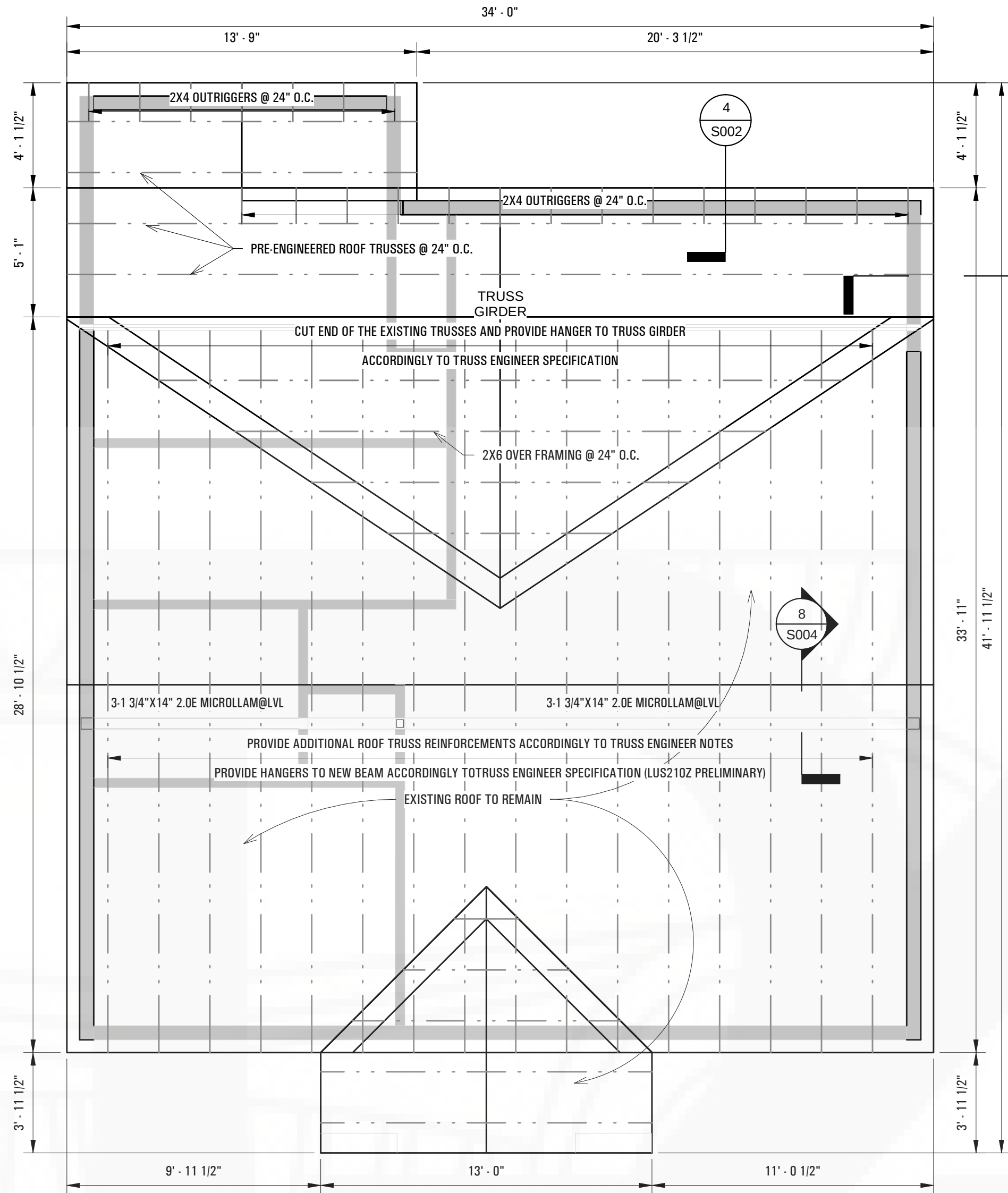
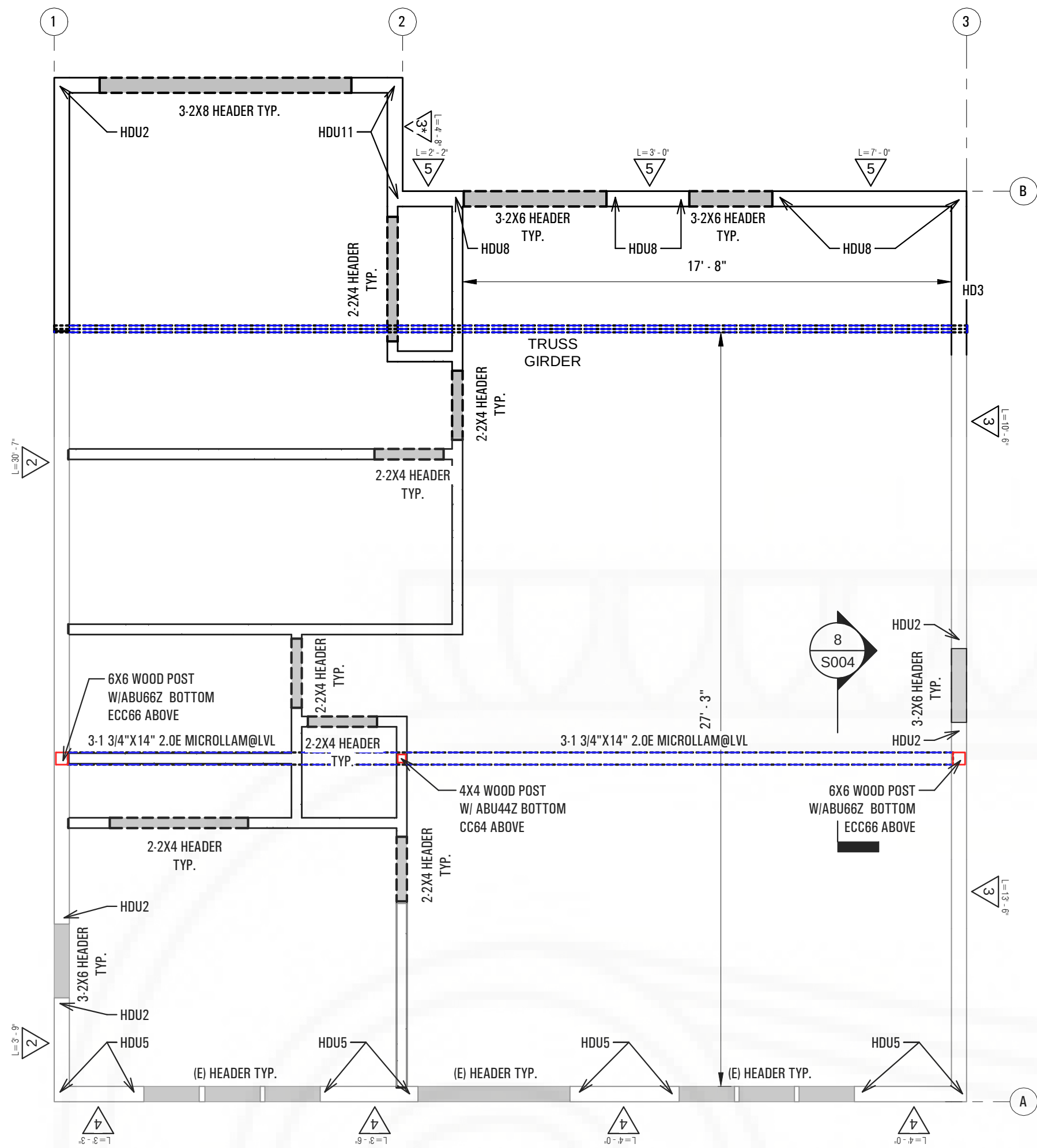
FOUNDATION PLAN

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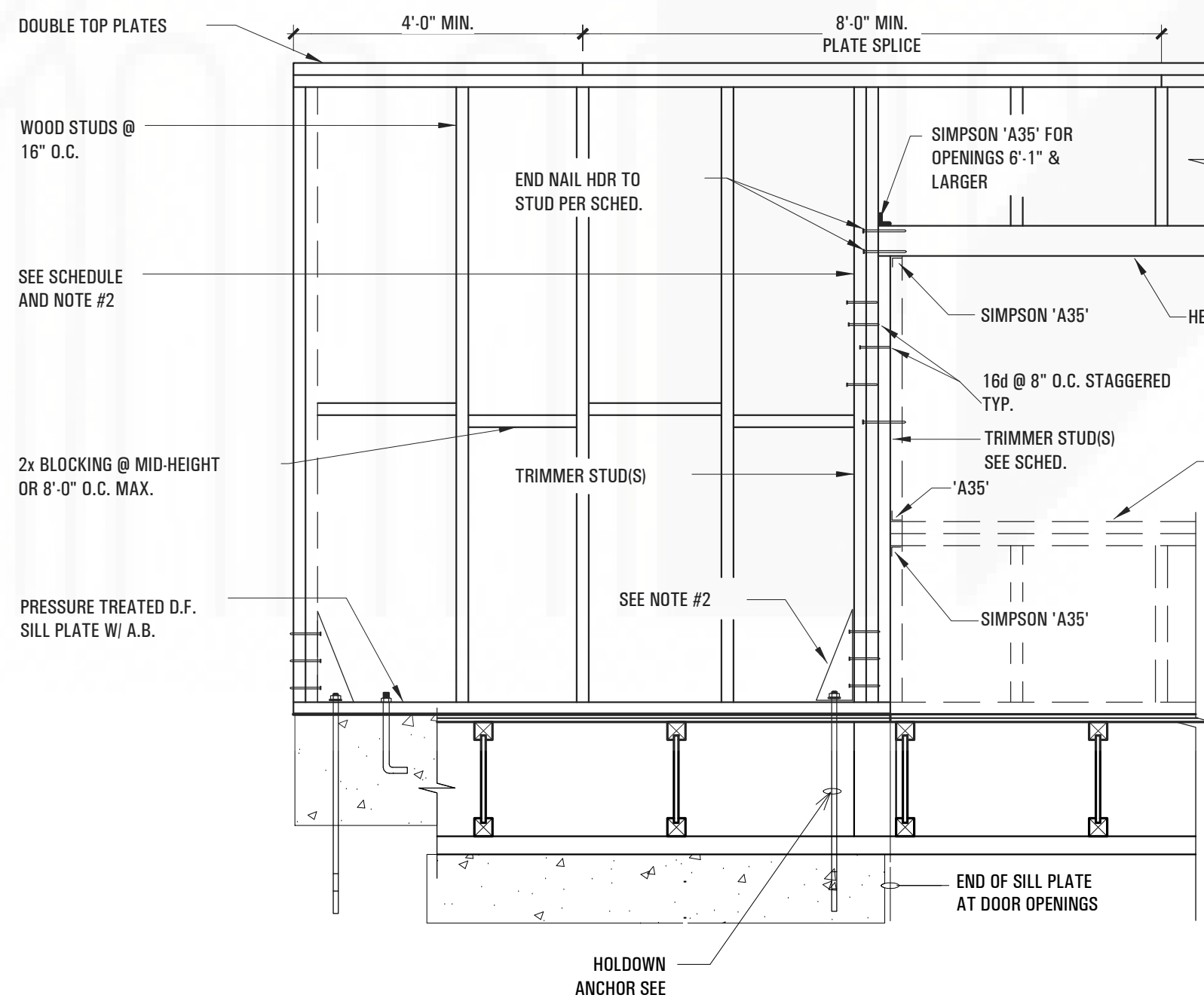
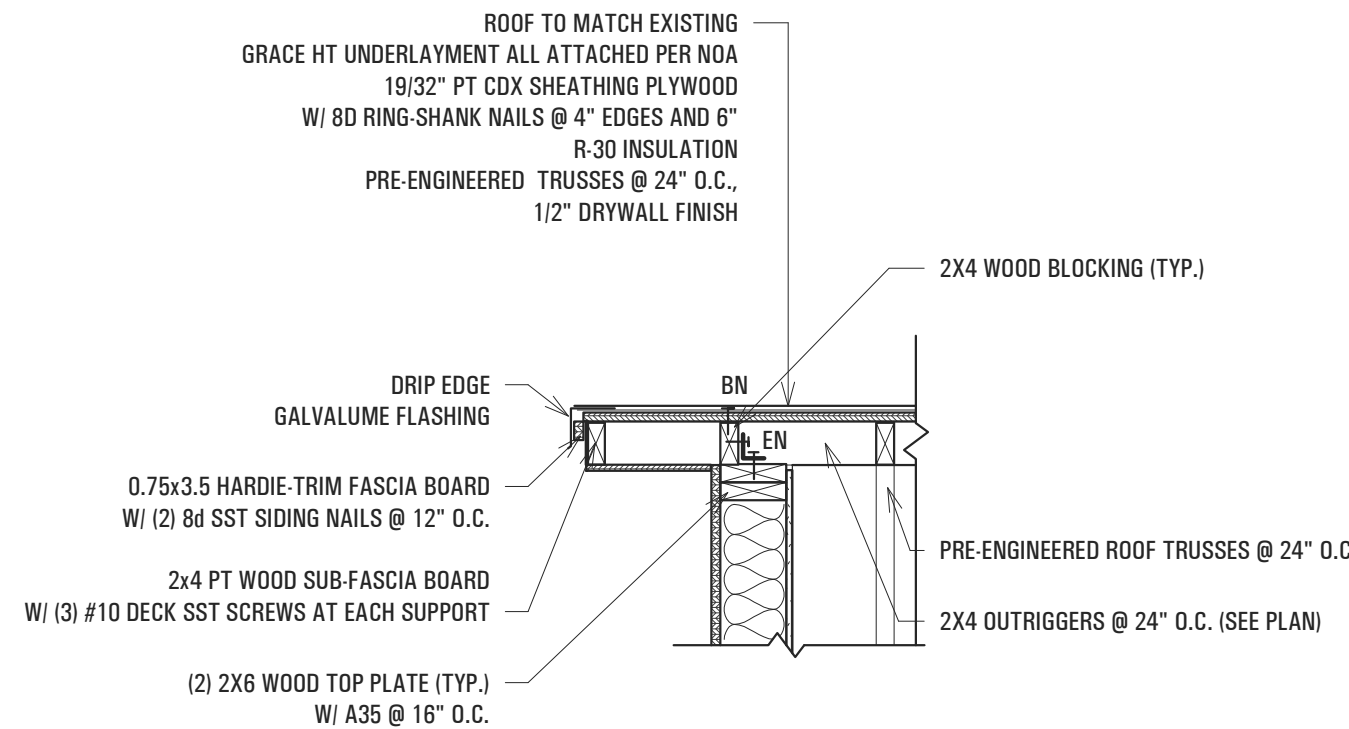
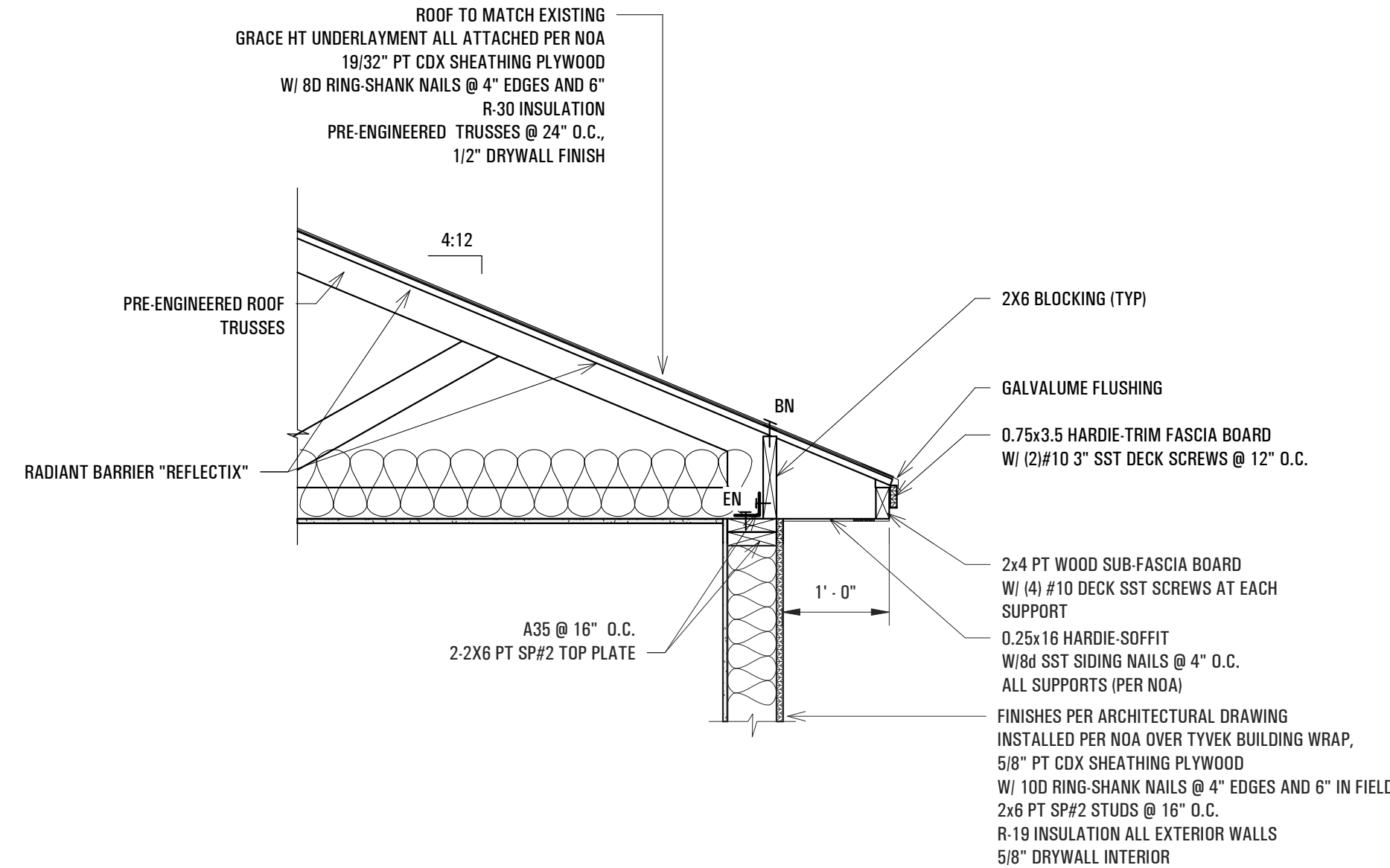
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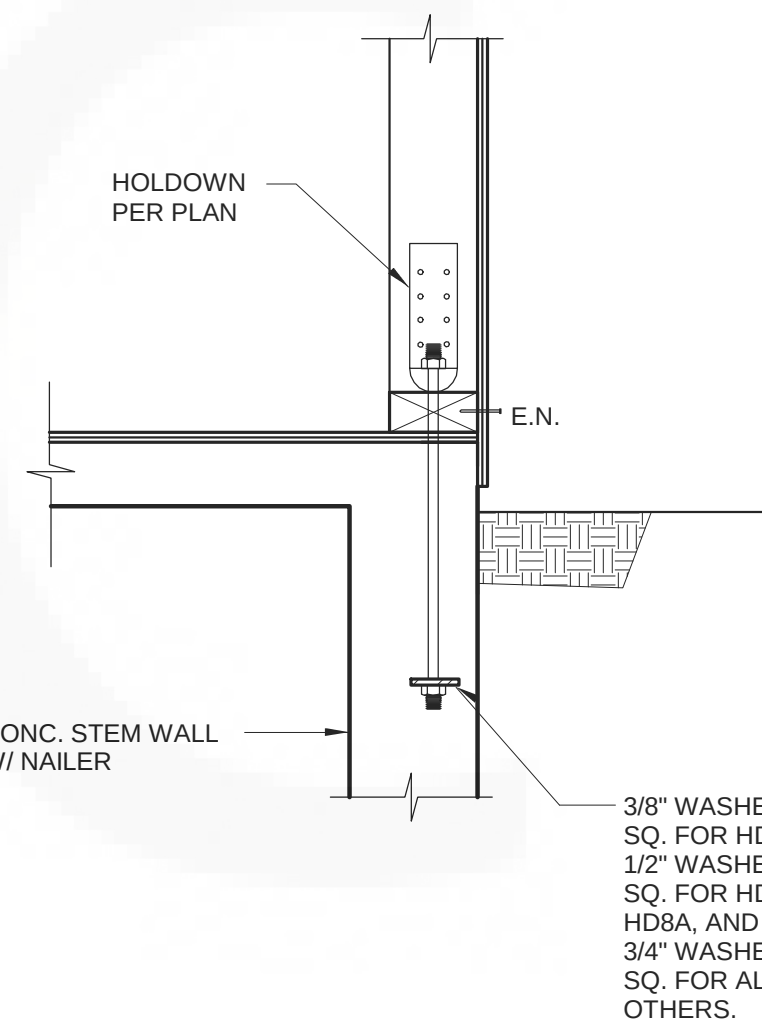
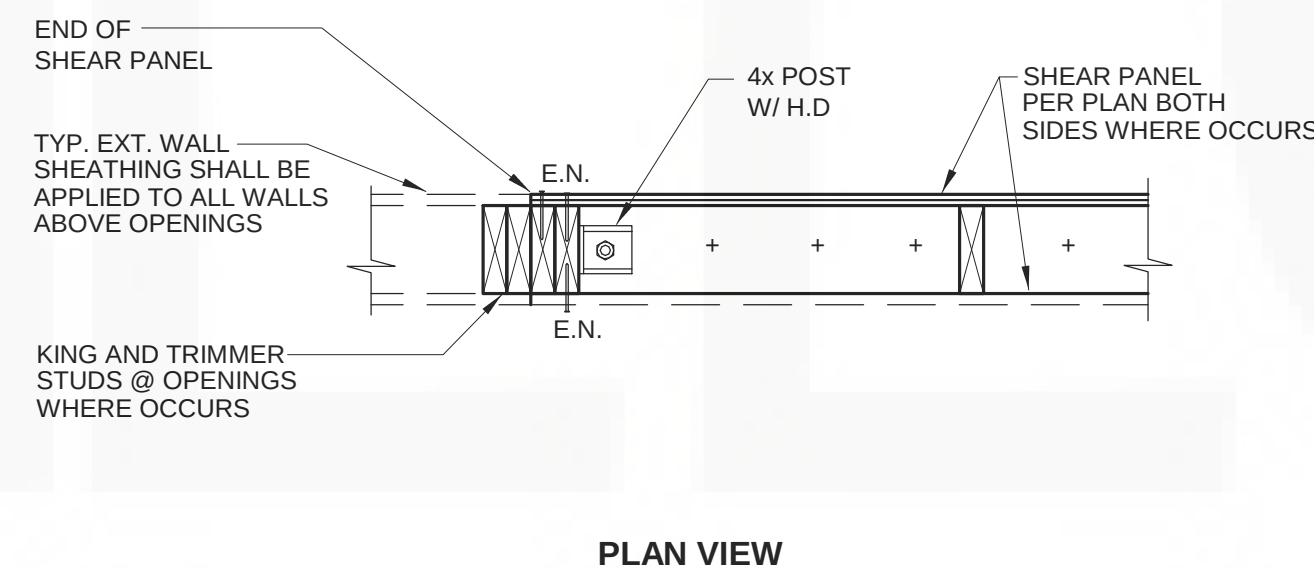
No.	Revision/Issue	Date



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



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



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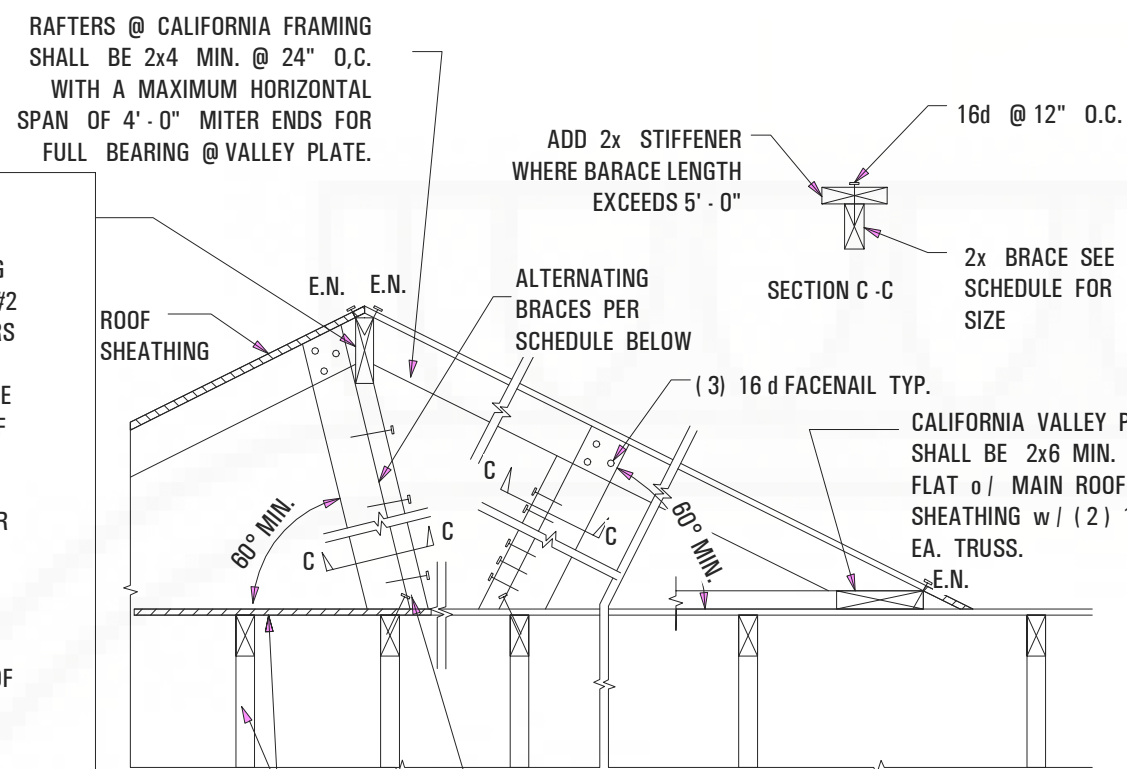
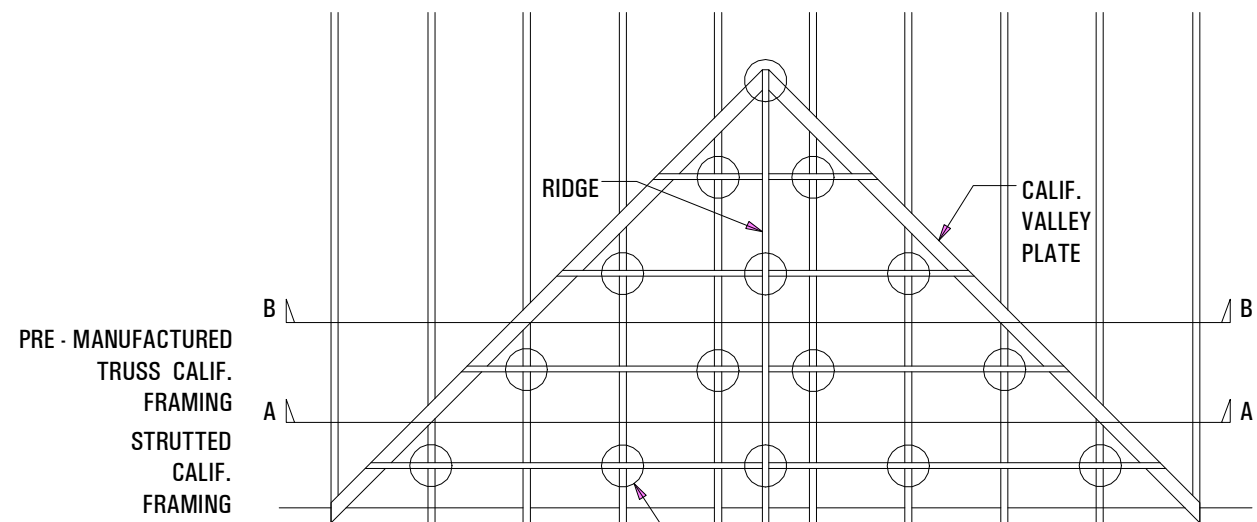
DRAWING TITLE:
1ST FLOOR SRUCT WALL PLANS (SHOWING BEAMS ABOVE)

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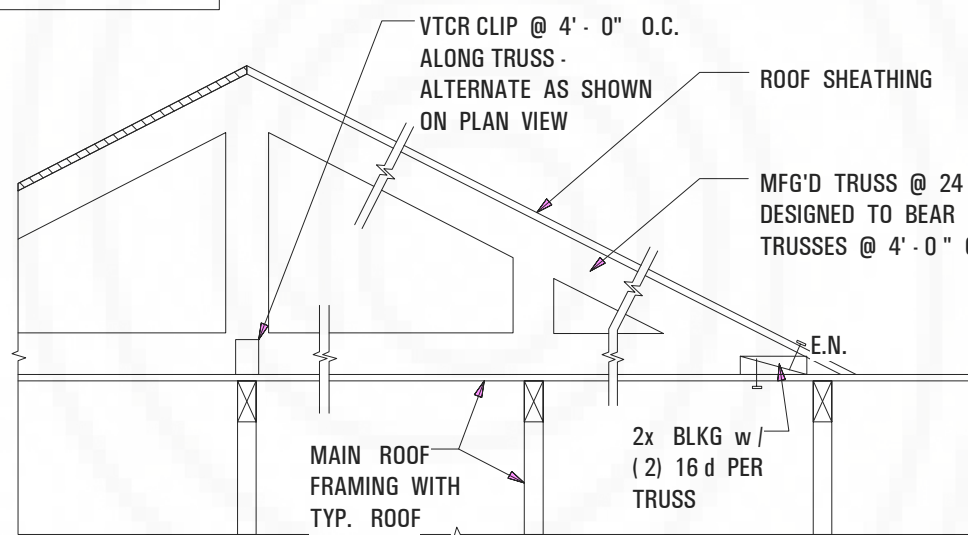
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No.	Revision/Issue	Date

So02

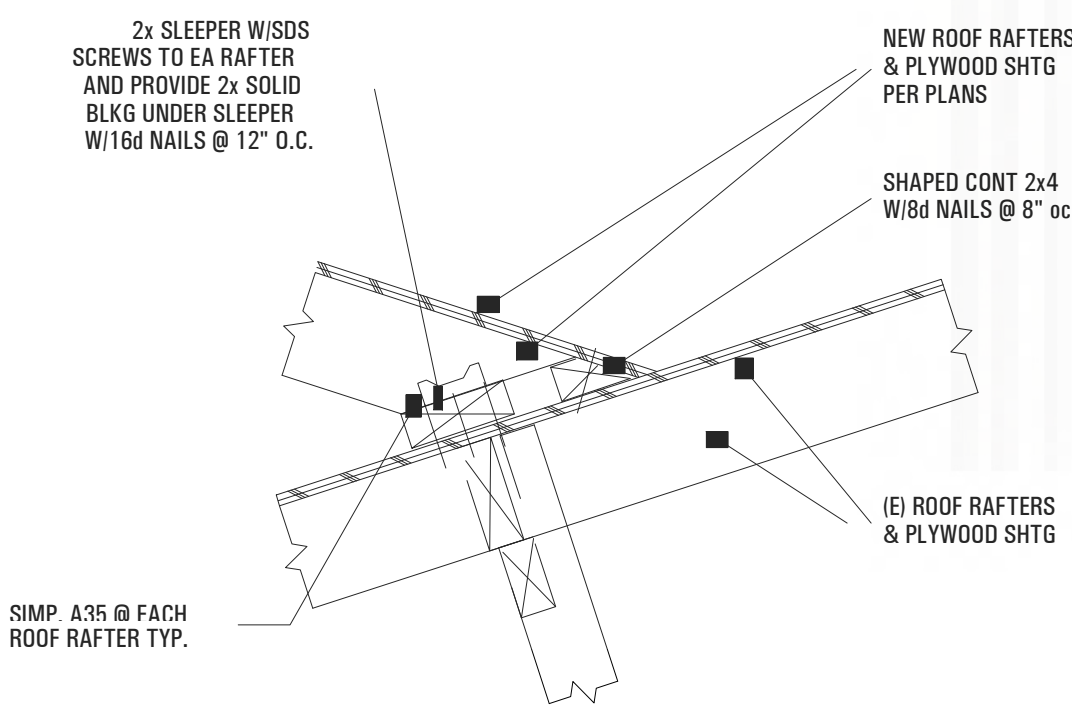


LENGTH	MIN. SIZE
5'-0" OR LESS	2x4 OR 2x6
10'-0" OR LESS	(2) 2x4 PER SEC. C-C
18'-0" OR LESS	(2) 2x6 PER SEC. C-C

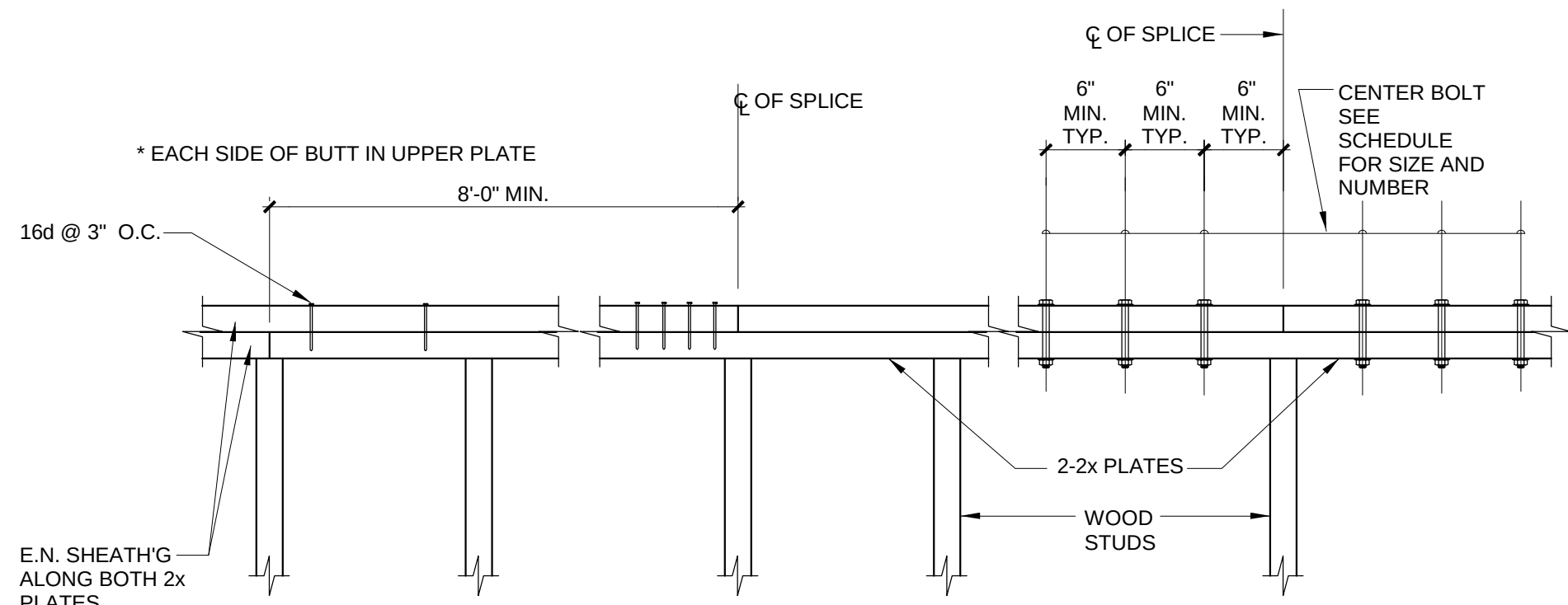


SECTION B-B: PRE-MANUFACTURED TRUSSES

1 CALIFORNIA ROOF FRAMING DETAIL
1/4" = 1'-0"



2 CALIFORNIA ROOF
NTS

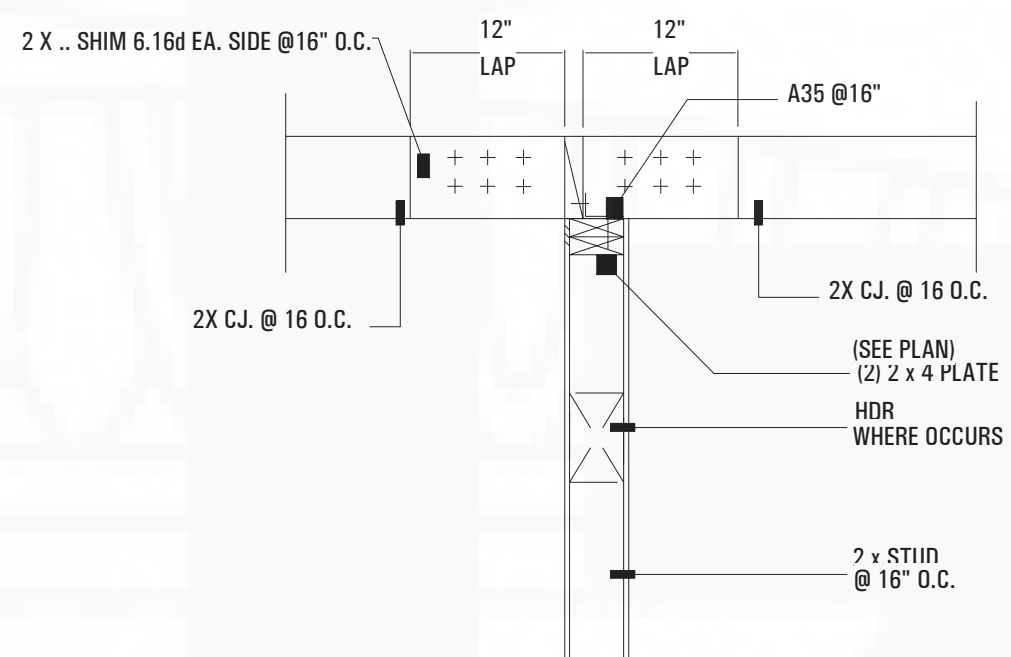


NAILED SPLICE

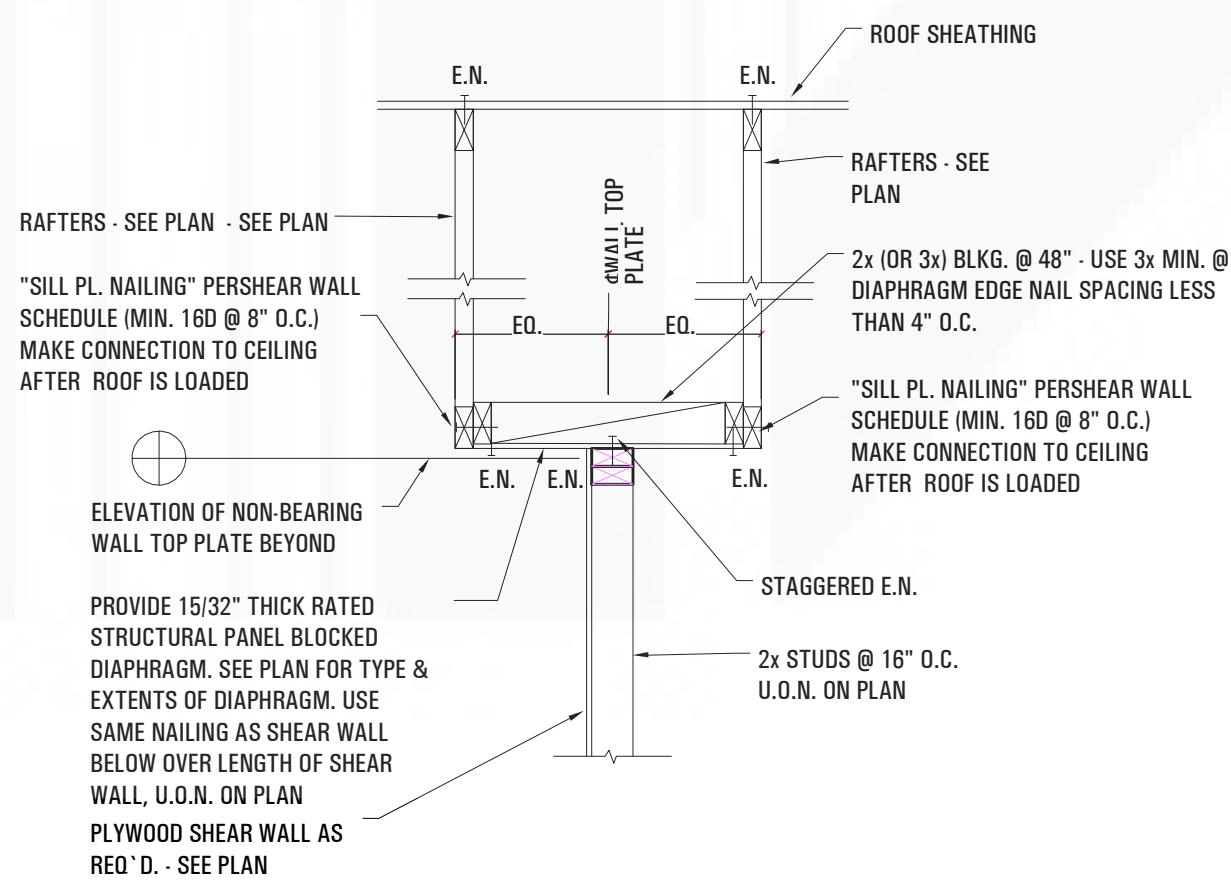
BOLTED SPLICE

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

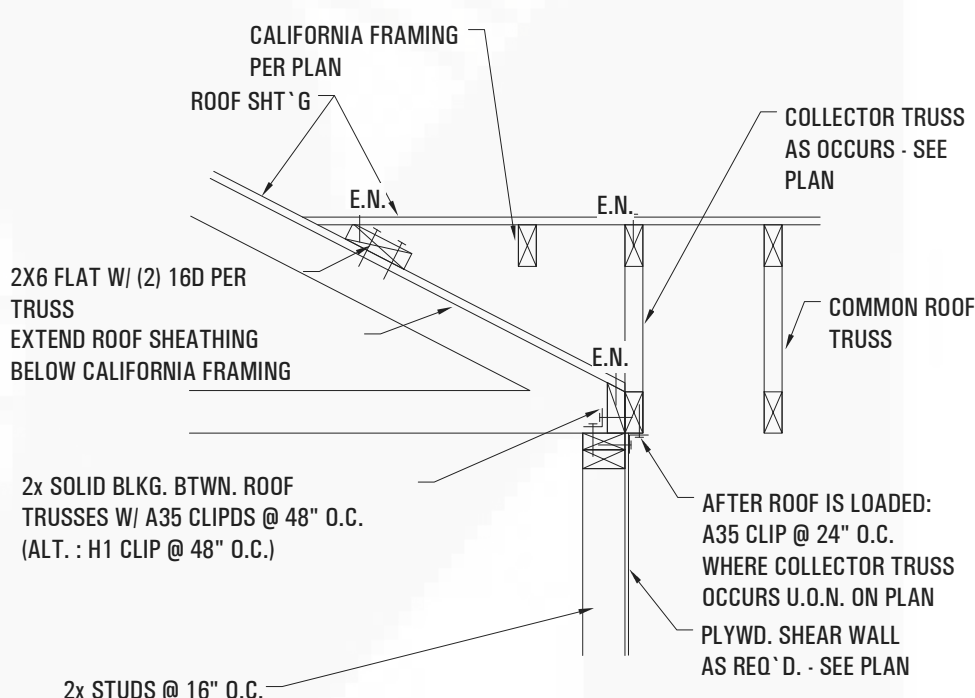
3 TOP PLATE SPLICE
1" = 1'-0"



4 C.J. CONNECTION
NTS



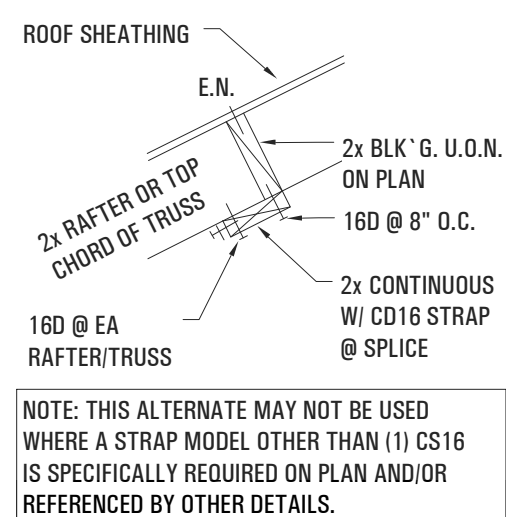
5 SHEAR TRANSFER DETAIL
NTS



6 SHEAR TRANSFER DETAIL 2
NTS

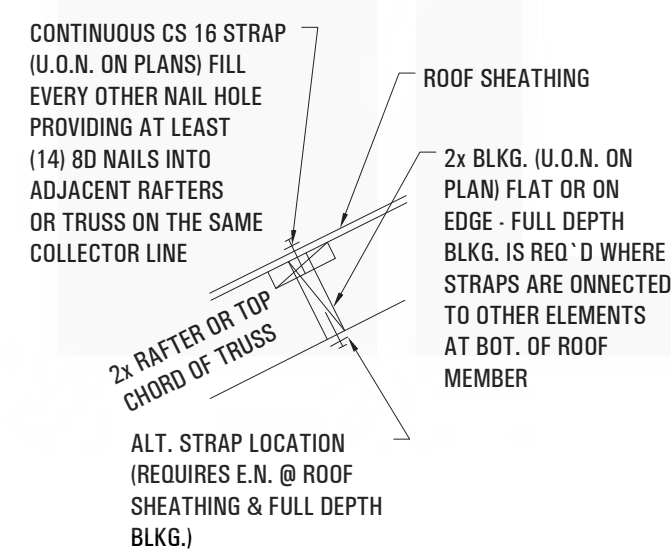
NOTE: IF "TRUSS-JOIST" SHEAR PANEL IS USED SEE DETAILS 1 & 2/SPD

NOTE: IF "HARDY FRAME" PANEL IS USED SEE DETAIL 4/H-1

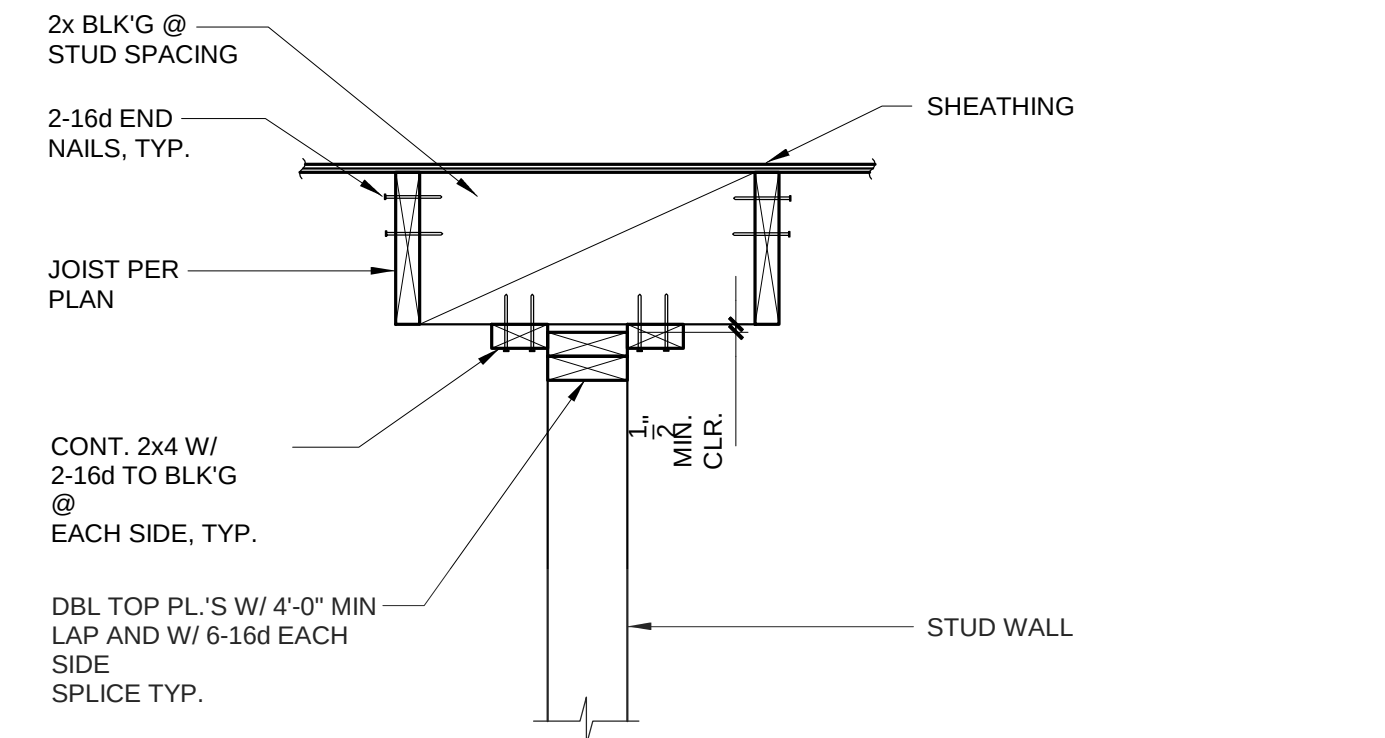


ALTERNATE

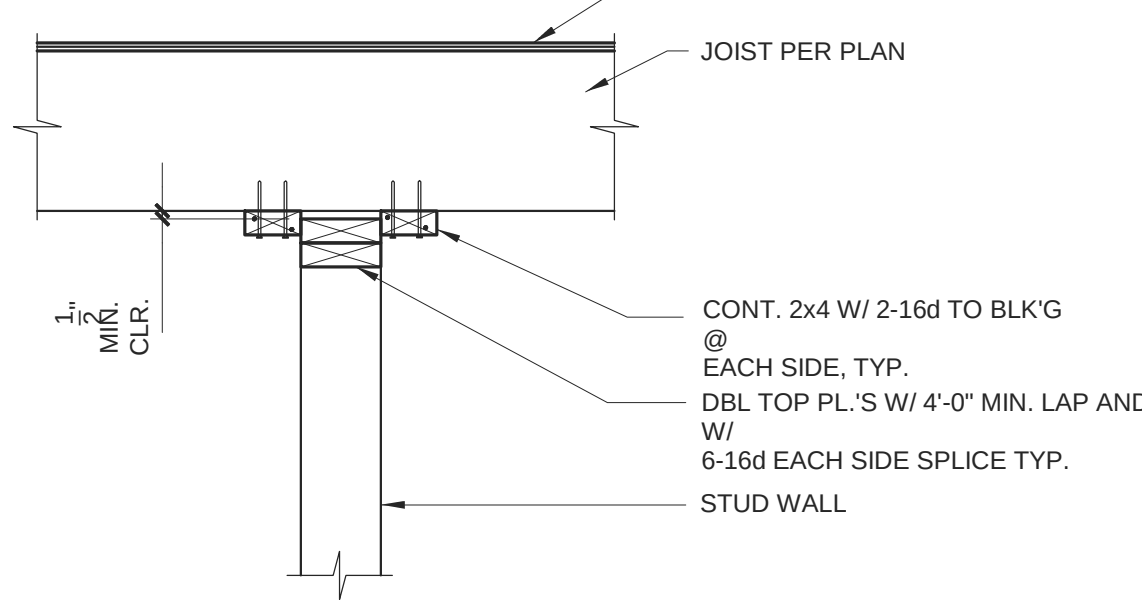
7 ROOF COLLECTOR
NTS



STANDARD



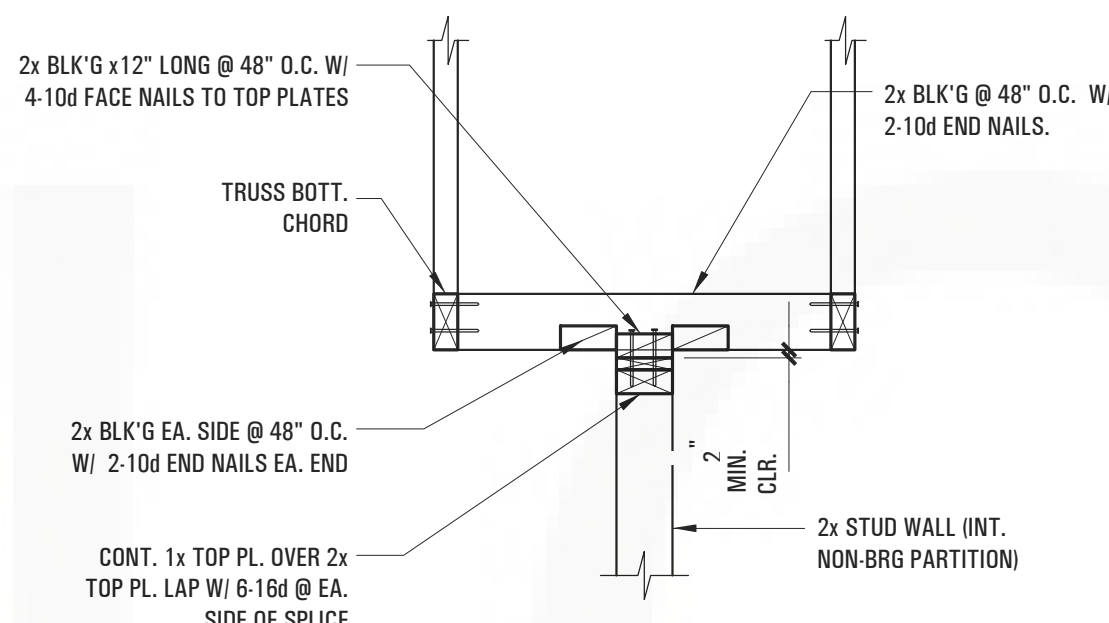
PARALLEL TO JOIST



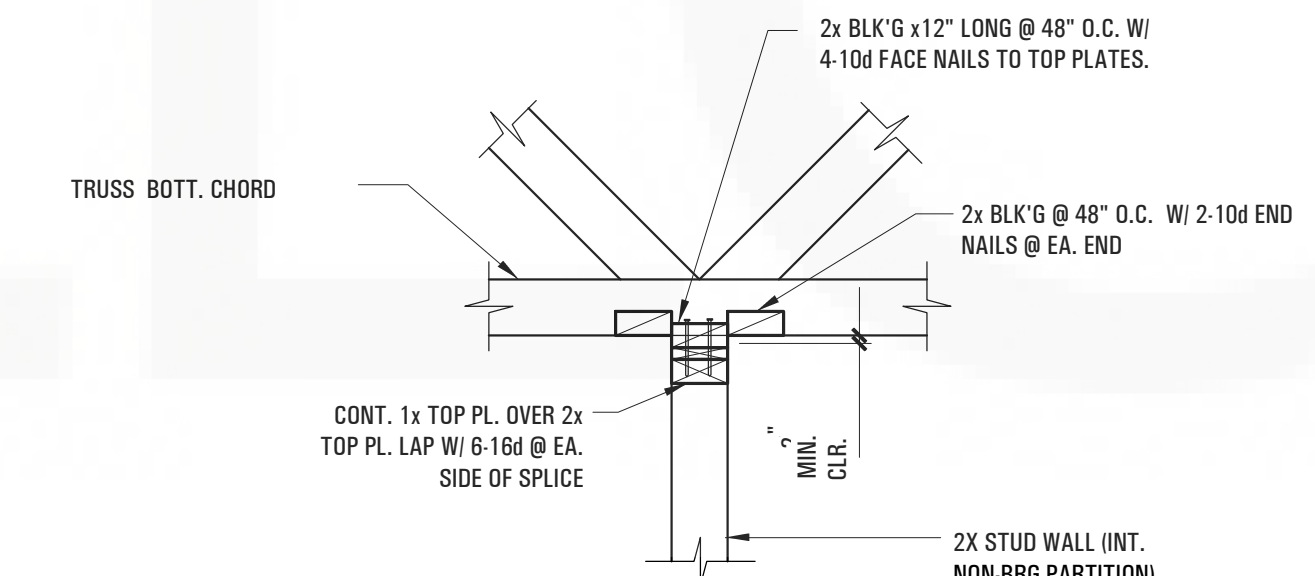
PERPENDICULAR TO JOIST

NON-BEARING PARTITIONAL WALL
NOT TO SCALE

8 NON-BEARING PARTITION WALL
1" = 1'-0"



WALL PARALLEL TO TRUSS



WALL PERPENDICULAR TO TRUSS

9 TYP-WOOD-018
1" = 1'-0"



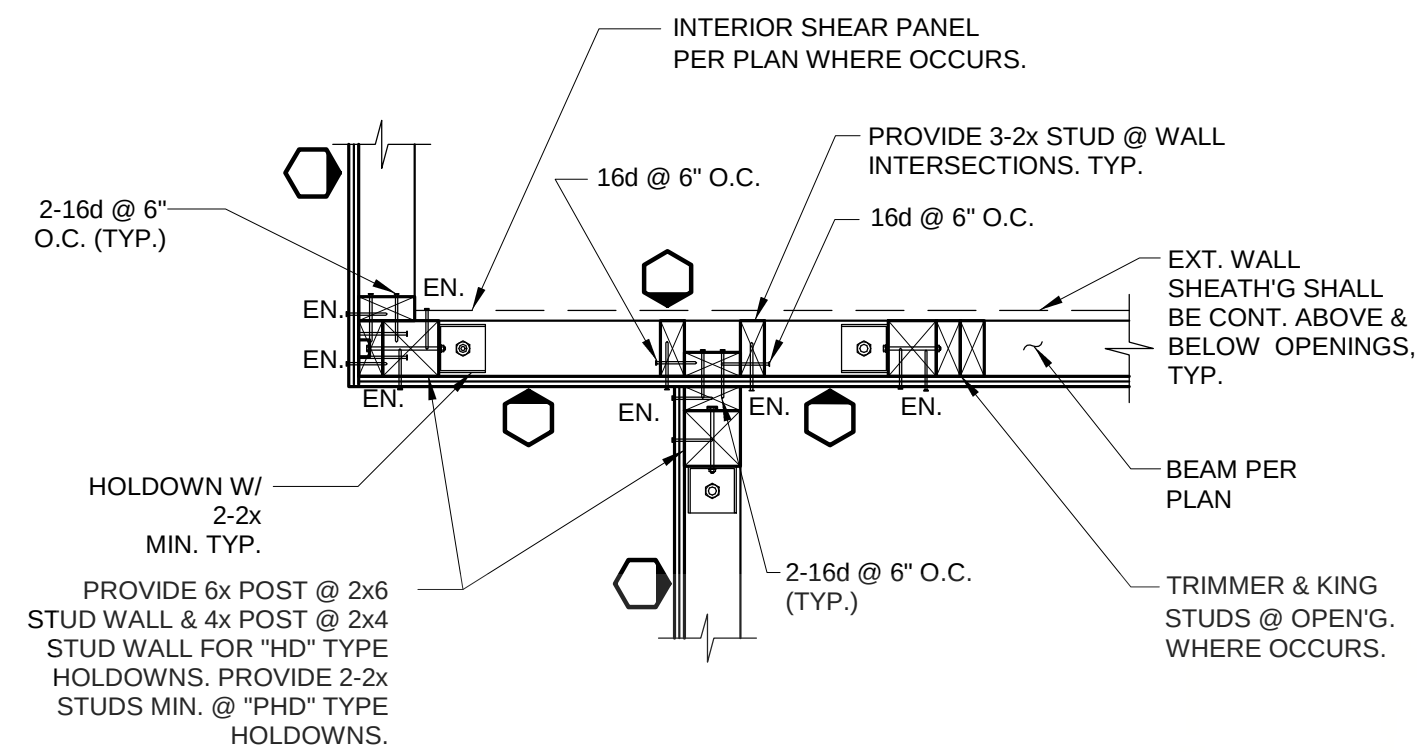
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REMODEL**
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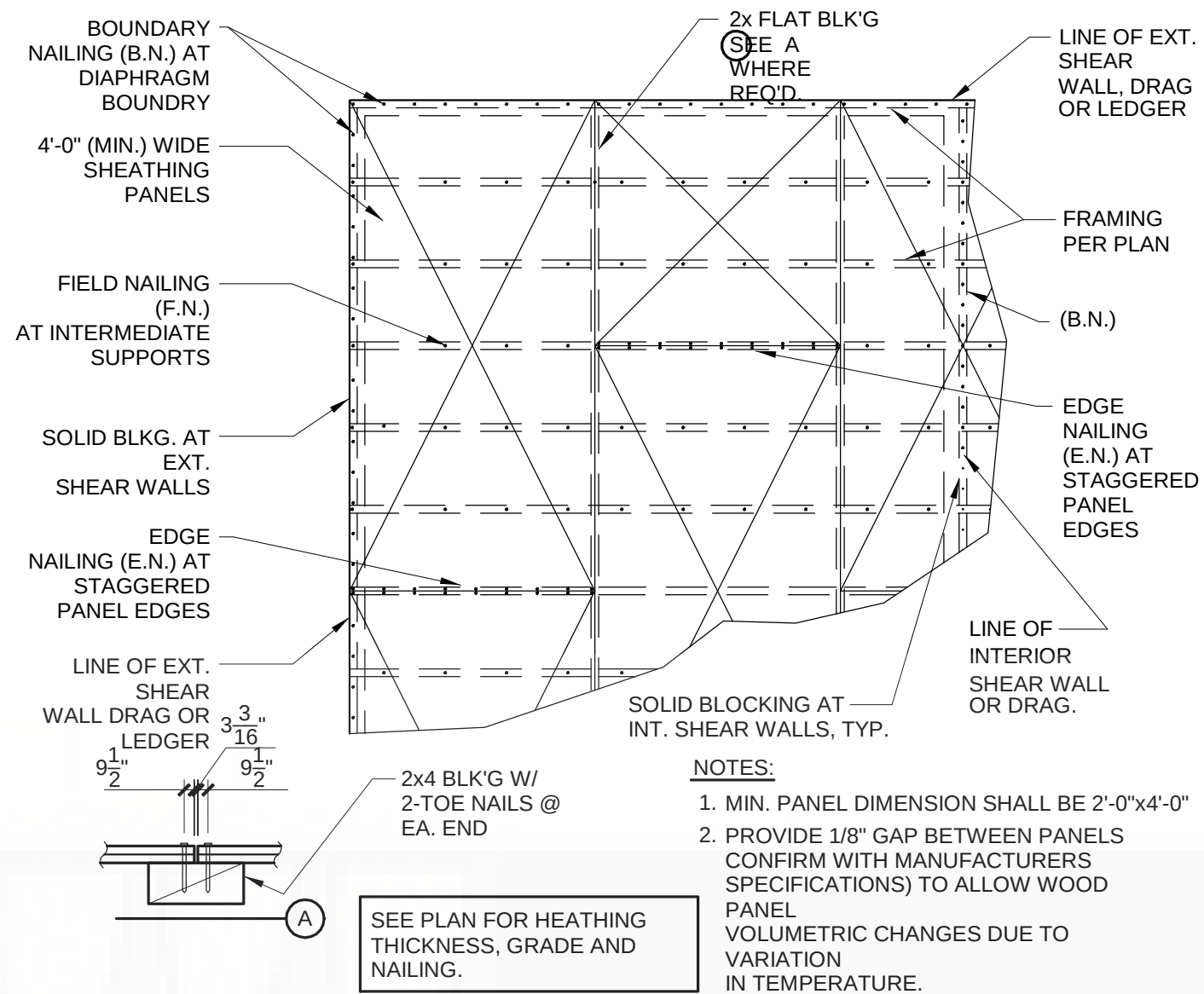
Date:
OCTOBER 29, 2018
Scale:
As indicated
DRAWING TITLE:
TYPICAL WOOD DETAILS
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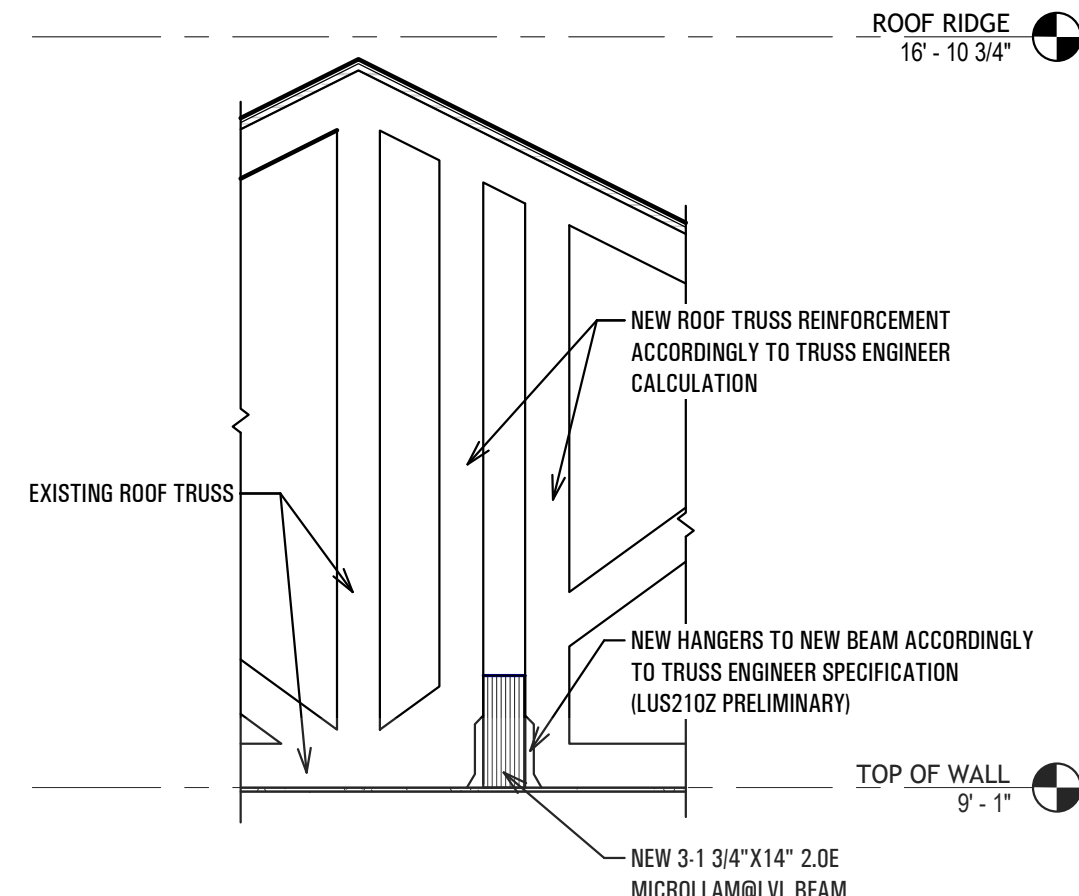
So03



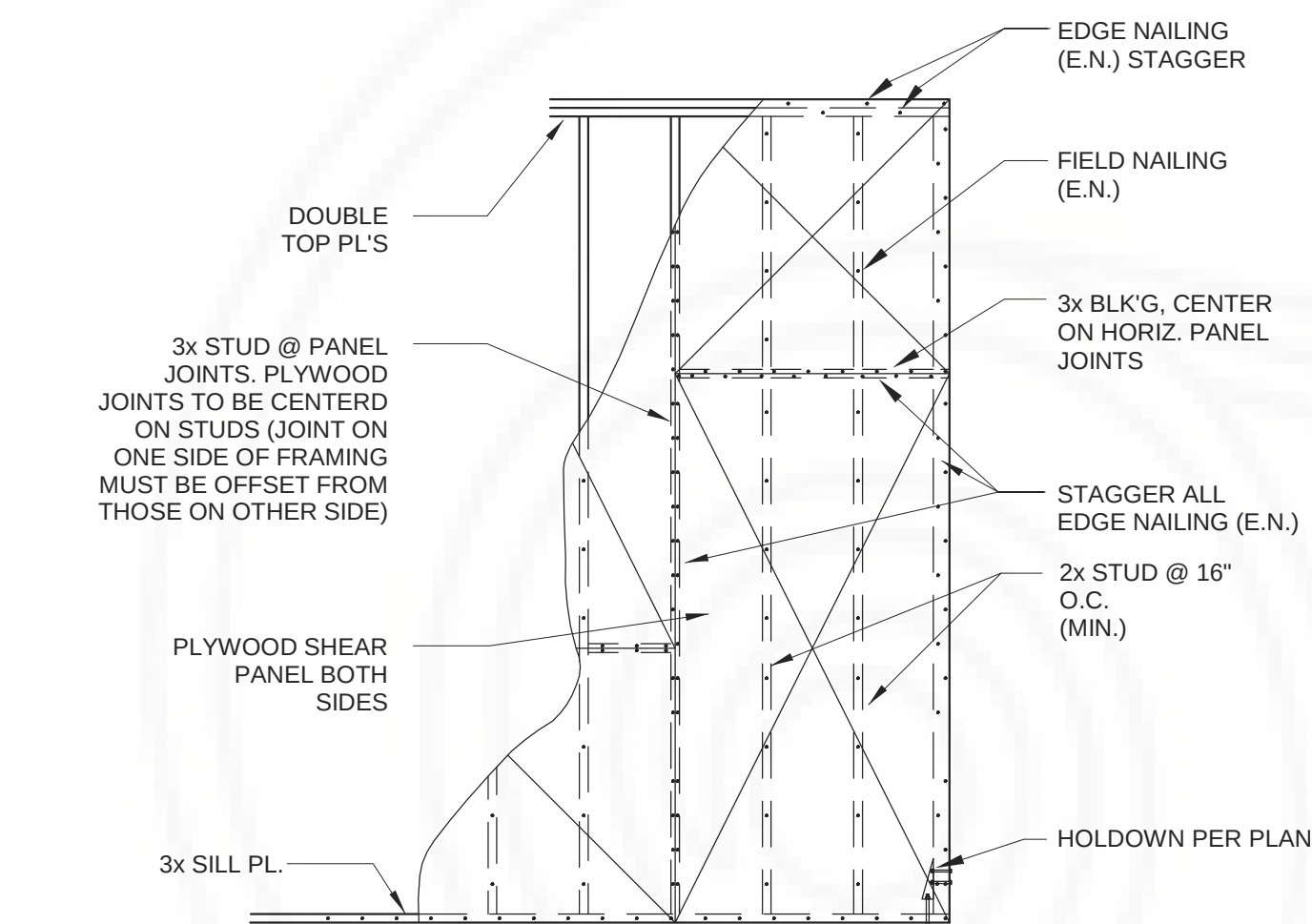
1 TYPICAL WALL INTERSECTION
1" = 1'-0"



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



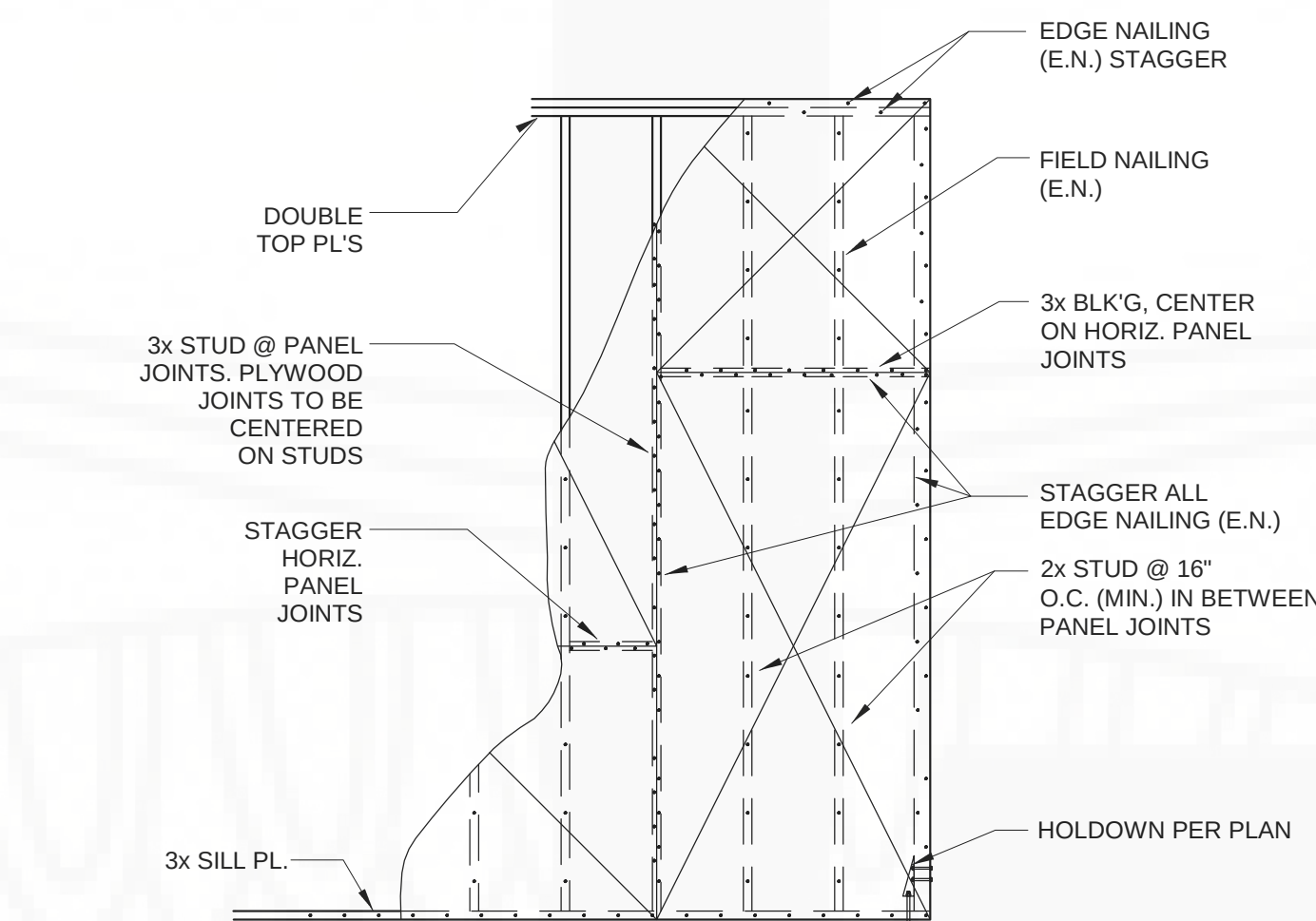
8 Section 3
1/2" = 1'-0"



NOTES: 1. MINIMUM NAIL EDGE DISTANCE SHALL BE 3/8" FROM PANEL EDGES

2. MINIMUM SIZE OF SHEATHING SHALL BE 24" x 24"

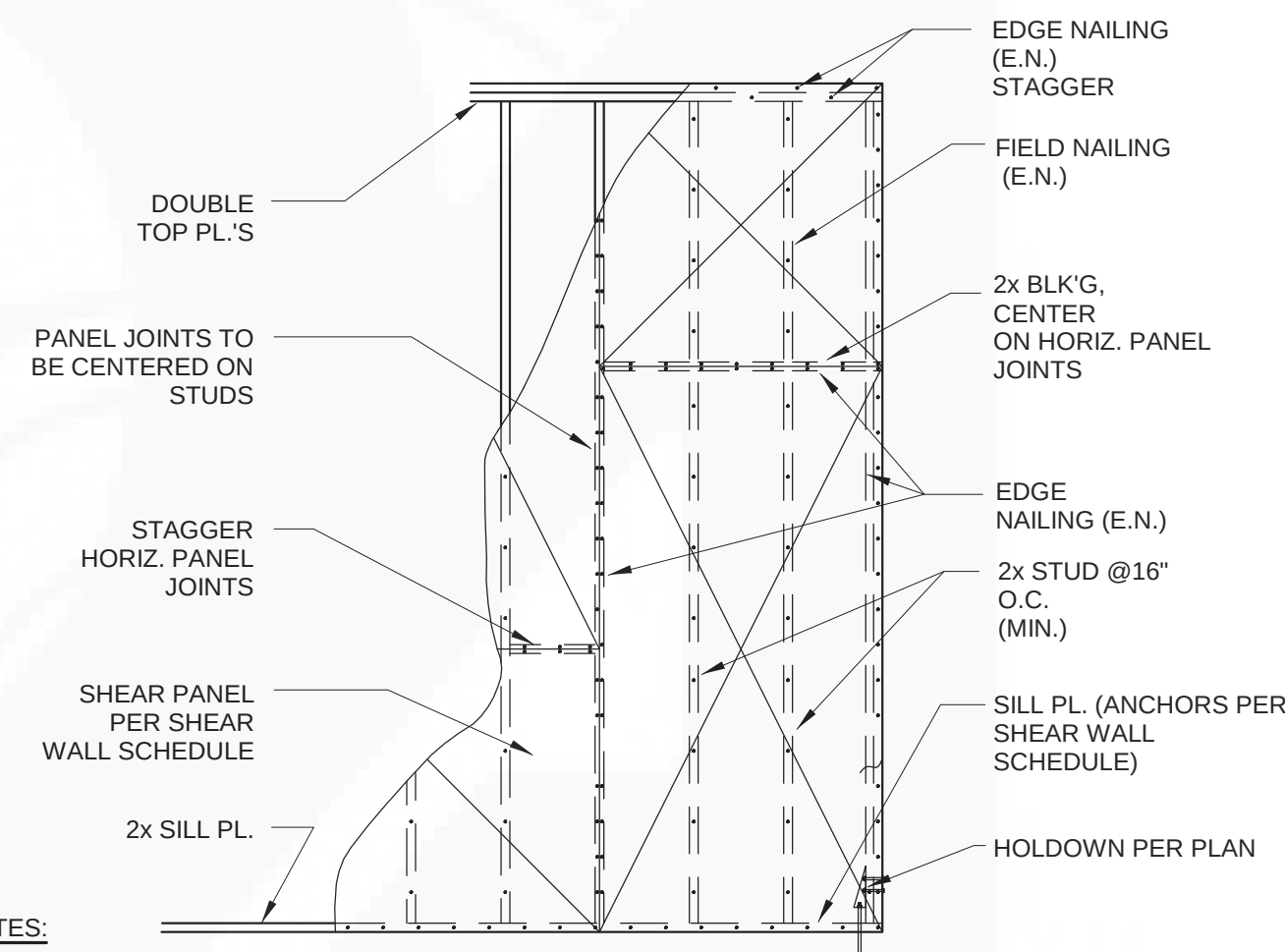
3 SHEAR PANEL ELEV. (BOTH SIDES)
1" = 1'-0"



NOTES: 1. MINIMUM NAIL EDGE DISTANCE SHALL BE 3/8" FROM PANEL EDGES

2. MINIMUM SIZE OF SHEATHING SHALL BE 24" x 24"

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



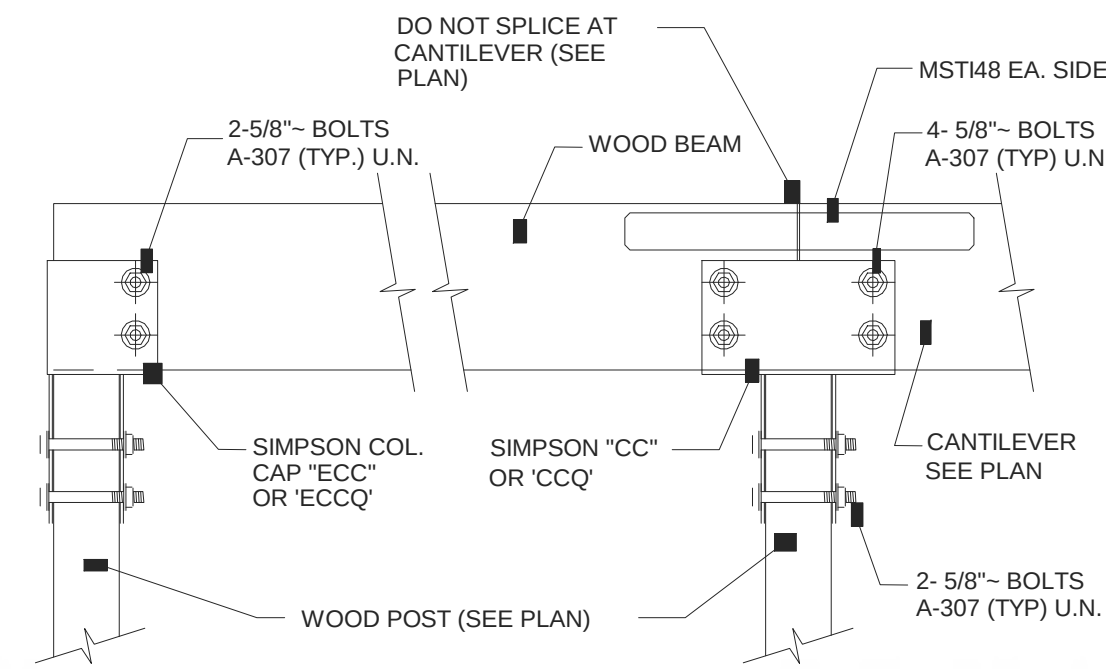
NOTES:

1. MIN NAIL EDGE DISTANCE SHALL BE 3/8" FROM PANEL EDGES FOR 2x's & 1/2" FOR 3x's

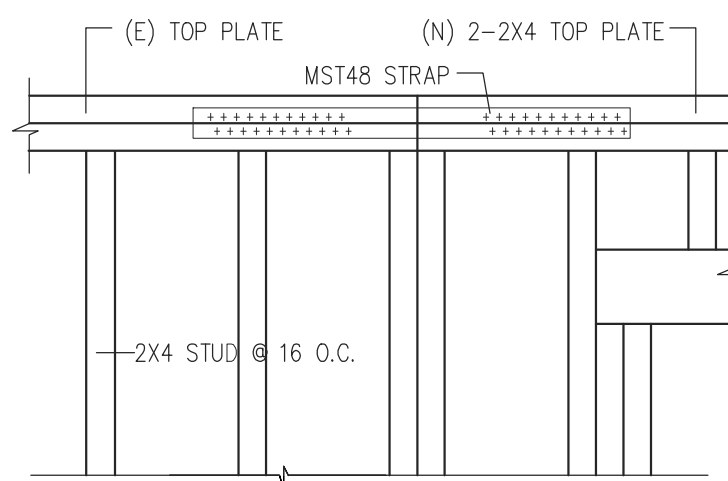
2. MINIMUM SIZE OF SHEATHING SHALL BE 24" x 24"

USE THIS DETAIL FOR INSTALLATION OF TYP. WALL SHEATH'G

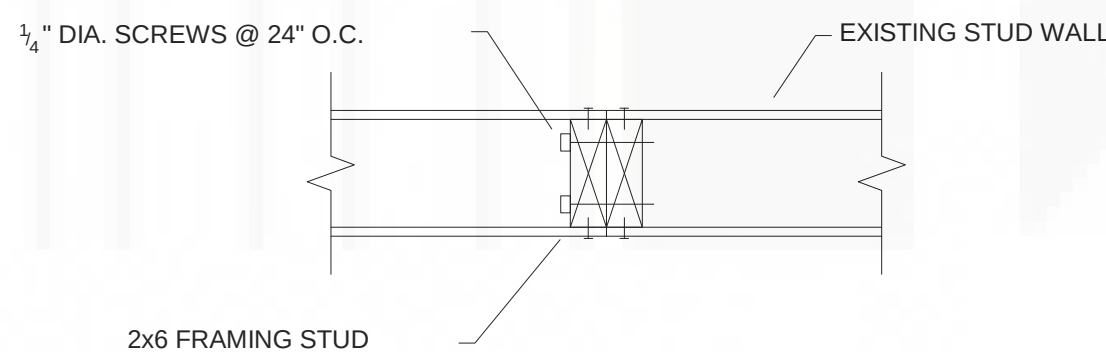
5 SHEAR PANEL ELEV. (ONE SIDE 4" & 6" O.C. E.N.)
1" = 1'-0"



9 TYPICAL BEAM TO COLUMN DETAILS
NTS

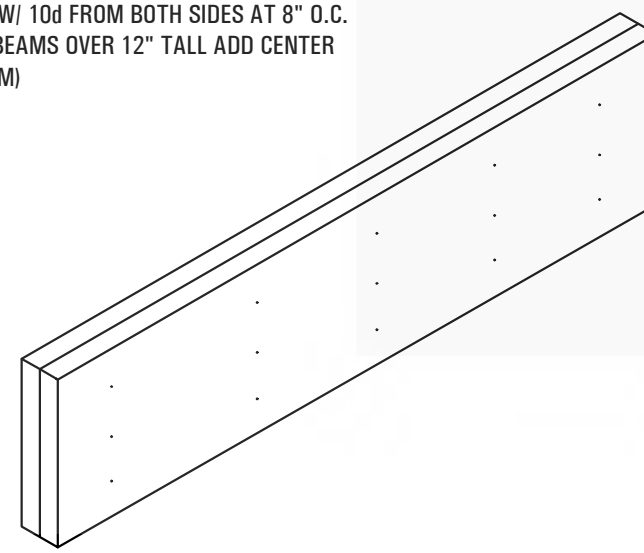


6 TOP PLATE CONNECTION DETAIL
3/4" = 1'-0"



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

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



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



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TYPICAL WOOD DETAILS

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MEP DESIGNS

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NEC considerations:

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

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

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

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

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

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

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

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

250.118and using metal outlet and junction boxes.

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

TITLE 24 NOTES

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

NEC considerations:

406.12 Tamper Resistant Receptacles.

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

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

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

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

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

(1) Receptacles located more than 1.7m √2 5(ft) above the floor.

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

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

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

Note :

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

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

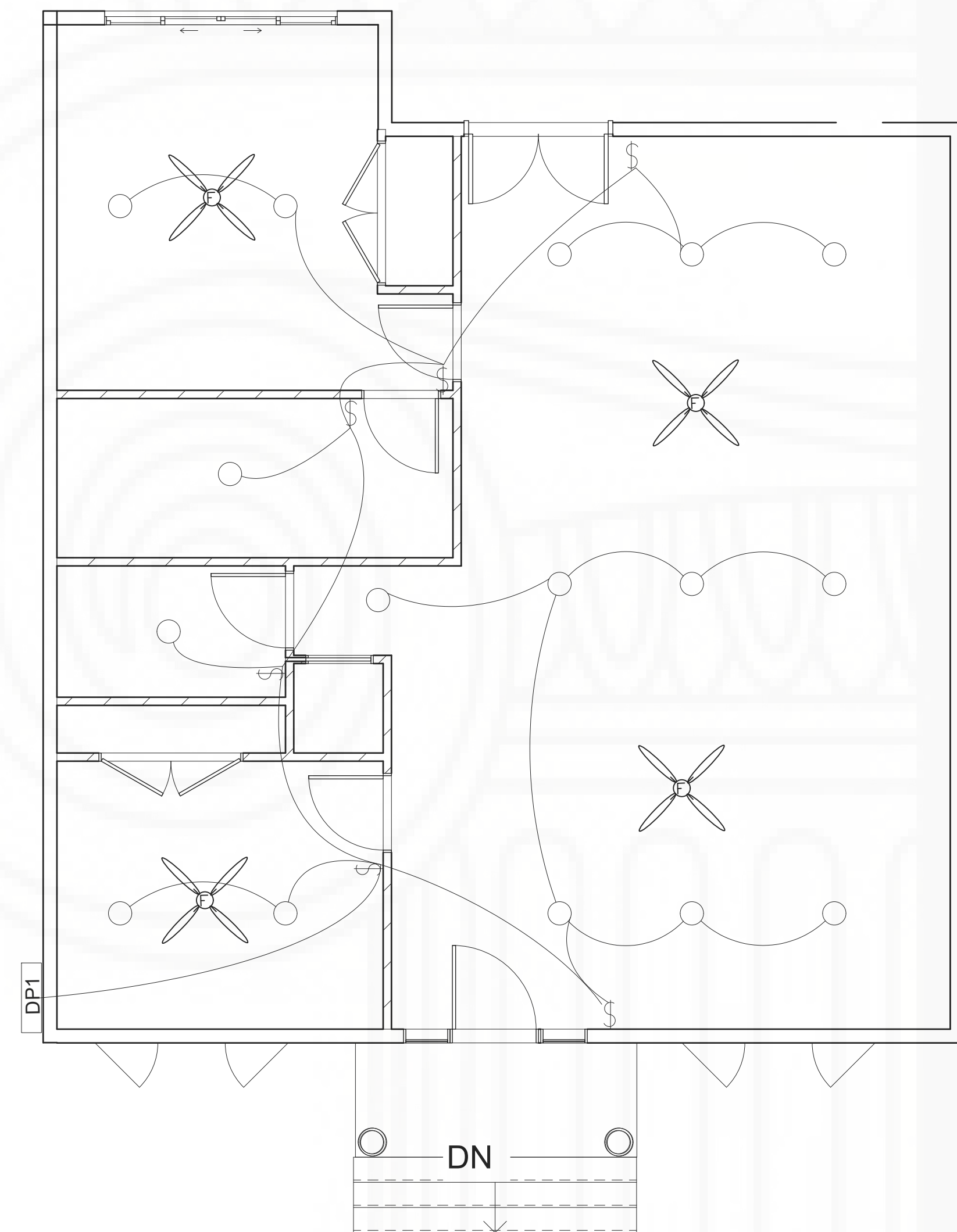


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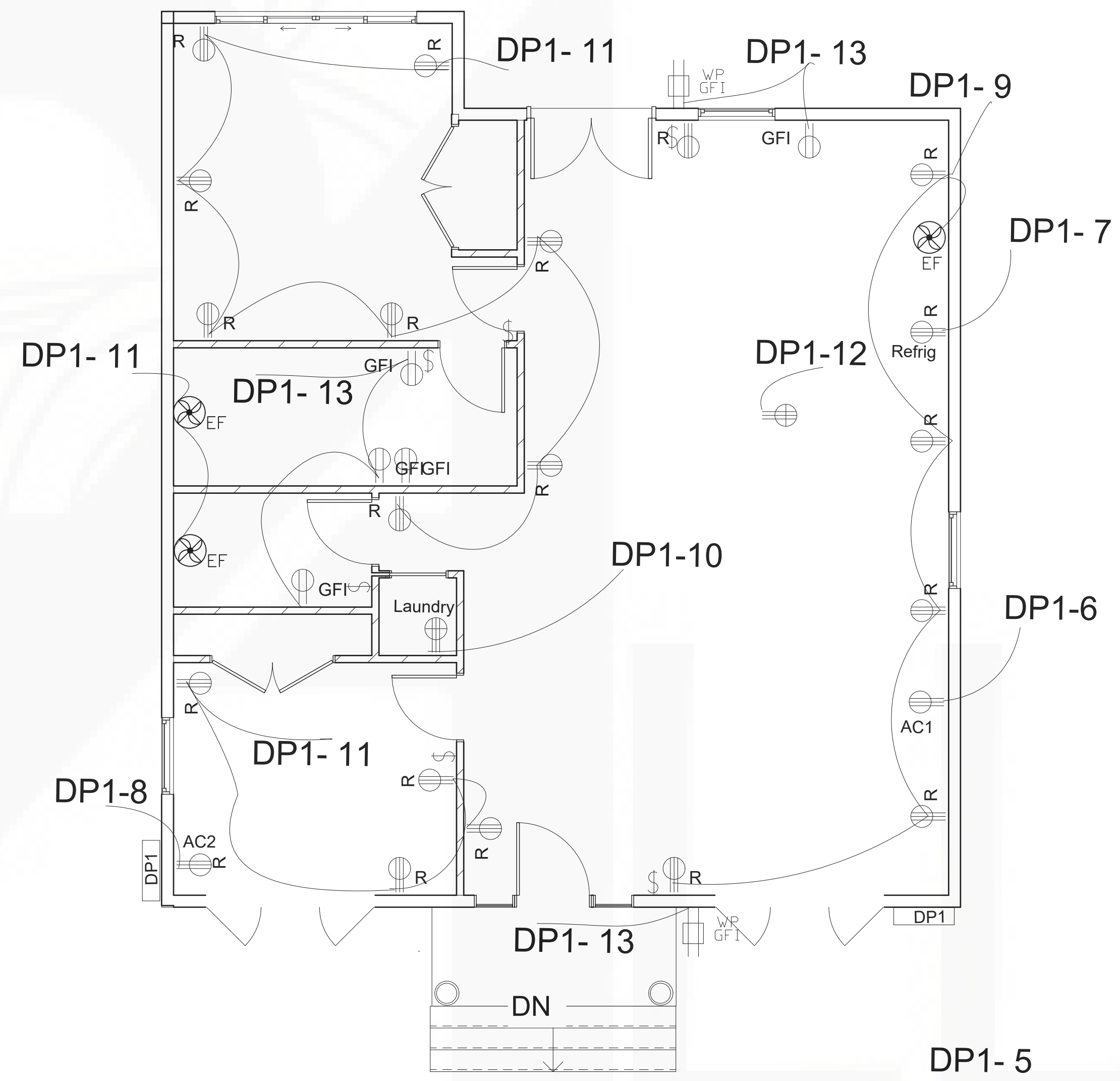
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Lighting Plan

scale : 1 / 4" = 1'



Appliances Plan

scale : 1 / 4" = 1'



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Appliances and Wirings & lights

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1/4" = 1'-00"

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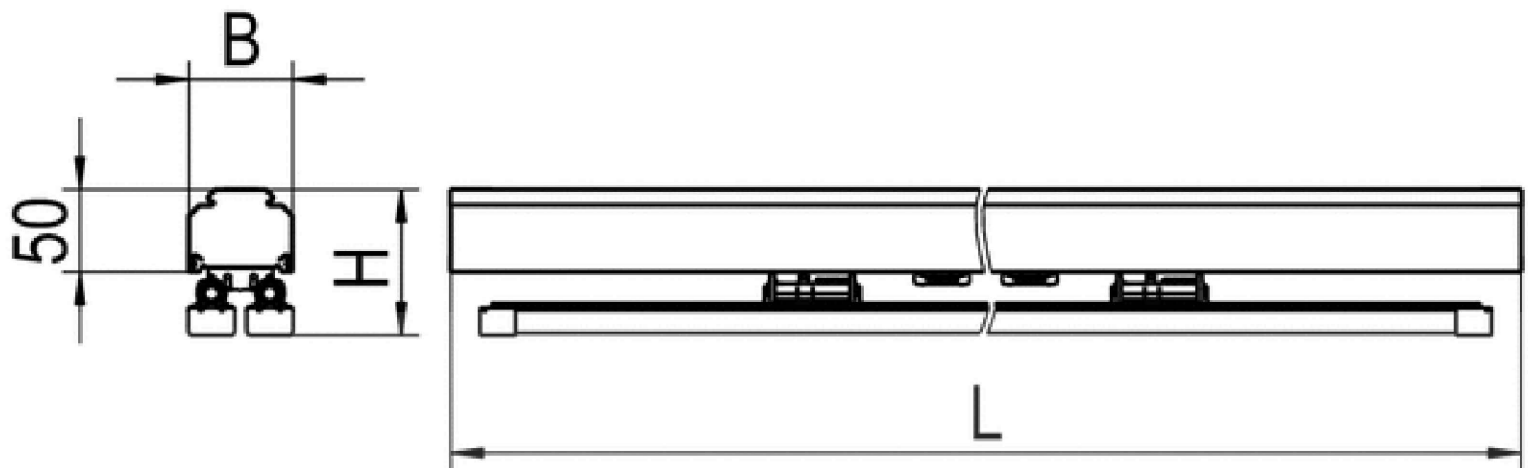
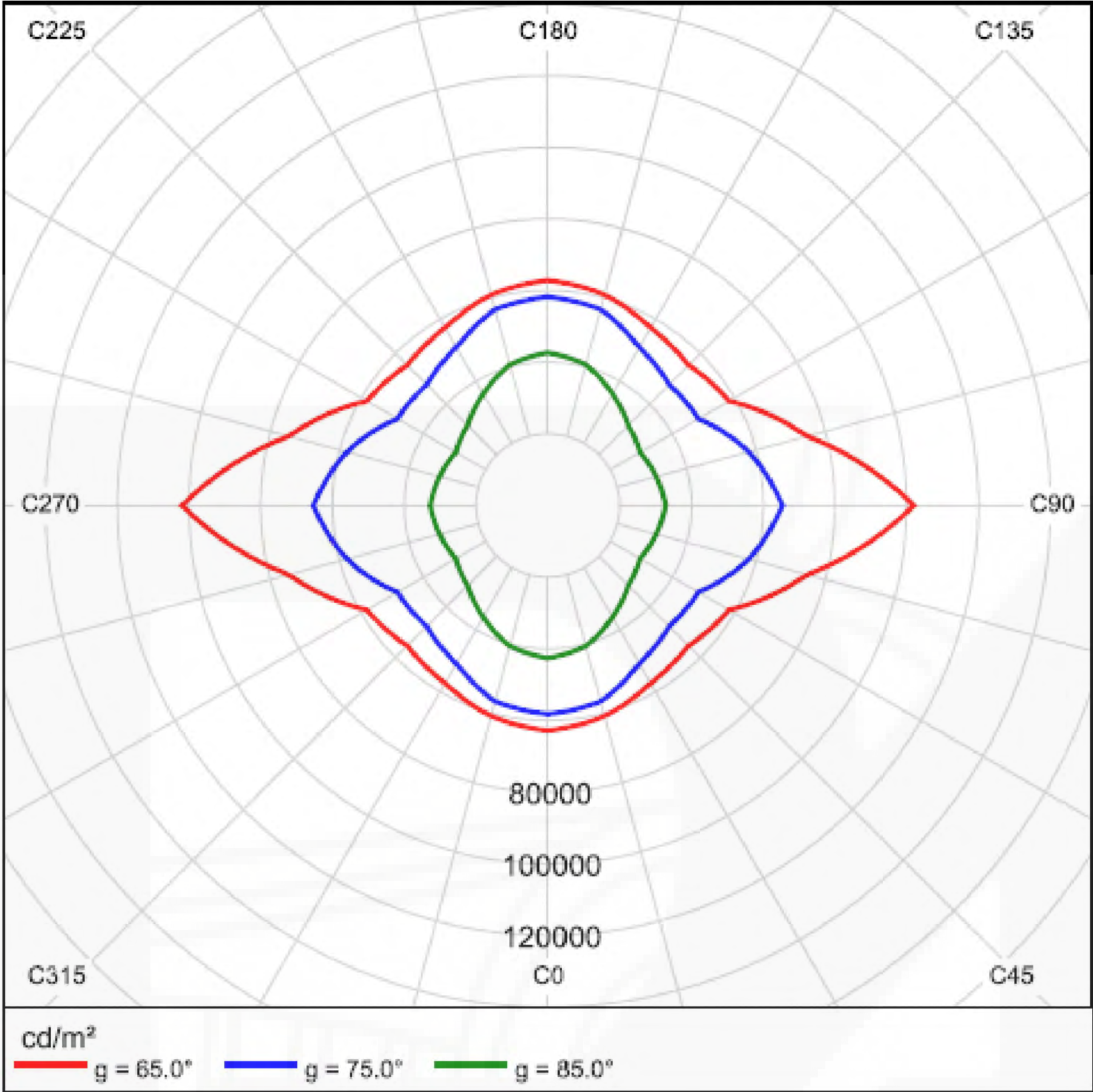
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Luminous emittance 1 / UGR diagram

Glare evaluation according to UGR												
ρ Ceiling		70	70	50	50	30	70	70	50	50	30	
ρ Walls		50	30	50	30	30	50	30	50	30	30	
ρ Floor		20	20	20	20	20	20	20	20	20	20	
Room size X Y		Viewing direction at right angles to lamp axis					Viewing direction parallel to lamp axis					
2H	2H	25.6	26.8	25.9	27.0	27.2	28.8	30.0	29.1	30.2	30.4	
	3H	27.4	28.4	27.7	28.7	29.0	30.0	31.0	30.3	31.3	31.6	
	4H	28.1	29.1	28.5	29.4	29.7	30.4	31.4	30.7	31.7	32.0	
	6H	28.7	29.6	29.0	29.9	30.2	30.7	31.6	31.0	31.9	32.2	
	8H	28.8	29.7	29.2	30.0	30.4	30.7	31.6	31.1	31.9	32.2	
	12H	29.0	29.8	29.3	30.1	30.5	30.8	31.6	31.1	31.9	32.3	
4H	2H	26.3	27.3	26.6	27.5	27.8	28.9	29.9	29.3	30.2	30.5	
	3H	28.2	29.0	28.6	29.4	29.7	30.3	31.1	30.6	31.4	31.8	
	4H	29.1	29.8	29.5	30.2	30.5	30.8	31.6	31.2	31.9	32.3	
	6H	29.7	30.4	30.2	30.8	31.2	31.2	31.9	31.6	32.2	32.6	
	8H	30.0	30.6	30.4	31.0	31.4	31.3	31.9	31.8	32.3	32.7	
	12H	30.1	30.7	30.6	31.1	31.5	31.4	31.9	31.8	32.3	32.8	
8H	4H	29.3	29.9	29.7	30.3	30.7	30.9	31.5	31.4	31.9	32.3	
	6H	30.1	30.6	30.6	31.0	31.5	31.4	31.9	31.9	32.3	32.8	
	8H	30.4	30.9	30.9	31.3	31.8	31.6	32.0	32.0	32.4	32.9	
	12H	30.7	31.0	31.1	31.5	32.0	31.7	32.0	32.1	32.5	33.0	
12H	4H	29.3	29.9	29.8	30.3	30.7	30.9	31.5	31.4	31.9	32.3	
	6H	30.2	30.6	30.6	31.0	31.5	31.4	31.8	31.9	32.3	32.8	
	8H	30.5	30.9	31.0	31.3	31.8	31.6	32.0	32.1	32.4	32.9	

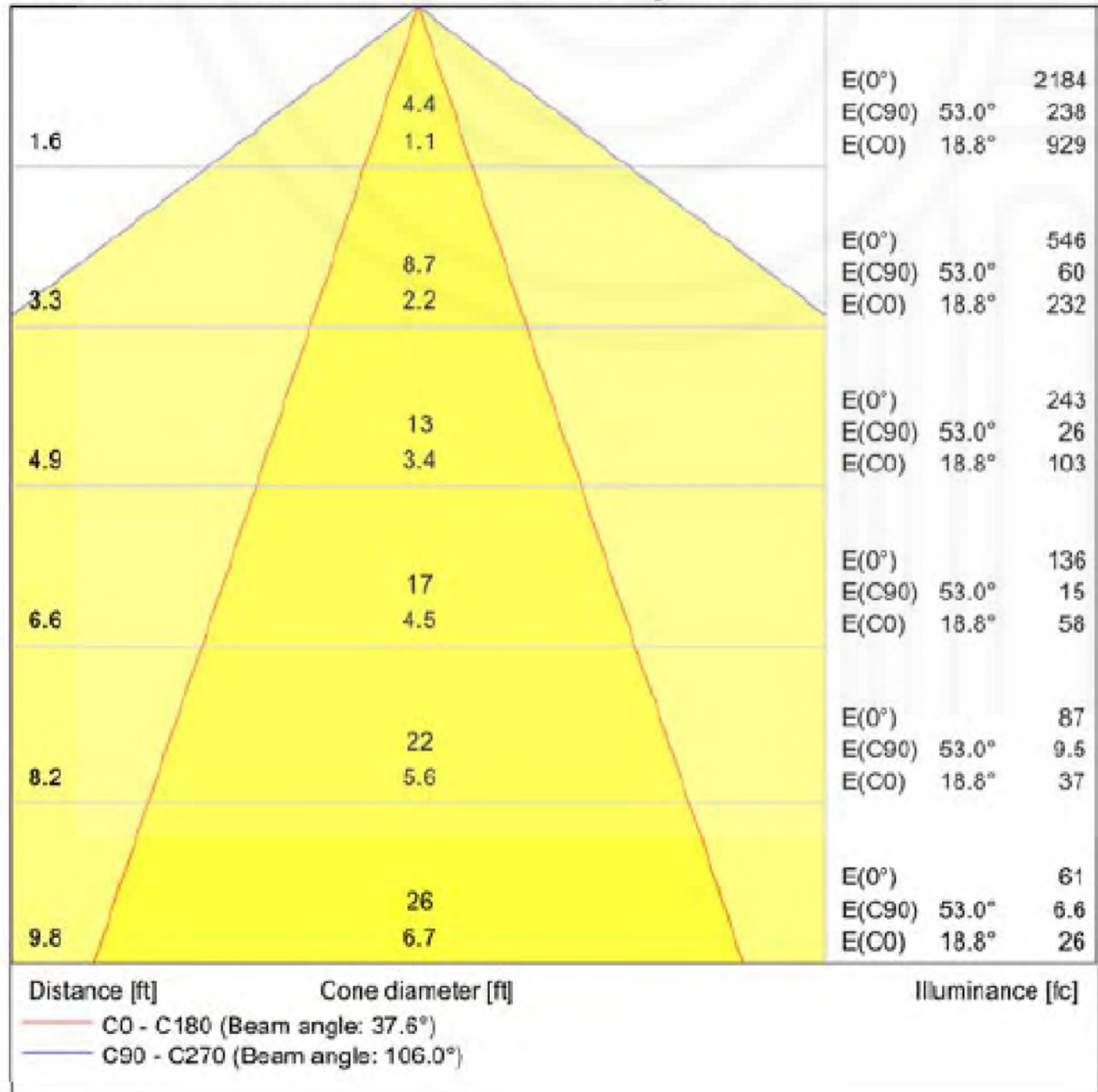
Luminous emittance 1 / Luminance diagram



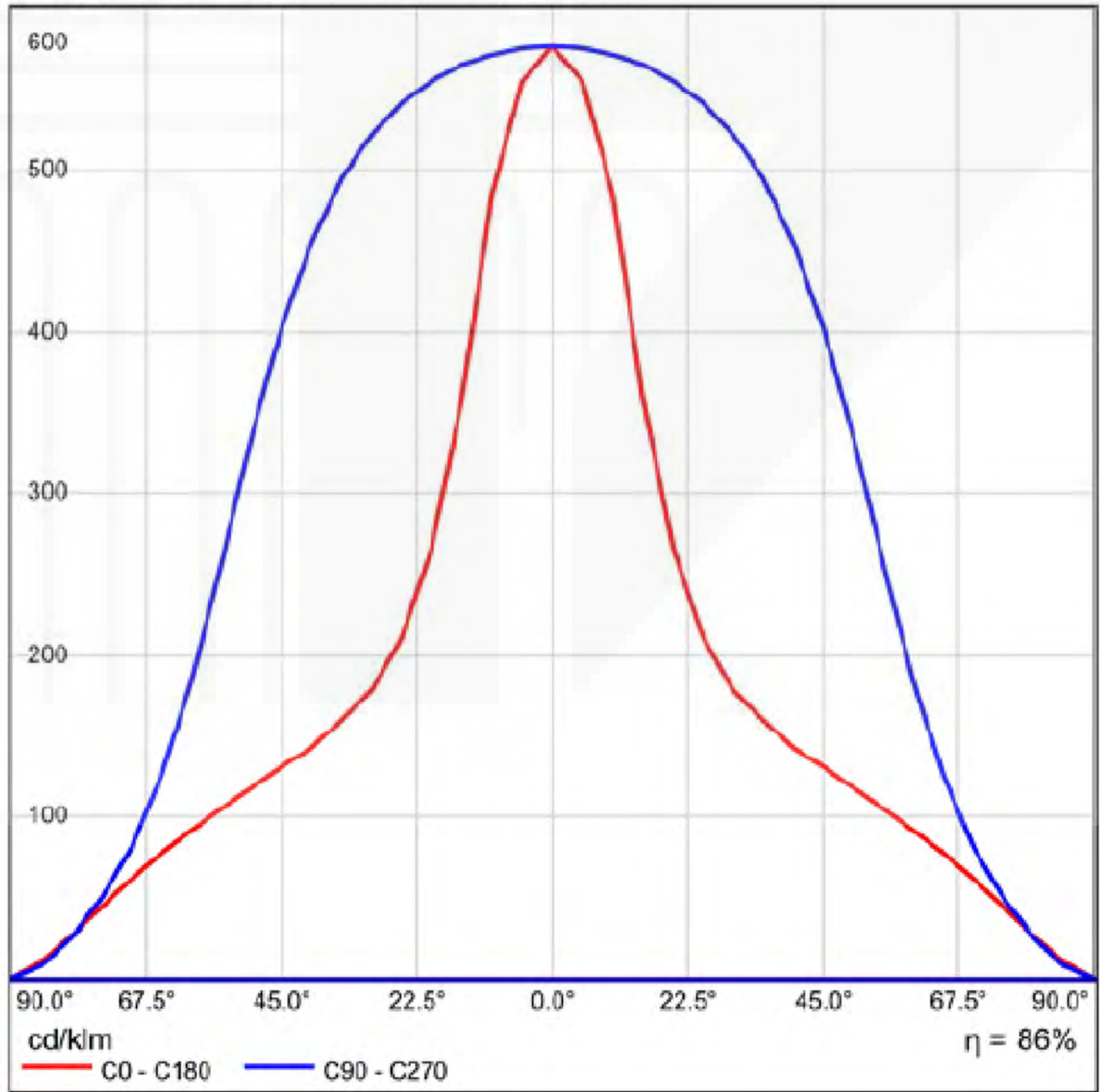
Light output ratio: 86.27%
Lamp luminous flux: 10200 lm
Luminaire luminous flux: 8800 lm
Power: 68.0 W
Luminous efficacy: 129.4 lm/W

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

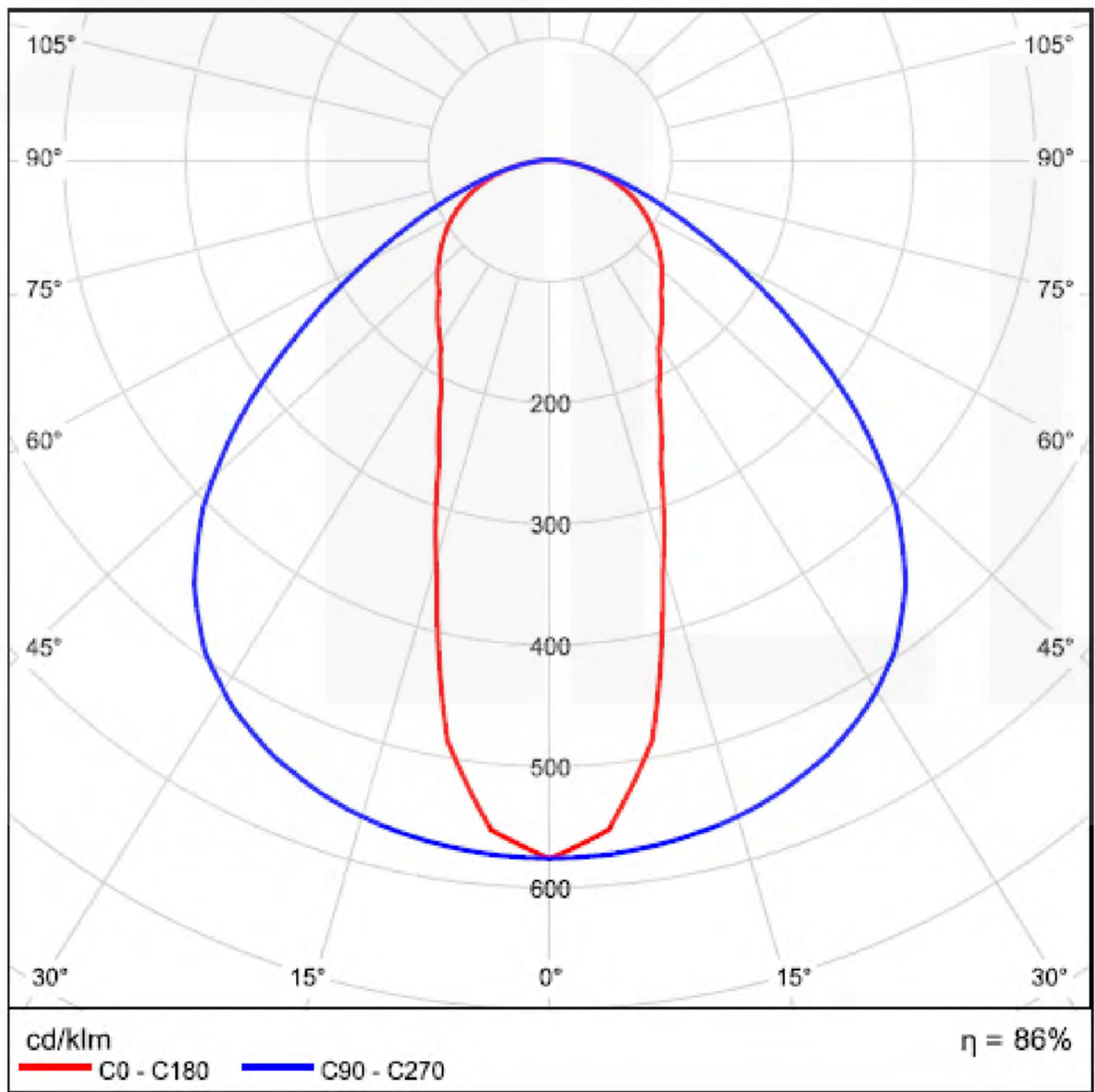
Luminous emittance 1 / Cone diagram



Luminous emittance 1 / Linear LDC

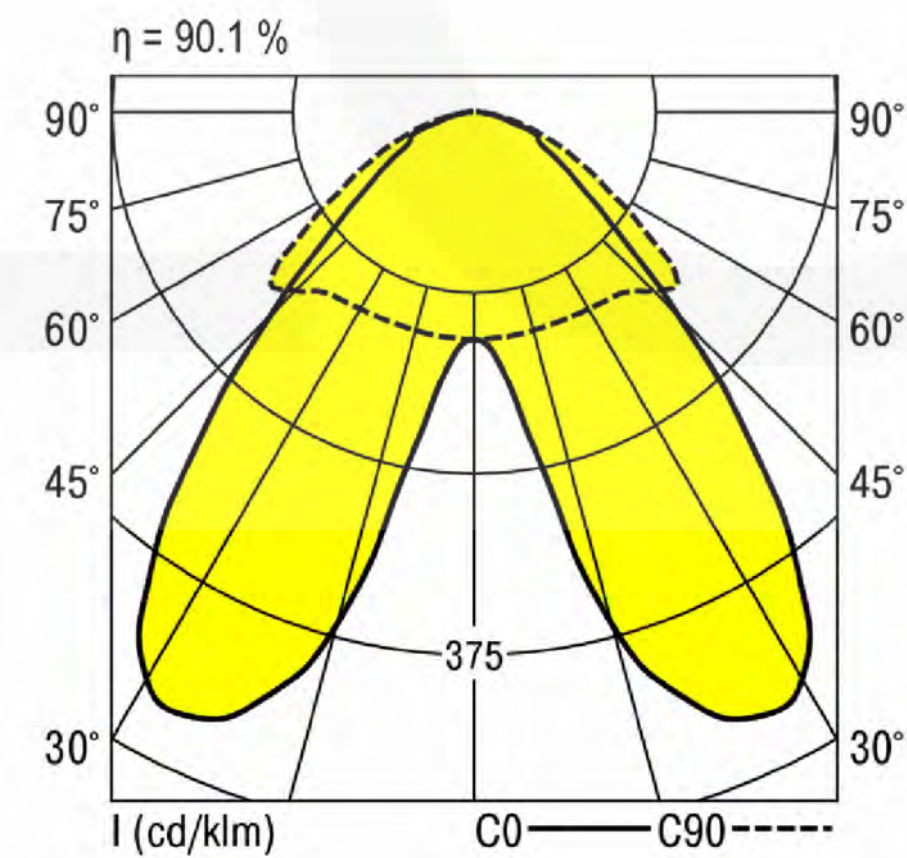


Luminous emittance 1 / Polar LDC



Lamps: 1xL-TUBE-TF2 66 W
Lamp type: L-TUBE-TF2
Number of lamps: 1
Wattage: 66 W
Luminous colour: 840

LED system values
Luminaire luminous flux: 9190 lm
Luminaire output: 68 W
Luminaire efficiency: 135 lm/W



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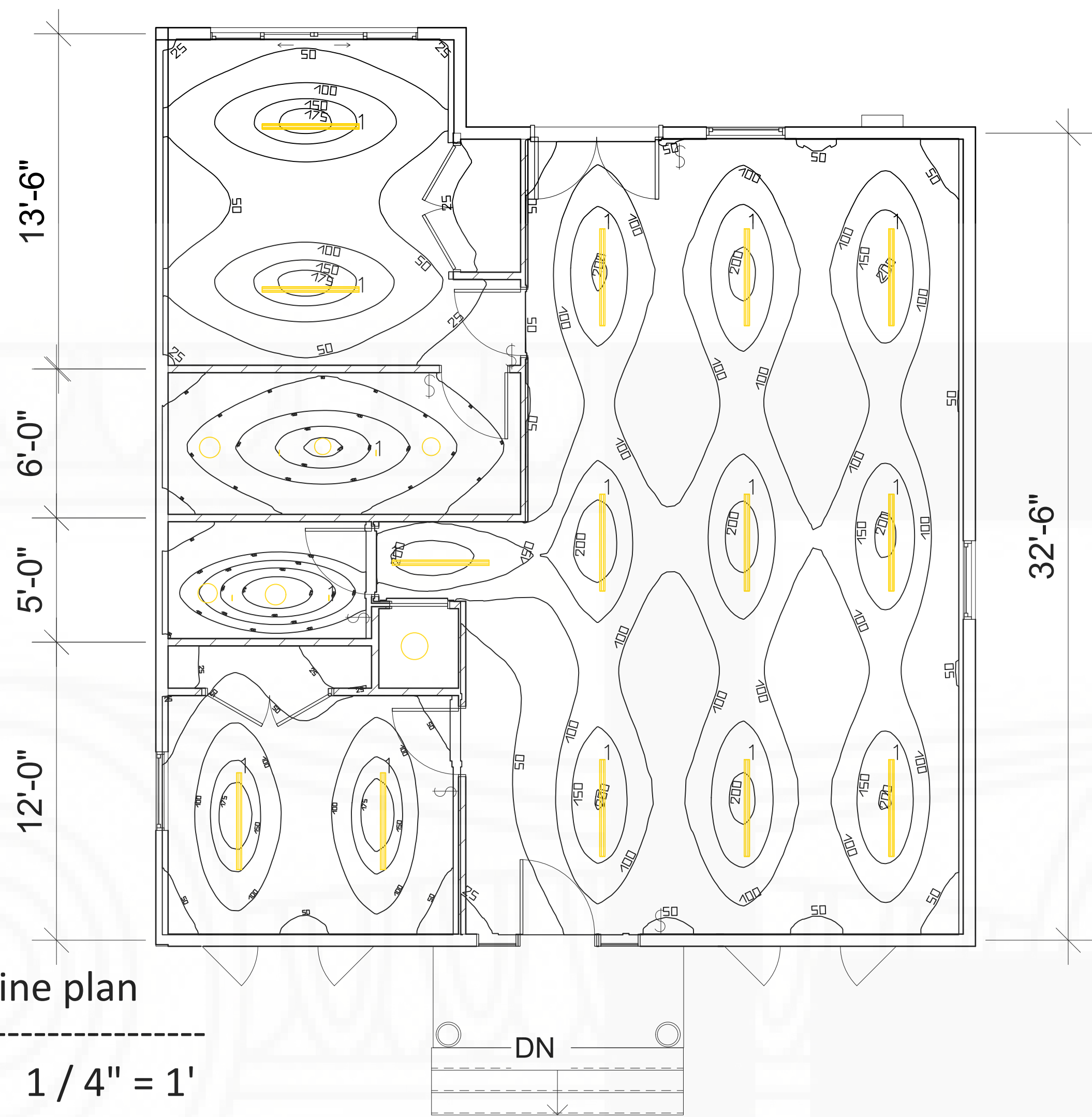
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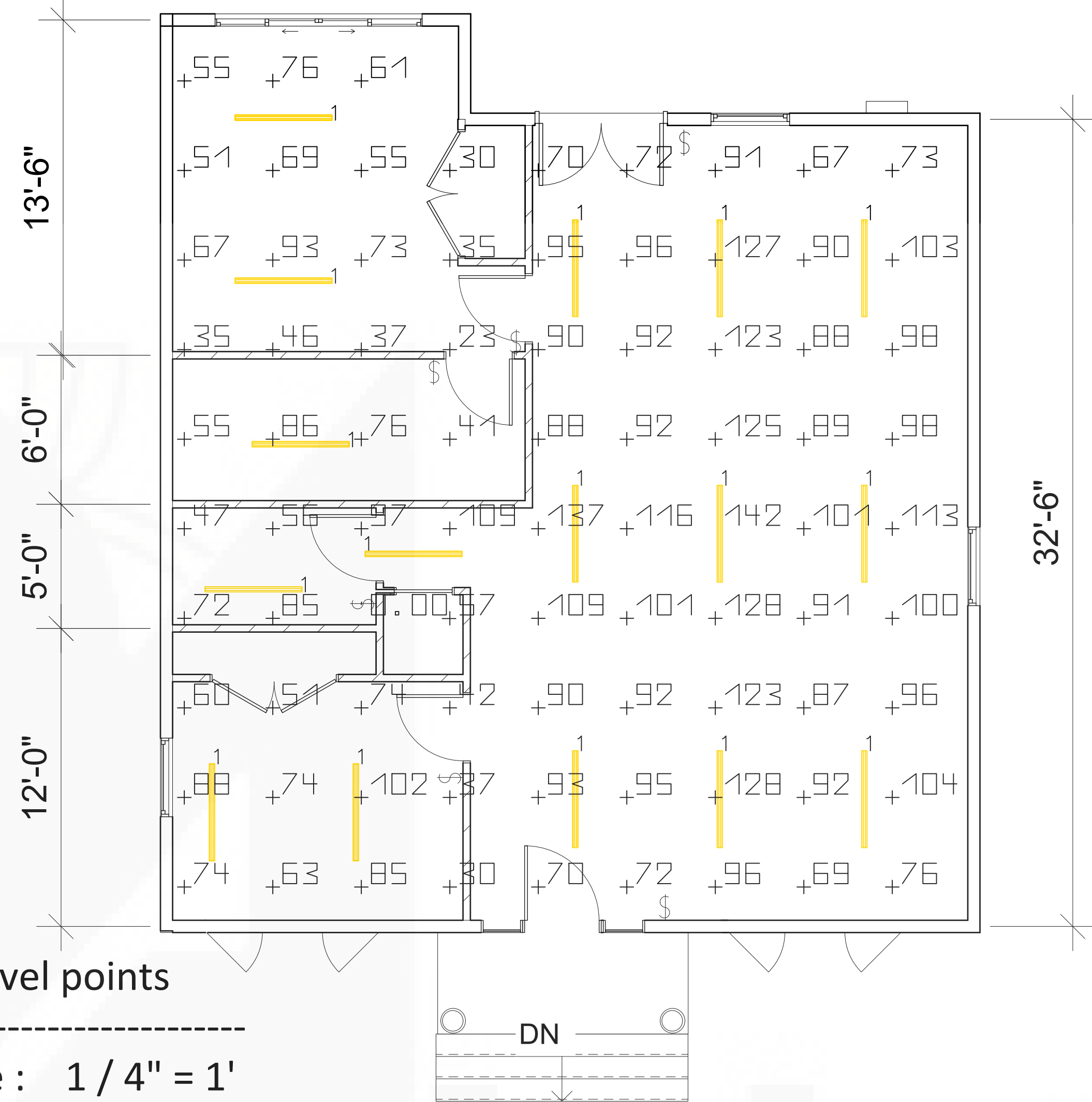
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E02



FC Isoline plan

scale : 1 / 4" = 1'



FC level points

scale : 1 / 4" = 1'

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

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



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SINGLE FAMILY HOUSE REMODEL

Date:

Scale:
1/4" = 1' 00"

DRAWING TITLE:

Photometric studies and FC levels

Sheet :

5 OF 9

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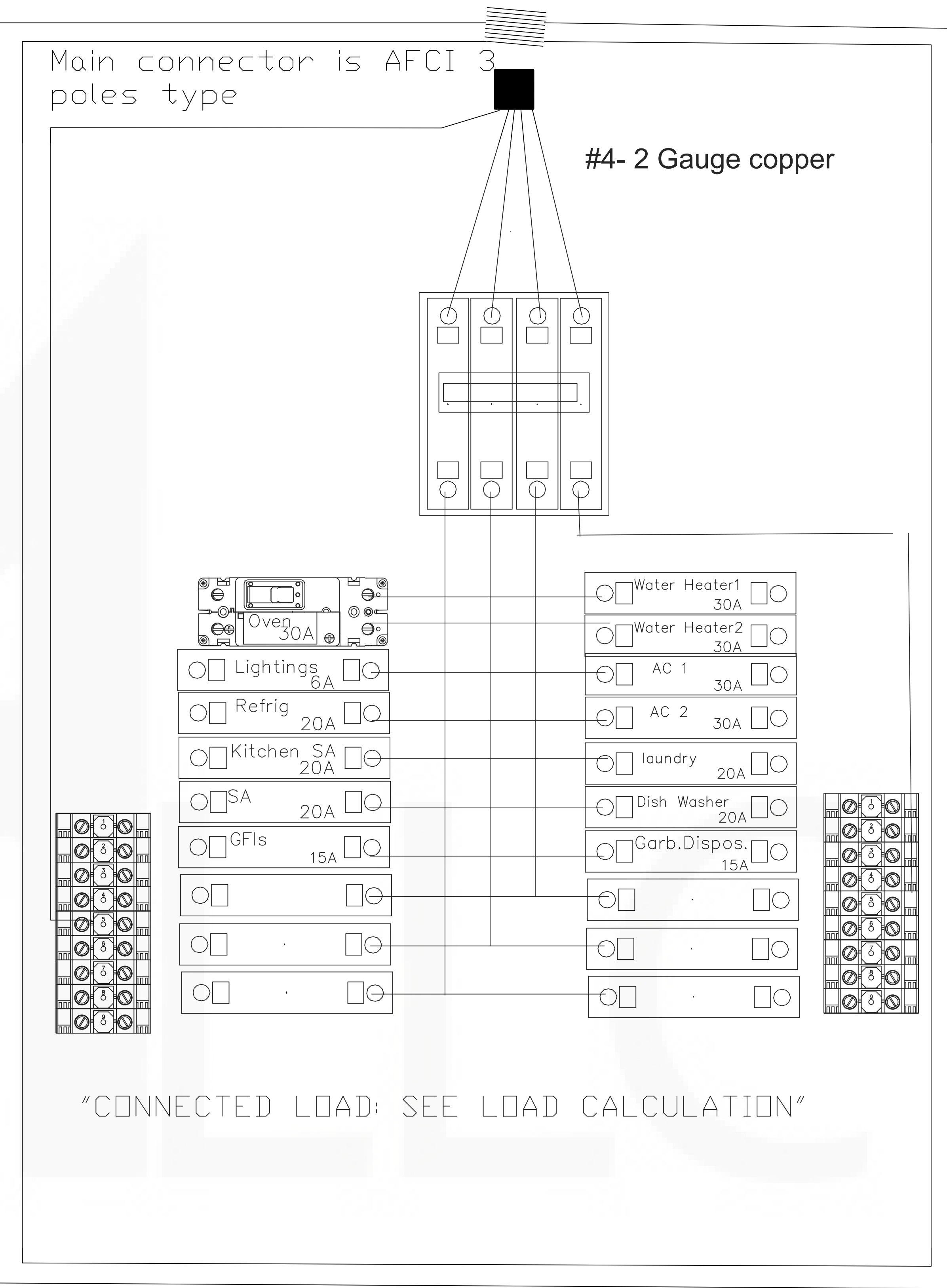
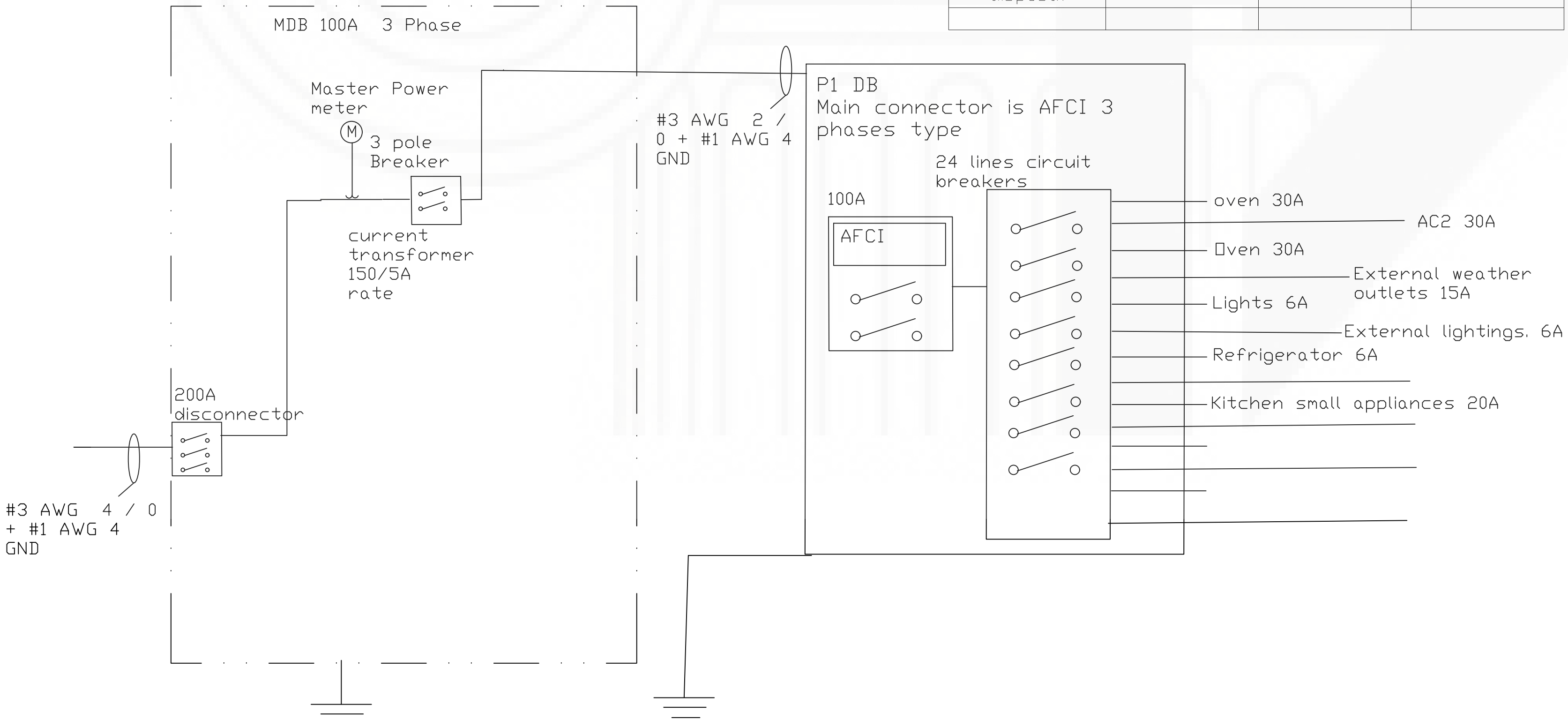
E03

No.	Revision/Issue	Date

PANELBOARD SCHEDULE -H1																								
MAIN: 100A MCB			GR FLOOR								VOLTAGE: 240/120				PHASE:3		WIRE: 4		MOUNTING: SURFACE			AIC: 22,000		
CKT #	TRIP POLE	DESCRIPTION	LOAD (KVA)							PHASE			LOAD (KVA)							DESCRIPTION	TRIP POLE	CKT #		
			LTG	REC	MTR	A/C	HTG	KIT	MISC	A	B	C	LTG	REC	MTR	A/C	HTG	KIT	MISC					
1	30/2	Oven					5.0										3.0				Water Heater	30/1	2	
3																						30/1	4	
5	15/1	Lightings	1.1													1.0				AC1	30/1	6		
7	15/1	Refrigerator		0.8												1.0				AC2	30/1	8		
9	20/1	Kitchen Appliances		1.8										0.5						laundry	20/1	10		
11	20/1	Small Appliances		1.8										2.0						Dish washer	20/1	12		
13	20/1	GFI's		0.9											1.2					Garbage dispose	15/1	14		
15	20/1																						16	
17	20/1																						18	
19	20/1																						20	
LIGHTING (KVA):		1.1	1.1	5.3	0.0	0.0	5.0	0.0	0.0				0.0	2.5	1.2	2.0	3.0	0.0	0.0	CONNECTED LOAD (KVA):		20.1		
RECEPTACLES (KVA):		7.8													DEMAND LOAD (KVA):							20.1		
MOTORS, Sump Pumps (KVA)		1.2								PHASE A		14.5	120.8											
A/C (KVA):		2.0								PHASE B		5.6	46.3											
HEATING (KVA):		8.0								PHASE C			0.0											
KITCHEN (KVA):		0.0								KVA		AMPS												
MISCELLANEOUS (KVA):		0.0													AMPACITY REQUIRED:							84.7		
NOTES PROVIDE FEED THRU LUG KIT(S).																								
BREAKERS PROTECTING MULTI-WIRE BRANCH CIRCUITS SHALL BE FIELD-EQUIPPED WITH A MANUALLY OPERATED HANDLE-TIE DEVICE TO ENSURE THAT ALL UNGROUNDED CONDUCTORS ARE SIMULTANEOUSLY DISCONNECTED PER NEC 240.15.																								

Table 326.80 Ampacity of Type IGS Cable			
Size (kcmil)	Amperes	Size (kcmil)	Amperes
250	119	2500	376
500	168	3000	412
750	206	3250	429
1000	238	3500	445
1250	266	3750	461
1500	292	4000	476
1750	315	4250	491
2000	336	4500	505
2250	357	4750	519

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



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DP panel and Power SLD

Sheet :

6 OF 9

Scale:

Not scaled

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E04

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Revision/Issue

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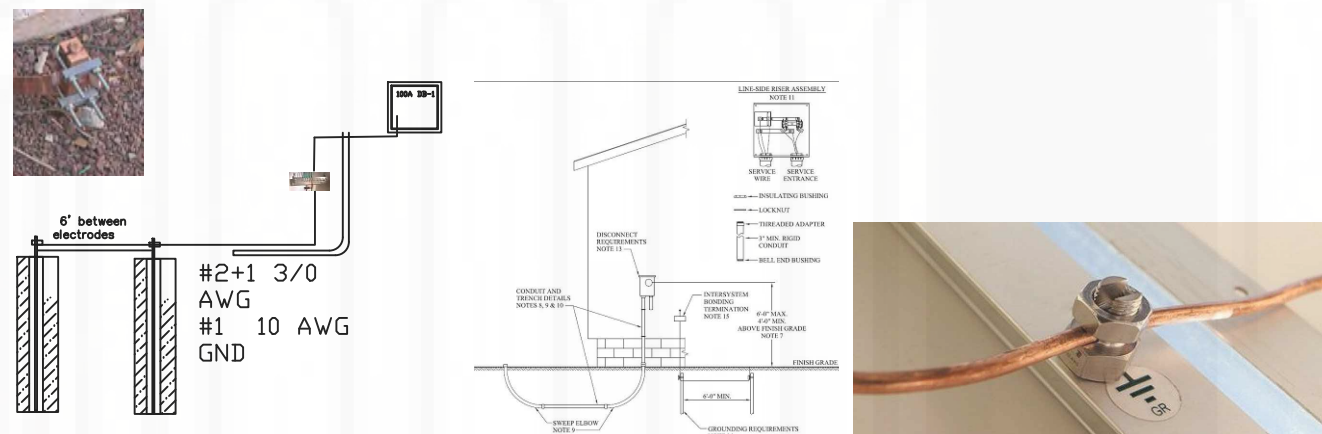
CEC Notes:

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

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

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

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



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



Grounding Plan

scale : 1 / 4" = 1'



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Date:	DRAWING TITLE:	Sheet :
Scale: 1/4" = 1' 00"	Grounding service	7 OF 9
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No.	Revision/Issue	Date

[illegible]

Fire Alarm Plan

scale : $1 / 4'' = 1'$



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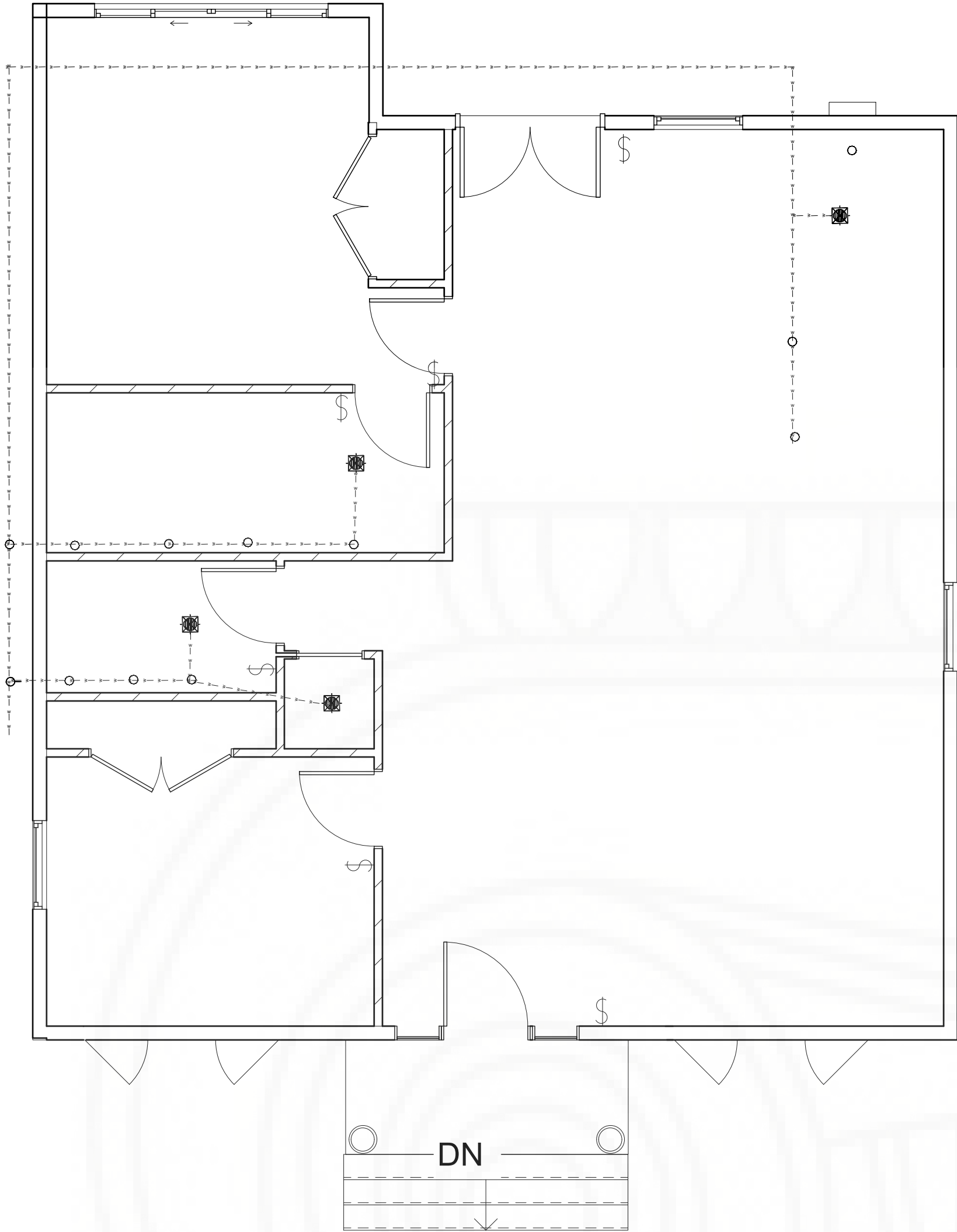
DRAWING TITLE:

DATA and CATV & Fire Alarm

Sheet : 8 OF 9

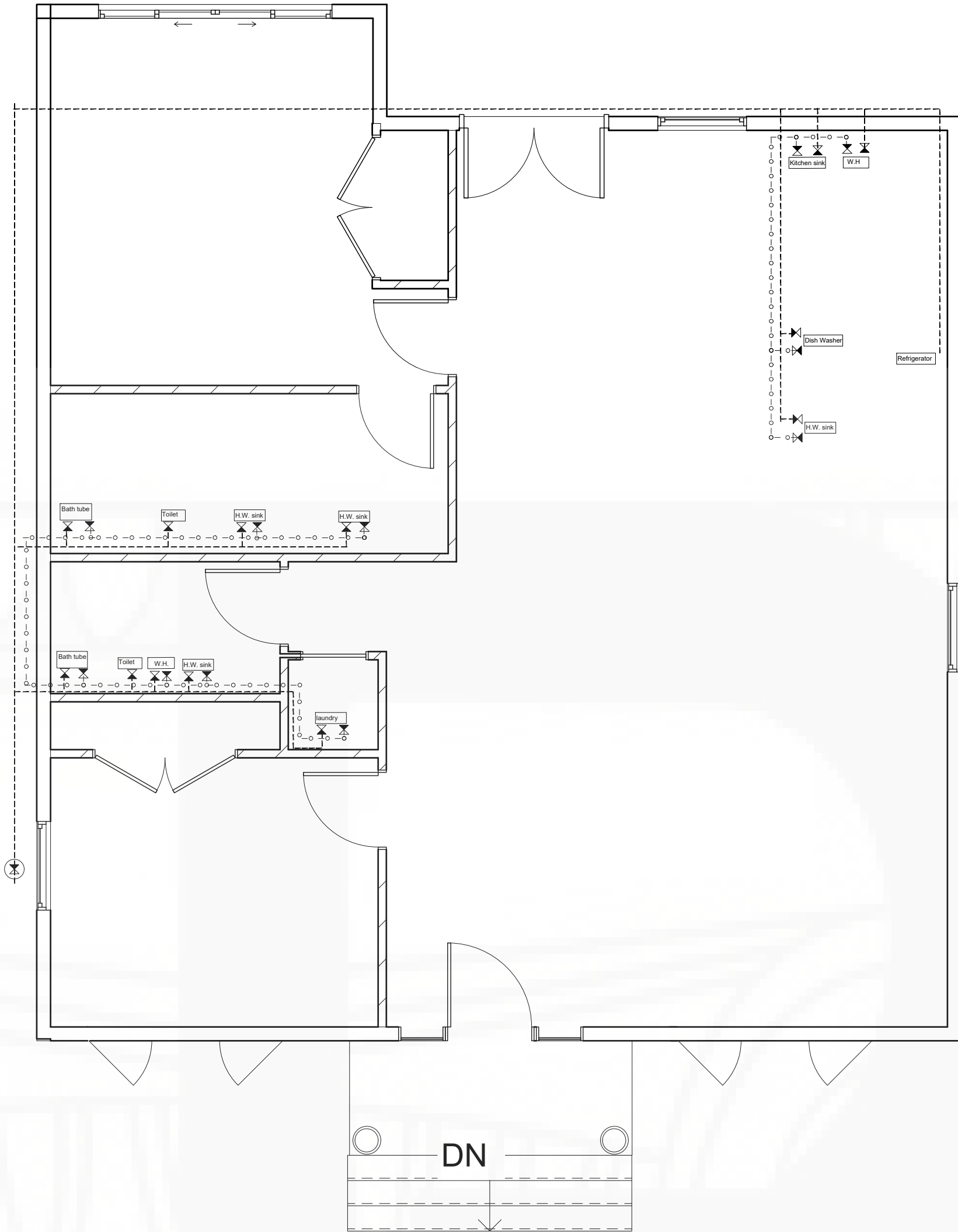
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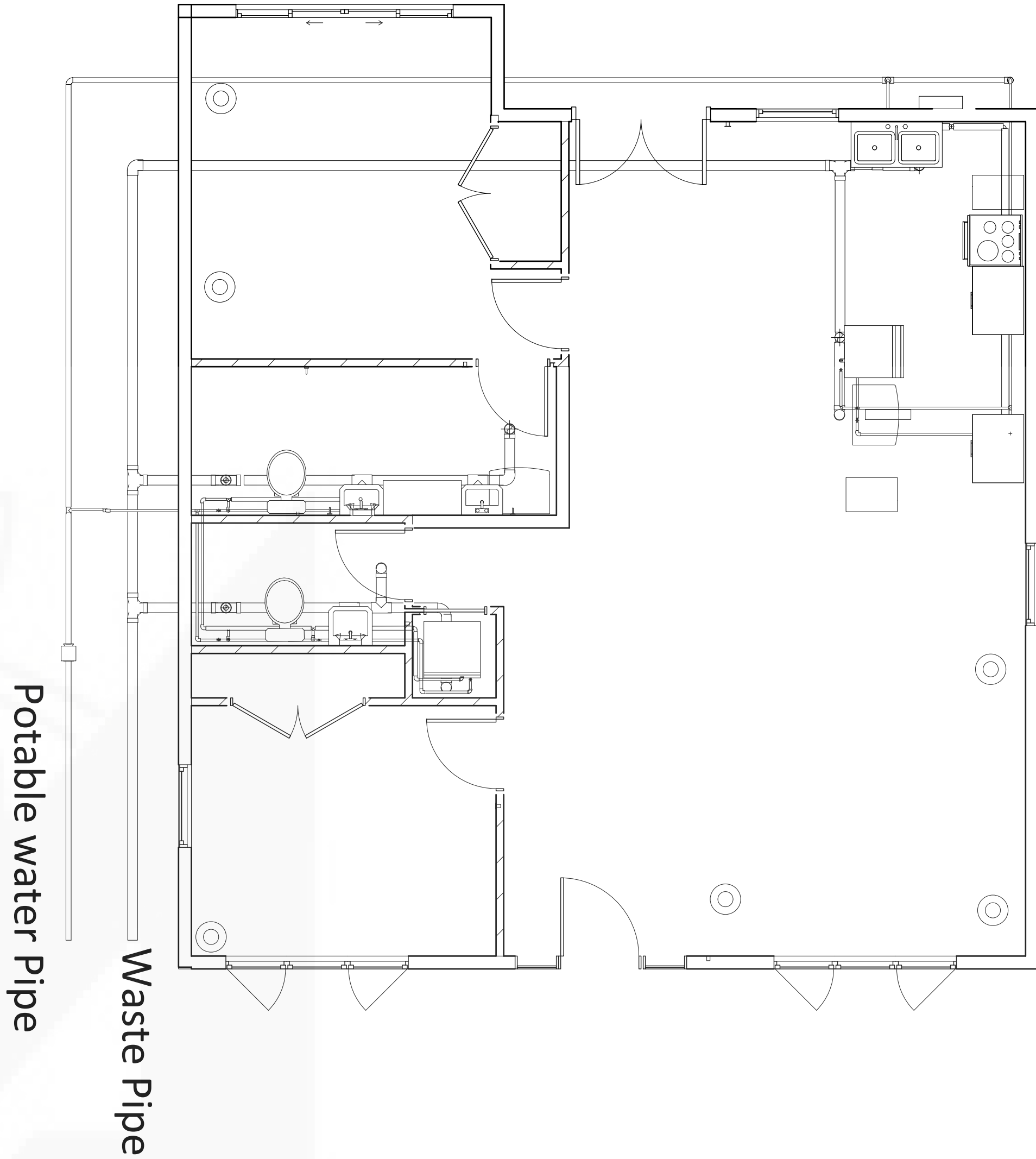
Waste Piping Plan

scale : 1 / 4" = 1'



Cold and Hot water Piping Plan

scale : 1 / 4" = 1'



Piping Plan

scale : 1 / 4" = 1'

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

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

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

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



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Date:	DRAWING TITLE:	Sheet :
Scale:	Plumbing1	-
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CPC Notes

312.0 Protection of Piping, Materials, and Structures.

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

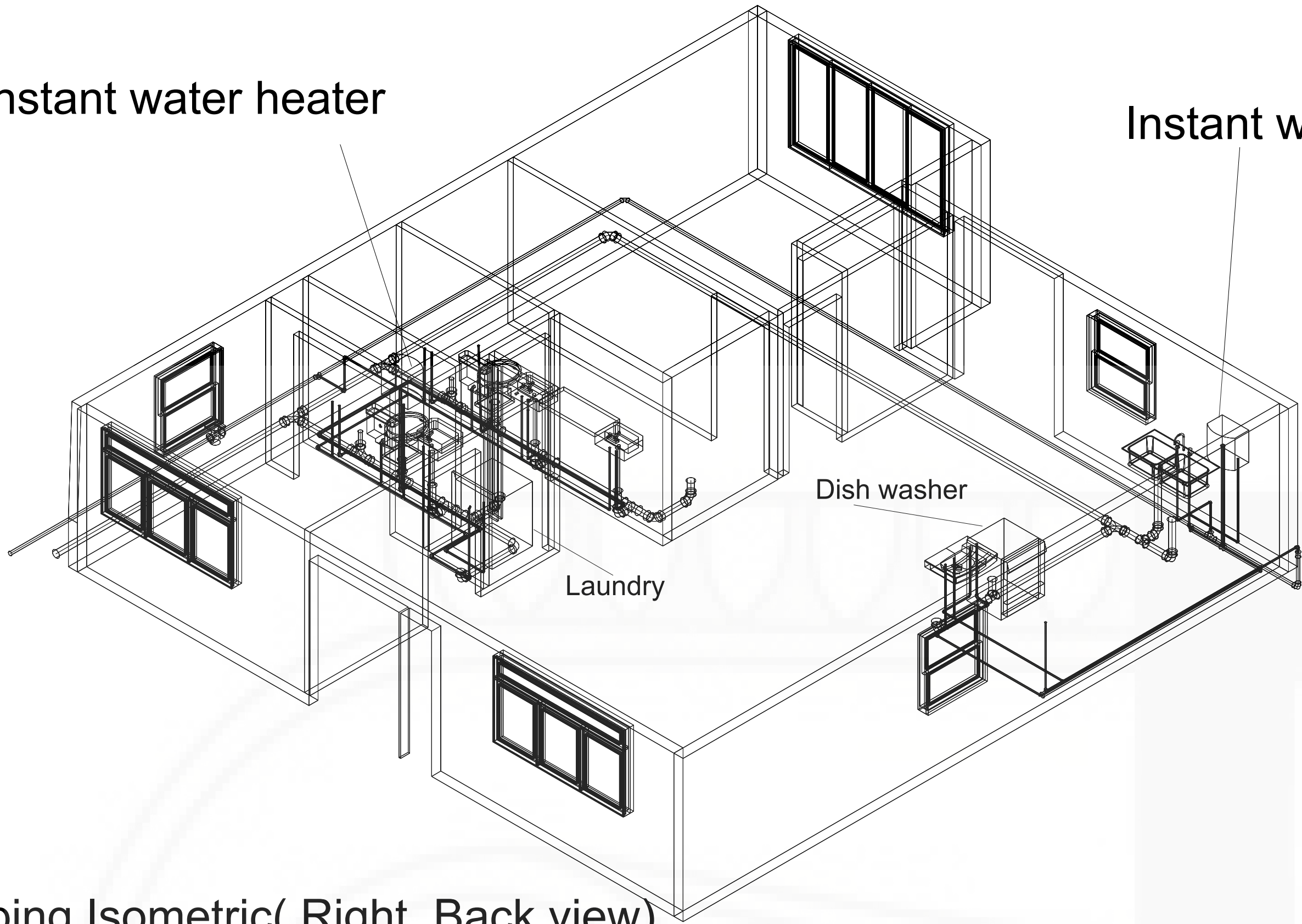
312.2 Installation. Piping in connection with a plumbing system shall be so installed that piping or connections will not be subject to undue strains or stresses, and provisions shall be made for expansion, contraction, and structural settlement. No plumbing piping shall be directly embedded in concrete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

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

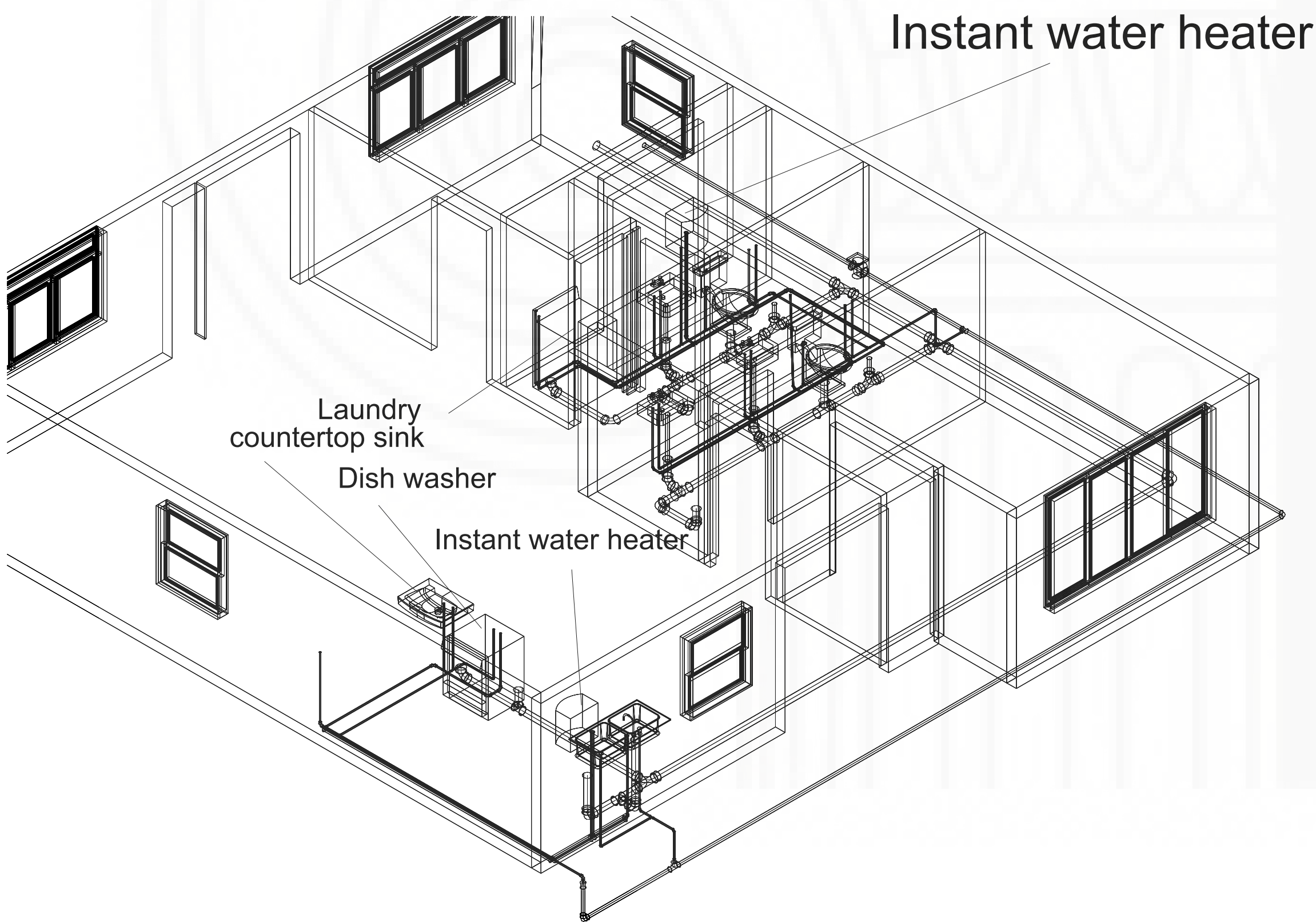
312.6 Freezing Protection. No water, soil, or waste pipe shall be installed or permitted outside of a building, in attics or crawl spaces, or in an exterior wall unless, where necessary, adequate provision is made to protect such pipe from freezing.

Instant water heater

Instant water heater



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

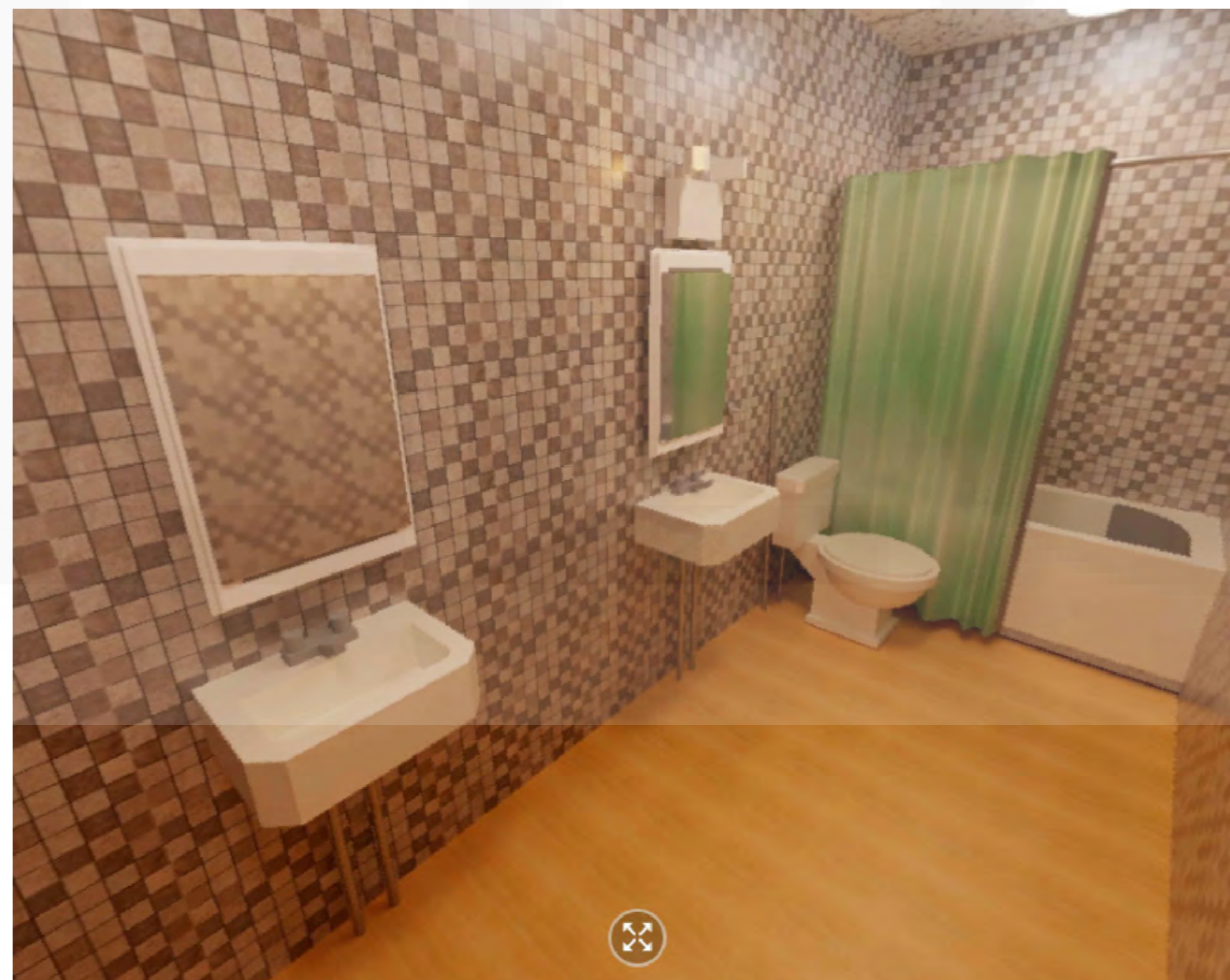


Piping Isometric (Left_Front view)
Scale: 1 /4" = 1'

Bath room view



Master Bath room view



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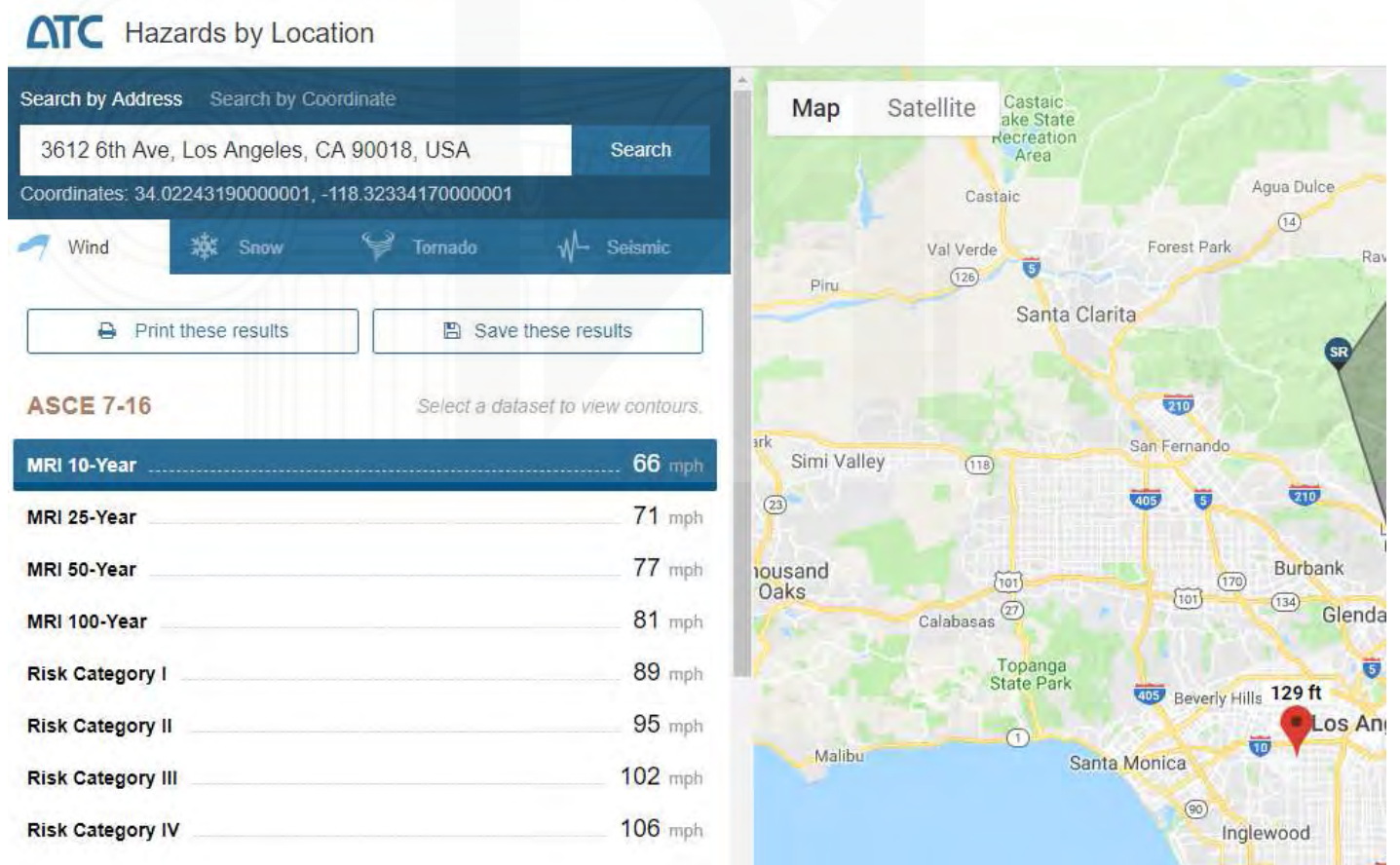
Date:	DRAWING TITLE:	Sheet :	No.	Revision/Issue	Date
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DESIGN CODE:

1. 2016 CBC

DESIGN LOADS:

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



ATC Hazards by Location

Search by Address Search by Coordinate

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

Coordinates: 34.02243190000001, -118.32334170000001

Wind Snow Tornado Seismic

Print these results

Save these results

ASCE 7-16

Select a dataset to view contours.

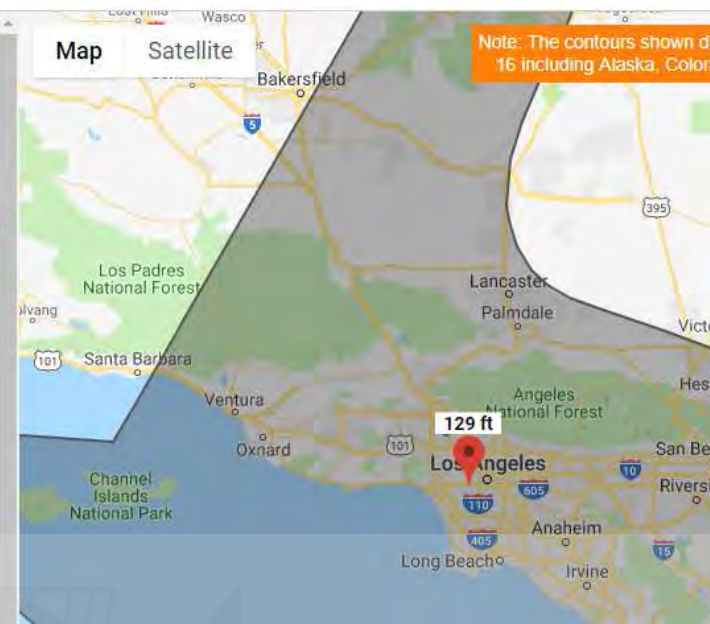
Ground Snow Load 0 lb/sqft

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

ASCE 7-10

Select a dataset to view contours.

Ground Snow Load 0 lb/sqft



Search Information

Address: 3612 6th Ave, Los Angeles, CA 90018, USA

Coordinates: 34.02243190000001, -118.32334170000001

Timestamp: 2018-12-25T15:51:08.958Z

Hazard Type: Seismic

Reference Document: ASCE7-16

Risk Category: II

Site Class: D-default

Report Title: Not specified

Map Results



Text Results

Basic Parameters

Name	Value	Description
S_S	1.936	MCE_R ground motion (period=0.2s)
S_1	0.684	MCE_R ground motion (period=1.0s)
S_{MS}	2.323	Site-modified spectral acceleration value
S_{M1}	* null	Site-modified spectral acceleration value
S_{DS}	1.549	Numeric seismic design value at 0.2s SA
S_{D1}	* null	Numeric seismic design value at 1.0s SA

* See Section 11.4.8

Additional Information

Name	Value	Description
SDC	* null	Seismic design category
F_a	1.2	Site amplification factor at 0.2s
F_v	* null	Site amplification factor at 1.0s
PGA	0.827	MCE_G peak ground acceleration
F_{PGA}	1.2	Site amplification factor at PGA

12/25/2018

ATC Hazards by Location

PGA_M	0.993	Site modified peak ground acceleration
T_L	8	Long-period transition period (s)
S_{sRT}	1.936	Probabilistic risk-targeted ground motion (0.2s)
S_{sUH}	2.14	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
S_{sD}	2.376	Factored deterministic acceleration value (0.2s)
S_{1RT}	0.684	Probabilistic risk-targeted ground motion (1.0s)
S_{1UH}	0.759	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
S_{1D}	0.795	Factored deterministic acceleration value (1.0s)
$PGAd$	0.958	Factored deterministic acceleration value (PGA)

* See Section 11.4.8

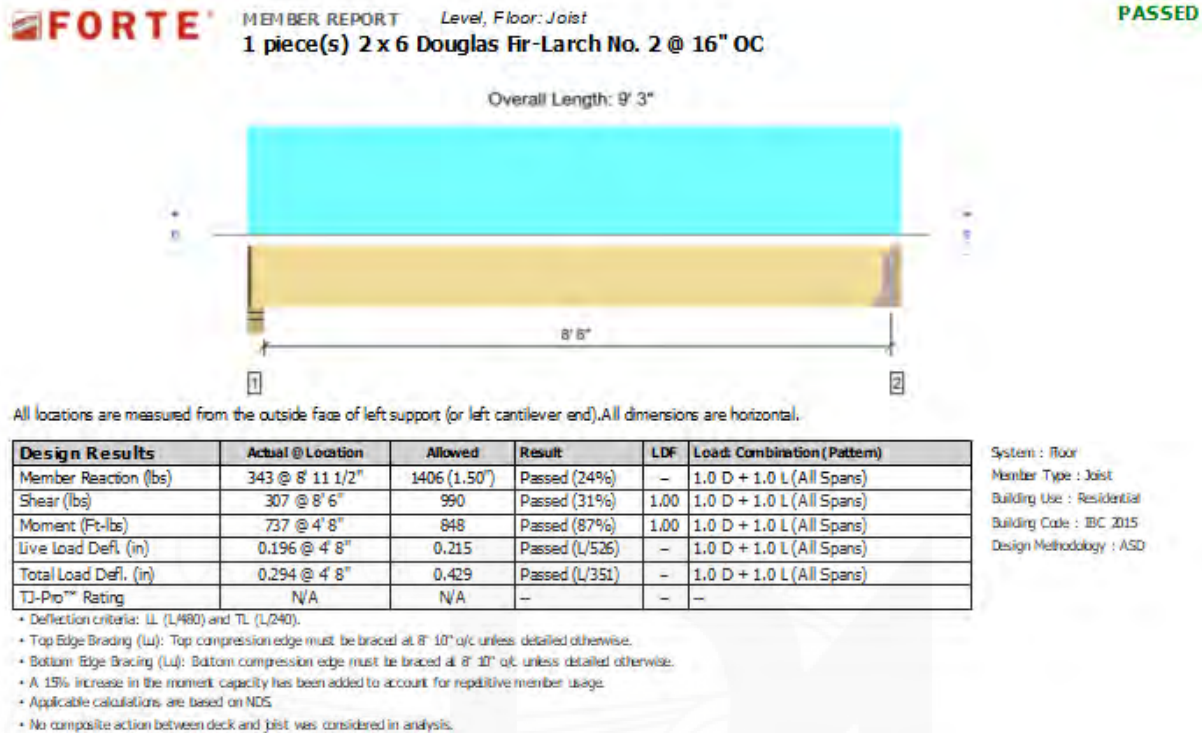
The results indicated here DO NOT reflect any state or local amendments to the values or any delineation lines made during the building code adoption process. Users should confirm any output obtained from this tool with the local Authority Having Jurisdiction before proceeding with design.

Disclaimer

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

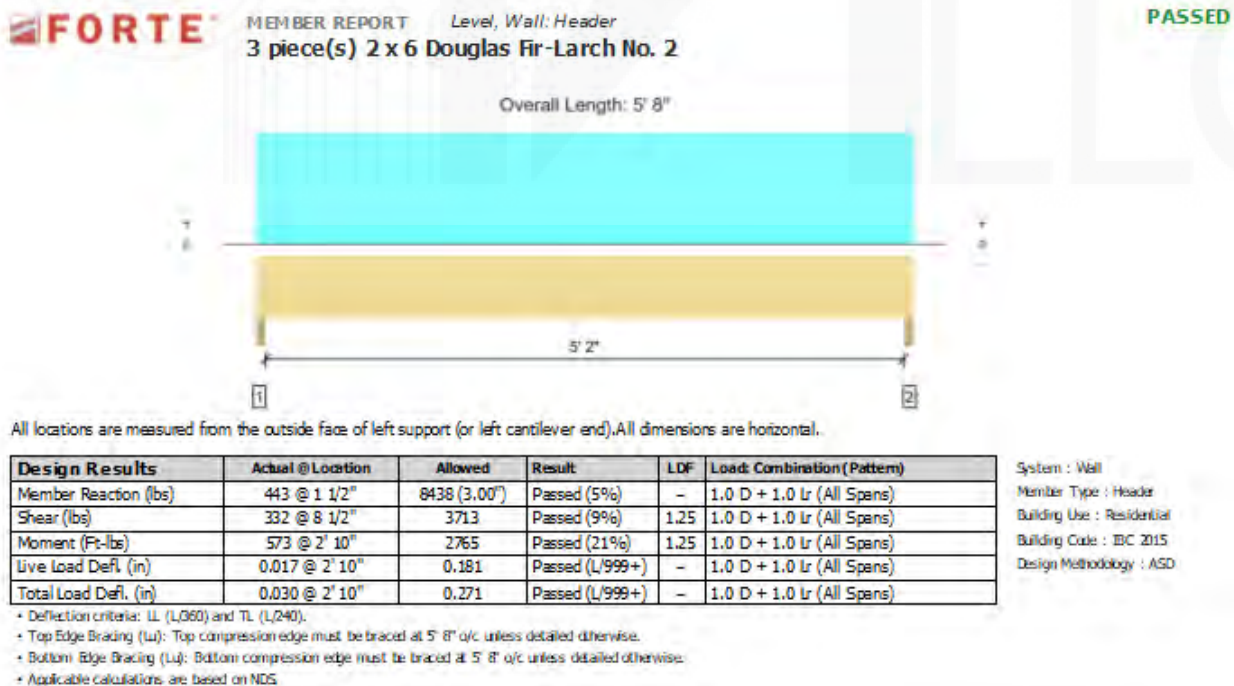
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DETERMINATION OF FLOOR JOIST



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

DETERMINATION OF HEADER ABOVE REAR FRENCH DOOR

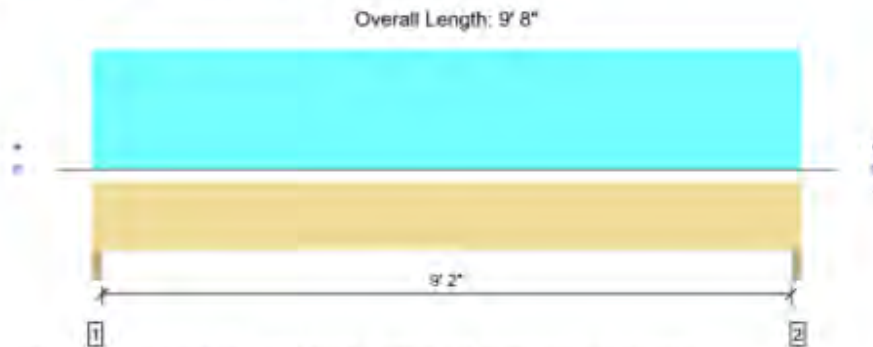


DETERMINATION ON HEADER ABOVE REAR SLIDING DOOR



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

PASSED



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

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

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

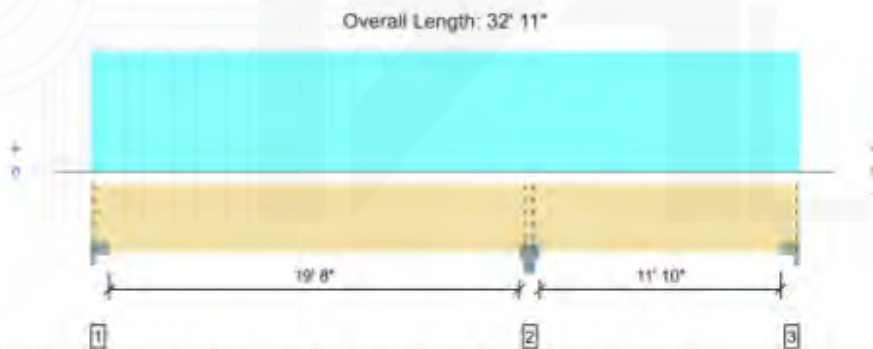
- Deflection criteria: LL (L/360) and TL (5/16").
- Top Edge Bracing (Lu): Top compression edge must be braced at 9' 8" o/c unless detailed otherwise.
- Bottom Edge Bracing (Lb): Bottom compression edge must be braced at 9' 8" o/c unless detailed otherwise.
- Applicable calculations are based on NDS

DETERMINATION OF BEAM



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

PASSED



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

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

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

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

DETERMINATION SIZE OF FOUNDATION

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

TOTAL DD 1436,21 LBS

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

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

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

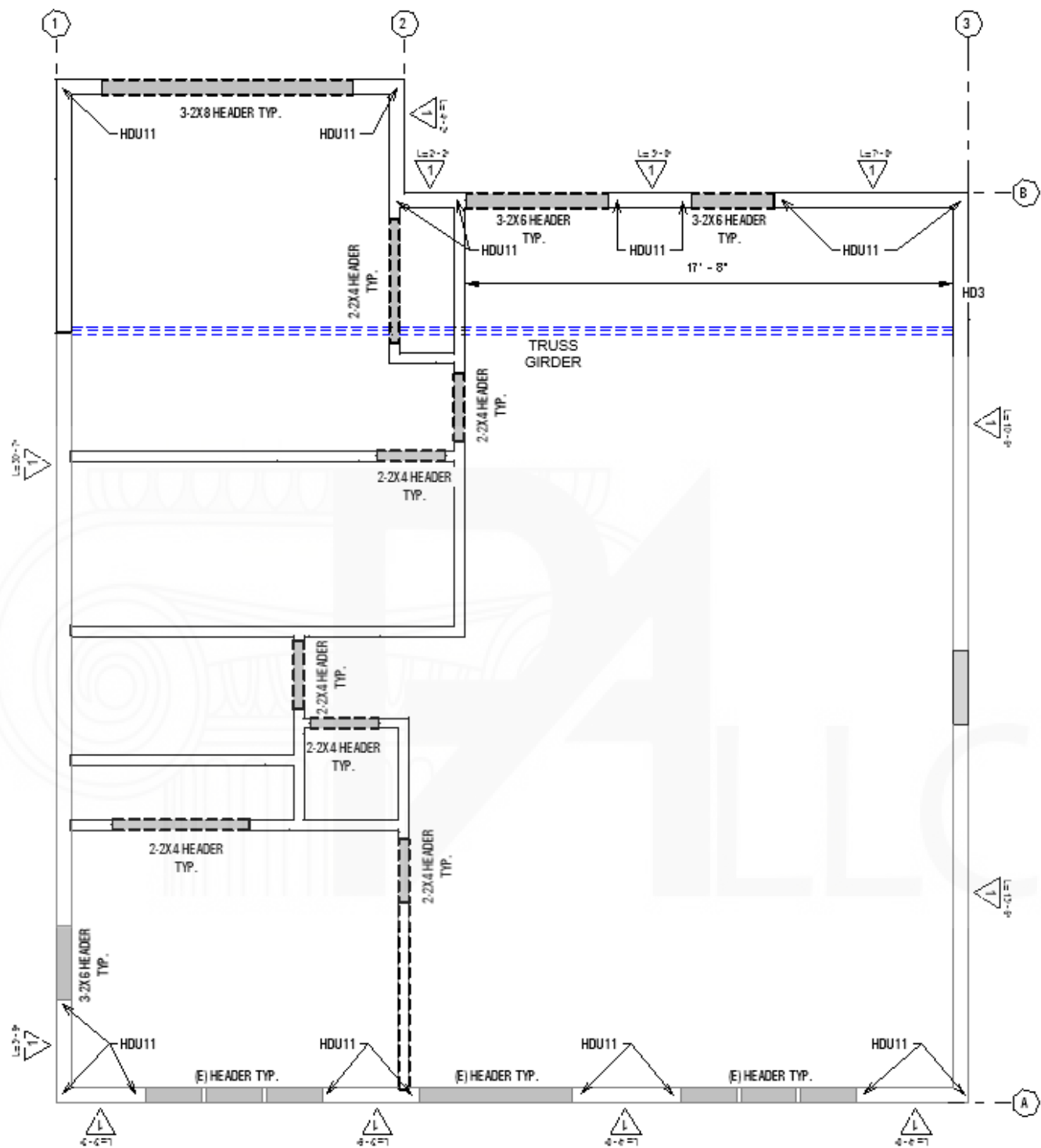
DETERMINATION SIZE OF FOUNDATION UNDER MIDDLE SUPPORT

Reaction – 16365 LBS

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

We use footing pad 42"x42"x24".

LATERAL ANALYSIS



Wind loads analysis

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

	6,0	4,0	3,0	HDU2 SDS2.5	HDU4 SDS2.5	HDU5 SDS2.5	HDU8 SDS2.5	HDU11 SDS2.5	HDU14 SDS2.5
15/32 8d 1-3/8	730,0	1065,0	1370,0	3075,0	4565,0	5645,0	6765,0	9535,0	10770,0
	365,0	532,5	685,0				6970,0	11175,0	14390,0
15/32 10d 1-1/2	870,0	1290,0	1680,0				7870,0		14445,0
	435,0	645,0	840,0						
19/32 10d 1-1/2	950,0	1430,0	1860,0						
	475,0	715,0	930,0						

Axe 1

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

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

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

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

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

Anchor bolt
calculation

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

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

we use HDU2 ANCHOR

Axe 2

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

b h

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

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

Anchor bolt
calculation

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

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

we use HDU11 ANCHOR

Axe 3

$$\begin{aligned} \text{Wall wind Load} &= 24,0 \text{ PSF} \\ \text{Roof wind load} &= 16,7 \text{ PSF} \\ \text{Wall area} &= 10,0 \times 9,0 / 2,0 = 45,0 \text{ SQ.FT.} \\ \text{Roof area} &= 10,0 \times 7,0 / 1,0 = 70,0 \text{ SQ.FT.} \\ \text{Shear wall length} &= 24,0 \text{ ft} \end{aligned}$$

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

Anchor bolt
calculation

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

$$\text{Uplift F} = \left(45,0 \times 24,0 \times 9,0 + \frac{70,0 \times 16,0}{7} \right) \left(\frac{9,0 + 3,3}{24,0} \right) = 1004$$

we use HDU5 ANCHOR

Axe A

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

$$\begin{aligned} \text{Wall area} &= 18,5 \times \frac{9,0}{2,0} = 83,3 \text{ SQ.FT.} \\ \text{Roof area} &= 18,5 \times \frac{7,0}{1,0} = 129,5 \text{ SQ.FT.} \\ \text{Shear wall length} &= 14,6 \end{aligned}$$

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

Anchor bolt calculation

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

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

we use HDU2 ANCHOR

Axe B

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

$$\begin{aligned} \text{Wall area} &= 18,5 \times \frac{9,0}{2,0} = 83,3 \text{ SQ.FT.} \\ \text{Roof area} &= 18,5 \times \frac{7,0}{1,0} = 129,5 \text{ SQ.FT.} \\ \text{Shear wall length} &= 12,2 \end{aligned}$$

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

Anchor bolt calculation

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

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

we use HDU4 ANCHOR

SEISMIC ANALYSIS

FORCE DISTRIBUTION

ROOF

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

2ND FLOOR

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

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

$$V = 0.7 \times (C_s \times W) \times p$$

$$C_s = S_{ds} / (R/I)$$

$$C_s = 0,2979$$

R: 6,5 I: 1 SDC: D
S1: 0,684 Sds: 2 Sd1: 0,727
Occ. Site
Cat: II Class: D

Check Constraints

$$C_s \text{ min} = 0.044 \times I \times S_{DS}$$

$$C_s \text{ max} = S_{D1} / T (R / I)$$

$$C_s \text{ min} = 0,085$$

For S_{D1} : $S_{D1} = 2/3 \times S_{M1}$

ASCE 7-02 Eq. 9.4.1.2.5-2

$$S_{M1} = F_v \times$$

$$S_1$$

ASCE 7-02 Eq. 9.4.1.2.4-2

$$S_1^a = 0,684$$

$$S_{M1} = 1,09$$

$$F_v^a = 1,2$$

$$S_{D1} = 0,727$$

For T : $T = C_u \times T_a$

$$T_a = C_T \times h_n^{3/4}$$

$$C_u = 1,4^a$$

$$C_T = 0,02^a$$

$$h_n = 9$$

Ta = 0,104

T = 0,145

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

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

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

HOLD DOWN CAPACITIES SHEAR WALL CAPACITIES

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

SHEAR WALL DESIGN

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

SHEAR WALL DESIGN

Shear Line Level

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