

MANDATORY REQUIREMENTS CHECKLIST
NEWLY CONSTRUCTED RESIDENTIAL BUILDINGS
(COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

Permit #	-	-	Date:	
ITEM #	CODE SECTION	REQUIREMENTS	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
PLANNING AND DESIGN				
1	4.106.2	Storm water drainage and retention during construction	A-6	GRN 1
2	4.106.3	Grading and paving	A-1	SHOWN 2% SHEET FLOW
3	4.106.4	Electric vehicle (EV) charging	N/A	NO PARKING
4	4.106.5	Cool roof for reduction of heat island effect	A-5	PER SPEC. SHEET
5	4.106.7	Reduction of heat island effect for non-roof areas	A-1/A-6	PERMEABLE PAVERS
ENERGY EFFICIENCY				
6	4.211.4	Solar ready buildings	A-5	SHOWN, 250.0 SQ.FT.
WATER EFFICIENCY & CONSERVATION				
7	4.303.1	Water conserving plumbing fixtures and fittings	A-6	GRN 16, TABLE 4.303.1
8	4.303.1.3.2	Multiple showerheads serving one shower	A-6	GRN 14, NOTE #6
9	4.303.3	Water submeters	A-6	NOTED
10	4.303.4	Water use reduction	A-6	NOTED
11	4.304.1	Outdoor water use in landscape areas	A-6	NOTED
12	4.304.2	Irrigation controllers	A-1	NOTED (*)
13	4.304.3	Metering outdoor water use	A-6	NOTED
14	4.304.4	Exterior faucets	A-1	NOTED
15	4.304.5	Swimming pool covers	N/A	NO POOL
16	4.305.1	Graywater ready	A-6	NOTED
17	4.305.2	Recycled water supply to fixtures	A-6	NOTED
18	4.305.3.1	Cooling towers (buildings ≤ 25 stories)	N/A	NO COOLING TOWER
19	4.305.3.2	Cooling towers (buildings > 25 stories)	N/A	NO COOLING TOWER
20	4.305.4	Groundwater discharge	A-6	NOTED
MATERIAL CONSERVATION & RESOURCE EFFICIENCY				
21	4.406.1	Rodent proofing	A-6	GRN 14, #9
22	4.407.3	Flashing details	A-6	PER DETAIL

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

ITEM #	CODE SECTION	REQUIREMENTS	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
23	4.407.4	Material protection	A-6	GRN 14, #10
24	4.408.1	Construction waste reduction	A-6	GRN 14, #11
25	4.410.1	Operation and maintenance manual	A-6	GRN 14, #12
ENVIRONMENTAL QUALITY				
26	4.503.1	Fireplaces and woodstoves	N/A	NO NEW FIREPLACE
27	4.504.1	Covering of duct openings and protection of mechanical equipment during construction	A-6	GRN 14, #14
28	4.504.2	Finish material pollutant control	A-6	GRN 11
29	4.504.2.1	- Adhesives, sealants, caulks	A-6	GRN 14, #15
30	4.504.2.2	- Paints and coatings		
31	4.504.2.3	- Aerosol paints and coatings		
32	4.504.2.4	- Verification	A-6	GRN 14, #16
33	4.504.3	Carpet systems	A-6	GRN 14, #17
34	4.504.3.1	Carpet cushion	A-6	GRN 14, #17
35	4.504.4	Resilient flooring systems	A-6	GRN 14, #18
36	4.504.5	Composite wood products	A-6	GRN 14, #19,20
37	4.504.6	Filters	N/A	NOT NEAR FREEWAY
38	4.505.2.1	Capillary break	S-2,D-1	DETAILS 1-4
39	4.505.3	Moisture content of building materials	A-6	GRN 14, #23
40	4.506.1	Bathroom exhaust fans	A-2,A-3,A-6	GRN 14, #24-25
41	4.507.2	Heating and air-conditioning system design	A-6	GRN 14, #26

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NOTE: A COPY OF CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTION 110.10(C) THROUGH 110.10(C-2) SHALL BE PROVIDED TO THE OCCUPANT.

PROJECT DATA:

CONSTRUCTION TYPE: TYPE V-B
ZONING: R3-1-CUGU
OCCUPANCY: R2
BUILDING CODE: 2020 LABC, 2020 LARC
NUMBER OF STORY(S): 3
SPRINKLER SYSTEM: YES NFPA13D
BUILDING HEIGHT: 29'-0"

(N) 17-UNIT APARTMENT:
AREA= 11,415.0 S.F.

TOTAL LOT AREA: = 7001.6 SQ.FT.

(N) 3-STORY APARTMENT: = 11,415.0 SQ.FT.
(N) FIRST FLOOR: = 3551.0 SQ.FT.
(N) SECOND FLOOR: = 3932.0 SQ.FT.
(N) THIRD FLOOR: = 3632.0 SQ.FT.
(N) REC. ROOM: = 628.0 SQ.FT.

PARKING REQUIRED: = 0 STALLS

PERMEABLE PAVERS

(SEE DET @ A-6)
NOTE: ALL HARD SCAPE SHALL BE PERMEABLE PAVERS

FRONT LANDSCAPE
MEA= 421.0 SQ.FT.



PINK TRUMPET
Habenaria impatiens
(N) 15-Gallon tree
6'-0" in height

SHEET INDEX:

A-1	--	PLOT PLAN
A-2	--	FLOOR PLAN
A-3	--	FLOOR PLAN
A-3.1	--	ROOF ACCESS PLAN
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A-5	--	ROOF PLAN
A-6	--	GREEN NOTES
A-7	--	GENERAL NOTES
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S-2	--	FOUNDATION PLAN
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S-4	--	FRAMING PLAN
S-5	--	FRAMING PLAN
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ADA-1	--	ADA-1
ADA-2	--	DIVISION 1 TO 3, CHAPTER 11A
ADA-3	--	DIVISION 1 TO 3, CHAPTER 11A
ADA-4	--	DIVISION 1 TO 3, CHAPTER 11A
ADA-5	--	DIVISION 1 TO 3, CHAPTER 11A
ADA-6	--	DIVISION 1 TO 3, CHAPTER 11A

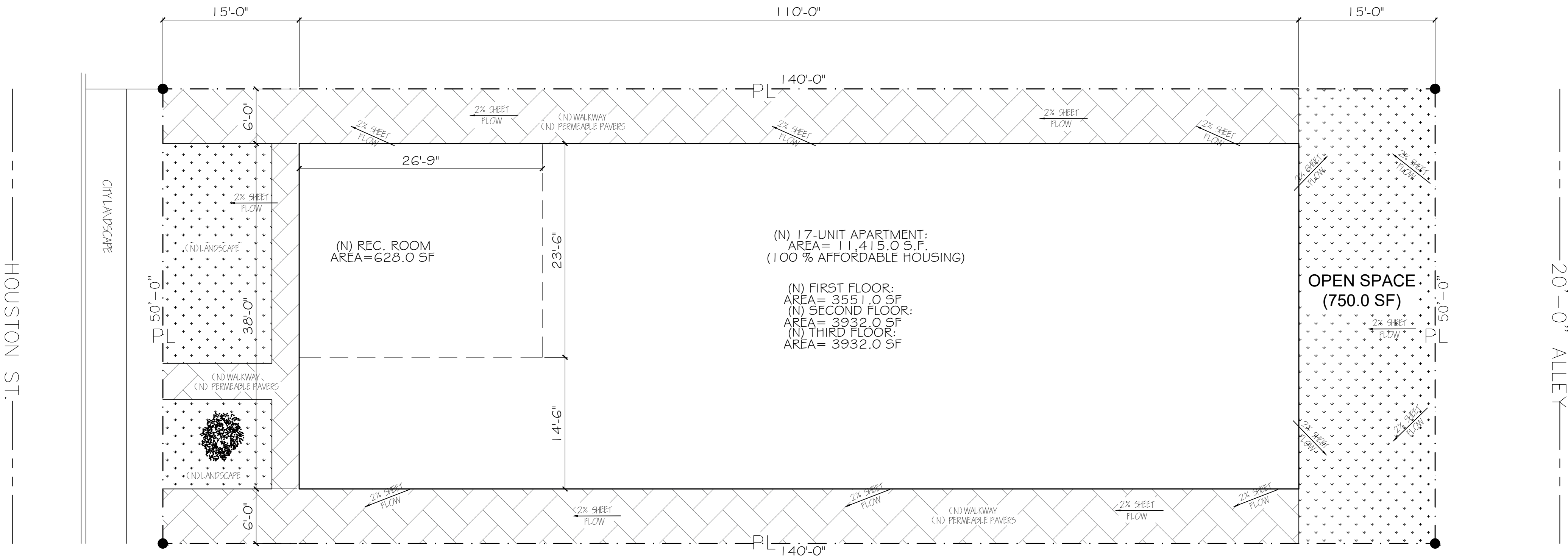
LEGAL DESCRIPTION:

A.P.N: 5177-016-018
TRACT: BROOKLYN HEIGHTS GANAHL TRACT
MAP REF: M.R. 22-17
BLOCK: 4
LOT: 18

OPEN SPACE CALCULATION:
100 SF/ UNIT X 17= 1700 S.F.
15 X 50 (REAR YARD)= 750.0 SF
1700 X .25 (REC ROOM)= 425.0 SF
50 SF X 12 (PRIVATE BALCONY)= 600 SF
750 + 425 + 600= 1775.0 SF (OK)

DENSITY CALCULATION:
7001.6 / 800= 8.75 UNITS
8.75= 9 UNIT (TOC TIER 3)
9 X 1.8 (TOC TIER 4)= 16.2= 17 UNITS
TIER INCREASE FOR 100% AFFORDABLE HOUSING DEVELOPMENT

3-STORY APARTMENT
100% AFFORDABLE HOUSING



PLOT PLAN

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

NOTE: BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

NOTE: THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA13D. (SEPARATE PERMIT)

NOTE: THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.

NOTE: PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. (LARR# 25060-T)

NOTE: LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MIN. FALL OF 6 INCHES WITHIN THE FIRST 10 FEET.

NOTE: "A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTION 110.10(B) THROUGH 110.10(C) SHALL BE PROVIDED TO THE OCCUPANT."

NOTE: PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SEC. R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESETTERVATIVE-TREATED IN ACCORDANCE WITH AWPA UI FOR SPECIES, PRODUCT,PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SEC. 40F AWPA UI.

* SMART IRRIGATION SYSTEM, WEATHER BASED CONTROLLER
WEATHERTRAK ET PLUS MODEL #WTPLS-09

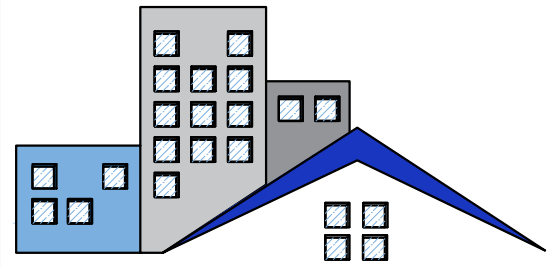
** FOR LANDSCAPE AREAS OVER 500 SQ. FT., PROVIDE A WATER BUDGET THAT CONFORMS TO THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEO) USING AN ET ADJUSTMENT FACTOR (EATF) OF .55 AND A SPECIAL LANDSCAPE AREA (SLA) FACTOR OF .45. (4.304.1)
NOTE: "LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS."

NOTE: "ALL NEW FIREPLACES MUST BE DIRECT-VENT, SEALED COMBUSTION TYPE. WOOD BURNING FIREPLACES ARE PROHIBITED PER AQMD RULE 445"

NOTE: "FOR SITES WITH OVER 500 SQUARE FEET OF LANDSCAPE AREA, LTERNATE WASTE PIPING SHALL BE INSTALLED TO PERMIT DISCHARGE FROM THE CLOTHES WASHER, BATHTUB, SHOWERS AND BATHROOM/RESTROOMS WASH BASINS TO BE USED FOR A FUTER GRAYWATER IRRIGATION SYSTEM."

NOTE: "WATER USED IN THE BUILDING FORCLOSETS, URINALS, FLOOR DRAINS, AND PROCESS COOLING AND HEATING SHALL COME FROM CITY-RECYCLE WATER IF AVAILABLE FOR USE WITHIN 200 FEET OF THE PROPERTY LINE."

NOTE: "THE HOT WATER SYSTEM SHALL NOT ALLOW MORE THAN 0.6 GALLONS OF WATER TO BE DELIVERED TO ANY FIXTURE BEFORE HOT WATER ARRIVES OR SHALL COMPLY WITH EITHER LOS ANGELES PLUMBING CODE SECTION 610.4.1.2 OR 610.4.1.3."



VEML Drafting
LLC

BY:

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1412 W. 22ND ST.
LOS ANGELES, CA
90007
323-998-0336

PROJECT:

PROPOSED
THREE STORY 17-UNIT
APARTMENT
AT
2427 E. HOUSTON ST.
LOS ANGELES, CA
90033

OWNER:

ENGINEER:

DRAWN BY: ERIC LUNA
DRAWN BY: ANABEL LOZOYA MARQUEZ
DRAWN BY:
DATE: MARCH 14, 2022
SCALE: 1/8"=1'-0"
SHEET TITLE:

PLOT PLAN

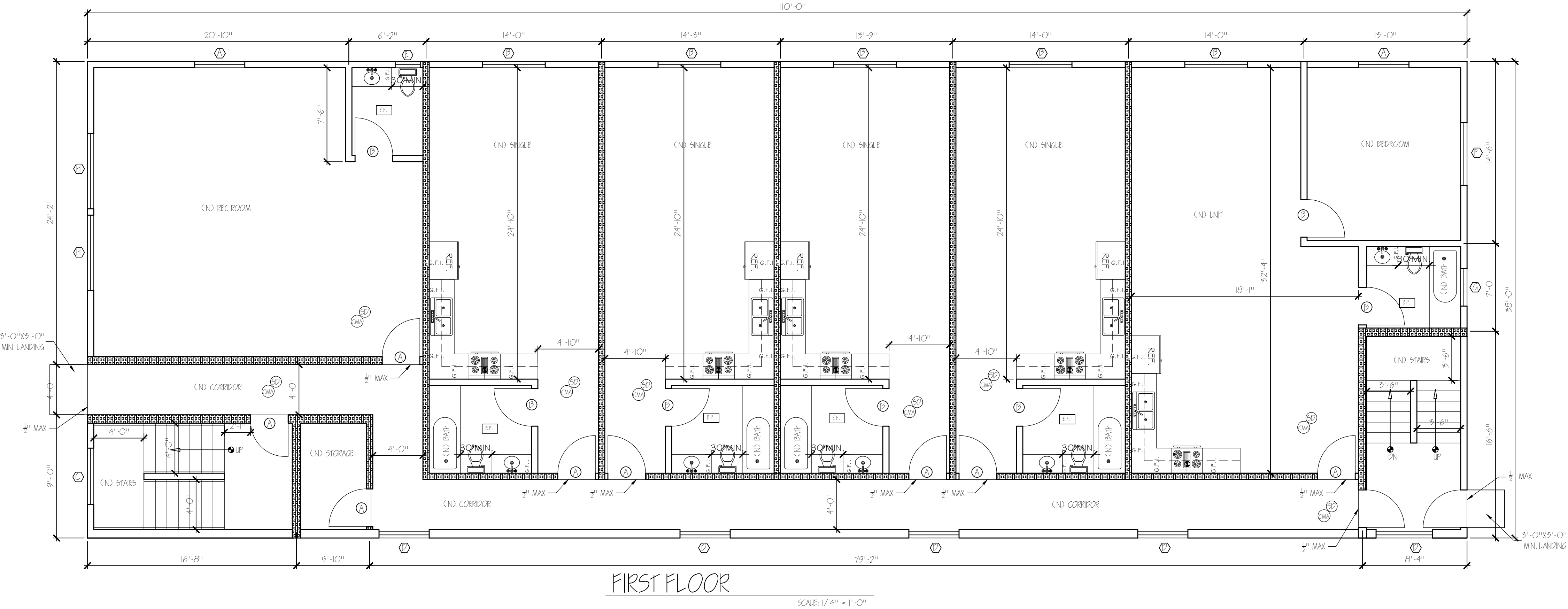
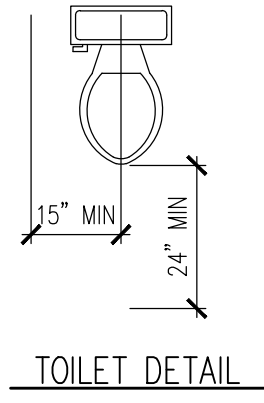
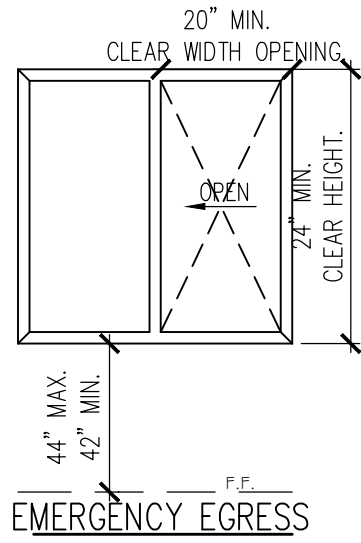
SHEET NO.

A-1

DOOR SCHEDULE.			
SYM.	SIZE	TYPE	QTY.
A	3'-0" x 6'-8"	SOLID CORE (20 MIN. RATED)	18
B	2'-8" x 6'-8"	HOLLOW CORE	26
C	4'-0" x 6'-8"	CLOSET DOOR	10
D	3'-0" x 6'-8"	GLASS DOOR	2
E	6'-0" x 6'-8"	SLIDING GLASS DOOR (TEMP)	10

WINDOW SCHEDULE.					
SYM.	SIZE	TYPE		QTY.	
A	4'-0" X 4'-0"	VINYL (DUAL GLAZE)	SLIDER		2
B	3'-0" X 4'-0"	VINYL (DUAL GLAZE)	SLIDER		5
C	3'-0" X 3'-0"	VINYL (DUAL GLAZE)	FIXED	TEMP.	1
D	4'-0" X 4'-0"	VINYL (DUAL GLAZE)	FIXED	TEMP.	5
E	2'-0" X 3'-0"	VINYL (DUAL GLAZE)	SLIDER	TEMP.	OPSC 1
F	3'-0" X 2'-6"	VINYL (DUAL GLAZE)	SLIDER		1
G	3'-0" X 2'-0"	VINYL (DUAL GLAZE)	SLIDER	TEMP.	OPSC 1
H	6'-0" X 7'-0"	VINYL (DUAL GLAZE)	FIXED	TEMP.	2

U-FACTOR: SEE T-24
SHGC: SEE T-24



FIRST FLOOR

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

SEE ADA-1 - ADA-6 FOR
ADA COMPLIANCE

GENERAL REQUIREMENTS:

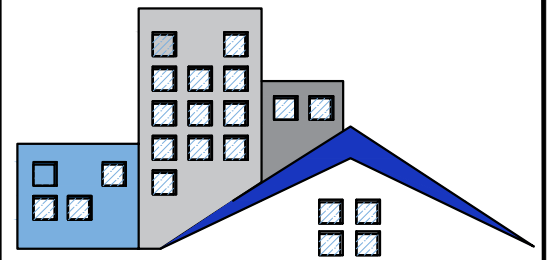
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND OBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VALVES, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WEATHER OR NOT-THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/ OR ADDITIONAL EXPENSES.
- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE PROPERLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (C PER ORDINANCE 170.15B) (SEPARATE PLUMBING PERMIT IS REQUIRED) .
- PLUMBING FIXTURES ARE TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R506.3) .
- KITCHEN SINKS, LAVATOIRES, BATHS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE COUNTERS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R506.4) .
- BATHS AND SHOWER FLOORS, WALLS ABOVE BATHS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACE SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R507.2) .
- PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- PROVIDE 70 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHOWER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (R508) .
- WATER HEATER MUST BE STRAPPED TO WALL.
- SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY. UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000) .
- WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000) , EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R505.1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED.
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R503.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLE OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. .
- A COPY OF THE EVALUATION REPORT AND/ OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
- PROVIDE ONE HOUR RATED CONSTRUCTION FOR ALL BEARING WALLS ON THE FIRST FLOOR, WHICH PROVIDE SUPPORT OF THE SECOND FLOOR CEILING ASSEMBLY.
- THROUGH PENETRATIONS OF FIRE-RESISTANCE RATED WALL OR FLOOR ASSEMBLIES SHALL COMPLY WITH SECTION R502.4.1.1 OR R502.4.1.2.
- MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION R502.4.1. 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.
- 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.
- 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.
- AN APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL.
- AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM (S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
- GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R503.3.
- DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. NO.26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND THESE SHALL BE NO OPENING FROM THE DUCTS INTO THE GARAGE.
- HEATER SHALL BE CAPABLE OF MAINTAINING A MIN. ROOM TEMP. OF 68°F AT A POINT 3 FT. ABOVE THE FLOOR AND 2 FT. FROM THE EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMP.

LEGEND

- NEW WALL
- 1 HR - FIRE AND 50 STC SOUND RATED WALL
- EXHAUST FAN (GREEN BUILDING NOTES 24 & 25) CAPABLE OF 50 cfm EXHAUSTED DIRECTLY TO THE OUTSIDE W/ HUMIDASTAT (ENERGY STAR)
- FLUORESCENT LIGHT
- HARDWARE WITH BATTERY BACK-UP SMOKE DETECTOR
- GAS OUTLET
- SMOKE FREE MARSHALL APPROVED CARBON MONOXIDE ALARM, INTERWIEVED W/ BATTERY BACK-UP
- HOSE BIB

NOTES:

- PROVIDE 15" MIN. BETWEEN THE CENTER OF WATER CLOSET TO ANY SIDE WALL. (NYP) .
- GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R503.3 (SEE EXCEPTIONS) (R503.4) :
 - Fixed and operable panels of windows, sliding and bifold assemblies.
 - Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.
 - Glazing in an individual fixed or operable panel that meets all of the following conditions:
 - Exposed area of an individual pane greater than 9 square feet.
 - Bottom edge less than 18 inches above the floor.
 - Top edge greater than 36 inches above the floor.
 - One or more walking surfaces within 36 inches horizontally of the glazing.
 - Glazing in railings.
 - Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom edge of glazing is less than 60 inches measured vertically above and standing or walking surface.
 - Glazing in walls and fences adjacent to indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches above a walking surface and within 60 inches, measured horizontally and in a straight line, of the water's edge.
 - Glazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface when the surface of the glazing is less than 60 inches above the plane of the adjacent walking surface.
 - Glazing adjacent to stairway within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glazing is less than 60 inches above the nose of the tread.
 - All interior and exterior stairways shall be illuminated. (R505.7)



VEML Drafting
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OWNER:

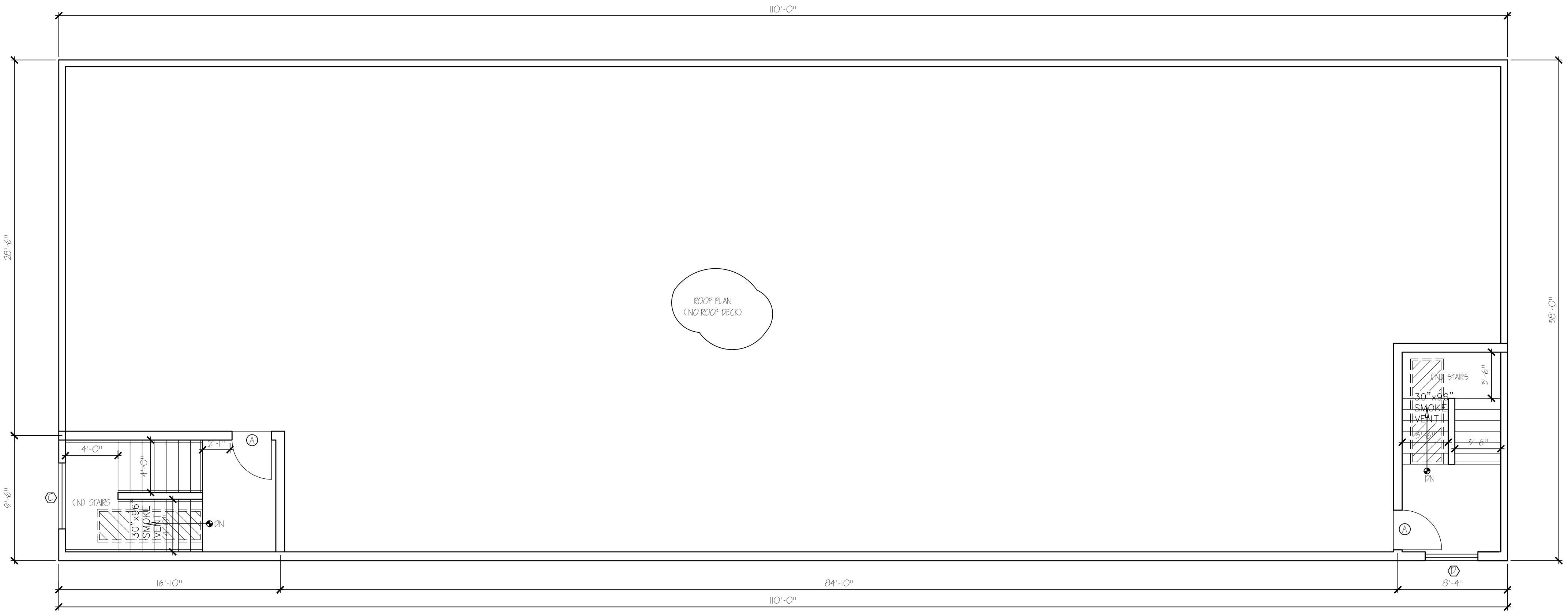
ENGINEER:

DRAWN BY: ERIC LUNA
DRAWN BY: ANABEL LOZOYA
DATE: MARCH 14, 2022
SCALE: 3/16" = 1'-0"
SHEET TITLE:

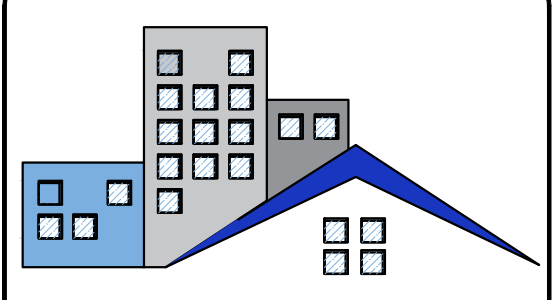
FLOOR PLAN

SHEET NO.

A-2



ROOF ACCESS PLAN
SCALE: 1/4" = 1'-0"



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PROJECT:

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THREE STORY 17-UNIT
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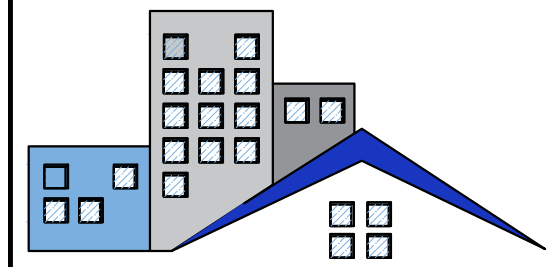
ENGINEER:

DRAWN BY: ERIC LUNA
DRAWN BY: ANABEL LOZOYA
DRAWN BY:
DATE: MARCH 14, 2022
SCALE: 3/16"=1'-0"
SHEET TITLE:

ROOF ACCESS PLAN

SHEET NO.

A-3.1



VEML Drafting
LLC

BY:

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1412 W. 22ND ST.
LOS ANGELES, CA
90007
323-998-0336

PROJECT:
**PROPOSED
THREE STORY 17-UNIT
APARTMENT
AT
2427 E. HOUSTON ST.
LOS ANGELES, CA
90033**

OWNER:

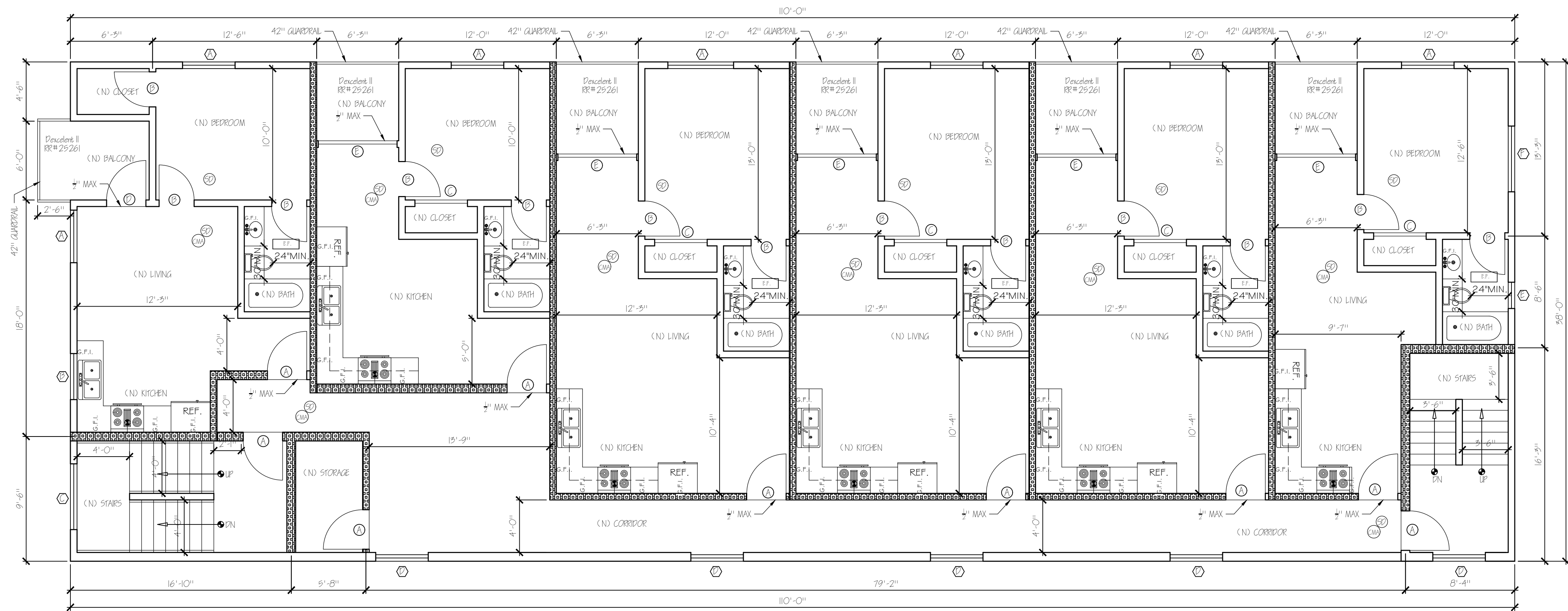
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DRAWN BY: ERIC LUNA
DRAWN BY: ANABEL LOZOYA
DATE: MARCH 14, 2022
SCALE: 3/16"=1'-0"
SHEET TITLE:

FLOOR PLAN

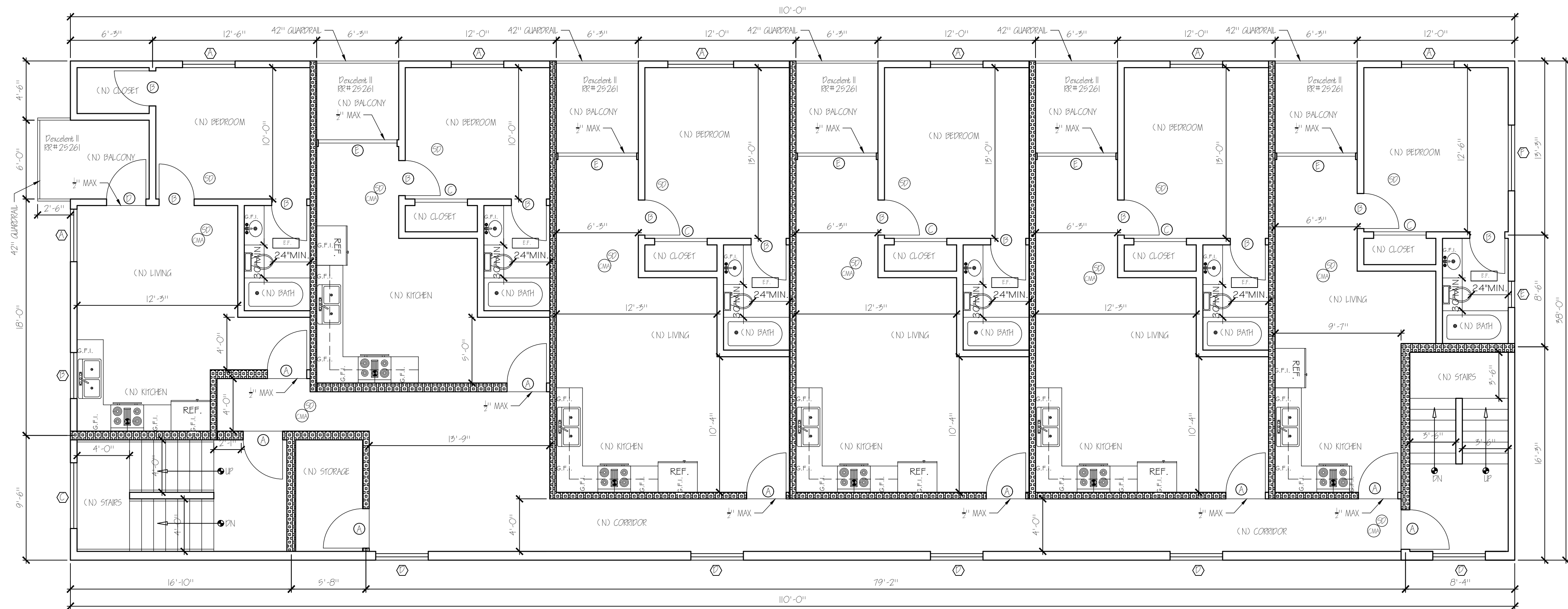
SHEET NO.

A-3



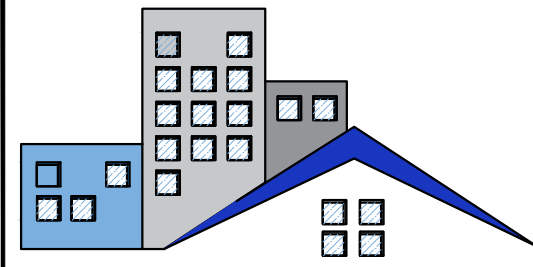
SECOND FLOOR

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



THIRD FLOOR

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



VEML Drafting
LLC

BY:

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LOS ANGELES, CA
90007
323-998-0336

PROJECT:
**PROPOSED
THREE STORY 17-UNIT
APARTMENT
AT
2427 E. HOUSTON ST.
LOS ANGELES, CA
90033**

OWNER:

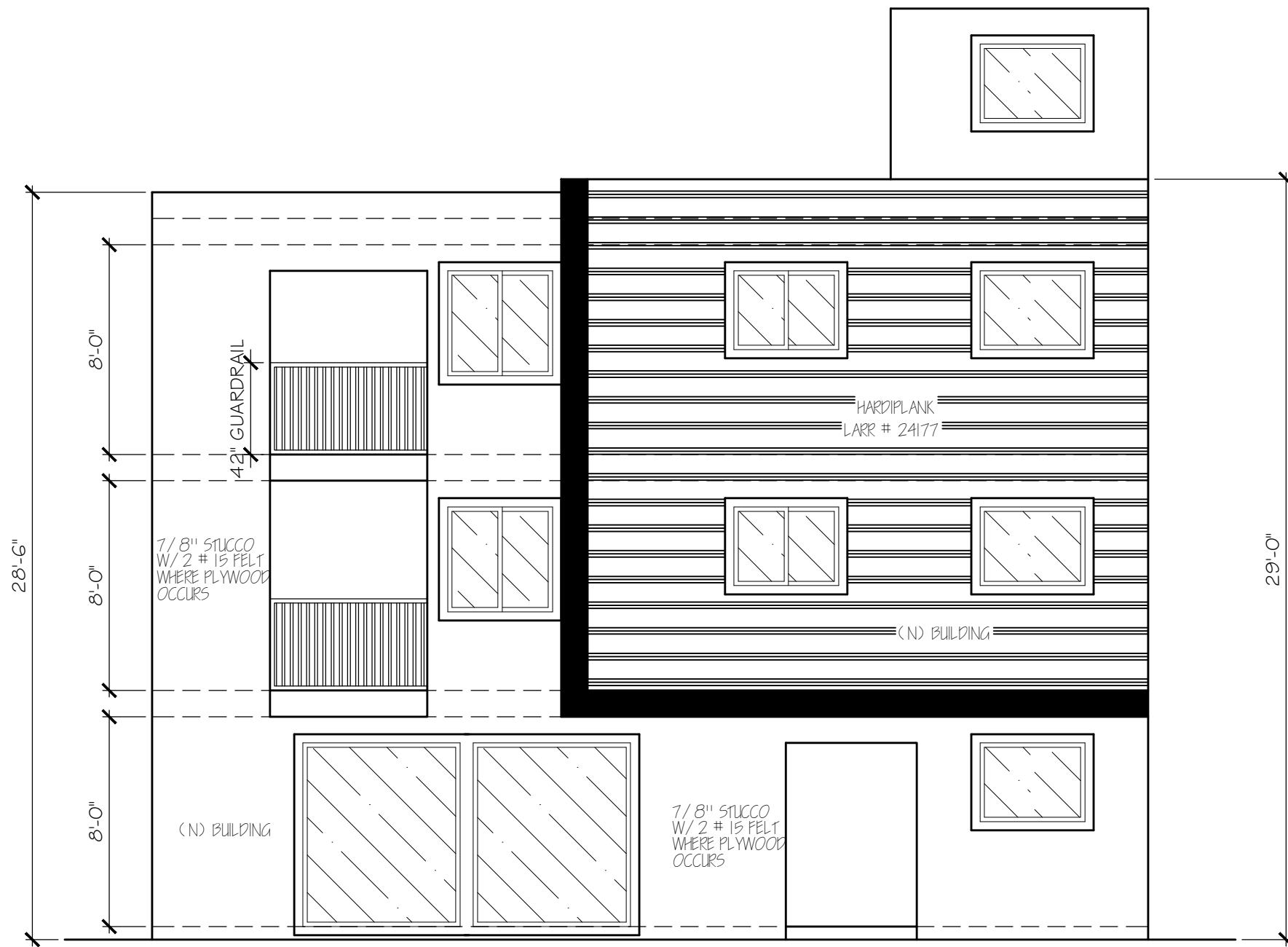
ENGINEER:

DRAWN BY: ERIC LUNA
DRAWN BY: ANABEL LOZOYA
DRAWN BY:
DATE: MARCH 14, 2022
SCALE: 3/16"=1'-0"
SHEET TITLE:

ELEVATION PLAN

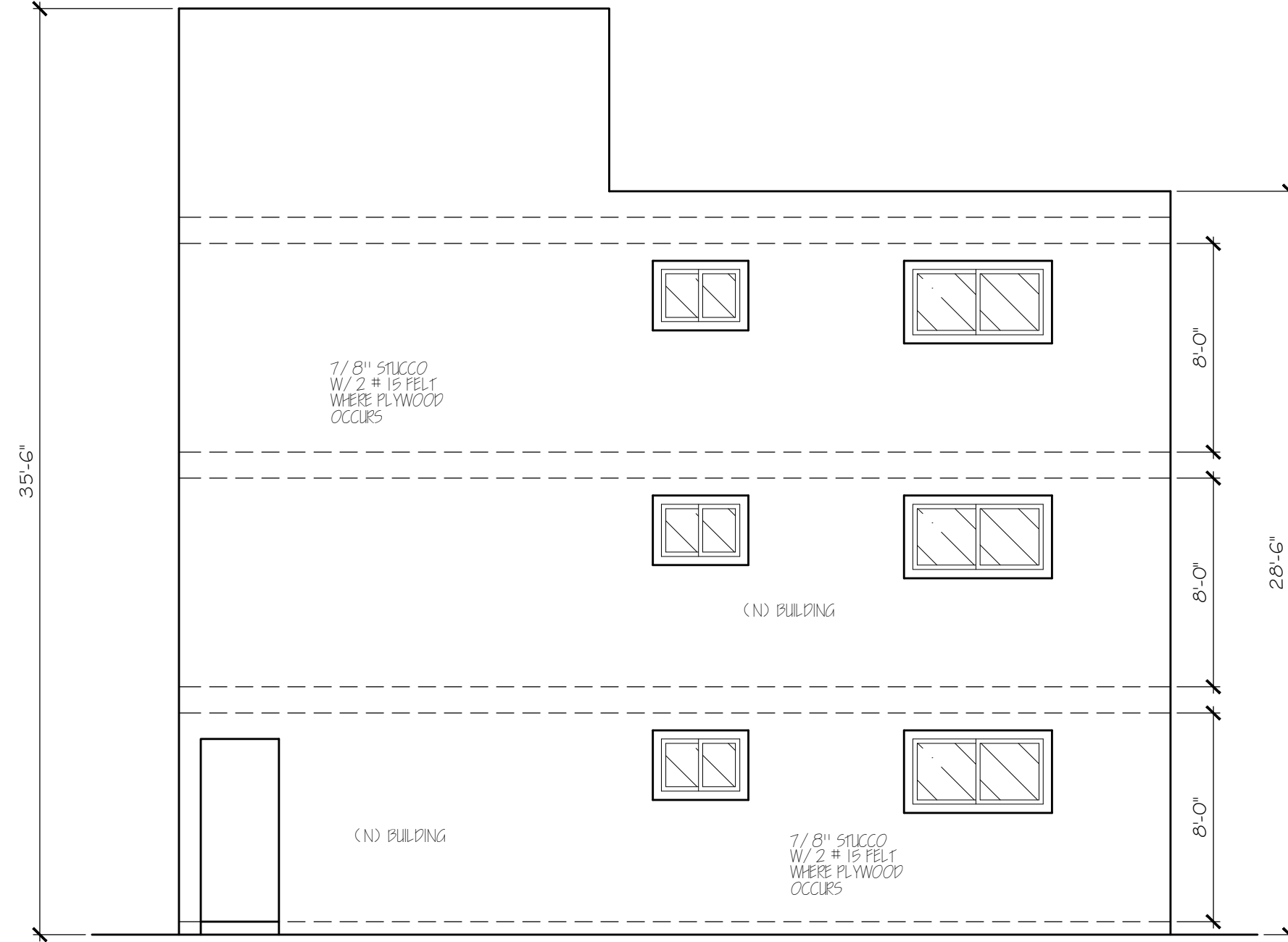
SHEET NO.

A-4



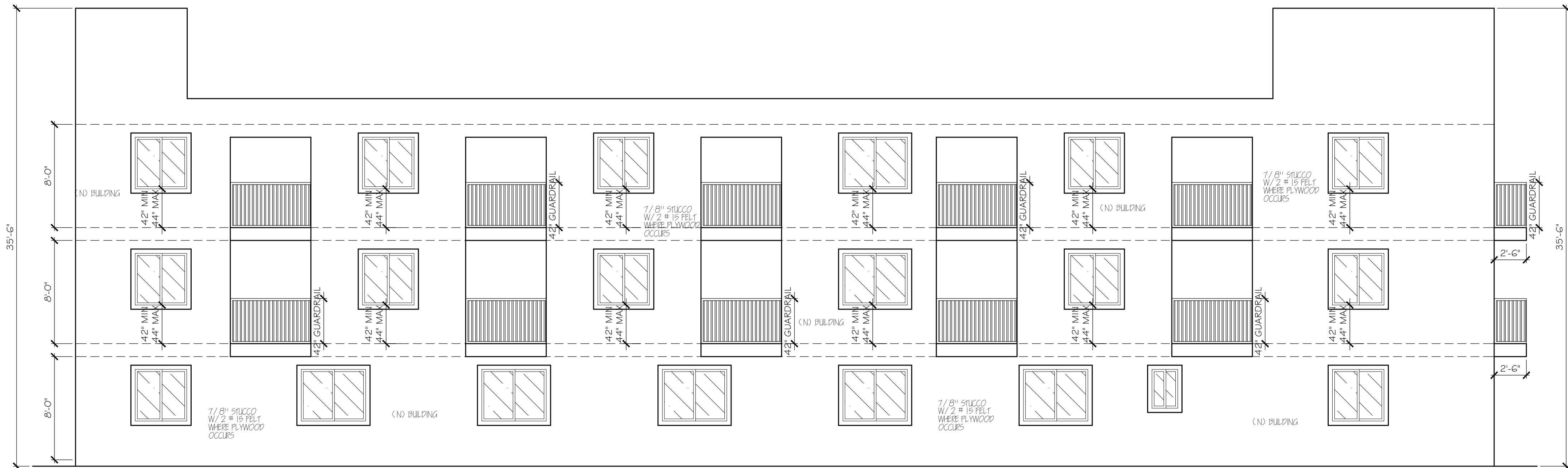
SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



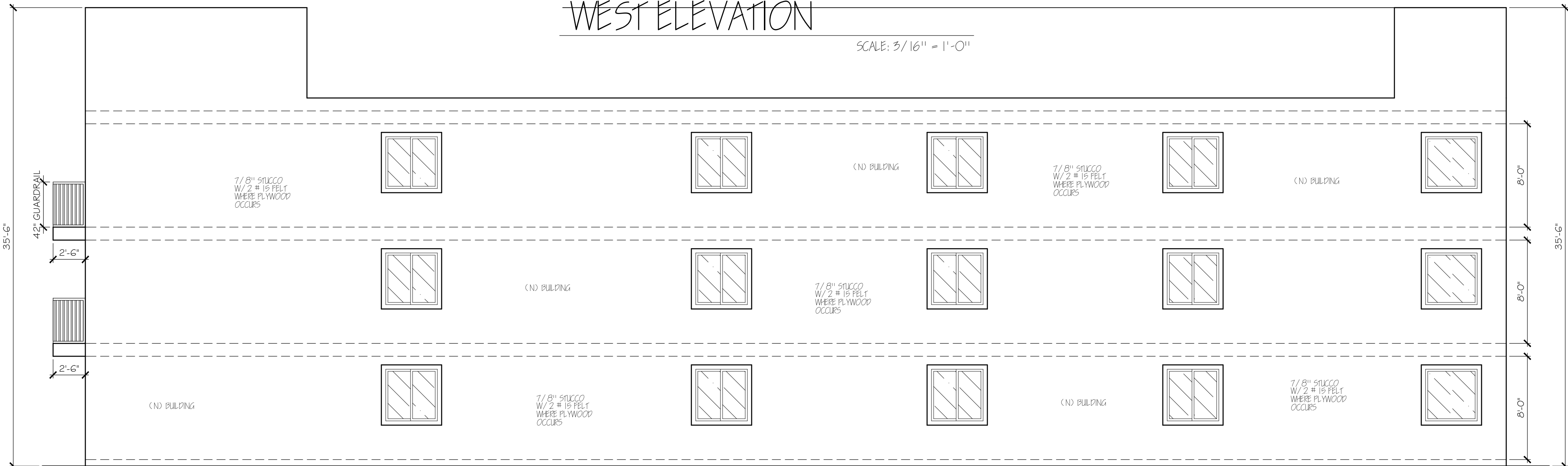
NORTH ELEVATION

SCALE: 3/16" = 1'-0"



WEST ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

SCALE: 3/16" = 1'-0"



ERIC LUNA
1412 W. 22ND ST.
LOS ANGELES, CA
90007
323-998-0336

PROJECT:
PROPOSED
THREE STORY 17-UNIT
APARTMENT
AT
2427 E. HOUSTON ST.
LOS ANGELES, CA
90033

ENGINEER

DRAWN BY: ERIC LUNA
DRAWN BY: ANABEL LOZOYA
DRAWN BY:
DATE: MARCH 14, 2022
SCALE: $3/16" = 1'-0"$
SHEET TITLE:

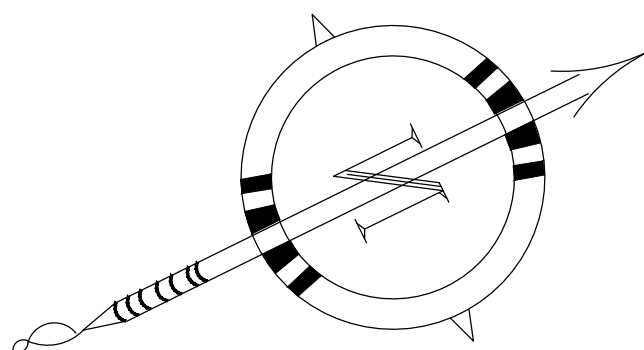
ROOF PLAN

SHEET NO.

A-5

W The Williams Bros.
Corporation of
America

Corporate Office: 1330 Progress Drive • Front Royal, VA 22630
Phone: 1-800-255-5515 • Fax: 1-800-822-5001
www.wbdoors.com



GREEN NOTES:

1) THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS " FOR FUTURE SOLAR ELECTRICAL".

2) SRI VALUE VALUE SHALL BE AT LEAST 16.



SCALE: $3/16" = 1'-0"$

GENERAL STRUCTURAL NOTES:

THESE NOTES APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE SHOWN OR SPECIFIED.
VERIFY EXISTING CONDITIONS AND PROPOSED DIMENSIONS AT JOB SITE AND COMPARE STRUCTURAL DRAWINGS WITH ARCHITECTURAL ,MECHANICAL AND ELECTRICAL DRAWINGS BEFORE SUBMITTING BID OR COMMENCING WORK, NOTIFY ARCHITECT OF ANY DISCREPANCIES AND UNTIL THEY ARE RESOLVED , DO NOT PROCEED WITH AFFECTED WORK. DO NOT SCALE DRAWINGS.IF CERTAIN DETAILS ARE NOT FULLY SHOWN OR DETAIL ON DRAWINGS OR CALLED FOR IN SPECIFICATIONS, CONSTRUCT TO SAME SIZE AND CHARACTER AS FOR SIMILAR CONDITIONS WHICH ARE SHOWN ,DETAILED OR SPECIFIED.

DESIGN BASIS:

2019 CALIFORNIA BUILDING CODE, 2018 IBC, 2020 LABC LOADS:
ROOF LIVE LOAD= 20 psf.
ROOF DEAD LOAD=16 psf.
FLOOR LIVE LOAD= 40 psf.
FLOOR DEAD LOAD= 11 psf,
LATERAL LOADS= P=P₃₃₀ I K_z I (WIND) & V= C_sW (SEISMIC)

EARTHQUAKE DESIGN DATA:

—IMPORTANCE FACTOR: 1.0
—RISK CATEGORY: II
—SITE CLASS: D
—SPECTRAL RESPONSE COEFFICIENTS:
S_{MS}= 2.350
S_{M1}= 1.192
S_S= 1.566
S₁= .794
—SEISMIC DESIGN CATEGORY= D
—BASIS SEISMIC FORCE RESISTING SYSTEM= SHEARWALLS
SEISMIC RESPONSE COEFFICIENT, C_s= .241
—RESPONSE MODIFICATION FACTOR, R= 6.5
—REDUNDANCY FACTOR= 1.3
—TOTAL WEIGHT, W= (Kips) 327.02
—BASE SHEAR, V= C_SW= (Kips) 73.18 (ASD Design)
—ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE PROCEDURE

CONSTRUCT IN CONFORMANCE WITH THE UNIFORM BUILDING CODE, WITH ALL APPLICABLE ORDINANCES AND REQUIREMENTS, THE CONSTRUCTION DOCUMENTS AND THESE NOTES.

WIND DESIGN DATA:

—BASIC WIND SPEED: 110mph, (ULTIMATE) , NOMINAL=110/.6 (85mph)
—WIND IMPORTANCE FACTOR : 1.0
—INTERNAL PRESSURE COEFFICIENT: GCpi= +.55/--.55 ; per Table 26.11-1 of ASCE 7-16
—RISK CATERGORY: II
—WIND EXPOSURE: B
—COMPONENTS & CLADDING DESIGN WIND PRESSURE: +/- 16psf per Ch. 30 of ASCE 7-16

EARTH WORK AND FOUNDATION:

PRIOR TO COMMENCING EXCAVATION, TAKE SUCH STEPS AS ARE NECESSARY TO SHORE AND BRACE ADEQUATELY AND SAFELY ALL ADJACENT SOILS OR STREETS SO AS NOT TO UNDERMINE THEM OR REMOVE THEIR LATERAL SUPPORT. PROVIDE FULL LATERAL SUPPORT TO ADJACENT SOILS DURING EXCAVATION AND UNTIL SUCH TIME AS NEW FOOTINGS ARE CAST. LEAVE SHORING AND BRACING IN PLACE UNTIL THE NEW CONSTRUCTION CAN PROVIDE ADEQUATE AND SAFE SUPPORT BOTH VERTICALLY AND Laterally. ADEQUATE AND PROPER SHORING BRACING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

THE STRUCTURE IS TO BE SUPPORTED BY CONTINUOUS SPREAD FOOTINGS AT DEPTHS SHOWN, CAST FOOTINGS DIRECTLY AGAINST NEAT TRENCHED EXCAVATIONS AND UPON UNDISTURBED NATURAL SOIL. IF TRENCHES CANNOT STAND, FULLY FORM SIDES OF FOOTINGS TO DIMENSIONS SHOWN. DO NOT ALLOW WATER TO STAND IN TRENCHES. PUMP OUT ANY STANDING WATER. PLACE NO CONCRETE UNTIL EXCAVATIONS ARE DEWATERED, INSPECTED, AND UNTIL ALL REINFORCING STEEL AND OTHER INSERTS ARE SECURELY INSTALLED.

ALLOWABLE SOIL BRG. PRESSURE = 1500 psf (PER CODE)
IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS REPORT MAY BE REQUIRED

CONCRETE

ACCURATELY INSTALL ALL INSERTS, BOLTS, ANCHORS, AND REINFORCING AND SECURELY TIE IN PLACE PRIOR TO PLACING CONCRETE. LOCATE CONSTRUCTION JOINTS SO AS TO MINIMIZE AND TO IMPAIR LEAST THE STRENGTH OF THE STRUCTURE. ROUGHEN HORIZONTAL AND VERTICAL CONSTRUCTION JOINT SURFACES WHILE STILL GREEN, CLEANING THEM OF LAITANCE, LOOSE AGGREGATE AND DEBRIS BEFORE PROCEEDING WITH NEXT POUR. ALL CONCRETE AND GROUT TO DEVELOPE 2,500 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS, EXCEPT C.I.P. PILES AND GRADE BMS. WHERE NOTED ON PLANS WHICH ARE TO DEVELOP 3,000 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS, U.O.N. CONTINUOUS INSPECTION REQUIRED.

REINFORCED CONCRETE BLOCK

REINFORCE ALL WALLS WITH HORIZONTAL AND VERTICAL REINFORCING AT CENTER OF WALL, UNLESS OTHERWISE SHOWN. GROUT ALL WALLS CONTINUOUSLY FULL HEIGHT AND LENGTH. SANDBLAST SURFACES ON WHICH BLOCKS ARE TO BE LAID. CONCRETE MASONRY UNITS TO CONFORM TO ASTM C90-59, GRADE A, OR ASTM C90-70, GRADE N, f_m = 1500 PSI.

REINFORCING STEEL

REINFORCE ALL CONCRETE AND CONCRETE BLOCK. ALL REINFORCING STEEL TO BE NEW DEFORMED BARS ASTM A-615, GRADE 60, IN AS LONG LENGTHS AS PRACTICABLE OR AS DETAILED. LAP REINFORCING NOT LESS THAN 40 BAR DIAMETERS (1'-6" MINIMUM AT SPICES AND CORNERS. UNLESS OTHERWISE SHOWN, MAINTAIN COVERAGE TO FACE OF BAR AS FOLLOWS:
3 INCHES WHERE CONCRETE IS DEPOSITED AGAINST EARTH,
2 INCHES WHERE CONCRETE IS EXPOSED TO EARTH OR WEATHER, BUT FORMED AT MID-DEPTH OF SLABS ON GRADE.

CONFORM WITH " MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES" ACI-315 LATEST EDITION UNLESS OTHERWISE SHOWN. DOWEL VERTICAL REINFORCING IN WALLS TO FOOTINGS WITH BARS OF SAME SIZE AND SPACING AS VERTICAL REINFORCING.

WELDING OF REINFORCING STEEL:

FIELD WELDING OF REINFORCING STEEL SHALL BE PERFORMED BY WELDERS SPECIFICALLY CERTIFIED FOR REINFORCING STEEL. PRIOR TO WELDING, THE "CARBON EQUIVALENT" (CE) OF STEEL SHALL BE DETERMINED. REINFORCING STEEL WHOSE "CE" CANNOT BE IDENTIFIED OR WHOSE "CE" EXCEEDS 0.75% SHALL NOT BE WELDED. EXCEPT FOR REINFORCING STEEL CONFORMING TO ASTM A-706, REINFORCING STEEL SHALL BE PREHEATED AS SHOWN IN TABLE 1, ROA 3-77. IN ADDITION, STEEL WHICH "CE" IS BETWEEN 0.66% AND 0.75% SHALL BE WELDED ONLY WHEN PRIOR QUALIFICATION TESTS VERIFY ACCEPTABLE WELDABILITY. SPECIAL INSPECTION REQUIRED.

MISCELLANEOUS STRUCTURAL STEEL

SHAPES, PLATES, & BARS: ASTM A-36
W-SHAPE: ASTM A-992
PIPE: ASTM A-53 GRADE B
TUBES: ASTM A-500 GRADE B OR C
MACHINE BOLTS: ASTM A-307
DETAILS OF WORKMANSHIP TO CONFORM TO AISC SPECIFICATIONS. ALL WELDING TO CONFORM TO AWS SPECIFICATIONS. ALL BUTT WELDS TO BE FULL PENETRATION WITH BACK-UP PLATES OR BACK-UP WELDS. SUBMIT STEEL DETAILS TO ARCHITECT PRIOR TO FABRICATION. SHOP PAINT AND FIELD TOUCH-UP PAINT PER FEDERAL SPECIFICATION TT-P-86 TYPE II OR TNEMC #99.

ROUGH CARPENTRY:

PRESSURE TREAT DOUGLAS FIR SILLS, PLATES AND LEDGERS WHICH ARE AGAINST BLOCK OR CONCRETE WITH APPROVED PRESERVATIVE AND SET ON A GROUT BED WITH A MINIMUM OF TWO BOLTS PER PIECE. TIMBER CONNECTORS INDICATED BY CATALOG NUMBERS ON DRAWING TO BE SIMPSON CO. 'STRONG TIE' GALVANIZED STEEL NAIL OR BOLT ALL FASTENERS PER MANUFACTURER'S INSTRUCTIONS, WITH ALL NAIL HOLES FILLED. NAIL ALL FRAMING WITH NEW COMMON WIRE NAILS, WITH MINIMUM NAILING CONFORMING TO BUILDING CODE REQUIREMENTS, UNLESS OTHERWISE SHOWN. IF WOOD TENDS TO SPLIT WITH NAIL SIZE, USED, PRE-DRILL HOLES. USE UNFINISHED HEXAGONAL HEAD AND NUT MACHINE BOLTS WITH ROUND STEEL WASHERS UNDER HEAD AND NUT WHERE BEARING IS AGAINST WOOD. RE-TIGHTEN ALL BOLTS PRIOR TO CLOSING IN JOB. THOROUGHLY GALVANIZE ALL NAILS, BOLTS AND HARDWARE EXPOSED TO WEATHER. FOR LAG BOLTS PROVIDE LEAD HOLE 40% - 70% OF THREADED SHANK DIA. AND FULL DIA. FOR SMOOTH SHANK PORTION.

MINIMUM GRADES FOR SAWN LUMBER AS FOLLOWS:
2 x STUDS, D.F. LARCH "STANDARD", USE 2x4 STUDS @ 16" O.C. FOR UP TO 2-STORY CONSTRUCTION, U.O.N. (USE 2X6 @ 16" O.C. FOR BOTH FLOORS FOR 3-STORY CONSTRUCTION, U.O.N.)
4 x AND SMALLER, D.F. LARCH 'NO. 2', U.O.N. ON DWGS.
6 x AND LARGER, D.F. LARCH 'NO. 1', U.O.N. ON DWGS.
"GRADE & SPECIES OF ALL LUMBER MUST BE GRADE MARKED"
MINIMUM PW. SHTG. GRADES : (USE COMMON NAILS OR GALVANIZS BOX)
ALL PANEL TO SHALL CONFORM TO DOC P51 OR DOC P52
ROOF: 1/2", 24/0, APA RATED SHTG., EXP.1
W/ 8d @ 6" O.C. BOUNDARY, 6" O.C. SUPPORTED EDGES
12" O.C. FIELD, FACE GRAIN PERPENDICULAR TO SUPPOT
STAGGER SHEETS BY 4"-0",. (TO BE INSPECTED PRIOR TO COVERING)
FLOOR: 5/8", 32/16,APA RATED SHTG., EXP.1,T.&G.
W/ 10d @ 6" O.C. BOUNDARY, 6" O.C. SUPPORTED EDGES
10" O.C. FIELD, FACE GRAIN PERPENDICULAR TO SUPPORTS
STAGGER SHEETS BY 4"-0"
WALL: 1/2" STRUCT. 1, 5-PLY , 32/16, EXP.1, NAILING PER SHEARWALL SCHEDULE

SOLID BLOCKING SHALL BE PROVIDED AT ALL HORIZONTAL JOINTS OCCURING IN BRACED WALL PANELS.

FIELD CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWP4 M4, ALL PRESSURE-PRESERVATIVE-TREATED LUMBER OR TREATED WOOD SHALL BE MARKED WITH THE REQUIRED INFORMATION PER SECTION R317.2.1 FOUNDATION SILL PLATE SHALL BE PRESERVATIVE-TREATED WOOD OR FOUNDATION REDWOOD. FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED OR FIRE-RETARDANT TREATED WOO SHALL BE HOT DIPPED ZINC-COATEDGALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.

PARALLAM, MICROLAM, & TIMBERSTRAND:

ALL MANUFACTURED BY WEYEHAEUSER
PARALLAMS (PSL) ; E=2.0x10-6 psi, Fb= 2900 psi, Fc=750 psi
MICROLAM (LVL) ; E=2.0x10-6 psi, Fb= 2600 psi, Fc= 750 psi
TIMBERSTRAND (LSL) ; E=1.5x 10-6, Fb= 2325psi, Fc= 900 psi

GLUED LAMINATED MEMBERS

USE GRADE COMBINATION 24F-V8 WITH MINIMUM AITC FINISH GRADE OF INDUSTRIAL APPEARANCE UNLESS OTHERWISE NOTED. MANUFACTURE AND FABRICATION OF ALL GLUED, LAMINATED MEMBERS SHALL STRICTLY COMPLY WITH ALL APPLICABLE REQUIREMENTS OF AITC-117, LATEST EDITION, AND WITH ANSI STANDARD A190.1. FIELD DRILL ALL CONNECTION HOLES FOR PROPER FIT.

DEPT. OF BUILDING AND SAFETY NOTES

- SHOP WELDING SHALL BE PERFORMED IN THE SHOP OF A LICENSED FABRICATOR APPROVED BY THE CITY OF L.A. BUILDING DEPARTMENT. FIELD WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS APPROVED BY THE BUILDINGDEPARTMENT. CONTINUOUS INSPECTION OF WELDING SHALL BE REQUIRED UNLESS NOTED OTHERWISE ON THE PLANS.
- ALL STRUCTURAL STEEL SHALL BE FABRICATED IN THE SHOP OF A L.A. CITY DEPARTMENT APPROVED FABRICATOR.
- GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN THE SHOP OF A L.A. CITY DEPARTMENT APPROVED FABRICATOR.
- WHERE 3 x BOUNDARY AND EDGE MEMBERS ARE CALLED FOR IN SHEAR WALLS, MAINTAIN A MINIMUM 1/2" DISTANCE BETWEEN SHEAR NAILING AND WOOD EDGES.
- BOLT HOLES FOR HOLD DOWNS IN WOOD COLUMNS SHALL BE 1/16" MAX. OVERSIZE- INSPECTOR TO VERIFY.
- HOLD DOWN CONNECTORS SHALL BE TIGHTENED, SHALL BE FINGER TIGHT
AND 1/2 WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. ALSO MUST BE SECURED IN PLACE PRIOR TO FDN. INSPECTION.
- ONLY COMMON NAILS SHALL BE PERMITTED FOR REQUIRED NAILING OF VERTICAL AND HORIZONTAL PLYWOOD SHEAR PANELS.
- APPROVED PLATE WASHERS, IN LIEU OF CUT WASHERS, SHALL BE PROVIDED FOR ALL PLYWOOD SHEARWALL SILL PLATE ANCHOR BOLTS, PER TABLE 2305.5 OF LABD.
- APPROVED PLATE WASHERS, IN LIEU OF CUT WASHER, SHALL BE PROVIDED FOR HOLD-DOWN CONNECTOR BOLTS AT SHEARWALL WOOD FLANGES, PER TABLE 2305.5 OF LABD.
- STRUCTURAL OBSERVATION REQUIRED ON PLYWOOD SHEAR WALLS RATED OVER 350 PLF.
- LAG BOLTS: PROVIDE LEAD HOLE 40%-70% OF THREADED SHANK DIA. & FULL DIA. FOR SMOOTH SHANK PORTION.
- BEARING WALL STUDS CANNOT BE NOTCHED MORE THAN 25% OF WIDTH. BORED HOLES CANNOT HAVE A DIAMETER GREATER THAN 40% OF STUD WIDTH.
- PERIODIC SPECIAL INSPECTION IS REQ'D FOR WOOD SHEARWALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING,AND OTHER FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM WHERE THE FASTENER SPACING IS < 4" O.C.
- CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTIONS" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LABDS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SECT. 1704.4
- ALL SHOT PINS IN NON-LOAD BEARING WALL TO BE SPACED AT 32" O.C. MAX.

COMMON PRODECTS & RR#: (a copy and/or condition of listings shall be made available at job site)

OBJECT:	MANUFACTURER	RR #
HANGERS	SIMPSON	RR25800
		RR25801
		RR25801
		RR25803
		RR25804
STRAPS & CLIPS	SIMPSON	RR25806
		RR25807
		RR25714
		RR25713
		RR25716
HOLDOWN ANCHORS	SIMPSON	RR25718
		RR25814
		RR25827
		RR25711
		RR25560
SDS SCREWS	SIMPSON	RR25560
		RR25560
		RR25560
		RR25560
		RR25560
MASONRY SCREWS	SIMPSON	RR25560
		RR25560
		RR25560
		RR25560
		RR25560
WEDGE-ALL ANCHORS	SIMPSON	RR25560
		RR25560
		RR25560
		RR25560
		RR25560
STRONG BOLTS	SIMPSON	RR25560
		RR25560
		RR25560
		RR25560
		RR25560
POWER DRIVEN FASTNERS	SIMPSON	RR25560
		RR25560
		RR25560
		RR25560
		RR25560
STEEL STRONG WALL	SIMPSON	RR25560
		RR25560
		RR25560
		RR25560
		RR25560
WOOD STRONG WALL	SIMPSON	RR25560
		RR25560
		RR25560
		RR25560
		RR25560
TJI's	WEYERHAUSER	RR25759
		RR25718
		RR25814
		RR25827
		RR25711
PSL/LVL/LSL	WEYERHAUSER	RR25759
		RR25718
		RR25814
		RR25827
		RR25711
HARDY-FRAMES	HARDY FRAME	RR25759
		RR25718
		RR25814
		RR25827
		RR25711

ABBREVIATIONS

AB = ANCHOR BOLT
ABV = ABOVE
ADD = ADDITIONAL(LY)
ARCH=ARCHITECTURAL DWGS
ALT = ALTERNATE
B = BOARD
BD = BOARD
BLDG = BUILDING
BLW = BELOW
BM = BEAM
B N = BOUNDARY
B O = BOTTOM OF
BTW = BETWEEN
BYD = BEYOND
C B = CONCRETE BLOCK
C I P = CAST IN PLACE
C J = CEILING JOIST
CLR = CLEAR
CNR = CORNER
COL = COLUMN
CONC = CONCRETE
CONN = CONNECTION
CONT = CONTINUOUS(LY)
CTR(D) = CENTER(ED)
CTSK = COUNTERSINK
D = DIAM = DIAMETER
DBL = DOUBLE
DET = DETAIL
D F = DOUGLAS FIR
DIAG = DIAGONAL
DIM = DIMENSION
DKG = DECKING
DWG = DRAWING
DWL = DOWEL
FBN = FOUNDATION
FIN = FINISH
FLR = FLOOR
F N = FACE NAIL
FRMG = FRAMING
FTG = FOOTING
GEN = GENERAL
G L = GLUED LAMINATION
(BM OR MEMBER)
GR = GRADE
H =HORIZ=HORIZONTAL(LY)
HDR = HEADER
HGR = HANGER
HK = HOOK
HT = HEIGHT
INFO = INFORMATION
INT = INTERIOR
JST = JOIST
JT = JOINT
MAX = MAXIMUM
M B = MACHINE BOLT
MIN = MINNUM
E = EAST
(E) = EXIST = EXISTING
EA = EACH
E E = EACH END
E F = EACH FACE
ENGR = ENGINEER
EMBD = EMBED(MENT)
E N = EDGE NAILING
E S = EACH SIDE
E W = EACH WAY
E-W = EAST WEST
S = SOUTH
S B = SOLID BLOCK
SHT = SHEET(S)
SHTG = SHEATING
S I = SPECIAL INSPECTION
SIM = SIMILAR
SPC(O) = SPACE(ING)
SPEC = SPECIFICATIONS
SQ = SQUARE
STAGG = STAGGER(ED)
STIFF = STIFFENER
STL = STEEL
STRUCT=STRUCTURE(LY)
(N) = NEW
N = NORTH
NLG = NAILING
NLR = NAILER
NTS = NOT TO SCALE
OC = ON CENTER
OPG = OPENING
PLF=POUNDS PER LINEAR FOOT
PSF=POUNDS PER SQUARE FOOT
PSI=POUNDS PER SQUARE INCH
PT=PRESSURE TREATED
PW=PLYWOOD
REF = REFERENCE
REIN = REINFORCING(MENT)
REQ = REQUIRED
RET = RETAINING
R R = ROOF RAFTER
T = TOP
T & G = TONGUE & GROOVE
TN = TOE NAIL
TO = TOP OF
TOT = TOTAL
TOW = TOP OF WALL
TS = TUBULAR STEEL
TYP = TYPICAL(LY)
UON = UNLESS OTHERWISE NOTED
UNP = UNDERPIN
V = VERT = VERTICAL(LY)
VIF = VERIFY IN FIELD
W = WEST
WD = WOOD
WPFG) = WATERPROOF
W S B = WELDED STEEL BOLT
X - B = CROSS BRACING
X - S = EXTRA STRONG
P = CENTERLINE
P PLATE
Ø = ROUND OR DIAMETER
L = ANGLE
|| = PARALLEL
⊥ = PERPENDICULAR
= NUMBER

PLATE WASHER TABLE FOR HOLDDOWNS AND SILL PLATES

BOLT Ø	WASHER PLATE SIZE	THICKNESS
5/8"	3" SQ.	1/4"
3/4"	3" SQ.	5/16"
7/8"	3" SQ.	5/16"
1"	3-1/2" SQ.	3/8"

MINIMUM SIZE OF FILLET WELDS:

Material Thickness of Thicker Part Joined (in.)	Minimum Size of Fillet Welds (in.)
To 1/4 inclusive	1/8"
Over 1/4 to 1/2	3/16"
Over 1/2 to 3/4	1/2"
Over 3/4	5/16"

a : Leg dimension of fillet welds. Single-pass welds must be used.

CITY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS BUILDING & SAFETY DIVISION
LOS ANGELES REGIONAL UNIFORM CODE PROGRAM

STRUCTURAL OBSERVATION PROGRAM
AND DESIGNATION OF THE
STRUCTURAL OBSRVVER

PROJECT ADDRESS: 2427 HOUSTON ST, LOS ANGELES, CA 90033 PERMIT APPL. NO.:

Discription of Work: PROPOSED THREE-STORY 17-UNIT APARTMENT

Owner: Architect: ERIC LUNA Engineer: ALVARO SALTO

STRUCTURAL OBSERVATION (only checked items apply)			
Firm or individual responsible for the Structural Observations:			
Name: A. SALTO	Phone: 323-559-3981	Calif. Registration: C83859	
FOUNDATION	WALL	FRAME	DIAPHRAGM
☒ Footing, Stem Walls, Piers	☐ Concrete	☐ Steel Moment Frame	☐ Concrete
☐ Mat Foundation	☐ Masonry	☐ Steel Brace Frame	☐ Steel Deck
☒ Caissons, Piles, Grade Beams	☒ Wood	☐ Concrete Moment Frame	☐ Wood
☐ Stepp'g/Retaining Foundation	☐ Others:	☐ Masonry Wall Frame	☐ Others:
☐ Hillside Special Anchors		☐ Others: HARDY-FRAMES	

DECLARATION BY OWNER

I, the owner of he project declare that the above listed firm or individual is hired by me to be the Structural Observer.

Signature Date

DECLARATION BY ARCHITEC OR ENGINEER OF RECORD (required if the Structural Observer is different from the Architect or Engineer of Record)

I, the Architect or Engineer of record for he project declare that the above listed firm or individual is required by me to be responsible for the Structural Observations.

Signature License No. Date

SPECIAL INSPECTION REQUIREMENTS FOR
SEISMIC RESISTANCE-STRUCTURAL WOOD:

(Per sect. 1704.6 & 1701 of the Los Angeles Building Code)

☒ WOOD SHEARWALLS: for shearwalls w/ 4" o.c. or less	WOOD DIAPHRAGMS
☐ DRAG STRUTS	CONNECTORS
☒ HOLD-DOWNS: A.B. in epoxy	STRAPS
☒ ANCHOR BOLTS: in epoxy	OTHERS:

SPECIAL INSPECTION:

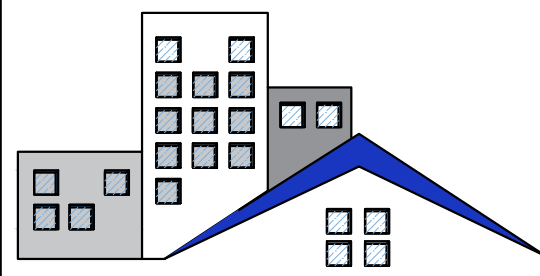
- CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTIONS" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LABDS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SECT. 1706.1
- CONTINUOUS SPECIAL INSPECTION OF FIELD WELDING SHALL BE REQUIRED UNLESS NOTED OTHERWISE ON THE PLANS
- CONTINUOUS SPECIAL INSPECTION IS REQUIRED FOR CONCRETE F'c>2,500psi
- CONTINUOUS SPECIAL INSPECTION IS REQUIRED FOR HIGH STRENGTH BOLTING.
- CONTINUOUS SPECIAL INSPECTION REQUIRED FOR SPRAYED ON FIRE PROOFING.
- CONTINUOUS SPECIAL INSPECTION REQUIRED FOR ENGINEER MASONRY, UNLESS NOTED OTHERWISE
- CONTINUOUS SPECIAL INSPECTION REQUIRED FOR HIGH LOAD DIAPHRAGMS
- CONTINUOUS SPECIAL INSPECTION REQUIRED FOR SPECIAL-RESISTING CONCRETE FRAMES.
- PERIODIC SPECIAL INSPECTION IS REQ'D FOR WOOD SHEARWALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING,AND OTHER FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM WHERE THE FASTENER SPACING IS < 4" O.C.

TABLE 2304.10.1
FASTENING SCHEDULE

CONNECTION	FASTENING	LOCATION
1. Joist to sill or girder	3-8d common (2 1/2" X 0.131") 3-3" X 0.131" nails 3-3" 14 gage staples.	Toenail
2. Bridging to joist.	2-8d common (2 1/2" X 0.131") 2-3" X 0.131" nails 2-3" 14 gage staples.	Toenail each end
3. 1" x 6" subfloor or less to each joist	2-8d common (2 1/2" X 0.131")	face nail
4. Wider than 1" x 6" subfloor or less to each joist	2-8d common (2 1/2" X 0.162")	face nail
5. 2" subfloor to joist or girder	2-16d common (3 1/2" X 0.162")	blind and face nail
6. Side plate to joist or blocking	16d (3 1/2" X 0.135") at 16" o.c. 3" X 0.131" nails at 8" o.c. 3" 14 gage staples at 12" o.c. 3" 16d (3 1/2" X 0.135") at 16" 4-3" X 0.131" nails at 16" 4-3" 14 gage staples at 16"	typical face nail braced wall panels
7. Top plate to stud	3-8d common (3 1/2" X 0.162") 3-3" X 0.131" nails 3-3" 14 gage staples	end nail
8. Stud to sole plate	3-8d common (2 1/2" X 0.131") 4-3" X 0.131" nails 3-3" 14 gage staples	toenail
9. Double studs	2-16d common (3 1/2" X 0.162") 3-3" X 0.131" nails 3-3" 14 gage staples	end nail
10. Double top plates	16d (3 1/2" X 0.135") at 24" o.c. 3" X 0.131" nails at 8" o.c. 3" 14 gage staples at 8" o.c.	face nail
11. Blocking between joist or rafters to top plate	16d (3 1/2" X 0.135") at 16" o.c. 3" X 0.131" nails at 12" o.c. 3" 14 gage staples at 12" o.c. 8-16d common (3 1/2" X 0.162") 12-3" X 0.131" nails 12-3" 14 gage staples	typical face nail lap splice
12. Blocking between joist or rafters to top plate	3-8d common (2 1/2" X 0.131") 3-3" X 0.131" nails 3-3" 14 gage staples.	Toenail
13. Rim joist to top plate	8d (2 1/2" X 0.131") at 6" o.c. 3" X 0.131" nails at 6" o.c. 3" 14 gage staples at 6" o.c.	Toenail
13.Top plates, laps and intersections	2-16d common (3 1/2" X 0.162") 3-3" X 0.131" nails 3-3" 14 gage staples.	face nail
14. Continuous header, two pieces	16d common (3 1/2" X 0.162")	16" o.c. along edge
15. Ceiling joists to plate	3-8d common (2 1/2" X 0.131") 5-3" X 0.131" nails. 5-3" 14 gage staples.	Toenail
16. Continuous header to stud	4-8d common (2 1/2" X 0.131")	Toenail

TABLE 2304.9.1 - CONTINUED
FASTENING SCHEDULE

CONNECTION	FASTENING	LOCATION
17. Ceiling joist, laps over partitions (see section 2308.10.4.1 table 2308.10.4.1)	3-16d common (3 1/2" x 0.162") minimum table 2308.10.4.1 4-3" x 0.131" nails 4-3" 14 gage staples.	face nail
18. Ceiling joist to parallel rafters see section 2308.10.4.1 table 2308.10.4.1)	3-16d common (3 1/2" x 0.162") minimum table 2308.10.4.1 4-3" x 0.131" nails 4-3" 14 gage staples.	face nail
19. Rafters to plate (see section 2308.10.4.1 table 2308.10.4.1)	3-8d common (2 1/2" x 0.131") 3-3" x 0.131" nails 3-3" 14 gage staples	toenail
20. 1" diagonal brace to each stud and plate	2-8d common (2 1/2" x 0.131") 2-3" x 0.131" nails 3-3" 14 gage staples	face nail
21. 1" x 8" sheathing to each bearing	3-8d common (2 1/2" x 0.131")	face nail
22. Wider than 1" x 8" sheathing to each bearing	3-8d common (2 1/2" x 0.131")	face nail
23. Built-up corner studs	16d common (3 1/2" x 0.162") 3" x 0.131" nails 3" 14 gage staples	24" o.c. 16" o.c. 16" o.c.
24. Built-up girder and beams	20d (4" x 0.192"), 32" o.c. 3" x 0.131" nails at 24" o.c. 3" 14 gage staples at 24" o.c. 2-20d (4" x 0.192") 3-3" x 0.131" nails 3-3" 14 gage staples	face nail at top and bottom staggered on opposite sides face nail at ends and at each splice
25. 2" planks	16d common (3 1/2" x 0.162")	at each bearing
26. Collar tie to rafter	3-10d common (3" x 0.148") 4-3" x 0.131" nails 4-3" 14 gage staples	face nail
27. Jack rafter to hip	3-10d common (3" x 0.148") 4-3" x 0.131" nails 4-3" 14 gage staples 2-16d common (3 1/2" x 0.162") 3-3" x 0.131" nails 3-3" 14 gage staples	Toenail face nail
28. Roof rafter to 2-by ridge beam	2-16d common (3" x 0.162") 3-3" x 0.131" nails 3-3" 14 gage staples 2-16d common (3 1/2" x 0.162") 3-3" x 0.131" nails 3-3" 14 gage staples	Toenail face nail
29. Joist to band joist	3-16d common (3 1/2" x 0.162") 4-3" x 0.131" nails. 4-3" 14 gage staples.	face nail



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PROJECT:

PROPOSED
3-STORY 17-UNIT
APARTMENT
FOR
2427 E. HOUSTON ST.
LOS ANGELES, CA
90033

OWNER:

ENGINEER:

AS-ENGINEERING, LLC.
AL SALTO, P.E.
LIC. #C-83859
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DRAWN BY: JONATHAN PLASCENCIA

DRAWN BY:

DRAWN BY:

DATE: APR. 18, 2022- 1st SUBMITTAL

DATE:

DATE:

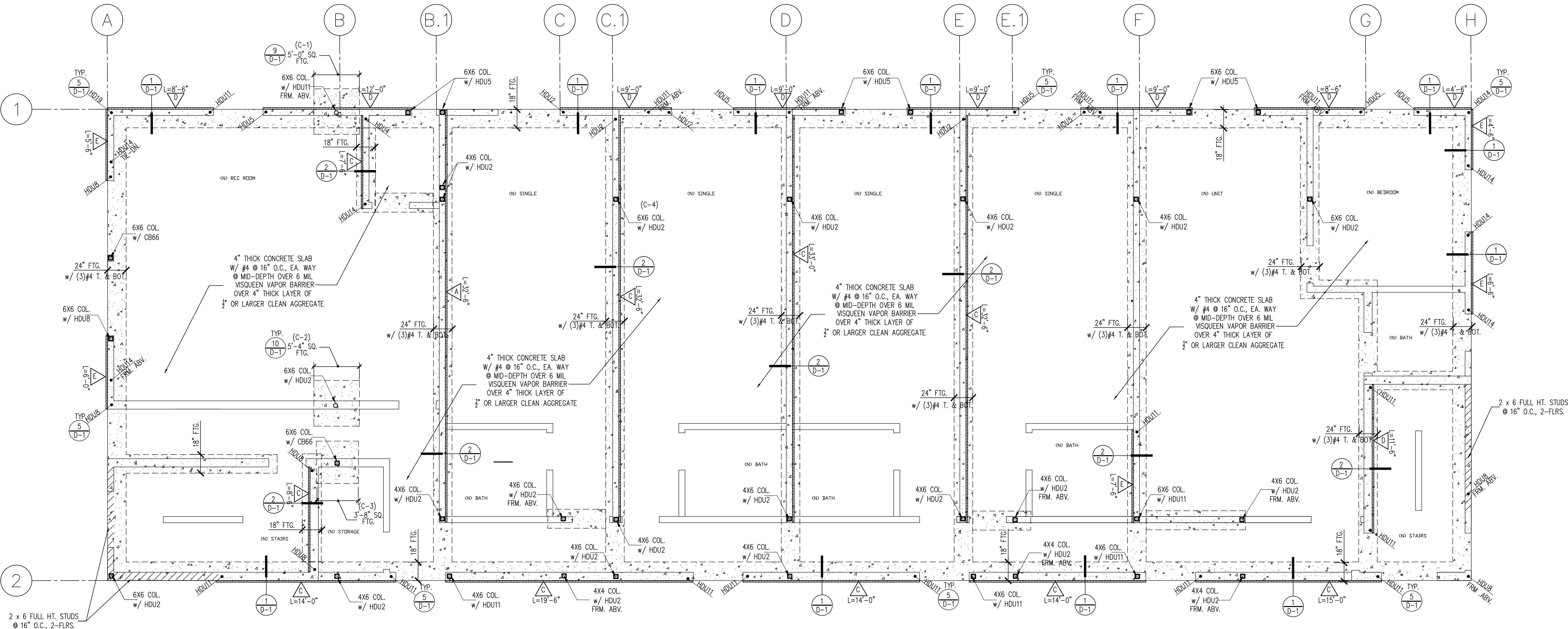
SCALE: 1/4" = 1'-0"

SHEET TITLE:

1st FLR. FRMG. & FDN.
PLAN

SHEET NO.

S-2



1st FLR. FRMG. & FDN. PLAN
SCALE: 1/4" = 1'-0"

LEGEND:

- INDICATES: WOOD COL. ABV. & BLW., U.O.N. ON PLANS
- INDICATES: WOOD COL. BLW. U.O.N
- INDICATES: STRUCTURAL MEMBER NUMBER IN CALCS. (FOR REFERENCE ONLY)
B = Bm. C = Col.
- INDICATES: SHEAR WALL
- INDICATES TIE-DN. @ FLOOR BLW.

NOTE:
VERIFY EXISTING CONDITIONS AND PROPOSED DIMENSIONS AT JOB SITE AND COMPARE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS BEFORE SUBMITTING BID OR COMMENCING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES AND UNTIL THEY ARE RESOLVED, DO NOT PROCEED WITH AFFECTED WORK. DO NOT SCALE DRAWINGS. IF CERTAIN DETAILS ARE NOT FULLY SHOWN OR DETAIL ON DRAWINGS OR CALLED FOR IN SPECIFICATIONS, CONSTRUCT TO SAME SIZE AND CHARACTER AS FOR SIMILAR CONDITIONS WHICH ARE SHOWN, DETAILED OR SPECIFIED.
ALL PROPERTY LINES SHALL BE ESTABLISH PRIOR TO COMMENCING WORK. BUILDING POINTS SHALL BE CAREFULLY SET AND VERIFY WITH SITE/SURVEY PLANS BEFORE BUILDING FOUNDATION IS FORMED

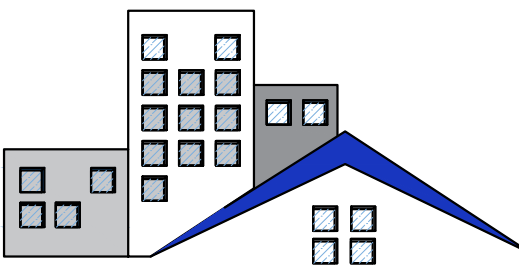
SHEAR WALL CHART PER IBC 2018 & CBC 2019, LABC 2020								
SHEAR-WALL No.	SHEAR-WALLTYPE	NAILING PATTERN		SHEAR-WALL VALUE (plf)	Top Plate Connection LTP4/A35 w/ 8d nails (1-1/2" x .131 dia.)	Sole Plate w/ 16d (162" x 3-1/2") Nailing or SDS25800 (screws)	2x mud Sill (N) Fling. w/ 5/8" Dia. A.B., U.N.O.	Mud Sill (C) Fling. w/ 5/8" Dia. A.B.
		Edge Nailing	Field Nailing					
S	3/4" CEMENT PLASTER (STUCCO) PAPER BACK METAL LATH w/ 16ga STAPLES @ 8" O.C. TO ALL STUDS, TOP & BOT PLATE PLUS EDGE BLOCKINGS	6" o.c.	12" o.c.	180	48" o.c.	16d @ 12" o.c.	60" o.c.	60" o.c.
A	15/32" Structural 1 w/ 8d	6" o.c.	12" o.c.	280	24" o.c.	SDS @ 12" o.c.	48" o.c.	32" o.c.
B	15/32" Structural 1 w/ 10d	6" o.c.	12" o.c.	340	16" o.c.	SDS @ 12" o.c.	48" o.c.	32" o.c.
C	15/32" Structural 1 w/ 10d	4" o.c.	12" o.c.	510	12" o.c.	SDS @ 12" o.c.	32" o.c. w/ 3x Sill	24" o.c.
D	15/32" Structural 1 w/ 10d	3" o.c.	12" o.c.	665	12" o.c.	SDS @ 8" o.c.	32" o.c. w/ 3x Sill	N/A
E	15/32" Structural 1 w/ 10d	2" o.c.	12" o.c.	870	8" o.c.	SDS @ 6" o.c.	24" o.c. w/ 3x Sill	N/A
F	15/32" Structural 1 w/ 10d	4" o.c. EA. SIDE	12" o.c.	1020	12" o.c., EA. SIDE	SDS @ 6" o.c.	16" o.c. w/ 3x Sill	N/A
G	15/32" Structural 1 w/ 10d	3" o.c. EA. SIDE	12" o.c.	1330	12" o.c., EA. SIDE	SDS @ 5" o.c.	16" o.c. w/ 3x Sill	N/A

NOTES:

- Use only common nails: 8d(2-1/2" x .131" dia.), 10d(3"x .141 dia.), 16d (3-1/2"x .162" dia.)
- Nails shall be placed not less than 3/8" from the panel edges and not be less than 3/8" from edge of studs for shearwalls >350 plf. Nails shall be placed not less than 3/8" from the panel edges and not be less than 1/4" from the edge of studs for shearwalls <= 350 plf
- Nails or Screws shall not be less than 3/8" from the edge of connecting member
- Simpson wood Screw to be SDS25800 (ESR-2236, LARR-25711) No pre-drilling required, Minimum thickness side member is 1-1/2", blocking or rim joist
- For new shearwalls > 350 plf require 3x foundation sill plate and 3x studs between adjacent panel edges
- For existing stud walls with shearwalls > 350 plf, add 2x member between studs at foundation sill plates and use SDS2580 screws per schedule.
- Use 1 anchor per bay and sister new 2x stud to (E) with 16d nails @ 6" o.c.
- A.B. to have 7" min. embedment into concrete
- Use simpson epoxy set or equal @ (E) Figs. w/ 4" min. embedment
- Anchor bolts in shearwalls to have min. 1/4" x 3" x 3" plate washers
- Galvanized nails shall be not dipped or thimble
- 1-1/2" minimum nailing penetration into framing member is required for 10d nails 1-3/8" minimum nailing penetration into framing member is required for 8d nails

FOUNDATION NOTES:

- SOIL BEARING PRESSURE TO BE 1500 PSF, PER TABLE 1806.2 OF CODE, IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED
- UNLESS A SOILS REPORT IS PROVIDED AND SAYS OTHERWISE, MUST ASSUME EXPANSIVE SOILS AND THE FOOTINGS MUST MEET THE FOLLOWING MIN. REQUIREMENTS PER SECT 1804.4 OF CODE.
 - DEPTH OF FOOTINGS BELOW THE NATURAL AND FINISH GRADES SHALL NOT BE LESS THAN 24" FOR EXTERIOR AND 18" FOR INTERIOR.
 - EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE SUPPORTED ON CONTINUOUS FOOTINGS.
 - FOOTINGS SHALL BE REINFORCED WITH MIN. FOUR #4 REBARS, TWO SHALL BE PLACED 4" OF BOTTOM OF FOOTINGS AND TWO BARS WITHIN 4" OF TO FOOTING.
- LAYOUT FOUNDATION USING ARCHITECTURAL DRAWINGS. DO NOT SCALE STRUCTURAL DRAWINGS, IF DISCREPANCIES OCCUR BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS NOTIFY ENGINEER.
- 4" CONC. SLAB w/ # 4 DEFORM BARS @ 16" O.C. EA. WAY w/ 4" MIN. THICK BASE OF 1/2" OR LARGER, CLEAN AGGREGATE OVER 6-MIL VAPOR BARRIER. BARRIER TO BE IN DIRECT CONTACT WITH CONCRETE.
- SATURATE THE SOIL 18" DEEP WITH WATER BEFORE PLACING THE CONCRETE
- SECURE ALL HOLD-DOWN HARDWARE IN PLACE BEFORE FIRST FOUNDATION INSPECTION.
- JUST PRIOR TO COVERING WALL FRAMING AND SHALL BE RE-TIGHTEN JUST PRIOR TO COVERING WALL
- PROVIDE APPROVED PLATE WASHERS AT ALL HOLD-DOWNS AND ANCHOR BOLTS
- ALL ANCHOR BOLTS SHALL BE EMBEDDED 7" MIN. INTO CONCRETE AND BE MIN. 8" DIA. x 10" MIN. LONG @ 72" O.C. O.C.U.N.O. ON PLAN AND/OR @ SHEARWALLS w/ 3x3x1/2" PLATE WASHERS, LOCATED A MAX. OF 12" AND A MIN. OF 4-1/2" FROM END OF PLATE
- ALL REBAR SHALL BE 3" CLEAR OF SOIL
- ALL FOUNDATION SILL PLATES SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD
- ALL ANCHOR BOLTS SHALL HAVE AN EDGE DISTANCE OF 1-3/4", U.N.O.
- FOUNDATION CRIPPLE WALLS SHALL SUPPORT FRAMED OF STUDS NOT LESS IN SIZE THAT THE STUDDING ABV. WITH A MIN. STUD LENGTH OF 14" OR SHALL BE FRAMED OF SOLID BLOCKING. WHEN OVER 4FT. IN HEIGHT CRIPPLES SHALL BE BRACED WITH 3/4" STRUCTURAL 1 PANELS w/ 8d @ 6" OVER 50% OF WALL MIN.
- ALL PROPERTY LINES SHALL BE ESTABLISH PRIOR TO COMMENSING WORK. BUILDING POINTS SHALL BE CAREFULLY SET AND VERIFY WITH SITE/SURVEY PLANS BEFORE BUILDING FOUNDATION IS FORMED.



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PROJECT:

PROPOSED
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APARTMENT
FOR
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LOS ANGELES, CA
90033

OWNER:

ENGINEER:

AS-ENGINEERING, LLC:
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DATE: APR. 18, 2022- 1st SUB

DATE:

DATE:

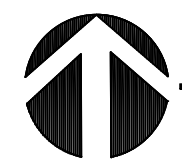
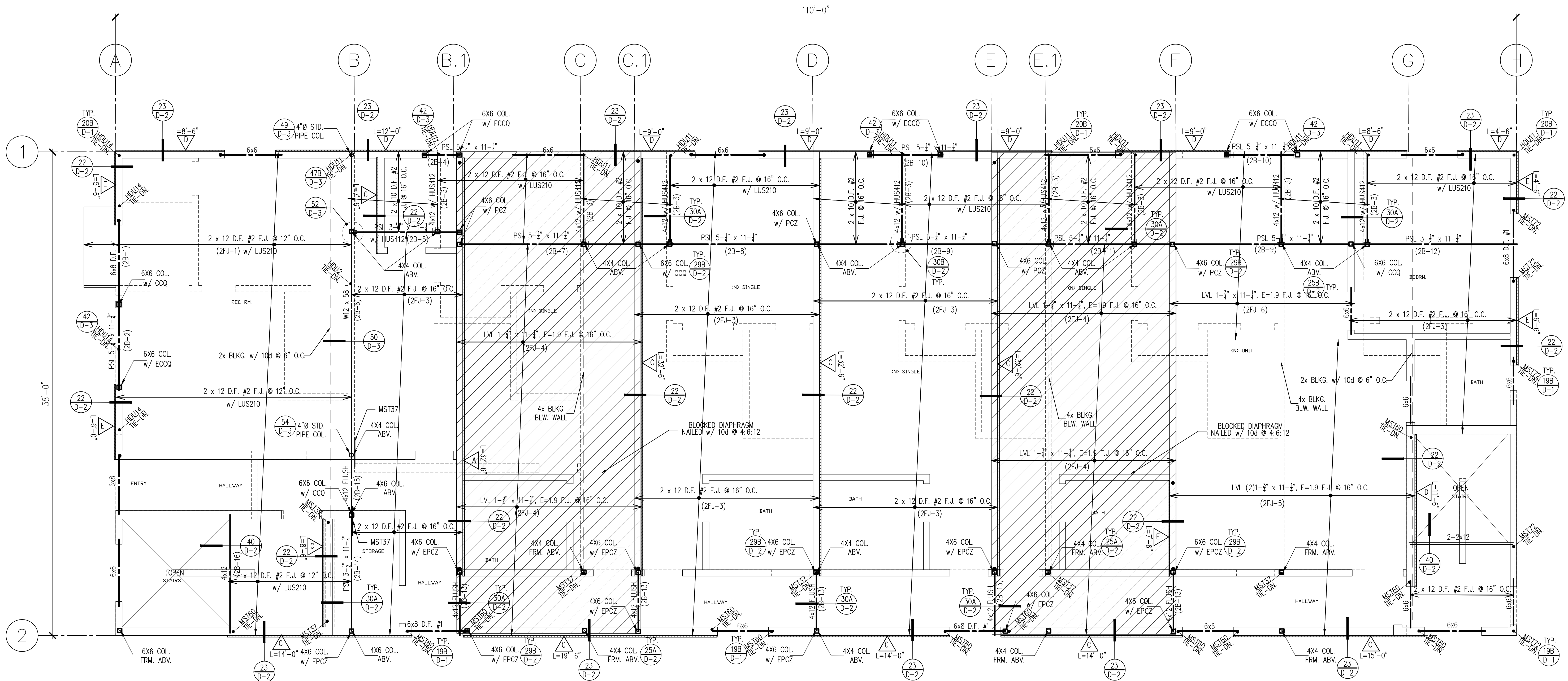
SCALE: 1/4" = 1'-0"

SHEET TITLE:

2nd FLR. FRMG. PLAN

SHEET NO.

S-3



2nd FLR. FRMG. PLAN

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

LEGEND:

- INDICATES: WOOD COL. ABV. & BLW. U.O.N. ON PLANS
- INDICATES: WOOD COL. BLW. U.O.N.
- INDICATES: STRUCTURAL MEMBER NUMBER IN CALCS. (FOR REFERENCE ONLY) B = Bm. C = Col.
- INDICATES: SHEAR WALL
- INDICATES TIE-DN. @ FLOOR BLW.

TYP. FLOOR SHTG.
8", P.I.=24/16 APA RATED SHTG., EXP 1, T & G.
w/ 10d @ 6" O.C. BOUNDARY,
6" O.C. SUPPORTED EDGES,
10" O.C. FIELD, UNBLOCKED
FACE GRAIN PERPENDICULAR TO SUPPORTS,
STAGGER SHEETS BY 4'-0"
SEE DETAIL 36 D-2

SHEAR WALL CHART PER IBC 2018 & CBC 2019, LABC 2020							
SHEAR-WALL No.	SHEAR-WALLTYPE	NAILING PATTERN		SHEAR-WALL VALUE (plf)	Top Plate Connection LTP4/A35 w/ 8d nails (1-1/2" x 131 dia)	Sole Plate w/ 2" (16d, 16d2 x 5-1/2") Nailing or SDS25800 (screws)	2x mud Sill (N) Fting. w/ 3/8" Dia. A.B., U.N.O.
		Edge Nailing	Field Nailing				
S	1/2" CEMENT PLASTER (STUCCO) PAPER BACK METAL LATH w/ 16ga STAPLES @ 8" O.C. TO ALL STUDS TOP & BOT PLATE PLUS EDGE BLOODINGS	6" o.c.	12" o.c.	180	48" o.c.	16d @ 12" o.c.	60" o.c.
A	15/32" Structural 1 w/ 8d	6" o.c.	12" o.c.	280	24" o.c.	SDS @ 12" o.c.	48" o.c.
B	15/32" Structural 1 w/ 10d	6" o.c.	12" o.c.	340	16" o.c.	SDS @ 12" o.c.	48" o.c.
C	15/32" Structural 1 w/ 10d	4" o.c.	12" o.c.	510	12" o.c.	SDS @ 12" o.c.	32" o.c.
D	15/32" Structural 1 w/ 10d	3" o.c.	12" o.c.	665	12" o.c.	SDS @ 8" o.c.	32" o.c.
E	15/32" Structural 1 w/ 10d	2" o.c.	12" o.c.	870	8" o.c.	SDS @ 6" o.c.	24" o.c.
F	15/32" Structural 1 w/ 10d	4" O.C. EA. SIDE	12" o.c.	1020	12" o.c., EA. SIDE	SDS @ 6" o.c.	16" o.c.
G	15/32" Structural 1 w/ 10d	3" O.C. EA. SIDE	12" o.c.	1330	12" o.c., EA. SIDE	SDS @ 5" o.c.	16" o.c.

NOTES:

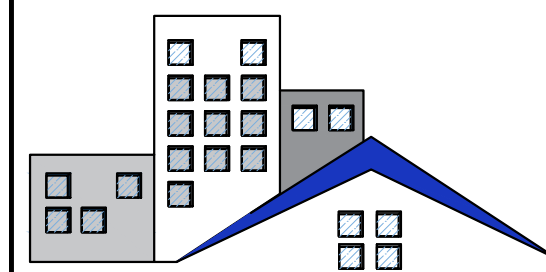
- Use only common nails: 8d(2-1/2" x 131" dia), 10d(3" x 141 dia), 16d (3-1/2" x 162" dia)
- Nails shall be placed not less than 3/8" from the panel edges and not be less than 3/8" from edge of studs for shearwalls >350 plf
- Nails shall be placed not less than 3/8" from the panel edges and not be less than 3/8" from the edge of studs for shearwalls <= 350 plf
- Nails or Screws shall not be less than 3/8" from the edge of connecting member
- Simpson wood Screw to be SDS25800 (ESR-2236, LARR-25711) No pre-drilling required, Minimum thickness side member is 1-1/2", blocking or rim joist
- Minimum thread penetration is 3-1/2" for full capacity
- For new shearwalls > 350 plf require 3x foundation sill plate and 3x studs between adjacent panel edges
- For existing stud walls with shearwalls > 350 plf, add 2x member between studs at foundation sill plates and use SDS2580 screws per schedule.
- Use 1 anchor per bay and sister new 2x stud to (E) with 16d nails @ 6" o.c.
- A.B. to have 1" min. embedment into concrete
- Use Simpson epoxy set or equal @ (E) Flgs. w/ 4" min. embedment
- Anchor bolts in shearwalls to have min. 1/4" x 3" x 3" plate washers
- Galvanized nails shall be hot dipped or thimble
- 1-1/2" minimum nailing penetration into framing member is required for 10d nails 1-3/8" minimum nailing penetration into framing member is required for 8d nails

FRAMING NOTES:

- ALL HEADERS NOT SPECIFIED SHALL BE 4x4 D.F. #2 IN A 4" LOAD BEARING WALL & 6x6 D.F. #1 IN A 6" LOAD BEARING WALL.
- USE 2 x 4 D.F. STUDS FULL HEIGHT @ 16" O.C. FOR TWO-STORY CONSTRUCTION & 8 FT. PLATE HEIGHTS, U.O.N. USE 2 x 6 D.F. STUDS FULL HT. @ 16" O.C. FOR LOWER FLR. OF 3 STORY CONSTRUCTION. USE 2 x6 STUDS FULL HT. @ 16" O.C. FOR BOT. TWO FLOORS @ 4-STORY CONSTRUCTION & 8 FT. PLATE HEIGHTS, U.O.N., OPTION USE 3 x 4 STUDS FULL HT. @ 16" O.C. USE 2 x 6 FULL HEIGHT STUDS @ ALL GABLE END WALLS AND STAIR OPENINGS. OPTION 2: USE 3x4 @ 16" O.C.
- BEAMS AND HEADER SIZES ARE A MINIMUM AND MAY BE INCREASED AT CONTRACTORS OPTION FOR EASE IN FRAMING
- ALL HEADERS OVER 4 x 10 AND ALL OPENINGS 72" OR WIDER SHALL HAVE DOUBLE TRIMMERS UNLESS SPECIFICALLY NOTED OTHERWISE.
- WHERE COLUMNS ARE CALLED OUT FOR BEAM SUPPORT, THE LOAD IS TO BE TRANSFER THE FULL HEIGHT TO THE FOUNDATION VIA VERTICAL GRAIN MEMBERS.
- COLUMNS NOT SPECIFIED SHALL BE STACKED STUDS TO FULL WIDTH OF MEMBER BEING SUPPORTED AND NAILED w/ 16d @ 12" O.C.
- ALL MULTIPLE LAMINATED VENEER LUMBER SHALL BE FASTEN TOGETHER w/ 3 ROWS OF 16d NAILS @ 12" O.C. MIN., FROM TOP TO BOTTOM.
- TOP PLATE SPLICES REQUIRE 8-16d PER EACH 48" SPLICE, UNLESS NOTED OTHERWISE
- ALL POST AND BEAM CONNECTORS SHALL BE SIMPSON OR EQUAL PC OR EPC UNLESS OTHER-WISE NOTED
- ALL SHEAR-WALL PLYWOOD SHALL BE INSTALL CONTINUOUSLY FROM THE TOP TO THE BOTTOM OF THE FLOOR SPECIFIED.
- ALL HOLD-DOWNS/TIE-DOWNS ON UPPER FLOORS MUST TRANSFER DOWN TO FOUNDATION.
- PROVIDE FULL HEIGHT STUDS AT GABLE ENDS FOR ANY VAULTED CEILING
- PROVIDE DOUBLE JOIST UNDER PARALLEL BEARING WALLS.
- SOLID BLOCKING SHALL BE PROVIDED AT ALL HORIZ. JOINTS OCCURRING IN BRACED WALL PANELS.
- ALL SHEARWALL REQUIRING HOLD-DOWNS SHALL USE 4x4 POT MINIMUM AT EA. END, U.O.N. ON DETAILS
- ALL SHOT PINS IN NON-LOAD BEARING WALLS TO BE @ 32" O.C.
- PROVIDE 2x6 STUDS AND SILL PLATES AT ALL PLUMBING WALLS

NOTE:

VERIFY EXISTING CONDITIONS AND PROPOSED DIMENSIONS AT JOB SITE AND COMPARE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS BEFORE SUBMITTING BID OR COMMENCING WORK, NOTIFY ARCHITECT OF ANY DISCREPANCIES AND UNTIL THEY ARE RESOLVED, DO NOT PROCEED WITH AFFECTED WORK. DO NOT SCALE DRAWINGS IF CERTAIN DETAILS ARE NOT FULLY SHOWN OR DETAIL ON DRAWINGS OR CALLED FOR IN SPECIFICATIONS, CONSTRUCT TO SAME SIZE AND CHARACTER AS FOR SIMILAR CONDITIONS WHICH ARE SHOWN, DETAILED OR SPECIFIED. ALL PROPERTY LINES SHALL BE ESTABLISH PRIOR TO COMMENCING WORK. BUILDING POINTS SHALL BE CAREFULLY SET AND VERIFY WITH SITE/SURVEY PLANS BEFORE BUILDING FOUNDATION IS FORMED



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DRAWN BY:

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DATE: APR. 18, 2022- 1st SUBMIT

DATE:

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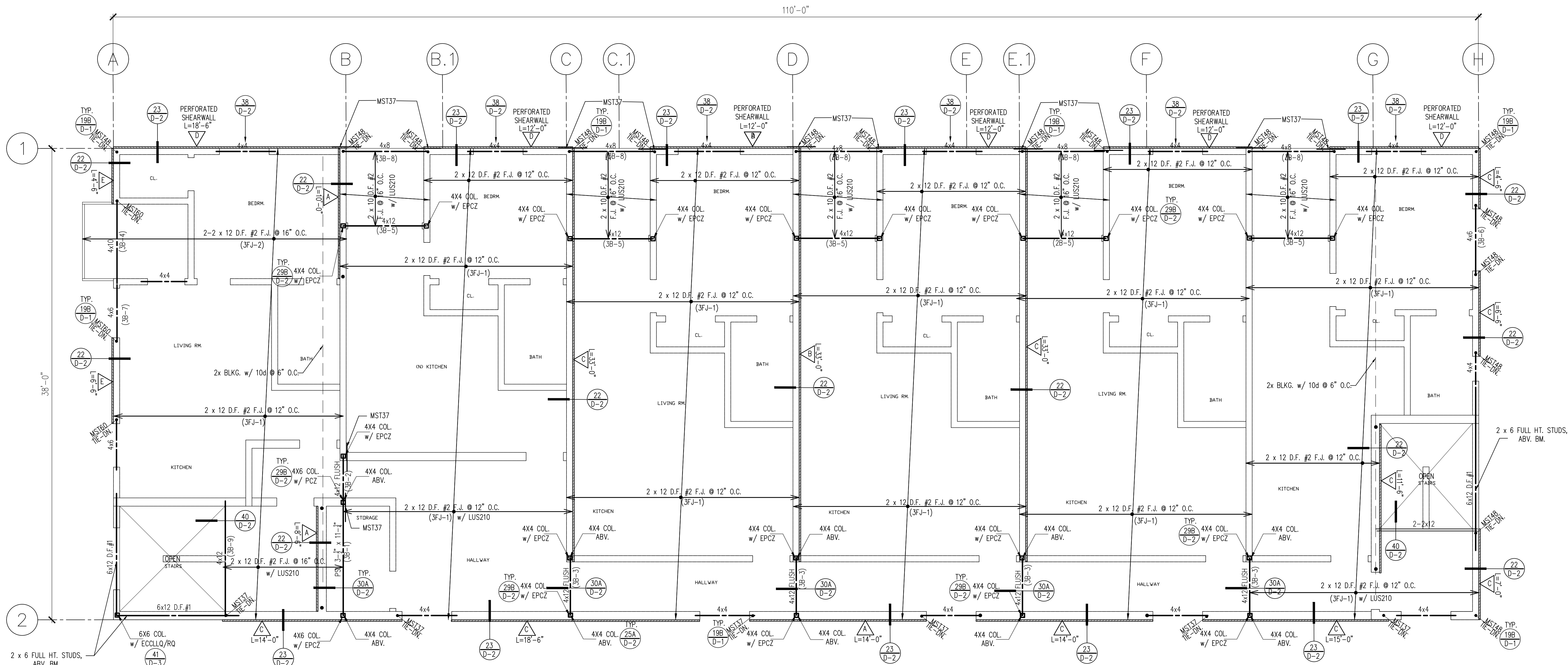
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SHEET TITLE:

3RD FLR. FRMG. PLAN

SHEET NO.

S-4



3rd FLR. FRMG. PLAN
SCALE: 1/4" = 1'-0"

LEGEND:

- INDICATES: WOOD COL. ABV. & BLW., U.O.N. ON PLANS
- INDICATES: WOOD COL. BLW. U.O.N
- INDICATES: STRUCTURAL MEMBER NUMBER IN CALCS. (FOR REFERENCE ONLY) B = Bm. C = Col.
- INDICATES: SHEAR WALL
- INDICATES HOLD-DOWN @ FLOOR BLW.

TYP. FLOOR SHTG.
3", P.I.=24/16 APA RATED SHTG., EXP 1, T & G.
w/ 10d @ 6" O.C. BOUNDARY,
6" O.C. SUPPORTED EDGES,
10" O.C. FIELD, UNBLOCKED
FACE GRAIN PERPENDICULAR TO SUPPORTS,
STAGGER SHEETS BY 4'-0"
SEE DETAIL 36 D-2

NOTE:
VERIFY EXISTING CONDITIONS AND PROPOSED DIMENSIONS AT JOB SITE AND COMPARE
STRUCTURAL DRAWINGS WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS
BEFORE SUBMITTING BID OR COMMENCING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES
AND UNTIL THEY ARE RESOLVED. DO NOT PROCEED WITH AFFECTED WORK. DO NOT SCALE
DRAWINGS IF CERTAIN DETAILS ARE NOT FULLY SHOWN OR DETAIL ON DRAWINGS OR CALLED
FOR IN SPECIFICATIONS, CONSTRUCT TO SAME SIZE AND CHARACTER AS FOR SIMILAR
CONDITIONS WHICH ARE SHOWN, DETAILED OR SPECIFIED.
ALL PROPERTY LINES SHALL BE ESTABLISH PRIOR TO COMMENCING WORK. BUILDING POINTS
SHALL BE CAREFULLY SET AND VERIFY WITH SITE/SURVEY PLANS BEFORE BUILDING
FOUNDATION IS FORMED

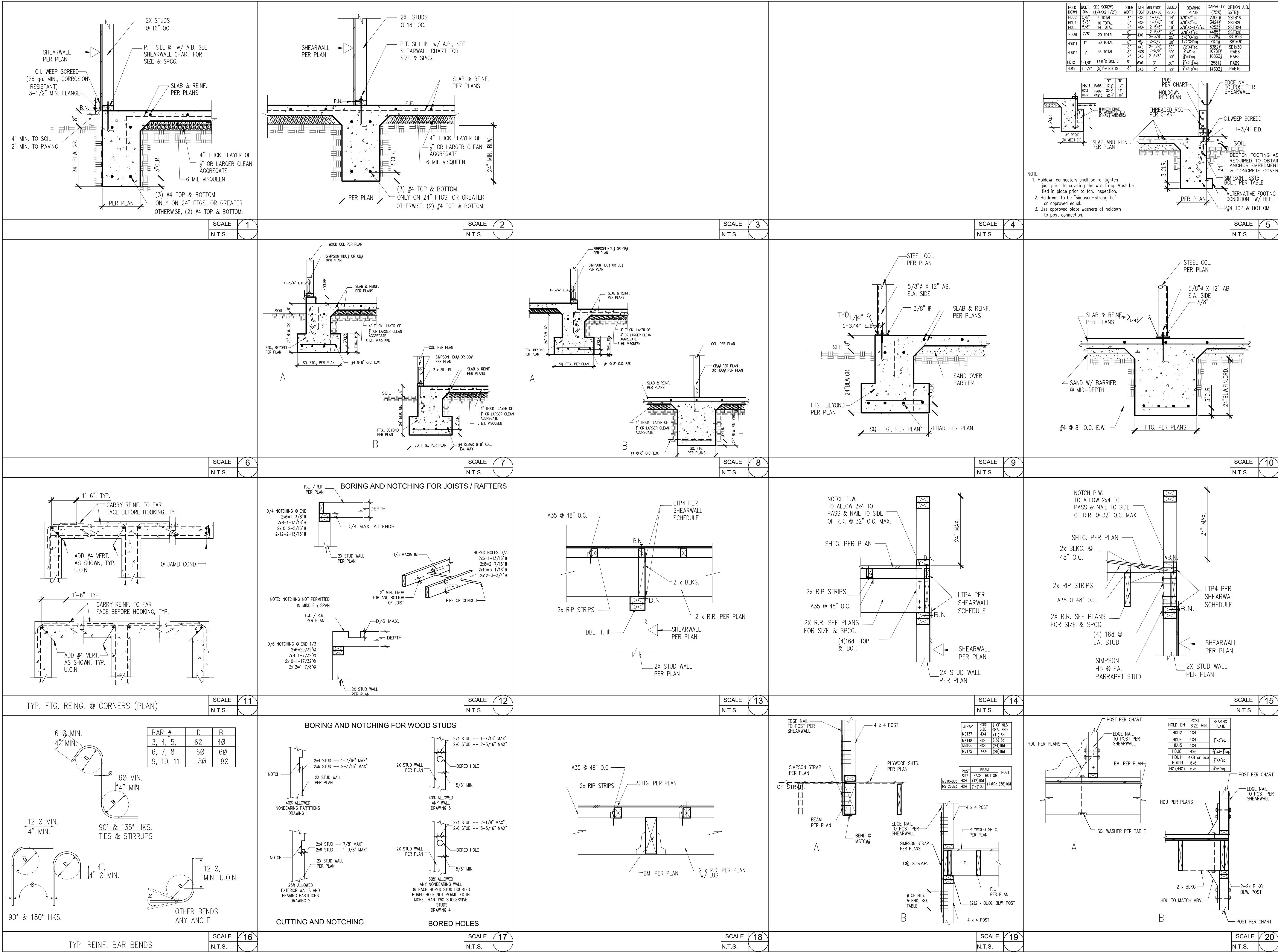
SHEAR WALL CHART PER IBC 2018 & CBC 2019, LABC 2020							
SHEAR-WALL No.	SHEAR-WALL TYPE	NAILING PATTERN		SHEAR-WALL VALUE (plf)	Top Plate Connection LTP4/A35 w/ 8d nails (1-1/2" x .131 dia.)	Sole Plate w/ 16d(162"x 3-1/2") Nailing or SDS25800 (screws)	2x mud Sill (N) Ftnng. w/ 3/8" Dia. A.B., U.N.O
		Edge Nailing	Field Nailing				(E) Ftnng. w/ 3/8" Dia. A.B.
S	3/4" CEMENT PLASTER (STUCCO) PAPER BACK METAL LATH w/ 16g STAPLES @ 6" O.C. TO ALL STUDS, TOP & BOT PLATE PLUS EDGE BLOCKING	6" o.c.	12" o.c.	180	48" o.c.	16d @ 12" o.c.	60" o.c.
A	15/32" Structural 1 w/ 8d	6" o.c.	12" o.c.	280	24" o.c.	SDS @ 12" o.c.	48" o.c.
B	15/32" Structural 1 w/ 10d	6" o.c.	12" o.c.	340	16" o.c.	SDS @ 12" o.c.	48" o.c.
C	15/32" Structural 1 w/ 10d	4" o.c.	12" o.c.	510	12" o.c.	SDS @ 12" o.c.	32" o.c.
D	15/32" Structural 1 w/ 10d	3" o.c.	12" o.c.	665	12" o.c.	SDS @ 8" o.c.	32" o.c.
E	15/32" Structural 1 w/ 10d	2" o.c.	12" o.c.	870	8" o.c.	SDS @ 6" o.c.	32" o.c.
F	15/32" Structural 1 w/ 10d	4" O.C. EA. SIDE	12" o.c.	1020	12" o.c., EA. SIDE	SDS @ 6" o.c.	16" o.c. w/ 3x Sill
G	15/32" Structural 1 w/ 10d	3" O.C. EA. SIDE	12" o.c.	1330	12" o.c., EA. SIDE	SDS @ 5" o.c.	16" o.c. w/ 3x Sill

NOTES:

- Use only common nails: 8d(2-3/8" x .131" dia.), 10d(3"x .141 dia.), 16d (3-3/8" x .162" dia.)
- Nails shall be placed not less than 3/8" from the panel edges and not be less than 3/8" from edge of studs for shearwalls >350 plf. Nails shall be placed not less than 3/8" from the panel edges and not be less than 3/8" from the edge of studs for shearwalls <= 350 plf
- Nails or Screws shall not be less than 3/8" from the edge of connecting member
- Simpson wood Screw to be SDS25800 (ESR-2236, LARR-25711) No pre-drilling required, Minimum thickness side member is 1-3/8", blocking or rim joist Minimum thread penetration is 3-1/4" for full capacity
- For new shearwalls > 350 plf require 3x foundation sill plate and 3x studs between adjacent panel edges
- For existing stud walls with sheawalls > 350 plf, add 2x member between studs at foundation sill plates and use SDS2580 screws per schedule. Use 1 anchor per bay and sister new 2x stud to (E) with 16d nails @ 6" o.c.
- A.B. to have 7" min. embedment into concrete
- Use Simpson epoxy set or equal @ (E) Flgs. w/ 4" min. embedment
- Anchor bolts in shearwalls to have min. 1/4" x 3" x 3" plate washers
- Galvanized nails shall be hot dipped or tumbled
- 1-3/8" minimum nailing penetration into framing member is required for 10d nails 1-3/8" minimum nailing penetration into framing member is required for 8d nails

FRAMING NOTES:

- ALL HEADERS NOT SPECIFIED SHALL BE 4x4 D.F. #2 IN A 4" LOAD BEARING WALL & 6x6 D.F. #1 IN A 6" LOAD BEARING WALL.
- USE 2 x 4 D.F. STUDS FULL HEIGHT @ 16" O.C. FOR TWO-STORY CONSTRUCTION & 8 FT. PLATE HEIGHTS, U.O.N. USE 2 x 6 D.F. STUDS FULL HT. @ 16" O.C. FOR LOWER FLR. OF 3 STORY CONSTRUCTION. USE 2x6 STUDS FULL HT. @ 16" O.C. FOR BOT. TWO FLOORS @ 4-STORY CONSTRUCTION & 8 FT. PLATE HEIGHTS, U.O.N., OPTION USE 3 x 4 STUDS FULL HT. @ 16" O.C. USE 2 x 6 FULL HEIGHT STUDS @ ALL GABLE END WALLS AND STAIR OPENINGS. OPTION 2: USE 3x4 @ 16" O.C.
- BEAMS AND HEADER SIZES ARE A MINIMUM AND MAY BE INCREASED AT CONTRACTORS OPTION FOR EASE IN FRAMING
- ALL HEADERS OVER 4 x 10 AND ALL OPENINGS 72" OR WIDER SHALL HAVE DOUBLE TRIMMERS UNLESS SPECIFICALLY NOTED OTHERWISE.
- WHERE COLUMNS ARE CALLED OUT FOR BEAM SUPPORT, THE LOAD IS TO BE TRANSFER THE FULL HEIGHT TO THE FOUNDATION VIA VERTICAL GRAIN MEMBERS.
- COLUMNS NOT SPECIFIED SHALL BE STACKED STUDS TO FULL WIDTH OF MEMBER BEING SUPPORTED AND NAILED w/ 16d @ 12" O.C.
- ALL MULTIPLE LAMINATED VENEER LUMBER SHALL BE FASTEN TOGETHER w/ 3 ROWS OF 16d NAILS @ 12" O.C. MIN., FROM TOP TO BOTTOM.
- TOP PLATE SPLICES REQUIRE 8-16d PER EACH 48" SPLICE, UNLESS NOTED OTHERWISE
- ALL POST AND BEAM CONNECTORS SHALL BE SIMPSON OR EQUAL PC OR EPC UNLESS OTHERWISE NOTED
- ALL SHEAR-WALL PLYWOOD SHALL BE INSTALL CONTINUOUSLY FROM THE TOP TO THE BOTTOM OF THE FLOOR SPECIFIED.
- ALL HOLD-DOWNS/TIE-DOWNS ON UPPER FLOORS MUST TRANSFER DOWN TO FOUNDATION.
- PROVIDE FULL HEIGHT STUDS AT GABLE ENDS FOR ANY VAULTED CEILING
- PROVIDE DOUBLE JOIST UNDER PARALLEL BEARING WALLS.
- SOLID BLOCKING SHALL BE PROVIDED AT ALL HORIZ. JOINTS OCCURRING IN BRACED WALL PANELS.
- ALL SHEARWALL REQUIRING HOLD-DOWNS SHALL USE 4x4 POT MINIMUM AT EA. END, U.O.N. ON DETAILS
- ALL SHOT PINS IN NON-LOAD BEARING WALLS TO BE @ 32" O.C.
- PROVIDE 2x6 STUDS AND SILL PLATES AT ALL PLUMBING WALLS



VEML Drafting
LLC

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APARTMENT
FOR
2427 E. HOUSTON ST.
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OWNER:

ENGINEER:

AS-ENGINEERING, LLC:
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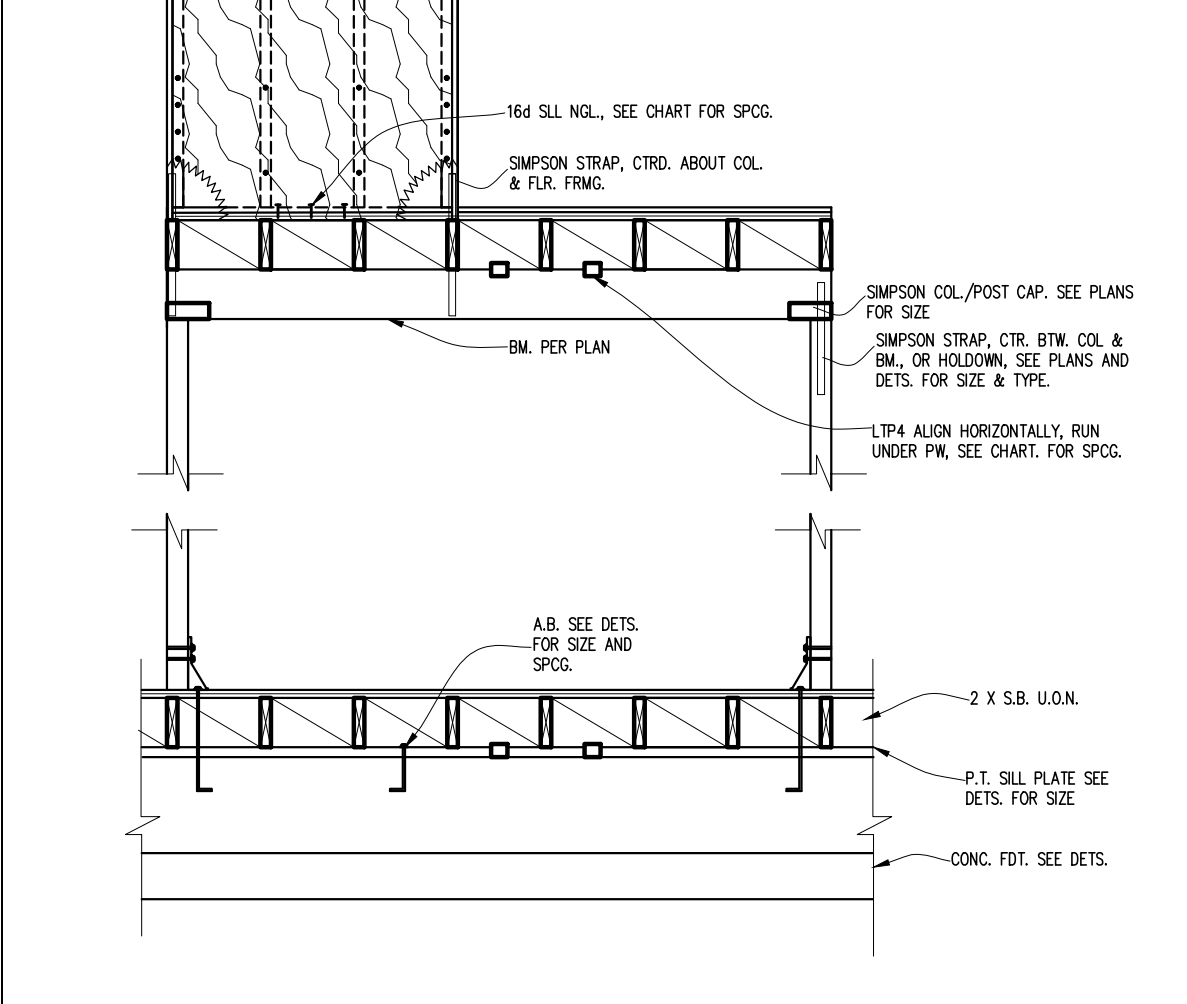
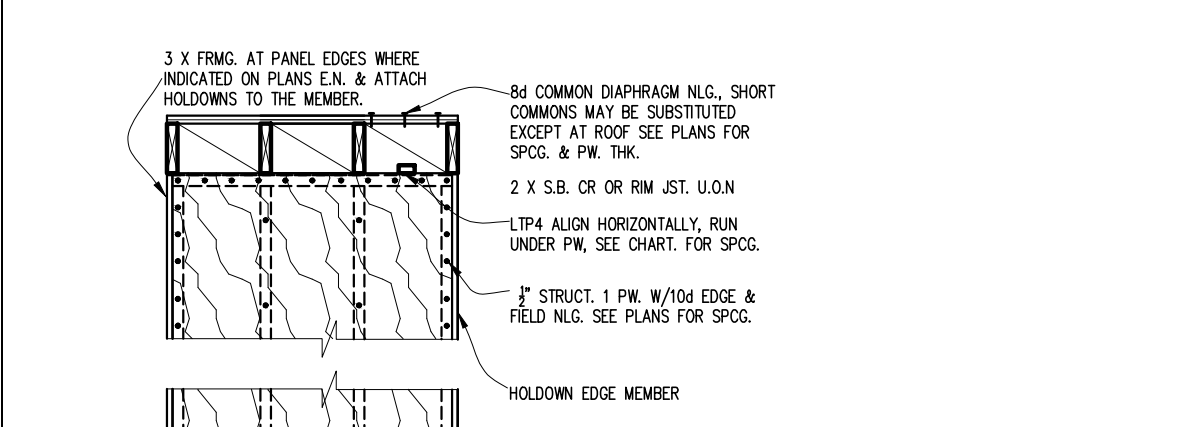
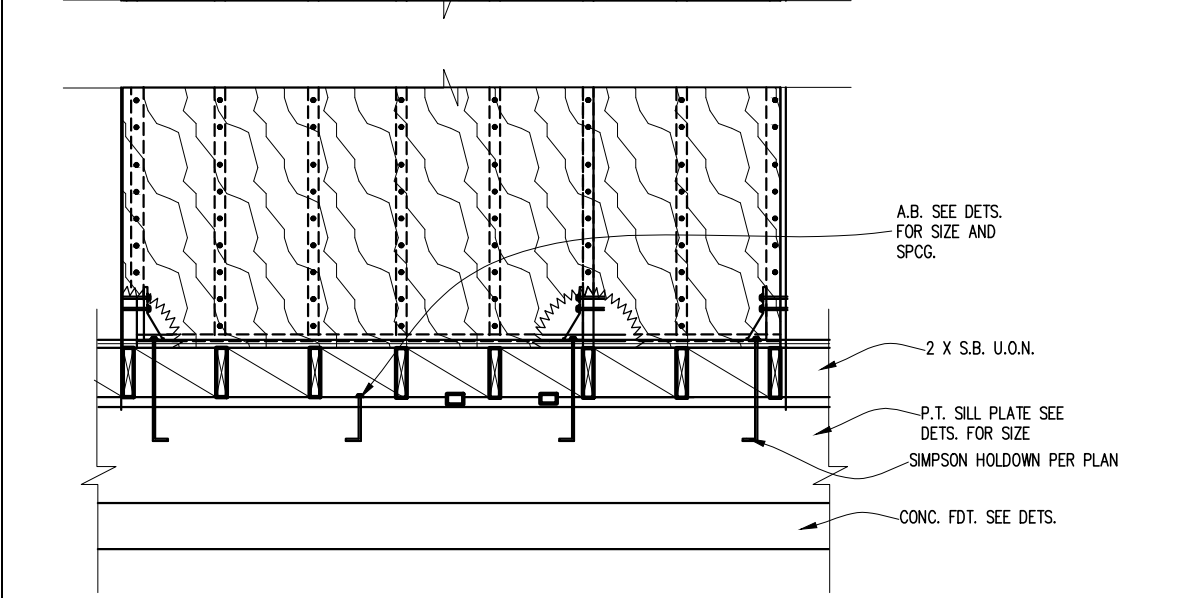
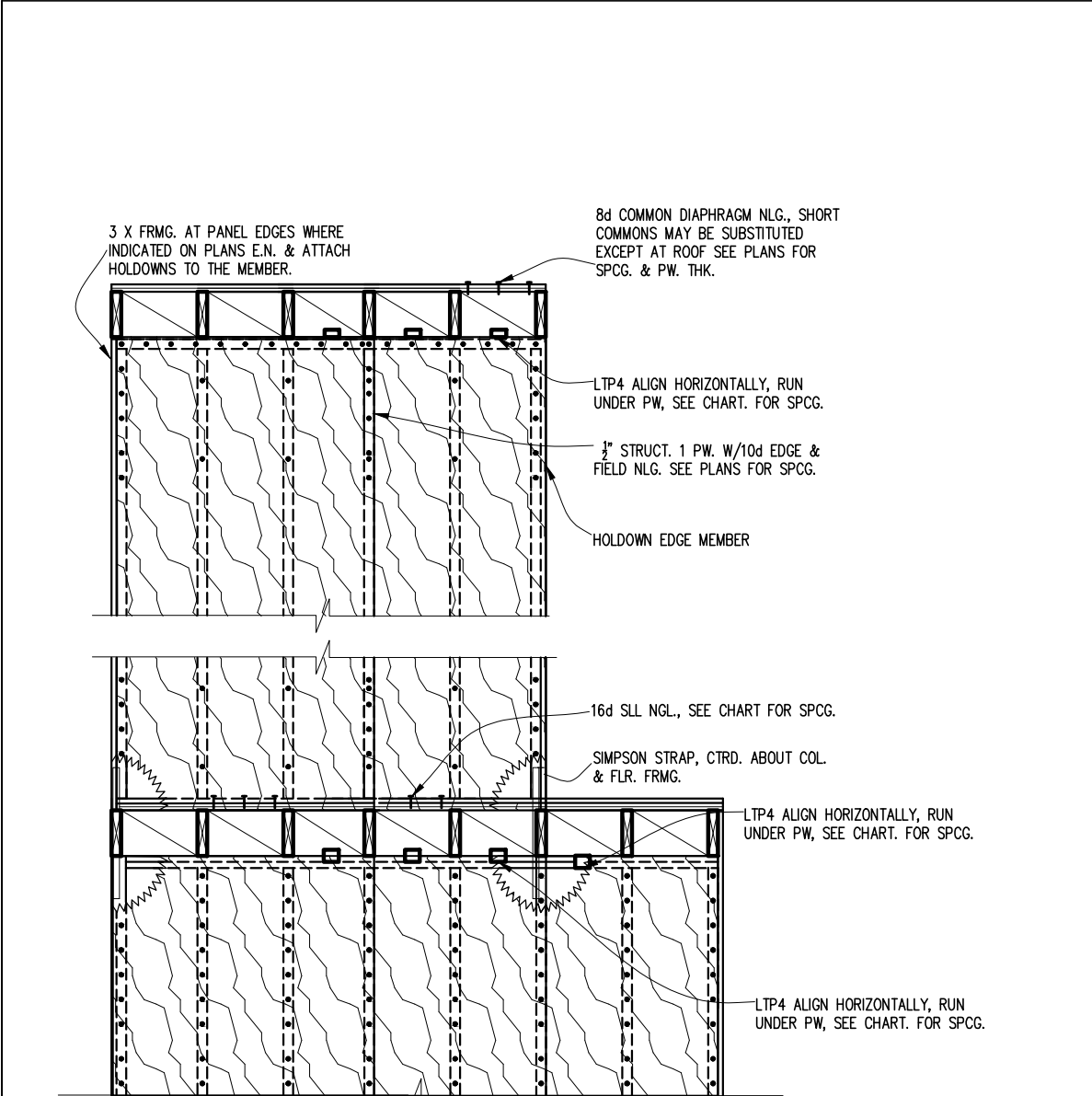
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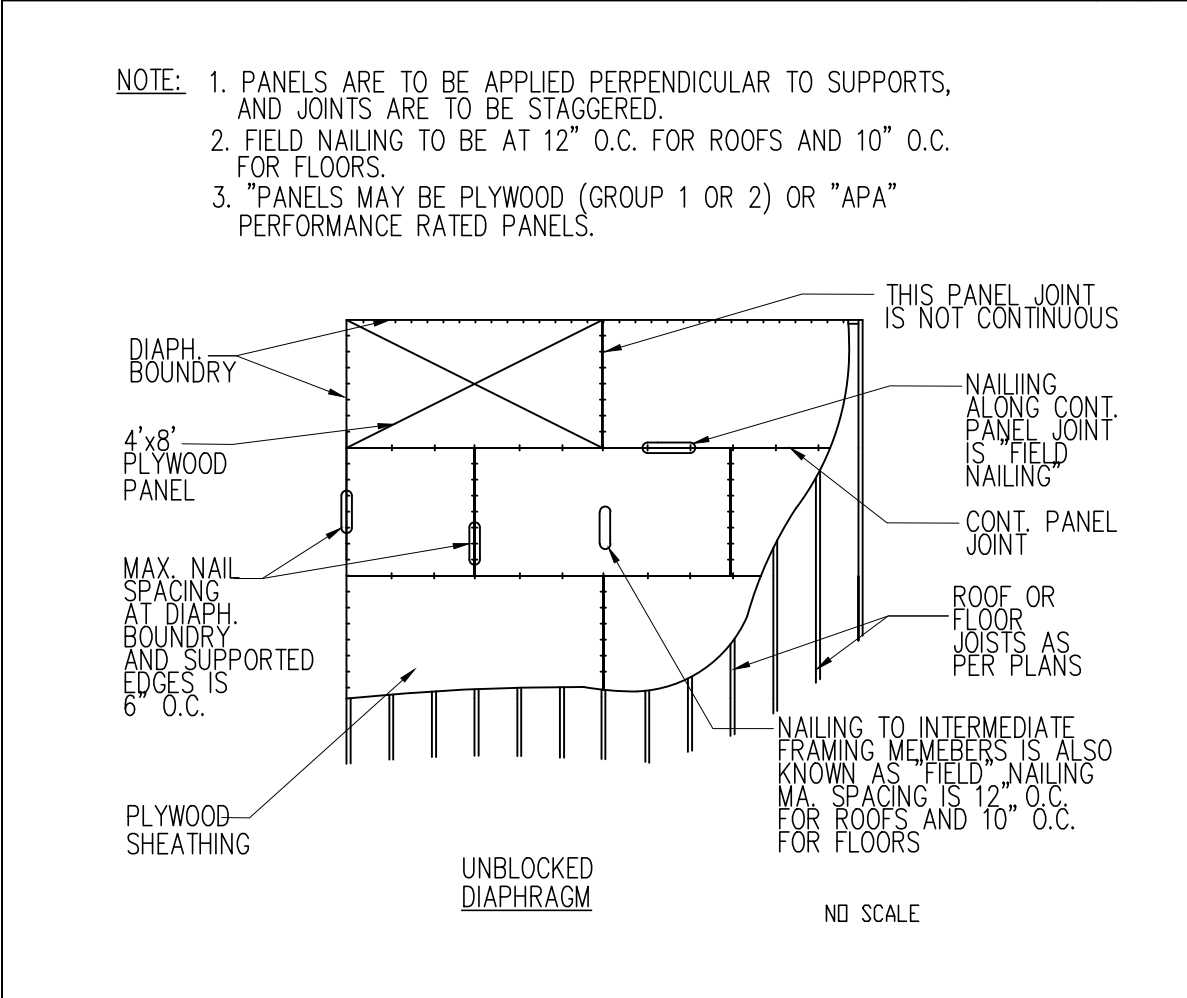
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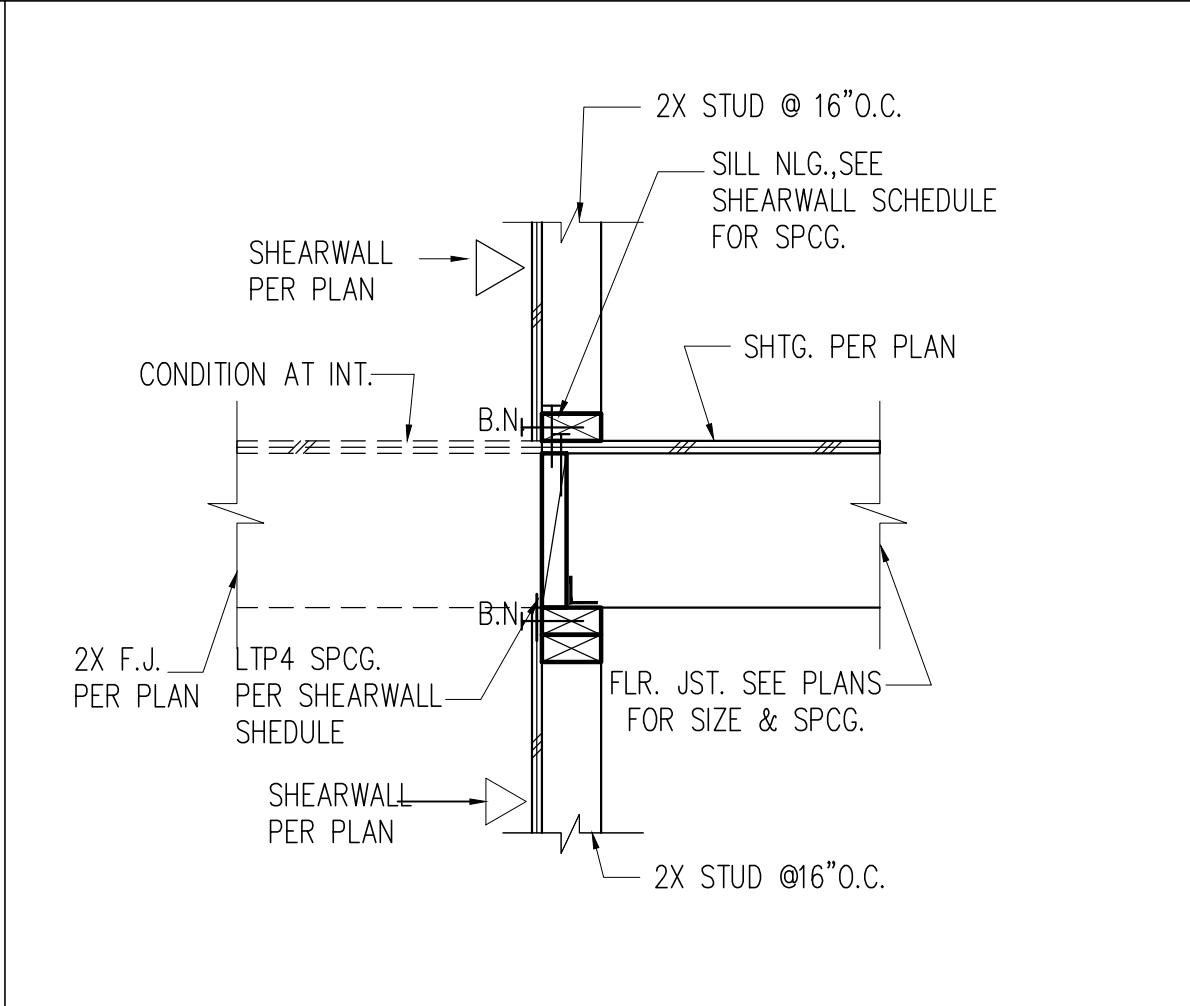
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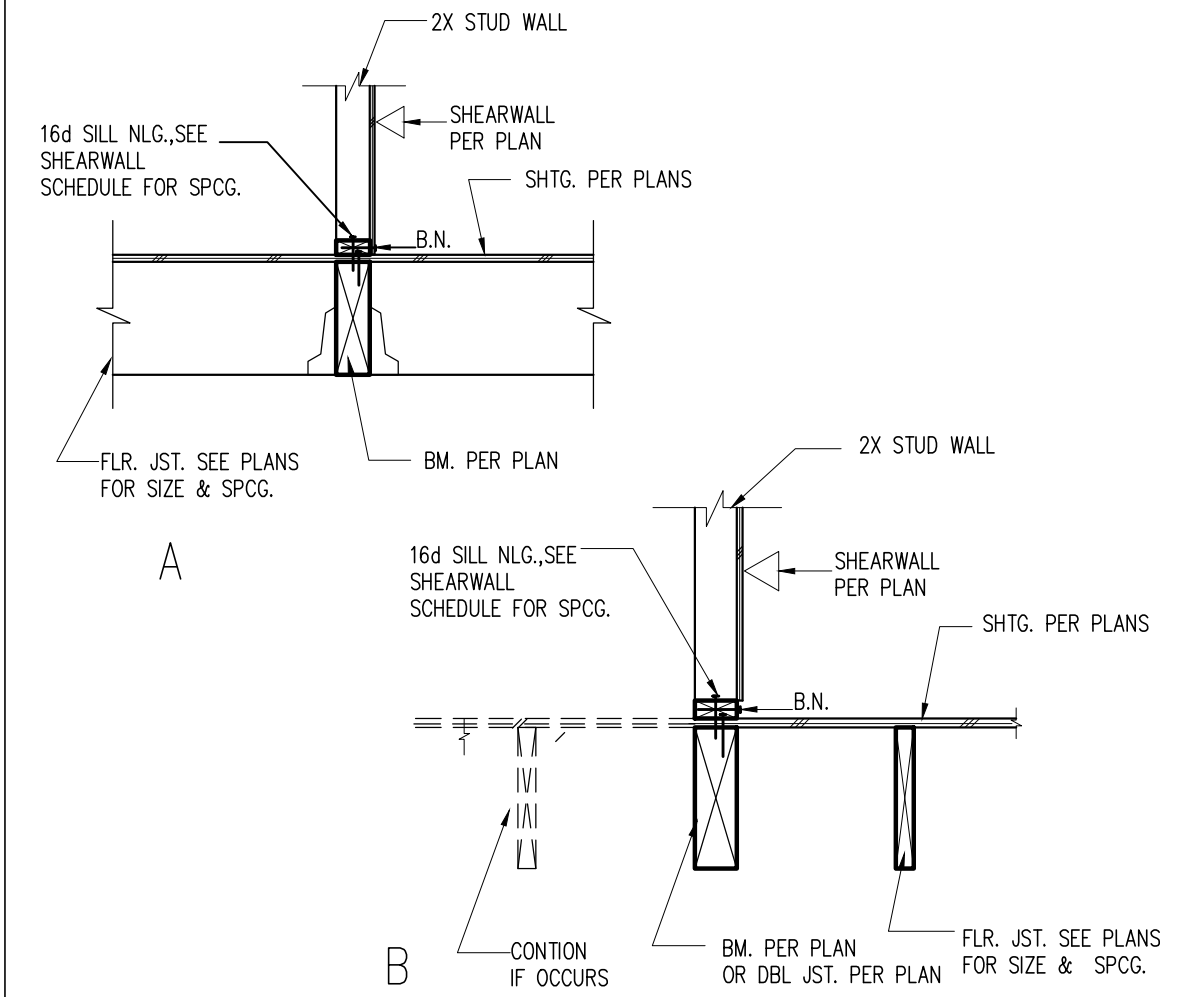
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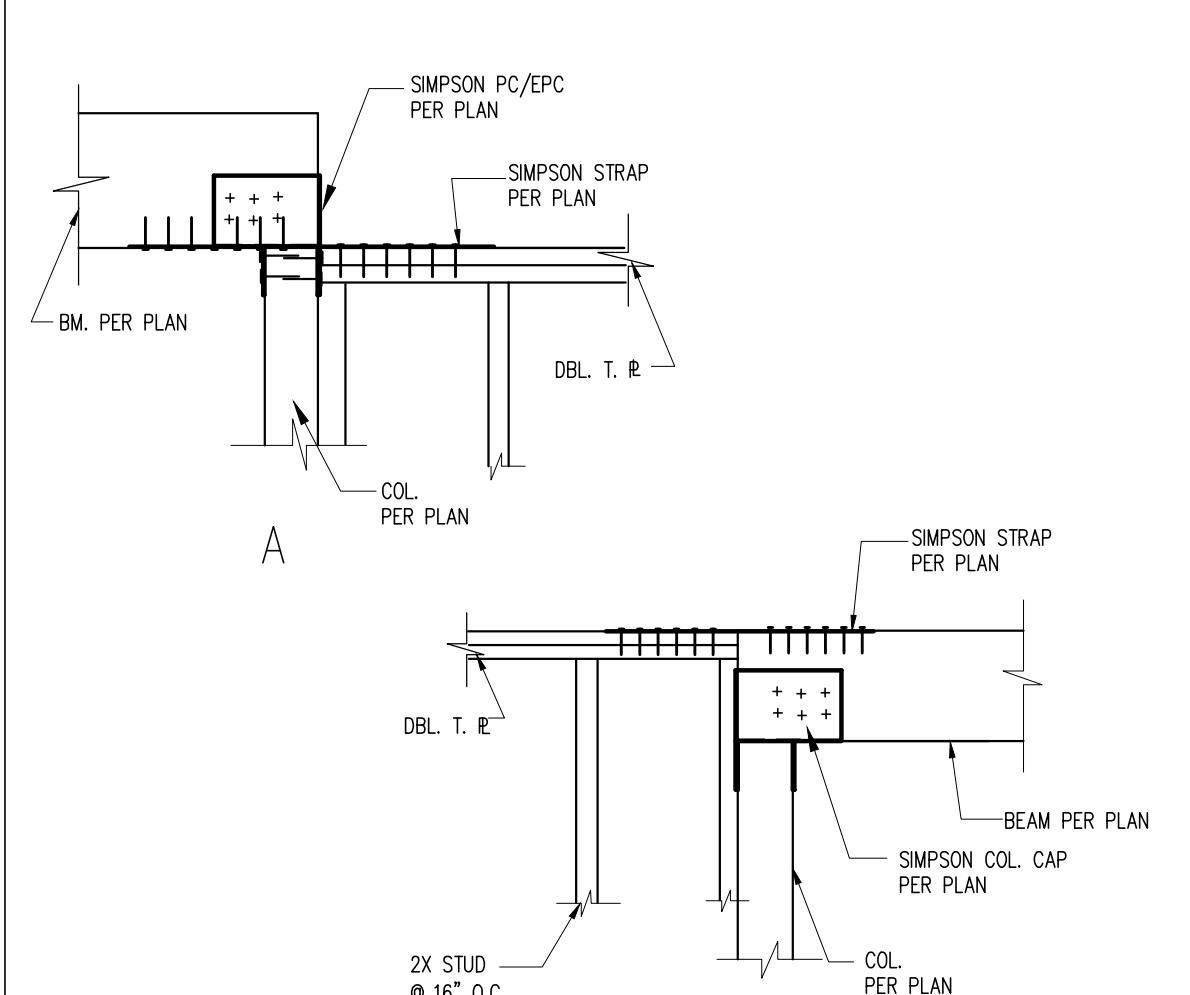
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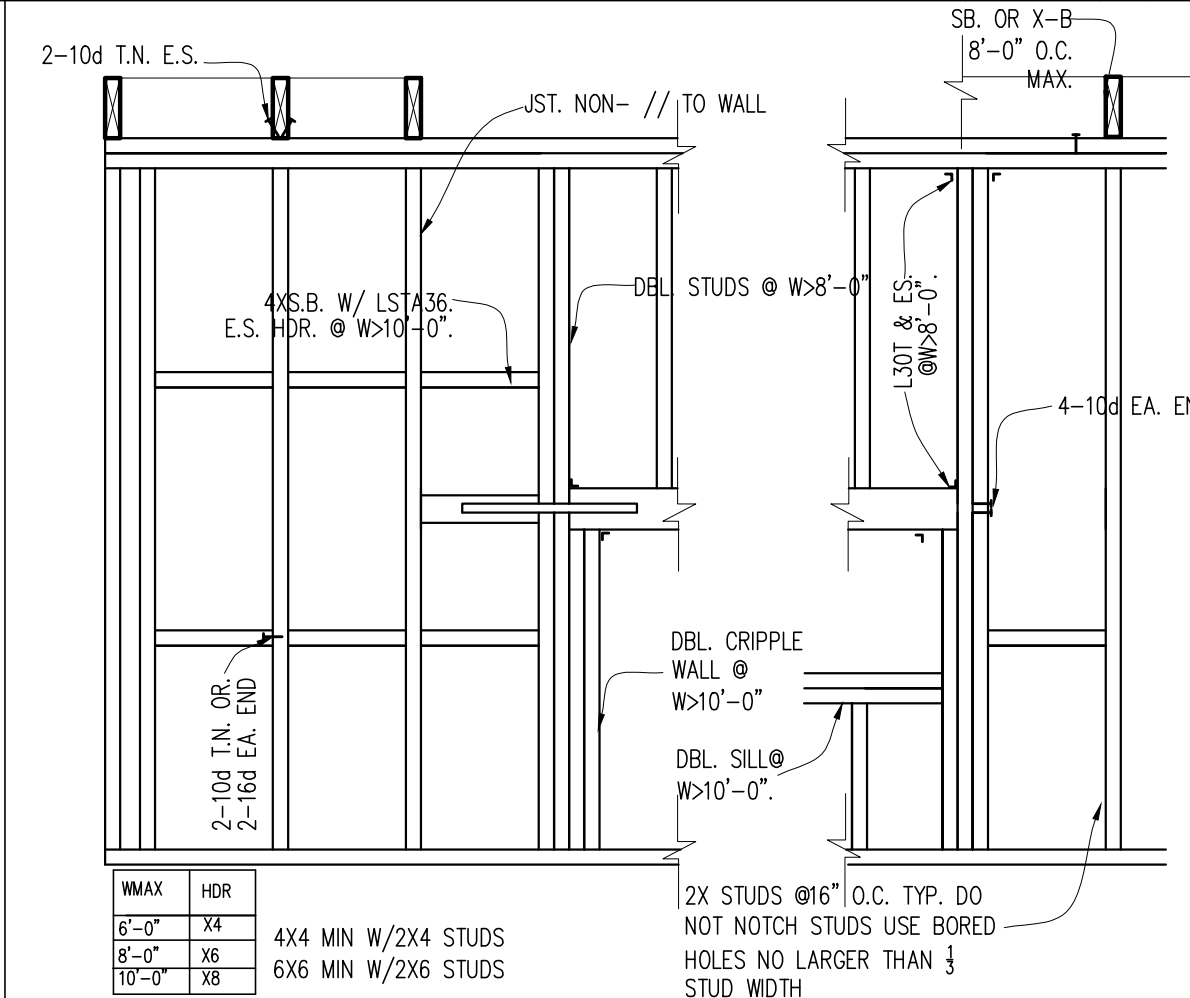
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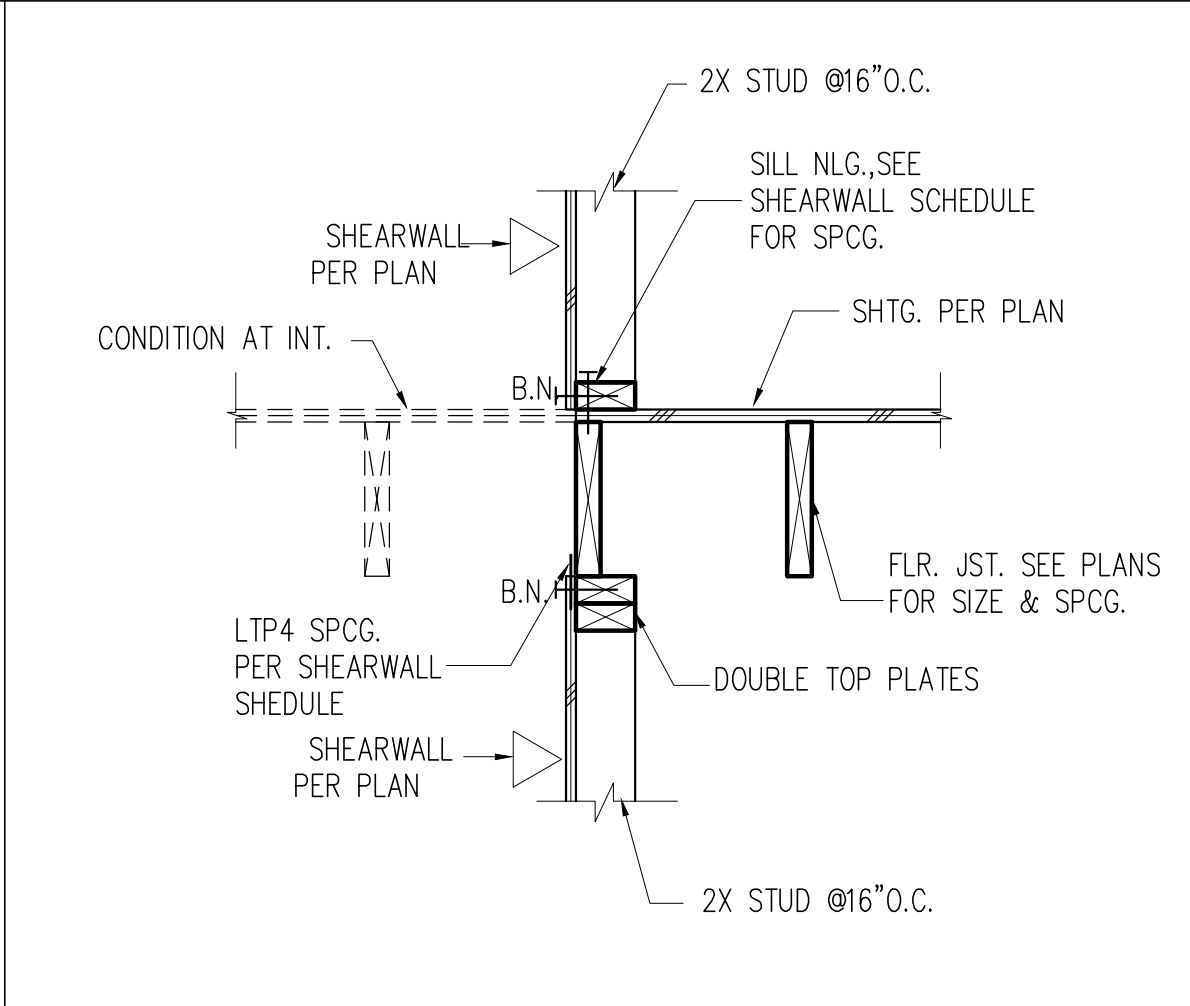
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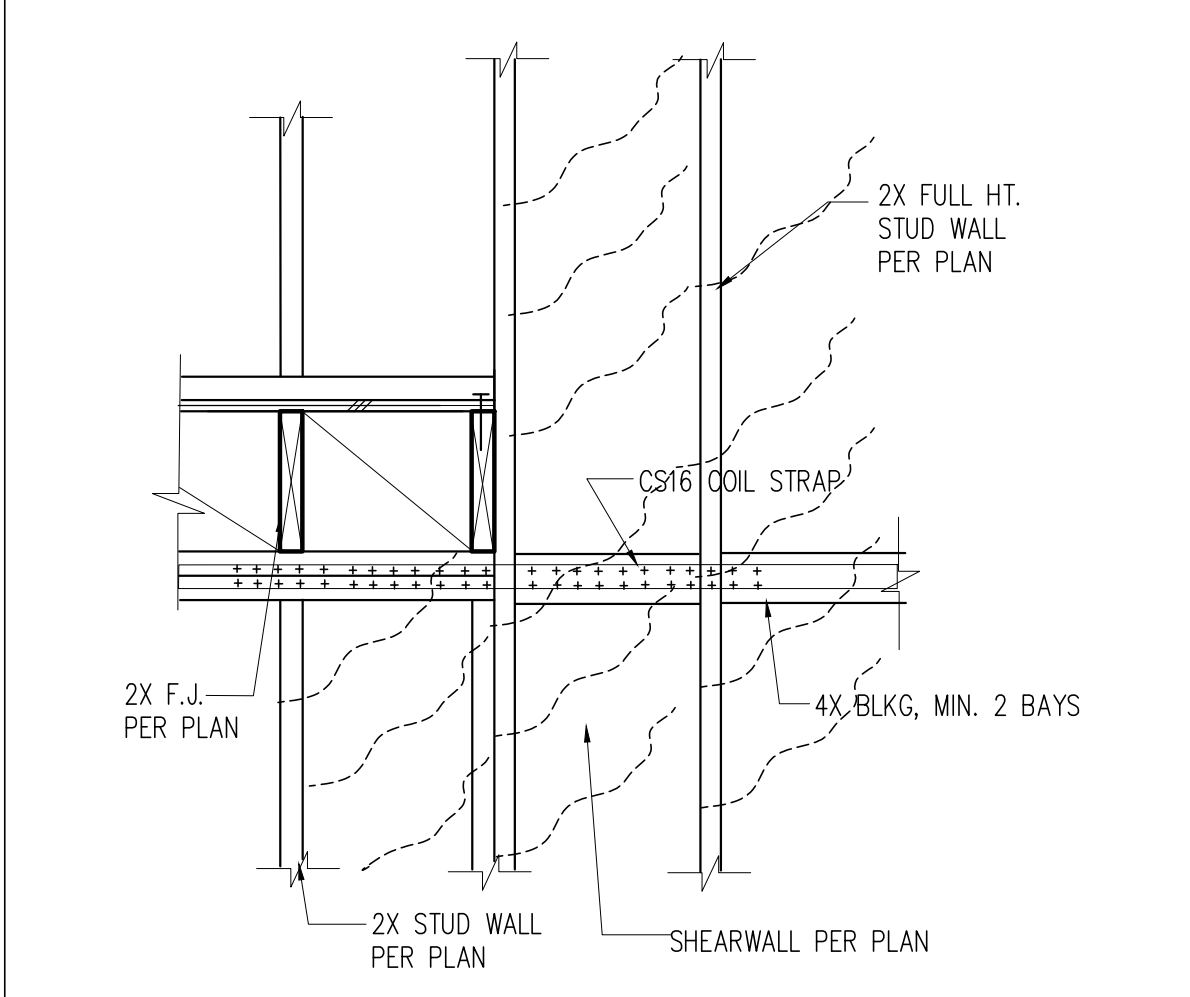
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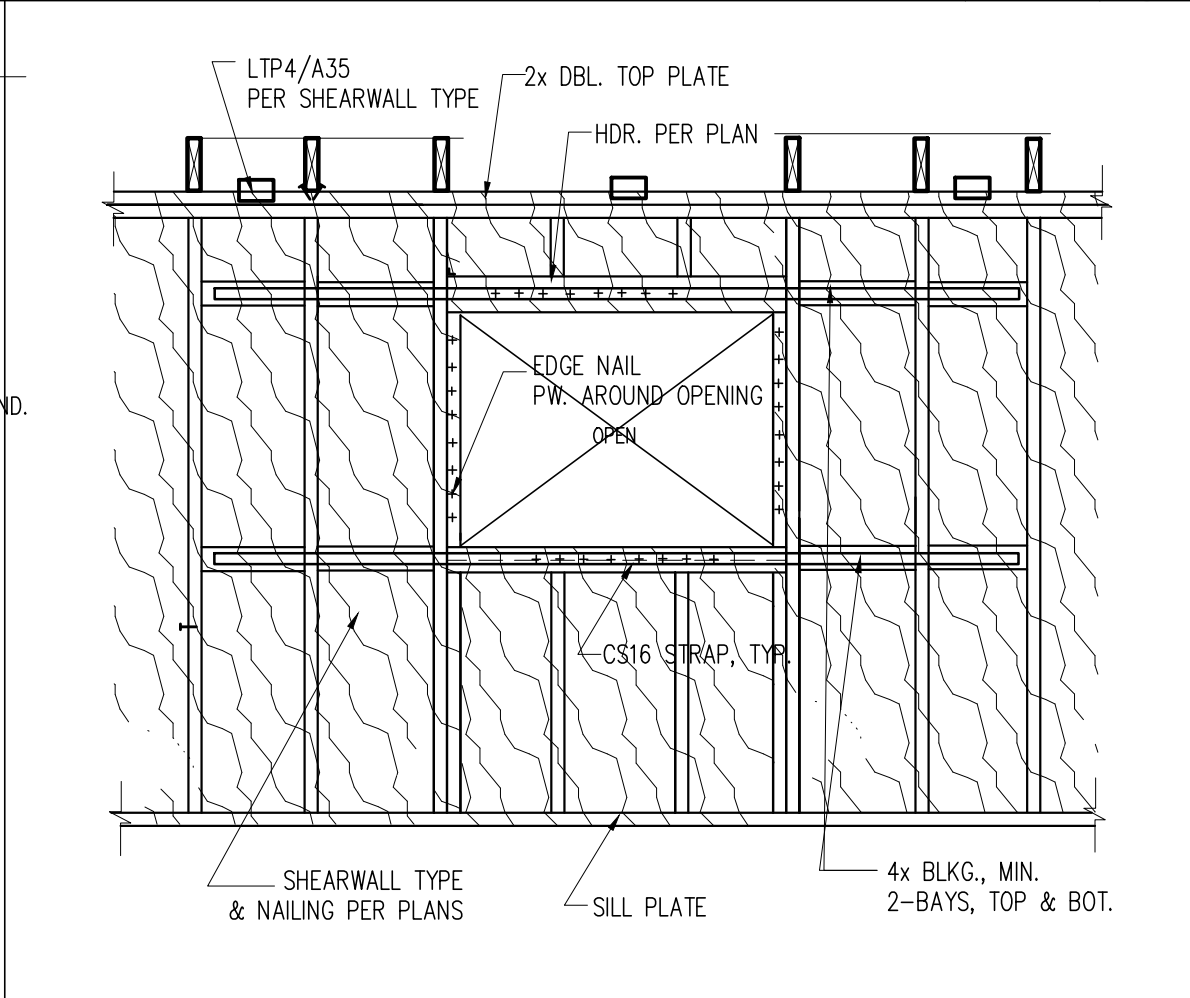
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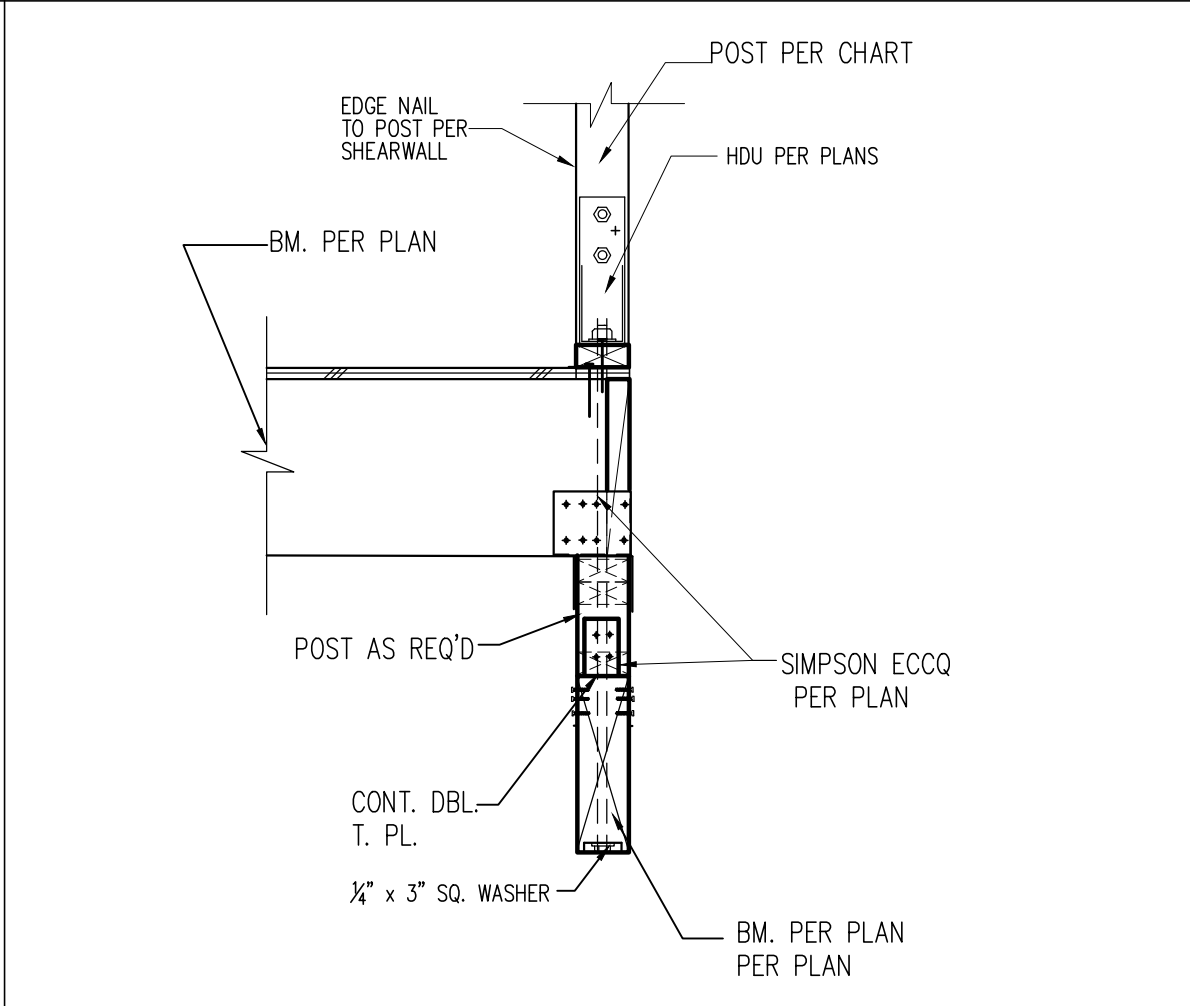
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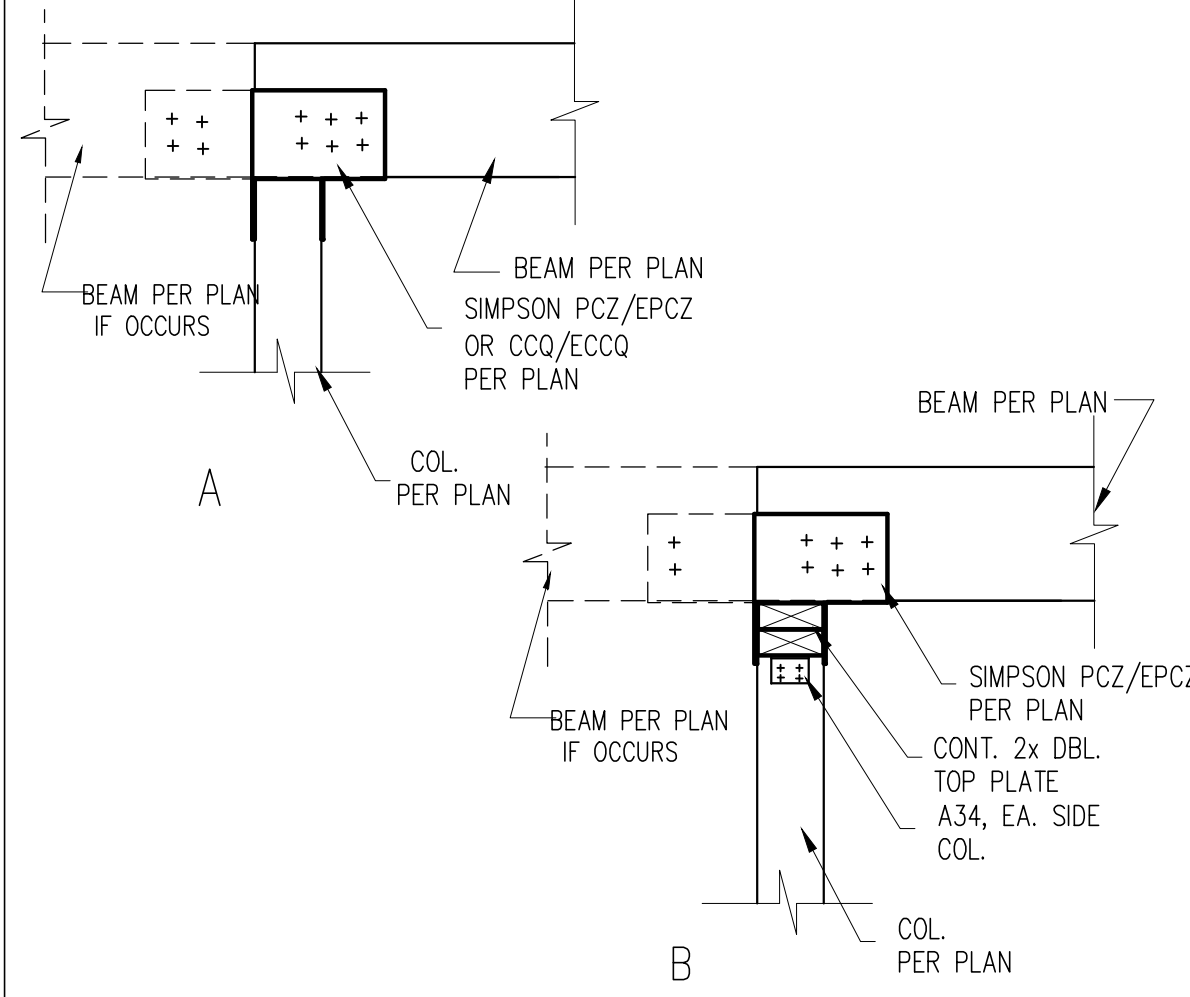
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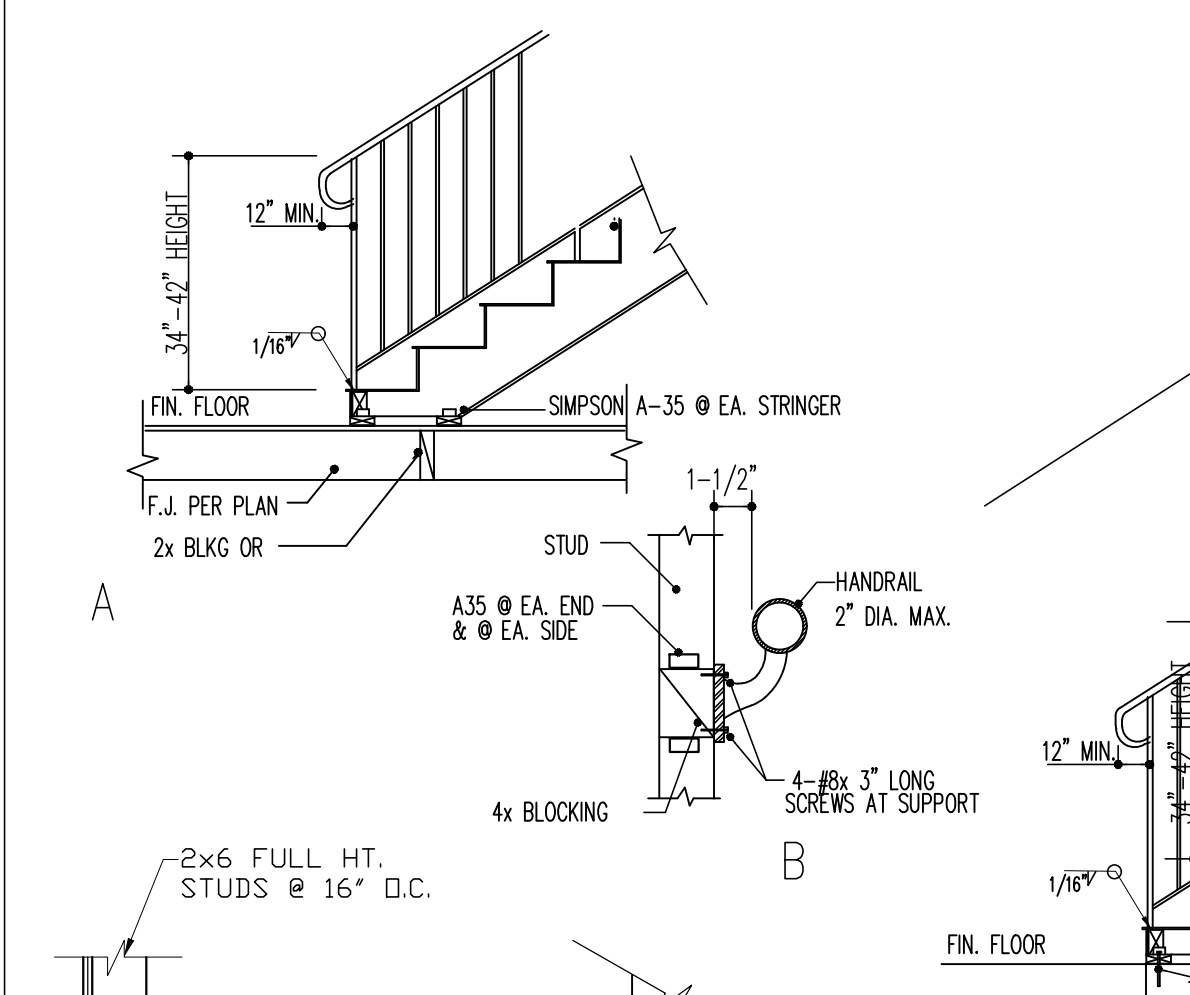
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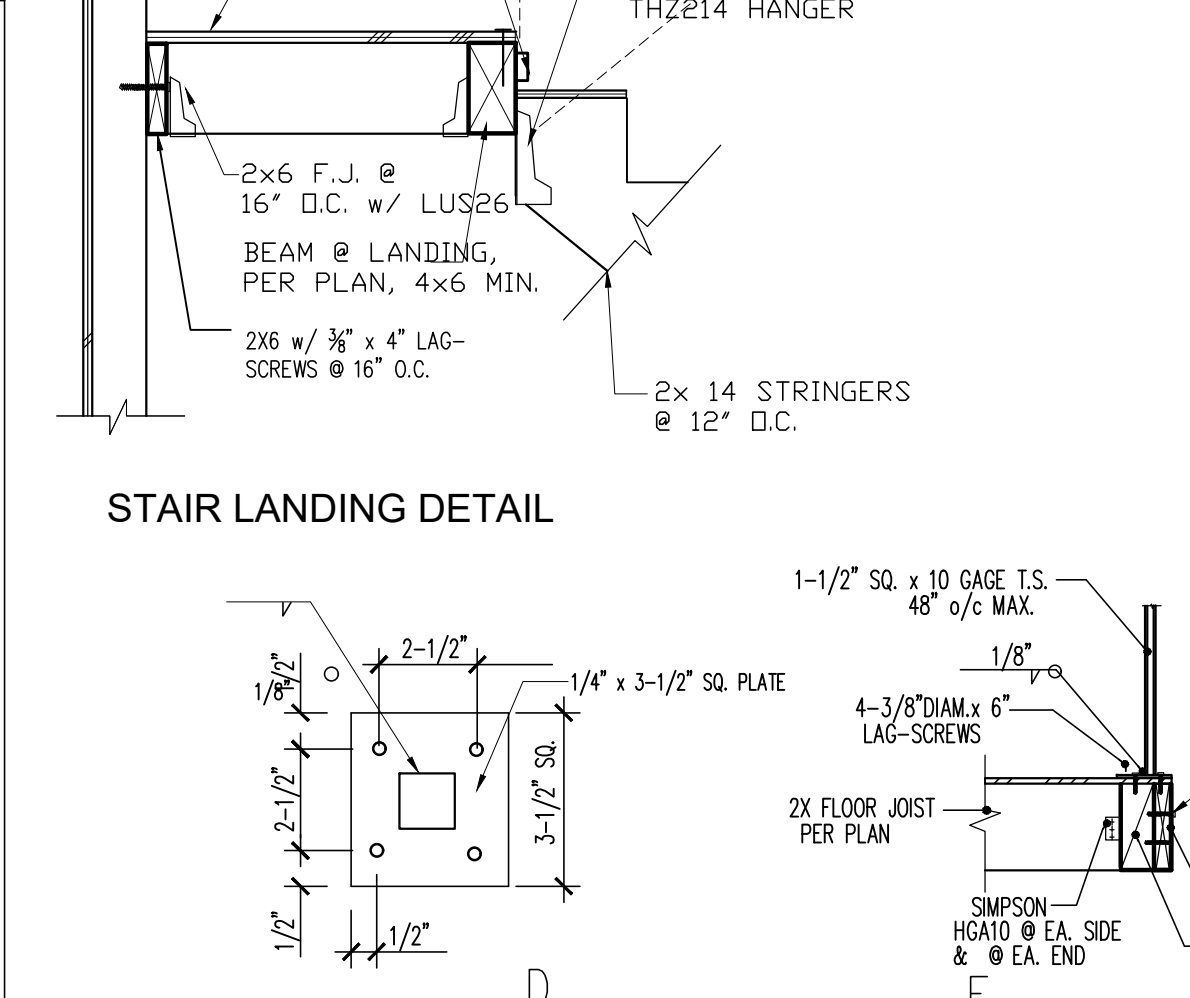
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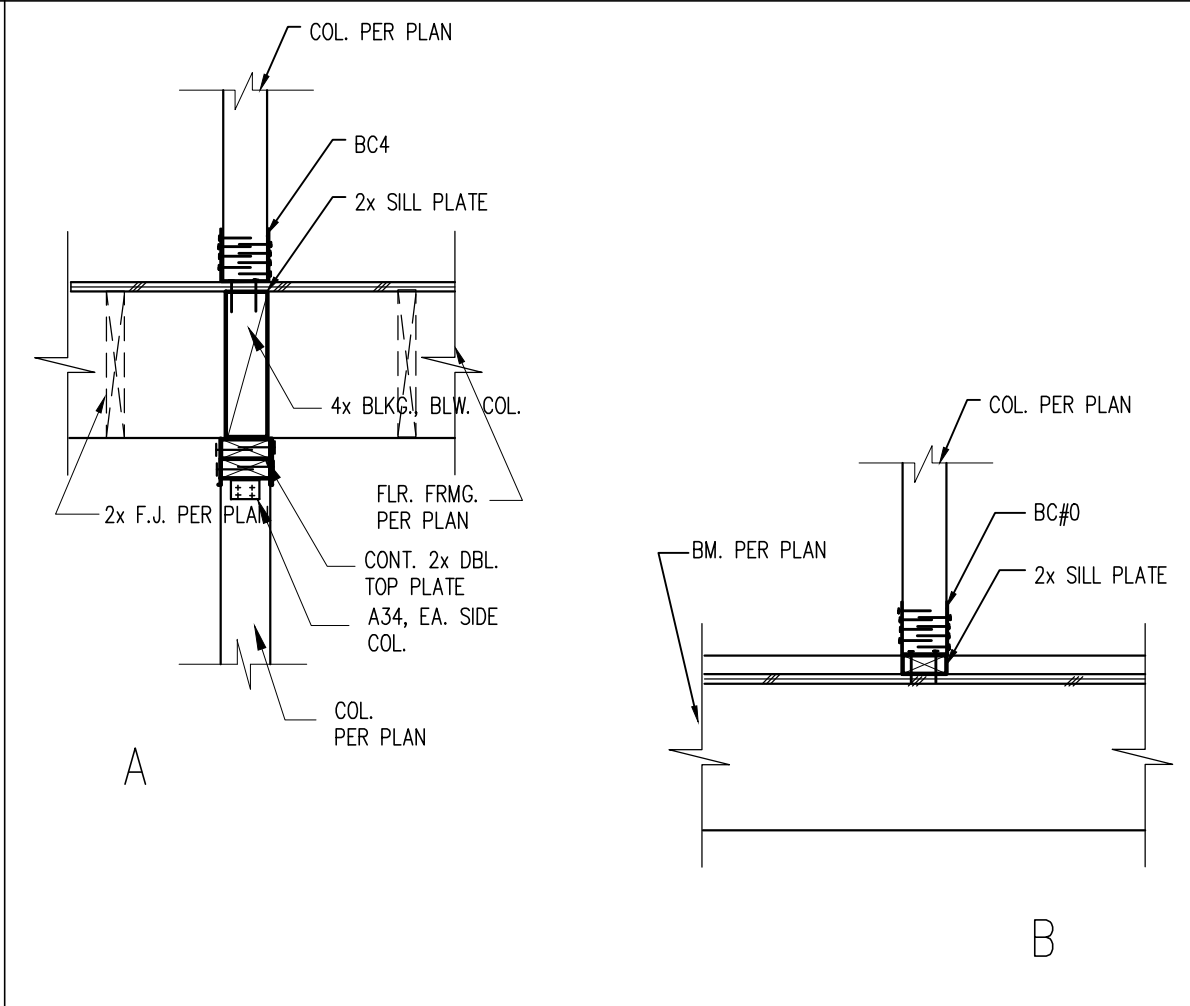
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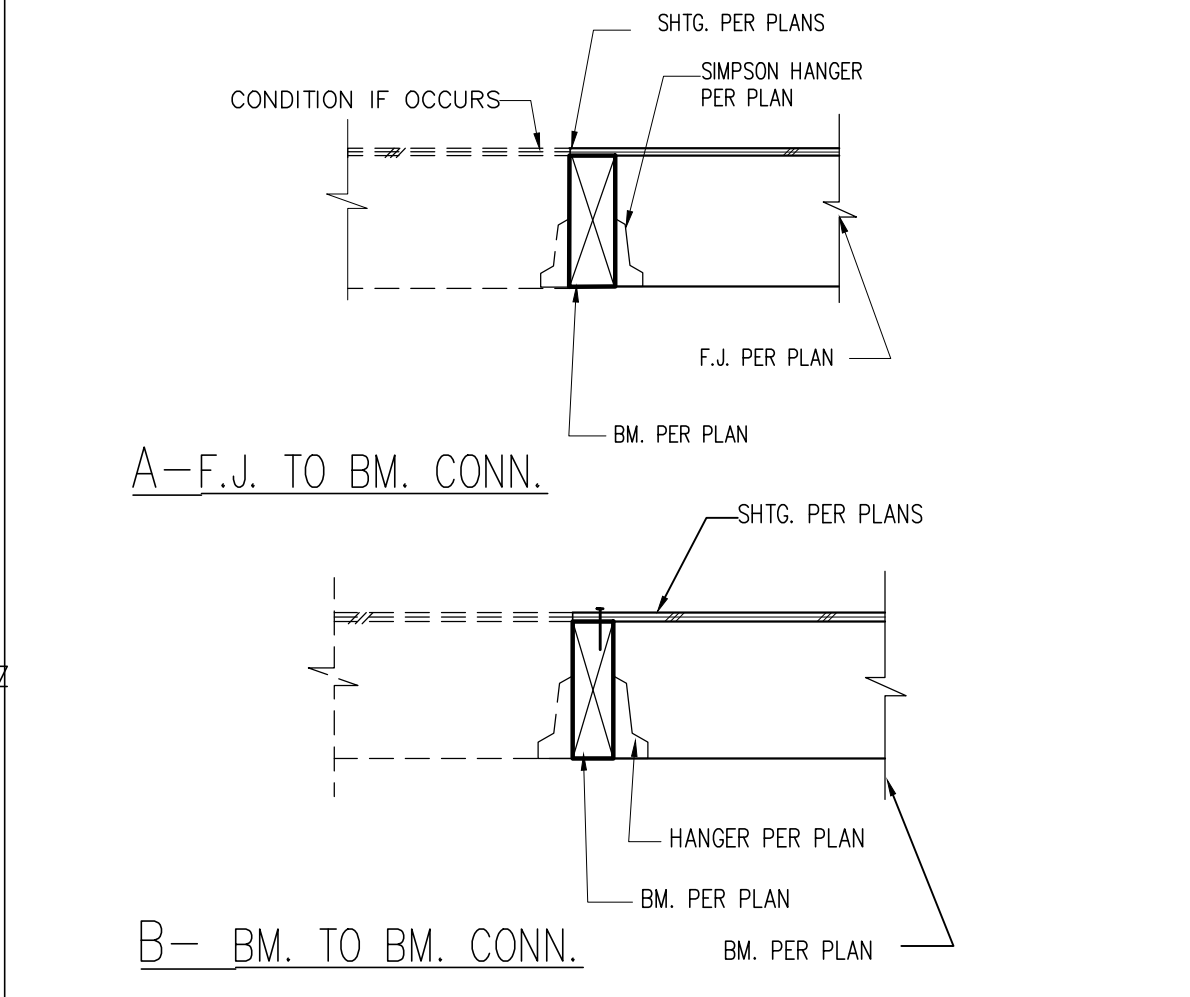
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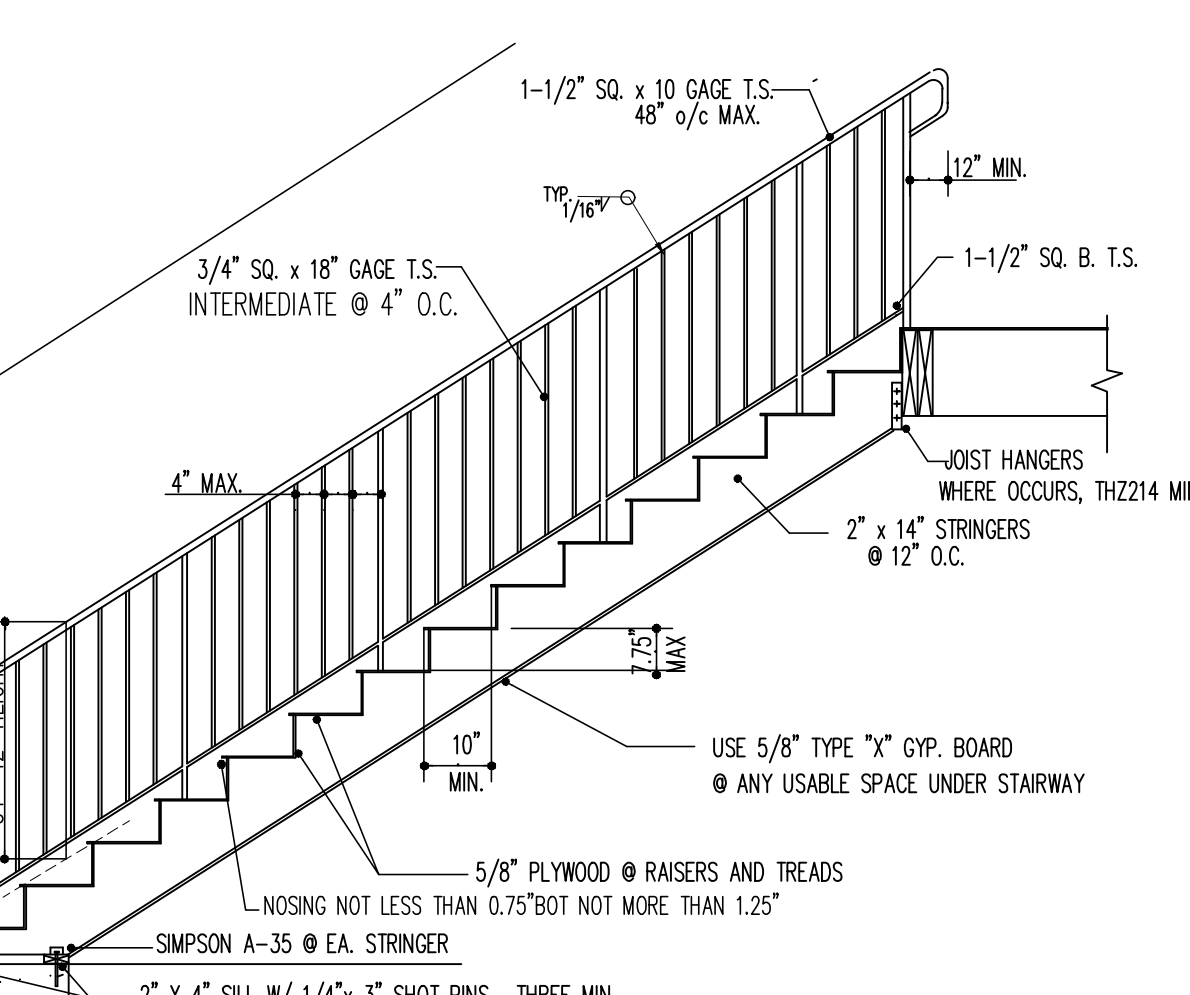
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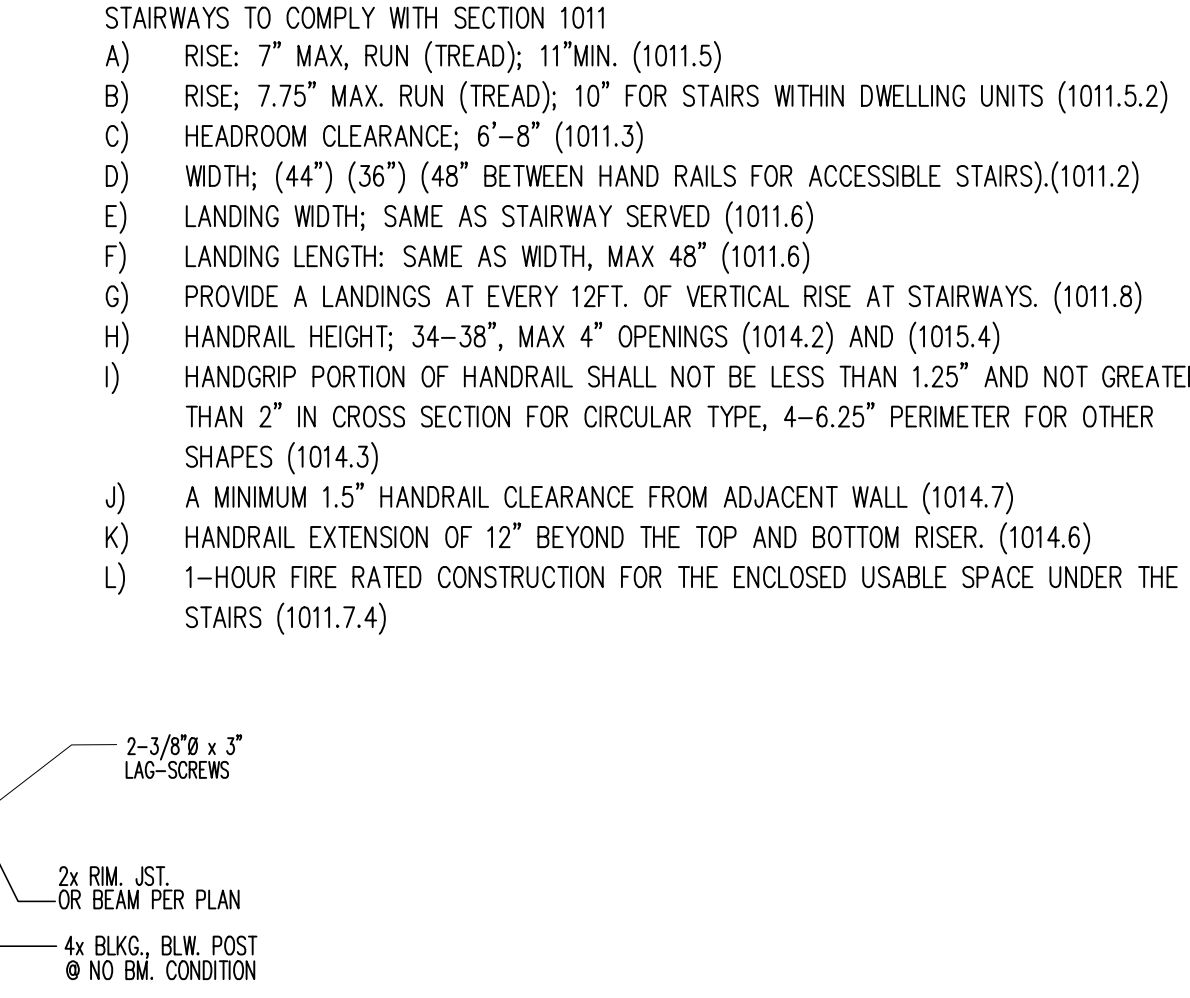
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BY:

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ENGINEER:

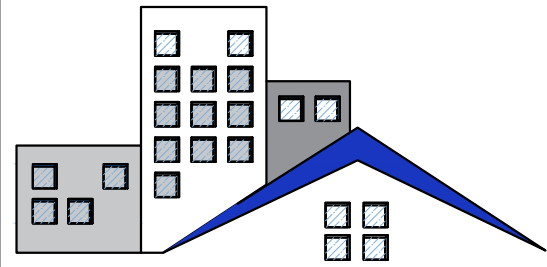
AS-ENGINEERING, LLC:
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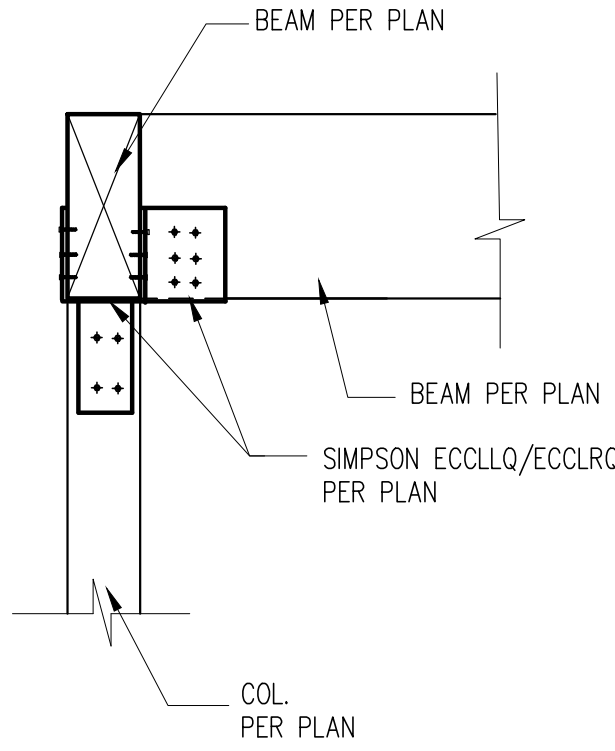
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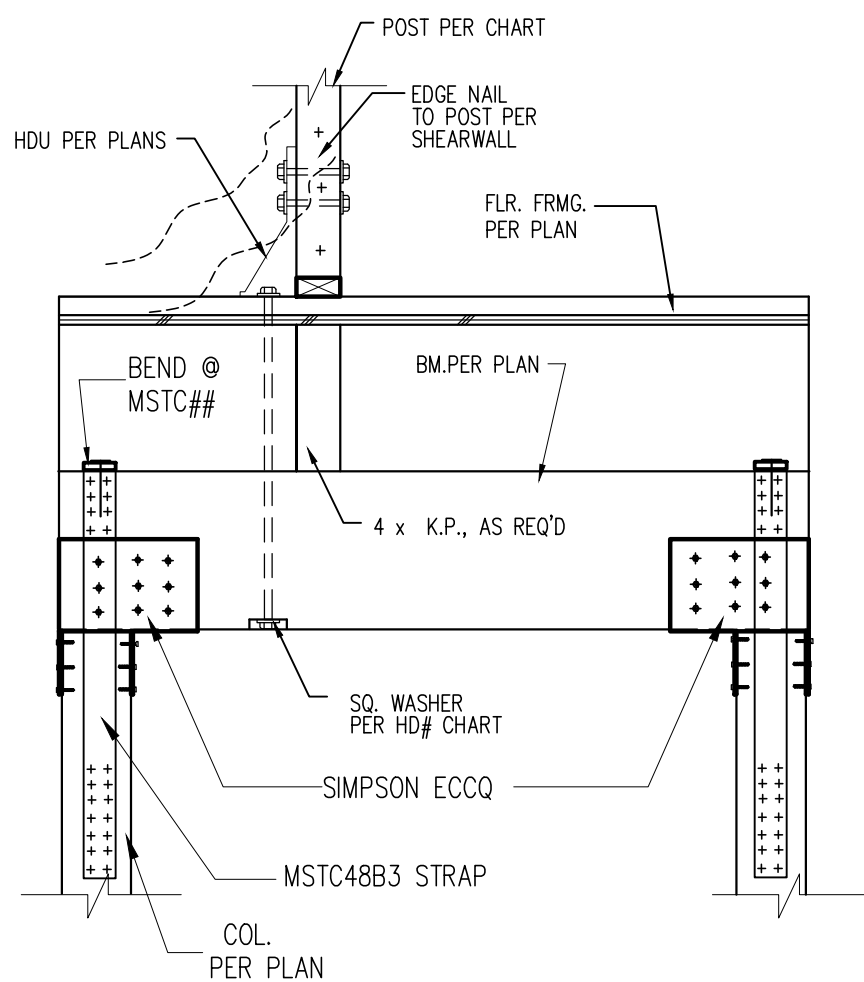
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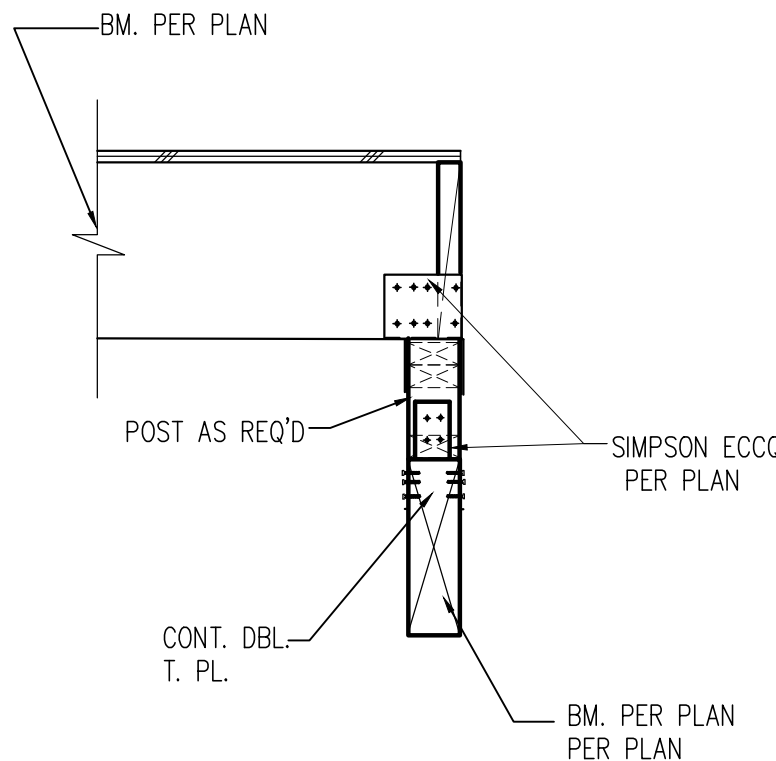
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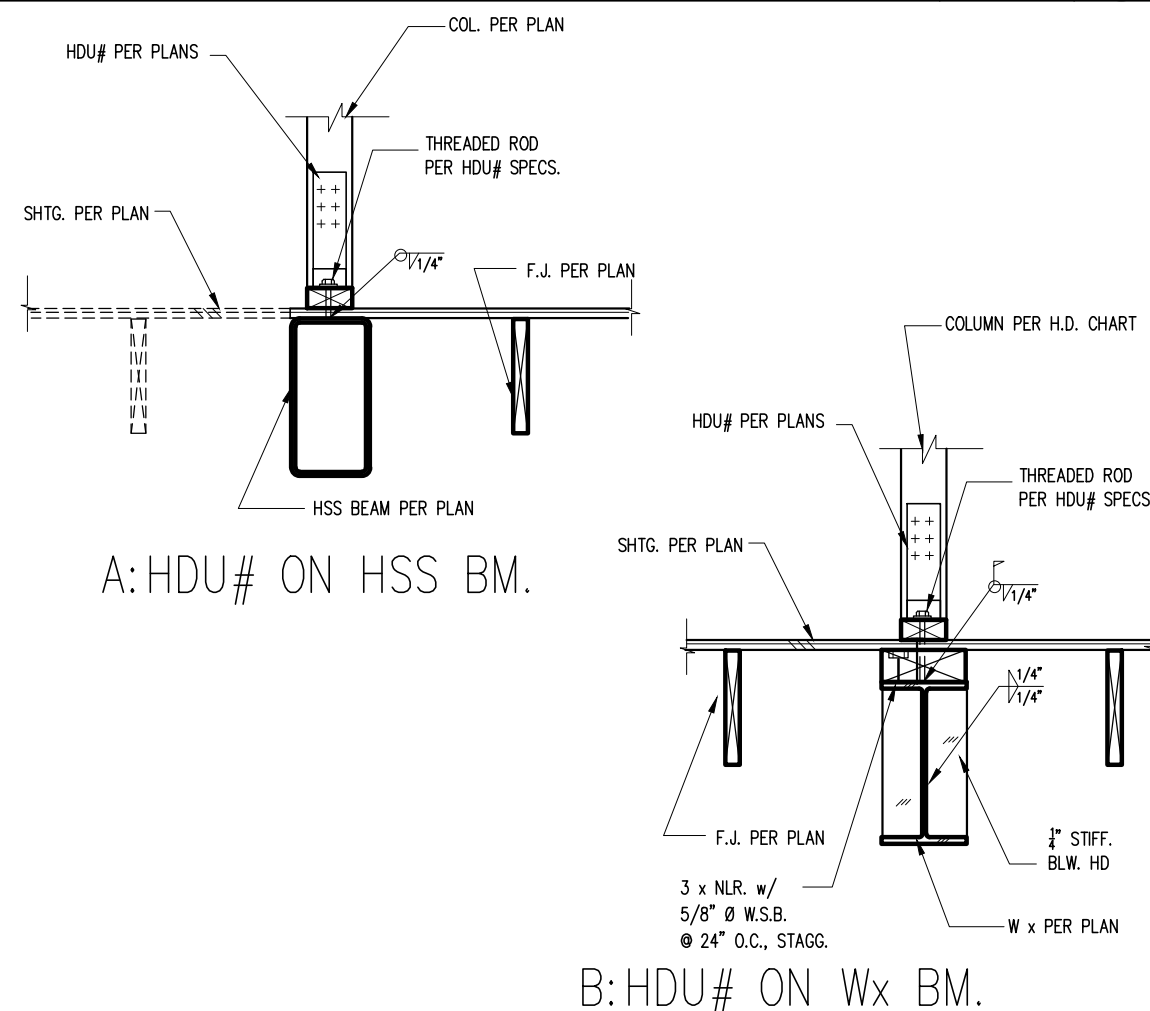
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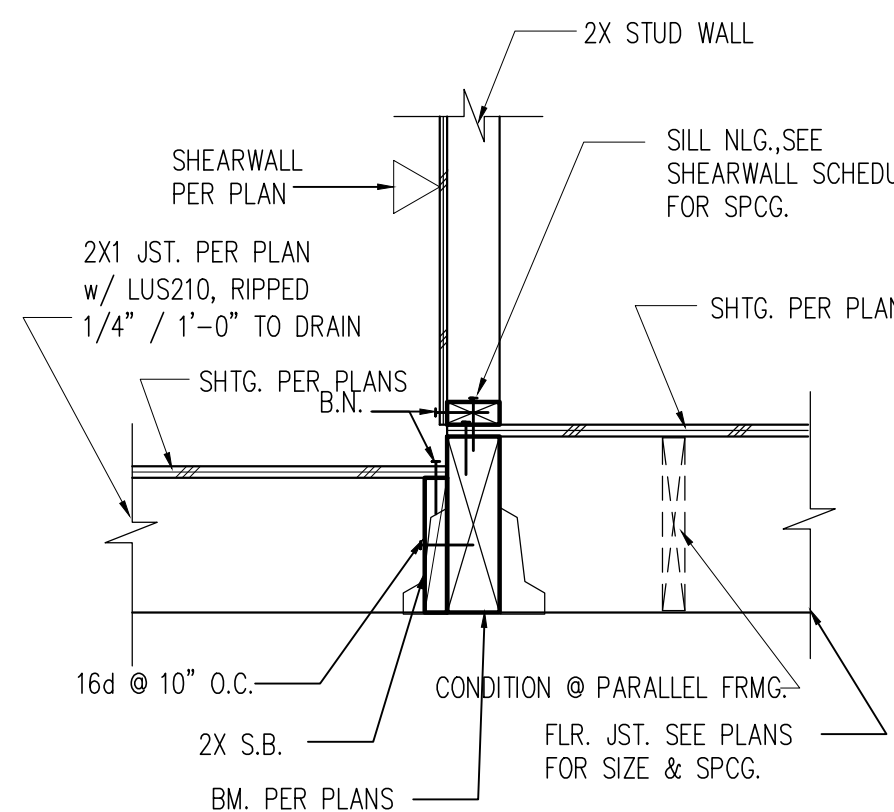
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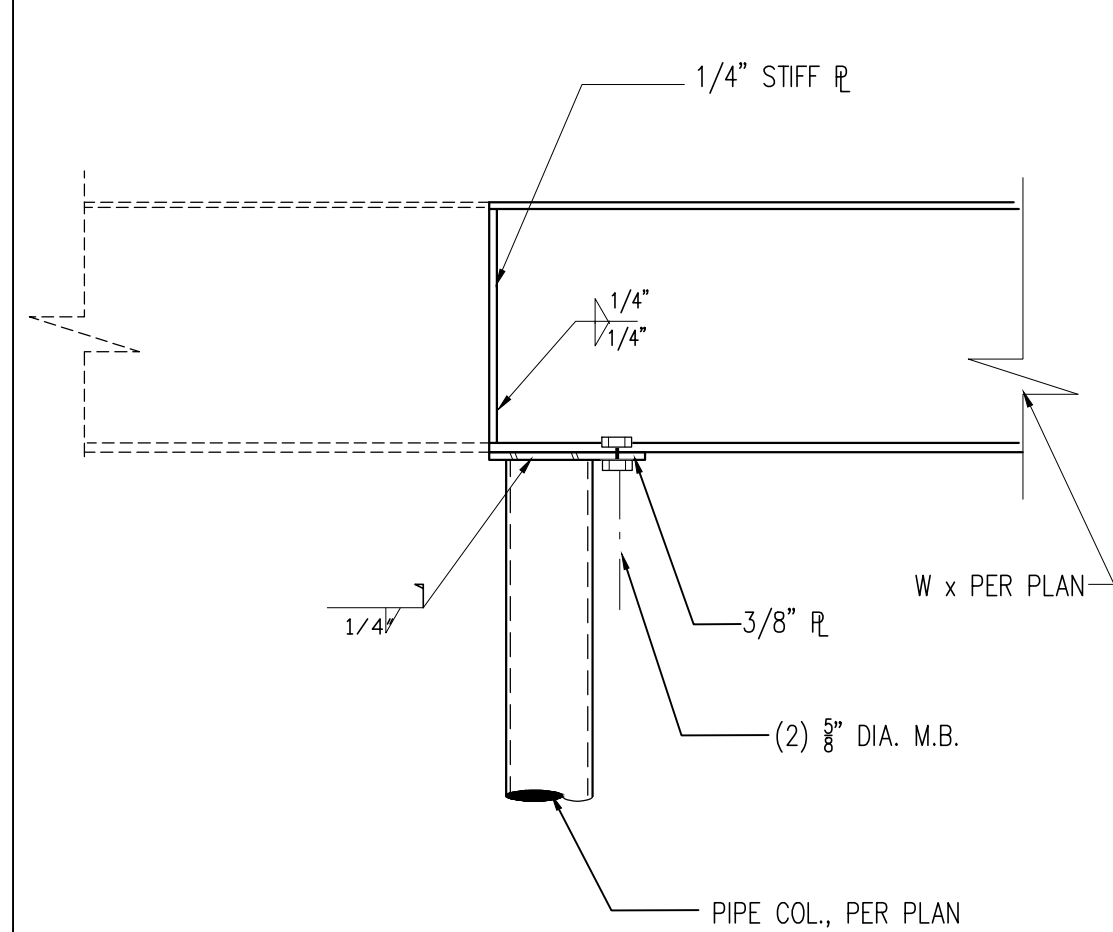
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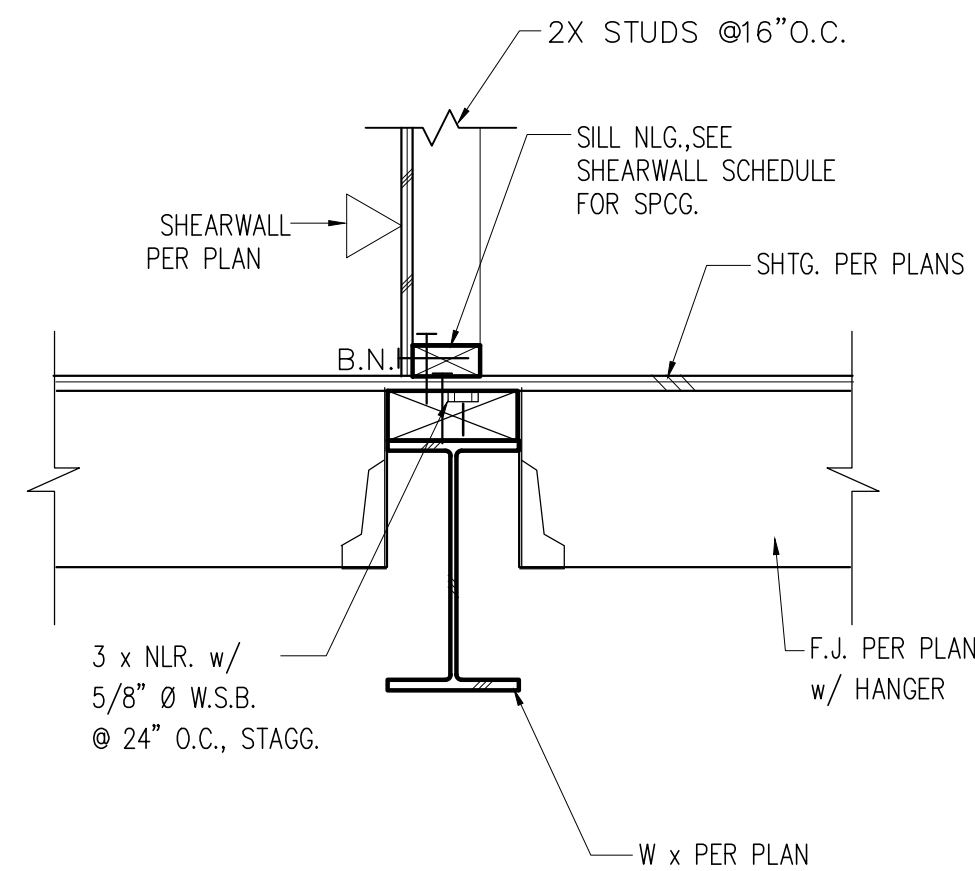
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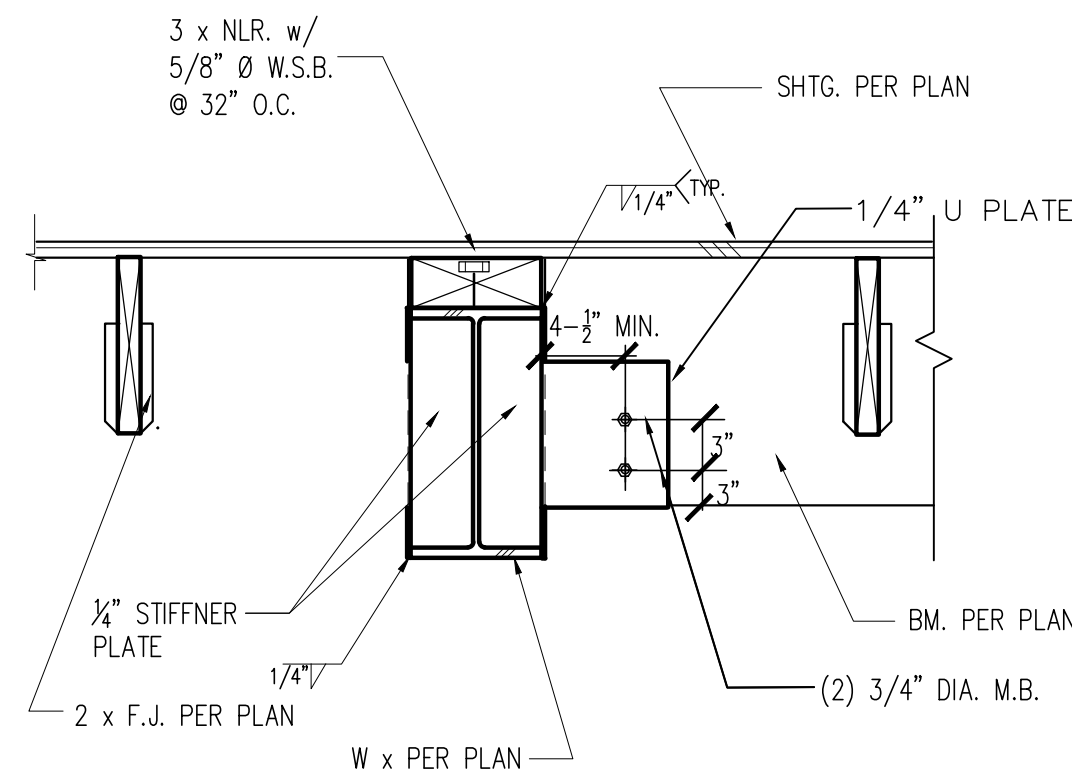
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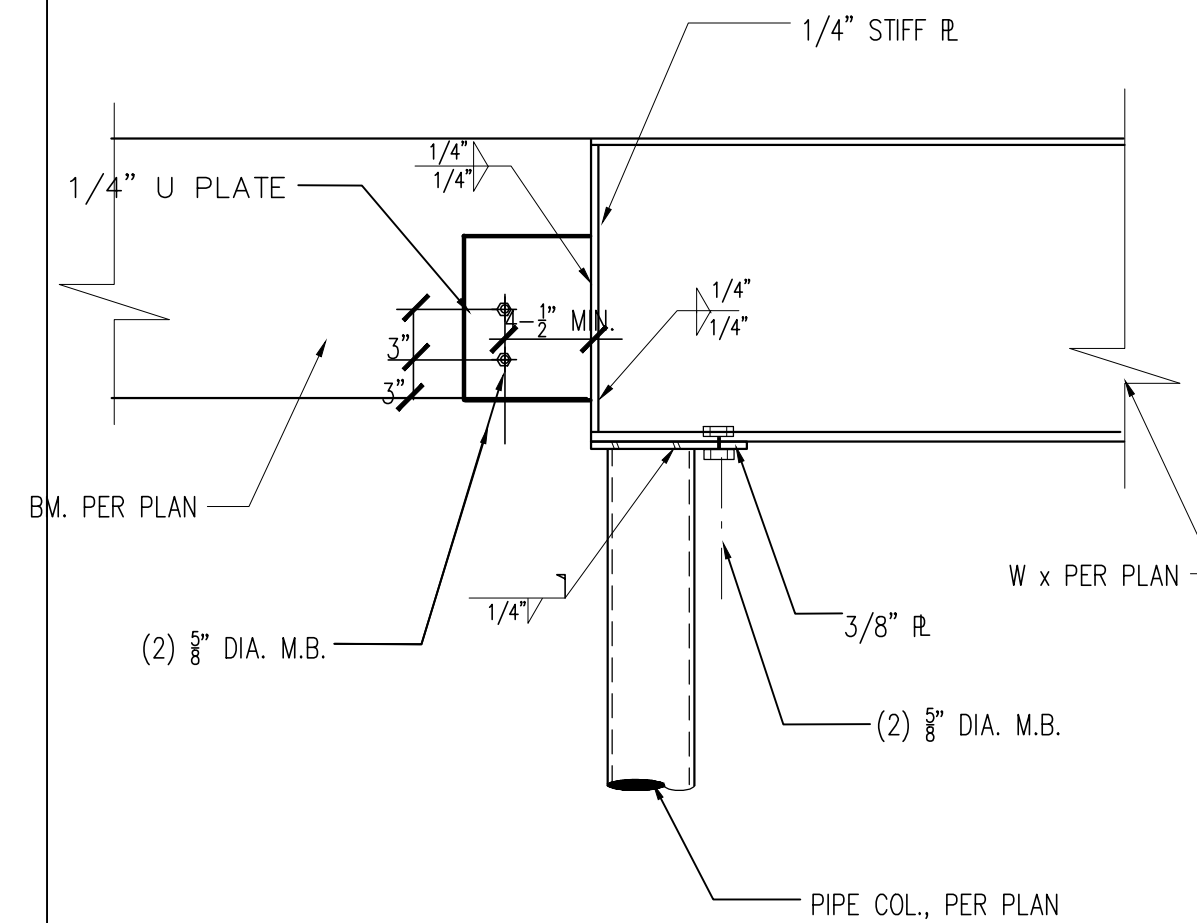


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