

GENERAL REQUIREMENTS

GENERAL REQUIREMENTS

- Work performed shall comply with the following:
- These General Requirements otherwise noted on plans or specifications.
- Building Code - 2022 CBC (w/City Ordinance)
- All applicable local, State and Federal Codes, Ordinances, Laws, regulations and Protective Covenants governing the site of work.
- Standard Specifications of ASTM as noted herein and as required by the Building Code.
- All work needs to be performed by qualified and experienced contractors familiar with this type of project.
- In case of conflict, the more stringent requirement shall govern.
- On site verification of all dimensions and conditions shall be the responsibility of the contractor and sub-contractors. Notes dimensions take precedence over notes on drawings.
- Engineer or architect of record is to be notified immediately by the contractor should any question arise or any discrepancy be found pertaining to the working drawings and/or specifications.
- No deviations from these requirements and structural details shall be made without the written approval of Gouvis Engineering Consulting Group. Approval by the inspector does not constitute authority to deviate from plans or specifications.
- The design, adequacy, and safety of erection bracing, shoring, temporary supports, etc., is the sole responsibility of the contractor, and has not been considered by the architect or engineer. The contractor is responsible for the stability of the structure prior to the application of all shear walls, roof and floor diaphragms, and fish materials. The contractor shall provide the necessary bracing to provide stability prior to the application of the aforementioned materials. Observation visits to the site by the architect or structural engineer shall not imply the assumption of any responsibility in this regard.

The builder has requested, contacted with and is compensating Gouvis Engineering Consulting Group for the limited services of providing the minimum structural engineering drawings required, when combined with the other building consultants' drawings, to obtain a building permit for this project. These drawings are not intended to, nor do they detail all conditions, identify all materials, or define or limit the scope of work required to complete the project. The builder has requested, accepted, and represented that he will select all materials and manufacturers, qualify and select all installers, direct all ways and means of construction, and provide all subcontractors additional information, above and beyond these drawings, required to complete the project in conformance with all governing agencies and the work will meet or exceed accepted industry standards.

DESIGN CRITERIA

- SOILS**
Foundation engineering has been predicated on data and recommendations contained in the soils report by: **CREATIVE GEOTECHNICAL INC.**
SOILS REPORT NO. 250513, DATE: 9/18/2025
This report is considered part of the calculations and construction documents and is to be adhered to in all of its recommendations and requirements. Verify minimum foundation depth, width, reinforcing steel and additional expansive soil requirements with valid soils report and if they are any more restrictive, then they shall supersede the Gouvis Engineering Consulting Group minimums.
- LATERAL LOADS:**
Risk Category: II
Seismic Design Category: I
Seismic Importance Factor (I) = 1
Site Class = D
S_s: 1.95
S_i: 0.7
Wind Speed: 96
Wind Exposure: C

Structural Engineering is required for structures greater than two stories above grade plane and assigned to Seismic Design Category "F". Contractor/Owner must contact Gouvis Engineering to schedule observations as needed basis prior to specific stage of that phase.

- DESIGN LOADS:**
Roof Load = 20 psf
Dead Load = 23 psf
Live Load = 20 psf
Total = 43 psf
Floor Load = 20 psf
Dead Load = 25 psf
Live Load = 40 psf
Total = 65 psf
Deck Load = 20 psf
Dead Load = 25 psf
Live Load = 40 psf
Total = 65 psf

- LUMBER GRADES (U.N.O.)**
6x & 8x posts / beams / headers: DFL #1
4x posts / beams / headers: DFL #2
2x joists / rafters: DFL #2
Studs: D.F.L. Stud Grade (up to 9'-0"), DFL #2 (taller than 9'-0")
Top plates & Mud sills: DFL construction grade or better
See structural wood note #11 for additional material requirements

- TYPICAL FLOOR/ROOF DECK/CEILING SHEATHING**
2332' APA rated Suren-4 F&G Exp. I with min. span rating of 24" o.c. Refer to NER 108 for installation and conditions of use.
B.N.: 10d common nails at 6" o.c.
E.N.: 10d common nails at 8" o.c.
F.N.: 10d common nails at 12" o.c.
Use ring or screw shank nails and glue sheathing to framing using adhesives meeting APA specification AFG-01 or ASTM D3498. Apply glue in accordance with manufacturer's recommendations.

As an alternate to 10d common nails, the following fasteners can be used: Grabber plywood screws (ICC-ER-528), or Simpson Strong-Tie quick drive screws (ICC-ER-1472), min 2" long @ 6" o.c. B.S., @ 6" o.c. E.S. and 12" o.c. F.S.

- TYPICAL SLOPED/FLAT NON-ASSEMBLY ROOF SHEATHING**
1532' APA rated sheathing Exp. I with a min. panel index of 32/16.
Refer to NER 108 for installation and conditions of use.
B.N.: 8d common nails at 6" o.c.
E.N.: 8d common nails at 8" o.c.
F.N.: 8d common nails at 12" o.c.

*Note: All structural rated panels must be stamped by one of the following approved agencies, APA, PFSTECO or Fibrex.

SHOP DRAWINGS

- Sufficient copies of shop drawings for any member or product designed by entity other than Gouvis Engineering Consulting Group shall be submitted to Gouvis Engineering Consulting Group prior to fabrication for review. Contractor shall submit shop drawings of reinforcement for concrete masonry walls, concrete components with compressive strength more than 2500 psi and structural steel to Gouvis Engineering Consulting Group to review and obtain approval prior to fabrication. Shop Drawings shall be original drawings prepared for the project specific information, drawn accurately to scale. Direct copies and modified reproductions of the Contract Documents will not be accepted. Allow sufficient time from the receipt of complete submittal for review and processing by Gouvis Engineering Consulting Group.
- Review of shop drawings by Gouvis Engineering Consulting Group does not relieve the engineer responsible for the design or the contractor from compliance with Building Code.
- Gouvis Engineering Consulting Groups review of the shop drawings consists of checking general conformance with structural drawings. Design accuracy of such product, dimensions and quantity of the product is not reviewed by Gouvis Engineering Consulting Group.

SHEAR WALL SCHEDULE

2022 CALIFORNIA BUILDING CODE WITH 2023 L.A. COUNTY ORDINANCE (1), (3)

SHEAR PANEL TYPE	SHEATHING (1)	EDGE NAILING (COMMON) (2)	FIELD NAILING (COMMON) (3)	ALLOWABLE SHEAR (PLF) (4)	SILL PLATE CONNECTION (5)	FRAMING CLIPS (6)	FRAMING CLIPS (7)
(1)	3/8" APA (1)	8d @ 12" o.c.	8d @ 12" o.c.	300	@ 8" o.c.	@ 24" o.c.	@ 18" o.c.
(2)	1532' APA (2)	10d @ 12" o.c.	10d @ 12" o.c.	340	@ 8" o.c.	@ 24" o.c.	@ 18" o.c.
(3)	1532' APA (3)	10d @ 12" o.c.	10d @ 12" o.c.	340	@ 8" o.c.	@ 24" o.c.	@ 18" o.c.
(4)	1532' APA (4)	10d @ 12" o.c.	10d @ 12" o.c.	340	@ 8" o.c.	@ 24" o.c.	@ 18" o.c.
(5)	1532' APA (5)	10d @ 12" o.c.	10d @ 12" o.c.	340	@ 8" o.c.	@ 24" o.c.	@ 18" o.c.
(6)	1532' APA (6)	10d @ 12" o.c.	10d @ 12" o.c.	340	@ 8" o.c.	@ 24" o.c.	@ 18" o.c.
(7)	1532' APA (7)	10d @ 12" o.c.	10d @ 12" o.c.	340	@ 8" o.c.	@ 24" o.c.	@ 18" o.c.
(8)	1532' APA (8)	10d @ 12" o.c.	10d @ 12" o.c.	340	@ 8" o.c.	@ 24" o.c.	@ 18" o.c.
(9)	1532' APA (9)	10d @ 12" o.c.	10d @ 12" o.c.	340	@ 8" o.c.	@ 24" o.c.	@ 18" o.c.
(10)	1532' APA (10)	10d @ 12" o.c.	10d @ 12" o.c.	340	@ 8" o.c.	@ 24" o.c.	@ 18" o.c.

- (1) SHEATHING PANEL, JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
- (2) PROVIDE 1" NOMINAL OR WIDER SPACING AT ADJACENT PANEL EDGES WITH WALLS STAGGERED.
- (3) STUDS ARE SPACED @ 16" O.C. MAX.
- (4) PERIODIC SPECIAL INSPECTION IS REQUIRED.
- (5) COMMON WALLS MUST BE USED WITH NO SUBSTITUTION.
- (6) NAILS ARE MINIMUM 3/8" FROM PANEL EDGES & MINIMUM 1/4" FROM STUD EDGES.
- (7) NAILS ARE MINIMUM 1/2" FROM PANEL EDGES & MINIMUM 3/8" FROM STUD EDGES.
- (8) USE CLIPS @ 6" O.C. ON SIMPSON STRONG WALL & HARDY FRAME (U.N.O.)
- (9) USE SPACING PER SCHEDULE IF NUMBER OF FRAMING CLIPS ARE NOT SPECIFIED ON FRAMING PLANS.
- (10) SHEATHING CONFORMS TO EITHER DOW 3.1 OR PS 2 STANDARDS.
- (11) FOR DOUBLE SIDED SHEAR PANELS:
a. USE HALF THE SPACING OF SILL PLATE FASTENERS STAGGERED FOR TYPE (1).
b. USE ONLY 1/4" DIA. SDS SCREWS IN SCHEDULE AND WITH HALF THE SPACING FOR TYPES (1) & (2).
c. SEE SHEAR FRAMING DETAIL ON PLAN FOR FRAMING CLIP TYPES AND SPACING.
- (12) FOR HOLDOWN ATTACHED TO INSIDE FACE OF END POST
- 2x4s @ 16" o.c. maximum 14'-0" high.
- 2x6s @ 16" o.c. maximum 20'-0" height.
- No multiples of 2x4s are allowed to span more than 14'-0". Bearing walls exceeding 10'-0" must be designed by case.
- (13) THE LENGTH (IN.) SHANK DIAMETER (IN.) & HEAD DIAMETER (IN.) OF 8d COMMON (2-1/2" x 0.131 x 0.281) AND 10d COMMON (3-0" x 0.148 x 0.312)

STRUCTURAL WOOD

NAILING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENER	SPACING & LOCATION
1. Blocking between ceiling joists, rafters or trusses to top plate or other framing below	3-8d common (2 1/2"x0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Each end, toenail
2. Blocking between rafters or truss not at the wall top plate, to rafter or truss	2-8d common (2 1/2" x 0.131") 2-3" x 0.131" nails	Each end, toenail
3. Flat blocking to truss and web fiber	1-8d common (3 1/2"x0.162") @ 6" o.c. 3" x 0.131" nails @ 6" o.c.	Face nail
4. Ceiling joists to top plate	3-8d common (2 1/2"x0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Each joist, toenail
5. Ceiling joist not attached to parallel rafter, lap over partitions (no thrust) (See Section 2308.7.3.1, Table 2308.7.3.1)	3-16d common (3 1/2"x0.162"); or 3-16d box (3 1/2" x 0.138"); or 4-3" x 0.131" nails	Face nail
6. Ceiling joist attached to parallel rafter (heel joint) (See Section 2308.7.3.1, Table 2308.7.3.1)	Per Table 2308.7.3.1	Face nail
7. Collar tie to rafter	3-10d common (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	Face nail
8. Rafter or roof truss to top plate (See Section 2308.7.5, Table 2308.7.5)	3-10d common (3" x 0.148"); or 3-16d box (3 1/2" x 0.138"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	Toenail ^c
9. Roof rafter to ridge valley or hip rafters; or roof rafter to 2-inch ridge beam	3-10d common (3"x0.148"); or 4-16d box (3 1/2"x0.138"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	Toenail
10. Built-up header (2" to 2" header)	1-8d common (3 1/2"x0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	End nail
11. Stud to stud (not at braced wall panels)	1-8d common (3 1/2"x0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	24" o.c. face nail
12. Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	1-8d common (3 1/2"x0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	16" o.c. face nail
13. Continuous header to stud	4-8d common (3 1/2"x0.131"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	Toenail
14. Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	1-8d common (3 1/2"x0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	16" o.c. face nail
15. Bottom plate to joist, rim joist, band joist or blocking at braced wall panels	2-16d common (3 1/2" x 0.162"); or 3-16d box (3 1/2" x 0.138"); or 4-3" x 0.131" nails	16" o.c. face nail
16. Stud to top or bottom plate	2-16d common (3 1/2" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	End nail
17. Top plates, laps at corners and intersections	2-16d common (3 1/2" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Face nail
18. 1" brace to each stud and plate	2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128"); or 2-3" x 0.131" nails	Face nail
19. 1" x 6" sheathing to each bearing	2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128")	Face nail
20. 1" x 6" and wider sheathing to each bearing	3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128")	Face nail
21. Joist to sill, top plate, or girder	3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Toenail
22. Rim joist, band joist, or blocking to top plate, sill or other framing below	8d common (2 1/2" x 0.131"); or 10d box (3" x 0.128"); or 3-3" x 0.131" nails	6" o.c., toenail
23. 1"x6" subfloor or less to each joist	2-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128")	Face nail
24. 2" subfloor to joist or girder	2-16d common (3 1/2" x 0.162")	Face nail
25. 2" planks (plank & beam - floor & roof)	2-16d common (3 1/2" x 0.162")	Each bearing, face nail
26. Built-up girders and beams, 2" lumber layers	10d box (3" x 0.128"); or 3" x 0.131" nails	32" o.c. face nail at top and bottom staggered on opposite sides
27. Ledger strip supporting joists or rafters	3-16d common (3 1/2" x 0.162"); or 4-16d box (3 1/2" x 0.138"); or 4-3" x 0.131" nails	Each joist or rafter, face nail
28. Joist to band joist or rim joist	3-16d common (3 1/2" x 0.162"); or 4-16d box (3 1/2" x 0.138"); or 4-3" x 0.131" nails	End nail
29. Bridging or blocking to joist, rafter or truss	2-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 2-3" x 0.131" nails	Each end, toenail

NAILING SCHEDULE CONTINUATION

WOOD STRUCTURAL PANELS (WSP), SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING			
		Edges (inches)	Intermediate supports (inches)
30. 3/8" – 1/2"	8d common or deformed (2" x 0.113") (subfloor and wall)	6	12
	2 3/8" x 0.113" nail (subfloor and wall)	6	12
31. 1/2" – 3/4"	8d common or deformed (2 1/2" x 0.131") (roof)	6	12
	RRSR_01(2 3/8" x 0.113") nail (roof)	6	12
32. 3/8" – 1 1/4"	8d common or deformed (2 1/2" x 0.131"); or 6d deformed (2" x 0.113") (subfloor & wall)	6	12
	2 3/8" x 0.113" nail	4	8
33. 1/2" fiberboard sheathing ^b	8d common or deformed (2 1/2" x 0.131") (roof)	6	12
	RRSR_01(2 3/8" x 0.113") nail (roof)	6	12
34. 25/32" fiberboard sheathing ^b	10d common (3" x 0.148"); or 8d deformed (2 1/2" x 0.131")	6	12
	1 3/4" x 0.120"; galvanized roofing nail (7/16" diameter head)	3	6
OTHER EXTERIOR WALL SHEATHING			
35. 3/4" or less	8d common (2 1/2" x 0.131"); or 6d deformed (2" x 0.113")	6	12
	8d common (2 1/2" x 0.131"); or 8d deformed (2 1/2" x 0.131")	6	12
36. 7/8" - 1"	10d common (3" x 0.148"); or 8d deformed (2 1/2" x 0.131")	6	12
	8d corrosion-resistant siding (1 7/8" x 0.109"); or 8d corrosion-resistant casing (2" x 0.099")	6	12
37. 1 1/8" - 1 1/4"	8d corrosion-resistant siding (2 3/8" x 0.128"); or 6d corrosion-resistant casing (2 1/2" x 0.113")	6	12
	INTERIOR PANELING		
40. 1/4"	4d casing (1 1/2" x 0.087"); or 4d finish (1 1/2" x 0.072")	6	12
	6d casing (2" x 0.089"); or 6d finish (Panel supports at 24")	6	12

For S1, 1 inch = 25.4 mm.
a. Nails spaced at 6 inches at intermediate supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard sheathing and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
b. Spacing shall be 6 inches on center on the edge and 12 inches on center at intermediate supports for nonstructural applications. Panel supports shall be 16 inches/20 inches if strength axis in the long direction of the panel, unless otherwise noted.
c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafter shall be permitted to be reduced by one nail.
d. RSR, 01 is a Roof Sheathing Ring Shank nail meeting specification in ASTM - 1607

- All structural wood shall be Douglas Fir Larch species, (15% maximum moisture content at the time of construction U.N.O.).
- All machine bolts shall conform to ASTM A307. Holes for bolts should be drilled 1/16" larger than bolt diameter.
- For non-shear wall applications, round washers shall be used on all bolts and shall conform with ANSI/ASME B 18.2.1. Use min. 1 3/8" x 3/8" thick washer for 1/2" bolt, 1 3/4" x 5/8" thick washer for 5/8" bolt and 2 1/2" x 1 1/4" thick washer for 1" bolt U.N.O.
- All nails shall be sinker nails and staggered U.N.O., except as shown in Nailing Schedule.
- Adhesive used to attach floor sheathing to framing elements shall conform with APA specification AFG-01.

- Manufactured hardware specified on the drawings are to be Simpson Strong Tie (Unless specifically authorized in writing by Gouvis Engineering Consulting Group). Follow all manufacturer's requirements & recommendations for installation & handling of the product.
- Do not bend the Simpson PA straps.
- Fasteners specified on the drawings may be colored using manufacturer's brands that utilize the color coded system. Follow all code and manufacturer's requirements/recommendations for installation & handling of the products.

- Minimum Quality
- All structural wood shall be Douglas Fir Larch species, (15% maximum moisture content at the time of construction U.N.O.).
- All machine bolts shall conform to ASTM A307. Holes for bolts should be drilled 1/16" larger than bolt diameter.
- For non-shear wall applications, round washers shall be used on all bolts and shall conform with ANSI/ASME B 18.2.1. Use min. 1 3/8" x 3/8" thick washer for 1/2" bolt, 1 3/4" x 5/8" thick washer for 5/8" bolt and 2 1/2" x 1 1/4" thick washer for 1" bolt U.N.O.
- All nails shall be sinker nails and staggered U.N.O., except as shown in Nailing Schedule.
- Adhesive used to attach floor sheathing to framing elements shall conform with APA specification AFG-01.

MINIMUM QUALITY

- Manufactured hardware specified on the drawings are to be Simpson Strong Tie (Unless specifically authorized in writing by Gouvis Engineering Consulting Group). Follow all manufacturer's requirements & recommendations for installation & handling of the product.
- Do not bend the Simpson PA straps.
- Fasteners specified on the drawings may be colored using manufacturer's brands that utilize the color coded system. Follow all code and manufacturer's requirements/recommendations for installation & handling of the products.

 Ø = 0.162 - L = 3 1/2" 8d SINKER	16d Short 3 1/4 X .131	BLACK
 Ø = 0.113 - L = 2 3/8" 10d SINKER	10d Common 3 X 0.148	PURPLE
 Ø = 0.12 - L = 2 7/8" 12d SINKER	12d Common (16d Sinker) 3 1/4 X .148	GREEN
 Ø = 0.148 - L = 3 1/4" 16d SINKER	16d Common 3 1/2 X .162	ORANGE

ACTUAL NAIL SIZES

*ACTUAL NAIL SIZES

FRAMING

- All framing, bracing, nailing, notching, drilling or boring shall be in accordance with Building Code unless more stringent requirements are specified or required by the local jurisdiction.
- Fabrication and handling of Glue-lam beams shall be per ANSI/ATC A 190.1. Standard beams shall be per legible APAS or AITC grade stamp. An APA-EWS CRAN AITC Certificate of conformance for glued-laminated members should be submitted to the field inspector prior to installation and Glue-lam members shall be 24F-V4, DFPO with standard camber or non beams except cantilever and U.N.O. All cantilever ends and beam beams shall have zero camber u.n.o. All beams shall be fabricated using waterproof glue.
- Fasteners in contact with preservative treated wood shall be of stainless steel or fire retardant treated wood shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. Exception: Plain carbon steel fasteners in shovels and zinc borate preservative-treated wood in an interior, dry environment shall be permitted.
- Stud walls perpendicular to a concrete or masonry wall shall be bolted to the concrete or masonry wall with 5/8" diameter x 8" A307 bolts at top, mid-height and bottom.
- Structural information shown on framing plans is for the main structural elements. Non-structural elements shall be constructed per approved code requirements.
- Conventional light framed construction requirements of chapter 23 shall be followed as required.
- Weight of the roof is to be considered to be 10 psf max. total roof dead load of 18 psf. If roofing material exceeds this load, the framing contractor should notify Gouvis Engineering Consulting Group in writing prior to construction.
- Top plates of all wood stud walls to consist of (2) 2x's the same width as the studs U.N.O. Top plates shall lap a minimum of 48" and be secured with not less than 5-16d sinker nails spaced at 12" o.c.
- All shear panels shall have continuous sheathing material from one end to the other and from plate to plate as specified on the drawings. Contractor shall coordinate framing such that continuity of shear panels is assured.
- All ledgers shall be spliced with ST22 strap, unless noted otherwise.
- All shear transfer nailing shall be per drawings, and contractor shall provide proper notification for inspections to review the same.
- Provide posttensioned studs at lower floor under posttensioned studs above. Each posttensioned shall be fastened by Gypsum Wall Board w/ 5d cooler nails @ 7" o.c. U.N.O. on plan. Provide full width and depth compression block between floors at such locations.
- All joint hangers shall be Simpson U hanger, all beam hangers shall be Simpson HU hangers U.N.O. on plan or detail. Follow manufacturer's recommendations for installation.
- If a double all plate is used at light-weight concrete flooring, then the framing contractor shall apply sill plate nailing to both sill plates, at 10" o.c. max. or as specified per schedule.
- Building Code 2308.5.1, balloon framed walls (non-bearing) stud heights:
- 2x4s @ 16" o.c. maximum 14'-0" high.
- 2x6s @ 16" o.c. maximum 20'-0" height.
- No multiples of 2x4s are allowed to span more than 14'-0". Bearing walls exceeding 10'-0" must be designed by case.
- Headers: Use 4x4s for openings less than 16" at bearing walls without point loads. For non-bearing walls use 2x4s for openings up to 3'-0" max. Use (2)2x4s for openings up to 6'-0" max. Use 4x6s for openings up to 12'-0" max. U.N.O. (2x4s on edge can be substituted for 4x members).

- Approved end-jointed lumber may be used interchangeably with solid saw members of the same species and grade for buildings up to 2-story. When finger jointed lumber is marked "stud used only" or "wet use only" such lumber shall be limited to use for studs only. All finger jointed lumber should bear a certified finger jointed lumber grade stamp.

- Wood truss manufacturer shall supply to the engineer and the building department calculations and shop drawings for approval of design loads, configuration (2 or 3 point bearing), and shear transfer, prior to fabrication. It shall be the responsibility of the manufacturer to obtain building department approval of calculations and shop drawings prior to fabrication.
- Trusses shall be designed in accordance with the latest local Building Code for all loads imposed, including lateral loads and mechanical equipment loads.
- All connections involving trusses shall be ICC approved and of adequate strength to resist stresses due to the loads involved and shall be designed and specified by the truss manufacturer.
- Total load and live load vertical deflections for roof members shall be limited to max. L/240, and L/360 U.N.O. Total load and live load vertical deflections for floor members shall be limited to max. L/360, and L/480 U.N.O.
- Cross bracing and/or bracing shall be provided and detailed by the truss manufacturer as required to adequately brace all trusses.
- Truss manufacturer to provide details which allow for normal deflection without imposing lateral loads on their supports (i.e., scissors trusses).
- Truss manufacturer is responsible for:
a. providing additional shear and drag trusses as shown on the framing plans.
b. reviewing framing plans and structural details prior to fabrication of trusses and specifying hangers.
c. meet the profile as indicated on the drawings.
d. design trusses for deflection compatibility of the system to avoid hump and/or sag in roof or ceiling.
- All trusses designed by truss manufacturer shall be designed to sustain all vertical, lateral and other pertinent loads, including bracing of top and bottom chords, in addition to any connections related to trusses. Contractor to coordinate with truss manufacturer for details.
- All truss lumber shall be Douglas Fir Larch (U.N.O.). Roof truss lumber shall be either Douglas Fir Larch or Hem-Fir (U.N.O.).
- Each truss shall be legibly branded, marked or otherwise have permanently affixed thereto the following information located within two feet of the center of span on the face of the bottom chord:
a. Identity of the company manufacturing the truss.
b. The design load.
c. The spacing of the trusses.
- CEILING JOISTS
- With dead load + 6 psf max. live load = 10 psf max., 2x4 DFPO ceiling joists @ 16" o.c. with 9" 8" span max. and 2x6 DFPO ceiling joists @ 16" o.c. with 9" 8" span max. unless noted otherwise on plan. Contact Gouvis Engineering for other conditions.

STRUCTURAL STEEL

- General
- All structural steel materials and construction shall conform to the requirements specified in Building Code, Chapter 22 & Reference.
- Materials
- Steel plate shall conform to ASTM A572, Grade 50 (Fy=50 ksi).
- Round HSS tubing shall conform to ASTM A500 Grade B (Fy=42 ksi).
- Rectangular and square HSS tubing shall conform to, ASTM A500, Grade B (Fy=46 ksi).
- All structural welding procedures and materials shall conform to Building Code Section 2204.1. All welding shall be by the shield metal arc welding process or the submerged arc welding process using E70XX-low hydrogen electrodes, unless otherwise noted.
- All bolts for connections of steel members shall conform to Building Code Section 2204.2 & ASTM A325N, unless otherwise noted. Holes for bolts should be drilled or punched & shall be 1/16" larger than bolt diameter.
- Prefabricated steel moment frames per manufacturer. Steel moment frame manufacturer shall submit shop drawing, design calculations, and approved moment frame test report (ICC, IAPMO, or test per Appendix S of ASCE SEISMIC PROVISION) to GOUVIS ENGINEERING for review.
- WELDS
- All shop welding and fabrication must be done in a shop approved by a special inspection agency which is approved by the Building Official. All field welding must be performed by a certified welder and a special inspector shall continuously inspect all structural field welding. Both shall be approved by the Building Official.

CONCRETE MASONRY

- General
- All concrete masonry materials and construction shall be in accordance with Building Code, Chapter 21.

- Materials
- All materials making up finished concrete masonry construction shall conform to standards required by Building Code Section 2102.
- Mortar shall be type M or S as applicable and conforming with ASTM C270 and shall be proportioned per Article 2.1 & 2.6A of Specification for Masonry Structures (TMS 602-16).
- Grout shall comply with Article 2.2 of TMS 602-16 and shall attain a minimum compressive strength at 28 days of 2000 psi or the required compressive strength, whichever is greater. The compressive strength of grout shall be determined in accordance with ASTM C-1015.

- Concrete masonry units shall conform to ASTM C90 for load bearing concrete masonry units. Concrete brick shall conform to ASTM C55. Specifications for Concrete Building Brick.
- Grade N concrete bricks are for use as architectural veneer and facing, limited to in exterior walls.
- Grade S concrete bricks are for general use where moderate strength and resistance to frost action and moisture penetration is required.
- Strength
- The specified compressive strength of masonry, fm, shall be 2000 psi, unless noted otherwise.

- Special Inspection
- Special inspection for concrete masonry construction shall be carried out in accordance with Building Code Section 1704 and requirements in Special Inspection tables on sheet SN1. Masonry compressive strength, fm, shall be verified by Unit strength method or Prism test method prior to and during construction as described in Building Code, Section 2105.

REINFORCED CONCRETE

- General
- All reinforced concrete materials and construction shall conform to Building Code, chapter 19.

SPECIAL INSPECTIONS

SPECIAL INSPECTIONS AND VERIFICATIONS BY A SPECIAL INSPECTOR ARE REQUIRED FOR CONCRETE CONSTRUCTION AND SPECIFIED IN THE FOLLOWING TABLE.

EXCEPTION: CONCRETE FOOTINGS SUPPORTING WALLS OF LIGHT-FRAME WOOD BUILDING OF 2-STORIES OR LESS AND THE STRUCTURAL DESIGN OF FOOTINGS IS BASED ON A SPECIFIED COMPRESSIVE STRENGTH f_c NO GREATER THAN 2500 psi.

SPECIAL INSPECTION TABLE FOR CONCRETE CONSTRUCTION

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	Reference Standard	CBC/IBC Reference
1. Inspect reinforcement, including prestressing tendons, and verify placement	—	✓	ACI 318 Ch. 20.2.2, 20.3, 20.6.1, 20.6.2	—
2. Reinforcing bar welding: a. Verify weldability of reinforcing bars other than ASTM A 706; b. Inspect single-pass fillet welds, maximum 5/16", and c. Inspect all other welds	—	✓	AWS D1.4 ACI 318: 20.6.4	—
3. Inspect anchors cast in concrete	—	✓	ACI 318: 17.8.2	—
4. Inspect anchors post-installed in hardened concrete members: a. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads. b. Mechanical anchors and adhesive anchors not defined in 4.a.	✓	—	ACI 318: 17.8.2.4 ACI 318: 17.8.2	—
5. Verify use of required design mix.	—	✓	ACI 318: Ch. 19, 20.4.3, 20.4.4	1904.1, 1904.2
6. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	✓	—	ASTM C 172 ASTM C 311 ACI 318: 20.5.2.1.2	—
7. Inspect concrete and shotcrete placement for proper application techniques.	✓	—	ACI 318: 20.5	—
8. Verify maintenance of specified curing temperature and techniques.	—	✓	ACI 318: 20.5.3-20.5.5	—
9. Inspect prestressed concrete for: a. Application of prestressing forces; and b. Grouting of bonded prestressing tendons.	✓	—	ACI 318: 20.10	—
10. Inspect erection of precast concrete members.	—	✓	ACI 318: 20.9	—
11. For precast concrete diaphragm connection or reinforcement at joints classified as moderate or high deformability elements (MDE or HDE) in structures assigned to Seismic Design Category C, D, E or F, inspect such connections and reinforcement in the field for: a. Installation of the embedded parts b. Completion of the continuity of reinforcement across joints. c. Completion on connection in the field.	✓	—	ACI 318: 20.13.13 ACI 503	—
12. Inspect installation tolerances of precast concrete diaphragm connections for compliance with ACI 503.5	—	✓	ACI 318: 20.13.13	—
13. Verify in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs.	—	✓	ACI 318: 20.11.2	—
14. Inspect formwork for shape, location and dimensions of the concrete member being formed.	—	✓	ACI 318: 20.11.1, 20(b)	—

LARR Report list

HTS22	LABCICC-ESR 2105	HTT 5	LABCIAPMO-ER 130
CMST 12	LABCICC-ESR 2105	HOU 3	LABCICC-ESR 2330
CMST 14	LABCICC-ESR 2105	HOU 5	LABCICC-ESR 2330
CS 14	LABCICC-ESR 2105	HOU 7	LABCICC-ESR 2330
CS 16	LABCICC-ESR 2105	HOU 9	LABCICC-ESR 2330
CMST 16	LABCICC-ESR 2105	HOU 13	LABCICC-ESR 2330
ST 6224	LABCICC-ESR 2105	HOU 17	LABCICC-ESR 2330
ST 6236	LABCICC-ESR 2105	HHO 11	LABCICC-ESR 2330
MST 48	LABCICC-ESR 2105	HHO 14	LABCICC-ESR 2330
MST 60	LABCICC-ESR 2105	HHO 8	LABCICC-ESR 2330
MST 37	LABCICC-ESR 2105	HD 19	LABCIAPMO-UES ER 143
MSTC 52	LABCICC-ESR 2105	MASAV MASAP	LABCICC-ESR 2555
ST 22	LABCICC-ESR 2105	SET-3G	LABCICC-ESR 4057
PARALAM (PSU TIMBERSTRAND LVL)	LABCICC-ESR 1387	TITEN HD	LABCICC-ESR 2713
SIMPSON POSTWALL-NG	LABCICC-ESR 2138	Simpson Strong Wall SSW	LABCICC-ESR 1679
MPBZ	LABCICC-ESR 3050	LTPA3A5L5H2.5	LABCICC-ESR 3096

SPECIAL INSPECTION:

- In addition to the regular inspection the following items will also require special inspection in accordance with Sec. 1704, unless exempted by the exceptions of Sec. 1704.2, of the Building Code.
- Soils compliance prior to the foundation inspection, post-tensioned foundation, high strength steel and concrete.
- All inspections and tests shall be performed by a qualified testing agency retained by the owner.
- The special inspector shall be qualified and approved by the building department and acceptable to the architect.
- The special inspector shall observe work assigned for conformance to the approved design drawings and specifications.
- The special inspector shall furnish an inspection report to the building department, engineer and architect of record. Copies of the report shall be available at the job site at all times.
- Final reports for all inspections and testing must be provided by the special inspector. Final reports shall document completion of all inspections and correction of all noted discrepancies.
- The duties of the special inspector shall be in conformance with the requirements of section 1704 of the latest edition of the CBC/IBC.
- Contractor shall be responsible for all expenses due to any premature notification of inspection which results in additional site visits.
- Failure of notification by the contractor for inspection on a timely basis may result in complete removal and replacement of all work performed at contractors expense.
- Site visits by the structural engineer do not constitute an inspection.

SPECIAL INSPECTION BY A SPECIAL INSPECTOR FOR EXISTING SITE SOIL CONDITIONS, FILL PLACEMENT & LOAD BEARING REQUIREMENTS SHALL BE PERFORMED PER THE FOLLOWING TABLE.

Exception: Special inspection for existing site soil conditions per table below is not required if allowable soil bearing pressure used for design is ≤ 1500 psf, soils report is not required by building official, and there is no controlled fill placement on existing building site.

SPECIAL INSPECTION TABLE FOR EXISTING SITE SOIL CONDITIONS

INSPECTION TASK	FREQUENCY OF INSPECTION		REFERENCE FOR CRITERIA CBC/IBC SECTION
	Continuous	Periodic	
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity per soils report.	—	✓	Sec. 1705.6
2. Verify excavations are extended to proper depth & have reached proper material per soils report.	—	✓	
3. Perform classification & testing of compacted fill materials per soils report.	—	✓	
4. During fill placement, verify use of proper materials and procedures in accordance with the provisions of the approved geotechnical report. Verify densities and lift thicknesses during placement and compaction of compacted fill.	✓	—	
5. Prior to placement of compacted fill, inspect subgrade & verify that site has been prepared properly per soils report.	—	✓	

SPECIAL INSPECTION BY A SPECIAL INSPECTOR FOR THE CONSTRUCTION OF HORIZONTAL WOOD DIAPHRAGMS, WOOD SHEAR WALLS & MANUFACTURED SHEAR WALLS ARE REQUIRED & SPECIFIED IN THE FOLLOWING TABLE.

SPECIAL INSPECTION TABLE FOR WOOD DIAPHRAGM & SHEAR WALLS

INSPECTION TASK	NOT APPLICABLE	FREQUENCY OF INSPECTION		REFERENCE FOR CRITERIA CBC/IBC SECTION
		Continuous	Periodically	
Horizontal wood diaphragms with edge nail spacing equal to or closer than 4" o.c.	Sheathing types, grade thickness, span rating, and nail types, nail sizes & spacing.	—	✓	Sec. 1705.13.2
Wood shear walls with edge nail spacing equal to or closer than 4" o.c.	Sheathing types, grade thickness, wall nail types, nailing sizes and spacing. Sill nail types, size and spacing. Anchor bolt sizes & spacing. Holdown types & their connections to shear walls & foundation framing. Wall end post sizes.	—	✓	Sec. 1705.13.2
Manufactured shear walls, Hardy panels, Simpson steel & Wood Strong walls.	Panel types, nailing, bolting, anchoring, wall top plate screw types, sizes & spacing, holddown & drag strut connections to walls/panels.	—	✓	Sec. 1704 Sec. 1705.13.2 Sec. 1705.13.3
Metal-plate connected wood trusses with a clear span of 60 feet or greater.	Verify that the installation of the permanent individual truss member restraint bracing has been installed in accordance with the approved truss submittal package.	—	✓	Sec. 1705.5.2

Los Angeles Regional Uniform Code Program

STRUCTURAL OBSERVATION REPORT FORM

Report No. _____ of _____

This report includes all construction work through _____ day of _____, 20____.

Project Address: **611 O Campo**

Building Permit No.: _____ Structural Observer (SO): **HUAN NGUYEN** Phone No. of SO: **949-752-1612**

Inspector (I): **BASIL AMANARI** Professional Seal No. of Observer: **CB20230** Phone No. of Observer: **949-279-7410**

OBSERVED STRUCTURAL ELEMENTS AND THEIR CONNECTIONS

FOUNDATION	WALL	FRAME	FLOOR	ELEMENT CONNECTION OBSERVATION/LOCATION
☐ Footing, Stem Walls, Piers	☐ Concrete	☐ Steel Moment Frame	☐ Concrete	
☐ Mat Foundation	☐ Modulus of Elasticity Concrete Shear Walls	☐ Steel Braced Frame	☐ Steel Deck	
☐ Caisson, Piles, Grade Beams	☐ Masonry	☐ Concrete Moment Frame	☐ Wood	
☐ Retaining Foundation	☐ Modulus of Elasticity	☐ Steel Moment Frame	☐ Other:	
☐ Helix Special Anchors	☐ Other:			
☐ Other:				

* For concrete buildings more than 160 feet in structural height: Concrete mix meets the modulus of elasticity requirements in design for seismic force resisting systems.

NOTED DEFICIENCIES with the proposed corresponding corrective actions with respect to general conformance with the approved plans or in the field path: (A final report by the structural observer which states that all observed deficiencies have been resolved is required before acceptance of the work by the building official.)

I DECLARE THAT THE FOLLOWING STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE:

- I AM THE ENGINEER OR ARCHITECT RETAINED BY THE OWNER TO BE RESPONSIBLE FOR THE STRUCTURAL OBSERVATION IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF LOS ANGELES.
- I, OR ANOTHER ENGINEER OR ARCHITECT WHO HAS DELEGATED AUTHORITY AND IS UNDER MY RESPONSIBLE CHARGE, HAS PERFORMED THE REQUIRED SITE VISITS AT EACH SIGNIFICANT CONSTRUCTION STAGE TO VERIFY IF THE STRUCTURE IS IN GENERAL CONFORMANCE WITH APPROVED PLANS AND SPECIFICATIONS.
- ALL NOTED DEFICIENCIES WHICH REMAIN TO BE CORRECTED HAVE BEEN INDICATED ABOVE.
- I RECOMMEND THAT ACCEPTANCE OF THE STRUCTURAL SYSTEMS BY THE CITY OF LOS ANGELES BE WITHHELD UNTIL ALL OBSERVED DEFICIENCIES ARE CORRECTED.

SIGNATURE OF STRUCTURAL OBSERVER: _____ DATE: _____

SEAL OF STRUCTURAL OBSERVER: _____

Los Angeles Regional Uniform Code Program

STRUCTURAL OBSERVATION PROGRAM AND DESIGNATION OF THE STRUCTURAL OBSERVER

Committee I-3: Structural Observation

PROJECT ADDRESS: **611 O Campo** PERMIT APPL. NO.: _____

Description of Work: _____

Owner: _____ Architect: _____ Engineer: **Gouvis Engineering**

STRUCTURAL OBSERVATION
(Only checked items are required)

Firm or individual to be responsible for the Structural Observation:
Name: **Gouvis Engineering** Phone: **(949) 752-1912** Calif. Registration: **00026**

FOUNDATION	WALL	FRAME	DIAPHRAGM
☐ Footing, Stem Walls, Piers	☐ Concrete	☐ Steel Moment Frame	☐ Concrete
☐ Mat Foundation	☐ Masonry	☐ Steel Braced Frame	☐ Steel Deck
☐ Caisson, Piles, Grade Beams	☐ Wood	☐ Concrete Moment Frame	☐ Wood
☐ Retaining Foundation, Helix Special Anchors	☐ Other:	☐ Other:	☐ Other:
☐ Other:			

DECLARATION BY OWNER
I, the Owner of the project, declare that the above listed firm or individual is hired by me to be the Structural Observer.

Signature: _____ Date: _____

DECLARATION BY ARCHITECT 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 the project, declare that the above listed firm or individual is designated by me to be responsible for the Structural Observation.

Signature: _____ **C64238** **01/28/2028**
License No. Date

Witnessed by (Not to be signed by Owner)

PLAN CHECK ADDED NOTES:

- Contractors responsible for the construction of a wind or seismic force resisting system/component listed in the Statement of Special Inspection shall submit a written statement of responsibility to the LADBS Inspectors and the owner prior to the commencement of work on such system or component per Sec. 1704.4.
- Continuous Special Inspection by a registered deputy inspector is required for field welding, post-installed adhesive anchors installed horizontally or upwardly inclined to resist sustained tension loads, shotcrete placement, concrete strength $f_c \geq 2500$ psi, sprayed-on fireproofing, engineered masonry, high-lift grouting, high load diaphragms, special moment-resisting concrete frames, and helical pile foundations.
- Foundation sills shall be naturally durable or preservative-treated wood.
- Field Welding to be done by welders certified by the LADBS for (structural steel)/reinforcing steel/light gauge steel. Continuous inspection by a deputy inspector is required.
- Shop welds must be performed in a LADBS licensed fabricator shop.
- LADBS licensed fabricator is required for (Trusses) (Structural Steel).
- Glued-laminated timbers must be fabricated in a LADBS licensed shop. Identify grade symbol and lamination species per 2015 NDS Supplement Table 5A.
- Provide lead hole 40% - 70% of threaded shank diameter and full diameter for smooth shank portion.
- Periodic Special Inspection is required for wood shear walls, shear panels, and diaphragms, including nailing, bolting, anchoring, and other fastening to components of the seismic force resisting system. Special inspection by a deputy inspector is required where the fastener spacing of the sheathing is 4 inches on center or less.
- A copy of the Los Angeles Research Report and/or conditions of listing shall be made available at the job site.
- If adverse soil conditions are encountered, a soils investigation report may be required.
- Hold-down connector bolts into wood framing require approved plate washers, and holdowns shall be finger tight and wrench turned just prior to covering the wall framing. Connector bolts into wood framing require steel plate washers on the post on the opposite side of the anchorage device. Plate size shall be a minimum of 0.296" X 3" x 3".
- Roof diaphragm nailing to be inspected before covering. Face grain of plywood shall be perpendicular to supports. Floor shall have tongue and groove or blocked panel edges. Plywood spans shall conform with Table 2304.6(1).
- All diaphragm and shear wall nailing shall utilize common nails or galvanized box.
- All bolt holes shall be drilled $\frac{1}{16}"$ to $\frac{1}{8}"$ oversized.
- Hold-down hardware must be secured in place prior to foundation inspection.
- If adverse soil conditions are encountered, a soils investigation report may be required.
- Provide a foundation under the stair stringers.
- Walls braced to resist wind and seismic forces shall not exceed the following height to width ratios: 2 to 1 for wood structural panels, 1-1/2 to 1 for gypsum wallboard and Portland cement plaster (stucco) (2308.3, SDPWS 4.3.4).



15 Studebaker
Irvine
CA 92618

Irvine
tel 949.752.1612
fax 949.752.5321

Palm Springs
tel 760.323.5090



DATE SIGNED: 5/28/26

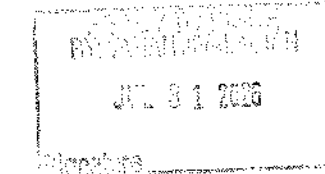
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PROJECT:

611 Ocampo



DEVELOPER:

Dolan Design & Build

ARCHITECT:

Bureau Namas

LOCATION:

Los Angeles
Los Angeles
CA

REVISIONS

NO.	DATE	DESCRIPTION
1	05/28/2026	PLAN CHECK

SHEET NAME:

SPECIAL INSPECTIONS

PROJECT NUMBER:

66907

ENGINEER:

GE

DRAFTER:

GE

SHEET NUMBER:

SN1.1

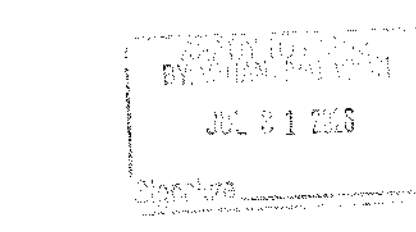


DATE SIGNED: 5/28/26
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PROJECT:
611 Ocampo



DEVELOPER:
Dolan Design & Build

ARCHITECT:
Bureau Namas

LOCATION:
Los Angeles
Los Angeles
CA

REVISIONS		
NO.	DATE	DESCRIPTION
1	05/28/2026	PLAN CHECK

SHEET NAME:
OVERALL FOUNDATION PLAN

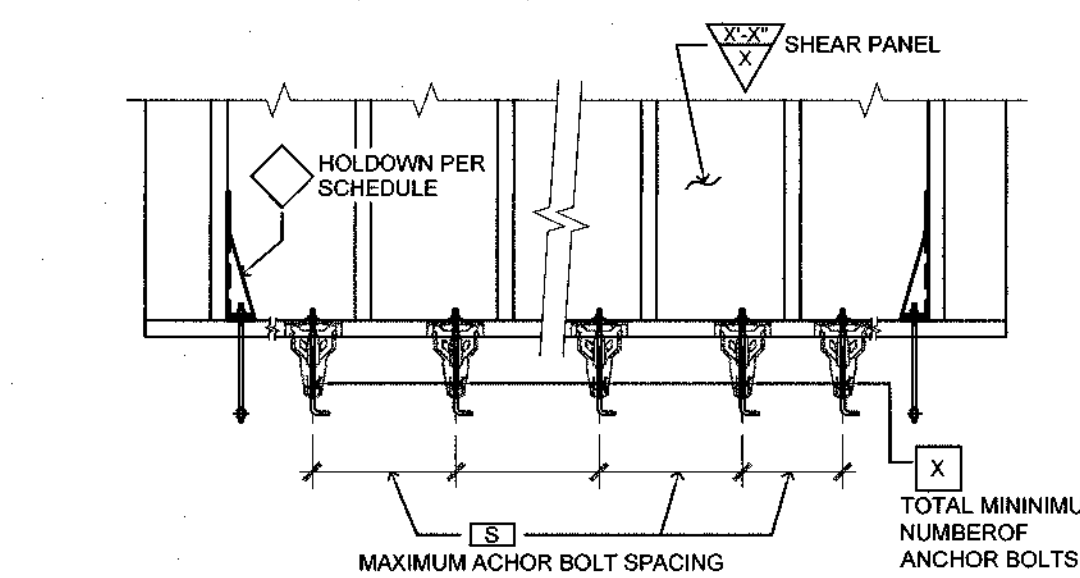
PROJECT NUMBER:
66907

ENGINEER: GE
DRAFTER: GE

SHEET NUMBER:
S-1.0

SYMBOLS LEGEND

- FOOTING
DROP IN SLAB (VERIFY PRIOR TO CONSTRUCTION)
REBAR
PAD NUMBER
SHEAR PANEL LENGTH AND NUMBER. REFER TO SNI1 FOR PANEL TYPE
DETAIL NUMBER
DETAIL SHEET NUMBER
HOLDOWN NUMBER
MAXIMUM SPACING
TOTAL MINIMUM NUMBER OF ANCHOR BOLTS EQUALLY SPACED AS POSSIBLE. SEE FOUNDATION SECTION NOTES ON SNI1 SHEET(S) FOR OTHER REQUIREMENTS. STRONG-TIE MASOZMASOPZ MUOSILL ANCHORS CAN BE USED IN LIEU OF ANCHOR BOLTS, ON A ONE TO ONE BASIS, WITH END DISTANCE OF 4" MIN. AND MIN. SPACING @ 12" O.C. (PER ESR #2555). SEE DETAIL 1/SD1 FOR ILLUSTRATION.



KEY NOTES

1. 18" WIDE x 24" DEEP x 4'-0" PAST PRE-FAB PANELS CONC. GRADE BM WITH (2) #5 TOP AND (2) #5 BOTTOM

PAD SCHEDULE

SYM.	PAD TYPE
PD1	2'-0" SQ. X 60" DEEP PAD W/ (3) #5 T&B, E.W.
PD2	2'-0" SQ. X 60" DEEP PAD W/ (4) #5 T&B, E.W.
PD3	3'-0" SQ. X 60" DEEP PAD W/ (4) #5 T&B, E.W.
PD4	3'-0" SQ. X 60" DEEP PAD W/ (5) #5 T&B, E.W.
PD5	4'-0" SQ. X 60" DEEP PAD W/ (5) #5 T&B, E.W.
PD6	2'-0" SQ. X 24" DEEP PAD W/ (3) #4 T&B, E.W.
PD7	2'-0" SQ. X 24" DEEP PAD W/ (4) #4 T&B, E.W.
PD8	3'-0" SQ. X 24" DEEP PAD W/ (4) #4 T&B, E.W.
PD9	3'-0" SQ. X 24" DEEP PAD W/ (5) #4 T&B, E.W.
PD10	4'-0" SQ. X 24" DEEP PAD W/ (5) #4 T&B, E.W.
PD11	4'-0" SQ. X 24" DEEP PAD W/ (6) #4 T&B, E.W.

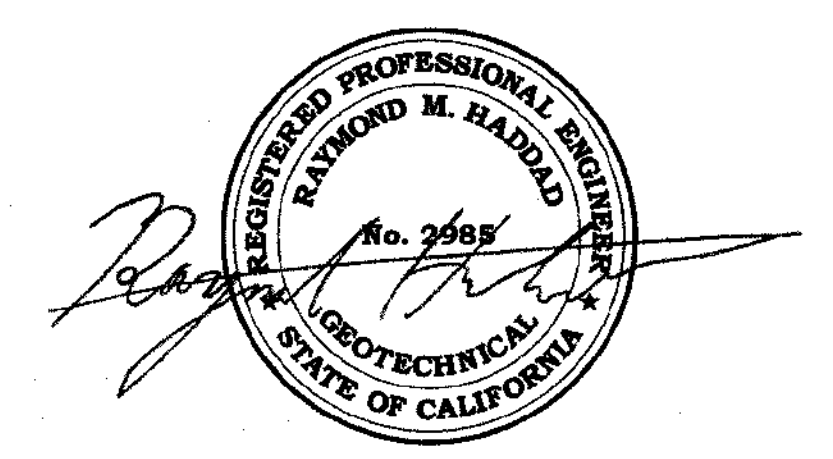
HOLDOWN SCHEDULE

SYM.	HOLDOWNS	MIN. POST SIZE (U.N.C. ON PLAN)	BOLT TYPES	CONC. PAD SIZES FOR PAD BOLTS
TD1	HTTS	2-2 x 4 OR 4 x 4	SSTB24 OR SSB24	N/A
TD2	HDUE7	4 x 4	SSTB24 OR SSB24	N/A
TD3	HDQ8	4x4	SSTB28	N/A
TD4	HDUE9	4 x 4	SSTB28	N/A
TD5	HDUE13	4 x 6	SB1X30	N/A
TD6	HDUE17	4 x 6	SB1X30	N/A
TD7	HHQ11	4 x 6	SB1X30	N/A
TD8	HHQ14	4 x 6	SB1X30	N/A
TD9	HD19	6 x 6	PAB10	3'-8" SQ. x 20" DEEP

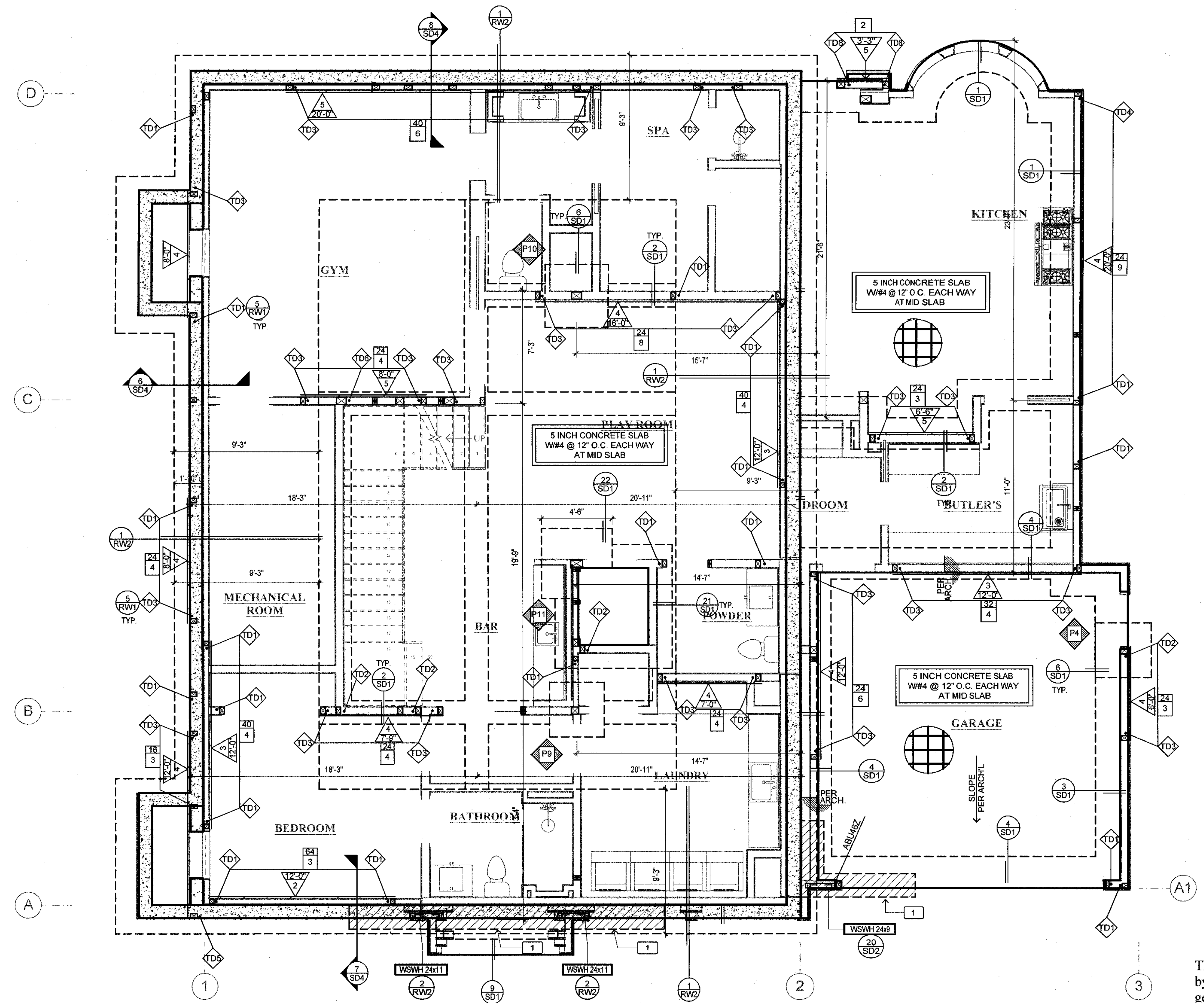
NOTE: REFER TO 16/SD1 & 5/RW1 FOR TD HOLDOWNS

FOUNDATION NOTES

1. REFER TO SNI1 SHEET FOR MORE INFO.
2. FOR SHEAR PANEL TYPE ON BOTH SIDES OF WALL. USE MIN. 3X6 SILL PLATES (U.N.C.) WITH 5/8" DIA. ANCHOR BOLTS. NO MASOZMASAP OR MASOZMASOPZ ARE ALLOWED.



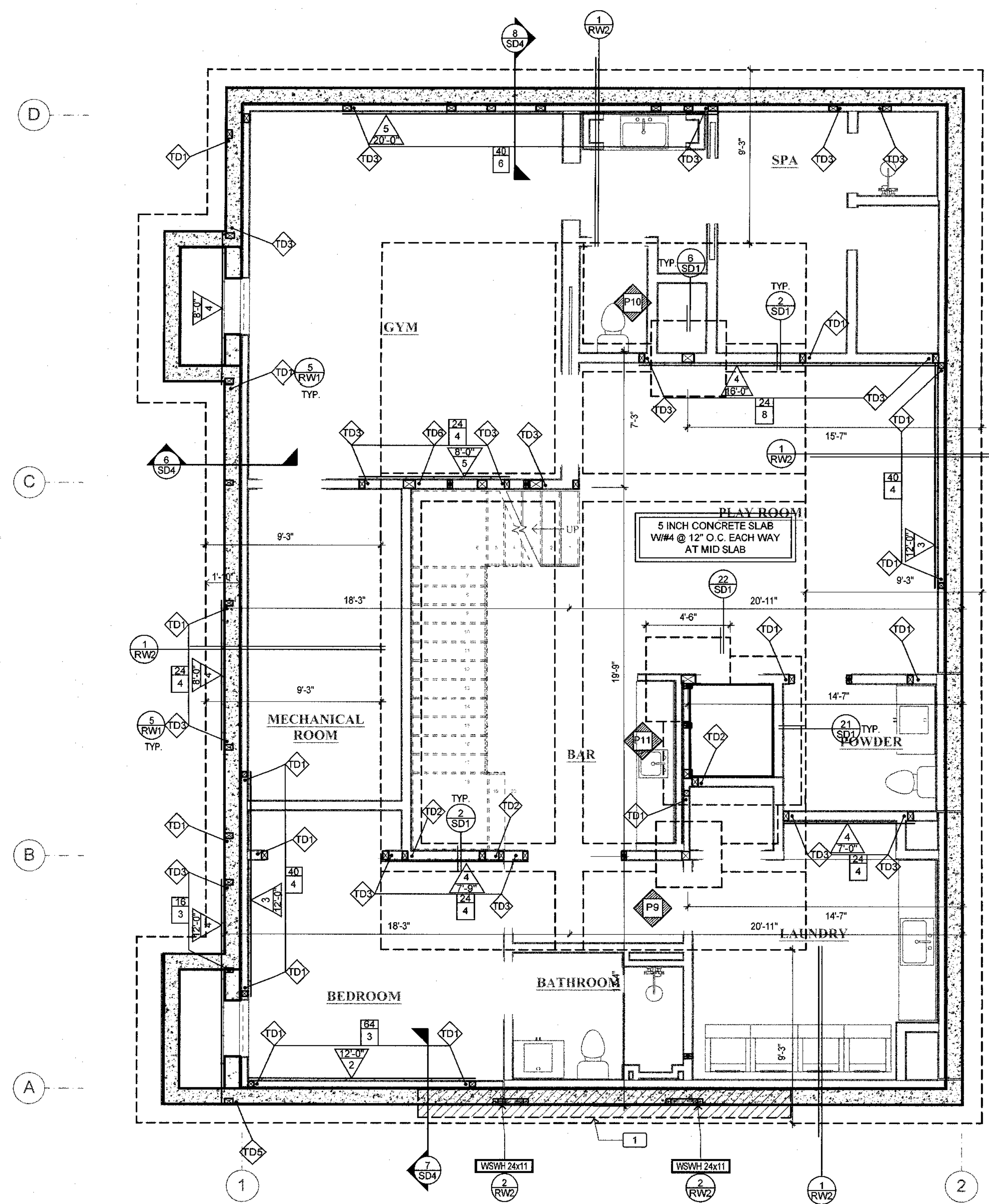
06.25.2026



OVERALL FOUNDATION PLAN

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

The following stamped sheets of the plans have been reviewed by Creative Geotechnical, Inc. from a geology and/or geotechnical engineering standpoint and appear to be in general conformance with the project report(s) prepared and/or accepted by Creative Geotechnical, Inc. The project report(s) should be considered part of the plans. However, for any discrepancies between the project report(s) recommendations and the project plans, the more restrictive recommendations shall prevail and supersede. Additionally, our office shall be contacted for clarification. This review is not to be construed as an authentication of any dimensions, calculations, or elevations shown on the plans. No on-site infiltration within ten feet from any proposed foundations or structures.

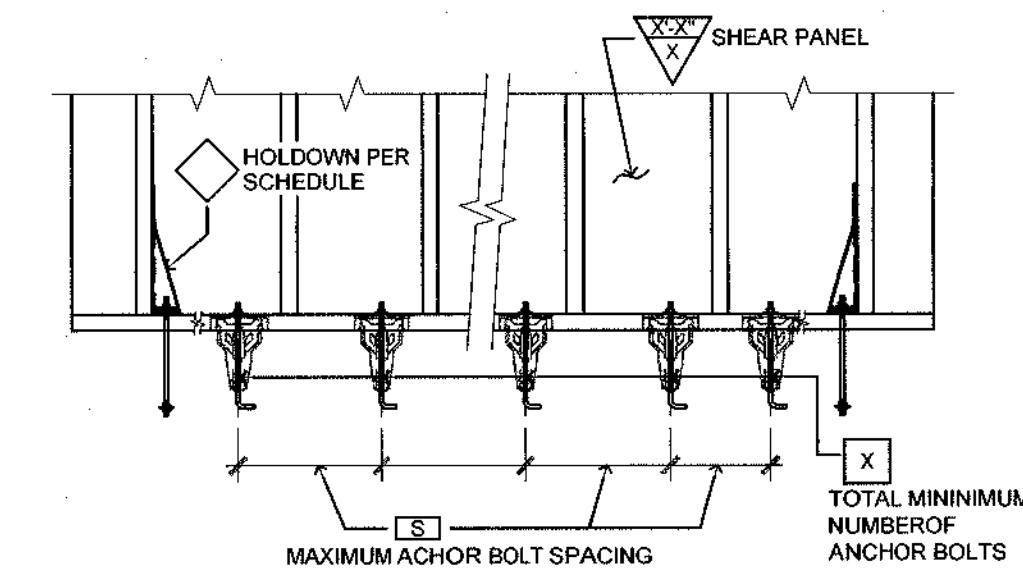


BASEMENT FOUNDATION PLAN

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

SYMBOLS LEGEND

- FOOTING
DROP IN SLAB (VERIFY PRIOR TO CONSTRUCTION)
- REBAR
PAD NUMBER
SHEAR PANEL LENGTH AND NUMBER
REFER TO SM1 FOR PANEL TYPE
DETAIL NUMBER
DETAIL SHEET NUMBER
HOLDOWN NUMBER
MAXIMUM SPACING
TOTAL MINIMUM NUMBER OF ANCHOR BOLTS EQUALLY SPACED
AS POSSIBLE. SEE FOUNDATION SECTION NOTES ON SM1 SHEET(S)
FOR OTHER REQUIREMENTS. STRONG-TIE MASOZMASOPZ MUDSILL
ANCHORS CAN BE USED IN LIEU OF ANCHOR BOLTS, ON A ONE TO
ONE BASIS, WITH END DISTANCE OF 4" MIN. AND MIN. SPACING @
12" O.C. (PER ESR #2555). SEE DETAIL 1/SD1 FOR ILLUSTRATION.



KEY NOTES

1. 18" WIDE x 24" DEEP x 4'-0" PAST PRE-FAB PANELS
CONC. GRADE BM WITH (2) #5 TOP AND (2) #5 BOTTOM

PAD SCHEDULE

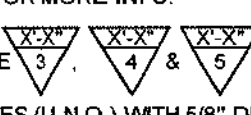
SYM.	PAD TYPE
PD1	2'-0" SQ. X 80" DEEP PAD W/ (3) #5 T&B, E.W.
PD2	2'-6" SQ. X 80" DEEP PAD W/ (4) #5 T&B, E.W.
PD3	3'-0" SQ. X 80" DEEP PAD W/ (4) #5 T&B, E.W.
PD4	3'-6" SQ. X 80" DEEP PAD W/ (5) #5 T&B, E.W.
PD5	4'-0" SQ. X 80" DEEP PAD W/ (6) #5 T&B, E.W.
PD6	2'-0" SQ. X 24" DEEP PAD W/ (3) #4 T&B, E.W.
PD7	2'-6" SQ. X 24" DEEP PAD W/ (4) #4 T&B, E.W.
PD8	3'-0" SQ. X 24" DEEP PAD W/ (4) #4 T&B, E.W.
PD9	3'-6" SQ. X 24" DEEP PAD W/ (5) #4 T&B, E.W.
PD10	4'-0" SQ. X 24" DEEP PAD W/ (6) #4 T&B, E.W.
PD11	4'-6" SQ. X 24" DEEP PAD W/ (6) #4 T&B, E.W.

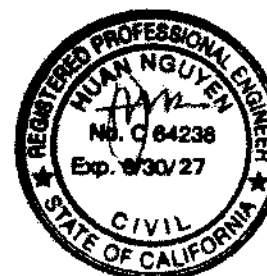
HOLDOWN SCHEDULE

SYM.	HOLDOWNS	MIN. POST SIZE (U.N.O. ON PLAN)	BOLT TYPES	CONC. PAD SIZES FOR PAD BOLTS
TD1	HTTS	2-2 x 4 OR 4 x 4	SSTB24 OR SBSB24	N/A
TD2	HDUE7	4 x 4	SSTB24 OR SBSB24	N/A
TD3	HDQ8	4x4	SSTB28	N/A
TD4	HDUE9	4 x 4	SSTB28	N/A
TD5	HDUE13	4 x 6	SB1X30	N/A
TD6	HDUE17	4 x 6	SB1X30	N/A
TD7	HHQ11	4 x 6	SB1X30	N/A
TD8	HHQ14	4 x 8	SB1X30	N/A
TD9	HD19	6 x 6	PAB10	3'-8" SQ. x 20" DEEP

NOTE: REFER TO 1/SD1 & 5/RW1 FOR TD HOLDOWNS

FOUNDATION NOTES

1. REFER TO SM1 SHEET FOR MORE INFO
2. FOR SHEAR PANEL TYPE  ON BOTH SIDES OF WALL.
USE MIN. 3X6 SILL PLATES (U.N.O.) WITH 5/8" DIA. ANCHOR BOLTS. NO
MASO/MASAP OR MASOZMASOPZ ARE ALLOWED.



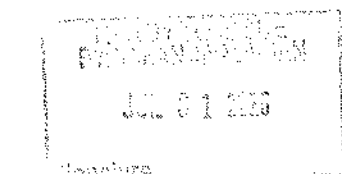
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PROJECT:
611 Ocampo



DEVELOPER:
Dolan Design & Build

ARCHITECT:
Bureau Namas

LOCATION:
Los Angeles
Los Angeles
CA

REVISIONS

NO.	DATE	DESCRIPTION
1	05/28/2008	PLAN CHECK

SHEET NAME

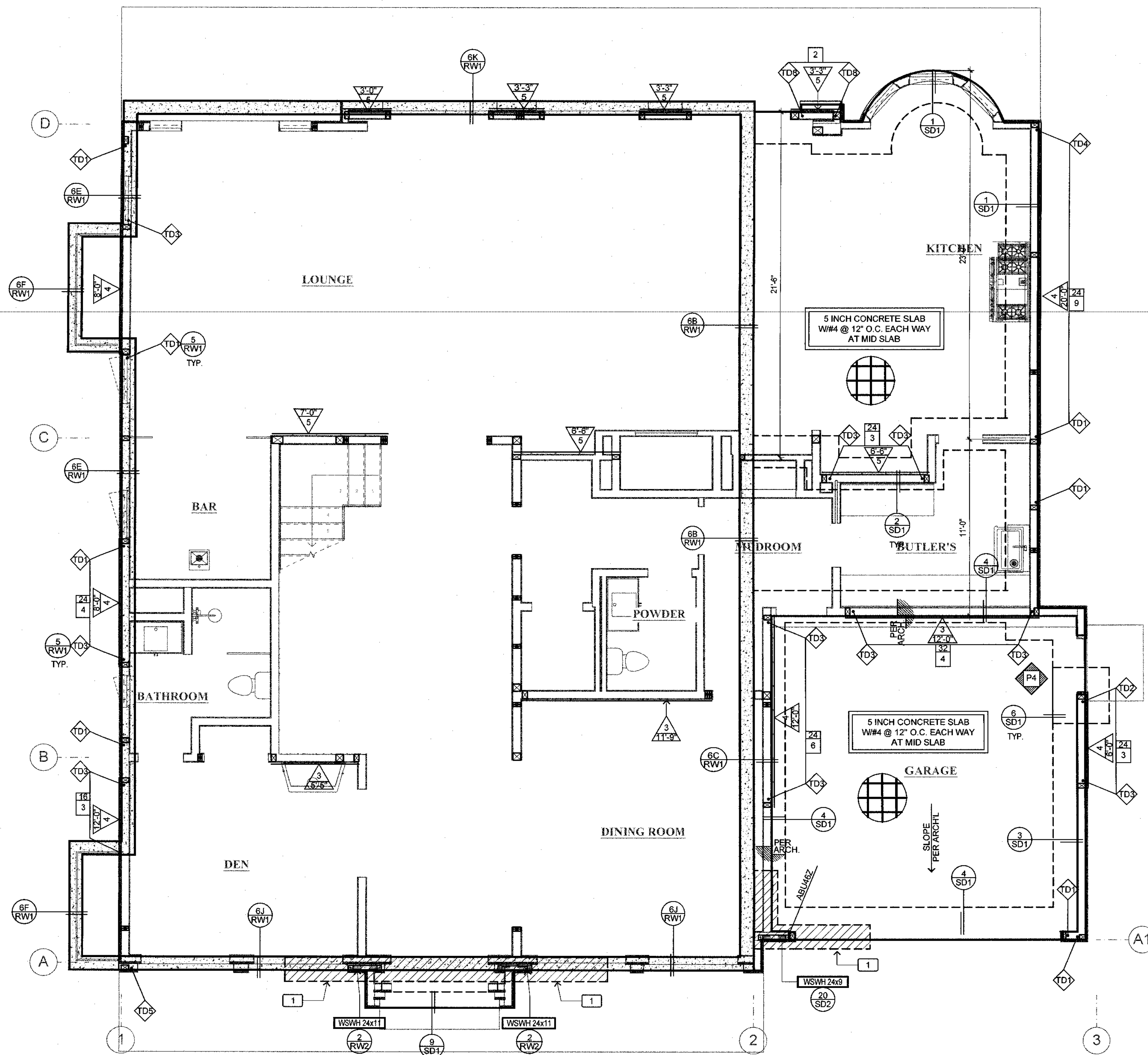
BASEMENT FOUNDATION
PLAN

PROJECT NUMBER:
66907

ENGINEER: GE
DRAFTER: GE

SHEET NUMBER:

S-1.1

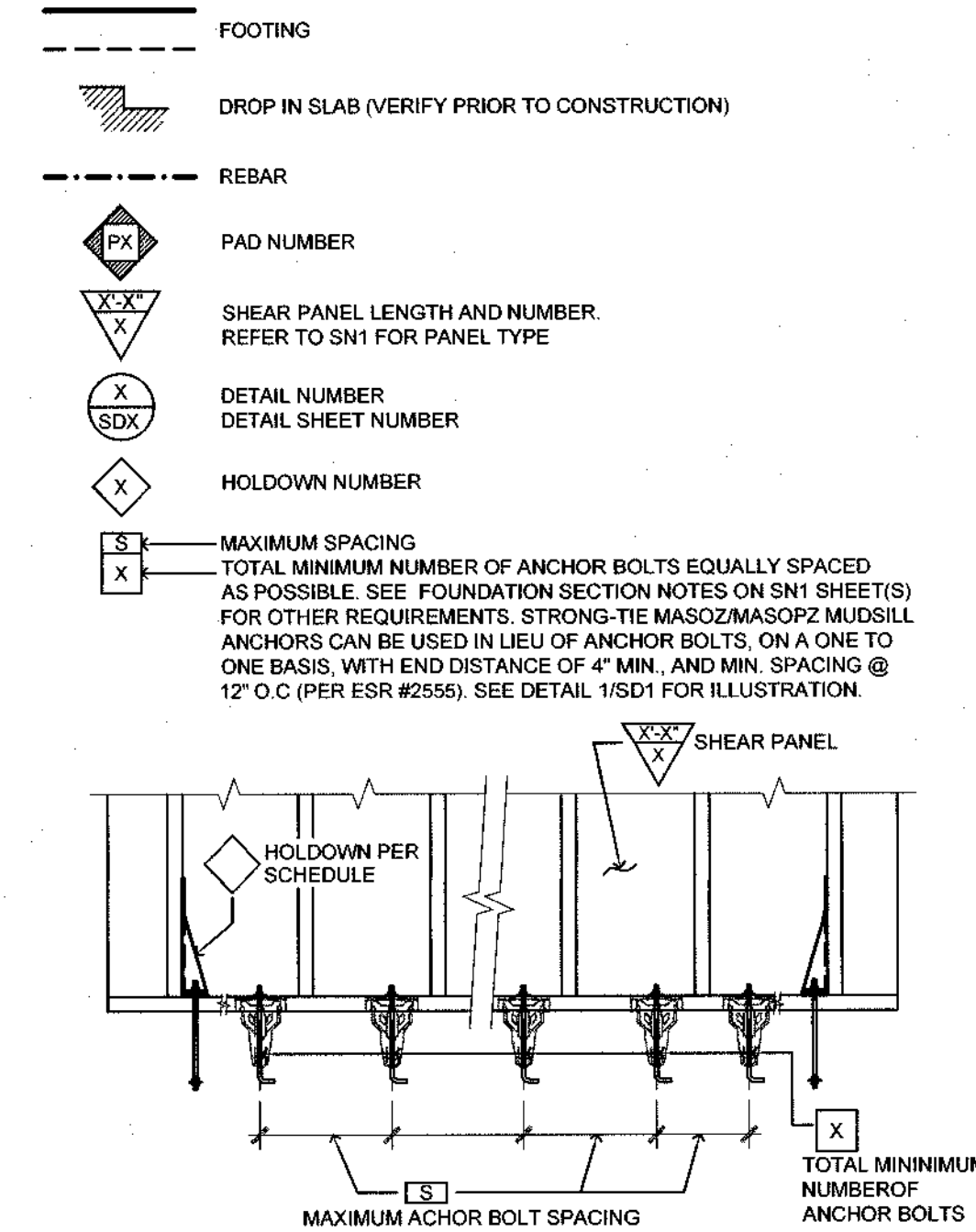


FOUNDATION PLAN

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

The following stamped sheets of the plans have been reviewed by Creative Geotechnical, Inc. from a geology and/or geotechnical engineering standpoint and appear to be in general conformance with the project report(s) prepared and/or accepted by Creative Geotechnical, Inc. The project report(s) should be considered part of the plans. However, for any discrepancies between the project report(s) recommendations and the project plans, the more restrictive recommendations shall prevail and supersede. Additionally, our office shall be contacted for clarification. This review is not to be construed as an authentication of any dimensions, calculations, or elevations shown on the plans. No on-site infiltration within ten feet from any proposed foundations or structures.

SYMBOLS LEGEND



KEY NOTES

1. 18" WIDE x 24" DEEP x 4'-0" PAST PRE-FAB PANELS CONC. GRADE BM WITH (2) #5 TOP AND (2) #5 BOTTOM

PAD SCHEDULE

SYM.	PAD TYPE
PD1	2'-0" SQ. X 60" DEEP PAD W/ (3) #5 T&B, E.W.
PD2	2'-6" SQ. X 60" DEEP PAD W/ (4) #5 T&B, E.W.
PD3	3'-0" SQ. X 60" DEEP PAD W/ (4) #5 T&B, E.W.
PD4	3'-6" SQ. X 60" DEEP PAD W/ (5) #5 T&B, E.W.
PD5	4'-0" SQ. X 60" DEEP PAD W/ (6) #5 T&B, E.W.
PD6	2'-0" SQ. X 24" DEEP PAD W/ (3) #4 T&B, E.W.
PD7	2'-6" SQ. X 24" DEEP PAD W/ (4) #4 T&B, E.W.
PD8	3'-0" SQ. X 24" DEEP PAD W/ (4) #4 T&B, E.W.
PD9	3'-6" SQ. X 24" DEEP PAD W/ (5) #4 T&B, E.W.
PD10	4'-0" SQ. X 24" DEEP PAD W/ (6) #4 T&B, E.W.
PD11	4'-6" SQ. X 24" DEEP PAD W/ (6) #4 T&B, E.W.

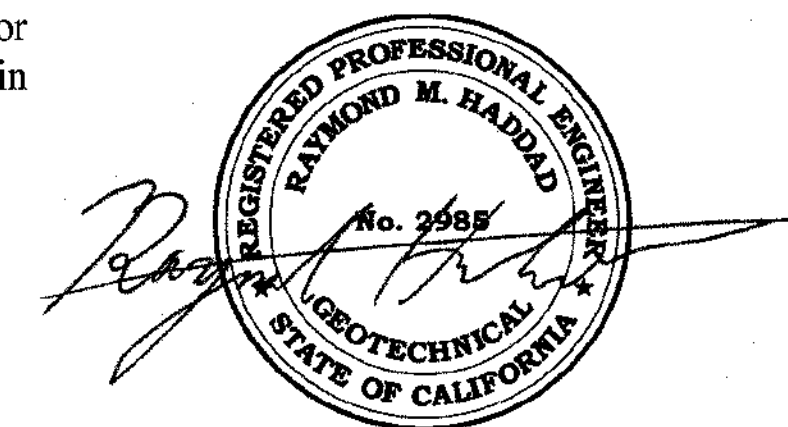
HOLDOWN SCHEDULE

SYM.	HOLDOWNS	MIN. POST SIZE (U.N.O. ON PLAN)	BOLT TYPES	CONC. PAD SIZES FOR PAD BOLTS
TD1	HITS	2-2 x 4 OR 4 x 4	SSTB24 OR SSB24	N/A
TD2	HDUE7	4 x 4	SSTB24 OR SSB24	N/A
TD3	HDQ8	4x4	SSTB28	N/A
TD4	HDUE9	4 x 4	SSTB28	N/A
TD5	HDUE13	4 x 6	SB1X30	N/A
TD6	HDUE17	4 x 6	SB1X30	N/A
TD7	HHQ11	4 x 6	SB1X30	N/A
TD8	HHQ14	4 x 8	SB1X30	N/A
TD9	HD19	6 x 6	PAB10	3'-6" SQ. x 20" DEEP

NOTE: REFER TO 18/SD1 & 5/RW1 FOR TD HOLDOWNS

FOUNDATION NOTES

1. REFER TO SNI SHEET FOR MORE INFO.
2. FOR SHEAR PANEL TYPE ON BOTH SIDES OF WALL, USE MIN. 3X6 SILL PLATES (U.N.O.) WITH 5/8" DIA. ANCHOR BOLTS. NO MASANASAP OR MASOZMASOPZ ARE ALLOWED.



06.25.2026



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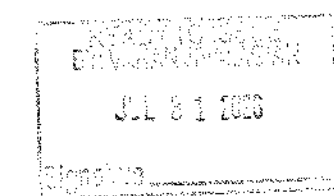
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PROJECT:
611 Ocampo



DEVELOPER:
Dolan Design & Build

ARCHITECT:
Bureau Namas

LOCATION:
Los Angeles
Los Angeles
CA

REVISIONS

NO.	DATE	DESCRIPTION
1	05/28/2026	PLAN CHECK

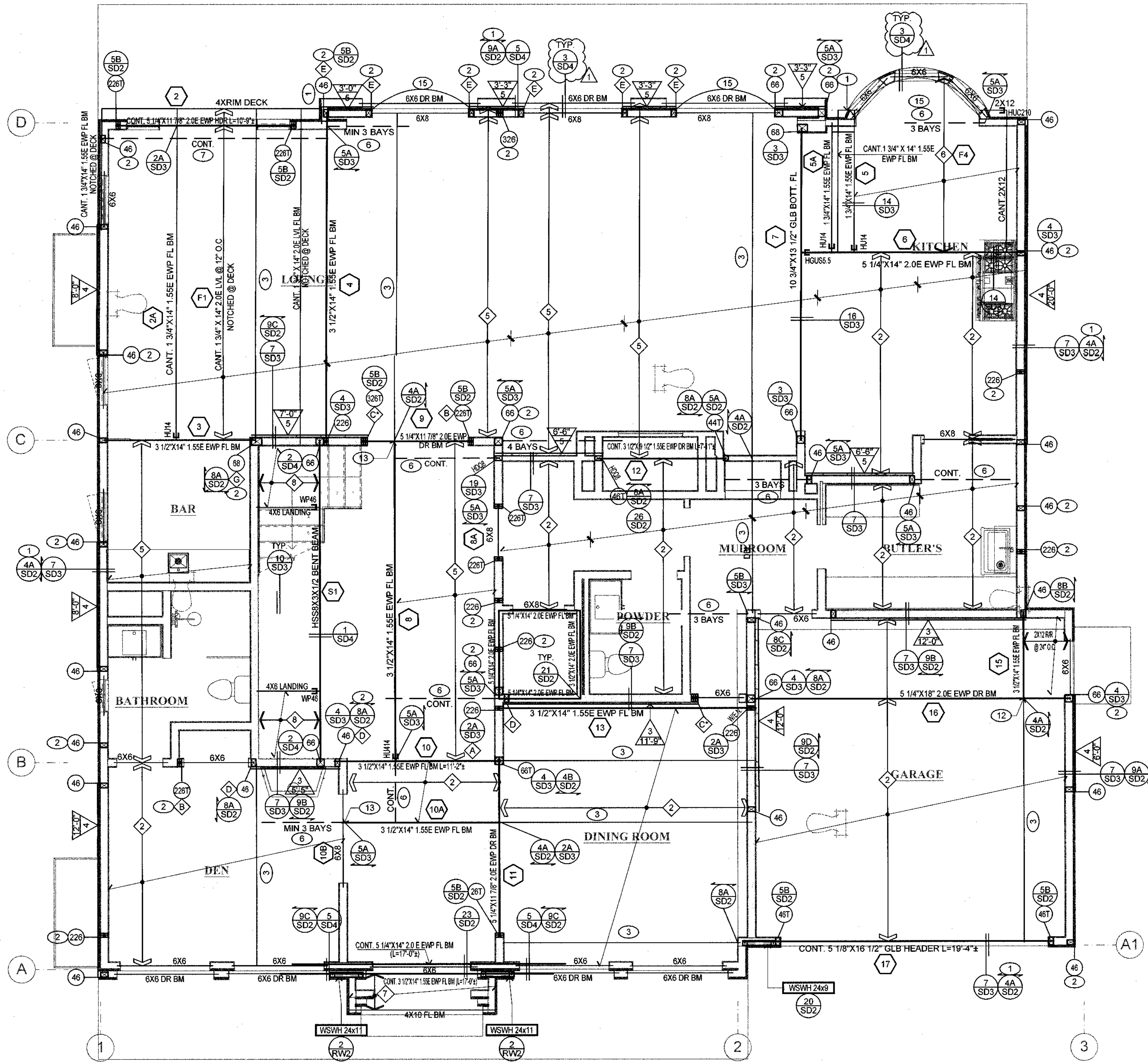
SHEET NAME:
FOUNDATION PLAN

PROJECT NUMBER:
66907

ENGINEER: GE
DRAFTER: GE

SHEET NUMBER:

S-1.1A



FLOOR FRAMING PLAN

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

STUD AND TRIMMER SCHEDULE

24	2X4 STUD	226	2-2X6 STUD	241	2X4 TRIMMER	228	2-2X6 TRIMMER
26	2X6 STUD	224	3-2X4 STUD	261	2X6 TRIMMER	224	3-2X4 TRIMMER
224	2-2X4 STUD	226	2-2X6 STUD	241	2-2X4 TRIMMER	228	2-2X6 TRIMMER

POST AND TRIMMER SCHEDULE

44	4X4 POST	412	4X12 POST	441	4X4 TRIMMER	461	8X8 TRIMMER
46	4X6 POST	466	6X6 POST	461	4X6 TRIMMER	461	6X6 TRIMMER
48	4X8 POST	466	6X8 POST	461	4X8 TRIMMER	461	6X8 TRIMMER
410	4X10 POST	466	6X8 POST				

SYMBOLS LEGEND

	POST OR TRIMMER AS NOTED		DIRECTION OF ROOF MEMBER PER SCHEDULE
	DIRECTION OF HATCH WALLS ON PLANS FOR INTERMEDIATE BRG		DIRECTION OF HATCH WALLS ON PLANS FOR INTERMEDIATE BRG
	DIRECTION OF HATCH WALLS ON PLANS FOR INTERMEDIATE BRG		DIRECTION OF HATCH WALLS ON PLANS FOR INTERMEDIATE BRG
	SHEAR PANEL (X) LENGTH (X-Y)		DETAIL SHEET NUMBER
	BEAM NUMBER, REFER TO GOUVIS ENGINEERING CALCULATIONS		MINIMUM MODULUS OF ELASTICITY (E)
	BEAM SIZE, SEE BEAM SCHEDULE		KEY NOTE NUMBER
	BEARING WALL		CALIFORNIA FRAMING

KEY NOTES

- CONTINUOUS 1 1/4" WIDE MIN. LVL / TIMBERSTRAND OR SPLICE PER PLAN
- ALIGN STUD(S) / POST(S) WITH UPPER FLOOR STUD(S) / POST(S) AND PROVIDE SOLID BLOCKING BETWEEN FLOOR (PROVIDE E.N. WHEN POST IS LOCATED WITHIN S.W.)
- CONTINUOUS JOIST W/E.N.
- DRAG STRUT W/E.N. SEE PLANS/DETAILS FOR LENGTH, SUPPORT END W/ BLKG
- LINE OF 2X FLAT BLOCKING W/ EDGE NAIL & CONTINUOUS CS16 STRAP OVER U.N.O.
- SEE PLAN FOR NUMBER OF BAYS
- CONTINUOUS FULL HT. BLKG. W/E.N. SEE PLANS FOR NUMBER OF BAYS (U.N.O.)
- CONTINUOUS LINE OF BLOCKING W/ EDGE NAIL UNDER SHEAR WALL ABOVE W/ (1) 2X10 U.N.O.
- BLOCKED ROOF DIAPHRAGM W/ 10x6 @ 4" O.C. B.N. 6" O.C. E.N. & 12" O.C. F.N.
- BLOCKED FLOOR DIAPHRAGM W/ 10x6 @ 4" O.C. B.N. 6" O.C. E.N. & 12" O.C. F.N.
- SHEAR HANGER BY TRUSS SUPPLIER
- (1) SIMPSON HTS20 FLUSH BEAM TO DROP BEAM (U.N.O.)
- PROVIDE SOLID BLOCKING
- DRAG TRUSS W/E.N. TRUSS TO TRANSFER 1700# FORCE MIN. (U.N.O.)
- BLOCKED OPENING SEE DETAIL 15S02

FRAMING SCHEDULE

- DESIGNED ROOF TRUSSES @ 24" O.C.
- 2 X 6 LANDING @ 16" O.C.
- 14" T&B 210 JOISTS (OR EQUAL) @ 19" O.C.
- (2) 14" T&B 210 JOISTS (OR EQUAL) @ 19" O.C.
- 14" T&B 210 JOISTS (OR EQUAL) @ 19" O.C.
- (2) 14" T&B 230 JOISTS (OR EQUAL) @ 19" O.C.
- 14" T&B 230 JOISTS (OR EQUAL) @ 19" O.C.
- 14" T&B 230 JOISTS (OR EQUAL) @ 19" O.C.
- 2 X 12 DECK JOISTS @ 16" O.C.
- (BYPASS IF PER FOOT MAX VERIFY WITH ARCHT)
- 2 X 12 FLOOR JOISTS @ 16" O.C.

MANUFACTURER	LEVEL BY	LOUISIANA	BOISE	ROSEBURG
ICC'S REPORT	ESR-1153	ESR-1305	ESR-1336	ESR-1251
11 7/8"	LPI 36	LPI 36	BCI 6000-17E	RFP1-400
14" & 16"	LPI 360	LPI 360	BCI 60-2 OE	RFP1-70
	LPI 330	LPI 330	BCI 60-2 OE	RFP1-90
	LPI 360	LPI 360	BCI 60-2 OE	RFP1-70
	LPI 360	LPI 360	BCI 60-2 OE	RFP1-30

FRAMING NOTES

- REFER TO STRUCTURAL GENERAL NOTES AND DETAIL SHEETS (S1 & S2) FOR MORE INFORMATION.
- REFER TO DETAIL 30S2 FOR TYPICAL CONNECTION AT ALL INTERIOR NON-BEARING WALLS AT ROOF LEVEL.
- SHEAR WALLS CANNOT BE USED AS PLUMBING WALLS, UNLESS APPROVED BY GOUVIS ENGINEERING CONSULTING GROUP IN WRITING.
- AT DOUBLE SIDED SW, POST W/E.N. PER PLAN TO RECEIVE E.N. FROM BOTH SIDES.
- WHEN MULTIPLE STUDS ARE USED INSTEAD OF A SINGLE POST, PLYWOOD SHEAR WALL TO BE NAILED TO ALL STUDS RECEIVING HOLDDOWNS.
- APPLY SHEAR PRIOR TO FRAMING OF PERPENDICULAR WALLS. DO NOT BREAK SHEAR AT PERPENDICULAR WALL LOCATIONS UNLESS SPECIFICALLY DETAILED ON PLANS. SHEAR WALL CAN BE ON THE OTHER SIDE AS AN ALT.
- ALL VERTICAL PIPES THROUGH PLATES AND/OR SOLID RIM BEAMS MUST BE DRILLED CLEAN CUT W/ 1/16" TOLERANCE. DO NOT NOTCH OR CUT PLATES.
- ALL BEAMS SHOWN ARE DROP (U.N.O.) ON PLANS.
- AS AN ALTERNATE TO USING SIMPSON PRODUCTS, OTHER CONNECTORS CAN BE USED AS LONG AS THEIR CAPACITIES ARE EQUAL TO OR BETTER THAN SIMPSON'S, AND SUBJECTED TO THE APPROVAL OF GOUVIS ENGINEERING.
- USE SIMPSON "LUSTIG/S310" HANGERS FOR CONNECTION OF JOISTS TO OTHER FRAMING MEMBERS (U.N.O.) AND "LUS" HANGERS FOR CONNECTION OF SOLID JOISTS.
- ALL WOOD JOISTS SHALL BE IN COMPLIANCE WITH THE PROVISIONS OF APA PRI-400, EWS-2725B (PERFORMANCE RATED JOIST STANDARD) OR ASTM D5055. QUALIFIED PRI-400 MANUFACTURED JOIST CAN BE ANY OF THOSE LISTED IN THE TABLE ABOVE.
- ENGINEERING WOOD PRODUCTS (EWP) CAN BE FROM ANY MANUFACTURER WITH CURRENT APPROVED ICC ES - EVALUATION REPORT WITH THE FOLLOWING MECHANICAL PROPERTIES:
F_b = 2800 psi (MIN), F_v = 285 psi (MIN), E = 2.2 x 10⁶ psi (MIN),
F_b = 2800 psi (MIN), F_v = 285 psi (MIN), E = 2.2 x 10⁶ psi (MIN),
F_b = 2325 psi (MIN), F_v = 285 psi (MIN), E = 1.5 x 10⁶ psi (MIN),
F_b = 1700 psi (MIN), F_v = 285 psi (MIN), E = 1.3 x 10⁶ psi (MIN).
FOR MANUFACTURED RIM BOARD WITH MIN 1 1/4" THICK, CONTINUOUSLY SUPPORTED BY WALL AND MATCHES JOIST DEPTH:
F_b 1 (PERPENDICULAR)..... = 880 psi (MIN) F_v = 1075 psi (MIN),
F_b 2 (PARALLEL)..... = 1400 psi (MIN) E = 1.3 x 10⁶ psi (MIN).
GLU-LAM BEAM SHALL BE:
24F-V8, DF/DF: F_b = 2400 1850 psi @ BOTTOM TOP, F_v = 265 psi, E = 1.8 x 10⁶ psi (MIN),
24F-V8, DF/DF: F_b = 2400 psi @ BOTTOM & TOP, F_v = 285 psi, E = 1.8 x 10⁶ psi (MIN).
- A 4x6 (ALT 2-2x6) HDR. SHOULD BE USED AT ALL OPENINGS IN EXTERIOR & INTERIOR BEARING WALLS U.N.O. ON PLANS. REFER TO THE FOLLOWING TABLE FOR OTHER COMMON HEADER SIZES.

PLAN DESIGNATION	HEADER SIZE	ALT. HEADER SIZE
H1	2 x 4	2 x 4
H2	4 x 6	2 x 8

* 2 x 8 SHALL BE PLACED ON END W/ 1/2" PLYWOOD SHM BETWEEN PROVIDE 16x16 NAILS @ 16" O.C. STAGG, BOTH SIDES.

- THE FOLLOWING TRIMMER SCHEDULE SHOULD BE USED FOR HEADERS IN EXTERIOR & INTERIOR BEARING WALLS U.N.O. ON PLANS. REQUIRED TRIMMER MUST BE APPLIED @ EACH END OF HEADER.

PLAN DESIGNATION	HEADER SIZE	ALT. HEADER SIZE
L 5 6'-0"	6'-0" x 10'-0"	L 2 10'-0"
2 x	2 x	SEE PLAN

- FLOOR TO FLOOR, HOLDDOWN: APPLY DETAIL AT EACH END OF SHEAR WALL PER PLAN. (2) LOCATIONS PER WALL AS SHOWN BELOW. SEE TABLE FOR TYPE & DETAIL REFERENCE. MIN. POST SIZE IS NOTED IN THE DETAIL.

PER REFERENCE & PLAN	PER REFERENCE & PLAN	PER REFERENCE & PLAN	PER REFERENCE & PLAN
1A / SD3	1C / SD3	1F / SD3	
1B / SD3	1D / SD3	1G / SD3	
1C / SD3	1E / SD3	1H / SD3	

- INTERIOR NON-BEARING & NON-SHEAR WALLS MAY BE FRAMED WITH 2x STUDS AT 24" O.C. MAX.

- TOP PLATES AT ALL ROOF FRAMING LEVELS SHOULD BE SPLICED PER 9A/S2 U.N.O. ON PLANS.

- CONTINUOUS 1 1/2" LVL RIM JOISTS SHOULD BE USED AT ALL FLOOR FRAMING EDGES WHERE POSSIBLE. ALL RIM BREAKS SHOULD BE SPLICED WITH A SINGLE CS16 X36 STRAP PER 4A/S2 U.N.O. ON PLANS.

- STUD WALL SCHEDULE SCHEDULE FOR BUILDING, U.N.O. ON PLANS:

LEVEL	EXT. BEARING WALL	INT. BEARING WALL
Basement	2-2X4 DFL #2 @ 16" O.C.	2-2X4 DFL #2 @ 16" O.C.
	2-2X4 DFL #2 @ 16" O.C.	2-2X4 DFL #2 @ 16" O.C.
1ST	2-2X4 DFL #2 @ 16" O.C.	2-2X4 DFL #2 @ 16" O.C.
2ND	2-2X4 DFL #2 @ 16" O.C.	2-2X4 DFL #2 @ 16" O.C.

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PROJECT:

611 Ocampo

DEVELOPER:

Dolan Design & Build

ARCHITECT:

Bureau Namas

LOCATION:

Los Angeles
Los Angeles
CA

REVISIONS

NO	DATE	DESCRIPTION
1	05/28/2026	PLAN CHECK

SHEET NAME:

FLOOR FRAMING PLAN

PROJECT NUMBER:

66907

ENGINEER:

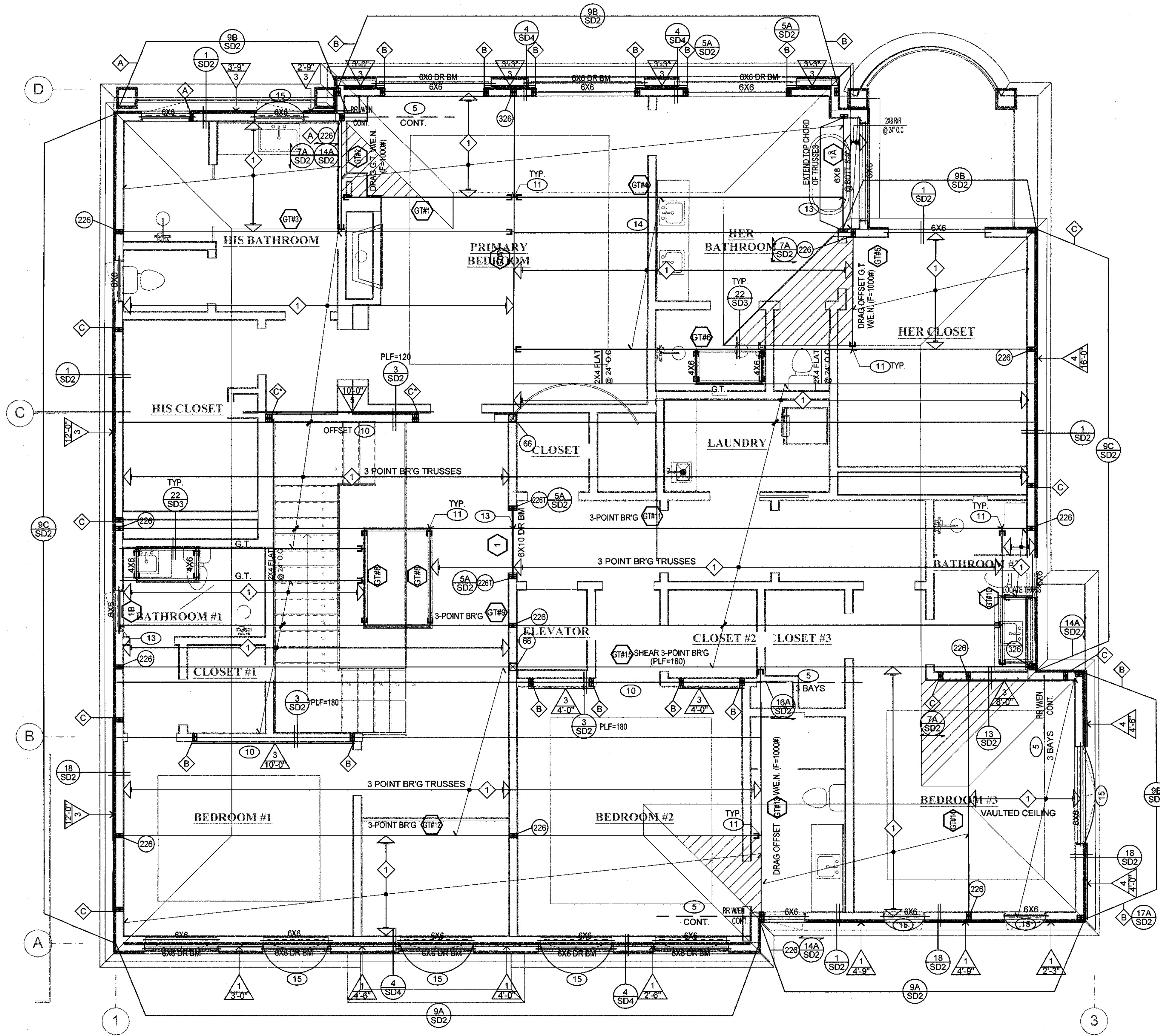
GE

DRAFTER:

GE

SHEET NUMBER:

S-1.3



ROOF FRAMING PLAN

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

STUD AND TRIMMER SCHEDULE

24	2x4 STUD	228	2x6 STUD	247	2x4 TRIMMER	255	2x6 TRIMMER
26	2x6 STUD	324	3x4 STUD	267	2x6 TRIMMER	324	3x4 TRIMMER
224	2x4 STUD	328	3x6 STUD	224	2x4 TRIMMER	328	3x6 TRIMMER

POST AND TRIMMER SCHEDULE

44	4x4 POST	419	4x12 POST	447	4x4 TRIMMER	667	6x6 TRIMMER
46	4x6 POST	66	6x6 POST	467	4x6 TRIMMER	667	6x6 TRIMMER
48	4x8 POST	68	6x8 POST	487	4x8 TRIMMER	687	6x8 TRIMMER
410	4x10 POST	88	8x8 POST				

SYMBOLS LEGEND

	POST OR TRIMMER AS NOTED		DIRECTION OF ROOF MEMBER PER SCHEDULE.
	DIRECTION OF FLOOR MEMBER PER SCHEDULE.		DIRECTION OF DECK MEMBER PER SCHEDULE.
	DIRECTION OF HATCH WALL ON PLANS FOR INTERMEDIATE BRG		DIRECTION OF HATCH WALL ON PLANS FOR INTERMEDIATE BRG
	SHEAR PANEL (X) LENGTH (X' X'')		DOUBLE SIDED SHEAR
	DETAIL NUMBER		
	DETAIL SHEET NUMBER		
	BEAM NUMBER, REFER TO GOUVIS ENGINEERING CALCULATIONS		
	MINIMUM MODULUS OF ELASTICITY (E)		
	BEAM SIZE, SEE BEAM SCHEDULE		
	KEY NOTE NUMBER		
	BEARING WALL		CALIFORNIA FRAMING

KEY NOTES

- CONTINUOUS 1 1/4" WIDE MIN. LVL / TIMBERSTRAND OR SPLICE PER PLAN.
- ALIGN STUD(S) / POST(S) WITH UPPER FLOOR STUD(S) / POST(S) AND PROVIDE SOLID BLOCKING BETWEEN FLOOR (PROVIDE E.N. WHEN POST IS LOCATED WITHIN S.W.)
- CONTINUOUS JOIST W/ E.N.
- DRAG STRUT W/ E.N. SEE PLANS/DETAILS FOR LENGTH, SUPPORT END W/ BLK'G
- LINE OF 2X FLAT BLOCKING W/ EDGE NAIL & CONTINUOUS C516 STRAP OVER U.N.O. (SEE PLAN FOR NUMBER OF BAYS)
- CONTINUOUS FULL HT. BLK'G W/ E.N. SEE PLANS FOR NUMBER OF BAYS (U.N.O.)
- CONTINUOUS LINE OF BLOCKING W/ EDGE NAIL UNDER SHEAR WALL ABOVE W/ C13 S.B. U.N.O.
- BLOCKED ROOF DIAPHRAGM W/ 8x8 @ 4' O.C. B.N., 6' O.C. E.N. & 12' O.C. F.N.
- SHEAR TRUSS W/ E.N. TRUSS TO TRANSFER 180 PLF MIN. (U.N.O.)
- TRUSS HANGER BY TRUSS SUPPLIER
- (1) SIMPSON HTS20 FLUSH BEAM TO DROP BEAM (U.N.O.)
- PROVIDE SOLID BLOCKING
- DRAG TRUSS W/ E.N. TRUSS TO TRANSFER 1700# FORCE MIN. (U.N.O.)
- BLOCKED OPENING SEE DETAIL 15/S22

FRAMING SCHEDULE

DESIGNED ROOF TRUSSES @ 24' O.C.	2 X 8 LANSING @ 16' O.C.
14" T&I 210 I-JOISTS (OR EQUAL) @ 19.2" O.C.	12" T&I 210 I-JOISTS (OR EQUAL) @ 16" O.C.
14" T&I 210 I-JOISTS (OR EQUAL) @ 19" O.C.	12" T&I 230 I-JOISTS (OR EQUAL) @ 19" O.C.
14" T&I 230 I-JOISTS (OR EQUAL) @ 19" O.C.	14" T&I 950 I-JOISTS (OR EQUAL) @ 19" O.C.
2 X 12 DECK JOISTS @ 16" O.C.	
RIPPED W/ PER FOOT MAX VERT WITH ARCHT.	
2 X 12 FLOOR JOISTS @ 16" O.C.	

MANUFACTURER	LEVEL BY	LOUISIANA	BOISE	ROSEBURG
ICC-ES REPORT	WYERHAEUSER	ESR-1153	ESR-1306	ESR-1351
11 7/8"	T&I 210	ESR-1351	ESR-1351	ESR-1351
14" & 16"	T&I 210	ESR-1351	ESR-1351	ESR-1351
	T&I 230	ESR-1351	ESR-1351	ESR-1351
	T&I 950	ESR-1351	ESR-1351	ESR-1351

FRAMING NOTES

- REFER TO STRUCTURAL GENERAL NOTES AND DETAIL SHEETS (S1 & S2) FOR MORE INFORMATION.
- REFER TO DETAIL 35/S2 FOR TYPICAL CONNECTION AT ALL INTERIOR NON-BEARING WALLS AT ROOF LEVEL.
- SHEAR WALLS CANNOT BE USED AS PLUMBING WALLS, UNLESS APPROVED BY GOUVIS ENGINEERING CONSULTING GROUP IN WRITING.
- AT DOUBLE SIDED SW, POST W/ E.N. PER PLAN TO RECEIVE E.N. FROM BOTH SIDES.
- WHEN MULTIPLE STUDS ARE USED INSTEAD OF A SINGLE POST, PLYWOOD SHEAR WALL TO BE NAILED TO ALL STUDS RECEIVING HOLDOWNS.
- APPLY SHEAR PRIOR TO FRAMING OF PERPENDICULAR WALLS. DO NOT BREAK SHEAR AT PERPENDICULAR WALL LOCATIONS UNLESS SPECIFICALLY DETAILED ON PLANS. SHEAR WALL CAN BE ON THE OTHER SIDE AS AN ALT.
- ALL VERTICAL PIPES THROUGH PLATES AND/OR SOLID RM BEAMS MUST BE DRILLED CLEAN CUT W/ 1/8" TOLERANCE. DO NOT NOTCH OR CUT PLATES.
- ALL BEAMS SHOWN ARE DROP (U.N.O.) ON PLANS.
- AS AN ALTERNATE TO USING SIMPSON PRODUCTS, OTHER CONNECTORS CAN BE USED, AS LONG AS THEIR CAPACITIES ARE EQUAL TO OR BETTER THAN SIMPSON'S, AND SUBJECTED TO THE APPROVAL OF GOUVIS ENGINEERING.
- USE SIMPSON "USITUS10" HANGERS FOR CONNECTION OF I-JOISTS TO OTHER FRAMING MEMBERS (U.N.O.) AND "LUS" HANGERS FOR CONNECTION OF SOLID JOISTS.
- ALL WOOD I-JOISTS SHALL BE IN COMPLIANCE WITH THE PROVISIONS OF APA PRI-400, EWS-7228 (PERFORMANCE RATED I-JOIST STANDARD) OR ASTM D6055. QUALIFIED PER-400 MANUFACTURED I-JOIST CAN BE ANY OF THOSE LISTED IN THE TABLE ABOVE.
- ENGINEERING WOOD PRODUCTS (EWP) CAN BE FROM ANY MANUFACTURER WITH CURRENT APPROVED ICC-ES EVALUATION REPORT WITH THE FOLLOWING MECHANICAL PROPERTIES:
F_b = 2800 psi (MIN), F_v = 285 psi (MIN), E = 2.2 x 10⁶ psi (MIN)
F_b = 2800 psi (MIN), F_v = 285 psi (MIN), E = 2.0 x 10⁶ psi (MIN)
F_b = 2325 psi (MIN), F_v = 285 psi (MIN), E = 1.55 x 10⁶ psi (MIN)
F_b = 1700 psi (MIN), F_v = 285 psi (MIN), E = 1.3 x 10⁶ psi (MIN)
FOR MANUFACTURED RM BOARD WITH MIN. 1 1/4" THICK, CONTINUOUSLY SUPPORTED BY WALL, AND MATCHES JOIST DEPTH:
F_c (PERPENDICULAR) = 880 psi (MIN) F_t = 1075 psi (MIN)
F_c (PARALLEL) = 1400 psi (MIN) E = 1.3 x 10⁶ psi (MIN)
GLU-LAM BEAM SHALL BE:
24F-V4, DF/DIF: F_b = 2400/1850 psi @ BOTTOM/TOP, F_v = 265 psi, E = 1.8 x 10⁶ psi (MIN).
24F-V8, DF/DIF: F_b = 2400 psi @ BOTTOM & TOP, F_v = 285 psi, E = 1.8 x 10⁶ psi (MIN).
- A 4x6 (ALT. 2x6) HDR. SHOULD BE USED AT ALL OPENINGS IN EXTERIOR & INTERIOR BEARING WALLS U.N.O. ON PLANS. REFER TO THE FOLLOWING TABLE FOR OTHER COMMON HEADER SIZES.

PLAN DESIGNATION	HEADER SIZE	ALT. HEADER SIZE
H1	4 x 4	2 x 4
H2	4 x 8	2 x 6

* 2x2 x SHALL BE PLACED ON END W/ 1/2" PLYWOOD SHIM BETWEEN. PROVIDE 160 NAILS @ 16" O.C. STAGG. BOTH SIDES.

1.5 6'-0"	CLEAR SPAN L	2 10'-0"
2 x	2 x	SEE PLAN

15. FLOOR TO FLOOR HOLDOWN: APPLY DETAIL AT EACH END OF SHEAR WALL PER PLAN (2) LOCATIONS PER WALL AS SHOWN BELOW. SEE TABLE FOR TYPE & DETAIL REFERENCE. MIN. POST SIZE IS NOTED IN THE DETAIL.

PER REFERENCE & PLAN	PER REFERENCE & PLAN	PER REFERENCE & PLAN	PER REFERENCE & PLAN
1A / SD3	1C' / SD3	1F / SD3	
1B / SD3	1D / SD3	1G / SD3	
1C / SD3	1E / SD3	1H / SD3	

16. INTERIOR NON-BEARING & NON-SHEAR WALLS MAY BE FRAMED WITH 2x STUDS AT 24" O.C. MAX.

17. TOP PLATES AT ALL ROOF FRAMING LEVELS SHOULD BE SPLICED PER 54/S22 U.N.O. ON PLANS.

18. CONTINUOUS 1 1/4" LVL RM JOISTS SHOULD BE USED AT ALL FLOOR FRAMING EDGES WHERE POSSIBLE. ALL RM BEAMS SHOULD BE SPLICED WITH A SINGLE C516 X36 STRAP, PER 44/S22 U.N.O. ON PLANS.

19. STUD WALL SCHEDULE SCHEDULE FOR BUILDING, U.N.O. ON PLANS:

LEVEL	EXT. BEARING WALL	INT. BEARING WALL
Basement	2x4 DPL #2 @ 16" O.C.	2x4 DPL #2 @ 16" O.C.
	2x6 DPL #2 @ 16" O.C.	2x6 DPL #2 @ 16" O.C.
1ST	2x4 DPL #2 @ 16" O.C.	2x4 DPL #2 @ 16" O.C.
	2x6 DPL #2 @ 16" O.C.	2x6 DPL #2 @ 16" O.C.
2ND	2x4 DPL #2 @ 16" O.C.	2x4 DPL #2 @ 16" O.C.
	2x6 DPL #2 @ 16" O.C.	2x6 DPL #2 @ 16" O.C.

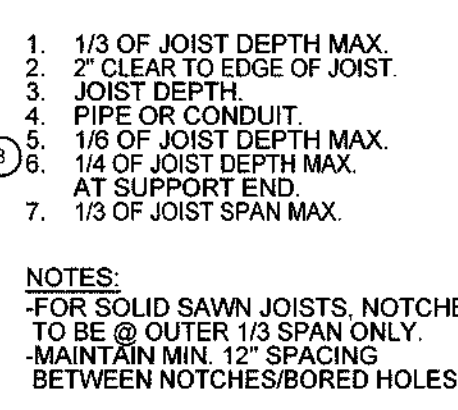
NO.	DATE	DESCRIPTION
1	05/28/2026	PLAN CHECK

NOTES:

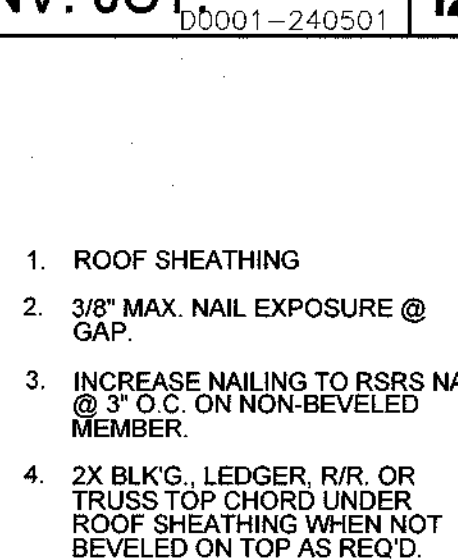
- FOR OTHER HOLE SIZES & JOIST TYPE, SEE MANUFACTURER SPEC.
- DO NOT CUT HOLES LARGER THAN 1 1/2" IN CANTILEVER PORTION OF THE JOIST.
- A 1 1/2" HOLE CAN BE CUT ANYWHERE IN THE WEB, EXCEPT WITHIN 6" AWAY FROM SUPPORT.
- REFER TO MANUFACTURERS GUIDE-LINES IN I-JOIST CATALOG FOR MORE INFO.
- NO FIELD CUT WITHIN 8" AWAY FROM FACE OF SUPPORT.



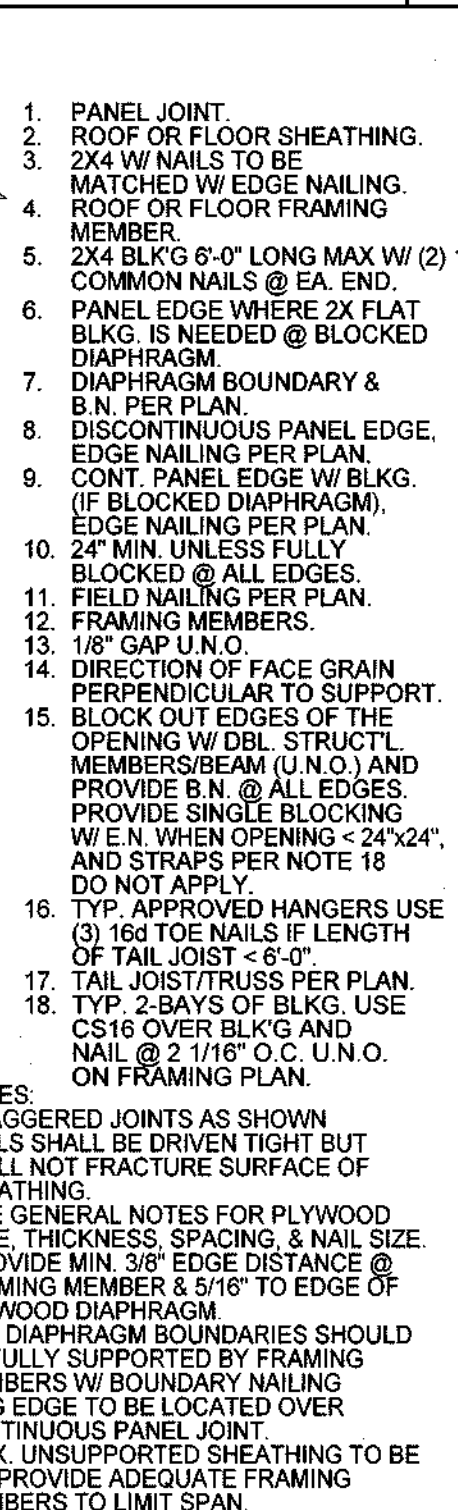
JOIST DEPTH MAX.
IN. TO EDGE OF JOIST



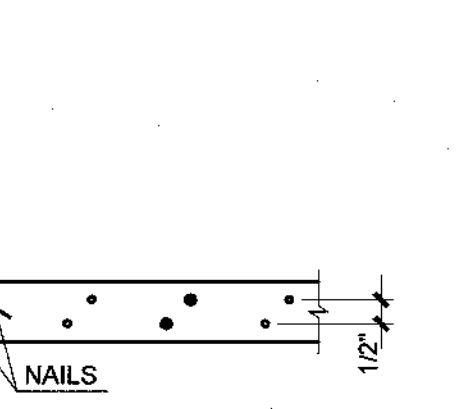
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19



00005-101122

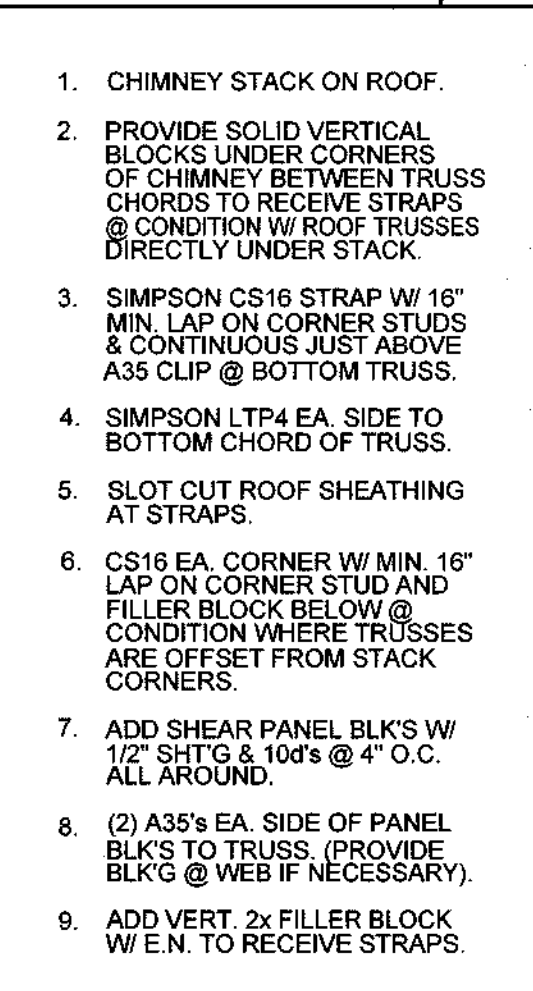


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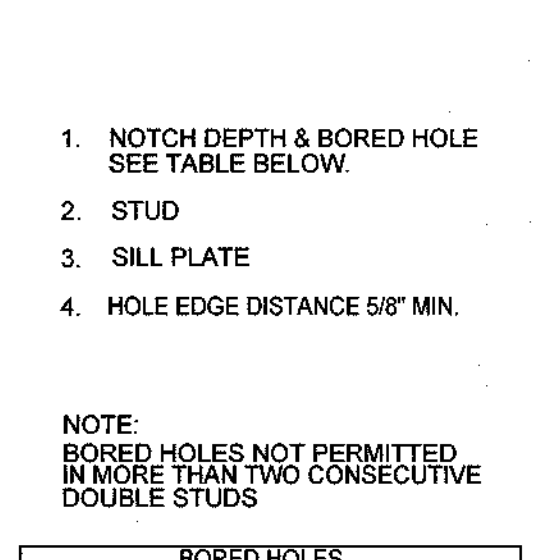
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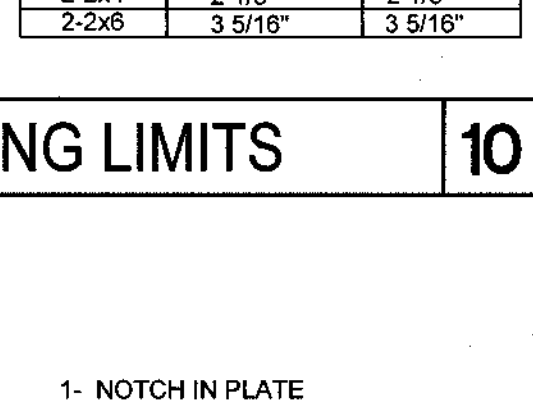
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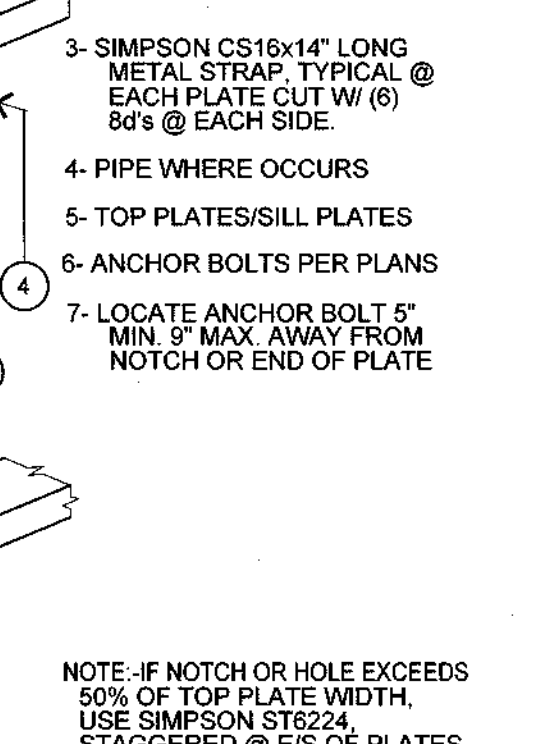
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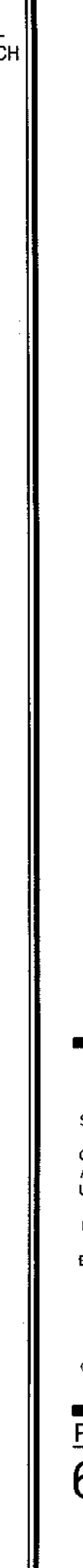
8"	2 1/8"
16"	3 5/16"
3"	2 1/8"



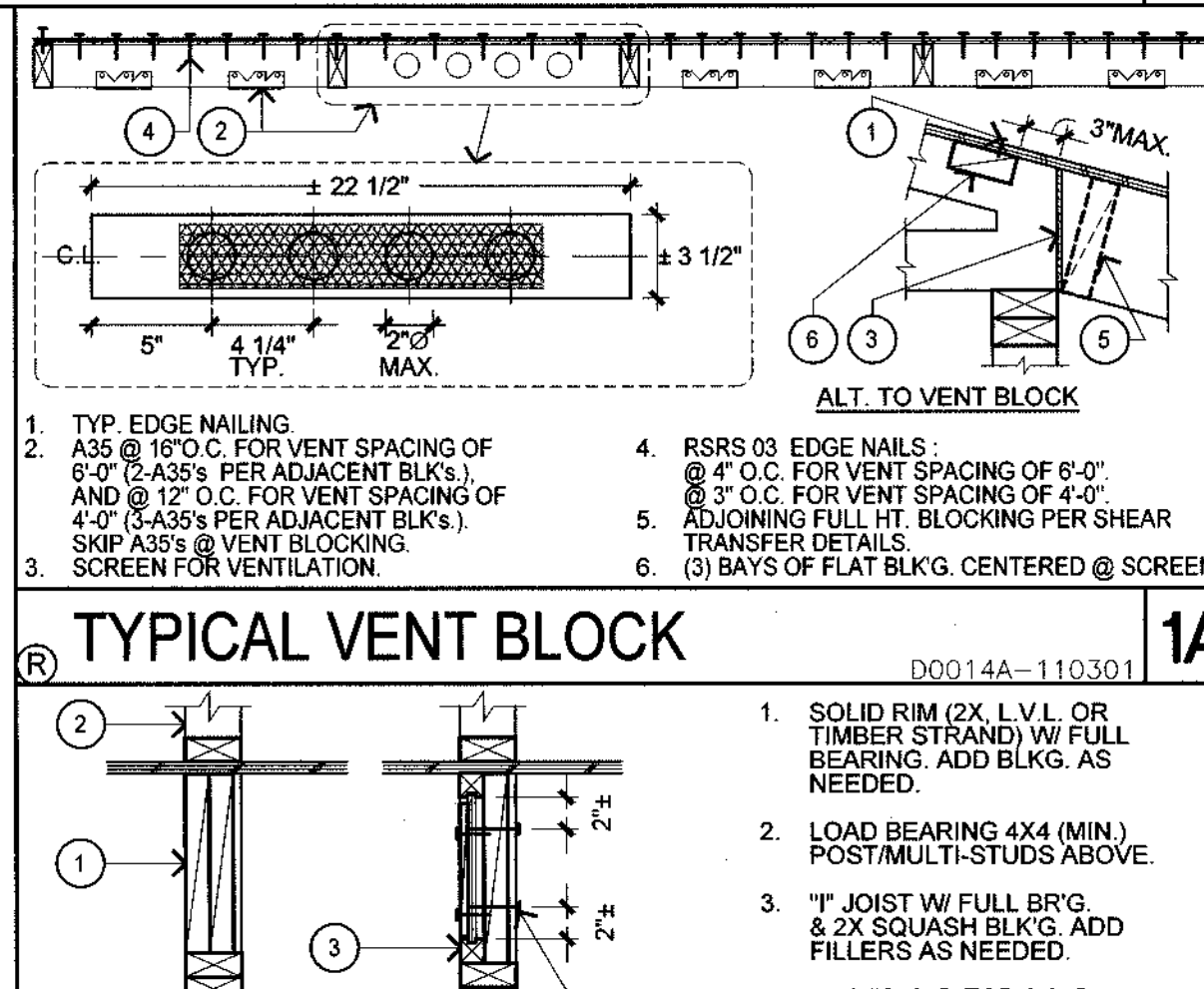
3/4" IN 2X6
STRAP E/S OF
EM #3 BELOW



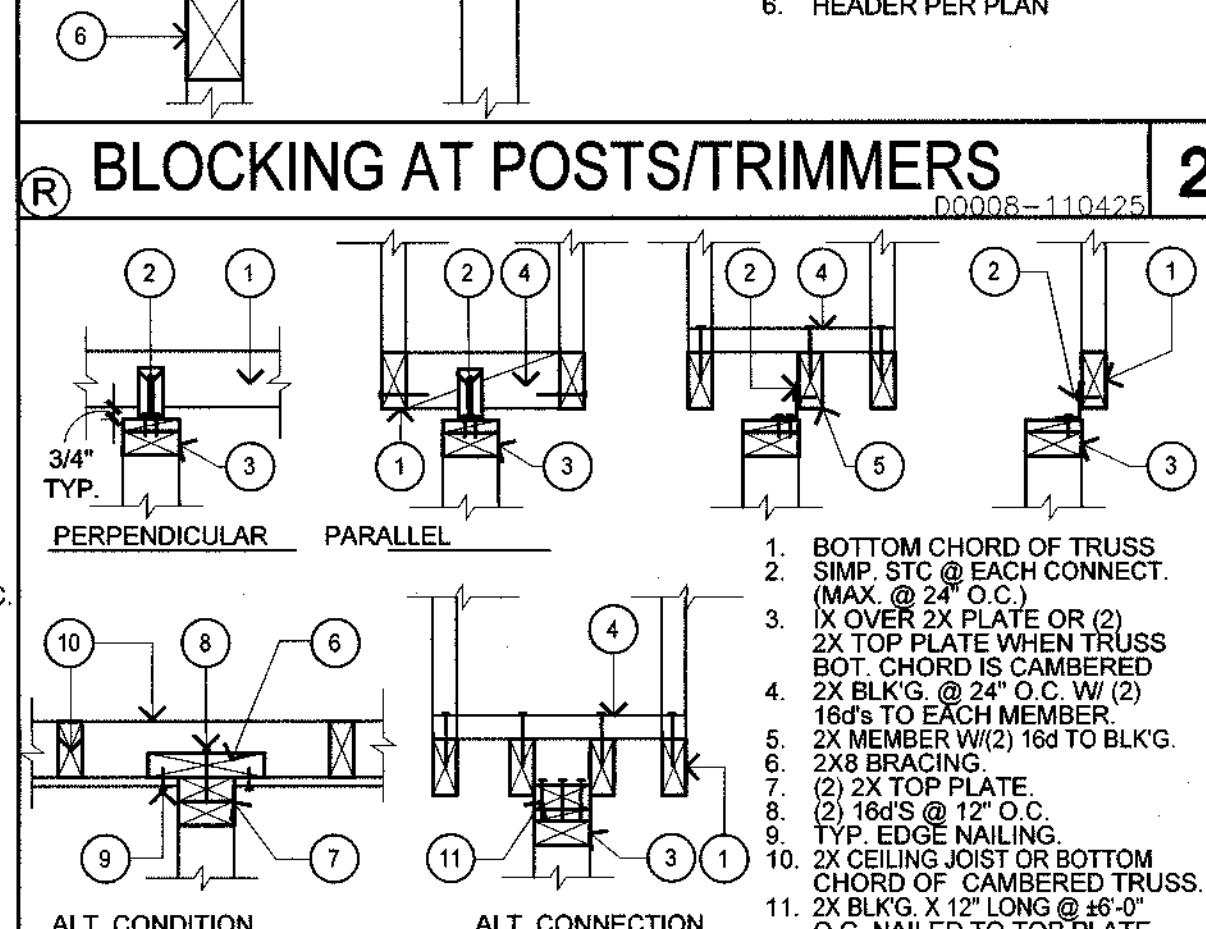
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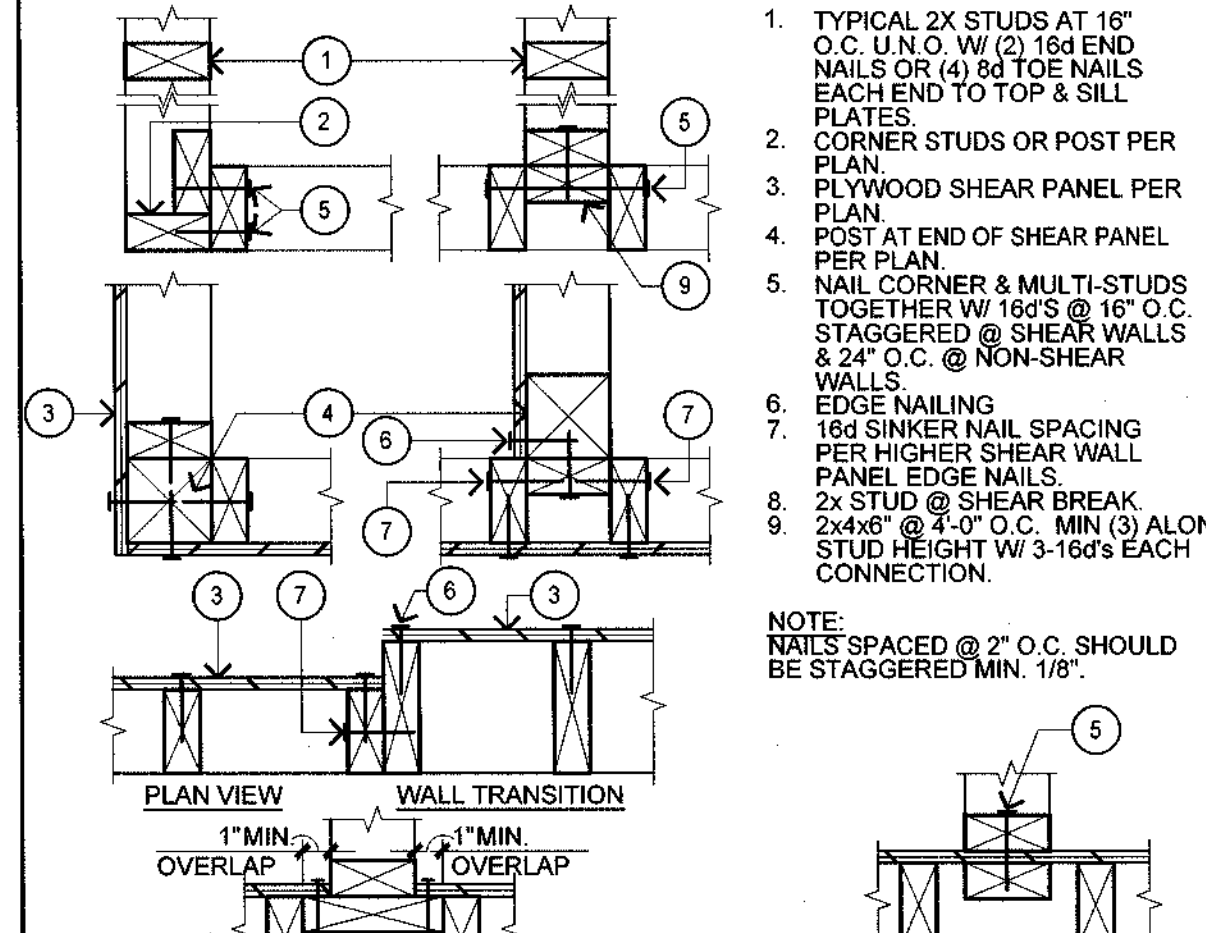
D0014-171130 1



6. MIN. 2X6 SOLID BLK'G. W/ (2) 16d NAILS



9-120911 7



8



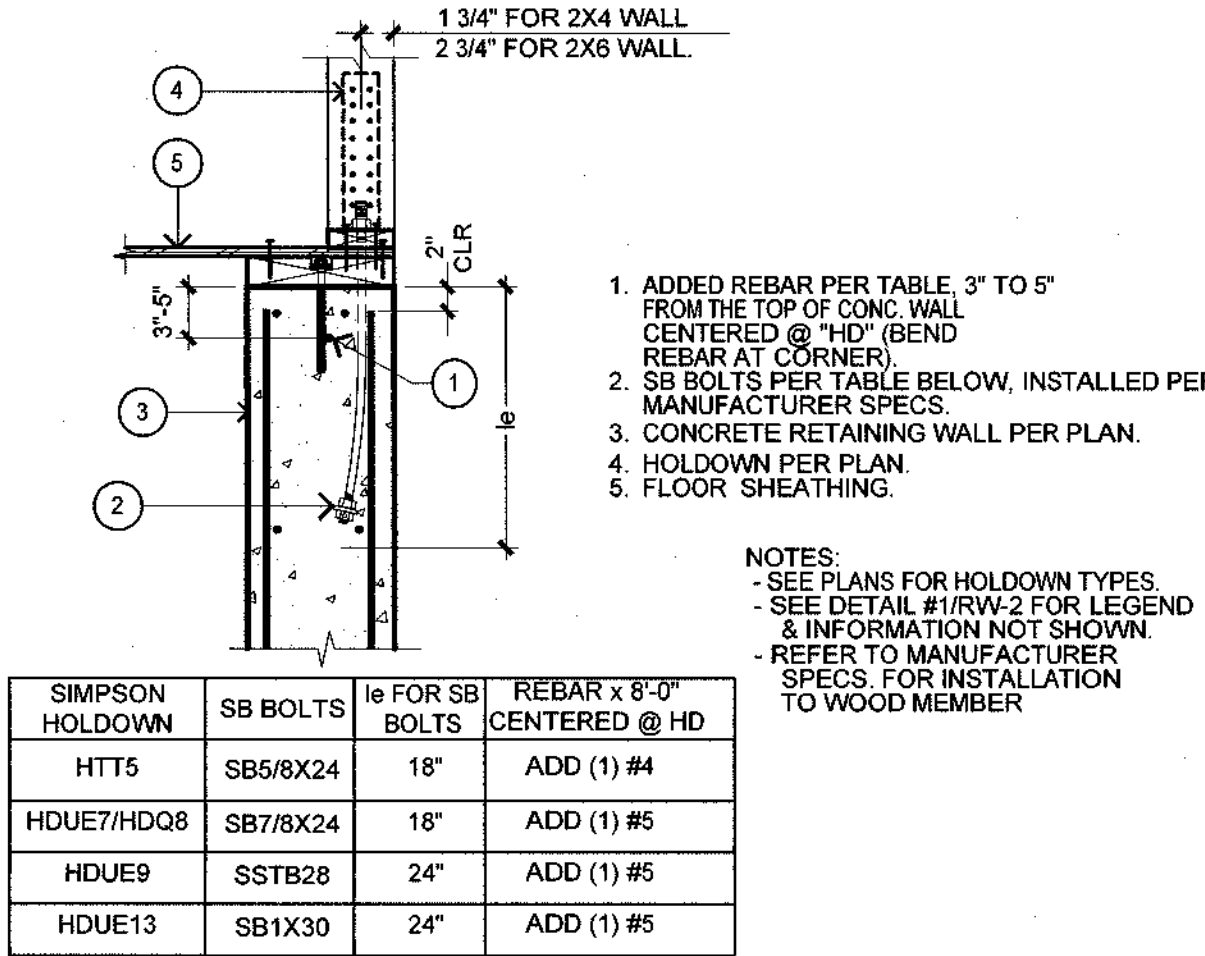
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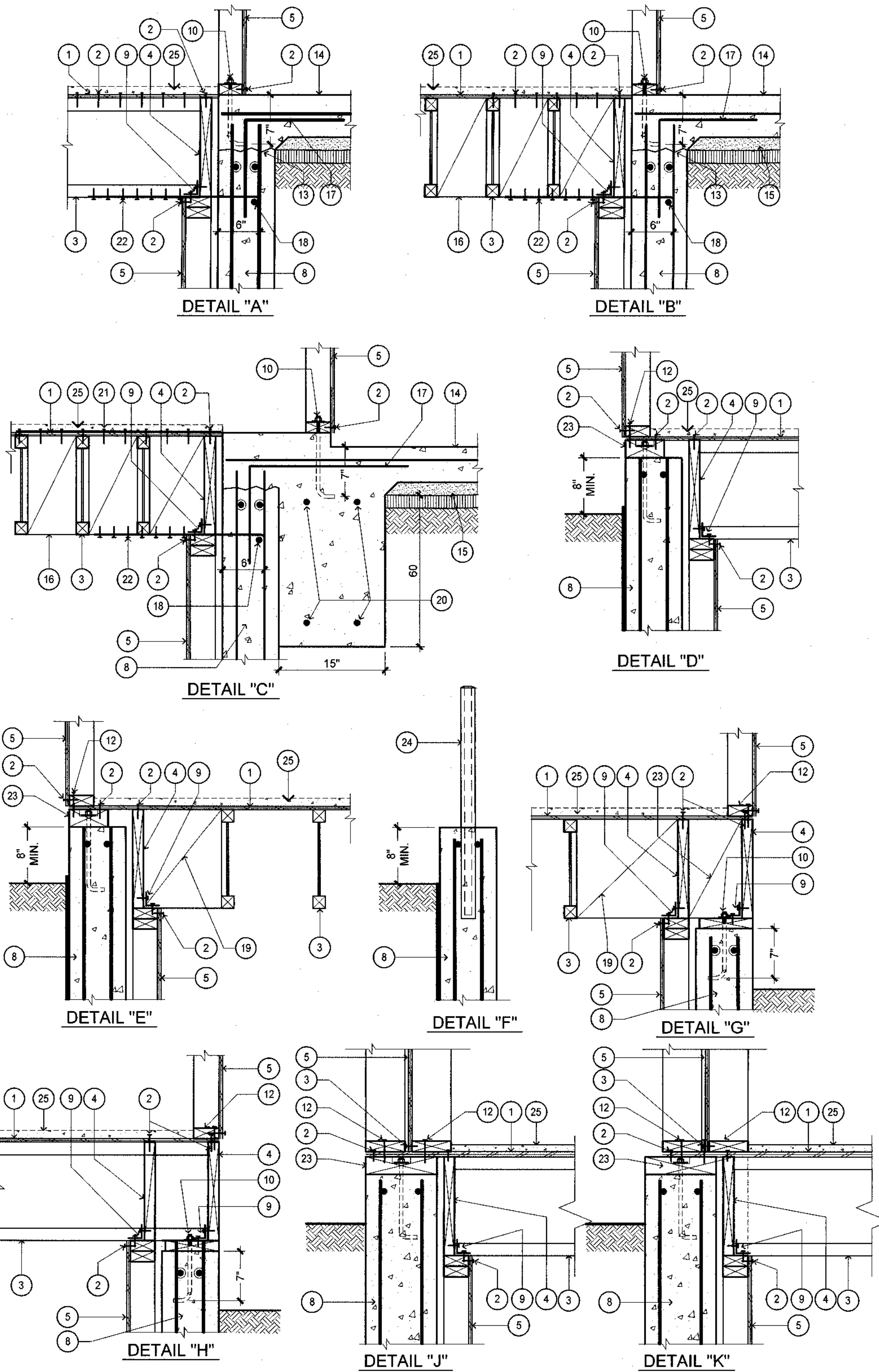


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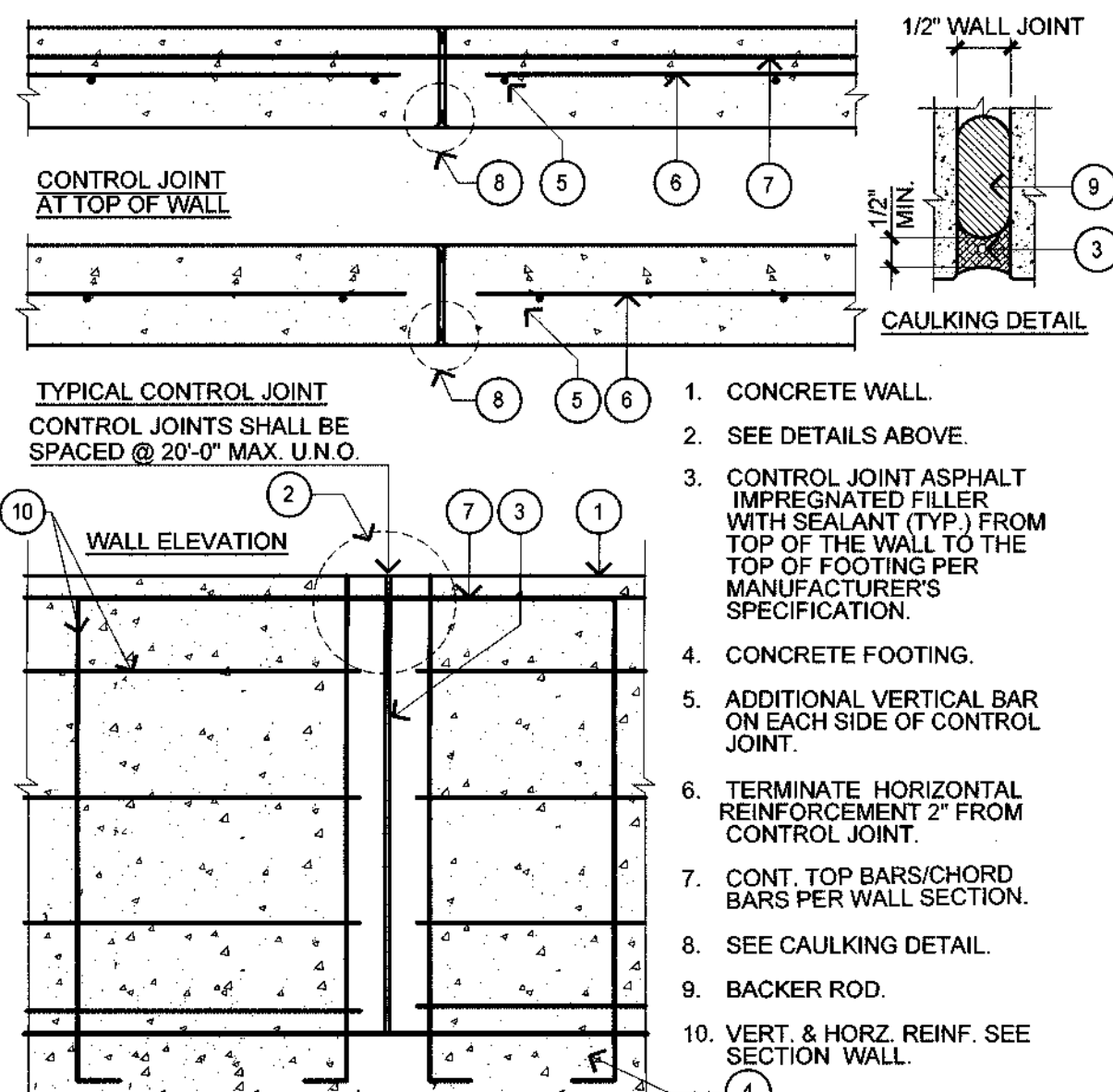
HOLDOWN INSTALLATION ON CONCRETE WALL

5



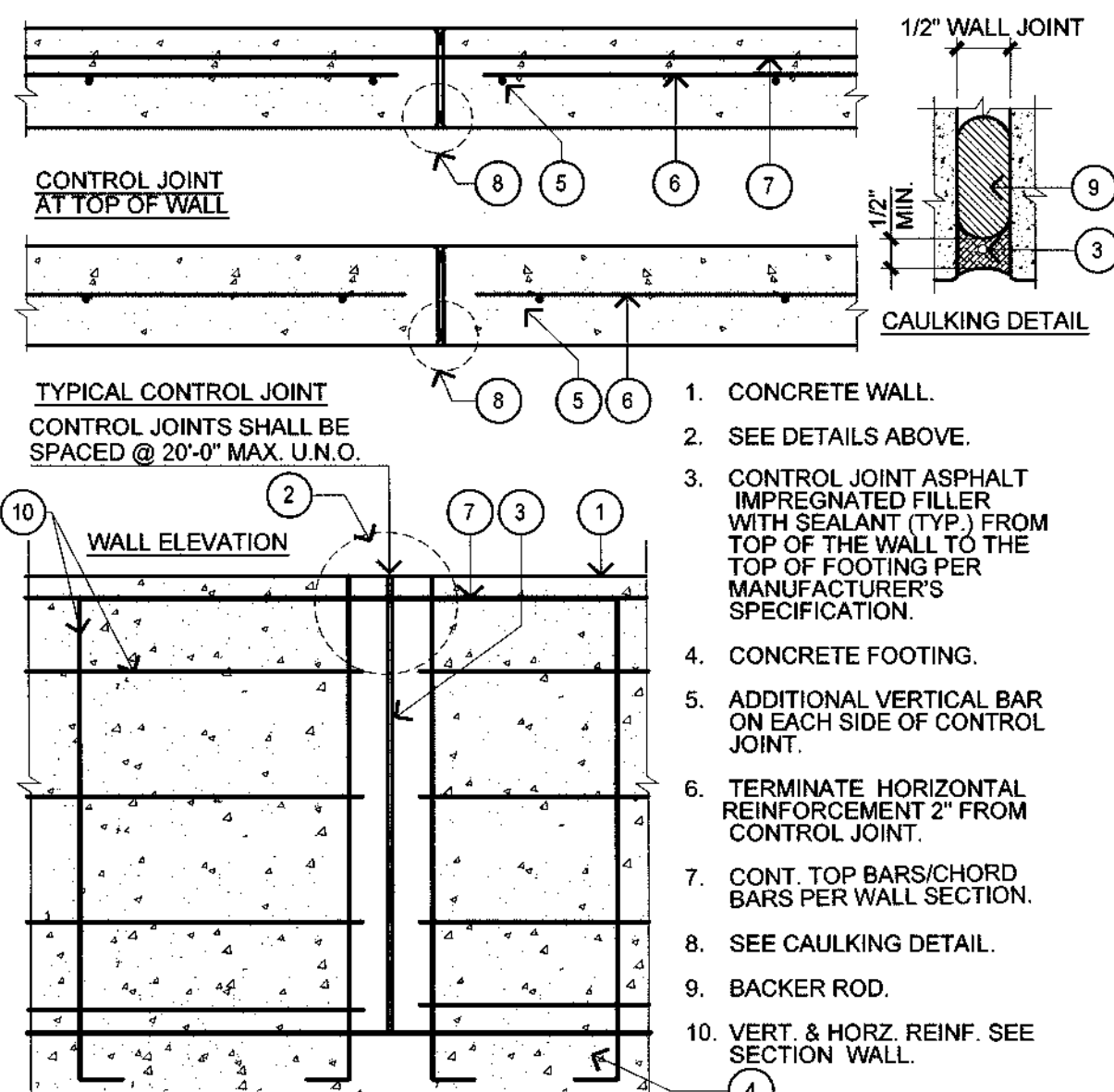
TYP. REINFORCING DETAILS

1



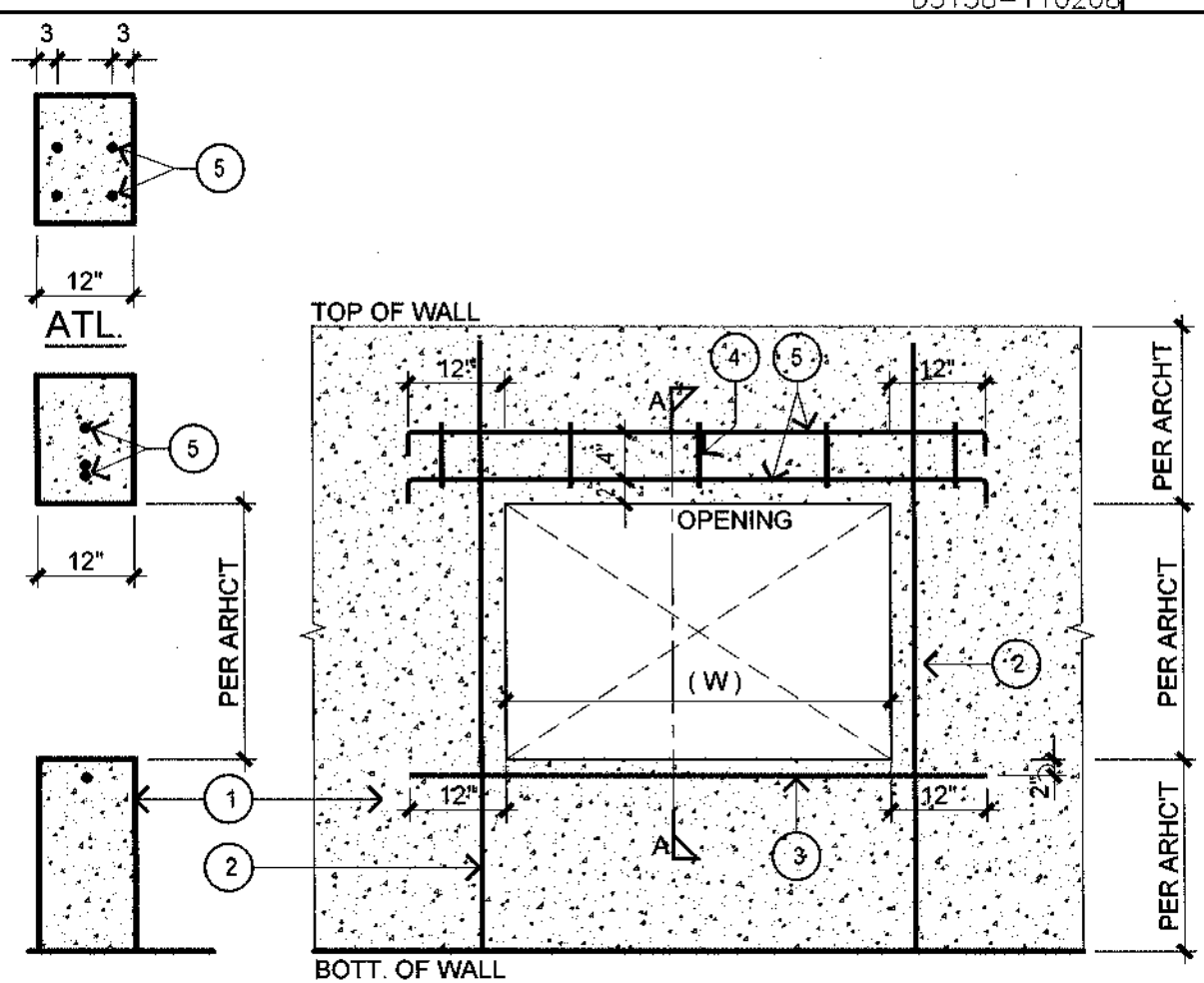
TYP. CONCRETE WALL CONTROL JOINT DETAIL

2



TYP. CONCRETE WALL CONTROL JOINT DETAIL

3



OPENING WIDTH (W)	HORIZ. BARS
W < 2'-0"	(1) #5 TOP & (1) #5 BOTTOM
2'-0" < W < 4'-0"	(1) #6 TOP & (1) #6 BOTTOM
4'-0" < W < 7'-1"	(1) #6 TOP & (2) #6 BOTTOM
7'-1" < W < 10'-0"	(1) #6 TOP & (3) #6 BOTTOM

6 OPENING IN BASEMENT RET. WALL

4

SPECIAL INSPECTION BY A SPECIAL INSPECTOR FOR THE CONSTRUCTION OF CMU STRUCTURES ARE REQUIRED AND SPECIFIED IN THE FOLLOWING TABLE.

INSPECTION TASK	FREQUENCY OF INSPECTION		REFERENCE FOR CRITERIA	
	Continuous during task listed	Periodically during task listed	ACI 530/ASCE 5/TMS 602	530/ASCE 5/TMS 602
1. Verify compliance with the approved submittals and required inspection provisions for (Mortar mix design, Grout mix design, Material certificates for mortar, grout, masonry units, reinforcement, anchors, ties, and fasteners).		✓	Art. 1.5	
2. As masonry construction begins, verify that the following are in compliance:				
a. Proportions of site prepared mortar.	✓		Art. 2.1, 2.6A	
b. Construction of mortar joints.	✓		Art. 3.3B	
c. Location of reinforcement, connectors, and prestressing tendons and anchorages.	✓		Art. 2.4B, 2.4H	
d. Prestressing technique.	✓		Art. 3.4, 3.4A	
e. Properties of site-bed mortar for AAC masonry.	✓		Art. 3.5B	
3. Prior to grouting, verify that the following are in compliance:	✓		Art. 2.1C	
a. Grout space.	✓		Art. 3.2D, 3.2F	
b. Grade, type, and size of reinforcement and anchor bolts, and prestressing tendons and anchorages.	✓		Sec. 1.15	Art. 2.4, 3.4
c. Placement of reinforcement, connectors, and prestressing tendons and anchorages.	✓		Sec. 6.1, 6.2.1, 6.2.5, 6.2.7	Art. 3.2E, 3.4, 3.6A
d. Proportions of site-prepared grout and prestressing grout for bonded tendons.	✓		Art. 2.8B, 2.4G, 1.b	
e. Construction of mortar joints.	✓		Art. 3.3B	
4. Verify during construction:				
a. Size and location of structural elements.	✓		Art. 3.3F	
b. Type, size and location of anchors, including other details of anchorage of masonry to structural members, frames or other construction.	✓		Sec. 1.2.1 (e), 6.1.4.3, 6.2.1	
c. Welding of reinforcement.	✓		Sec. 8.1.6.7.2, 9.3.3.4 (i), 11.3.3.4 (b)	
d. Preparation, construction, and protection of masonry during cold weather (temp. below 40°) or hot weather (temp. above 90°).	✓		Art. 1.8C, 1.8D	
e. Application and measurement of prestressing force.	✓		Art. 3.6B	
f. Placement of grout and prestressing grout for bonded tendons is in compliance.	✓		Art. 3.5, 3.6C	
5. Observe preparation of grout specimens, mortar specimens, and/or prisms.		✓	Art. 1.4B, 2.3, 1.4B, 2.3, 1.4B, 3, 1.4B, 4	
6. Verification of f _m prior to construction.		✓	Art. 1.4B	
7. Verification of slump flow and VSI as delivered to the self-consolidating grout.	✓		Art. 1.5B, 1.3, 3	

SPECIAL INSPECTION BY A SPECIAL INSPECTOR FOR EXISTING SITE SOIL CONDITIONS, FILL PLACEMENT & LOAD BEARING REQUIREMENTS SHALL BE PERFORMED PER THE FOLLOWING TABLE.

TYPE	Not Applicable	Continuous Special Inspection	Periodic Special Inspection
1. Verify materials below footings are adequate to achieve the design bearing capacity per soils report.			✓
2. Verify excavations are extended to proper depth & have reached proper material per soils report.			✓
3. Perform classification & testing of compacted fill materials per soils report.			✓
4. Verify use of proper materials, densities & thicknesses during placement & compaction of compacted fill per soils report.		✓	
5. Prior to placement of compacted fill, inspect subgrade & verify that site has been prepared properly per soils report.			✓

SPECIAL INSPECTION

In addition to the regular inspection, the following items will also require special inspection in accordance with Sec. 1704 of the Building Code.

- Soils compliance prior to the foundation inspection, pre-stress foundation, high strength steel and concrete.
- All inspection and tests shall be performed by a qualified testing agency retained by the owner.
- The special inspector shall be qualified and approved by the building department and acceptable to the architect.
- The special inspector shall observe work assigned for conformance to the approved design drawings and specification.
- The special inspector shall furnish inspection report to building department, engineer and architect of record. Copies of the report shall be available at the job site at all time.
- Final reports for all inspections and testing must be provided by the special inspector. Final reports shall document completion of all inspection and correction of all noted discrepancies.
- The duties of special inspection shall be in conformance with the requirements of section 1704 of the California building code the latest edition.
- Contractor shall be responsible for all expenses due to any premature notification of inspection which results in additional site visits.
- Failure of notification by the contractor for inspection on a timely basis may result in complete removal and replacement of all work performed at contractors expenses.

Site visits by the structural engineer do not constitute an inspection.

SPECIAL INSPECTIONS AND VERIFICATIONS BY A SPECIAL INSPECTOR ARE REQUIRED FOR CONCRETE CONSTRUCTION AND SPECIFIED IN THE FOLLOWING TABLE.

SPECIAL INSPECTION TABLE FOR CONCRETE CONSTRUCTION (ONLY APPLICABLE IF THE STRUCTURAL DESIGN OF FOOTING IS BASED ON f_c > 2500psi) SEE NOTE #4 UNDER REINFORCED CONCRETE.

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	Reference Standard	IBC Reference
1. Inspect reinforcement, including prestressing tendons, and verify placement.	—	✓	ACI 318 Ch. 20.2.5, 20.2.5.3, 20.5.1, 20.5.3	1908.4
2. Reinforcing bar welding:	—	✓	—	—
a. Verify weldability of reinforcing bars other than ASTM A 706.	—	✓	—	—
b. Inspect single-pass fillet welds, maximum 5/16", and	—	✓	—	—
c. Inspect all other welds	—	✓	—	—
3. Inspect anchors post-installed in concrete.	—	✓	ACI 318: 17.8.2	—
4. Inspect anchors post-installed in hardened concrete members.	—	✓	ACI 318: 17.8.2	—
a. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads.	—	✓	ACI 318: 17.8.2	—
b. Mechanical anchors and adhesive anchors not defined in 4-a.	—	✓	ACI 318: 17.8.2	—
5. Verify use of required design mix.	—	✓	ACI 318: Ch. 19, 19.2.4, 19.2.5, 19.2.6, 19.2.7, 19.2.8, 19.2.9, 19.2.10, 19.2.11, 19.2.12, 19.2.13, 19.2.14, 19.2.15, 19.2.16, 19.2.17, 19.2.18, 19.2.19, 19.2.20, 19.2.21, 19.2.22, 19.2.23, 19.2.24, 19.2.25, 19.2.26, 19.2.27, 19.2.28, 19.2.29, 19.2.30, 19.2.31, 19.2.32, 19.2.33, 19.2.34, 19.2.35, 19.2.36, 19.2.37, 19.2.38, 19.2.39, 19.2.40, 19.2.41, 19.2.42, 19.2.43, 19.2.44, 19.2.45, 19.2.46, 19.2.47, 19.2.48, 19.2.49, 19.2.50, 19.2.51, 19.2.52, 19.2.53, 19.2.54, 19.2.55, 19.2.56, 19.2.57, 19.2.58, 19.2.59, 19.2.60, 19.2.61, 19.2.62, 19.2.63, 19.2.64, 19.2.65, 19.2.66, 19.2.67, 19.2.68, 19.2.69, 19.2.70, 19.2.71, 19.2.72, 19.2.73, 19.2.74, 19.2.75, 19.2.76, 19.2.77, 19.2.78, 19.2.79, 19.2.80, 19.2.81, 19.2.82, 19.2.83, 19.2.84, 19.2.85, 19.2.86, 19.2.87, 19.2.88, 19.2.89, 19.2.90, 19.2.91, 19.2.92, 19.2.93, 19.2.94, 19.2.95, 19.2.96, 19.2.97, 19.2.98, 19.2.99, 19.2.100	1908.10
6. Prior to concrete placement, fabricate specimens for strength tests, and determine the temperature of the concrete.	—	✓	—	—
7. Inspect concrete and shotcrete placement for proper application techniques.	—	✓	—	—
8. Verify maintenance of specified curing temperature and techniques.	—	✓	—	—
9. Inspect prestressed concrete for:	—	✓	—	—
a. Application of prestressing forces, and	—	✓	—	—
b. Grouting of bonded prestressing tendons.	—	✓	—	—
10. Inspect erection of precast concrete members.	—	✓	—	—
11. Verify in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs.	—	✓	—	—
12. Inspect formwork for shape, location and dimensions of the concrete member being formed.	—	✓	—	—

SPECIAL INSPECTION

In addition to the regular inspection, the following items will also require special inspection in accordance with Sec. 1704 of the Building Code.

- Soils compliance prior to the foundation inspection, pre-stress foundation, high strength steel and concrete.
- All inspection and tests shall be performed by a qualified testing agency retained by the owner.
- The special inspector shall be qualified and approved by the building department and acceptable to the architect.
- The special inspector shall observe work assigned for conformance to the approved design drawings and specification.
- The special inspector shall furnish inspection report to building department, engineer and architect of record. Copies of the report shall be available at the job site at all time.
- Final reports for all inspections and testing must be provided by the special inspector. Final reports shall document completion of all inspection and correction of all noted discrepancies.
- The duties of special inspection shall be in conformance with the requirements of section 1704 of the California building code the latest edition.
- Contractor shall be responsible for all expenses due to any premature notification of inspection which results in additional site visits.
- Failure of notification by the contractor for inspection on a timely basis may result in complete removal and replacement of all work performed at contractors expenses.

Site visits by the structural engineer do not constitute an inspection.

SPECIAL INSPECTIONS AND VERIFICATIONS BY A SPECIAL INSPECTOR ARE REQUIRED FOR CONCRETE CONSTRUCTION AND SPECIFIED IN THE FOLLOWING TABLE.

SPECIAL INSPECTION TABLE FOR CONCRETE CONSTRUCTION (ONLY APPLICABLE IF THE STRUCTURAL DESIGN OF FOOTING IS BASED ON f_c > 2500psi) SEE NOTE #4 UNDER REINFORCED CONCRETE.

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	Reference Standard	IBC Reference
1. Inspect reinforcement, including prestressing tendons, and verify placement.	—	✓	ACI 318 Ch. 20.2.5, 20.2.5.3, 20.5.1, 20.5.3	1908.4
2. Reinforcing bar welding:	—	✓	—	—
a. Verify weldability of reinforcing bars other than ASTM A 706.	—	✓	—	—
b. Inspect single-pass fillet welds, maximum 5/16", and	—	✓	—	—
c. Inspect all other welds	—	✓	—	—
3. Inspect anchors post-installed in concrete.	—	✓	ACI 318: 17.8.2	—
4. Inspect anchors post-installed in hardened concrete members.	—	✓	ACI 318: 17.8.2	—
a. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads.	—	✓	ACI 318: 17.8.2	—
b. Mechanical anchors and adhesive anchors not defined in 4-a.	—	✓	ACI 318: 17.8.2	—
5. Verify use of required design mix.	—	✓	ACI 318: Ch. 19, 19.2.4, 19.2.5, 19.2.6, 19.2.7, 19.2.8, 19.2.9, 19.2.10, 19.2.11, 19.2.12, 19.2.13, 19.2.14, 19.2.15, 19.2.16, 19.2.17, 19.2.18, 19.2.19, 19.2.20, 19.2.21, 19.2.22, 19.2.23, 19.2.24, 19.2.25, 19.2.26, 19.2.27, 19.2.28, 19.2.29, 19.2.30, 19.2.31, 19.2.32, 19.2.33, 19.2.34, 19.2.35, 19.2.36, 19.2.37, 19.2.38, 19.2.39, 19.2.40, 19.2.41, 19.2.42, 19.2.43, 19.2.44, 19.2.45, 19.2.46, 19.2.47, 19.2.48, 19.2.49, 19.2.50, 19.2.51, 19.2.52, 19.2.53, 19.2.54, 19.2.55, 19.2.56, 19.2.57, 19.2.58, 19.2.59, 19.2.60, 19.2.61, 19.2.62, 19.2.63, 19.2.64, 19.2.65, 19.2.66, 19.2.67, 19.2.68, 19.2.69, 19.2.70, 19.2.71, 19.2.72, 19.2.73, 19.2.74, 19.2.75, 19.2.76, 19.2.77, 19.2.78, 19.2.79, 19.2.80, 19.2.81, 19.2.82, 19.2.83, 19.2.84, 19.2.85, 19.2.86, 19.2.87, 19.2.88, 19.2.89, 19.2.90, 19.2.91, 19.2.92, 19.2.93, 19.2.94, 19.2.95, 19.2.96, 19.2.97, 19.2.98, 19.2.99, 19.2.100	1908.10
6. Prior to concrete placement, fabricate specimens for strength tests, and determine the temperature of the concrete.	—	✓	—	—
7. Inspect concrete and shotcrete placement for proper application techniques.	—	✓	—	—
8. Verify maintenance of specified curing temperature and techniques.	—	✓	—	—
9. Inspect prestressed concrete for:	—	✓	—	—
a. Application of prestressing forces, and	—	✓	—	—
b. Grouting of bonded prestressing tendons.	—	✓	—	—
10. Inspect erection of precast concrete members.	—	✓	—	—
11. Verify in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs.	—	✓	—	—
12. Inspect formwork for shape, location and dimensions of the concrete member being formed.	—	✓	—	—

GENERAL REQUIREMENTS

- All material and workmanship shall comply with the following:
- These General Requirements unless otherwise noted on plans or specifications.
 - California Building Code, 2022.
 - All applicable Local, State and Federal Codes, Ordinances, Laws, Regulations and Protective Covenants governing the site of work.
 - Standard Specifications of ASTM as noted herein are required by the Building Code or C.B.C. 2022.
 - In case of conflict, the more stringent requirement shall govern.
 - On site Verification of all dimensions and conditions shall be the responsibility of the contractor and sub-contractors. Noted dimensions take precedent over scale of drawings.
 - Engineer or architect of record is to be notified immediately by the contractor should any question arise pertaining the working drawings and/or specifications.
 - No deviations from these requirements and structural details shall be made without the written approval of Gouvis Engineering Consulting Group. Approval by the inspector does not constitute authority to deviate from plans or specifications.
 - The design, adequacy, and safety of erection bracing, shoring, temporary supports, etc., is the sole responsibility of the contractor, and has not been considered by the architect or Engineer.
 - The contractor shall provide the necessary bracing to provide stability prior to the application of the aforementioned materials. Observation visits to the site by the architect or structural engineer shall not imply the assumption of any responsibility in this regard. The builder has requested, contracted with and is compensating Gouvis Engineering Consulting Group for the limited services of providing the minimum structural engineering drawings required, when combined with the other builders consultants drawings, to obtain a building permit for this project. These drawings are not intended to, nor do they, detail all conditions, identify all materials, or define or limit the scope of work required to complete the project. The builder has requested, accepted, and represents that he will select all materials and manufactures, qualify and select all subcontractors and installers, direct all ways and means of construction, and provide all additional information, above and beyond these drawings, required to complete the project in conformance with all governing agencies and the work will meet or exceed accepted industry standards.
 - Gouvis Engineering shall have no liability for waterproofing or moisture transmission issues, whether related to concrete slabs, footings, foundations, or otherwise. Owner, Soils Engineer and Contractor shall be entirely responsible for such issues, and will defend and indemnify Gouvis Engineering against all such claims.

REINFORCED CONCRETE

- GENERAL
- All reinforced concrete materials and construction shall conform to Chapter 19, C.B.C.
 - Concrete shall conform to C.B.C. 1903 of C.B.C. and shall correspond to that on which the selection of concrete proportions were based.
 - Concrete aggregates shall conform to C.B.C. 1903.
 - Use type V cement for concrete in contact with soil containing sulfate. (min. fc=4500 psi, 28 days). Refer to section 1904 of Building Code for special exposure conditions as required by Soils Engineer & see Corrosion Engineer's recommendations for concrete exposure to corrosion.
 - Reinforcing steel shall conform to ASTM A615. Grade 40 for sizes #3 and Grade 60 for sizes #4 and larger.
 - Dowels shall be equal in size and spacing.
- STRENGTH
- Concrete shall be proportioned to provide a minimum compressive strength, f_c, equal to 4000 psi (28 days), unless noted otherwise.
 - All reinforcing, dowels, holdowns, and other inserts shall be secured in position and approved by the local building official prior to the pouring of any concrete.
 - Concrete cover for reinforcing:
 - Concrete, placed against earth not formed - 3"
 - Concrete formed or troweled - 1 1/2"
 - Slab on grade - at center

CONCRETE MASONRY

- GENERAL
- All concrete masonry materials and construction shall be in accordance with Building Code, Chapter 21.
- MATERIALS
- All materials making up finished concrete masonry construction shall conform to standards required by Building Code.
 - Mortar shall be type M or S as applicable and conforming with ASTM C270 and shall be proportioned per Article 2.1 & 2.6A of Specification for Masonry Structures (TMS 602-13/ACI 530.1-13/ASCE 6-13).
 - Grout shall comply with Article 2.2 & 2.6B of TMS 602-13/ACI 530.1-13/ASCE 6-13 and shall attain a minimum compressive strength at 28 days of 2000 psi or the required compressive strength, f_m, whichever is greater. The compressive strength of grout shall be determined in accordance with ASTM C-1019.
 - Concrete masonry units shall conform to ASTM C90 for load bearing concrete masonry units. Concrete brick shall conform to ASTM C55, Specifications for Concrete Building Brick.
 - Grade N concrete bricks are for use as architectural veneer and facing, limited to in exterior walls.
 - Grade S concrete bricks are for general use where moderate strength and resistance to frost action and moisture penetration is required.
- STRENGTH
- The specified compressive strength of masonry, f_m, shall be 2000 psi, unless noted otherwise. If higher f_m is noted, it shall be verified by prism tests as required in Article 1.4 Specification of Masonry Structures (TMS 602-13/ACI 530.1-13/ASCE 6-13).
 - Reinforcing steel shall conform to ASTM A615. Grade 40 for sizes #3 and grade 60 for sizes #4 and larger.
- SPECIAL INSPECTION
- Special inspection for concrete masonry construction shall be carried out in accordance with Building Code Section 1704 and requirements in Special Inspection tables on sheet SN-1. Masonry compressive strength, f_m, shall be verified by Unit strength method or Prism test method prior to and during construction as described in Article 1.4 Specification for Masonry Structures (TMS 602-13/ACI 530.1-13/ASCE 6-13).

FOUNDATION

- Soils Foundation engineering has been predicated on data and recommendations contained in soils report by Creative Geotechnical, Inc. SOILS REPORT NO. 230815, DATE: 8/18/2025. This report is considered part of calculations and construction documents and is to be adhered to in all of its recommendations and specifications. Verify minimum foundation depth, width, reinforcing steel and additional expansive soil requirements with valid soils report and if they are any more restrictive, then they shall supersede the Gouvis Engineering minimums. Soil engineer should review and approve all retaining walls prior to construction.
- DESIGN CRITERIA:
- ACTIVE EFP = 45 PCF
AT-RISK EFP = 100 PCF
PASSIVE EFP = 350 PCF
f_c = 4,000 PSI (see note #4 under reinforced concrete)
- SOILS DENSITY = 120 PCF
BEARING CAPACITY = 3,000 PSF
α = 0.25
- U.N.O. all cells containing reinforcing steel shall be grouted solid.
 - All portion of wall retaining shall be grouted solid.
 - All footing shall be poured on undisturbed ground or undisturbed engineered compacted fill. A field soil memo is required from a representative of the geotechnical consultant for soil inspection of the footing excavation to confirm that the footing is excavated into suitable bearing material.
 - Wall shall be laid true and plumb.
 - Provisions shall be made for adjoining construction.
 - All laps and splices shall be 48 bar diameter min.
 - All construction shall be done in accordance with applicable sections of the 2016 CALIFORNIA BUILDING CODE and ACI standards 318-14.
 - All bars shall be bent cold.
 - Contractor shall verify compatibility of design with existing conditions prior to placement of footing steel.
 - Backfill shall be per soils engineer's recommendations.
 - Subdrain shall be 4" perforated PVC schedule 40 pipe with 1 CF/LF of 3/4" crushed rock or equivalent wrapped in filter fabric. The filter must overlap 12" at ends of the filter. Outlet subdrain to the curb opening.
 - Waterproof back of all the retaining walls w/2 coats of asphaltic emulsion per manufacturer's specifications.
 - Slab control joints shall be placed at all angle points and a maximum 12'-0" o.c.
 - Backfilling shall not be permitted until at least 7 days after the walls are built and f_c has reached min. 2500 psi and grout has obtained min. 2000 psi compression strength.
 - Retaining walls are not designed for surcharge of paving equipment. Equipment must be kept back from top of the wall minimum distance equal to wall height.
 - For curved portion of the walls, footing reinforcing shall be bent radially, and spacing measured along the centerline of the masonry wall.
 - Outlet of any surface drainage pipe into the subdrain system is absolutely prohibited.
 - Concrete cylinder testers from project pour, in accordance with the C.B.C. shall be submitted for review and approval by the project soils engineer and the local jurisdictional authorities, prior to any backfilling.
 - Step footing shall be in even block increments.
 - Footings shall be poured continuously.

G
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DATE SIGNED: 5/28/26
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PROJECT:
611 Ocampo

DEVELOPER:
Dolan Design & Build

ARCHITECT:
Bureau Namas

LOCATION:
Los Angeles
Los Angeles
CA

REVISIONS

NO.	DATE	DESCRIPTION
1	06/28/2026	PLAN CHECK

SHEET NAME:
NOTES & RETAINING WALL DETAILS

PROJECT NUMBER:
66907

ENGINEER: GE
DRAFTER: GE

SHEET NUMBER:
RW1

6

4

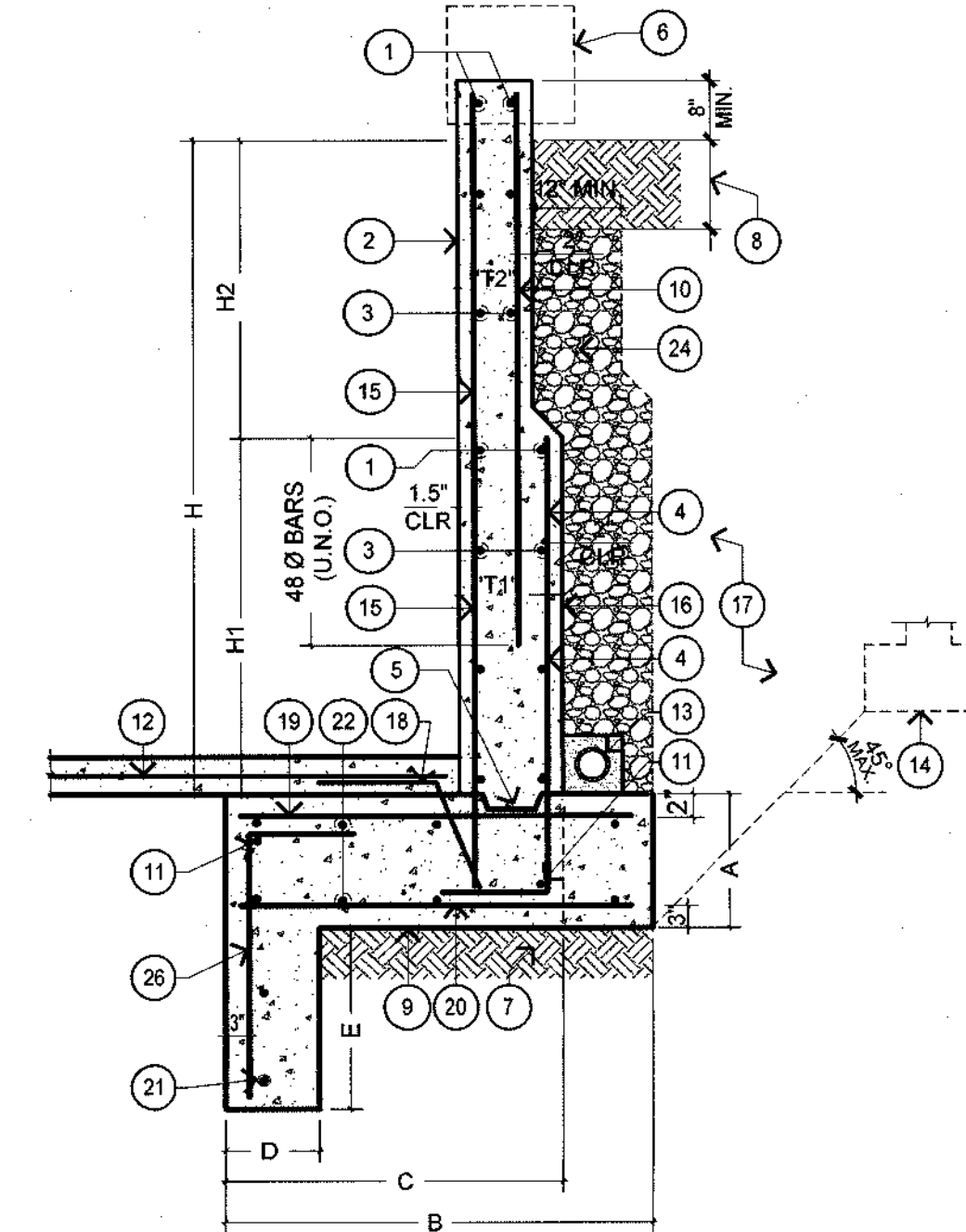
ISSUED DATE XXXXXX



06.25.2026

- (2) #4 CONTINUOUS
- CONCRETE WALL, SEE TABLE BELOW FOR THICKNESS
- X1 HORIZ. BARS PER SCHEDULE
- Y1 - VERT. BARS PER SCHEDULE AT OUTER FACE, DO NOT INTO FOOTING W/STO HOOK AS SHOWN
- 2X6 CONT. SHEAR KEY
- SEE DETAIL 8RW1
- SOBER PREPARATION PER SOILS REPORT
- 12" COMPACTED NATIVE BACK-FILL
- CONC. FOOTING
- Y2 - VERT. BARS PER SCHEDULE
- ADD MS
- SLAB PER PLAN
- DRAINAGE ON FOUNDATION NOTE 11 ON SHEET RW-1
- FOOTING @ ADJACENT STRUCTURE/BUILDING
- Y3 - BARS PER SCHEDULE
- WATER PROOFING PER ARCHITECT
- COMPACTED BACKFILL APPROVED BY SOILS ENGINEER
- #4 24" DOWELS @ 16" O.C.
- X2 - BARS PER SCHEDULE
- X3 - BARS PER SCHEDULE
- #2 @ 16" O.C.
- #4 @ 16" O.C. T & B
- 2X6 CONT. SHEAR KEY
- CLASS 2 PERMEABLE MATERIAL
- SEPARATE SLABWALL WITH 1/2" FIBERBOARD MATERIAL
- Y2 - BARS PER SCHEDULE

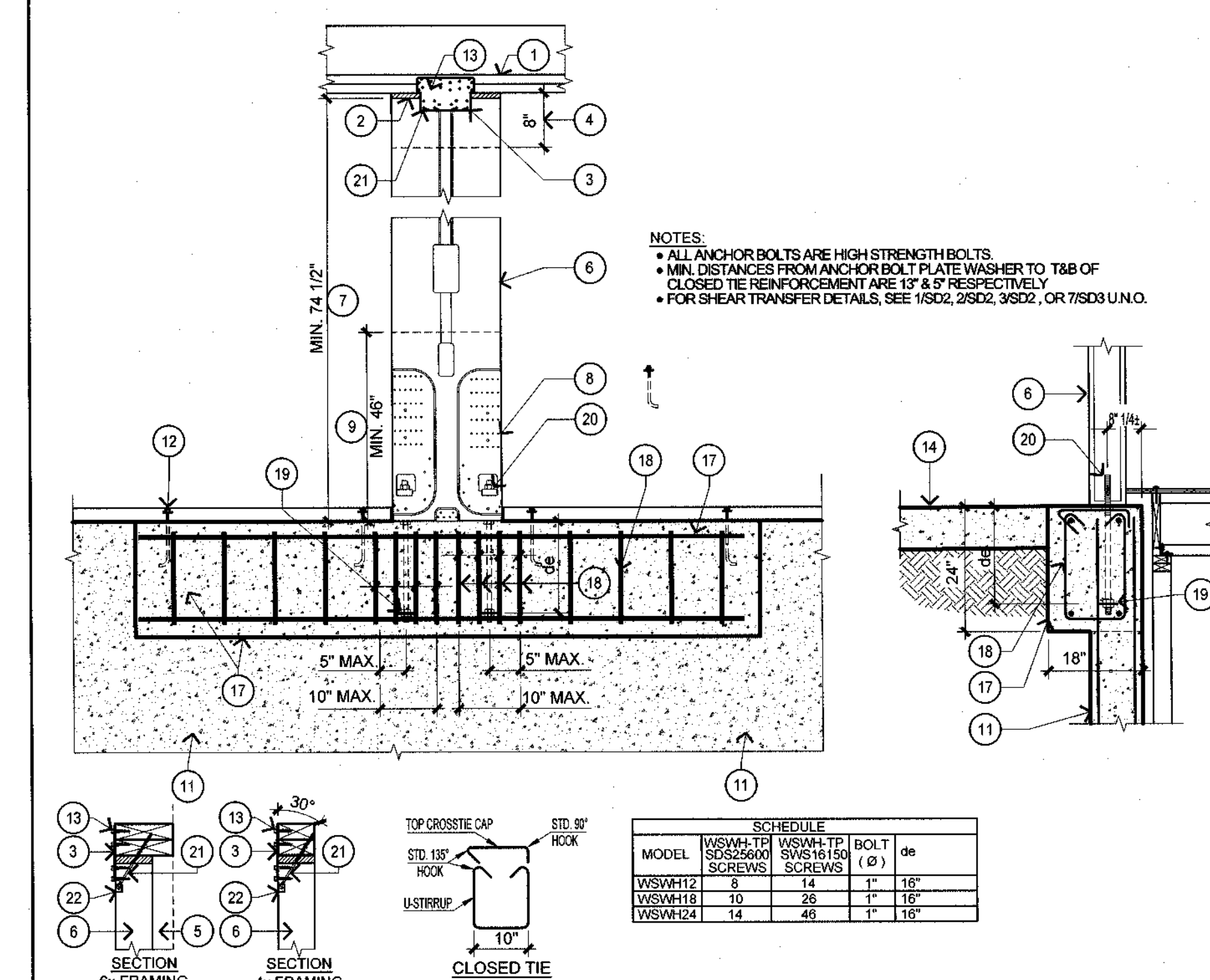
NOTES:
-SPECIAL INSPECTION IS REQUIRED
-WATERPROOFING & DRAINAGE SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE WALL DRAIN MANUFACTURER'S SPECIFICATIONS
-EDGE DISTANCE TO REBAR INDICATED IS CLEAR DIMENSION
-CONCRETE STRENGTH $f_c = 4,500$ PSI



STEM (F)					FOUNDATION (F)					REINFORCEMENT						
H (MAX.)	H1	H2	T1 THICKNESS	T2 THICKNESS	A	B	C	D	E	X1	X2	X3	Y1 (OUTER)	Y2 (OUTER)	Y3 (INNER)	Y4
12'-0"	8'-0"	4'-0"	12"	10"	1'-6"	8'-3"	8'-3"	2'-6"	7'-4"	#4 @ 16" O.C.	#7 @ 12" O.C.	#7 @ 8" O.C.	#8 @ 8" O.C.	#5 @ 12" O.C.	#5 @ 12" O.C.	#6 @ 8" O.C.

BUILDING RETAINING WALL

- SWS16150 SCREW (PER SCHEDULE)
- PORCH SLAB
- 1/2" MIN. CLEAR OR EPOXY COATED
- CURB/STEM WALL, 8" MIN.
- CONT. 1/4" WIDE 1/4" DEEP GRADE BEAM UNDER WSWH AND EXTENDS 4'-6" PASS HOLDOWN @ BOTH WALL ENDS U.N.O. ON PLAN
- 1/4" GRADE-BY CLOSED TIES @ WSWH 1/2" WALL FOR WSWH16 & WSWH24 (4) #4 GRADE-BY CLOSED TIES PER EA. A.B.
- WASHER PLATE W/ DOUBLE HEAVY HEX NUTS W/ WSWH AB HS PER SIMPSON MANUFACTURER
- HOLDOWN BOLT PER "WSWH AB HS" WITH HEAVY HEX NUT & HEAVY BEARING PLATE
- SDCS2000 SCREW (PER SCHEDULE)
- TOP AS TOP & BOTT. OF K. STUD. AL. 1.174
- STD14 (U.N.O.)
- STAY IN E. BEAM TO POST
- SHEAR PANEL TYPE 2 BETWEEN TOP PLATE & HEADER
- GARAGE HEADER PER PLAN
- SIMPSON WSWH PS STRAP E/S
- (4) 1/2" KING STUD TO HEADER
- (2) 2X CONT. TOP PLATE
- MAX. 7/8" SHIM AS REQUIRED
- ATTACH WSWH TP (BY MANUF.) TO FRAMING & WSWH PANEL W/ SCREWS PER SCHEDULE. WSWH25000 & SWS16150 SCREWS ALIGN PLATE NOTCHED WITH BOTTOM OF TOP PLATES
- NO HOLES ALLOWED IN TOP 8" OF PANEL
- FOR 2X6 FRAMING, INSTALL THE PANEL FLUSH TO THE OUTSIDE FACE OF THE FRAMING & ADD FURRING TO OPPOSITE FACE AS REQ. TO ACCOMMODATE FINISH MATERIAL
- SIMPSON STRONG-WALL HIGH STRENGTH WOOD SHEAR WALL
- MINIMUM TRIM HEIGHT FOR ALL PANEL IS 74 1/2"
- HOLD DOWN PER MANUF.
- NO FACE HOLE ALLOWED IN LOW 48" OF PANEL. SEE SIMPSON WSWH STANDARD PAGE FOR TRIM ZONE & ALLOWABLE HOLES (W/ WSWH)
- (2) #3 TOP & (2) #5 BOTT. W/ #3 STIRRUP @ 12" O.C. (U.N.O.) ON PLAN. EXTEND EXCESS INTO SIDE FOOTING
- CONCRETE RETAINING WALL PER PLAN
- 3X 3" T.I.F. SILL PLATE W/ 5/8" ANCHOR BOLTS & COUNTER SINK. SEE FOUNDATION PLAN & NOTES UNDER "FOUNDATION" ON SN-1 SHEET FOR OTHER REQUIREMENTS



SCHEDULE			
MODEL	LOGO	LOGO	LOGO
WWSWH12	8	14	11
WWSWH16	10	20	11
WWSWH24	14	40	11

H.S. WOOD STRONG WALL

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DATE SIGNED: 5/28/26
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PROJECT:
611 Ocampo

DEVELOPER:
Dolan Design & Build

ARCHITECT:
Bureau Namas

LOCATION:
Los Angeles
Los Angeles
CA

REVISIONS		
NO	DATE	DESCRIPTION
1	05/28/2026	PLAN CHECK

SHEET NAME:
RETAINING WALL
DETAILS

PROJECT NUMBER:
66907

ENGINEER: GE
DRAFTER: GE

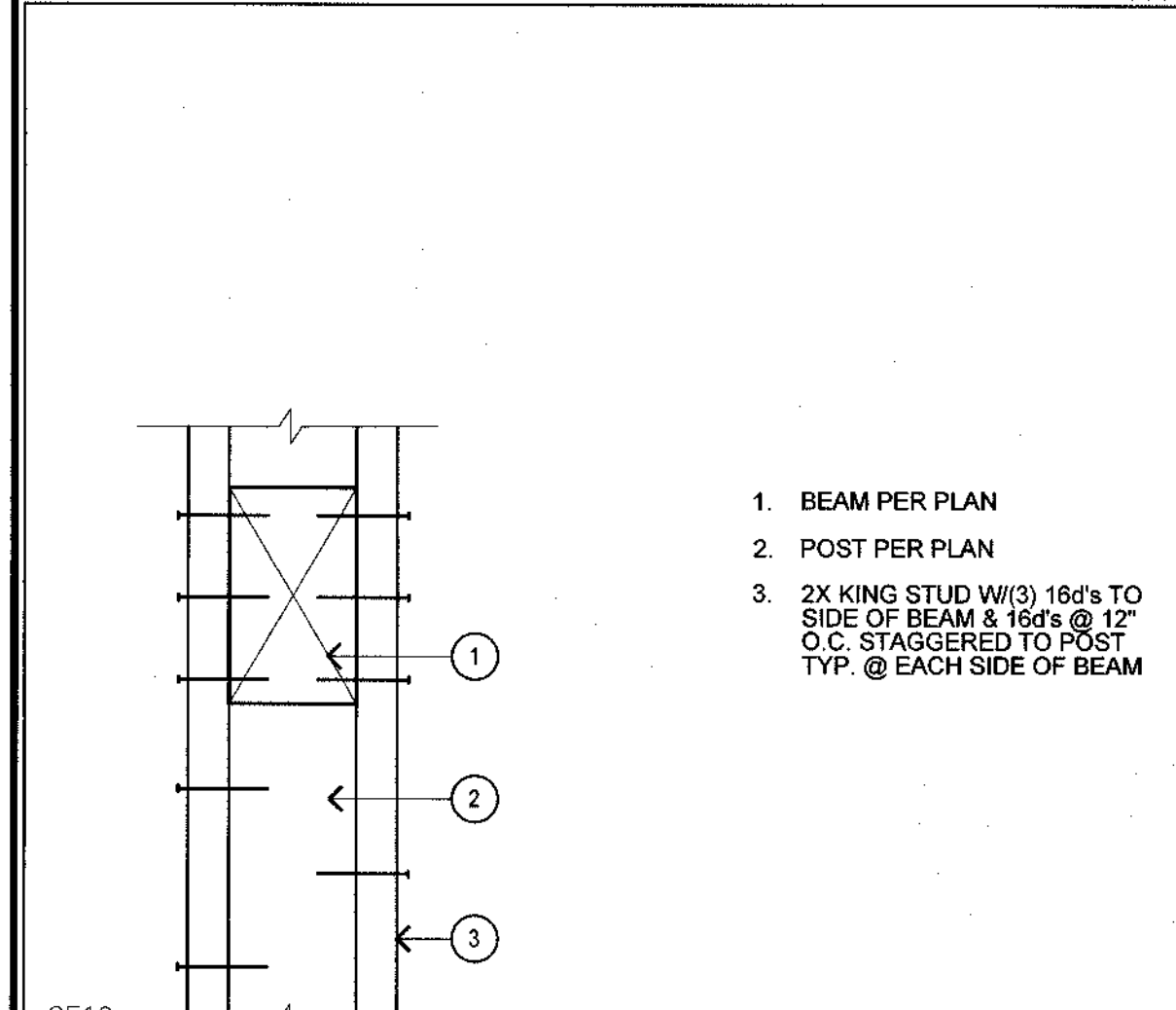
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RW2

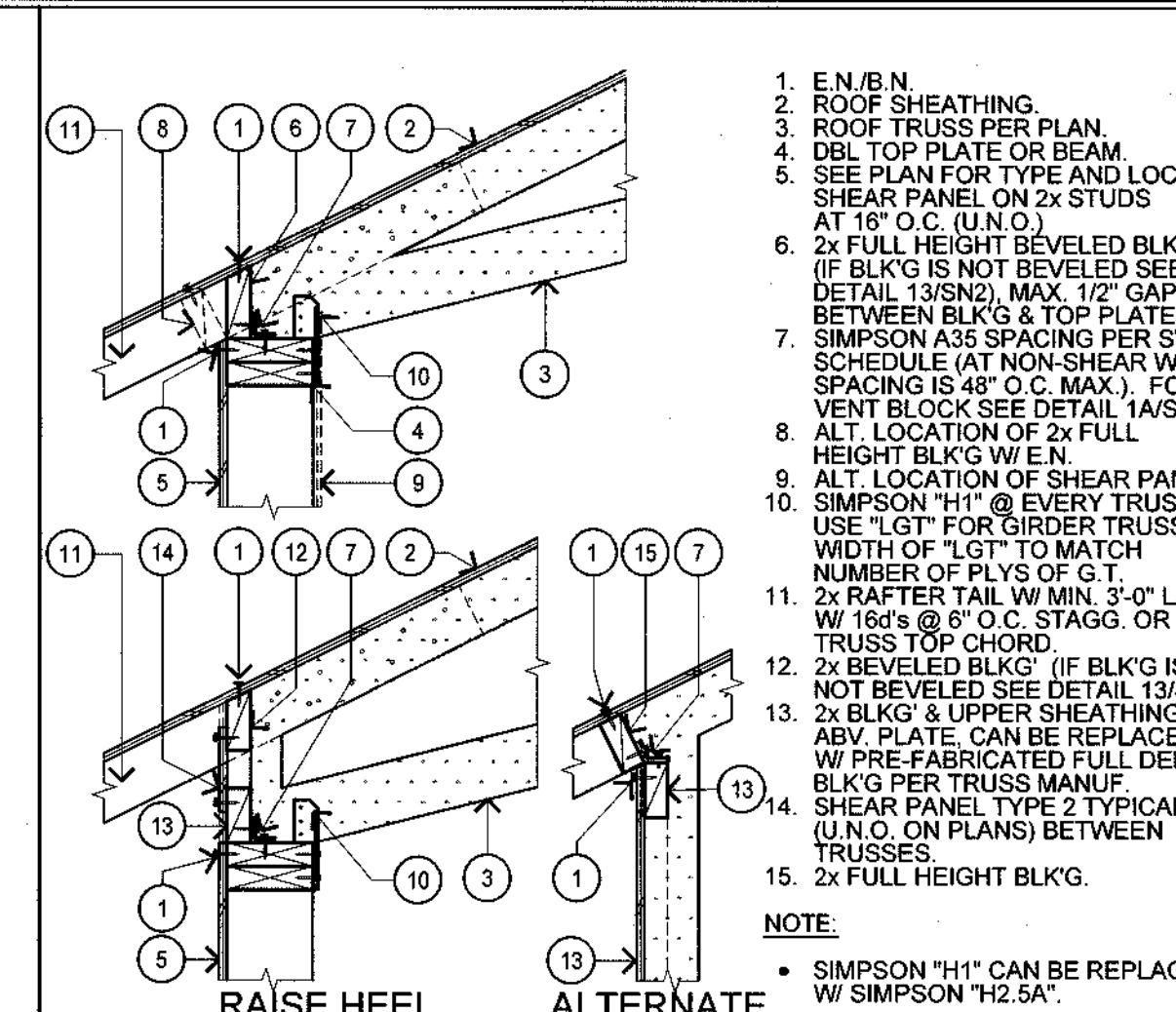


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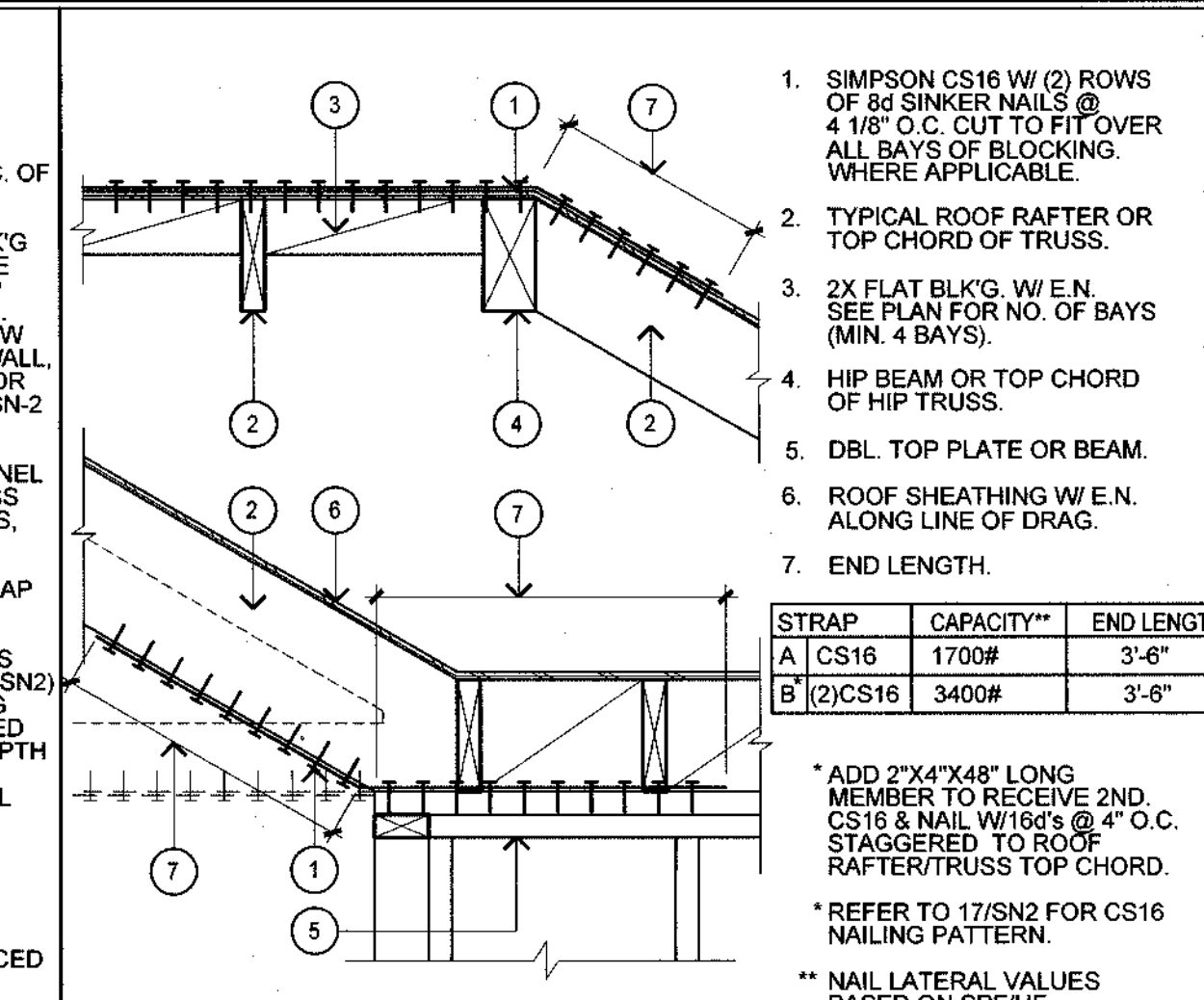




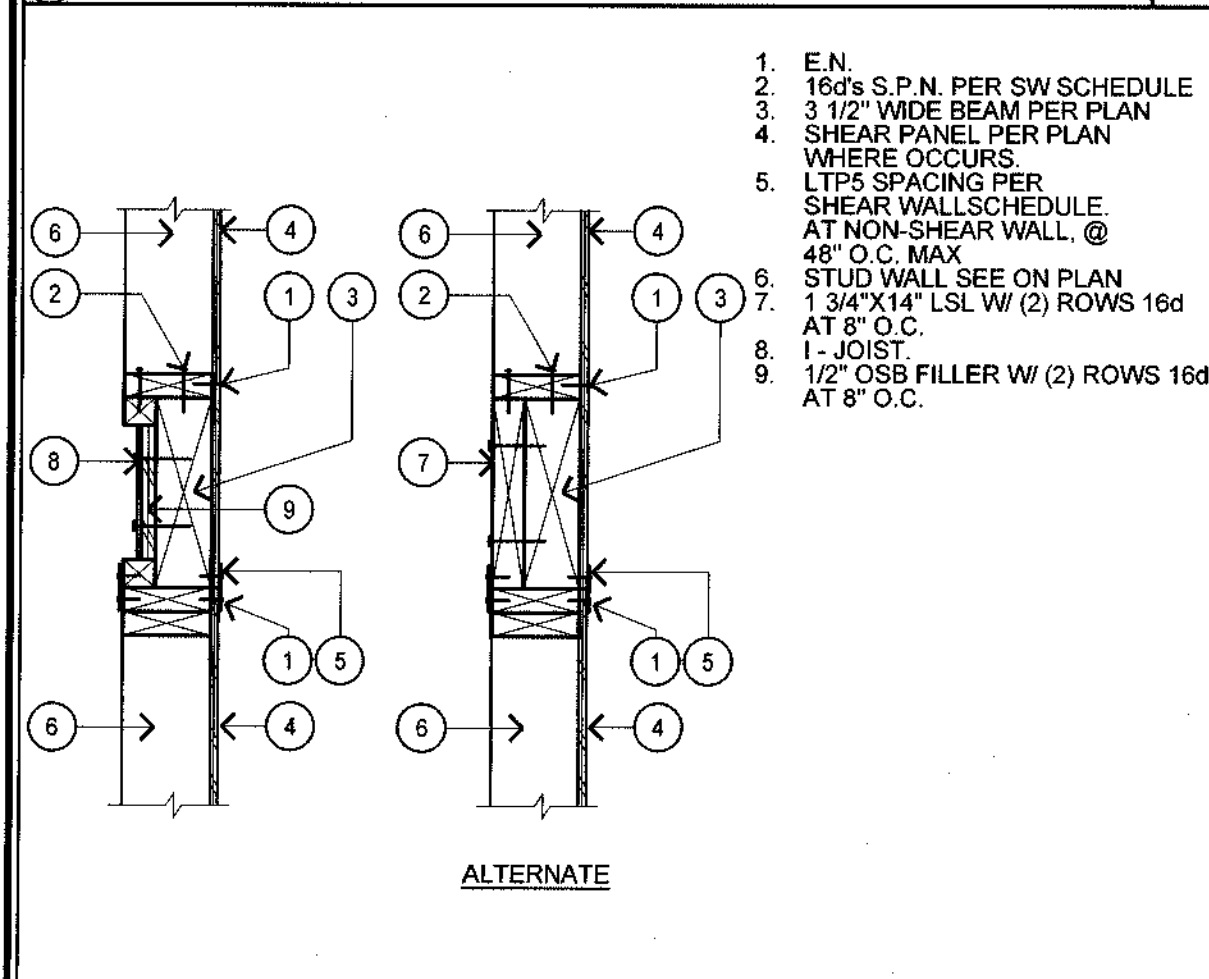
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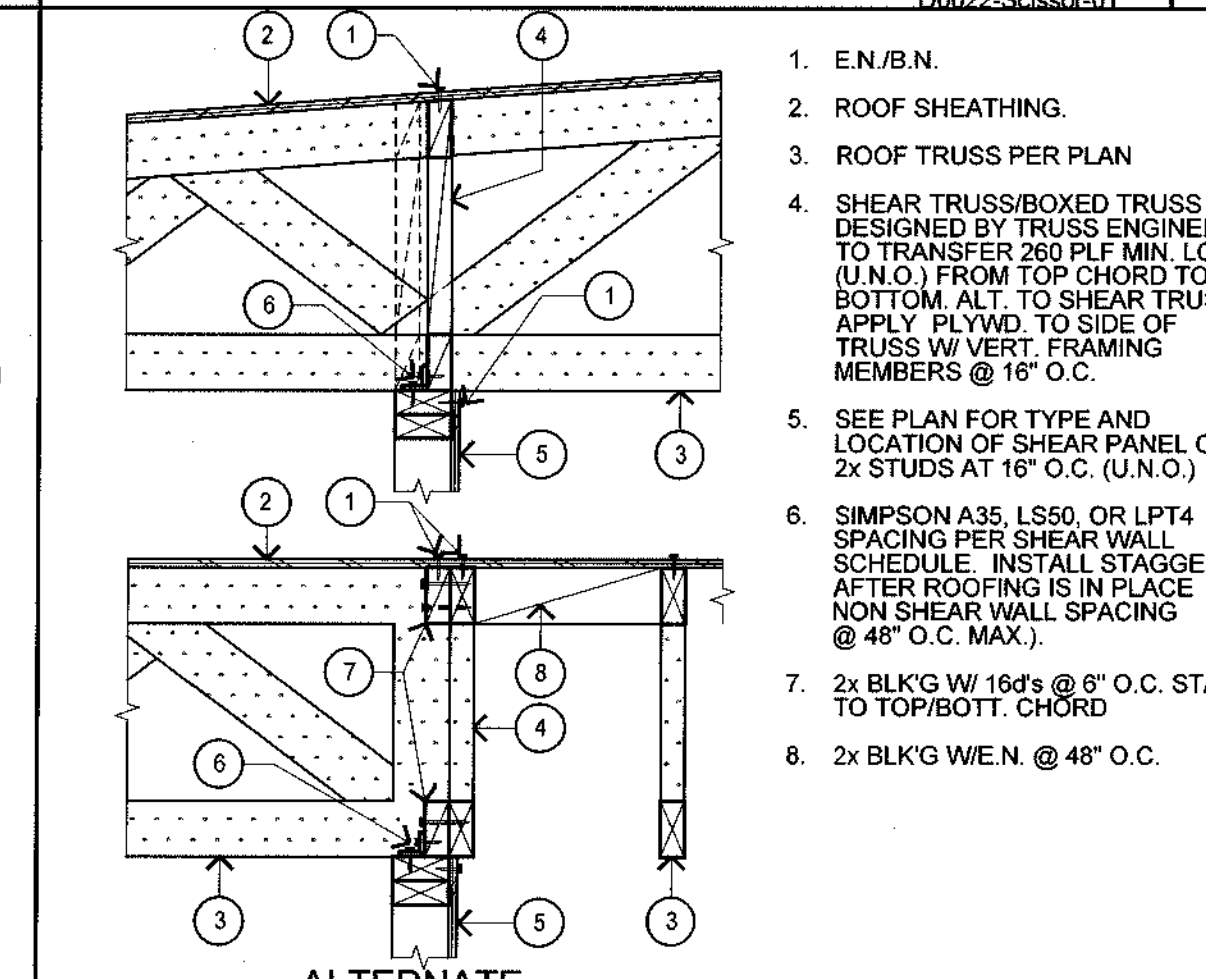
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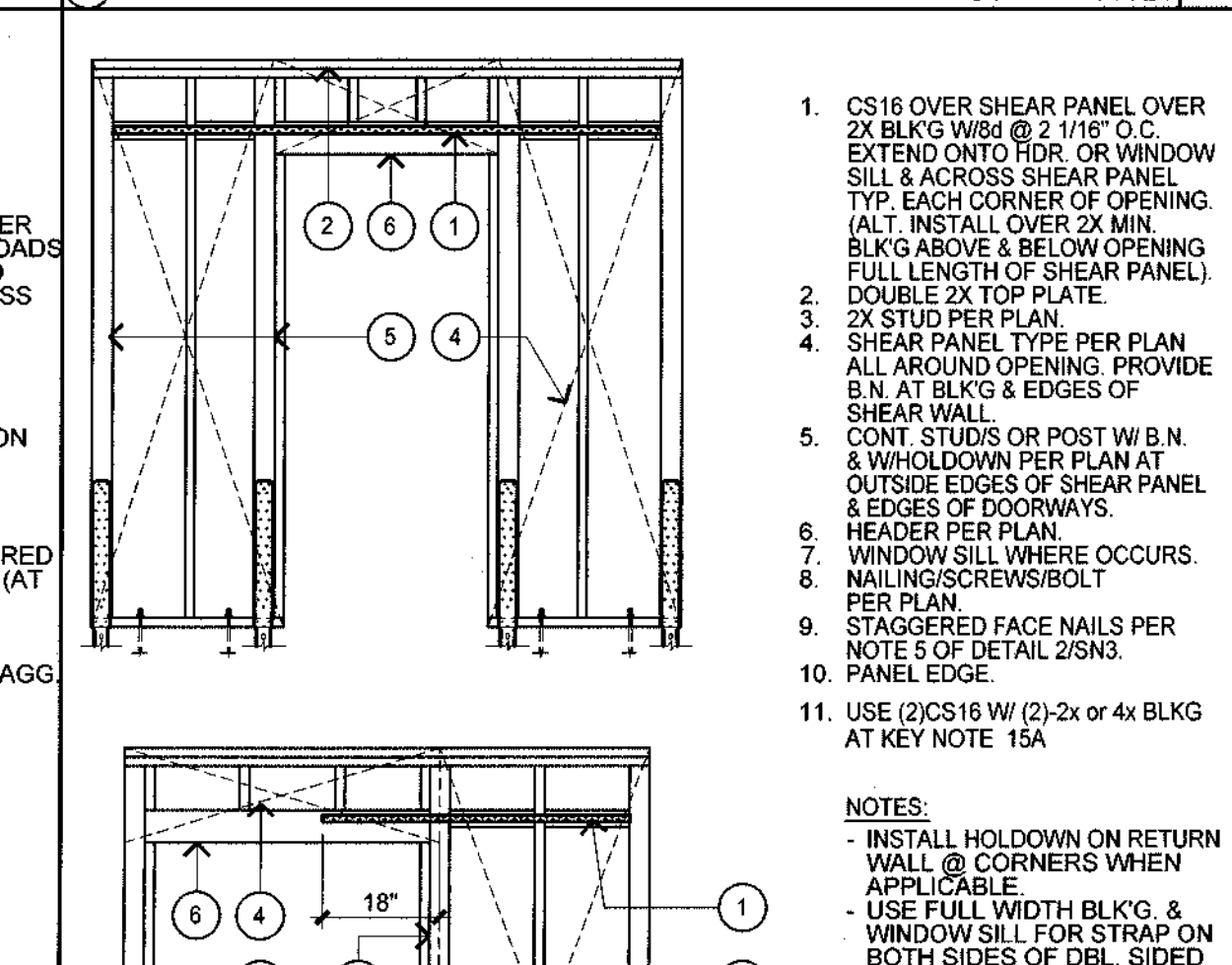
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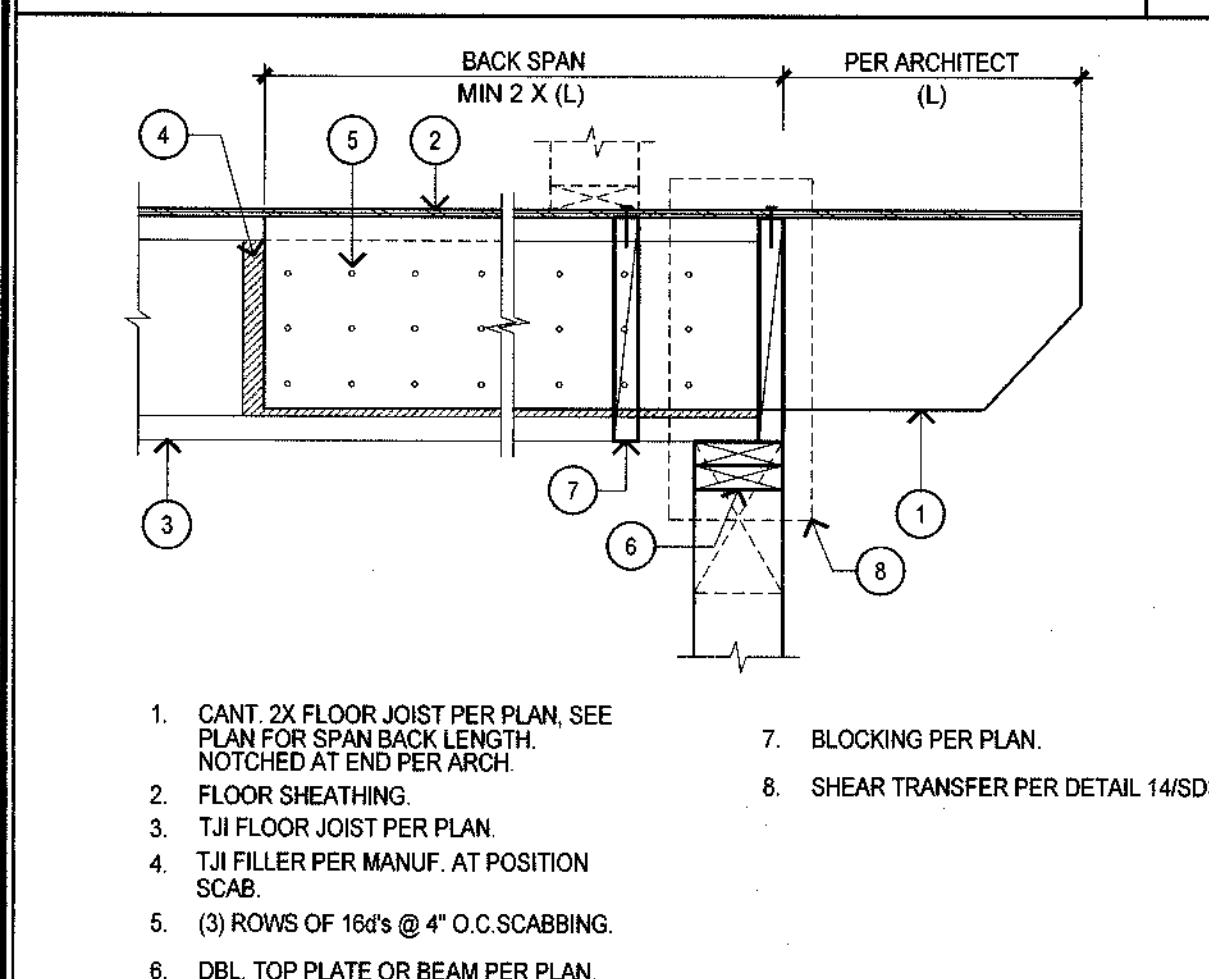
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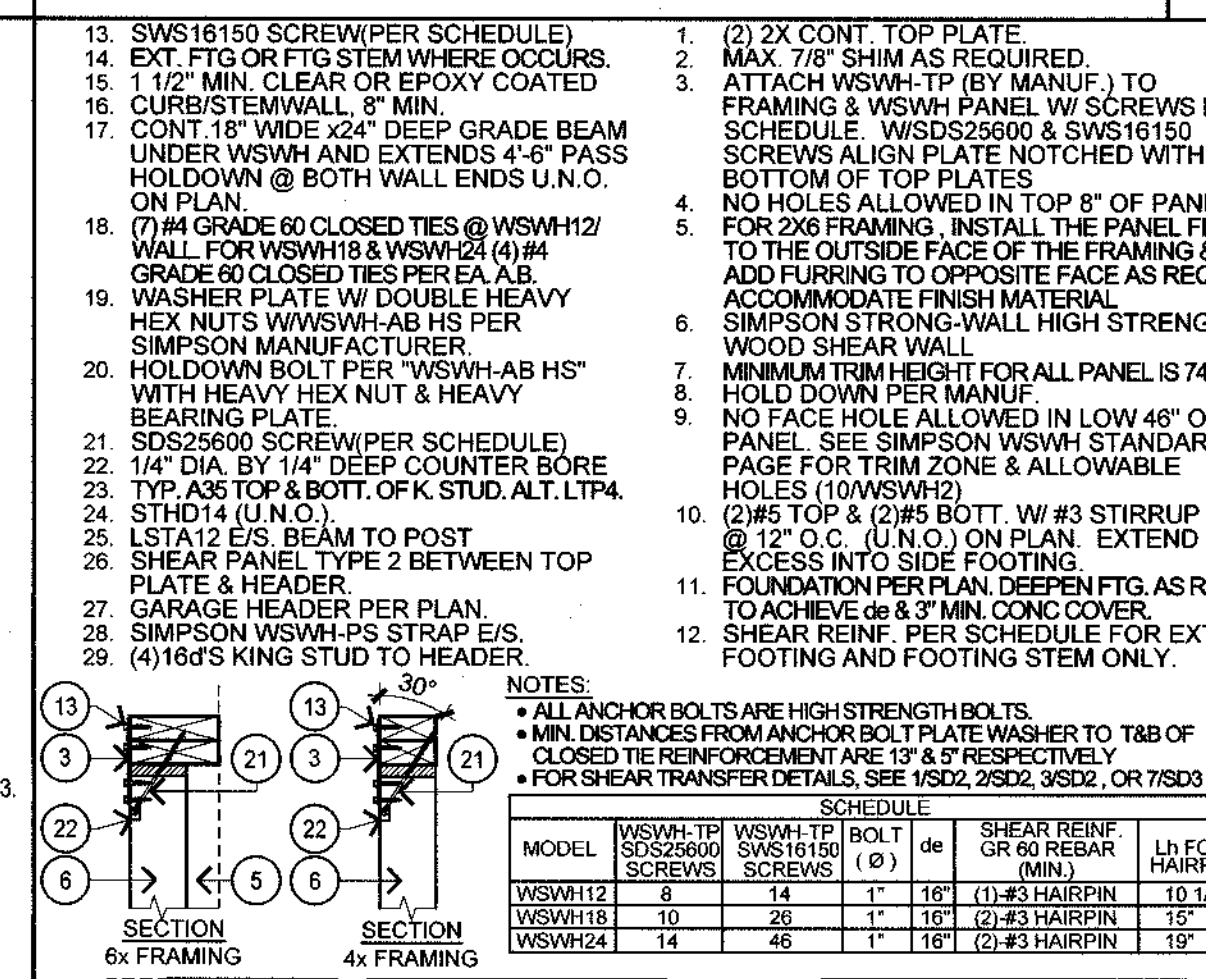
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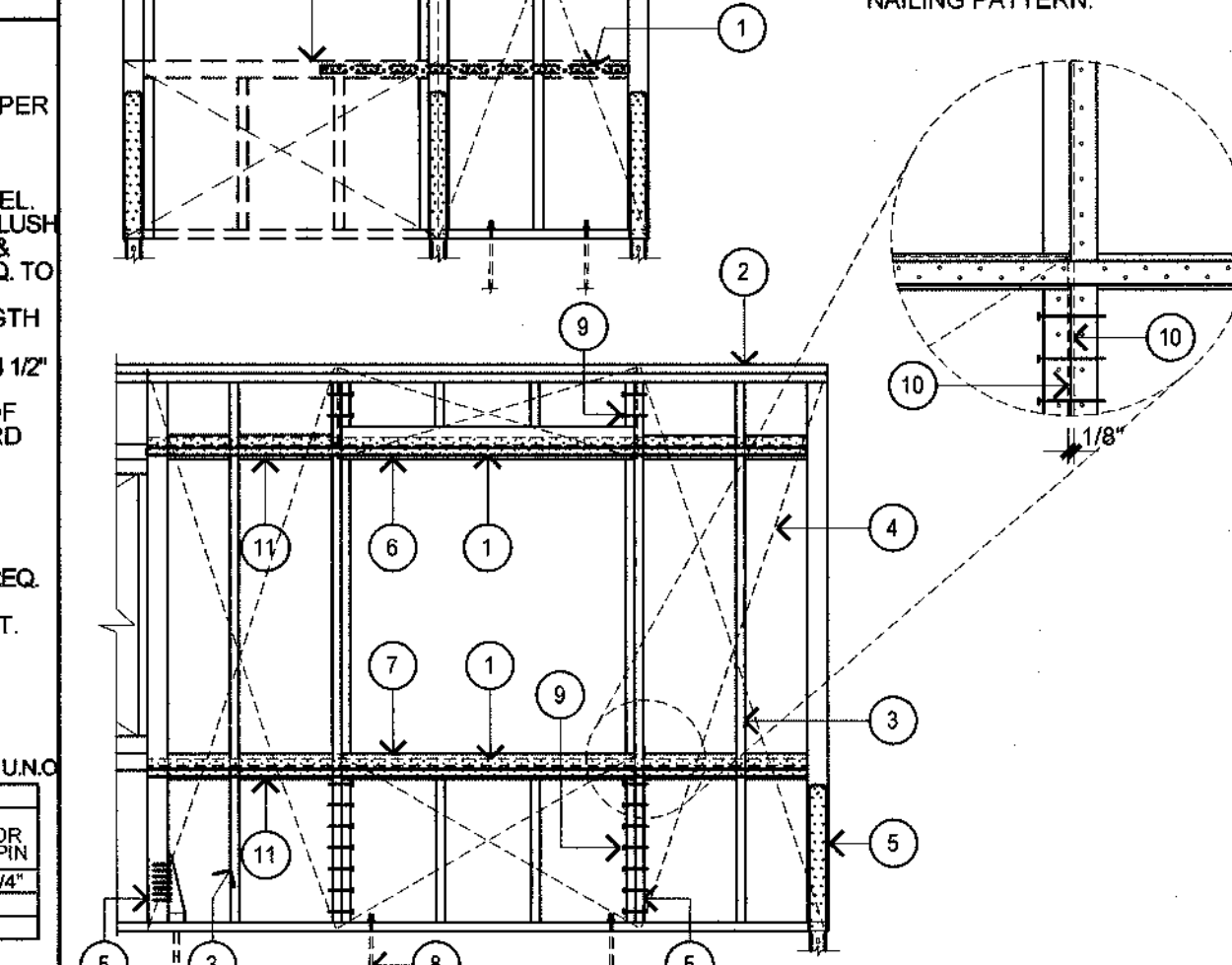
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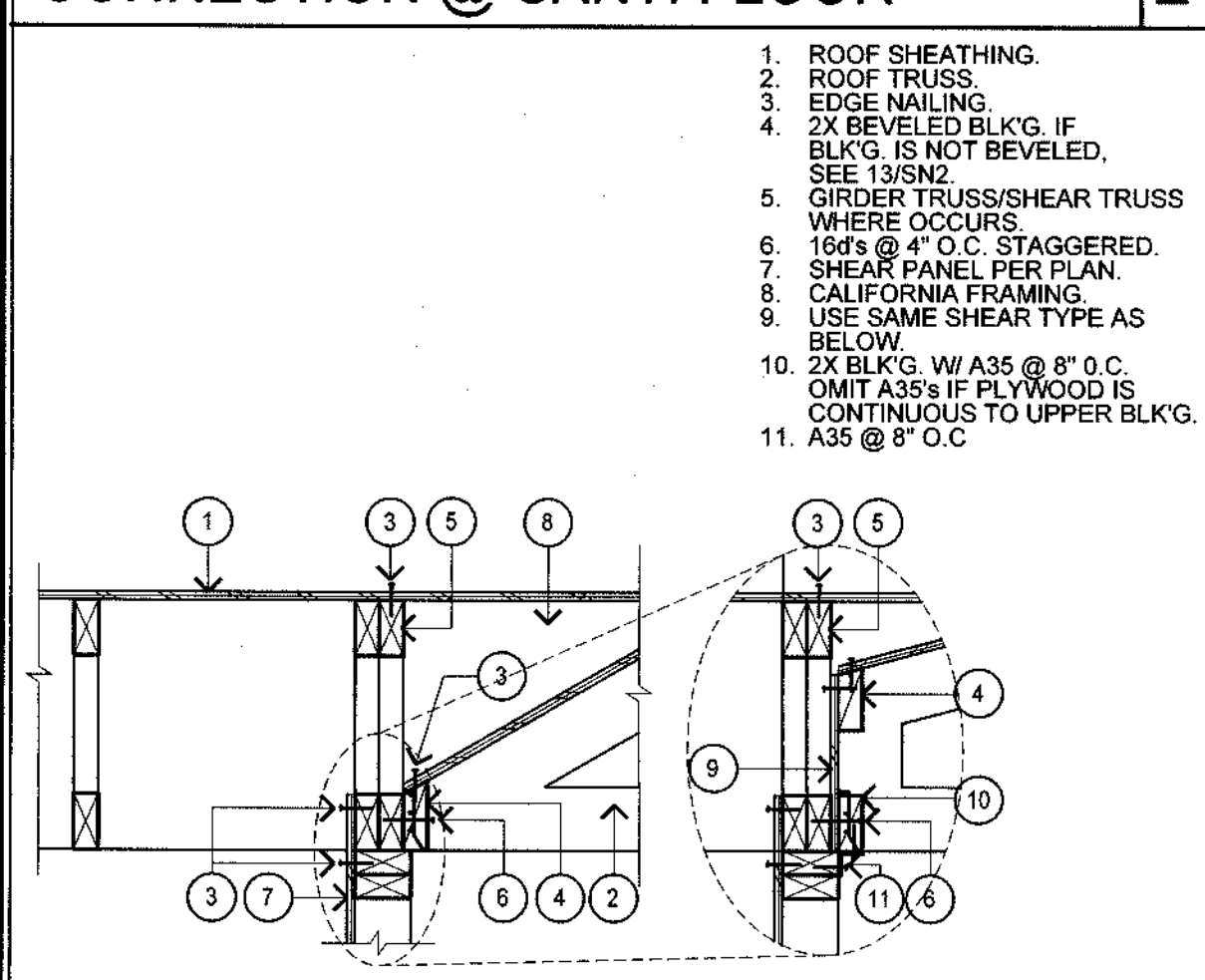
28 CONNECTION @ CANT. FLOOR



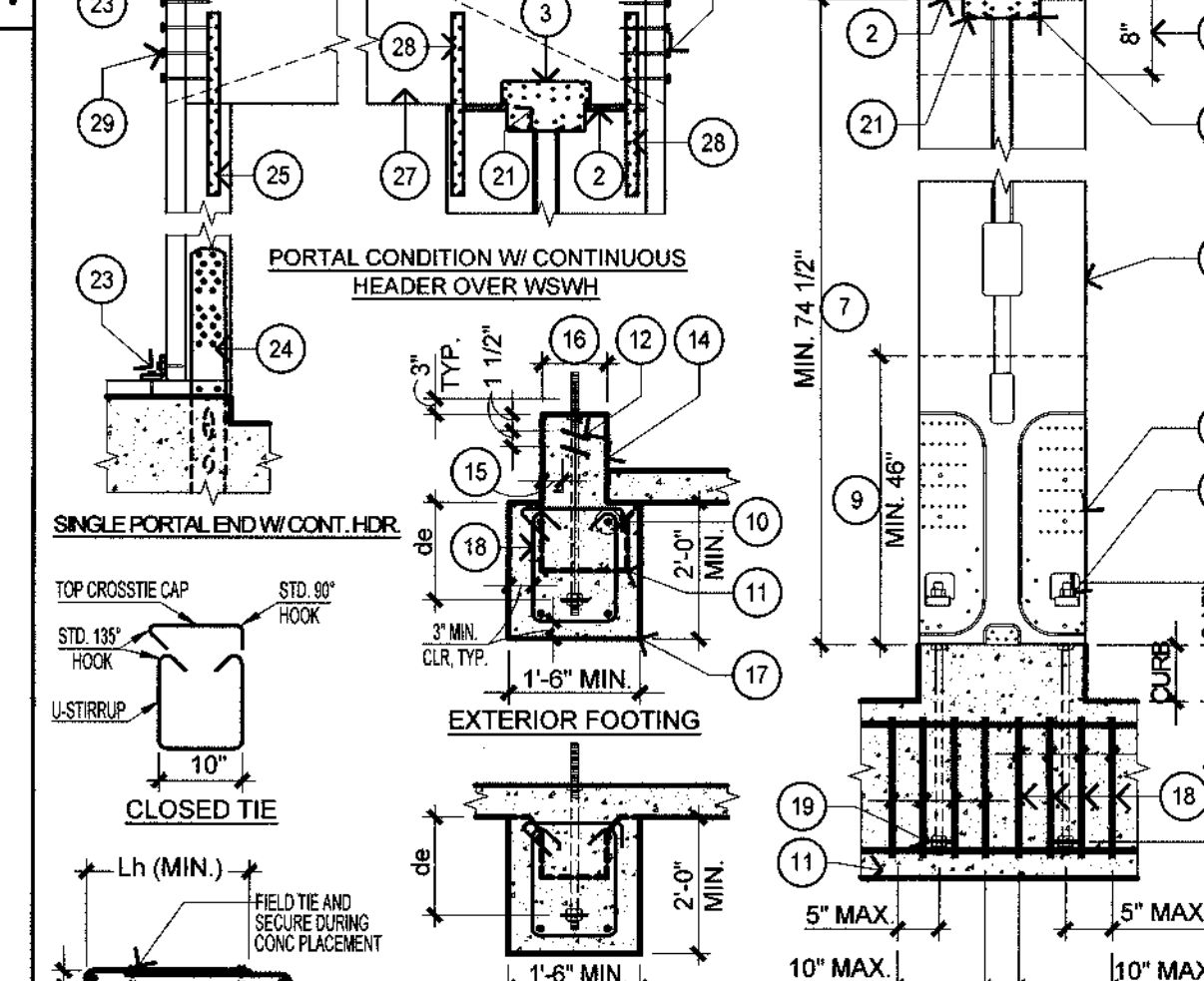
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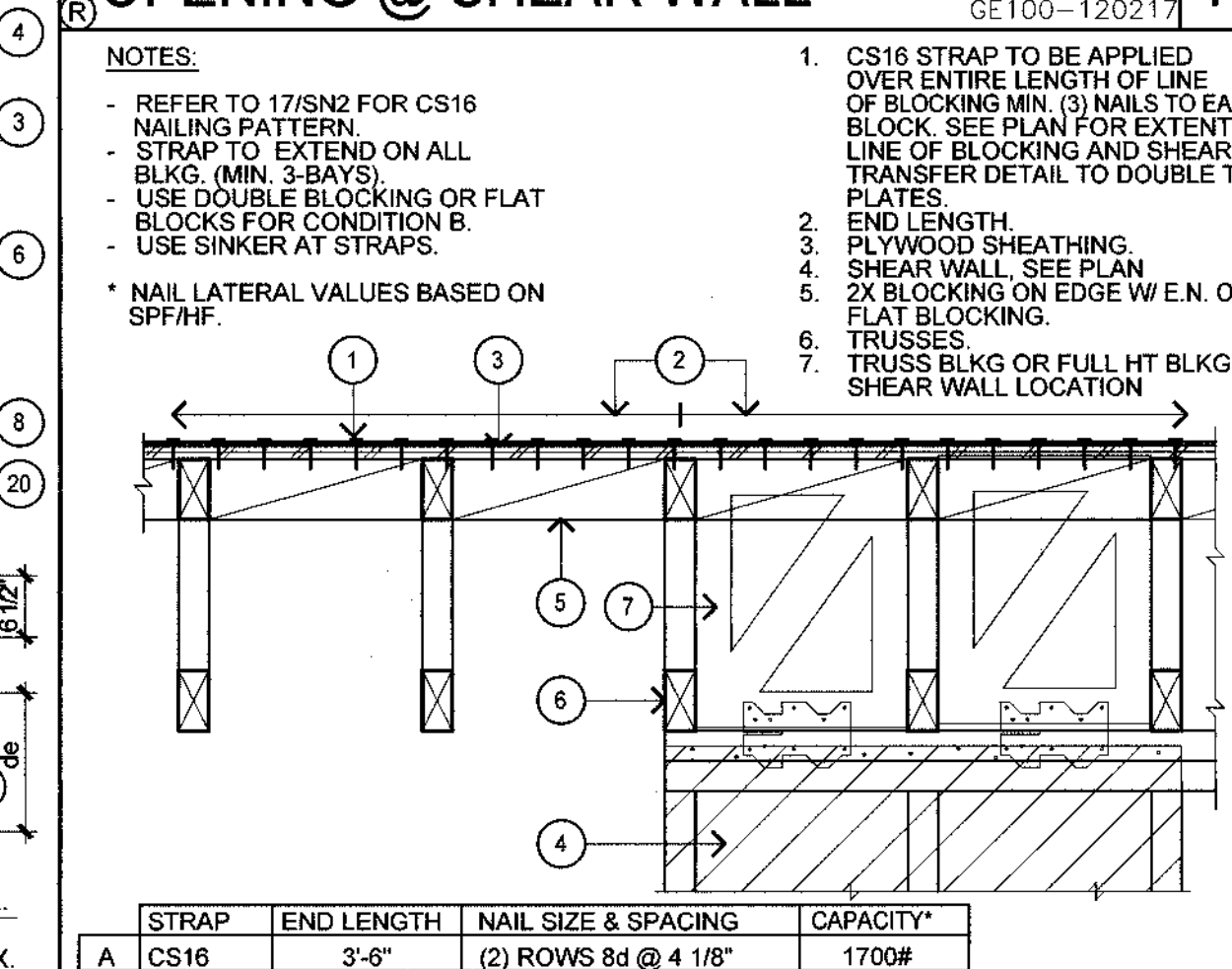
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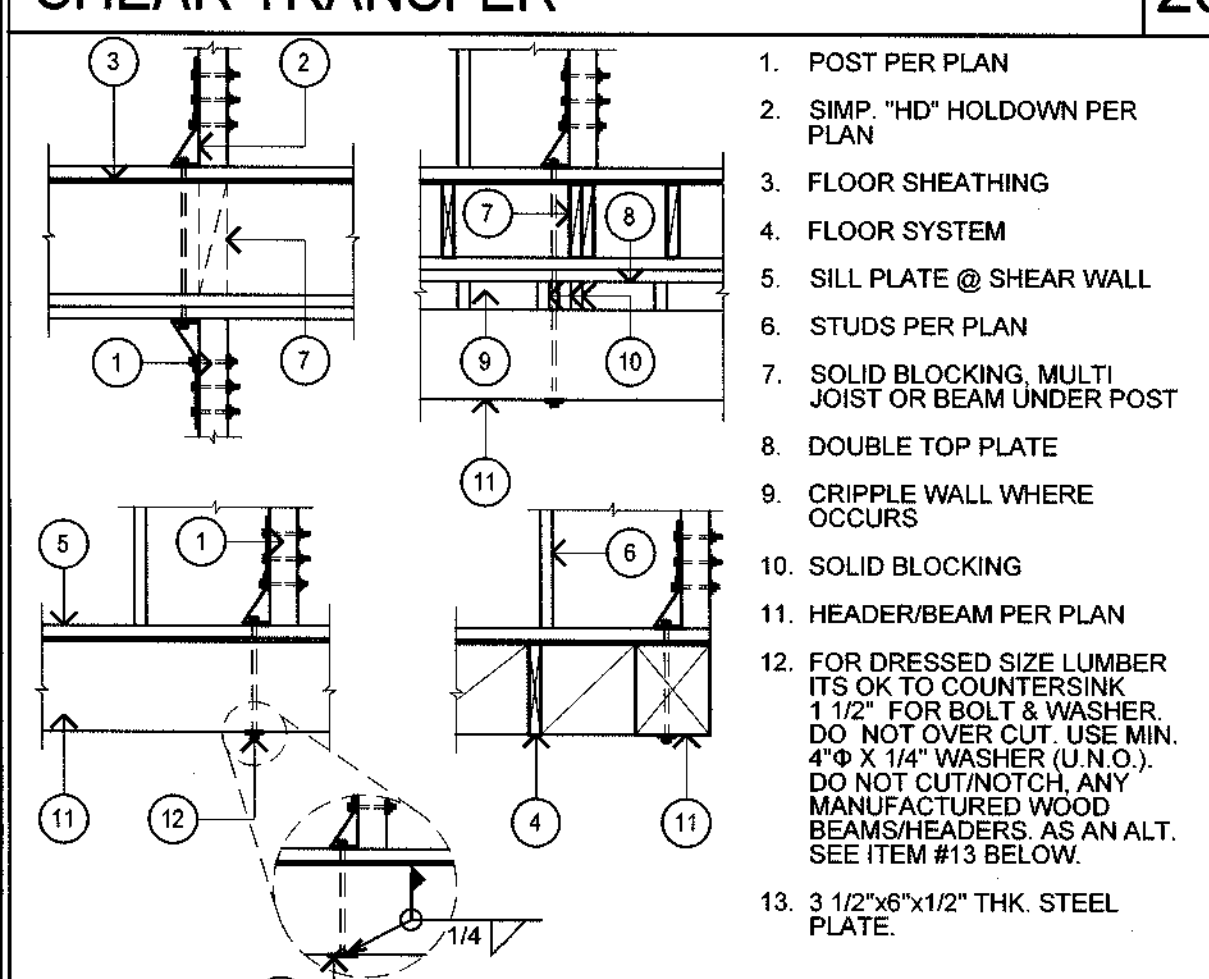
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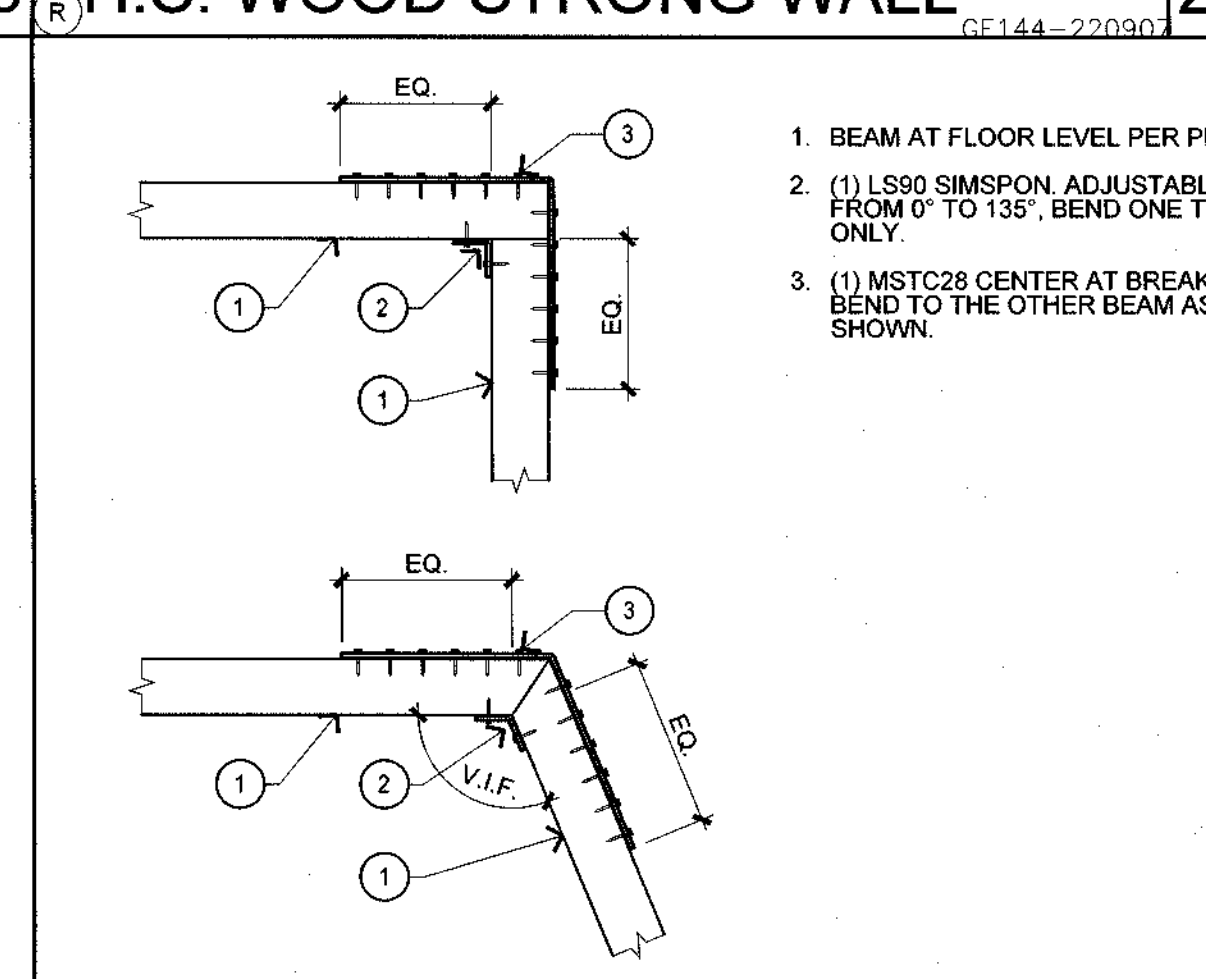
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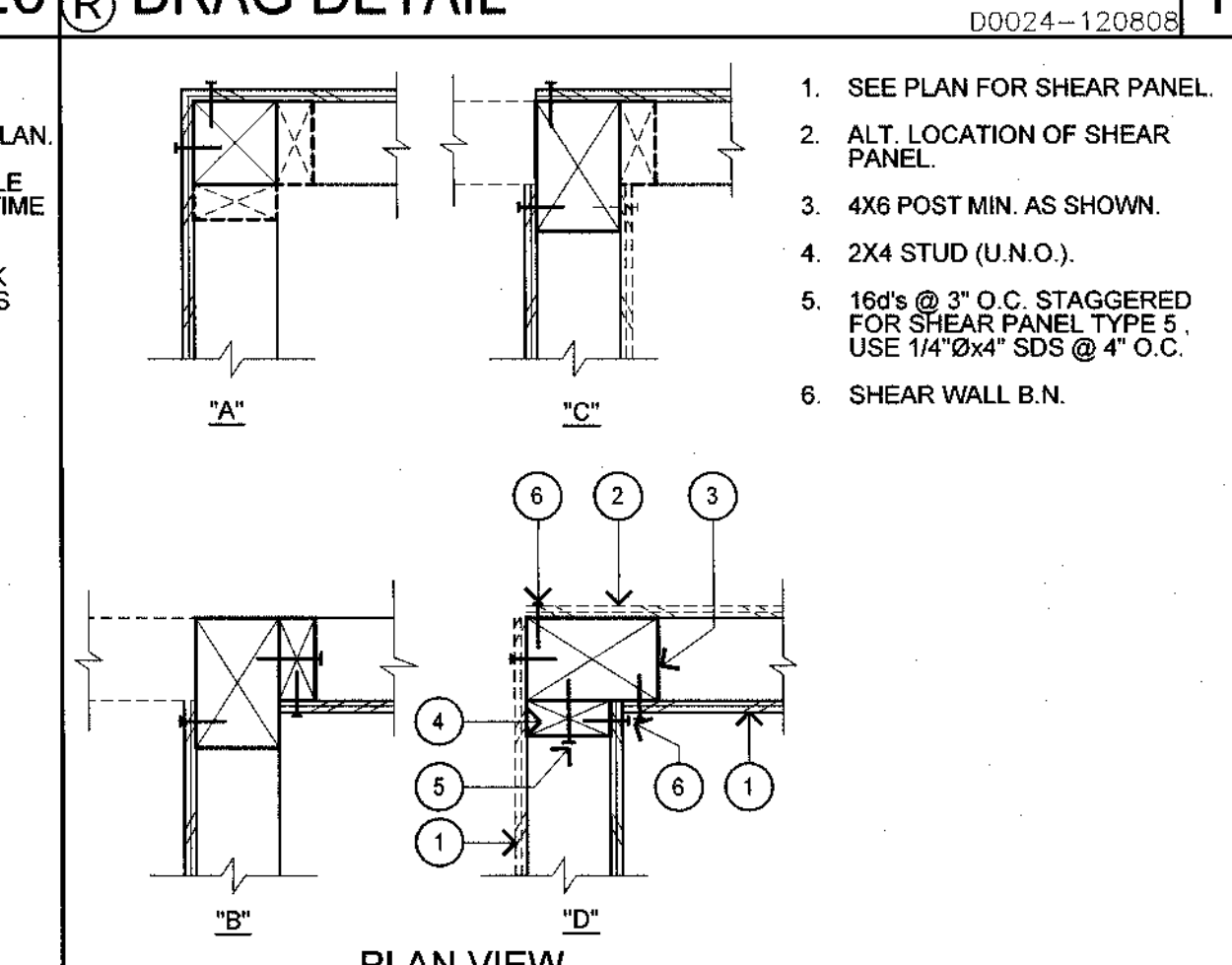
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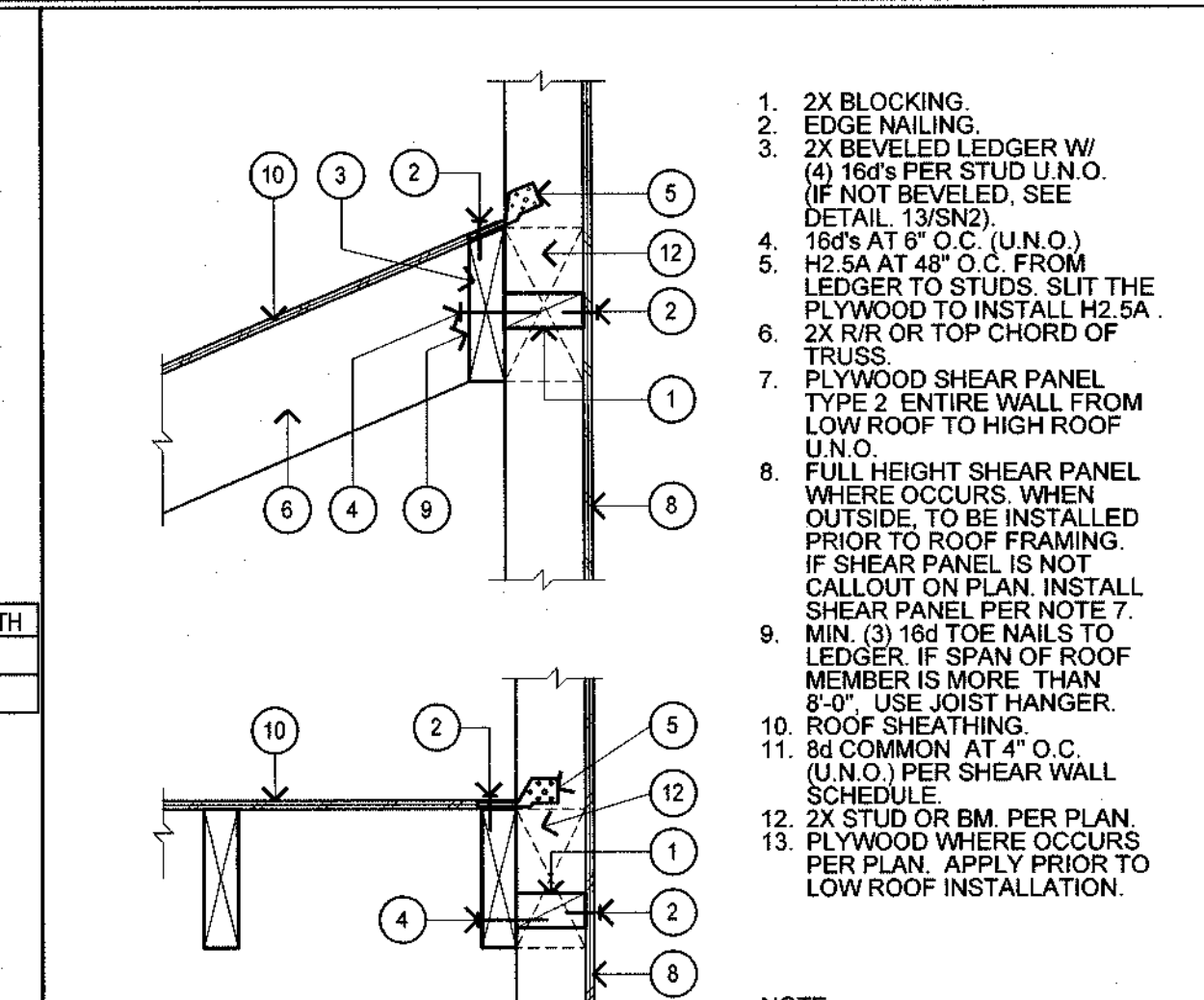
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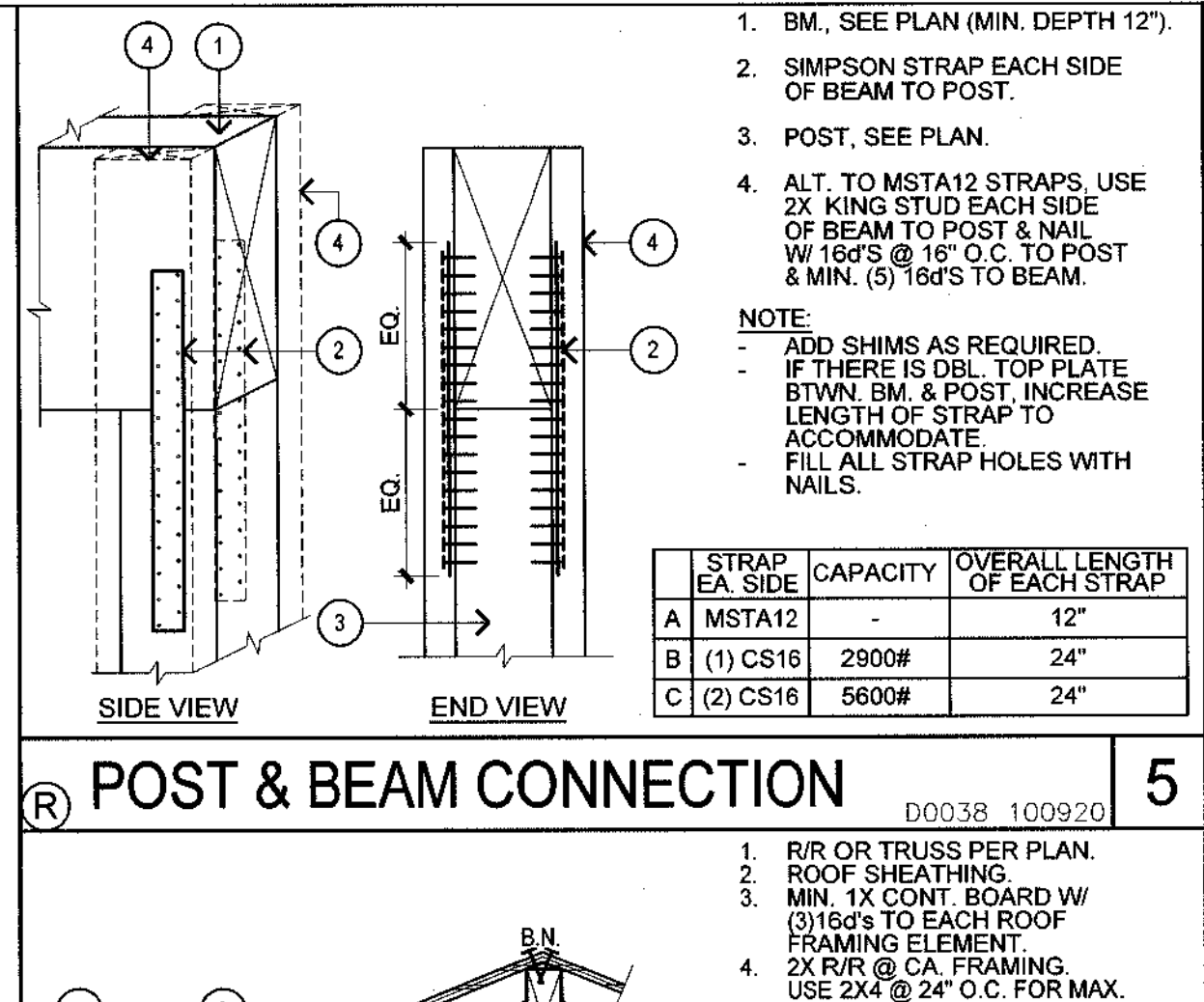
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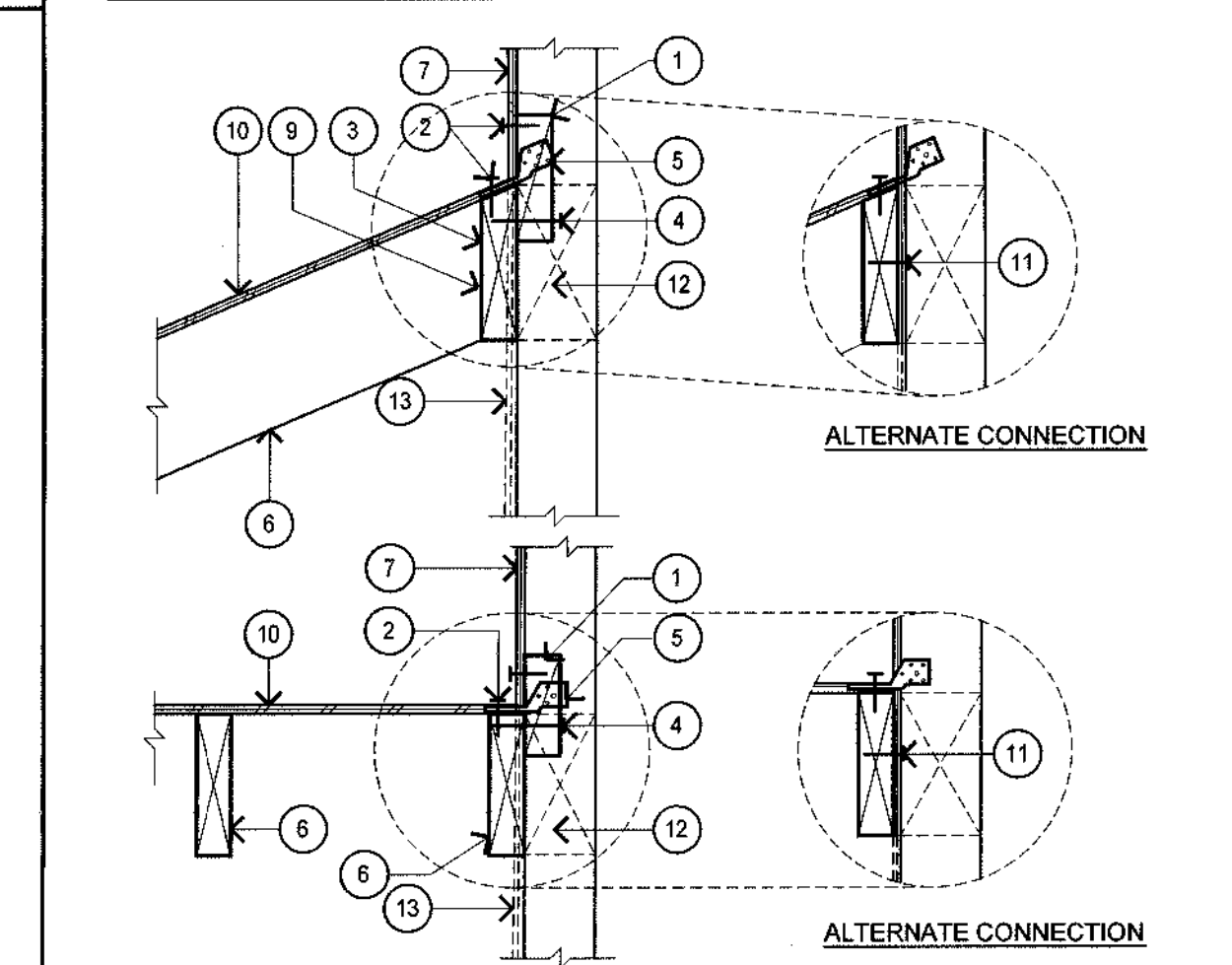
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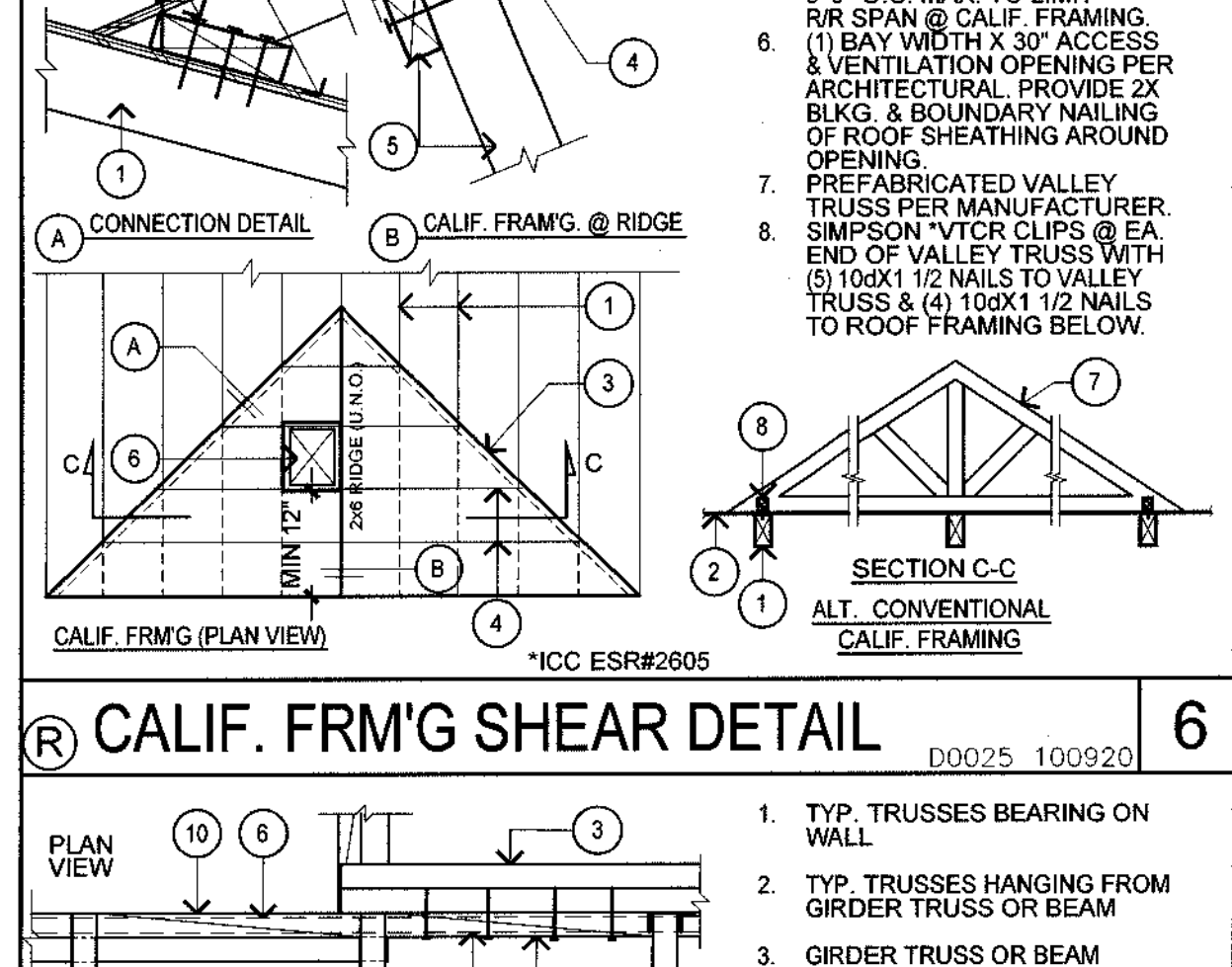
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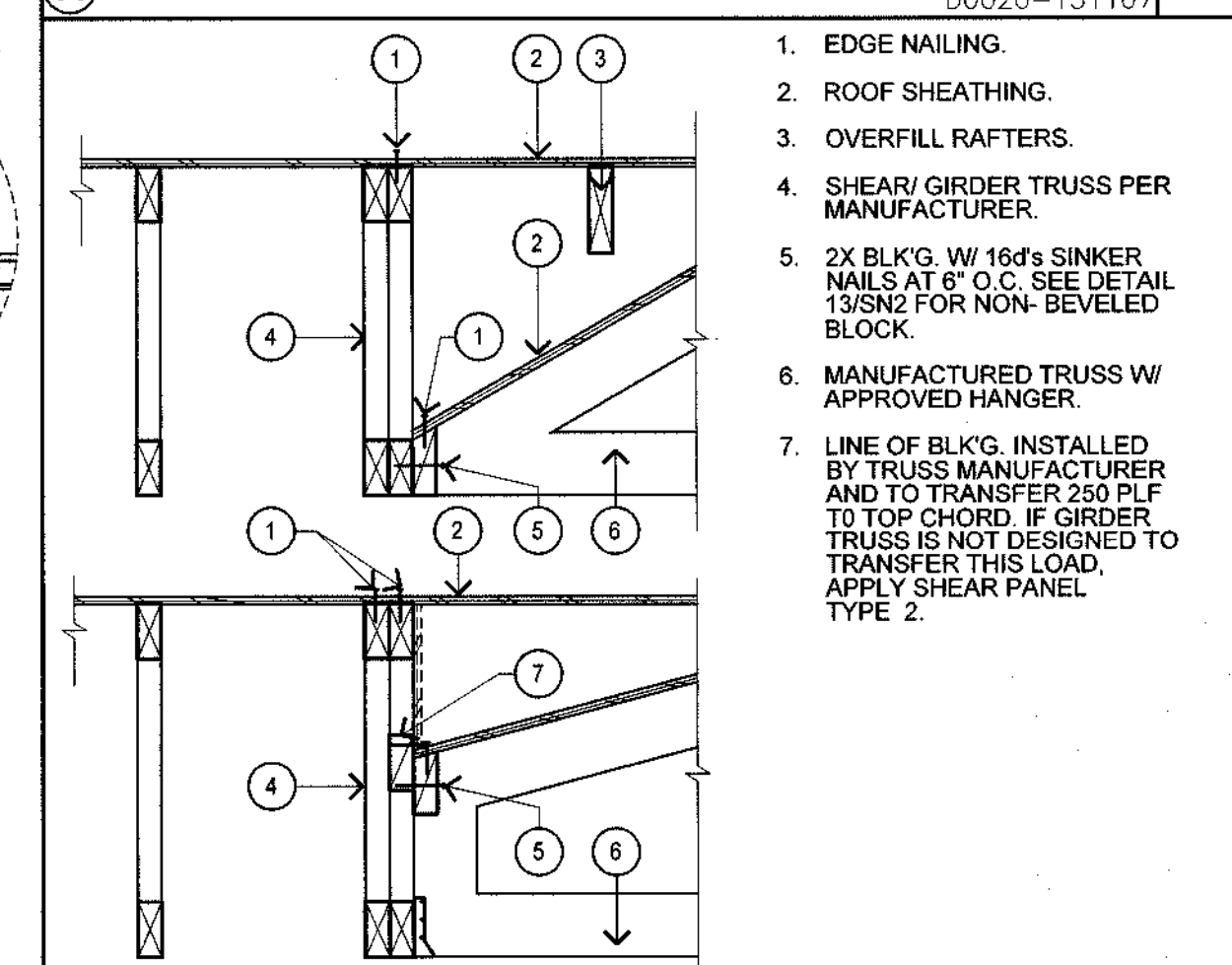
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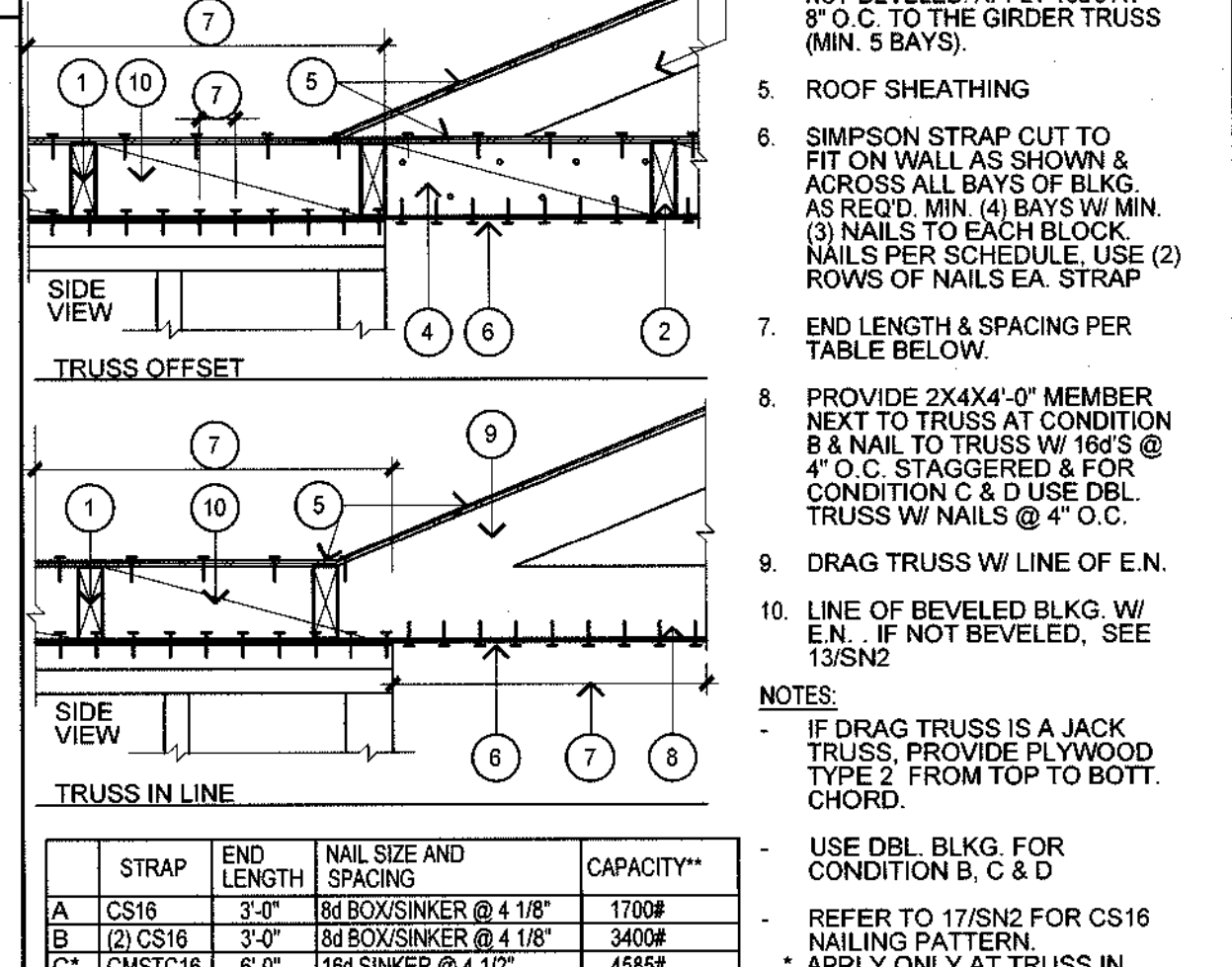
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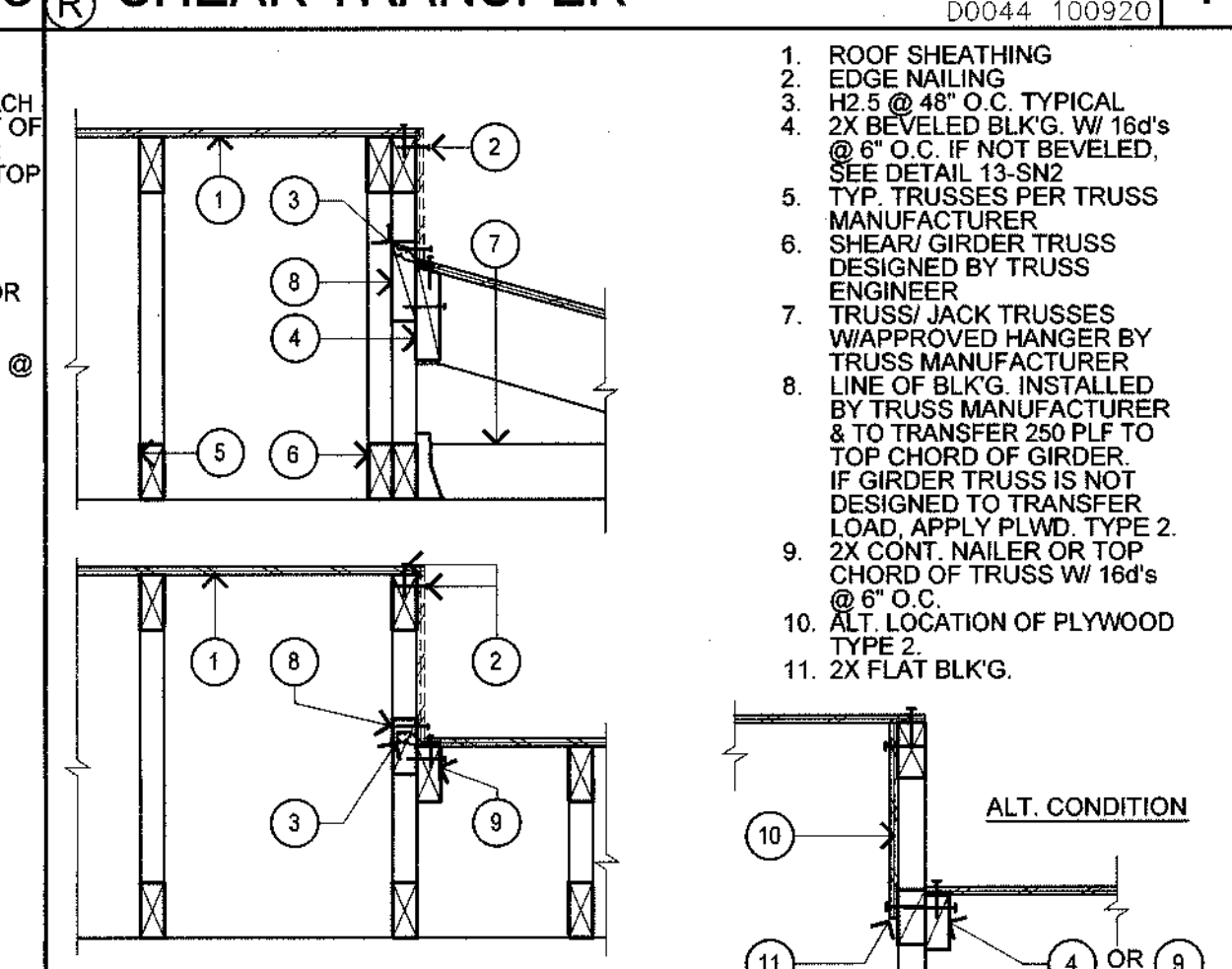
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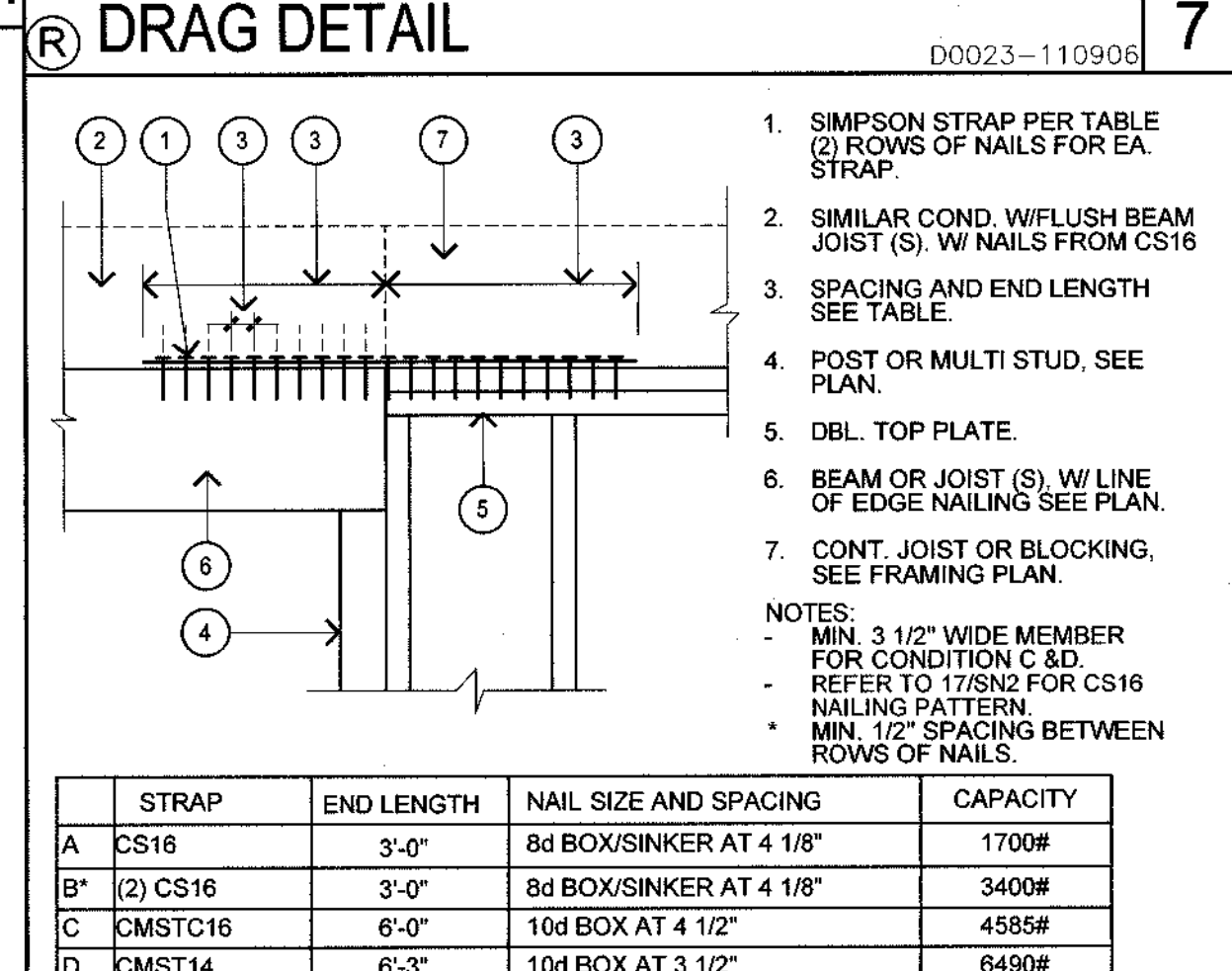
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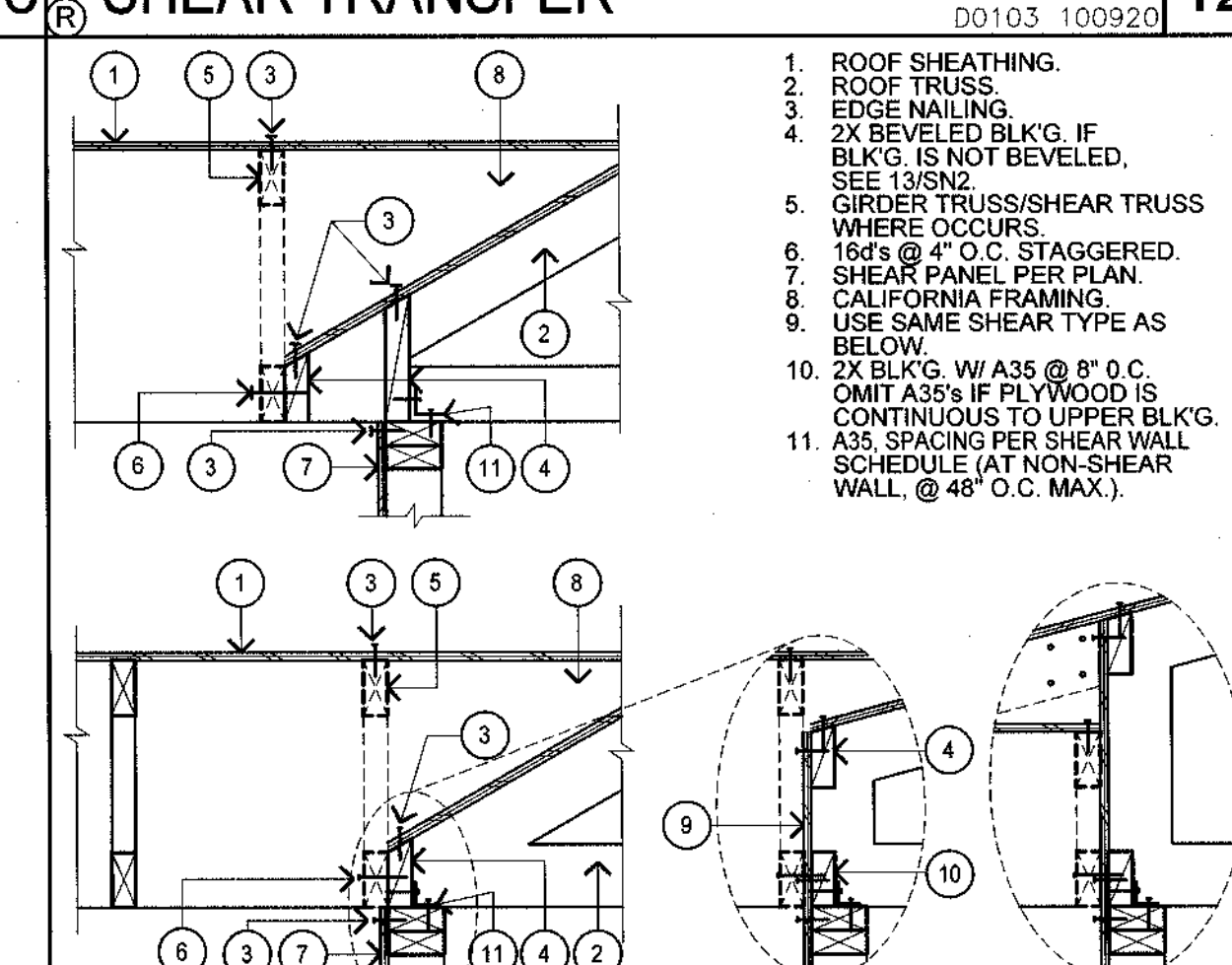
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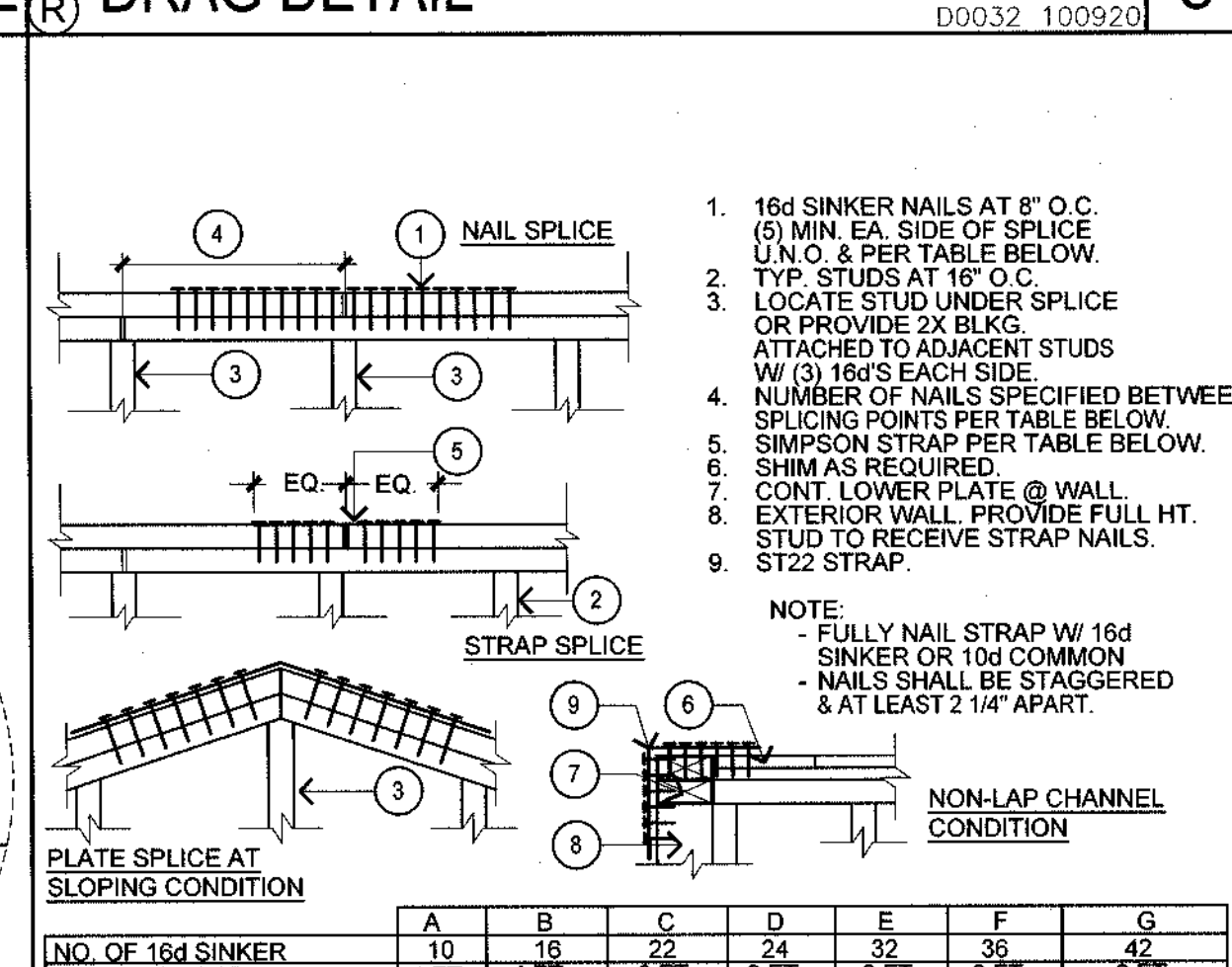
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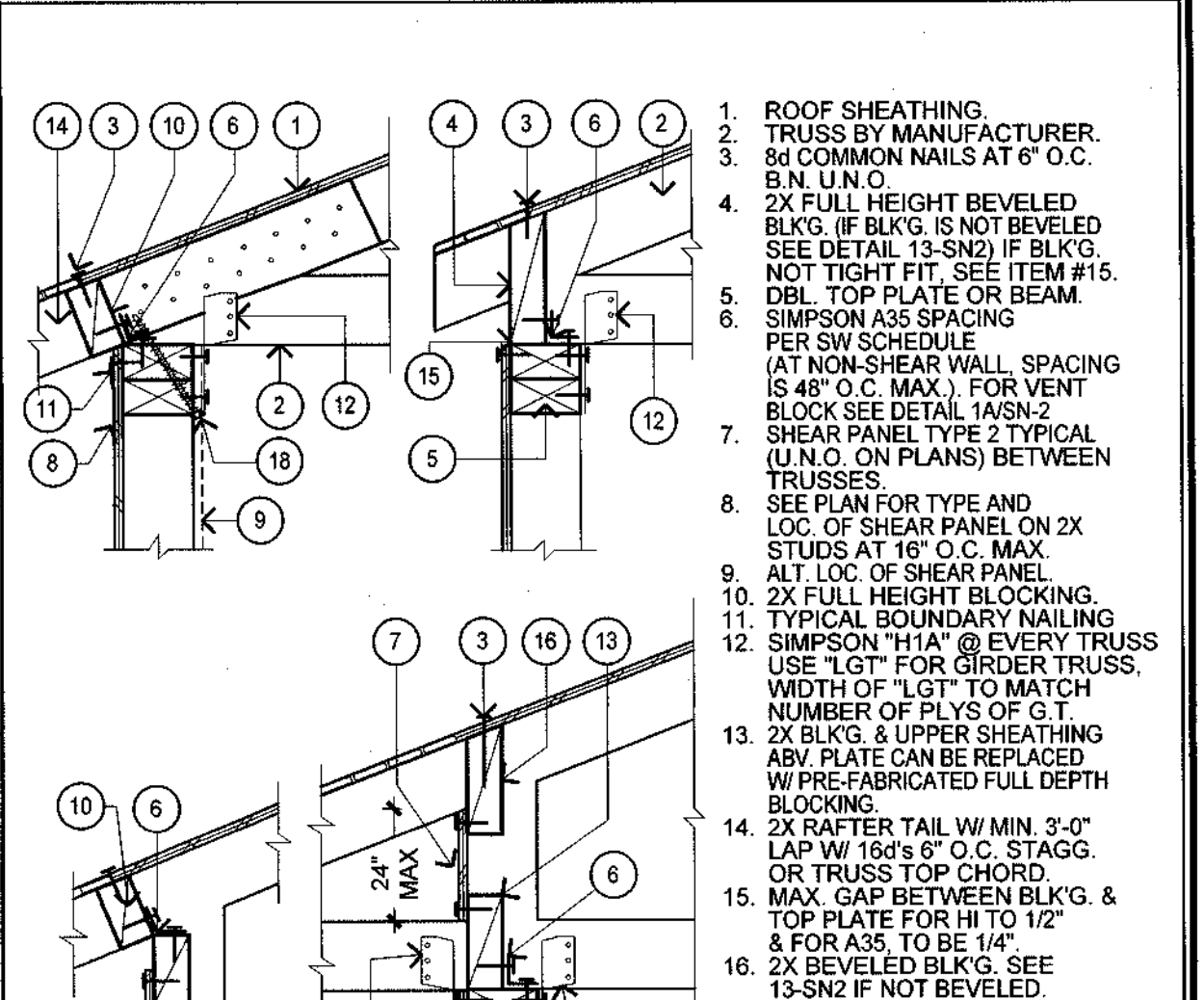
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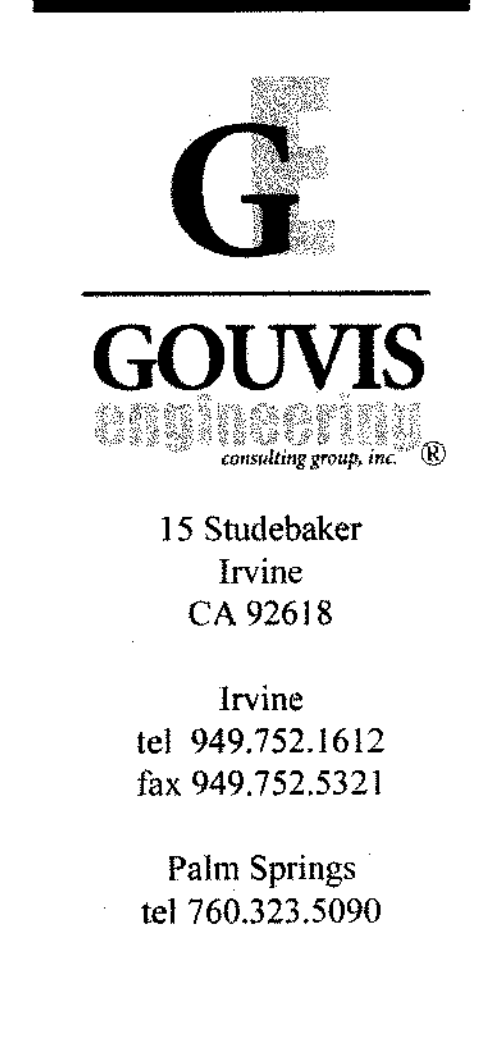
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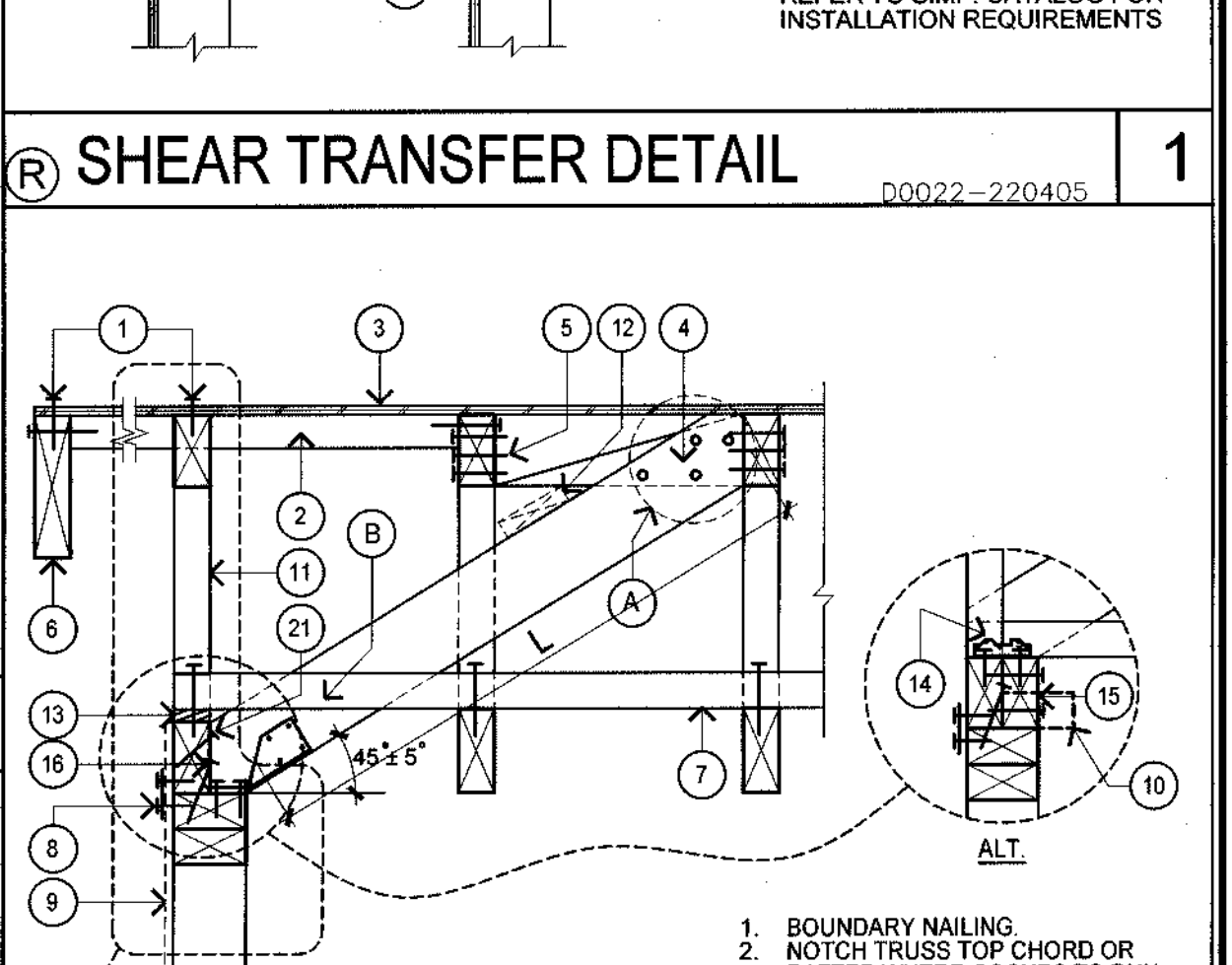
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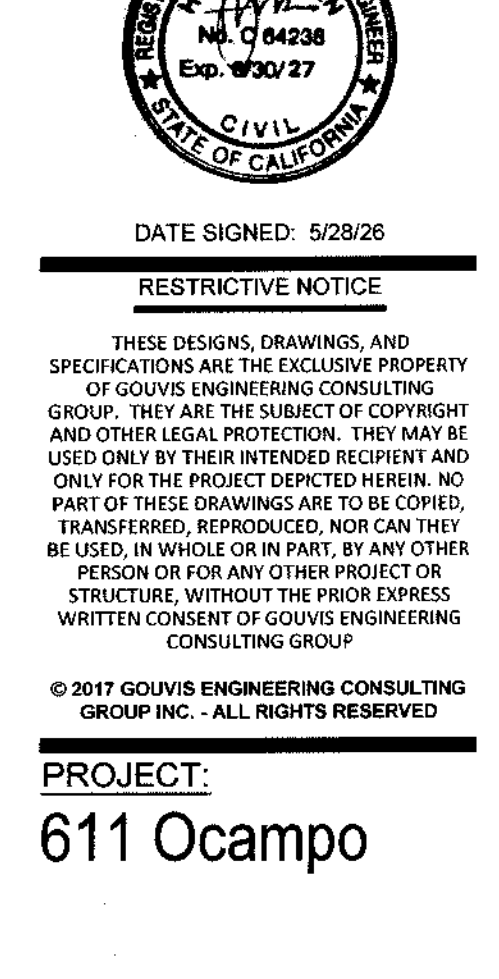
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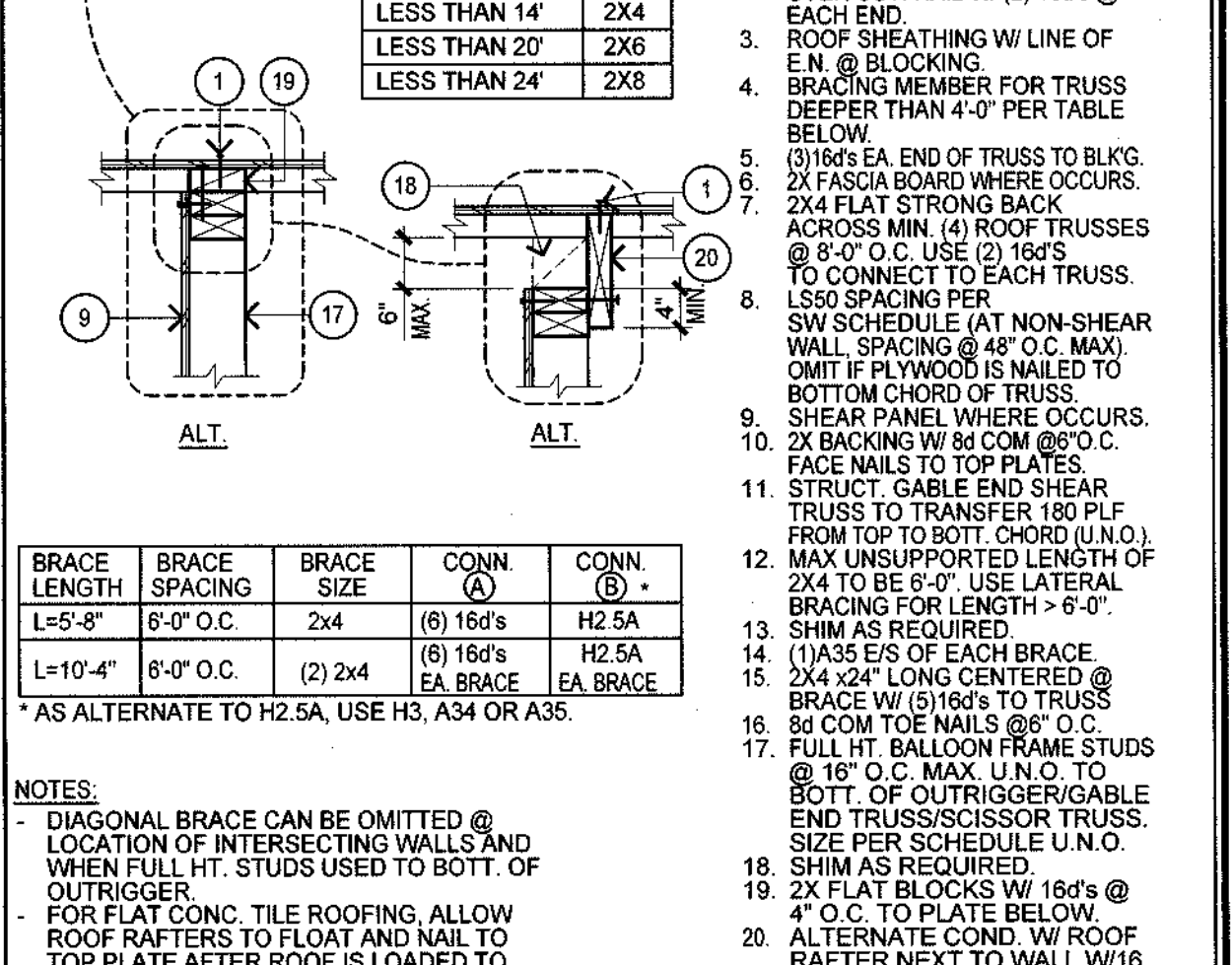
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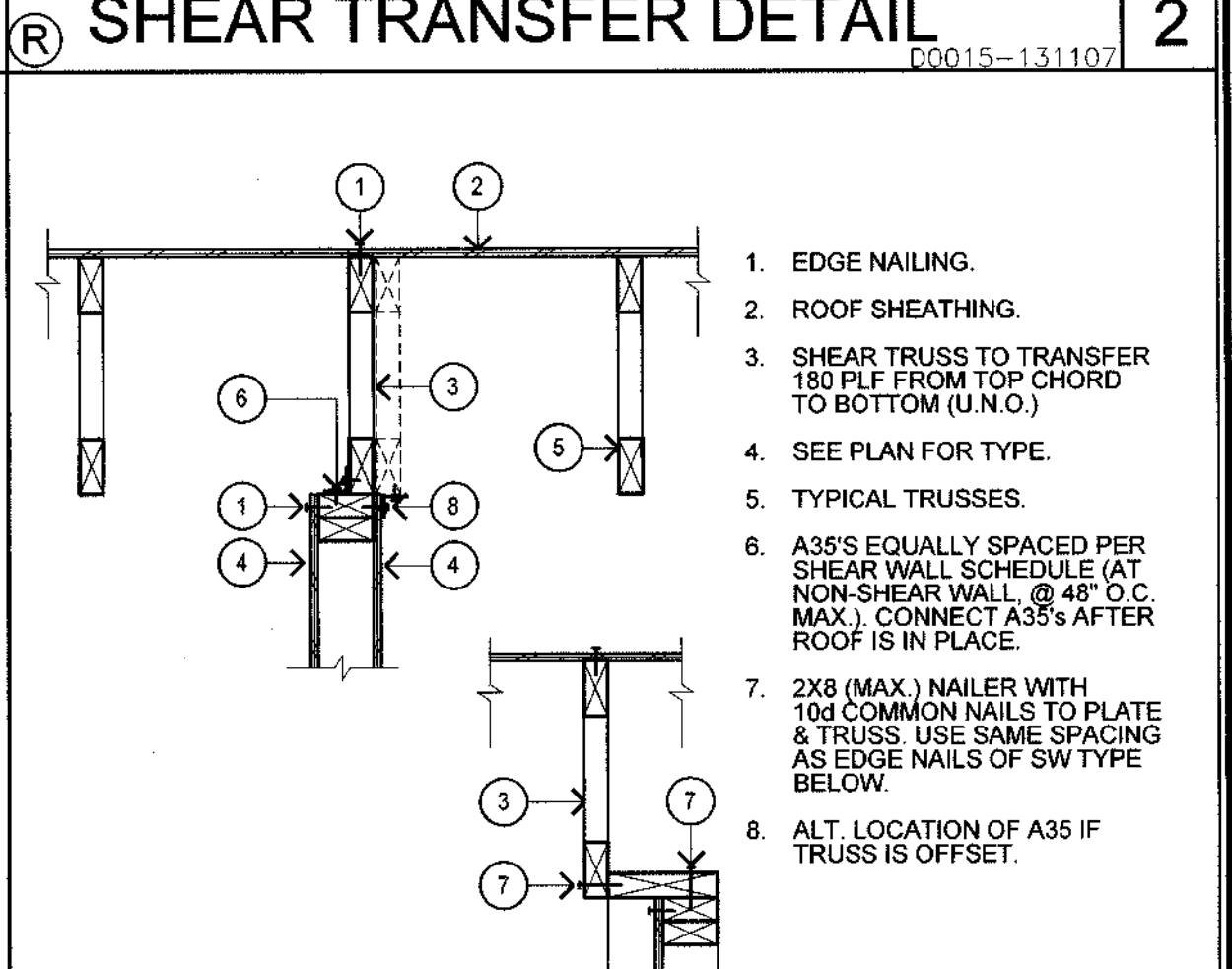
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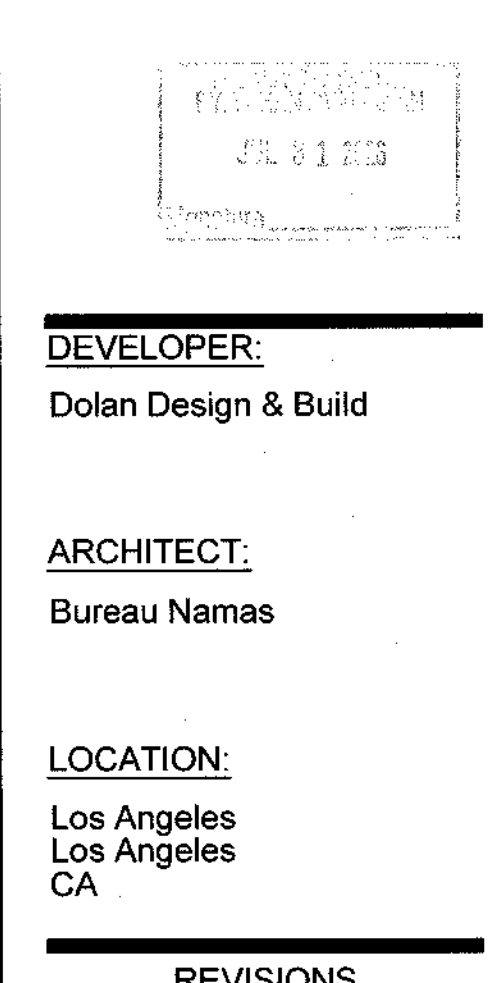
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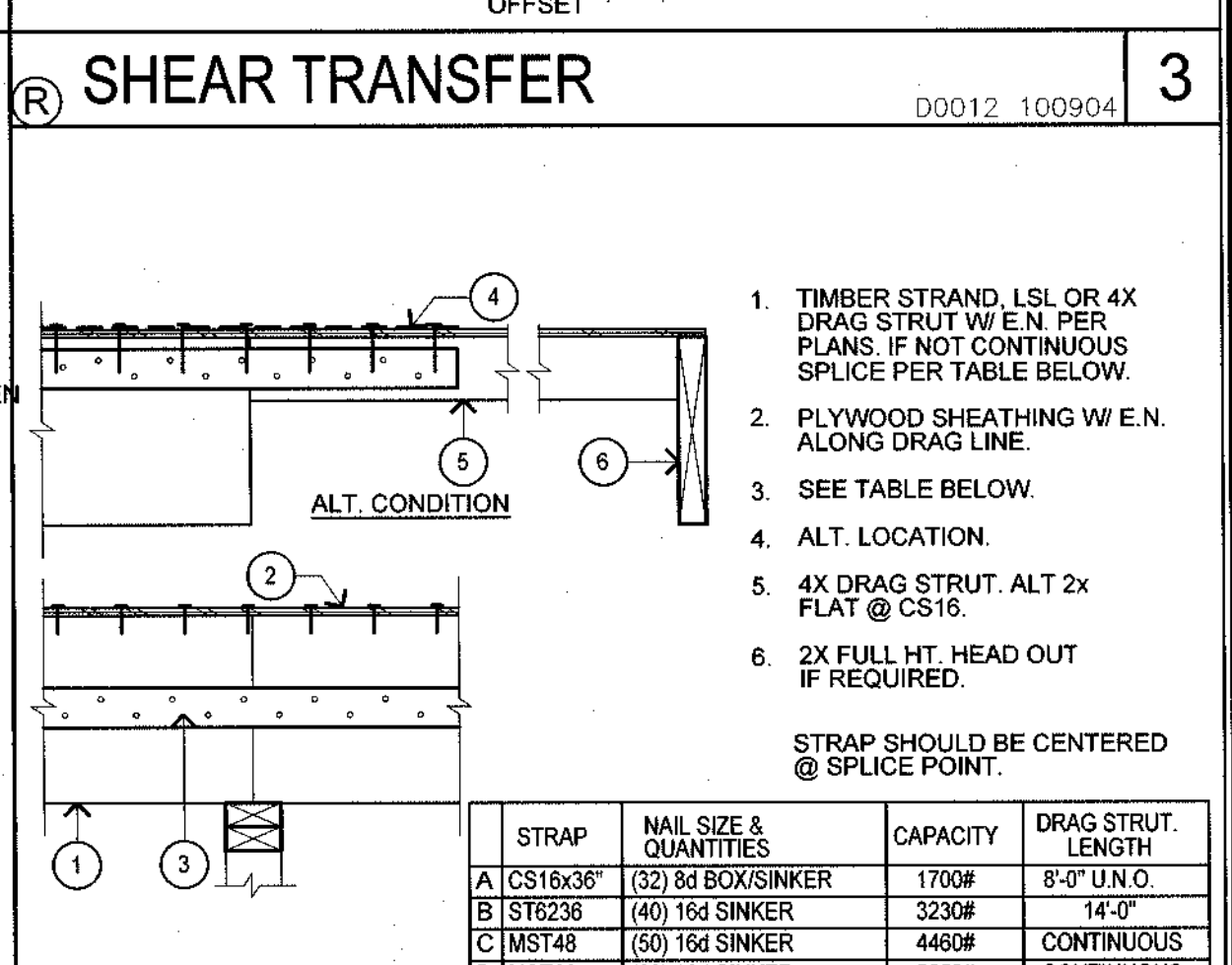
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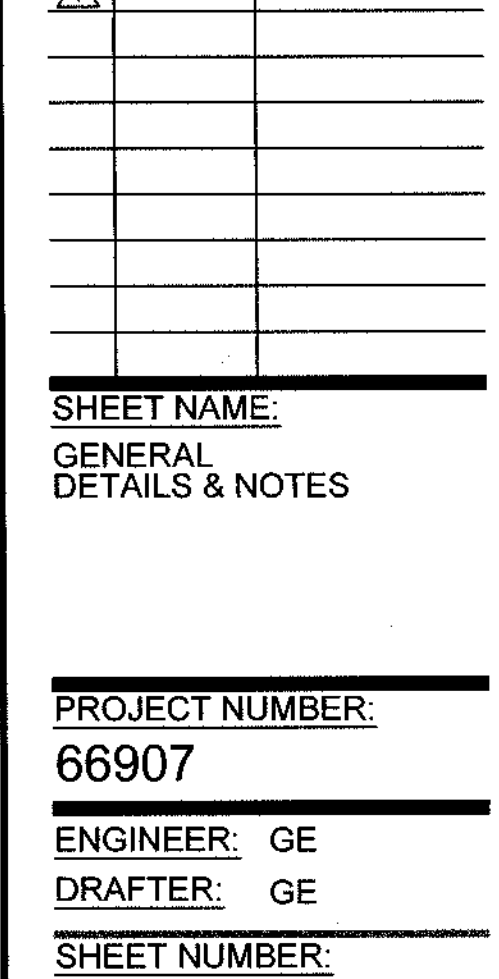
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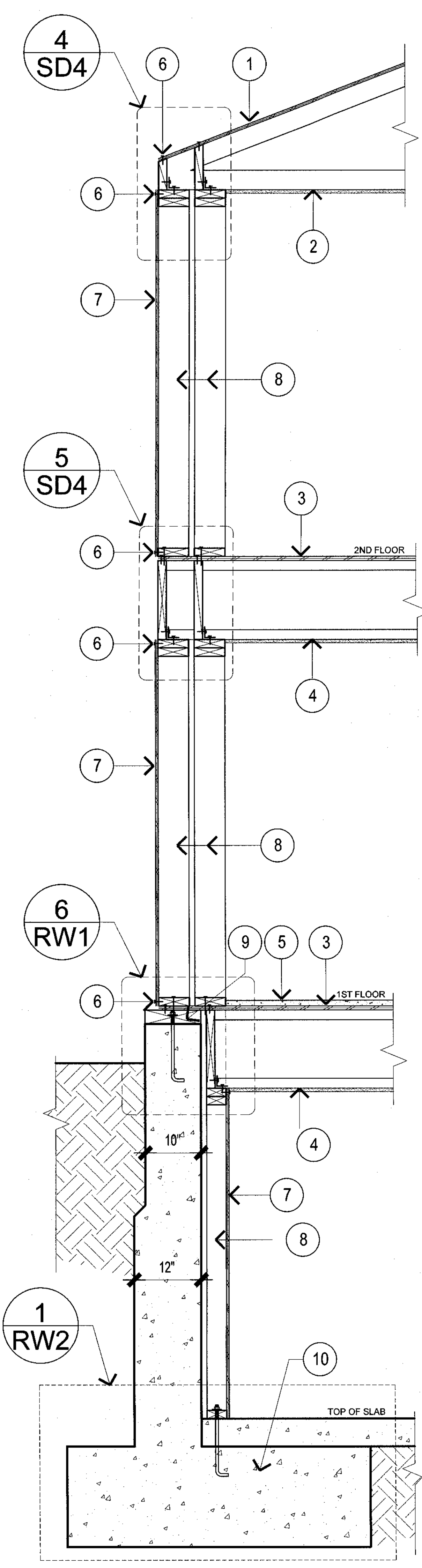


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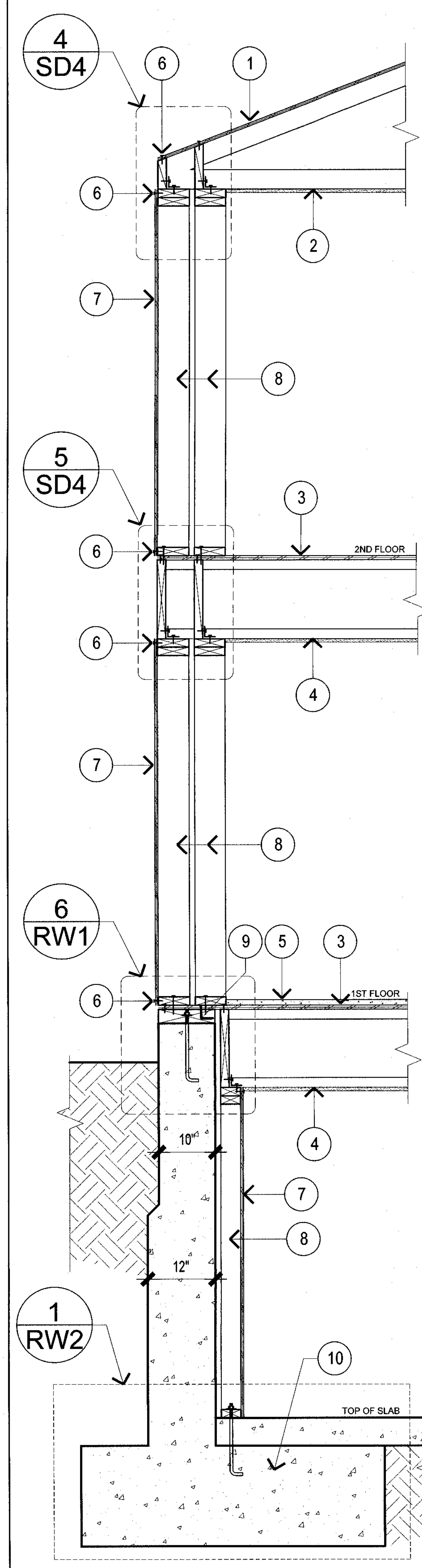


56 DRAG DETAIL

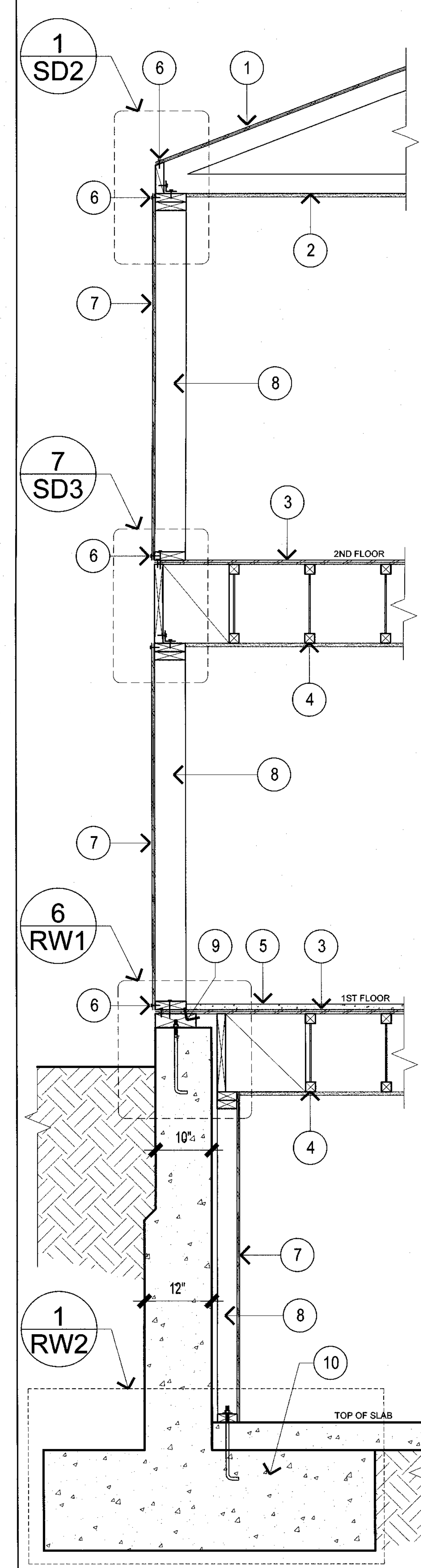




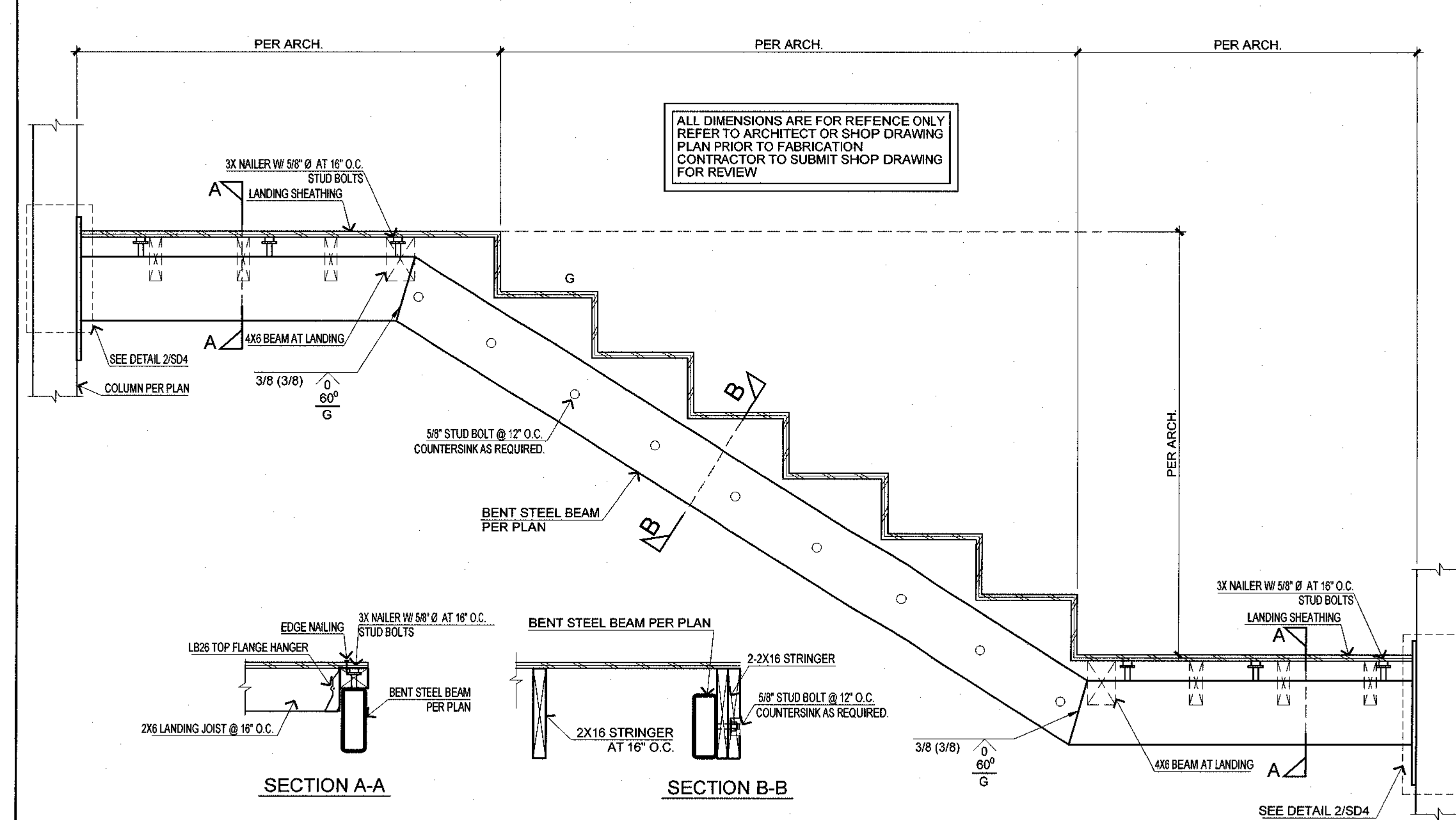
1. ROOF SHEATHING
2. ROOF TRUSS PER PLAN
3. FLOOR SHEATHING
4. FLOOR SHEATHING
5. 1" GYPCRETE TOPPING
6. EDGE NAILING
7. SHEAR PANEL WHERE OCCURS PER PLAN
8. 2X STUD WALL PER PLAN
9. 3X P.T.D.F. SILL PLATE W/ 50% ANCHOR BOLTS & COUNTER SINK. SEE FOUNDATION PLAN & NOTES UNDER "FOUNDATION" ON SH-1 SHEET FOR OTHER REQUIREMENTS.
10. FOOTING PER PLAN.



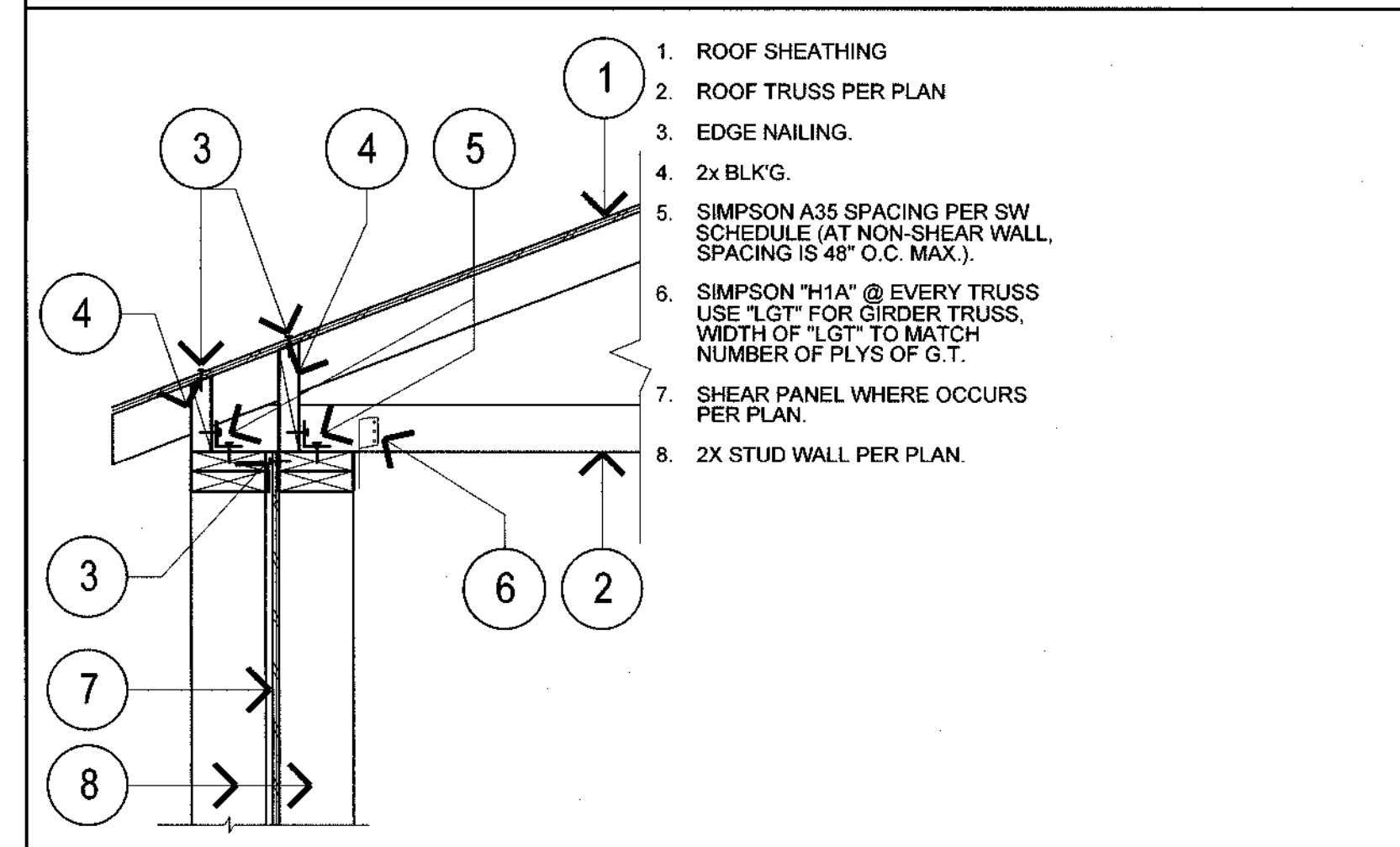
1. ROOF SHEATHING
2. ROOF TRUSS PER PLAN
3. FLOOR SHEATHING
4. FLOOR SHEATHING
5. 1" GYPCRETE TOPPING
6. EDGE NAILING
7. SHEAR PANEL WHERE OCCURS PER PLAN
8. 2X STUD WALL PER PLAN
9. 3X P.T.D.F. SILL PLATE W/ 50% ANCHOR BOLTS & COUNTER SINK. SEE FOUNDATION PLAN & NOTES UNDER "FOUNDATION" ON SH-1 SHEET FOR OTHER REQUIREMENTS.
10. FOOTING PER PLAN.



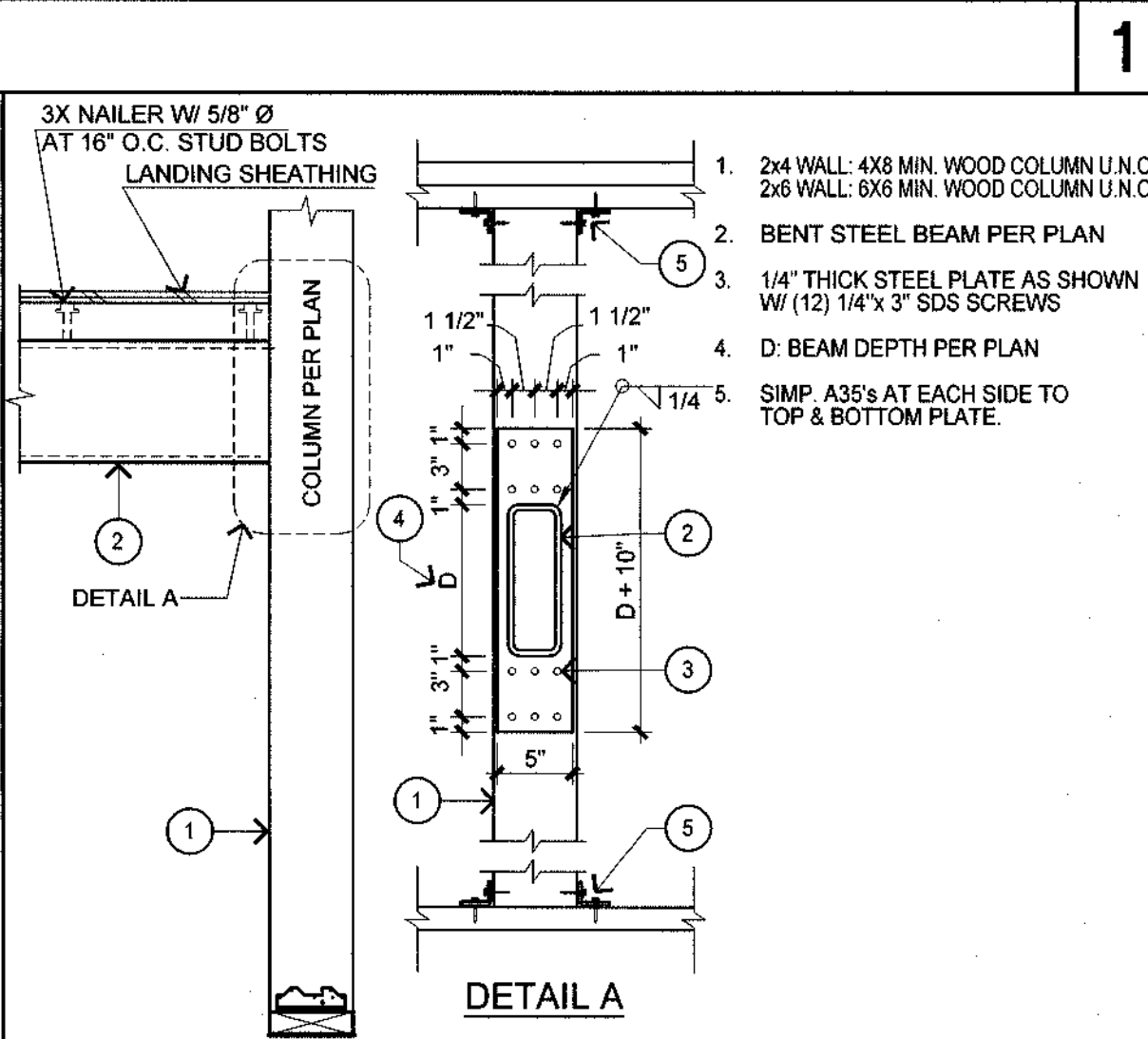
1. ROOF SHEATHING
2. ROOF TRUSS PER PLAN
3. FLOOR SHEATHING
4. FLOOR SHEATHING
5. 1" GYPCRETE TOPPING
6. EDGE NAILING
7. SHEAR PANEL WHERE OCCURS PER PLAN
8. 2X STUD WALL PER PLAN
9. 3X P.T.D.F. SILL PLATE W/ 50% ANCHOR BOLTS & COUNTER SINK. SEE FOUNDATION PLAN & NOTES UNDER "FOUNDATION" ON SH-1 SHEET FOR OTHER REQUIREMENTS.
10. FOOTING PER PLAN.



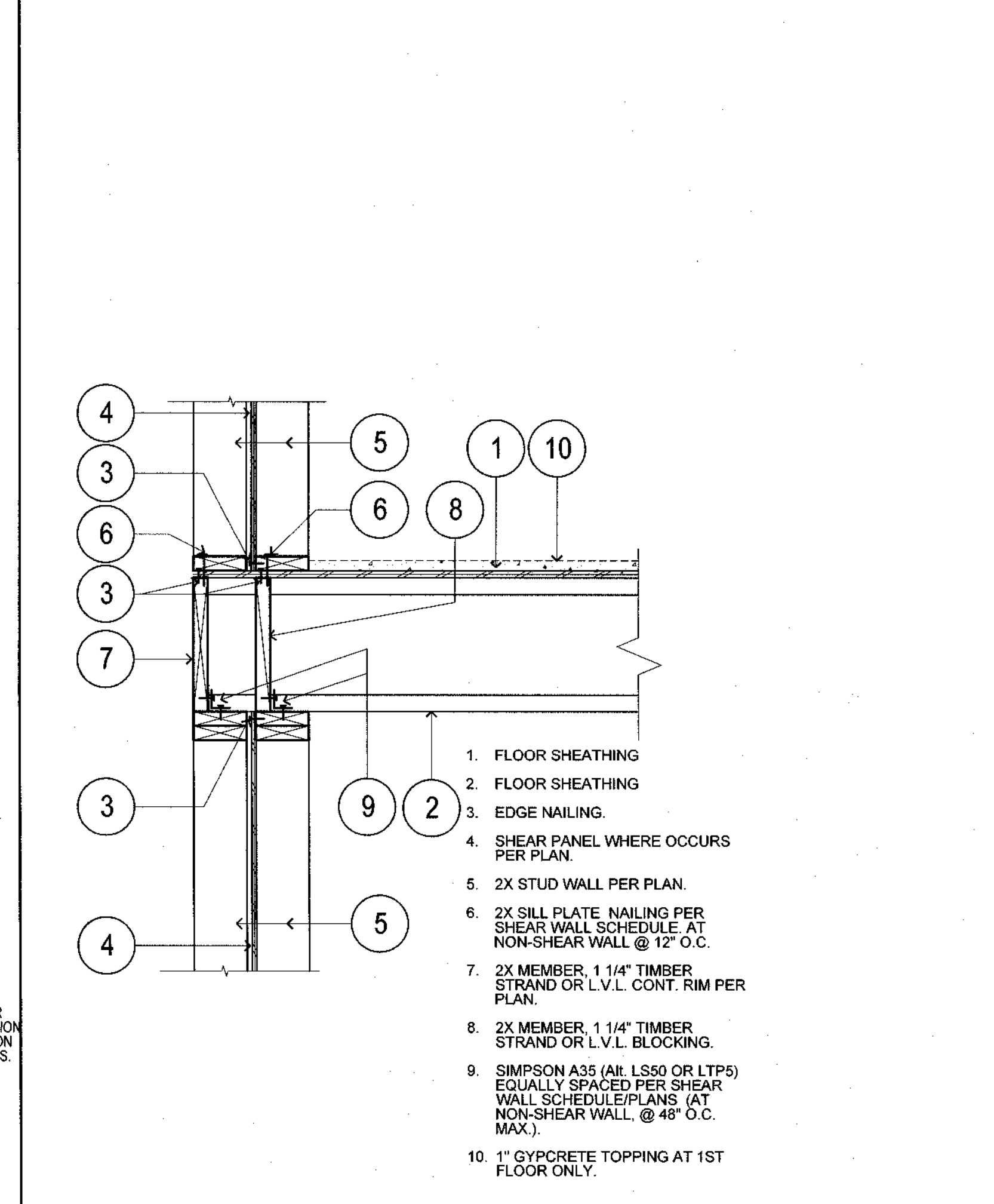
STAIR DETAIL



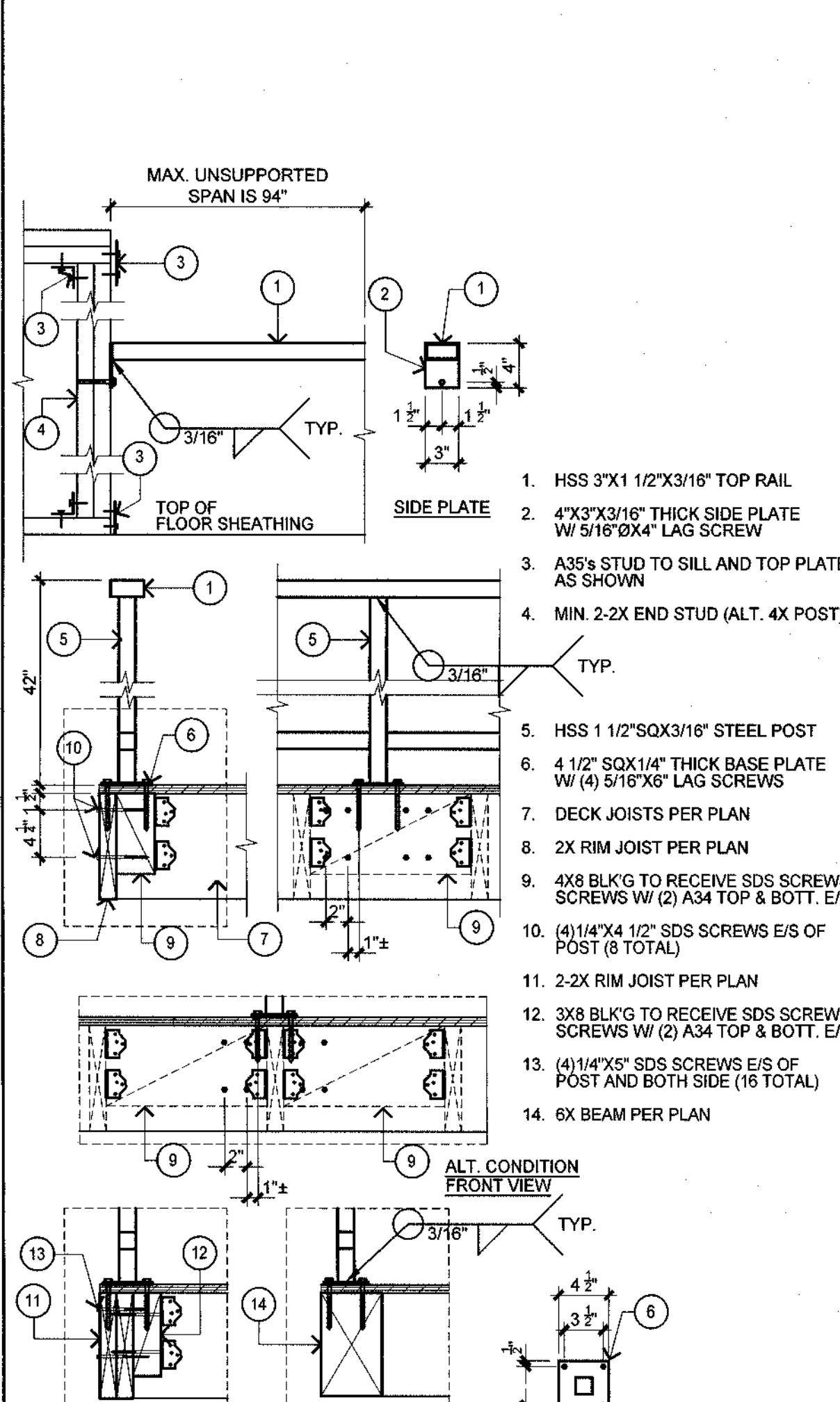
SHEAR TRANSFER DETAIL



CONNECTION DETAIL



BALCONY DECK RAILING DETAIL



BALCONY DECK RAILING DETAIL

SIMPSON Strong-Tie, Co. Inc.
• 5955 W. Las Posas Blvd.
Pleasanton, CA 94566
• Tel: (800) 999-5099
• Website: www.strongtie.com

SIMPSON Strong-Tie
THERE IS NO EQUAL

STRONG-WALL® WSWH
ANCHORAGE DETAILS
ENGINEERED DESIGNS

SIMPSON Strong-Tie
THERE IS NO EQUAL

NAME
DATE: 03-26-2021
SCALE: N.T.S.
CHECKED
SHEET
SWWH1
OF SHEETS
JOB NO.

DEVELOPER:
Dolan Design & Build

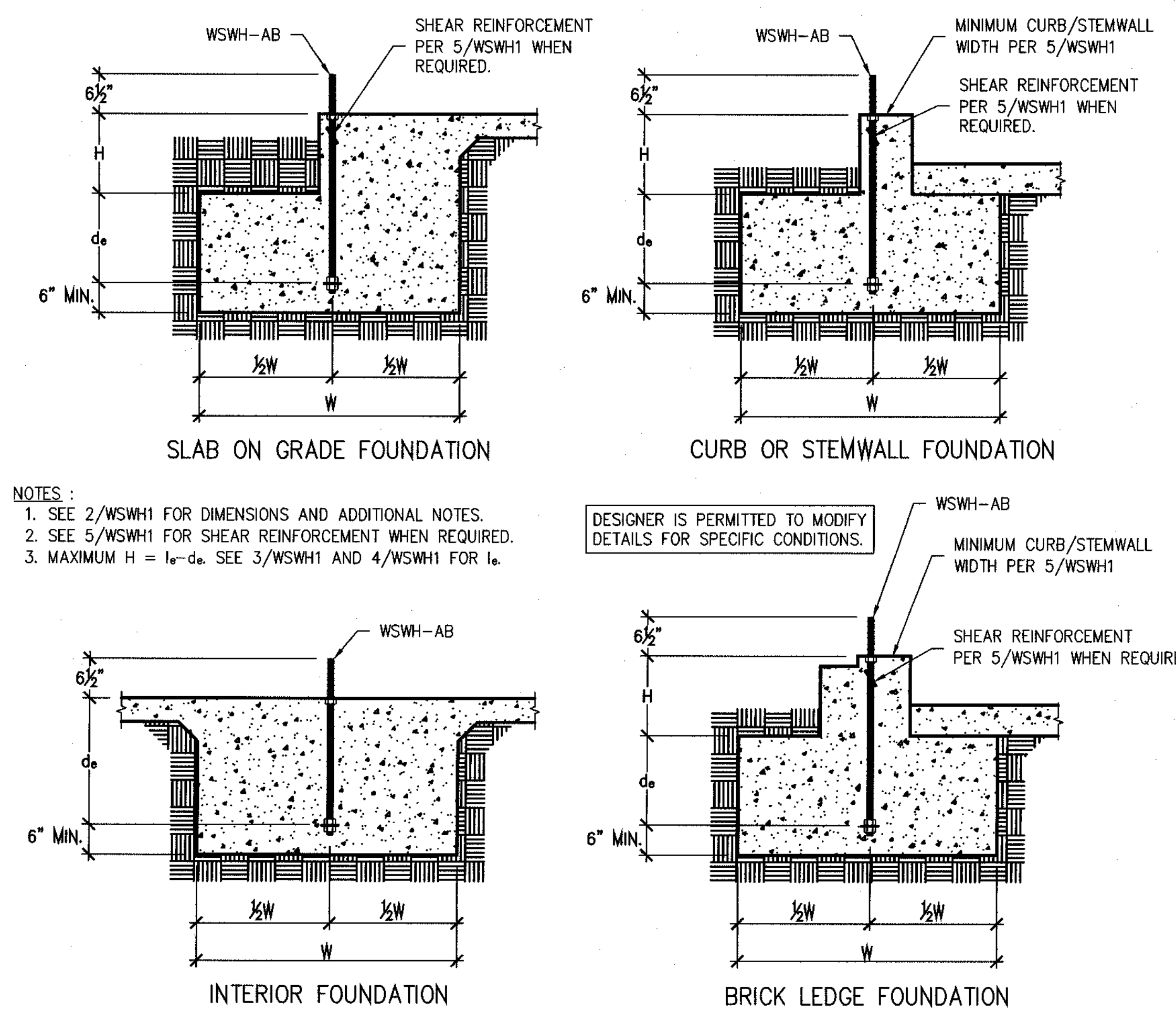
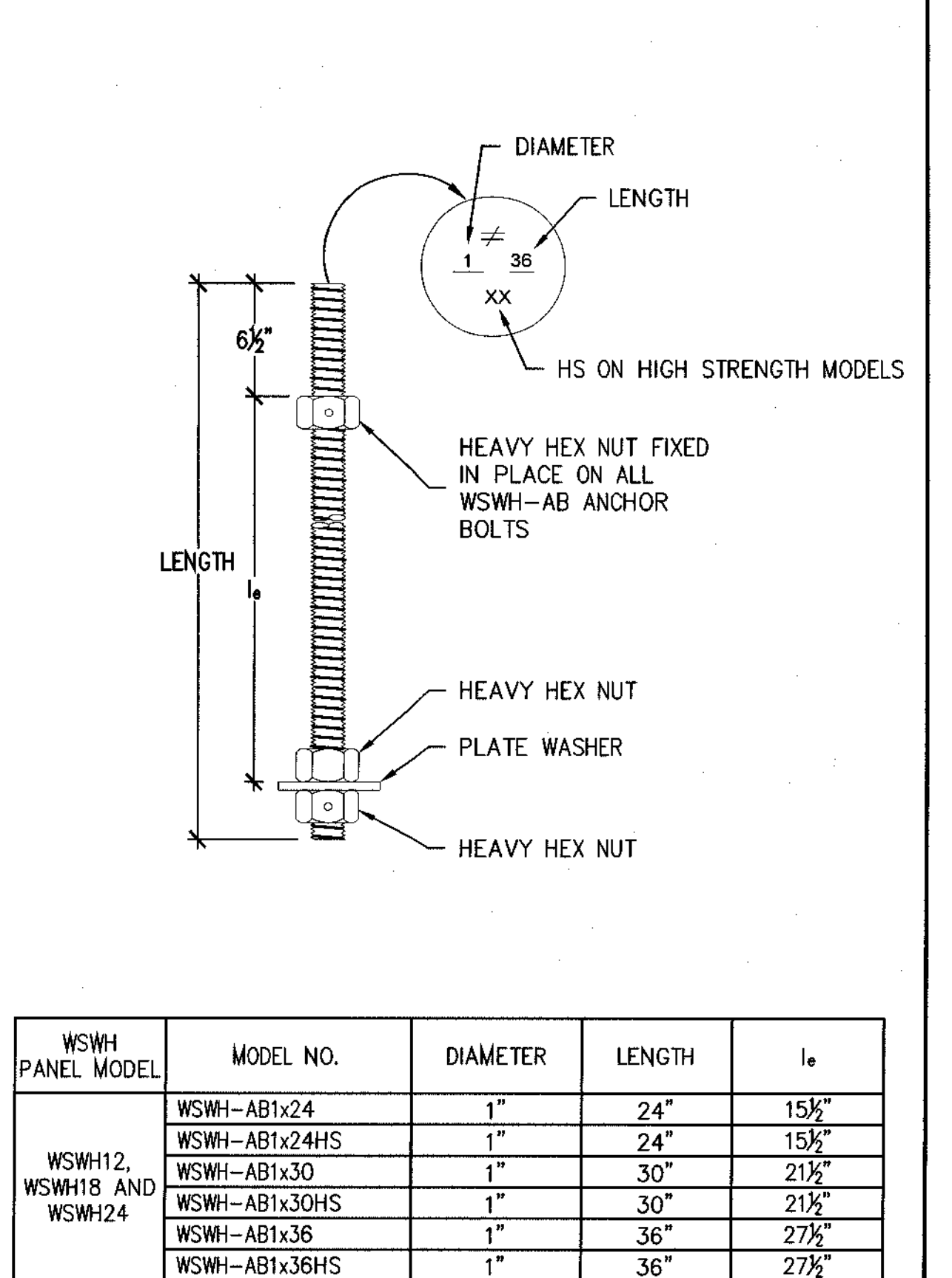
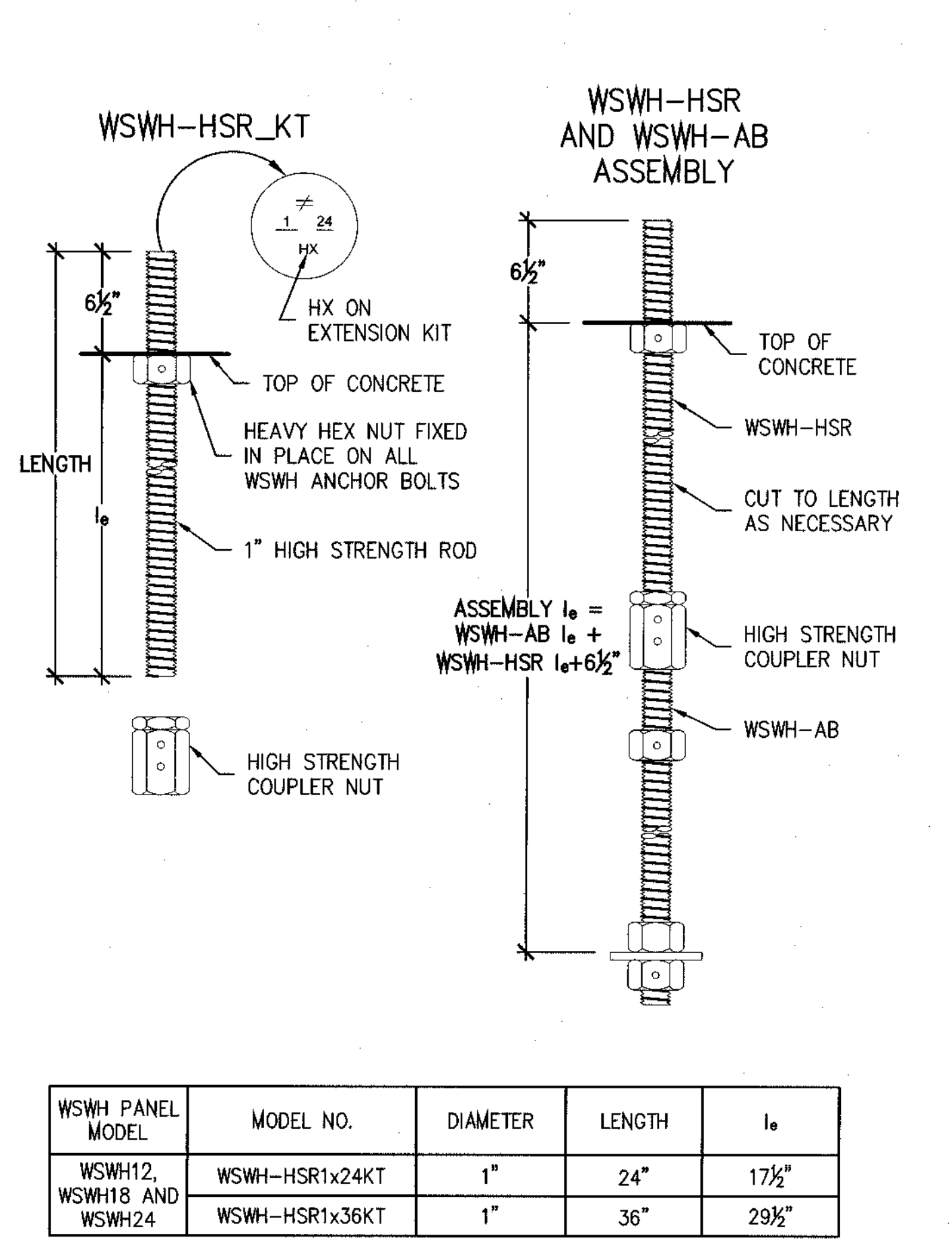
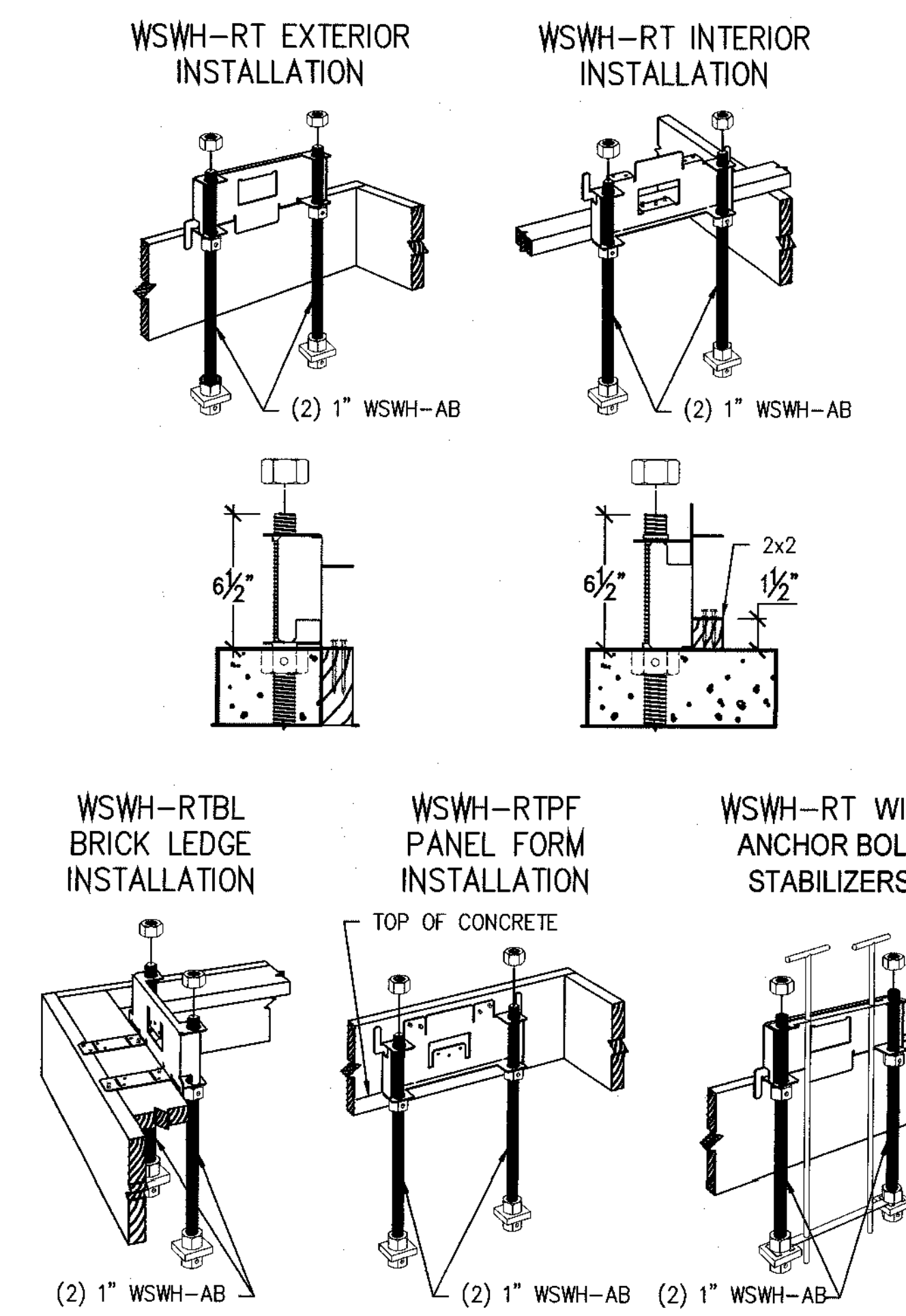
ARCHITECT:
Bureau Namas

LOCATION:
Los Angeles
Los Angeles
CA

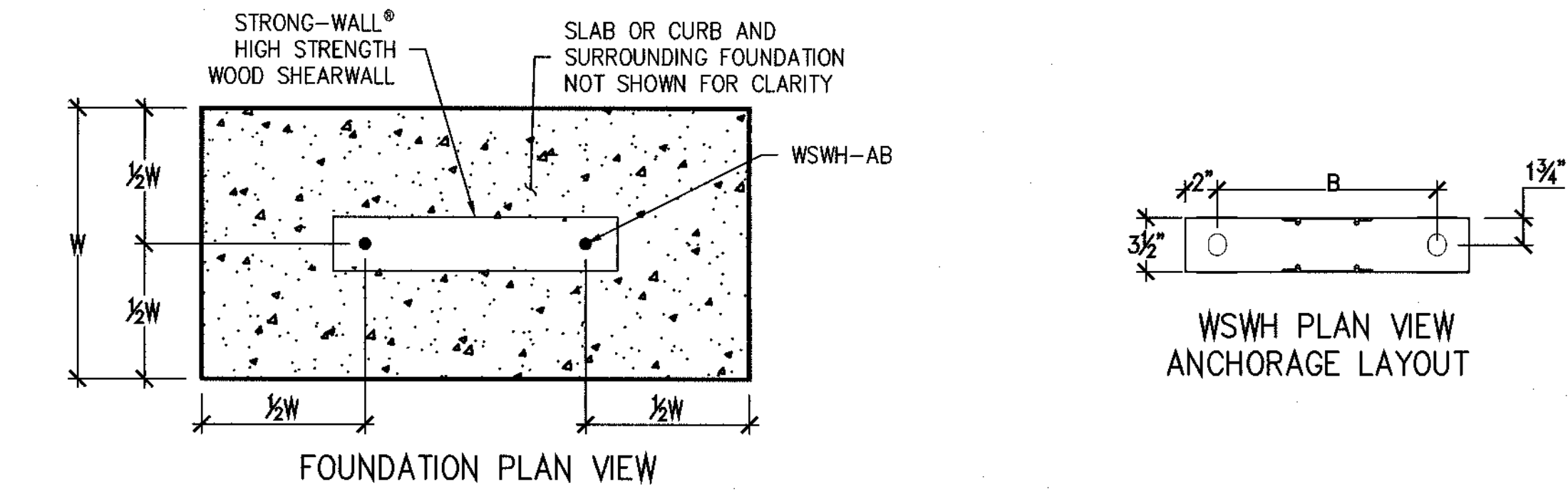
REVISIONS		
NO.	DATE	DESCRIPTION
1	05/28/2026	PLAN CHECK

PROJECT NUMBER:
66907
ENGINEER: GE
DRAFTER: GE
SHEET NUMBER:

WSWH-1



STRONG-WALL® WSWH ANCHORAGE – TYPICAL SECTIONS | 1 | WSWH ANCHOR BOLTS | 3 | WSWH ANCHOR BOLT EXTENSION | 4 | WSWH ANCHOR BOLT TEMPLATES | 6 |



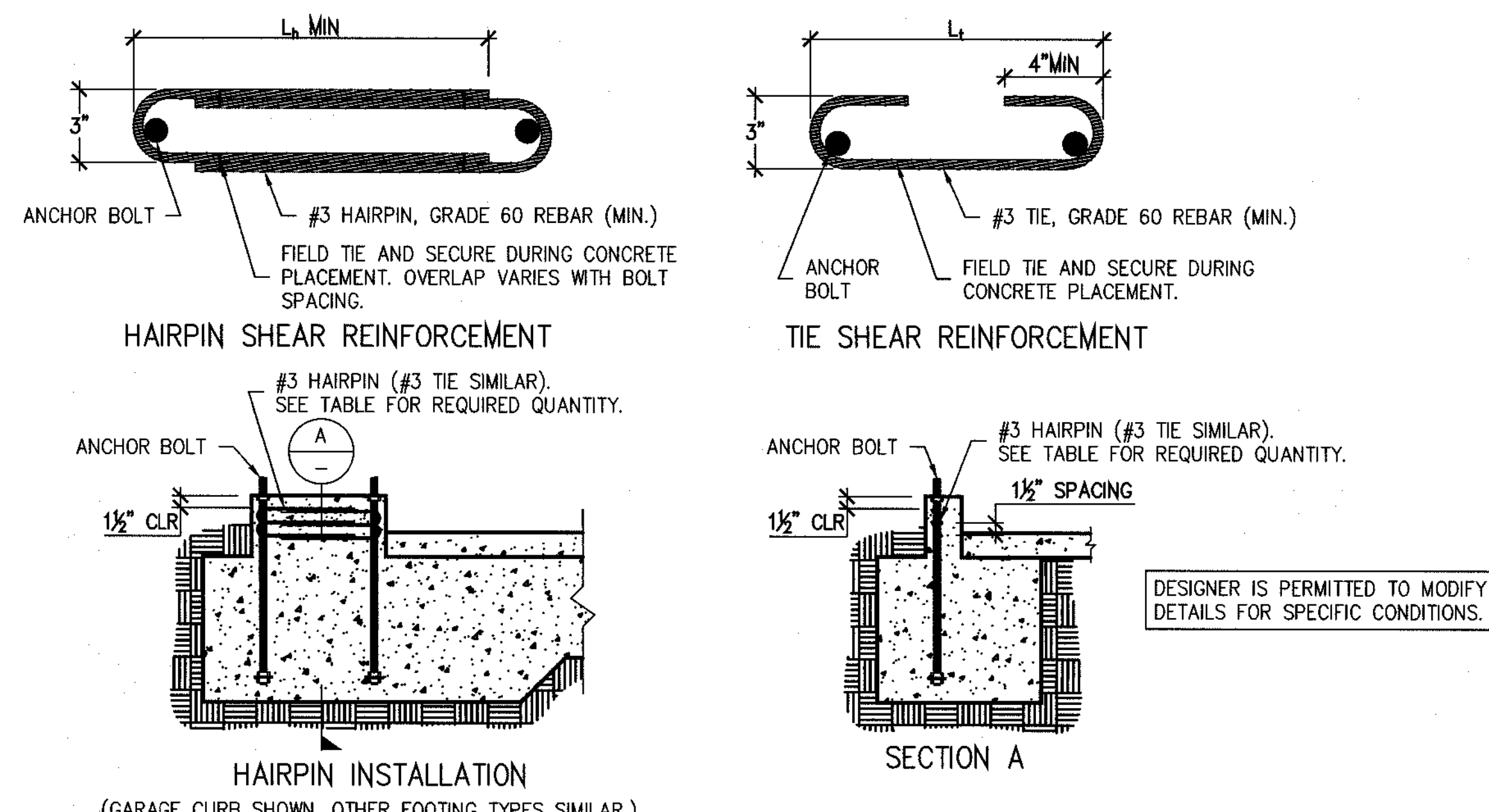
ANCHOR BOLT LAYOUT	
STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MODEL NO.	DISTANCE FROM CENTER-TO-CENTER OF WSWH-AB, B (in)
WSWH12	8 1/2
WSWH18	14
WSWH24	20

NOTES:
1. ANCHORAGE DESIGNS CONFORM TO ACI 318-11 APPENDIX D, ACI 318-14 CHAPTER 17 AND ACI 318-19 CHAPTER 17 WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.
2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF WSWH-AB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A193 GRADE B77).
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C-F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318-11 SECTION D.3.3.4.3, ACI 318-14 SECTION 17.2.3.4.3 AND ACI 318-19 SECTION 17.10.5.3.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.
5. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE DESIGNER MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.
6. REFER TO 1/WSWH1 FOR d_e.

WSWH ANCHORAGE SOLUTIONS FOR 2500 PSI CONCRETE					
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH-AB1 ANCHOR BOLT	ASD ALLOWABLE UPLIFT (lbs)	W (in)
SEISMIC	CRACKED	STANDARD	16,000	33	11
		HIGH STRENGTH	17,100	35	12
	UNCRAKED	STANDARD	34,100	52	18
		HIGH STRENGTH	36,800	55	19
		STANDARD	15,700	28	10
		HIGH STRENGTH	17,100	30	10
WIND	CRACKED	STANDARD	33,500	45	15
		HIGH STRENGTH	36,800	48	16
	UNCRAKED	STANDARD	6,200	16	6
		HIGH STRENGTH	11,400	24	8
		STANDARD	17,100	32	11
		HIGH STRENGTH	21,100	36	12
	CRACKED	STANDARD	27,300	42	14
		HIGH STRENGTH	34,100	48	16
	UNCRAKED	STANDARD	36,800	51	17
		HIGH STRENGTH	6,400	14	6
		STANDARD	12,500	22	8
		HIGH STRENGTH	17,100	28	10

WSWH ANCHORAGE SOLUTIONS FOR 3000 PSI CONCRETE					
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH-AB1 ANCHOR BOLT	ASD ALLOWABLE UPLIFT (lbs)	W (in)
SEISMIC	CRACKED	STANDARD	16,000	31	11
		HIGH STRENGTH	17,100	33	11
	UNCRAKED	STANDARD	33,900	49	17
		HIGH STRENGTH	36,800	52	18
		STANDARD	16,300	27	9
		HIGH STRENGTH	17,100	28	10
WIND	CRACKED	STANDARD	34,000	43	15
		HIGH STRENGTH	36,800	46	16
	UNCRAKED	STANDARD	5,800	14	6
		HIGH STRENGTH	10,200	21	7
		STANDARD	17,100	30	10
		HIGH STRENGTH	20,000	33	11
	CRACKED	STANDARD	26,500	39	13
		HIGH STRENGTH	33,600	45	15
	UNCRAKED	STANDARD	36,800	48	16
		HIGH STRENGTH	6,200	13	6
		STANDARD	12,800	21	7
		HIGH STRENGTH	17,100	26	9

WSWH ANCHORAGE SOLUTIONS FOR 4500 PSI CONCRETE					
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH-AB1 ANCHOR BOLT	ASD ALLOWABLE UPLIFT (lbs)	W (in)
SEISMIC	CRACKED	STANDARD	16,000	27	9
		HIGH STRENGTH	17,100	29	10
	UNCRAKED	STANDARD	34,700	44	15
		HIGH STRENGTH	36,800	46	16
		STANDARD	15,700	23	8
		HIGH STRENGTH	17,100	25	9
WIND	CRACKED	STANDARD	33,900	38	13
		HIGH STRENGTH	36,800	40	14
	UNCRAKED	STANDARD	6,800	14	6
		HIGH STRENGTH	11,600	20	7
		STANDARD	17,100	26	9
		HIGH STRENGTH	21,400	30	10
	CRACKED	STANDARD	28,400	36	12
		HIGH STRENGTH	32,400	39	13
	UNCRAKED	STANDARD	36,800	43	15
		HIGH STRENGTH	6,800	12	6
		STANDARD	12,400	18	6
		HIGH STRENGTH	17,100	23	8



STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL SHEAR ANCHORAGE						
MODEL	L ₁ OR L ₂ (in.)	SHEAR REINFORCEMENT	MIN. CURB/STEMWALL WIDTH (in.)	SHEAR REINFORCEMENT	MIN. CURB/STEMWALL WIDTH (in.)	ASD ALLOWABLE SHEAR LOAD, V (lb.)
						UNCRAKED CRACKED
WSWH12	10 1/2	(1) #3 TIE	6	SEE NOTE 7	6	1,080 770
WSWH18	15	(2) #3 HAIRPINS ^{5,6}	6	(1) #3 HAIRPIN	6	HAIRPIN REIN. ACHIEVES MAX. ALLOW SHEAR LOAD OF THE WSWH
WSWH24	19	(2) #3 HAIRPINS ⁵	6	(2) #3 HAIRPINS ⁵	6	

NOTES:
1. SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318-19, ACI 318-11 AND ACI 318-14 AND ASSUME MINIMUM 2,500 PSI CONCRETE.
2. SHEAR REINFORCEMENT IS NOT REQUIRED FOR INTERIOR FOUNDATION APPLICATIONS (PANEL INSTALLED AWAY FROM EDGE OF CONCRETE), OR BRACED WALL PANEL APPLICATIONS.
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC SHEAR REINFORCEMENT DESIGNS CONFORM TO ACI 318-19, SECTION 17.10.6.3, ACI 318-14, SECTION 17.2.3.5.3
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.
5. ADDITIONAL TIES MAY BE REQUIRED AT GARAGE CURB OR STEMWALL INSTALLATIONS BELOW ANCHOR REINFORCEMENT PER DESIGNER.
6. USE (1) #3 HAIRPIN FOR WSWH18 WHEN STANDARD STRENGTH ANCHOR IS USED.
7. USE (1) #3 TIE FOR WSWH12 WHEN PANEL DESIGN SHEAR FORCE EXCEEDS TABULATED ANCHORAGE ALLOWABLE SHEAR LOAD.
8. #4 GRADE 40 SHEAR REINFORCEMENT MAY BE SUBSTITUTED FOR WSWH SHEAR ANCHORAGE SOLUTIONS.
9. CONCRETE EDGE DISTANCE FOR ANCHORS MUST COMPLY WITH ACI 318-19 SECTION 17.9.2, ACI 318-14 SECTION 17.7.2 AND ACI 318-11 SECTION D.8.2.
10. THE DESIGNER MAY SPECIFY ALTERNATE SHEAR ANCHORAGE.

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL TENSION ANCHORAGE SCHEDULE 2,500, 3,000 AND 4,500 PSI | 2 | STRONG-WALL® WSWH SHEAR ANCHORAGE SCHEDULE AND DETAILS | 5 |

NO.	DATE	REVISIONS
0	03-16-2021	FIRST RELEASE - 2018 IBC
1	03-16-2021	2021 IBC REVISIONS

SIMPSON Strong-Tie, Co. Inc.
• 5956 W. Los Peñas Blvd.
Pleasanton, CA 94588
• Tel: (800) 999-5099
• Website: www.strongtie.com

SIMPSON Strong-Tie
THERE IS NO EQUAL

STRONG-WALL® WSWH
ALTERNATE ANCHORAGE DETAILS
ENGINEERED DESIGNS

SIMPSON Strong-Tie
THERE IS NO EQUAL

NAME _____
DATE 03-16-2021
SCALE N.T.S.
CHECKED _____
SHEET _____
WSWH1.1
OF SHEETS
JOB NO. _____

DEVELOPER:
Dolan Design & Build

ARCHITECT:
Bureau Namas

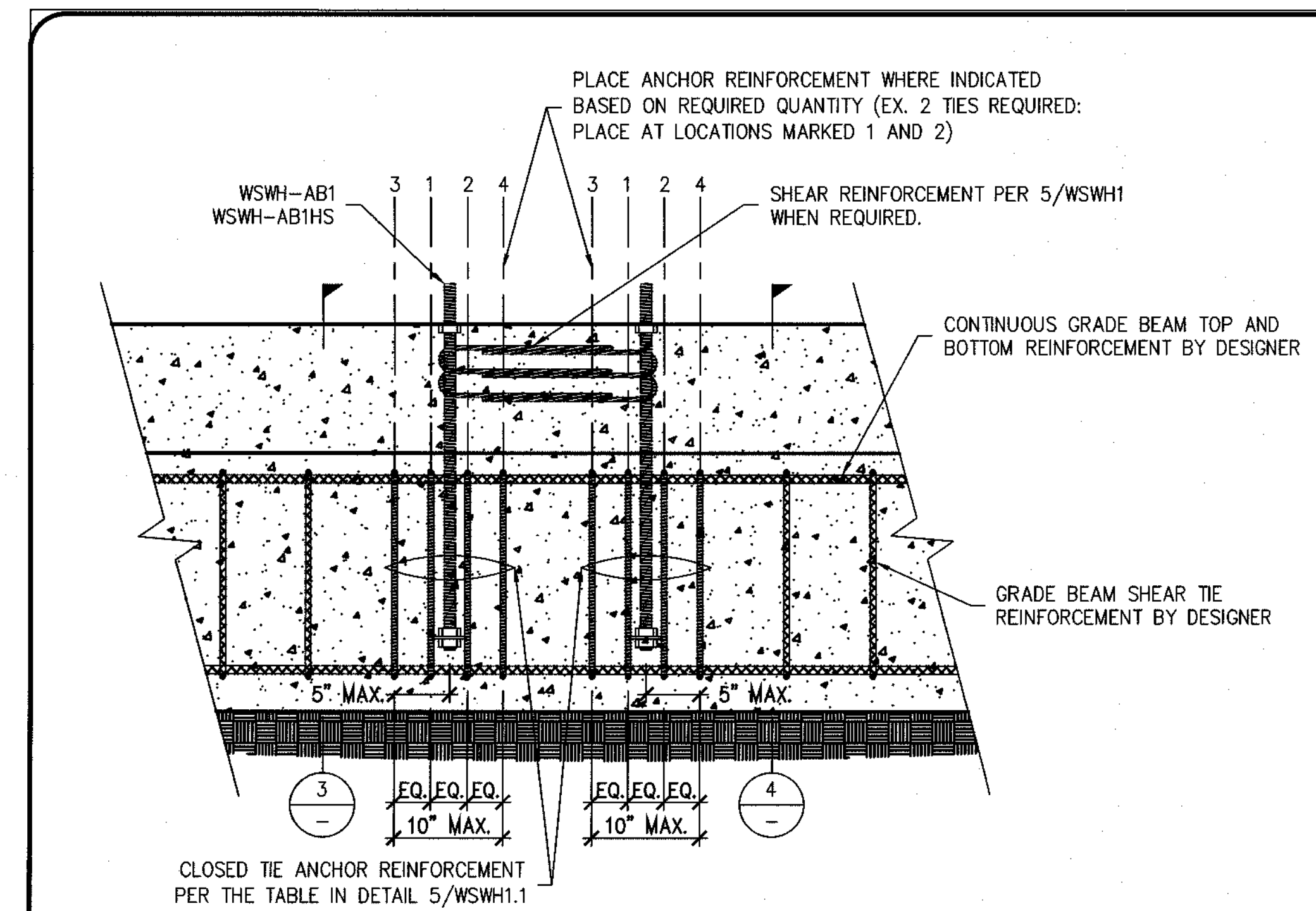
LOCATION:
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Los Angeles
CA

NO.	DATE	DESCRIPTION
1	05/28/2026	PLAN CHECK

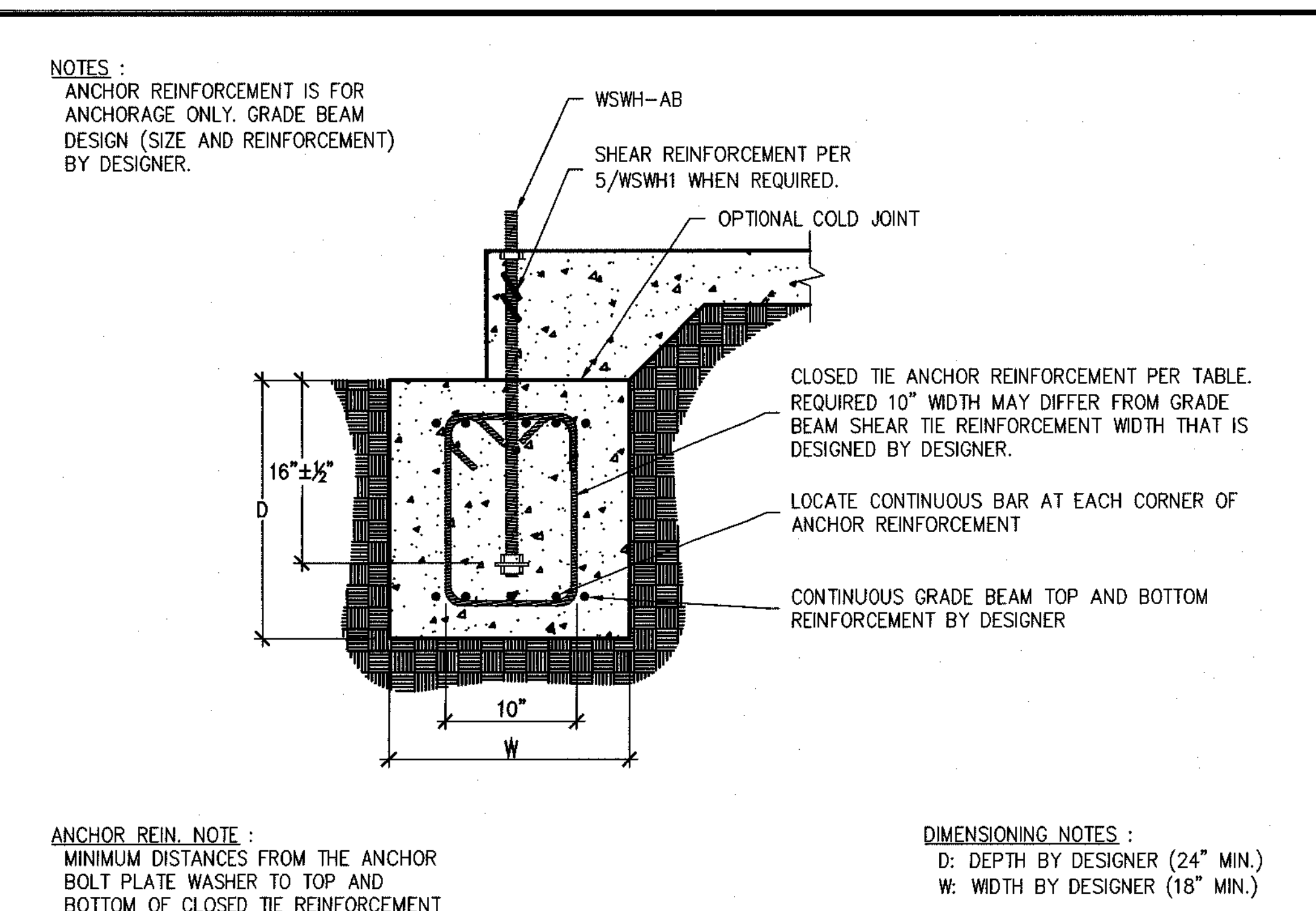
SHEET NAME:
SIMPSON HIGH STRENGTH WOOD STRONG WALLS
DETAILS & NOTES

PROJECT NUMBER:
66907
ENGINEER: GE
DRAFTER: GE
SHEET NUMBER:

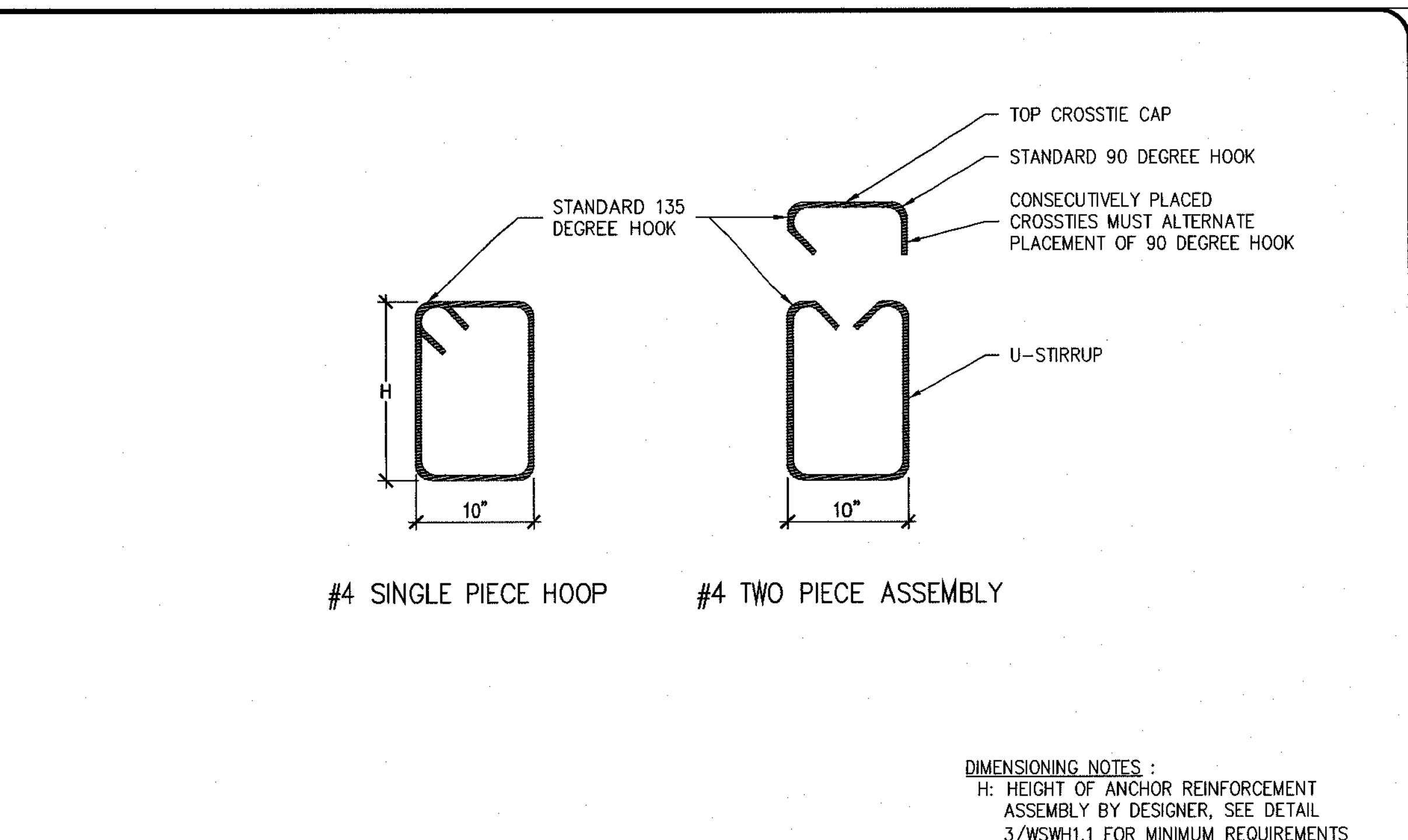
WSWH-1.1



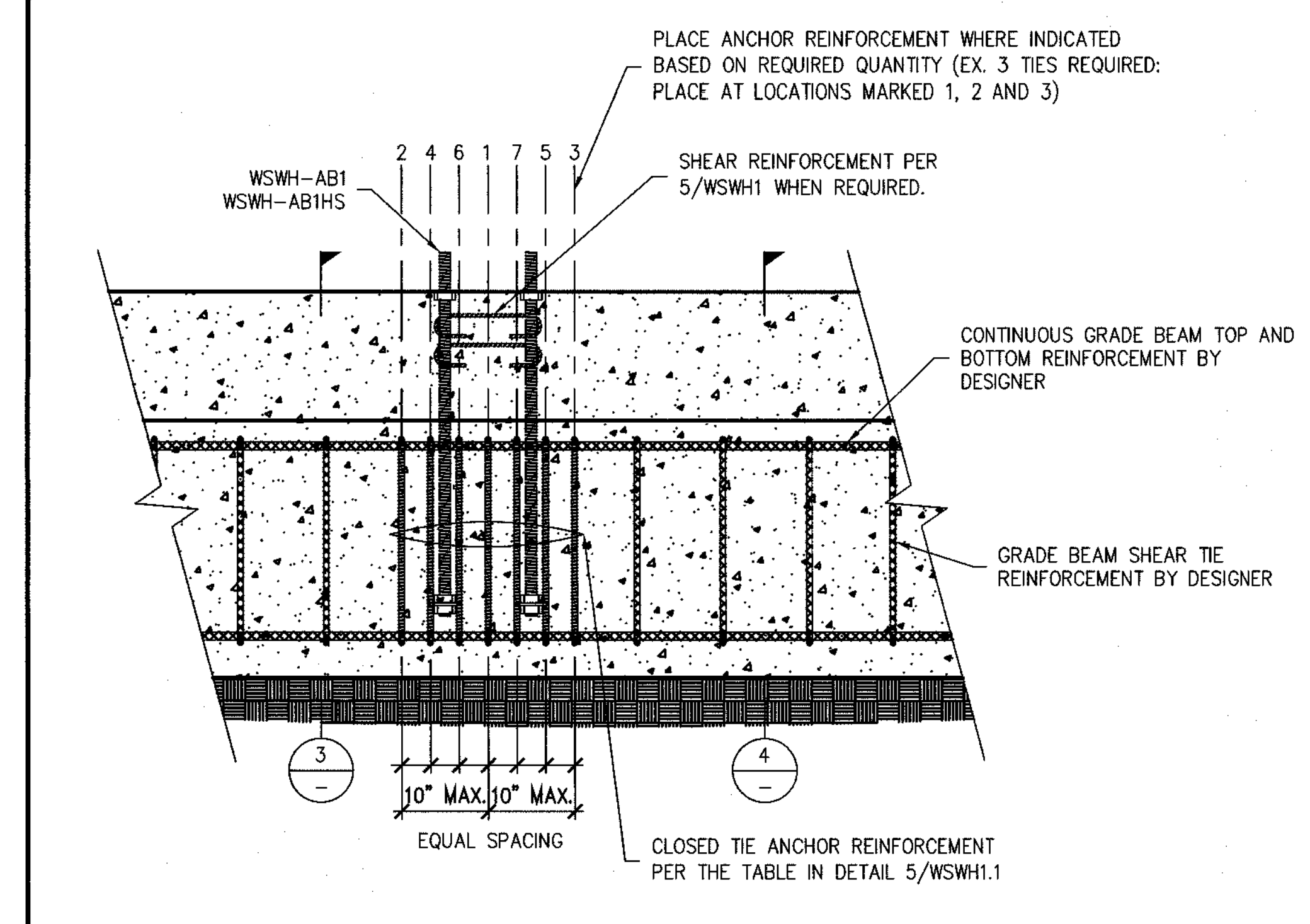
GRADE BEAM ELEVATION AT 18" AND 24" WALL MODELS 1



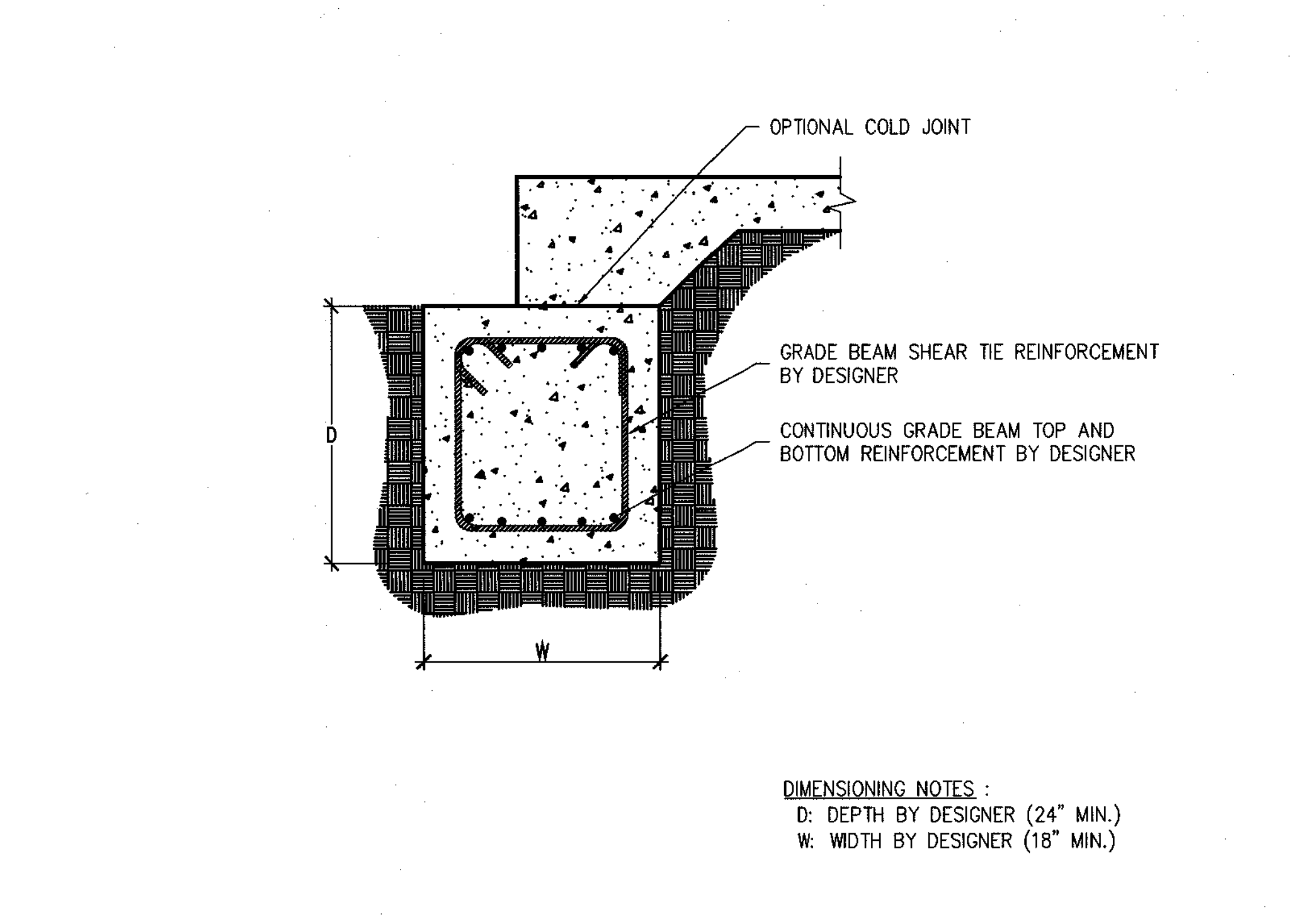
GRADE BEAM SECTION AT ANCHOR REINFORCEMENT 3



CLOSED TIE ANCHOR REINFORCEMENT 6



GRADE BEAM ELEVATION AT 12" WALL MODEL 2



GRADE BEAM SECTION AWAY FROM ANCHOR REINFORCEMENT 4

WSWH GRADE BEAM ANCHOR REINFORCEMENT						
HIGH STRENGTH STRONG-WALL® WOOD SHEARWALL WIDTH (in.)	ANCHOR MODEL NO.	ANCHOR DIAMETER (in.)	ANCHOR REINFORCEMENT FOR WIND AND SEISMIC ^{3,6,9}		AMPLIFIED LRFD APPLIED DESIGN SEISMIC MOMENT (ft.-lbs.) ^{4,5,6,7}	
			STANDARD STRENGTH WSWH-AB1	HIGH STRENGTH (HS) WSWH-AB1HS	STANDARD STRENGTH WSWH-AB1	HIGH STRENGTH (HS) WSWH-AB1HS
12" MODEL	WSWH-AB1 WSWH-AB1HS	1	3-#4 CLOSED TIES PER $\frac{2}{-}$	7-#4 CLOSED TIES PER $\frac{2}{-}$	29,500	31,300
18" MODEL			2-#4 CLOSED TIES PER $\frac{1}{-}$	4-#4 CLOSED TIES PER $\frac{1}{-}$	48,000	72,900
24" MODEL					67,100	103,500

- NOTE:
- ANCHOR REINFORCEMENT CONFORMS TO ACI 318-19 SECTION 17.5.2, ACI 318-14 SECTION 17.4.2.9 AND ACI 318-11 SECTION D.5.2.9. FULL-SCALE TESTING WAS USED TO VALIDATE ANCHOR REINFORCEMENT CONFIGURATION AND PLACEMENT.
 - MINIMUM CONCRETE COMPRESSIVE STRENGTH, $f'_c = 2500$ psi.
 - CLOSED TIE ANCHOR REINFORCEMENT TO BE ASTM A615 GRADE 60 (MIN) #4 REBAR.
 - GRADE BEAM LONGITUDINAL AND TIE REINFORCEMENT SHALL BE SPECIFIED BY THE DESIGNER FOR FLEXURE AND SHEAR LOADING. DESIGN SHOULD CONSIDER PROJECT SPECIFIC DESIGN LOADS AND ALLOWABLE SOIL PRESSURE.
 - SIMPSON STRONG-TIE RECOMMENDS USING THE TABULATED MINIMUM AMPLIFIED LRFD APPLIED SEISMIC DESIGN MOMENT TO ENSURE GRADE BEAM DESIGN FLEXURE AND SHEAR STRENGTH IS ADEQUATE TO PREVENT PLASTIC HINGE FORMATION UNDER DEMANDS ASSOCIATED WITH ANCHORAGE FORCES CORRESPONDING TO ACI 318-19 SECTION 17.10.5.3, ACI 318-14 SECTION 17.2.3.4.3 AND ACI 318-11 SECTION D.3.3.4.3.
 - DESIGNER MAY USE REDUCED MOMENT DUE TO APPLIED WSWH LATERAL LOAD. MINIMUM MOMENT SHALL BE THE LESSER OF THE TABULATED MOMENT OR THE AMPLIFIED LRFD DESIGN MOMENT FOR SEISMIC. (ASD DESIGN DEMAND SHEAR/0.7) $\times D_0 \times$ WSWH WALL HEIGHT FOR GRADE BEAM DESIGN.
 - MINIMUM GRADE BEAM DESIGN MOMENT FOR WIND AND SEISMIC IN SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C: (ASD DESIGN DEMAND SHEAR/0.6) $\times$ WSWH WALL HEIGHT.
 - CLOSED TIE MAY BE SINGLE PIECE HOOP OR TWO PIECE ASSEMBLY WITH A U-STIRRUP WITH STANDARD 135 DEGREE HOOKS AND A TOP CROSS TIE CAP. SEE DETAIL 6/WSWH1.1.
 - SEE DETAILS FOR GRADE BEAM ANCHOR REINFORCEMENT PLACEMENT, INSTALLATION AND SPACING REQUIREMENTS. CLOSED TIE ANCHOR REINFORCEMENT QUANTITY IS PER WALL FOR THE 12" WALL MODEL AND PER ANCHOR FOR THE 18" AND 24" MODELS.

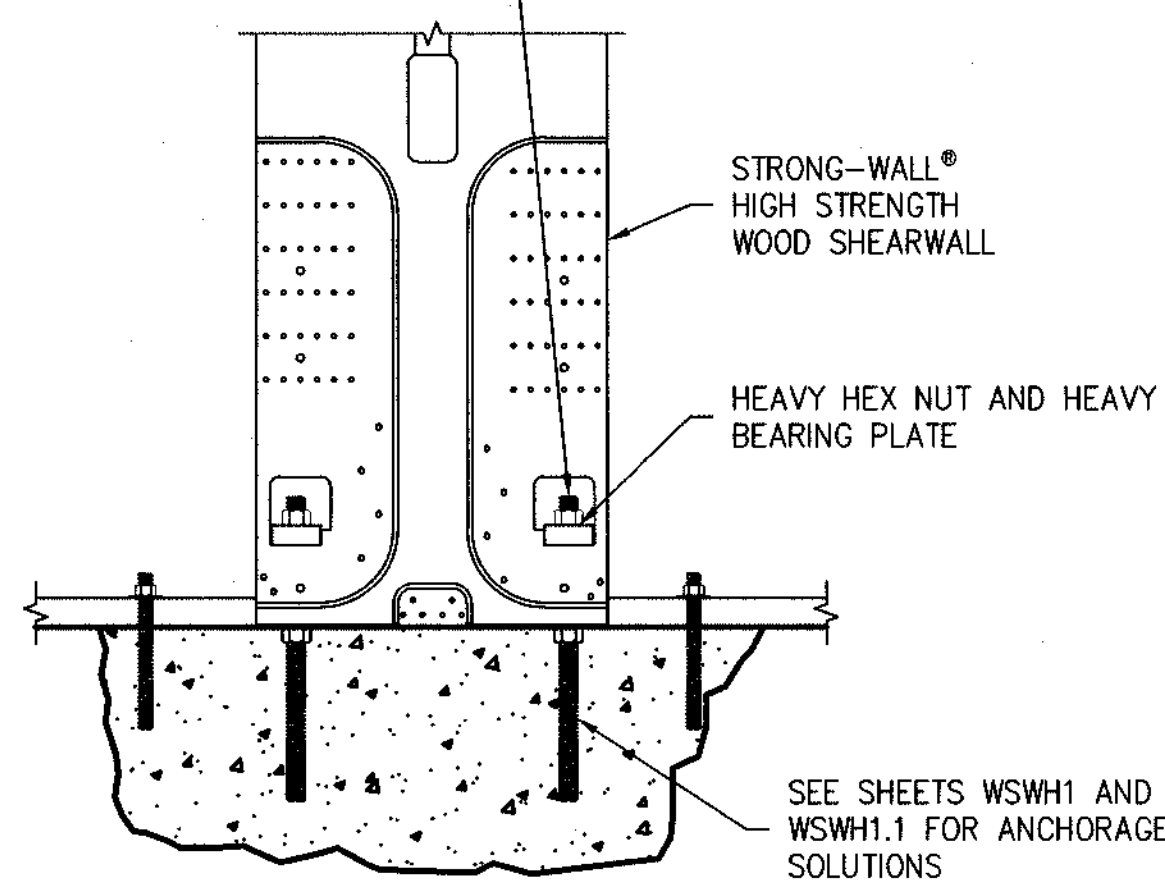
WSWH-AB ANCHOR GRADE BEAM REINFORCEMENT AND DESIGN MOMENTS 5

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MODELS

MODEL NO.	W (in.)	H (in.)	ANCHOR BOLTS QUANTITY	DIA. (in.)	TOTAL WALL WEIGHT (lb.)
WSWH12x7	12	84	2	1	105
WSWH18x7	18	84	2	1	155
WSWH12x8	12	96	2	1	120
WSWH18x8	18	96	2	1	175
WSWH24x8	24	96	2	1	225
WSWH12x9	12	108	2	1	130
WSWH18x9	18	108	2	1	195
WSWH24x9	24	108	2	1	250
WSWH12x10	12	120	2	1	145
WSWH18x10	18	120	2	1	210
WSWH24x10	24	120	2	1	275
WSWH12x12	12	144	2	1	165
WSWH18x12	18	144	2	1	245
WSWH24x12	24	144	2	1	325
WSWH18x14	18	168	2	1	285
WSWH24x14	24	168	2	1	370
WSWH24x16	24	192	2	1	420
WSWH18x20	18	240	2	1	390
WSWH24x20	24	240	2	1	520

- NOTES:
- FOR HEIGHTS NOT LISTED, ORDER THE NEXT TALLEST PANEL AND TRIM TO FIT. MINIMUM TRIMMED HEIGHT FOR ALL PANELS IS 74 1/2".
 - ALL PANELS COME WITH PRE-ATTACHED HOLD-DOWNS, TWO HEAVY HEX NUTS, TWO HEAVY BEARING PLATES, ONE WSWH-TP TOP CONNECTION PLATE WITH REQUIRED FASTENERS AND INSTALLATION INSTRUCTIONS.
 - ALL PANELS ARE 3/4" THICK.

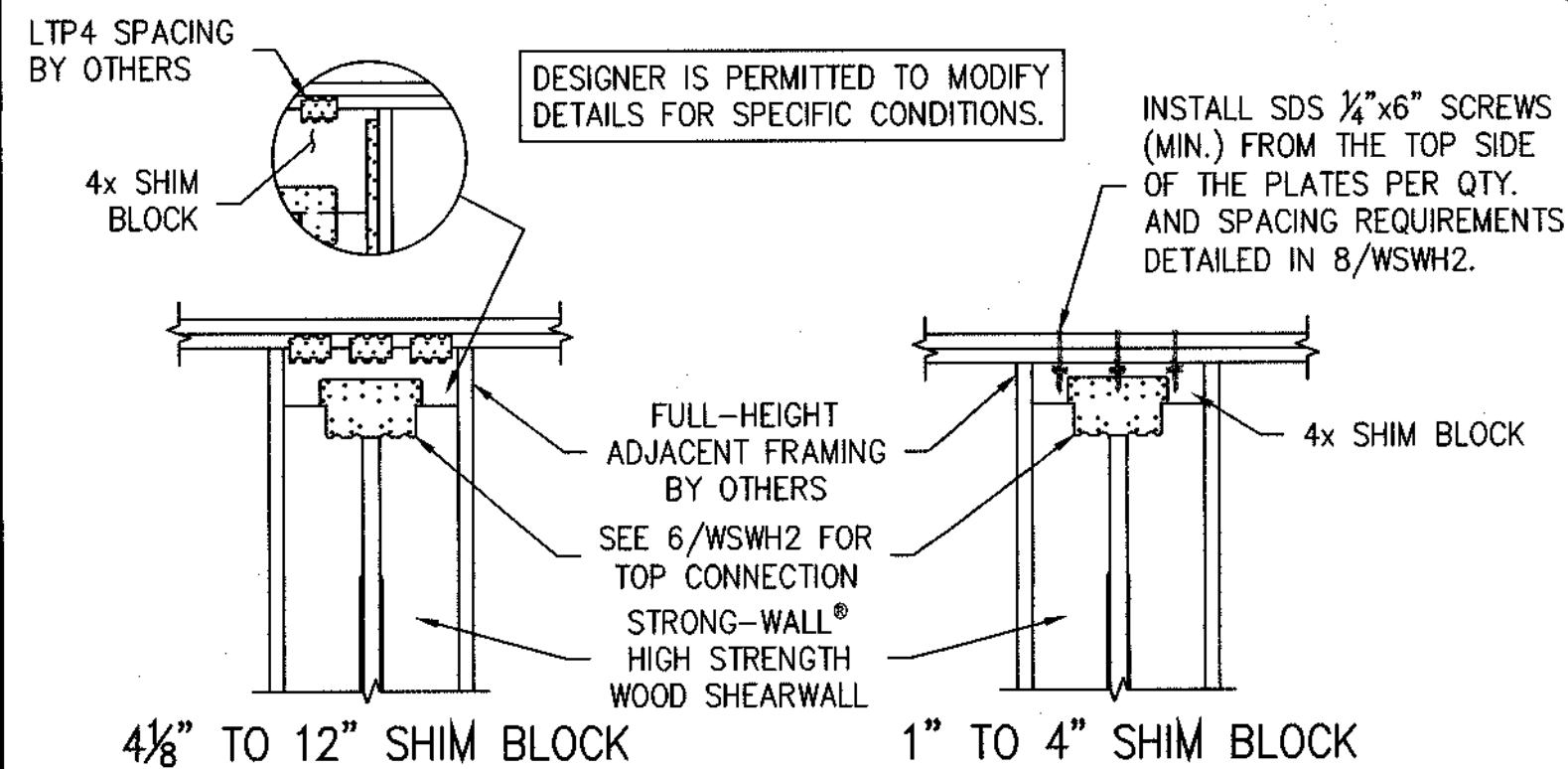
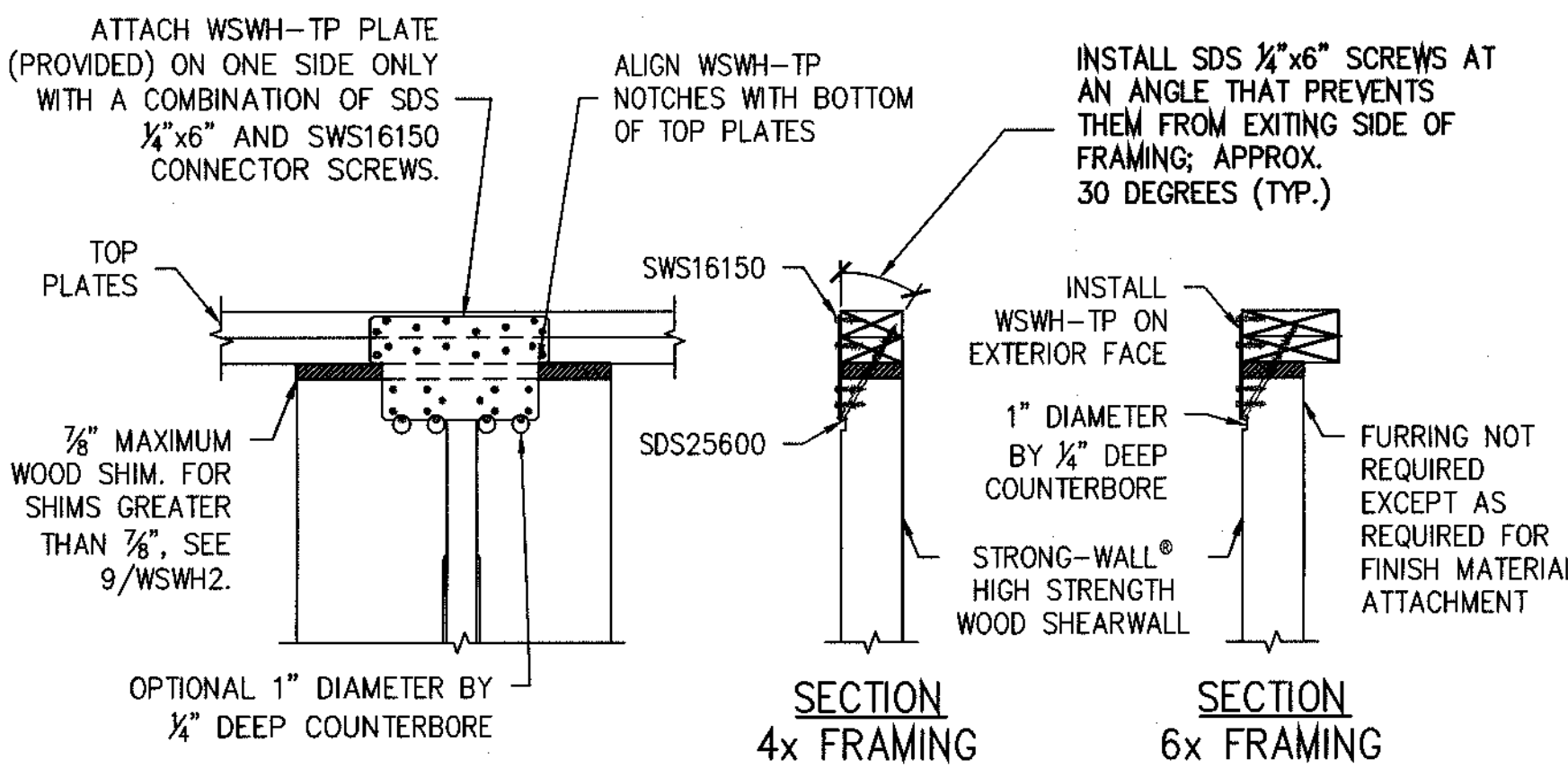
PLACE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL OVER THE ANCHOR BOLTS AND SECURE WITH HEAVY BEARING PLATES AND HEAVY HEX NUTS (PROVIDED). DO NOT USE AN IMPACT WRENCH. USE 1 1/2" WRENCH FOR 1" NUT. TIGHTEN ANCHOR NUTS FINGER TIGHT + 1/2" TURN.



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

MODEL NO.	FASTENER QUANTITY	
	WSWS16150	SDS25600
WSWH-TP12	14	2
WSWH-TP18	26	4
WSWH-TP24	46	8

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



DESIGNER SHALL DESIGN AND DETAIL FOR:

- SHEAR TRANSFER
- OUT-OF-PLANE LOADING EFFECT
- INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT

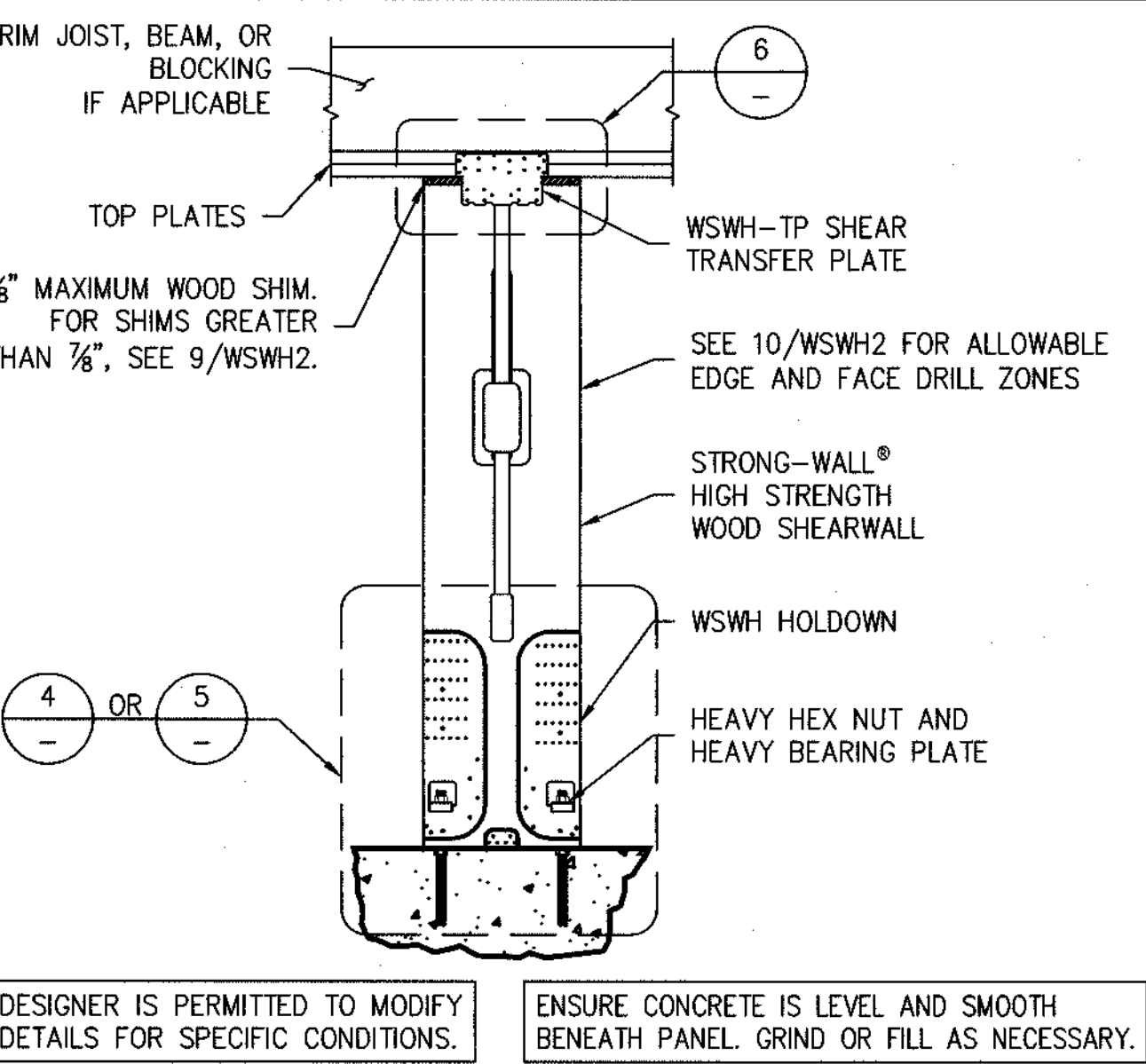
- FOR 8" TO 12" BLOCK DEPTHS:
- ATTACH SIMPSON STRONG-TIE® CS16 STRAPS AT EDGE OF WSWH PANEL (EACH SIDE) USING 10dX1 1/2" NAILS SHIM BLOCK HEIGHTS GREATER THAN 8" AND UP TO 10".
- 8 NAILS INTO BLOCK
 - 8 NAILS INTO WSWH PANEL
 - SHIM BLOCK HEIGHTS GREATER THAN 10" AND UP TO 12":
 - 10 NAILS INTO BLOCK
 - 10 NAILS INTO WSWH PANEL

STRONG-WALL® WSWH MODELS

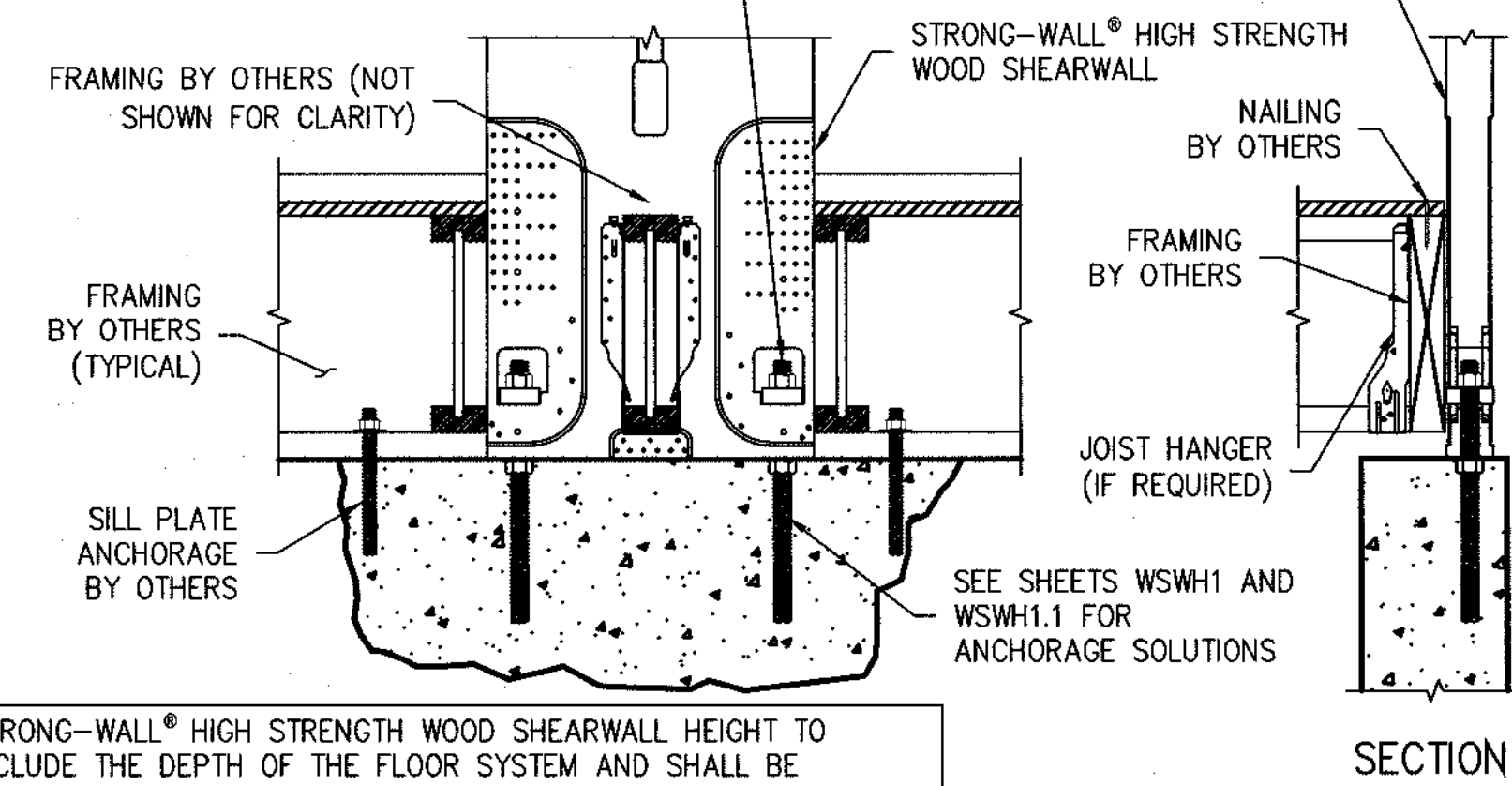
STANDARD INSTALLATION BASE CONNECTION

TOP CONNECTION

TOP OF WALL HEIGHT ADJUSTMENTS

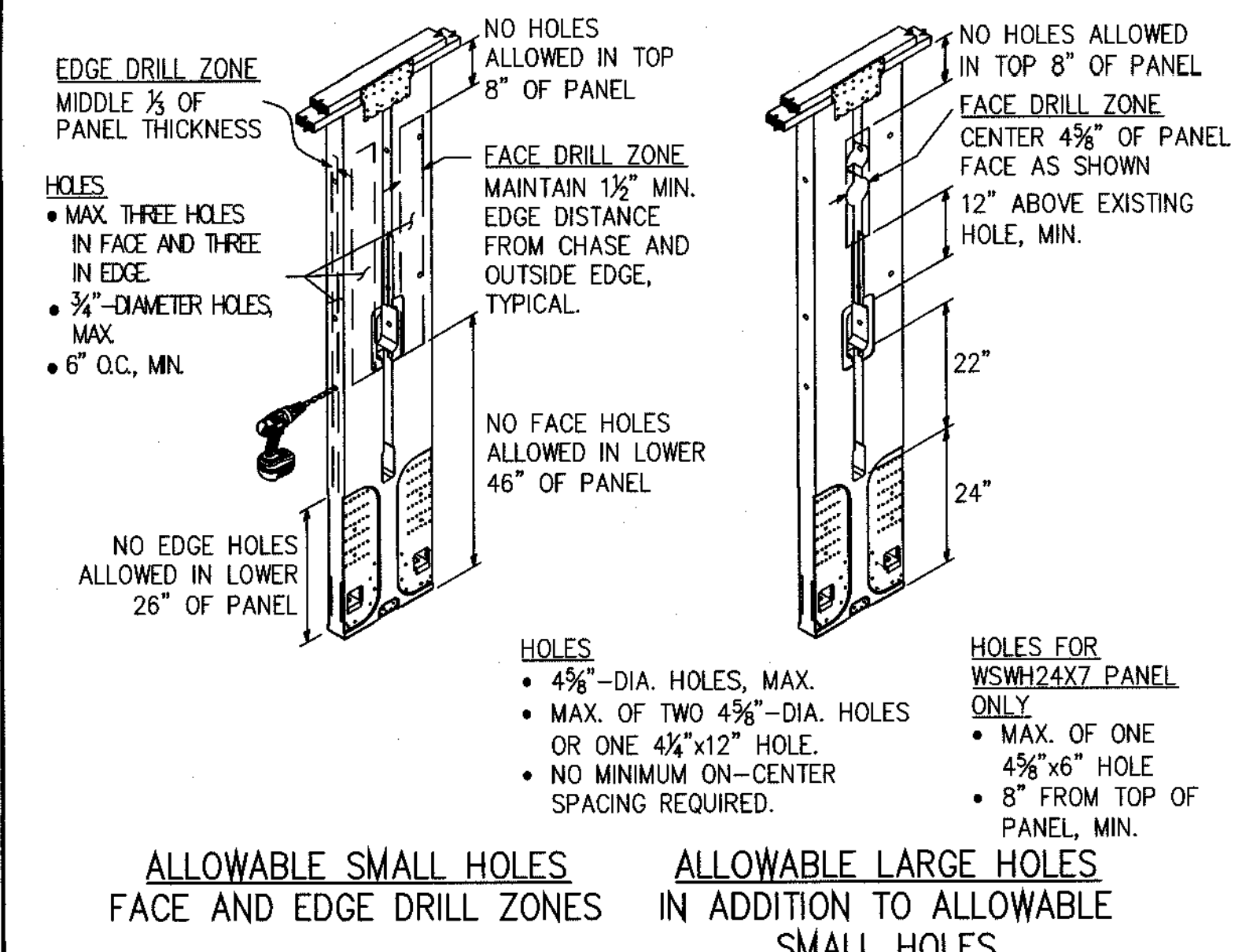
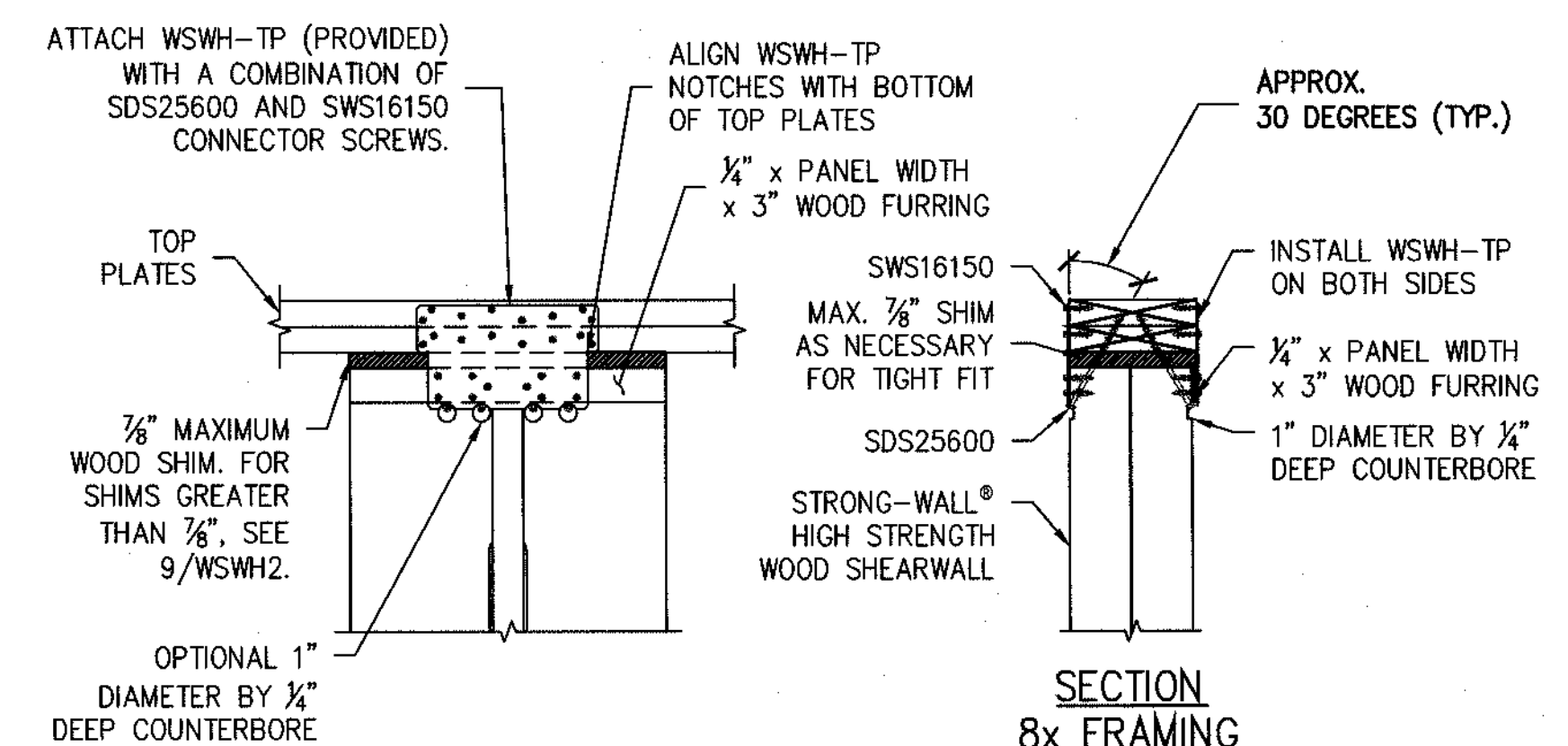


PLACE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL OVER THE ANCHOR BOLTS AND SECURE WITH HEAVY BEARING PLATES AND HEAVY HEX NUTS (PROVIDED). DO NOT USE AN IMPACT WRENCH. USE 1 1/2" WRENCH FOR 1" NUT. TIGHTEN ANCHOR NUTS FINGER TIGHT + 1/2" TURN.



MODEL NO.	FASTENER QUANTITY	
	WSWS16150	SDS25600
WSWH-TP12	28	4
WSWH-TP18	52	8
WSWH-TP24	92	16

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

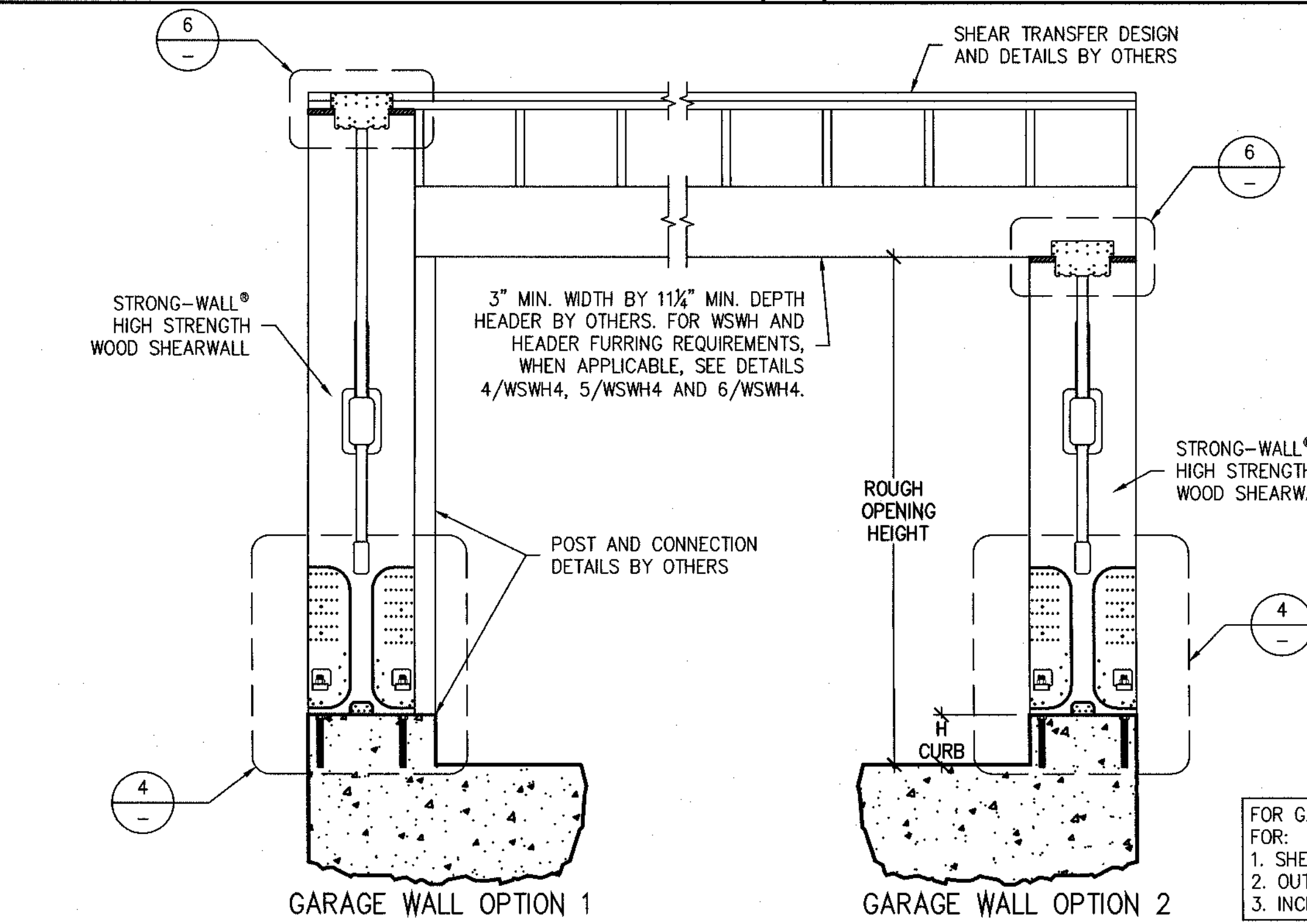


SINGLE STORY WSWH ON CONCRETE

WOOD FLOOR SYSTEM BASE CONNECTION

BACK-TO-BACK TOP CONNECTION

TRIM ZONE AND ALLOWABLE HOLES



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

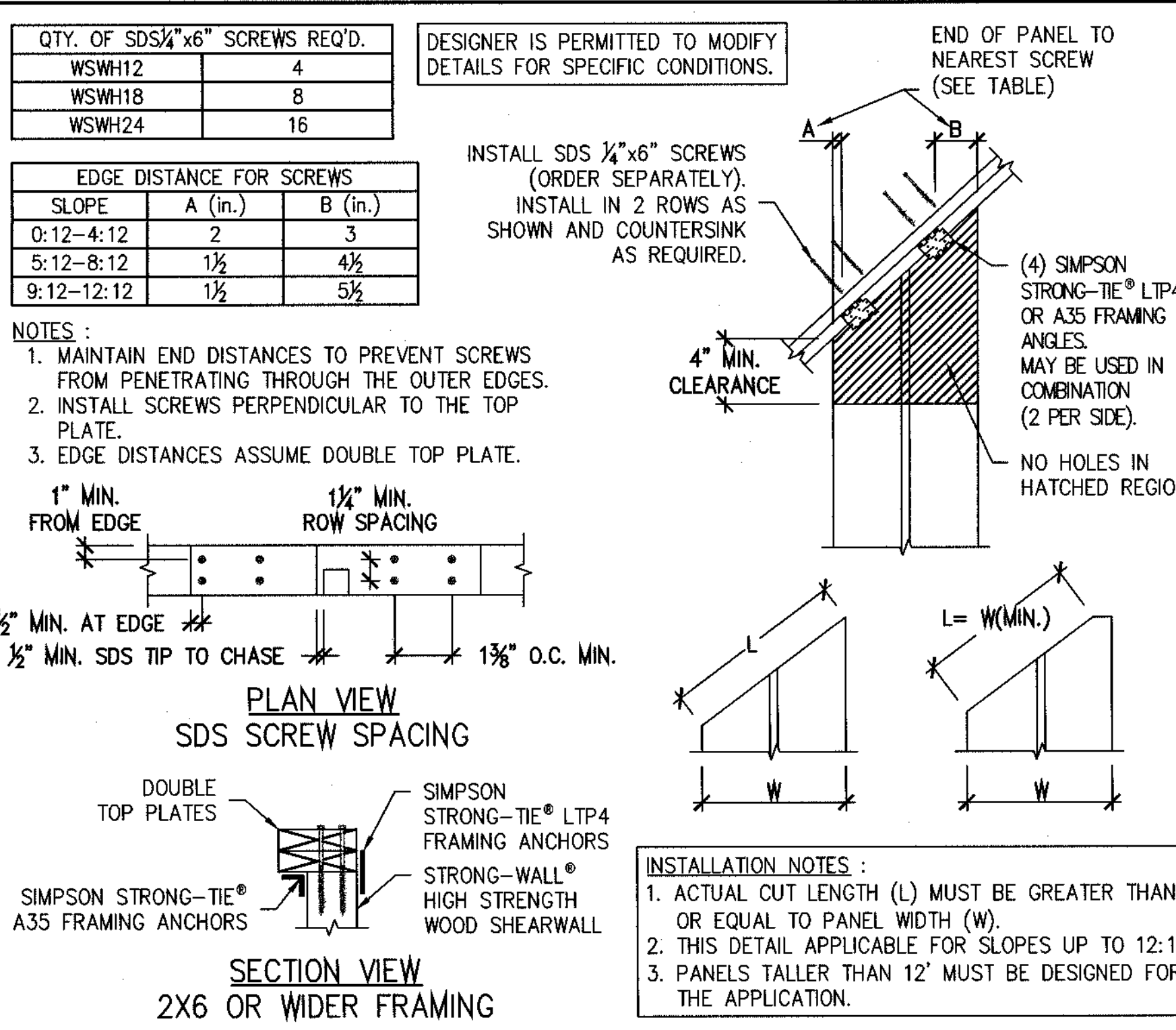
WHEN WSWH-PS STRAPS OMITTED, ALLOWABLE SHEAR VALUES FOR STANDARD PANEL APPLY.

MODEL NO.	TRIMMED PANEL HEIGHT	H CURB	ROUGH OPENING HEIGHT
WSWH12x7	78"	5 1/2"	6'-11 1/2"
WSWH18x7		6"	7'-0"
WSWH12x8	85 1/2"	0"	7'-1 1/2"
WSWH18x8		5 1/2"	8'-2 3/4"
WSWH24x8	93 1/2"	6"	8'-3 1/4"

- NOTES:
- IF REQUIRED, ROUGH OPENING HEIGHT EXCEEDS TABLE VALUE, SPECIFY NEXT TALLER PANEL AND TRIM AS NECESSARY. THE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MAY BE TRIMMED TO A MINIMUM HEIGHT OF 74 1/2".
 - FURRING DOWN GARAGE HEADER MAY BE REQUIRED FOR CORRECT ROUGH OPENING HEIGHT.

FOR GARAGE WALL OPTION 2, DESIGNER SHALL DESIGN AND DETAIL FOR:

- SHEAR TRANSFER
- OUT-OF-PLANE LOADING EFFECT
- INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT



- STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY INC." HOME OFFICE: 5956 W. LAS POSITAS BLVD., PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY INC." IS AN ISO 9001-2008 REGISTERED COMPANY.
- USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
- THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE DESIGNER.
- ENGINEER OF RECORD IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STRONG-WALL SB SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
- INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THESE DRAWINGS. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE DESIGNER.
- SIMPSON STRONG-TIE COMPANY INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
- ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.
- SEE ICC-ES ESR-2652 OR CITY OF LOS ANGELES RR25730 AS APPLICABLE FOR ADDITIONAL INFORMATION.

ALTERNATE WSWH GARAGE FRONT OPTIONS

RAKE WALL

NOTES

NO.	DATE	REVISIONS
0	11-22-2020	FIRST RELEASE - 2010 BC
1	03-16-2021	2021 BC REVISIONS

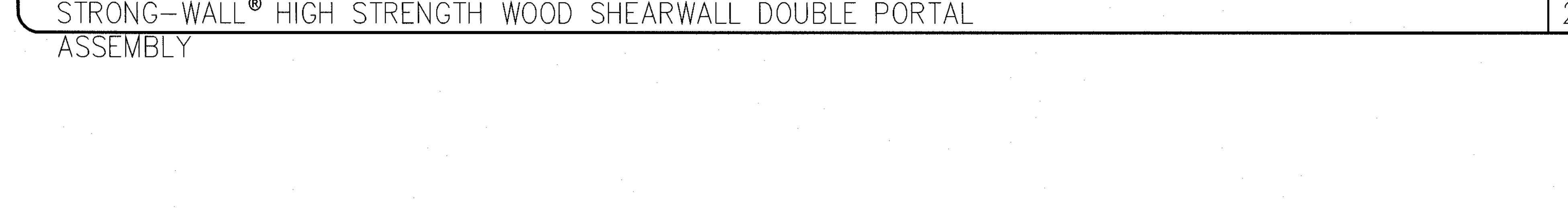
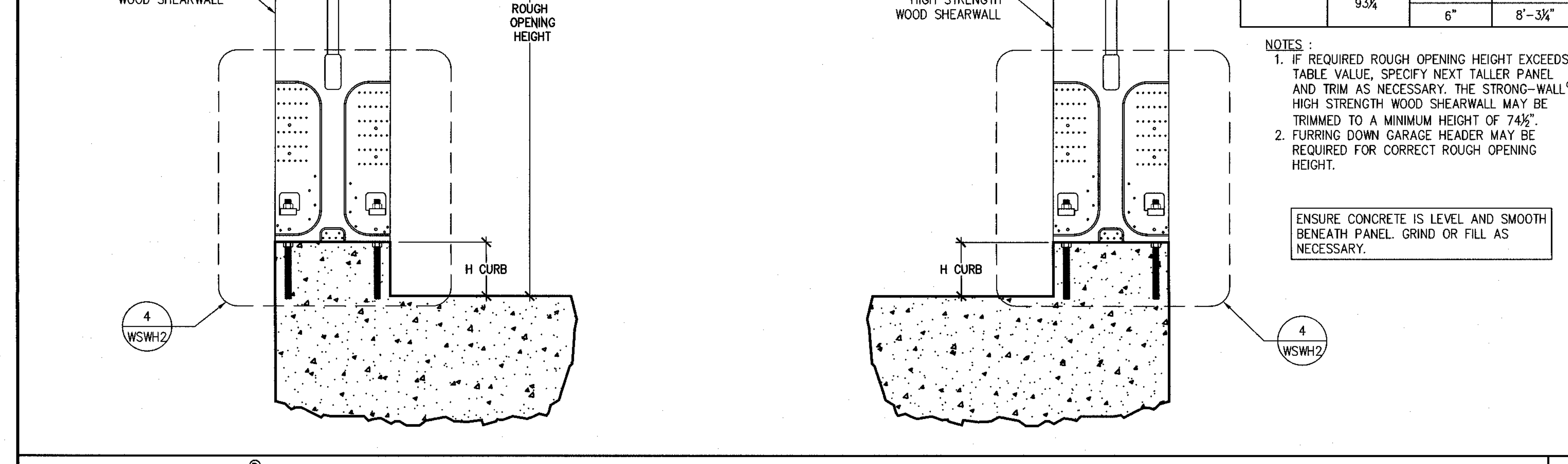
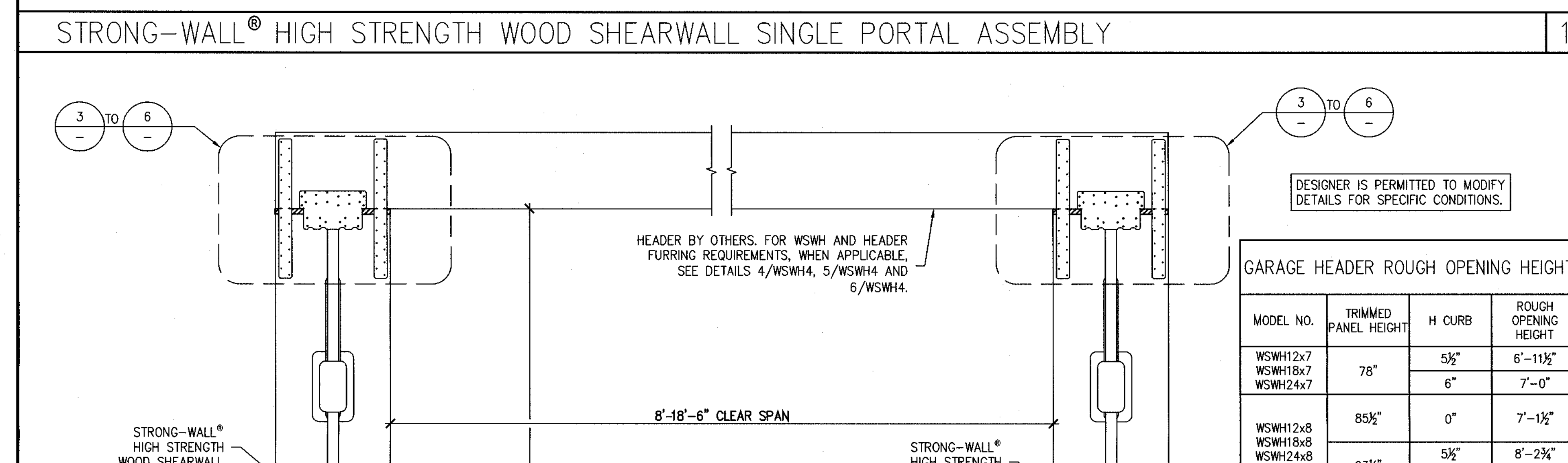
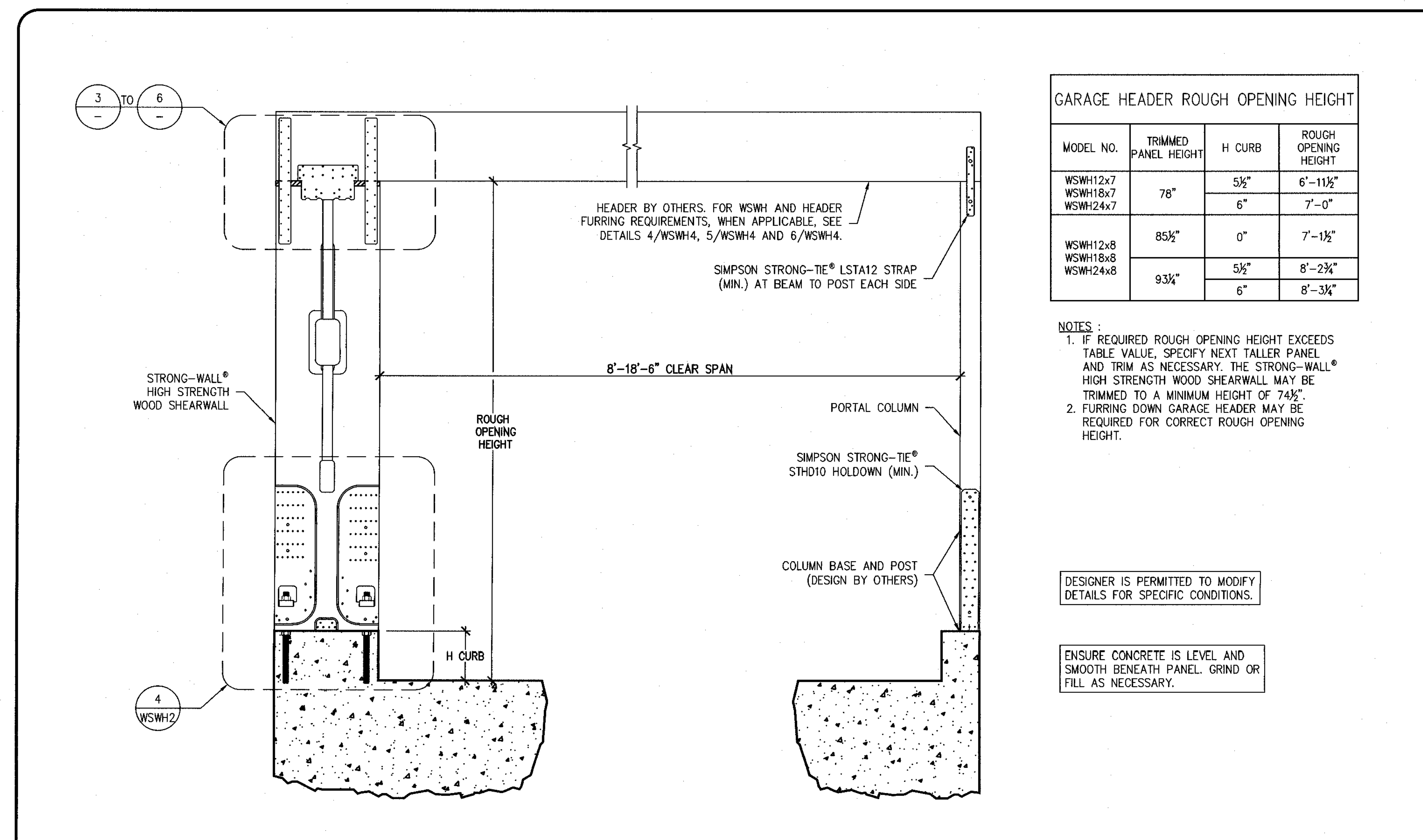
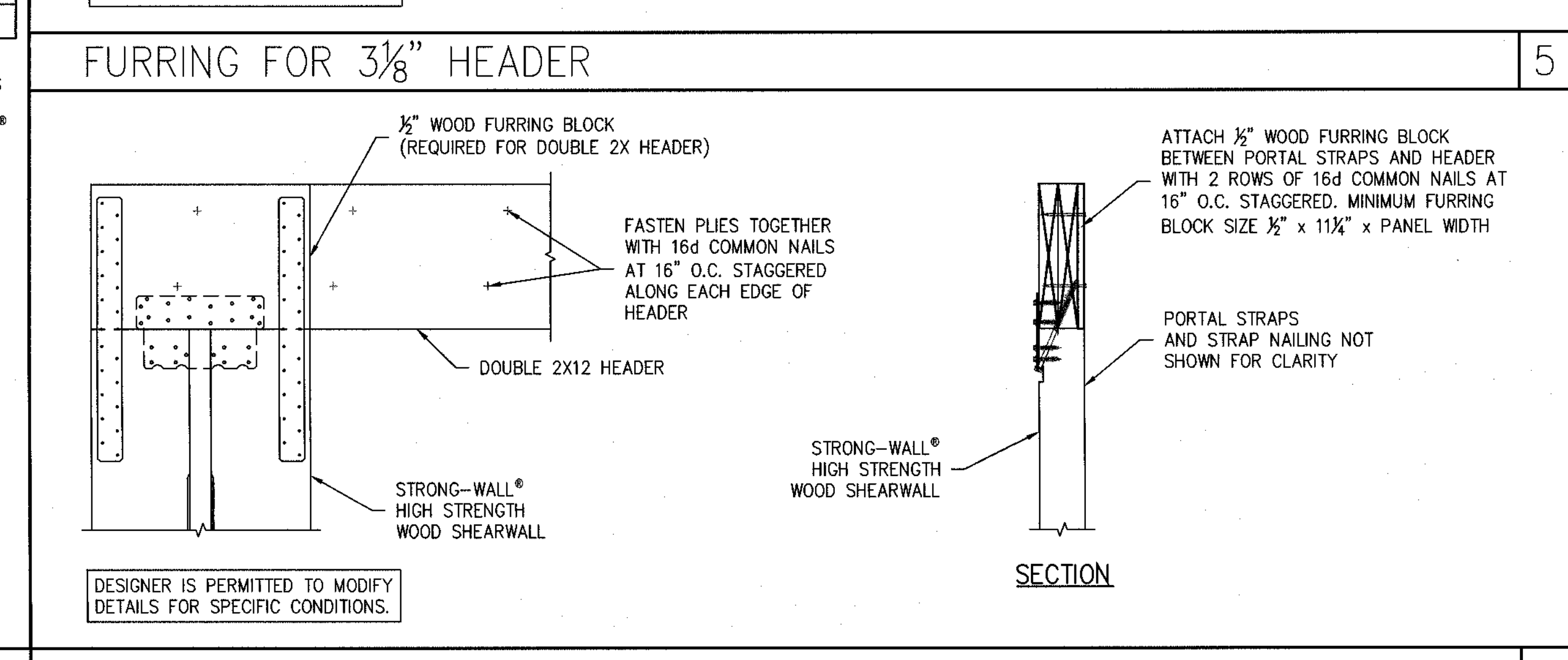
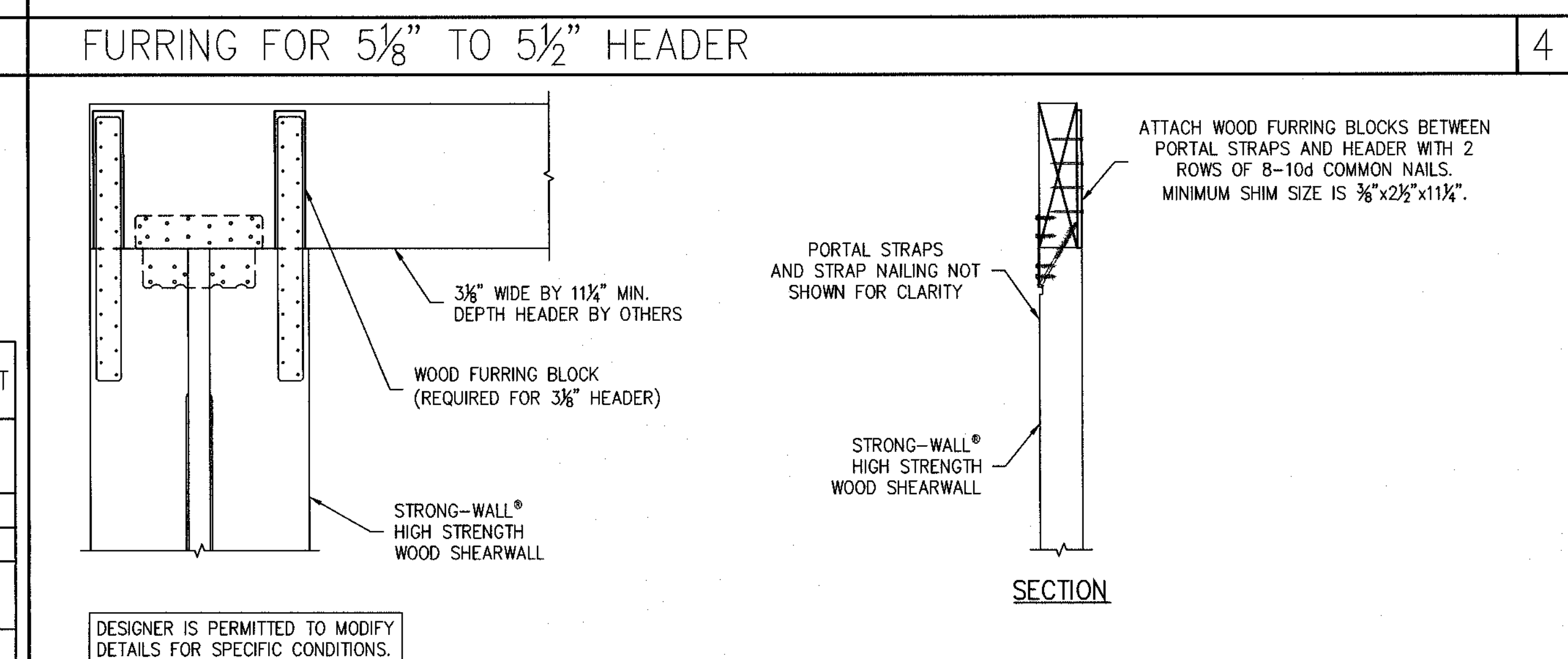
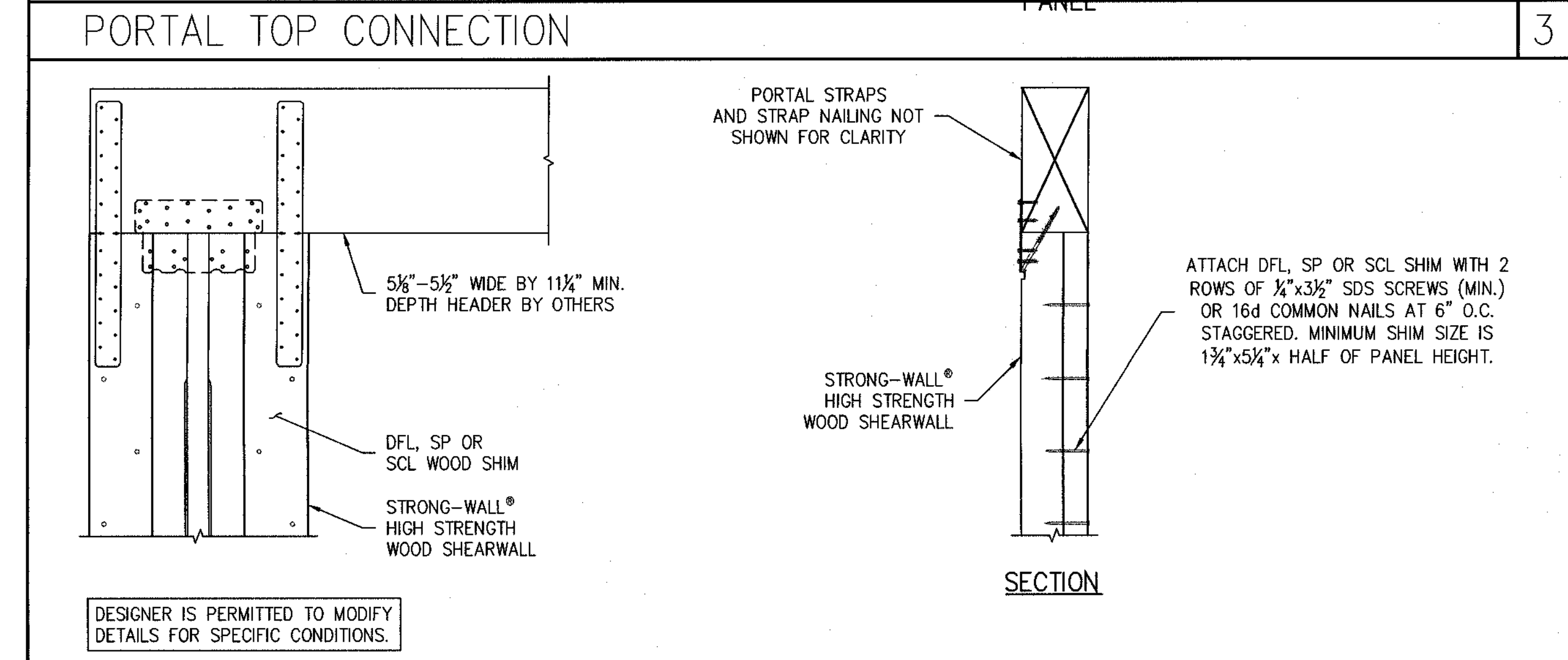
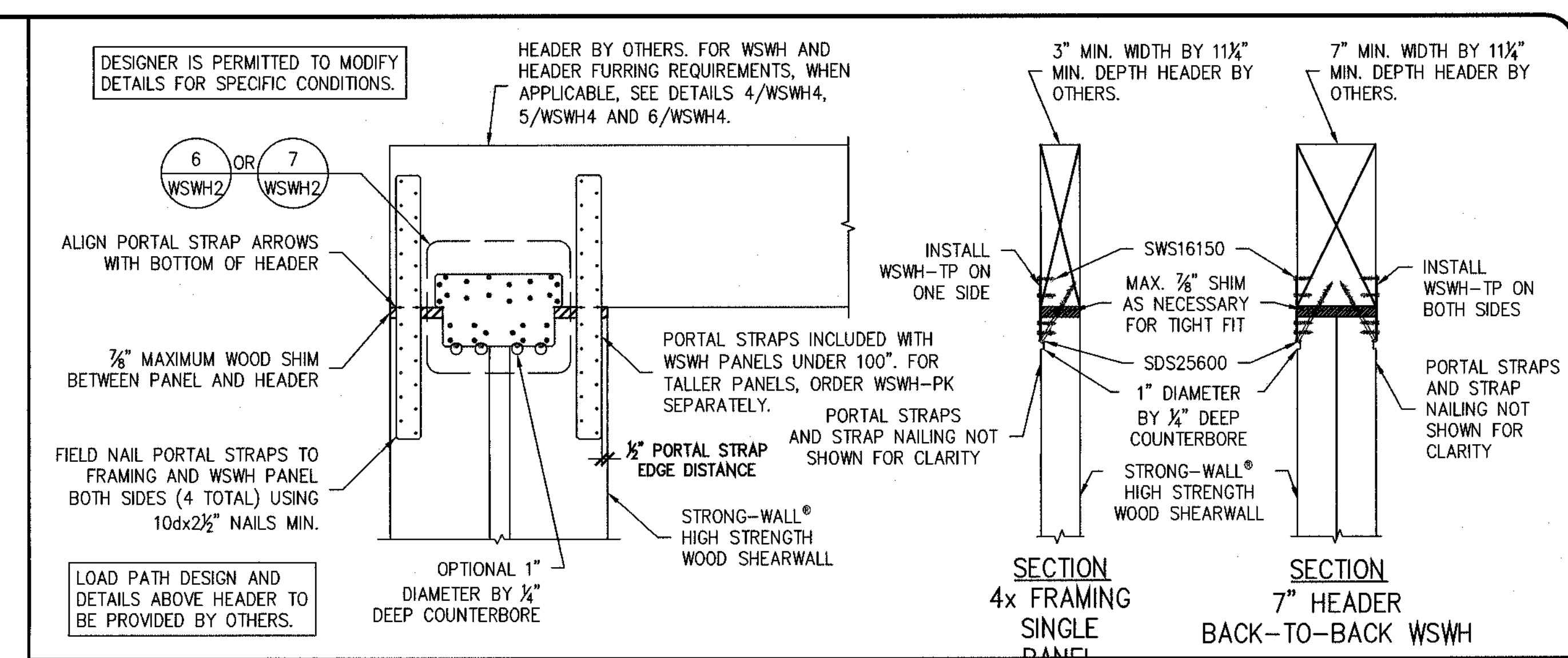
NAME	DATE	03-16-2021
SCALE	N.T.S.	
CHECKED		
SHEET		

WSWH4
OF SHEETS
JOB NO.

STRONG-WALL® WSWH
PORTAL SYSTEM
FRAMING DETAILS
ENGINEERED DESIGNS

STRONG-WALL® WSWH
PORTAL SYSTEM
FRAMING DETAILS
ENGINEERED DESIGNS

STRONG-WALL® WSWH
PORTAL SYSTEM
FRAMING DETAILS
ENGINEERED DESIGNS



MODEL NO.	TRIMMED PANEL HEIGHT	H CURB	ROUGH OPENING HEIGHT
WSWH12x7	78"	5 1/2"	6'-11 1/2"
WSWH18x7		6"	7'-0"
WSWH24x7			
WSWH12x8	85 1/2"	0"	7'-1 1/2"
WSWH18x8		5 1/2"	8'-2 3/4"
WSWH24x8	93 3/4"	6"	8'-3 1/4"

NOTES:
1. IF REQUIRED ROUGH OPENING HEIGHT EXCEEDS TABLE VALUE, SPECIFY NEXT TALLER PANEL AND TRIM AS NECESSARY. THE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MAY BE TRIMMED TO A MINIMUM HEIGHT OF 74 1/2".
2. FURRING DOWN GARAGE HEADER MAY BE REQUIRED FOR CORRECT ROUGH OPENING HEIGHT.

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

ENSURE CONCRETE IS LEVEL AND SMOOTH BENEATH PANEL. GRIND OR FILL AS NECESSARY.

MODEL NO.	TRIMMED PANEL HEIGHT	H CURB	ROUGH OPENING HEIGHT
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