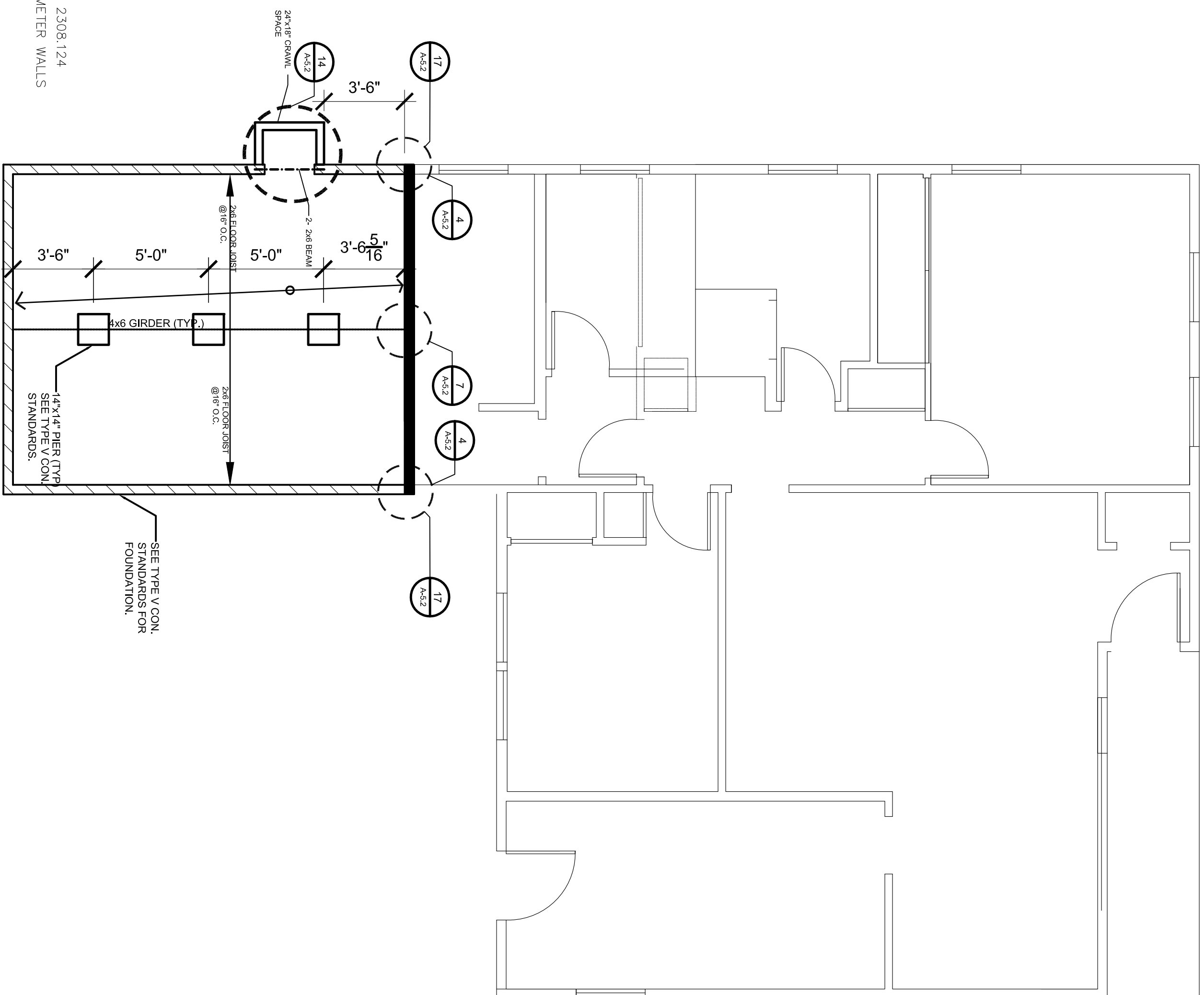


FRAMING PLAN
SCALE: 1/4" = 1'-0"

NOTE: 1/2" OSB BRACED WALL PER CBC 2308.124
CONTRACTOR TO COVER ENTIRE PERIMETER WALLS
W/ 1/2" OSB



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

EXISTING FOUNDATION
NEW STRUCTURE

CITY OF TORRANCE NOTES
FLOOR PLAN NOTES

24. Indicate two layers of Grade D paper between plywood shear panel and exterior lath.

- GENERAL
1. THE FOLLOWING TYPICAL DETAILS AND NOTES APPLY TO ALL DRAWINGS UNLESS OTHERWISE NOTED.
 2. STRUCTURAL, ELECTRICAL AND MECHANICAL DRAWINGS.
 3. FRAMING CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE FRAMED SIMILAR TO THE DETAILS SHOWN FOR THE RESPECTIVE MATERIALS.
 4. PROVIDE GRENINGS AND SUPPORTS FOR MECHANICAL EQUIPMENT, PIPING, VENTS, DUCTS ETC. AS REQUIRED. REFER TO THE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ADDITIONAL EQUIPMENT AND GREENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS. ALL SUSPENDED EQUIPMENT SHALL BE PROVIDED WITH APPROVED LATERAL BRACING.
 5. ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE 1997 UNIFORM BUILDING CODE.
 6. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES.
 7. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION, UNLESS OTHERWISE SHOWN. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES. EACH TRADE SHALL VERIFY AND PROTECT ALL UTILITIES BEFORE WORKING TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT/ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED FOR THE SAME. ANY SUPPORT SERVICES PERFORMED BY THE ARCHITECT/ENGINEER DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES PERFORMED BY THE ARCHITECT/ENGINEER, WHETHER WORK OR MATERIALS, AND WHETHER PERFORMED PRIOR TO, DURING OR AFTER COMPLETION OF THE CONSTRUCTION ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND ACHIEVING CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS, BUT DO NOT GUARANTEE THE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSIDERED AS SUPERVISION OF THE CONSTRUCTION.
 8. NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES.
 9. DESIGN, MATERIALS, EQUIPMENT, AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE USED PROVIDED THEY ARE APPROVED BY THE ARCHITECT AND OBTAINED FROM THE OWNER, ARCHITECT/ENGINEER AND THE APPLICABLE GOVERNING CODE AUTHORITY.

NOTES: *K

1. BLOCK ALL EDGES
2. NAILS FOR PLYWOOD TO BE COMMON OR GALVANIZED BOX, TYPICAL
3. PLYWOOD SHALL BE STRUCTURAL 1, TYPICAL
4. USE 3X STUDS & 3X BLOCKING

NOTE: PROVIDE 1 SQ.IN. OF FLOOR VENTILATION PER 1 S.F. OF LIVING SPACE
PROVIDE 1 SQ.IN. OF ATTIC VENTILATION PER 1 S.F. OF LIVING SPACE

ABBREVIATIONS			
A,B	ANCHOR BOLTS	M,B	MACHINE BOLTS
B,N	BOUNDARY NAILING	O,C	ON CENTER
C,B	CARRIAGE BOLT	O,H	OPPOSITE HAND
C,L	CEILING JOIST	P,L	POUR JOINT
C,L	CEILING LINE	P,T,D,F	PRESSURE TREATED DOUGLAS FIR
COL.	COLUMN	P,D,S,P	POWER DRIVEN SHOT
CONC.	CONCRETE	R,D	ROOF DRAIN
CONC.	CONTINUOUS	R,I	ROOF JOIST
DIA -Ø	DIAMETER	S.E.	STRUCTURAL ENG.
E,J	EXPANSION JOINT	SQ.	SQUARE
E,N	EDGE NAILING	SIM.	SIMILAR
E,Q	EQUAL	S.T.C.	STEEL CONCRETE
F,G	FLOOR BRACE	T.A.M.	TOP OF MASONRY
F,G	FLOOR JOIST	T.O.P.	TOP OF PLYWOOD
F,L	FLOOR LINE	T.O.S.	TOP OF STEEL
F,N	FIELD NAILING	TYP	TYPICAL
F,O,C	FACE OF CONCRETE	U.N.O.	UNLESS OTHERWISE NOTED
F,O,S	FACE OF STUD	U.T.	ULTRASONIC TESTED
F,P	FINISH SURFACE	VERT.	VERTICAL
F.S.	FINISH SURFACE	W.F.	WEAKEN PLANE
G	GAGE	W.P.F.	WELDED FABRIC
G,R	GIRDER	L.T. WT.	LIGHT WEIGHT
H,S,B	HIGH STRENGTH BOLD MASONRY		

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STRUCTURAL DESIGN

DATE: NOV. 6, 2013
DRAWN BY: A. Gomez
SHEET NUMBER: A-4.1