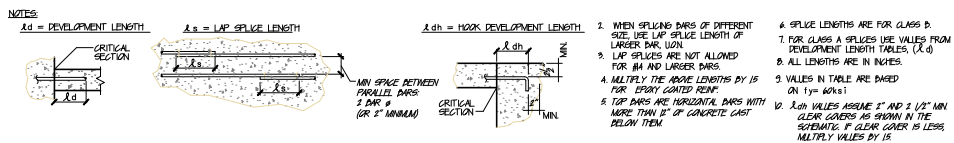


STRUCTURAL NOTES:

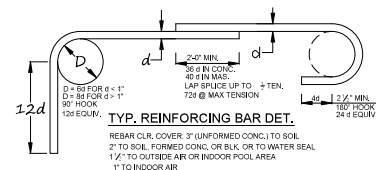
- GENERAL:
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON JOB SITE WITH COMPLETE SET OF THE LATEST DRAWINGS, AND DIMENSIONS SHALL BE CHECKED AND VERIFIED WITH THE ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES IN DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK, SO THAT THE PROPER REMEDIAL WORK MAY BE EXECUTED.
 - UNLESS SPECIFICALLY DETAILED ON THESE DRAWINGS, CONTRACTOR SHALL FURNISH AND INSTALL ADEQUATE SHORING, BRACING, ETC., REQUIRED TO SAFELY EXECUTE ALL WORK AND SHALL BE FULLY RESPONSIBLE FOR THE SAME. DETAILS AND CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS SHOWN FOR SIMILAR CONDITIONS AND MATERIAL.
- SITE PREPARATIONS:
 - ALL EXCAVATIONS, PREPARATIONS FOR SLAB ON GRADE, DEPTH OF FOOTING, BACKFILL ETC., SHALL BE CONSTRUCTED OR PROTECTED IN ACCORDANCE WITH THE UNIFORM BUILDING CODE CHAPTER 18 DETAILED REGULATIONS. ANY DISCREPANCIES BETWEEN THE CODE, AND THE FOUNDATION PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER PRIOR TO INITIATING ANY EXCAVATION SO THAT PROPER REMEDIAL WORK CAN BE PERFORMED.
- CONCRETE:
 - ALL CONCRETE SHALL BE OF NORMAL WEIGHT CONC WITH WEIGHT OF 145 PCF AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (AT 28 DAYS) OF 2500 PSI. TYPICAL UNLESS NOTED OTHERWISE.
 - MAXIMUM SIZE OF AGGREGATE SHOULD BE 1", 1-1/2" AGGREGATE MAY BE USED.
 - PORTLAND CEMENT SHALL BE TYPE I OR II CONFORMING TO A.S.T.M. SPECIFICATION C-150.
 - MINIMUM CLEAR SPACING BETWEEN REINFORCING BARS SHALL BE 1.5 TIMES THE BAR DIAMETER, OR 1.5", OR 1-1/3 TIMES THE MAXIMUM AGGREGATE SIZE, WHICHEVER IS GREATER.
 - MAXIMUM SLUMP NOT TO EXCEED 5 INCH.
- REINFORCING STEEL:
 - SHALL BE DEFORMED BARS CONFORMING TO A.S.T.M. A615 REINFORCING STEEL. GRADE 40 - #4 AND SMALLER GRADE 60 - #5 AND GREATER
 - PLACING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH CBC 2013.
 - ALL BARS SHALL BE BENT COLD. NO BARS PARTIALLY EMBEDDED IN CONCRETE SHALL BE FIELD BENT EXCEPT AS SPECIFICALLY APPROVED BY THE ENGINEER.
 - PROVIDE SPACE BARS, SPREADERS, CHAIRS, BLOCKS, ETC., AS REQUIRED TO SECURELY HOLD STEEL IN PLACE AGAINST DISPLACEMENTS WITHIN THE TOLERANCES PERMITTED.
- WELDING:
 - ALL WELDING SHALL BE DONE IN AN APPROVED FABRICATING SHOP BY A LICENSED FABRICATOR, FIELD WELDING SHALL BE PERFORMED BY A CITY APPROVED LICENSED WELDER. ALL FIELD WELDING SHALL BE CONTINUOUS INSPECTION BY AN APPROVED DEPUTY INSPECTOR.
 - WELDING SHALL BE DONE BY ELECTRIC SHIELDED ARC PROCESS USING E-70XX ELECTRODES. ALL WELDS SHALL BE UNIFORM IN SIZE AND APPEARANCE, AND FREE OF PINHOLES, POROSITY, UNDERCUTTING OR OTHER DEFECTS.
 - ALL BUTT WELDS SHALL BE FULL PENETRATION. ALL FULL PENETRATION WELDS IN SHOP SHALL BE ULTRASONICALLY TESTED AND APPROVED.
- LUMBER:
 - ALL LUMBER SHALL CONFORM TO THE W.C.L.I.B. STANDARD GRADING RULE OF THE CALIFORNIA BUILDING CODE.
 - ALL STRUCTURAL FRAMING MEMBERS SHALL BE DOUGLAS FIR GRADED AND GRADE STAMPED IN ACCORDANCE WITH STANDARD GRADING RULE NO. 16 F THE W.C.L.I.B.
 - LUMBER SHALL BE OF THE FOLLOWING GRADE EXCEPT AS NOTED ON PLAN.
 - STUD, BLOCKING, PLATES: DF-L NO. 2
 - BEAM, JOIST, RAFTER: DF-L NO. 1
 - PLYWOOD SHALL BE DOUGLAS FIR SHEATHING CONFORMING TO PS 1-83 UNITED STATES DEPARTMENT OF COMMERCE AND SHALL BE GRADE STAMPED "D.F.P.A." EXTERIOR GLUE OR O.S.B.
- SIMPSON CONNECTORS:
 - ALL CONNECTORS SHALL BE INSTALLED UNDER MANUFACTURER'S STRICT GUIDELINES AND CONFORMING TO ICC-ESR#.
 - SEE MANUFACTURER SPECIFICATION FOR INSTALLATION INSTRUCTION.
 - UNLESS OTHERWISE NOTED ON PLANS, ALL CONNECTORS' NAIL SIZE SHALL USE THE SAME SIZE SPECIFIED BY MANUFACTURER SPECIFICATION.
 - HOLD-DOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
- NAILS:
 - ALL NAILS SHALL BE COMMON NAILS.
- COVERT CIA ADHESIVE ANCHORAGE SYSTEM:
 - ALL INJECTION ADHESIVE ANCHOR SYSTEM SHALL USE COVERT CIA ADHESIVE ANCHOR SYSTEM WITH ASTM A307 THREADED BOLT INTO PRE-DRILLED HOLE FILL WITH EPOXY.
 - SPECIAL INSPECTION SHALL BE PROVIDED FOR ANCHOR INSTALLATION.
 - ALL ANCHORING SYSTEM SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTION AND CONFORMING TO ICC-ESR-2508.
- FOUNDATION NOTES:
 - ALLOWABLE SOIL BEARING : 2500 PSF.
 - PRIOR TO THE POURING OF CONCRETE, STRUCTURAL OBSERVATION ARE REQUIRED BY STRUCTURAL ENGINEER OF RECORD.
 - SATURATE THE SOIL TO A DEPTH OF 18" PRIOR TO CASTING OF CONCRETE.
 - ALL HOLD-DOWN HARDWARE IS TO BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.

NOTE: FOR 1/2" DIA. BAR DIAMETER LAP

STRENGTH	BAR LOCATION	CONCRETE REINFORCING DEVELOPMENT & SPLICE LENGTHS																					
		#3	#4	#5	#6	#7	#8	#9	#10	#11	#12	#13	#14										
1600	POST. BARS	18	24	30	36	42	48	54	60	66	72	78	84	90	96	102	108	114	120	126	132	138	144
	TOP BARS	24	30	36	42	48	54	60	66	72	78	84	90	96	102	108	114	120	126	132	138	144	150
1800	POST. BARS	21	28	35	42	49	56	63	70	77	84	91	98	105	112	119	126	133	140	147	154	161	168
	TOP BARS	28	35	42	49	56	63	70	77	84	91	98	105	112	119	126	133	140	147	154	161	168	175
2000	POST. BARS	24	32	40	48	56	64	72	80	88	96	104	112	120	128	136	144	152	160	168	176	184	192
	TOP BARS	32	40	48	56	64	72	80	88	96	104	112	120	128	136	144	152	160	168	176	184	192	200
2400	POST. BARS	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200	210	220	230	240
	TOP BARS	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200	210	220	230	240	250



BAR LAP SPLICE SCHEDULE



ADDITIONAL NOTES 1:

- CONTRACTORS STATEMENT 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 INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SEC 1709.1.
- CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, CONCRETE STRENGTH $f'c > 2500$ PSI, HIGH STRENGTH BOLTING, SPRAYED-ON FIREPROOFING, ENGINEERED MASONRY, HIGH-LIFT GROUTING, PRE-STRESSED CONCRETE, HIGH LOAD DIAPHRAGMS AND SPECIAL MOMENT-RESISTING CONCRETE FRAMES. (1704 & CHAPTERS 19, 21, AND 22)
- FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD. (2304.11.2.4)
- FIELD WELDING TO BE DONE BY WELDERS CERTIFIED BY THE FOR (STRUCTURAL STEEL)(REINFORCING STEEL)(LIGHT GAUGE STEEL)CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED.
- SHOP WELDS MUST BE PERFORMED IN A LICENSED FABRICATOR'S SHOP.
- LICENSED FABRICATOR IS REQUIRED FOR (TRUSSES), (STRUCTURAL STEEL)
- GLUED-LAMINATED TIMBERS MUST BE FABRICATED IN A LICENSED SHOP. IDENTIFY GRADE SYMBOL AND LAMINATION SPECIES PER 2012 NDS SUPPLEMENT TABLE 5-A.
- 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. (1707.3)
- 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.

ADDITIONAL NOTES 2:

- HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS; AND HOLD-DOWNS SHALL BE FINGER TIGHT AND 1/2 WRENCH TURN 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 0.299 INCH BY 3 INCHES BY 3 INCHES(2305.5)
- 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 2304.7.
- ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
- ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED. (11.1.2.2, 2012 NDS)
- HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION

CONNECTIONS	NAILING
POST TO PERI. PAD, TOE NAIL	3-16d OR 4-8d
ORDER TO POST, TOE NAIL	3-16d OR 4-8d
JOIST TO SILL OR ORDER, TOE NAIL	3-8d
BRIDGING TO JOIST, TOE NAIL EACH END	2-8d
JOISTS TO BLOCKING, END NAIL	16d TOP AND BOT. OF EACH JOIST
RIM JOIST TO JOISTS, END NAIL	16d TOP AND BOT. OF EACH JOIST
RIM JOIST TO SILL, TOE NAIL	16d @ 18" O.C.
FLOOR JOIST LAP @ BEARING, FACE NAIL	2-16d
1"4" OR NARROWER SUB FLOOR SHEATHING TO EACH JOIST, FACE NAIL	2-8d
WIDER THAN 1"4" SUB FLOOR SHEATHING TO EACH JOIST, FACE NAIL	3-8d
2" SUB FLOOR TO JOIST OR ORDER, END AND FACE NAIL	2-16d
SOLE PLATE TO JOIST OR BLOCKING NAIL	16d @ 18" O.C.
TOP PLATE TO SOLE PLATE TO STUD, END NAIL	2-16d
STUD TO SOLE PLATE	3-16d END NAIL OR 4-8d TOE NAIL
DOUBLE STUDS, FACE NAIL	16d @ 24" O.C.
DOUBLE TOP PLATES, FACE NAIL	16d @ 18" O.C.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
CONTINUOUS HEADER, TWO PICES SET ON EDGE	16d @ 18" O.C. ALONG EACH EDGE
CEILING JOISTS TO PLATE, TOE NAIL	3-8d
CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d
CEILING JOISTS, LAP OVER PARTITIONS, FACE NAIL	3-16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
RAFTER TO ROOF	3-8d
RAFTER TIE, 2" LUMBER, FACE NAIL	3-16d
RAFTER TIE, 1" LUMBER, FACE NAIL	3-8d
RAFTER TO PLATE NAIL	3-8d
1"4" MIN. BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
1"4" OR NARROWER SHEATHING TO EACH BEARING, FACE NAIL	2-8d
WIDER THAN 1"4" SHEATHING TO EACH BEARING, FACE NAIL	3-8d
BUILD-UP CORNER STUDS	16d @ 24" O.C.
* COMMON OR GALVANIZED BOX NAILS	

CONNECTION-NAILING

FOUNDATIONS

- SOIL REPORT BY: SOIL PACIFIC
- ALLOWABLE SOIL PRESSURE.
 - 2500 PSF CONTINUOUS FOOTING.
 - 2500 PSF PADS.
- ALL BACK FILL SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM RELATIVE DENSITY.
- ALL FOOTINGS EXCAVATIONS SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR PRIOR TO PLACING STEEL. IF THERE IS SOIL REPORT, SOIL ENGINEER SHALL ALSO VERIFY THE FOOTINGS.
- PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET.
- IF ADVERSE SOIL CONDITION ARE ENCOUNTERED, A SOIL INVESTIGATION REPORT IS REQUIRED.
- CONCRETE STRENGTH FOR FOUNDATION SHALL BE 2500 PSI MINIMUM.
- MINIMUM FOOTING REINF. SHALL BE TWO #4 BAR-TOP & TWO #4 BAR-BOTTOM UNLESS NOTED OTHERWISE.
- MINIMUM ANCHOR BOLT SIZE AND SPACING SHALL BE 3/8" A.B. @ 48" O.C., WITH 7" EMBEDMENT, AND 3"x3"x3/4" PLATE WASHERS. ANCHOR BOLTS SHALL BE LOCATED A MAXIMUM OF 12" AND 7" MINIMUM FROM THE END OF THE PLATE.

DESIGN LOADS & FACTORS:

A. Floor Dead Load = 20 psf
 Floor Live Load = 40 psf

B. Roof Dead Load = 15 psf
 Roof Live Load = 20 psf

C. Wind Design Data:

b. Basic Wind Speed = 110 M.P.H. (LRFD)
 ii. Occupancy Category = II Wind Importance factor = 1.0
 iii. Wind Exposure = C

D. Seismic design data:

i. Occupancy Category = II
 Seismic Importance factor = 1.0
 ii. $S_s = 1.611 g$
 $S_1 = 0.605 g$
 iii. Site Class = D
 iv. $SDS = 1.074 g$
 $SD1 = 0.605 g$

v. Seismic Design Category = D

vi. Basic Seismic Force Resisting System: Bearing Wall System.

Light-framed walls sheathed w/wood structural panels rated for shear resistance.

vii. $C_s = 0.165$ LRFD

viii. $R = 6.5$

ix. Analysis Procedure Used: Equivalent Lateral Force

x. Redundancy factor = 1.3

STRUCTURAL OBSERVATION PROGRAM AND DESIGNATION OF THE STRUCTURAL OBSERVER

425 E 5TH ST. PERMIT APPL. NO.:
 PROJECT ADDRESS: LONG BEACH, CA. 90802
 Description of Work: _____
 Owner: _____ Architect: _____ Engineer: _____

STRUCTURAL OBSERVATION (only checked items are required)			
Firm or Individual to be responsible for the Structural Observation:		Phone: Calif. Registration:	
FOUNDATION	WALL	FRAME	DIAPHRAGM
<input type="checkbox"/> Footing, Stern Walls, Piers	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Steel Moment Frame	<input checked="" type="checkbox"/> Concrete
<input checked="" type="checkbox"/> Mat Foundation	<input checked="" type="checkbox"/> Masonry	<input type="checkbox"/> Steel Braced Frame	<input checked="" type="checkbox"/> Steel Deck
<input type="checkbox"/> Caisson, Piles, Grade Beams	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Concrete Moment Frame	<input checked="" type="checkbox"/> Wood
<input type="checkbox"/> Stepp'g/Retain'g Foundation,	<input type="checkbox"/> Others:	<input type="checkbox"/> Masonry Wall Frame	<input type="checkbox"/> Others:
<input type="checkbox"/> Others:		<input type="checkbox"/> Others:	

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 _____ License No. _____ Date _____



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 323.553.2376

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CLIENT INFO:
 MSTA MESA INVESTMENT GROUP, LLC.
 1158 LAS PULGAS ROAD
 PACIFIC PALISADES, CA

CONSULTANT LOGO:
GREYSTONE
 ENGINEERING GROUP, INC.
 9023 IV. PIPO BLVD. LOS ANGELES, CA. 90035
 (310) 462-2344 EMAIL: INFO@GREYSTONEENGINE.COM

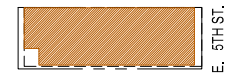
E. 5TH ST. APARTMENTS
 425 E. 5TH ST. LONG BEACH, CA 90802
 PROJECT # 17010

05.07.18
 PLAN CHECK
 SUBMITTAL

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GENERAL NOTES

ISSUE DATE: 05.07.2018

S-1



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(310) 484-2344 EMAIL: INFO@GREYSTONEENGINE.COM

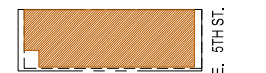
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PROJECT # 17010

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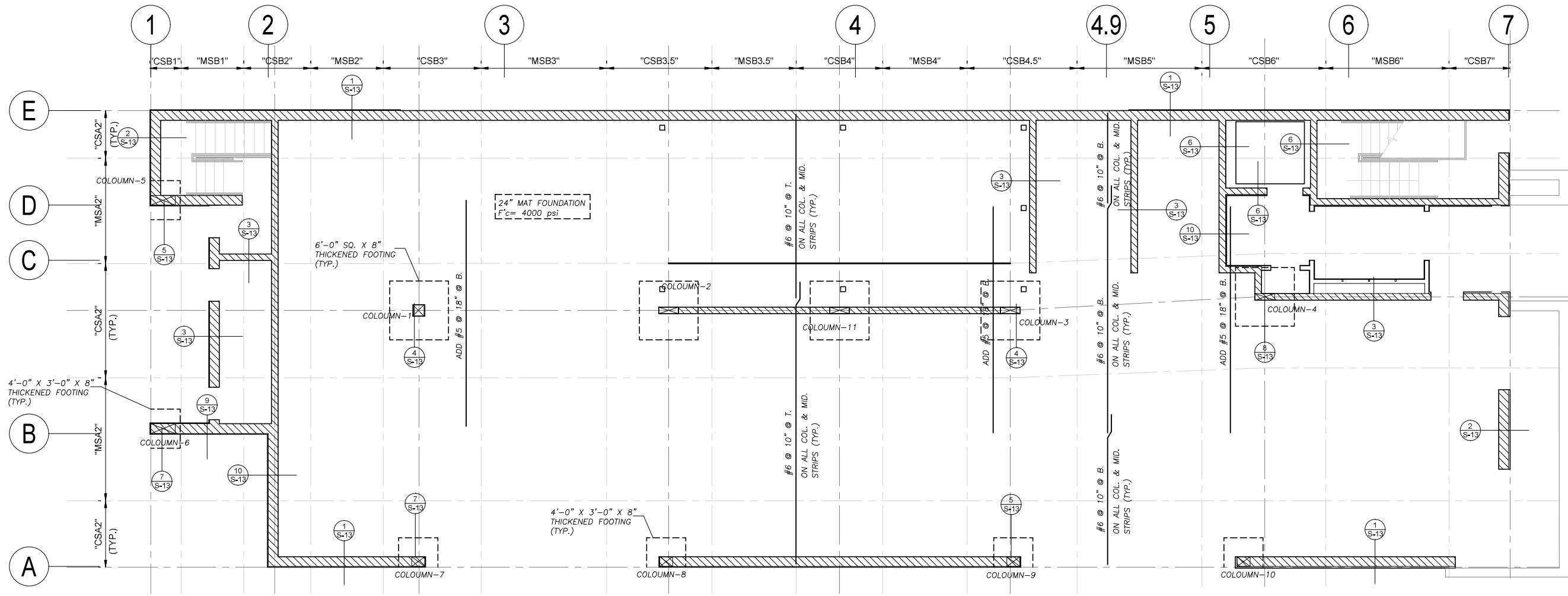
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FOUNDATION
PLAN

ISSUE DATE: 05.07.2018

S-2



MAT FOUNDATION PLAN (STRIP B)

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

CONCRETE COLUMN SCHEDULE:

TYPE	SIZE	VERTICAL BAR	TIE
COLUMN-1	16" SQ.	8- #6	#3 @ 4" O.C.
COLUMN-2,3,4,11	8" X 24"	6- #6	#3 @ 4" O.C.
COLUMN-5,6	8" X 30"	6- #6	#3 @ 4" O.C.
COLUMN-7,8,9,10	8" X 16"	6- #5	#3 @ 4" O.C.

LEGEND

BOT. OF FOOTING SHALL BE MIN. 24" INTO THE APPROVED SOIL



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CONSULTANT LOGO:
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ENGINEERING GROUP, INC.
9021 W. PICO BLVD. LOS ANGELES, CA 90035
(310) 484-2341 EMAIL: INFO@GREYSTONEENG.COM

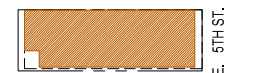
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LONG BEACH, CA 90802
PROJECT # 17010

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PLAN CHECK
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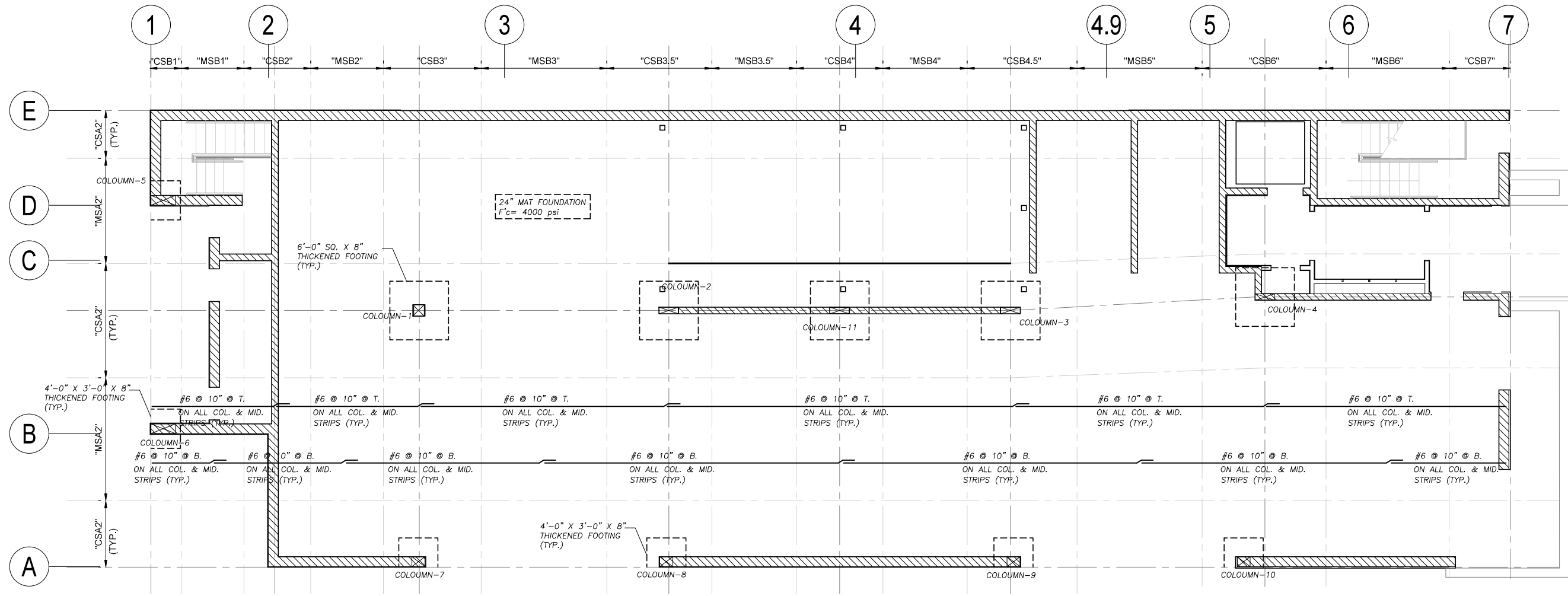
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FOUNDATION
PLAN

ISSUE DATE: 05.07.2018

S-3



MAT FOUNDATION PLAN (STRIP A)

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

CONCRETE COLUMN SCHEDULE:

TYPE	SIZE	VERTICAL BAR	TIE
COLUMN-1	16" SQ.	8- #6	#3 @ 4" O.C.
COLUMN-2,3,4,11	8" X 24"	6- #6	#3 @ 4" O.C.
COLUMN-5,6	8" X 30"	6- #6	#3 @ 4" O.C.
COLUMN-7,8,9,10	8" X 16"	6- #5	#3 @ 4" O.C.

LEGEND

SEE SHEET S-2 FOR DETAILS
BOT. OF FOOTING SHALL BE MIN. 24" INTO THE APPROVED SOIL



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3 2 3 . 5 5 3 . 2 3 7 6

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CONSULTANT LOGO:
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ENGINEERING GROUP, INC.
9021 W. PICO BLVD. LOS ANGELES, CA 90035
(310) 484-2341 EMAIL: INFO@GREYSTONEENG.COM

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APARTMENTS
425 E. 5TH ST.
LONG BEACH, CA 90802
PROJECT # 17010

05.07.18
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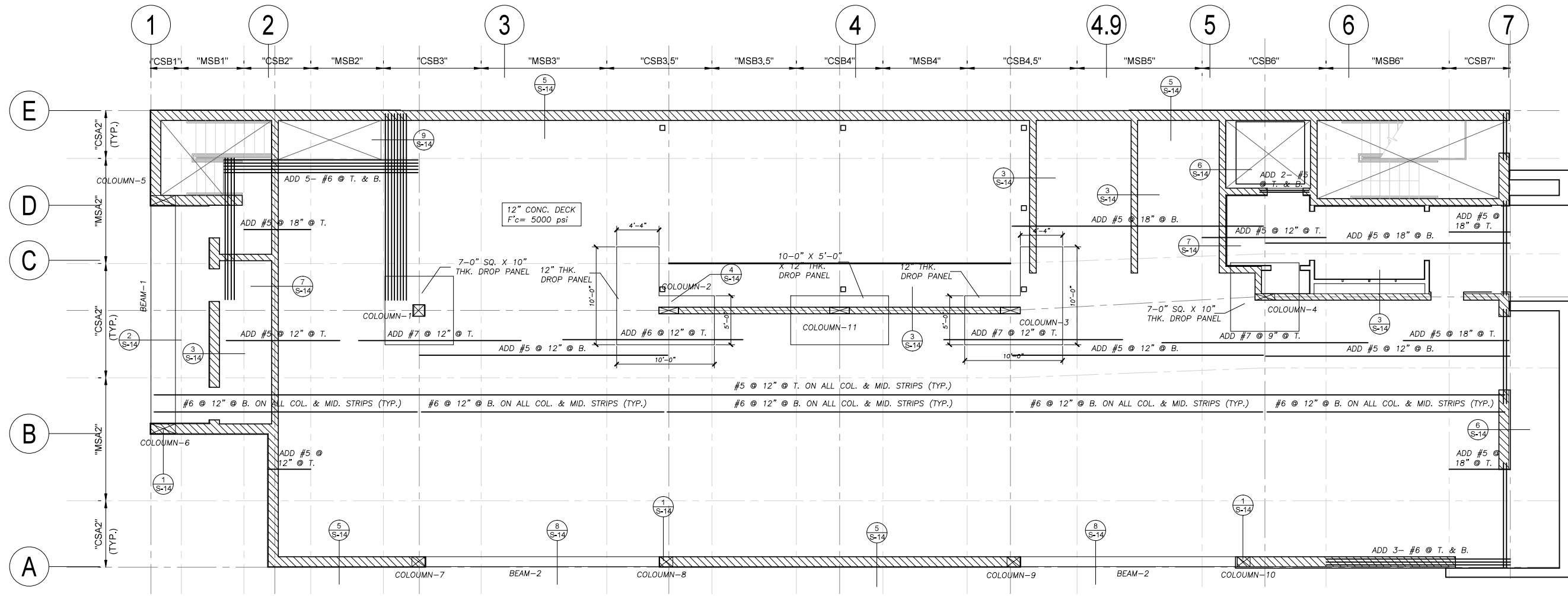
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CONCRETE DECK
PLAN

ISSUE DATE: 05.07.2018

S-4



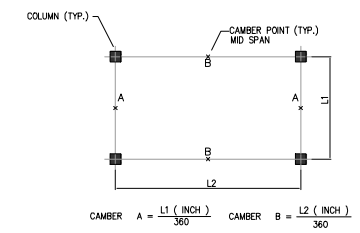
CONCRETE DECK PLAN (A STRIP)
SCALE: 3/16"=1'-0"

CONCRETE BEAM SCHEDULE:

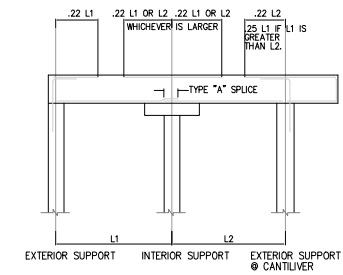
TYPE	SIZE	BOT. BAR	TOP BAR	TIE
BEAM-1	30" WIDTH X 12" DEPTH	6-#9	6-#5	#3 @ 5" O.C.
BEAM-2	8" WIDTH X 36" DEPTH	6-#7	6-#5	#3 @ 6" O.C.

CONCRETE COLUMN SCHEDULE:

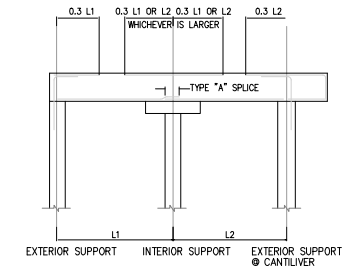
TYPE	SIZE	VERTICAL BAR	TIE
COLUMN-1	16" SQ.	8-#6	#3 @ 4" O.C.
COLUMN-2,3,4,11	8" X 24"	6-#6	#3 @ 4" O.C.
COLUMN-5,6	8" X 30"	6-#6	#3 @ 4" O.C.
COLUMN-7,8,9,10	8" X 16"	6-#5	#3 @ 4" O.C.



SLAB CAMBER CRITERIA



MIDDLE STRIP



COLUMN STRIP



209 S. MARKET ST.
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3 2 3 . 5 5 3 . 2 3 7 6

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MSTA MESA INVESTMENT GROUP, LLC.
1158 LAS PULGAS ROAD
PACIFIC PALISADES, CA

CONSULTANT LOGO:
GREYSTONE
ENGINEERING GROUP, INC.
9024 IV. PICO BLVD. LOS ANGELES, CA 90035
(310) 465-2341 EMAIL: INFO@GREYSTONEENGINEERING.COM

**E. 5TH ST.
APARTMENTS**
425 E. 5TH ST.
LONG BEACH, CA 90802
PROJECT # 17010

05.07.18
PLAN CHECK
SUBMITTAL

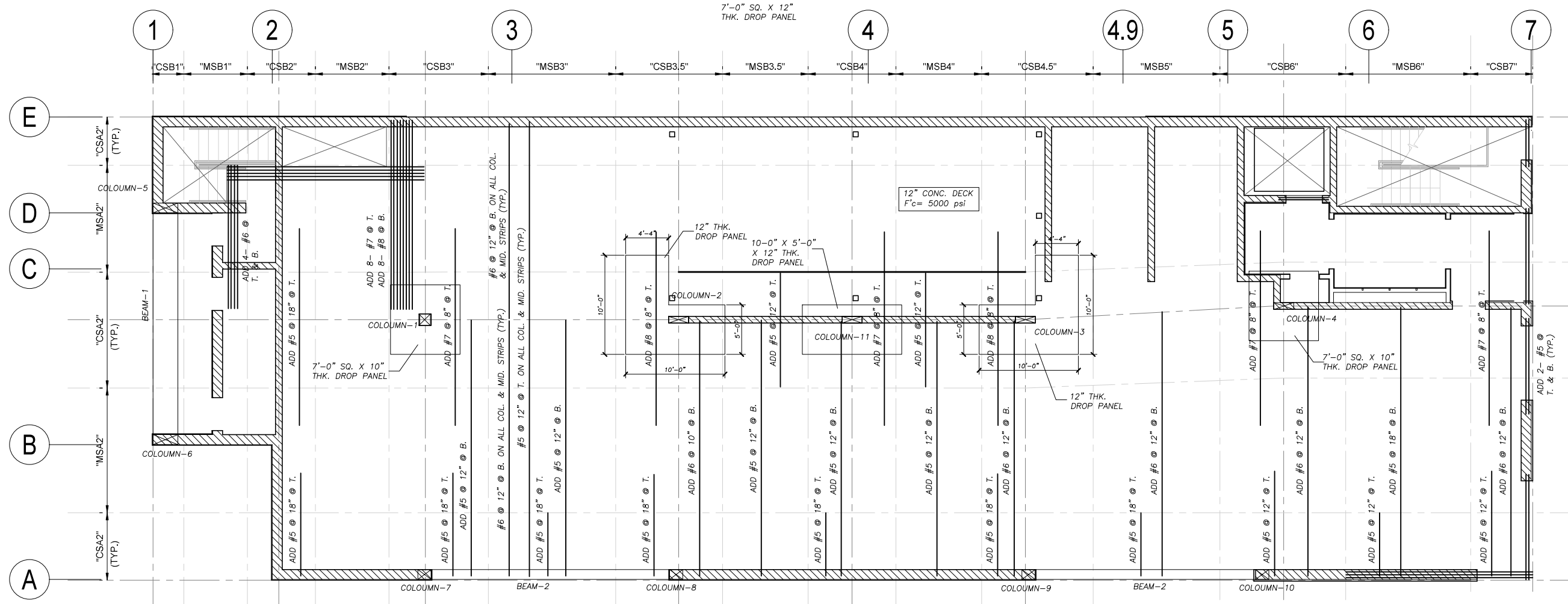
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LEGEND

SEE SHEET S-4 FOR DETAILS



CONCRETE DECK PLAN (B STRIP)

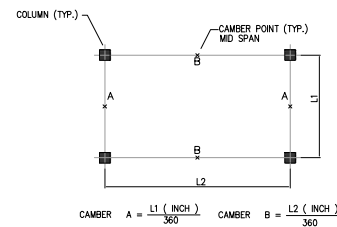
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CONCRETE BEAM SCHEDULE:

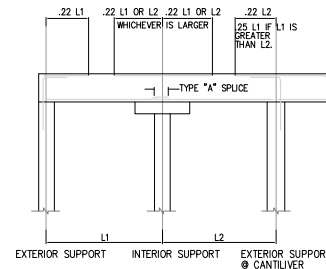
TYPE	SIZE	BOT. BAR	TOP BAR	TIE
BEAM-1	30" WIDTH X 12" DEPTH	6- #9	6- #5	#3 @ 5" O.C.
BEAM-2	8" WIDTH X 36" DEPTH	6- #7	6- #5	#3 @ 6" O.C.

CONCRETE COLUMN SCHEDULE:

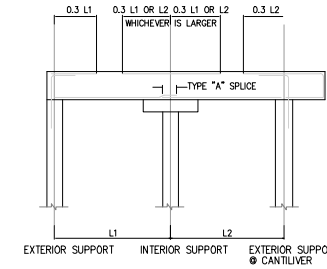
TYPE	SIZE	VERTICAL BAR	TIE
COLUMN-1	16" SQ.	8- #6	#3 @ 4" O.C.
COLUMN-2,3,4,11	8" X 24"	6- #6	#3 @ 4" O.C.
COLUMN-5,6	8" X 30"	6- #6	#3 @ 4" O.C.
COLUMN-7,8,9,10	8" X 16"	6- #5	#3 @ 4" O.C.



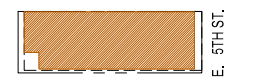
SLAB CAMBER CRITERIA



MIDDLE STRIP



COLUMN STRIP



**CONCRETE DECK
PLAN**

ISSUE DATE: 05.07.2018



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323.553.2376

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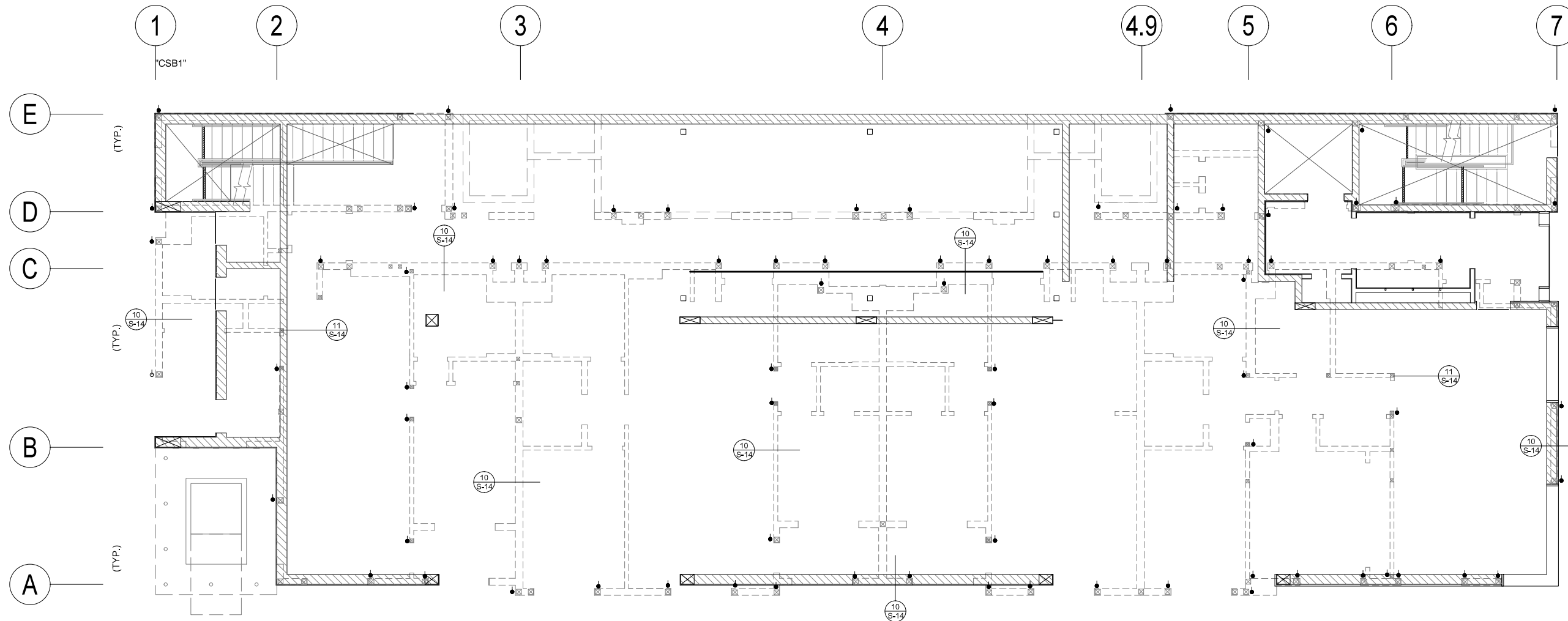
E. 5TH ST.
APARTMENTS
425 E. 5TH ST.
LONG BEACH, CA 90802
PROJECT # 17010

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POST AND HOLDOWN PLAN
SCALE: 3/16"=1'-0"

- LEGEND**
- EARTHBOUND AS PER SHEAR WALL SCHEDULE & SHEET S-12
 - ALL THE WALLS BETWEEN 10'-0" AND 13'-0" SHALL BE 2X6 OR 3X4 @ 16" O.C.
 - ALL THE WALLS MORE THAN 13'-0" SHALL BE 2-2X6
 - ALL THE WALLS SUPPORT MORE THAN ROOF AND ONE LEVEL SHALL BE 2X6 OR 3X4 @ 16" O.C.
 - PLUMBING WALLS SHALL NOT BE COMBINED WITH SHEAR WALLS



POST & HOLDOWN
PLAN

ISSUE DATE: 05.07.2018

S-6



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CLIENT INFO:
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PACIFIC PALISADES, CA

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**E. 5TH ST.
APARTMENTS**
425 E. 5TH ST.
LONG BEACH, CA 90802
PROJECT # 17010

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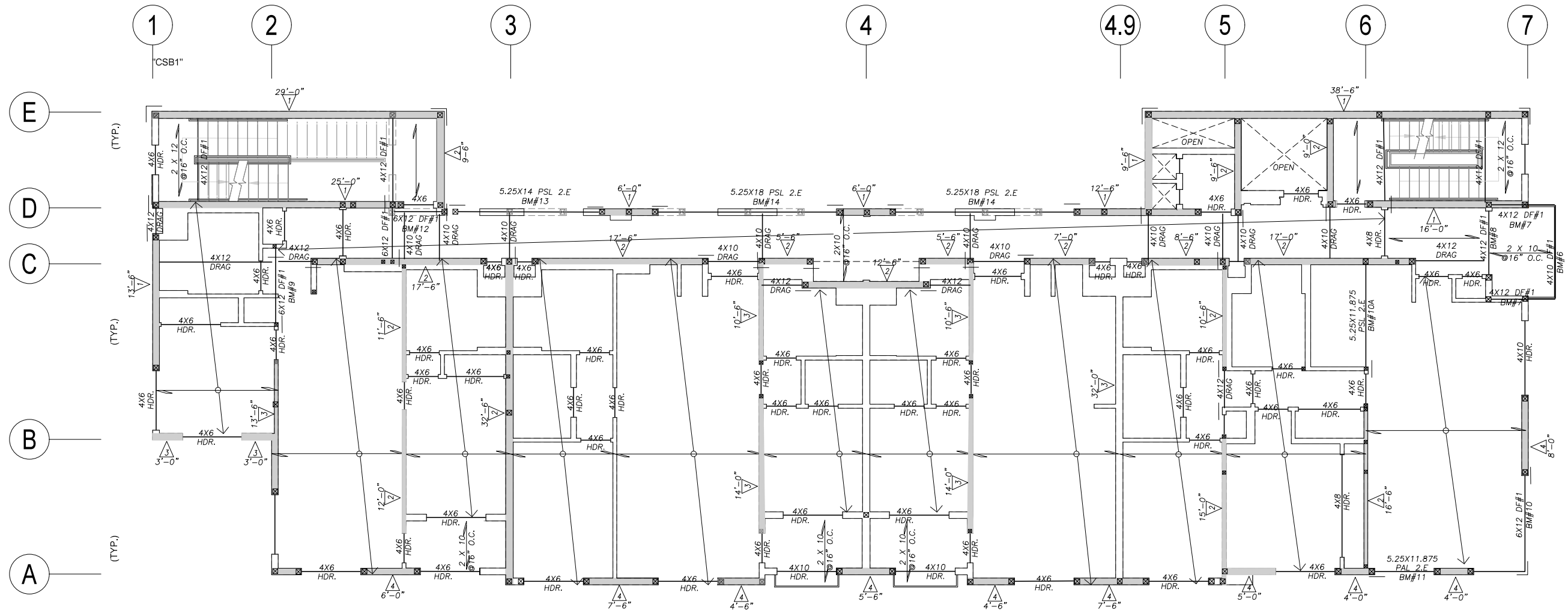
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**2ND FLOOR
FRAMING PLAN**

ISSUE DATE: 05.07.2018

S-7



2ND FLOOR FRAMING PLAN

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

SHEAR WALL SCHEDULE

SCHEDULE	MATERIAL	SILL NAIL	A.B. SPACING	A35 OR LTP4	CAPACITY	EARTHBOUND ROD	COMPRESSION STUD
1	15/32 STR-1 W/ 10d @ 6" & 12"	10d @ 4" O.C.	5/8" x12" A.B. @ 32" O.C.	A35 @16"	340#/FT.	R7	2- 2X6
2	15/32 STR-1 W/ 10d @ 3" & 12"	10d @ 2" O.C.	5/8" x12" A.B. @ 24" O.C.	A35 @8"	665#/FT.	R10	5- 2X6
3	15/32 STR-2 W/ 10d @ 3" & 12" EACH SIDE	2-16d @ 2" O.C.	5/8" x12" A.B. @ 12" O.C.	A35 @8"	1200#/FT.	R8 H.S.	5- 2X6
4	15/32 STR-2 W/ 10d @ 2" & 12" EACH SIDE	2-16d @ 2" O.C.	5/8" x12" A.B. @ 10" O.C.	A35 @8"	1540#/FT.	R10 H.S.	9- 2X6

- NOTES FOR SHEAR WALLS**
- SOLID BLOCKING SHALL BE PROVIDED AT ALL HORIZONTAL JOINTS OCCURRING IN BRACE WALL PANELS.
 - ALL DIAPHRAGM / SHEAR WALLS SHALL UTILIZE COMMON WIRE NAILS.
 - ALL BOLT-HOLES FOR HOLDOWNS SHALL BE 1/16" MAX. OVERSIZED.
 - ALL HOLDOWNS ANCHOR BOLTS SHALL BE RETIGHTENED PRIOR TO WALL COVERING.
 - ALL ANCHOR BOLTS SHALL BE 5/8"x12" LONG SPACED NOT MORE THAN 48" O.C. SEE SHEAR WALL SCHEDULE FOR SPECIAL CONDITIONS.
 - ALL EXTERIOR SHEAR WALLS SHALL BE COVERED WITH TWO LAYER OF TYPE "D" PAPER PRIOR TO COVERING.

- NOTES ON SHEAR WALLS w/CAPACITY OF MORE THAN 300#/FT.**
- 3X SILL AND FOUNDATION SILL PLATES REQUIRED.
 - 3X STUDS AND BLOCKING BETWEEN ADJACENT PANELS ARE REQUIRED.
 - 1/2" EDGE DISTANCE FOR PLYWOOD BOUNDARY NAILING REQUIRED.
 - STAGGER NAILS IF NAIL SPACING IS LESS THAN 2" O.C.
 - SQUARE PLATE WASHERS SHALL BE USED WITH ALL ANCHOR BOLTS.
- 5/8" BOLT - 3X3X1/4 1/4" BOLT - 3X3X5/16
7/8" BOLT - 3X3X5/16 1" BOLT - 3.5X3.5X3/8

**FLOOR DIAPHRAGMS:
UNBLOCKED WOOD STRUCTURAL PANEL DIAPHRAGMS.**

SHEATHING GRADE	COMMON NAIL SIZE (IN.)	MIN. FASTENER PENETRATION (IN.)	MIN. NOMINAL PANEL THICKNESS (IN.)	NAIL SPACING @ DIAPHRAGM BOUNDARIES	NAIL SPACING @ CONTINUOUS PANEL EDGES	NAIL SPACING @ OTHER PANEL EDGES
STRUCTURAL 1	10d	1 1/2"	7/8" T&G	4"	4"	6"

- WOOD FRAMED FLOOR SHALL BE OVER OVER 3/4" PLYWOOD CDX, PII 48/24 T & G w/ 10d COMMON NAILS @ 6, 12" o.c. UNBLOCKED. FOR PLYWOOD SHEATHING LAYOUT.
- ROOF SHEATHING SHALL BE 5/8" PLYWOOD, CD-X P11 32/16, w/ 10d COMMON NAILS @ 6;12" o.c. WHERE BLOCKED DIAPHRAGM IS SPECIFIED PER PLAN BLOCK ALL EDGES w/ FLAT 2 x 4 AND 10d COMMON NAILS @ 4; 6; 12" o.c.
- ALL SHEAR WALLS ARE FULL HEIGHT TO THE ROOF AND FLOOR DIAPHRAGM.
- ALL POSTS TO BE 4 x 4 MIN. IN 2 x 4 STUD WALLS AND 4 x 6 MIN. IN 2 x 6 STUD WALLS.
- ALL EXT. WALLS, SHEAR WALLS & BEARING WALLS EXCEEDING 10'-0" HEIGHT SHALL BE 2 x 6 @ 16" o.c.
- ALL WOOD FRAMING MEMBERS SHALL BE PER FRAMING NOTES ON SHEET S-1.
- WHERE HEADER LENGTHS EXCEED 60" OR SUPPORT A BEAM OR GIRDER, TRIMMERS SHALL BE DBL 2x OR 4x MEMBER U.N.O.
- ALL FLUSH BM. TO BM. CONNECTIONS w/ SIMP. "HGUS" HANGER TYP. U.N.O.
- LICENSED FABRICATOR REQUIRED FOR GLU-LAM BEAMS, ML, TJI & STRUCTURAL STEEL.
- ADD DBL. JOIST UNDER ALL PARALLEL PARTITIONS.
- ALL POSTS WITHOUT SPECIFIED CONNECTORS SHALL BE ATTACHED TO TOP AND BOTTOM PLATES w/ "A35" ON 2 SIDES, (4 TOTAL PER POST). ALL BEAMS WITHOUT SPECIFIED CONNECTORS SHALL BE ATTACHED TO TOP PLATES w/ "A35" EACH SIDE.
- ALL MEMBERS SPECIFIED AS DRAG TO HAVE B.IN.
- 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. 1
- CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, CONCRETE STRENGTH f'c>2500 psi, HIGH STRENGTH BOLTING, SPRAYED-ON FIREPROOFING, ENGINEERED MASONRY, HIGH-LIFT GROUTING, PRE-STRESSED CONCRETE, HIGH LOAD DIAPHRAGMS AND SPECIAL MOMENT-RESISTING CONCRETE FRAMES.
- FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
- GLUED-LAMINATED TIMBERS MUST BE FABRICATED IN A LADBS LICENSED SHOP.
- 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..
- HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS; AND HOLD-DOWNS SHALL BE FINGER TIGHT AND 1/2 WRENCH TURN 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 0.299 INCH BY 3 INCHES BY 3 INCHES.
- 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 2304.7.
- ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS.
- ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED.
- HOLDOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
- A COPY OF THE RESEARCH REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
- FASTENERS IN PRESERVATIVE TREATED WOOD OR FIRE RETARDANT TREATED WOOD SHALL BE OF HOT DIPPED ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL.
- 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 LICENSED FABRICATOR'S SHOP.
- LICENSED FABRICATOR IS REQUIRED FOR (TRUSSES), (STRUCTURAL STEEL), (PARALLAMS).
- PROVIDE LEAD HOLE 40% - 70% OF THREADED SHANK DIAMETER AND FULL DIAMETER FOR SMOOTH SHANK PORTION.
- PROVIDE MST48 ACROSS ANY BROKEN TOP PLATES. AT BREAK DUE TO CONTINUOUS HSS COLUMN, TOP PLATE SHOULD BE TIGHTLY FITTED AGAINST COLUMN OR COLUMN NAILER AND SPLICED w/ MST48.
- PROVIDE MST48 MIN. STRAP ACROSS ALL BROKEN TOP PLATES @ CC LOCATIONS.

- LEGEND**
- 4X4 POST UNDER 4X BEAMS
 - 4X6 POST UNDER 6X BEAMS
 - 4X6 POST UNDER 5.25X BEAMS
 - SEE SHEET S-9 FOR TYPICAL DETAILS
 - USE DOUBLE JOIST UNDER ALL PARALLEL PARTITION WALLS
 - MST48
 - MST48
 - 4X BLK'G W/ CONT. CMST14 STRAP
 - 11 7/8" TJI210 @ 16" O.C. U.N.O.
 - SHEAR WALL PER SCHEDULE
 - BEAM
 - FLOOR BELOW WALL



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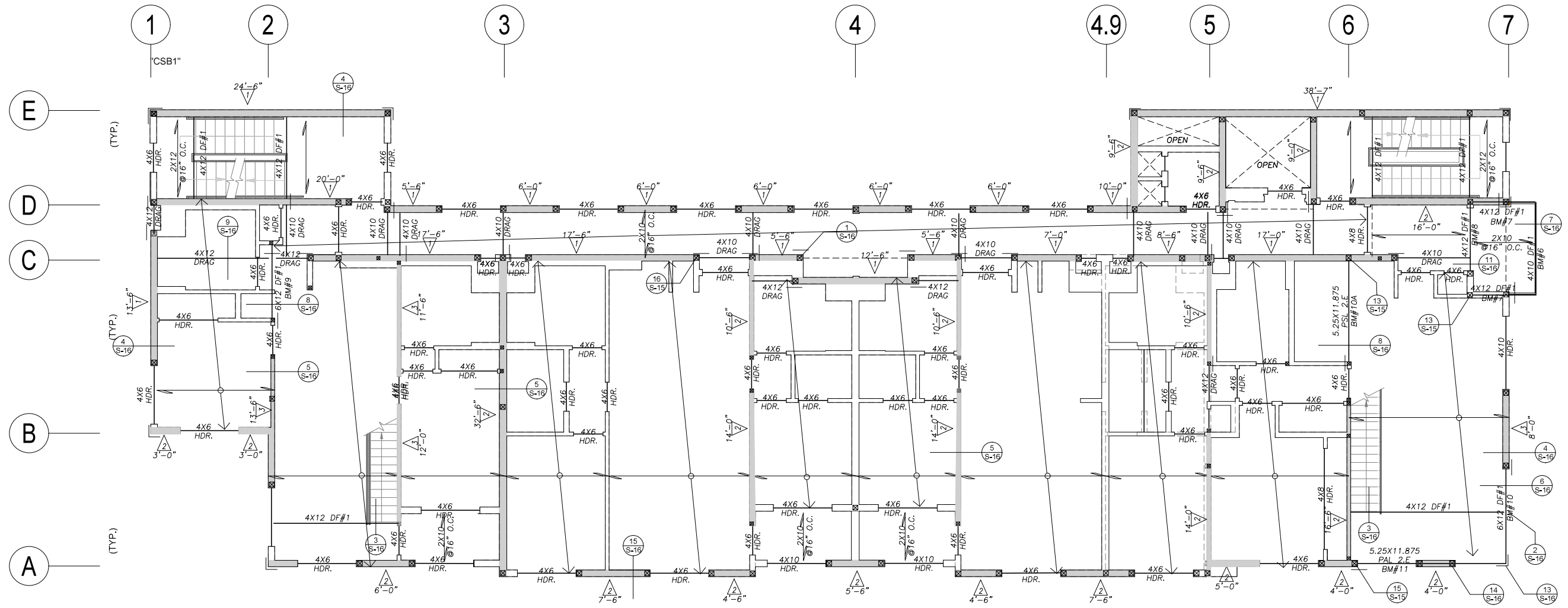
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PROJECT # 17010

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CONSTRUCTION

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4TH FLOOR FRAMING PLAN

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

SHEAR WALL SCHEDULE:

SCHEDULE	MATERIAL	SILL NAIL	A.B. SPACING	A35 OR LTP4	CAPACITY	EARTHBOUND ROD	COMPRESSION STUD
1	15/32 STR-1 W/ 104 @ 6" & 12"	104 @ 4" O.C.	5/8" x12" A.B. @ 32" O.C.	A35 9#6"	340#/FT.	R5	2- 2X6
2	15/32 STR-1 W/ 104 @ 3" & 12"	104 @ 2" O.C.	5/8" x12" A.B. @ 24" O.C.	A35 9#8"	665#/FT.	R7	2- 2X6
3	15/32 STR-2 W/ 104 @ 3" & 12" BOTH SIDES	2-164 @ 2" O.C.	5/8" x12" A.B. @ 12" O.C.	A35 9#8"	1200#/FT.	R10	4- 2X6

- NOTES FOR SHEAR WALLS**
- SOLID BLOCKING SHALL BE PROVIDED AT ALL HORIZONTAL JOINTS OCCURRING IN BRACE WALL PANELS.
 - ALL DIAPHRAGM / SHEAR WALLS SHALL UTILIZE COMMON WIRE NAILS.
 - ALL BOLT-HOLES FOR HOLDDOWNS SHALL BE 1/16" MAX. OVERSIZED.
 - ALL HOLDDOWNS ANCHOR BOLTS SHALL BE RETIGHTENED PRIOR TO WALL COVERING.
 - ALL ANCHOR BOLTS SHALL BE 5/8"x12" LONG SPACED NOT MORE THAN 48" O.C. SEE SHEAR WALL SCHEDULE FOR SPECIAL CONDITIONS.
 - ALL EXTERIOR SHEAR WALLS SHALL BE COVERED WITH TWO LAYER OF TYPE 'D' PAPER PRIOR TO COVERING.

- NOTES ON SHEAR WALLS w/CAPACITY OF MORE THAN 300#/FT.**
- 3X SILL AND FOUNDATION SILL PLATES REQUIRED.
 - 3X STUDS AND BLOCKING BETWEEN ADJACENT PANELS ARE REQUIRED.
 - 1/2" EDGE DISTANCE FOR PLYWOOD BOUNDARY NAILING REQUIRED.
 - STAGGER NAILS IF NAIL SPACING IS LESS THAN 2" O.C.
 - SQUARE PLATE WASHERS SHALL BE USED WITH ALL ANCHOR BOLTS.
- 5/8" BOLT - 3X3X1/4 1/4" BOLT - 3X3X5/16
7/8" BOLT - 3X3X5/16 1" BOLT - 3.5X3.5X3/8

**FLOOR DIAPHRAGMS:
UNBLOCKED WOOD STRUCTURAL PANEL DIAPHRAGMS.**

SHEATHING GRADE	COMMON NAIL SIZE (N.)	MIN. FASTENER PENETRATION (N.)	MIN. NOMINAL PANEL THICKNESS (N.)	NAIL SPACING @ DIAPHRAGM BOUNDARIES	NAIL SPACING @ CONTINUOUS PANEL EDGES	NAIL SPACING @ OTHER PANEL EDGES
STRUCTURAL 1	10d	1 1/2"	5/8"	4"	4"	6"

ROOF/ FLOOR FRAMING NOTES:

- WOOD FRAMED FLOOR SHALL BE OVER OVER 3/4" PLYWOOD CDX, PII 48/24 T & G w/ 10d COMMON NAILS @ 6, 12" o.c. UNBLOCKED. FOR PLYWOOD SHEATHING LAYOUT.
- ROOF SHEATHING SHALL BE 5/8" PLYWOOD, CD-X P11 32/16, w/ 10d COMMON NAILS @ 6;12" o.c. WHERE BLOCKED DIAPHRAGM IS SPECIFIED PER PLAN BLOCK ALL EDGES w/ FLAT 2 x 4 AND 10d COMMON NAILS @ 4; 6; 12" o.c.
- ALL SHEAR WALLS ARE FULL HEIGHT TO THE ROOF AND FLOOR DIAPHRAGM.
- ALL POSTS TO BE 4 x 4 MIN. IN 2 x 4 STUD WALLS AND 4 x 6 MIN. IN 2 x 6 STUD WALLS.
- ALL EXT. WALLS, SHEAR WALLS & BEARING WALLS EXCEEDING 10'-0" HEIGHT SHALL BE 2 x 6 @ 16" o.c.
- ALL WOOD FRAMING MEMBERS SHALL BE PER FRAMING NOTES ON SHEET S-1.
- WHERE HEADER LENGTHS EXCEED 60" OR SUPPORT A BEAM OR GIRDER, TRIMMERS SHALL BE DBL 2x OR 4x MEMBER U.N.O.
- ALL FLUSH BM. TO BM. CONNECTIONS w/ SIMP. "HGUS" HANGER TYP. U.N.O.
- LICENSED FABRICATOR REQUIRED FOR GLU-LAM BEAMS, ML, TJI & STRUCTURAL STEEL.
- ADD DBL. JOIST UNDER ALL PARALLEL PARTITIONS.
- ALL POSTS WITHOUT SPECIFIED CONNECTORS SHALL BE ATTACHED TO TOP AND BOTTOM PLATES w/ "A35" ON 2 SIDES, (4 TOTAL PER POST). ALL BEAMS WITHOUT SPECIFIED CONNECTORS SHALL BE ATTACHED TO TOP PLATES w/ "A35" EACH SIDE.
- ALL MEMBERS SPECIFIED AS DRAG TO HAVE B.N.
- 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 LABDS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SEC. 1
- CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, CONCRETE STRENGTH f'c>2500 psi, HIGH STRENGTH BOLTING, SPRAYED-ON FIREPROOFING, ENGINEERED MASONRY, HIGH-LIFT GROUTING, PRE-STRESSED CONCRETE, HIGH LOAD DIAPHRAGMS AND SPECIAL MOMENT-RESISTING CONCRETE FRAMES.
- FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
- GLUED-LAMINATED TIMBERS MUST BE FABRICATED IN A LABDS LICENSED SHOP.
- 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..
- HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS; AND HOLD-DOWNS SHALL BE FINGER TIGHT AND 1/2 WRENCH TURN 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 0.299 INCH BY 3 INCHES BY 3 INCHES.
- 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 2304.7.
- ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS.
- ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED.
- HOLDDOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
- A COPY OF THE RESEARCH REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
- FASTENERS IN PRESERVATIVE TREATED WOOD OR FIRE RETARDANT TREATED WOOD SHALL BE OF HOT DIPPED ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL.
- FIELD WELDING TO BE DONE BY WELDERS CERTIFIED BY THE LABDS FOR (STRUCTURAL STEEL) (REINFORCING STEEL) (LIGHT GAUGE STEEL). CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED.
- SHOP WELDS MUST BE PERFORMED IN A LICENSED FABRICATOR'S SHOP.
- LICENSED FABRICATOR IS REQUIRED FOR (TRUSSES), (STRUCTURAL STEEL), (PARALLAMS).
- PROVIDE LEAD HOLE 40% - 70% OF THREADED SHANK DIAMETER AND FULL DIAMETER FOR SMOOTH SHANK PORTION.
- PROVIDE MSTA48 ACROSS ANY BROKEN TOP PLATES. AT BREAK DUE TO CONTINUOUS HSS COLUMN, TOP PLATE SHOULD BE TIGHTLY FITTED AGAINST COLUMN OR COLUMN NAILER AND SPLICED w/ MSTA48.
- PROVIDE MSTA48 MIN. STRAP ACROSS ALL BROKEN TOP PLATES @ CC LOCATIONS.

LEGEND

- MSTA48
- MSTA48
- 4X BLK'G W/ CONT. CMST14 STRAP
- EARTHBOUND AS PER SHEAR WALL SCHEDULE & SHEET S-12
- 11 7/8" TJI210 @ 16" O.C. U.N.O.
- SHEAR WALL PER SCHEDULE
- BEAM
- FLOOR BELOW WALL



**4TH FLOOR
FRAMING PLAN**

ISSUE DATE: 05.07.2018

S-9



209 S. MARKET ST.
INGLEWOOD, CA. 90301
3 2 3 . 5 5 3 . 2 3 7 6

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CLIENT INFO:
MSTA MESA INVESTMENT GROUP, LLC.
1158 LAS PULGAS ROAD
PACIFIC PALISADES, CA

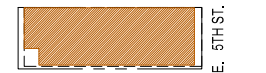
CONSULTANT LOGO:
GREYSTONE
ENGINEERING GROUP, INC.
9024 V. PICO BLVD. LOS ANGELES, CA 90035
(310) 465-2341 EMAIL: INFO@GREYSTONEENGINEERING.COM

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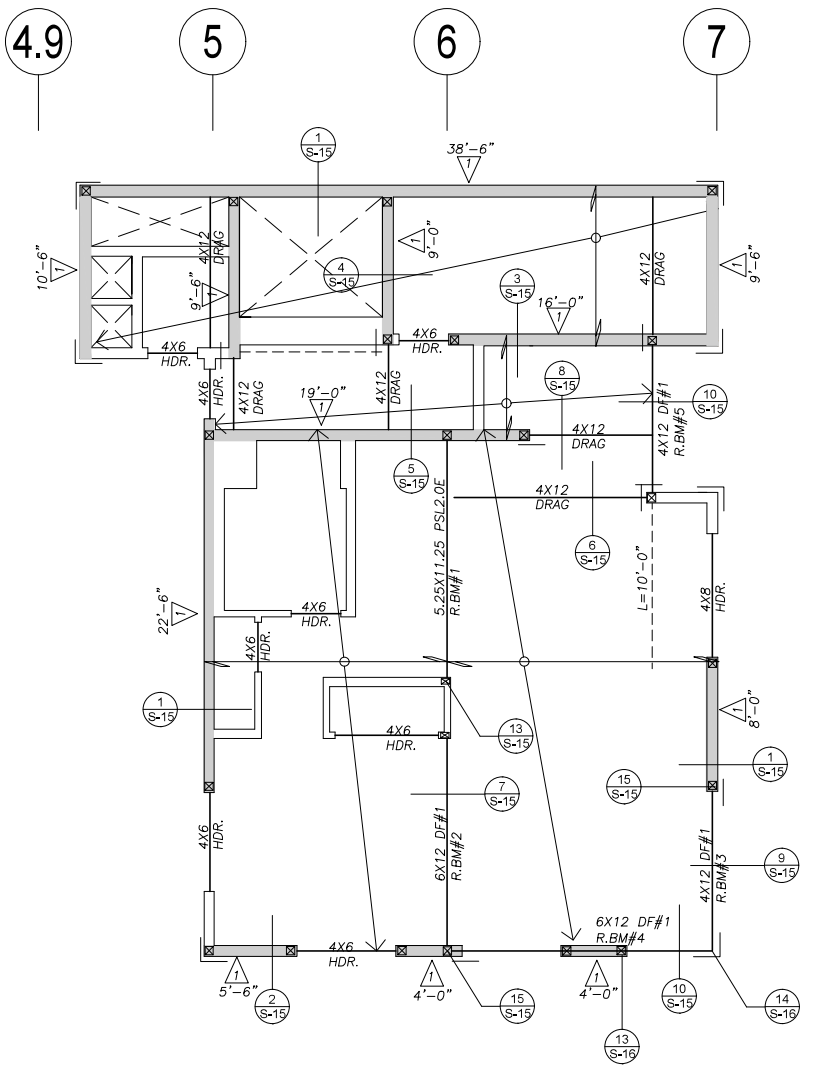
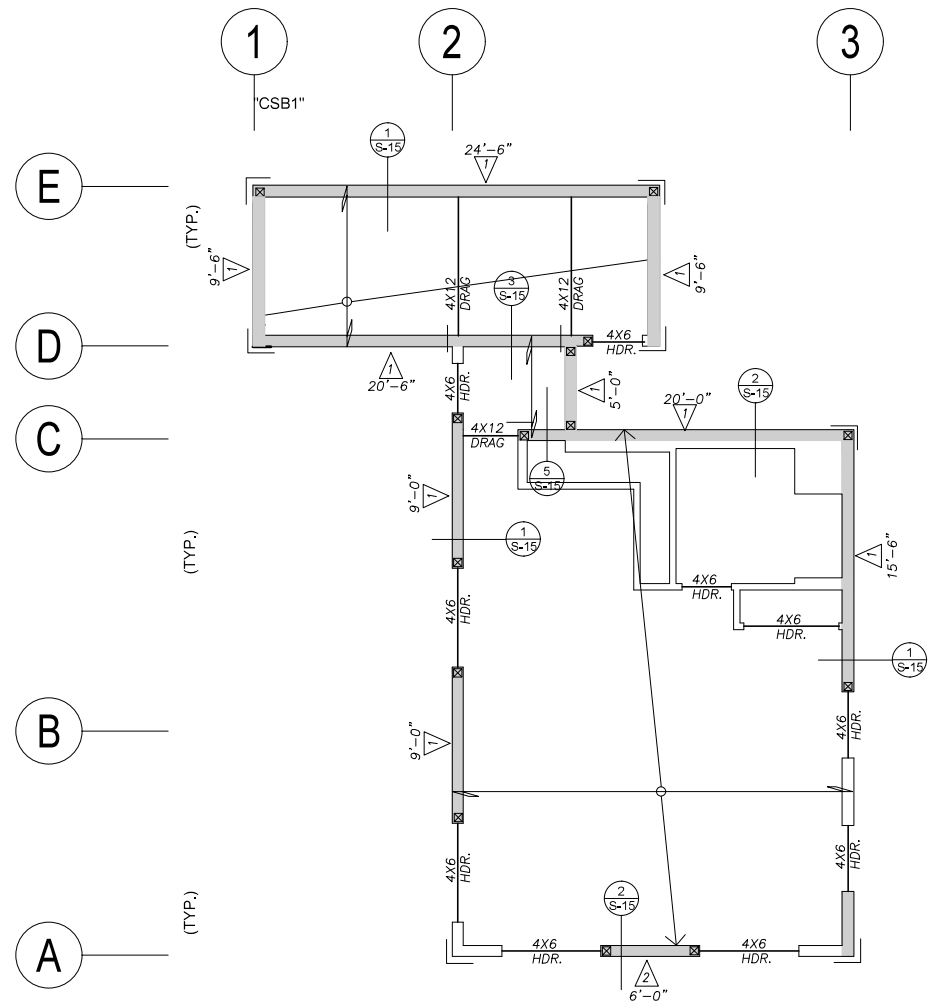
NO.	ISSUES / REVISIONS	DATE



ROOF FRAMING
PLAN

ISSUE DATE: 05.07.2018

S-11



6TH FLOOR/ROOF FRAMING PLAN

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

SHEAR WALL SCHEDULE:

SCHEDULE	MATERIAL	SILL NAIL	A.B. SPACING	A35 OR LTP4	CAPACITY	EARTHBOUND ROD	COMPRESSION STUD
1	15/32 STR-1 w/ 10d @ 6" x 12"	10d @ 4" o.c.	5/8" x12" A.B. @ 32" o.c.	A35 @16"	340#/FT.	R5	2- 2x6
2	15/32 STR-1 w/ 10d @ 3" x 12"	10d @ 2" o.c.	5/8" x12" A.B. @ 24" o.c.	A35 @8"	665#/FT.	R5	2- 2x6

- NOTES FOR SHEAR WALLS**
- SOLID BLOCKING SHALL BE PROVIDED AT ALL HORIZONTAL JOINTS OCCURRING IN BRACE WALL PANELS.
 - ALL DIAPHRAGM / SHEAR WALLS SHALL UTILIZE COMMON WIRE NAILS.
 - ALL BOLT-HOLES FOR HOLD-DOWNS SHALL BE 1/16 MAX. OVERSIZED.
 - ALL HOLD-DOWNS ANCHOR BOLTS SHALL BE RETIGHTENED PRIOR TO WALL COVERING.
 - ALL ANCHOR BOLTS SHALL BE 5/8"X12" LONG SPACED NOT MORE THAN 48" O.C. SEE SHEAR WALL SCHEDULE FOR SPECIAL CONDITIONS.
 - ALL EXTERIOR SHEAR WALLS SHALL BE COVERED WITH TWO LAYER OF TYPE "D" PAPER PRIOR TO COVERING.

- NOTES ON SHEAR WALLS w/CAPACITY OF MORE THAN 300#/FT.**
- 3X SILL AND FOUNDATION SILL PLATES REQUIRED.
 - 3X STUDS AND BLOCKING BETWEEN ADJACENT PANELS ARE REQUIRED.
 - 1/2" EDGE DISTANCE FOR PLYWOOD BOUNDARY NAILING REQUIRED.
 - STAGGER NAILS IF NAIL SPACING IS LESS THAN 2" O.C.
 - SQUARE PLATE WASHERS SHALL BE USED WITH ALL ANCHOR BOLTS.
- 5/8" BOLT - 3X3X1/4 1/4" BOLT - 3X3X5/16
7/8" BOLT - 3X3X5/16 1" BOLT - 3.5X3.5X3/8

**ROOF DIAPHRAGMS:
UNBLOCKED WOOD STRUCTURAL PANEL DIAPHRAGMS.**

SHEATHING GRADE	COMMON NAIL SIZE (N.)	MIN. FASTENER PENETRATION (IN.)	MIN. NOMINAL PANEL THICKNESS (IN.)	NAIL SPACING @ DIAPHRAGM BOUNDARIES	NAIL SPACING @ CONTINUOUS PANEL EDGES	NAIL SPACING @ OTHER PANEL EDGES
STRUCTURAL 1	10d	1 1/2"	3/4"	4"	4"	6"

ROOF/ FLOOR FRAMING NOTES:

- WOOD FRAMED FLOOR SHALL BE OVER OVER 3/4" PLYWOOD CDX, PII 48/24 T & G w/ 10d COMMON NAILS @ 6, 12" o.c. UNBLOCKED. FOR PLYWOOD SHEATHING LAYOUT.
- ROOF SHEATHING SHALL BE 5/8" PLYWOOD, CD-X P11 32/16, w/ 10d COMMON NAILS @ 6;12" o.c. WHERE BLOCKED DIAPHRAGM IS SPECIFIED PER PLAN BLOCK ALL EDGES w/ FLAT 2 x 4 AND 10d COMMON NAILS @ 4; 6; 12" o.c.
- ALL SHEAR WALLS ARE FULL HEIGHT TO THE ROOF AND FLOOR DIAPHRAGM.
- ALL POSTS TO BE 4 x 4 MIN. IN 2 x 4 STUD WALLS AND 4 x 6 MIN. IN 2 x 6 STUD WALLS.
- ALL EXT. WALLS, SHEAR WALLS & BEARING WALLS EXCEEDING 10'-0" HEIGHT SHALL BE 2 x 6 @ 16" o.c.
- ALL WOOD FRAMING MEMBERS SHALL BE PER FRAMING NOTES ON SHEET S-1.
- WHERE HEADER LENGTHS EXCEED 60" OR SUPPORT A BEAM OR GIRDER, TRIMMERS SHALL BE DBL 2x OR 4x MEMBER U.N.O.
- ALL FLUSH BM. TO BM. CONNECTIONS w/ SIMP. "HGUS" HANGER TYP. U.N.O.
- LICENSED FABRICATOR REQUIRED FOR GLU-LAM BEAMS, ML, TJI & STRUCTURAL STEEL.
- ADD DBL. JOIST UNDER ALL PARALLEL PARTITIONS.
- ALL POSTS WITHOUT SPECIFIED CONNECTORS SHALL BE ATTACHED TO TOP AND BOTTOM PLATES w/ "A35" ON 2 SIDES, (4 TOTAL PER POST). ALL BEAMS WITHOUT SPECIFIED CONNECTORS SHALL BE ATTACHED TO TOP PLATES w/ "A35" EACH SIDE.
- ALL MEMBERS SPECIFIED AS DRAG TO HAVE B.N.
- 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. 1
- CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, CONCRETE STRENGTH f'c>2500 psi, HIGH STRENGTH BOLTING, SPRAYED-ON FIREPROOFING, ENGINEERED MASONRY, HIGH-LIFT GROUTING, PRE-STRESSED CONCRETE, HIGH LOAD DIAPHRAGMS AND SPECIAL MOMENT-RESISTING CONCRETE FRAMES.
- FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
- GLUED-LAMINATED TIMBERS MUST BE FABRICATED IN A LADBS LICENSED SHOP.
- 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..
- HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS; AND HOLD-DOWNS SHALL BE FINGER TIGHT AND 1/2 WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS ON THE OPPOSITE SIDE OF THE ANCHORAGE DEVICE. PLATE SHALL BE A MINIMUM OF 0.299 INCH BY 3 INCHES BY 3 INCHES.
- 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 2304.7.
- ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS.
- ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED.
- HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
- A COPY OF THE RESEARCH REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
- FASTENERS IN PRESERVATIVE TREATED WOOD OR FIRE RETARDANT TREATED WOOD SHALL BE OF HOT DIPPED ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL.
- 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 LICENSED FABRICATOR'S SHOP.
- LICENSED FABRICATOR IS REQUIRED FOR (TRUSSES), (STRUCTURAL STEEL), (PAPALLAMS).
- PROVIDE LEAD HOLE 40% - 70% OF THREADED SHANK DIAMETER AND FULL DIAMETER FOR SMOOTH SHANK PORTION.
- PROVIDE MST48 ACROSS ANY BROKEN TOP PLATES. AT BREAK DUE TO CONTINUOUS HSS COLUMN, TOP PLATE SHOULD BE TIGHTLY FITTED AGAINST COLUMN OR COLUMN NAILER AND SPLICED w/ MST48.
- PROVIDE MST48 MIN. STRAP ACROSS ALL BROKEN TOP PLATES @ CC LOCATIONS.

LEGEND

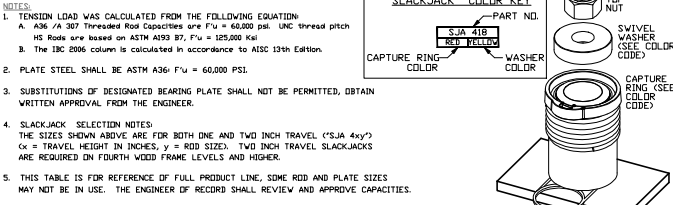
	MST48		SHEAR WALL PER SCHEDULE
	MST48		BEAM
	4X BLK'G W/ CONT. CMST14 STRAP		FLOOR BELOW WALL
	EARTHBOUND AS PER SHEAR WALL SCHEDULE & SHEET S-12		2X12 @16" O.C. ROOF RAFTER

- ☒ 4X4 POST UNDER 4X BEAMS
- ☒ 4X6 POST UNDER 6X BEAMS
- ☒ 4X6 POST UNDER 5.25X BEAMS

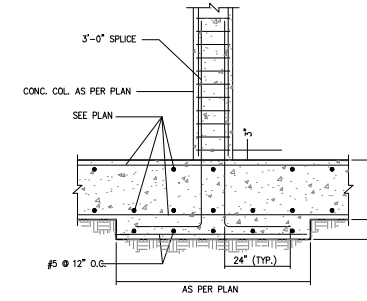
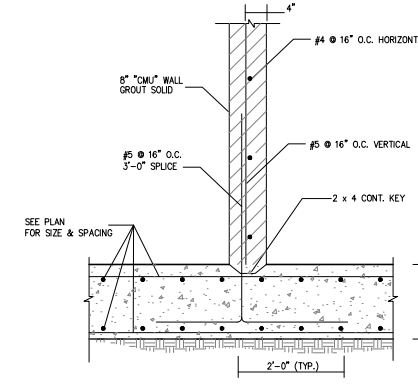
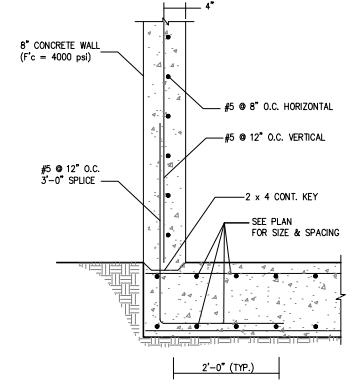
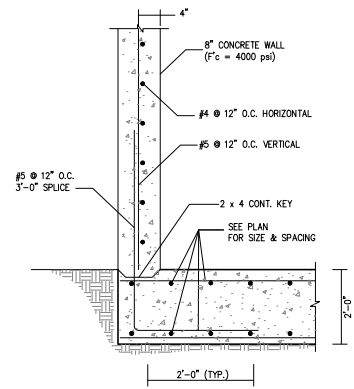
COMPONENT SELECTION SCHEDULES

ROD SIZE (INCHES)	ALLOWABLE TENSION LOAD (LBS)	ROD REMARKS	SLACKJACK SIZE
R4	4,475	ASTM A 36 UNCO	SJA 214, 224, 414, 424
R5	5,875	ASTM A 36 UNCO	SJA 215, 225, 415, 425
R6	7,275	ASTM A 36 UNCO	SJA 216, 226, 416, 426
R7	8,675	ASTM A 36 UNCO	SJA 217, 227, 417, 427
R8	10,075	ASTM A 36 UNCO	SJA 218, 228, 418, 428
R9	11,475	ASTM A 36 UNCO	SJA 219, 229, 419, 429
R10	12,875	ASTM A 36 UNCO	SJA 220, 230, 420, 430, SJS 410, 420
R11	14,275	ASTM A 36 UNCO	SJS 411, 421
R12	15,675	ASTM A 36 UNCO	SJA 221, 231, 421, 431
R13	17,075	ASTM A 36 UNCO	SJA 222, 232, 422, 432
R14	18,475	ASTM A 36 UNCO	SJA 223, 233, 423, 433
R15	19,875	ASTM A 36 UNCO	SJA 224, 234, 424, 434
R16	21,275	ASTM A 36 UNCO	SJA 225, 235, 425, 435
R17	22,675	ASTM A 36 UNCO	SJA 226, 236, 426, 436
R18	24,075	ASTM A 36 UNCO	SJA 227, 237, 427, 437
R19	25,475	ASTM A 36 UNCO	SJA 228, 238, 428, 438
R20	26,875	ASTM A 36 UNCO	SJA 229, 239, 429, 439
R21	28,275	ASTM A 36 UNCO	SJA 230, 240, 430, 440, SJS 411, 421
R22	29,675	ASTM A 36 UNCO	SJA 231, 241, 431, 441
R23	31,075	ASTM A 36 UNCO	SJA 232, 242, 432, 442
R24	32,475	ASTM A 36 UNCO	SJA 233, 243, 433, 443

PLATE SIZE	DIFFERENTIAL LOAD	COLOR CODE	PLATE DIMENSIONS (INCHES)	THICK	ROD SIZE	WASHER COLOR
P4	4,200	ORANGE	3'-1/4" x 5'	1/4"	1/2"	BLACK
P5	5,400	BLACK	3'-1/4" x 5'	1/4"	3/8"	BLACK
P6	6,600	BLUE	3'-1/4" x 5'	3/8"	1/2"	BLACK
P7	7,800	GRAY	3'-1/4" x 5'	3/8"	3/4"	BLACK
P8	9,000	RED	3'-1/4" x 5'	3/8"	1"	BLACK
P9	10,200	PURPLE	3'-1/4" x 5'	3/8"	1-1/8"	BLACK
P10	11,400	PURPLE	3'-1/4" x 5'	3/8"	1-1/4"	BLACK
P11	12,600	YELLOW	3'-1/2" x 5'	3/8"	1"	BLACK
P12	13,800	YELLOW	3'-1/2" x 5'	3/8"	1-1/8"	BLACK
P13	15,000	GREEN	3'-1/2" x 5'	3/8"	1-1/4"	BLACK
P14	16,200	GREEN	3'-1/2" x 5'	3/8"	1-1/2"	BLACK
P15	17,400	GREEN	3'-1/2" x 5'	3/8"	1-1/4"	BLACK
P16	18,600	GREEN	3'-1/2" x 5'	3/8"	1-1/2"	BLACK
P17	19,800	GREEN	3'-1/2" x 5'	3/8"	1-1/4"	BLACK
P18	21,000	GREEN	3'-1/2" x 5'	3/8"	1-1/2"	BLACK
P19	22,200	GREEN	3'-1/2" x 5'	3/8"	1-1/4"	BLACK
P20	23,400	GREEN	3'-1/2" x 5'	3/8"	1-1/2"	BLACK
P21	24,600	GREEN	3'-1/2" x 5'	3/8"	1-1/4"	BLACK
P22	25,800	GREEN	3'-1/2" x 5'	3/8"	1-1/2"	BLACK
P23	27,000	GREEN	3'-1/2" x 5'	3/8"	1-1/4"	BLACK
P24	28,200	GREEN	3'-1/2" x 5'	3/8"	1-1/2"	BLACK



SLACKJACK PART NO.	ROD SIZE	DIFFERENTIAL CAPACITY	TRAVEL	COLOR	SLACKJACK PART NO.	ROD SIZE	DIFFERENTIAL CAPACITY	TRAVEL	COLOR
SJA 214	1/2"	7,360	1-INCH	BLUE	SJA 224	1/2"	7,730	2-INCH	YELLOW
SJA 215	5/8"	7,360	1-INCH	BLUE	SJA 225	5/8"	7,730	2-INCH	YELLOW
SJA 216	3/4"	7,360	1-INCH	BLUE	SJA 226	3/4"	7,730	2-INCH	YELLOW
SJA 217	7/8"	7,360	1-INCH	BLUE	SJA 227	7/8"	7,730	2-INCH	YELLOW
SJA 218	1"	7,360	1-INCH	BLUE	SJA 228	1"	7,730	2-INCH	YELLOW
SJA 219	1 1/8"	7,360	1-INCH	BLUE	SJA 229	1 1/8"	7,730	2-INCH	YELLOW
SJA 220	1 1/4"	7,360	1-INCH	BLUE	SJA 230	1 1/4"	7,730	2-INCH	YELLOW
SJA 424	1/2"	14,000	1-INCH	RED	SJA 425	5/8"	14,000	2-INCH	GREEN
SJA 425	5/8"	14,000	1-INCH	RED	SJA 426	3/4"	14,000	2-INCH	GREEN
SJA 426	3/4"	14,000	1-INCH	RED	SJA 427	7/8"	14,000	2-INCH	GREEN
SJA 427	7/8"	14,000	1-INCH	RED	SJA 428	1"	14,000	2-INCH	GREEN
SJA 428	1"	14,000	1-INCH	RED	SJA 429	1 1/8"	14,000	2-INCH	GREEN
SJA 429	1 1/8"	14,000	1-INCH	RED	SJA 430	1 1/4"	14,000	2-INCH	GREEN
SJA 430	1 1/4"	14,000	1-INCH	RED	SJA 431	1 1/2"	14,000	2-INCH	GREEN
SJA 431	1 1/2"	14,000	1-INCH	RED	SJA 432	1 1/2"	14,000	2-INCH	GREEN
SJA 432	1 1/2"	14,000	1-INCH	RED	SJA 433	1 1/2"	14,000	2-INCH	GREEN
SJA 433	1 1/2"	14,000	1-INCH	RED	SJA 434	1 1/2"	14,000	2-INCH	GREEN
SJA 434	1 1/2"	14,000	1-INCH	RED	SJA 435	1 1/2"	14,000	2-INCH	GREEN
SJA 435	1 1/2"	14,000	1-INCH	RED	SJA 436	1 1/2"	14,000	2-INCH	GREEN
SJA 436	1 1/2"	14,000	1-INCH	RED	SJA 437	1 1/2"	14,000	2-INCH	GREEN
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SJA 488	1 1/2"	14,000	1-INCH	RED	SJA 489	1 1/2"	14,000	2-INCH	GREEN
SJA 489	1 1/2"	14,000	1-INCH	RED	SJA 490	1 1/2"	14,000	2-INCH	GREEN
SJA 490	1 1/2"	14,000	1-INCH	RED	SJA 491	1 1/2"	14,000	2-INCH	GREEN
SJA 491	1 1/2"	14,000	1-INCH	RED	SJA 492	1 1/2"	14,000	2-INCH	GREEN
SJA 492	1 1/2"	14,000	1-INCH	RED	SJA 493	1 1/2"	14,000	2-INCH	GREEN
SJA 493	1 1/2"	14,000	1-INCH	RED	SJA 494	1 1/2"	14,000	2-INCH	GREEN
SJA 494	1 1/2"	14,000	1-INCH	RED	SJA 495	1 1/2"	14,000	2-INCH	GREEN
SJA 495	1 1/2"	14,000	1-INCH	RED	SJA 496	1 1/2"	14,000	2-INCH	GREEN
SJA 496	1 1/2"	14,000	1-INCH	RED	SJA 497	1 1/2"	14,000	2-INCH	GREEN
SJA 497	1 1/2"	14,000	1-INCH	RED	SJA 498	1 1/2"	14,000	2-INCH	GREEN

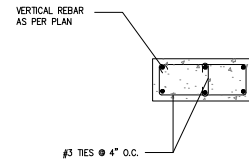
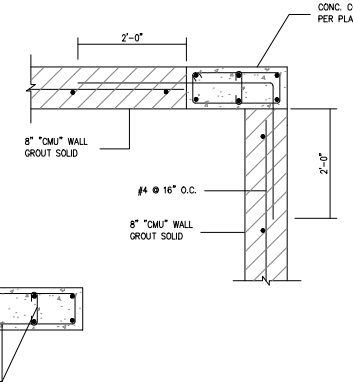
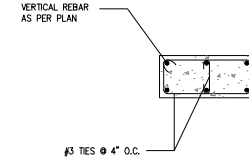
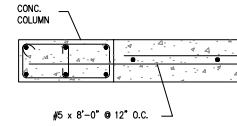
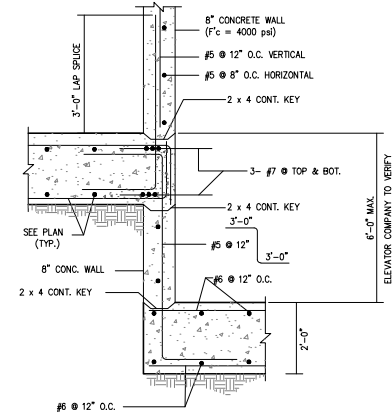
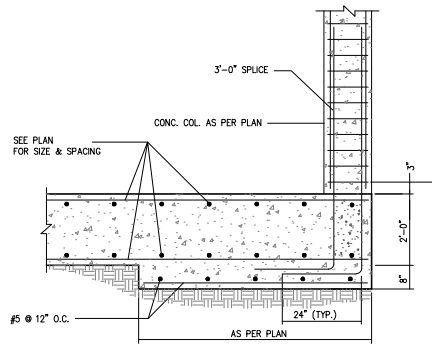


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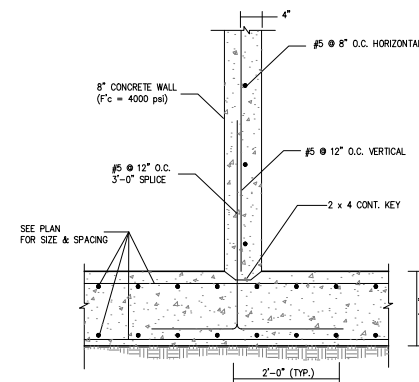
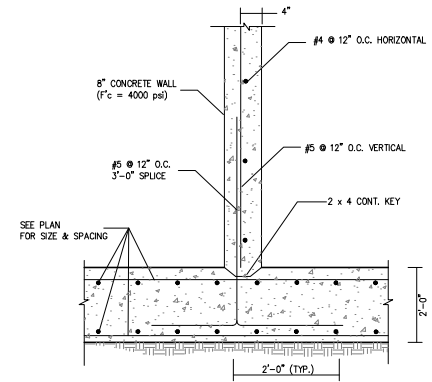


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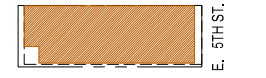
CONSULTANT LOGO:
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ENGINEERING GROUP, INC.
9023 IV. PIRO BLVD. LOS ANGELES, CA 90035
(310) 465-2344 EMAIL: INFO@GREYSTONEENR.COM

E. 5TH ST.
APARTMENTS
425 E. 5TH ST.
LONG BEACH, CA 90802
PROJECT # 17010

05.07.18
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(310) 465-2341 EMAIL: INFO@GREYSTONEENGINE.COM

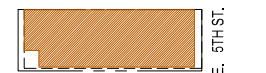
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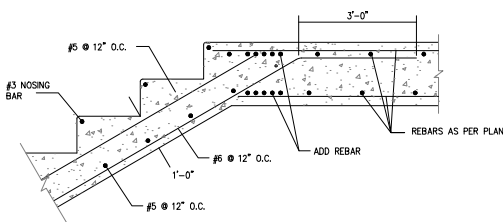
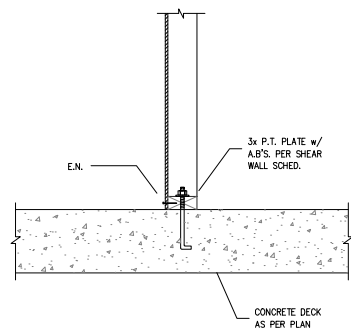
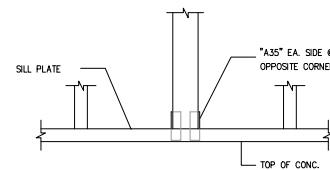
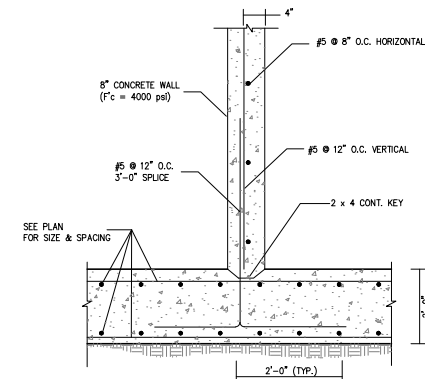
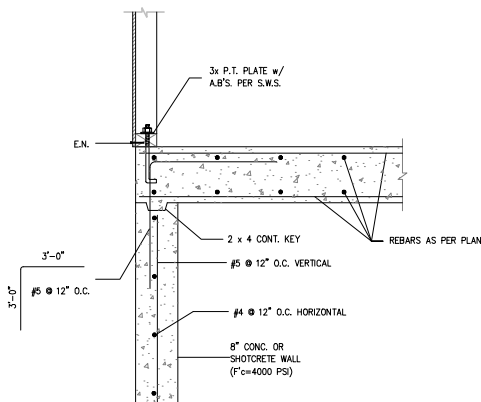
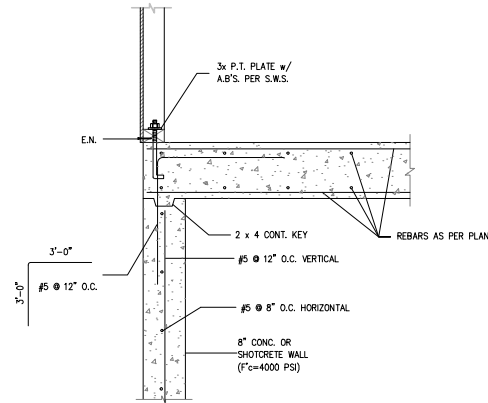
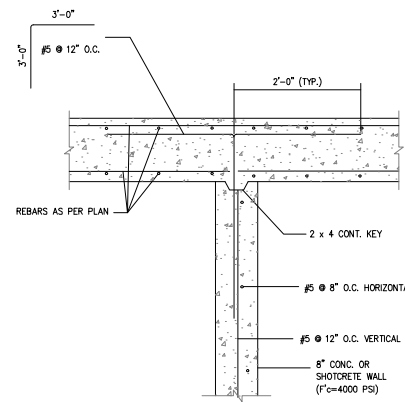
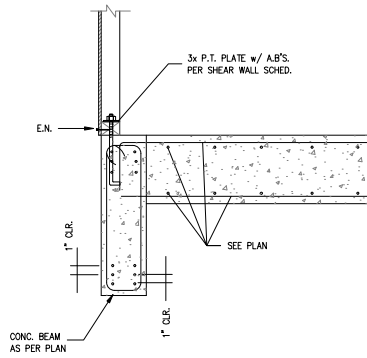
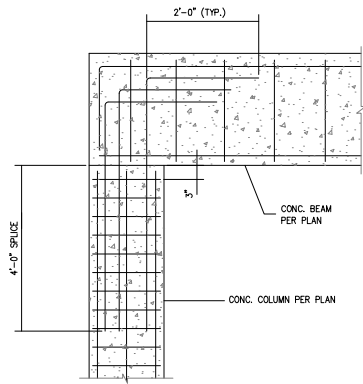
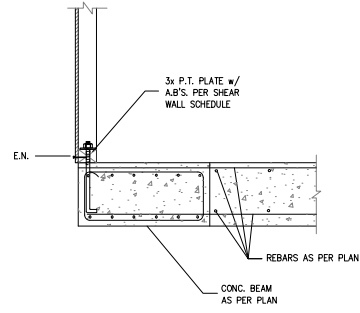
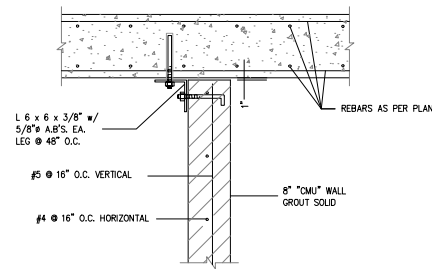
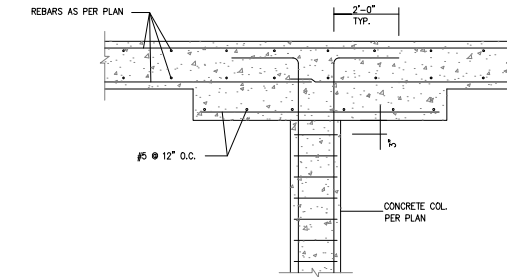
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DETAILS

ISSUE DATE: 05.07.2018

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CONSULTANT LOGO:
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ENGINEERING GROUP, INC.
9021 W. PICO BLVD. LOS ANGELES, CA 90035
(310) 465-2341 EMAIL: INFO@GREYSTONEBENGO.COM

E. 5TH ST.
APARTMENTS
425 E. 5TH ST.
LONG BEACH, CA 90802
PROJECT # 17010

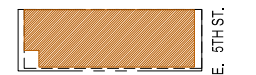
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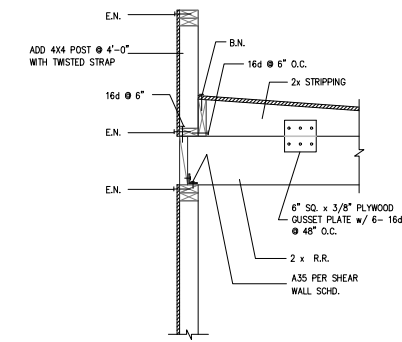
NO.	ISSUES / REVISIONS	DATE



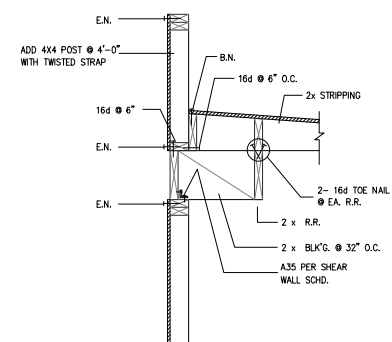
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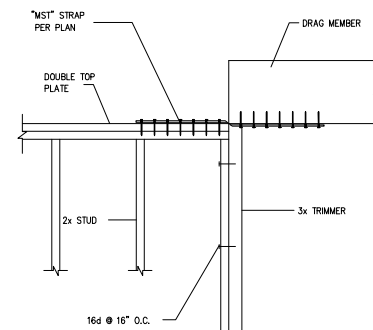
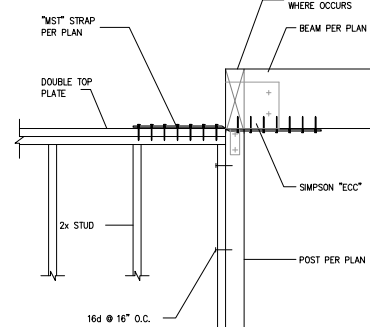
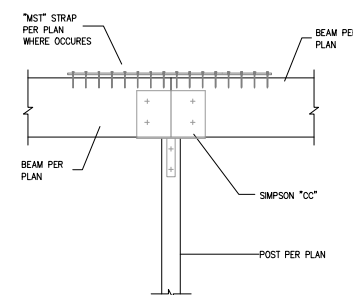
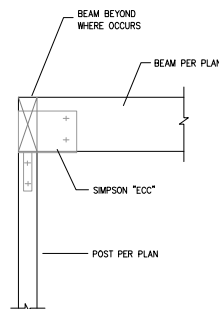
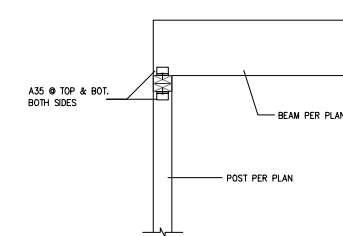
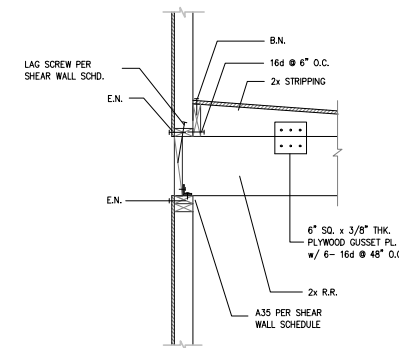
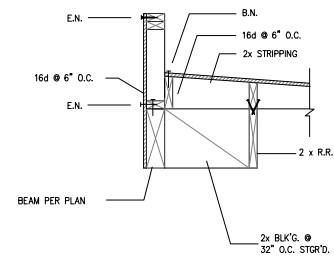
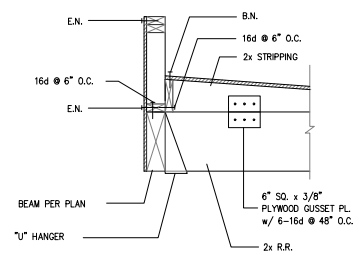
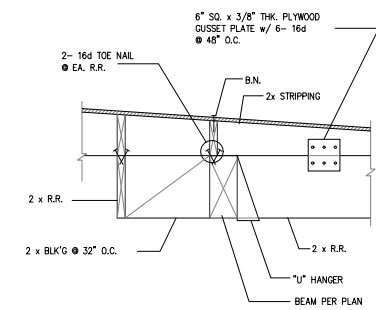
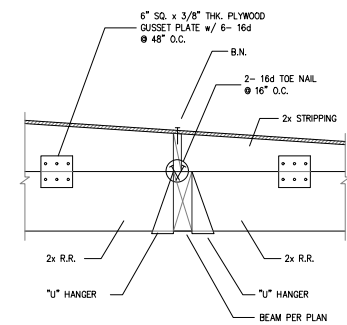
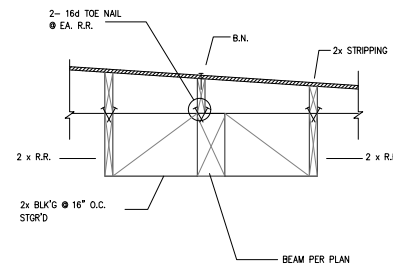
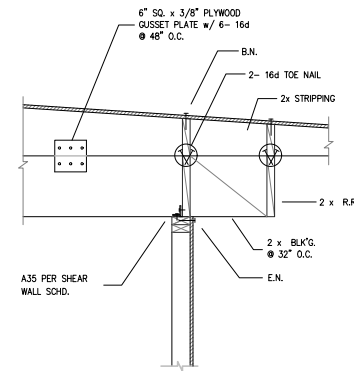
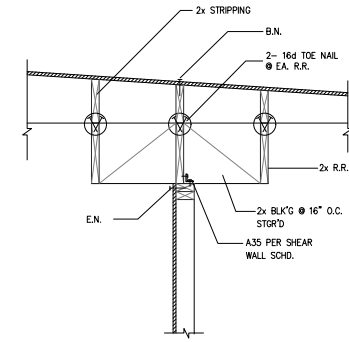
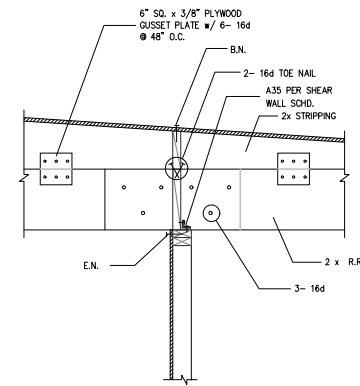
S-15



* MAX. HEIGHT OF PARAPET = 18"



* MAX. HEIGHT OF PARAPET = 18"



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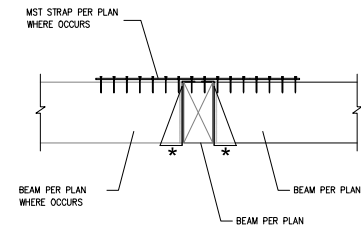
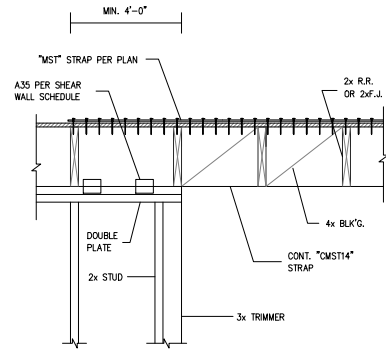
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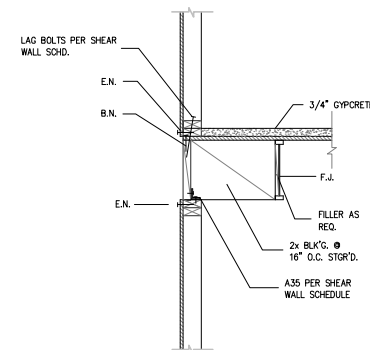
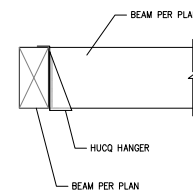
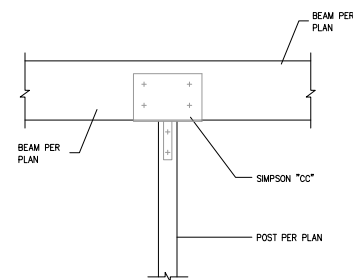
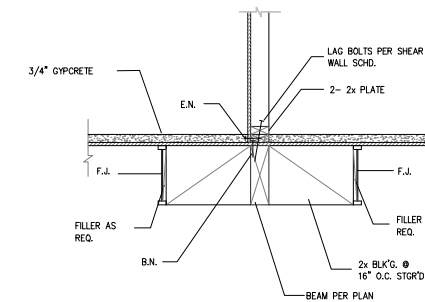
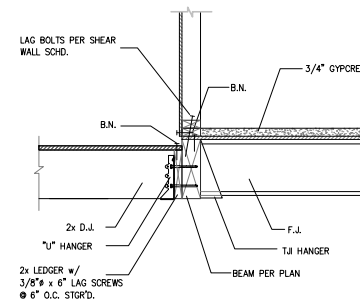
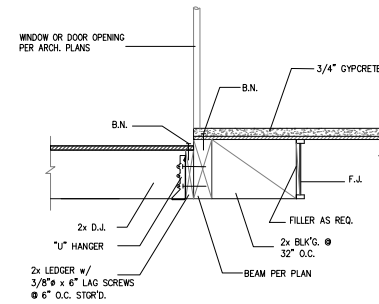
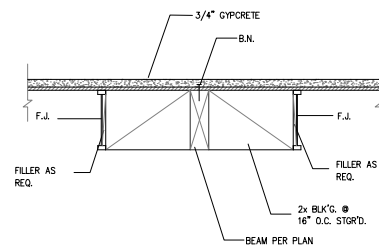
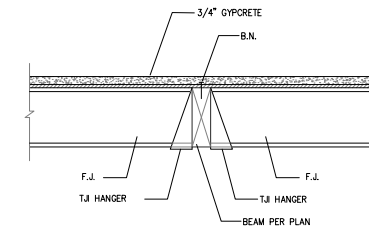
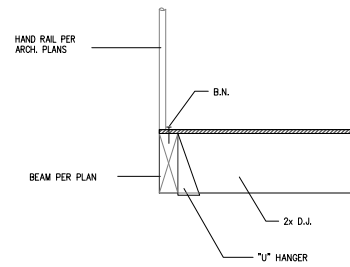
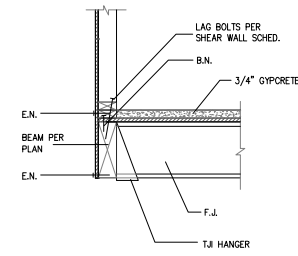
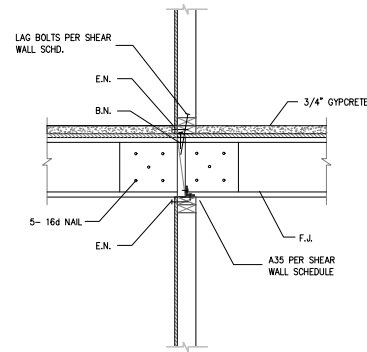
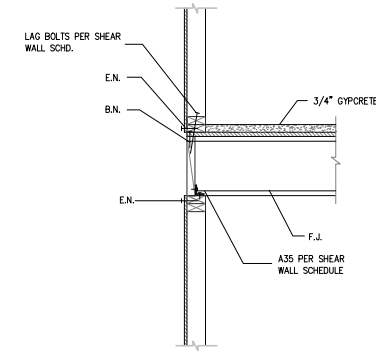
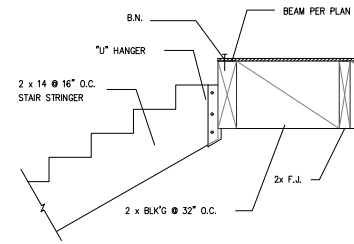
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* "B" HANGER @ SAWN LUMBER TO SAWN LUMBER OR GLB. OR PSL. CONN.
 * "HGL" HANGER @ PSL. TO PSL. OR "GLB" TO "PSL." OR "GLB" CONN.



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 ENGINEERING GROUP, INC.
 9021 W. PICO BLVD. LOS ANGELES, CA 90035
 (310) 465-2344 EMAIL: INFO@GREYSTONEENGINE.COM

E. 5TH ST.
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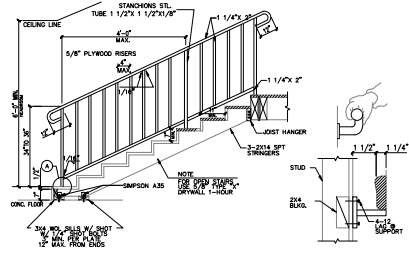
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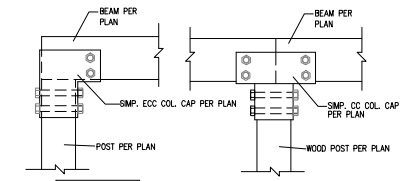


HANDRAIL DETAIL

SSTB/SP A.B. # SLAB OR GRADE	X ₁	SSTB/SP A.B. # STEM WALL OR GARAGE FOOTING # / (CURB)	PAB ANCHOR BOLT	d _e	F	
HOU2	SSTB16	1 1/2"	SSTB24	PAB5	7"	10"
HOU4	SSTB20	1 1/2"	SBS7Bx24	PAB5	7"	10"
HOU5	SSTB24	1 1/2"	SBS7Bx24	PAB5	7"	10"
HOU8	SSTB28	1 1/2"	SBT7Bx24	PAB7	10"	15"
HOU11	SSTB30	1 1/2"		PAB8	12"	18"
HOU14	SSTB30	6"	NOT PERMITTED USE PAB A.B.	PAB8	12"	18"
HOU19	NOT PERMITTED USE PAB A.B.			PAB10	15"	23"

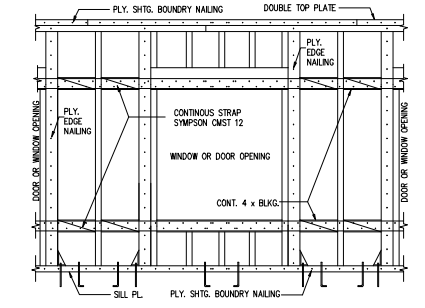
- #4 CONT. HORIZ. BAR REQUIRED 3"-4" FROM TOP OF CONCRETE MIN.
- X₁ TO EXTEND 24" MIN. ALONG LENGTH OF FOOTING AND BE CENTERED W/ A.B.
- PAB5 AND PAB7 ANCHOR BOLTS W/ 24" AND 30" MIN. CONC. EMBEDMENT RESPECTIVELY MAY BE USED AT THE STEM WALL CONDITION AND ARE NOT REQUIRED TO EXTEND TO THE BASE OF FOOTING.
- CONC. = 2500psi MIN.
- A307 THREADED ROD W/ PLATE WASHER AND DEL. NUTS TO MATCH PAB BOLTS MAY BE USED IN LIEU OF PAB BOLTS.

HOLDOWN INFORMATION



POST/BEAM	AT MIDDLE AT END
4x4	CC 3/8x4 ECC 3/8x4
4x6	CC 3/8x4 ECC 3/8x4
4x6	CC 48 ECC 48
6x6	CC 66 ECC 66
4x6	CC 7/8x4 ECC 7/8

BEAM-POST CONN. DET.



HORZ. TIE @ WINDOW



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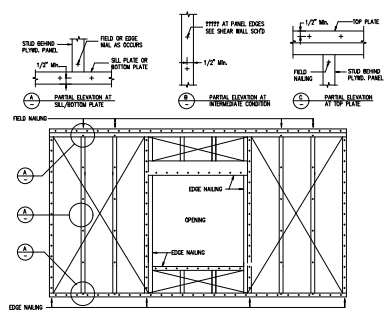
NO.	ISSUES / REVISIONS	DATE



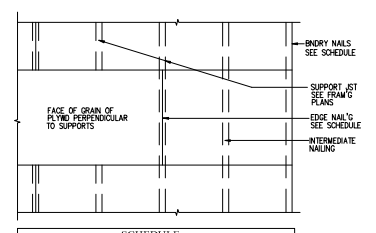
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ISSUE DATE: 05.07.2018

S-17



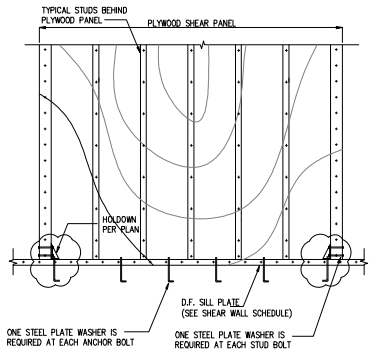
SH'R PANEL NAILING DIAG.



LOCATION	PLY. W.	ENDRY NAIL'S	EDGE NAIL'G	INTER. NAIL'S
ROOF	5/8"	Bd 80° D.C.	Bd 80° D.C.	Bd 80° D.C.
FLOOR	3/4"	10d 90° D.C.	10d 90° D.C.	10d 90° D.C.

- NOTES:
- USE 80RY NAILING AT ALL ROOFS, VALLEYS & OPENINGS.
 - ALL PLY. TO BE STANDARD G.W. W/ EXT. BLUE PS-1-D9.
 - ONLY COMMON NAIL TO BE USED.

NAILING SCHEDULE



ONE STEEL PLATE WASHER IS REQUIRED AT EACH ANCHOR BOLT
ONE STEEL PLATE WASHER IS REQUIRED AT EACH STUD BOLT

PL. WASHERS
(AT ANCHOR BOLT AND HOLDOWN CONNECTION)

HD SIZE	BOLT SIZE	PL. WASHER SIZE
HD2A-	5/8" DIA.	3"x3"x3/8"
HD5A-	3/4" DIA.	3"x3"x3/8"
HD8A-	7/8" DIA.	3"x3"x3/8"
HD10A-	1" DIA.	3"x3"x3/8"
HD20A-	1" DIA.	3 1/2"x3 1/2"x3/8"

BOLT SIZE	PL. WASHER SIZE
5/8" DIA.	3"x3"x3/8"
3/4" DIA.	3"x3"x3/8"
7/8" DIA.	3"x3"x3/8"
1" DIA.	3 1/2"x3 1/2"x3/8"

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