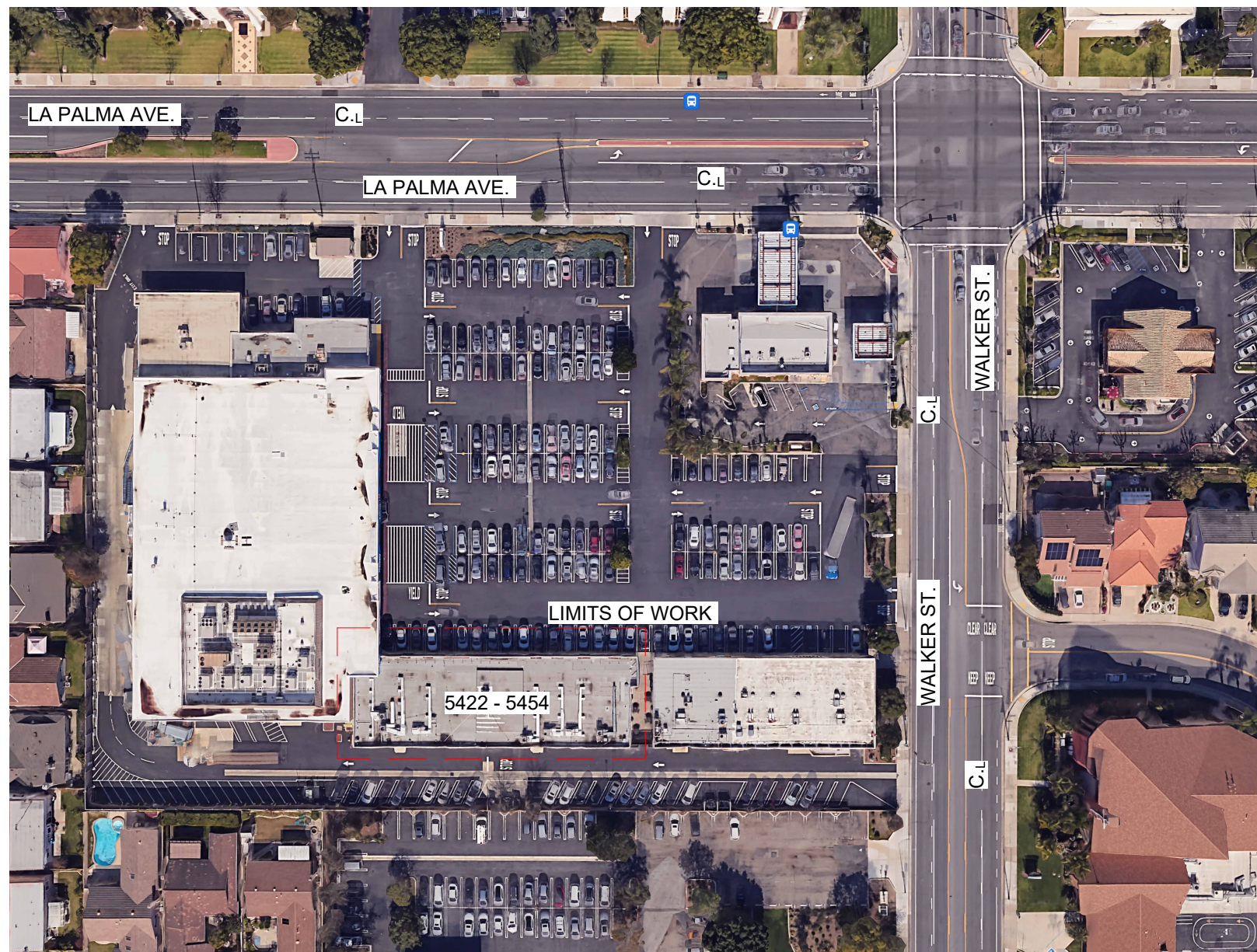


WANG PLAZA STRUCTURAL - RETROFIT

5422 – 5454 LA PALMA AVE, LA PALMA, CA



PROPERTY LINES MAP
N.T.S.

DIGITAL SITE PLAN
N.T.S.

DRAWING INDEX

SHEET NAME	SHEET NUMBER
COVER PAGE	A-00
ARCHITECTURAL PLAN	A-01
ARCHITECTURAL DETAILS	AD-01
STRUCTURAL NOTES & SPECIFICATIONS	S-0
STRUCTURAL SCHEDULES & SPECIFICATIONS	S-0.1
FOUNDATION PLAN	S-1.0
ROOF FRAMING PLANS	S-3.0
STRUCTURAL DETAILS	SD-01

TOTAL SHEETS: 8

APPLICABLE CODES

- LATEST VERSION OF CITY OF LA PALMA MUNICIPAL CODE COUNTY OF RIVERSIDE MUNICIPAL CODE & COUNTY OF RIVERSIDE/SANBERNARDINO HEALTH DEPARTMENT CODE.
- 2022 CALIFORNIA BUILDING CODE TITLE 24, C.C.R. 2018 INTERNATIONAL BUILDING CODE (IBC) 2019 BUILDING STANDARDS ADMINISTRATIVE CODE, TITLE 24, C.C.R.
- 2022 CALIFORNIA EXISTING BUILDING CODE (CEBC) / 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC) / 2019 NATIONAL ELECTRICAL CODE (NEC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC) / 2018 UNIFORM MECHANICAL CODE (UMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC) 2018 UNIFORM PLUMBING CODE (UPC)
- 2022 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN)
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA FIRE CODE (C.F.C.), TITLE 24, C.C.R.

DEFERRED SUBMITTALS

NO DEFERRED SUBMITTALS

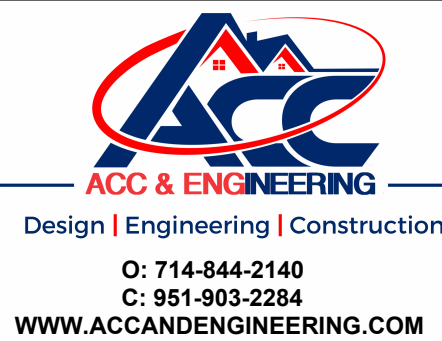
OWNER

KWANG LEE
CELL - 323-219-4599
E: LEEKWANGH@YAHOO.COM

PROJECT SCOPE OF WORK

STRUCTURAL RETROFIT TO REINFORCE THE EXISTING STRUCTURE LOAD RESISTING SYSTEM. & FIX SLANTED ROOF PARAPET WALL & SOFFIT

DESIGN & ENGINEERING



PROJECT'S TEAM

BEN HAMED, A.M.ASCE., AIA PRINCIPAL ENGINEER PROJECT DESIGNER
E: BEN@ACCANDENGINEERING.COM

MOSTAFA BAYOUMI, P.E. CIVIL ENGINEER E.O.R.
E: MOSTAFAPE@ACCANDENGINEERING.COM

FIRE DEPARTMENT NOTES

1 SCOPE

NO FIRE SPRINKLERS OR FIRE ALARM CHANGES IS PART OF THIS PROJECT SUBMITTALS. FOR THE HOOD FIRE SPRINKLERS SUBMIT DEFERRED SUBMITTALS PLANS TO THE FIRE DEPARTMENT FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.

2. FIRE WATCH

G.C. SHALL BE RESPONSIBLE FOR TEMPORARY FIRE WATCH AND ALL PROTECTIVE MEASURES REQUIRED BY OWNER WHEN SYSTEM IS MADE INACTIVE TO ACCOMMODATE SPRINKLER WORK.

3. TESTS AND INSPECTIONS

G.C. SHALL BE RESPONSIBLE FOR ALL FINAL TESTS AND INSPECTIONS OF COMPLETED WORK REQUIRED BY THE OWNER PRIOR TO OCCUPANCY OF SPACE.

G.C. SHALL PROPERLY TEST AND INSPECT EXISTING SPRINKLER SYSTEM PRIOR TO COMMENCEMENT OF WORK, AND SHALL NOTIFY BUILDING OWNER AND ARCHITECT IMMEDIATELY IF REPAIR WORK OF EXISTING SPRINKLER SYSTEM IS REQUIRED.

4. TEMPORARY DISCONNECT

G.C. SHALL COORDINATE ARRANGEMENTS FOR TEMPORARY DISCONNECT AND RECONNECT OF FIRE SYSTEMS WITH OWNER.

5. PERMITS AND APPROVALS

G.C. SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND APPROVALS REQUIRED BY BUILDING INSPECTORS AND FIRE MARSHAL IN CONJUNCTION WITH CHANGES TO EXISTING SPRINKLER SYSTEM.

DESIGN PROFESSIONAL IN CHARGE GENERAL RESPONSIBLE STATEMENT

THE POT IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS IS COMPLIANT WITH THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS. AS PART OF THE DESIGN OF THIS PROJECT, THE POT WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WERE DETERMINED TO BE NONCOMPLIANT

1) HAVE BEEN IDENTIFIED AND IN COMPLIANCE. (NOT PART OF THIS PROJECT)

2) THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECTS WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS. ANY NONCOMPLIANT ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WILL NOT BE CORRECTED BY THIS PROJECT BASED ON VALUATION THRESHOLD LIMITATIONS OR A FINDING OF UNREASONABLE HARDSHIP ARE SO INDICATED IN THESE CONSTRUCTION DOCUMENTS.

3) DURING CONSTRUCTION, IF POT ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CODE COMPLIANT ARE FOUND TO BE NONCONFORMING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THEY SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS A PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENT.

PROJECT'S DATA & ANALYSIS

BUILDING LEGAL DESCRIPTION & DATA	
ADDRESS:	5422 LA PALMA AVE
LEGAL DESCRIPTION:	P-BOOK: 34 PAGE; 24 PAR: 4
LEGAL JURISDICTION:	CITY OF LA PALMA BUILDING DEPARTMENT
APN/Parcel ID:	262-102-18
LOT#:	4
LOT SIZE:	32,878.4 (NO CHANGES)
BUILDING SQUARE FOOTAGE:	9,000.00 FT² (NO CHANGES)
LAND USE:	REGIONAL SHOPPING CENTER OR MALL
OCCUPANT LOAD:	VARIABLES
NO. OF STORIES:	(ONE).
PROPOSED OCCUPANCY USE:	SHOPPING PLAZA
OCCUPANCY :	B
TYPE OF CONSTRUCTION:	VB - NON RATED
HIGH-RISE:	NO
FIRE ALARM:	YES
SPRINKLER TYPE:	NOT SPRINKLER
HANDICAP ACCESSIBILITY:	THIS PROJECT HAS BEEN DESIGNED TO BE COMPLIANCE WITH THE STATE OF CALIFORNIA TITLE 24 ACCESSIBILITY REQUIREMENTS.

2022 CBC TABLE 803.13

BUILDING ELEMENT FIRE RESISTANCE RATING			
STORY	INTERIOR BUILDING ELEMENT TYPE	MIN. FIRE RESISTANCE RATINGS (HRS.)	
ALL	PRIMARY STRUCTURAL FRAME	1	
	INTERIOR BEARING WALLS	1	
	INTERIOR NON-BEARING WALLS AND PARTITIONS	0	
	FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	1	
	ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	1	
WALL AND CEILINGS	CLASS C	SMOKE DEVELOPMENT	0-450
FLOORING	CLASS II	FLAME SPREAD	26-75

- THE CONTRACTOR SHALL REPLACE ALL MISSING FIREPROOFING AND FIRESTOPPING.
- THE CONTRACTOR SHALL REPLACE ALL (E) FIREPROOFING AFFECTED BY NEW CONSTRUCTION WITH FIREPROOFING TO MATCH BASE BUILDING STANDARDS, APPROVED EQUAL TO MATCH THE EXISTING.
- ALL CONSTRUCTION SHALL BE NON-COMBUSTIBLE.
- ALL WOOD AND WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED.
- ALL INTERIOR FINISHES SHALL COMPLY WITH THE REFERENCED CODE REQUIREMENTS FOR FLAMMABILITY AND SMOKE DEVELOPED RATINGS AS WELL AS TOXICITY.

MIN. FIRE WALL RATINGS

- ANY FIRE WALLS PRESENT MUST MEET THE MINIMUM FIRE RESISTANCE RATINGS OF 1 HOUR PER OCCUPANCY GROUP B.
- WHERE A BUILDING IS DIVIDED INTO SEPARATE FIRE AREAS, SO AS TO ELIMINATE THE NEED FOR AN AUTOMATIC FIRE SPRINKLER SYSTEM, THE FIRE WALLS, FIRE BARRIERS, HORIZONTAL ASSEMBLIES, OR THE COMBINATION THEREOF MUST BE CONSTRUCTED IN ACCORDANCE WITH TABLE 707.3.10. IN A MIXED OCCUPANCY THE HIGHER RATINGS MUST BE USED.

GENERAL NOTES

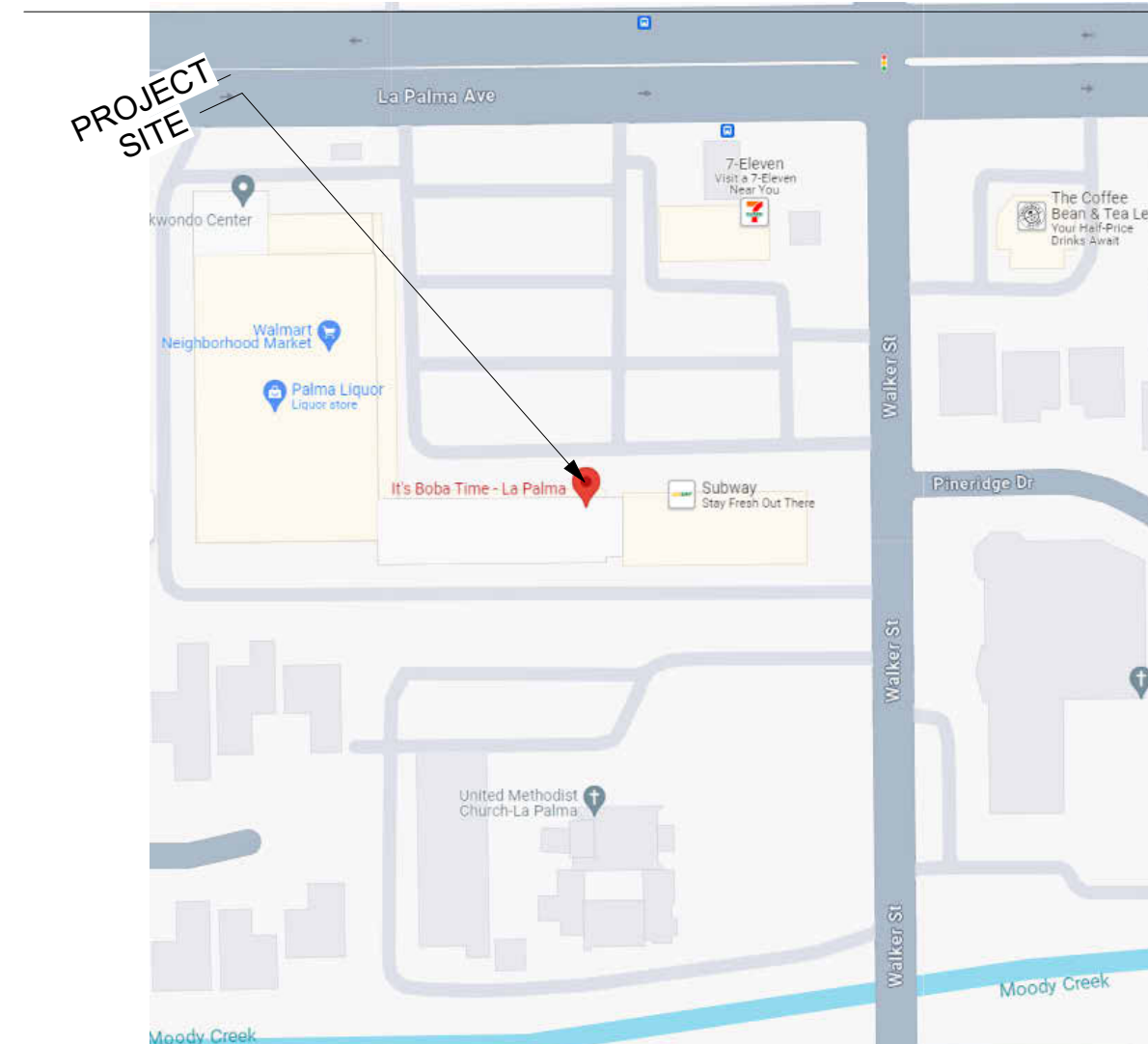
- THESE DRAWINGS DO NOT CONTAIN THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
- LOCATIONS OF ALL UTILITIES SHOWN ARE APPROXIMATE AND CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING ON THIS SITE TO AVOID INTERCEPTING EXISTING PIPING OR CONDUITS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE DESIGNER IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN OR DETAILED AND INSTALLED BY ANY OTHER CONTRACT. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT SHOULD ANY UNIDENTIFIED CONDITIONS BE DISCOVERED. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THIS WORK.
- THESE DOCUMENTS AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF ACC & ENGINEERING, AND ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF ACC & ENGINEERING
- THE WORK SHOWN ON THESE DRAWINGS AS EXISTING CONDITIONS WAS PREPARED FROM INFORMATION FURNISHED BY THE OWNER. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ACC & ENGINEERING IS NOT RESPONSIBLE FOR THE ACCURACY OR ADEQUACY OF ANY WORK SHOWN AS EXISTING NOR IS ACC & ENGINEERING RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.
- CONTRACTOR SHALL POSSESS AT THE TIME OF PERMIT ISSUANCE A CLASS B OR THE APPROPRIATE CLASS C CONTRACTOR'S LICENSE PURSUANT TO PUBLIC CONTRACT CODE SECTION 3309 AND BUSINESS AND PROFESSIONS CODE SECTION 7028.15. THE SUCCESSFUL BIDDER MUST MAINTAIN THE LICENSE THROUGHOUT THE DURATION OF THIS CONTRACT.
- FIRE SAFETY DURING CONSTRUCTION
 - GENERAL: FIRE SAFETY DURING CONSTRUCTION SHALL COMPLY WITH CALIFORNIA FIRE CODE (CFC) CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 9, CHAPTER 5 AND CHAPTER 33.
 - ACCESS ROADS: FIRE DEPARTMENT ACCESS ROADS SHALL BE ESTABLISHED AND MAINTAINED IN ACCORDANCE WITH CHAPTER 5, SECTION 501.4 AND CHAPTER 33, SECTION 3310.
 - WATER SUPPLY: WATER MAINS AND HYDRANTS SHALL BE OPERATIONAL IN ACCORDANCE WITH CHAPTER 5, SECTION 501.4 AND CHAPTER 33, SECTION 3312.
 - BUILDING ACCESS: ACCESS TO BUILDINGS FOR THE PURPOSE OF FIRE FIGHTING SHALL BE PROVIDED. CONSTRUCTION MATERIAL SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS OR FIRE APPLIANCES.
 - ALTERATIONS OF BUILDINGS: SHALL COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 33.
 - DEMOLITION OF BUILDINGS: SHALL COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 33.
 - FIRE WATCH: MAINTAIN FIRE WATCH WHEN REQUIRED BY THE BUILDING OFFICIAL AND WHEN EXISTING FIRE PROTECTION SYSTEMS ARE SHUT DOWN FOR ALTERATIONS IN ACCORDANCE WITH CHAPTER 33, SECTION 3304.5. FIRE WATCH SHALL REMAIN IN EFFECT UNTIL EXISTING FIRE PROTECTION SYSTEMS ARE RETURNED TO SERVICE OR AS ALLOWED BY THE BUILDING OFFICIAL.
 - PENETRATIONS TO FIRE RATED MATERIALS OR ASSEMBLIES SHALL BE RESTORED TO EQUAL RATING. FIRE STOP SYSTEMS AS LISTED BY UNDERWRITERS LABORATORIES SHALL BE INSTALLED PER FIRE RESISTANCE DIRECTORY. FIRE STOP SYSTEMS SHALL BE AS SPECIFIED.
 - NONRESIDENTIAL ENERGY STANDARDS COMPLIANCE STATEMENT (TITLE 24, PART 6):

THE DESIGN INDICATED HEREIN COMPLIES WITH THE REQUIREMENTS OF THE ENERGY CONSERVATION STANDARDS OF TITLE 24, PART 6, CALIFORNIA CODE OF REGULATIONS. THE PROPOSED BUILDING(S) WILL BE IN COMPLIANCE WITH THE ENERGY CONSERVATION STANDARDS PROVIDED IT (THEY) IS (ARE) BUILT ACCORDING TO THESE DRAWINGS AND SPECIFICATIONS AND PROVIDED ANY FUTURE IMPROVEMENTS ARE COMPLETED ACCORDING TO THE REQUIREMENTS OF TITLE 24, PART 6, CALIFORNIA CODE OF REGULATIONS. THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED TO INCLUDE ALL SIGNIFICANT ENERGY CONSERVATION FEATURES REQUIRED FOR COMPLIANCE WITH THE STANDARDS. BUILDING AREAS THAT ARE UNCONDITIONED AND/OR NOT SUBJECT TO THE STANDARDS ARE INDICATED ON THE PLANS.

ENVELOPE MANDATORY MEASURES:

 - INSTALLED INSULATING MATERIALS SHALL HAVE BEEN CERTIFIED BY THE MANUFACTURER TO COMPLY WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL.
 - ALL INSULATING MATERIALS SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF TITLE 24, PART 2, CALIFORNIA CODE OF REGULATIONS, SECTIONS 720 AND 2603.
- ALL EXTERIOR JOINTS AND OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL AND OBSERVABLE SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED.
- SITE CONSTRUCTED DOORS, WINDOWS, AND SKYLIGHTS SHALL BE CAULKED BETWEEN THE UNIT AND THE BUILDING, AND SHALL BE WEATHERSTRIP (EXCEPT FOR UNFRAMED GLASS DOORS AND FIRE DOORS).
- MANUFACTURED DOORS AND WINDOWS INSTALLED SHALL HAVE AIR INFILTRATION RATES CERTIFIED BY THE MANUFACTURER IN ACCORDANCE WITH TITLE 24, PART 6, CALIFORNIA CODE OF REGULATIONS, SECTION 110.6.
- MANUFACTURED FENESTRATION PRODUCTS IN THE ENVELOPE OF THE BUILDING, INCLUDING, BUT NOT LIMITED TO, WINDOWS, SLIDING GLASS DOORS, FRENCH DOORS, SKYLIGHTS, CURTAIN WALLS, AND GARDEN WINDOWS MUST BE LABELED FOR U-VALUE IN ACCORDANCE WITH THE (NFRC) NATIONAL FENESTRATION RATING COUNCIL'S INTERIM U-VALUE RATING PROCEDURE.
- DEMISING WALL INSULATION SHALL BE INSTALLED IN ALL OPAQUE PORTIONS OF FRAMED WALLS (EXCEPT DOORS).
- DEFERRED APPROVAL ITEMS FOR THIS PROJECT ARE THE FOLLOWING ITEMS:
 - AUTOMATIC FIRE SPRINKLERS

VICINITY MAP



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90623
KWANG LEE

ENGINEER OF RECORD REVIEWED BY SEAL / STAMP



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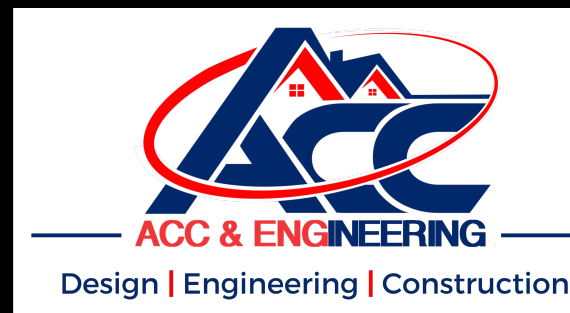
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CITY OF LA PALMA

REVISION SCHEDULE
REVISION NUMBER DATE

SHEET NAME
COVER PAGE

SHEET NUMBER
A-00

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ENGINEER OF RECORD REVIEWED BY SEAL / STAMP



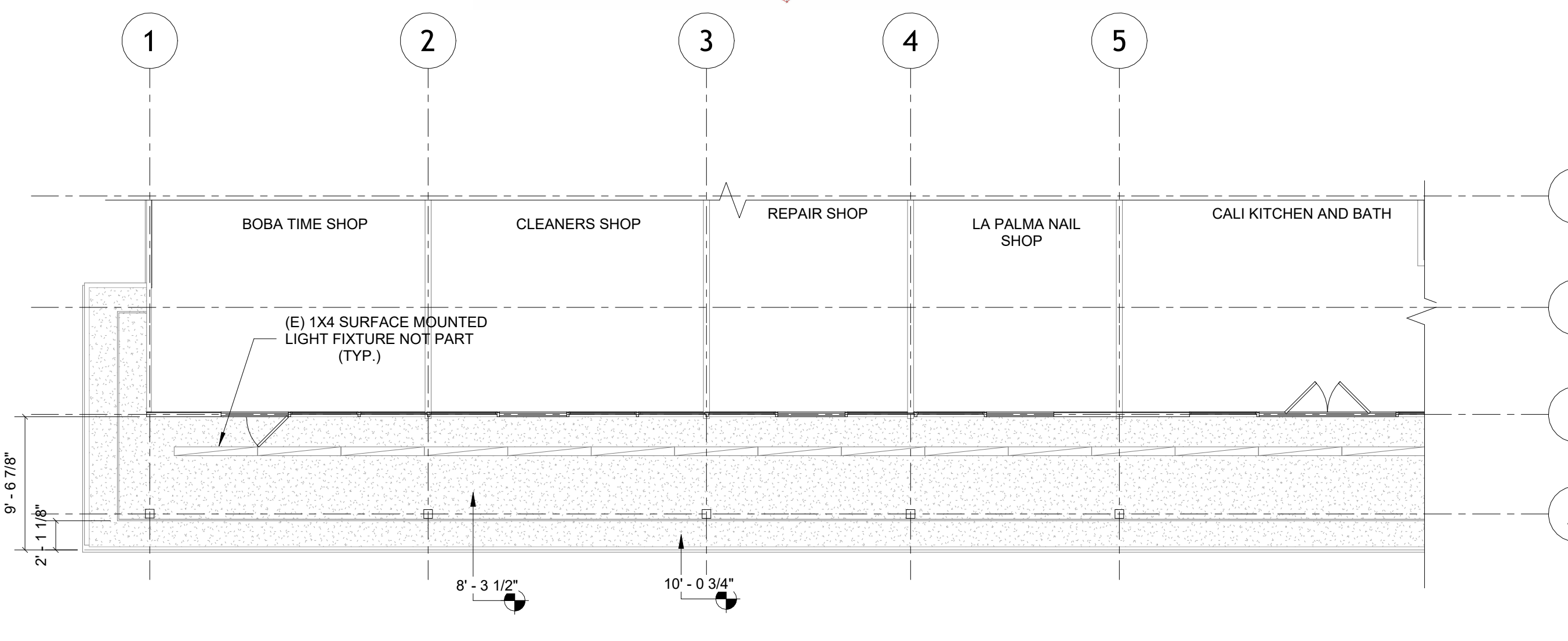
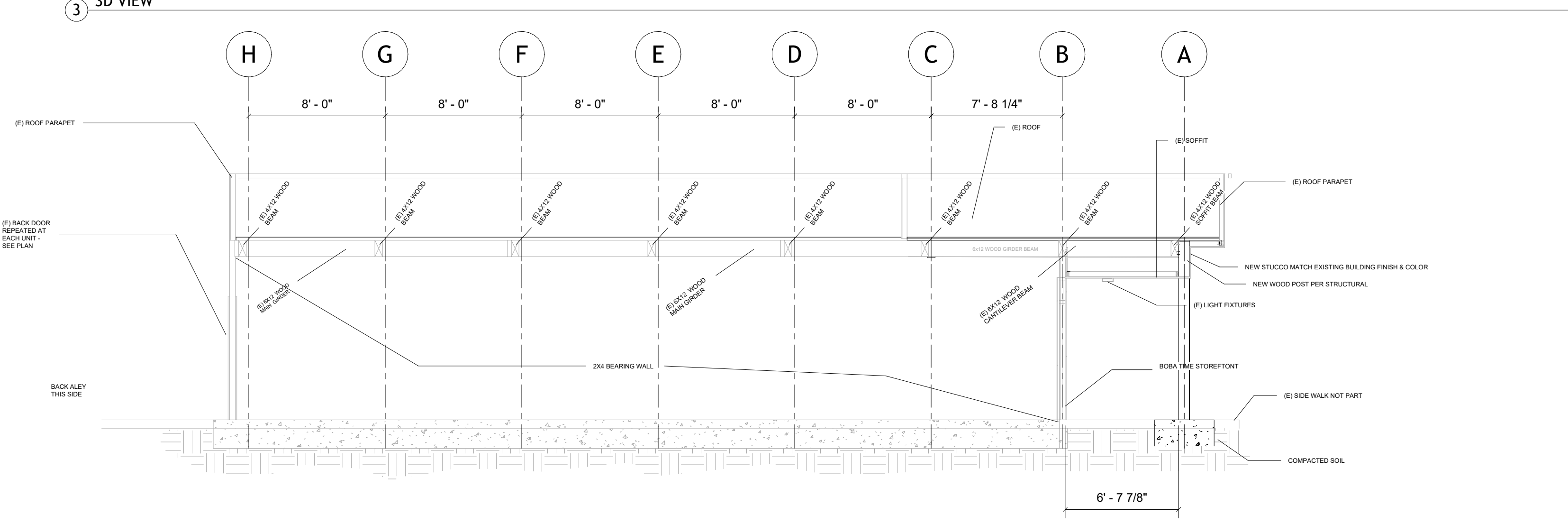
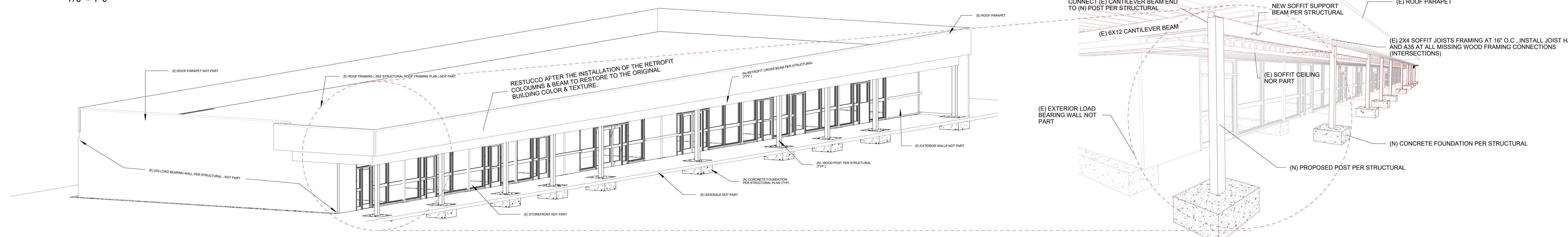
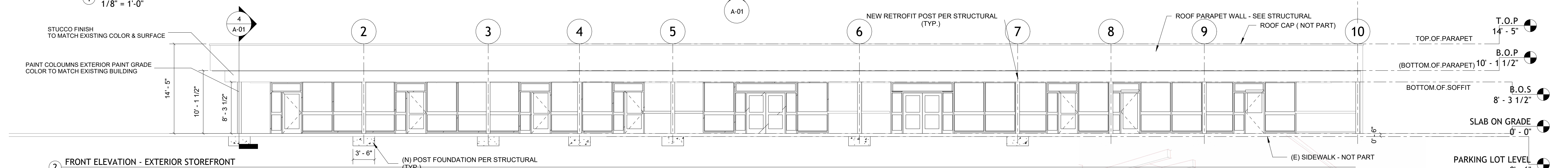
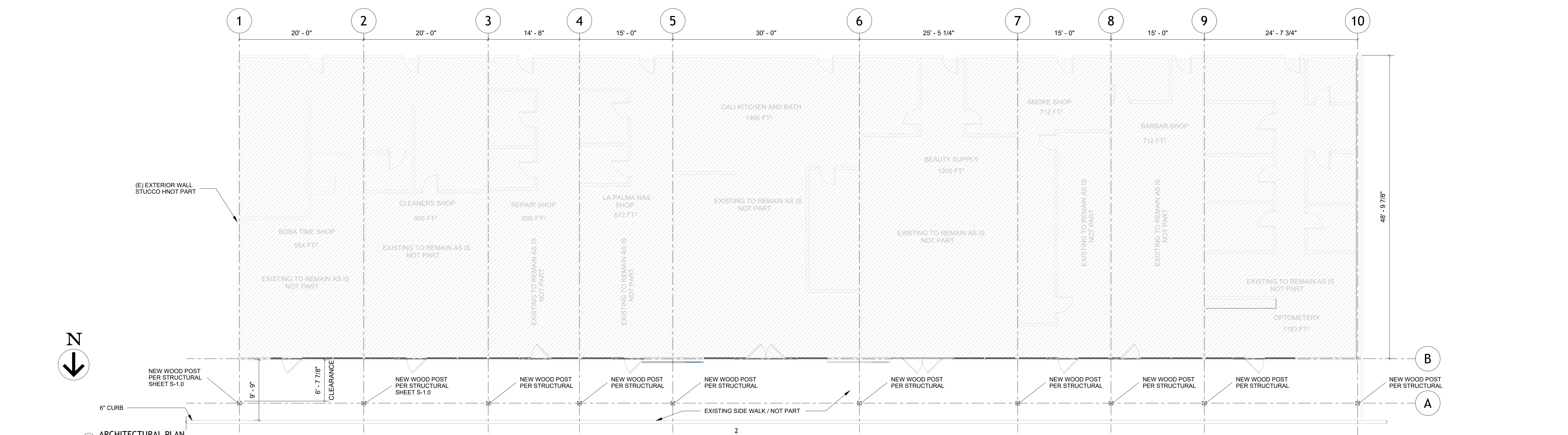
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JURISDICTION HAVING AUTHORITY CITY OF LA PALMA

REVISION SCHEDULE	
REVISION NUMBER	DATE

SHEET NAME
ARCHITECTURAL PLAN

SHEET NUMBER
A-01



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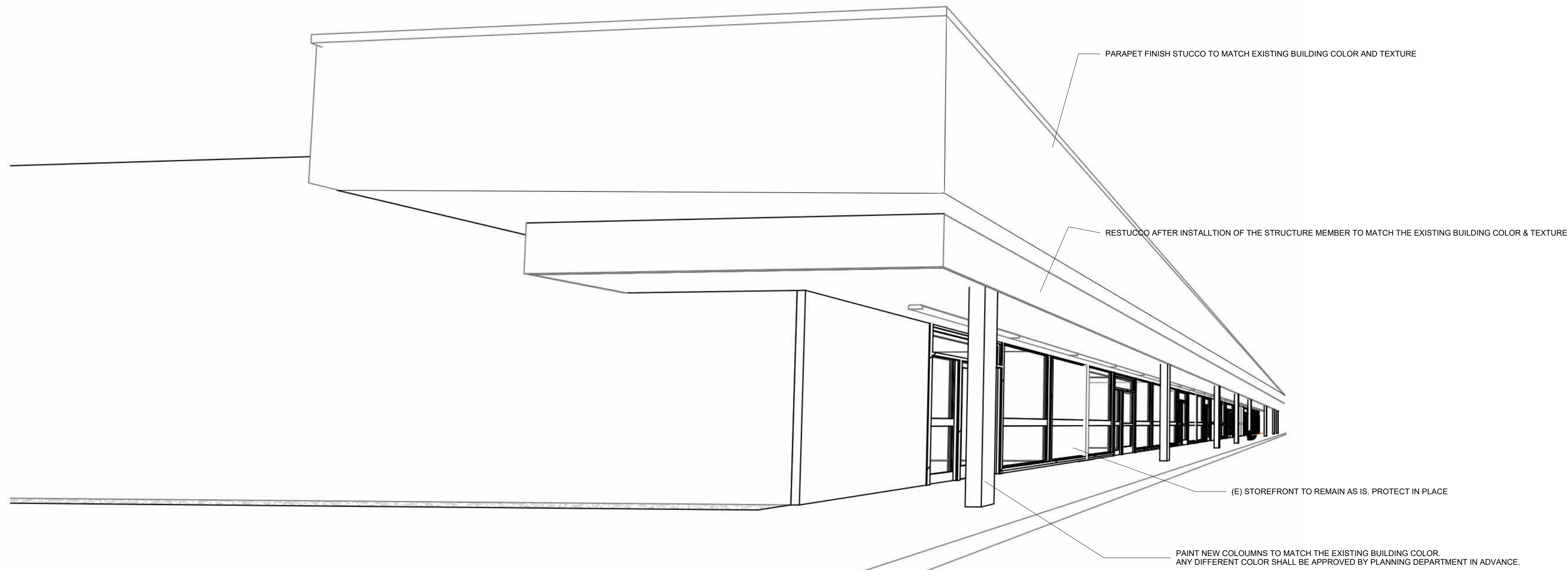
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CITY OF LA PALMA

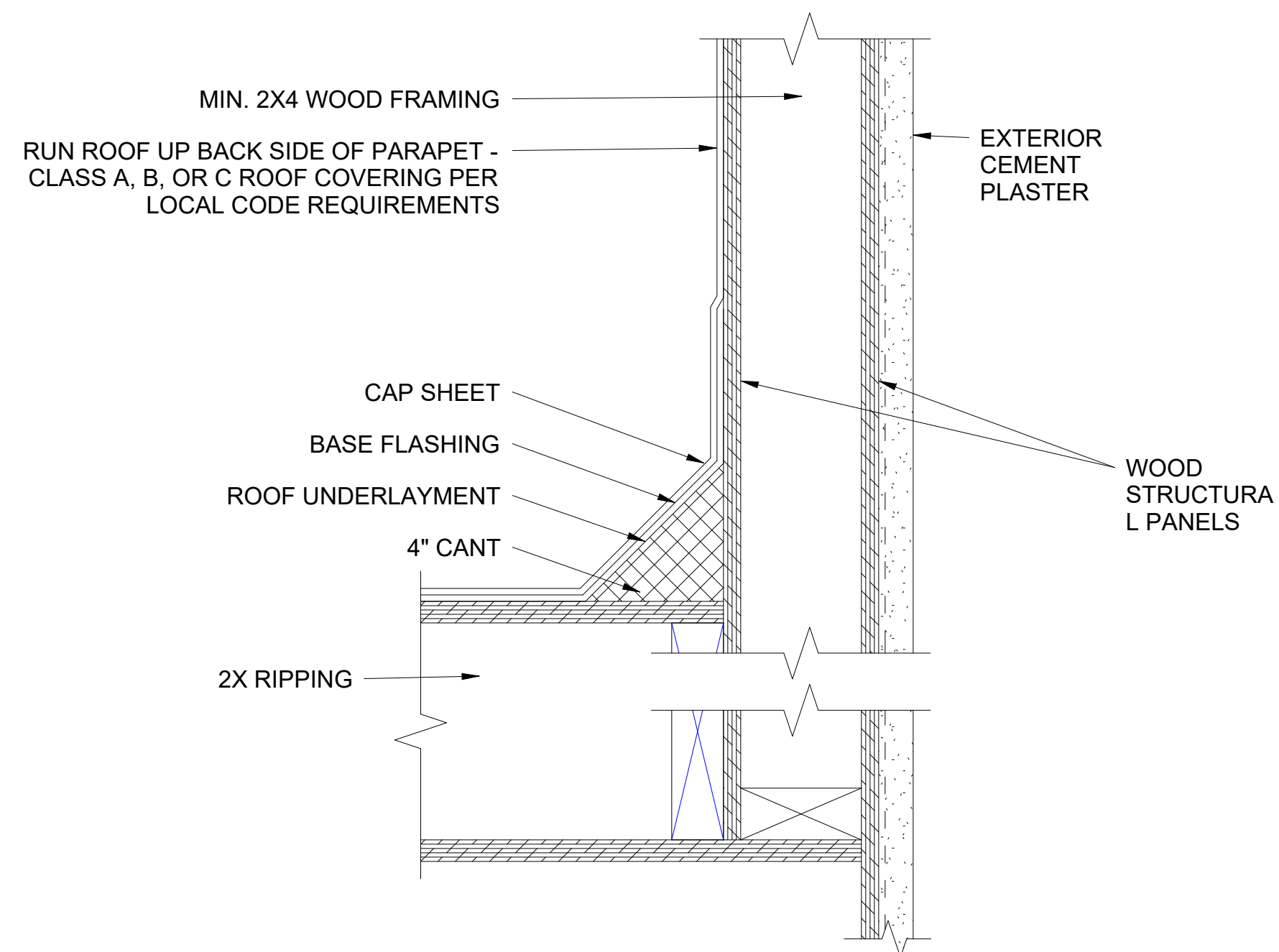
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ARCHITECTURAL DETAILS

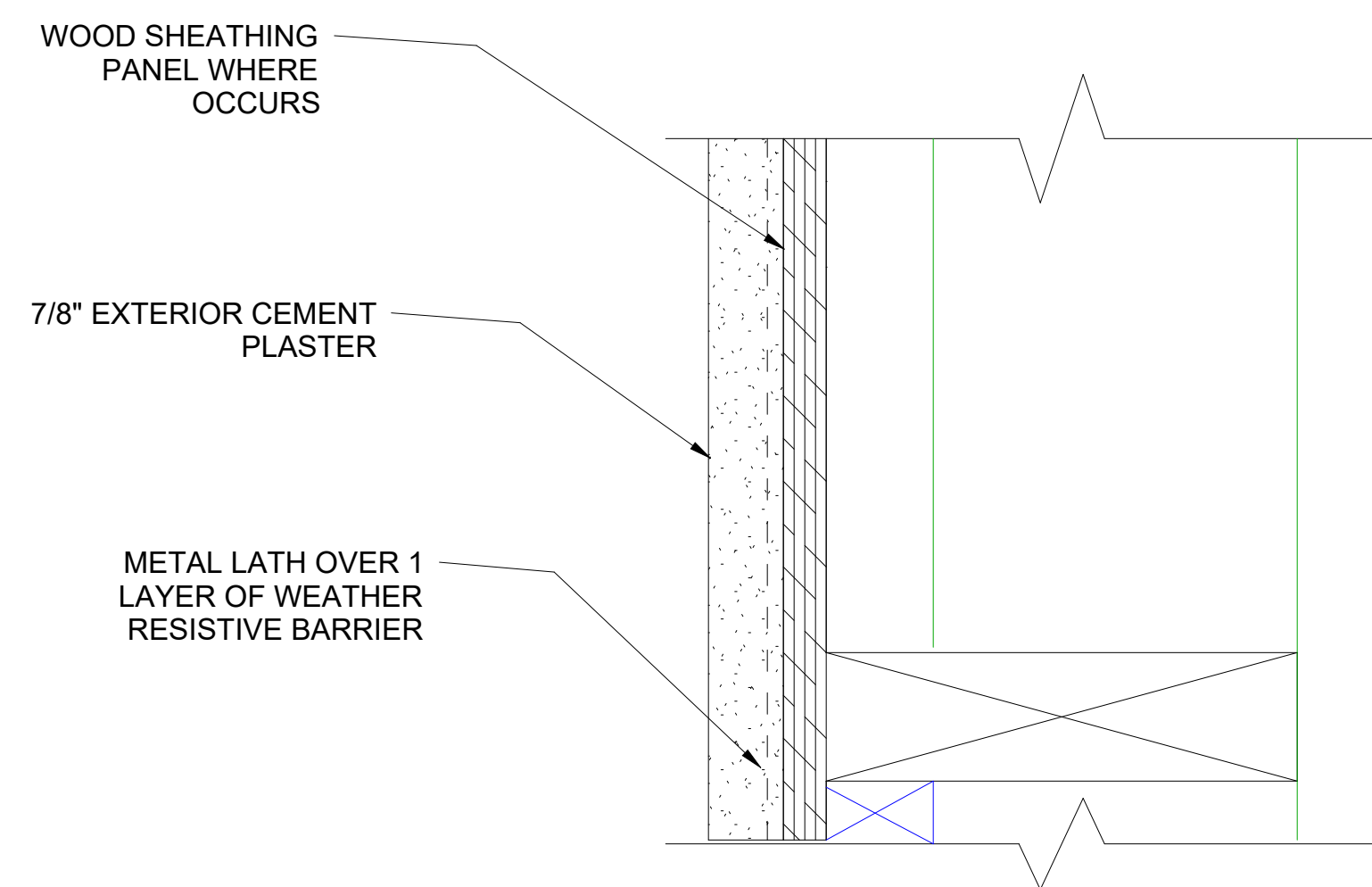
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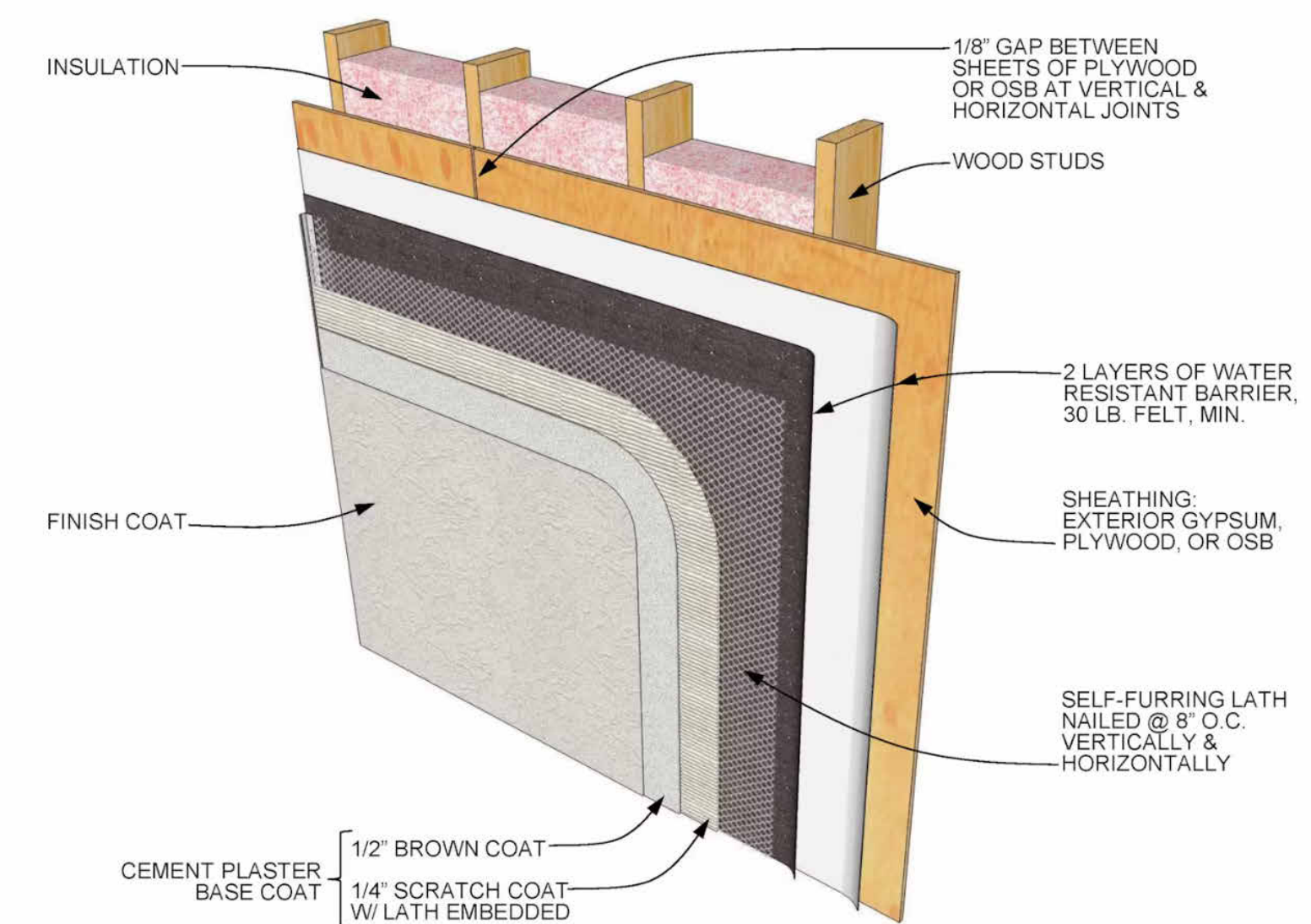
ISOMETRIC EXTERIOR VIEW OF THE BUILDING ROOF PARAPET & SOFFIT
N.T.S



1 PARAPET FLASHING
3" = 1'-0"



2 EXTERIOR WALL PLASTERING
6" = 1'-0"



3 STUCCO LAYERS
1" = 1'-0"

SHEAR WALLS

- 1.HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE 0.229" X 3" X 3" PLATE WASHERS ON THE POST OPPOSITE THE HOLD-DOWN; 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 IN ACCORDANCE WITH SECTION 2305 OF THE CA BUILDING CODE.
2. 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 SECTION 2304.
3. ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
4. ALL BOLT HOLES SHALL BE DRILLED 1/32 TO 1/16" OVERSIZED. (12.1.3.2, '18 NDS)
5. SHEAR WALL ANCHOR BOLTS AND HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.

CONCRETE

- 1.CAST-IN-PLACE CONCRETE SHALL BE REGULAR WEIGHT STONE AGGREGATE CONCRETE. UNLESS NOTED OTHERWISE, MINIMUM 28-DAY COMPRESSIVE STRENGTH SHALL BE AS FOLLOWS:

Table with 2 columns: Description and Compressive Strength (PSI). Rows include Footings and Slabs (3000 PSI), Grade Beams and Piles (3000 PSI), and All Other Concrete (2500 PSI).

- 2. CYLINDER TESTS SHALL BE MADE FOR ALL CONCRETE GREATER THAN 2500 PSI AND TEST RESULTS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL. ALL CONCRETE GREATER THAN 2500 PSI SHALL BE SUBJECT TO CONTINUOUS INSPECTION IN CONFORMANCE WITH THE BLDG. CODE.
3. CEMENT SHALL CONFORM TO ASTM C150 TYPE II, UNLESS ALKALINE SOILS ARE PRESENT.
4. AGGREGATES SHALL CONFORM TO ASTM C33 WITH PROVEN SHRINKAGE CHARACTERISTICS OF LESS THAN 0.005, 0.005.
5. READY MIX CONCRETE SHALL COMPLY WITH ASTM C94.
6. UNLESS NOTED OTHERWISE, ALL DETAILING, FABRICATION, AND ERECTION OF REINFORCING BARS SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE A.C.I "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES."
7. UNLESS NOTED OTHERWISE, ON THE DRAWINGS., MIN. CONCRETE PROTECTION FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

- A. CONCRETE CAST AGAINST EARTH: 3"
B. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER: 3"
I.#5 BARS AND SMALLER: 1-1/2"
II. ALL BARS LARGER THAN #5: 2"
C. FORMED CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH: 3"
I. SLABS AND WALLS: 3/4"
II. BEAMS AND COLUMNS: 1-1/2"
11. MINIMUM ANCHOR BOLT SIZE AND SPACING SHALL BE 5/8" DIA. AB @ 48" O.C., WITH 7" EMBEDMENT, AND 3"x3"x1/4" PLATE WASHERS. ANCHOR BOLTS SHALL BE LOCATED A MAXIMUM OF 12" AND 4 1/2" MINIMUM FROM THE END OF PLATE (CBC 1905.1.8)
12. REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR MISCELLANEOUS ITEMS TO BE CAST INTO CONCRETE AND MASONRY. DO NOT CUT OR DEFORM PRIMARY REINFORCING BARS WITHOUT CONSENT OF ACC & ENGINEERING.
13. HOT DIP GALVANIZE OR PROVIDE 3" MINIMUM CONCRETE COVER AROUND ALL STRUCTURAL STEEL BELOW GRADE. STRUCTURAL STEEL EMBEDDED IN CONCRETE OR MASONRY SHALL BE UNPAINTED.

REINFORCING STEEL

- 1. REINFORCING STEEL FOR TIES AND STIRRUPS SHALL BE ASTM A615 GRADE 60; ALL OTHER REINFORCING STEEL SHALL BE ASTM A615 GRADE 60, U.N.O.
2. ALL WELDED REINFORCEMENT SHALL COMPLY WITH ASTM A706, U.N.O.
3. WELDED WIRE FABRIC SHALL COMPLY WITH ASTM A185.
4. MIN. REINFORCING STEEL LAP SPLICE SHALL BE LARGER OF VALUES IN REINFORCEMENT SCHEDULE ON DETAIL 10 SHEET S-0.2, 40 BAR DIA., OR 1'-8".
5. REINFORCEMENT DEVELOPMENT LENGTH SHALL BE PER REINFORCEMENT SCHEDULE ON DETAIL 10 SHEET S-0.2
6. ALL REINFORCEMENT SHALL BE SECURELY TIED AND BRACED IN PLACE PRIOR TO POURING CONCRETE OR GROUTING MASONRY.
7. WHERE CONTINUOUS BARS ARE CALLED OUT, SPLICES MAY BE USED. SPLICE LENGTH SHALL BE PER REINFORCEMENT SCHEDULE ON DETAIL 10 SHEET S-0.2.
8. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.

FOUNDATION

* GEOTECHNICAL REPORT PREPARED BY: AVAILABLE FOR THIS PROJECT, SEE REMAINING NOTES BELOW.

- 1. CONTRACTOR IS RESPONSIBLE TO REVIEW AND COMPLY WITH ALL RECOMMENDATIONS FOUND IN SOILS REPORT FOR THIS PROJECT.
2. IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED UNLESS ALREADY PROVIDED FOR THIS PROJECT.
3. MINIMUM FOOTING REINFORCEMENT SHALL BE (2) #4 BAR TOP AND BOTTOM (CBC 1905.1.6)
4. FOUNDATION DESIGN IS BASED ON RECOMMENDATIONS CONTAINED IN SOILS REPORT. IF SOILS REPORT IS NOT AVAILABLE FOR THIS PROJECT FOUNDATION DESIGN SHALL BE IN ACCORDANCE WITH CALIFORNIA BUILDING CODE TABLE 1806.2 AND AS FOLLOWS U.N.O. ON PLANS . (RECOMMENDATIONS IN SOILS REPORT IF SUCH REPORT PRESENT, SHALL GOVERN OVER TABLE BELOW):
A. SOIL TYPE: PER SOILS REPORT. IF SOILS REPORT IS NOT AVAILABLE,
B. MAXIMUM VERTICAL BEARING: 1,500 PSF
C. MAXIMUM LATERAL BEARING: 100 PSF/FT BELOW NATURAL GRADE
D. COEFFICIENT OF FRICTION: 0.25
MINIMUM FOOTING DIMENSIONS SHALL BE AS FOLLOWS U.N.O. ON PLANS.(RECOMMENDATIONS IN SOILS REPORT SHALL GOVERN OVER TABLE BELOW):
A. CONTINUOUS FOOTINGS WIDTH: 18"
B. CONTINUOUS FOOTING EMBEDMENT: 24"
C. PAD FOOTING WIDTH: 24"
D. PAD FOOTING EMBEDMENT: 24"
6. CONTRACTOR IS RESPONSIBLE TO OBTAIN MINIMUM 95% COMPACTION U.N.O. IN SOILS REPORT. NOTIFY ACC & ENGINEERING IF SUPERIMPOSED LOADING FROM FOUNDATION, ETC. EXISTS ON ADJACENT PROPERTY WITHIN A DISTANCE DEFINED BY A 45 DEGREE IMAGINARY LINE PROJECTED UPWARD FROM TOP OF FOOTING.
7. FOOTING DEPTHS SHOWN ARE A MINIMUM AND MAY BE INCREASED BY CONTRACTOR OR PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
8. THE FOOTING EXCAVATIONS SHALL BE KEPT FREE FROM LOOSE MATERIAL AND STANDING WATER AND SHALL BE NEAT AND TRUE TO LINE BEFORE ANY CONCRETE IS PLACED. EXCAVATIONS SHALL BE CHECKED AND APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER TO INSURE COMPLIANCE WITH THE REQUIREMENTS OF THE GEOTECHNICAL REPORT. IF SUCH REPORT IS PROVIDED.
9. ALL ABANDONED FOOTINGS, UTILITIES, ETC. THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.

- REINFORCEMENT, U.N.O.
10. DOWELS BETWEEN FOOTING AND WALLS SHALL BE THE SAME GRADE, SIZE, AND SPACING AS VERTICAL

FRAMING LUMBER NOTES

- 1. ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR-LARCH AND CONFORM TO WEST COAST LUMBER INSPECTION BUREAU.
2. STRUCTURAL LUMBER SHALL CONFORM TO THE FOLLOWING GRADES UNLESS NOTED OTHERWISE:
A. STUDS.....NO.2
B. JOISTS AND RAFTERS.....NO.2
C. POSTS.....NO.1
D. BEAMS AND HEADERS.....NO.1
E. TOP PLATES.....NO.2
F. SILL PLATES.....NO.2 PRESSURE TREATED
G. BLOCKING.....CONSTRUCTION GRADE
3. ALL WOOD MEMBERS IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED WOOD.
4. ALL WOOD MEMBERS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED AND PAINTED WITH WEATHER PROOF PAINT.
5. MAXIMUM Laterally UNSUPPORTED Stud Length, Size, and Spacing shall be as follows:

STUD SIZE
Laterally Unsupported Stud Height (One Story)
2X4 @ 16" O.C.
10'-0"
10'-0"

- 6. PROVIDE CONTINUOUS DOUBLE BLOCKING OR DOUBLE JOISTS AS APPLICABLE UNDER ANY NON -BEARING WALL BEARING ON FLOOR JOISTS (SEE PLANS FOR BEARING WALLS).
7. ALL NAILING SHALL BE IN ACCORDANCE TO CALIFORNIA BUILDING CODE, CHAPTER 23.
8. BOLT HOLES SHALL BE 1/8" LARGER THAN BOLT DIAMETER. ALL BOLTS SHALL HAVE WASHERS AND NUTS.
9. CONTRACTOR SHALL NOT CUT OR NOTCH EXISTING OR NEW WOOD MEMBERS UNLESS SPECIFIED ON PLANS.
10. HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE 0.229 "X3"X3" PLATE WASHER ON THE SUPPORTING MEMBER. HOLD-DOWN SHALL BE TIGHTENED TO FINGER TIGHT PLUS ONE -HALF WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING.
11. ALL HOLD-DOWN, BOLTS, WASHER PLATES, NAILS, OR ANY STEEL FASTENER IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED.
12. ALL BEAM AND JOIST HANGERS SHALL BE THE FULL DEPTH OF THE SUPPORTED MEMBER AND SHALL HAVE ALL HOLES FILLED IN WITH FASTENERS PER MANUFACTURER REQUIREMENTS TO ACHIEVE THE MAXIMUM CAPACITY OF THE HANGER.
13. ALL STRAPS, HOLD-DOWN, AND ANY HARDWARE CONNECTION SHALL HAVE ALL HOLES FILLED IN WITH FASTENERS PER MANUFACTURER REQUIREMENTS TO ACHIEVE THE MAXIMUM CAPACITY.
14. ALL LUMBER SHALL BE DRY TO 19% AND PLYWOOD SHALL BE DRY TO 15% AT THE TIME OF INSTALLATION AND WILL BE KEPT DRY AND PROTECTED AT ALL TIMES DURING CONSTRUCTION.
15. ALL POSTS EXTENDING TO LOWER FLOOR SHALL BE CONTINUOUS BETWEEN UPPER FLOOR BOTTOM PLATE AND BOTTOM FLOOR TOP PLATES WITH BLOCKING SAME SIZE AS THE POST OR AS SPECIFIED ON PLAN.

- 16. IF NOT SHOWN ON PLANS, PROVIDE A POST UNDER EACH END OF ANY BEAM, DOUBLE JOISTS, OR 3X MEMBER (SAME SIZE AS THE SUPPORTED MEMBER).
17. PROVIDE FULL DEPTH SOLID 2X BLOCKING AT 8'-0" O.C. MAXIMUM FOR FLOOR JOISTS AND ROOF RAFTERS.
18. USE CBC TABLE 2304.10.1 FOR FASTENERS.

SIMPSON HANGER SCHEDULE

Table with columns: Joist Size, Model No., Ga, Dimensions (in) (W, H, B, dg), Min/Max, Header, Joist. Includes rows for sawn lumber sizes and specific hanger models like LUS410, U410, HUS410, HU412/HUC412, U66, HU66/HUC66, U68/HUC68, U610, HU610/HUC610, HU612/HUC612.

SCOPE OF WORK

STRENGTHEN SLANTED EXTERIOR ROOF SOFFIT BY ELEMINTING CANTILEVERED MEMBERS, INSTALLING NEW POSTS WITH CONCRETE PADS. AND NEW CROSS BEAMS TO REDUCE THE PRESSURE ON THE EXISTING CROSS BEAM.

APPLICABLE CODES

- 2022 BUILDING STANDARDS ADMINISTRATIVE CODE. TITLE 24, OCC
2022 CALIFORNIA BUILDING CODE (C.B.C.), TITLE 24, C.C.R. (2019 INTERNATIONAL BUILDING CODE OF THE INTERNATIONAL CODE COUNCIL, WITH CALIFORNIA AMMENDMENTS)
2022 CALIFORNIA ELECTRICAL CODE (C.E.C.), 2001, TITLE 24, C.C.R. (2019 NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION AGENCY, NFPA)
2022 CALIFORNIA MECHANICAL CODE (C.M.C.), TITLE 24, C.C.R. (2019 UNIFORM MECHANICAL CODE OF THE INTERNATIONAL CODE COUNCIL, WITH CALIFORNIA AMMENDMENTS)
2022 CALIFORNIA PLUMBING CODE (C.P.C.), TITLE 24, C.C.R. (2019 UNIFORM PLUMBING CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)
2022 CALIFORNIA ENERGY CODE (C.P.C.), TITLE 24, C.C.R.
2022 CALIFORNIA FIRE CODE (C.F.C.), TITLE 24, C.C.R. (2019 INTERNATIONAL FIRE CODE OF THE INT'L CODE COUNCIL)
2022 CALIFORNIA EXISTING BUILDING CODE, TITLE 24, C.C.R. (2019 INTERNATIONAL EXISTING BUILDING CODE OF THE INTERNATIONAL CODE COUNCIL WITH AMMENDMENTS)
2022 CALIFORNIA GREEN BUILDING STANARDS CODE, TITLE 24, C.C.R.
2022 CALIFORNIA REFERENCED STANDARDS CODE, TITLE 24, C.C.R.

ALL CURRENT COUNTY OF RIVERSIDE MUNICIPAL CODES & CITY OF PERRIS MUNICIPAL CODES

ACC & ENGINEERING GENERAL NOTES

- 1. DRAWINGS HEREIN ARE THE PROPERTY OF ACC & ENGINEERING AND SHALL NOT BE USED FOR ANY OTHER THAN THE LOCATION SHOWN HEREON NOR ALTERED, COPIED, OR DUPLICATED WITHOUT ACC & ENGINEERING'S PERMISSION.
2. THE CONTRACTOR IS REQUIRED TO SUBMIT ALL NECESSARY DOCUMENTATION IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS TO BOTH THE PROJECT ARCHITECT AND ACC & ENGINEERING TEAM PRIOR TO COMMENCING WORK ON SECTIONS THAT NECESSITATE SUBMISSIONS.
3. PRIOR TO THE EXECUTION OF ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR IS REQUIRED TO VERIFY SITE CONDITIONS AGAINST PROJECT PLANS AND REPORT ANY DISCREPANCIES TO ACC & ENGINEERING TEAM IMMEDIATELY
4. COPIES OF ALL INSPECTION REPORTS, TEST RESULTS, ETC. SHALL BE SENT TO ACC & ENGINEERING.
5. ANY CONFLICT BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS MUST BE VERIFIED WITH BOTH THE PROJECT ARCHITECT AND ACC & ENGINEERING BEFORE CONSTRUCTION CAN PROCEED.
6. DO NOT SCALE DRAWINGS, CONTRACTOR SHALL ONLY USE WRITTEN DIMENSIONS.

DESIGN CRITERIA & PARAMETERS

Table with columns: LOAD TYPE, DEAD LOADS, LIVE LOADS, and GEOTECHNICAL. Includes values for Roof, Attic, Floor, and Wall/Int walls. Also includes design coefficients like S1=0.068, Sus=1.26, Sps=0.96, TL=8s, P=1.3, C1=0.02, x=0.75, Cs=0.19.

MANDATORY NOTES

- 1. NUTS OF THE PRIMARY AND SECONDARY ANCHORS FASTENERS SHALL BE FINGER TIGHT WITH 2 WRENCH TURN PRIOR TO INSPECTION AND COVERING.
2. POWER DRIVEN FASTENERS SHALL NOT BE USED TO ANCHOR SILL PLATES EXCEPT AT INTERIOR NON BEARING WALLS NOT DESIGNED AS SHEAR WALLS.
3. EXTERIOR ANCHOR BOLTS AND POST BASES SHALL BE GALVANIZED AND EACH ANCHOR BOLTS SHALL HAVE AT LEAST TWO GALVANIZED NUTS ABOVE THE BASE PLATE.
4. THE TOP OF EXTERIOR PEDESTALS MUST BE SLOPED FOR POSITIVE DRAINAGE.
5. ALL MAIN FOOTING AND GRADE BEAM REINFORCEMENT STEEL SHALL BE BENT INTO THE INTERSECTING FOOTING AND FULLY DEVELOPED AROUND EACH CORNER AND INTERSECTION.
6. CONTINUOUS INSPECTION BY A LICENSED DEPUTY INSPECTOR IS REQUIRED FOR ALL STRUCTURAL CONNECTIONS, FOOTINGS, GRADE BEAMS AND RETAINING WALLS DURING INSTALLATION.
7. FASTENERS IN PRESERVATIVE TREATED WOOD OR FIRE RETARDANT TREATED WOOD SHALL BE OF HOT DIPPED ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL. (ASTM A153)
8. ALL HARDWARE SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS AND RECOMMENDATIONS.

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PROJECT NAME LOCATION OWNER

WANG PLAZE STRUCTURAL RETROFIT
5422 - 5454 LA PALMA AVE, LA PALMA, CA 90623
KWANG LEE

ENGINEER OF RECORD REVIEWED BY SEAL / STAMP



THE SIGNATURE AND SEAL OF A PROFESSIONAL ENGINEER IS THE LEGAL REPRESENTATION THAT THE ENGINEERING DRAWINGS, PLANS, AND SPECIFICATIONS WERE PREPARED UNDER THE RESPONSIBLE CHARGE (THE DIRECT CONTROL AND PERSONAL SUPERVISION) OF THE PROFESSIONAL ENGINEER AND CERTIFIES THAT THE WORK WAS PERFORMED COMPETENTLY, MEETS THE PROFESSIONAL STANDARD OF CARE, AND ACCEPTABLE STANDARDS OF PRACTICE.

JURISDICTION HAVING AUTHORITY CITY OF LA PALMA

Table with columns: REVISION NUMBER, DATE. Includes a row for REVISION SCHEDULE.

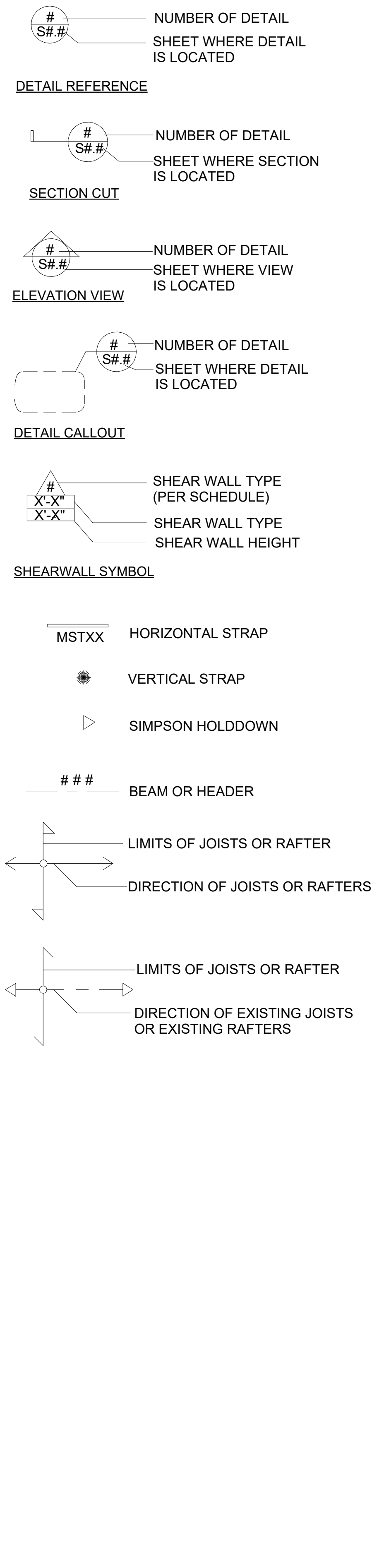
SHEET NAME
STRUCTURAL NOTES & SPECIFICATIONS

SHEET NUMBER
S-0

ABBREVIATIONS

AB. ANCHOR BOLT
 ADJ. ADJACENT
 ALLOW. ALLOWABLE
 ALT. ALTERNATE
 APPROX. APPROXIMATE
 BDRY. BOUNDARY
 BL. BOTTOM LAYER
 BOT. BOTTOM
 B.S. BOTH SIDES
 BT. BENT
 CLR. CLEAR
 COL. COLUMN
 CONC. CONCRETE
 CONT. CONTINUOUS
 CSK. COUNTERSUNK
 CJ. CEILING JOIST
 CB. CEILING BEAM
 DBL. DOUBLE
 DEPR. DEPRESSION
 DIA. DIAMETER
 DIM. DIMENSION
 DN. DOWN
 DS. DOUBLE STIRRUPS
 DWLS. DOWELS
 EA. EACH
 E.F. EACH FACE
 EQ. EQUAL
 EQUIP. EQUIPMENT
 E.W. EACH WAY
 E. EXISTING
 EXT. EXTERIOR
 FB. FLOOR BEAM
 FDN. FOUNDATION
 F.F. FINISH FLOOR
 FG. FLOOR GIRDER
 FJ. FLOOR JOIST
 FLG. FLANGE
 FLR. FLOOR
 F.O.S. FACE OF STUD
 F.P. FULL PENETRATION
 F.S. FAR SIDE
 FTG. FOOTING
 GA. GAGE
 GALV. GALVANIZED
 GLB. GLUE LAMINATED BEAM
 GR. GRADE
 HORIZ. HORIZONTAL
 H.S. HIGH STRENGTH
 HSS. HOLLOW STRUCT. SECTION
 I.D. INSIDE DIAMETER
 I.F. INSIDE FACE
 INT. INTERIOR
 JST. JOIST
 JT. JOINT
 K.P. KING POST
 LG. LONG
 LGTH. LENGTH
 LTWT. LIGHTWEIGHT
 MECH. MECHANICAL
 MFR. MANUFACTURER
 N.I.C. NOT IN CONTRACT
 NLB. NON-LOAD BEARING
 NO. NUMBER
 N-S. NORTH-SOUTH
 N.T.S. NOT TO SCALE
 O.D. OUTSIDE DIAMETER
 O.F. OUTSIDE FACE
 OPNG. OPENING
 OPP. OPPOSITE
 P.L. PROPERTY LINE
 P.P. PARTIAL PENETRATION
 QTY. QUANTITY
 REG. REGULAR
 REINF. REINFORCEMENT
 REQ'D. REQUIRED
 RB. ROOF BEAM
 RC. REINFORCED CONC.
 RR. ROOF RAFTER
 SCHED. SCHEDULE
 SECT. SECTION
 SHTG. SHEATHING
 S.O.G. SLAB ON GRADE
 SPCG. SPACING SQUARE
 STAG. STAGGERED
 STD. STANDARD
 STIRR. STIRRUPS
 STL. STEEL
 STR. STRAIGHT
 STRUCT. STRUCTURAL
 SUPPT. SUPPORT
 SW. SHEAR WALL
 SYM. SYMMETRICAL
 T & B TOP AND BOTTOM
 T.C. TOP OF CURB
 TEMP. TEMPERATURE
 T.S. TOP OF STEEL
 TOW. TOP OF WALL
 TOR. TOP OF RAILING
 TYP. TYPICAL
 U.N.O. UNLESS NOTED OTHERWISE
 VERT. VERTICAL
 V.I.F. VERIFY IN FIELD
 WWM. WELDED WIRE MESH

SYMBOLS



ESR AND LARR REFERENCES

ESR & LARR		
DESCRIPTION	ESR	LARR
Simpson Strongwall Shear Panels	2652	25730
Simpson ABA, ABU, ABW	1622	-
Simpson CBSQ, PB, CB/LCB, PPBZ, MPBZ	3050	25985
Simpson SD Wood Screws	3096	25910
Simpson LU, U, HU, LUS, MUS, HUS, HHUS, SUR\L, HSUR\L, HTU, LUCZ	2549, 2523	25807
Simpson Top Flange Hangers for Engineered Wood Products and Glulam Beams (GLT, HGLT, GLS, HGLS, EG/MEG/LEG, MSC, ITS/MIT/HIT, LBV/B/HB/BA, EGG)	2615	25803
Simpson Hangers for composite lumber and prefabricated wood joists. (IUS, U, HU/HUC, HUS/HUSC, HHUS, SUR/L, HSUR/L, MIU, HGUS, LGU, MGU, HGU, HHGU, HUCQ)	2552	25801
Simpson SET-XP Epoxy Adhesive Anchors for Cracked and Uncracked Concrete	2508	25744
Simpson Column Caps for wood construction- (1. CC, ECC, CCQ and ECCQ Column Caps) (2. AC, EAC, LPC, PC, EPC, BC, BCS, EPCZ, AND PCZ Post	2604	25714
Simpson Straps- FHA, HST, LSTA, LSTI, MST, MSTA, MSTC, MSTI, and ST Series Straight Tie Straps; CMST and CS Series Coiled Tie Straps; CMSTC16 Coiled Tie Strap; CTS218 Compression/Tension Straps MSTC3 Series Straps.	2105	25713
Simpson Hold-Down Connectors- HDU, HDQ8, HHDQ, DTT2, and HDC10 Clips and Plates for Wood Framing- A Series, A34, A35, FC, GA, H2A, H2, ST, H8, H10A-2, H10S, H14, HH, L, LCE4, LS, LP4, LTP5, LS, RBC, RBCP, and TJC37 Angles, Z Clips, and FWANZ	2330	25720
Hardy Frame Panels HFX and HFX/S Series Panels and Brace Frames, HFX Series Bearing Plate, HFP Series Post, and Hardy Frame® Saddle	3096	25814
SIMPSON PDPW-300 SHOT PINS	2089	25759
SIMPSON Embedded Column Bases in Concrete: CBSQ-SDS2, EPB, PB, PBS, EPS, CB/LCB, PPBZ and MPBZ.	2138	-
Structural Composite Lumber: TimberStrand® Laminated Strand Lumber(LSL), Parallam® Parallel Strand Lumber (PSL), and Microllam® Laminated Veneer Lumber(LVL); TimberStrand® LSL Rim Board, Microllam LVL Rim Board; and Tj® Rim Board.	3050	25985
	1387	25202

STRUCTURAL OBSERVATION

ACC & ENGINEERING TO BE RESPONSIBLE FOR THE STRUCTURAL OBSERVATION BY DESIGNATION THE FOLLOWING ENGINEER AS THE OBSERVER FOR THIS PROJECT.
 NAME: MOSTAFA BAYOUMI
 CALIFORNIA REGISTRATION : C94270
 PHONE: 714-844-2140

ONLY CHECKED ITEMS ARE REQUIRED

FOUNDATION	WALL	FRAME	DIAPHRAM
<input type="checkbox"/> FOOTING, STEM WALLS, PIERS	<input type="checkbox"/> CONCRETE	<input type="checkbox"/> STEEL MOMENT FRAME	<input type="checkbox"/> CONCRETE
<input type="checkbox"/> FOUNDATION	<input type="checkbox"/> MASONRY	<input type="checkbox"/> STEEL BRACED FRAME	<input type="checkbox"/> STEEL DECK
<input type="checkbox"/> CAISSON, PILES, GRADE BEAMS	<input type="checkbox"/> WOOD	<input type="checkbox"/> CONCRETE MOMENT FRAME	<input type="checkbox"/> WOOD
<input type="checkbox"/> STEPPED/RETAINING FOUNDATION, HILLSIDE SPECIAL ANCHORS	<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 HIRED TO BE THE STRUCTURAL OBSERVER.

SIGNATURE DATE

DECLARATION BY THE ARCHITECT OR ENGINEER OF RECORD

I, _____ DECLARE THAT THE ABOVE LISTED (ARCHITECT, ENGINEER) IS DESIGNATED BY ME TO BE RESPONSIBLE FOR THE STRUCTURAL OBSERVATION

(REQUIRED IF THE STRUCTURAL OBSERVER IS DIFFERENT FROM THE ARCHITECT OR THE ENGINEER OF RECORD.

SIGNATURE DATE

INSPECTION SCHEDULE

INSPECTION ITEM	FREQ. OF INSPECTION
INSPECTION OF STEEL CONSTRUCTION (2019 CBC, SEC 1705.2)	
A-HIGH STRENGTH BOLTING	
1. MATERIAL IDENTIFICATION MARKINGS	PERIODIC
2. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED	PERIODIC
3. BEARING-TYPE CONNECTIONS	PERIODIC
4. SLIP-CRITICAL CONNECTIONS	CONTINUOUS
B-WELDING OF STRUCTURAL STEEL :	
1. COMPELTE AND PARTIAL PENETRATION GROOVE WELDS	CONTINUOUS
2. MULTIPASS FILLET WELDS	CONTINUOUS
3. SINGLE-PASS FILLET WELDS > 5/16"	CONTINUOUS
4. SINGLE-PASS FILLET WELDS < 5/16"	PERIODIC
5. FLOOR AND ROOF DECKS WELDS	PERIODIC
C-WELDING OF REINFORCING STEEL:	
1. MATERIAL VERIFICATION OF REINFORCING STEEL	PERIODIC
2. REINFORCING STEEL PART OF LATERAL FORCE RESISTING SYS.	CONTINUOUS
3. SHEAR REINFORCEMENT	CONTINUOUS
4. OTHER REINFORCING STEEL	PERIODIC
D-STRUCTURAL STEEL FRAMING:	
1. COMPLIANCE WITH CONSTRUCTION DOCUMENT DETAILS AND SPECIFICATIONS	PERIODIC
2. MATERIALS IDENTIFICATION	PERIODIC
INSPECTION OF POST-INSTALLED ANCHORS AND DOWELS	
A- ADHESIVE ANCHORS AND REINFORCEMENT DOWELS:	
1. VERIFY DRILL BIT TYPE AND SIZE	CONTINUOUS
2. HOLE DEPTH AND CLEANING PROCEDURE	CONTINUOUS
3. PRODUCT DESCRIPTION INCLUDING NAME, ROD TYPE, DIAMETER, AND LENGTH	CONTINUOUS
4. ADHESIVE EXPIRATION DATE	CONTINUOUS
5. PROPER INSTALLATION TECHNIQUE FOR ADHESIVE ANCHORS	CONTINUOUS
B- MECHANICAL ANCHORS:	
1. VERIFY DRILL BIT TYPE AND SIZE	CONTINUOUS
2. HOLE DEPTH AND CLEANING PROCEDURE	CONTINUOUS
3. PRODUCT DESCRIPTION INCLUDING NAME, ANCHOR TYPE, DIAMETER, AND LENGTH	CONTINUOUS
4. PROPER INSTALLATION TECHNIQUE FOR MECHANICAL ANCHORS AND TIGHTENING TORQUE	CONTINUOUS
C- UNDERCUT ANCHORS:	
1. VERIFY DRILL BIT TYPE AND SIZE	CONTINUOUS
2. HOLE DEPTH AND CLEANING PROCEDURE	CONTINUOUS
3. PRODUCT DISCRPTION INCLUDING NAME, ANCHOR TYPE, DIAMETER, AND LENGTH	CONTINUOUS
4. PROPER INSTALLATION TECHNIQUE FOR UNDERCUT ANCHORS AND TIGHTENING TORQUE	CONTINUOUS
SCREW ANCHORS:	
1. VERIFY DRILL BIT TYPE AND SIZE	CONTINUOUS
2. HOLE DEPTH AND CLEANING PROCEDURES	CONTINUOUS
3. PRODUCT DESCRIPTION INCLUDING NAME, ANCHOR TYPE, DIAMETER AND LENGTH	CONTINUOUS
4. PROPER INSTALLATION TECHNIQUE FOR SCREW ANCHORS AND TIGHTENING TORQUE	CONTINUOUS
INSPECTION OF CONCRETE CONSTRUCTION (2019 CBC SEC 1705.3)	
A- STRUCTURAL CAST-IN-PLACE CONCRETE:	
1. REINFORCING STEEL MATERIALS AND PLACEMENT	PERIODIC
2. BOLTS INSTALLED IN CONCRETE PRIOR TO AND DURING CONCRETE PLACEMENT	CONTINUOUS
3. VERIFY USE OF REQUIRED MIX DESIGN	PERIODIC
4. SAMPLING OF FRESH CONCRETE	CONTINUOUS
5. CONCRETE AND SHOTCRETE PLACEMENT TECHNIQUE	CONTINUOUS
6. MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES	PERIODIC
7. FORMWORK FOR SHAPE, LOCATION, AND DIMENSIONS	PERIODIC
INSPECTION OF POST-INSTALLED ANCHORS AND DOWELS	
A- ADHESIVE ANCHORS AND REINFORCEMENT DOWELS:	
1. VERIFY DRILL BIT TYPE AND SIZE	CONTINUOUS
2. HOLE DEPTH AND CLEANING PROCEDURE	CONTINUOUS
3. PRODUCT DESCRIPTION INCLUDING NAME, ROD TYPE, DIAMETER, AND LENGTH	CONTINUOUS
4. ADHESIVE EXPIRATION DATE	CONTINUOUS
5. PROPER INSTALLATION TECHNIQUE FOR ADHESIVE ANCHORS	CONTINUOUS
B- MECHANICAL ANCHORS:	
1. VERIFY DRILL BIT TYPE AND SIZE	CONTINUOUS
2. HOLE DEPTH AND CLEANING PROCEDURE	CONTINUOUS
3. PRODUCT DESCRIPTION INCLUDING NAME, ANCHOR TYPE, DIAMETER, AND LENGTH	CONTINUOUS
4. PROPER INSTALLATION TECHNIQUE FOR MECHANICAL ANCHORS AND TIGHTENING TORQUE	CONTINUOUS
C- UNDERCUT ANCHORS:	
1. VERIFY DRILL BIT TYPE AND SIZE	CONTINUOUS
2. HOLE DEPTH AND CLEANING PROCEDURE	CONTINUOUS
3. PRODUCT DISCRPTION INCLUDING NAME, ANCHOR TYPE, DIAMETER, AND LENGTH	CONTINUOUS
4. PROPER INSTALLATION TECHNIQUE FOR UNDERCUT ANCHORS AND TIGHTENING TORQUE	CONTINUOUS
SCREW ANCHORS:	
1. VERIFY DRILL BIT TYPE AND SIZE	CONTINUOUS
2. HOLE DEPTH AND CLEANING PROCEDURES	CONTINUOUS
3. PRODUCT DESCRIPTION INCLUDING NAME, ANCHOR TYPE, DIAMETER AND LENGTH	CONTINUOUS
4. PROPER INSTALLATION TECHNIQUE FOR SCREW ANCHORS AND TIGHTENING TORQUE	CONTINUOUS
INSPECTION OF MASONRY CONSTRUCTION (2019 CBC SEC 1705.4)	
A- STRUCTURAL REINFORCED MASONRY:	
1. PROPORTIONS OF SITE-PREPARED MORTAR	PERIODIC
2. PLACEMENT OF MASONRY UNITS AND CONSTRUCTION OF MORTAR JOINTS	PERIODIC
3. LOCATION OF REINFORCEMENT, CONNECTOR, AND ANCHORAGE	PERIODIC
4. SIZE AND LOCATION OF STRUCTURAL ELEMENTS	PERIODIC
5. TYPE, SIZE, AND LOCATION OF ANCHORS	PERIODIC
6. REINFORCEMENT SIZE, GRADE, AND TYPE	PERIODIC
7. WELDING OF REINFORCING BARS	CONTINUOUS
8. PROTECTION OF MASONRY DURING COLD WEATHER OR HOT WEATHER	PERIODIC
9. GROUT SPACE IS CLEAN	PERIODIC
10. GROUT PLACEMENT	CONTINUOUS
11. OBSERVE PREPARATION OF REQUIRED GROUT SPECIMENS, MORTAR SPECIMENT, AND/OR PRISMS	CONTINUOUS
12. VERIFY COMPLIANCE WITH THE REQUIRED INSPECTION PROVISIONS OF THE CONSTRUCTION DOCUMENTS AND THE APPROVED SUBMITTALS.	PERIODIC
INSPECTION OF WOOD CONSTRUCTION (2019 CBC SEC 1705.5)	
SHOP FABRICATED STRUCTURAL ELEMENTS:	
A. MAINTENANCE AND ADHERENCE TO FABRICATION AND QUALITY CONTROL PROCEDURES.	PERIODIC
B. FABRICATION TOLERANCE	PERIODIC
SITE-FABRICATION WOOD CONSTRUCTION:	
A. WOOD STRUCTURAL PANEL SHEATHING (HIGH-LOAD DIAPHRAGMS)	PERIODIC
B. NOMINAL SIZE, GRADE, AND TYPE OF FRAMING MEMBERS	PERIODIC
C. FASTENER DIAMETER, LENGTH, QUALITY, LOCATION, EDGE DISTANCE AND SPACING.	PERIODIC
D. CONNECTOR TYPE, MANUFACTURE, AND FASTENERS	PERIODIC
INSPECTION OF SOILS (2019 CBC SEC 1705.6)	
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	PERIODIC
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	PERIODIC
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	PERIODIC
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	CONTINUOUS
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	PERIODIC

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PROJECT NAME LOCATION OWNER

WANG PLAZE STRUCTURAL RETROFIT
 5422 - 5454 LA PALMA AVE, LA PALMA, CA
 90623
 KWANG LEE

ENGINEER OF RECORD REVIEWED BY SEAL / STAMP



THE SIGNATURE AND SEAL OF A PROFESSIONAL ENGINEER IS THE LEGAL REPRESENTATION THAT THE ENGINEERING DRAWINGS, PLANS, AND SPECIFICATIONS WERE PREPARED UNDER THE RESPONSIBLE CHARGE (THE DIRECT CONTROL AND PERSONAL SUPERVISION) OF THE PROFESSIONAL ENGINEER AND CERTIFIES THAT THE WORK WAS PERFORMED COMPETENTLY, MEETS THE PROFESSIONAL STANDARD OF CARE, AND ACCEPTABLE STANDARDS OF PRACTICE.

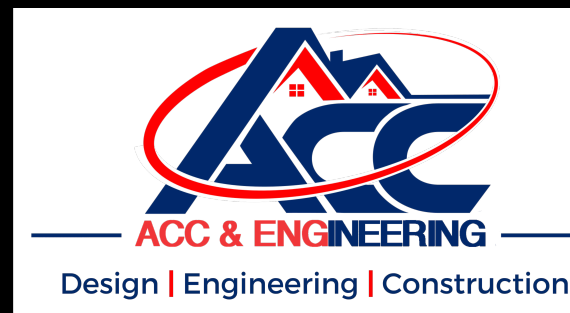
JURISDICTION HAVING AUTHORITY CITY OF LA PALMA

REVISION SCHEDULE	
REVISION NUMBER	DATE

SHEET NAME
 STRUCTURAL SCHEDULES & SPECIFICATIONS

SHEET NUMBER
 S-0.1

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LOCATION: 5422 - 5454 LA PALMA AVE, LA PALMA, CA 90623
OWNER: KWANG LEE

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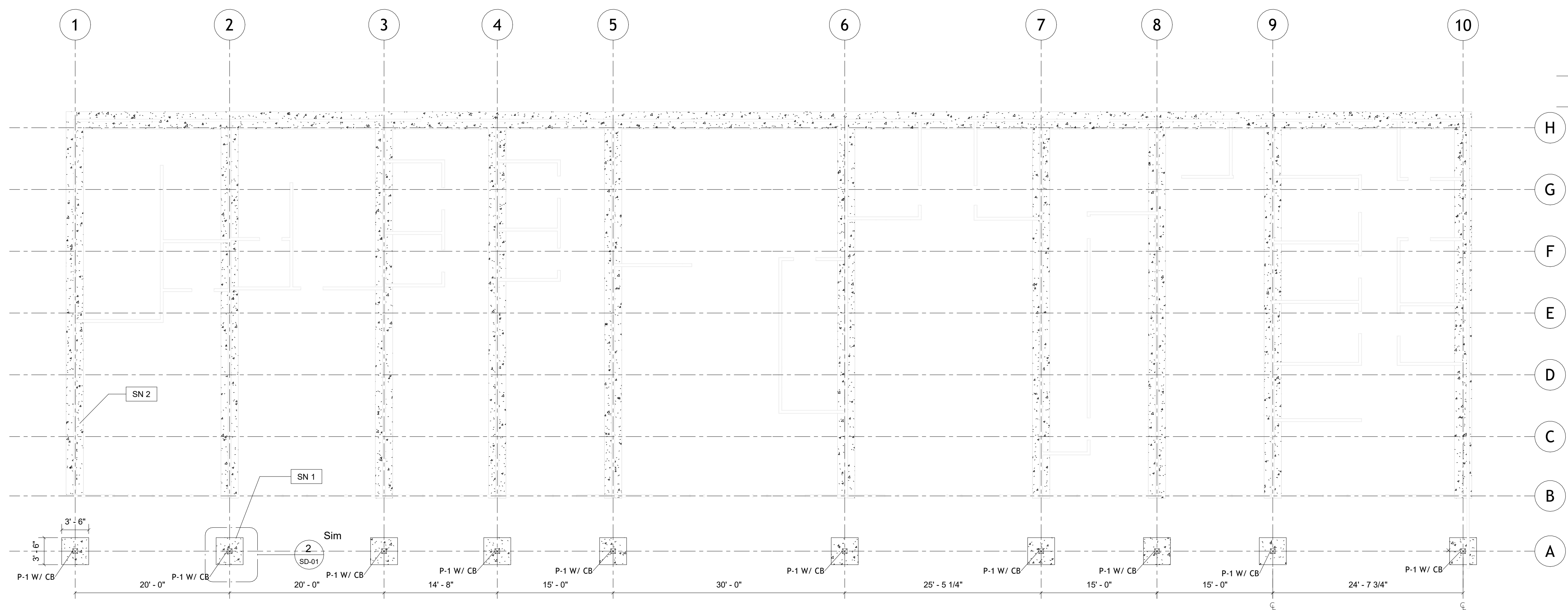
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JURISDICTION HAVING AUTHORITY
CITY OF LA PALMA

REVISION SCHEDULE
REVISION NUMBER: DATE

SHEET NAME
FOUNDATION PLAN

SHEET NUMBER
S-1.0



FOUNDATION PLAN LEGEND

- (E) WALLS NOT PART
- (E) CONCRETE FOUNDATION NOT PART
- (N) CONCRETE FOUNDATION

1 FOUNDATION PLAN
1/8" = 1'-0"

FOUNDATION PLAN GENERAL NOTES

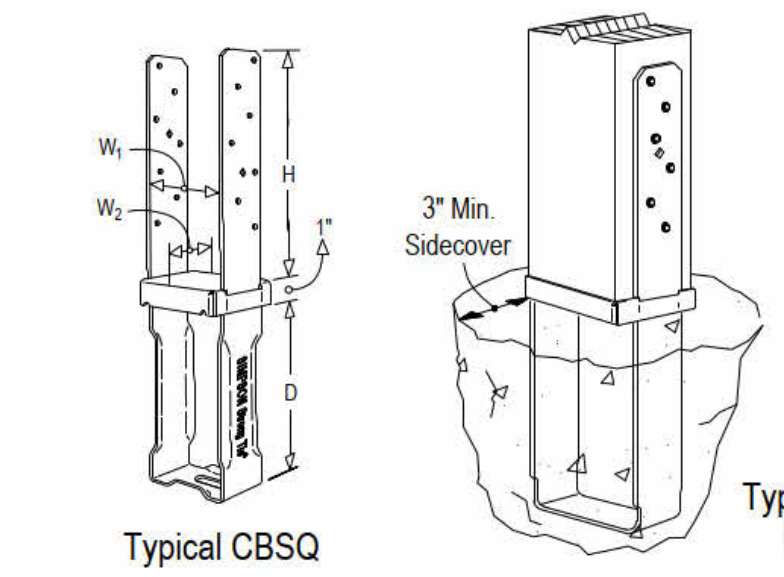
- 1- FOR GENERAL AND MATERIAL NOTES, SEE SHEET S-0.
- 2- FOR SYMBOL LEGEND AND ABBREVIATION, SEE SHEET S-0.1
- 3- CONTRACTOR SHALL VERIFY EXISTING FOOTING AND NOTIFY ENGINEER IF ANY DISCREPANCIES.
- 4- CONTRACTOR SHALL PROVIDE PROPER SHORING & PROTECTION BEFORE ANY DEMOLITION. INCLUDING SAW CUTTING NEAR STRUCTURAL AND NON STRUCTURAL WALLS.

FOUNDATION PLAN SHEET NOTES

- SN 1 SAW CUT THE EXISTING SIDEWALK CONCRETE SLAB FOR NEW FOUNDATION EXCAVATION.
- SN 2 (E) FOUNDATION TO REMAIN AS IS, NOT PART

STRUCTURAL COLOUMN SCHEDULE

TAG	SYMBOL	DESCRIPTION	MATERIAL	LEGNTH	BASE	TOP
P-1		8x8 DFL NO.2	PRESSURE TREATED WOOD	11"	SIMPSON CBSQ88 -SDS2HDG	SIMPSON HU412 / HU612 - REFER TO BEAM SCHEDULE



Installation:

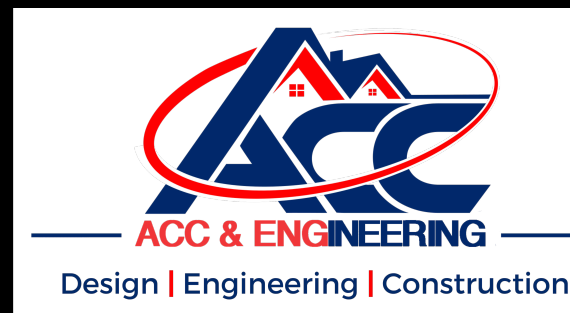
- Install Simpson Strong-Tie SDS 1/4" x 2" wood screws, which are provided with the column base, with a 3/8" hex head driver. (Lag screws will not achieve the same load.)
- Allow concrete to cure before installation of the post.
- For full loads, a minimum of 3" side cover shall be provided.

Model No.	Post Size	Dimensions (in.)				Number of SDS Screws
		W1	W2	D	H	
<input type="checkbox"/> CBSQ44-SDS2HDG	4x4	3 9/16	3 1/2	7 1/8	8 3/8	14-SDS 1/4"x2"
<input type="checkbox"/> CBSQ46-SDS2HDG	4x6	3 9/16	5 5/16	7 13/16	8 11/16	14-SDS 1/4"x2"
<input type="checkbox"/> CBSQ66-SDS2HDG	6x6	5 1/2	5 1/2	6 7/8	8 3/4	14-SDS 1/4"x2"
<input type="checkbox"/> CBSQ86-SDS2HDG	6x8	7 1/2	5 3/8	6 1/8	8 11/16	12-SDS 1/4"x2"
<input type="checkbox"/> CBSQ88-SDS2HDG	8x8	7 1/2	7 3/8	6 1/8	8 11/16	12-SDS 1/4"x2"

1. indicates connector is available in stainless steel. Replace -SDS2HDG in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

D10 CBSQ Post Bases

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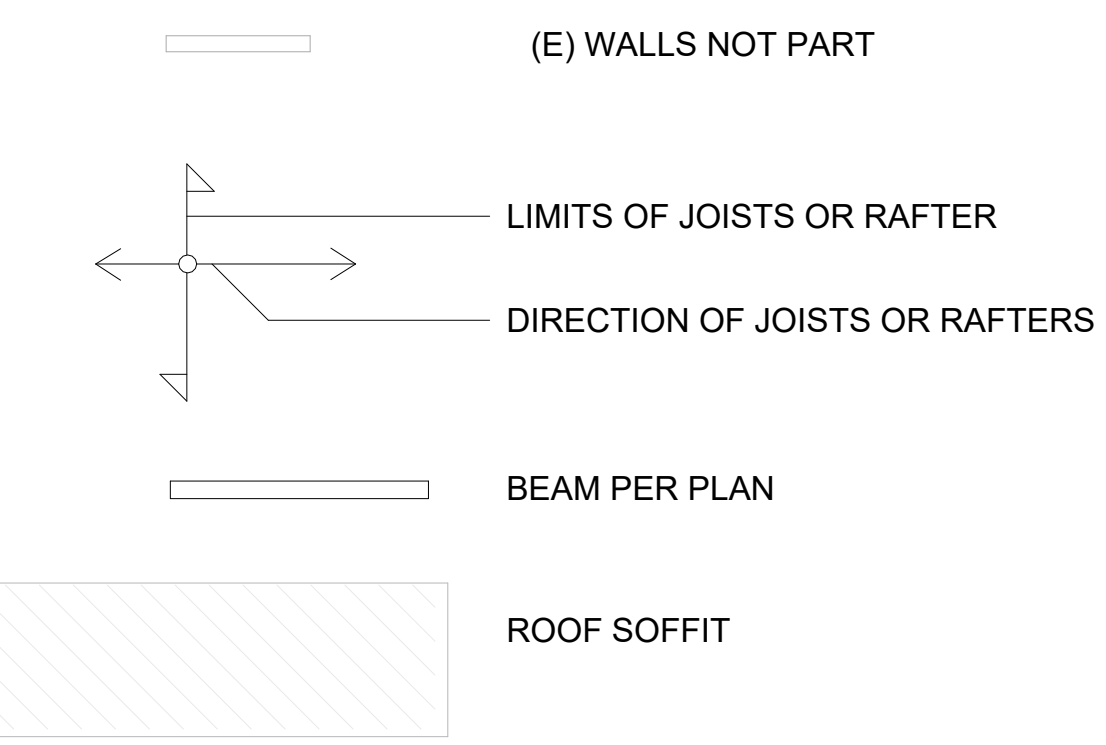
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CITY OF LA PALMA

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REVISION NUMBER DATE

SHEET NAME
ROOF FRAMING PLANS

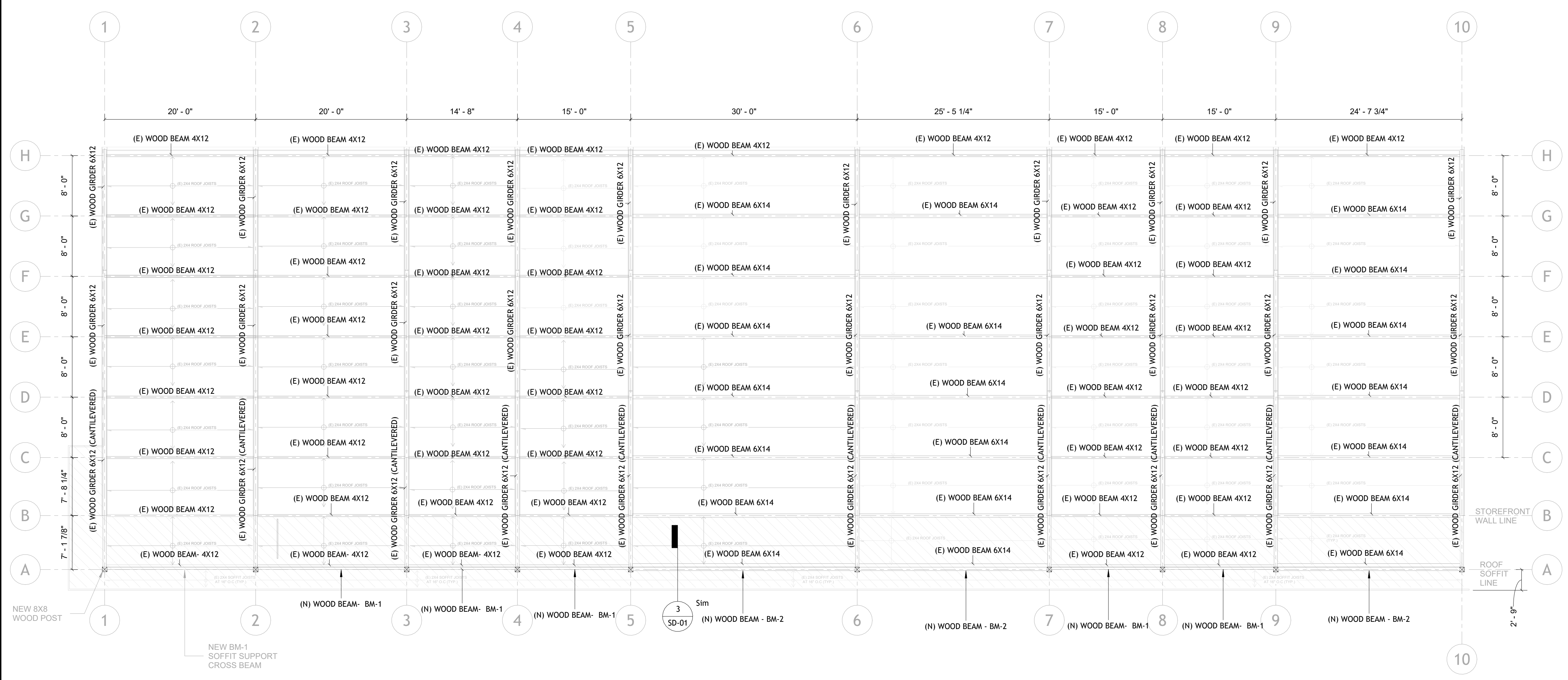
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S-3.0

LEGEND



FRAMING PLAN GENERAL NOTES

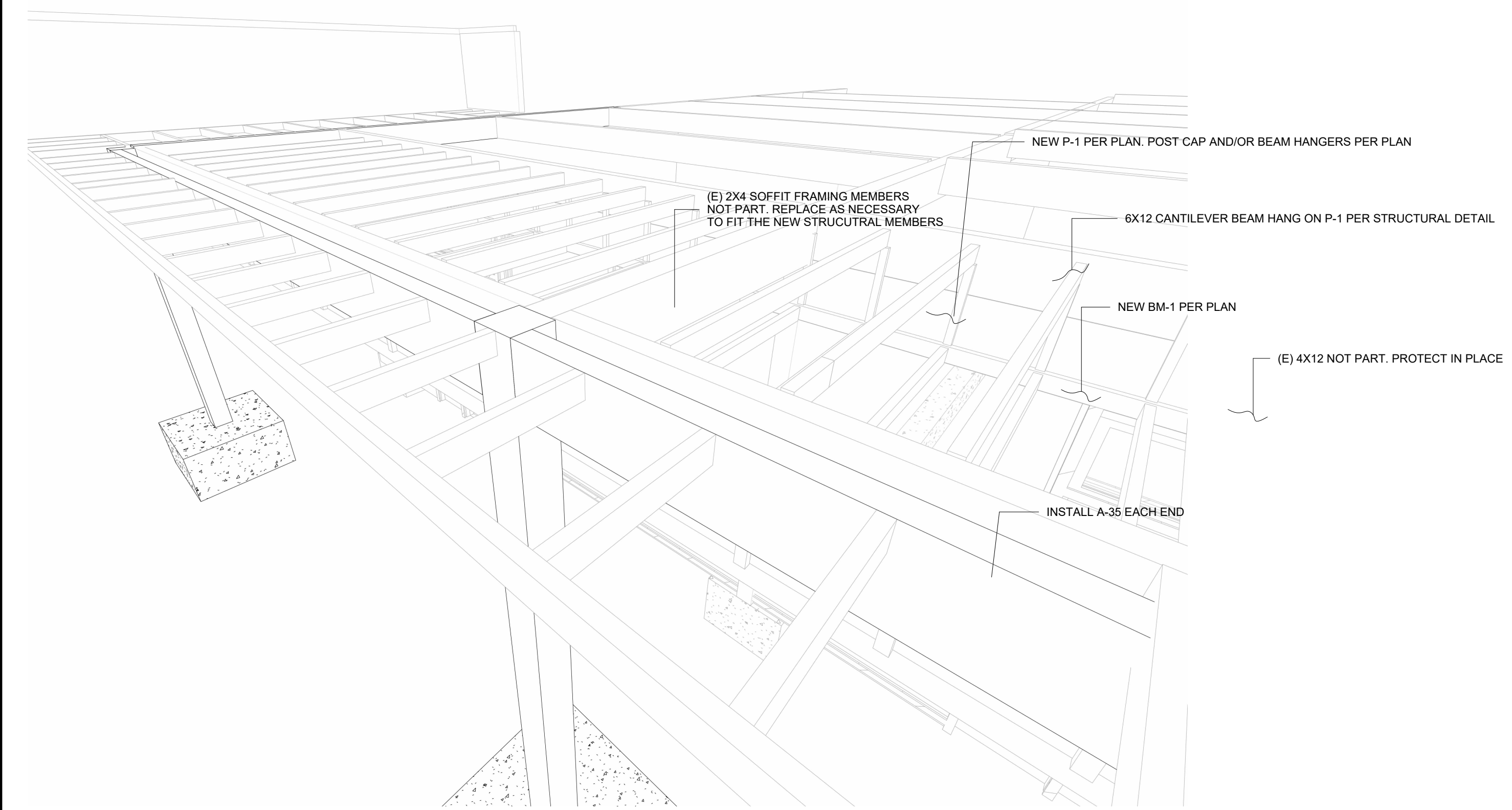
- FOR GENERAL AND MATERIAL NOTES, SEE SHEET S-0.
- FOR SYMBOL LEGEND AND ABBREVIATION, SEE SHEET S-0.1
- CONTRACTOR SHALL VERIFY EXISTING FRAMING AND NOTIFY ENGINEER IF ANY DISCREPANCIES.
- CONTRACTOR SHALL PROVIDE PROPER SHORING & PROTECTION BEFORE ANY DEMOLITION. INCLUDING SAW CUTTING NEAR STRUCTURAL AND NON-STRUCTURAL WALLS.



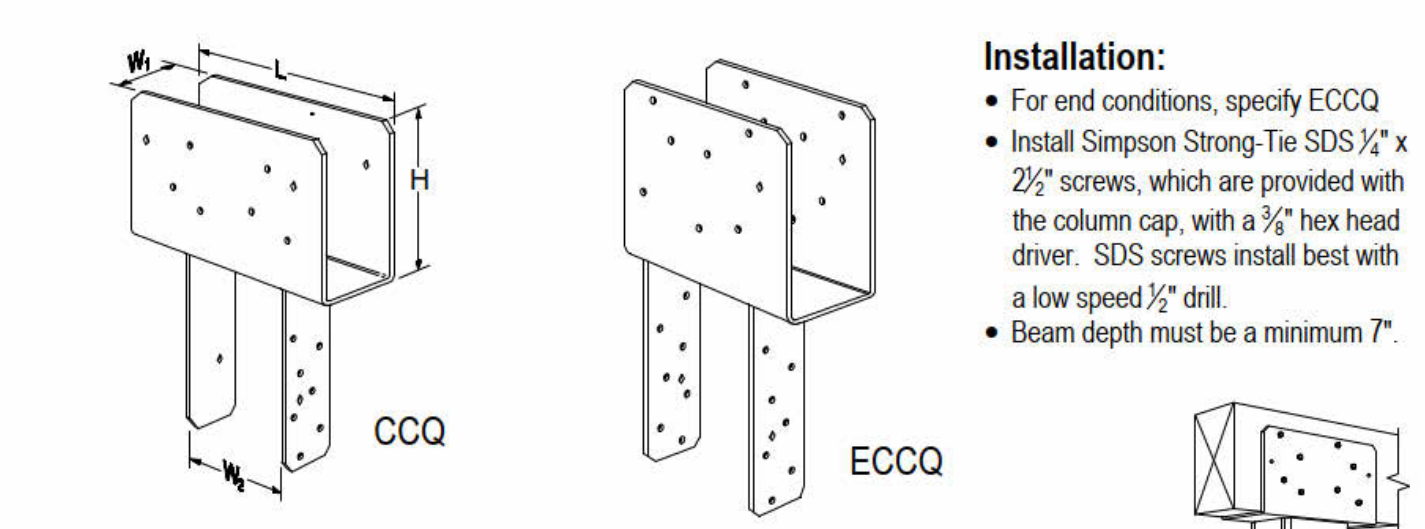
1 ROOF FRAMING PLAN
1/8" = 1'-0"

NEW WOOD BEAM SCHEDULE

BEAM TAG	SIZE	WOOD SPECIES/GRADE	BEAM LEGNTH	MAX BEAM LEGNTH	BEAM HARDWARE
BM-1	4" X 12"	DFL - PRESSURE TREATED NO.2	PER PLAN	20'	HUC 412 OR ECCQ
BM-2	6" X 14"	DFL - PRESSURE TREATED NO.2	PER PLAN	30'	HUC 612 OR ECCQ

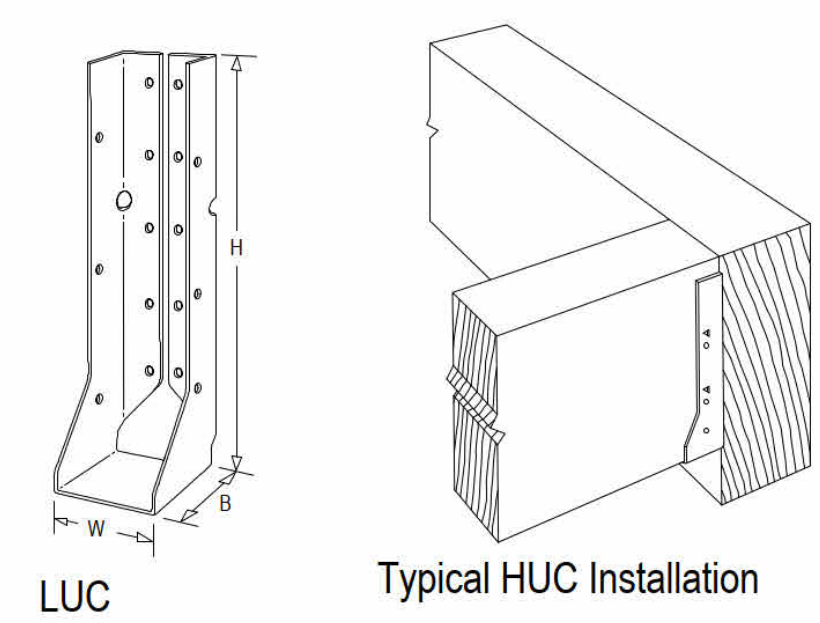


2 ROOF FRAMING SECTION
3/16" = 1'-0"



Installation:

- For end conditions, specify ECCQ
- Install Simpson Strong-Tie SDS 1/4" x 2 1/2" screws, which are provided with the column cap, with a 3/8" hex head driver. SDS screws install best with a low speed 1/2" drill.
- Beam depth must be a minimum 7".



Installation:

- For HUC installations, models have triangle and round holes. To achieve maximum loads, fill both round and triangle holes (fastener quantities listed fill both holes).
- For installations into single 2x headers or ledgers, use the specified full length fasteners into the joist and the following fasteners into the header for reduced loads in accordance with www.strongtie.com:
 - 10dx1 1/4" nails for installations with Nails
 - SD #9x1 1/4" for LUC26Z and LUC210Z installations with SD Screws

Model No.	Beam Width	Dimensions (in.)				No. of SDS 1/4" x 2 1/2" Screws		
		W1	W2	L1	H	Beam	Post	
CCQ3-6HDG	3 1/8	3 1/4	5 1/2	11	8 1/2	7	16	14
CCQ44HDG	4x	3 5/8	3 5/8	11	8 1/2	7	16	14
CCQ46HDG	4x	3 5/8	5 1/2	11	8 1/2	7	16	14
CCQ48HDG	4x	3 5/8	7 1/2	11	8 1/2	7	16	14
CCQ66HDG	6x	5 1/2	5 1/2	11	8 1/2	7	16	14
CCQ68HDG	6x	5 1/2	7 1/2	11	8 1/2	7	16	14

1. □ indicates connector is available in stainless steel. Replace HDG in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

D14 CCQ, ECCQ Post Caps

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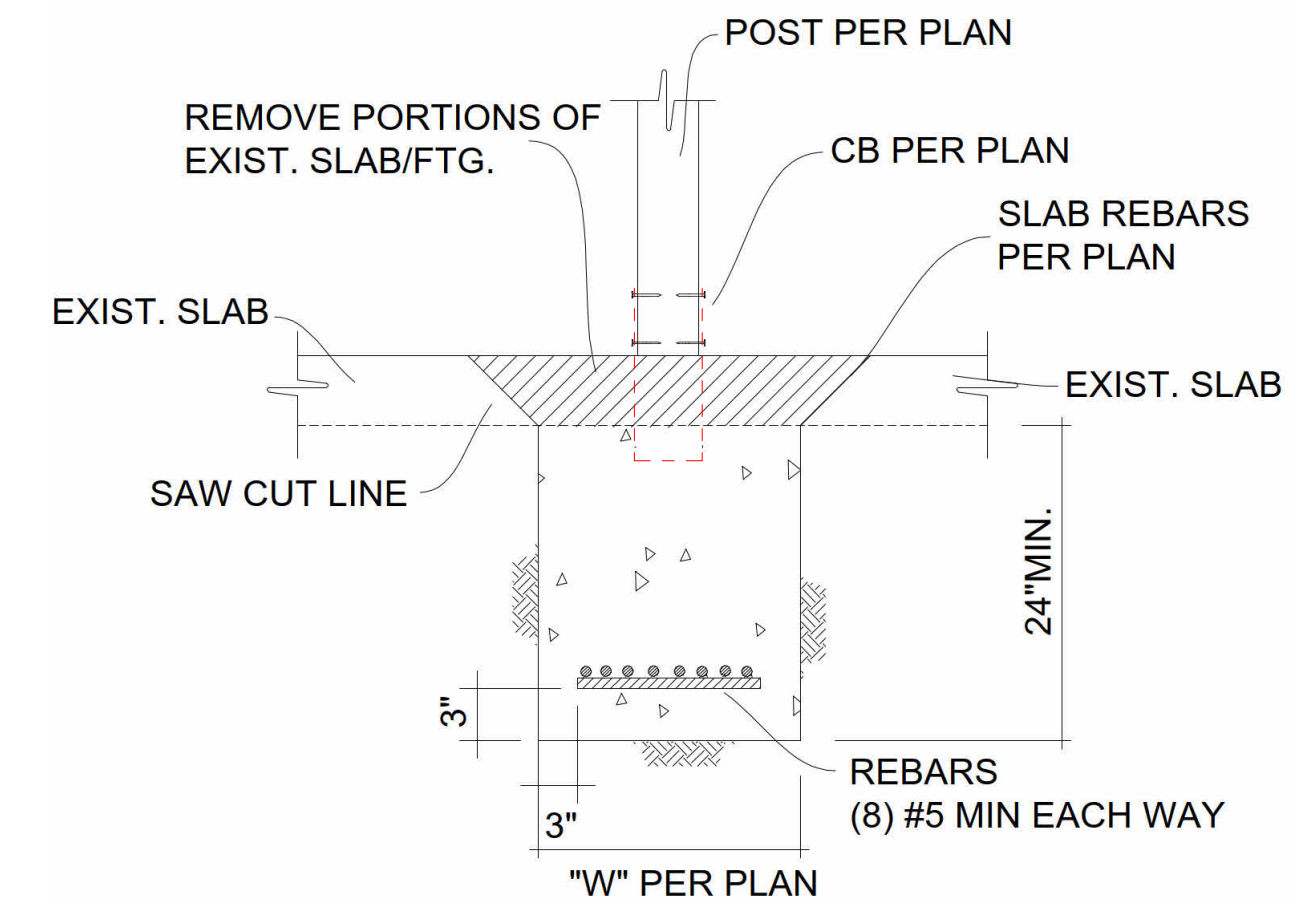
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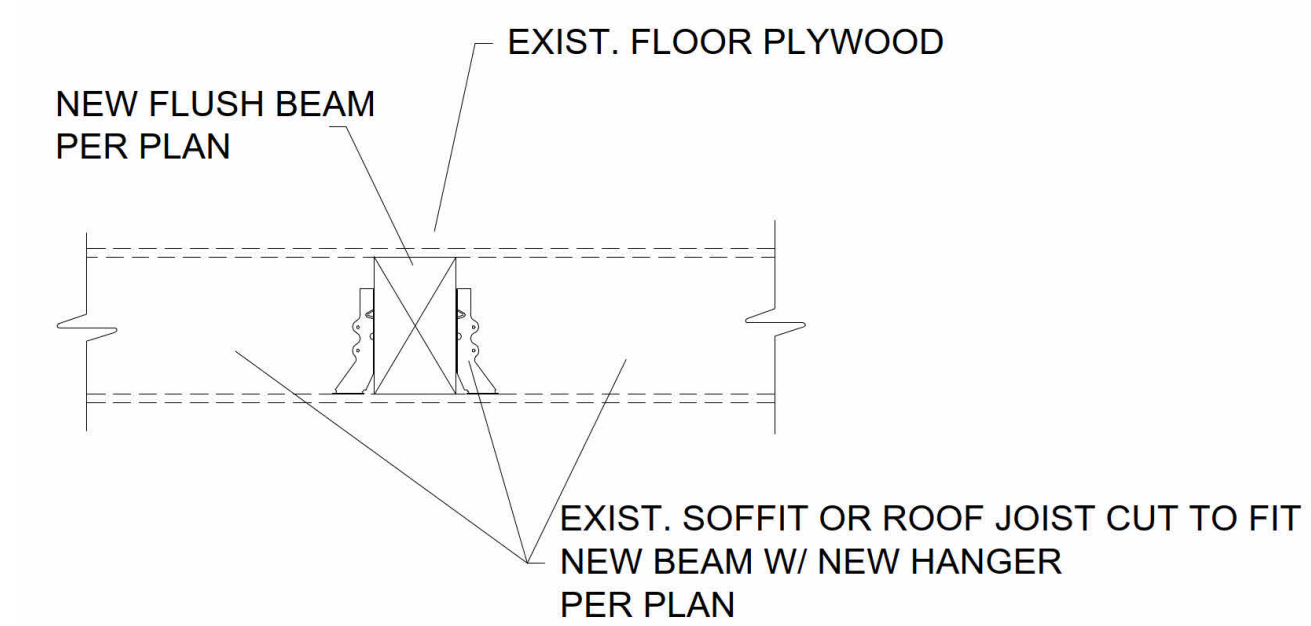
REVISION SCHEDULE	
REVISION NUMBER	DATE

SHEET NAME
STRUCTURAL DETAILS

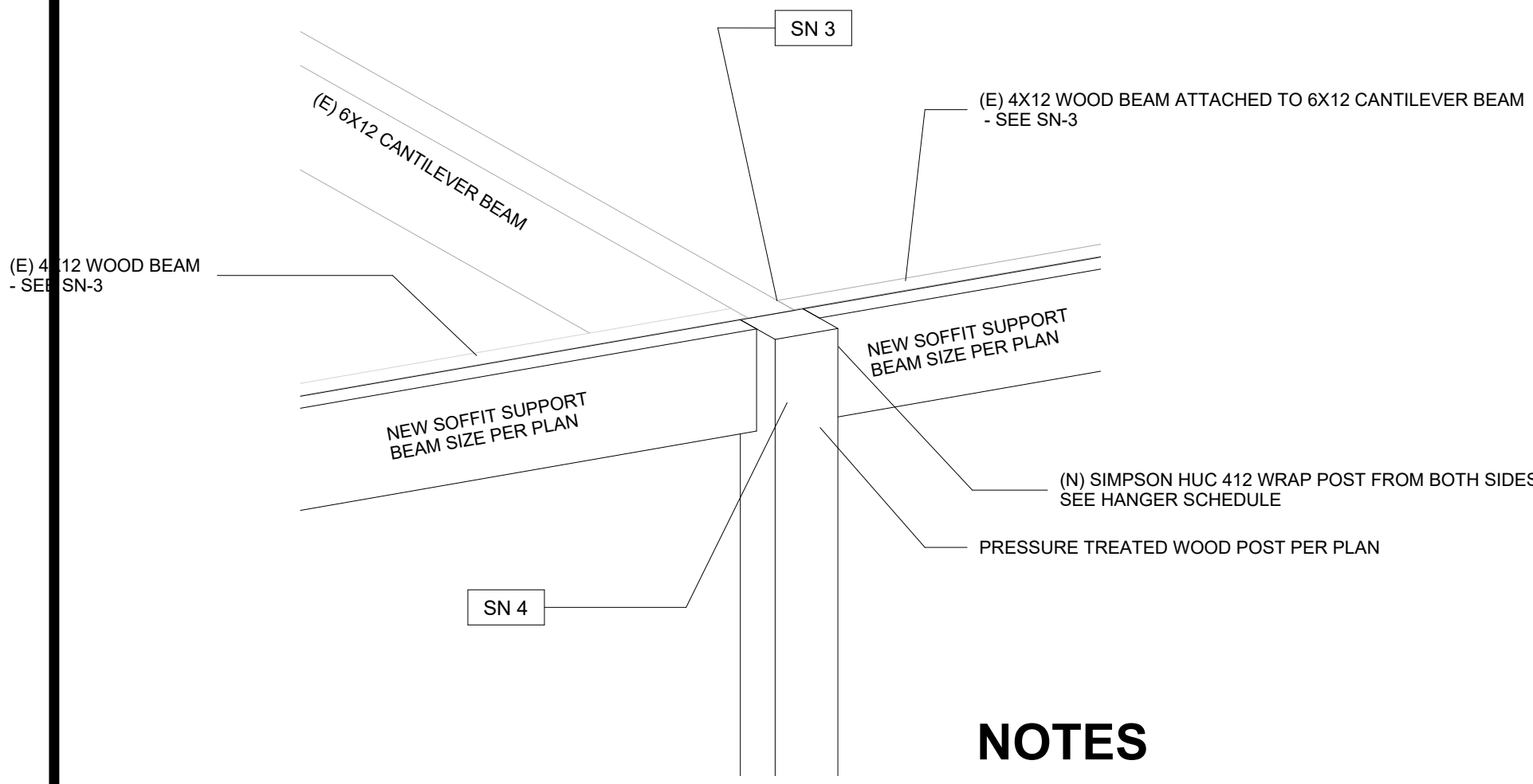
SHEET NUMBER
SD-01



2 NEW CONCRETE PAD AT EXISTING SIDEWALK
3/16" = 1'-0"



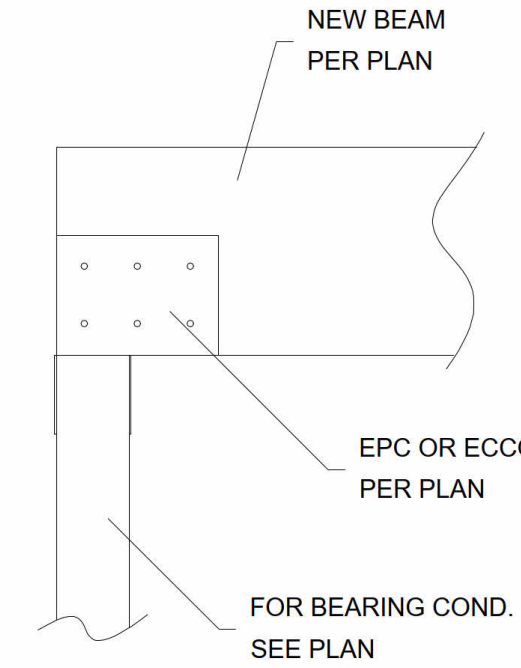
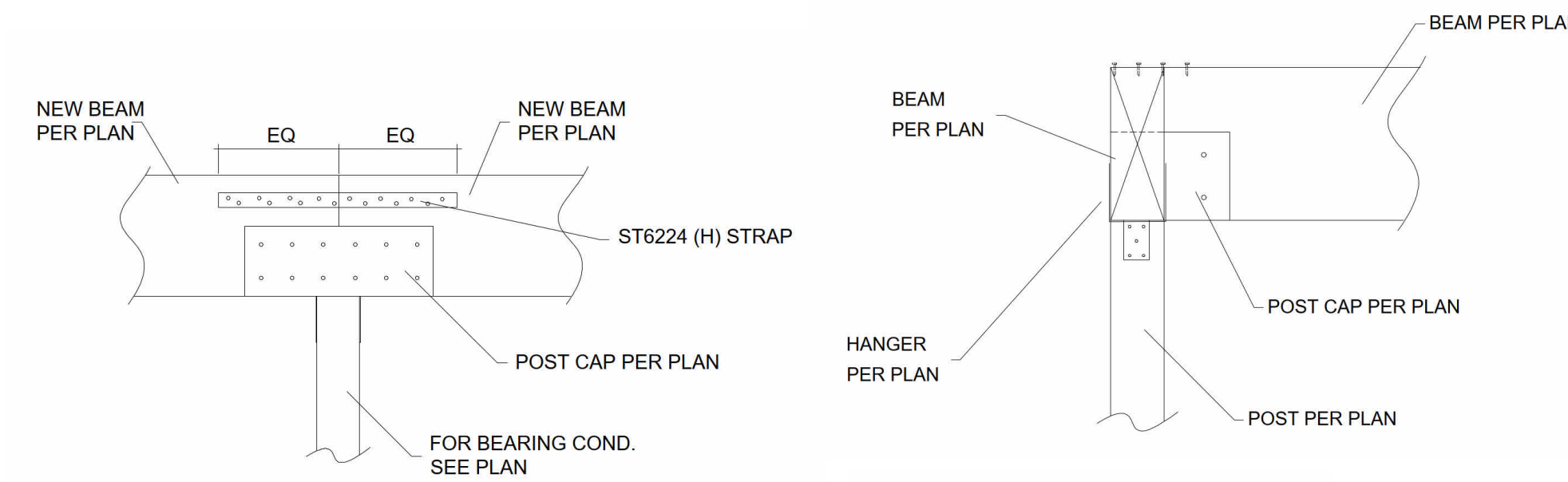
3 NEW BEAM AT (E) JOISTS
3/16" = 1'-0"



NOTES

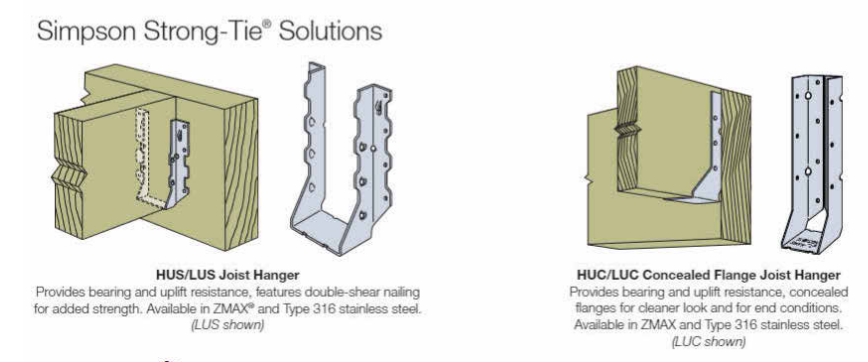
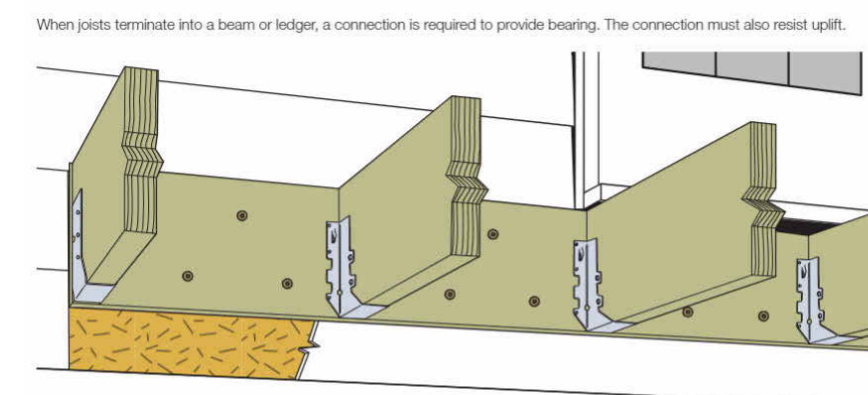
- SN 3 (E) BEAM TO GIRDER CONNECTION THAT ONLY NAILED WITHOUT HANGERS TO BE RETROFITTED WITH SIMPSON HANGER MATCHING THE SAME NEW BEAM'S SIZE HANGER.
- SN 4 CONTRACTOR TO VERIFY THE EXACT ELEVATION OF THE CANTILEVER BEAM & USE ECQQ POST CAPS FOR BEARING CONDITION OR HU612 IF THE BEAM TO BE MOUNTED ON THE FACE OF POST. THIS TO BE DETERMINED AFTER THE DEMOLITION. BOTH HANGERS AND CAPS ARE ACCEPTABLE CONNECTORS.

5 POST TO BEAM CONNECTIONS



Building Code Requirements

- Where posts and beam or girder construction is used to support floor framing, positive connections shall be provided to ensure against uplift and lateral displacement.
IBC 2018/2021 Section R502.9
IBC 2018 Section 2304.10.7
IBC 2021 Section 2304.10.6
- Joist ends and bearing locations shall be provided with lateral restraint to prevent rotation.
IBC 2018/2021 Section R507.6.2
IBC 2018/2021 Section 2308.4.2.3
- Joists bearing on top of a single-ply beam or ledger shall be attached by a mechanical connector. Joists bearing on top of a multi-ply beam or ledger shall be fastened in accordance with Table R502.3(1).
IBC 2018/2021 Section R507.6.1



4 MECHANICAL CONNECTORS REQUIREMENTS
1" = 1'-0"