

3848 RADNOR AVE, LONG BEACH, CA 90808, USA

PROJECT INFORMATION

OWNER

PROJECT LOCATION

3848 RADNOR AVE, LONG BEACH, CA 90808, USA

PROJECT DATA

PARCEL ID: 7184-012-015
LOT SIZE: 5,830 SQFT
INACTIVE DATE: 1942
PROPERTY TYPE: SINGLE FAMILY DETACHED RESIDENCE
COUNTY: LOS ANGELES COUNTY
STATE: CALIFORNIA
CITY: LONG BEACH
STORIES: SINGLE STORY

PROJECT DESCRIPTION

NEW CONSTRUCTION.

SCOPE OF WORK

NEW CONSTRUCTION OF PORCH COVER.

SHEET INDEX

GENERAL

A00 COVER SHEET

ARCHITECTURAL

A01 PROPOSED SITE PLAN
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A08 EXISTING & PROPOSED ELEVATIONS

GENERAL NOTES:

- DISCREPANCIES: DO NOT SCALE FROM DRAWINGS. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER ALL ELSE. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER IMMEDIATELY PRIOR TO COMMENCING ANY WORK.
- ALL CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM: CALIFORNIA BUILDING CODES 2022 EDITION, ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS.
- ALL ELECTRICAL, FIRE PROTECTION, MECHANICAL, PLUMBING AND STRUCTURAL WORK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH EACH FIELD'S APPLICABLE CODES AND STANDARDS.
- CONSTRUCTION DRAWING NOTES AND DETAILS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS.
- CONTRACTORS SHALL VERIFY LOCATION AND ACCEPTABILITY OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
- WORK SHALL BE EXECUTED WITH THE LEAST POSSIBLE DISTURBANCE TO THE PUBLIC AND OCCUPANTS OF ADJACENT AREAS. THE CONTRACTOR SHALL KEEP DIRT, DUST AND NOISE TO A MINIMUM AND PROVIDE DUST SHEETS AS REQUIRED AND DIRECTED. WORK SHALL BE SCHEDULED BY THE CONTRACTOR AND AGREED TO BY THE OWNER IN WRITING.
- INSULATE ALL EXTERIOR WALLS WITH R-19 MIN. BATT INSULATION, AND CEILINGS WITH R-30 MIN. INSULATION, UNLESS NOTED OTHERWISE ON THESE PLANS AND DRAWINGS PER TITLE 24.
- PRIOR TO INSPECTION OF ROOF SHEATHING, THE APPLICANT'S REPRESENTATIVE SHALL REQUEST AN INSPECTION OF THE RESIDENCE BY THE PROJECT ENGINEER IN ORDER TO ENSURE COMPLIANCE WITH ALL OF THE ARCHITECTURAL DETAILING OF THE BUILDING AS SPECIFIED IN THE APPROVED DRAWINGS.
- ROOF COVERAGE FIRE-RESISTANCE CLASS SHALL BE CLASS B.



SECTION KEY



EXTERIOR ELEVATION KEY



INTERIOR ELEVATION KEY



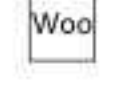
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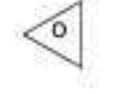
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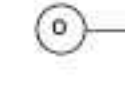
DOOR KEY



WINDOW KEY



REVISION



REFERENCE KEY

SITE PLAN NOTES:

- THE GENERAL CONTRACTOR (GC) SHALL READ, EXAMINE AND BE THOROUGHLY FAMILIAR WITH THESE DRAWINGS AND WITH THE EXISTING SITE CONDITIONS PRIOR TO START WORK. IN THE EVENT THERE ARE DISCREPANCIES OR OMISSIONS WITHIN THE DRAWINGS AND/OR SPECIFICATIONS, THE GC SHALL NOTIFY THE DESIGNER IMMEDIATELY.
- THE GC, AND ALL SUBCONTRACTORS SHALL COMPLY WITH ALL APPLICABLE LAWS AND CODE REGULATIONS.
- THE GC SHALL VERIFY ALL GRADE ELEVATIONS PRIOR TO CONSTRUCTION.
- THE GC, AND ALL SUBS SHALL BE RESPONSIBLE FOR THE PROTECTION OF NEW AND EXISTING CONSTRUCTION FROM DAMAGE. ALL DAMAGED MATERIAL SHALL BE RESTORED/ REPAIRED TO ITS ORIGINAL CONDITION.
- THE GC SHALL BE RESPONSIBLE FOR ALL ITEMS OF EQUIPMENT, FIXTURES AND MATERIALS NOT SPECIFIED HEREIN BUT NECESSARY FOR THE COMPLETION OF THE WORK AS INDICATED ON THESE DRAWINGS. THE GC SHALL SUBMIT CUT SHEET/SHOP DRAWINGS WHICH MEET THE QUALITY AND FUNCTION DESIRED.

- THE ARCHITECT RESERVES THE RIGHT TO REJECT ALL MATERIALS AND WORK QUALITY WHICH ARE NOT IN CONFORMANCE WITH THE SPECIFIED STANDARDS OF THE VARIOUS TRADES INVOLVED. SUCH INFERIOR MATERIALS OR WORK OR QUALITY SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE OWNER OR DESIGNER.
- THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE AND AVAILABLE DURING INSPECTION ACTIVITY.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTLY LOCATING ALL PROPERTY LINES AND GRADES REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT.
- THE BUILDING SITE SHALL BE CLEARED AND GRUBBED OF ALL STUMPS ROOTS OR OTHER FOREIGN MATTER TO A DEPTH OF 12 INCHES.
- ALL FOOTINGS TRENCHES SHALL BE CLEANED AND GRUBBED OF ALL ROOTS.
- ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION OR MAXIMUM FIELD DENSITY. FIELD DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH THE 2022 CALIFORNIA RESIDENTIAL CODE AND BY THE LOCAL BUILDING DEPARTMENT. ALL FILL MATERIAL USED TO SUPPORT THE FOUNDATION SHALL BE PLACED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE AND SHALL HAVE NO MORE THAN MINOR AMOUNT OF ORGANIC SUBSTANCES AND HAVE NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MIN. DIMENSION GREATER THAN 8" ALL FILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED 6" WATER SHALL BE ADDED TO THE OPTIMUM LEVEL FOR THE REQUIRED COMPACTION AND DENSITY PER LAYER FILL AND COMPACTION SHALL MEET THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
- ALL FINISH GRADES AROUND THE BUILDING SHALL BE SLOPPED TO DRAIN WATER AWAY FROM THE BUILDING.
- PROVIDE A MINIMUM SLOPE OF 5% AWAY FROM THE BUILDING FOR THE ENTIRE SITE.
- NO DRAINAGE ONTO ADJACENT PROPERTIES SHALL BE PERMITTED PROVIDE A MINIMUM OF 0.5% SLOPE FOR THE ENTIRE SITE.
- PROPERTY SHALL NOT RETAIN DRAINAGE WATER UNLESS PROVISIONS FOR SUCH ARE INDICATED ON THE DRAWINGS.
- PROVIDE A CHEMICAL TOILET ON SITE PRIOR TO CALLING FOR THE FIRST INSPECTION.
- INSTALL STREET ADDRESS NUMERALS, AT LEAST 4" HIGH WITH MINIMUM 1/2" STROKE, MOUNTED ON A CONTRASTING BLACK GROUND CLEARLY VISIBLE FROM THE STREET.
- FINISH FLOOR TO BE ABOVE CROWN OF EXISTING STREET. PROVIDE A 2% SLOPE AWAY FROM PROPOSED BUILDING FOR A MINIMUM OF 5 FEET.

DIMENSION NOTES:

DO NOT SCALE THESE DRAWINGS. ALL WORK SHALL BE GOVERNED BY THE DIMENSIONS SHOWN ON THE DRAWINGS.

ALL DIMENSION ARE TO THE FACE OF THE STUD, UNLESS OTHERWISE NOTED.

THE GENERAL CONTRACTOR AND/OR SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS, SPECIFICATIONS AND MANUFACTURERS INSTALLATION PROCEDURES PRIOR TO START OF ANY WORK.

DIMENSIONS REGARDING FRAMING ARE FROM FACE OF STUD TO FACE OF STUD.

DIMENSIONS NOTED 'CLEAR' ARE FROM FACE OF FINISH TO FACE OF FINISH AND MUST BE PRECISELY MAINTAINED. DIMENSIONS REGARDING FURNITURE, FIXTURES AND/OR EQUIPMENT ARE 'CLEAR' DIMENSIONS.

DIMENSIONS NOTED 'V.I.F.' SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO THE START OF WORK BEING PERFORMED.

DIMENSIONS NOTED 'A.F.F.' ARE ABOVE FINISHED FLOOR. IN CARPETED AREAS, THE TOP OF THE CARPET IS CONSIDERED THE FINISH FLOOR.

DIMENSIONS IN THE PLAN PERTAINING TO DOORS AND WINDOWS ARE TO THE CENTER OF THE UNIT. ACCOMMODATIONS SHALL BE MADE FOR SHIMMING NECESSARY TO ENSURE THE UNIT IS SQUARE, LEVEL AND OPERATES PROPERLY.

THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN 'ARCHITECTURAL WORK' UNDER SECTION 102 OF THE COPYRIGHT ACT 17 U.S.C. AS AMENDED DECEMBER 1, 1990 AND KNOWN AS THE ARCHITECTURAL WORKS PROTECTION ACT OF 1990.

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF ASSOCIATE DESIGN PROFESSIONALS. ALL DESIGN AND OTHER INFORMATION ON THESE DRAWINGS ARE FOR THE USE ON THIS SPECIFIC PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION OF ASSOCIATE DESIGN PROFESSIONALS.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND ASSOCIATE DESIGN PROFESSIONALS SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.

NOTICE TO BUILDER:

IT IS THE INTENT OF THIS DESIGNER THAT THESE PLANS ARE ACCURATE AND ARE CLEAR ENOUGH FOR THE LICENSED PROFESSIONAL BUILDER TO CONSTRUCT THIS PROJECT. IN THE EVENT THAT SOMETHING IS UNCLEAR OR NEEDS CLARIFICATION, STOP AND CALL THE DESIGNER LISTED ON THE TITLE SHEET. IT IS THE RESPONSIBILITY OF THE LICENSED PROFESSIONAL TO FULLY REVIEW THESE DOCUMENTS BEFORE CONSTRUCTION BEGINS SO THAT THIS PROJECT IS CONSTRUCTED PROPERLY AND IF NEEDED TO MAKE CORRECTIONS BEFORE ANY WORK BEGINS.

ABBREVIATIONS / DEFINITIONS:

&	AND	(E.)	EXISTING/ EAST/	I.D.	INSIDE DIAMETER/	R.A.	RETURN AIR
@	ANGLE	E.J.	ENTRY/ EACH	INT.	INTERIOR DESIGNER	R.D.	RADIUS
AT	AT	EL.	EXPANSE JOINT	INSUL.	INSULATION	R.D.L.	ROOF DRAIN
C	CENTERLINE	ELEC.	ELEVATION	INT.	INTERIOR	RECT.	RECTANGULAR
Ø	DIAMETER OR ROUND	ELEV.	ELEVATOR	INVERT/	INVERT/	REF.	REFERENCE
PL	PROPERTY LINE, PLATE	EMER.	EMERGENCY	INVERTED	INVERTED	REFR/ R/F	REFRIGERATOR
A.B.	ANCHOR BOLT	ENCL.	ENCLOSURE	JAN.	JANITOR	REG.	REGISTER
ABV.	ABOVE	E.P.	ELECTRIC PANEL	JT.	JOINT	REIN.	REINFORCEMENT
A/C	AIR CONDITIONING	E.Q.	EQUAL/	JST.	JOIST	REQD.	REQUIRED
A.C.	ASPHALT CONCRETE	EQPT/	EQUIPMENT	KIT.	KITCHEN	RESIL.	RESILIENT
ACOUS.	ACOUSTICAL	EQPM	EQUIPMENT	L.	LANDSCAPED AREA	RET.	RETAINING
A.D.	AREA DRAIN	E.W.	EACH WAY	L.A.	LABORATORY	R.M.	ROOM
ADH.	ADHESIVE	EXST.	EXISTING	L.AB.	LABORATORY	R.O.	ROUGH OPENING
ADJ.	ADJUSTABLE	EXH.	EXHAUST	LAM.	LAMINATE	R.R.	ROUGH OPENING
AL.	ALTERNATE	EXPO.	EXPOSED	LAV.	LAVATORY	RWD.	REDWOOD
ANOD.	ANODIZED	EXT.	EXTERIOR	LBS.	POUNDS	S.	SOUTH
A.P.	ACCESS PANEL	E.G.	EXISTING GRADE	LBS.	POUNDS	S.A.	SUPPLY AIR
APRX.	APPROXIMATELY	F.	FIXED	L.C.O.	FLOOR CLEAN OUT	S.C.	SOLID CORE
APPR.	APPROVED	F.A.	FIRE ALARM	L.H.	LEFT HAND	S.C.D.	SEAT COVER DISPENSER
ARCH.	ARCHITECTURAL	FAC.	FACTORY	LKR.	LOCKER	SCHED.	SCHEDULE
ASB.	ASBESTOS	F.C.O.	FLOOR CLEAN OUT	LT.	LIGHT	S.D.	SUB DRAIN
ASSY.	ASSEMBLY	F.D.	FLOOR DRAIN	LUM.	LUMINOUS	SEC.	SECTION
AUT.	AUTOMATIC	FDN.	FOUNDATION	MAINT.	MAINTENANCE	SEL.	SELECTED
B.	BATH	F.E.	FIRE EXTINGUISHER	MAS.	MASONRY	SH.	SHelf
BD.	BOARD	F.E.C.	FIRE EXTINGUISHER CABINET	MAT.	MATERIAL	SHT.	SHEET
BEL.	BELOW	F.G.	FINISH GRADE	MAX.	MAXIMUM	SHTG.	SHEATHING
BET.	BETWEEN	F.H.	FLAT HEAD	M.B.	METAL BOLT	SIM.	SIMILAR
BITUM.	BITUMINOUS	FIN.	FINISH	M.C.	MEDICINE CABINET	SIMP.	SIMPSON
BLDG.	BUILDING	FIX/FIXT	FIXTURE	M.C.	MECHANICAL	S.J.	SOFFIT JOIST
BLK.	BLOCK	F.J.	FLOOR JOIST	MECH.	MECHANICAL	S.S.	STAINLESS STEEL
BLKG.	BLOCKING	F.L.	FLASHING	MEMB.	MEMBRANE	S.SK.	SERVICE SINK
BM.	BEAM	FLASH.	FLASHING	MET/MTL.	METAL	STA.	STATION
B.O.	BY OWNER/BY OTHERS	FLR.	FLOOR	MFR/MFR	MANUFACTURER	STD.	STANDARD
BOT.	BOTTOM	FLUOR.	FLUORESCENT	M.H.	MAN HOLE	STEEL	STEEL
BR.	BEDROOM	F.O.C.	FACE OF CONCRETE/	MIN.	MINIMUM	STOR.	STORAGE
B.W.	BACK OF WALK/	F.O.F.	FACE OF FINISH	MIR.	MIRROR	STRUCT.	STRUCTURAL
	BOT. OF WALL	F.O.S.	FACE OF STUD/	MISC.	MISCELLANEOUS	SUSP.	SUSPENDED
CAB.	CABINET	F.O.F.	FACE OF STUD/	M.O.	MASONRY OPENING	SYM.	SYMMETRICAL
C.B.	CATCH BASIN	F.O.M.	FACE OF MASONRY	MOS.	MOSAIC	T.	TREAD
CEM.	CEMENT	F.S.	FACE OF STUD/	MTD.	MOUNTED	T.C.	TOP OF CURB
C.G.	CORNER GUARD	FT.	FOOT OR FEET	MUL.	MULLION	T.CL.	TIME CLOCK
CHAN.	CHANNEL	FTG.	FOOTING	(N.)	NEW	TEL.	TELEPHONE
CHG.	CHANGE	FURR.	FURRING	N.	NORTH	TEMP.	TEMPERED
C.I.	CAST IRON	FUT.	FUTURE	NAT.	NATURAL	TER.	TERRAZZO
C.J.	CONST. JOINT	F.V.	FIELD VERIFY	N.I.C.	NOT IN CONTRACT	T.D.	TOP OF FENCE
CLG.	CEILING/ CEILING JOIST	G.A.	GAUGE	N.G.	NATURAL GRADE	T.G.	TONGUE AND GROOVE
CLKG.	CAULKING	GAL.	GALVANIZED	NO.	NUMBER	THK.	THICK
CLR.	CLEAR	GALV.	GALVANIZED	NOM.	NOMINAL	T.P.	TOP OF PAVING
CNTR.	COUNTER	G.B.	GRAB BAR/GRADE BEAM	N.T.S.	NOT TO SCALE	T.PL.	TOP OF PLATE
CONC.	CONCRETE	G.C.	GENERAL CONTRACTOR	O.	OVER	T.O.S.	TOP OF STRUCTURE/SLAB
COND.	CONDITION	O.A.	OVERALL	O.	OVER	TRANS.	TRANSFORMER
CONST.	CONSTRUCTION	OBS.	OBSCURE	O.A.	OVERALL	T.S.	TOP OF STEP
CONT.	CONTRACTOR/ CONTINUOUS	O.C.	ON CENTER	O.C.	ON CENTER	T.W.	TOP OF WALL
CORR.	CORRIDOR/ CORROSIVE	O.D.	OUTSIDE DIAMETER/	O.D.	OUTSIDE DIAMETER/	TYP.	TYPICAL
CTSK.	COUNTERSINK	O.F.D.	OVERFLOW DRAIN	O.F.D.	OVERFLOW DRAIN	U	UNDER
CTR.	CENTER	OFF.	OFFICE	OPP.	OPPOSITE	U.B.C.	UNIFORM BUILDING CODE
DBL.	DOUBLE	OPP.	OPPOSITE	PERIM.	PERIMETER	U.C.	UNDERGROUND
DECO.	DECORATIVE	PERIM.	PERIMETER	PL.	PLATE/PROPERTY LINE	U.L.	UNDERWRITER'S LABORATORY
DEPT.	DEPARTMENT	PLAM.	PLASTIC LAMINATE	PLAM.	PLASTIC LAMINATE	UNF.	UNFINISHED
DET.	DETAIL	PLAS.	PLASTER	PLUMB.	PLUMBING	UNQ.	UNQUALIFIED
D.F.	DOUGLASS FIR	PLY.	PLYWOOD	PSL.	PARALLEL STRAND	UR.	URINAL
DIA.	DIAMETER	PNT.	POINT OF CONNECTION	PT.	POINT	V.	VERTICAL
DIAG.	DIAGONAL	P.O.C.	POINT OF CONNECTION	PT.	POINT	V.L.	VENTILATING
DIM.	DIMENSION	PR.	PARALLEL	PT.	POINT	VERT.	VERTICAL
DN.	DOWN	PROJ.	PROJECT	PT.	POINT	VER.	VERIFY
DR.	DOOR	PSL.	PARALLEL STRAND	PT.	POINT	V.T.R.	VENT THROUGH ROOF
D.S.	DOWN SPOUT	PT.	POINT	PT.	POINT	W.	WEST
D.S.P.	DRY STAND PIPE	PT.	POINT	PT.	POINT	W.D.	WITH WOOD
DWG.	DRAWING	PT.	POINT	PT.	POINT	W.H.	WATER HEATER
		PT.	POINT	PT.	POINT	W.O.	WATER CLOSET
		PT.	POINT	PT.	POINT	W.P.	WROUGHT IRON
		PT.	POINT	PT.	POINT	W.W.M.	WELDED WIRE MESH

PROJECT FOR

3848 RADNOR AVE, LONG BEACH, CA
90808, USA

NO.	REVISION

DRAWING NO.:

DATE: 07-30-2026

DRAWN BY:

SHEET:

A00

GENERAL NOTES

1. CONTRACTOR SHALL STUDY THE DRAWINGS, SPECIFICATIONS AND FIELD CONDITIONS BEFORE COMMENCING WITH THE WORK INVOLVED. ANY DISCREPANCIES FOUND SHALL BE REPORTED TO THE OWNER IN WRITING FOR CORRECTIONS OR CLARIFICATION.
2. CONTRACTOR SHALL VERIFY ACTUAL FIELD CONDITIONS PRIOR TO PROCEEDING WITH WORK, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION.
3. EXISTING UTILITY LINES AND ACCESSORIES SHALL BE VERIFIED AND PROTECTED. ANY REQUIRED RELOCATION SHALL BE COORDINATED WITH THE APPROPRIATE AUTHORITY.
4. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESURE TREATED.
5. CALK AND SEAL ALL PENETRATIONS AT WALLS, WINDOWS, AND DOOR OPENINGS.
6. ALL EXTERIOR FINISH MATERIALS SHALL MATCH EXISTING IN TYPE, TEXTURE, AND COLOR.
7. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED.
8. NO SOLID WASTE MATERIALS OR WASTEWATER GENERATED BY CONSTRUCTION ACTIVITIES SHALL BE DISCHARGED INTO THE STREET, GUTTER, OR STORM DRAIN SYSTEM.
9. CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE WORK AREA AT ALL TIMES AND REMOVE DEBRIS GENERATED BY CONSTRUCTION ACTIVITIES.
10. CONTRACTOR SHALL ENSURE THAT ALL WORK DOES NOT DAMAGE OR DISTURB EXISTING STRUCTURAL ELEMENTS TO REMAIN.
11. ALL WORK SHALL BE PERFORMED IN A MANNER THAT DOES NOT RESTRICT ACCESS TO EXISTING UTILITIES OR BUILDING EGRESS PATHS.

SCOPE OF WORK

- NEW CONSTRUCTION OF PORCH COVER.

PROPERTY INFORMATION

PROJECT FOR: NEW CONSTRUCTION
ADDRESS: 3848 RADNOR AVE, LONG BEACH, CA 90808, USA
PROPERTY TYPE: SINGLE FAMILY DETACHED RESIDENCE
COUNTY: LOS ANGELES COUNTY
STATE: CALIFORNIA
CITY: LONG BEACH

BUILDING DESCRIPTION

PARCEL ID: 7164-012-015
LOT SIZE: 5,830 SQFT
NATIVE DATE: 1942
SPRINKLER SYSTEM: NA
STORIES: SINGLE STORY

SQUARE FOOTAGE

LOT AREA: 5,830 SQFT
EXISTING BUILDING: 1,319 SQFT
EXISTING EXTRA STRUCTURES: 336 SQFT
PROPOSED PORCH COVER: 141 SQFT
TOTAL AREA: 1,796 SQFT
RATIO: 30.80%

CODE COMPLIANCE

- CBC 2022: CALIFORNIA BUILDING CODE (2022 EDITION)
- IRC 2022: CALIFORNIA RESIDENTIAL CODE (2022 EDITION)
- CEC 2022: CALIFORNIA EXISTING BUILDING CODE (2022 EDITION)
- CEC 2022: CALIFORNIA ELECTRICAL CODE (2022 EDITION)
- CMIC 2022: CALIFORNIA MECHANICAL CODE (2022 EDITION)
- CPC 2022: CALIFORNIA PLUMBING CODE (2022 EDITION)
- CFC 2022: CALIFORNIA FIRE CODE (2022 EDITION)

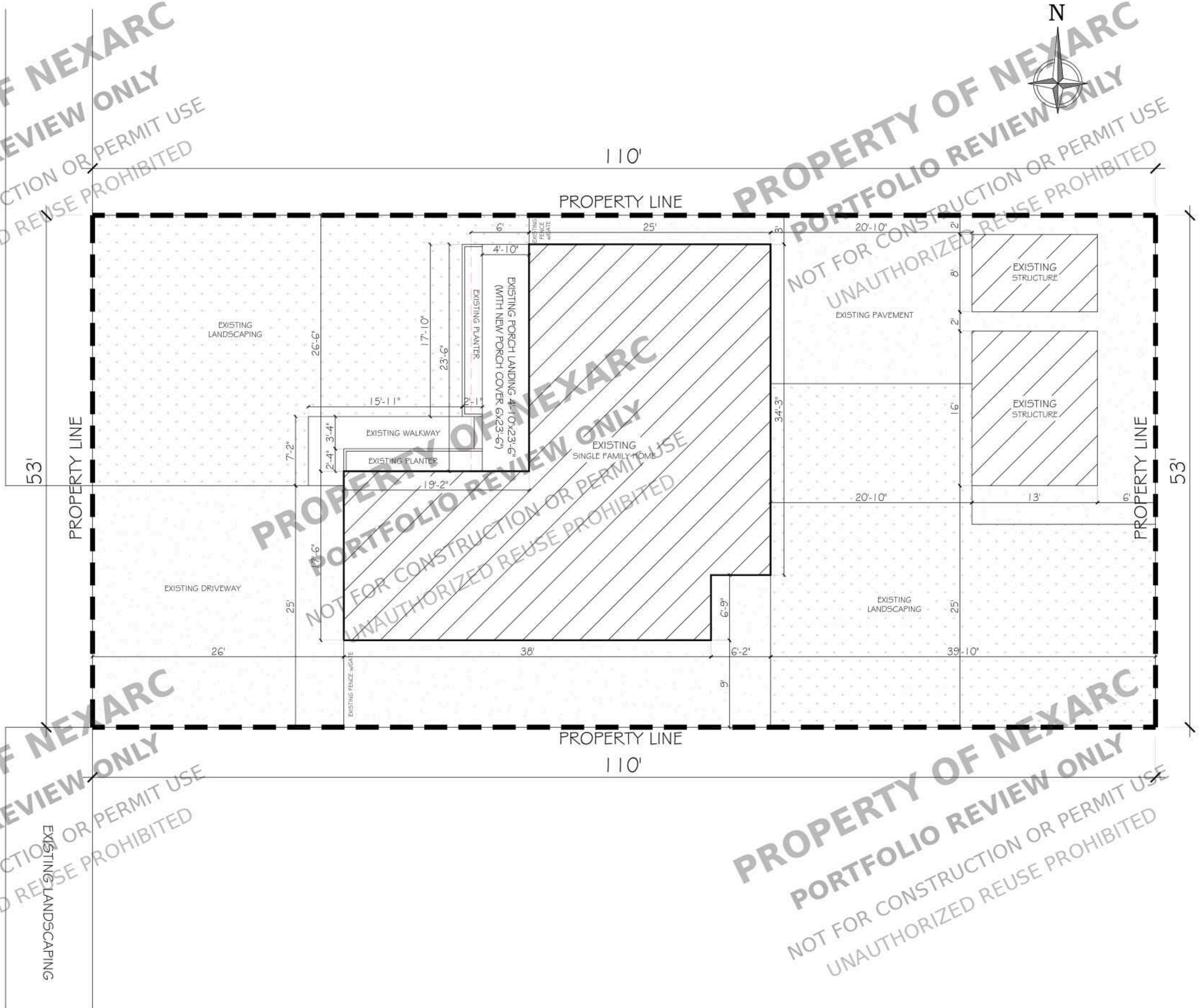


VICINITY MAP

RADNOR AVE
(50' RIGHT OF WAY)

EXISTING SIDEWALK

EXISTING LANDSCAPING



PROPOSED SITE PLAN
SCALE : 3/16" = 1'-0"

PROJECT FOR

3848 RADNOR AVE, LONG BEACH, CA
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NO.	REVISION

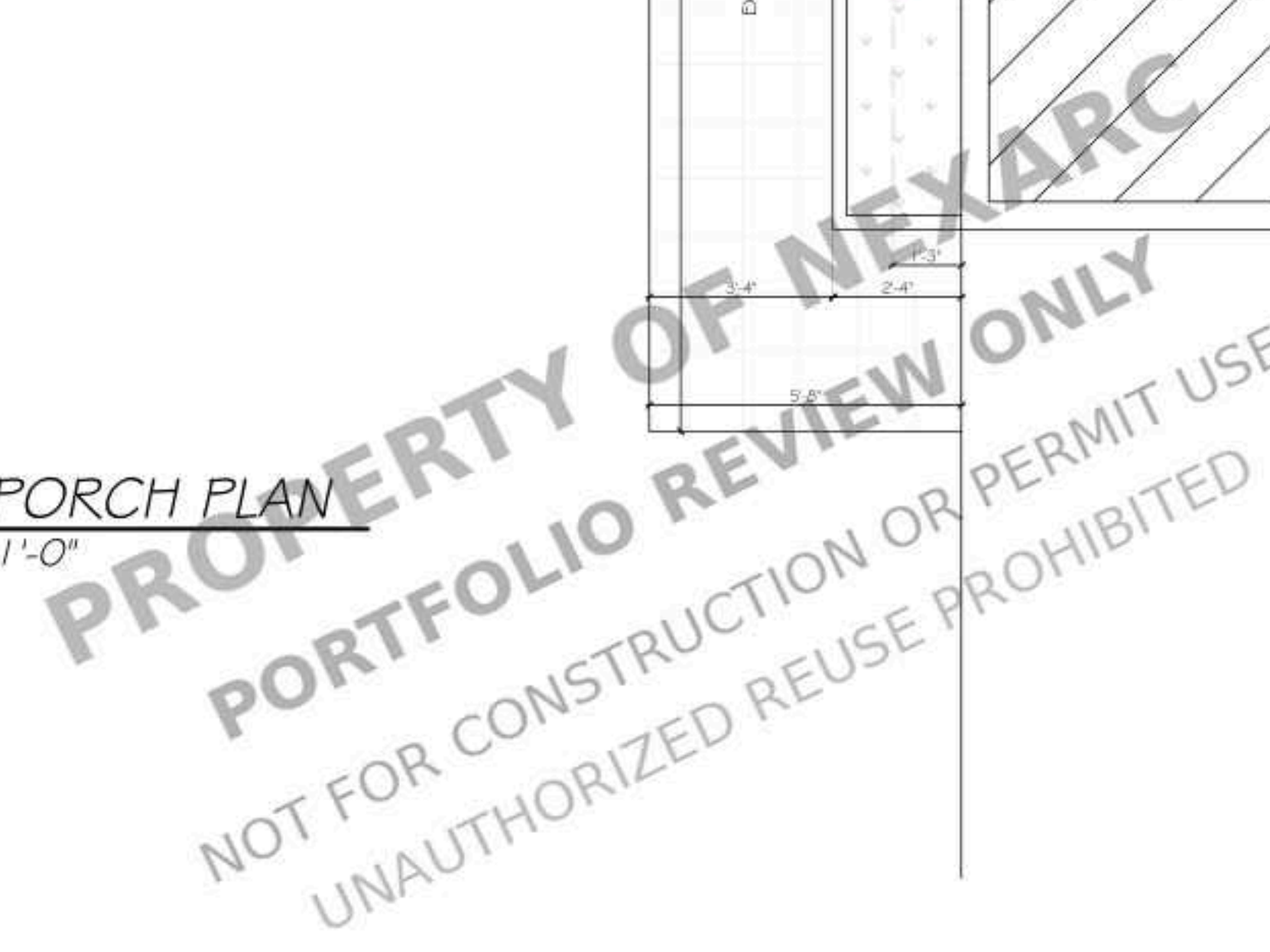
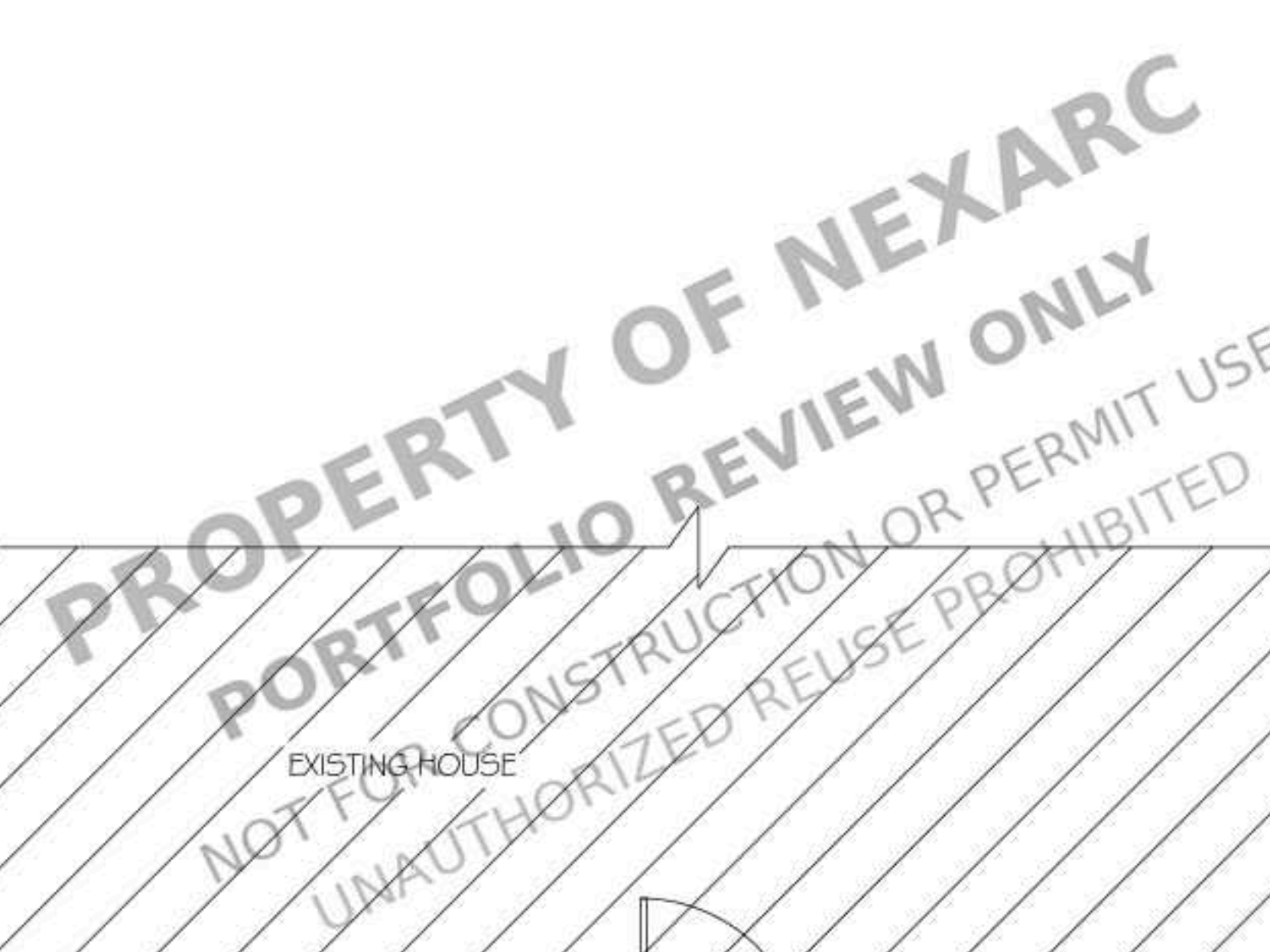
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SCALE : $3/8" = 1'-0"$



SCALE : $3/8" = 1'-0$

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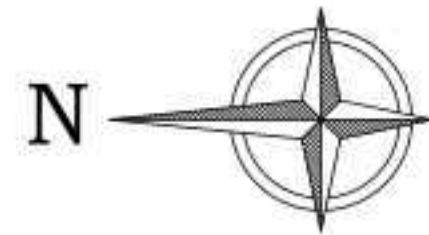
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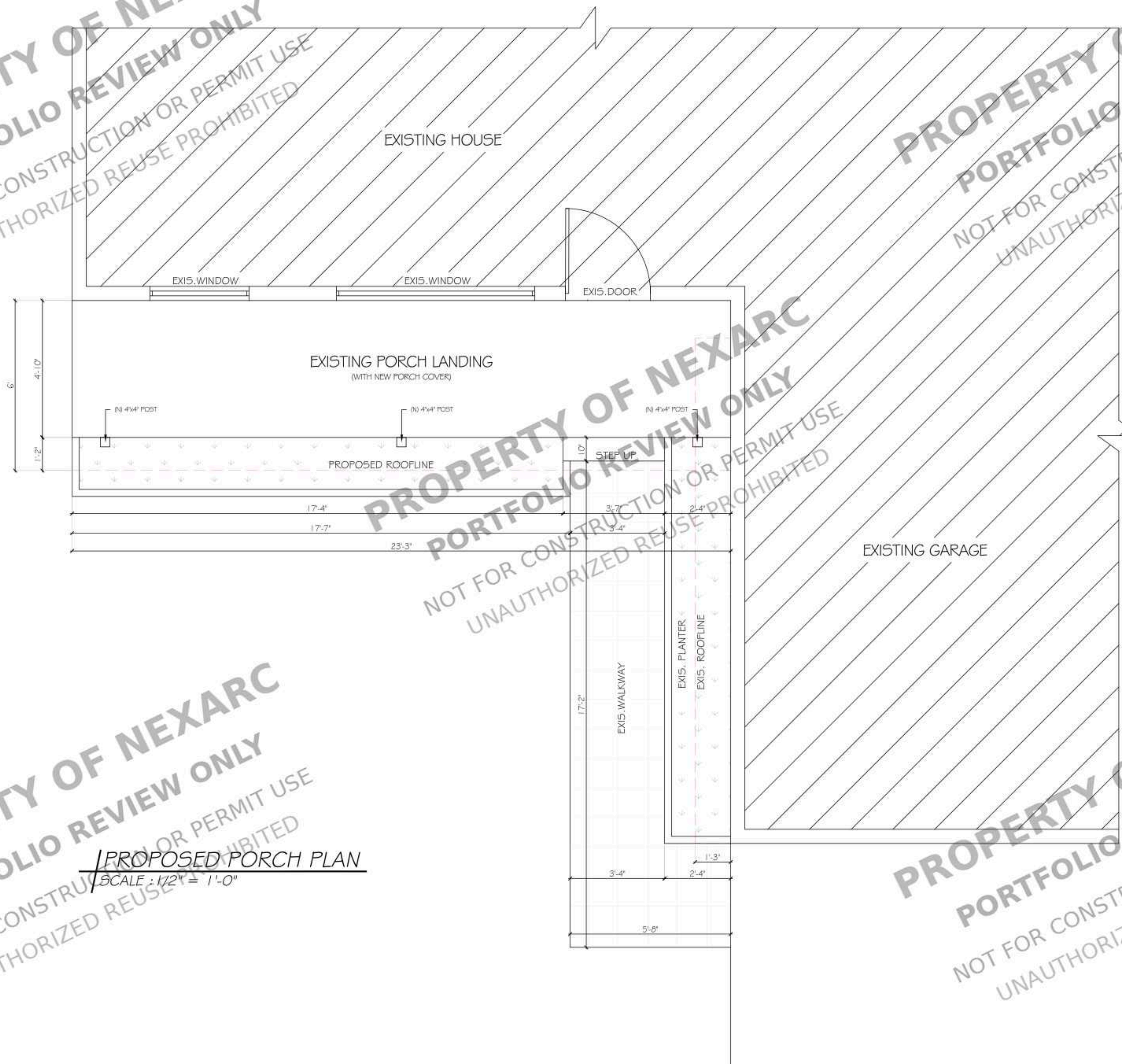


PROPERTY OF NEXARC
PORTFOLIO REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT USE
UNAUTHORIZED REUSE PROHIBITED

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PROPOSED PORCH PLAN
SCALE: 1/2" = 1'-0"

PROJECT FOR

3848 RADNOR AVE, LONG BEACH, CA
90808, USA

NO.	REVISION

DRAWING NO.:

DATE:

07-30-2026

DRAWN BY:

SHEET:

A03

2022 CBC: TABLE NO. 2304.10.2 CBC: FASTENING SCHEDULE, CONT

DESCRIPTION OF BUILDING ELEMENTS		NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION	
WOOD STRUCTURAL PANELS (WSP), SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING			EDGES (INCHES)	INTERMEDIATE SUPPORTS (INCHES)
30.	3/8" - 1/2"	64 COMMON OR DEFORMED (2"x0.113", OR 2 3/8"x0.113" NAIL (SUBFLOOR AND WALL)	6	12
		84 BOX OR DEFORMED (2 1/2"x0.113" x 0.281" HEAD (ROOF); OR RSRS-01 (2 3/8"x0.113") NAIL (ROOF)	6"	6"
		1 3/4" x 16 GAGE STAPLE, 7/16" CROWN (SUBFLOOR AND WALL)	4	8
		2 3/8"x0.113"x0.286 HEAD NAIL (ROOF)	3"	3"
31.	19/32" - 3/4"	3/4" x 16 GAGE STAPLE, 7/16" CROWN ROOF	3"	3"
		64 COMMON (2 1/2"x0.131"); OR DEFORMED (2"x0.113" (SUBFLOOR AND WALL)	6	12
		84 COMMON OR DEFORMED (2 1/2"x0.131" x 0.281" HEAD) (ROOF) OR RSRS-01 (2 3/8"x0.113") NAIL (ROOF)	6"	6"
		2 3/8"x0.113"x0.286" HEAD NAIL OR 2 1/8" GAGE STAPLE, 7/16" CROWN	4	8
32.	7/8" - 1 1/4"	10d COMMON (3"x0.148"); OR DEFORMED (2 1/2"x0.131"x0.281" HEAD)	6	12
		OTHER EXTERIOR WALL SHEATHING		
33.	1/2" FIBERBOARD SHEATHING*	1 1/2" GALVANIZED ROOFING NAIL OR 1/4" HEAD DIMENSION (2 1/2"x4" x 16 GAGE STAPLE WITH 7/16" OR 1" CROWN	3	6
		1 3/4" GALVANIZED ROOFING NAIL (7/16" DIAMETER HEAD) OR 1 1/2" x 16 GAGE STAPLE WITH 7/16" OR 1" CROWN	3	6
34.	23/32" FIBERBOARD SHEATHING*	1 1/2" GALVANIZED ROOFING NAIL OR 1/4" HEAD DIMENSION (2 1/2"x4" x 16 GAGE STAPLE WITH 7/16" OR 1" CROWN	3	6
		1 3/4" GALVANIZED ROOFING NAIL (7/16" DIAMETER HEAD) OR 1 1/2" x 16 GAGE STAPLE WITH 7/16" OR 1" CROWN	3	6
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING				
35.	3/4" AND LESS	84 COMMON (2"x0.120"); OR DEFORMED (2"x0.113")	6	12
		84 COMMON (2 1/2"x0.131"); OR DEFORMED (2 1/2"x0.131" x 0.103" HEAD)	6	12
36.	7/8" - 1 1/4"	10d COMMON (3"x0.148"); OR DEFORMED (2 1/2"x0.131" x 0.103" HEAD)	6	12
		10d COMMON (3"x0.148"); OR DEFORMED (2 1/2"x0.131" x 0.103" HEAD)	6	12
37.	1 1/8" - 1 1/4"	10d COMMON (3"x0.148"); OR DEFORMED (2 1/2"x0.131" x 0.103" HEAD)	6	12
		10d COMMON (3"x0.148"); OR DEFORMED (2 1/2"x0.131" x 0.103" HEAD)	6	12
PANELS SING TO FRAMING				
38.	1/2" OR LESS	64 CORROSION-RESISTANT SING (1 7/8"x0.100"); OR 64 CORROSION-RESISTANT CASING (2"x0.099")	6	12
		84 CORROSION-RESISTANT SING (2 3/8"x0.128"); OR 84 CORROSION-RESISTANT CASING (2 1/2"x0.113")	6	12
39.	5/8"	64 CORROSION-RESISTANT SING (2 3/8"x0.128"); OR 84 CORROSION-RESISTANT CASING (2 1/2"x0.113")	6	12
		64 CORROSION-RESISTANT SING (2 3/8"x0.128"); OR 84 CORROSION-RESISTANT CASING (2 1/2"x0.113")	6	12
INTERIOR PANELING				
40.	1/4"	44 CASING (1 1/2"x0.080"); OR 44 FINISH (1 1/2"x0.072)	6	12
		64 CASING (2"x0.099"); OR 64 FINISH (2"x0.093"); OR (PANEL SUPPORTS AT 24 INCHES)	6	12
41.	3/8"	44 CASING (1 1/2"x0.080"); OR 44 FINISH (1 1/2"x0.072)	6	12
		64 CASING (2"x0.099"); OR 64 FINISH (2"x0.093"); OR (PANEL SUPPORTS AT 24 INCHES)	6	12

FOR SI: 1 INCH = 25.4 mm

- a. NAILS SPACED AT 6 INCHES AT INTERMEDIATE SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEARWALLS, REFER TO SECTION 23.03.05, NAILS FOR WALL SHEATHING. EMBEDMENT IS PERMITTED TO BE COMMON, BOLT OR CASING.
- b. NAILS SHALL BE 6 INCHES LONG FOR THE 12 INCHES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS FOR NONSTRUCTURAL APPLICATIONS. PANEL SUPPORTS AT 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).
- c. WHERE A RAFTER IS FASTENED TO AND ADJACENT PANEL, CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE AND THE CEILING JOIST IS FASTENED TO THE RAFTER IN ACCORDANCE WITH THIS SCHEDULE, THE NUMBER OF TOWELS IN THE RAFTER SHALL BE PERMITTED TO BE REDUCED BY ONE ON NAIL.
- d. RSRS-01 IS A ROOF SHEATHING RING SHANK NAIL MEETING THE SPECIFICATIONS IN ASTM F1687.
- e. TABULATE FASTENER REQUIREMENTS APPLY WHERE THE ULTIMATE DESIGN WIND SPEED IS LESS THAN 140 MPH. FOR WOOD STRUCTURAL PANEL ROOF SHEATHING ATTACHED TO GABLE-END ROOF FRAMING AND TO INTERMEDIATE SUPPORTS WITHIN 48 INCHES OF ROOF EDGES AND ROOFS, NAILS SHALL BE SPACED AT 4 INCHES ON CENTER WHERE THE ULTIMATE DESIGN WIND SPEED IS GREATER THAN 140 MPH AND 6 INCHES ON CENTER WHERE THE ULTIMATE DESIGN WIND SPEED IS GREATER THAN 110 MPH. IF THE ULTIMATE DESIGN WIND SPEED IS GREATER THAN 110 MPH AND EXCEEDING 6 INCHES ON CENTER, INTERMEDIATE SUPPORTS SHALL BE PERMITTED WHERE THE FASTENING IS DESIGNED PER THE AWC NDS.
- f. FASTENING IS ONLY PERMITTED WHERE THE ULTIMATE DESIGN WIND SPEED IS LESS THAN OR EQUAL TO 110 MPH.
- g. NAILS AND STAPLES ARE CARBON STEEL MEETING SPECIFICATIONS OF ASTM F1687. CONNECTIONS USING NAILS AND STAPLES OF OTHER MATERIALS, SUCH AS STAINLESS STEEL, SHALL BE DESIGNED BY ACCEPTABLE ENGINEERING PRACTICE OR APPROVED UNDER SECTION 104.11.

STRUCTURAL ABBREVIATIONS

A.B.	ANCHOR BOLT	FAR.	FABRICATION	PAR. (//)	PARALLEL
ABV.	ABOVE	FND.	FOUNDATION	P/C	PRECAST CONCRETE
ADD'L	ADDITIONAL	FIN.	FINISH(ED)	PERP. (⊥)	PERPENDICULAR
ADJ.	ADJACENT	FLG.	FLANGE	PL (R)	PLATE
ALUM.	ALUMINUM	FLR.	FLOOR	PLUM	PLUMB BEAM
ALT.	ALTERNATE	F.N.	FIELD(FACE)NAIL	PLY.	PLYWOOD
APPRX.	APPROXIMATE(Y)	F.O.C.	FACE OF CONCRETE	P.S.F.	POUNDS PER SQUARE INCH
ARCH.	ARCHITECT(TURAL)	F.O.M.	FACE OF MASONRY	P.S.I.	POUNDS PER SQUARE INCH
& OR &	AND	F.O.S.	FACE OF STUD	P.T.	PRESSURE TREATED
Ø	AT	F.O.W.	FACE OF WALL	P/T	POSTTENSIONED (PRESTRESSED)
		FRM.	FRAME(NG)		
BEL.	BELOW	F.S.	FAR SIDE		QUANTITY
B.F.	BRACED FRAME	FT.(T)	FOOT(FEET)	QTY.	
BLDG.	BUILDING	FT.	FOOTING		
BUC.	BLOCK	G.	GAUGE	RAD. (R)	RADIUS
BLKG.	BLOCKING	GALV.	GALVANIZED	R.C.P.	REINFORCED CONCRETE
BM.	BEAM	GRD.	GRADE BEAM	REF.	REFERENCE
B.N.	BOUNDARY NAILING	GLB.	GLUED LAMINATED BEAM	REFR.	REFRIGERATION(ING)
BNDRY.	BOUNDARY	GRD.	GROD.	REGD.	REGISTERED
B.O.F.	BOTTOM OF FOOTING	GYPDR.	GYPSSUM WALLBOARD	R.F.	RIGID FRAME
BROG.	BRIDGE(NG)	HD.	HOLD DOWN	R.O.	ROUGH OPENING
BRG.	BEARING	HDR.	HEADER		
		HGR.	HANGER		
BTM.	BOTTOM	HGR. (H)	HORIZONTAL	SCHED.	SCHEDULE
BTWN.	BETWEEN	HSB	HIGH STRENGTH BOLTS	SHI.	SHEET
		HT.	HEIGHT	SHGT.	SHEATHING
CAMB. (C)	CAMBER(ED)	I.D.	INSIDE DIAMETER	SHI.	SIMILAR
CANT.	CANTILEVERED	I.E.	INSIDE ELEVATION	S.M.	SKIRMED
C.F.	CUBIC FEET(FOOT)	INT.	INTERIOR	S.W.S.	SHEET METAL SCREW
C.G.	CENTER OF GRAVITY	INT. (S)	INTERIOR(S)	SPC.	SPECIFICATION(S)
C.J.P.	CAST IN PLACE	INT.	INTERIOR	SQ.	SQUARE
C.J.	CONSTRUCTION JOINT	JT.	JOIST	SS	SELECT STRUCTURAL
CL. OR	CENTER LINE (C)	JST.	JOINT	STD.	STANDARD
CLG.	CEILING	K	KIPS (1000)	STGR.	STAGGER(ED)
CLR.	CLEAR	L	LINEAL FEET(FOOT)	STIFFER(S)	STIFFENER(S)
CLM.	CONC. MASONRY UNIT	L.B.	LAG BOLTS	STR.	STEEL
CLM.	CONCRETE	LB.	POUNDS	STL.	STEEL
CONN.	CONNECTION	LGR.	LEDGER	STRUC.	STRUCTURAL
CONST.	CONSTRUCTION	LDR.	LEDGER	SUSP.	SUSPENDED(TION)
CONT.	CONTINUOUS	LG.	LONG(TUONAL)	SYMM.	SYMMETRICAL
CTSK.	COUNTERSINK	LTH.	LENGTH	(T)	TOP
CTR.	CENTERED	LLH	LONG LEGS HORIZ.	T & B	TOP AND BOTTOM
C.Y.	CUBIC YARD	LVH	LONG LEG VERT.	TEMP.	TEMPERATURE
		LT.WT.	LONG LEG WEIGHT	T & G	TONGUE AND GROOVE
d	PENNY(NAILS)	MAS.	MASONRY	THK.	THICK(NESS)
DBL.	DOUBLE	MAT.	MATERIAL	THRD.	THREADED
DEPT.	DEPARTMENT	MAX.	MAXIMUM	TMPLY.	TEMPORARY
DIA. (#)	DIAMETER	M.B.	MACHINE BOLT	T.N.	TOE NAIL
DIAG.	DIAGONAL	MECH.	MECHANICAL	T.O.S.	TOP OF SHEATHING
DIAPH.	DIAPHRAGM	MEZZ.	MEZZANINE	T.O.W.	TOP OF WALL
DM.	DIMENSION	MFR.	MANUFACTURER	TRANSV.	TRANSVERSE
DN.	DOWN	MISC.	MISCELLANEOUS	T.S.	TOP OF STEEL
DR.	DITCH(REPEAT)	MIN.	MINIMUM	TYP.	TYPICAL
DP. (D)	DEEP (DEPTH)	MLB.	MINI-LAM-BM.	UBC	UNIFORM BUILDING CODE
DWG.	DRAWING(S)	M.L.	METAL	U.O.N.	UNLESS OTHERWISE NOTED
DWL.	DOWEL(S)	NL.	NEW	VERT.	VERTICAL
E.A.	EACH	(N)	NUMBER	VIF	TO BE VERIFIED IN FIELD
E.F.	EACH FACE	NO. (#)	NUMBER	(W)	WITH
E.J.	EXPANSION JOINT	N.S.	NOT TO SCALE	W/	WOOD
EL.	ELEVATION	N.S.G.	NON-SHRINK GROUT	W.P.	WORK POINT
ELEC.	ELECTRICAL	N.T.S.	NOT TO SCALE	WPJ	WEAKENED PLANE JOINT
ELEV.	ELEVATOR	O.C.	ON CENTER	WS.	WEIGHT STUD(S)
EMBO.	EMBED(MENT)	O.D.	OUTSIDE DIAMETER	WT.	WEIGHT
E.N.	EDGE NAIL/SCREW	O.F.	OPPOSITE HAND	WFF	WELDED WIRE FABRIC
ENG.	ENGINEER	OPNG.	OPENING	XX-STO	EXTRA STRONG
EQU.	EQUAL	ORNT.	ORIENTATE(ION)		DOUBLE EXTRA STRONG
EQPT.	EQUIPMENT	O.W.J.	OPEN WEB JOISTS		
EXP.	EXPANSION				
EXIST.(E)	EXISTING				
EXT.	EXTERIOR			YD.	YARD

DESIGN CRITERIA

1. VERTICAL LOADS: (GRAVITY)
- a) DEAD LOADS:
- | | |
|-------|--------|
| ROOF | 15 PSF |
| FLOOR | 15 PSF |
- b) LIVE LOADS: (REDUCIBLE UNLESS NOTED OTHERWISE)
- | | |
|-------|--------|
| ROOF | 20 PSF |
| FLOOR | 40 PSF |

STRUCTURAL WOOD

- ALL FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH GRADE MARKED BY A RECOGNIZED GRADING AGENCY (WCLB & WWPA), VOLUNTARY PRODUCT STANDARD DOC P520-15.
- | | |
|------------------------------|----------------------------------|
| LIGHT FRAMING: | CONSTRUCTION |
| JOISTS & PLANKS: | NO. 2 |
| BEAMS AND STRINGERS: | NO. 1 |
| POST AND TIMBERS: | NO. 1 |
| GLUED LAMINATED TIMBERS: | COMBINATION 24F-V8 |
| PARALLAM, PSL, MICROLAM LVL: | 2.0E WS (2900 F6) |
| VERTICAL STUDS: | CONSTRUCTION GRADE |
| 2x4 STUDS, 8'-0" LONG: | NO. 1 |
| 2x4 STUDS, 8'-1" TO 14'-0": | NO. 2 |
| 2x6 STUDS: | "NO. 1 STRUCTURAL" LIGHT FRAMING |
2. ALL SILL PLATES RESTING ON CONCRETE OR MASONRY, WHICH IS IN CONTACT WITH EARTH OR RESTING ON FOUNDATIONS SHALL BE PRESSURE TREATED DOUGLAS FIR (P.T.D.F.). ALL FASTENERS SUCH AS NAILS, BOLTS, SCREWS, ANCHOR BOLTS, ETC. ATTACHING P.T.D.F. OR FIRE-RETARDANT TREATED WOOD SHALL BE HOT OR COLD-DIPPED ZINC COATED GALVANIZED OR STAINLESS STEEL (ASTM A153).
3. WHERE STUD PARTITIONS JOIN CONCRETE OR MASONRY WALLS THE END STUD SHALL BE ANCHORED THERETO WITH 1/2" BOLTS NEAR THE TOP & BOTTOM AND AT EACH ROW OF FIRE BLOCKING. SUCH BOLTS SHALL BE EMBEDDED IN THE WALL NOT LESS THAN 2/3 OF THE WALL THICKNESS OR 8" (MAX.).
4. CUTTING, NOTCHING, OR BORING OF STUDS SHALL BE PERMITTED ONLY AS DETAILED OR APPROVED BY ENGINEER AND/OR PER 2022 CBC SECTION 2308.5.9 OR 2308.5.10.
5. CUTTING, NOTCHING, OR BORING OF JOIST SHALL BE PERMITTED ONLY AS DETAILED OR APPROVED BY ENGINEER AND/OR PER 2022 CBC SECTION 2308.4.2 OR 2022 CBC SECTION 2308.7.4.
6. ALL NAILING SHALL CONFORM TO 2022 CBC TABLE 2304.10.2, AND SHALL BE COMMON NAILS, UNLESS NOTED OTHERWISE ON PLANS AND DETAILS.
7. ALL BOLT HEADS AND NUTS BEARING ON WOOD SHALL HAVE STANDARD CUT WASHERS. HOLES FOR BOLTS SHALL BE BORED 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER. BOLTS IN WOOD SHALL NOT BE LESS THAN 7 DIAMETERS FROM THE END AND 4 DIAMETERS FROM THE EDGE OF THE MEMBER.
8. TOP PLATES OF ALL WOOD STUD WALLS TO BE 2-x2x MINIMUM (SAME WIDTH AS STUDS), LAP 48" MIN. WITH NOT LESS THAN 6-16d NAILS AT EACH LAP AND NOT MORE THAN 12" BETWEEN NAILS. PLYWOOD SHALL BE APA STRUCTURAL I RATED SHEATHING WITH EXTERIOR GLUE, PER DOC PSI OR DOC P52.
9. PROVIDE DOUBLED JOISTS UNDER ALL PARALLEL PARTITIONS.
10. ALL LAG SCREWS TO BE PREDRILLED, DRILL DIAMETER TO BE 40 TO 70 PERCENT OF THREADED SHANK DIAMETER AND FULL DIAMETER FOR SMOOTH SHANK PORTION.
11. RE-TIGHTEN ALL ANCHOR BOLTS JUST BEFORE CLOSING IN.
12. ALL FRAMING ANCHORS, POST CAPS, BASES, HANGERS, STRAPS, ETC. SHALL BE AS MANUFACTURED BY "SIMPSON COMPANY" OR ENGINEER APPROVED EQUIAL.
13. PROVIDE BLOCKING OR BRIDGING PER 2018 UBC SECTION 4.4.1 & 2022 CBC SECTION 2308.4.6 AND SECTION 2308.5.7.
14. MOISTURE CONTENT OF WOOD AT TIME OF PLACING SHALL NOT EXCEED 19 PERCENT.
15. MACHINE BOLTS SHALL BE GRADE-A CONFORMING TO ASTM A307. ANCHOR BOLTS SHALL BE ASTM F1554, GRADE 36. NUTS FOR MACHINE BOLTS AND ANCHOR BOLTS SHALL CONFORM TO ASTM A563, GRADE-A. THREADED RODS SHALL CONFORM TO ASTM A36. THREADED AND NUTTED ANCHOR BOLTS SHALL BE ASTM F1554, GRADE 36, ROUND WASHERS SHALL CONFORM TO ASTM F436.

ALLOWABLE SPANS FOR DF#1 HEADER	
Maximum span of tributary load: 20'-0"	
SPAN	BEAM SIZE
Up to 4'-0"	4x4
4'-1" to 6'-0"	4x6

* 4x12 DF No. 1 may be used over a 16'-0" garage door in one-story open patio or carport structures.

ALLOWABLE SPANS FOR DF#2 ROOF RAFTERS			ALLOWABLE SPANS FOR DF#2 CEILING JOISTS		
Roof Dead Load: 6psf (shingle) max. Live Load : 10 psf			Live Load : 10 psf		
RAFTER SIZE	SPACING	ALLOWABLE SPAN	RAFTER SIZE	SPACING	ALLOWABLE SPAN
2x6	24"	8'-8"	2x4	24"	9'-10"
	16"	10'-8"		16"	11'-3"
	12"	12'-4"		12"	12'-5"
	24"	11'-0"	2x6	16"	17'-8"
2x8	16"	13'-5"	2x8	16"	19'-6"
	12"	15'-6"		12"	20'-5"
	24"	14'-0"		24"	23'-4"
2x10	16"	17'-2"	2x10	12"	23'-8"
	12"	19'-10"		12"	26'-0"
	24"	17'-0"			
2x12	16"	20'-10"			
	12"	24'-1"			

TYPE V CONSTRUCTION IS A CLASSIFICATION OF BUILDINGS BY CONSTRUCTION MATERIALS AND METHODS. IT IS THE LEAST RESTRICTIVE PERMITTED BY THE UNIFORM BUILDING CODE AND INCLUDES LIGHT, WOOD-FRAME CONSTRUCTION. THIS SHEET IS FOR INFORMATION AND REFERENCE ONLY AND IS NOT A SUBSTITUTE FOR ACCURATE DRAWINGS PREPARED FOR EACH PROPOSED CONSTRUCTION PROJECT.

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

GENERAL

1. NOTES AND DETAILS OF THE STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER THESE STANDARD STRUCTURAL NOTES. DETAILS NOTED AS "TYPICAL" SHALL BE USED WHENEVER APPLICABLE. REFER TO SPECIFICATIONS FOR INFORMATION NOT COVERED BY THESE NOTES OR DRAWINGS.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK, AND THE ENGINEER/ARCHITECT SHALL BE IMMEDIATELY NOTIFIED, IN WRITING, OF ANY DISCREPANCIES. IN NO CASE SHALL DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR ELEVATIONS ON THE STRUCTURAL DRAWINGS.
3. ALL OMISSIONS AND CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE STRUCTURAL DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF, AND RESOLVED WITH, THE ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
4. WHERE A CONSTRUCTION DETAIL IS NOT SPECIFICALLY SHOWN OR NOTED, THE DETAIL SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
5. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF UTILITY SERVICES IN THE AREA TO BE EXCAVATED BEFORE BEGINNING EXCAVATION.
6. NO PIPES, DUCTS, SLEEVES, CHASES, ETC. SHALL BE PLACED IN OR THRU SLABS, BEAMS, OR WALLS, NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR PIPES, DUCTS, ETC. EXCEPT AS INDICATED ON THE STRUCTURAL DRAWINGS. THE CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FOR INSTALLATION OF ANY ADDITIONAL PIPES, DUCTS, ETC.
7. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF THE 2022 CBC.
8. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
9. RETAIN A CALIFORNIA REGISTERED CIVIL ENGINEER TO DESIGN ALL TEMPORARY BRACING, SHORING, AND SURETY REQUIRED DURING CONSTRUCTION.
10. INCLUDE ENGINEERING FEES, ENGINEERING DESIGN TIME AND BUILDING DEPARTMENT APPROVAL TIME IN THE COST OF PROPOSED MATERIAL ALTERNATES. CONTACT ENGINEER FOR FEE AMOUNT. SUBMIT MATERIAL ALTERNATE FOR REVIEW BEFORE CONSTRUCTION.

PROJECT FOR

3848 RADNOR AVE, LONG BEACH, CA
90808, USA

NO.	REVISION

DRAWING NO.:

DATE: _____

07-30-2026

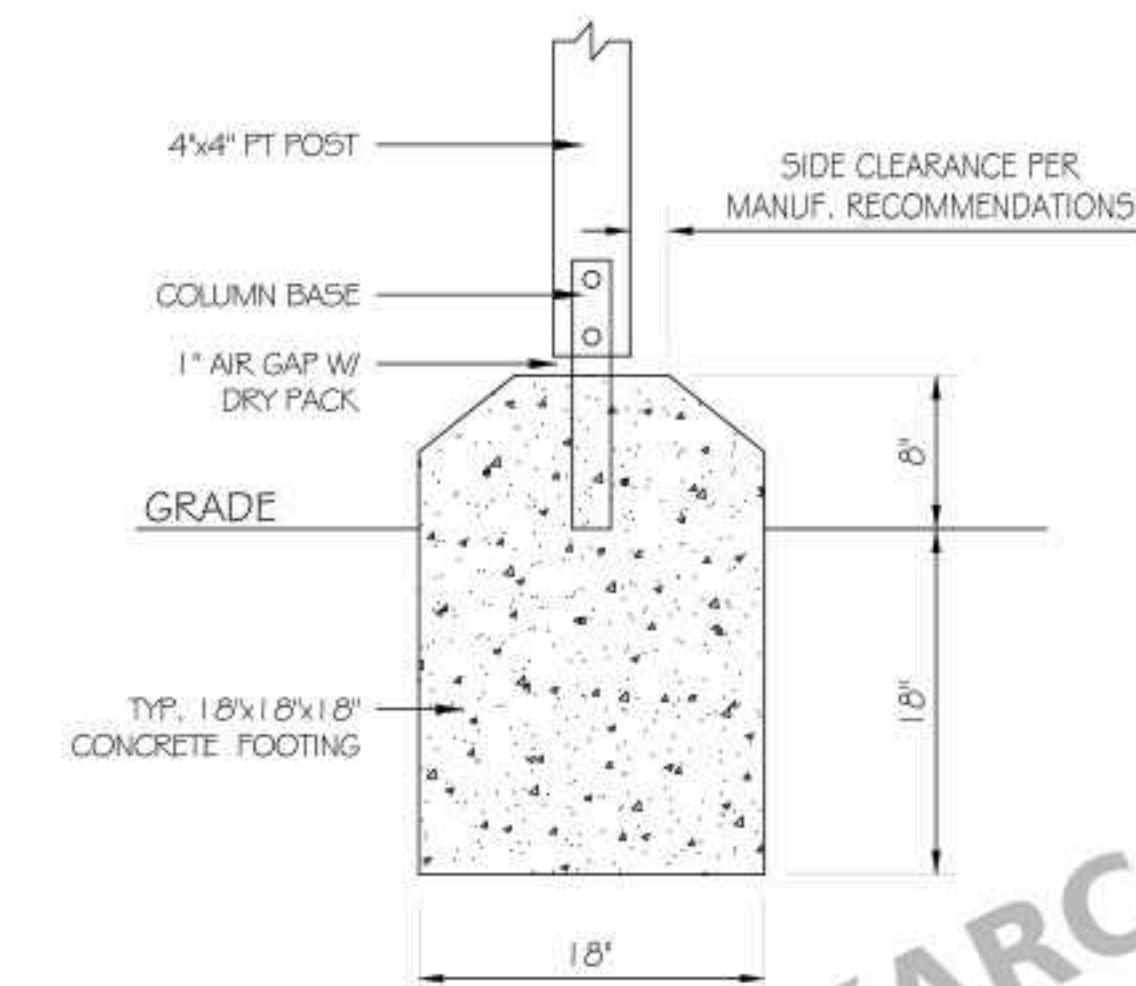
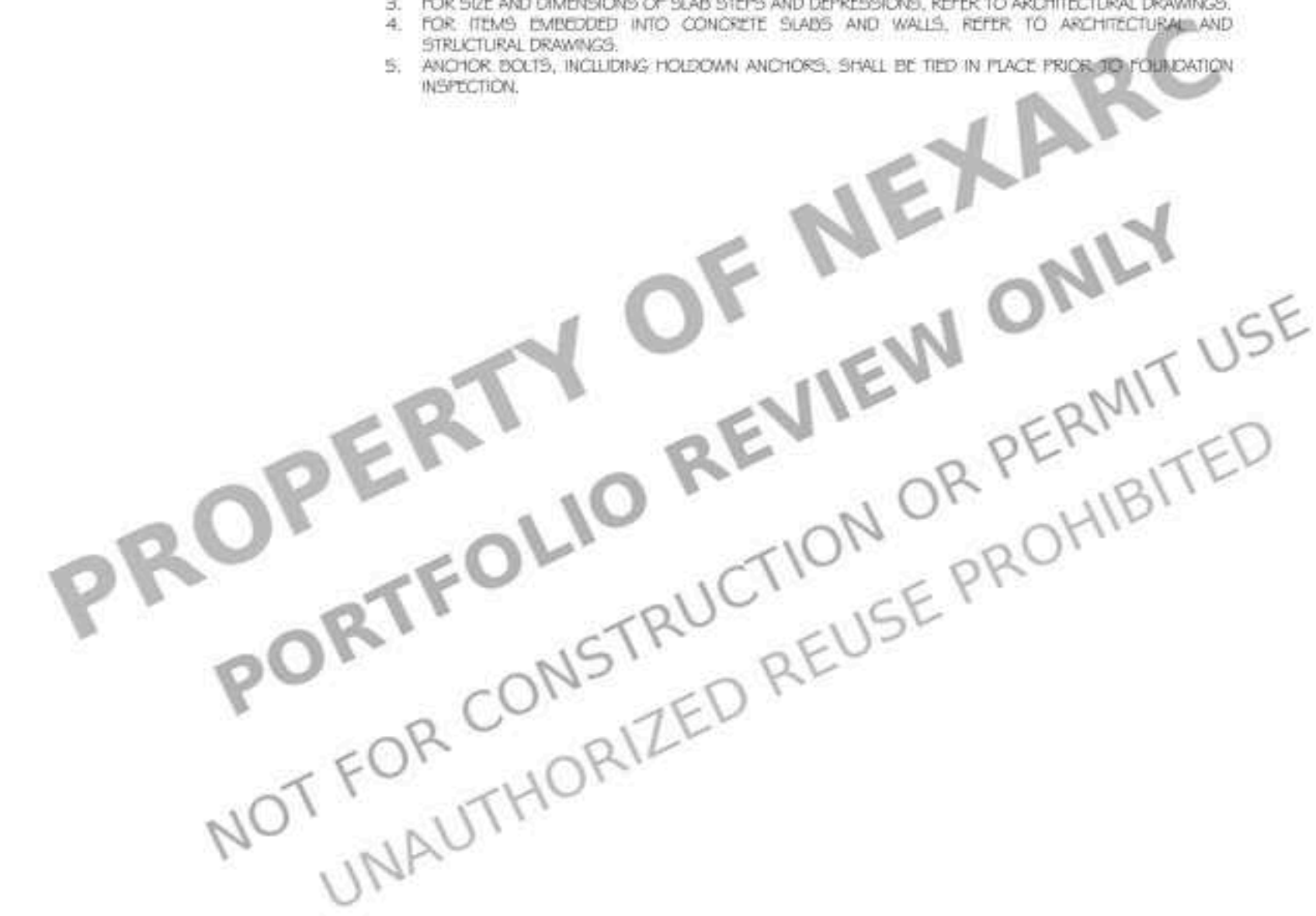
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SHEET:

A04



1. CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES WITH THE STRUCTURAL REQUIREMENTS INDICATED. REFER TO CIVIL, MECH., PLUMBING, AND ELECTRICAL DWGS.
2. FOR NATURE AND EXTENT OF DRAINS, SLOPES, EXTERIOR HARDSCAPE, ETC., REFER TO OTHER DRAWINGS.
3. SIZE AND DIMENSIONS OF DRAIN STEPS AND DEPRESSIONS, REFER TO ARCHITECTURAL DRAWINGS.
4. FOR ITEMS EMBEDDED INTO CONCRETE SLABS AND WALLS, REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS.
5. ANCHOR BOLTS, INCLUDING HOLDOWN ANCHORS, SHALL BE TIED IN PLACE PRIOR TO FOUNDATION REJECTION.



TYP. POST-FOOTING CONNECTION



CONCRETE FOOTING SPECS:
DEPTH: MINIMUM 18" BELOW GRADE
FOOTING SIZE: 18"x18"
HARDWARE: ALL POSTS ATTACHED TO CONCRETE FOOTING WITH COLUMN BASE.

STRUCTURAL FOOTING SCHEDULE

LINE-1:
QUANTITY = (3) CONCRETE FOOTINGS 3,000 PSI, SPAN 10'-7 1/2" O.C WITH 1'-0" OVERHANGS ON EACH END.

PROJECT FOR
3848 RADNOR AVE, LONG
90808, USA

NO.	REVISION

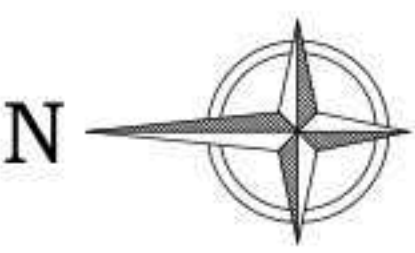
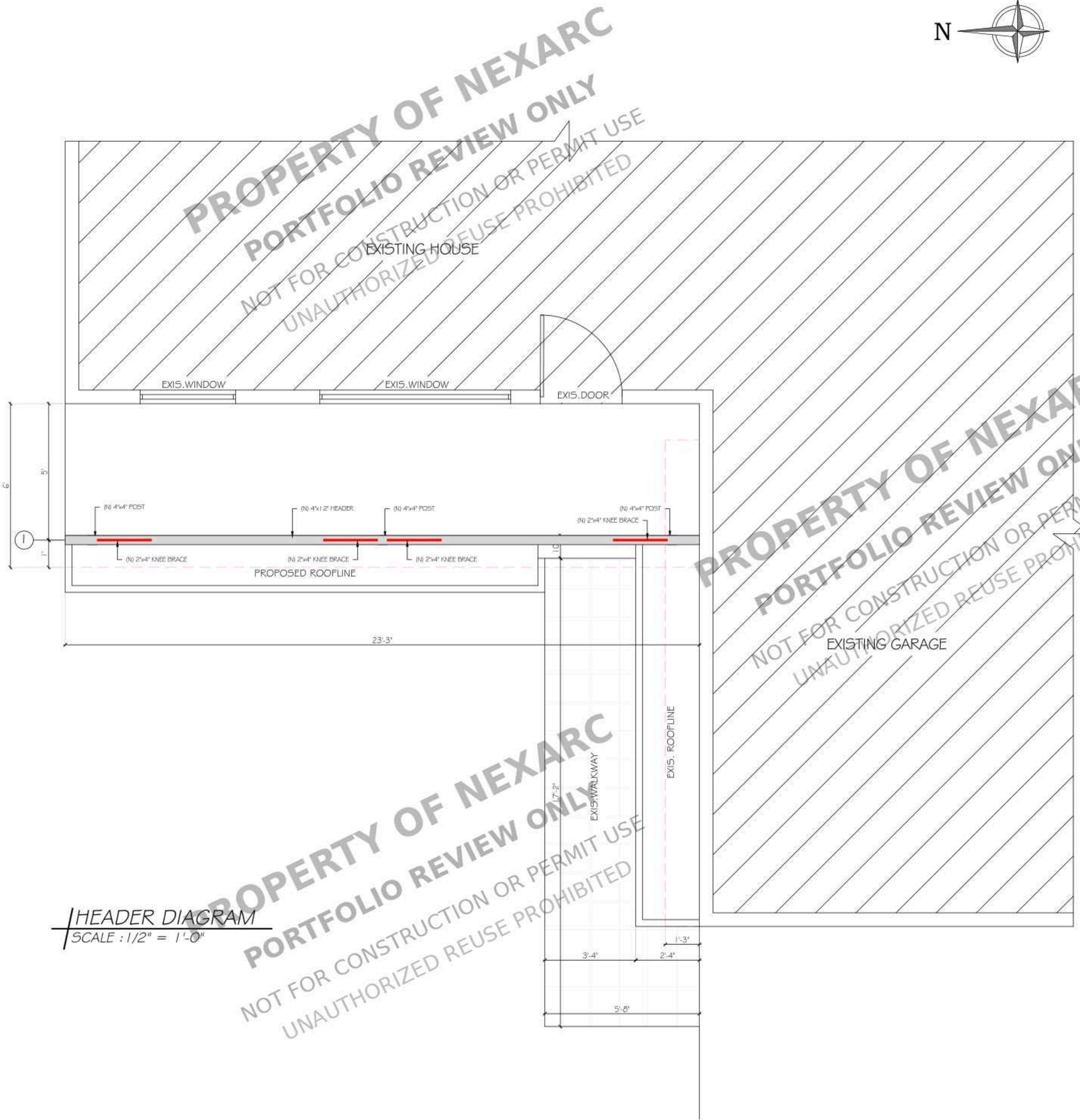
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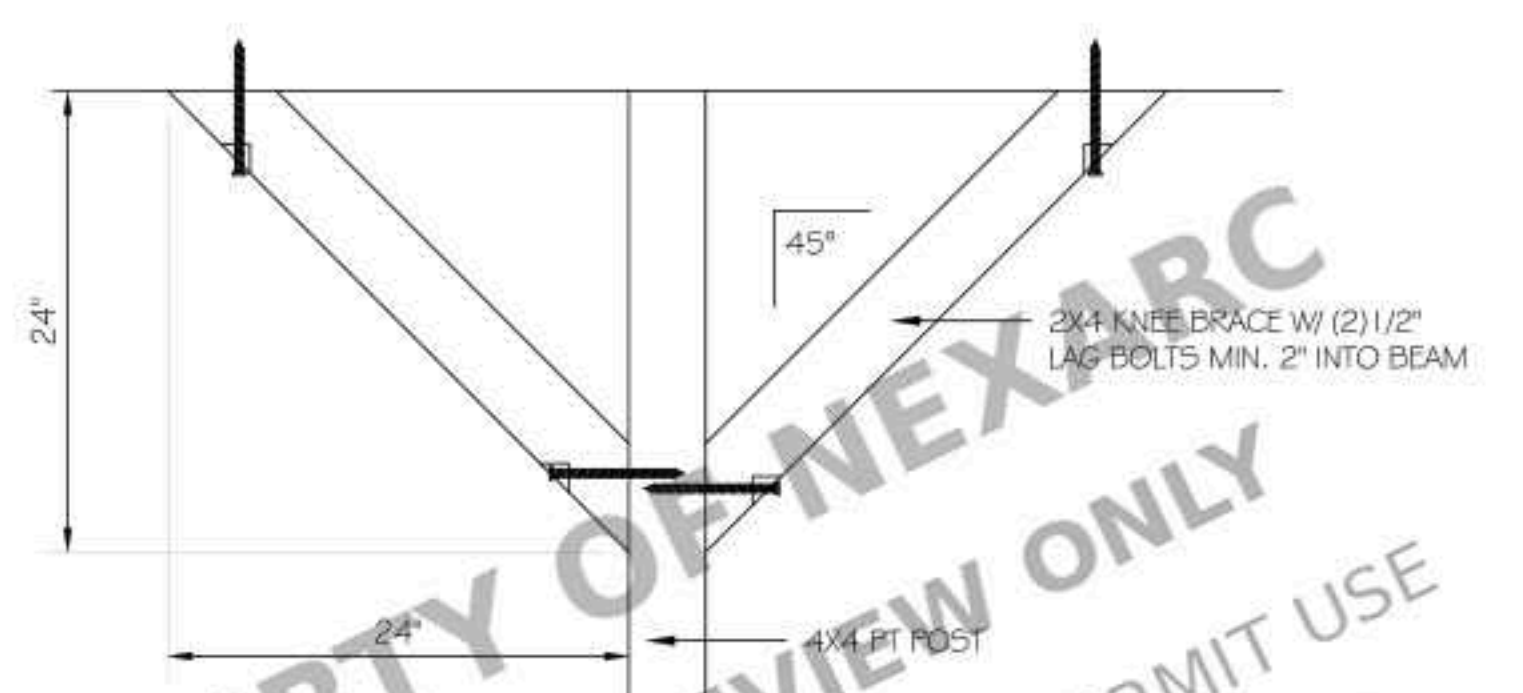
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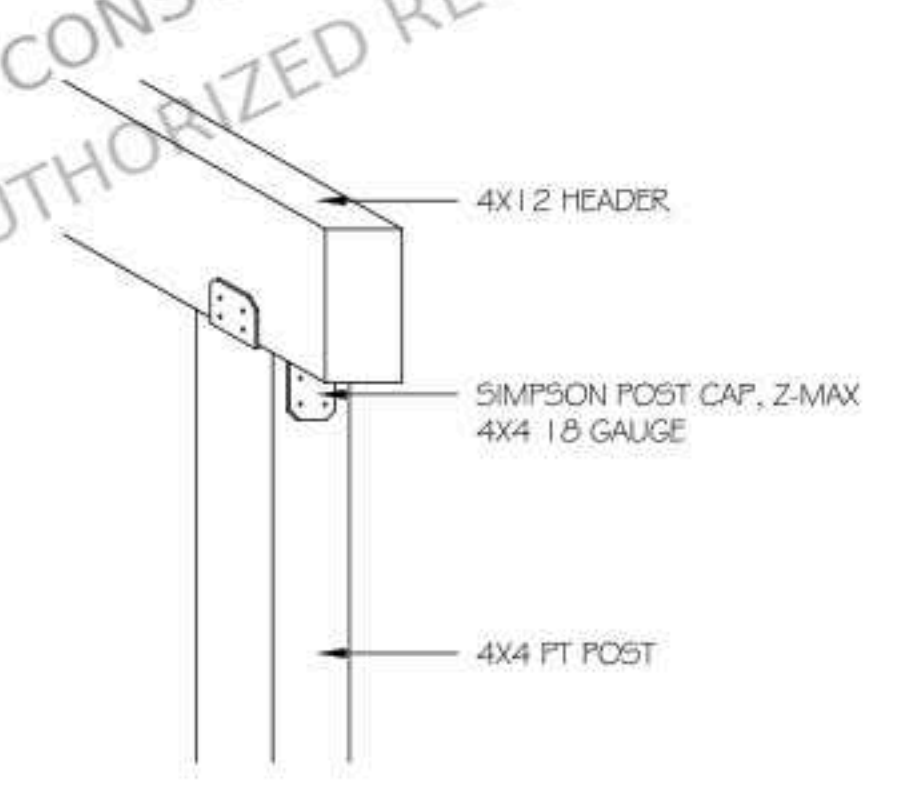
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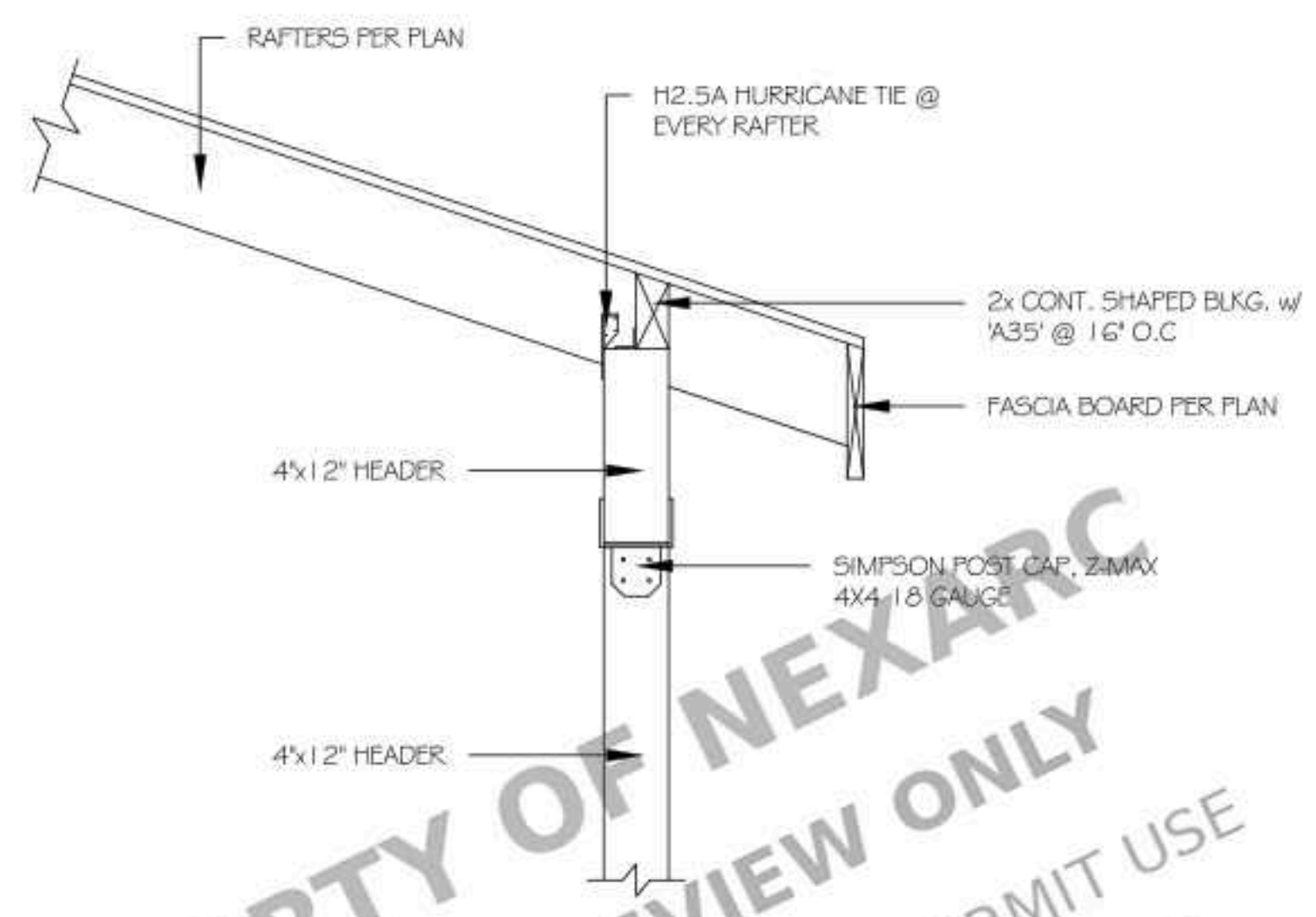
HEADER DIAGRAM
SCALE: 1/2" = 1'-0"



TYP. KNEE BRACE DETAIL



TYP. POST-HEADER CONNECTION



TYP. HEADER-RAFTER CONNECTION

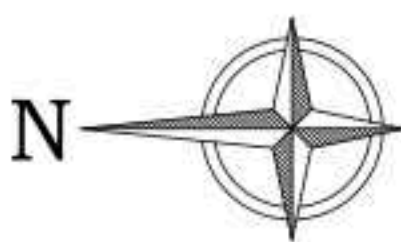
LEGEND	
	4x12 HEADER
HEADER SCHEDULE	
HEADER-1: DIMENSIONS = 23'-3" LENGTH, LOCATION = 5'-0" PARALLEL TO EXTERIOR HOUSE WALL. SUPPORT = (3) CONCRETE FOOTINGS 18"x18", 18" MINIMUM DEPTH. SPAN = 10'-7 1/2" SPANS BETWEEN FOOTINGS CANTILEVER = 1'-0" ON EACH END	

PROJECT FOR
3848 RADNOR AVE, LONG BEACH, CA
90808, USA

NO.	REVISION

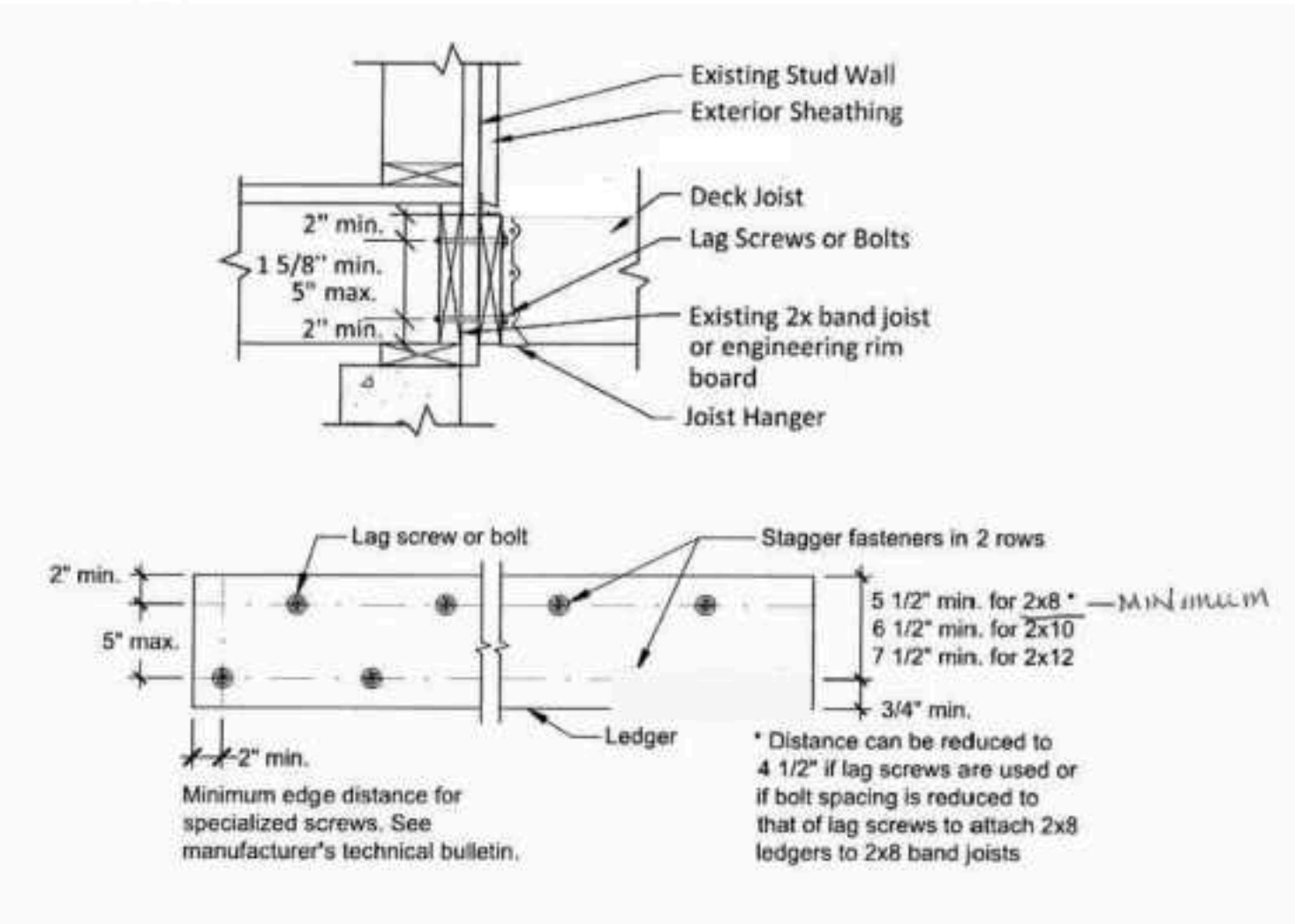
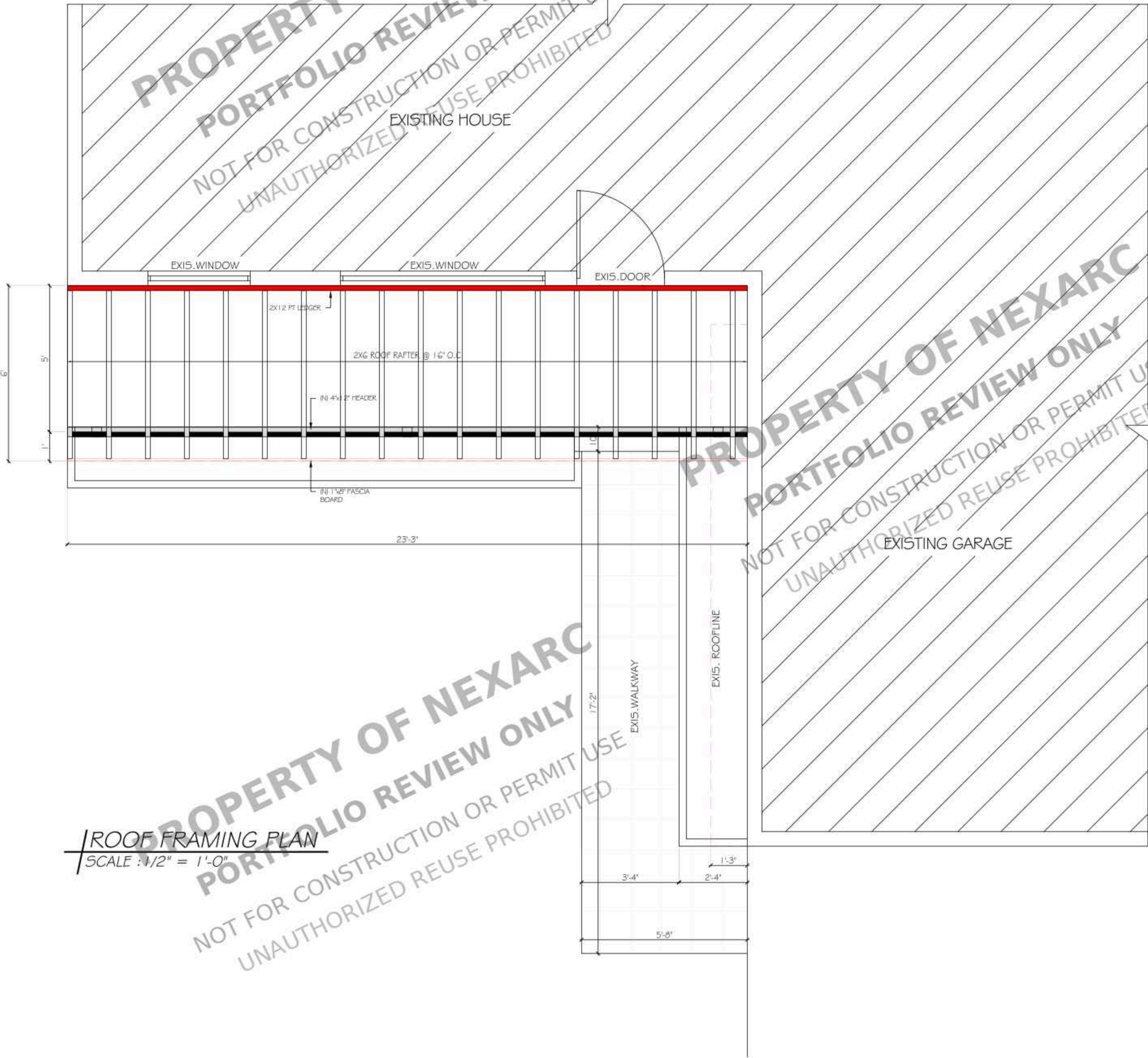
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GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES WITH THE STRUCTURAL REQUIREMENTS INDICATED. REFER TO CIVIL, MECH., PLUMBING, AND ELECTRICAL DWGS.
2. STRUCTURAL WALLS ARE WALLS THAT RESIST GRAVITY, WIND, AND/OR SEISMIC LOADS. ALL EXTERIOR WOOD FRAME WALLS ARE STRUCTURAL WALLS. WALLS OR PORTIONS NOT INDICATED ON THE STRUCTURAL DRAWINGS ARE PARTITION WALLS. REFER TO ARCHITECTURAL PLANS FOR LOCATION AND EXTENT OF PARTITIONS.
3. NOMINAL ROOF LINE VARIES. SEE PLAN FOR SPOT ELEVATIONS. STRUCTURAL WALLS BELOW ARE INDICATED BY DASHED LINES. FRAMING MEMBERS AT THIS LEVEL ARE SHOWN BY SOLID LINES.
4. FOR DIMENSIONS, EXTENT, AND NATURE OF ALL WALLS, REFER TO ARCH. DRAWINGS.
5. SIZE AND LOCATION OF ALL MECHANICAL EQUIPMENT TO BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO PLACEMENT.
6. FOR TOP OF SHEATHING AND TOP OF PARAPET ELEVATIONS NOT NOTED REFER TO ARCHITECTURAL DRAWINGS.
7. FOR SIZE AND LOCATION OF ROOF OPENINGS FOR PIPES AND DUCTS, REFER TO MECHANICAL AND PLUMBING DRAWINGS.
8. ALL WOOD EXPOSED TO WEATHER TO BE TREATED WOOD, REDWOOD OR OTHER SPECIES NATURALLY RESISTANT TO DECAY AND JOIST HANGERS, STRAPS, TIES, ETC. SHALL BE GALVANIZED (G185 COATING). FASTENERS SHALL BE STAINLESS STEEL OR APPROVED EQUIV.



TYP. LEDGER DETAILS

LEGEND	MATERIAL
	ROOF RAFTER 2x6
	1x8 FASCIA BOARD
	2x4 SOLID BLOCKING
	4x12 HEADER
	2x8 LEDGER BOARD

ROOF FRAMING SPECIFICATIONS (2X6)

1. RAFTER SYSTEM:
 - MATERIAL = 2X6 PT LUMBER
 - SPACING = 16" O.C. FOR MAXIMUM STRUCTURAL RIGIDITY.
 - BLOCKING = SOLID 2X4 PT BLOCKING INSTALLED ABOVE HEADER.
2. LEDGER BOARD ATTACHMENT:
 - MATERIAL = 2X8 PT DOUG FIR ATTACHED DIRECTLY TO THE EXISTING HOUSE RIM BOARD.
 - FASTENERS DETAILS = SIMPSON STRONG-TIE SOWS TIMBER SCREWS SIZE 5/16 X 5" INSTALLATION PATTERN STAGGERED MINIMUM 2" FROM TOP, BOTTOM AND EDGE.
3. FLASHING:
 - GALVANIZED Z FLASHING INSTALLED AT THE TOP OF THE LEDGER AND INTEGRATED WITH THE HOUSE WRAP.
2. HARDWARE:
 - SIMPSON STRONG-TIE LU2G 2X6 FACE MOUNT JOIST HANGER, G90 GALVANIZED.
 - SIMPSON STRONG-TIE H2.5A SINGLE-SIDED HURRICANE TIE FOR ROOF RAFTERS - G90 GALVANIZED

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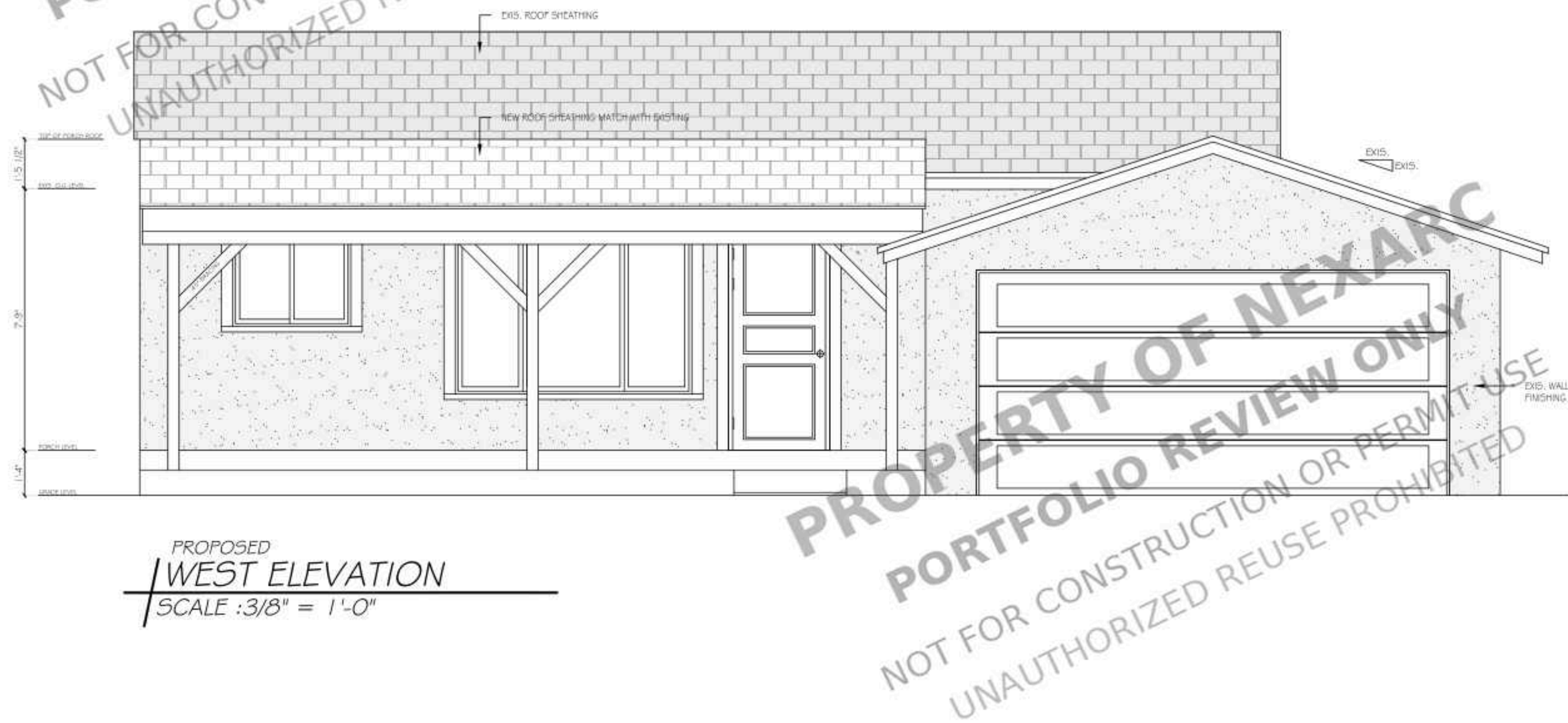
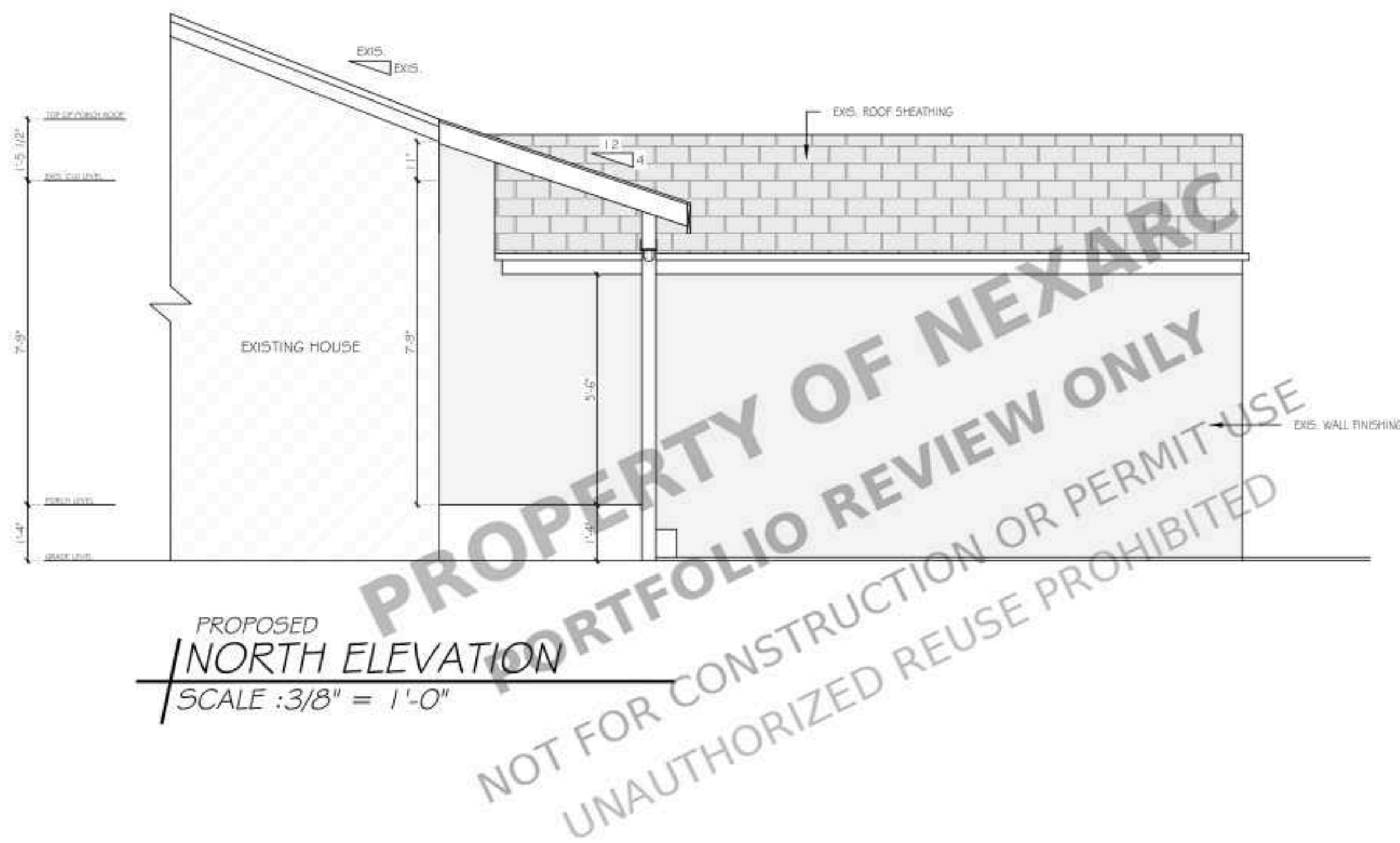
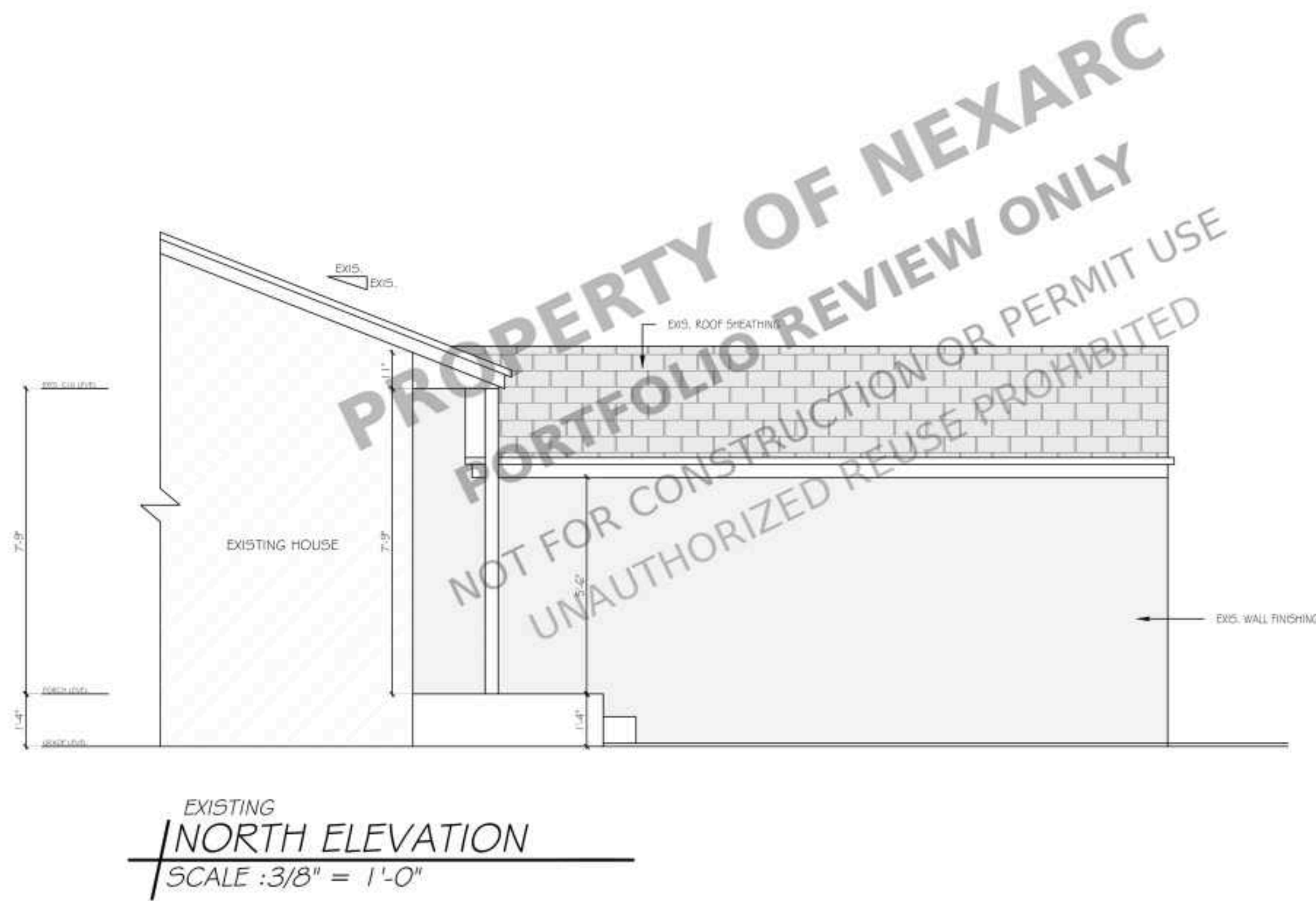
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