

# CITY OF SANTA ANA

## BUILDING PERMIT WORKSHEET

10173327  
10173328  
Demo

PLEASE PRINT

1/14/09 forms/Blgg App Worksheet

PROJECT ADDRESS: <u>239 Roussele st.</u>		SUITE:	SAPIN #
USE OF BUILDING: <u>RESIDENTIAL</u>	COMMERCIAL	INDUSTRIAL	OTHER
NATURE OF WORK: NEW <u>ADD</u> ALTER/T.I. DEMO REROOF REPAIR SIGN MISC			MASTER ID#
NEW/ADDITION/ALTERATION:			
1ST FL.. <u>376</u> SF	BASEMENT: YES/NO _____ SF	NO. OF STORIES: <u>1</u>	
2ND FL.. _____ SF	PATIO/ENCL. PATIO: _____ SF	BLDG. HEIGHT: _____	
TOTAL OF OTHER FLS: <u>110</u> SF	RES. REMODEL: _____ SF	PROPOSED USE: _____	
GARAGE/CARPORT: _____ SF	ALTER/T.I.: _____ SF		
JOB DESCRIPTION (non-residential projects see reverse side of this application): <u>ADD NEW LIVING RM</u> <u>EXPAND <del>BATH</del> BATH #4 ADD NEW BATH #2, (2) LIVING RM</u> <u>NEW PORCH</u>			
BUILDING OWNER'S NAME: <u>GUILLERMO ROSAS</u>		PHONE NO: <u>714/574-4959</u>	
ADDRESS: <u>239 Roussele st.</u>	CITY: <u>SANTA ANA</u>	STATE: <u>CA</u>	ZIP: <u>92707</u>
TENANT'S NAME (Comm/Ind):		PHONE NO:	
CONTRACTOR'S NAME:		STATE CONTR. #:	LICENSE CLASS: PHONE NO:
ADDRESS:		CITY:	STATE: ZIP:
WORKERS COMP. POLICY#:	EXP. DATE:	INSURANCE COMPANY:	SANTA ANA BUS. LIC. #:
ARCHITECT/ENGINEER:		STATE LICENSE #:	PHONE NO:
ADDRESS:		CITY:	STATE: ZIP:
CONTACT NAME: <u>ARACELI MACIEL</u>		PHONE NO: <u>714/235-1121</u>	
E-MAIL ADDRESS:		FAX NO:	

OFFICE USE ONLY: ACC OR SPC (CIRCLE ONE) \_\_\_\_\_ HRS PER \_\_\_\_\_ BLDG. FEE \$ \_\_\_\_\_

OCC. GROUP: \_\_\_\_\_ RECEIPT #: 58218 P/C FEE PD \$ 5115.00

TYPE OF CONSTR: \_\_\_\_\_ VALUATION: \$ 43,130 SUBMITTAL DATE: 9/29/11

FIRE SPKR: YES / NO A/C: YES / NO FLOOD ZONE: X PROCESSED: [Signature]

RES. DEV. FEE: YES / NO PRIOR DWELLING UNIT: YES / NO COMMENTS: \_\_\_\_\_

PLANNING OK TO CHECK & DATE \_\_\_\_\_ BLDG. DEPT. APPROVAL & DATE \_\_\_\_\_

PLNG CONDITIONS: \_\_\_\_\_

**CITY OF SANTA ANA  
PLAN CHECK - CHECKLIST**

JOB ADDRESS: 2139 S ROUSSOFF  
 TRACKING #: 1017337 DATE: 9/29/11

**FOR PLANCHECK STATUS CALL (714) 647-5800**

**PLEASE INITIAL EACH ITEM BELOW**

- AM 1. I agree to pay a plancheck fee established for this project with the understanding that this payment is not a guarantee that a permit will be issued and that this fee is not refundable once a plancheck has commenced.
- AM 2. I understand that I may request an "Accelerated Plancheck" at an additional cost to me. This plancheck will be performed by an in-house plan checker with the intention of reducing plancheck time for the Building & Safety Division.
- AM 3. I understand that the project valuation (from which plancheck and permit fees are calculated) will be reviewed during the plancheck process and that said valuation shall be adjusted up or down in accordance with established fee computation regulations.
- AM 4. I understand that I shall submit separate plans, applications and plancheck fees for the following when plan check is required:
  - a. Electrical Plans - 2 complete sets
  - b. Plumbing Plans - 3 complete sets
  - c. Mechanical Plans - 2 complete sets
  - d. Grading Plans - 3 complete sets
- AM 5. I understand that I shall visit the Public Works Department to verify whether a field inspection of the property is required. I understand that prior to the issuance of the Building permit I am required to obtain Public Works Agency approval if my project valuation exceeds \$30,000 or has added plumbing fixtures, or added bedrooms, or exceeds 500 sq.ft.

**AGREED TO BY APPLICANT OR AGENT**

Applicant's Signature: [Signature]  
 Print Name: ARACELI MACIEL Address: 2019 W ALCO AVE  
Santa Ana, CA  
 Telephone Number: 714/205-1121 Fax: \_\_\_\_\_

**FOR OFFICE USE ONLY: "Checklist of items discussed" APPROVALS & FEES REQUIRED: Y/N**

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> 1. Planning Department | <input checked="" type="checkbox"/> 7. Title 24 (Energy)      | <input checked="" type="checkbox"/> 14. Constr. Act. Req.      |
| <input checked="" type="checkbox"/> 2. Public Works Agency | <input type="checkbox"/> 8. Title 24 (Disabled Access)        | <input checked="" type="checkbox"/> 15. Res. Dev. Fees         |
| <input type="checkbox"/> 3. Fire Department                | <input type="checkbox"/> 9. Roof Mounted Equip.               | <input checked="" type="checkbox"/> 16. SMIP                   |
| <input type="checkbox"/> 4. Police Department              | <input type="checkbox"/> 10. List of Subcontr.                | <input checked="" type="checkbox"/> 17. Microfilming           |
| <input type="checkbox"/> 5. School District                | <input checked="" type="checkbox"/> 11. Bldg. Pmt. Info.      | <input checked="" type="checkbox"/> 18. Const. Debris Recyc.   |
| <input type="checkbox"/> 6. Health Department              | <input checked="" type="checkbox"/> 12. Summary of Appr. Req. | <input checked="" type="checkbox"/> 19. FCWP Surcharge         |
|  | <input checked="" type="checkbox"/> 13. FY Information        | <input checked="" type="checkbox"/> 20. LOA/Owner-Builder Ver. |

PERMIT TECHNICIAN: [Signature]

# FEE CHECKLIST WORKSHEET

Received by: \_\_\_\_\_

*[Signature]*

SAPIN #: \_\_\_\_\_

*1017332718*

**FEE TYPE**

**REQUIRED**

Yes No

Plan Check Fee

Disability Fee

SMIP Fee

Res. Dev. Fee

Fire Facility Fee

School Distr. Fee

Microfilm

FCWP Surcharge

*P/Log*

**CALCULATION AREA**

COST/SQ FT

X

TOTAL SQ FT

=

VALUATION

*109(376) = 40,984*

*19.50(110) = 2,145*

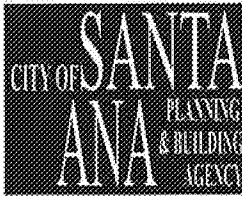
*Demo(e) unpermitted patio 1,000*

Counter computations/valuation \$

*42,130*

*A Stucco (5,000)*  
*LP 3/14/12*  
*48,000*

Plan checker computation/final valuation \$ \_\_\_\_\_



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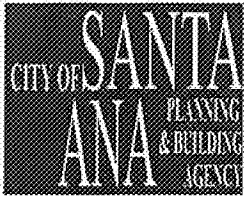
**RESIDENTIAL PLAN CHECK  
 COMMENTS**

<b>PLAN CHECK NO:</b>	10173327		
<b>PROJECT ADDRESS:</b>	2139 S Rousselle St		
<b>PLAN CHECK ENGINEER:</b>	Ahangian, Kathy	<b>TEL: 714</b>	647-5812
		<b>FAX: 714</b>	647-5897
<b>TYPE OF CONSTRUCTION:</b>	V B		
<b>OCCUPANCY CLASSIFICATION(S):</b>	R-3, U		
<b>PLAN CHECK DATES:</b>	<b>REMARKS/RECHECK ITEMS:</b>		
<b>APPLICATION</b>	9/29/2011		
<b>INITIAL REVIEW</b>	12/7/2011		
<b>EXPIRATION</b>	3/27/2012		
<b>RECHECKS:</b>	1.	<b>PROJECT APPLICANT CONTACT PERSON:</b>	
	2.	Araceli Maciel	
	3.	<b>TEL:</b>	(714)285-1121
<b>VALUATION:</b>	\$43,130.00	<b>FAX:</b>	
<b>FLOOD ZONE:</b>	X-0602320278J	<b>EMAIL:</b>	

Note: Numbers in parenthesis (unless otherwise noted) refer to code sections of the 2010 California Residential Code (CRC); 2010 California Building Code (CBC); CMC = 2010 California Mechanical Code; CPC = 2010 California Plumbing Code; CEC = 2010 California Electrical Code; T = Table; ICC = International Code Council.

1. All items noted on this plan check report must be addressed. If you feel that an item is not applicable to your project, note "N/A" and discuss the reason with the plan checker.
2. Please indicate the sheet number and detail to the right of each correction, or note the number on the plans where the correction is made. Resubmit marked original, calculations and this correction sheet. A separate sheet for response may be used.
3. Resubmit 3 corrected sets of plans.
4. Meetings between the project applicant/designer and the plan reviewer shall be by appointment only. Please call (714) 647-5812 for an appointment.

5. The drawings/information submitted for Building Safety Division review is incomplete. The applicant shall, prior to resubmitting, complete all construction documents to show compliance with the 2010 California Building Standards Code with local amendments and to clearly indicate the scope of work under this building permit application. There may be additional requirements when complete construction drawings and supporting data is submitted for Building Safety Division review.
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7. All drawings and supporting documents shall be prepared, stamped, and signed by a California licensed architect or registered professional engineer. (CRC R301.1.3, CBC 107.1 and 107.3.4.1).
8. All persons preparing plans for others shall sign those plans. Business and Professions Code Chapter 3, Division 3, Section 5536.1 (a).
9. This review does not include mechanical, plumbing or electrical work. Separate plans, applications, fees, plan checks, and permits are required for mechanical, plumbing, and electrical work. Call 647-5800 for information.
10. The applicant shall obtain clearances/approvals for the following, prior to building permit issuance:
  - Planning Division approval on the corrected/final set of drawings (647-5804). Previously approved plans should be submitted to expedite the process.
  - Public Works Agency approval (647-5039).
  - Proof of Worker's Compensation Insurance shall be required at the time of permit issuance.
11. Show 30-inch clear width for water closet compartments and 24-inch clearance in front of a water closet.
12. Note on plans that "Field-cutting ends, notches and drilled holes of preservative-treated wood shall be treated in the field in accordance with AWPA M4". (CRC R317-1.1)



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<b>EXPIRATION</b>	3/27/2012		
<b>RECHECKS:</b>	1. 3-6-2012	<b>PROJECT APPLICANT CONTACT PERSON:</b>	
	2.	Araceli Maciel	
	3.	<b>TEL:</b>	(714)285-1121
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*SIGNED, SEE ATTACHED*
8. All persons preparing plans for others shall sign those plans. Business and Professions Code Chapter 3, Division 3, Section 5536.1 (a). *SIGNED*
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*OWNER'S BUILDER*
11. Show 30-inch clear width for water closet compartments and 24-inch clearance in front of a water closet. *SHOWED AT FUR PLAN SH 1*
12. Note on plans that "Field-cutting ends, notches and drilled holes of preservative-treated wood shall be treated in the field in accordance with AWPA M4". (CRC R317-1.1)

*3-6-12*

*3-6-12*

*NOTED AT SH 5-1 ON DETAIL 3/5-1*

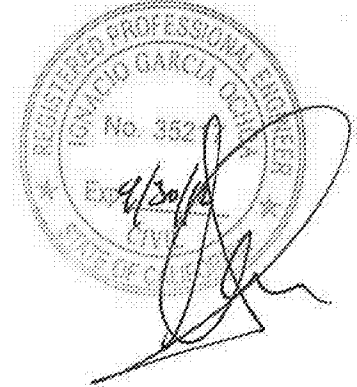
# OGI DESIGNS

8191 Kingsdale Drive  
Huntington Beach, Ca. 92646  
(714) 904-4823

**Ignacio G. Ochoa, P.E.**

RCE #35217  
Exp. 9/30/13

**PROJECT: Rosas Addition**  
2139 Rousselle Street  
Santa Ana, CA



**CRITERIA: CALIFORNIA BUILDING CODE (CBC) 2010**

### MATERIALS: EXCEPT AS NOTED OTHERWISE

CONCRETE.....2500 PSI @ 28 DAYS  
FOUNDATION SOIL.....1500 PSF  
CONCRETE BLOCK.....GRADE N, MED. WT UNITS (ASTM C-90)  
BRICK.....PER ASTM C-62, MW GRADE  
REINFORCED STEEL.....20,000 PSI (ASTM A-615, GRADE 40)  
STRUCTURAL STEEL.....24,000 PSI (ASTM A 36, COMP.) AISC 1997 ED.  
WELDING.....ELECT ARC PROCESS BY CERT. WELDERS  
STRUCTURAL PIPE.....35,000 PSI (ASTM A-53) GRADE B  
PLYWOOD SHEATHING.....DOUG. FIR, STRUC 1, INTR., P.S. 1-76  
GLUE LM BEAMS.....2400PSI (DF COMB F24)  
LUMBER.....GRADE MARK DF PER WCLB GRDG RULE 16  
SOIL PRESSURE.....1500 PSF

### DESIGN REFERENCES:

CONCRETE.....ACI DESIGN HANDBOOK  
CONCRETE BLOCK.....CONC. MASN. DESIGN MANUAL, CMA  
STEEL.....MANUAL OF STEEL CONSTRUCTION, AISC  
LUMBER.....WOOD STRUCT. DESIGN MANUAL, CMA

**ALL WOOD DOUGLAS FIR LARCH 19% MAX. MOIST. CONTENT. (#2/#1)**

	<b>Fv</b>	<b>Fb</b>	<b>Ex10*6</b>		<b>Fv</b>	<b>Fb</b>	<b>Ex10*6</b>
2x4	95	1315/1510	1.6	4x6	95	1140/1300	1.6
2x6	95	1140/1310	1.6	4x8	95	1140/1300	1.6
2x8	95	1055/1210	1.6	4x10	95	1050/1200	1.6
2x10	95	965/1105	1.6	4x12	95	965/1100	1.6
2x12	95	865/1005	1.6	4x14	95	875/1000	1.6
2x14	95	790/905	1.6	4x16	95	875/1000	1.6
6x10/12	85	1350/1600	1.6	Parallam	290	2900	2.0
GLB	265	2400	1.8	PSL			
MicroIm Ivl	285	2600	2.0				

• LOADS •

Roof:

Asphalt Shingles	2.2 psf
1/2" plywood	1.5
framing	1.9
miscellaneous	2.4
<hr/>	
Σ DL	8.0 psf
LL	20.0
<hr/>	
TL	28 psf ←

Ceilings:

Framing	2.5 psf
Insulation	1.0
1/2" drywall	3.3
miscellaneous	1.2
<hr/>	
Σ DL	8.0 psf
LL	10.0
<hr/>	
TL	18 psf ←

WALLS: Ext 16 psf Int 12 psf

# ROOF MEMBERS

1/

Roof Rafters:  $L_{max} = 19/2 = 9.5'$

$$W = 1.33(28) = 37.33 \text{ p/f}$$

$$M = 37.33(9.5)^2/2/8 = 5854 \text{ ft-lb}$$

$$S_r = 5854/1140 = 5.14 \text{ in}^3$$

$$A_r = 1.5(37.33)9.5/2/95 = 2.8 \text{ in}^2$$

2x6  
@  
16" c/c

Ceiling Joists  $L_{max} = 19'-0"$

$$W = 1.33(18) = 24 \text{ p/f}$$

$$M = 24(19)^2/2/8 = 12996 \text{ ft-lb}$$

$$S_r = 12996/1035 = 12.56 \text{ in}^3$$

$$A_r = 1.5(24)19/2/95 = 3.6 \text{ in}^2$$

$$\Delta_c = 19(12)/240 = 0.95"$$

$$A = 5(13.33)19^2(1728)/2/224(16000)10(205)^3 = 3.57 \text{ in}^2$$

2x8  
@  
16" c/c

Ceiling Joists @ (E) Perch  $L = 8'-0"$

$$W = 24 \text{ p/f}$$

$$M = 24(8)^2/2/8 = 2304 \text{ ft-lb}$$

$$S_r = 2304/1140 = 2.0 \text{ in}^3$$

$$A_r = 1.5(24)8/2/95 = 1.5 \text{ in}^2$$

2x6  
@  
16" c/c

Drop Beams @ (N) Perch  
I to RR @ c/c  $L = 6'-8"$

$$W = (28+12)16.67/2 = 380 \text{ p/f}$$

$$M = 380(6.67)^2/2/8 = 2730 \text{ ft-lb}$$

$$S_r = 2730/1140 = 2.39 \text{ in}^3$$

$$A_r = 1.5(380)6.67/2/95 = 2.8 \text{ in}^2$$

4x8

### HEADERS:

⊥ to CJo & RR's

$$w_{max} = (28+18) 19/2 = 437 \text{ plf}$$

@ ⊥ = 3'-0" MAX

$$M = 437 (3)^2 / 2 / 8 = 5700 \text{ #}$$

$$S_R = 5700 / 1140 = 5.2 \text{ #}^3$$

$$A_R = 1.5 (437) 3/2 / 95 = 12.4 \text{ #}^2$$



4x6

@ Living Front Wall

|| to CJo & RR's Lmax = 5'-0"

$$w = 4(16) = 64 \text{ plf}$$

$$M = 64 (5)^2 / 2 / 8 = 2400 \text{ #}$$

$$S_R = 2400 / 1140 = 2.1 \text{ #}^3$$

$$A_R = 1.5 (64) 5/2 / 95 = 2.15 \text{ #}^2$$



4x4

Flush Beam @ (E) Entry/Porch

(BM-1) L=8'

$$w = (28+18) 17/2 = 368 \text{ plf}$$

$$M = 368 (8)^2 / 2 / 8 = 35328 \text{ #}$$

$$S_R = 35328 / 1050 = 33.6 \text{ #}^3$$

$$A_R = 1.5 (368) 8/2 / 95 = 23.4 \text{ #}^2$$



BM-1  
4x10

Drop Beam @ (A) Family

BM-2 L=12

$$w = 368 + 23 (17/2) = 606 \text{ plf}$$

$$M = 606 (12)^2 / 8 = 10908 \text{ #}$$

$$R_{V/2} = V_{V/2} = 606 (12/2) = 3636 \text{ #}$$

$$M_u = 19,900 \text{ #} > 10908 \text{ #}$$

$$V_u = 8035 \text{ #} > 3636 \text{ #}$$



BM-2  
3 1/2 x 11 7/8  
PSL 2.0 E

### Drop Beam @ Family/Kitchen

BM-3 L = 5'-6"

$$P = V_{1/2} = 3636 \# \quad w = (28+18)12/2 = 276 \text{ plf}$$

$$M = 3636(5.5)12/4 + 276(5.5)^2 12/8 = 72,518 \text{ lb}\# \quad (60+3) \text{ lb}\#$$

$$E = 1 = 3636/2 + 276(5.5/2) = 2577 \#$$

$$S_r = 72,518/1000 = 66 \text{ in}^3$$

$$A_c = 1.5(2577)/0.5 = 49.1 \text{ in}^2$$

BM-3

#1  
4 x 12

### Footings / PADS :

Ext / Int footings :

$$w_{max} = (28+18)19/2 + 3(4) = 565 \text{ plf}$$

$$d = (565/1000)^{1/2} = 2.8 \text{ ft}$$

12" x 12" D

#4 7 @ 8

### Pad @ Front Porch

$$P = (28+18)16.5/2 (4.7/2) = 1266 \#$$

$$d = (1266/1000)^{1/2} = 13.5 \text{ ft}$$

24" sq x 18" D

2-#4 EW

### Pad @ BM-2

$$P = 3636 \#$$

$$d = (3636/1000)^{1/2} = 22.9 \text{ ft}$$

24" sq x 18" D

2-#4 EW

OR  
(E) CONT FOOTING

### Pad @ BM-3

$$P = 2577 \#$$

$$d = (2577/1000)^{1/2} = 19.8 \text{ ft}$$

24" sq x 18" D

2-#4 EW

OR  
(E) CONT FOOTING

# LATERAL ANALYSIS :

Seismic : Occupancy II, Seismic Dsn Cat D, Site Class D

Location: Lat 33.71819 Long -117.86338

$S_D = 1.485$   $S_1 = 0.523$   $F_a = 1.0$   $F_v = 1.5$

$S M_2 = (1) 1.485 = 1.485$   $S M_1 = 1.5(0.523) = 0.784$

$S D_3 = 2/3(1.485) = 0.990$   $S D_1 = 2/3(0.784) = 0.523$

$R = 6.5$  ASCE Table 12.2-1  $\rho = 1.3$

$V = (0.990)/6.5 W = 0.152 W$  Strength Design

$V = 0.152(0.7) W = 0.107 W$  Working Stress Design

$\therefore V = 0.107(1.3) W = 0.139 W$   
 use  $V = 0.20 W$  for construction Design

Wind :

Basic Wind Speed = 85 MPH Exposure C

Use simplified Procedure per ASCE 6.4

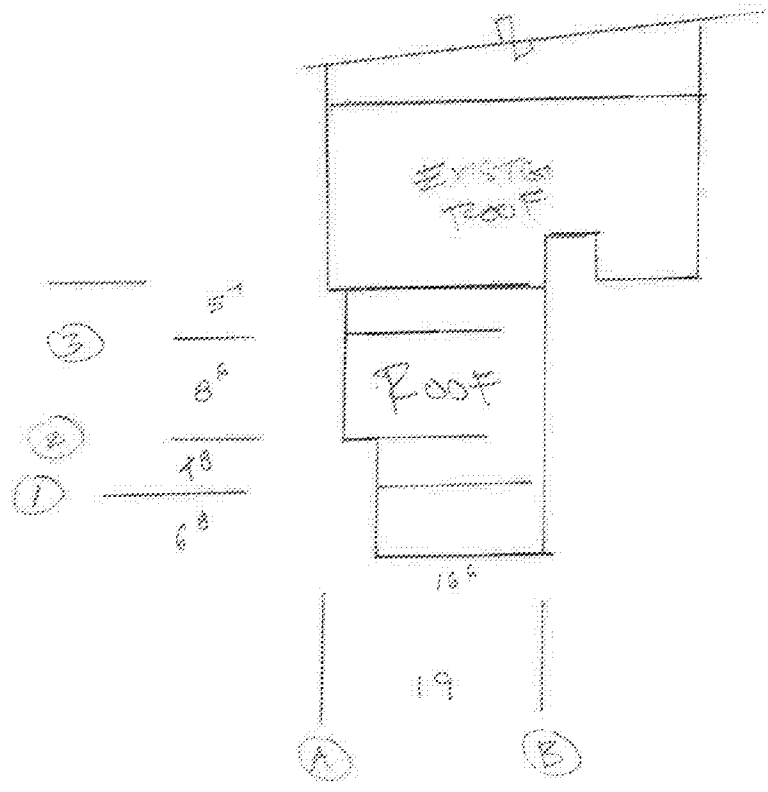
$I = 1.0$   $Z = 1.21$   $\theta = 18.4^\circ$  (4.12) Fig 6.2

$P_{3000} = 13.9$  psf  $P_{3000} = 13.9$  psf

$P_{300} = 1.21(13.9) = 17.2$  psf

$P_{30} = 0.1(17.2) = 1.72$  psf

use 20 psf for construction Design



WALLS :

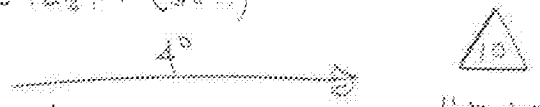
WALL ①

$$V_{soils} = 0.20(16.5(8+8) + 2(8)/6)(6.67 + \frac{4.67}{2}) = 937 \#$$

$$V_w = 20(4+3)(6.67 + \frac{4.67}{2}) = 1261 \# \quad (600\%)$$

$$L_{\odot} = 4^{\circ}$$

$$\sqrt{W} = 1261/4 = 315 \text{ p/f}$$

$$OTM = 10086 \# \quad RM = 1024 \# \quad \text{uplift} = 2265 \#$$


ADU2

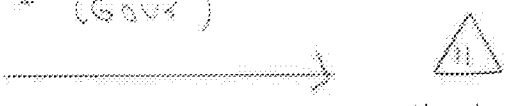
WALL ②

$$V_{soils} = 937 + 0.2(19(8+8) + 2(8)/6)(8.5/2) = 1413 \#$$

$$V_w = 1261 + \frac{8.5}{2} 20(4+3) = 1856 \# \quad (600\%)$$

$$L_{\odot} = 4^{\circ}$$

$$\sqrt{W} = 1856/4.67 = 397 \text{ p/f}$$

$$OTM = 14848 \# \quad RM = 1396 \# \quad \text{uplift} = 2880 \#$$


ADU5

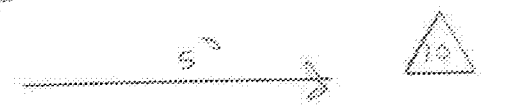
WALL ③

$$V_{soils} = 476 + 0.20(20(8+8) + 2(8)/6) 5.6 = 1083 \#$$

$$\sqrt{W} = 595 + 20(4+3) 5.6 = 1379 \#$$

$$L_{\odot} = 5^{\circ}$$

$$\sqrt{W} = 1379/5 = 276 \text{ p/f}$$

$$OTM = 11032 \# \quad RM = 1650 \# \quad \text{uplift} = 1886 \#$$


ADU2

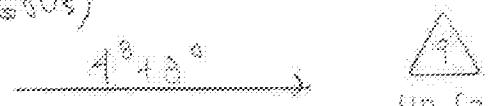
WALLS ① & ③

$$V_{soils} = 0.20(25.5(8+8) + 2(8)/6) 19/2 = 1262 \#$$

$$\sqrt{W} = 20(4+3) 19/2 = 1330 \# \quad (600\%)$$

$$L_{\odot} = 4^{\circ} + 8^{\circ} = 12^{\circ}$$

$$\sqrt{W} = 1330/12.67 = 105 \text{ p/f}$$

$$OTM = 3922 \# \quad RM = 1396 \# \quad \text{uplift} = 541 \#$$


ADU2

$$L_{\odot} = 8^{\circ} + 4^{\circ} = 12^{\circ}$$

$$\sqrt{W} = 1330/12 = 110 \text{ p/f}$$

$$OTM = 3547 \# \quad RM = 1329 \# \quad \text{uplift} = 631 \#$$


ADU2



SHEAR WALL SCHEDULE 2009 I.B.C & 2010 C.B.C.

MARK	WALL TYPE	SILL BOLTING				
		ALLOWABLE SHEAR	SHEAR @ ONE SIDE OF WALL	SHEAR @ BOTH SIDES OF WALL	SILL NAILING 16d @ UPPER STORIES	A35 SPACING
8	7/8" STUCCO OVER PAPER BACKED LATH W/16 GA STAPLES AT 6" O.C. AT TOP & BOTTOM PLATES, EDGE OF SHEAR WALL AND ON FIELD (ICC REPORT No. ESR-2595) NOTE 4 AND 10 BELOW.	180 PLF	5/8" @ 16" O.C.	5/8" @ 24" O.C.	@ 8" O.C.	@ 32" O.C.
9	1 1/2" PLYWD STRUCT I OR STD SHTG WITH 8d NAILS @ 6" O.C. AT EDGES & 12" O.C. FIELD (TABLE 2306.3 2010 CBC, 2009 IBC) NOTE 1, 10, 11 & 12 BELOW	280 PLF	5/8" @ 12" O.C.	5/8" @ 16" O.C.	@ 6" O.C.	@ 24" O.C.
10	1 1/2" PLYWD STRUCT I OR STD SHTG WITH 10d NAILS @ 6" O.C. AT EDGES & 12" O.C. FIELD (TABLE 2306.3 2010 CBC, 2009 IBC) NOTE 1, 6, 10, 11, 12 & 13 BELOW	350 PLF	5/8" @ 24" O.C.	5/8" @ 12" O.C.	@ 4" O.C.	@ 16" O.C.
11	1 1/2" PLYWD STRUCT I OR STD SHTG WITH 8d NAILS @ 4" O.C. AT EDGES & 12" O.C. FIELD (TABLE 2306.3 2010 CBC, 2009 IBC) NOTE 1, 3, 5, 6, 8, 10, 11, 12 & 13 BELOW	430 PLF	5/8" @ 16" O.C.	5/8" @ 8" O.C.	@ 4" O.C.	@ 16" O.C.
12	1 1/2" PLYWD STRUCT I OR STD SHTG WITH 8d NAILS @ 3" O.C. AT EDGES & 12" O.C. FIELD (TABLE 2306.3 2010 CBC, 2009 IBC) NOTE 1, 3, 5, 6, 8, 10, 11, 12 & 13 BELOW	550 PLF	5/8" @ 16" O.C.	5/8" @ 8" O.C.	@ 3" O.C.	@ 12" O.C.
13	1 1/2" PLYWD STRUCT I OR STD SHTG WITH 8d NAILS @ 2" O.C. AT EDGES & 12" O.C. FIELD (TABLE 2306.3 2010 CBC, 2009 IBC) NOTE 1, 3, 5, 6, 8, 10, 11, 12 & 13 BELOW	730 PLF	5/8" @ 12" O.C.	5/8" @ 6" O.C.	@ 2" O.C.	@ 8" O.C.
14	1 1/2" STRUCT I PLYWD WITH 10d NAILS @ 2" O.C. AT EDGES & 12" O.C. FIELD OVER 3X STUDS (TABLE 2306.3 2010 CBC, 2009 IBC) NOTE 1, 3, 5, 6, 8, 10, 11, 12 & 13 BELOW	870 PLF	3/4" @ 12" O.C.	3/4" @ 6" O.C.	N/A	@ 8" O.C.

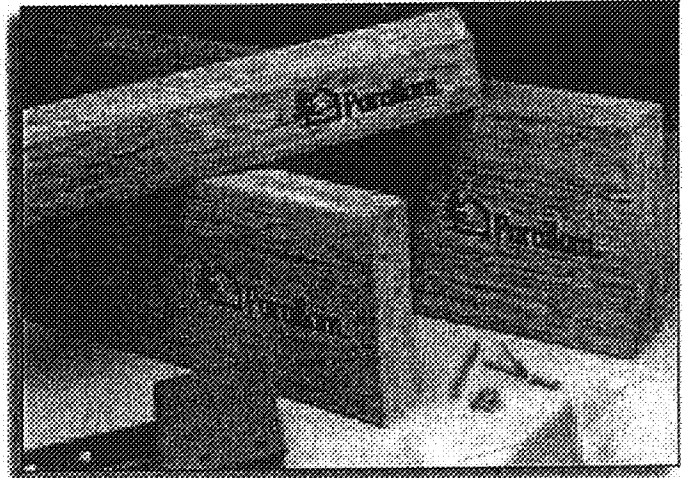
**NOTES:**

- ALL EDGES OF PLYWOOD SHEARWALLS MUST BE BLOCKED WITH 2X SOLID BLOCKING FOR WALL TYPES 9 & 10, AND 3X SOLID BLOCKING FOR WALL TYPES 11, 12, 13, & 14.
- WHERE SHEAR WALL SHEATHING IS TO BE APPLIED TO BOTH SIDES OF WALL, DOUBLE THE NUMBER OF BOLTS. (I.E. HALF THE O/C SPACING)
- USE 3X PRESSURE TREATED DOUGLAS FIR SILL PLATES AT FOUNDATION (CONC. SLAB ON GRADE ONLY . NOT REQ'D @ RAISED FLOOR FOUNDATION)
- PAPER BACKED SELF FURRING EXPANDED METAL LATH WITH ICC APPROVAL
- FRAMING AT ADJOINING PANEL EDGES SHALL BE 3-INCH NOMINAL OR WIDER & NAILS SHALL BE STAGGE RED.
- WHERE PLYWOOD IS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3- INCHES NOMINAL OR THICKER & NAILS ON EACH SIDE SHALL BE STAGGERED.
- ALL CONTINUOUS EXTERIOR FOOTING TO HAVE 5/8" X 10" A.B. S @ 48" O.C. UNLESS OTHERWISE NOTED ON PLANS.
- AT 3x SILL PLATE USE (2) 20d BOX END NAILS AT STUD TO SILL PLATE CONNECTION IN LIEU OF (2) 16d NAILS PER LINE 8 OF TABLE 2304.9.1 (ALT: PROVIDE SIMP. A34 AT SILL TO STUD)
- ALL INTERIOR NON BEARING FOOTINGS TO HAVE 7/8" SHOT PINS AT 32" O.C. & 48" O.C RESPECTIVELY. ICC# E SR-2269 (HILTI), OR ICC# ESR-1663 (RAMSET/ RED-HEAD).
- USE 3" X 3" X 0.229" PLATE WASHERS.
- USE CDX. CC OR STD SHTG IN LIEU OF STRUCT II PLYWOOD. ALL PLYWOOD SHALL BE DOUGLAS FIR. OTHER SPECIES MAY REQUIRE CHANGES.
- AT EXISTING FOOTINGS USE SIMPSON "SET-XP" EPOXY BOLTS PER SCHEDULED SILL BOLTING, EMBEDDED 8". PER ICC# ESR-2508 WITH SPECIAL INSPECTION.
- PERIODIC SPECIAL INSPECTION REQUIRED ON WOOD SHEAR WALLS WITH NAIL SPACING LESS THAN OR EQUAL TO 4" O.C.

## 2.0E Parallam® PSL Headers and Beams Allowable Design Stresses (100% Load Duration)

Shear modulus of elasticity	$G = 125,000 \text{ psi}$
Modulus of elasticity	$E = 2.0 \times 10^6 \text{ psi}$
Flexural stress	$F_b = 2,900 \text{ psi}^{(1)}$
Tension stress	$F_t = 2,025^{(2)} \text{ psi}$
Compression perpendicular to grain	$F_{c\perp} = 750 \text{ psi}^{(3)}$
Compression parallel to grain	$F_{c\parallel} = 2,900 \text{ psi}$
Horizontal shear parallel to grain	$F_v = 290 \text{ psi}$

- (1) For 12" depth. For others, multiply by  $\left[\frac{12}{d}\right]^{0.111}$
- (2)  $F_t$  has been reduced to reflect the volume effects of length, width, and thickness for a range of common application conditions.
- (3)  $F_{c\perp}$  shall not be increased for duration of load.



## Allowable Design Properties (100% Load Duration)

### 1 3/4" 2.0E Parallam® PSL

Design Property	Depth				
	9 1/2"	9 1/2"	11 1/4"	11 1/4"	14"
Moment (ft-lbs)	6,210	6,530	8,985	9,950	13,580
Shear (lbs)	3,130	3,215	3,805	4,020	4,735
Moment of Inertia (in <sup>4</sup> )	115	125	208	244	400
Weight (plf)	5.1	5.2	6.2	6.5	7.7

### 2 11/16" 2.0E Parallam® PSL

Design Property	Depth						
	9 1/2"	9 1/2"	11 1/4"	11 1/4"	14"	16"	18"
Moment (ft-lbs)	9,535	10,025	13,800	15,280	20,855	26,840	33,530
Shear (lbs)	4,805	4,935	5,845	6,170	7,275	8,315	9,350
Moment of Inertia (in <sup>4</sup> )	175	192	319	375	615	917	1,305
Weight (plf)	7.8	8.0	9.5	10.0	11.8	13.4	15.1

### 3 1/2" 2.0E Parallam® PSL

Design Property	Depth						
	9 1/2"	9 1/2"	11 1/4"	11 1/4"	14"	16"	18"
Moment (ft-lbs)	12,415	13,055	17,970	19,900	27,160	34,955	43,665
Shear (lbs)	6,260	6,430	7,615	8,035	9,475	10,825	12,180
Moment of Inertia (in <sup>4</sup> )	231	250	415	488	800	1,195	1,701
Weight (plf)	10.1	10.4	12.3	13.0	15.3	17.5	19.7

### 5 1/4" 2.0E Parallam® PSL

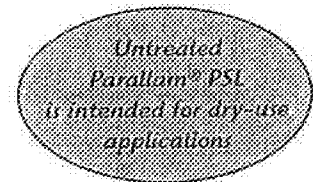
Design Property	Depth						
	9 1/2"	9 1/2"	11 1/4"	11 1/4"	14"	16"	18"
Moment (ft-lbs)	18,625	19,585	26,955	29,855	40,740	52,430	65,495
Shear (lbs)	9,390	9,645	11,420	12,055	14,210	16,240	18,270
Moment of Inertia (in <sup>4</sup> )	346	375	623	733	1,201	1,792	2,552
Weight (plf)	15.2	15.6	18.5	19.5	23.0	26.3	29.5

### 7" 2.0E Parallam® PSL

Design Property	Depth						
	9 1/2"	9 1/2"	11 1/4"	11 1/4"	14"	16"	18"
Moment (ft-lbs)	24,830	26,115	35,940	39,805	54,325	69,905	87,325
Shear (lbs)	12,520	12,855	15,225	16,070	18,945	21,655	24,360
Moment of Inertia (in <sup>4</sup> )	462	500	831	977	1,601	2,389	3,402
Weight (plf)	20.2	20.8	24.6	26.0	30.6	35.0	39.4

## General Assumptions for Untreated Parallam® PSL

- Lateral support required at bearing and at 24" on-center maximum.
  - Bearing lengths are based on Parallam® PSL's bearing stress of 750 psi.
  - No camber.
  - Tables on pages 4-7 include load reductions applied in accordance with code.
  - 1 3/4" x 16" and 1 3/4" x 18" beams require multiple plies.
- See page 17 for multiple member beam connections.

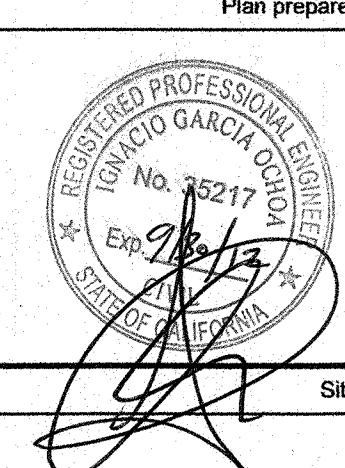




2/11/12  
M. Maciel  
PH 835 1428  
2017 W. Alco Ave  
Santa Ana  
California 92703  
aadrafting@msn.com

Revisions  
2/11/12

ANY ERRORS, OMISSIONS OR DISCREPANCIES OCCURRING WITHIN THESE DOCUMENTS NOTIFICATION TO THE DESIGNER, OWNER OR CONTRACTOR PRIOR TO PROCEEDING WITH ANY SUCH WORK. THIS SET OF PLANS IS SUFFICIENT TO OBTAIN A BUILDING PERMIT AND TO PROCEED WITH CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS.



ARCHITECTURAL & MECHANICAL PERMITS ARE REQUIRED FOR CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS.

2139 Roussele St.  
Santa Ana, CA 92707  
N TR 668 BLK 1 LOT 2 UN  
APN 016-11-09

Guillermo Rosas  
(714) 574-4959

SITE PLAN  
FLOOR PLAN

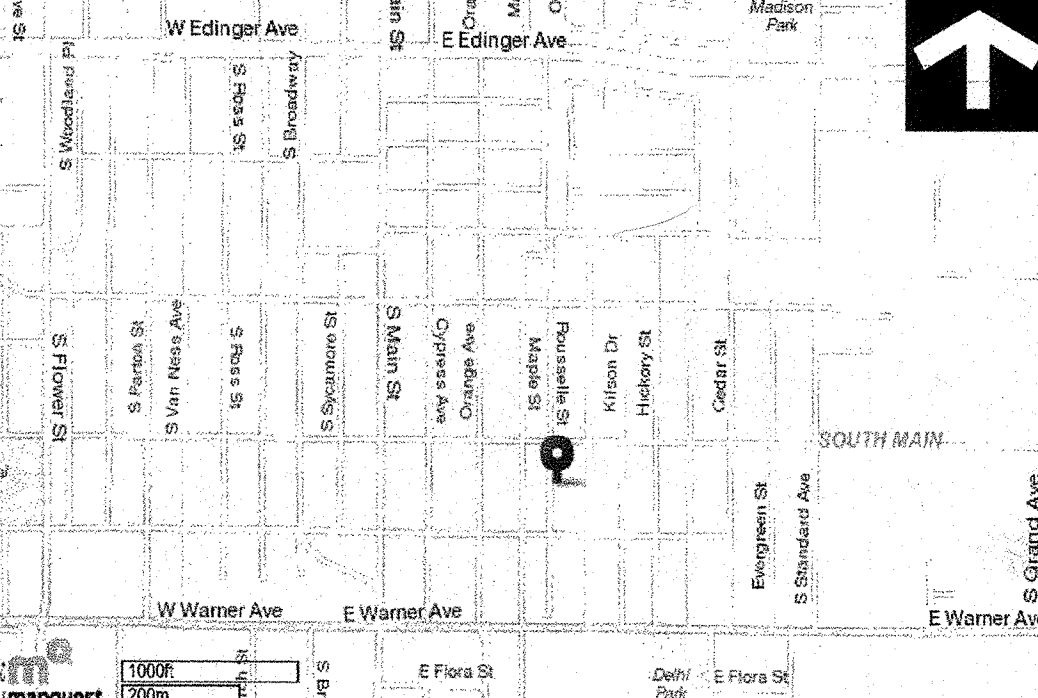
DRAWN: AL  
CHECKED:  
DATE: May-20-2011  
JOB NO:

SHEET NUMBER: A-1

PROJECT DATA

Table with 2 columns: SITE ADDRESS, OWNER, LEGAL, SCOPE OF PROPOSED WORK. Includes project address (2139 Roussele St), owner (Guillermo Rosas), and list of work items like new bathroom and porch.

VICINITY MAP



SHEET INDEX

Table listing sheet numbers and titles: A1 SITE PLAN/ FLOOR PLAN, A2 EXTERIOR ELEVATIONS/ SECTIONS, S1 STRUCTURAL NOTES, S2 STRUCTURAL PLANS, S3 STRUCTURAL DETAILS, T24 TITLE 24.

APPLICABLE CODES

Table listing applicable codes: 2010 CALIFORNIA BUILDING CODE (CBC), 2010 CALIFORNIA RESIDENTIAL CODE (CRC), 2010 CALIFORNIA MECHANICAL CODE (CMC), 2010 CALIFORNIA ELECTRICAL CODE (CEC), 2008 CALIFORNIA ENERGY CODE (CEC).

CONSTRUCTION

Table with 2 columns: TYPE OF CONSTRUCTION, OCCUPANCY GROUP, SPRINKLED, STORES. Values include VB, R-3 / U, NO, 1.

NOTES

- 1 VERIFY ALL DIMENSIONS, DO NOT SCALE DRAWINGS.
2 IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS ON THE SITE PRIOR TO COMMENCING WORK...
3 PREPARATION OF BUILDING SITE SHALL BE PER SECTION 3302 CBC...

CONSULTANTS

None listed

SPECIAL INSPECTIONS REQUIRED

EPOXY BOLT INSTALLATION FOR HOLDOWN AND ANCHOR BOLTS INTO EXISTING FOOTING.

CODE NOTES:

- a. EVERY BEDROOM SHALL HAVE AN OPERABLE ESCAPE WINDOW WITH A MIN. OPENABLE AREA OF 5.7 sq ft...
b. ALL GLAZING MIN. 3/8" THICK TO COMPLY W/ CHAPTER 24 TABLE 2403.6
c. FAN PER FLOOR PLAN NOTE -- TO MAINTAIN A ROOM TEMPERATURE OF 68 DEG. AT A POINT OF 3 FT. ABOVE THE FLOOR...
d. EACH EXIT DOOR MAY BE PROVIDED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN...
e. CONTROL VALVES FOR SHOWER AND TUB/SHOWER SHALL BE OF PRESSURE BALANCE OR THERMOSTATIC OR MIXING VALVE TYPE...
f. MAXIMUM PLUMBING FIXTURE FLOW RATE STANDARDS PER THE CALGREEN SECTION 4.303.1 FOR INDOOR WATER USE:
WATER CLOSETS: < 1.28 GPF
SHOWER HEADS: < 2.0 GPM @ 80 PSI
KITCHEN FAUCETS: < 1.8 GPM @ 80 PSI
LAVATORY FAUCETS: < 1.5 GPM @ 60 PSI
g. GLAZED WARDROBE DOORS & LAMINATED GLASS DOORS SHALL MEET THE IMPACT TEST REQUIREMENTS OF ANSI Z97.1 PER CHAPTER 24 CBC
h. SLIDING GLASS DOORS (PATIO TYPE) SHALL HAVE CATEGORY II CLASSIFICATION PER CBC CHAPTER 24 TABLE 2406.1
i. GLAZING IN DOORS AND FIXED GLASS PANELS OF MORE THAN 9 sq ft SHALL HAVE CATEGORY I CLASSIFICATION PER CBC CHAPTER 24 AND TABLE 2406.1
j. GLAZING IN DOORS AND FIXED GLASS PANELS OF 9 sq ft OR LESS SHALL HAVE CATEGORY II CLASSIFICATION PER CBC CHAPTER 24 TABLE 2406.1

UTILITY LEGEND

- 110 V W/ BATTERY BACK-UP SMOKE ALARM
BATTERY OPERATED SMOKE ALARM
CARBON MONOXIDE ALARM
CEILING MOUNTED LIGHT
WALL MOUNTED LIGHT
RECESSED CEILING LIGHT
FLUORESCENT
FIXTURES MARKED: "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS"
110V RECEPTACLE
1/2" HOT 110V RECEPTACLE
GROUND FAULT INTERRUPTOR
RECEPTACLE OUTLETS SUPPLIED BY BRANCH CIRCUITS PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER
SWITCH
3-WAY SWITCH
SWITCH DIMMER
MECHANICAL FAN, MIN. CAPACITY OF 50 CFM PER MINUTE.
FUEL GAS

FLOOR PLAN NOTES

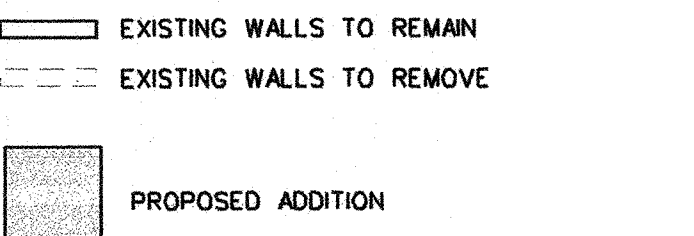
- 1. REMOVE (E) WALL AND PROVIDE SUPPORT PER STRL. PLANS
2. REMOVE (E) DOOR, FRAME AND FINISH PROPERLY
3. RELOCATED CLOSET
4. (E) WATER HEATER
5. 2x6 PLUMBING WALL
6. SHELF & POLE
7. ATTIC ACCESS (22"x30") PROVIDE WEATHERSTRIPPING
8. TOILET, 1.28 GAL. SEE CODE NOTE '1' ABOVE
9. LAVATORY SINK, 1.5 GPM. SEE CODE NOTE '1'
10. TUB/ SHOWER W/ TILE FINISH ON WALLS PER OWNER W/ GLASS ENCLOSURE, DOORS & PANELS MUST BE LABELED CATEGORY II CLASSIFICATION PER CBC CHAPTER 24...
11. NEW 20K BTU MIN. N.G. WALL HEATER TO COMPLY WITH 'CODE NOTE' 'c'
12. WASH. SPACE, PROVIDE RECESSED COLD AND HOT WATER AND WASTE HOOK-UPS, PROVIDE DEVICES TO ABSORB HIGH PRESSURES RESULTING FROM QUICK CLOSING OF THE QUICK-ACTING VALVES FROM THE WASHER.
13. DRYER SPACE, PROVIDE FUEL GAS AND VENT TO OUTSIDE W/ 4" DIA. SHEET METAL DUCT MAX. 14' LONG W/ (2) - 90° ELBOWS. DUCT SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER.
14. CONC. LANDING, 2" BELOW THRESHOLD

APPROVED PLANNING DIVISION

Approval stamp with fields for MASTER ID, G.P., PLANNER, TRANSFERRED BY, PLANNING INSPECTION, NAME, and DATE.

RESTAIN PLANS FOR FUTURE REVISIONS. SUBJECT TO ITEMS CHECKED AND CONDITIONS BELOW:
CONDITIONS:
- 374 sq. ft. Room addition
- Expand Living Rm., bedroom w/ bath Laundry Rm.
- Remove front chain Link Fence + rear patio cover.

WALL LEGEND

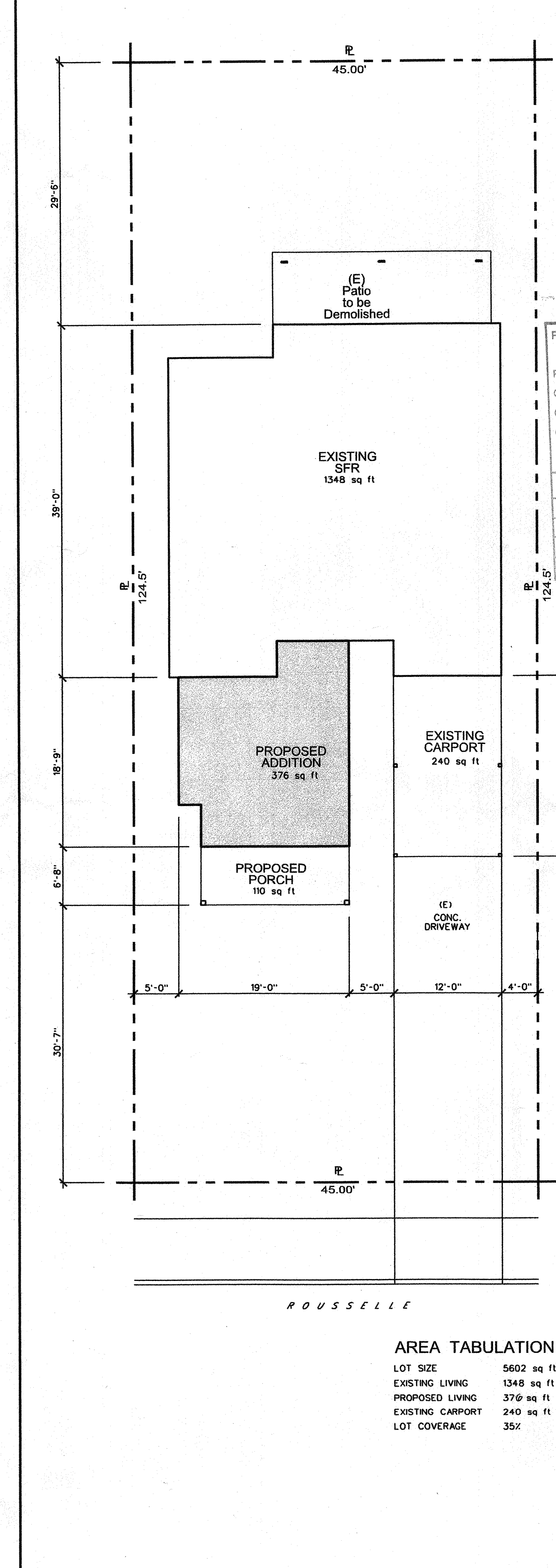
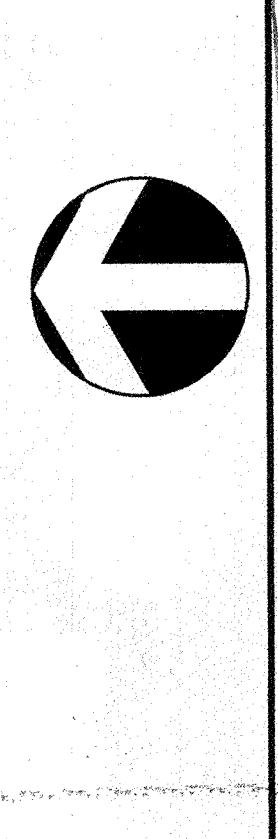


ARCHITECTURAL STRUCTURAL ACCEPTED FOR CONSTRUCTION

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING & MECHANICAL PLANS. This set of plans and specifications must be kept on the job at all times and it is unlawful to make any changes or alterations on same without written permission from the City of Santa Ana.

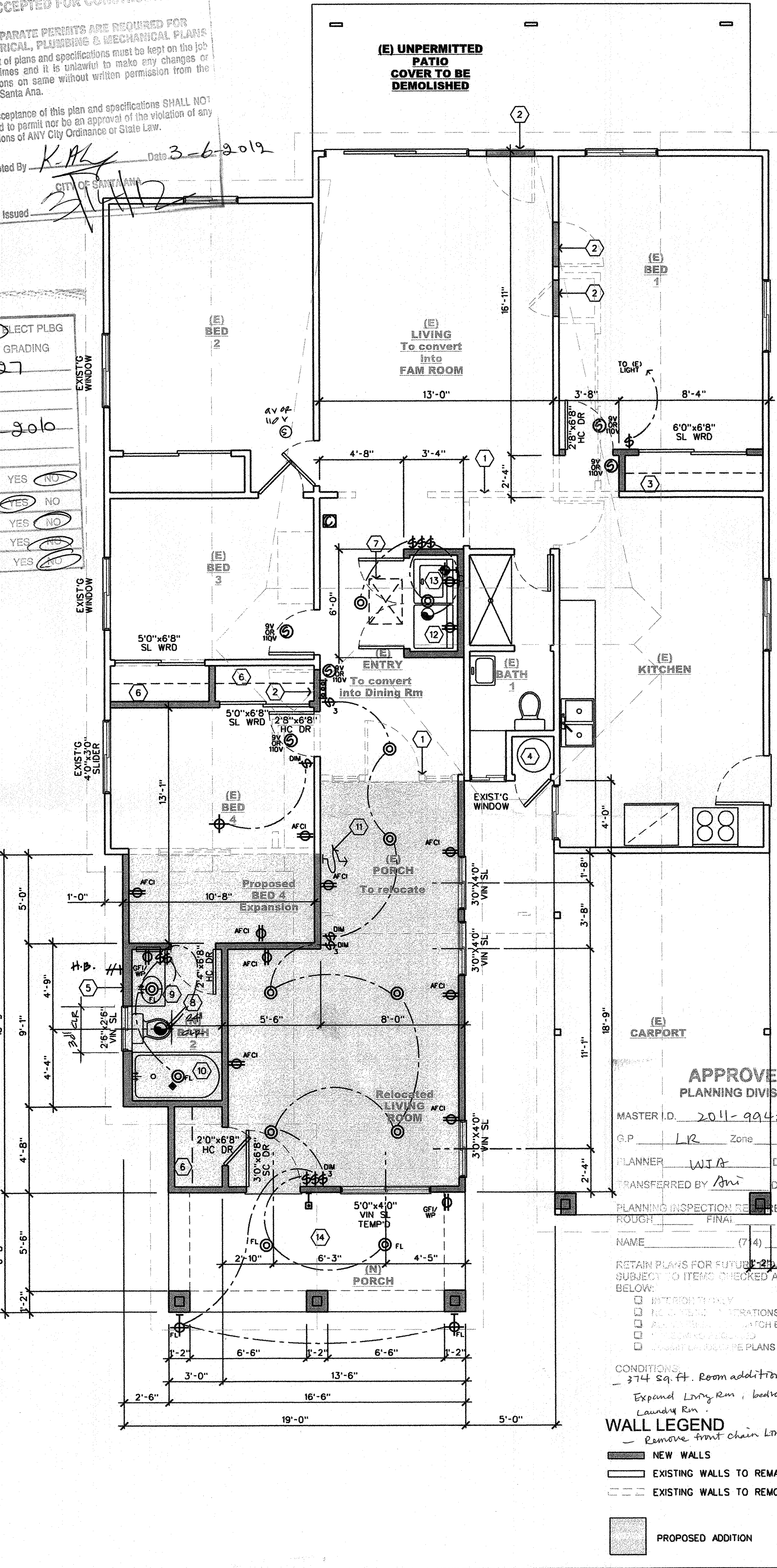
The acceptance of this plan and specifications SHALL NOT be held to permit nor be an approval of the violation of any provisions of ANY City Ordinance or State Law.
Accepted By: [Signature] Date: 3-6-2012
CITY OF SANTA ANA
Date Issued: [Signature]

Table with permit details: PERMIT TYPE (BLDG SELECT PLBG), PERMIT# (10173327), OCC. GROUP (R3), CONSTR. TYPE (VB), CODE EDITION (CBC 9010), FLOOD ZONE, FLOOD ZONE CERT. REQ'D, MICROFILM, RADIANT BARRIER, RESIDENTIAL DEV. PER, SCHOOL DISTRICT.



AREA TABULATION table: LOT SIZE 5602 sq ft, EXISTING LIVING 1348 sq ft, PROPOSED LIVING 376 sq ft, EXISTING CARPORT 240 sq ft, LOT COVERAGE 35%.

SITE PLAN SCALE: 1/8"=1'-0"



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

Revisions	

ANY ERRORS, OMISSION OR DISCREPANCY OCCURING WITHIN THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE DESIGNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK. THIS SET OF PLANS IS SUFFICIENT TO OBTAIN A BUILDING PERMIT. HOWEVER, ALL MATERIALS AND METHODS OF CONSTRUCTION NECESSARY TO COMPLETE THE PROJECT ARE NOT NECESSARILY DESCRIBED IN THIS SET OF PLANS. THE IMPLEMENTATION OF THE PLANS REQUIRES A SUBCONTRACTOR'S THOROUGH KNOWLEDGE OF THE BUILDING CODES AND METHODS OF CONSTRUCTION. THE PLANS AND GENERAL NOTES ESTIMATE AND CONTROL ONLY LOCATIONS, DIMENSIONS, TYPES OF MATERIALS AND GENERAL METHODS OF ASSEMBLY OR FASTENING. THEY ARE NOT INTENDED TO SPECIFY PARTICULAR PRODUCTS OR OTHER METHODS OF ANY SPECIFIC MATERIAL, PRODUCT OR METHOD.

Plan preparer:  
  
 REGISTERED PROFESSIONAL ENGINEER  
 ANTONIO GARCIA OCHOA  
 No. 35217  
 Exp. 9/30/12  
 STATE OF CALIFORNIA  
 Site:

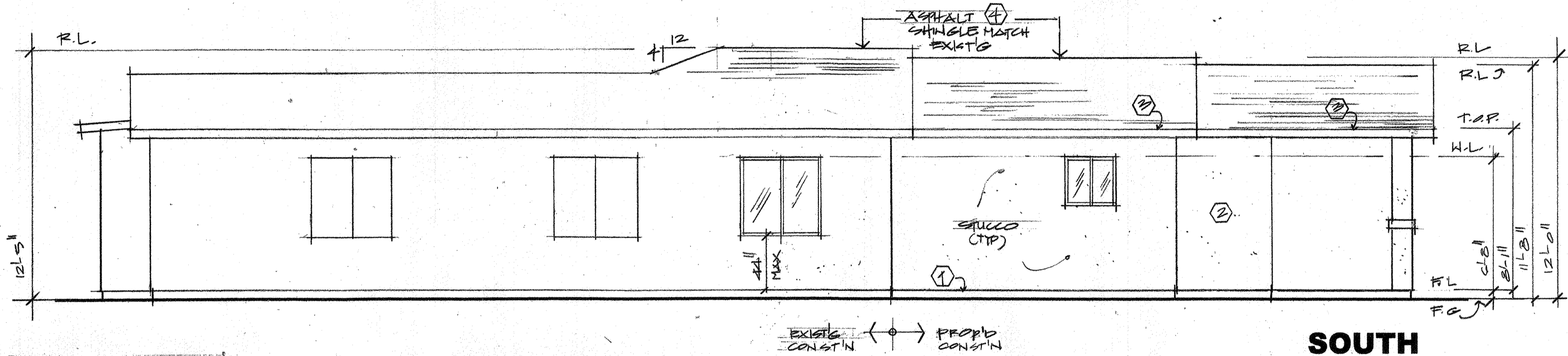
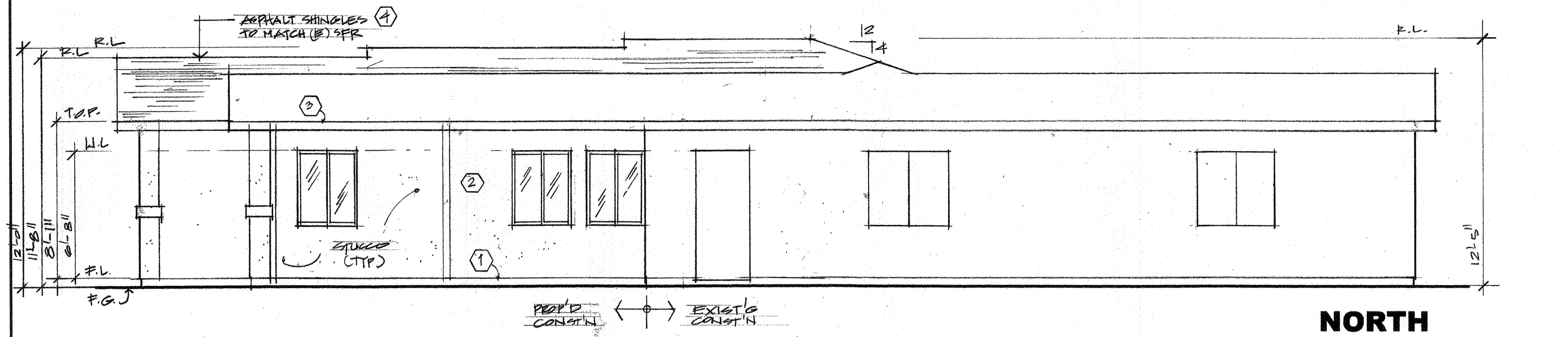
**2139 Roussele St.  
 Santa Ana, CA 92707**  
 N TR 688 BLK 11LOT 2 UN  
 APN 016-111-09

Owner:  
 MR GUILLERMO  
 ROSAS  
 914/974-4459

Sheet content:  
**EXTERIOR ELEVATIONS SECTIONS**

DRAWN: AL  
 CHECKED:  
 DATE: May-20-2011  
 JOB NO:

SHEET NUMBER:  
**A-2**  
 SCALE: 1/4"=1'-0"

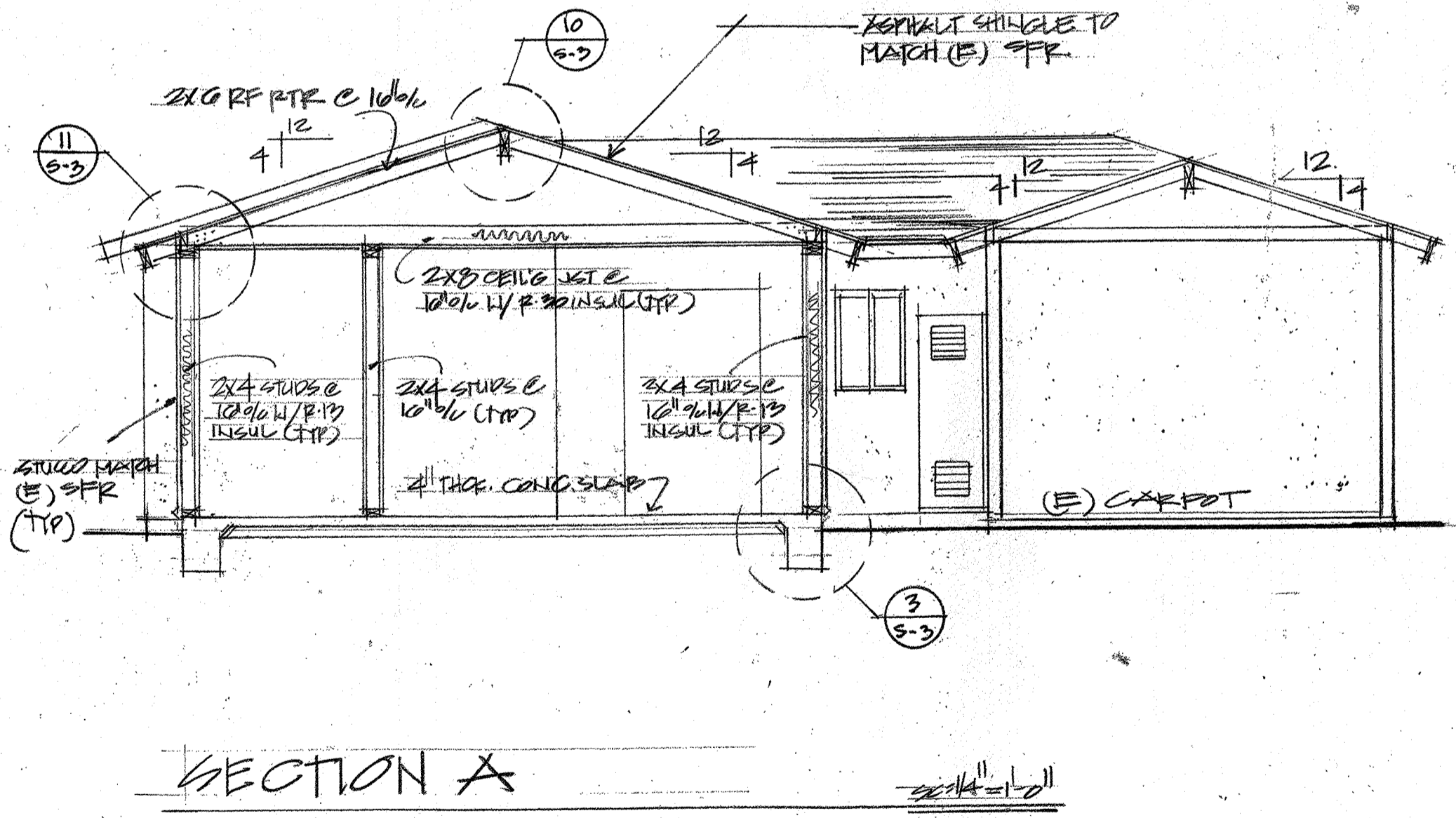
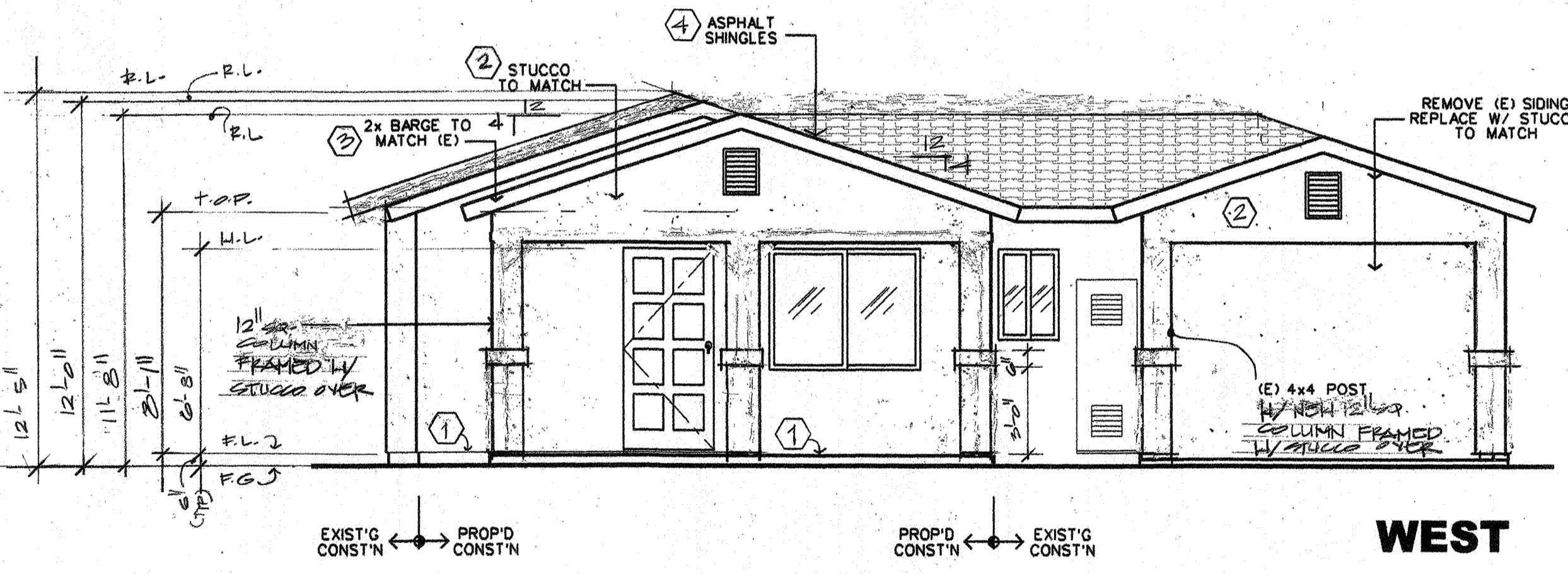


**ATTIC VENTILATION**

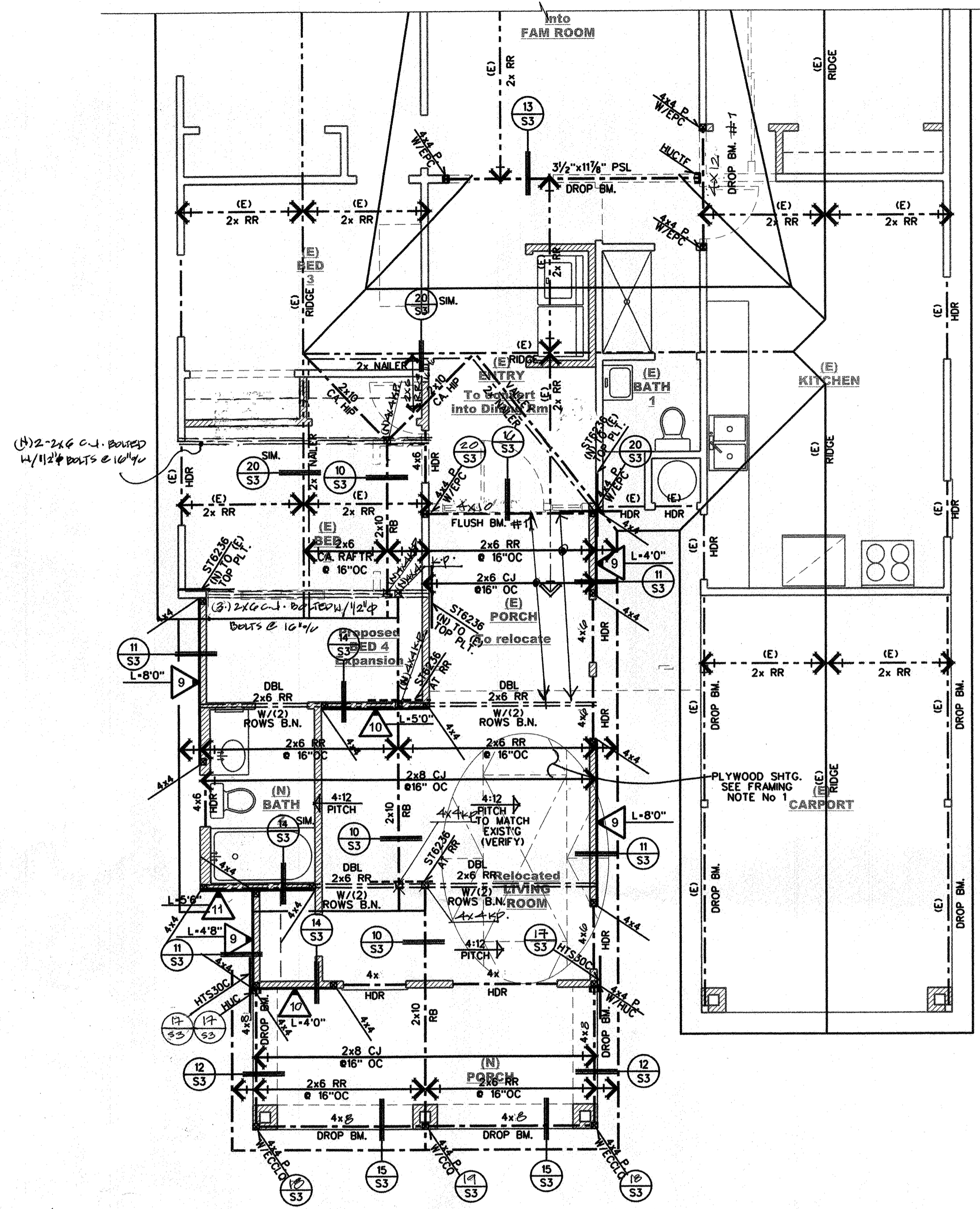
- ATTIC AREA: 396 sq ft  
 ATTIC VENT REQ'D: 396 / 150 x 144 = 301 sq in TO BE PROVIDED
1. PROVIDE (24) RAVE VENT BLOCKS 1/2(3) 2 1/2" D. G.I. SCREEN'D HOLES PER BLOCK (1 sq in each) GOOD FOR 216 sq in
  2. PROVIDE (1) ATTIC VENT 12" x 14" GOOD FOR 108 sq in
- TOTAL PROVIDED 216 + 108 = 324 sq in

**ELEVATION NOTES**

1. G.I. STUCCO SCREED
2. 3-COAT (7/8" THK) STUCCO FINISH O/ 1-LAYER OF GRADE 'D' BUILDING PAPER. USE 2 LAYERS OF PAPER ON STUCCO APPLIED OVER PLYWOOD.
3. 2x RO. SA. FASCIA BD. TO MATCH EXISTING PER DETAIL
4. ROOFING MATERIAL: HIGH DEFINITION ASPHALT SHINGLE ROOFING TO MATCH EXISTING CLASS 'A' OR BETTER EQUAL TO 'OWENS CORNING' IC0 ESR 1372 O/ 30" FELT UNDERLAYMENT.





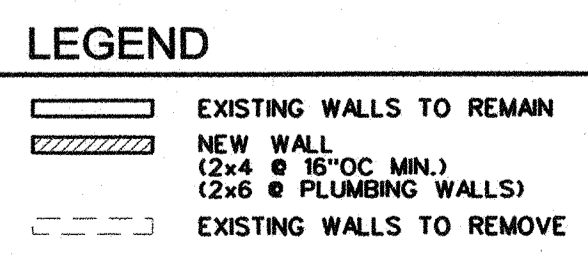


(H) 2x6 C.J. BOARDS  
1/4" x 1/2" BOLTS @ 10' o.c.

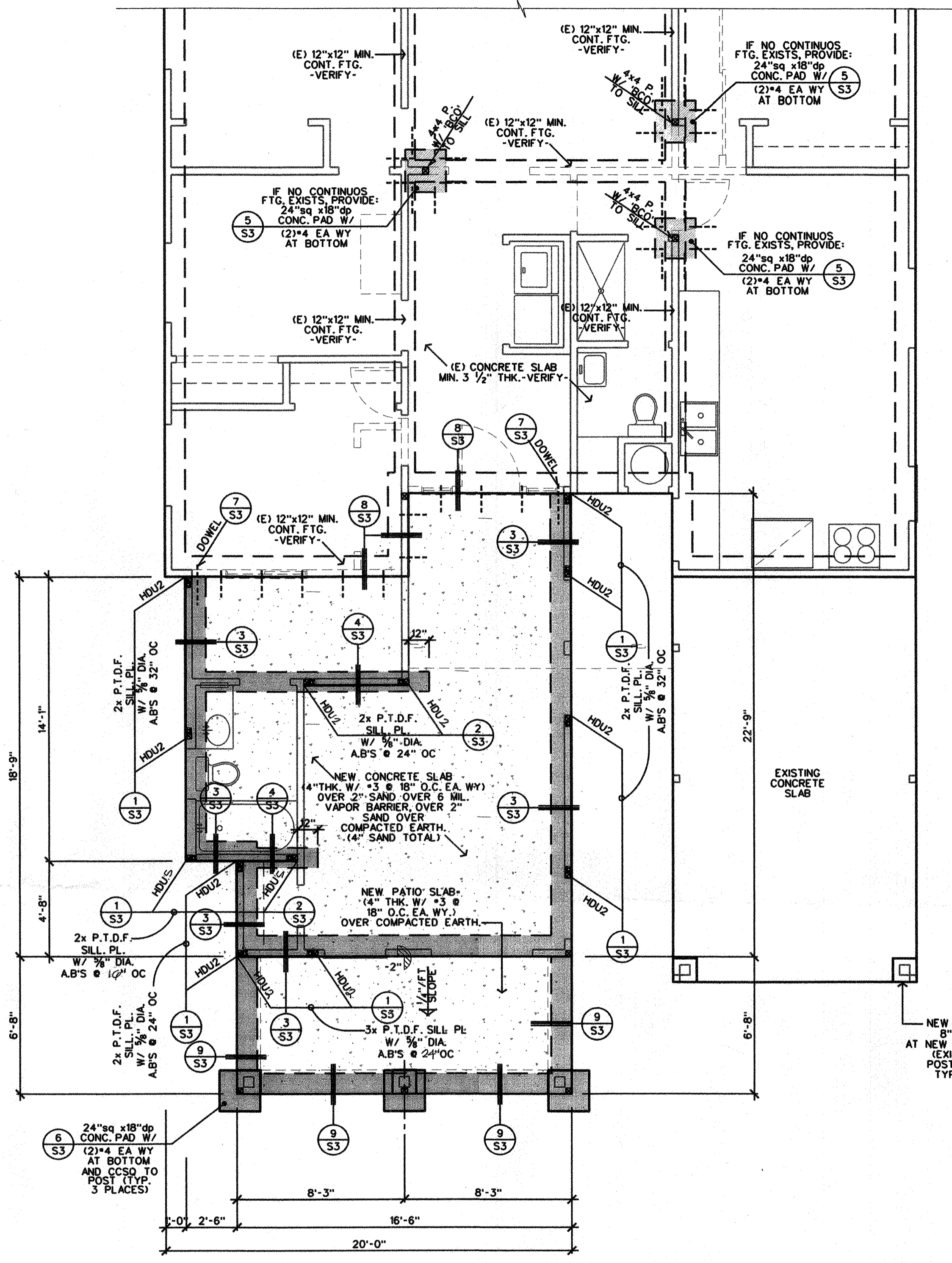
**FRAMING NOTES**

- ROOF SHEATHING: PER SHEET SH-1 U.N.O. ON PLAN USE 1X6 SOLID SHEATHING OR A-C GRADE PLYWOOD AT EAVES & OVERHANG FACE GRAIN PERP. TO SUPPORTS. MAY USE OSB PANELS WITH RADIANT BARRIER IF REQUIRED FOR TITLE 24 COMPLIANCE. SEE TITLE 24
- PROVIDE FULL LENGTH TRIMMERS AS FOLLOWS: 4X POST AT EACH END OF 4X12 OR LARGER MEMBERS, DOUBLE STUDS FOR 4X10 SINGLE STUD FOR 4X8 OR SMALLER MEMBERS
- FOR TYP. STUD WALL FRAMING SEE (B) (S1)
- B.N. ALONG STUDS
- PROVIDE MULTIPLE STUDS UNDER MULTIPLE JOISTS
- PROVIDE FULL BEARING W/SOLID BLOCKING OR SHIMMING BELOW ALL POSTS AT FLOOR.
- SEE DET'S (2) (S1) & (3) (S1) FOR ALLOWED BORING AND NOTCHING OF JOISTS & STUDS.
- 2 LAYERS OF 15" FELT SHALL BE USED AT ALL STUCCO APPLIED OVER PLYWOOD.
- MIN. 2X6 STUDS @ 16" O.C. AT PLUMBING WALLS.
- ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS.
- DOUBLE JOIST ARE REQUIRED UNDER PARALLEL BEARING PARTITIONS.
- PROVIDE FIRE BLOCKING IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDED FURRED SPACES AT THE CEILING AND FLOOR LEVEL AND AT 10 FT INTERVALS BOTH VERTICAL AND HORIZONTAL.
- WALLS BRACED TO RESIST WIND AND SEISMIC FORCES SHALL NOT EXCEED THE FOLLOWING HEIGHT TO WIDTH RATIOS: 2 TO 1 FOR PLYWOOD FRAMING MEMBERS OR BLOCKING SHALL BE PROVIDED AT THE EDGES OF ALL SHEETS IN SHEAR WALLS; 2 TO 1 FOR GYPSUM WALLBOARD & PORTLAND CEMENT PLASTER (STUCCO). WALL SECTIONS HAVING HEIGHT-TO-LENGTH RATIOS IN EXCESS OF 1 1/2 TO 1 HEIGHT-TO-WIDTH SHALL BE BLOCKED.
- ALL NAILS ARE COMMON NAILS.
- ALL STUDS @ 16" O.C. MAXIMUM.
- WHERE TOP PLATE OR SOLE PLATE ARE CUT FOR PIPES, A METAL TIE FRAMING MEMBER OR BLOCKING SHALL BE PROVIDED ACROSS THE OPENING WITH 6-16d NAILS MINIMUM EA. SIDE.
- TYP. 4'-0" MIN. LAP W/ 16-16d TOP PLT SPLICE OR STRAP PER (9) (S1)

SEE SHT S1 FOR SHEAR WALL SCHEDULE AND ADDITIONAL INFO.



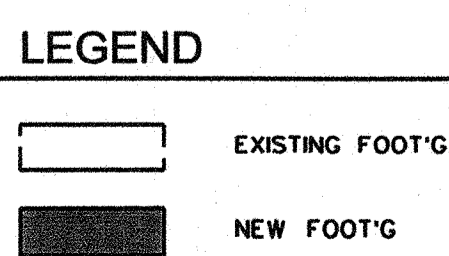
**FRAMING PLAN** SCALE: 1/4"=1'-0"



- ADDITIONAL FOUNDATION NOTES:**
- VERIFY HRDWR. LOCATION W/ FLOOR PLAN
  - HOLD-DOWN ANCHORS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION AND RE-TIGHTEN JUST PRIOR TO COVERING THE WALL FRAMING.
  - SURFACE WATER WILL DRAIN AWAY FROM BUILDING.
  - HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS AND HOLD-DOWNS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
  - ALL INTERIOR NON BEARING FOOTINGS TO HAVE 1/2" SHOT PINS AT 32" O.C. & 48" O.C. RESPECTIVELY. ICC® ESR-2269 (HILT), OR ICC® ESR-1663 (RAMSEY RED-HEAD).
  - 3/4" DIA. A.B. MAY BE REPLACED BY 5/8" DIA THREADED RODS W/ 7d EMBED. WITH EPOXY SET-XP® SYSTEM ICC® ESR 2508
  - FASTENERS FOR PRESERVATIVE TREATED AND FIRE TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, SILICONE, BRONZE OR COPPER.
  - PROVIDE DEEPER FT'G AS REQ'D TO COMPLY W/ ANCHOR BOLT MINIMUM EMBEDMENT.

SEE SHT S1 FOR ADDITIONAL INFO

- ANCHOR BOLT NOTE:**
- MINIMUM NOMINAL ANCHOR BOLT DIA. SHALL BE 5/8" SPACED PER SHEAR SCHEDULE OR @ 4'-0" O.C. MAX. EMBEDDED INTO CONCRETE 7" MIN. W/ MIN. DISTANCE FROM THE END OF SILL PLATES TO BE 1 1/2" AND A MAXIMUM OF 12".
- PLATE WASHERS -MIN. SIZE OF 3" x 3" X.229"- SHALL BE USED ON EACH ANCHOR BOLT
- CODE MINIMUM (2) ANCHOR BOLTS PER PANEL.



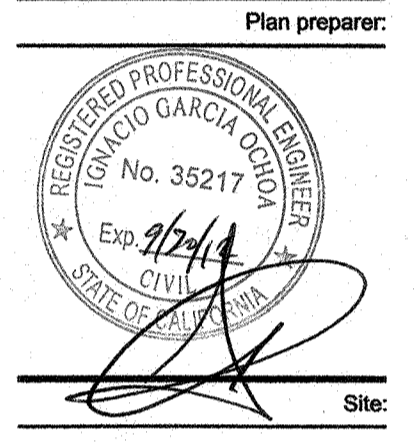
**FOUNDATION PLAN** SCALE: 1/4"=1'-0"



3/1/12  
A. Maciel  
PH 949 14 7835 1428  
2017 W. Alco Ave  
Santa Ana  
California 92703  
aadrafting@msn.com

**Revisions**

NO.	DESCRIPTION



**2139 Roussele St.**  
**Santa Ana, CA 92707**  
N TR 668 BLK 1 LOT 2 UN  
APN 016-111-09

Owner:  
Guillermo Rosas  
(714) 574-4959

Sheet content:  
**STRUCTURAL PLANS**

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SHEET NUMBER:  
**S-2**

3/11/12  
Al Maciel  
P 14 / 835 1428

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California 92703  
aadrafting@msn.com

Revisions	

ANY ERRORS, OMISSION OR DISCREPANCIES OCCURRING WITHIN THESE DOCUMENTS REQUIRE IMMEDIATE WRITTEN NOTIFICATION TO THE DESIGNER. NO CONSTRUCTION SHALL BE ISSUED PRIOR TO RECEIVING WRITTEN INSTRUCTIONS FROM THE DESIGNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ACCESS AND EGRESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SIGNAGE AND MARKING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SAFETY AND SECURITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY COMMUNICATIONS AND RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MAINTENANCE AND REPAIRS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DEMOLITION AND REMEDIATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RESTORATION AND RECONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FINAL INSPECTION AND APPROVALS.

Plan preparer:  
RESERVO PROFESSIONAL ENGINEER  
No. 35217  
Exp. 2/20/12  
CIVIL  
Site:

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N TR 688 BLK I LOT 2 UN  
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**STRUCTURAL  
DETAILS**

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