

STRUCTURAL OBSERVATION/ SIGNIFICANT CONSTRUCTION STAGES (Only Checked items are required)		
Firm or Individual to be responsible for the "Structural Observation": Name: PAUL C. PIÑA • Licensed Architect • Registered Engineer Phone: (310) 516-9300 California Registration Number: 64194		
CONSTRUCTION STAGE	Construction Type	Elements/Connections to be observed
Foundation	• Footing, Stem Walls, Piers • Mat Foundation • Caisson, Pile, Grade beams • Stepping/Retaining Foundation, Hillside Special Anchors • Others:	FOUNDATION REINFORCING SIZE AND SPACING
Wall	• Concrete • Masonry • Wood • Others:	SHEAR WALLS NAILING
Frame	• Steel Moment Frame • Steel Braced Frame • Concrete Moment Frame • Masonry Moment Frame • Others:	
Diaphragm	• Concrete • Steel Deck • Wood • Others:	
Others		

6/8/12 OWNER

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. For efficient handling of information internally and in the interest, connection to this new format of public-related and administrative information bulletin including MSO and RSA that were previously issued will allow flexibility and timely distribution of information to the public.

Page 7 of 8

Piña Structural Engineering
A Minority Small Business Professional Corporation
1983 West 190th Street, Suite 200
Torrance, CA 90504
(310) 516-9300
structure@roadrunner.com

Paul Cohn Piña, M.S.
Principal Structural Engineer
C41035, S4194

June 4, 2012

Mr. Günther Motz Architect
8821 Ashcroft Avenue
Los Angeles, California 90048
(310) 859-8920
gmotz@ix.netcom.com

Re: **Residence Addition**
217 South McCadden Place
Los Angeles, CA 90004

Dear Günther:

At the request of the Los Angeles Department of Building and Safety, this office reviewed detail 4/S2 of the drawings that were submitted for plan-check approval.

After reviewing the detail and the framing conditions, it is verified that the existing concrete wall is **acceptable** for use in resisting the proposed loading, and the detail may remain as indicated, without modification.

If any additional information is required, please do not hesitate to contact the undersigned.

Sincerely,



Paul C. Piña
Principal Structural Engineer

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. For efficient handling of information internally and in the interest, connection to this new format of public-related and administrative information bulletin including MSO and RSA that were previously issued will allow flexibility and timely distribution of information to the public.

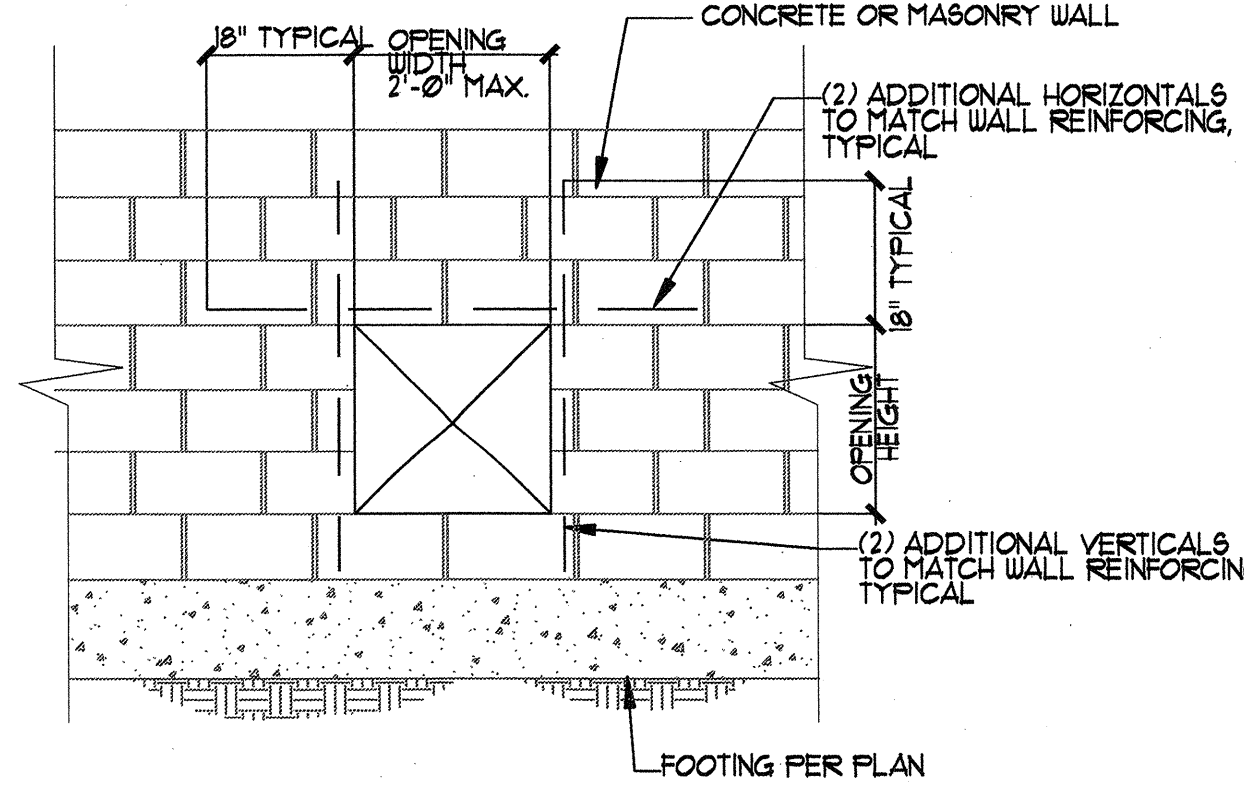
Page 8 of 8

GENERAL NOTES FOR STRUCTURAL OBSERVATION

- Structural observation is required for the structural system in accordance with the Information Bulletin No. P/BC 2002-024. Structural observation is the visual observation at the construction site of the elements and connections of the structural system at significant construction stages and the complete structure for general conformance to the approved plans and specifications. Structural observation does not waive the responsibility for the inspections required of the building inspector or the deputy inspector.
- The owner shall employ a State of California registered civil or structural engineer or licensed architect to perform the structural observation. The Department of Building and Safety (LADBS) recommends the use of the engineer or architect responsible for the structural design who are independent of the contractor.
- The structural observer shall provide evidence of employment by the owner or the owner's representative. A letter from the owner, the owner's representative, or a copy of the agreement for services shall be sent to the building inspector before the first site visit.
- The owner or owner's representative shall coordinate and call for a meeting between the engineer or architect responsible for the structural design, structural observer, contractor, affected subcontractors and deputy inspectors. The purpose of the meeting shall be to identify the major structural elements and connections that affect the vertical and lateral load systems of the structure and to review scheduling of the required observations. A record of the meeting shall be included in the first observation report submitted to the building inspector.
- The structural observer shall perform site visits at those steps in the progress of the work that allow for correction of deficiencies without substantial effort or uncovering of the work involved. At a minimum, the listed significant construction stages on the following Structural Observation/Significant Construction Stages table require a site visit and an observation report from the structural observer.
- The structural observer shall prepare a report of the Structural Observation Report form IN/Form.08 (part 1) for each significant stage of construction observed. The original of the Structural Observation report shall be sent to the building inspector's office and shall be signed and sealed (**wet stamp**) by the responsible structural observer. One copy of the observation report shall be attached to the approved plans. The copy attached to the plans shall be signed and sealed (**wet stamp**) by the responsible structural observer or their designee. Copies of the report shall also be given to the owner, contractor, and deputy inspector. Any deficiency noted on the observation report will become the responsibility of the structural engineer of record to verify its completion by him (her), or by a registered deputy inspector at the discretion of the Structural observer.
- A final observation report and that of the registered deputy inspector must be submitted which shows that all observed deficiencies were resolved and structural system generally conforms with the approved plans and specifications. The Department of Building and Safety (LADBS) will not accept the structural work without this final observation report and that of the registered deputy inspector (when provided) and the correction of specific deficiencies noted during normal building inspection.

- The structural observer shall provide the original stamped and signed Structural Observation report to the City of Los Angeles Department of Building and Safety Building Inspector.
- When the owner elects to change the structural observer of record, the owner shall:
 - notify the building inspector in writing before the next inspection by submitting completed "Structural Observation Program and Designation of the Structural Observer" form IN/Form.08 (part 2)
 - call an additional preconstruction meeting, and
 - furnish the replacement structural observer with a copy of all previous observation reports.

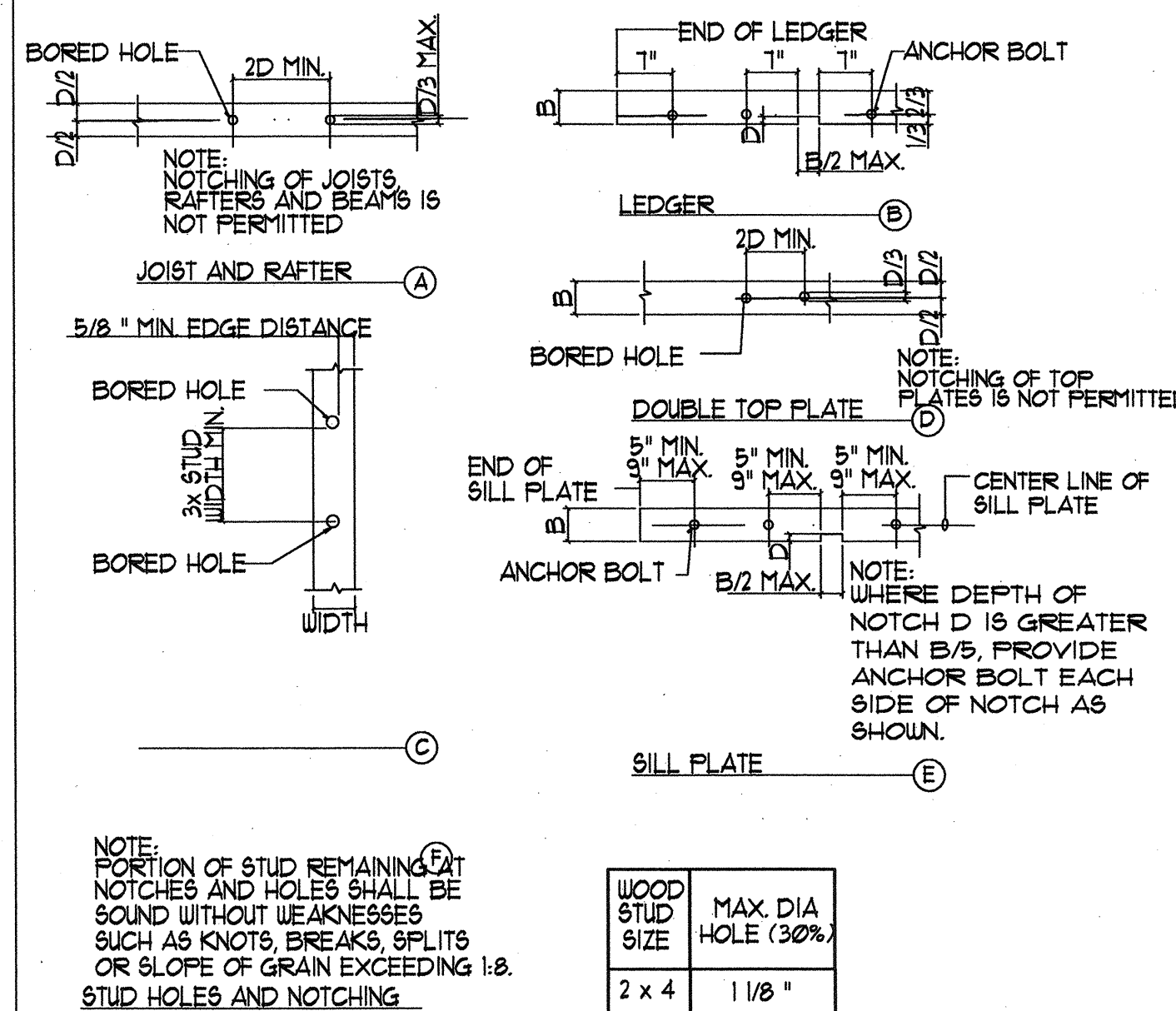
The replacement structural observer shall approve the correction of the original observed deficiencies unless otherwise approved by plan check supervision. The policy of the Department shall be to correct any property noted deficiencies without consideration of their source.
- The engineer or architect of record shall develop all changes relating to the structural systems. The building department shall review and approve all changes to the approved plans and specifications.



STEM WALL OPENING

NO SCALE

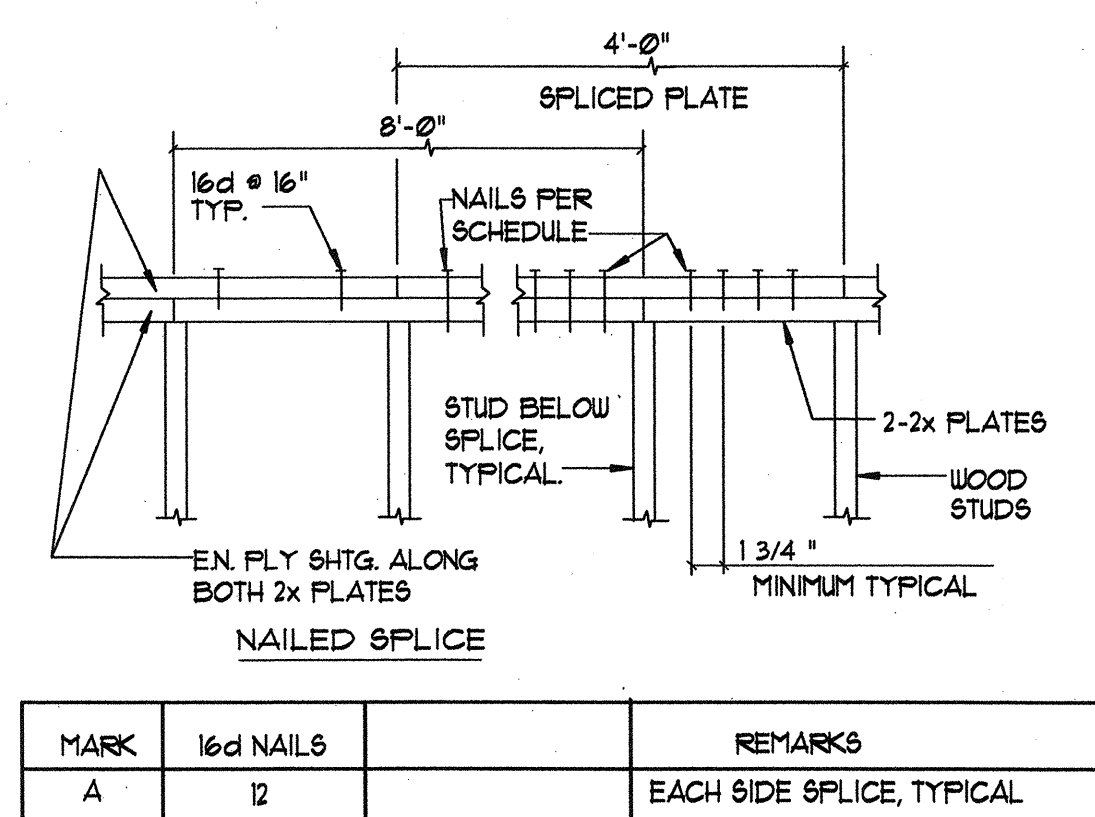
14



WOOD FRAMING HOLES AND NOTCHING

NO SCALE

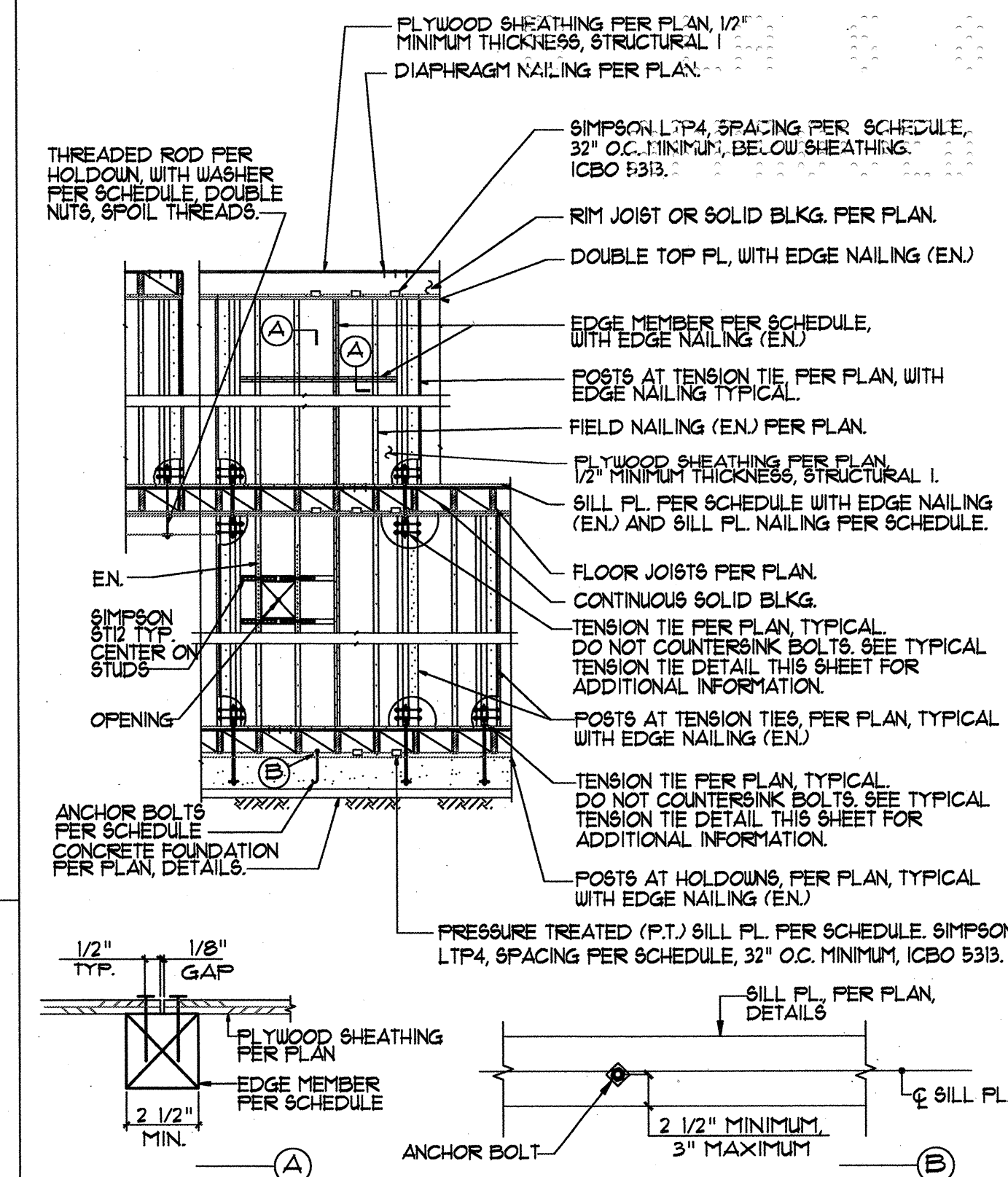
12



TOP PLATE SPLICE

NO SCALE

13



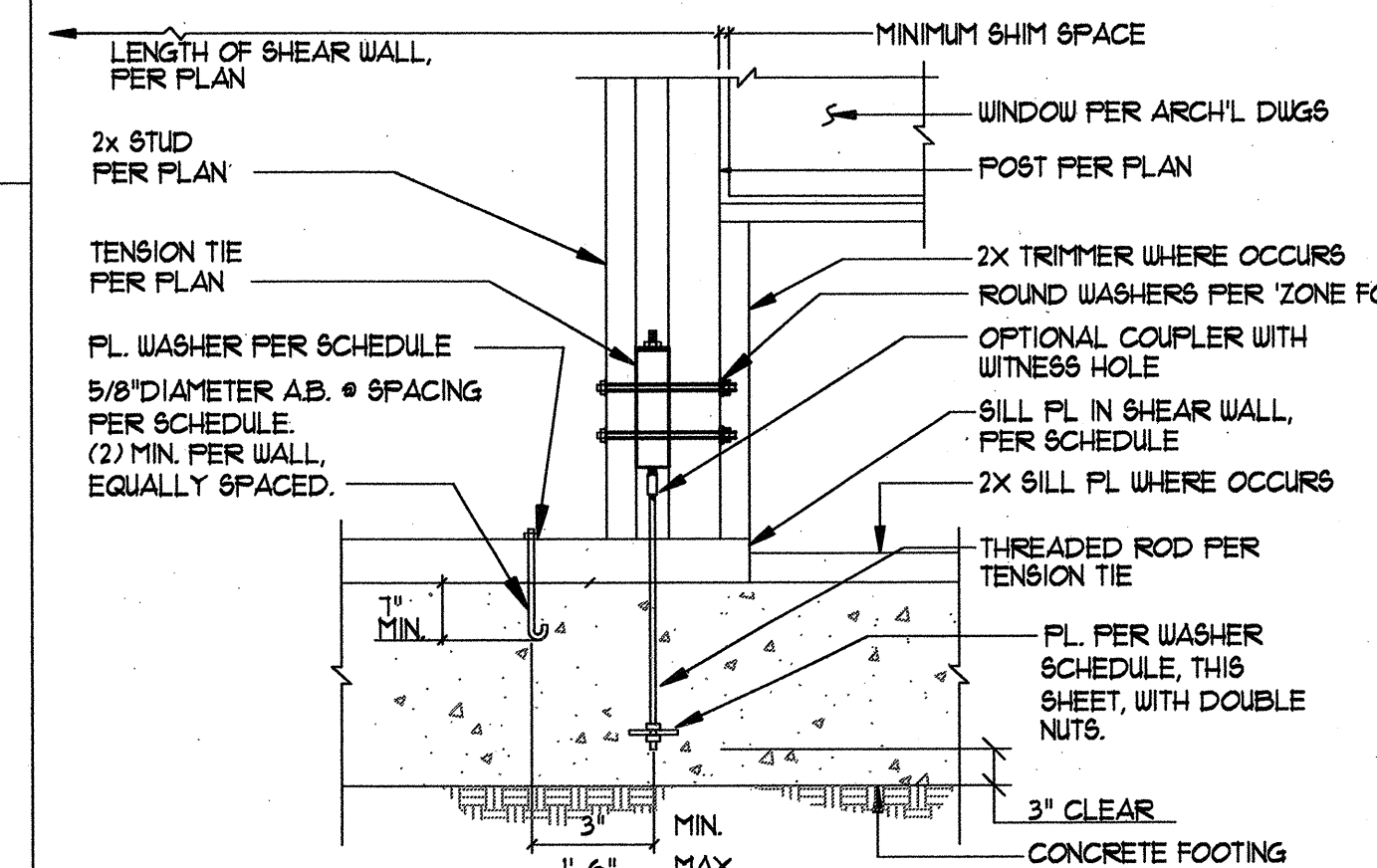
- NOTES:
- WALL SHEATHING SHALL BE PER PLAN, 1/2" MIN. THICKNESS, 5-PLY, STRUCTURAL I.
 - USE 16d COMMON NAILS FOR WALL SHEATHING, 16d COMMON NAILS FOR SILL PL. NAILING. BOX NAILS WILL BE REJECTED.
 - DRILL 1/16" DIAMETER HOLES FOR 5/8" DIAMETER ANCHOR BOLTS WITH 1" MIN. EMBEDMENT INTO CONCRETE. AT CENTERLINE OF SILL PL. (2) MIN. PER SILL PL. 6" FROM ENDS. HOLES LARGER THAN 1/16" DIAMETER SHALL BE REPAIRED PER "BOLT REPAIR DETAIL" THIS SHEET. ANCHOR BOLTS SHALL BE HOT-DIPPED ZINC-COATED, GALVANIZED STEEL.
 - MAINTAIN 1/2" EDGE DISTANCE FROM CENTER OF NAIL TO EDGE OF PLYWOOD. NAILS CLOSER THAN 1/2" WILL BE REJECTED.
 - CONDITION IS SIMILAR AT SLAB ON GRADE OR WHEN JOISTS ARE HUNG.
 - PLYWOOD MAY BE INSTALLED HORIZONTALLY OR VERTICALLY.
 - EXTEND PLYWOOD FOR FULL LENGTH OF WALL ABOVE DOORS AND AROUND WINDOWS.
 - MINIMUM PLYWOOD WIDTH SHALL BE 12".
 - STAGGER EN. ALONG ADJOINING PANEL EDGES.
 - ORIENTED STRAND BOARD MAY BE SUBSTITUTED UPON APPROVAL OF ENGINEER.
 - WALL STUDS SHALL BE DFNO.1 SGRN MATERIAL. IS ACCEPTABLE.

TYPICAL SHEAR WALL ELEVATION

NO SCALE

NOTE: SOME ITEMS MAY NOT APPLY TO THIS PROJECT.

10



- NOTES:
- RETIGHTEN NUTS PRIOR TO CLOSING WALL IN.
 - USE DOUBLE NUTS WITH "LOKITE" ON ALL BOLTS, NUTS.
 - USE FL. WASHERS PER SCHEDULE ON ALL BOLTS.
 - ICBO ER-5302, LARR 25334.
 - AT EXTERIOR FOOTING USE PLAIN ROD WITH 180° HOOK.
 - EXTEND TENSION TIE ROD TO BOTTOM OF FOOTING, 3 INCH CLEAR.

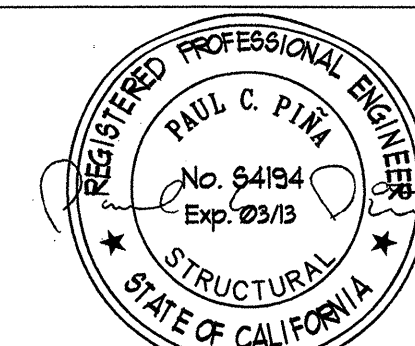
TYPICAL "ZONE-FOUR" TENSION TIE

NO SCALE

11

Piña
structural engineering

Paul C. Piña, Principal
1983 W. 190th St. Suite 200
Torrance, CA 90504
(310) 516-9300 office
(310) 508-1606 cell
structure@roadrunner.com



NO.	ISSUED FOR	DATE
	PLAN CHECK	8/8/11
	PLAN CHECK	10/18/11
⚠	SHOTCRETE	4/13/12
	PLAN CHECK	5/29/12
⚠	BASEMENT EXTENSION	5/30/12

RESIDENCE ADDITION
217 SOUTH MCCADDEN PLACE
LOS ANGELES CA 90004

JOB NUMBER
S2207
DRAWN BY
CADpros
CHECKED BY
PCP

TYPICAL DETAILS

S0.3