

SOFT STORY RETROFIT 4711 BEVERLY BLVD. LOS ANGELES, CA 90004

GENERAL NOTES:

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. ALL DIMENSIONS TO TAKE PRECEDENCE OVER SCALE SHOWN, SECTIONS AND DETAILS.
- NOTES AND DETAILS ON DRAWING SHALL TAKE PRECEDENCE OVER GENERAL NOTES, AND TYPICAL DETAILS.
- ALL PHASE OF WORK TO CONFIRM TO THE MINIMUM STANDARDS OF THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE, AND "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", AC 1318 AND AISC.
- THE STRUCTURAL DRAWING AND SPECIFICATIONS REPRESENT THE FINAL STRUCTURE. UNLESS OTHERWISE INDICATED, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKMEN OR PERSONS DURING CONSTRUCTION. SUCH MEASURES INCLUDE, BUT SHALL NOT BE LIMITED TO BRACING, SHORING SCAFFOLDING, SAFETY PRECAUTIONS, FLAGGING TRENCHES, ETC.
- ALL SUBSTITUTIONS OF MATERIALS SPECIFIED MUST BE APPROVED BY STRUCTURAL ENGINEER.
- APPROVED SEISMIC GAS SHUTOFF VALVES SHALL BE INSTALLED ON EACH GAS METER, SEPARATE PLUMBING PERMIT IS REQUIRED. (NOT PART OF THIS PERMIT)
- PROVIDE DETAILS FOR POSSIBLE PIPE INTRUSION.
- STEEL BEAMS AND COLUMNS SHALL BE PROTECTED AS REQUIRED FOR 1-HOUR PROTECTION.
- FOR SPECIAL INSPECTION REFER TO SHEET SN-1.

STRUCTURAL OBSERVATION PROGRAM:

- STRUCTURAL OBSERVATION WILL BE PERFORMED IN ACCORDANCE WITH CURRENT LOS ANGELES BUILDING CODE.
- THE OWNER SHALL EMPLOY THE ENGINEER OF RECORD OR ARCHITECT OF RECORD REGISTERED/ LICENSED IN THE STATE OF CALIFORNIA WHO IS RESPONSIBLE FOR THE STRUCTURAL DESIGN TO DO STRUCTURAL OBSERVATION.
- THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL OBSERVATION, THE CONTRACTOR, AND THE APPROPRIATE SUBCONTRACTORS SHALL HOLD A PRE-CONSTRUCTION MEETING TO REVIEW THE DETAILS OF THE STRUCTURAL SYSTEM TO BE OBSERVED.
- THE ENGINEER/ ARCHITECT OF RECORD SHALL PERFORM THE FOLLOWING OBSERVATIONS:
 - FOUNDATION: FOOTINGS, GRADE BEAMS, STEEL PLACEMENT, HOLD-DOWN ANCHORS & ANCHOR BOLTS, STRUCTURAL SLABS.
 - STRUCTURAL STEEL: CONNECTIONS.
 - FLOOR & ROOF DIAPHRAGMS: NAILING, SHEAR TRANSFER ELEMENTS.
 - VERTICAL LOAD SUPPORTING ELEMENTS: BOLTS, CONNECTIONS, HARDWARE.

PROJECT DATA:

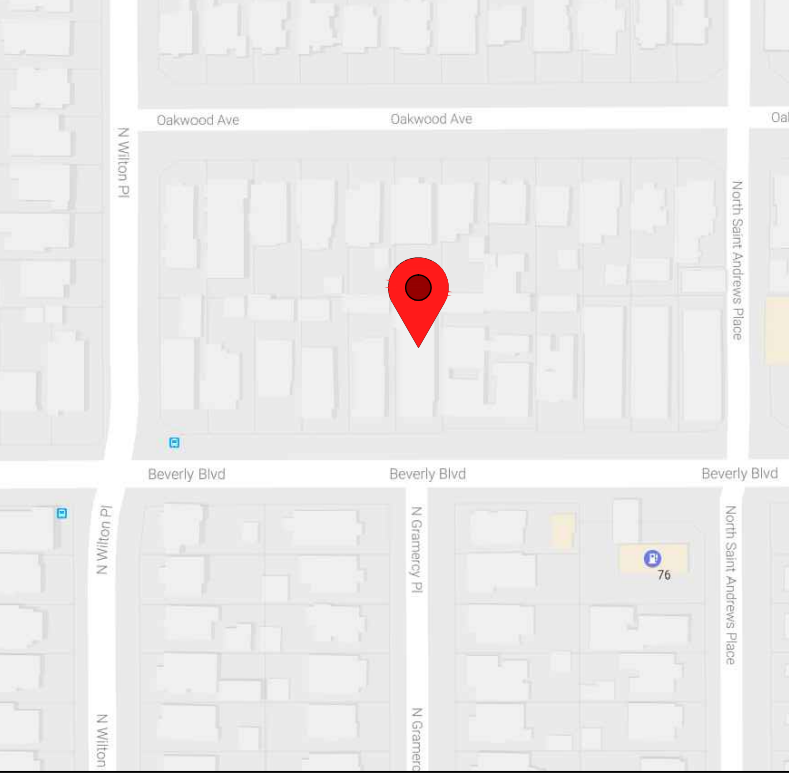
PROJECT SCOPE: SOFT STORY RETROFIT OF A TWO STORY APARTMENT BUILDING OVER SUBTERRANEAN PARKING GARAGE, USING ONE ORDINARY MOMENT FRAME. THIS PROPOSED WORK IS TO COMPLY WITH THE CITY OF LA ORDINANCES 183893 AND 184081.

ADDRESS : 4711 BEVERLY BLVD.
LOS ANGELES, CALIFORNIA

OWNER: ALVORD SUE J TR,
SUE J ALVORD TRUST
C/O KURT ALVORD
4515 OCEAN VIEW BLVD. #150
LA CANADA, CA 91011
TEL: (818) 714-1425

APN #: 5522-033-010
NO. OF STORIES: 3 - INCLUDING BASEMENT
NO. OF APARTMENT UNITS: 10
USE OF BUILDING : MULTI-FAMILY RESIDENTIAL
OCCUPANCY : NO CHANGE

VICINITY MAP:



SHEET INDEX:

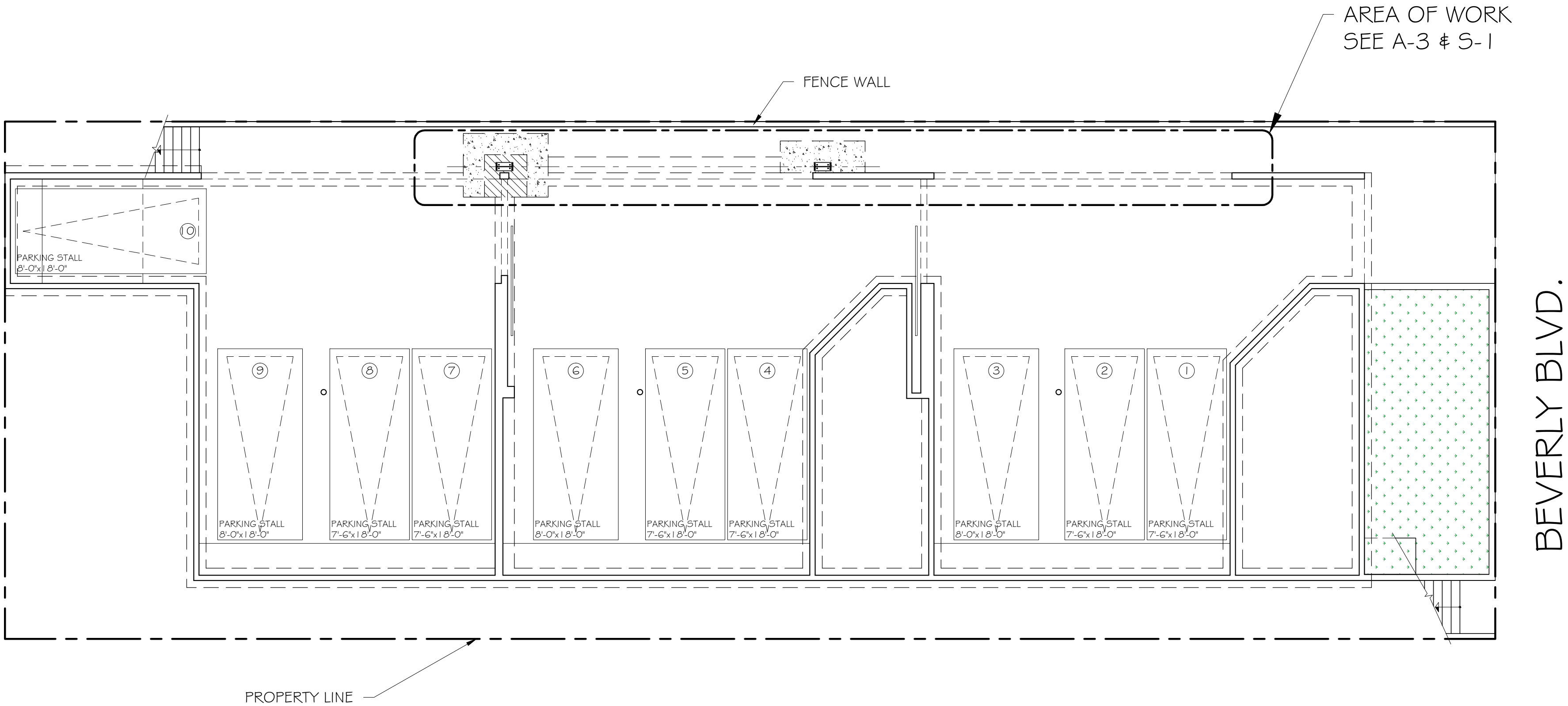
- A-1 TITLE SHEET
- A-2 SITE/ ROOF PLAN
- A-3 EXISTING BASEMENT FLOOR PLAN
- A-4 EXISTING FIRST FLOOR PLAN
- A-5 EXISTING SECOND FLOOR PLAN
- A-6 RIGHT AND LEFT ELEVATIONS
- A-7 FRONT AND BACK ELEVATIONS
- S-1 FOUNDATION PLAN
- S-2 SECOND FLOOR FRAMING LAN
- SD-1 STRUCTURAL DETAIL
- SD-2 MOMENT FRAME DETAILS
- SN-1 STRUCTURAL NOTES
- SN-2 STRUCTURAL OBSERVATIONS
- LA CITY STANDARD SHEETS

I AM RESPONSIBLE FOR DESIGNING THIS BUILDING'S SEISMIC STRENGTHENING IN COMPLIANCE WITH THE MINIMUM REGULATIONS OF THE MANDATORY EARTHQUAKE HAZARD REDUCTION. IN EXISTING WOOD-FRAME BUILDINGS WITH SOFT, WEAK, OR OPEN-FRONT WALLS (LAMC DIVISION 93).

THE REGISTERED DEPUTY INSPECTOR, REQUIRED AS A CONDITION OF USE OF STRUCTURAL DESIGN STRESSES REQUIRING CONTINUOUS INSPECTION, WILL BE RESPONSIBLE TO ME AS REQUIRED BY SECTION 1704 OF THE LOS ANGELES BUILDING CODE.

NOTES:

- THERE ARE TOTAL NO. OF 10 PARKING SPACES, NO PARKING SPACES HAVE BEEN COMPROMISED OR REMOVED. REFER TO SHT. A-3 & S-1 FOR DIMENSIONS.



PLOT PLAN / SCOPE OF WORK
1/8" = 1'-0"

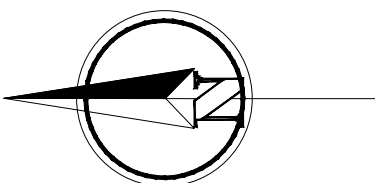
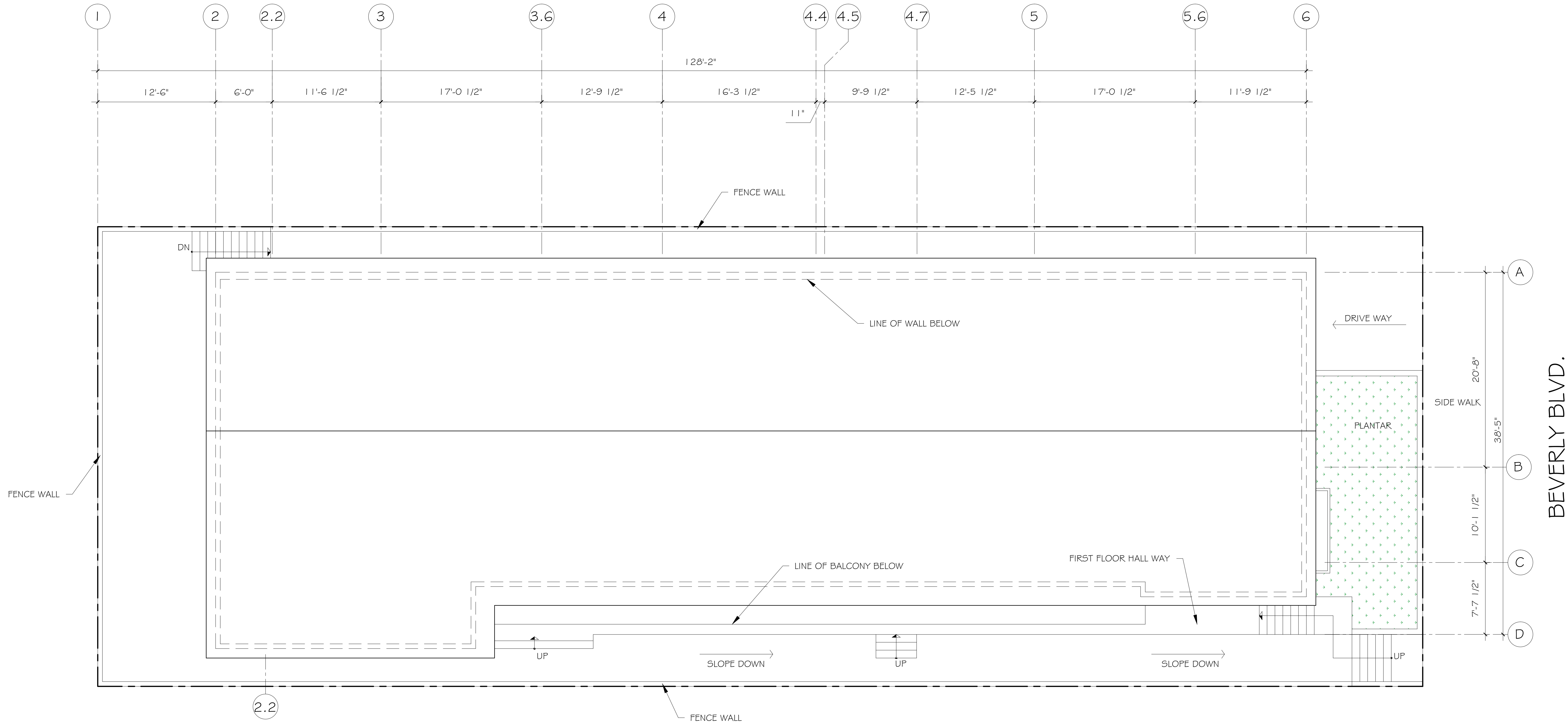
APARTMENT BUILDING
4711 BEVERLY BLVD.
Los Angeles, California

REVISIONS	BY
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DRAWN N.P.
CHECKED
DATE 9-11-17
SCALE
JOB NO. 17019
SHEET

A-1





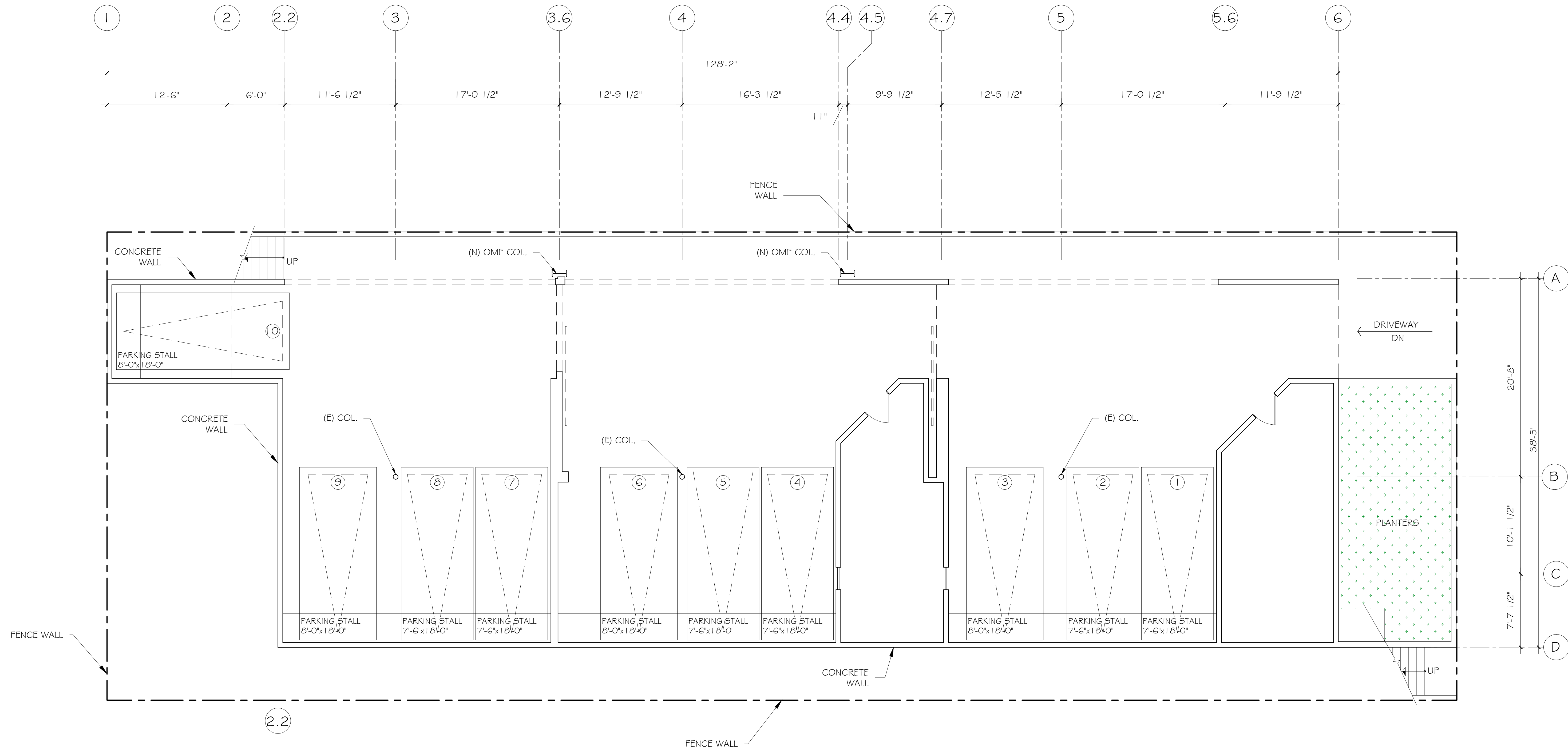
SITE/ ROOF PLAN
3/16" = 1'-0"



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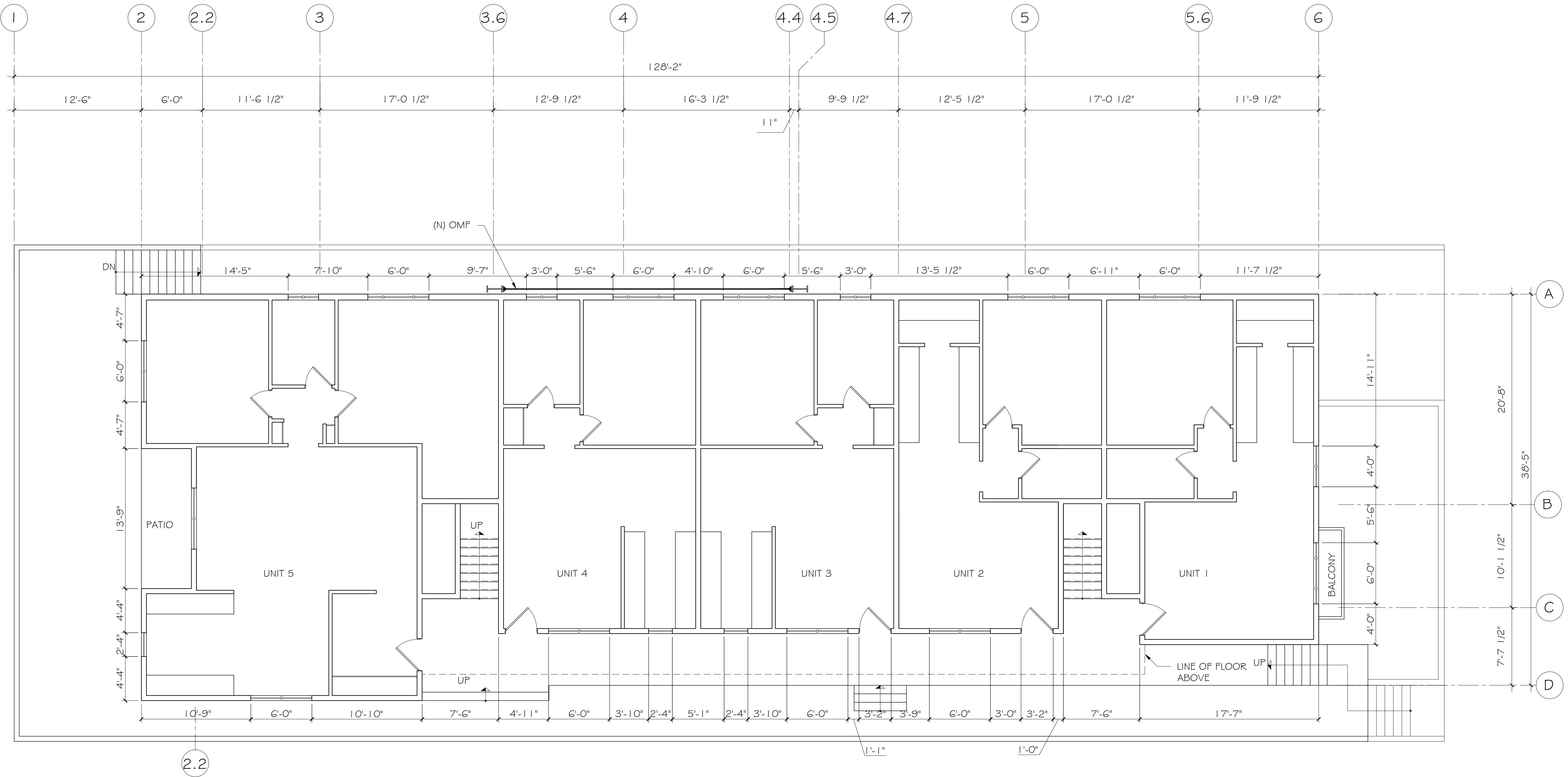
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EXISTING BASEMENT FLOOR PLAN
3/16" = 1'-0"

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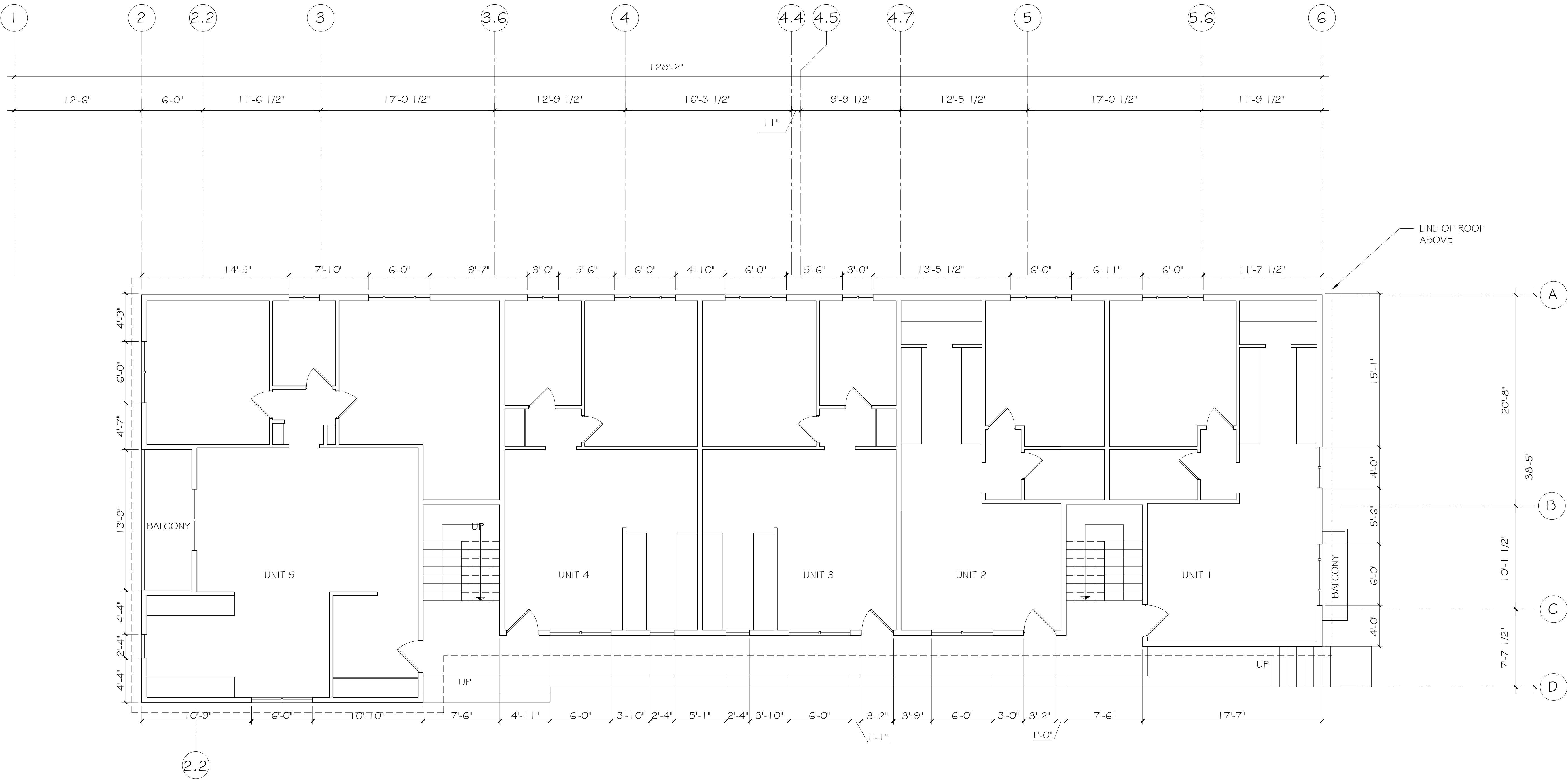


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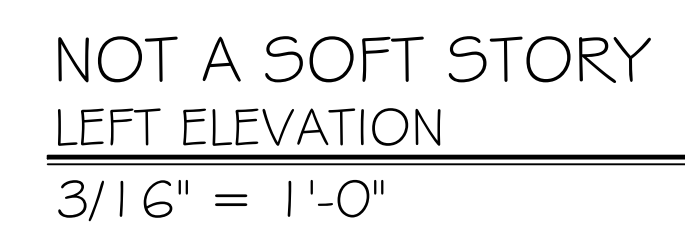
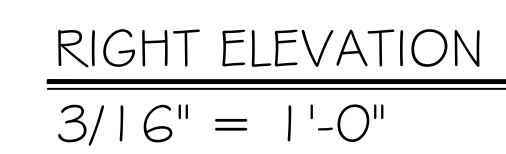
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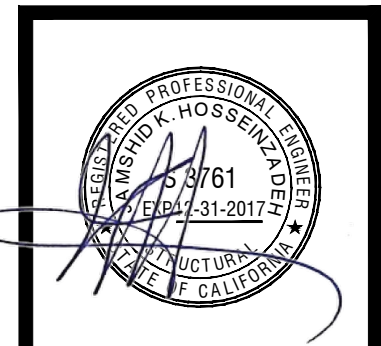
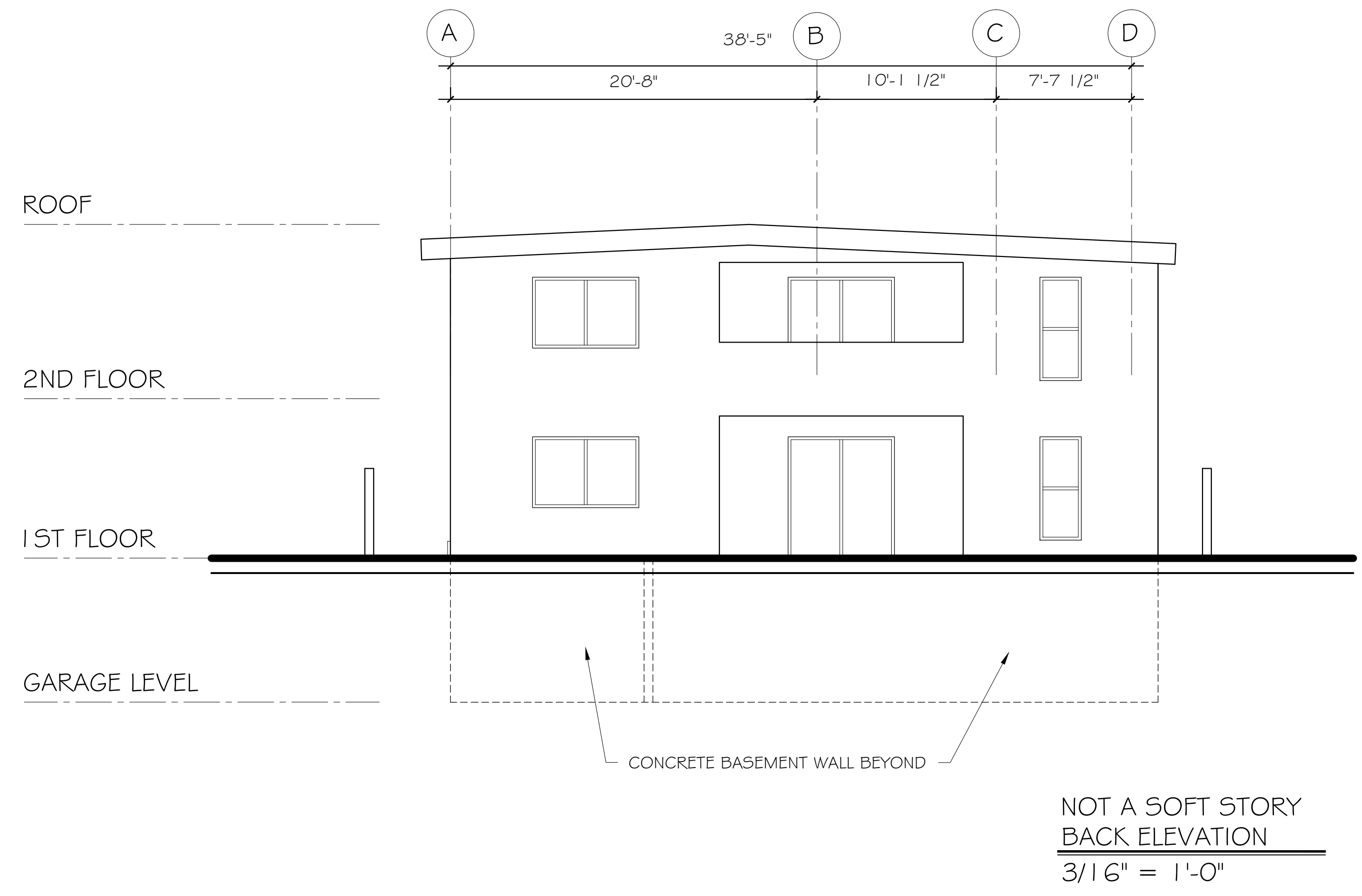
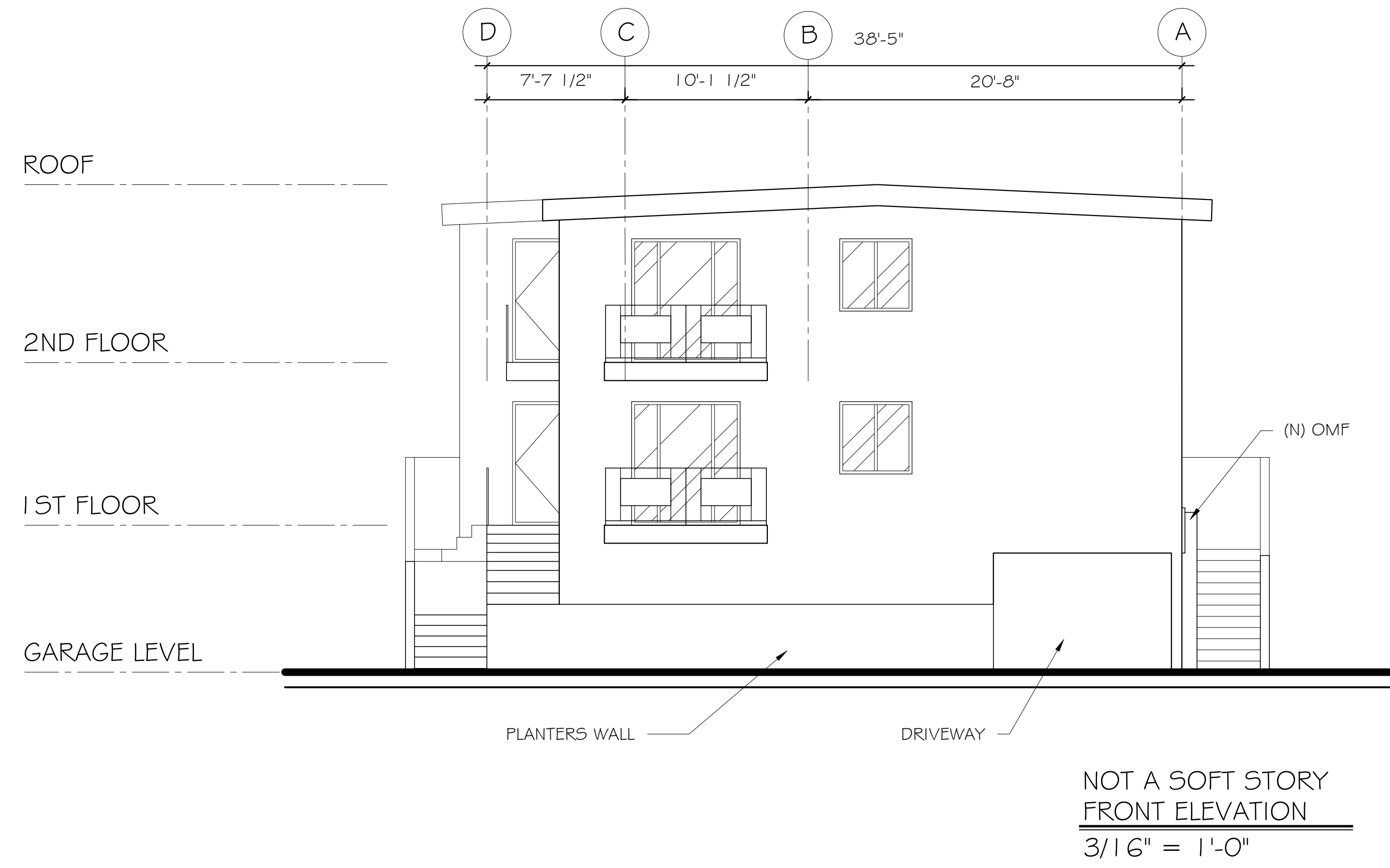
1. WRAP (N) COL. & BEAM IN STUCCO TO MATCH EXISTING IN COLOR & TEXTURE.
2. REMOVE & REPLACE STUCCO WHERE REQUIRED TO MATCH EXISTING IN COLOR & TEXTURE.
3. I INDICATES CLEARANCE SHALL NOT BE LESS THAN 7'-0" OR EXISTING HEADROOM.



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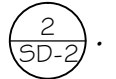
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NOTES & LEGENDS :

1. CONTRACTOR SHALL PROVIDE SHORING WHERE REQUIRED. SHORING PLAN AND CALCULATION SHALL BE SIGNED AND SEALED BY A CALIFORNIA LICENSED CIVIL OR STRUCTURAL ENGINEER AND SUBMITTED TO POINT DESIGN FOR APPROVAL PRIOR TO REMOVING EXISTING STRUCTURAL MEMBERS.
2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES.
3. EXISTING COL PAD FOOTINGS IS ASSUMED TO BE 4'-0"x4'-0"x14" DEEP. CONTRACTOR SHALL FIELD VERIFY AND NOTIFY THE STRUCTURAL ENGINEER IF DIMENSIONS ARE DIFFERENT.

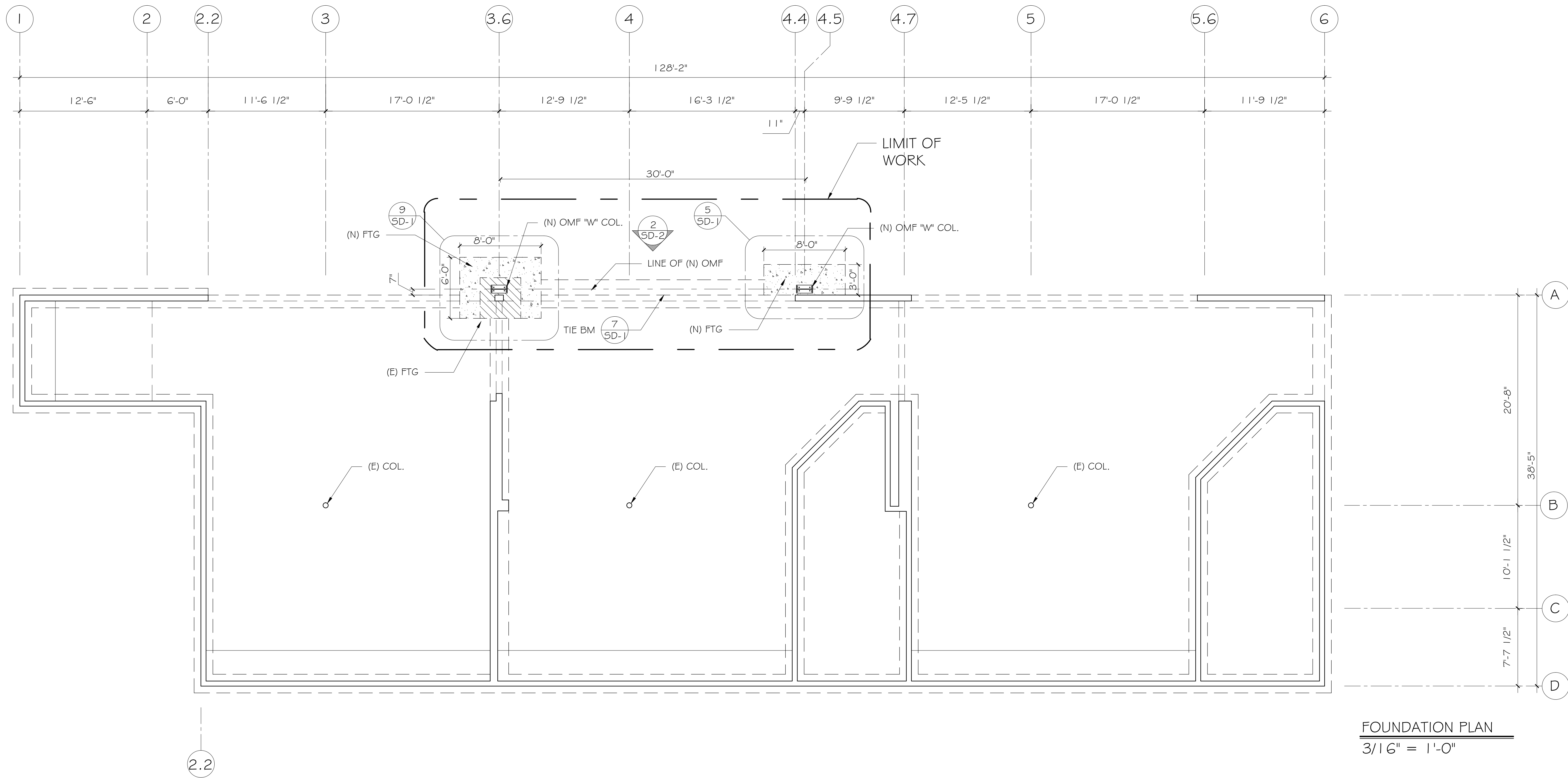
4.  INDICATES RIGID CONNECTION.
5. FOR SPECIAL INSPECTION OF MOMENT FRAMES REFER TO .
6. CONTRACTOR SHALL FIELD VERIFY MOMENT FRAME LENGTH & HEIGHT PRIOR TO ORDERING IT.
7. CONTRACTOR SHALL FIELD VERIFY HARDY FRAME LENGTH PRIOR TO ORDERING IT.
8. CONTRACTORS RESPONSIBLE FOR CONSTRUCTION OF A SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTION" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO THE

COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT.

9. IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED.
10. NO IMPACT TOOLS SHALL BE PERMITTED WHEN REMOVING EXISTING FOOTING. SAW CUTTING THE EXISTING FOOTING ONLY IS ALLOWED.
11. PRIOR TO DEMOLISHING AND REMOVAL OF STUCCO, CONTRACTOR SHALL OBTAIN TEST RESULTS FOR ASBESTOS AND LEAD FROM A QUALIFIED TESTING LABORATORY AND COMPLY WITH REQUIREMENTS OF STATE AND LOCAL AGENCIES.
12. A COPY OF THE LOS ANGELES RESEARCH

REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.



13. REFER TO SHEET SD-2 FOR MOMENT FRAME (OMF) DETAILS.
14. F.V. INDICATES FIELD VERIFY.
15. F.O.W. INDICATES FACE OF WALL.



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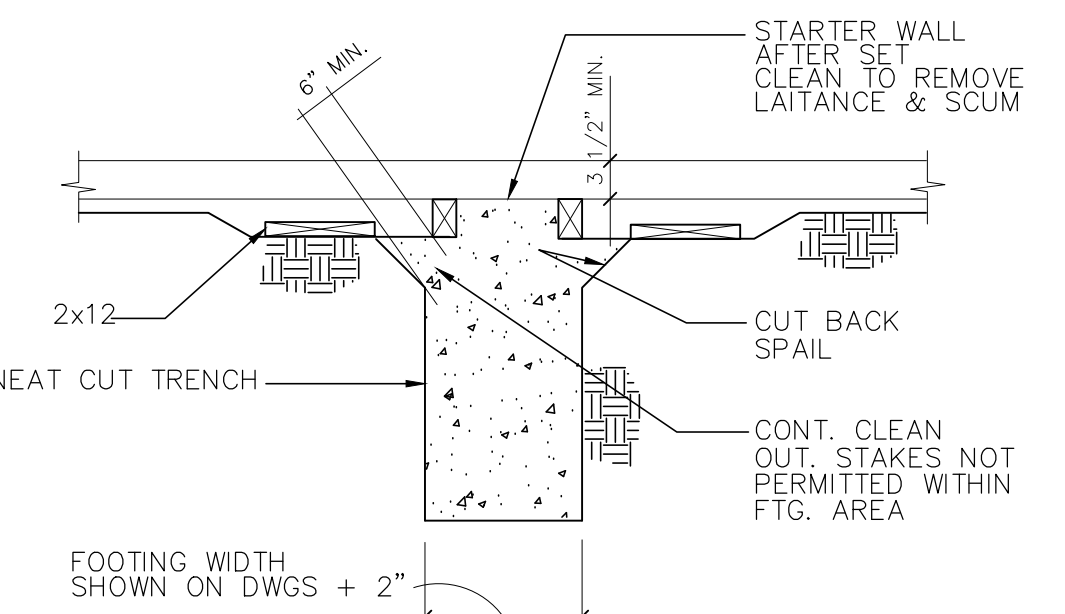
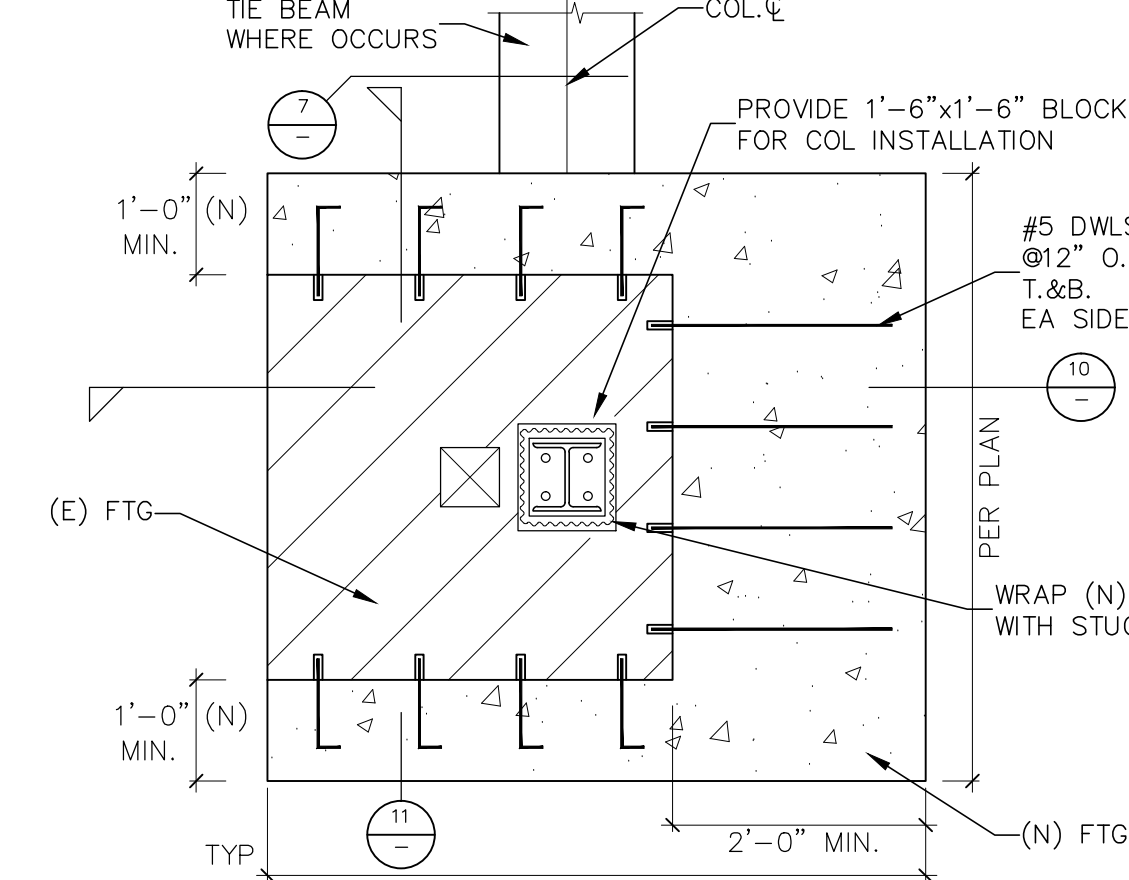
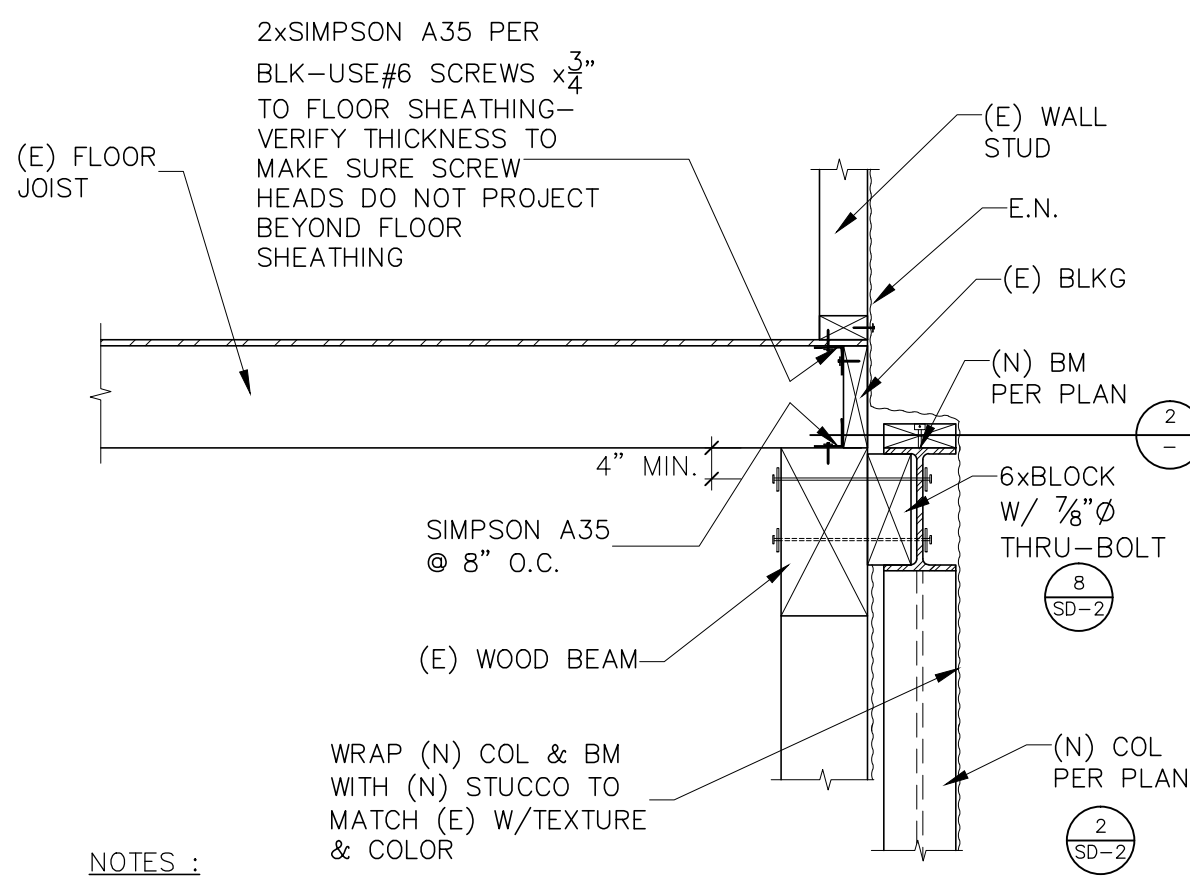
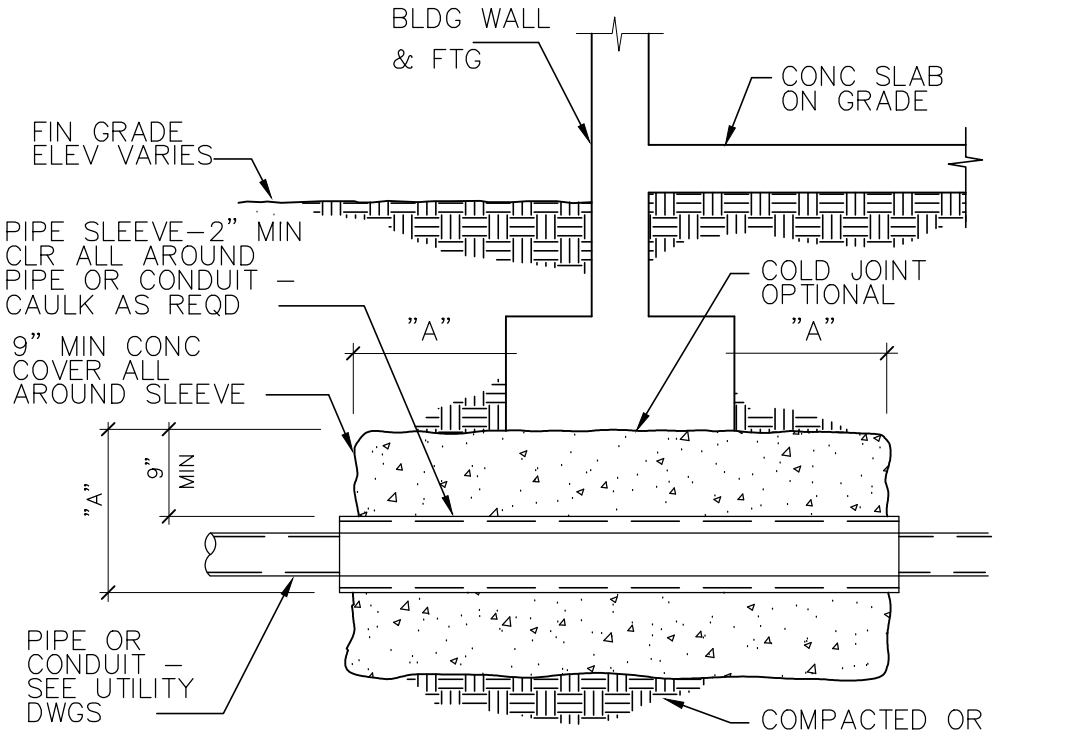
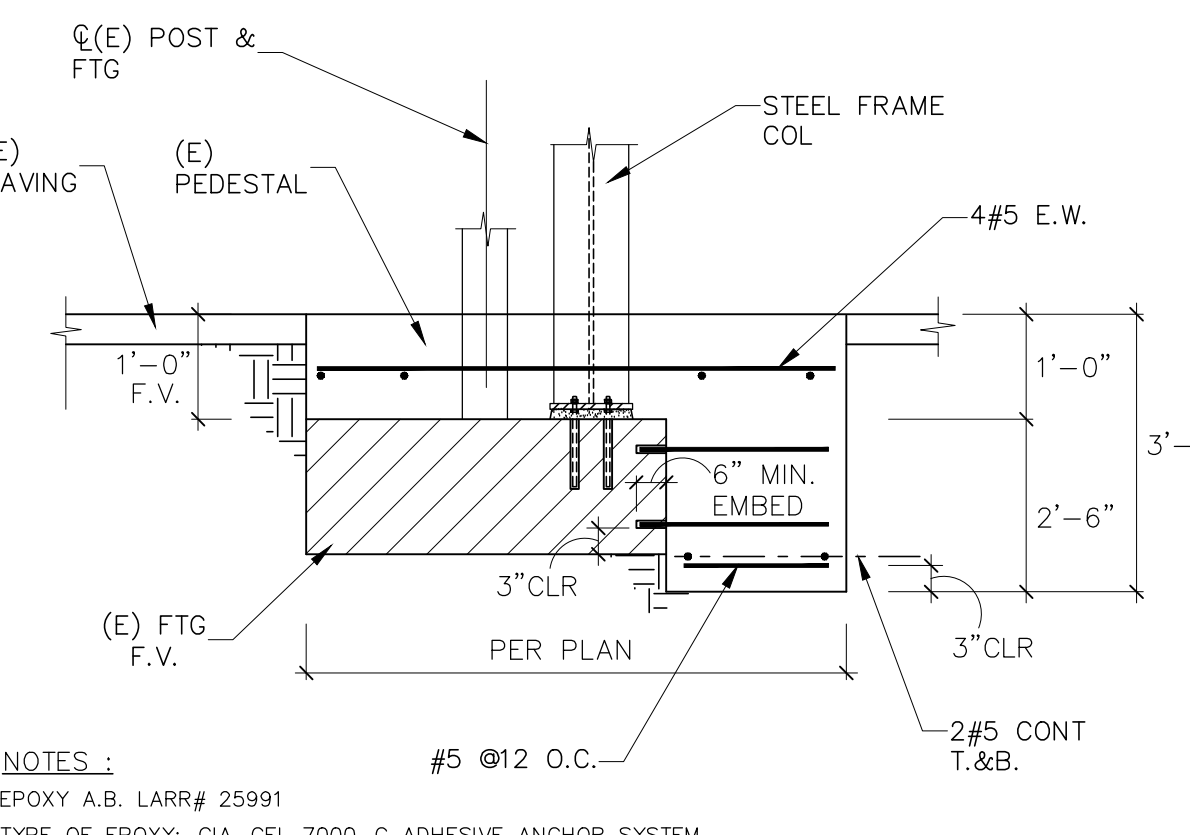
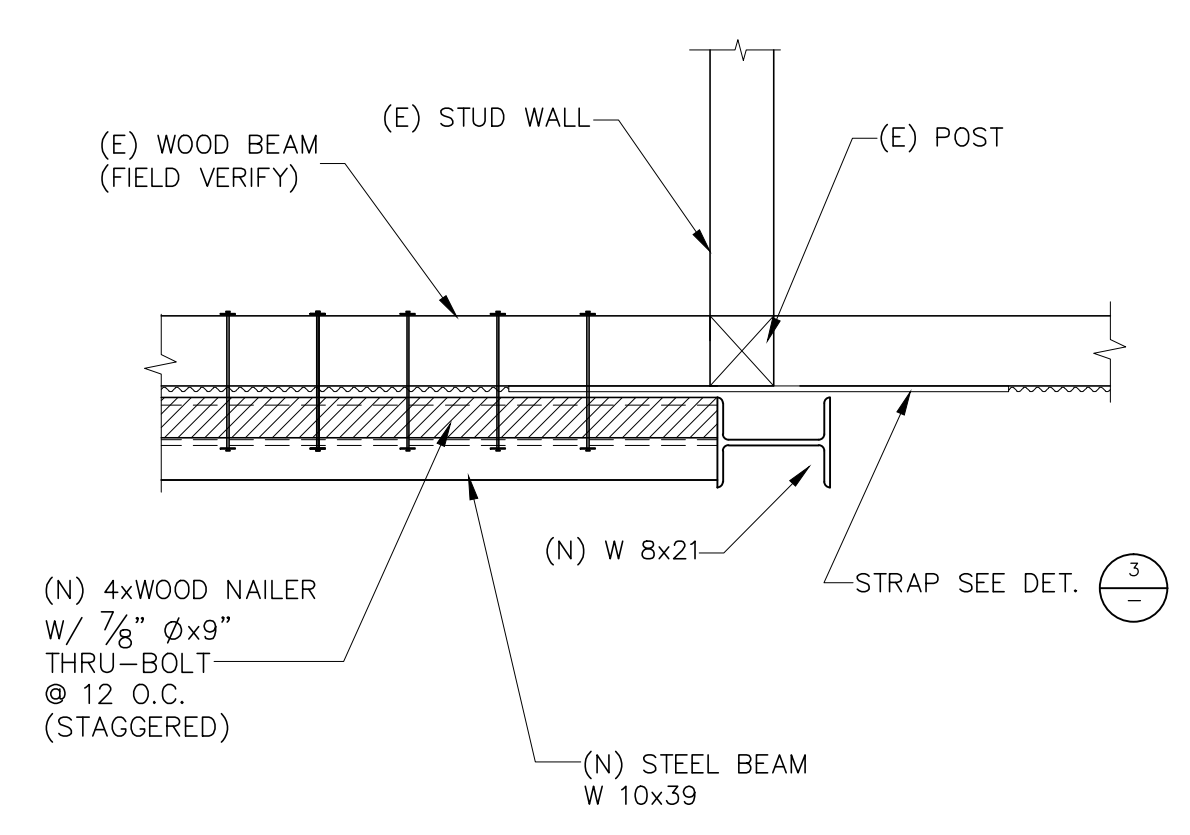
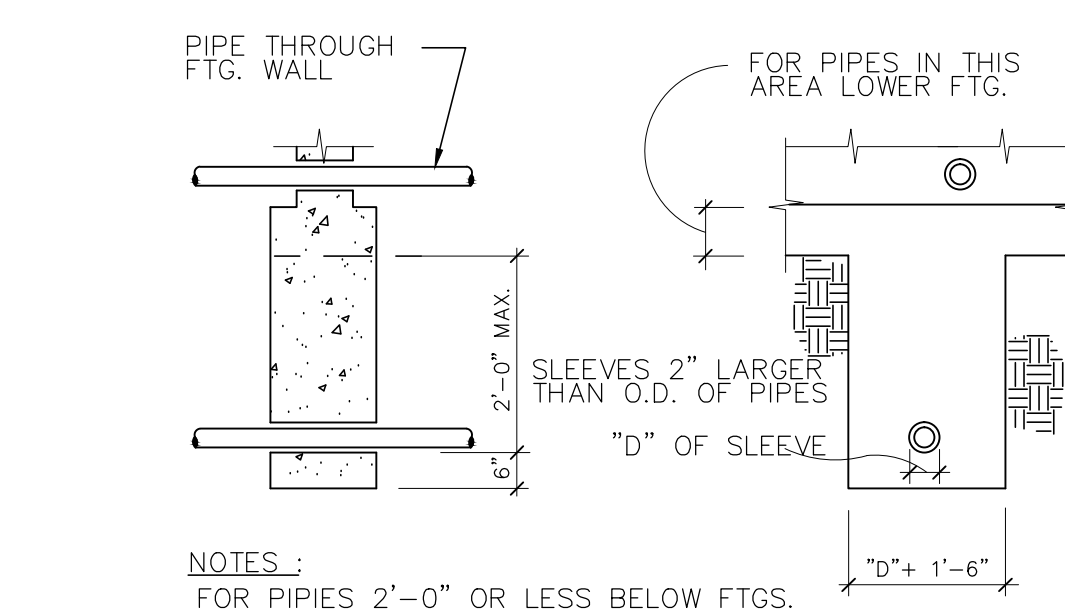
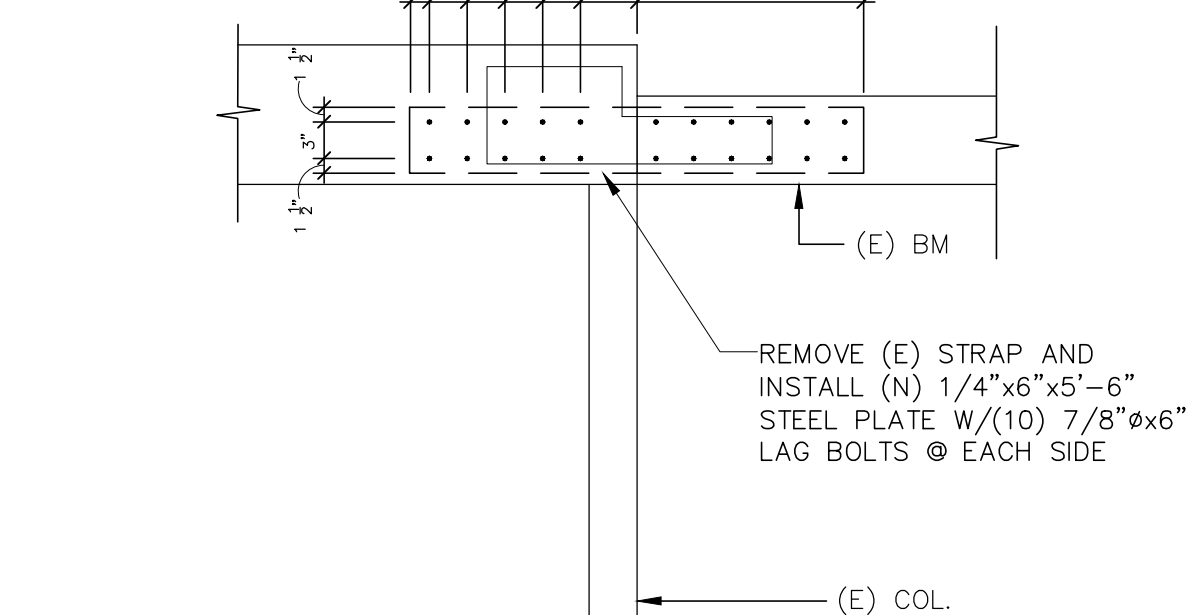
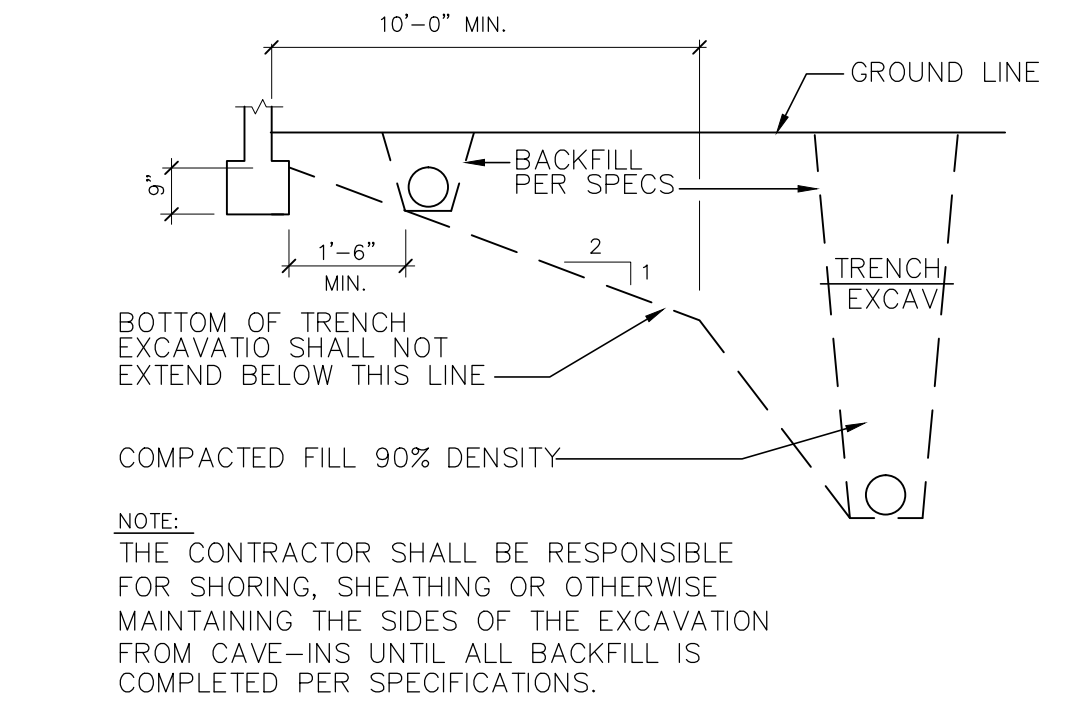
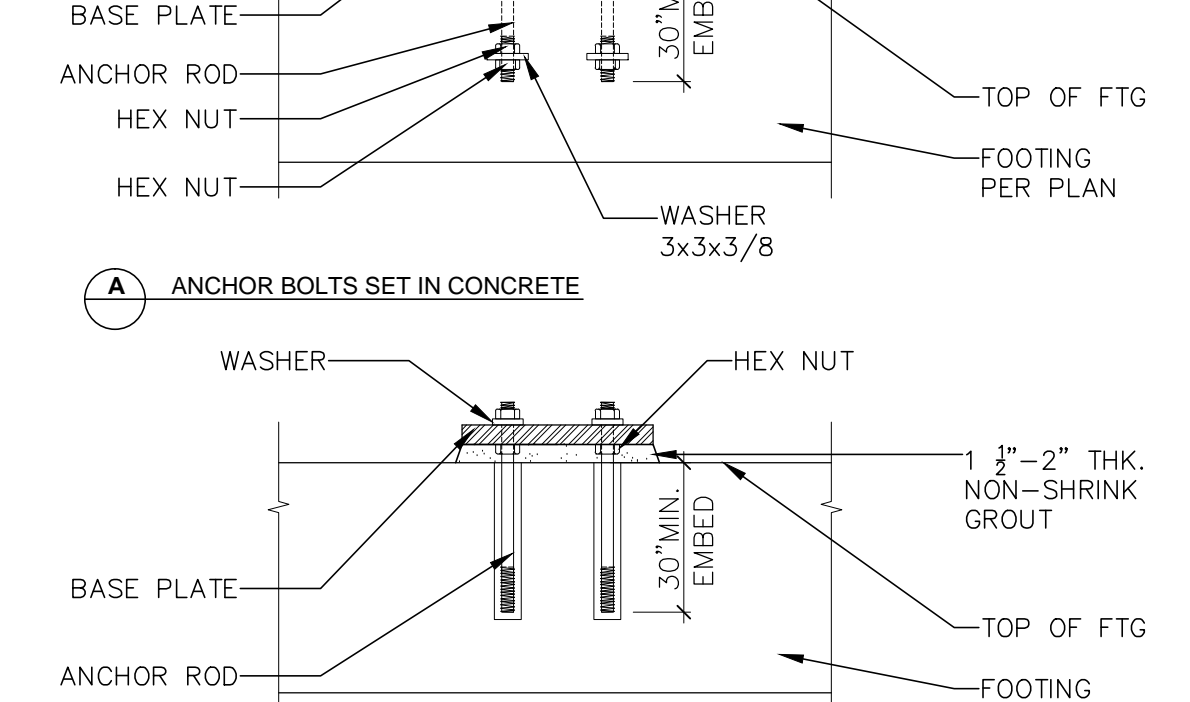
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14. F.V. INDICATES FIELD VERIFY.
15. F.O.W. INDICATES FACE OF WALL.

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DRAWN N.P.
CHECKED
DATE 9-11-17
SCALE
JOB NO. 17019
SHEET



 <p>NOTES : 1. FOOTINGS POURED AGAINST EARTH ARE SUBJECT TO APPROVAL OF ARCHITECT/ENGINEER. 2. FOOTING WIDTHS SHALL NOT BE MORE THAN 4" WIDER THAN SHOWN ON PLAN</p>	N.T.S	17	DETAIL	N.T.S	13	FOOTING PLAN VIEW	N.T.S	9	 <p>NOTES : 1. ALL EXISTING CONCRETE SURFACES SHALL BE CLEAN AND FREE OF ANY DEBRIS PRIOR TO (N) CONC. POUR. 2. EPOXY A.B. LARR# 25991 3. TYPE OF EPOXY: CIA-GEL 7000-C ADHESIVE ANCHOR SYSTEM</p>	N.T.S	5	(E), (N) FOOTING PLAN VIEW	N.T.S	5	DETAIL	N.T.S	1	 <p>NOTES : 1. NOTIFY THE STRUCT. ENG IF EXISTING CONDITION IS DIFFERENT THAN SHOWN. 2. SOFFIT FRAMING NOT SHOWN FOR CLARITY. 3. FRAME HEIGHT SHALL NOT BE LESS THAN EXISTING HEADROOM.</p>
	N.T.S	18	PIPE ALONG WALL	N.T.S	14	FOOTING SECTION	N.T.S	10	 <p>NOTES : EPOXY A.B. LARR# 25991 TYPE OF EPOXY: CIA-GEL 7000-C ADHESIVE ANCHOR SYSTEM</p>	N.T.S	6	(E), (N) FOOTING	N.T.S	6	DETAIL	N.T.S	2	
 <p>NOTES : FOR PIPES 2'-0" OR LESS BELOW FTGS. PROVIDE SLEEVE AND CONCRETE AS SHOWN MORE THAN 2'-0" PROVIDE A MINIMUM OF 95% COMPACTION IN TRENCH FOR FULL DEPTH AND FOR A DISTANCE OF FOOTING DEPTH ON EACH SIDE OF FOOTING.</p>	N.T.S	19	BAR BENDS	N.T.S	15	FOOTING SECTION	N.T.S	11	TIE BEAM	N.T.S	7	STRAP	N.T.S	3				
 <p>NOTE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING, SHEATHING OR OTHERWISE MAINTAINING THE SIDES OF THE EXCAVATION FROM CAVE-INS UNTIL ALL BACKFILL IS COMPLETED PER SPECIFICATIONS.</p>	N.T.S	19	BAR BENDS	N.T.S	15	FOOTING SECTION	N.T.S	11	TIE BEAM	N.T.S	7	STRAP	N.T.S	3				
EXCAVATIONS PARALLEL TO FOOTING	N.T.S	16	DETAIL	N.T.S	12	DETAIL	N.T.S	12	DETAIL	N.T.S	8	ANCHOR ROD	N.T.S	4				

Structural drawing of a rectangular foundation. The overall width is $L = 30'-0" \pm$ FIELD VERIFY. The overall height is $H = 8'-10" \pm$ FIELD VERIFY. The drawing shows a cross-section of the foundation with various components labeled:

- Columns:** Two columns are shown, each with a width of $3'-0"$. They are labeled "Column" and "4xNAILER".
- Base Plate:** A horizontal plate at the bottom of the columns, labeled "BASE PLATE".
- Foundation:** The foundation is shown with a width of $7'-0"$ and a height of $1'-8"$. It is labeled "TIE BM" and "FTG SEE PLAN & DETAIL".
- Reinforcement:** The drawing shows reinforcement bars (rebar) with callouts: "W 24x76", "W 18x60", "HOLES 8B", "SEE DET", "F.F.", "TIE BM", and "FTG SEE PLAN & DETAIL".
- Dimensions:** The overall width is $L = 30'-0" \pm$ FIELD VERIFY. The overall height is $H = 8'-10" \pm$ FIELD VERIFY. The foundation width is $7'-0"$ and height is $1'-8"$. The column width is $3'-0"$.

Steel Moment Frame	N.T.S	2
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Steel Moment Frame

N.T.S.

2

Cap Plate

$\frac{3}{8}$ " Continuity Plate

$\frac{1}{2}$ " Doubler Plate

Column

Beam

C.P.

R. $\frac{3}{8}$ " x 4" x 6"
W/(2) $\frac{3}{4}$ " Ø
(ASTM 325-N)

Plug welding if required by AISC
Seismic Provisions, Section 9.3,
10.3, or 11.3 detail as illustrate
in (6)

Web Doubler Plate Detail	N.T.S	3
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Groove Welded DOUBLER PLATE	N.T.S	4
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(GN 1) GENERAL REQUIREMENT

- CONSTRUCTION SHALL BE IN CONFORMITY WITH THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE (C.B.C.), 2017 LABC, LAMC DIV. 93 AND ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE BEFORE COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER.
- CONTRACTOR SHALL PROVIDE BARRICADES AND PEDESTRIAN PROTECTION AS REQUIRED BY STATE AND LOCAL CODES.
- CONTRACTOR SHALL CONSULT WITH REPRESENTATIVES OF CITY AND UTILITY COMPANIES CONCERNING AVAILABLE FACILITIES BEFORE COMMENCING WORK OR CONNECTING TO SEWER, PIPING OR WIRING, ETC., AND REPORT ANY PROBLEMS TO THE ENGINEER.
- OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND RESOLVED BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL INSTALL TEMPORARY TOILETS BEFORE START OF JOB.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTE.
- TYPICAL DETAILS SHOWN SHALL APPLY WHERE NO SPECIAL DETAIL IS SHOWN.
- WRITTEN DIMENSIONS (NOT SCALED DIMENSIONS) SHALL BE USED.
- TEMPORARY ERECTION BRACING AND SHORING SHALL BE PROVIDED AS REQUIRED ON ALL BEAMS, WALLS, ETC., ADEQUATE TO PROVIDE FULL STRUCTURAL STABILITY AND SAFETY. BRACING SHALL NOT BE REMOVED UNTIL THE ELEMENTS ARE FULLY CONNECTED AND ARE CAPABLE OF SUPPORTING THE DESIGN LOADING.
- CONTRACTOR AGREES THAT HE 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; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

(GN 03) FOUNDATIONS

- THE CONTRACTOR SHALL ESTABLISH ALL BUILDING LINES AND PROCEED WITH THE EXCAVATION OF ALL FOOTINGS AS CALLED FOR ON THE DRAWINGS.
- FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED UNIFORM EARTH OR ENGINEERED COMPACTED FILL.
- NO REINFORCING STEEL AND NO CONCRETE SHALL BE PLACED IN ANY EXCAVATION PRIOR TO APPROVAL BY THE BUILDING DEPARTMENT.
- THE TOP OF ALL EXCAVATIONS SHALL BE PROTECTED AGAINST HEAVY SURCHARGE LOADS AND FROM EROSION DUE TO RAINFALL OR SURFACE RUN-OFF DURING THE ENTIRE CONSTRUCTION PERIOD.
- THE SOIL REPORT DESCRIBED UNDER ITEM NO. 7 BELOW SHALL BE A PART OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN THE SOIL REPORT AND COMPLY WITH ALL RECOMMENDATIONS THEREIN.
- PAD PREPARATION SHALL BE IN ACCORDANCE WITH THE SOIL REPORT. THE PAD SHALL BE INSPECTED AND APPROVED BY THE SOIL ENGINEER PRIOR TO PLACING ANY CONCRETE. THE PAD SHALL BE KEPT MOIST PRIOR TO THE PLACING OF CONCRETE.
- FOUNDATION DESIGN IS BASED ON THE ALLOWABLE SOIL BEARING PRESSURE EQUAL TO 1500 PSF. THE RECOMMENDED FOUNDATION SYSTEMS ARE FOOTINGS FOUNDED AT LEAST 2'-0" BELOW ADJACENT SLAB ON GRADE OR FINISHED GRADE LEVELS.

(GN 04) CONCRETE

- ALL CONCRETE MIX DESIGNS, CONFORMING TO UBC SECTIONS 1904 & 1905, SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL BEFORE ANY CONCRETE IS PLACED. ALL CONCRETE MIXES SHALL HAVE A MINIMUM CEMENT CONTENT OF 5 SACKS OF CEMENT PER CUBIC YARD OF MIX. ALL CONCRETE MIXES SHALL BE CERTIFIED BY A CONCRETE TESTING LABORATORY AND SIGNED BY A CALIFORNIA REGISTERED CIVIL ENGINEER.
- CONCRETE SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH GIVEN BELOW:
FOOTINGS.....2500 PSI
SLAB ON GRADE2500 PSI
GRADE BEAMS3000 PSI
ALL OTHER CONCRETE2500 PSI

- THE MAXIMUM CONCRETE SLUMP SHALL NOT EXCEED 4". GROUT UNDER PRECAST PANELS SHALL HAVE A MINIMUM 28-DAY STRENGTH THE SAME AS THAT OF THE PANELS. THE CONCRETE GROUT SHALL BE A SUITABLE MIX CONSISTING OF PEA GRAVEL, SAND, CEMENT AND WATER. MAXIMUM SLUMP SHALL BE 5 INCHES. AN APPROVED SUPERPLASTICIZING ADMIXTURE MAY BE ADDED TO INCREASE THE SLUMP TO MAXIMUM 7.5 INCHES. GROUT UNDER STEEL COLUMN BASE PLATES SHALL BE "POR-ROK" OR "FIVE STAR GROUT" OR APPROVED EQUAL.
- PORTLAND CEMENT SHALL BE TYPE II, OR TYPE V WHERE SPECIFIED, CONFORMING TO A.S.T.M C150 AND SHALL BE TESTED. AGGREGATES SHALL BE NORMAL WEIGHT (145 PCF) U.N.O. CONFORMING TO A.S.T.M. C33, WITH CONCRETE SHRINKAGE CHARACTERISTICS OF LESS THAN 0.053% ; WHERE SPECIFIED, LIGHT WEIGHT CONCRETE FOR WALLS AND FLOOR SLABS SHALL HAVE AN IN-PLACE DENSITY OF 110 PCF. LIGHT WEIGHT AGGREGATE SHALL BE EXPANDED SHALE OR APPROVED EQUAL CONFORMING TO A.S.T.M. C330.
- CONCRETE TEST SAMPLES SHALL BE TAKEN IN ACCORDANCE WITH A.S.T.M. AND U.B.C. STANDARDS. RESULTS OF THE 7 & 28 DAY TESTS SHALL BE SUBMITTED TO THE ENGINEER FOR HIS RECORDS. SLUMP TESTS ARE REQUIRED FOR ALL TEST SAMPLES AND MUST ALSO BE REPORTED. ADDITIONALLY, ALL LIGHT WEIGHT CONCRETE SAMPLES MUST HAVE THEIR IN-PLACE DENSITIES DETERMINED AND REPORTED.
- SIDES OF FOOTING PADS MAY BE POURED AGAINST STABLE EARTH.
- TROWEL AND RETROWEL SLAB FOR SMOOTH FINISH WITH NO TROWEL MARKS SHOWING WHEREVER CONCRETE FLOOR IS EXPOSED.
- SEE ARCHITECTURAL NOTES FOR COLORED OR TEXTURED CONCRETE.

- CONCRETE FORM WORK TOLERANCES SHALL BE IN ACCORDANCE WITH U.B.C. AND A.C.I. STANDARDS.
- ALL STEEL REINFORCING, ANCHOR BOLTS, DOWELS AND OTHER INSERTS SHALL BE SECURED IN POSITION AND INSPECTED BY THE LOCAL BUILDING DEPARTMENT INSPECTOR, PRIOR TO THE PLACING OF ANY CONCRETE.
- ALL NECESSARY BRACES, STRONGBACKS, PICK-UP INSERTS, BOLTS, ETC., FOR PRECAST CONCRETE PANELS SHALL BE DESIGNED BY OTHERS FOR SAFE ERECTION OF THE PANELS.
- WHERE NOTED, SOUND INSULATING CELLULAR CONCRETE SHALL BE 100 PCF (1/3 PSF AT 1-1/2" THICKNESS) FOR SECOND FLOOR FILL OVER PLYWOOD SHEATHING. ALL AREAS ARE TO BE TROWELED AND RETROWELED TO A SMOOTH FLAT FINISH SUITABLE FOR INTERIOR COVERINGS. PROVIDE WATERPROOF PAPER AND MESH.
- NO FLY ASH SHALL BE USED IN ANY CONCRETE. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE.
- ALL CONCRETE TO BE CURED FOR A MINIMUM OF 3 DAYS BY A METHOD ACCEPTABLE TO THE ENGINEER.
- TOP OF SLAB OR FOOTING UNDER COLUMN BASE PLATES SHALL BE FINISHED SMOOTH AND LEVEL FOR FULL BEARING.
- PLACING OF ALL CONCRETE EXCEPT FOR FOOTINGS AND SLAB ON GRADE SHALL BE CONTINUOUSLY INSPECTED BY A REGISTERED DEPUTY INSPECTOR PAID FOR BY THE OWNER.

(GN 06) REINFORCING STEEL

- ALL REINFORCING STEEL, UNLESS NOTED OTHERWISE, SHALL CONFORM TO A.S.T.M. SPECIFICATIONS A615 AND BE INTERMEDIATE GRADE 60 FOR BARS #4 AND GREATER, AND GRADE 40 FOR BARS LESS THAN #4 AND ALL TIES AND DOWELS. ALL REINFORCEMENT TO BE WELDED SHALL CONFORM TO A.S.T.M. A706, UNLESS NOTED OTHERWISE.
- REINFORCEMENT MARKED CONTINUOUS MAY BE SPLICED BY LAPPING 30 BAR DIAMETERS IN CONCRETE AND 40 BAR DIAMETERS IN MASONRY WITH 24 INCH MINIMUM LAP IN EACH CASE, UNLESS OTHERWISE NOTED ON PLANS. ALL SPLICES WHEN DETAILED SHALL BE LOCATED WHERE SHOWN ON PLANS.
- REINFORCING STEEL SHALL BE ACCURATELY PLACED AND SECURED IN POSITION WITH METAL OR CONCRETE BLOCKS, CHAIRS, SPACERS, ETC., BEFORE PLACING CONCRETE.
- WELDED WIRE FABRIC FOR SLABS ON GRADE SHALL CONFORM TO A.S.T.M. A185, BE IN FLAT SHEETS AND HAVE MIN. LAP OF ONE PARALLEL STRAND BUT NOT LESS THAN 6".
- ADDITIONAL REINFORCING REQUIRED FOR ERECTION OF PRECAST CONCRETE SHALL BE ADDED PER THE CONTRACTORS DETAILS.
- MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE. CONCRETE BELOW GRADE OR IN CONTACT WITH SOIL: WHEN POURED AGAINST EARTH 3", WHEN FORMED 2". WALLS ABOVE GRADE: EXTERIOR FACE 1-1/2", INTERIOR FACE 1". TILT-UP PANELS AND OTHER PRECAST CONCRETE ELEMENTS: AS DETAILED. CONCRETE SLAB ON GRADE: REINFORCING STEEL AT CENTER OF SLAB.
- REINFORCEMENT DETAILING SHALL BE IN ACCORDANCE WITH U.B.C. SECTION 1907

(GN 07) STRUCTURAL STEEL

- STRUCTURAL STEEL SHALL CONFORM TO A.S.T.M. A992 AND OTHER MISCELLANEOUS STEEL SHALL CONFORM TO A.S.T.M A36.
- STEEL PIPE COLUMNS AND OTHER STEEL PIPE STRUCTURAL MEMBERS SHALL CONFORM TO A.S.T.M. A53, GRADE B.
- STRUCTURAL STEEL TUBING SHALL CONFORM TO A.S.T.M. A500, GRADE B, Fy = 46 KSI.
- ALL BOLTS SHALL CONFORM TO A.S.T.M. A307, UNLESS NOTED OTHERWISE, WHERE HIGH STRENGTH (H.S.) BOLTS CONFORMING TO A.S.T.M. A325 ARE SPECIFIED, INSTALLATION SHALL BE INSPECTED BY A REGISTERED DEPUTY INSPECTOR APPROVED BY THE BUILDING DEPARTMENT.
- STRUCTURAL STEEL "NELSON" STUDS SHALL BE MANUFACTURED FROM C1015, C1017 AND C1020 COLD DRAWN STEEL CONFORMING TO A.S.T.M. A108-58T.
- LIGHT GAUGE STRUCTURAL STEEL MEMBERS SHALL CONFORM TO A.S.T.M. STANDARDS A-446, GRADE A (GALVANIZED) OR A.S.T.M. A-570, GRADE C (HOT ROLLED) OR A.S.T.M. A611-C FOR 33000 PSI STEEL. FOR 50000 PSI STEEL, MEMBERS SHALL CONFORM TO A.S.T.M. A-466, GRADE D (GALVANIZED), OR A.S.T.M. A-570, GRADE E (HOT ROLLED) OR A.S.T.M. A-607, GRADE 50.
- FABRICATION AND ERECTION SHALL CONFORM TO A.I.S.C. SPECIFICATIONS.
- ALL EXPOSED STRUCTURAL AND MISCELLANEOUS STEEL SHALL RECEIVE ONE COAT OF STANDARD SHOP PRIMER PAINT.
- CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND BRACING PER STATE AND LOCAL REQUIREMENTS FOR ERECTION OF STEEL FRAMES AND GIRDERS.
- FLAT ROOF LOADS:
DEAD LOADS: 15 PSF
LIVE LOAD: 20 PSF

(GN 08) WELDING

- ALL WELDING SHALL BE DONE USING THE SHIELDED ELECTRIC ARC PROCESS BY CERTIFIED WELDERS, USING E70XX ELECTRODES.
- WELDING OF STEEL REINFORCING BARS SHALL BE DONE WITH LOW HYDROGEN ELECTRODES, A233, CLASS E70XX SERIES. ALL REINFORCEMENT TO BE WELDED SHALL CONFORM TO A.S.T.M. A706 UNLESS APPROVED OTHERWISE.
- WELDS IDENTIFIED AS REQUIRING CONTINUOUS OR PERIODIC SPECIAL INSPECTION NEED NOT HAVE SPECIAL INSPECTION WHEN WELDING IS DONE IN AN APPROVED FABRICATORS SHOP, HOWEVER, THE APPROVED FABRICATOR MUST SUBMIT A CERTIFICATE OF COMPLIANCE IN ACCORDANCE WITH I.B.C. CHAPTER 17.

(GN 09) STRUCTURAL LUMBER

- ALL ROUGH LUMBER USED IN THE WORK SHALL BE OF THE FOLLOWING GRADE OF DOUGLAS FIR-LARCH, WITH THE BASE DESIGN VALUES COMPLYING WITH WESTERN WOOD PRODUCTS ASSOCIATION (WWPA) GRADING SPECIFICATIONS, UNLESS

OTHERWISE NOTED ON PLANS.

- HORIZONTAL FRAMING MEMBERS 2" TO 4" THICK
AND 2" AND WIDER 1000F-NO. 1
 - HORIZONTAL FRAMING MEMBERS 5" OR MORE IN THICKNESS,
5" AND WIDER (BEAMS & STRINGERS) 1350F-NO. 1
 - POSTS (POSTS & TIMBERS) 1200F-NO. 1
 - STUDS 2" TO 4" THICK, 4" WIDE 1000F-CONST
 - THE OTHER WOOD MEMBERS 875F-NO. 2
- SHEATHING SHALL BE DFPA GRADE STAMPED, TYPE STRUCTURAL I, EXTERIOR GLUE, UNLESS NOTED OTHERWISE. 1/5/32" AND 1/9/32" THICK SHEATHING SHALL HAVE INDEX NO. 32/16. 23/32" SHEATHING SHALL HAVE INDEX NO. 48/24.
 - ROOF FRAMING, SHEATHING AND NAILING SHALL BE INSPECTED PRIOR TO PLACING OF ROOFING MATERIALS.
 - PROVIDE METAL WASHERS FOR ALL BOLTS AND NUTS BEARING ON WOOD.
 - BOLT HOLES IN WOOD MEMBERS SHALL BE THE SAME AS THE BOLT DIAMETER FOR A TIGHT FIT. WOOD MEMBERS WITH HOLES NOT MEETING THE ABOVE CRITERIA SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE.
 - ALL LUMBER IN CONTACT WITH CONCRETE THAT IS IN CONTACT WITH THE GROUND, SHALL BE REDWOOD OR APPROVED PRESSURE TREATED WOOD.
 - INDIVIDUAL PIECES OF SHEATHING SHALL NOT BE LESS THAN 2'-0" IN THEIR LEAST PLAN DIMENSION, NOR LESS THAN 8 SQUARE FEET IN AREA.
 - MECHANICAL DUCTS AND EQUIPMENT, SPRINKLER PIPES, SUSPENDED CEILING MAY NOT BE SUPPORTED BY OR CONNECTED TO THE ROOF SUBPURLINS OR ANY 2x4 FRAMING MEMBER.

(GN 13) NAILING AND FASTENERS

- ALL NAILS SHALL BE COMMON WIRE NAILS, UNLESS OTHERWISE NOTED.
- NAILING OTHER THAN ROOF OR FLOOR DIAPHRAGM SHOWN ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH THE UNIFORM BUILDING CODE.
- NAILS FOR ROOF AND FLOOR SHEATHING SHALL HAVE EXACTLY ONE AND FIVE EIGHTHS OF AN INCH PENETRATION INTO THE FRAMING MEMBERS.
- WHERE NAIL SPACING IS REQUIRED TO BE LESS THAN 3" O.C., NAILS SHALL BE STAGGERED.
- PLACEMENT AND NAILING OF ALL SHEATHING MUST BE INSPECTED AND APPROVED BEFORE COVERING.
- FASTENERS FOR THE CONNECTION OF THE ROOF AND FLOOR SHEATHING TO THE LEDGERS SHALL BE EITHER TRAXX SCREWS OR PNEUTEK PINS AS DESCRIBED BELOW. THE FASTENERS SHALL BE INSTALLED A MINIMUM OF 1 INCH FROM THE SHEATHING EDGE AND 1/2 INCH FROM THE EDGE OF THE STEEL LEDGER. THE CONTRACTOR HAS THE FOLLOWING OPTIONS:
A) USE SELF DRILLING, SELF TAPPING TRAXX SCREWS WITH HEXAGONAL WASHER HEADS. THE SCREW SHALL BE 1/2 - 24x1" FOR 1/5/32" THICK SHEATHING AND 1/2 - 24x1" FOR 23/32" THICK SHEATHING (IN COMPLIANCE WITH COLA RR NO. 23971). THE SPACING SHALL BE PER NAILING SCHEDULE.
B) ALTERNATIVELY, PNEUTEK FASTENERS MAY BE USED PER NAILING SCHEDULE. PNEUTEK PINS SHALL HAVE A SHANK DIAMETER OF 0.187" AND A HEAD DIAMETER OF 0.380". PINS SHALL BE NO. SDL45138 FOR 1/5/32" THICK SHEATHING AND NO. SDL45175 FOR 23/32" THICK SHEATHING. PINS MUST PROTRUDE A MINIMUM OF 1/2 INCH THROUGH THE STEEL LEDGER. A 1.50" WIDE NO. 18 GA. GALVANIZED STEEL STRAP SHALL BE PLACED CONTINUOUSLY IN 4'-0" LENGTHS ON TOP OF SHEATHING DIRECTLY ABOVE THE STEEL LEDGER (IN COMPLIANCE WITH ICBO NO. 3447).
- EXPANSION BOLTS SHALL BE AS MANUFACTURED BY HILTI, HIT C-100 ADHESIVE THREADED RODS (IN COMPLIANCE WITH ICBO NO. 4016). UNLESS NOTED OTHERWISE ON THE DRAWINGS, USE MINIMUM " DIAMETER WITH 5" EMBEDMENT.

ESTS AND REPORTS

- MILL REPORTS AND LABORATORY TESTS, SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING, SHALL BE SUBMITTED TO THE OWNER AND TO THE ENGINEER FOR THEIR RECORDS:

A) CONCRETE CYLINDERS
B) REINFORCING STEEL
C) STRUCTURAL STEEL

SHOP DRAWINGS

- SHOP DRAWINGS SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING, FOUR PRINTS OF WHICH SHALL BE SUBMITTED TO POINT DESIGN FOR REVIEW AND APPROVAL:

- STRUCTURAL STEEL
- PREFABRICATED ITEMS

(GN 15) SPECIAL INSPECTIONS

- IN ADDITION TO THE REQUIREMENTS OF IBC, CHAPTER 17, SPECIAL INSPECTION IS REQUIRED ON THE FOLLOWING ITEMS:
- SPECIAL INSPECTION IS REQUIRED FOR ALL FIELD WELDING.

- HIGH STRENGTH BOLTS.

- CONCRETE EXCEEDING 2,500 PSI.

- SPECIAL INSPECTIONS SHALL BE DONE BY ONE OR MORE REGISTERED DEPUTY (SPECIAL) INSPECTORS, APPROVED BY THE BUILDING DEPARTMENT, AND PAID FOR BY THE OWNER.

- STRUCTURAL OBSERVATIONS BY ENGINEER SHALL BE REQUIRED, PRIOR TO ANY FRAMING INSPECTION.

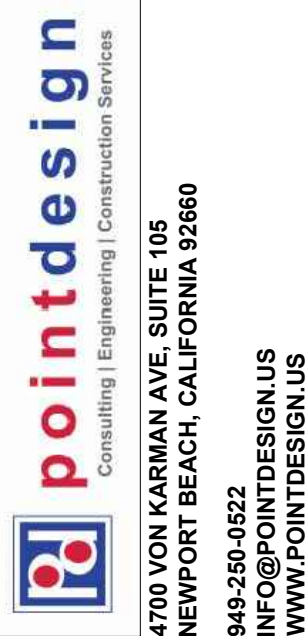
STRUCTURAL DESIGN CRITERIA

- DESIGN LOADS:
ROOF DEAD LOAD = 15 PSF
ROOF LIVE LOAD = 20 PSF
FLOOR DEAD LOAD = 15 PSF
FLOOR DEAD WITH STUCCO CEILING = 18 PSF
FLOOR LIVE LOAD = 40 PSF
PARTITION WALL LOAD = 10 PSF
STUCCO WALL LOAD = 15 PSF

- EARTHQUAKE DESIGN DATA: LA ORDINANCE 183893 & 184081
IMPORTANT FACTOR I 1.0
SITE CLASS E
S 2.24
S 0.78
S 1.493
S 0.780
SEISMIC DESIGN CATEGORY D
BASIC SEISMIC FORCE - RESISTING SYSTEM: STEEL ORDINARY MOMENT FRAMES (OMF)
DESIGN BASE SHEAR V=0.320 W (ULTIMATE) x 0.75
C 0.427 x 0.75=0.320
R 3.5

QUALITY CONTROL AND QUALITY ASSURANCE:

- QUALITY CONTROL AND QUALITY ASSURANCE SHALL BE IN ACCORDANCE WITH CHAPTER J OF AISC 34 1-10 AND CHAPTER N OF 360-10. AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, AND THE 2017 LABC. DETAILS REGARDING WELDING AND WELDING INSPECTION SHALL BE IN ACCORDANCE WITH AWS ND 1.8-2009 STRUCTURAL WELDING CODE - SEISMIC SUPPLEMENT AND CHAPTER 3 OF AISC 358-10.



APARTMENT BUILDING
4711 BEVERLY BLVD.
Los Angeles, California

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DRAWN N.P.
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DATE 9-11-17
SCALE
JOB NO. 17019
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