

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE, LOCAL BUILDING CODES, ORDINANCES OF LOCAL GOVERNING AUTHORITIES AND ANY OTHER REGULATIONS OVER ANY PORTION OF WORK INCLUDING THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY AND THOSE LISTED IN THESE SPECIFICATIONS.
2. THE DIMENSIONS IN THE DRAWINGS SHALL TAKE PRECEDENCE OVER THE SCALING OF THE DRAWINGS.
3. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. THIS SHALL INCLUDE BUT NOT BE LIMITED TO BRACING AND STRUCTURAL SHORING.
4. LOADS DUE TO CONSTRUCTION MATERIALS AND EQUIPMENT SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. NECESSARY SHORING SHALL BE PROVIDED WHERE THE STRUCTURE HAS NOT ATTAINED TOTAL DESIGN STRENGTH.
5. FLOOR AND WALL OPENING SLEEVES, VARIATION IN THE STRUCTURAL SLAB ELEVATIONS, DEPRESSED AREAS, AND ALL OTHER ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND/OR CIVIL REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.
6. DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.
7. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING SAME, OR THEIR EXACT MEANING, THE ARCHITECT/ AND ENGINEER SHALL BE NOTIFIED FOR CLARIFICATION.
8. ALL CEILING HEIGHTS AS SHOWN ON DETAILS, PLANS, OR NOTES ARE FROM CONCRETE SLAB FLOOR TO CEILING FRAMING.
9. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE NOTED, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE WILL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOBSITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
10. ALL WORK SHOWN IS NEW UNLESS OTHERWISE NOTED.
11. ANY CUTOUTS OF EXISTING WALLS, CEILINGS, OR FLOORS TO ALLOW INSTALLATION OF NEW WORK SHALL BE MADE NEATLY AND BE OF THE MINIMUM DIMENSION POSSIBLE.

CONCRETE:

1. MINIMUM CONCRETE STRENGTH SHALL BE AFTER 28 DAYS UNLESS NOTED OTHERWISE:
- | | |
|-------------------------|----------|
| FOUNDATIONS | 3000 PSI |
| WALL PANELS | 3500 PSI |
| SLAB ON GRADE | 2500 PSI |
| COMPOSITE CONCRETE SLAB | 4000 PSI |
2. NEW CONCRETE SLABS SHALL BUTT-JOINT EXISTING SLABS AND BE FLUSH WITH EXISTING SLABS UNLESS NOTED OTHERWISE.
3. CLEARANCES FOR CONCRETE SHALL BE 3" WHERE EXPOSED TO SOIL AND 2" WHERE EXPOSED TO WEATHER.
4. USE DOBIES TO OBTAIN PROPER PLACEMENT OF ALL REINFORCEMENT, TYPICAL WHERE APPLICABLE.
5. REINFORCING STEEL SHALL BE INTERMEDIATE GRADE CONFORMING TO ASTM A 615-60, U.N.O., WELDED WIRE FABRIC SHALL BE 6"x6"/10x10# MINIMUM AND CONFORM TO ASTM A 185.
6. FOOTING REINFORCEMENT BARS SHALL OVERLAP MINIMUM 40 DIAMETERS AT ALL CORNERS AND T-INTERSECTIONS.
7. DESIGN SOIL BEARING VALUE IS 1500 PSF WITHOUT SOILS REPORT. ALL FOOTINGS SHALL BE POURED ON UNDISTURBED SOIL.
8. PROVIDE 1/2" WIDE x 1" DEEP EXPANSION JOINTS IN SLABS AT 25' O.C. EACH WAY. FILL JOINTS WITH ASPHALT IMPREGATED FILLER MATERIAL.
9. BOLT HOLES SHALL BE SAME DIAMETER AS BOLT PLUS 1/32". BOLTS AND LAG SCREWS BEARING ON WOOD SHALL HAVE STD. SIZE STEEL OR MALLEABLE IRON WASHER. LAG SCREW HOLES SHALL BE BORED SAME DIA. AND DEPTH AS SCREW SHANK AND THEN DRILLED THE REMAINING DEPTH. LAG SCREWS SHALL BE TURNED IN POSITION AND NOT DRIVEN.
10. ALL EXTERIOR OPENINGS SHALL BE FLASHED WITH AN APPROVED WATERPROOF PAPER.
11. NEW END STUDS ADJACENT TO EXISTING WALLS, POSTS SHALL BE BOLTED TO EXISTING SURFACES WITH 3/8"x 4" LONG MIN. LAG BOLTS AT 24" O.C. MAXIMUM U.N.O.
12. INTERIOR NON-BEARING WALLS MAY BE ANCHORED WITH POWER DRIVEN STEEL STUDS, IN LIEU OF ANCHOR BOLTS PROVIDING IT IS NOT A BRACED WALL, AS FOLLOWS:
- | | |
|---|---------------|
| MAX. SPACING | 24" |
| MAX. DISTANCE FROM END OF WALL | 12" |
| MIN. HEAD DIAMETER | 1/2" |
| MIN. SHANK DIAMETER | 7/32" |
| MIN. DISTANCE FROM EDGE OF CONCRETE WASHER SIZE | 12" |
| | 16 GA. x 1/2" |
13. SPECIAL INSPECTIONS ARE REQUIRED FOR CONCRETE, ANCHOR BOLTS AND WELDING OF REINFORCING STEEL AS SPECIFIED IN SECTION 1704 OF THE CBC
14. TYPE II PORTLAND CEMENT SHALL BE USED FOR CONCRETE IN FOUNDATIONS, SLAB-ON-GRADE, AND DRAINAGE STRUCTURES

NOTE:
DRY PACKING OF FOUNDATIONS AND ISOLATED PAD FOOTINGS ARE TO BE UNDER THE SUPERVISION OF THE DESIGN ENGINEER OR A CERTIFIED DEPUTY CONCRETE INSPECTOR.

MASONRY REINFORCEMENT:

1. THE CLEAR DISTANCE BETWEEN PARALLEL BARS SHALL NOT BE LESS THAN THE NOMINAL DIAMETER OF THE BARS, NOR LESS THAN 1 IN.
2. IN COLUMNS AND PILASTERS, THE CLEAR DISTANCE BETWEEN VERTICAL BARS SHALL NOT BE LESS THAN ONE AND ONE-HALF MULTIPLIED BY THE NOMINAL BAR DIAMETER, NOR LESS THAN 1-1/2 IN.
3. THE CLEAR DISTANCE LIMITATIONS BETWEEN BARS SHALL ALSO APPLY TO THE CLEAR DISTANCE BETWEEN A CONTACT LAP SPlice AND ADJACENT SPICES OR BARS.
4. REINFORCEMENT EMBEDDED IN GROUT SHALL HAVE A THICKNESS OF GROUT BETWEEN THE REINFORCEMENT AND MASONRY UNITS NOT LESS THAN 1/4 IN. FOR FINE GROUT OR 1/2 IN. FOR COARSE GROUT.
5. REINFORCING BARS SHALL HAVE A MASONRY COVER NOT LESS THAN THE FOLLOWING:
- A. MASONRY FACE EXPOSED TO EARTH OR WEATHER:
- 2 IN. FOR BARS LARGER THAN NO. 5
1-1/2 IN. FOR NO. 5 BARS OR SMALLER
- B. MASONRY NOT EXPOSED TO EARTH OR WEATHER: 1-1/2 IN.
6. MASONRY COVER INCLUDES THE THICKNESS OF MASONRY UNITS, MORTAR, AND GROUT. AT BED JOINTS, THE PROTECTION FOR REINFORCEMENT IS THE TOTAL THICKNESS OF MORTAR AND GROUT FROM THE EXTERIOR OF THE MORTAR JOINT SURFACE TO OUTER-MOST SURFACE OF THE REINFORCEMENT OR METAL ACCESSORY. THE CONDITION "MASONRY FACE EXPOSED TO EARTH OR WEATHER" REFERS TO DIRECT EXPOSURE TO MOISTURE CHANGES (ALTERNATE WETTING AND DRYING) AND NOT JUST TEMPERATURE CHANGES.

LUMBER:

1. ALL LUMBER USED SHALL BE DOUGLAS FIR LARCH AND SHALL HAVE THE FOLLOWING STRESSES (psi):
- | | FLOOR MEMBERS | ROOF MEMBERS |
|-----------------|-----------------------|----------------|
| JOIST/RAFTERS | NO. 1 Fb=1150 Fv=95 | Fb=1438 Fv=119 |
| 4x SAWN BEAMS | NO. 1 Fb=1150 Fv=95 | Fb=1438 Fv=119 |
| 6x SAWN BEAMS | NO. 1 Fb=1350 Fv=85 | Fb=1688 Fv=106 |
| POSTS & TIMBERS | NO. 1 Fb=1200 Fc=1000 | (C=1,600,000) |
2. ALL LUMBER IN CONTACT WITH CONCRETE, AND WITHIN 6" FROM FINISH GRADE, SHALL BE PRESSURE TREATED DOUGLAS FIR OR "GRADE MARKED" FOUNDATION GRADE REDWOOD OR CEDAR.
3. WALLS SHALL BE BRACED AT EACH END AND 25' O.C. MAXIMUM WHERE WALL LENGTH EXCEEDS 25 FEET.
4. FLOOR JOIST HAVING DEPTH/THICKNESS RATIO OF 6 OR MORE SHALL BE SUPPORTED LOYSTERLY BY BRIDGING INSTALLED AT 8' O.C. BRIDGING MAY BE OMITTED AT ENDS OF JOISTS WHICH ARE NAILED OR FASTENED TO FRAMING MEMBERS. RAFTERS GREATER THAN 8" IN DEPTH SHALL BE SUPPORTED LaterALLY AT ENDS AND AT EACH SUPPORT BY 2" MIN. SOLID BLOCKING, FULL DEPTH, UNLESS NAILED TO HEADER, RM JOIST, OR ADJOINING STUD.
5. FLOOR JOISTS SHALL BE DOUBLED UNDER ALL BEARING WALLS RUNNING PARALLEL TO RAFTERS. (SEE PLAN)
6. FIRE BLOCK, AT 8' O.C. MAX., STUD WALLS AND PARTITIONS (INCLUDING FURRED SPACES) AT FLOOR-CEILING, SOFFITS, AND MIDHEIGHT OF WALLS OVER 8'-0" IN HEIGHT.
7. NOTCHING OF EXTERIOR BEARING/NON-BEARING WALLS SHALL NOT EXCEED 25%/40% RESPECTIVELY. BORED HOLES SHALL NOT EXCEED 40%/60% RESPECTIVELY.
8. ALL FRAMING SHALL BE FIRST CLASS THROUGHOUT, PROPERLY NAILED, TRUE AND PLUMB.
9. BLOCK ALL EDGES OF PLYWOOD OR USE 3/4" MIN. T&G PLYWOOD. ROOF SHEATHING SHALL HAVE SURFACE GRAIN PERPENDICULAR TO SUPPORTS AND JOINTS SHALL BE STAGGERED. VERTICAL SHEATHING SHALL BE PARALLEL TO SUPPORTS SPACED NO MORE THAN 16" O.C. MAXIMUM.
10. PLYWOOD SHALL BE DOUGLAS FIR CONFORMING TO COMMERICAL STANDARDS PS-1-74. PLYWOOD SHALL BE BONDED WITH EXTERIOR GLUE AND BE EXTERIOR TYPE WHERE EXPOSED TO WEATHER.
11. ALL SHEAR PANELS SHALL BE FULL HEIGHT FROM SILL PLATE TO UNDERSIDE OF ROOF DIAPHRAGM.
12. ALL CONNECTORS CALLED OUT ARE AS MANUFACTURED BY SIMPSON "STRONG TIE" OR USP CONNECTORS AND SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
13. PROVIDE DOUBLE TOP PLATE SPICES WITH MINIMUM 48" OVERLAP AND 16d NAILS AT 6" O.C. U.N.O.
14. ALL NAILING SHALL CONFORM TO CBC TABLE 2304.9.1.
15. ALL SHEAR WALL AND ROOF SHEATHING SPECIAL NAILING SHALL BE INSPECTED AND APPROVED BY BUILDING INSPECTOR PRIOR TO BEING COVERED.
16. PROVIDE PLATE WASHER AT ALL LEDGER BOLTS. SIMPSON "BP1/2" FOR 1/2" DIA. BOLTS, "BP5/8" FOR 5/8" DIA. BOLTS, "BP3/4" FOR 3/4" DIA. BOLTS, "BP7/8" FOR 7/8" DIA. BOLTS, AND "BP1" FOR 1" DIA. BOLTS.

STRUCTURAL STEEL:

1. ALL WORK SHALL COMPLY WITH THE A.I.S.C. CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, LATEST EDITION.
2. ALL SHOP WELDING SHALL BE PERFORMED BY WELDERS CERTIFIED BY THE LOCAL BUILDING DEPARTMENT WITHIN A LICENSED FABRICATION SHOP
3. FIELD WELDING SHALL BE PERFORMED AT HALF STRESS AND SHALL BE DONE BY A.W.S. CERTIFIED WELDERS.
4. SPECIAL INSPECTIONS ARE REQUIRED FOR ALL FIELD WELDING AND HIGH STRENGTH BOLTING AS SPECIFIED IN SECTION 1704 OF THE CBC
5. ALL STRUCTURAL STEEL WIDE FLANGE BEAMS AND COLUMNS SHALL CONFORM TO ASTM A992 OR ASTM A572, GR. 50.
6. ALL STRUCTURAL STEEL PLATES, CHANNELS, FLAT BAR, ETC. SHALL CONFORM TO ASTM A36.
7. ALL STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A500, GR. B.
8. ALL STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM A-53, GRADE B.
9. A307 BOLTS TO BE USED FOR ALL STEEL TO STEEL CONNECTIONS UNLESS SPECIFICALLY NOTED OTHERWISE
10. A325 BOLTS TO BE USED FOR SLIP CRITICAL CONNECTIONS, MOMENT FRAME CONNECTIONS, AND OTHER HIGH STRENGTH CONNECTIONS UNLESS SPECIFICALLY NOTED OTHERWISE
11. WELDING ELECTRODES SHALL BE "E70XX", LOW HYDROGEN.
12. GAUGE METAL SHALL CONFORM TO ASTM A-570.
13. ALL SUBSTITUTIONS ARE SUBJECT TO BUILDING DEPARTMENT APPROVAL.
14. STEEL MILL CERTIFICATES SHALL BE PROVIDED UPON REQUEST BY THE BUILDING OFFICIAL

SPECIAL NOTE:

IT WILL BE THE RESPONSIBILITY OF THE OWNER/OWNER'S AGENT/BUILDER/CONTRACTOR/ET. AL. TO VERIFY ALL CONDITIONS AND DIMENSIONS FOR THIS PROJECT PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES AND/OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER, FOR REVIEW AND CLARIFICATION, PRIOR TO COMMENCEMENT OF WORK. FAILURE OF NOTIFICATION WILL PLACE THE RESPONSIBILITY AND/OR LIABILITY UPON THE OWNER/OWNER'S AGENT/BUILDER/CONTRACTOR ET. AL.

CONDUCT OF CONSTRUCTION:

THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED WORK AND ENGINEER'S RIGHT TO INSPECT OR SUSPEND THE WORK IS LIMITED THERETO. THE ENGINEER WILL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE ENGINEER WILL NOT BE RESPONSIBLE FOR OR HAVE CONTROL OR CHARGE OVER THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.

DEFERRED SUBMITTALS

SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

TRUSSES SHALL BE FABRICATED IN THE SHOP OF AN ICC APPROVED FABRICATOR IN ACCORDANCE WITH 2013 CBC.

TABLE 2304.10.1 FASTENING SCHEDULE (2016 C.B.C.)

DESCRIPTION OF BUILDING ELEMENTS		NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
ROOF			
1. BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW		3-8d COMMON (2 1/2" x 0.131"); OR 3-10d BOX (2" x 0.128"); OR 3-5" x 0.131" NAILS; OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	EACH END, TOWARD
BLOCKING BETWEEN RAFTERS OR TRUSSES NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS		3-8d COMMON (2 1/2" x 0.131"); OR 3-10d BOX (2" x 0.128"); OR 3-5" x 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	EACH END, TOWARD
FLAT BLOCKING TO TRUSS AND WEB RAFTER		16d COMMON (3 1/2" x 0.182") @ 8" O.C. 2" x 0.131" NAILS 40" O.C. 2" x 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
2. CEILING JOISTS TO TOP PLATE		3-8d COMMON (2 1/2" x 0.131"); OR 3-10d BOX (2" x 0.128"); OR 3-5" x 0.131" NAILS; OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	EACH JOIST, TOWARD
3. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (NO THRUST) (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)		3-16d COMMON (3 1/2" x 0.182"); OR 3-10d BOX (2" x 0.128"); OR 4-3" x 0.131" NAILS; OR 4-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
4. CEILING JOIST ATTACHED TO PARALLEL RAFTER (WALL JOINT) (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)		PER TABLE 2308.7.3.1	FACE NAIL
5. COLLAR TIE TO RAFTER		3-10d COMMON (3" x 0.148"); OR 4-10d BOX (2" x 0.128"); OR 4-5" x 0.131" NAILS; OR 4-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
6. RAFTER OR ROOF TRUSS TO TOP PLATE (SEE SECTION 2308.7.5, TABLE 2308.7.5)		3-10d COMMON (3" x 0.148"); OR 3-16d BOX (3 1/2" x 0.135"); OR 3-10d BOX (2" x 0.128"); OR 4-3" x 0.131" NAILS; OR 4-3" 14 GAGE STAPLES, 7/16" CROWN	TOWARD*
7. ROOF RAFTER TO ROOF VALLEY OR HIP RAFTER; OR ROOF RAFTER TO 2-INCH DEEP BEAM		3-10d COMMON (3" x 0.148"); OR 3-16d BOX (3 1/2" x 0.135"); OR 3-10d BOX (2" x 0.128"); OR 4-3" x 0.131" NAILS; OR 4-3" 14 GAGE STAPLES, 7/16" CROWN	TOWARD
WALL			
8. STUD TO STUD (NOT AT BRACED WALL PANELS)		16d COMMON (3 1/2" x 0.182"); OR 10d BOX (2" x 0.128"); OR 2" x 0.131" NAILS; OR 2" x 14 GAGE STAPLES, 7/16" CROWN	24" O.C. FACE NAIL 16" O.C. FACE NAIL
9. STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)		16d COMMON (3 1/2" x 0.182"); OR 10d BOX (2" x 0.128"); OR 2" x 0.131" NAILS; OR 2-3" 14 GAGE STAPLES, 7/16" CROWN	16" O.C. FACE NAIL 12" O.C. FACE NAIL
10. BUILT-UP HEADER (2" TO 2" HEADER)		16d COMMON (3 1/2" x 0.182"); OR 16d BOX (3 1/2" x 0.135")	16" O.C. EACH EDGE, FACE NAIL 12" O.C. EACH EDGE, FACE NAIL
11. CONTINUOUS HEADER TO STUD		4-8d COMMON (2 1/2" x 0.131"); OR 4-10d BOX (2" x 0.128")	TOWARD 16" O.C. FACE NAIL
12. TOP PLATE TO TOP PLATE		10d BOX (2" x 0.128"); OR 2" x 0.131" NAILS; OR 2" 14 GAGE STAPLES, 7/16" CROWN	12" O.C. FACE NAIL
13. TOP PLATE TO TOP PLATE, AT END JOINTS		8-16d COMMON (3 1/2" x 0.182"); OR 10-10d BOX (2" x 0.128"); OR 12-3" x 0.131" NAILS; OR 12-3" 14 GAGE STAPLES, 7/16" CROWN	EACH SIDE OF END JOINT, FACE NAIL MINIMUM 24" LAP SPlice LENGTH EACH SIDE OF END JOINT
14. BOTTOM PLATE TO JOIST, RM JOIST, BAND JOIST OR CLOSING (NOT AT BRACED WALL PANELS)		16d COMMON (3 1/2" x 0.182"); OR 16d BOX (3 1/2" x 0.135"); OR 2" x 0.131" NAILS; OR 2" 14 GAGE STAPLES, 7/16" CROWN	12" O.C. FACE NAIL 12" O.C. FACE NAIL
15. BOTTOM PLATE TO JOIST, RM JOIST, BAND JOIST OR BLOCKING AT BRACED WALL PANELS		2-16d COMMON (3 1/2" x 0.182"); OR 3-16d BOX (3 1/2" x 0.135"); OR 4-3" x 0.131" NAILS; OR 4-3" 14 GAGE STAPLES, 7/16" CROWN	16" O.C. FACE NAIL
16. STUD TO TOP OR BOTTOM PLATE		3-8d COMMON (2 1/2" x 0.131"); OR 3-10d BOX (2" x 0.128"); OR 3-5" x 0.131" NAILS; OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	TOWARD
17. TOP OR BOTTOM PLATE TO STUD		2-16d COMMON (3 1/2" x 0.182"); OR 3-10d BOX (3" x 0.128"); OR 4-5" x 0.131" NAILS; OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	END NAIL
18. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS		2-16d COMMON (3 1/2" x 0.182"); OR 3-10d BOX (3" x 0.128"); OR 3-5" x 0.131" NAILS; OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
19. 1" BRACE TO EACH STUD AND PLATE		3-8d COMMON (2 1/2" x 0.131"); OR 3-10d BOX (2" x 0.128"); OR 2-3" x 0.131" NAILS; OR 2-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
20. 1" x 6" SHEATHING TO EACH BEARING		3-8d COMMON (2 1/2" x 0.131"); OR 2-10d BOX (3" x 0.128")	FACE NAIL
21. 1" x 6" WIDER SHEATHING TO EACH BEARING		3-8d COMMON (2 1/2" x 0.131"); OR 3-10d BOX (3" x 0.128")	FACE NAIL
FLOOR			
22. JOIST TO SILL, TOP PLATE, OR ORDER		3-8d COMMON (2 1/2" x 0.131"); OR 3-10d BOX (2" x 0.128"); OR 3-5" x 0.131" NAILS; OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	TOWARD
23. RM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW		8d COMMON (2 1/2" x 0.131"); OR FLOOR 3-10d BOX (2" x 0.128"); OR 3-5" x 0.131" NAILS; OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	6" O.C., TOWARD
24. 1" x 6" SUBFLOOR OR LESS TO EACH JOIST		3-8d COMMON (2 1/2" x 0.131"); OR 2-10d BOX (3" x 0.128")	FACE NAIL
25. 2" SUBFLOOR TO JOIST OR ORDER		2-16d COMMON (3 1/2" x 0.182")	FACE NAIL
26. 2" PLANKS (PLANK & BEAM - FLOOR & ROOF)		3-16d COMMON (3 1/2" x 0.182")	EACH BEARING, FACE NAIL
27. BUILT-UP ORDERS AND BEAMS, 2" LUMBER LAYERS		20d-16d COMMON (4" x 0.182") 16d BOX (2" x 0.128"); OR 2" x 0.131" NAILS; OR 2" 14 GAGE STAPLES, 7/16" CROWN	32" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES 32" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
28. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS		3-16d COMMON (3 1/2" x 0.182"); OR 4-10d BOX (3" x 0.128"); OR 4-5" x 0.131" NAILS; OR 4-3" 14 GAGE STAPLES, 7/16" CROWN	EACH JOIST OR RAFTER, FACE NAIL
29. JOIST TO BAND JOIST OR RM JOIST		3-16d COMMON (3 1/2" x 0.182"); OR 3-10d BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS; OR 4-3" 14 GAGE STAPLES, 7/16" CROWN	END NAIL
30. BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS		3-8d COMMON (2 1/2" x 0.131"); OR 2-10d BOX (3" x 0.128"); OR 3-5" x 0.131" NAILS; OR 2-3" 14 GAGE STAPLES, 7/16" CROWN	EACH END, TOWARD
WOOD STRUCTURAL PANELS (WSP), SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING*			
		EDGES (INCHES) INTERMEDIATE SUPPORTS (INCHES)	
31. 3/8" - 1/2"	8d COMMON OR DEFORMED (2" x 0.131") (SUBFLOOR AND WALL)	6	12
	8d BOX OR DEFORMED (2 1/2" x 0.131") (ROOF)	6	12
	2 3/8" x 0.131" NAIL (SUBFLOOR AND WALL)	6	12
	2 3/8" x 0.131" NAIL (ROOF)	4	8
32. 19/32" - 3/4"	1 3/4" 16 GAGE STAPLE, 7/16" CROWN (SUBFLOOR AND WALL)	4	8
	1 3/4" 16 GAGE STAPLE, 7/16" CROWN (ROOF)	3	6
33. 7/8" - 1 1/4"	8d COMMON (2 1/2" x 0.131"); OR 8d DEFORMED (2" x 0.131")	6	12
	2 3/8" x 0.131" NAIL; OR 2" 14 GAGE STAPLES, 7/16" CROWN	4	8
34. 1/2" FIBERBOARD SHEATHING*	10d COMMON (3" x 0.148"); OR 8d DEFORMED (2 1/2" x 0.131")	6	12
	1 1/2" GALVANIZED RIVETING NAIL (7/16" HEAD DIAMETER); OR 1 1/4" 16 GAGE STAPLE WITH 7/16" OR 1" CROWN	3	6
OTHER EXTERIOR WALL SHEATHING			
35. 2x/2x FIBERBOARD SHEATHING*	1 1/2" GALVANIZED RIVETING NAIL (7/16" HEAD DIAMETER); OR 1 1/4" 16 GAGE STAPLE WITH 7/16" OR 1" CROWN	3	6
	1 1/4" 16 GAGE STAPLE WITH 7/16" OR 1" CROWN	3	6
PANEL SIDING TO FRAMING			
36. 3/4" AND LESS	8d COMMON (2 1/2" x 0.131"); OR 8d DEFORMED (2" x 0.131")	6	12
	8d COMMON (2 1/2" x 0.131"); OR 8d DEFORMED (2 1/2" x 0.131")	6	12
37. 7/8" - 1"	10d COMMON (3" x 0.148"); OR 8d DEFORMED (2 1/2" x 0.131")	6	12
38. 1 1/8" - 1 1/4"	10d COMMON (3" x 0.148"); OR 8d DEFORMED (2 1/2" x 0.131")	6	12
PANEL SIDING TO FRAMING			
39. 1/2" OR LESS	8d CORROSION-RESISTANT SIDING (1 1/2" x 0.187"); OR 8d CORROSION-RESISTANT CASING (6" x 0.067")	6	12
	8d CORROSION-RESISTANT SIDING (2 1/2" x 0.187"); OR 8d CORROSION-RESISTANT CASING (2 1/2" x 0.131")	6	12
INTERIOR PANELING			
41. 1/4"	4d CASING (1 1/2" x 0.089"); OR 4d FINISH (1 1/4" x 0.072")	6	12
	4d FINISH (1 1/4" x 0.072")	6	12
42. 3/8"	4d CASING (1 1/2" x 0.089"); OR 4d FINISH (1 1/4" x 0.072")	6	12

FOR S1: 1 INCH=25.4 MM

- a. NAILS SPACED AT 6 INCHES AT INTERMEDIATE SUPPORTS WHERE SPACING ARE 6 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLE BOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.
- b. SPACING SHALL BE 6 INCHES ON CENTER ON THE EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS FOR NONSTRUCTURAL APPLICATIONS. PANEL SUPPORTS AT 16 INCHES (20 INCHES IF STRENGTH ARE IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).
- c. WHERE A RAFTER IS FASTENED TO AN ADJACENT PANEL, CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE AND THE CEILING JOIST IS FASTENED TO THE TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE, THE NUMBER OF TOWARDS IN THE RAFTER SHALL BE REDUCED BY ONE NAIL.

SPECIAL INSPECTIONS

SPECIAL INSPECTION IS REQUIRED FOR THE INDICATED TYPE(S) OF CONSTRUCTION, PER CBC 1704 AND 1705

- CONCRETE**
- ☐ PLACEMENT OF REINFORCING STEEL
- ☐ CAST-IN-PLACE ANCHORS
- ☐ FOUNDATION CONCRETE OVER 2500 PSI
- ☐ CONCRETE, STEEL WALLS
- ☐ CHOTCRETE
- ☐ POST-TENSIONING SYSTEM
- MASONRY CONSTRUCTION**
- ☐ PLACING MASONRY UNITS
- ☐ REINFORCEMENT
- ☐ GROUTING
- WOOD CONSTRUCTION**
- ☐ HIGH-LOAD DIAPHRAGMS
- STEEL FRAME**
- ☐ MATERIAL VERIFICATION COLD-FORMED STEEL DECK
- ☐ FIELD WELDING AND/OR HIGH-STRENGTH BOLTING
- PLUMB/CASSONS**
- WIND RESISTANCE**
- ☐ STRUCTURAL WOOD
- ☐ COLD FORMED STEEL LIGHT-FRAME
- ☐ WIND-RESISTING COMPONENTS ROOF/WALL CLADDING
- SEISMIC RESISTANCE**
- ☐ STRUCTURAL STEEL
- ☐ STRUCTURAL WOOD
- ☐ COLD FORMED STEEL LIGHT-FRAME
- SPRAYED FIRE-RESISTANT MATERIALS**
- ☐ PHYSICAL AND VISUAL TESTS
- ☐ STRUCTURAL MEMBER SURFACE CONDITIONS
- ☐ APPLICATION
- ☐ THICKNESS
- ☐ DENSITY
- ☐ BOND STRENGTH
- OTHER**
- ☐ POST-INSTALLED ANCHORS

ADDITIONAL REQUIREMENT: DRY PACKING OF FOUNDATIONS AND ISOLATED PAD FOOTINGS ARE TO BE UNDER THE SUPERVISION OF THE DESIGN ENGINEER OR A CERTIFIED DEPUTY CONCRETE INSPECTOR.

EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A MAIN WIND OR SEISMIC FORCE RESISTING SYSTEM, DESIGNATED SEISMIC SYSTEM OR A WIND OR SEISMIC RESISTING COMPONENT LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN THE FOLLOWING: ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS.

SPECIAL INSPECTIONS PAID FOR BY OWNER. INSPECTIONS REQUIRE 24 HOUR NOTICE TO OWNER BEFORE INSPECTION.

STRUCTURAL OBSERVATION

1704.5.1 STRUCTURAL OBSERVATION. WHERE REQUIRED BY THE PROVISIONS OF SECTION 1704.5.1 OR 1704.5.2 THE OWNER SHALL EMPLOY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR THE STRUCTURAL DESIGN, OR ANOTHER REGISTERED DESIGN PROFESSIONAL DESIGNATED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR THE STRUCTURAL DESIGN TO PERFORM STRUCTURAL OBSERVATIONS AS DEFINED IN SECTION 1702

OBSERVED DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNER'S REPRESENTATIVE, SPECIAL INSPECTOR, CONTRACTOR AND THE BUILDING OFFICIAL.


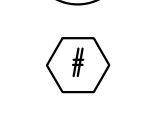
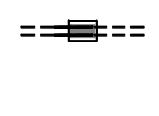

AT THE CONCLUSION OF THE WORK INCLUDED IN THE PERMIT, THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFY ANY REPORTED DEFICIENCIES WHICH, TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED.

1704.5.1 STRUCTURAL OBSERVATIONS FOR

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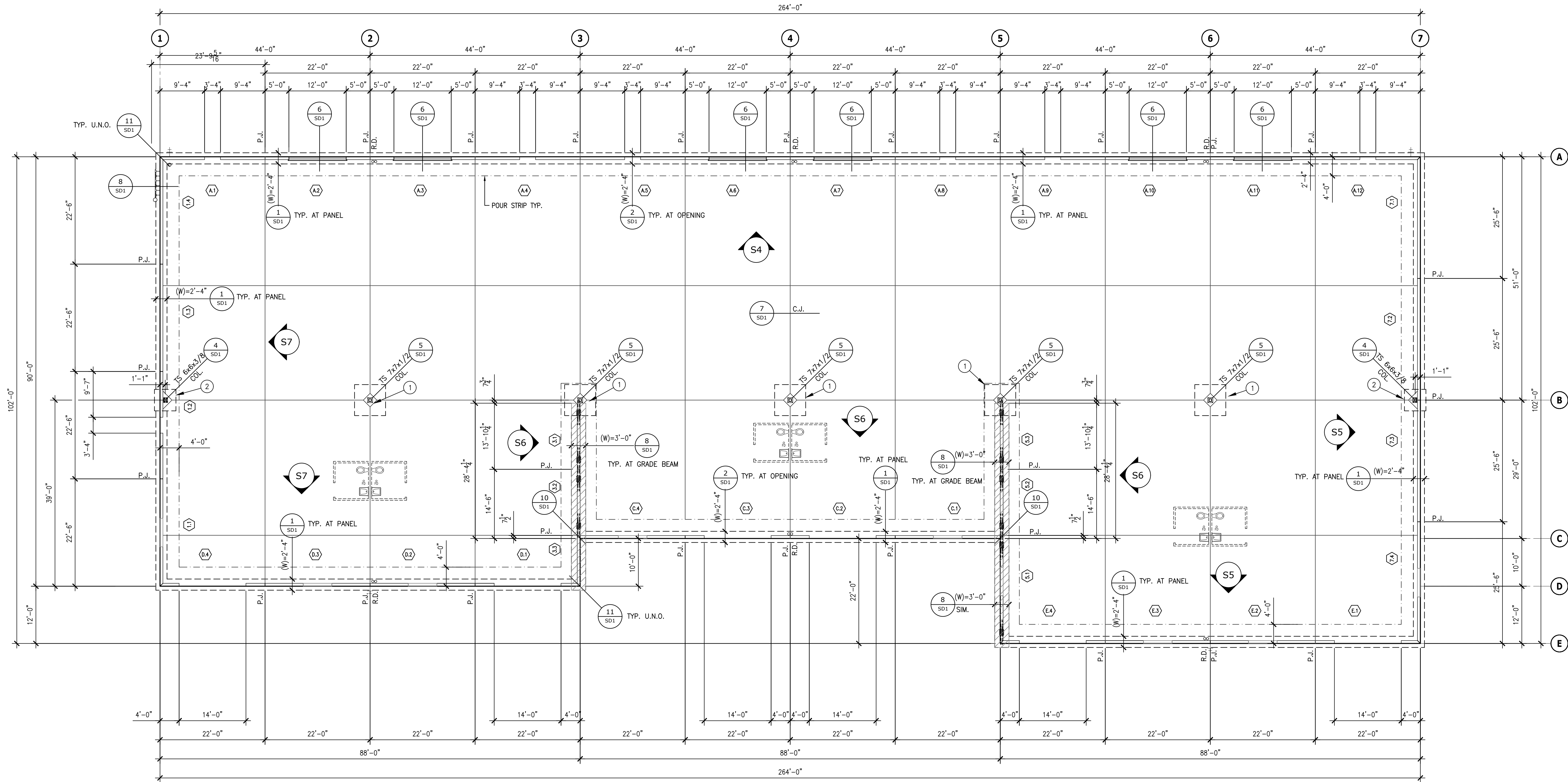
PAD FOOTING SCHEDULE			
#	(S) SIZE	(T) THICKNESS	(R) REINF. BARS
1	6'-6" SQ.	1'-6"	9-#5 EA. WAY
2	4'-6" SQ.	1'-6"	4-#5 EA. WAY

LEGEND

-  PANEL ELEVATION VIEW DIRECTION AND SHEET NUMBER
-  PANEL REFERENCE NUMBER SEE SHEET S4-S7
-  PANEL ANCHOR TO FOOTING SEE PANELS ON GRIDS 3 AND 5
-  EXTENT OF GRADE BEAM

NOTES:

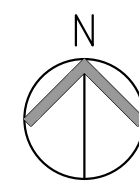
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND OTHER INFORMATION SHOWN ON THESE PLANS AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOUND.
- FOUNDATION BEARING VALUES:
 - ISOLATED PAD 2,500 psf
 - CONTINUOUS FTG 3,000 psf max.
- SOILS REPORT BY: EARTH SYSTEMS
PROJECT PL-07826-01
7-8-2016
- ALL CONCRETE SHALL BEAR AGAINST SOIL AND SHALL DEVELOP MIN. 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS. SPECIAL INSPECTION REQUIRED.
- SLAB ON GRADE IS TO BE CONSTRUCTED OF 5-1/2" THICK CONCRETE WITH #3 BARS AT 18" O.C. EACH WAY. SLAB TO BE PLACED ON 2" MIN. THICK SAND OVER 6 MIL. VAPOR RETARDER.
- PAD FOOTINGS ARE TO BE LOCATED ON THE CENTERLINE OF COLUMNS UNLESS NOTED OTHERWISE.
- CONTINUOUS FOOTINGS ARE TO BE LOCATED ON THE CENTERLINE OF TILT-UP PANELS AND BLOCK WALLS UNLESS NOTED OTHERWISE.
- CONTINUOUS FOOTING REBAR SHALL PASS THROUGH THE PAD FOOTINGS, EVEN IF NOT INDICATED ON THE DETAILS.
- SLAB REBAR SHALL BE LOCATED IN THE CENTER OF SLAB AND FIRMLY SUPPORTED. USE 24" MIN. LAP AT BAR SPLICES.
- SEE DETAILS 10, 11 & 12/SD1 FOR SLAB POUR AT PANEL JOINTS.
- SEE DETAIL 3/SD1 FOR SUPPORT AT PANEL ENDS.
- CONCRETE FLATNESS TO BE PER ACI 302.1R ENTIRE SLAB WITH CRACK CONTROL JOINTS AT 12' O.C. EA. WAY.
- ALL FOOTING AND SLAB REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 40.
- SEE ARCHITECTURAL AND M.E.P. PLANS FOR FUTURE PLUMBING AND STUB-OUT SIZES, LOCATIONS TO BE VERIFIED IN FIELD.
- PROVIDE ADDITIONAL SLAB REINFORCEMENT PER DETAIL 17/SD2 AT ALL BLOCKOUTS, COLUMN POCKETS, OPENINGS IN SLAB AND RE-ENTRANT CORNERS.
- LAP FOOTING REINFORCEMENT AT CORNERS AND INTERSECTIONS PER DETAIL 13/SD2
- SEE DETAILS 15 & 16/SD2 FOR GENERAL REINFORCEMENT LAP AND BENDING.



FOR REINFORCING AT CONCRETE WALLS AND LINTELS, SEE WALL ELEVATIONS SHEETS S4 THRU S7

FOUNDATION PLAN

SCALE: 3/32" = 1'-0"

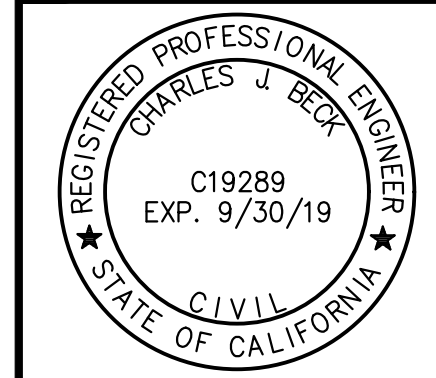


REV.	DESCRIPTION	DATE
1		-/-/-

OWNER
RD PROPERTIES ATTN: RAMI DARGHALI 42913 CAPITAL DRIVE, STE. 111 LANCASTER, CA 93535 PHONE: (661) 341-1511

PROJECT
PROPOSED INDUSTRIAL BUILDING APN 3126-009-146 441 EAST AVENUE L LANCASTER, CA 93535 DR. #14-123

SHEET TITLE
FOUNDATION PLAN



PLANS PREPARED BY:
antelope valley engineering inc. 129 West Pondera St. Lancaster, Ca 93534 Tel: (661) 948-0805 Fax: 661-946-8170 Email: info@antelopevalleyengineering.com

DRAWN:	JWS
DATE:	11-24-15
JOB No.:	14107
SHEET:	S1
OF	SHEETS

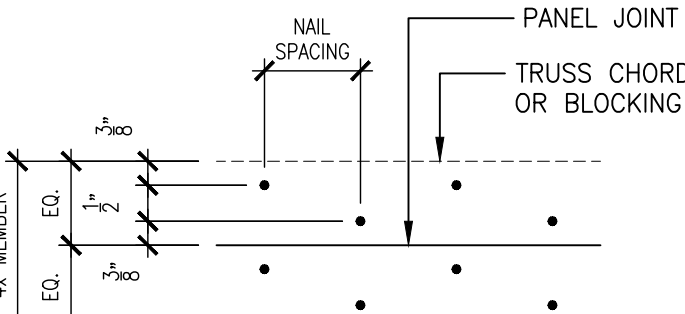
DIAPHRAGM SCHEDULE

15/32" DOC PS1(OR 2) P.I. 32/16 WITH 10d x 1-1/2" LONG NAILED AS FOLLOWS:

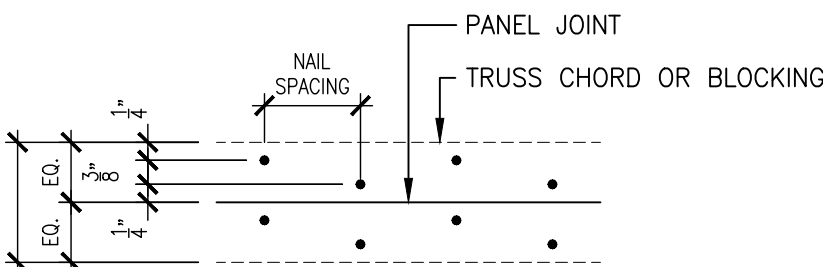
- BOUNDARY: 1 LINES 10d AT 2" o.c.
PANEL EDGES: 1 LINES 10d AT 2-1/2" o.c. (3x MIN WIDTH MEMBER)
FIELD: 10d AT 12" o.c.
- BOUNDARY: 1 LINES 10d AT 2-1/2" o.c.
PANEL EDGES: 1 LINES 10d AT 4" o.c. (2x MIN WIDTH MEMBER)
FIELD: 10d AT 12" o.c.
- BOUNDARY: 1 LINES 10d AT 4" o.c.
PANEL EDGES: 1 LINES 10d AT 6" o.c. (2x MIN WIDTH MEMBER)
FIELD: 10d AT 12" o.c.

NOTES:

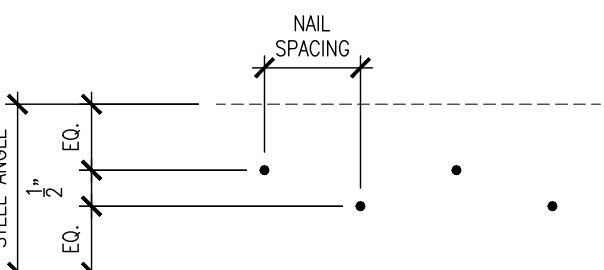
1. SPACE BETWEEN PANEL END AND EDGE JOINT 1/8-INCH.
2. REDUCE SPACING BETWEEN LINES OF NAILS AS NECESSARY TO MAINTAIN MINIMUM 3/8" FASTENER EDGE MARGINS.
3. MINIMUM SPACING BETWEEN LINES IS 3/8-INCH
4. WHEN NAIL SPACING IS LESS THAN 6" O.C. STAGGER NAILS AS SHOWN.



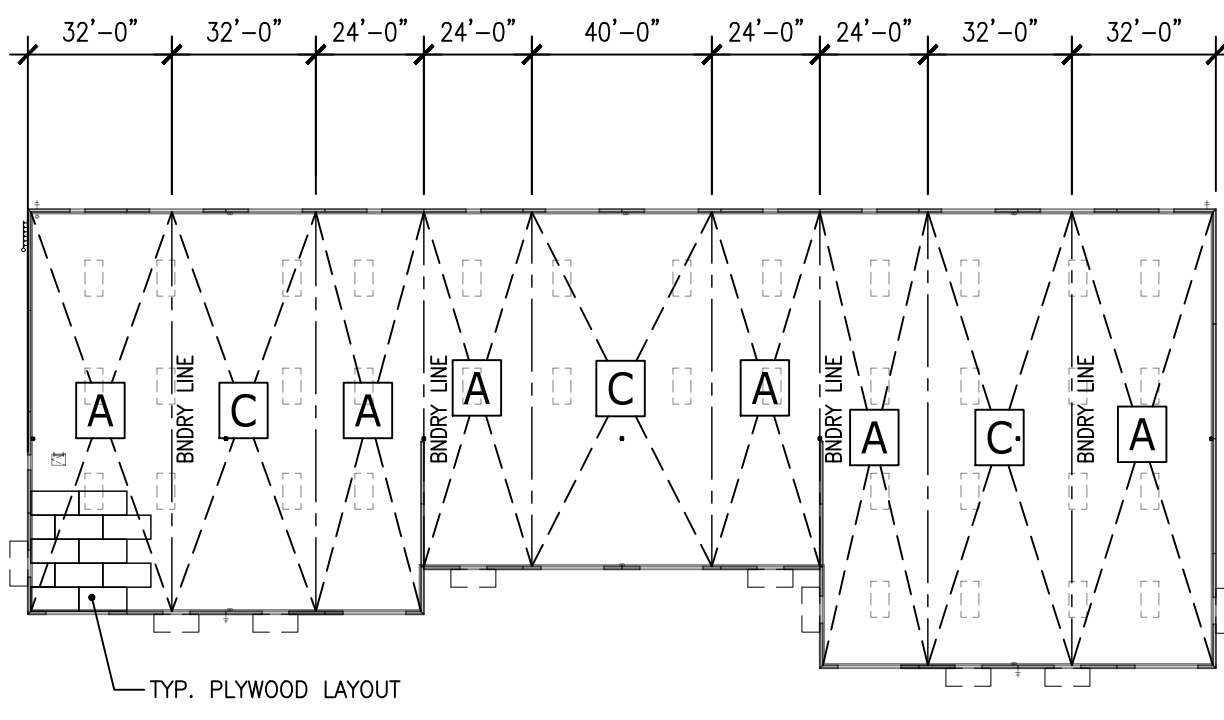
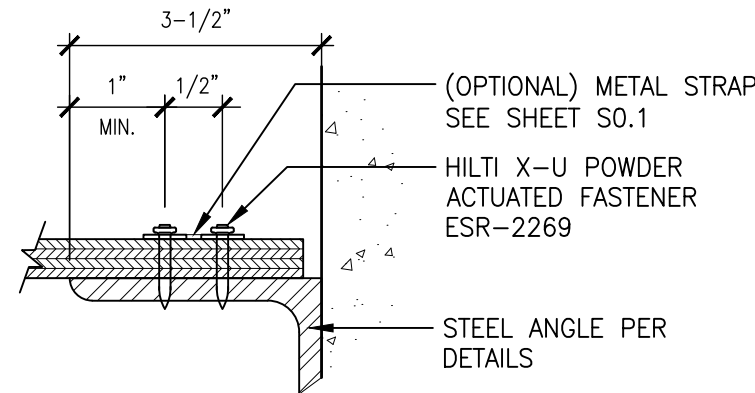
STAGGERED E.N. AT 4x MEMBER
(WHEN NAIL SPACING IS LESS THAN 6" O.C.)



STAGGERED E.N. AT 3x MEMBER
(WHEN NAIL SPACING IS LESS THAN 6" O.C.)



STAGGERED B.N. AT LEDGER
(WHEN NAIL SPACING IS LESS THAN 6" O.C.)



ROOF NAILING DIAGRAM

#	MAX. SPAN	D	ROOF JOIST SCHEDULE		
			TC	MAX. SPACING	TYPE
1	29'-0"	38"	4-3/4" MSR	24" O.C.	RED-W TRUSS
2	39'-0"	38"		24" O.C.	RED-W TRUSS
3	51'-0"	38"		24" O.C.	RED-W TRUSS

OPEN-WEB TRUSS NOTES:

1. USE DOUBLE PIN FLUSH MOUNT CLIPS TYP. AXIAL TENSION LOAD = 4,200#
2. FLUSH CLIP SECTIONS, PROFILES AND FASTENERS PER ESR 1774 DETAILS.
3. L.A. CITY FLUSH CLIP VALUES PER RR 22614 @ WWW.LADBS.ORG.
4. FLUSH CLIP THICKNESS: 1/4" FOR RED-W

MECH'L NOTES:

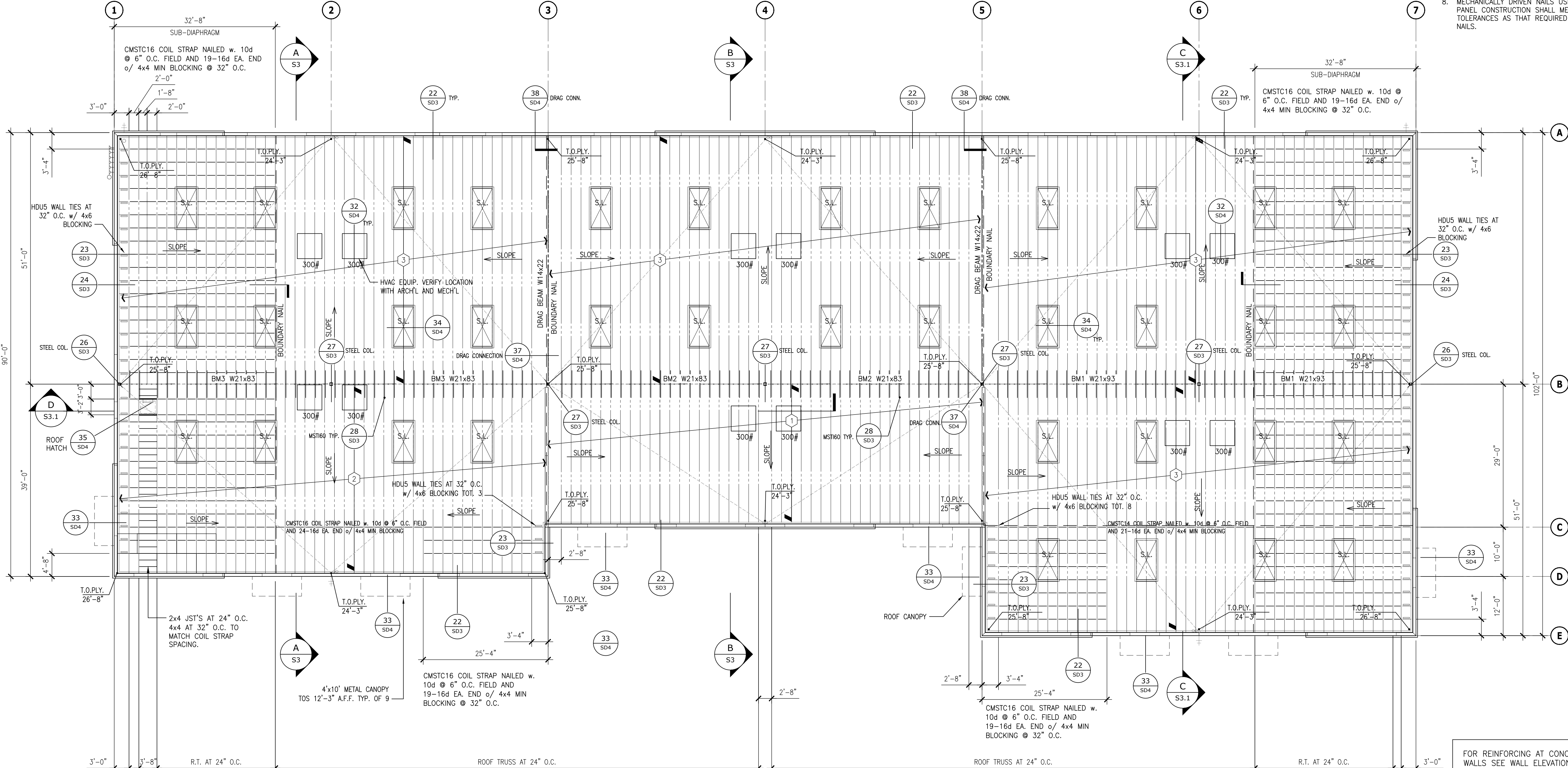
1. MECHANICAL EQUIPMENT SHALL BE LOCATED ACROSS 2 JOISTS MIN. PROVIDE 4x6 ROOF JOIST OR SOLID BLK'G W/BOUNDARY NAILING AT REMAINING SIDES FOR CURB SUPPORT. COORDINATE PLACEMENT WITH MECHANICAL DRAWINGS. BLOCK ALL SIDES OF PLYWOOD OPENINGS.
2. NO MECH'L UNIT SHALL OCCUPY THE SAME JOIST WITH ANY OTHER MECH'L UNIT

ROOF LOADING:

SNOW	20 PSF
DEAD LOAD	10 PSF
SOLAR	3 PSF
SPRINKLER	5 PSF
MECHANICAL	600 LBS
MID SPAN OF 51' TRUSS	

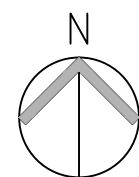
Notes

1. NAIL STRUCTURAL SHEETING TO ALL STUDS, PLATES AND BLOCKS.
2. SEE DETAILS FOR INSTALLATION LOCATION OF HARDWARE.
3. ROOF SHEETING SHALL BE 19/32" DOC PS1(OR 2) NAILED PER ROOF DIAGRAM.
4. MINIMUM HEADER SIZE IN ALL OPENINGS SHALL BE 4x4 OR 2-2x4 ON EDGE TYP.
5. IN SEISMIC DESIGN CATEGORIES D, E, OR F, WHERE ALLOWABLE SHEAR VALUES EXCEED 350 POUNDS PER FOOT (5110 N/m), SILL PLATES SHALL NOT BE LESS THAN A SINGLE 3-INCH (76 mm) NOMINAL MEMBER. IN SHEAR WALLS WHERE TOTAL WALL DESIGN SHEAR IS GREATER THAN 350 POUNDS PER FOOT, BUT DOES NOT EXCEED 600 POUNDS PER FOOT (8760 N/m), A SINGLE 2-INCH (51mm) NOMINAL SILL PLATE MAY BE USED, PROVIDED ANCHOR BOLTS ARE DESIGNED FOR A LOAD CAPACITY OF 50 PERCENT OR LESS OF THE ALLOWABLE CAPACITY AND BOLTS HAVE A MINIMUM OF 3-INCH-BY-3-INCH-BY-0.229-INCH (76 mm BY 76 mm BY 5.82 mm) THICK PLATE WASHERS. PLYWOOD JOINT AND SILL PLATE NAILING SHALL BE STAGGERED.
6. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL FRAMING OR WIDER AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 3" O.C. OR LESS.
7. ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX
8. MECHANICALLY DRIVEN NAILS USED IN SHEAR WALL PANEL CONSTRUCTION SHALL MEET THE SAME TOLERANCES AS THAT REQUIRED FOR HAND DRIVEN NAILS.



ROOF FRAMING PLAN

SCALE: 3/32" = 1'-0"



FOR REINFORCING AT CONCRETE WALLS SEE WALL ELEVATIONS SHEETS S4 THRU S7

FOR REINFORCING AT CONCRETE LINTELS SEE WALL ELEVATIONS SHEETS S4 THRU S7

REV.	DESCRIPTION	DATE
1		-/-/-

OWNER
RD PROPERTIES ATTN: RAMI DARGHALI 42913 CAPITAL DRIVE, STE. 111 LANCASTER, CA 93535 PHONE: (661) 341-1511

PROJECT
PROPOSED INDUSTRIAL BUILDING APN 3126-009-146 441 EAST AVENUE L LANCASTER, CA 93535 DR. #14-123

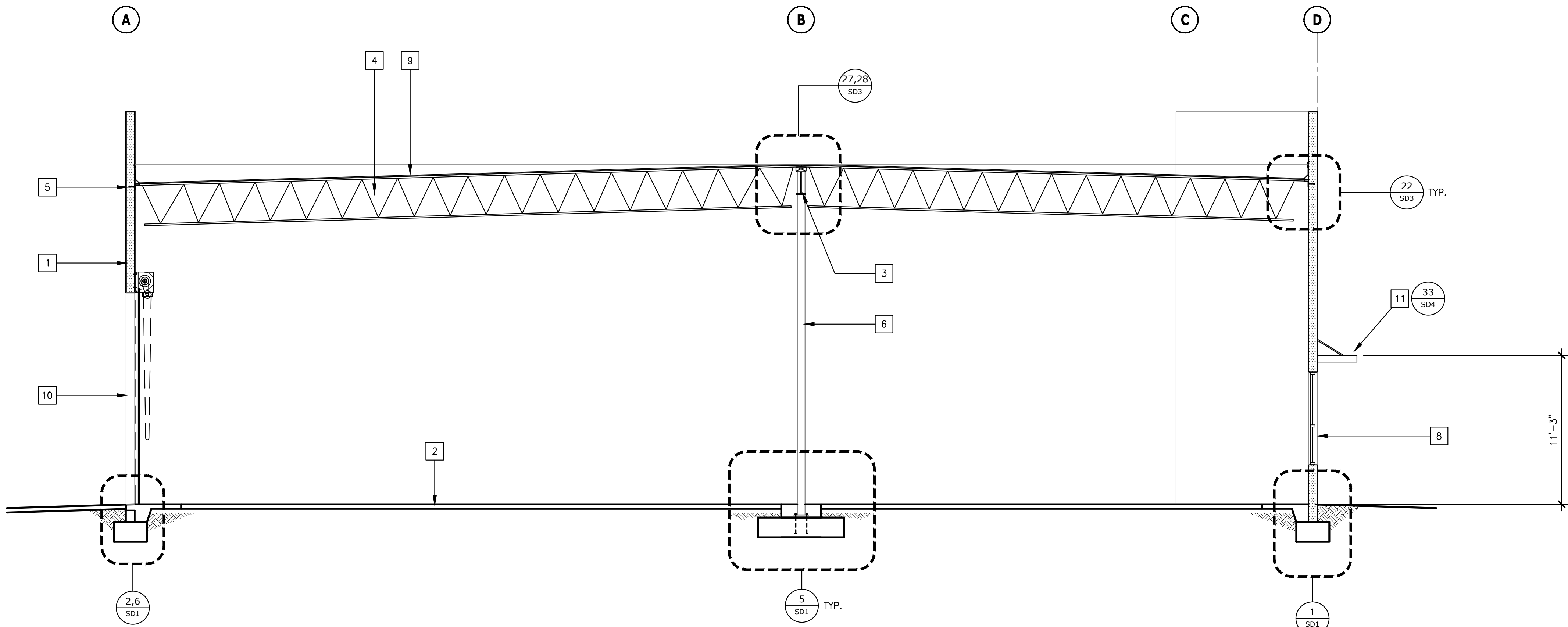
SHEET TITLE
ROOF FRAMING PLAN



PLANS PREPARED BY:
antelope valley engineering inc. 129 West Pondera St. Lancaster, Ca 93534 Tel: (661) 948-0805 Fax: 661-945-8170 Email: info@antelopevalleyengineering.com

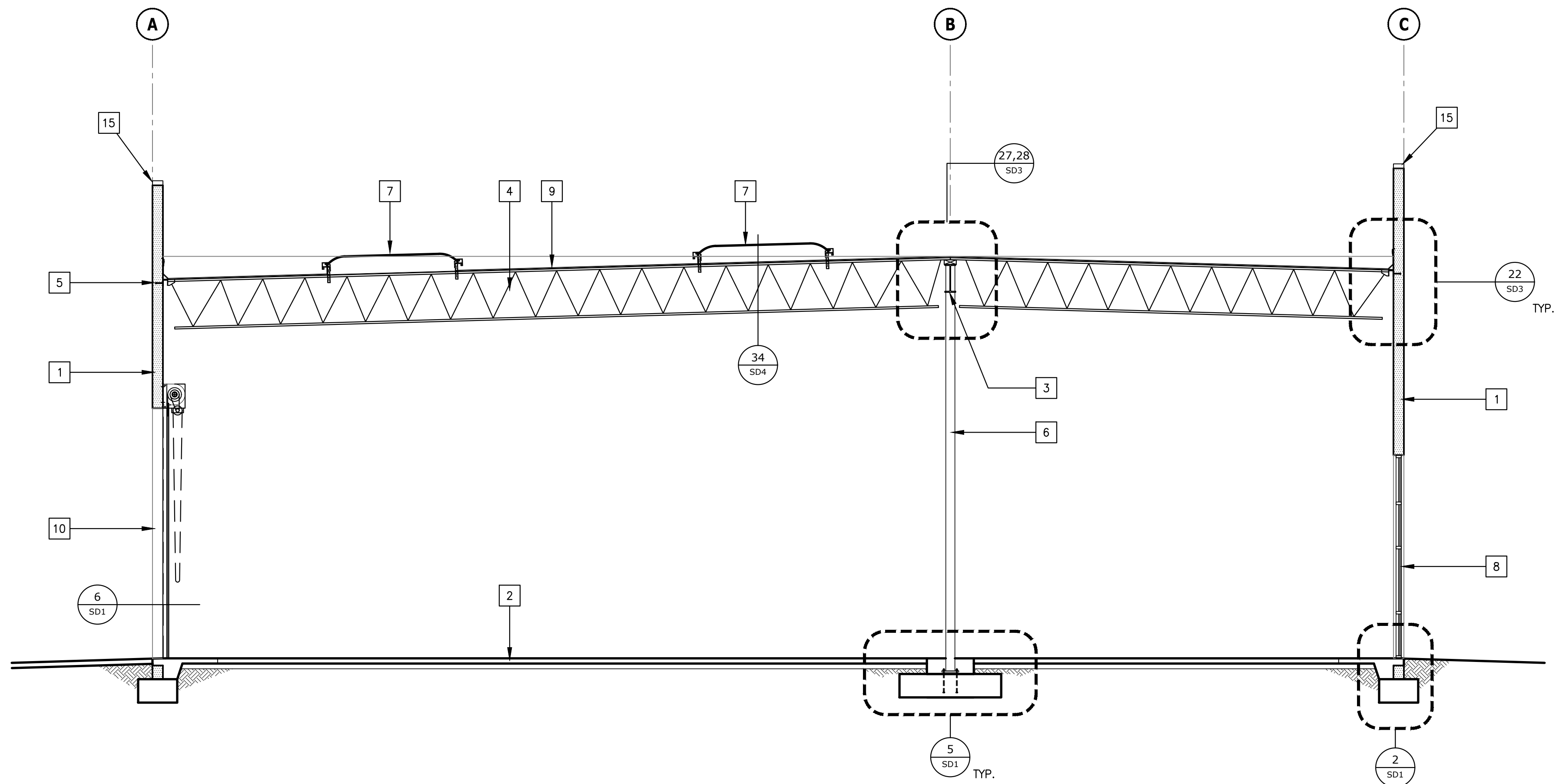
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DATE:	11-24-15
JOB No.:	14107
SHEET:	S2
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SECTION A
S2

SCALE: 3/16" = 1'-0"



SECTION B
S2

SCALE: 3/16" = 1'-0"

Key Notes

1. REINFORCED CONCRETE WALL PER STRUCTURAL WALL ELEVATIONS
2. REINFORCED CONCRETE SLAB PER FOUNDATION PLAN
3. STRUCTURAL BEAM PER ROOF FRAMING PLAN
4. ROOF TRUSSES PER ROOF FRAMING PLAN
5. CONTINUOUS LEDGER
6. STRUCTURAL STEEL COLUMN PER FOUNDATION PLAN
7. SKYLIGHT PER ARCHITECTURAL PLAN, BLOCK ALL EDGES w/ EDGE NAILING
8. STOREFRONT SYSTEM PER ARCHITECTURAL ELEVATIONS
9. 15/32" BLOCKED PLYWOOD ROOF SHEATHING SEE SHEET S2 FOR NAILING
10. ROLL-UP DOOR PER ARCHITECTURAL ELEVATIONS
11. METAL CANOPY
12. 4x BLOCKING AT SUB DIAPHRAGM PER FRAMING PLAN
13. MECHANICAL EQUIPMENT SET ON PLATFORM
14. HOLLOW METAL DOOR PER ARCHITECTURAL ELEVATIONS
15. 4x8 NAILER AT METAL COPING WHERE OCCURS PER ARCHITECTURAL PLANS

REV.	DESCRIPTION	DATE
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OWNER
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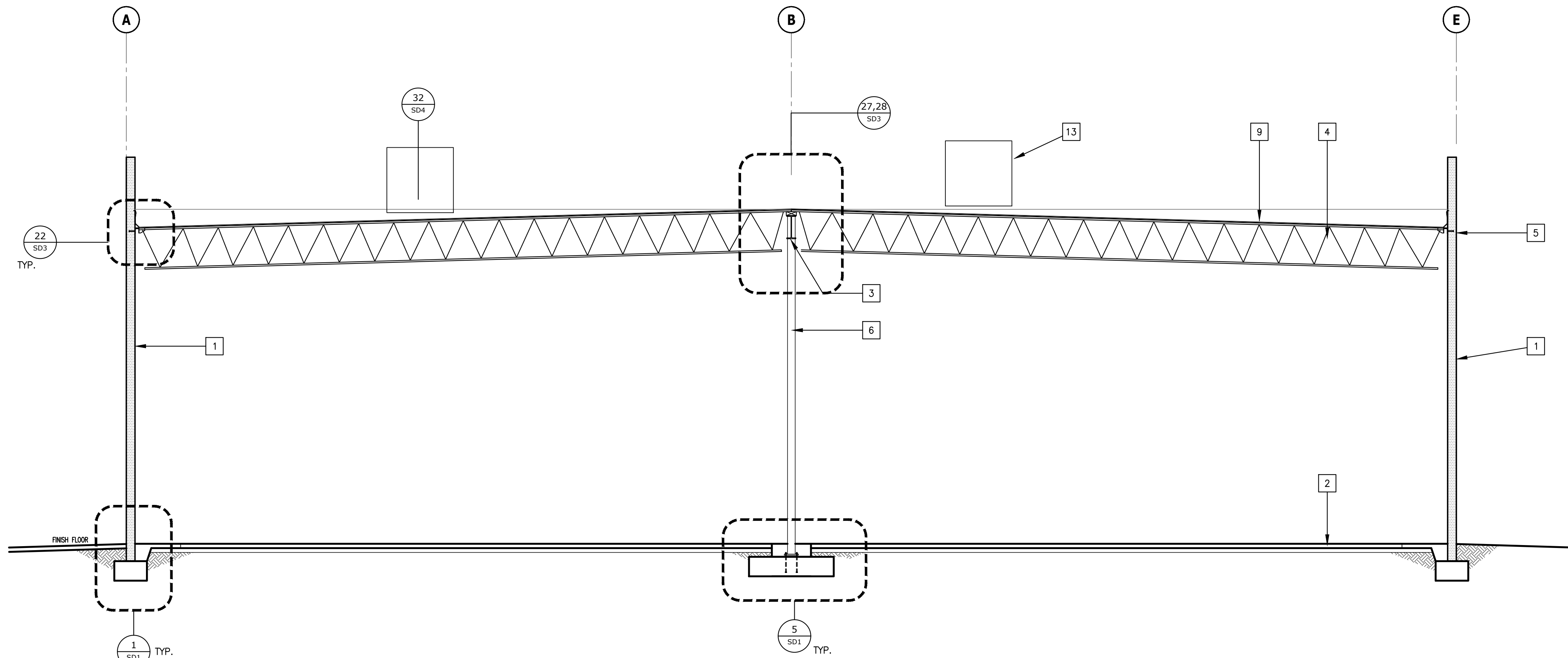
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BUILDING SECTIONS



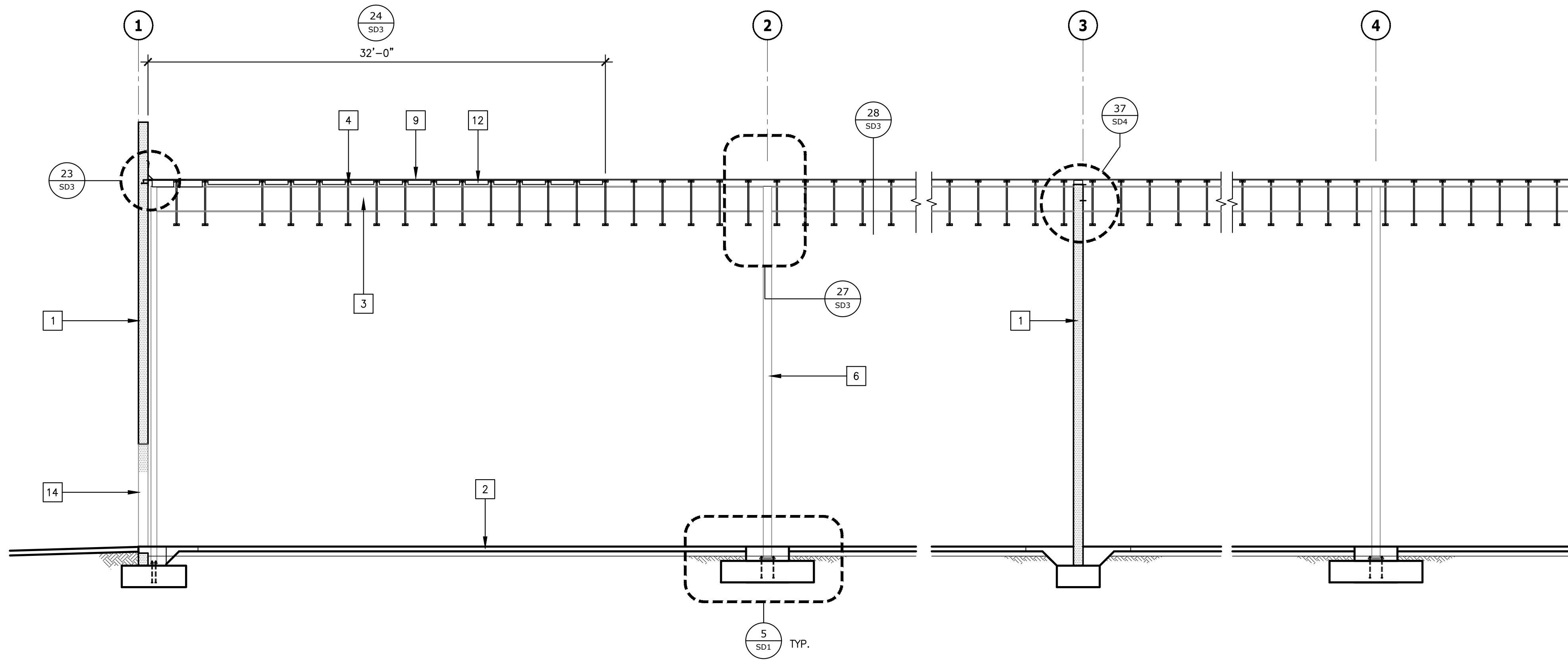
PLANS PREPARED BY:	antelope valley engineering inc.
129 West Pondera St. Lancaster, Ca 93534	
Tel: (661) 948-0805	Fax: 661-945-8170
Email: info@antelopevalleyengineering.com	

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DATE:	11-24-15
JOB No.:	14107
SHEET:	S3
OF	- SHEETS

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SCALE: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"

Key Notes

1. REINFORCED CONCRETE WALL PER STRUCTURAL WALL ELEVATIONS
2. REINFORCED CONCRETE SLAB PER FOUNDATION PLAN
3. STRUCTURAL BEAM PER ROOF FRAMING PLAN
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REV.	DESCRIPTION	DATE
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OWNER
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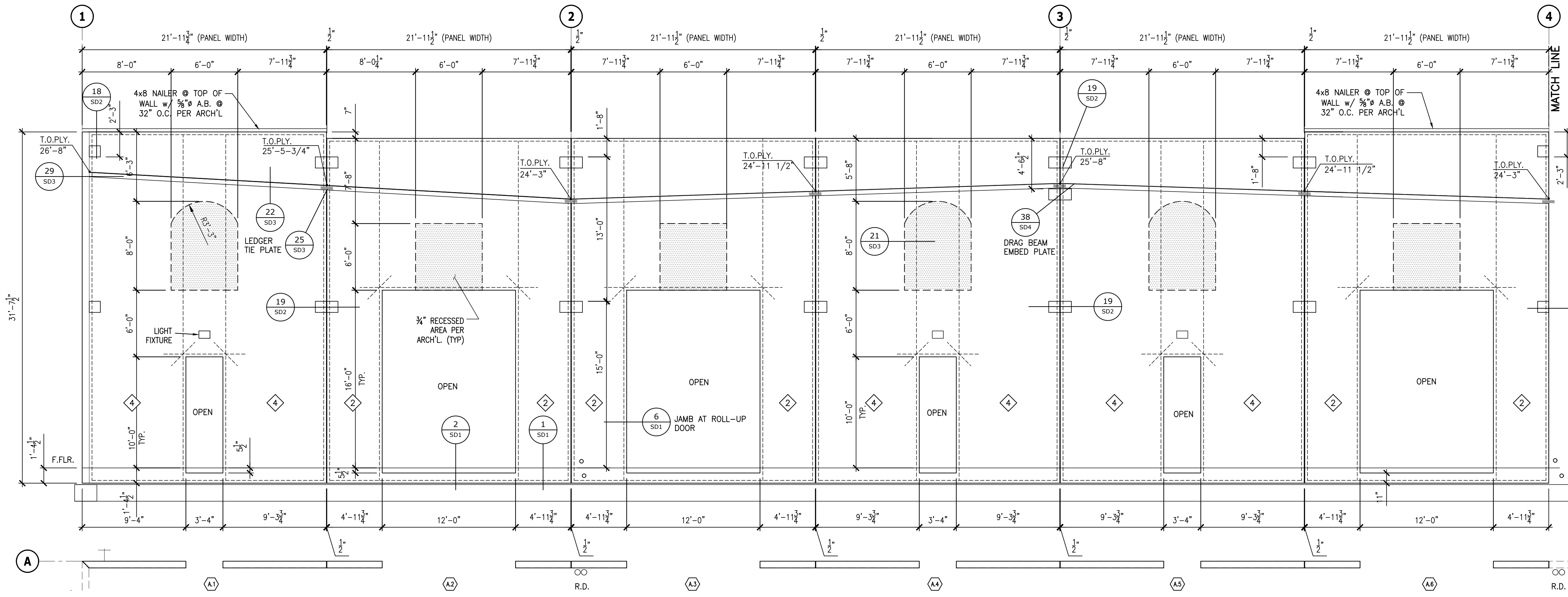
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BUILDING SECTIONS



PLANS PREPARED BY:	antelope valley engineering inc.
129 West Pondera St. Lancaster, Ca 93534	
Tel: (661) 948-0805 Fax: 661-945-8170	
Email: info@antelopevalleyengineering.com	

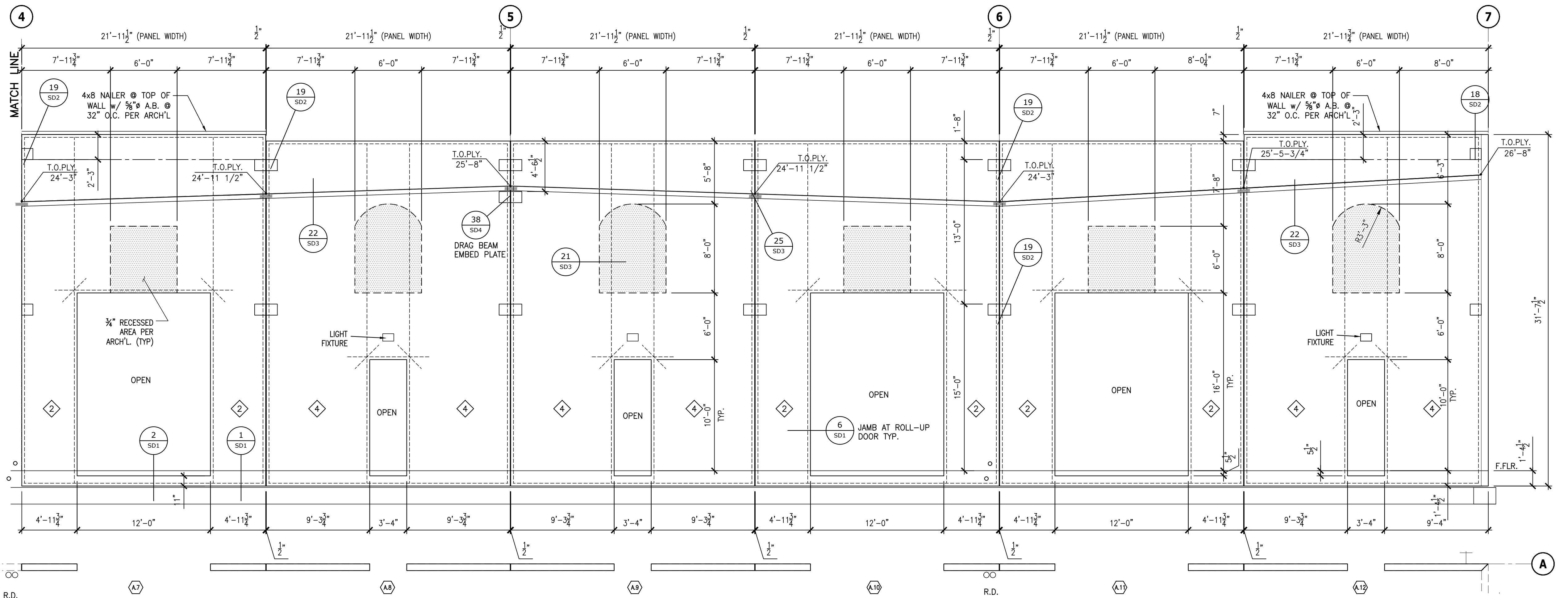
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GRID A PANEL ELEVATIONS

SCALE: 3/16" = 1'-0"



GRID A PANEL ELEVATIONS

SCALE: 3/16" = 1'-0"

NOTES:

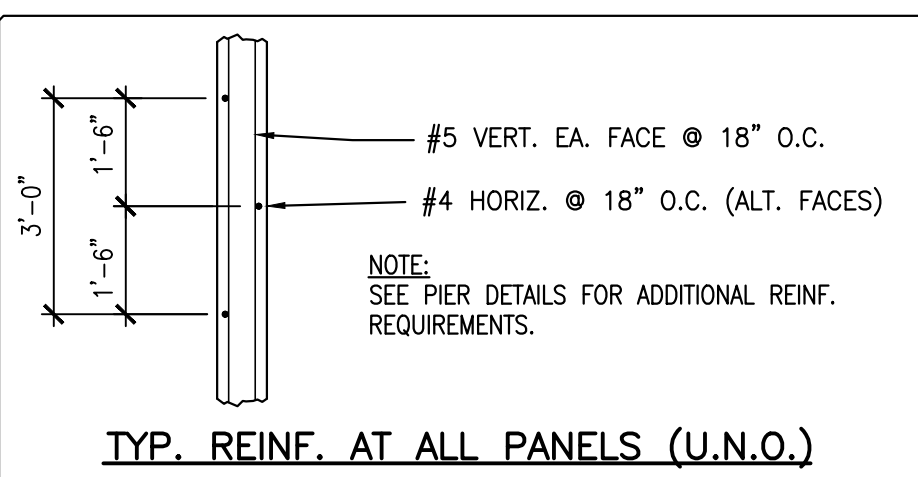
1. SEE TYPICAL WALL PANEL REINFORCING DETAIL 14/SD2
2. FOR PANEL DOWEL TO SLAB, SIZE AND SPACING, SEE FOUNDATION PLAN AND DETAILS
3. SEE ARCHITECTURAL PLANS, EXTERIOR ELEVATIONS, FOR REVEALS AND FORMLINERS ON EXTERIOR SIDE OF PANEL.
4. WALL PANEL DIMENSIONS ARE GIVEN AS AN AID TO THE CONTRACTOR. THE CONTRACTOR MUST VERIFY THE DIMENSIONS PRIOR TO POURING THE PANELS. THE STRUCTURAL ENGINEER ASSUMES NO RESPONSIBILITY FOR OPENINGS OR DIMENSIONS
5. SEE FRAMING DETAILS FOR ADDITIONAL REINFORCING REQUIRED AT CONNECTIONS.
6. SEE ARCHITECTURAL PLANS FOR DEPRESSIONS, GROOVING, ACCENTS, ETC.
7. ALL PANEL REINFORCING SHALL BE GRADE 60.
8. SEE DETAIL 14/SD2 FOR MINIMUM PANEL REINFORCEMENT.

LEGEND

- 3/4" DEPRESSED AREA SEE DETAILS FOR REINFORCEMENT LOCATION. (21 SD3)
- LOCATION OF PANEL HOLDOWN. (9 SD1)
- PIER REINFORCEMENT SEE SHEET S5 FOR DETAILS

TYP. REINFORCING U.N.O.

- (2)-#5 BARS CONT. HORIZ. AT TOP OF WALL.
- (2)-#5 BARS CONT. AT TOP OF FOOTING, MIN.
- (2)-#5 JAMB BARS
- (2)-#5 BAR AT HEAD
- (2)-#5 BAR AT SILL



REV.	DESCRIPTION	DATE
1		-/-/-

OWNER
RD PROPERTIES ATTN: RAMI DARGHALI 42913 CAPITAL DRIVE, STE. 111 LANCASTER, CA 93535 PHONE: (661) 341-1511

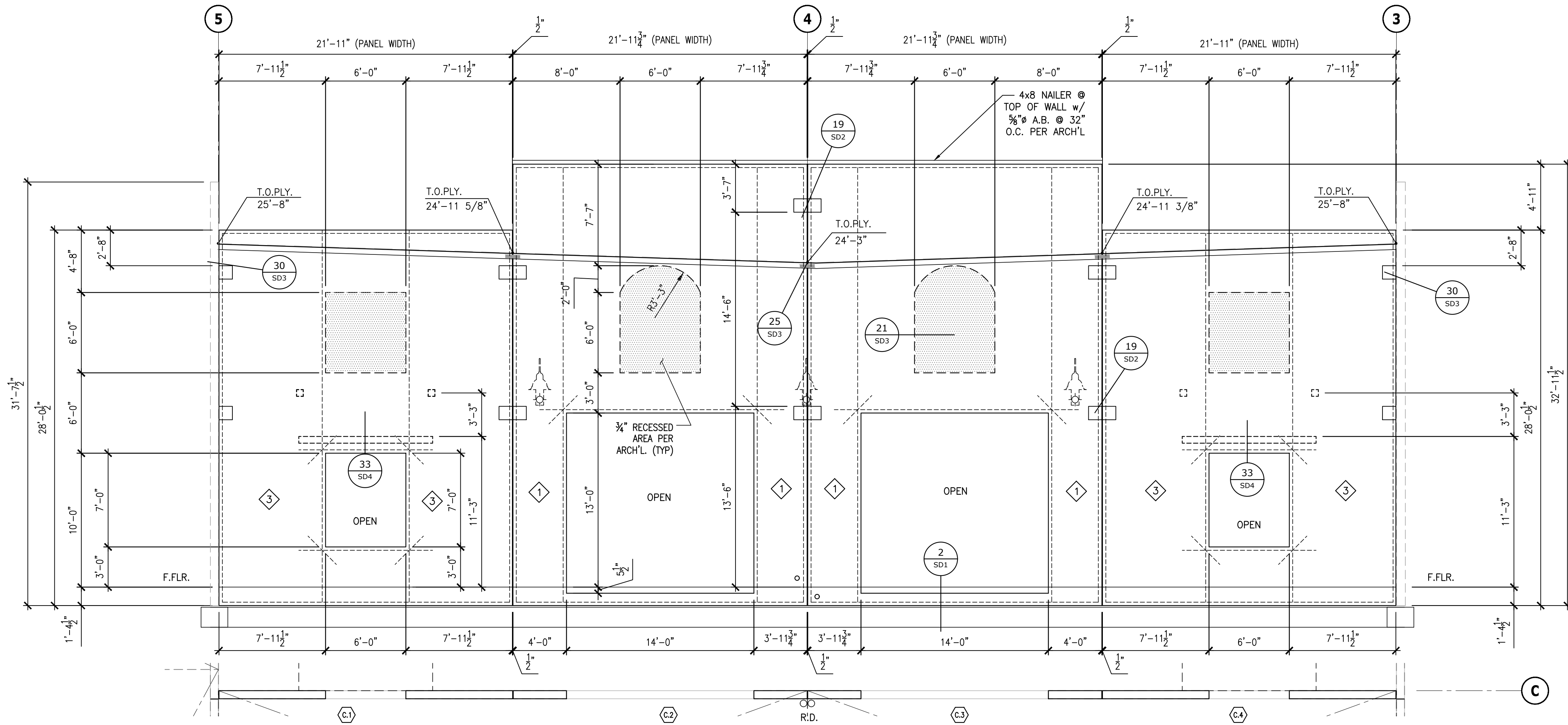
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SHEET TITLE
PANEL ELEVATIONS



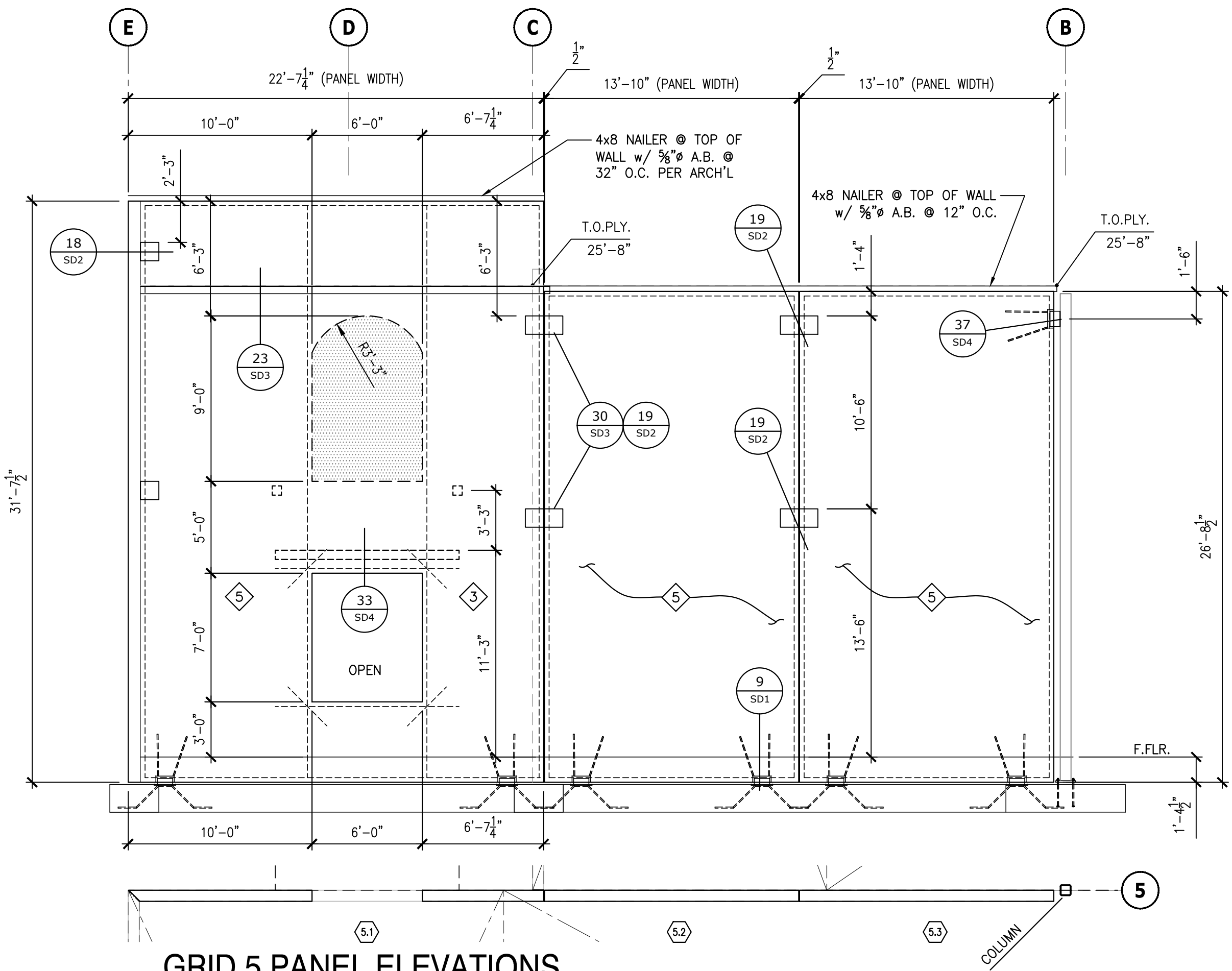
PLANS PREPARED BY:
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Tel: (661) 948-0805 Fax: 661-946-8170
Email: info@antelopevalleyengineering.com

DRAWN:	JWS
DATE:	11-24-15
JOB No.:	14107
SHEET:	S4
OF	SHEETS



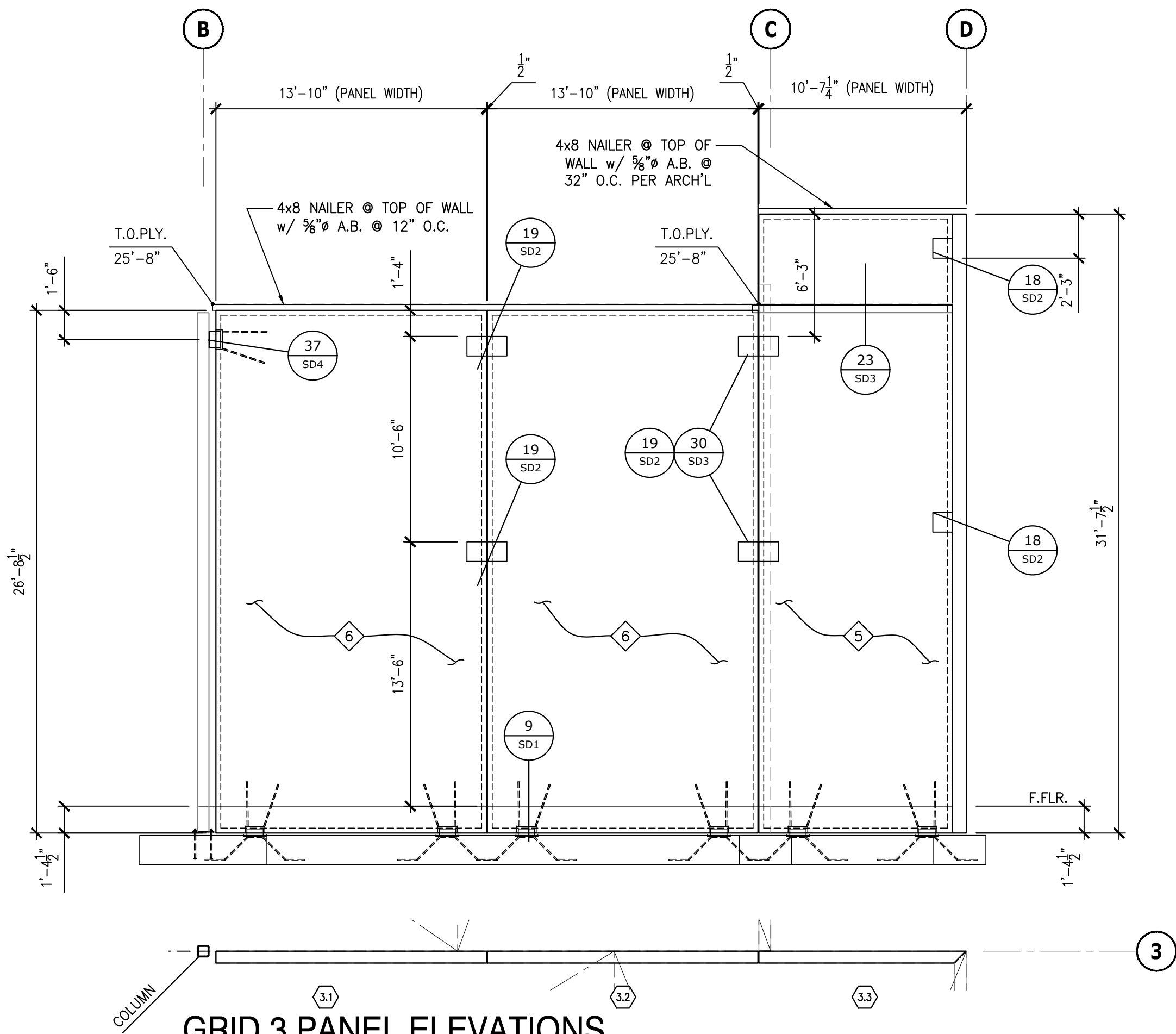
GRID C PANEL ELEVATIONS

SCALE: 3/16" = 1'-0"



GRID 5 PANEL ELEVATIONS

SCALE: 3/16" = 1'-0"



GRID 3 PANEL ELEVATIONS

SCALE: 3/16" = 1'-0"

NOTES

- SEE SHEET S4 FOR GENERAL NOTES AND TYP. REINFORCEMENT
- PIER REINFORCEMENT SEE SHEET S5 FOR DETAILS

REV.	DESCRIPTION	DATE
1		-/-

OWNER
RD PROPERTIES ATTN: RAMI DARGHALI 42913 CAPITAL DRIVE, STE. 111 LANCASTER, CA 93535 PHONE: (661) 341-1511

PROJECT
PROPOSED INDUSTRIAL BUILDING APN 3126-009-146 441 EAST AVENUE L LANCASTER, CA 93535 DR. #14-123

SHEET TITLE
PANEL ELEVATIONS



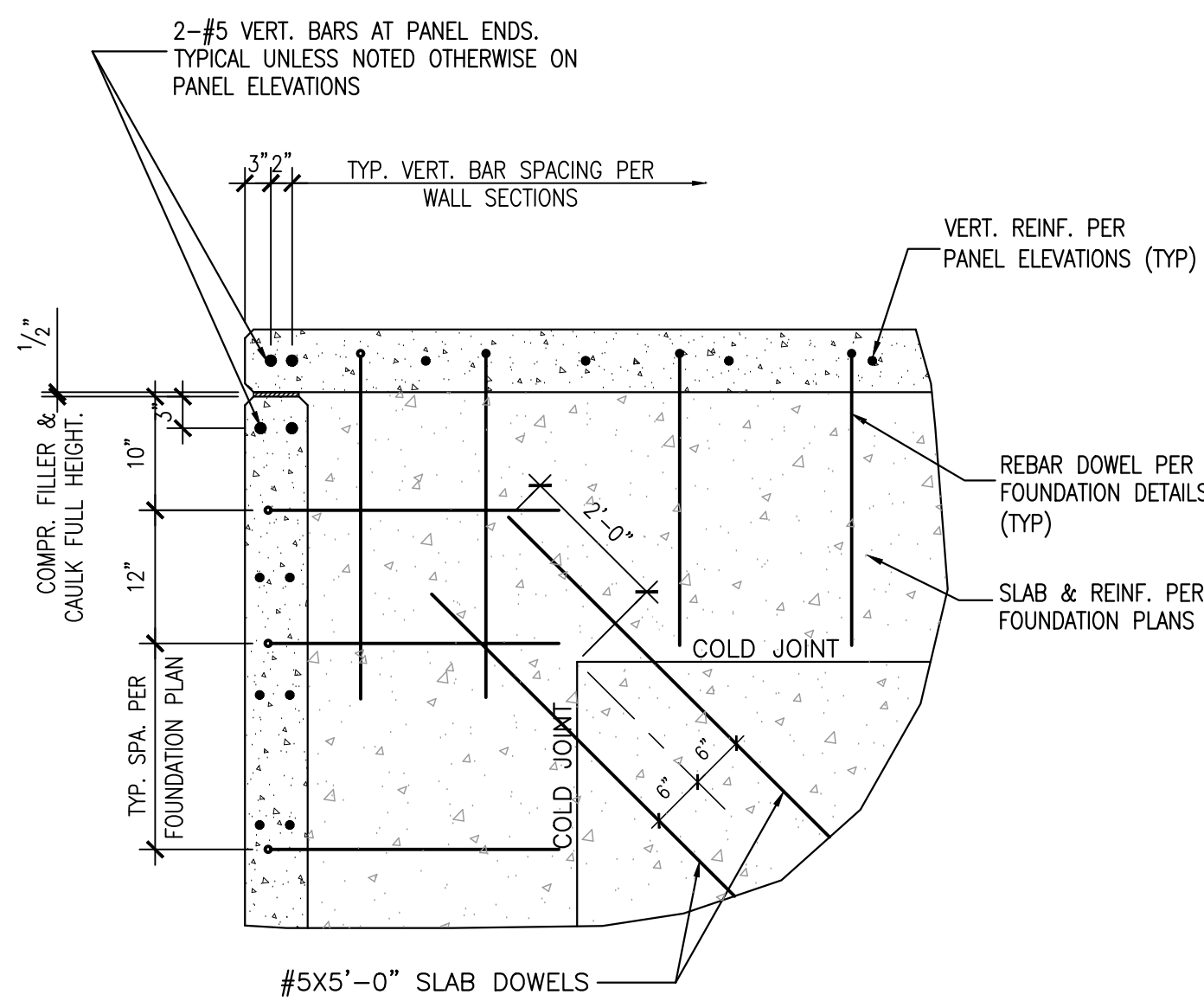
PLANS PREPARED BY:

antelope valley engineering inc.

129 West Pondera St. Lancaster, Ca 93534
Tel: (661) 948-0805 Fax: 661-945-8170
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DRAWN:	JWS
DATE:	11-24-15
JOB No.:	14107
SHEET:	S6
OF	SHEETS

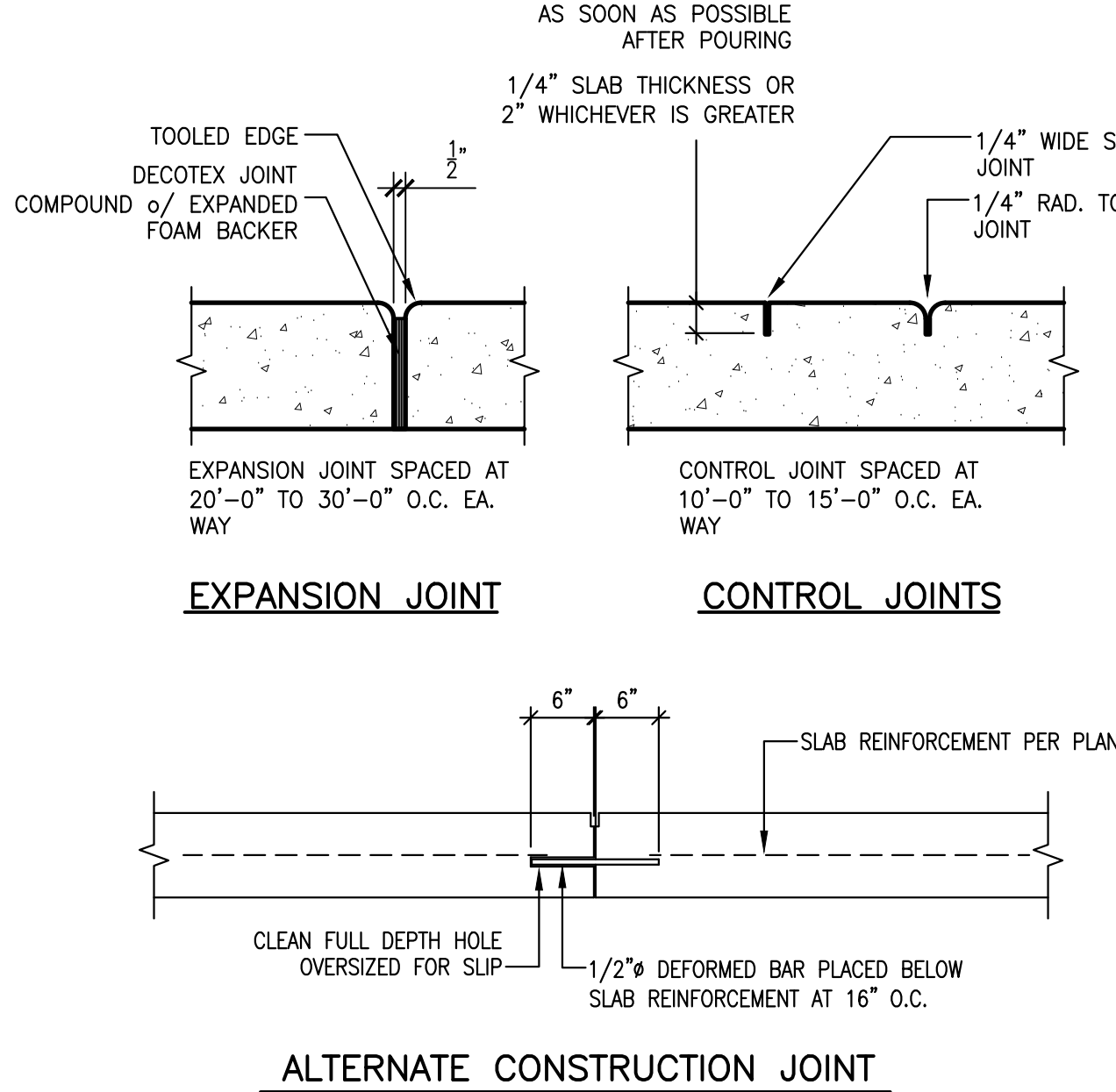
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PANEL JOINT & POUR STRIP

SCALE: 3/4" = 1'-0"

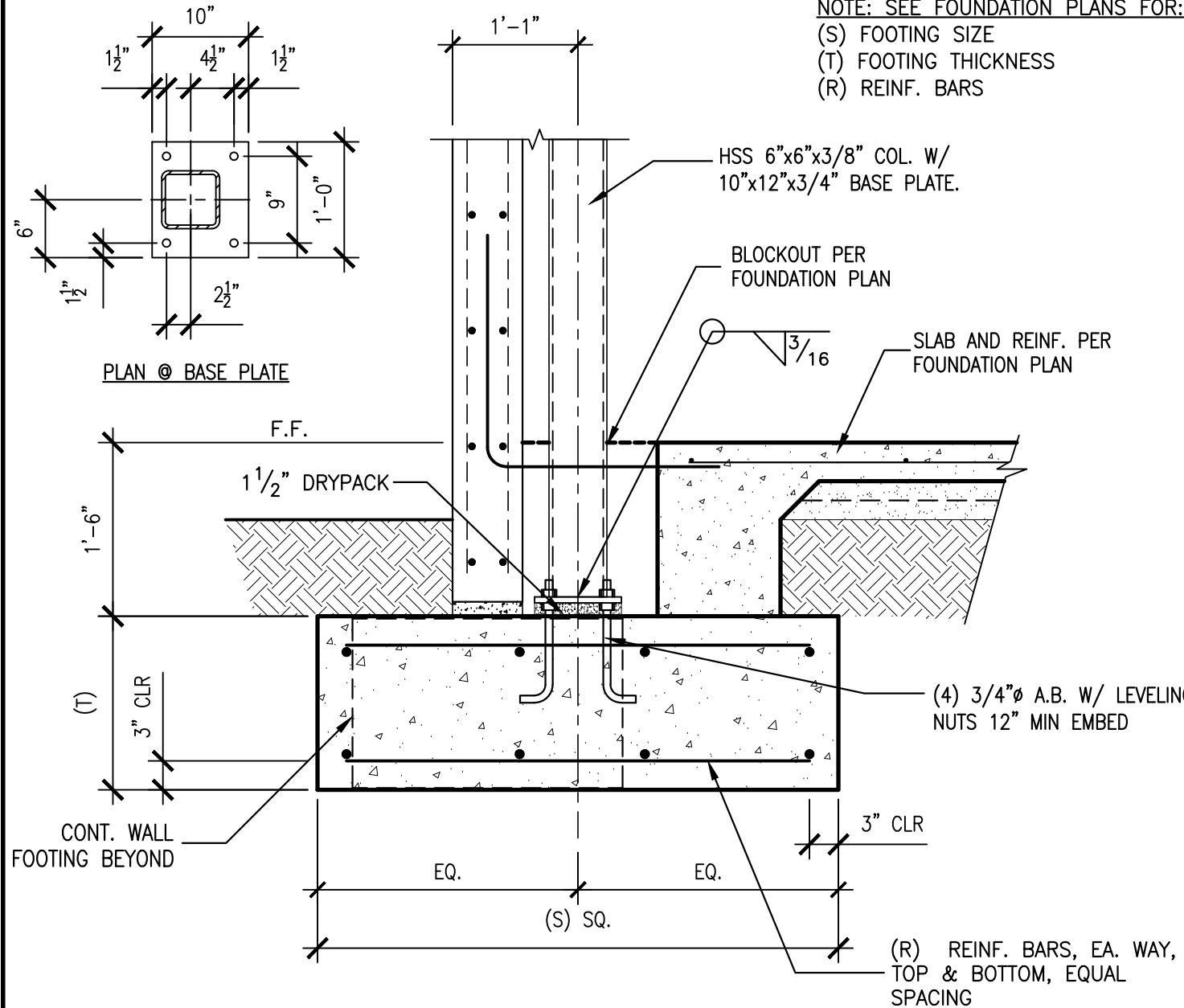
10



EXPANSION / CONTROL JOINTS

SCALE: 3/4" = 1'-0"

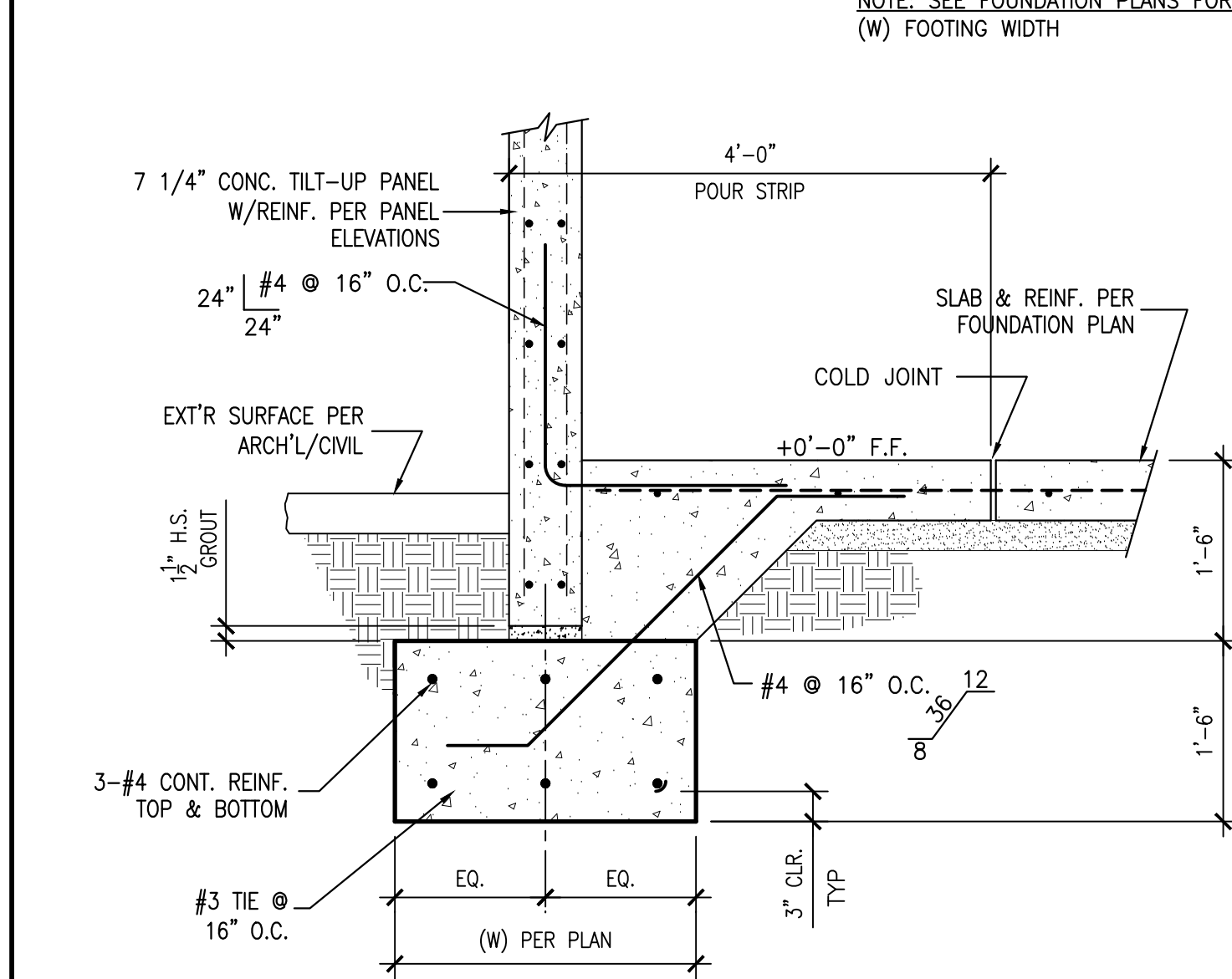
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COLUMN FOOTING @ WALL

SCALE: 3/4" = 1'-0"

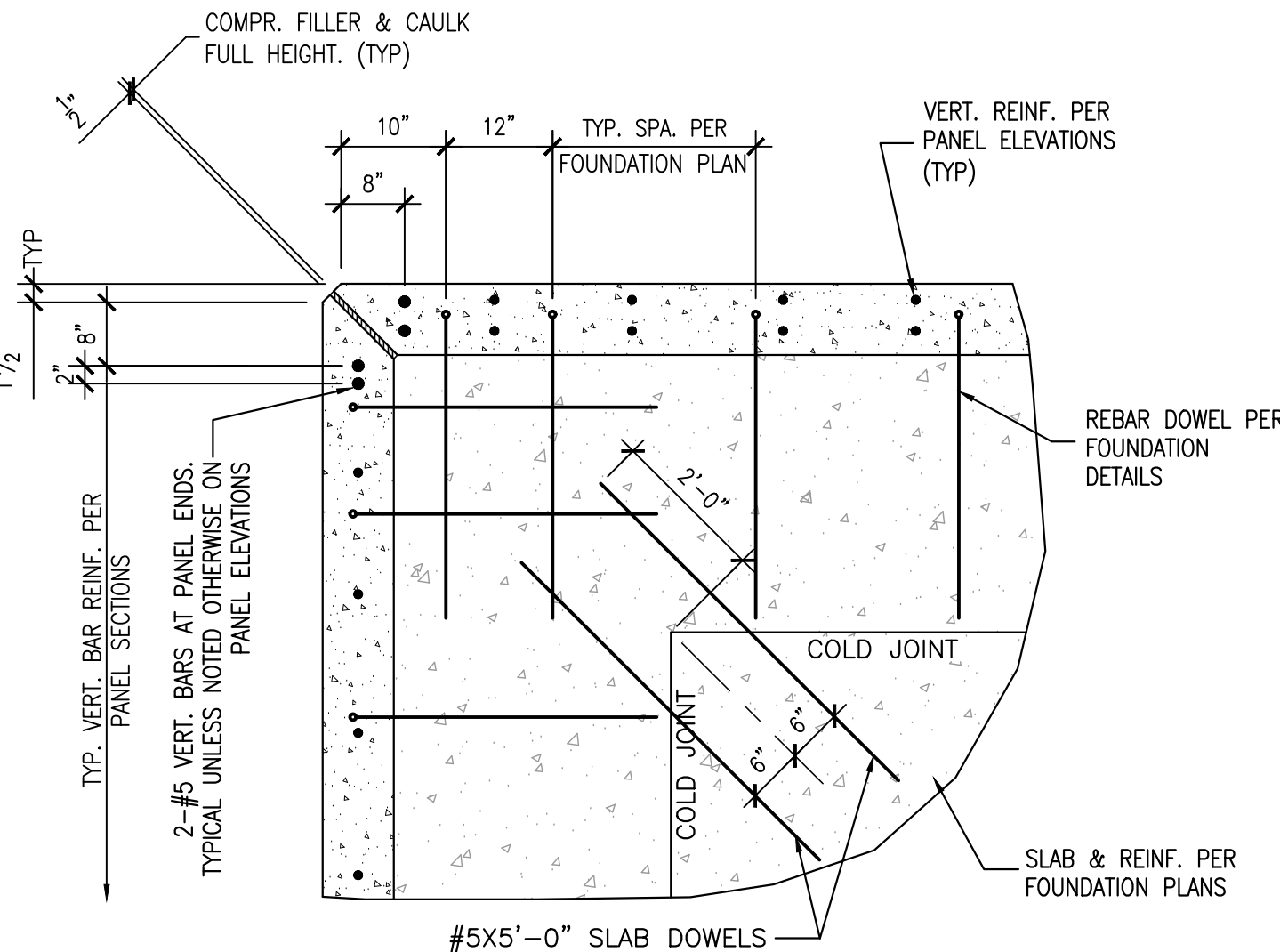
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TYP. FOOTING @ WALL

SCALE: 3/4" = 1'-0"

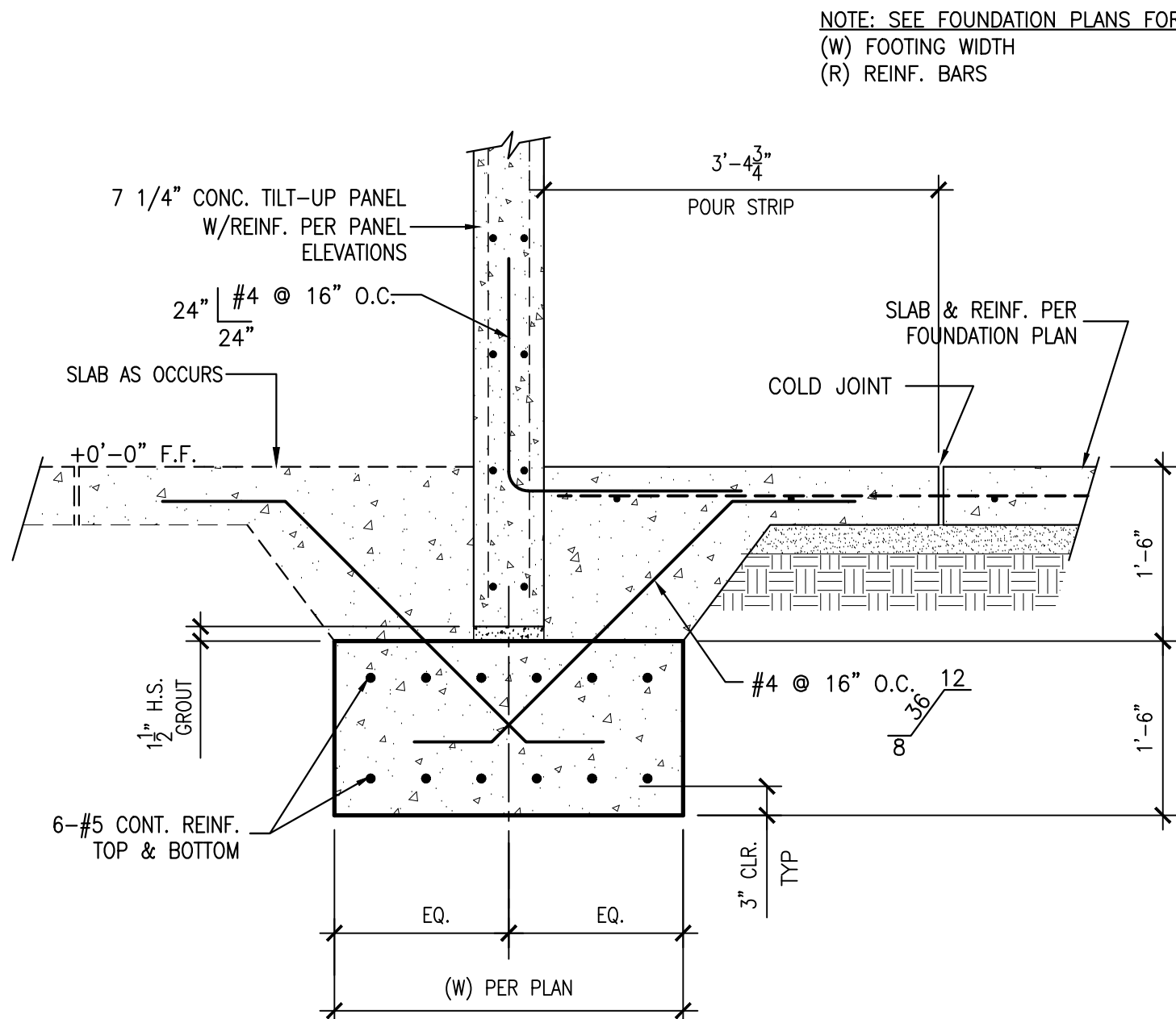
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PANEL JOINT & POUR STRIP

SCALE: 3/4" = 1'-0"

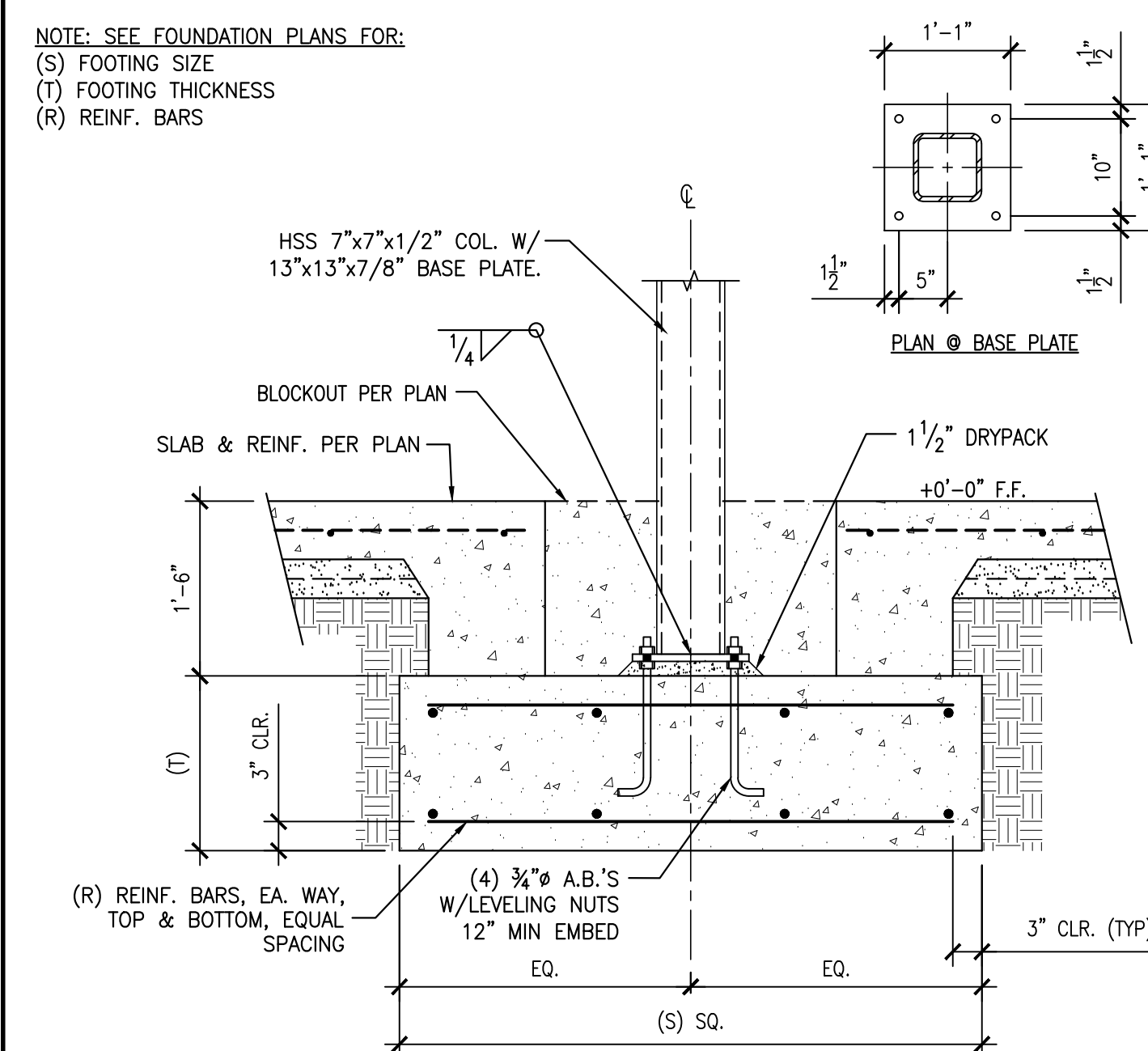
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PENETRATIONS

SCALE: 3/4" = 1'-0"

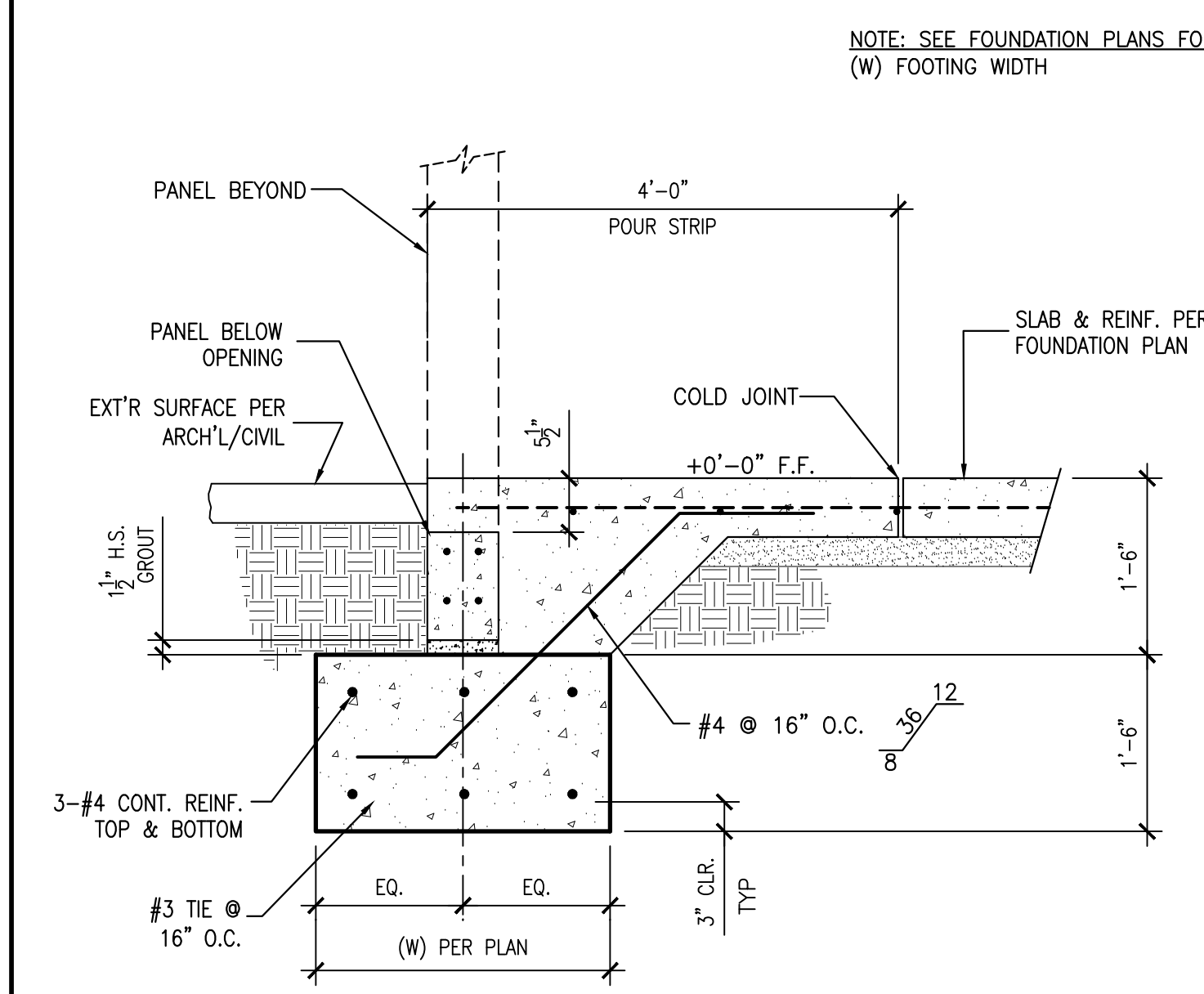
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COLUMN FOOTING

SCALE: 3/4" = 1'-0"

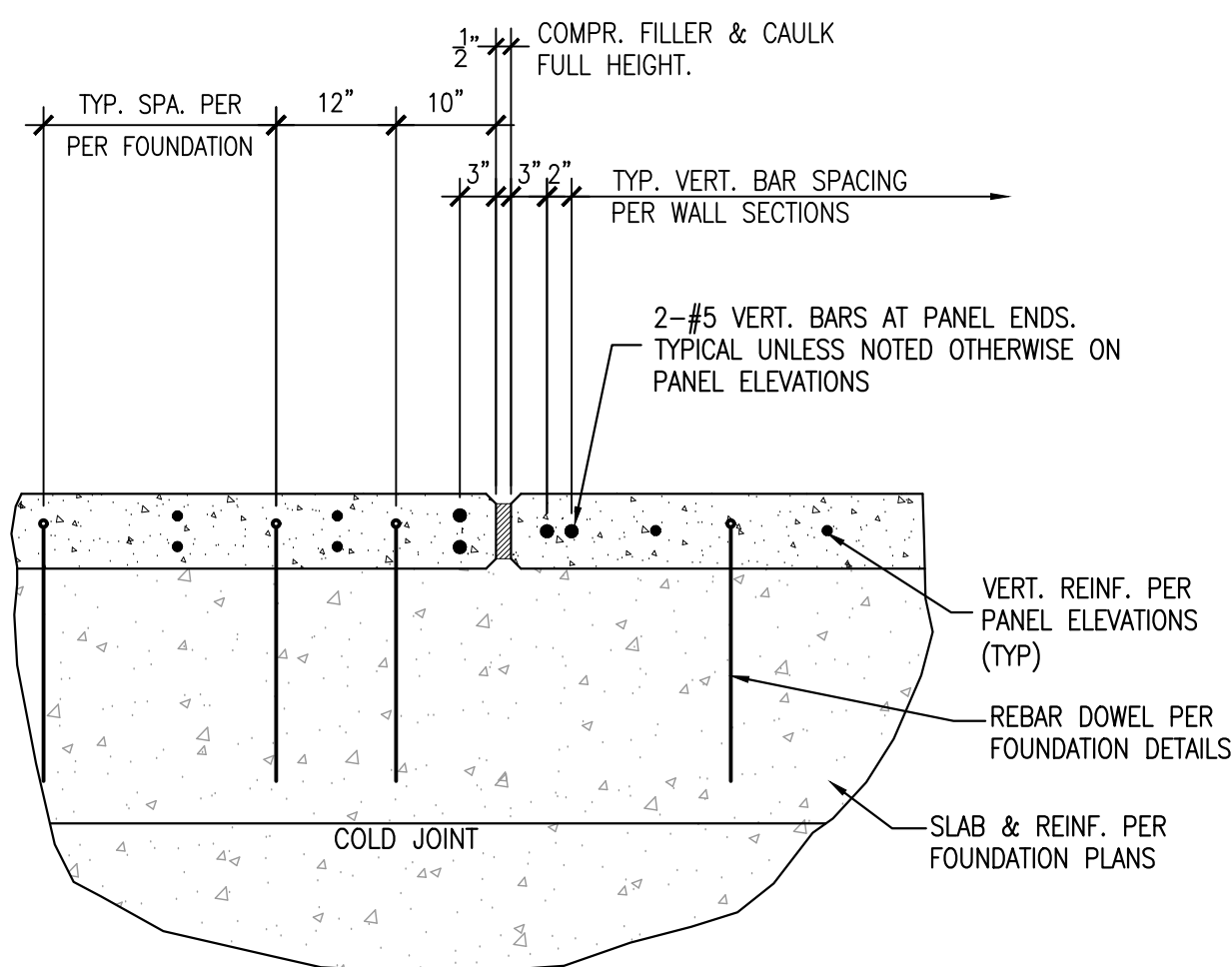
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TYP. FOOTING @ OPENING

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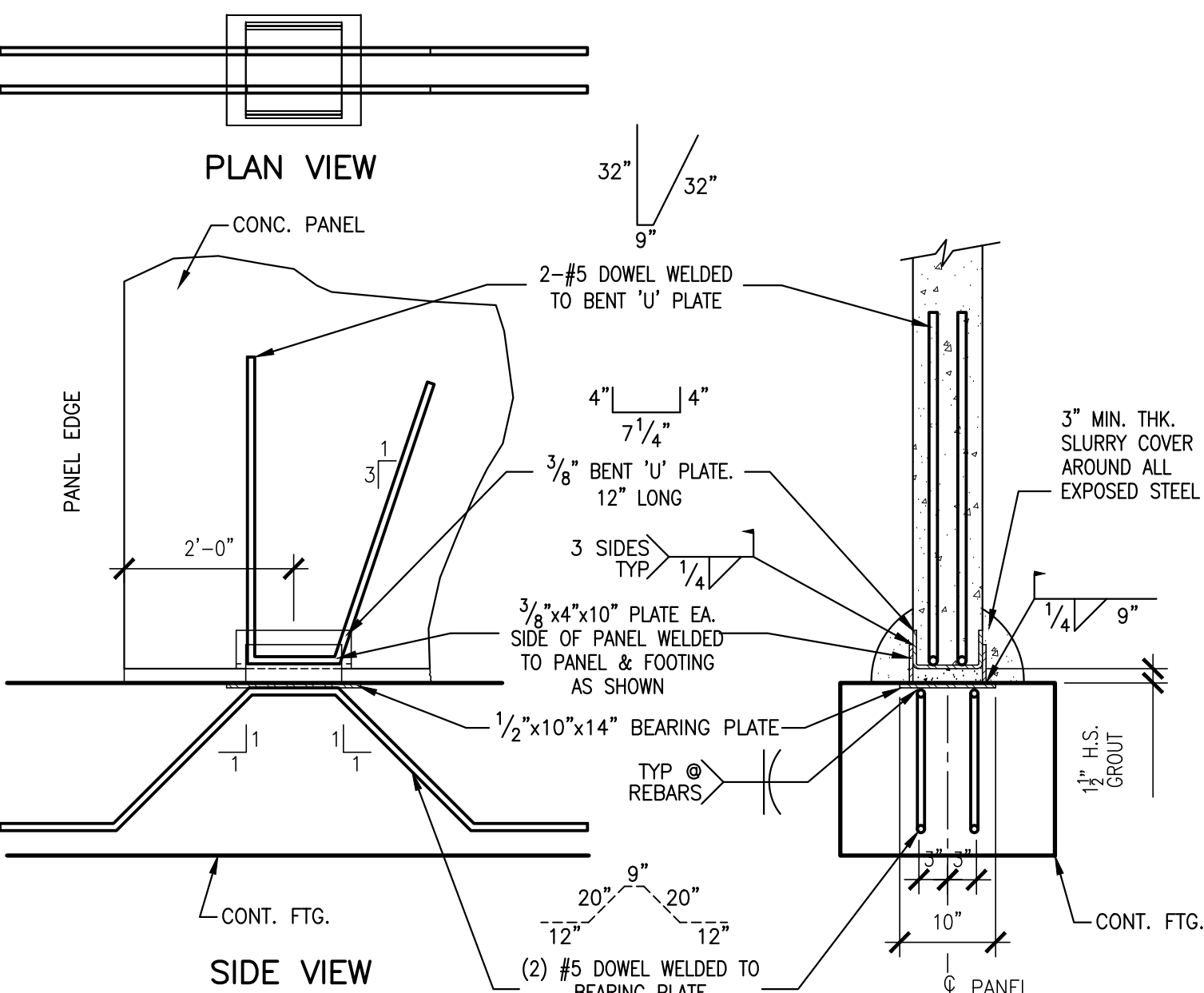
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PANEL JOINT & POUR STRIP

SCALE: 3/4" = 1'-0"

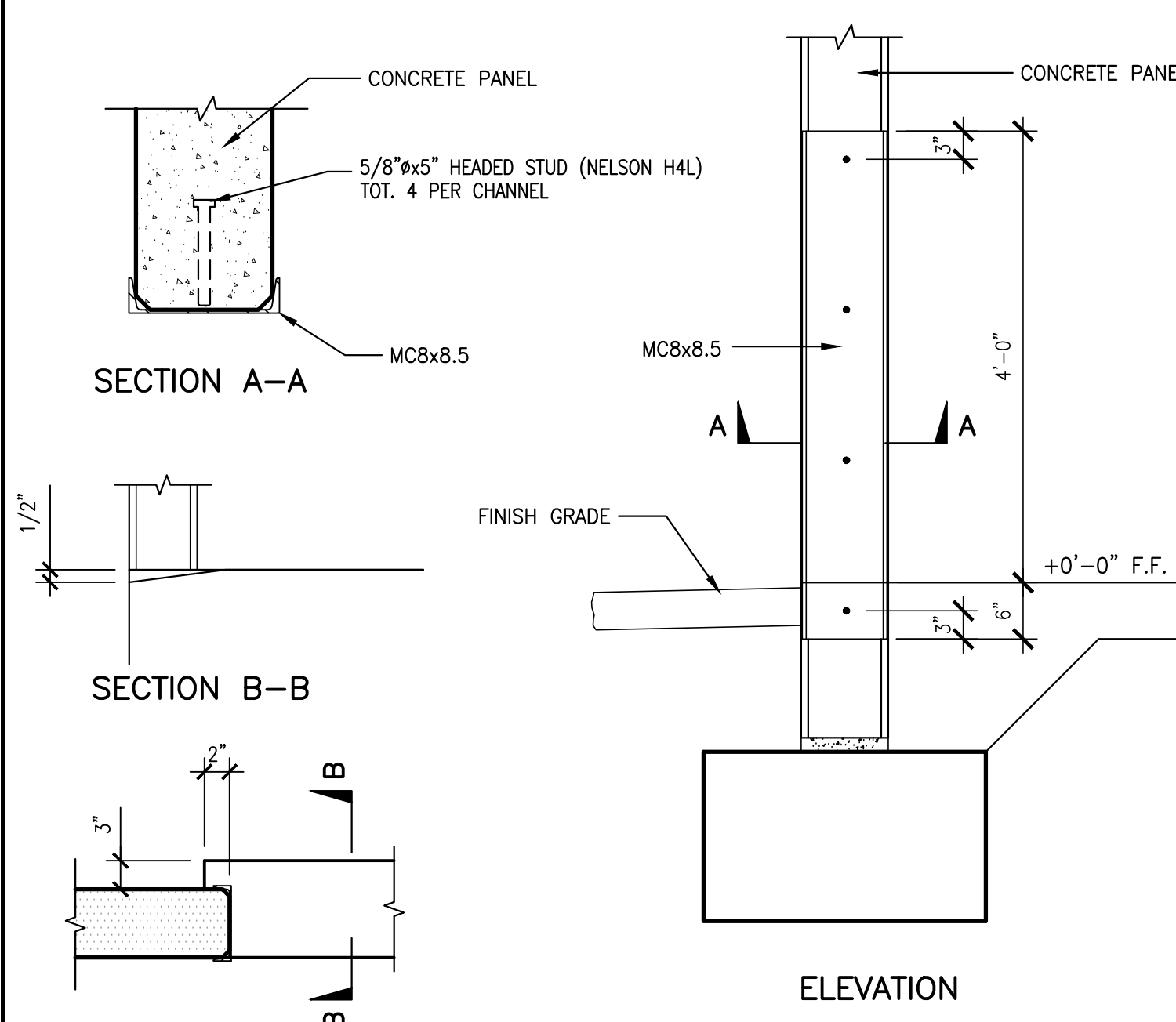
12



PANEL ANCHORS

SCALE: 3/4" = 1'-0"

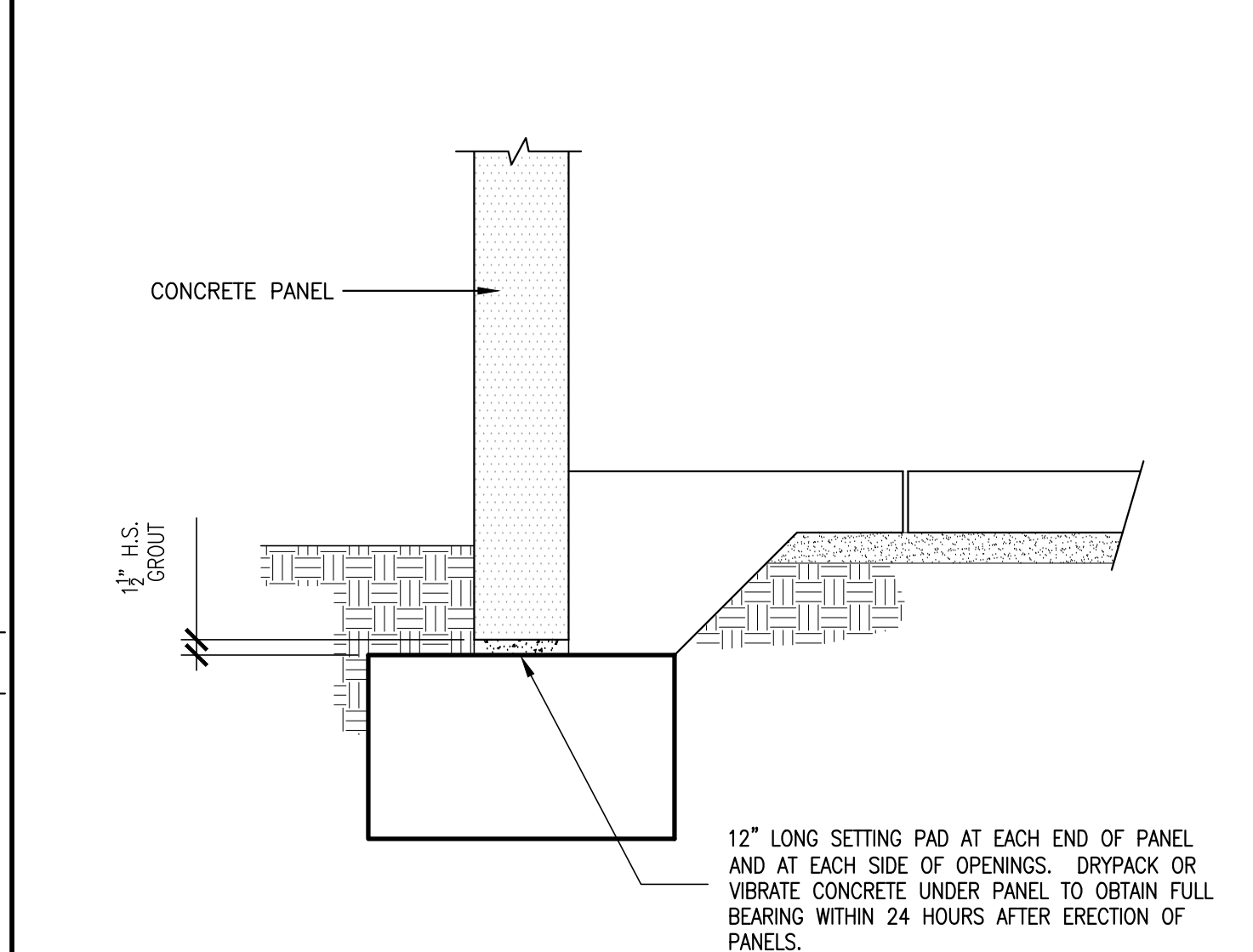
9



WALL PROTECTION @ ROLL-UP

SCALE: 3/4" = 1'-0"

6



SETTING PAD

SCALE: 3/4" = 1'-0"

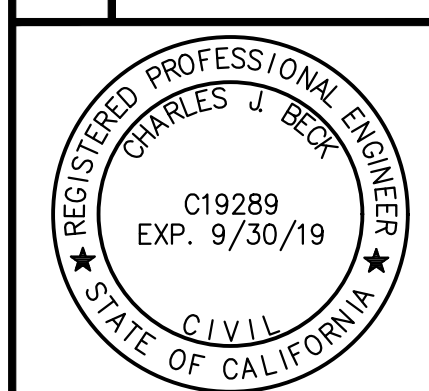
3

REV.	DESCRIPTION	DATE
1		-/-/-

OWNER
RD PROPERTIES ATTN: RAMI DARGHALI 42913 CAPITAL DRIVE, STE. 111 LANCASTER, CA 93535 PHONE: (661) 341-1511

PROJECT
PROPOSED INDUSTRIAL BUILDING APN 3126-009-146 441 EAST AVENUE L LANCASTER, CA 93535 DR. #14-123

SHEET TITLE
DETAILS



PLANS PREPARED BY:
antelope valley engineering inc. 129 West Pondera St. Lancaster, Ca 93534 Tel: (661) 948-0805 Fax: 661-945-8170 Email: info@antelopevalleyengineering.com

DRAWN:	JWS
DATE:	11-24-15
JOB No.:	14107
SHEET:	SD1
OF	- SHEETS

REINFORCING @ COLUMN BLOCKOUT SCALE: $\frac{3}{4}" = 1'-0"$ (17)

PANEL SPLICE

PANEL SPLICE

d_b = NOMINAL DIAMETER OF BAR OR WIRE (INCHES)

BAR SCHEDULE			
BAR SIZE	EMBEDMENT		SPlice LENGTH
	WITHOUT HOOK	WITH HOOK	
#3	1'-9"	9"	2'-3"
#4	2'-3"	1'-0"	2'-11"
#5	2'-9"	1'-3"	3'-6"
#6	3'-2"	1'-6"	4'-1"
#7	4'-5"	1'-9"	5'-9"
#8	4'-11"	2'-0"	6'-5"
#9	5'-4"	2'-3"	6'-11"

EMBEDMENT LENGTH (TYPICAL U.N.O.)	BOLT SIZE		
	5/8"	3/4"	7/8"
CONCRETE LEDGER	4"	5"	5"
MASONRY LEDGER	5"	6"	6"
STEEL COLUMN BASE PLATE	10"	12"	12"
WOOD SILL PLATE	7"	7"	7"

NOTE:

EMBEDMENT LENGTHS ARE FOR $\frac{3}{4}$ " BOLTS OR SMALLER. SEE PLAN FOR EMBEDMENT LENGTHS FOR LARGER BOLTS.

STANDARD HOOKS

TYPICAL FOOTING BAR SPLICE SCALE: $3/4" = 1'-0"$ **13**

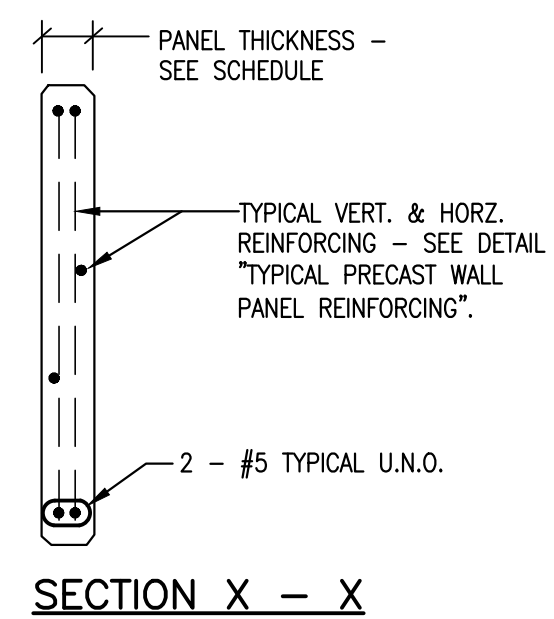
TYPICAL PRECAST WALL PANEL REINFORCING

TYPICAL REINFORCING SCHEDULE		
PANEL THICKNESS	VERTICAL REINFORCING	HORIZONTAL REINFORCING
7-1/4"	#5 @ 18" O.C. EACH FACE	#4 @ 18" O.C. ALTERNATE FACES

NOTES:

1. ALL VERTICAL REINFORCING SHALL BE PLACED AT EACH FACE AS SHOWN ON PIER DETAILS SHEET S5 - TYPICAL UNLESS OTHERWISE NOTED. SEE DETAIL 21/SD3 FOR LOCATION OF VERTICAL REINFORCING AT PANEL REVEALS.
2. PROVIDE REINFORCING IN SCHEDULE UNLESS OTHERWISE NOTED.
3. OMIT EDGE BARS AT PILASTERS.
4. ALL PANEL REINFORCING SHALL BE GRADE 60.

ALL PANEL REINFORCING SHALL BE GRADE 60. TYPICAL PRECAST WALL PANEL REINFORCING AT OPENINGS



SCALE: 3/4" = 1'-0" **16**

SCALE: $3/4" = 1'-0"$ **14**

REV.	DESCRIPTION	DATE
1	--	-/-/-

OWNER

RD PROPERTIES

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42913 CAPITAL DRIVE, STE. 111
LANCASTER, CA 93535
PHONE: (661) 341-1511

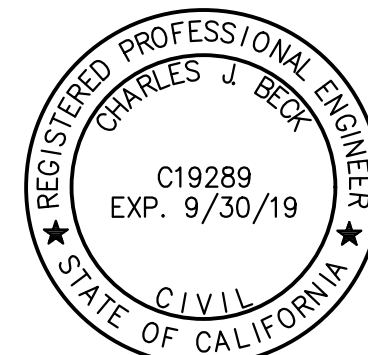
PROJECT

PROPOSED INDUSTRIAL BUILDING


APN 3126-009-146
441 EAST AVENUE L
LANCASTER, CA 93535
DR. #14-123

SHEET TITLE

DETAILS



PLANS PREPARED BY:



antelope valley
engineering
inc.

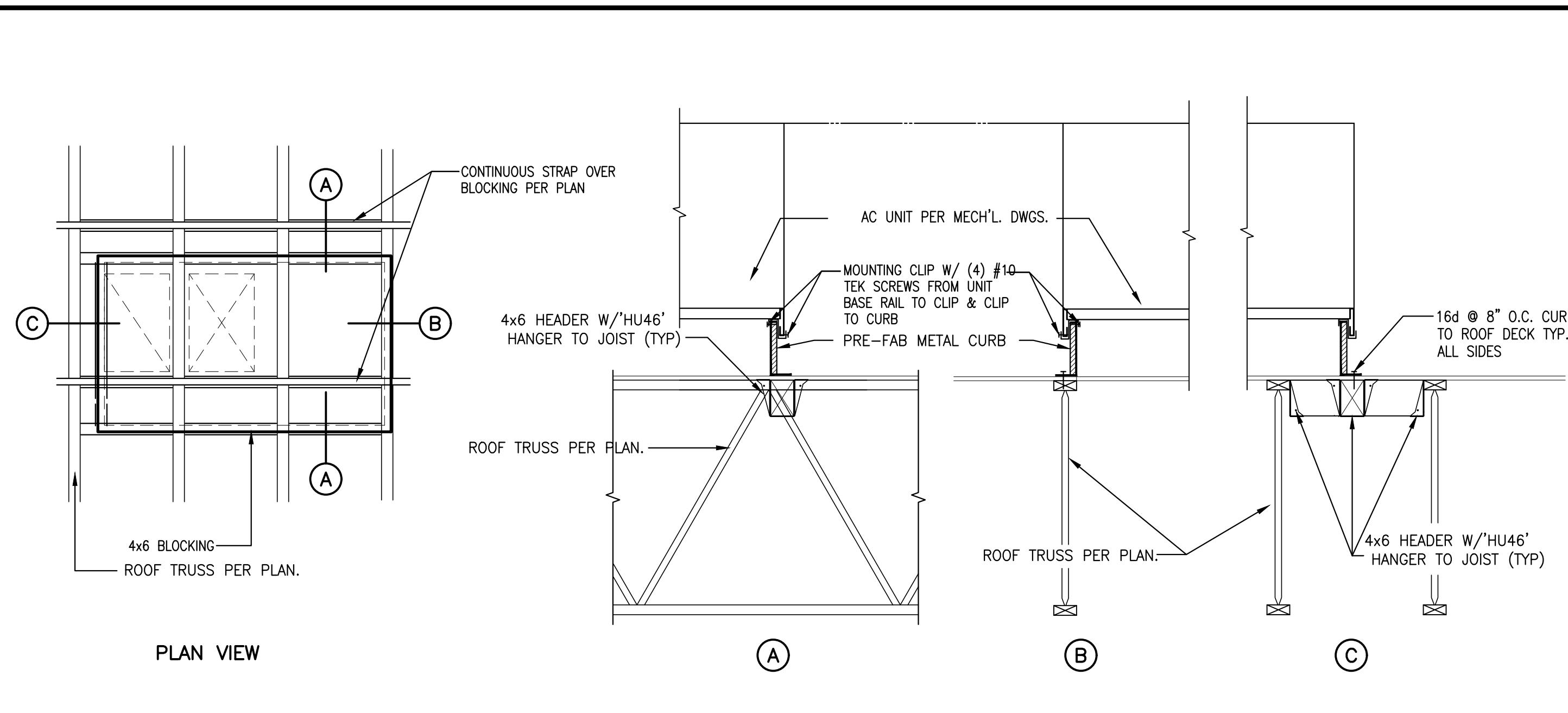
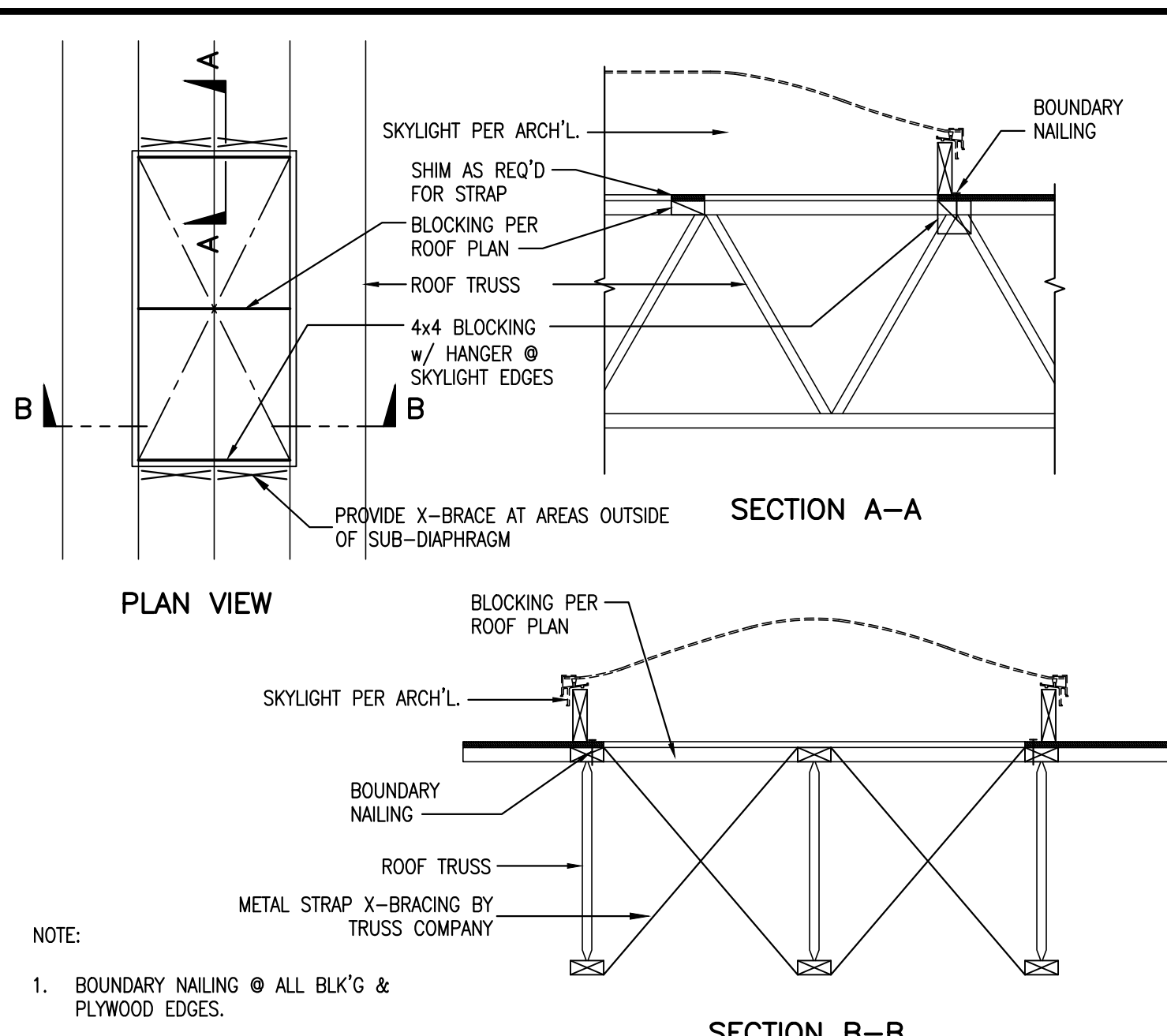
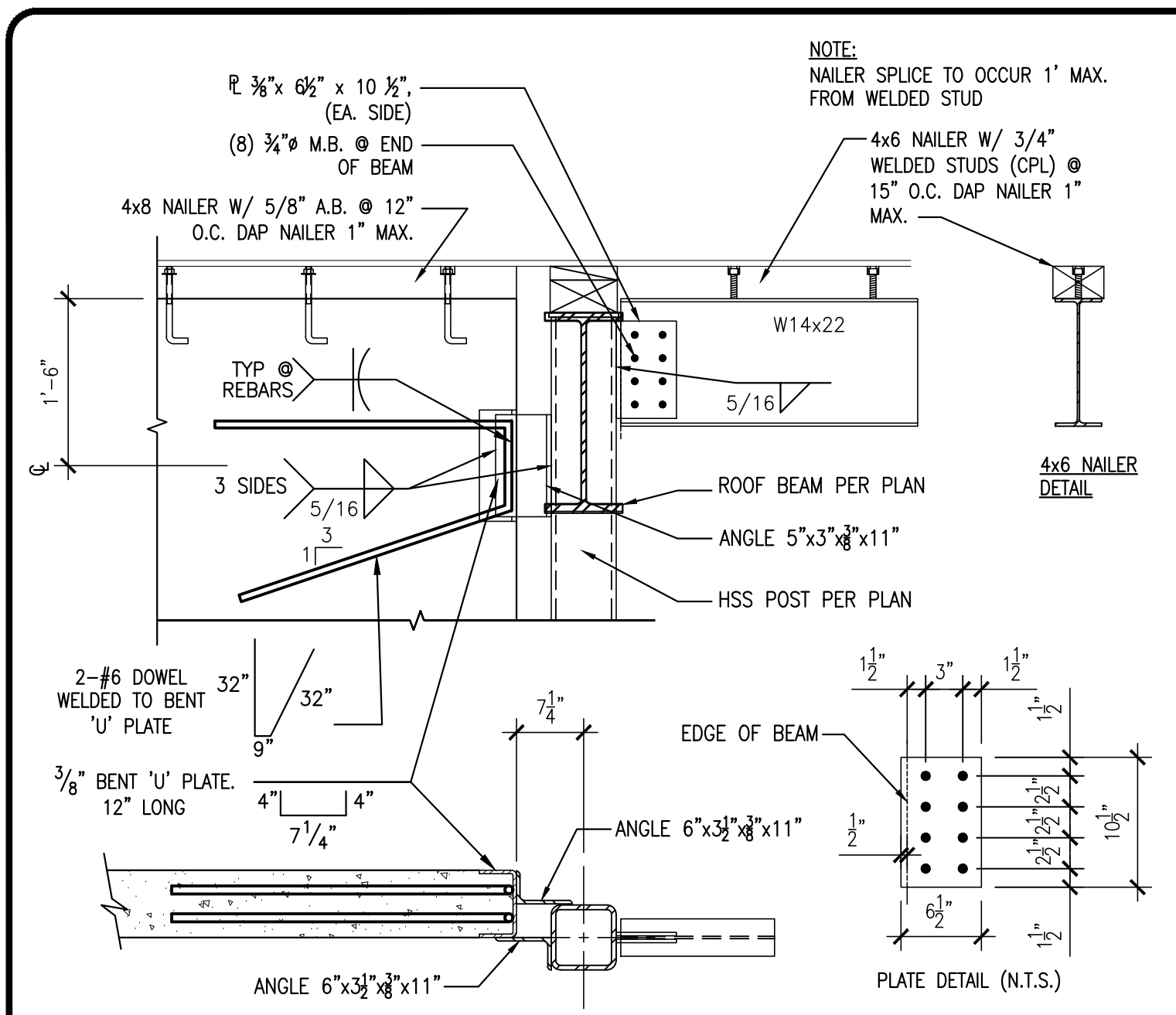
129 West Pondera St. Lancaster, Ca 93534
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DRAWN: JWS

DATE: 11-24-15

JOB No.: 14107

SHEET: SD2
OF - SHEET



DRAG CONNECTION

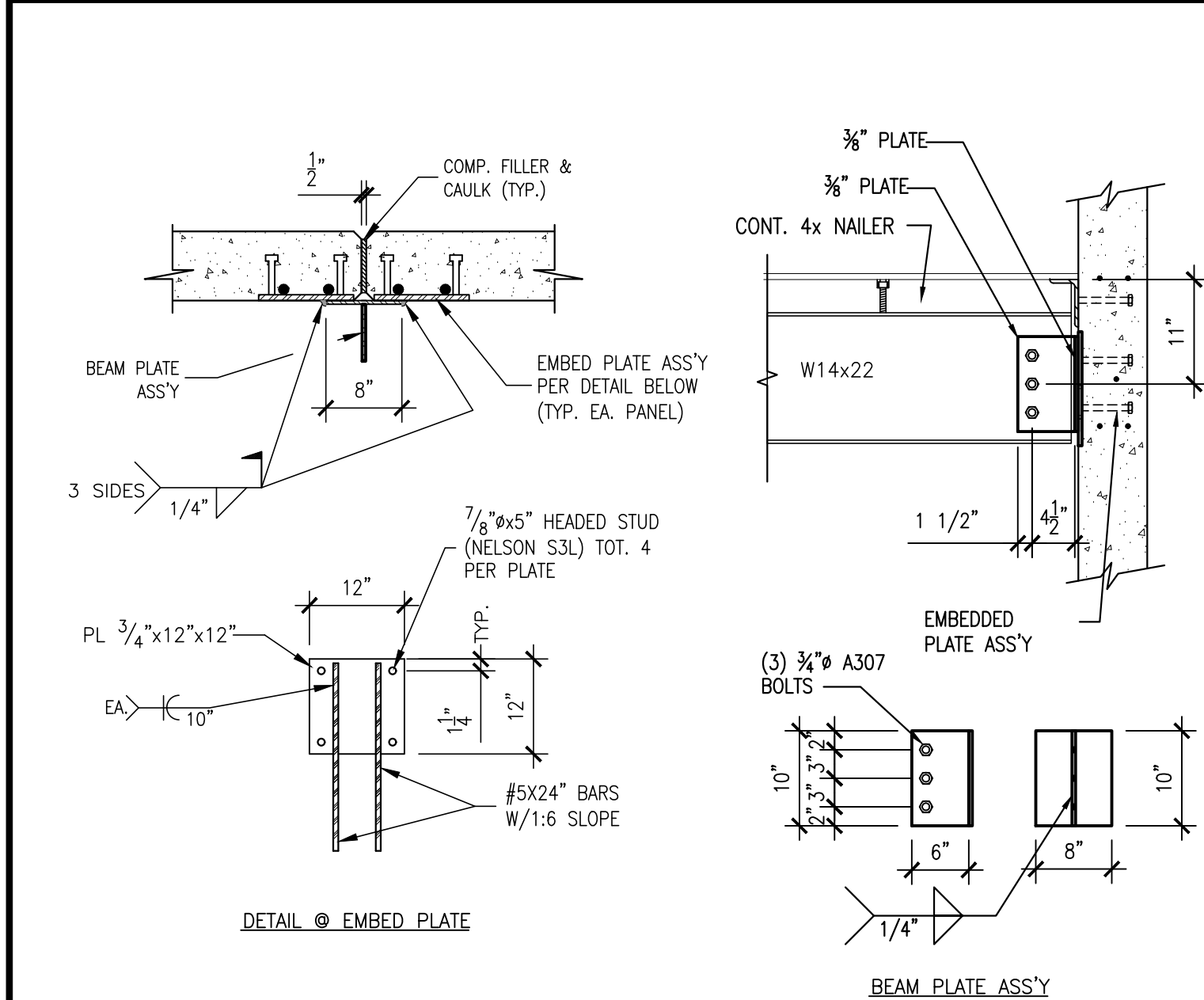
SCALE: 3/4" = 1'-0"

SKYLIGHT DETAIL

SCALE: $\frac{3}{4}" = 1'-0"$

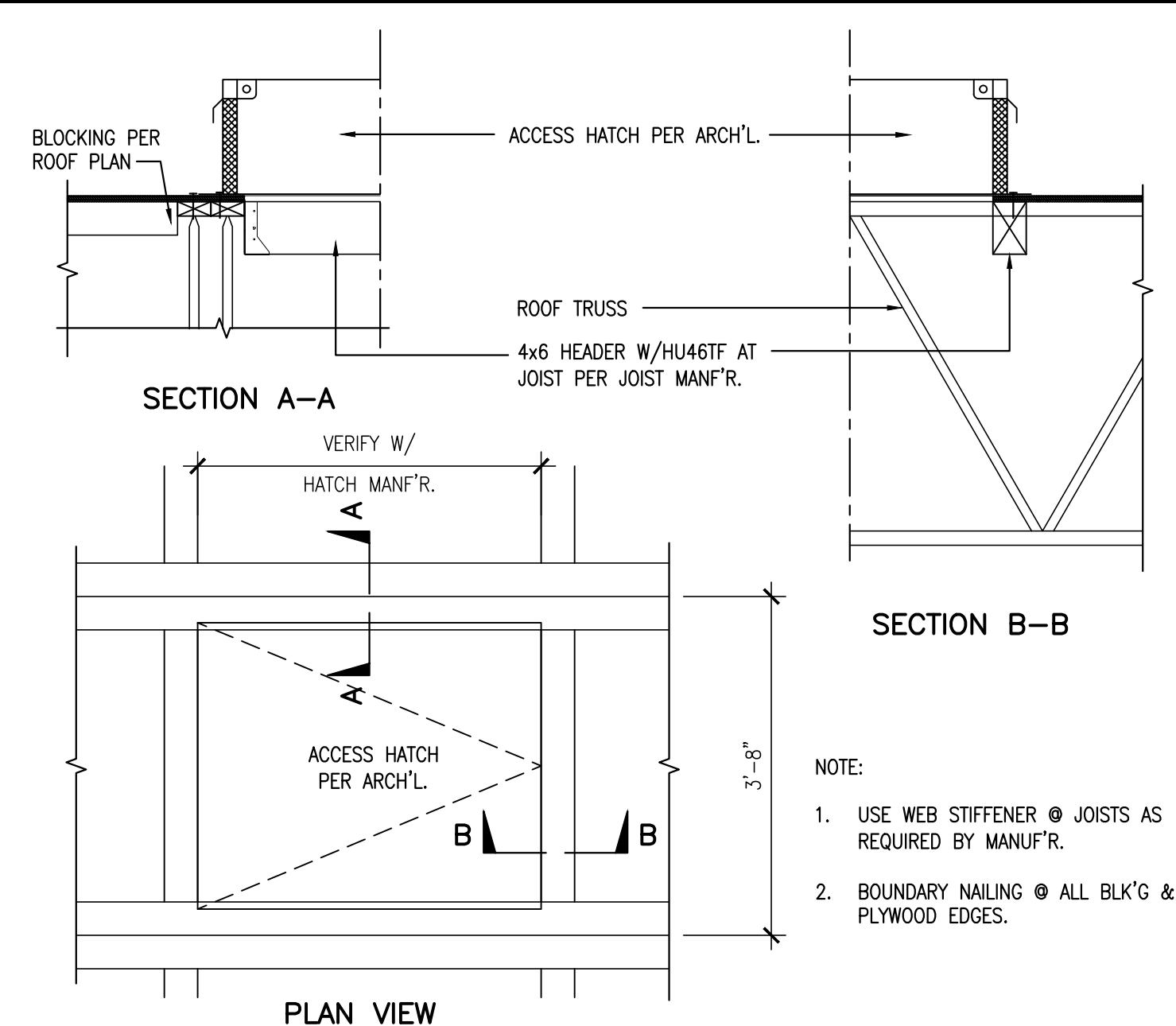
MECHANICAL EQUIPMENT DETAIL

SCALE: 3/4" = 1'-0"



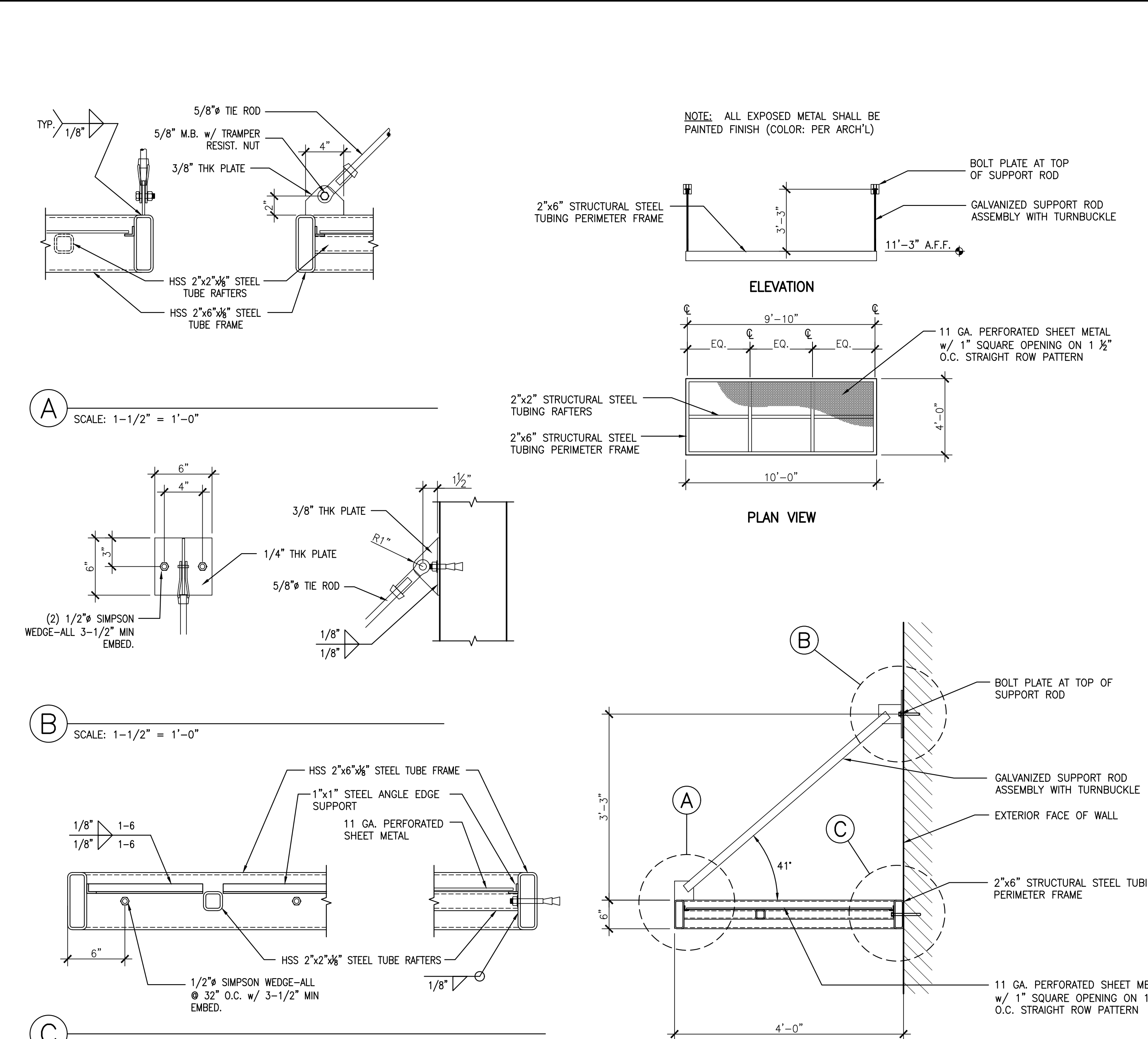
DRAG CONNECTION

SCALE: $\frac{3}{4}" = 1'-0"$



ROOF HATCH DETAIL

SCALE: 3/4" = 1'-0"



CANOPY DETAIL

SCALE: 3/4" = 1'-0"