

STRUCTURAL SHEET LIST			
SHEET NUMBER	SHEET NAME	CHECKED BY LADBS	CHECKED BY HCD
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S012	GENERAL NOTES	•	•
S013	GENERAL NOTES	•	•
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S102	TYPICAL REBAR AND FOUNDATION DETAILS	•	
S103	TYPICAL REBAR AND FOUNDATION DETAILS	•	
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S112	TYPICAL CONCRETE MASONRY WALL DETAILS	•	
S121	TYPICAL CONCRETE SLAB DETAILS	•	
S122	TYPICAL CONCRETE SLAB DETAILS	•	
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S151	TYPICAL MISCELLANEOUS DETAILS	•	
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SC101	TYPICAL STRUCTURAL FRAMING TYPE 1, 1A & 1B		•
SC101.1	TYPICAL STRUCTURAL FRAMING TYPE 1C, 1D, 1E & 1F		•
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SC201	STRUCTURAL CHASSIS DETAILS		•
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SC203	STRUCTURAL CHASSIS DETAILS		•
SC204	STRUCTURAL CHASSIS DETAILS		•
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SC402	SECTIONS AND DETAILS		•
SC501	SHOP BUILT METAL STUD DETAILS		•
SC502	SHOP BUILT METAL STUD DETAILS		•
Grand total: 66			

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PROJECT ADDRESS

2853 West
 Construction Documents

REV. #	DATE	DESC.
09/17/21		BUILDING DEPARTMENT SUBMITTAL
04/28/22		BUILDING DEPARTMENT RESUBMITTAL
06/24/22		BUILDING DEPARTMENT RESUBMITTAL
09/30/22		STATE SUBMITTAL
03/17/23		ARCH. REVISION
11/11/23		REVISION 1

Plan Check Number

Zoning Number

SHEET TITLE SHEET INFORMATION

STRUCTURAL SHEET LIST

21-S009

03/17/2023

21-S009

03/17/2023

ESE

Checker

Checked By

SHEET NUMBER

S000

CAST-IN-PLACE CONCRETE

- All concrete work to conform to CBC Chapter 19.
- Provide normal weight aggregates of natural sand and rock complying with ASTM C33 (aggregate size).
- Provide Portland Cement conforming to ASTM C150, Type II/V.
- Provide normal weight concrete (145 pcf), with proven shrinkage characteristics not to exceed 0.05% for foundation, 0.045% for conventionally reinforced slabs/beams, walls and columns, and 0.04% for post-tensioned slabs/beams, attaining minimum compressive strengths at 28 days (f'c) as follows, unless noted otherwise (**where modulus of elasticity (MOE) is indicated, the MOE shall be included in the concrete mix design submittal**):

Shear walls	5000 psi (MOE=4030 ksi)*
Continuous footings	5000 psi
Columns	5000 psi
Spread footings	3000 psi
Slabs on grade	3000 psi
Structural slabs and beams	5000 psi (MOE=3604 ksi)*
Other concrete UNO	3000 psi

- Submit concrete design mix data for each type and compressive strength of concrete required signed by and bearing the seal of a registered civil engineer in state to Architect (Structural Engineer). Concrete design mix shall be per ACI 318-14, Section 26.4.3.
- Submit shop drawings to Architect (Structural Engineer) indicating locations of concrete construction joints for review prior to placing concrete. Locate joints at locations to minimize effects of shrinkage as well as being placed at points of low stress and shall conform to ACI 318, Section 26.5.6.
- Slump not to exceed 4 (+/- 1) inches. For slab on grade, walls, slab on metal deck and suspended slabs, slump not to exceed 4" (+0", -1") inches.
- Do not use concrete or grout containing chlorides.
- Do not embed conduits, pipes, or sleeves in structural concrete, including slabs on metal deck, except where specifically detailed or accepted by Architect (Structural Engineer). Locate electrical conduit 3" apart minimum and within middle third of member.
- Form exposed corners of columns, beams, walls, etc., with 3/4 inch chamfers unless detailed otherwise.
- Provide keys in construction joints unless detailed otherwise. Thoroughly clean, remove laitance and thoroughly wet and remove standing water in construction joints before placing new concrete.
- Roughen concrete surface to a full amplitude of 1/16 inch where masonry walls intersect concrete.
- Roughen existing concrete surface to a full amplitude of 1/16 inch where existing concrete abuts new concrete.
- Perform concrete work in compliance with ACI 301.
- Maintain concrete above 50 degrees Fahrenheit and in a moist condition for a minimum of 7 days after placement unless otherwise accepted by Architect (Structural Engineer).
- Topping slabs placed above concrete structural slabs shall be normal weight, 4" thick minimum on average and 2.5" thick minimum at low points and f'c = 2,500 psi minimum UNO. Reinforce topping with Welded Wire Fabric (WWF) 6x6 - W1.4xW1.4 minimum. WWF shall be placed in the center of the topping slab with a maximum of 2" clear from the top of the concrete topping. (Note: concrete topping is non-structural.)
- Slab on grade is not designed as a structural diaphragm.
- The design of the formwork, shores and re-shores shall be the responsibility of the contractor. Construction load allowance is not included in the slab design. Timing for the removal of the formwork for the slab shall be the responsibility of the contractor. However, in no case shall the formwork be stripped before the concrete reaches 75% of its specified 28-day compressive strength and 75% of its corresponding 28-day modulus of elasticity (E) of the concrete of that slab (where E = 57 x square root of the specified f'c for normal weight concrete). Re-shores cannot be completely removed before concrete reaches its specified strength at 28 days.

ADHESIVE ANCHORS AND DOWELS

- All adhesive anchors and dowels to use epoxy by HILTI or approved equal. ICC#ER-3814
- Install per manufacturer's recommendations.
- Only non-rebar-cutting drill bits shall be used to drill holes in existing concrete. Care is to be taken when drilling holes so as not to cut any existing reinforcing. Locate existing reinforcing by chipping, pachometer, or x-ray methods prior to drilling.
- Drill holes shall be cleaned of concrete dust and debris using either a nylon brush and a vacuum, or a nylon brush and oil-free compressed air. A blow-out bulb may be used if a vacuum or compressed air is not available.
- Special inspection is required for installation of all adhesive anchors. Inspector to verify and document embedment length and hole preparation and cleanliness. Inspector to verify correct implementation of the manufacturer's instructions for installation.

REINFORCING STEEL

- Provide reinforcing steel per the below unless noted otherwise on drawings:

Foundation	ASTM A615 or A706 Grade 80
Suspended Slab	
Mild Reinforcing slab	ASTM A615 or A706 Grade80
Chord and Drag Reinf.	ASTM A615 or A706 Grade80
Column Ties	ASTM A615 or A706 Grade 80
Column Longitudinal	ASTM A706 Grade 80 (*)
Beam Ties	ASTM A615 or A706 Grade 60
Beam Longitudinal	ASTM A615 or A706 Grade 80
CMU walls	ASTM A615 or A706 Grade 60
Shearwall ties	ASTM A615 or A706 Grade 80
All other Shearwall Reinf.	ASTM A706 Grade 60 (*)
All other	ASTM A706 Grade 80 (*)
All welded reinforcing	ASTM A706 Grade per above

- Note: at (*) ASTM A615 reinforcing may be used in lieu of ASTM A706 reinforcing as permitted by ACI 318-14 section 20.2.2.5, unless noted otherwise.
- Provide smooth welded wire fabric complying with ASTM A185. Lap fabric 1-1/2 spaces (12" minimum). Provide deformed wire stirrups, size D4 and larger only, complying with ASTM A1064.
 - Splice reinforcing steel where indicated. If splice locations are not specifically shown or indicated, verify splice locations with Architect (Structural Engineer) prior to developing reinforcing steel shop drawings.
 - Lap reinforcing steel at splices to lengths indicated.
 - Minimum clear distances between reinforcing steel, including spliced reinforcing steel, shall be 1" or 1 bar diameter, whichever is greater. Minimum clear distance at columns shall be 1-1/2" or 1-1/2 bar diameters, whichever is greater. For bundled bars, minimum clear distances between units of bundled bars shall be same as single bars except bar diameter is derived from equivalent total area of bundle.
 - For the minimum concrete coverage, maintain the following minimum clear distances between reinforcing steel and face of concrete unless noted otherwise:

Slabs on grade (center of slab)	
Concrete below grade, formed 2"	
Concrete below grade, unformed 3"	
Walls above grade, exposed to weather 2"	
Walls above grade, not exposed to weather 1"	
Columns (clear to face of ties) 1-1/2"	
Beams (clear to face of ties) 1-1/2"	
Structural slabs (top and bottom) 1"	
 - Chairs or spacers for reinforcing shall be plastic or plastic coated when resting on exposed surfaces.
 - Provide dowels for walls and columns matching vertical reinforcing size and spacing, unless noted otherwise.
 - Weld reinforcing steel complying with AWS D1.4. If welding of reinforcing steel other than A706 is desired, submit proposed procedure, indicating conformance to code and requirements of Governing Code Authority, to Architect (Structural Engineer) for acceptance and to Governing Code Authority for approval prior to execution. Welders shall be certified as required by Governing Code Authority.
 - Bend reinforcing steel cold unless otherwise accepted by Architect (Structural Engineer). Provide special inspection of all cold bent reinforcing.
 - Securely tie anchor bolts, reinforcing steel, inserts, etc., in place prior to pouring concrete or grout.
 - Submit reinforcing steel shop drawings indicating reinforcing placement, including splice locations and lengths, to Architect (Structural Engineer) for review and acceptance. Promptly notify Architect (Structural Engineer) prior to developing reinforcing steel shop drawings if insufficient clear distances between reinforcing steel or other congestion is encountered. Prepare shop drawings in compliance with ACI 315, Part B.

GENERAL (Continued)

- Shop drawings are not a part of contract documents, and review is for general conformance with design intent only. Architect's (Structural Engineer's) review does not constitute an authorization to deviate from the contract or the building code.
- Shop drawings will be rejected for incompleteness, lack of coordination with other portions of contract documents, lack of calculations (if required), or where modifications or substitutions are indicated without prior review.
- Submit shop drawings and calculations to Governing Code Authority when specifically indicated or requested.
- Maintain a copy of all shop drawings accepted by Architect (Structural Engineer) at site during construction period.
- Structural Engineer requires 10 working days after receipt of shop drawings and calculations for processing.
- Only three copies of each structural shop drawing submittal will be accepted for review and marked with comments, if any. Additional copies submitted will not be returned.
- Submit drawings showing all slab penetrations per level on a single plan prior to erecting form work.
- Submit drawings showing all hangers and seismic braces per level on a single plan prior to erecting form work. Indicate magnitude of applied gravity and seismic loads at each location.
- Install and anchor mechanical and electrical and plumbing equipment to structure complying with ASCE/SEI 7-16, Chapter 13. Isolators, fasteners and any other element providing stability for equipment shall be approved by ICC-ES or equivalent testing procedure and be capable of transmitting code required lateral loads. Provide suspended equipment with approved lateral or sway bracing.
- Brace piping and ducts complying with latest edition of "Guidelines for Seismic Restraints of Mechanical Systems" by the Sheet Metal and Air Conditioning Contractors National Association. The lateral bracing of the system shall not cause twisting or warping to the structural member. Any member to be added in order to eliminate twisting or warping to the structural member shall be the responsibility of the contractor.
- The DWG files and/or BIM (Building Information Model) are the property of the Structural Engineer and will not be released to the Contractor or subcontractor for their use.
- Submit deferred submittal/design-build items to the Architect (Structural Engineer) for review. After review, submit deferred submittal/design-build items to the Governing Code Authority for approval prior to installation. The following is a list of deferred submittal/design-build items:
 - Cold formed metal stud system, exterior and interior
 - Design-build steel stairs, stair handrails and guardrails
 - Exterior storefront systems
 - Equipment Anchorage
- All abbreviations of referenced standards are per CBC Chapter 35.
- Contractors responsible for the construction of wind or seismic force resisting system/component listed in the "Statement of Special Inspection" shall submit a written statement of responsibility to the governing code authority and the Owner prior to the commencement of work on such system or component per Section 1704.4.

FOUNDATIONS

- Foundation design is based on recommendations in Geotechnical Report no3303 prepared by Rybak Geotech, Inc. dated 07/01/2021 and subsequent addenda letters. Perform foundation work complying with report and addenda. Geotechnical Report and addenda hereby become part of these contract documents and shall be kept on the job site at all times.
- Foundation design is based on a bearing capacity of:

For Continuous Footing:	2500 psf with 12" min. width, 30" min. depth into soil with 1/3 for short term loads.
For Pad Footing:	3000 psf with 24" min. width, 30" min. depth into soil with 1/3 for short term loads.
- Design lateral bearing pressure is 250 psf/ft. with a maximum value = 2500 psf.
- Design coefficient of friction is 0.4.
- Found footings a minimum of 30in below adjacent grade or finish floor, whichever is lower.
- Found footings and building slab-on-grade on compacted fill or undisturbed natural grade as indicated in Geotechnical Report.
- Foundation excavations are to be observed by and acceptable to a Geotechnical Engineer or his representative prior to placement of fill, reinforcing steel, or concrete.
- Perform filling, backfilling, compaction, etc., as indicated in Geotechnical Report and only under supervision of a Geotechnical Engineer or his representative.

GENERAL

- Perform construction and workmanship in compliance with contract documents and 2020 City of Los Angeles Building Code (LABC). Building Risk Category is II
- Governing Code Authority: Los Angeles Department of Building and Safety.
- Design Criteria:
 - Floor Live Loads:
 - Typical Residential = 40 psf (Reducible)
 - Typical Public Space = 100 psf (Non-reducible)
 - Roof Live Loads = 20 psf (Reducible)
 - Wind Design Data:
 - Basic Wind Speed (Vult) = 95 mph
 - Vasd = 75 mph
 - Risk Category: II
 - Wind Exposure = B
 - Design Velocity Pressure qh = ___ psf per ASCE 7-10 Eq 30.3-1 assuming mean roof height h = ft
- Earthquake Design Data:
 - Risk Category: II
 - Seismic Importance Factor = 1.0
 - Mapped Spectral Acceleration
 - Ss = 1.973g
 - S1 = 0.698g
 - Site Class = D
 - Spectral Response Coefficients
 - S_DS = 1.31g
 - S_D1 = 1.179g
 - Seismic Design Category = D
 - Superstructure (to be reviewed by State HCD)
 - Basic Seismic-Force Resisting System = Light Framed Walls (Sure Board)
 - Design Base Shear = 302kips
 - Seismic Response Coefficient, Cs = 0.18g
 - Response Modification Factor, R = 7.0
 - Analysis Procedure used = ELF
 - Maximum Inelastic story drift = 2%
 - Substructure
 - Basic Seismic-Force Resisting System = Building Frame System - Special Concrete Shear Walls
 - Design Base Shear = 675 kips
 - Seismic Response Coefficient, Cs = 0.22g
 - Response Modification Factor, R = 6.0
 - Analysis Procedure used = ELF
 - Redundancy in N-S direction = 1.3
 - Redundancy in E-W direction = 1.0
- Structural drawings, as part of contract documents, indicate information sufficient to convey design intent. If errors, inconsistencies or omissions are discovered, promptly notify Architect (Structural Engineer) before proceeding with work.
- When performing work, including shop drawing development, consider requirements of contract documents in their entirety (e.g., size and location of openings, penetrations and embedment for ducts, piping, vents, conduits, etc.).
- Details and schedules indicated as "typical" may not be specifically referenced on drawings. Determine where each typical detail or schedule applies before proceeding with work. If conditions are found which are not specifically detailed, and no typical detail or schedule applies, promptly notify Architect (Structural Engineer).
- Verify field measurement and conditions with contract documents. If errors, inconsistencies or omissions are discovered, promptly notify Architect (Structural Engineer) before proceeding with work.
- Contract documents represent the finished structure. Unless otherwise shown, they do not indicate method of construction. Provide construction means, methods, techniques, sequences and procedures as required. Provide adequate excavation procedures, shoring, bracing and erection procedures complying with national, state and local safety ordinances. No allowance has been made for construction equipment, cranes, hoists and similar items to be supported off the structure.
- Observation visits to site by field representatives of Architect (Structural Engineer) do not include review of construction means and methods and are not special and continuous inspections. Observations are solely for the purpose of determining if Contractor understands design intent conveyed in contract documents. Observations do not guarantee Contractor's performance and are not to be construed as supervision or inspection of construction.
- Modifications or substitutions may be considered provided a written request, subject to review, is submitted to Architect (Structural Engineer) prior to its use, installation in the field, or inclusion on any shop drawing. Costs associated with review, approval and installation shall be borne by Contractor.
- Shop drawing submittals:
 - Contractor shall review for completeness and compliance with contract documents and stamp shop drawings documenting this review prior to submission.
 - Submit shop drawings to Architect (Structural Engineer) for review. Do not commence fabrication until review process is completed.
 - When an engineer is required to sign and stamp shop drawings and calculations, the seal shall indicate that the engineer is registered where project occurs.

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STRUCTURAL ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
No. 5285
STATE OF CALIFORNIA
9/30/2022

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PROJECT TITLE

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2853 West
Construction Documents

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PROJECT ADDRESS

REVISIONS

Rev. #	Date	Desc.
09/17/21		BUILDING DEPARTMENT SUBMITTAL
04/28/22		BUILDING DEPARTMENT RESUBMITTAL
06/24/22		BUILDING DEPARTMENT RESUBMITTAL
09/30/22		STATE SUBMITTAL
03/17/23		ARCH. REVISION
11/11/23		REVISION 1

Plan Check Number

Zoning Number

SHEET TITLE

SHEET INFORMATION

PKNKE
JOB NUMBER
21-S009
SCALE
1/2" = 1'-0"
DATE
03/17/2023
DRAWN BY
ESE
CHECK BY
Checker

GENERAL NOTES

SHEET NUMBER

S011

DESIGN BUILD EXTERIOR CLADDING, SHADING SYSTEMS AND SKYLIGHTS

- Contract documents indicate design intent only and do not reflect the complete engineered design to be provided by the Contractor for systems such as metal studs, curtain walls, storefronts, windows, architectural panels, veneer, shading devices, skylights, etc. Provide a complete system including components such as supplemental structural members, internal reinforcement and connections, as required, at no additional cost to the Owner whether or not shown on the contract documents.
- At connections, do not impose eccentric loads on the structure. Where required, provide stabilizing elements such as braces, stiffener plates, etc., acceptable to the Architect (Structural Engineer) at no additional cost to Owner.
- Provide members, connections and lateral restraint complying with applicable governing code and contract documents.
- Any additional steel members and connections required by the manufacturer for permanent conditions, erection, or transportation that are not already shown as part of the design intent, shall be provided at no additional cost to the Owner.
- Provide adequate expansion, contraction, seismic separation and drift joints between elements complying with the building code and contract documents. Submit all drift joint locations to Architect (Structural Engineer) for review and approval.
- Submit shop drawings and structural calculations prepared by a registered professional (civil) engineer to Architect (Structural Engineer) for review and Governing Code Authority for approval.

STEEL STUDS

- No attempt has been made to show or indicate non-load bearing steel studs on structural drawings. For information on non-load bearing steel studs see architectural drawings and Specifications. Notes below apply to steel studs shown on structural drawings only.
 - Exterior steel stud walls shall be design build. See design build general notes.
 - Provide steel studs and track formed from standard commercial steel with a minimum yield point at 33,000 psi for steel 43 mil and lighter, and 50,000 psi for steel 54 mil and heavier, and complying with ASTM A1003/A1003M, CBC Chapter 22, Section 2210 and "Specification for the Design of Cold-Formed Steel Structural Members – General Provisions" of AISI S100.
 - Weld studs complying with ANI/AWS D1.3 and CBC Chapter 22. Welders shall be certified as required by Governing Code Authority.
 - Provide studs as manufactured by members of Steel Stud Manufacturing Association (SSMA) complying with ICC-ES 3064P or equal.
 - Provide unpunched 54 mil track, unless noted otherwise, of dimensions to ensure proper fit of studs.
 - Cut framing components, such as bracing, squarely or at an angle to fit tight against abutting members. Hold members firmly in position until properly fastened.
 - Attach studs using plug, butt or seam welds, unless noted otherwise. Where studs are burned through by welding, provide suitable stitch plate of same mil. Splices in axially loaded studs or braces are not permitted. Provide butt welds or splices at joints in track. Wire tying of framing components is not permitted.
10. Submit shop drawings to Architect (Structural Engineer) for review.

STEEL STAIRS, DESIGN-BUILD

- All steel stairs are design-build unless specifically designed and detailed on drawings. Notes below apply to design-build steel stairs only.
- Design all stair components and connections, including those to building structure, to comply with contract documents and governing building code. Steel stairs and their connections shall be designed for the building drift.
- At connections to structure, provide stabilizing elements to brace structural members against eccentric loads at no additional cost to Owner.
- Submit shop drawings and structural calculations signed and stamped by a professional (civil) engineer registered in the project state to Architect (Structural Engineer) for review and to Governing Code Authority for approval. Indicate all loads imposed on the building structure.

DESIGN-BUILD FIRE SPRINKLER SYSTEM

The design-build fire sprinkler system shall be designed and detailed in conformance with the following requirements:

- The sprinkler pipes shall not penetrate or notch the floor or roof framing members.
- The sprinkler piping system shall be suspended from the structural framing and be braced against lateral forces in accordance with the requirements of 2019 CBC.
- Prior to fabrication/installation of the system, shop drawings shall include, but not be limited to, the following:
 - Sprinkler piping layout with pipe sizes shown.
 - Pipe hanger and lateral brace locations.
 - Details of pipe hangers and lateral braces.
 - Design calculations of the hangers and braces stamped and signed by a California registered Civil Engineer.
 - Sprinkler hanger shall be located as such the weight of the sprinkler system will be distributed uniformly to the supporting structure.
 - The lateral bracing of the system shall not cause twisting or warping to the structural member. Any member to be added in order to eliminate twisting or warping to the structural member shall be the responsibility of the design-build fire sprinkler contractor.

STRUCTURAL STEEL

- STRUCTURAL STEEL: Material, Fabrication, and Erection
 - Materials
 - Provide structural steel complying with the following ASTM Standard Specifications, unless noted otherwise:
 - All structural steel unless noted below
 - ASTM A992
 - Structural steel noted thus (65) or (50)
 - ASTM A913 (65 ksi) or ASTM A572 GR 50 (50 ksi)
 - Plates, channels, angles
 - ASTM A36
 - ASTM A572 Grade 42 or Grade 50
 - Pipes
 - ASTM A53, Grade B (35 ksi)
 - Hollow structural section
 - ASTM A500, Grade C (50 ksi – Rectangular Section, 46 ksi – Round Section)
 - ASTM A1085 (50 ksi)
 - Anchor rods
 - ASTM F1554, Grade 105
 - Threaded round stock
 - ASTM A36
 - Steel shear studs
 - ASTM A108, Grade 1015-1020, Type B per AWS D1.1
 - Reinforcing steel
 - See Reinforcing Steel Section.
 - Furnish readily identifiable structural steel in compliance with LABC Section 2203.
 - High Strength Bolts
 - Provide high strength bolts, nuts and washers complying with ASTM A325 unless noted otherwise. All high strength bolts shall be bearing type with threads included in shear plane (A325-N), unless noted otherwise. Provide pretensioned high strength bolts (with Class A faying surface) for all bolted connections part of the seismic load resisting system (SLRS) unless noted otherwise.
 - Assemble high strength bolts in compliance with specification for structural joints using ASTM A325 or ASTM A490 bolts.
 - Tighten A325-N bolts to a snug tight condition. Tighten A325 pretensioned bolts to at least the minimum tension specified in the referenced standard using one of the following tightening methods: twist-off-type tension control, calibrated wrench or direct tension indicator tightening.
 - Fabricate and erect structural steel in compliance with 2010 Edition of AISC "Specification for Structural Steel Buildings," AISC 360-10 and LABC Chapter 22.
 - Building structural steel is designed for unshored construction unless noted otherwise.
 - Submit shop drawings to Architect (Structural Engineer) for review and, upon request, to Building Official.
 - Los Angeles City Building Department licensed fabricator is required for Structural Steel.
- Welding
 - Basic Requirements
 - Weld structural steel in compliance with ANSI/AWS D1.1, and AISC Specification, Chapter J. Welders shall be certified as required in the plans and by Governing Code Authority. Welding shall be done by electric arc process using low-hydrogen electrodes whose specified tensile strength is not less than 70 ksi unless noted otherwise. Welding may be performed using submerged arc process with automatic welding (SAW-1).
 - Shop welds must be performed in a L.A. City Building Department licensed fabricator's shop.
 - Field welding to be done by welders must be certified by the L.A. City Building Department for structural steel. Continuous inspection by a deputy inspector is required.
 - Unless a larger size fillet weld is indicated, provide minimum size of weld per AISC Specification, Section J2 and Table J2.4.
 - No attempt has been made to differentiate between shop and field welded connections.
 - All shop and field welds shall be performed by an AISC Quality Certified fabricator.
 - Project Welding Requirements
 - Refer to Project Specifications and AISC 341-10, Chapters I and J.
 - Inspections
 - All inspection requirements shall follow the Quality Assurance section including inspection tables and the project specifications.

MASONRY

- Specified compressive strength of masonry, f_m , shall be as follows: $f_m = 1500$ psi typical unless noted otherwise.
- Verify specified compressive strength of masonry in accordance with one of the following methods as defined in 2105.5 & 2105.6: Masonry Prism Test Method, or Unit Strength Method.
- Furnish Level 2 special inspection and quality assurance as specified in 3.1 of TMS402 and Tables 3 & 4 of TMS602.
- Provide concrete masonry of medium weight classification complying with ASTM C90 for load bearing units and ASTM C129 for non-load bearing units attaining a minimum compressive strength as required to meet specified compressive strength of masonry (f_m).
- Provide mortar complying with ASTM C270, Type S with the property requirements per Table SC-1 of TMS602. Do not use masonry cement or plastic cement.
- Provide grout complying with ASTM C476 and Article 2.2 of TMS 602. Grout compressive strength shall equal or exceed f_m , but not be less than 2000 psi at 28 days. Determine compressive strength of grout in accordance with ASTM C1019.
- Provide Portland cement as indicated in Cast-In-Place Concrete Section.
- Provide aggregates for mortar and grout of natural sand and rock complying with ASTM C144 and C404.
- Provide reinforcing steel as indicated in Reinforcing Steel Section unless noted otherwise.
- Splice reinforcing steel where indicated. Lap reinforcing steel at splices a minimum of 64 bar diameters but not less than 12", unless noted otherwise.
- Dowels for walls and columns shall match size and spacing of wall and column reinforcing steel, unless noted otherwise. Set dowels to align with cells containing reinforcing steel.
- Minimum reinforcing cover: maintain the following minimum clear distances between reinforcing and face of masonry unless noted otherwise:

Reinforcing steel:

Walls or columns below grade
for bars larger than #5 2"
for bars #5 & smaller 1-1/2"

Walls or columns above grade:
exposed to weather
for bars larger than #5 2"
for bars #5 & smaller 1-1/2"
not exposed to weather 1-1/2"
- Provide 1" minimum grout cover around reinforcing steel, anchor bolts, inserts, etc., penetrating masonry shell.
- Set cells in vertical alignment.
- Grout thickness between masonry units and reinforcing steel shall not be less than 1/2" and between parallel reinforcing steel not less than 1" nor nominal bar diameter.
- Grout solid all cells.
- Mechanically vibrate grout in cells.
- If work is stopped one hour or longer, provide horizontal construction joints by stopping grout 1 1/2" below top of masonry unit or a mortar joint.
- Conduits, pipes, and sleeves shall be installed following the requirements of Section 3.2.2 of TMS402.

POWDER DRIVEN SHOT PINS – LOW VELOCITY

- Shot pins may be used for shear loads and they may be used in tension to support loads less than 100 pounds like minor loads like acoustical ceilings, duct work, conduit, etc. Any shot anchors must have ICC-ES approval for the type of concrete used on the job. Shot pins may be not be used in concrete curbs.
- The allowable loads shall be 100 pounds or 80% of ICC-ES approved values, whichever is less. Qualification for use of all power actuated tools must meet ANS A10.3 standard as required by the manufacturer and all OSHA requirements.
- TESTING – The operator, tool, and fastener shall be pre-qualified by the project inspector. He shall observe the testing of the first 10 fastener installations. A test "pull-out" load of not less than twice the design load shall be applied to the pin in such a manner as not to resist the spalling tendency of the concrete surrounding the pin. Thereafter, random tests under the project inspector's supervision shall be made of approximately 1 in 10 pins. If any pin fails testing, test all pins of the same category not previously tested until twenty (20) consecutive pass, then resume the initial testing frequency.

ARCHITECT

b|ARCH

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REGISTERED PROFESSIONAL ARCHITECT
No. 5285
STATE OF CALIFORNIA

9/30/2022

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PROJECT TITLE

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PROJECT ADDRESS

Owner: Joanna Ostrander
2853 West Boulevard
Los Angeles, California 90016

2853 West
Construction Documents

REVISONS	Rev. #	Date	Desc.
	09/17/21		BUILDING DEPARTMENT SUBMITTAL
	04/28/22		BUILDING DEPARTMENT RESUBMITTAL
	06/24/22		BUILDING DEPARTMENT RESUBMITTAL
	09/30/22		STATE SUBMITTAL
	03/17/23		ARCH. REVISION
	11/11/23		REVISION 1

Plan Check Number

Zoning Number

SHEET TITLE	SHEET INFORMATION
	CHECKER
	CHECK BY
	DATE
	SCALE
	JOB NUMBER
	21-S009
	12" = 1'-0"
	DATE
	03/17/2023
	DRAWN BY
	ESE



Los Angeles Regional Uniform Code Program
Committee I-3: Structural Observation

STRUCTURAL OBSERVATION PROGRAM AND DESIGNATION OF THE STRUCTURAL OBSERVER

PROJECT ADDRESS: 2853 West Blvd. PERMIT APPL. NO.: _____
Description of Work: 5-story steel modules over one level of concrete
Owner: Joanna Ostrander Architect: Justin Brechtel Engineer: Englekirk

STRUCTURAL OBSERVATION (only checked items are required)			
Firm or individual to be responsible for the Structural Observation:			
Name: <u>Mohamed Hassan</u>		Phone: (714) 5578551 Calif. Registration: <u>615285</u>	
FOUNDATION	WALL	FRAME	DIAPHRAGM
<input checked="" type="checkbox"/> Footing, Stem Walls, Piers	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Steel Moment Frame	<input checked="" type="checkbox"/> Concrete
<input type="checkbox"/> Mat Foundation	<input type="checkbox"/> Masonry	<input type="checkbox"/> Steel Braced Frame	<input type="checkbox"/> Steel Deck
<input type="checkbox"/> Caisson, Piles, Grade Beams	<input type="checkbox"/> Wood	<input type="checkbox"/> Concrete Moment Frame	<input type="checkbox"/> Wood
<input type="checkbox"/> Step/g/Retain'g Foundation, Hillside Special Anchors	<input type="checkbox"/> Others: <u>Sure Board</u>	<input type="checkbox"/> Others:	<input checked="" type="checkbox"/> Others: <u>Steel Plate</u>
<input type="checkbox"/> Others:			

DECLARATION BY OWNER

I, the Owner of the project, declare that the above listed firm or individual is hired by me to be the Structural Observer.

Signature _____ Date _____

DECLARATION BY ARCHITECT OR ENGINEER OF RECORD (required if the Structural Observer is different from the Architect or Engineer of Record)

I, the Architect or Engineer of record for the project, declare that the above listed firm or individual is designated by me to be responsible for the Structural Observation.

Signature M Hassan License No. S5285 Date 6/2/2022

IN Form 08 (Part 2) (Rev. 06/19/17)

FOUNDATION INSPECTIONS & VERIFICATION		
SOILS - TABLE 1705.6		See Note #4
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.		X
2. Verify excavations are extended to proper depth and have reached proper materials.		X
3. Perform classification and testing of compacted fill materials.		X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	X	
5. Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly.		X

Notation:
X Denotes either continuous or periodic inspections.
--- Denotes an activity that is either a one-time activity or one where the frequency is defined in some other manner

Notes:
1. Additional detail regarding inspections and tests are provided in the project specifications and/or notes on the drawings.
2. Refer to design build drawings for design and project specific inspection requirements.
3. Special inspection is not required where design wind speed is less than 110 mph.
4. See Geotechnical Consultant for more information.

STRUCTURAL OBSERVATION (L.A. City Only)

- Structural observation is required for the structural system in accordance with LABC Section 1704.6. Structural observation is the visual observation of the elements and connections of the structural system at significant construction stages and the completed 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 Civil or Structural Engineer or Architect to perform the structural observation. The engineer or architect shall be registered or licensed in the state of California. The Department of Building and Safety recommends the use of the engineer or architect responsible for the structural design when they are independent of the Contractor.
- The Structural Observer shall provide evidence of employment by the Owner. A letter from the Owner or a copy of the Agreement for Services shall be sent to the Building Inspector before the first site visit. The Structural Observer shall also inform the Owner of the requirements for a preconstruction meeting and shall preside over this meeting.
- 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 following significant construction stages require a site visit and an observation report from the Structural Observer:
 - The Structural Observer shall prepare a report on the Department Form B&S 261 for each significant stage of construction observed. The original of the 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 need not be sealed but shall be signed by the responsible Structural Observer or their designee. Copies of the report shall also be given to the Owner, Contractor, and Deputy Inspector.
- A final Observation Report must be submitted which shows that all observed deficiencies were resolved and the structural system generally conforms with the approved plans and specifications. The Department of Building and Safety will not accept the structural work without this final Observation Report and the correction of the specific deficiencies noted during normal building and deputy inspection.
- The Structural Observer shall send the original report to the following inspection office:

Commercial Inspections
Attn:
201 North Figueroa Street
Los Angeles, California 90012
- When the Owner elects to change the Structural Observer of record, the Owner shall:
 - Notify the Building Inspector in writing before the next inspection.
 - 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 properly 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.

Project:			
Location:		FREQUENCY	
ITEM	TESTING, INSPECTION & VERIFICATION TASKS	CONTINUOUS	PERIODIC
STRUCTURAL STEEL INSPECTIONS & VERIFICATION (TABLE 1705A.2.1)			
1. Material verification of high-strength bolts, nuts and washers:			
A.	Identification markings to conform to ASTM standards specified in the approved construction documents. (AISC 360 Section A3.3 and applicable ASTM Material Standards.)		X
B.	Manufacturer's certificate of compliance required.		X
2. Inspection of high-strength bolting:			
A.	Snug-tight joints. (AISC 360 Section M2.5)		X
B.	Pretensioned and slip-critical joints using turn-of-nut with matchmarking, twist-off bolt or direct tension indicator methods of installation. (AISC 360 Section M2.5)		X
C.	Pretensioned and slip-critical joints using turn-of-nut without matchmarking or calibrated wrench methods of installation. (AISC 360 Section M2.5)	X	
3. Material verification of structural steel and cold-formed steel deck:			
A.	For structural steel, identification markings to conform to AISC 360. (AISC 360, Section A3.1)		X
B.	For other steel, identification markings to conform to ASTM standards specified in the approved construction documents. (Applicable ASTM material standards)		X
C.	Manufacturers' certified test reports.		X
4. Material verification of weld field materials:			
A.	Identification markings to conform to AWS specification in the approved construction documents. (ANSI/AISC 360 Section A3.5 and applicable AWS A5 documents)		X
B.	Manufacturer's certificate of compliance required.		X
5. Inspection of welding:			
A. Structural steel and cold-formed steel deck:			
1)	Complete and partial penetration groove welds. (AWS D1.1, AWS D1.8)	X	
2)	Multi-pass fillet welds. (AWS D1.1, AWS D1.8)	X	
3)	Single-pass fillet welds > 5/16" (AWS D1.1, AWS D1.8)	X	
4)	Plug and slot welds. (AWS D1.1, AWS D1.8)	X	
5)	Single-pass fillet welds < 5/16" (AWS D1.1, AWS D1.8)		X
6)	Floor and roof deck welds. (AWS D1.3)		X
B. Reinforcing steel:			
1)	Verification of weldability of reinforcing steel other than ASTM A 706. (AWS D1.4, ACI 318: Sections 26.6.4.1, 18.2.8, 25.5.7.4)		X
2)	Reinforcing steel-resisting flexural and axial forces in intermediate and special moment frames, and boundary elements of special structural walls of concrete and shear reinforcement. (AWS D1.4, ACI 318: Sections 26.6.4.1, 18.2.8, 25.5.7.4)	X	
3)	Shear reinforcement. (AWS D1.4, ACI 318: Sections 26.6.4.1, 18.2.8, 25.5.7.4)	X	
4)	Other reinforcing steel. (AWS D1.4, ACI 318: Sections 26.6.4.1, 18.2.8, 25.5.7.4)		X
6. Inspection of steel frame joint details for compliance with approved construction documents:			
A.	Details such as bracing and stiffening.		X
B.	Member locations.		X
C.	Application of joint details at each connection.		X
SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE			
7.	The testing shall be as required by AISC 341.	---	---
8.	Base metal thicker than 1/4 inch (6.35 mm), where subject to through-thickness weld shrinkage strains, shall be ultrasonically tested for discontinuities behind and adjacent to such welds after joint completion. The acceptance criteria for nondestructive testing shall be as required in AWS D1.1. Any material discontinuities shall be accepted or rejected on the basis of ASTM A 435 or ASTM A 898 (Level 1 criteria).	---	---
9.	Continuous special inspection is required for structural welding in accordance with AISC 341		
CONCRETE INSPECTIONS & VERIFICATION (TABLE 1705.3)			
1.	Inspect reinforcement, including prestressing tendons, and verify placement. (ACI 318: Ch. 20, 25.2, 25.3, 26.5.1-26.5.3)		X
2. Reinforcing bar welding:			
A.	Verify weldability of reinforcing bars other than ASTM A706. (AWS D1.4, ACI 318: 26.5.4)		X
B.	Inspect single-pass fillet welds, maximum 5/16"; (AWS D1.4, ACI 318: 26.5.4)		X
C.	Inspect all other welds. (AWS D1.4, ACI 318: 26.5.4)	X	
3.	Inspect anchors cast in concrete. (ACI 318: 17.8.2)		X
A.	Mechanical anchors and adhesive anchors not defined in 4.a. (ACI 318: 17.8.2)		X
5.	Verify use of required design mix. (ACI 318: Ch. 19, 26.4.3, 26.4.4) (IBC 1904.1, 1904.2, 1908.2, 1908.3)		X
6.	Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete. (ASTM C172, ASTM C31, ACI 318: 26.4.5, 26.12) (IBC 1908.10)	X	
8.	Verify maintenance of specified curing temperature and techniques. (ACI 318: 26.4.7-26.4.9) (IBC 1908.9)		X
12.	Inspect formwork for shape, location and dimensions of the concrete member being forced. (ACI 318: 26.10.1(b))		X
SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE			
13.	Verify submittal of certified mill test reports for each shipment of reinforcing steel used to resist flexural, shear and axial forces in reinforced concrete intermediate frames, special moment frames and boundary elements of special reinforced concrete or reinforced masonry shear walls. (ACI 318: 26.6, AWS D1.4)		X
14.	Test ASTM A 615 reinforcing steel is used to resist earthquake-induced flexural and axial forces in special moment frames and in wall boundary elements of shear walls in structures assigned to Seismic Design Category D, E or F, per ACI 318.		X
15.	Test ASTM A 615 reinforcing steel that is to be welded, chemical tests shall be performed to determine weldability in accordance with Section 26.6 of ACI 318.		X
16.	Installation of (chemical/epoxy) adhesive anchors, rods and dowels.	X	
17.	Installation and torque testing expansion anchors.	X	

MASONRY INSPECTIONS & VERIFICATION - LEVEL 2 DURING CONSTRUCTION (TMS 602/ACI 530/ASCE5 & TMS 602/ACI 530/ASCE6)			
Prior to construction, verification of compliance with submittals.			Req'd
Prior to construction, verification of f_m and $f_{m,c}$ in accordance with Specification Article 1.4 B prior to construction, except where specifically exempted by TMS 602.			Req'd
During construction, verification of Slump flow and Visual Stability Index (VSI) when self-consolidating grout is delivered to the project site			Req'd
1. As masonry construction begins, verify that the following are in compliance:			
A.	Proportions of site-prepared mortar. (TMS 602, Art. 2.1, 2.6 A)		X
C.	Grade, type, and size of reinforcement, connectors, anchor bolts, and prestressing tendons and anchorages. (TMS 602, Art. 3.4, 3.6 A)		X
E.	Properties of thin-bed mortar for AAC masonry. (TMS 602, Art. 2.1 C.1)	X ^(b)	X ^(c)
F.	Sample panel construction		X
2. Prior to grouting, verify that the following are in compliance:			
A.	Grout space. (TMS 602, Art. 3.2 D, 3.2 F)		X
B.	Placement of prestressing tendons and anchorages. (TMS 402, Sec. 10.8 & 10.9) (TMS 602, Art. 2.4 & 3.6)		X
C.	Placement of reinforcement, connectors, and anchor bolts. (TMS 402, Sec. 6.1, 6.3.1, 6.3.6, 6.3.7) (TMS 602, Art. 3.2 E & 3.4)		X
D.	Proportions of site-prepared grout and prestressing grout for bonded tendons. (TMS 602, Art. 2.6 B, 2.4 G.1.b)		X
3. Verify during construction:			
A.	Materials and procedures with the approved submittals (TMS 602 Art. 1.5)		X
B.	Placement of masonry units and mortar joint construction (TMS 602 Art. 3.3 B)		X
C.	Size and location of structural elements. (TMS 602, Art. 3.3 F)		X
D.	Type, size and location of anchors, including other details of anchorage of masonry to structural members, frames, or other construction. (TMS 402, Sec. 1.2.1(e), 6.2.1 & 6.3.1)		X
E.	Welding of reinforcement. (TMS 402, Sec. 6.1.6.1.2)	X	
F.	Preparation, construction, and protection of masonry during cold weather (temperature below 40°F (4.4°C)) or hot weather (temperature above 90°F (32.2°C)). (TMS 602 Art. 1.8 C & 1.8 D)		X
G.	Application and measurement of prestressing force. (TMS 602, Art. 3.6 B)	X	
H.	Placement of grout and prestressing grout for bonded tendon is in compliance. (TMS 602, Art. 3.5 & 3.6 C)	X	
I.	Placement of AAC masonry units and construction of thin-bed mortar joints. (TMS 602/ACI 530/ASCE6, Art. 3.3 B.9, 3.3 F.1.b)	X(b)	X(c)
4.	Observe preparation of grout specimens, mortar specimens, and/or prisms. (TMS 602, Art. 1.4 B.2a.3, 1.4 B.2.b.3, 1.4 B.2.c.3, 1.4 B.3 & 1.4 B.4)		X

QUALITY ASSURANCE

- Testing laboratory shall submit reports indicating results and observations of tests and inspections and stating compliance or noncompliance with contract documents to Architect (Structural Engineer) and to Governing Code Authority. Contractor shall reimburse Owner for costs related to tests and inspections of unidentifiable materials or materials furnished without certified laboratory test reports, materials found deficient after initial tests and inspections, or materials replacing deficient materials. See Specifications for additional test and inspection requirements.
- Provide cement, aggregates, reinforcing steel, structural steel, high-strength bolts, etc., from identifiable tested stock. Submit certified laboratory test reports to Architect (Structural Engineer) and to Governing Code Authority. If materials cannot be identified or if certified laboratory test reports cannot be made available, testing laboratory will perform tests to determine conformance with contract documents as directed by Architect (Structural Engineer).
- Testing laboratory shall provide special inspection, complying with LABC Section 1704 (unless otherwise noted), for the following:
 - Concrete and reinforcing steel where specified concrete compressive strength is greater than 2500 psi.
 - Bolts installed in concrete.
 - Masonry including testing required to verify specified compressive strength (fm) as stipulated in CBC Section 2105.
 - Field welding including shear studs.
 - High-strength bolts.
- Testing laboratory shall review concrete mix design data and shall perform the following concrete tests at frequency indicated in as indicated in Required Inspections of Reinforced Concrete in Quality Assurance Section.
- Testing laboratory shall perform the following tests in structural steel as indicated in Required Inspections of Structural Steel in Quality Assurance Section.
- A copy of the Los Angeles Research Report and/or conditions of listing shall be made available at the job site.

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STRUCTURAL ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
No. 5285
STATE OF CALIFORNIA
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PROJECT TITLE
2853 West Boulevard
Los Angeles, California 90016

OWNER: Joanna Ostrander
2853 West Boulevard
Los Angeles, California 90016

2853 West
Construction Documents

REVISIONS
Rev. # Date Desc.
09/17/21 BUILDING DEPARTMENT SUBMITTAL
04/28/22 BUILDING DEPARTMENT RESUBMITTAL
06/24/22 BUILDING DEPARTMENT RESUBMITTAL
09/30/22 STATE SUBMITTAL
03/17/23 ARCH. REVISION
11/11/23 REVISION 1

Plan Check Number _____
Zoning Number _____

SHEET TITLE _____ SHEET INFORMATION _____
CHECK BY _____
DRAWN BY ESE
DATE 03/17/2023
SCALE 1/2" = 1'-0"
JOB NUMBER 21-SW09
PKNE

GENERAL NOTES

SHEET NUMBER
S013

ANCHOR	CODE REPORTS			BASE MATERIAL
	ICC-ES	IAPMO	LARR	
SIMPSON "SET-XP"	2508	---	25744	CRACKED/UNCRACKED CONCRETE
SIMPSON "SET-XP (R)"	---	265	25965	GROUT-FILLED C.M.U.
SIMPSON "AT-XP (R)"	---	281	25966	GROUT-FILLED C.M.U.
SIMPSON "ET-22"	---	---	25120	UNREINFORCED MASONRY
HILTI "HIT-HY 200"	3187	---	25964	CRACKED/UNCRACKED CONCRETE
HILTI "HIT-HY 200"	3963	---	26077	GROUT-FILLED C.M.U.
HILTI "HIT-RE 500 V3"	3814	---	26028	CRACKED/UNCRACKED CONCRETE
HILTI "HIT-HY 70"	3342	---	25947	GROUT-FILLED C.M.U./UNREINFORCED MASONRY
HILTI "HIT-RE-100"	---	3829	26027	CRACKED/UNCRACKED CONCRETE
DEWALT "AC200+"	4027	---	---	CRACKED/UNCRACKED CONCRETE
DEWALT "AC100+ GOLD"	2582	---	---	CRACKED/UNCRACKED CONCRETE
DEWALT "AC100+ GOLD"	3200	---	26049	GROUT-FILLED C.M.U.
DEWALT "AC200+ GOLD"	4150	---	---	UNREINFORCED MASONRY
DEWALT "PURE 110+"	3298	---	---	CRACKED/UNCRACKED CONCRETE

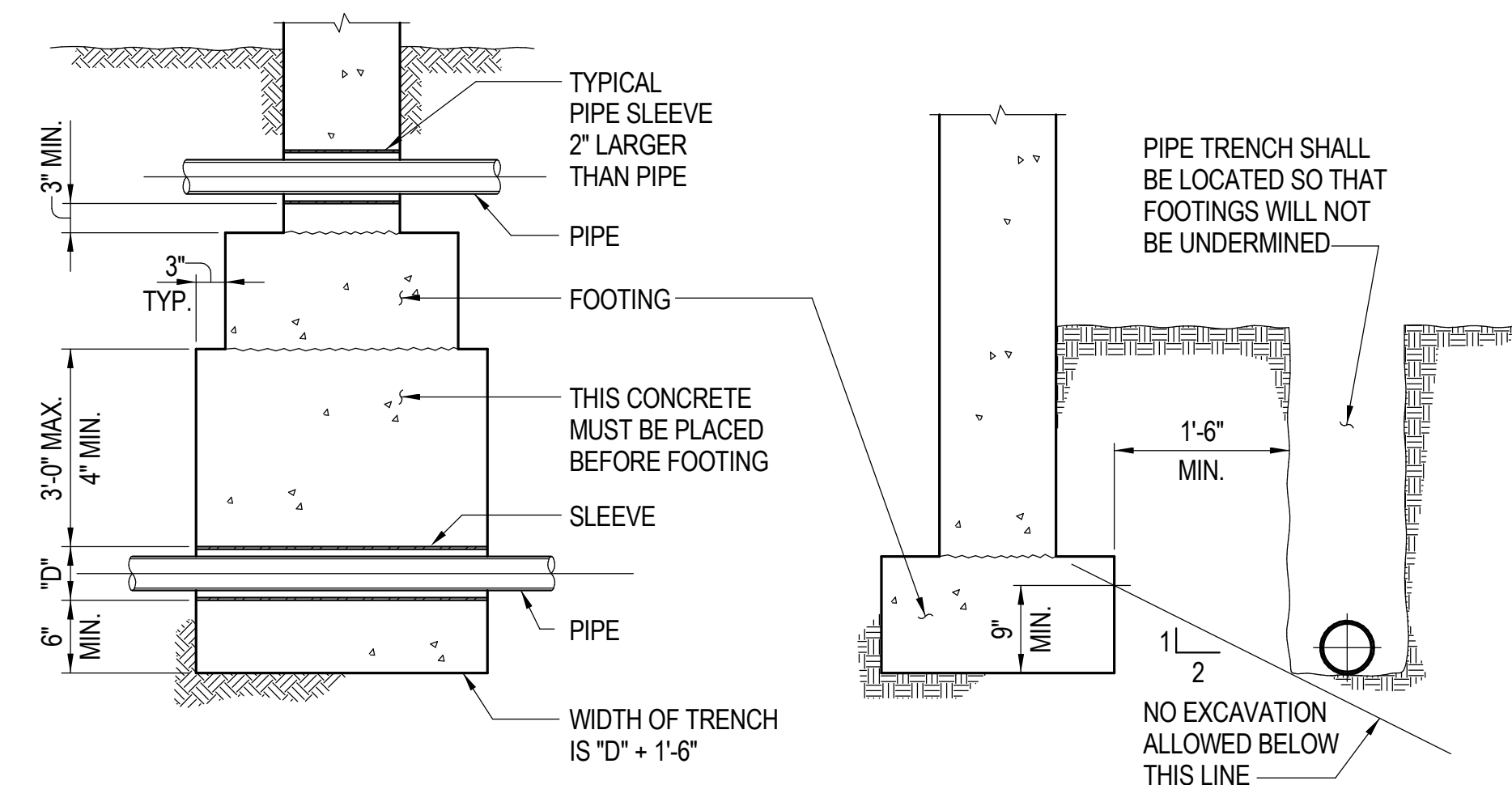
NOTES:

1. ALL ANCHORS AND REINFORCING BARS NOTED AS IN EPOXY SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
2. SPECIAL INSPECTION SHALL COMPLY WITH SECTION 1705.3 OF CBC/LABC.
3. EPOXY ANCHOR TO BE USED ONLY WHERE INDICATED ON DRAWINGS.

TYPICAL ADHESIVE FOR POST-INSTALLED ANCHOR AND REINFORCING BAR TABLE

TC111_01

8



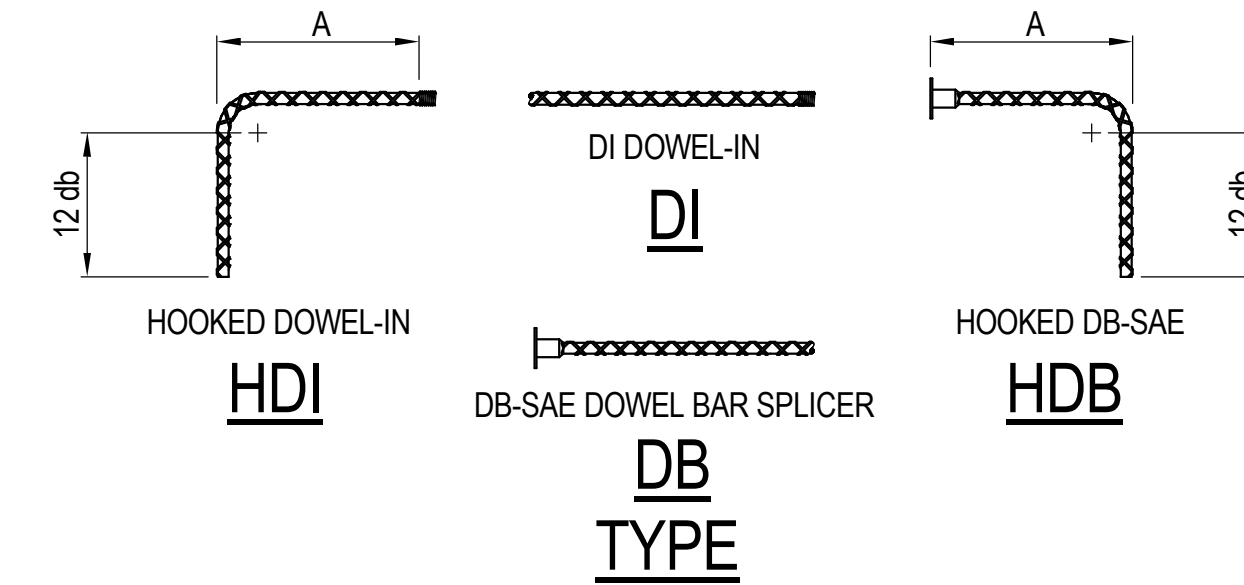
PIPES THRU FOUNDATION

PIPE AND TRENCH AT FOUNDATION

TYPICAL PIPE THRU FOUNDATION DETAILS

TCF101

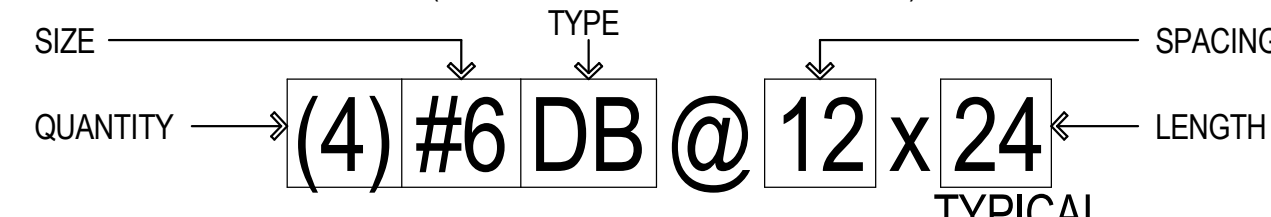
3



HOOKED REBAR BEND DIMENSIONS									
BAR SIZE	#4	#5	#6	#7	#8	#9	#10	#11	
MIN. "A" DIMENSION U.N.O.	SEE TYPICAL STRAIGHT AND HOOKED EMBEDMENT LENGTH SCHEDULE								

RICHMOND ANCHOR DESIGNATION

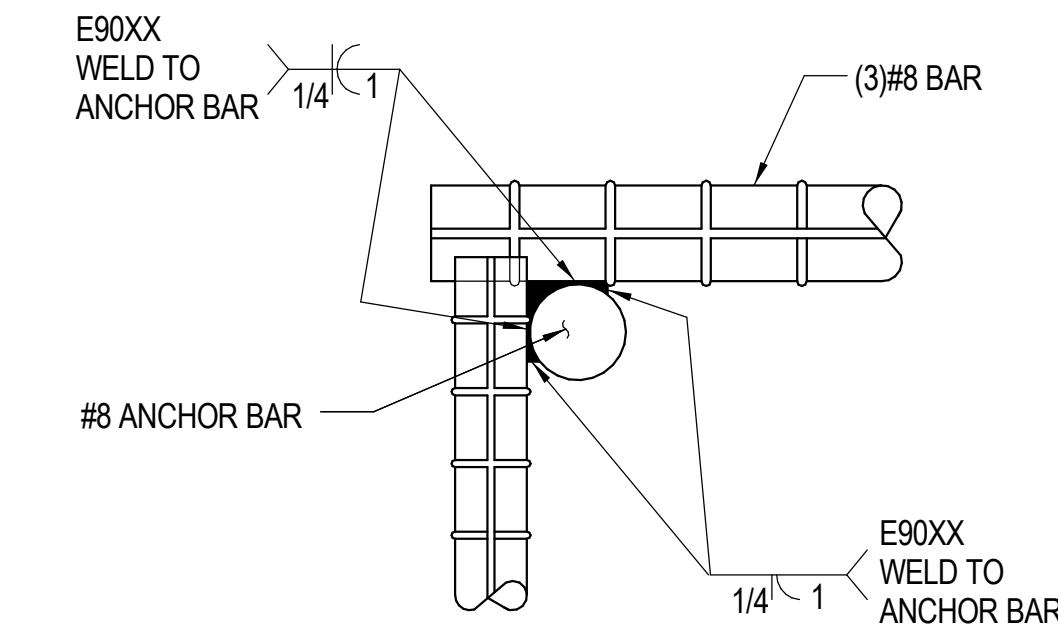
(L.A. RESEARCH REPORT: RR 25927)



RICHMOND ANCHORING SYSTEM DETAIL

TC103A

5

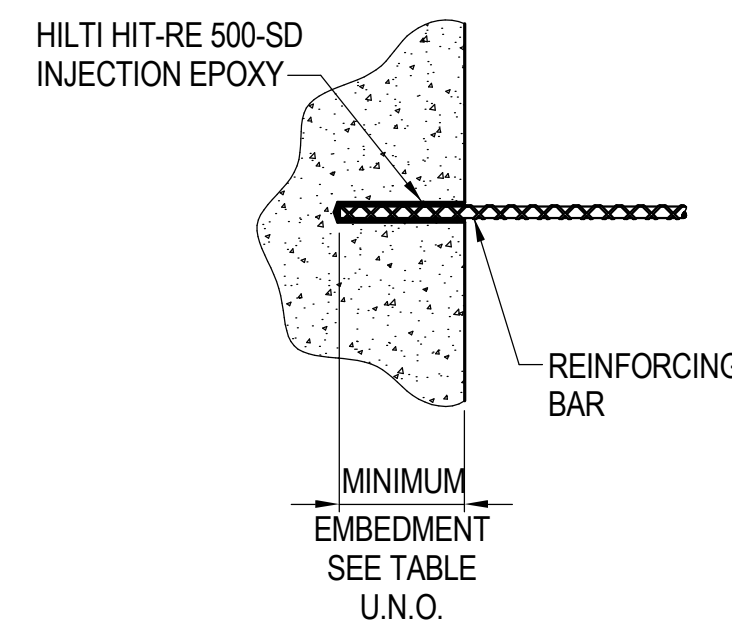


NOTE:
ASTM A706 GRADE 60 WELDABLE REBAR
TYPICAL FOR ALL BARS TO BE WELDED

TYPICAL BAR WELD AT CORBEL DETAIL

TC108

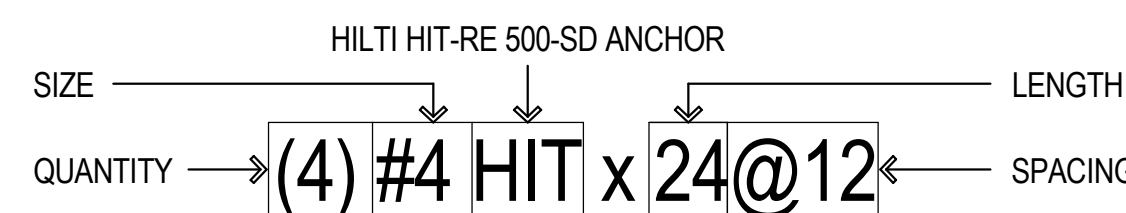
2



BAR SIZE	MINIMUM EMBEDMENT DEPTH	
	CRACKED CONCRETE (h _{ef,cr})	UNCRACKED CONCRETE (h _{ef,un-cr})
#3	6 1/2"	4 3/4"
#4	9"	6 3/4"
#5	11 1/2"	8 1/2"
#6	14"	10 1/2"
#7	18"	15"
#8	22"	17 3/4"
#9	26 1/2"	20 1/2"
#10	33 1/4"	23 3/4"
#11	40 1/4"	29 1/2"

HILTI HIT-RE 500-SD ANCHORS DESIGNATION

(L.A. REPORT RR-25700)



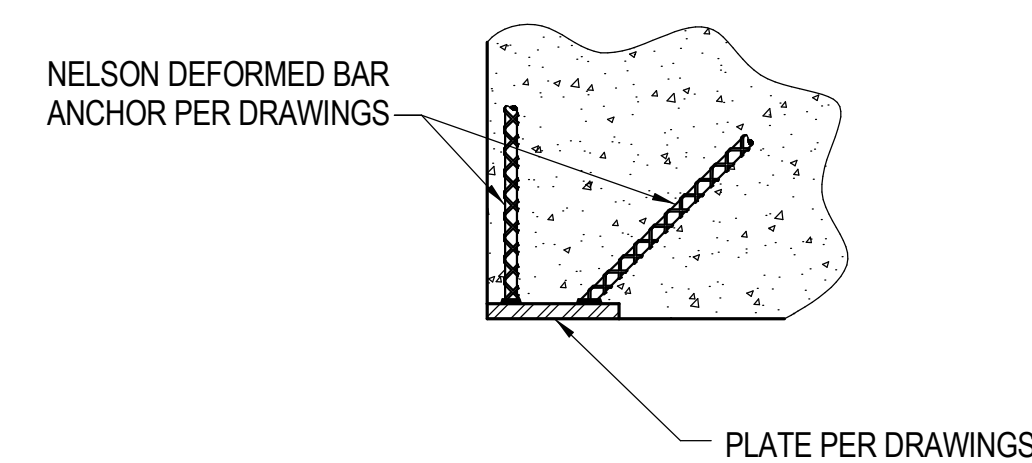
TYPICAL HILTI HIT-RE 500-SD ANCHOR SCHEDULE

TC106A

6

NOTES:

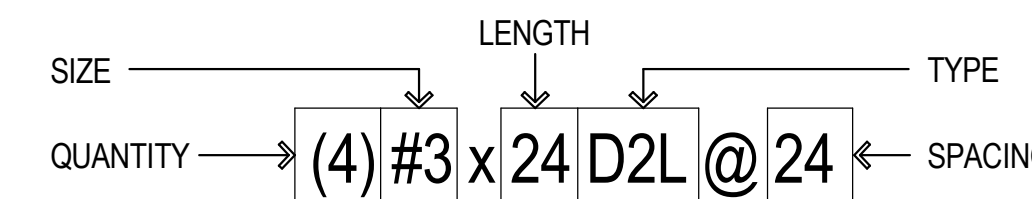
1. ALL VALUES INDICATED IN THE TABLE ABOVE ARE "HILTI HIT-RE 500-SD" EPOXY ANCHORS. CITY OF LOS ANGELES RESEARCH REPORT NUMBER RR-25700, DATED APRIL 28, 2008.
2. SPECIAL INSPECTION SHALL COMPLY WITH SECTION 1704.13 OF THE 2008 CITY OF LOS ANGELES BUILDING CODE FOR ANCHORAGES IN CONCRETE.
3. ALL DEFORMED REINFORCING BARS NOTED AS IN EPOXY SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. SEE TABLE ABOVE FOR MINIMUM EMBEDMENT LENGTHS (ANCHORS TO BE INSTALLED IN NORMAL WEIGHT CONCRETE ONLY).
4. USE EMBEDMENT DEPTH IN TABLE ABOVE FOR CRACKED CONCRETE (h_{ef,cr}) TYPICAL U.N.O. BY ENGINEER.
5. TABULATED VALUES IN TABLE ABOVE DO NOT CONSIDER EDGE DISTANCE AND SPACING REQUIREMENTS.
6. THIS DETAIL TO BE USED ONLY WHERE INDICATED ON DRAWINGS.
7. MINIMUM REBAR YIELD STRENGTH SHALL BE AT LEAST 60,000 PSI.



NOTE:
ANCHORS CALLED OUT WITH THIS DESIGNATION ON DRAWINGS SHALL BE NELSON, FLUX FILLED DEFORMED BAR ANCHORS, TYPE D2L. SEE DRAWINGS FOR SIZE, LENGTH AND SPACING.

NELSON DEFORMED BAR ANCHOR DESIGNATION

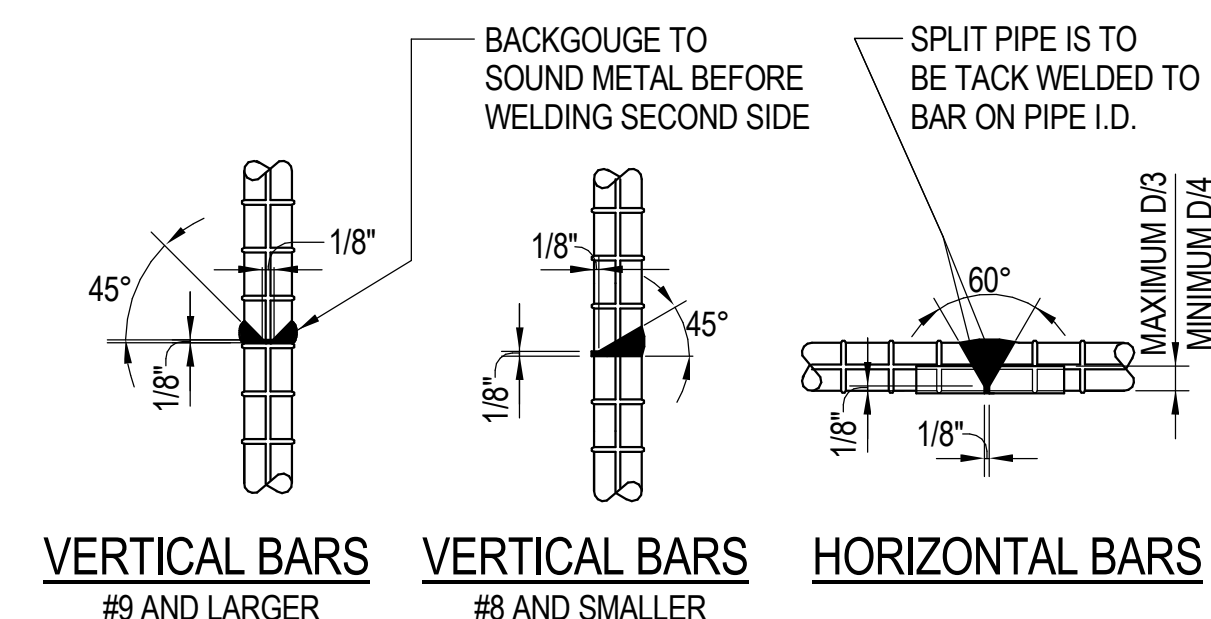
(L.A. RESEARCH REPORT: RR 25860)



TYPICAL NELSON DEFORMED BAR ANCHOR DETAIL

TC104A

4



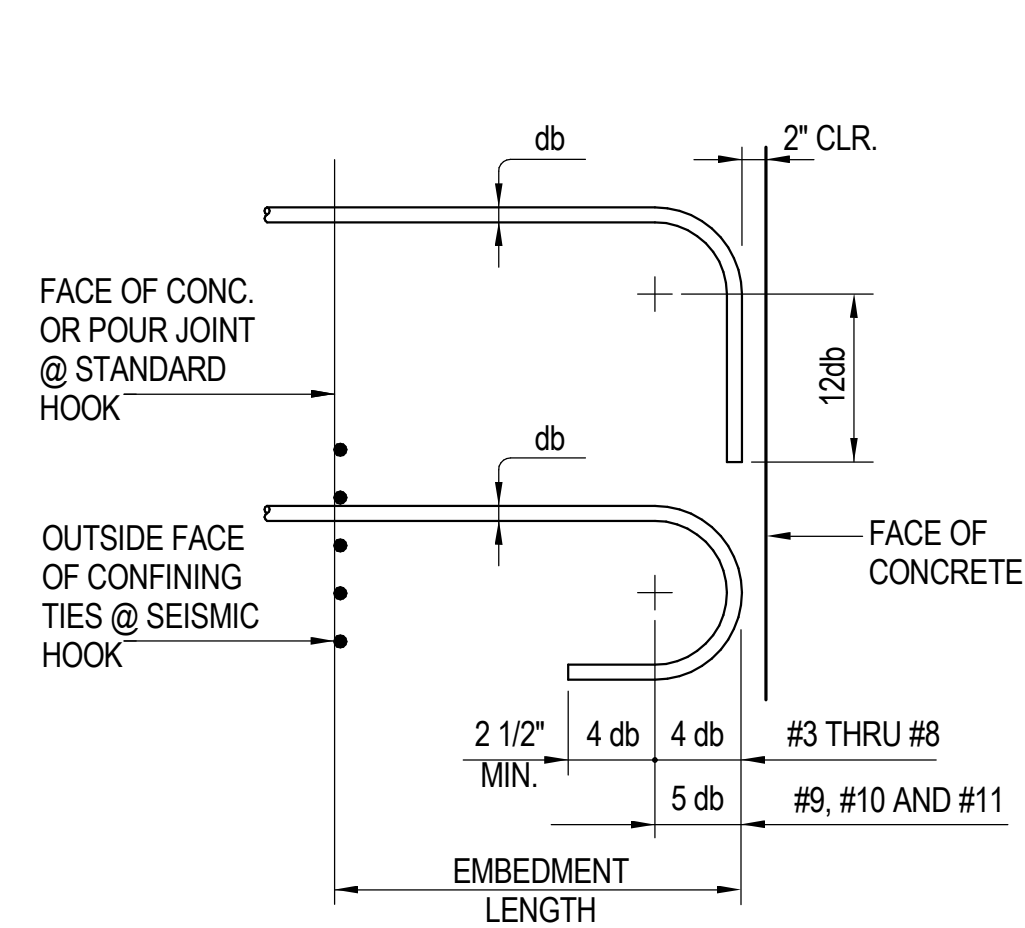
TYPICAL WELDED BUTT SPLICE DETAIL

TC102_08

1

REV. #	DATE	DESC.
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04/28/22		BUILDING DEPARTMENT RESUBMITTAL
06/24/22		BUILDING DEPARTMENT RESUBMITTAL
09/30/22		STATE SUBMITTAL
03/17/23		ARCH. REVISION
11/11/23		REVISION 1

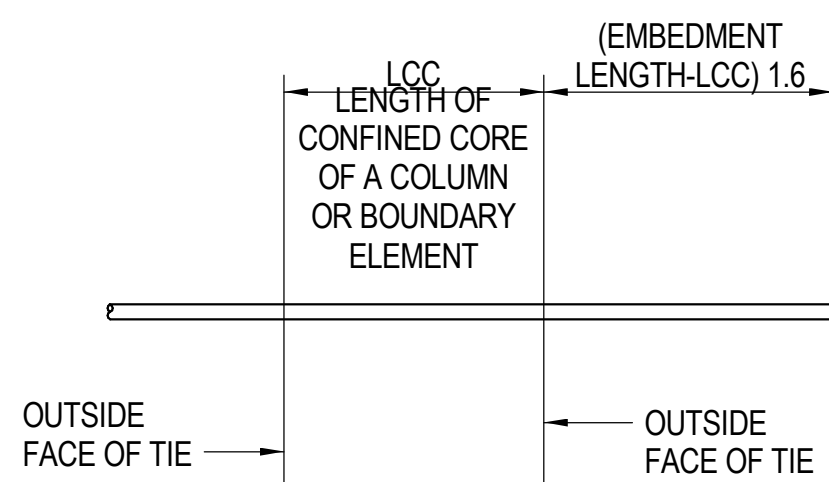
PKNE	JOB NUMBER	SCALE	DATE	DRAWN BY	CHECKER
	21-S009	As indicated	03/17/2023	ESE	



NOTES:

- ALL HOOKED BARS SHALL EXTEND AS FAR AS POSSIBLE TO THE OPPOSITE FACE WITH A MINIMUM 2" END COVER AND EMBEDMENT NOT LESS THAN THE SCHEDULE.
- MINIMUM SIDE COVER = 2 1/2"
- FOR WALL FOOTING DOWEL EMBEDMENT LENGTHS SEE "TYPICAL CONCRETE WALL DOWEL EMBEDMENT AND LAP SCHEDULE"

STANDARD HOOK DETAILS



NOTES:

- STRAIGHT BARS TERMINATED AT A JOINT SHALL PASS THROUGH THE CONFINED CORE OF A SEISMIC COLUMN OR BOUNDARY ELEMENT. ANY PORTION OF THE STRAIGHT EMBEDMENT NOT WITHIN THE CONFINED CORE SHALL BE INCREASED BY A FACTOR OF 1.6.

STRAIGHT BARS AT A JOINT (FOR MOMENT FRAME ONLY)

REINFORCING EMBEDMENT NOTES

- TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BARS.
- BOTTOM BARS ARE ALL VERTICAL BARS AND HORIZONTAL BARS WITH LESS THAN 12" OF CONCRETE CAST BELOW HORIZONTAL BARS.
- FOR LIGHTWEIGHT CONCRETE MULTIPLY THE LENGTHS IN THE SCHEDULE BY 1.3.
- FOR GRADE 75 REINFORCING MULTIPLY THE LENGTHS IN THE SCHEDULE BY 1.25.
- FOR GRADE 80 REINFORCING MULTIPLY THE LENGTHS IN THE SCHEDULE BY 1.33.
- FOR 3 BAR BUNDLE MULTIPLY THE LENGTHS IN THE SCHEDULE BY 1.20. FOR 4 BAR BUNDLE MULTIPLY THE LENGTHS IN THE SCHEDULE BY 1.33.
- FOR BUNDLED BARS, AN EFFECTIVE BAR DIAMETER SHALL BE USED FOR DETERMINING COVER AND SPACING LIMITATIONS.

A. FOR 2 BAR BUNDLE $d_{be} = 1.60 \sqrt{\text{BAR AREA}}$
B. FOR 3 BAR BUNDLE $d_{be} = 1.95 \sqrt{\text{BAR AREA}}$
C. FOR 4 BAR BUNDLE $d_{be} = 2.26 \sqrt{\text{BAR AREA}}$

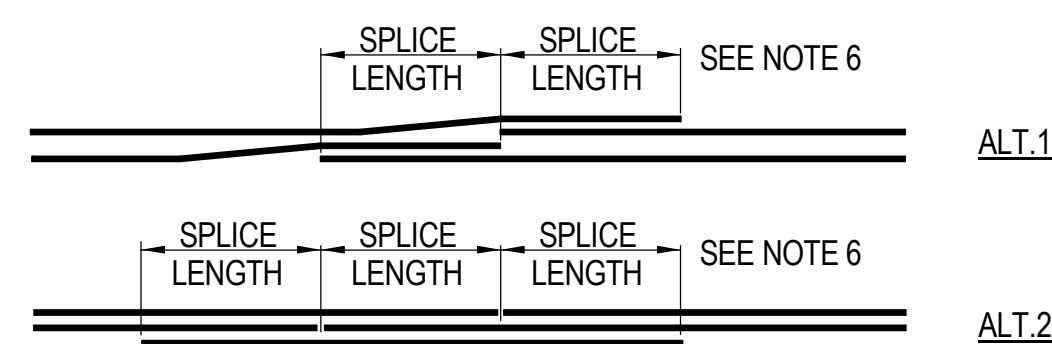
DEVELOPMENT TYPE	CATEGORY	DESCRIPTION	AREA (sq.in.)	0.11		0.20		0.31		0.44		0.60		0.79		1.00		1.27		1.56				
				DIAMETER db		0.375		0.500		0.625		0.750		0.875		1.000		1.128		1.270		1.410		
				NORMAL WEIGHT CONCRETE f _c PSI	#3	#4	#5	#6	#7	#8	#9	#10	#11	TOP	BOT.	TOP	BOT.	TOP	BOT.	TOP	BOT.	TOP	BOT.	TOP
STRAIGHT TENSION EMBEDMENT (CLASS A)	1	COVER ≥2db AND CLEAR SPACING ≥4db	3000	16	12	18	14	22	17	26	20	38	29	43	33	49	37	55	42	61	47			
			4000	16	12	16	12	19	15	23	18	33	25	37	29	42	33	47	37	53	41			
			5000	16	12	16	12	17	13	20	16	29	23	34	26	38	29	43	33	47	36			
			6000	16	12	16	12	16	12	19	14	27	21	31	24	34	27	39	30	43	33			
	2	ALL OTHERS	3000	22	17	29	22	36	28	43	33	63	48	72	55	81	62	91	70	101	78			
			4000	19	15	25	19	31	24	37	29	54	42	62	48	70	54	79	61	87	67			
			5000	17	13	23	17	28	22	34	26	49	38	56	43	63	48	71	54	78	60			
			6000	16	12	21	16	26	20	31	24	45	34	51	39	57	44	64	50	71	55			
	3	COVER <db OR CLEAR SPACING <2db	3000					54	42	65	50	94	72	107	83	121	93	136	105	151	116			
			4000					47	36	56	43	81	63	93	72	105	81	118	91	131	101			
			5000					42	32	50	39	73	56	83	64	94	72	106	81	117	90			
			6000					38	30	46	35	67	51	76	59	85	66	96	74	107	82			
SEISMIC	STRAIGHT BAR ANCHORED IN SEISMIC FRAME COLUMN	3000	23	16	30	22	37	27	45	32	52	37	59	43	67	48	75	54	84	60				
		4000	21	15	26	19	32	23	39	28	45	32	52	37	58	42	65	47	73	52				
		5000	21	15	23	17	29	21	35	25	40	29	46	33	52	37	59	42	65	47				
		6000	21	15	21	15	27	19	32	23	37	27	42	30	47	34	53	38	59	43				
HOOK EMBEDMENT	STANDARD	ALL OTHERS	3000	6		8		10		12		14		16		18		20		22				
			4000	6		7		9		10		12		14		16		17		19				
			5000	6		6		8		9		11		12		14		16		17				
			6000	6		6		7		9		10		11		13		14		16				
	SEISMIC	HOOK ANCHORED IN SEISMIC FRAME COLUMN	3000	7		9		11		13		15		17		19		22		24				
			4000	6		8		10		11		13		15		17		19		21				
			5000	6		7		9		10		12		14		15		17		19				
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TYPICAL STRAIGHT AND HOOKED EMBEDMENT LENGTH SCHEDULE 2

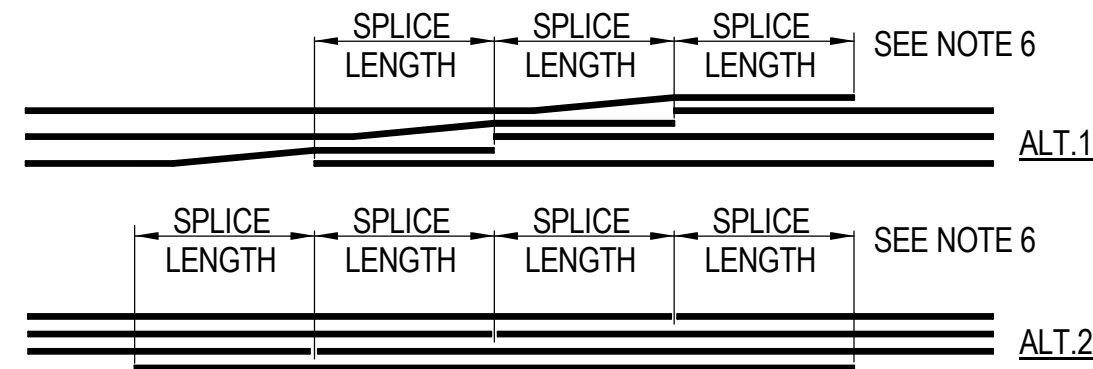
REINFORCING SPLICE NOTES

- TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BARS.
- BOTTOM BARS ARE ALL VERTICAL BARS AND HORIZONTAL BARS WITH LESS THAN 12" OF CONCRETE CAST BELOW HORIZONTAL BARS.
- FOR LIGHTWEIGHT CONCRETE MULTIPLY THE LENGTHS IN THE SCHEDULE BY 1.3.
- FOR GRADE 75 REINFORCING MULTIPLY THE LENGTHS IN THE SCHEDULE BY 1.25.
- FOR GRADE 80 REINFORCING MULTIPLY THE LENGTHS IN THE SCHEDULE BY 1.33.
- FOR 2 BAR BUNDLE MULTIPLY THE LENGTHS IN THE SCHEDULE BY 1.20.
- FOR 3 BAR BUNDLE MULTIPLY THE LENGTHS IN THE SCHEDULE BY 1.33.
- FOR BUNDLED BARS, AN EFFECTIVE BAR DIAMETER SHALL BE USED FOR DETERMINING COVER AND SPACING LIMITATIONS.
- WHEN BARS OF DIFFERENT SIZE ARE LAP SPICED, SPLICE LENGTH SHALL BE THE GREATER OF DEVELOPMENT LENGTH OF THE LARGER BAR AND "CLASS B" OF THE SMALLER BAR.

- A. FOR 2 BAR BUNDLE $d_{be} = 1.60 \sqrt{\text{BAR AREA}}$
 B. FOR 3 BAR BUNDLE $d_{be} = 1.95 \sqrt{\text{BAR AREA}}$



2 BAR BUNDLE SPLICE DETAILS



3 BAR BUNDLE SPLICE DETAILS

BUNDLE LAP SPLICES

NOTE: BARS SHALL BE BUNDLED WITH NO MORE THAN TWO BARS IN THE SAME PLANE (•••, ••, •).

LAP CLASS	CATEGORY	DESCRIPTION	AREA (sq.in.)	0.11		0.20		0.31		0.44		0.60		0.79		1.00		1.27		1.56			
				DIAMETER db		0.375		0.500		0.625		0.750		0.875		1.000		1.128		1.270		1.410	
				NORMAL WEIGHT CONCRETE f _c PSI	#3	#4	#5	#6	#7	#8	#9	#10	#11	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT
CLASS B	1	COVER ≥2db AND CLEAR SPACING ≥4db	3000	21	16	23	18	28	22	34	26	49	38	56	43	63	49	71	55	79	61		
			4000	21	16	21	16	25	19	29	23	43	33	49	37	55	42	62	47	68	53		
			5000	21	16	21	16	22	17	26	20	38	29	44	34	49	38	55	43	61	47		
			6000	21	16	21	16	21	16	24	19	35	27	40	31	45	34	50	39	56	43		
	2	ALL OTHERS	3000	28	22	38	29	47	36	56	43	81	63	93	72	105	81	118	91	131	101		
			4000	25	19	33	25	41	31	49	37	71	54	81	62	91	70	102	79	114	87		
			5000	22	17	29	23	36	28	44	34	63	49	72	56	81	63	92	71	102	78		
			6000	21	16	27	21	33	26	40	31	58	45	66	51	74	57	84	64	93	71		
	3	COVER <db OR CLEAR SPACING <2db	3000					70	54	84	64	122	94	139	107	157	121	177	136	196	151		
			4000					61	47	73	56	106	81	121	93	136	105	153	118	170	131		
			5000					54	42	65	50	95	73	108	83	121	94	137	105	152	117		
			6000					50	38	59	46	86	67	99	76	111	85	125	96	139	107		

TYPICAL REINFORCING GRADE 60 SPLICE SCHEDULE 1



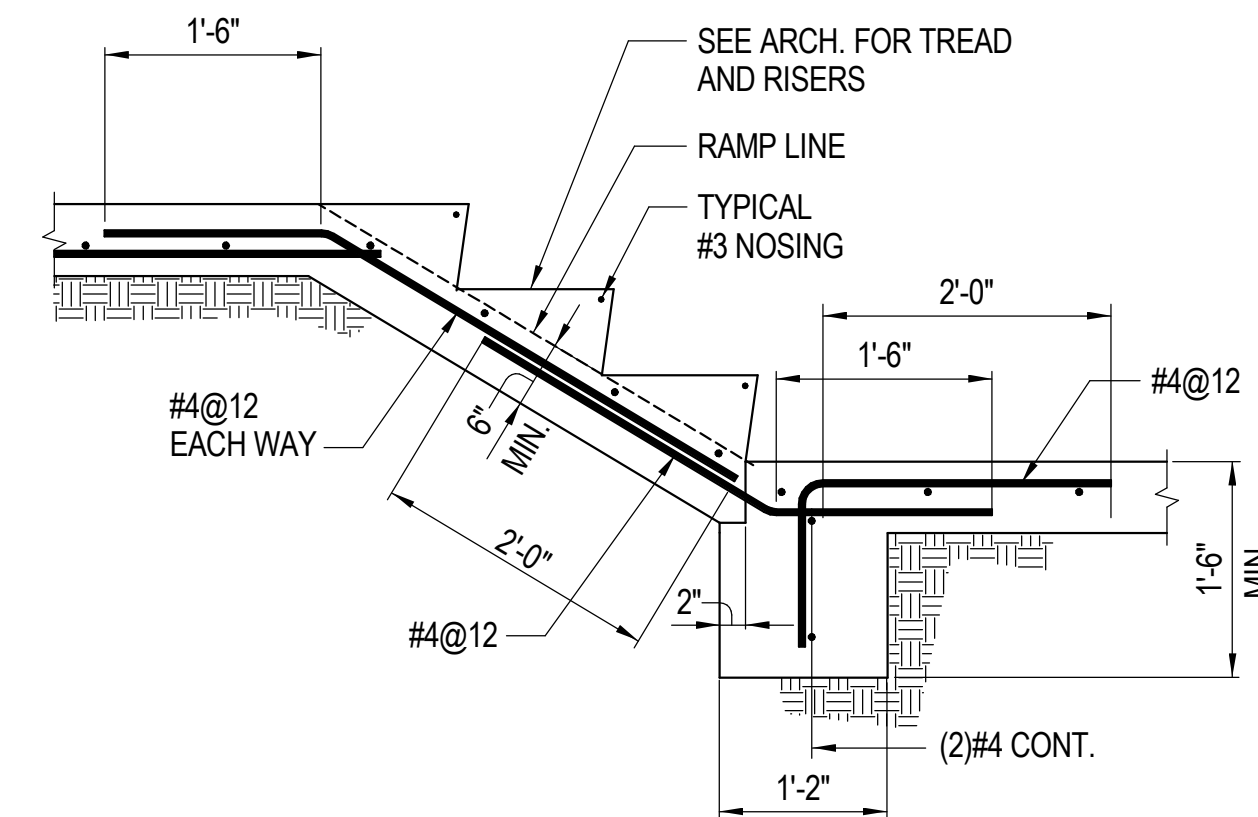
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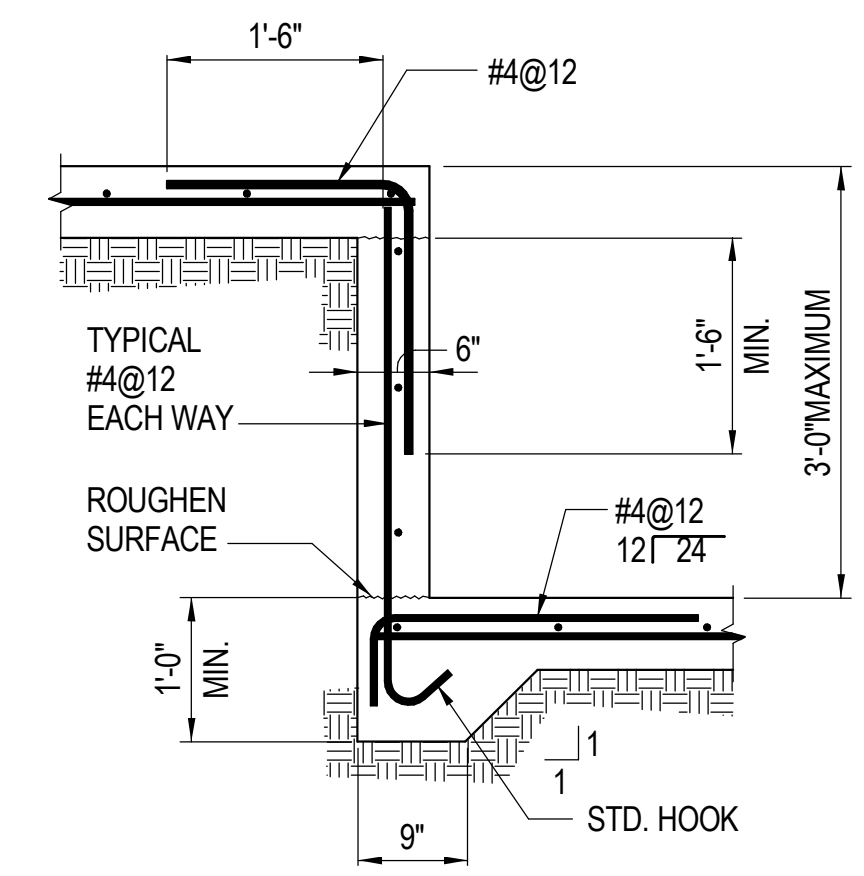
2853 West
 Construction Documents

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06/24/22		BUILDING DEPARTMENT RESUBMITTAL
09/30/22		STATE SUBMITTAL ARCH. REVISION
03/17/23		REVISION 1

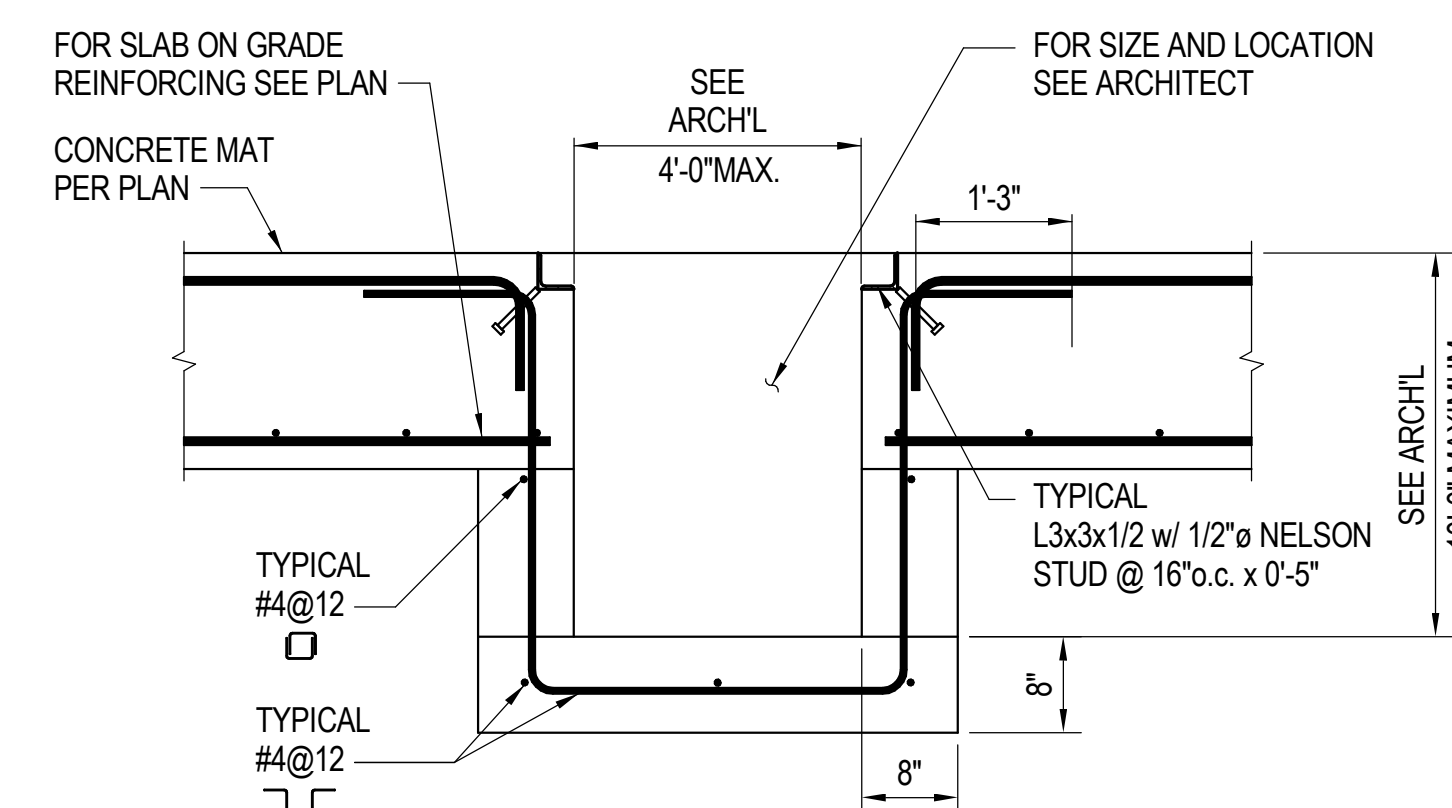
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 Zoning Number
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 SHEET INFORMATION
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 JOB NUMBER
 SCALE
 DATE
 DRAWN BY
 CHECKER
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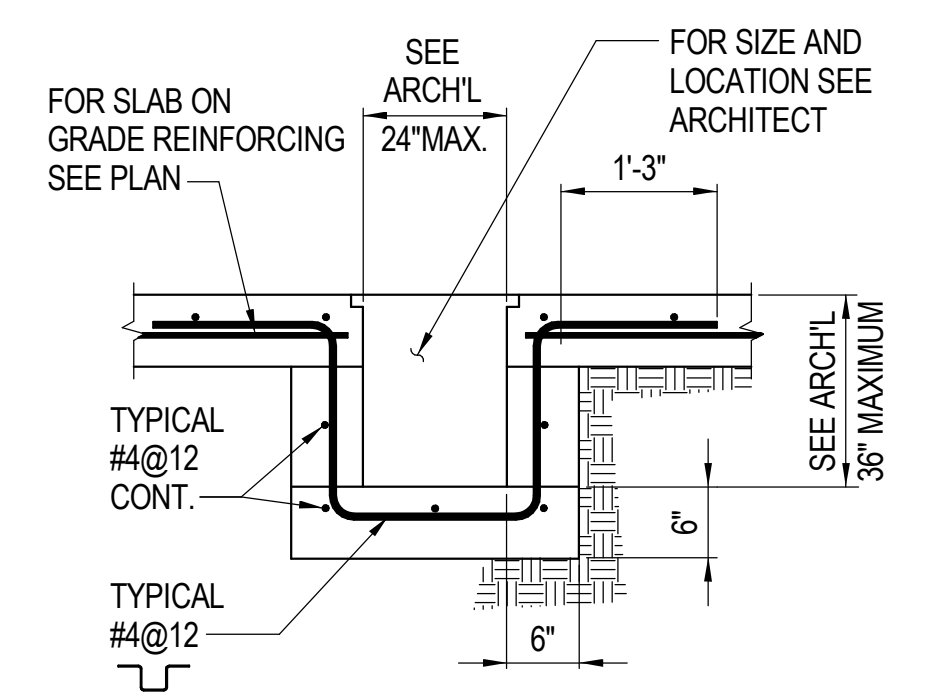
STAIR OR RAMP ON GRADE (D)



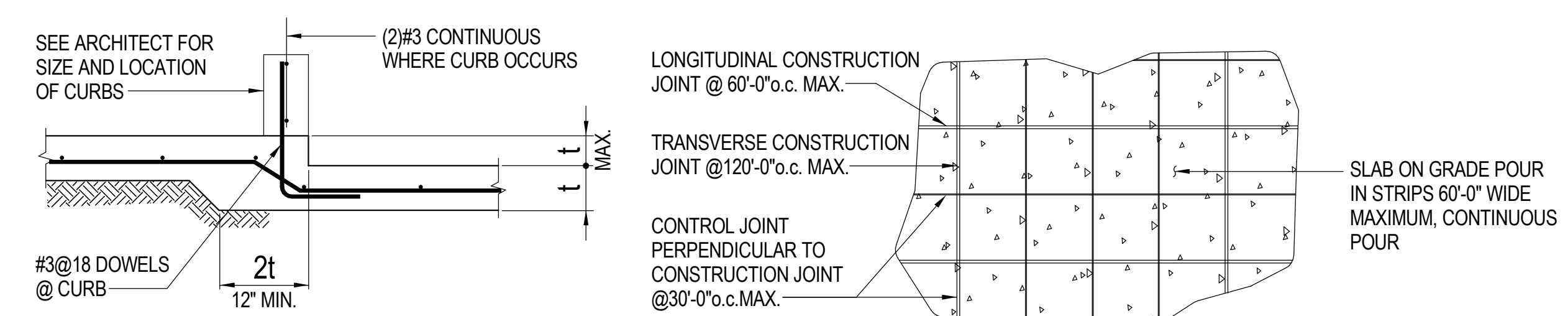
CONCRETE RETAINING WALL (C)



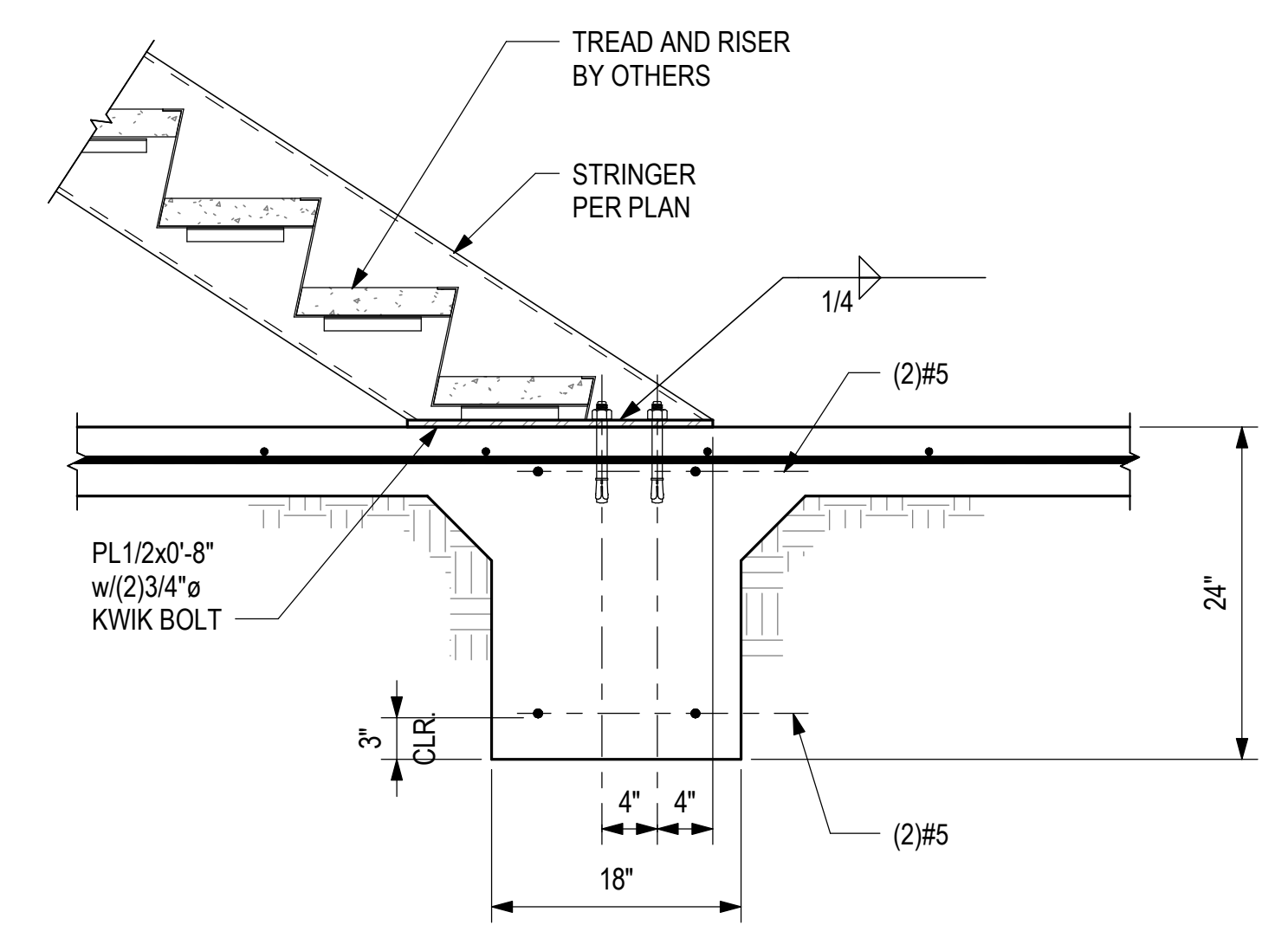
SUMP PIT (B)



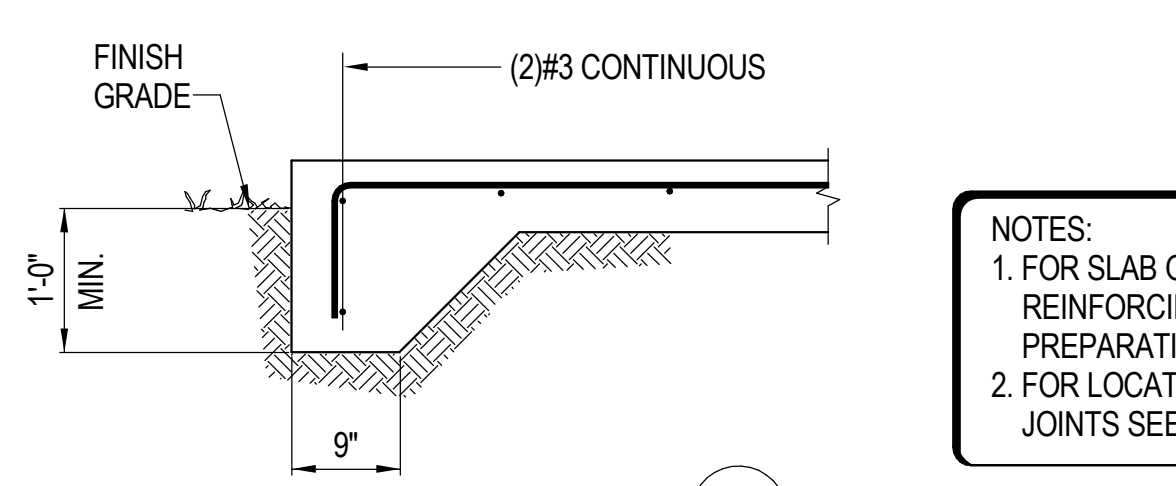
TRENCH DRAIN (A)
TYPICAL SLAB ON GRADE DETAILS (2)



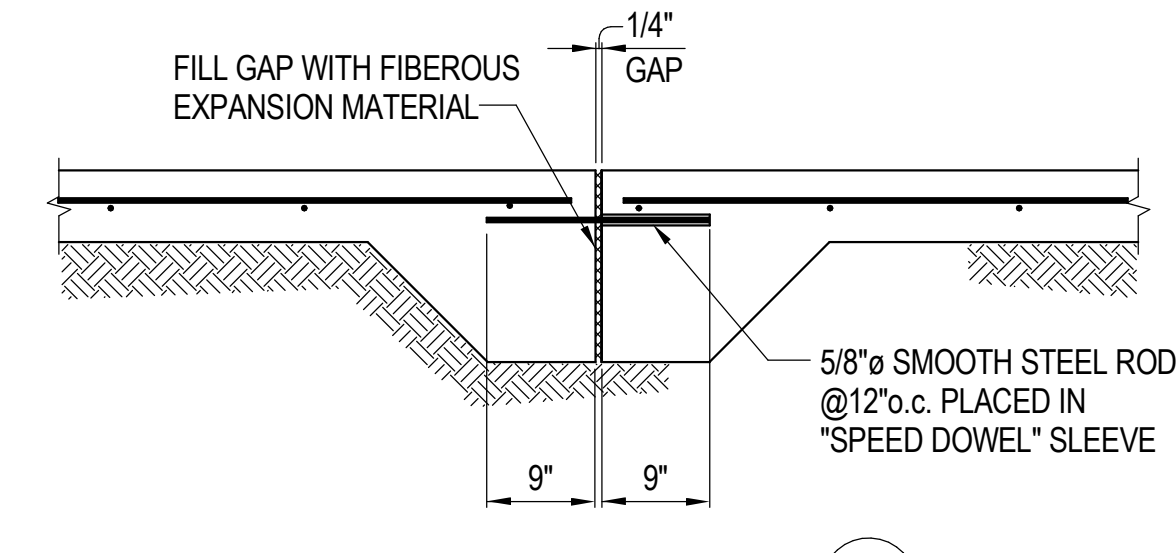
CURB AND SLAB DEPRESSION (E)



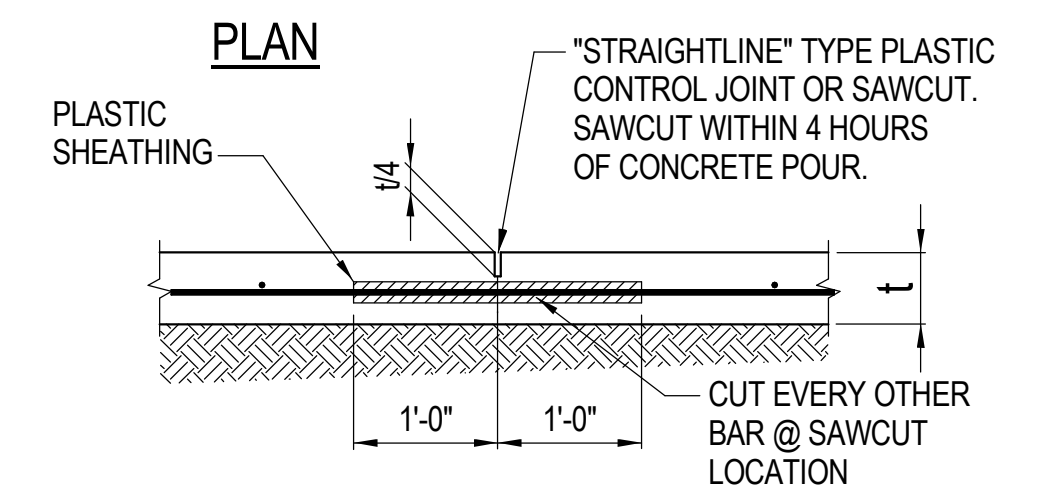
TYPICAL STAIR STRINGER CONNECTION DETAIL AT FOUNDATION (3)
1" = 1'-0"



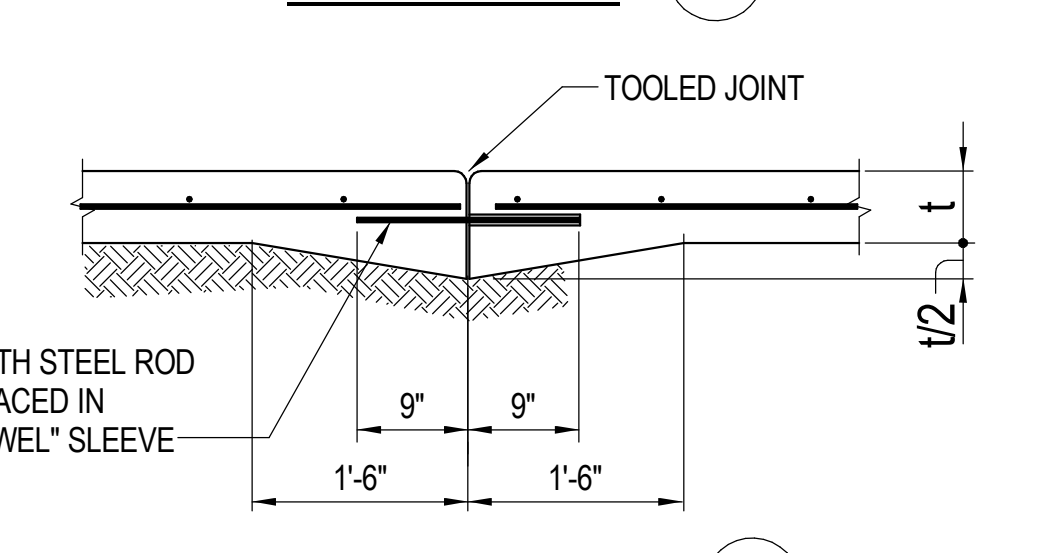
EDGE OF SLAB (D)



EXPANSION JOINT (C)



CONTROL JOINT (B)



CONSTRUCTION JOINT (A)

TYPICAL SLAB ON GRADE DETAILS (1)
TC301

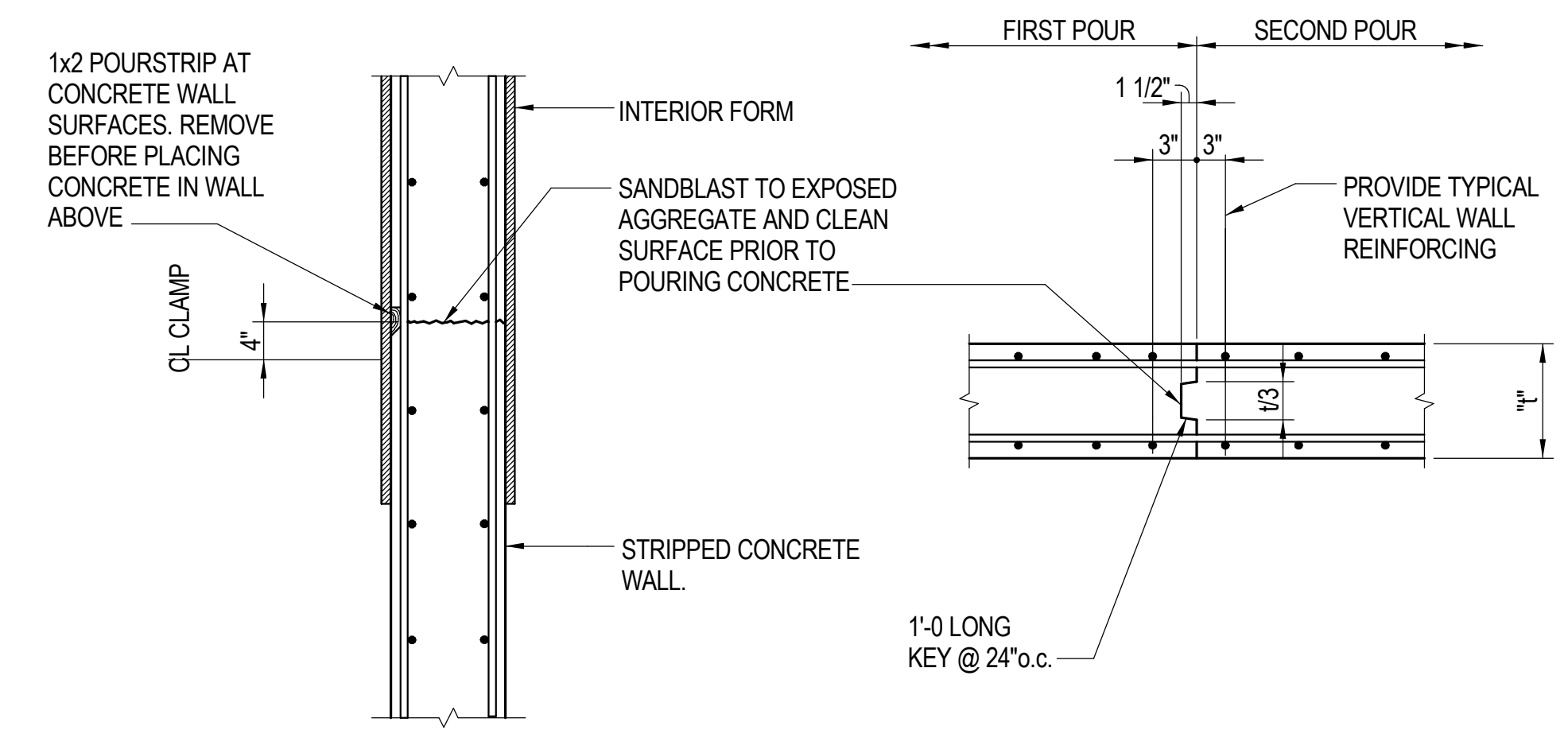
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04/28/22		BUILDING DEPARTMENT RESUBMITTAL
06/24/22		BUILDING DEPARTMENT RESUBMITTAL
09/30/22		STATE SUBMITTAL
03/17/23		ARCH. REVISION
11/11/23		REVISION 1

PKNE	JOB NUMBER	SCALE	DATE	DRAWN BY	CHECKER
	21-S009	As indicated	03/17/2023	ESE	

TYPICAL REBAR AND FOUNDATION DETAILS

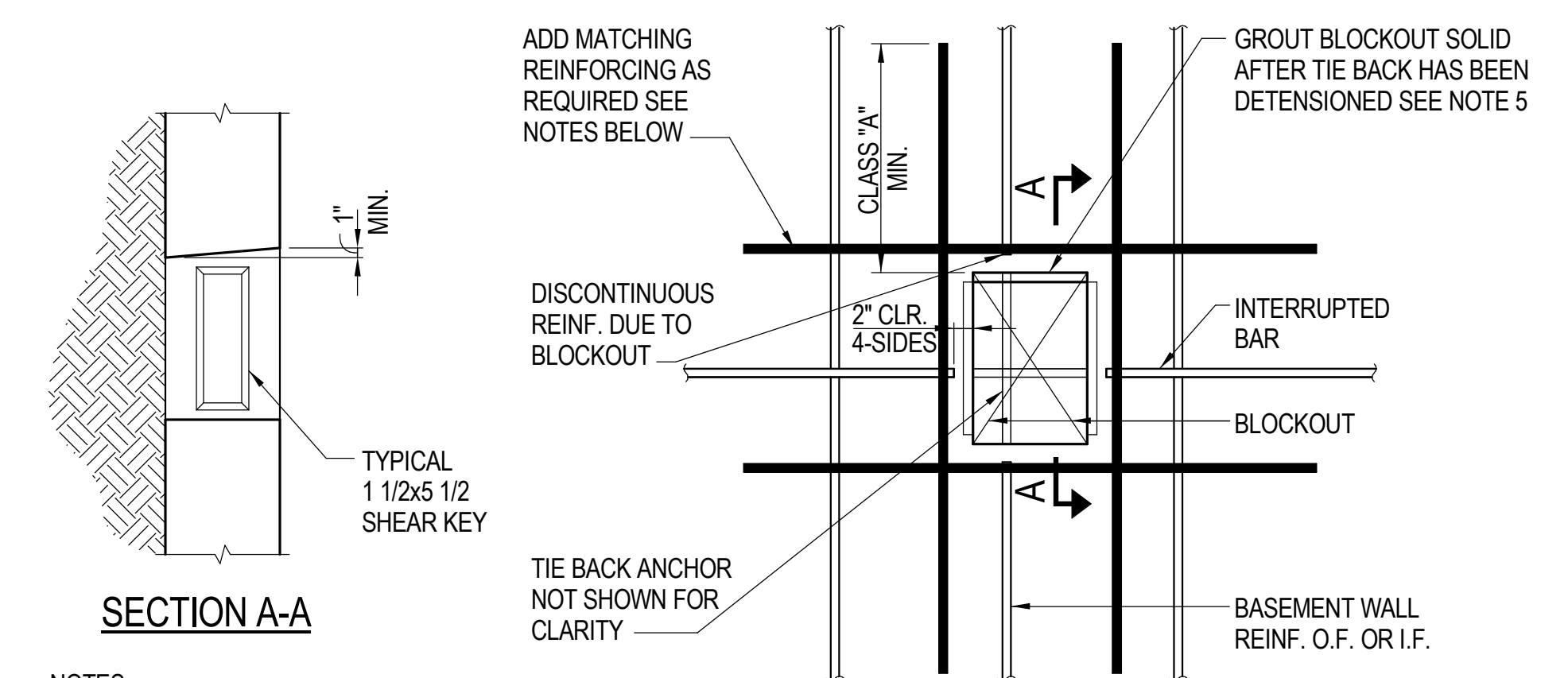
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S103



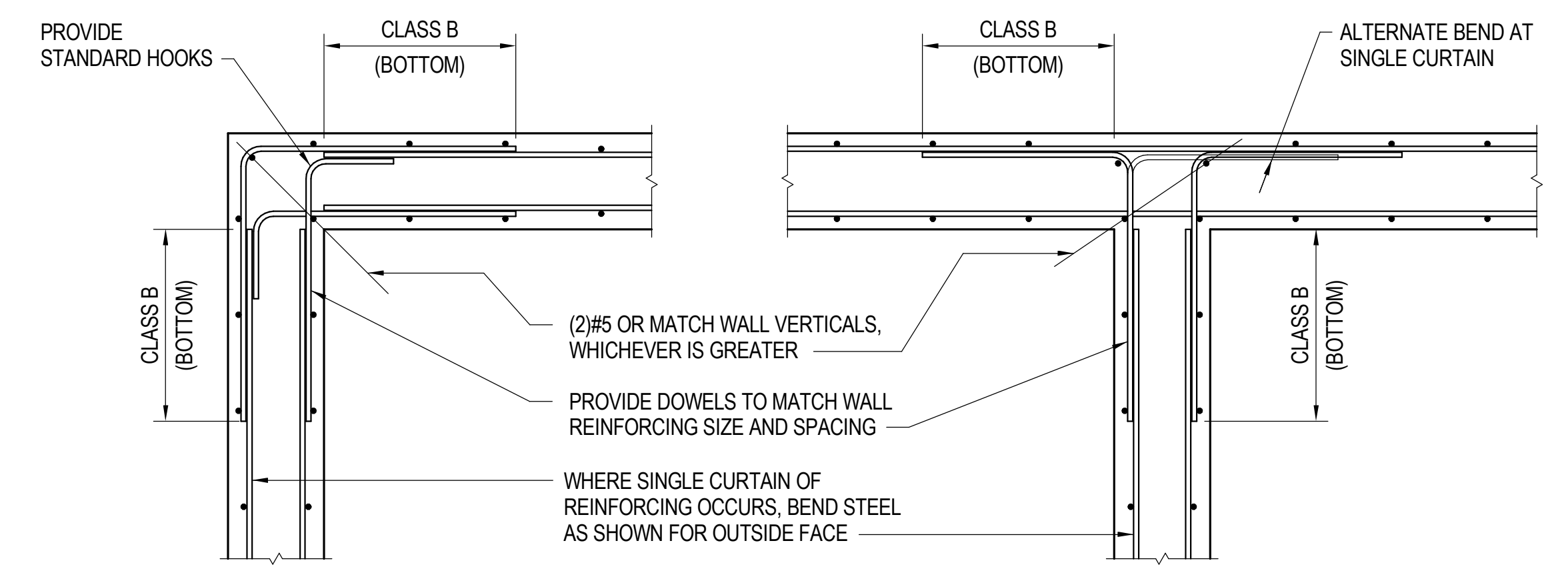
HORIZONTAL CONSTRUCTION JOINT
VERTICAL CONSTRUCTION JOINT

TYPICAL CONCRETE WALL CONSTRUCTION JOINT DETAILS **3**



- NOTES:
- WHERE EVEN NUMBER OF BARS ARE INTERRUPTED, ADD HALF THE NUMBER OF EVEN INTERRUPTED BARS TO EACH SIDE OF OPENING.
 - WHERE ODD NUMBER OF BARS ARE INTERRUPTED, ADD ONE AND FOLLOW NOTE 1.
 - DETAIL APPLIES FOR REINFORCING IN BOTH DIRECTIONS.
 - ALL ADDED BARS SHALL EXTEND CLASS "A" OR 24" MIN. WHICHEVER IS GREATER.
 - REINFORCE INSIDE THE BLOCKOUT WITH #4 @ 12 EA. WAY INSIDE FACE (I.F.) ONLY. (2 BAR MINIMUM EACH DIRECTION VERIFY WITH SHORING DRAWINGS FOR TIE BACKS TO REMAIN STRESSED) GROUT STRENGTH SHALL MATCH OR EXCEED WALL STRENGTH.
 - FOR CLASS "A" LAPS SEE "STRAIGHT TENSION EMBEDMENT" SCHEDULE.

TYPICAL SHOTCRETE WALL BLOCKOUT DETAIL **2**



- NOTES:
- PROVIDE THE FOLLOWING MINIMUM REINFORCING IN CONCRETE WALLS THAT ARE EQUAL TO OR LESS THAN THE THICKNESS INDICATED UNLESS NOTED OTHERWISE.
 - A. $\leq 6"$ CONCRETE WALLS #4 @ 12 EACH WAY
 - B. $> 6" \leq 8"$ CONCRETE WALLS #5 @ 18 EACH WAY
 - C. $> 8" \leq 10"$ CONCRETE WALLS #5 @ 15 EACH WAY
 - D. $> 10" \leq 12"$ CONCRETE WALLS #4 @ 16 EACH WAY EACH FACE
 - FOR DOWEL REINFORCING FROM FOUNDATION INTO WALLS, SEE TYPICAL CONCRETE WALL DOWEL EMBEDMENT AND LAP SCHEDULE.

TYPICAL CONCRETE WALL REINFORCING AT INTERSECTION DETAIL **1**

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REGISTERED PROFESSIONAL ENGINEER
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Los Angeles, California 90016

2853 West
Construction Documents

REVISIONS	Rev. #	Date	Desc.
	09/17/21		BUILDING DEPARTMENT SUBMITTAL
	04/28/22		BUILDING DEPARTMENT RESUBMITTAL
	06/24/22		BUILDING DEPARTMENT RESUBMITTAL
	09/30/22		STATE SUBMITTAL
	03/17/23		ARCH. REVISION
	11/11/23		REVISION 1

SHEET INFORMATION	
Plan Check Number	
Zoning Number	
SHEET TITLE	TYPICAL CONCRETE WALL DETAILS
CHECKER	Checker
CHECK BY	ESE
DATE	03/17/2023
SCALE	3/4" = 1'-0"
JOB NUMBER	21-S0009
PKNRE	



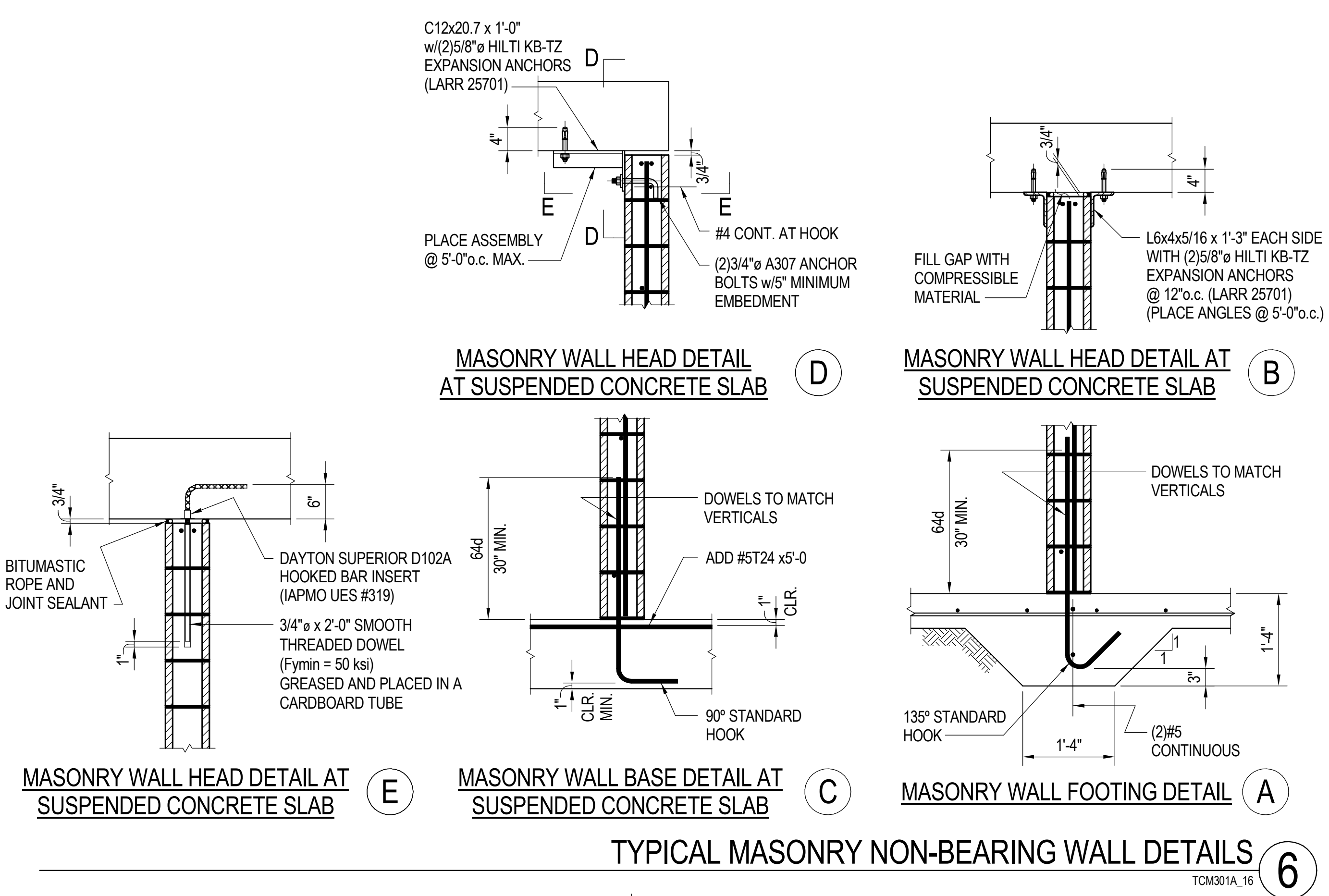
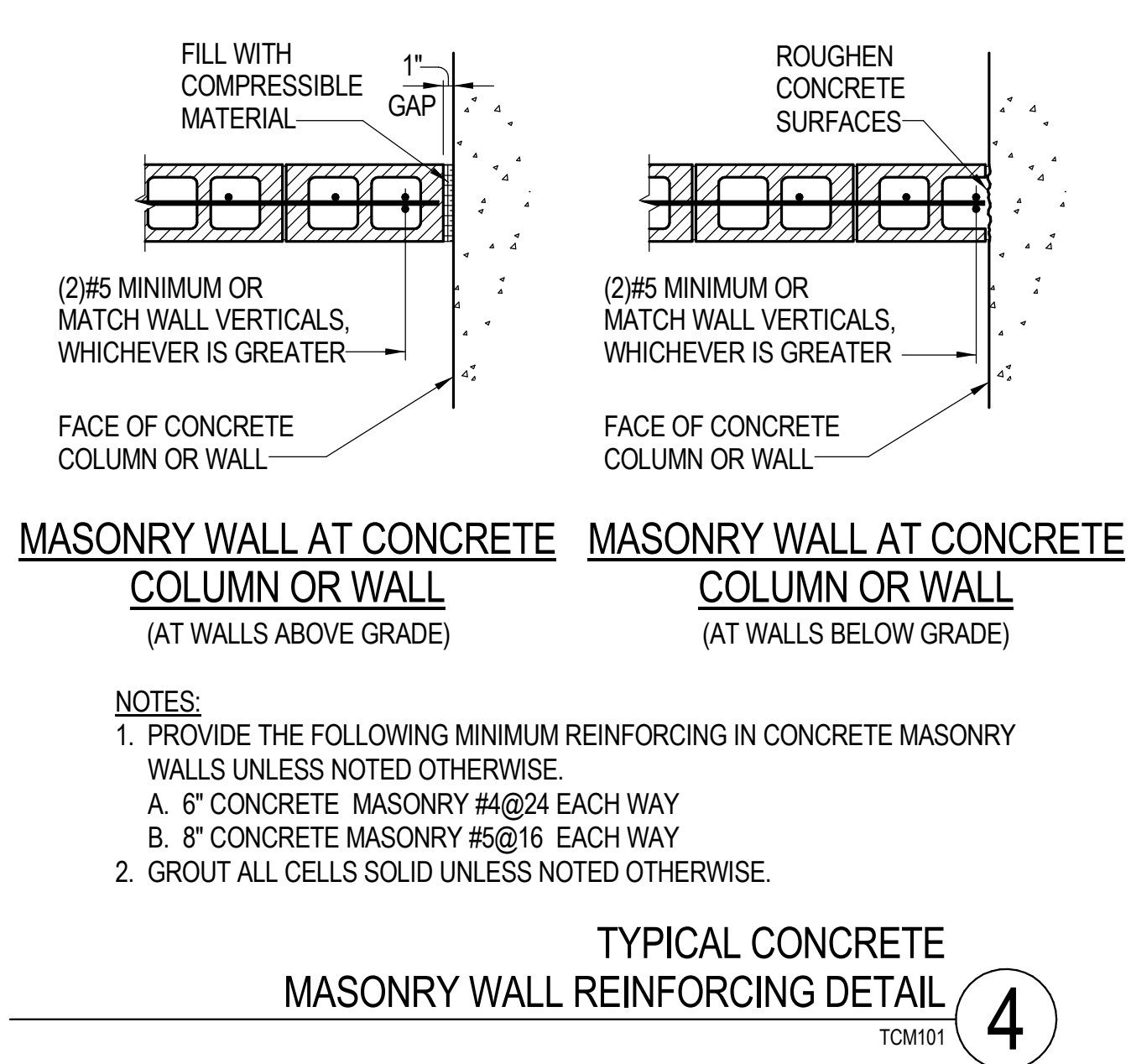
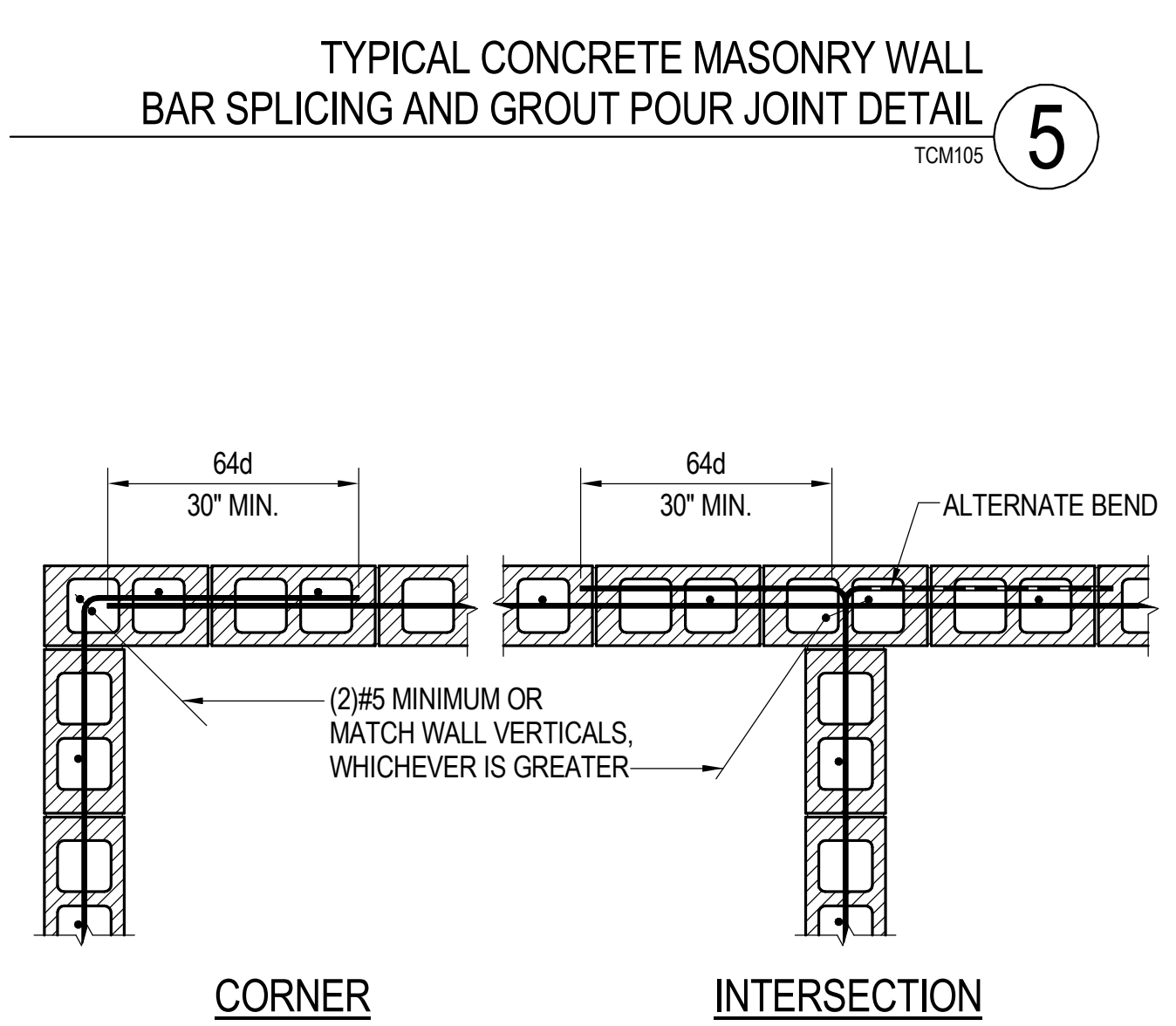
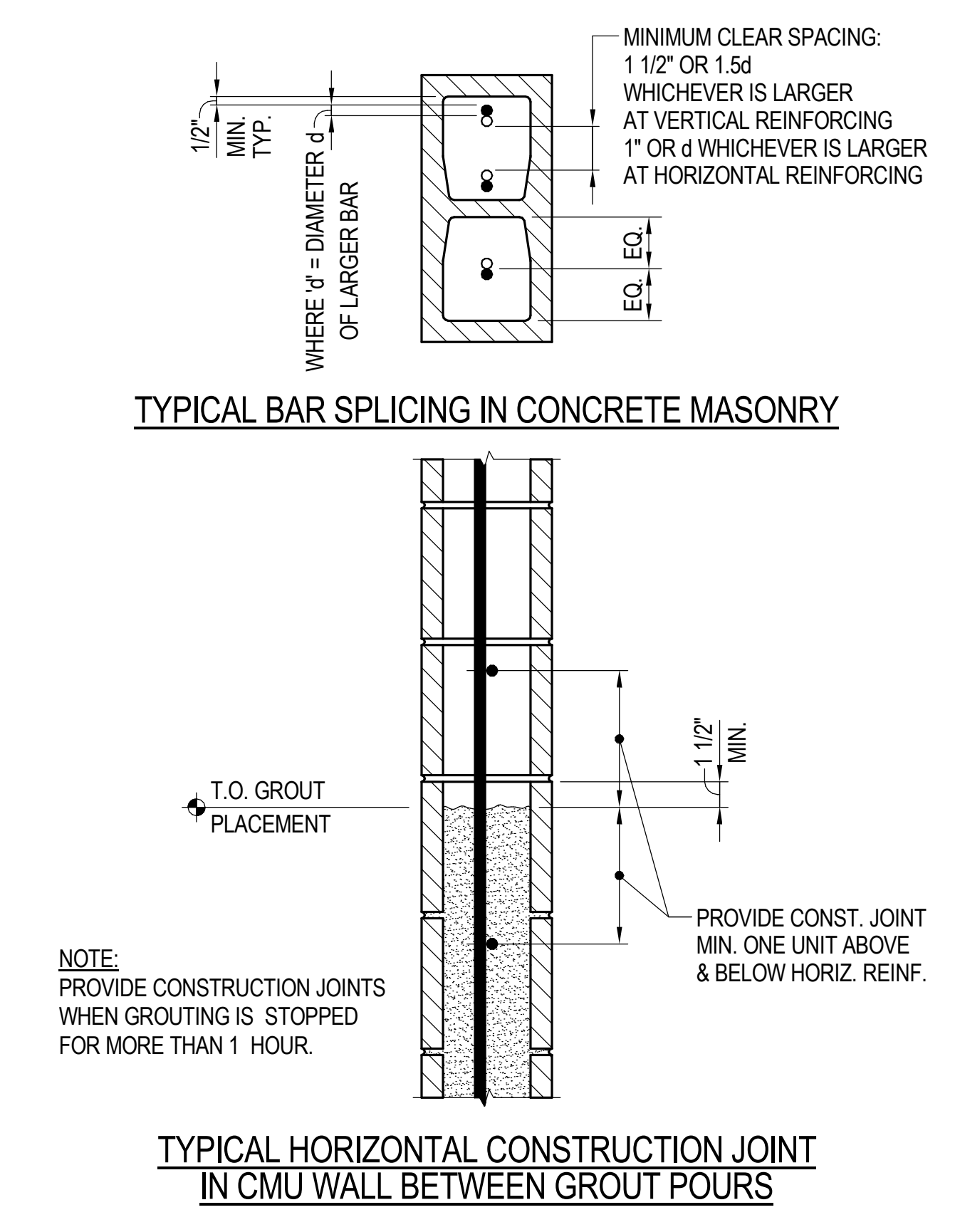
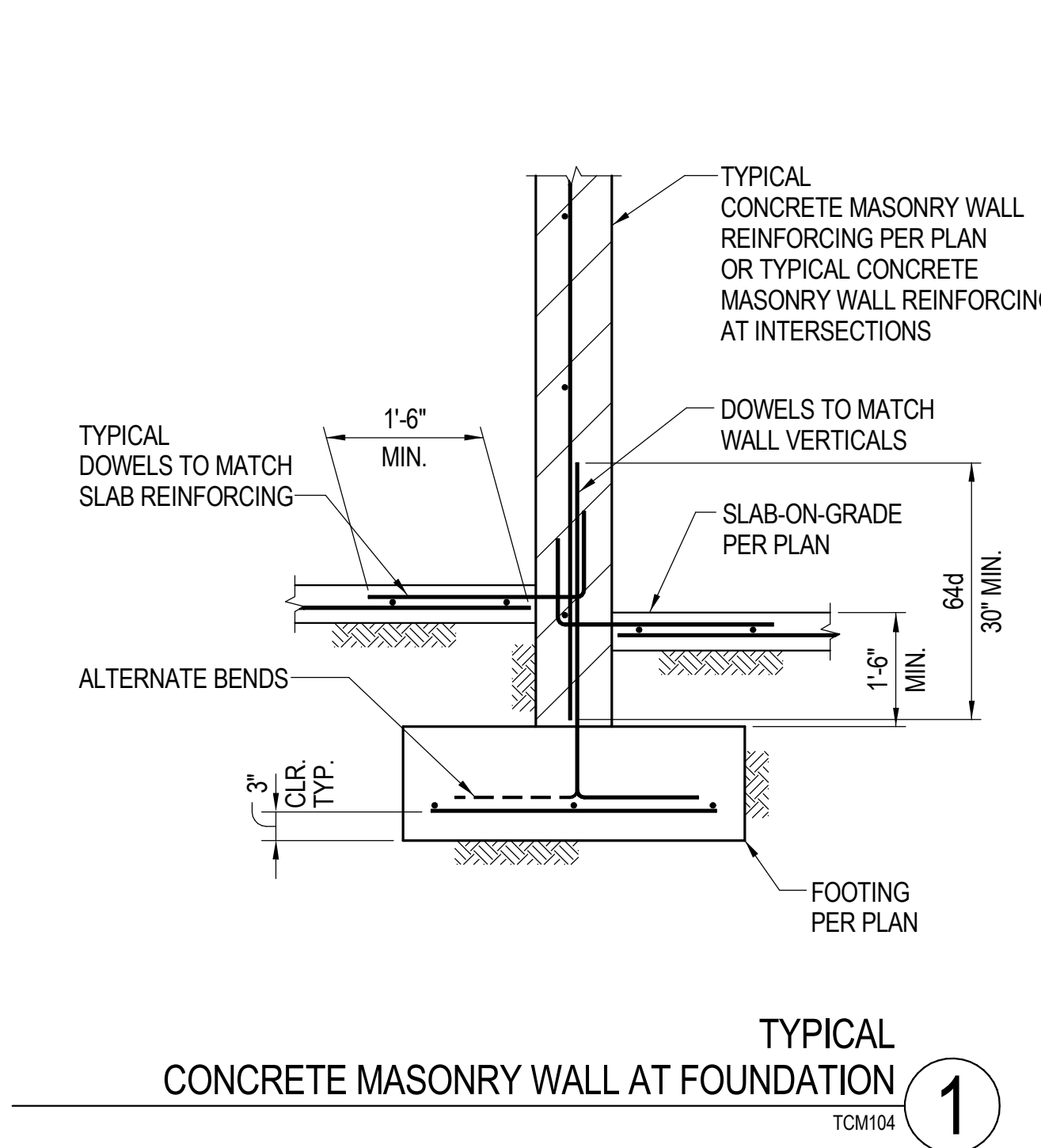
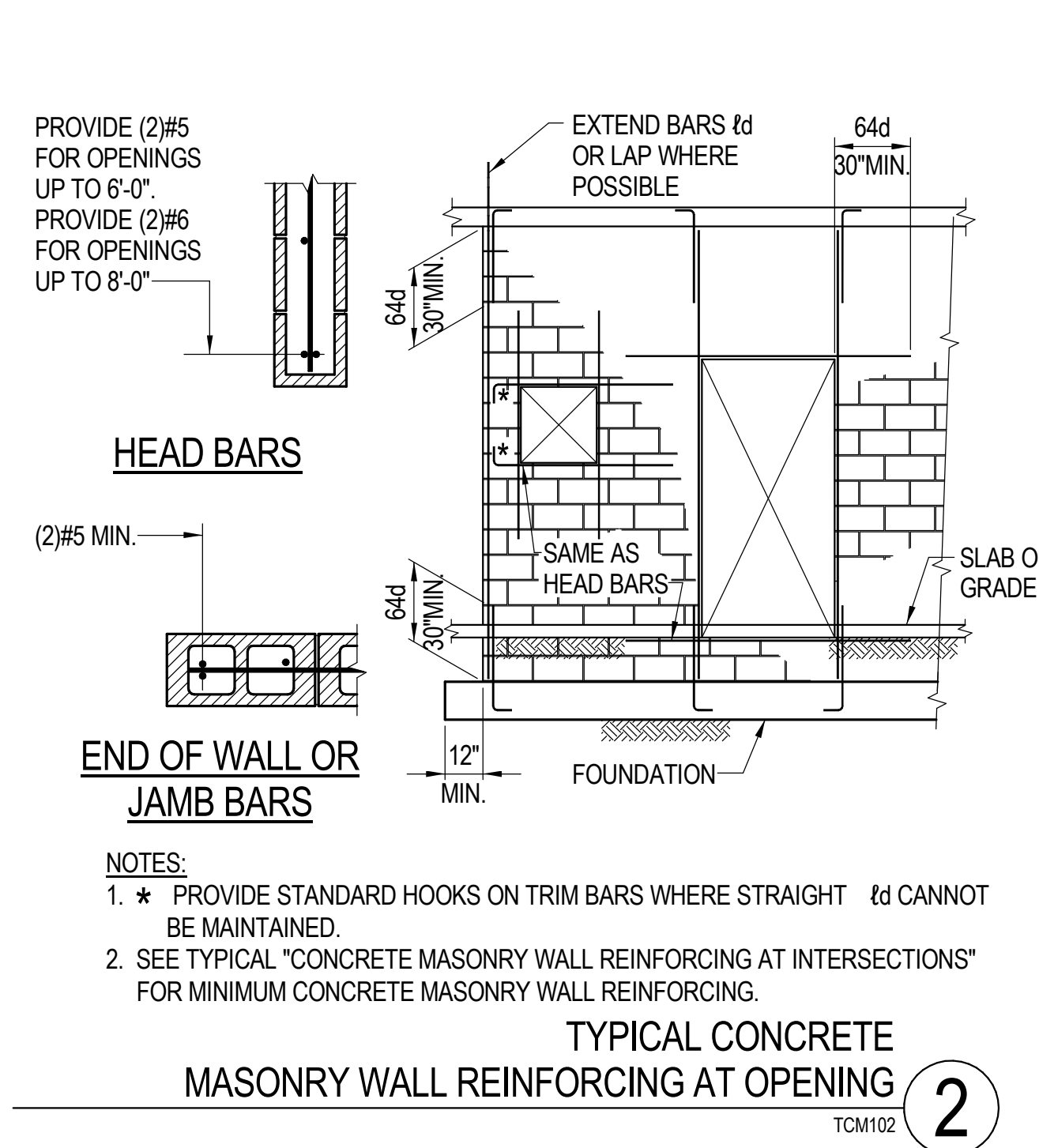
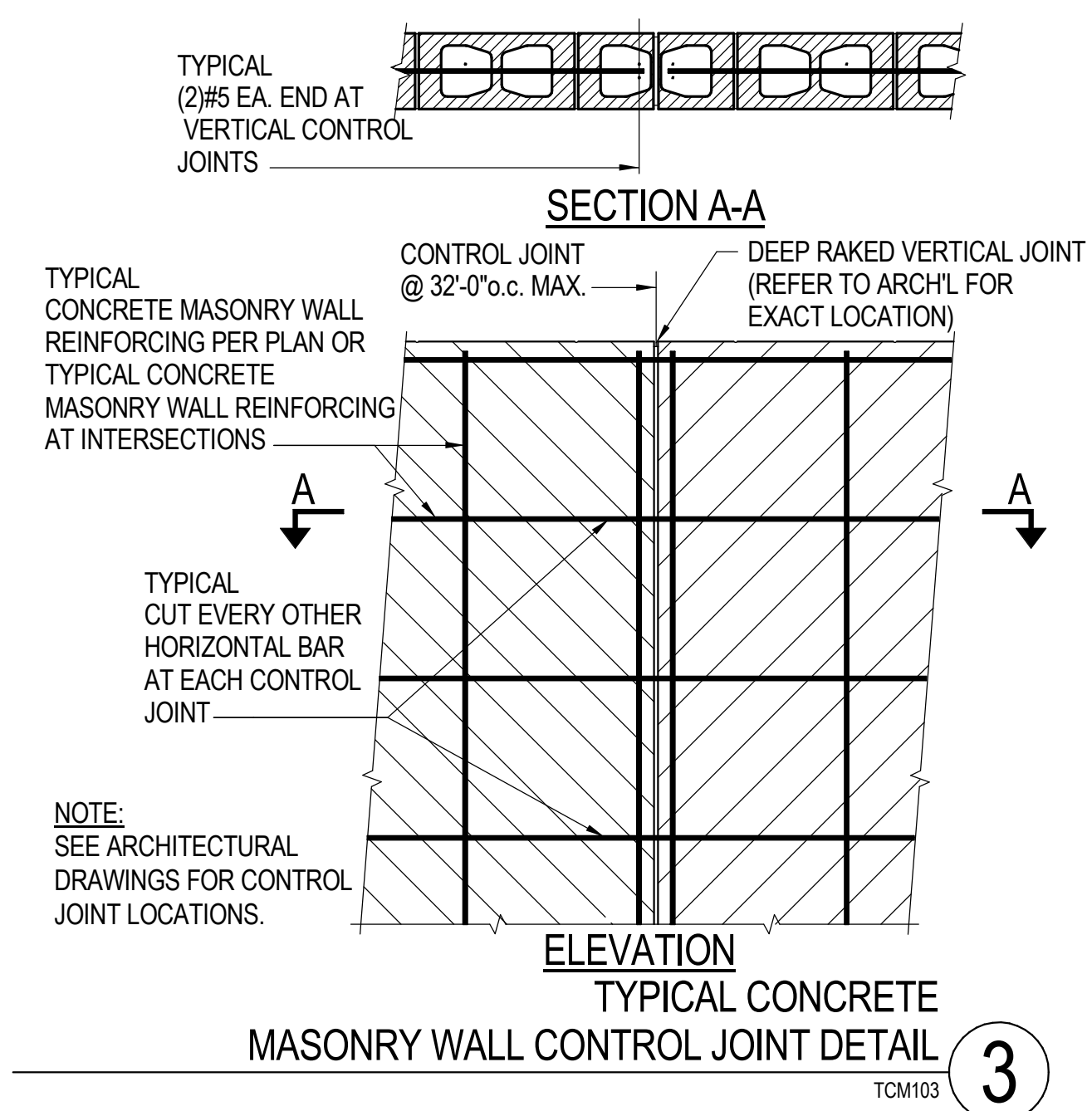
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03/17/23		ARCH. REVISION
11/11/23		REVISION 1

SHEET INFORMATION	
TYPICAL CONCRETE MASONRY WALL DETAILS	CHECKER
PKR#	21-S009
JOB NUMBER	As indicated
SCALE	03/17/2023
DATE	ESE
DRAWN BY	





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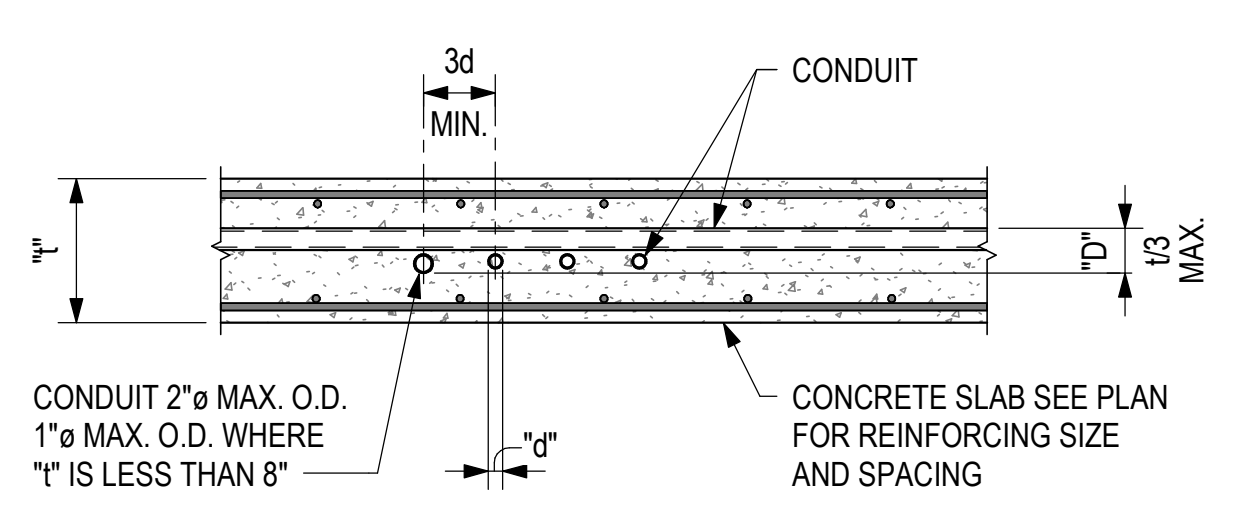
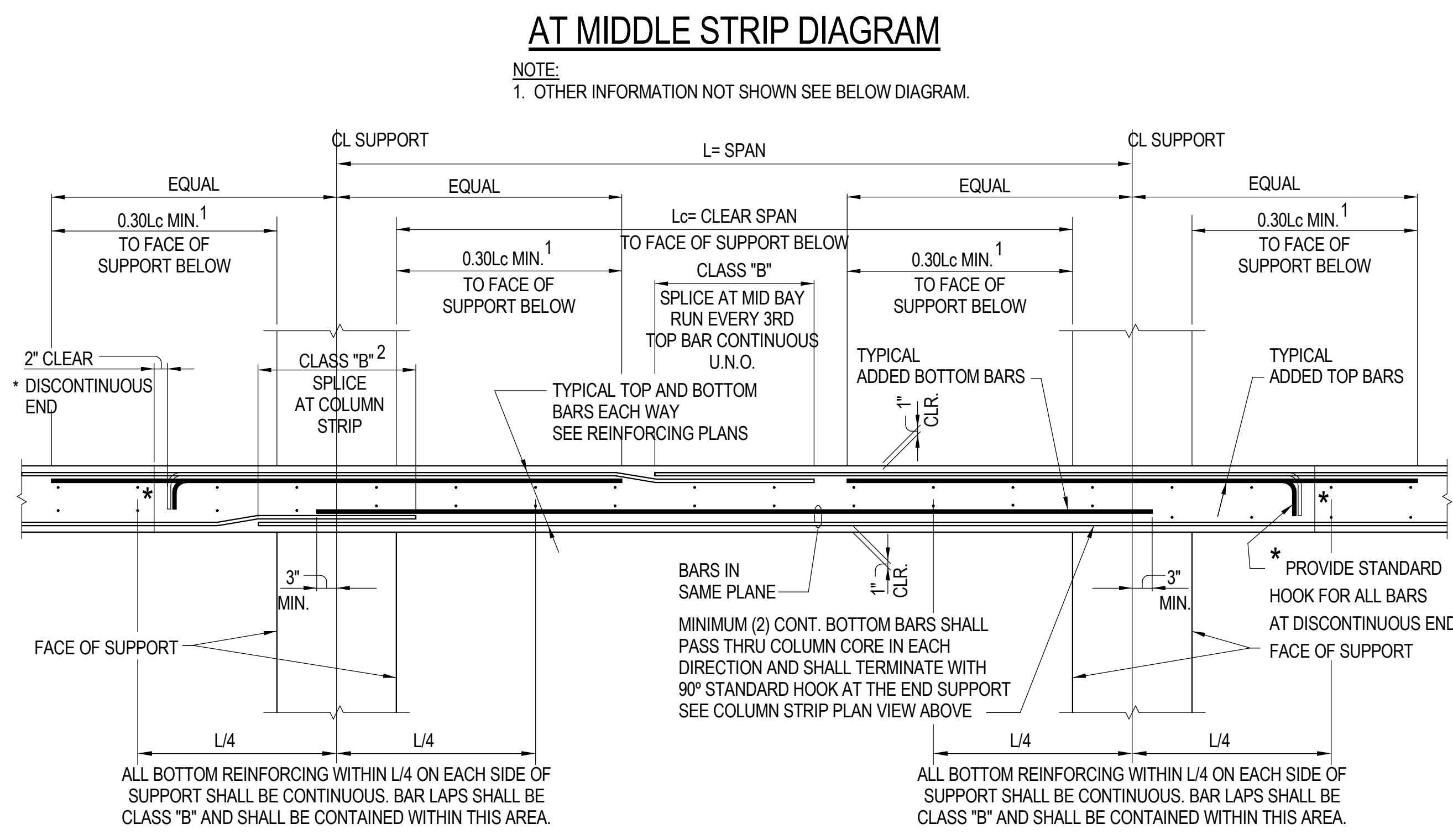
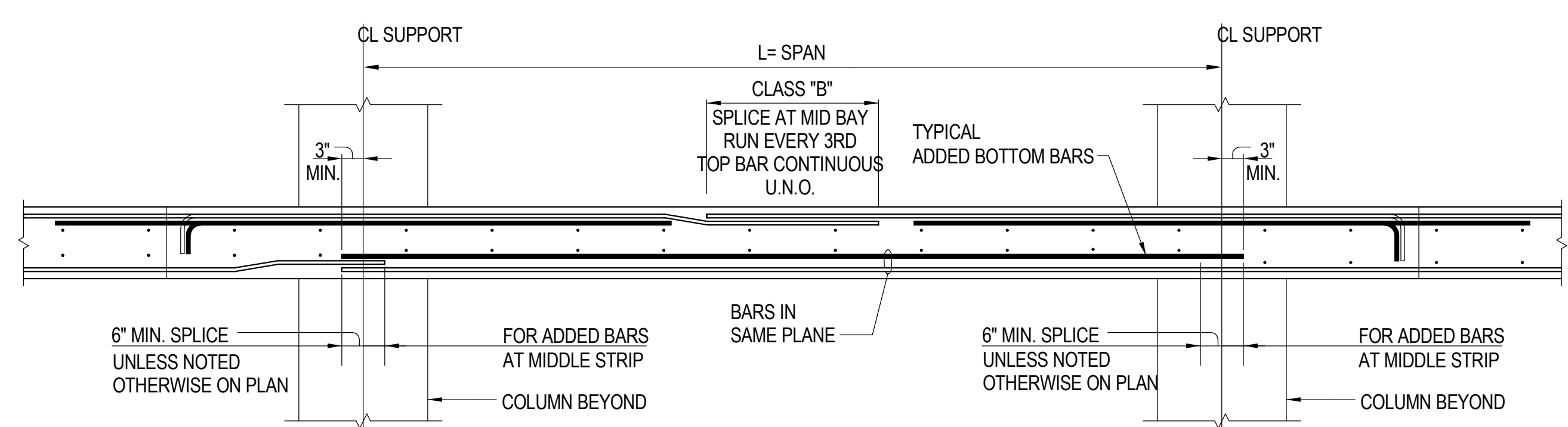
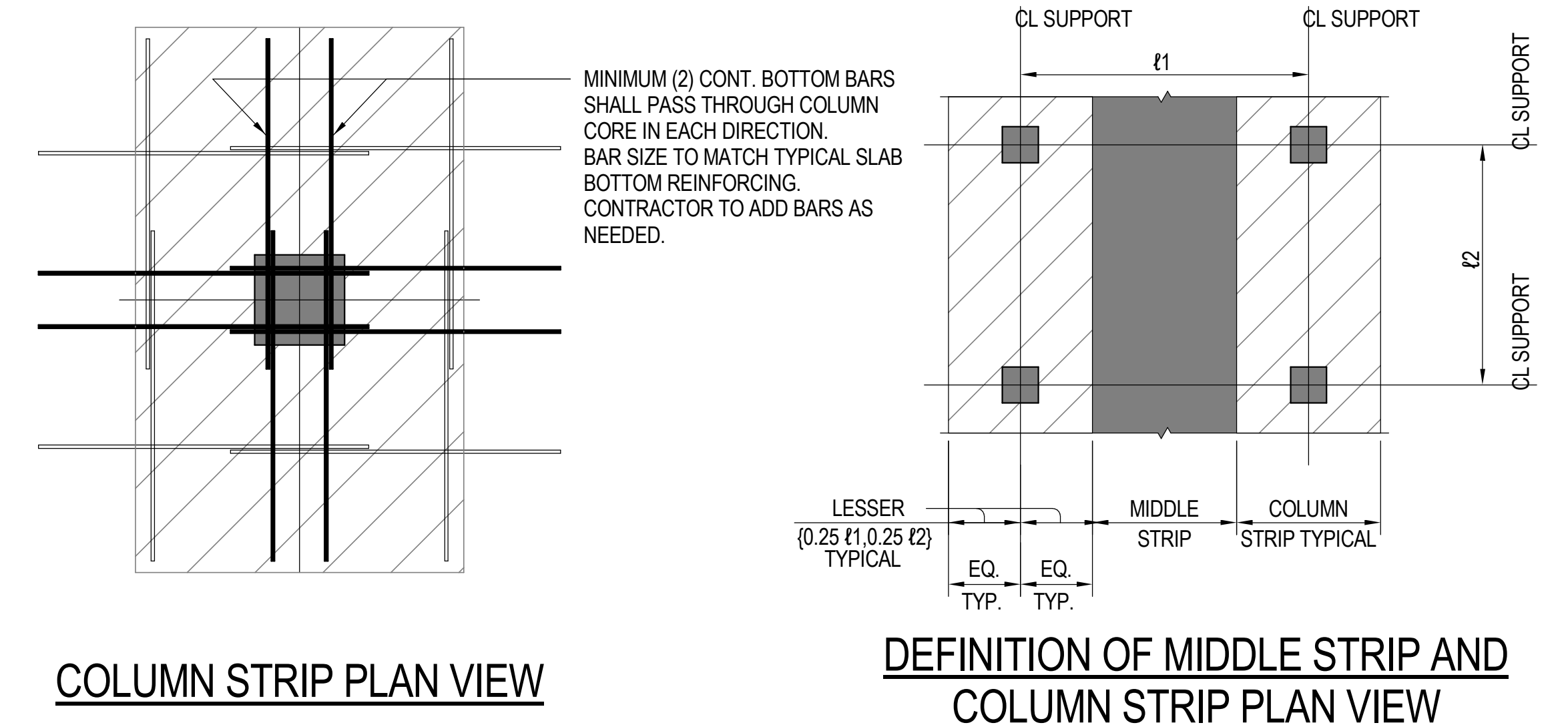
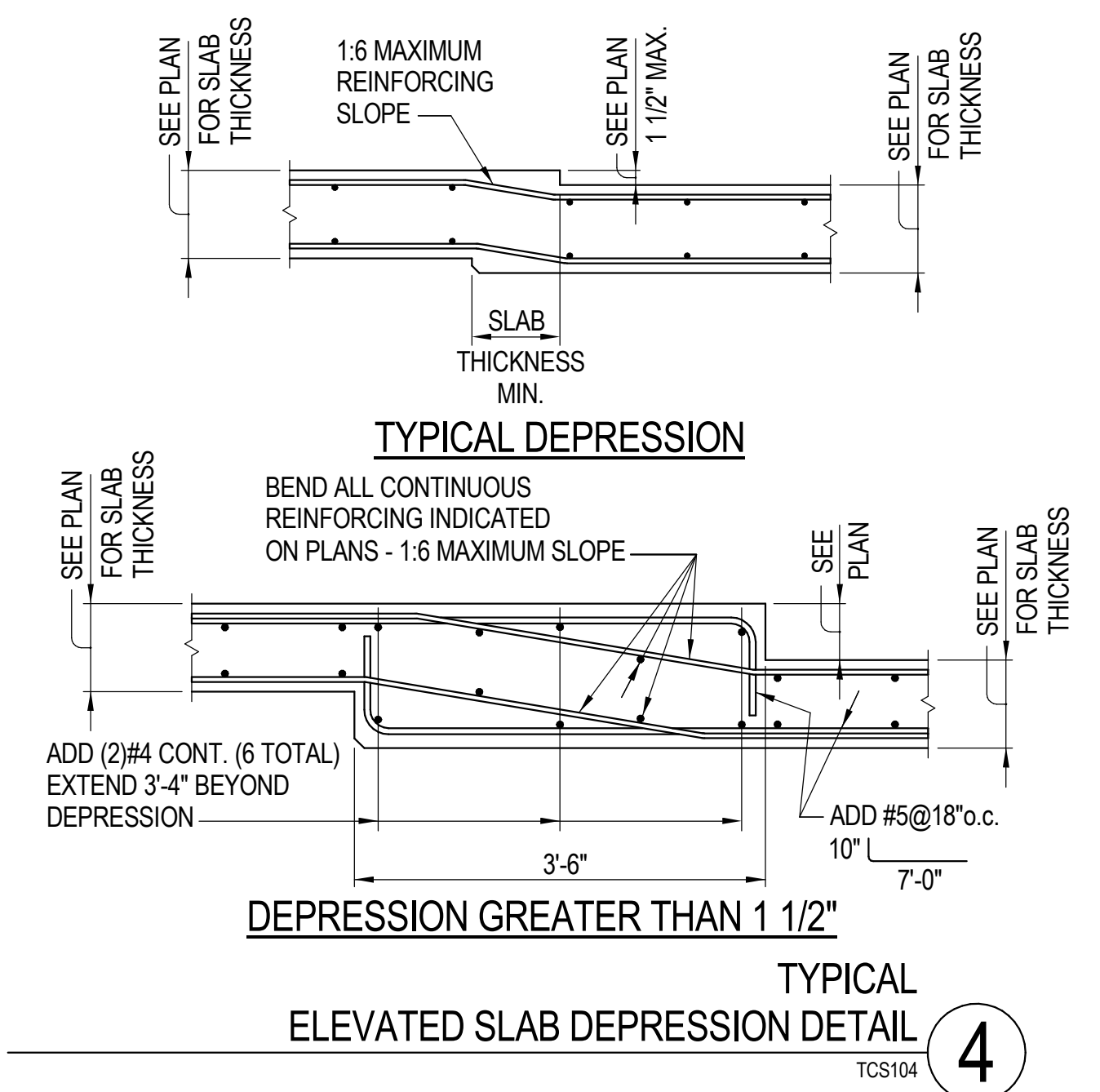
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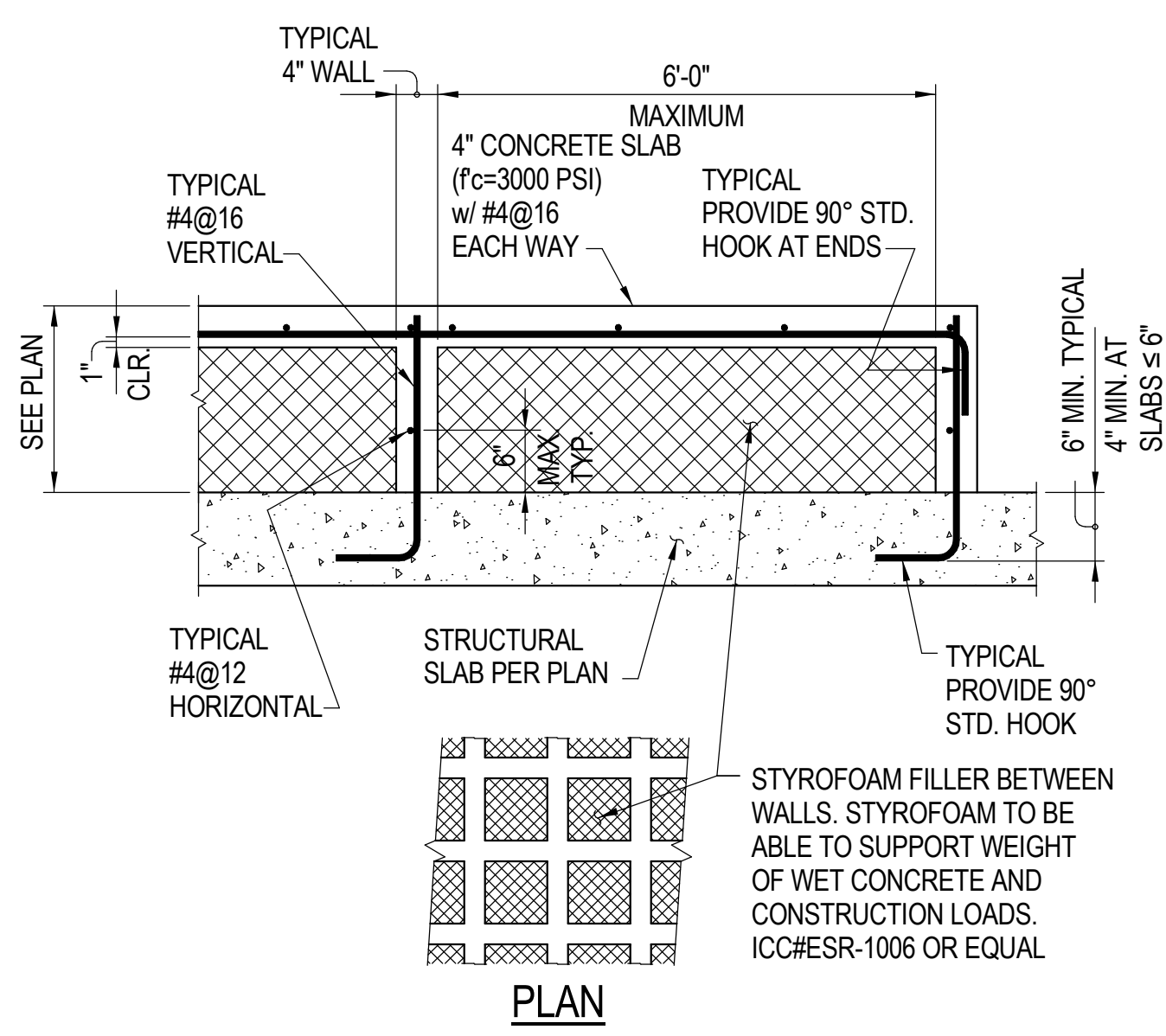
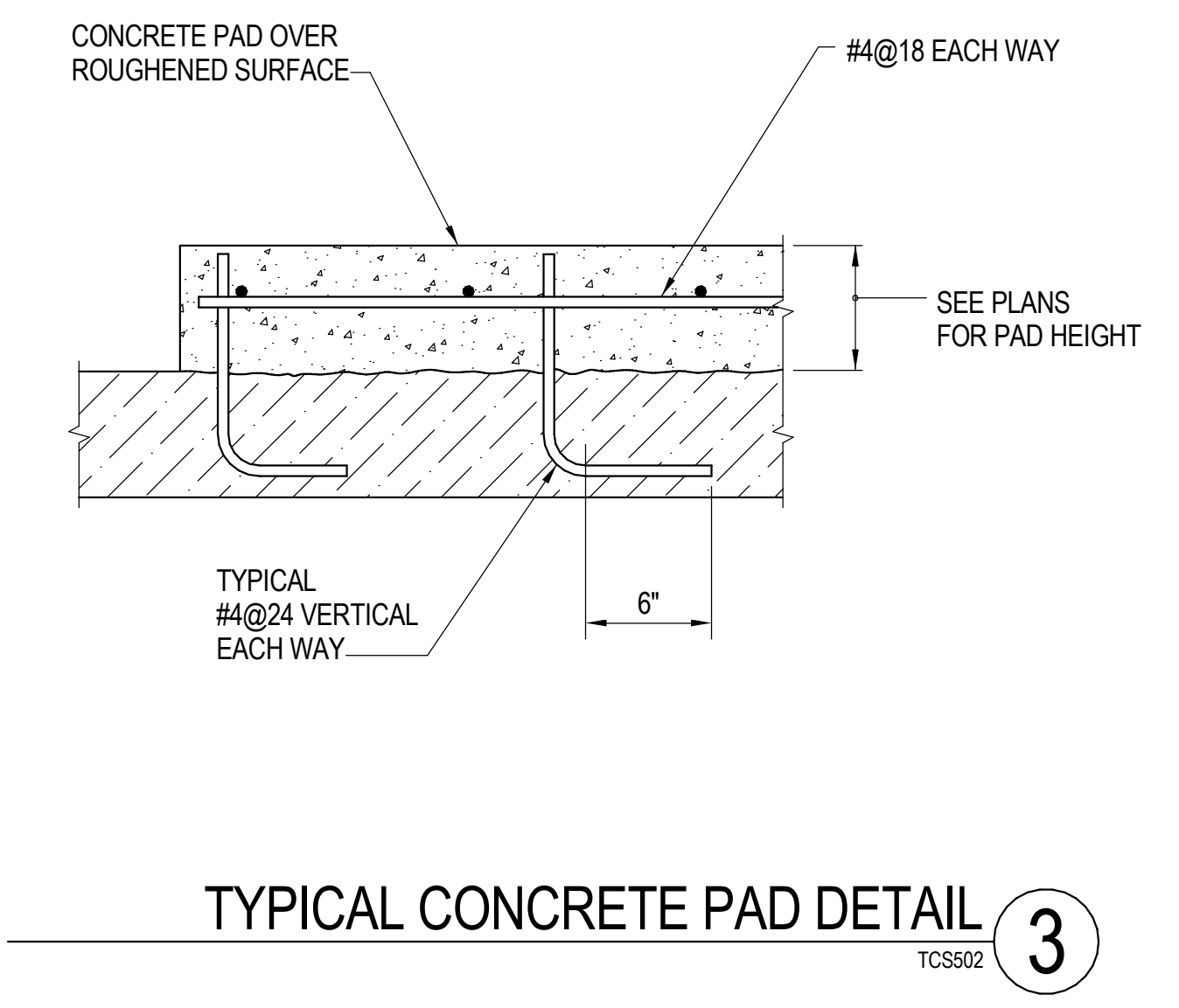
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 21-S009
 As indicated
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TYPICAL CONCRETE SLAB DETAILS
 SHEET NUMBER
S121



- NOTES:**
- THE TOTAL DEPTH OF CONDUITS AND PIPES "D" EMBEDDED WITHIN A SLAB SHALL NOT EXCEED 1/3 OF THE TOTAL SLAB THICKNESS "T" AND SHALL BE PLACED IN THE MIDDLE THIRD. SEE NOTE 4 WHERE CONDUIT IS NOT IN MIDDLE 1/3rd OF SLAB THICKNESS.
 - MINIMUM CONCRETE COVER FOR CONDUITS AND PIPES:
 a. CONCRETE EXPOSED TO EARTH OR WEATHER.....1 1/2" MIN.
 b. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND.....3/4" MIN.
 - ALL CONDUIT MAY BE PVC EXCEPT AS NOTED IN NOTES 1 AND 4.
 - ALL CONDUITS SHALL BE OF UNCOATED OR GALVANIZED IRON OR STEEL NOT THINNER THAN STANDARD SCHEDULE 40 STEEL PIPE WHEN REQUIRED TO STRUCTURALLY REPLACE THE CONCRETE IN COMPRESSION.
 - CONDUITS AND PIPES SHALL BE INSTALLED SO THAT CUTTING, BENDING OR DISPLACEMENT OF REINFORCING WILL NOT BE REQUIRED.
 - CONDUITS SHALL NOT BE PLACED IN THREE (3) LAYERS.
 - LOCATE CONDUITS A MINIMUM 4I FROM FACE OF ANY COLUMN. ANY CONDUITS CLOSER THAN 4I SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION. LOCATE CONDUITS AWAY FROM ANY SLAB STUD RAILS.

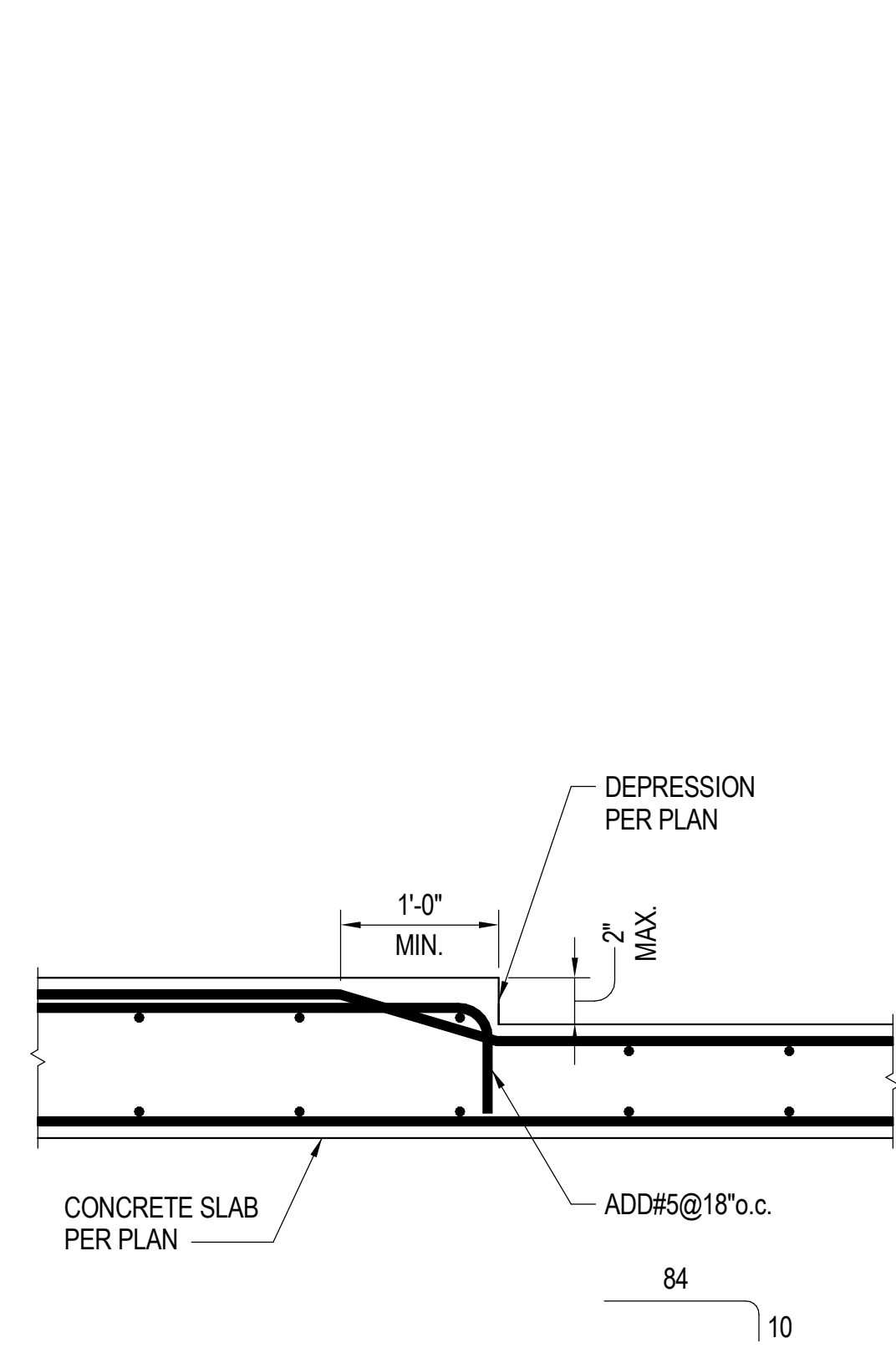


TYPICAL BUILT-UP SLAB DETAIL
 TCS501

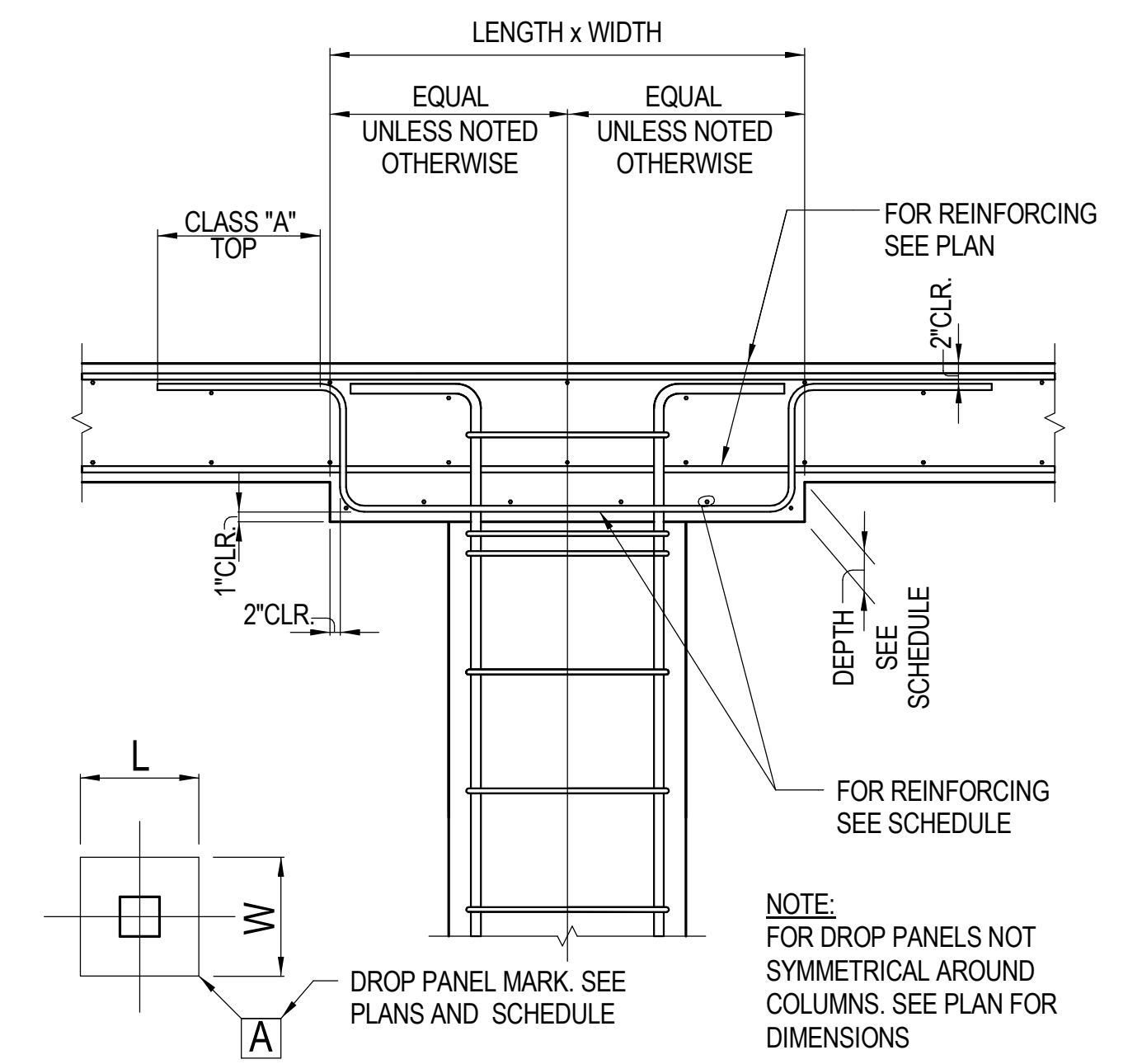
- NOTES:**
- WHERE ADJACENT SPANS ARE UNEQUAL, EXTENSIONS FOR TOP BAR REINFORCEMENT BEYOND THE FACE OF SUPPORT SHALL BE BASED ON THE LONGER SPAN.
 - FOR CLASS "B" LAPS SEE "TYPICAL REINFORCING GRADE 60 SPLICE SCHEDULE".
 - ALL ADDED BARS SHALL BE 6"ø.c. UNLESS NOTED OTHERWISE ON PLAN.
 - SEE ABOVE FOR MIDDLE STRIP DIAGRAM ADDED REINFORCING.
 - SEE ABOVE PLAN VIEW FOR DEFINITION OF MIDDLE STRIP AND COLUMN STRIP.

TYPICAL TWO WAY SLAB REINFORCING DIAGRAM
 TCS301.16

TYPICAL CONDUITS AND PIPES EMBEDDED IN CONCRETE DETAIL
 TCS103.16

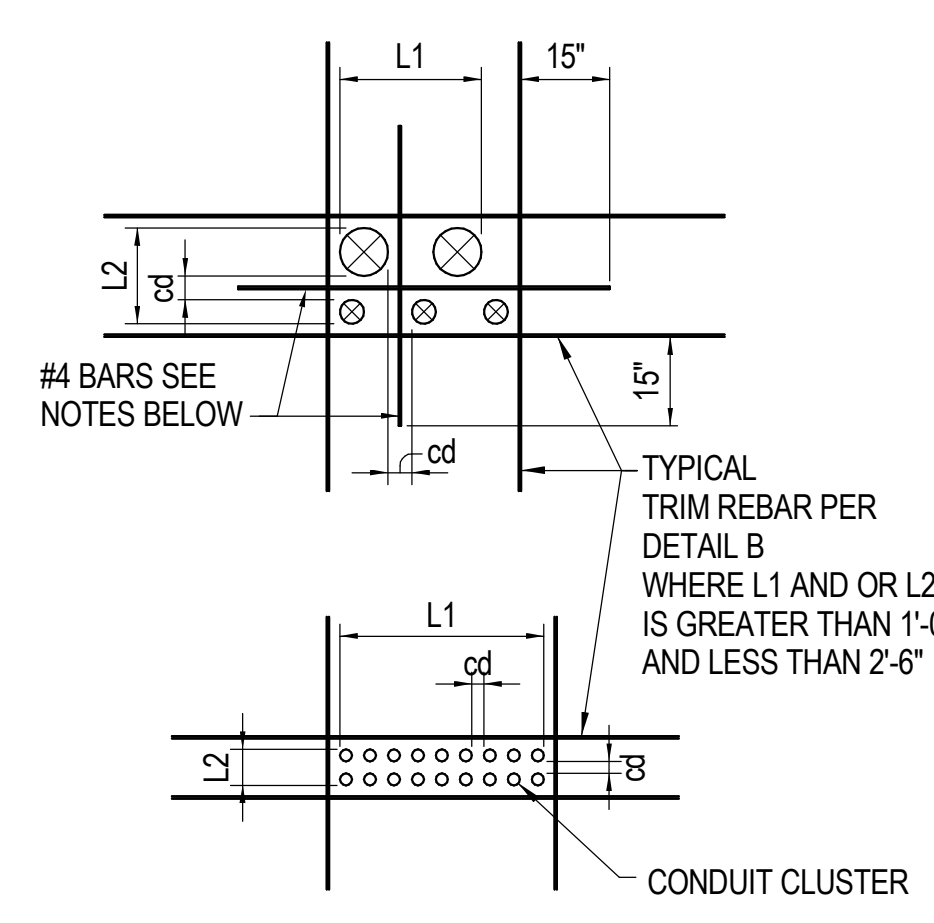


TYPICAL SLAB DEPRESSION DETAIL (6)
1" = 1'-0"



MARK	DEPTH (IN.)	SIZE (ft.) L x W	REINFORCING EACH WAY	REMARKS
A	8"	PER PLAN	#4@12	
B	14"	PER PLAN	#4@12	
C	12"	PER PLAN	#5@14	
D	10"	8'-0" x 8'-0"	#5@14	

TYPICAL DROP PANEL REINFORCING DETAIL AND SCHEDULE (5)
TCS302A

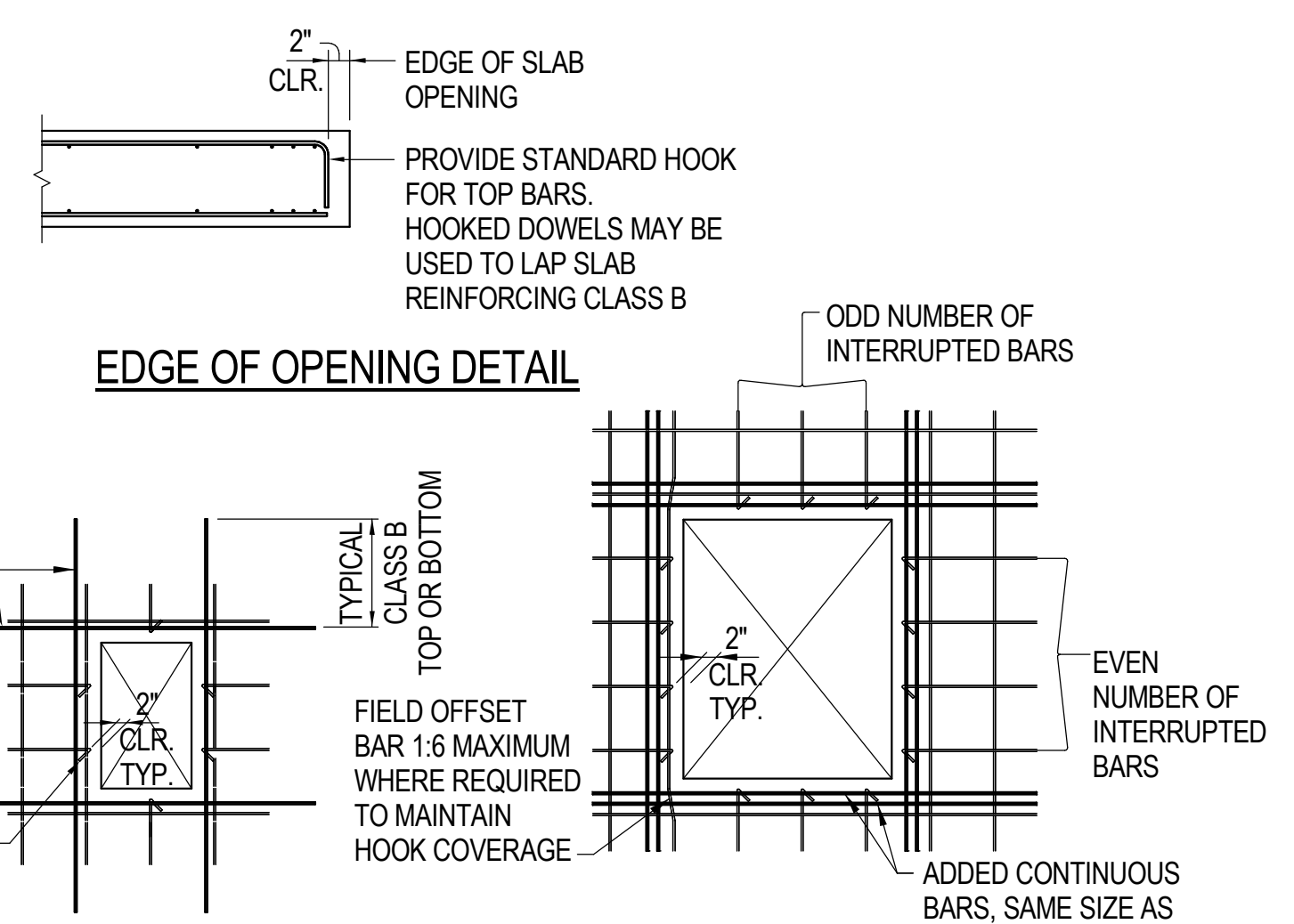


OPENINGS FOR PIPES AND CONDUITS (C)

- WHERE (cd) CLEAR DISTANCES IS EQUAL TO OR GREATER THAN (t) SLAB THICKNESS TYPICAL CONTINUOUS SLAB REINFORCING SHALL BE PROVIDED TOP AND OR BOTTOM BETWEEN OPENINGS.
- WHERE (cd) IS LESS THAN (t) AND GREATER THAN OR EQUAL TO 4" PROVIDE (1)#4 BAR TOP AND BOTTOM AS SHOWN ABOVE.

OPENINGS NOTES

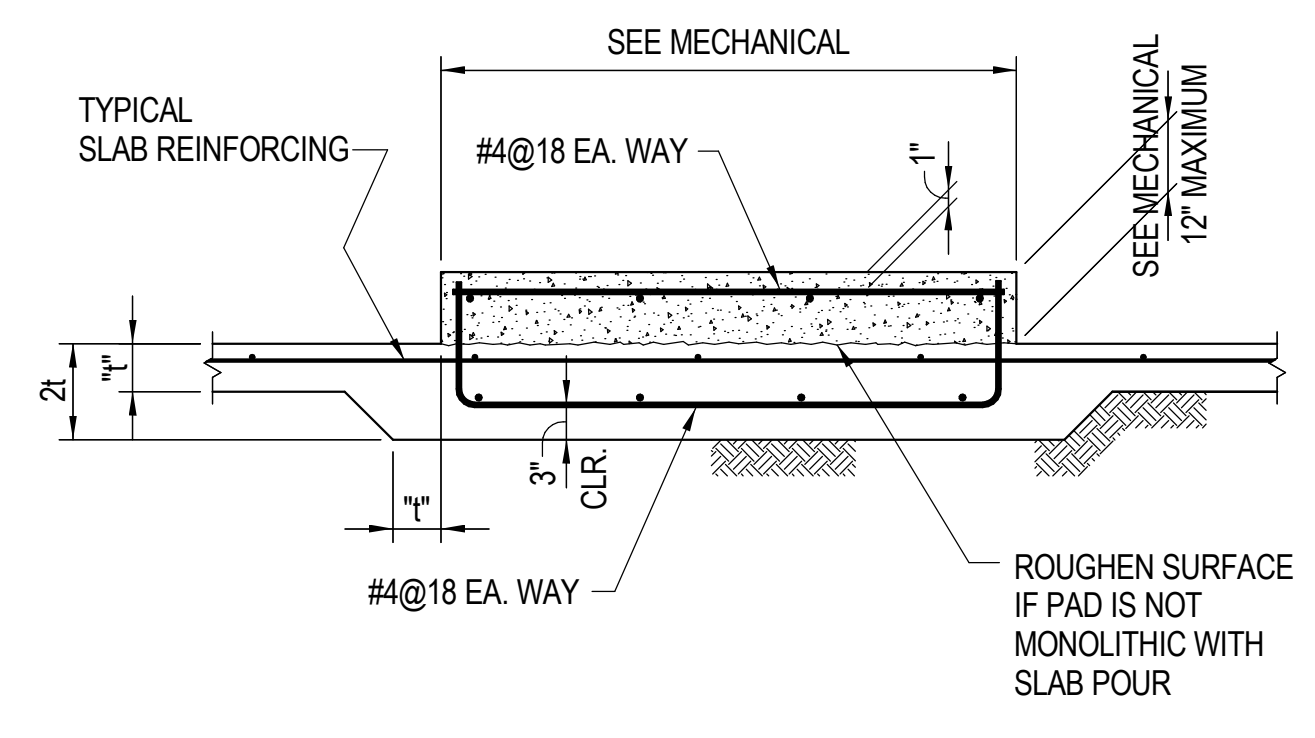
- OPENINGS IN SLABS CLOSER THAN 10 TIMES SLAB THICKNESS FROM FACE OR CORNER OF COLUMN SHALL BE SUBMITTED AND APPROVED BY THE STRUCTURAL ENGINEER.
- ALL OPENINGS TO BE LOCATED ON REBAR SHOP DRAWINGS.



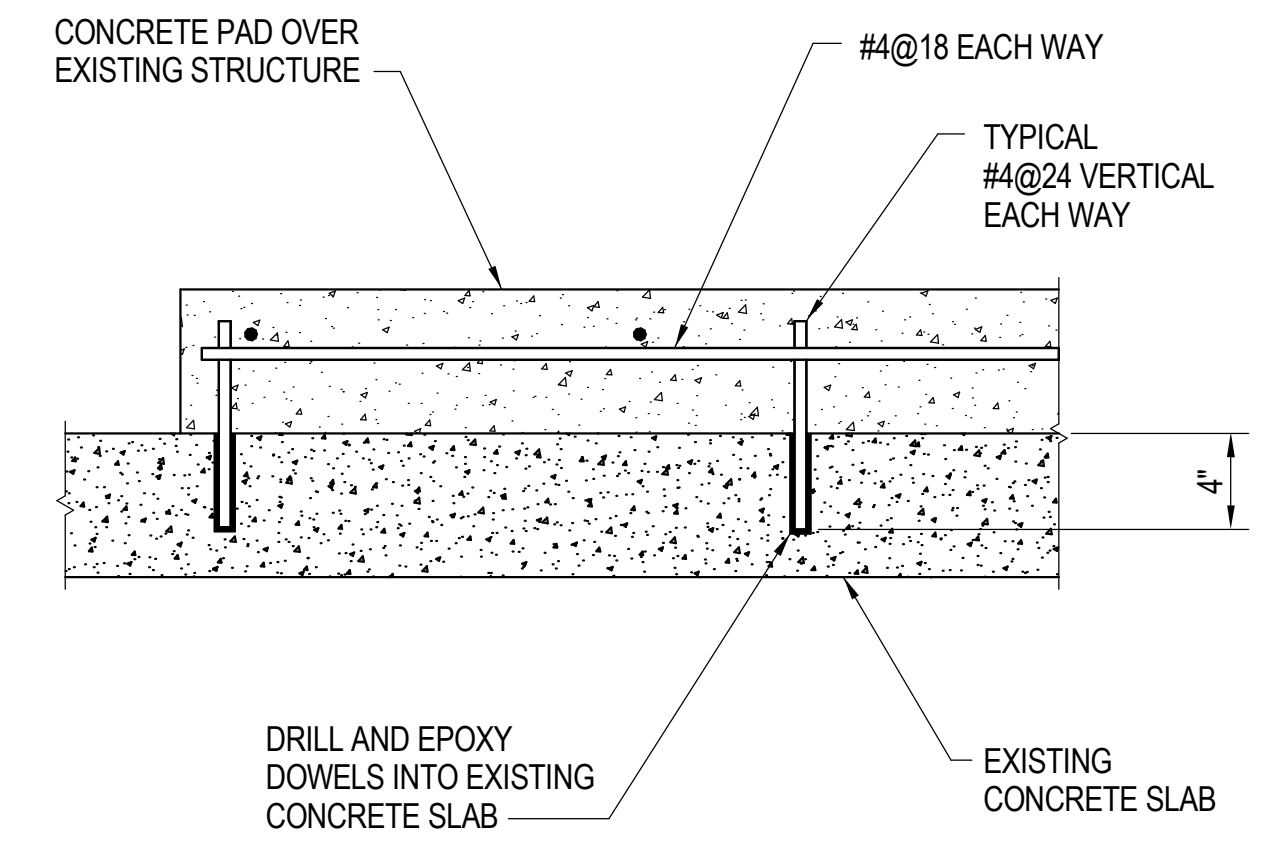
OPENINGS ≤30" MAXIMUM (B) INTERRUPTED BAR LAYOUT OPENINGS >30" ≤48" MAXIMUM (A)

- ADDED TRIM BARS SEE NOTES BELOW
 - ADDED CONTINUOUS BARS, SAME SIZE AS INTERRUPTED BARS
- WHERE EVEN NUMBER OF BARS ARE INTERRUPTED, ADD HALF THE NUMBER OF EVEN BARS TO EACH SIDE OF OPENING.
 - WHERE ODD NUMBER OF BARS ARE INTERRUPTED, ADD ONE AND ADD HALF THE NUMBER OF EVEN BARS TO EACH SIDE OF OPENING.
 - ALL REINFORCING INDICATED ON PLANS AT OPENINGS SHALL BE IN LIEU OF REINFORCING REQUIRED BY THE INTERRUPTED BAR LAYOUT.

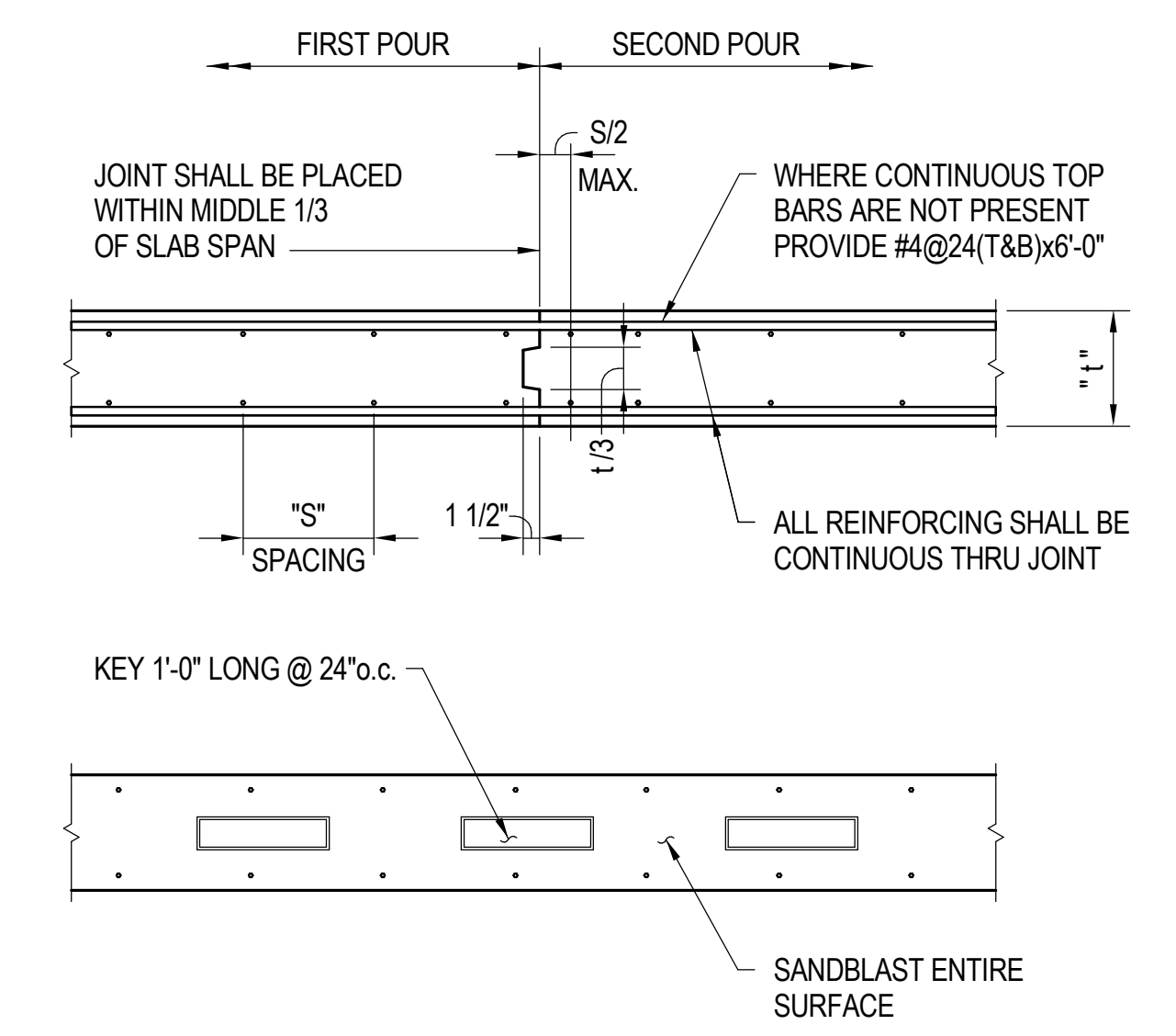
TYPICAL REINFORCED SLAB OPENING DETAILS (4)
TCS102



TYPICAL EQUIPMENT PAD DETAIL (3)
TCS503



TYPICAL CONCRETE PAD ON EXISTING CONCRETE SLAB DETAIL (2)
TCS502E_08



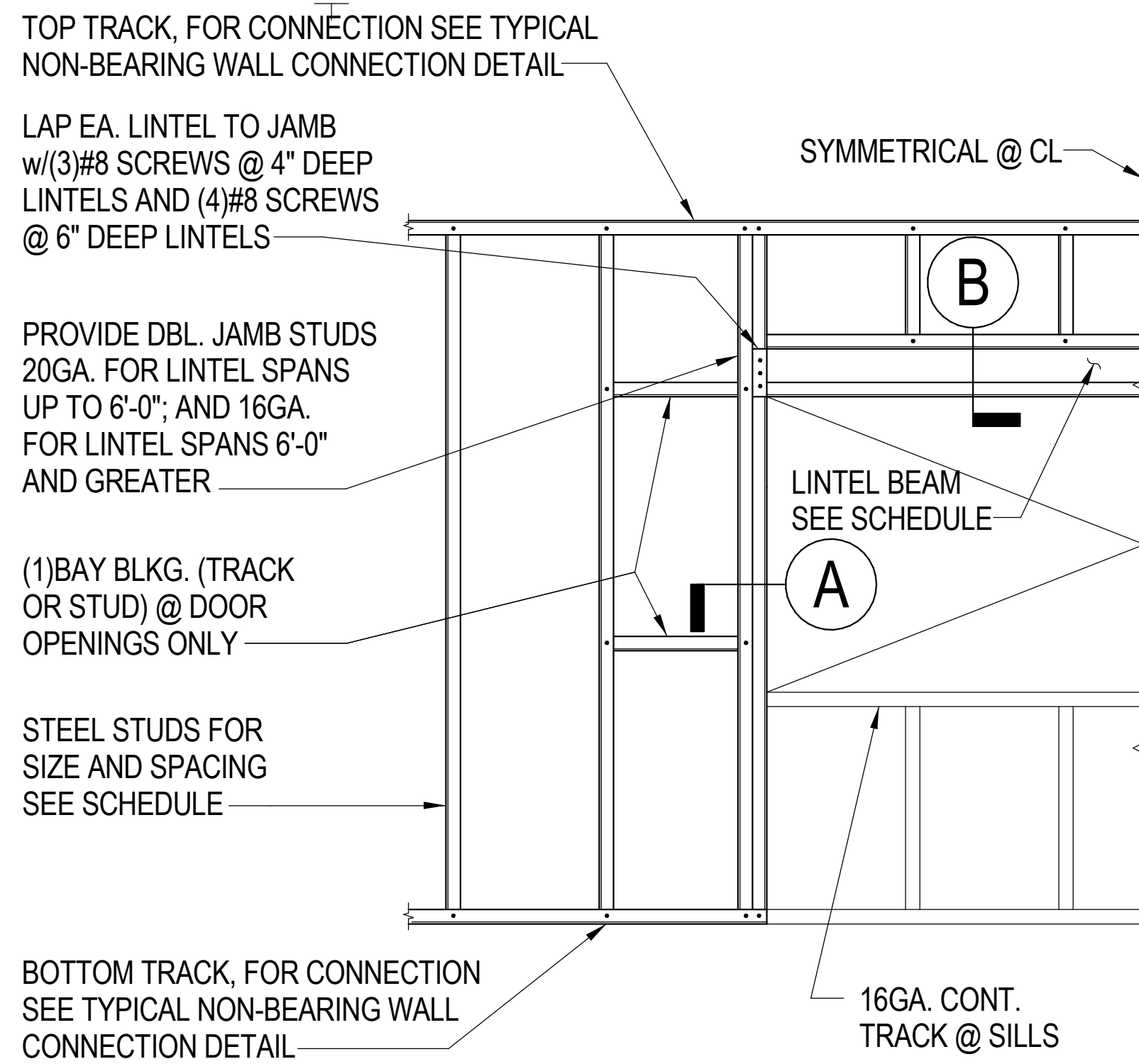
TYPICAL SLAB CONSTRUCTION JOINT DETAIL (1)
TCS101

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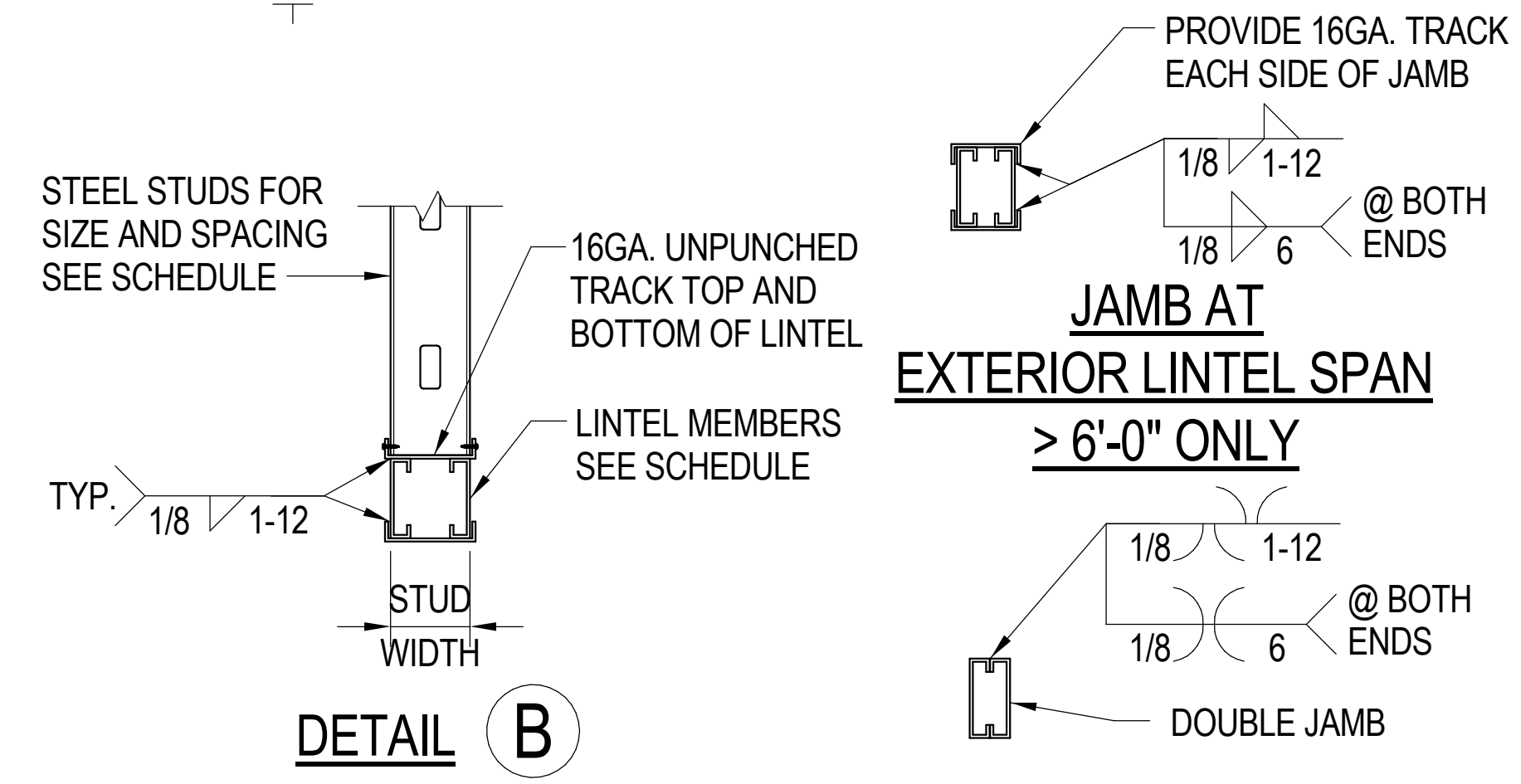
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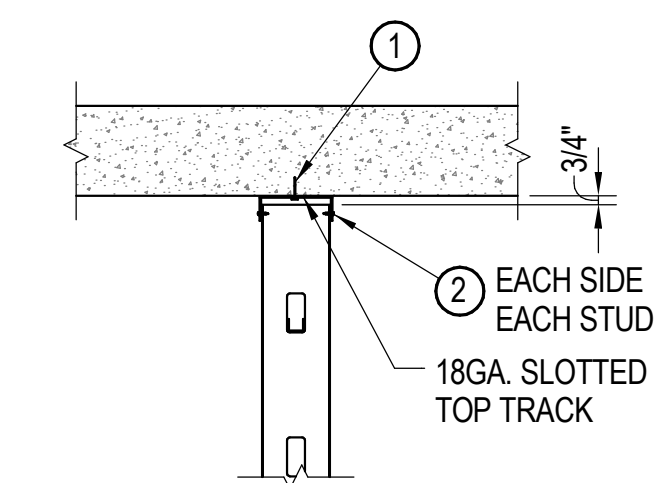
ELEVATION



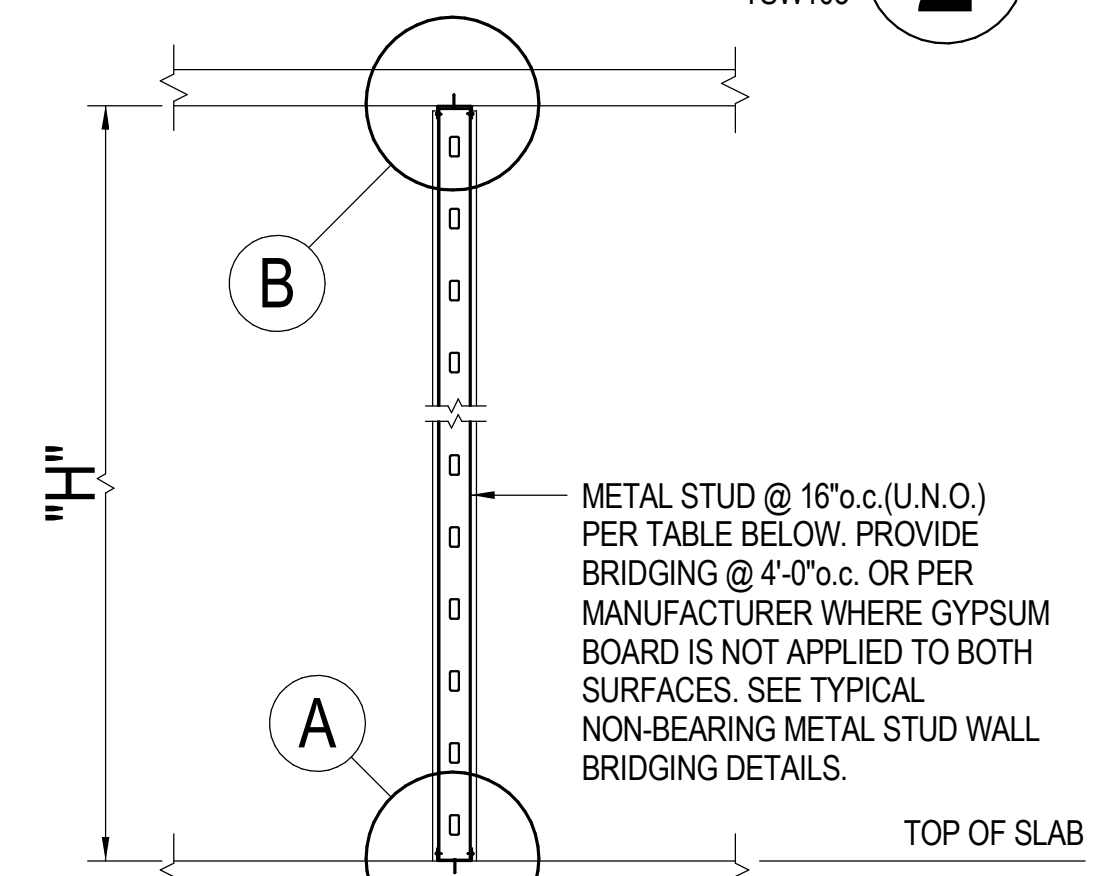
LINTEL SCHEDULE U.N.O.

SPAN	LINTEL SIZE
≤ 6'-0"	(2)4"x16 GA. METAL CEE STUDS
< 6'-0" ≤ 8'-0"	(2)6"x18 GA. METAL CEE STUDS
< 8'-0" ≤ 10'-0"	(2)6"x16 GA. METAL CEE STUDS

TYPICAL METAL STUD WALL FRAMING AT OPENING DETAIL 2



STUD TO SLAB DETAIL B

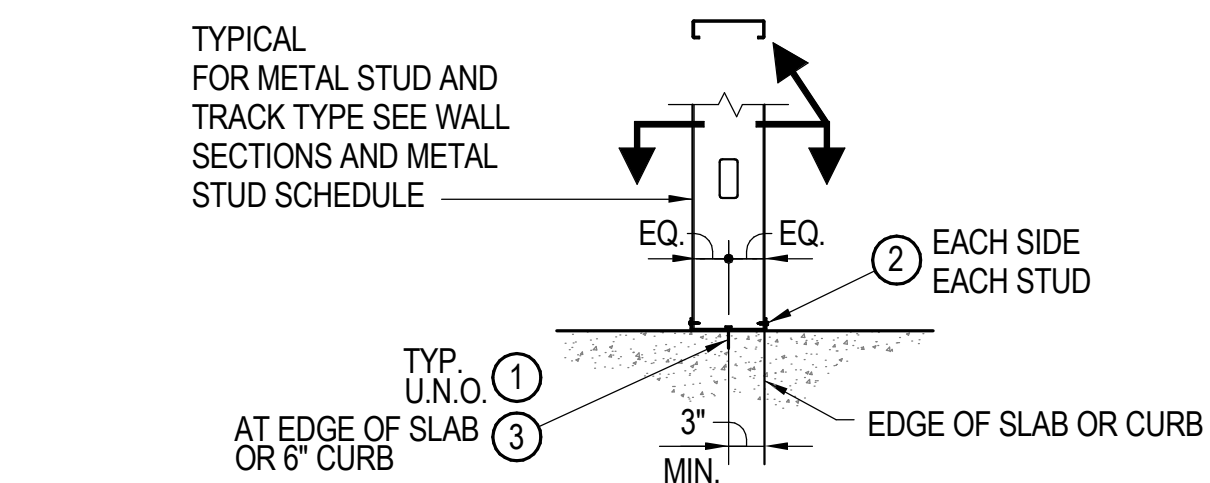


METAL STUD ELEVATION

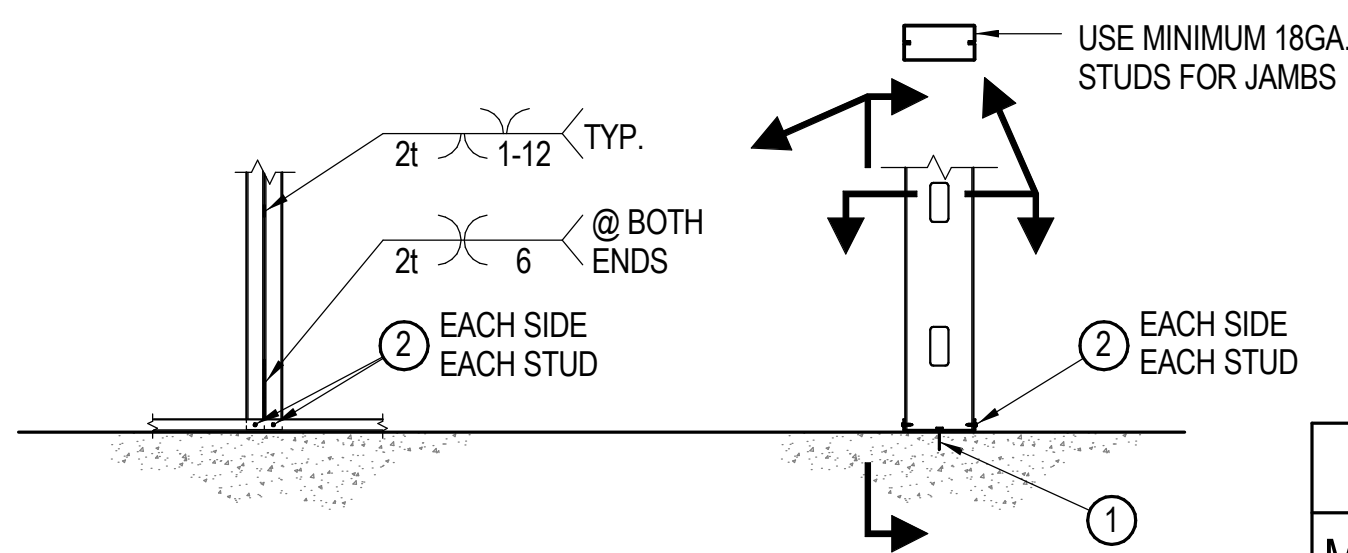
METAL STUD SIZE
(1 1/4" FLANGE - 12S)

GAUGE	3 5/8"	4"	6"	8"
14	19'-4"	21'-6"	29'-11"	-
16	18'-1"	20'-1"	27'-11"	-
18	16'-11"	18'-9"	26'-0"	-
20	15'-0"	16'-8"	23'-1"	-

- NOTES:**
1. MAXIMUM STUD HEIGHT "H" FOR STUDS @ 16" o.c.
 2. SEE ARCHITECTURAL FOR OTHER CONDITIONS.
 3. LIMIT DEFLECTION TO "H"/240.
 4. NO ARCHL, MECH'L OR MISC. ELEMENTS SHALL BE ATTACHED TO THE STUDS.
 5. ALL TRACKS SHALL MATCH STUD GAUGE AS A MINIMUM WITH 1 1/4" FLANGES.



SINGLE STUD TO BOTTOM TRACK



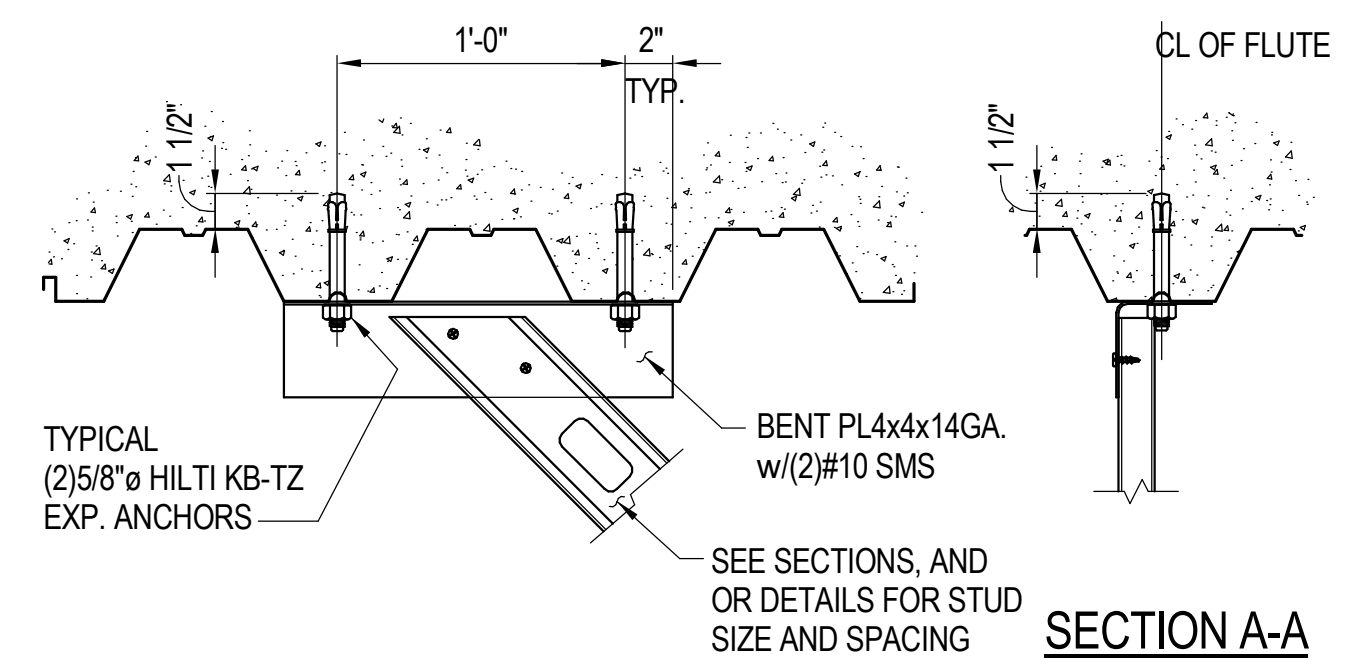
BOX STUD TO BOTTOM TRACK

- NOTES:**
1. FOR STEEL STUD AND TRACK TYPE, SEE PLANS, SECTIONS AND METAL STUD SIZE SCHEDULE.
 2. FOR METAL STUD FASTENERS, SEE METAL STUD FASTENER SCHEDULE.

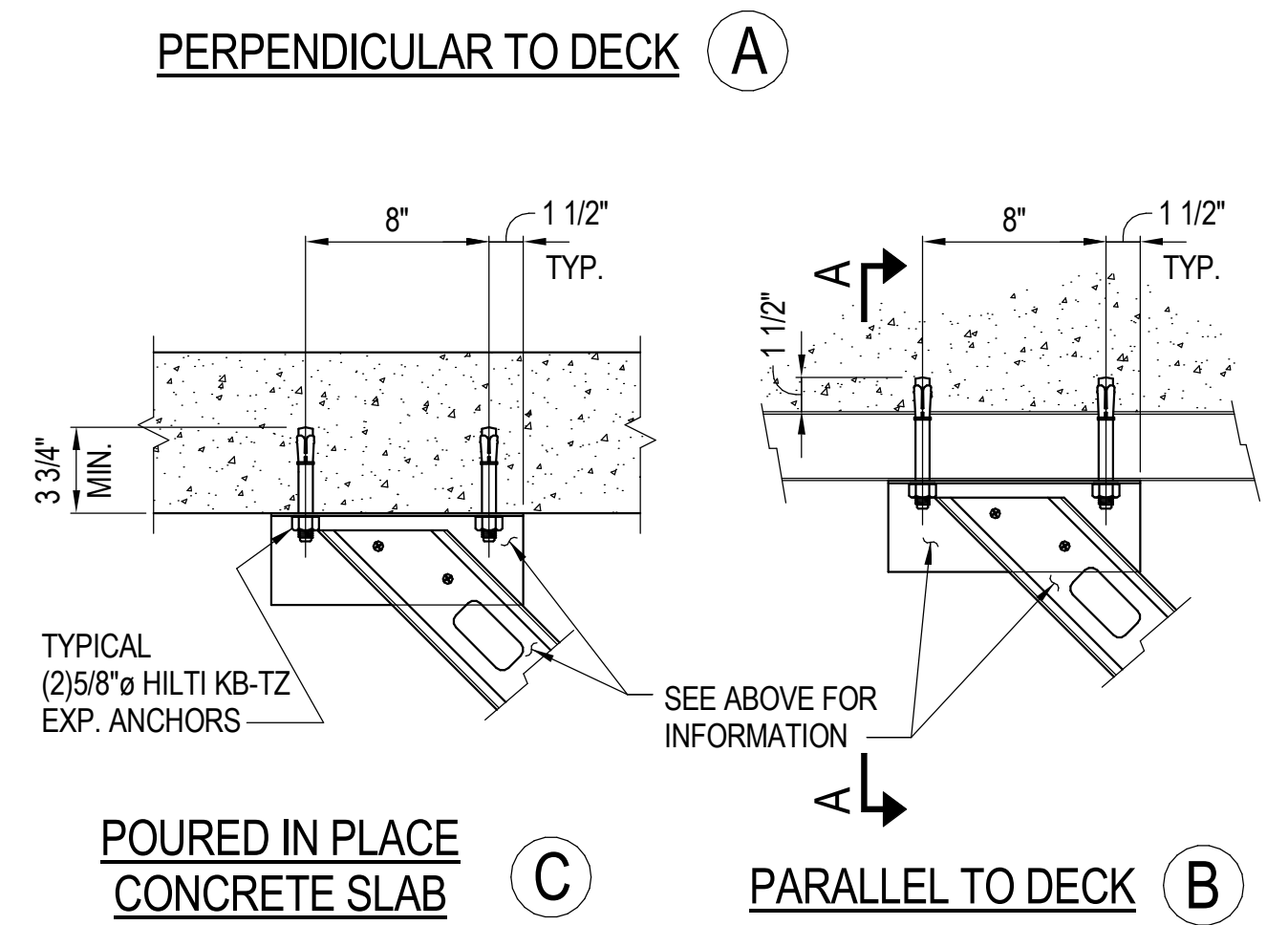
METAL STUD FASTENER SCHEDULE

MARK	FASTENERS SIZE AND SPACING	REMARKS
①	HILTI X-U UNIVERSAL POWDER DRIVEN FASTENERS w/ MINIMUM PENETRATION OF 1" @ 32" o.c. (AT POST-TENSION SLABS PENETRATION TO BE 3/4" @ 16" o.c.)	LARR-25675
②	#10 SHEET METAL SCREW x 5/8" LONG	-
③	HILTI KB-TZ 3/8" x 2 5/8" EXPANSION ANCHORS @ 32" o.c.	LARR-25701

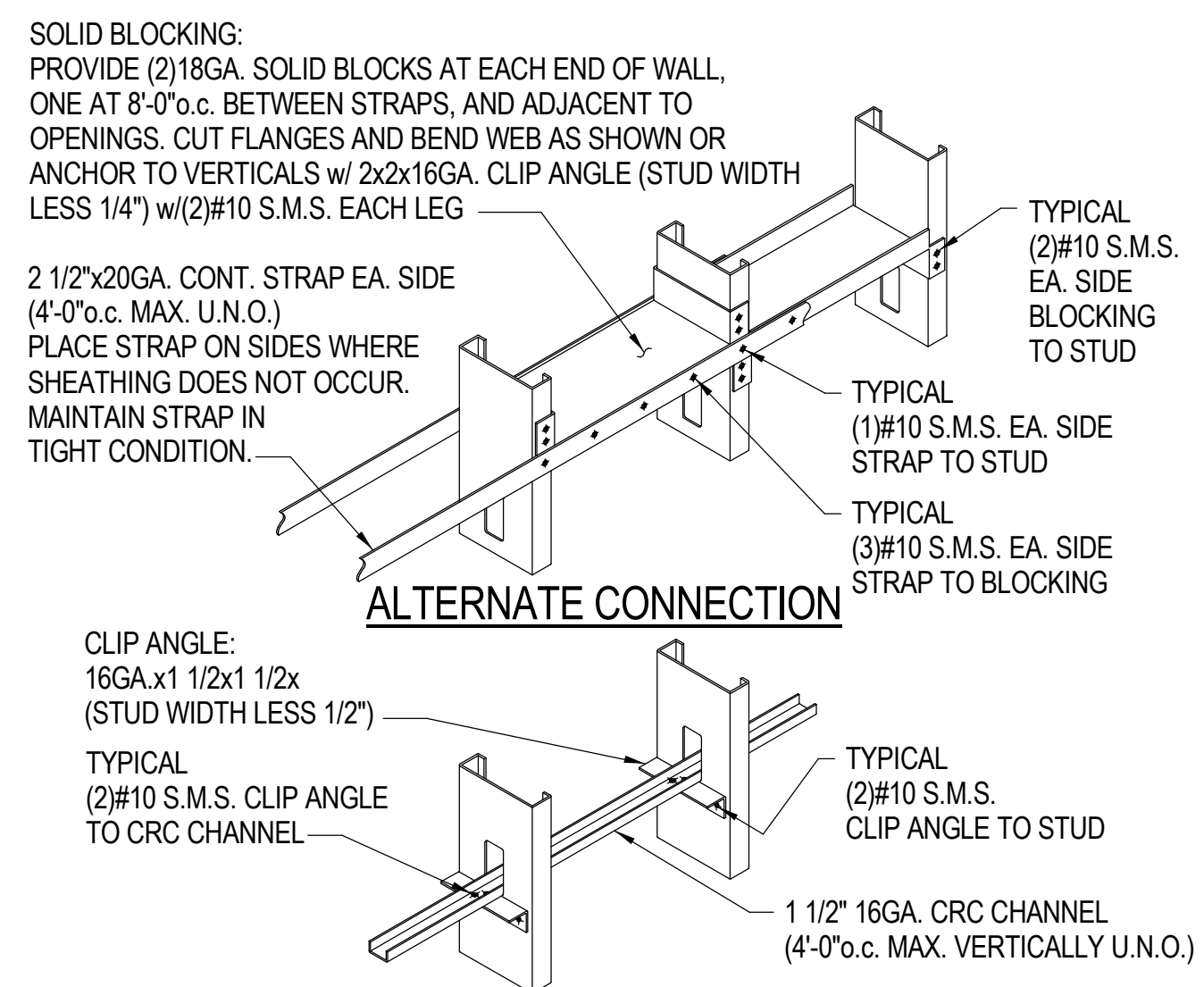
TYPICAL NON-BEARING INTERIOR STUD WALL DETAIL 1



SECTION A-A



TYPICAL STEEL STUD BRACE AT UNDERSIDE OF CONCRETE SLAB DETAILS 3



TYPICAL NON-BEARING METAL STUD WALL BRIDGING DETAILS 4

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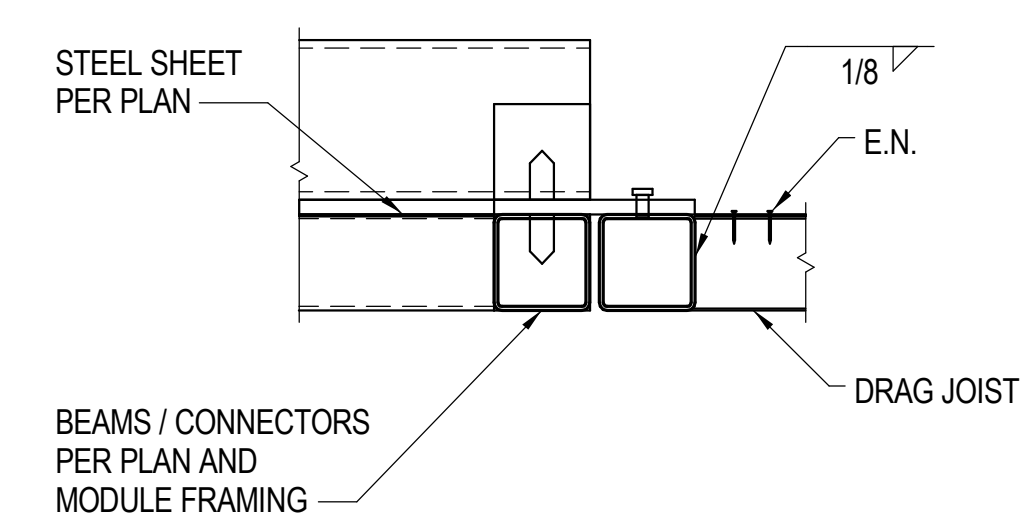
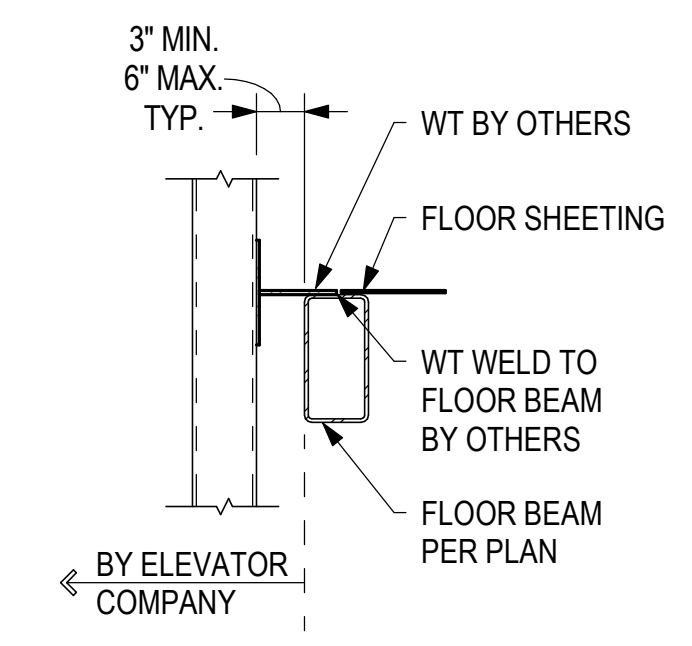
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 Zoning Number

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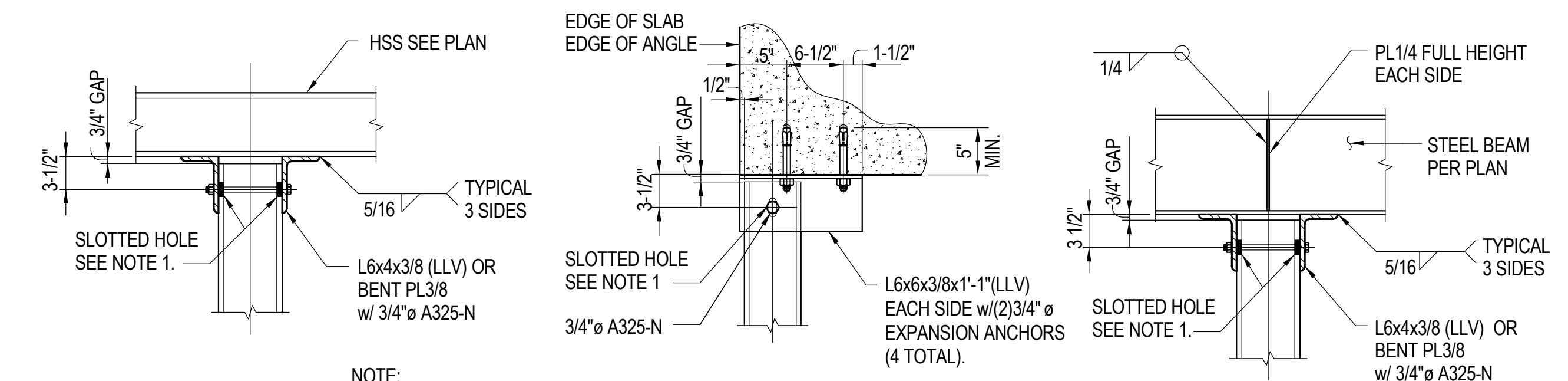
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SHEET NUMBER
S151



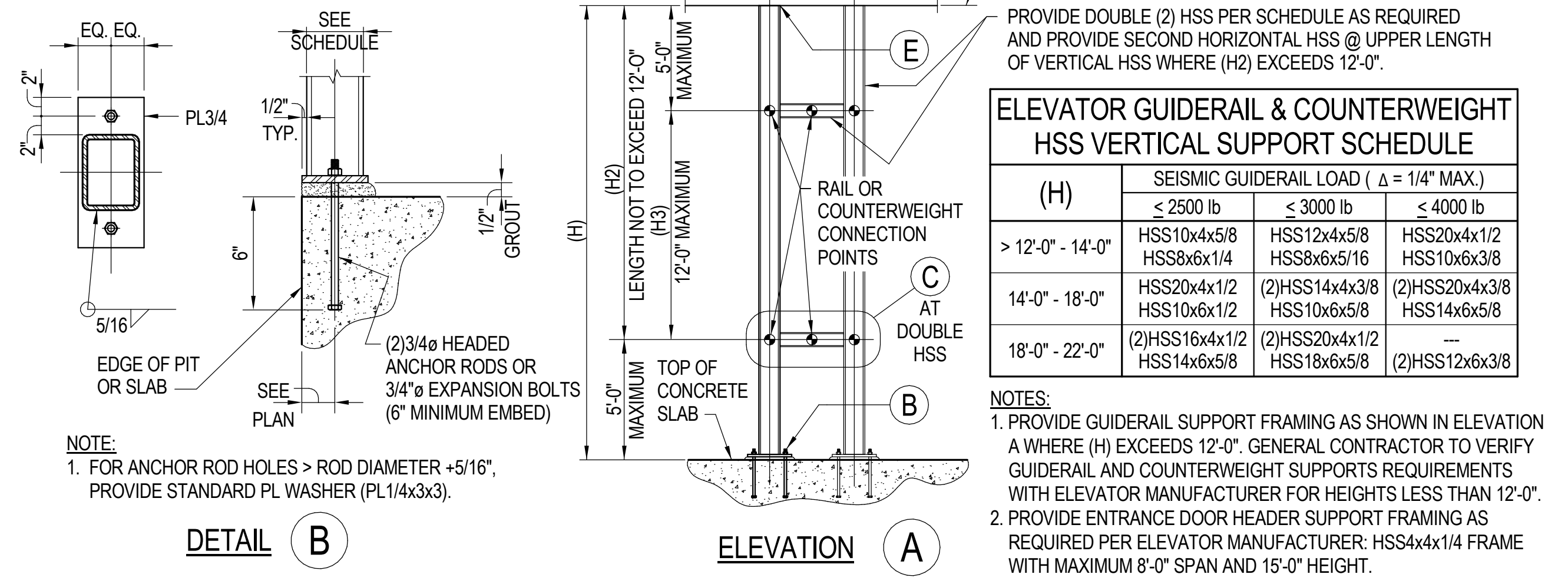
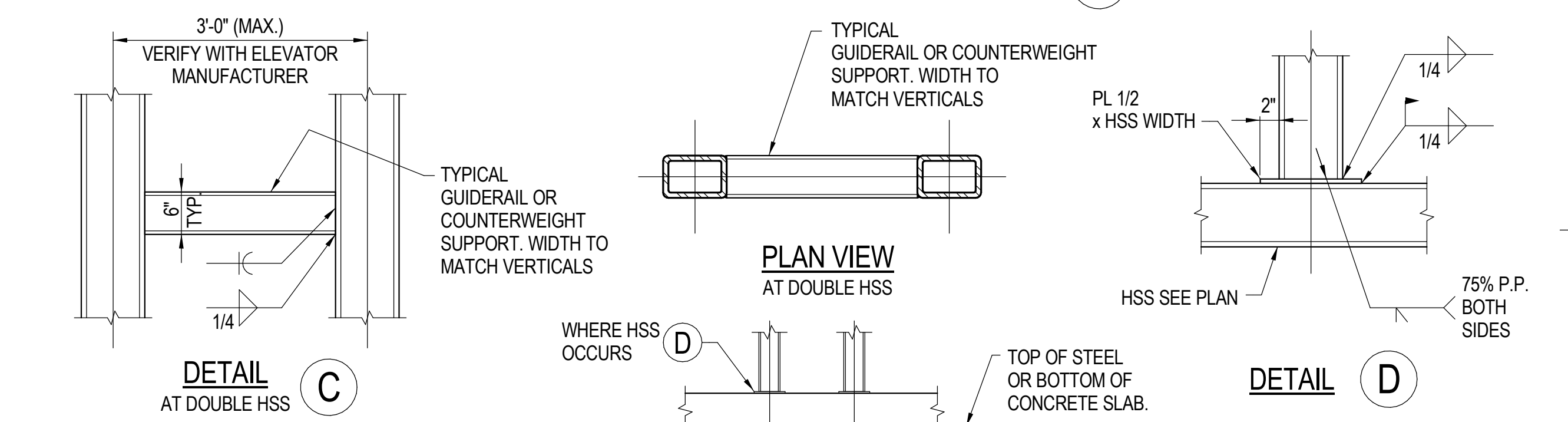
HOISTWAY CONNECTION TO STRUCTURE ③
 SCALE: 1"=1'-0"

DETAIL ②
 SCALE: 1"=1'-0"



- NOTE:
 1. PROVIDE LONG SLOTTED VERTICAL HOLES IN TUBE STEEL: 2.5x BOLT DIAMETER MAXIMUM IN LENGTH.
 2. PROVIDE L6x4x3/8 OR BENT PL3/8 MINIMUM 6\"/>

TOP OF VERTICAL TUBE CONNECTION DETAILS ⑤



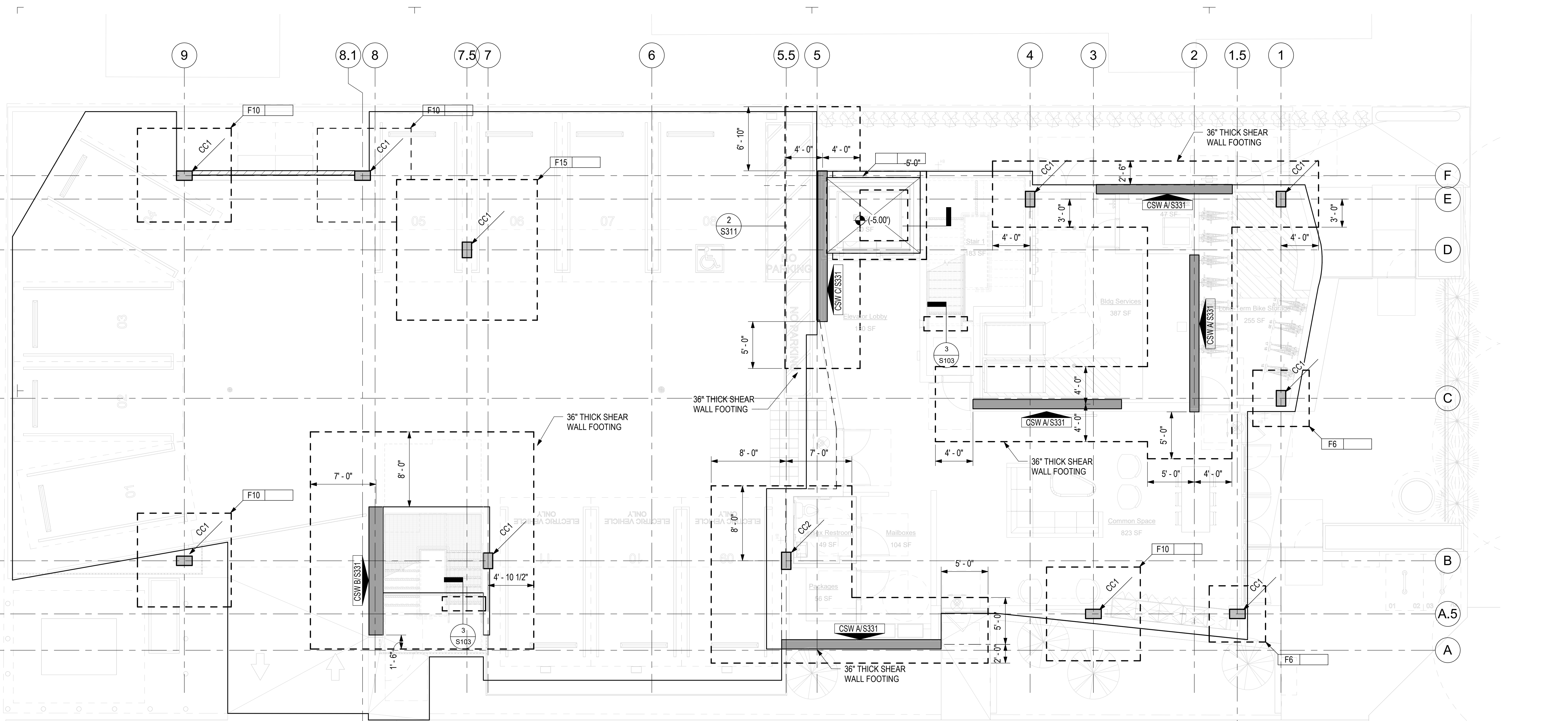
- NOTE:
 1. FOR ANCHOR ROD HOLES > ROD DIAMETER +5/16\", PROVIDE STANDARD PL WASHER (PL1/4x3x3).

ELEVATOR GUIDERAIL & COUNTERWEIGHT HSS VERTICAL SUPPORT SCHEDULE

(H)	SEISMIC GUIDERAIL LOAD (Δ = 1/4\"/>		
	< 2500 lb	< 3000 lb	< 4000 lb
> 12'-0\"/>			
14'-0\"/>			
18'-0\"/>			

- NOTES:
 1. PROVIDE GUIDERAIL SUPPORT FRAMING AS SHOWN IN ELEVATION A WHERE (H) EXCEEDS 12'-0\"/>

TYPICAL ELEVATOR GUIDERAIL & COUNTERWEIGHT SUPPORT DETAIL ①
 SCALE: 1"=1'-0"



LEVEL 1 FOUNDATION PLAN
3/16" = 1'-0" **A**

- PLAN NOTES:**
- FOR GENERAL NOTES, SEE S0XX SERIES SHEETS.
 - FOR TYPICAL DETAILS SEE S1XX SERIES SHEETS. DETAILS AND SCHEDULES INDICATED AS 'TYPICAL' MAY NOT BE SPECIFICALLY REFERENCED ON DRAWINGS. DETERMINE WHERE EACH TYPICAL DETAIL OR SCHEDULE APPLIES BEFORE PROCEEDING WITH WORK.
 - SEE ARCHITECTURAL DRAWINGS FOR CONCRETE SLAB ELEVATIONS, DEPRESSIONS, SLOPES, OPENINGS, CURBS, DRAINS, TRENCHES, SLAB EDGE LOCATIONS, ETC., AND FOR WALL OVERALL DIMENSIONS, LOCATIONS OF OPENINGS, ETC., NOT INDICATED ON STRUCTURAL DRAWINGS.
 - VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF WORK. IF THERE IS ANY DISCREPANCY IN LENGTH AND/OR THICKNESS OF THE WALLS, INCLUDING THE LOCATION, THEN REVISED PLAN SHALL BE RESUBMITTED FOR ADDITIONAL APPROVAL.
 - GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND LOCATING ALL OPENINGS THROUGH THE SLAB AND WALLS INCLUDING BUT NOT LIMITED TO ELECTRICAL, MECHANICAL, PLUMBING, SPRINKLER AND TELEPHONE. SUBMIT TO THE STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO SUBMITTAL OF REINFORCING STEEL SHOP DRAWINGS.
 - ALL COLUMNS SHALL BE CENTERED ON GRIDLINES, UNLESS NOTED OTHERWISE.
 - ALL FOUNDATIONS EXCAVATIONS MUST BE OBSERVED AND APPROVED BY THE PROJECT ENGINEERING GEOLOGIST AND/OR PROJECT GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF REINFORCING STEEL.
 - GENERAL CONTRACTOR SHALL REVIEW AND VERIFY FINAL GRADE LOCATIONS AT THE BUILDING TO CONFIRM REQUIRED TOP OF FOOTING ELEVATIONS.
 - IT IS RECOMMENDED THAT THE FLOOR SLABS-ON-GRADE EXPOSED ONLY TO PEDESTRIAN TRAFFIC BE A MINIMUM OF FOUR INCHES IN THICKNESS. FLOOR SLABS-ON-GRADE EXPOSED TO VEHICULAR TRAFFIC SHOULD BE A MINIMUM OF 5" IN THICKNESS. ALL FLOOR SLABS SHOULD BE REINFORCED WITH A MINIMUM OF #5 STEEL BARS PLACED 16" ON CENTER, EACH WAY. SEE "FLOOR SLAB" SECTION IN GEOTECHNICAL REPORT FOR MOISTURE BARRIER REQUIREMENTS WHERE FLOOR COVERING IS USED.
 - HOLD DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.

- PLAN SYMBOLS:**
- INDICATES SLAB ELEVATION DROP, SEE PLAN
 - (±0.00') INDICATES TOP OF CONCRETE SLAB ELEVATION FROM LEVEL DATUM
 - INDICATES CONCRETE FOOTING MARK. SEE TYPICAL CONCRETE FOOTING SCHEDULE ON THIS SHEET.
 - INDICATES ELEVATION TOP OF FOOTING. ALL TOP OF FOOTING SHALL BE -1'-0" BELOW LOWEST ADJACENT GRADE OR TOP OF CONCRETE SLAB ON GRADE, WHICHEVER IS LOWER, UNLESS NOTED OTHERWISE.
 - S — S INDICATES STEP FOOTINGS. SEE DETAIL 3/S103.
 - CC1 INDICATES CONCRETE COLUMN. SEE CONCRETE COLUMN SCHEDULE ON SHEET S401.
 - INDICATES CONCRETE WALL. SEE S331 FOR SHEAR WALL ELEVATIONS OR SHEET S311 FOR BASEMENT WALL SECTIONS.
 - CSW A/S3.2X INDICATES CONCRETE SHEAR WALL MARK. SEE S331 FOR SHEAR WALL ELEVATIONS.
 - INDICATES 8" NON-BEARING CMU WALL.

TYPICAL CONCRETE FOOTING SCHEDULE								
MARK	SIZE			TOP REINFORCING		BOTTOM REINFORCING		REMARKS
	WIDTH	LENGTH	THICKNESS	LONG REINFORCING	SHORT REINFORCING	LONG REINFORCING	SHORT REINFORCING	
NON-FRAME SPREAD FOOTING								
F6	6'-0"	6'-0"	18"	---	---	(6)#5	(6)#5	
F10	10'-0"	10'-0"	24"	---	---	(8)#7	(8)#7	
F15	15'-0"	15'-0"	34"	---	---	(11)#9	(11)#9	

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STRUCTURAL ENGINEERS

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9/30/2022

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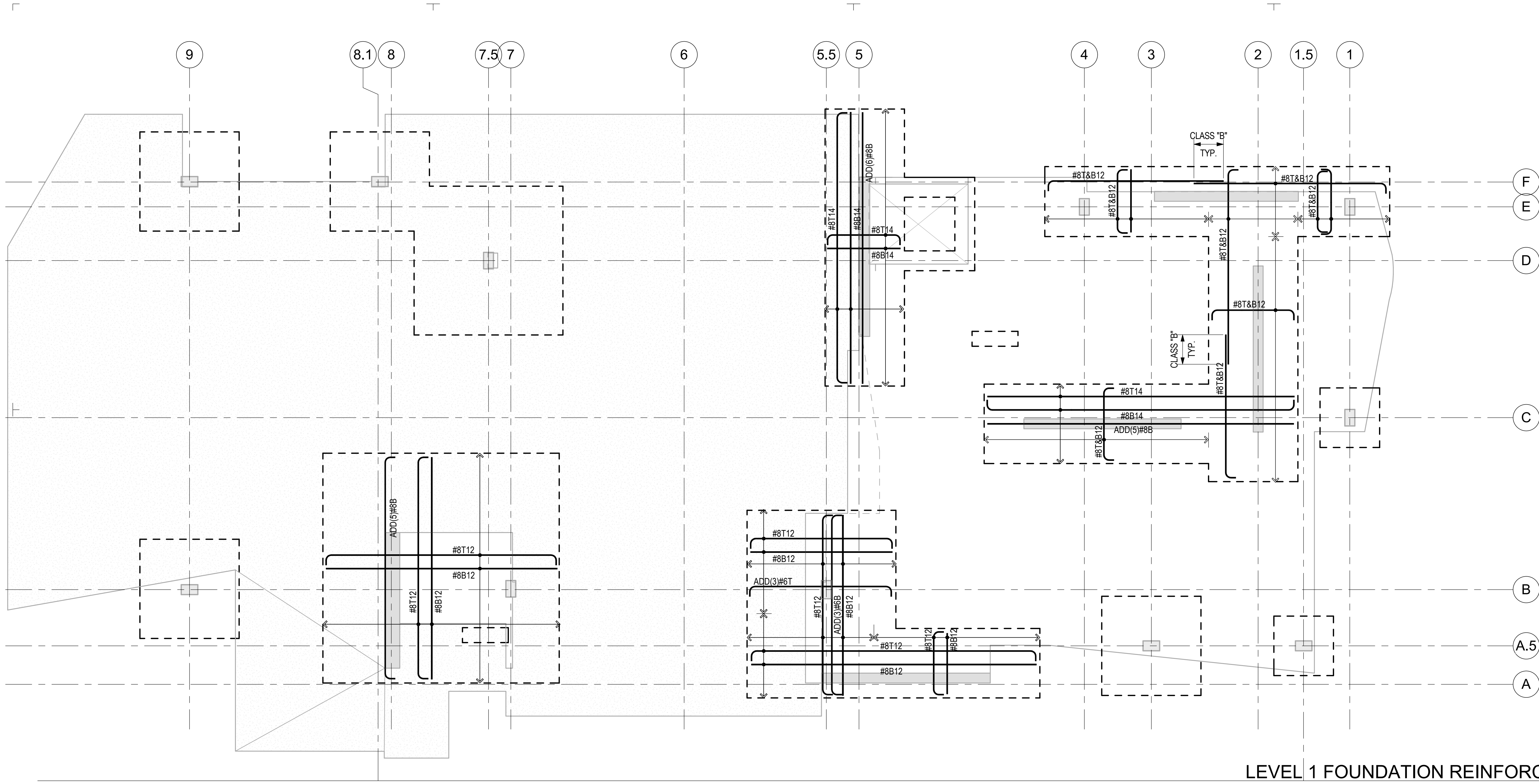
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03/17/23		REVISION 1
11/11/23		

Plan Check Number
Zoning Number
SHEET TITLE
SHEET INFORMATION
JOB NUMBER: 21-S009
SCALE: As indicated
DATE: 03/17/2023
DRAWN BY: ESE
CHECKER: ESE

LEVEL 1 FOUNDATION PLAN
SHEET NUMBER
S201



LEVEL 1 FOUNDATION REINFORCING PLAN
3/16" = 1'-0" **A**



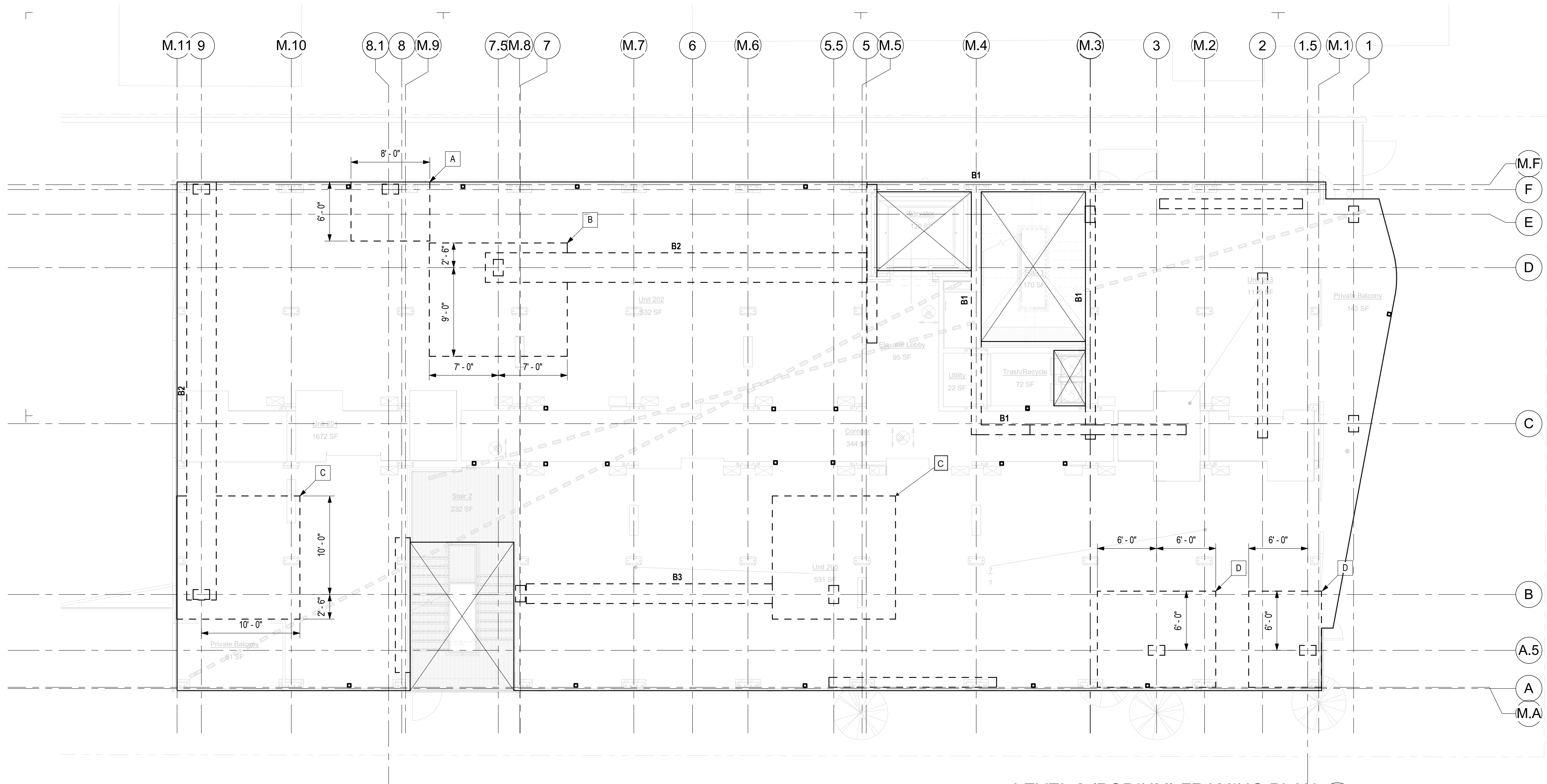
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09/30/22		STATE SUBMITTAL
03/17/23		ARCH. REVISION
11/11/23		REVISION 1

PKNE	JOB NUMBER	SCALE	DATE	DRAWN BY	CHECK BY	CHECKER
21-S0009	21-S0009	3/16" = 1'-0"	03/17/2023	ESE	ESE	


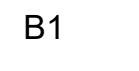


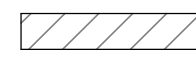
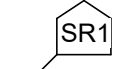


LEVEL 2 (PODIUM) FRAMING PLAN
3/16" = 1'-0" **A**

PLAN NOTES:

- FOR GENERAL NOTES AND TYPICAL SYMBOL DESCRIPTIONS, SEE S0 SERIES SHEETS.
- FOR TYPICAL DETAILS SEE S1 SERIES SHEETS. DETAILS AND SCHEDULES INDICATED AS 'TYPICAL' MAY NOT BE SPECIFICALLY REFERENCED ON DRAWINGS. DETERMINE WHERE EACH TYPICAL DETAIL OR SCHEDULE APPLIES BEFORE PROCEEDING WITH WORK.
- VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF WORK.
- SEE ARCHITECTURAL DRAWINGS FOR CONCRETE SLAB ELEVATIONS, DEPRESSIONS, SLOPES, OPENINGS, CURBS, DRAINS, TRENCHES, MEP HOUSEKEEPING PADS, SLAB EDGE LOCATIONS, ETC., AND FOR WALL OVERALL DIMENSIONS, LOCATIONS OF OPENINGS, ETC., NOT INDICATED ON STRUCTURAL DRAWINGS.
- ELEVATION TOP OF CONCRETE SHALL BE COORDINATED WITH ARCHITECTURAL DRAWINGS, UNLESS NOTED OTHERWISE THUS (+/-0.00').
- TYPICAL SLAB THICKNESS SHALL BE 16" THICK, UNLESS NOTED OTHERWISE.
- FOR CONCRETE SLAB REINFORCING PLANS SEE SHEETS S2.01A, S2.01B, AND S2.01C.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND LOCATING ALL OPENINGS THROUGH THE SLAB INCLUDING BUT NOT LIMITED TO ELECTRICAL, MECHANICAL, PLUMBING, SPRINKLER AND TELEPHONE. SUBMIT TO THE STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO SUBMITTAL OF REINFORCING STEEL SHOP DRAWINGS.
- NO PENETRATIONS ARE ALLOWED THROUGH SHEAR WALL, UNLESS SPECIFICALLY DETAILED ON PLANS.
- SEE S202D FOR MODULE BASE PLATES. SEE S511 FOR CONNECTIONS BETWEEN MODULES AND CONCRETE SLAB.
- TIE / HOLD-DOWN DEVICES WILL BE UNDER STATE REVIEW.

PLAN SYMBOLS:

-  INDICATES DROP PANEL MARK. SEE TYPICAL DROP PANEL REINFORCING DETAIL AND SCHEDULE 6/S122.
-  INDICATES CAST-IN-PLACE CONCRETE BEAM MARK. SEE TYPICAL CAST-IN-PLACE BEAM SCHEDULE AND DETAILS A/S411.
-  INDICATES CONCRETE SHEAR WALL ELEVATION MARK, SEE S32X SERIES.
-  INDICATES SLAB DROP, SEE PLAN FOR LOCATION.
-  INDICATES 8" CONCRETE MASONRY NON-BEARING WALL. SEE SHEET S111 FOR CONCRETE MASONRY WALL DETAILS.
-  INDICATES STUDRAIL MARK. SEE TYPICAL STUDRAIL SCHEDULE AND DETAILS 1/S123.



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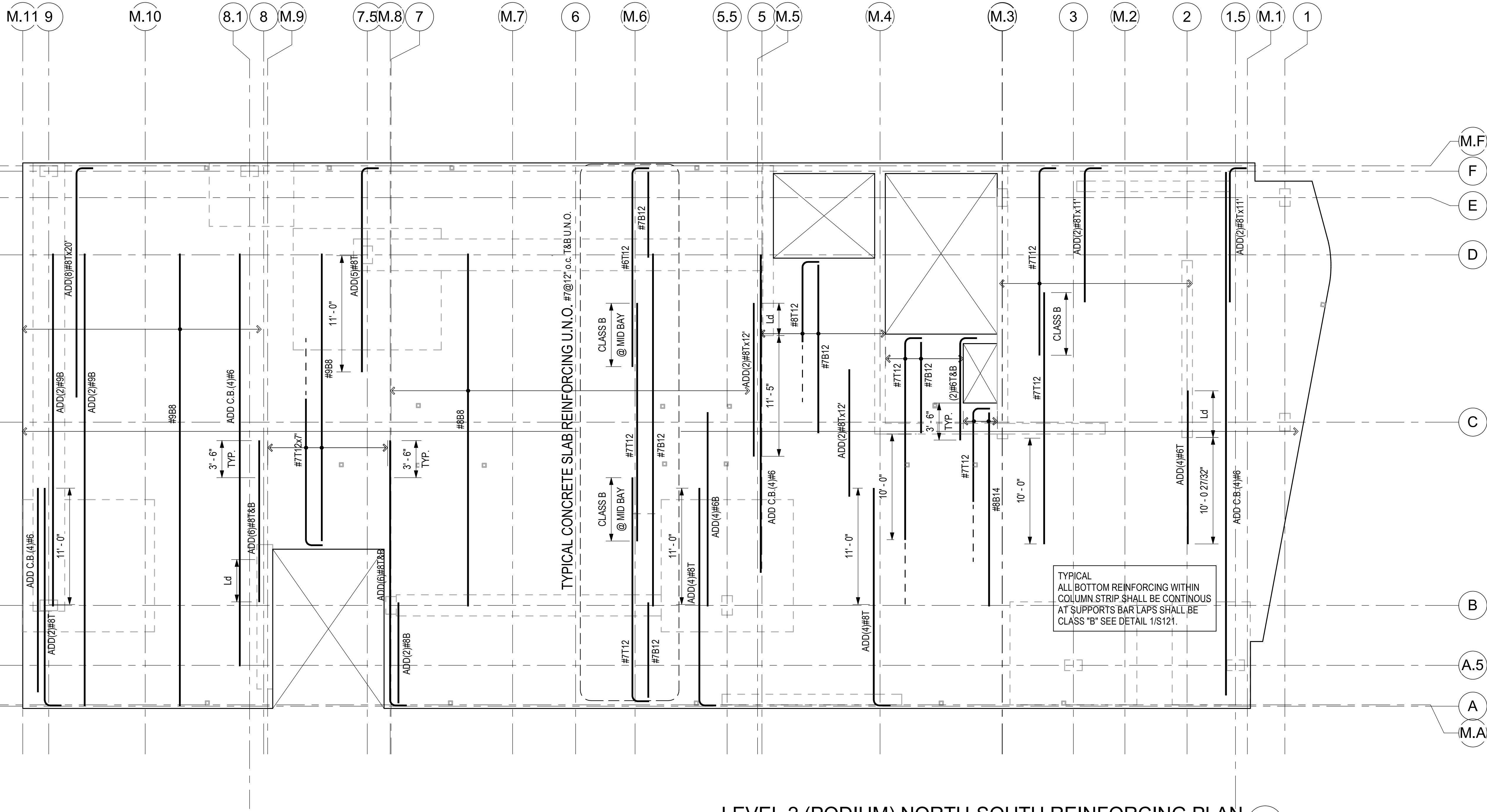
PROJECT ADDRESS
2853 West Boulevard
Los Angeles, California 90016

Owner: Joanna Ostrander
2853 West Boulevard
Los Angeles, California 90016

PROJECT TITLE
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03/17/23		ARCH. REVISION
11/11/23		REVISION 1

Plan Check Number	
Zoning Number	
SHEET TITLE	LEVEL 2 (PODIUM) FRAMING PLAN
SHEET INFORMATION	SHEET INFORMATION CHECK BY: ESE DRAWN BY: ESE DATE: 03/17/2023 JOB NUMBER: 21-S009 SCALE: As indicated



LEVEL 2 (PODIUM) NORTH-SOUTH REINFORCING PLAN
 3/16" = 1'-0" A

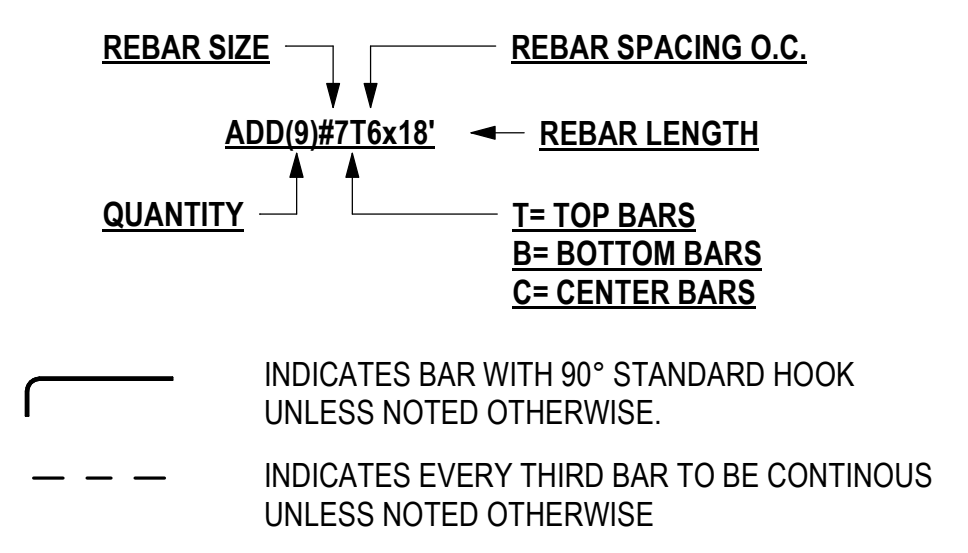
PLAN NOTES:

1. FOR TWO WAY SLAB REINFORCING PROFILE, SEE DETAIL 1/S131.
2. ALL REINFORCING NOTED ON PLAN ARE ADDED REINFORCING, UNLESS NOTED OTHERWISE.
3. ALL ADDED REINFORCING SHALL BE SPACED AT 6" o.c. UNLESS NOTED OTHERWISE.
4. REINFORCING SHALL BE CENTERED AT COLUMNS AND WALLS, UNLESS NOTED OTHERWISE.
5. REINFORCING SHALL BE PLACED AS FOLLOWS:
 a. NORTH-SOUTH SIDE DIRECTION: OUTER LAYER
 b. EAST-WEST DIRECTION: INNER LAYER
6. PROVIDE REINFORCING AROUND OPENINGS. SEE DETAIL 9/S1.31 UNLESS NOTED OTHERWISE ON PLAN.
7. REINFORCING STEEL SHOP DRAWINGS SHALL INCLUDE ALL SLAB OPENINGS, DEPRESSIONS, SLOPES, CURBS, DRAINS, AND SLAB EDGE LOCATIONS FROM ALL M.E.P. TRADES. GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE AND INDICATE ALL SLAB OPENING STEEL SHOP DRAWINGS.
8. HOOK ALL REINFORCING INTERRUPTED BY OPENINGS, SEE DETAIL 9/S131.
9. HOOK ALL REINFORCING INTERRUPTED BY PERIMETER WALLS.
10. ADD REINFORCING TO EXTEND 3'-0" PAST OPENING, UNLESS NOTED OTHERWISE.
11. TYPICAL. ALL BOTTOM REINFORCING WITHIN COLUMN STRIP SHALL BE CONTINUOUS AT SUPPORTS. BAR LAPS SHALL BE CLASS "B", AT LEAST 2 BOTTOM REINFORCING SHALL BE ANCHORED AT EXTERIOR SUPPORTS. SEE 1/S131 FOR DETAIL.

12. CHORD REINFORCING SHALL BE AS FOLLOWS:

- A. SPACED AT 4" o.c. UNLESS NOTED OTHERWISE.
- B. CONTINUOUS UNLESS NOTED OTHERWISE, WITH CLASS B SPLICE PER DETAIL 3/S0-111
- C. ADD(4)#4 TYPICAL AROUND ALL SLAB OPENINGS UNLESS NOTED OTHERWISE.
- D. ALL REINFORCING HAS A MINIMUM YIELD STRENGTH, ASTM A706 GRADE 80.
- E. ALL CHORD BARS AND DRAG BARS TO BE PLACED IN THE CENTER OF THE CONCRETE SLAB UNLESS NOTED OTHERWISE.
- F. ALL CHORD AND DRAG BARS SHOULD BE CONTINUOUS. ADD Z-BARS AT SLAB STEPS AND DEPRESSIONS TO MATCH CHORD OR DRAG BARS. Z-BARS SHOULD HAVE A MINIMUM CLASS B SPLICE EACH SIDE.

PLAN SYMBOLS:



9/30/2022

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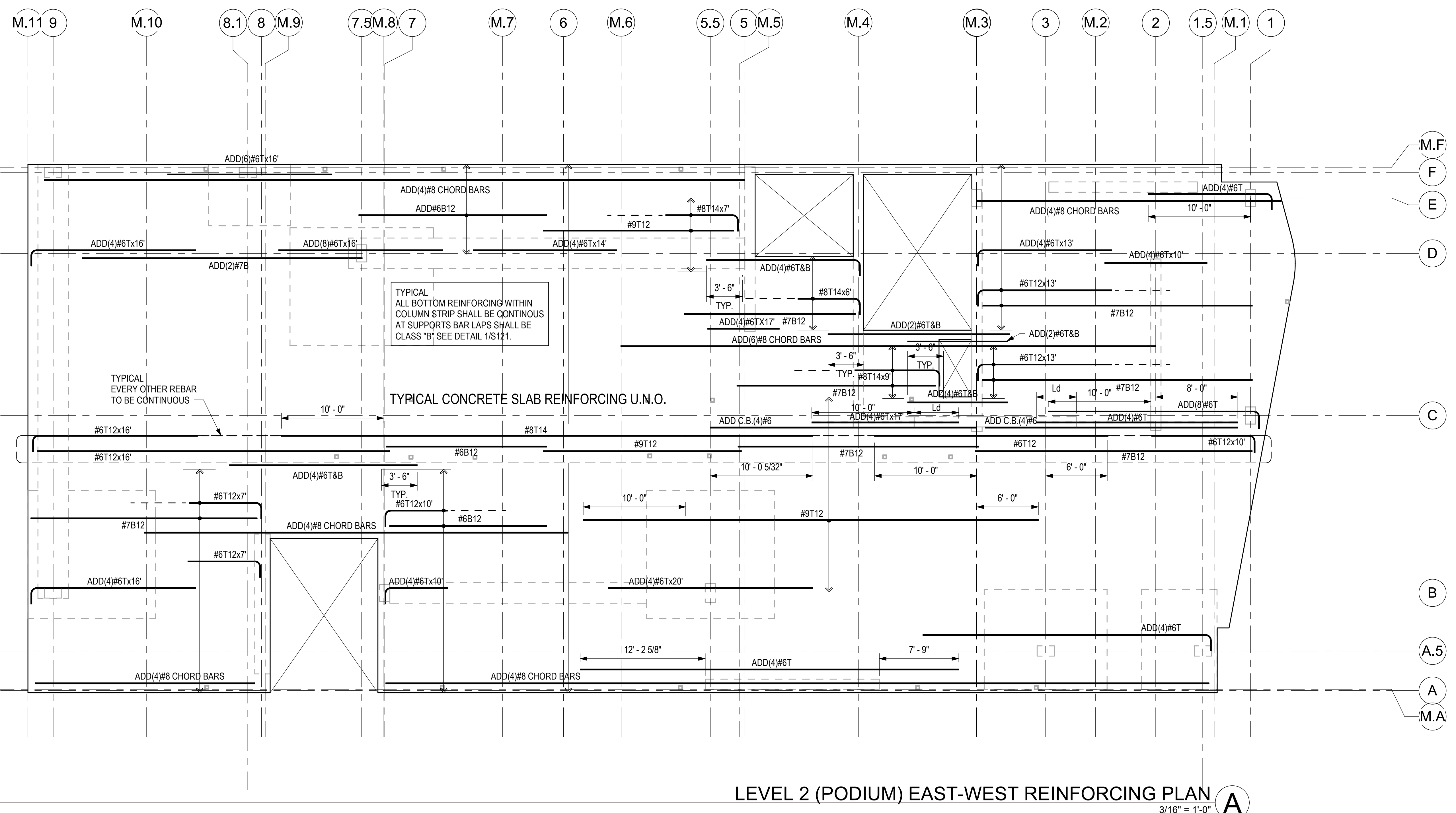
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Plan Check Number: _____
 Zoning Number: _____

SHEET TITLE: LEVEL 2 (PODIUM) NORTH-SOUTH REINFORCING PLAN

SHEET INFORMATION:
 PROJECT NUMBER: 21-5009
 JOB NUMBER: As indicated
 SCALE: As indicated
 DATE: 03/17/2023
 DRAWN BY: ESE
 CHECKER: ESE



LEVEL 2 (PODIUM) EAST-WEST REINFORCING PLAN
3/16" = 1'-0" A

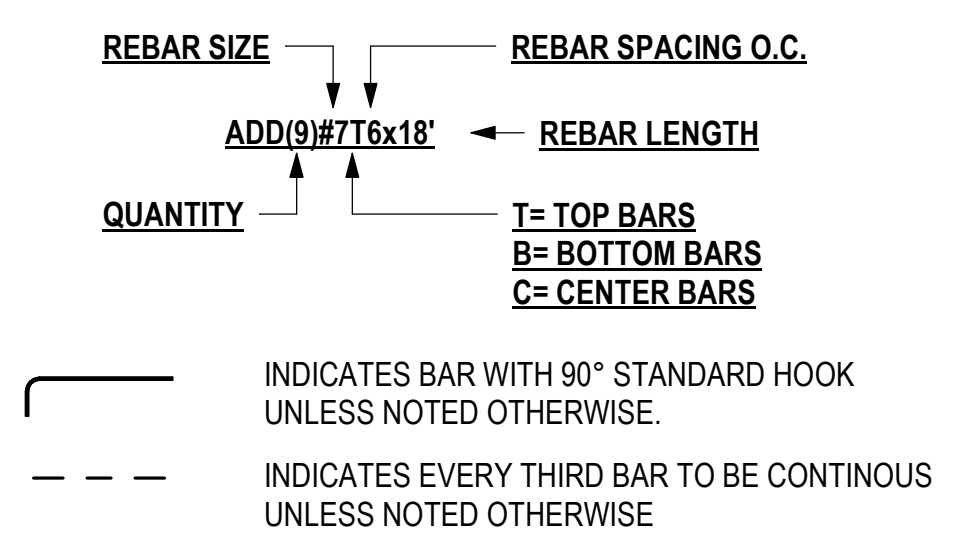
PLAN NOTES:

- FOR TWO WAY SLAB REINFORCING PROFILE, SEE DETAIL 1/S131.
- ALL REINFORCING NOTED ON PLAN ARE ADDED REINFORCING, UNLESS NOTED OTHERWISE.
- ALL ADDED REINFORCING SHALL BE SPACED AT 6" o.c. UNLESS NOTED OTHERWISE.
- REINFORCING SHALL BE CENTERED AT COLUMNS AND WALLS, UNLESS NOTED OTHERWISE.
- REINFORCING SHALL BE PLACED AS FOLLOWS:
 - NORTH-SOUTH SIDE DIRECTION: OUTER LAYER
 - EAST-WEST DIRECTION: INNER LAYER
- PROVIDE REINFORCING AROUND OPENINGS. SEE DETAIL 9/S1.31 UNLESS NOTED OTHERWISE ON PLAN.
- REINFORCING STEEL SHOP DRAWINGS SHALL INCLUDE ALL SLAB OPENINGS, DEPRESSIONS, SLOPES, CURBS, DRAINS, AND SLAB EDGE LOCATIONS FROM ALL M.E.P. TRADES. GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE AND INDICATE ALL SLAB OPENING STEEL SHOP DRAWINGS.
- HOOK ALL REINFORCING INTERRUPTED BY OPENINGS, SEE DETAIL 9/S131.
- HOOK ALL REINFORCING INTERRUPTED BY PERIMETER WALLS.
- ADD REINFORCING TO EXTEND 3'-0" PAST OPENING, UNLESS NOTED OTHERWISE.
- TYPICAL, ALL BOTTOM REINFORCING WITHIN COLUMN STRIP SHALL BE CONTINUOUS AT SUPPORTS. BAR LAPS SHALL BE CLASS "B", AT LEAST 2 BOTTOM REINFORCING SHALL BE ANCHORED AT EXTERIOR SUPPORTS. SEE 1/S131 FOR DETAIL.

12. CHORD REINFORCING SHALL BE AS FOLLOWS:

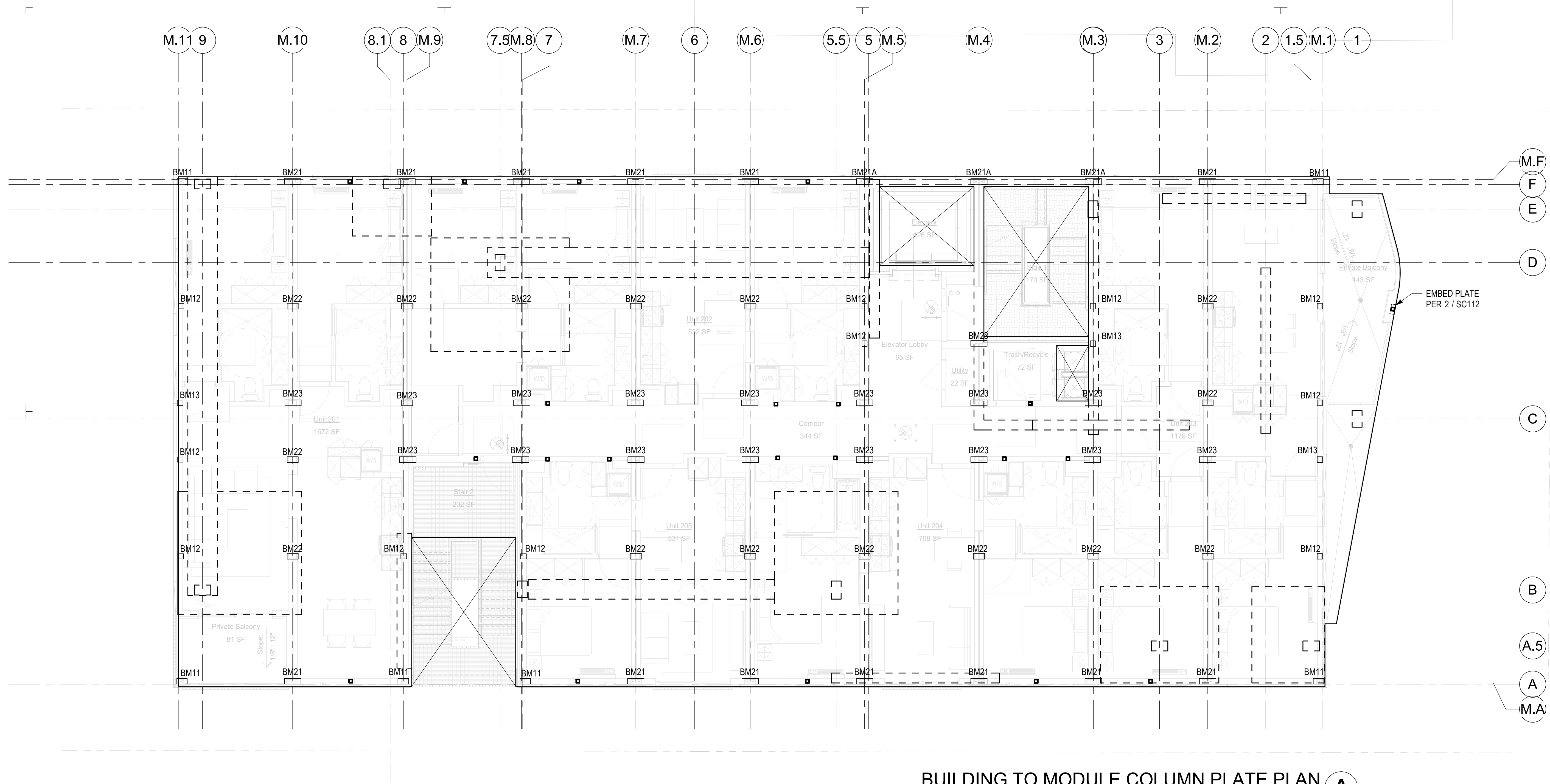
- SPACED AT 4" o.c. UNLESS NOTED OTHERWISE.
- CONTINUOUS UNLESS NOTED OTHERWISE, WITH CLASS B SPLICE PER DETAIL 3/S0-111
- ADD(4)#4 TYPICAL AROUND ALL SLAB OPENINGS UNLESS NOTED OTHERWISE.
- ALL REINFORCING HAS A MINIMUM YIELD STRENGTH, ASTM A706 GRADE 80.
- ALL CHORD BARS AND DRAG BARS TO BE PLACED IN THE CENTER OF THE CONCRETE SLAB UNLESS NOTED OTHERWISE.
- ALL CHORD AND DRAG BARS SHOULD BE CONTINUOUS. ADD Z-BARS AT SLAB STEPS AND DEPRESSIONS TO MATCH CHORD OR DRAG BARS. Z-BARS SHOULD HAVE A MINIMUM CLASS B SPLICE EACH SIDE.

PLAN SYMBOLS:



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Plan Check Number	Zone/Number	SHEET TITLE	SHEET INFORMATION
		LEVEL 2 (PODIUM) EAST-WEST REINFORCING PLAN	21-5009 As indicated 03/17/2023 ESE
			Checker ESE



BUILDING TO MODULE COLUMN PLATE PLAN
 3/16" = 1'-0" **A**

BUILDING TO MODULE PLATE SCHEDULE		
MARK	US SIZE	NOTES
BM11	PL1"	(1)MOD, TYPE 1 CASTING. SEE DETAIL 2/S511
BM12	PL1"	(1)MOD, TYPE 2 CASTING. SEE DETAIL 1/S512
BM13	PL1"	(1)MOD, TYPE 3 CASTING. SEE DETAIL 3/S511
BM21	PL1"	(2)MODS, TYPE 1 CASTING. SEE DETAIL 2/S511
BM21A	PL1"	SAME AS MM21. NOTCH AS REQUIRED AT SHAFT OPENINGS.
BM22	PL1"	(2)MODS, TYPE 2 CASTING. SEE DETAIL 1/S512
BM23	PL1"	(2)MODS, TYPE 3 CASTING. SEE DETAIL 3/S511

- NOTES:**
- CONFIRM BM PLATE DIMENSIONS WITH ARCH'L.
 - SEE S5.11 FOR BUILDING TO MODULE BASE PLATE DETAILS.

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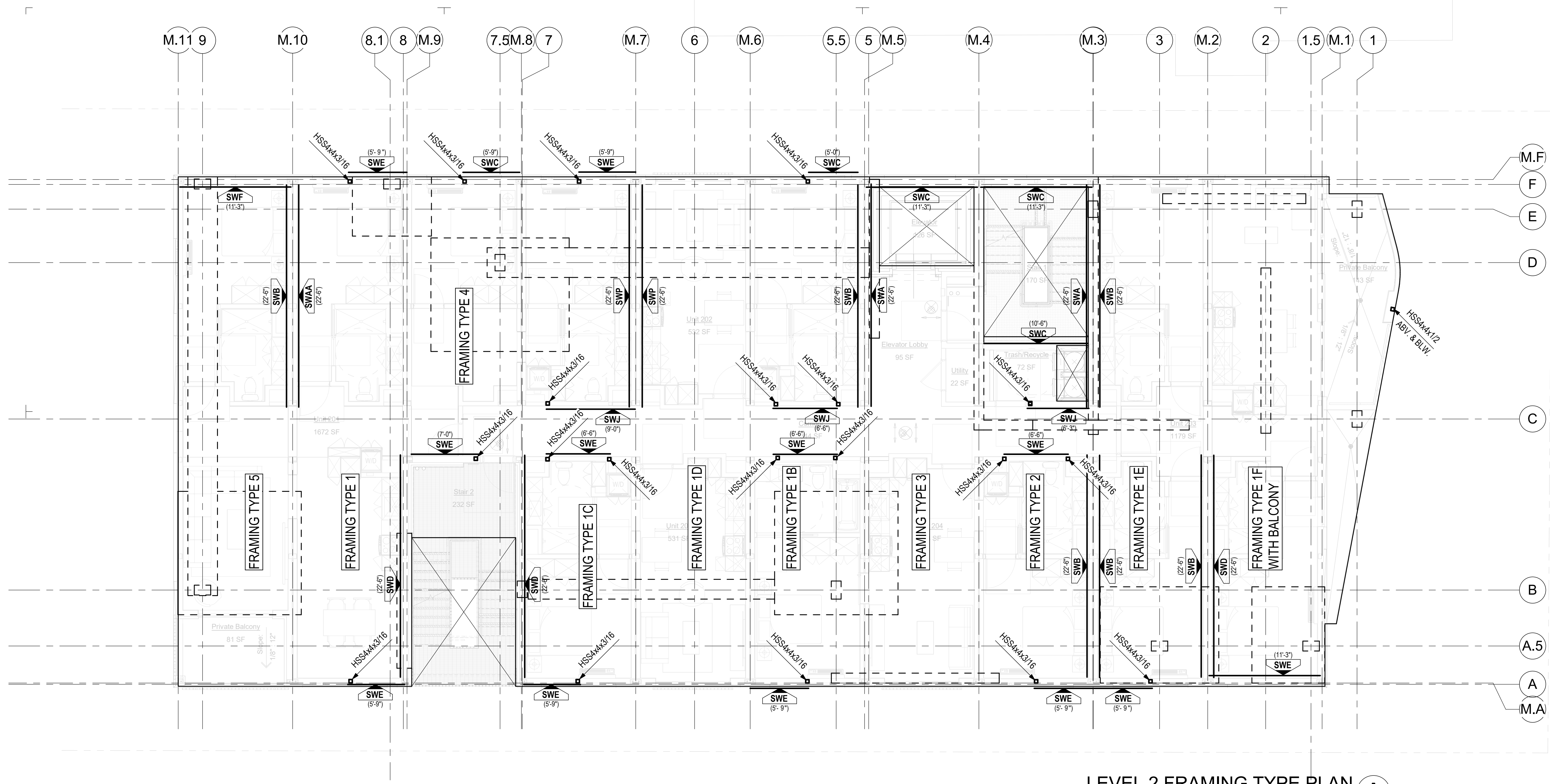
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 SHEET TITLE
 SHEET INFORMATION
 CHECKER
 CHECK BY
 DRAWN BY
 DATE
 SCALE
 JOB NUMBER
 PWS#

SHEET NUMBER
S202D



LEVEL 2 FRAMING TYPE PLAN A
3/16" = 1'-0"

FRAMING TYPE PLAN NOTES:

- FOR GENERAL NOTES AND TYPICAL DETAILS, SEE S0 SERIES SHEETS. FOR MODULE TYPICAL DETAILS, SEE S5 SERIES.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO THE START OF WORK.
- SEE MECHANICAL, ELECTRICAL, PLUMBING, AND SPRINKLER DRAWINGS FOR LOCATIONS OF PIPES, DUCTS, AND CHASES.
- ALL REQUIREMENTS AND DESIGN FOR TRANSPORTATION, SHIPPING, AND LIFTING ARE PER MODULE FABRICATOR.
- FLOOR SHEATHING SHALL BE STRUCTOCRETE (ICC #ESR-1792) w/#8-18 SENCO SELF DRILLING SCREWS (ICC #ESR-4826) @6" o.c. ON PANEL EDGES (EDGE NAILING E.N.), 12" TO ALL INTERMEDIATE FRAMING MEMBERS (FIELD NAILING F.N.). SEE 2/SC401 FOR FASTENER INFORMATION.
- SEE TYPICAL DIAPHRAGM PLATE FOR WELDING TO FRAMING MEMBERS AND SPLICE DETAIL. INDICATE, ON TOP OF THE DIAPHRAGM PLATE, ALL LOCATIONS OF JOISTS/BEAMS BENEATH.
- JOIST, BEAMS AND COLUMNS CONNECTIONS TO SUPPORTING MEMBERS SHALL BE PER TYPICAL CONNECTION SCHEDULES.
- TIE / HOLD-DOWN DEVICES WILL BE UNDER STATE REVIEW.

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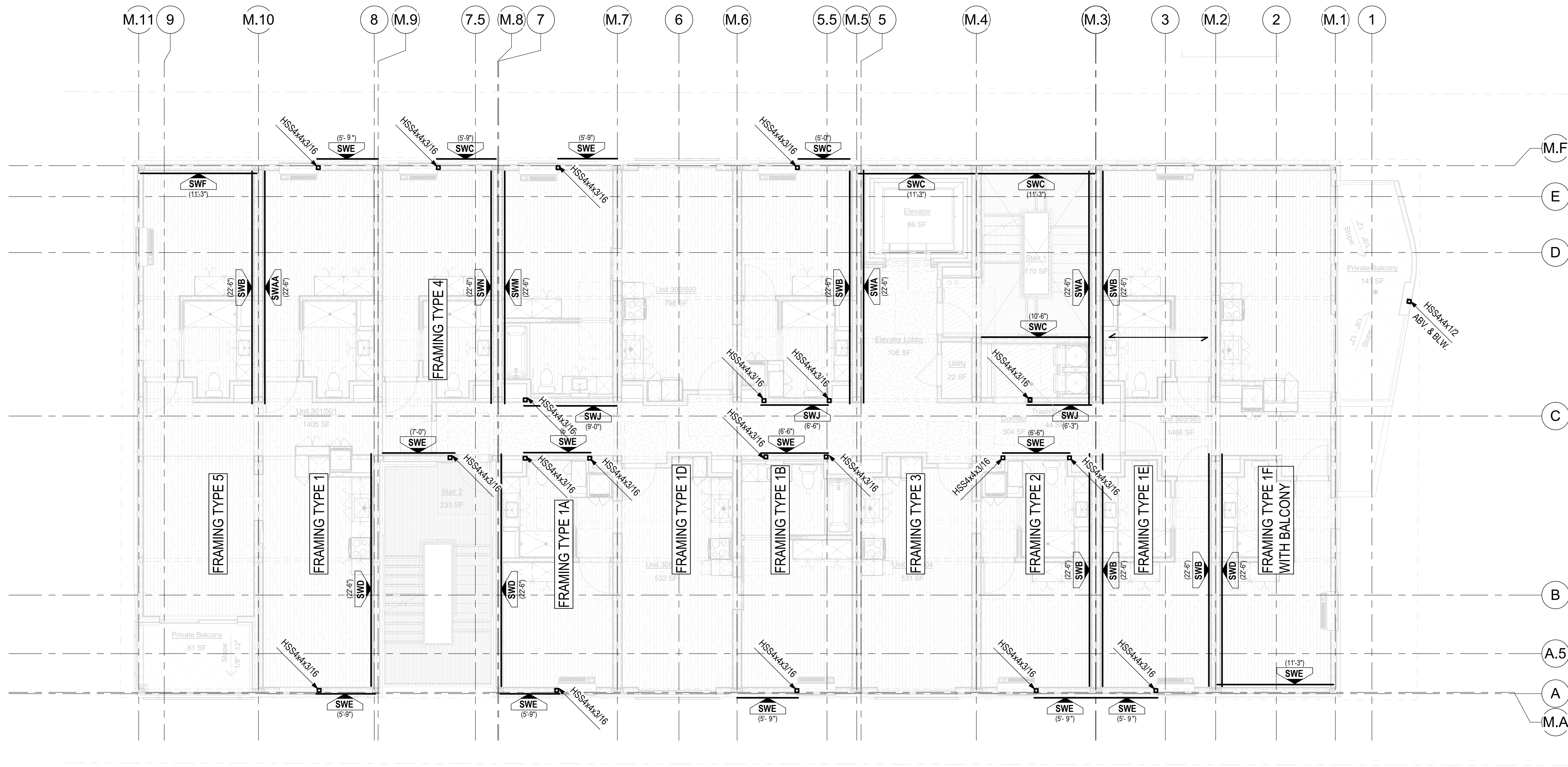
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11/11/23		REVISION 1

PKNE	JOB NUMBER	SCALE	DATE	DRAWN BY	CHECKED BY	CHECKER
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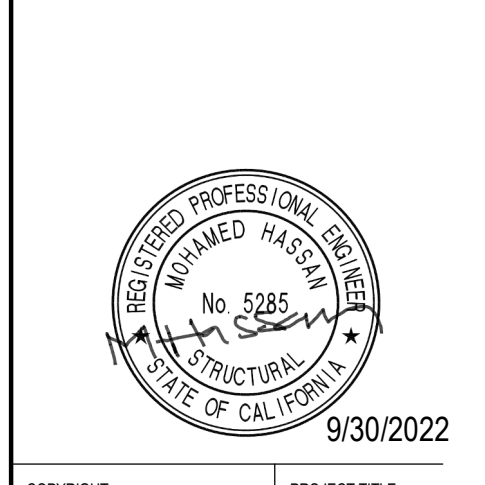
LEVEL 3 FRAMING TYPE PLAN
 3/16" = 1'-0" **A**

FRAMING TYPE PLAN NOTES:

- FOR GENERAL NOTES AND TYPICAL DETAILS, SEE S0 SERIES SHEETS. FOR MODULE TYPICAL DETAILS, SEE S5 SERIES
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO THE START OF WORK.
- SEE MECHANICAL, ELECTRICAL, PLUMBING, AND SPRINKLER DRAWINGS FOR LOCATIONS OF PIPES, DUCTS, AND CHASES.
- ALL REQUIREMENTS AND DESIGN FOR TRANSPORTATION, SHIPPING, AND LIFTING ARE PER MODULE FABRICATOR.
- FLOOR SHEATHING SHALL BE STRUCTURECRETE (ICC #ESR-1792) w/#8-18 SENC0 SELF DRILLING SCREWS (ICC #ESR-4826) @6"o.c. ON PANEL EDGES (EDGE NAILING E.N.), 12" TO ALL INTERMEDIATE FRAMING MEMBERS (FIELD NAILING F.N.), SEE 2/ISC401 FOR FASTENER INFORMATION.
- SEE TYPICAL DIAPHRAGM PLATE FOR WELDING TO FRAMING MEMBERS AND SPLICE DETAIL. INDICATE, ON TOP OF THE DIAPHRAGM PLATE, ALL LOCATIONS OF JOISTS/BEAMS BENEATH.
- JOIST, BEAMS AND COLUMNS CONNECTIONS TO SUPPORTING MEMBERS SHALL BE PER TYPICAL CONNECTION SCHEDULES.
- TIE / HOLD-DOWN DEVICES WILL BE UNDER STATE REVIEW.

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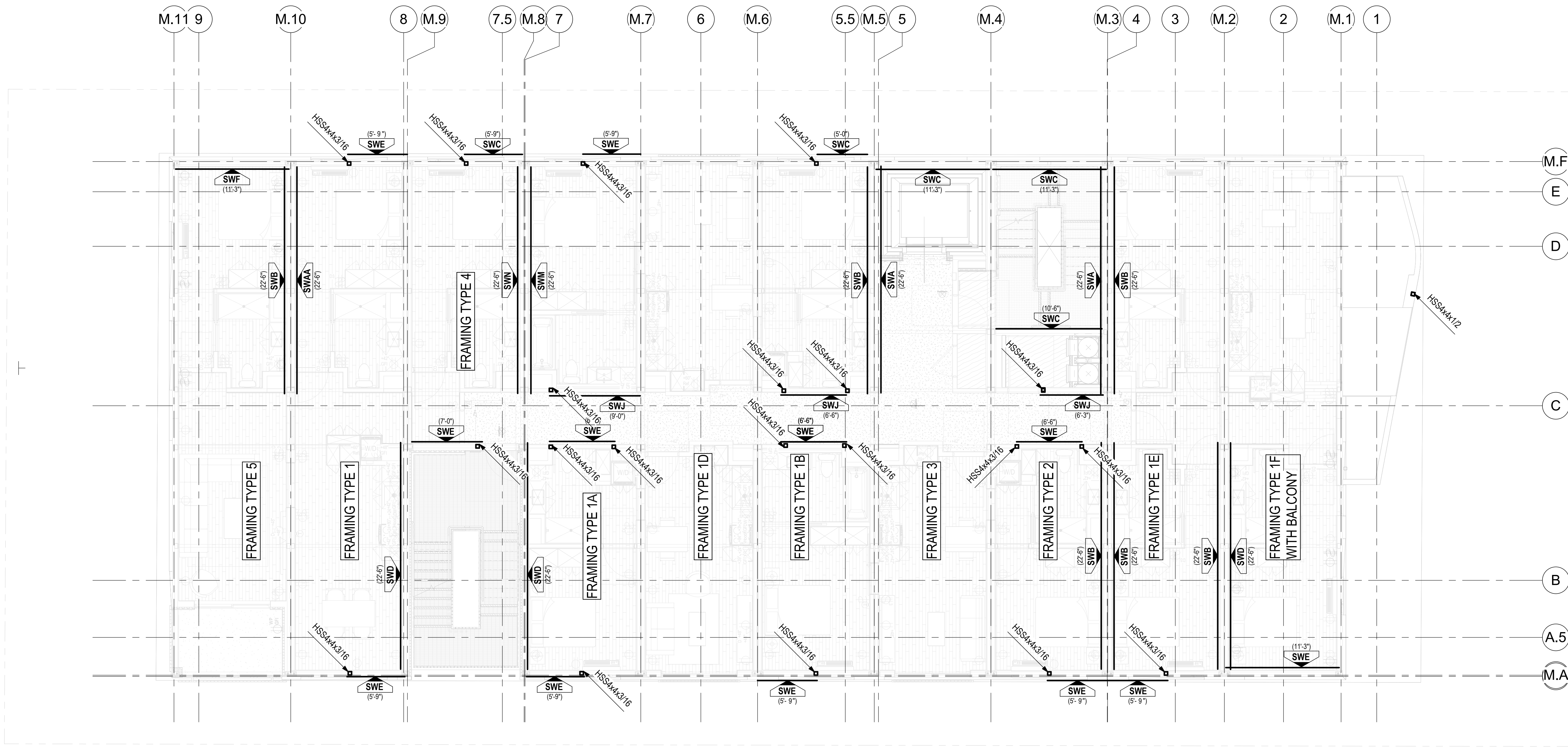
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06/24/22		BUILDING DEPARTMENT RESUBMITTAL
09/30/22		STATE SUBMITTAL
03/17/23		ARCH. REVISION
11/11/23		REVISION 1

SHEET INFORMATION	
Plan Check Number	
Zoning Number	
SHEET TITLE	LEVEL 3 FRAMING TYPE PLAN
Author	21-S009 As indicated 03/17/2023
Checker	
Drawn By	



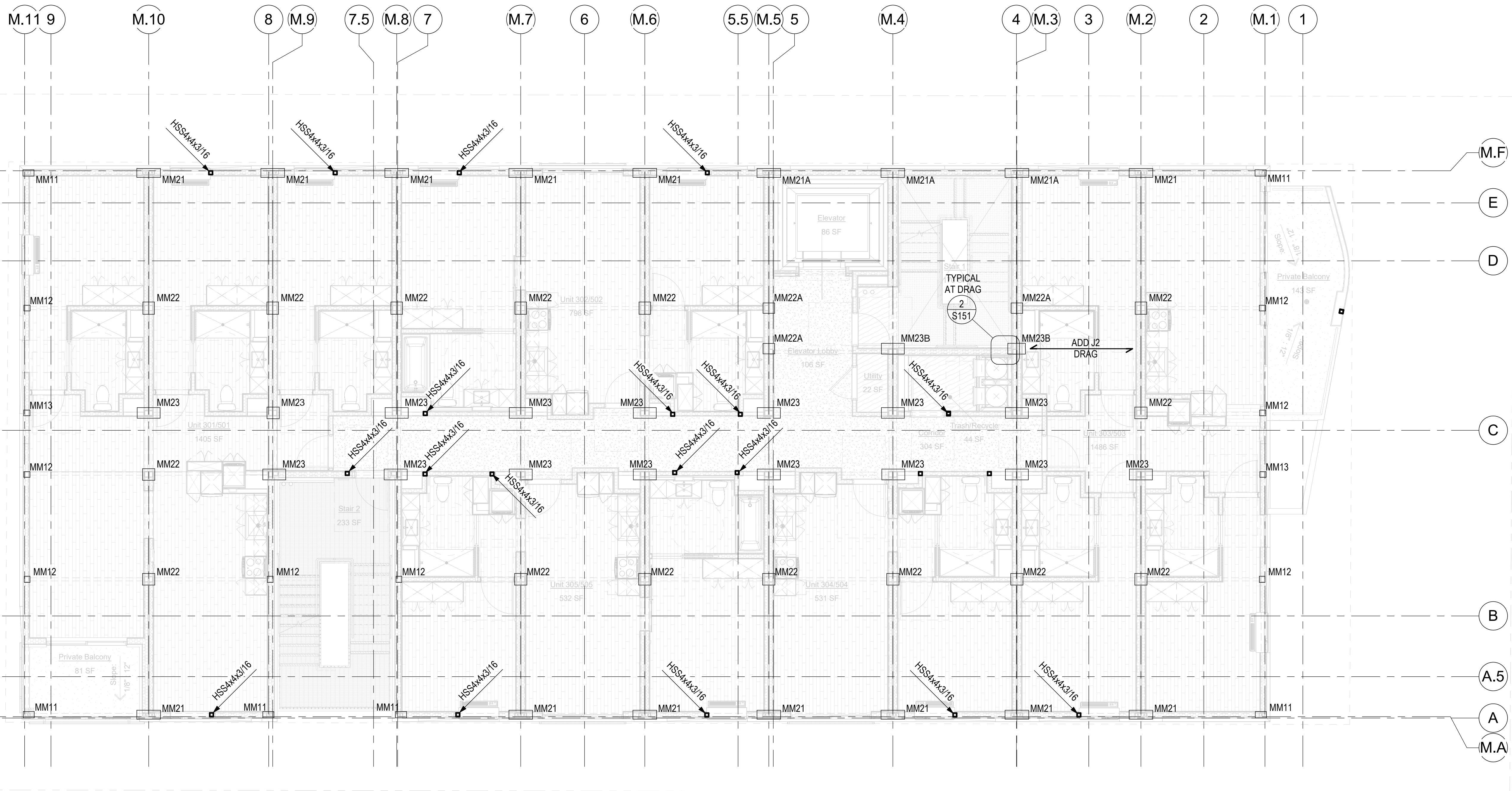
LEVEL 4 FRAMING TYPE PLAN
 3/16" = 1'-0" **A**

FRAMING TYPE PLAN NOTES:

- FOR GENERAL NOTES AND TYPICAL DETAILS, SEE S0 SERIES SHEETS. FOR MODULE TYPICAL DETAILS, SEE S5 SERIES
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO THE START OF WORK.
- SEE MECHANICAL, ELECTRICAL, PLUMBING, AND SPRINKLER DRAWINGS FOR LOCATIONS OF PIPES, DUCTS, AND CHASES.
- ALL REQUIREMENTS AND DESIGN FOR TRANSPORTATION, SHIPPING, AND LIFTING ARE PER MODULE FABRICATOR.
- FLOOR SHEATHING SHALL BE STRUCTURECRETE (ICC #ESR-1792) w/#8-18 Senco SELF DRILLING SCREWS (ICC #ESR-4826) @6" o.c. ON PANEL EDGES (EDGE NAILING E.N.), 12" TO ALL INTERMEDIATE FRAMING MEMBERS (FIELD NAILING F.N.). SEE 2/ISC401 FOR FASTENER INFORMATION.
- SEE TYPICAL DIAPHRAGM PLATE FOR WELDING TO FRAMING MEMBERS AND SPLICE DETAIL. INDICATE, ON TOP OF THE DIAPHRAGM PLATE, ALL LOCATIONS OF JOISTS/BEAMS BENEATH.
- JOIST, BEAMS AND COLUMNS CONNECTIONS TO SUPPORTING MEMBERS SHALL BE PER TYPICAL CONNECTION SCHEDULES.
- TIE / HOLD-DOWN DEVICES WILL BE UNDER STATE REVIEW.

Rev. #	Date	Desc.
09/17/21		BUILDING DEPARTMENT SUBMITTAL
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06/24/22		BUILDING DEPARTMENT RESUBMITTAL
09/30/22		STATE SUBMITTAL
03/17/23		ARCH. REVISION
11/11/23		REVISION 1

Plan Check Number	Zone Number	SHEET TITLE	SHEET INFORMATION
		LEVEL 4 FRAMING TYPE PLAN	21-S009 JOB NUMBER As indicated SCALE 03/17/2023 DATE Author DRAWN BY Checker CHECK BY



LEVELS 3 TO 4 MODULE DIAPHRAGM PLAN **A**
3/16" = 1'-0"

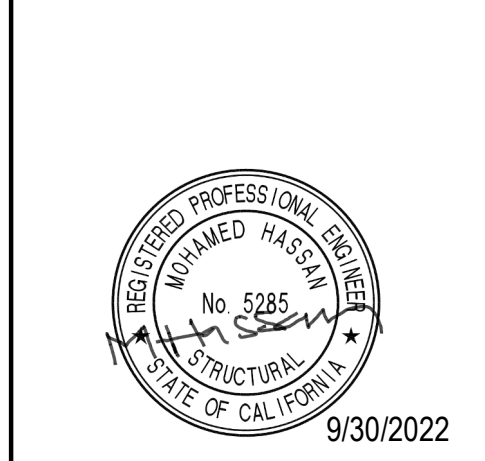
- PLAN NOTES:**
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 - FOR TYPICAL DETAILS, SEE S1 SERIES SHEETS. FOR MODULAR TYPICAL DETAILS, SEE SC2.XX AND S5.XX SERIES SHEETS. DETAILS AND SCHEDULES INDICATED AS "TYPICAL" MAY NOT BE SPECIFICALLY REFERENCED ON DRAWINGS. DETERMINE WHERE EACH TYPICAL DETAIL OR SCHEDULE APPLIES BEFORE PROCEEDING WITH WORK.
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 - CONCRETE SHEAR WALLS PER ELEVATIONS. NO PENETRATIONS ARE ALLOWED THROUGH THE SHEAR WALL, UNLESS SPECIFICALLY DETAILED ON PLANS.
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MODULE TO MODULE PLATE SCHEDULE		
MARK	US SIZE	NOTES
MM11	PL1"	(1)MOD, TYPE 1 CASTING. SEE DETAIL 5/S513
MM12	PL1"	(1)MOD, TYPE 2 CASTING SEE DETAIL 4/S513
MM13	PL1"	(1)MOD, TYPE 3 CASTING SEE DETAIL 3/S514
MM21	PL1"	(2)MOD, TYPE 1 CASTING SEE DETAIL 1/S513
MM21A	PL1"	SAME AS MM21. NOTCH AS REQUIRED AT SHAFT OPENINGS.
MM22	PL1"	(2)MOD, TYPE 2 CASTING SEE DETAIL 3/S513
MM22A	PL1"	(2)MODS, TYPE 2 CASTING SEE DETAIL 2/S513
MM23	PL1"	(2)MOD, TYPE 3 CASTING SEE DETAIL 1/S514
MM23B	PL1"	(2)MODS, TYPE 3 CASTING SEE DETAIL 2/S514

NOTE:
VERIFY MM PLATE DIMENSIONS w/MOD-TO-MOD GAP PER ARCH'L PLANS.

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2853 West Boulevard
Los Angeles, California 90016
Owner: Joanna Ostrander
2853 West Boulevard
Los Angeles, California 90016
9/30/2022
2853 West
Construction Documents

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11/11/23		REVISION 1

Plan Check Number
Zoning Number
SHEET TITLE
SHEET INFORMATION
CHECKER
DRAWN BY
DATE
SCALE
JOB NUMBER
21-S009
As indicated
03/17/2023
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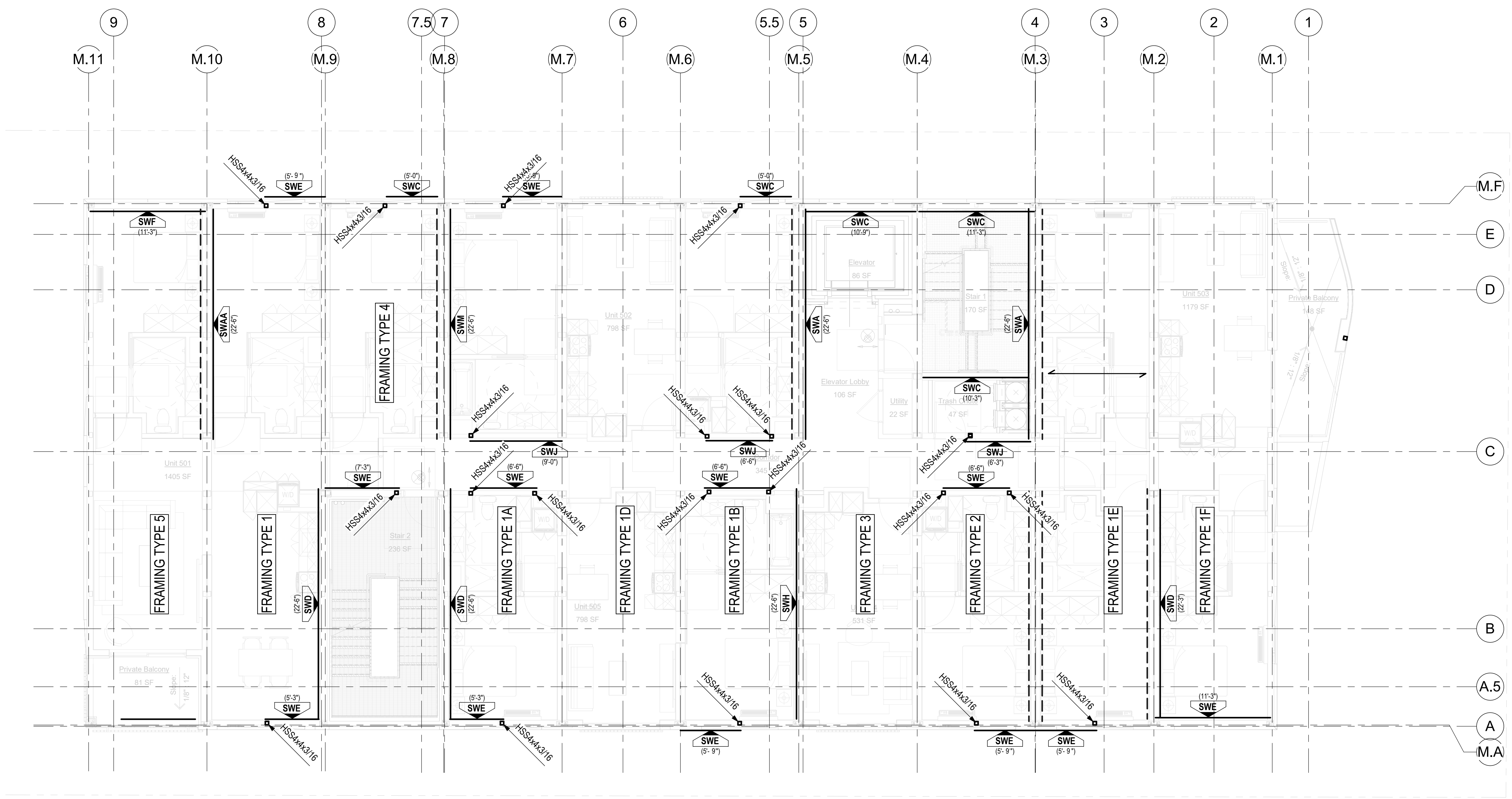
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 2853 West Boulevard
 Los Angeles, California 90016

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PROJECT TITLE
2853 West
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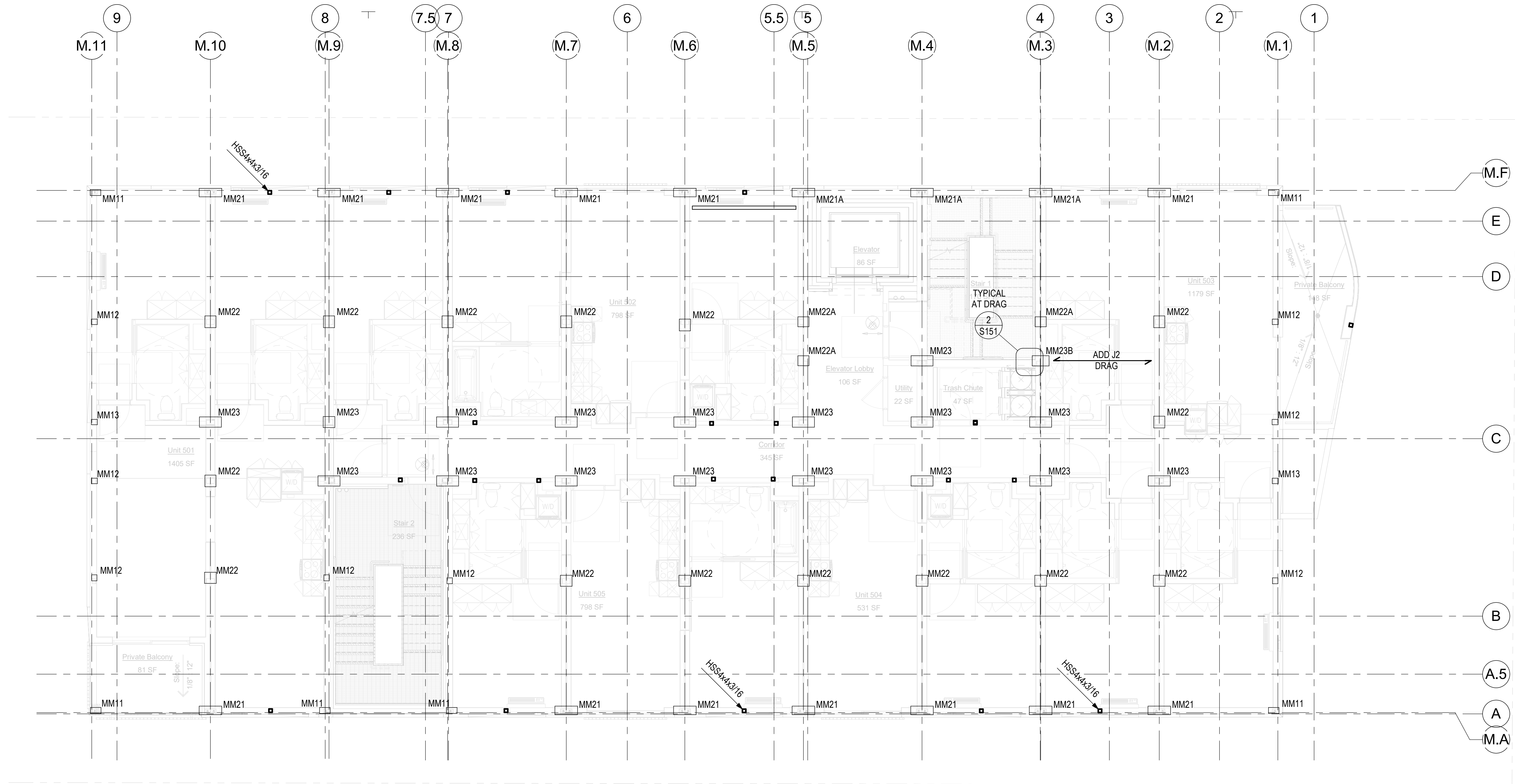
SHEET TITLE		SHEET INFORMATION	
LEVEL 5 FRAMING TYPES	21-S009	As indicated	Checker
PKNE	JOB NUMBER	DATE	CHECK BY
	21-S009	03/17/2023	ESE
SCALE	DATE	DATE	CHECK BY
As indicated	03/17/2023		
DRAWN BY	DATE	DATE	CHECK BY
ESE			



LEVEL 5 FRAMING TYPES **A**
 3/16" = 1'-0"

FRAMING TYPE PLAN NOTES:

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LEVEL 5 DIAPHRAGM PLAN
3/16" = 1'-0" **A**

PLAN NOTES:

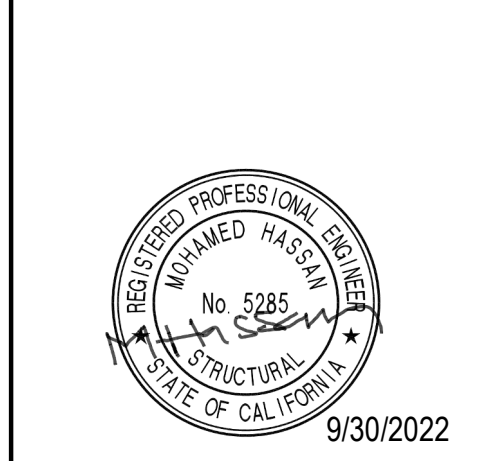
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MODULE TO MODULE PLATE SCHEDULE		
MARK	US SIZE	NOTES
MM11	PL1"	(1)MOD, TYPE 1 CASTING. SEE DETAIL 5/S513
MM12	PL1"	(1)MOD, TYPE 2 CASTING SEE DETAIL 4/S513
MM13	PL1"	(1)MOD, TYPE 3 CASTING SEE DETAIL 3/S514
MM21	PL1"	(2)MOD, TYPE 1 CASTING SEE DETAIL 1/S513
MM21A	PL1"	SAME AS MM21. NOTCH AS REQUIRED AT SHAFT OPENINGS.
MM22	PL1"	(2)MOD, TYPE 2 CASTING SEE DETAIL 3/S513
MM22A	PL1"	(2)MODS, TYPE 2 CASTING SEE DETAILS 2/S513
MM23	PL1"	(2)MOD, TYPE 3 CASTING SEE DETAIL 1/S514
MM23B	PL1"	(2)MODS, TYPE 3 CASTING SEE DETAIL 2/S514

NOTE:
VERIFY MM PLATE DIMENSIONS w/MOD-TO-MOD GAP PER ARCH'L PLANS.

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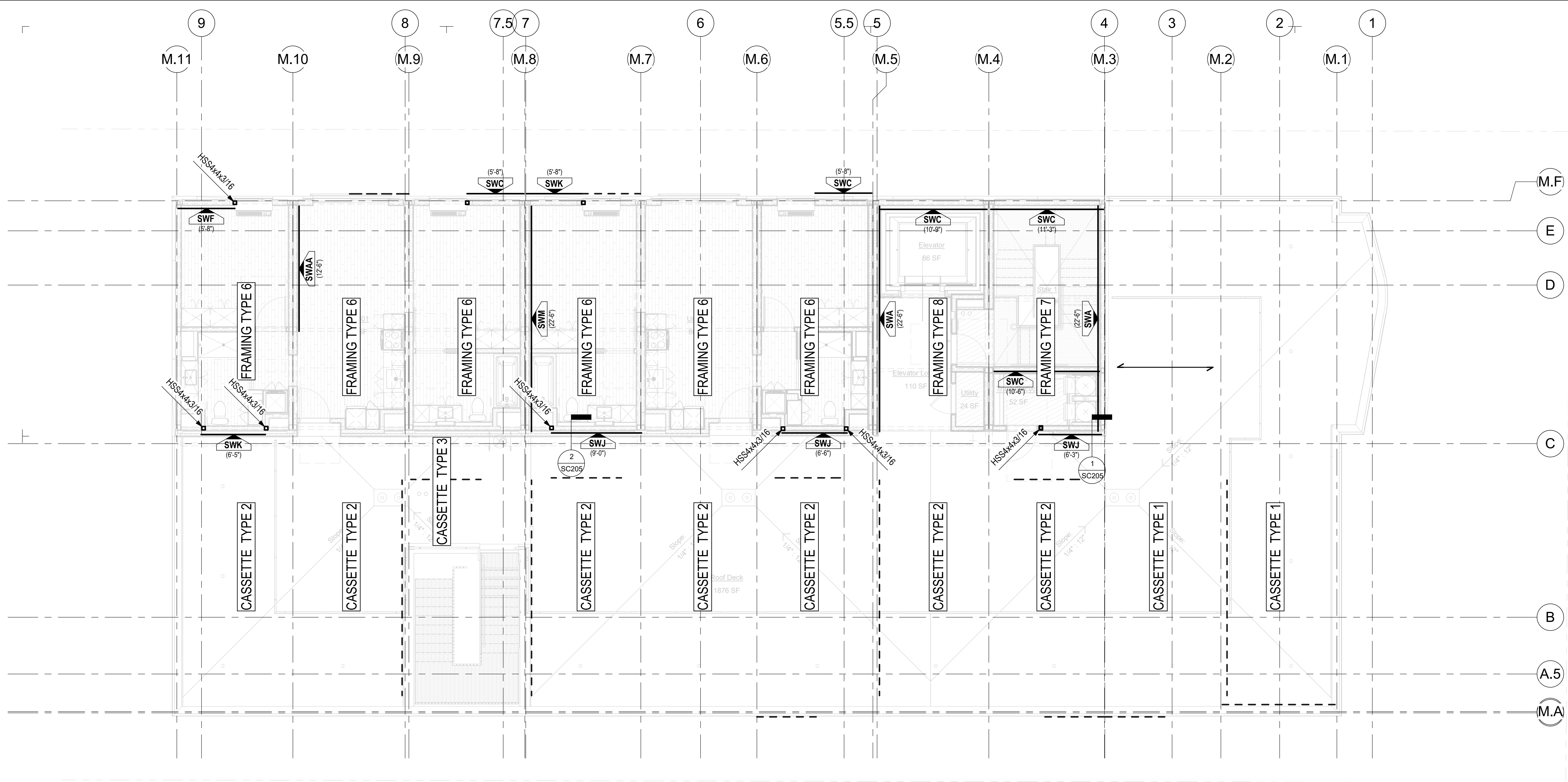
Owner: Joanna Ostrander
2853 West Boulevard
Los Angeles, California 90016

PROJECT TITLE
2853 West
Construction Documents

REV. #	DATE	DESC.
01/17/21		BUILDING DEPARTMENT SUBMITTAL
04/28/22		BUILDING DEPARTMENT RESUBMITTAL
06/24/22		BUILDING DEPARTMENT RESUBMITTAL
09/30/22		STATE SUBMITTAL
03/17/23		ARCH. REVISION
11/11/23		REVISION 1

Plan Check Number
Zoning Number
SHEET TITLE
LEVEL 5 DIAPHRAGM PLAN

SHEET INFORMATION
JOB NUMBER: 21-S009
SCALE: As indicated
DATE: 03/17/2023
DRAWN BY: ESE
CHECKED BY: ESE
CHECKER:



LEVEL 6 FRAMING AND CASSETTE TYPES
3/16" = 1'-0" A

FRAMING TYPE PLAN NOTES:

- FOR GENERAL NOTES AND TYPICAL DETAILS, SEE S0 SERIES SHEETS. FOR MODULE TYPICAL DETAILS, SEE S5 SERIES.
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REGISTERED PROFESSIONAL ENGINEER
No. 5285
STRUCTURAL
STATE OF CALIFORNIA
9/30/2022

OWNER: Joanna Ostrander
2853 West Boulevard
Los Angeles, California 90016

PROJECT ADDRESS

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Construction Documents

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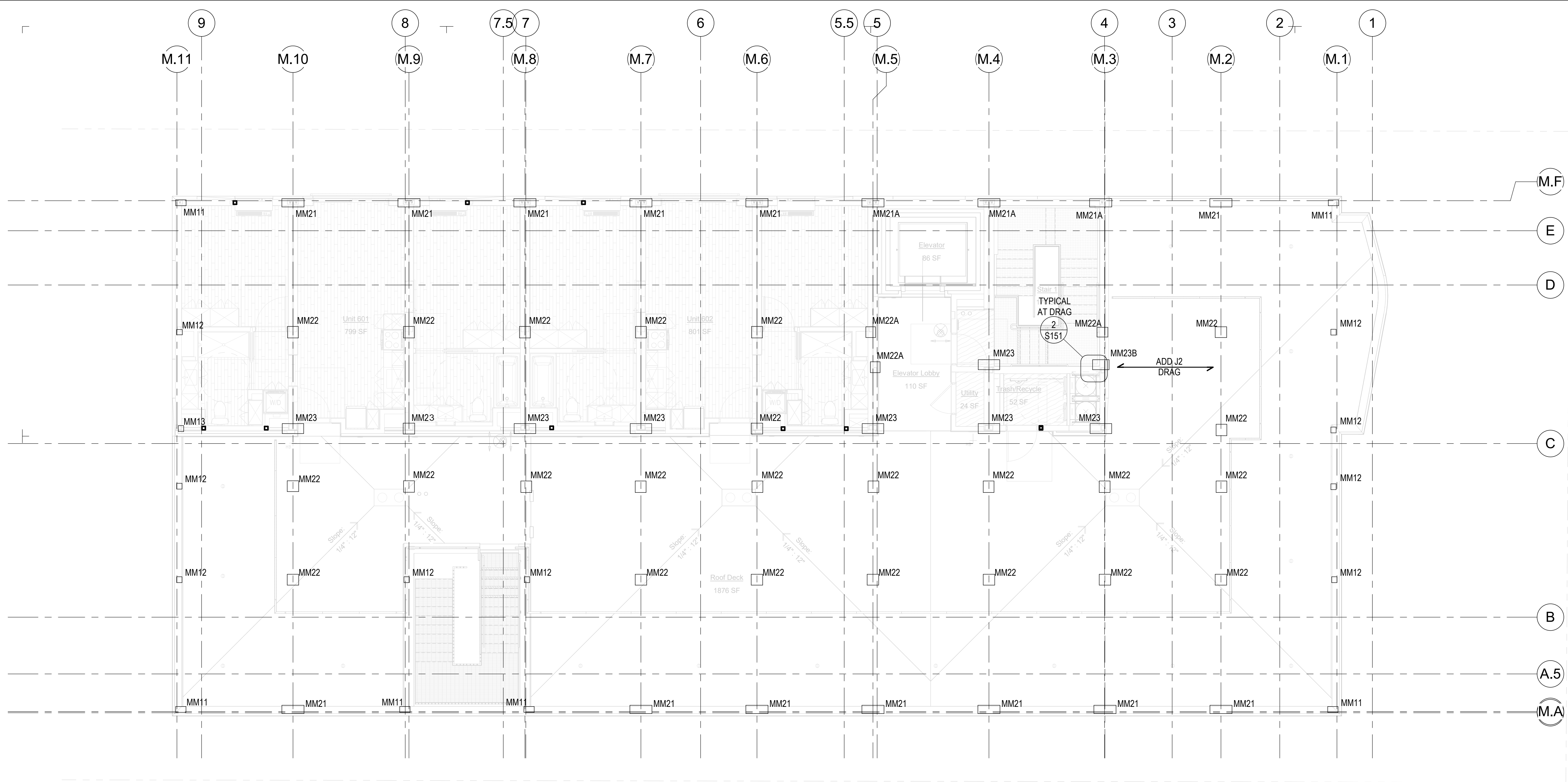
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SHEET INFORMATION

CHECKER

PKNE
JOB NUMBER
SCALE
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DRAWN BY

21-S009
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LEVEL 6 DIAPHRAGM PLAN
3/16" = 1'-0" **A**

PLAN NOTES:

- FOR GENERAL NOTES, SEE S0 SERIES SHEETS.
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MODULE TO MODULE PLATE SCHEDULE

MARK	US SIZE	NOTES
MM11	PL1"	(1)MOD, TYPE 1 CASTING. SEE DETAIL 5/S513
MM12	PL1"	(1)MOD, TYPE 2 CASTING SEE DETAIL 4/S513
MM13	PL1"	(1)MOD, TYPE 3 CASTING SEE DETAIL 3/S514
MM21	PL1"	(2)MOD, TYPE 1 CASTING SEE DETAIL 1/S513
MM21A	PL1"	SAME AS MM21. NOTCH AS REQUIRED AT SHAFT OPENINGS.
MM22	PL1"	(2)MOD, TYPE 2 CASTING SEE DETAIL 3/S513
MM22A	PL1"	(2)MODS, TYPE 2 CASTING SEE DETAILS 2/S513
MM23	PL1"	(2)MOD, TYPE 3 CASTING SEE DETAIL 1/S514
MM23B	PL1"	(2)MODS, TYPE 3 CASTING SEE DETAIL 2/S514

NOTE:
VERIFY MM PLATE DIMENSIONS w/MOD-TO-MOD GAP PER ARCH'L PLANS.



9/30/2022

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Los Angeles, California 90016

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SHEET TITLE
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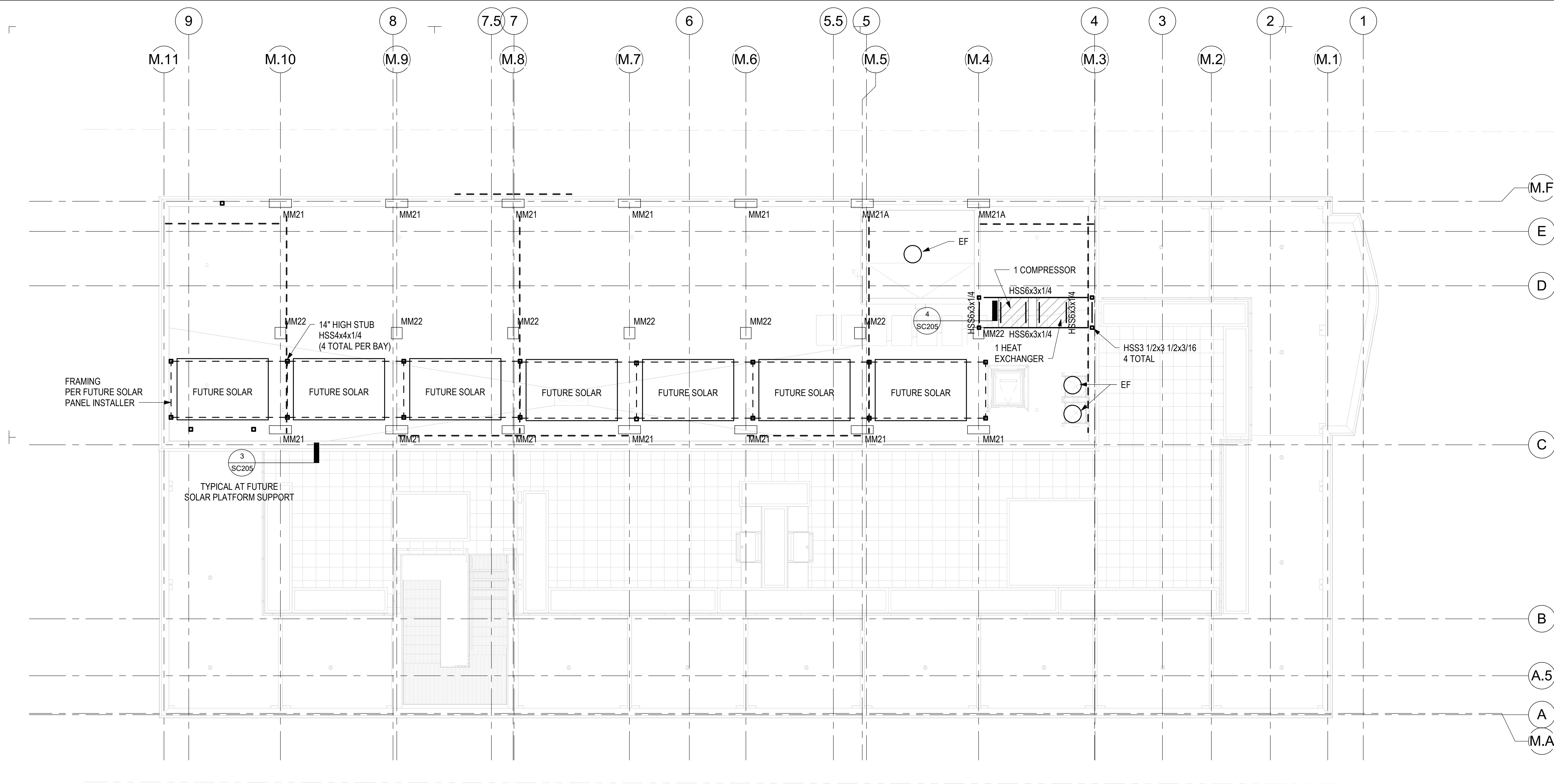
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Plan Check Number
Zoning Number
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SHEET INFORMATION
CHECK BY
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DATE



ROOF DIAPHRAGM PLAN
3/16" = 1'-0" **A**

- PLAN NOTES:**
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ROOF DIAPHRAGM PLAN

SHEET INFORMATION

PKNE
JOB NUMBER
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DRAWN BY
CHECKED BY
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09/30/22		STATE SUBMITTAL
03/17/23		ARCH. REVISION
11/11/23		REVISION 1

Plan Check Number

Zoning Number

SHEET TITLE

SHEET INFORMATION

PK/SE	JOB NUMBER	SCALE	DATE	DRAWN BY	CHECK BY
	21-S009	As indicated	03/17/2023	ESE	

SHEET NUMBER

BASEMENT WALL AND FOUNDATION SECTIONS AND DETAILS

SEE PLAN

SEE PLAN

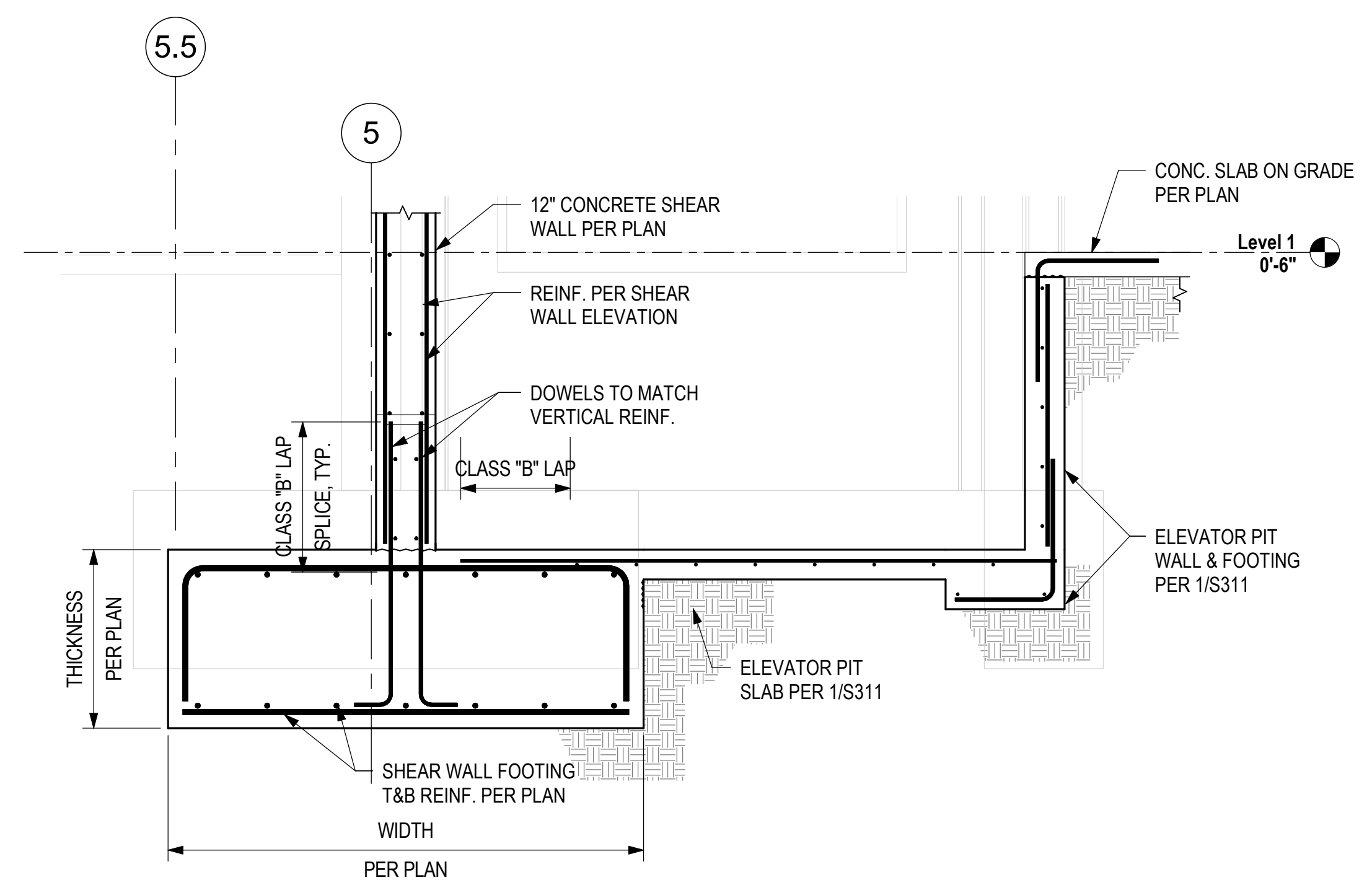
SEE PLAN

SEE PLAN

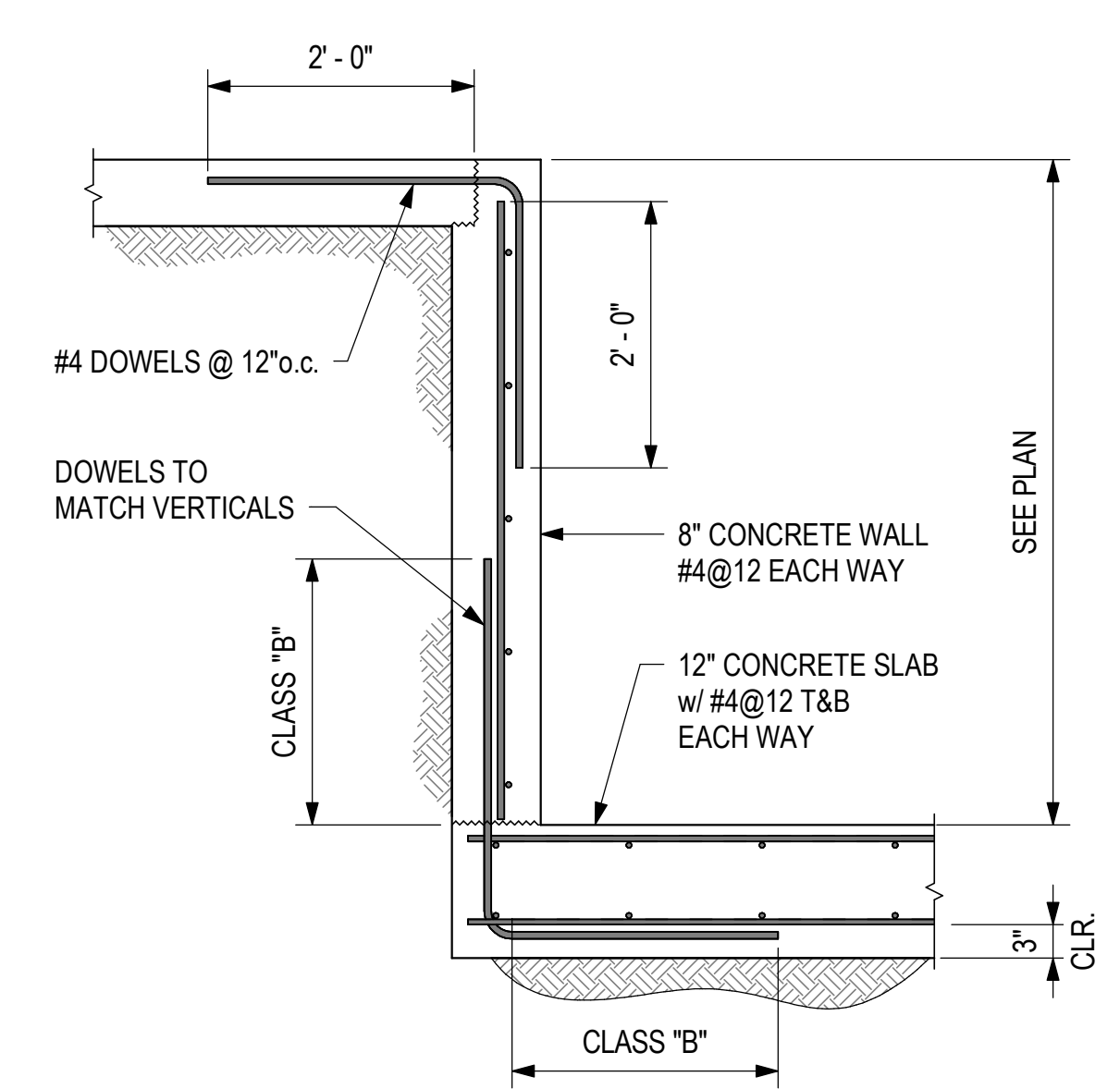
SEE PLAN

SEE PLAN

SEE PLAN



SECTION 2
 1/2" = 1'-0"



TYPICAL ELEVATOR PIT DETAIL 1
 TCW402.1.16



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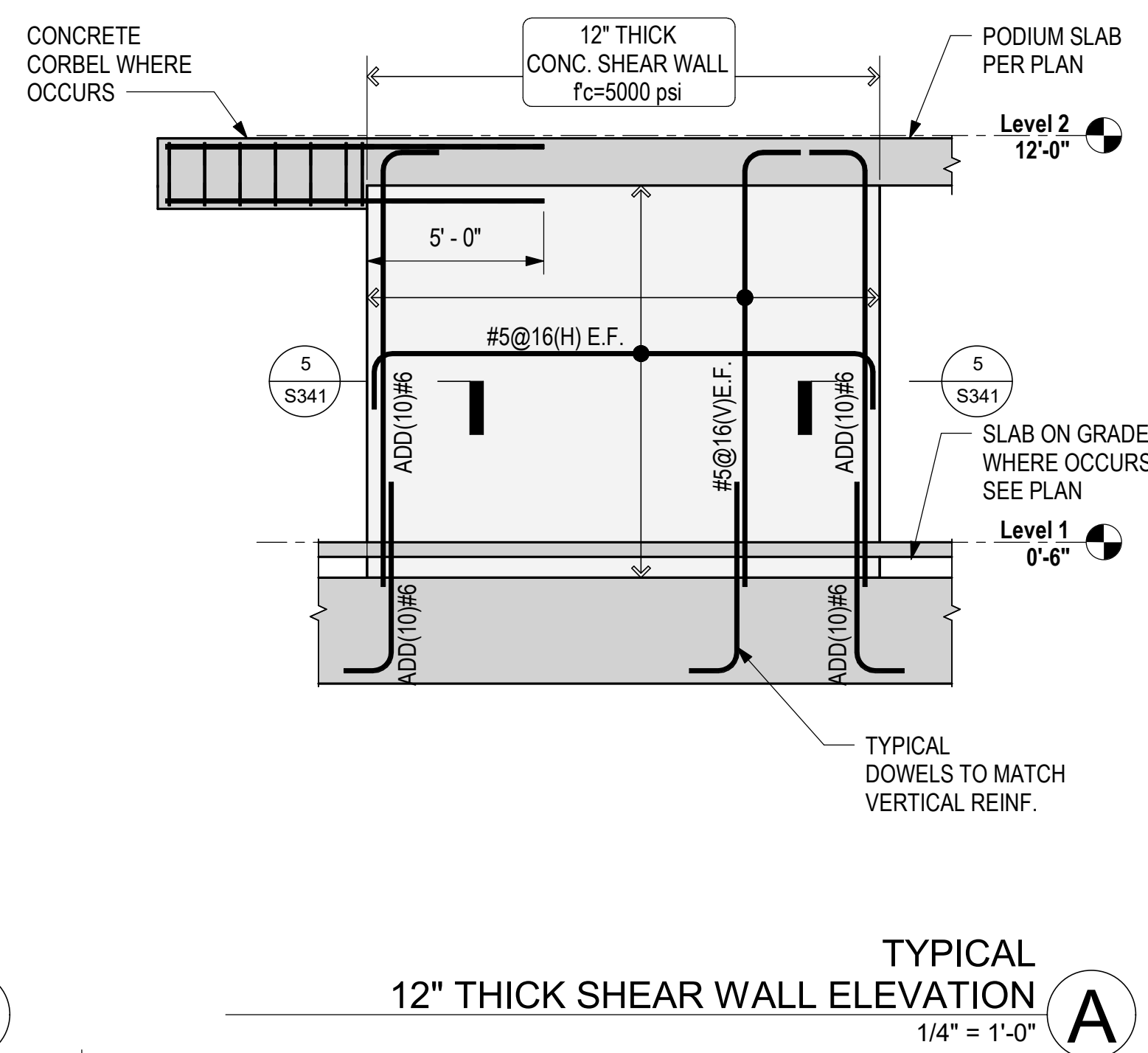
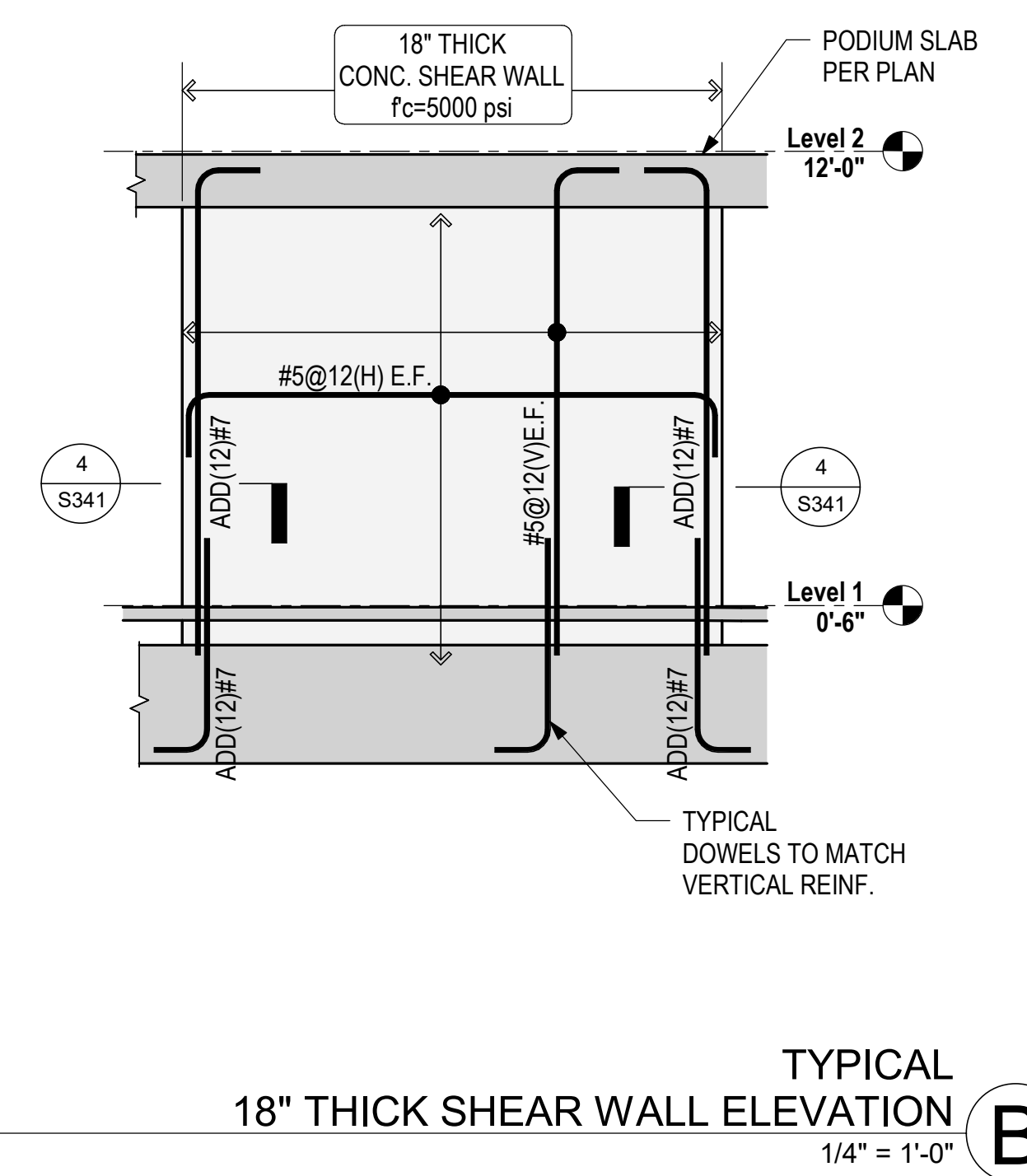
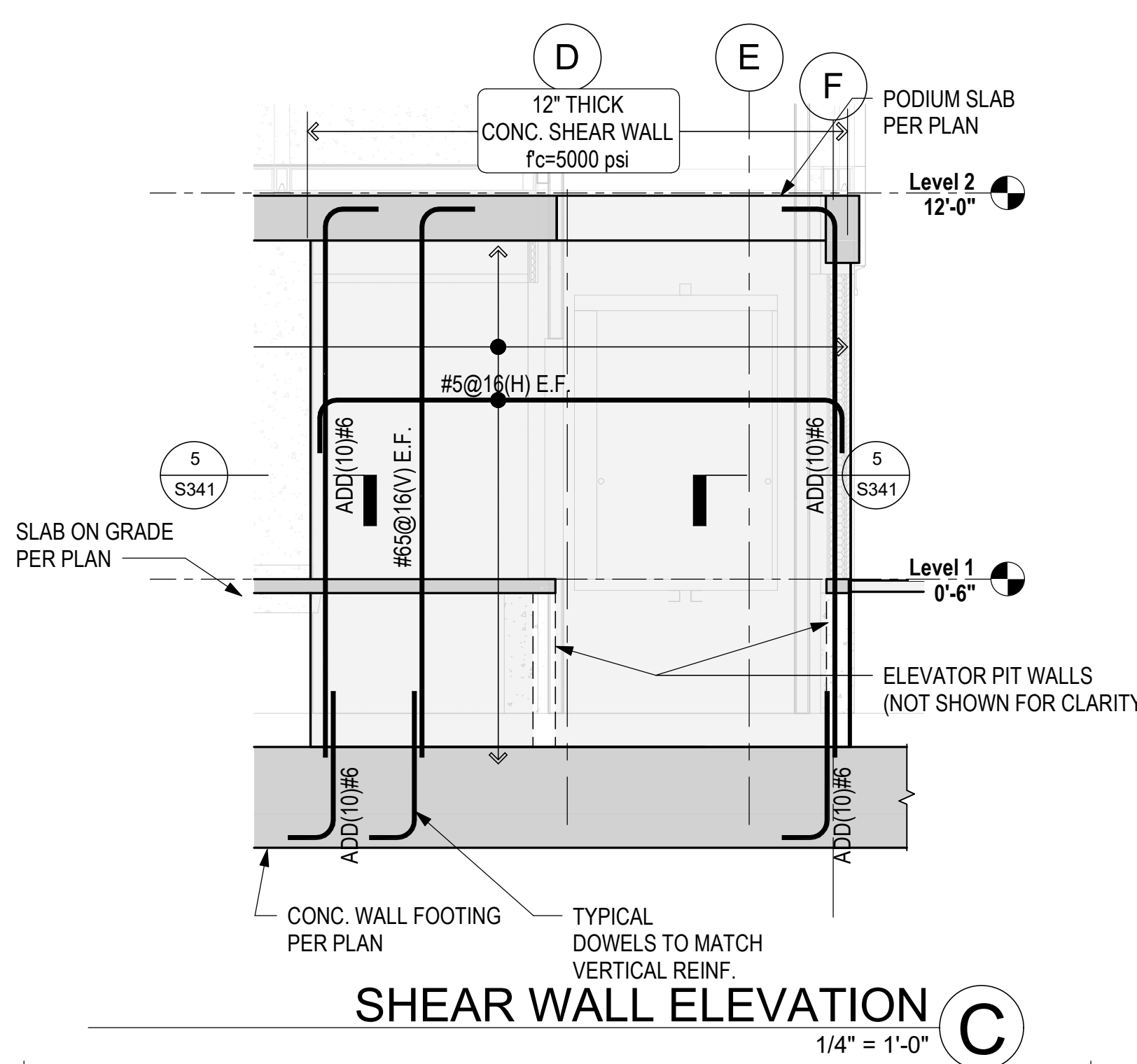
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Los Angeles, California 90016

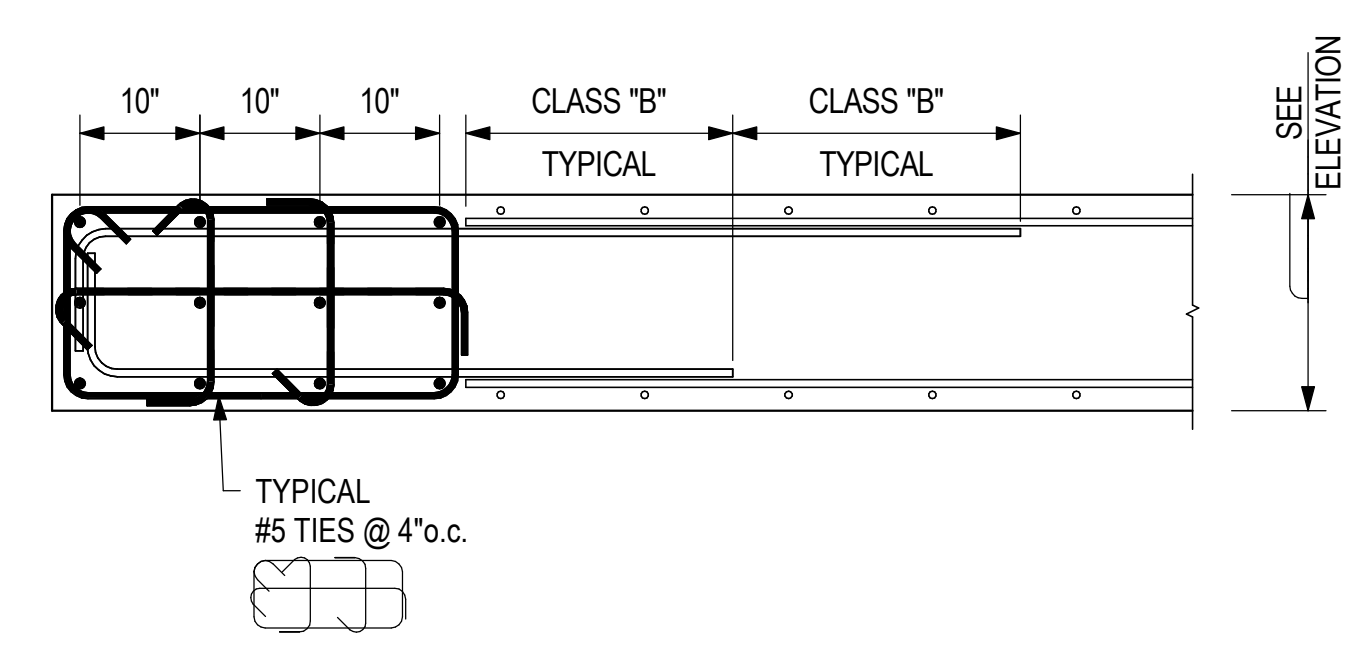
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01/17/21		BUILDING DEPARTMENT SUBMITTAL
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03/17/23		REVISION 1

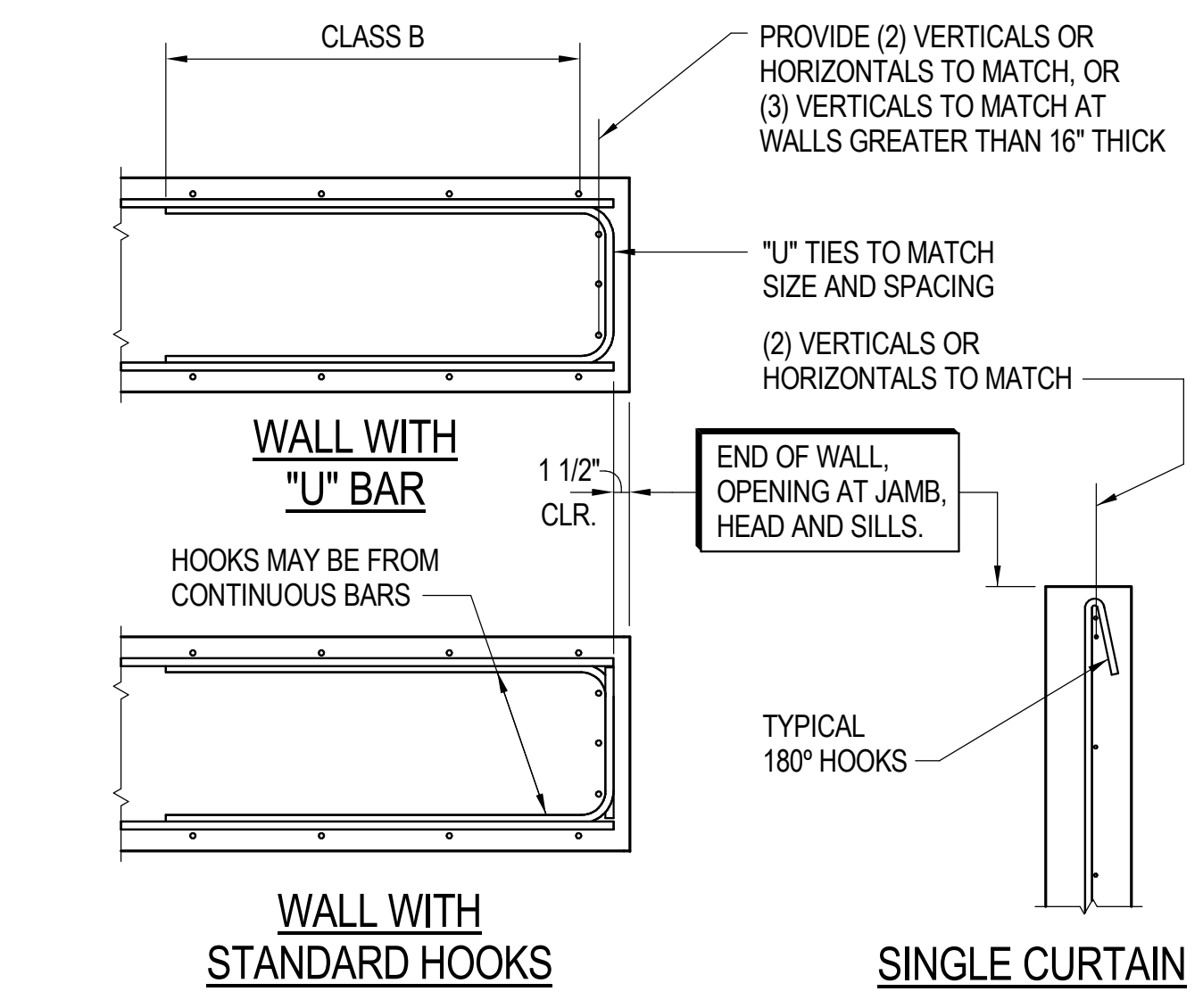
Plan Check Number
Zoning Number
SHEET TITLE: CONCRETE SHEAR WALL ELEVATIONS
SHEET INFORMATION: SHEET NUMBER: 21-S0009, SCALE: 1/4" = 1'-0", DATE: 03/17/2023, DRAWN BY: ESE, CHECK BY: [Blank], CHECKER: [Blank]



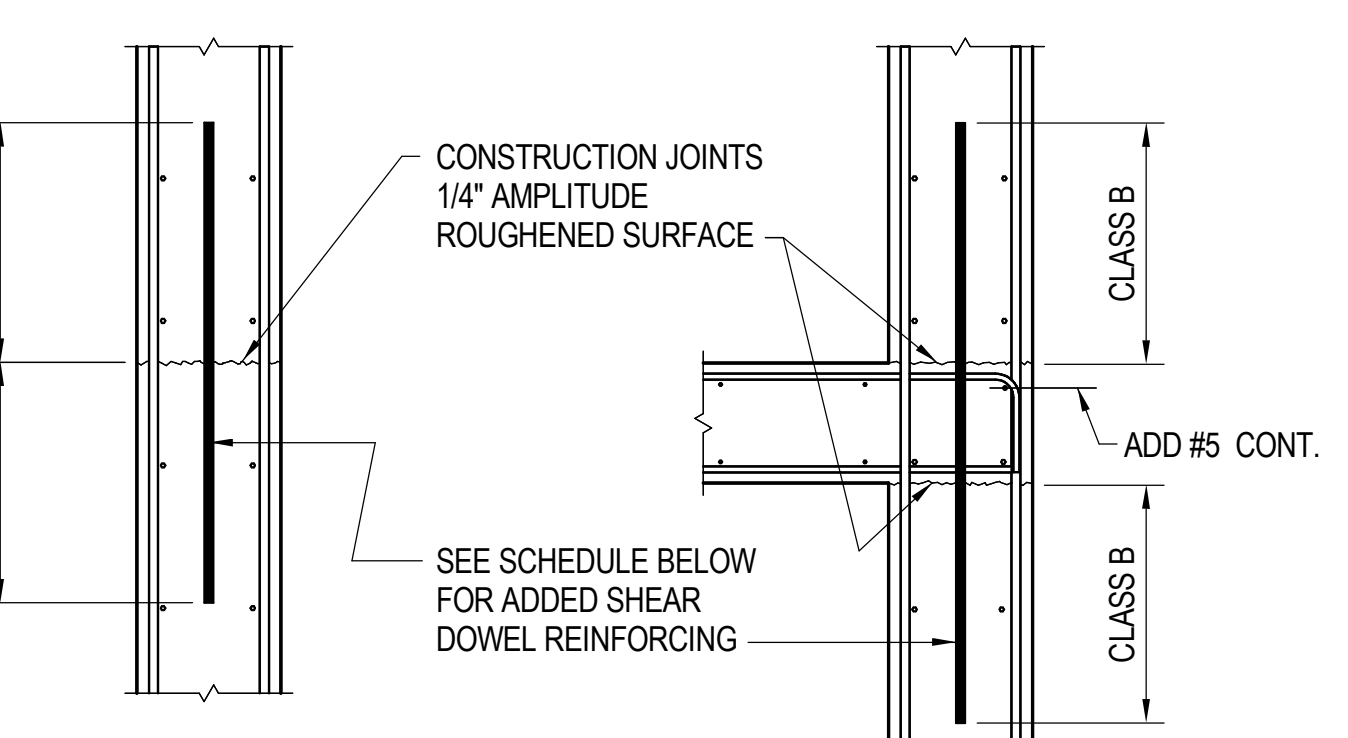


- ADD BAR PER ELEVATION
 - TYPICAL BAR PER ELEVATION
- NOTE:
 1. STAGGER CLASS "B" SPLICE PER DETAIL 1/S102.

DETAIL 4
 3/4" = 1'-0"



DETAIL 3
 TYPICAL SHEAR WALL REINFORCING AT OPENINGS
 TCW302

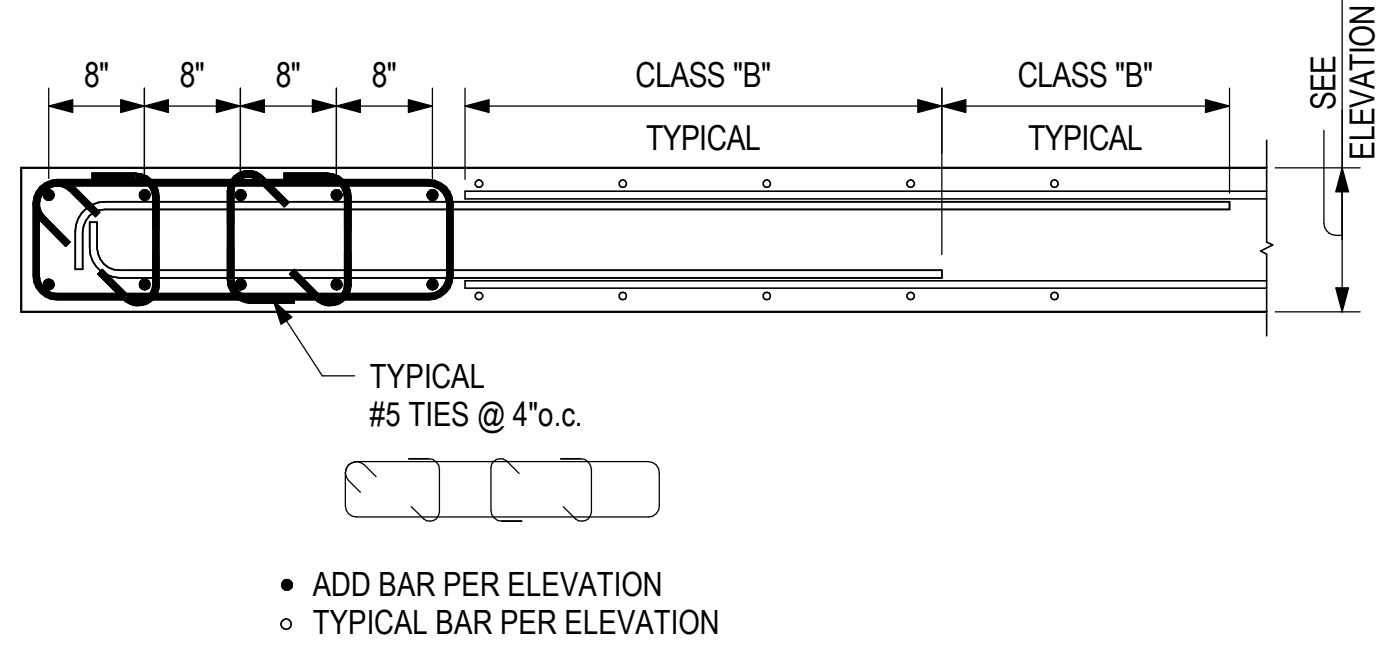


WALL CONSTRUCTION JOINT WALL AND SLAB INTERSECTION

SHEAR DOWEL REINFORCING SCHEDULE					
WALL THICKNESS	≤ 12"	>12" ≤ 21"	>21" ≤ 24"	>24" ≤ 30"	>30" ≤ 36"
DOWEL SIZE AND SPACING	#6@12	#7@12	#8@12	#9@12	#10@12

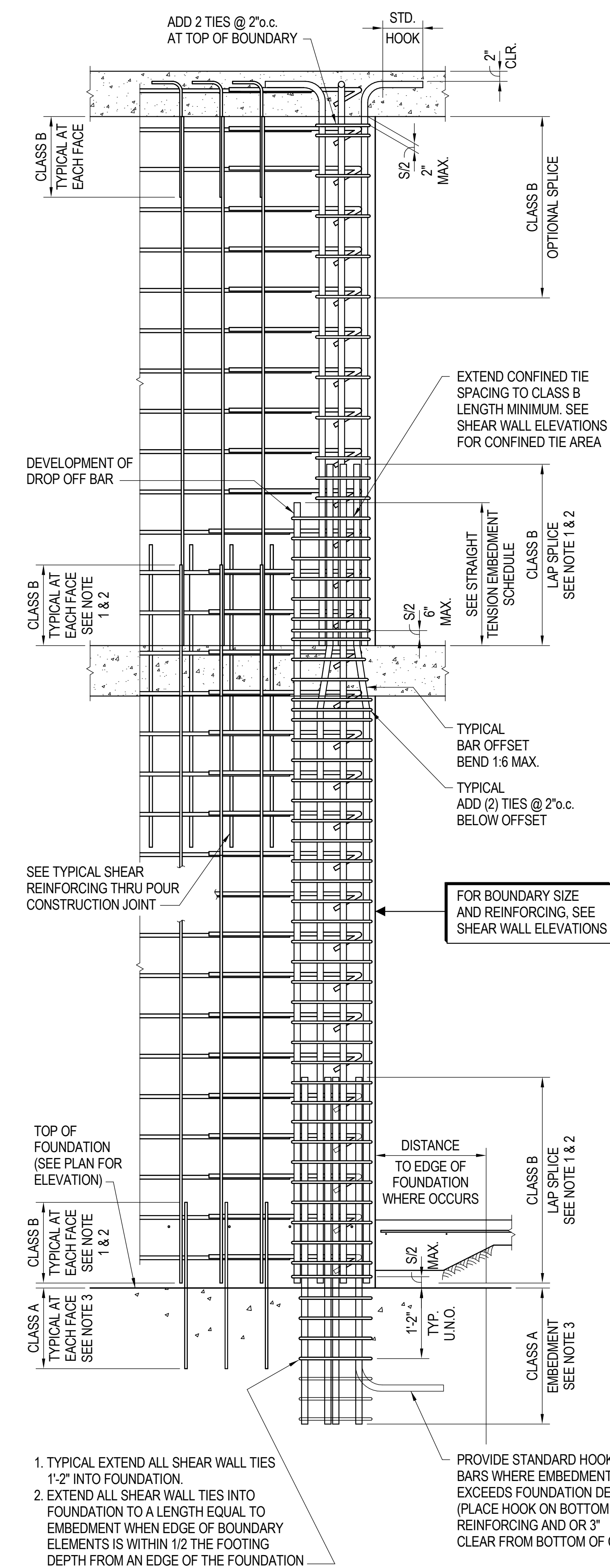
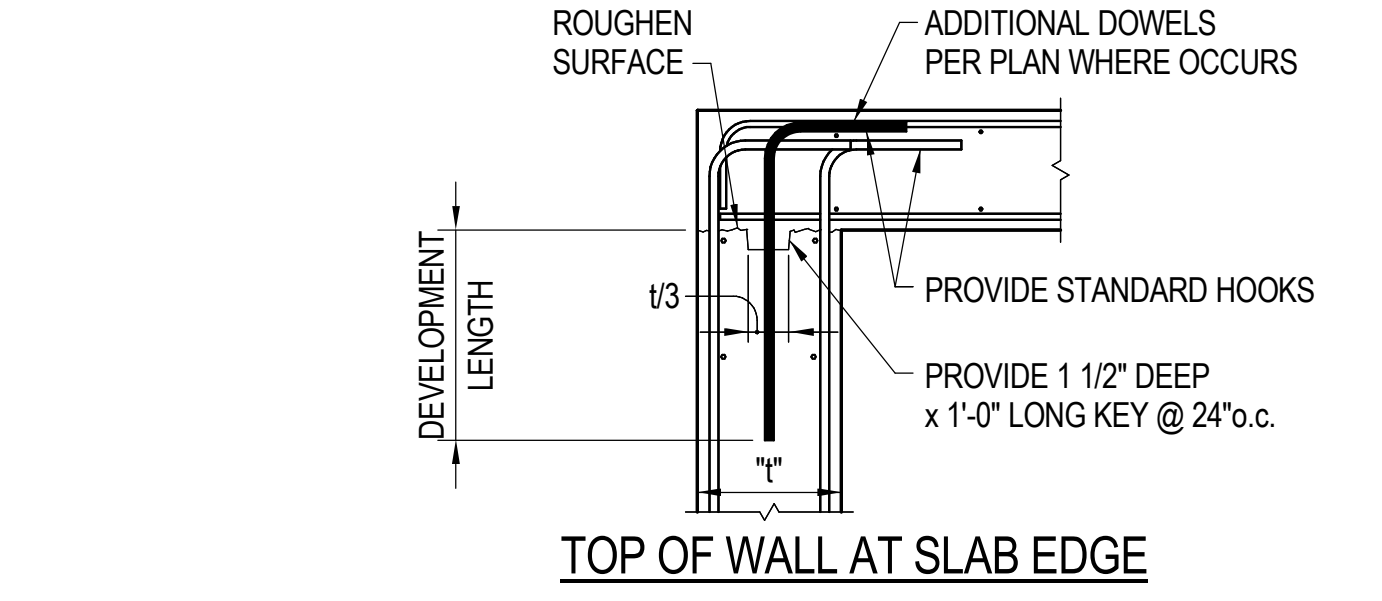
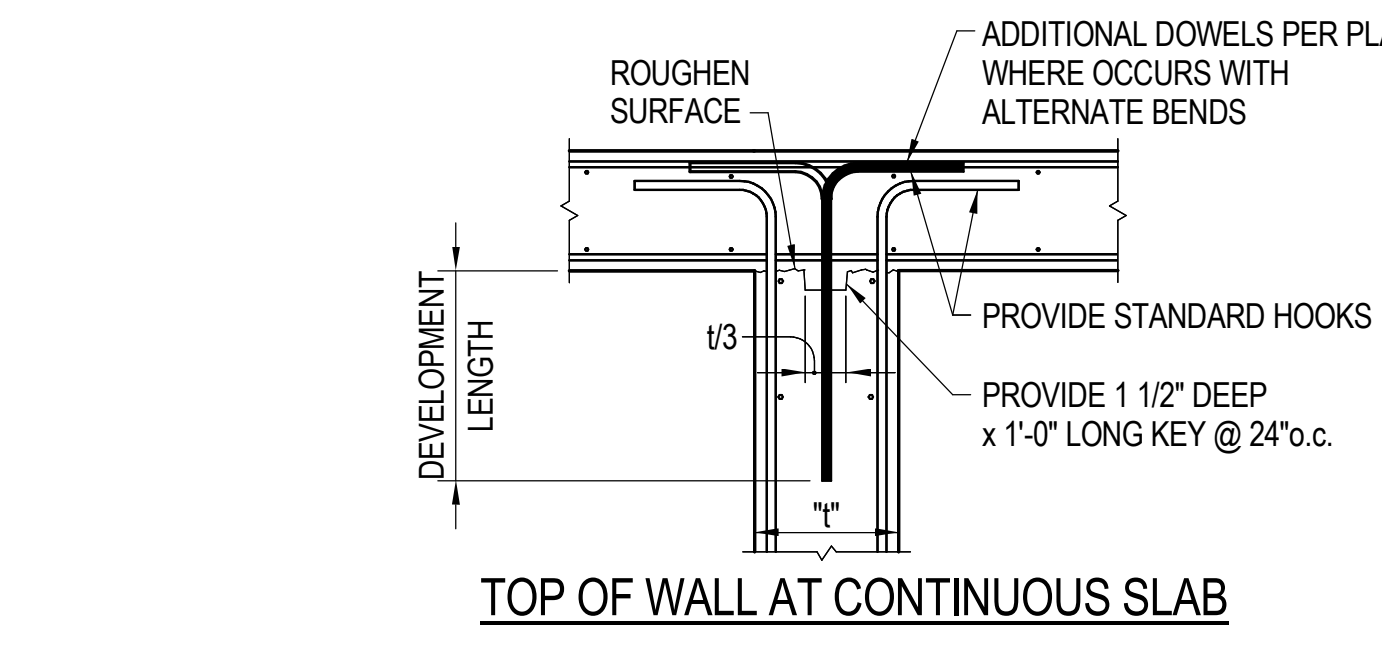
NOTE:
 FOR CLASS B LENGTHS, SEE TYPICAL REINFORCING GRADE 60 SPLICE SCHEDULE.

DETAIL 2
 TYPICAL CONSTRUCTION JOINTS IN SHEARWALLS
 TCW303



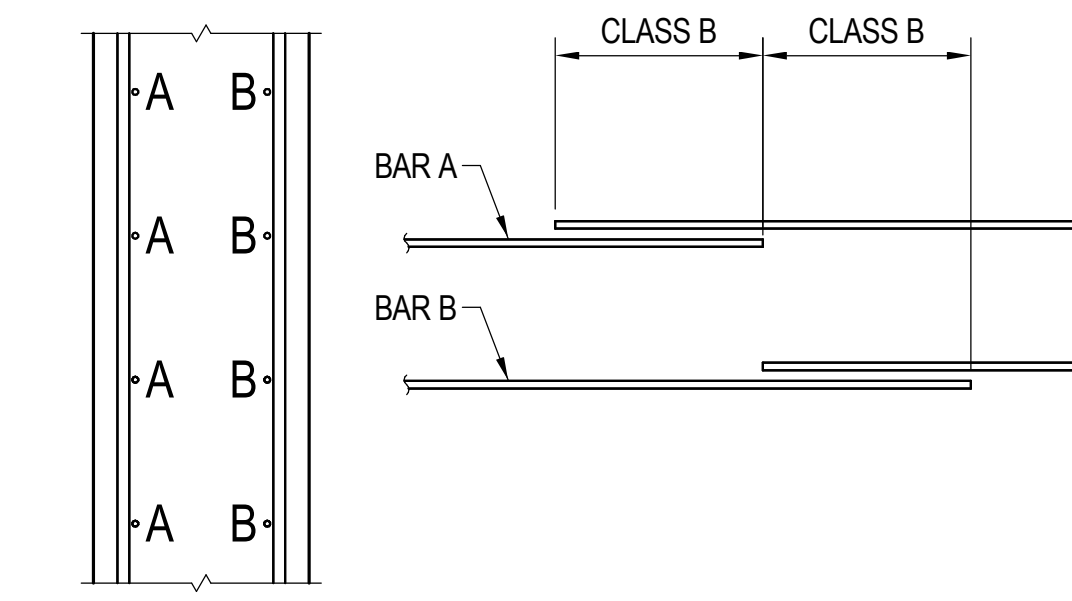
- ADD BAR PER ELEVATION
 - TYPICAL BAR PER ELEVATION
- NOTE:
 1. STAGGER CLASS "B" SPLICE PER DETAIL 1/S102.

DETAIL 5
 3/4" = 1'-0"

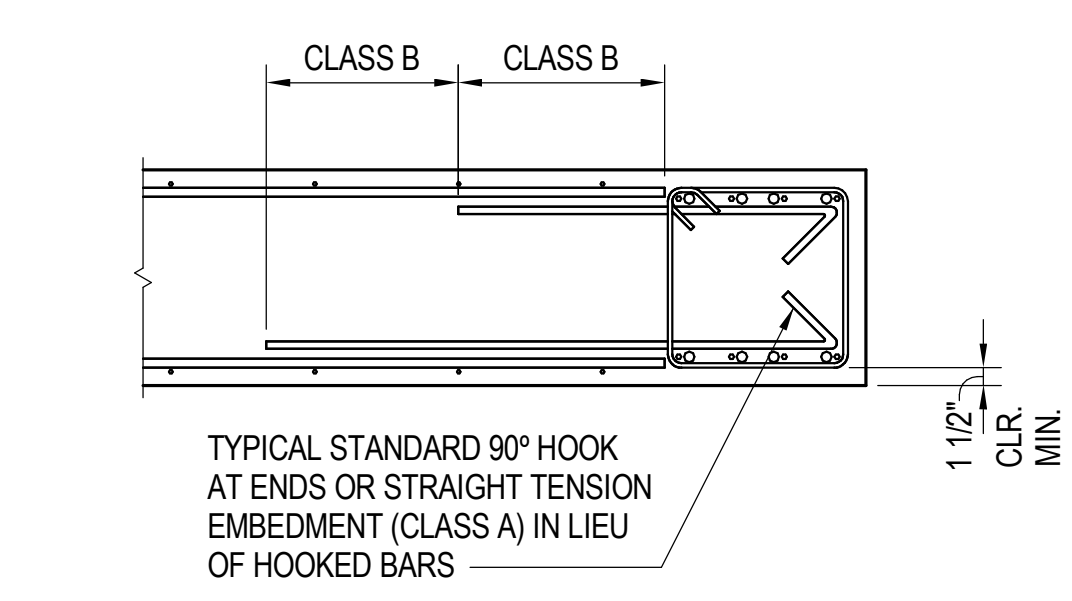


1. TYPICAL EXTEND ALL SHEAR WALL TIES 1'-2" INTO FOUNDATION.
 2. EXTEND ALL SHEAR WALL TIES INTO FOUNDATION TO A LENGTH EQUAL TO EMBEDMENT WHEN EDGE OF BOUNDARY ELEMENTS IS WITHIN 1/2 THE FOOTING DEPTH FROM AN EDGE OF THE FOUNDATION
- PROVIDE STANDARD HOOKS ON ALL BARS WHERE EMBEDMENT LENGTH EXCEEDS FOUNDATION DEPTH. (PLACE HOOK ON BOTTOM REINFORCING AND OR 3" CLEAR FROM BOTTOM OF CONCRETE)

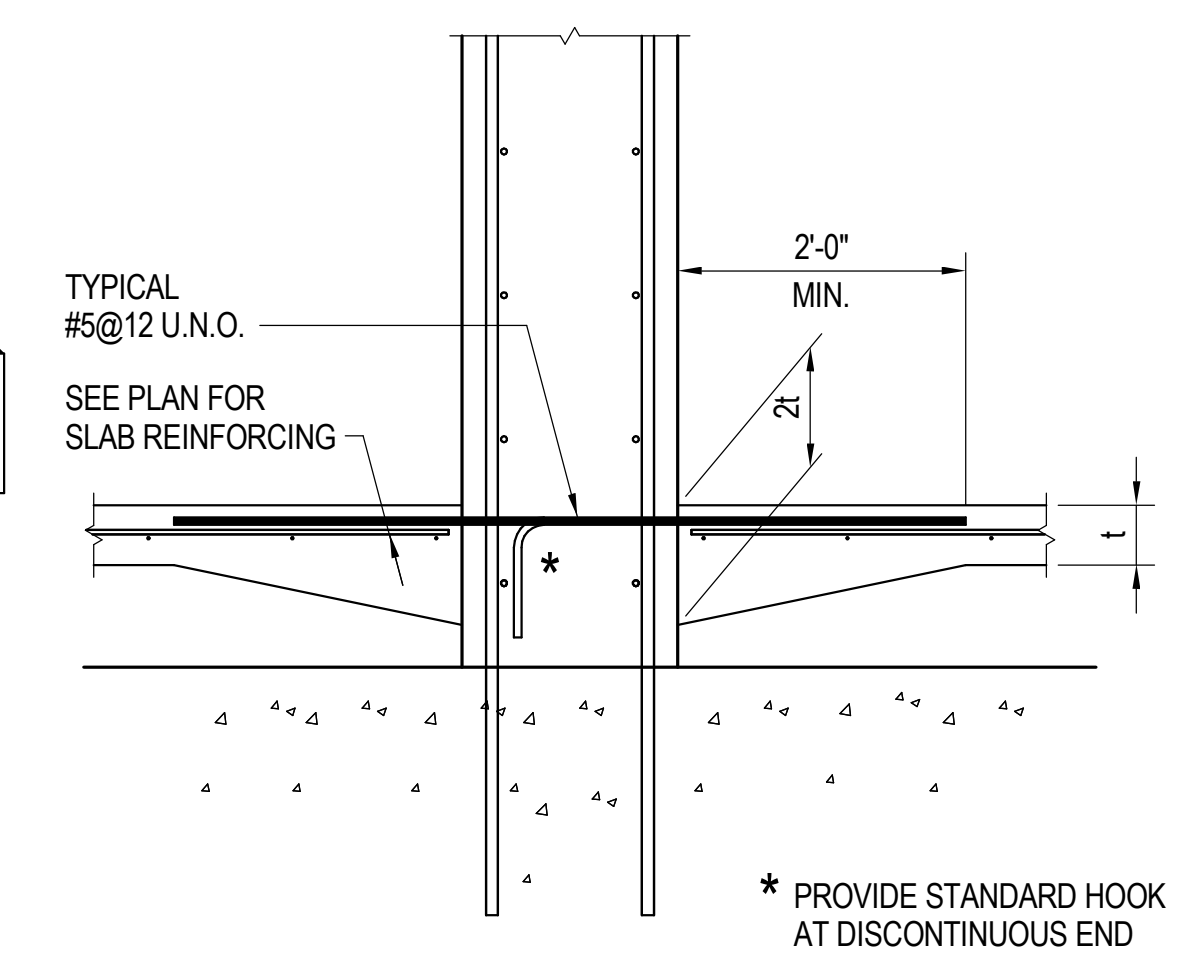
DETAIL 1
 TYPICAL SHEAR WALL BOUNDARY REINFORCING DIAGRAM
 TCW301_16



SHEAR WALL HORIZONTAL REINFORCING SPLICE DETAILS



SHEAR WALL HORIZONTAL REINFORCING AT BOUNDARY



SHEAR WALL DOWEL REINFORCING AT SLAB ON GRADE

- NOTES:
1. SPLICES FOR VERTICAL REINFORCING WITHIN THE HINGE REGION SHALL BE INCREASED BY 25%.
 2. HINGE REGION IS LOCATED FROM FLOOR TO FLOOR UNLESS NOTED PER SHEAR WALL ELEVATIONS.
 3. DEVELOPMENT LENGTH FOR VERTICAL REINFORCING INTO FOUNDATION SHALL BE INCREASED BY 25% WHEN THE HINGE REGION IS LOCATED DIRECTLY ABOVE THE FOUNDATION.



9/30/2022

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REVISIONS

Rev. #	Date	Desc.
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09/30/22		STATE SUBMITTAL
03/17/23		ARCH. REVISION
11/11/23		REVISION 1

Plan Check Number

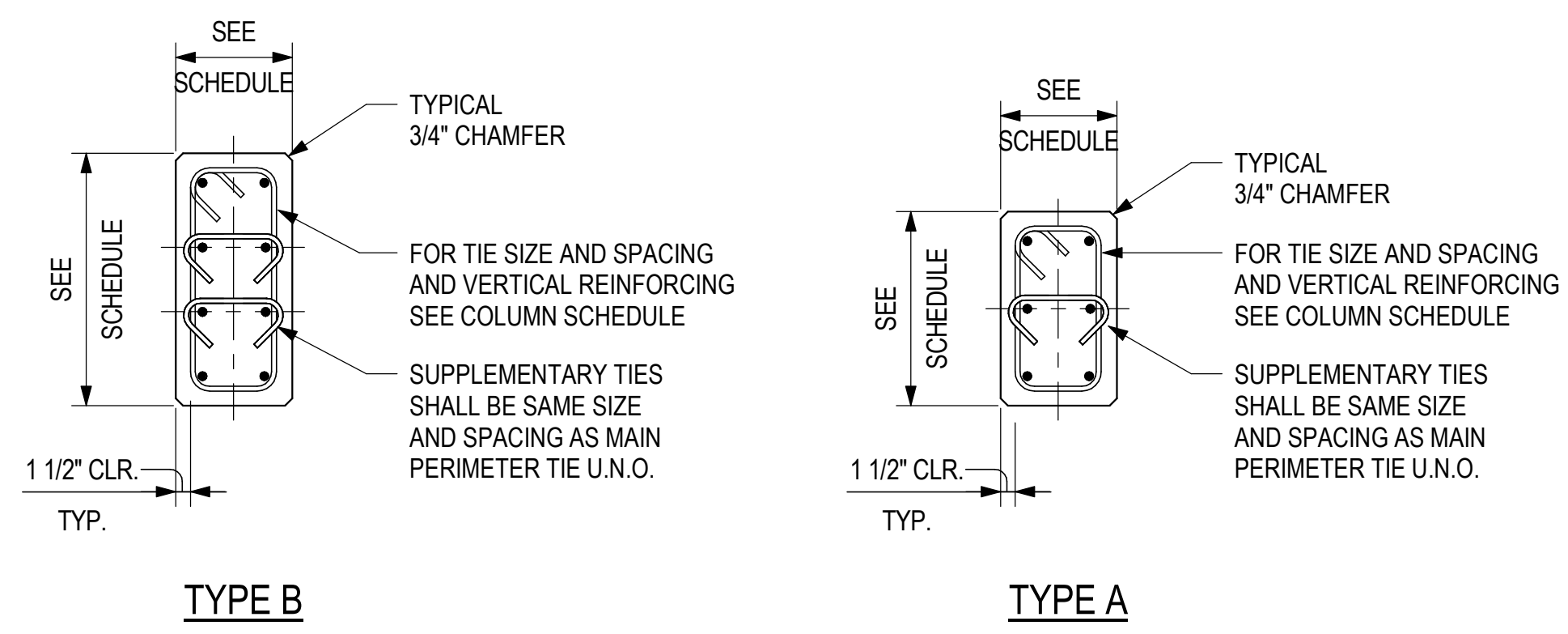
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SHEET INFORMATION	
CHECK BY	CHECKER
21-SW09	As indicated
03/17/2023	ESE

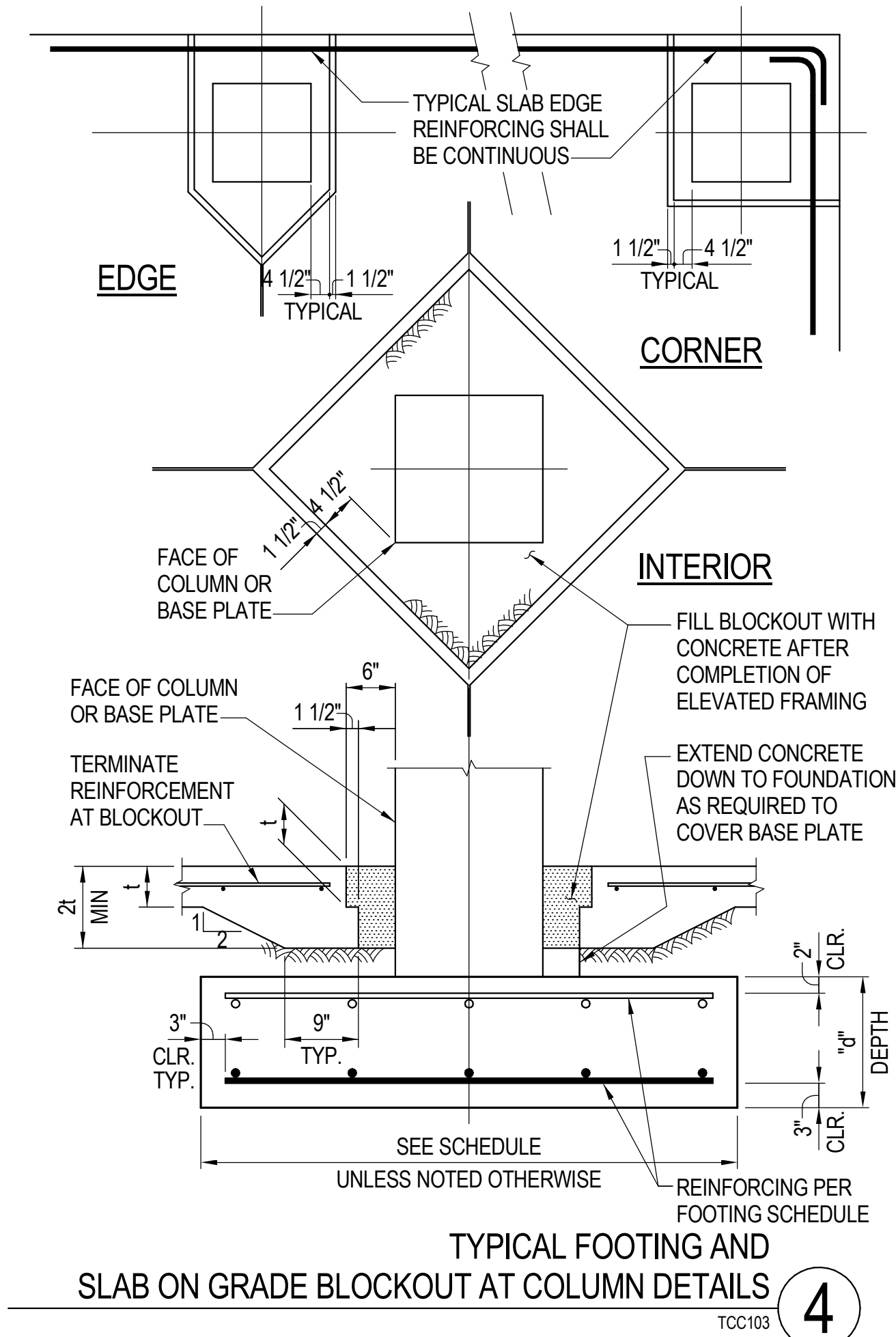
SHEET NUMBER

S401

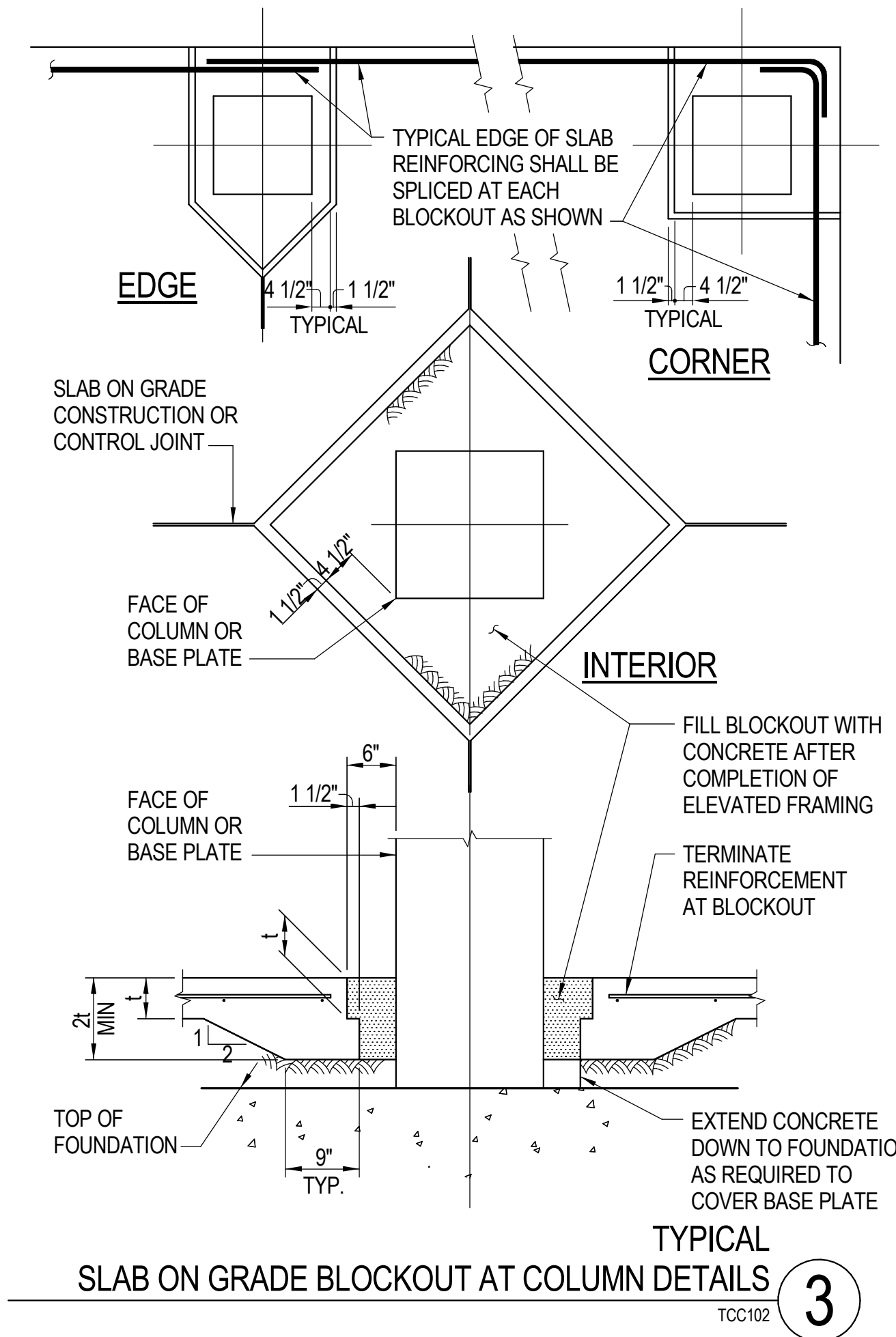


SPLICING	SIZE	VERTICALS	TIES ZONE 2	TYPE	TIES ZONE 1	TYPE	CONCRETE STRENGTH(f'c)	LEVELS
CC2	5000	12x26	#8	#5@6	#5@3	B	5000	SECOND FLOOR EL. +X.XX'
								5000
CC1	5000	12x20	#7	#5@6	#5@3	A	5000	FIRST FLOOR EL. +X.XX'
								5000
CONCRETE COLUMN SCHEDULE								COLUMN MARK

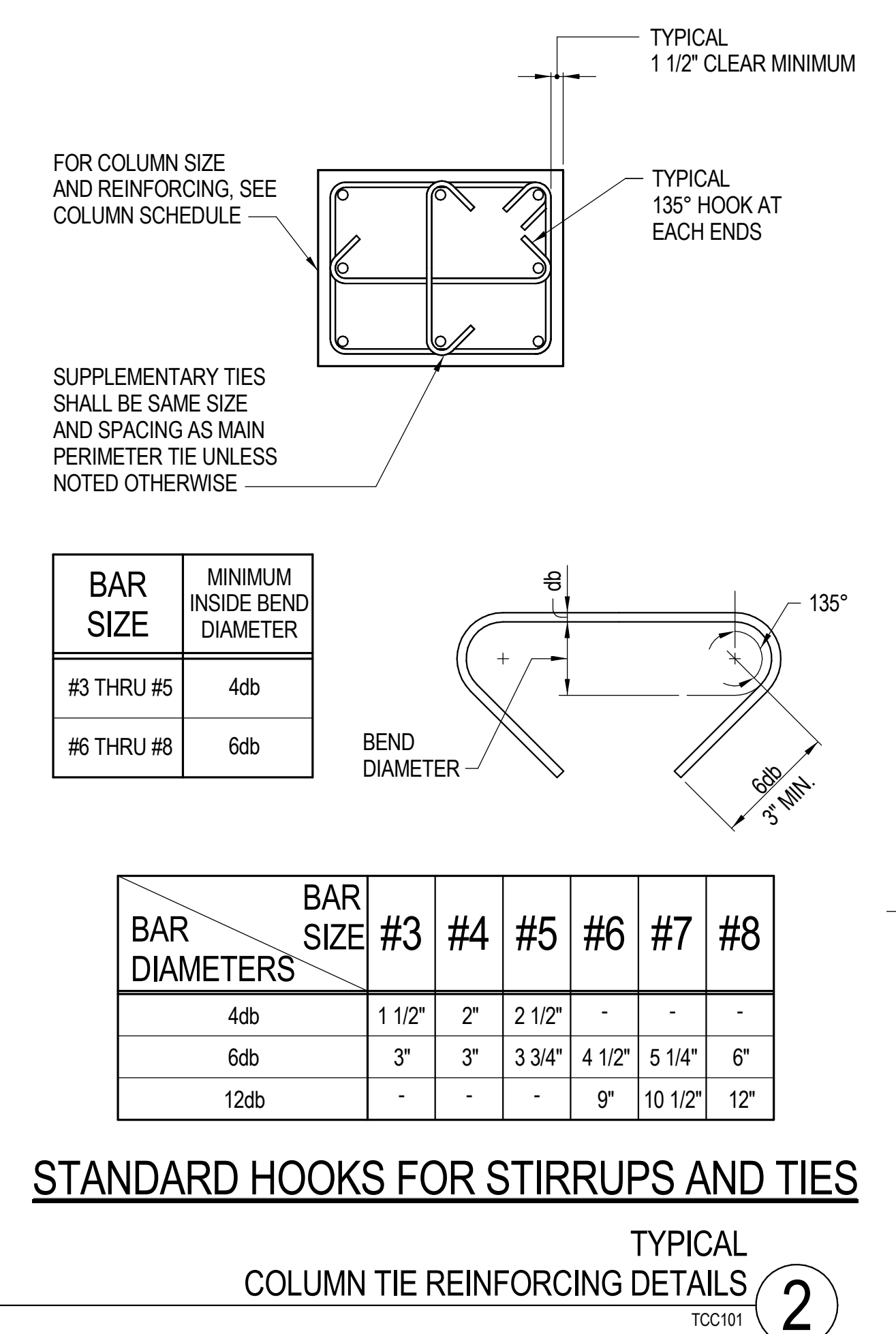
CC101_01 MOD.



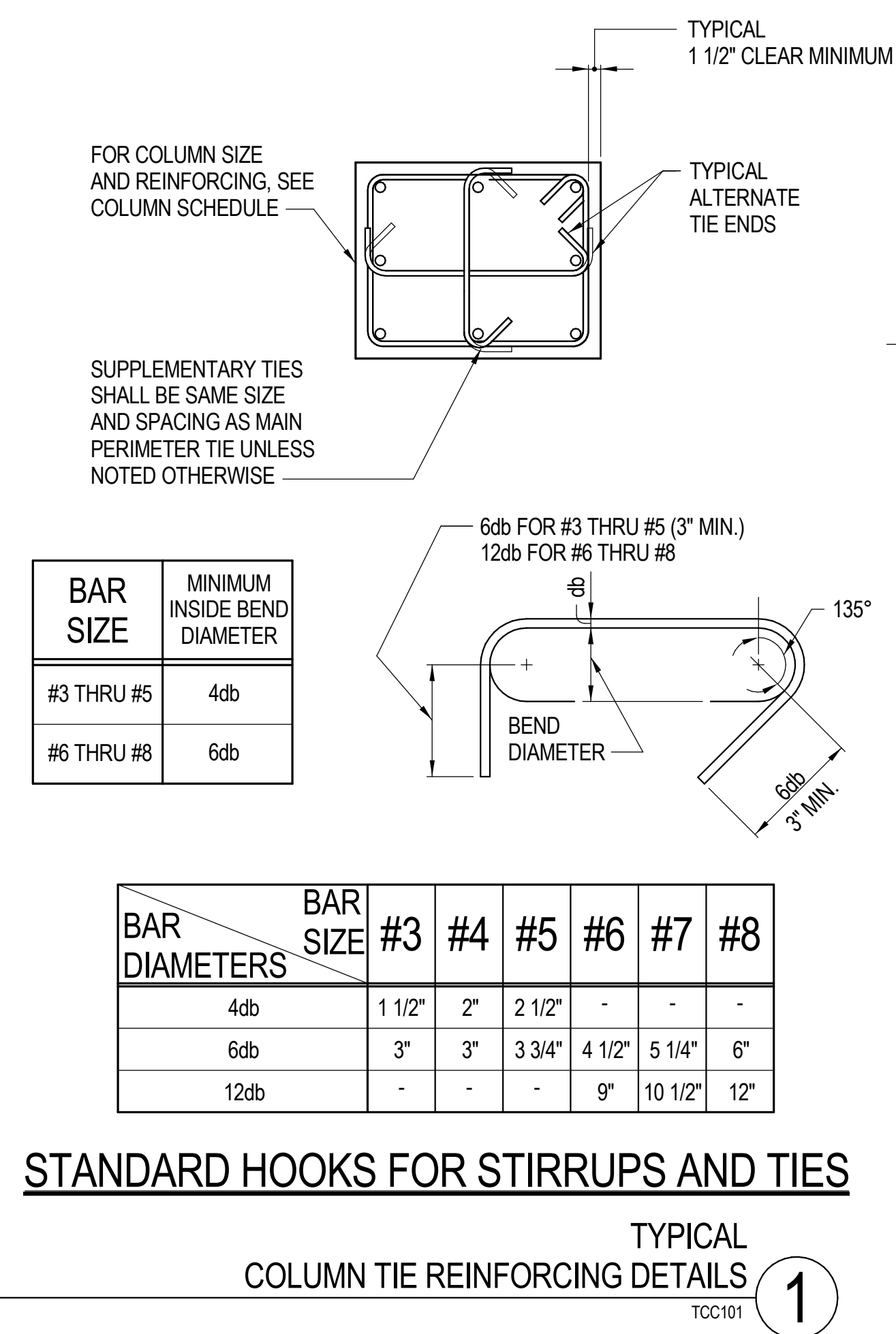
TYPICAL FOOTING AND SLAB ON GRADE BLOCKOUT AT COLUMN DETAILS 4
TCC103



TYPICAL SLAB ON GRADE BLOCKOUT AT COLUMN DETAILS 3
TCC102



TYPICAL COLUMN TIE REINFORCING DETAILS 2
TCC101



STANDARD HOOKS FOR STIRRUPS AND TIES 1
TCC101

ARCHITECT
b|ARCH
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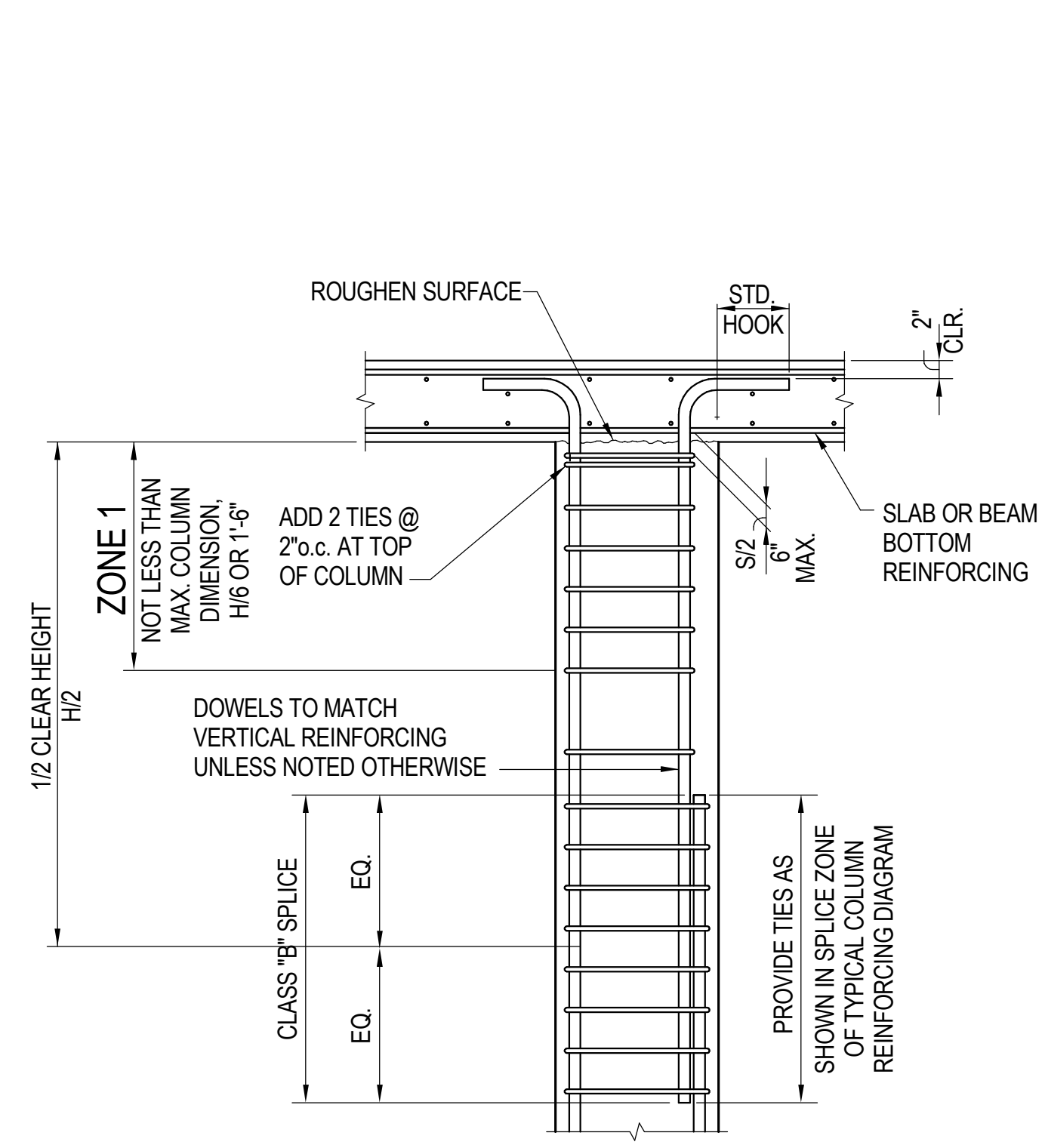
PROJECT TITLE
2853 West
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OWNER: Joanna Ostrander
2853 West Boulevard
Los Angeles, California 90016

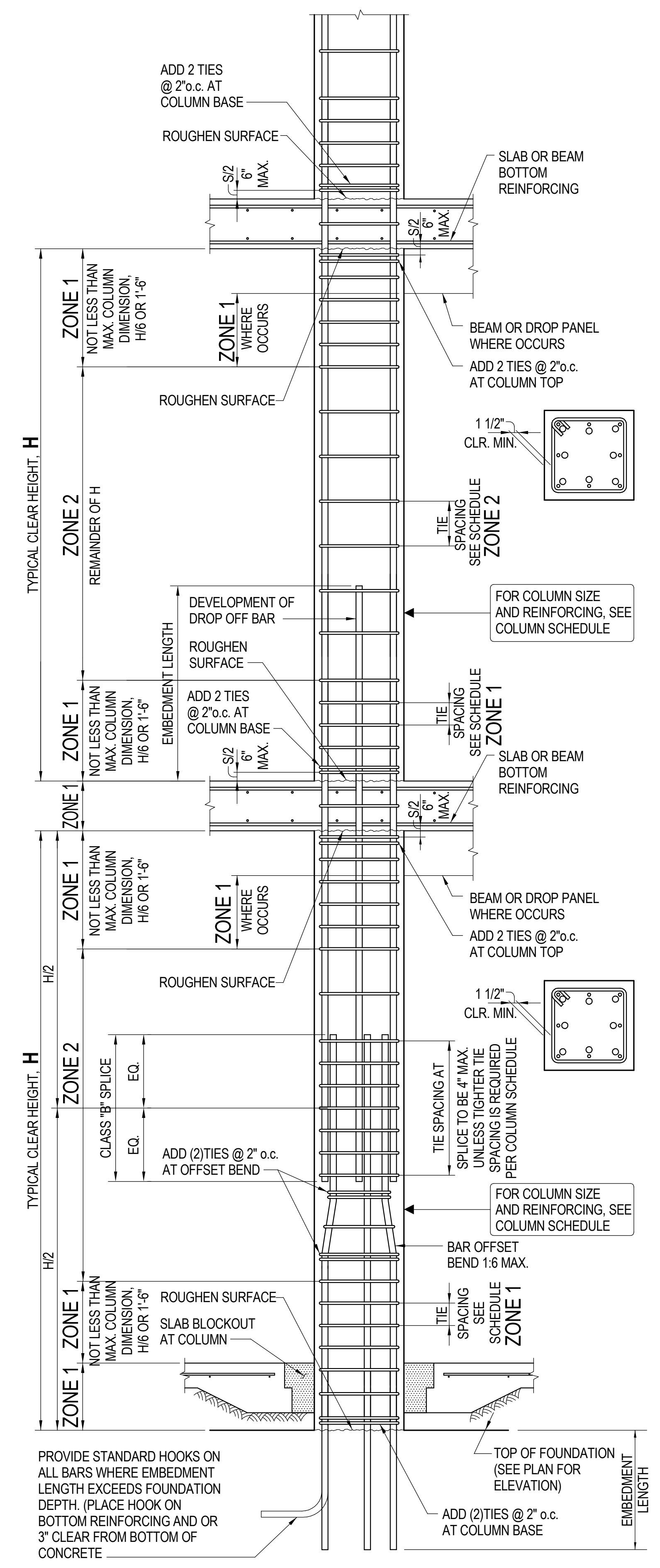
REVISIONS
Rev. # Date Desc.
09/17/21 BUILDING DEPARTMENT SUBMITTAL
04/28/22 BUILDING DEPARTMENT RESUBMITTAL
06/24/22 BUILDING DEPARTMENT RESUBMITTAL
09/30/22 STATE SUBMITTAL ARCH. REVISION
03/17/23 ARCH. REVISION 1
11/11/23 REVISION 1

Plan Check Number
Zoning Number
SHEET TITLE
TYPICAL CONCRETE COLUMN DETAILS
SHEET INFORMATION
JOB NUMBER 21-S009
SCALE 3/4" = 1'-0"
DATE 03/17/2023
DRAWN BY ESE
CHECKER

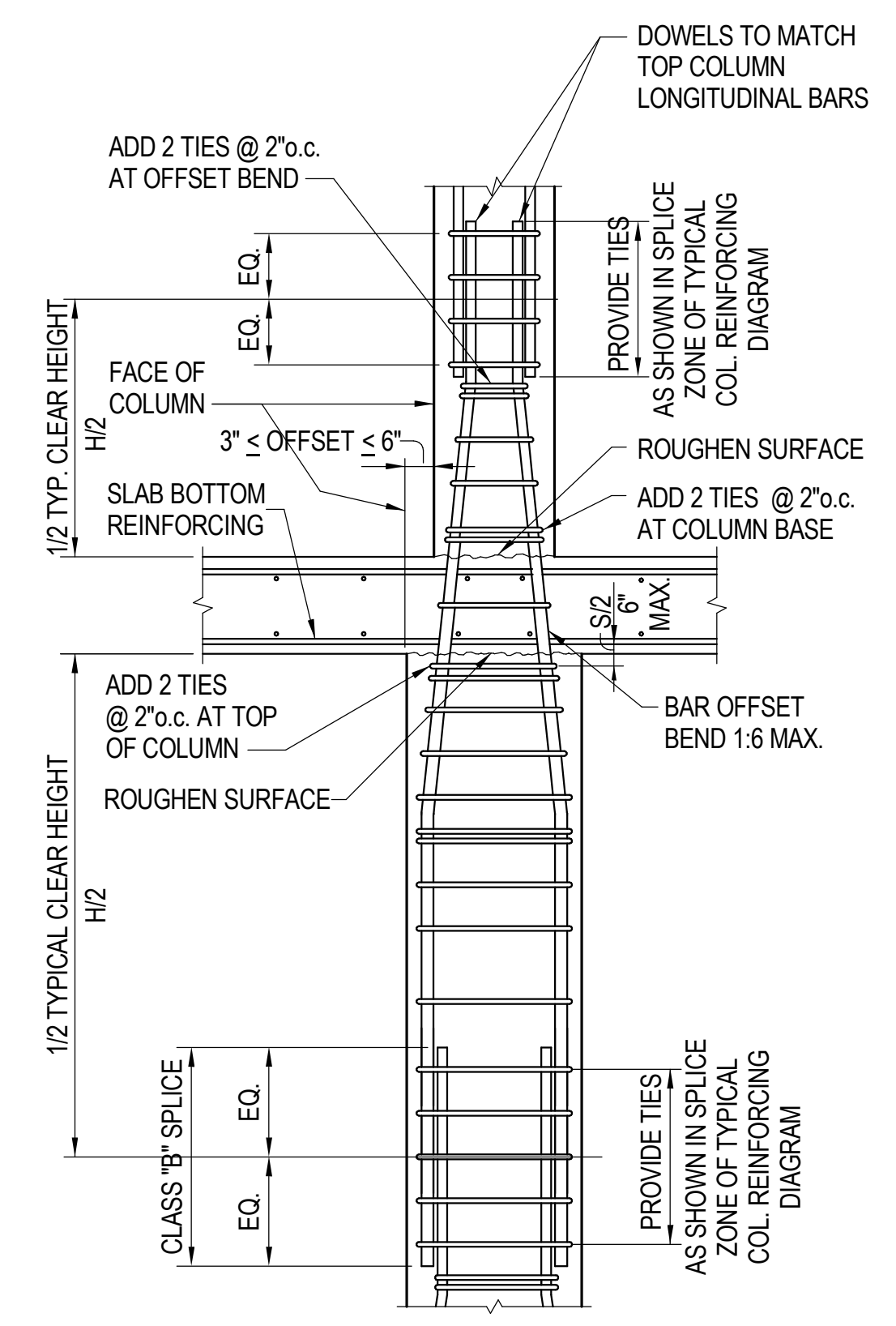
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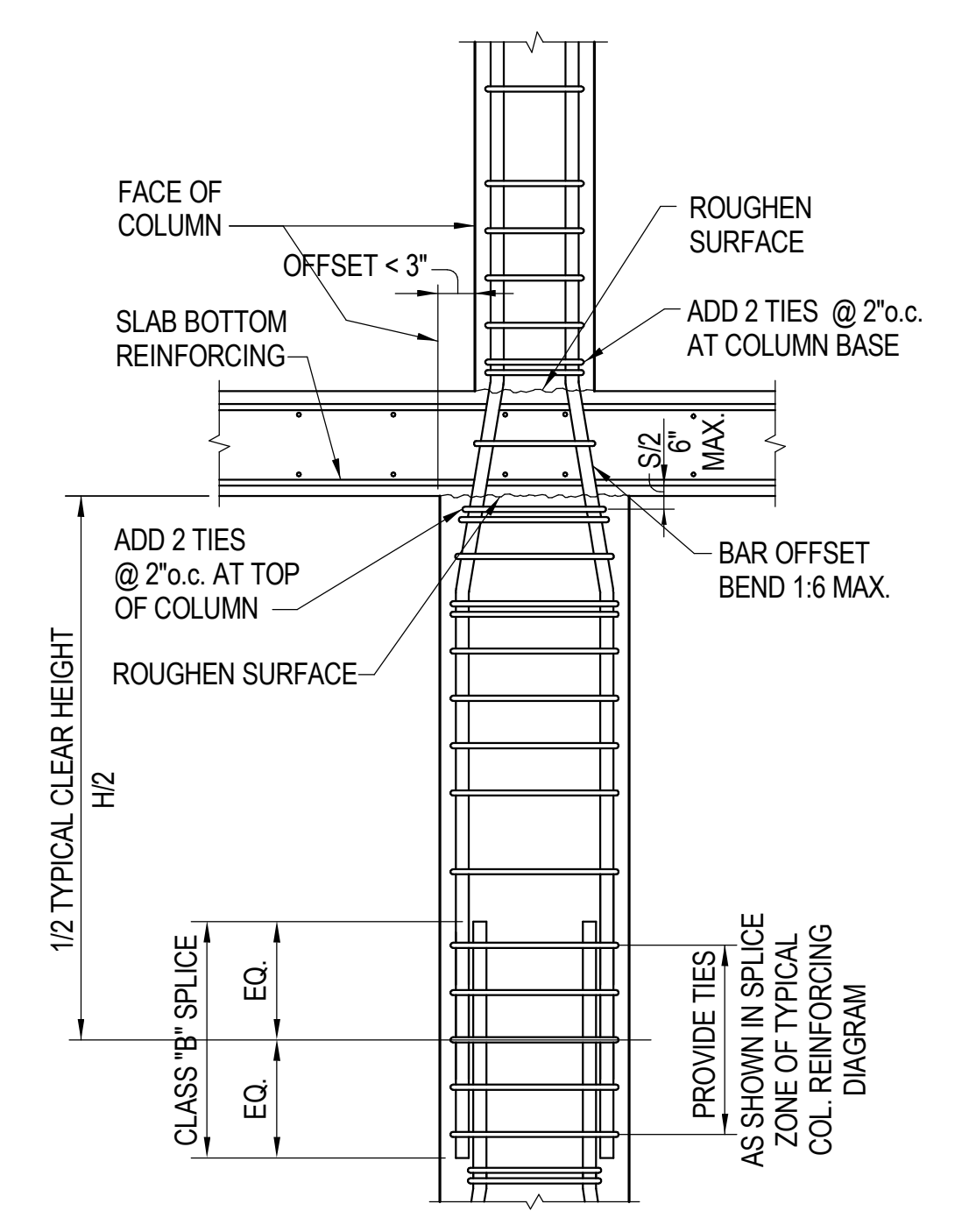
TYPICAL COLUMN REINFORCING DIAGRAM AT TOP LEVEL



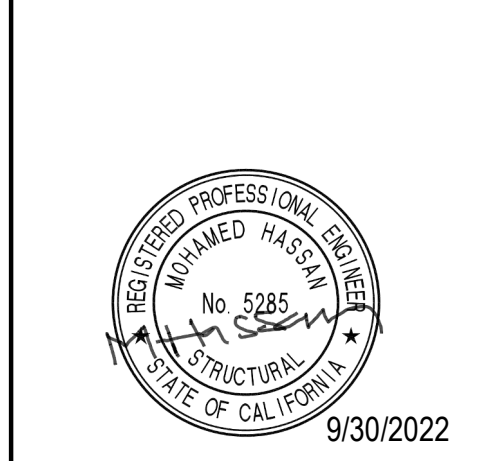
TYPICAL CONCRETE COLUMN REINFORCING DIAGRAM



TYPICAL COLUMN OFFSET DETAIL 3" <= OFFSET <= 6"



TYPICAL COLUMN OFFSET DETAIL OFFSET <= 3"



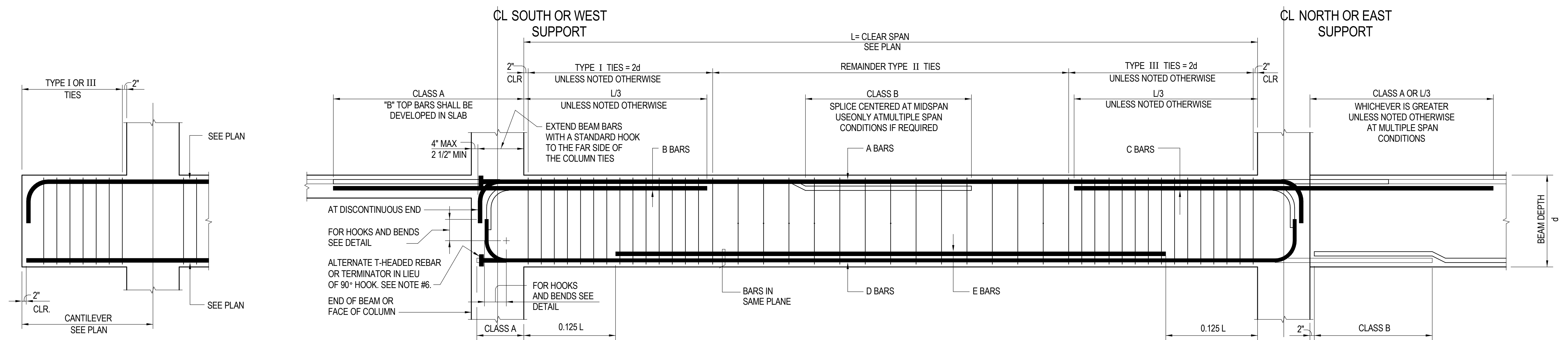
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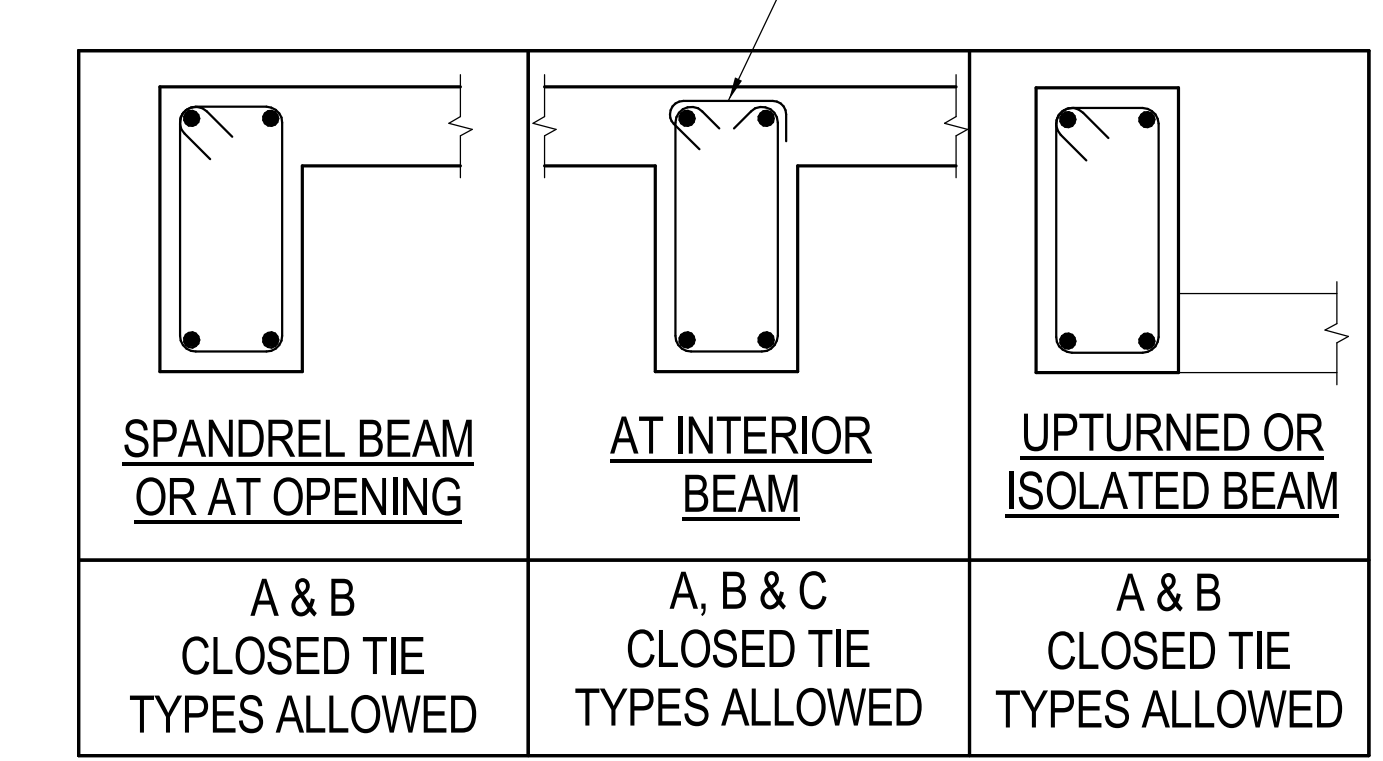
PROJECT TITLE
 2853 West
 Construction Documents

REV. #	DATE	DESC.
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04/28/22		BUILDING DEPARTMENT RESUBMITTAL
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09/30/22		STATE SUBMITTAL
03/17/23		ARCH. REVISION
11/11/23		REVISION 1

PKNE	JOB NUMBER	SCALE	DATE	DRAWN BY	CHECKER
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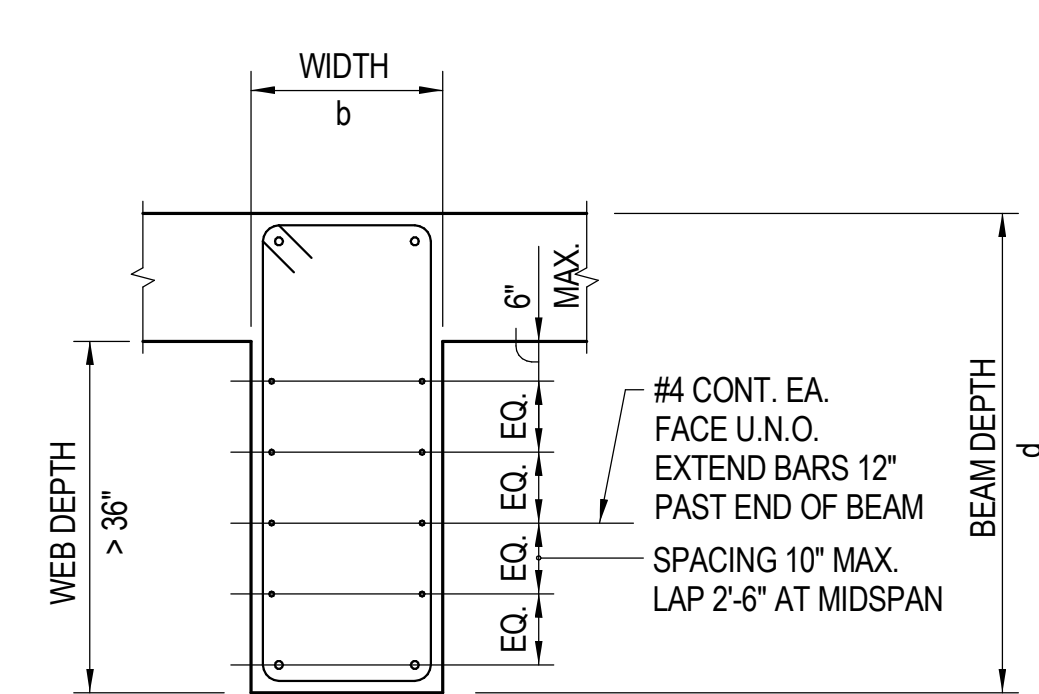
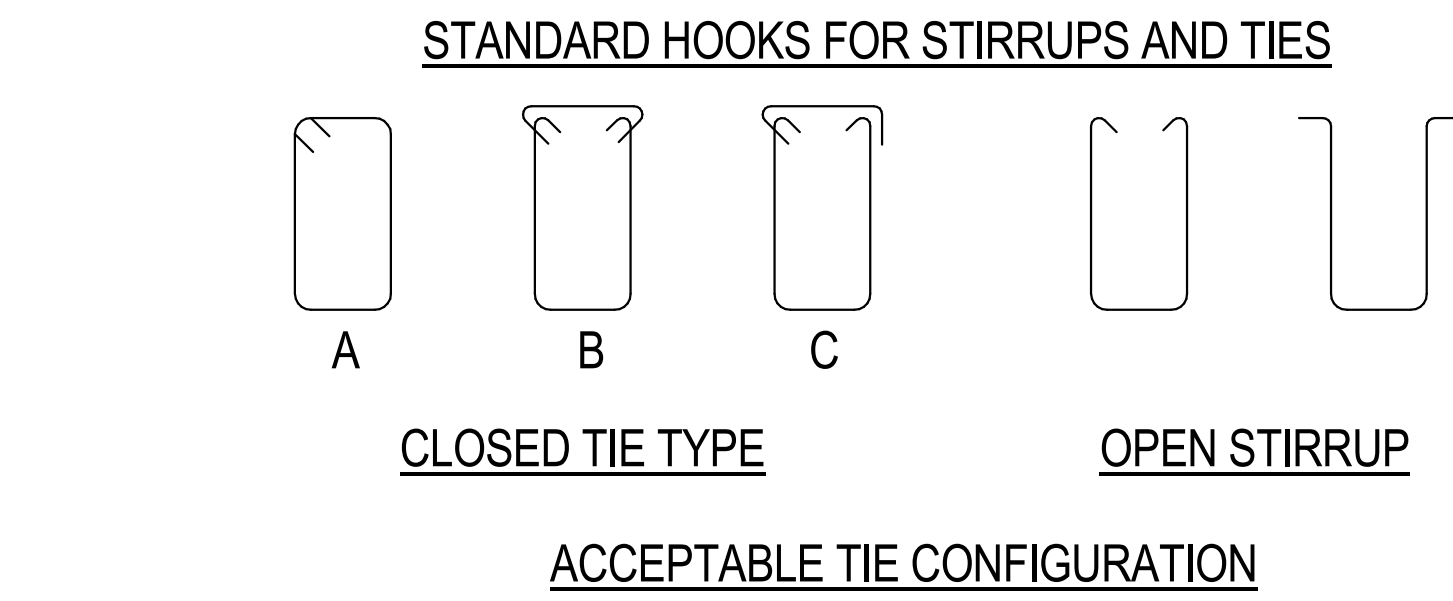


BEAM CANTILEVER CONDITION

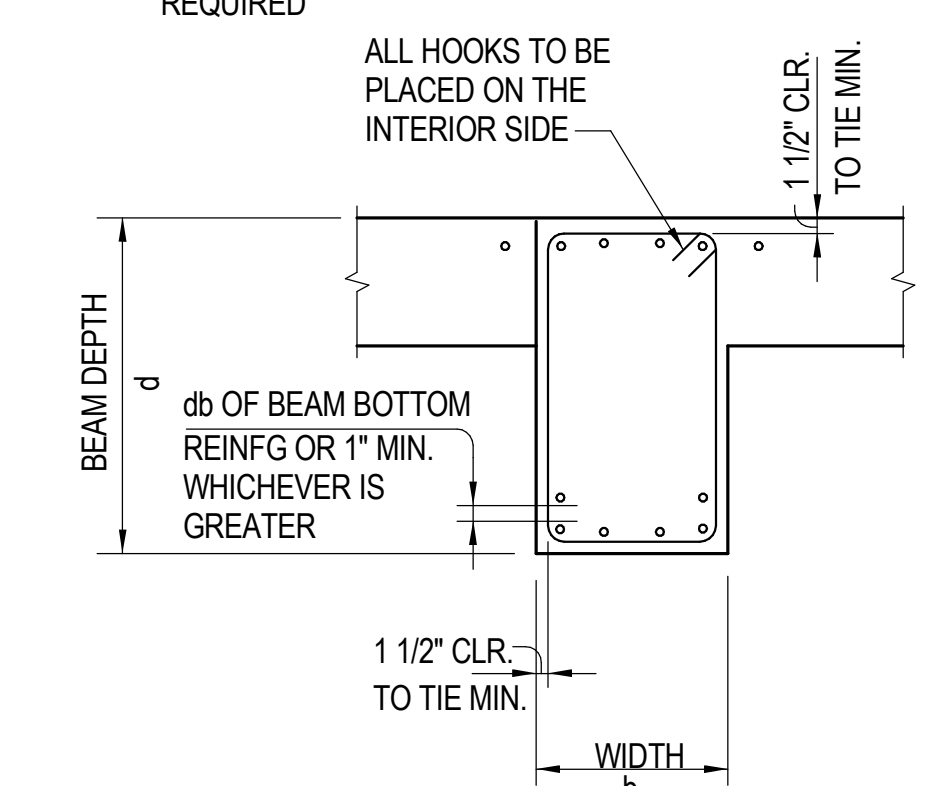


BAR SIZE	#3	#4	#5	#6	#7	#8
4db	1 1/2"	2"	2 1/2"	---	---	---
6db	3"	3"	3 3/4"	4 1/2"	5 1/4"	6"
12db	---	---	---	9"	10 1/2"	12"

6db FOR #3 THRU #5 (3" MIN.)
 12db FOR #6 THRU #8



SKIN REINFORCEMENT FOR BEAMS WITH WEB > 36"



TYPICAL BEAM SECTION

- NOTES:
- TYPES A, B, & C MAY BE USED WHERE SLAB OCCURS ON EACH SIDE AT TOP OF BEAM.
 - WHERE SLAB OCCURS ON ONE SIDE AT TOP OF BEAM, TYPES A, B & C MAY BE USED. IF USING TYPE C, THE 90° HOOK MUST BE PLACED ON THE SLAB SIDE.
 - WHERE "FLYING BEAMS" OCCUR (NO SLAB BOTH SIDES) ONLY TYPES A & B MAY BE USED.
 - ALL UPTURNED BEAMS SHALL BE TYPE A & B ONLY. UNLESS NOTED OTHERWISE.
 - FOR EMBEDMENT LENGTH STANDARDS AND HOOKS SEE DETAIL.
 - T-HEADED REBAR SHALL BE HRC TYPE 100 SERIES (ICC # ER-5292) OR EQUIVALENT.

CONCRETE BEAM SCHEDULE											
MARK	SIZE (INCHES)		MAIN HORIZONTAL REINFORCING					TIES OR STIRRUPS TYPES			REMARKS
	WIDTH	DEPTH	TOP BARS		BOTTOM BARS		TOP BARS	I CLOSED TIES	II CT=CLOSED TIES OS=OPEN STIRRUP	III CLOSED TIES	
			A BARS	B BARS	D BARS	E BARS	C BARS				
B1	12	24	(6)#9	---	(4)#9	---	---	#5@4 (2 LEGS)	#5@8 CT (2 LEGS)	#5@4 (2 LEGS)	
B2	36	36	(8)#11	(4)#11	(4)#11	(8)#11	(4)#11	#5@4 (4 LEGS)	#5@4 (4 LEGS)	#5@4 (4 LEGS)	
B3	24	24	(3)#9	---	(7)#9	---	---	#4@8 (4 LEGS)	#4@8 (4 LEGS)	#4@8 (4 LEGS)	
B4											
B5											
B6											
B7											
B8											
B9											



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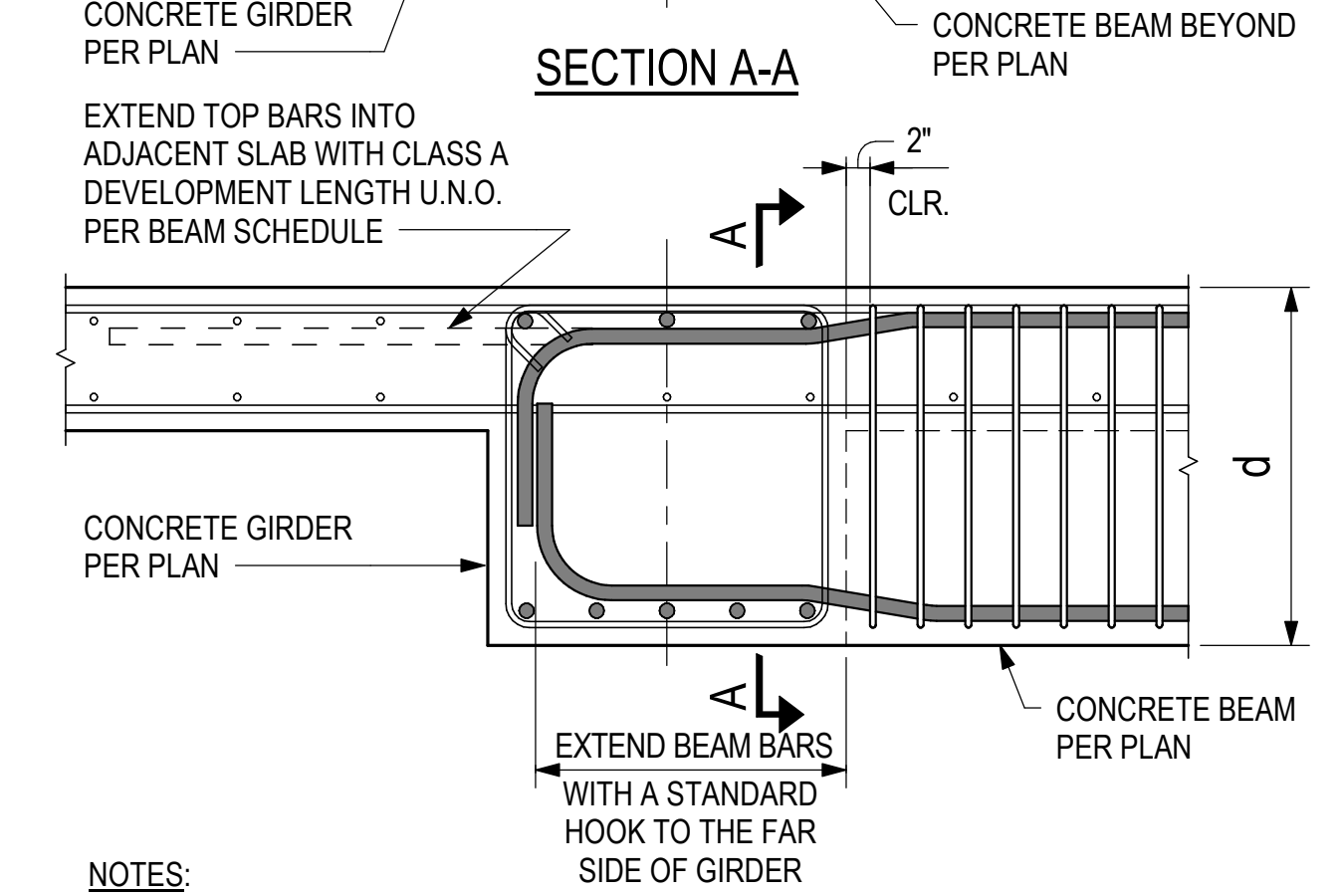
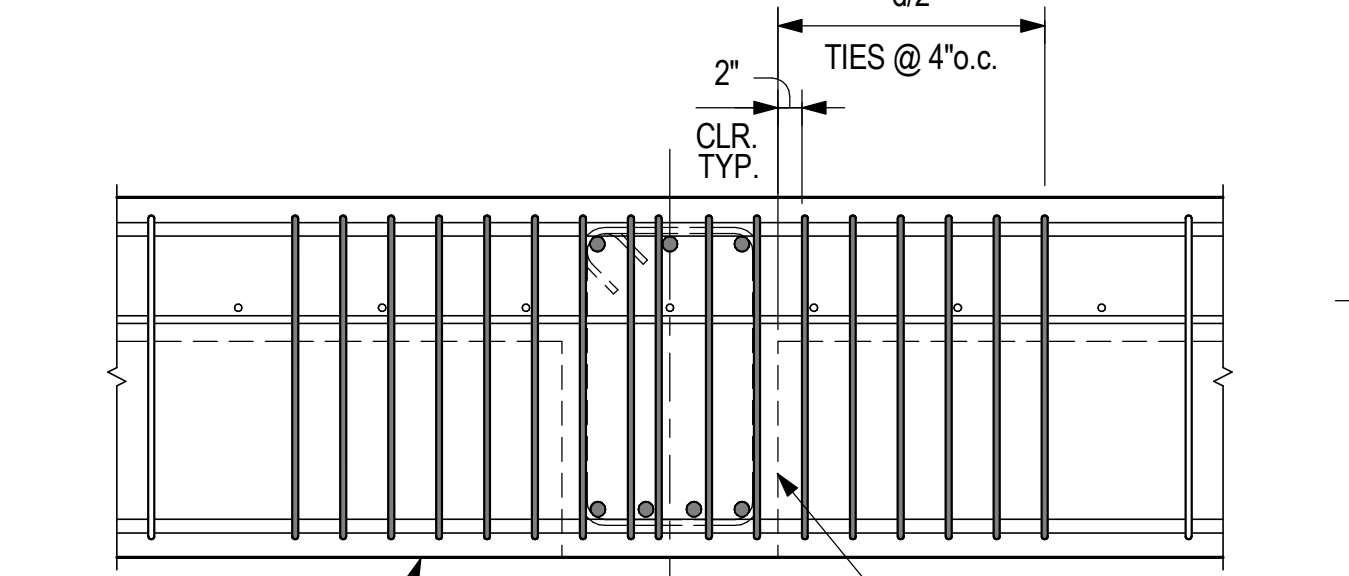
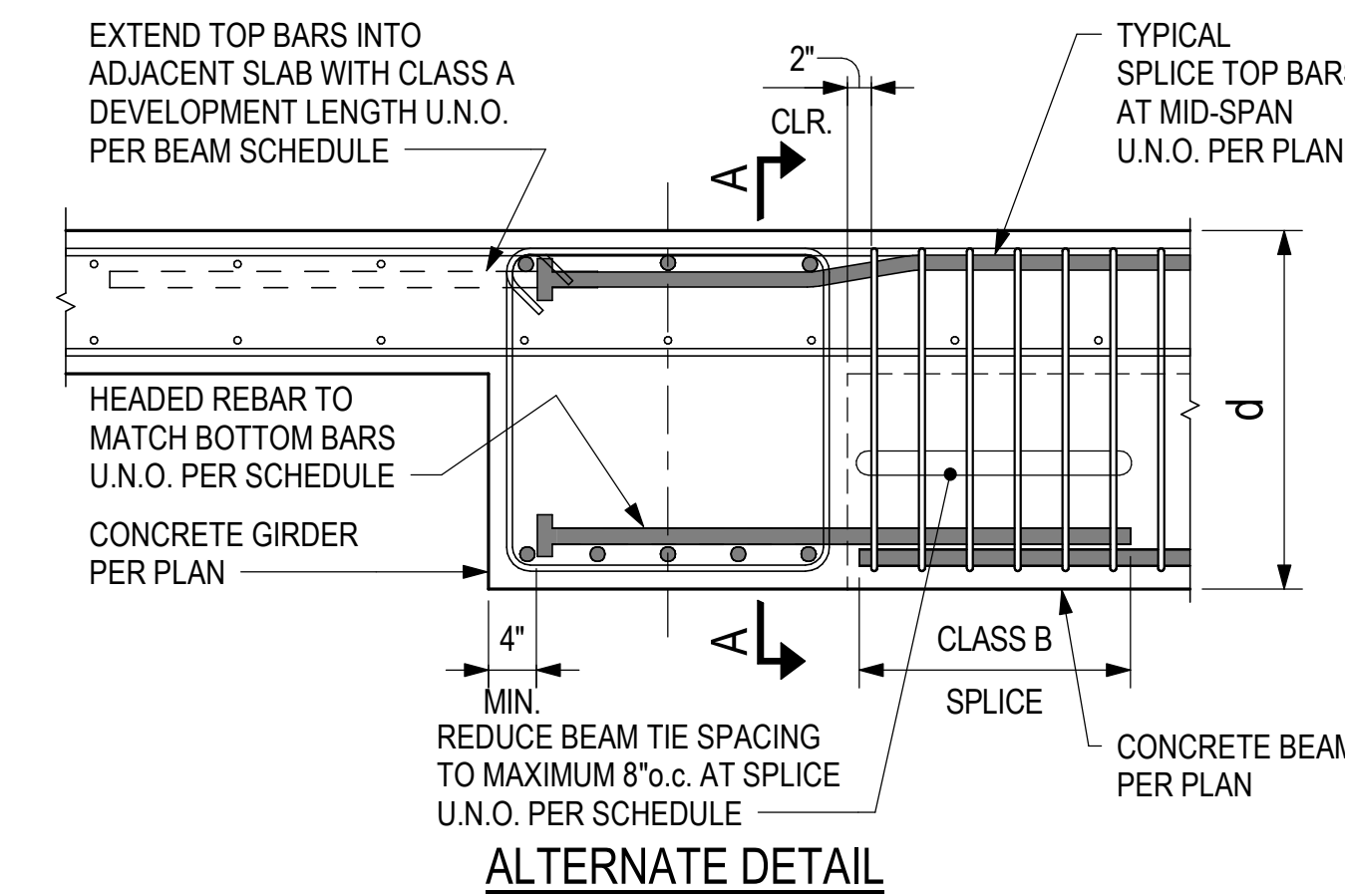
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09/30/22		STATE SUBMITTAL
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11/11/23		REVISION 1

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SHEET TITLE SHEET INFORMATION

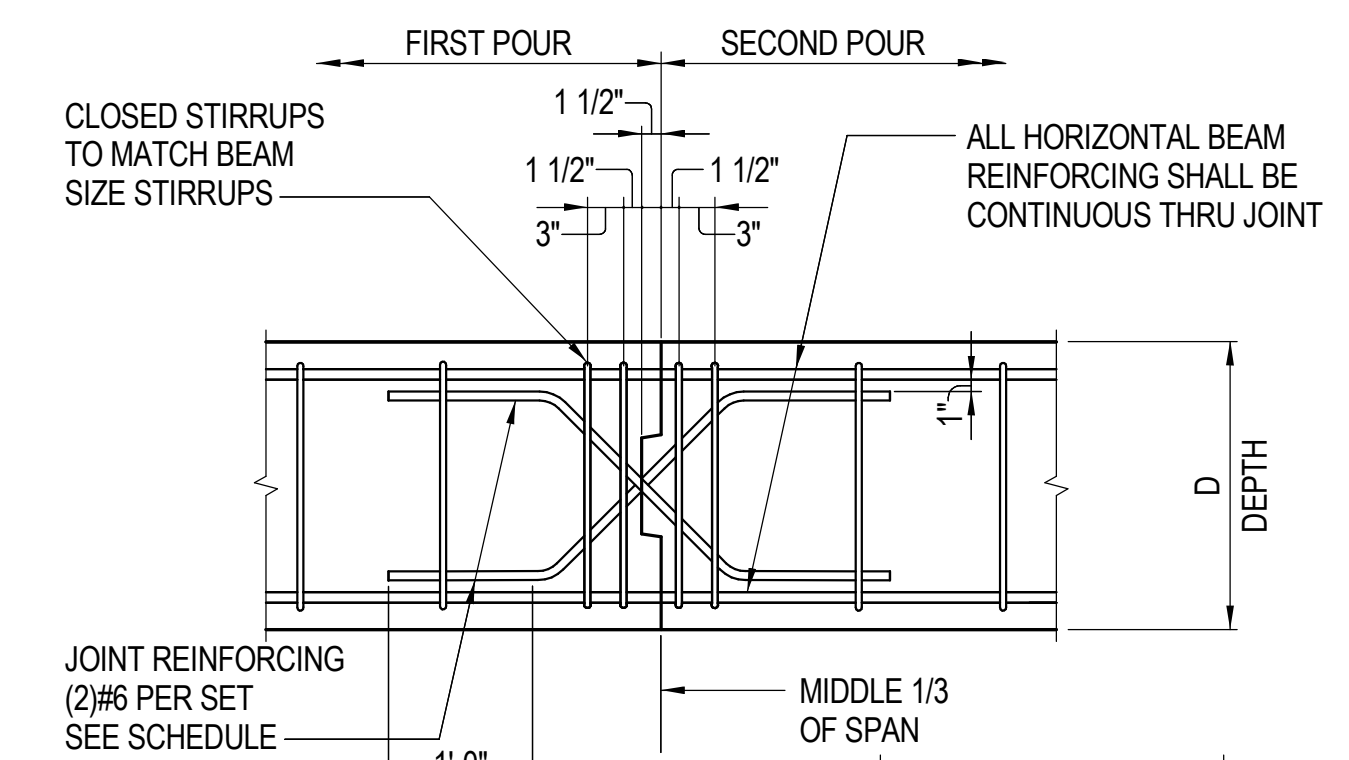
TYPICAL CONCRETE BEAM DETAILS

PKNE 21-S0009
 JOB NUMBER 34" = 1'-0"
 SCALE 03/17/2023
 DATE
 DRAWN BY ESE
 CHECKER



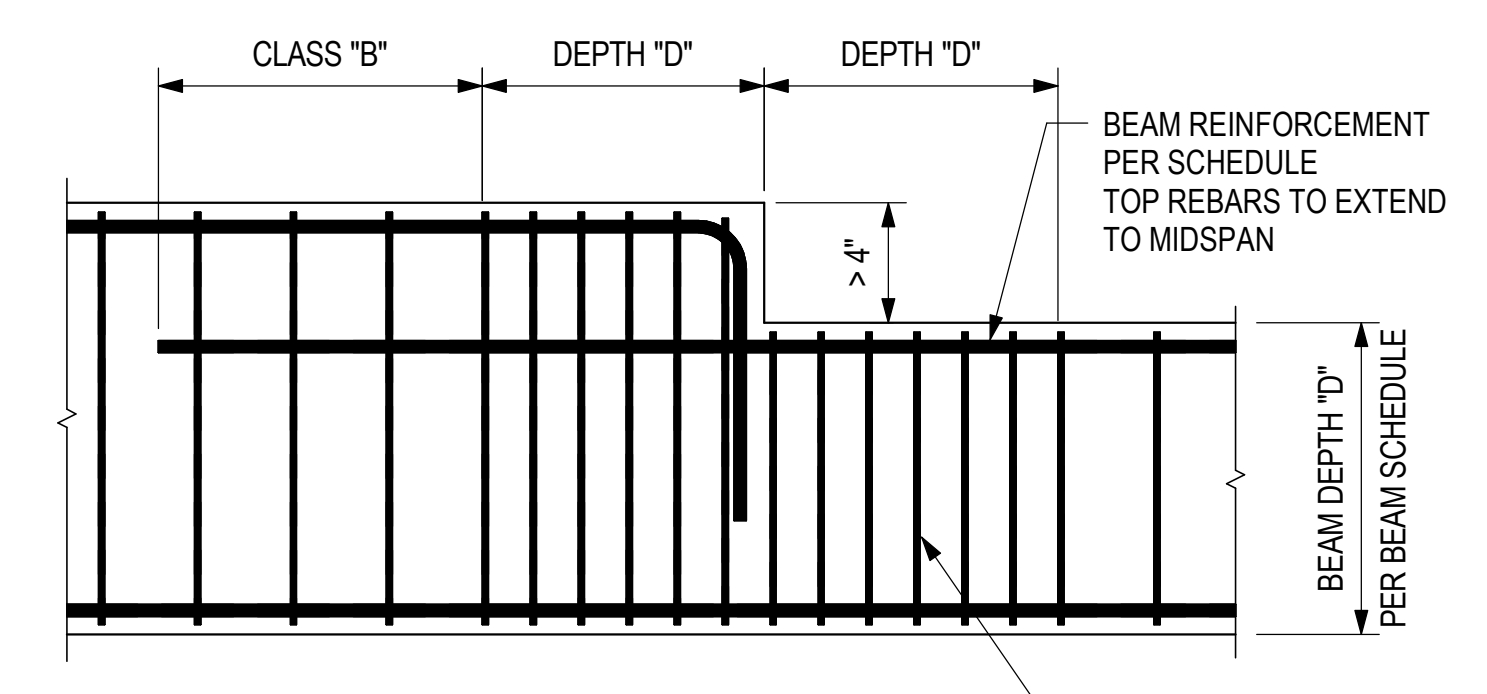
NOTES:
 1. FOR REMAINDER OF INFORMATION SEE TYPICAL CONCRETE BEAM DETAIL.
 2. HEADED REBAR SHALL BE HRC 555 HEADED BAR (ESR-2935) OR EQUIVALENT.

TYPICAL CONCRETE BEAM TO GIRDER CONNECTION DETAIL
 TCB103_16 **2**

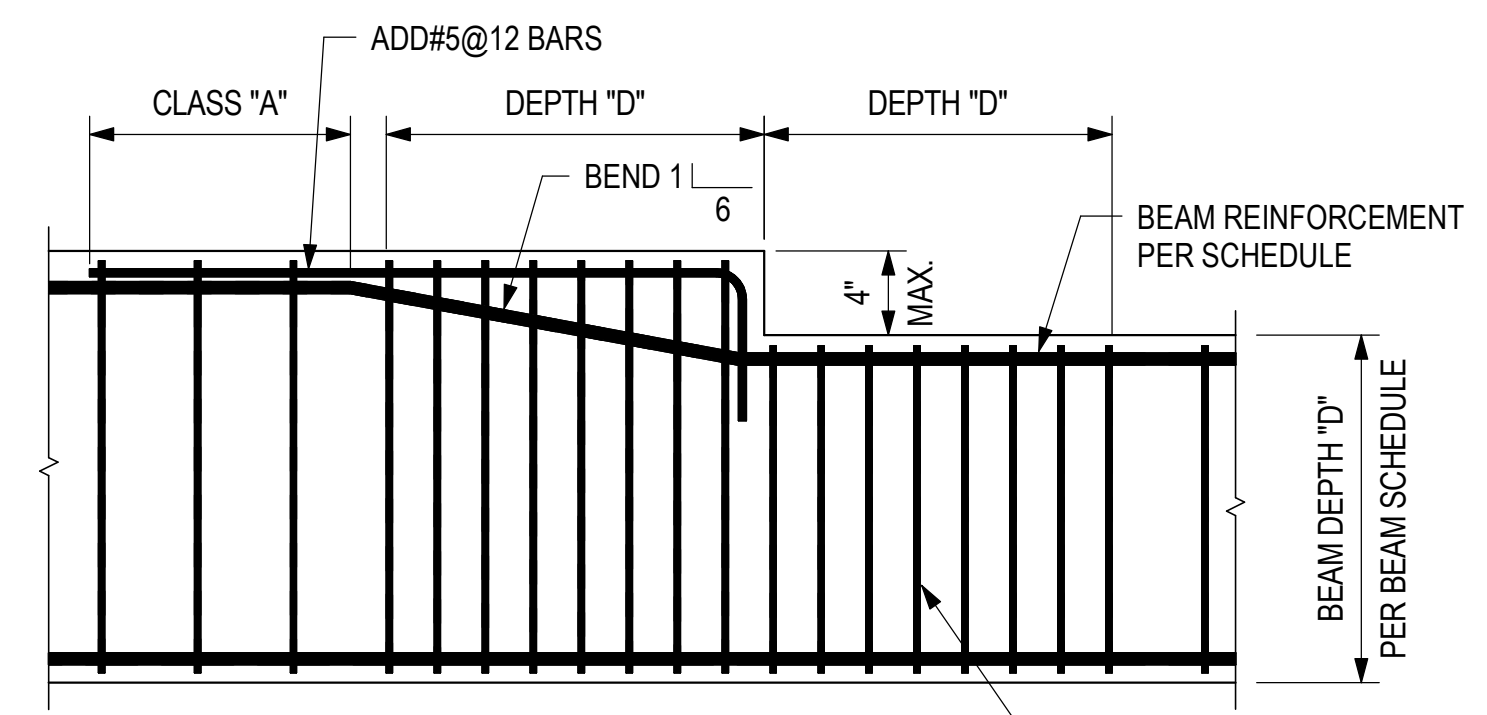


MAXIMUM BEAM WIDTH (b)	REINFORCING NUMBER OF SETS PER SIDE
8"	1 SET TOTAL PLACE IN MIDDLE
24"	1
40"	2
>40"	3

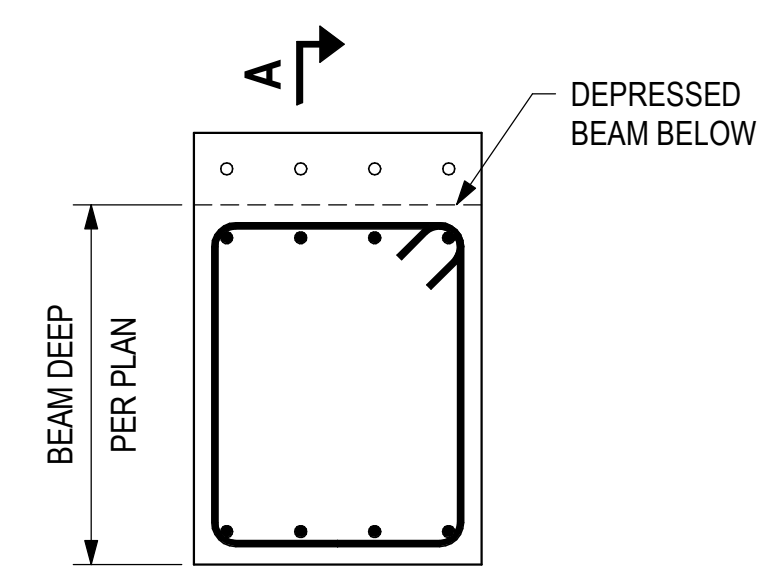
TYPICAL CONCRETE BEAM BEAM CONSTRUCTION JOINT DETAIL
 TCB102 **1**



SECTION A-A DEPRESSION >4"



SECTION A-A 4" DEPRESSION



TYPICAL CONCRETE BEAMS AT SLAB DEPRESSIONS IN TRANSVERSE DIRECTION
 RD-C000_16 **3**



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PROJECT TITLE
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PROJECT ADDRESS
 2853 West Boulevard
 Los Angeles, California 90016

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 2853 West Boulevard
 Los Angeles, California 90016

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09/30/22		STATE SUBMITTAL ARCH. REVISION
03/17/23		REVISION 1
11/11/23		

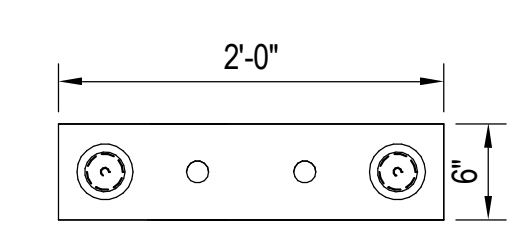
Plan Check Number
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 CHECKER
 CHECK BY

STRUCTURAL MODULAR SITE DETAILS
 PKNE
 JOB NUMBER
 SCALE
 DATE
 DRAWN BY
 CHECKER

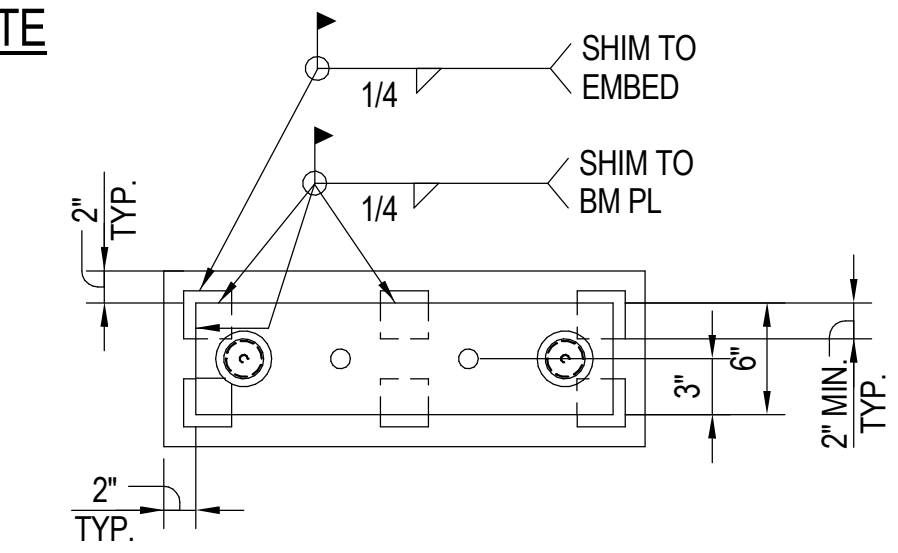
21-S009
 1" = 1'-0"
 03/17/2023
 ESE

SHEET NUMBER
S511

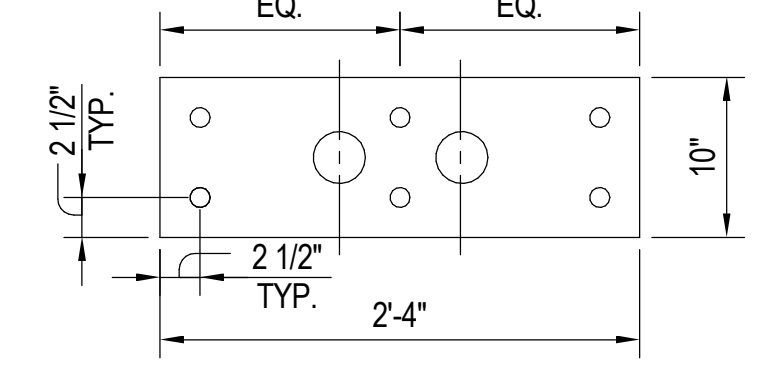
BM PLATE ELEVATION



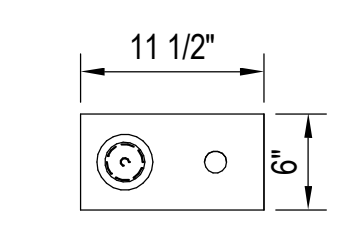
PLAN
EXAMPLE BM PLATE
(BM21 SHOWN)



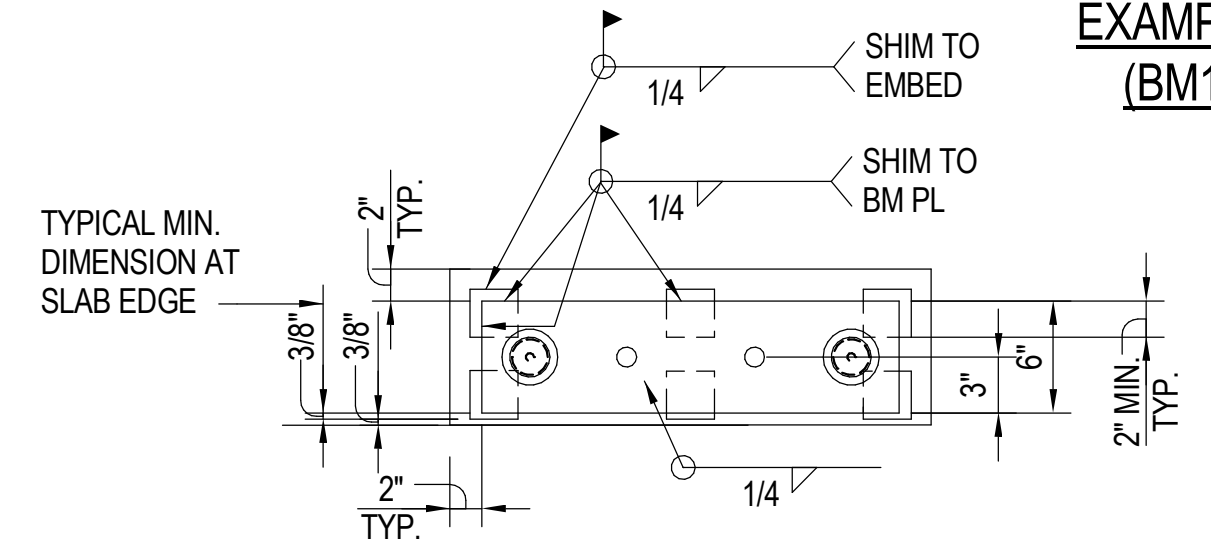
PLAN VIEW



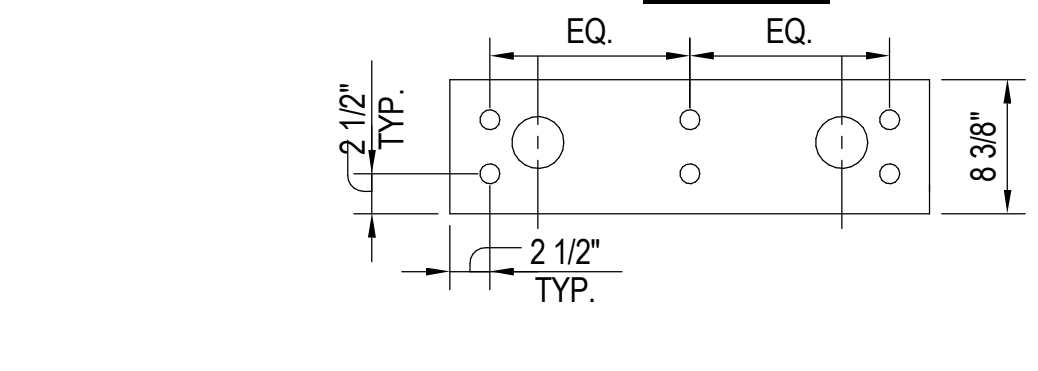
EMBED PLATE PLAN VIEW
INTERIOR CONDITION



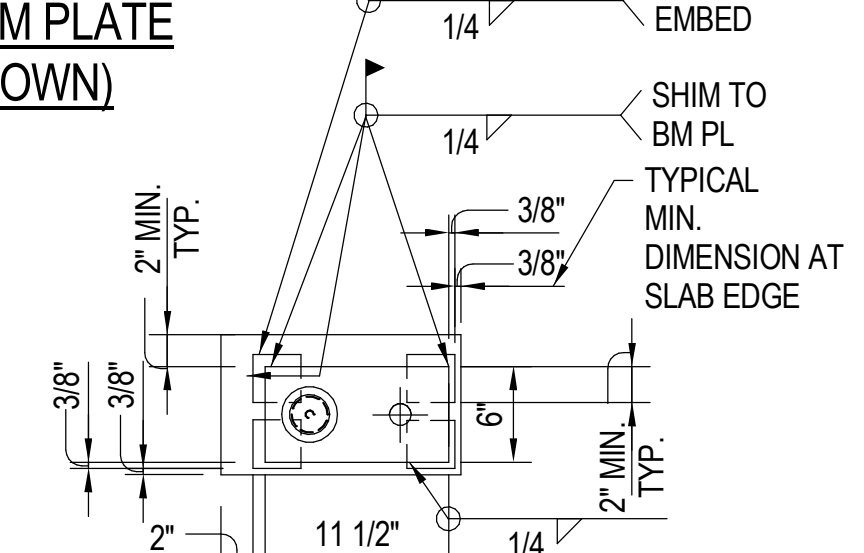
PLAN
EXAMPLE BM PLATE
(BM11 SHOWN)



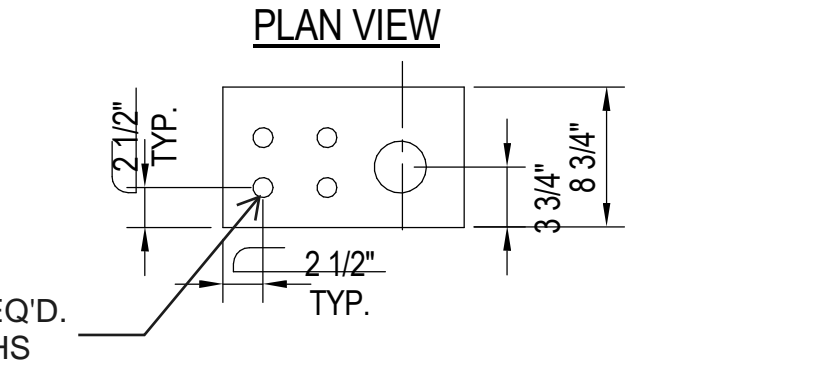
PLAN VIEW



EMBED PLATE PLAN VIEW
FLUSH EDGE CONDITION



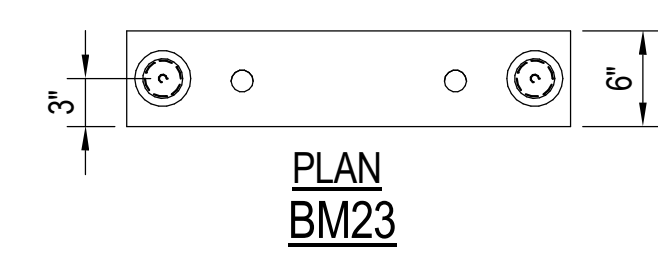
PLAN VIEW



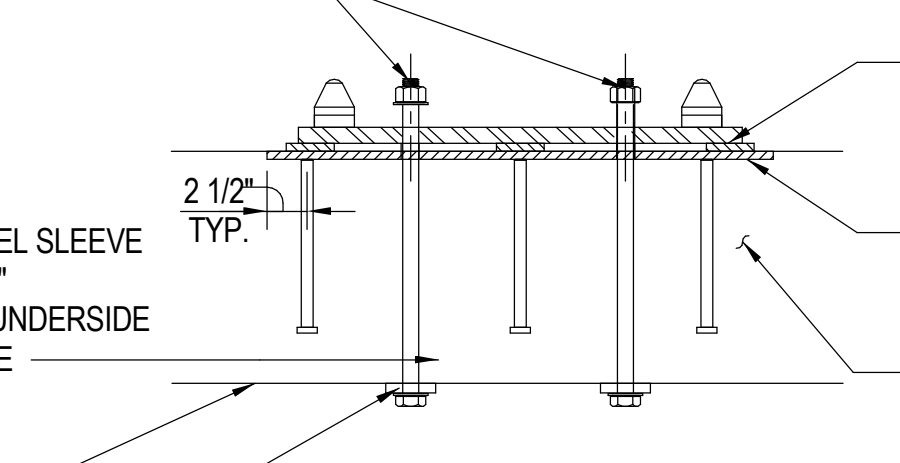
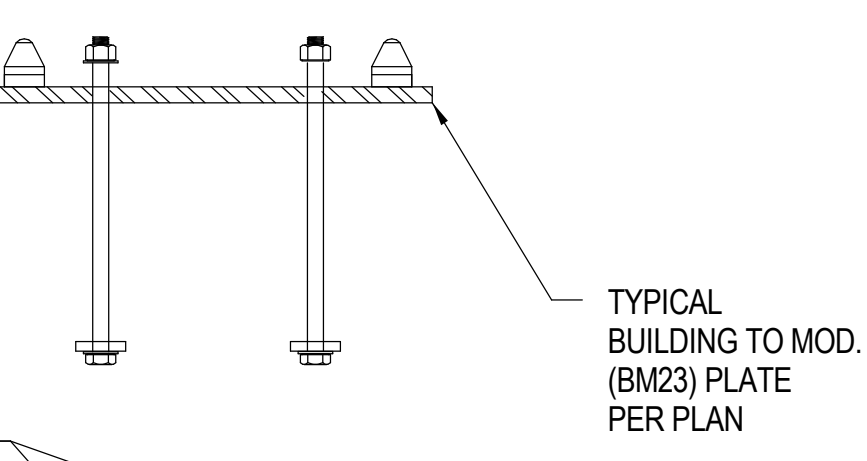
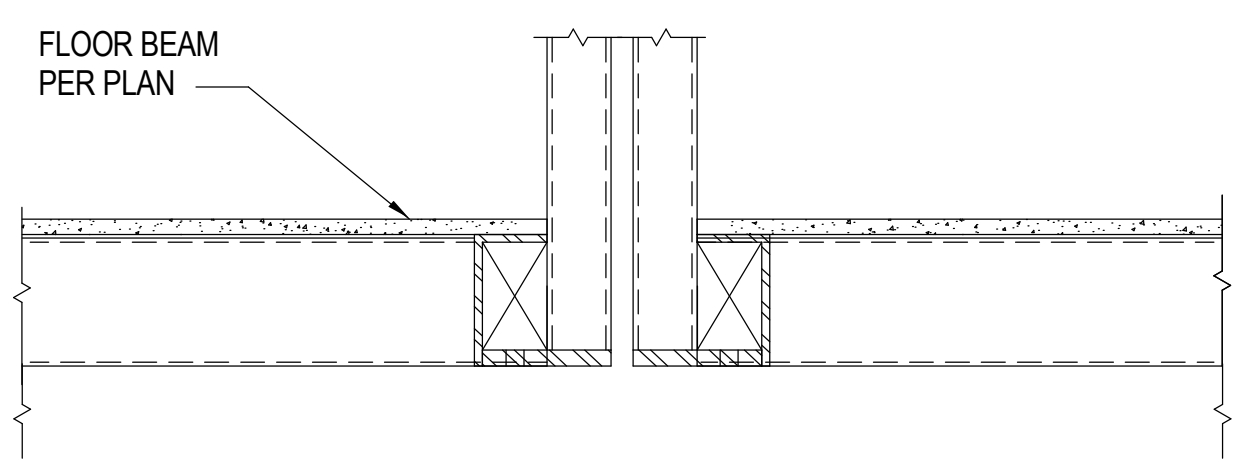
EMBED PLATE PLAN VIEW
FLUSH CORNER CONDITION

EMBED PL1/2x REQ'D.
 w/(6)5/8" x 12" WHS

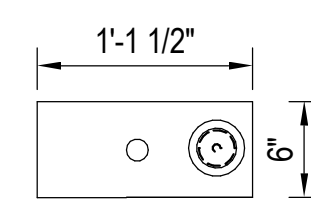
TYPICAL TYPE 1 CASTING BASE PLATE CONNECTION TO CONCRETE SLAB
 1" = 1'-0" **2**



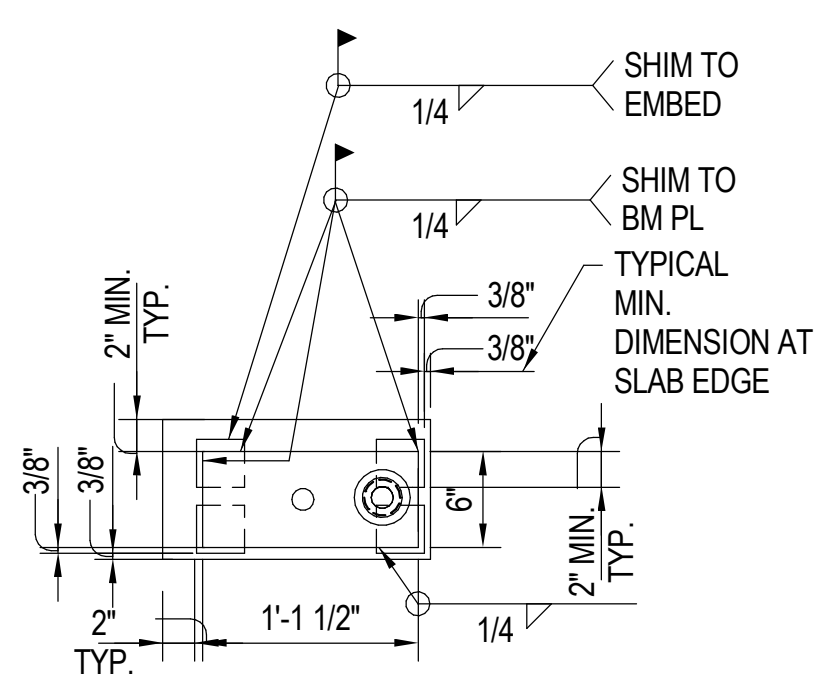
PLAN
BM23



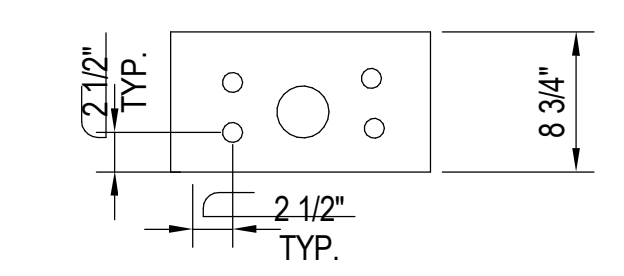
BLOW-UP ELEVATION VIEW



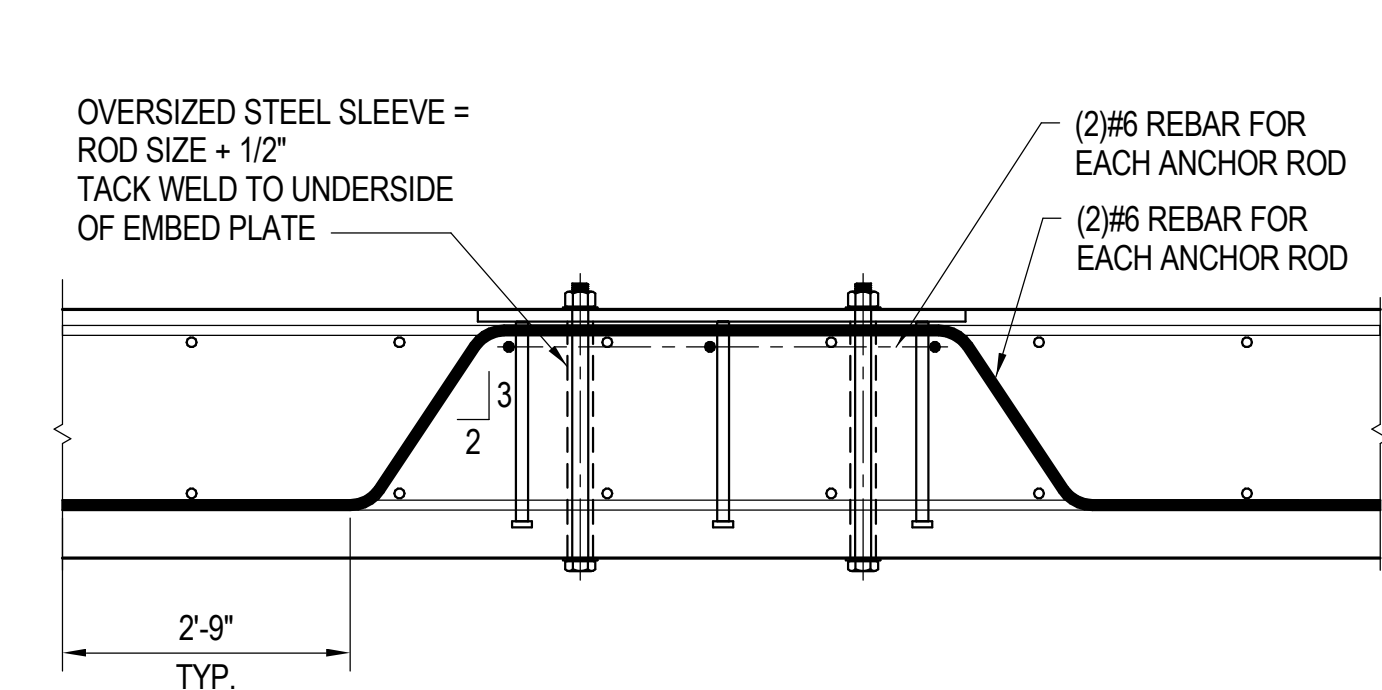
PLAN
(BM13)



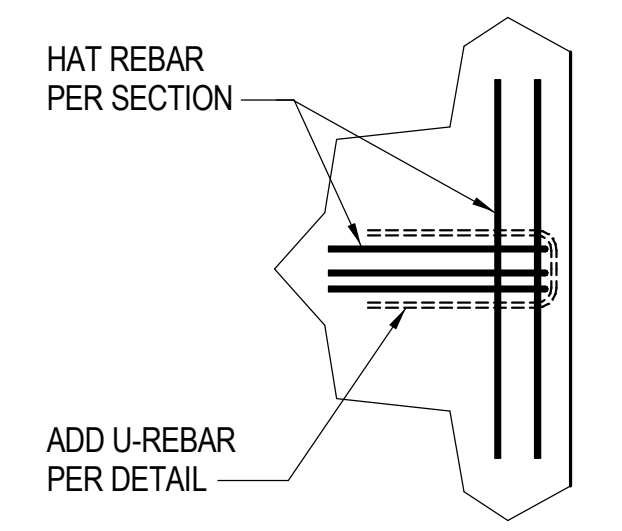
PLAN VIEW



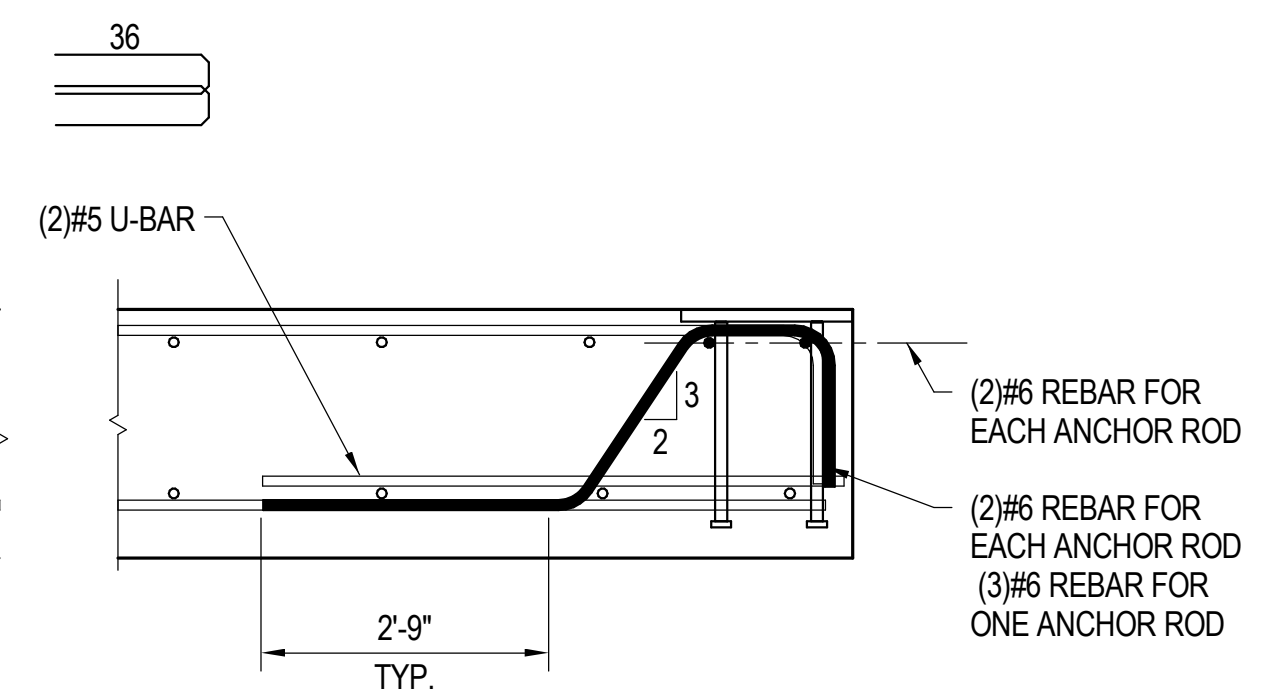
EMBED PLATE PLAN VIEW
FLUSH CORNER CONDITION



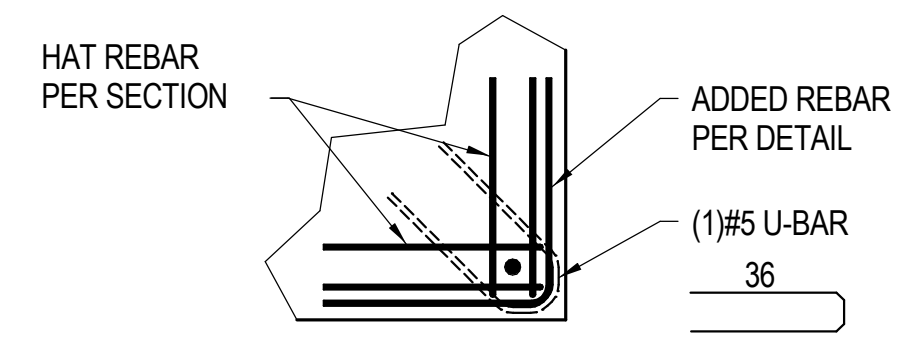
TYPICAL SLAB INTERIOR CONDITION



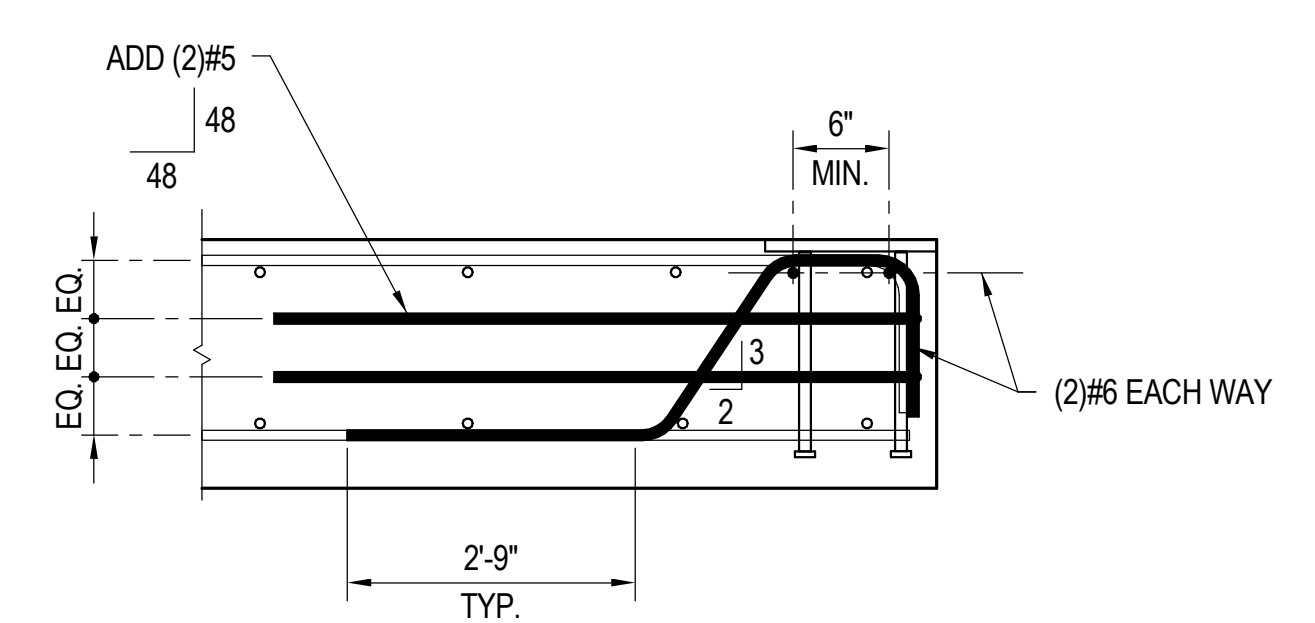
PLAN VIEW AT EDGE CONDITION



TYPICAL SLAB EDGE CONDITION



PLAN VIEW AT CORNER CONDITION

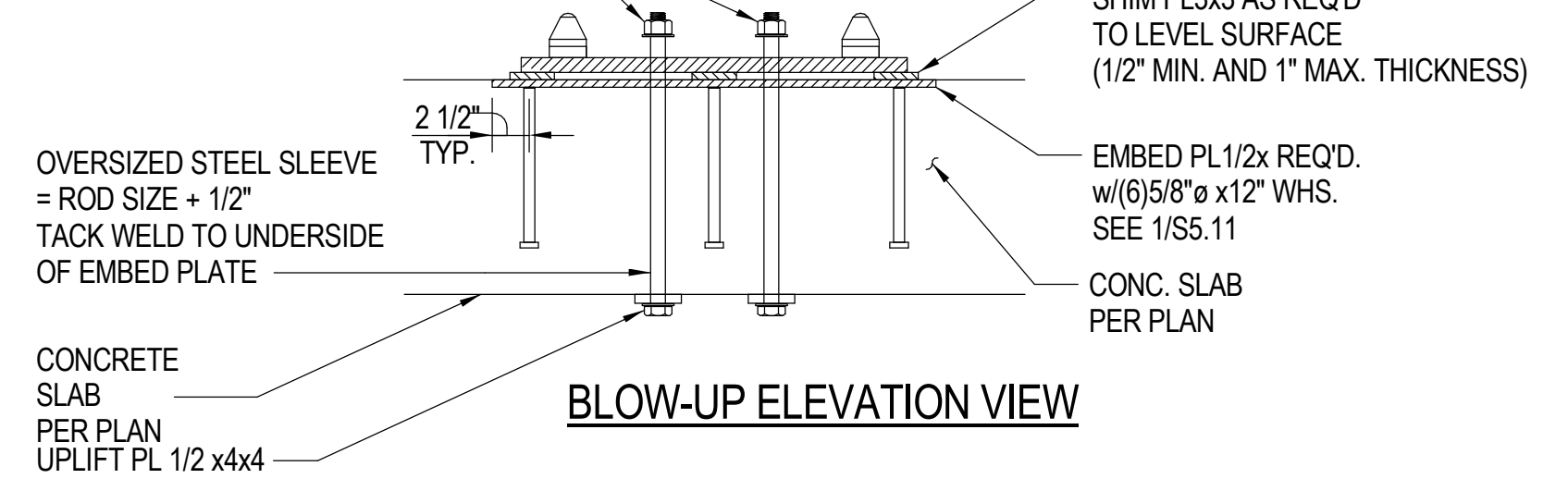
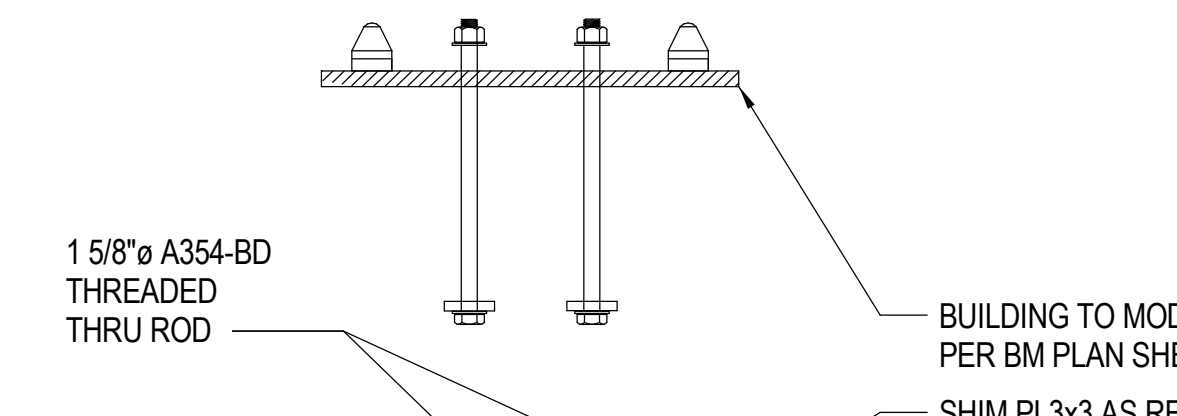
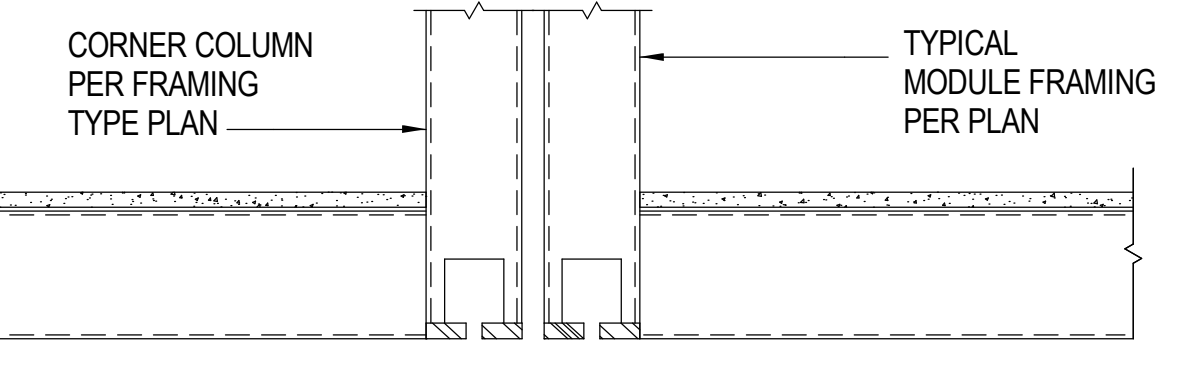


TYPICAL SLAB CORNER CONDITION

TYPICAL ANCHORAGE AT TYPE 1 AND TYPE 3 CASTING DETAIL
 1" = 1'-0" **1**

TYPICAL TYPE 3 CASTING BASE PLATE CONNECTION TO CONCRETE SLAB
 1" = 1'-0" **3**

BM BASEPLATE LOCATION TOLERANCE:
 ± 3/64" VERTICAL AND HORIZONTAL



BLOW-UP ELEVATION VIEW

BUILDING TO MODULE (BM21) PLATE
 PER BM PLAN SHEET

SHIM PL3x3 AS REQ'D
 TO LEVEL SURFACE
 (1/2" MIN. AND 1" MAX. THICKNESS)

EMBED PL1/2x REQ'D.
 w/(6)5/8" x 12" WHS.
 SEE 1/S5.11

CONC. SLAB
 PER PLAN

1 5/8" A354-BD
 THREADED
 THRU ROD

OVERSIZED STEEL SLEEVE
 = ROD SIZE + 1/2"
 TACK WELD TO UNDERSIDE
 OF EMBED PLATE

CONCRETE
 SLAB
 PER PLAN
 UPLIFT PL 1/2 x4x4

TWW407_12 MOD.



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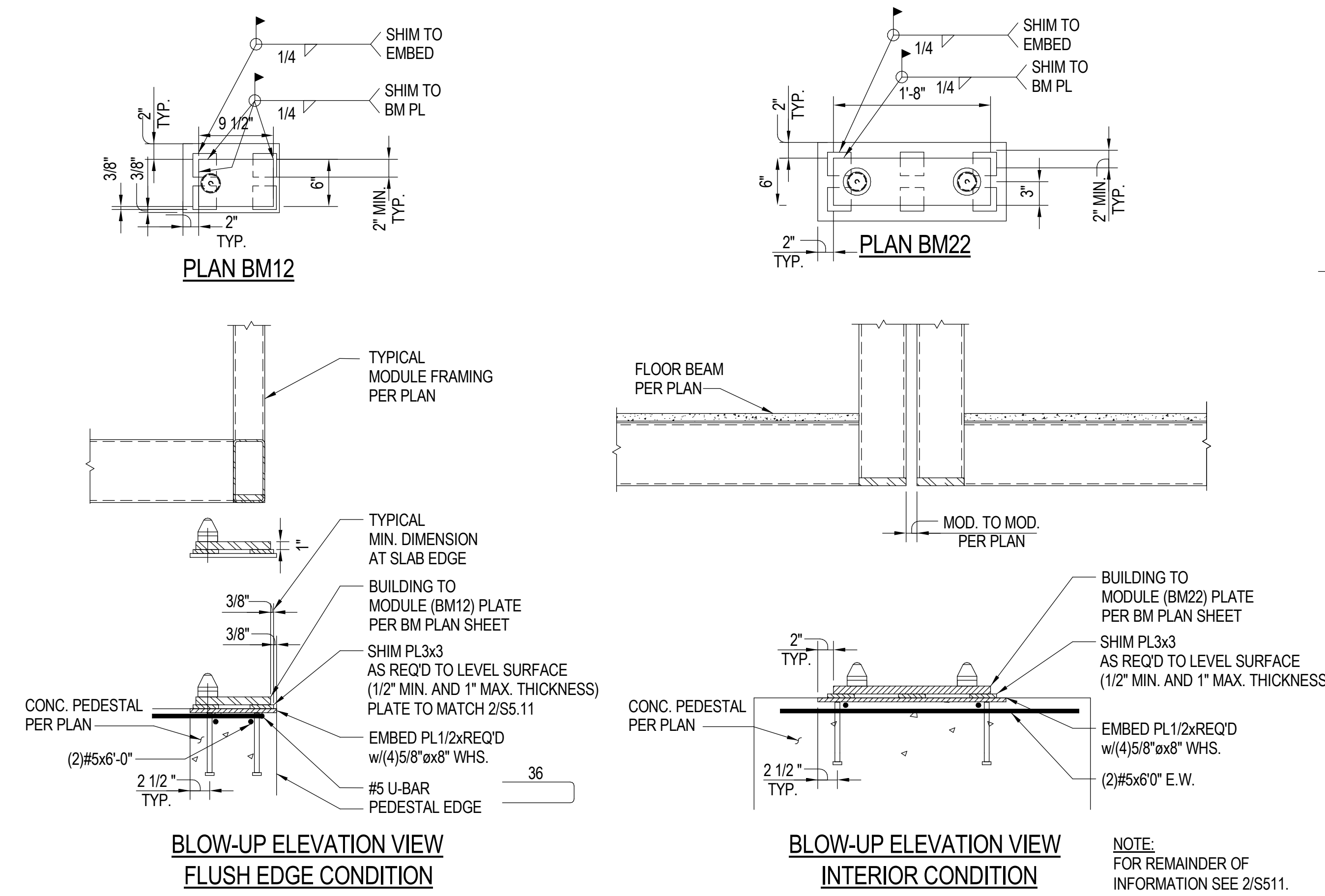
PROJECT ADDRESS
Owner: Joanna Ostrander
2853 West Boulevard
Los Angeles, California 90016
2853 West
Construction Documents

REVISIONS

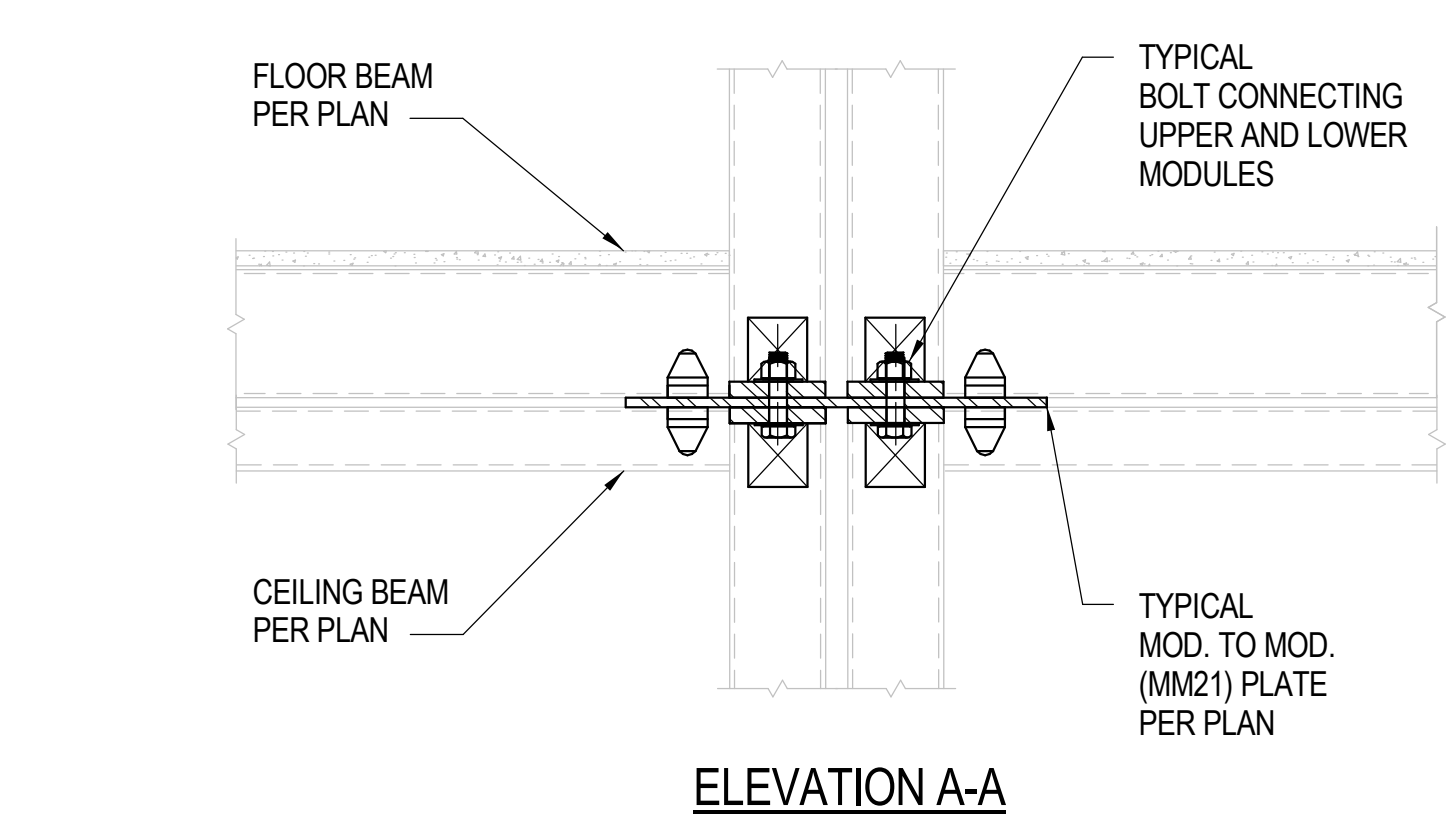
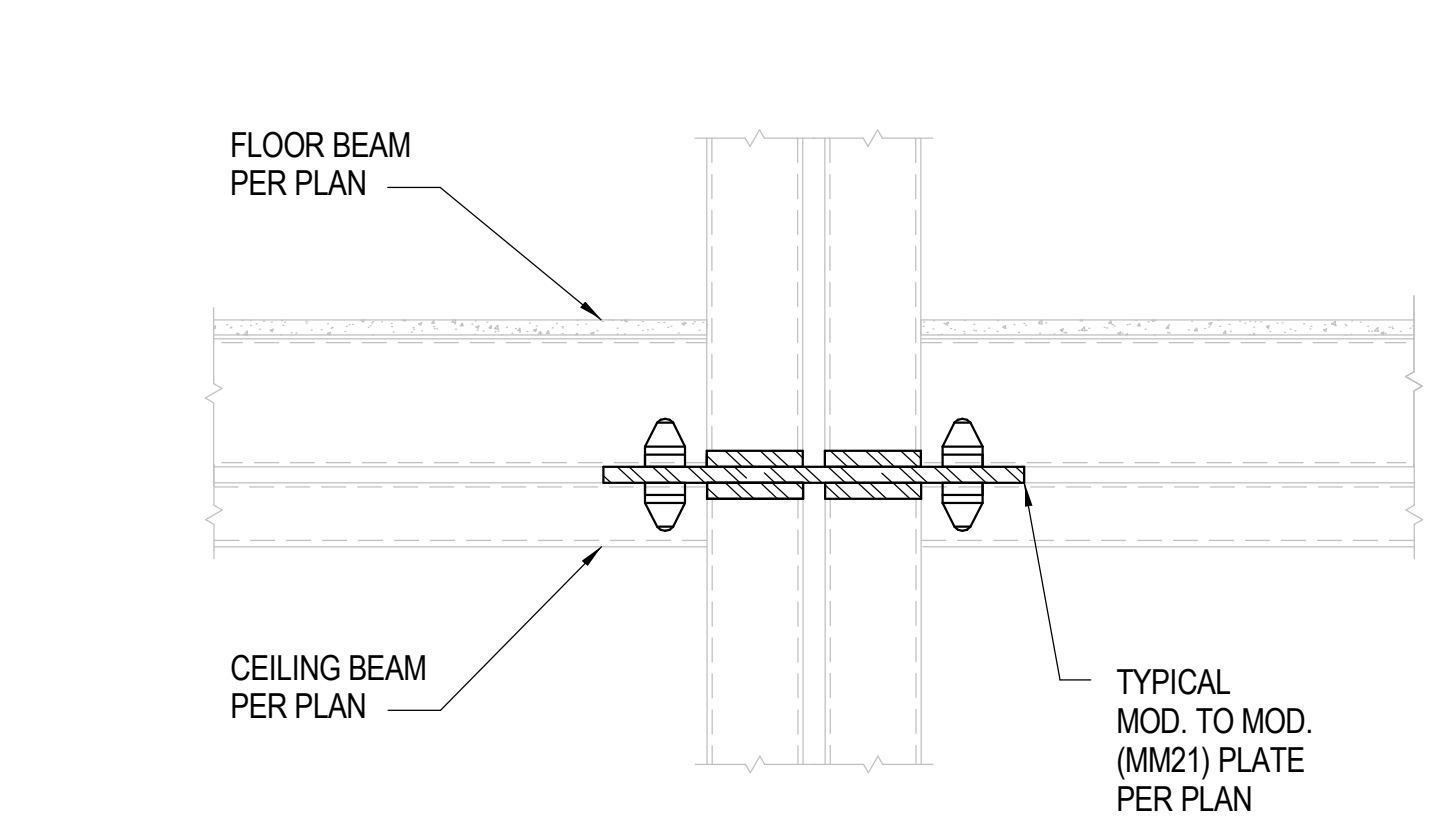
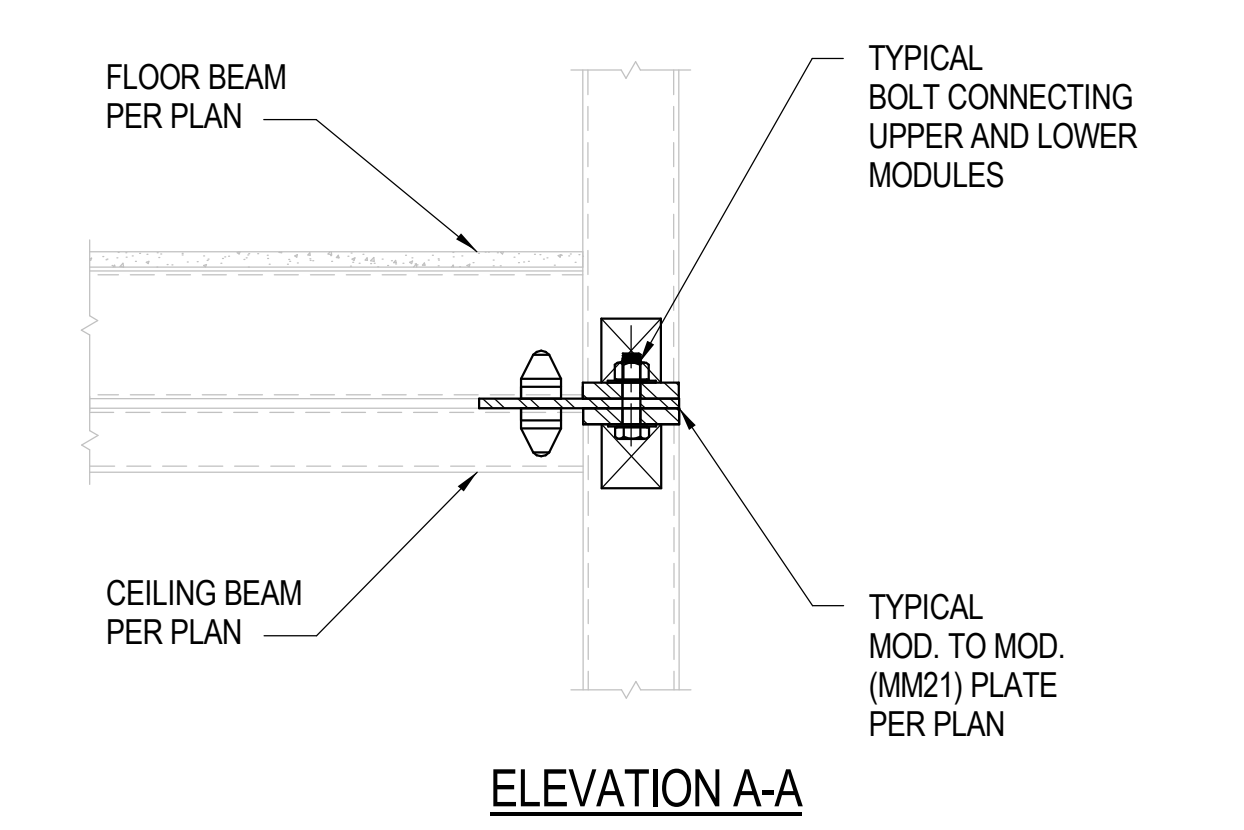
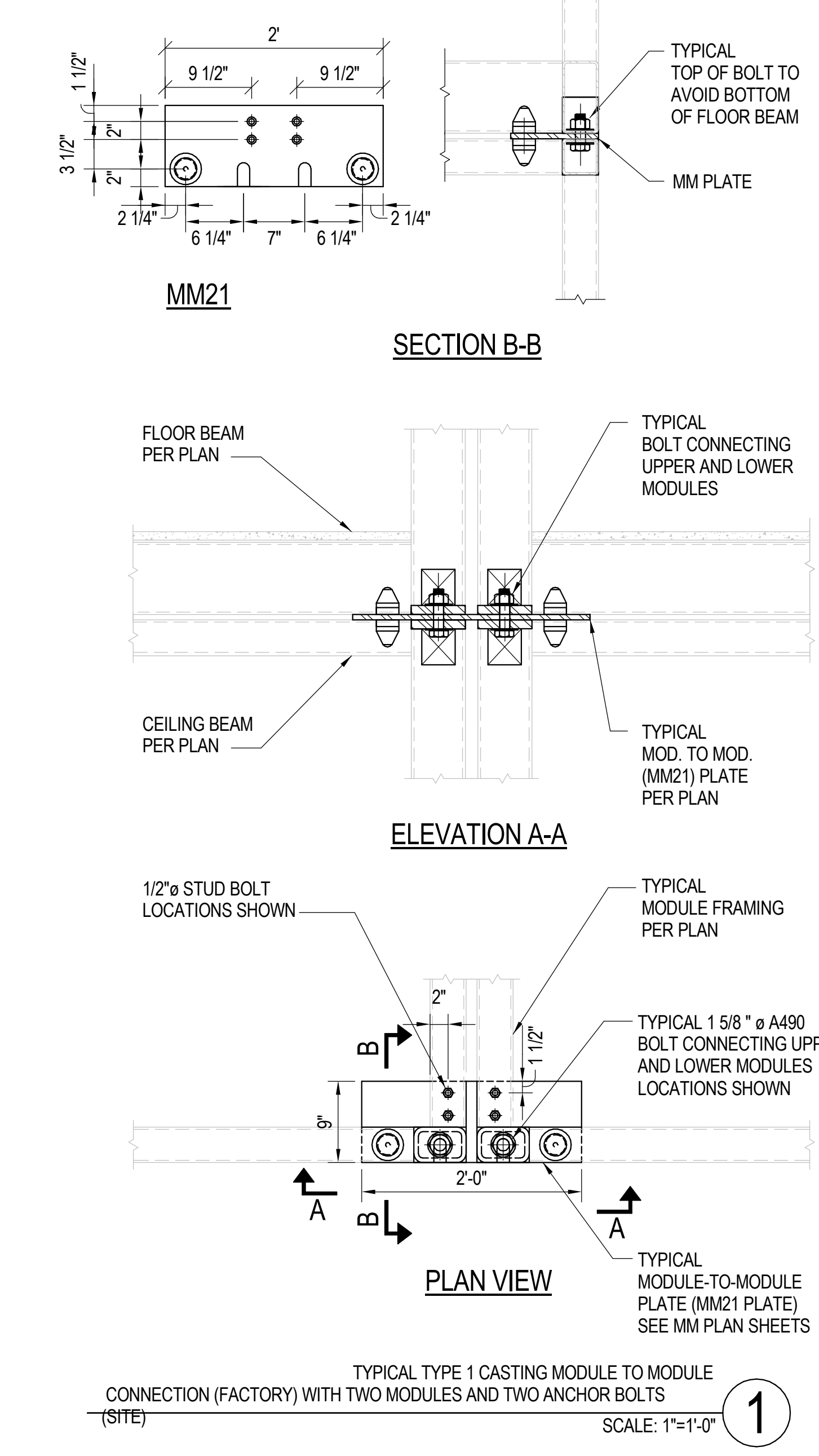
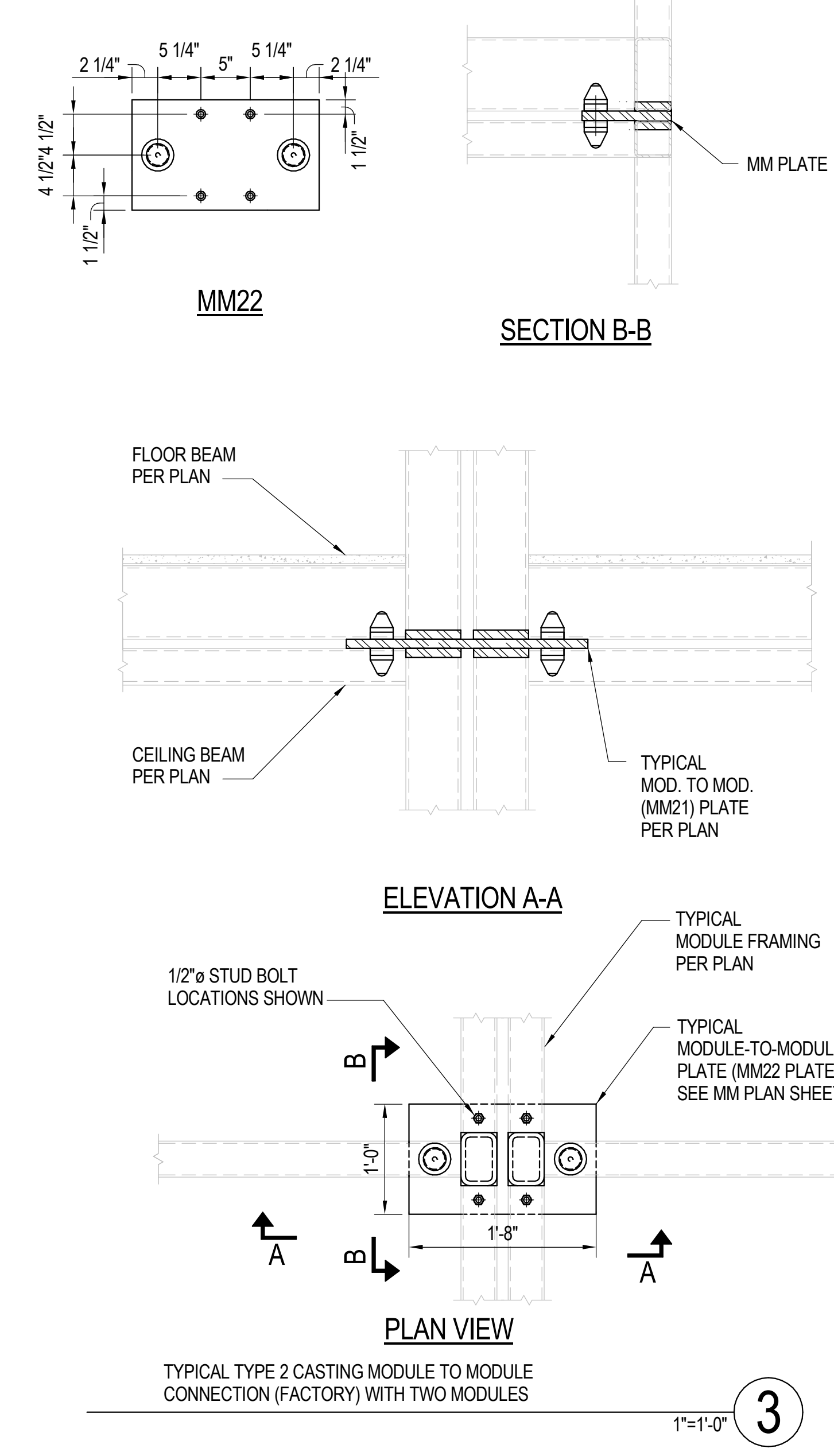
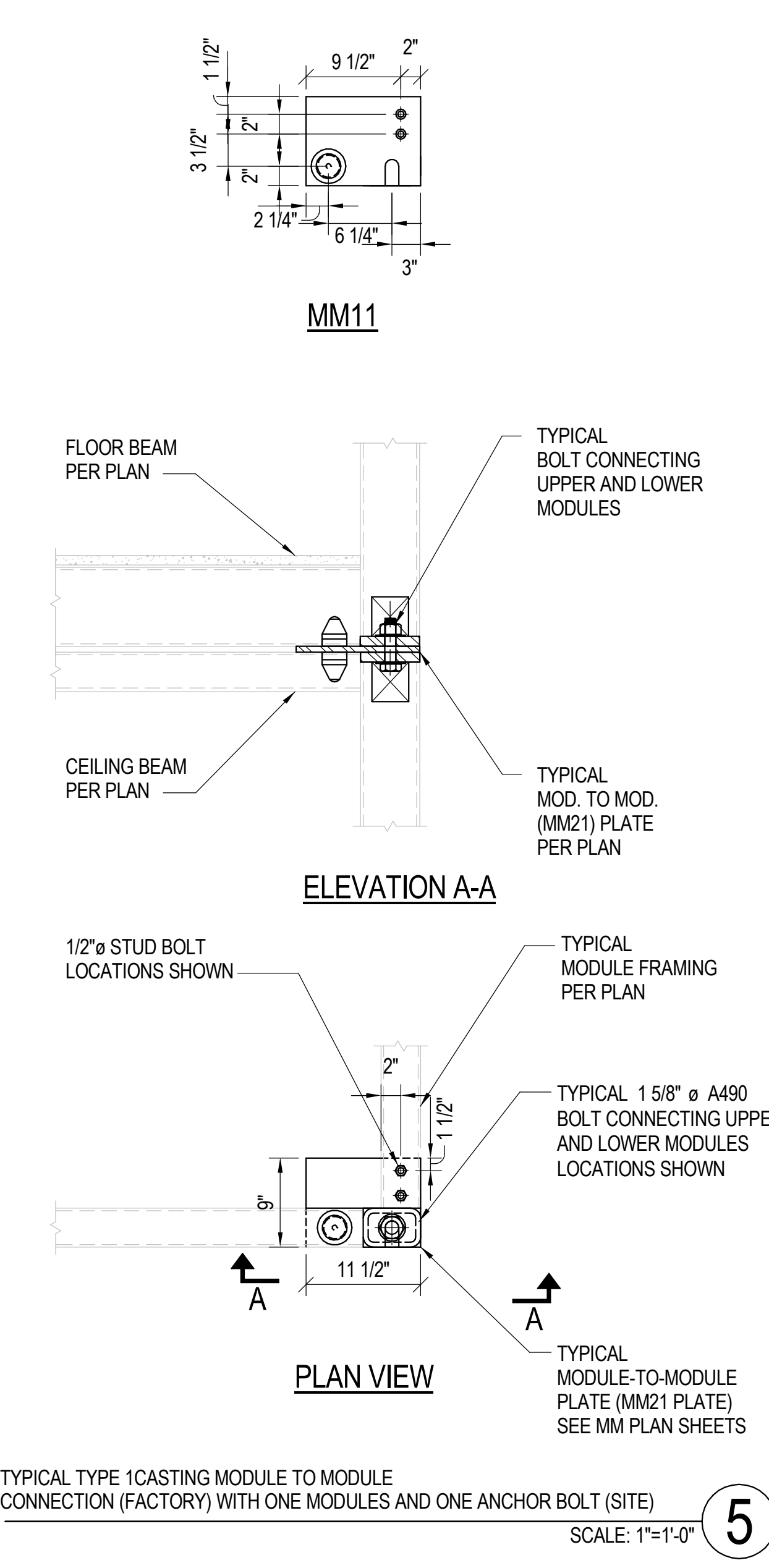
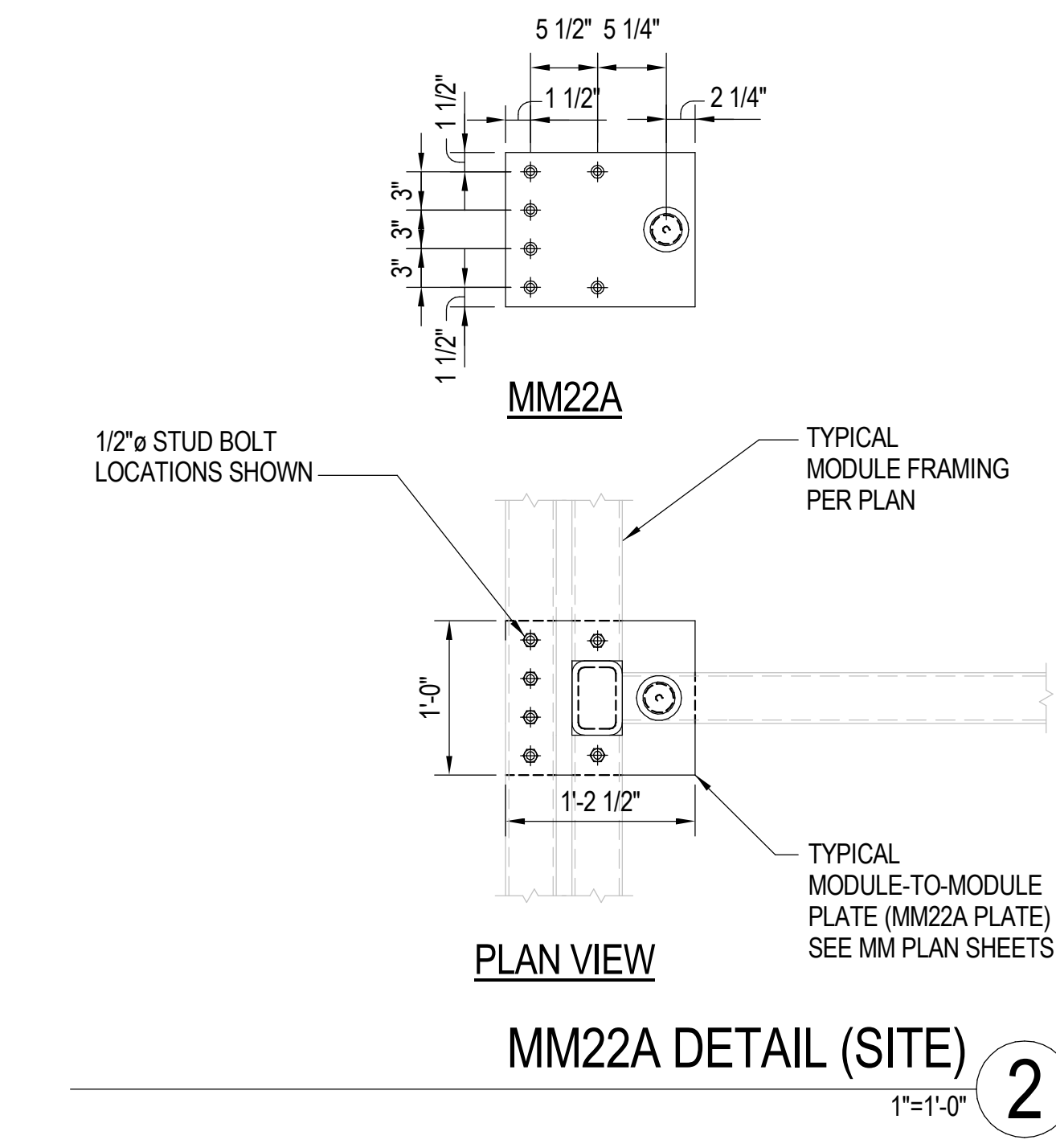
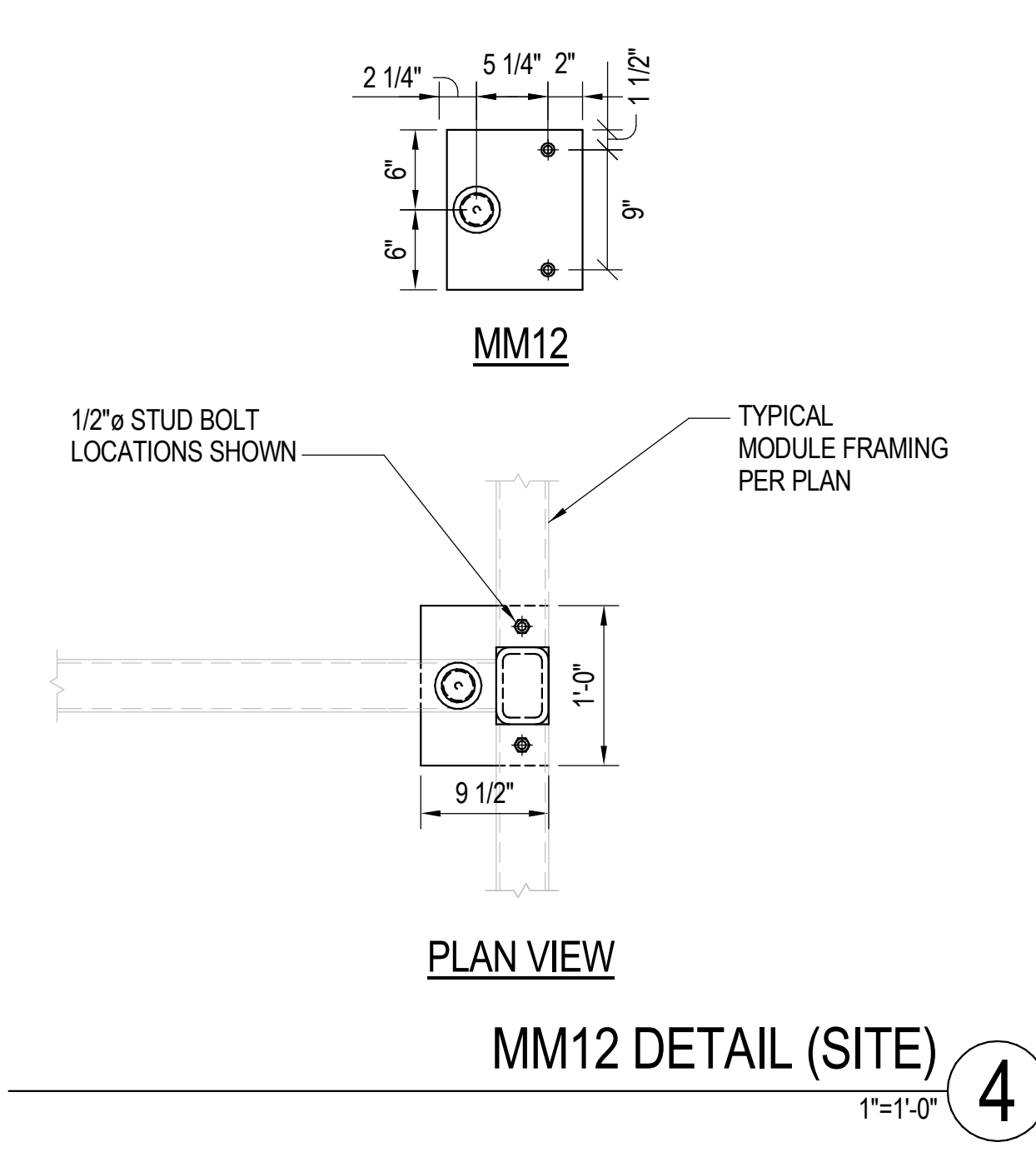
Rev. #	Date	Desc.
01/17/21		BUILDING DEPARTMENT SUBMITTAL
04/28/22		BUILDING DEPARTMENT RESUBMITTAL
06/24/22		BUILDING DEPARTMENT RESUBMITTAL
09/30/22		STATE SUBMITTAL
03/17/23		ARCH. REVISION
11/11/23		REVISION 1

Plan Check Number
Zoning Number

SHEET TITLE		SHEET INFORMATION	
STRUCTURAL MODULAR SITE DETAILS		PK/SE	21-S009
		JOB NUMBER	1" = 1'-0"
		SCALE	03/17/2023
		DATE	Author
		DRAWN BY	Checker



TYPICAL TYPE 2 CASTING BASE PLATE CONNECTION TO CONCRETE SLAB
SCALE: 1" = 1'-0" 1



ARCHITECT

b|ARCH

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STRUCTURAL ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
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STATE OF CALIFORNIA

9/30/2022

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06/24/22		BUILDING DEPARTMENT RESUBMITTAL
09/30/22		STATE SUBMITTAL ARCH. REVISION
03/17/23		REVISION 1
11/11/23		REVISION 1

Plan Check Number

Zone Number

SHEET TITLE SHEET INFORMATION

STRUCTURAL MODULAR SITE DETAILS

PKNE 21-S009
JOB NUMBER 1"=1'-0"
SCALE 03/17/2023
DATE
DRAWN BY ESE
CHECKER

SHEET NUMBER

S513



9/30/2022

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REV. #	DATE	DESC.
09/17/21		BUILDING DEPARTMENT SUBMITTAL
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06/24/22		BUILDING DEPARTMENT RESUBMITTAL
09/30/22		STATE SUBMITTAL
03/17/23		ARCH. REVISION
11/11/23		REVISION 1

Plan Check Number

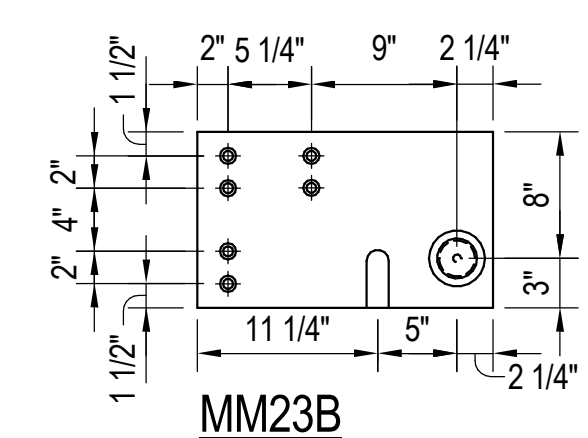
Zoning Number

SHEET TITLE SHEET INFORMATION

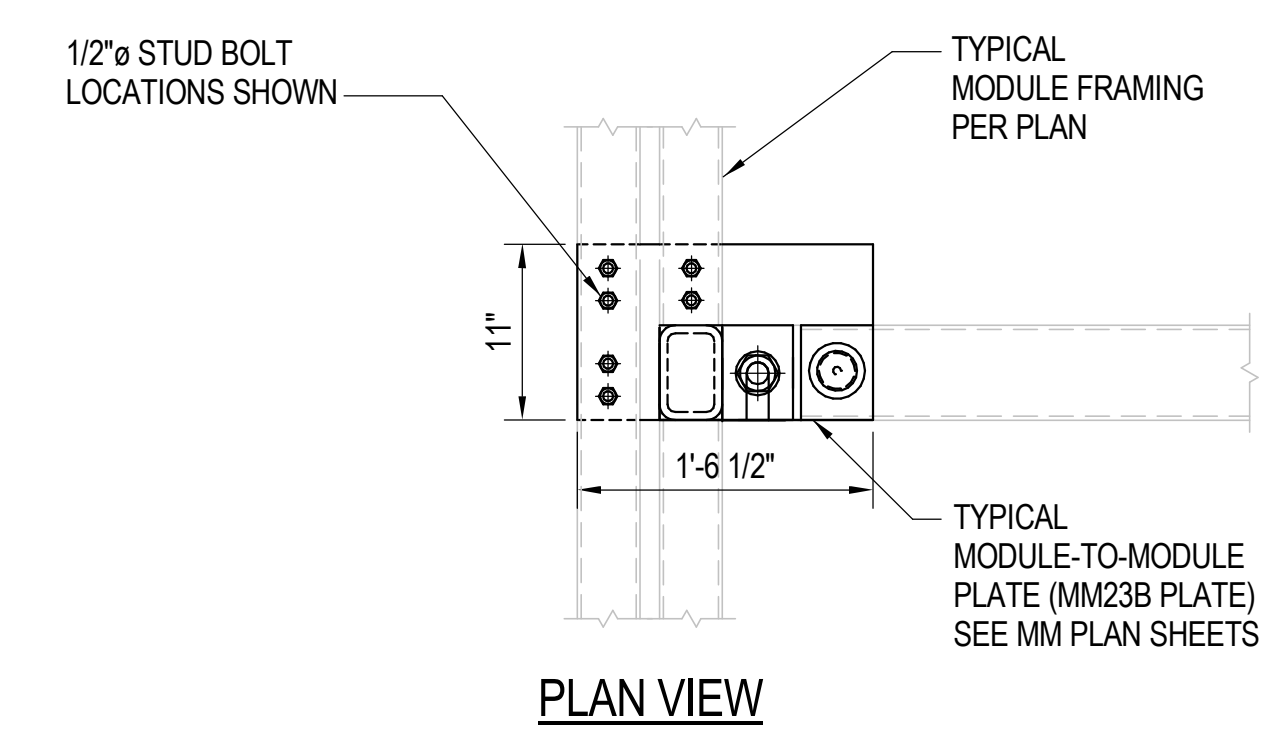
STRUCTURAL MODULAR SITE DETAILS	21-S009	1" = 1'-0"	03/17/2023	ESE	Checker
PKR#	JOB NUMBER	SCALE	DATE	DRAWN BY	CHECK BY

SHEET NUMBER

S514

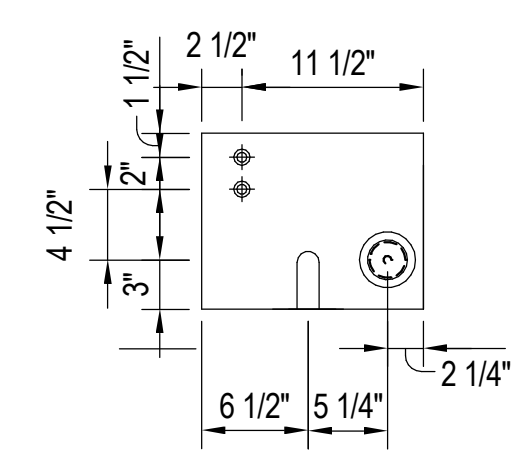


MM23B

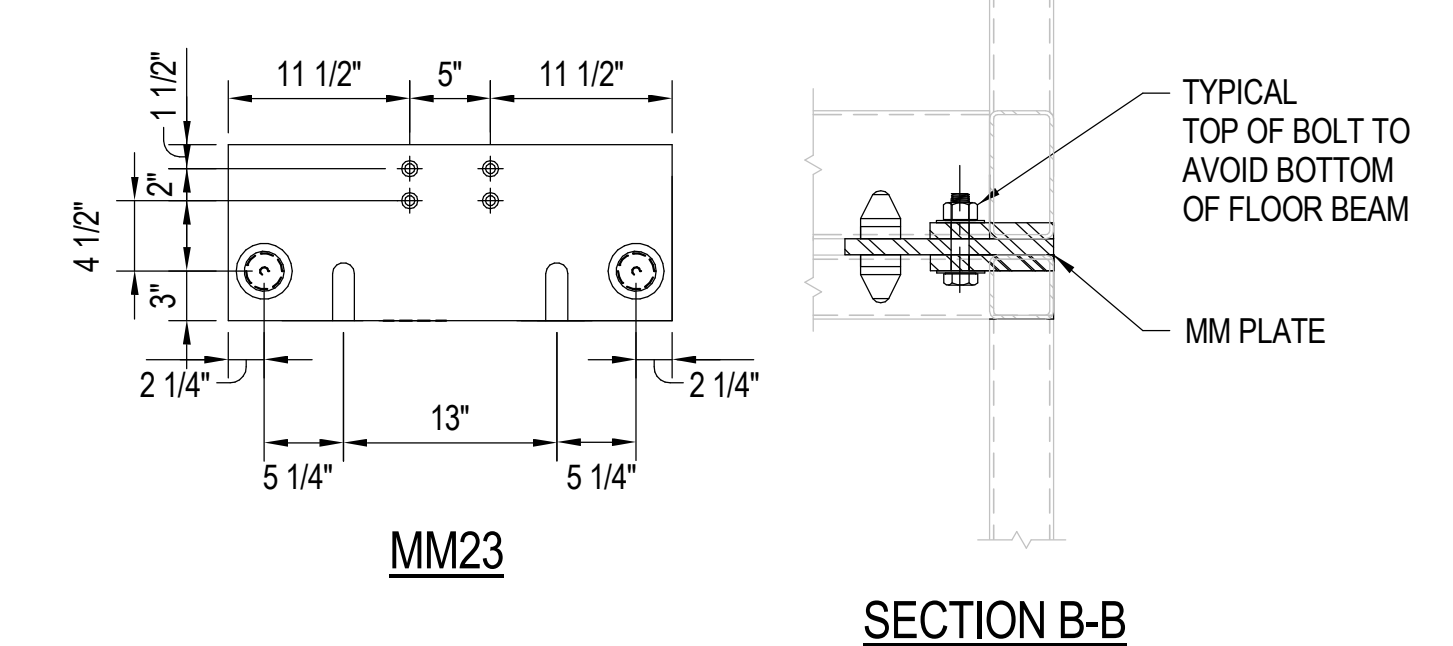


PLAN VIEW

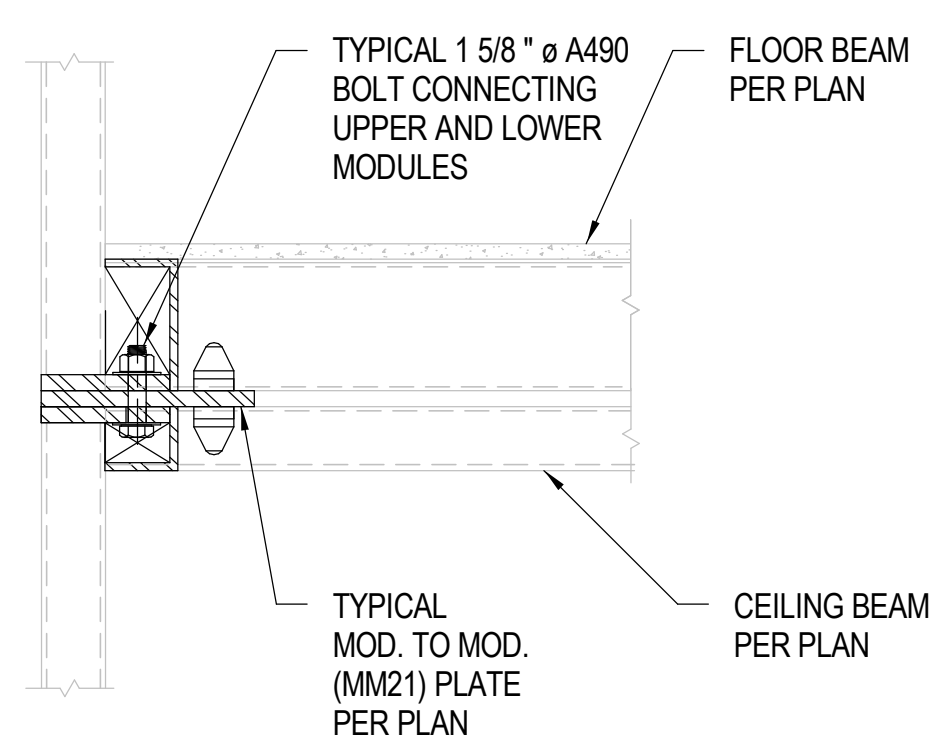
MM23B (SITE)
 SCALE: 1"=1'-0" **2**



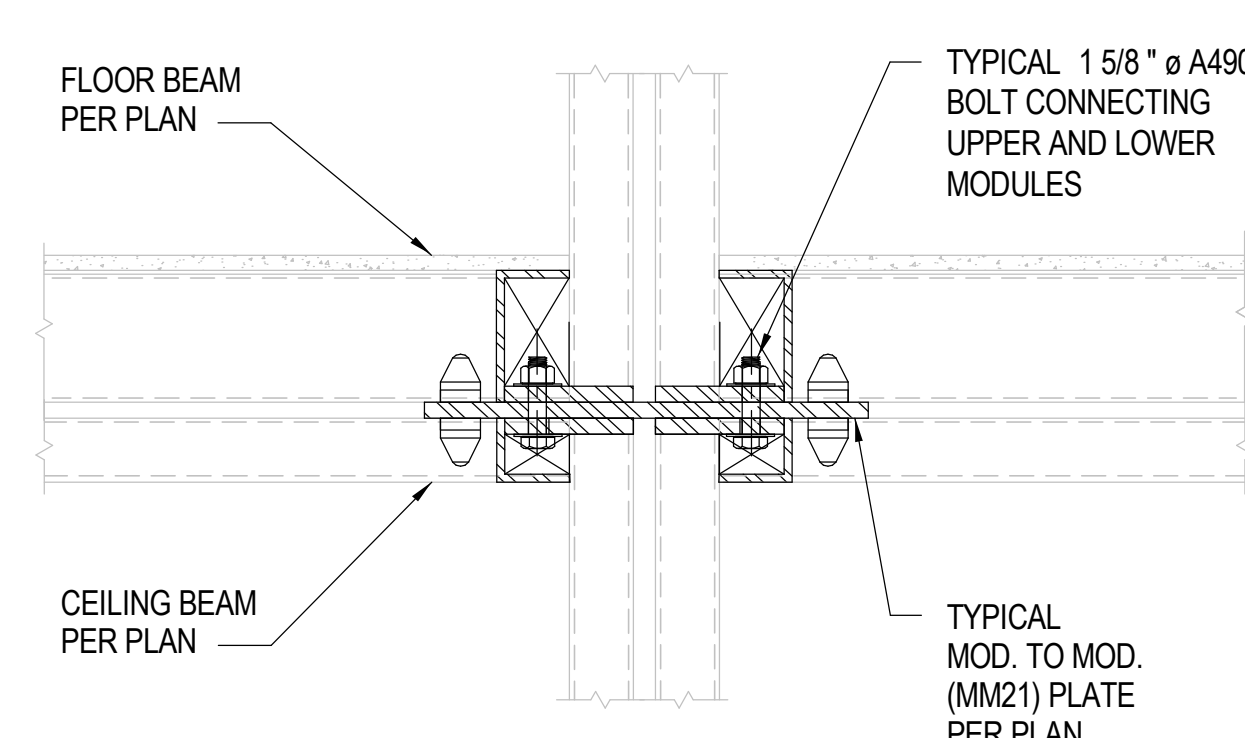
MM13



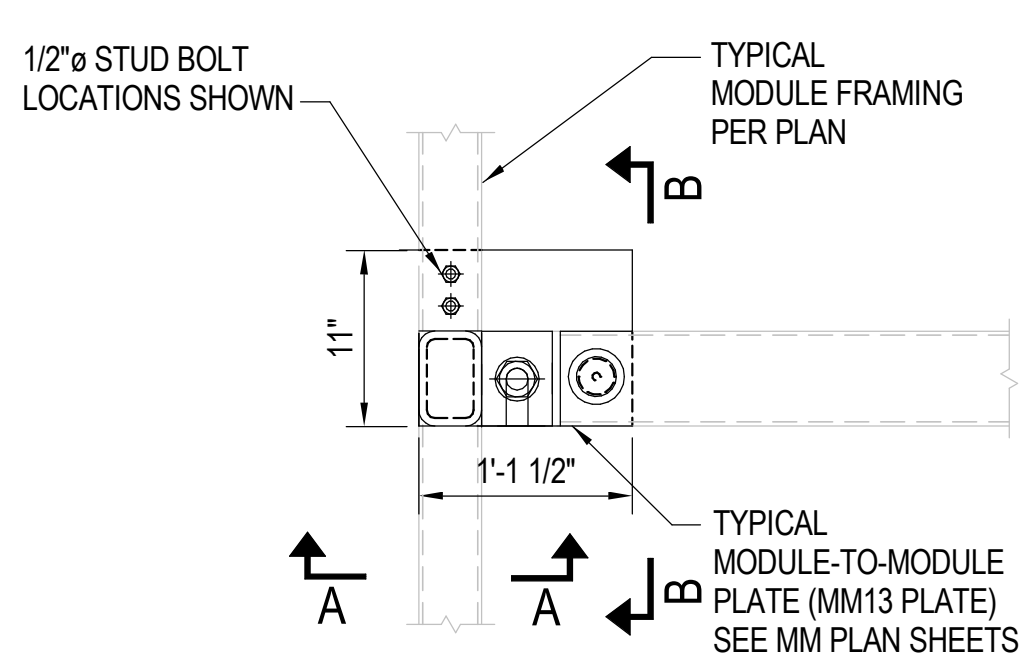
SECTION B-B



ELEVATION A-A

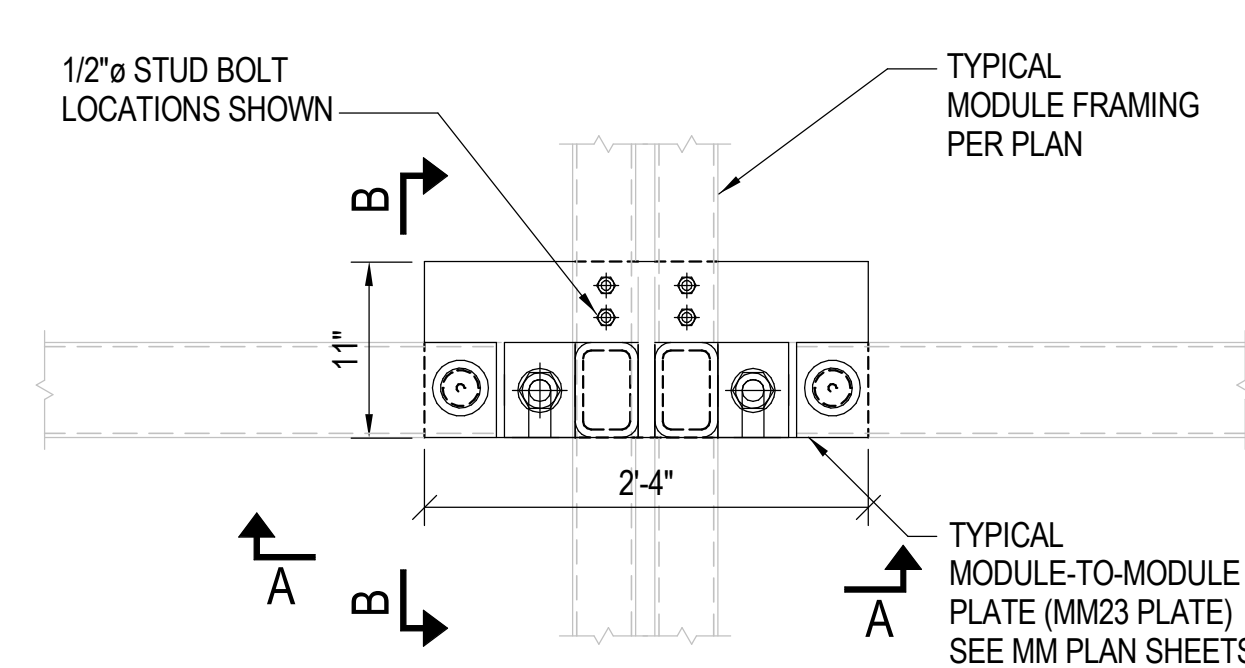


ELEVATION A-A



PLAN VIEW

TYPICAL TYPE 3 CASTING MODULE TO MODULE CONNECTION (FACTORY) WITH ONE MODULE AND ONE ANCHOR BOLT (SITE)
 SCALE: 1"=1'-0" **3**



PLAN VIEW

TYPICAL TYPE 3 CASTING MODULE TO MODULE CONNECTION (FACTORY) WITH TWO MODULES AND TWO ANCHOR BOLTS (SITE)
 SCALE: 1"=1'-0" **1**

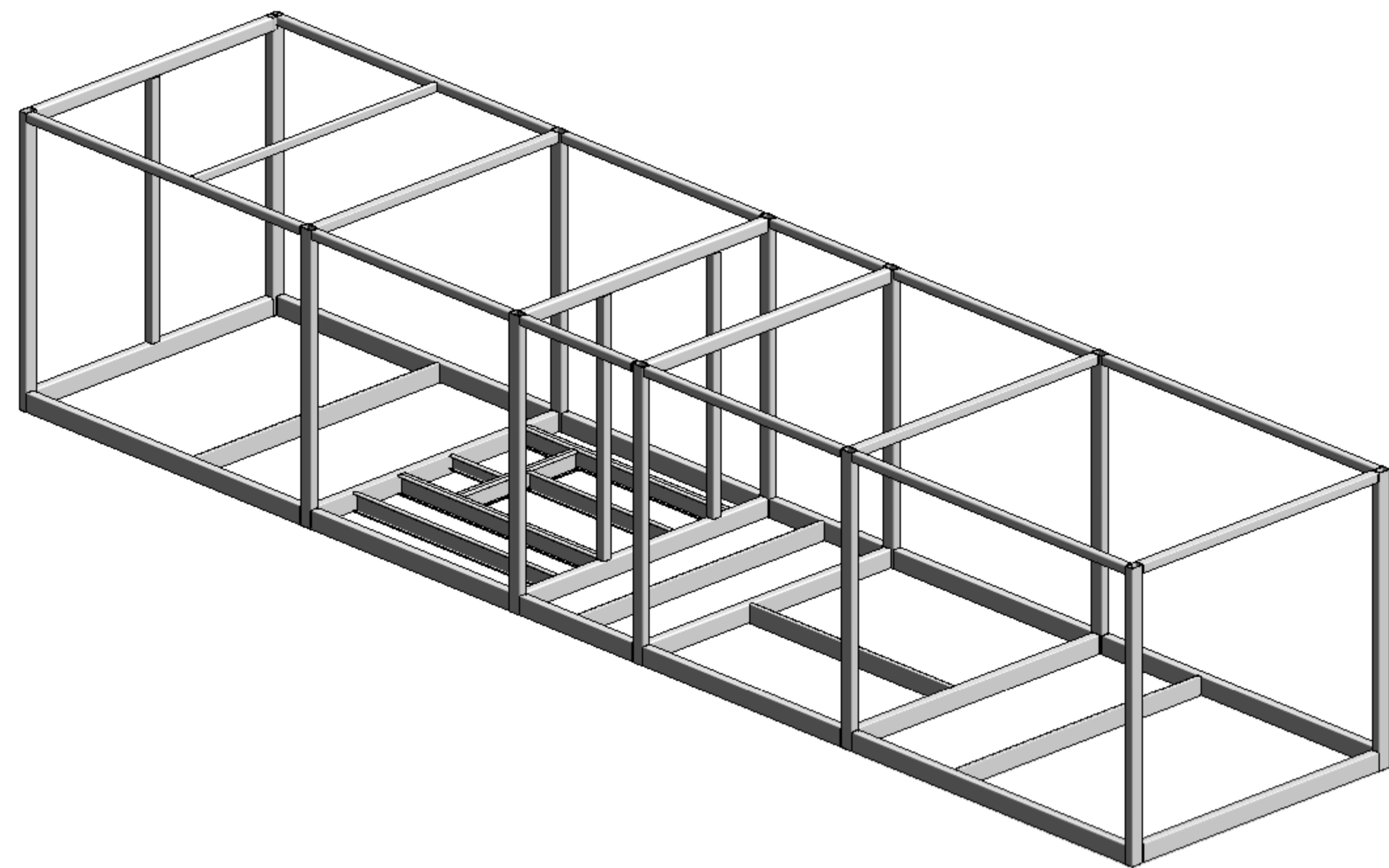
FRAMING TYPE PLAN NOTES:

- FOR GENERAL NOTES AND TYPICAL DETAILS, SEE S0 SERIES SHEETS. FOR MODULE TYPICAL DETAILS, SEE S5 SERIES
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO THE START OF WORK.
- SEE MECHANICAL, ELECTRICAL, PLUMBING, AND SPRINKLER DRAWINGS FOR LOCATIONS OF PIPES, DUCTS, AND CHASES.
- ALL REQUIREMENTS AND DESIGN FOR TRANSPORTATION, SHIPPING, AND LIFTING ARE PER MODULE FABRICATOR.
- FLOOR SHEATHING SHALL BE STRUCTOCRETE (ICC #ESR-1792) w/#8-18 Senco SELF DRILLING SCREWS (ICC #ESR-4826) @6"o.c. ON PANEL EDGES (EDGE NAILING E.N.), 12" TO ALL INTERMEDIATE FRAMING MEMBERS (FIELD NAILING F.N.). SEE 2/SC401 FOR FASTENER INFORMATION.
- SEE TYPICAL DIAPHRAGM PLATE FOR WELDING TO FRAMING MEMBERS AND SPLICE DETAIL. INDICATE, ON TOP OF THE DIAPHRAGM PLATE, ALL LOCATIONS OF JOISTS/BEAMS BENEATH.
- JOIST, BEAMS AND COLUMNS CONNECTIONS TO SUPPORTING MEMBERS SHALL BE PER TYPICAL CONNECTION SCHEDULES.
- TIE / HOLD-DOWN DEVICES WILL BE UNDER STATE REVIEW.

MEMBER SCHEDULE		
MARK	SIZE	REMARKS
B1	HSS8x4x3/16	
B2	HSS4x4x3/16	
B3	HSS4x4x1/2	
B4	HSS8x4x3/8	
B5	HSS6x4x1/2 FLAT	
B6	HSS6x4x5/16	
B7	HSS6x4x3/8	
B8	HSS6x4x1/2	
C1	HSS6x4x1/2	
C2	HSS6x4x5/16	
C3	HSS5x5x3/8	1'-2" LENGTH, 5/SC2.04
C4	HSS6x4x1/2	
J1	800S200-68	TYP. @ 24"o.c. MAX.
J2	400S200-54	TYP. @ 24"o.c. MAX.
J3	600S200-68	TYP. @ 24"o.c. MAX.
J4	(2)600S162-68	TYP. @ 24"o.c. BACK-TO-BACK C. JOIST
J5	400S200-54	TYP. @ 8"o.c. MAX.
CC1	7"x6 3/8"x4 3/4"	CORNER CASTING
CC2	12 5/8"x7"x4 3/4"	CORNER CASTING

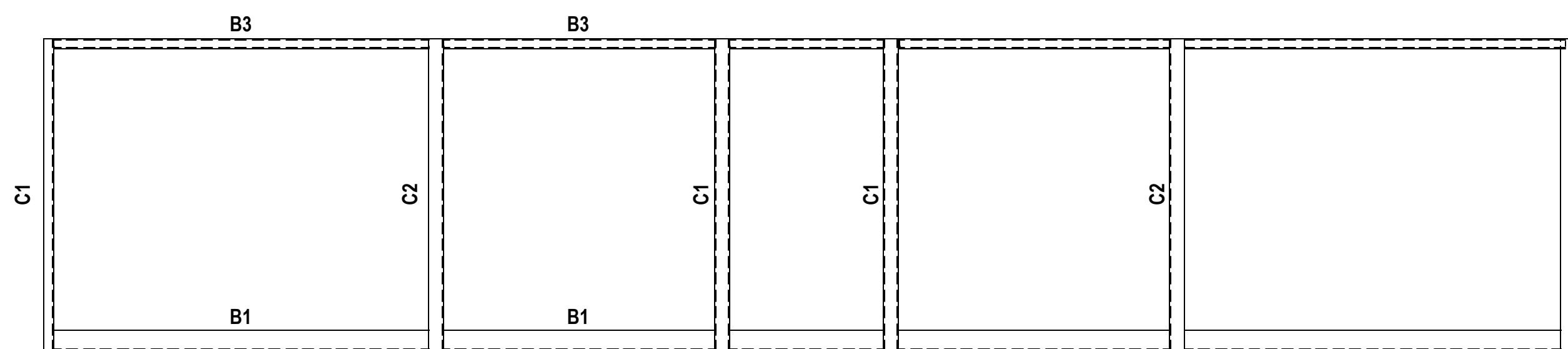
CORNER CASTING SCHEDULE	
MARK	DESCRIPTION
①	CORNER CASTING WITH SPIGOT AND BOLT
②	CORNER CASTING WITH SPIGOT NO BOLT

CORNER CASTING LEGEND			
BEARING SURFACE		BEARING SURFACE w/ BOLT ACCESS	
		LEFT	RIGHT
TOP	②	①	①
BOTTOM	②	①	①

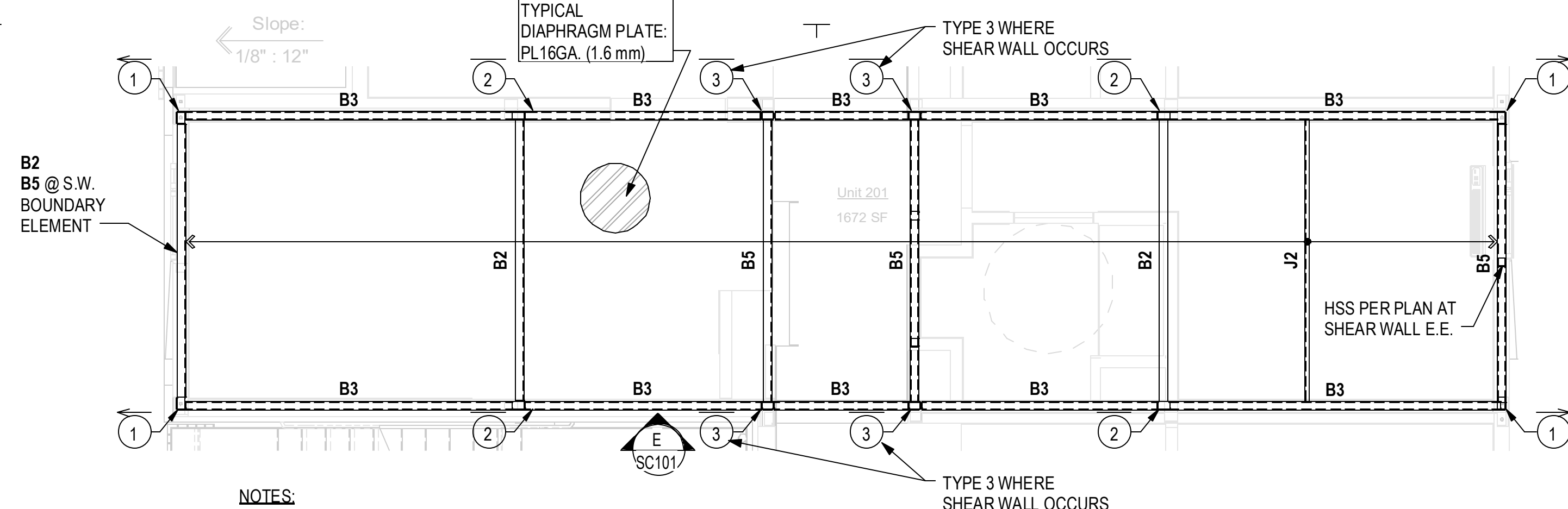


TYPICAL 3D VIEW (FRAMING TYPE 1 SHOWN) **F**

TYPICAL SIDE ELEVATION **G**
1/4" = 1'-0"



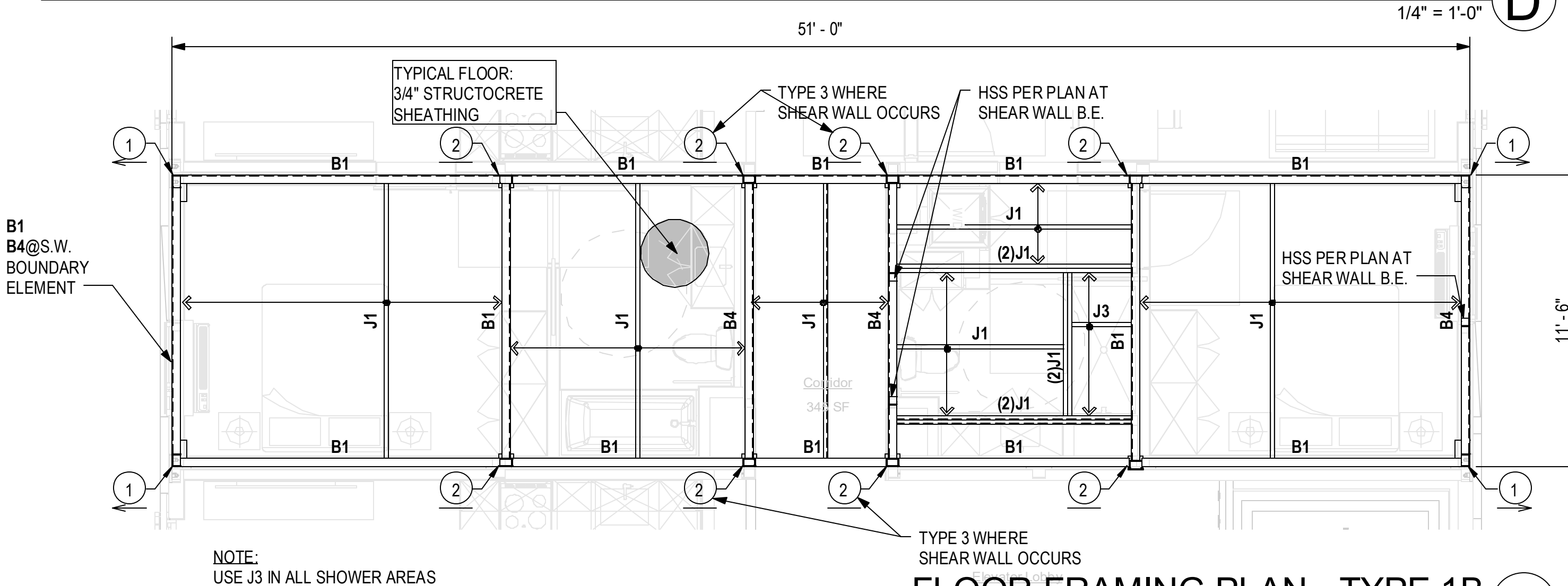
TYPICAL FRONT ELEVATION **E**
1/4" = 1'-0"



NOTES:

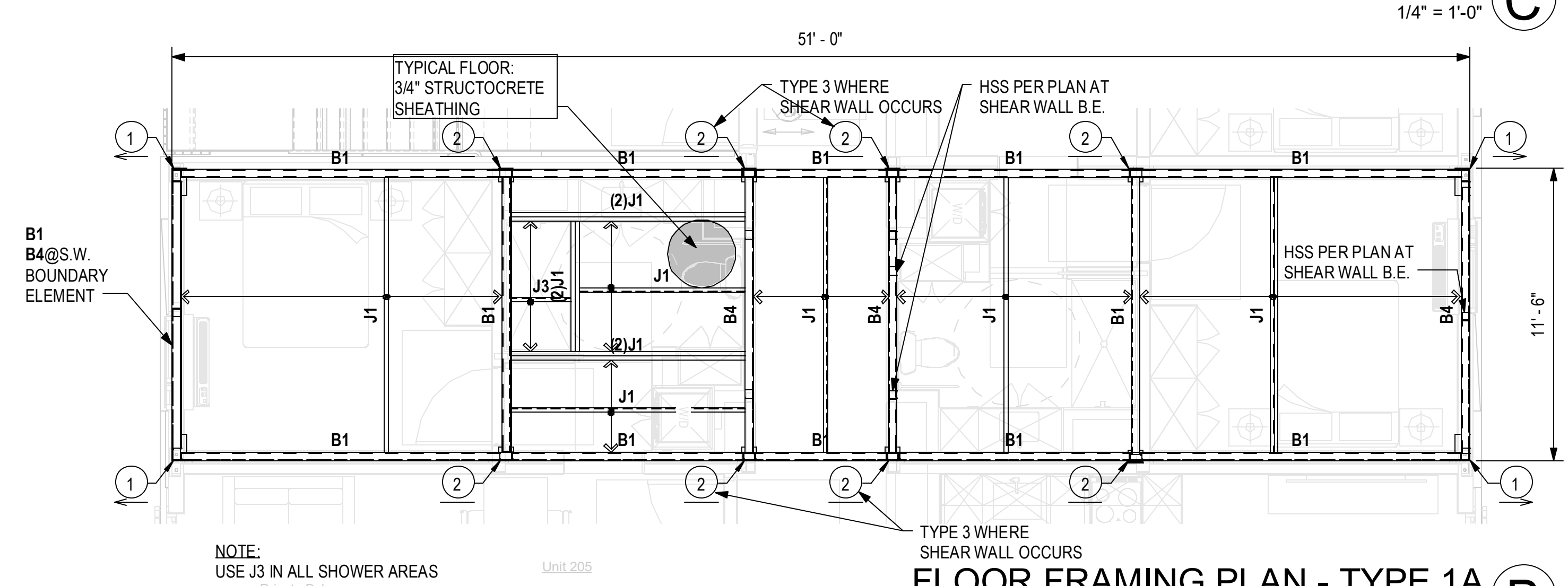
- SEE DIAPHRAGM PLAN S2.04A AND S2.09B FOR BEAMS REQUIRED FOR CHORD/DIAPHRAGM (NOT NECESSARILY CALLED OUT ON MODULE FRAMING TYPE PLANS).
- WHERE FRAMING TYPE 3 SITS DIRECTLY ABOVE CEILING FRAMING, TYPE 2* INDICATES TYPE 1 CASTING w/LEFT BOLT ACCESS.

TYPICAL CEILING FRAMING PLAN **D**
1/4" = 1'-0"



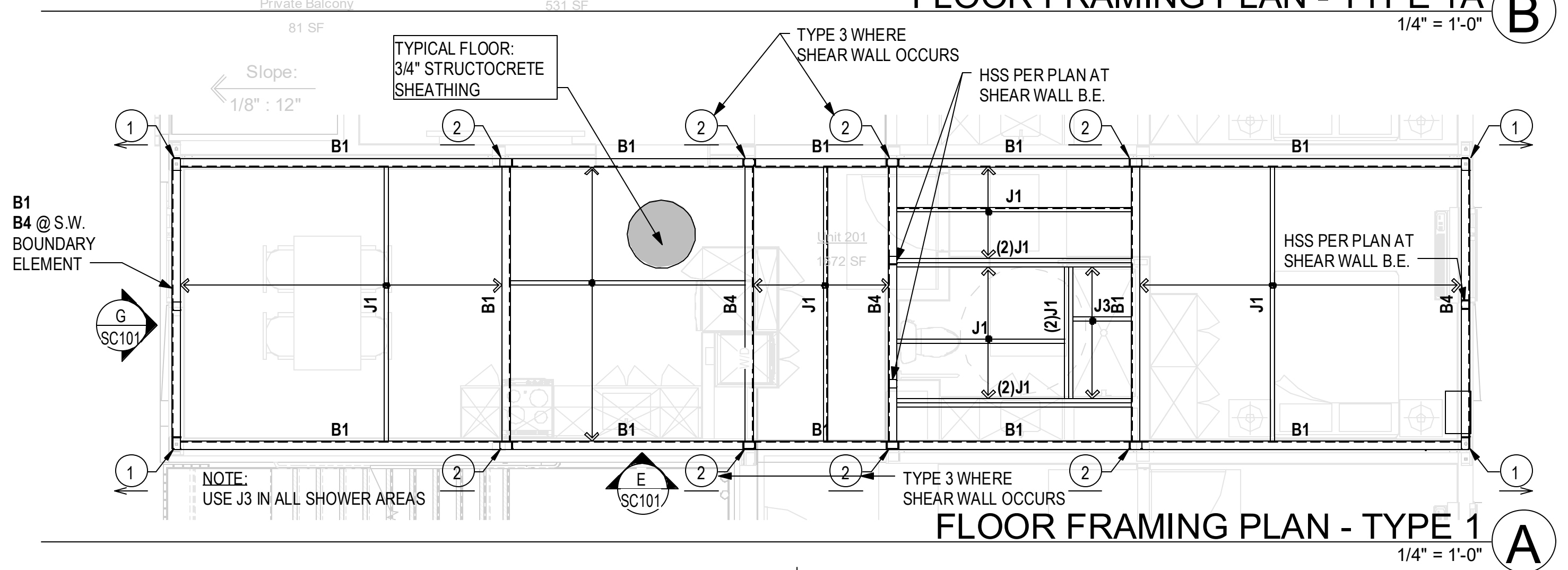
NOTE: USE J3 IN ALL SHOWER AREAS

FLOOR FRAMING PLAN - TYPE 1B **C**
1/4" = 1'-0"



NOTE: USE J3 IN ALL SHOWER AREAS

FLOOR FRAMING PLAN - TYPE 1A **B**
1/4" = 1'-0"



NOTE: USE J3 IN ALL SHOWER AREAS

FLOOR FRAMING PLAN - TYPE 1 **A**
1/4" = 1'-0"



PROJECT TITLE
2853 West
Construction Documents

OWNER: Joanna Ostrander
2853 West Boulevard
Los Angeles, California 90016

REVISIONS

Rev. #	Date	Desc.
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06/24/22		BUILDING DEPARTMENT RESUBMITTAL
09/30/22		STATE SUBMITTAL ARCH. REVISION 1
03/17/23		ARCH. REVISION 1
11/11/23		

Plan Check Number
Zoning Number

SHEET TITLE
TYPICAL STRUCTURAL FRAMING TYPE 1, 1A & 1B

SHEET INFORMATION
JOB NUMBER: 21-S009
SCALE: As indicated
DATE: 03/17/2023
DRAWN BY: ESE
CHECKER: ESE

SHEET NUMBER
SC101

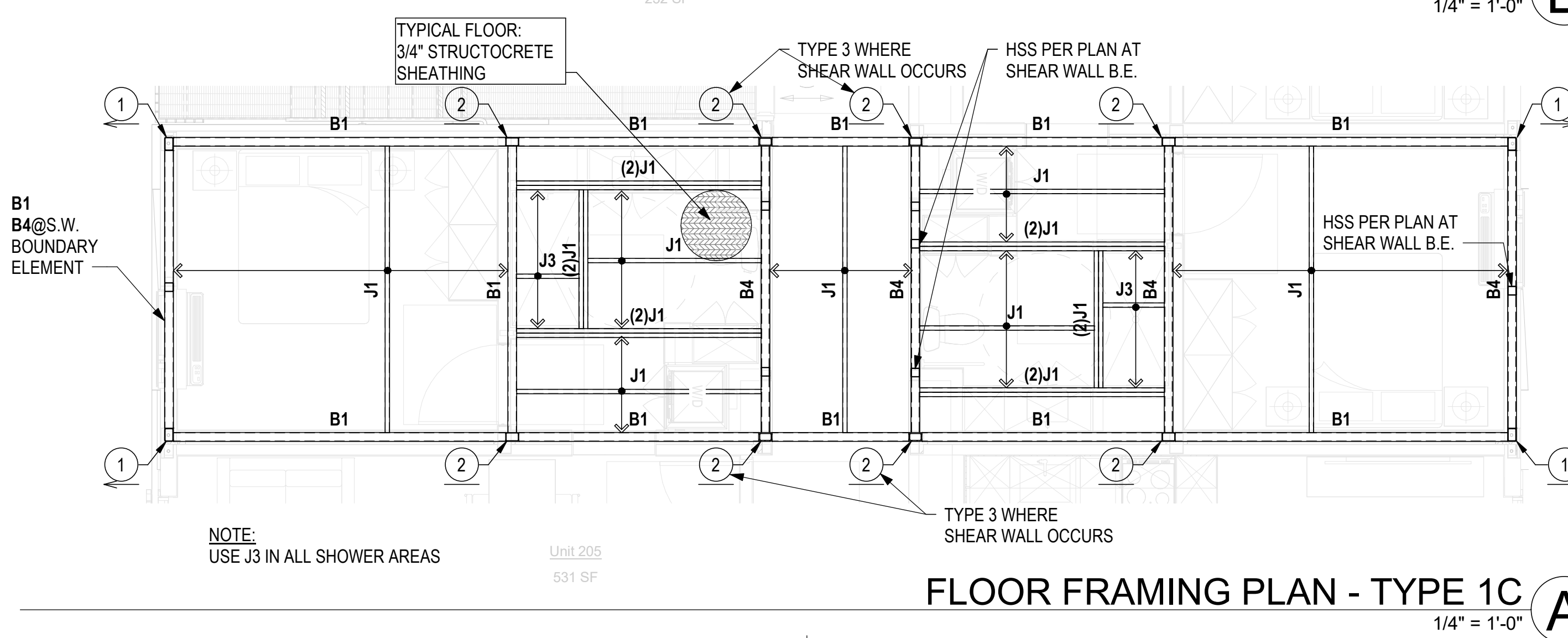
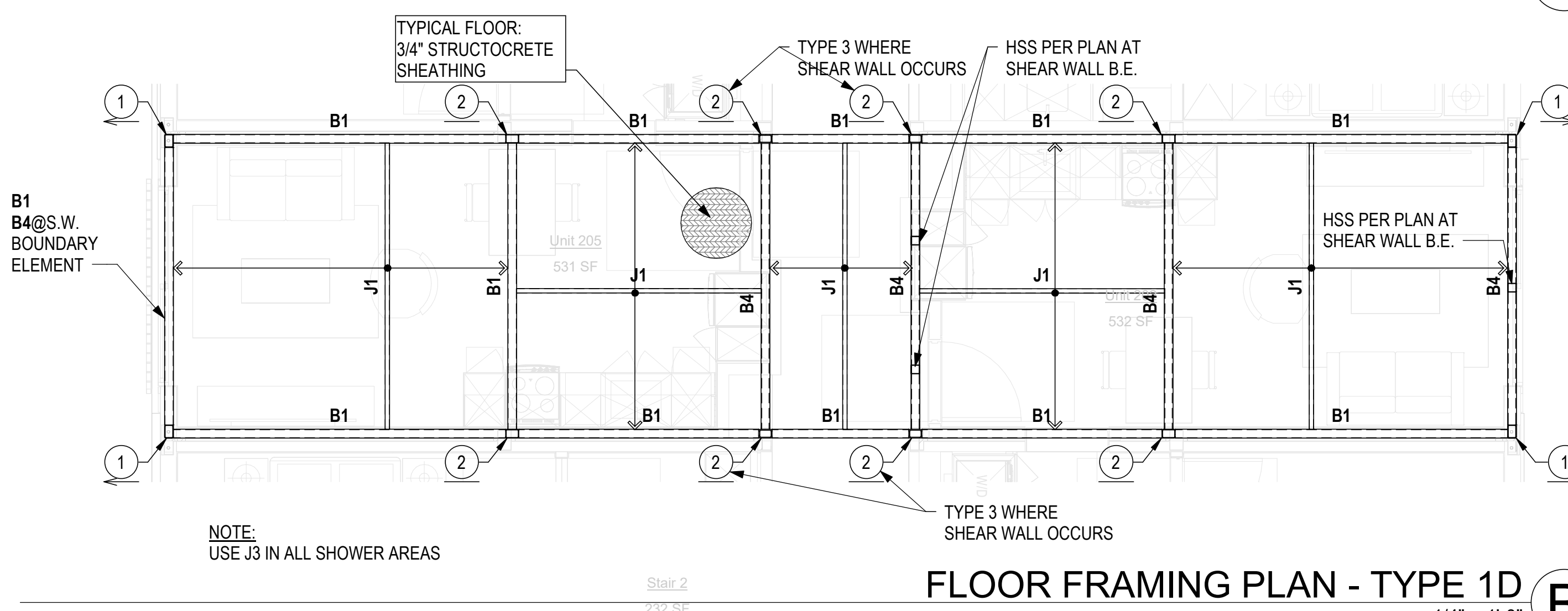
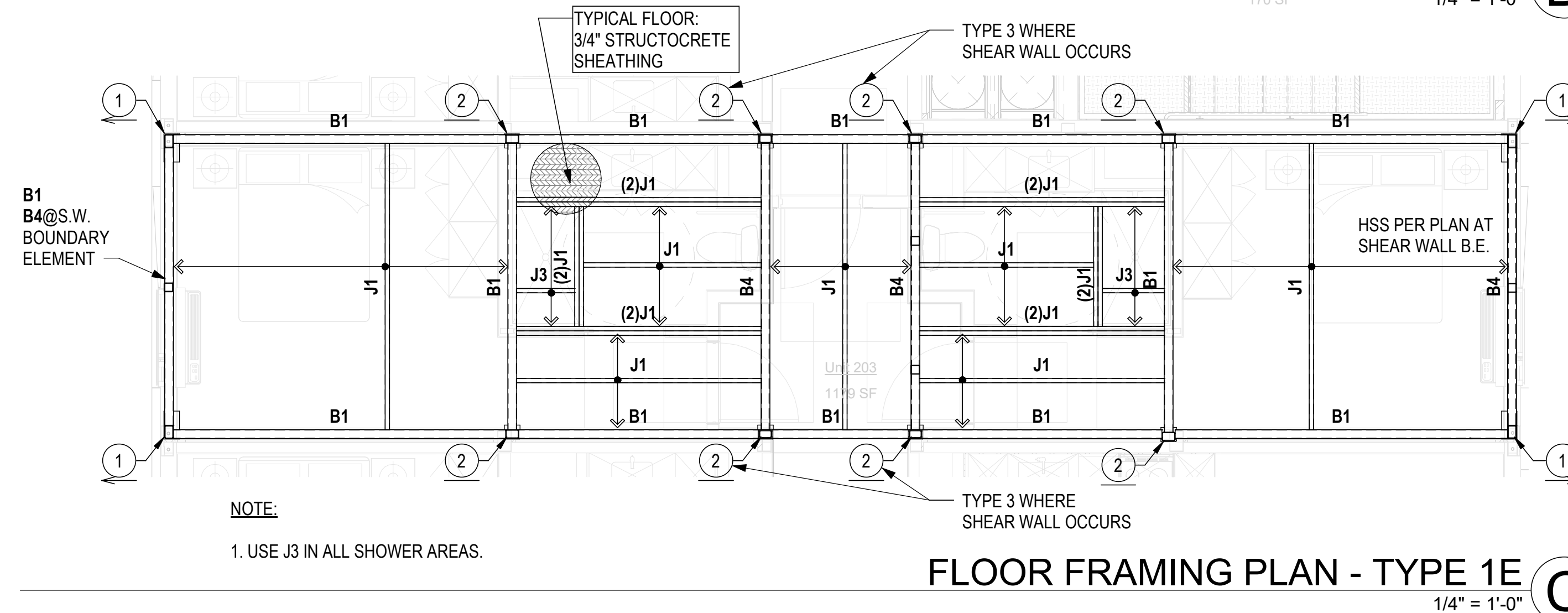
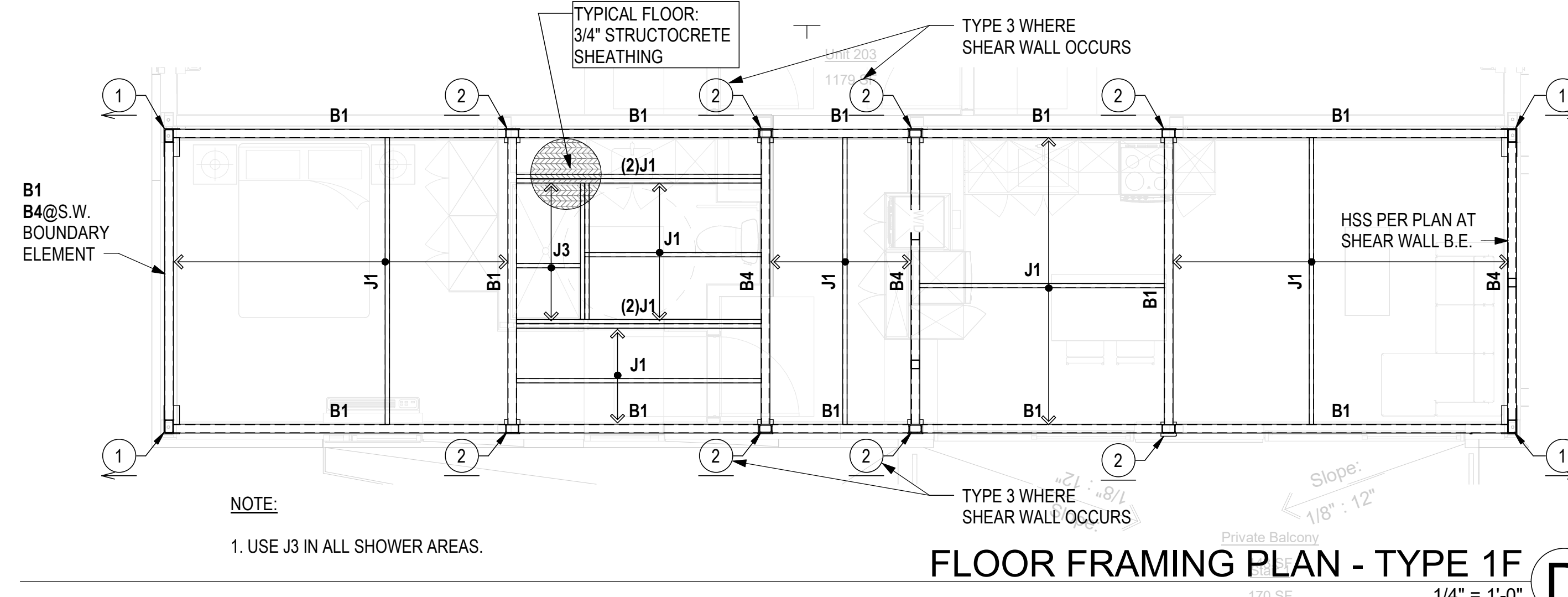
FRAMING TYPE PLAN NOTES:

- FOR GENERAL NOTES AND TYPICAL DETAILS, SEE SO SERIES SHEETS. FOR MODULE TYPICAL DETAILS, SEE S5 SERIES
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- SEE TYPICAL DIAPHRAGM PLATE FOR WELDING TO FRAMING MEMBERS AND SPLICE DETAIL. INDICATE, ON TOP OF THE DIAPHRAGM PLATE, ALL LOCATIONS OF JOISTS/BEAMS BENEATH.
- JOIST, BEAMS AND COLUMNS CONNECTIONS TO SUPPORTING MEMBERS SHALL BE PER TYPICAL CONNECTION SCHEDULES.
- TIE / HOLD-DOWN DEVICES WILL BE UNDER STATE REVIEW.

MEMBER SCHEDULE		
MARK	SIZE	REMARKS
B1	HSS8x4x3/16	
B2	HSS4x4x3/16	
B3	HSS4x4x1/2	
B4	HSS8x4x3/8	
B5	HSS6x4x1/2 FLAT	
B6	HSS6x4x5/16	
B7	HSS6x4x3/8	
B8	HSS6x4x1/2	
C1	HSS6x4x1/2	
C2	HSS6x4x5/16	
C3	HSS5x5x3/8	1'-2" LENGTH, 5/SC2.04
C4	HSS6x4x1/2	
J1	800S200-68	TYP. @ 24"o.c. MAX.
J2	400S200-54	TYP. @ 24"o.c. MAX.
J3	600S200-68	TYP. @ 24"o.c. MAX.
J4	(2)600S162-68	TYP. @ 24"o.c. BACK-TO-BACK C JOIST
J5	400S200-54	TYP. @ 8"o.c. MAX.
CC1	7"x6 3/8"x4 3/4"	CORNER CASTING
CC2	12 5/8"x7"x4 3/4"	CORNER CASTING

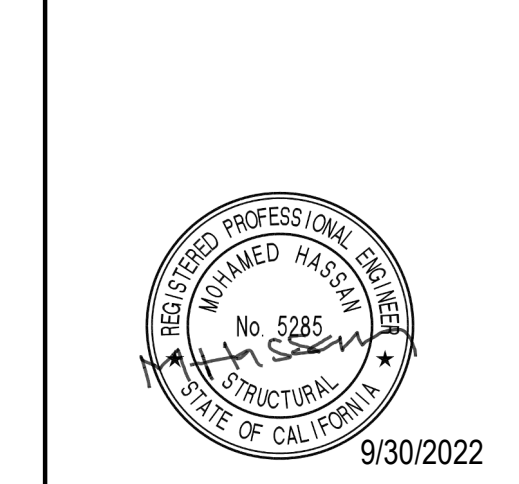
CORNER CASTING SCHEDULE			
MARK	DESCRIPTION		
①	CORNER CASTING WITH SPIGOT AND BOLT		
②	CORNER CASTING WITH SPIGOT NO BOLT		

CORNER CASTING LEGEND			
BEARING SURFACE		BEARING SURFACE w/ BOLT ACCESS	
		LEFT	RIGHT
TOP	②	①	①
BOTTOM	②	①	①



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PROJECT TITLE
2853 West
Construction Documents

PROJECT ADDRESS
2853 West Boulevard
Los Angeles, California 90016

Owner: Joanna Ostrander
2853 West Boulevard
Los Angeles, California 90016

REV. #	DATE	DESC.
09/17/21		BUILDING DEPARTMENT SUBMITTAL
04/28/22		BUILDING DEPARTMENT RESUBMITTAL
06/24/22		BUILDING DEPARTMENT RESUBMITTAL
09/30/22		STATE SUBMITTAL
03/17/23		ARCH. REVISION
11/11/23		REVISION 1

Plan Check Number
Zoning Number

SHEET TITLE
TYPICAL STRUCTURAL FRAMING TYPE 1C, 1D, 1E & 1F

SHEET INFORMATION
CHECKER
Author

PKNE
JOB NUMBER
SCALE
DATE
DRAWN BY

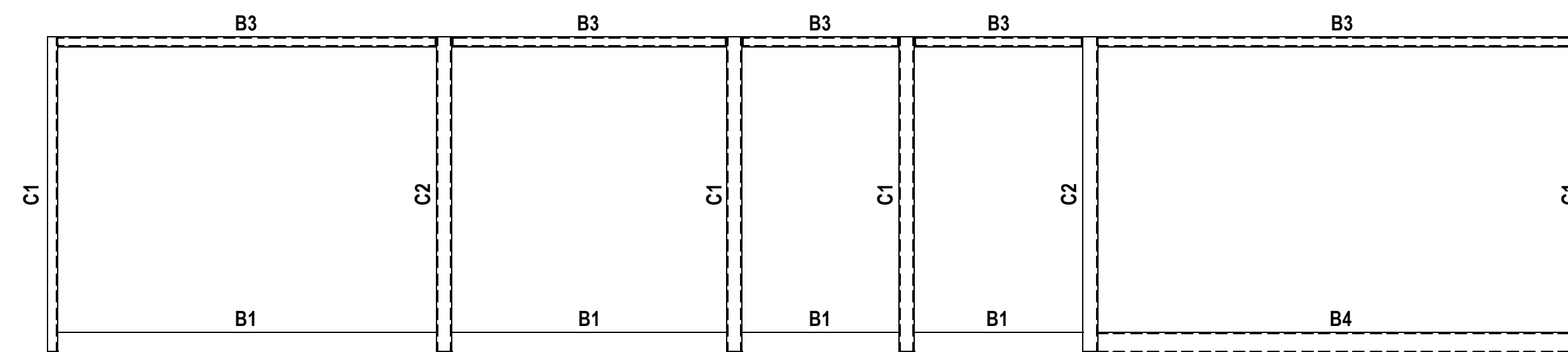
21-S009
As indicated
03/17/2023
Author

SHEET NUMBER
SC101.1

FRAMING TYPE PLAN NOTES:

- FOR GENERAL NOTES AND TYPICAL DETAILS, SEE S0 SERIES SHEETS. FOR MODULE TYPICAL DETAILS, SEE S5 SERIES
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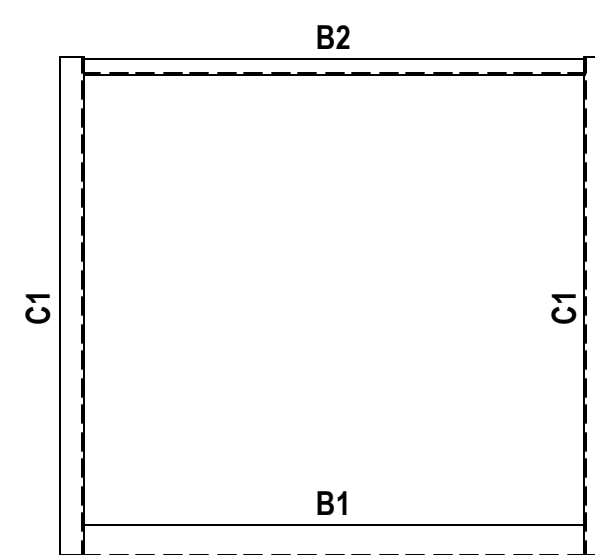
MEMBER SCHEDULE		
MARK	SIZE	REMARKS
B1	HSS8x4x3/16	
B2	HSS4x4x3/16	
B3	HSS4x4x1/2	
B4	HSS8x4x3/8	
B5	HSS6x4x1/2 FLAT	
B6	HSS6x4x5/16	
B7	HSS6x4x3/8	
B8	HSS6x4x1/2	
C1	HSS6x4x1/2	
C2	HSS6x4x5/16	
C3	HSS5x5x3/8	1'-2" LENGTH, 5/SC2.04
C4	HSS6x4x1/2	
J1	800S200-68	TYP. @ 24"o.c. MAX.
J2	400S200-54	TYP. @ 24"o.c. MAX.
J3	600S200-68	TYP. @ 24"o.c. MAX.
J4	(2)600S162-68	TYP. @ 24"o.c. BACK-TO-BACK C JOIST
J5	400S200-54	TYP. @ 8"o.c. MAX.
CC1	7"x6 3/8"x4 3/4"	CORNER CASTING
CC2	12 5/8"x7"x4 3/4"	CORNER CASTING



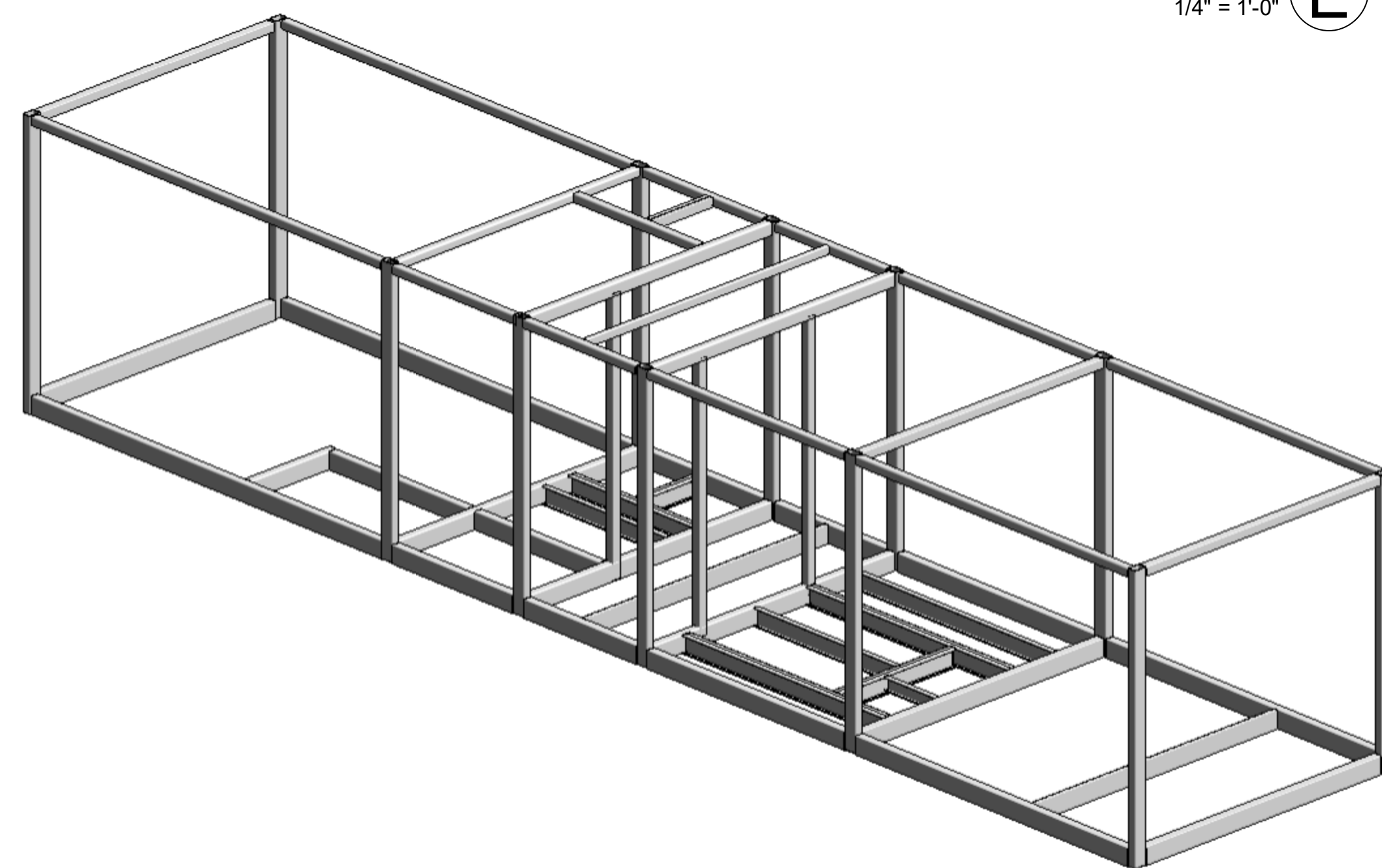
FRONT ELEVATION
1/4" = 1'-0" **C**

CORNER CASTING SCHEDULE	
MARK	DESCRIPTION
①	CORNER CASTING WITH SPIGOT AND BOLT
②	CORNER CASTING WITH SPIGOT NO BOLT

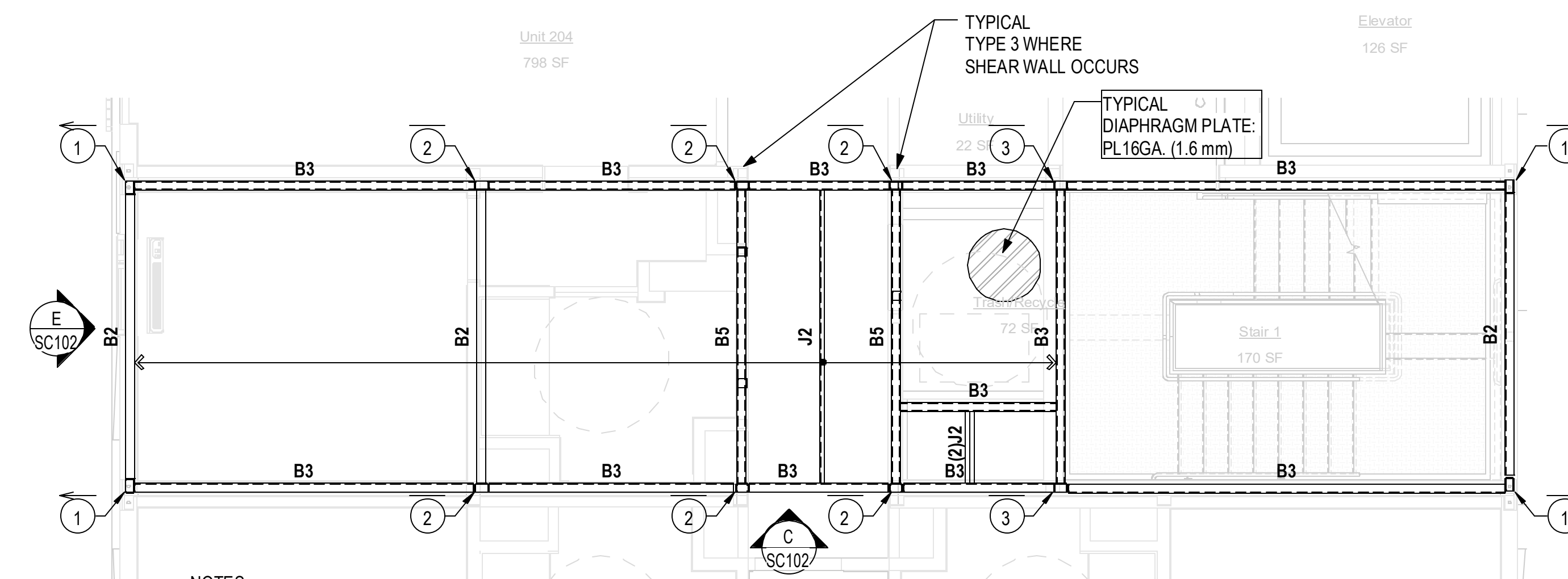
CORNER CASTING LEGEND			
BEARING SURFACE	BEARING SURFACE w/ BOLT ACCESS		
	LEFT	RIGHT	
TOP	②	①	①
BOTTOM	②	①	①



SIDE ELEVATION
1/4" = 1'-0" **E**



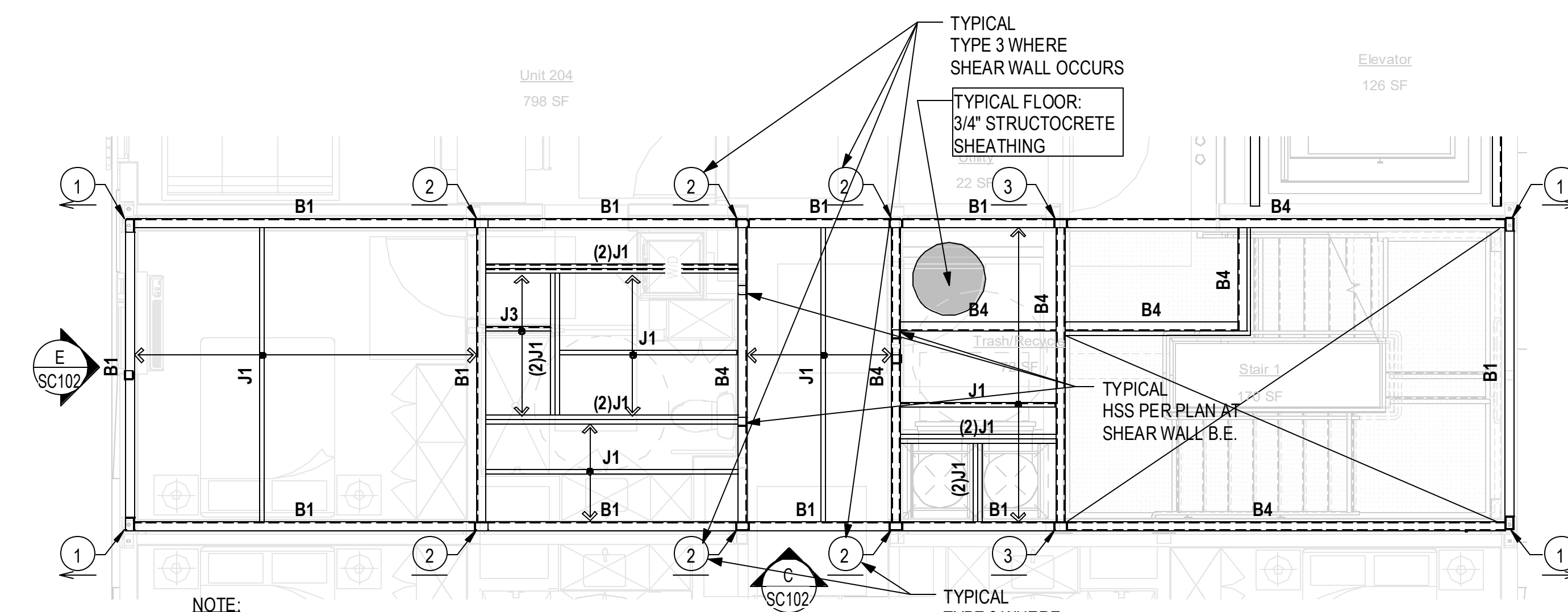
3D VIEW **D**



NOTES:

- SEE DIAPHRAGM PLAN S2.04A AND S2.09B FOR BEAMS REQUIRED FOR CHORD/DRAW (NOT NECESSARILY CALLED OUT ON MODULE FRAMING TYPE PLANS).
- WHERE FRAMING TYPE 3 SITS DIRECTLY ABOVE CEILING FRAMING, TYPE 2* INDICATES TYPE 1 CASTING w/LEFT BOLT ACCESS.

CEILING FRAMING PLAN
1/4" = 1'-0" **B**



NOTE:

- USE J3 IN ALL SHOWER AREAS.

FLOOR FRAMING PLAN
1/4" = 1'-0" **A**

ARCHITECT
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STRUCTURAL ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
No. 5385
STRUCTURAL
STATE OF CALIFORNIA
9/30/2022

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PROJECT ADDRESS
Owner: Joanna Ostrander
2853 West Boulevard
Los Angeles, California 90016

2853 West
Construction Documents

REVISED	Rev #	Date	Desc.
	01	11/21	BUILDING DEPARTMENT SUBMITTAL
	04	28/22	BUILDING DEPARTMENT RESUBMITTAL
	06	24/22	BUILDING DEPARTMENT RESUBMITTAL
	09	30/22	STATE SUBMITTAL
	03	17/23	ARCH. REVISION
	11	11/23	REVISION 1

Plan Check Number
Zoning Number
SHEET TITLE
SHEET INFORMATION
CHECK BY
CHECKER

TYPICAL STRUCTURAL FRAMING TYPE 2
JOB NUMBER: 21-SM09
SCALE: As indicated
DATE: 03/17/2023
DRAWN BY: ESE

SHEET NUMBER
SC102

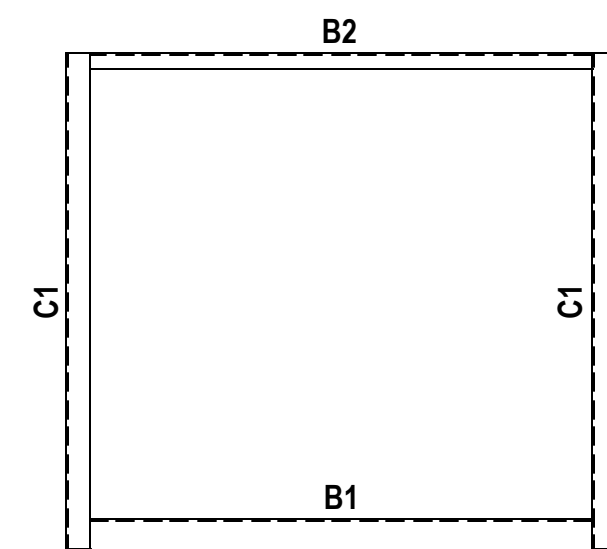
FRAMING TYPE PLAN NOTES:

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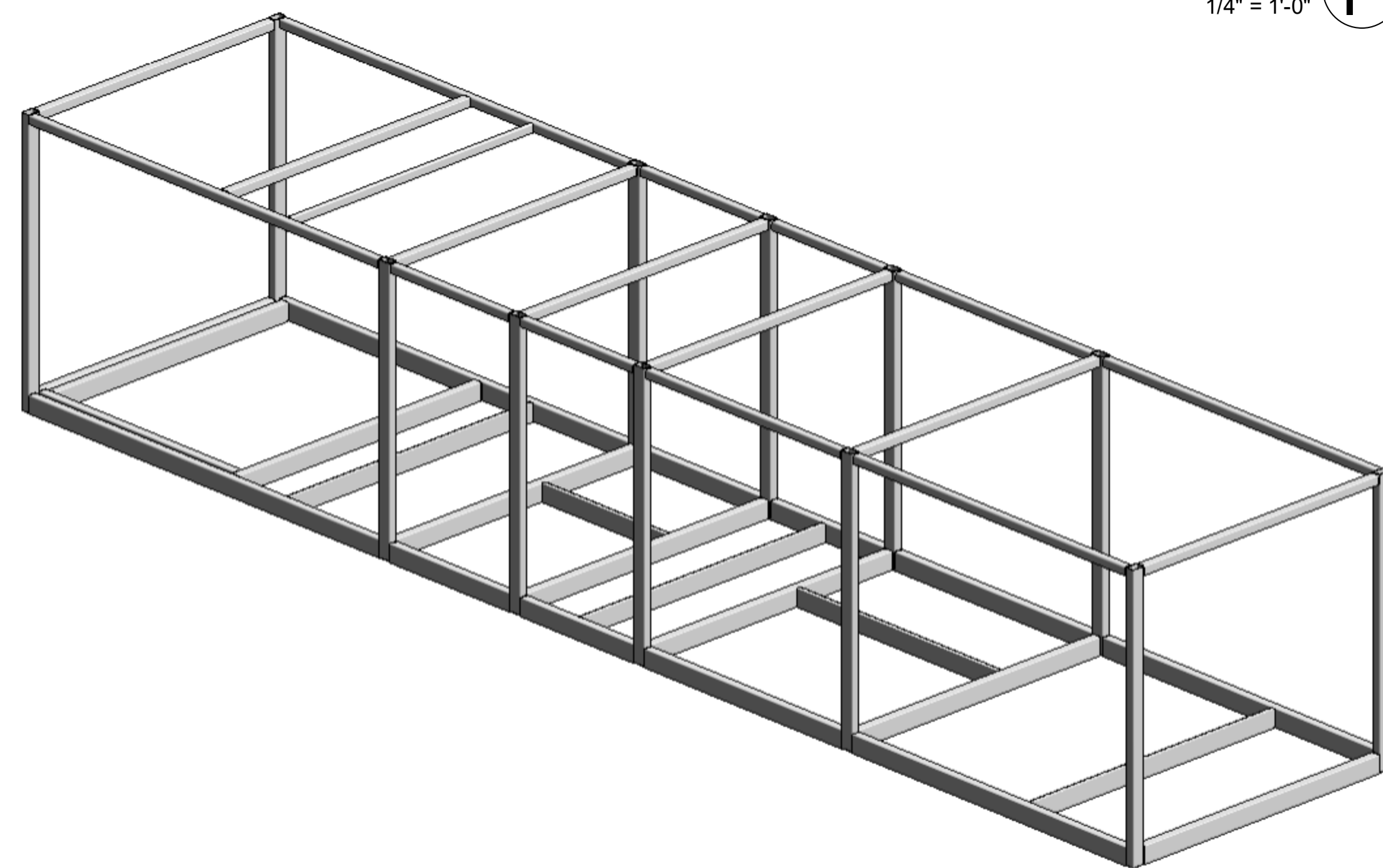
MEMBER SCHEDULE		
MARK	SIZE	REMARKS
B1	HSS8x4x3/16	
B2	HSS4x4x3/16	
B3	HSS4x4x1/2	
B4	HSS8x4x3/8	
B5	HSS6x4x1/2 FLAT	
B6	HSS6x4x5/16	
B7	HSS6x4x3/8	
B8	HSS6x4x1/2	
C1	HSS6x4x1/2	
C2	HSS6x4x5/16	
C3	HSS5x5x3/8	1'-2" LENGTH, 5/SC2.04
C4	HSS6x4x1/2	
J1	800S200-68	TYP. @ 24"o.c. MAX.
J2	400S200-54	TYP. @ 24"o.c. MAX.
J3	600S200-68	TYP. @ 24"o.c. MAX.
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J5	400S200-54	TYP. @ 8"o.c. MAX.
CC1	7"x6 3/8"x4 3/4"	CORNER CASTING
CC2	12 5/8"x7"x4 3/4"	CORNER CASTING

CORNER CASTING SCHEDULE	
MARK	DESCRIPTION
①	CORNER CASTING WITH SPIGOT AND BOLT
②	CORNER CASTING WITH SPIGOT NO BOLT

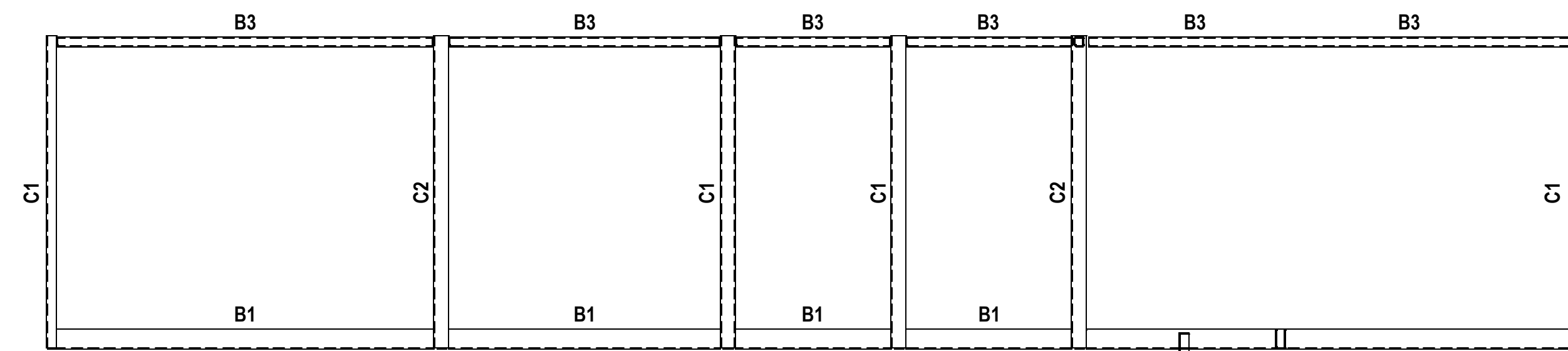
CORNER CASTING LEGEND			
BEARING SURFACE		BEARING SURFACE w/ BOLT ACCESS	
		LEFT	RIGHT
TOP	②	①	①
BOTTOM	②	①	①



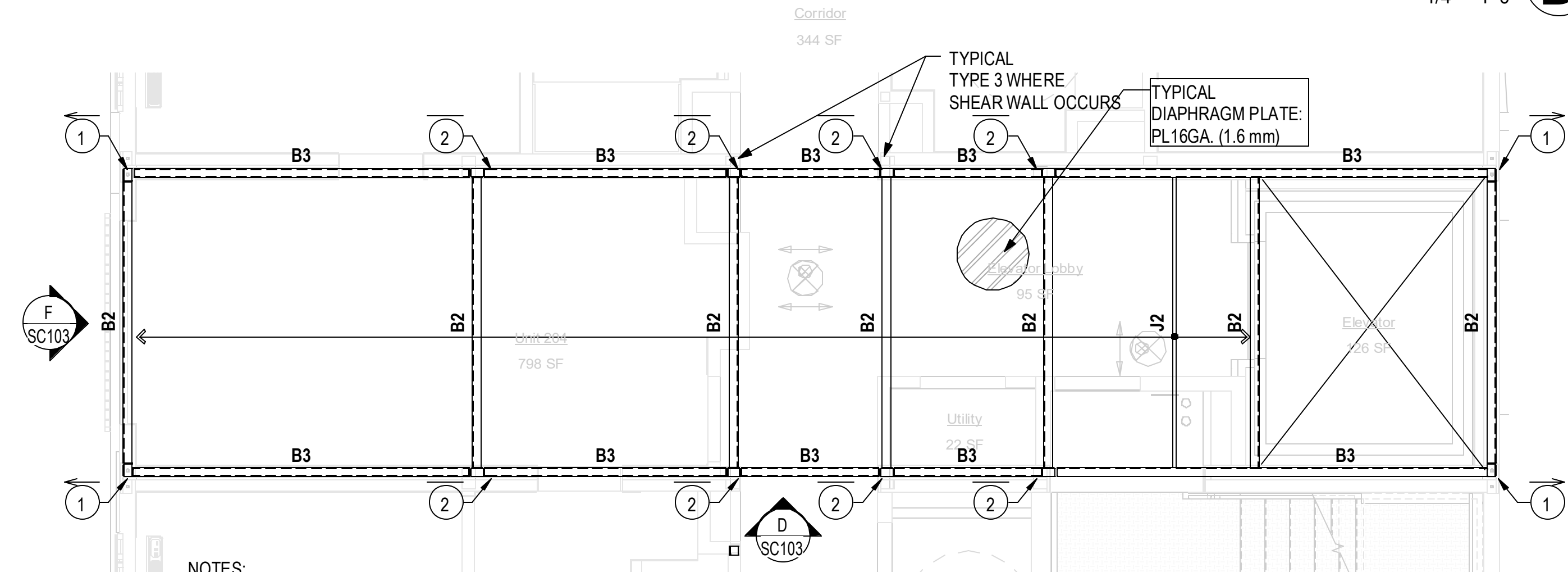
TYPICAL SIDE ELEVATION (F)
1/4" = 1'-0"



3D VIEW (TYPE 3 SHOWN) (E)



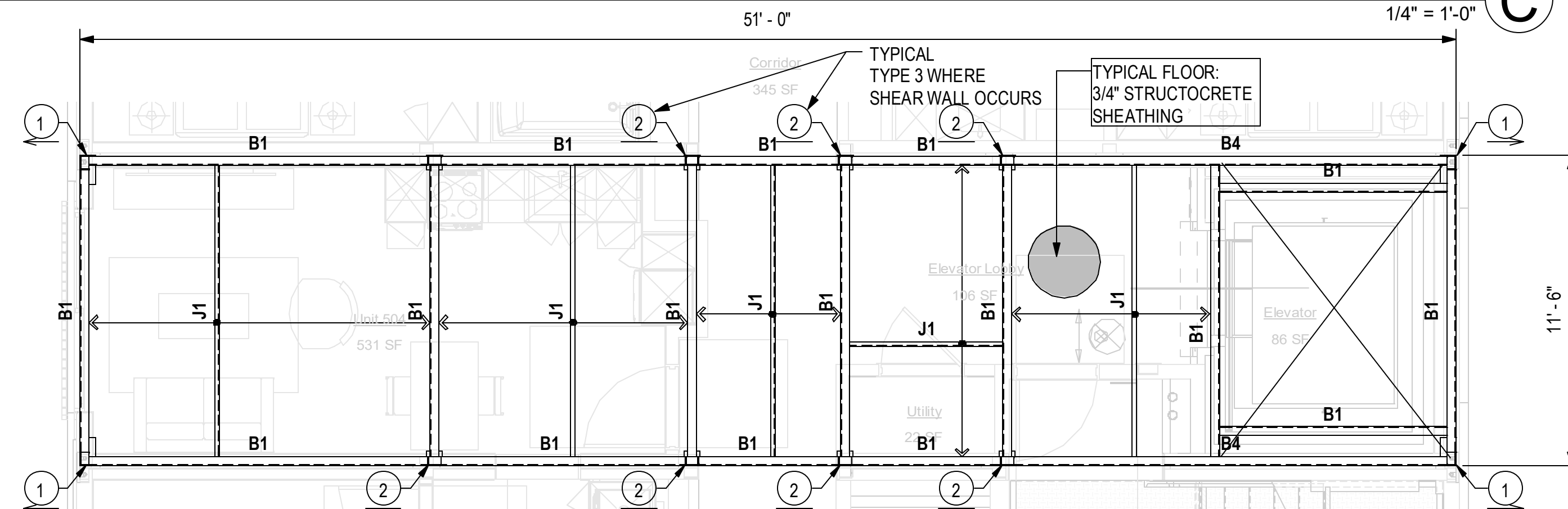
TYPICAL FRONT ELEVATION (D)
1/4" = 1'-0"



NOTES:

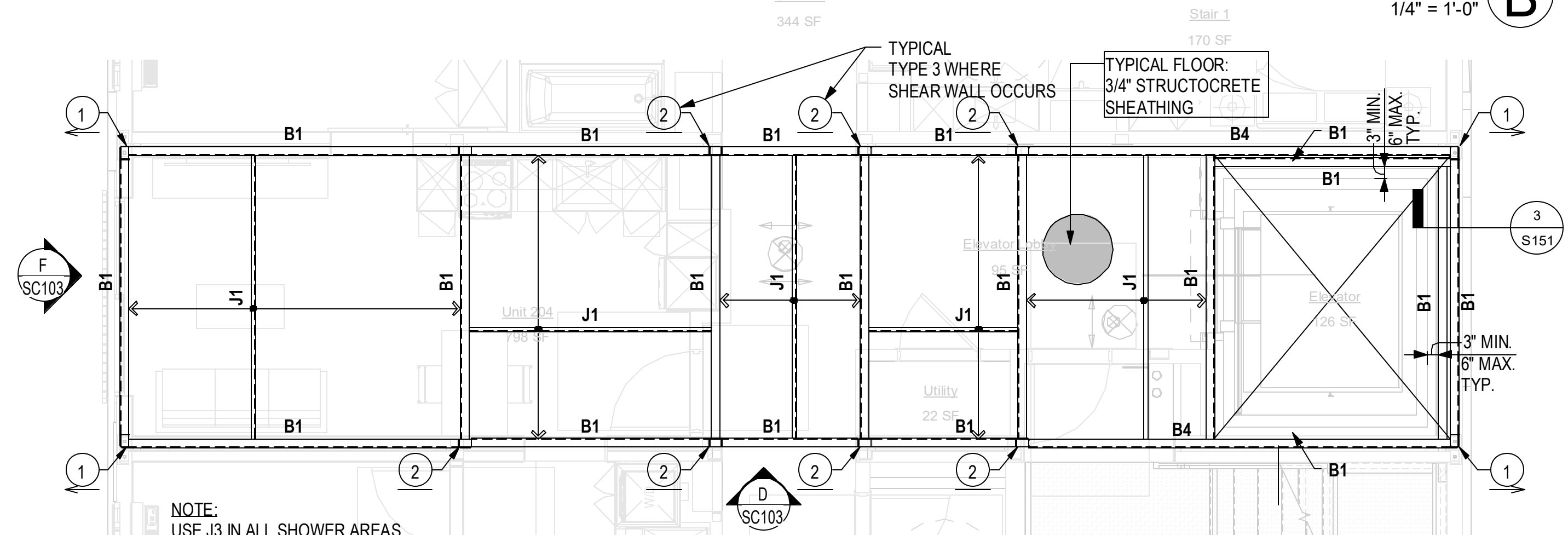
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TYPICAL CEILING FRAMING PLAN (C)
1/4" = 1'-0"



NOTE:
USE J3 IN ALL SHOWER AREAS

FLOOR FRAMING PLAN - TYPE 3A (B)
1/4" = 1'-0"



NOTE:
USE J3 IN ALL SHOWER AREAS

FLOOR FRAMING PLAN - TYPE 3 (A)
1/4" = 1'-0"



9/30/2022

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PROJECT ADDRESS
PROJECT TITLE

OWNER: Joanna Ostrander
2853 West Boulevard
Los Angeles, California 90016

2853 West
Construction Documents

REVISONS	Rev #	Date	Desc.
	01	09/17/21	BUILDING DEPARTMENT SUBMITTAL
	02	04/28/22	BUILDING DEPARTMENT RESUBMITTAL
	03	06/24/22	BUILDING DEPARTMENT RESUBMITTAL
	04	09/30/22	STATE SUBMITTAL
	05	03/17/23	ARCH. REVISION
	06	11/11/23	REVISION 1

Plan Check Number	Zone Number	SHEET TITLE	SHEET INFORMATION
		TYPICAL STRUCTURAL FRAMING TYPE 3 & 3A	21-S009 As indicated 03/17/2023 ESE

PKNE	JOB NUMBER	SCALE	DATE	DRAWN BY	CHECKER
	21-S009	As indicated	03/17/2023	ESE	

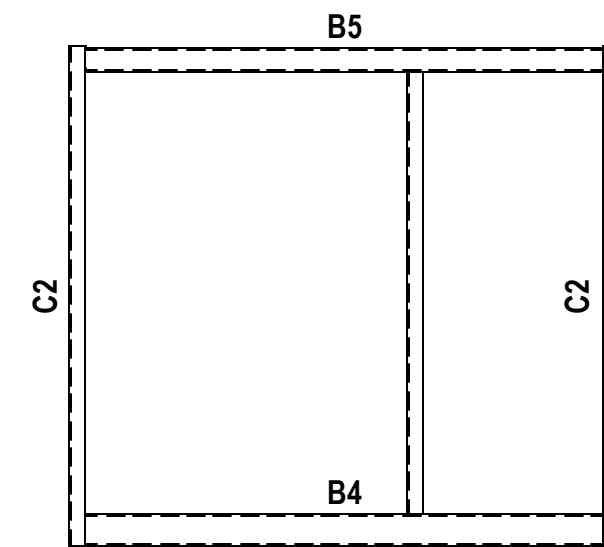
FRAMING TYPE PLAN NOTES:

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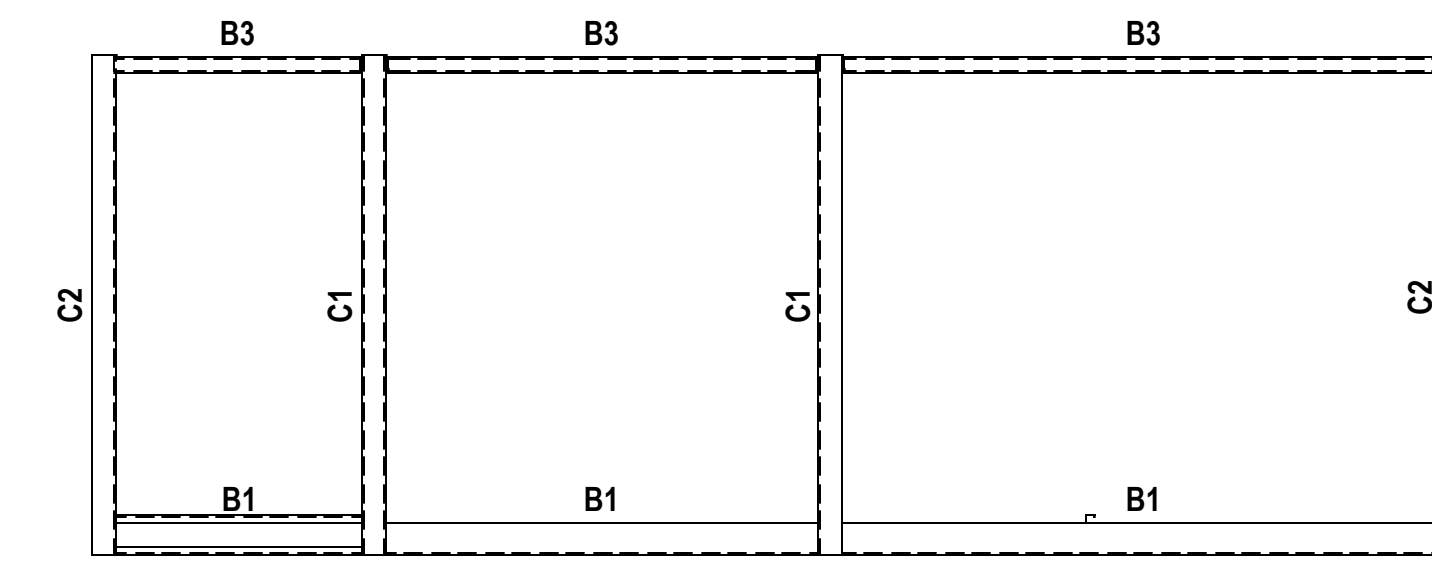
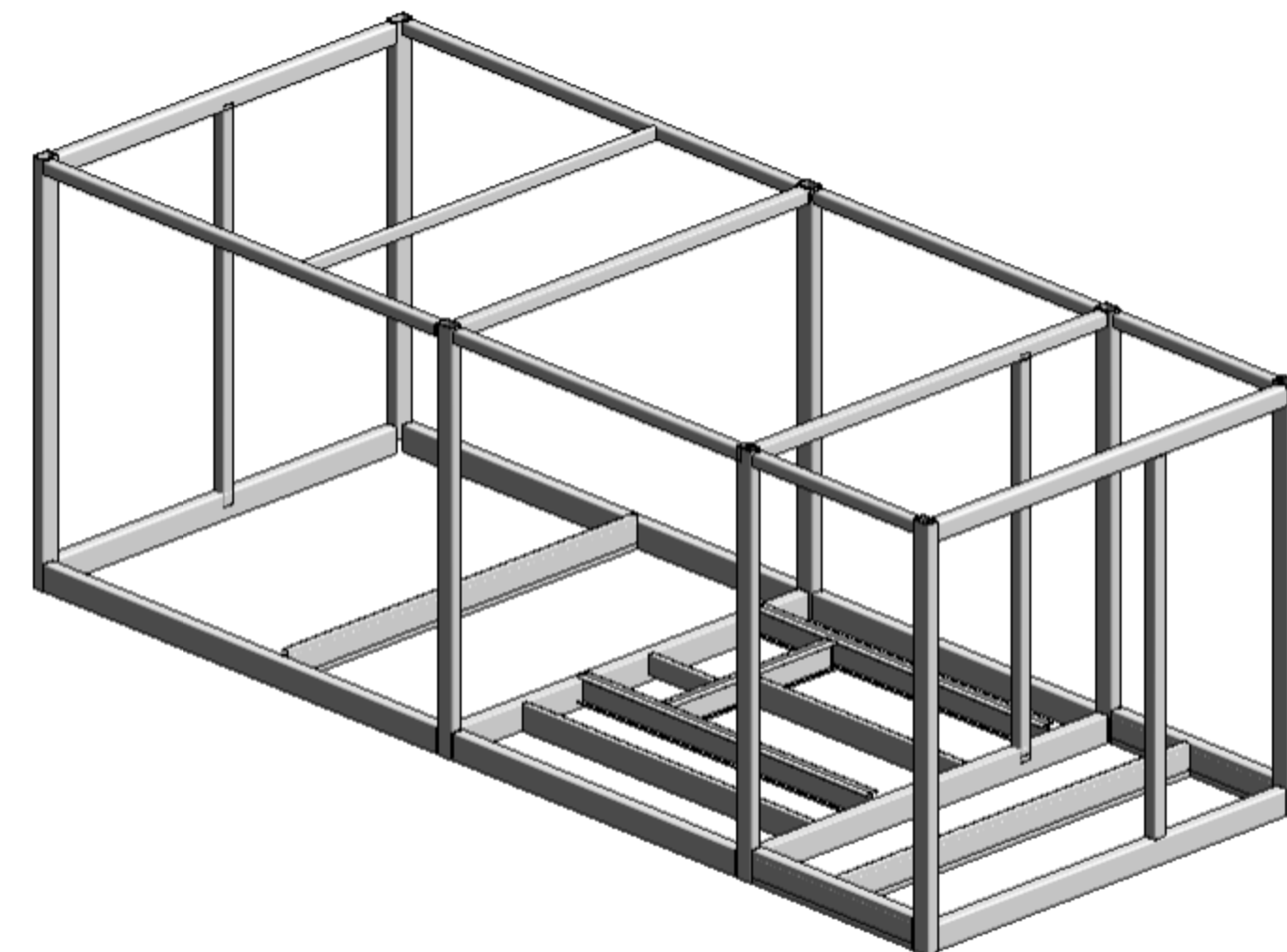
MEMBER SCHEDULE		
MARK	SIZE	REMARKS
B1	HSS8x4x3/16	
B2	HSS4x4x3/16	
B3	HSS4x4x1/2	
B4	HSS8x4x3/8	
B5	HSS6x4x1/2 FLAT	
B6	HSS6x4x5/16	
B7	HSS6x4x3/8	
B8	HSS6x4x1/2	
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J4	(2)600S162-68	TYP. @ 24"o.c. BACK-TO-BACK C JOIST
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CC1	7"x6 3/8"x4 3/4"	CORNER CASTING
CC2	12 5/8"x7"x4 3/4"	CORNER CASTING

CORNER CASTING SCHEDULE	
MARK	DESCRIPTION
①	CORNER CASTING WITH SPIGOT AND BOLT
②	CORNER CASTING WITH SPIGOT NO BOLT

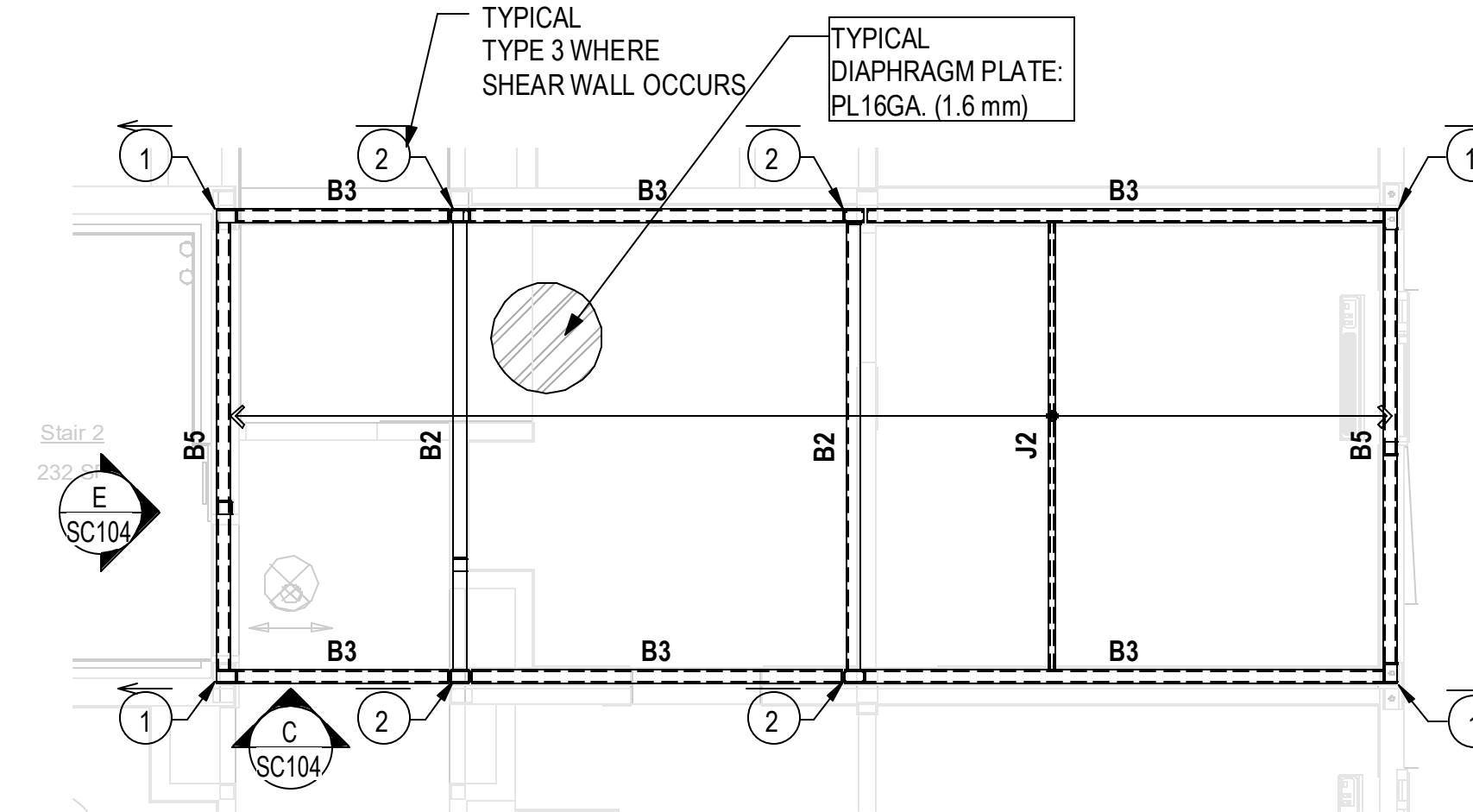
CORNER CASTING LEGEND			
BEARING SURFACE		BEARING SURFACE w/ BOLT ACCESS	
		LEFT	RIGHT
TOP	②	①	①
BOTTOM	②	①	①



SIDE ELEVATION
1/4" = 1'-0" **E**

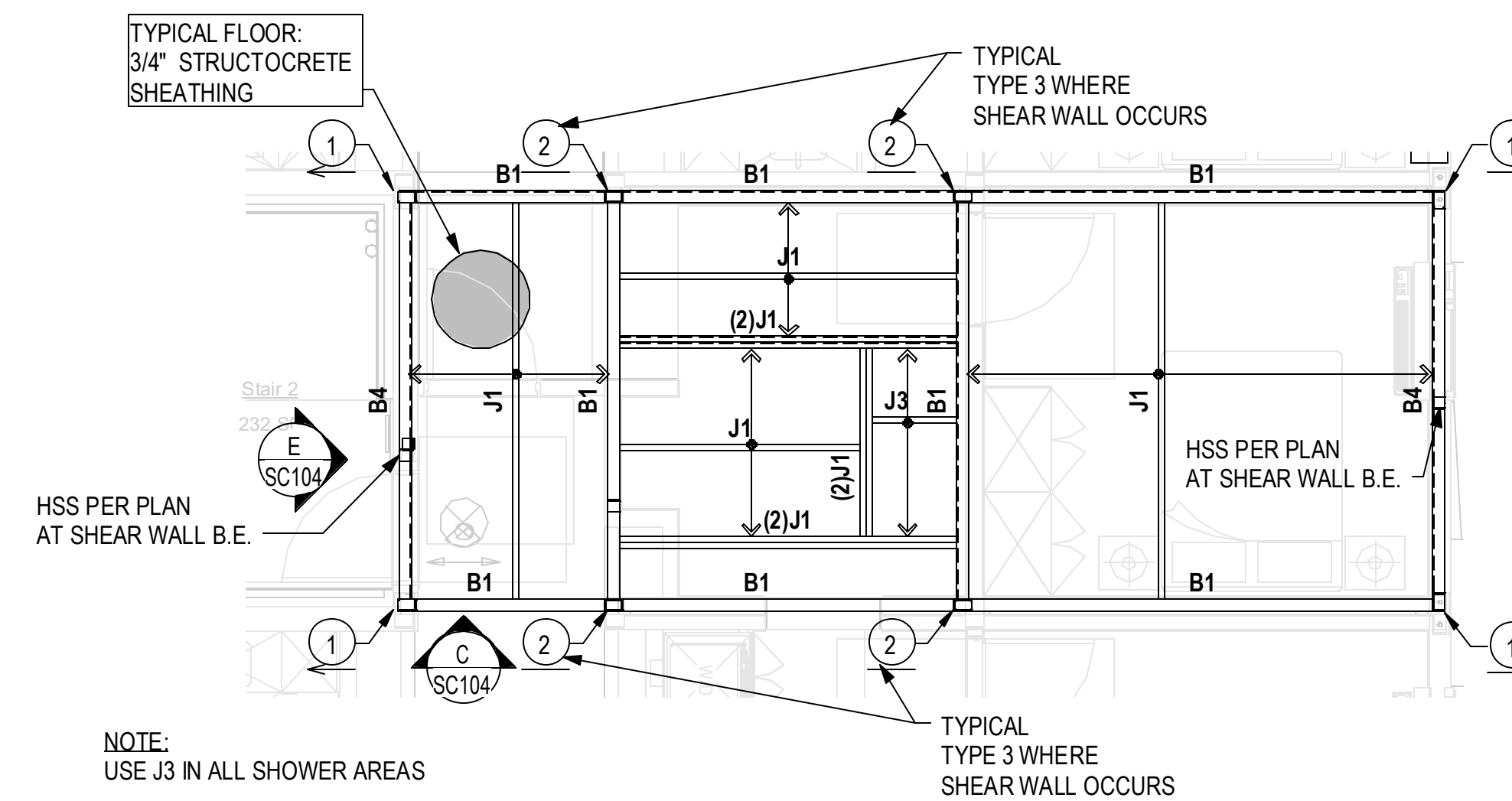


FRONT ELEVATION
1/4" = 1'-0" **C**



- NOTES:**
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 - WHERE FRAMING TYPE 3 SITS DIRECTLY ABOVE CEILING FRAMING, TYPE 2* INDICATES TYPE 1 CASTING w/LEFT BOLT ACCESS.

CEILING FRAMING PLAN
1/4" = 1'-0" **B**



- NOTE:**
USE J3 IN ALL SHOWER AREAS

FLOOR FRAMING PLAN
1/4" = 1'-0" **A**



9/30/2022

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PROJECT ADDRESS

Owner: Joanna Ostrander
2853 West Boulevard
Los Angeles, California 90016

2853 West
Construction Documents

REVISES	Rev. #	Date	Desc.
		09/17/21	BUILDING DEPARTMENT SUBMITTAL
		04/28/22	BUILDING DEPARTMENT RESUBMITTAL
		06/24/22	BUILDING DEPARTMENT RESUBMITTAL
		09/30/22	STATE SUBMITTAL
		03/17/23	ARCH. REVISION
		11/11/23	REVISION 1

Plan Check Number

Zoning Number

SHEET TITLE

SHEET INFORMATION

Checker

CHECK BY

DATE

SCALE

JOB NUMBER

21-S009

As indicated

03/17/2023

ESSE

DRAWN BY

ESSE

CHECKED BY

ESSE

SHEET NUMBER

SC104

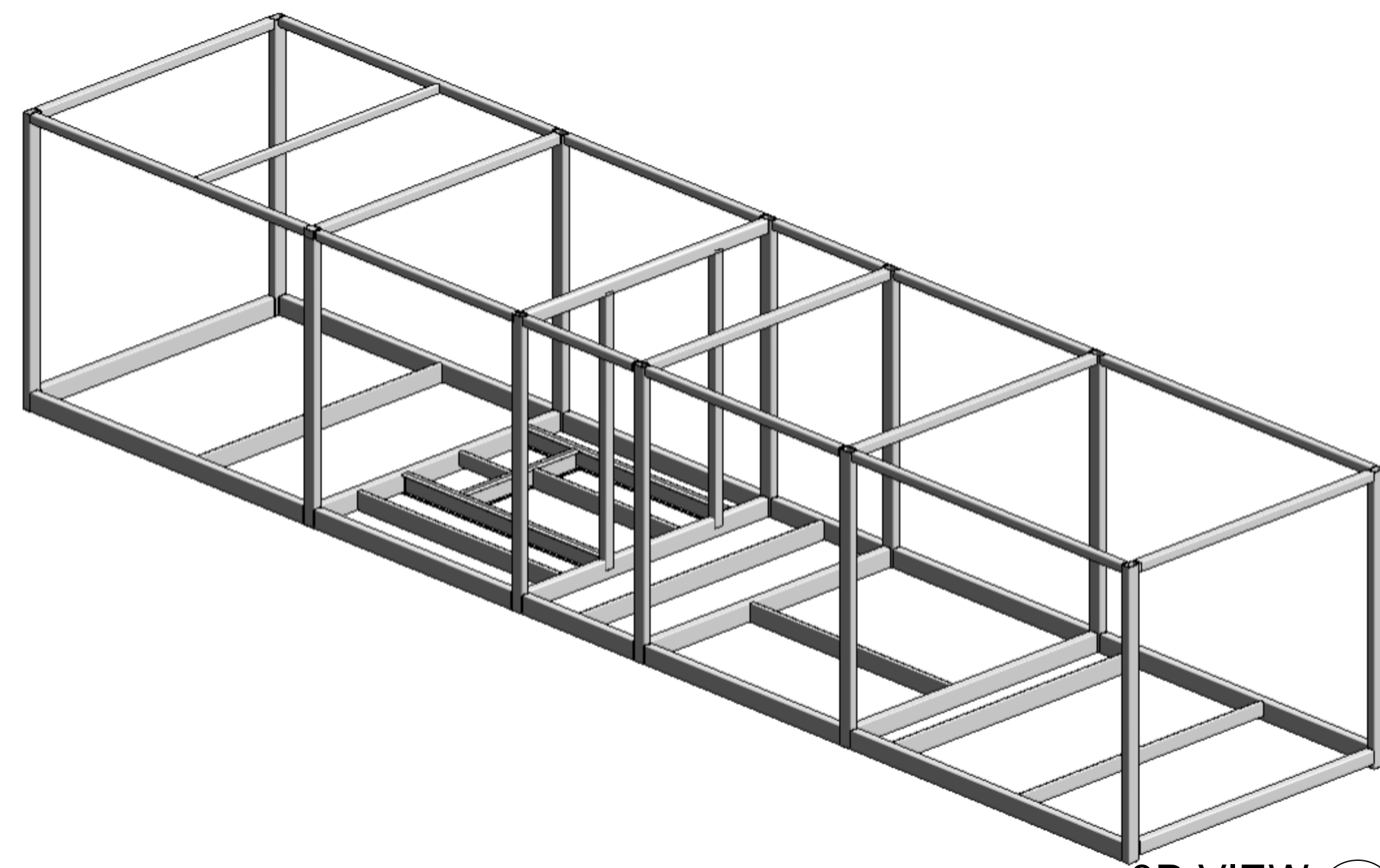
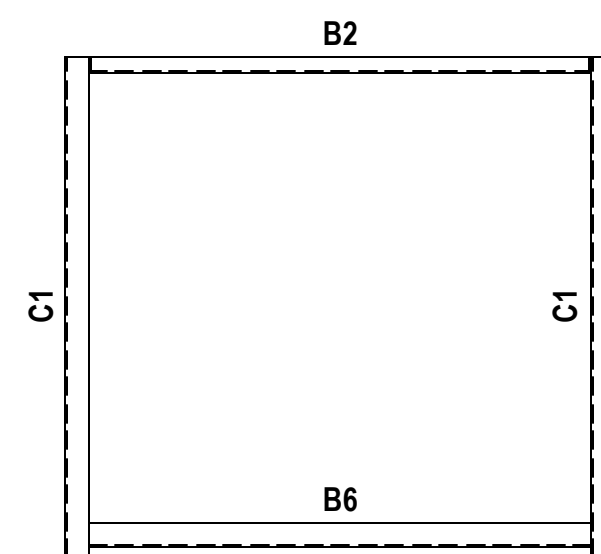
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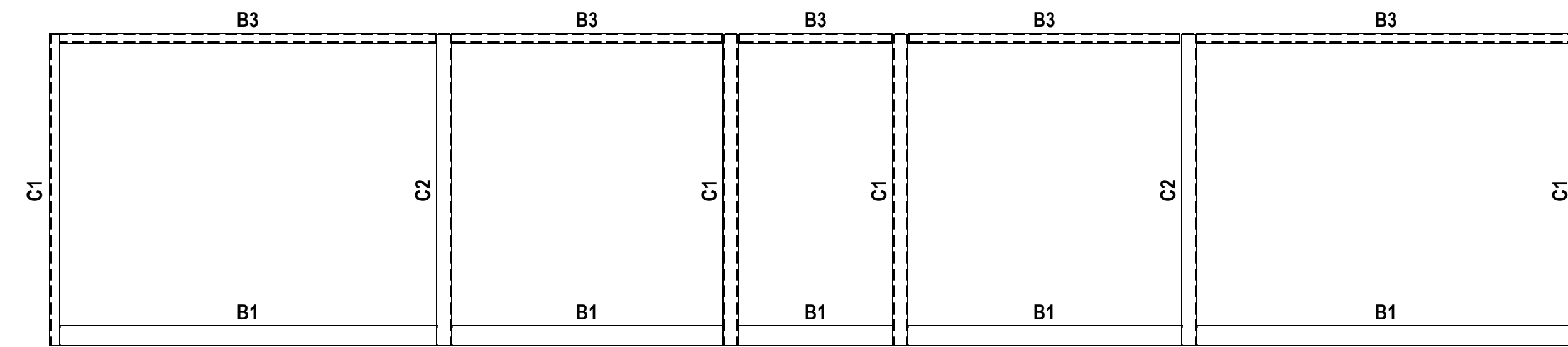
MEMBER SCHEDULE		
MARK	SIZE	REMARKS
B1	HSS8x4x3/16	
B2	HSS4x4x3/16	
B3	HSS4x4x1/2	
B4	HSS8x4x3/8	
B5	HSS6x4x1/2 FLAT	
B6	HSS6x4x5/16	
B7	HSS6x4x3/8	
B8	HSS6x4x1/2	
C1	HSS6x4x1/2	
C2	HSS6x4x5/16	
C3	HSS5x5x3/8	1'-2" LENGTH, 5/SC2.04
C4	HSS6x4x1/2	
J1	800S200-68	TYP. @ 24"o.c. MAX.
J2	400S200-54	TYP. @ 24"o.c. MAX.
J3	600S200-68	TYP. @ 24"o.c. MAX.
J4	(2)600S162-68	TYP. @ 24"o.c. BACK-TO-BACK C JOIST
J5	400S200-54	TYP. @ 8"o.c. MAX.
CC1	7"x6 3/8"x4 3/4"	CORNER CASTING
CC2	12 5/8"x7"x4 3/4"	CORNER CASTING

CORNER CASTING SCHEDULE	
MARK	DESCRIPTION
①	CORNER CASTING WITH SPIGOT AND BOLT
②	CORNER CASTING WITH SPIGOT NO BOLT

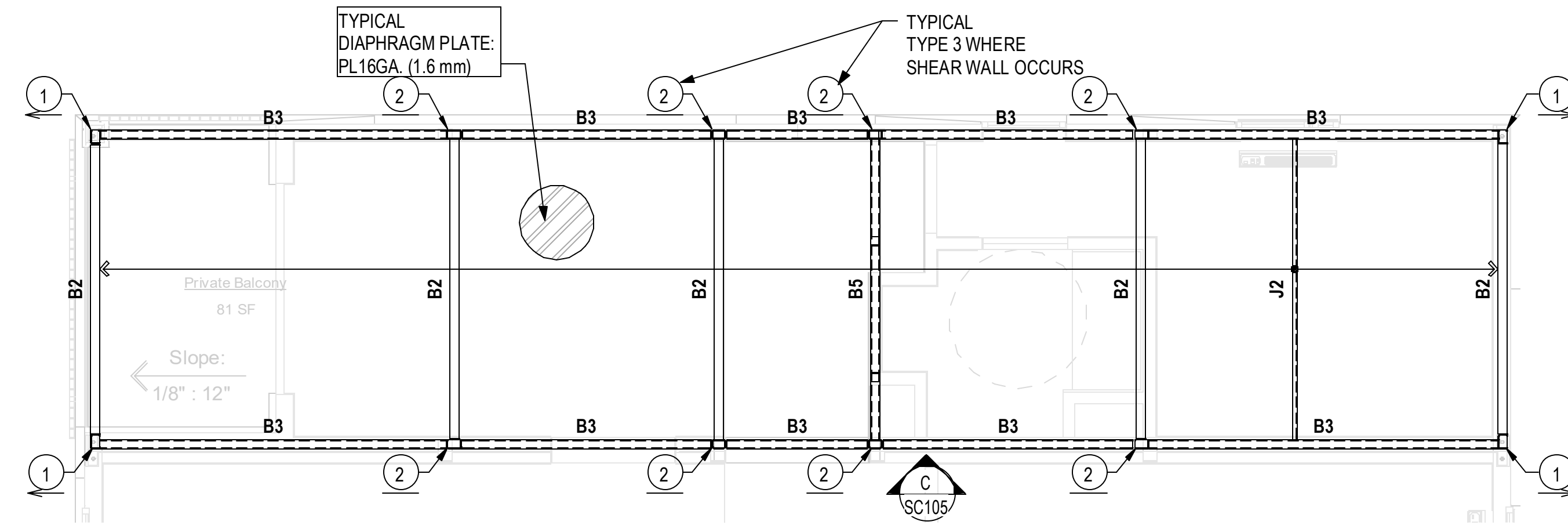
CORNER CASTING LEGEND			
BEARING SURFACE	BEARING SURFACE w/ BOLT ACCESS		
		LEFT	RIGHT
TOP	②	①	①
BOTTOM	②	①	①



SIDE ELEVATION E
1/4" = 1'-0"

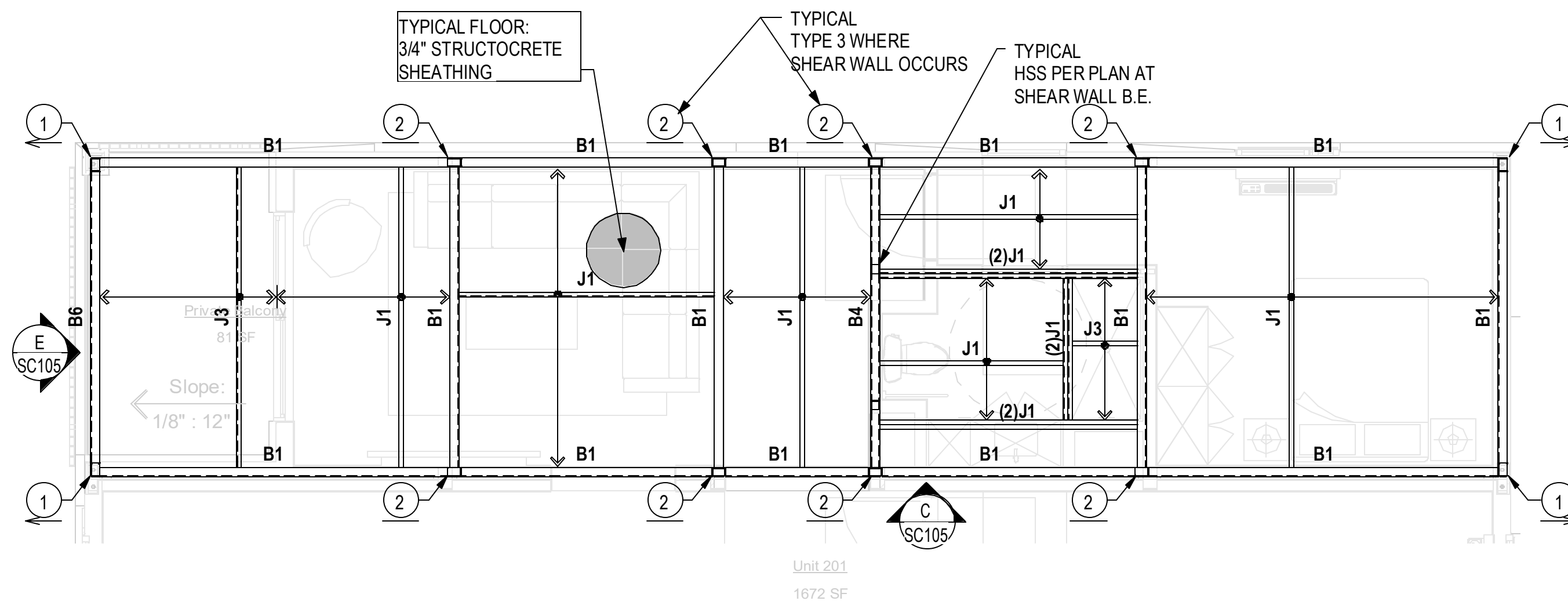


FRONT ELEVATION C
1/4" = 1'-0"



- NOTES:**
- SEE DIAPHRAGM PLAN S2.04A AND S2.09B FOR BEAMS REQUIRED FOR CHORD/DRAW (NOT NECESSARILY CALLED OUT ON MODULE FRAMING TYPE PLANS).
 - WHERE FRAMING TYPE 3 SITS DIRECTLY ABOVE CEILING FRAMING, TYPE 2* INDICATES TYPE 1 CASTING w/LEFT BOLT ACCESS.

CEILING FRAMING PLAN B
1/4" = 1'-0"



FLOOR FRAMING PLAN A
1/4" = 1'-0"



9/30/2022

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PROJECT ADDRESS
Owner: Joanna Ostrander
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Los Angeles, California 90016

2853 West
Construction Documents

REVISED	Rev #	Date	Desc.
	01/17/21		BUILDING DEPARTMENT SUBMITTAL
	04/28/22		BUILDING DEPARTMENT RESUBMITTAL
	06/24/22		BUILDING DEPARTMENT RESUBMITTAL
	09/30/22		STATE SUBMITTAL
	03/17/23		ARCH. REVISION
	11/11/23		REVISION 1

Plan Check Number
Zoning Number

SHEET TITLE
TYPICAL STRUCTURAL FRAMING TYPE 5

SHEET INFORMATION
JOB NUMBER: 21-SM09
SCALE: As indicated
DATE: 03/17/2023
DRAWN BY: ESE
CHECK BY: ESE
CHECKER:

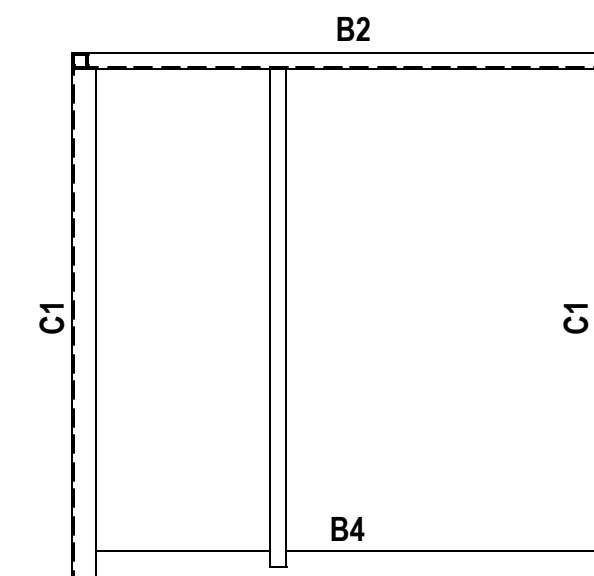
FRAMING TYPE PLAN NOTES:

- FOR GENERAL NOTES AND TYPICAL DETAILS, SEE S0 SERIES SHEETS. FOR MODULE TYPICAL DETAILS, SEE S5 SERIES
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO THE START OF WORK.
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- ALL REQUIREMENTS AND DESIGN FOR TRANSPORTATION, SHIPPING, AND LIFTING ARE PER MODULE FABRICATOR.
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- SEE TYPICAL DIAPHRAGM PLATE FOR WELDING TO FRAMING MEMBERS AND SPLICE DETAIL. INDICATE, ON TOP OF THE DIAPHRAGM PLATE, ALL LOCATIONS OF JOISTS/BEAMS BENEATH.
- JOIST, BEAMS AND COLUMNS CONNECTIONS TO SUPPORTING MEMBERS SHALL BE PER TYPICAL CONNECTION SCHEDULES.
- TIE / HOLD-DOWN DEVICES WILL BE UNDER STATE REVIEW.

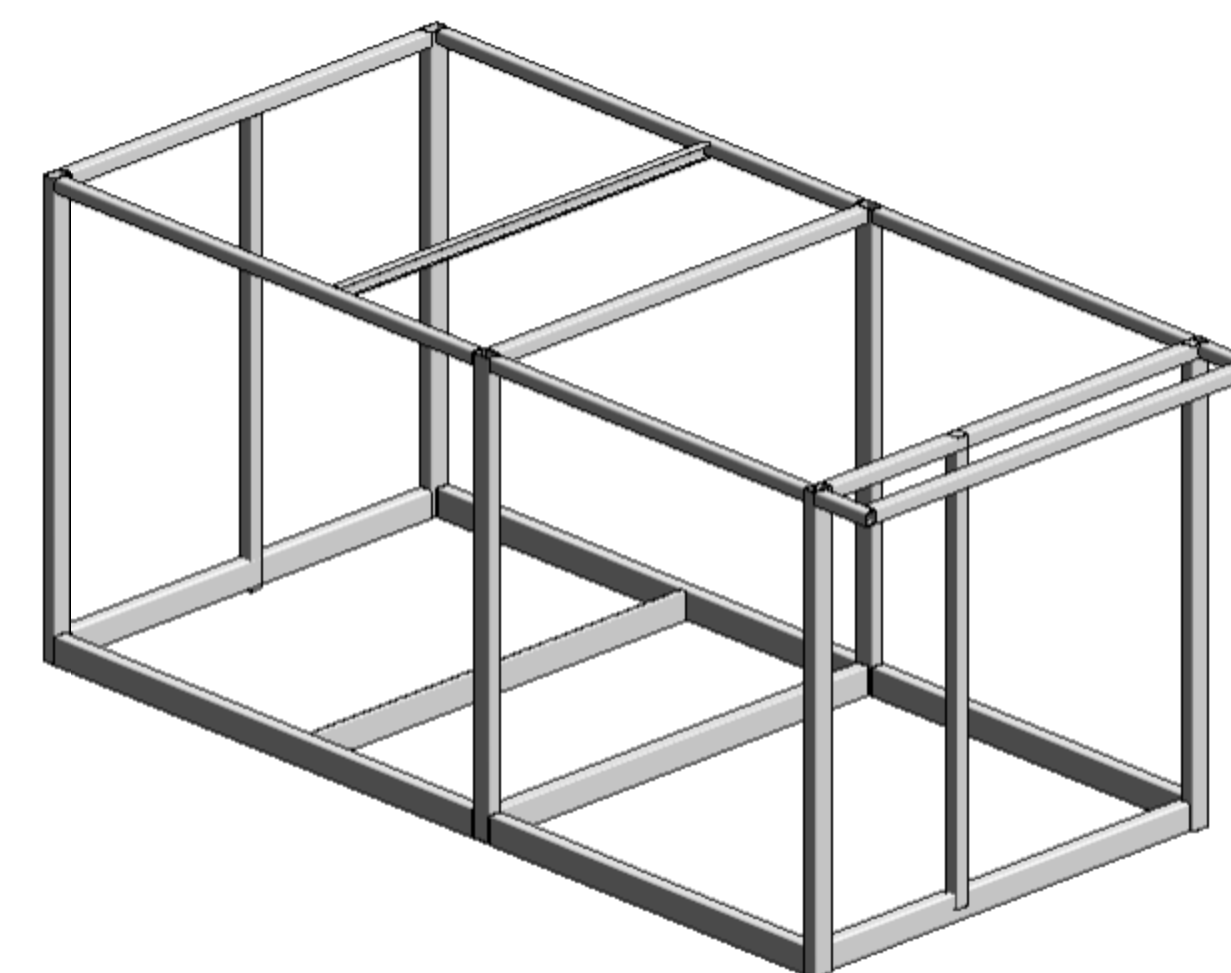
MEMBER SCHEDULE		
MARK	SIZE	REMARKS
B1	HSS8x4x3/16	
B2	HSS4x4x3/16	
B3	HSS4x4x1/2	
B4	HSS8x4x3/8	
B5	HSS6x4x1/2 FLAT	
B6	HSS6x4x5/16	
B7	HSS6x4x3/8	
B8	HSS6x4x1/2	
C1	HSS6x4x1/2	
C2	HSS6x4x5/16	
C3	HSS5x5x3/8	1'-2" LENGTH, 5/SC2.04
C4	HSS6x4x1/2	
J1	800S200-68	TYP. @ 24"o.c. MAX.
J2	400S200-54	TYP. @ 24"o.c. MAX.
J3	600S200-68	TYP. @ 24"o.c. MAX.
J4	(2)600S162-68	TYP. @ 24"o.c. BACK-TO-BACK C JOIST
J5	400S200-54	TYP. @ 8"o.c. MAX.
CC1	7"x6 3/8"x4 3/4"	CORNER CASTING
CC2	12 5/8"x7"x4 3/4"	CORNER CASTING

CORNER CASTING SCHEDULE	
MARK	DESCRIPTION
①	CORNER CASTING WITH SPIGOT AND BOLT
②	CORNER CASTING WITH SPIGOT NO BOLT

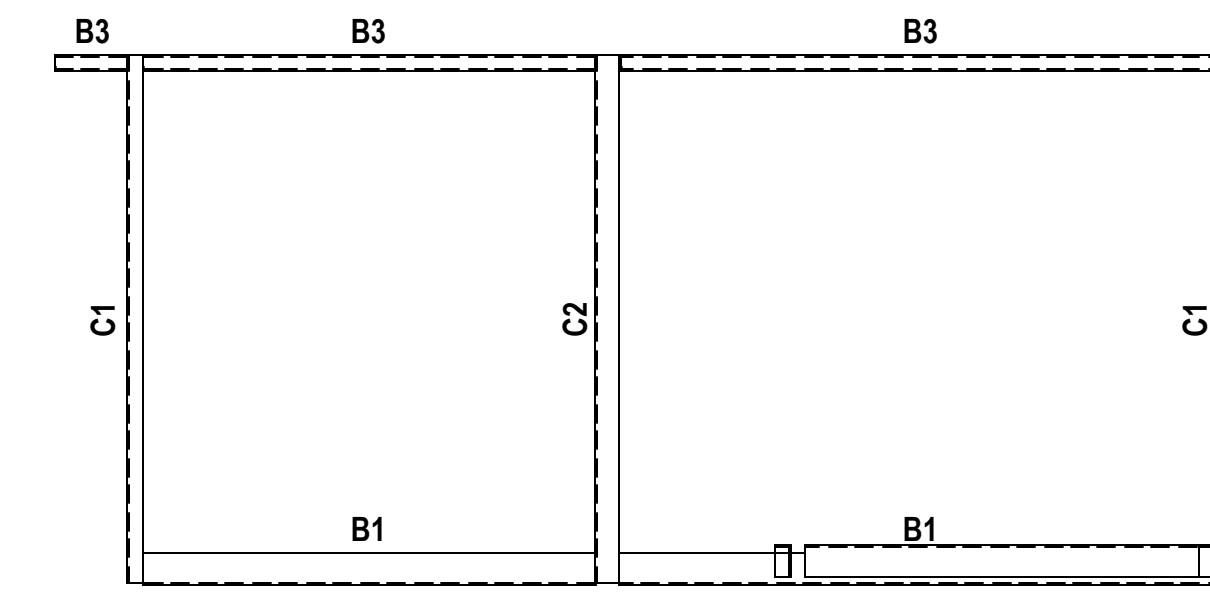
CORNER CASTING LEGEND			
BEARING SURFACE		BEARING SURFACE w/ BOLT ACCESS	
		LEFT	RIGHT
TOP	②	①	①
BOTTOM	②	①	①



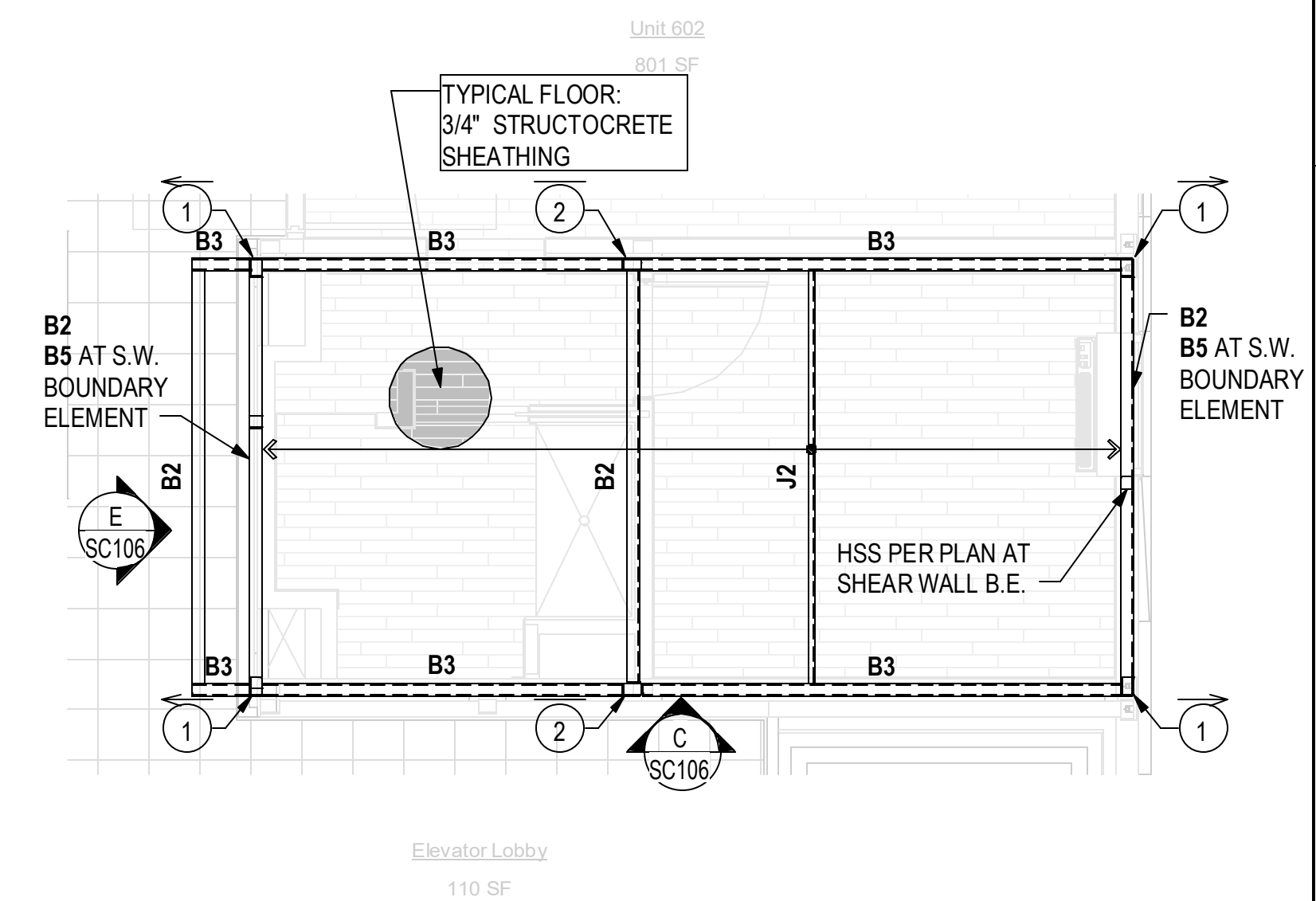
SIDE ELEVATION E
1/4" = 1'-0"



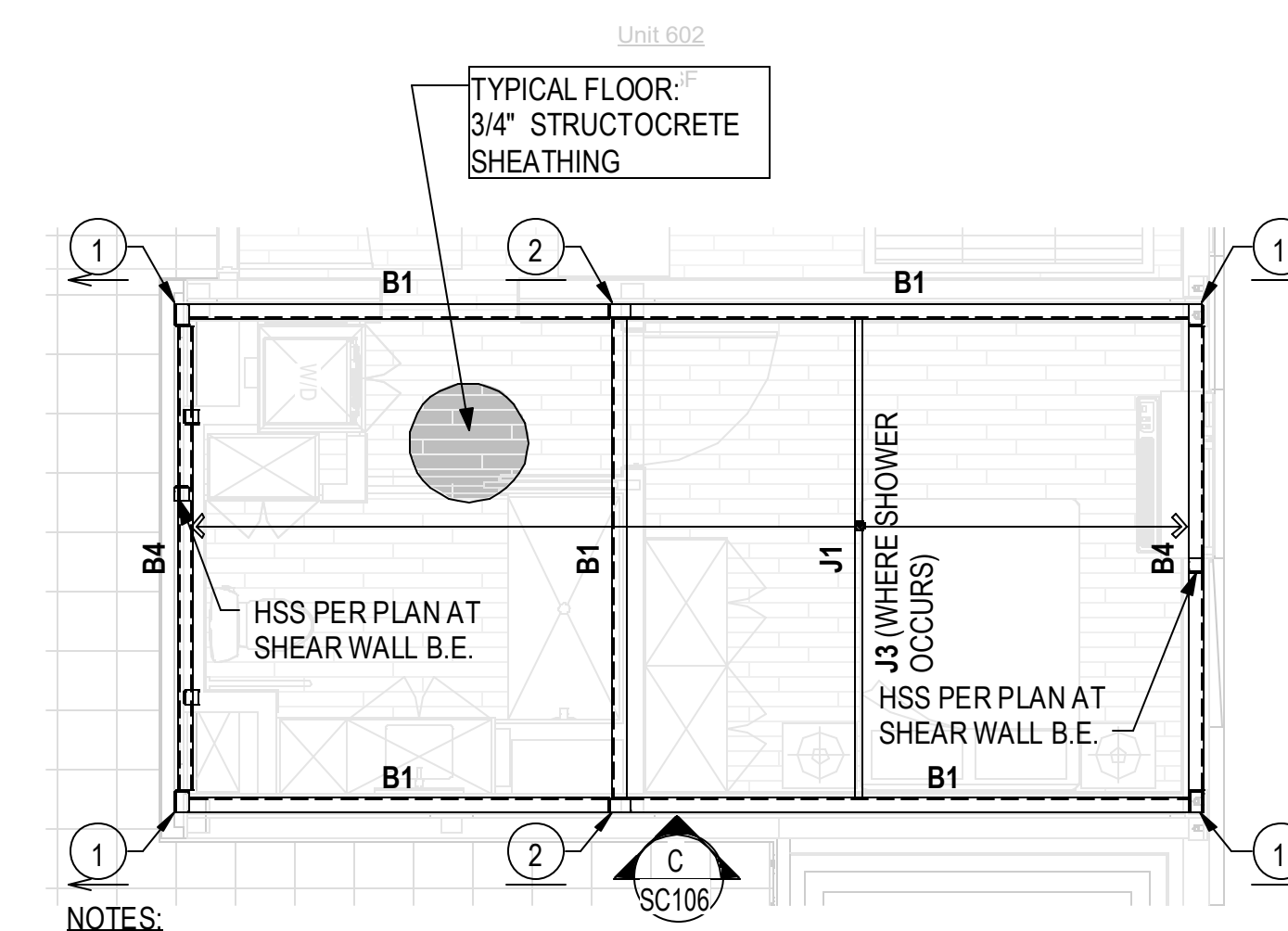
3D VIEW D



FRONT ELEVATION C
1/4" = 1'-0"



CEILING FRAMING PLAN B
1/4" = 1'-0"



FLOOR FRAMING PLAN A
1/4" = 1'-0"

- NOTES:
- USE J3 IN ALL SHOWERS.
 - ADD BUILT-UP FLOOR AND 3/4" STRUCTOCRETE SHEATHING ON TOP OF THE 3/4" STRUCTOCRETE SHEETING TO MATCH SKYDECK ELEVATION.

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REGISTERED PROFESSIONAL ENGINEER
No. 5285
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STATE OF CALIFORNIA

9/30/2022

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PROJECT ADDRESS
Owner: Joanna Ostrander
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Los Angeles, California 90016

2853 West
Construction Documents

REVISES	Rev. #	Date	Desc.
	01/17/21		BUILDING DEPARTMENT SUBMITTAL
	04/28/22		BUILDING DEPARTMENT RESUBMITTAL
	06/24/22		BUILDING DEPARTMENT RESUBMITTAL
	09/30/22		STATE SUBMITTAL
	03/17/23		ARCH. REVISION
	11/11/23		REVISION 1

SHEET INFORMATION	
SHEET TITLE	CHECKER
TYPICAL STRUCTURAL FRAMING TYPE 6	Check
PKNE	21-S009
JOB NUMBER	As indicated
SCALE	03/17/2023
DATE	ESE
DRAWN BY	Check

SHEET NUMBER
SC106

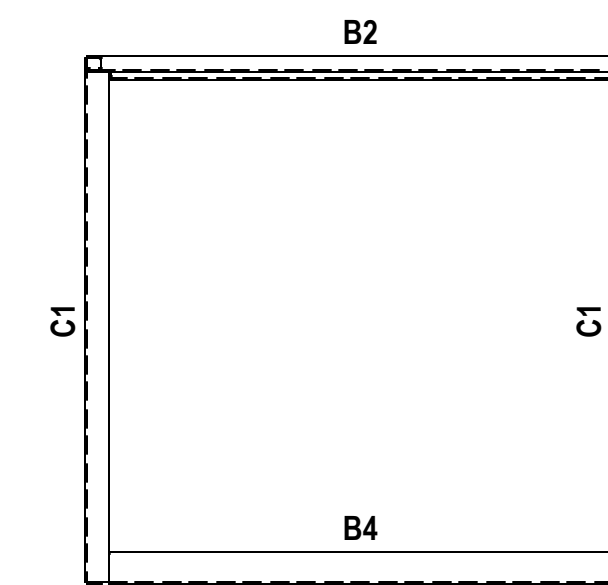
FRAMING TYPE PLAN NOTES:

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- TIE / HOLD-DOWN DEVICES WILL BE UNDER STATE REVIEW.

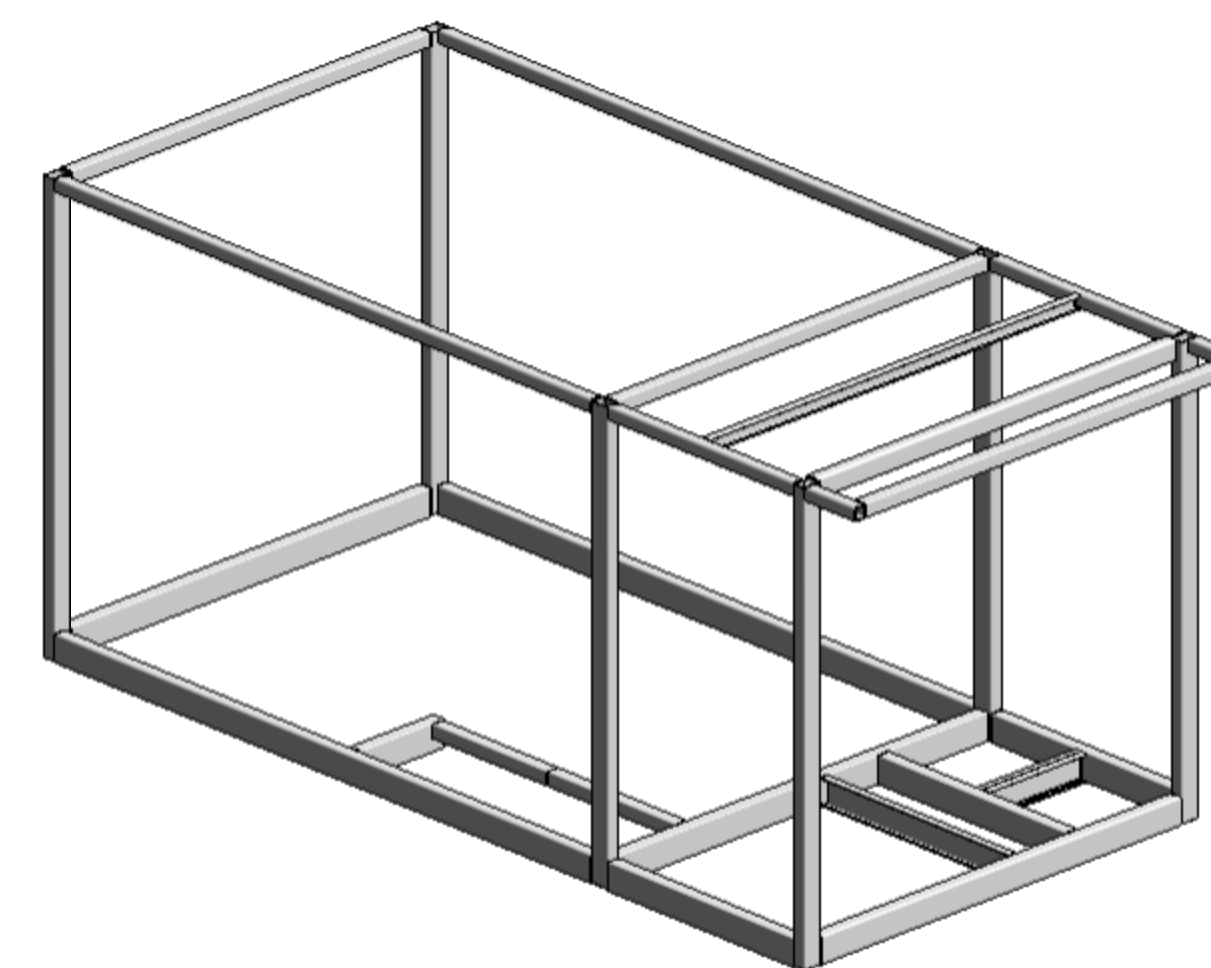
MEMBER SCHEDULE		
MARK	SIZE	REMARKS
B1	HSS8x4x3/16	
B2	HSS4x4x3/16	
B3	HSS4x4x1/2	
B4	HSS8x4x3/8	
B5	HSS6x4x1/2 FLAT	
B6	HSS6x4x5/16	
B7	HSS6x4x3/8	
B8	HSS6x4x1/2	
C1	HSS6x4x1/2	
C2	HSS6x4x5/16	
C3	HSS5x5x3/8	1'-2" LENGTH, 5/SC2.04
C4	HSS6x4x1/2	
J1	800S200-68	TYP. @ 24"o.c. MAX.
J2	400S200-54	TYP. @ 24"o.c. MAX.
J3	600S200-68	TYP. @ 24"o.c. MAX.
J4	(2)600S162-68	TYP. @ 24"o.c. BACK-TO-BACK C JOIST
J5	400S200-54	TYP. @ 8"o.c. MAX.
CC1	7"x6 3/8"x4 3/4"	CORNER CASTING
CC2	12 5/8"x7"x4 3/4"	CORNER CASTING

CORNER CASTING SCHEDULE	
MARK	DESCRIPTION
①	CORNER CASTING WITH SPIGOT AND BOLT
②	CORNER CASTING WITH SPIGOT NO BOLT

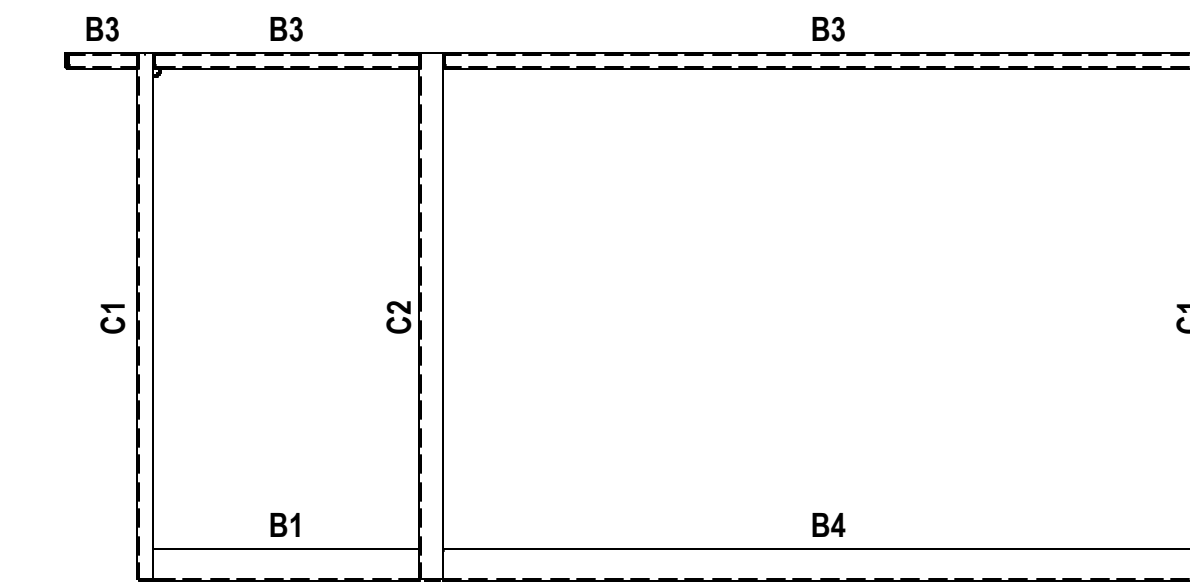
CORNER CASTING LEGEND			
BEARING SURFACE		BEARING SURFACE w/ BOLT ACCESS	
		LEFT	RIGHT
TOP	②	①	①
BOTTOM	②	①	①



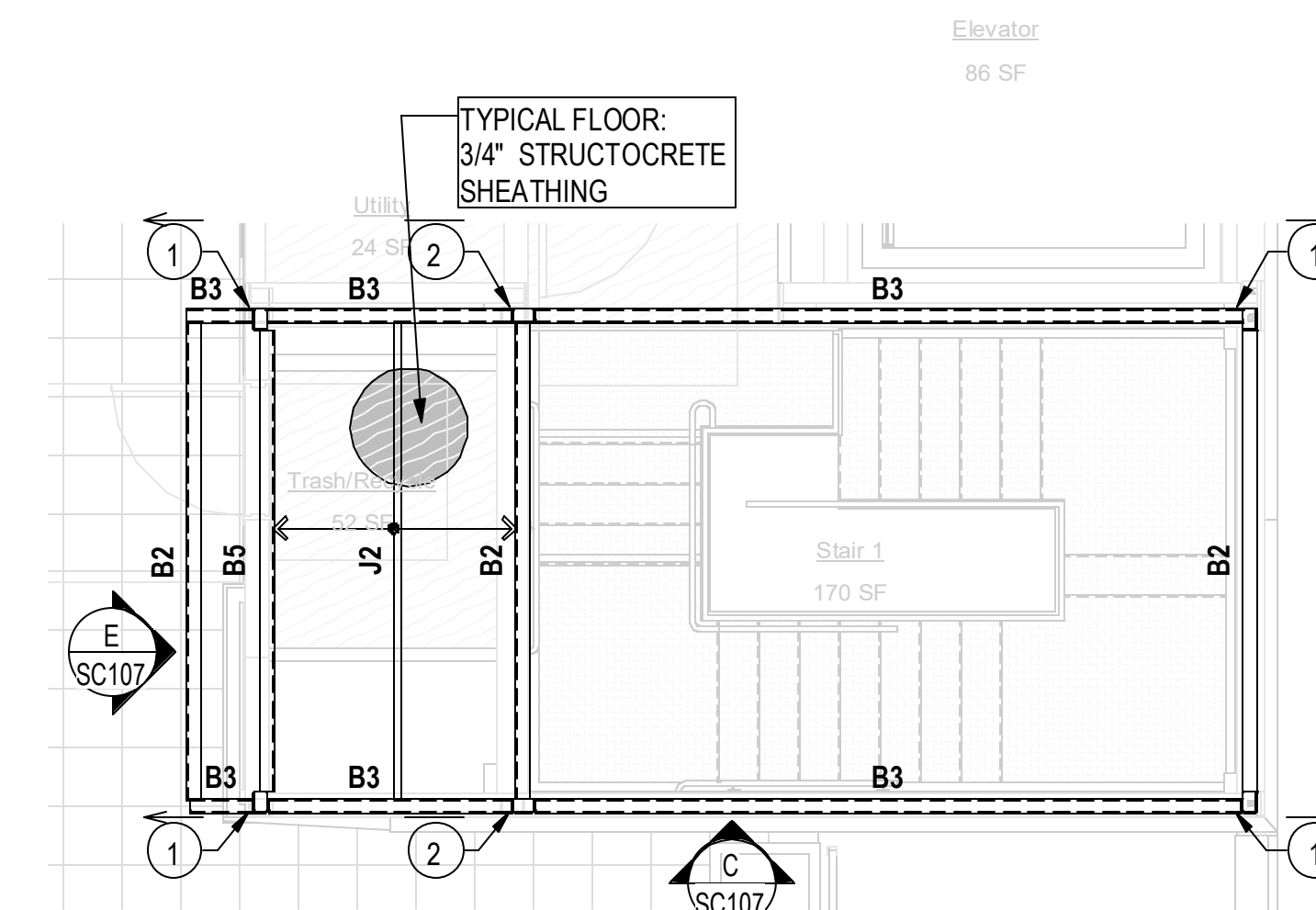
SIDE ELEVATION E
1/4" = 1'-0"



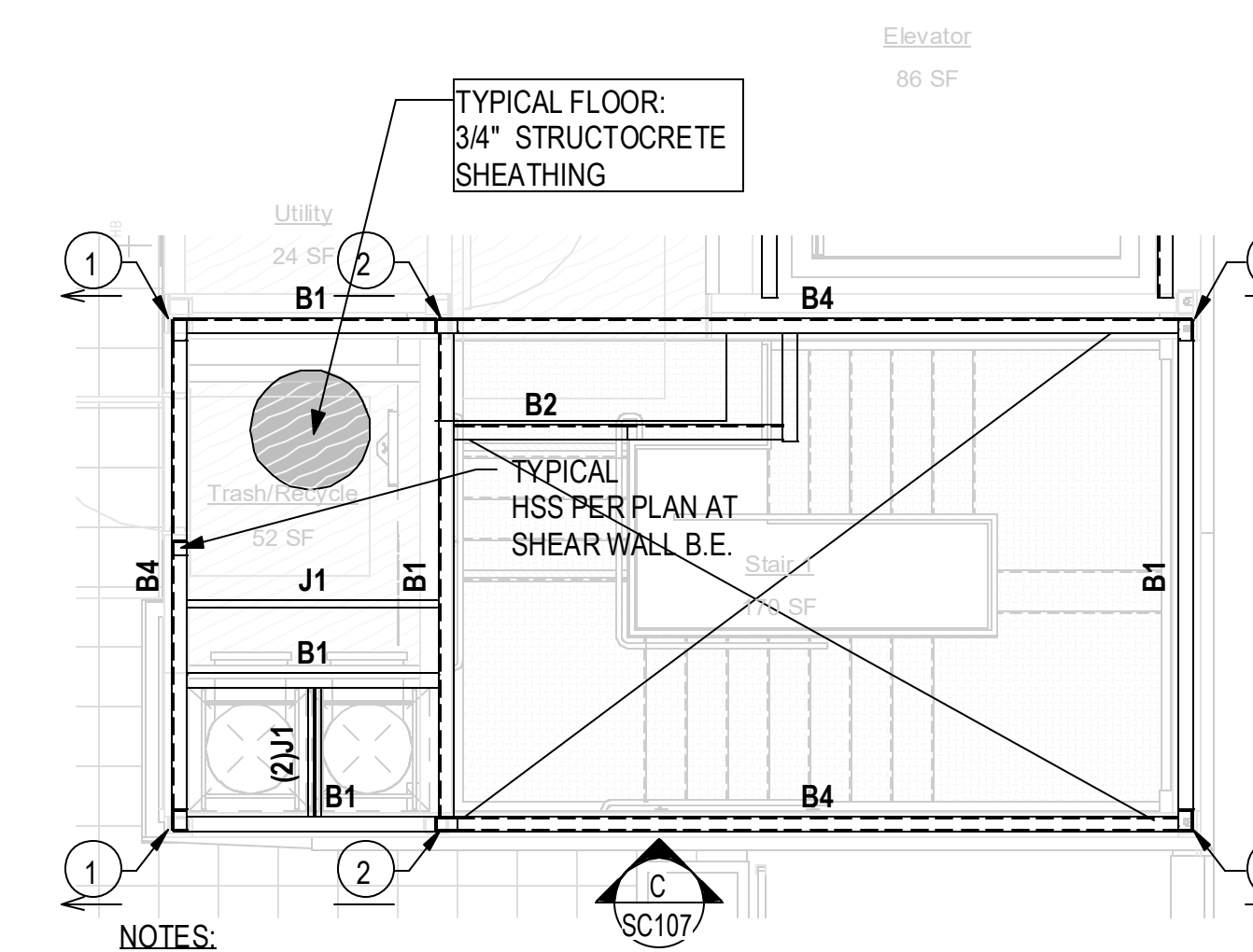
3D VIEW D



FRONT ELEVATION C
1/4" = 1'-0"



CEILING FRAMING PLAN B
1/4" = 1'-0"



NOTES:

- USE J3 IN ALL SHOWERS.
- ADD BUILT-UP FLOOR AND 3/4" STRUCTOCRETE SHEATHING ON TOP OF THE 3/4" STRUCTOCRETE SHEATHING TO MATCH SKYDECK ELEVATION.

FLOOR FRAMING PLAN A
1/4" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER
No. 5785
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STATE OF CALIFORNIA
9/30/2022

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PROJECT ADDRESS
Owner: Joanna Ostrander
2853 West Boulevard
Los Angeles, California 90016

2853 West
Construction Documents

REVISED	Rev. #	Date	Desc.
	01	01/17/21	BUILDING DEPARTMENT SUBMITTAL
	02	04/28/22	BUILDING DEPARTMENT RESUBMITTAL
	03	06/24/22	BUILDING DEPARTMENT RESUBMITTAL
	04	09/30/22	STATE SUBMITTAL
	05	03/17/23	ARCH. REVISION
	06	11/11/23	REVISION 1

SHEET INFORMATION	
SHEET TITLE	CHECKER
TYPICAL STRUCTURAL FRAMING TYPE 7	Check by
PROJECT NUMBER	21-S009
JOB NUMBER	As indicated
SCALE	03/17/2023
DATE	ESE
DRAWN BY	Check by

SHEET NUMBER
SC107

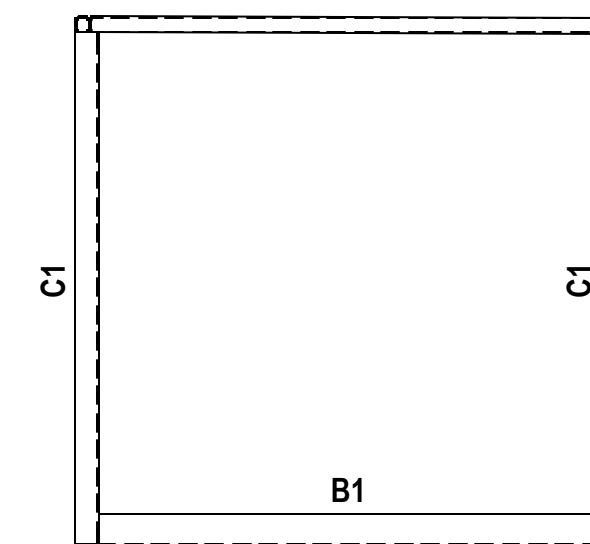
FRAMING TYPE PLAN NOTES:

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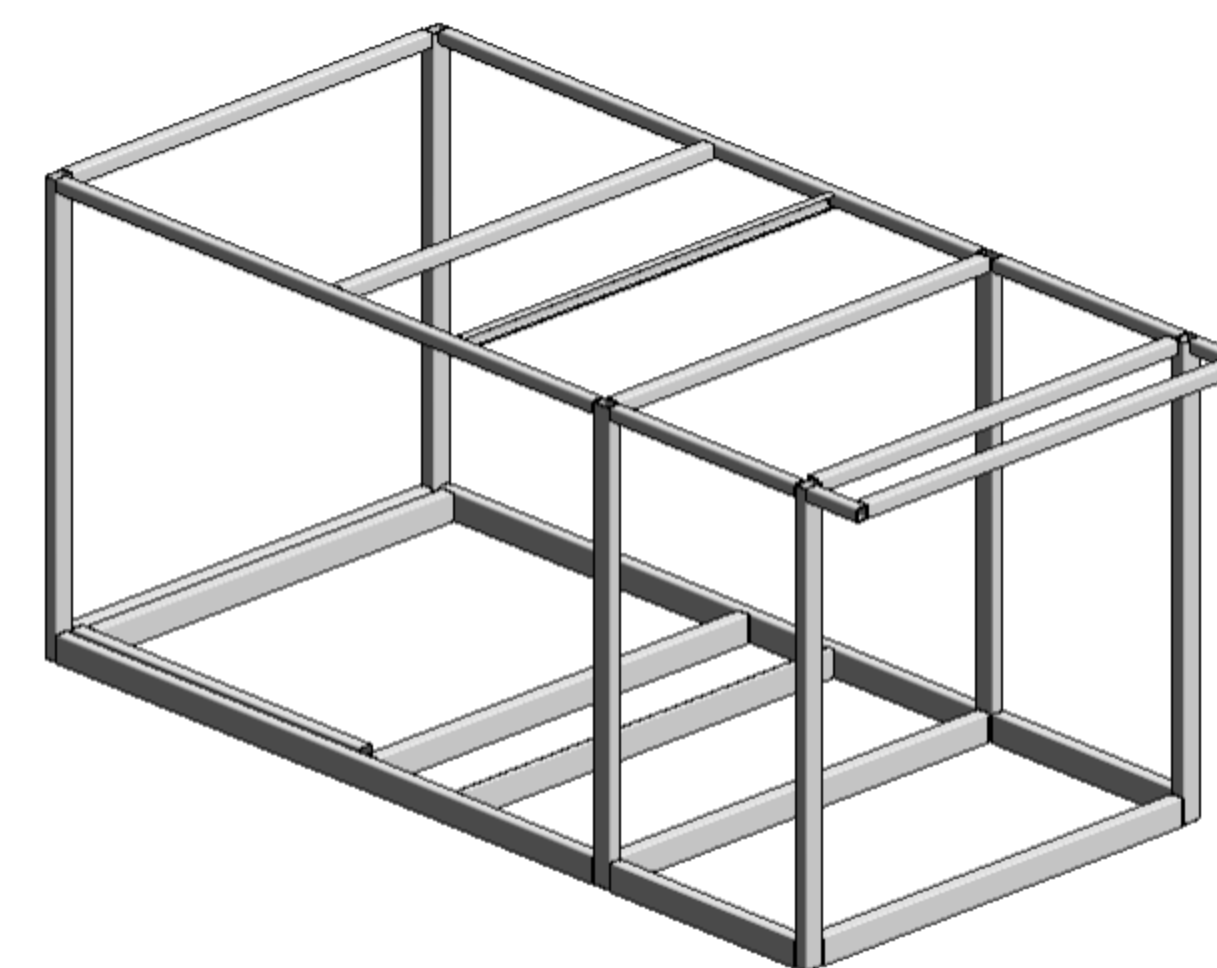
MEMBER SCHEDULE		
MARK	SIZE	REMARKS
B1	HSS8x4x3/16	
B2	HSS4x4x3/16	
B3	HSS4x4x1/2	
B4	HSS8x4x3/8	
B5	HSS6x4x1/2 FLAT	
B6	HSS6x4x5/16	
B7	HSS6x4x3/8	
B8	HSS6x4x1/2	
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C4	HSS6x4x1/2	
J1	800S200-68	TYP. @ 24"o.c. MAX.
J2	400S200-54	TYP. @ 24"o.c. MAX.
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J5	400S200-54	TYP. @ 8"o.c. MAX.
CC1	7"x6 3/8"x4 3/4"	CORNER CASTING
CC2	12 5/8"x7"x4 3/4"	CORNER CASTING

CORNER CASTING SCHEDULE	
MARK	DESCRIPTION
①	CORNER CASTING WITH SPIGOT AND BOLT
②	CORNER CASTING WITH SPIGOT NO BOLT

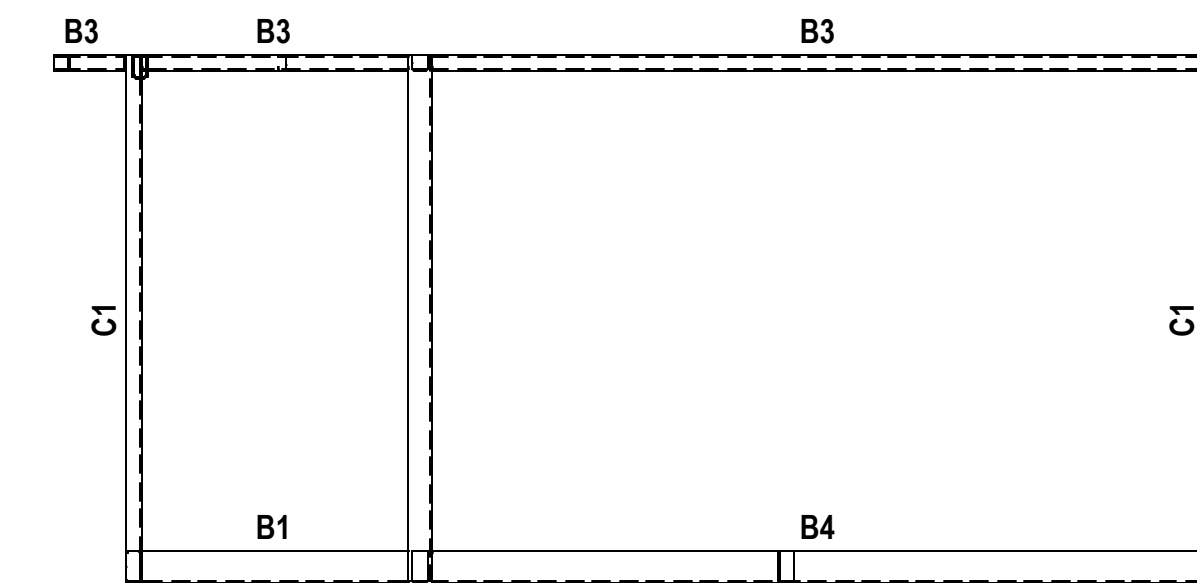
CORNER CASTING LEGEND			
BEARING SURFACE		BEARING SURFACE w/ BOLT ACCESS	
		LEFT	RIGHT
TOP	②	①	①
BOTTOM	②	①	①



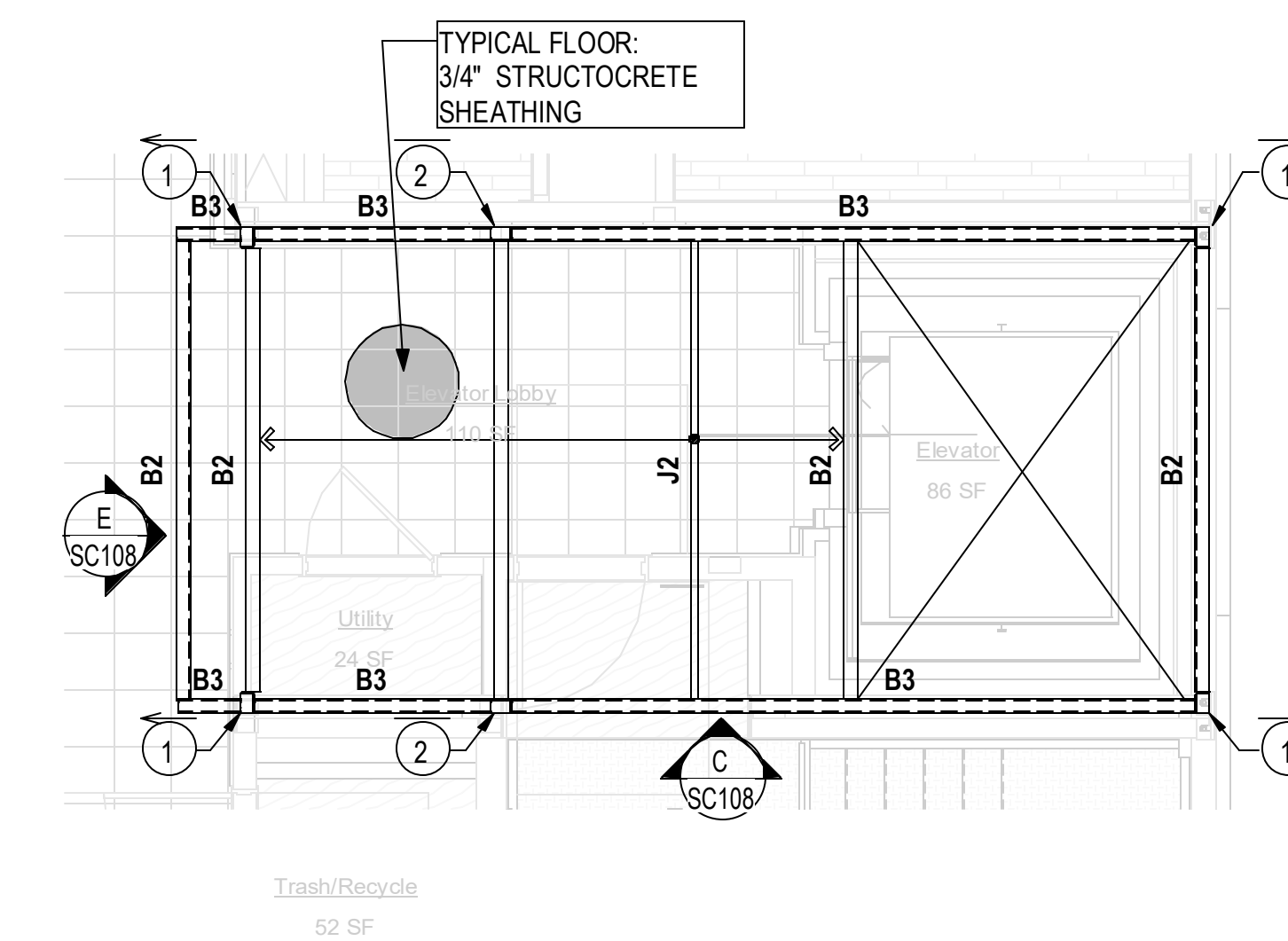
SIDE ELEVATION E
1/4" = 1'-0"



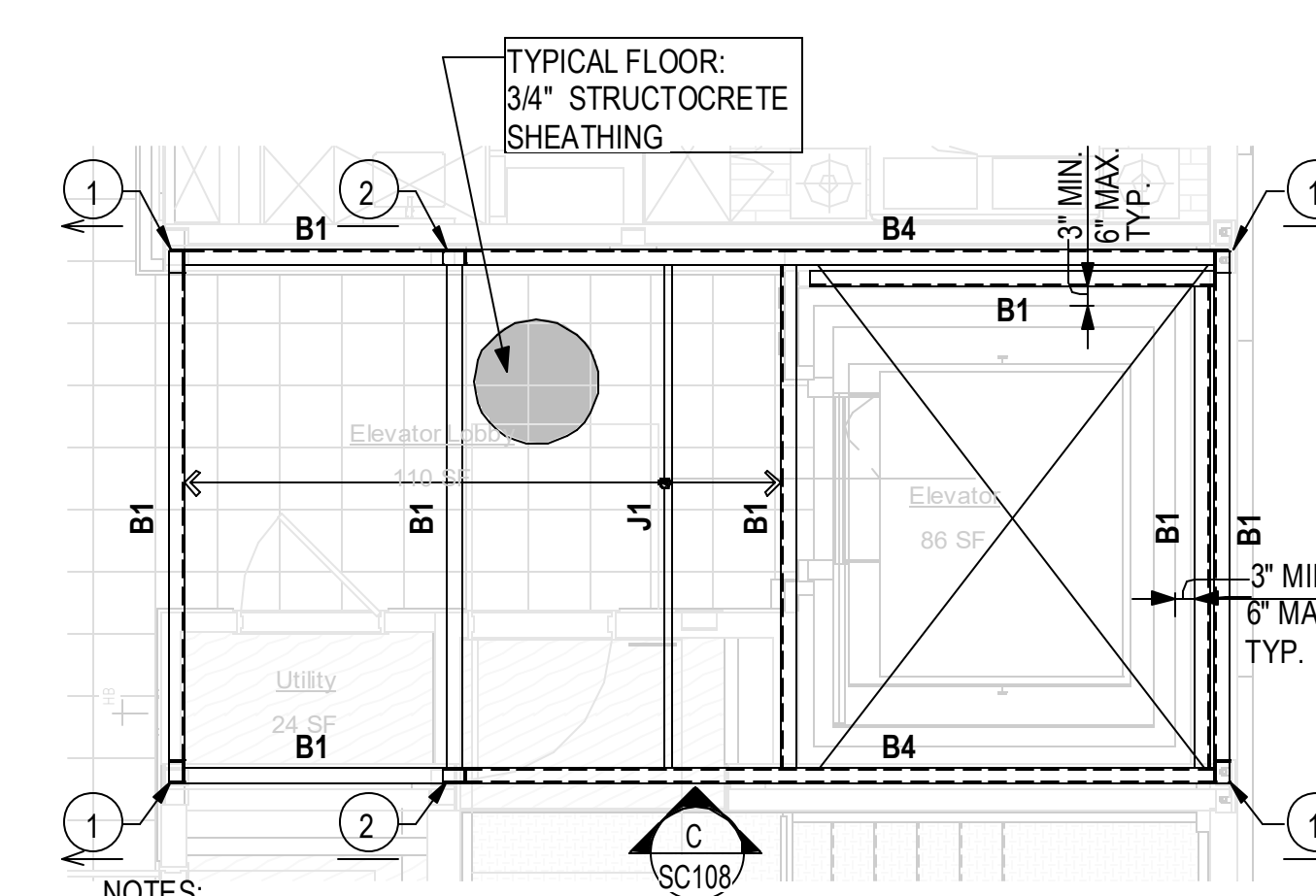
3D VIEW D



FRONT ELEVATION C
1/4" = 1'-0"



CEILING FRAMING PLAN B
1/4" = 1'-0"



NOTES:

- USE J3 IN ALL SHOWERS.
- ADD BUILT-UP FLOOR AND 3/4" STRUCTOCRETE SHEATHING ON TOP OF THE 3/4" STRUCTOCRETE SHEETING TO MATCH SKYDECK ELEVATION.

FLOOR FRAMING PLAN A
1/4" = 1'-0"

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9/30/2022

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Construction Documents

REVISIONS	Rev. #	Date	Desc.
	01/17/21		BUILDING DEPARTMENT SUBMITTAL
	04/28/22		BUILDING DEPARTMENT RESUBMITTAL
	06/24/22		BUILDING DEPARTMENT RESUBMITTAL
	09/30/22		STATE SUBMITTAL
	03/17/23		ARCH. REVISION
	11/11/23		REVISION 1

Plan Check Number	
Zoning Number	
SHEET TITLE	TYPICAL STRUCTURAL FRAMING TYPE 8
SHEET INFORMATION	Job Number: 21-S009 Scale: As indicated Date: 03/17/2023 Drawn by: ESE Checked by: ESE

SHEET NUMBER
SC108

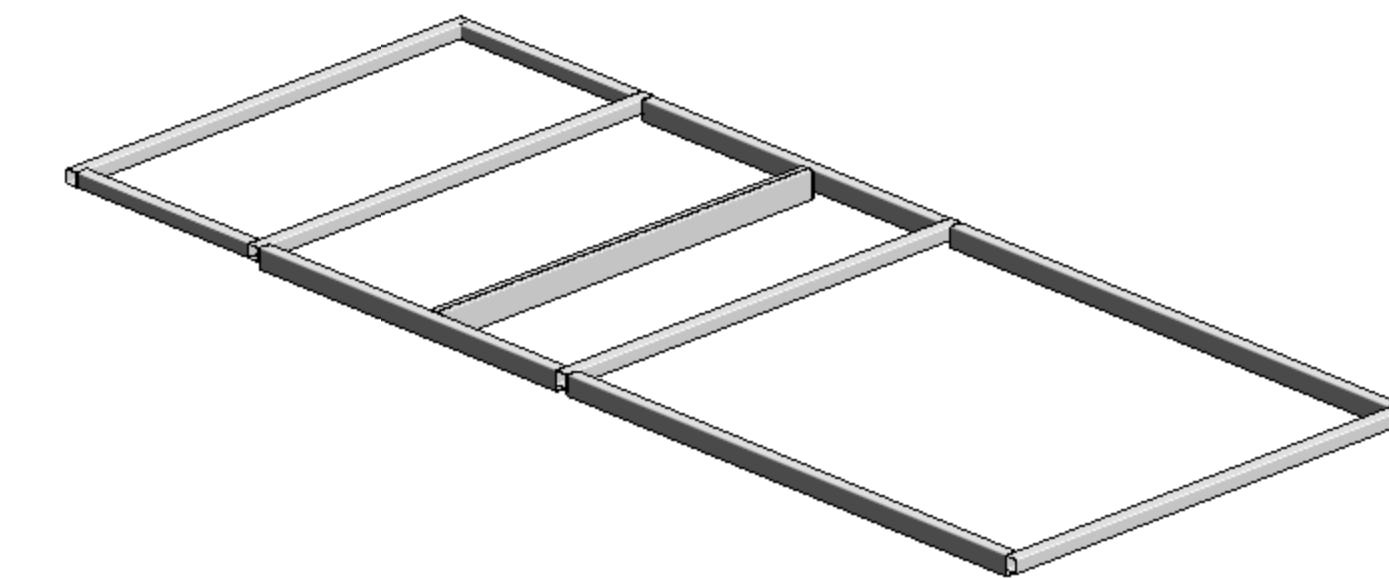
FRAMING TYPE PLAN NOTES:

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- TIE / HOLD-DOWN DEVICES WILL BE UNDER STATE REVIEW.

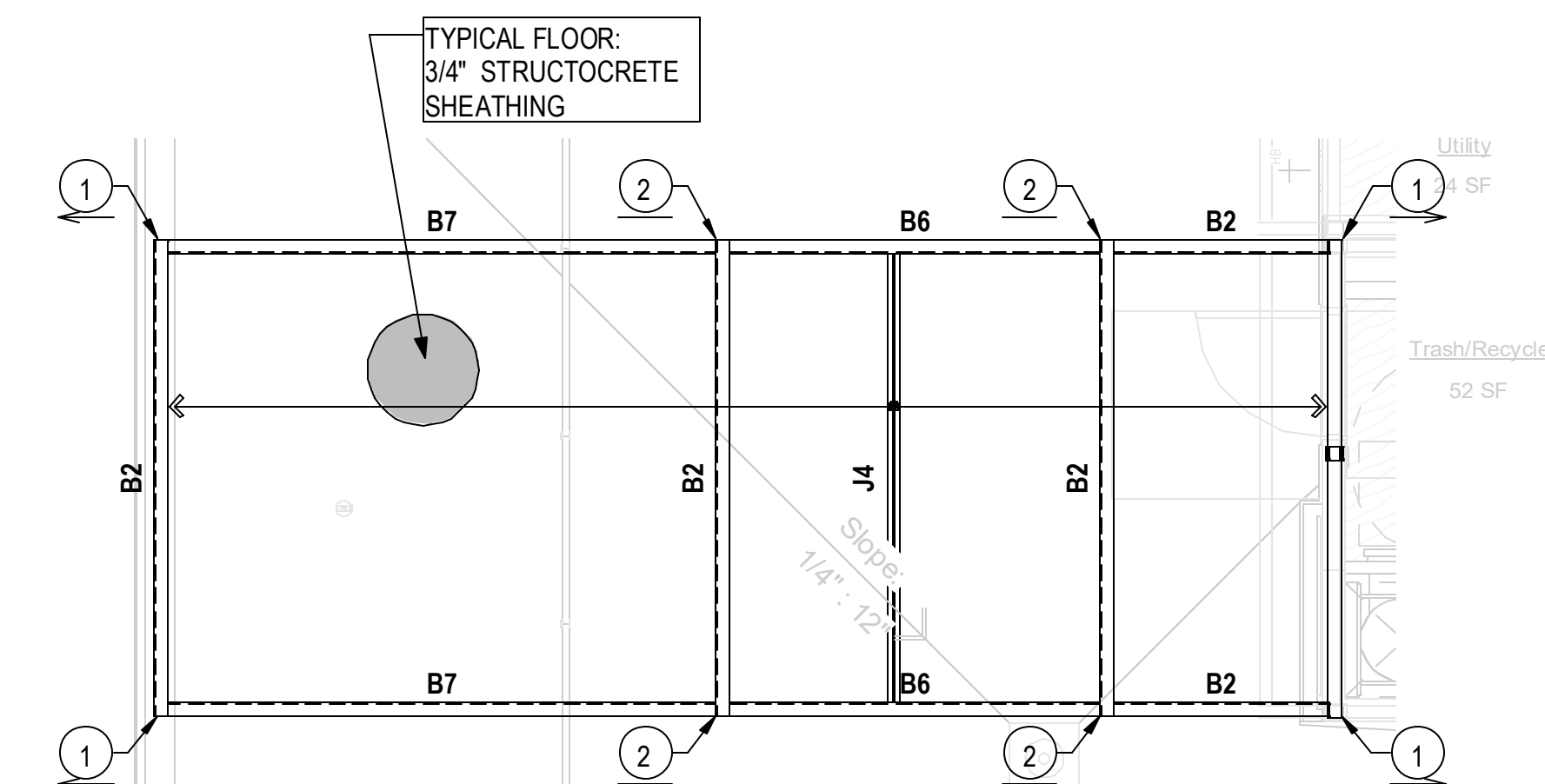
MEMBER SCHEDULE		
MARK	SIZE	REMARKS
B1	HSS8x4x3/16	
B2	HSS4x4x3/16	
B3	HSS4x4x1/2	
B4	HSS8x4x3/8	
B5	HSS6x4x1/2 FLAT	
B6	HSS6x4x5/16	
B7	HSS6x4x3/8	
B8	HSS6x4x1/2	
C1	HSS6x4x1/2	
C2	HSS6x4x5/16	
C3	HSS5x5x3/8	1'-2" LENGTH, 5/SC2.04
C4	HSS6x4x1/2	
J1	800S200-68	TYP. @ 24"o.c. MAX.
J2	400S200-54	TYP. @ 24"o.c. MAX.
J3	600S200-68	TYP. @ 24"o.c. MAX.
J4	(2)600S162-68	TYP. @ 24"o.c. BACK-TO-BACK C JOIST
J5	400S200-54	TYP. @ 8"o.c. MAX.
CC1	7"x6 3/8"x4 3/4"	CORNER CASTING
CC2	12 5/8"x7"x4 3/4"	CORNER CASTING

CORNER CASTING SCHEDULE	
MARK	DESCRIPTION
①	CORNER CASTING WITH SPIGOT AND BOLT
②	CORNER CASTING WITH SPIGOT NO BOLT

CORNER CASTING LEGEND			
BEARING SURFACE		BEARING SURFACE w/ BOLT ACCESS	
		LEFT	RIGHT
TOP	②	①	①
BOTTOM	②	①	①



3D VIEW **B**



FLOOR FRAMING PLAN **A**
1/4" = 1'-0"

ARCHITECT
b|ARCH
 Justin Brechtel, AIA
 6740 Hillpark Drive, #102
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PROJECT ADDRESS

Owner: Joanna Ostrander
 2853 West Boulevard
 Los Angeles, California 90016

2853 West
 Construction Documents

REVISED	Rev. #	Date	Desc.
	01	01/17/21	BUILDING DEPARTMENT SUBMITTAL
	02	04/28/22	BUILDING DEPARTMENT RESUBMITTAL
	03	06/24/22	BUILDING DEPARTMENT RESUBMITTAL
	04	09/30/22	STATE SUBMITTAL
	05	03/17/23	ARCH. REVISION
	06	11/11/23	REVISION 1

Plan Check Number

Zoning Number

SHEET TITLE

TYPICAL STRUCTURAL CASSETTE TYPE 2

SHEET INFORMATION

Job NUMBER: 21-S009
 SCALE: As indicated
 DATE: 03/17/2023
 DRAWN BY: ESE
 CHECK BY: [Blank]
 CHECKER: [Blank]

SHEET NUMBER

SC110

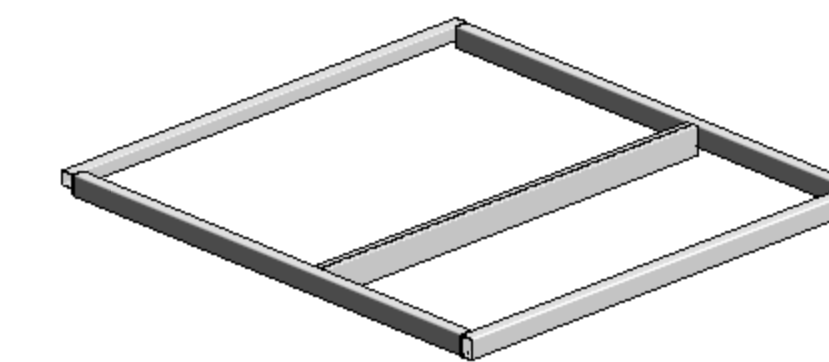
FRAMING TYPE PLAN NOTES:

- FOR GENERAL NOTES AND TYPICAL DETAILS, SEE S0 SERIES SHEETS. FOR MODULE TYPICAL DETAILS, SEE S5 SERIES
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO THE START OF WORK.
- SEE MECHANICAL, ELECTRICAL, PLUMBING, AND SPRINKLER DRAWINGS FOR LOCATIONS OF PIPES, DUCTS, AND CHASES.
- ALL REQUIREMENTS AND DESIGN FOR TRANSPORTATION, SHIPPING, AND LIFTING ARE PER MODULE FABRICATOR.
- FLOOR SHEATHING SHALL BE STRUCTOCRETE (ICC #ESR-1792) w/#8-18 SENCO SELF DRILLING SCREWS (ICC #ESR-4826) @8"o.c. ON PANEL EDGES (EDGE NAILING E.N.), 12" TO ALL INTERMEDIATE FRAMING MEMBERS (FIELD NAILING F.N.). SEE 2/SC401 FOR FASTENER INFORMATION.
- SEE TYPICAL DIAPHRAGM PLATE FOR WELDING TO FRAMING MEMBERS AND SPLICE DETAIL. INDICATE, ON TOP OF THE DIAPHRAGM PLATE, ALL LOCATIONS OF JOISTS/BEAMS BENEATH.
- JOIST, BEAMS AND COLUMNS CONNECTIONS TO SUPPORTING MEMBERS SHALL BE PER TYPICAL CONNECTION SCHEDULES.
- TIE / HOLD-DOWN DEVICES WILL BE UNDER STATE REVIEW.

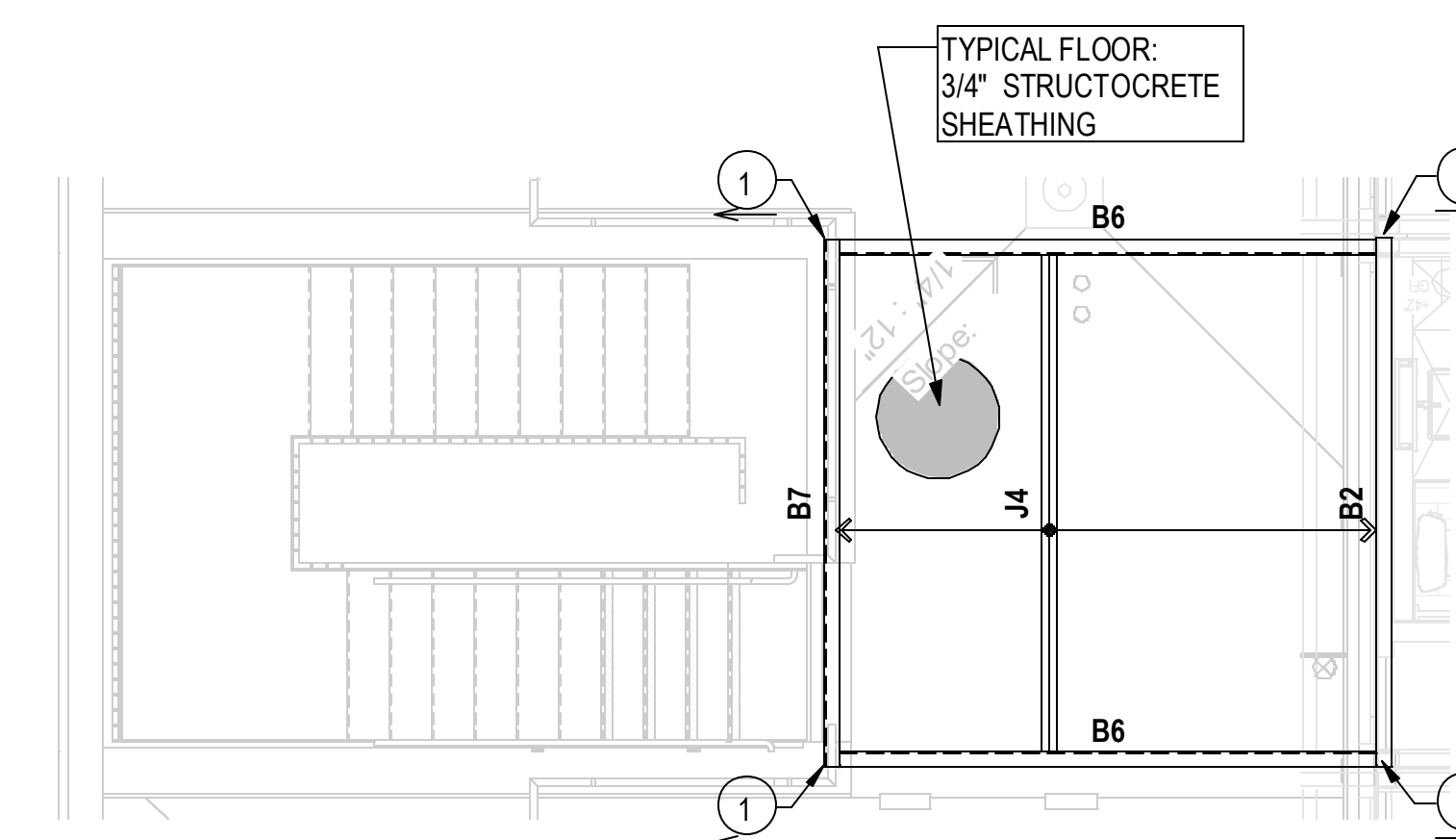
MEMBER SCHEDULE		
MARK	SIZE	REMARKS
B1	HSS8x4x3/16	
B2	HSS4x4x3/16	
B3	HSS4x4x1/2	
B4	HSS8x4x3/8	
B5	HSS6x4x1/2 FLAT	
B6	HSS6x4x5/16	
B7	HSS6x4x3/8	
B8	HSS6x4x1/2	
C1	HSS6x4x1/2	
C2	HSS6x4x5/16	
C3	HSS5x5x3/8	1'-2" LENGTH, 5/SC2.04
C4	HSS6x4x1/2	
J1	800S200-68	TYP. @ 24"o.c. MAX.
J2	400S200-54	TYP. @ 24"o.c. MAX.
J3	600S200-68	TYP. @ 24"o.c. MAX.
J4	(2)600S162-68	TYP. @ 24"o.c. BACK-TO-BACK C JOIST
J5	400S200-54	TYP. @ 8"o.c. MAX.
CC1	7"x6 3/8"x4 3/4"	CORNER CASTING
CC2	12 5/8"x7"x4 3/4"	CORNER CASTING

CORNER CASTING SCHEDULE	
MARK	DESCRIPTION
①	CORNER CASTING WITH SPIGOT AND BOLT
②	CORNER CASTING WITH SPIGOT NO BOLT

CORNER CASTING LEGEND			
BEARING SURFACE		BEARING SURFACE w/ BOLT ACCESS	
		LEFT	RIGHT
TOP	②	①	①
BOTTOM	②	①	①



3D VIEW **B**



FLOOR FRAMING PLAN **A**
1/4" = 1'-0"

ARCHITECT

b|ARCH

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PROJECT ADDRESS

Owner: Joanna Ostrander
2853 West Boulevard
Los Angeles, California 90016

PROJECT TITLE

2853 West
Construction Documents

REVISIONS

Rev. #	Date	Desc.
09/17/21		BUILDING DEPARTMENT SUBMITTAL
04/28/22		BUILDING DEPARTMENT RESUBMITTAL
06/24/22		BUILDING DEPARTMENT RESUBMITTAL
09/30/22		STATE SUBMITTAL
03/17/23		ARCH. REVISION
11/11/23		REVISION 1

Plan Check Number

Zoning Number

SHEET TITLE

TYPICAL STRUCTURAL CASSETTE TYPE 3

SHEET INFORMATION

PKNE	JOB NUMBER	SCALE	DATE	DRAWN BY	CHECK BY
	21-S009	As indicated	03/17/2023	ESE	

CHECKER

21-S009

As indicated

03/17/2023

ESE

CHECK BY

21-S009

As indicated

03/17/2023

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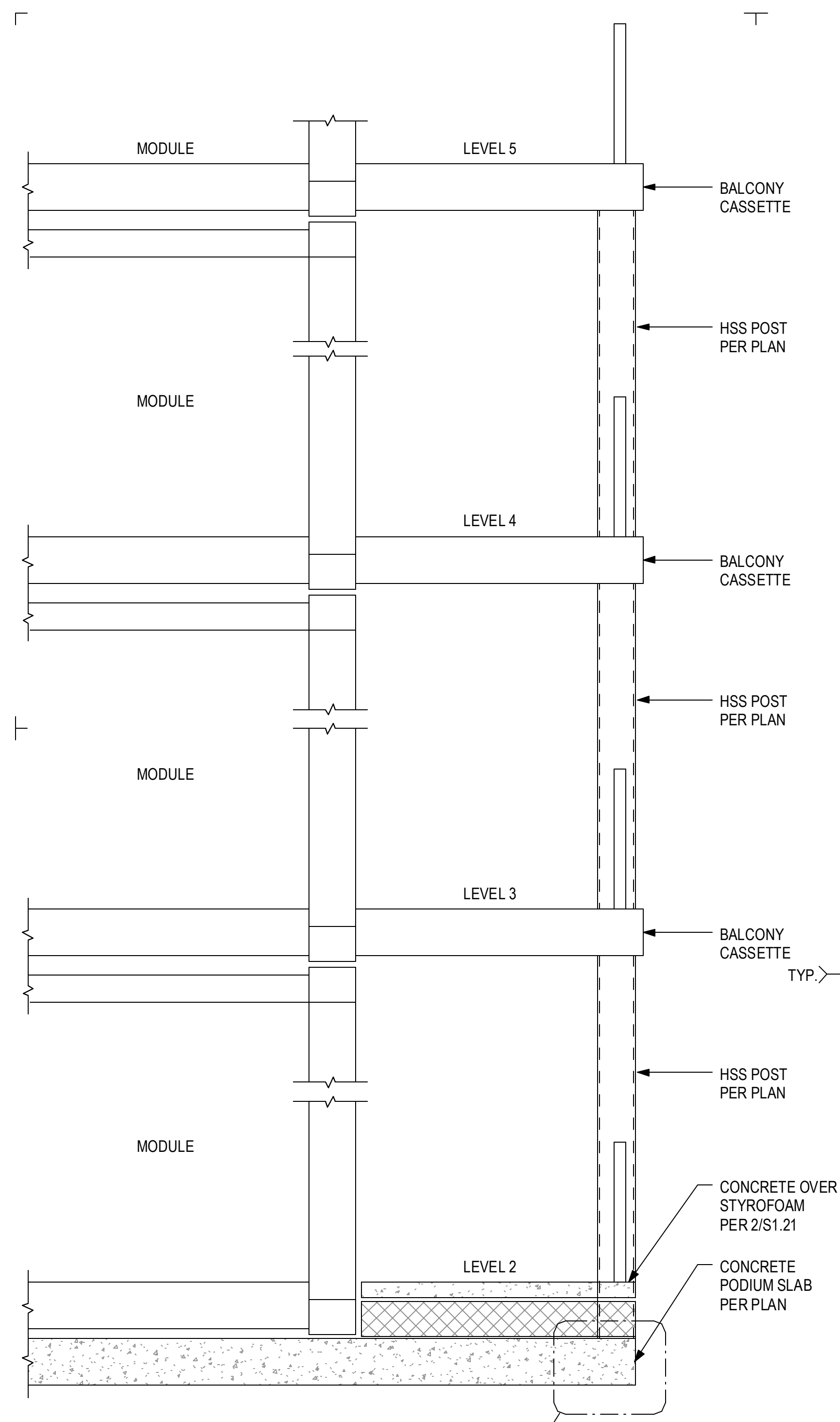
21-S009

As indicated

03/17/2023

ESE

CHECKER

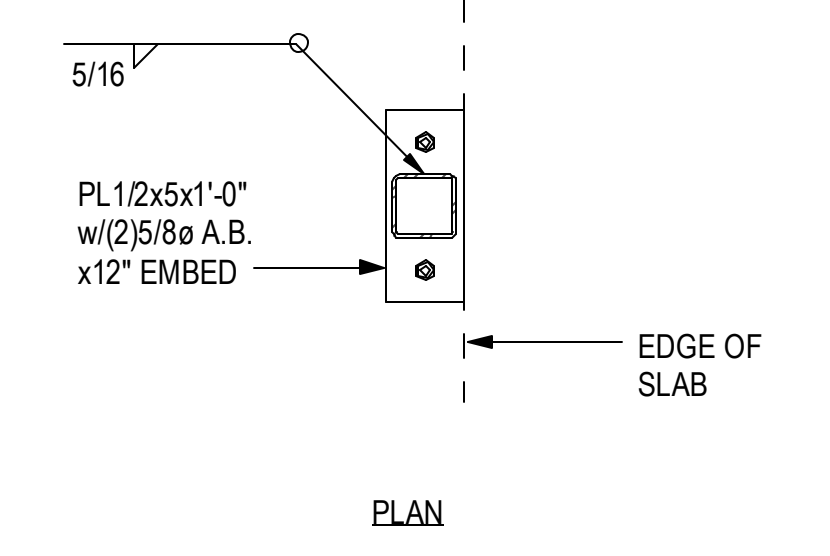
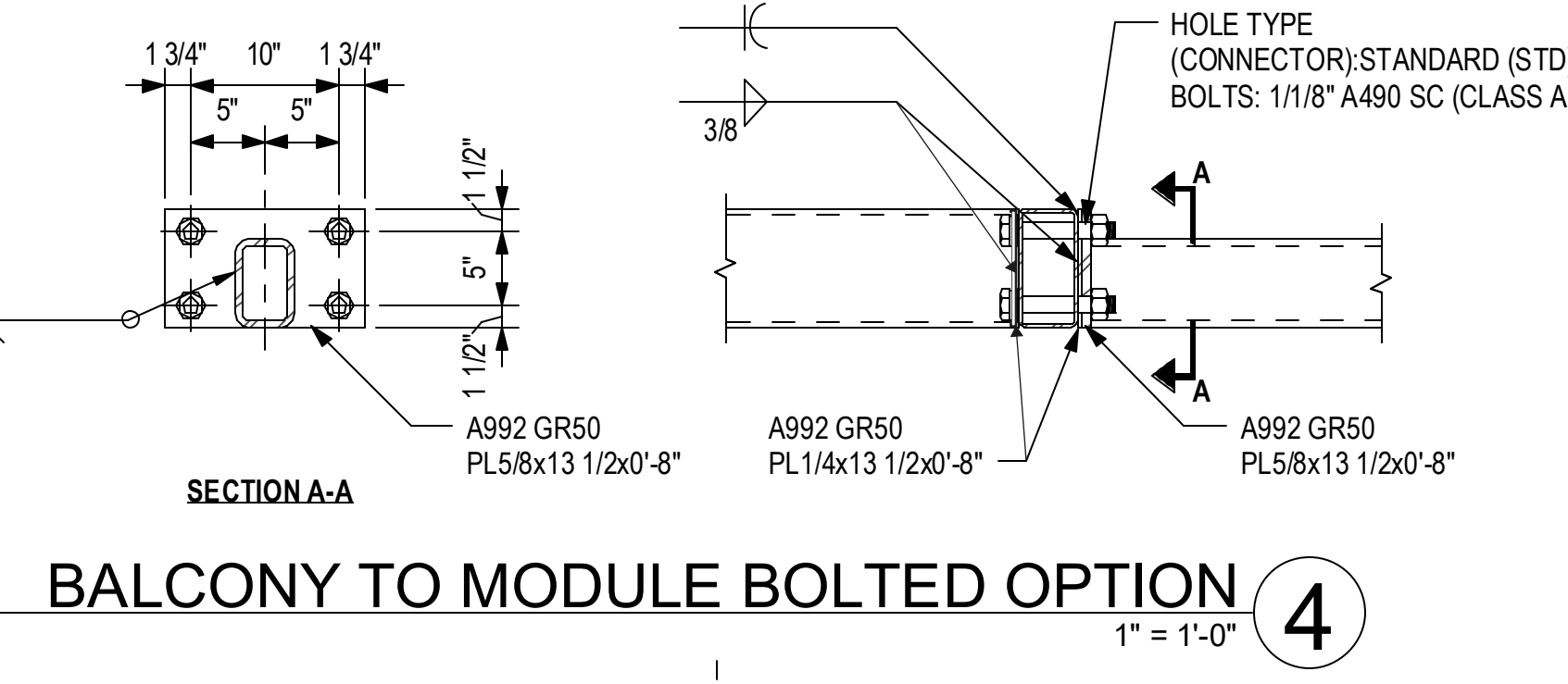
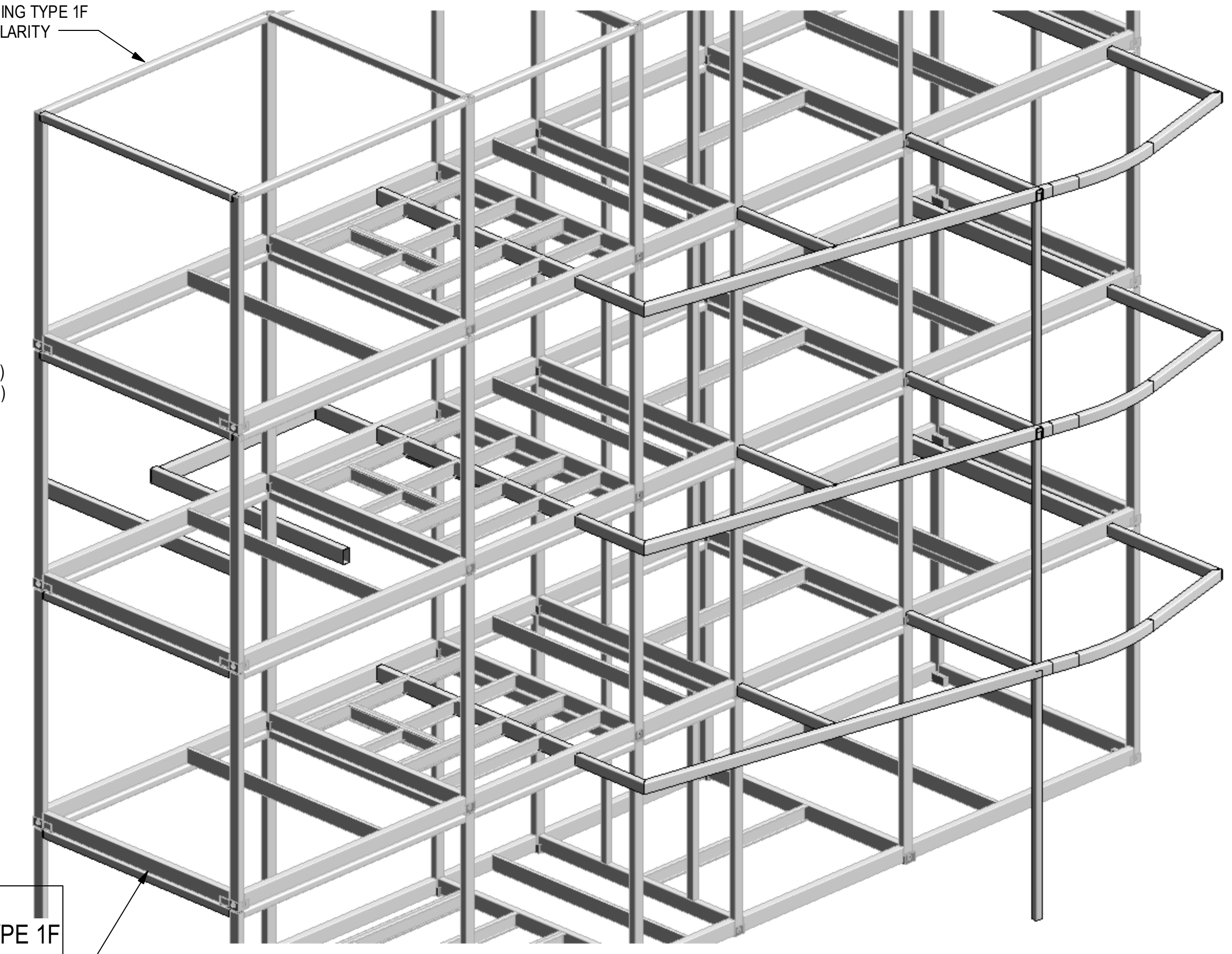


MEMBER SCHEDULE		
MARK	SIZE	REMARKS
B1	HSS8x4x3/16	
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B3	HSS4x4x1/2	
B4	HSS8x4x3/8	
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CORNER CASTING LEGEND			
BEARING SURFACE	BEARING SURFACE w/ BOLT ACCESS		
	LEFT	RIGHT	
TOP	①	①	①
BOTTOM	②	①	①

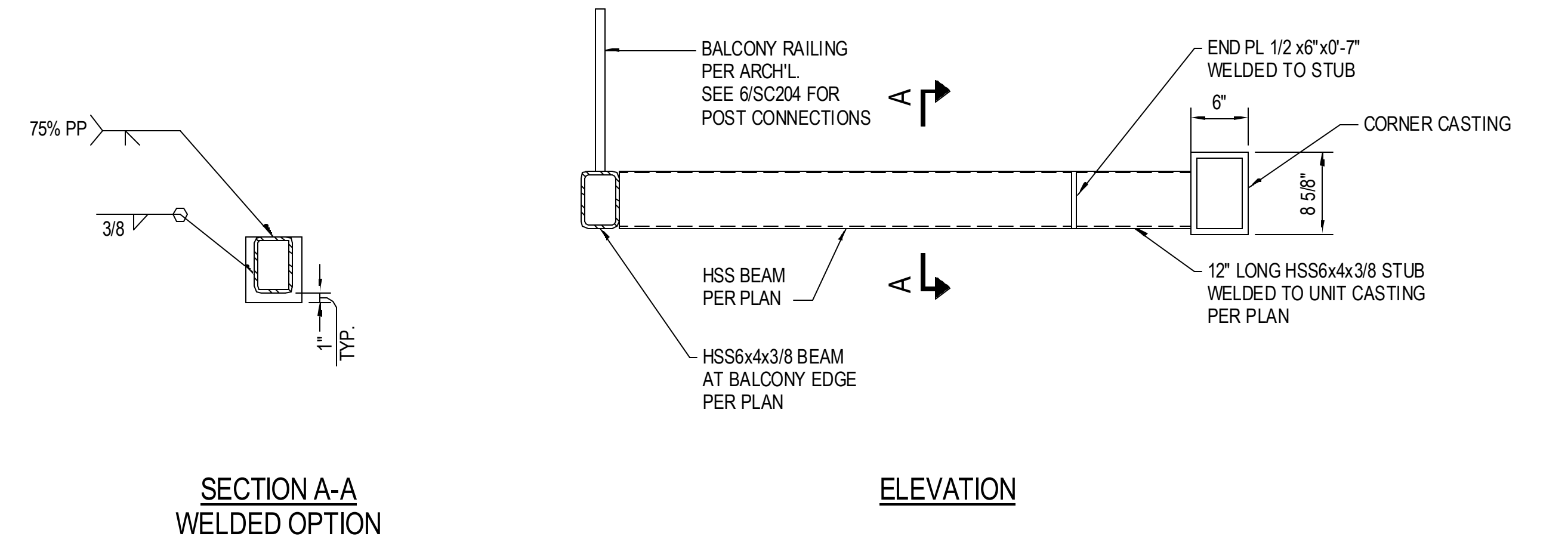
CORNER CASTING SCHEDULE	
MARK	DESCRIPTION
①	CORNER CASTING WITH SPIGOT AND BOLT
②	CORNER CASTING WITH SPIGOT NO BOLT

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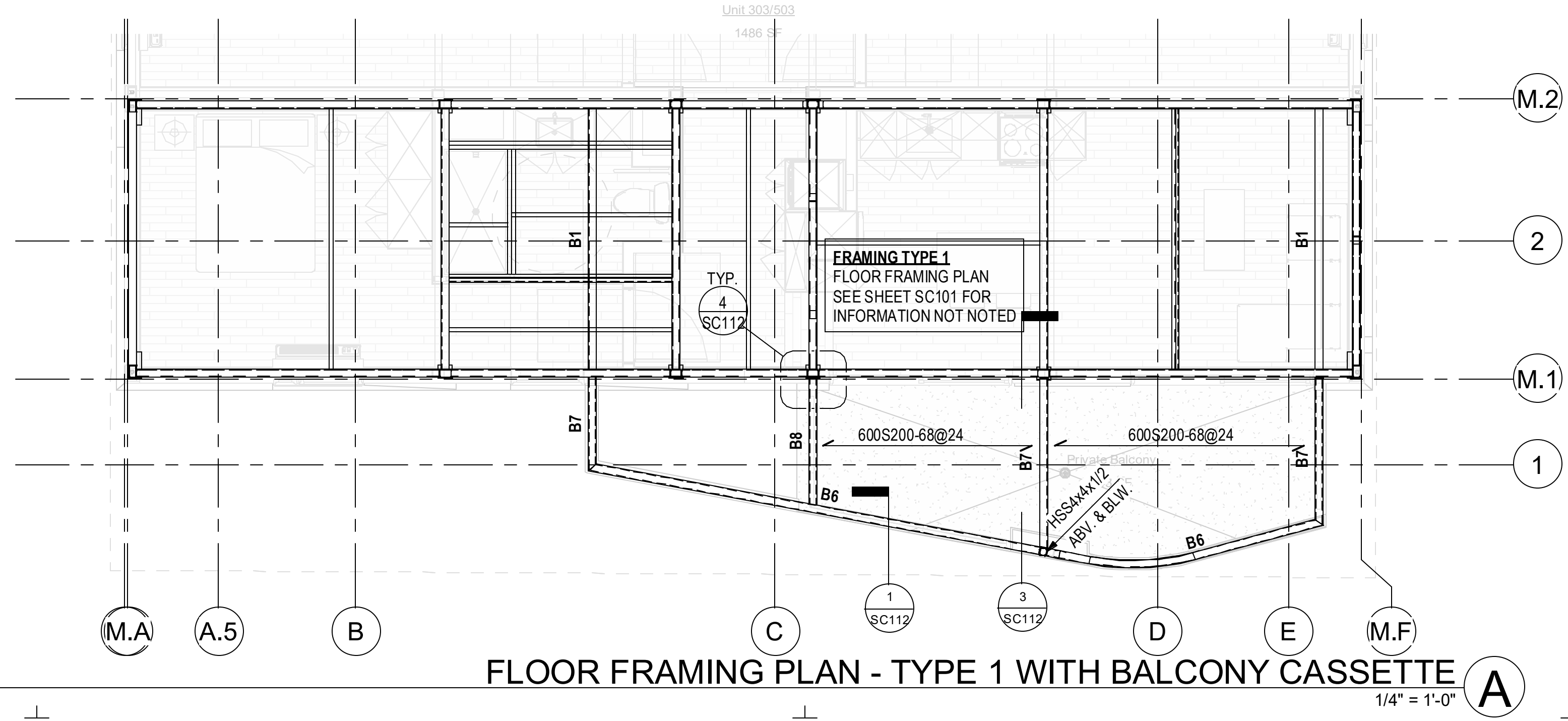


SECTION 3
1" = 1'-0"

DETAIL 2
1" = 1'-0"



BALCONY OUTRIGGER TO STUD CONNECTION DETAIL 1
1" = 1'-0"



FLOOR FRAMING PLAN - TYPE 1 WITH BALCONY CASSETTE A
1/4" = 1'-0"

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Englekirk
STRUCTURAL ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
No. 5385
STRUCTURAL
STATE OF CALIFORNIA

9/30/2022

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PROJECT ADDRESS
2853 West Boulevard
Los Angeles, California 90016

PROJECT TITLE
2853 West
Construction Documents

Rev. #	Date	Desc.
09/17/21		BUILDING DEPARTMENT SUBMITTAL
04/28/22		BUILDING DEPARTMENT RESUBMITTAL
06/24/22		BUILDING DEPARTMENT RESUBMITTAL
09/30/22		STATE SUBMITTAL
03/17/23		ARCH. REVISION
11/11/23		REVISION 1

Owner: Joanna Ostrander
2853 West Boulevard
Los Angeles, California 90016

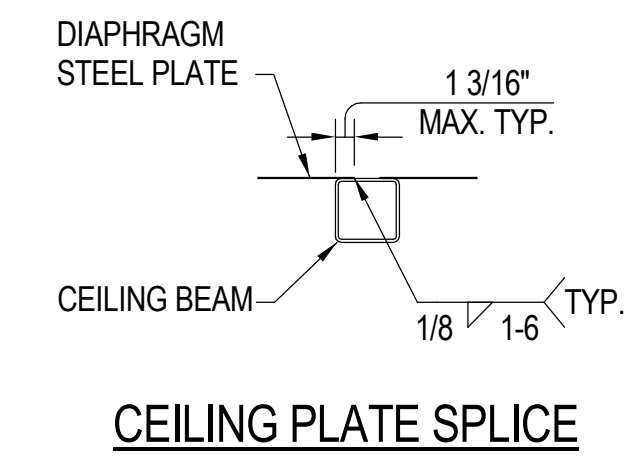
Plan Check Number
Zoning Number

SHEET INFORMATION

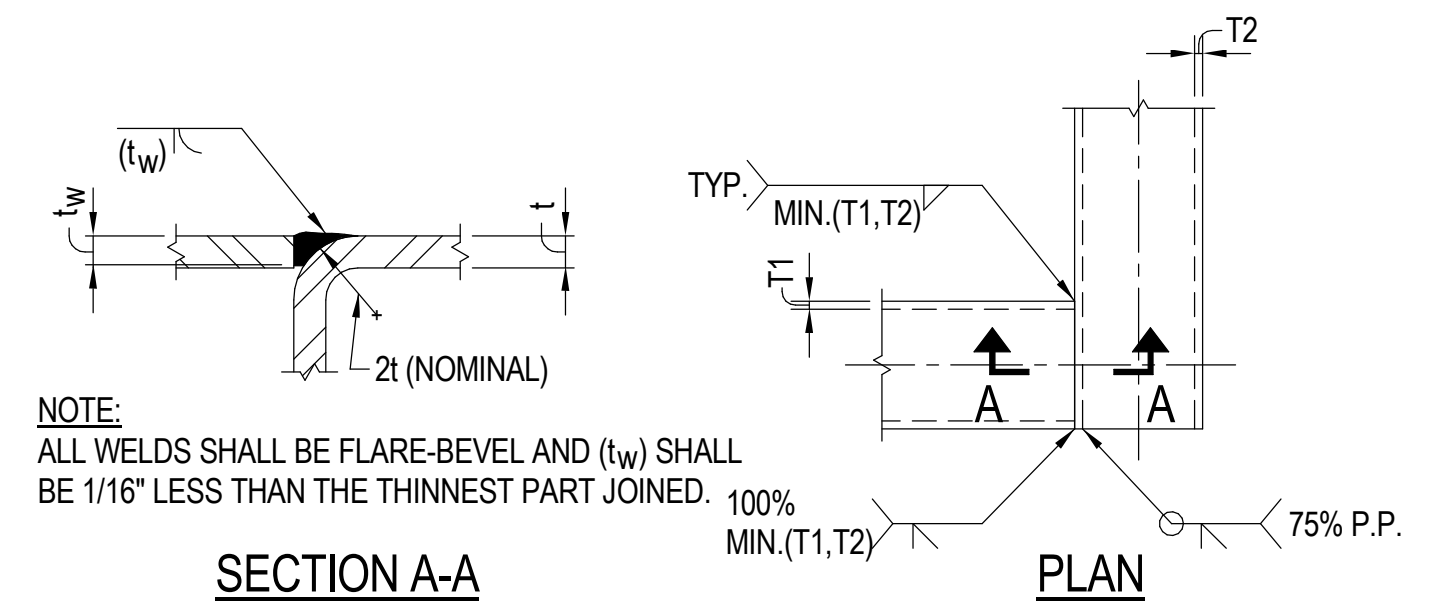
PRIME	JOB NUMBER	SCALE	DATE	DRAWN BY	CHECKER
	21-SM09	As indicated	03/17/2023	Author	

TYPICAL STRUCTURAL FRAMING TYPE 1 WITH BALCONY

SC112

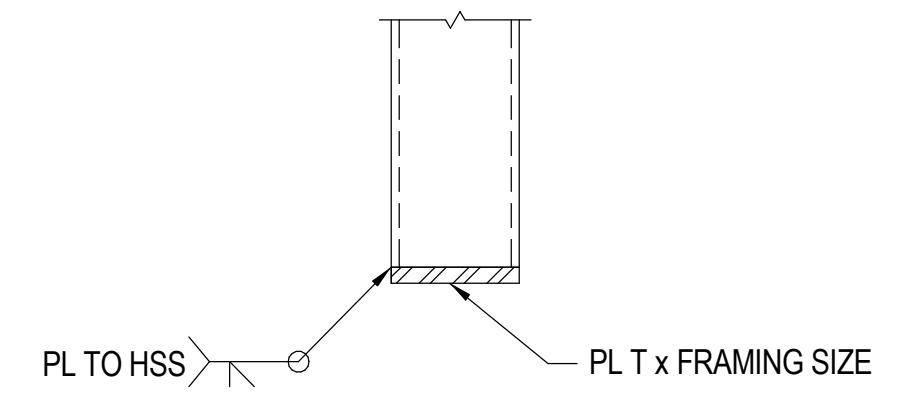


CEILING PLATE SPLICE



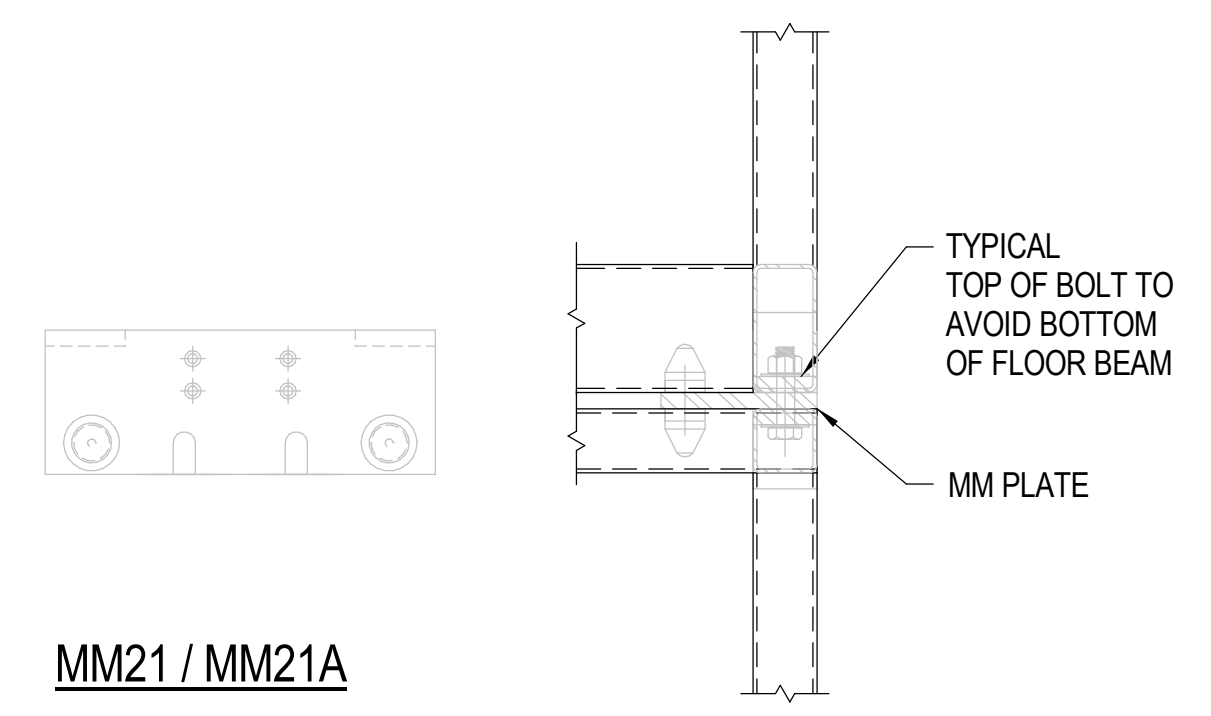
NOTE:
ALL WELDS SHALL BE FLARE-BEVEL AND (tw) SHALL BE 1/16" LESS THAN THE THINNEST PART JOINED.

SECTION A-A
BEAM TO BEAM / COLUMN WELD



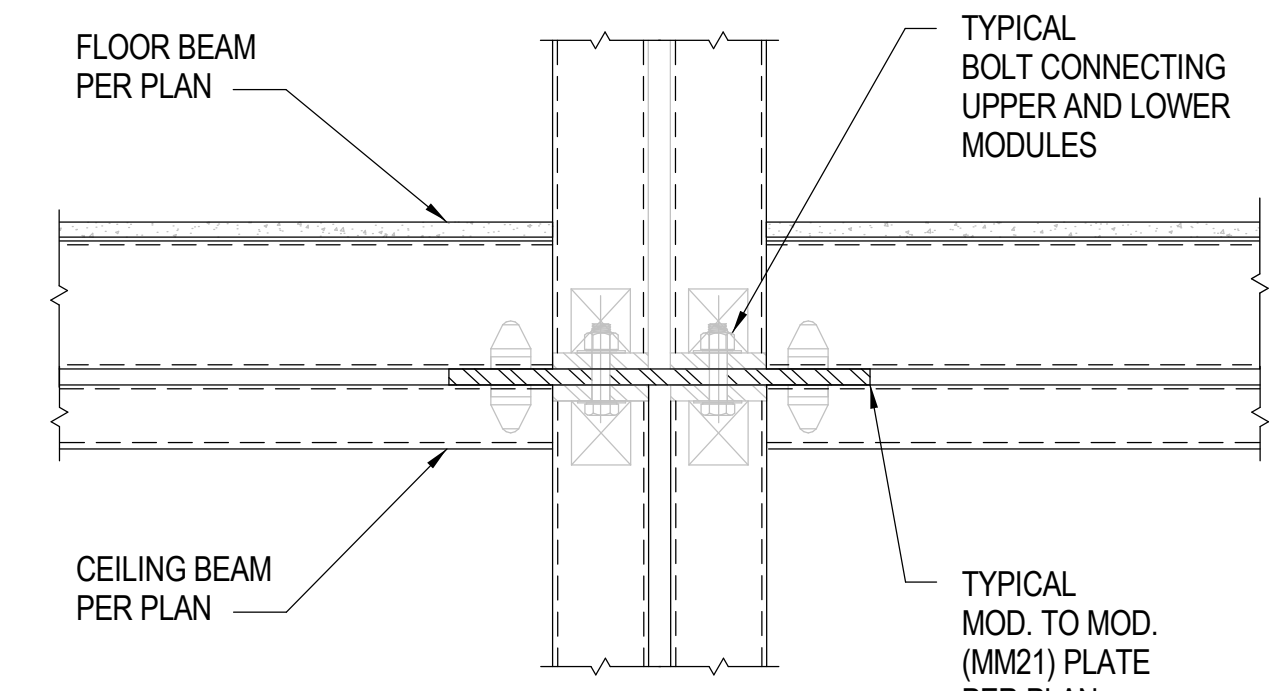
FRAMING TO END PLATE OR CASTING

TYPICAL WELDS
2" = 1'-0"

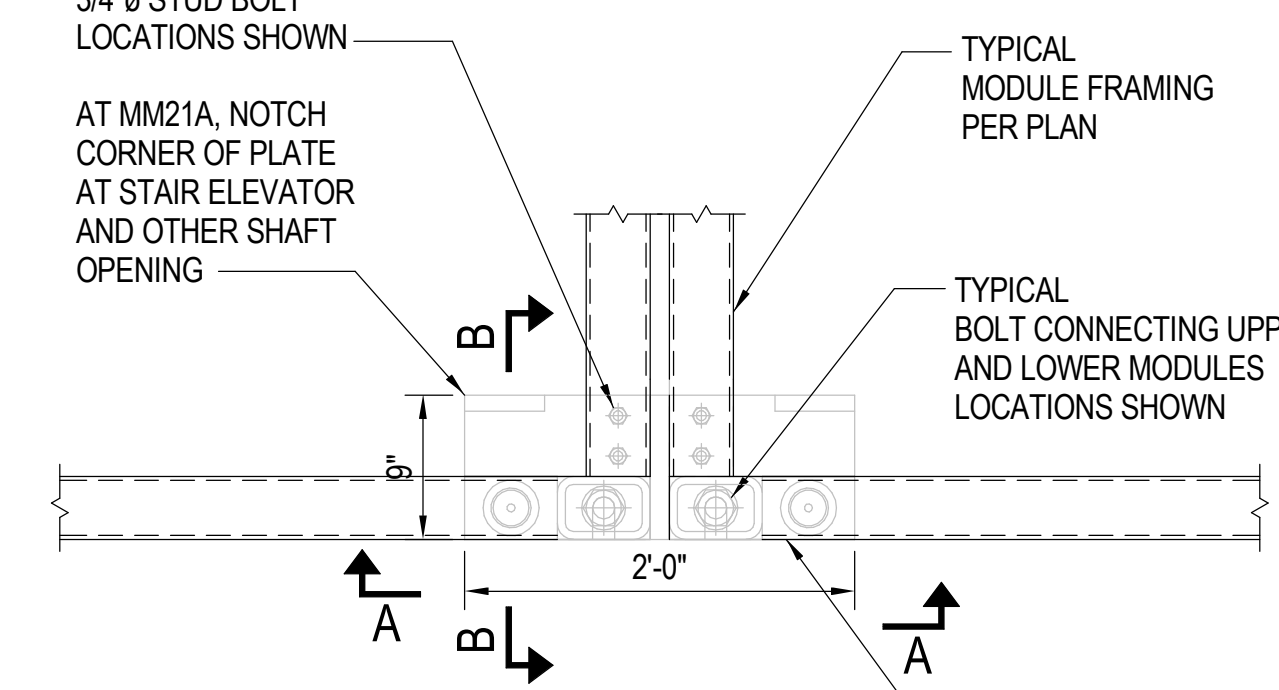


MM21 / MM21A

SECTION B-B



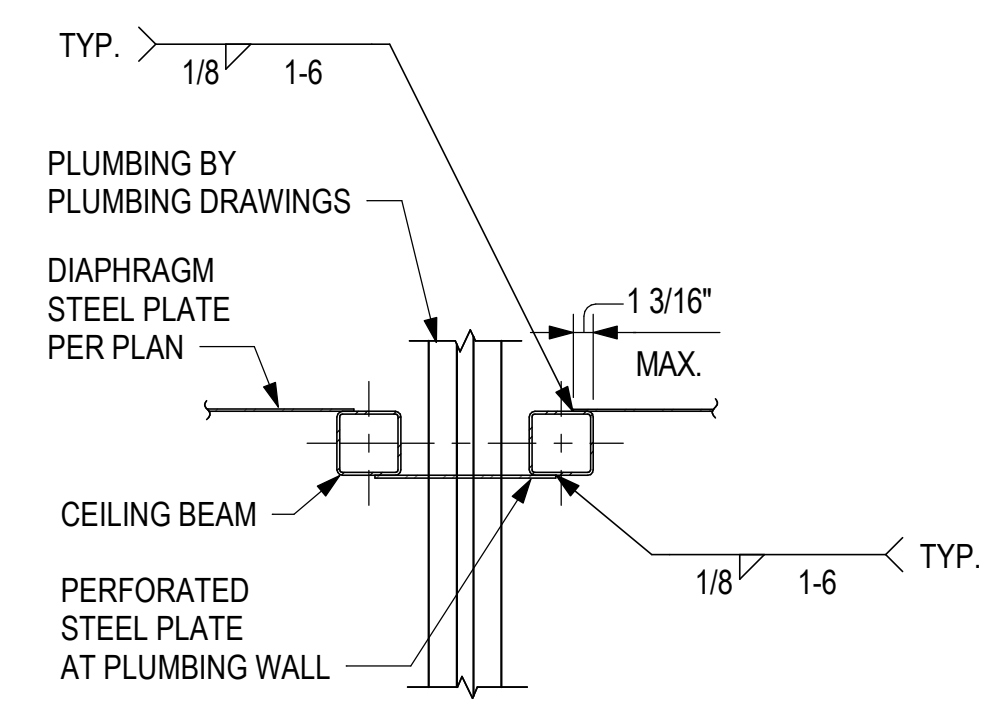
ELEVATION A-A



PLAN VIEW

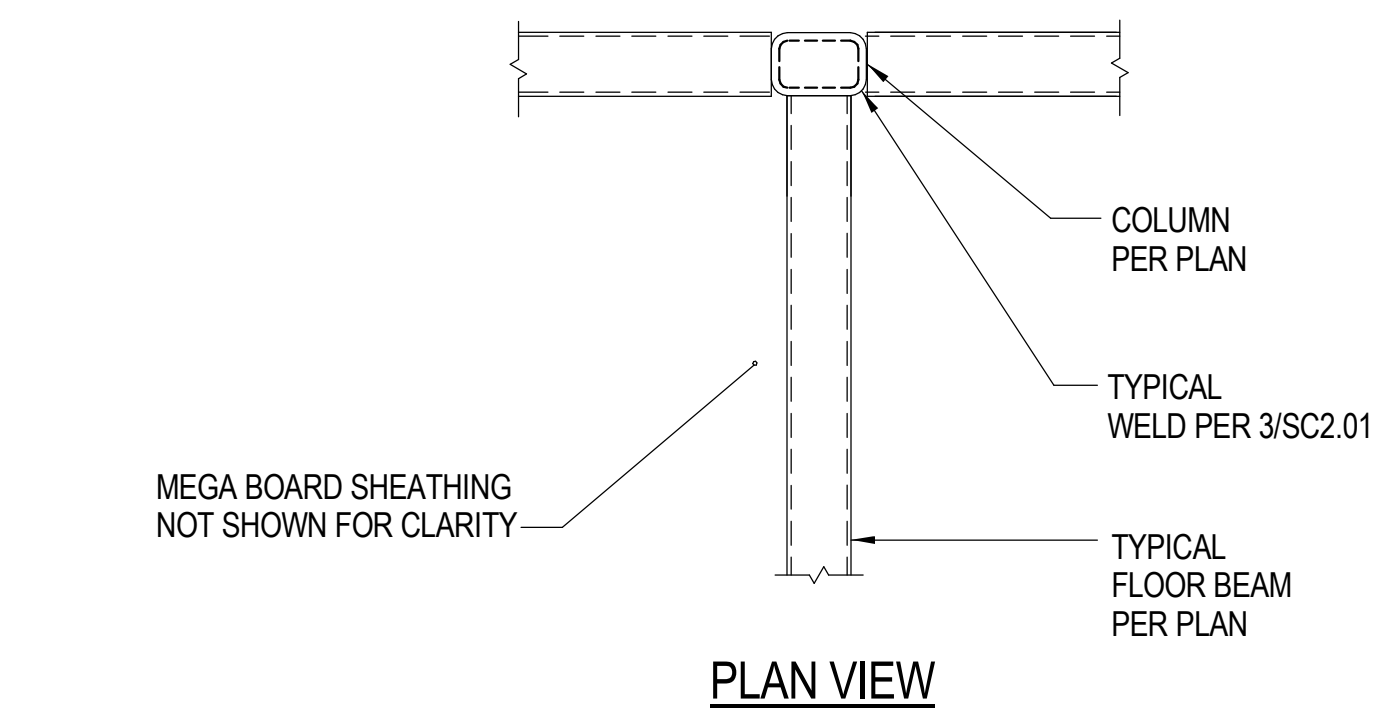
MM21 AND MM21A DETAIL (FACTORY)

SCALE: 1" = 1'-0"



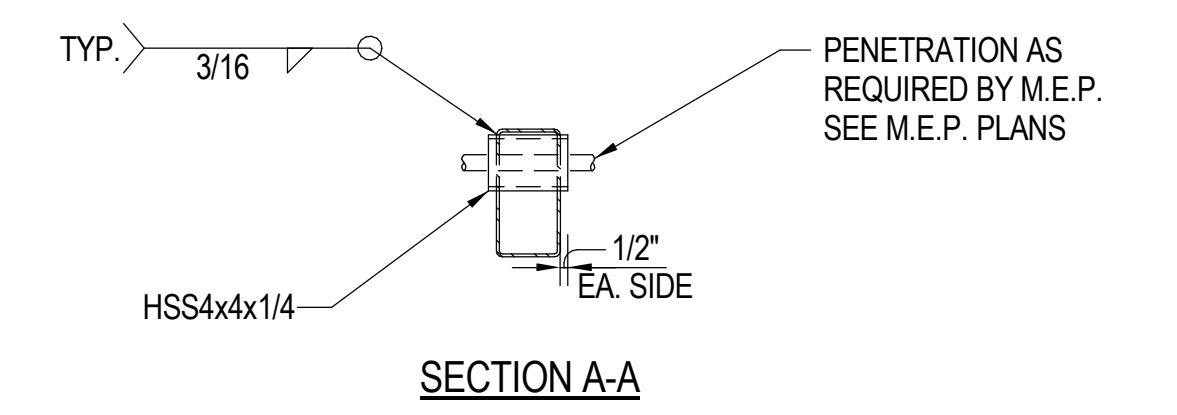
TYPICAL DIAPHRAGM STITCH DETAIL AT PLUMBING CHASE

1" = 1'-0"

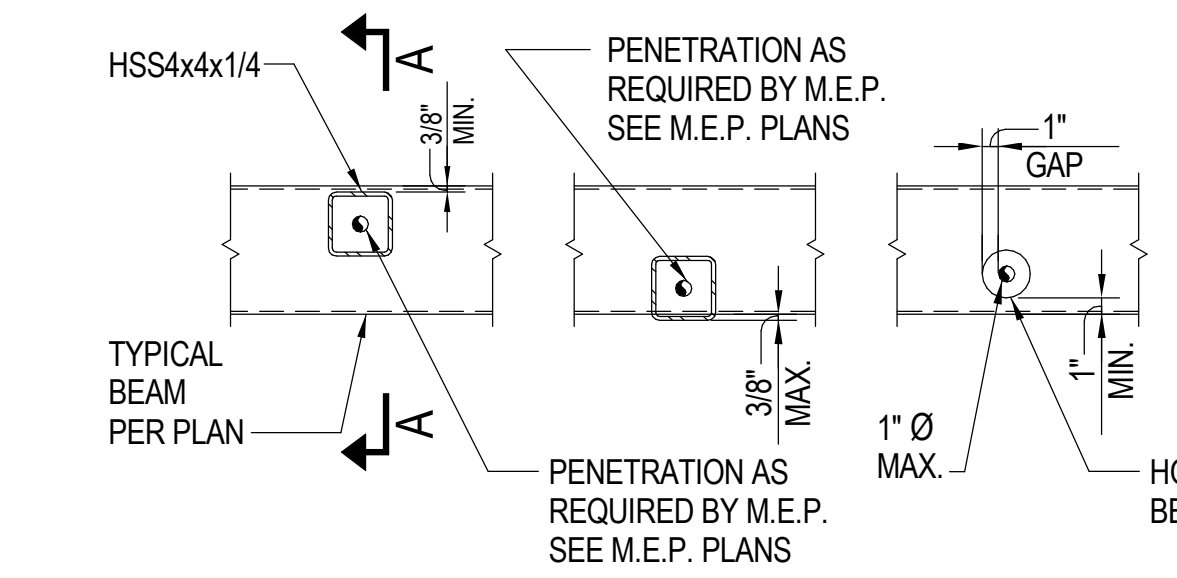


TYPICAL FLOOR CONNECTION AT INTERMEDIATE CORNER CASTING

1" = 1'-0"



SECTION A-A



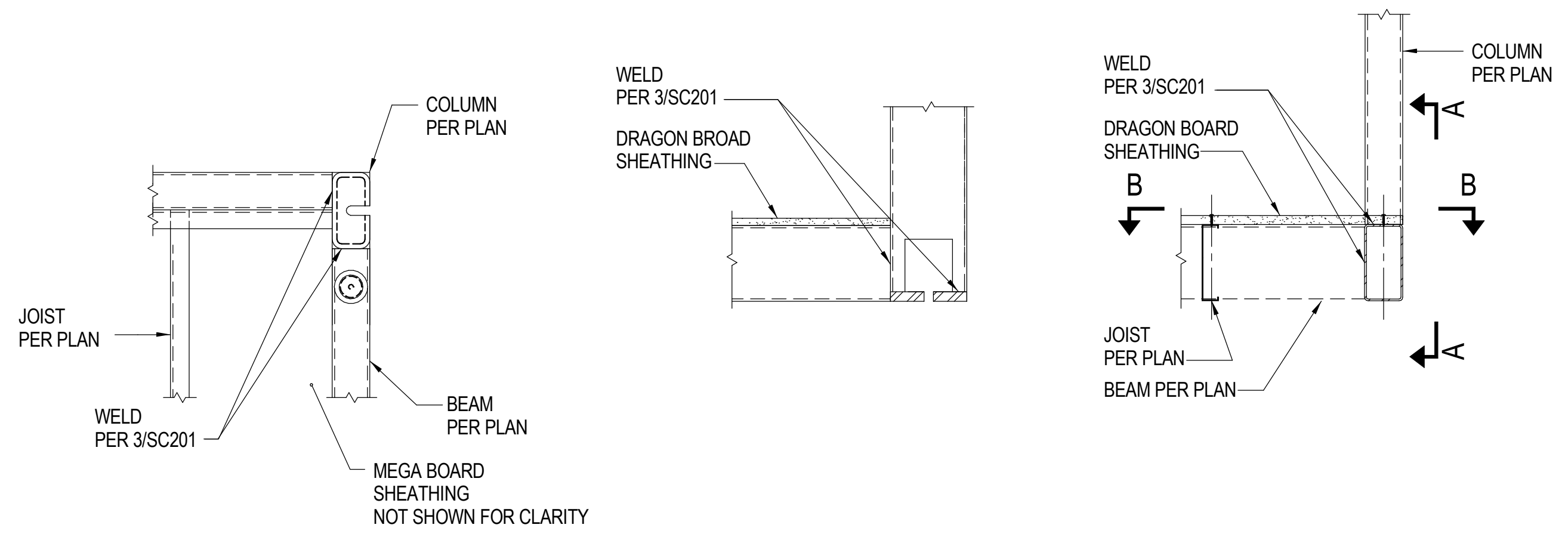
NOTE:
WHERE POSSIBLE PLACE PENETRATION IN MIDDLE THIRD OF BEAM/JOIST.

TYPICAL BEAM PENETRATION

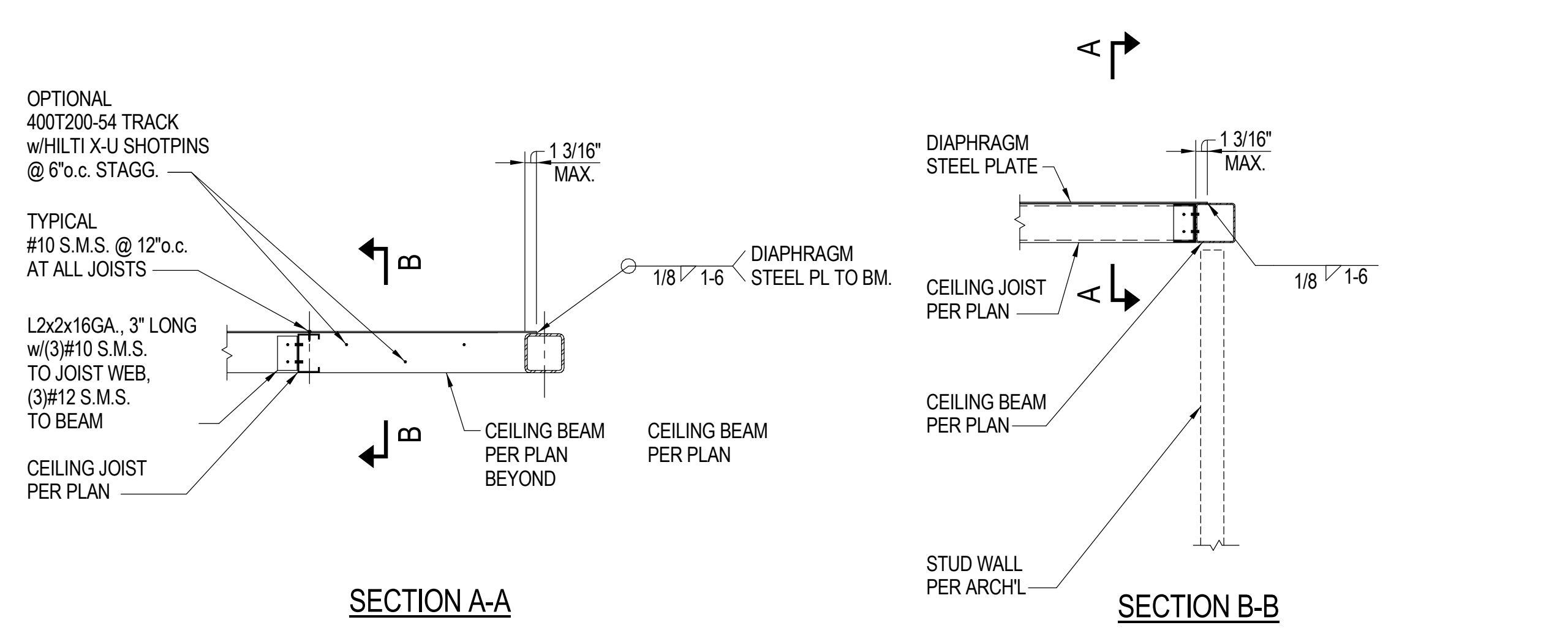
1" = 1'-0"

Rev. #	Date	Desc.
09/17/21		BUILDING DEPARTMENT SUBMITTAL
04/28/22		BUILDING DEPARTMENT RESUBMITTAL
06/24/22		BUILDING DEPARTMENT RESUBMITTAL
09/30/22		STATE SUBMITTAL ARCH. REVISION
03/17/23		REVISION 1
11/11/23		

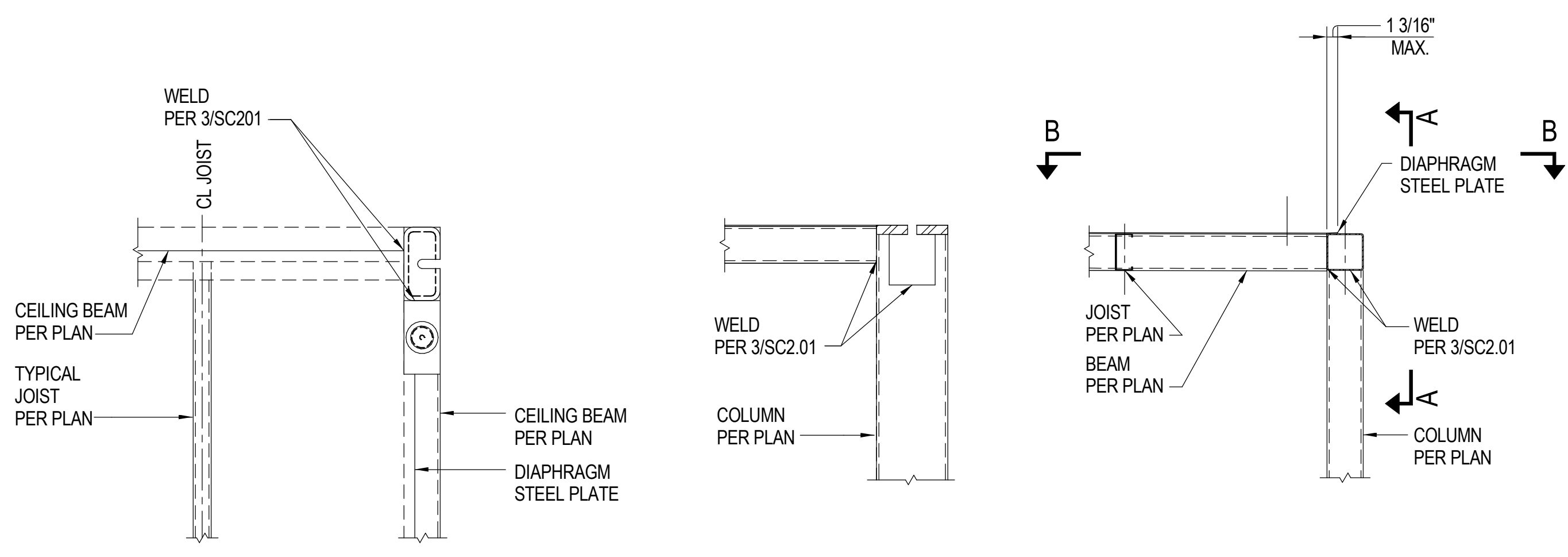
PKNOE	JOB NUMBER	SCALE	DATE	DRAWN BY	CHECKER
	21-S009	1" = 1'-0"	03/17/2023	ESE	



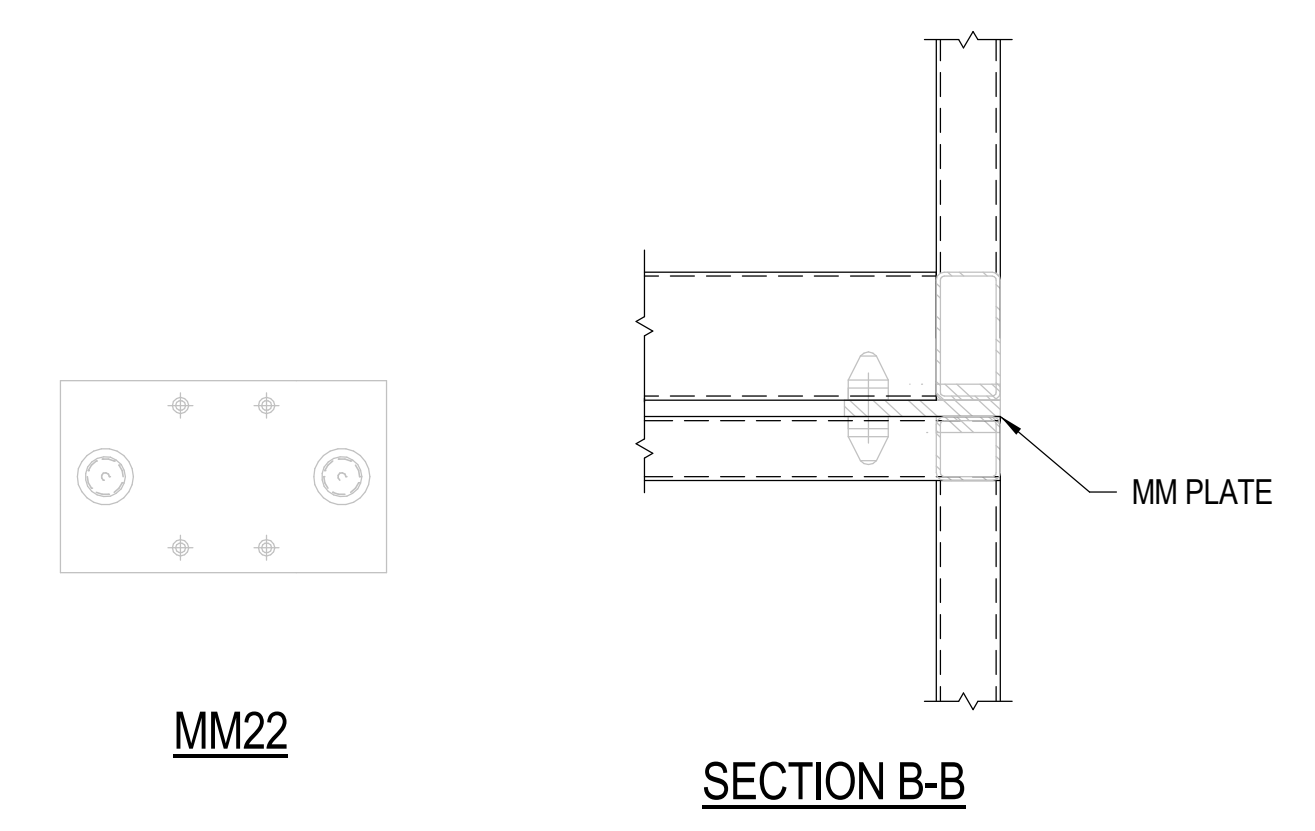
TYPICAL FLOOR CONNECTIONS AT MODULE CORNER 5
1"=1'-0"



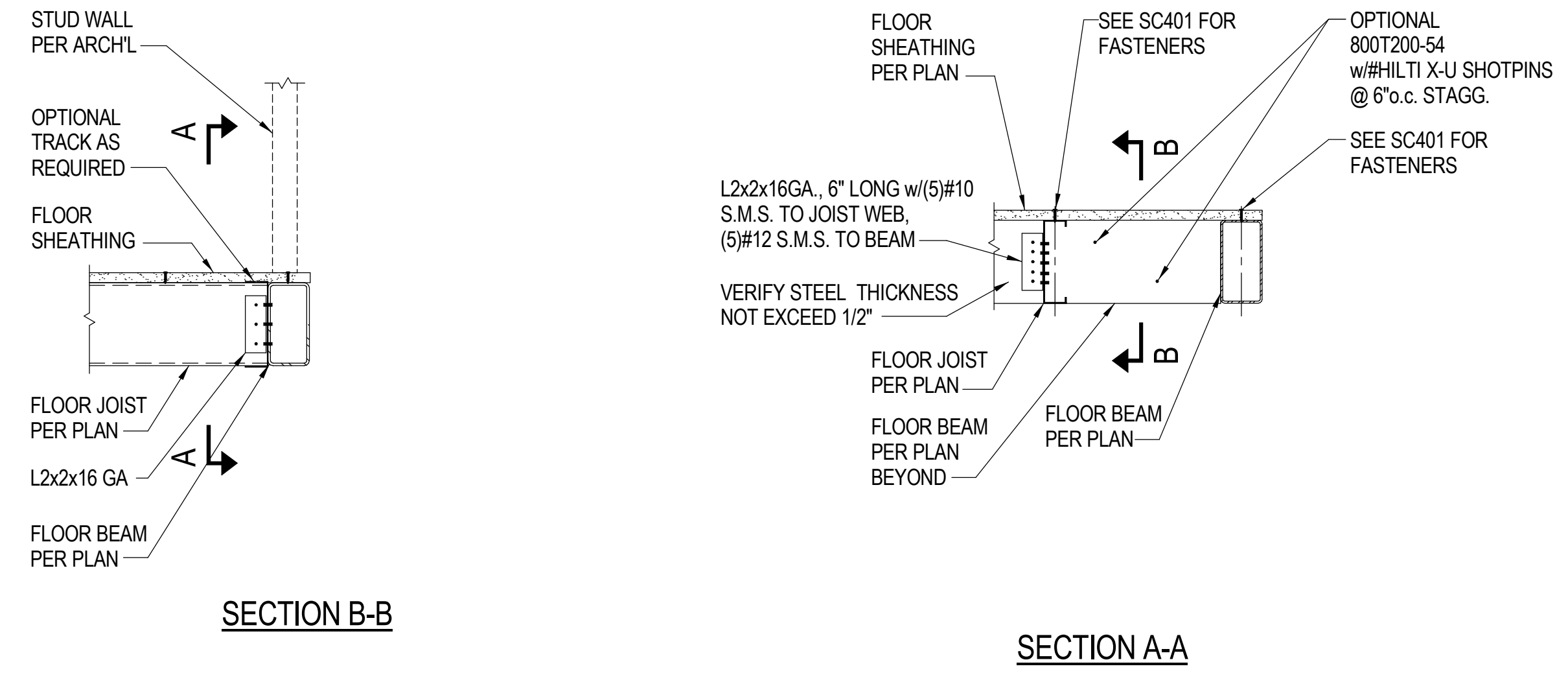
TYPICAL CEILING FRAMING CONNECTIONS 2
1"=1'-0"



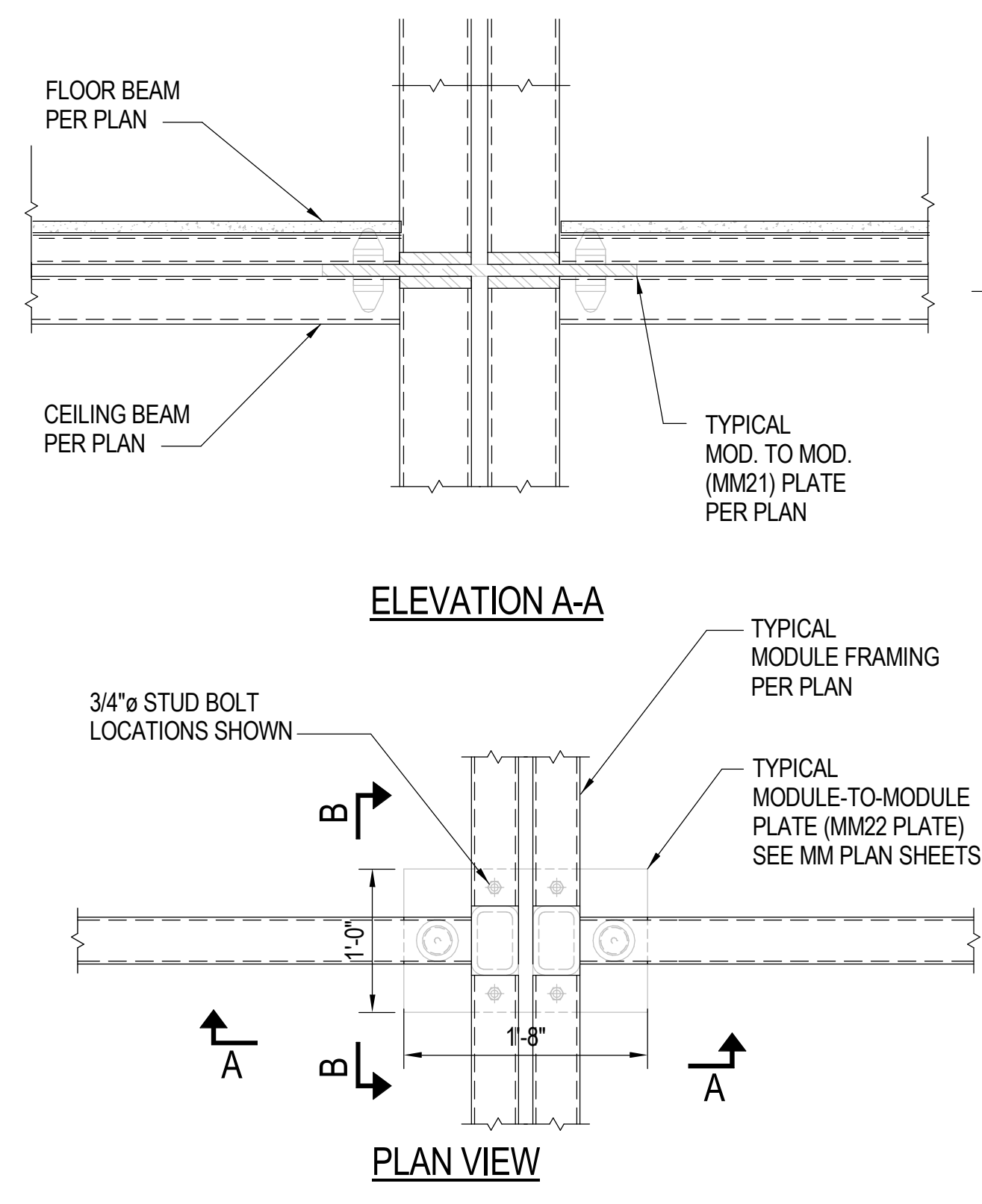
TYPICAL CEILING CONNECTIONS AT MODULE CORNER 4
SCALE: 1"=1'-0"



MM22 DETAIL (FACTORY) 1
SCALE: 1"=1'-0"



TYPICAL FLOOR FRAMING CONNECTIONS 3
1"=1'-0"



REV. #	DATE	DESC.
09/17/21		BUILDING DEPARTMENT SUBMITTAL
04/28/22		BUILDING DEPARTMENT SUBMITTAL
06/24/22		BUILDING DEPARTMENT SUBMITTAL
09/30/22		STATE SUBMITTAL
03/17/23		ARCH. REVISION
11/11/23		REVISION 1

Plan Check Number _____
Zoning Number _____

SHEET TITLE: STRUCTURAL CHASSIS DETAILS
SHEET INFORMATION: SHEET INFORMATION

PKNE: 21-S009
JOB NUMBER: 21-S009
SCALE: 1"=1'-0"
DATE: 03/17/2023
DRAWN BY: ESE
CHECKER: ESE



9/30/2022

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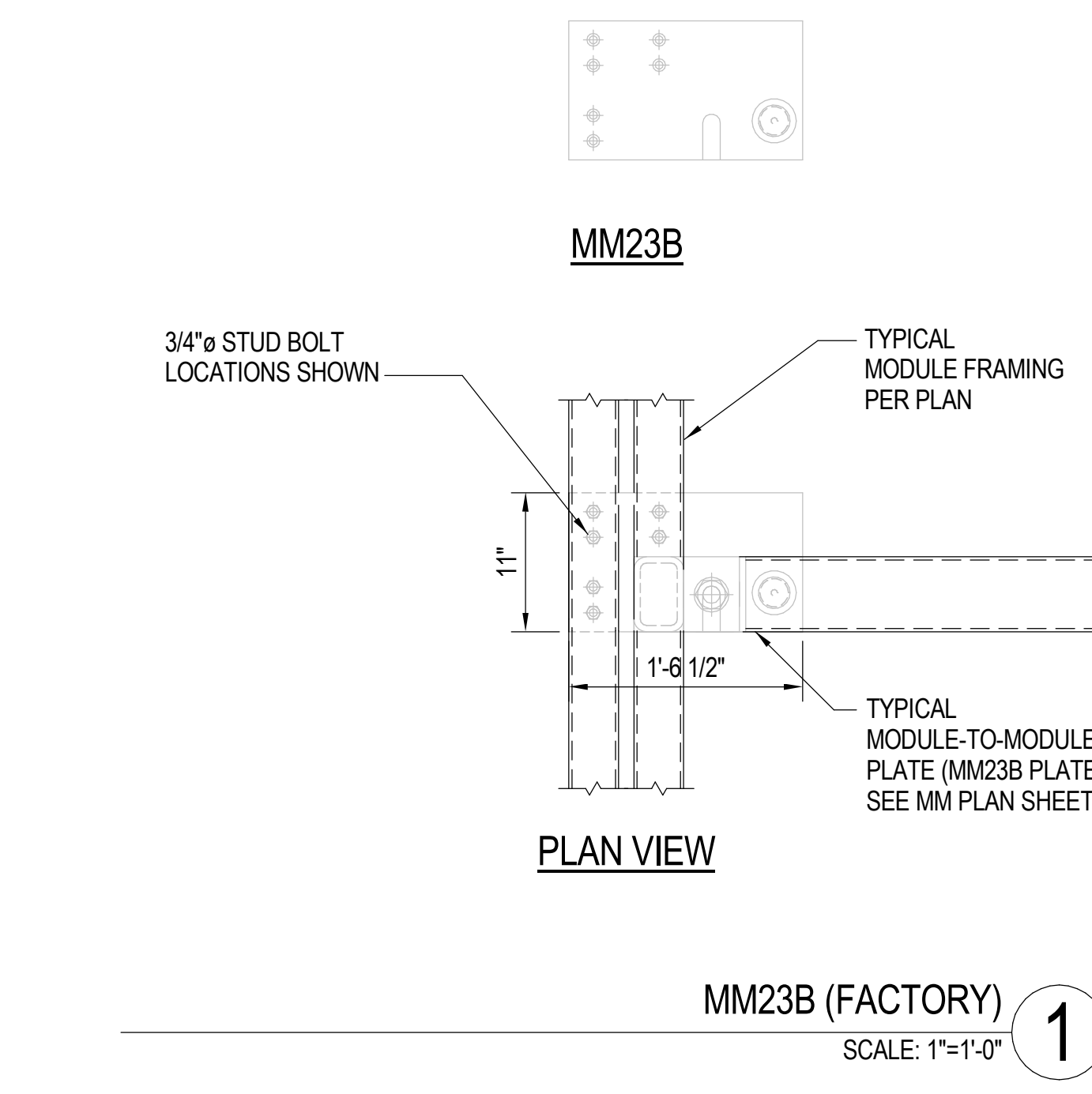
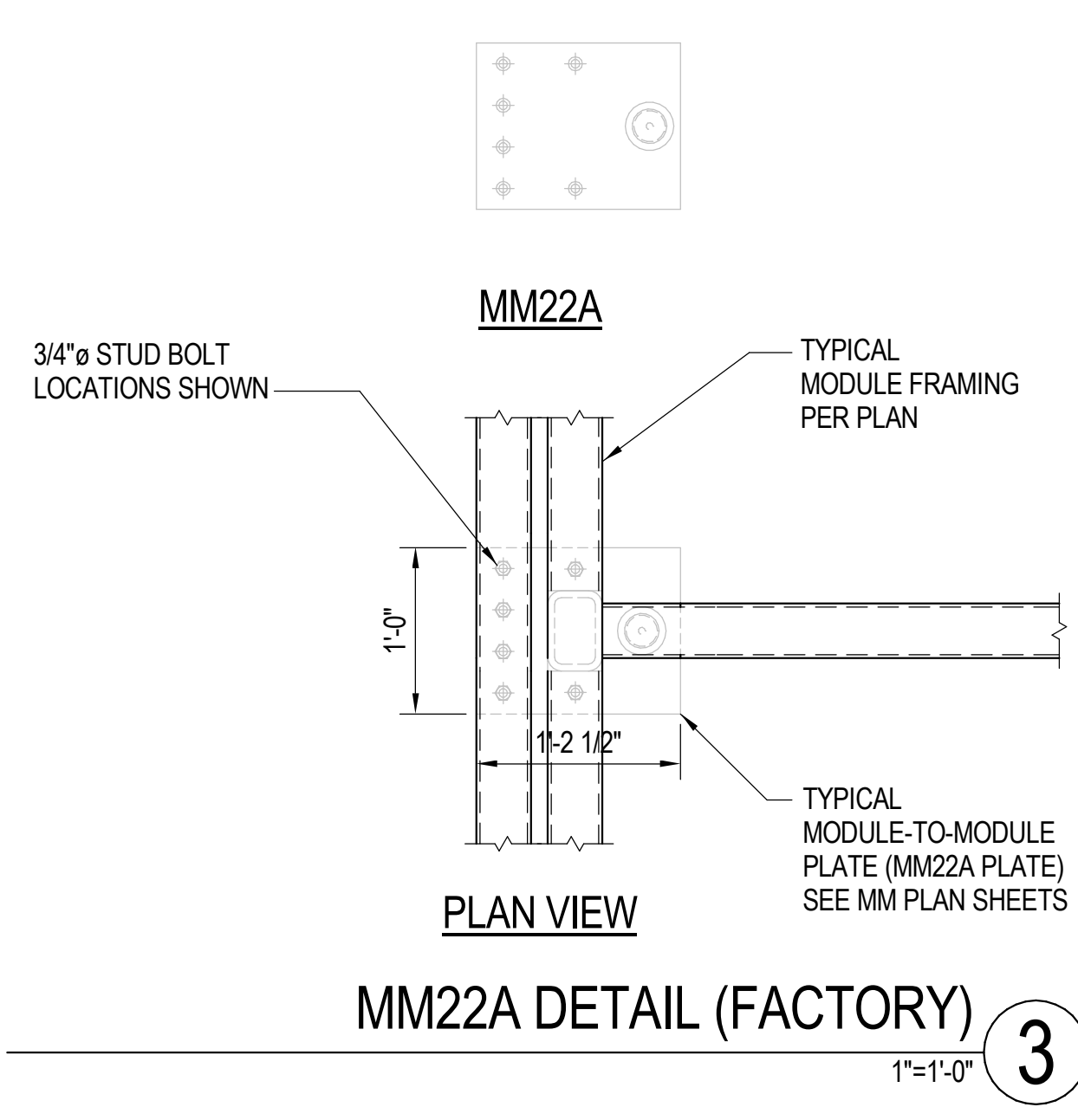
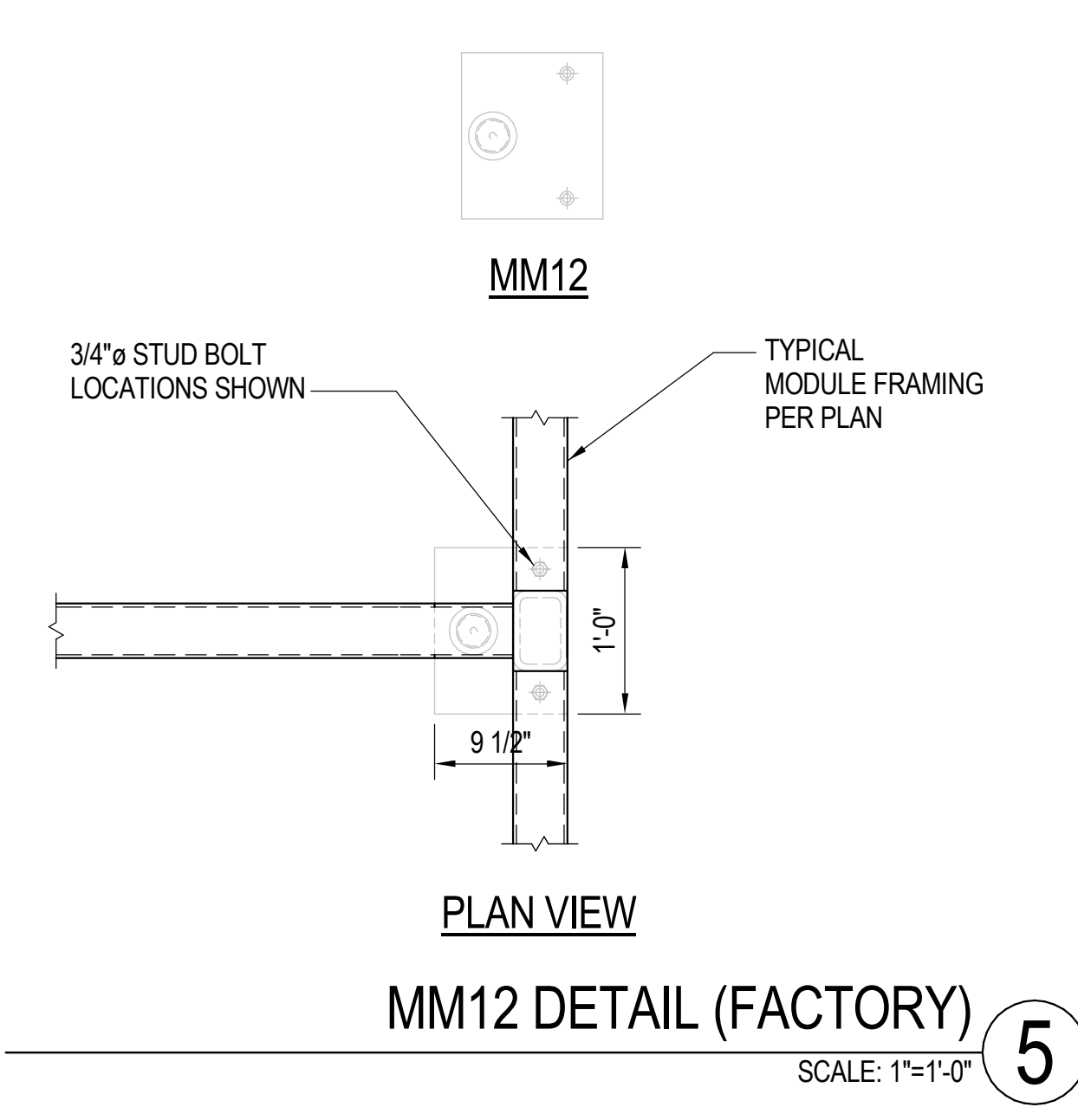
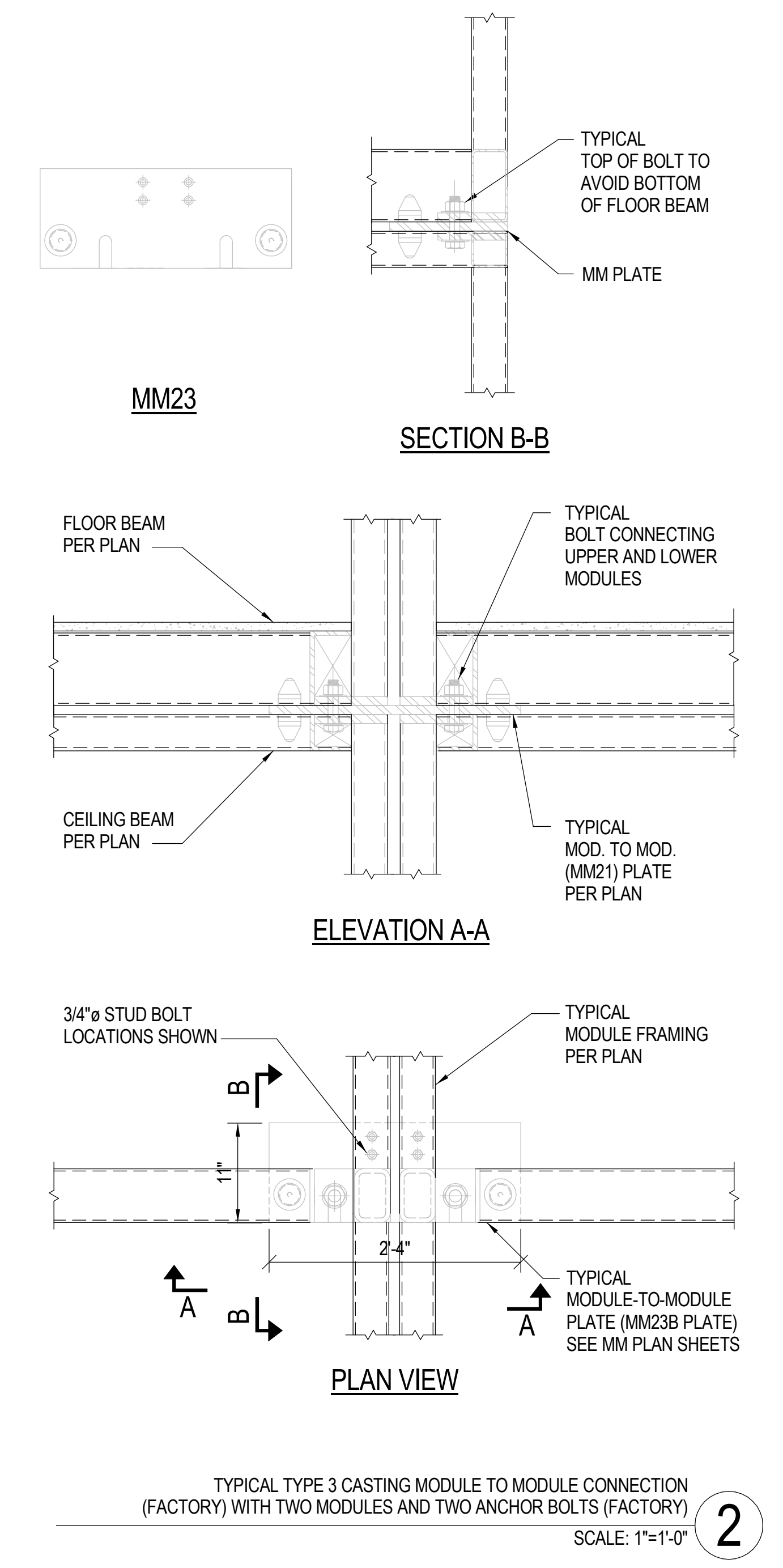
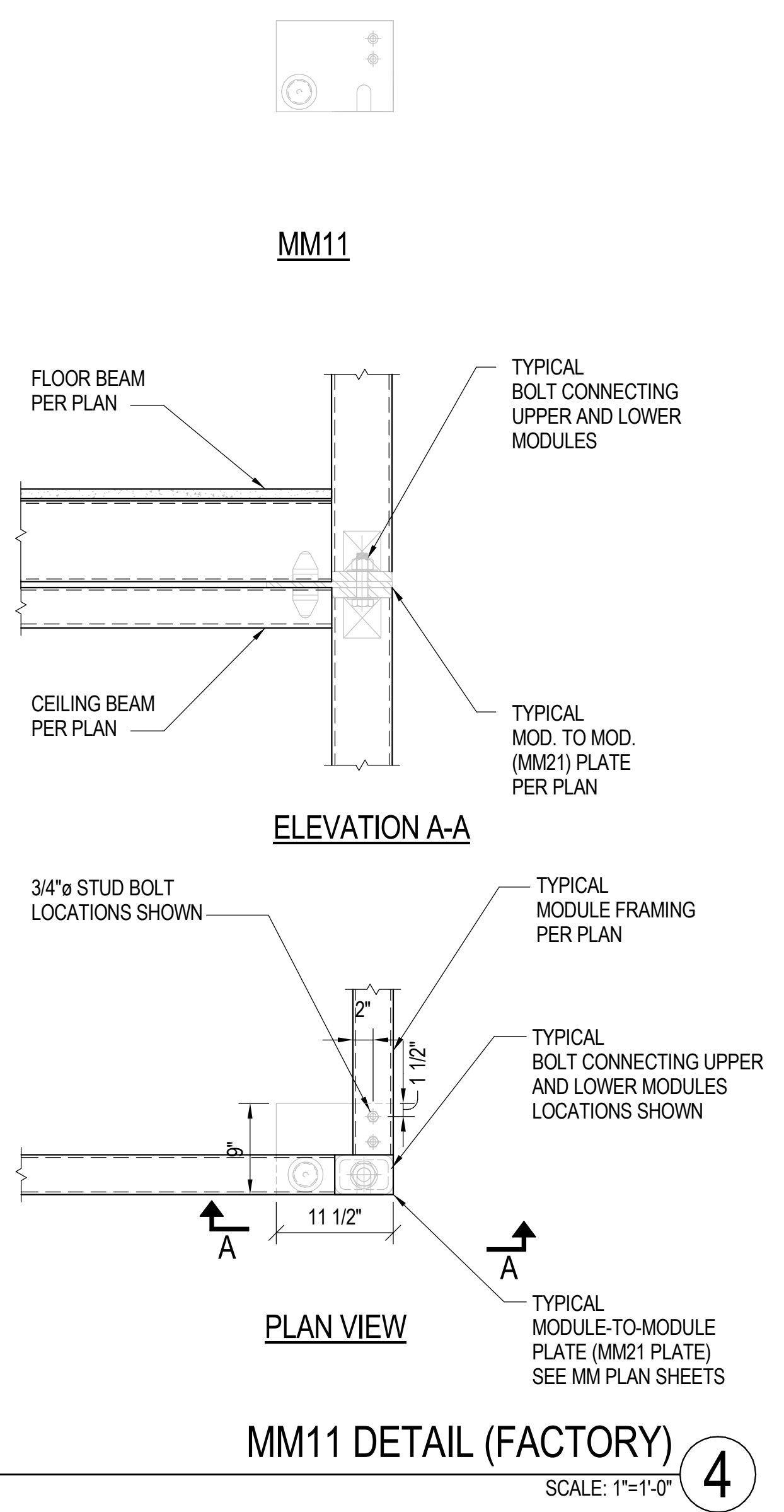
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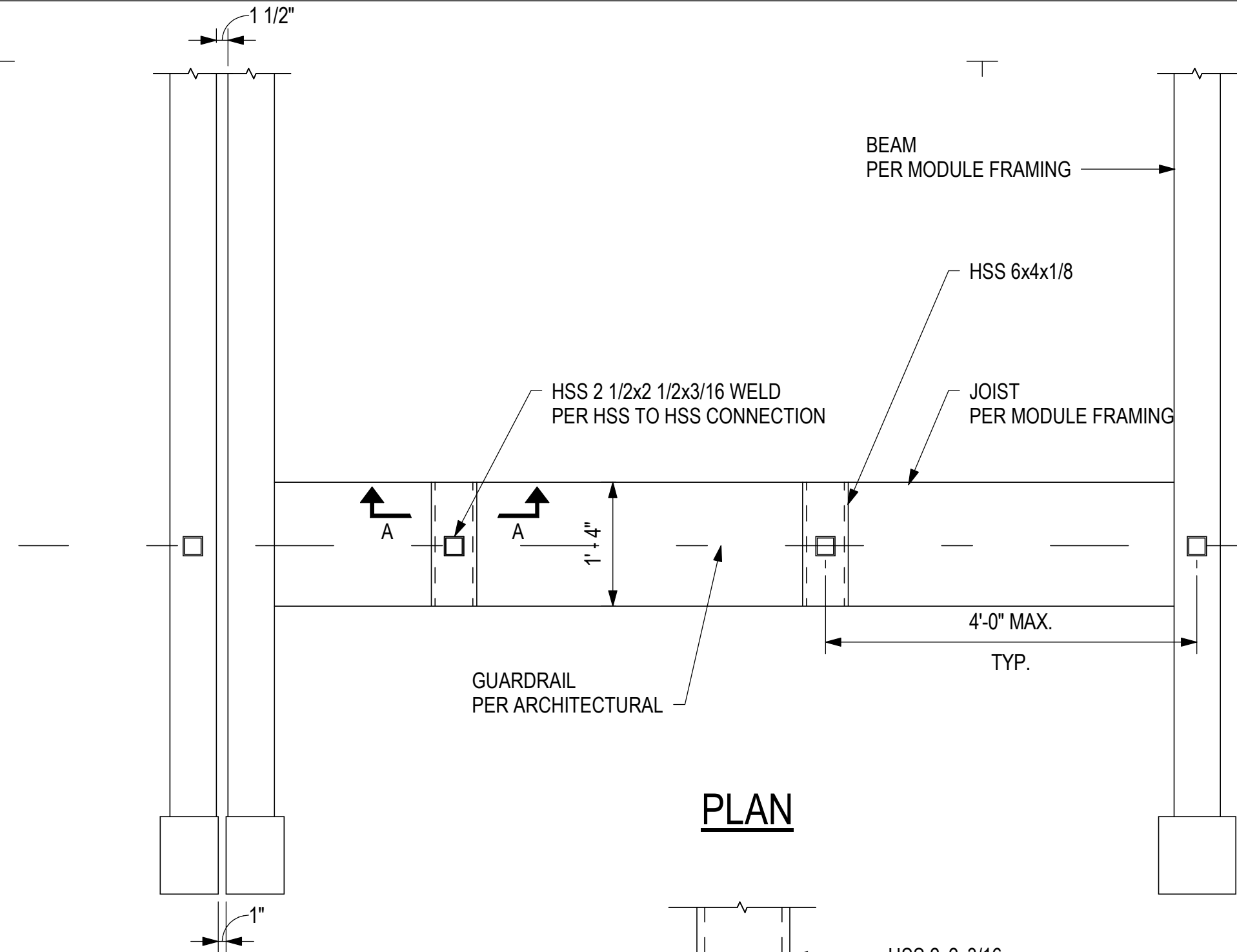
2853 West
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03/17/23		ARCH. REVISION
11/11/23		REVISION 1

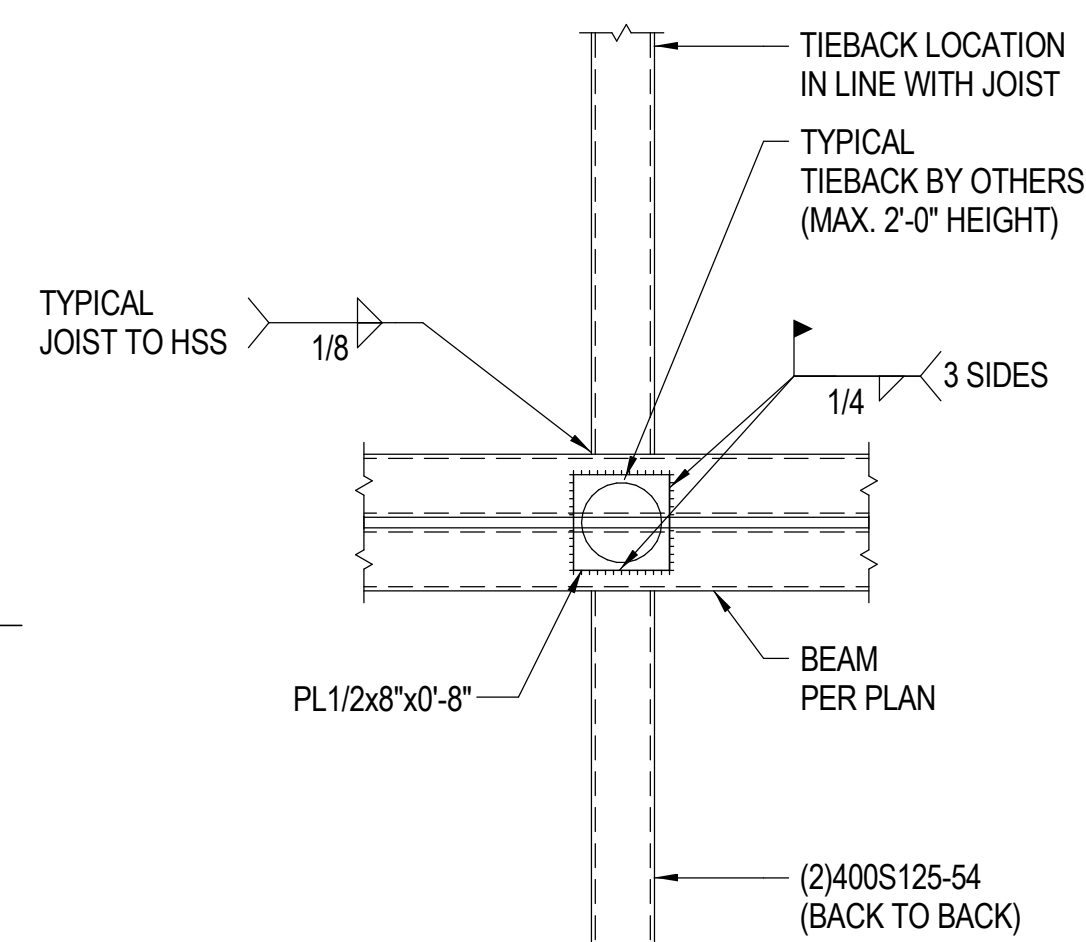
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	JOB NUMBER	DATE	03/17/2023
	DRAWN BY	CHECKED BY	ESE
		CHECKER	

SHEET NUMBER
SC203



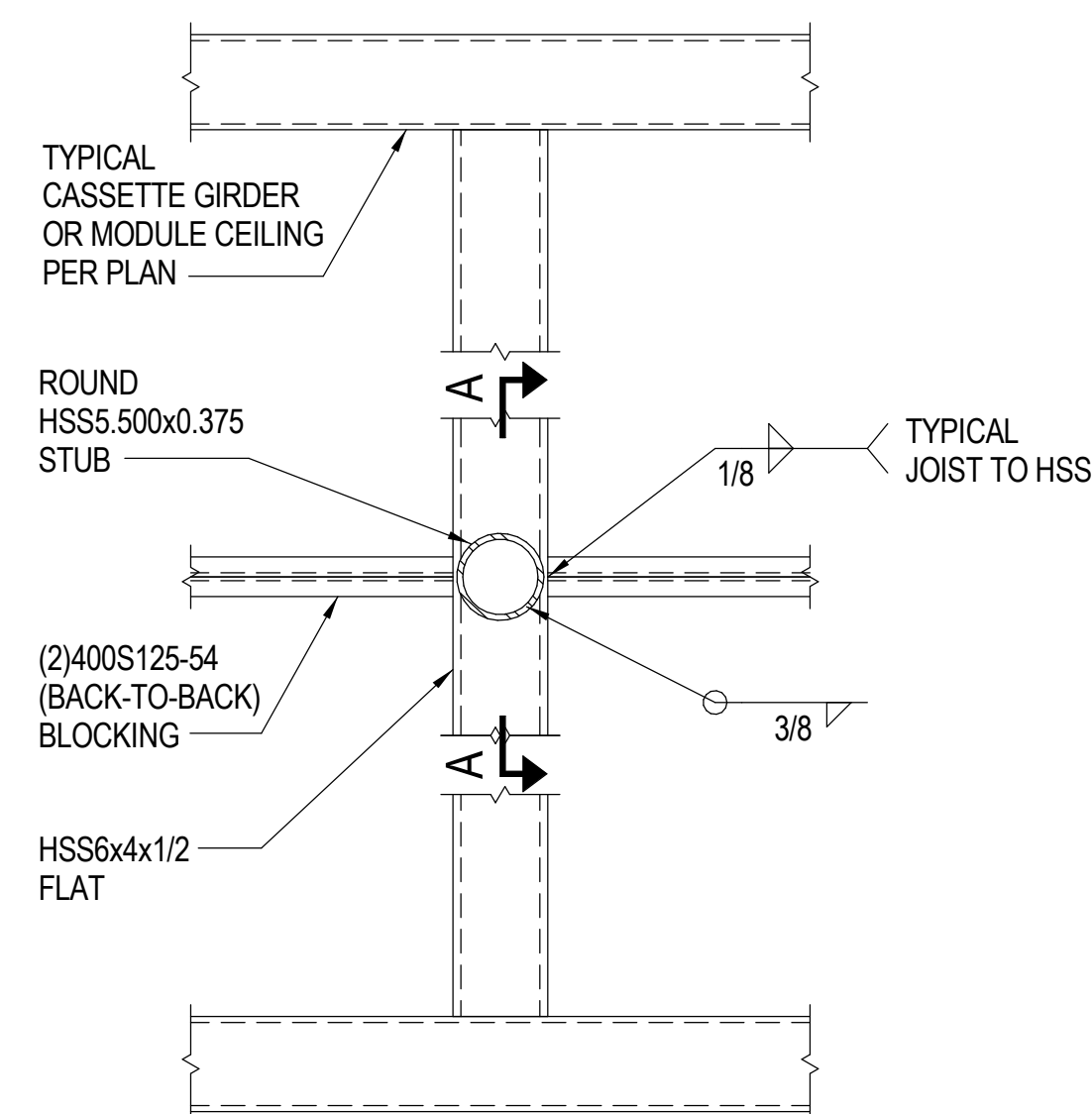


PLAN



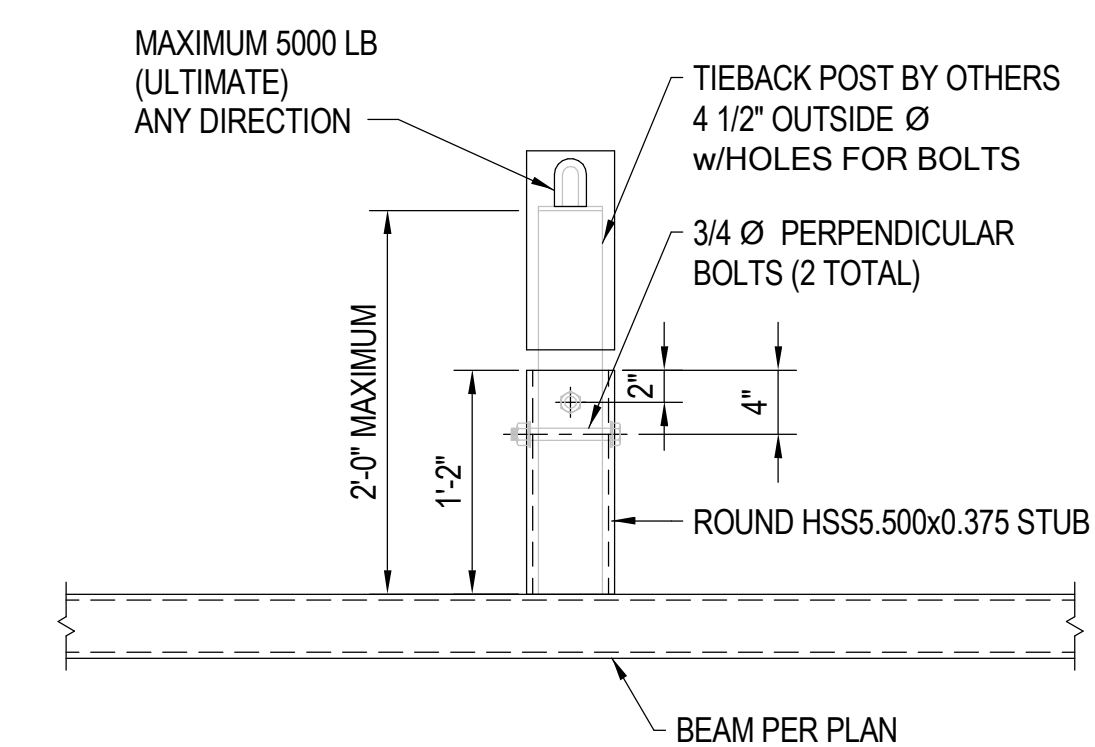
PLAN

WHERE TIEBACK OCCURS AT MATELINE



PLAN

WHERE TIEBACK OCCURS WITHIN MODULE

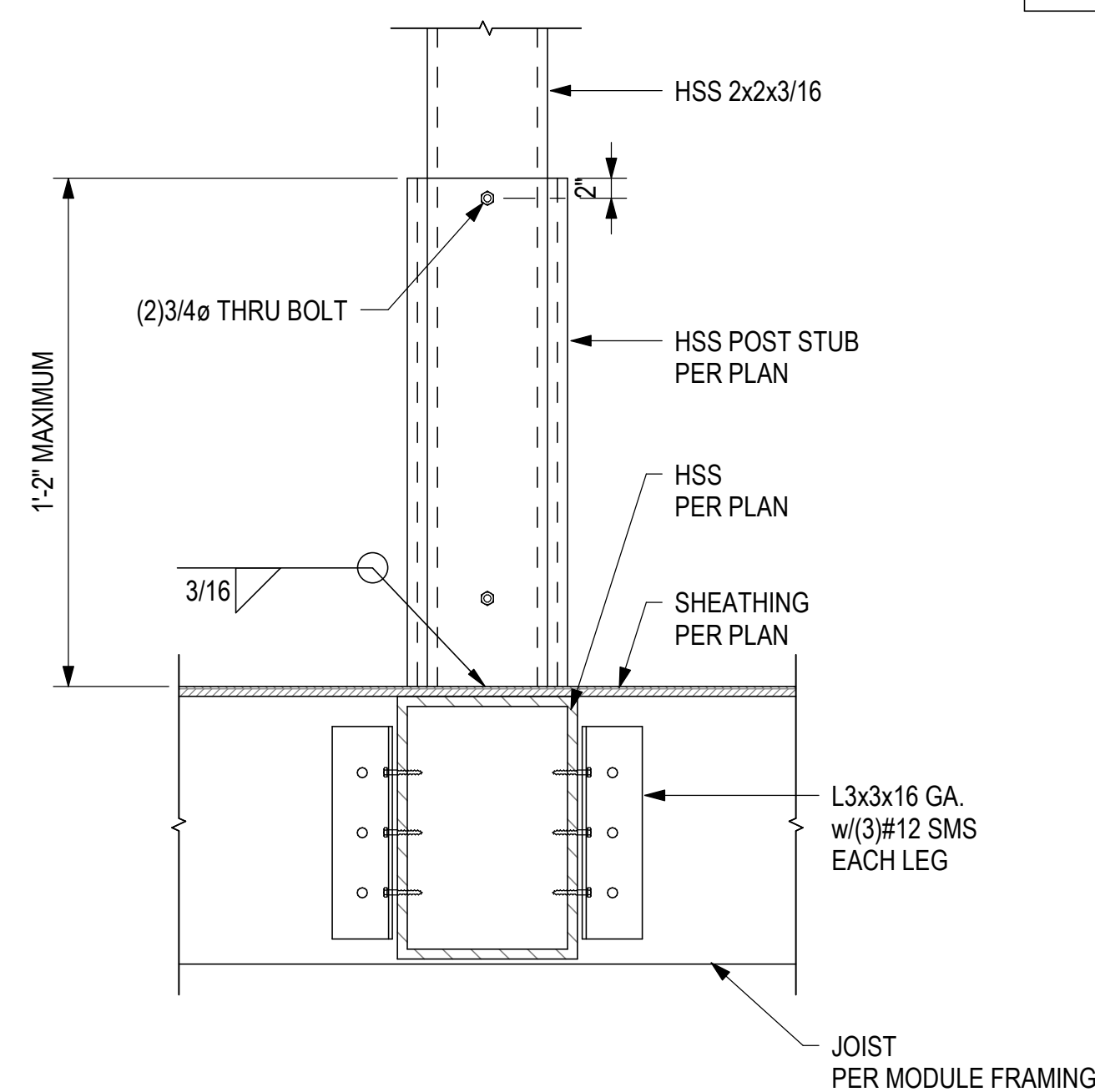


SECTION A-A

TYPICAL CASSETTE TIEBACK DETAIL

SCALE: 1"=1'-0"

3

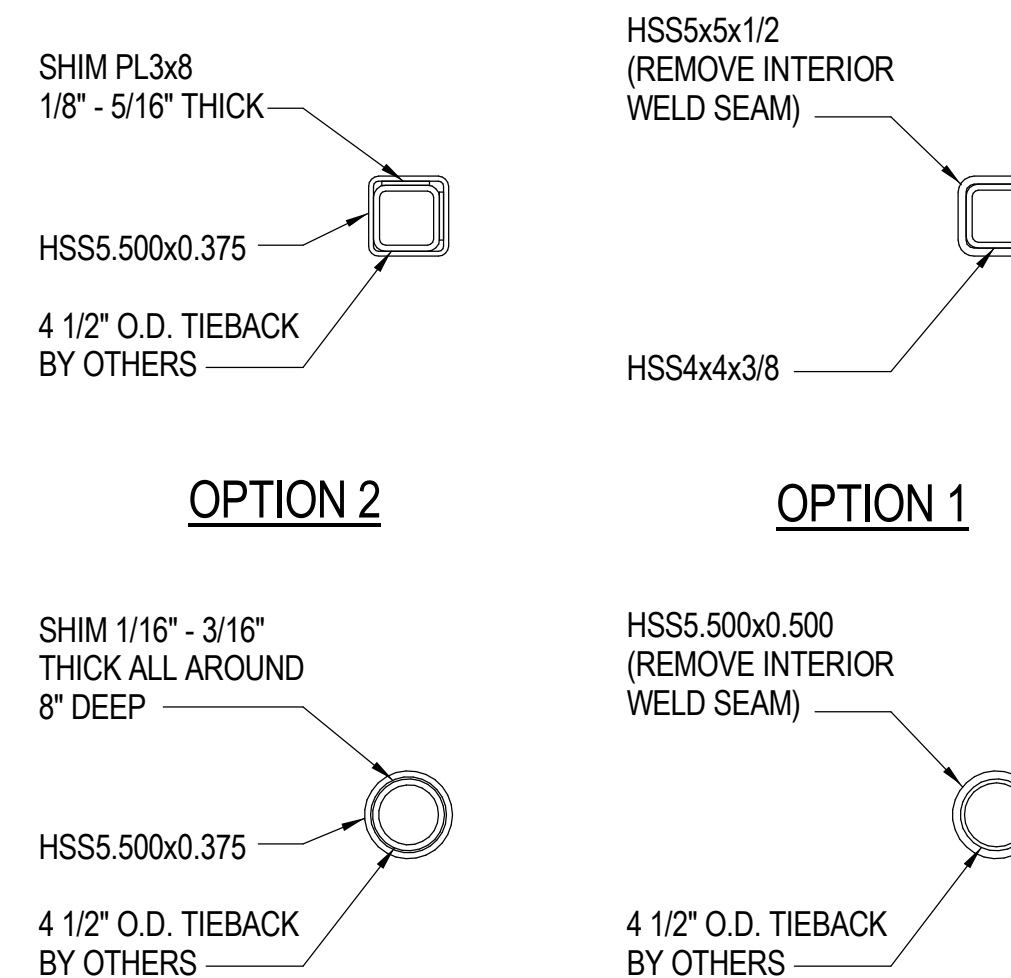


SECTION A-A

TYPICAL GUARDRAIL DETAIL

3/4" = 1'-0"

6



OPTION 2

OPTION 1

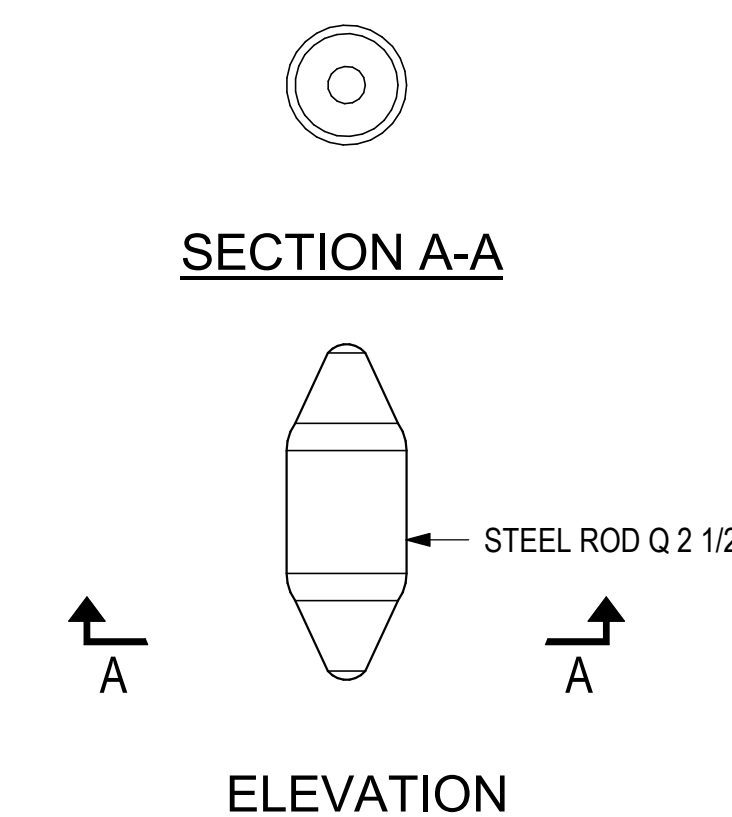
OPTION 2

OPTION 1

TYPICAL HSS STUB AND SLEEVE

SCALE: 1"=1'-0"

5



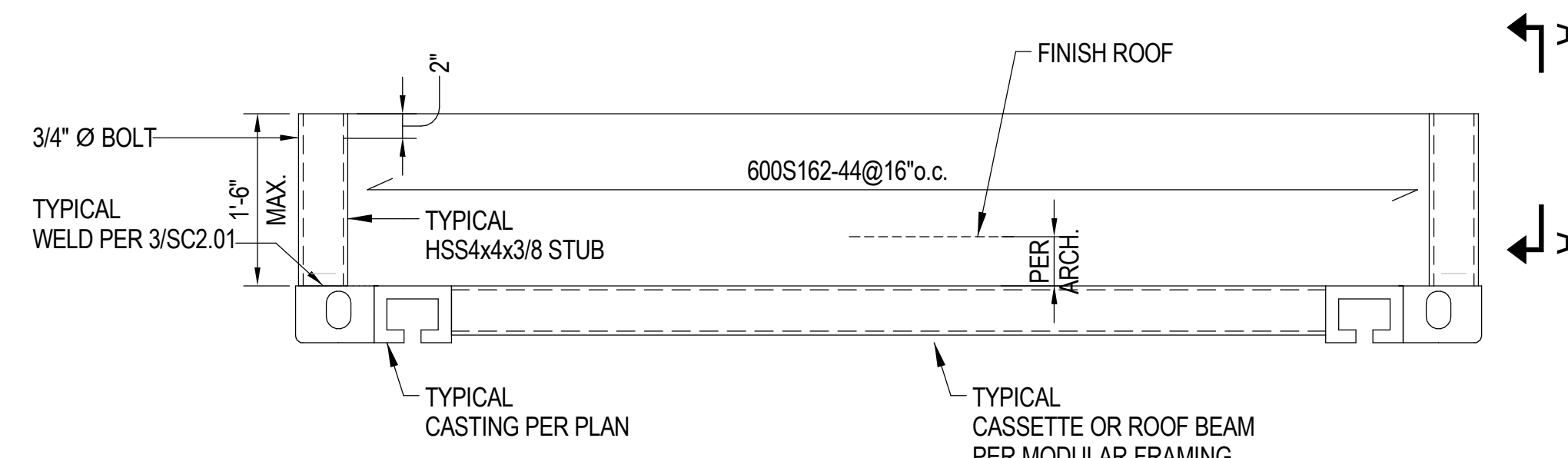
SECTION A-A

ELEVATION

DETAIL 2

3" = 1'-0"

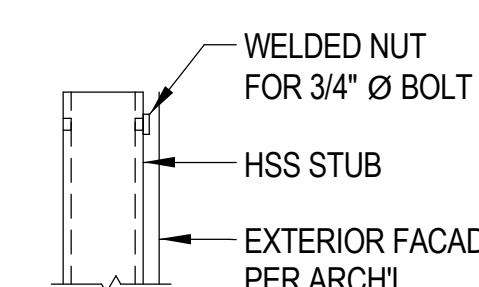
2



BLOW-UP ELEVATION VIEW

NOTE:

1. ALL TRACKS SHALL MATCH STUD GAUGE AS A MINIMUM WITH 1 1/4" FLANGES.
2. APPLY DETAIL TO TOP OF CASSETTE OR MODULE CEILING WHERE OCCURS.

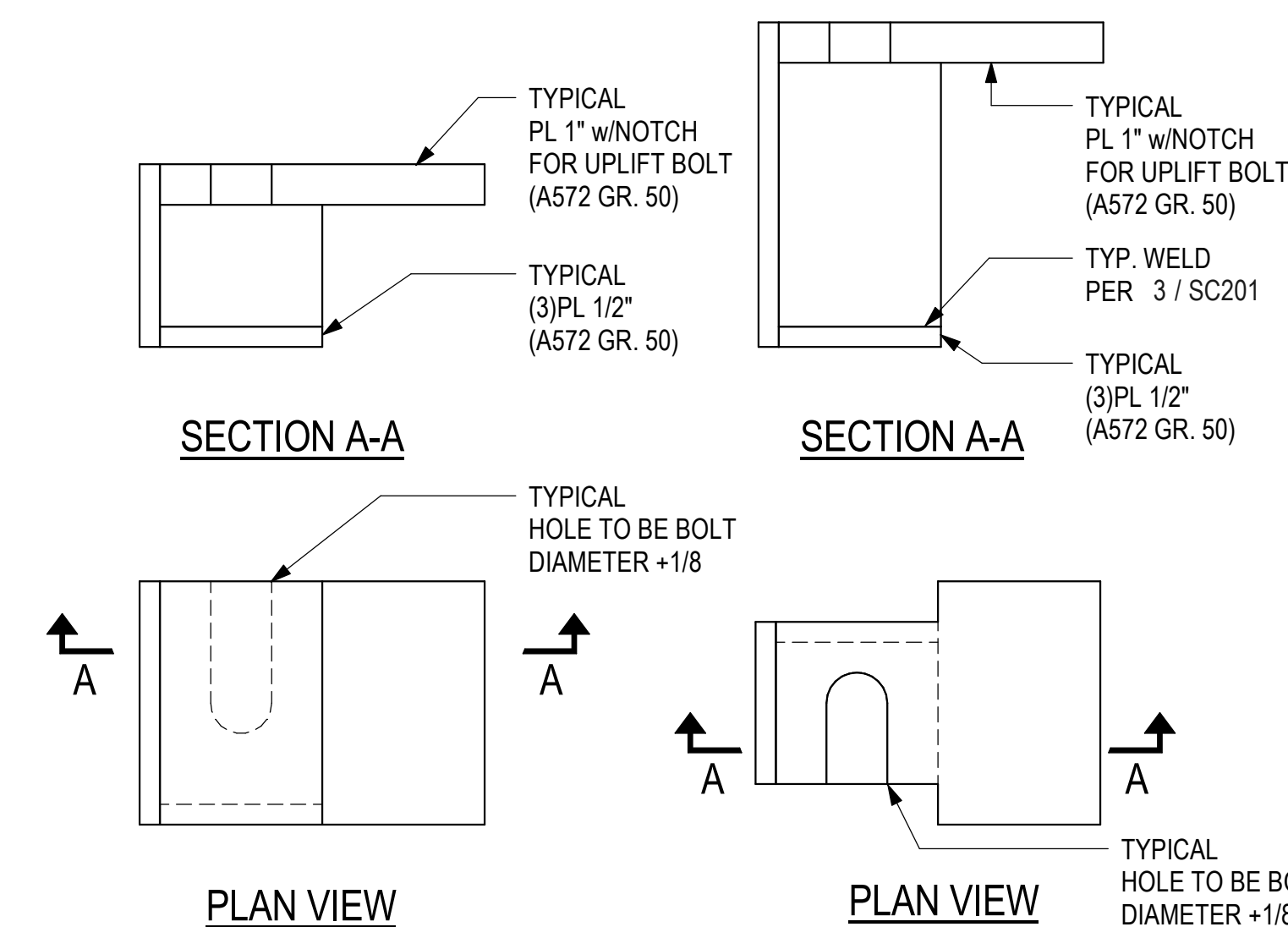


DETAIL A

TYPICAL PARAPET DETAIL

SCALE: 1"=1'-0"

4



SECTION A-A

SECTION A-A

PLAN VIEW

PLAN VIEW

CEILING TYPICAL TYPE 3 ATTACHMENT

FLOOR TYPICAL TYPE 3 ATTACHMENT

DETAIL 1

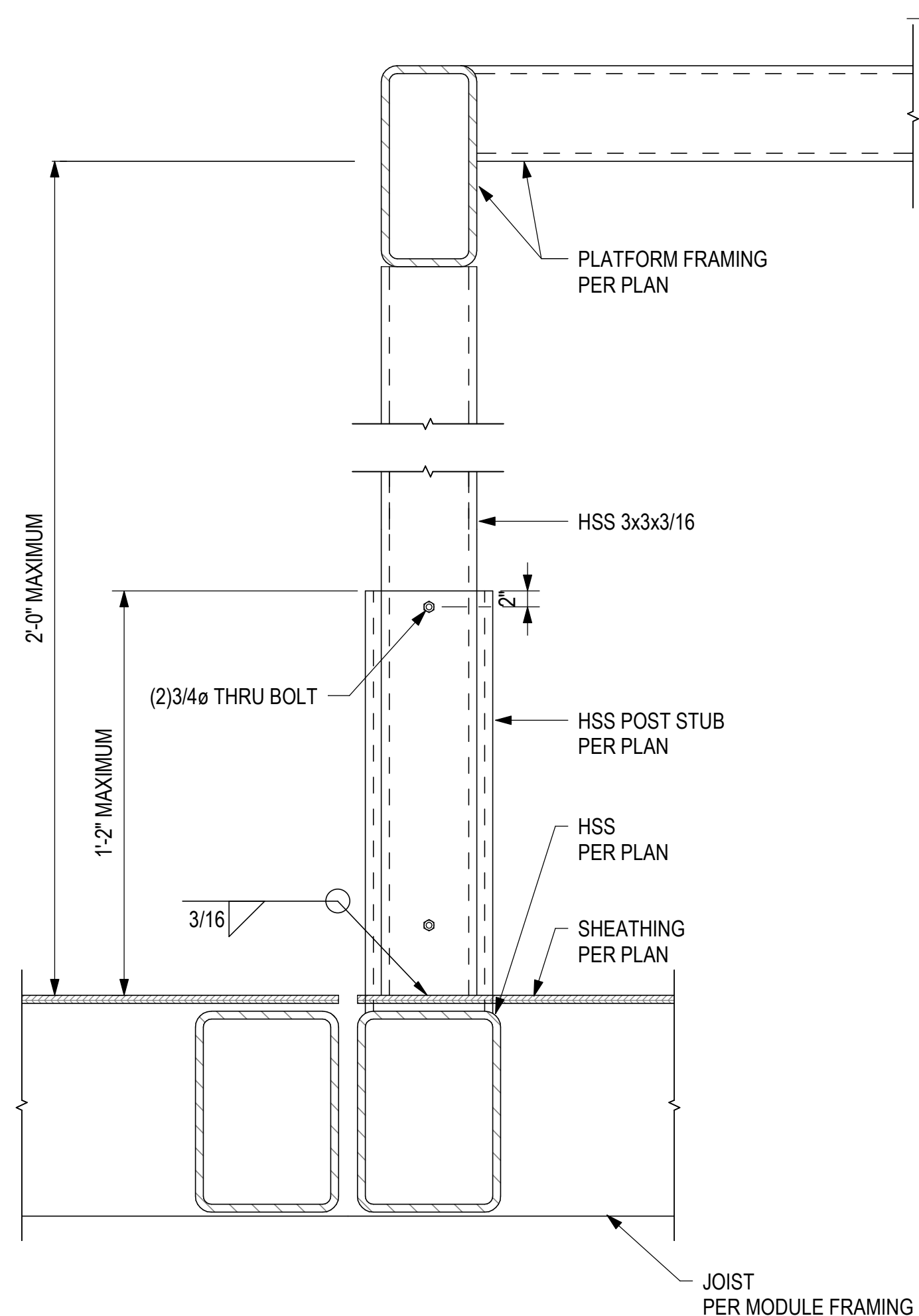
3" = 1'-0"

1

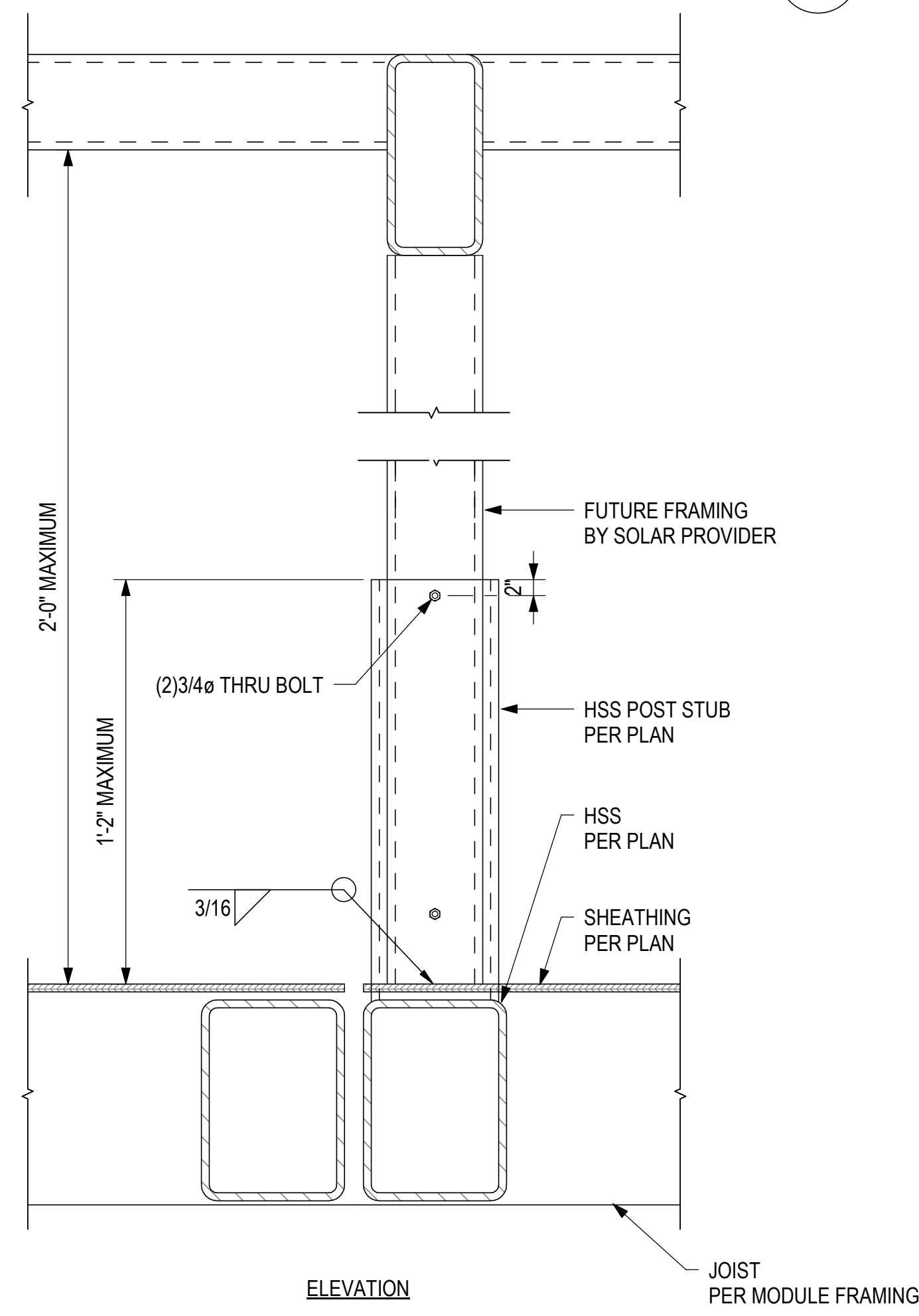


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03/17/23		REVISION 1
11/11/23		

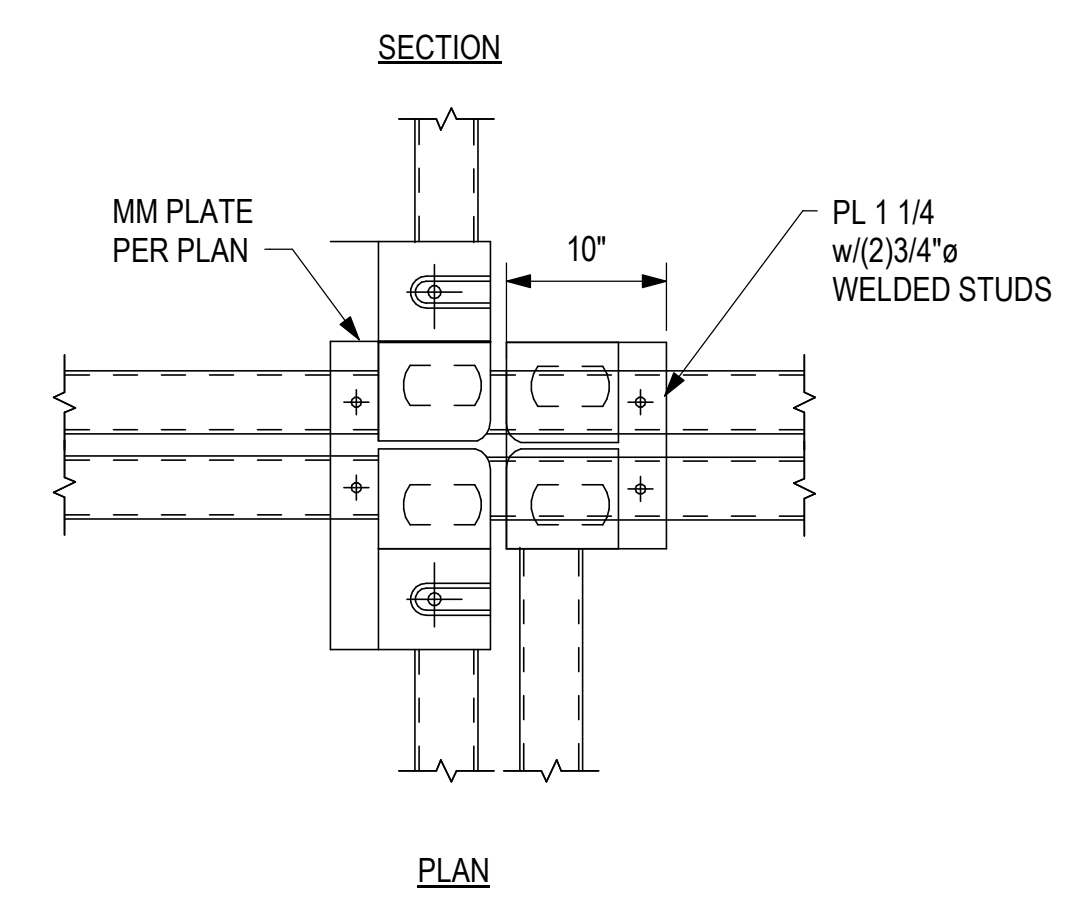
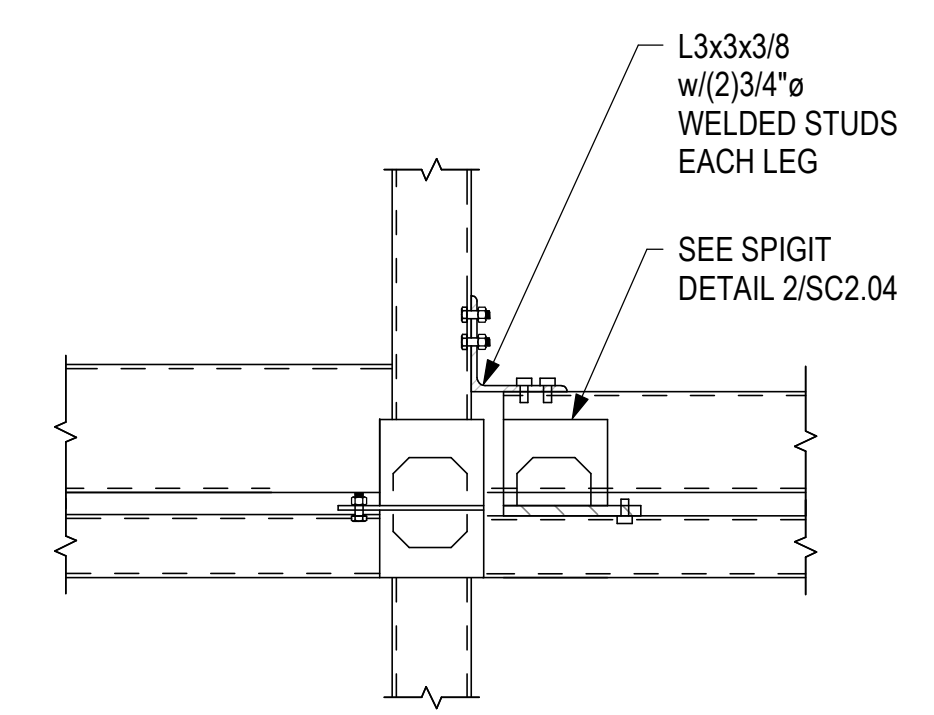
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	21-S009	As indicated	03/17/2023	ESE	



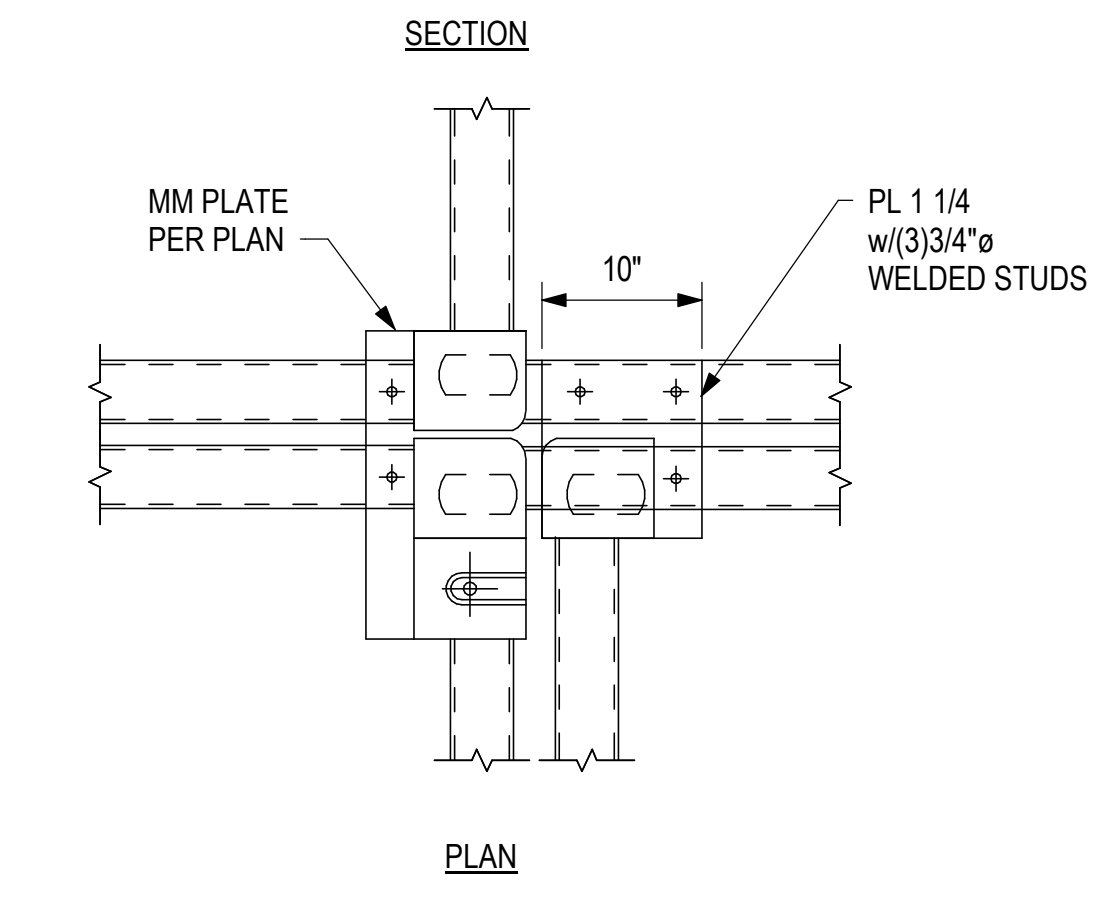
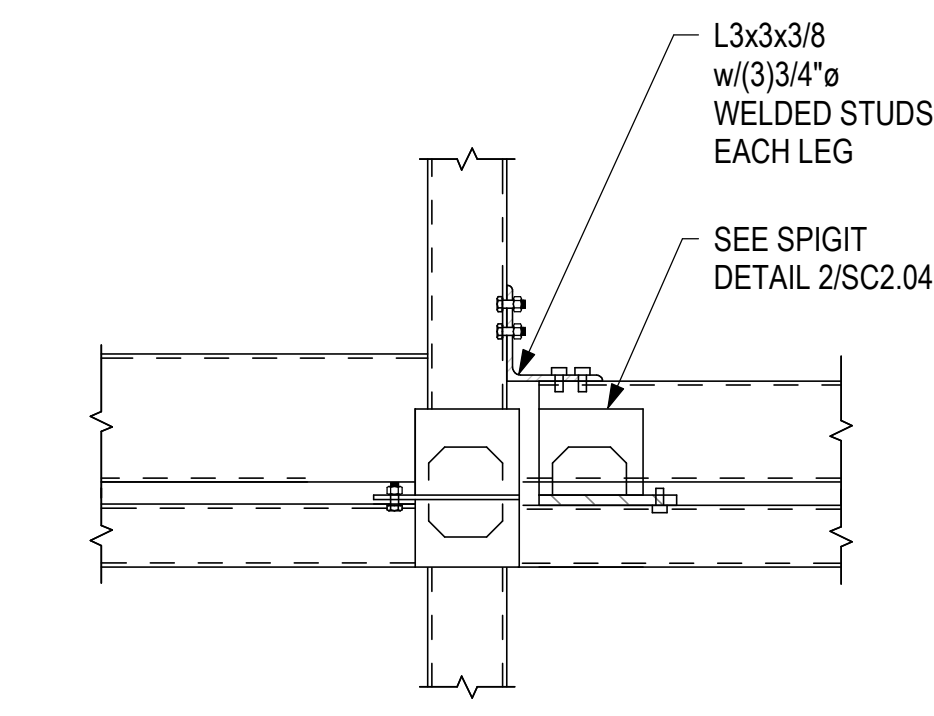
EQUIPMENT PLATFORM SUPPORT
3/4" = 1'-0" **4**



SOLAR PLATFORM SUPPORT
3/4" = 1'-0" **3**



DETAIL 2
1" = 1'-0" **2**



DETAIL 1
1" = 1'-0" **1**

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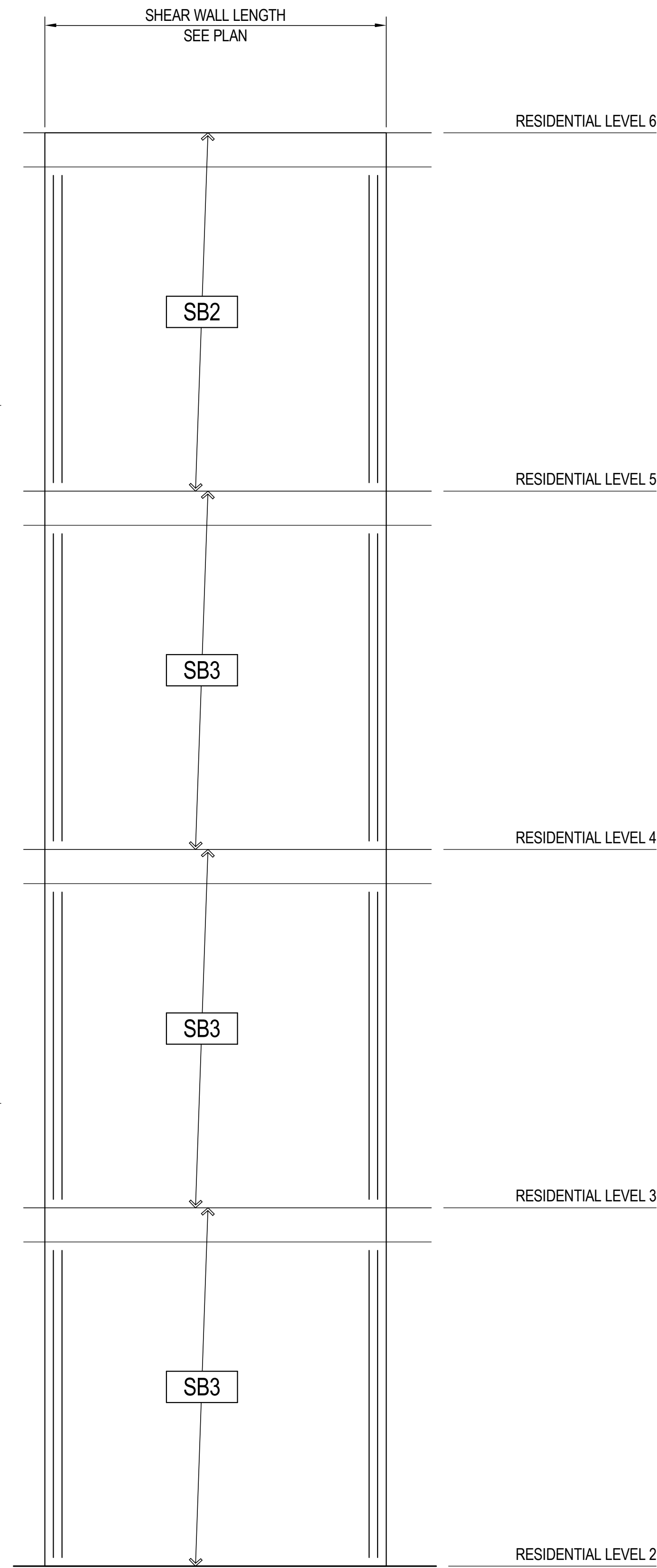
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Construction Documents

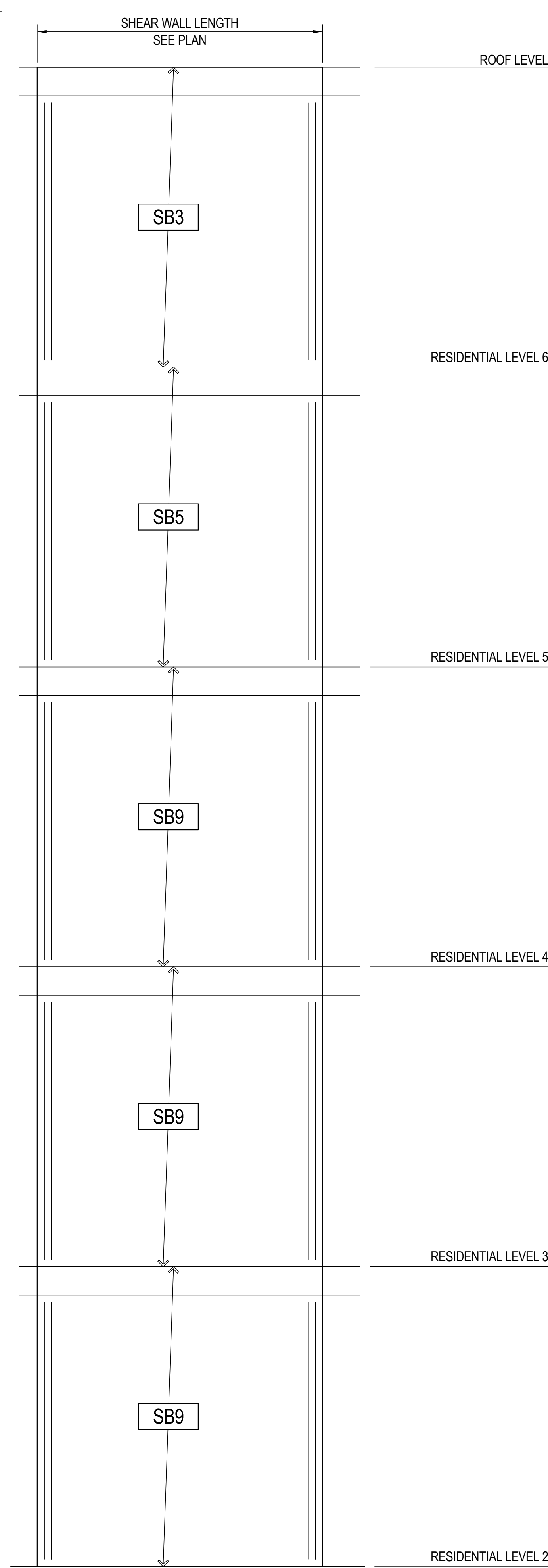
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11/11/23		REVISION 1

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JOB NUMBER	As indicated
SCALE	03/17/2023
DATE	Author
DRAWN BY	Checker
CHECK BY	

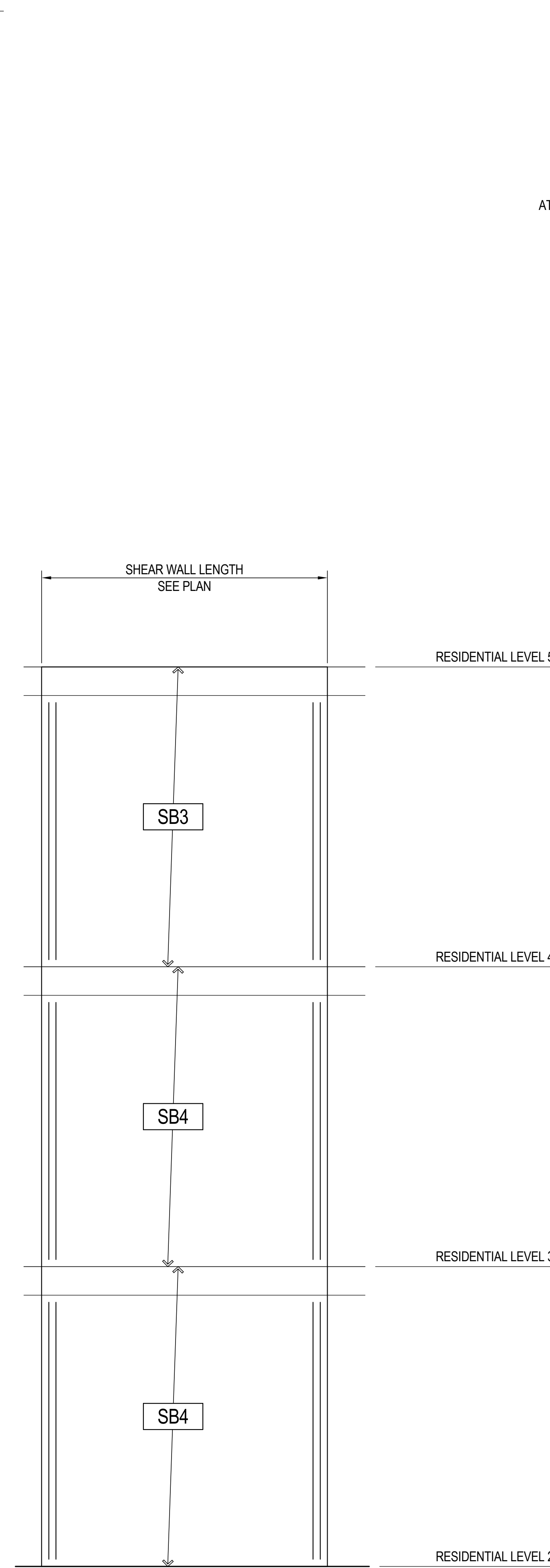
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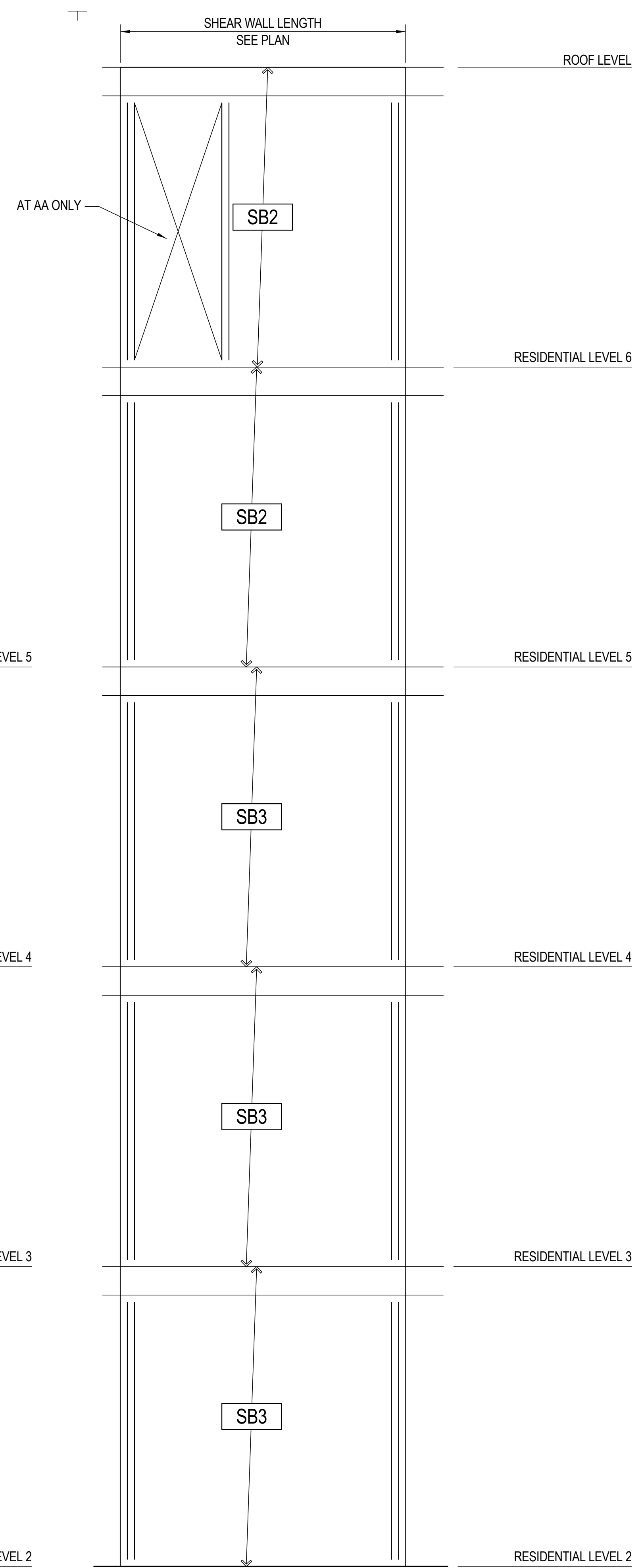
SHEAR WALL ELEVATION N.T.S. **D**



SHEAR WALL ELEVATION N.T.S. **C**



SHEAR WALL ELEVATION N.T.S. **B**



SHEAR WALL ELEVATION N.T.S. **A AA**

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REGISTERED PROFESSIONAL ENGINEER
 No. 5285
 STRUCTURAL
 STATE OF CALIFORNIA
 9/30/2022

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11/11/23		REVISION 1

Plan Check Number

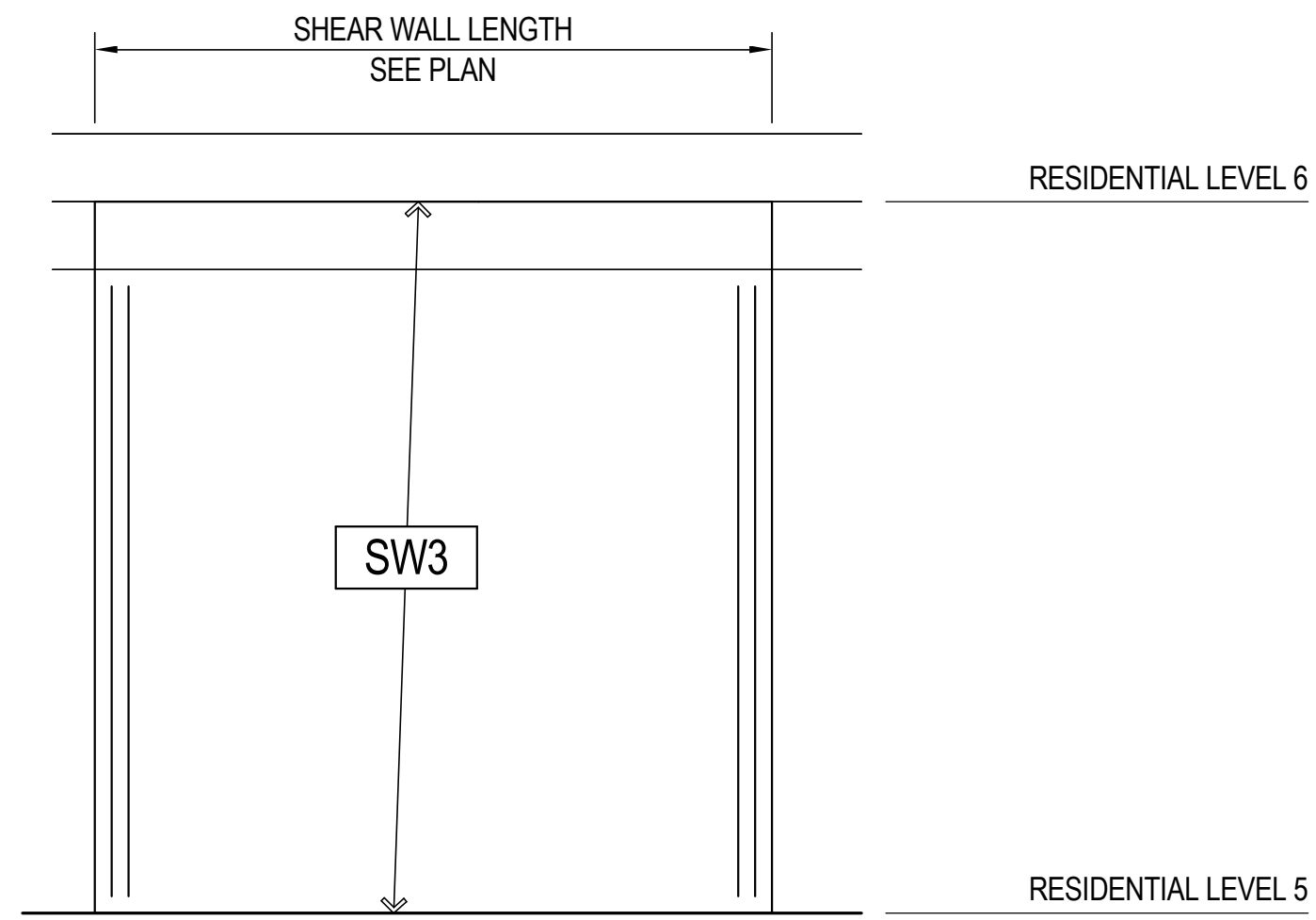
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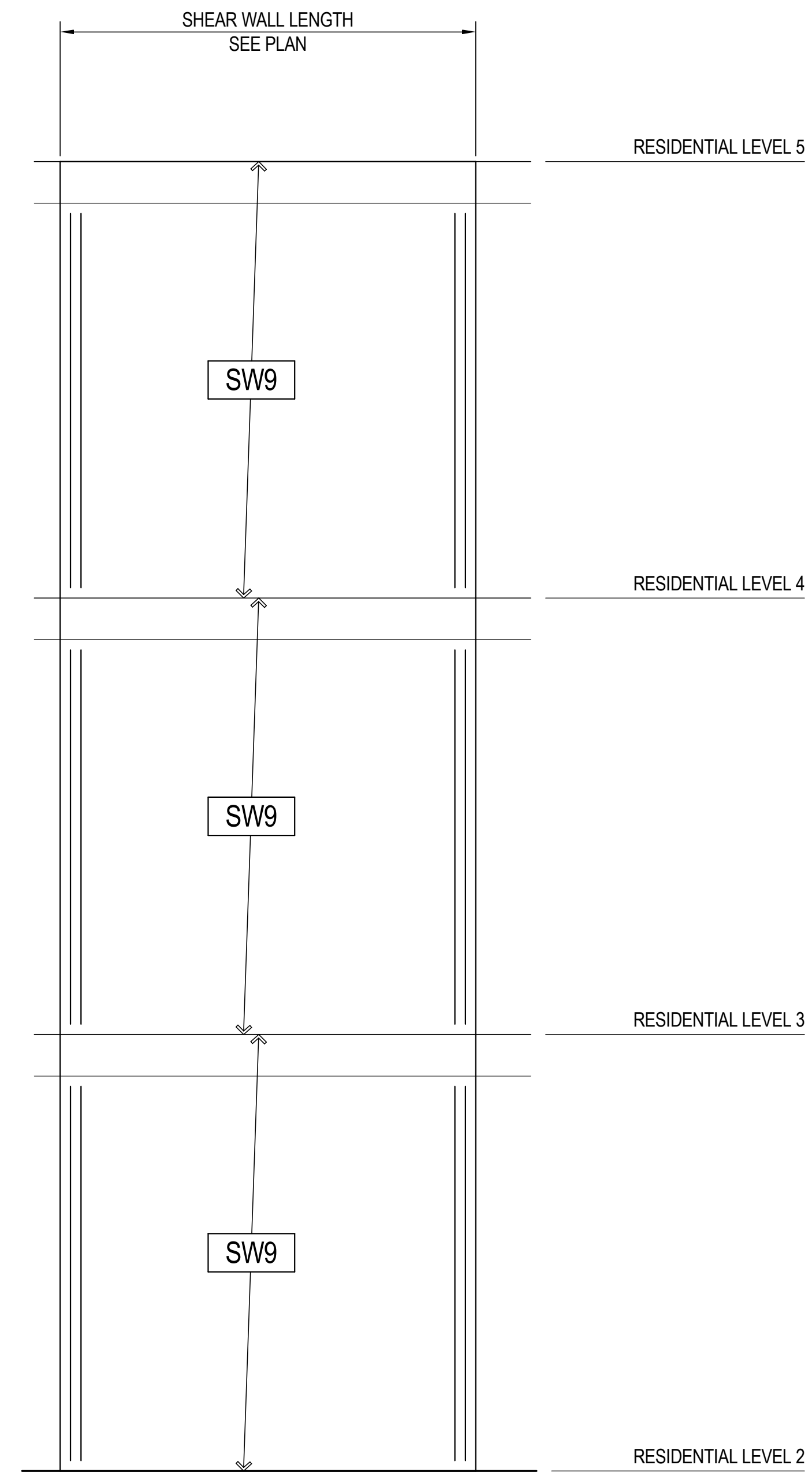
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 DATE 03/17/2023
 DRAWN BY ESE
 CHECKED BY ESE
 CHECKER

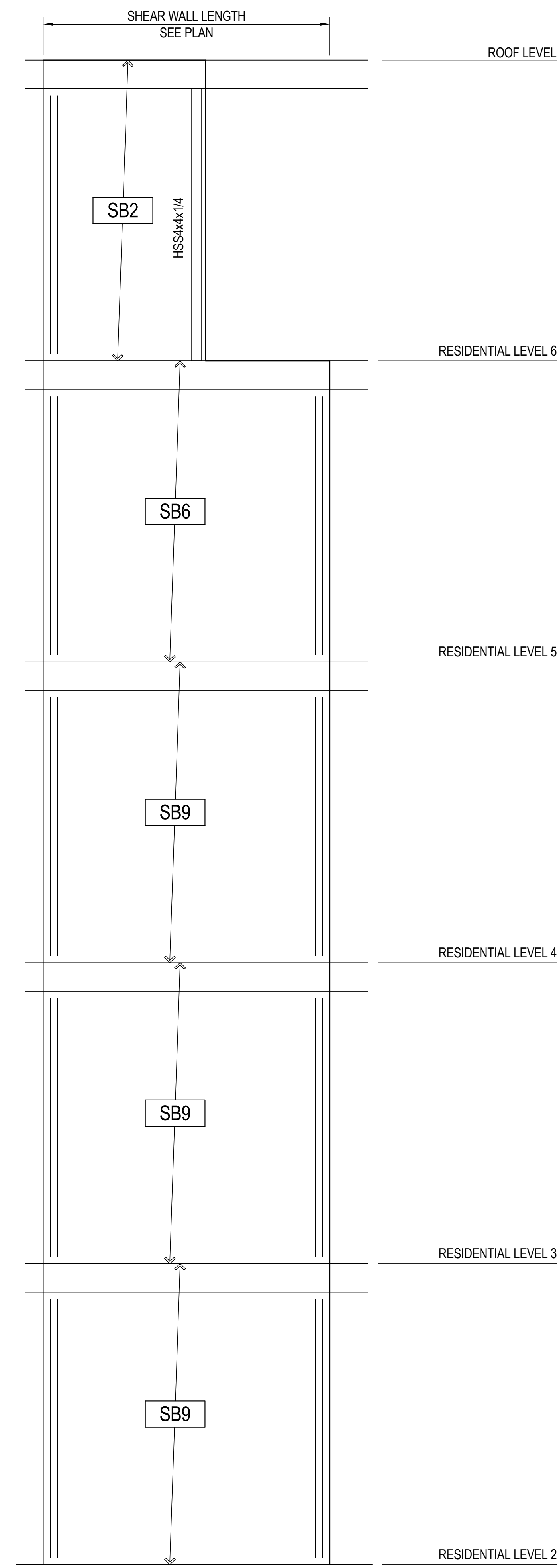
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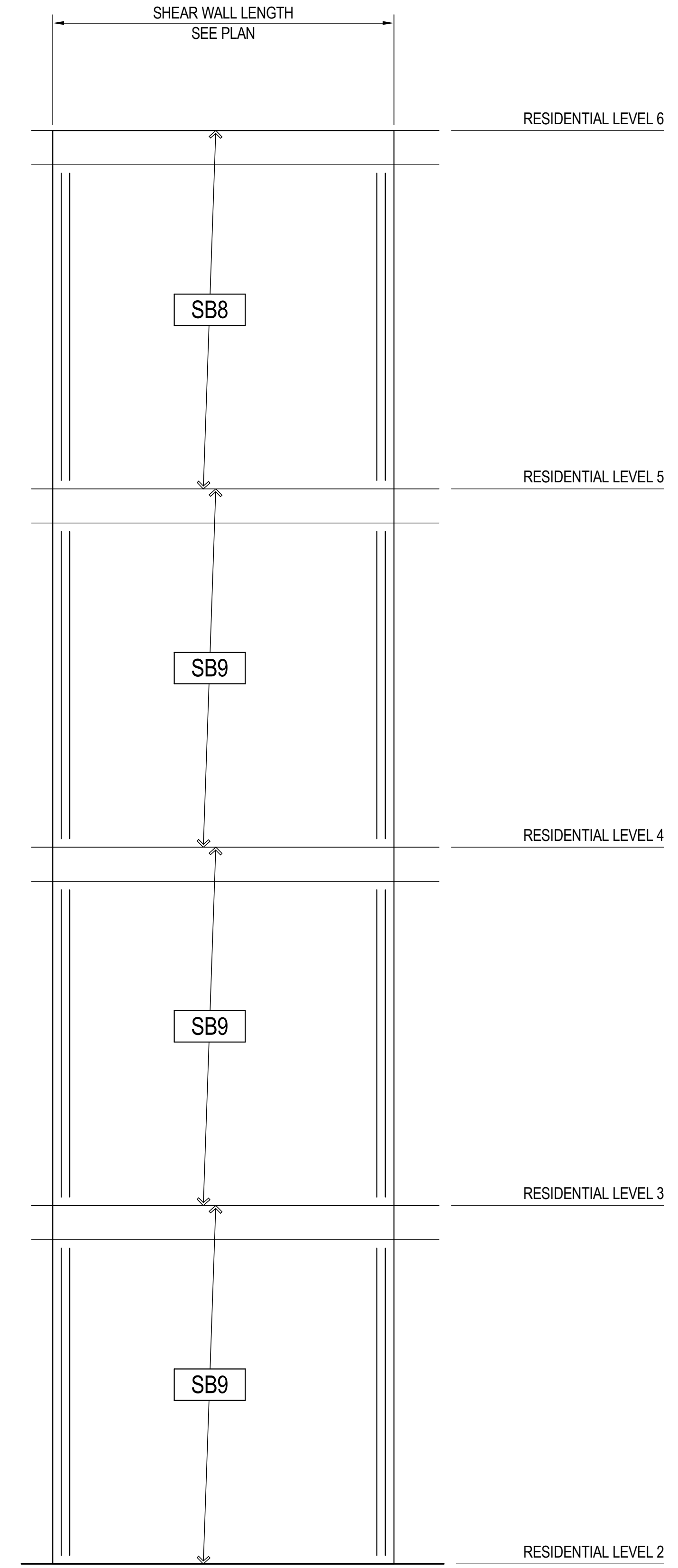
SHEAR WALL ELEVATION
N.T.S. **H**



SHEAR WALL ELEVATION
N.T.S. **G**



SHEAR WALL ELEVATION
N.T.S. **F**



SHEAR WALL ELEVATION
N.T.S. **E**

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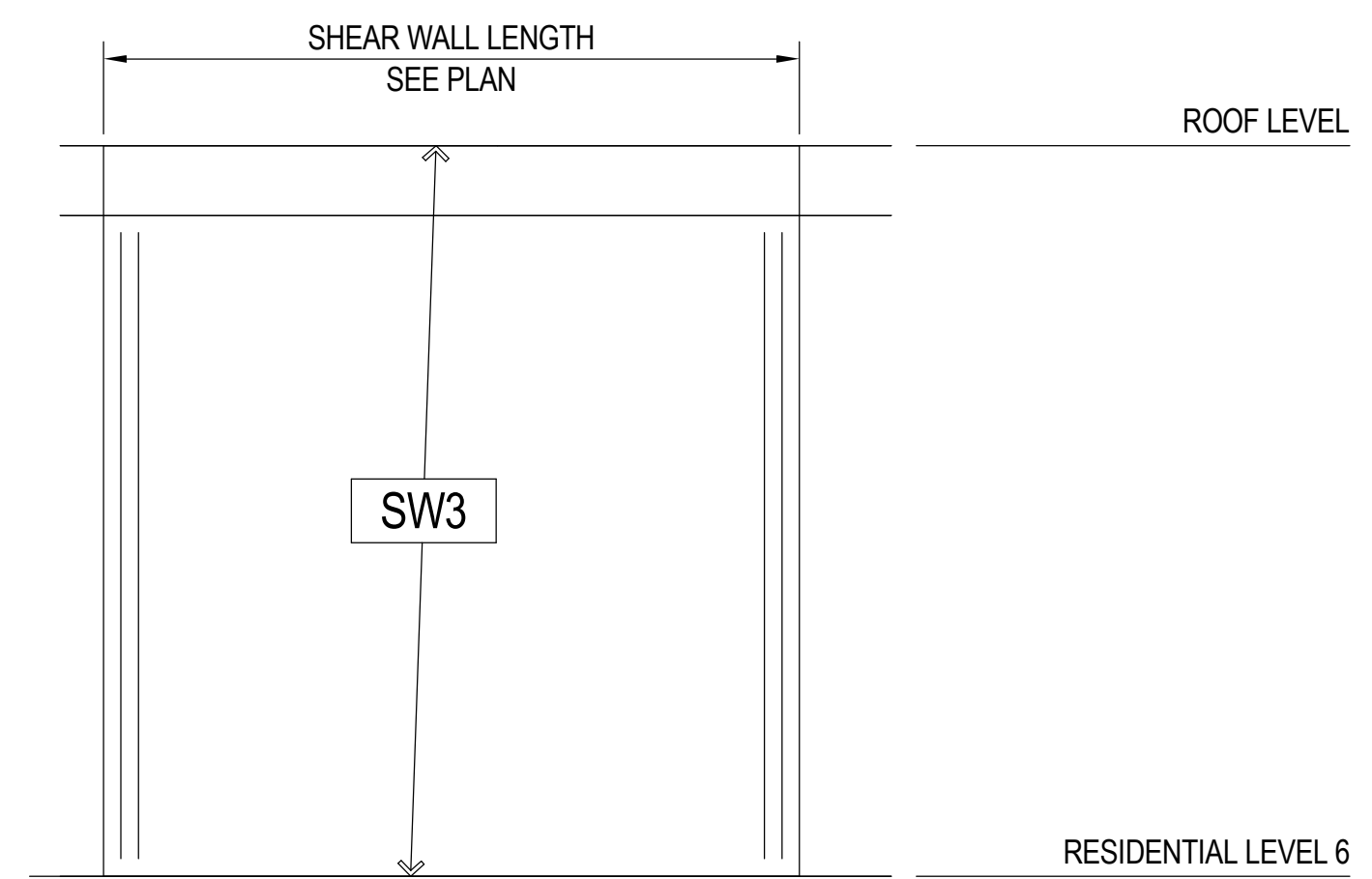
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Zoning Number

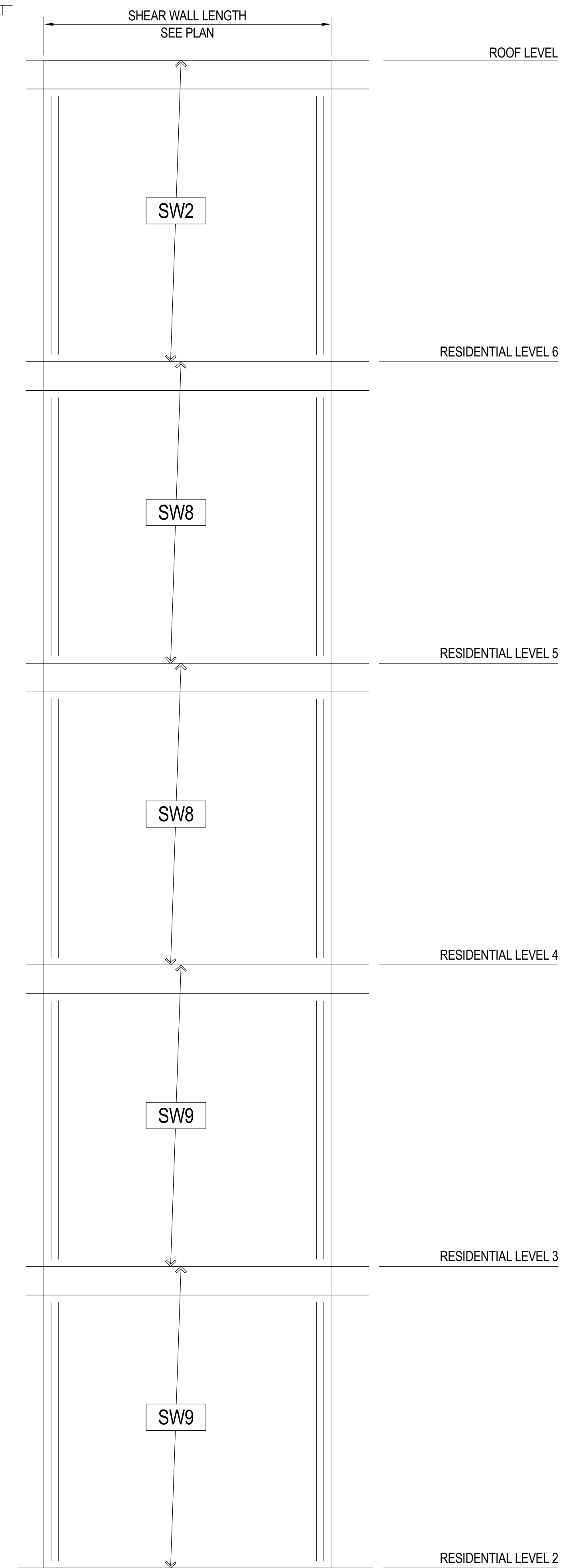
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PKNE 21-SW09
JOB NUMBER 318 - 1'-0"
SCALE 03/17/2023
DRAWN BY ESE
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CHECKER

SHEET NUMBER
SC302



SHEAR WALL ELEVATION
N.T.S. **K**



SHEAR WALL ELEVATION
N.T.S. **J**

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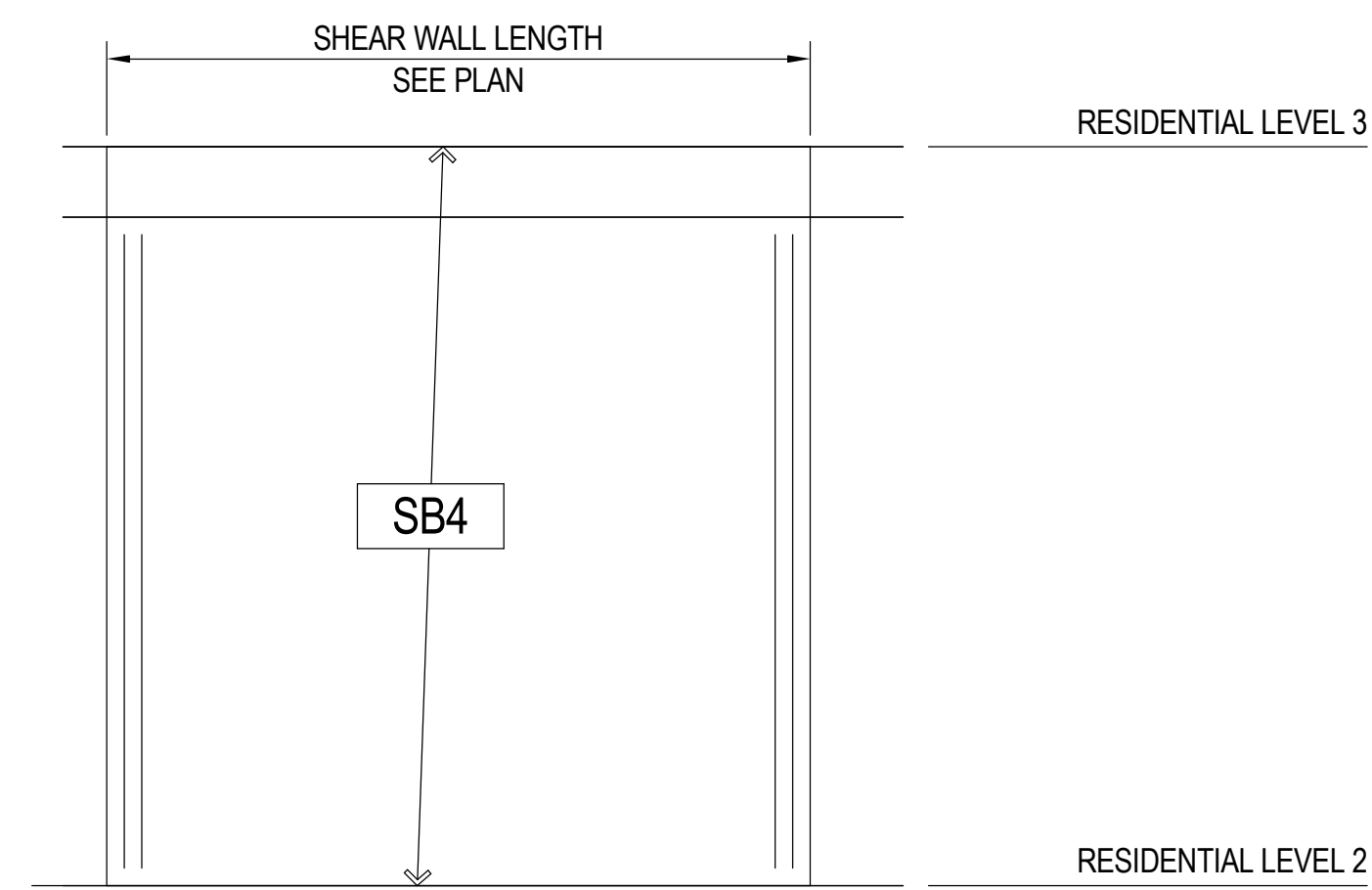
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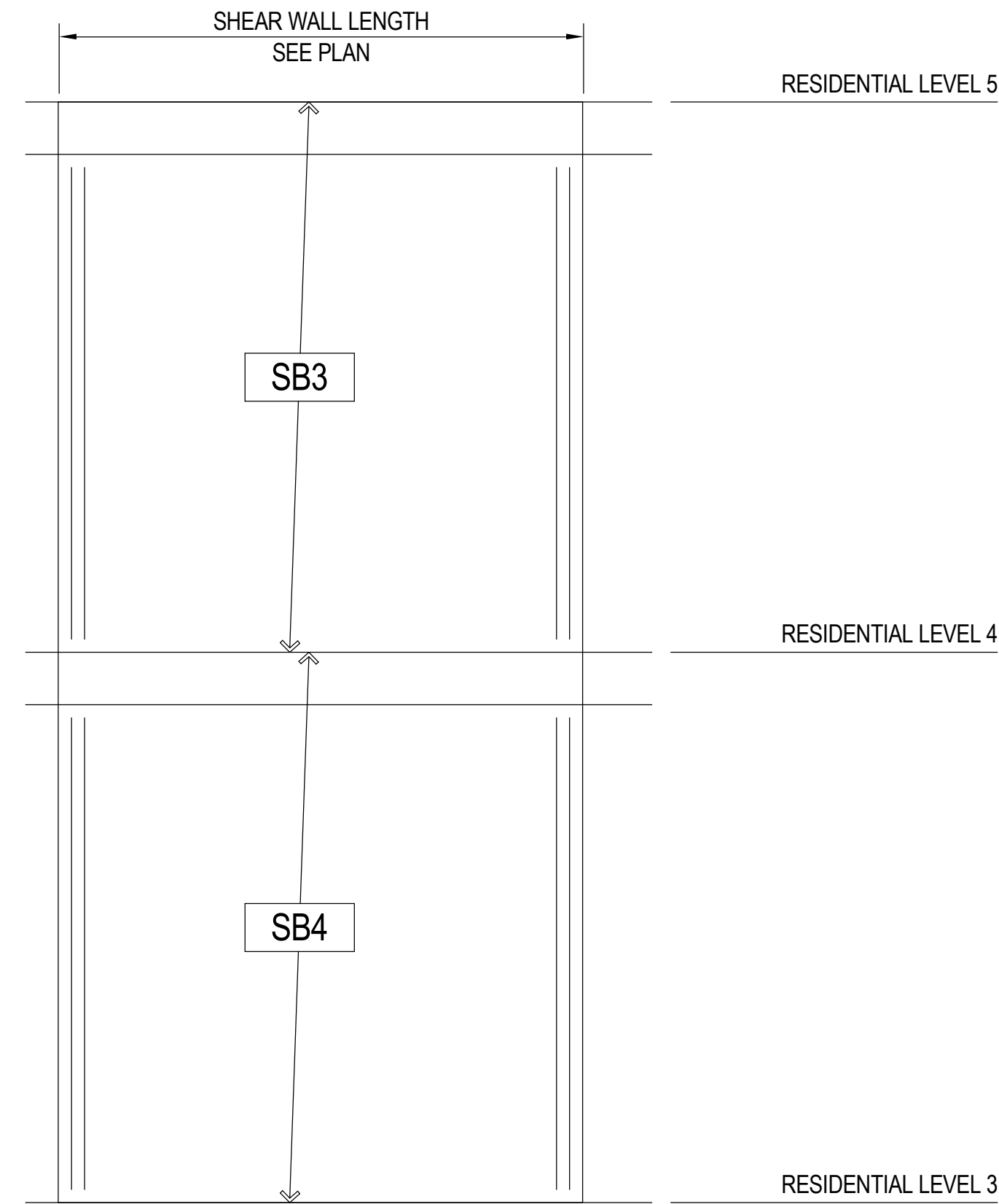
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03/17/23		ARCH. REVISION
11/11/23		REVISION 1

Plan Check Number	
Zoning Number	
SHEET TITLE	SHEET INFORMATION
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	3/8" = 1'-0" SCALE
	03/17/2023 DATE
	Author DRAWN BY
	Checker CHECK BY

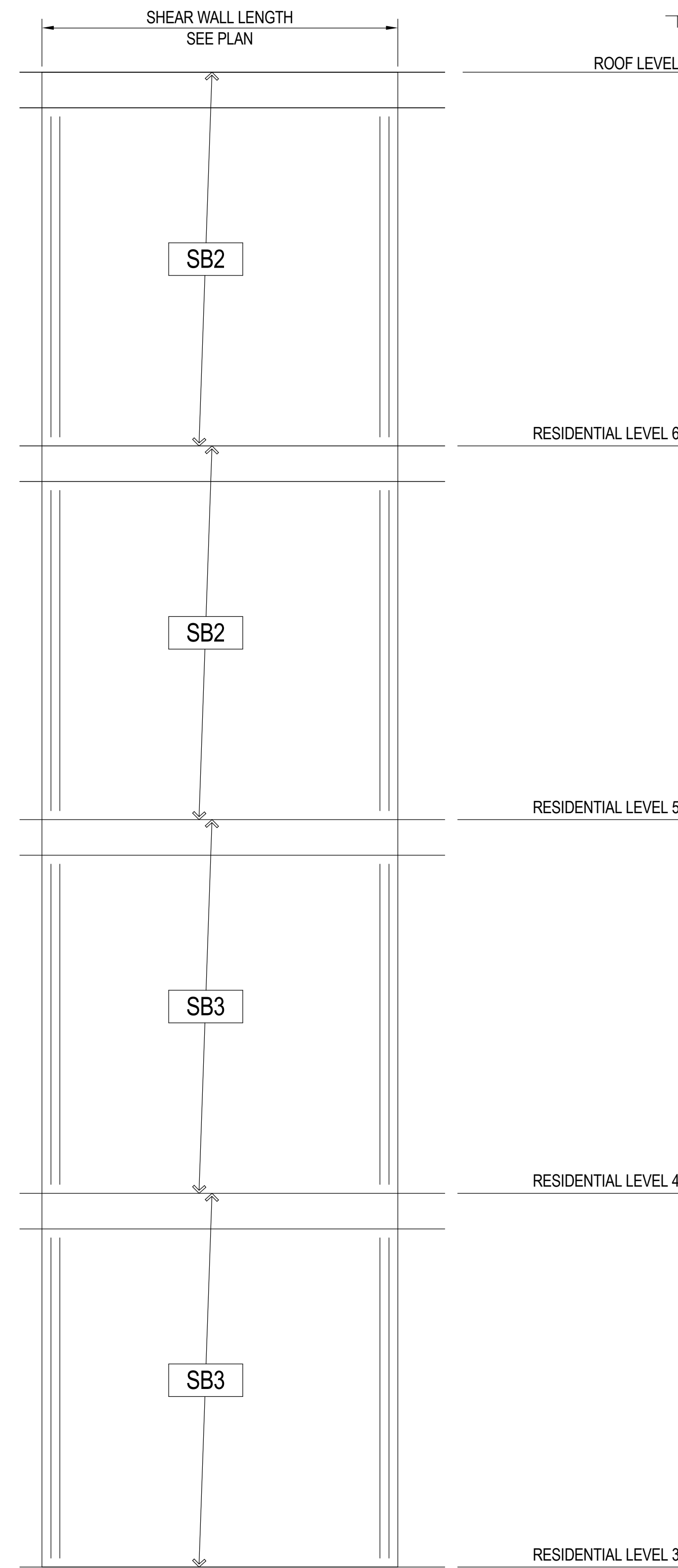
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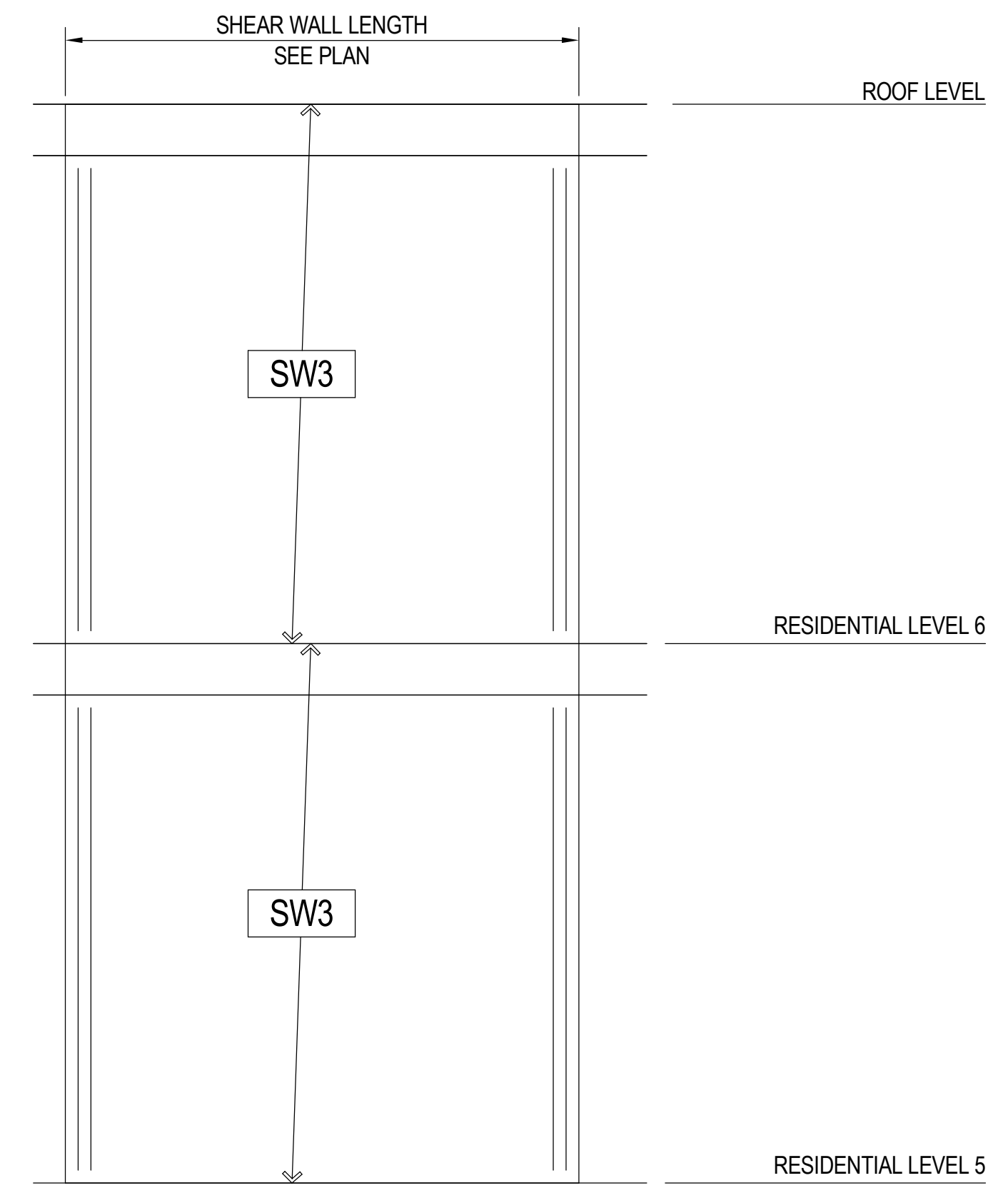
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N.T.S.



SHEAR WALL ELEVATION N
N.T.S.



SHEAR WALL ELEVATION M
N.T.S.



SHEAR WALL ELEVATION L
N.T.S.

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11/11/23		REVISION 1

Plan Check Number
Zoning Number
SHEET TITLE SHEET INFORMATION
P/N/E 21-S009
JOB NUMBER 308 - 1'-0"
SCALE 3/8" = 1'-0"
DATE 03/17/2023
DRAWN BY Author
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SHEET NUMBER
SC304

TABLE 3—ACCEPTABLE DIAPHRAGM FASTENERS¹

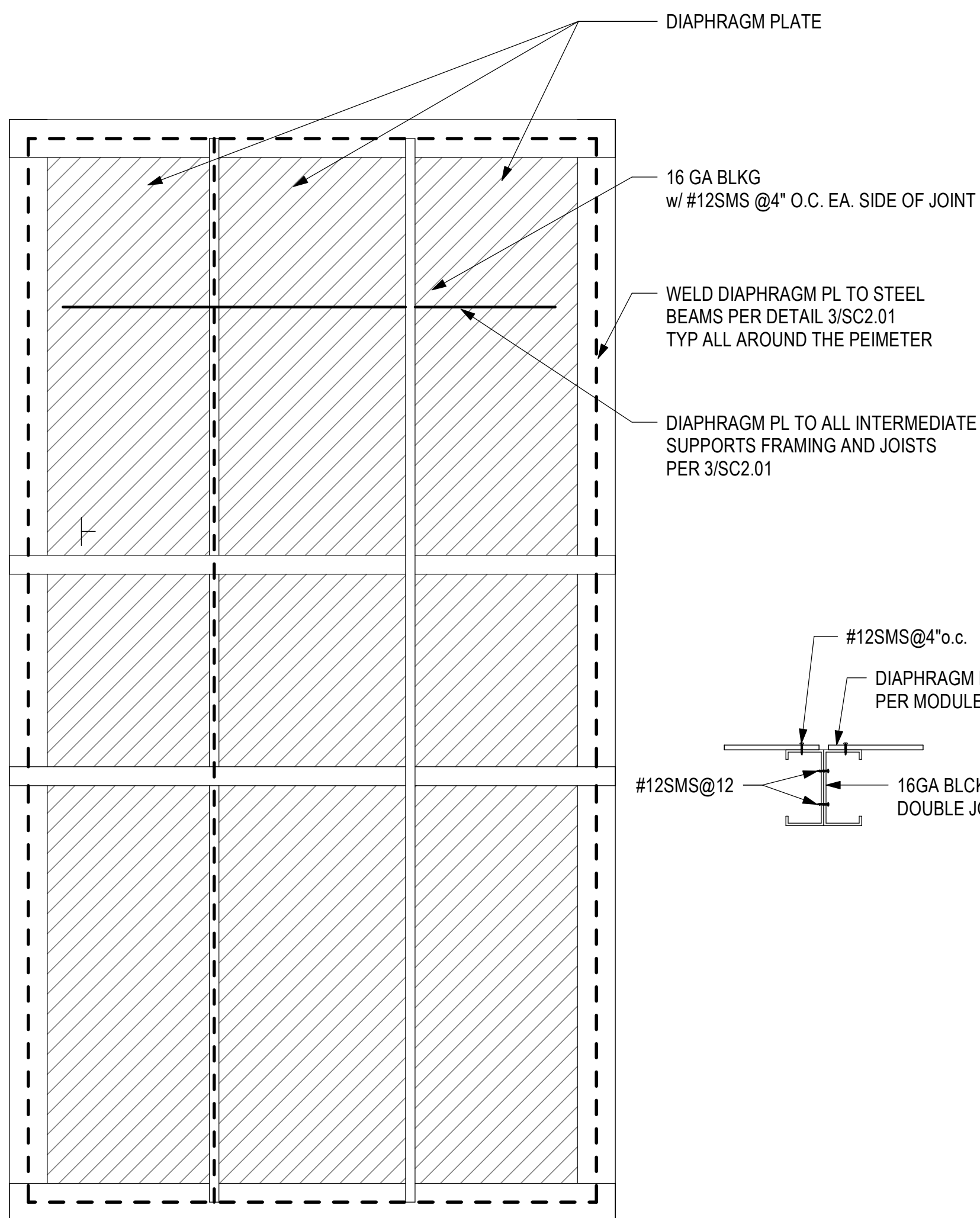
Minimum Framing	Minimum Edge Distance, inch	Manufacturer	Part No.	Type ²
16 ga. [0.0538-inch (1.37 mm)] cold formed steel complying with Section 3.2.1	1/2	Grabber Construction Products	CGH8158LG	No. 8 x 1 1/2-inch winged self-drilling screw, ESR-4223
		Grabber Construction Products	CGHM8200LG	No. 8 x 2-inch self-drilling screw
		Simpson Strong-Tie Company, Inc.	CBSDQ158S	No. 8 x 1 5/8-inch winged self-drilling screw, ESR-4208
18 ga. [0.0403-inch (1.02 mm)] cold formed steel complying with Section 3.2.1	1	Grabber Construction Products	CGH8158LG	No. 8 x 1 1/2-inch winged self-drilling screw, ESR-4223
		Aerosmith	5324HPG	0.145-inch-diameter x 1 1/4-inch power actuated fastener
		Hilti	X-U 32	0.157-inch-diameter x 1 1/4-inch power actuated fastener, ESR-2269
		Grabber Construction Products	CC12250LRG	No. 12 x 2 1/2-inch winged self-drilling screw, ESR-4223
1/8-inch-thick hot rolled steel, min. yield strength 50 ksi	1	Dewalt	50458-PWR	0.157-inch-diameter x 1 1/4-inch power actuated fastener, ESR-2024
		Grabber Construction Products	CC12250LRG	No. 12 x 2 1/2-inch winged self-drilling screw, ESR-4223
		Muro North America	RSM645	M6 x 45 mm winged self-drilling screw
		Simpson Strong-Tie Company, Inc.	TBG1260S	No. 12 x 2 3/8-inch, flat head Strong-Drive TB Wood to Steel screw
1/4-inch-thick hot rolled steel, min. yield strength 36 ksi	3/4	Grabber Construction Products	CC12250LRG	No. 12 x 2 1/2-inch winged self-drilling screw, ESR-4223
		Hilti	X-U 27 Pin	0.157-inch-diameter 1 1/4-inch power actuated fastener, ESR-2269
1/4-inch-thick steel tubing, min. yield strength 50 ksi	3/4	Hilti	X-U 27 Pin	0.157-inch-diameter 1 1/4-inch power actuated fastener, ESR-2269
3/8-inch-thick steel tubing, min. yield strength 50 ksi				
1/2-inch-thick steel tubing, min. yield strength 50 ksi				
SPF Lumber (Min. SG- 0.42)	5/8	Grabber Construction Products	C8200L2M	No. 8 x 2-inch, flat head, Type 17, ribs, GrabberGard
		Simpson Strong-Tie Company, Inc.	WSNTLG2S	No. 8 x 2-inch, flat head, twin threads, Nibs, ESR-1472
	1/2	Senco ³	GL24AABF	8d Ring Shank Nails

For SI: 1 inch= 25.4 mm, 1 ksi= 6.89 MPa.

¹Fastener pull-through capacity of 581 lbs (2584 N) may be applied to all listed fasteners. Capacity is based on ultimate tested value for all tabulated fasteners. The registered design professional shall apply the appropriate safety factor (ASD) or resistance factor (LRFD).

²Senco 8d ring shank nails are manufactured with a length of 2 1/4-inch (60 mm), a head diameter of 0.266-inch and a shank diameter of 0.113-inch.

³Screw lengths shown are minimums.



DIAPHRAGM PLATE TO FRAMING CONNECTION DETAIL 2

1" = 1'-0"

GENERAL NOTE FOR INSTALLATION OF STRUCTOCRETE SHEATHING

MINIMUM PANEL THICKNESS = 3/4"

INSTALL WITH LONGER SIDE OF PANEL PERPENDICULAR TO FRAMING.

STEEL FRAMING:

MINIMUM GAUGE = 14GA
MINIMUM FLANGE WIDTH = 1 5/8" U.NO. ON FRAMING SCHEDULE.
MAXIMUM SPACING = 24"

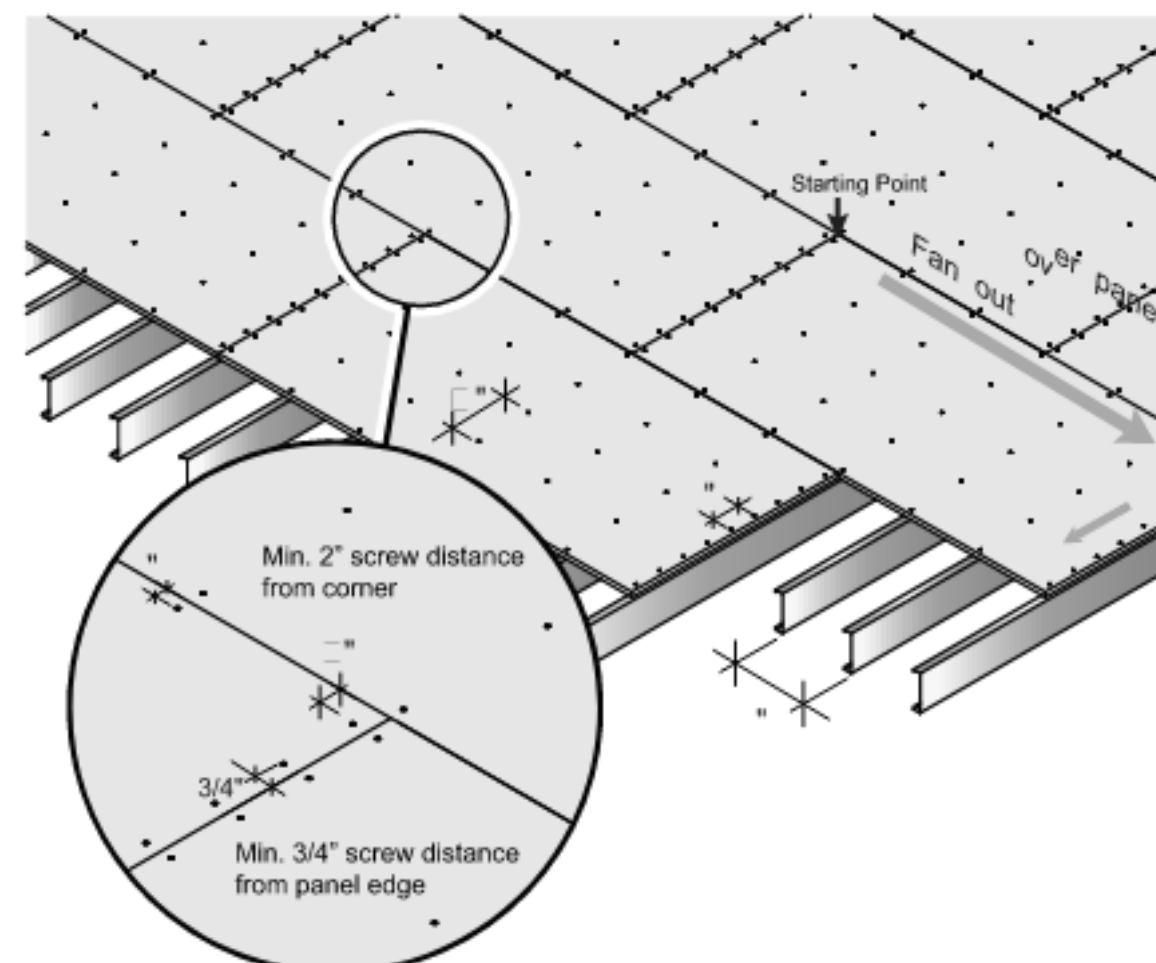
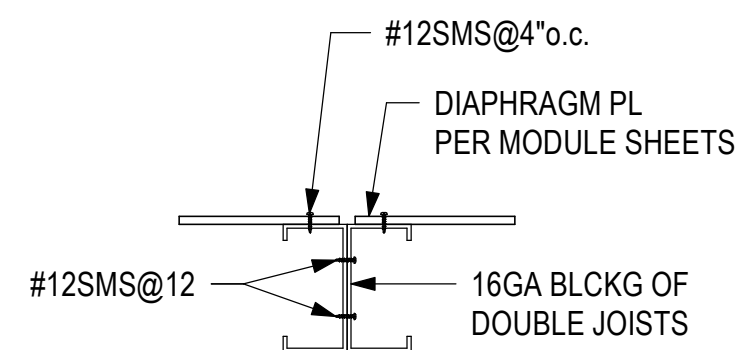
ICC REPORT # ESR-1792

FASTENERS:

#8-18 SELF-DRILLING, SELF-TAPPING SCREWS x 1 5/8" LONG
EDGE NAILING: 6" o.c. (ON ALL PANEL EDGES)
FIELD NAILING: 12" o.c.

CONSTRUCTION LIVE LOADS

PLACE ADDITIONAL PLYWOOD OR OTHER MEANS ON HIGH TRAFFIC CONSTRUCTION PATHWAY AS RECOMMENDED BY MANUFACTURER.



STRUCTOCRETE INSTALLATION DETAIL 1

12" = 1'-0"

ARCHITECT

b|ARCH

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PROJECT ADDRESS

PROJECT TITLE

Owner: Joanna Ostrander
2853 West Boulevard
Los Angeles, California 90016

2853 West
Construction Documents

REVISIONS

Rev. #	Date	Desc.
09/17/21		BUILDING DEPARTMENT SUBMITTAL
04/28/22		BUILDING DEPARTMENT RESUBMITTAL
06/24/22		BUILDING DEPARTMENT RESUBMITTAL
09/30/22		STATE SUBMITTAL
03/17/23		ARCH. REVISION
11/11/23		REVISION 1

Plan Check Number

zoning Number

SHEET TITLE

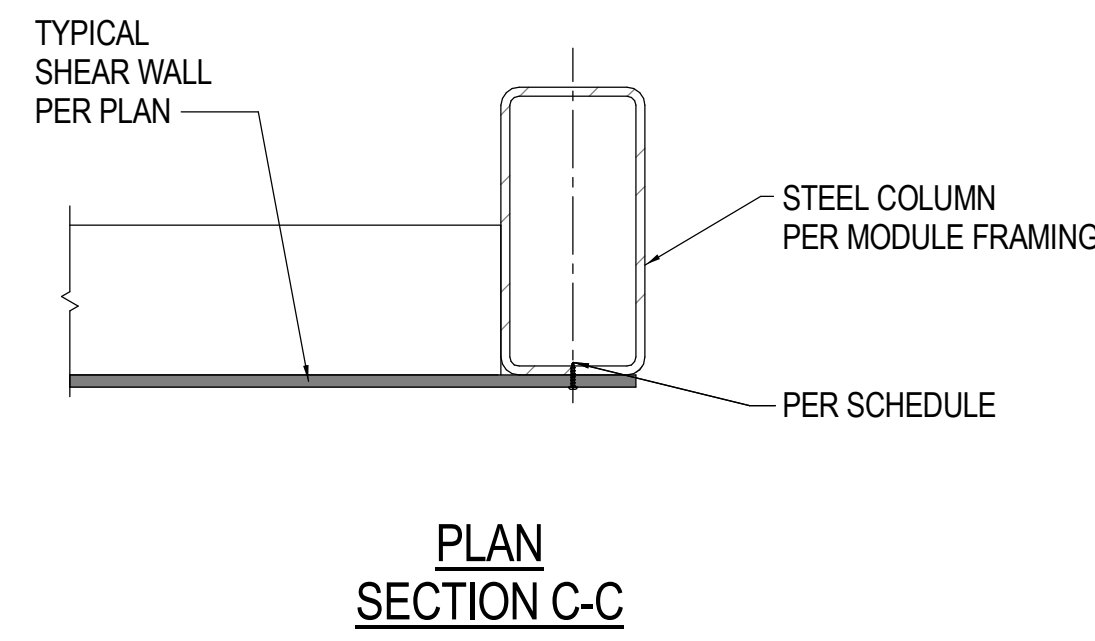
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	21-SW09	As indicated	03/17/2023	ESE	Checker

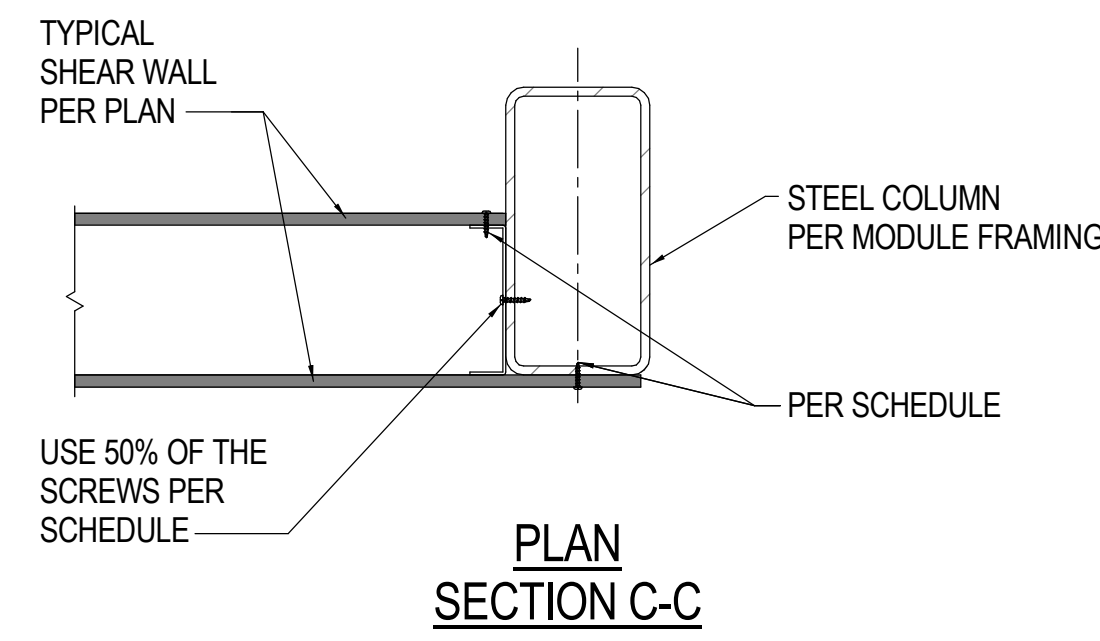
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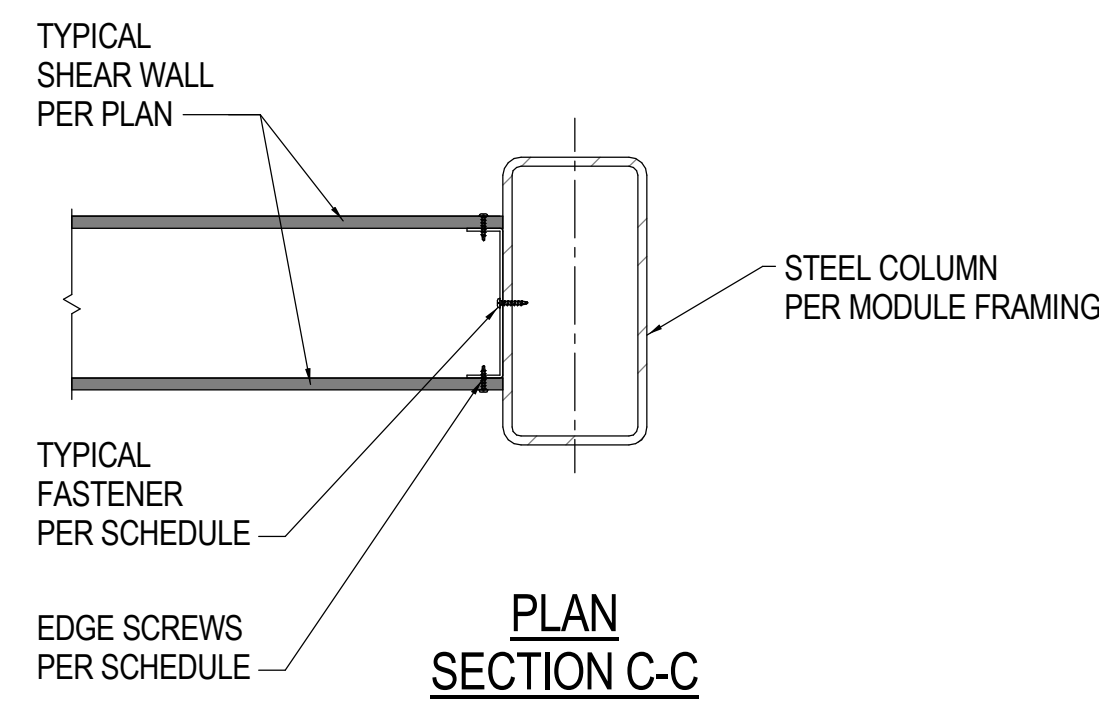
**WALL SINGLE SHEATHED
ONE SIDE TO HSS**



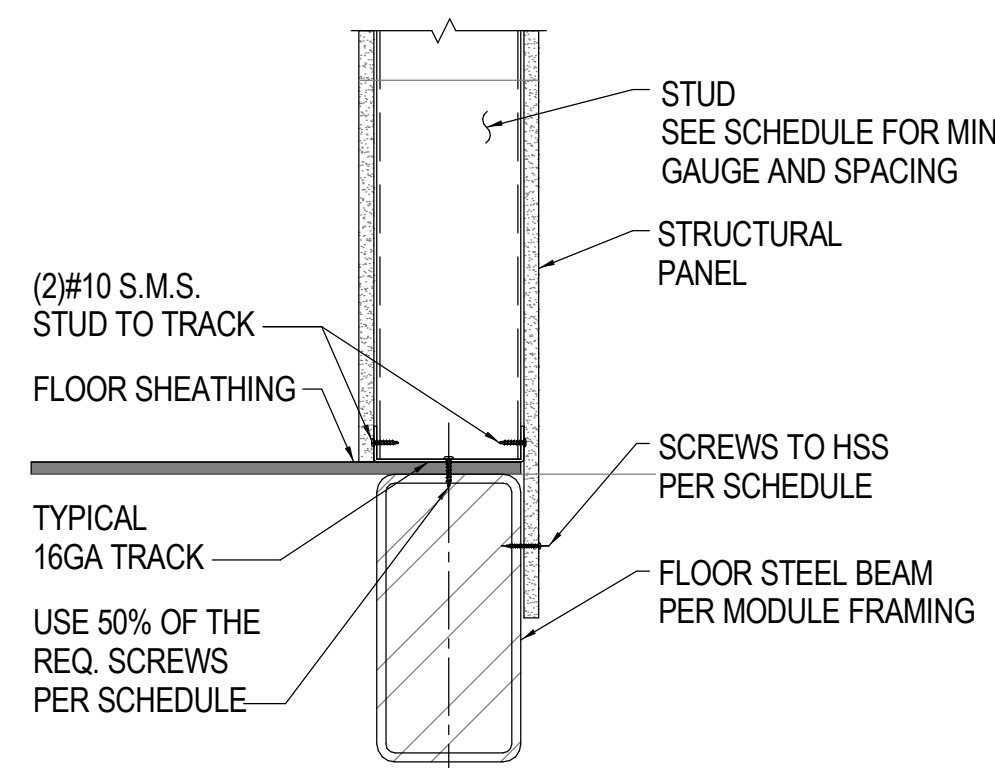
**WALL DOUBLE SHEATHED ONE SIDES
TO TRACK ONE SIDE TO HSS**



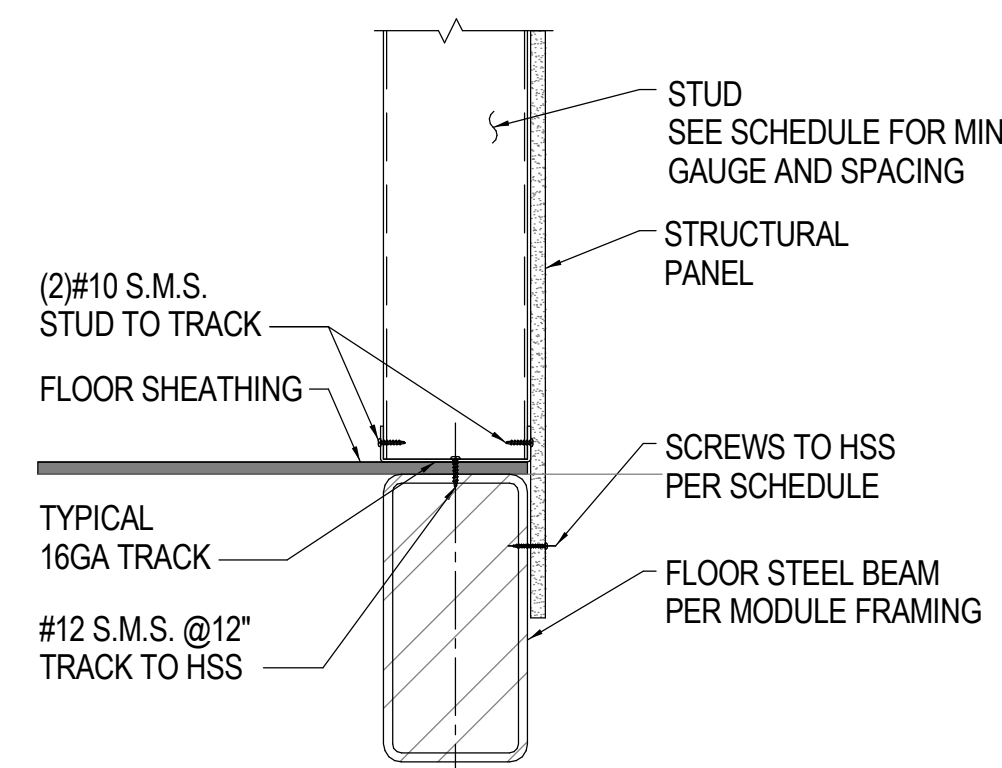
**WALL SINGLE/DOUBLE SHEATHED
BOTH SIDES TO TRACK**



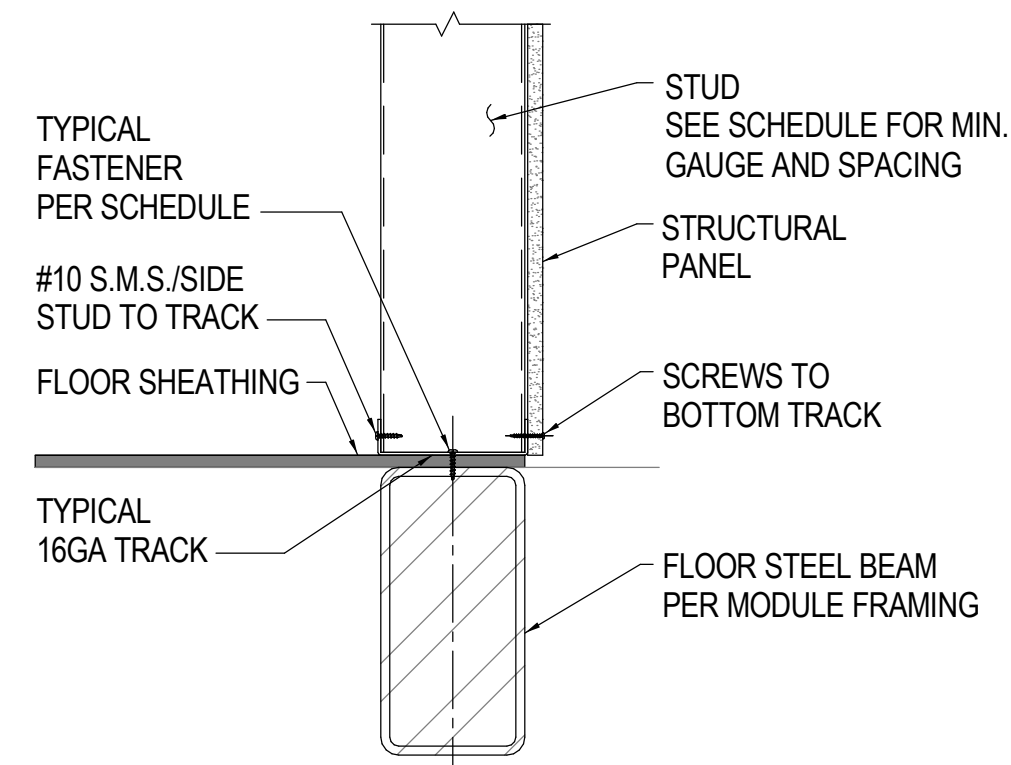
**WALL DOUBLE SHEATHED ONE SIDE
TO TRACK AND ONE SIDE TO HSS**



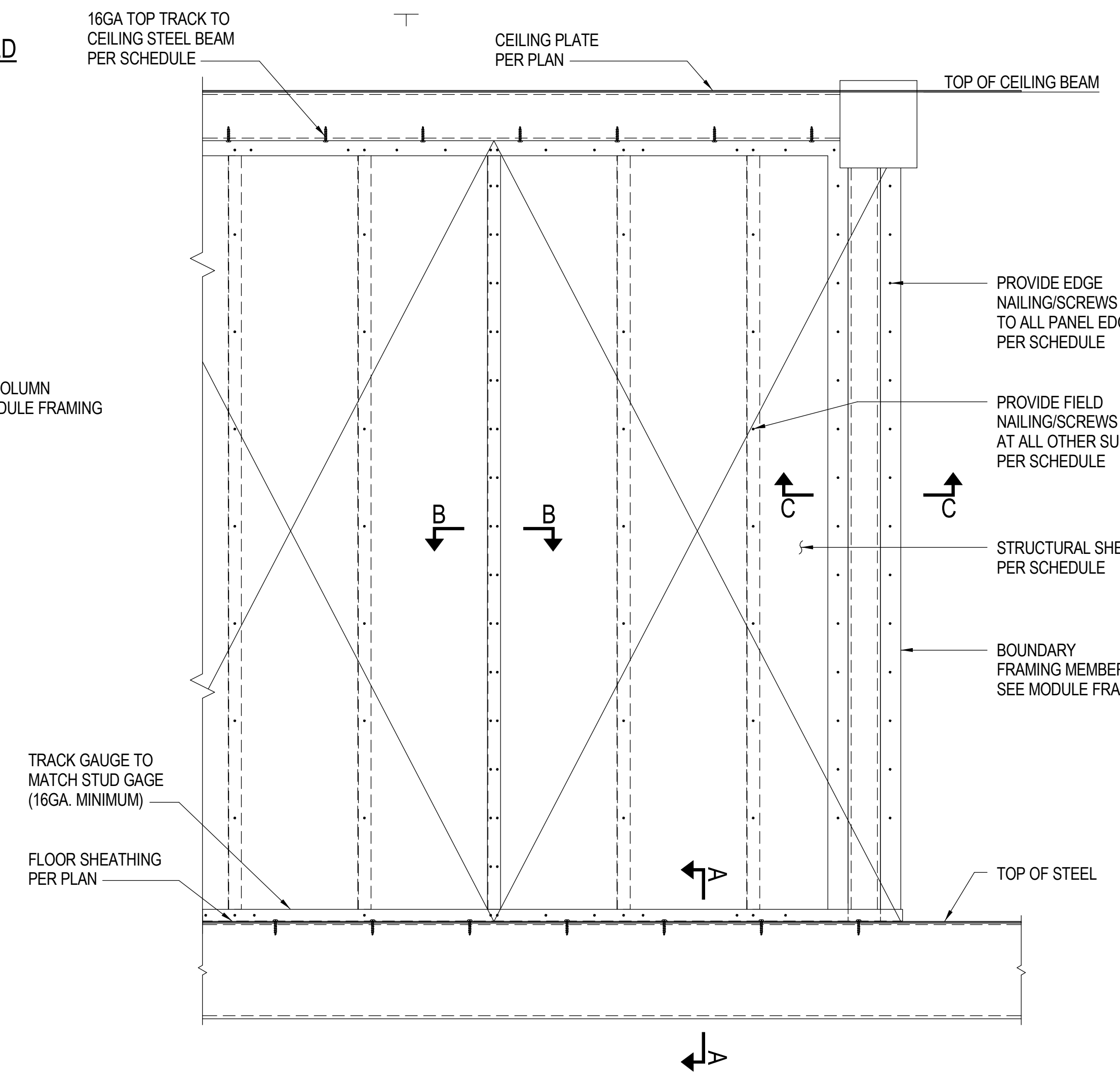
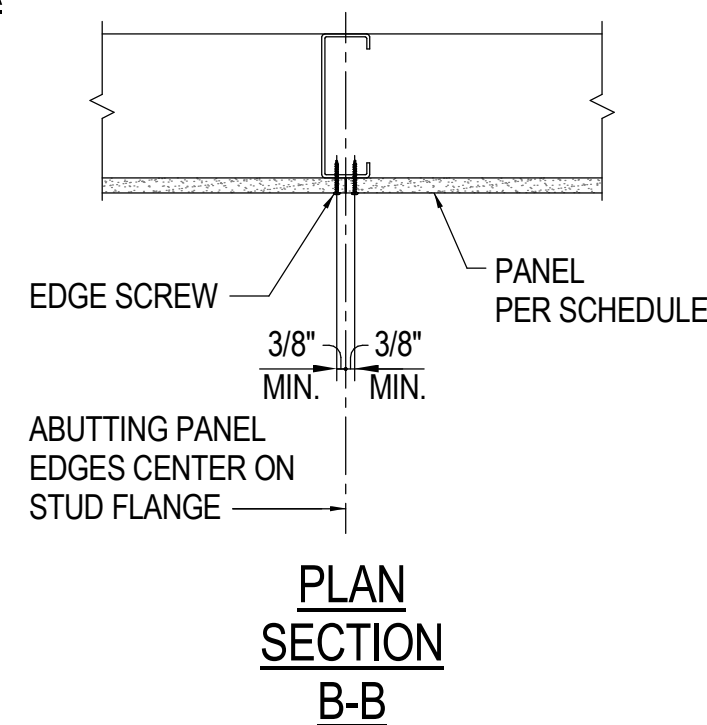
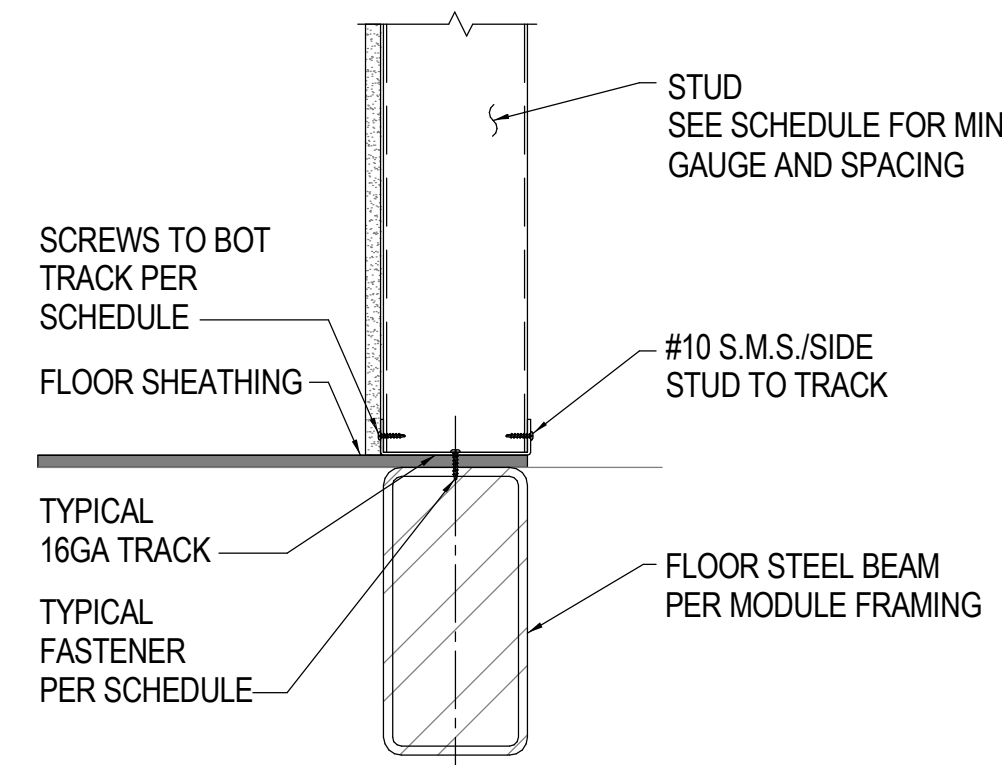
**WALL SINGLE SHEATHED FROM
OUTSIDE OVER HSS**



**WALL SINGLE SHEATHED FROM
OUTSIDE TO TRACK**



**WALL SINGLE SHEATHED FROM
INSIDE TO TRACK**



SUREBOARD SHEAR WALL SCHEDULE

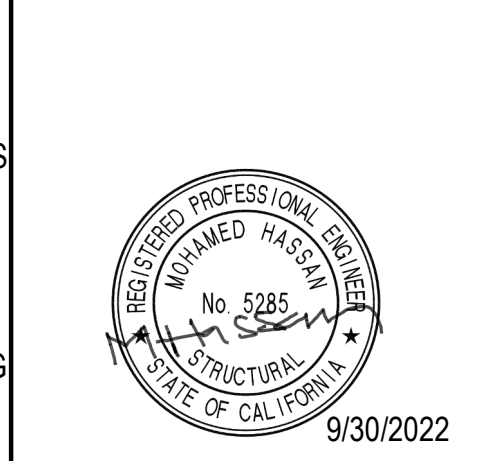
MARK	MATERIAL	MIN. GAUGE STUDS/TRACK	TOP TRACK TO STEEL BEAM AND SIDE TRACKS TO STEEL COLUMNS	BOTTOM TRACK TO STEEL BEAM (THRU FLOOR SHEATHING) FASTENER PER ESR-1792/TABLE 3	LRFD CAPACITY
SB1	SUREBOARD FULLY BLOCKED, w/#8 S.M.S. @6"o.c. AT PANEL EDGES AND @12"o.c. AT FIELD	20GA. (0.033")	#12 S.M.S. @6"o.c.	@4"	925 PLF
SB2	SUREBOARD FULLY BLOCKED, w/#8 S.M.S. @4"o.c. AT PANEL EDGES AND @12"o.c. AT FIELD	20GA. (0.033")	#12 S.M.S. @6"o.c.	@4"	1326 PLF
SB3	SUREBOARD FULLY BLOCKED, w/#8 S.M.S. @3"o.c. AT PANEL EDGES AND @12"o.c. AT FIELD	20GA. (0.033")	#12 S.M.S. @6"o.c.	@4"	1491 PLF
SB4	SUREBOARD FULLY BLOCKED, w/#8 S.M.S. @2"o.c. AT PANEL EDGES AND @12"o.c. AT FIELD	20GA. (0.033")	#12 S.M.S. @5"o.c.	@4"	1522 PLF
SB5	SUREBOARD FULLY BLOCKED, w/#8 S.M.S. @3"o.c. AT PANEL EDGES AND @12"o.c. AT FIELD	18GA. (0.043")	#12 S.M.S. @5"o.c.	@3.5"	1692 PLF
SB6	SUREBOARD FULLY BLOCKED, w/#8 S.M.S. @2"o.c. AT PANEL EDGES AND @12"o.c. AT FIELD	18GA. (0.043")	#12 S.M.S. @5"o.c.	@3.5"	1793 PLF
SB7	SUREBOARD FULLY BLOCKED, w/#8 S.M.S. @3"o.c. AT PANEL EDGES AND @12"o.c. AT FIELD	16GA. (0.054")	#12 S.M.S. @5"o.c.	@3.5"	1774 PLF
SB8	SUREBOARD FULLY BLOCKED, w/#8 S.M.S. @2"o.c. AT PANEL EDGES AND @12"o.c. AT FIELD	16GA. (0.054")	ROWS #12 S.M.S. @4"o.c.	@2"	2188 PLF
SB9	DOUBLE-SIDED SUREBOARD FULLY BLOCKED, w/#8 S.M.S. @2"o.c. AT PANEL EDGES AND @12"o.c. AT FIELD	16GA. (0.054")	ROWS #12 S.M.S. @3"o.c.	@2"	3006 PLF

- NOTES:**
- INSTALLATION OF SUREBOARD SHEAR WALLS MUST BE IN ACCORDANCE WITH IAPMO ER#126 AND THE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS.
 - ALL PANEL EDGES MUST BE BLOCKED. FRAMING MEMBERS SUCH AS STUDS, TOP AND BOTTOM TRACKS ARE CONSIDERED BLOCKING; PANEL EDGES THAT DO NOT FALL ON FRAMING MEMBERS MUST BE BLOCKED WITH STUDS, TRACK, OR CONTINUOUS FLAT STRAP MATERIAL WITH MINIMUM THICKNESS AND STEEL PROPERTIES AS THE STUD FRAMING MEMBERS PER THE TABLE.
 - SEE PLAN FOR SHEAR WALL BOUNDARY FRAMING MEMBERS.
 - ALL SURE-BOARD STEEL SHEATHING SHALL BE 22GA.
 - THE FASTENERS USED FOR ATTACHING THE SURE-BOARD SERIES 200 STRUCTURAL PANELS TO STEEL FRAMING ARE SELF-DRILLING/ SELF-TAPPING NO. 2 PILOT POINT FLAT HEAD, S12 DRILL POINT SCREWS. THE NO. 8 SCREWS HAVE A MINIMUM DIAMETER OF 0.138 INCH (3.5 MM), WITH A MINIMUM 0.3145 INCH (8.0 MM) HEAD DIAMETER AND 1.25 INCH (31.7 MM) MINIMUM LENGTH, AND SHALL COMPLY WITH SAE J78, ASTM C954 AND C1513.
 - MINIMUM STUD WALL REQUIREMENTS:
MINIMUM WALL STUD SHALL BE 350S162-X@24"o.c.
MINIMUM TOP, BOTTOM, AND SIDE TRACKS SHALL BE 350T125-X.
X = MINIMUM GAUGE FOR WALL FRAMING PER SHEAR WALL SCHEDULE.

TYPICAL SUREBOARD SHEAR WALL SCHEDULE

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PROJECT ADDRESS

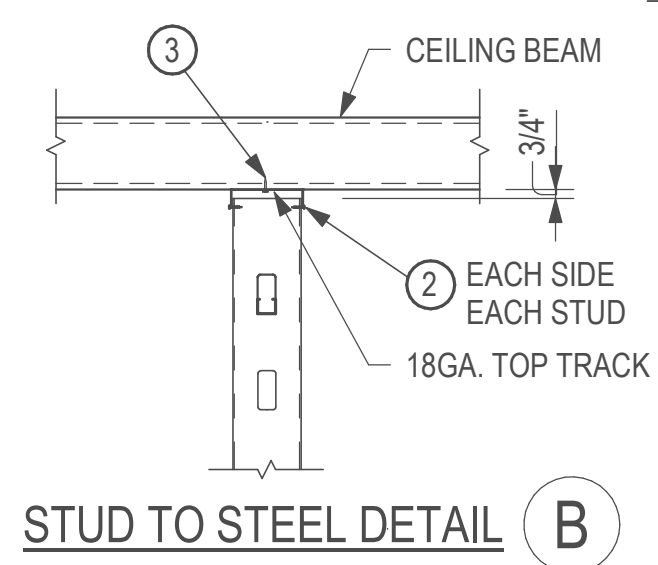
Owner: Joanna Ostrander
2853 West Boulevard
Los Angeles, California 90016
2853 West
Construction Documents

REVISIONS

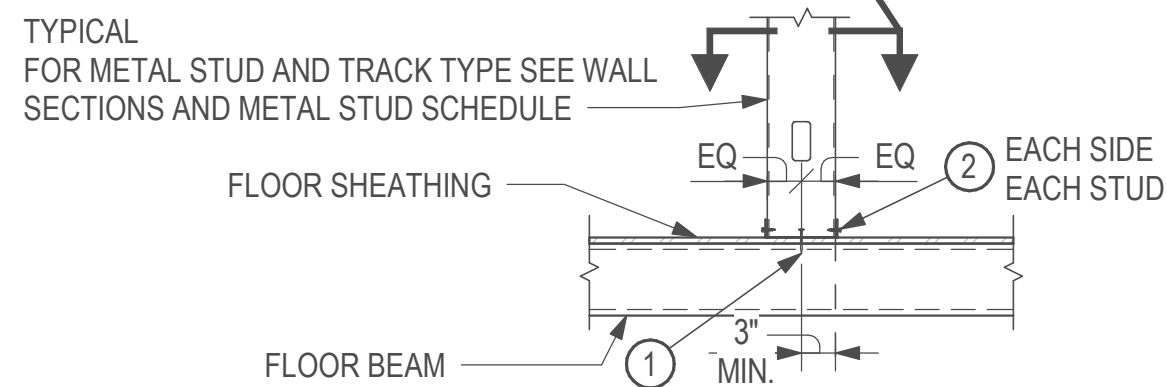
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06/24/22		BUILDING DEPARTMENT RESUBMITTAL
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03/17/23		ARCH. REVISION
11/11/23		REVISION 1

Plan Check Number
Zoning Number
SHEET TITLE
SHEET INFORMATION
21-SW009
JOB NUMBER
SCALE
1" = 1'-0"
DATE
03/17/2023
DRAWN BY
Author
CHECK BY
Checker

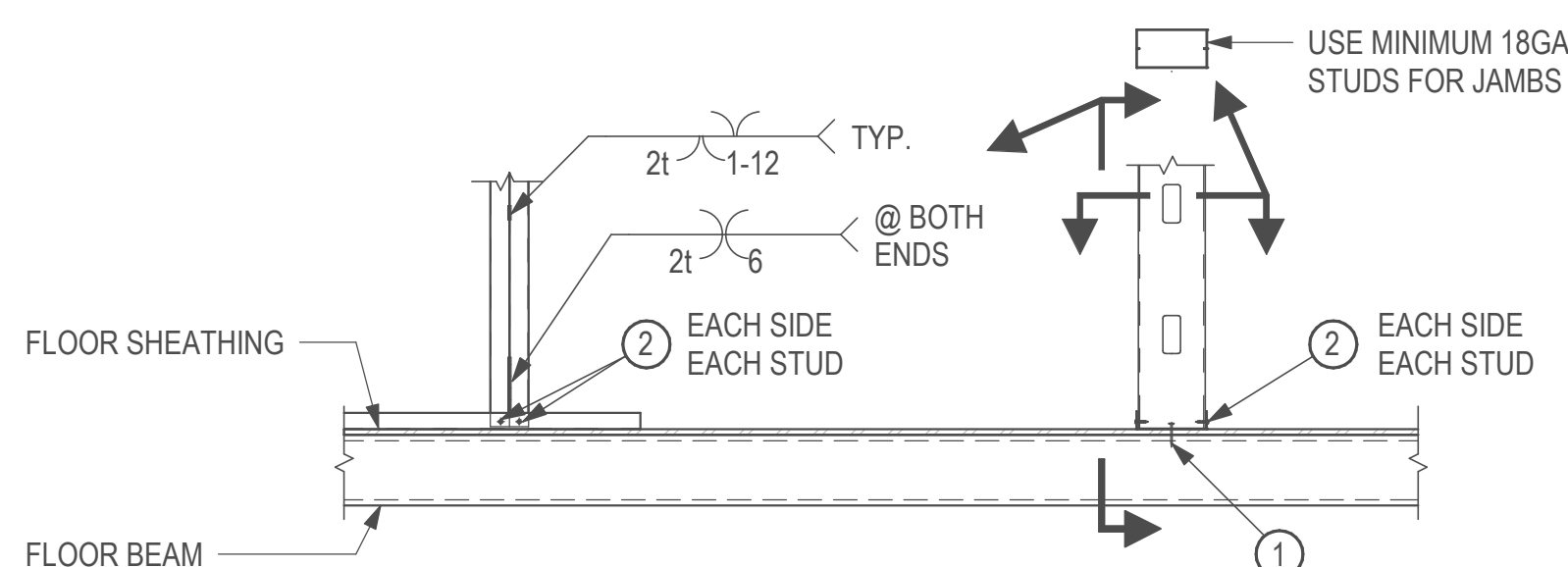
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STUD TO STEEL DETAIL B



SINGLE STUD TO BOTTOM TRACK

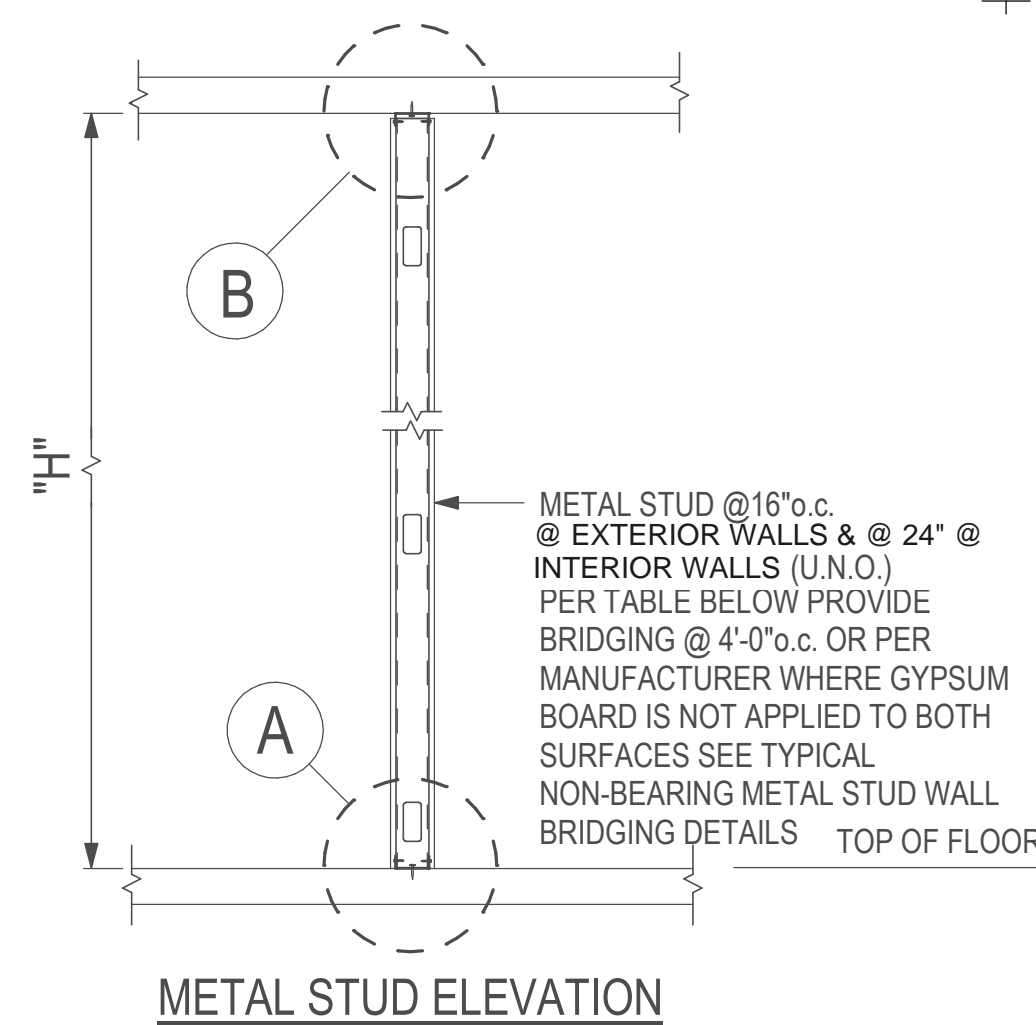


BOX STUD TO BOTTOM TRACK

- NOTES:**
 1. "t" INDICATES STUD THICKNESS.
 2. WELDING PROCEDURE PER AWS D1.3.

STUD TO STEEL DETAIL A

- NOTES:**
 1. FOR STEEL STUD AND TRACK TYPE, SEE PLANS, SECTIONS AND METAL STUD SIZE SCHEDULE.
 2. FOR METAL STUD FASTENERS, SEE METAL STUD FASTENER SCHEDULE.



METAL STUD ELEVATION

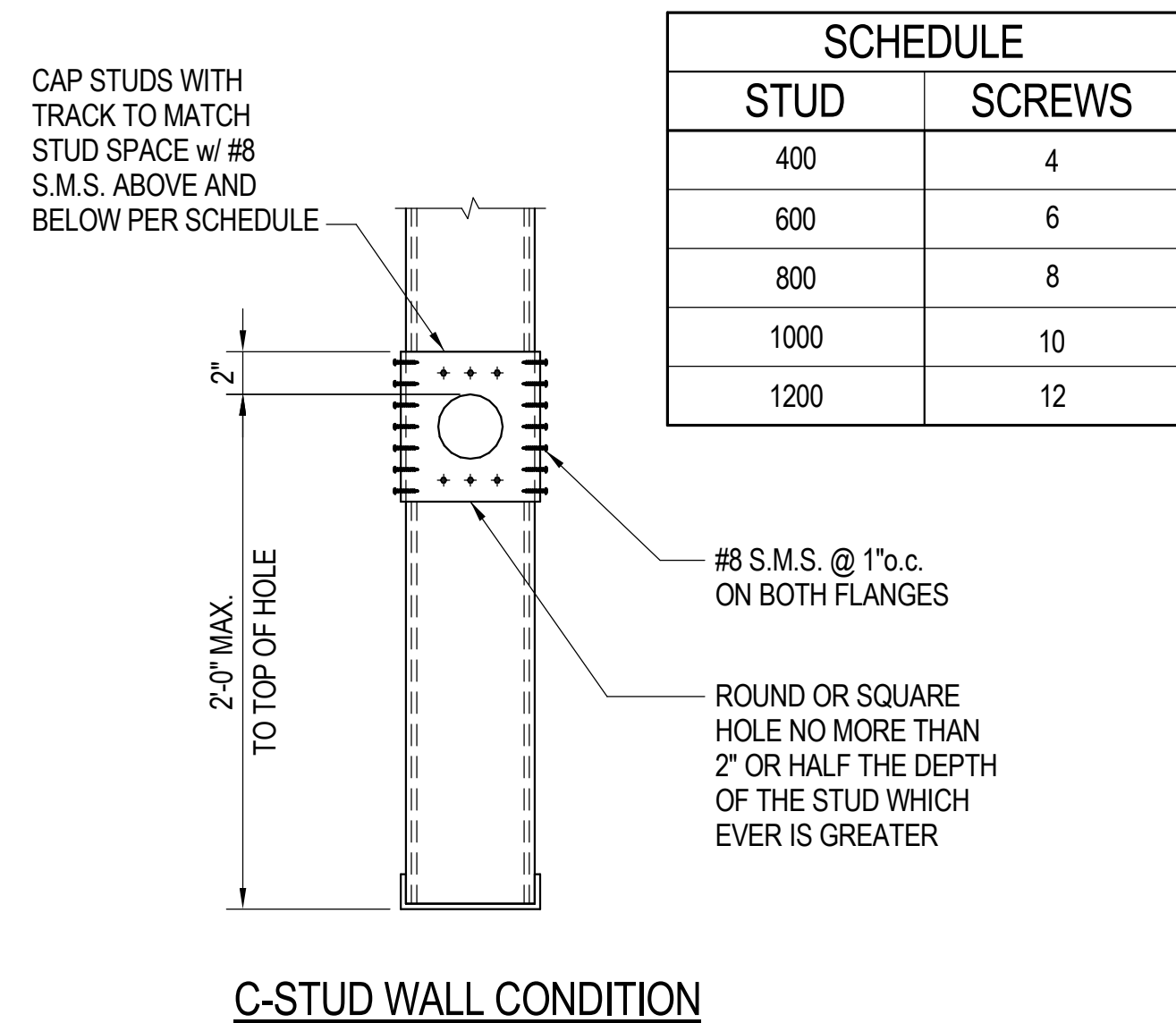
METAL STUD SIZE (1 5/8" FLANGE - 125)				
GAUGE	3 5/8"	4"	5 1/2"	8"
	10'-0"	10'-0"	10'-0"	-

- NOTES:**
 1. MAXIMUM STUD HEIGHT "H"
 2. SEE ARCHITECTURAL FOR OTHER CONDITIONS.
 3. LIMIT DEFLECTION TO H/240.
 4. NO ARCH'L, MECH'L OR MISC. ELEMENTS SHALL BE ATTACHED TO THE STUDS.
 5. ALL TRACKS SHALL MATCH STUD GAUGE AS A MINIMUM WITH 1 1/4" FLANGES.
 6. TOP AND BOTTOM TRACK FASTENERS AT SHEAR WALL PER SHEAR WALL SCHEDULE.

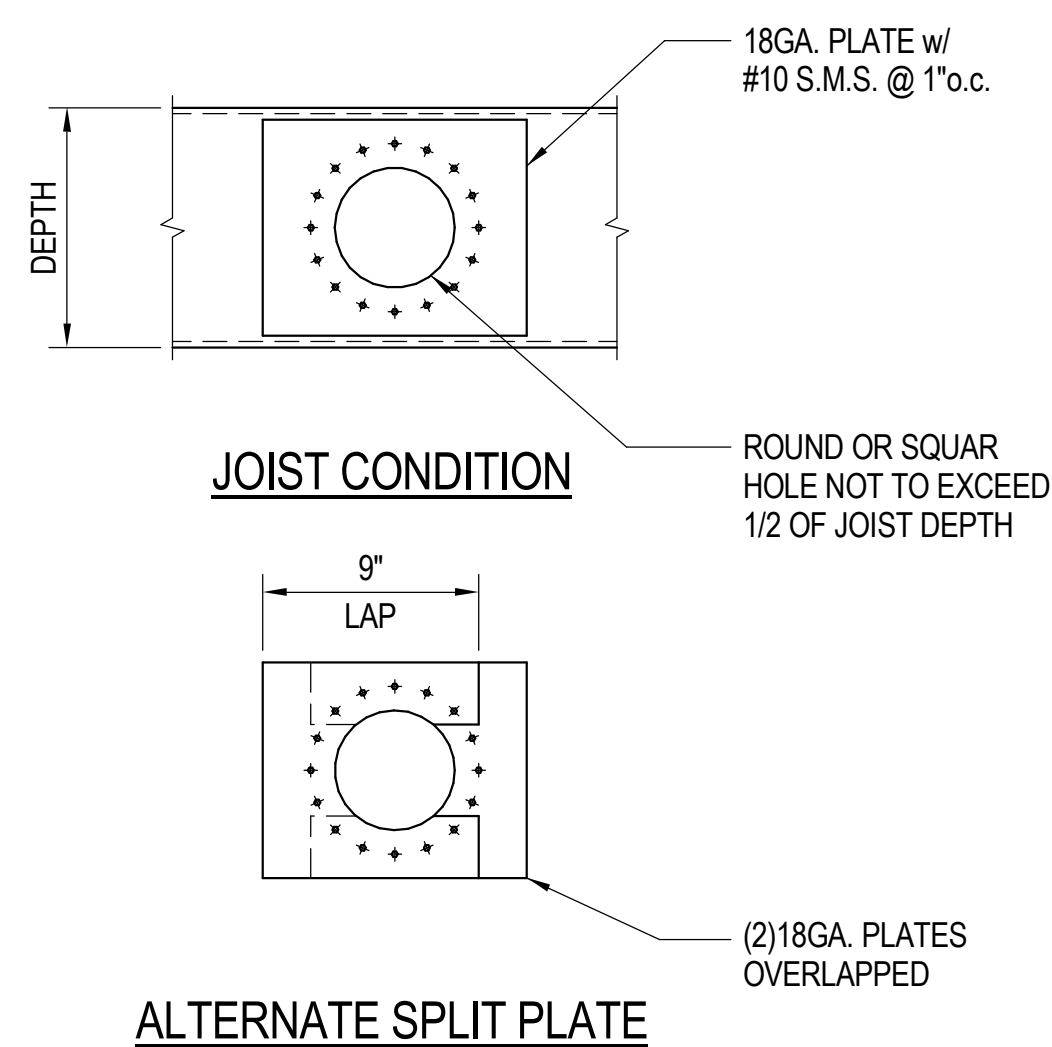
METAL STUD FASTENER SCHEDULE			
MARK	INTERIOR WALL FASTENERS SIZE AND SPACING	EXTERIOR WALL FASTENERS SIZE AND SPACING	REMARKS
①	HILTI X-U UNIVERSAL POWDER DRIVEN FASTENERS @ 24" o.c. SEE NOTE #6 FOR FASTENERS AT SHEAR WALL	HILTI X-U UNIVERSAL POWDER DRIVEN FASTENERS @ 16" o.c x 1 5/8" LONG (FASTENER TO FLOOR BEAM THROUGH STRUCTOCRETE SHEATHING)	ESR-2269 ESR-1792
②	#10 SHEET METAL SCREW x 5/8" LONG	#10 SHEET METAL SCREW x 5/8" LONG	-
③	HILTI X-U UNIVERSAL POWDER DRIVEN FASTENERS @ 24" o.c.	#12-24 XQ @ 24" o.c.	ESR-2269 ESR-3006

TYPICAL NON-BEARING NON-SHEAR STUD WALL DETAIL ⑥

TSW102_16 MOD.

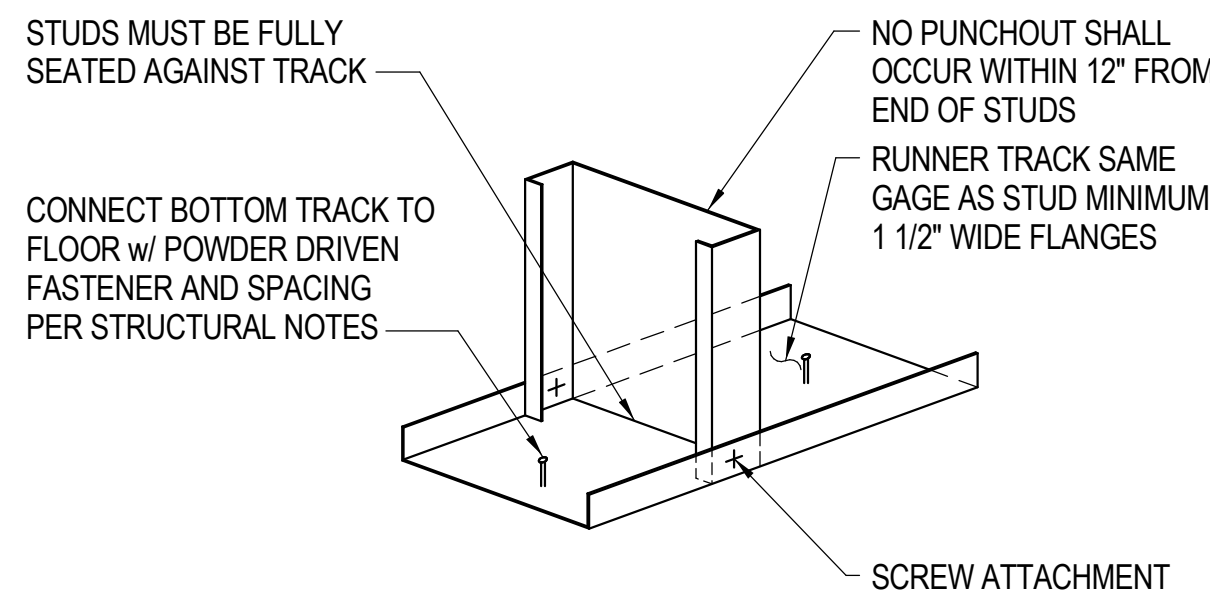


C-STUD WALL CONDITION



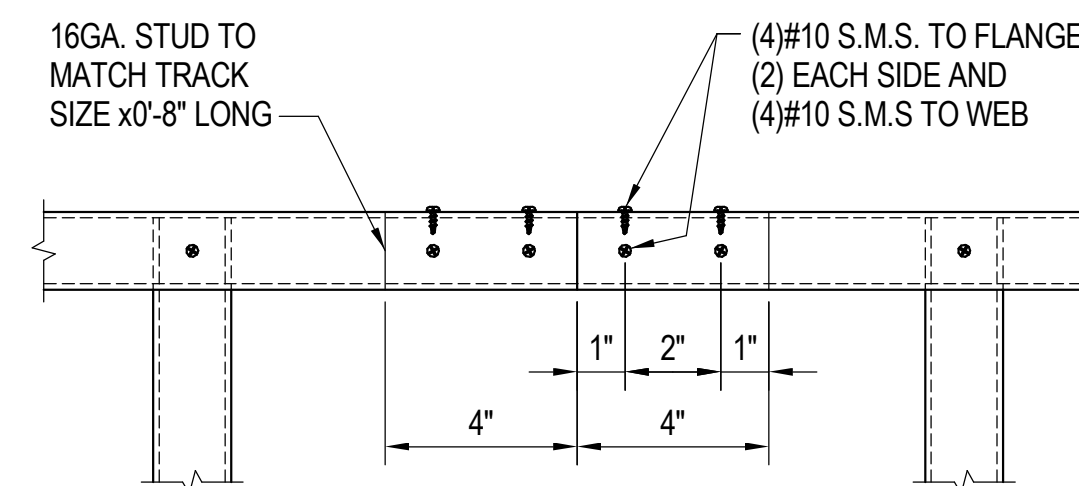
TYPICAL JOIST OR STUD PENETRATION REINFORCEMENT DETAILS ⑤

1 1/2"=1'-0"

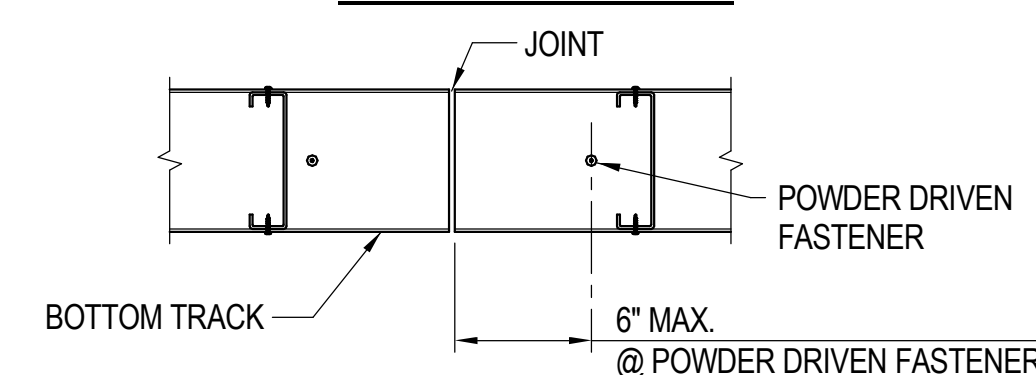


TYPICAL STUD TO TRACK BASE DETAIL ④

3/4"=1'-0"



TOP TRACK SPLICE

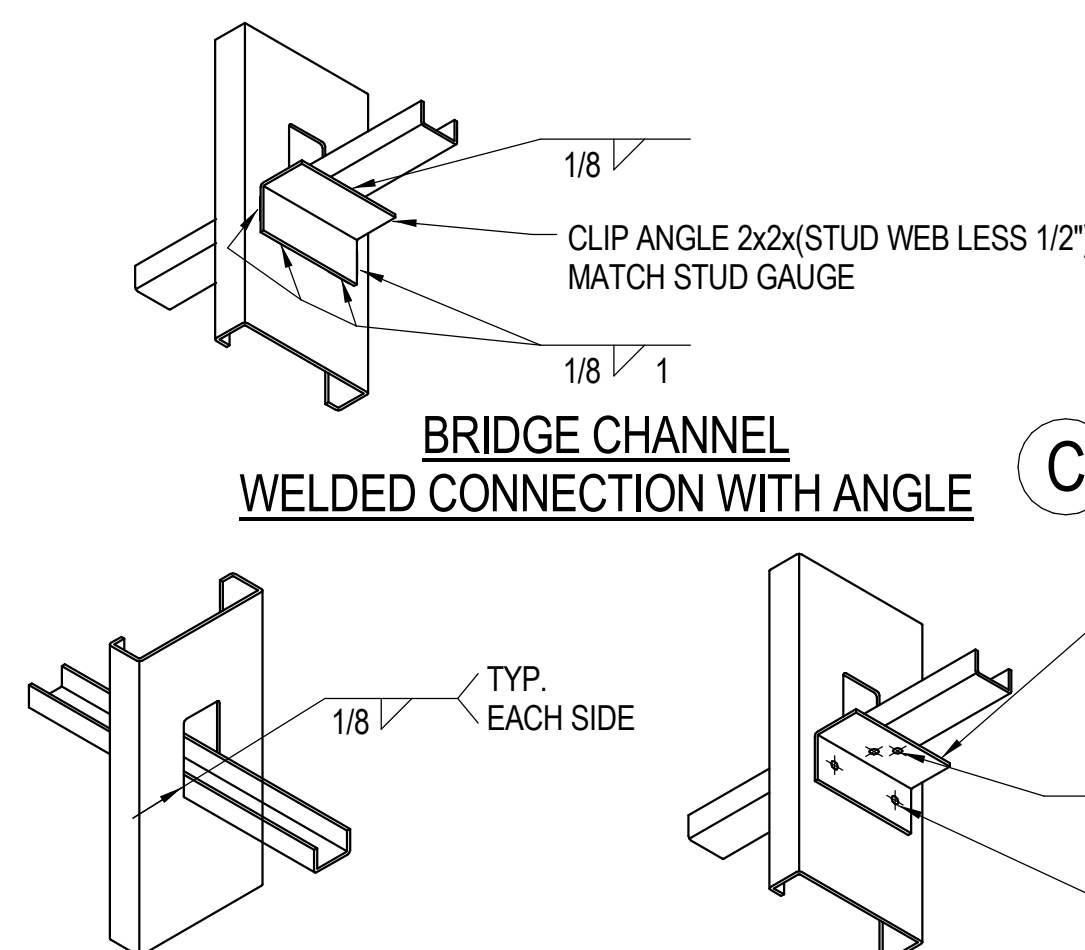


BOTTOM TRACK SPLICE PLAN VIEW

- NOTE:**
 OFFSET TOP & BOTTOM TRACK SPLICE BY 2'-0" MINIMUM.

TYPICAL TRACK SPLICE DETAILS ③

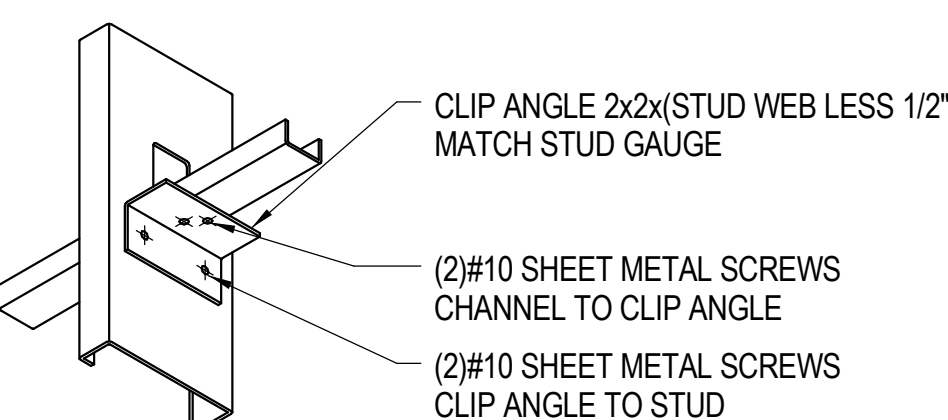
3"=1'-0"



BRIDGE CHANNEL WELDED CONNECTION ①

BRIDGE CHANNEL WELDED CONNECTION ①

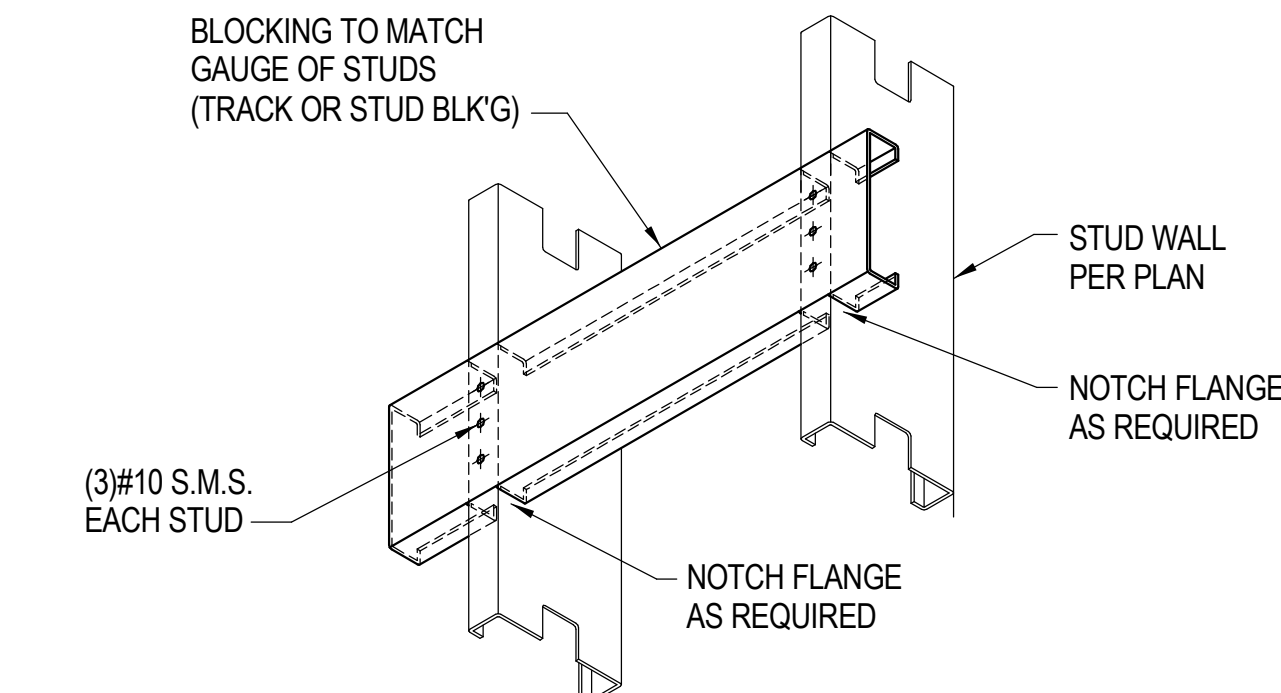
BRIDGE CHANNEL WELDED CONNECTION ①



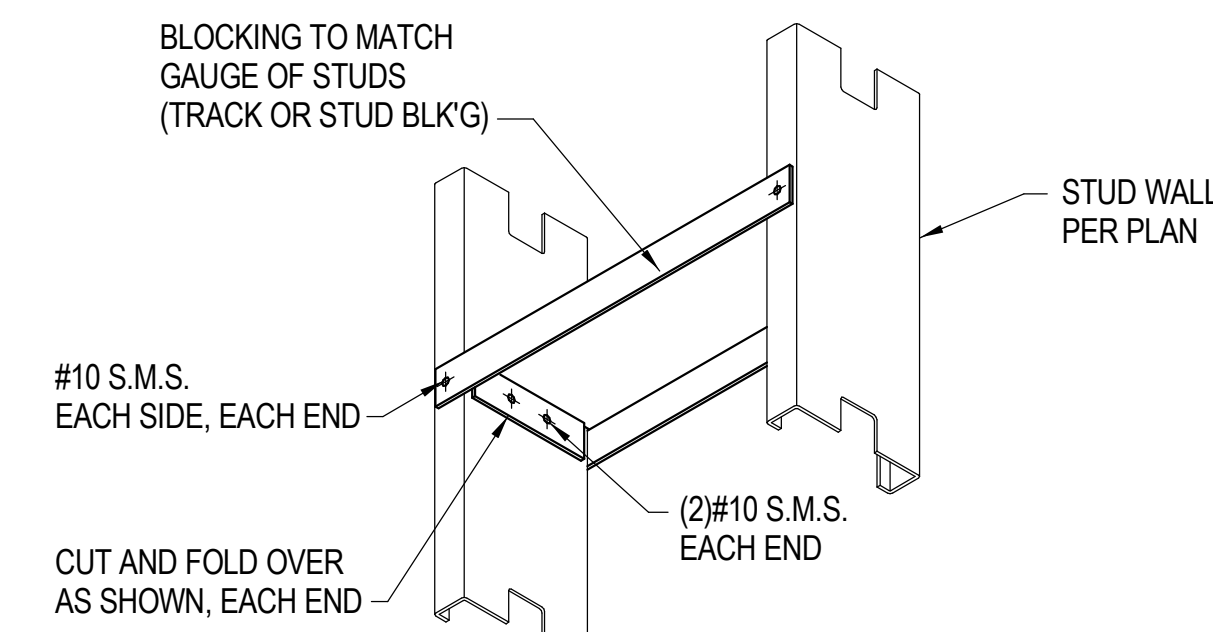
BRIDGE CHANNEL SCREW CONNECTION WITH ANGLE ②

BRIDGE CHANNEL SCREW CONNECTION WITH ANGLE ②

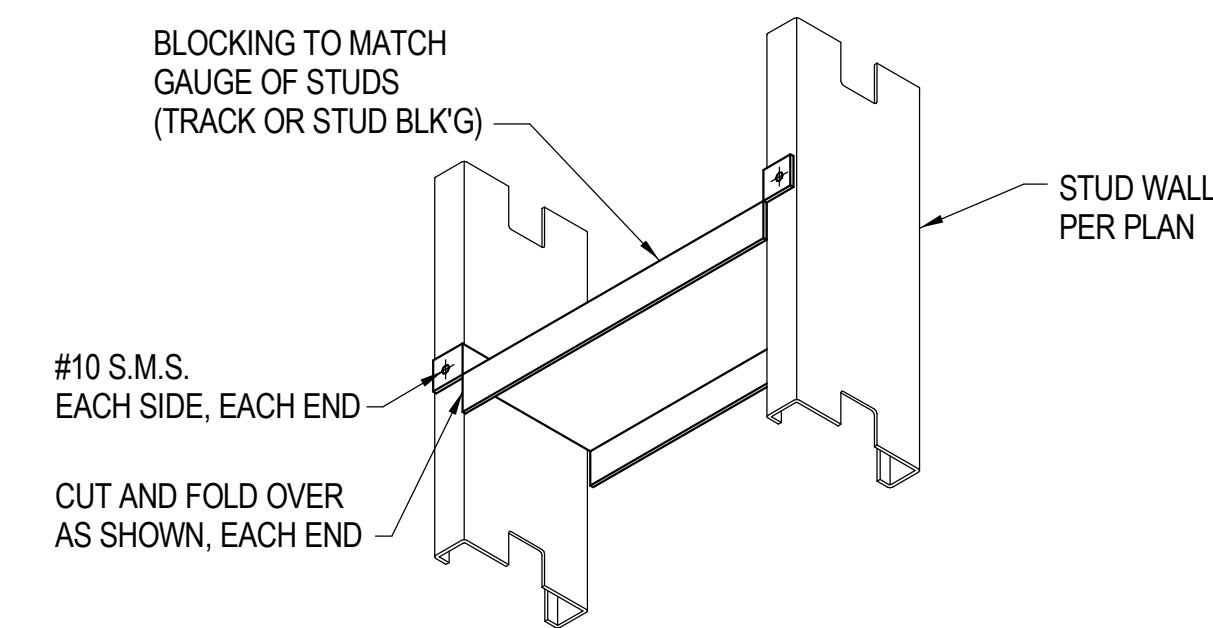
BRIDGE CHANNEL SCREW CONNECTION WITH ANGLE ②



BLOCKING TYPE C



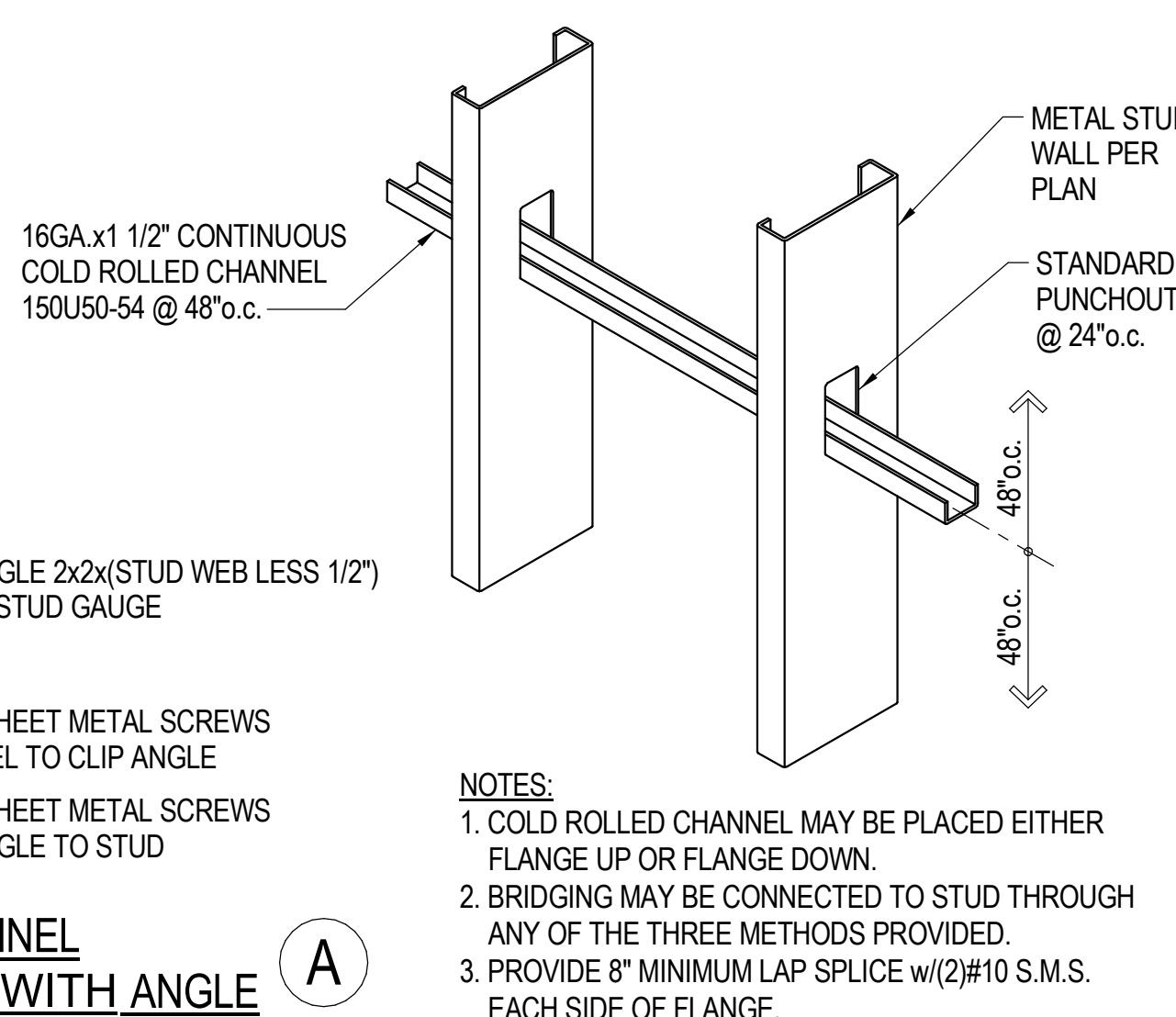
BLOCKING TYPE B



BLOCKING TYPE A

TYPICAL METAL STUD BLOCKING DETAIL ②

1 1/2"=1'-0"



TYPICAL METAL STUD BRIDGING DETAILS ①

1 1/2"=1'-0"



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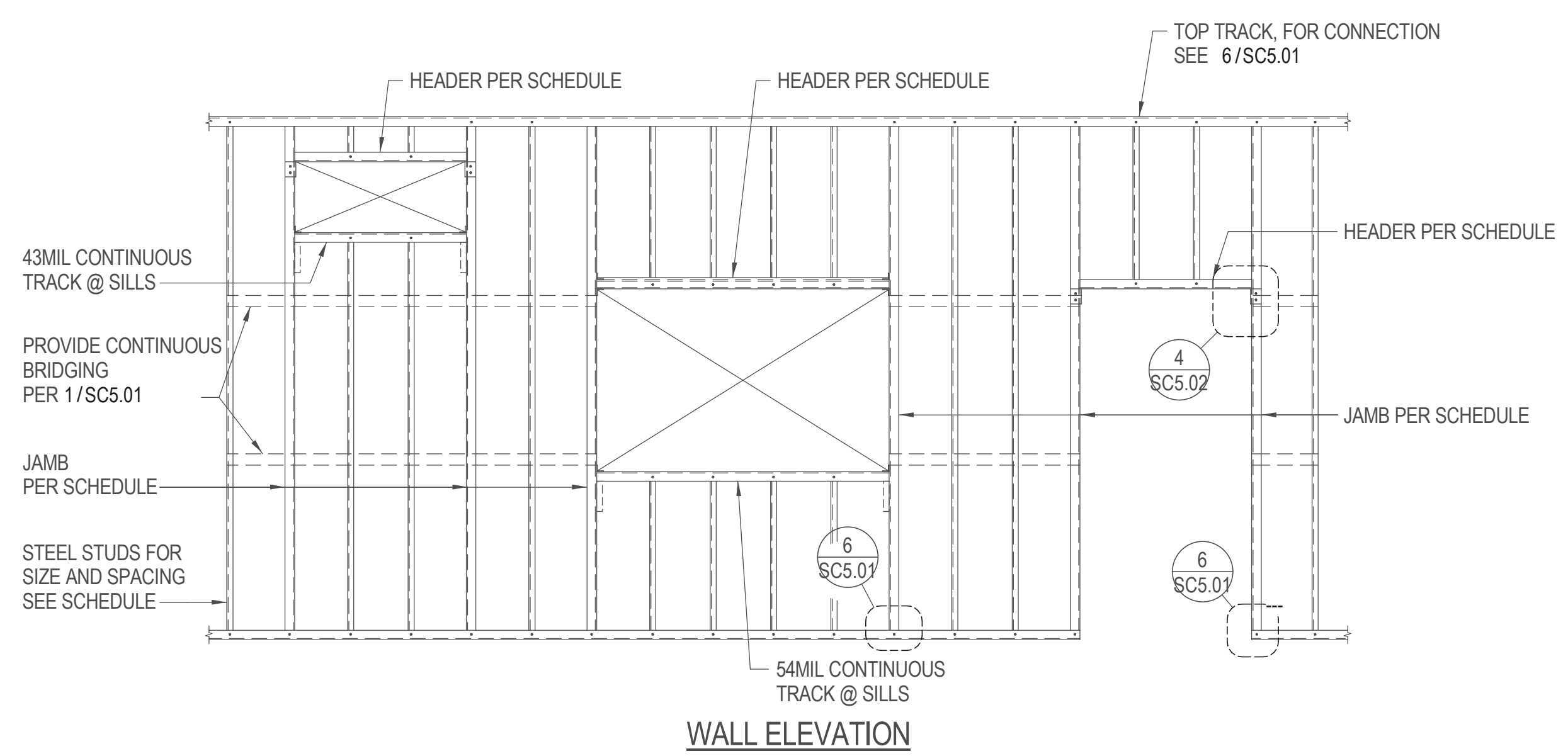
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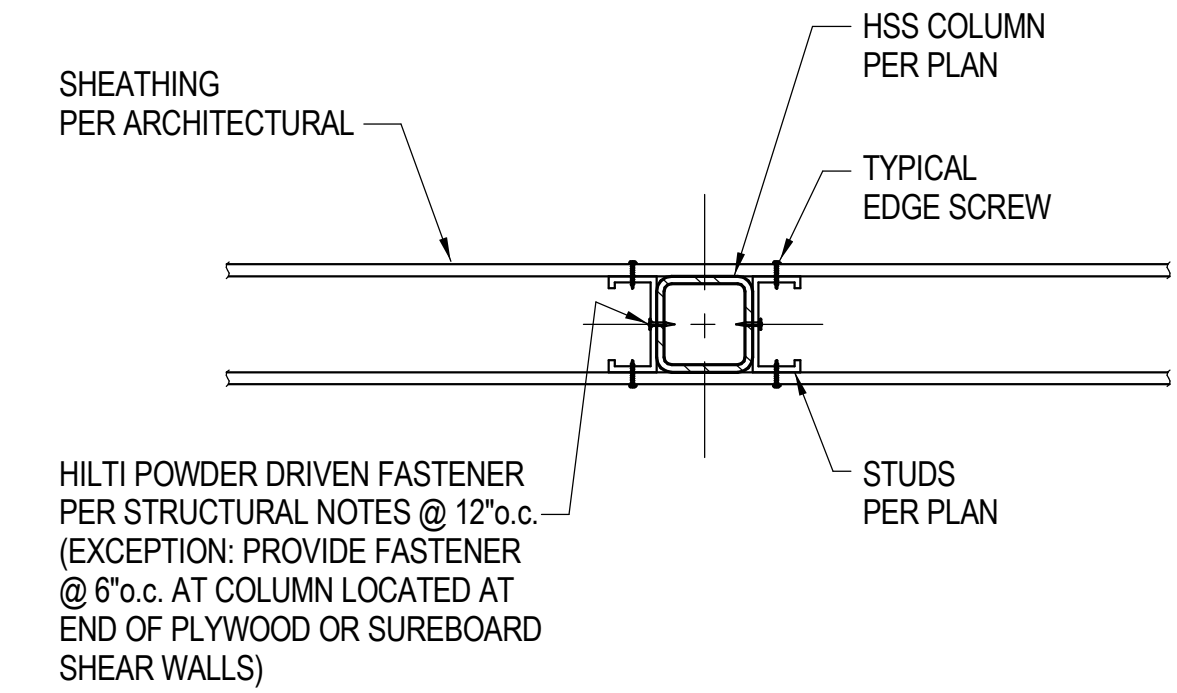
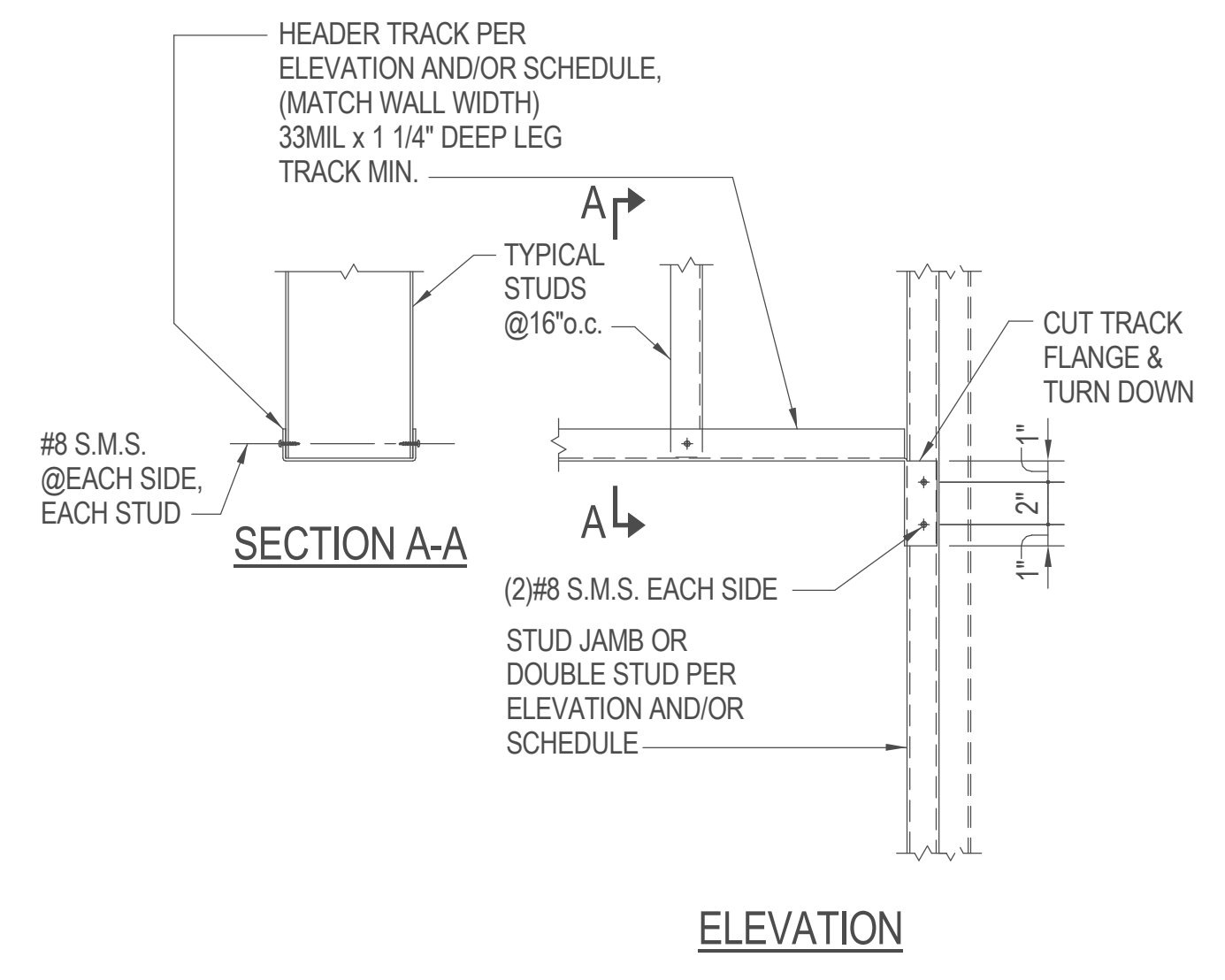
Plan Check Number
 Zoning Number
 SHEET TITLE
 SHEET INFORMATION
 CHECKER
 CHECK BY
 DRAWN BY
 DATE
 SCALE
 JOB NUMBER
 PKN#

HEADER SCHEDULE U.N.O.						
WALL STUD WIDTH	WALL HEIGHT	OPENING SPAN				REMARKS
		0'-0" thru 3'-0"	3'-1" thru 4'-6"	4'-7" thru 6'-6"	6'-7" thru 8'-6"	
4"	0'-0" to 12'-0"	400T200-43	(1)400T200-43 (1)400S162-43	(1)400T200-54 (1)400S162-54	(2)400T250-54 (2)400S162-54	

JAMB SCHEDULE U.N.O.						
WALL STUD WIDTH	WALL HEIGHT	OPENING SPAN				REMARKS
		0'-0" thru 3'-0"	3'-1" thru 4'-6"	4'-7" thru 6'-6"	6'-7" thru 8'-6"	
4"	0'-0" to 12'-0"	400S200-43	400S200-43	400S200-43	400S250-54	

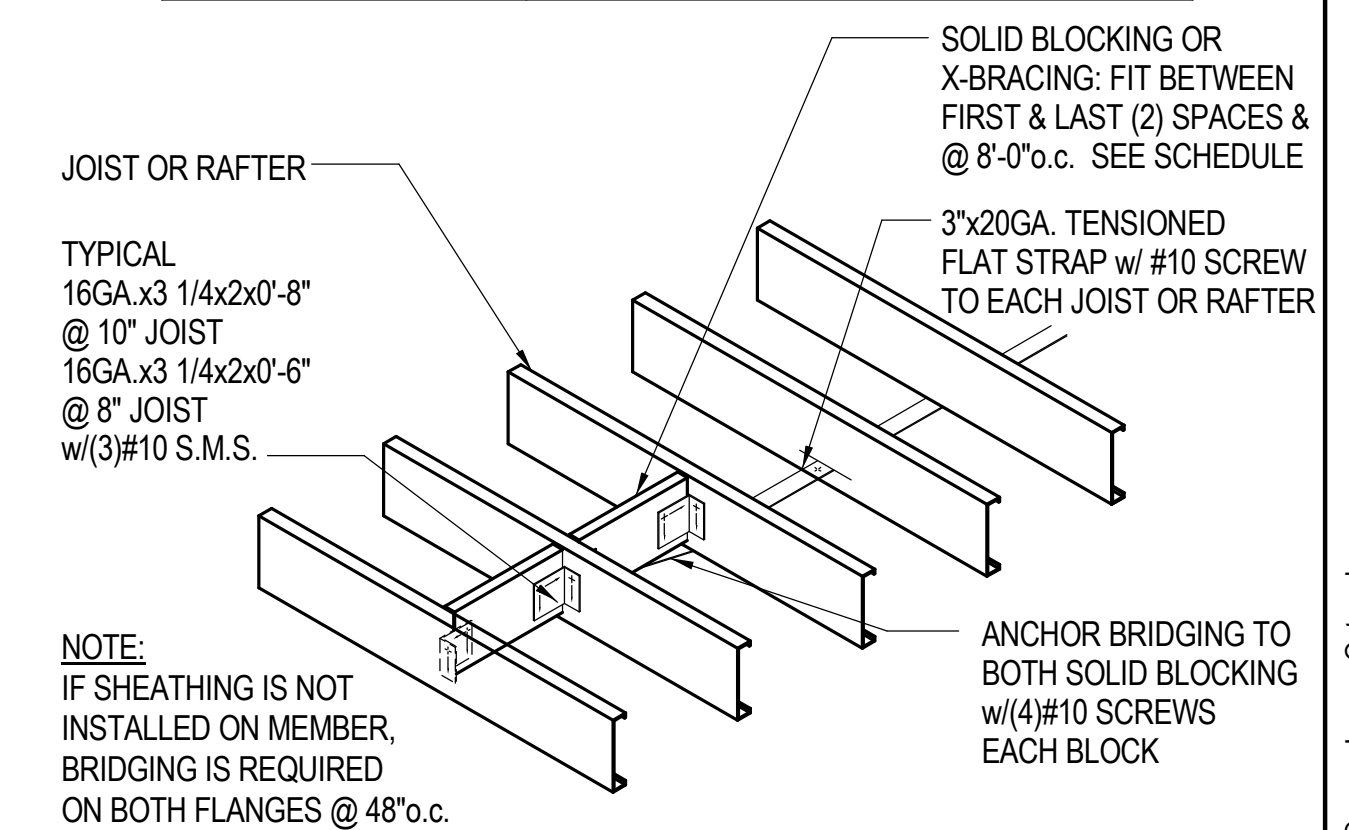


TYPICAL NON-LOAD BEARING METAL STUD WALL FRAMING AT OPENING DETAIL 5
 TSW-PRO_0216 MOD.

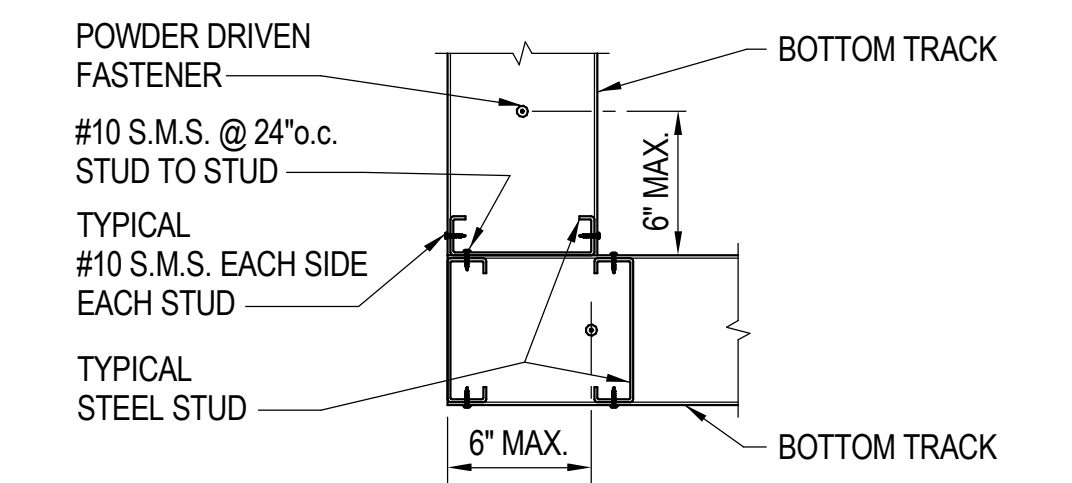
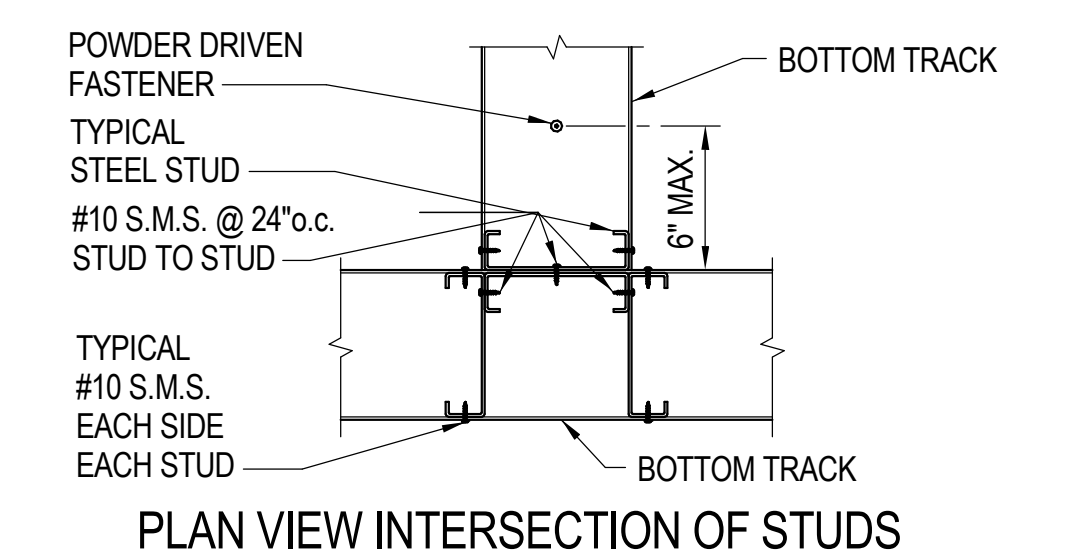


TYPICAL STUD WALL CONNECTION DETAIL 3
 1 1/2"=1'-0"

RECOMMENDED MINIMUM NUMBER OR ROWS OF BRIDGING FOR FLOOR JOISTS	
SPAN	NUMBER OF ROWS
UP TO 14'	1 ROW @ MID-SPAN
14' TO 20'	2 ROWS @ 1/3 POINTS
20' TO 26'	3 ROWS @ 1/4 POINTS



FLOOR BRIDGING/STRAPPING DETAIL 2
 3/4"=1'-0"



PLAN VIEW CORNER CONDITION
 TYPICAL STUD FRAMING DETAIL 1
 3"=1'-0"