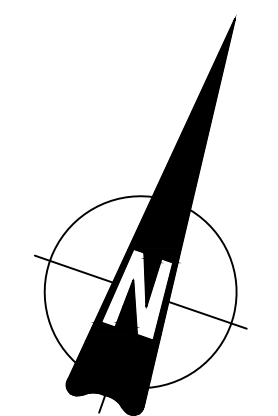


1 SITE PLAN
1"=20'

AZTEC DRAFTING & DESIGN
 DESIGNER: LEONEL SOLIS
 EMAIL: LEONEL28@GMAIL
 PHONE: 619-414-8506



ENGINEERING SCALE: 1" = 20'

SHEET NAME

Sheet No.	SHEET NAME
SP-1	SITE PLAN
A01	OVERALL FLOOR PLAN - FIRST FLOOR
A02	OVERALL FLOOR PLAN - SECOND FLOOR
A1	EXISTING FLOOR PLAN
A3	ELEVATIONS - FRONT
A6	SECTIONS
S1	STRUT. NOTES
S1.1	STRUT. DETAILS
S2	ROOF FRAMING
S2.1	TRUSS CALCULATIONS

CODE COMPLIANCE

PROJECT DESIGNED BASED ON THE FOLLOWING CODES:
 2019 CALIFORNIA ELECTRICAL CODE (CEC)
 2019 CALIFORNIA MECHANICAL CODE (CMC)
 2019 CALIFORNIA PLUMBING CODE (CPC)
 2019 CALIFORNIA FIRE CODE (CFC)
 2019 CALIFORNIA BUILDING CODE (CBC)
 2017 NATIONAL ELECTRICAL CODE (NEC)
 2019 CALIFORNIA ENERGY CODE
 2019 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN)
 AND ALL CITY OF NATIONAL CITY AMENDMENTS.

SPECIFY AS INDICATED IN CF1R FORM (TITLE 24):

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-

SPECIFY AS INDICATED IN CF1R FORM (TITLE 24):

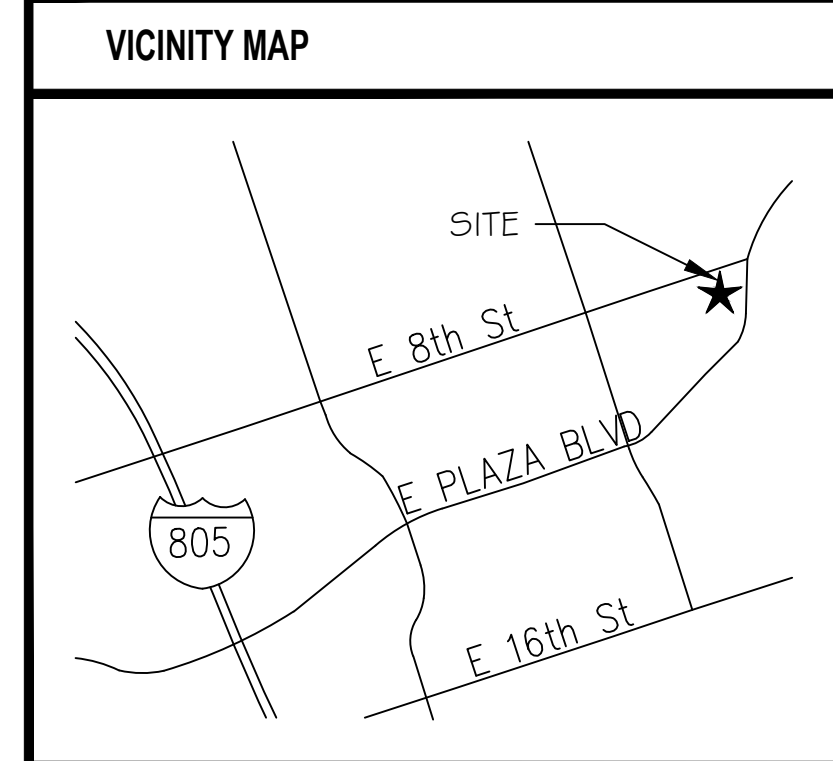
- DUCT SEALING (Y or N)
- REFRIGERANT CHARGE (Y or N)
- COOLING SYSTEM AIRFLOW (Y or N)
- COOLING SYSTEM UNIT FAN EFFICACY (Y or N)
- COOLING SYSTEM SEER AND/OR EER ABOVE MIN. (Y or N)
- WHOLE-BUILDING VENTILATION AIRFLOW (Y or N)
- BUILDING ENVELOPE AIR LEAKAGE (Y or N)
- QUALITY INSULATION INSTALLATION (Y or N)
- OTHER (SPECIFY BELOW)

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 APN: 669-101-09-00
 UTILITY: SDG&E
 AJH: NATIONAL CITY

COVER SHEET & SITE PLAN



OWNER INFORMATION

NAME: DANILO J. TULAGAN
 ADDRESS: 3400 E 8th St, NATIONAL CITY, 91950
 PHONE: 619-939-8831
 EMAIL: Pct.2020@GMAIL.COM

CONTACT INFORMATION

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PARCEL INFORMATION

APN: 669-101-09-00
 SITE ADDRESS: 3400 E 8th St, NATIONAL CITY, 91950
 ZONING: MXD-1 - H-35
 BUILDING TYPE: V
 OCCUPANCY GROUP: B
 CONSTRUCTION TYPE: V

PROJECT SCOPE

FIRE DAMAGE TO EXISTING ROOF AND EXISTING BATHROOM; REPAIR IN KIND

PERVIOUS AREA INFORMATION

PERVIOUS SURFACE AREA TABLE				
SITE ID	PERVIOUS ITEM	DIMENSIONS	AREA (sf)	NOTES

PERVIOUS ELEMENT MANUFACTURER: _____
 PERVIOUS ELEMENT SLOPE AND DIRECTION OF SLOPE: _____
 MAINTENANCE PROGRAM: _____
 PERVIOUS ELEMENT CROSS SECTION LOCATED IN SHEET: _____
 CONSTRUCTED PERVIOUS SURFACES SHALL NOT BE SEALED

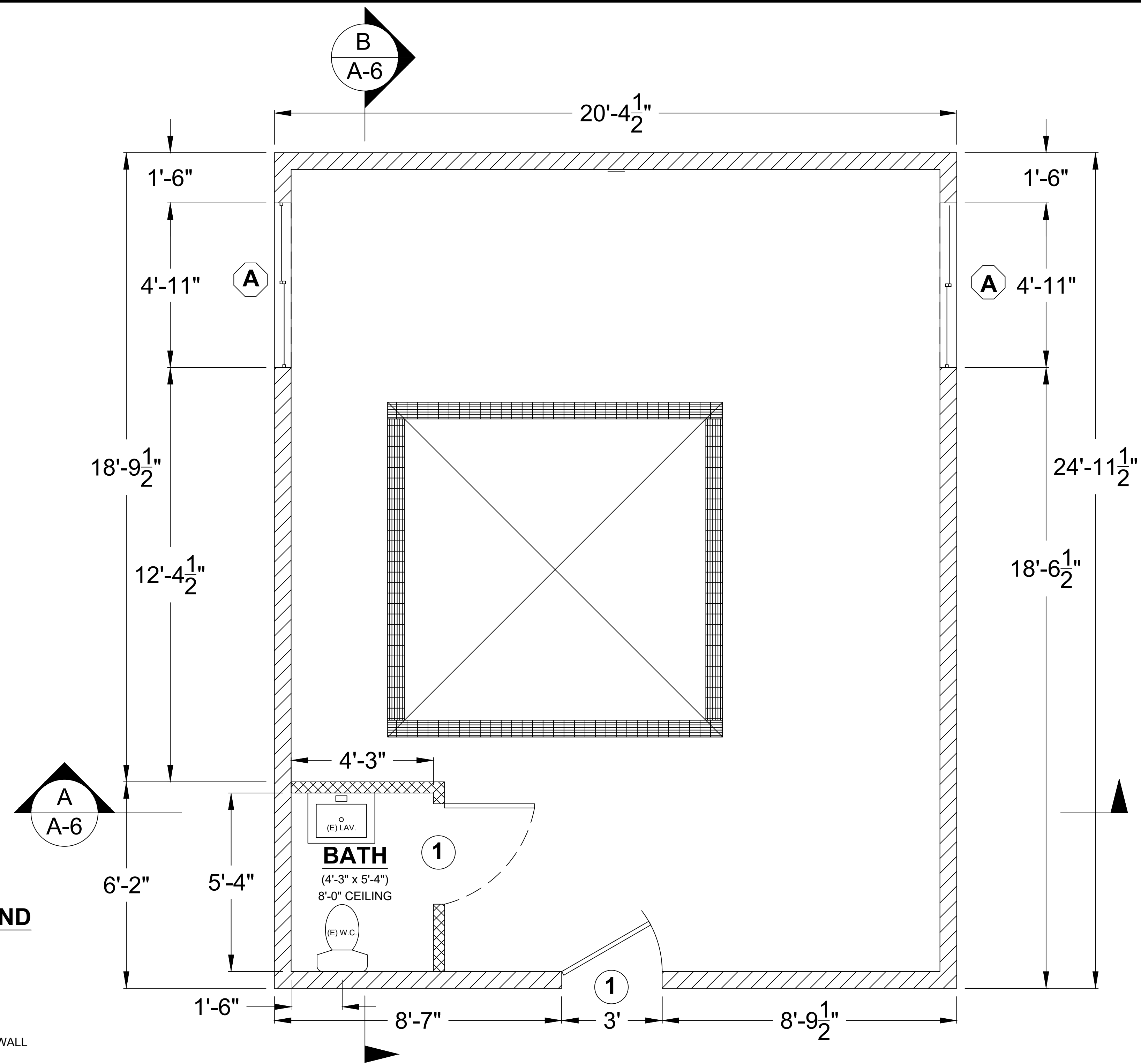
IMPERVIOUS AREA INFORMATION

IMPERVIOUS SURFACE AREA TABLE				
SITE ID	IMPERVIOUS ITEM	DIMENSIONS	NEW OR REPLACED AREA (sf)	EXISTING AREA (sf)
1	STRUCTURE + OVERHANGS	20'-4-1/2" x 24'-11-1/2"	-	508.5
2	SFD			
3	DRIVEWAY			
4				

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 SHEET NO. SP-1



WALL LEGEND

- 2x6 WALL
- 2x4 WALL
- 2x4 PONY WALL

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 PHONE: 619-414-8506

FLOOR PLAN NOTES

1. EXTERIOR WALLS WITHIN 3 FEET OF PROPERTY LINE (SPRINKLERS) OR 5 FEET OF PROPERTY LINE (WITHOUT SPRINKLERS) REQUIRE 1-HOUR FIRE RATING FOR EXPOSURE TO BOTH SIDES
2. PROJECTIONS:
 - PROHIBITED WITHIN 2 FEET OF PROPERTY LINE
 - 1-HOUR FIRE RATING ON THE UNDERSIDE WITHIN 3FT OF PROPERTY LINE (SPRINKLERS)
 - 1-HOUR FIRE RATING ON THE UNDERSIDE WITHIN 5FT OF PROPERTY LINE (WITHOUT SPRINKLERS)
3. OPENINGS:
 - PROHIBITED WITHIN 3FT OF PROPERTY LINE
 - MAXIMUM 25% OF WALL AREA WITHIN 5 FEET OF PROPERTY LINE (WITHOUT SPRINKLERS)
4. PENETRATIONS:
 - 1-HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 3FT OF PROPERTY LINE (SPRINKLERS)
 - 1-HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 5FT OF PROPERTY LINE (WITHOUT SPRINKLERS)
5. CONCRETE LANDING WITH MIN 36" DEPTH AND A MAXIMUM OF 1-1/2" LOWER THAN TOP OF DOOR THRESHOLD

PLUMBING NOTES

1. MIN. 1/4" PER FOOT SLOPE FOR WASTE PIPES PER SECTION 708 CPC
2. BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH SECTIONS 701.0 AND 903.0 OF THE CALIFORNIA PLUMBING CODE.
3. ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY.
4. EACH VENT SHALL RISE VERTICALLY TO A POINT NOT LESS THAN SIX(6) INCHES ABOVE THE FLOOD LEVEL RIM OF THE FIXTURE SERVED BEFORE OFFSETTING HORIZONTALLY OR BEFORE BEING CONNECTED TO ANY OTHER VENT.
5. ALL DRAINAGE WASTE AND VENT PIPE SHALL COMPLY WITH TABLE 703.2 CPC.
6. SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH MIXING VALVES PER SECTION 408.3 CPC.
7. TOILETS SHALL BE ULTRA-LOW FLUSH TYPE (1.28 G.P.F. MAX.)
8. EACH SHOWERHEAD SHALL NOT EXCEED A WATER FLOW OF 1.8 GPM.
9. KITCHEN SINK FAUCET SHALL NOT EXCEED A WATER FLOW OF 1.8 GPM.
10. EACH LAVATORY FAUCET SHALL NOT EXCEED A WATER FLOW OF 1.2 GPM.
11. ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY.

BATHROOM ACCESSIBILITY:

1. REBUILDING AND REPAIRING ROOF TRUSSES DUE TO FIRE DAMAGES
2. EXISTING BATHROOM IS LOCATED IN THE MACHINE ROOM AND IT IS NOT ACCESSIBLE TO THE GENERAL PUBLIC AND/OR TENANTS.
3. EMPLOYEE ONLY RESTROOM
4. BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH SECTIONS 701.0 AND 903.0 OF THE CALIFORNIA PLUMBING CODE.

WINDOW SCHEDULE				
MARK	DIMENSION	TYPE	TEMPERED	NOTES
(A)	3'-0" x 4'-0"	SLIDING		

DOOR SCHEDULE				
MARK	DIMENSION	TYPE	TEMPERED	NOTES
(1)	3'-0" x 6'-8"	SWINGING		1-3/8" SOLID CORE

EXTERIOR WINDOWS, EXTERIOR GLAZED DOORS, GLAZED OPENINGS WITHIN EXTERIOR DOORS, GLAZED OPENINGS WITHIN EXTERIOR GARAGE DOORS, AND EXTERIOR STRUCTURAL GLASS VENEER SHALL COMPLY WITH ONE OF THE FOLLOWING: (SELECT ONE)

A. MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, AND WHERE ANY GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN INTERLOCK AREA, AND BE CERTIFIED TO AAMA/WDMA/CSA 101/I.S.2/A40

B. MINIMUM 20-MIN FIRE-RESISTANCE-RATED.

C. MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2

EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING: (SELECT ONE)

A. EXTERIOR SURFACE OR CLADDING OF NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL

B. SOLID CORE WOOD COMPLYING WITH THE FOLLOWING:

- STILES AND RAILS MINIMUM 1-3/8 INCHES THICK
- RAISED PANELS MINIMUM 1-1/4 INCHES THICK

EXCEPTION: EXTERIOR PERIMETER OF RAISED PANEL MAY TAPER TO A TONGUE MINIMUM 3/8 INCHES THICK

C. MINIMUM 20-MIN FIRE RATED WHEN TESTED PER NFPA 252

D. MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1

EXISTING FLOOR PLAN
 1/2" = 1'-0"

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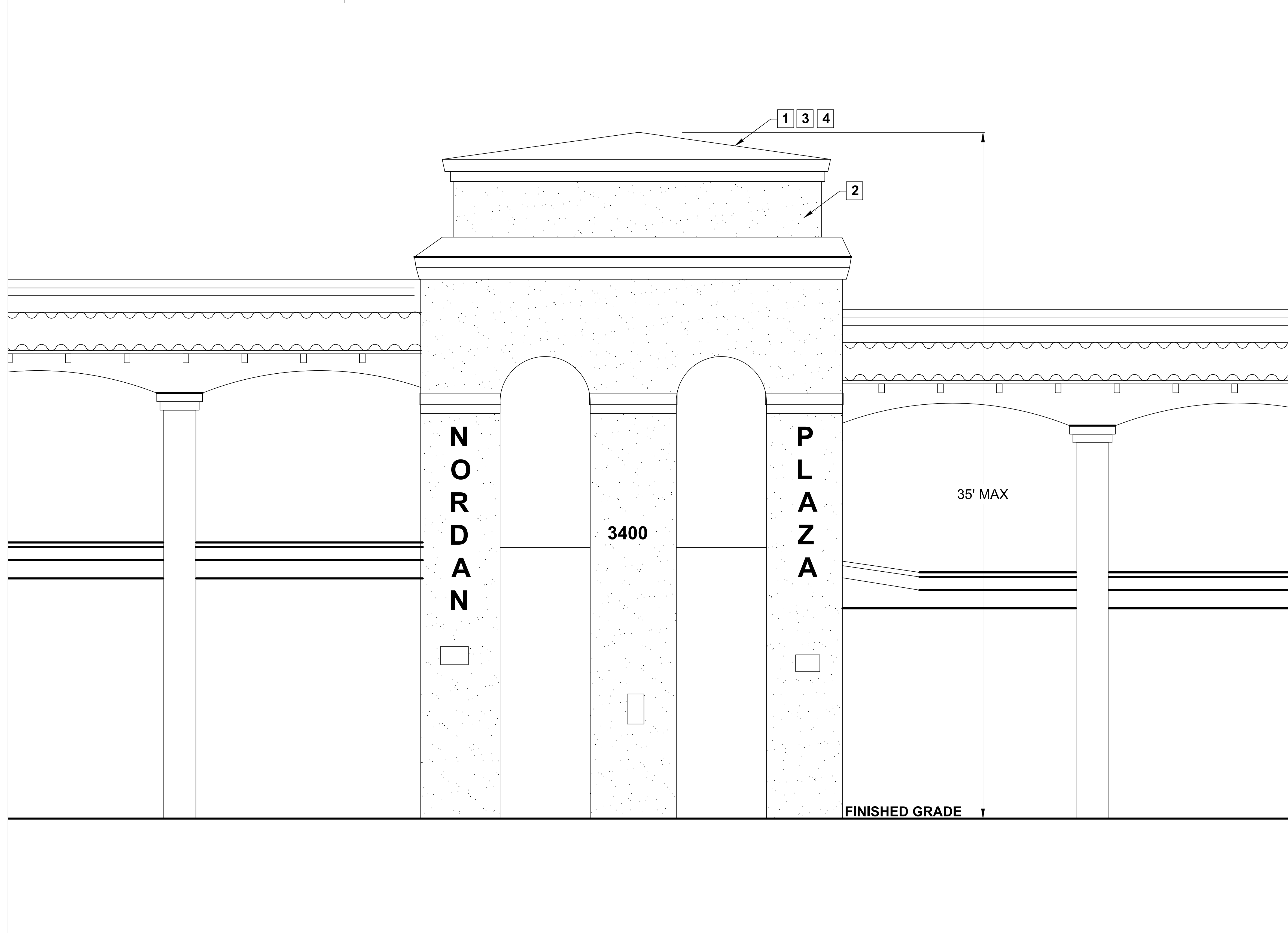
EXISTING FLOOR PLAN

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GENERAL NOTE:

1. THE EXTERIOR SIGNAGE IS EXISTING
2. REPLACEMENT STRUCTURE HAS NO ATTIC SPACE
3. ROOF COVERING IS TYPE S CLASSIFICATION OF THE ROOFING CBC 1505.1



FRONT

ELEVATIONS

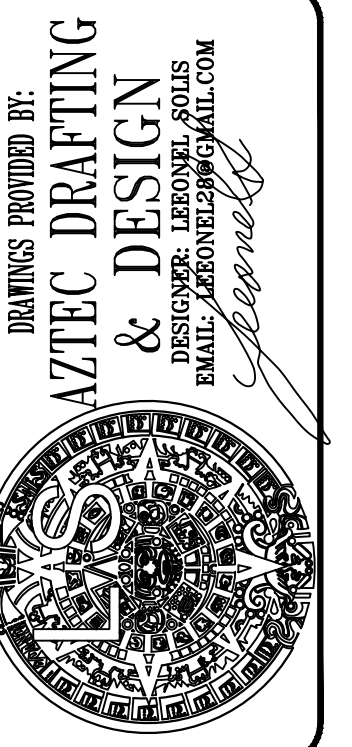
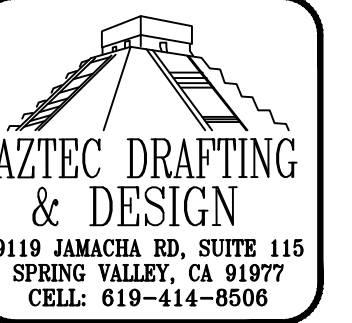
3/8" = 1'-0"

ELEVATION KEY NOTES

1. ROOF: CLASS 'A' FIRE RATING -
ROOF MATERIAL: EAGLE LIGHT WEIGHT TILE
UNDERLAYMENT: 30 LBS FELT PAPER
2. EXTERIOR WALL FINISH: STUCCO TO MATCH EXISTING BUILDING (SEE NOTE 7 BELOW)
3. ROOF PITCH: 4:12
4. RADIANT BARRIER IS REQUIRED

WILDFIRE ZONE PLAN NOTES

1. IN ROOF COVERINGS WHERE THE PROFILE CREATES SPACE BETWEEN THE ROOF COVERING AND COMBUSTIBLE ROOF DECKING, SPECIFY ONE OF THE FOLLOWING MEANS OF PROTECTING SPACES AT EAVES ENDS.
 - a. FIRE-STOPPING WITH APPROVED MATERIALS
 - b. ONE LAYER OF 72 POUND (32.4 KG) MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING
 - c. OTHERWISE CONSTRUCTED TO PREVENT INTRUSION OF FLAMES AND EMBERS
2. EXPOSED VALLEY FLASHINGS SHALL BE CONSTRUCTED WITH NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.
3. ANY ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.
4. SKYLIGHTS SHALL BE TEMPERED GLASS.
5. ALL VENTS (ROOF, FOUNDATION, COMBUSTION-AIR, ETC) SHALL RESIST THE INTRUSION OF FLAMES AND EMBERS
6. VENTILATION OPENINGS FOR ENCLOSED ATTICS, EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, UNDERFLOOR VENTILATION OPENINGS, AND VENT OPENINGS IN EXTERIOR WALLS AND EXTERIOR DOORS SHALL BE LISTED TO ASTM E 2886 AND COMPLY WITH ALL OF THE FOLLOWING:
 - a. THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST
 - b. THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST
 - c. THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS)
7. EXTERIOR WALL FINISH SHALL COMPLY WITH ONE OF THE FOLLOWING:
 - a. NON-COMBUSTIBLE MATERIAL (STUCCO, CEMENT FIBER BOARD, ETC) - STUCCO AND CEMENT PLASTER USED AS AN EXTERIOR WALL COVERING SHALL BE 7/8-INCH THICK - NONCOMBUSTIBLE OR FIRE-RETARDANT-TREATED WOOD SHAKE USED AS AN EXTERIOR WALL COVERING SHALL HAVE AN UNDERLAYMENT OF MINIMUM 1/2-INCH FIRE-RATED GYPSUM SHEATHING THAT IS TIGHTLY BUTTED, OR TAPED AND MUDDED, OR AN UNDERLAYMENT OF OTHER IGNITION-RESISTANT MATERIAL APPROVED BY THE BUILDING OFFICIAL.
 - b. IGNITION-RESISTANT MATERIAL
8. PATIO COVER, CARPORT AND TRELLIS CONSTRUCTION WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH ANY OF THE FOLLOWING:
 - NON-COMBUSTIBLE MATERIAL
 - 1-HOUR FIRE-RESISTANT-RATED MATERIAL
 - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
 - MODIFIED HEAVY TIMBER (MIN 2X TONGUE-AND-GROOVE SHEATHING, 4X6 RAFTERS/BEAMS, 6X6 POSTS)
9. DECK, BALCONY, AND EXTERIOR STAIR CONSTRUCTION, WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH THE FOLLOWING:
 - a. FRAMING
 - NON-COMBUSTIBLE MATERIAL
 - 1-HOUR FIRE-RESISTANT-RATED MATERIAL
 - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
 - MODIFIED HEAVY TIMBER (MIN 4X8 JOISTS, 4X10 OR 6X8 BEAMS, 6X6 POSTS)
 - b. DECKING AND TREAD MATERIAL (ANY OF THE FOLLOWING):
 - NON-COMBUSTIBLE MATERIAL
 - 1-HOUR FIRE-RESISTANT-RATED MATERIAL
 - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
 - APPROVED ALTERNATIVE DECKING MATERIAL MEETING TESTS REQUIREMENTS OF COUNTY BUILDING CODE 92.1.709A.1.4)
10. EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS INTO THE GARAGE BY LIMITING THE SIZE OF ANY GAPS AT THE BOTTOM, SIDES, AND TOP OF THE DOOR TO 1/8 INCH OR LESS USING ONE OF THE FOLLOWING METHODS
 - a. WEATHER-STRIPPING PRODUCTS WITH TENSILE STRENGTH AND FLAMMABILITY RATING PER CBC 708A.4
 - b. DOOR OVERLAPS ONTO JAMBS AND HEADERS
 - c. GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING
11. PAPER-FACED INSULATION PROHIBITED IN ATTICS OR OTHER VENTILATED SPACES.
12. FENCES OR ANY STRUCTURE WITHIN 5 FEET OF BUILDING SHALL BE CONSTRUCTED PER ONE OF THE FOLLOWING:
 - a. NON-COMBUSTIBLE MATERIAL
 - b. APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
 - c. MATERIAL MEETING SAME FIRE-RESISTIVE STANDARDS AS EXTERIOR WALLS OF BUILDINGS



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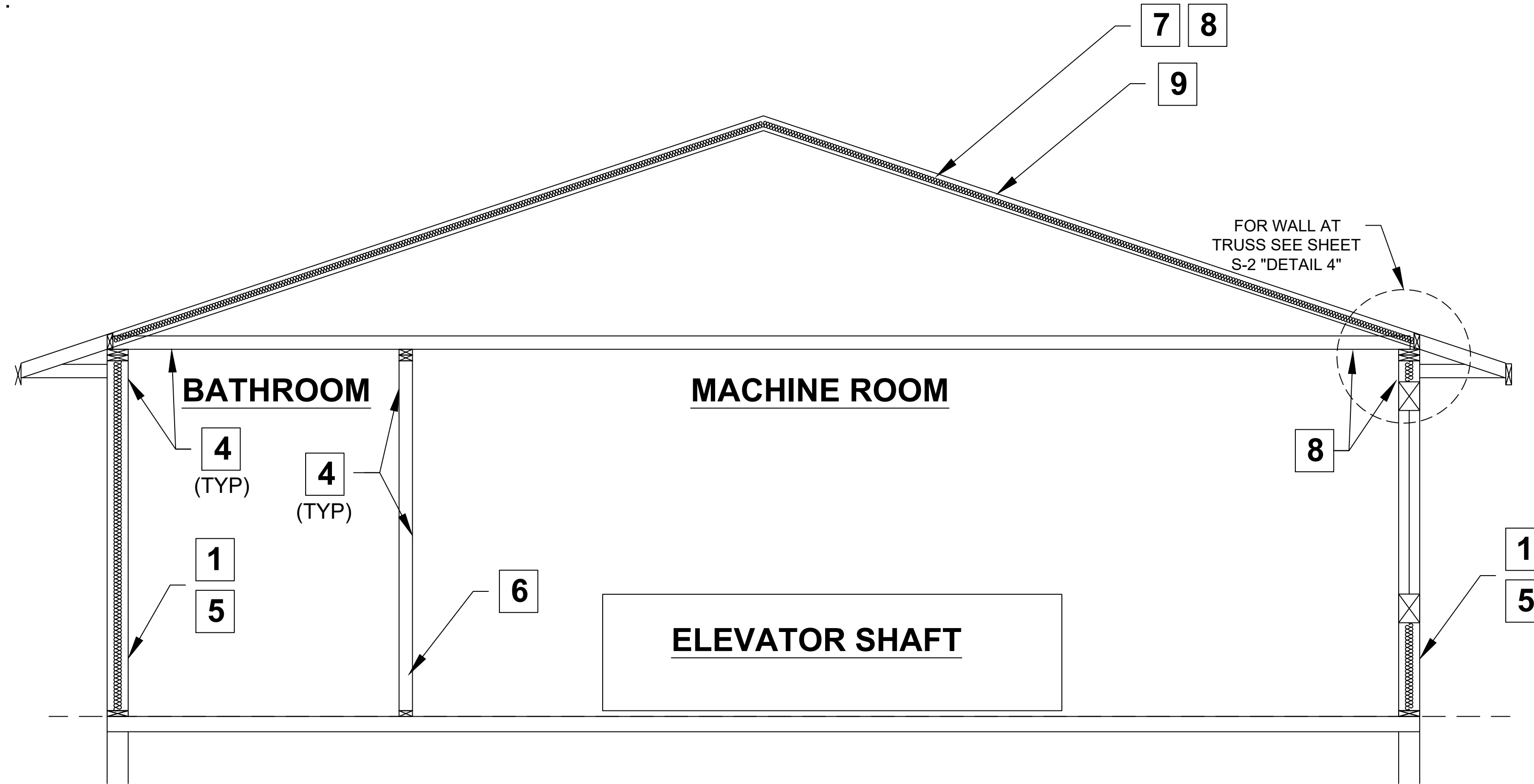
ELEVATIONS

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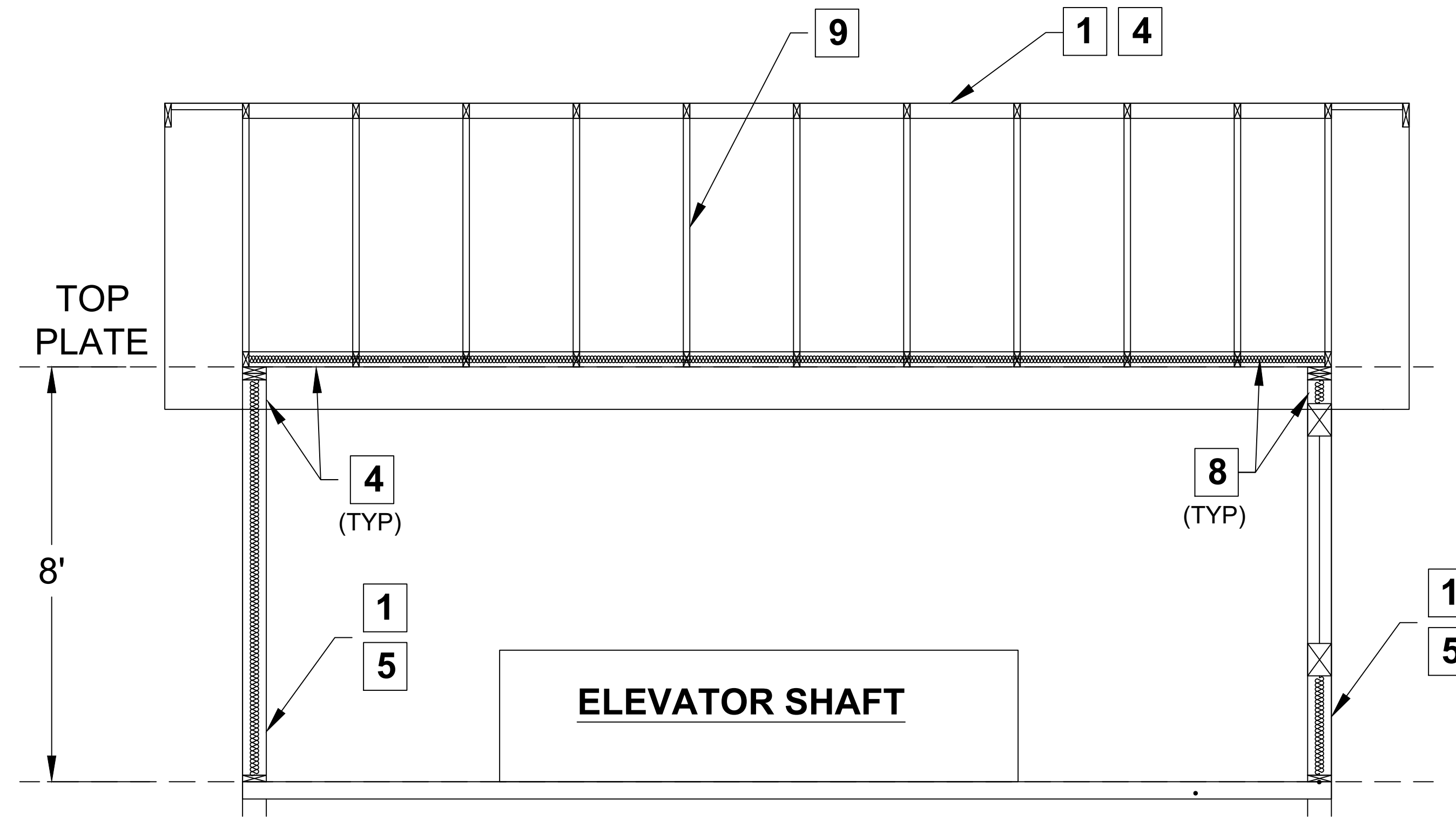
PROJECT NO.
P0014
 SHEET NO.
A-3

BATHROOM ACCESSIBILITY:

- EXISTING BATHROOM IS LOCATED IN THE MACHINE ROOM AND IT IS NOT ACCESSIBLE TO THE GENERAL PUBLIC AND/OR TENANTS.



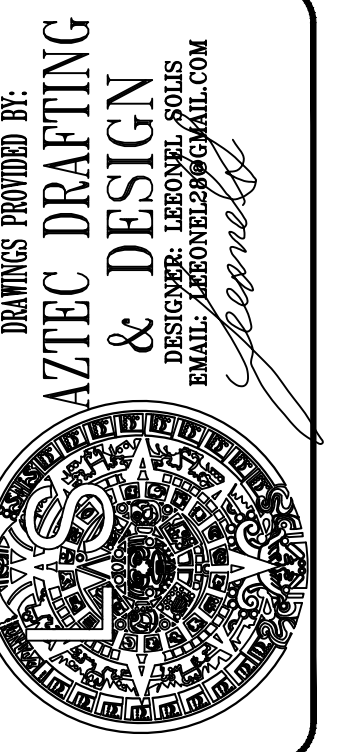
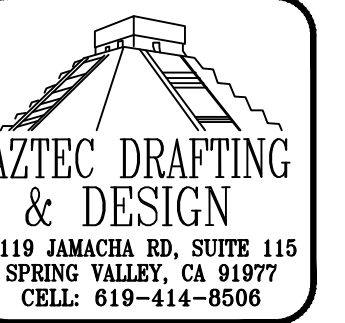
SECTION A-A



SECTION B-B

SECTION KEY NOTES

- WALL INSULATION: _____
- INTERIOR FINISH: 1/2" GYPSUM BOARD
- INTERIOR WALL: 2X4 STUD WALL
- RADIANT BARRIER IS REQUIRED
- CLIMATE ZONE 14 PROJECT (Y or N) if yes, see below:
A CLASS I OR II VAPOR RETARDER SHALL BE INSTALLED ON THE CONDITIONED SPACE SIDE OF ALL INSULATION IN ALL EXTERIOR WALLS AND VENTED ATTICS
- MANUFACTURED TRUSSES



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SECTION VIEW

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A-6

C. TEMPORARY WORK AND SITE SAFETY:

1. THESE DRAWINGS SHOW THE REQUIREMENTS FOR PERMANENT COMPLETED STRUCTURE ONLY. TEMPORARY WORKS REQUIRED TO COMPLETE THE CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR DESIGN OR FIELD REVIEW OF TEMPORARY AND ANCILLARY WORK.

2. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY IN AND AROUND THE JOBSITE. PROPER AND SAFE METHODS OF CONSTRUCTION SHALL BE USED AT ALL TIMES INCLUDING GUYING AND BRACING OF INCOMPLETE STRUCTURES, FORMWORK, SHORING, RESHORING, FALSEWORK, PLATFORMS, SCAFFOLDING, BARRIERS, WALKWAYS, ETC. AND CONTROL THE INTENSITY, DURATION AND LOCATION OF CONSTRUCTION LOADS UPON CONSTRUCTION.

A. BASIS OF DESIGN

1. THE STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2016 CALIFORNIA BUILDING CODE (C.B.C.)
2. LIVE LOADS (REDUCED IN ACCORDANCE WITH THE 2016 C.B.C.)

SLOPED ROOF FLOOR		20 psf 40 psf
3. LATERAL LOADS & CRITERIA		
BUILDING SITE CLASS	D	
LATITUDE	32.6834	
LONGITUDE	-117.1062	
SEISMIC DESIGN CATEGORY	D	
S _s	1.054	
S ₁	0.401	
S _{DS}	0.7578	
S _{D1}	0.4275	
R	6.50	
Ω ₀	3.0	
C _d	4.0	
C _t	0.02	
X	0.75	
STRUCTURAL SYSTEM: BEARING WALLS SYSTEM LIGHT FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE OR STEEL SHEETS. SEISMIC SOURCE TYPE B SOIL PROFILE S _d IMPORTANCE FACTOR 1.0 WIND EXPOSURE CATEGORY B ROOF ANGLE 15° BASIC WIND SPEED 110 mph		

B. GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING ANY WORK AND NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES WITH THE ARCHITECTURAL DRAWINGS.
2. COORDINATE ELEVATIONS, SLOPES AND DRAINAGE REQUIREMENTS WITH THE ARCHITECTURAL DRAWINGS.
3. SPECIFIC NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
4. WHERE NO DETAILS ARE SHOWN OR NOTED IN ANY PART OF THE WORK THE DETAILS USED SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
5. WHEN A DETAIL IS IDENTIFIED AS TYPICAL, THE CONTRACTOR IS TO APPLY THIS DETAIL IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE.
6. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER OF ANY SITE CONDITIONS NOT REFLECTED ON THE WORKING DRAWINGS OR DIFFERENT FROM THE MAXIMUM OR MINIMUM DIMENSIONS INDICATED, INCLUDING CONFLICT IN GRADES, ADVERSE SOIL CONDITIONS, GROUND WATER PRESENT, DEEPENED FOOTINGS, UNCOVERED AND UNEXPECTED UTILITY LINES, ETC.
7. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
8. MATERIALS AND WORKMANSHIP SHALL CONFORM TO REQUIREMENTS OF THE CURRENT CALIFORNIA BUILDING CODE AS AMENDED BY THE GOVERNING AUTHORITY AND APPLICABLE REGULATIONS OF THE GOVERNING JURISDICTION, INCLUDING THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY.
9. DRAWINGS SHALL NOT BE SCALED. COORDINATE DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
10. ASTM SPECIFICATIONS ON THE DRAWINGS SHALL BE OF THE LATEST REVISION.
11. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOOR. LOADS SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.

D. FOUNDATION

1. FOUNDATION DESIGN IS BASED ON THE 2016 CBC.
2. ALLOWABLE BEARING SOIL PRESSURE: **1,500 psf**
3. THE MAXIMUM ALLOWABLE SOIL BEARING PRESSURE SHALL BE 1,500 psf. ALLOWABLE BEARINGS MAY BE INCREASED BY 1/3 FOR WIND AND SEISMIC LOAD CASES.
4. BOTTOM OF FOOTING SHALL BE EMBEDDED AT LEAST 12 INCHES BELOW LOWEST ADJACENT FINISHED (PAD) GRADE.
5. FOOTING DEPTHS SHOWN ARE FOR BIDDING PURPOSES ONLY AND ARE ASSUMED TO BE IN SUITABLE BEARING MATERIALS. FOOTING DEPTHS MAY REQUIRE DEEPENING PER DIRECTION OF THE ENGINEER.
6. ABANDONED FOOTINGS, UTILITIES, ETC. THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.
7. THE FOOTING EXCAVATIONS SHALL BE KEPT FREE FROM LOOSE MATERIAL AND STANDING WATER. CONTRACTOR SHALL PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM SURFACE OR SEEPAGE WATER.
8. FOOTING AND UTILITY TRENCH BACKFILL SHALL BE MECHANICALLY COMPACTED IN LAYERS. FLOODING WILL NOT BE PERMITTED.
9. SUBMIT COMPACTION TEST REPORTS FOR ALL FILL BY A QUALIFIED TESTING LAB TO ENGINEER AND BUILDING DEPARTMENT PRIOR TO REQUESTING FOUNDATION INSPECTION.
10. CONTRACTOR SHALL PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING, UNDERPINNING, AND SHORING REQUIRED TO SAFELY RETAIN ALL GRADES AND STRUCTURES.
11. FOOTING ELEVATIONS SHOULD BE LOCATED SUCH THAT THE BASES OF THE FOUNDATIONS ARE A MINIMAL HORIZONTAL DISTANCE OF SEVEN FEET FROM THE FACE OF SLOPE.
12. SLAB ON GRADE RESTRAINING THE BOTTOM OF RETAINING WALLS SHALL BE IN PLACE PRIOR TO BACKFILLING OF WALLS.
13. WALLS RETAINING EARTH SHALL BE DRAINED TO DAYLIGHT OR DRAINAGE STRUCTURE AND BACKFILLED PER SOIL ENGINEER'S RECOMMENDATION.
14. FOUNDATIONS SUPPORTING WOOD SHALL EXTEND 8" MINIMUM ABOVE ADJACENT FINISH GRADE. PROVIDE 18" CLEARANCE UNDER WOOD JOISTS AND 18" CLEARANCE UNDER WOOD GIRDERS.

E. REINFORCING STEEL

1. DETAILING, FABRICATION AND ERECTION OF REINFORCING BARS MUST FOLLOW THE A.C.I. MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES, A.C.I. 315-LATEST ED. U.O.N.
2. REINFORCING BARS SHALL CONFORM TO THE 2016 CBC AND THE STANDARD SPECIFICATION FOR DEFORMED BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT, ASTM DESIGNATION A-615, GRADE 60, U.O.N.
3. LAPS AT BAR SPLICES SHALL BE: 42 BAR DIA. (18" MIN.) FOR CONCRETE U.O.N. 48 BAR DIA. (24" MIN.)
4. REINFORCING BARS SHALL BE PROVIDED WITH THE FOLLOWING CONCRETE COVER:

CONC. CAST AGAINST EARTH	3"
FORMED CONC. EXPOSED TO EARTHWEATHER	
#5 OR LARGER	1-1/2"
#6 OR LARGER	2"
SLABS (#11 AND SMALLER)	1"
5. VERTICAL BARS SHALL BE ACCURATELY POSITIONED AT THE CENTER OF THE WALL, U.O.N. ON DETAILS, AND SHALL BE TIED IN PLACE AT THE TOP AND BOTTOM.
6. PROVIDE #3 SPACER TIES AT 30" (75 mm) ON CENTER IN ALL BEAMS AND FOOTINGS TO SECURE REINFORCING BARS IN PLACE, U.O.N.

F. REINFORCED CONCRETE (GENERAL)

1. CONCRETE CONSTRUCTION SHALL CONFORM WITH CHAPTER 19 OF THE CODE AND WITH THE PROVISIONS OF ACI 318, LATEST EDITION.
2. CONCRETE MIXES SHALL BE DESIGNED BY A QUALIFIED TESTING LABORATORY AND APPROVED BY THE STRUCTURAL ENGINEER.
3. CEMENT SHALL CONFORM TO ASTM C-150 TYPE I OR II, ALKALI (2016 CBC).
5. READY MIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C-94.
6. MINIMUM CONCRETE COMPRESSIVE STRENGTHS AT 28 DAYS, MAXIMUM SLUMPS, AND MAXIMUM WATER/CEMENT RATIOS SHALL BE AS FOLLOWS:

*CONCRETE HAS BEEN DESIGNED FOR 2,500 psi. NO INSPECTION IS REQUIRED.
7. WATER MAY BE ADDED ON SITE TO OBTAIN SPECIFIED SLUMPS ONLY IF IT IS ADDED WITHIN ONE HOUR OF BATCHING AND SPECIFIED ON THE BATCH REPORT. CONCRETE SHALL NOT BE PLACED BEYOND 1-1/2 HOURS FOLLOWING BATCHING.
8. NO PIPES OR DUCTS SHALL BE PLACED IN CONCRETE SLABS UNLESS SPECIFICALLY DETAILED. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT.
9. CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR A MINIMUM OF SEVEN DAYS AFTER ITS PLACEMENT. APPROVED CURING COMPOUNDS MAY BE USED IN LIEU OF MOIST CURING.
10. CONCRETE SLAB-ON-GRADE THICKNESS SHOWN IS MINIMUM REQUIRED THICKNESS. FLOORS SHALL BE MONITORED BY TRANSIT LEVEL OR LASER DURING PLACEMENT TO MAINTAIN LEVEL FLOOR.
11. FLYASH SHALL BE LIMITED TO NO MORE THAN 15 PERCENT OF THE TOTAL WEIGHT OF CEMENTITIOUS CONCRETE, U.O.N.
12. CONCRETE EXPOSED TO WEATHER SHALL BE AIR ENTRAINED.

STRUCTURAL NOTES

13. PROVIDE 1-45 x 4'-0" LONG DIAGONAL BAR AT CORNERS OF WALL, FLOOR, AND ROOF OPENINGS AND INSIDE CORNERS OF CONCRETE FLOORS.
MAKING 45 DEGREES WITH ANY PARALLEL OR PENPENDICULAR LINE OF OPENING.

14. ALL CONSTRUCTION JOINTS IN STRUCTURAL MEMBERS TO BE REVIEWED FOR LOCATION AND DETAIL PRIOR TO CONSTRUCTION. FLEXURAL REINFORCEMENT TO CONTINUE UNINTERRUPTED THROUGH ALL CONSTRUCTION JOINTS. KEYSAYS TO BE PROVIDED PERPENDICULAR TO THE DIRECTION OF LOAD IN ALL JOINTS.

15. WHEN CONCRETE IS PLACED AGAINST EXISTING CONCRETE SURFACES, EXISTING CONCRETE SURFACES SHALL BE THOROUGHLY CLEANED AND THEN SANDBLASTED TO CREATE AN AMPLITUDE OF 1/4" MINIMUM. APPLY A CONCRETE BONDING ADJACENT TO IMPROVE BONDING QUALITY.

G. ROUGH CARPENTRY:

1. ROOF SHEATHING SHALL BE APA RATED AND SHALL CONFORM TO PRODUCT STANDARD PS 1, INTERIOR TYPE WITH EXTERIOR GLUE, IDENTIFICATION INDEX (240) UNLESS OTHERWISE NOTED. EQUIVALENT THICKNESS O.S.B. BOARD MAY BE USED IN LIEU OF PLYWOOD ROOF SHEATHING.
2. FLOOR SHEATHING, THICKNESS, GRADE, AND NAILING PER STRUCTURAL PLANS. PLYWOOD SHEATHING SHALL CONFORM TO PRODUCT STANDARD PS 1-80, TONGUE AND GROOVE, INTERIOR TYPE WITH EXTERIOR GLUE, IDENTIFICATION INDEX (32/16). O.S.B. BOARD SHALL NOT BE USED IN LIEU OF PLYWOOD FLOOR SHEATHING.
3. SHEATHING SHALL BE LAID PERPENDICULAR TO FRAMING FOR FLOORS AND ROOFS WITH 4" JOINTS STAGGERED AND CENTERED ON JOISTS. ALL OTHER JOINTS AT FLOORS SHALL BE BLOCKED.
4. PLYWOOD FLOOR SHEATHING SHALL BE GLUED TO ALL FRAMING MEMBERS WITH AN A.P.A. APPROVED ADHESIVE.
5. UNLESS OTHERWISE NOTED, ALL FRAMING LUMBER SHALL BE DOUGLAS FIR LARCH, GRADE-MARKED BY THE W.C.L.B. OR W.W.P.A. AS FOLLOWS:

2X JOISTS & RAFTERS	NO. 1
4X & LARGER BEAMS	NO. 1
ALL POSTS	NO. 1
STUDS	NO. 2
PLATES	NO. 2
LEDGERS	NO. 1
BLOCKING	NO. 3
PLYWOOD	A.P.A. RATED
O.S.B. BOARD	A.P.A. RATED
6. SILL PLATES SHALL BE TREATED DOUGLAS FIR OR FOUNDATION REDWOOD. EXTERIOR WALL SILL PLATES SHALL BE SECURED TO CONCRETE WITH 5/8" X 10" LONG ANCHOR BOLTS WITH 7" MINIMUM EMBEDMENT INTO CONCRETE AT A MAXIMUM SPACING OF 48" O.C. AND 12" FROM EACH END. PLATE WASHERS A MINIMUM OF 3 INCH BY 3 INCH BY 1/4 OF AN INCH THICK SHALL BE USED ON EACH BOLT. (FOR SPECIAL CONDITIONS, SEE SHEAR WALL SCHEDULE FOR SHEAR WALL ANCHORAGE).
7. DO NOT BORE OR NOTCH JOISTS, RAFTERS, OR BEAMS, EXCEPT WHERE SHOWN IN DETAILS. OBTAIN ENGINEER'S APPROVAL FOR ANY HOLES OR NOTCHES NOT DETAILED.
8. PROVIDE DOUBLE FLOOR JOISTS UNDER PARALLEL PARTITIONS, U.O.N.
9. PROVIDE 1/2 INCH MINIMUM CLEARANCE BETWEEN TOP PLATES OF INTERIOR NON-BEARING PARTITIONS AND THE BOTTOM CHORD OF TRUSSES.
10. NAILS SHALL BE COMMON WIRE. NAILING SHALL COMPLY WITH TABLE 23-11-B-1 OF THE 2016 C.B.C. NAILS EXPOSED TO WEATHER SHALL BE HOT-DIP GALVANIZED, U.O.N.
11. PROVIDE SOLID BLOCKING AT ENDS AND AT SUPPORTS OF FLOOR JOISTS AND ROOF RAFTERS UNDER PARTITIONS AND AT RIDGE LINE.

2X JOISTS & RAFTERS	NO. 1
4X & LARGER BEAMS	NO. 1
ALL POSTS	NO. 1
STUDS	NO. 2
PLATES	NO. 2
LEDGERS	NO. 1
BLOCKING	NO. 3
PLYWOOD	A.P.A. RATED
O.S.B. BOARD	A.P.A. RATED

6. SILL PLATES SHALL BE TREATED DOUGLAS FIR OR FOUNDATION REDWOOD. EXTERIOR WALL SILL PLATES SHALL BE SECURED TO CONCRETE WITH 5/8" X 10" LONG ANCHOR BOLTS WITH 7" MINIMUM EMBEDMENT INTO CONCRETE AT A MAXIMUM SPACING OF 48" O.C. AND 12" FROM EACH END. PLATE WASHERS A MINIMUM OF 3 INCH BY 3 INCH BY 1/4 OF AN INCH THICK SHALL BE USED ON EACH BOLT. (FOR SPECIAL CONDITIONS, SEE SHEAR WALL SCHEDULE FOR SHEAR WALL ANCHORAGE).

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11. PROVIDE SOLID BLOCKING AT ENDS AND AT SUPPORTS OF FLOOR JOISTS AND ROOF RAFTERS UNDER PARTITIONS AND AT RIDGE LINE.

12. TOP PLATES OF ALL BEARING WOOD STUD WALLS SHALL BE TWO PIECES, SAME SIZE AS STUDS AND LAPPED 4'-0" MINIMUM WITH NOT LESS THAN 10-16d NAILS AT EACH SIDE OF TOP PLATE BREAK POINT SPACED AT 4'-0" MAXIMUM UNLESS OTHERWISE NOTED.

13. INTERIOR AND EXTERIOR WOOD POSTS ATTACHED DIRECTLY TO CONCRETE SHALL BE SECURED WITH SIMPSON PB OR EPB POST BASES, AS APPLICABLE, UNLESS OTHERWISE NOTED.
14. STUDS SHALL HAVE FULL BEARING ON PLATE, ALL JOISTS, HEADERS, BEAMS, AND RAFTERS SHALL HAVE A MINIMUM SOLID LEVEL BEARING OF 1.5 INCHES AT EACH END.

15. NOT LESS THAN THREE (3) STUDS SHALL BE INSTALLED AT EVERY CORNER OF AN EXTERIOR OR INTERIOR BEARING WALL.

16. BEAMS, JOISTS, RAFTERS, ETC. SHALL BE INSTALLED WITH THE CROWN SIDE UP.

17. BOLT HOLES IN WOOD SHALL BE DRILLED 1/32" TO 1/16" IN DIAMETER LARGER THAN THE NOMINAL BOLT SIZE. RETIGHTEN ALL NUTS PRIOR TO CLOSING IN.

18. LAG BOLTS SHALL BE PRE-DRILLED TO A DIAMETER OF 60 PERCENT OF THE SHANK DIAMETER. THE BOLT SHALL BE TURNED BY A WRENCH AND NOT HAMMERED.

19. BOLTS SHALL HAVE A 7 DIA. MIN. END DISTANCE AND A 4 DIA. EDGE DISTANCE, U.O.N.

20. STANDARD CUT WASHERS SHALL BE USED UNDER ALL BOLT HEADS AND NUTS AGAINST WOOD. USE HEAVY PLATE OR MALLEABLE IRON WASHERS FOR ALL BOLTS DESIGNED TO ACT IN TENSION, SUCH AS LEDGERS AND HOLD DOWN ANCHORS.

21. PROVIDE FIRE BLOCKING OR JOINT BLOCKING BETWEEN STUDS AT NOT LESS THAN 8'-0" VERTICAL INTERVALS AND AT ALL PLYWOOD EDGES.

22. FRAMING ANCHORS, POST CAPS, COLUMN BASES, HANGERS, ETC. SHALL BE MANUFACTURED BY SIMPSON, OR APPROVED EQUAL.

23. PROVIDE 2X MINIMUM BACKING FOR ALL WALL HUNG CABINETS, HANDRAILS, SHELVS, LIGHT FIXTURES, ACCESSORIES, ETC.

24. PRESURE TREATED DOUGLAS FIR SHALL BE NO. 2 MINIMUM AND BEAR "A.W.P.B." QUALITY MARK AND THE W.C.L.B.G. GRADE STAMP. CERTIFICATES ARE NOT ACCEPTABLE.

25. CUTS AND HOLES IN PRESSURE TREATED LUMBER SHALL BE TREATED PER A.W.P.A. M-84.

H. PREMANUFACTURED ROOF TRUSSES

1. TRUSS DRAWINGS, CALCULATIONS AND THE LATEST ICC-ESR APPROVED TEST DATA FOR TRUSS METAL PLATE CONNECTORS SHALL BE SUBMITTED TO THE ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION. CALCULATIONS FOR GIRDER TRUSSES SHALL INCLUDE POINT LOADS FROM CARRIED TRUSS REACTIONS.

2. CALCULATIONS AND SHOP DRAWINGS SHALL BE SIGNED BY A CALIFORNIA REGISTERED CIVIL OR STRUCTURAL ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE MANUFACTURER TO OBTAIN APPROVALS OF FINAL CALCULATIONS AND SHOP DRAWINGS PRIOR TO FABRICATION.

3. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST LOCAL APPROVED BUILDING CODES AND ORDINANCES FOR ALL LOADS IMPOSED, INCLUDING LATERAL LOADS. FABRICATOR SHALL REVIEW ALL DRAWINGS AND MEET PROFILES AS INDICATED.

4. THE MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN OF MEMBERS USED AS DRAG OR CHORD MEMBERS AND SHALL INSURE THAT SUCH MEMBERS ARE PLACED AS REQUIRED ON THE FRAMING PLANS. THE AMOUNT OF LOAD TO BE LATERALLY TRANSMITTED BY THE MEMBER SHALL BE A MINIMUM OF 2000 POUNDS U.O.N. ON THE FRAMING PLANS.

5. ROOF TRUSS DESIGN LOADS

	DEAD LOAD	LIVE LOAD
TOP CHORD	17 PSF	16 PSF (REDUCIBLE)
BOTTOM CHORD	5 PSF	10 PSF (NON-CONCURRENT)

- *DESIGN ROOF TRUSSES TO SUPPORT A 500LB. CONCENTRATED LOAD AT ANY TOP CHORD PANEL.

6. MAXIMUM FLOOR AND ROOF DEFLECTIONS:

	MAXIMUM DEFLECTIONS	
LOCATION	LIVE LOAD	TOTAL LOAD
ROOF	L/360	L/240

7. INCREASES IN ALLOWABLE STRESSES FOR REPETITIVE MEMBERS, ARE NOT PERMISSIBLE.

8. PROVIDE ADEQUATE CAMBER FOR DESIGNATED DESIGN LOADS.

9. TRUSS DESIGNER SHALL OVERSIZE PLATES FOR CHORD MEMBERS TO ACCOUNT FOR WOOD DEFECTS LIKE KNOTS, KNOT HOLES AND GREATLY DISTORTED GRAINS. MAXIMUM ALLOWABLE DEFECT SIZE PER MEMBER SHALL BE 2 SQUARE INCHES. NO DEFECTS ALLOWED UNDER PLATES FOR WEB MEMBERS.

10. TRUSS MANUFACTURER TO VERIFY ALL DIMENSIONS SHOWN ON STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS AND IN FIELD WITH WALL LAYOUT PRIOR TO FABRICATION. PROVIDE SHOP DRAWINGS WHICH SHALL INCLUDE PLAN DRAWING SHOWING TRUSS LOCATIONS AND TRUSS PROFILES, WITH DIMENSIONS REVIEWED AND APPROVED BY GENERAL CONTRACTOR, PRIOR TO FABRICATION.

11. GABLE END TRUSSES SHALL HAVE 2X VERTICALS AT 16" O.C. TYPICAL UNLESS OTHERWISE NOTED.

12. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO FABRICATION AND WILL INCLUDE THE FOLLOWING MINIMUM INFORMATION:

- a. PROJECT NAME AND LOCATION
- b. DESIGN LOADS, CONFIGURATIONS, (2 OR 3 POINT BEARING) AND SHEAR TRANSFER.
- c. MEMBER STRESSES, DEFLECTIONS, TYPE OF JOINT PLATES AND ALLOWABLE DESIGN VALUES. TRUSS JOINTS SHALL BE DESIGNED FOR 125% OF THE DESIGN STRESSES.
- d. TYPE, SIZE, AND LOCATION OF HANGERS TO BE USED FOR THE PROJECT. HANGERS SHALL BE DESIGNED TO SUPPORT THE FULL VERTICAL LOAD AND A LATERAL LOAD EQUAL TO 20% OF THE VERTICAL REACTION. ALL CONNECTORS SHALL BE ISO APPROVED AND OF ADEQUATE STRENGTH TO RESIST STRESSES DUE TO THE LOADING INVOLVED.

13. ALL HARDWARE REQUIRED FOR CONNECTING TRUSSES (JACK TO HIP, HIP TO GIRDER OR GIRDER TO GIRDER, ETC.) SHALL BE DESIGNED, DETAILED AND PROVIDED BY TRUSS FABRICATOR.

14. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR ALL TRUSS TO TRUSS CONNECTIONS, EACH TRUSS SHALL BE LEGIBLY MARKED WITH THE FOLLOWING INFORMATION WITHIN TWO FEET OF THE CENTER OF THE SPAN ON THE FACE OF THE BOTTOM OF THE CHORD:
 1. MANUFACTURER'S NAME
 2. DESIGN LOADS
 3. TRUSS SPACING

15. MULTIPLE CHORDS SHALL BE FACTORY LAMINATED.

16. CROSS BRIDGING AND/OR BRACING SHALL BE PROVIDED FOR, AND DETAILED BY, THE MANUFACTURER AS REQUIRED TO ADEQUATELY BRACE TRUSSES.

17. WHERE TRUSSES BLOCKING IS CALLED OUT, THE BLOCKING PIECE SHALL BE THE SAME DEPTH AS THE ADJOINING MEMBERS AND CAPABLE OF RESISTING A LATERAL LOAD EQUAL TO 500 POUNDS IN ITS PLANE. OR BE SHEATHED SOLID WITH 1/2" OX PLYWOOD AND NAILED WITH 10d COMMON NAILS AT 6" (EN) U.O.N. ON THE FRAMING PLANS.

18. GENERAL CONTRACTOR TO PROVIDE TEMPORARY ERECTION BRACINGS AND WEB BRACING AS REQUIRED BY TRUSS MANUFACTURER'S DESIGN.

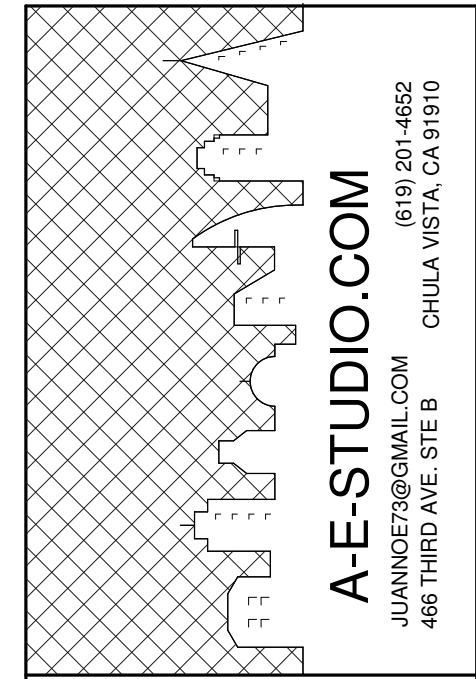
I. MACHINE APPLIED NAILING:

1. THE USE OF MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOB SITE DEMONSTRATION AND THE APPROVAL OF THE PROJECT ENGINEER. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE.

2. NAIL HEADS SHALL NOT PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER.

3. EDGE DISTANCES SHALL BE MAINTAINED. SHINERS SHALL BE REPLACED. IF NAIL HEADS PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER, OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.

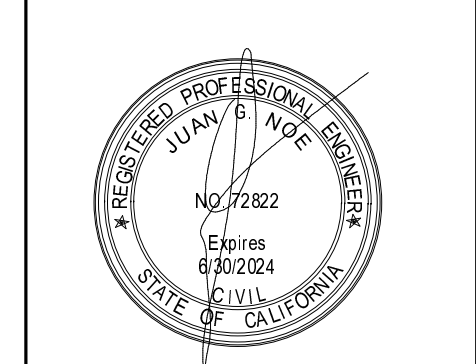
4. MACHINE NAILING WILL NOT BE APPROVED FOR PLYWOOD 5/16" OR LESS IN THICKNESS.



Date 8/8/2022

REVISIONS

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REGISTERED PROFESSIONAL ENGINEER
JUAN G. LOPEZ
NO. 7282
EXPIRES 8/2024
CIVIL
STATE OF CALIFORNIA

12. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO FABRICATION AND WILL INCLUDE THE FOLLOWING MINIMUM INFORMATION:
a. PROJECT NAME AND LOCATION
b. DESIGN LOADS, CONFIGURATIONS, (2 OR 3 POINT BEARING) AND SHEAR TRANSFER.
c. MEMBER STRESSES, DEFLECTIONS, TYPE OF JOINT PLATES AND ALLOWABLE DESIGN VALUES. TRUSS JOINTS SHALL BE DESIGNED FOR 125% OF THE DESIGN STRESSES.
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 2. DESIGN LOADS
 3. TRUSS SPACING

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17. WHERE TRUSSES BLOCKING IS CALLED OUT, THE BLOCKING PIECE SHALL BE THE SAME DEPTH AS THE ADJOINING MEMBERS AND CAPABLE OF RESISTING A LATERAL LOAD EQUAL TO 500 POUNDS IN ITS PLANE. OR BE SHEATHED SOLID WITH 1/2" OX PLYWOOD AND NAILED WITH 10d COMMON NAILS AT 6" (EN) U.O.N. ON THE FRAMING PLANS.

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4. MACHINE NAILING WILL NOT BE APPROVED FOR PLYWOOD 5/16" OR LESS IN THICKNESS.

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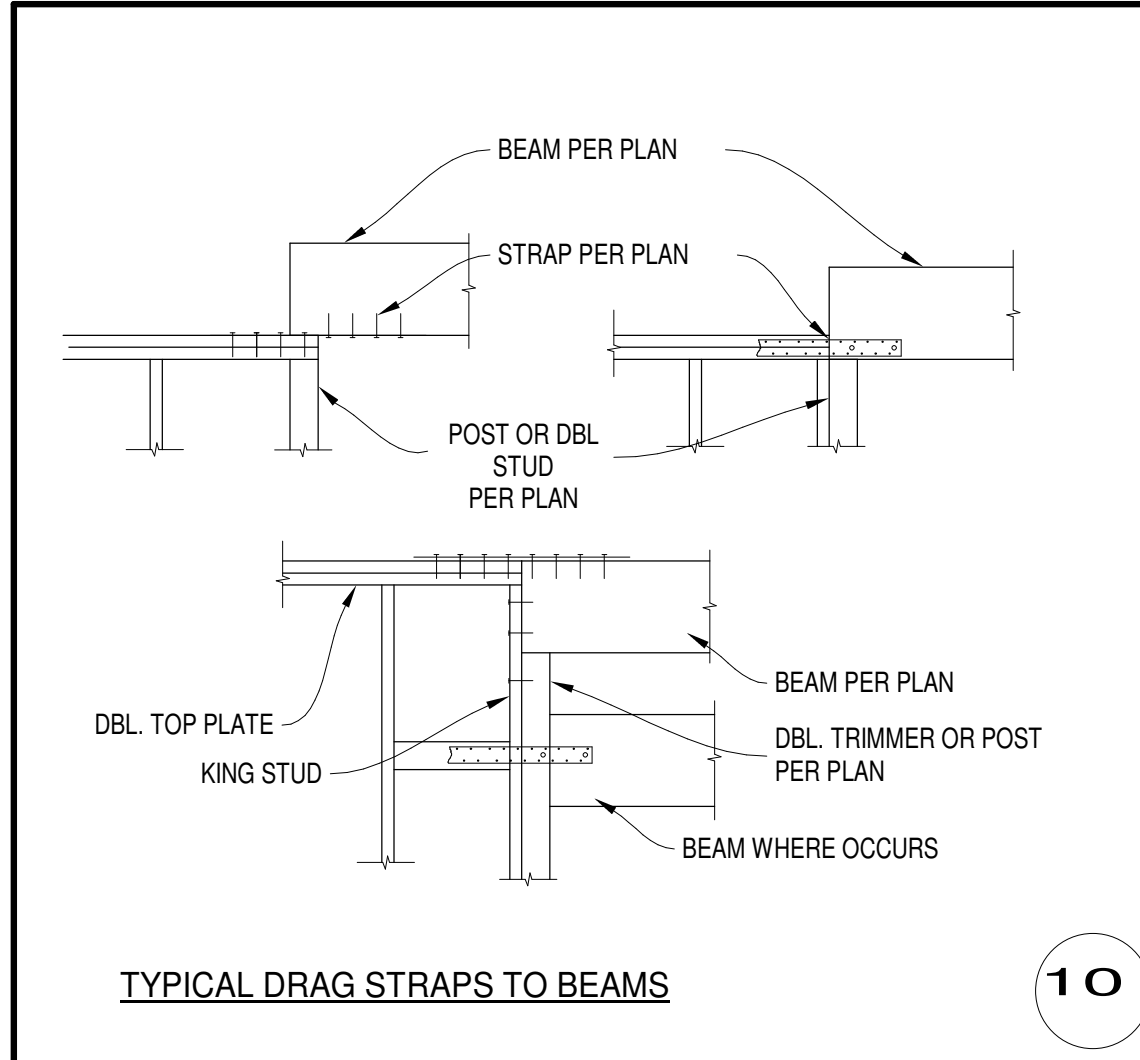
NORDAN PLAZA
3400 E 8TH ST. NATIONAL CITY, CA 91950

NORDAN PLAZA

Struct. Notes

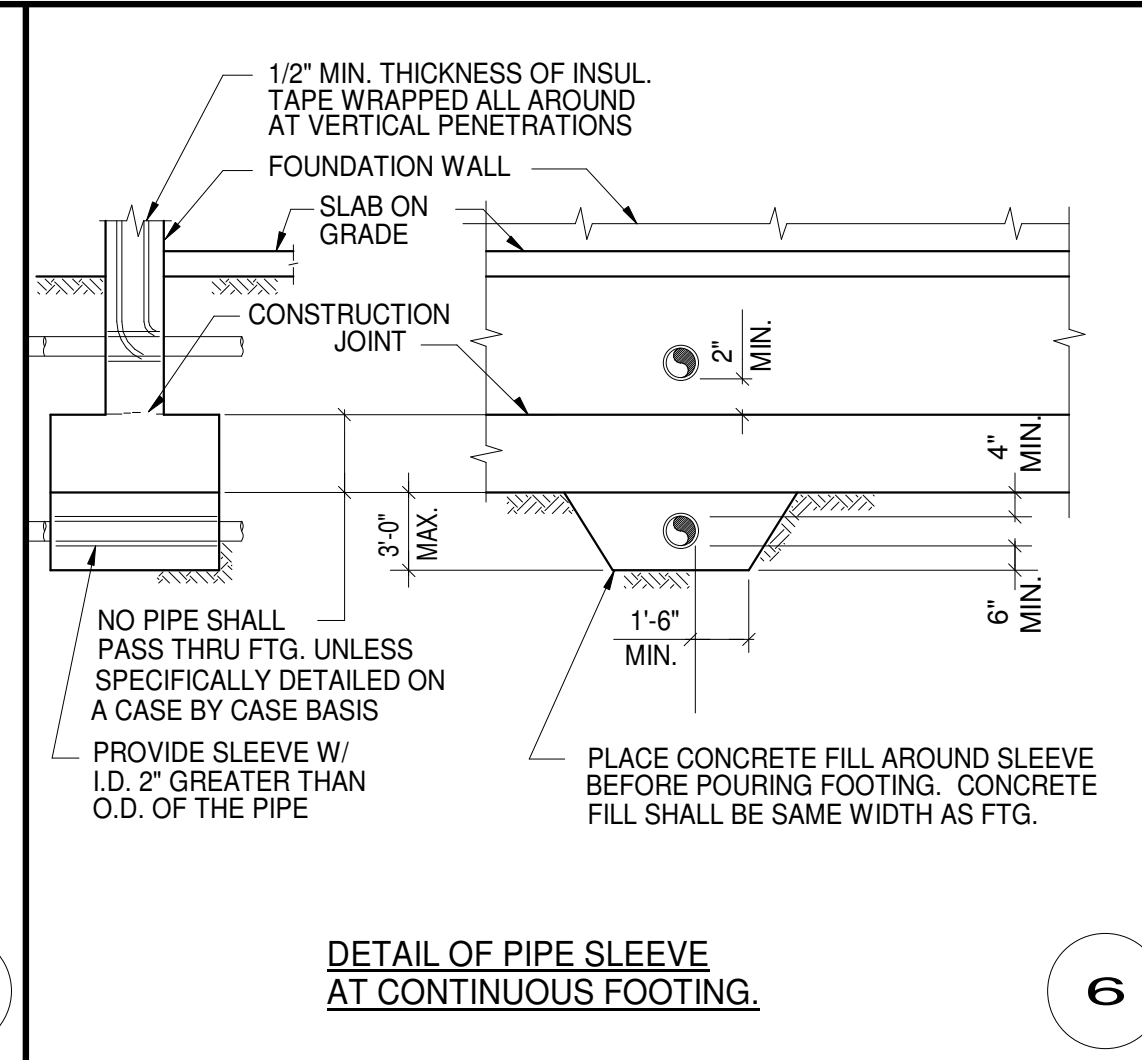
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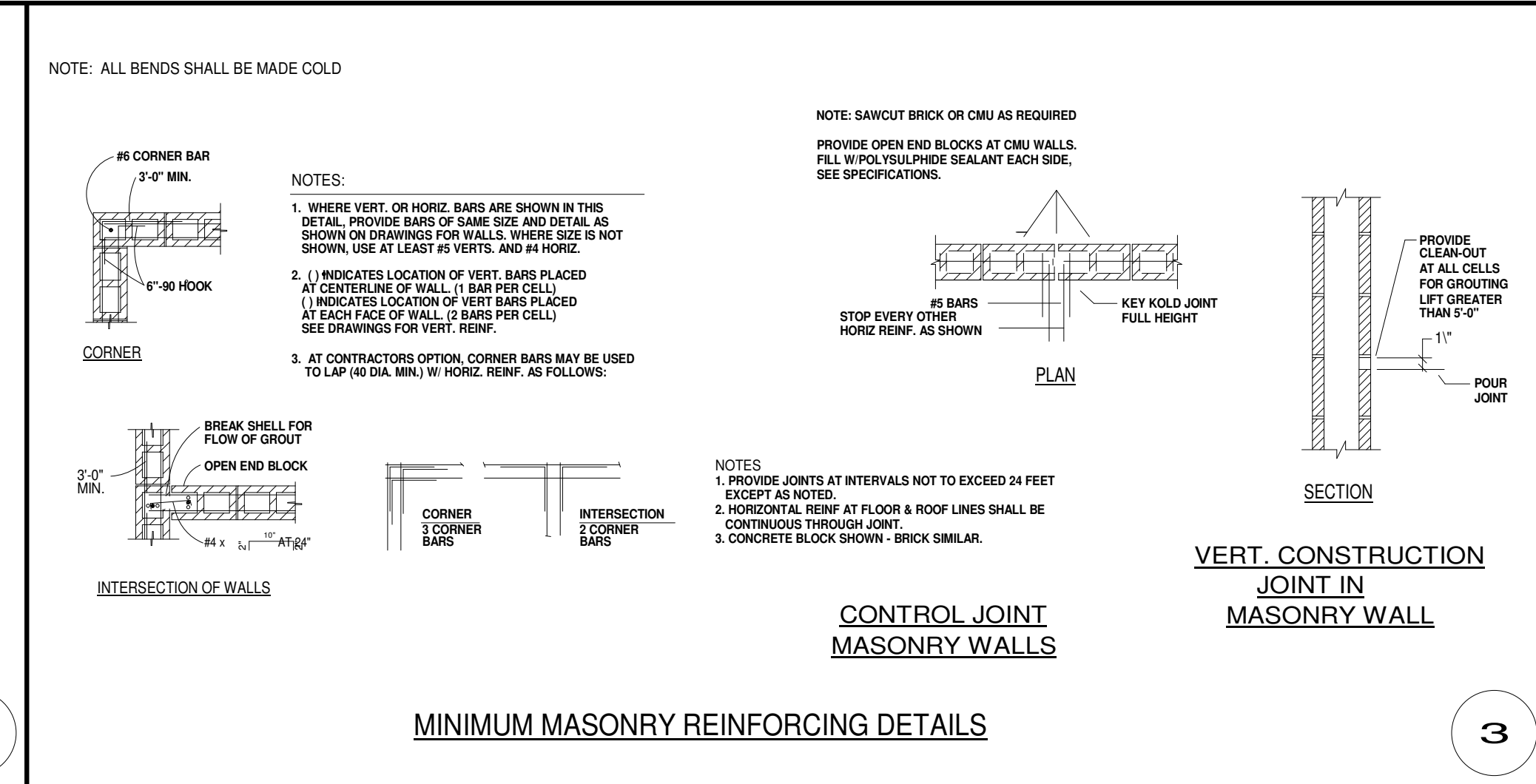
TYPICAL DRAG STRAPS TO BEAMS

10



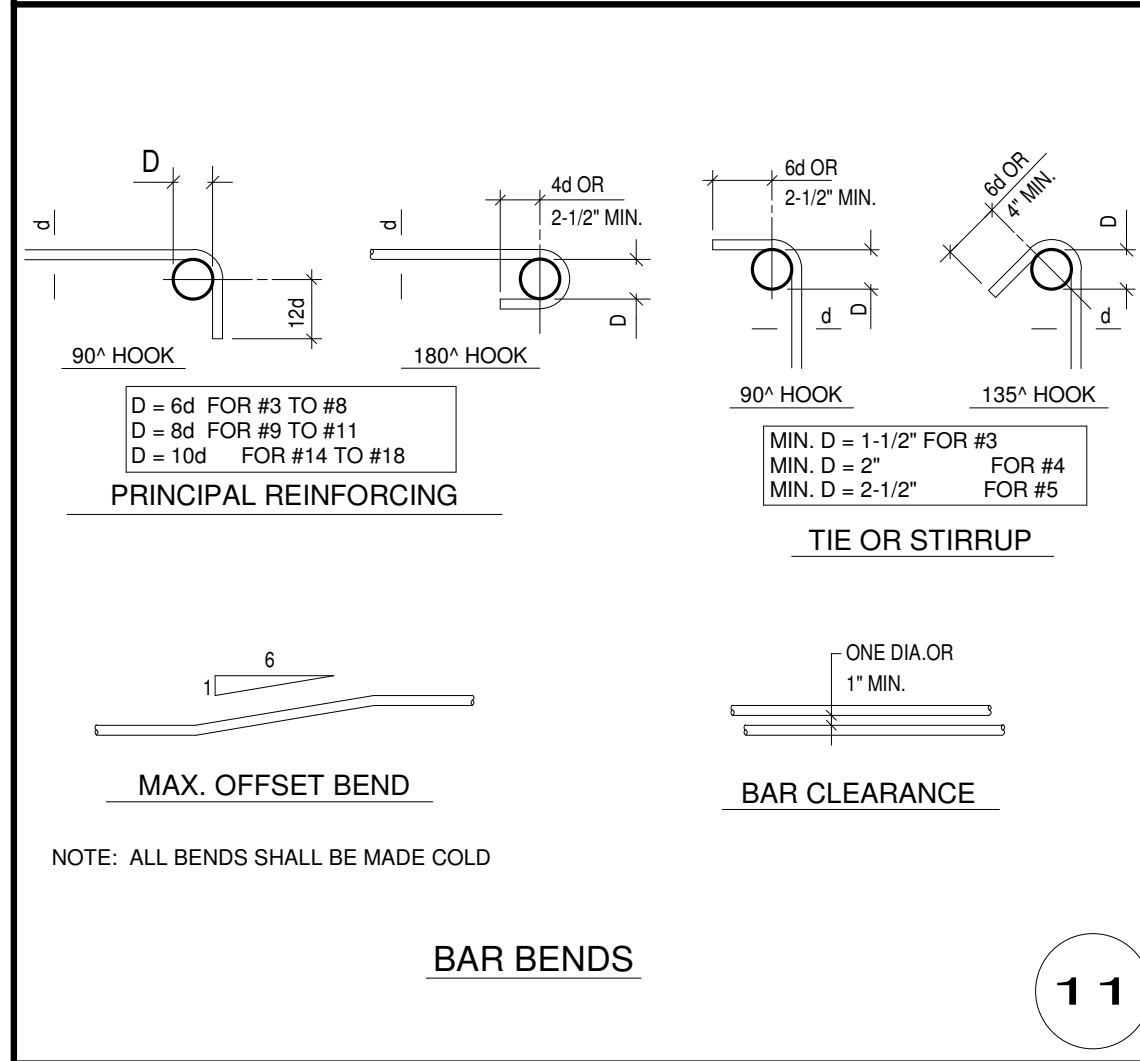
DETAIL OF PIPE SLEEVE AT CONTINUOUS FOOTING

6



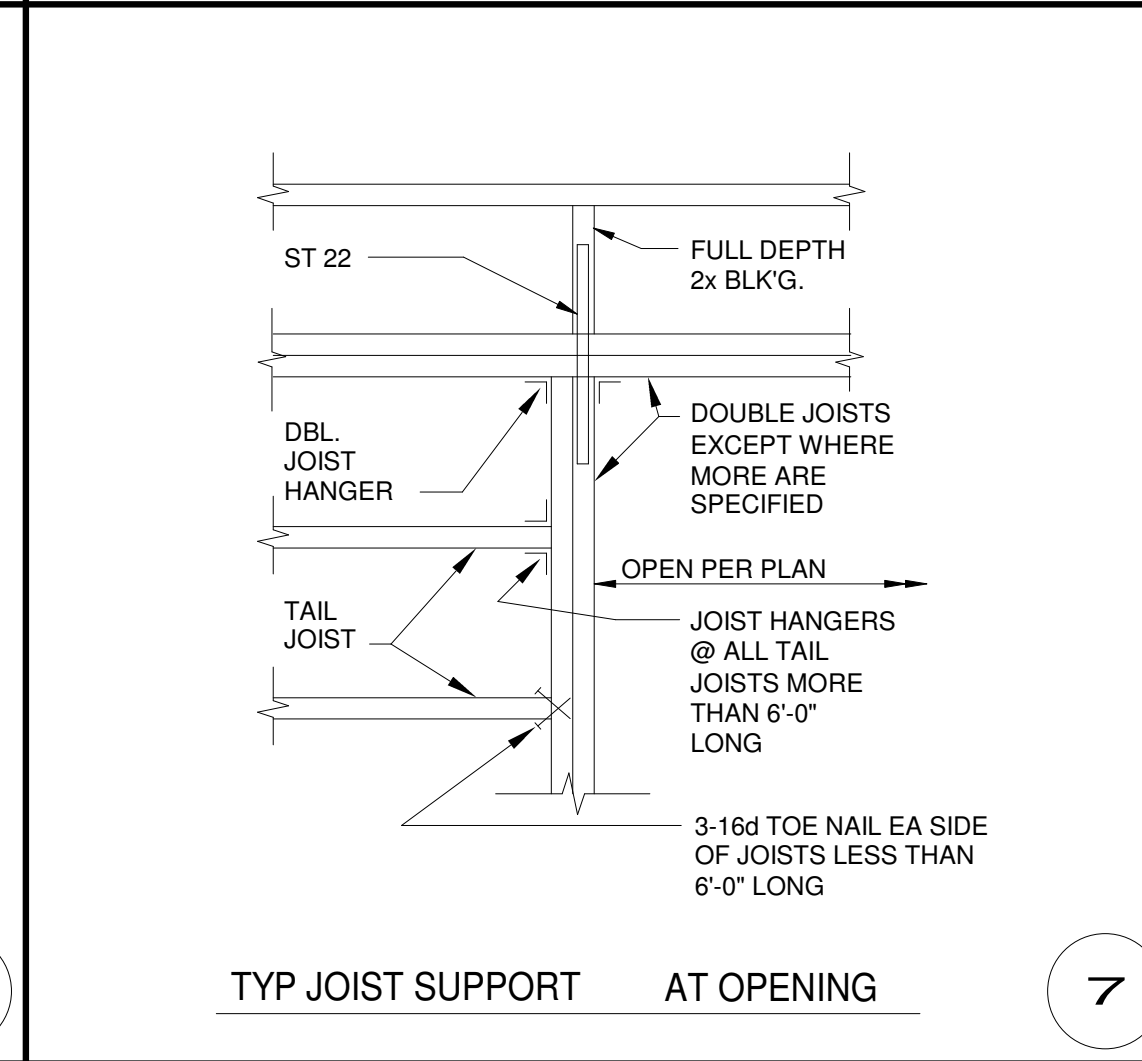
MINIMUM MASONRY REINFORCING DETAILS

3



BAR BENDS

11



TYP JOIST SUPPORT AT OPENING

7

3

VERT. CONSTRUCTION JOINT IN MASONRY WALL

CONTROL JOINT MASONRY WALLS

FASTENING SCHEDULE TABLE 2304.9.10.1 of 2019 CBC

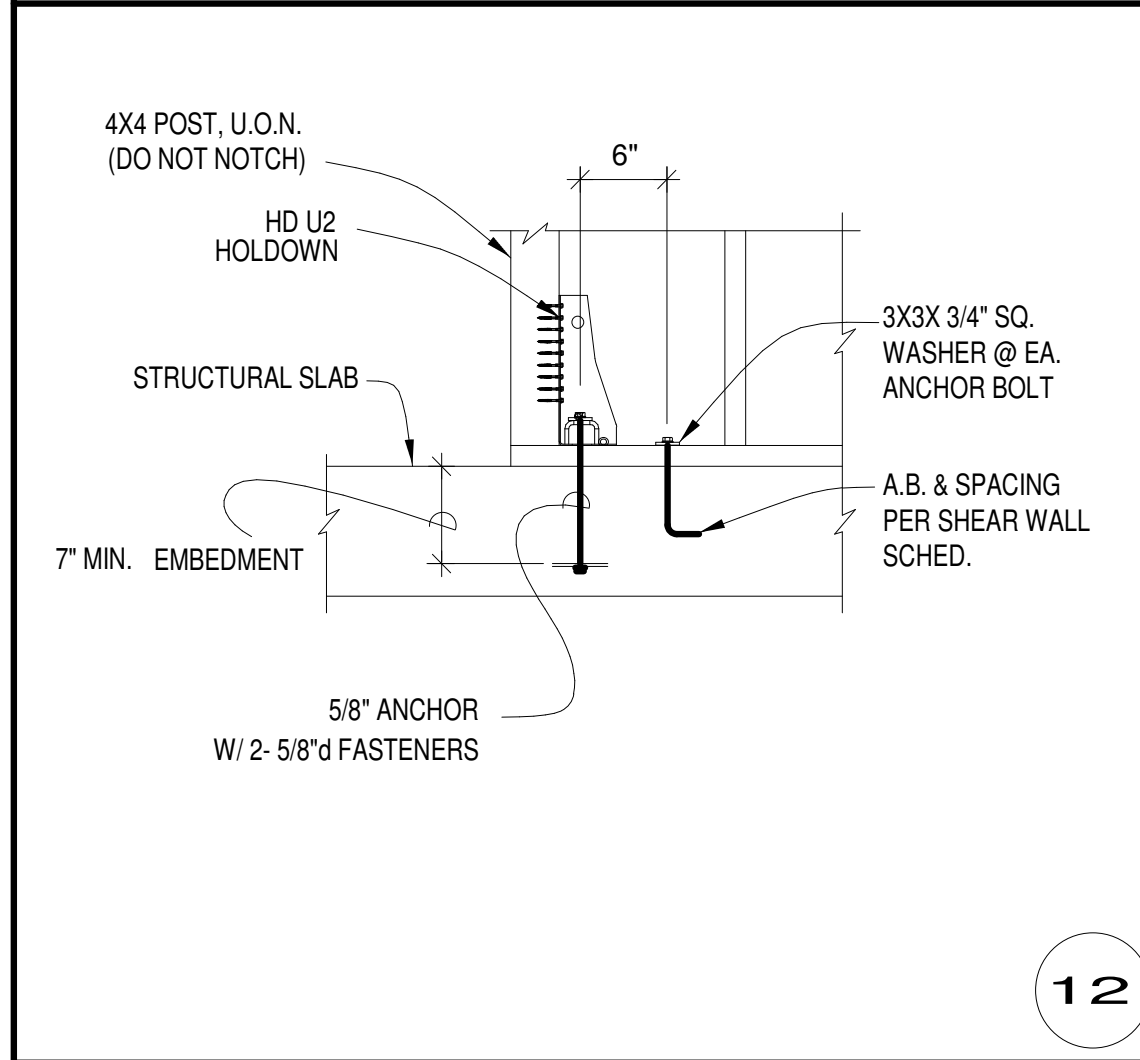
CONNECTION	FASTENING	LOCATION
1. JOIST TO SILL OR GIRDER	3x6 COMMON (2 1/2"x6 1/2") 3" x 0.131" NAILS	TOENAIL
2. BRIDGING TO JOIST	2-1/2" x 1/2" x 1/2" x 1/2" 2-1/2" x 1/2" x 1/2" x 1/2"	TOENAIL AT EACH END
3. 1/2" SUBFLOOR OR LESS TO EACH JOIST	3/4" x 1/2" x 1/2" x 1/2" 3/4" x 1/2" x 1/2" x 1/2"	FACE NAIL
4. WIDER THAN 1/2" SUBFLOOR TO EA. JOIST	3/4" x 1/2" x 1/2" x 1/2" 3/4" x 1/2" x 1/2" x 1/2"	FACE NAIL
5. 2" SUBFLOOR TO JOIST OR GIRDER	2-1/2" x 1/2" x 1/2" x 1/2" 2-1/2" x 1/2" x 1/2" x 1/2"	FACE NAIL
6. SOLE PLATE TO JOIST OR BLOCKING	16d (3 1/2"x0.131) @ 16" o.c. 3" x 0.131" NAIL @ 8" o.c. 3" x 0.131" NAIL @ 8" o.c.	BRACED WALL PANELS
7. TOP PLATE TO STUD	2-1/2" x 1/2" x 1/2" x 1/2" 2-1/2" x 1/2" x 1/2" x 1/2"	END NAIL
8. STUD TO SOLE PLATE	3" x 0.131" NAIL @ 24" o.c. 3" x 0.131" NAIL @ 24" o.c.	TOENAIL
9. DOUBLE STUDS	16d (3 1/2"x0.131) @ 24" o.c. 3" x 0.131" NAIL @ 8" o.c.	END NAIL
10. DOUBLE TOP PLATES	16d (3 1/2"x0.131) @ 16" o.c. 3" x 0.131" NAIL @ 8" o.c.	FACE NAIL
11. DOUBLE TOP PLATES	16d (3 1/2"x0.131) @ 16" o.c. 3" x 0.131" NAIL @ 8" o.c.	TYPICAL FACE NAIL
12. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	2-1/2" x 1/2" x 1/2" x 1/2" 2-1/2" x 1/2" x 1/2" x 1/2"	LAP SPLICE
13. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	2-1/2" x 1/2" x 1/2" x 1/2" 2-1/2" x 1/2" x 1/2" x 1/2"	TOENAIL
14. RIM JOIST TO TOP PLATE	3" x 0.131" NAIL @ 16" o.c. 3" x 0.131" NAIL @ 16" o.c.	TOENAIL
15. TOP PLATES, LAPS AND INTERSECTIONS	2-1/2" x 1/2" x 1/2" x 1/2" 2-1/2" x 1/2" x 1/2" x 1/2"	FACE NAIL
16. CONTINUOUS HEADER, TWO PIECES	16d COMMON (3 1/2"x0.131) 3" x 0.131" NAIL @ 8" o.c.	16" o.c. ALONG EDGE
17. CONTINUOUS HEADER TO STUD	3" x 0.131" NAIL @ 24" o.c. 3" x 0.131" NAIL @ 24" o.c.	TOENAIL
18. CEILING JOISTS, LAPS OVER PARTITIONS (SEE SECTION 2308.10.4.1)	4x4 COMMON (4"x4") 4x4 COMMON (4"x4")	FACE NAIL
19. CEILING JOISTS TO RAFTER	3" x 0.131" NAIL @ 24" o.c. 3" x 0.131" NAIL @ 24" o.c.	FACE NAIL
20. RAFTER TO PLATE	3" x 0.131" NAIL @ 24" o.c. 3" x 0.131" NAIL @ 24" o.c.	TOENAIL
21. DIAGONAL BRACE TO EACH STUD AND PLATE	2-1/2" x 1/2" x 1/2" x 1/2" 2-1/2" x 1/2" x 1/2" x 1/2"	FACE NAIL
22. 1" x 4" SHEATHING TO EACH BEARING TO EACH BEARING	3-1/2" x 0.131" NAIL @ 16" o.c. 3-1/2" x 0.131" NAIL @ 16" o.c.	FACE NAIL
23. BUILT-UP CORNER STUDS	16d COMMON (3 1/2"x0.131) 3" x 0.131" NAIL @ 8" o.c.	24" o.c. 16" o.c.
24. BUILT-UP CORNER STUDS	16d COMMON (3 1/2"x0.131) 3" x 0.131" NAIL @ 8" o.c.	FACE NAIL AT TOP AND TOP SIDING ON OPPOS. SIDES
25. 2" PLANKS	16d COMMON (3 1/2"x0.131) 3" x 0.131" NAIL @ 8" o.c.	FACE NAIL AT ENDS & AT EACH SPLICE
26. COLLAR TIE TO RAFTER	16d COMMON (3 1/2"x0.131) 3" x 0.131" NAIL @ 8" o.c.	AT EACH BEARING
27. JACK RAFTER TO HIP	3" x 0.131" NAIL @ 24" o.c. 3" x 0.131" NAIL @ 24" o.c.	FACE NAIL
28. ROOF RAFTER TO 2 BY 4	3" x 0.131" NAIL @ 24" o.c. 3" x 0.131" NAIL @ 24" o.c.	TOENAIL
29. JOIST TO BAND JOIST	3-1/2" x 0.131" NAIL @ 24" o.c. 3-1/2" x 0.131" NAIL @ 24" o.c.	FACE NAIL
30. LEDGER STRIP	3-1/2" x 0.131" NAIL @ 24" o.c. 3-1/2" x 0.131" NAIL @ 24" o.c.	FACE NAIL
31. WOOD STRUCTURAL PANELS & PARTICLE BOARD SUBFLOOR ROOF AND WALL SHEATHING (TO FRAMING)	16d (3 1/2"x0.131) 3" x 0.131" NAIL @ 8" o.c.	FACE NAIL
32. PANEL SOING (TO FRAMING)	16d (3 1/2"x0.131) 3" x 0.131" NAIL @ 8" o.c.	FACE NAIL
33. FIBERBOARD SHEATHING	16d (3 1/2"x0.131) 3" x 0.131" NAIL @ 8" o.c.	FACE NAIL

SHEAR WALL SCHEDULE

MARKS	SHEATHING MATERIAL (INDEX)	ALLOW. LOAD	MIN. FRAMING W/E.N. STUDS	DBL. TOP >	EDGE NAIL (E.N.)	FIELD NAIL (F.N.)	SILL >	ANCHOR BOLT 7 8 9	SILL NAILING	SIMPSON SCREWS AT BLOCKING	SHEAR TRANSFER NAILING
[A]	3/8 STRUCT 1 (240)	276	2x	2x+2x	8d @ 6"	8d @ 12"	2x	5/8" A.B. x 12" @ 32" O.C.	16d @ 6"	1 1/4" x 0.131" NAIL @ 16" LONG	A35 @ 16" O.C.
[B]	1/2 STRUCT 1 (240)	340	2x	2x+2x	8d @ 6"	8d @ 12"	2x	5/8" A.B. x 12" @ 32" O.C.	16d @ 6"	1 1/4" x 0.131" NAIL @ 16" LONG	A35 @ 16" O.C.
[C]	3/8 STRUCT 1 (240)	432	3x	2x+2x	8d @ 4"	8d @ 12"	2x	5/8" A.B. x 12" @ 32" O.C.	20d @ 2" AT 3X 16d @ 4" AT PLYWD >	1 1/4" x 0.131" NAIL @ 16" LONG	A35 @ 12" O.C.
[D]	3/8 STRUCT 1 (240)	552	3x	2x+2x	8d @ 4"	8d @ 12"	2x	5/8" A.B. x 12" @ 32" O.C.	20d @ 2" AT 3X 16d @ 4" AT PLYWD >	1 1/4" x 0.131" NAIL @ 16" LONG	A35 @ 8" O.C.
[E]	3/8 STRUCT 1 (240)	732	3x	2x+2x	8d @ 2"	8d @ 12"	3x	5/8" A.B. x 12" @ 16" O.C.	16d @ 2" AT 3X 16d @ 4" AT PLYWD >	1 1/4" x 0.131" NAIL @ 16" LONG	A35 @ 6" O.C.
[F]	1/2 STRUCT 1 (240)	870	3x	2x+2x	10d @ 2"	10d @ 12"	3x	5/8" A.B. x 12" @ 16" O.C.	20d @ 2" AT 3X 16d @ 4" AT PLYWD >	1 1/4" x 0.131" NAIL @ 16" LONG	A35 @ 6" O.C.
[G]	3/8 STRUCT 1 (240)	864	3x	2x+2x	8d @ 4"	8d @ 12"	4x	5/8" A.B. x 12" @ 16" O.C.	20d @ 2" AT 3X 16d @ 4" AT PLYWD >	1 1/4" x 0.131" NAIL @ 16" LONG	A35 @ 6" O.C.
[H]	3/8 STRUCT 1 (240)	1104	4x	2x+2x	8d @ 4"	8d @ 12"	4x	5/8" A.B. x 12" @ 12" O.C.	16d @ 2" AT PLYWD >	1 1/4" x 0.131" NAIL @ 16" LONG	A35 @ 5" O.C.

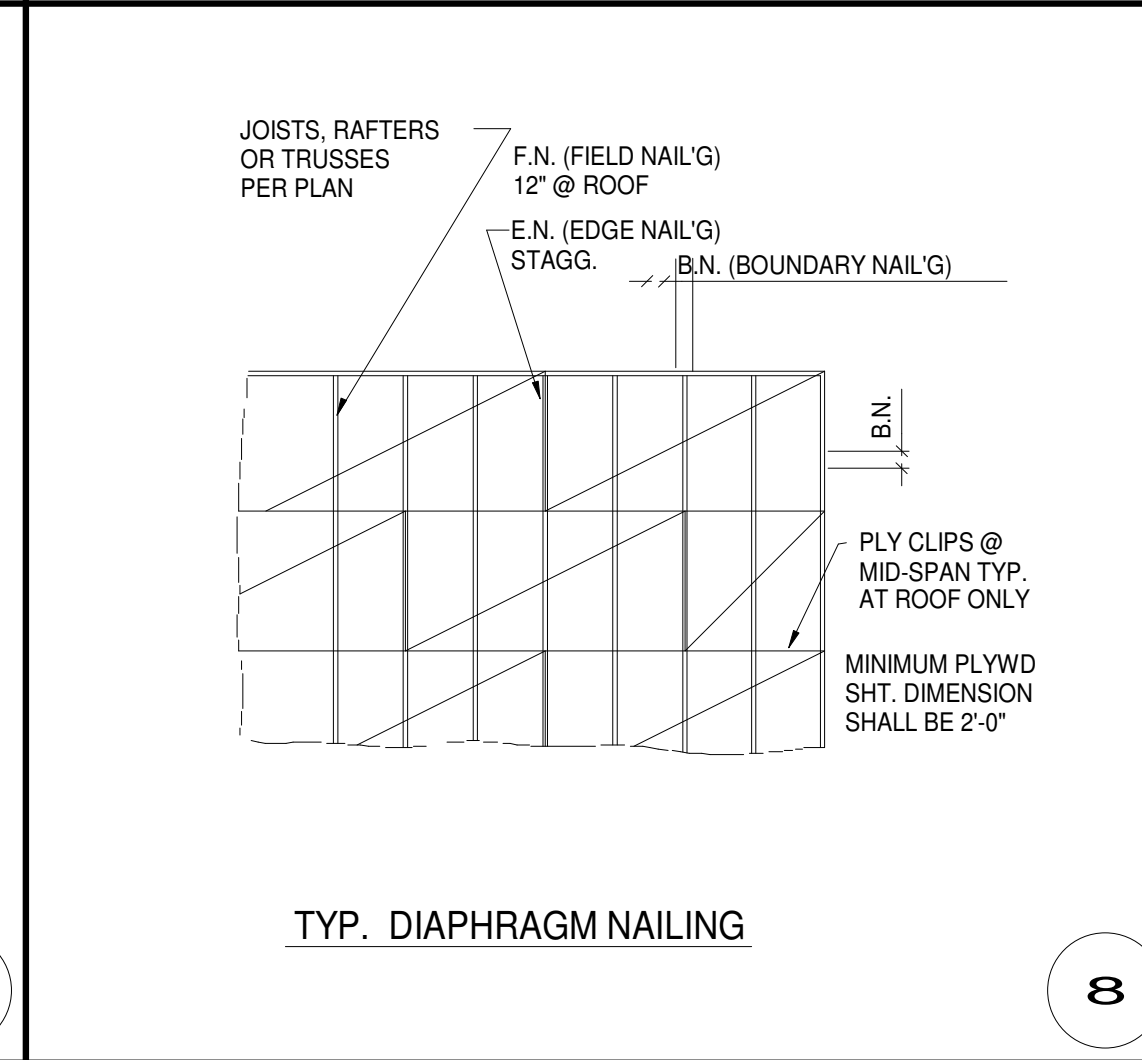
- NOTES:
- FIELD NAILS @ 12" o.c. ALL PANEL EDGES BLK'ED
 - ALL NAILING TO BE WITH COMMON NAILS.
 - ANCHOR BOLTS MIN. PER SHEAR WALL SILL PLATES. EXCEPT FOR SHEAR WALLS LESS OR EQUAL THAN 3'-0" PROVIDE 2 A.B. MIN. NOT INCLUDING HD ANCHOR
 - PROVIDE 3x BLKG. 3x STUDS, FOR SHEAR WALL TYPE 3 > 2 > 2 > 2 AT PLWD EDGES. FOR PLYWOOD APPLIED ON TWO SIDES NAILS MUST BE STAGGERED. PROVIDE DBL. 2x WITH STAGG. NAILING ON EACH > WHERE EDGE NAILING IS LESS THAN 3"
 - WHERE 3X PLATES ARE INDICATED, USE 20d NAILS IN PRE-DRILLED HOLES IN LIEU OF 16d NAILS USED FOR SHEAR WALL SCHED.
 - PROVIDE 2-1/16" TYP. LSL RIM JOIST FOR SILL NAILING LESS THAN 3" OTHERWISE 1" TYP. LSL RIM JOIST U.N.O
 - PROVIDE 30X30 228 HOT DIPPED GALVANIZED WASHER PLATE AT ALL ANCHOR BOLTS. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/16 INCH (4.76 mm) LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1 1/2 INCH (44 mm). PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT.

4



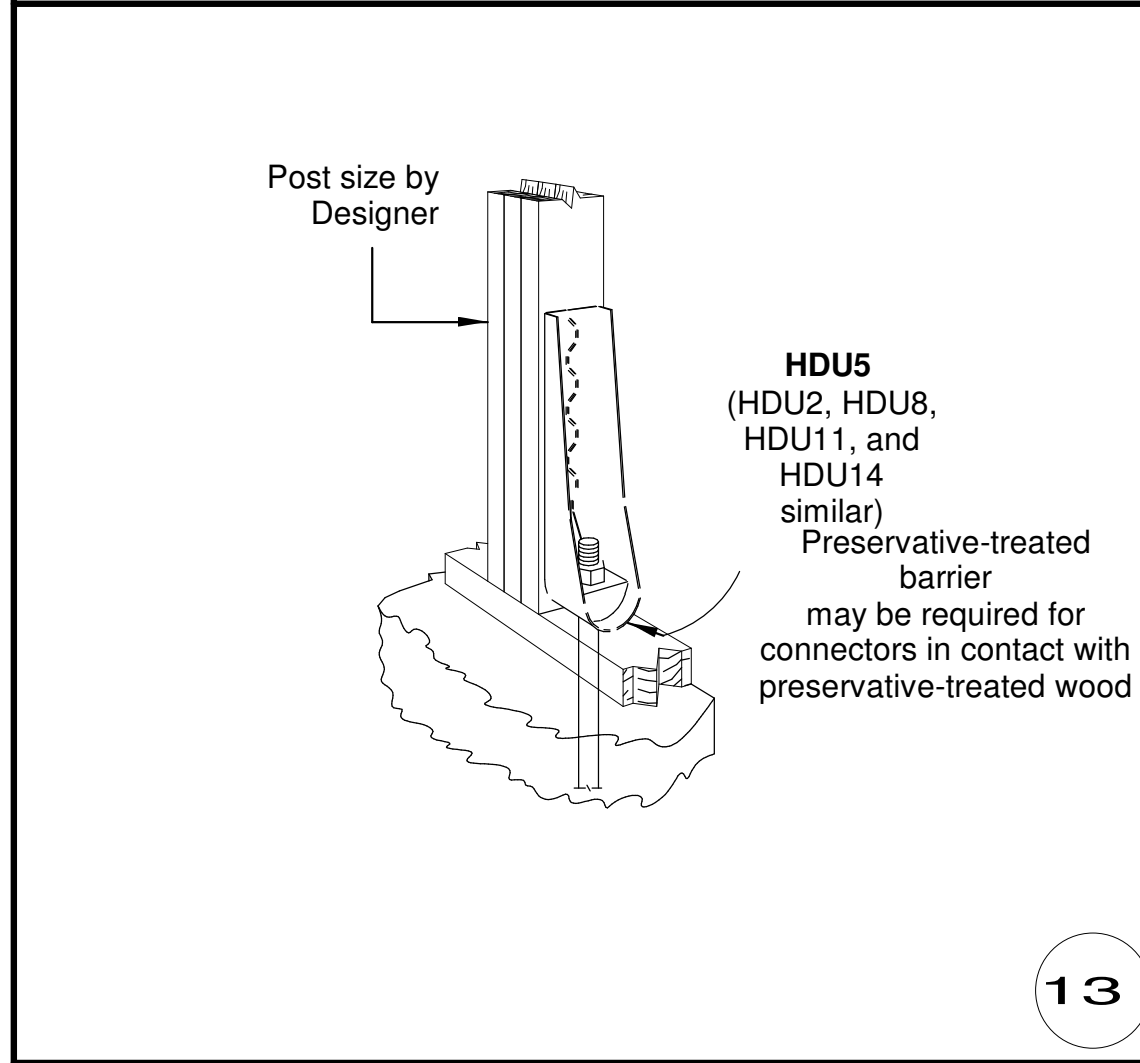
TYP. DIAPHRAGM NAILING

8



TYP. DOUBLE TOP PLATE SPLICE

5



TYP. HEADER FRAMING

9

4

TIEDOWN SCHEDULE

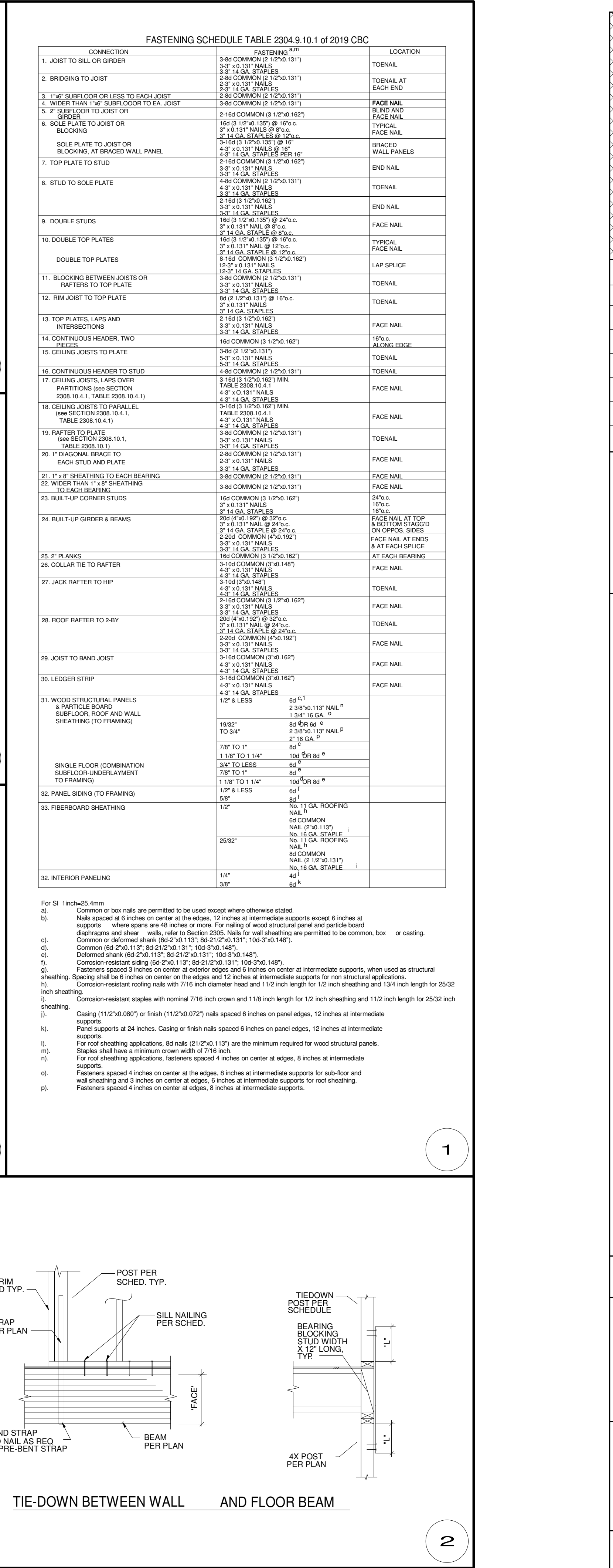
MARK	SIZE	"L" MIN.	TIEDOWN ANCHOR	BOLTS TO EA. POST	NAILING TO EACH POST	NAILING TO FACE	HOLDOWN POST (MIN.)	CAPACITY (LBS)
S-1	MST37	11"	-	-	11-16d	-	4 x 4	2100
S-2	MST48	16"	-	-	17-16d	-	4 x 4	3330
S-3	MSTC48B3	21"	-	-	38-10d	12-10d	4 x 4	3930
S-4	MSTC66B3	21"	-	-	38-10d	14-10d	4 x 4	4440
S-5	MST60	22"	-	-	24-16d	-	4 x 4	4990
S-6	HD-2A	-	5/8"	2-5/8"	-	-	4 x 4	2775
S-7	HD-5A	-	3/4"	2-3/4"	-	-	4 x 4	4010
S-8	HD-6A	-	7/8"	2-7/8"	-	-	4 x 4	5100
S-9	MST72	27"	-	-	28-16d	-	4 x 6	5800
S-10	CMST12	45"	-	-	50-16d	-	4 x 6	9640
S-11	2-MST72	27"	-	-	28-16d EA. STRAP	-	6 x 8	11080
S-12	2-MST60	22"	-	-	24-16d EA. STRAP	-	6 x 8	9930

NOTE:

- DBL. MST72 SHALL BE INSTALLED SIDE BY SIDE WITH A 3/8" GAP BETWEEN THEM.

TIE-DOWN SCHEDULE

2



TIE-DOWN BETWEEN WALL AND FLOOR BEAM

1

A-E-STUDIO.COM
JUANNEZ@AESTUDIO.COM (619) 201-4832
468 THIRD AVE. STE B CHULA VISTA, CA 91910

Date: 8/8/2022

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
JUANNEZ
NO. 72822
Expires 6/30/2024
STATE OF CALIFORNIA

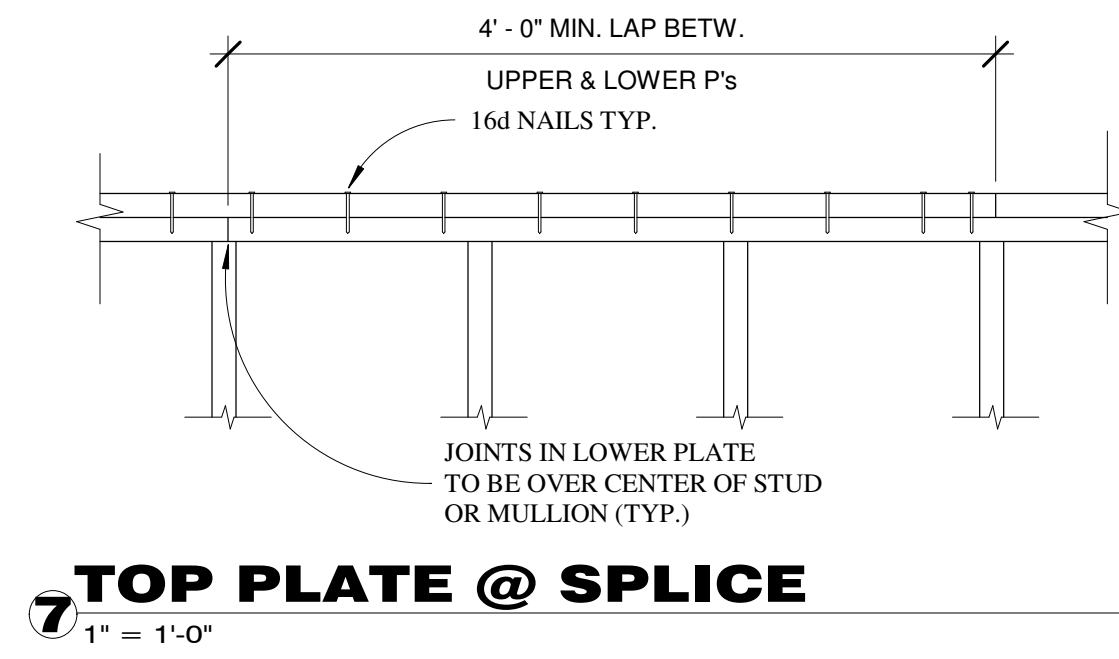
NORDAN PLAZA
3400 E 8TH ST. NATIONAL CITY, CA 91950

Strut. Details

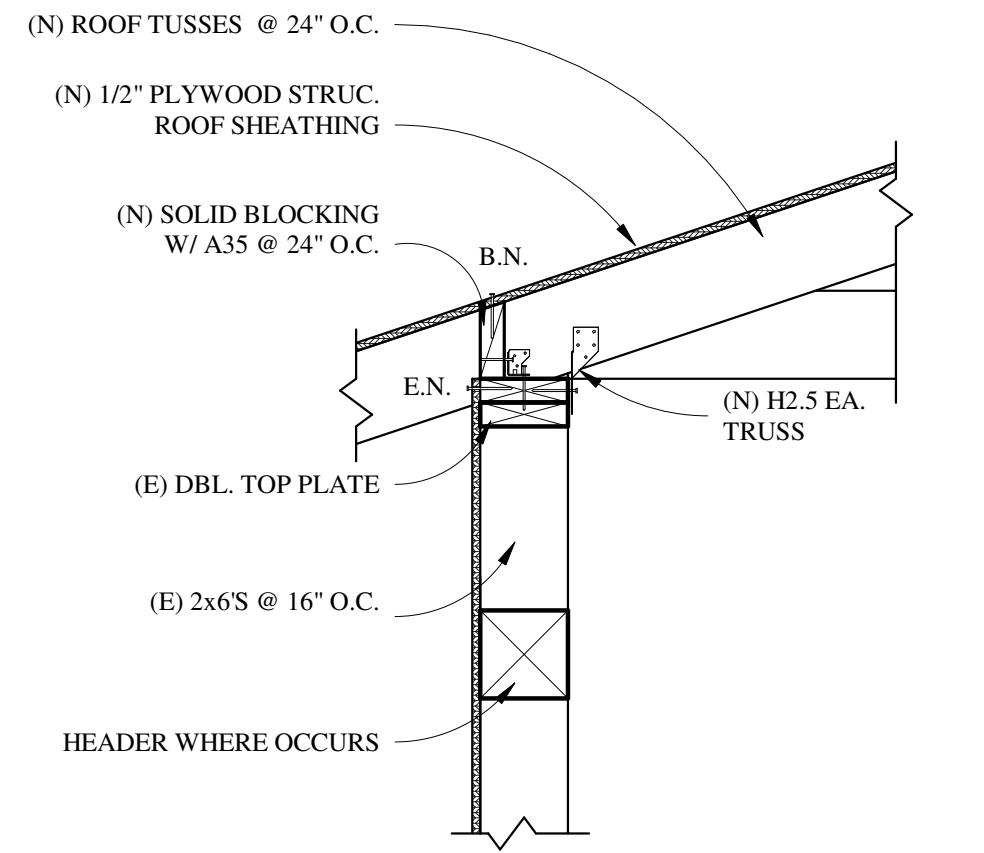
S1.1

SHEET OF

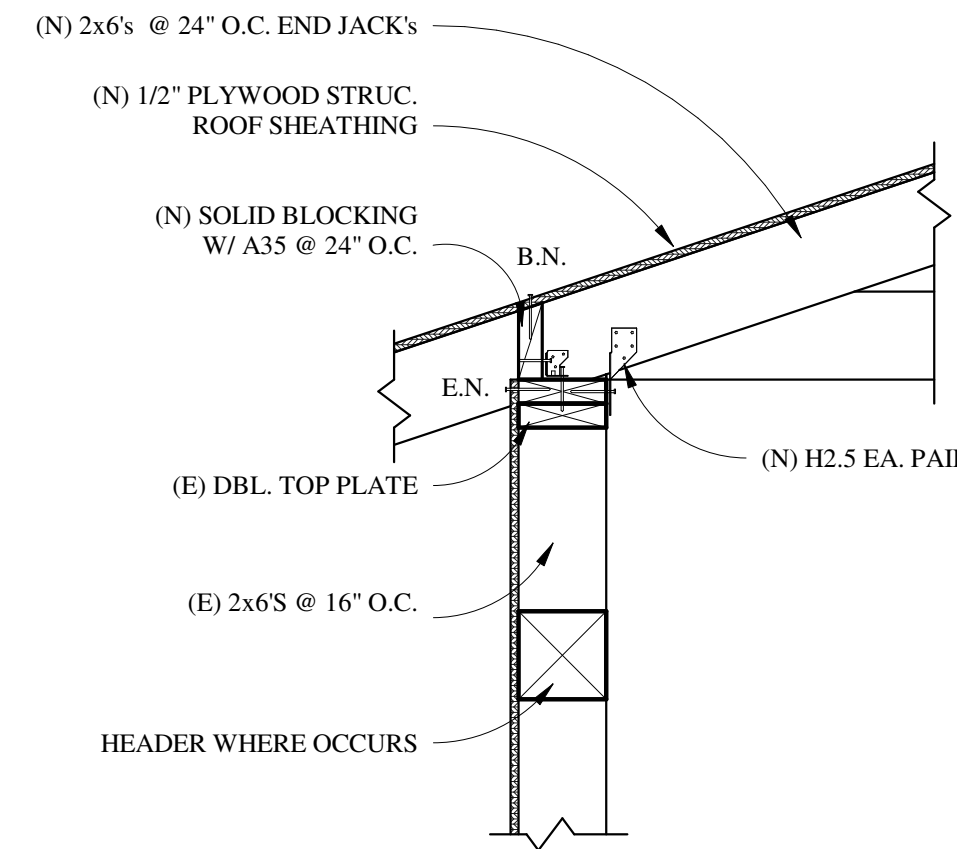
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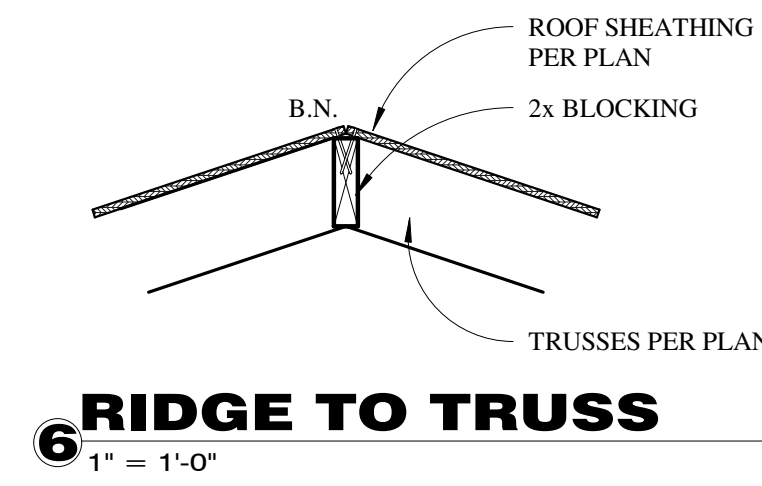
7 TOP PLATE @ SPLICE
1" = 1'-0"



4 WALL @ TRUSS
1" = 1'-0"



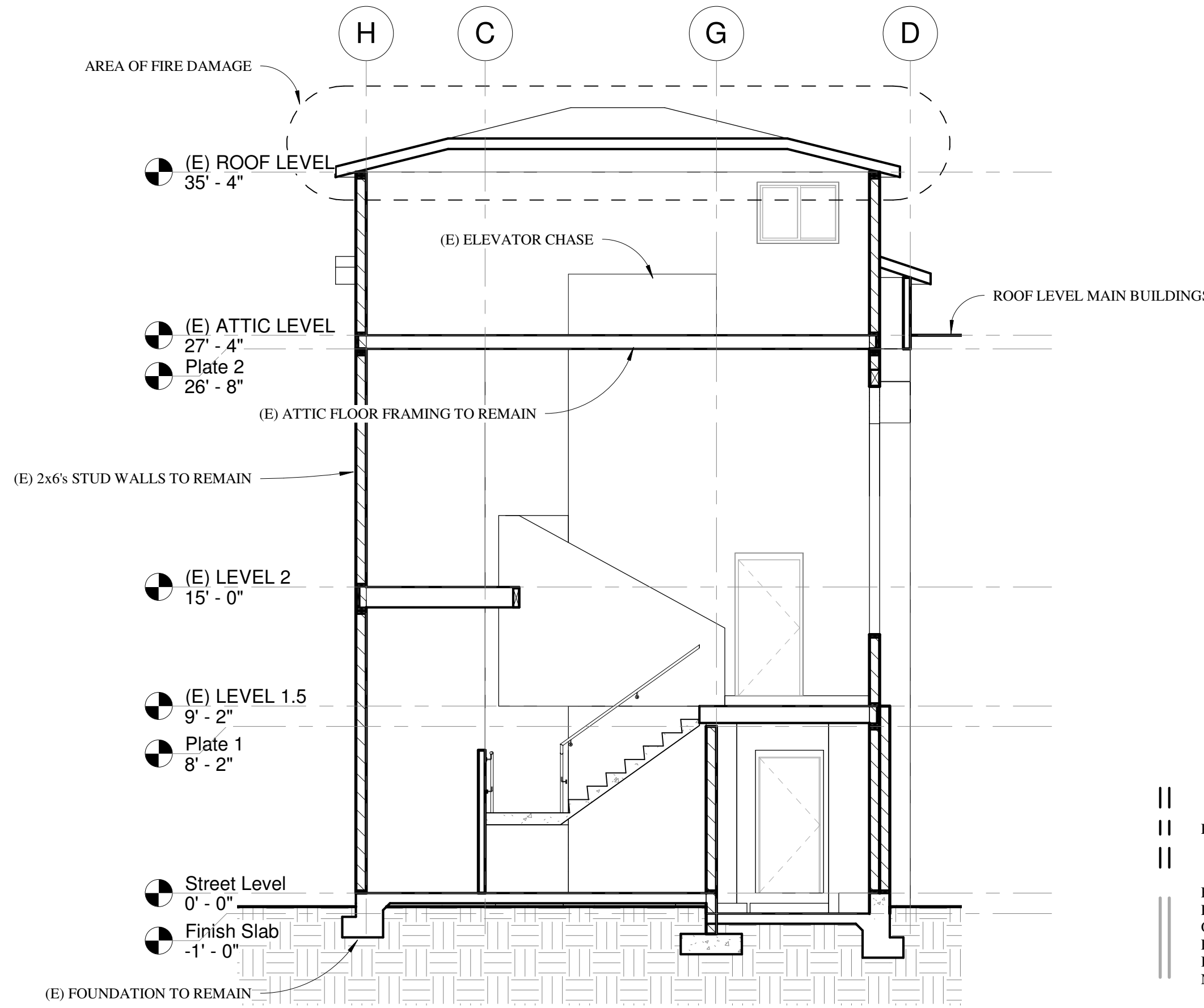
5 WALL @ END JACKS
1" = 1'-0"



6 RIDGE TO TRUSS
1" = 1'-0"

- NOTES:**
- REFER TO SHEETS S1 & S1.1 FOR GENERAL NOTES & STANDARD DETAILS. THESE NOTES & DETAILS SHALL BE USED WHERE APPLICABLE WHETHER SPECIFICALLY REFERENCED OR NOT.
 - REFER TO ARCHITECTURAL DRAWINGS FOR THE FOLLOWING: A). ALL DIMENSIONS NOT SHOWN. B). ALL OPENINGS NOT SHOWN. C). ALL NON-BEARING WALL NOT SHOWN. INTERIOR STUDS-2x4's @ 16" O.C. WOOD STUDS U.N.O.
 - INDICATES SHEAR WALL MARK FROM THIS LEVEL TO LEVEL ABOVE PER SHEAR WALL SCHEDULE ON S1.1 PROVIDE NON-SHEAR PLYWOOD ADJACENT TO SHEAR PANELS IN ORDER TO PROVIDE A FLUSH FINISH.
 - INDICATES SHEAR WALL PANEL APPROX. MIN. LENGTH IF NOT SHOWN, THEN PROVIDE PLYWOOD ON ENTIRE FACE.
 - INDICATES SHEAR WALL PANEL NUMBER PER STRUCTURAL CALCULATIONS.
 - INDICATES BEAM DIRECTLY BELOW JOISTS.
 - INDICATES BEAM FLUSH W/ JOISTS.
 - INDICATES HEADER.
 - INDICATES LINTEL.
 - FOR POSTS, POST TO BEAM CONNECTION SEE S1.1 UNO.
 - DO NOT CUT, NOTCH, DRILL, BORE, SHAVE, TAPER OR FOR ANY REASON MODIFY PRE-ENGINEERED/MANUFACTURED STRUCTURAL ELEMENTS SUCH AS GLUED-LAMINATED MEMBERS, PARALAMS, MICROLAMS, JOIST, LIGHT GAUGE METAL MEMBERS AND OTHER SIMILAR TIMBER OR STEEL PRODUCTS OR A LETTER OF CERTIFICATION FROM THE MANUFACTURE'S ENGINEER WITH DETAIL SIGNED AND STAMPED IS ISSUED AND AUTHORIZED BY THE PROJECT ENGINEER OF RECORD AND APPROVED BY THE CITY OF SAN DIEGO BUILDING OFFICIAL.
 - DAMAGE TOP PLATE TO BE REPLACED IN KIND PER DETAIL 7 THIS SHEET.

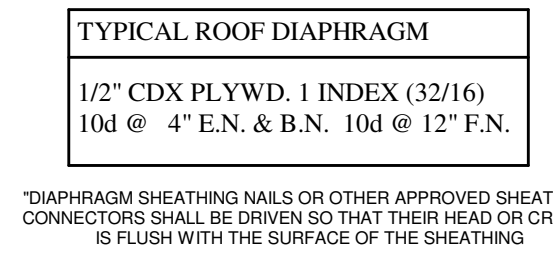
3 ROOF FRAM'G NOTES
N.T.S.



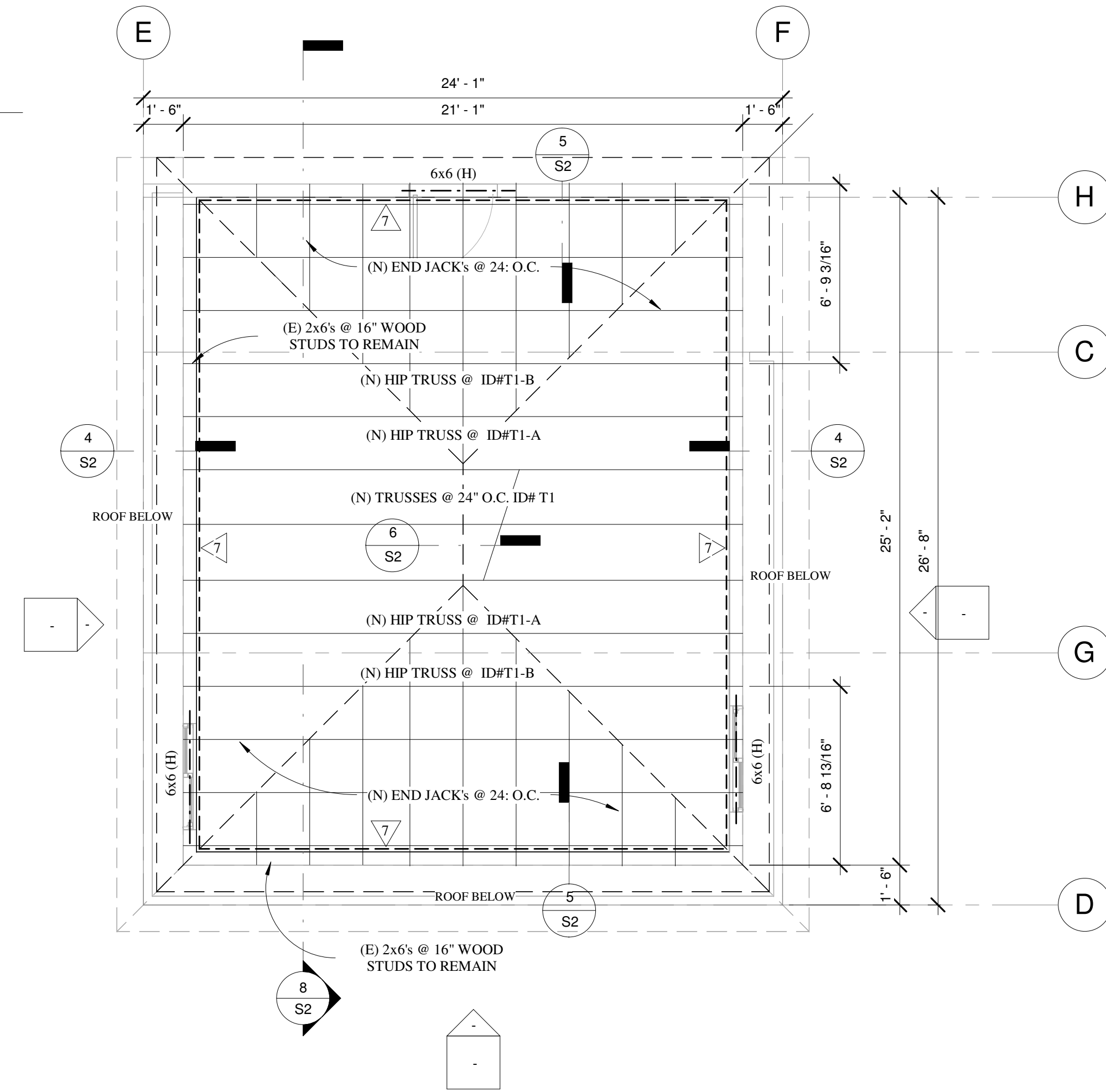
8 SECTION
3/16" = 1'-0"

- WALL LEGEND**
- || PORTION OF WALL TO BE DEMO
 - || EXISTING 2x WOOD STUDS @ 16" O.C. & PROVIDE EXTERIOR 7/8" PLASTER STUCCO OVER METAL LATH OR ONE LAYER OF #15 FELT TO ALL EXTERIOR WALLS & 1/2" GYP. BOARD ON ALL INSIDE OF WALLS, UNLESS NOTED OTHERWISE.

WALL LEGEND
1/4" = 1'-0"



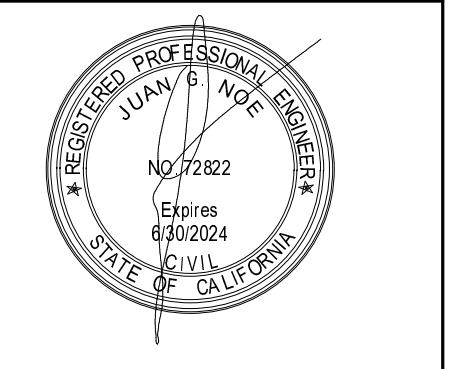
TYPICAL ROOF DIAPHRAGM
1/2" CDX PLYWD. 1 INDEX (32/16)
104 @ 4" E.N. & B.N. 104 @ 12" F.N.
*DIAPHRAGM SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING



1 ROOF FRAM'G PLAN
1/4" = 1'-0"

Date 8/8/2022

REVISIONS	
△	
△	
△	
△	
△	



NORDAN PLAZA
3400 E 8TH ST. NATIONAL CITY, CA 91950

NORDAN PLAZA	
Roof Fram'g Plan	
S2	
SHEET	OF

