City of San Jose - Building Division - Index Cover

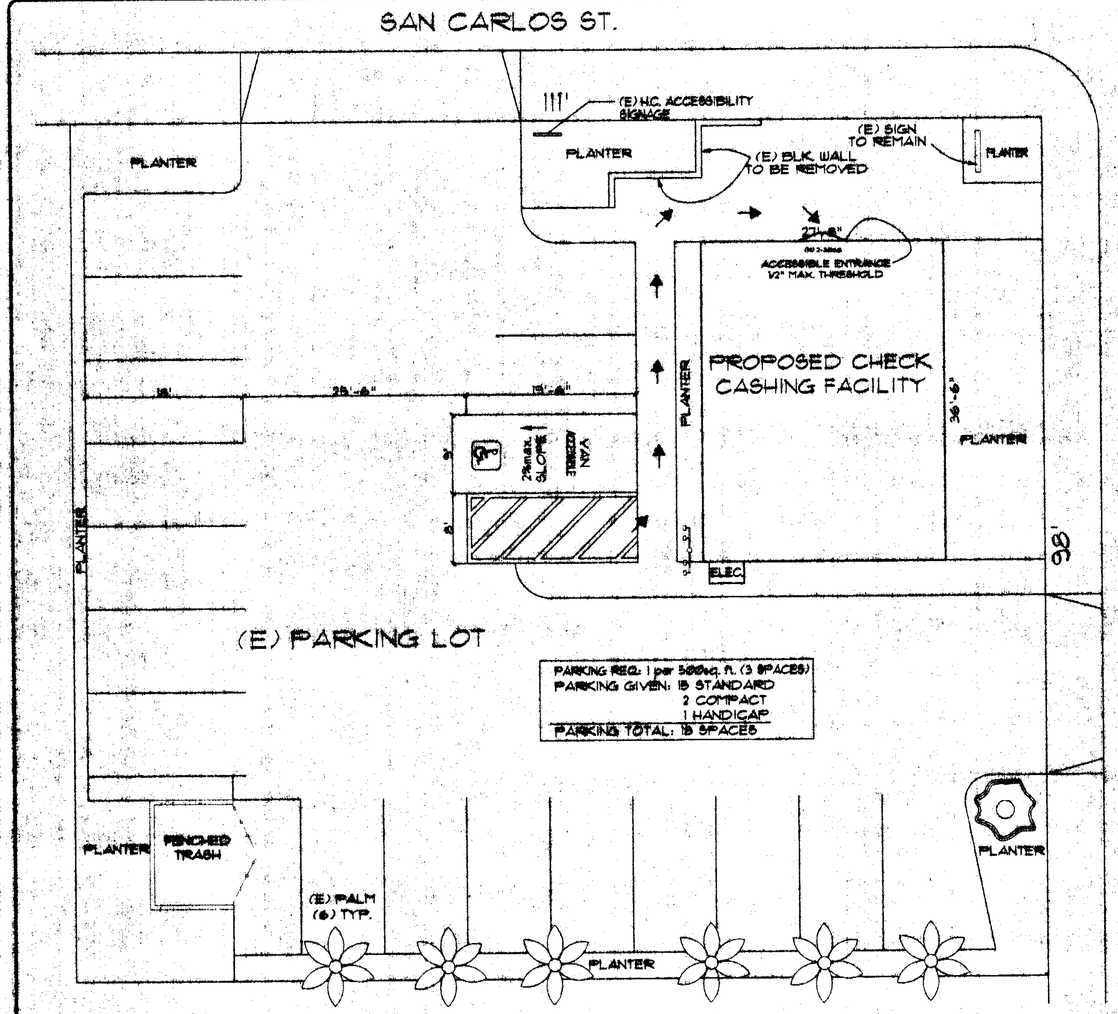
Address ~~1750~~ 1720 W. San Carlos St

PLAN CHECK NO. _____ **PERMIT NO.** B 02-047951

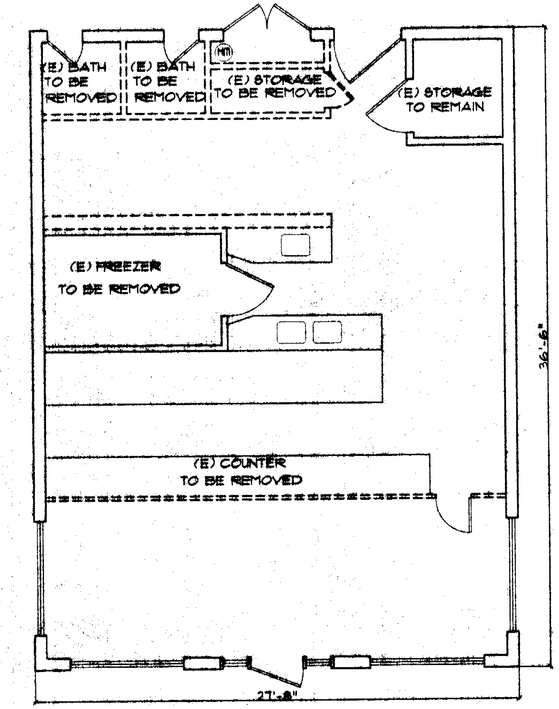
Prepared By _____ **Date** 7-10-02

Category	Document Type	Sub Document Type
☐ MP Tracts	☐ TB Planning Permit	
	☐ PP Plot Plans	
	☐ TP Tract Plans	☐ PN Planning ☐ BD Building ☐ PB Plumbing ☐ MM Mechanical ☐ EE Electrical
	☐ TD Supporting Documents	
	☐ TC Structural Calculations	
	☐ TS Soils Report	
	☐ TT Trusses/Shop Drawings	
	☐ TM Tract Map	☐ AR Addressed
☒ PL Plans	☐ PI Planing Permit	
	☒ EP Plans	☐ PA Planning ☒ BL Building ☐ BP Plumbing ☐ BM Mechanical ☐ BE Electrical
	☐ PM Parcel Map	
	☐ SC Structural Calculations	
	☐ SD Supporting Documents	
	☐ SR Soils Report	
	☐ TR Trusses/Shop Drawing	
	☐ CR Copy Request	
☐ PT Permits	☐ AD Addressing	
	☐ IN Inspection Notices	☐ EP Expired
	☐ PR Permits & Applications	☐ CC Cash Receipts / Refunds ☐ CO C of O ☐ CP Correspondence ☐ EX Expired / Voided ☐ FI Finals ☐ IN Initial ☐ IS Initial – Supporting Doc's ☐ MR Meter Releases ☐ SI Special Inspection Reports
	☐ CF Compliance Files	☐ CN Compliance Notices ☐ RS Rescind ☐ SW Stop Work Orders
	☐ DR Damage Reports	☐ ED Earthquake Damage ☐ FD Flood Damage ☐ FA Fire/Auto Survey

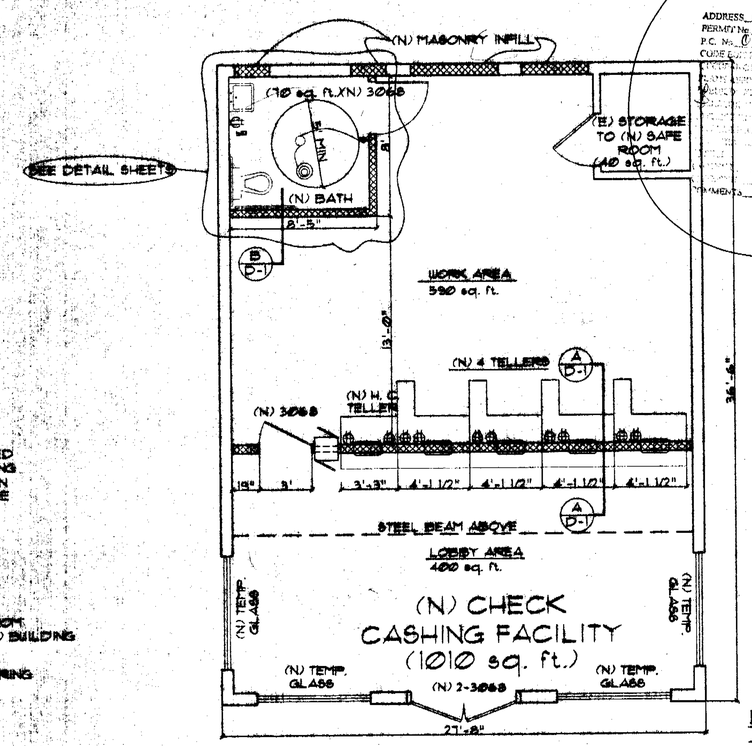
Rev. 4/30/02



SITE PLAN
SCALE: 1/8" = 1'-0"



(E) FLOOR DEMO
SCALE: 1/4" = 1'-0"



(N) FLOOR PLAN
SCALE: 1/4" = 1'-0"

CITY OF SAN JOSE BUILDING DIVISION
APPROVED PLAN SET
ADDRESS: 1720 SAN CARLOS
PERMIT No: 02-047021
P.C. No: 02-000706
PLANNING PERMIT: A002-41

H.A. GIL DRAFTING & PLANNING
7319 VALJEAN AVENUE
VAN NUYS, CA 91406
TEL: (818) 785-1842 FAX: (818) 780-8655

CONDITIONAL USE PERMITS — ZONING VARIANCES
LIC. #561-186
H.A. GIL AND ASSOCIATES
DESIGN AND PLANNING SERVICES
7319 VALJEAN AVE. VAN NUYS, CA. 91406
(818) 785-1842 FAX (818) 780-8655

PROJECT TITLE:
(E) RESTUARANT TO PROPOSED CHECK CASHING FACILITY

OWNER:
POPULAR CASH EXPRESS
1720 SAN CARLOS ST.
SAN JOSE, CA.

PROJECT INFO:
DESCRIPTION: COMMERCIAL TI
TYPE OF CONSTRUCTION: VB
OCCUPANCY: B
SPRINKLERS: NO
NUMBER OF STORIES: 1
EXISTING STRUCTURE: 1010 sq. ft. (4 EMPLOYEES MAX)
NEW ADDITION: NONE

SHEET TITLE
SITE PLAN
FLOOR PLAN

NO.	DATE	ISSUED

DATE: 4-01-02
SCALE: AS NOTED
DRAWN BY: K.F.F.
JOB NO:
SHEET A OF

PC 02-000706
B4102-047021

VICINITY MAP

N

NOTE:

REMOVE 14 ELIGHTS THAT ARE CURRENTLY SITUATED ON TOP OF THE ROOF OF THE BUILDING. NEW LIGHTING SHOULD CONFORM TO THE CITY COUNCIL POLICY ON OUTDOOR LIGHTING WHICH REQUIRES LOW PRESSURE SODIUM, FULLY SHIELDED LIGHTS.

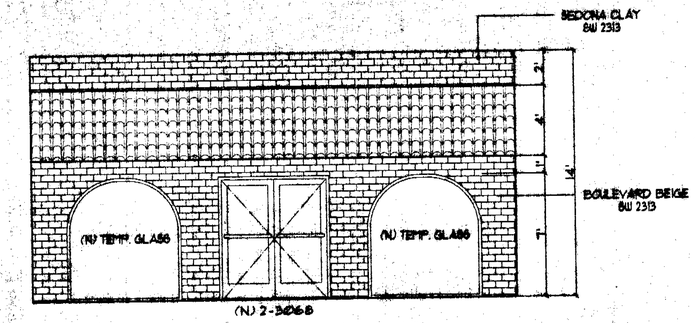
SCOPE OF WORK:

INTERIOR ALTERATION- THIS IS A CHANGE OF USE FROM RESTAURANT TO CHECK CASHING FACILITY OF AN (E) BUILDING

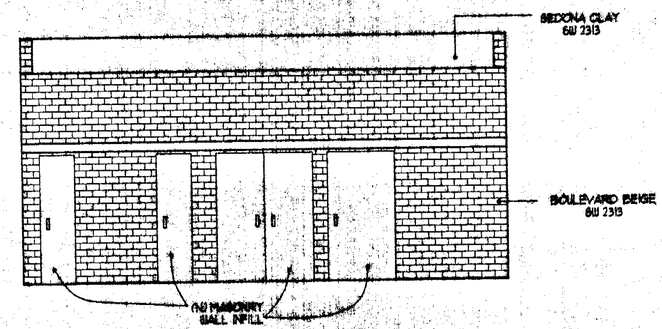
- DEMO AND INSTALL INTERIOR WALLS
- INSTALL (N) STEEL FRAME TO REPLACE LOAD BEARING MANSONARY WALL
- PROVIDE ONE ACCESSIBLE RESTROOM
- REPLACE FRONT DOOR AND WINDOWS
- (N) CEILING GRID

LEGEND

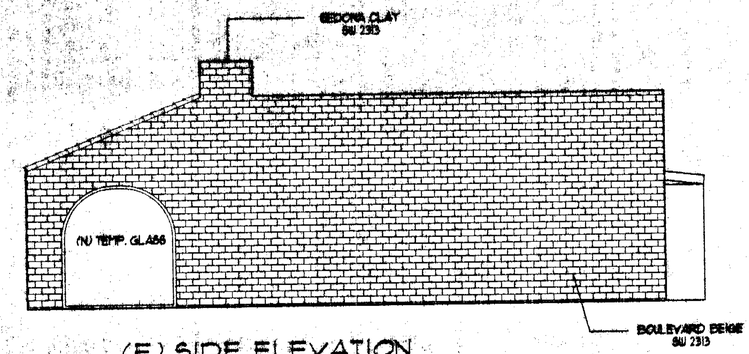
(E) WALL
(N) WALL CONSTRUCTION
DEMOLISHED WALLS



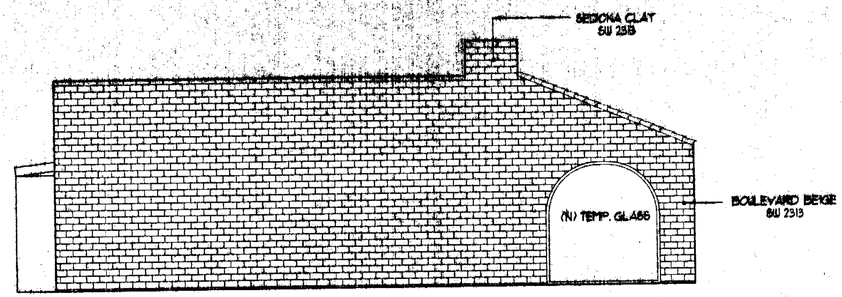
(E) FRONT ELEVATION
SCALE: ¼" = 1'-0"



(E) REAR ELEVATION
SCALE: ¼" = 1'-0"

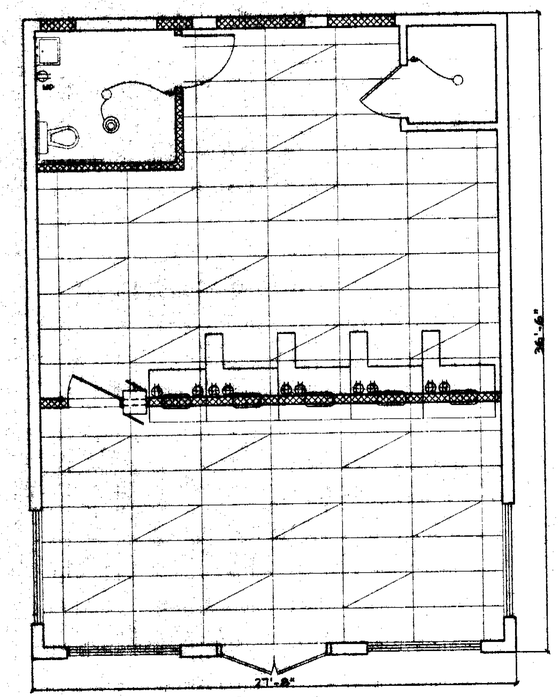


(E) SIDE ELEVATION
SCALE: ¼" = 1'-0"



(E) SIDE ELEVATION
SCALE: ¼" = 1'-0"

PLANNING DEPT. ADJUSTMENT PERMIT REQ'D. FOR EXTERIOR ALTERATION.



(N) CEILING PLAN
SCALE: ¼" = 1'-0"

ELECTRICAL FIXTURE KEY

- 110V. DUPLEX OUTLET
- 110V. DUPLEX OUTLET W/ GROUND FAULT INTERUPT
- 110V. DUPLEX OUTLET
- JUNCTION BOX
- EXIT LIGHT
- CEILING (RECESSED CLG. MOUNTED)
- CEILING FAN
- 2'x4' FLOURECENT FIXTURE
- PANEL BOX

H.A. GIL DESIGNING & PLANNING
7318 VALJEAN AVENUE
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CONDITIONAL USE PERMITS
ZONING VARIANCES
LIC. #561-186
H.A. GIL AND ASSOCIATES
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(818) 785-1842 FAX (818) 780-8635

PROJECT TITLE:
PROPOSED CHECK CASHING FACILITY

OWNER:
POPULAR CASH EXPRESS
1720 SAN CARLOS ST.
SAN JOSE, CA.

SHEET TITLE
ELEVATIONS
CEILING PLAN

NO.	DATE	ISSUED

DATE: 4-01-02
SCALE: AS NOTED
DRAWN BY: K.F.F.
JOB NO:
SHEET A-1 OF

GENERAL NOTES

CONSTRUCTION NOTES

1. THE CONTRACTOR IS TO VERIFY ALL EXIST'G CONDITIONS AND ALL DIMENSIONS AT THE SITE AND NOTIFY THE DISIGNER OF ANY ERROR OR DISCREPANCIES.
2. ALL FRAMING LUMBER SHALL BE WEST COAST DOUGLAS FIR: CONSTRUCTION GRADE HEADERS TO BE D.F.#1
3. ALL WOOD IN CONTACT WITH CONCRETE OF MASONRY SHALL BE PRESSURE TREATED WOOD
4. BULLET PROOF GLASS SHALL BE IN ACCORDANCE WITH CH54 OR THE U.B.C.
5. ALL SPACES ARE TO RECEIVE THE FOLLOWING FINISHES:

FLOORS:
CHECK CASHING AREA - GLUE DOWN CARPET
LOBBY - RESILIENT TILE
WALLS - 5/8" GYP. BD (PAINTED)
CEILINGS - EXIST'G 2x4 ACOUSTICAL CEILING PANELS.

6. LIGHT AND VENTILATION SHALL COMPLY WITH SECTION 705 OF THE U.B.C.

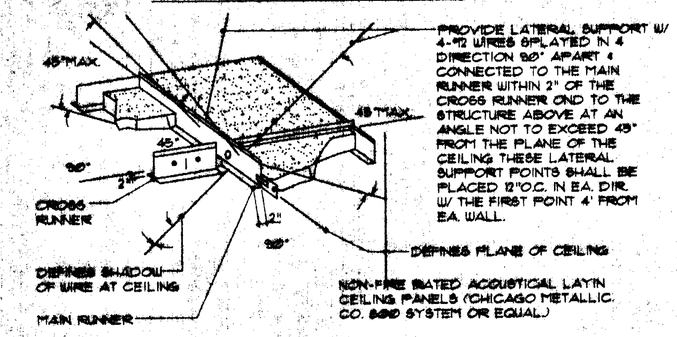
EXIT NOTES

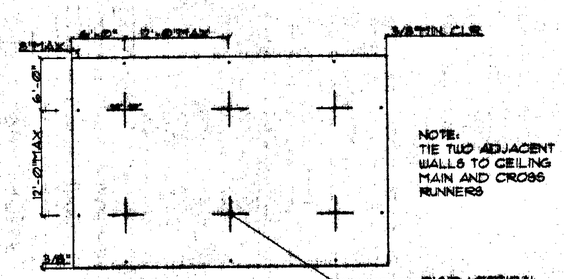
1. EXIT DOOR HALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE.
2. A "THIS DOOR IS TO REMAIN UNLOCKED DURING BUSINESS HOURS" SIGN WITH A MIN. OF 1" LETTERS SHALL BE PROVIDED ABOVE PUBLIC EXIT DOORS.
3. EXIT WAYS SHALL BE ILLUMINATED BY AN APPROVED EMERGENCY LIGHTING SYSTEM DESIGNED TO OPERATE WHEN THE POWER SOURCE IS INTERRUPTED, WITH LIGHT AT EACH DOOR.
4. EXIT SIGNS SHALL HAVE A MIN. 6" HIGH X 3/4" THICK LETTERS AND SHALL CLEARLY INDICATE THE DIRECTION OF EGRESS.

FIRE PROTECTION

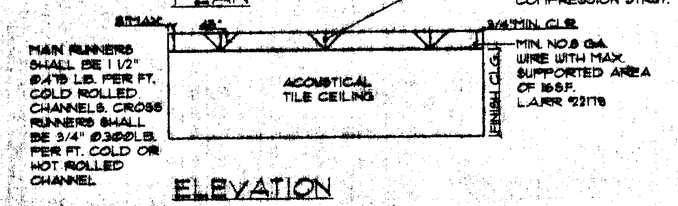
1. PROVIDE 2A 10bc MIN RATED FIRE EXTINGUISHER TO BE LOCATED ON FLOOR WITHIN 75' OF TRAVEL DISTANCE FROM ALL AREAS.

ACOUSTICAL CEILING



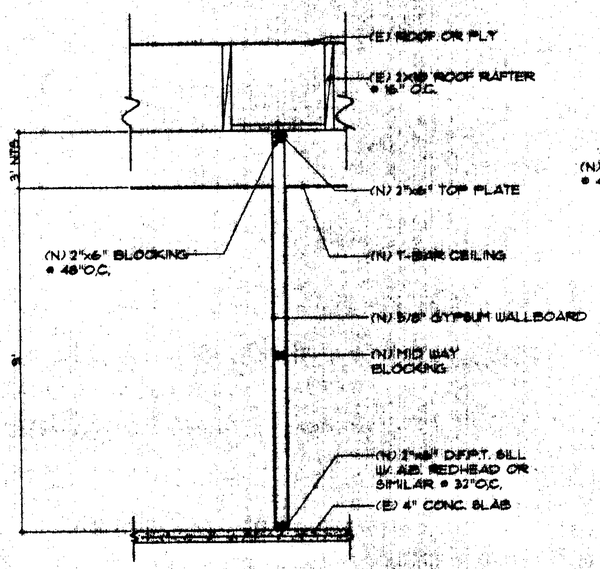


PLAN

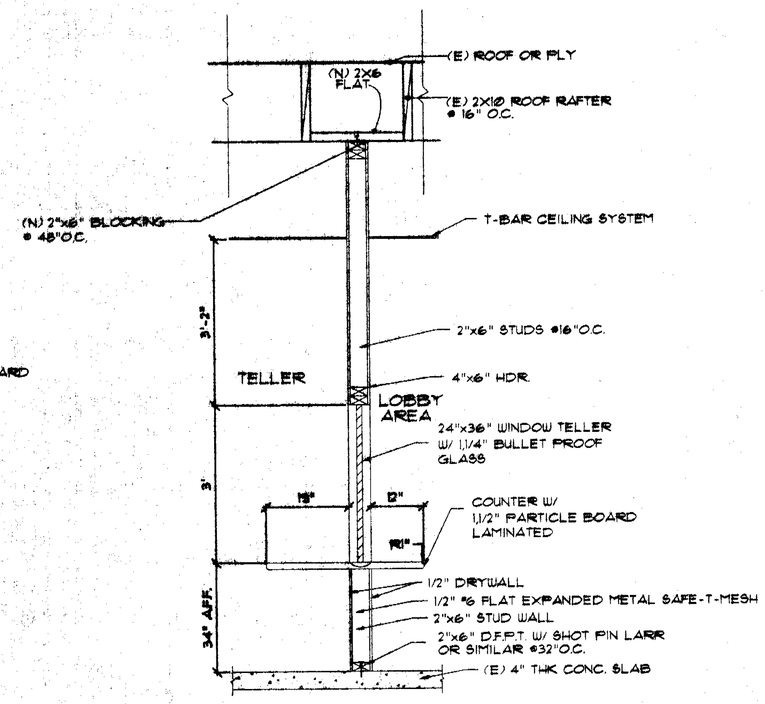


ELEVATION

NOTES:
1. INSTALL NEW CEILING GRID USING NO.8 GAUGE WIRE HANGERS AT 45°, 90° TO EACH OTHER (4 WIRES) BEGINNING 4'-0" FROM STARTING POINT OF GRID AND TILE LAYOUT AND IN BOTH DIRECTIONS AT 12'-0" THEREAFTER.
2. LIGHT FIXTURES AND AIR DIFFUSERS WEIGHING MORE THAN 20 POUNDS BUT LESS THAN 56 POUNDS SHALL HAVE TWO NO. 12 HANGERS CONNECTED FROM THE FIXTURE HOUSING TO THE CEILING SYSTEM HANGERS OR TO THE BUILDING STRUCTURE ABOVE
3. LIGHT FIXTURES AND OR DIFFUSERS WEIGHING 56 POUNDS OR MORE SHALL BE SUPPORTED DIRECTLY FROM THE STRUCTURE ABOVE BY APPROVED HANGERS.
4. LIGHT FIXTURES PROVIDE FOUR 12 GAUGE STEEL SUPPORT WIRES AT FOUR CORNERS OF RECESSED FLUORESCENT FIXTURES. ENCLOSED TO THE BUILDING STRUCTURE. ALLOW 1/4" SLACK IN WIRE. PROVIDE APPROVED SEISMIC FIXTURE SUSPENSION FOR PENDANT FIXTURE.
5. BRACE WITH SEISMIC FORCES IN ACCORDANCE WITH UBC SEC. 4701 (e) AND



SECTION A
SCALE: N.T.S.



H.C.P. TELLER SECTION B
SCALE: 3/4" = 1'-0"

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PROJECT TITLE:
PROPOSED CHECK CASHING FACILITY

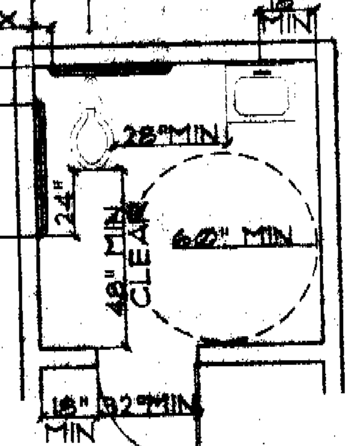
OWNER:
POPUALR CASH EXPRESS
N. AMERICA BANCO POPULAR

TENANT:

SHEET TITLE
GENERAL NOTES
DETAILS

NO.	DATE	ISSUED

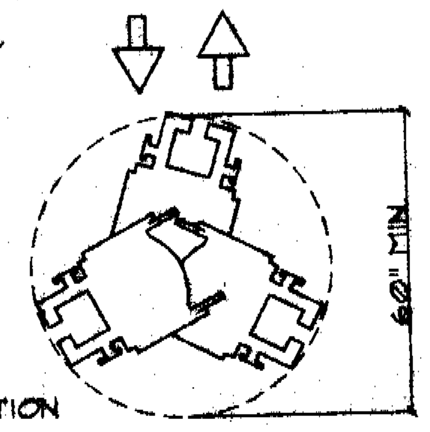
DATE: 5-10-02
SCALE: AS NOTED
DRAWN BY: K.F.F.
JOB NO.:
SHEET D-1 OF

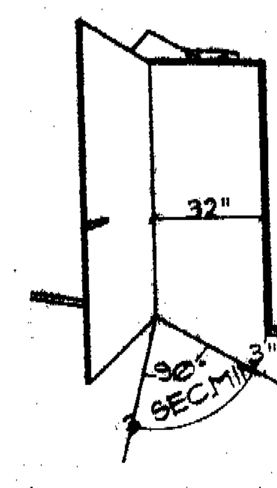


NOTE: REGARDLESS OF STALL CONFIGURATION, A 48" LONG MINIMUM CLEARANCE FLOOR SPACE SHA±LL BE PROVIDED IN FRONT OF THE WATER CLOSET.

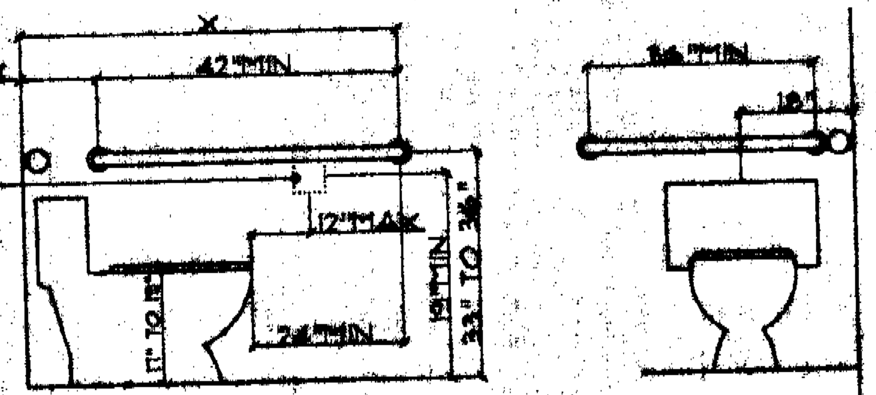
NOTE: INTERIOR DIMENSIONS OF SINGLE ACCOMMODATION TOILETS SHALL INCLUDE A CLEAR FLOOR SPACE OF AT LEAST 60" IN DIAMETER OR AT A T-SHAPED TURNING SPACE. NO DOOR MAY ENCROACH INTO THIS REQUIRED CLEAR SPACE.

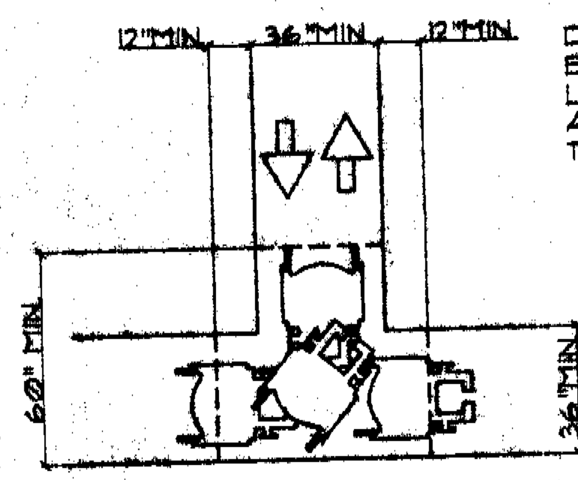
* - SIDE GRAB BARS IN SINGLE ACCOMMODATION TOILET ROOM MUST BE INSTALLED SUCH THAT THE FRONT END OF THE BAR IS LOCATED A MINIMUM OF 54" FROM THE BACK WALL.





SINGLE ACCOMMODATION TOILET





X=52" MINIMUM WHEN WATER CLOSETS ARE IN STALLS
X=54" MINIMUM WHEN WATER CLOSETS ARE NOT IN STALLS (SUCH AS IN SINGLE ACCOMMODATION ROOMS OR OPEN TOILET SITUATIONS).

FLOOR-MOUNTED WATER CLOSETS

DOOR CLOSERS, IF PRESENT, MUST BE SET SO THAT IT TAKES DOOR AT LEAST 3 SECONDS TO CLOSE FROM AN OPEN POSITION OF 90 DEGREES TO WITHIN 3" OF THE LATCH

DOOR CLOSURES

SANITARY FACILITY

1. HOT WATER AND DRAIN PIPES ACCESIBLE UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE MATERIALS INDER LAVATORIES.
2. CONTROLS FOR WATER CLOSET FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS.
3. WATER CLOSET AND URINAL FLUSH VALVE CONTROLS, AND FUACET AND OPERATING MECHANISM CONTROLS, SHALL BE OPERABLE WITH ONE HAND, SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, AND SHALL BE MOUNTED NO MORE THAN 44" ABOVE THE FLOOR. SEC1502, 1503.2, & 1504.3
4. MIRRORS SHALL BE MOUNTED WITH BOTTOM EDGE NO HIGHER TAHN 40" FROM FLOOR.
5. TOILET TISSUE DISPENSER SHALL BE LOCATED ON THE WALL WITHIN 12" OF THE FRONT EDGE OF THE TOILET SEAT AND LOWER THAN 19" FROM THE FLOOR. DISPENSERS THAT CONTROL DELIVERY OR DO NOT PERMIT CONTINUIOUS PAPER FLOW SHALL NOT BE USED.
6. TOILET ROOMS SHALL BE FINISHED WITH TILE OR MARLITE/FRP OVER MOISTURE RESISTANT DRYWALL TO A MIN. HEIF=GHT OF OF 4' W/ 5" MIN. WATERPROOF (TILE, SHEET VINYL, ECT.) COVED BASE.
7. SELF CLOSING FAUCET CONTROL VALVE ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR MORE THA 10 SEC.

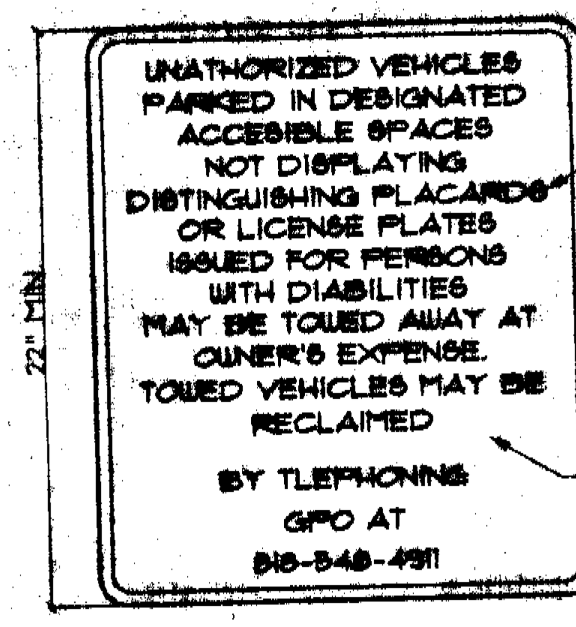
GRAB BARS

1. THE STRUCTURAL STRENGTH OF GRAB BARS, TUB AND SHOWER SEATS, FASTENERS, AND MOUNTING DERVICES SHALL MEET THE FOLLOWING SPECIFICATIONS:
   - A. BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF A 250-LB POINT LOAD SHALL BE LESS THAN THE ALLOWABLE STREES FOR THE MATERIAL OF THE GRAB BAR OR SEAT.
   - B. SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF A 250-LB POINT LOAD SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OF SEAT, AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
   - C. SHEAR FORCE INDUCED IN FASTNER OF MOUNTING DEVICES FROM APPLICATION OF A 250-LB POINT LOAD SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OF MOUNTING DEVICE OR THE SUPPORTING SRTUCTURE, WHICHEVER HAS THE SMALLER LOAD.
   - D. TENSILE FORCE INDUCED IN A FASTNER BY A DIRECT TENSION FORCE OF A 250-LB POINT LOAD, PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF A 250-LB POINT LOAD, SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND SUPPORTING STRUCTURE.
   - E. GRAB BAR SHALL NOT ROTATE WITHIN THE FITTINGS.
2. A GRAB BAR ON ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE FROM ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8".

PARKING SPACE SIGNAGE

GENERAL- EACH PARKING SPACE RESERVED FOR PERSONS WITH DISIBILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMINENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FRON EACH STALL SPACE, OF A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON DARK BLUE BACKGROUND.

A. SIGNAGE IS INSTALLED AT EACH SPACE.
B. AREA OF SIGN(S) IS NOT SMALLER THAN 70 SQUARE INCHES.
C. WHEN POSTED IN A PATH OF TRAVEL, THE BOTTOM OF THE SIGN IS 80" MINIMUM FROM THE PARKING SPACE FINISH GRADE.
D. WHEN WALL MOUNTED, SIGN IS CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 36" FROM THE PARKING SPACE FINISH GRADE, GROUND OR SIDEWALK.
E. UNOBSTRUCTED VIEW OF THE SIGN FROM THE PARKING SPACE.
F. VAN ACCESSIBILITY PARKING SPACES HAVE ADDITIONAL SIGN MOUNTED BELOW SYMBOL OF ACCESSIBILITY THAT STATES "VAN ACCESSIBLE".

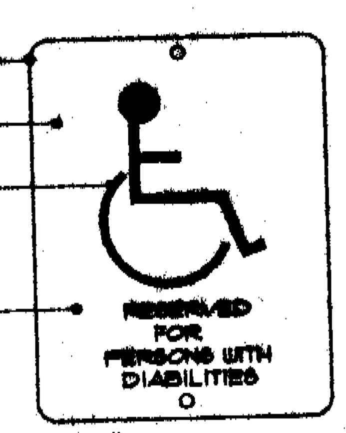


LETTERING ON SIGN MUST BE A MINIMUM OF 1" IN HEIGHT

APPROPRIATE INFORMATION MUST BE INCLUDED ON SIGN (MIN. OF 1" IN HEIGHT)

NOTE: WARNING SIGNAGE REGARDING UNAUTHORIZED USE OF DISABLED PARKING SPACES IS POSTED CONSPICUOUSLY AT EACH ENTRANCE TO OFF-SET PARKING FACICLITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE.

1/2" RADIUS
BLUE
WHITE
REFLECOTIZED SIGN CONSTRUCTED OF PORCELAIN STEEL WITH BEADED TEXT OR EQUAL

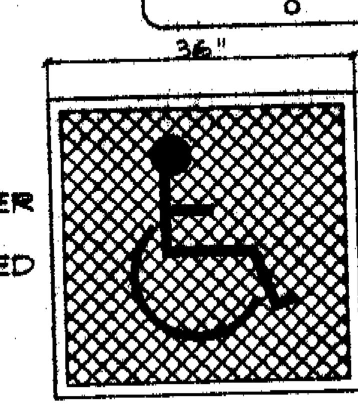


80" MIN. FOR FREE STANDING

36" MIN. FOR WALL MOUNTED

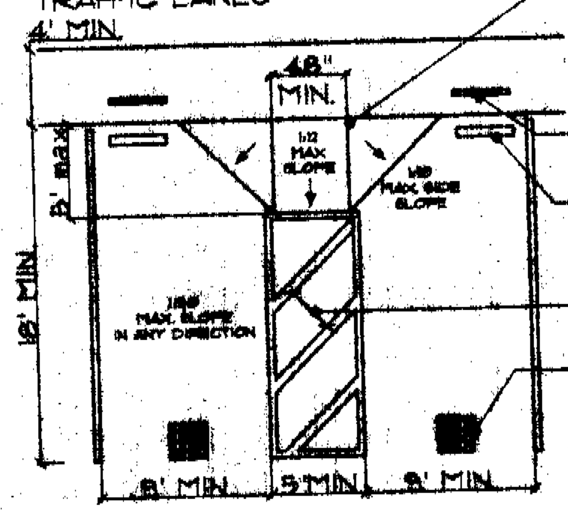
WALKING SURFACE

EMBLEM MUST BE LOCATED IN STALL SO THAT IS VISIBLE BY A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE (CENTERED AT ENTRANCE TO STALL RECOMENDED)



SITE ENTRANCE SIGNAGE

NOTE: RAMPS ARE NOT ALLOWED TO ENCROACH INTO LOADING/UNLOADING ZONES, PAKING SPACES OR VEHICULAR TRAFFIC LANES



CURB RAMP REQUIRED WHEN WALK IS AT DIFFERENT LEVEL THAN PARKING ELVATION

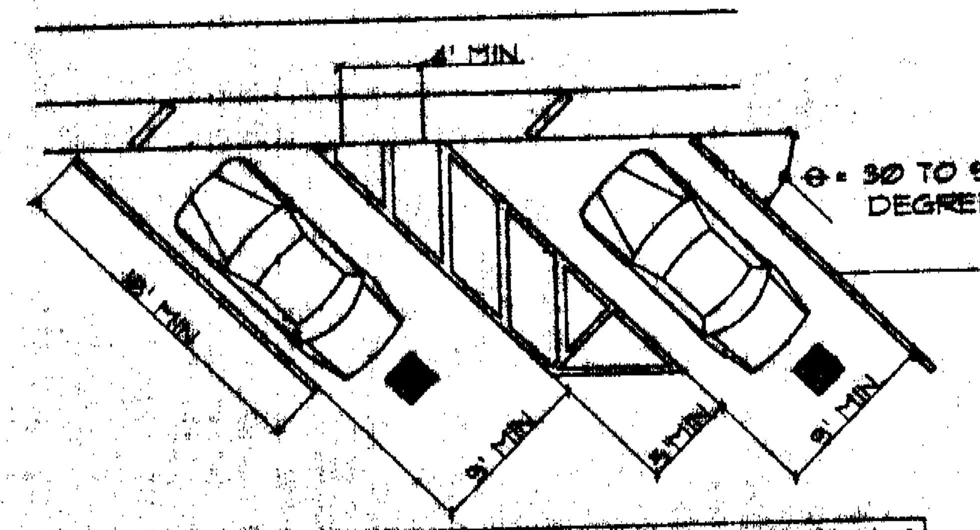
HANDICAP PARKING

WHEEL STOP
SIGN 70 SQ. & 80" HEIGHT (TYP.)

3' MIN.

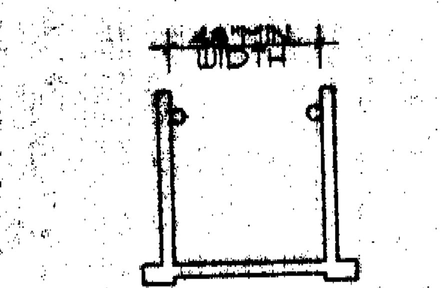
TYPICAL SYMBOL

NOTE: ACCESS AISLE AT PARKING STALLS MUST BE "VAN ACCESSIBLE" DOUBLE 8' WIDE MINIMUM.

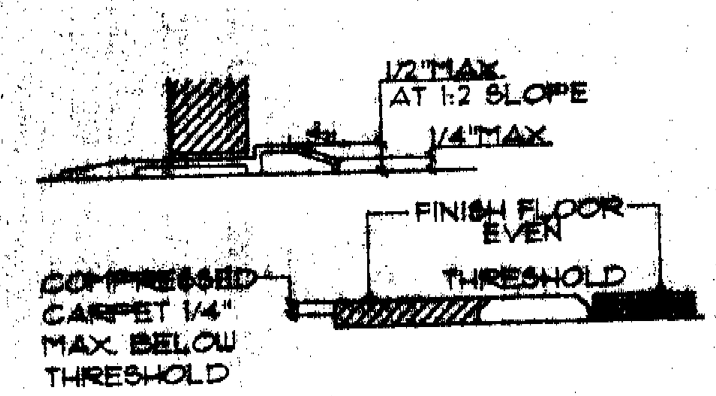


SINGLE & DOUBLE PARKING

PEDESTRIAN WAYS WHICH ARE ACCESSIBLE TO PEOPLE WITH DISABILITIES SHALL BE PROVIDED FROM EACH ACCESSIBLE PARKING SPACE TO RELATED FACILITIES, INCLUDING CURB CUTS OR RAMPS AS NEEDED.

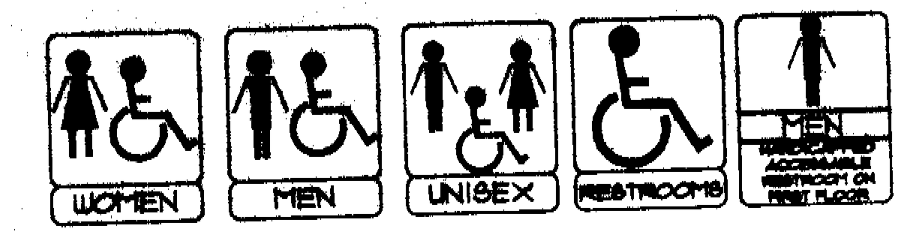


WIDTH MUST BE MINIMUM OF 60" WITH OCCUPANCY OF 300 OR MORE

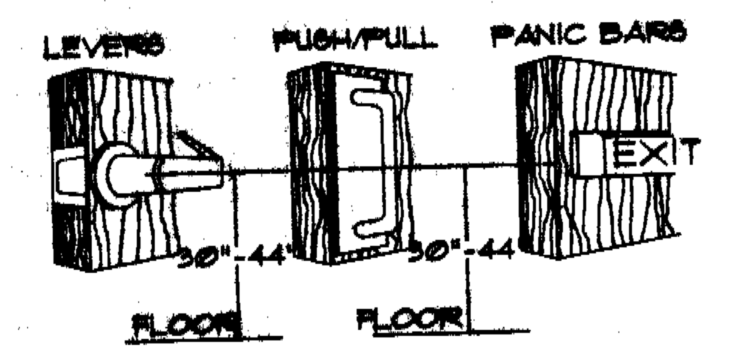


THRESHOLDS & WALKWAYS

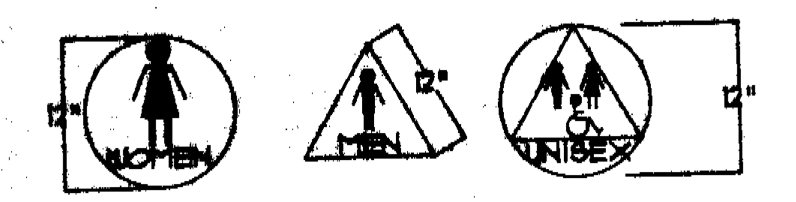
A. FLOOR(S) OR LANDING(S) ARE NOT MORE THAN 1/2" LOWER THAN THE TOP OF THE THRESHOLD OF THE DOORWAY.
B. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" IS BEVELED AT A GRADIENT OF 1:2.
NOTE: A 1/4" MAXIMUM VERTICAL EDGE IS ALLOWED AT THRESHOLDS.
C. DOORMATS ARE SECURELY ATTACHED (ANCHORED OR RECESSED) AND HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL-CUT PILE OR LEVEL-CUT/UNCUT PILE WITH PILE NOT EXCEEDING 1/2" IN HEIGHT.
D. EXPOSED EDGES OF DOORMAT(S) ARE FASTENED TO FLOOR SURFACES AND HAVE TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGE.
E. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE EXCEEDING ½" SHALL COMPLY WITH THE REQUIREMENTS FOR CURB RAMPS.
F. WALK AND SIDEWALK SURFACES SHALL BE SLIP-RESISTANT AS FOLLOWS:
   1. SURFACES WITH A SLOPE OF LESS THAN 6% GRADIENT SHALL BE AT LEAST A SLIP-RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH.
   2. SUFACES WITH A SLOPE OF 6% OR GREATER GRADIENT SHALL BE SLIP-RESISTANT.
G. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1 TO 20, IT SHALL COMPLY WITH THE PROVISIONS OF SECTION 1133B.5 AS A PEDESTRIAN RAMP.
H. WALK AND SIDEWALK SURFACE CROSS SLOPE SHALL NOT EXCEED ¼" PER FOOT EXCEPT WHEN THE ENFORCING ½ AGENCY FINDS THAT DUE TO LOCAL CONDITIONS IT CREATES AN UNREASONABLE HARDSHIP, THE CROSS SLOPE CAN BE INCREASED TO A MAXIMUM OF ½" PER FOOT FOR DISTANCES NOT TO EXCEED 20'.
I. THE SURFACE OF EACH CURB RAMP AND ITS FLARED SIDES SHALL BE STABLE, FIRM, AND SLIP-RESISTANT AND SHALL BE OF CONTRASTING FINISHFROM THAT OF THE ADJACENT SIDEWALK.
J. ALL CURBED RAMPS SHALL HAVE A GROOVED BORDER 12" WIDE AT THE LEVEL SURFACE OF THE SIDEWALK ALONG THE TOP AND EACH SIDE APPROX. ¾" O.C. ALL CURB RAMPS CONSTRUCTED BETWEEN THE FACE OF THE CURB AND THE STREET SHALL HAVE A GROOVED BORDER AT THE LEVEL SURFACE OF THE SIDEWALK.
K. WALKWAYS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CAHNGES IN LEVEL EXCEEDING ½".



WALL MOUNTED (TYP.)

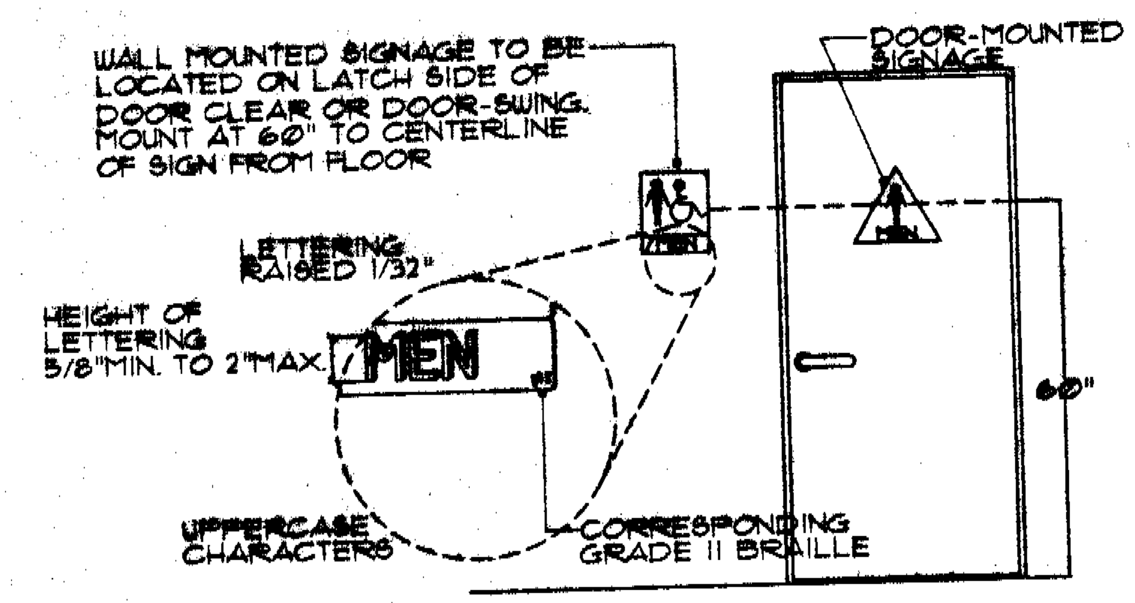


ACCEPTABLE DOOR HARDWARE & MOUNTING HEIGHTS



DOOR MOUNTED SIGNAGE (TYP.)

NOTE: PICTOGRAMS AND/OR LETTERING ARE NOT REQUIRED ON DOOR-MOUNTED SIGNAGE.



DOORS HARDWARE

A. EXIT DOORS ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY FOR ANY SPECIAL KNOWLEDGE OR EFFORT.

EXCEPTIONS: 1. IN GROUP B,F,M AND S OCCUPANCIES, KEY-LOCKING HARDWARE MAY BE USED ON THE MAIN EXIT WHEN THE MAIN EXIT CONSISTS OF A SINGLE DOOR OF PAIR OF DOORS IF THERE IS A READILY VISIBLE, DURABLE SIGN ON OR ADJACENT TO THE DOOR STATING (THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS.) FOR SFM (THIS DOOR IS TO REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED.) THE SIGN SHALL BE IN LETTERS NOT LESS THAN 1 INCH HIGH ON A CONTRASTING BACKGROUND. WHEN UNLOCKED, THE SINGLE DOOR OR BOTH LEAVES OF A PAIR OF DOORS MUST BE FREE TO SWING WITHOUT OPERATION OF ANY LATCHING DEVICE. THE USE OF THIS EXCEPTION MAY BE REVOKED BY THE BUILDING OFFICIAL OF ENFORCING AGENCY FOR DUE CAUSE.
2. EXIT DOORS FROM INDIVIDUAL DWELLING UNITS, (FOR SFM) BUILDINGS OR ROOMS: GROUP R, DIVISION 3 CONGREGATE RESIDENCES: AND GUEST ROOMS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS MAY BE PRO-AIDED WITH A NIGHT LATCH, DEAD BOLT OF SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL (FOR SFM) OR SPECIAL KNOWLEDGE OF EFFORT AND MOUNTED A T HEIGHT NOT TO EXCEED 48 INCHES ABOVE FINISH FLOOR.

BARS, GRILLES, GRATES OR SIMILAR DEVICES PLACES OVER ANY REQUIRED EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, OR ANY SPECIAL KNOWLEDGE OR EFFORT. SUCH BARS, GRILLES, OR SIMILAR DEVICES SHALL BE EQUIPPED WITH AN APPROVED RELEASE DEVICE FOR USE BY ANY FIRE DEPARTMENT ONLY ON THE EXTERIOR SIDE FOR THE PURPOSE OF FIRE DEPARTMENT EMERGENCY ACCESS, WHEN REQUIRED BY THE AUTHORITY HAVING JURISDICTION

MANUALLY OPERATED EDGES OR SURFACE FLUSH BOLTS ARE PROHIBITED. WHEN EXIT DOORS ARE USED IN PAIRS AND APPROVED AUTOMATIC FLUSH BOLTS ARE USED, THE DOOR LEAF HAVING AUTOMATIC FLUSH BOLTS SHALL HAVE NO DOORKNOB OF SURFACE MOUNTED HARDWARE. THE UNLATCHING OF ANY LEAF SHALL NOT BE REQUIRED MORE THAN ONE OPERATION.

EXCEPTIONS: 1. GROUP R, DIVISION 3 OCCUPANCIES.
2. WHEN A PAIR OF ROOMS NOT NORMALLY OCCUPIED ARE NEEDED FOR THE MOVEMENT OF EQUIPMENT, MANUALLY OPERATED EDGE SURFACE BOLTS MAY BE USED AND A DOOR CLOSER NOT NEED BE PROVIDED ON THE INACTIVE LEAF

B. LATCHING AND LOCKING DOORS THAT ARE HAND OPERATED ARE OPERABLE WITH A SINGLE EFFORT (EX. LEVER TYPE, PANIC BARS OR PUSH-PULL TYPE). LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN THE EGRESS POSITION.
C. OPENING HARDWARE IS CENTERED BETWEEN 30" AND 44" ABOVE FINISH FLOOR.
D. DOOR CLOSERS IF PRESENT MUST BE SET SO THAT IT TAKES AT LEAST 3 SECONDS TO CLOSE FROM AN OPEN POSITION OF 90 DEGREES TO WITHIN 3" OF THE LATCH.

CONDITIONAL USE PERMITS
ZONING VARIANCES
LIC. 561-186
H.A. GIL AND ASSOCIATES
DESIGN AND PLANNING SERVICES
7318 VALJEAN AVE. VAN NUYS, CA. 91406
(818) 789-1842 FAX(818) 789-6655

H.A. GIL DESIGNING & PLANNING 7318 VALJEAN AVENUE VAN NUYS, CA 91406 TEL:(818) 785-1842 FAX (818) 730-8655

PROJECT TITLE:

OWNER:

SHEET TITLE

DETAIL SHEET

ISSUED								
DATE								
NO.								

DATE:	SHEET
SCALE: AS NOTED	D-2
DRAWN BY: K.F.F.	OF
JOB NO:	

GENERAL NOTES

GENERAL

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND THE SPECIFICATIONS.
2. DURING THE CONSTRUCTION PERIOD THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL ORDINANCES.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE EVACUATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES.
5. SHOP DRAWINGS REQUIRED BY THE SPECIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION.
6. DRAWING INDICATED GENERAL AND TYPICAL DEALS OF CONSTRUCTION WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR DETAIL AND CONSTRUCTION SHALL BE USED.
7. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL FLOOR AND WALL OPENINGS, FLOOR FINISHES, ETC.
8. MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATION OF ALL OPENINGS REQUIRED FOR DUCTS, PIPES AND ALL PIPE SLEEVES, ELECTRICAL CONDUITS AND OTHER ITEMS TO BE EMBEDDED IN CONCRETE OR OTHERWISE INCORPORATED IN STRUCTURAL WORK.
9. PROVIDE OPENING AND SUPPORTS, AS REQUIRED PER STANDARD DETAILS FOR HEATERS, MECHANICAL EQUIPMENT, VENTS, DUCTS, PIPING, ETC.
   ALL SUSPENDED MECHANICAL EQUIPMENT TO BE SWAY OR LATERALLY BRACED.
10. DURING CONSTRUCTION USE SIMPSON APPROVED CONNECTORS, OR EQUAL AS: POST CAP, POST BASE, JO'ST OR BEAM HANGERS, STEEL STRAPS, U.N.O. ON PLANS.
11. ALL MARKED SHEAR WALLS AT UPPER FLOOR SHALL EXTEND TO ROOF DIAPHRAGM.
12. APPROVED DRAWINGS DO NOT PERMIT THE VIOLATION OF ANY EXISTING BUILDING CODES.
13. THERE SHALL BE NO TRENCHES OR EXCAVATION 5'-0" OR MORE IN DEPTH IN WHICH A PERSON IS REQUIRED TO DECEND OR OBTAIN NECASSARY PERMIT FROM THE STAE OF CALIFORNIA DEVISION OF INDUSTRIAL SAFETY PRIOR TO THE ASSUANCES OF A BUILDING OR GRADING PERMIT.
14. THERE SHALL BE NO CONSTRUCTION OR DEMOLITION OF ANY BUILDING, STRUCTURE, SCAFFOLDING OR FALSEWORK MORE THAN 3 STORIES OR 36'-0" IN HEIGHT.
15. ALL DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD (SEC.3304).
16. THE L.A. CITY DEPARTMENT OF BUILDING AND SAFETY FORM B-16 (TYPE V CONSTRUCTION NOTES AND DETAILS) IS THEREBY MADE A PART OF THESE DRAWINGS AND SHALL BE ATTACHED.
17. THE L.A. CITY DEPARTMENT OF BUILDING AND SAFETY SECURITY AND ENERGY REQUIREMENT SHEETS ARE HEREBY MADE PART OF THESE DRAWING AND SHALL BE ATTACHED.
18. SMOKE DETECTORS ARE REQUIRED FOR BOTH EXISTING AND NEW CONSTRUCTION, MOUNT ON THE CEILING OR WALL OF EACH SLEEPING ROOM, AT A POINT CENTRALLY LOCATED ON THE WALL OR CEILING OF THE HALLWAY OR ROOM NOT MORE THAN 12' OF THE SDOOR GIVING ACCESS TO THE SLEEPING ROOM AND AT THE TOP OF THE STAIRWAY WITH SLEEPING ROOM(S) AT THE UPPER LEVEL.
19. PROVIDE LOW CONSUMPTION WATER CLOSETS FOR ALL NEW CONSTRUCTION.
20. ATTIC VENTILATION OF 1/150 OF THE AREA OF VENTILATED SPACE (APPROXIMATELY 10 SQ. IN FOR 10 SQFT OF ATTIC AREA) IS REQUIRED.
21. PROVIDE CLAS "A" FIRE-RETARDANT ROOF COVERING REQUIRED IN MFD OR FBZ FOR NEW ROOFS AND ROOFING WHERE 50% OR MORE OF THE ROOF IS BEING REROOFED WITHIN A ONE-YEAR PERIOD.

FRAMING LUMBER

1. FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH #2 U.N.O. AND GRADE MARKED PER WELD SPECIFICATIONS, WITH A MAX. MOISTURE CONTENT LESS THAN 19%
2. STRUCTURAL PLYWOOD SHALL BE DOUGLAS FIR CONFORMING TO COMMERCIAL STANDARDS PS1-74 STRUCTURAL I OR 2, EXTERIOR TYPE, GRADE C-D, AS PER SHEAR WALL SCHEDULE PROVIDED. SPECIAL INSPECTION SHALL BE PROVIDED FOR SHEAR WALL SCHEDULE PROVIDED.
3. NAILING SHALL CONFORM TO SECTION 23 OF THE U.B.C. U.N.O. - COMMON NAILS ONLY, AS PER SIU. STAMPED APA. SUBSTITUTIONS FOR FRAMING HARDWARE SHALL NOT BE USED UNLESS APPROVED.
4. USE DOUBLE JOISTS UNDER WALLS OR PARTITIONS PARALLEL TO JOISTS, AND SOLID BLOCKING UNDER PARTITIONS PERPENDICULAR JOISTS.
5. PROVIDE WASHERS UNDER HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.
6. BOLT HOLES TO BE NOMINAL DIAMETER OF BOLTS PLUS 1/16" UNLESS OTHERWISE NOTED.
7. FRAMING LUMBER SIZES 6x AND BIGGER SHALL BE OF #1 U.N.O.
8. STRUCTURAL OBSERVATION IS REQUIRED:
   a) FOR ALL PLYWOOD SHEAR WALLS WITH A DESIGN LOAD OF OVER 300 PLF OR
   b) FOR ENTIRE STRUCTURE OF ADDITION WHEN REQUIRED BY SECTION 3.1 OF THE ATTACHED MGD #10.
   c) SHEAR WALLS WITH SHER VALUE LESS THAN 300 PLF. THESE WALLS SHALL BE CLEARLY IDENTIFIED ON THE PLANS:
      1) PROVIDE 3x SILL PLATES FOR SILLS THAT REST ON CONCRETE OR MASONARY.
      2) PROVIDE 3x STUDS ND BLOCKS BETWEEN ADJACENT PANELS.
      3) PROVIDE 1/2" EDGE DISTANCE FOR PLYWOOD BOUNDRY NAILING.
      4) SQUARE PLATE WASHERS SHALL BE USED WITH ALL ANCHOR BOLTS:
      1/2" BOLT - 2"x2"x3/16" 5/8" BOLT - 2.5"x2.5"x1/4"
      3/4" BOLT - 2.75"x2.75"x5/16" 7/8" BOLT - 3"x3"x3/8"
9. ALL PLYWOOD SHALL BE DOUGLAS FIR STRUCTURAL I. PLYWOOD SHALL BE STAMPED WITH IDENTIFICATION INDEX AND SHALL BE NAILED FACE GRAIN PERPENDICULAR TO SUPPORTS EXCEPT WHERE NOTED OTHERWISE ON DRAWINGS.
10. ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL BE APPROVED BY THE INSPECTOR PRIOR TO COVERING WITH ROOF, FLOOR OF WALL.
11. SOLID BLOCKING AND BRIDGING SHALL BE PROVIDED 8'-0" ON CENTER MAXIMUM FOR FLOOR AND ROOF FRAMING. SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS & RAFTERS AT ALL SUPPORTS.
12. STADARD CUT WASHERS SHALL BE USED FOR ALL BOLTS IN TIMBER. BOLT HOLES IN WOOD SHALL BE 1/16" OVERSIZE.
13. IN STUD WALLS, 2"THK. FIBERBLOCKING SHALL BE PROVIDED IN ACCORDANCE WITH THE L.A. CITY BUILDING CODE, CHAPTER 25 OR U.B.C. CHAPTER 25.
14. SILL PLATES RESTING ON CONCRETE OR MASONARY WHICH ARE WITHIN 48" OF GRADE SHALL BE PRESSURE TREATED. SILL WIDTH SHALL BE NO LESS THAN THE WIDTH OF THE STUDS AND SHALL BE FASTENED TO THE FOUNDATION WITH 1/2" ROUND ANCHOR BOLTS AT 48"O.C. EXCEPT WHERE NOTED OTHERWISE ON THE STRUCTURAL PLANS.
15. ALL BOLTS SHALL BE TIGHTENED PRIOR TO NAILING OF WALL SHEATHING, STEEL SHIM PLATES SHALL BE ADDED BENEATH BEAMS AND HEADERS AT SUPPORTS WHERE SHRINKAGE HAS OCCURRED.
16. ALL NAILS SHALL BE COMMON WIRE UNLESS OTHERWISE NOTED.
17. ALL NAILED FASTENINGS SHALL BE IN ACCORDANCE WITH THE STANDARD NAILING SCHEDULE TABLE NUMBER 25-Q PER THE L.A. CITY BUILDING CODE UNLESS NOTED OTHERWISE IN THESE PLANS.
18. WATER PROOFING STUCCO AND /OR STUCCO WITH VENEER OVER A PLYWOOD (ALL PARTICAL BOARD) SHEAR WALL BE WATER PROOFED WITH A MINIMUM OF TWO 15# FELT (GRADE D) UNDERLAYMENTS.
19. LAG BOLTS PROVIDE LEAD HOLE 70% OF THREADED SHANK DIA. AND FULL DIA. FOR SMOOTH SHANK PORTION. SOAP, PARAFFIN OR OTHER APPROVED LUBRICANT SHALL BE USED ON TREADS. INSTALLATION SHALL BE BY SCREWING NOT HAMMERING. CARE SHALL BE TAKEN TO AVOID OVER TORQUING BOLT.

PLUMBING

1. ALL WATER LINES IN BUILDING TO BE COPPER UNLESS OTHERWISE NOTED.
2. ALL DRAIN, WATER, VENT, HOT OR COLD WATER SUPPLY TO BE IN CONFORMANCE WITH LOCAL APPLICABLE CODES AND INSULATED REQUIRED. SEE SECTION 15 OF SPECIFICATIONS.
3. GAS FIRED WATER HEATER TO HAVE 50 SQ. INCH MINIMUM COMBUSTION AIR OPENING WITHIN 12" OF FLOOR AN WITHIN 12" OF CEILING. COMPARTMENT DOOR SHALL BE A MINIMUM OF 2'-0" WIDE.
4. ANY WATER HEATER WITH A NON-RIGID WATER CONNECTION SHALL BE STRAPPED FPR LATERAL SUPPORT.
5. WATER HEATER SHALL BE GAS 75 GAL. A.O.SMITH #BFG-75 OR EQUAL.

CONCRETE

1. ALL CONCRETE SHALL BE REGULAR WEIGHT SAND ROCK TYPE 520 PCF (U.N.O.) AGGREGATES SHALL CONFORM TO ASTM C-33 WITH PROVEN SHRINKAGE CHARACTERISTICS OF LESS THAN 0.05%.
2. ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE: 2500 PSI. STANDARD & 3000 PSI FOR GRADE BEAM AND CAISSONS.
3. ALL GRADE BEAMS, CAISSONS, FRICTION PILES AND STRUCTURAL SLAB: 3000 PSI - SPECIAL INSPECTION REQUIRED.
4. CEMENT SHALL CONFORM TO ASTM C150 TYPE I.
5. MAXIMUM SLUMP SHALL NOT EXCEED 3 INCHES.
6. CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR A MINIMUM OF 5 (FIVE) DAYS AFTER PLACEMENT.
7. KEYED CONSTRUCTION JOINTS SHALL BE USED IN ALL CASES. ALL CONSTRUCTION JOINTS SHALL BE CLEANED AND ALL LAITANCE SHALL BE REMOVED. ALL VERTICAL JOINTS SHALL BE WETTED AND SLASHED WITH A COAT OF NEAT CEMENT IMMEDIATELY BEFORE PLACING NEW CONCRETE.
8. PIPES AND OTHER ELECTRICAL CONDUITS SHALL NOT EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED.
9. MINIMUM PROTECTION FOR STEEL SHALL AS FOLLOWS UNLESS SPECIFICALLY DETAILED OTHERWISE ON THE PLANS. MIN COVER
   a. CONCRETE CAST AGAINST EARTH 3"
   b. CONCRETE CAST AGAINST FORMS BUT IN PERMIT CONTACT WITH EARTH OR WEATHER
      #6 AND LARGER BARS 2"
      #5 AND SMALLER BARS 1-1/2"
   c. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH. SLABS, WALLS, JOISTS:
      #11 AND SMALLER BARS 3/4"
      BEAMS, COLUMNS:
      PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS 1-1/2"
10. CONTINUOUS DEPUTY INSPECTION IS REQUIRED FOR ALL CONCRETE WITH Fc GREATER THAN 2500 PSI.

REINFORCING STEEL

1. ALL REINFORCING STEEL TO CONFORM TO ASTM SPECIFICATIONS A-615 GRADE 60 UNLESS OTHERWISE NOTED. DEFORMATIONS SHALL BE IN ACCORDANCE WITH A-305. USE ASTM GRADE 40 FOR #3 TIES ONLY.
2. ALL REINFORCING STEEL SHALL BE LAPPED 36 BAR DIAMETERS OR 2'-0" MINIMUM UNLESS OTHERWISE NOTED IN PLANS. ALL SPLICES SHALL BE LOCATED AS DETAILED IN PLANS.
3. ALL REINFORCING STEEL SHALL BE LAPPED AS INDICATED WHERE LAP/SPLICE LOCATIONS NOT SPECIFICALLY INDICATED. LAP/SPLICES SHALL BE WELL STAGGERED.
4. ANCHOR BOLTS, DOWELS, AND OTHER EMBEDDED ITEMS TO BE SECURELY TIED IN PLACE BEFORE CONCRETE IS POURED.
5. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. MINIMUM LAP SHALL BE 6 INCHES OR ONE FULL MESH, WHICH EVER IS GREATER.
6. LAP ALL REINFORCING STEEL AT ALL SPLICES AND CORNERS WITH CONTACT LAP SPLICES. STAGGER SPLICES OF REINFORCING STEEL IN SAME LAYER 6'-0" MINIMUM. MINIMUM CONTACT LAP SPLICES SHALL BE AS FOLLOWS UNLESS OTHERWISE ON PLANS:
   #3 BAR 12"
   #4 BAR 16"
   #5 BAR 20"
   #6 BAR 30"
   #7 BAR 34"
   #8 BAR 44"
   #9 BAR 54"
   #10 BAR 68"
   #11 BAR 84"
7. ALL ANCHOR BOLTS SHALL BE FABRICATED FROM MILD STEEL IN CONFORMANCE TO ASTM A307 SPECIFICATIONS.

FOUNDATION

1. ALLOWABLE SOIL BEARING PRESSURE = 1500 PSF PER TABLE 18-B OF THE L.A. CITY BUILDING CODE OF THE U.B.C.
2. ALL FOOTINGS SHALL EXTEND DOWN 12" MINIMUM INTO NATURAL SOIL OR INTO APPROVED ENGINEERED FILL FOUNDATIONS SHALL EXTEND NO LESS THAN 24" INTO NATURAL SOIL WHERE EXPANSIVE SOIL ARE ENCOUNTERED.
3. ALL FOOTING EXCAVATIONS SHALL BE INSPECTED BY QUALIFIED INSPECTOR OR SOILS ENGINEER PRIOR TO PLACING CONCRETE.

CONCRETE MASONARY

1. CONCRETE BLOCK GRADE N-1 UNITS CONFORMING TO ASTM C90-70, MINIMUM COMPRESSIVE STRENGTH OF 1500 PSI.
2. MORTAR TYPE S, CONFORMING TO ASTM C270-73, MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI AT 28 DAYS: 1 PART PORTLAND CEMENT, 1/2 PART LIME PUTTY, 4 1/2 PARTS SAND BY VOLUME. IF PLASTIC TYPE CEMENT IS USED OMIT LIME PUTTY.
3. GROUT: CONFORMING TO ASTM C476-73, MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI. AT 28 DAYS. MIX: 1 PART CEMENT, 3 PARTS SAND, 2 PARTS PEA GRAVEL, TO BE OF FLUID CONSISTENCY GROUT ALL CELLS CONTAINING REINFORCEMENT UNLESS OTHERWISE NOTED.
4. THE THICKNESS OF GROUT BETWEEN BLOCK UNITS AND REINFORCING STEEL SHALL NOT BE LESS THEN 1/2" BETWEEN PARALLEL REINFORCING BARS, NOT LESS THAN 3/4".
5. SEE REINFORCING STEEL NOTES AND STANDARD DETAILS FOR REBARS.

STRUCTURAL STEEL

1. ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL CONFORM TO ASTM SPECIFICATIONS A-36 AND SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE A.I.S.C. SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, LATEST EDITION. SUBMIT SHOP DRAWING FOR APPROVAL PRIOR TO FABRICATION.
2. PIPE COLUMNS SHALL CONFORM TO ASTM A-53, GRADE B, UNLESS OTHERWISE NOTED ON PLANS.
3. BOLTED CONNECTIONS SHALL BE HIGH STRENGTH BOLTS CONFORMING TO ASTM SPECIFICATION A-325, WHERE SPECIFICALLY NOTED. MACHINE BOLTS CONFORMING TO ASTM A307 UNLESS OTHERWISE NOTED.
4. BOLTS SHALL CONFORM TO ASTM A-307 UNLESS OTHERWISE NOTED.
5. WELDING : ALL WELDING IS TO COMPLY WITH AWS. SPECIFICATIONS AND IS TO BE DONE BY CERTIFIED WELDERS AS REQUIRED BY THE DEPARTMENT OF BUILDING AND SAFETY. ALL WELDING IS TO BE DONE BY ELECTRIC ARC PROCESS AND SHALL BE PERFORMED WITH APPROVED ELECTRONIC AS REQUIRED PER CODE.
   WELDS WERE DESIGNED FULL STRESS AND MUST BE DONE IN THE SHOP OF A LICENSED FABRICATION.
6. FIELD WELDS WERE DESIGNED AT HALF STRESS. NO CONTINUOUS INSPECTION REQUIRED U.N.O.
7. ALL WELDING OFF SITE SHALL BE DONE IN AN APPROVED FABRICATOR'S SHOP.
8. LICENSED FABRICATOR IS REQUIRED FOR ALL STEEL WORK.

GLUED WOOD LAMINATED BEAMS

1. ALL GLU-LAMINATED BEAMS SHALL BE DOUGLAS FIR AND LARCH COMBINATION 24F. ALL BEAMS SHALL BE FABRICATED IN CONFORMANCE WITH ANSI/AITC A190.1 1986 STANDARDS. THE BASIC ALLOWABLE DESIGN VALUES SHALL BE.
   Fb = 2400 PSI, Fv = 1000 PSI, Fc = 500 PSI, Fc⊥ = 650 PSI, E = 1,800,000 PSI
2. LAMINATIONS SHALL BE OF DOUGLAS FIR / WESTERN LARCH COMB. 24F - DF/DF
3. LICENSED FABRICATOR REQUIRED FOR ALL GLU-LAM BEAMS.

SYMBOL IDENTIFICATION

NOTE: The International Symbol of Accessibility shall be the standard used to identify facilities that are accessible to and usable by physically disabled persons as set forth in Title 24 and as specifically required in this Section. (1117B.5.1.1, Fig 11D-6)

1. The International Symbol of Accessibility shall consist of a white figure on a blue background. The blue shall be equal to Color No. 15080 in Federal Standard 595B. (1117B.5.1.2)
2. All building entrances that are accessible to and usable by persons with disabilities and at every major junction along or leading to an accessible route of travel shall be identified with a sign displaying the International Symbol of Accessibility and with additional directional signs, as required, to be visible to persons along approaching pedestrian ways. (1117B.5.7 & 1127B.3)
3. When permanent identification is provided for rooms and spaces, raised letters shall be provided and shall be accompanied by Braille in conformance with Section 1117B.5.6. Signs shall be installed on the wall adjacent to the latch outside of the door. Where there is no wall space on the latch side, including at double leaf doors, signs shall be placed on the nearest adjacent wall, preferably on the right. Mounting height shall be 60" above the finished floor to the centerline of the sign. Mounting location shall be determined so that a person may approach within 3" of signage without encountering protruding objects or standing within the swing of a door. (1117B.5.9)
4. When raised characters or symbols are used, they shall conform to the following: (1117B.5.6)
   a. Letters and numbers on signs shall be raised 1/32 inch minimum and shall be sans-serif uppercase characters accompanied by Grade 2 Braille. (1117B.5.6.1)
   b. Raised characters or symbols shall be a minimum of 5/8" high. (1117B.5.6.2)
   c. Pictorial symbol signs (pictograms) shall be accompanied by the equivalent verbal description placed directly below the pictogram. The border dimension of the pictogram shall be a minimum of 6" in height. (1117B.5.6.3)
5. Letters and numbers on signs shall have a width-to-height ratio of between 3:5 and 1:1 and a stroke width-to-height ratio between 1:5 and 1:10. (1117B.5.3)
6. Characters and symbols shall contrast with their background, either light characters on a dark background or dark characters on a light background. (1117B.5.5)
7. Characters and numbers on signs shall be sized according to the viewing distance from which they are to be read. The minimum height is measured using an upper case X. Lower case characters are permitted. For signs suspended or projected above the finish floor in compliance with Section 1121B, the minimum character height shall be 3". (1117B.5.4)
8. Contracted Grade 2 Braille shall be used wherever Braille symbols are specifically required in other portions of these regulations. Dots shall be 1/10" on centers in each cell with 2/10" space between cells. Dots shall be raised a minimum of horizontal. (1127B.5.3)
9. Transitions from ramps to walks, gutters, or streets shall be flush and free of abrupt changes, except that the lower end of each curb ramp shall have a 1/2" lip beveled at 45 degrees as a detectable way-finding edge for persons with visual impairment. (1127B.5.3 & 5)
10. Maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp or accessible route, shall not exceed 1:20 within 4' of the top and bottom of the curb ramp. The slope of the flared or flared sides of curb ramps shall not exceed 1unit vertical to 10 units horizontal. (1127B.5.3)
11. A level landing 4' deep shall be provided at the upper end of each curb ramp over its full width to permit safe egress from the ramp surface, or the slope of the flared or flared sides of the curb ramp shall not exceed 1 vertical to 12 horizontal. (1127B.5.4)
12. The surface of each curb ramp and its flared sides shall be stable, firm, and slip-resistant and shall be of contrasting finish from that of the adjacent sidewalk. (1127B.5.6)
13. All curb ramps shall have a grooved border 12" wide at the level surface of the sidewalk along the top and each side approximately 3/4" on center. All curb ramps constructed between the face of the curb and the street shall have a grooved border at the level surface of the sidewalk. (1127B.5.7)
14. A curb ramp shall have a detectable warning that extends the full width and depth of the curb ramp inside the grooved border when the ramp slope is less than 1 vertical to 15 horizontal. Detectable warnings shall consist of raised truncated domes with a diameter of nominal 0.9" at the based tapering to 0.45" at the top, a height of nominal 0.2", and a center-to-center spacing of nominal 2.35", in compliance with Figure 11B-23. "Nominal", as used here, shall be in accordance with Section 12-31-102, State Referenced Standards Code. The detectable warning shall contrast visually with adjoining surfaces, either light-on-dark or dark-on-light. The material used to provide contrast shall be an integral part of the walking surface. The domes may be constructed in a variety of methods, including cast-in-place or stamped, or may be part of a prefabricated surface treatment. (1127B.5.8)

CONDITIONAL USE PERMITS
ZONING VARIANCES
LIC. #561-186
H.A. GIL AND ASSOCIATES
DESIGN AND PLANNING SERVICES
7319 VALJEAN AVE. VAN NUYS, CA. 91406
(818) 785-1842 FAX (818) 785-9635

H.A. GIL DESIGNING & PLANNING
7319 VALJEAN AVE.
VAN NUYS, CA. 91406
TEL (818) 785-1842

PROJECT TITLE:

OWNER:

SHEET TITLE

GENERAL NOTES

NO.	DATE	ISSUED

DATE:
SHEET
SCALE: AS NOTED
DRAWN BY: K.F.F.
JOB NO.

D-5

GENERAL NOTES

GENERAL:

1. **CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING THE STRUCTURE.**
2. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND THE SPECIFICATIONS.
3. DURING THE CONSTRUCTION PERIOD THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS, AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES.
6. SHOP DRAWINGS REQUIRED BY THE SPECIFICATIONS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION.
7. INDICATED DRAWINGS ARE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED WHEN CONDITIONS ARE NOT SPECIFICALLY INDICATED, BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN.
8. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF FLOOR, WALL OPENINGS, FLOOR FINISHES, ETC.
9. MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATION OF ALL OPENINGS REQUIRED FOR DUCTS, PIPES AND ALL PIPE SLEEVES. ELECTRICAL CONDUITS AND OTHER ITEMS MUST BE EMBEDDED IN CONCRETE OR OTHERWISE INCORPORATED IN STRUCTURAL WORK.
10. PROVIDE OPENINGS AND SUPPORTS, AS REQUIRED PER STANDARD DETAILS FOR HEATERS, MECHANICAL EQUIPMENT, VENTS, DUCTS, PIPING, ETC. ALL SUSPENDED MECHANICAL EQUIPMENT MUST BE SWAY OR LATERALLY BRACED.
11. **DURING CONSTRUCTION, USE SIMPSON APPROVED CONNECTORS POST CAP, POST BASE, JOIST, OR BEAM HANGERS, AND STEEL STRAPS, U.N.O. ON PLANS.**
12. ALL MARKED SHEAR WALLS, AT UPPER FLOOR, SHALL EXTEND TO ROOF DIAPHRAGM.

FRAMING LUMBER:

1. **FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH # 2, UNLESS NOTED OTHERWISE, AND GRADE MARKED PER WCLIB SPECIFICATIONS.**
2. STRUCTURAL PLYWOOD SHALL BE DOUGLAS FIR CONFORMING TO COMMERCIAL STANDARDS PSI-95, STRUCTURAL 1 EXTERIOR TYPE GRADE C-D.
3. NAILING SHALL CONFORM TO SECTION 23 OF THE U. B. C. UNLESS OTHERWISE NOTED. GRADE STAMPED APA. SUBSTITUTIONS, FOR FRAMING HARDWARE, SHALL NOT BE USED, UNLESS APPROVED. BY BUILDING DEPARTMENT.
4. USE DOUBLE JOISTS UNDER WALLS OR PARTITIONS PARALLEL TO JOISTS. SOLID BLOCKING UNDER PARTITIONS MUST BE PERPENDICULAR TO JOISTS.
5. MAX. MOISTURE CONTENT SHALL NOT EXCEED 19% FOR ALL STRUCTURAL MEMBERS.
6. PROVIDE WASHERS UNDER HEADS & NUTS OF ALL BOLTS & LAG SCREWS BEARING ON WOOD.
7. BOLT HOLES MUST BE NOMINAL DIAMETER OF BOLTS PLUS 1/16", UNLESS OTHERWISE NOTED.
8. **FRAMING LUMBER SIZES 6X AND BIGGER SHALL BE DF-L # 1, UNLESS NOTED OTHERWISE**
9. **USE 1/2" THICK STRUC. I, WOOD PANEL WITH 10-d NAILS @ 6"/12" o.c., FOR ROOF DIAPHRAGM. USE COMMON NAILS ONLY.**
10. **USE 5/8" THICK STRUC. I, WOOD PANEL WITH 10-d NAILS @ 6"/10" o.c., FOR ROOF DIAPHRAGM. USE COMMON NAILS ONLY.**

STRUCTURAL STEEL:

1. ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL CONFORM TO ASTM A-36, AND SHALL BE FABRICATED AND ERECTED, IN ACCORDANCE WITH THE A.I.S.C. SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, LATEST EDITION. SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
2. PIPE COLUMNS SHALL CONFORM TO ASTM A-53, GRADE B, TUBING ASTM A501, UNLESS OTHERWISE NOTED ON PLANS.
3. BOLTED CONNECTION SHALL BE HIGH STRENGTH BOLTS, CONFORMING TO ASTM A-325, WHERE SPECIFICALLY NOTED. MACHINE BOLTS MUST CONFORM TO ASTM A-3097, LAG BOLTS SHALL HAVE LEAD HOLE 70% OF THREADED SHANK DIA. , AND FULL DIA. FOR SMOOTH SHANK PORTION, UNLESS OTHERWISE NOTED.
4. BOLTS SHALL CONFORM TO ASTM A-307, UNLESS OTHERWISE NOTED.
5. **WELDING: ALL WELDING MUST COMPLY WITH ASW SPECIFICATIONS, AND MUST BE DONE BY CERTIFIED WELDERS, AS REQUIRED BY THE DEPARTMENT OF BUILDING AND SAFETY. ALL WELDING MUST BE DONE BY ELECTRIC ARC PROCESS AND SHALL BE PERFORMED WITH APPROVED ELECTRODES, AS REQUIRED PER CODE. WELDS ARE DESIGNED FOR FULL STRESS, & MUST BE DONE IN THE SHOP OF A LICENSED FABRICATOR.**
6. FIELD WELDS ARE DESIGNED AT HALF STRESS. CONTINUOUS INSPECTION IS REQUIRED, UNLESS NOTED OTHERWISE
7. **ALL WELDING OFF SITE SHALL BE DONE IN AN APPROVED FABRICATOR SHOP.**
8. **LICENSED FABRICATOR IS REQUIRED FOR ALL STEEL WORK.**
9. ALL MEMBERS EXPOSED TO WEATHER SHALL BE GALVANIZED.

GLU-LAM BEAMS WOOD LAMINATED BEAMS:

1. ALL GLU-LAM BEAMS SHALL BE GRADE 24F-V8-DF/DF.
2. DESIGN STRESSES: Fb=2,400 PSI.
Fv=165 PSI.
E=1,800,000 PSI.
3. LICENSED FABRICATOR IS REQUIRED FOR ALL GLU-LAM BEAMS.

CONCRETE MASONRY:

1. CONCRETE BLOCK GRADE N-1 UNITS MUST CONFORM TO ASTM C90-70, MINIMUM COMPRESSIVE STRENGTH OF 1500 PSI.
2. MORTAR, TYPE S, MUST CONFORM TO ASTM C270-73, MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI. AT 28 DAYS. MIX 1 PART PORTLAND CEMENT, 1/2 PART LIME PUTTY, AND 4-1/2 PART SAND BY VOLUME.
3. GROUT MUST CONFORM TO ASTM C476-71, MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI, AT 28 DAYS. MIX 1 PART CEMENT, 3 PART SAND, AND 2 PART PEAL GRAVEL. THIS MIX MUST BE OF FLUID CONSISTENCY GROUT; ALL CELLS SHOULD CONTAIN REINFORCEMENT, UNLESS OTHERWISE NOTED.
4. THE THICKNESS OF GROUT BETWEEN BLOCK UNITS AND REINFORCING STEEL SHALL BE NOT LESS THAN 1/2" BETWEEN PARALLEL REINFORCING BARS, NOT LESS THAN 3/4".
5. SEE "REINFORCING STEEL NOTES AND STANDARD DETAILS FOR REBARS".

REINFORCING STEEL:

1. ALL REINFORCING STEEL MUST CONFORM TO ASTM SPECIFICATION A-615 GRADE 60, UNLESS OTHERWISE NOTED. DEFORMATIONS SHALL BE IN ACCORDANCE WITH ASTM A-305. USE ASTM GRADE 40 FOR #3 TIES ONLY.
2. ALL REINFORCING STEEL SHALL BE LAPPED 36 BAR DIAMETERS OR 2'- 0" MINIMUM, UNLESS OTHERWISE NOTED IN PLANS. ALL SPLICES SHALL BE LOCATED AS DETAILED IN PLANS
3. ALL REINFORCING STEEL SHALL BE LAPPED AS INDICATED. WHERE LAP/SPLICE LOCATIONS NOT SPECIFICALLY INDICATED, LAPS/SPLICES SHALL BE WELL STAGGERED.
4. ANCHOR BOLTS, DOWELS, AND OTHER EMBEDDED ITEMS MUST BE SECURELY TIED IN PLACE, BEFORE CONCRETE IS POURED.
5. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. MINIMUM LAP SHALL BE 6 INCHES OR ONE FULL MESH; WHICHEVER IS GREATER.

CONCRETE:

1. ALL CONCRETE, UNLESS OTHERWISE NOTED, SHALL BE REGULAR WEIGHT HARD ROCK TYPE (150 #/ CU. FT.). AGGREGATES SHALL CONFORM TO ASTM C-33 WITH PROVEN SHRINKAGE CHARACTERISTICS OF LESS THAN 0.05%.
2. **ULTIMATE COMPRESSIVE STRENGTHS AT 28 DAYS SHALL BE:
Fc' = 2,500 PSI FOR SLAB ON GRADE AND CONVENTIONAL FOOTING.
Fc' = 3,000 PSI FOR GRADE BEAMS, CAISSONS, FRICTION PILES, & STRUCTURAL SLAB (3,000 PSI - SPECIAL INSPECTION REQUIRED.).**
3. CEMENT SHALL CONFORM TO ASTM C150 TYPE V.
4. MAXIMUM SLUMP SHALL NOT EXCEED 5 INCHES.
5. CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR A MINIMUM OF FIVE (5) DAYS AFTER PLACEMENT. ALTERNATE METHODS WILL BE APPROVED IF SATISFACTORY PERFORMANCE CAN BE ASSURED.
6. KEYED CONSTRUCTION JOINTS SHALL BE USED IN ALL CASES. ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED, AND ALL LAITANCE SHALL BE REMOVED. ALL VERTICAL JOINTS SHALL BE THOROUGHLY WETTED AND SLUSHED WITH A COAT OF NEAT CEMENT IMMEDIATELY BEFORE PLACING NEW CONCRETE.
7. PIPES, OTHER THAN ELECTRICAL CONDUITS, SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE, EXCEPT WHERE SPECIFICALLY APPROVED.

FOUNDATION:

1. **ALL FOOTINGS MINIMUM EMBEDMENT, SHOWN ON PLAN, SHALL BE INTO BEDROCK, NATIVE OR APPROVED COMPACTED SOIL.**
2. **THE FOUNDATION DESIGN IS BASED ON 1000 PSF ALLOWABLE SOIL PRESSURE.**
3. **IF FOUNDATION EXCAVATION, UNCOVERS UNFAVORABLE SOIL A GEOTECHNICAL ENGINEER'S SERVICES SHALL BE REQUIRED.**
4. **IF FOUNDATION EXCAVATION, UNCOVERS EXPANSIVE SOIL. THEN ALL NEW FOUNDATION SHALL HAVE 24" EMBEDMENT @ EXTERIOR FOOTING AND 18" EMBEDMENT @ INTERIOR FOOTING.**

NOTES:

1. **All shear panels shall be constructed & sheathed continuously between lateral restrained points (i.e. roof/floor diaphragm), (U. N. O).**
2. **Roof diaphragm nailing to be inspected before covering face grain of plywood shall be perpendicular to supports.**
3. **In case of discrepancies in these plans, the contractor shall notify the Engineer of record prior to commencing any construction.**

FOOTING AND SLAB ON APPROVED COMPACTED FILL:

1. Exterior and interior bearing wall footings shall be continuos . footings and slab on grade shall be reinforced as required in Items 3 and 4 of Section 91.1804.4, respectively.
2. Interior floor and nonbearing wall supports may be pier footings not less than 16 inches in plan view unless unusual soil conditions require the use of continuous footings reinforced as in Item 1.
3. provisions shall be made to preserve the continuity of beam action in the footing wall at under-floor access openings.
4. Measure of settlement. Prior to permitting building on high fills, the department may require the determination of the settlement characteristics of such fills to establish that any movements have substantially ceased. In such cases, a system of benchmarks shall be installed at critical points on the fill and accurate measurement of both horizontal and vertical vertical movements shall be taken for a period of time sufficient to define the settlement behavior. In no case shall the period of time be less than one year, with at least four consecutive checks made at intervals of three months.

FOOTING ON EXPANSIVE SOIL:

1. Depth of footing below the natural and finish grades shall not be less than 24 inches for exterior and 18 inches for interior footings.
2. Exterior walls and interior bearing walls shall be supported on continuous footings.
3. Footings shall be reinforced with four 1/2-inch-diameter deformed reinforcing bars. Two bars shall be placed 4 inches of the bottom of the footing and two bars within 4 inches of the top of the footings.
4. Concrete floor slabs on grade shall be placed on a 4-inch fill of coarse aggregate or on a moisture barrier membrane. The slabs shall be at least 3 1/2 inches thick and shall be reinforced with 1/2-inch-diameter deformed reinforcing bars. Reinforcing bars shall be spaced at intervals not exceeding 16 inches each way.
5. The soil below an interior concrete slab shall be saturated with moisture to a depth of 18 inches prior to placing the concrete.
6. provide rain gutter and convey rain water to the street.

USE OF EXISTING FRAMING NOTE:

1. All information shown on the drawings relative to existing conditions is given as the best present knowledge, but without guarantee of accuracy. Notify the engineer if actual conditions are found to differ significantly from drawings. Details, and/or current code standards so that the proper revisions may be made.
2. Check all existing framing in areas of proposed work for out of plumb, unlevel plates, and deteriorated elements. Replace or correct substandard conditions as necessary. Uncorrected defects in existing framing may adversely affect performance of new framing and finishes.
3. Review foundations in areas of proposed work for cracks, evidence of settlement, and deterioration of concrete and embedments. Verify suitability of existing footings, etc. for proposed alterations and upgrade work.
4. Care shall be taken during demolition so as not to damage or alter any existing structural components that are to remain.

USE OF SIMPSON EPOXY IN EXISTING FOOTING:

A) EPOXY TYPE ANCHORS SHALL NOT BE INSTALLED INTO OR USED TO SUPPORT ANY FIRE-RESISTIVE CONSTRUCTION
B) BEFORE INSTALLING OF THREADED ROD OR REINFORCING BAR, CONCRETE OR GROUT SHALL HAVE REACHED ITS DESIGN STRENGTH.
C) INSTALLATION OF THE THREADED ROD OR REINFORCING BAR SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION SHALL BE PROVIDED AT EACH JOB SITE.
D) USE A307 QUALITY OR BETTER THREADED RODS AND DEFORMED REINFORCING BARS OF GRADE 60 OR BETTER.
E) THE THREADED ROD OR REINFORCING BAR SHALL NOT BE INSTALLED IN OVERHEAD APPLICATIONS SUCH AS IN THE SOFFIT OF A BEAM OR ARCH OR SIMILAR LOCATIONS.
F) THESE ARE NOT APPROVED FOR USE WHERE SUPPORTS WILL BE SUBJECTED TO VIBRATORY OR IMPACT LOADS, SUCH AS SUPPORTS FOR RECIPROCATING ENGINES OR CRANE RAILS.
G) SPECIAL INSPECTION IS REQUIRED BY DEPUTY INSPECTOR FOR CONTROLLED ACTIVITY IN DRILLED IN ANCHOR BOLTS INTO REINFORCED CONCRETE, STEEL, OR REINFORCED MASONRY.

ABBREVIATION LEGEND:

A.B.:	ANCHOR BOLT
A.P.P.:	AS PER PLAN
BD:	BOARD
BLK'G:	BLOCKING
BM:	BEAM
B.N.:	BOUNDARY NAILING
CJ:	CEILING JOIST
CLR.:	CLEARANCE
COL.:	COLUMN
CONT.:	CONTINUOS
DBL.:	DOUBLE
DET.:	DETAIL
DIAPH.:	DIAPHRAGM
DJ:	DECK JOIST
E.W.	EACH WAY
FB:	FLOOR BEAM
FJ:	FLOOR JOIST
FLR.:	FLOOR
FRMG.:	FRAMING
FTG:	FOOTING
G.B.:	GRADE BEAM
HD:	HOLD DOWN
HORZ.:	HORIZONTAL
L:	LENGTH
MAX.:	MAXIMUM
MIN.:	MINIMUM
o.c.:	ON CENTER
P:	POST
PA:	POST ABOVE
PA & B:	POST ABOVE AND BELOW
PL.:	PLATE
P.T.:	PRESSURE TREATED
RR:	ROOF RAFTER
SHT.:	SHEET
SIMP.:	SIMPSON
STL.:	STEEL
STRUC..:	STRUCTURAL
S.W.S.	SHEAR WALL SCHEDULE
T & B:	TOP AND BOTTOM
TJ:	TRUSS JOIST
TS:	TUBE STEEL
TYP.:	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT.:	VERTICAL
w/:	WITH
W.F.:	WIDE FLANGE

REVISIONS	BY	DATE

STRUCTURAL DESIGN PLUS

STRUCTURAL
CIVIL
DRAFTING
TITLE-24

15043 Ventura Blvd. Suit #305
Sherman Oaks, CA 91403
TEL 818.905.9871
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SHEET NAME: **GENERAL NOTES**

PROJECT: **1720 SAN CARLOS ST. SAN JOSE , CA**

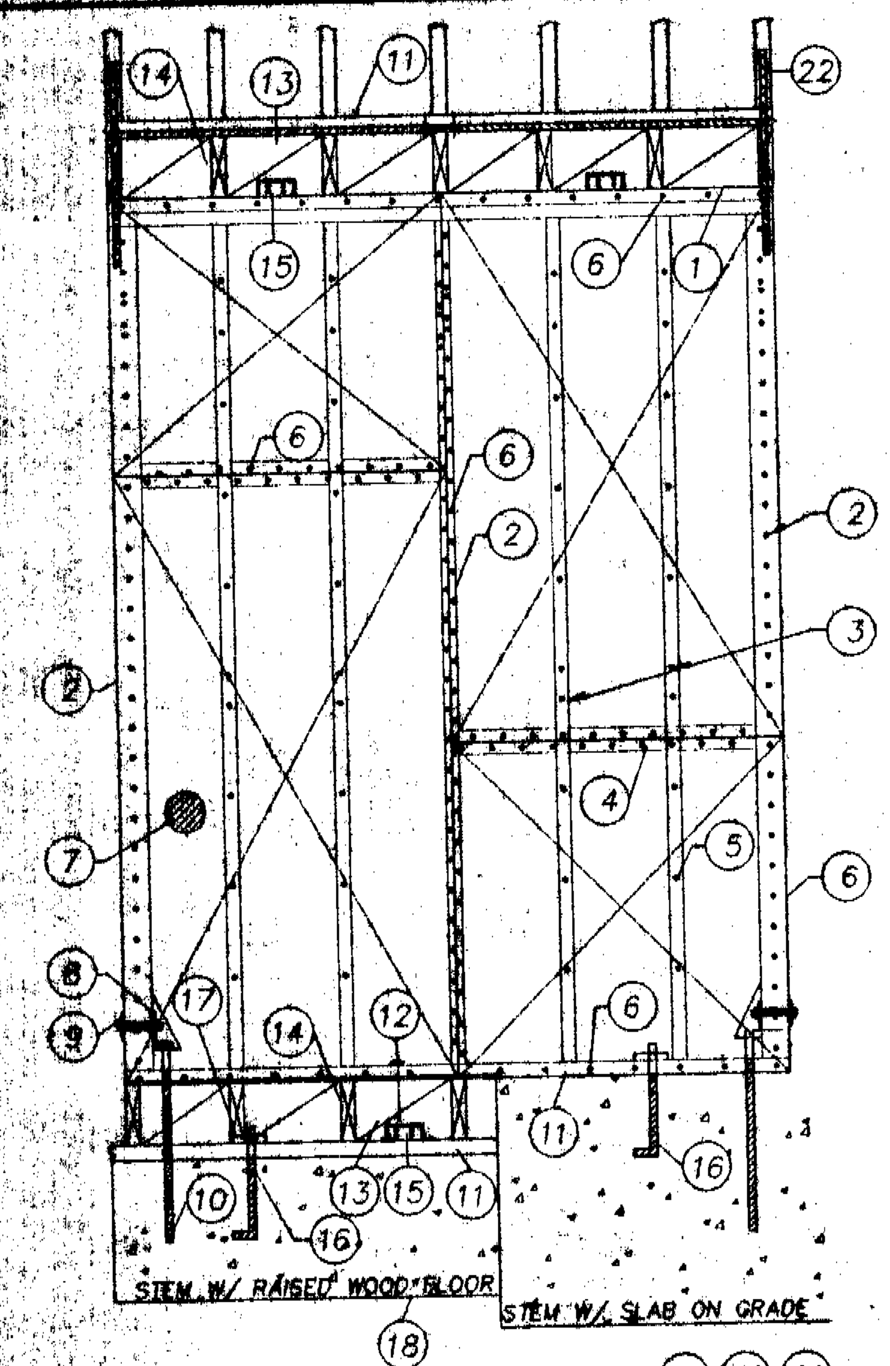
REGISTERED PROFFESIONAL ENGINEER DEAN HUSSEIN No. C[illegible] EXP 06.30.2005 CIVIL STATE OF CALIFORNIA

DATE: 06.28.2002
DRAWN BY: SF
PROJECT NO.: 2-JAL-13
SCALE: N/A
SHEET NO.: **S-1**

NAILING SCHEDULE

CONNECTION	NAILING[1]
1. Joist to sill or girder, toenail	3-8d
2. Bridging to joist, toenail each end	2-8d
3. 1" x 6" (25 mm x 125 mm) subfloor to each joist, face nail	2-8d
4. Wider than 1" x 8" (25 mm x 152 mm subfloor to each joist, face nail	3-8d
5. 2" (51 mm) subfloor to joist or girder, blind and face nail	2-16d
6. Sole plate to joist or blocking, typical face nail	16d at 16" (406 mm) o.c.
Sole plate to joist or blocking, at braced wall panels	3-16d per 16" (406 mm)
7. Top plate to stud, end nail	2-16d
8. Stud to sole plate	4-8d, toenail or 2-16d, end nail
9. Double studs, face nail	16d at 24" (610 mm) o.c.
10. Doubled top plates, typical face nail	16d at 16" (406 mm) o.c.
Double top plates, lap splice	8-16d
11. Blocking between joists or rafters to top plate, toenail	3-8d
12. Rim joist to top plate, toenail	8d at 6" (152 mm) o.c.
13. Top plates, laps and intersections, face nail	2-16d
14. Continuous header, two pieces	16d at 16" (406 mm) o.c. along each edge
15. Ceiling joist to plate, toenail	3-8d
16. Continuous header to stud, toenail	4-8d
17. Ceiling joists, laps over partitions, face nail	3-16d
18. Ceiling joists to parallel rafters, face nail	3-16d
19. Rafter to plate, toenail	3-8d
20. 1" (25 mm) brace to each stud and plate, face nail	2-8d
21. 1" x 8' (25 mm x 203 mm) sheathing or less to each bearing, face nail	2-8d
22. Wider than 1" x 8" (25 mm x 203 mm) sheathing to each bearing, face nail	3-8d
23. Built-up corner studs	16d at 24" (610 mm) o.c.
24. Built-up girder and beams	20d at 32" (813 mm) o.c. at top and bottom and staggered 2-20d at ends and at each splice
25. 2" (51 mm) planks	2-16d at each bearing
26. Wood structural panels and particleboard:[2]	
Subfloor and wall sheathing (to framing)	
1/2" (12.7 mm) and less	6d[3]
19/32" - 3/4" (15 mm-19 mm)	8d or 6d[5]
7/8" - 1" (22 mm-25 mm)	8d[3]
1 1/8' - 1 1/4" (29 mm-32 mm)	10d or 8d[5]
Combination subfloor-underlayment (to framing):	
3/4" (19 mm) and less	6d[5]
7/8" - 1" (22 mm-25 mm)	8d[5]
1 1/8" - 1 1/4" (29 mm-32 mm)	10d or 8d[5]
27. Panel siding (to framing):[2]	
1/2" (12.7 mm) or less	6d[6]
5/8" (16mm)	8d[6]
28. Fiberboard sheathing:[7]	
1/2" (12.7 mm)	No. 11 ga[8]
	6d[4]
	No. 16 ga[9]
25/32" (20 mm)	No. 11 ga[8]
	8d[4]
	No. 16 ga[9]
29. Interior paneling	
1/4" (6.4 mm)	4d[10]
3/8" (9.5 mm)	6d[11]

[1] Common or box nails may be used except where otherwise stated.
[2] Nails spaced at 6 inches (152 mm) on center at edges, 12" inches (305 mm) at intermediate supports except 6 inches (152 mm) at all supports where spans are 48 inches (1219 mm) or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2315.4. Nails for wall sheathing may be common, box or casing.
[3] Common or deformed shank.
[4] Common.
[5] Deformed shank.
[6] Corrosion-resistant siding or casing nails conforming to the requirements of Section 2304.3.
[7] Fasteners spaced 3 inches (76 mm) on center at exterior edges and 6 inches (152 mm) on center at intermediate supports.
[8] Corrosion-resistant roofing nails with 7/16 inch (11 mm) head and 1 1/2 inch (38 mm) length for 1/2 inch (12.7 mm) sheathing and 1 3/4 inch (44 mm) length for 25/32 inch (20 mm) sheathing conforming to the requirements of Section 2304.3.
[9] Corrosion -resistant staples with nominal 7/16 inch (11 mm) crown and 1 1/8 inch (29 mm) length for 1/2 inch (12.7 mm) sheathing and 1 1/2 inch (38 mm) length for 25/32 inch (20 mm) sheathing conforming to the requirements of Section 2304.3.
[10] Panel supports at 16 inches (406 mm) [20 inches (508 mm) if strength axis in the long direction of the panel, unless otherwise marked]. Casing or finish nails spaced 6 inches (152 mm) on panel edges, 12 inches (305 mm) at intermediate supports.
[11] Panel supports at 24 inches (610 mm). casing or finish nails spaced 6 inches (152 mm) on panel edges 12 inches (305 mm) at intermediate supports.
[12] If local building and safety code differs from the above schedule and notes, then contractor shall comply w/ local building and safety codes.



WOOD SHEAR WALL CONSTRUCTION DETAIL (19) (20) (21) — A / S-2

(1) • Dbl top plate

(2) • Dbl stud @ wall 1
• 3x studs @ walls 2, 3, 4 @ panel edges
& sill w/boundary nails & 1/2" minimum edge distance
• see "4.B" of shear wall notes

(3) • 2x4 studs @ 16" o.c. (10' max.) otherwise 2x6 @ 16" o.c. (u.n.o.)

(4) • Dbl blk'g @ wall 1
• 3x blk'g @ walls 2, 3, 4

(5) • Field nailing @ 12" o.c., common nails only

(6) • Boundary nailing at panel edges, common nails only

(7) • 1/2" thick struc I plywood (4 plys min.)
• See note 4 of shear wall sched
• No substitution of plywood unless a written approval by engineer of record is obtained
• Plywood face grain may be horz. or vert.

(8) • Simp. Holdown where occurs w/4x post min.

(9) • Square washer per "4.D" of shear wall notes

(10) • Holdown anchor bolt per ICBO & RR for embd.
• A.B. edge distance shall be 3 ø min.
• Where cripple wall below is higher than 36", use HD at base of shear wall connected to an inverted HD at top of cripple wall & a third holdown at sill pl. of cripple to footing
• At existing conc. footing use all thread anchor bolt w/simp. ET22 epoxy w/9" min. embd. & 3ø edge distance RR#25279

(11) • Provide 3x sill pl. (p.t.) for sills that rest on concrete or masonry for walls 2, 3, 4
• At raised wood floor use 3x sill pl. for floor sill & mud sill at wall 2, 3, 4
• For mechanical penetration thru-wall pl. see max. allow bored hole on this sheet

(12) • Use 16d nails @ 4" o.c. @ wall 1
• Use 3/8" ø x 6" lag screw per shear wall sched. at walls 2, 3, 4 into 3x blk'g.

(13) • 2x blk'g/rim joist @ wall 1
• 3x blk'g/rim joist @ wall 2, 3, 4

(14) • Floor joist

(15) • Simp A35 or A35F per shear wall sched at blk'g/sill pl. similar at dbl. top pl./blk'g the above shall not be req'd where wall sheathing extend over blk'g w/boundary nailing @ wall sill pl. or dbl. pl. to lower pl. or upper pl.

(16) • A307 steel anchor bolts X 9" embd. min. spaced as per s.w.s. (edge dist.=3 ø min.)
• At existing cont. footing use all-thread A.B. w/9" embd. w/simp. epoxy ET22 RR#25279 (3 ø min edge distance)

(17) • Use square washers as per "4.D" of shear wall notes for wall 2, 3, 4

(18) • New or existing reinf. cont. footing at lower floor

(19) • See shear wall schedule notes & nailing schedule

(20) • Owner and/or his representative shall review & do as per struc. observation notes on this sheet Struc. observation is required when local building & safety code requires it

(21) • Wall 2, 3, 4 requires struc. observation as per local building & safety code requirement

(22) • SIMPS. MST37 HOLDOWN STRAP (U.N.O.)
WRAP STRAP AROUND FLOOR BM WHERE SHEAR WALL DOES NOT EXTEND BELOW FLOOR LINE

SHEAR WALL SCHEDULE[1, 2]

Mark	Sheathing Material	Panel Nailing Perimeter	Panel Nailing Field	Blkg. to Sill Double Plate Connection	Anchor Bolt Option[7]	Emb. Dpth.	Shr. Plf.
1	[4] 1/2" Plywood Structural I	10d @ 6" o/c	10d @ 12" o/c	A35 @ 16" o/c Or 16d @ 4" o/c	5/8" Dia. @ 48" o/c	9"	255
2 [5, 6]	[3, 4] 1/2" Plywood Structural I	10d @ 4" o/c	10d @ 12" o/c	A35 @ 12" o/c Or 3/8" Dia. x 6" lag bolt @ 16" o/c	5/8" Dia @ 32" o/c Or 3/4" Dia. @ 48" o/c	9"	382
3 [5, 6]	[3, 4] 1/2" Plywood Structural I	10d @ 3" o/c	10d @ 12" o/c	A35 @ 8" o/c Or 3/8" Dia. x 6" lag bolt @ 12" o/c	5/8" Dia. @ 32" o/c	9"	498
4 [5, 6]	[3, 4] 1/2" Plywood Structural I	10d @ 2" o/c	10d @ 12" o/c	A35 @ 6" o/c Or 3/8" Dia. x 6" lag bolt @ 8" o/c	5/8" Dia. @ 24" o/c	9"	652
5	7/8" Portland Cement Plaster	1 1/2"- #11 Nails @ 6" o/c		A35 @ 32" o/c Or 16d @ 8" o/c	5/8" Dia. @ 48" o/c	9"	90

1. This nailing schedule is for common nails. This is in addition to the minimum nailing required by UBC table 23-11-B-1 and The City Building and Safety Department memo, November, 1994. Use common nails only. See additional shearwall notes.
2. Spacing of A35, 16d nails, and anchor bolts is bo be reduced by 1/2, if plywood sheathing occurs on both sides of wall. Anchor bolt spacing shown on foundation plan is minimum, unless noted otherwise.
3. Framing shall be 3" nominal and nails shall be staggered. Also, structural observation is required. See additional notes.
4. Where plywood is applied on both sides of a wall and nail spacing is less than 6" o/c either side. Panel joints shall be offset to fall on different framing members. of framing shall be 3" nominal (3X studs edges & 3X sill plate) and nails on each side shall be staggered.
5. Nail spacing w/ less than 4" o/c shall have a pre-drilled hole, when used, which can not exceed 75% of the nail diameter (but should be as close to 75% as possible). Unseasoned lumber is assumed to be used.
6. Use 4x blocking @ log screw or flat A35.
7. Use 3 DIA. edge distance. When existing footing is used, verify exisitng anchor bolt size and spacing or add anchor bolt per shear wall schedule using allthread anchors with simpson ET22 epoxy (3 dia. edge distance). RR # 25279

ADDITIONAL SHEAR WALL NOTES

1. Stucco and/or stucco with veneer over a plywood shear wall will be waterproof with a minimum (2) 15# felt underlayments.
2. Only common nails will be used for all plywood shear walls and nail guns using "clipped Head" or "Sinker" nails are not acceptable.
3. All bolt holes to be drilled 1/32" min. to 1/16" max. oversized. Inspector must verify
4. The following applies to all shear walls with a listed design load greater than 300 PLF:

A. Provide 3x Sill Plates for sills that rest on concrete or masonry.
B. Provide 3x Studs between adjacent panels. If it is necessary (existing stud wall only) to use (2) 2x members between panels, specify 16d nails with staggered nailing & spacing no greater than the required plywood edge nailing.
C. Provide 1/2" Edge Distance for the plywood boundary nailing.
D. Plate Washers are to be used with all anchor :
1/2"ø bolt -- 2.0" x 2.0" x 3/16"
5/8"ø bolt -- 2.5" x 2.5" x 1/4"
3/4"ø bolt -- 2.75"x 2.75" x 5/16"
7/8"ø bolt -- 3.0" x 3.0" x 3/8"
E. Structural observation is required per LABC & MGD 110.

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SHEET NAME: SHEAR WALL SCHEDULE & RELATED NOTES

PROJECT: 1720 SAN CARLOS ST. SAN JOSE, CA

REGISTERED PROFESSIONAL ENGINEER DEAN HUSSEIN No. C056094 EXP 06.30.2005 CIVIL STATE OF CALIFORNIA

DATE: 06.20.2002
DRAWN BY: SF
PROJECT NO.: 2-JAL-15
SCALE: NOT TO SCALE
SHEET NO.: S-2

REQUIREMENTS FOR WELDING CONNECTIONS IN NEW STEEL MOMENT RESISTING FRAME BUILDINGS (REVISION TO 12-27-97 MEMO)

A. DESIGN CRITERIA

WELDED GIRDER-TO-COLUMN CONNECTION FOR MOMENT RESISTANT FRAME MUST COMPLY WITH THE 1994 UBC (WITH 1996 LABC AMENDMENTS) WHICHREAD AS FOLLOWS:

2211.7.1.1. REQUIRED STRENGTH
THE GIRDER-TO-COLUMN CONNECTIONS SHALL BE ADEQUATE TO DEVELOP THE LESSER OF THE FOLLOWING:

1. THE STRENGTH OF THE GIRDER IN FLEXTURE.
2. THE MOMENT CORRESPONDING TO DEVELOPMENT OF THE PANEL ZONE SHEAR STRENGTH AS DETERMINED BY FORMULA (11-1)

2211.7.1.2 CONNECTION STRENGTH
CONNECTION CONFIGURATION UTILIZING WELDS AND HIGH STRENGTH BOLTS SHALL DEMONSTRATE, BY APPROVED CYCLIC TEST RESULTS OR CALCULATION, THE ABILITY TO SUSTAIN INELASTIC ROTATIONS AND DEVELOP THE STRENGTH CRITERIA IN SECTION 22117.1.1. CONSIDERING THE EFFECT OF STEEL OVER STRENGTH AND STRAIN HARDENING.

ALL NEW STEEL MOMENT FRAME STRUCTURES SHALL BE VERIFIED TO COMPLY WITH THE ABOVE CODE REQUIREMENTS AND THE FOLLOWING GUIDELINES:

FOR SPECIAL MOMENT RESISTING FRAMES (SMRF), CYCLIC TESTING IS REQUIRED TO JUSTIFY THE ADEQUECY OF THE CONNECTION STRENGTH. THE TESTING PROGRAM SHOULD REPLICATE AS CLOSELY AS PRACTICAL THE ANTICIPATED CONDITIONS IN THE FIELD, INCLUDING:

1. MEMBER SIZE AND MATERIAL SPECIFICATION.
2. WELDING PROCESS, DETAILS AND CONSTRUCTION CONDITIONS.
3. COVERPLATES, CONTINUITY PLATES, WEB TABS, BOLTS, AND DOUBLER PLATES.
4. JOINT CONFIGURATION (E.G. BEAMS ON BOTH SIDES.)

WHILE THE TESTING OF ALL CONNECTION GEOMETRIES AND MEMBER COMBINATIONS IN ANY GIVEN BUILDING IS NOT PRACTICAL, THE ENGINEER OF THE RECORD MAY PRESENT THE INTERPOLATION OF CURRENT TEST RESULTS IN ACCORDANCE WITH SAC GUIDELINES TO THE DEPARTMENT FOR REVIEW.

FOR ORDINARY MOMENT RESISTING FRAMES (OMRF), THE DESIGN CRITERIA REQUIREMENT IS THE SAME AS SMRF.

FOR ONE OR TWO STORIES OMRF'S WITH FLEXIBLE DIAPHRAGM, THE CONNECTIONS MAY BE DESIGNED USING EITHER A LATERAL FORCE REDUCTION COEFICIENT (RW) OF 2.5 OR 125 % OF THE STRENGTHS OF THE CONNECTING ELEMENTS.

DEVIATIONS FROM THIS GUIDELINE MAY BE APPROVED BY PLAN CHECK SUPERVISORS ON A CASE BY CASE BASIS.

B. SPECIFICATIONS

1. ALL WELDING FOR BUILDING SHALL BE STRICT CONFORMANCE WITH A.W.S.D1.1-9
2. COMPLETE JOINT PENETRATION GROOVE WELDS SHALL HAVE A FILLER METAL WITH A NOTCH TOUGHNESS OF 20 FOOT-POUNDS MINIMUM AT ZERO DEGREES FAHRENHEIT.
3. A WELDING PROCEDURE SPECIFICATION (W.P.S.) PER A.W.S.D.1.1 SHALL BE DEVELOPED BY THE FABRICATOR/ERECTOR AND APPROVED BY THE ENGINEER OF RECORD OR HIS DESIGNEE. THE W.P.S. SHALL INCLUDE THE WELDING PARAMETERS RECOMMENDED BY THE ELECTRODE MANUFACTURER.
4. A PRE-CONSTRUCTION MEETING BETWEEN THE ENGINEER OF RECORD, THE FABRICATOR, THE ERECTOR, THE CONTRACTOR AND INSPECTORS SHALL TAKE PLACE TO DISCUSS THE WELDING PROCEDURE SPECIFICATIONS (W.P.S.) TO INSURE THE QUALITY OF WORK THE ENGINEER OF RECORD HAS SPECIFIED. THE WELDING ELECTRODE MANUFACTURER'S SPECIFICATIONS SHOULD ATTACED TO THE W.P.S. ON ALL JOBS. ALL WELDERS AND DEPUTY INSPECTORS SHALL ALSO BE INSTRUCTED TO RETAIN A COPY OF THE W.P.S. FOR ORESENTATION TO THE BUILDING INSPECTOR UPON REQUEST.
5. TO ASSURE THE PROPER AMPERAGE AND VOLTAGE OF THE WELDING PROCESS, THE USE OF A HAND CALIBRATED AMP AND VOLT METER SHALL BE USED. THIS EQUIPMENT SHALL BE USED BY THE FABRICATOR, ERECTOR AND INSPECTORS. AMPERAGE AND VOLTAGE SHALL BE MEASURED NEAR THE ARC. TRAVEL SPEED AND ELECTRODE STICK OUT SHALL BE VERIFIED TO BE IN COMPLIANCE EITH THE APPROVED W.P.S.
6. ALL COMPLETE JOINT PENETRATION GROOVE WELDS SHALL BE INSPECTED AND TESTED.
7. IN ADDITION TO THE REGULAR INSPECTIONS, A REINSPECTION SHALL BE DONE A MINIMUM OF 48 HOURS AFTER WELDING OF FLANGES WITH A THICKNESS OF 3" OR GREATER. THESE WELDS SHALL ALSO REQUIRE U.T.
8. INSPECTORS ARE TO BE L.A. CITY DEPUTY INSPECTORS.
9. PREHEAT AND INTER PASS TEMPERATURES:
   THE PREHEAT TEMPERATURES AND CONDITIONS GIVEN IN A.W.S.D1.1-96 CHAPTER 3 SHOULD BE STRICTLY OBSERVED WITH SPECIAL ATTENTION GIVEN TO SECTION 3.5 TABLE 3.2 FOR THICKNESS OF BASE METAL TO BE WELDED

   PREHEAT TEMPERATURES SHOULD BE MEASURED AT A DISTANCE FROM THE WELD EQUAL TO THE THICKNESS OF THE PART BEING WELDED, BUT NOT LESS THAN THREE INCHES, IN ANY DIRECTION INCLUDING THE THROUGH THICKNESS OF THE PIECE. WHERE PLATES ARE OF DIFFERENT THICKNESS, THE PRE-HEAT REQUIREMENT FOR THE THICKER PLATE SHOULD GOVERN. MAINTENANCE OF THESE TEMPERATURES THROUGH THE EXECUTION OF THE WELD (I.E. THE INTER PASS TEMPERATURESHOULD BE LIMITED TO 550 DEGREES FO F FOR PRE QUALIFIED W.P.S. FOR FRACTURE-CRITICAL APPLICATIONS. HIGHER INTER PASS TEMPERATORS COULD BE EMPLOYED IF THOSE HIGHER LIMITS ATE QUALIFIED BY TEST.

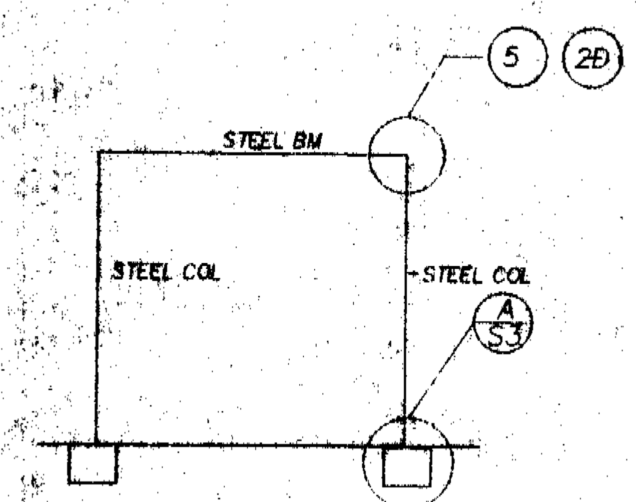
C. FABRICATION PROCEDURES

1. COMPLETE JOINT PENETRATION GROOVE WELDS BETWEEN THE BEAM FLANGE AND COLUMN FLANGE BE MADE PER THE ATTACHED TABLE. ALL SHIELD METAL ARC WELDING (SMAW) ELECTRODES SHALL BE OF THE LOW HYDROGEN TYPE AND SHALL BE SUBJECT TO THE REQUIREMENTS OF A.W.S.D1.1-96 SECTION 5.3.2, FOR SMAW AND FLUX CORED ARC WELDING (FCAW) THE MAXIMUM PERMITTED ELECTRODE DIAMETER SHALL BE PER THE ATTACHED TABLE. REFERENCE A.W.S.D1.1-96. TABLE 3.7
2. WELDING SEQUENCE: BOTH FLANGES SHALL BE WELDED PRIOR TO ANY SUPPLEMENTAL WELDING TO SHEAR TAB.
3. AFTER WELDING, THE BACKING BAR AND THE RUN-OFF TABS ARE TO BE REMOVED FROM THE BOTTOM FLANGE. (NOTE, ONLY THE RUN-OFF TABS NEED TO BE REMOVED FROM THE TOP FLANGE, NOT THE BACKING BAR). THE WELD ROOT SHALL BE INSPECTED AND TESTED PER A.W.S. REQUIREMENTS GIVEN IN SECTION 8. IF REJECTABLE INDICATIONS ARE FOUND, REMOVE BY BACK GOUGING TO SOUND METAL. THE BACK GOUGED AREA SHALL BE WELDED AND IN REINFORCING PLATES ARE NOT USED, THE WELD SHALL BE REINFORCED WITH A FILLET WELD. THE SIZE OF THE REINFORCING FILLET WELD WELD SHALL BE EQUAL TO 1/4" OF THE BEAM FLANGE THICKNESS BUT NOT LESS THAN 1/4", BUT NEED TO EXCEED 3/8" PER A.W.S.D1.1-96, NOTE J OF FIGURES 3.3 AND 3.4
4. FOR THE WELD OF THE BOTTOM BEAM FLANGE TO THE COLUMN FLANGE, FOLLOW STEPS A THROUGH G BELOW:
   A. THE ROOT PASS SHOULD NOT EXCEED A 1/4" IN LAYER THICKNESS.
   B. THE FIRST HALF LENGTH ROOT SHOULD BE MADE WITH ONE OF THE FOLLOWING TECHNIQUES, AT THE OPTION OF THE CONTRACTOR:
      1. THE ROOT PASS MAY BE INIATED NEAR THE CENTER OF THE JOINT. IF THIS APPROCH IS USED, THE WELDER SHOULD EXTEND THE ELECTROED THROUGH THE WELD ACESS HOLE, APPROXIMATELY 1" BEYOND THE OPPOSITE SIDE OF THE GIRDER WEB. THIS IS TO ALLOW ADEQUATE ACESS FOR CLEARING AND INSPECTION POINT OF THE WELD BEFORE THE SECOND HALF-LENGTH OF THE ROOT PASS IS APPLIED. IT IS NOT DESIRABLE TO INITIATE THE ARC IN THE EXACT CENTER OF THE GIRDER WIDTH SINCE THIS WILL LIMIT ACCESS TO THE START OF THE WELD DURING POST-WELD OPERATIONS. AFTER THE ARC IS INIATED, TRAVEL SHOULD PROGRESS TOWARD THE END OF THE JOINT (OUTBOARD BEAM FLANGE EDGE) AND THE WELD SHOULD BE TERMINATED ON A WELDTAB/RUN OFF TAB. TABS SHALL EXTEND THE JOINT, NO END DAMS.
      2. THE WELD MAY BE INIATED ON THE WELD RUN-OFF TAB, WITH TRAVEL PROGRESSING TOWARD THE CENTER OF THE GIRDER FLANGE WIDTH. WHEN THIS APPROACH IS USED, THE WELDER SHOULD STOP WELD APPROXIMATELY 1" BEFORE THE BEAM WEB. IT IS NOT ADVISABLE TO LEAVE THE WELD CRATER DIRECTLY IN THE CENTER OF THE BEAM FLANGE WIDTH SINCE THIS WILL HINDER POST-WELD OPERATIONS.
   C. THE HALF LENGTH ROOT PASS SHOULD BE THOUROUGHLY SLAGGED AND CLEANED.
   D. THAT IS NEAR THE CENTER OF THE BEAM FLANGE SHOULD BE VISUALLY INSPECTED TO ENSURE FUSION, SOUNDNESS, FREEDOM FROM SLAG INCLUSIONS AND EXCESSIVE POROSITY. THE RESULTING BEAM PROFILE SHOULD BE SUITABLE FOR OBTAINING FUSION BY THE SUBSEQUENT PASS TO BE INIATED ON THE OPPOSITE SIDE OF THE GIRDER WEB. IF THE PROFILE IS NOT CONDUCTIVE TO GOOD FUSION THE START OF THE FIRST ROOT PASS SHUOLD BE GROUND, GOUGED, CHIPPED OROTHERWISE PREPARED TO ENSURE ADEQUATE FUSION.
   E. THE SECOND HALF OF THE WELD JOINT SHOULD HAVE THE ROOT PASS APPLIED BEFORE ANY OTHER WELD PASSES ARE PERFORMED. THE ARC SHOULD BE INIATED AT THE END OF THE HALF LENGTH ROOT PASS THAT IS NEAR THE CENTER OF THE BEAM FLANGE, AND TRAVEL SHOULD PROGRESS TO THE OUTBOARD END OF THE JOINT, TERMINATING ON THE WELD TAB.
   F. EACH WELD LAYER SHOULD BE COMPLETED ON BOTH SIDES OF THE JOINT BEFORE A NEW LAYER IS DEPOSITED.
   G. WELD RUN-OFF TABS SHOULD BE REMOVED AND GROUND FLUSH TO THE BEAM FLANGE.

DEVIATION FROM THE PRECIDEENG PROCEDURES MAY BE MADE, PROVIDING THE CONTRACTOR SUBMITS IN WRITING AN ALTERNATE SEQUENCE THAT IS APPROVED BY THE ENGINEER PRIOR TO FABRICATION OR REPAIR.

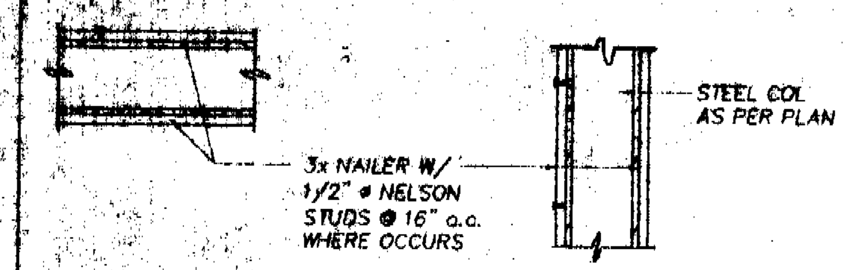
5. FOR ORDINARY MOMENT RESISTANT FRAMES, OMRF, WITH FLEXIBLE DIAPHRAGMS, THE BACKING BAR AND THE RUN-OFF TABS ARE NOT REQUIRED TO BE REMOVED FROM THE BOTTOM FLANGE.
6. REQUIREMENTS FOR "K" AREA:
   A. WELDS SHOULD BE STOPPED SHORT OF "K" AREA FOR CONTINUITY PLATES.
   B. FOR CONTINUITY PLATES, FILLET WELDS AND/OR PARTIAL JOINT PENETRATION WELDS PROPORTIONED TO TRANSFER THE CALCULATED STRESS TO THE COLUMNWEB SHOULD BE CONSIDERED INSTEAD OF COMPLETE JOINT PENETRATION WELDS. WELD VOLUME SHOULD BE MINIMIZED.
   C. RESIDUAL STRESSES IN HIGHLY RESTRAINED JOINTS MAY BE DECREASED BY INCREASED PREHEAT AND PROPER WELD SEQUENCING.
   D. MAGNETIC PARTICLE OR DY PENETRANT INSPECTION SHOULD BE CONSIDERED FOR WELD AREAS IN OR NEAR THE "K" AREA OF HIGHLY RESTRAINED CONNECTIONS USING CONTINUITY PLATES AFTER THE FINAL WELDING HAS COMPLETELY COOLED.
   E. WHEN POSSIBLE, ELIMINATE THE NEED FOR COLUMN WEB DOUBLER PLATES BY INCREASING COLUMN SIZE.

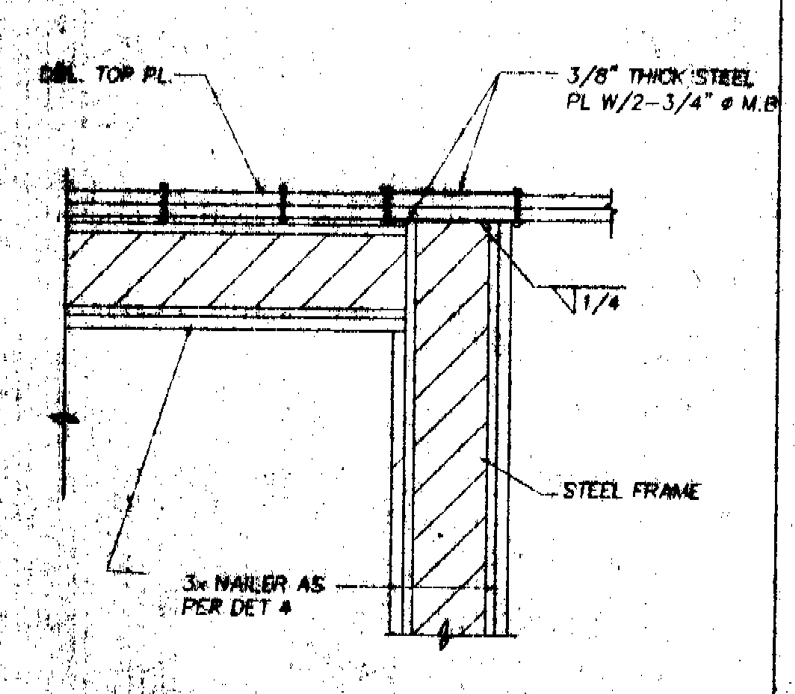
(3)



1-STORY FRAME

(4)





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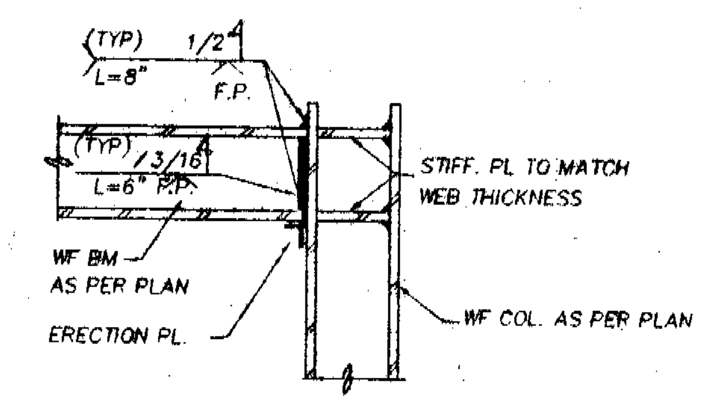


MOMENT CONN. DETAIL

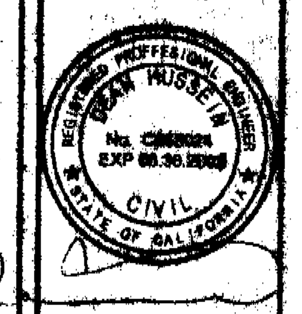
(2A) (1A) (2B) (1B) (2C) (1C) (2D) (1D)

REVISIONS	BY	DATE

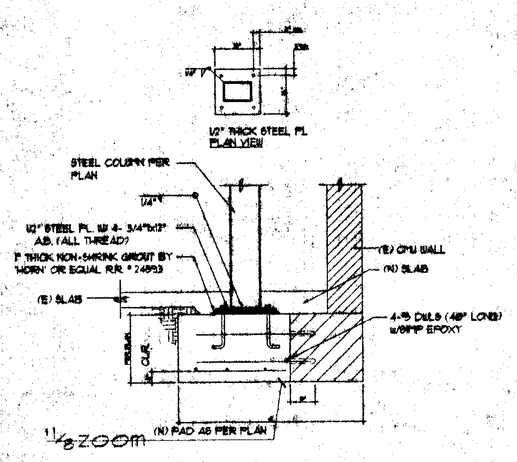
STRUCTURAL DESIGN PLUS
STRUCTURAL
CIVIL
DRAFTING
TITLE-24

SHEET NAME: STEEL MOMENT FRAME NOTES & STRUCTURAL DETAILS

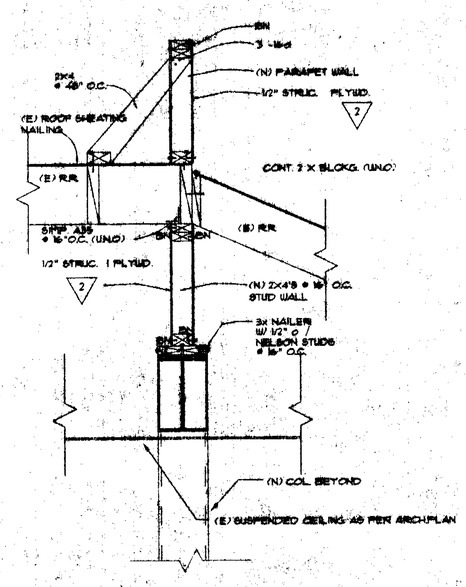
PROJECT: 1720 SAN CARLOS ST. SAN JOSE, CA



DATE: 04.28.2002
DRAWN BY: SF
PROJECT NO.: 2-JAL-13
SCALE: NOT TO SCALE
SHEET NO.: S-2.1

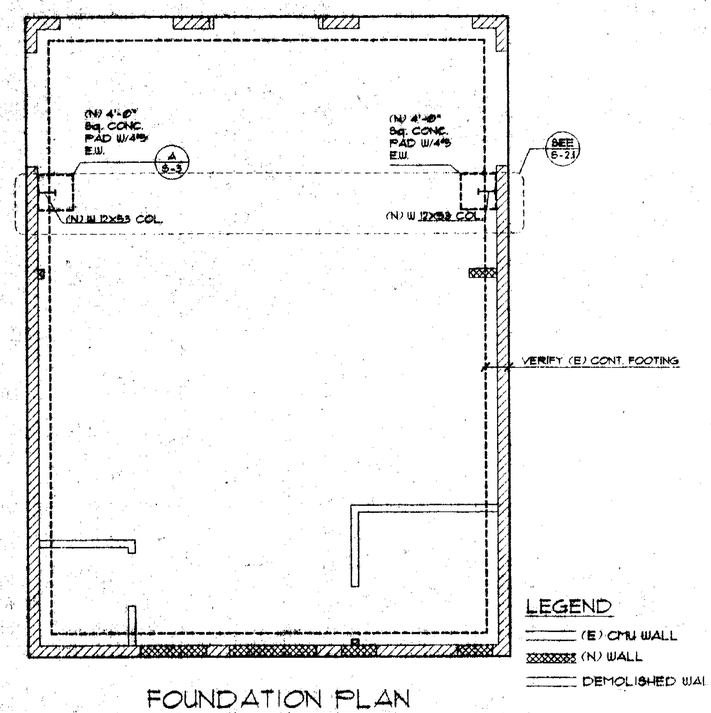


STEEL COL/ PAD (A)

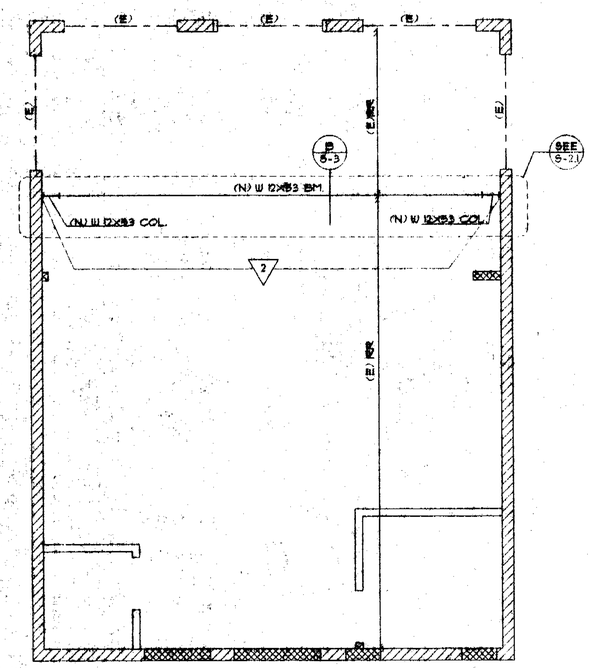


2 SEE SHT.S-2 FOR SHEAR WALL SCHEDULE

SHEAR TRANSFER DET (B)



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

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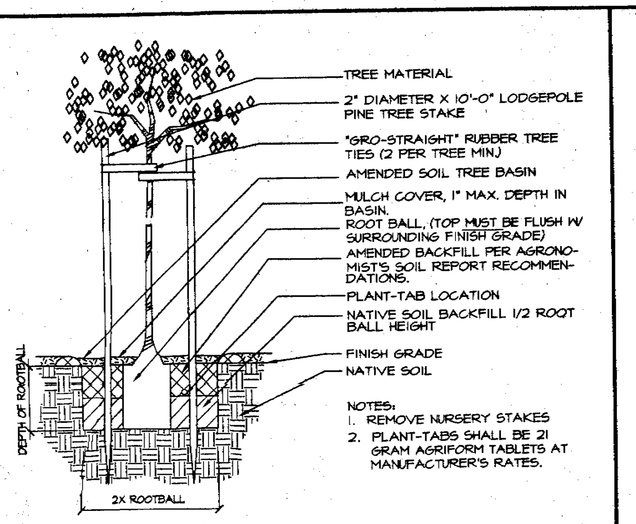
DRAWN BY: JA
PROJECT NO.: 2-JAL-13
SCALE: N/A
SHEET NO.: S-3



NOTES:
1. REMOVE NURSERY STAKES
2. PLANT-TABS SHALL BE 21 GRAM AGRIFORM TABLETS AT MANUFACTURER'S RATES.

1 TREE DETAIL

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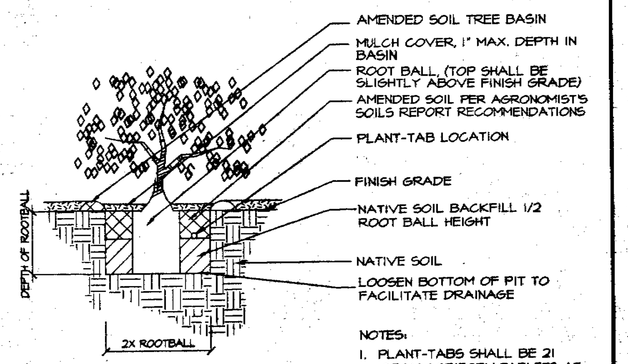

NOTES:
1. PLANT-TABS SHALL BE 21 GRAM AGRIFORM TABLETS AT MANUFACTURERS RATES.

2 SHRUB DETAIL

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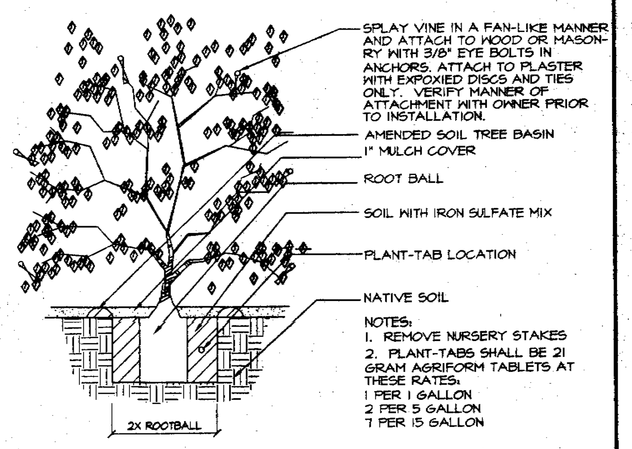
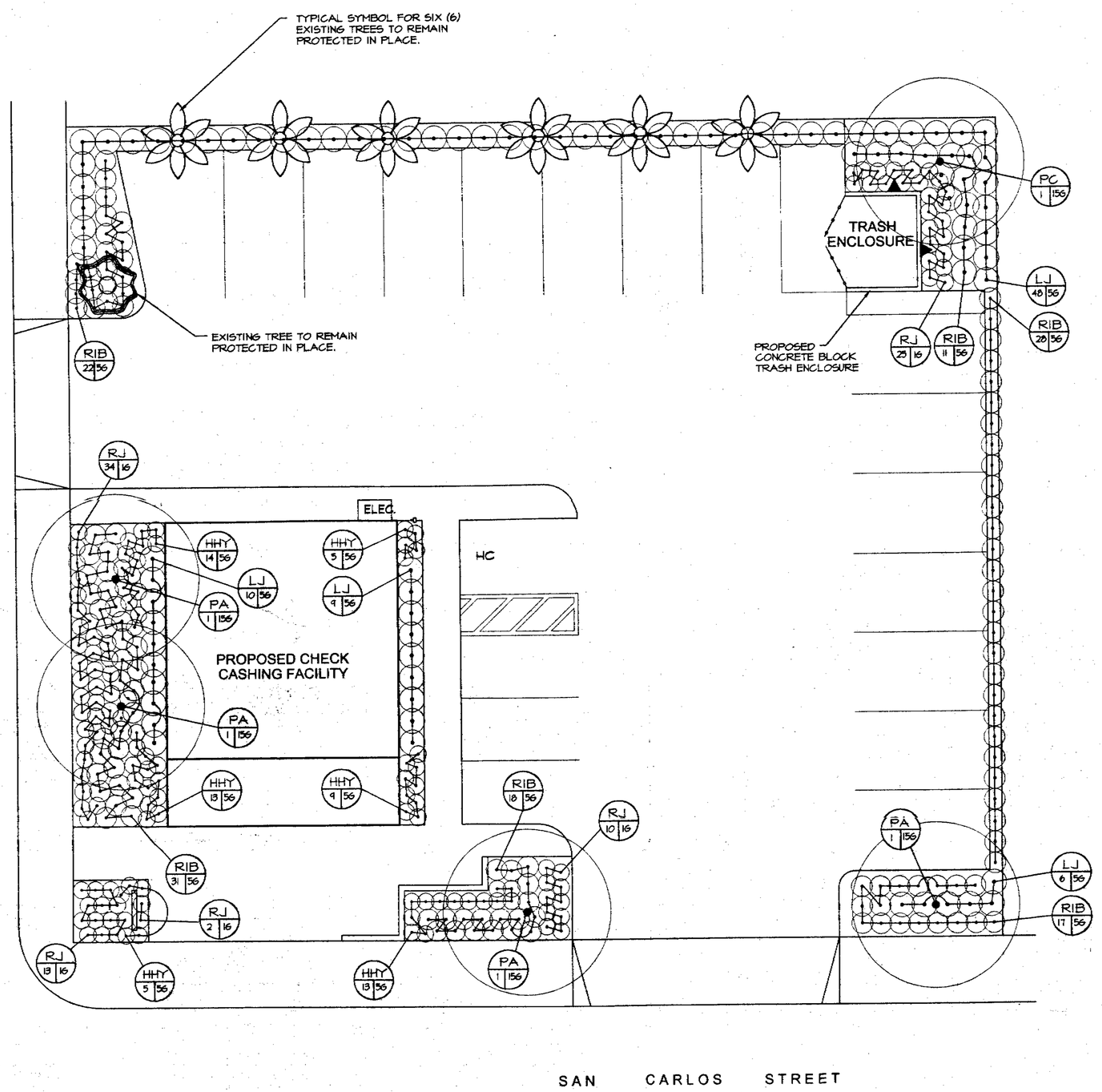


NOTES:
1. REMOVE NURSERY STAKES
2. PLANT-TABS SHALL BE 21 GRAM AGRIFORM TABLETS AT THESE RATES:
1 PER 1 GALLON
2 PER 5 GALLON
7 PER 15 GALLON

3 VINE DETAIL

SCALE: NTS



1 SITE PLAN

SCALE: 1/8"=1'-0"

PLANTING NOTES:

1. ALL WORK SHALL CONFORM TO APPLICABLE LOCAL CODES.
2. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHER WISE SPECIFIED.
3. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
4. ALL PLANT MATERIAL WITHIN A SPECIES SHALL HAVE IDENTICAL FORM. ANY TREE DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE TREE OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S EXPENSE. THE SAME SHALL HOLD TRUE FOR SHRUBS AND GROUNDCOVERS. ANY MATERIAL HAVING THIN OR SPARSELY SPACED BRANCHES SHALL BE REJECTED. ANY MATERIAL APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
5. ALL PLANTING AREAS SHALL RECEIVE A 2" LAYER OF NITROGEN FORTIFIED SHREDDED "WALK-ON" BARK. THE MULCH SHALL CONSIST OF 65% WALK-ON BARK AND 35% SHREDDED BARK, THOROUGHLY MIXED AND SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS, EXCEPT SLOPES UNLESS OTHERWISE DENOTED ON PLAN. THE MULCH SHALL BE 1" DEEP WITHIN ALL TREE AND SHRUB WATERING BASINS. ABSOLUTELY NO BARE GROUND SHALL BE SHOWNING. PROVIDE SAMPLE OF MULCH PRIOR TO ORDERING FOR APPROVAL BY THE OWNERS REPRESENTATIVE.
6. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANT MATERIAL. ANY PLANT MATERIAL DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH ONE OF THE SAME TYPE AND SIZE AT THE CONTRACTOR'S EXPENSE, AS ACCEPTABLE TO THE OWNER.
7. REFER TO NOTE # 10 FOR WEED ABATEMENT PROGRAM.
8. REFER TO SPECIFICATIONS FOR SOIL PREPARATION PROGRAM.
9. CONTRACTOR SHALL HAVE SOIL SAMPLES TAKEN AFTER FINISH GRADES HAVE BEEN ESTABLISHED. THESE SAMPLES SHALL BE TESTED BY AN ESTABLISHED SOILS LABORATORY FOR SOIL FERTILITY AND AGRICULTURAL SUITABILITY. EACH SAMPLE SHALL CONTAIN APPPROXIMATELY ONE QUART, BUT NO LESS. THE RECOMMENDATIONS SHALL BE BASED ON THE PLANT LIST FOR THIS PROJECT WHICH THE CONTRACTOR SHALL SUBMIT TO THE AGRONOMIST WITH THE SOIL SAMPLES.
   THE CONTRACTOR SHALL INSTALL THE SOIL AMENDMENTS AND PLANT MATERIALS PER THE SOILS REPORT RECOMMENDATIONS AFTER RECEIVING A CHANGE ORDER FROM THE OWNER.
   ANY CHANGE IN COST DUE TO THE SOIL REPORT SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT. THE REPORT SHALL CONTAIN RECOMMENDATIONS FOR ALL CONTAINER MATERIAL, ANNUAL COLOR, PALM TREES IF APPLICABLE, AND TURF. IT SHALL ALSO PROVIDE A MONTHLY MAINTENANCE PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG TERM MAINTENANCE.
   FOR BIDDING PURPOSED ONLY, THE SOIL PREPARATION MIX SHALL CONSIST OF THE FOLLOWING, INCORPORATED INTO THE TOP 6" OF SOIL MEANS OF ROTOTILLING AFTER CROSS-RIPPING.
   HERBACEOUS GROUNDCOVERS AND ANNUAL COLOR BEDS, (NOT SLOPES OR SHRUB ONLY AREAS):
   NITROGEN STABILIZED ORGANIC AMENDMENT - 6 CU.YDS. PER 1,000 S.F.
   AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F.
   AGRICULTURAL GYPSUM - 100 LBS PER 1,000 S.F.
   BACKFILL FOR TREES SHALL CONSIST OF THE FOLLOWING:
   6 PARTS BY VOLUME ON-SITE SOIL
   4 PARTS BY VOLUME NITROGEN STABILIZED ORGANIC AMENDMENT
   1 CU.FT. 12-12-12 FERTILIZER PER CU.YD.
   10 LBS. AGRICULTURAL GYPSUM PER CU.YD.
   2 LBS. IRON SULPHATE PER CU.YD.
10. AFTER SOIL PREPARATION AND ESTABLISHMENT OF FINAL GRADES, PRIOR TO ANY PLANTING THE CONTRACTOR SHALL IRRIGATE THOROUGHLY FOR A PERIOD OF TIME, TWO TO THREE WEEKS, OR UNTIL WEED SEEDS HAVE GERMINATED. WHEN THERE IS SUFFICIENT WEED SEED GERMINATION, THE CONTRACTOR SHALL APPLY A POST EMERGENT CONTACT WEED KILLER ACCORDING TO THE DIRECTIONS OF THE MANUFACTURER. THE CONTRACTOR SHALL THEN WAIT AN ADDITIONAL TWO, (2) WEEKS TO ALLOW THE WEED KILLER TO DISSIPATE, THEN PLANT AS INDICATED ON THE PLANS. THE CONTRACTOR SHALL REMOVE ANY RESIDUAL FOLIAGE AND/OR ROOTS IN FLAT AREAS. A PRE EMERGENT HERBICIDE IS RECOMMENDED IN AREAS NOT RECEIVING SEEDED MATERIAL.
11. THE CONTRACTOR SHALL MAINTAIN THE PROJECT FOR A PERIOD OF NINETY, (90) DAYS.
12. THE CONTRACTOR SHALL BE AWARE OF EXISTING AND PROPOSED UTILITIES, AND BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR INJURY TO ANY PERSON.
13. THE CONTRACTOR SHALL INSTALL ROOT BARRIERS AROUND ALL TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" CP-24-2" PANELS INSTALL IN A LINEAR MANNER ADJACENT TO HARDSCAPE PER MANUFACTURER'S SPECIFICATIONS. THE LENGTH OF THE PANELS SHALL EXTEND 2' MINIMUM PAST THE MATURE TREE DRIP LINE.
14. DRAWINGS HAVE BEEN PREPARED USING BASE SHEET INFORMATION DERIVED FROM PLANS PREPARED BY H.A. GIL ASSOCIATES.
15. COORDINATE WITH THE CITY ARBORIST'S OFFICE (408.277.2762) FOR ACQUIRING A PLANTING PERMIT FOR STREET TREES BEHIND SIDEWALK.

TREE LEGEND:

DESCRIPTION	MINIMUM HEIGHT	WIDTH
PA - PLATANUS ACERIFOLIA 'YARWOOD' - YARWOOD SYCAMORE 15 GALLON	7'-9'	2'-3'
PC - PISTACIA CHINENSIS - CHINESE PISTACHE 15 GALLON	7'-8'	2'-3'

SHRUB LEGEND:

RIB - RHAPHIOLEPIS INDICA 'BALLERINA' - DWARF INDIAN HAWTHORNE
RJ - RHYNCHOSPERMUM JASMINOIDES - STAR JASMINE
HHY - HEMEROCALLIS HYBRID STARBURST YELLOW 'MONOW' - YELLOW DAYLILY
LJ - LIGUSTRUM JAPONICUM 'TEXANUM' - PRIVET

VINE LEGEND:

▲ DENOTES CLYTOSTOMA CALLISTEGIOIDES - VIOLET TRUMPET VINE 5 GALLON. REMOVE NURSERY STAKES AND SPLAY ONT WALLS PER DETAIL

PLANTING LEGEND:

OO / OO|5G — DENOTES PLANT MATERIAL, SEE LEGEND ABOVE
DENOTES QUANTITY IN GROUPING, AND SIZE. (24"=24" BOX, 15G=15 GALLON, 5G=5 GALLON 1G=1 GALLON)

REVISIONS	BY

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PROJECT: PROPOSED CHECK CASHING FACILITY

SHEET TITLE: PLANTING PLAN

CLIENT: POPULAR CASH EXPRESS
1720 SAN CARLOS STREET
SAN JOSE, CALIFORNIA

North

LICENSED LANDSCAPE ARCHITECT JOSEPH A. VARONIN 1737 STATE OF CALIFORNIA
11-30-02

DATE: 5-23-02
SCALE: AS SHOWN
DRAWN: HK
CHECKED: JAV
SHEET: L-1
OF 1 SHEETS