

GENERAL NOTES:

- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL WORK COVERED BY THESE DRAWINGS AND SPECIFICATIONS SHALL BE PERFORMED IN CALIFORNIA, BUILDING CODES, AND THE RULES, REGULATIONS, ORDERS AND LAWS OF ALL PUBLIC AUTHORITIES.
- TYPICAL DETAILS AND GENERAL NOTES APPLY TO ALL PART OF THE JOB EXCEPT WHERE SPECIFICALLY DETAILED OR NOTE OTHERWISE ON OTHER SHEETS.
- THE STRUCTURAL DRAWINGS SHOW ONLY THE BASIC STRUCTURAL FRAME. REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR NON-STRUCTURAL ITEMS WHICH REQUIRE SPECIAL PROVISIONS DURING THE CONSTRUCTION OR REPAIRING REQUIRE SPECIAL PROVISIONS DURING THE REPAIR OF THE STRUCTURAL ELEMENTS. DIMENSIONS OF OPENINGS ARE FOR REFERENCE ONLY.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE COMMENCING ANY PORTION OF THE WORK, AND SHALL NOTIFY THE ENGINEER AND OWNER IN WRITING IMMEDIATELY IF THERE ARE ANY DISCREPANCIES ON PLANS AND / OR SPECIFICATIONS WHICH IN FACT EXIST OR WHICH MAY BE REQUIRED IN ORDER TO ACCOMMODATE EXISTING CONDITIONS; COMMENCEMENT OF WORK SHALL CONSTITUTE FULL ACCEPTANCE OF SITE CONDITIONS.
- ALL OMISSIONS OR DISCREPANCIES BETWEEN THE VARIOUS ELEMENT OF WORKING DRAWINGS AND / OR SPECIFICATIONS WHICH MAY REQUIRE CLARIFICATION OR ADDITIONAL DETAILS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OAR & AOR IN WRITING BEFORE PROCEEDING WITH ANY WORK SO INVOLVED. IF THE CONTRACTOR PROCEEDS TO COMPLETE THE WORK ON HIS OWN, HE SHALL ASSUME FULL RESPONSIBILITY FOR SUCH WORK.
- DO NOT SCALE DRAWINGS.
- THE CONTRACTOR SHALL VISIT THE JOB SITE AS MANY TIMES AS NECESSARY IN ORDER TO FAMILIARIZE HIMSELF WITH THE EXISTING JOB SITE CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND GRADES PRIOR TO MAKING A BID. THE CONTRACTOR'S BID WILL REFLECT HIS JOB SITE OBSERVATIONS AND WILL NOTE ANY INCONSISTENCIES OR CONFLICTS. ANY QUESTIONS REGARDING THESE DOCUMENTS SHALL BE DISCUSSED WITH THE OAR & AOR PRIOR TO BIDDING.
- THESE PLANS HAVE BEEN PREPARED SPECIFICALLY FOR THE WORK SHOWN ON THEM, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SHORING AND BRACING SYSTEMS REQUIRED TO PERFORM THE WORK ON THESE PLANS AND OBTAIN STRUCTURAL CALCULATIONS FOR THESE BRACING OR SHORING SYSTEMS.
- ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS THEY SHALL BE REPORTED TO THE ARCHITECT AND THE ENGINEER SO THAT PROPER PREVISIONS MAY BE MADE.
- IN AS MUCH AS THE REMODELING/ REHABILITATION OF AN EXISTING BUILDING REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE ASSUMPTIONS CANNOT BE VERIFIED WITHOUT EXPENDING GREAT SUMS OF ADDITIONAL MONEY, OR DESTROYING OTHERWISE ADEQUATE OR SERVICABLE PORTIONS OF THE BUILDING. THE CLIENT RECOGNIZES THE INHERENT RISKS CONNECTED WITH CONSTRUCTION AND THAT ADDITIONAL COSTS MAY ARISE DURING THE CONSTRUCTION AS WELL AS ADDITIONAL ENGINEERING FEES.
- NOT ALL INFORMATION SHOWN ON DRAWINGS ARE ACCURATE. SOME OF THEM ARE ESTIMATIONS. CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
- REPAIR TO ORIGINAL CONDITION ALL WALLS AND CEILINGS, FLOORING ETC. DAMAGED DURING ANY INSPECTIONS TESTS OR CONSTRUCTION.
- ALL SECTIONS & DETAILS ETC. SHOWN ON THESE DRAWINGS MAY BE COVERED BY CEILING, WALL COVERING ETC. NEW MEMBER AND CONNECTIONS & REVISIONS MAY BE NEEDED. CONTRACTOR MUST FIELD VERIFY EXISTING AS-BUILT CONDITION PRIOR TO BIDDING & CONSTRUCTION.
- WHERE NEW ANCHOR STRENGTH WILL BE COMPROMISED BY EXISTING FIELD CONDITION CONTRACTOR MUST NOTIFY THE ARCHITECT AND ENGINEER TO REVIEW THE CONDITION AND DETAIL.
- INSPECTION IS REQUIRED FOR ALL EXPANSION ANCHOR BOLTS AND EPOXY ANCHORS.

BUILDING CODE

BUILDING SHALL COMPLY WITH THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE.

FOUNDATION

SANDY CLAY ASSUMED, SOIL CLASSIFICATION IS SUBJECTED TO THE APPROVAL OF CITY OF TORRANCE BUILDING DEPARTMENT OFFICIAL. 1500 PSF ALLOWABLE VALUE USED FOR DESIGN.

ALL FOOTINGS TO BE 12" MIN. INTO UNDISTURBED NATURAL SOIL OR APPROVED COMPACT SOIL. BOTTOM OF FOOTING SHALL BE EMBEDDED MIN. 18 INCHES BELOW THE LOWEST ADJACENT GRADE. ALL CONTINUOUS FOOTING TO HAVE MIN. 2-#4 BARS CONT. AT TOP & BOTTOM & LAP 1'-6" MIN. AT CORNERS. TYP. ANCHOR BOLTS SHALL BE MIN. 5/8"Ø @ 2'-0" O.C. MAX. U.N.O.

IN THE EVENT EXCAVATIONS REVEAL UNFAVORABLE CONDITIONS THE SERVICES OF A SOILS ENGINEER AND /OR GEOLOGIST MAY BE REQUIRED.

CONSTRUCTION

- SHOULD WORK UNCOVER ANY DAMAGED PARTS BEYOND THE CONTRACTED SCOPE AND NEED REPAIR OR REPLACEMENT NOTIFY THE ARCHITECT AND THE ENGINEER FOR INSPECTION.

FRAMING LUMBER

- ALL WOOD MEMBERS TOUCHING CONCRETE OR MASONRY SHALL BE TREATED WOOD.
- ALL STRUCTURAL LUMBER ALL WOOD MEMBERS SHALL BE DOUGLAS FIR-LARCH, NO.1 WEST COAST (WCDF) OF THE FOLLOWING MINIMUM GRADES, UNLESS OTHERWISE NOTED ON PLAN:
 - A) 2 x 4 RAFTERS SEL. STRUCTURAL
 - B) 2x FRAMING OTHER THAN 2 x 4, AND PLATES NO. 1
 - C) 3x NO. 1
 - D) BEAMS, HEADERS AND ALL OTHER 4x AND LARGER MEMBERS - NO. 1, OR SELECT STRUCTURAL GRADE
- STRUCTURAL PLYWOOD SHALL BE DOUGLAS FIR CONFORMING TO PRODUCT STANDARD PS-1.
- FRAMING HANGERS, CAPS, HOLDDOWNS, BASES, ANCHORS CONNECTORS, STRAPS AND OTHER ELEMENTS SHALL BE AS MANUFACTURED BY SIMPSON STRONG - TIE COMPANY, INC. OR OTHER LISTED MAKE, APPROVED BY BUILDING OFFICIAL.
- CUT WASHERS SHALL BE PLACED UNDER HEADS AND NUTS OF ALL BOLTS AND UNDER HEADS OF LAG BOLTS.
- ALL NAILING SHALL CONFORMED TO TABLE 2304.91, FASTENING SCHEDULE OF CALIFORNIA BUILDING CODE 2013 EDITION, EXCEPT OTHERWISE NOTED ON DRAWING. ALL NAILS TO BE GALVANIZED NAILS.
- ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVER SIZED.
- OTHER LISTED MAKE, APPROVED BUILD OFFICIAL WOOD CONNECTOR'S MAY BE USED INSTEAD OF "SIMPSON" CONNECTOR SHOWN ON PLAN.
- ALL DAMAGED MEMBER, WOOD OR STEEL, MUST BE REPLACED OR REPAIRED ADEQUATELY.
- LUMBER SHALL BE GRADED AND DRESSED IN ACCORDANCE WITH WEST COAST LUMBER GRADING RULES.
- MINIMUM DIMENSIONS FOR SQUARE PLATE WASHERS:

BOLT SIZE	PLATE SIZE
5/8"Ø	TO 3"sq x 1/4"
3/4"Ø	TO 3"sq x 1/4"

USE SQUARE WASHER FOR ALL SHEAR WALL POSTS AND ANCHOR BOLTS

- ANCHOR BOLT EDGE DISTANCE: 1 7/8" FOR 5/8"Ø BOLTS
2 5/8" FOR 7/8"Ø BOLTS
2 1/4" FOR 3/4"Ø BOLTS

- ALL NAILS SHALL BE GALVANIZED COMMON NAILS.

- CLG. JOISTS & RAFTERS TO HAVE CONTINUOUS BLOCKINGS @ 10'-0" O.C. MAX.

- RETIGHTEN BOLTS BEFORE CLOSING-IN.

- ALL EXPOSED WOOD MUST BE WEATHER PROOFED

CONCRETE

- NORMAL WEIGHT STRUCTURAL CONCRETE MIX FOR FOOTING AND SLABS AND SHALL HAVE $f_c = 2,500$ psi (COMPRESSIVE STRENGTH = 2,000 psi AT 28 DAYS OLD)

- MINIMUM PROTECTION FOR STEEL SHALL BE AS FOLLOWS UNLESS SPECIFICALLY DETAILED OTHERWISE ON THE PLANS:
 - A. CONCRETE CAST AGAINST EARTH3"
 - B. CONCRETE CAST AGAINST FORMS BUT IN PERMANENT CONTACT WITH EARTH OR WEATHER
 - #6 AND LARGER BARS 2"
 - #5 AND SMALLER1 1/2"
 - C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH.
 - SLABS, WALLS, JOISTS:
 - #11 AND SMALLER BARS..... 3/4"
 - PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS.....1 1/2"

- LAP ALL REINFORCING STEEL AT ALL SPLICES AND CORNERS WITH CONTACT LAP SPLICES, STAGGER SPLICES OF REINFORCING STEEL IN SAME LAYER 6'-0" MIN. MINIMUM CONTACT LAP SPLICES SHALL BE AS FOLLOWS UNLESS DETAILED OTHERWISE ON PLANS:
 - #3 BAR18"
 - #4 BAR24"
 - #5 BAR24"
 - #6 BAR36"

- ALL ANCHOR BOLTS SHALL BE FABRICATED FROM MILD STEEL IN CONFORMANCE TO ASTM A307 SPECIFICATIONS U.N.O.

REINFORCING STEEL:

- ALL REINFORCING STEEL SHALL BE DEFORMED TYPE CONFORMING TO A.S.T.M. SPECIFICATION A615-S GRADE 60
- DETAILING, FABRICATION AND ERECTION OF REINFORCING BARS SHALL CONFORM TO A.C.I. "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", THE MOST RECENT EDITION.
- BARS SHALL BE CLEAN OF RUST, GREASE OR OTHER MATERIAL LIKELY TO IMPAIR BOND. BENDS SHALL BE MADE COLD.

EPOXY:

EPOXY FOR CONCRETE: SIMPSON SET-XP. ESR-2508 (RR25744), TYP.

ANCHORS TO CONCRETE:



EPOXY FOR CONCRETE : USE SIMPSON SET-XP, ESR-2508 (RR25744) OR APPROVED EQUAL OR

"HILTI" KB-TZ ANCHORS: PER ESR-1917

	MIN. EMBEDMENT	MIN. THICKNESS OF CONC.
Ø	2 1/4"	4"
1"	3"	5"
Ø	3 1/2"	5"

CONTRACTOR MUST FOLLOW ALL INSTRUCTIONS AND RECOMMENDATION OF THE FABRICATOR AS WELL AS ESR-1917, AND ALL REQUIREMENTS OF THE EARTHQUAKE SAFETY GUIDE LINES.

ABBREVIATION LEGEND

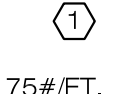
- N = NEW
- E = EXISTING
- O.H. = OPPOSITE HAND
- U.N.O. = UNLESS NOTED OR SHOWN OTHERWISE
-  = CONTINUOUS WOOD MEMBER
-  = WOOD BLOCKING

INDEX OF STRUCTURAL DRAWINGS

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- S-3 ELEVATIONS
- S-4 STRUCTURAL DETAILS & SECTIONS
- S-5 STRUCTURAL DETAILS & SECTIONS
- S-6 STRUCTURAL DETAILS & SECTIONS

ROOF SHEATHINGS NAILING SCHEDULE FOR NEW WOOD BUILDING ADDED ON NORTH END AND BOUND BY GRID LINES (A) - (C) , & (7) - (9) ONLY	
ROOF	
PLYWOOD THICKNESS	1/2"
PLYWOOD GRADE	STRUCTURAL I
PANEL INDEX	32/16
NAILS	10d COMMON, GALV.
EDGE NAILING	4" O.C. MAX.
BOUNDARY NAILING	4" O.C. MAX.
FIELD NAILING	12" O.C. MAX.

NOTES: (1) NOTE ON THE PLANS: "ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS."
(2) APPROVED O.S.B. MAY BE USED FOR EQUIVALENT PLYWOOD.

SHEAR WALL SCHEDULE		
SYMBOL ALLOWABLE SHEAR	SHEAR WALL & NAILING (COMMON NAILS)	ANCHOR BOLTS TO FOOTING
	1/2" STRUCTURAL *1" PLYWOOD, ALL EDGES BLOCKED, 10d NAILS @ 4" O.C. AT SHEET EDGES, @ 12" O.C. AT INTERMEDIATE BEARINGS. END POSTS: 4X POST MIN. AT BOTH ENDS OF WALL, WITH 'CB' TO FOOTING. U.N.O. 1/2" MIN. EDGE DISTANCE PLYWOOD ON BOTH SIDES OF WALL. 1/2" MIN. THICKNESS	5/8" Ø BOLTS @ 24" O.C. MAX. 7" MIN. IN TO CONCRETE. PLACE FIRST AND LAST BOLTS 6" TO 12" FROM END OF 3x SILL PLATE. TOP & BOTTOM USE SQUARE PLATE WASHER FOR BOLTS ANCHOR BOLT END DISTANCE: MIN. - 4 3/8" MAX. - 12"

NOTES:
1. ALL STUDS WALL TO BE 2 X 6 STUDS @ 16"O.C. U.N.O.
2. FOR WALL END POST SEE TYP. DETAIL:

DESIGN CRITERIA:

ALL DESIGN ARE BASED ON WORKING STRESS DESIGN (WSD)

- a. ROOF LIVE LOAD = 20 LB / SQFT
- b. WIND DESIGN DATA.
 - i) BASIC WIND SPEED IN MPH = 110 MPH
 - ii) WIND IMPORTANCE FACTOR, I, AND OCCUPANCY CATEGORY = I = 1
 - iii) WIND EXPOSURE = C
 - iv) INTERNAL PRESSURE COEFFICIENT = 0.18
- c. EARTHQUAKE DESIGN DATA:
 - i) SEISMIC IMPORTANCE FACTOR, I, AND OCCUPANCY CATEGORY. = I = 1, CATEGORY II
 - ii) MAPPED S_s AND S_1 = $S_s = 1,859g$ $S_1 = 0.674g$
 - iii) SITE CLASS = D
 - iv) S_{DS} AND S_{D1} = $S_{DS} = 1.487g$, $S_{D1} = 0.608g$
 - v) SEISMIC DESIGN CATEGORY = II
 - vi) BASIC SEISMIC-FORCE-RESISTING SYSTEM(S) = SHEAR WALL
 - vii) DESIGN BASE SHEAR = CW (WHERE W=WEIGHT OF BLDG.)
 - viii) R = 6.5
 - ix) ANALYSIS PROCEDURE USED = STATIC LOAD PROCEDURE
- d. SPECIAL LOADS = NONE
- e. SYSTEM OR COMPONENTS REQUIRING SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE. = NONE

NOTE:

THIS NEW WOOD BUILDING ADDITION IS STRUCTURALLY SEPARATED FROM THE EXISTING STRUCTURE

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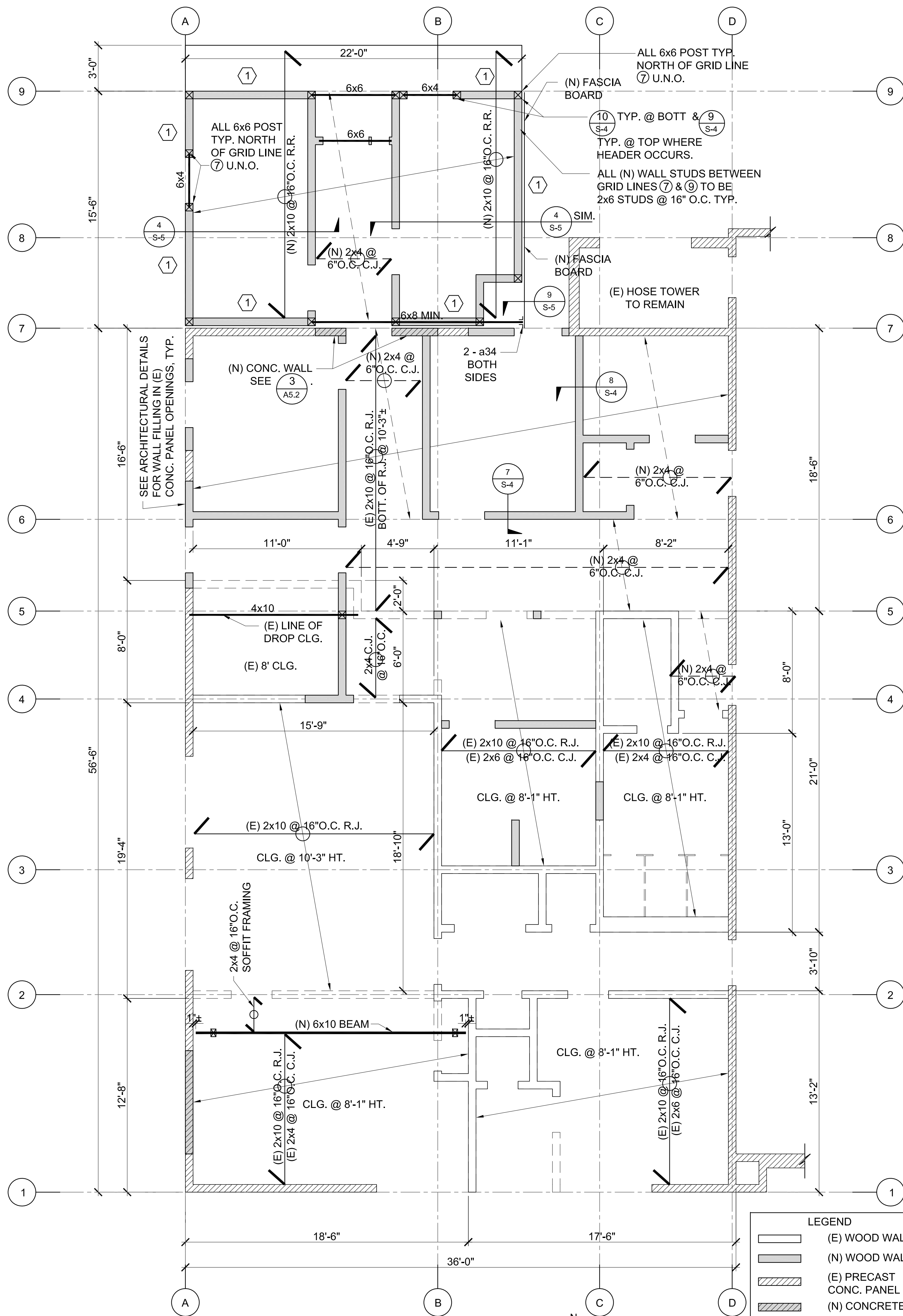
GENERAL NOTES & INDEX OF DRAWINGS

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SHEET

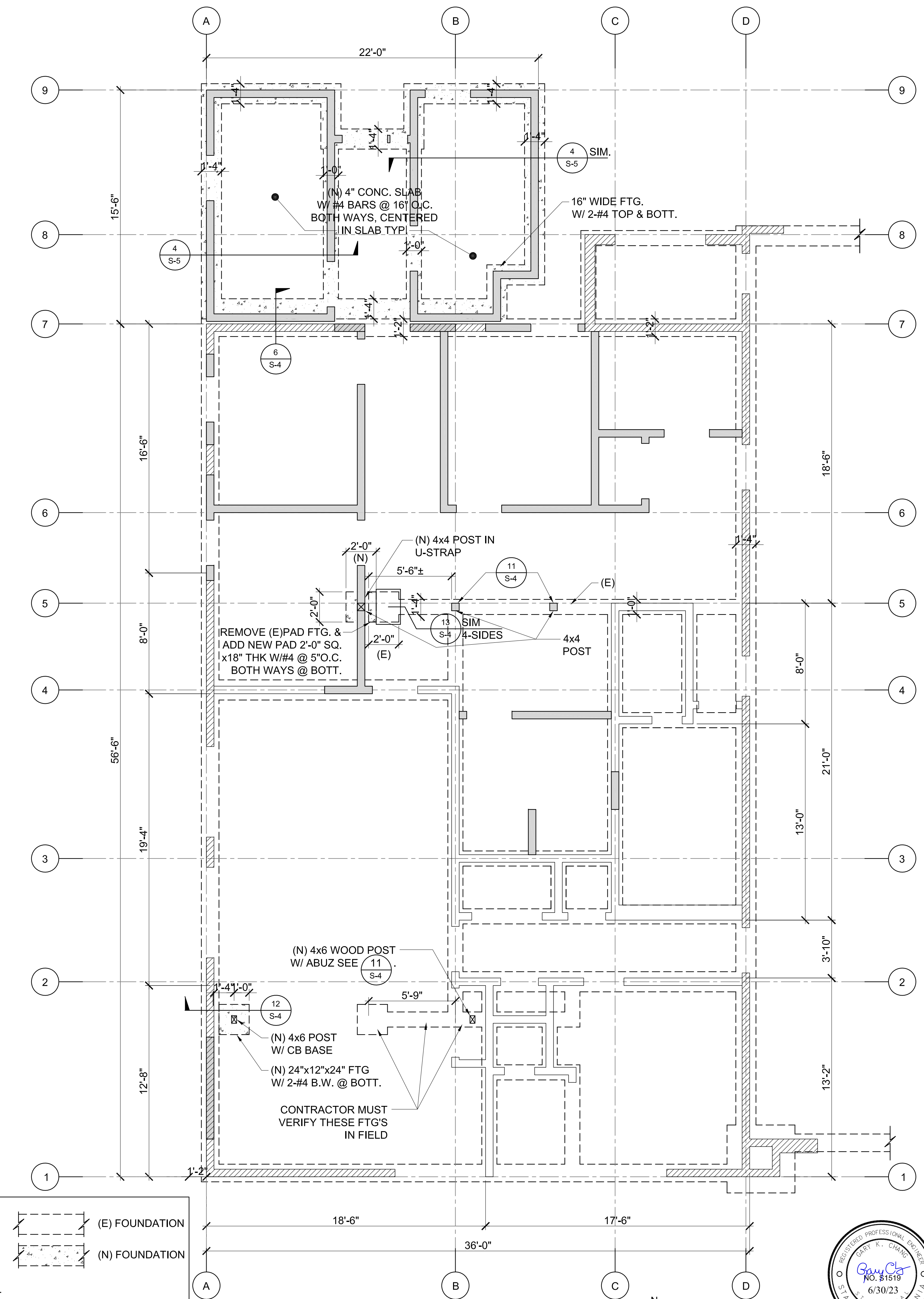
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INDEX NO. 0





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



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

LEGEND

	(E) WOOD WALL		(E) FOUNDATION
	(N) WOOD WALL		(N) FOUNDATION
	(E) PRECAST CONC. PANEL		
	(N) CONCRETE WALL		

FOUNDATION SHALL BE INSPECTED / TESTED BY A SOILS ENGINEER TO ENSURE THAT FOUNDATION IS IN COMPETENT SOILS. ANY INCOMPETENT MATERIALS FOUND SHALL BE REMOVED & RECOMPACTED PER SOILS ENGINEER.



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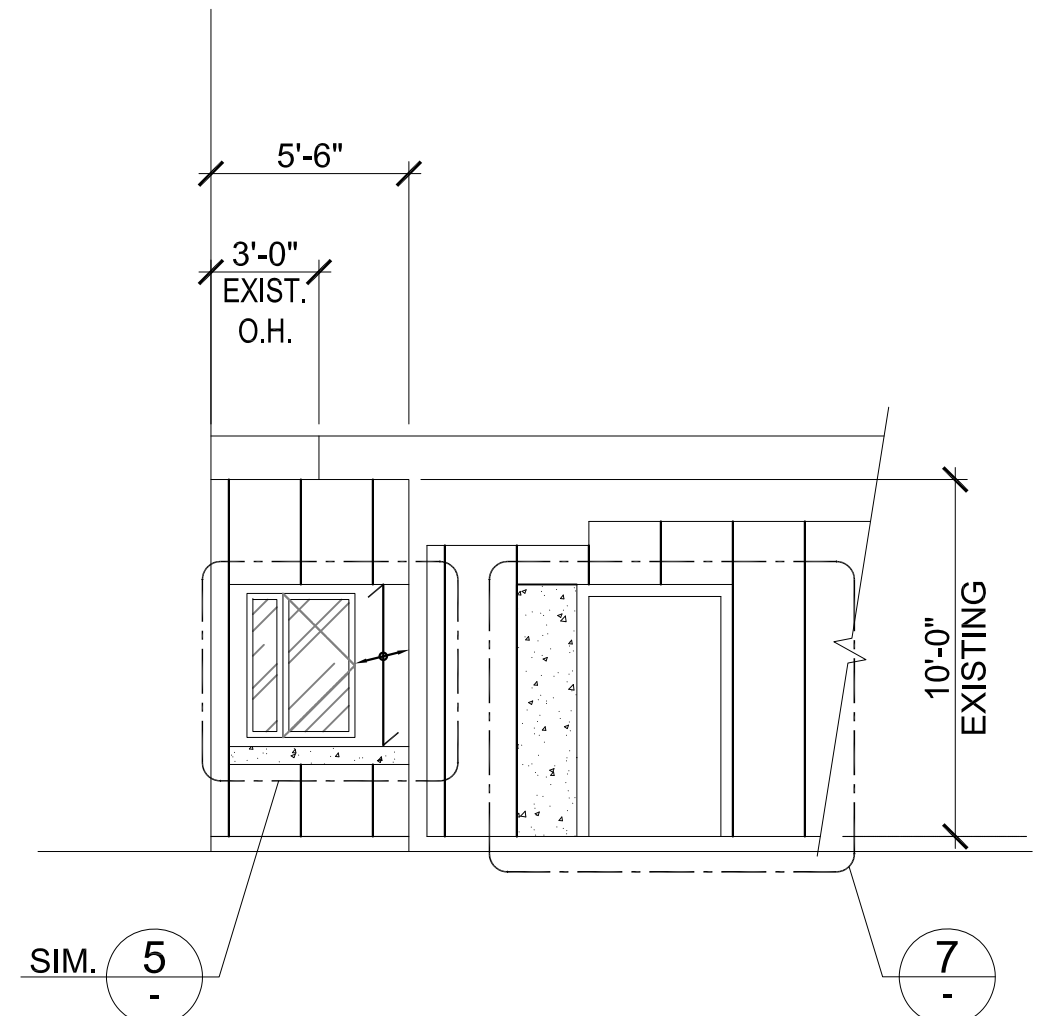
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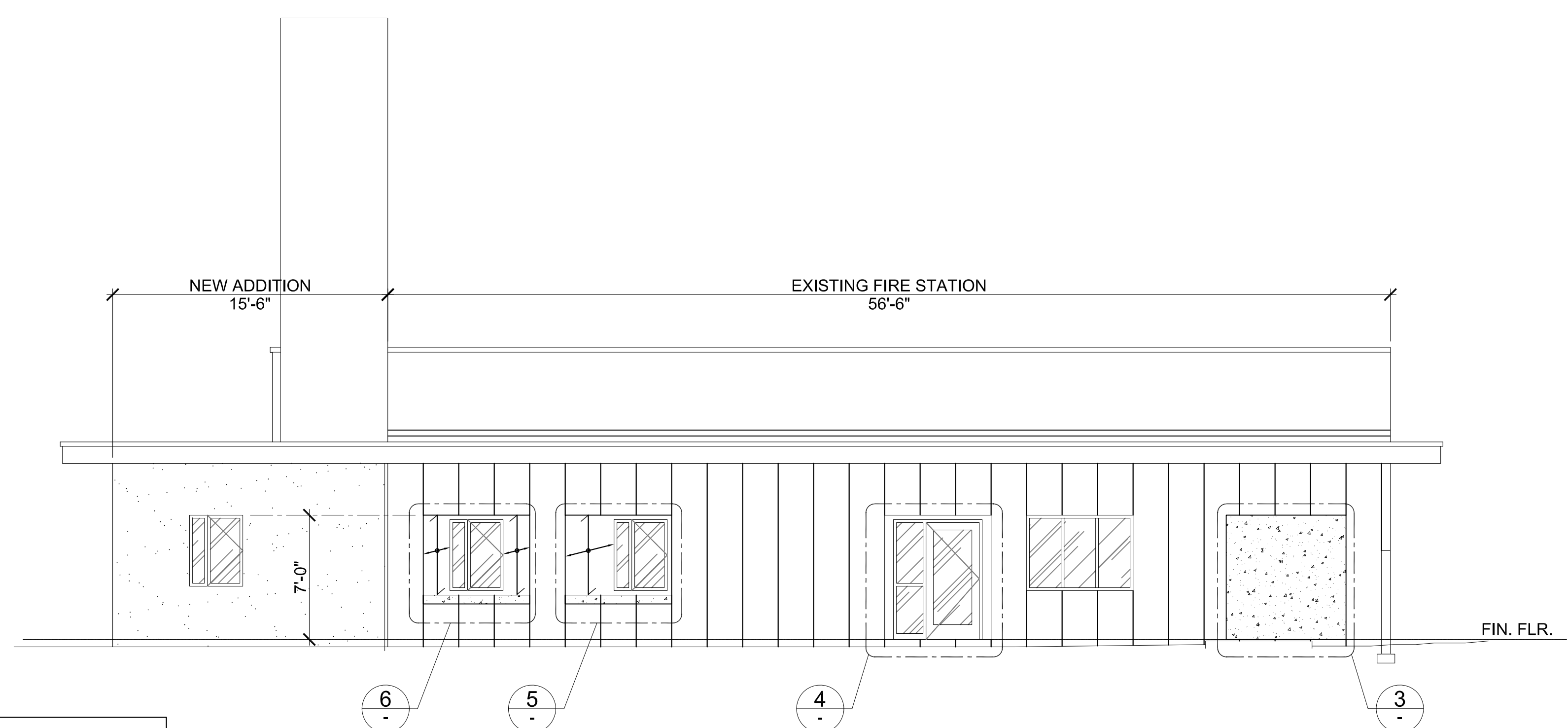
FOUNDATION PLAN & FRAMING PLAN

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SCALE:
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JOB NO.: TO-201-1502
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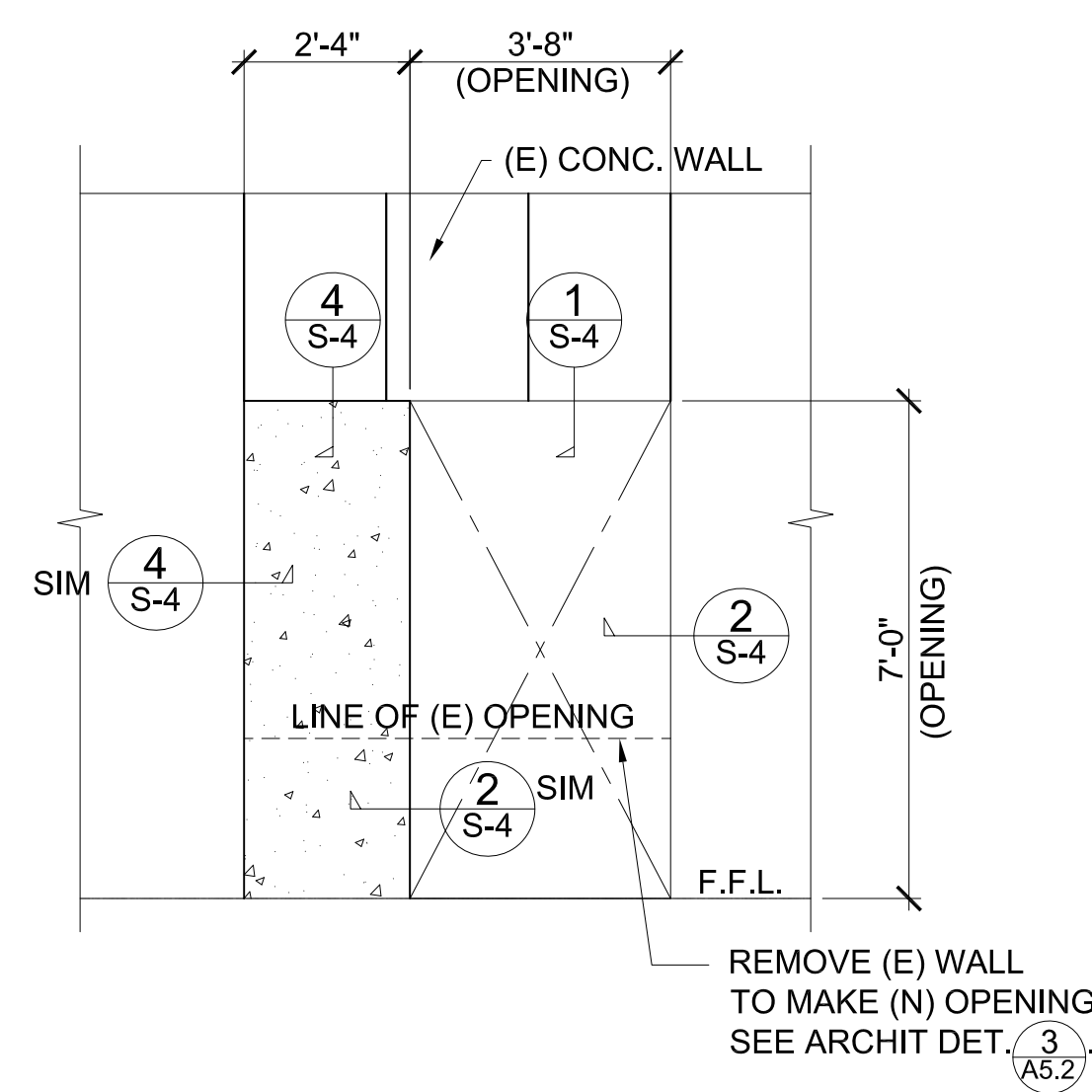


NORTH ALCOVE ELEVATION 2
SCALE: 3/16" = 1'-0"

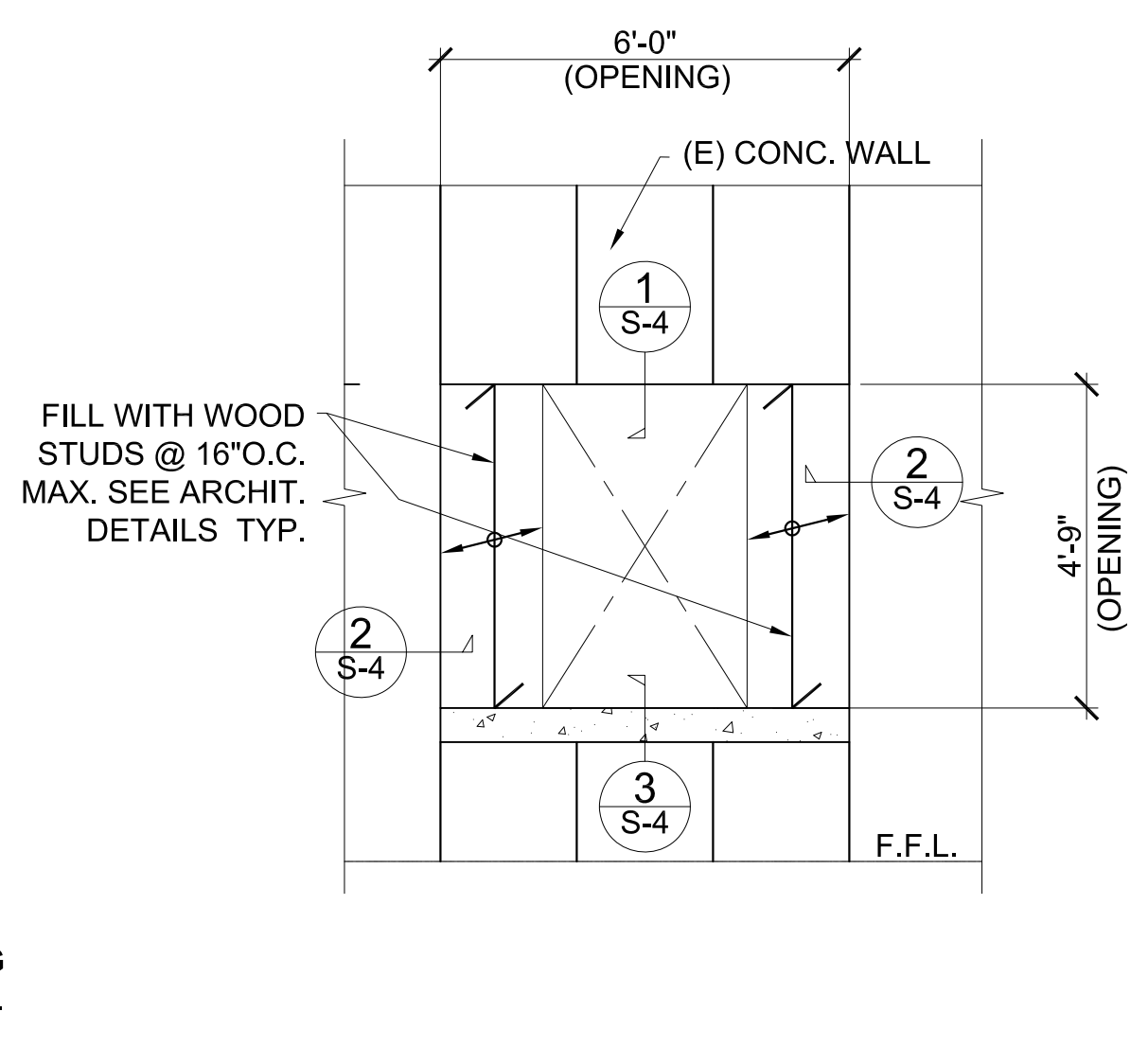


WEST ELEVATION 1
SCALE: 3/16" = 1'-0"

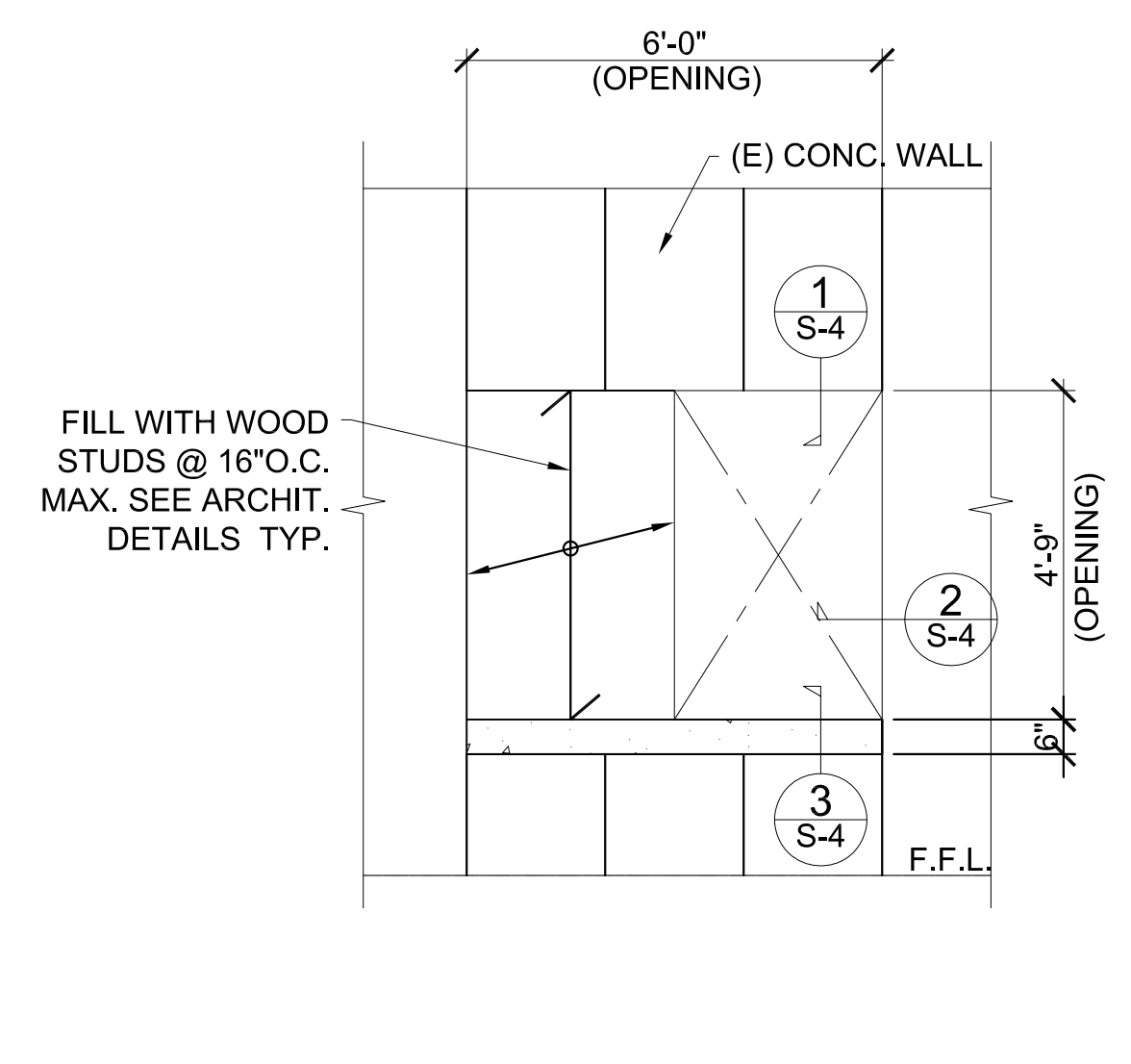
NOTE:
STRUCTURAL WALL ELEVATIONS SHOWS ONLY (N) OPENING WITH REVISED STRUCTURAL ELEMENTS. SEE ARCHITECTURAL DRAWINGS FOR ALL ARCHITECTURAL DETAILS AND DIMENSIONS.



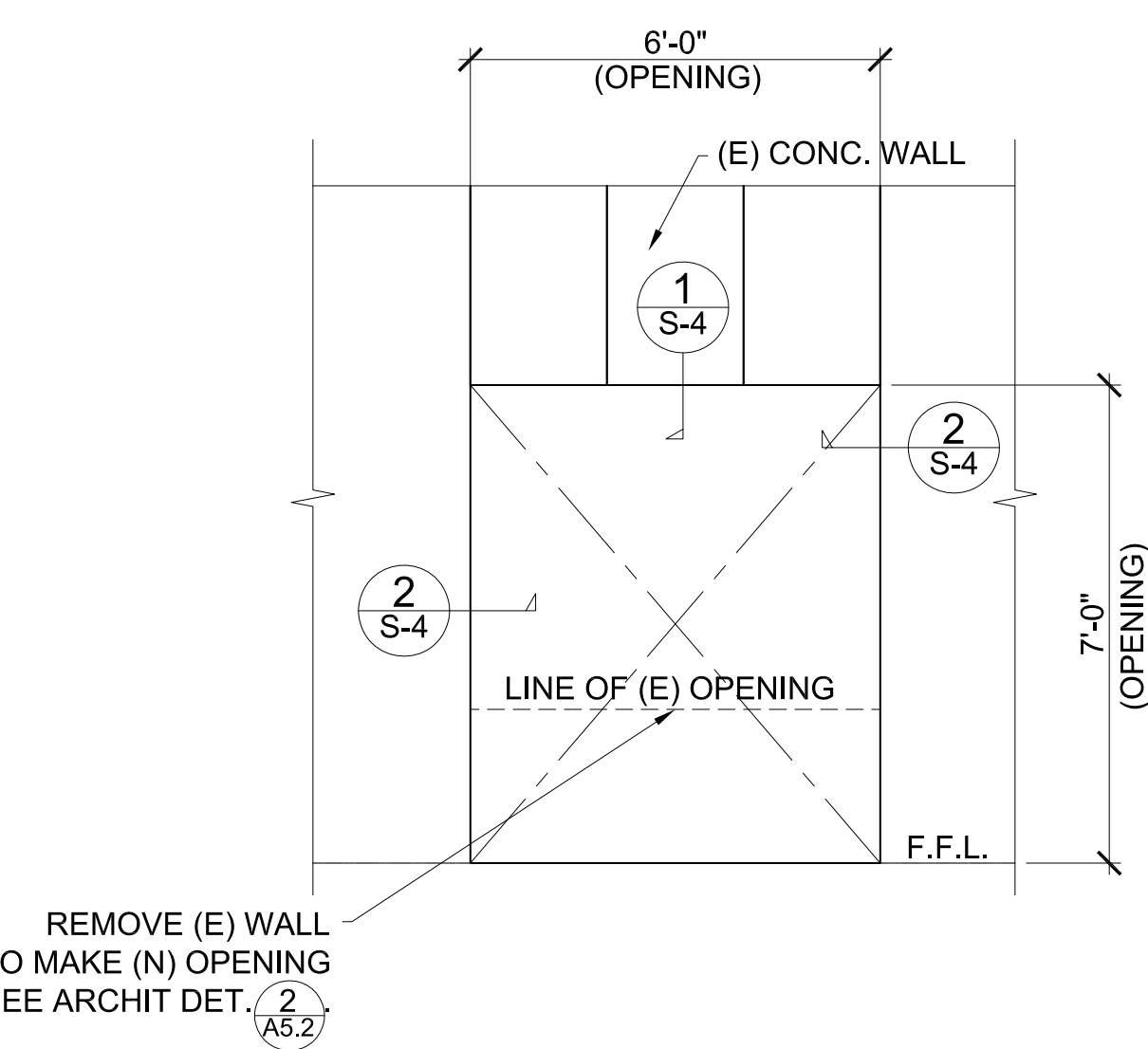
ELEVATION DETAIL 7
SCALE: 3/8" = 1'-0"



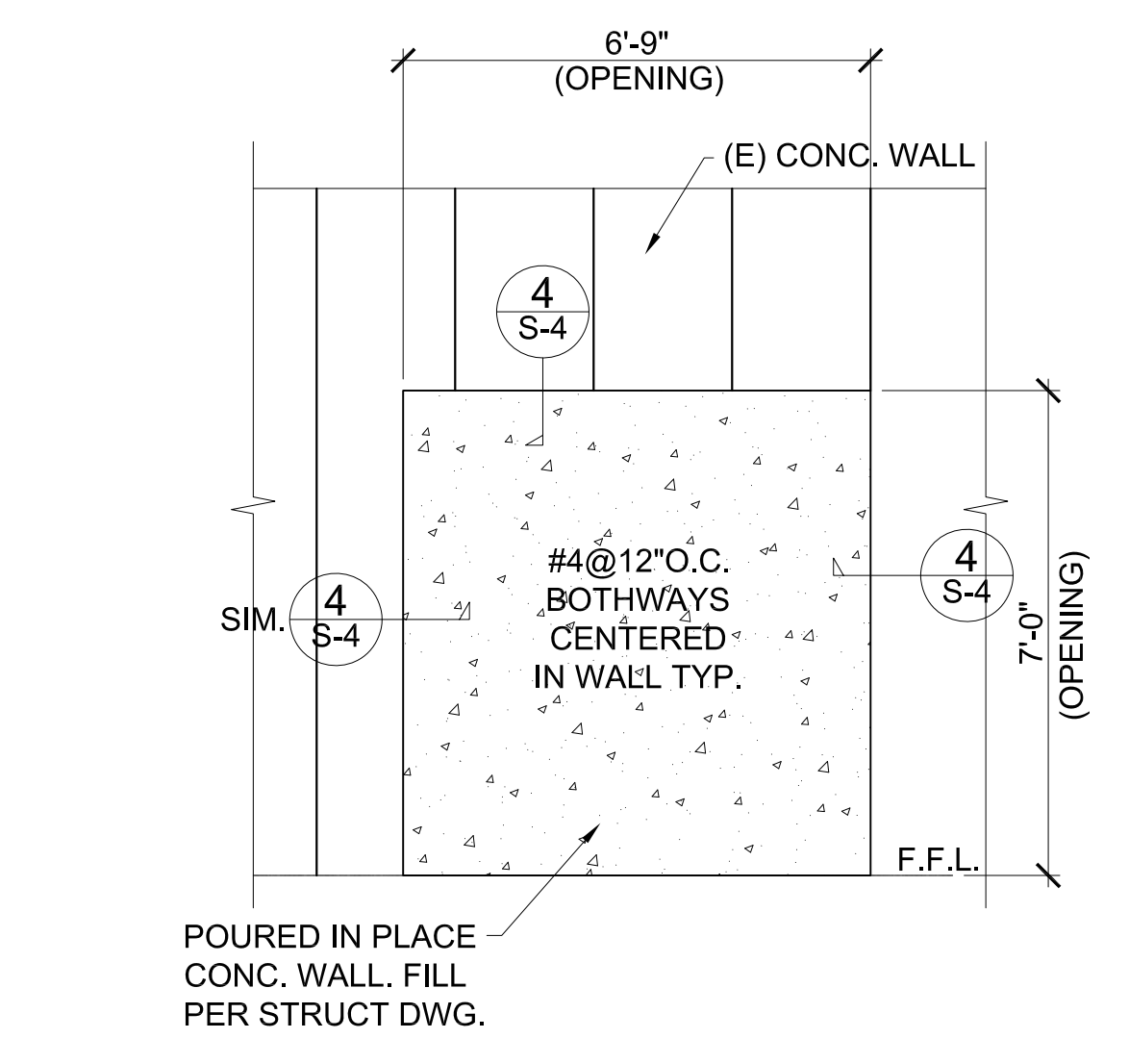
ELEVATION DETAIL 6
SCALE: 3/8" = 1'-0"



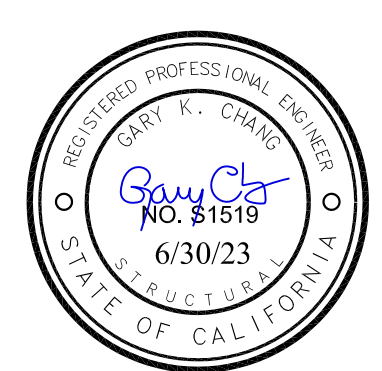
ELEVATION DETAIL 5
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ELEVATION DETAIL 4
SCALE: 3/8" = 1'-0"



ELEVATION DETAIL 3
SCALE: 3/8" = 1'-0"



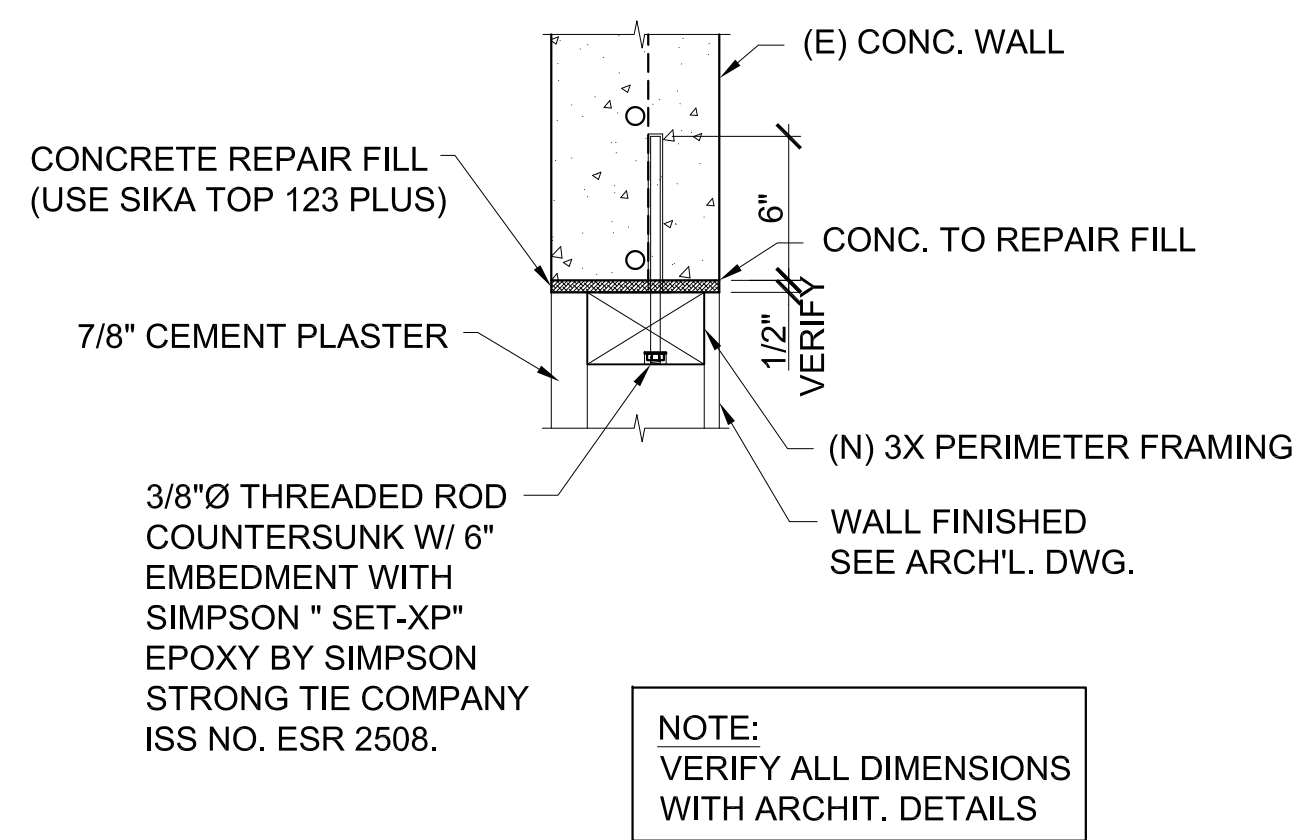
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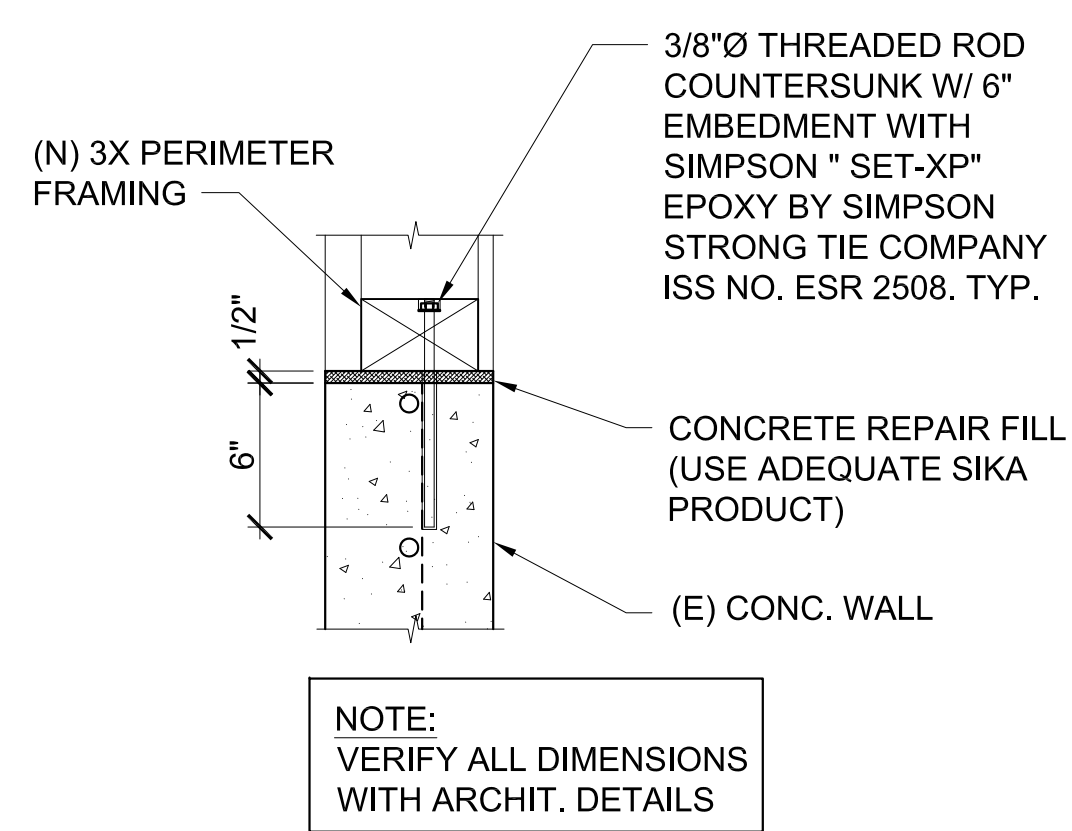
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ELEVATIONS

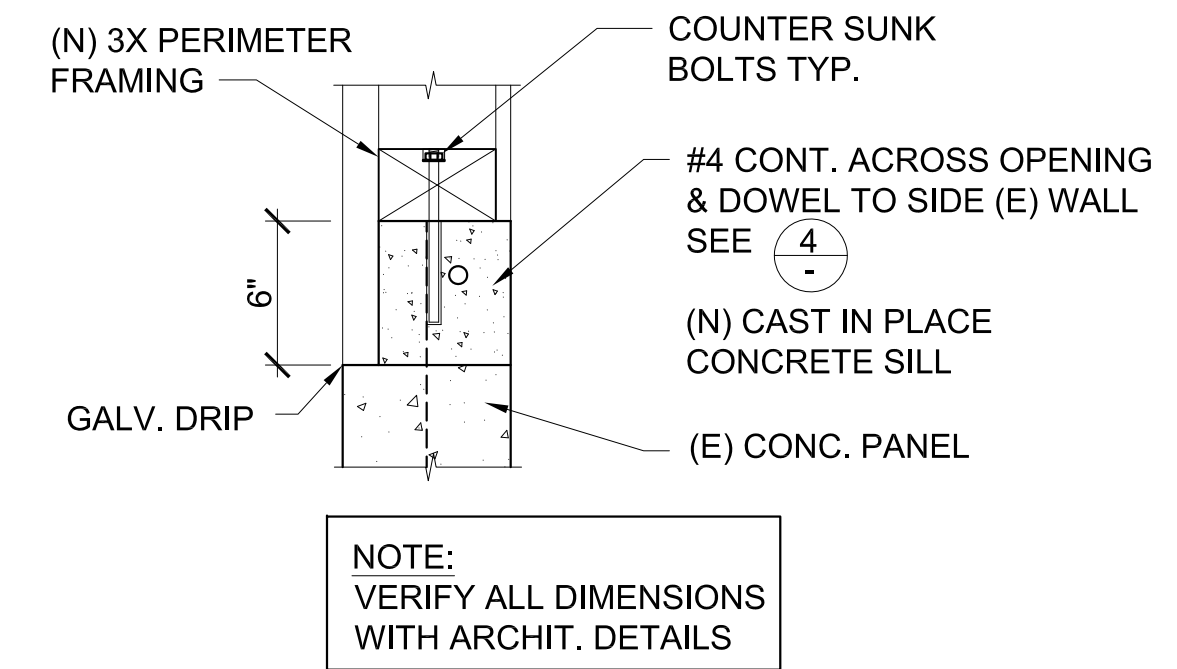
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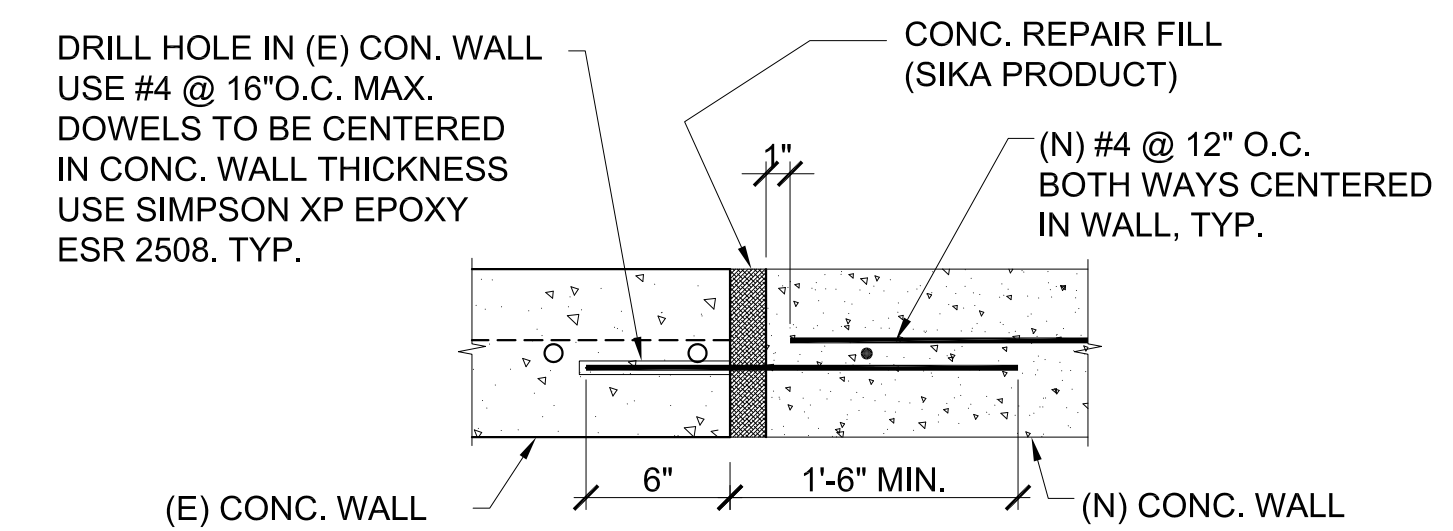
TYP. HEAD @ OPENING 1
SCALE: 1 1/2" = 1'-0"



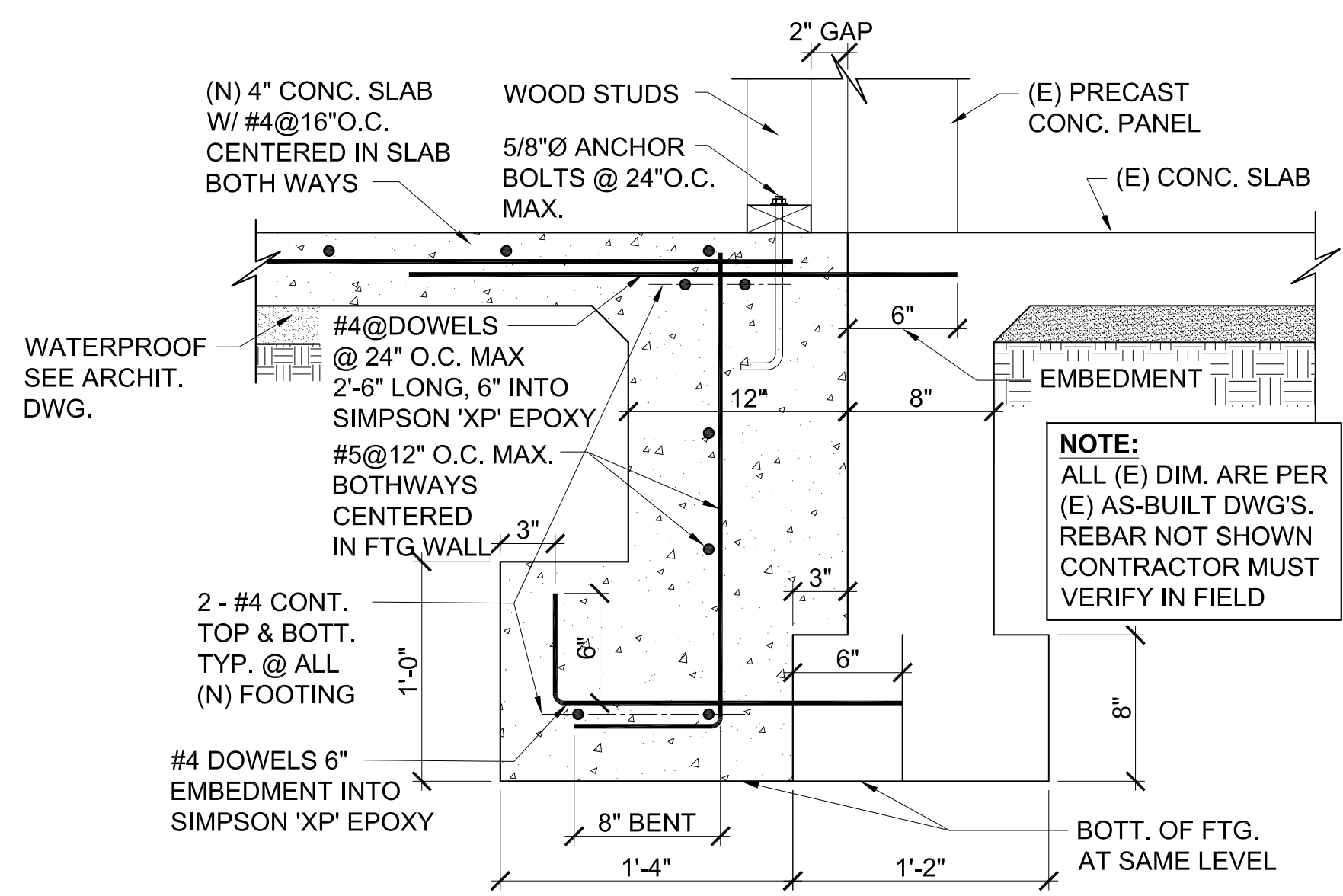
TYP. JAMB @ OPENING 2
SCALE: 1 1/2" = 1'-0"



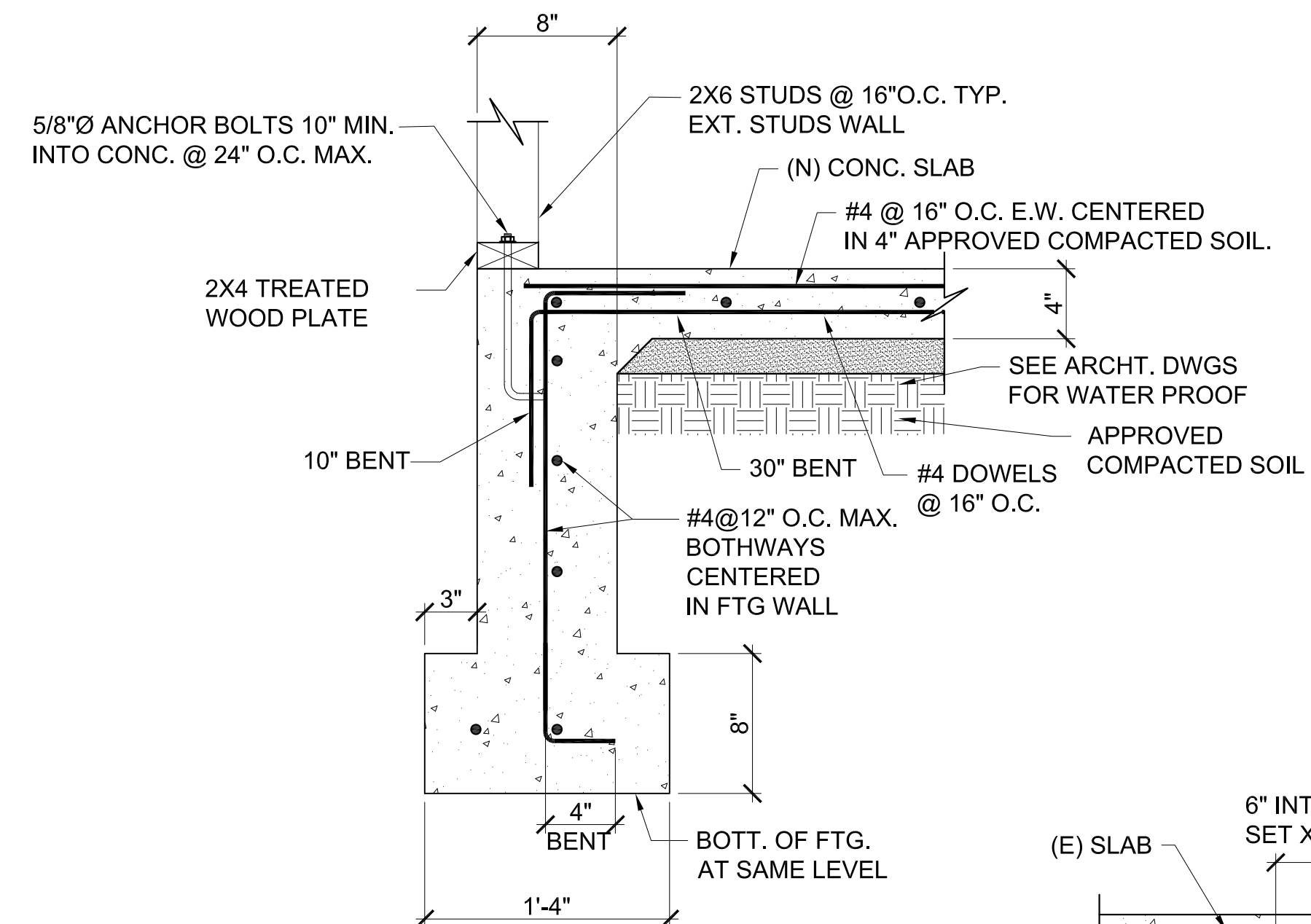
TYP. SILL @ OPENING 3
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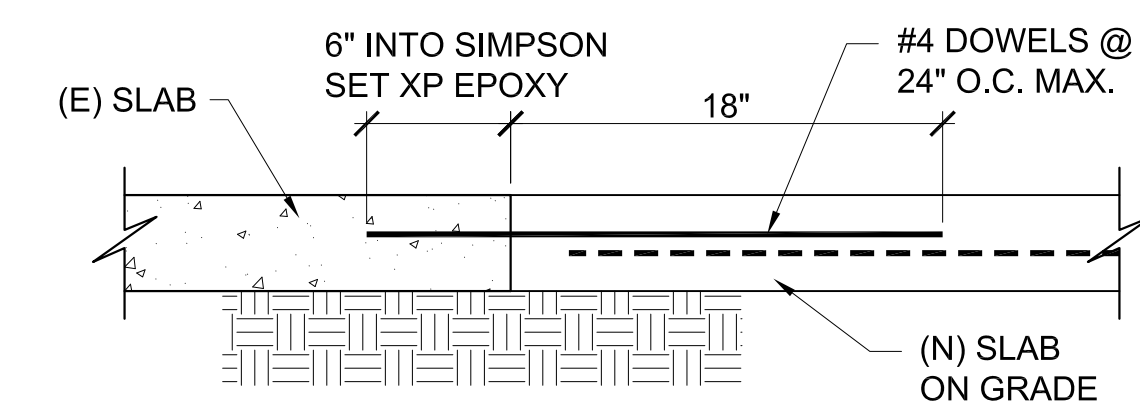
TYP. DETAIL SECTION 4
SCALE: 1 1/2" = 1'-0"



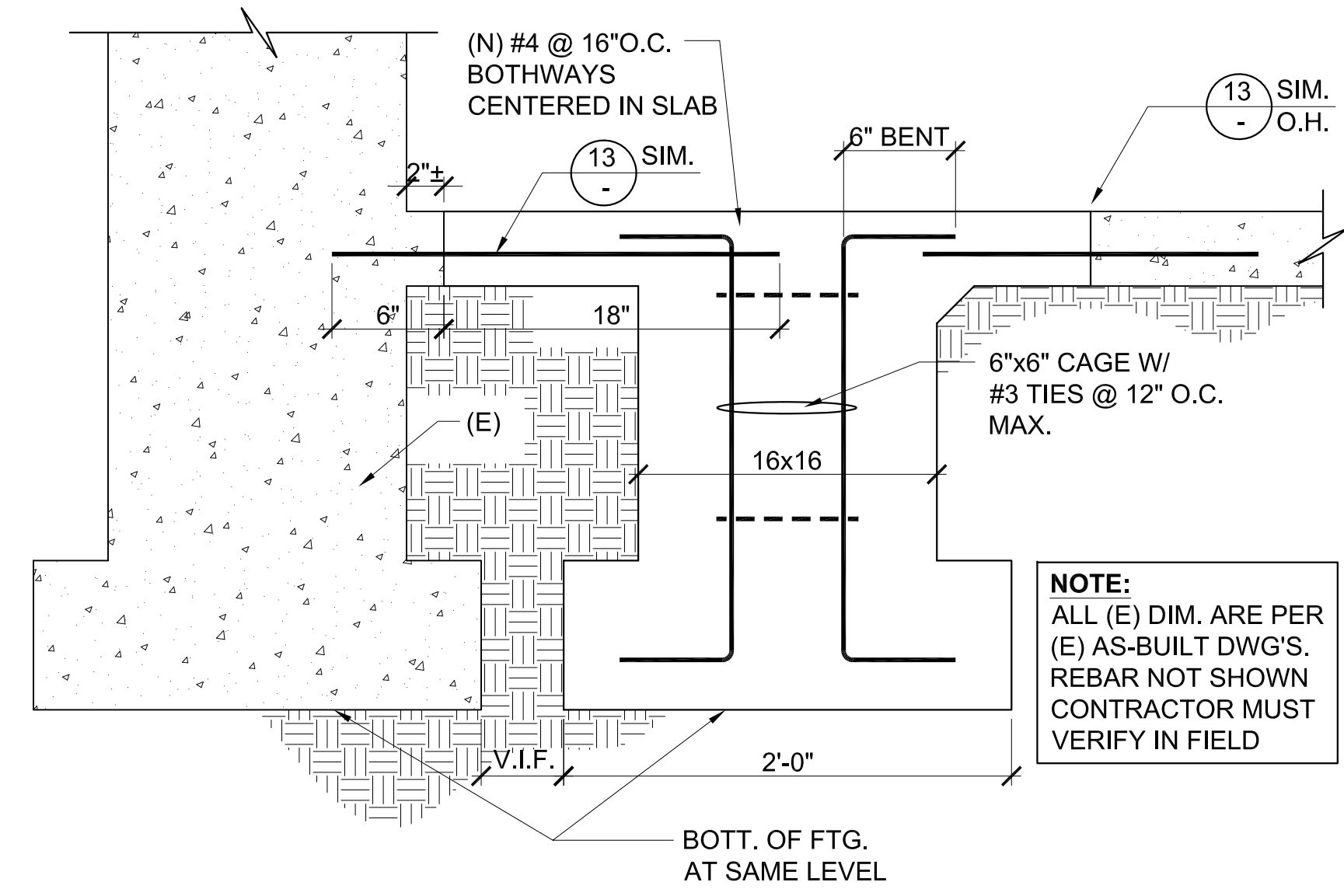
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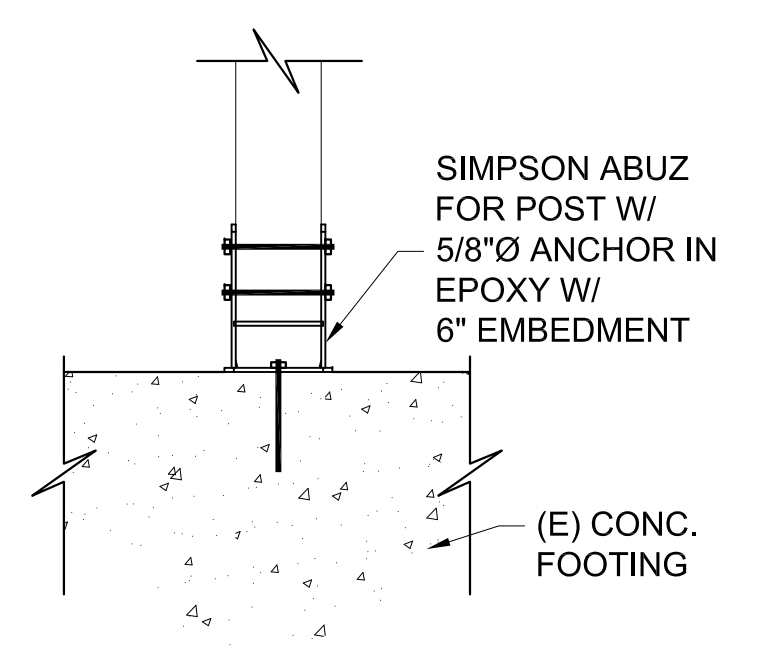
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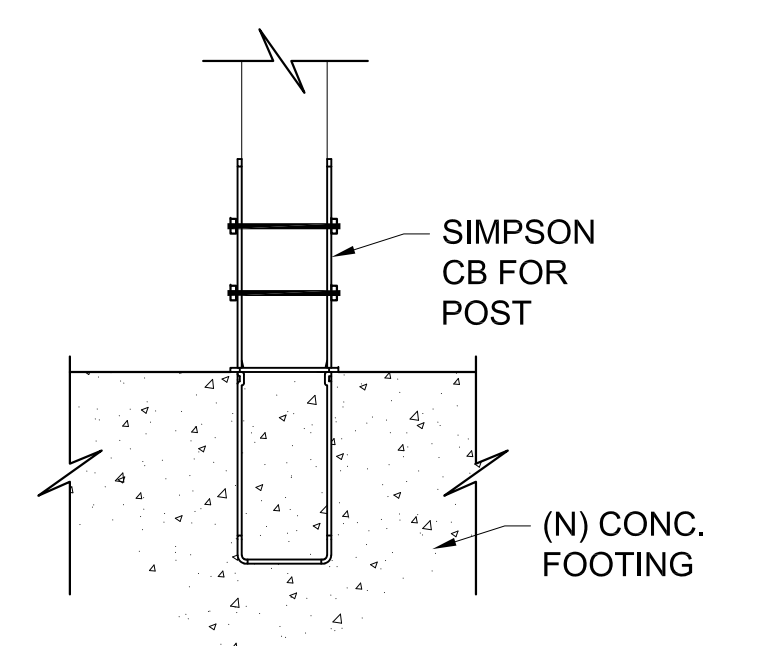
TYP. SECTION DETAIL 13
SCALE: N.T.S.



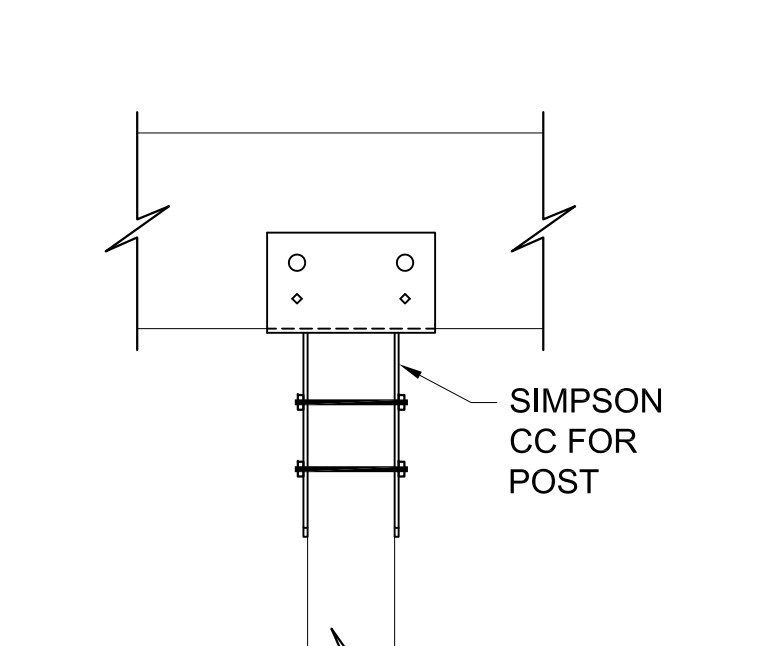
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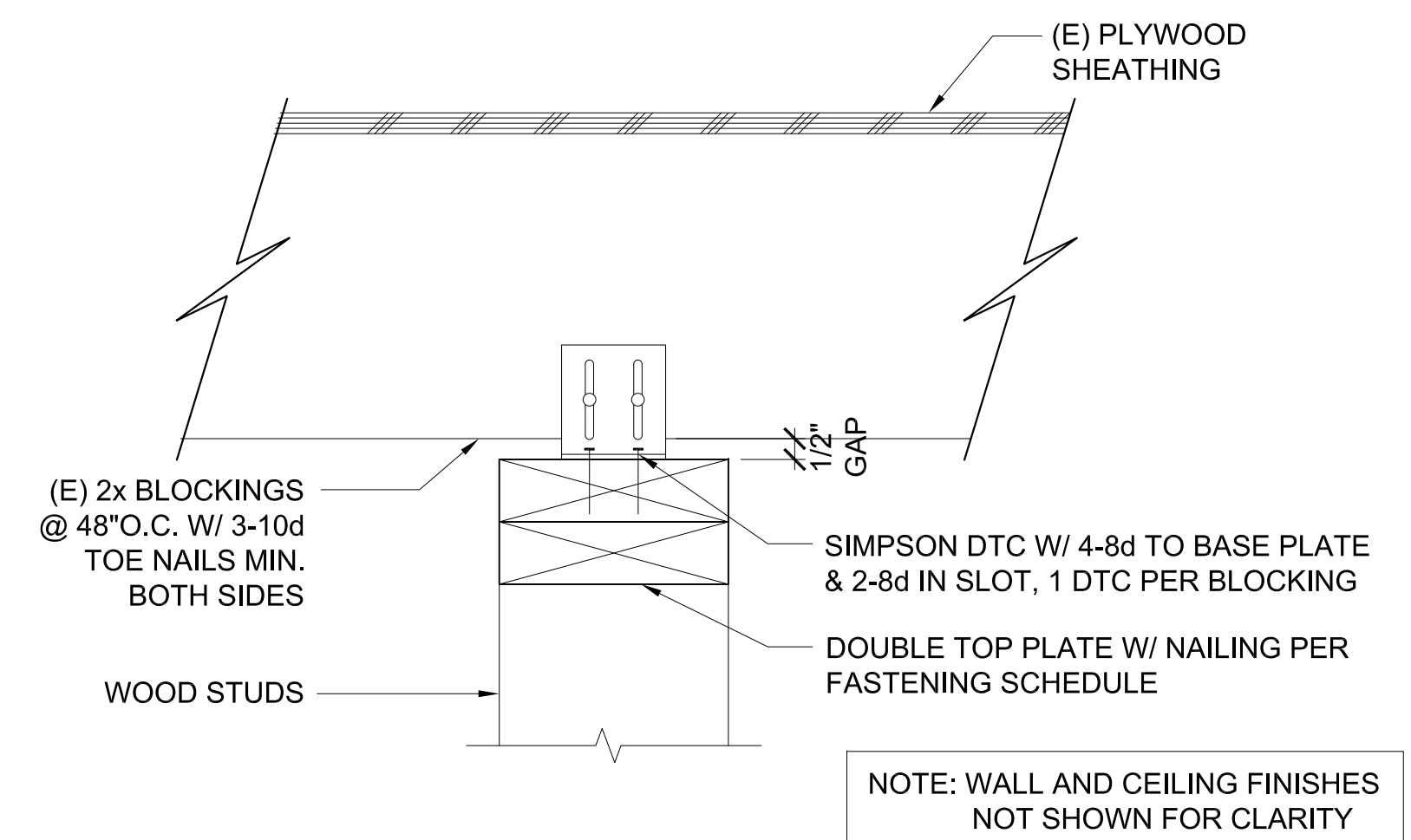
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SCALE: 1 1/2" = 1'-0"



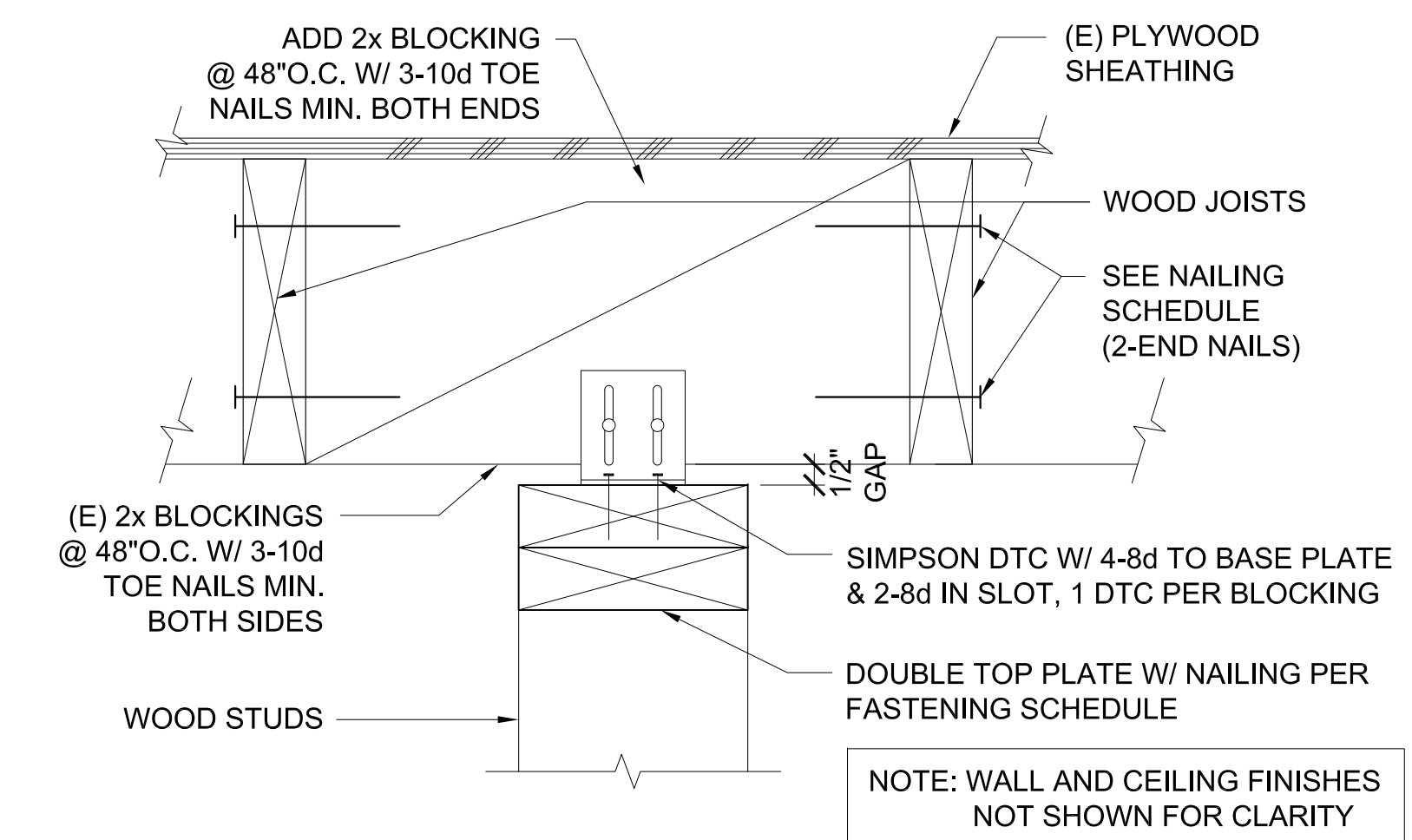
SECTION DETAIL 10
TYP. (N) WOOD POST TO FTG.
SCALE: 1 1/2" = 1'-0"



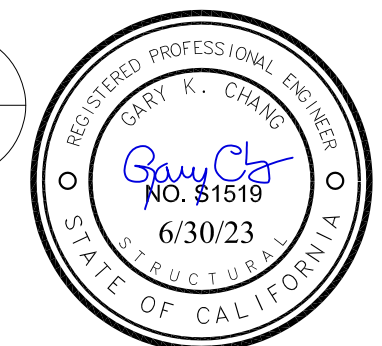
SECTION DETAIL 9
TYP. (N) WOOD POST TO BEAM
SCALE: 1 1/2" = 1'-0"



NON-BEARING PARTITION 7
JOISTS PERPENDICULAR TO WALL
SCALE N.T.S.



NON-BEARING PARTITION 8
JOISTS PARALLEL TO WALL
SCALE: N.T.S.



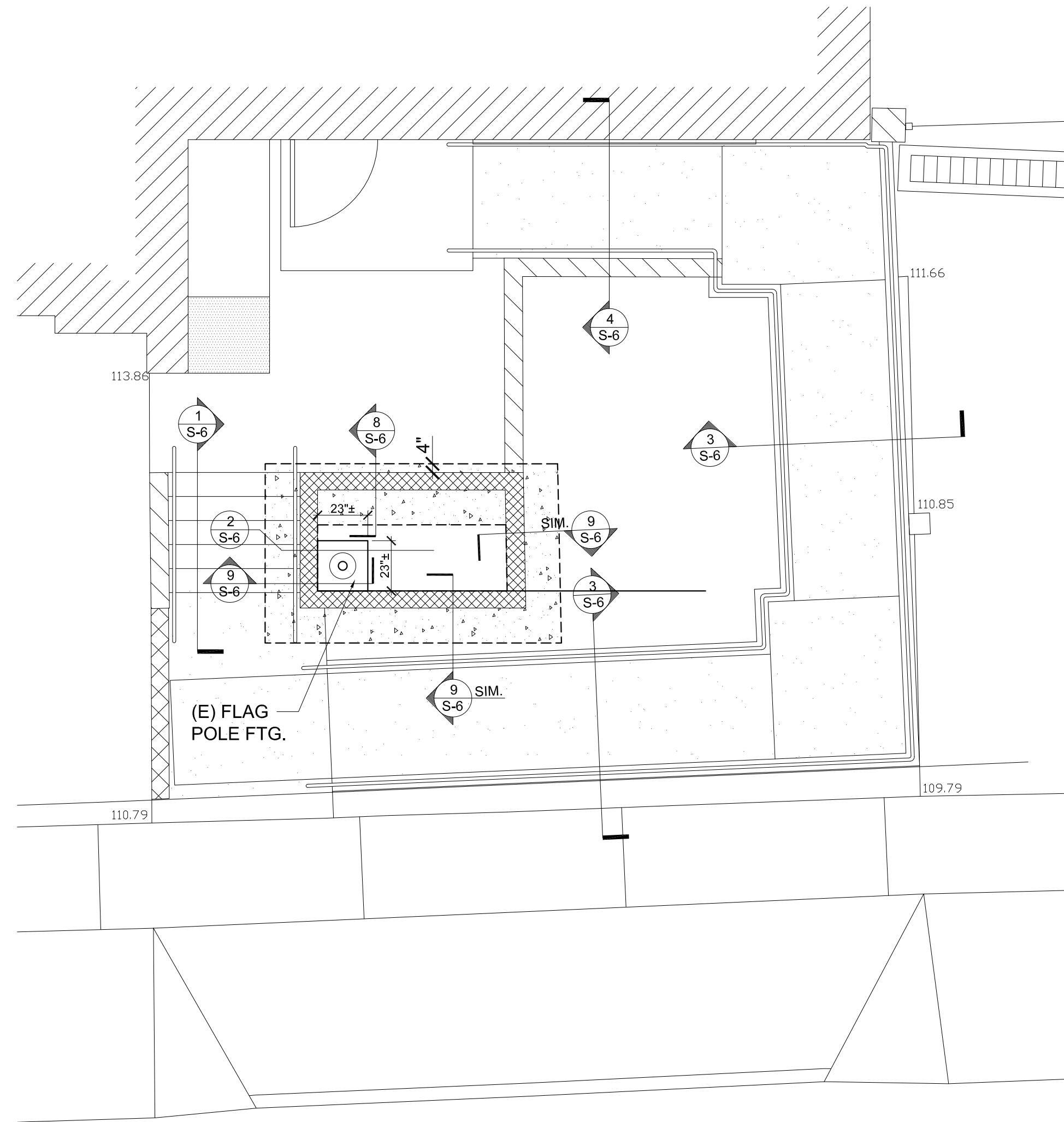
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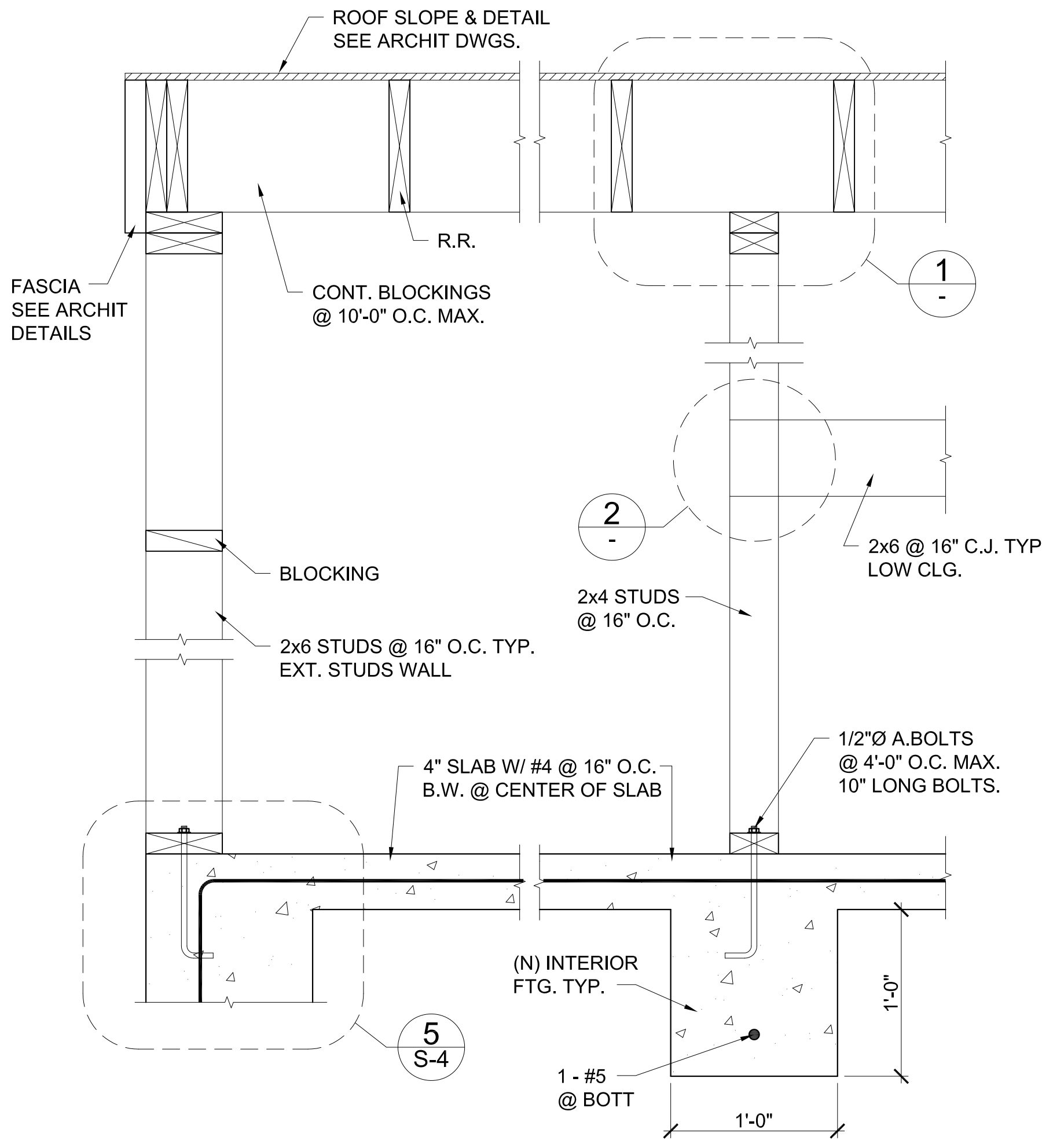
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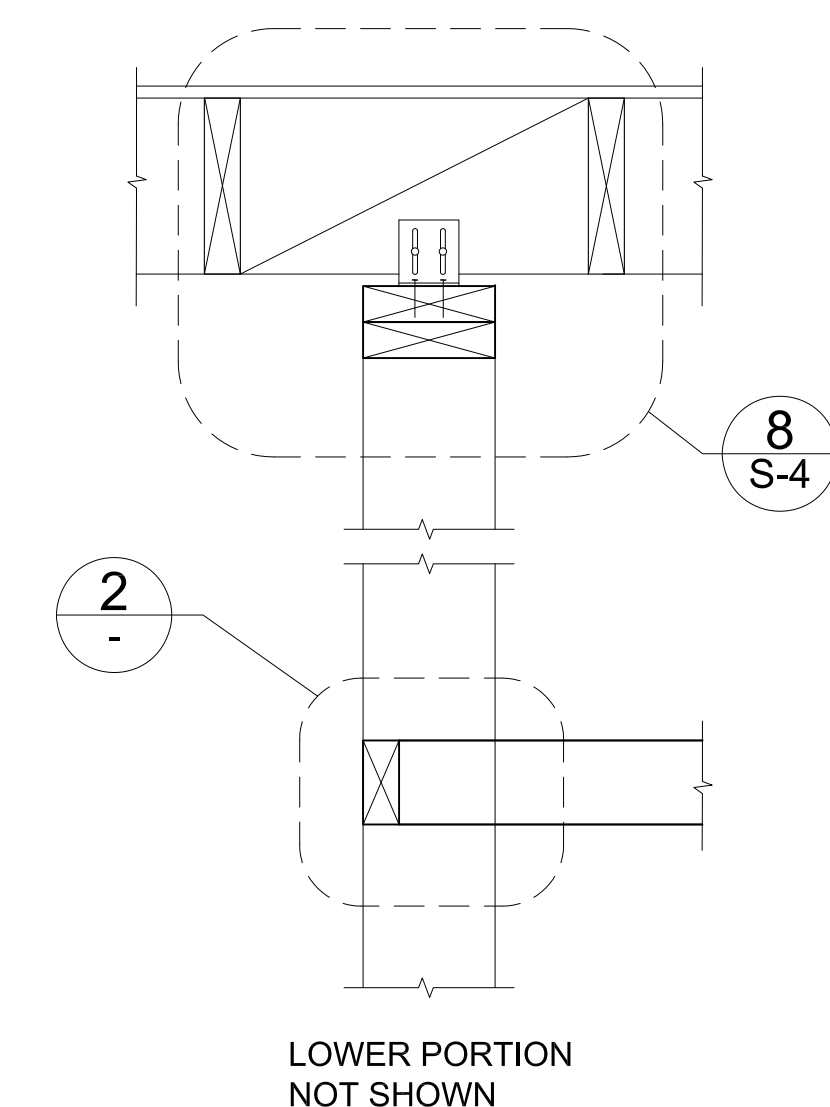
ENLARGED RAMP PLAN
SCALE: 1/4" = 1'-0"

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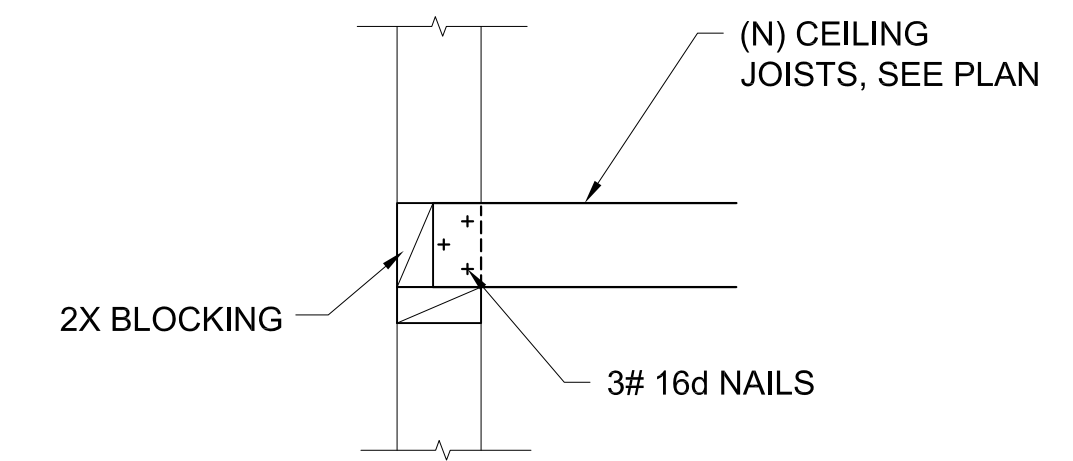
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SCALE: 1 1/2" = 1'-0"

4



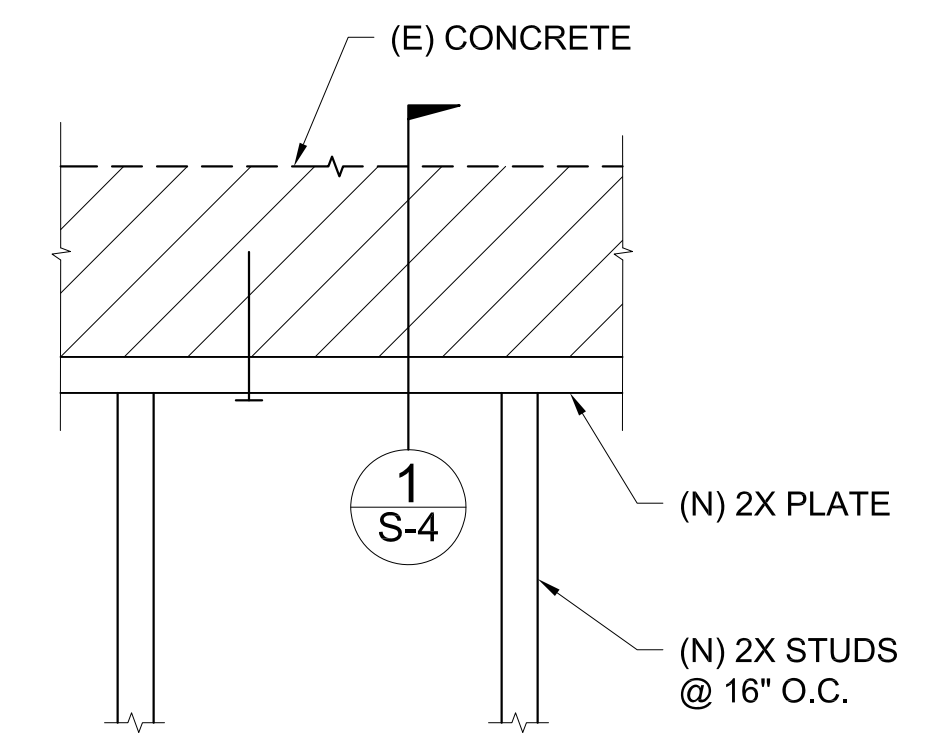
SECTION DETAIL
SCALE: 1 1/2" = 1'-0"

1



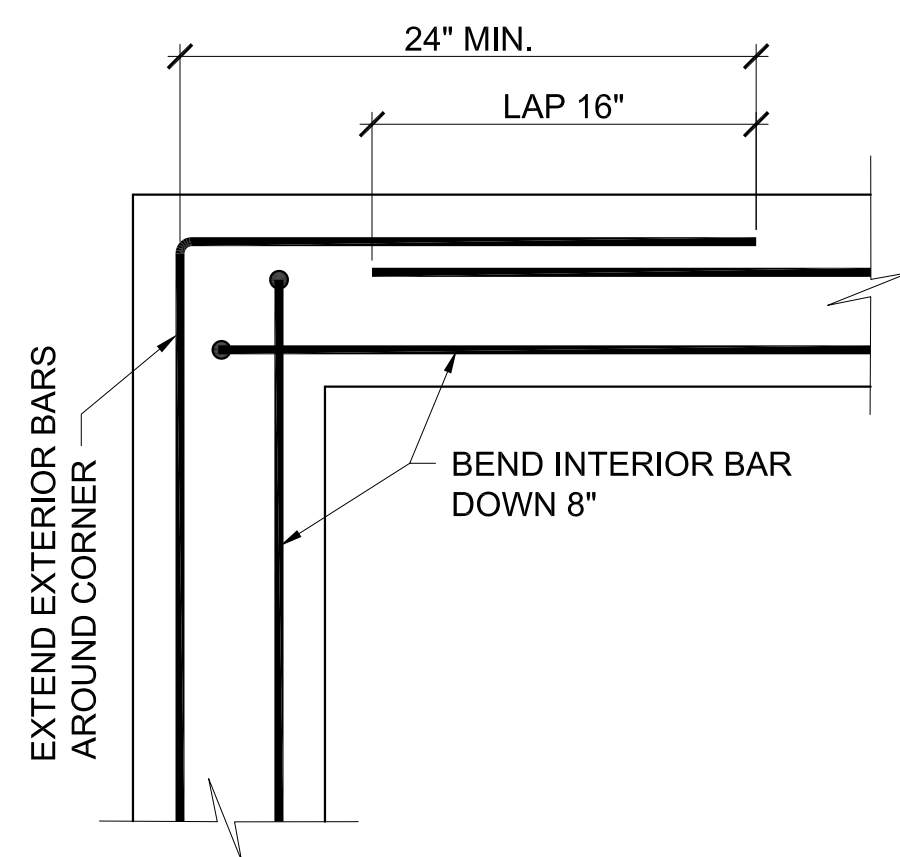
SECTION DETAIL
SCALE: 1 1/2" = 1'-0"

2



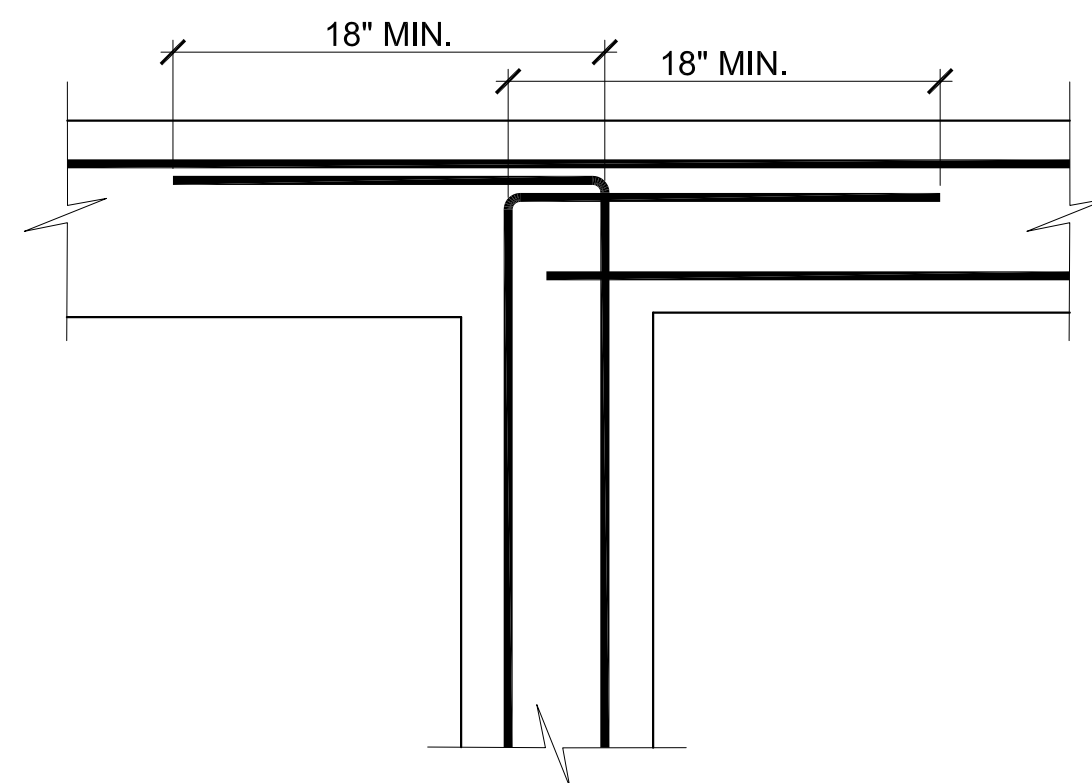
AT STUDS FILLED OPENING
SCALE: 1 1/2" = 1'-0"

3



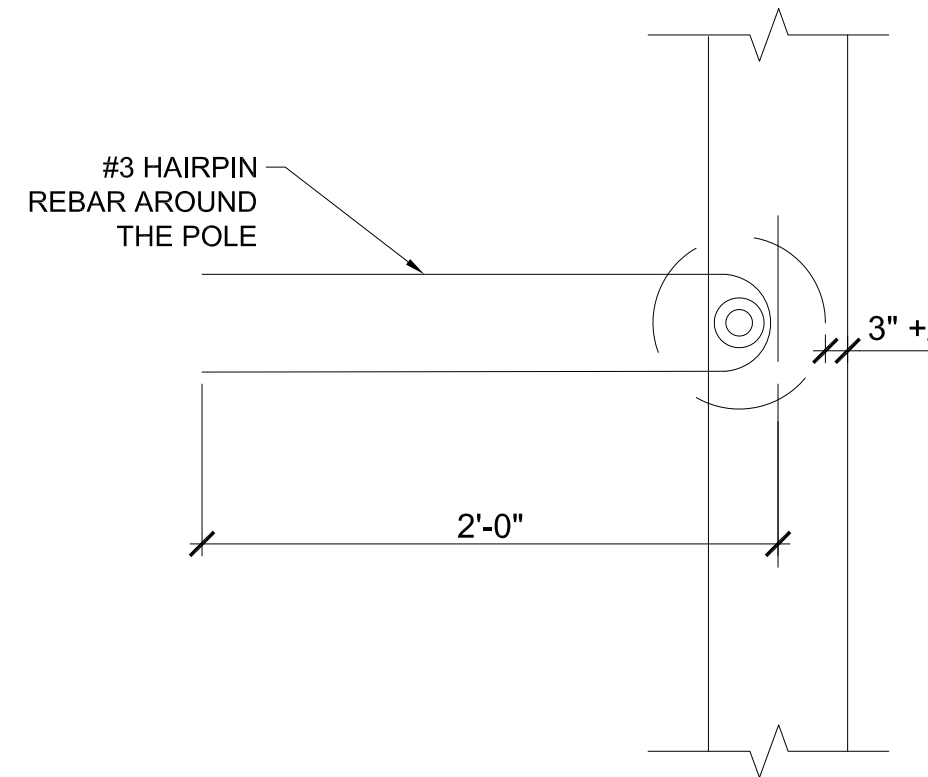
TYP. EXTERIOR CORNER BAR PLAN DETAIL FOR CONC. WALLS & FTGS
SCALE: 1 1/2" = 1'-0"

6



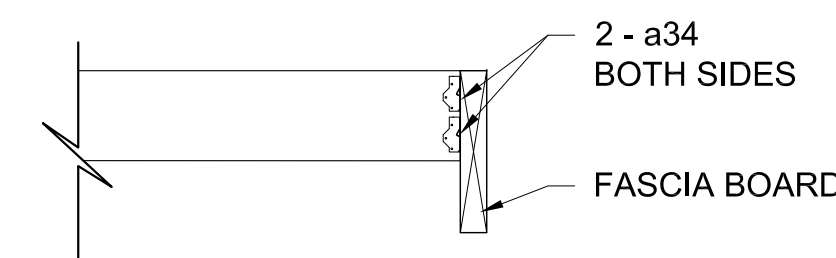
TYP. INTERIOR INTERSECTION BAR PLAN DETAIL FOR CONC. WALLS & FTGS
SCALE: 1 1/2" = 1'-0"

7



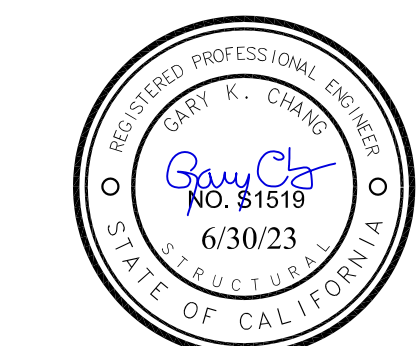
TYP. PLAN SECTION
WHERE POLE IS AT EDGE OF CONC.
SCALE: N.T.S.

8



CONNECTION DETAIL
6x8 BEAM TO FASCIA BOARD
SCALE: 3/4" = 1'-0"

9



REVISIONS	BY

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5205 CALLE MAYOR, TORRANCE CA 90505

SECTIONS AND DETAILS

DATE: 8-6-2021
SCALE:
DRAWN:
JOB NO.: TO-201-1502
SHEET

S-5

INDEX NO. 0

