

Mr. Jeremy Harris
1919 Crew LLC
Pier 54 Suite 202
San Francisco, CA 94158

RECEIVED

By Alameda County Environmental Health 3:18 pm, Oct 25, 2016

Ms. Dilan Roe
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Re: 1919 Market Street
Oakland, California 94805
ACEH Case# RO0003205
APNs 5-410-13-1, 5-410-14, 5-410-25

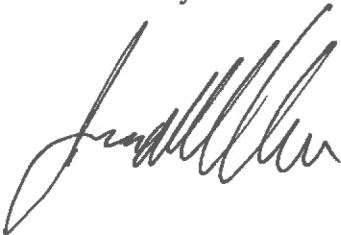
Dear Ms. Roe:

1919 Crew LLC has retained Pangea Environmental Services, Inc. (Pangea) as the environmental consultant for the project referenced above. Pangea is submitting the attached report on my behalf.

I declare, under penalty of perjury, that the information and/or recommendations contained in the attached report is true and correct to the best of my knowledge.

Sincerely,

Jeremy Harris



STRUCTURAL NOTES:

I. DESIGN CRITERIA:

- NEW WOOD FRAMED BUILDING—
- DESIGN CONFORMS TO THE CALIFORNIA BUILDING CODE (CBC), 2013 EDITION, AND AMENDMENTS BY THE LOCAL JURISDICTION.
 - DEAD LOADS: BASED ON WEIGHTS OF NEW MATERIALS OF CONSTRUCTION.
 - LIVE LOADS:
 - ROOF (FLAT)=20 PSF
 - FLOOR=60 PSF (UNITS)
 -=100 PSF (CORRIDORS)
 - SEISMIC (ASCE 7-10):
 - V = 0.172 W (LRFD)
 - SEISMIC DESIGN CATEGORY = D
 - IMPORTANCE FACTOR (I) = 1.0
 - REDUNDANCY FACTOR RHO (ρ) = 1.0
 - SITE CLASS = D
 - LAT., LONG. (37.8125, -122.2801)
 - MAPPED VALUES Ss = 1.679
 - S1 = 0.662
 - SEISMIC VALUES SDs = 1.12
 - SD1 = 0.66
 - R = 6.5 PLYWOOD SW
 - STRUCTURAL SYSTEM FACTOR R = 5 SPECIAL CONC SW
 - ANALYSIS PROCEDURE LINEAR STATIC
- VOLUNTARY RETROFIT OF CONCRETE FRAME AND SHEAR WALL BUILDING—
- DESIGN CONFORMS TO THE CALIFORNIA BUILDING CODE (CBC), 2013 EDITION, AND AMENDMENTS BY THE LOCAL JURISDICTION.
 - DEAD LOADS: BASED ON WEIGHTS OF EXISTING AND NEW MATERIALS OF CONSTRUCTION.
 - LIVE LOADS:
 - ROOF (FLAT)=EXIST FRMG
 - FLOOR=UNITS, EXIST FRMG
 -(40 PSF CAPACITY)
 -=CORRIDORS, 100 PSF
 -(FRMG SUPPLEMENTED)
 - SEISMIC (ASCE 7-10): 75% OF CBC 2013 PER SECTION 3B.4.1 EXCEPTION 1 OF THE OAKLAND BUILDING CODE
 - 0.75*V = 0.168 W (LRFD)
 - SEISMIC DESIGN CATEGORY = D
 - IMPORTANCE FACTOR (I) = 1.0
 - REDUNDANCY FACTOR RHO (ρ) = 1.0
 - SITE CLASS = D
 - LAT., LONG. (37.8125, -122.2801)
 - MAPPED VALUES Ss = 1.679
 - S1 = 0.662
 - SEISMIC VALUES SDs = 1.12
 - SD1 = 0.66
 - R = 5
 - STRUCTURAL SYSTEM FACTOR R = 5 SPECIAL CONC SW
 - ANALYSIS PROCEDURE LINEAR STATIC
 - WIND LOADS (ASCE 7-10 SIMPLIFIED PROCEDURE):
 - PRIMARY SYSTEMS
 - P = $\lambda Kzt / pssw$
 - = 27.11 PSF
 - WHERE,
 - V = 110 MPH BASIC WIND SPEED
 - λ = 1.05 H = 35FT, EXPOSURE B
 - Kzt = 1.0 TOPOGRAPHIC EFFECT
 - pssw = 25.82 PSF PRIMARY SYSTEMS, ZONE A
 - lw = 1.0 STANDARD OCCUPANCY

II. STRUCTURAL DRAWINGS:

- NOTES, TYPICAL DETAILS AND SCHEDULES APPLY TO ALL STRUCTURAL WORK UNLESS NOTED OTHERWISE. FOR CONDITIONS NOT SPECIFICALLY SHOWN PROVIDE DETAILS OF A SIMILAR NATURE. VERIFY APPLICABILITY WITH THE ARCHITECT IF NEEDED.
- REVIEW ALL EXISTING FEATURES AND CONDITIONS UPON WHICH THESE DRAWINGS RELY.
- COMPARE STRUCTURAL DRAWINGS WITH THE VARIOUS OTHER DRAWINGS AND SPECIFICATIONS BEFORE COMMENCING THE WORK. NOTIFY THE ARCHITECT & ENGINEER OF ANY DISCREPANCIES AND DO NOT PROCEED WITH AFFECTED WORK UNTIL THEY ARE RESOLVED.
- DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONAL INFORMATION.
- SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS AND SPECIFICATIONS FOR INSERTS, SLEEVES, BLOCKOUTS AND OTHER CONDITIONS.
- SEE ARCHITECTURAL DRAWINGS FOR ALL WATERPROOFING AND DAMPROOFING DETAILS.

III. CONSTRUCTION:

- ALL WORK SHALL CONFORM TO CALIFORNIA BUILDING CODE, 2013 EDITION.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION OF THIS BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY SHORING, BRACING AND SCAFFOLDING REQUIRED TO COMPLETE THIS WORK. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING, AND SCAFFOLDING IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES. SHORING AND BRACING SHALL REMAIN IN PLACE UNTIL FLOORS, ROOFS, WALLS, AND SHEATHING THAT AFFECT THE SHORED PORTION OF THE WORK HAVE BEEN ENTIRELY CONSTRUCTED. THE ARCHITECT'S (OR ENGINEER'S) PRESENCE OR REVIEW OF THE WORK DOES NOT INCLUDE THE ADEQUACY OF THE CONTRACTOR'S METHODS OR MEASURES.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT DAMAGE AND MINIMIZE MOVEMENT/SETTLEMENT OF EXISTING OR NEW CONSTRUCTION INSIDE OR OUTSIDE OF THE PROJECT LIMITS. THE CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ALL SHORING, BRACING, AND SOIL RETENTION SYSTEMS NEEDED TO BRING THE PROJECT TO ITS PERMANENT (AS DESIGNED) CONDITION.
- THE CONTRACTOR'S TEMPORARY MEASURES SHALL BE ARRANGED OR DESIGNED SO AS TO NOT ALTER OR AFFECT THE PERMANENT STRUCTURE.
- THE IMPOSED CONSTRUCTION LOADS SHALL NOT BE MORE THAN DESIGN LIVE LOADS.
- WORK SHALL INCLUDE REPAIR AND/OR REPLACEMENT OF DEFECTIVE ITEMS.
- OPENINGS IN FLOORS, SHEAR WALLS, BEAMS, OR JOISTS LARGER THAN THOSE SHOWN ON TYPICAL DETAILS OR STRUCTURAL DRAWINGS SHALL BE REVIEWED BY STRUCTURAL ENGINEER BEFORE PROCEEDING WITH THE WORK.

IV. EXISTING CONDITIONS:

- INFORMATION REGARDING EXISTING CONDITIONS IS PRESENTED FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE STARTING WORK AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
- THE REMOVAL CUTTING, DRILLING, ETC. OF EXISTING WORK SHALL BE PERFORMED WITH GREAT CARE AND SMALL TOOLS IN ORDER NOT TO JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE BUILDING. IF STRUCTURAL MEMBERS NOT INDICATED FOR REMOVAL INTERFERE WITH THE NEW WORK, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY AND PRIOR APPROVAL OBTAINED BEFORE PROCEEDING WITH THE WORK.

V. EXCAVATION, UNDERPINNING AND SHORING:

- THE CONTRACTOR SHALL PROVIDE ALL MEASURES AND PRECAUTIONS NECESSARY TO PREVENT DAMAGE AND MINIMIZE SETTLEMENT OF EXISTING OR NEW CONSTRUCTION INSIDE OR OUTSIDE OF THE PROJECT LIMITS. ANY DAMAGE TO NEW OR EXISTING CONSTRUCTION INSIDE OR OUTSIDE OF THE PROJECT LIMITS CAUSED BY CONSTRUCTION TECHNIQUES OR MOVEMENTS OF THE SOIL RETENTION SYSTEMS IS THE RESPONSIBILITY OF THE CONTRACTOR.
- DESIGN AND CONSTRUCTION OF TEMPORARY AND/OR PERMANENT UNDERPINNING, SHORING AND BULK HEADING FOR EARTH RETENTION DURING EXCAVATION SHALL BE BY AN EXPERIENCED SUBCONTRACTOR WHO SPECIALIZES IN THIS TYPE OF WORK.
- SHORING, UNDERPINNING, AND EARTH RETENTION CALCULATIONS AND DRAWINGS, IF REQUIRED, SHALL BE PREPARED AND SUBMITTED TO THE SOILS ENGINEER AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION. CALCULATIONS AND DRAWINGS SHALL BE PREPARED UNDER THE SUPERVISION OF, AND SIGNED AND STAMPED BY A CIVIL ENGINEER LICENSED IN THE STATE OF CALIFORNIA.
- THE CONTRACTOR SHALL COORDINATE ALL ELEMENTS OF THE SOIL RETENTION SYSTEMS WITH ALL ELEMENTS OF THE PERMANENT BUILDING.
- THE EXCAVATION SEQUENCES SHALL BE CONTROLLED TO MATCH THE REQUIREMENTS OF THE DESIGN OF THE SOIL RETENTION SYSTEM AND TO PERMIT MONITORING OF WALL AND GROUND MOVEMENTS.
- PRIOR TO ANY EXCAVATION OR INSTALLATION OF ELEMENTS OF THE SOIL RETENTION SYSTEM, THE CONTRACTOR SHALL ESTABLISH BENCH MARKS AROUND THE PERIMETER OF THE AREA TO BE EXCAVATED. THESE MARKS SHALL BE SURVEYED FOR VERTICAL AND HORIZONTAL MOVEMENT AT WEEKLY INTERVALS DURING ACTUAL EXCAVATION AND CONTINUING DURING EACH SUBSEQUENT PHASE OF THE WORK AND SUBMITTED TO THE ENGINEER FOR INFORMATION. SEE THE SOILS REPORT FOR SPECIFIC RECOMMENDATIONS.
- THE CONTRACTOR SHALL PROVIDE POSITIVE PROTECTION (MAT/SHEET COVERINGS) FOR ALL EXCAVATION SLOPES TO PROTECT SLOPES FROM INSTABILITY AND DETERIORATION DUE TO RAIN OR WIND.
- THE OWNER'S SOIL TESTING LABORATORY SHALL REVIEW AND MONITOR THE EXCAVATION, DEWATERING AND SOIL RETENTION SYSTEMS. THE CONTRACTOR SHALL PROVIDE, INSTALL AND SURVEY:
 - A. VERTICAL AND HORIZONTAL MOVEMENTS OF THE TOP OF THE SOIL RETENTION SYSTEM.
 - B. BENCH MARKS ADJACENT TO AND AWAY FROM THE SITE PERIMETER FOR VERTICAL AND HORIZONTAL MOVEMENTS.
 - C. OBSERVATION WELLS FOR MONITORING WATER LEVELS BELOW GROUND SURFACE.

VI. FOUNDATIONS / SITE PREPARATION:

- FOUNDATION DESIGN IS BASED ON THE GEOTECHNICAL INVESTIGATION REPORT ENTITLED "PROPOSED LIVE/WORK CONVERSION, 1919 MARKET STREET, OAKLAND, CA", DATED 04/29/16, BY ROCKRIDGE GEOTECHNICAL CONTINUOUS FOOTINGS:
 - MAXIMUM SOIL PRESSURE = 3,000 PSF DL + LL
 - = 4,000 PSF DL + LL + SEISMIC/WIND
- ISOLATED FOOTINGS:
 - MAXIMUM SOIL PRESSURE = 3,000 PSF DL + LL
 - = 4,000 PSF DL + LL + SEISMIC/WIND
- ALL SITE GRADING, FILLS AND SOIL PREPARATION SHALL CONFORM TO THE SOIL REPORT AND ALL WORK SHALL BE DONE UNDER THE SUPERVISION OF THE OWNER'S SOIL TESTING LABORATORY OR THE SOILS ENGINEER.
- FOOTINGS SHALL EXTEND TO SUCH DEPTH AS TO BEAR ON FIRM, UNDISTRIBUTED SOIL. FOOTING DEPTHS SHOWN ON THE DRAWINGS ARE MINIMUM DEPTHS. FOOTINGS MAY BE POURED IN NEAT EXCAVATED TRENCHES, PROVIDED PRECAUTIONS ARE TAKEN TO INSURE NO CAVING OR SLUFFING OCCURS WHICH WILL RESULT IN UNSUITABLE BASE CONDITIONS OR INCLUSION OF SOIL MATERIAL IN THE CONCRETE WORK.
- MATERIALS FOR SUB-CAPILLARY BREAK UNDER CONCRETE SLABS ON GRADE SHALL BE FREE-DRAINING GRAVEL OR CRUSHED ROCK. NOT MORE THAN 25% OF ROCK MAY PASS A 3/4" SIEVE AND NOT MORE THAN 6% MAY PASS A 3/8" SIEVE. ROCK COURSE SHALL BE ROLLED TO A SMOOTH SURFACE. A 2" MINIMUM LAYER OF CLEAN, IMPORTED AND SAND SHALL BE PLACED OVER THE SUB-SLAB VAPOR BARRIER OR MEMBRANE. MOISTEN SAND JUST PRIOR TO POURING CONCRETE SLAB.
- FOOTING EXCAVATIONS SHALL BE CLEANED OF LOOSE SOILS. NO FOUNDATIONS SHALL BE POURED INTO OR AGAINST SUB-GRADE CONTAINING FREE WATER. DEWATERING, IF REQUIRED, MUST BE CAREFULLY AND PROPERLY DONE TO AVOID DISTURBING THE FOUNDATION SOILS. OVER-EXCAVATED AREA FOUNDATIONS MUST BE BACKFILLED WITH CONCRETE.
- A GEOTECHNICAL ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION AND TESTING SERVICES DURING THE GRADING AND FOUNDATION PHASE OF CONSTRUCTION PER GEOTECHNICAL REPORT RECOMMENDATIONS. INSPECTION AND TESTING REPORTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT.

VII. CONCRETE WORK:

- CONTRACTOR SHALL SUBMIT FOR REVIEW BY THE ARCHITECT THE CONTRACTOR'S PROPOSED CONCRETE MIXES, DESIGNED BY THE CONCRETE SUPPLIER AND REVIEWED BY THE OWNER'S TESTING AGENCY. (INCLUDE INFORMATION TO SHOW CONFORMANCE WITH MATERIAL, STRENGTH, AND PROPORTIONING REQUIREMENTS OF THE CONTRACT DOCUMENTS.)
- CONTRACTOR SHALL INFORM THE ENGINEER AT LEAST 2 DAYS PRIOR TO POURING ANY STRUCTURAL CONCRETE FOR THE OPPORTUNITY TO REVIEW THE WORK PRIOR TO PLACEMENT.
- PROVIDE CONCRETE IN CONFORMANCE WITH THE FOLLOWING SPECIFICATIONS:

TYPE	COMPRESSIVE ^A STRENGTH	SLUMP ^B	W/C ^C RATIO	UNIT WT.
FOOTINGS, PIERS, GRADE BEAMS & WALLS	3,000 PSI	3 1/2"	0.55	150 PCF
SLAB ON GRADE	2,500 PSI	3 1/2"	0.45	150 PCF

- ASTM C94 MINIMUM 28 DAY ULTIMATE COMPRESSIVE STRENGTH.
 - MINIMUM CONSISTENT SLUMP WITH PROPER PLACING.
 - WATER TO CEMENT RATIO.
- PROPORTION CONCRETE WITH A MINIMUM OF 20% AND A MAXIMUM OF 30% FLY ASH OR 50% SLAG REPLACEMENT.
 - USE WATER THAT IS CLEAN AND FREE FROM INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALIS, SALTS, ORGANIC MATERIALS, OR OTHER SUBSTANCES DELETERIOUS TO CONCRETE OR REINFORCEMENT. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE.
 - USE 1"x#4 MAXIMUM AGGREGATE WHEREVER CLEARANCES PERMIT. USE 3/8" MAXIMUM AGGREGATE ONLY WHERE NECESSARY FOR PROPER PLACING, SUCH AS IN THIN SECTIONS, ETC.
 - WHERE NOT SHOWN ON STRUCTURAL DRAWINGS, REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND LOCATIONS OF SLAB AND WALL OPENINGS, SLAB EDGE LOCATIONS, INTERIOR CONCRETE WALLS AND CURBS, TOP OF FLOOR SLAB ELEVATIONS, SLAB DEPRESSIONS REQUIRED TO ACCOMMODATE FLOOR FINISH DETAILS, AND CONCRETE STAIRS.
 - PIPES, SLEEVES, AND OTHER EMBEDDED ITEMS OTHER THAN ELECTRICAL CONDUIT LESS THAN 1" DIAMETER MAXIMUM SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE OR INTERRUPT REINFORCING BARS UNLESS APPROVED BY ENGINEER OF RECORD.

- ALL REINFORCING EMBEDMENTS, INSERTS, ETC. SHALL BE POSITIVELY SECURED IN PROPER LOCATION BEFORE CONCRETE IS PLACED. PROVIDE SUFFICIENT SUPPORT TO PREVENT DISPLACEMENT DURING PLACING AND FINISHING OPERATIONS.
- ALL CONCRETE EXCEPT SLABS ON GRADE 6" THICK OR LESS SHALL BE MECHANICALLY VIBRATED SO AS TO COMPLETELY FILL THE FORMS WITHOUT CAUSING UNDOE SEGREGATION.
- HORIZONTAL CONSTRUCTION JOINTS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS, AND THE HARDENED CONCRETE SURFACES SHALL BE CLEANED BY SAND-BLASTING OR OTHER APPROVED MEANS TO EXPOSE FIRMLY EMBEDDED AGGREGATES PRIOR TO POURING ADDITIONAL CONCRETE IN CONTACT WITH THESE SURFACES.
- VERTICAL CONSTRUCTION JOINTS SHALL BE FORMED AND KEYED AND NOT OVER 60 FEET APART. VERTICAL CONSTRUCTION JOINTS THROUGH BEAMS OR SLABS SHALL BE LOCATED BETWEEN THE 1/4 AND 3/4 POINTS OF THE SPAN. THE CONTRACTOR SHALL SUBMIT DETAILED DRAWINGS SHOWING THE LOCATIONS OF ALL CONSTRUCTION JOINTS AND CONTROL JOINTS.
- FORMS SHALL BE PROPERLY CONSTRUCTED CONFORMING TO CONCRETE SURFACES AS SHOWN ON THE DRAWINGS, SUFFICIENTLY TIGHT TO PREVENT LEAKAGE, SUFFICIENTLY STRONG AND BRACED TO MAINTAIN THEIR SHAPE AND ALIGNMENT UNTIL NO LONGER NEEDED TO SUPPORT THE CONCRETE. FORMS AND SHORING SHALL NOT BE REMOVED UNTIL THE CONCRETE HAS ATTAINED SUFFICIENT STRENGTH TO WITHSTAND ALL LOADS TO BE IMPOSED WITHOUT EXCESSIVE STRESS, CREEP, OR DEFLECTION.
- GENERAL CONTRACTOR TO COORDINATE SIZE AND LOCATION OF EQUIPMENT PADS WITH MECHANICAL CONTRACTOR.

VIII. CONCRETE REINFORCING STEEL:

- REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60 FOR ALL BAR SIZES AND ASTM A706 GRADE 60 FOR ALL WELDED BARS.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 IN FLAT SHEETS, AND IN SLABS MAY BE RAISED INTO POSITION DURING THE CONCRETE POURING OPERATION. LAP WIRE FABRIC 12" MINIMUM.
- ALL CONCRETE REINFORCEMENT SHALL BE DETAIL, FABRICATED, LABELED, SUPPORTED AND SPACED IN FORMS AND SECURED IN PLACE IN ACCORDANCE WITH THE PROCEDURES REQUIREMENTS OUTLINED IN THE LATEST EDITION OF THE "BUILDING CODE REQUIREMENTS FOR ARC AND REINFORCED CONCRETE," ACI 318 AND THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES," ACI 315.
- UNLESS OTHERWISE NOTED, MAINTAIN COVERAGE TO FACE OF BARS AS FOLLOWS:
 - A. CONCRETE CAST AGAINST EARTH 3"
 - B. FORMED SURFACES EXPOSED TO EARTH OR WEATHER
 - NO. 5 AND SMALLER, WIRE MESH 1 1/2"
 - ALL OTHER BARS 2"
 - C. JOISTS, SUSPENDED SLABS, INTERIOR WALL SURFACES
 - NO. 11 AND SMALLER 3/4"
 - NO. 14 AND LARGER 1 1/2"
 - D. COLUMNS, BEAMS
- REINFORCING SHALL BE CONTINUOUS WITH SPLICES ONLY WHERE SHOWN.
- FOR MINIMUM LAP LENGTH, SEE SCHEDULE UNLESS OTHERWISE NOTED. SPLICES TO BE STAGGERED SO THAT HALF OR LESS OF BARS ARE LAPPED AT ONE POINT.
- BAR SUPPORTS IN CONTACT WITH EXPOSED SURFACES SHALL BE PLASTIC TIPPED.
- BEAM AND SLAB REINFORCING SHALL NOT BE SLEEVED OR OTHERWISE INTERRUPTED EXCEPT AS SHOWN ON THE STRUCTURAL DRAWINGS. ALL WALLS AND SLABS SHALL BE DOWELED INTO FOOTINGS, WALLS, BEAMS, GIRDETS, COLUMNS OR SLABS WITH BARS OF THE SAME SIZE AND SPACING, UNLESS NOTED OTHERWISE.
- ADDITIONAL BARS SHALL BE PROVIDED AROUND ALL FLOOR AND WALL OPENINGS, AS SHOWN ON DETAILS.
- CHECKED SHOP DRAWINGS SHOWING REINFORCING DETAILS, INCLUDING BAR SIZES, SPACING AND PLACEMENT SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION.

IX. STRUCTURAL STEEL:

- MISCELLANEOUS IRON AND STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED ACCORDING TO THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATION FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS," LATEST EDITION, AND THE "CODE FOR STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES," LATEST EDITION.
- ALL BEAMS SHALL BE FABRICATED WITH THE NATURAL CAMBER UP. PROVIDE CAMBERS AS INDICATED ON THE DRAWINGS.
- AFTER FABRICATION, ALL STEEL SHALL BE CLEANED OF ALL RUST, LOOSE MILL SCALE AND OTHER FOREIGN MATERIALS AND A COAT OF PRIMER PAINT APPLIED.
- THE STRUCTURAL STEEL CONTRACTOR WILL BE RESPONSIBLE FOR REVIEWING ALL STRUCTURAL STEEL DETAILS, WELDING SEQUENCES, AND FABRICATION AND ERECTION PROCEDURES WITH STEEL MANUFACTURER, FOR THE INTENDED USE OF STRUCTURAL STEEL.
- THE FABRICATOR/ERECTOR SHALL SUBMIT TO THE ARCHITECT, FOR REVIEW, ENGINEERED AND CHECKED DRAWINGS SHOWING SHOP FABRICATION DETAILS, FIELD ASSEMBLY DETAILS AND ERECTION DIAGRAMS FOR ALL STRUCTURAL STEEL PRIOR FABRICATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY LOADING CONDITIONS DURING CONSTRUCTION AND SHALL PROVIDE BRACING AND SHORING WHERE REQUIRED.
- THERE SHALL BE NO FIELD CUTTING OF STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
- ALL ADDITIONAL STEEL REQUIRED BY THE CONTRACTOR FOR ERECTION PURPOSES AND SITE ACCESS OF STOCKPILED MATERIALS SHALL BE PROVIDED AT NO COST TO THE OWNER. ALL SUCH ADDITIONAL STEEL SHALL BE REMOVED BY THE CONTRACTOR UNLESS APPROVED BY THE OWNER IN WRITING.
- EXCEPT WHERE OTHERWISE SHOWN, STEEL SECTIONS SHALL CONFORM TO THE FOLLOWING:
 - A. PLATES, BARS, ETC ASTM A572, GRADE 50
 - B. WIDE FLANGE BEAMS AND COLUMNS. ASTM A992, GRADE 50
 - C. ANGLES, CHANNELS, AND WT SHAPES A36
 - D. STRUCTURAL TUBES (RECTANGULAR OR SQUARE HSS) ASTM A500 GRADE B (Fy = 46ksi)
 - E. STRUCTURAL ROUND TUBES (ROUND HSS). ASTM A500 GRADE B (Fy = 42ksi)
 - F. PIPE COLUMNS AND RAILING A53, GRADE B
 - G. TYPICAL (GRAVITY) BASE PLATES. ASTM A572, GRADE 50
 - H. ALL CONTINUITY, REINFORCING, AND SHEAR PLATES ASTM A572, GRADE 50
 - I. GUSSET PLATES, BARS AND BASE PLATES ASSOCIATED W/ MOMENT AND BRACED FRAMES. ASTM A572, GRADE 50
 - J. ANCHOR BOLTS (A.B.) A36 U.N.O.
 - K. MACHINE BOLTS (M.B.) A307
 - L. HIGH STRENGTH BOLTS (H.S.B.). A325X, U.N.O.
- ALL STRUCTURAL STEEL SURFACES THAT ARE ENCASED IN CONCRETE, MASONRY, SPRAY ON FIREPROOFING, OR BUILDING FINISHES, SHALL BE LEFT UNPAINTED, UNLESS NOTED OTHERWISE.
- WHERE GALVANIZED STEEL IS INDICATED ON DRAWINGS, GALVANIZE ACCORDING TO ASTM A123, HOT-DIP PROCESS.
- WELDING OF STRUCTURAL STEEL:
 - A. ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF AWS CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION, LATEST EDITION, AND SHALL BE PERFORMED BY WELDERS CERTIFIED IN THE APPLICABLE PROCEDURE & POSITION.

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION :

EMPLOYMENT OF SPECIAL INSPECTION IS THE DIRECT RESPONSIBILITY OF THE OWNER. SPECIAL INSPECTOR SHALL BE ONE OF THOSE AS PRESCRIBED IN SECTION 1701.2. STRUCTURAL OBSERVATION SHALL BE PERFORMED AS PROVIDED BY SECTION 1710. A PRE-CONSTRUCTION CONFERENCE IS RECOMMENDED FOR OWNER/BUILDER OR DESIGNER/BUILDER PROJECTS, COMPLEX AND HIGHRISE PROJECTS, AND FOR PROJECTS UTILIZING NEW PROCESSES OR MATERIALS. IN ACCORDANCE WITH SECTIONS 1701, 1703, AND 1704 (2013 CBC), SPECIAL INSPECTION AND/OR TESTING IS REQUIRED FOR THE FOLLOWING WORK:

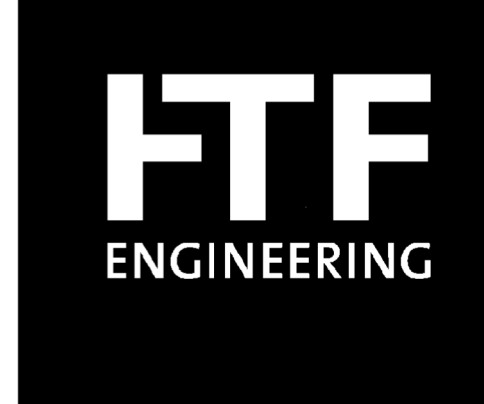
- | | |
|---|--|
| 1. <input checked="" type="checkbox"/> CONCRETE PLACEMENT SAMPLING | 6. <input checked="" type="checkbox"/> HIGH STRENGTH BOLTING |
| 2. <input checked="" type="checkbox"/> BOLTS INSTALLED IN CONCRETE | 7. <input type="checkbox"/> STRUCTURAL MASONRY |
| 3. <input type="checkbox"/> SPECIAL MOMENT - RESISTING CONCRETE FRAME | 8. <input checked="" type="checkbox"/> PILING, DRILLED PIERS AND CASSON |
| 4. <input checked="" type="checkbox"/> REINFORCING STEEL | 9. <input type="checkbox"/> SHOTCRETE |
| 5. STRUCTURAL WELDING | 10. <input checked="" type="checkbox"/> SPECIAL GRADING, EXCAVATION AND FILLING (GEO ENGINEERED) |
- A. PERIODIC VISUAL INSPECTION
- | | |
|--|--|
| <input checked="" type="checkbox"/> SINGLE PASS FILLET WELDS | <input checked="" type="checkbox"/> CONCRETE |
| <input type="checkbox"/> 1/4" OR SMALLER | <input type="checkbox"/> MASONRY |
| <input type="checkbox"/> STAIRS AND RAILING SYSTEM | <input checked="" type="checkbox"/> PULL / TORQUE TESTS PER CBC |
| <input type="checkbox"/> STEEL DECK | SEC. 1607C & 1615C |
| <input checked="" type="checkbox"/> WELDED STUDS | 12. <input checked="" type="checkbox"/> SHEAR WALLS AND FLOOR SYSTEMS USED AS SHEAR DIAPHRAGMS |
| <input type="checkbox"/> COLD FORMED STUDS AND JOISTS | 13. <input checked="" type="checkbox"/> HOLD DOWNS |
| <input type="checkbox"/> REINFORCING STEEL | 14. STRUCTURAL OBSERVATION PER SEC. 1704 (2013 CBC) FOR THE FOLLOWING: |
- B. CONTINUOUS VISUAL INSPECTION AND NDT (SECTION 1704)
- | | |
|---|---|
| <input type="checkbox"/> ALL OTHER WELDING (NDT EXCEPTION: FILLET WELD) | <input checked="" type="checkbox"/> FOUNDATIONS |
| <input type="checkbox"/> REINFORCING STEEL: | <input checked="" type="checkbox"/> STEEL FRAMING |
| AND NDT REQUIRED | <input checked="" type="checkbox"/> CONCRETE CONSTRUCTION |
| <input type="checkbox"/> MOMENT - RESISTING FRAMES | <input checked="" type="checkbox"/> MASONRY CONSTRUCTION |
| <input type="checkbox"/> OTHERS: | <input checked="" type="checkbox"/> WOOD FRAMING |
| | <input type="checkbox"/> OTHERS: |

ABBREVIATIONS:

A.B.	ANCHOR BOLT	LONG.	LONGITUDINAL
ADD'L	ADDITIONAL	MAX.	MAXIMUM
ALT.	ALTERNATE	MECH.	MECHANICAL
ARCH.	ARCHITECT	MFR.	MANUFACTURER
BLDG.	BUILDING	MIN.	MINIMUM
BM.	BEAM	MISC.	MISCELLANEOUS
BN.	BOUNDARY NAIL	(N)	NEW
BOT.	BOTTOM	N.I.C.	NOT IN CONTRACT
C.I.P.	CAST-IN-PLACE	NOM.	NOMINAL
C.J.P.	COMPLETE JOINT PENETRATION	NO.	NUMBER
C.J.	CONTROL JOINT	N.T.S.	NOT TO SCALE
CL.	CENTER LINE	O.C.	ON CENTER
CLR.	CLEAR	O.H.	OPPOSITE HAND
CMU	CONCRETE MASONRY UNIT	OPNG.	OPENING
COL.	COLUMN	ORIG.	ORIGINAL
CONC.	CONCRETE	O.W.J.	OPEN WEB JOIST
CONSTR.	CONSTRUCTION	PART.	PARTITION
CONC.	CONCRETE	PERIM.	PERIMETER
DBL.	DOUBLE	PERP.	PERPENDICULAR
DET.	DETAIL	PLATE.	PLATE, PROPERTY LINE
DIA.	DIAMETER	P.J.P.	PARTIAL JOINT PENETRATION
DIAG.	DIAGONAL	F.L.Y., PWD.	PLYWOOD
DL	DEAD LOAD	PSF	POUNDS PER SQUARE FOOT
DWG.	DRAWINGS	PSI	POUNDS PER SQUARE INCH
EA.	EACH	R. RAD.	RADIUS
EL.	ELEVATION	REF.	REFERENCE
EMB.	EMBEDMENT	RETN.	RETURN
EN	EDGE NAIL	REINF.	REINFORCING
EQ.	EQUAL	REQ'D	REQUIRED
EXIST.	EXISTING	SEE ARCHITECTURAL DRAWINGS	
EXT.	EXTERIOR	S.A.D.	SCHEDULE
FDN.	FOUNDATION	S.L.O.	SEE LANDSCAPE DRAWINGS
FIN.	FINISH	SECT.	SECTION
FL.	FLOOR	SIM.	SIMILAR
FN	FIELD NAIL	SN	SHEAR NAIL
FP	FULL PENETRATION	S.O.G.	SLAB ON GRADE
FT.	FOOTING	SPEC.	SPECIFICATION
FTG.	FOOTING	SQ.	SQUARE
GALV.	GALVANIZED	STRUCT.	STRUCTURAL
GL.	GRIDLINE	SW	SHEAR WALL
GLB.	GLU-LAM BEAM	SYM.	SYMMETRICAL
H.S.B.	HIGH-STRENGTH BOLT	T & B	TOP & BOTTOM
HD	HOLD-DOWN	T & G	TONGUE & GROOVE
HORIZ.	HORIZONTAL	TJ	TRUSS JOIST
IN.	INCH	TYP.	TYPICAL
IN.	INCH	U.N.O.	UNLESS NOTED OTHERWISE
LB.	POUND	VERT.	VERTICAL
LGS	LIGHT GAUGE STEEL	W/	WITH
LL	LIVE LOAD	WF	WIDE FLANGE
LLJ	LONG LEG HORIZONTAL	W.P.	WORKING POINT
LLV	LONG LEG VERTICAL		

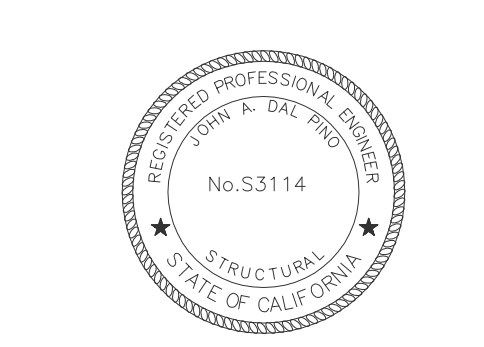
PROJECT DIRECTORY:

Owner: 1919 Crew LLC c/o Danny Habber Pier 54, Suite 202 San Francisco, CA 94158	Structural Engineer: FTF Engineering, Inc. Principal: John Dal Pino, SE Project Eng'r.: Jillian van Enckevort, SE Michael James, SE 1916 McAllister Street San Francisco, CA 94115 415-931-8460	General Contractor: Name Company Address City, State, Zip Phone Number CSLB #: _____ Expires: _____
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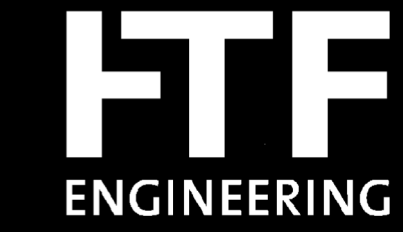
Issue:	Date:
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Permit Resubmittal	2016.05.02
Permit Resubmittal 2	2016.05.20
Construction Set	2016.08.29

Scale: AS NOTED
Job No. 16-055

General Notes I

S-1.0

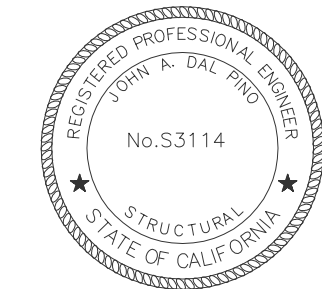
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Permit Resubmittal	2016.05.02
Permit Resubmittal 2	2016.05.20
Construction Set	2016.08.29

Scale: AS NOTED
 Job No. 16-055

General Notes II

S-1.1

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- B. ALL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH A WELDING PROCEDURE SPECIFICATION (WPS) THAT HAS BEEN REVIEWED BY THE ENGINEER OF RECORD AND THE TESTING AND INSPECTION AGENCY. THE WPS VARIABLES SHALL BE WITHIN THE PARAMETERS ESTABLISHED BY THE FILLER METAL MANUFACTURER.
- C. BEFORE ERECTION, STEEL FABRICATOR SHALL SUBMIT TO THE ENGINEER, FOR REVIEW, SHOP DIAGRAMS OR WRITTEN PROCEDURES INDICATING FIELD WELDING SEQUENCES OF EACH INDIVIDUAL TYPE WELDED MOMENT CONNECTION AND FIELD WELDING SEQUENCES OF MOMENT CONNECTIONS AT EACH LEVEL.
- D. E-70XX ELECTRODES SHALL BE USED AT ALL WELDED STEEL CONNECTIONS
- E. WELD DAMS SHALL NOT BE USED.
- F. ALL BUTT WELDING SHALL BE FULL PENETRATION WELDS UNLESS OTHERWISE NOTED. FILLET WELD SIZES NOT SHOWN SHALL BE AWS MINIMUM SIZES BASED ON THICKNESS OF MATERIALS BEING WELDED, BUT NOT LESS THAN 1/4".
- G. ALL C.J.P. WELDS SHALL BE STARTED AND ENDED WITH A MINIMUM LENGTH OF ONE INCH ON WELD TABS ("RUN OFF" TABS) EXCEPT AT ACCESS HOLES IN BEAM/GIRDER WEBS. ALL WELD TABS SHALL BE REMOVED, THE AFFECTED AREA GROUND SMOOTH AND MAGNETIC PARTICLE TESTED FOR DEFECTS.
- H. ALL C.J.P. GROOVE WELDS SHALL BE ULTRASONICALLY (UT) EXAMINED FOR THE FULL LENGTH. BACKING BAR REMOVAL AREAS AND FILLET WELDS ON CONTINUITY PLATES SHALL BE EXAMINED FOR THE FULL LENGTH BY THE MAGNETIC PARTICLE TESTING (MPT) METHOD.
- I. ALL DEFECTIVE WELDS SHALL BE GROUND OUT, REPAIRED, AND RETESTED AT THE CONTRACTOR'S EXPENSE.
- 13. ALL STEEL TO STEEL BOLTED CONNECTIONS SHALL BE BOLTED WITH HIGH STRENGTH BOLTS CONFORMING TO ASTM A325 PER THE "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS". BY THE RESEARCH COUNCIL ON STRUCTURAL CONNECTION (RCSC). OTHER BOLTED CONNECTIONS SHALL BE BOLTED WITH UNFINISHED BOLTS CONFORMING TO ASTM A307.
- 14. DRILL OR PUNCH HOLES FOR BOLTS. DO NOT MAKE OR ENLARGE HOLES BY BURNING. HOLES IN STEEL SHALL BE 1/16" LARGER DIAMETER THAN NOMINAL SIZE OF BOLT USED, EXCEPT AS NOTED.
- 15. ALL EXPOSED STRUCTURAL STEEL AND MISCELLANEOUS METAL SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION. GALVANIZING AT FIELD WELDS SHALL BE REPAIRED WITH GALVANIZING REPAIR PAINT ACCORDING TO ASTM A780.
- 16. WELDED STUDS SHALL BE HEADED STUDS CONFORMING TO ASTM A108 OR ASTM A29:
 - A. ALL HEADED STUDS SHALL BE "NELSON STUDS" (ICC ESR-2856), NELSON STUD WELDING, INC., ELYRIA, OHIO OR "TRU-WELD STUDS" (ICC-ERS-2577), DIVISION OF TRU-FIT PRODUCTS CORPORATION, MEDINA, OHIO, OR APPROVED EQUAL.
 - B. ALL HEADED STUDS SHALL BE AUTOMATICALLY END WELDED IN SHOP OR FIELD WITH EQUIPMENT RECOMMENDED BY THE MANUFACTURER OF STUDS.
 - C. STEEL SHEAR STUDS MATERIAL, WELDING, AND INSPECTION SHALL BE IN ACCORDANCE WITH THE "STRUCTURAL WELDING CODE-STEEL", AWS-D1.1, LATEST EDITION, ALL STUDS SHALL BE 3/4" DIAMETER AND PLACED UNIFORMLY OVER BEAMS AND GIRDERS, UNLESS NOTED OTHERWISE.
- 17. FOR A COMPLETE LIST OF REQUIRED "SPECIAL INSPECTIONS" SEE SHEET S-1.0 UNDER "SPECIAL INSPECTION AND STRUCTURAL OBSERVATION."
- 18. THE OWNER'S TESTING AGENCY SHALL PERFORM ALL SHOP AND FIELD INSPECTION AND TESTING, AS OUTLINED ABOVE AND IN SPECIFICATION AND AS REQUIRED BY THE BUILDING CODE.
- 19. THE STRUCTURAL STEEL FABRICATOR SHALL SCHEDULE ALL WORK TO ALLOW THE ABOVE TESTING REQUIREMENTS TO BE COMPLETED

X. ROUGH CARPENTRY:

- 1. PROVIDE SAWN LUMBER IN CONFORMANCE WITH THE GRADING RULES OF THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB) FOR THE SPECIES AND GRADE DESIGNATED. MOISTURE CONTENT SHALL NOT EXCEED 18%.
- 2. PROVIDE DOUGLAS FIR-LARCH SAWN LUMBER UNLESS NOTED OTHERWISE. AS A MINIMUM, PROVIDE THE FOLLOWING GRADES:

JOISTS.....	NO. 2
BEAMS AND HEADERS.....	NO. 1
WALL STUDS.....	STUD
POSTS.....	NO. 1 & BETTER
SILLS, PLATES, AND BLOCKING.....	NO. 2
- 3. PROVIDE ENGINEERED LUMBER IN CONFORMANCE WITH THE FOLLOWING SPECIFICATIONS:

ITEM	Fb (PSI)	Fv (PSI)	E (PSI)
PSL	2,900	290	2.0x10 ⁶
LVL	2,600	285	1.90x10 ⁶
LSL	2,325	310	1.55x10 ⁶

- 4. PROVIDE PRESSURE-TREATED WOOD FOR ALL EXPOSED MEMBERS AND ALL MEMBERS IN CONTACT WITH CONCRETE, MASONRY, OR SOIL. ALL NAILS IN CONTACT WITH PRESSURE-TREATED LUMBER SHALL BE EITHER HOT-DIPPED GALVANIZED (MEETING ASTM A153 CLASS D) OR STAINLESS STEEL. ALL HARDWARE IN CONTACT WITH PRESSURE-TREATED LUMBER SHALL BE EITHER HOT-DIPPED GALVANIZED (MEETING ASTM A653 CLASS G185), OR STAINLESS STEEL.
- 5. AS A MINIMUM, ATTACH AND INTERCONNECT ALL FRAMING MEMBERS IN ACCORDANCE WITH THE NAILING SCHEDULE CONTAINED IN TABLE 2304.9.1 IN THE CALIFORNIA BUILDING CODE. NAILS MAY BE BOX OR COMMON WIRE, AS ALLOWED IN FOOTNOTES OF TABLE. NAILS CALLED FOR ON PLANS AND DETAILS SHALL BE COMMON WIRE. HOT-DIPPED GALVANIZED NAILS SHALL BE USED WHERE EXPOSED TO WEATHER OR IN CONTACT WITH PRESSURE-TREATED LUMBER.
- 6. PROVIDE FULL-DEPTH SOLID BLOCKING OR OTHER MEANS OF LATERAL SUPPORT AT ENDS AND BEARING POINTS OF ALL JOISTS, RAFTERS, BEAMS, AND HEADERS, AND AT INTERMEDIATE INTERVALS NOT TO EXCEED 8'-0".
- 7. DESIGNATIONS FOR HARDWARE ARE BASED ON SIMPSON STRONG-TIE CO., INC. SUBSTITUTION OF NON-SIMPSON HARDWARE IS NOT ACCEPTABLE.
- 8. INSTALL HARDWARE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. USE ALL SPECIFIED FASTENERS.
- 9. ALL NAILS SHALL BE COMMON WIRE NAILS. "SHORT" NAILS SUPPLIED BY SIMPSON STRONG-TIE SHALL ONLY BE USED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, AND SHALL NOT BE USED WHEN ATTACHING THROUGH PLYWOOD TO FRAMING MEMBERS BEHIND.
- 10. PLYWOOD SUBFLOORING SHALL BE 3/4" APA RATED STUR-D-FLOOR SHEATHING (48/24), GROUP 1 EXPOSURE 1, UNLESS NOTED OTHERWISE. PANEL EDGES SHALL BE TONGUE AND GROOVED. LAY PANELS WITH FACE GRAIN ACROSS SUPPORT. STAGGER SIDE JOINTS. NAIL ALL SUPPORTED EDGES WITH 10d NAILS @ 6" O.C. AND AT ALL INTERIOR BEARINGS WITH 10d NAILS @ 10" O.C., UNLESS OTHERWISE NOTED. NAILS SHALL BE RINGSHANK OR SCREW NAILS DRIVEN FLUSH. GLUE PLYWOOD TO ALL SUPPORTS AND AT TONGUE AND GROOVE JOINTS IN ACCORDANCE WITH APA GLUED FLOOR SYSTEM.

- 11. PLYWOOD WALL SHEATHING SHALL BE 1/2" APA RATED SHEATHING, UNLESS NOTED OTHERWISE. ALL UNSUPPORTED EDGES SHALL BE BLOCKED. NAIL ALL PLYWOOD EDGES WITH 10d NAILS @ 6" AND INTERIOR BEARINGS WITH 10d NAILS @ 12" O.C., UNLESS OTHERWISE NOTED. NAILS SHALL BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE PLYWOOD. MINIMUM SHEET WIDTH FOR PLYWOOD ON SHEAR WALLS SHALL BE 24".
- 12. PLYWOOD ROOF SHEATHING SHALL BE 5/8" APA RATED SHEATHING. ALL ROOF SHEATHING SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO THE JOISTS. STAGGER SIDE JOINTS. NAIL ALL PLYWOOD EDGES WITH 10d NAILS @ 6" O.C. AND INTERIOR BEARINGS WITH 10d NAILS @ 12" O.C., UNLESS OTHERWISE NOTED. NAILS SHALL BE DRIVEN FLUSH, BUT SHALL NOT FRACTURE THE SURFACE OF PLYWOOD.

XI. EPOXY GROUTING:

- 1. WHERE EPOXY IS INDICATED ON PLANS OR DETAILS, USE HILTI RE-500 SD ADHESIVE (ICC ESR-2322), HILTI HIT-HY 200 (ICC ESR-3187), OR SIMPSON SET-XP ADHESIVE (ICC ESR-2508) FOR USE IN CONCRETE. (CONTRACTOR MAY SUBMIT OTHER EPOXY SYSTEMS FOR APPROVAL ALONG WITH AN ICC-ES REPORT DEMONSTRATING COMPLIANCE WITH THE 2012 IBC FOR THE SPECIFIC PRODUCT.)
- 2. DRILL HOLES TO EPOXY MANUFACTURER'S RECOMMENDED SIZE. CLEAN HOLES WITH A CIRCULAR WIRE OR NYLON BRUSH AND BLOW OUT WITH COMPRESSED AIR.
- 3. SLOWLY INSERT ROD OR BAR WHILE TURNING ONE FULL ROTATION. DO NOT DISTURB DOWEL UNTIL EPOXY HAS SET.

XII. TESTING AND INSPECTION:

- 1. SPECIAL INSPECTIONS SHALL BE PERFORMED BY AN APPROVED INDEPENDENT TESTING AND INSPECTION AGENCY OR AS INDICATED BELOW.
- 2. THE INSPECTION AGENCY SHALL BE RETAINED BY AND PAID FOR BY THE OWNER.
- 3. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER, PRIOR TO BEGINNING CONSTRUCTION, A DETAILED LIST OF "SPECIAL INSPECTION" ITEMS INDICATING THE SCOPE OF TESTING AND INSPECTION AND THE AGENCY OR ENGINEER PERFORMING THE WORK.
- 4. THE INSPECTION AGENCY SHALL PROVIDE INSPECTION REPORTS TO THE ARCHITECT & STRUCTURAL ENGINEER. THE REPORTS SHALL INCLUDE ANY ITEMS WHICH ARE IN NON-COMPLIANCE WITH THE DESIGN DOCUMENTS.
- 5. THE STRUCTURAL ENGINEER WILL REQUIRE A FINAL REPORT FROM THE INSPECTION AGENCY. THE REPORT NEEDS TO SHOW THAT ALL DEFICIENCIES MENTIONED IN EARLIER REPORTS HAVE BEEN CORRECTED. COPIES OF THE TESTING AND INSPECTION REPORT SHALL BE SENT TO THE BUILDING DEPARTMENT, ARCHITECT, STRUCTURAL ENGINEER AND OWNER.
- 6. PROVIDE "SPECIAL INSPECTIONS" FOR ALL ITEMS AS REQUIRED BY THE CALIFORNIA BUILDING CODE, 2013 EDITION, SEE SHEET S-1.0 UNDER "SPECIAL INSPECTION AND STRUCTURAL OBSERVATION."

INSPECTIONS BY INDEPENDENT AGENCY:

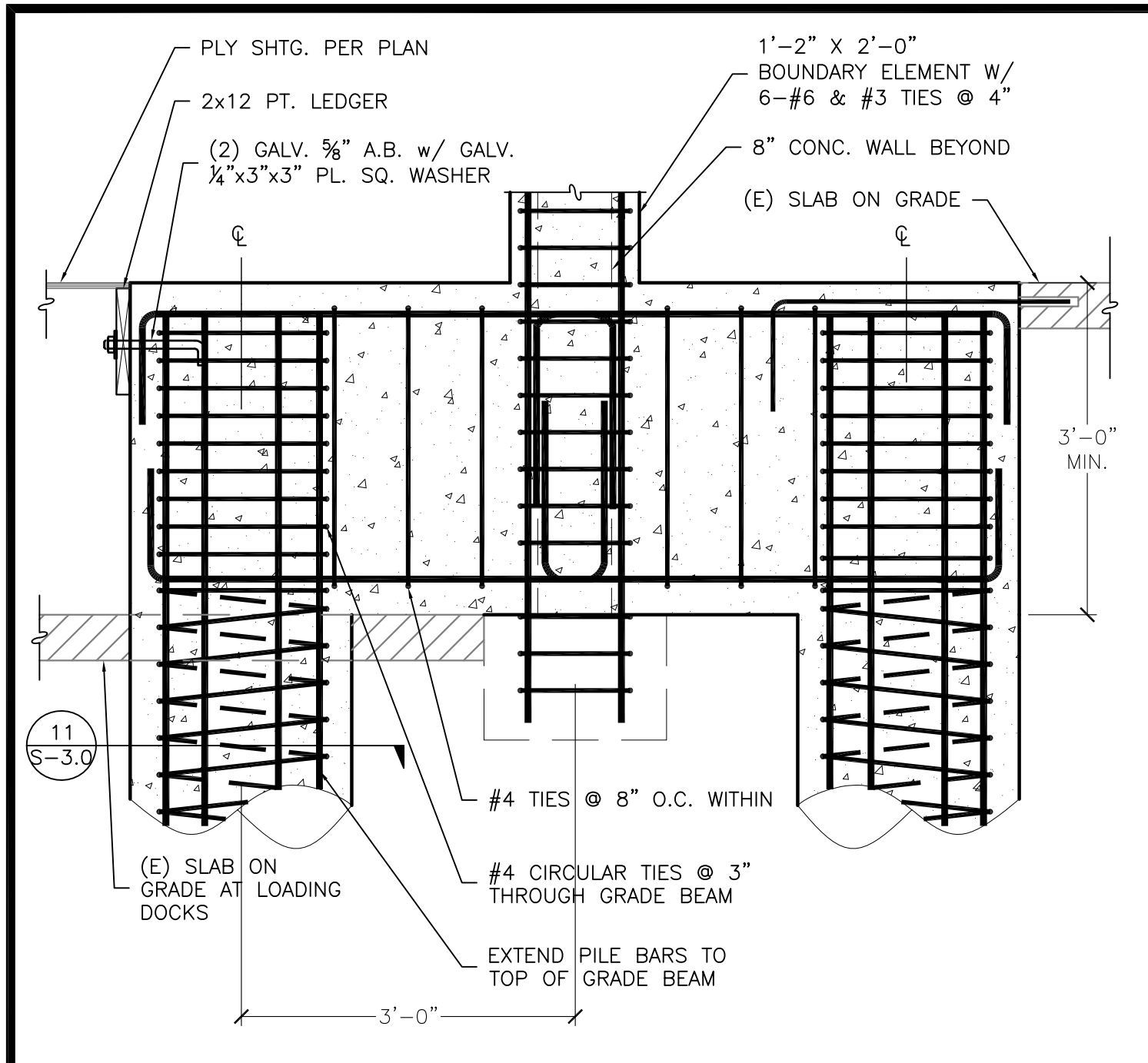
- A. SPECIAL INSPECTION OF FOUNDATION EXCAVATIONS SHALL BE PERFORMED BY THE GEOTECHNICAL ENGINEER.
- B. CONCRETE PLACEMENT: DURING THE TAKING OF TEST SPECIMENS AND PLACING OF REINFORCED CONCRETE, EXCEPT CONCRETE WHERE THE SPECIFIED STRENGTH IS 2,500 PSI OR LESS, FOUR TEST CYLINDERS FROM EACH 150 CUBIC YARDS OR FRACTION THEREOF POURED IN ANY ONE DAY SHALL BE SECURED AND REPORTED BY AN INDEPENDENT TESTING AGENCY; ONE TO BE TESTED AT 7 DAYS, TWO AT 28 DAYS, AND THE FOURTH HELD IN RESERVE.
- C. STRUCTURAL WELDING: ALL STRUCTURAL WELDING, INCLUDING WELDING OF REINFORCING STEEL. SEE THE GENERAL NOTES SECTION FOR STRUCTURAL STEEL.
- D. HIGH-STRENGTH BOLTING: PERIODIC INSPECTION, IN ACCORDANCE WITH CBC SECTION 1704.3.3, DURING ALL BOLT INSTALLATIONS AND TIGHTENING OPERATIONS.
- E. WELDING OF THREADED ROD TO STEEL BEAM FOR HOLD-DOWN DEVICES.

INSPECTIONS BY ENGINEER OF RECORD:

- F. BOLTS CAST IN CONCRETE: PRIOR TO AND DURING THE PLACEMENT OF CONCRETE AROUND BOLTS.
- G. CONCRETE REINFORCING STEEL: DURING PLACING OF REINFORCING STEEL. EXCEPTION: THE SPECIAL INSPECTOR NEED NOT BE PRESENT DURING ENTIRE REINFORCING STEEL-PLACING OPERATIONS, PROVIDED HE/SHE HAS INSPECTED FOR CONFORMANCE WITH THE APPROVED PLANS PRIOR TO THE CLOSING OF FORMS OR THE DELIVERY OF CONCRETE TO THE JOBSITE.
- H. BOLTS DRILLED AND EPOXIED INTO EXISTING CONCRETE.
- I. PLYWOOD SHEAR WALLS - NAILING, CLIPS, STRAPS, HOLD-DOWNS.
- J. NAILING FOR PLYWOOD DIAPHRAGMS.

XIII. STRUCTURAL OBSERVATIONS:

- 1. THE STRUCTURAL ENGINEER WILL REPORT ANY OBSERVED DEFICIENCIES TO THE OWNER, CONTRACTOR OR BUILDING OFFICIAL FOLLOWING SITE VISITS. THE STRUCTURAL ENGINEER SHALL PROVIDE A WRITTEN REPORT TO THE ARCHITECT AFTER EACH SITE VISIT. HOWEVER, THE STRUCTURAL ENGINEER'S SITE VISITS ARE NOT CONSIDERED AS INSPECTION VISITS. THE INSPECTION AGENCY RETAINED AND PAID FOR BY THE OWNER SHALL PROVIDE INSPECTION REPORTS TO THE ARCHITECT/STRUCTURAL ENGINEER. THE REPORTS SHALL INCLUDE ANY ITEMS WHICH ARE IN NON-COMPLIANCE WITH THE DESIGN DOCUMENTS.
- 2. AFTER THE STRUCTURAL ENGINEER RECEIVES THE FINAL REPORT, FROM THE SPECIAL INSPECTION AGENCY, HE WILL SUBMIT A FINAL SUMMARY REPORT DOCUMENTING SITE VISITS AND OBSERVATIONS, NOTING ANY DEFICIENCIES THAT CORRECTIVE WORK HAS BEEN COMPLETED, AND THAT CONSTRUCTION PROCEEDED IN ACCORDANCE WITH THE APPROVED PLANS, SPECIFICATIONS AND APPLICABLE CODES AND REGULATIONS PER SECTION 1704 OF THE CALIFORNIA BUILDING CODE.
- 3. STRUCTURAL OBSERVATION BY THE DESIGN ENGINEER IS REQUIRED AT THE FOLLOWING PHASES, AND PRIOR TO COVERING WITH OTHER WORK:
 - A. BEFORE CLOSING OF FORMS - FOUNDATION REINFORCING AND BOLTS INSTALLED IN CONCRETE.
 - B. ALL STRUCTURAL STEEL MEMBERS AND CONNECTIONS (PRIOR TO COVERING WITH OTHER WORK)
 - C. PLYWOOD DIAPHRAGM NAILING - PRIOR TO COVERING WITH WALL FRAMING OR OTHER WORK.
 - D. PLYWOOD SHEAR WALL NAILING AND ALL RELATED HOLD DOWNS, STRAPS, CLIPS, ETC.
- 4. FOR A COMPLETE LIST OF REQUIRED "STRUCTURAL OBSERVATION" SEE SHEET S-1.0 UNDER "SPECIAL INSPECTION AND STRUCTURAL OBSERVATION."



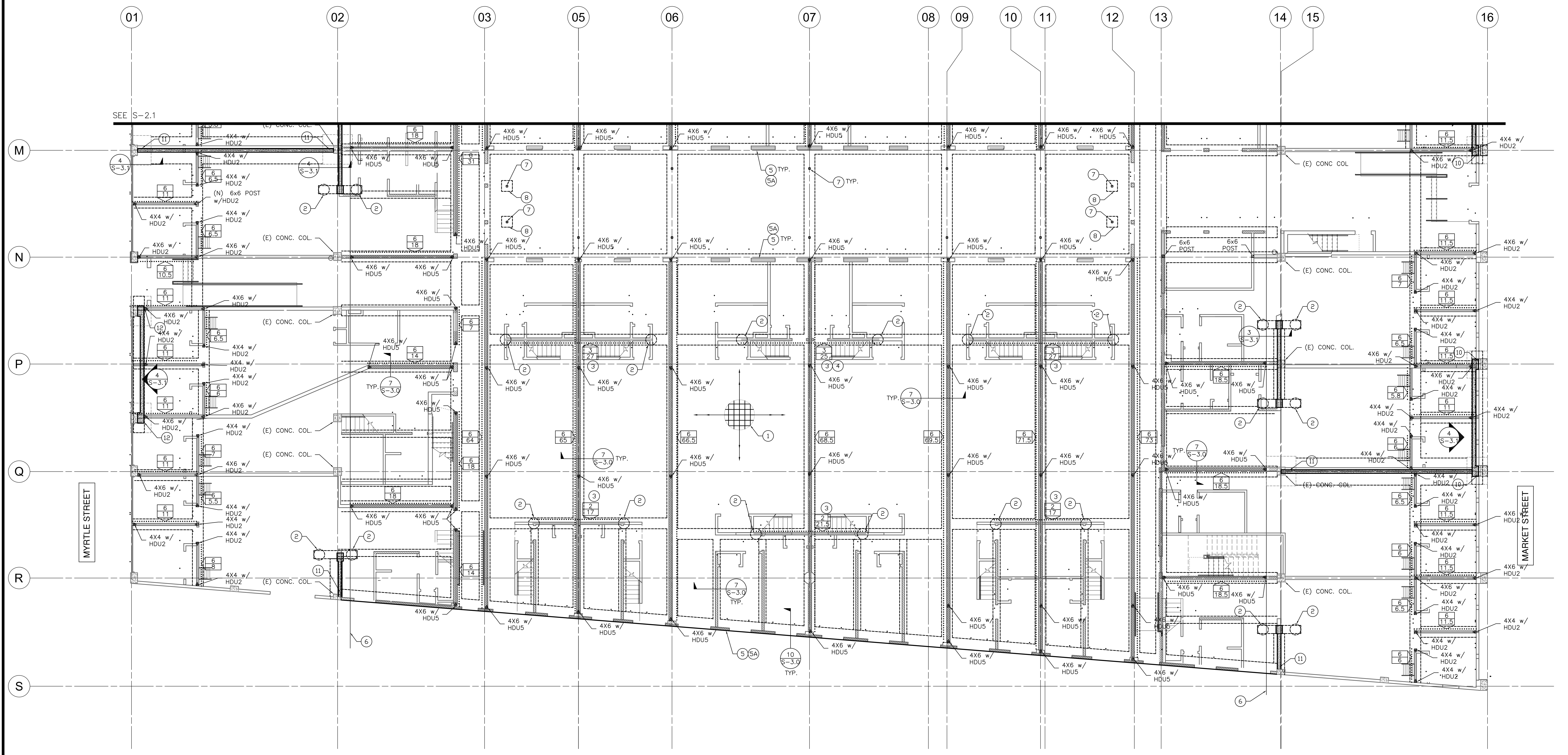
2 SHEAR WALL AT LOADING DOCK
SCALE: 3/4" = 1'-0"

LEGEND	
—	WALLS
— (N)	(N) FOUNDATION
— (E)	(E) FOUNDATION
— (E)	(E) FOUNDATION BELOW
— (N)	(N) FOUNDATION BELOW
— (N)	(N) CONC. WALLS
○	HOLD DOWN
X	X= DENOTES SW EDGE NAILING
Y	Y= DENOTES SW LENGTH IN FEET
REF. S-4.0	FOR PWD SW DETAILS
■ (N)	(N) CONCRETE
■ (E)	(E) CONCRETE
□ (N)	(N) POST ABOVE
□ (E)	(E) POST ABOVE
I	STEEL COLUMN
▨	INTERIOR BEARING WALL ABV
#	REFERS TO NOTE #

- SHEET NOTES:**
- (E) CONCRETE SLAB ON GRADE REPLACE AS NEEDED PER 3/S-3.0
 - DRILLED PIER PER DETAIL 11/S-3.0, MIN 10'-0" DEPTH BELOW GRADE BEAM.
 - FULL HEIGHT SHEARWALL SEE DETAIL 1/S-5.0
 - STRAP AND BLOCK AROUND OPENING PER DETAIL 7/S-4.0
 - TYPICAL EXTERIOR PLYWOOD PER DETAIL 8/S-4.0
 - USE FIRE RESISTIVE TREATED WOOD FOR PLATES, STUDS, PLYWOOD AT ALL EXTERIOR WOOD WALLS.
 - SEISMIC EXPANSION JOINT 6" WIDE WHERE NEW WOOD BUILDING MEETS EXISTING CONCRETE BUILDING
 - HSS4x4x7/8 COLUMN, SEE DETAIL 7/S-5.0
 - NEW 2'-0"x2'-0" FOOTING, MINIMUM 2'-0" BELOW GRADE WITH 3-#4 EACH WAY
 - EDGE NAIL PLYWOOD TO NAILER ON STEEL POST PER SHEARWALL SCHEDULE.

GENERAL NOTES:	
11	#5 x 2'-0" DOWELS @ 12" w/ 6" EMBED w/ EPOXY
12	#4 DOWELS w/ 135° STD HK w/ 6" EMBED w/ EPOXY
13	INFILL MECHANICAL BASEMENT PER DETAIL

JOIST SCHEDULE			
MARK	SPACING	JOIST	NOTES
FJ2	12" O.C.	16" TJI 560	MIU3.56/16



1 SOUTHERN FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

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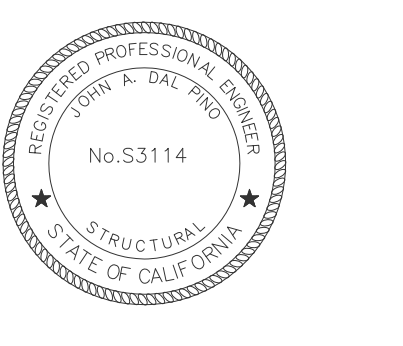
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Scale: AS NOTED
Job No. 16-055
Southern Foundation Plan

S-2.0



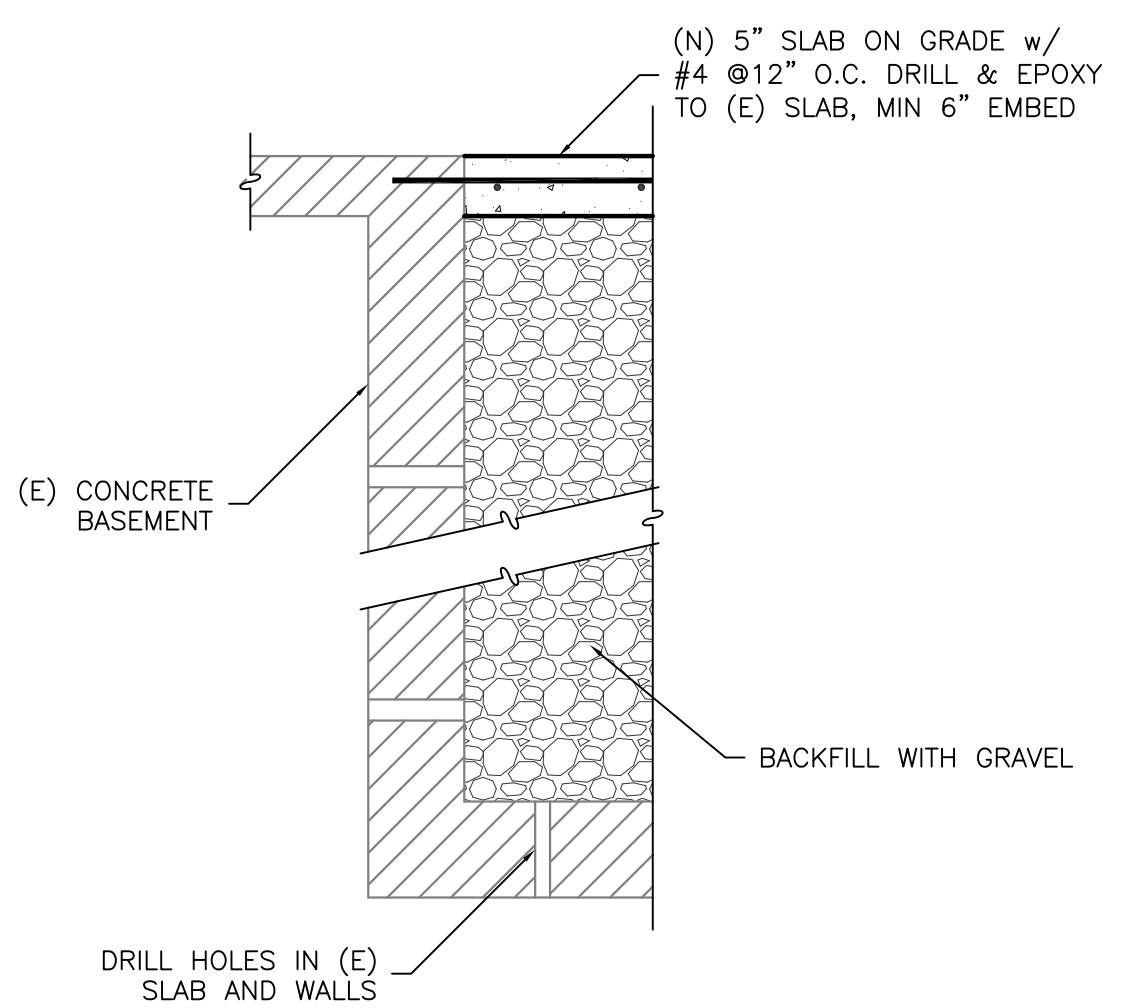
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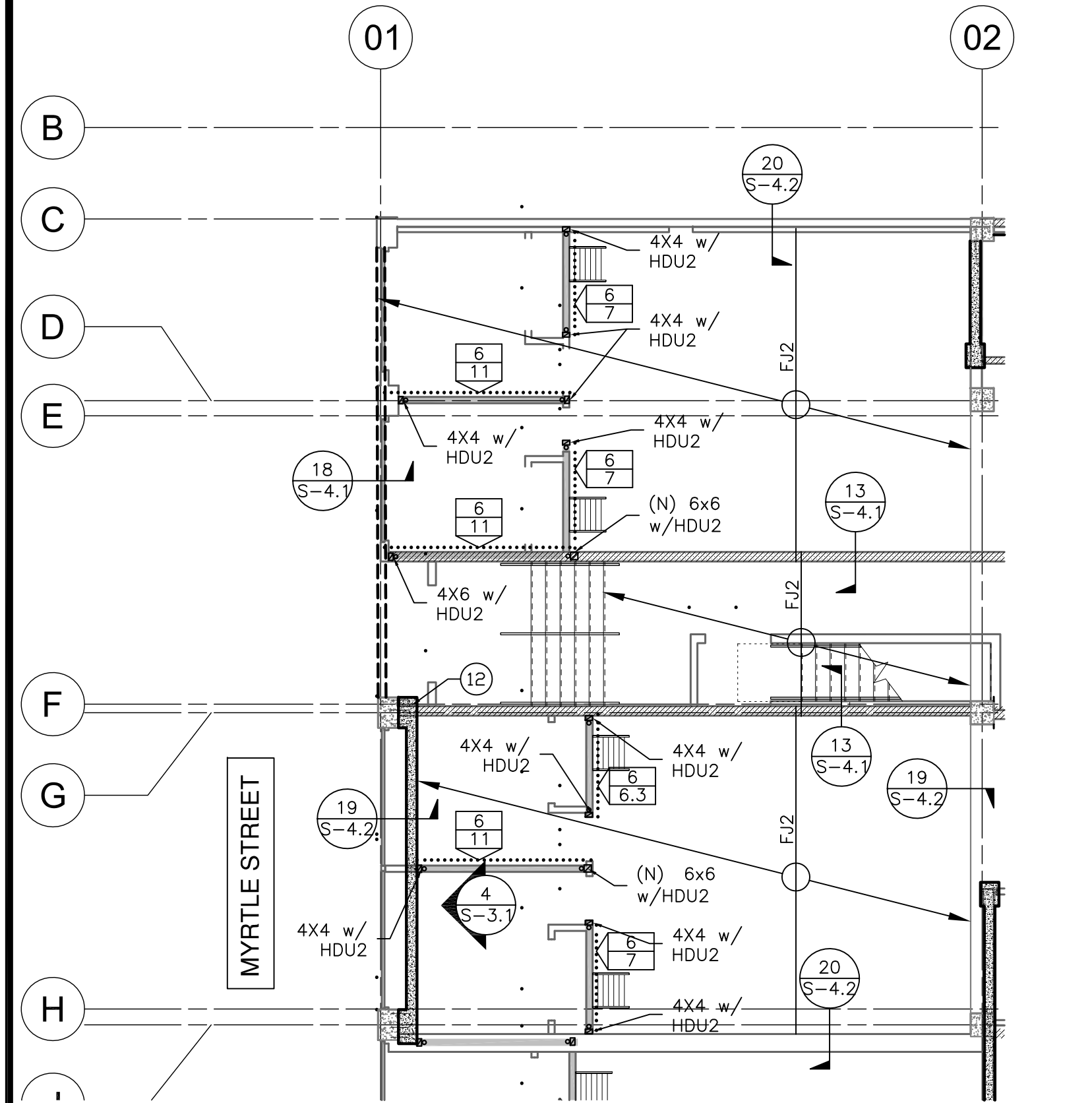
Northern
Foundation Plan

S-2.1

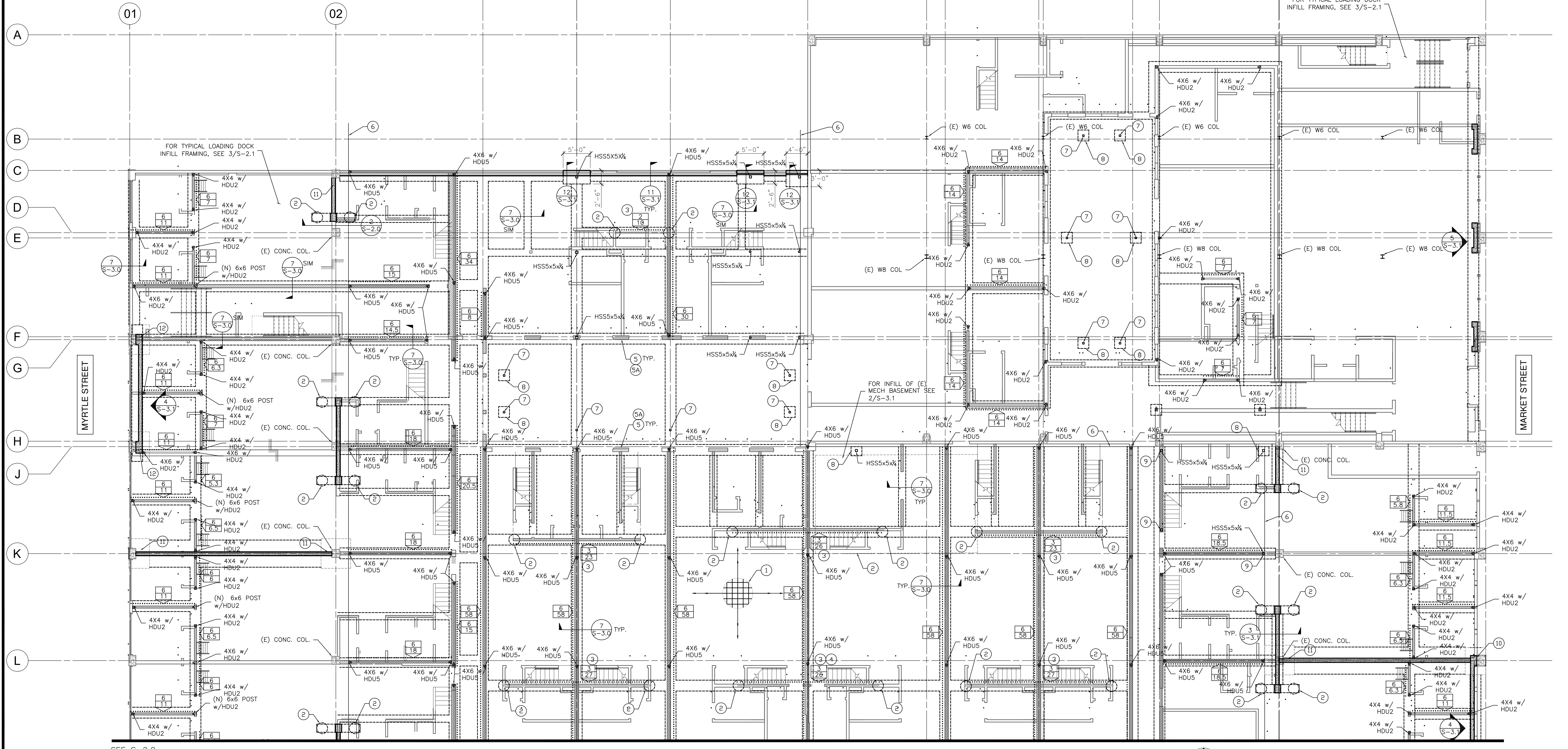
<p>LEGEND</p> <p>WALLS (N) FOUNDATION (E) FOUNDATION (E) FOUNDATION BELOW (N) FOUNDATION BELOW (N) CONC. WALLS ○ HOLD DOWN</p> <p>X= DENOTES SW EDGE NAILING Y= DENOTES SW LENGTH IN FEET REF. S-4.0 FOR FWD/SW DETAILS</p>		<p>(N) CONCRETE (E) CONCRETE (N) POST ABOVE (E) POST ABOVE I STEEL COLUMN INTERIOR BEARING WALL ABV</p> <p>REFERS TO NOTE #</p>		<p>SHEET NOTES:</p> <p>① (E) CONCRETE SLAB ON GRADE REPLACE AS NEEDED PER 3/S-3.0</p> <p>② DRILLED PIER PER DETAIL 11/S-3.0, MIN 10'-0" DEPTH BELOW GRADE BEAM.</p> <p>③ FULL HEIGHT SHEARWALL SEE DETAIL 1/S-5.0</p> <p>④ STRAP AND BLOCK AROUND OPENING PER DETAIL 7/S-4.0</p> <p>⑤ TYPICAL EXTERIOR PLYWOOD PER DETAIL 8/S-4.0</p> <p>⑥ USE FIRE RESISTIVE TREATED WOOD FOR PLATES, STUDS, PLYWOOD AT ALL EXTERIOR WOOD WALLS.</p> <p>⑦ SEISMIC EXPANSION JOINT 6" WIDE WHERE NEW WOOD BUILDING MEETS EXISTING CONCRETE BUILDING</p> <p>⑧ HSS4x4x3/8 COLUMN, SEE DETAIL 7/S-5.0</p> <p>⑨ NEW 2'-0"x2'-0" FOOTING, MINIMUM 2'-0" BELOW GRADE WITH 3-#4 EACH WAY</p> <p>⑩ EDGE NAIL PLYWOOD TO HAILER ON STEEL POST PER SHEARWALL SCHEDULE.</p>		<p>⑪ #5 x 2'-0" DOWELS @ 12" w/ 6" EMBED w/ EPOXY</p> <p>⑫ #4 DOWELS w/ 135° STD HK w/ 6" EMBED w/ EPOXY</p> <p>⑬ INFILL MECHANICAL BASEMENT PER DETAIL</p> <p>GENERAL NOTES:</p> <p>1. FOR TYPICAL CONCRETE DETAILS SEE SHEET S-3.0 2. FOR TYPICAL FRAMING DETAILS SEE SHEET S-4.0</p> <p>JOIST SCHEDULE</p> <table border="1"> <thead> <tr> <th>MARK</th> <th>SPACING</th> <th>JOIST</th> <th>NOTES</th> </tr> </thead> <tbody> <tr> <td>FJ2</td> <td>12" O.C.</td> <td>16" TJI 560</td> <td>MIU3.56/16</td> </tr> </tbody> </table>		MARK	SPACING	JOIST	NOTES	FJ2	12" O.C.	16" TJI 560	MIU3.56/16
MARK	SPACING	JOIST	NOTES												
FJ2	12" O.C.	16" TJI 560	MIU3.56/16												



2 TYPICAL BASEMENT INFILL
SCALE: 1/8" = 1'-0"

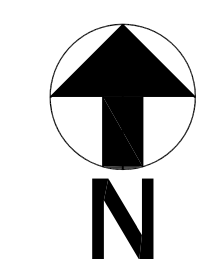


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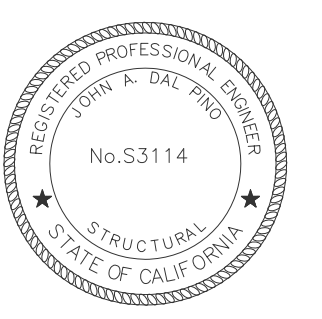


1 NORTHERN FOUNDATION PLAN

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



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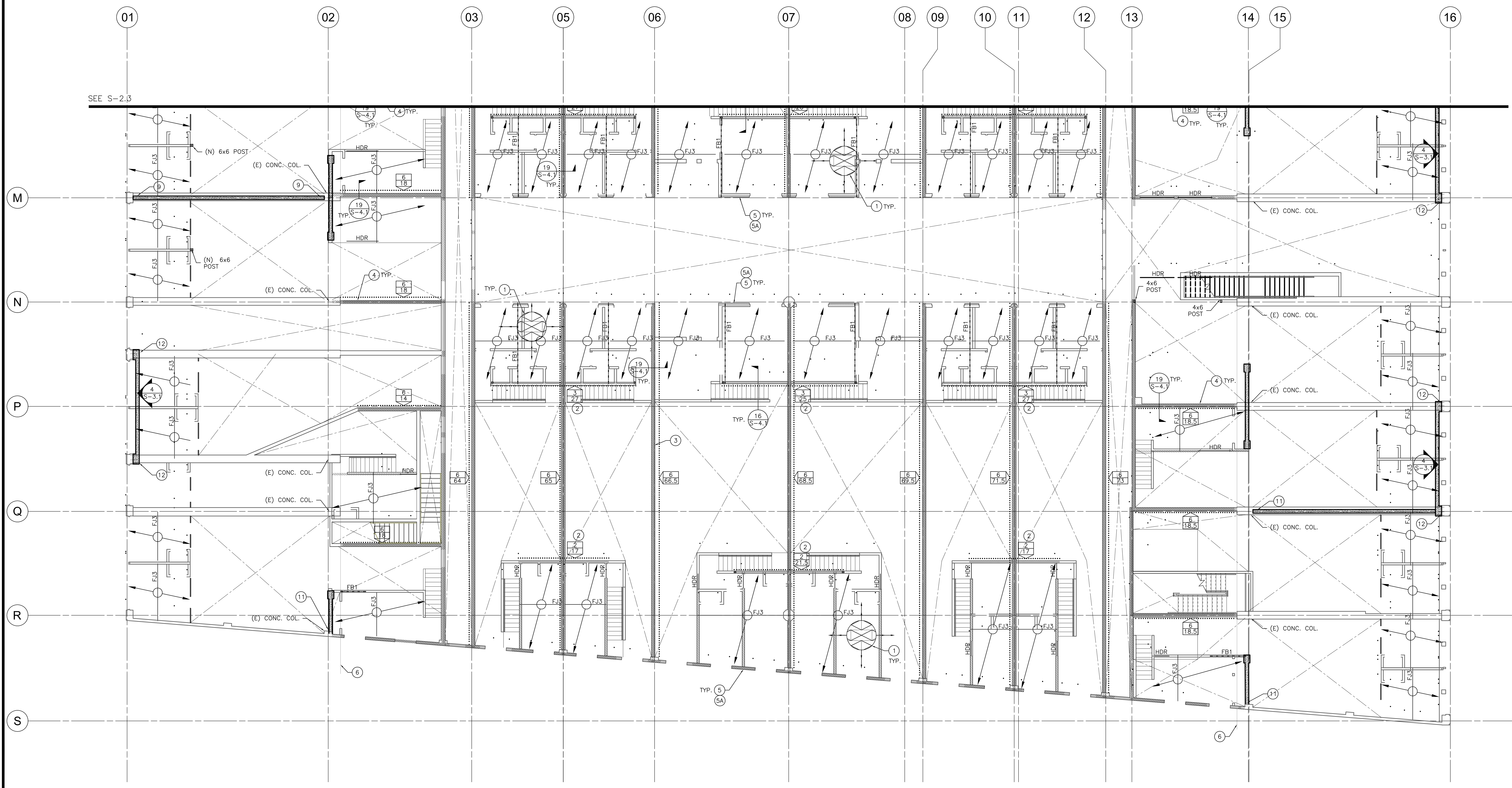


Issue:	Date:
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Permit Resubmittal	2016.05.02
Permit Resubmittal 2	2016.05.20
Construction Set	2016.08.29

Scale: AS NOTED
Job No. 16-055
Southern Ground Floor Mezzanine Framing Plan

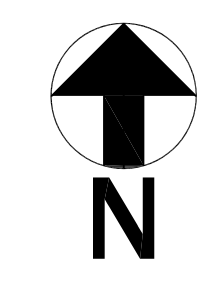
S-2.2

LEGEND		JOIST SCHEDULE		SHEET NOTES:	
	WALLS	MARK	SPACING	JOIST	NOTES
	(N) CONC. WALLS	FJ3	16" O.C.	1 1/2" x 7/4" LVL	HU7
	HOLD DOWN	BEAM SCHEDULE			
	X= DENOTES SW EDGE NAILING	MARK	SIZE	MATERIAL	NOTES
	Y= DENOTES SW LENGTH IN FEET	FBI	WBx18	A992 Gr.50	SEE 5/S-5.0
	REF. S-4.0 FOR PWD SW DETAILS	SHEET NOTES:			
	C.J. COLLECTOR JOIST	1	3/4" PLYWOOD WITH 10d @ 6:6:12 PER DETAIL 2/S-4.1 AT ALL MEZZANINE		
	(N) POST ABOVE	2	FULL HEIGHT SHEAR WALL PER DETAIL 1/S-5.0		
	(E) POST ABOVE	3	FULL HEIGHT WALL STUDS FROM FIRST FLOOR TO SECOND FLOOR AT MAJOR GRIDLINES, SEE DETAIL 7/S-4.1		
	STEEL COLUMN	GENERAL NOTES:			
	INTERIOR BEARING WALL BELOW	1. FOR TYPICAL FRAMING DETAILS SEE SHEET S-4.0			
	REFERS TO NOTE #				

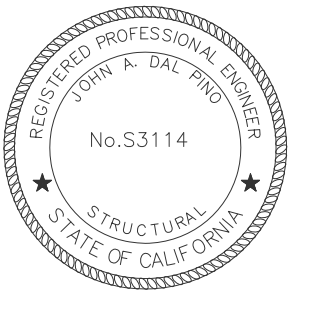


1 SOUTHERN GROUND FLOOR MEZZANINE FRAMING PLAN

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



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Scale: AS NOTED
Job No. 16-055
Northern Ground Floor Mezzanine Framing Plan

S-2.3

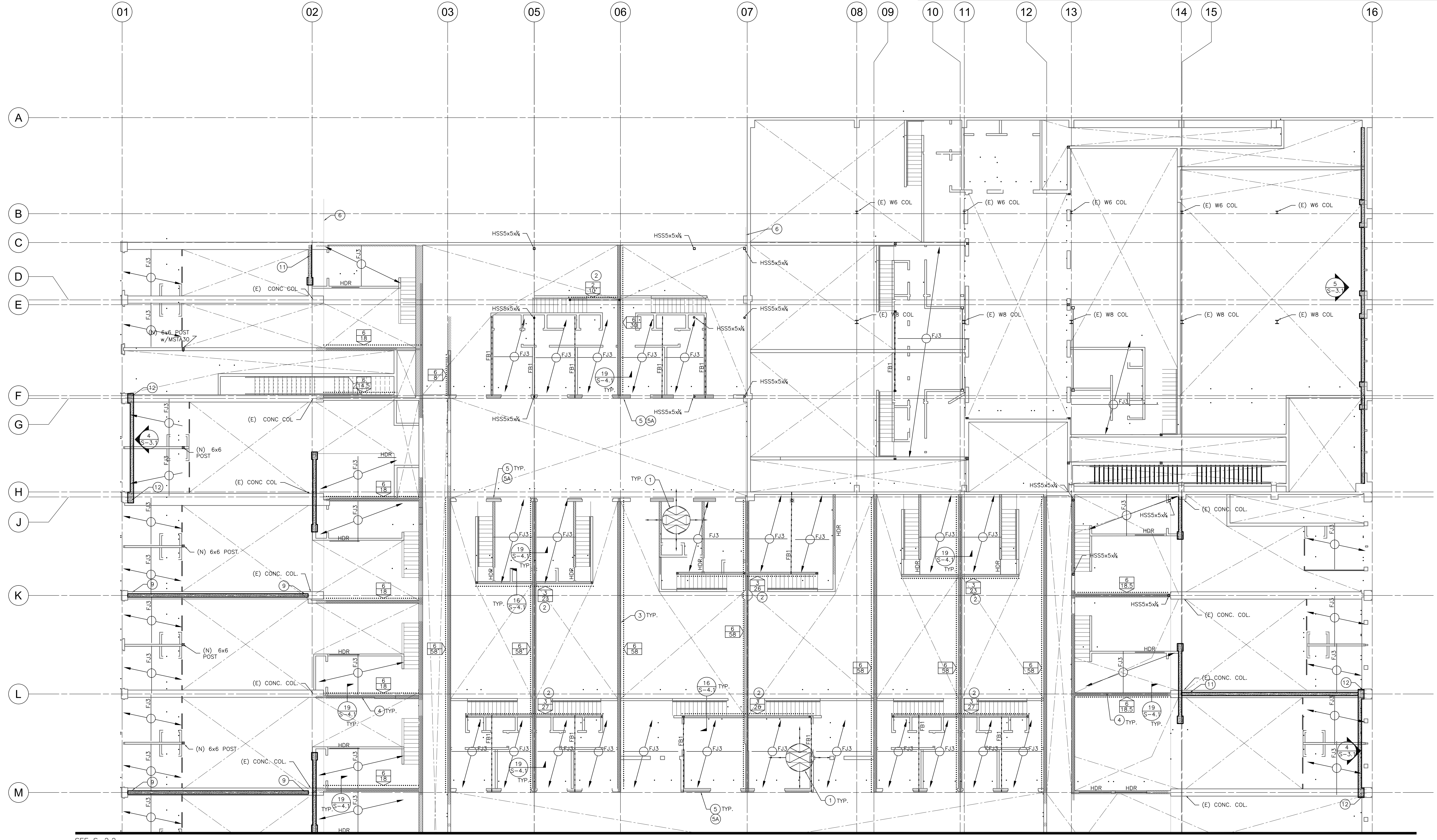
LEGEND	
	WALLS
	(N) CONC. WALLS
	HOLD DOWN
	X = DENOTES SW EDGE NAILING
	Y = DENOTES SW LENGTH IN FEET
	REF. S-4.0 FOR PWD SW DETAILS
C.J. COLLECTOR JOIST	
	(N) POST ABOVE
	(E) POST ABOVE
	STEEL COLUMN
	INTERIOR BEARING WALL BELOW
	REFERS TO NOTE #

JOIST SCHEDULE			
MARK	SPACING	JOIST	NOTES
FJ3	16" O.C.	1 1/2"x7/8" LVL	HU7

BEAM SCHEDULE			
MARK	SIZE	MATERIAL	NOTES
FB1	W8x18	A992 Gr.50	SEE S/5-5.0

SHEET NOTES:	
4	FULL HEIGHT WALL STUDS FROM FIRST FLOOR TO LOW ROOF, SEE DETAIL 7/S-4.1
5	TYPICAL EXTERIOR PLYWOOD PER DETAIL 8/S-4.0
5A	USE FIRE RESISTIVE TREATED WOOD FOR PLATES, STUDS, PLYWOOD AT ALL EXTERIOR WOOD WALLS.
6	SEISMIC EXPANSION JOINT 6" WIDE, WHERE NEW WOOD BUILDING MEETS EXISTING CONCRETE BUILDING
11	#5 x 2'-0" DOWELS @ 12" w/ 6" EMBED w/ EPOXY
12	#4 DOWELS w/ 135° STD. HK w/ 6" EMBED w/ EPOXY

GENERAL NOTES:	
1	FOR TYPICAL FRAMING DETAILS SEE SHEET S-4.0

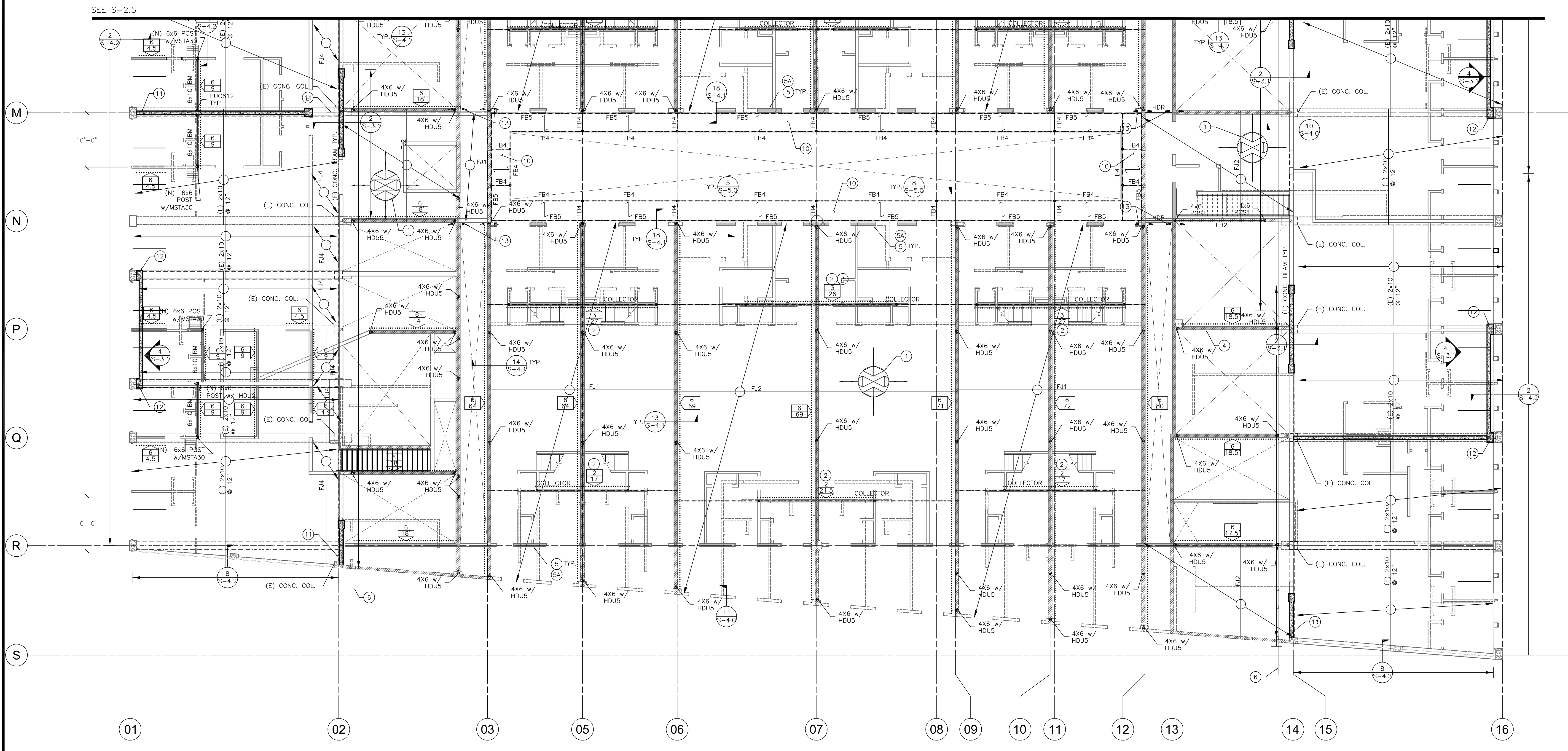


SEE S-2.2

1 NORTHERN GROUND FLOOR MEZZANINE FRAMING PLAN

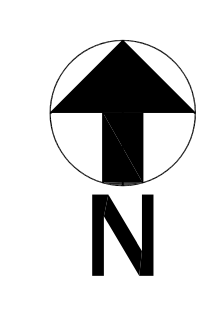
SCALE: 1/8" = 1'-0"
N

JOIST SCHEDULE				SHEET NOTES:		SHEET NOTES:	
MARK	SPACING	JOIST	NOTES	1	2	8	9
FJ1	16" O.C.	16" TJI 560	MIU3.56/16	1	2	8	9
FJ2	12" O.C.	16" TJI 560	MIU3.56/16	3	4	10	11
FJ4	12" O.C.	(E) 2x10 SISTER 1 3/4 x 9 1/2 LVL TO EA. (E) F.J.		5	6	12	13
FJ5	12" O.C.	(E) 2x12 SISTER 1 3/4 x 11 1/2 LVL TO EA. (E) F.J.		5A	6	GENERAL NOTES:	
BEAM SCHEDULE				7	1. XXXXX 2. XXXXX		
MARK	SIZE	MATERIAL	NOTES				
FB2	W14x26	A992 Gr.50	SEE 13/S-5.0				
FB4	HSS12x4x3/8	A500 Gr.46					
FB5	MC8x18.7						



1 SOUTHERN SECOND FLOOR FRAMING PLAN

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



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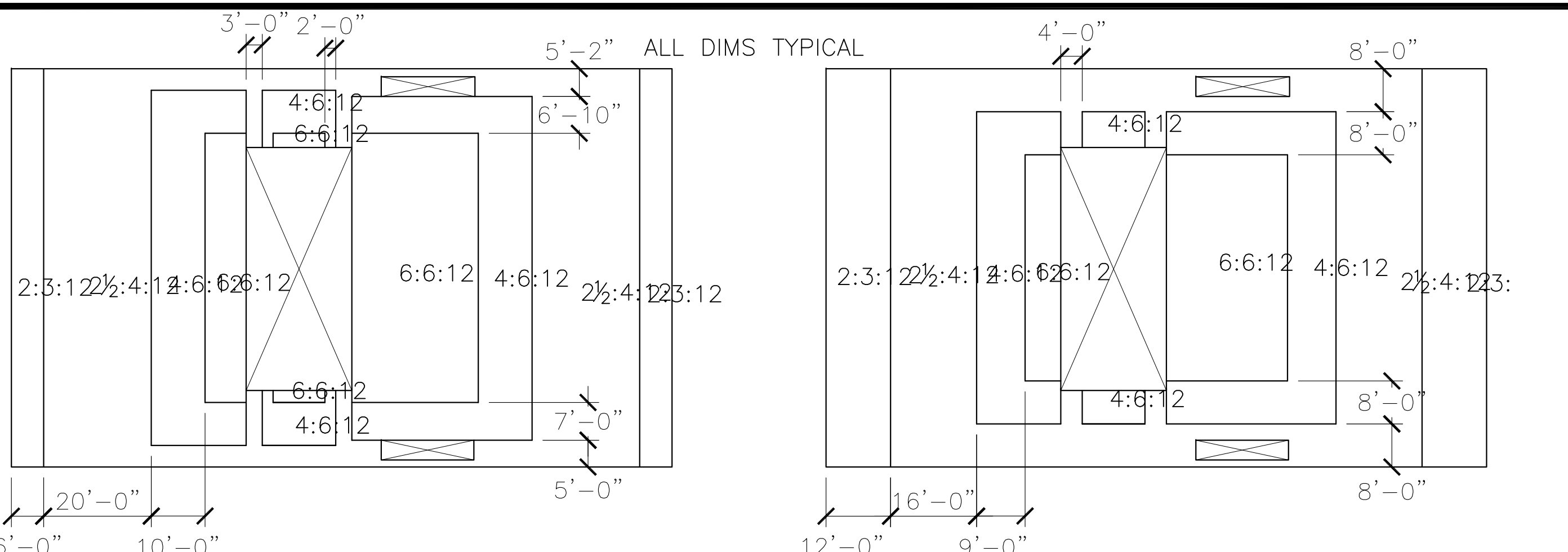
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Construction Set	2016.08.29

Scale: AS NOTED
Job No. 16-055
**Southern
Second Floor
Framing Plan**

S-2.4



3/4" PWD DIAPH NAILING PLAN-2ND FLR

1/2" PWD DIAPH NAILING PLAN-2ND FLR

LEGEND

- WALLS
- (N) CONC. WALLS
- HOLD DOWN
- X= DENOTES SW EDGE NAILING
- Y= DENOTES SW LENGTH IN FEET
- REF. S-4.0 FOR PWD SW DETAILS
- C.J. COLLECTOR JOIST
- (N) POST ABOVE
- POST ABOVE
- STEEL COLUMN
- ▨ INTERIOR BEARING WALL BELOW
- # REFERS TO NOTE #

JOIST SCHEDULE

MARK	SPACING	JOIST	NOTES
FJ1	16" O.C.	16" TJI 560	MIU3.56/16
FJ2	12" O.C.	16" TJI 560	MIU3.56/16
FJ4	12" O.C.	(E) 2x10 SISTER	1 3/4 x 9/16 LVL TO EA. (E) F.J.
FJ5	12" O.C.	(E) 2x12 SISTER	1 3/4 x 1 1/8 LVL TO EA. (E) F.J.

BEAM SCHEDULE

MARK	SIZE	MATERIAL	NOTES
FB2	W14x26	A992 Gr.50	SEE 5/S-5.0
FB4	HSS12x4x3/8	A500 Gr.46	
FB5	MC8x18.7		

SHEET NOTES:

- 1 3/4" PLYWOOD WITH 10d @ 6:6:12 PER DETAIL 2/S-4.1
- 2 FULL HEIGHT SHEAR WALL PER DETAIL 1/S-5.0
- 3 STRAP AND BLOCK OPENING IN SHEAR WALL PER DETAIL 7/S-4.0
- 4 FULL HEIGHT WALL STUDS FROM FIRST FLOOR TO LOW ROOF, SEE DETAIL 7/S-4.1
- 5 TYPICAL EXTERIOR PLYWOOD PER DETAIL 8/S-4.0
- 5A USE FIRE RESISTIVE TREATED WOOD FOR PLATES, STUDS, PLYWOOD AT ALL EXTERIOR WOOD WALLS.

SEISMIC EXPANSION JOINT 6" WIDE, WHERE NEW WOOD BUILDING MEETS EXISTING CONCRETE BUILDING

NOT USED

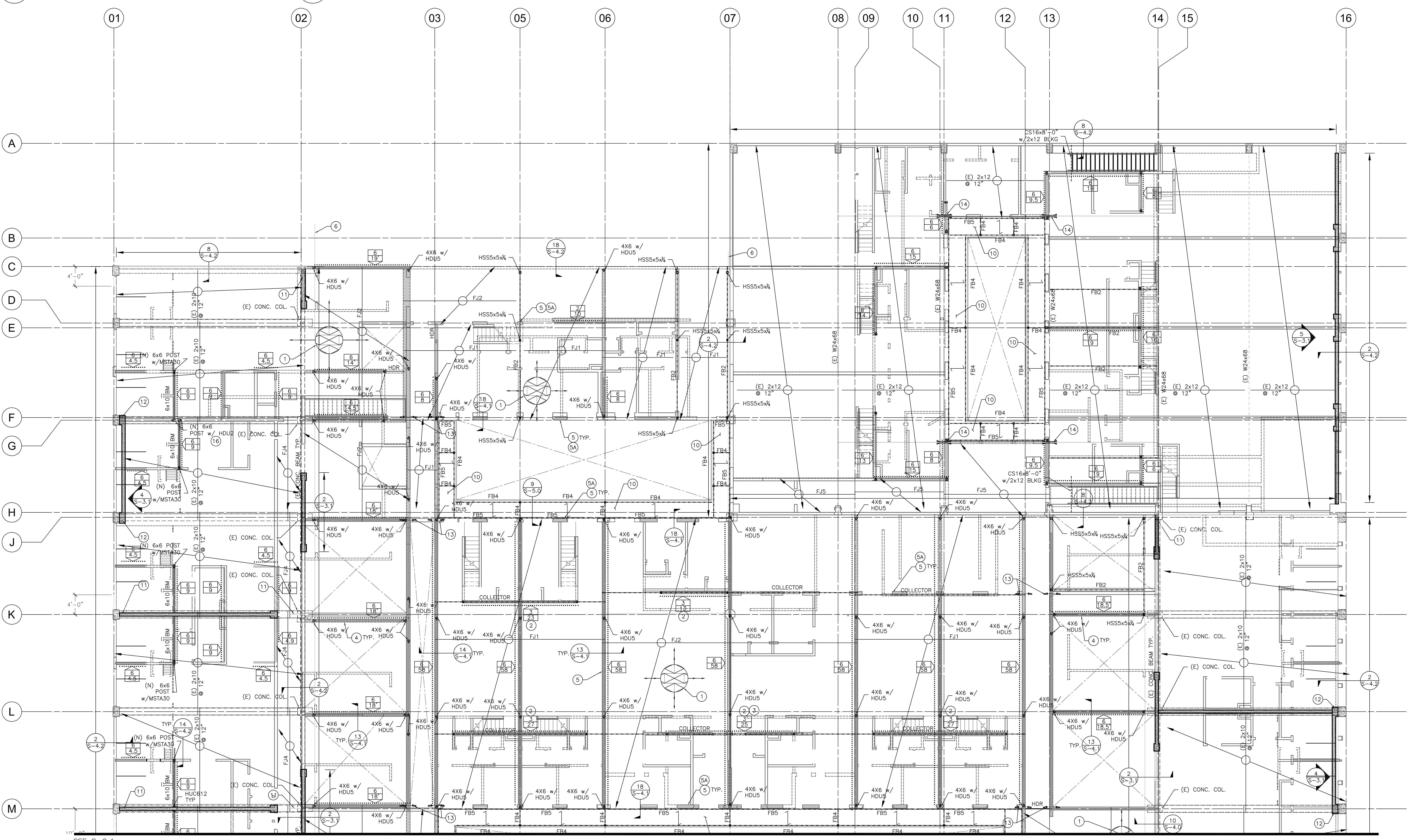
SHEET NOTES:

- 8 NOT USED
- 9 NOT USED
- 10 19-W-4, 1 3/8" GALVANIZED STEEL BAR GRATING MANUFACTURED BY GRATING PACIFIC OR APPROVED EQUIVALENT. SUBSTITUTIONS REQUIRED APPROVAL OF ENGINEER AND ARCHITECT
- 11 #5 x 2'-0" DOWELS @ 12" DRILLED & EPOXY 6" EMBEDMENT MINIMUM
- 12 #4 DOWELS W/ 135° STANDARD HOOK DRILLED & EPOXY 6" EMBEDMENT MINIMUM
- 13 HDU2 FROM JOIST TO RIM BLOCKING
- 14 CROSS TIE PER DETAIL 12/S-4.2

HOLDOWN PER DETAIL 4/S-4.0

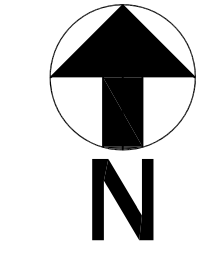
GENERAL NOTES:

1. FOR TYPICAL FRAMING DETAILS SEE SHEET S-4.0



NORTHERN SECOND FLOOR FRAMING PLAN

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



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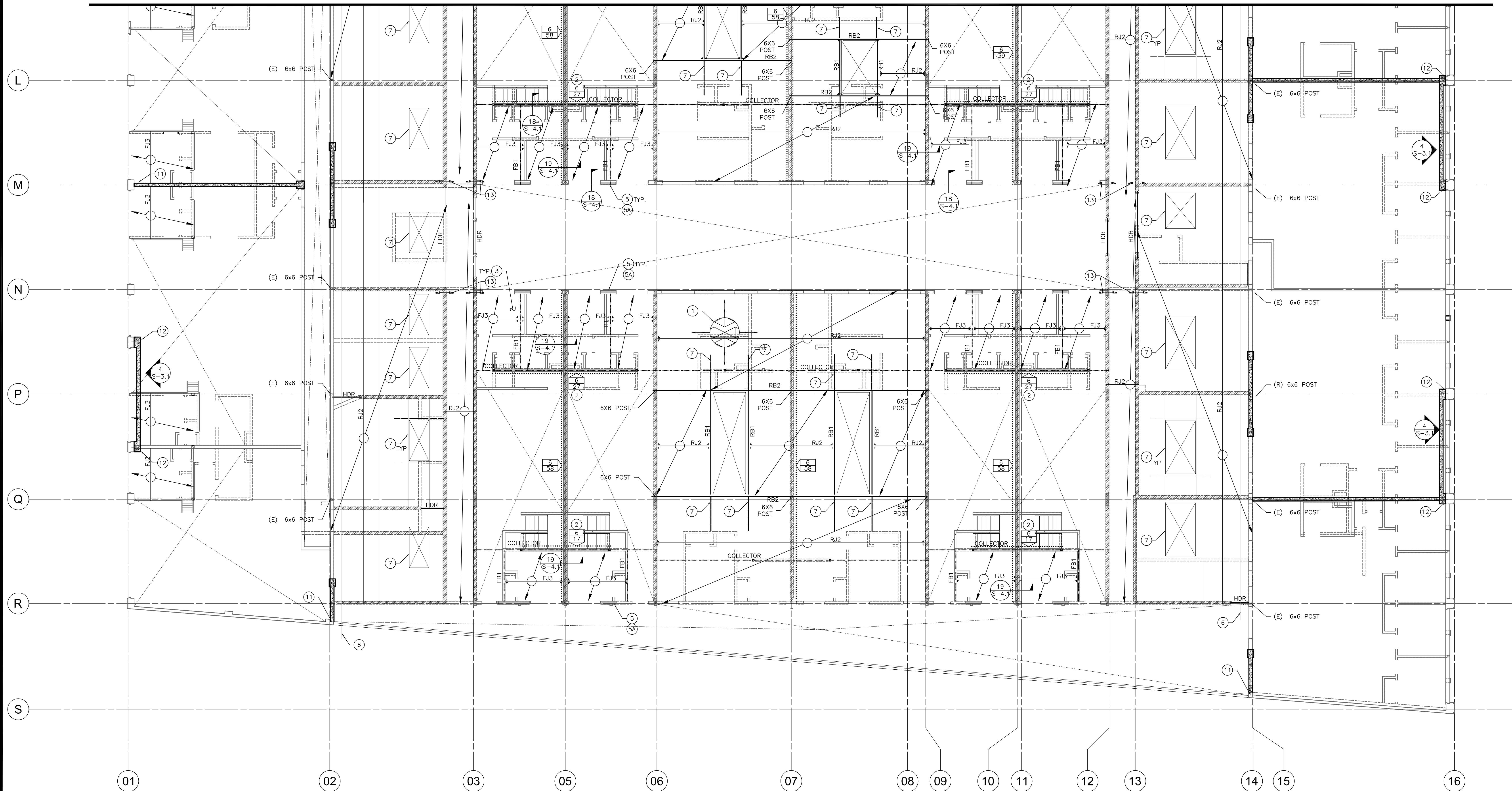
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Construction Set	2016.08.29

Scale: AS NOTED
Job No. 16-055
Northern Second Floor Framing Plan

S-2.5

LEGEND	JOIST SCHEDULE	SHEET NOTES:	SHEET NOTES:																																								
<ul style="list-style-type: none"> — WALLS (N) CONC. WALLS ○ HOLD DOWN X = DENOTES SW EDGE NAILING Y = DENOTES SW LENGTH IN FEET REF. S-4.0 FOR PWD SW DETAILS C.J. COLLECTOR JOIST (N) POST ABOVE (E) POST ABOVE □ STEEL COLUMN ▨ INTERIOR BEARING WALL BELOW # REFERS TO NOTE # 	<table border="1"> <thead> <tr> <th>MARK</th> <th>SPACING</th> <th>JOIST</th> <th>NOTES</th> </tr> </thead> <tbody> <tr> <td>FJ1</td> <td>16" O.C.</td> <td>1 3/4" x 7 1/2" LVL</td> <td>HU7</td> </tr> <tr> <td>RJ2</td> <td>16" O.C.</td> <td>14" TJI 560</td> <td>MIU3.56/14</td> </tr> <tr> <td>FJ3</td> <td>16" O.C.</td> <td>1 3/4" x 7 1/2" LVL</td> <td>HU7</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>MARK</th> <th>SIZE</th> <th>MATERIAL</th> <th>NOTES</th> </tr> </thead> <tbody> <tr> <td>RB1</td> <td>2-1 3/4" x 14"</td> <td>LVL</td> <td>MGU3.63 (HI=9.25)</td> </tr> <tr> <td>RB2</td> <td>5 1/2" x 16"</td> <td>PSL</td> <td></td> </tr> <tr> <td>RB3</td> <td>W14x26</td> <td>A992 Gr.50</td> <td>SEE S/5-5.0</td> </tr> <tr> <td>FB1</td> <td>W8x18</td> <td>A992 Gr.50</td> <td>SEE S/5-5.0</td> </tr> <tr> <td>FB3</td> <td>3 1/2" x 14"</td> <td>PSL</td> <td></td> </tr> </tbody> </table>	MARK	SPACING	JOIST	NOTES	FJ1	16" O.C.	1 3/4" x 7 1/2" LVL	HU7	RJ2	16" O.C.	14" TJI 560	MIU3.56/14	FJ3	16" O.C.	1 3/4" x 7 1/2" LVL	HU7	MARK	SIZE	MATERIAL	NOTES	RB1	2-1 3/4" x 14"	LVL	MGU3.63 (HI=9.25)	RB2	5 1/2" x 16"	PSL		RB3	W14x26	A992 Gr.50	SEE S/5-5.0	FB1	W8x18	A992 Gr.50	SEE S/5-5.0	FB3	3 1/2" x 14"	PSL		<ol style="list-style-type: none"> 1 1/2" PLYWOOD WITH 10d @ 6:6:12 PER DETAIL 2/S-4.1 2 FULL HEIGHT SHEAR WALL PER DETAIL 1/S-5.0 3 3/4" PLYWOOD DIAPHRAGM AT MEZZANINE WITH 10d @ 6:6:12, SEE DETAIL 2/S-4.1 4 USE 10d @ 4:4:12 NAILING IN SHADED AREA FROM COLLECTOR JOIST TO SHEAR WALL 5 TYPICAL EXTERIOR PLYWOOD PER DETAIL 8/S-4.0 6 USE FIRE RESISTIVE TREATED WOOD FOR PLATES, STUDS, PLYWOOD AT ALL EXTERIOR WOOD WALLS. 7 SEISMIC EXPANSION JOINT 6" WIDE, WHERE NEW WOOD BUILDING MEETS EXISTING CONCRETE BUILDING 	<ol style="list-style-type: none"> 7 STRAP & BLOCK ROOF OPENING PER 4/S-4.1 8 HDU5 AT COLLECTOR JOISTS SPLICE 11 #5 x 2'-0" DOWELS @ 12" w/ 6" EMBED w/ EPOXY 12 #4 DOWELS w/ 135' STD HK w/ 6" EMBED w/ EPOXY 13 HDU2 FROM JST TO RIM JST/BLKG <p>GENERAL NOTES: 1. FOR TYPICAL FRAMING DETAILS SEE SHEET S-4.0</p>
MARK	SPACING	JOIST	NOTES																																								
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FB1	W8x18	A992 Gr.50	SEE S/5-5.0																																								
FB3	3 1/2" x 14"	PSL																																									

SEE S-2.7



1 SOUTHERN SECOND FLOOR MEZZANINE AND LOWER ROOF FRAMING

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



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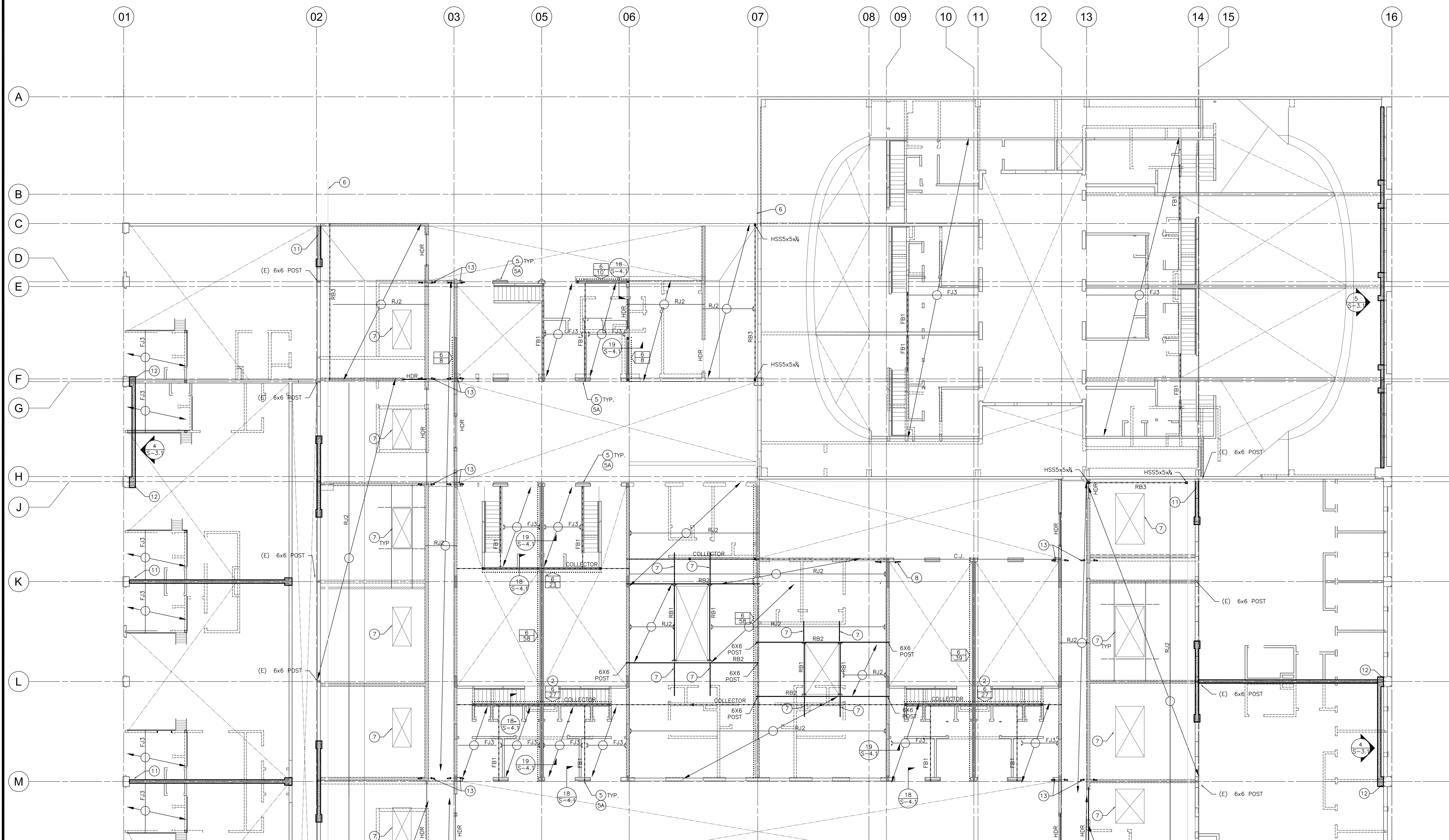


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Scale: AS NOTED
Job No. 16-055
Southern 2nd Flr
Mezz / Low Roof
Framing Plan

LEGEND		JOIST SCHEDULE		SHEET NOTES:	
	WALLS	MARK	SPACING	JOIST	NOTES
	(N) CONG. WALLS	FJ1	16" O.C.	1 3/4" x 7 1/2" LVL	HU7
	HOLD DOWN	RJ2	16" O.C.	14" TJI 560	MIU3.56/14
	X= DENOTES SW EDGE NAILING Y= DENOTES SW LENGTH IN FEET REF. S-4.0 FOR PWD SW DETAILS	FJ3	16" O.C.	1 3/4" x 7 1/2" LVL	HU7
	C.J. COLLECTOR JOIST	BEAM SCHEDULE			
	(N) POST ABOVE	MARK	SIZE	MATERIAL	NOTES
	(E) POST ABOVE	RB1	2-1 1/4" x 14"	LVL	MGU3.63 (HI=9.25)
	STEEL COLUMN	RB2	5 1/2" x 16"	PSL	
	INTERIOR BEARING WALL BELOW	RB3	W14x26	A992 Gr.50	SEE 5/S-5.0
	REFERS TO NOTE #	FB1	W8x18	A992 Gr.50	SEE 5/S-5.0
		FB3	3 1/2" x 14"	PSL	

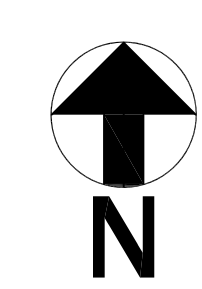
SHEET NOTES:	
1	3/4" PLYWOOD WITH 10d @ 6:6:12 PER DETAIL 2/S-4.1
2	FULL HEIGHT SHEAR WALL PER DETAIL 1/S-5.0
3	3/4" PLYWOOD DIAPHRAGM AT MEZZANINE WITH 10d @ 6:6:12, SEE DETAIL 2/S-4.1
4	USE 10d @ 4:4:12 NAILING IN SHADED AREA FROM COLLECTOR JOIST TO SHEAR WALL
5	TYPICAL EXTERIOR PLYWOOD PER DETAIL 8/S-4.0
5A	USE FIRE RESISTIVE TREATED WOOD FOR PLATES, STUDS, PLYWOOD AT ALL EXTERIOR WOOD WALLS.
6	SEISMIC EXPANSION JOINT 6" WIDE, WHERE NEW WOOD BUILDING MEETS EXISTING CONCRETE BUILDING
7	STRAP & BLOCK ROOF OPENING PER 4/S-4.1
8	HU5 AT COLLECTOR JOISTS SPLICE
11	#5 x 2'-0" DOWELS @ 12" w/ 6" EMBED w/ EPOXY
12	#4 DOWELS w/ 135' STD HK w/ 6" EMBED w/ EPOXY
13	HDU2 FROM JST TO RIM JST/BLKG
GENERAL NOTES:	
1. FOR TYPICAL FRAMING DETAILS SEE SHEET S-4.0	



SEE S-2.6

1 NORTHERN SECOND FLOOR MEZZANINE AND LOWER ROOF FRAMING PLAN

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



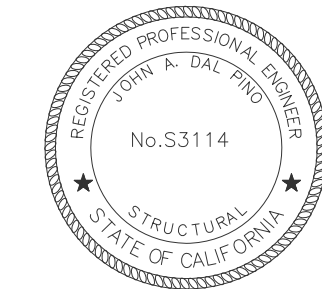
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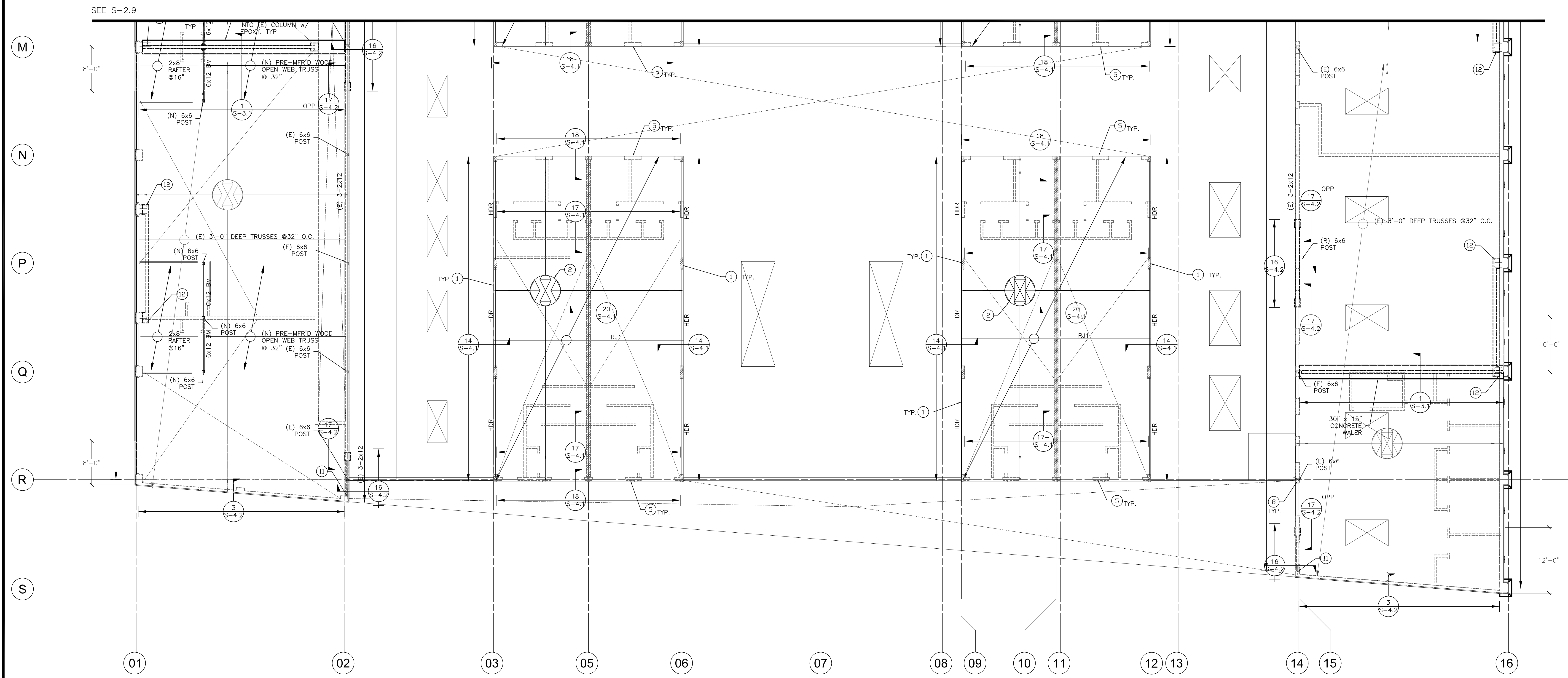
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Northern 2nd Flr
Mezz. / Low Roof
Framing Plan



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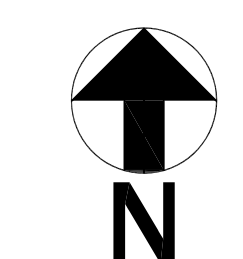
Scale: AS NOTED
Job No. 16-055
Southern Roof Framing Plan

LEGEND	SHEET NOTES:	GENERAL NOTES:								
<p>WALLS</p> <p>(N) CONC. WALLS</p> <p>HOLD DOWN</p> <p>X = DENOTES SW EDGE NAILING Y = DENOTES SW LENGTH IN FEET REF. S-4.0 FOR PWD SW DETAILS</p> <p>C.J. COLLECTOR JOIST</p> <p>(N) POST ABOVE</p> <p>(E) POST ABOVE</p> <p>STEEL COLUMN</p> <p>INTERIOR BEARING WALL BELOW</p> <p>REFERS TO NOTE #</p>	<p>1 SEE DETAIL 9/S-4.0 FOR CLERESTORY WALL PANEL</p> <p>2 1/2" PLYWOOD WITH 10d @ 6:6:12 PER DETAIL 2/S-4.1</p> <p>5 EXTERIOR WALL PLYWOOD PER 8/S-4.0</p> <p>8 SPLICE (E) BEAM AT GRID LINE 2 & 14 PER DETAIL 9/S4.2</p> <p>11 #5 x 2'-0" DOWELS @ 12" DRILLED & EPOXY WITH 6" EMBEDMENT MINIMUM</p> <p>12 #4 DOWELS WITH 135° STANDARD HOOK DRILLED & EPOXY WITH 6" EMBEDMENT MINIMUM</p> <p>15 1/2" PLYWOOD WITH 10d NAILING PER DIAPHRAGM NAILING PLAN. BLOCK ALL EDGES w/ FLAT 2x4.</p>	<p>1. FOR TYPICAL FRAMING DETAILS SEE SHEET S-4.0.</p> <p>JOIST SCHEDULE</p> <table border="1"> <thead> <tr> <th>MARK</th> <th>SPACING</th> <th>JOIST</th> <th>NOTES</th> </tr> </thead> <tbody> <tr> <td>RJ1</td> <td>16" O.C.</td> <td>1 3/4" x 7 1/2" LVL</td> <td></td> </tr> </tbody> </table>	MARK	SPACING	JOIST	NOTES	RJ1	16" O.C.	1 3/4" x 7 1/2" LVL	
MARK	SPACING	JOIST	NOTES							
RJ1	16" O.C.	1 3/4" x 7 1/2" LVL								



1 SOUTHERN UPPER ROOF FRAMING PLAN

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



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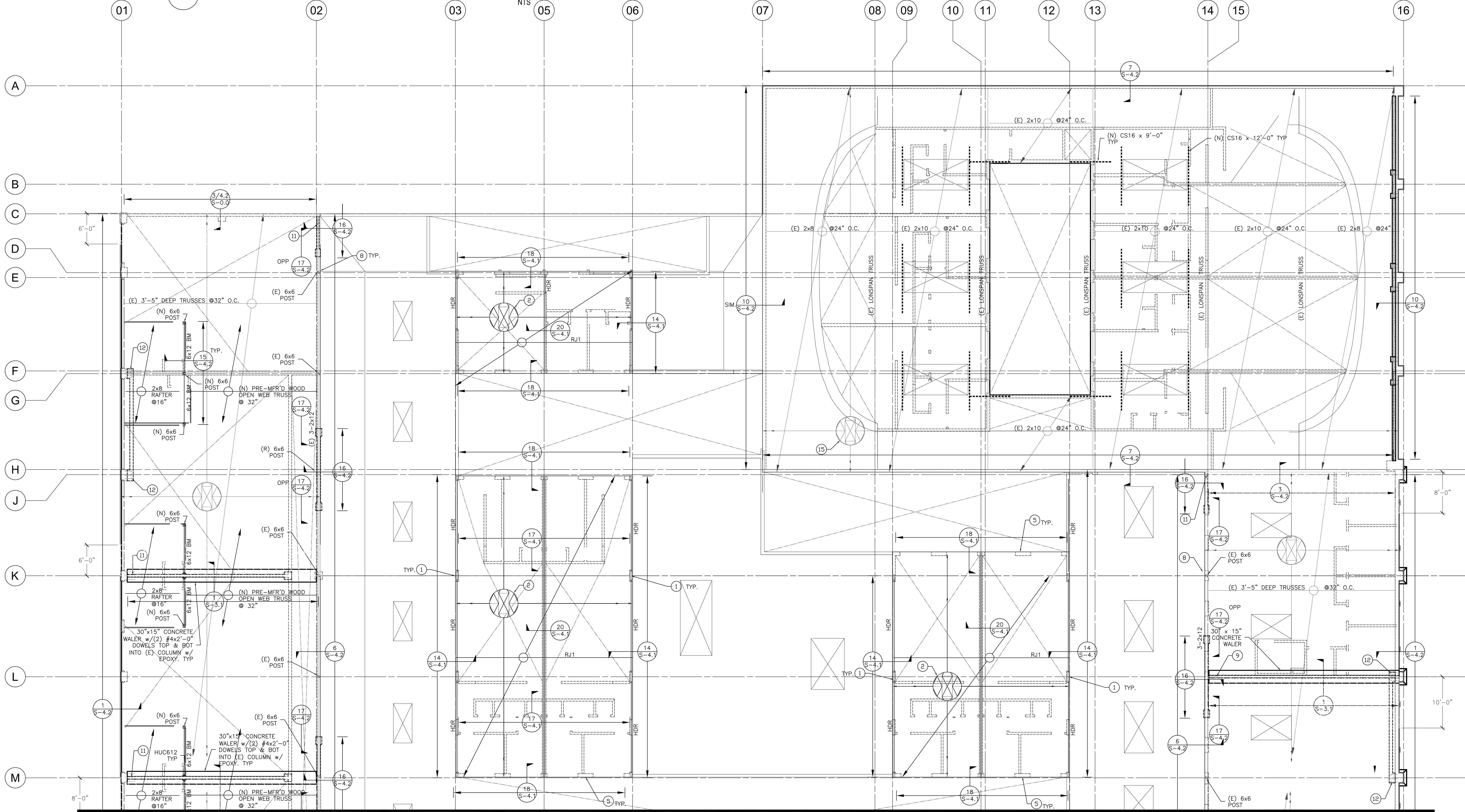
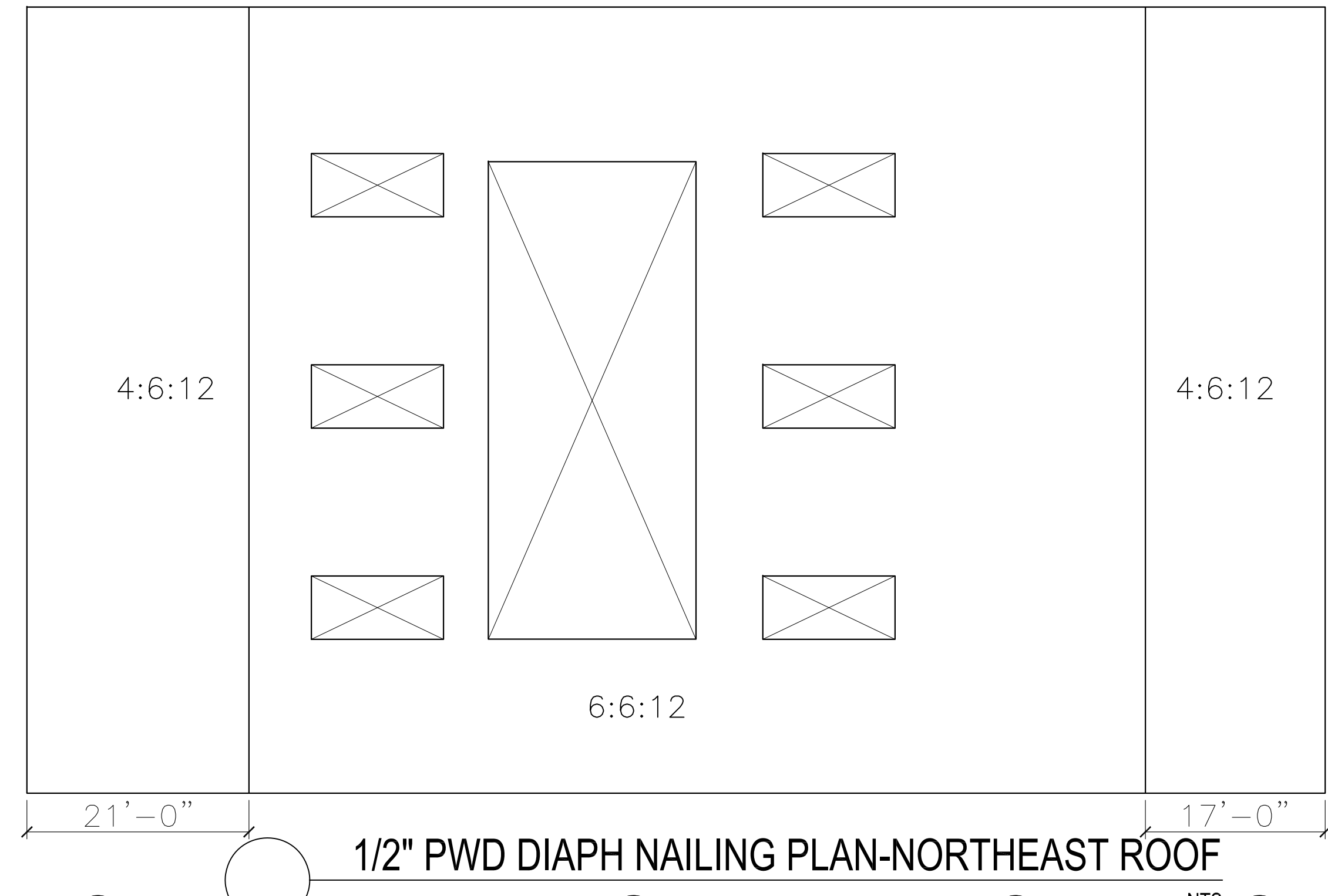
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Permit Resubmittal 2	2016.05.20
Construction Set	2016.08.29

Scale: AS NOTED
Job No. 16-055

Northern Roof Framing Plan

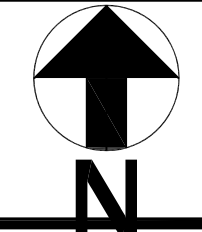
S-2.9

LEGEND	SHEET NOTES:	GENERAL NOTES:								
<ul style="list-style-type: none"> — WALLS — (N) CONC. WALLS ○ HOLD DOWN X = DENOTES SW EDGE NAILING Y = DENOTES SW LENGTH IN FEET REF. S-4.0 FOR PWD SW DETAILS C.J. COLLECTOR JOIST □ (N) POST ABOVE □ (E) POST ABOVE □ STEEL COLUMN ▨ INTERIOR BEARING WALL BELOW ⊕ REFERS TO NOTE # 	<ol style="list-style-type: none"> 1 SEE DETAIL 9/S-4.0 FOR CLERESTORY WALL PANEL 2 1/2" PLYWOOD WITH 10d @ 6:6:12 PER DETAIL 2/S-4.1 5 EXTERIOR WALL PLYWOOD PER 8/S-4.0 8 SPLICE (E) BEAM AT GRID LINE 2 & 14 PER DETAIL 9/S4.2 11 #5 x 2'-0" DOWELS @ 12" DRILLED & EPOXY WITH 6" EMBEDMENT MINIMUM 12 #4 DOWELS WITH 135° STANDARD HOOK DRILLED & EPOXY WITH 6" EMBEDMENT MINIMUM 15 1/2" PLYWOOD WITH 10d NAILING PER DIAPHRAGM NAILING PLAN. BLOCK ALL EDGES w/ FLAT 2x4. 	<p>1. FOR TYPICAL FRAMING DETAILS SEE SHEET S-4.0.</p> <p>JOIST SCHEDULE</p> <table border="1"> <thead> <tr> <th>MARK</th> <th>SPACING</th> <th>JOIST</th> <th>NOTES</th> </tr> </thead> <tbody> <tr> <td>RJ1</td> <td>16" O.C.</td> <td>1 3/4"x7 1/2" LVL</td> <td></td> </tr> </tbody> </table>	MARK	SPACING	JOIST	NOTES	RJ1	16" O.C.	1 3/4"x7 1/2" LVL	
MARK	SPACING	JOIST	NOTES							
RJ1	16" O.C.	1 3/4"x7 1/2" LVL								

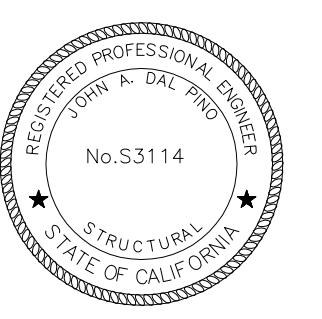


1 NORTHERN UPPER ROOF FRAMING PLAN

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



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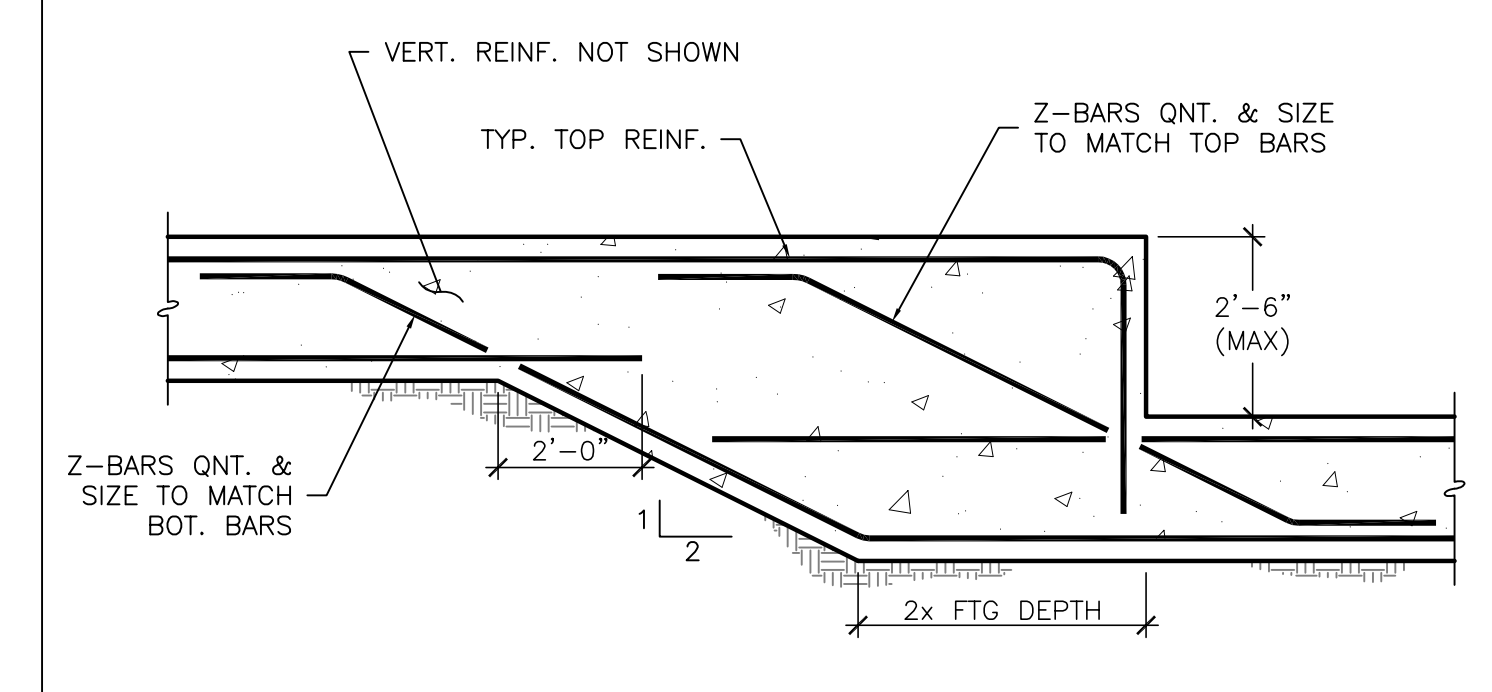


Issue:	Date:
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Permit Resubmittal	2016.05.02
Permit Resubmittal 2	2016.05.20
Construction Set	2016.08.29

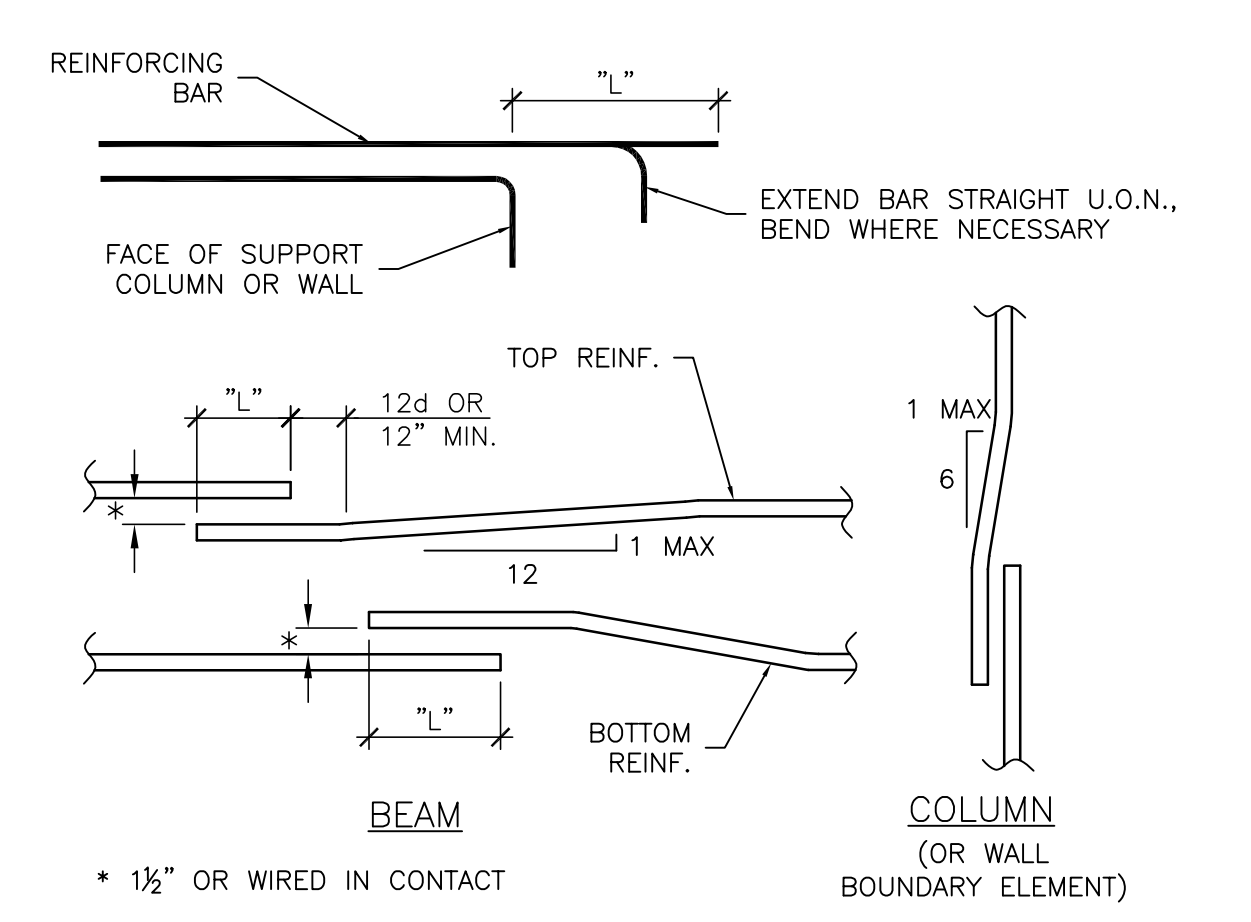
Scale: AS NOTED
Job No. 16-055

Concrete Details

S-3.0



2 STEP IN FOOTING
SCALE: NOT TO SCALE

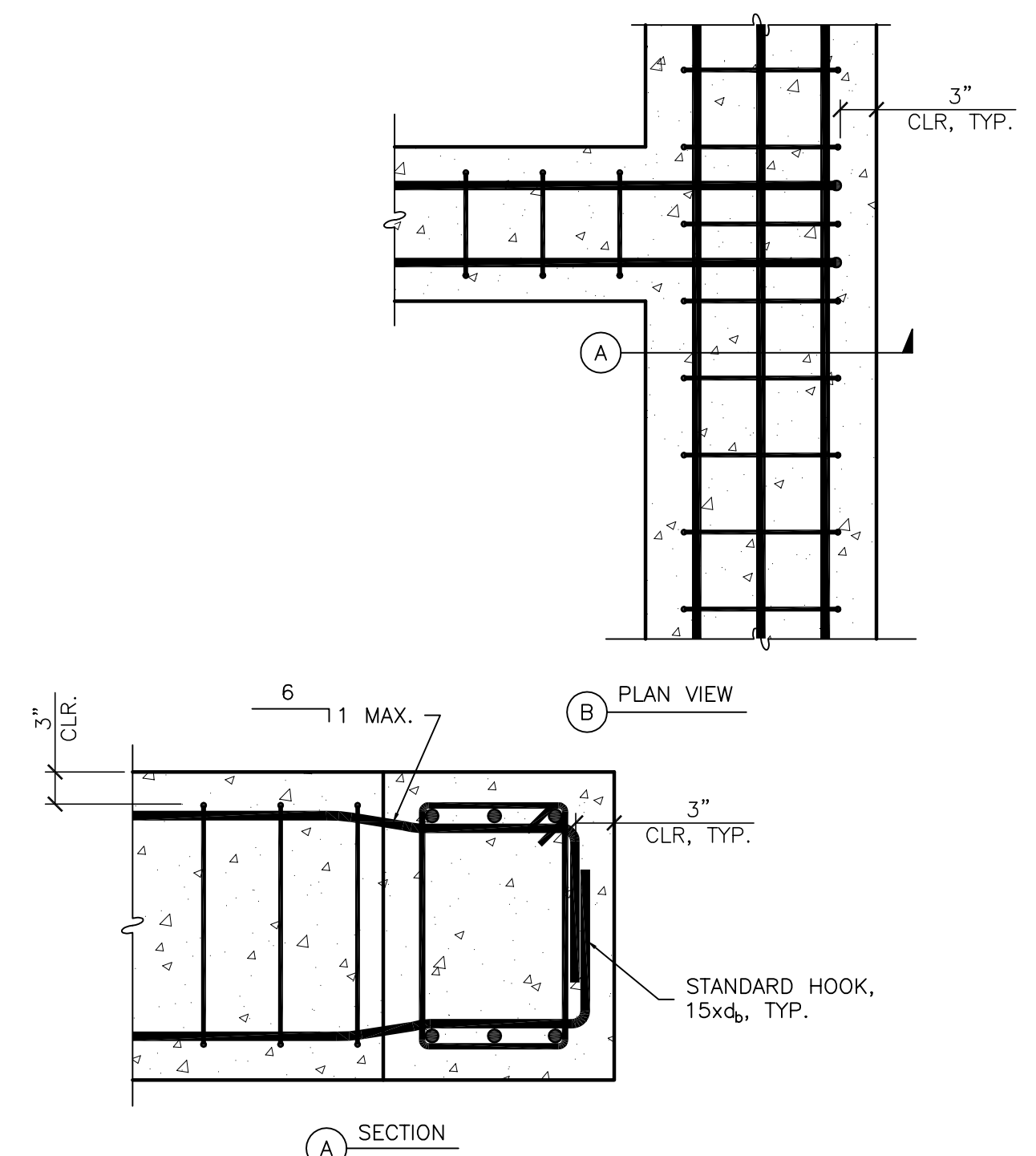


3 REINFORCING BAR SPlice AND STRAIGHT DEVELOPMENT LENGTHS SCHEDULE
SCALE: NOT TO SCALE

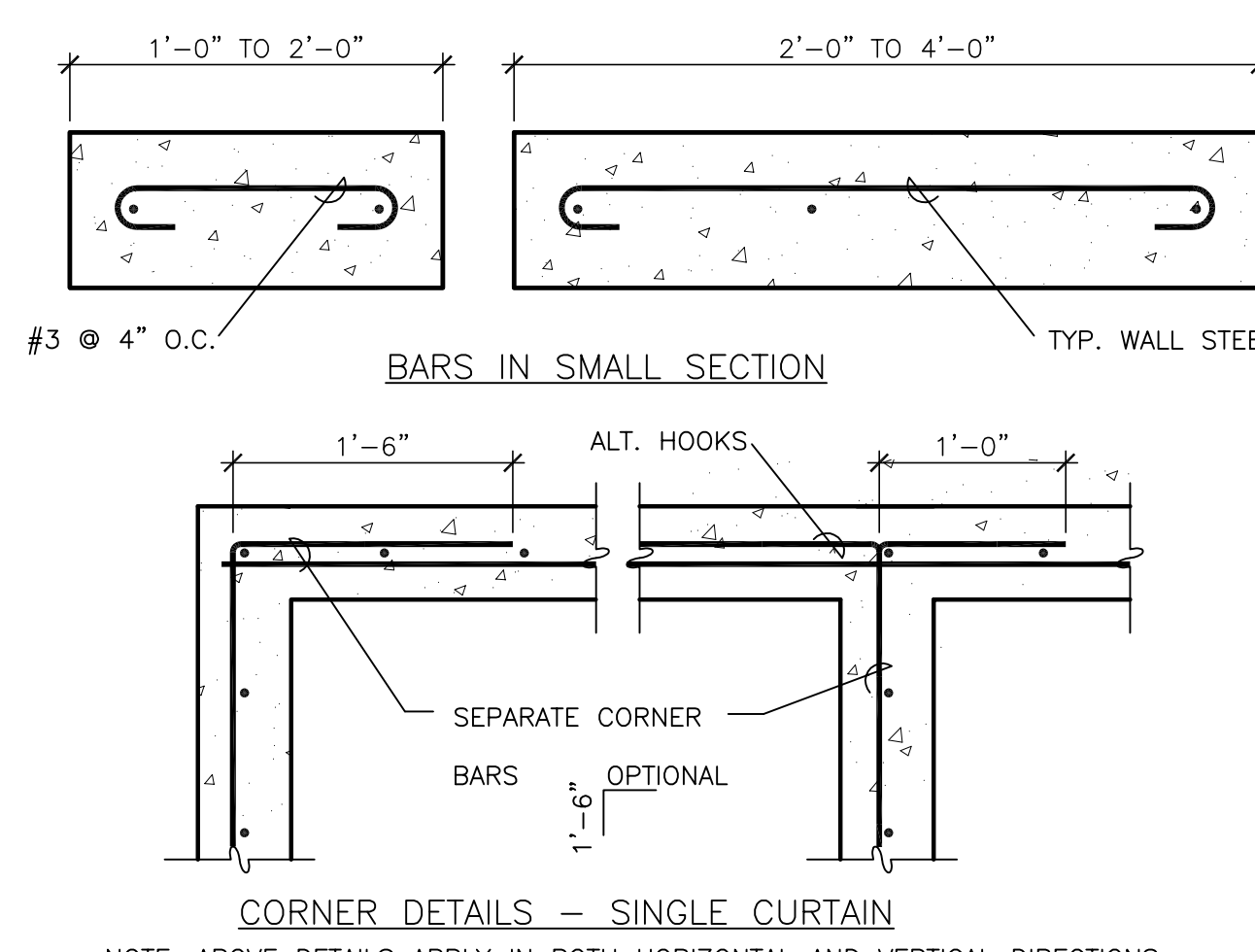
		NORMAL WEIGHT CONCRETE		REF: ACI318-11									
		TENSION SPlice	f _c PSI	BAR SIZE (GR. 60)	#3	#4	#5	#6	#7	#8	#9	#10	#11
CLASS A & STRAIGHT DEVELOPMENT LENGTHS, L (IN)	2,500	TOP	23"	31"	39"	47"	68"	78"	88"	98"	107"		
		OTHER	18"	24"	30"	36"	53"	60"	68"	75"	83"		
	3,000	TOP	21"	28"	36"	43"	62"	71"	80"	89"	98"		
		OTHER	16"	22"	27"	33"	48"	55"	62"	68"	75"		
CLASS B, L (IN)	2,500	TOP	18"	25"	31"	37"	54"	62"	69"	77"	85"		
		OTHER	14"	19"	24"	28"	42"	47"	53"	59"	65"		
	3,000	TOP	30"	41"	51"	61"	89"	101"	114"	127"	139"		
		OTHER	23"	31"	39"	47"	68"	78"	88"	98"	107"		
4,000	TOP	28"	37"	46"	56"	81"	93"	104"	116"	127"			
	OTHER	21"	28"	36"	43"	62"	71"	80"	89"	98"			
4,000	TOP	24"	32"	40"	48"	70"	80"	90"	100"	110"			
	OTHER	18"	25"	31"	37"	54"	62"	69"	77"	85"			

NOTE: PROVIDE 30% LONGER LAP LENGTH FOR LIGHTWEIGHT CONCRETE.

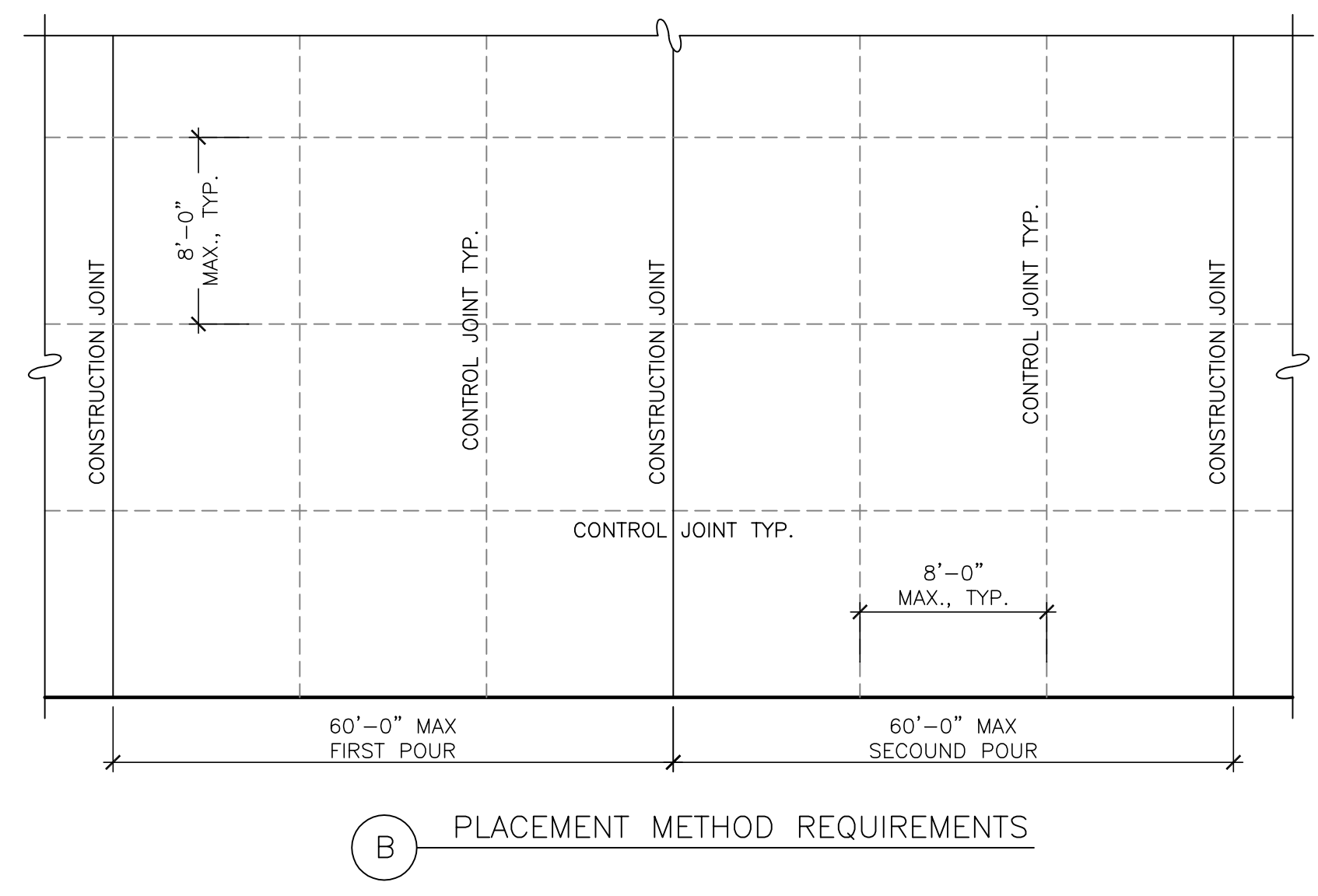
NOTES:
1. CLASS "A" SPLICES SHALL BE USED WHEN ONE-HALF OR LESS OF THE TOTAL REINFORCEMENT IS SPICED WITHIN THE REQUIRED LAP LENGTH.
2. CLASS "B" SPLICES SHALL BE USED WHEN MORE THAN ONE-HALF OF THE TOTAL REINFORCEMENT IS SPICED WITHIN THE REQUIRED LAP LENGTH.
3. db = NOMINAL DIAMETER OF A BAR.
4. TOP BARS ARE HORIZONTAL REINFORCING WITH MORE THAN 12" OF CONCRETE BELOW THE BAR.
5. OTHER BARS ARE ALL VERTICAL, ALL HORIZONTAL WALL REINFORCING, AND HORIZONTAL REINFORCING WITH LESS THAN 12" OF CONCRETE BELOW BAR.
6. SMALLER BAR LAP LENGTH MAY BE USED WHEN SPICING DIFFERENT SIZE BARS.
7. LAP SPLICES ARE NOT PERMITTED IF MECHANICAL SPLICES ARE SHOWN.
8. NON-CONTACT LAP SPICED BARS SHALL NOT BE SPACED TRANSVERSELY FURTHER APART THAN 20% OF THE REQUIRED LAP LENGTH OR 6 INCHES.
9. LAP TOP BARS AT MIDSPAN AND BOTTOM BARS AT SUPPORTS UNLESS OTHERWISE SHOWN.
10. BUNDLED BAR SPLICES:
11. INDIVIDUAL BAR SPLICES WITHIN THE BUNDLE SHALL NOT OVERLAP EACH OTHER.
12. INCREASE LAP LENGTH 20% AT THREE BARS.
13. INCREASE LAP LENGTH 33% AT FOUR BARS.



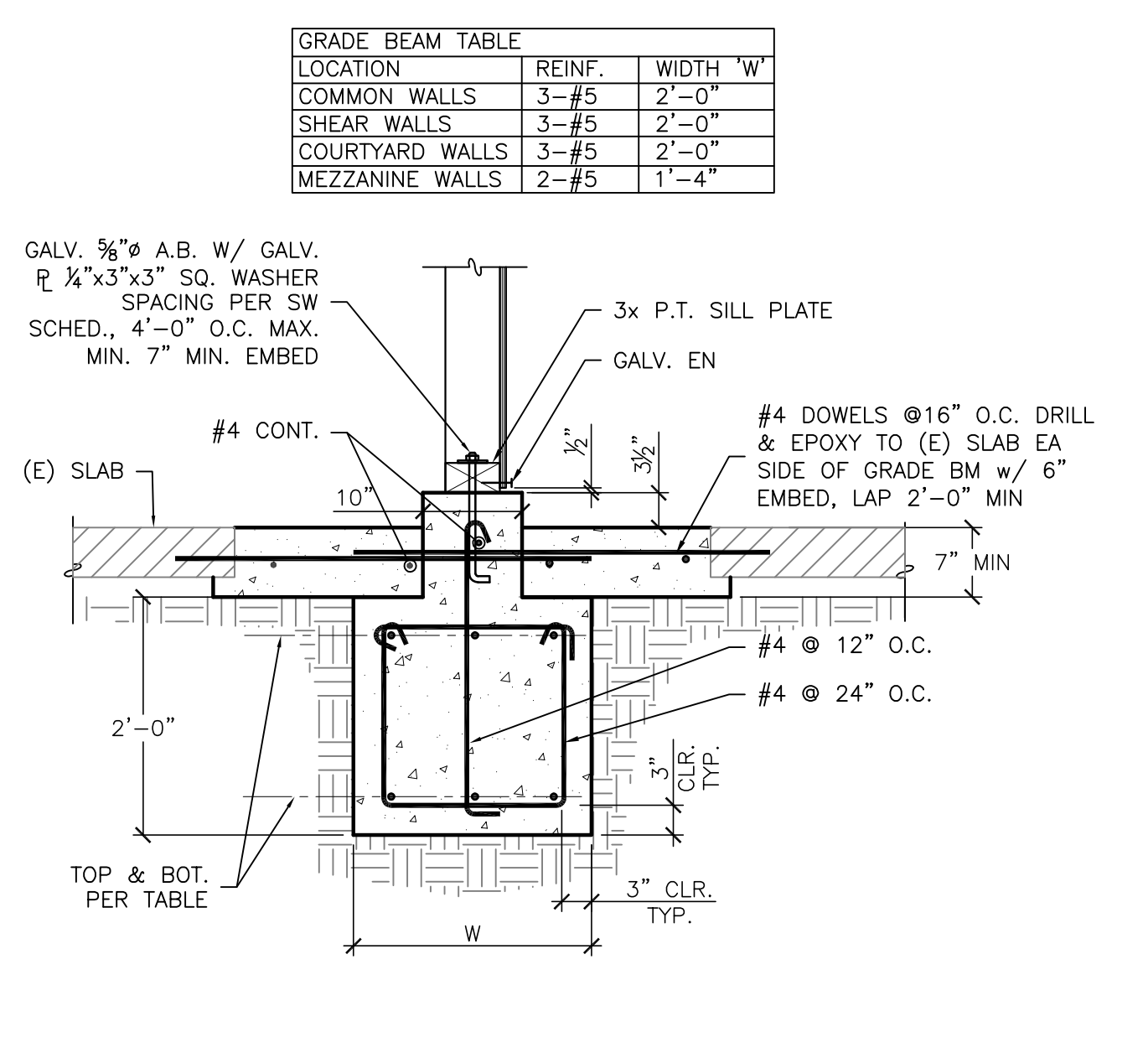
5 PRIMARY REINFORCEMENT AT GRADE BEAM INTERSECTION
SCALE: NOT TO SCALE



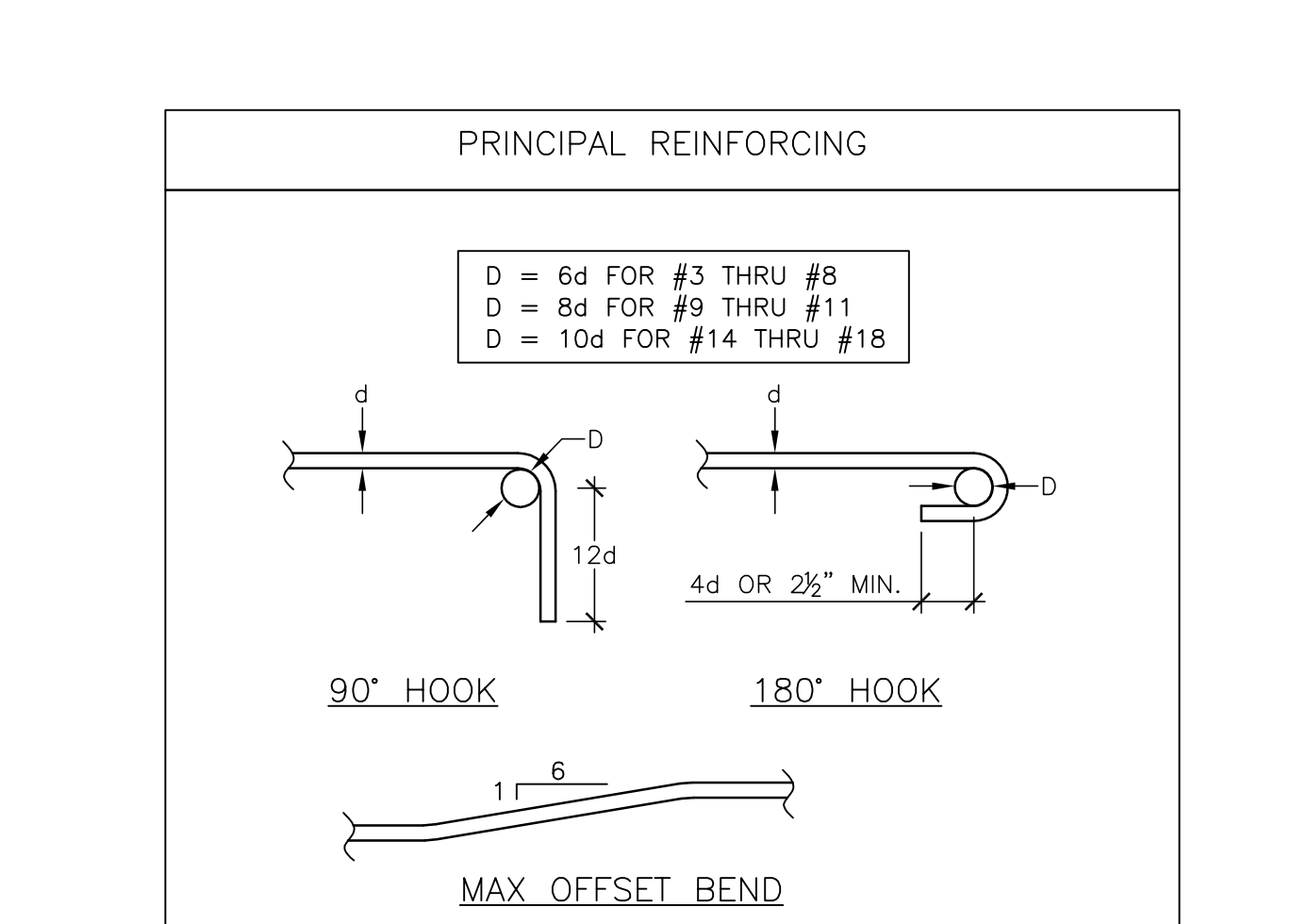
4 WALL REINFORCING
SCALE: NOT TO SCALE



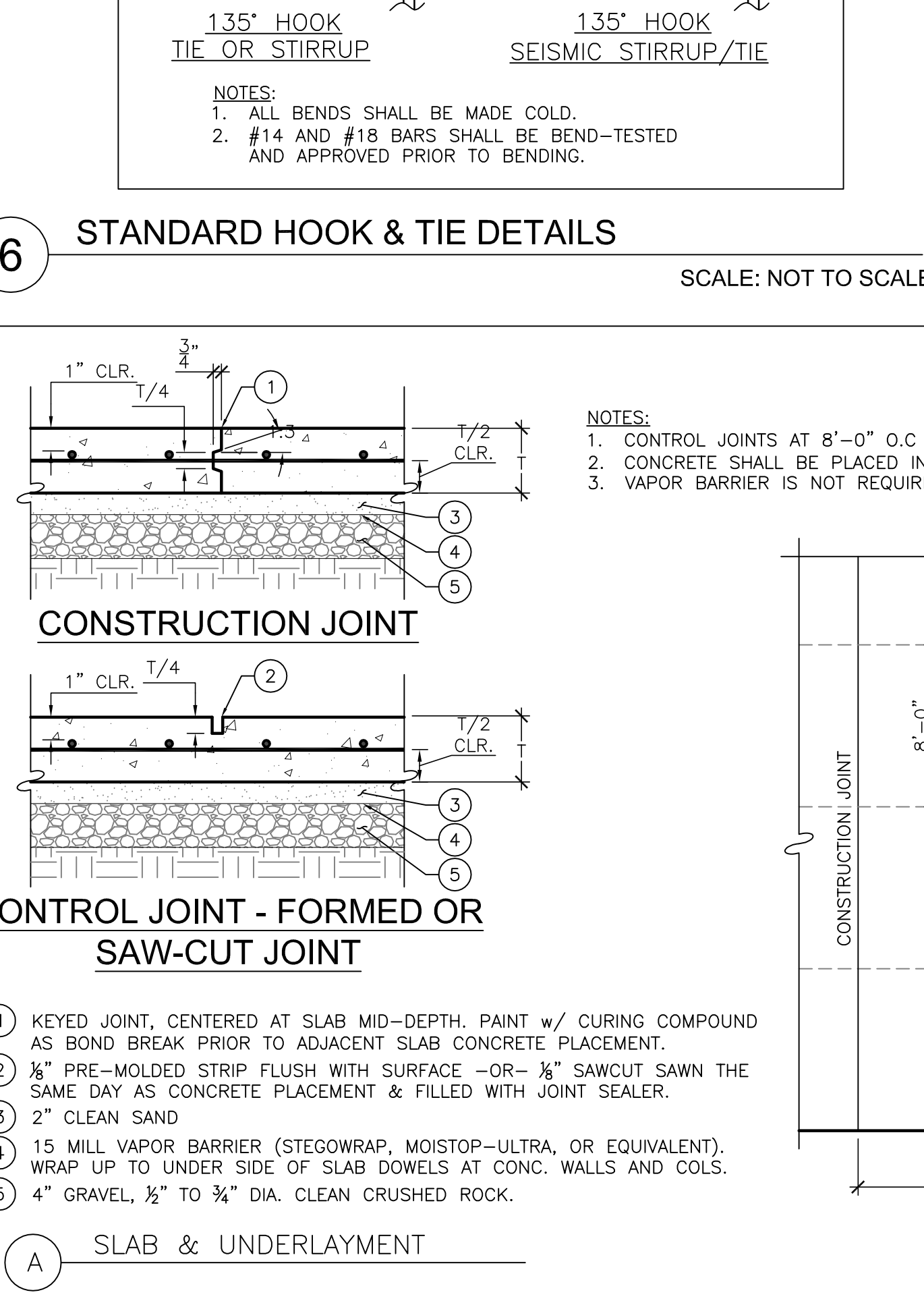
3 CONCRETE SLAB PLACEMENT ON GRADE METHOD
SCALE: NOT TO SCALE



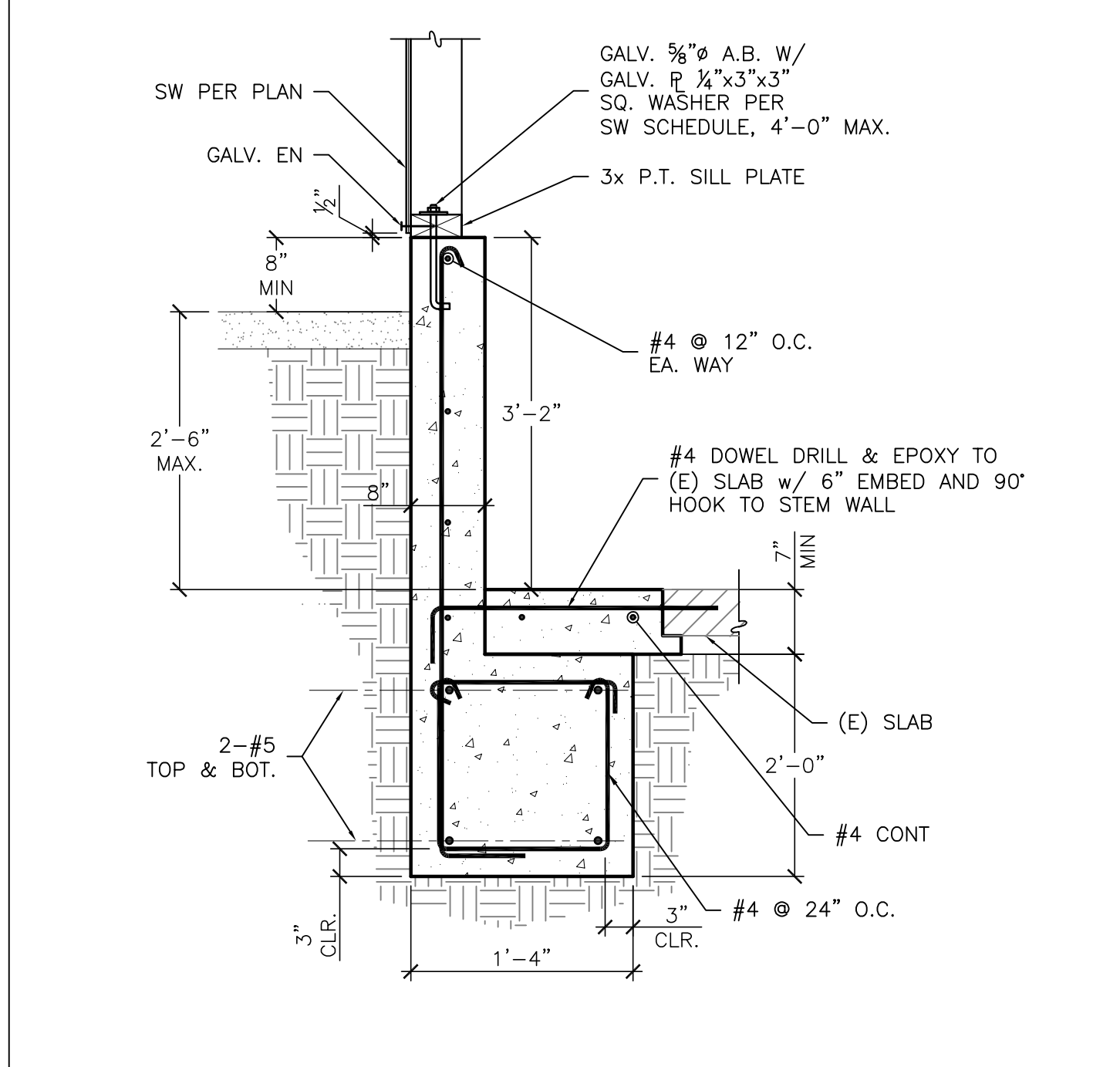
7 INTERIOR GRADE BEAM AT (N) SLAB
SCALE: 3/4" = 1'-0"



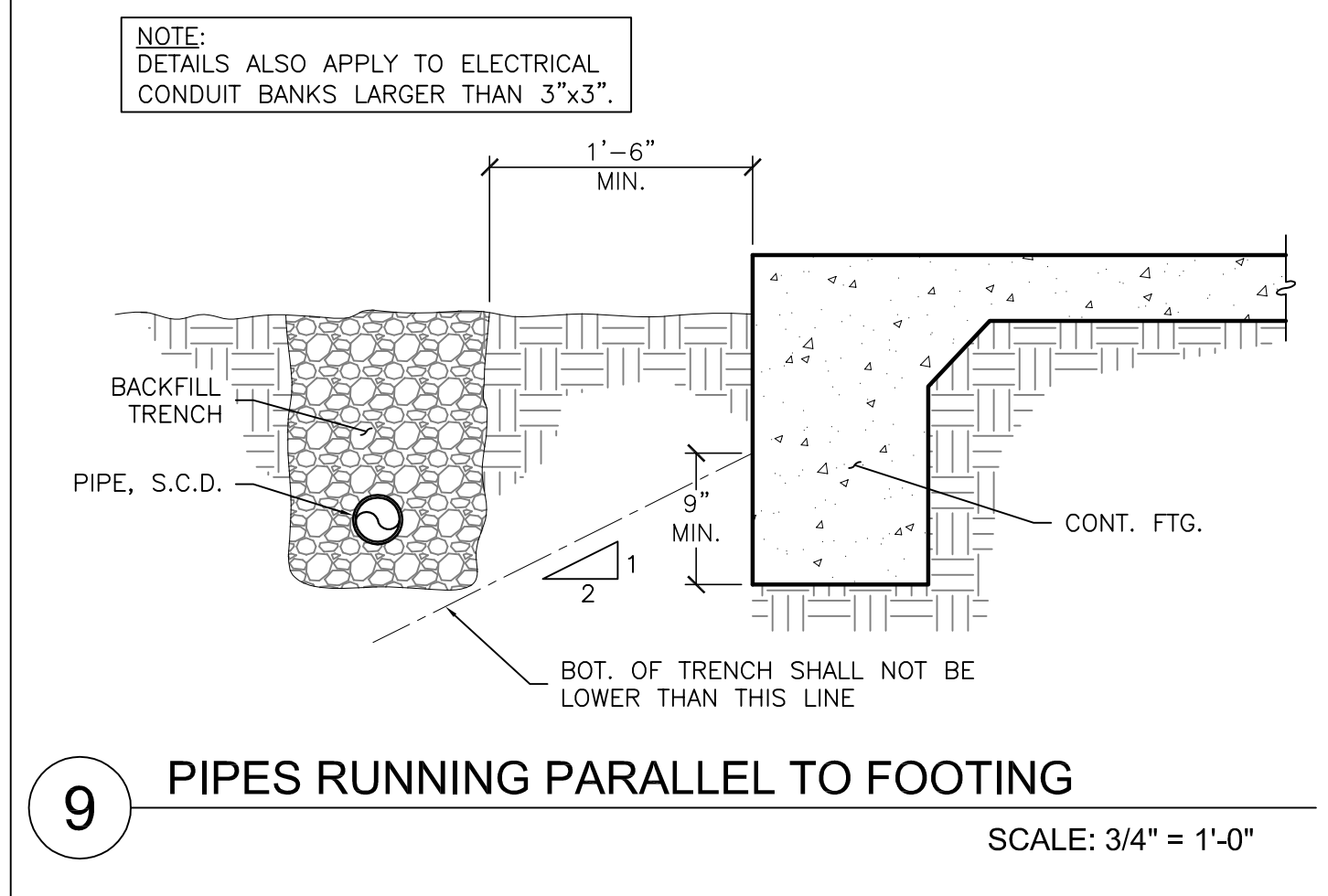
6 STANDARD HOOK & TIE DETAILS
SCALE: NOT TO SCALE



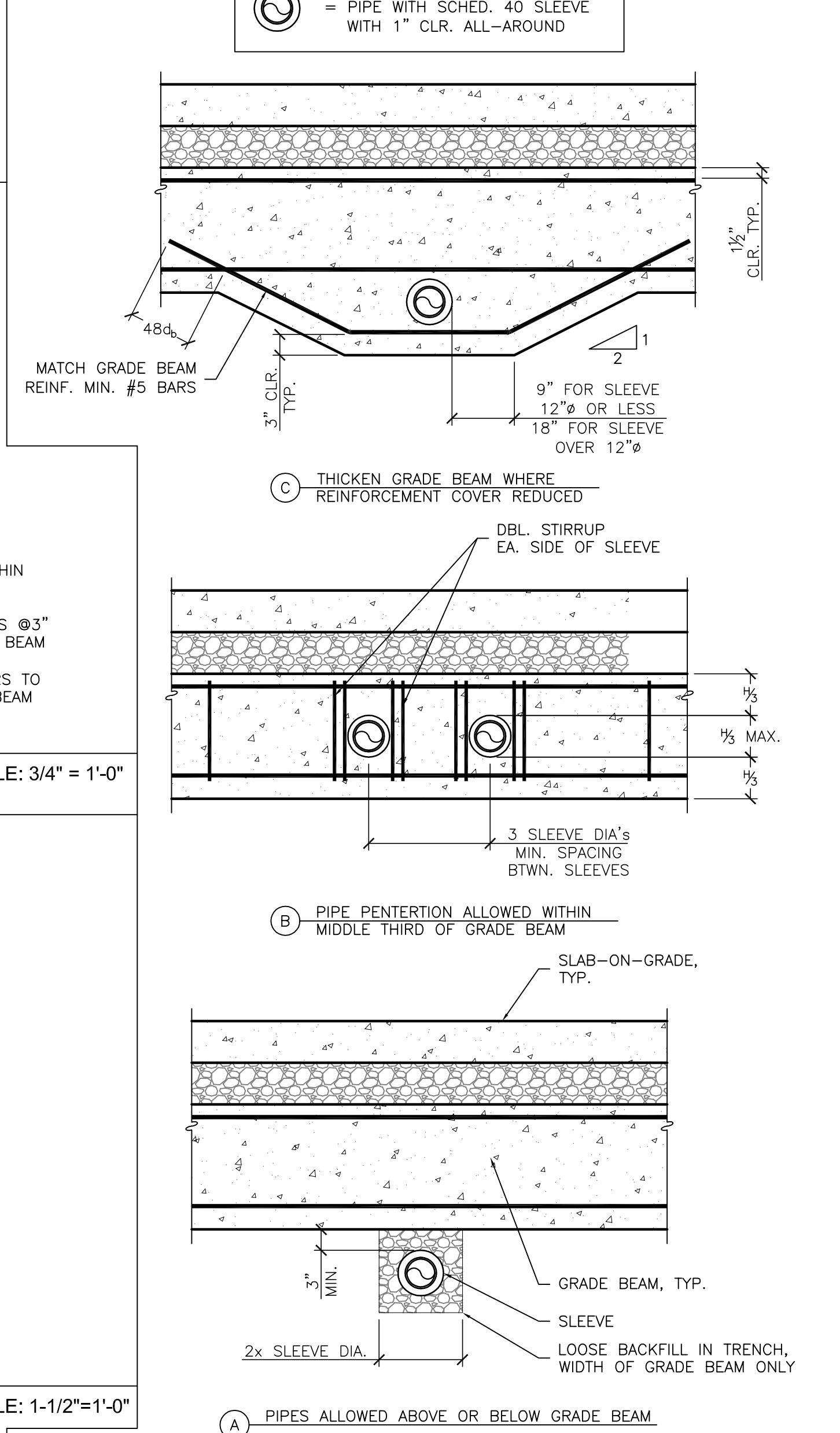
8 TYPICAL PIPES AND SLEEVES THRU GRADE BEAMS
SCALE: 3/4" = 1'-0"



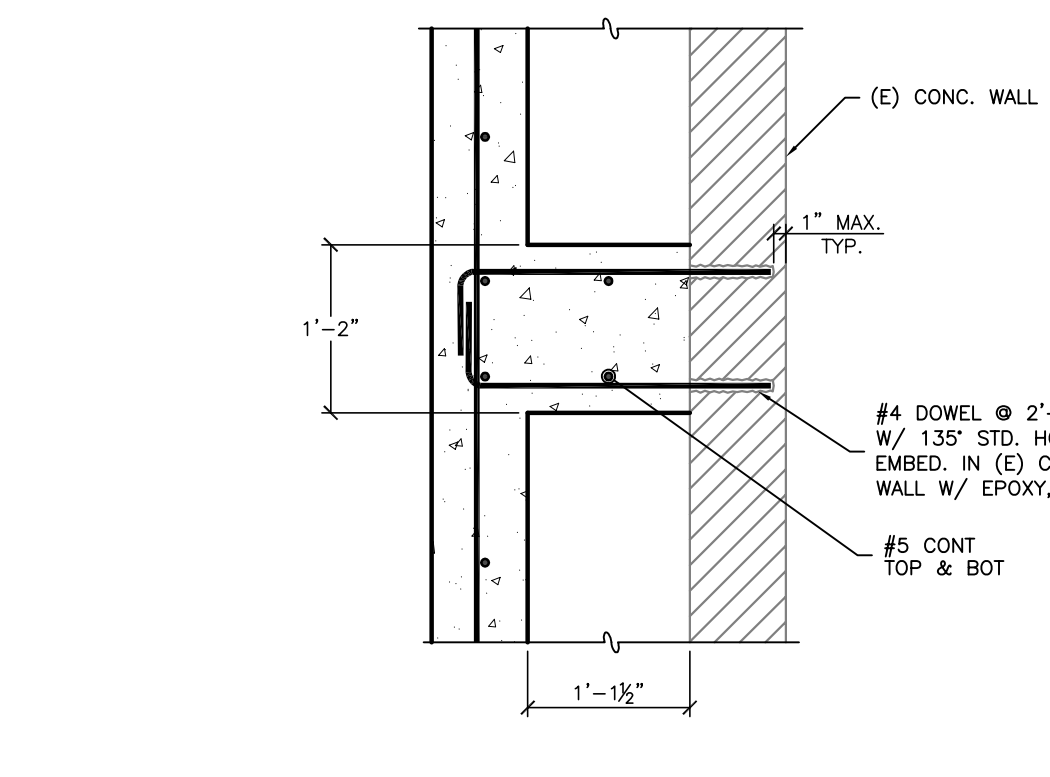
10 PERIMETER FOOTING AT S.O.G. W/ CURB - L
SCALE: 3/4" = 1'-0"



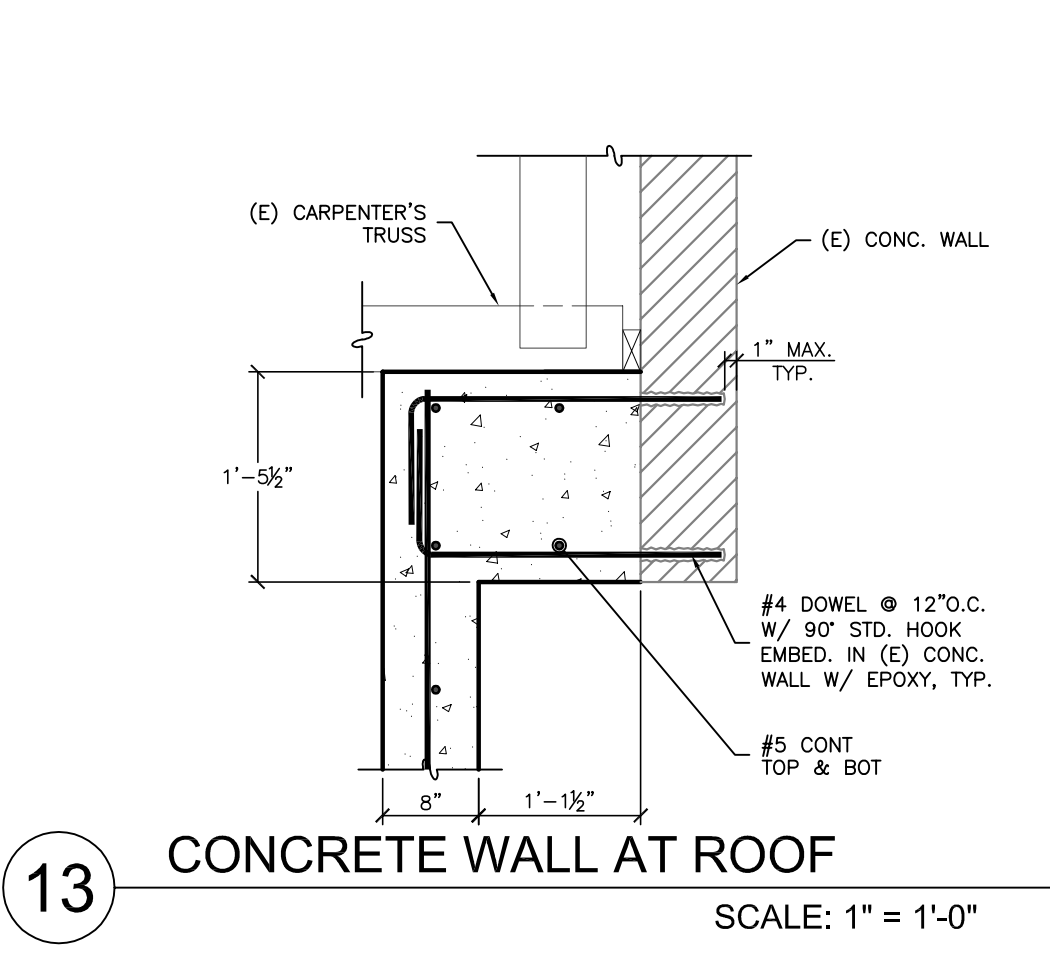
9 PIPES RUNNING PARALLEL TO FOOTING
SCALE: 3/4" = 1'-0"



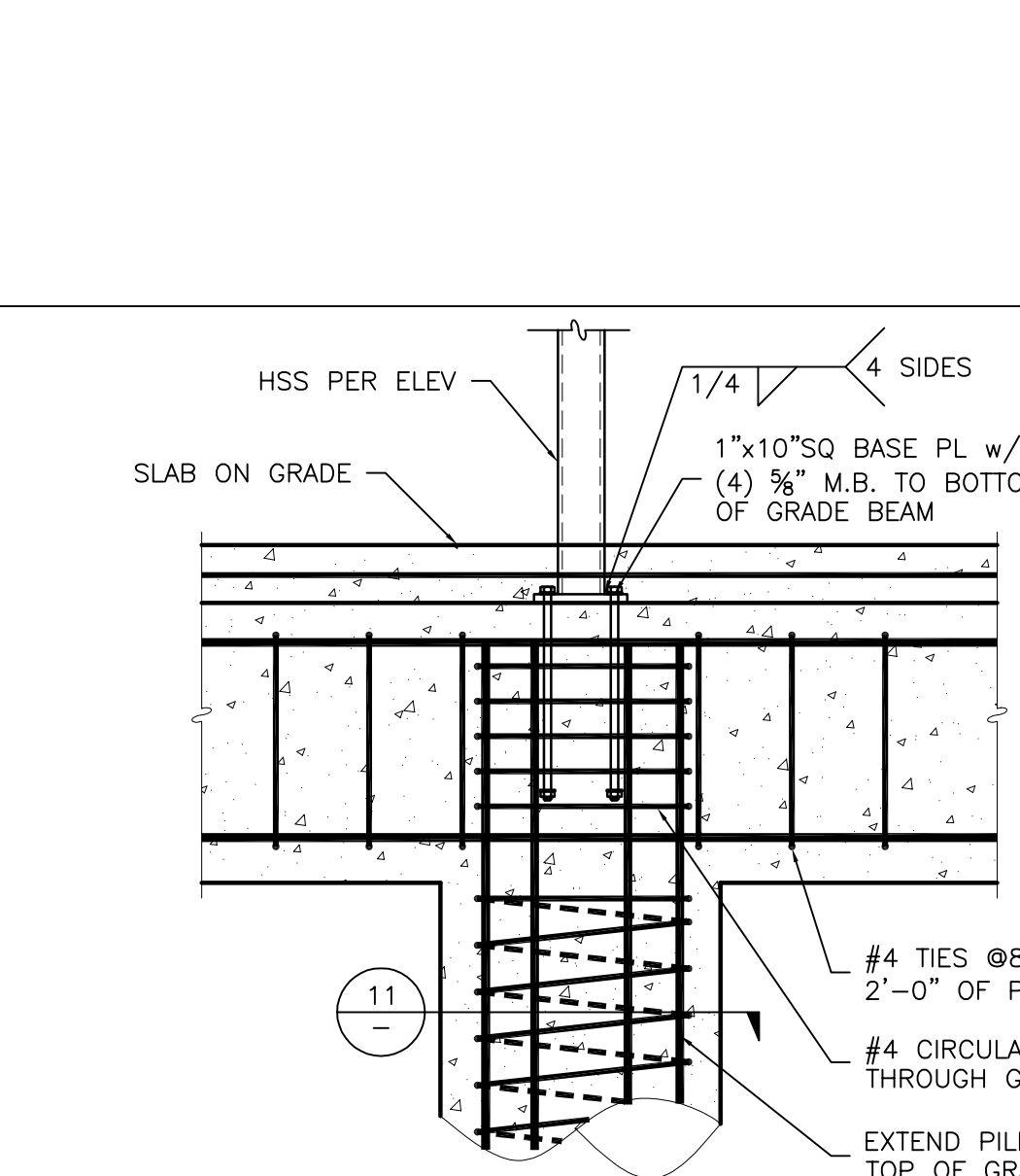
11 PILE SECTION
SCALE: 1-1/2" = 1'-0"



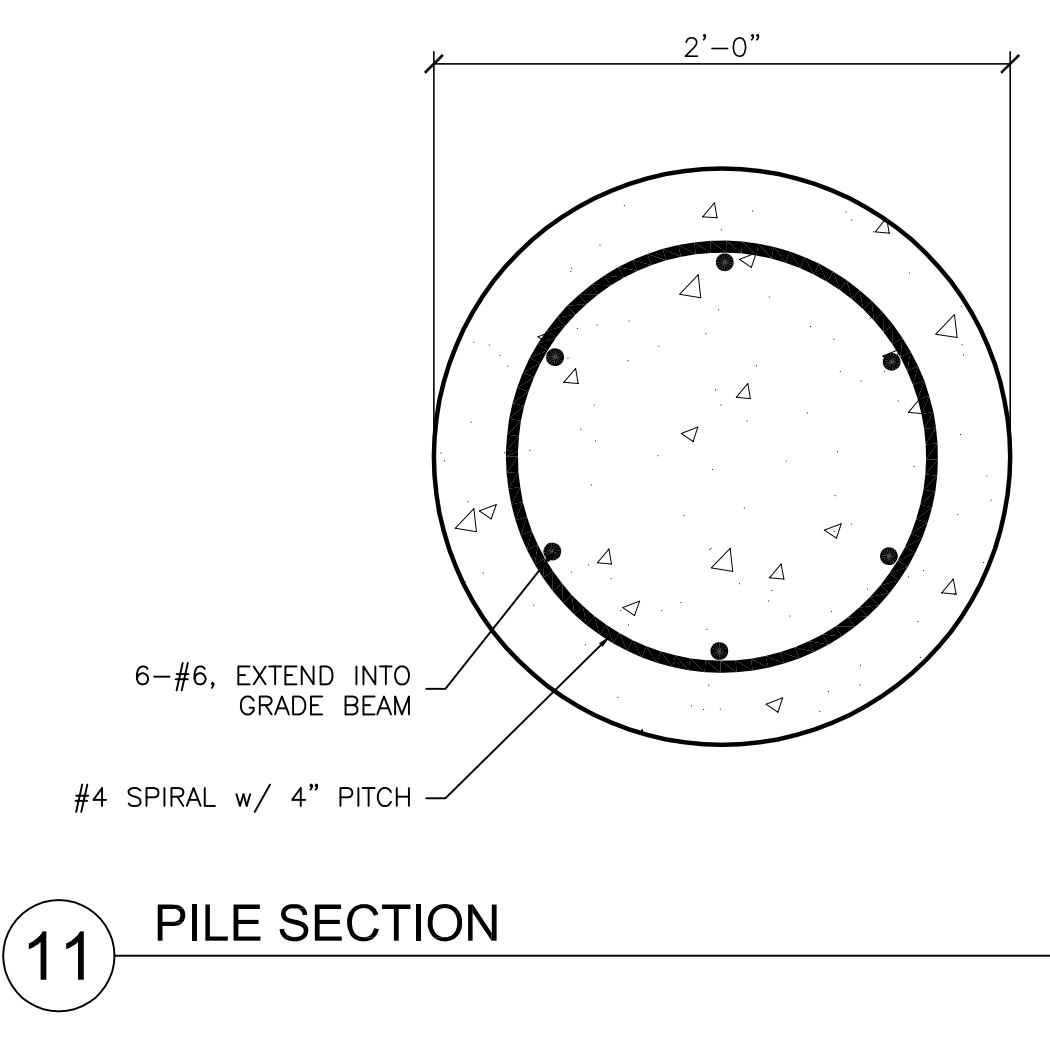
14 CONCRETE WALL AT 2ND FLOOR
SCALE: 1" = 1'-0"



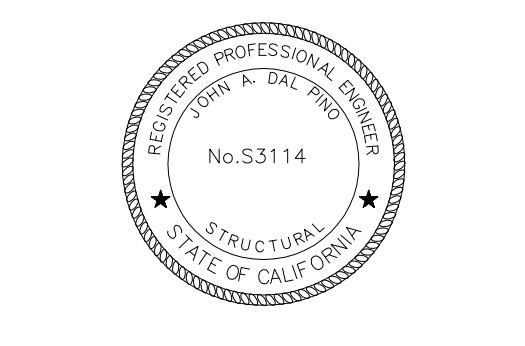
13 CONCRETE WALL AT ROOF
SCALE: 1" = 1'-0"



12 HOLDDOWN POST TO PILE CONNECTION
SCALE: 3/4" = 1'-0"



11 PILE SECTION
SCALE: 1-1/2" = 1'-0"



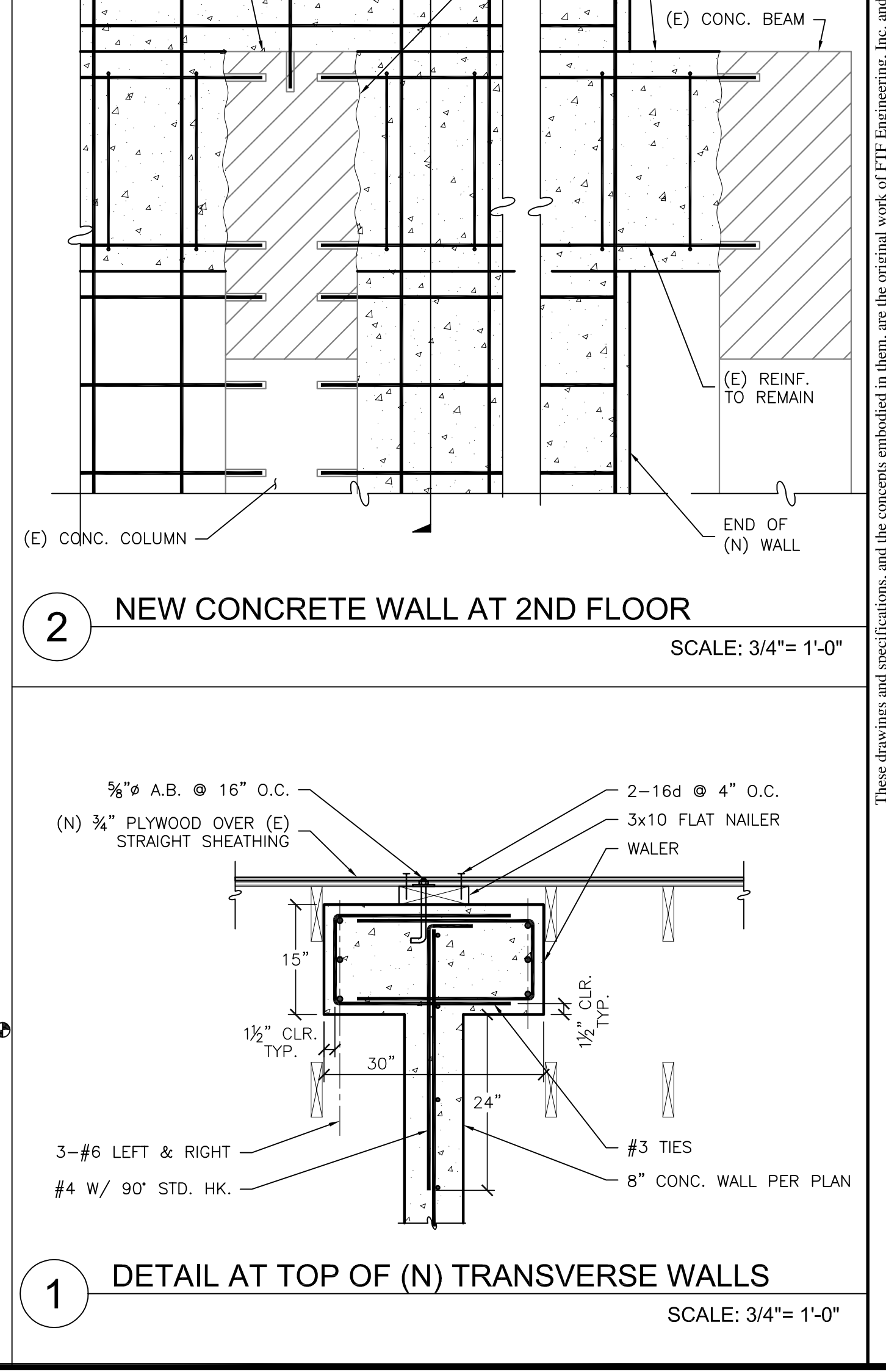
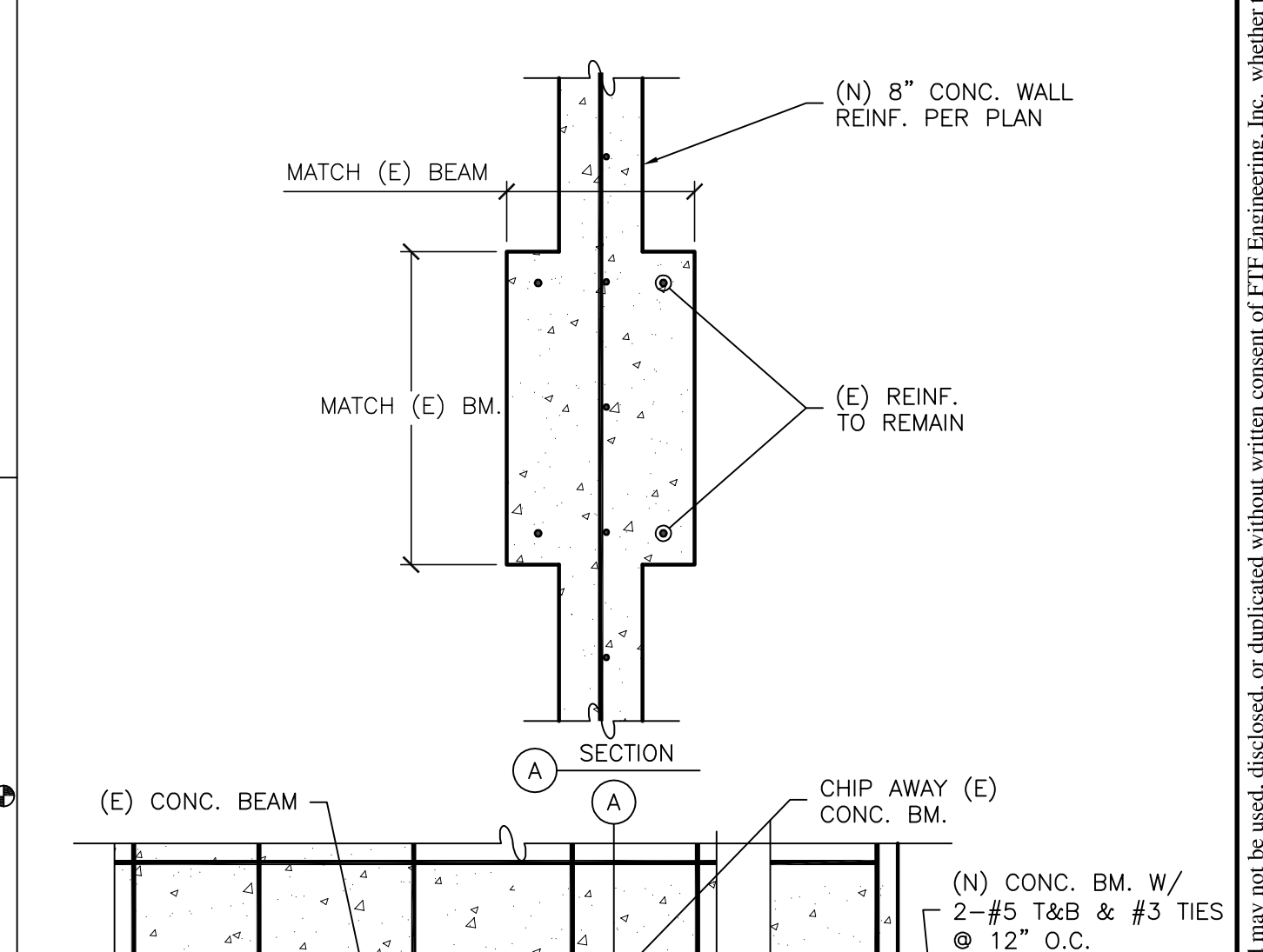
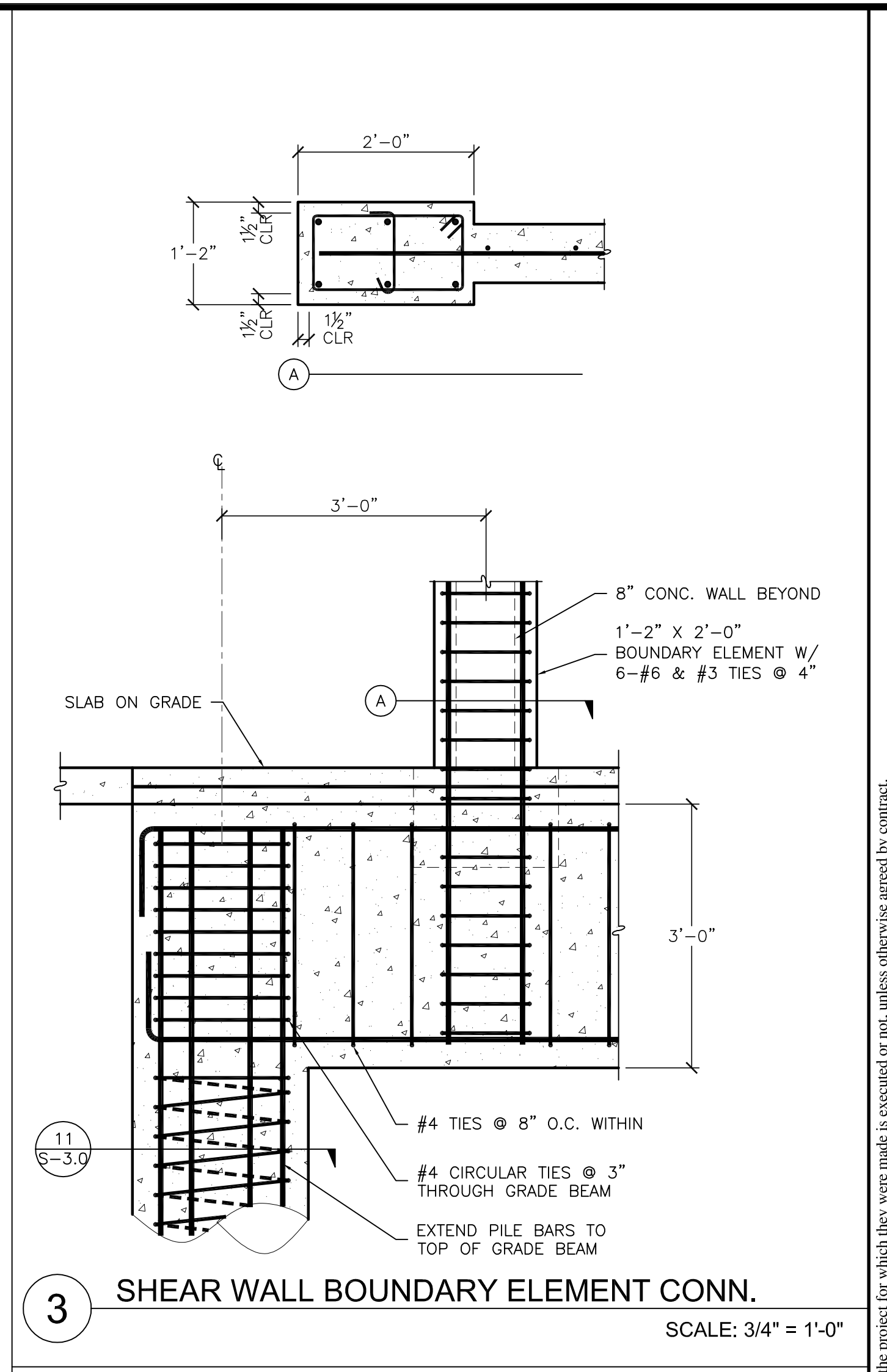
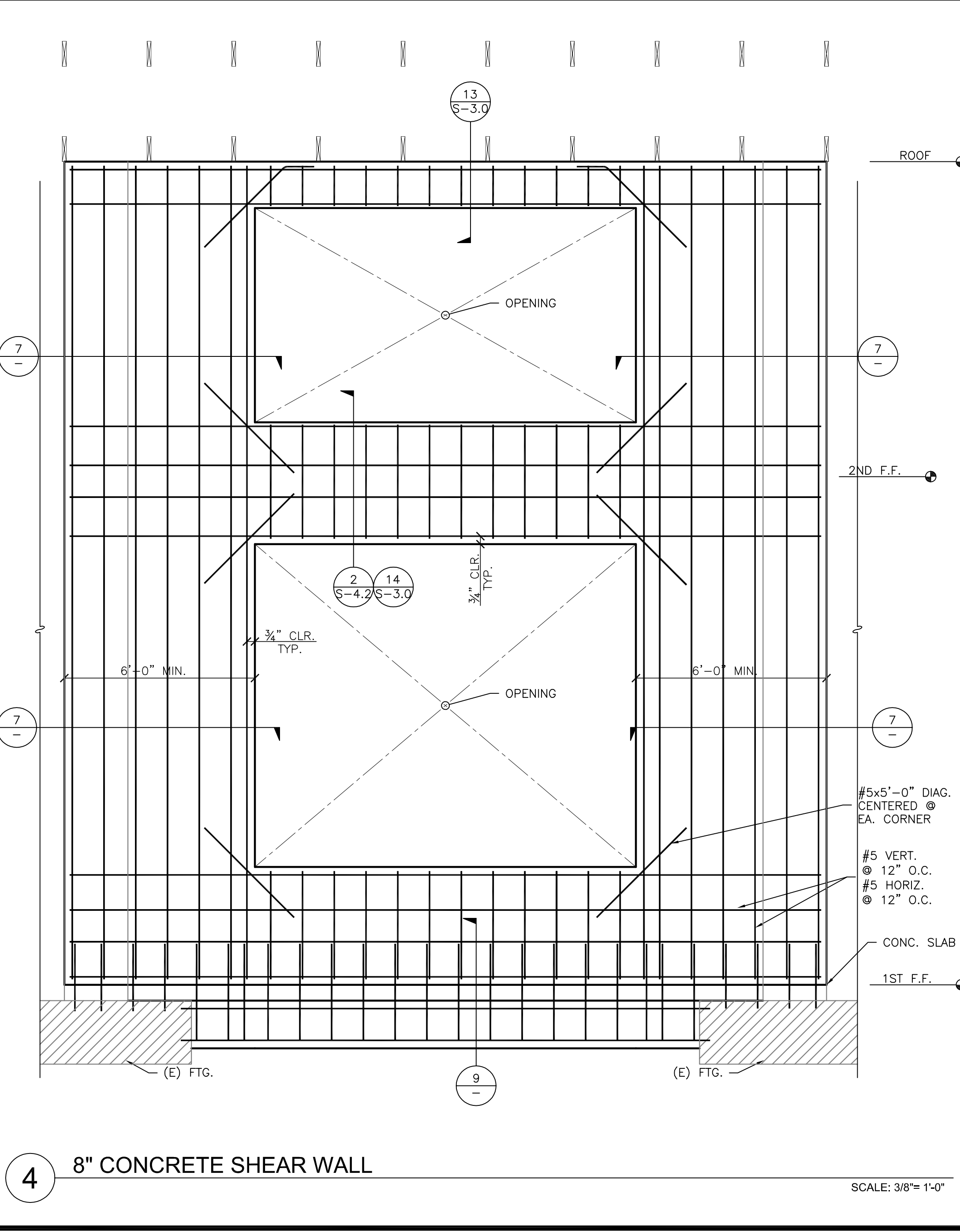
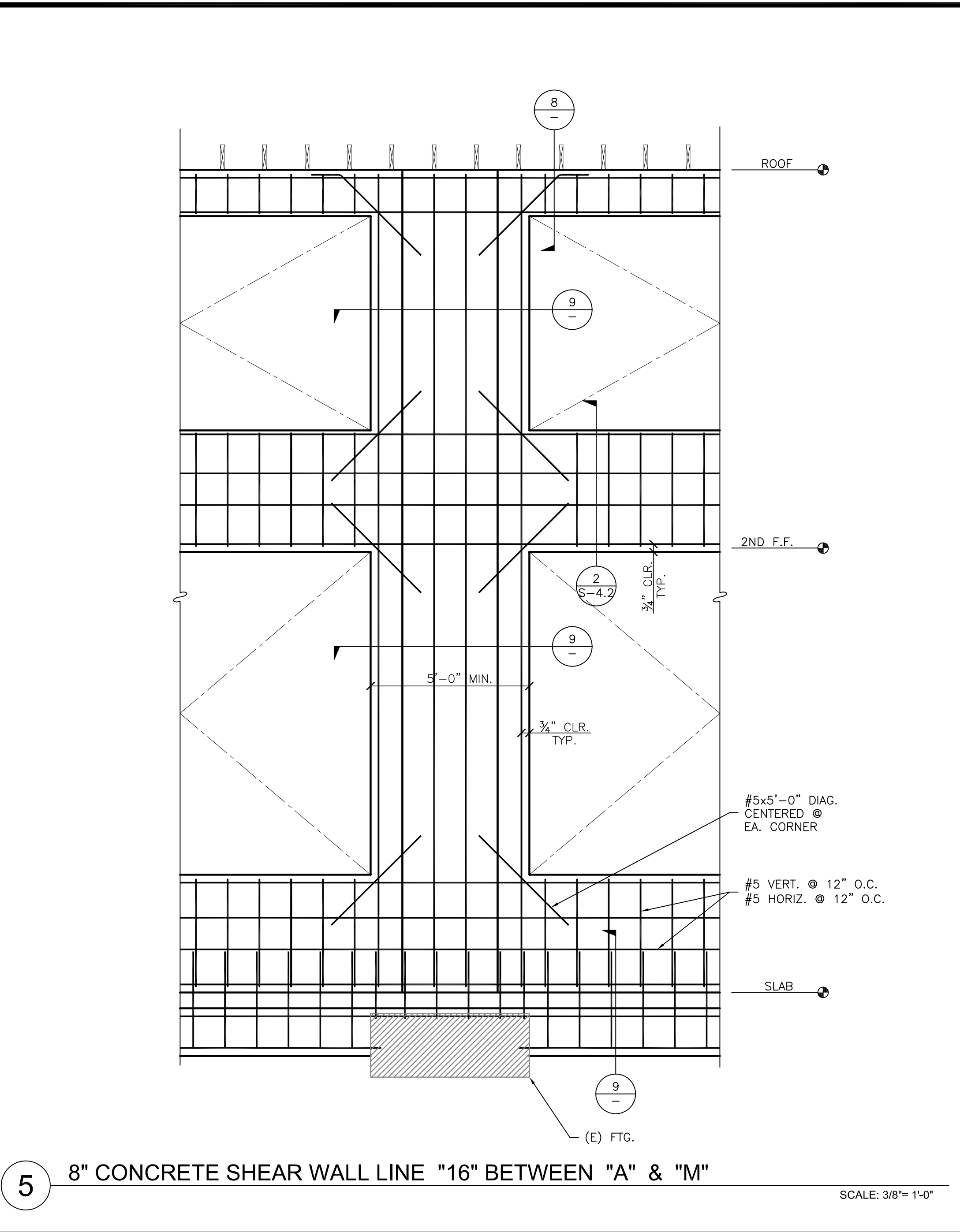
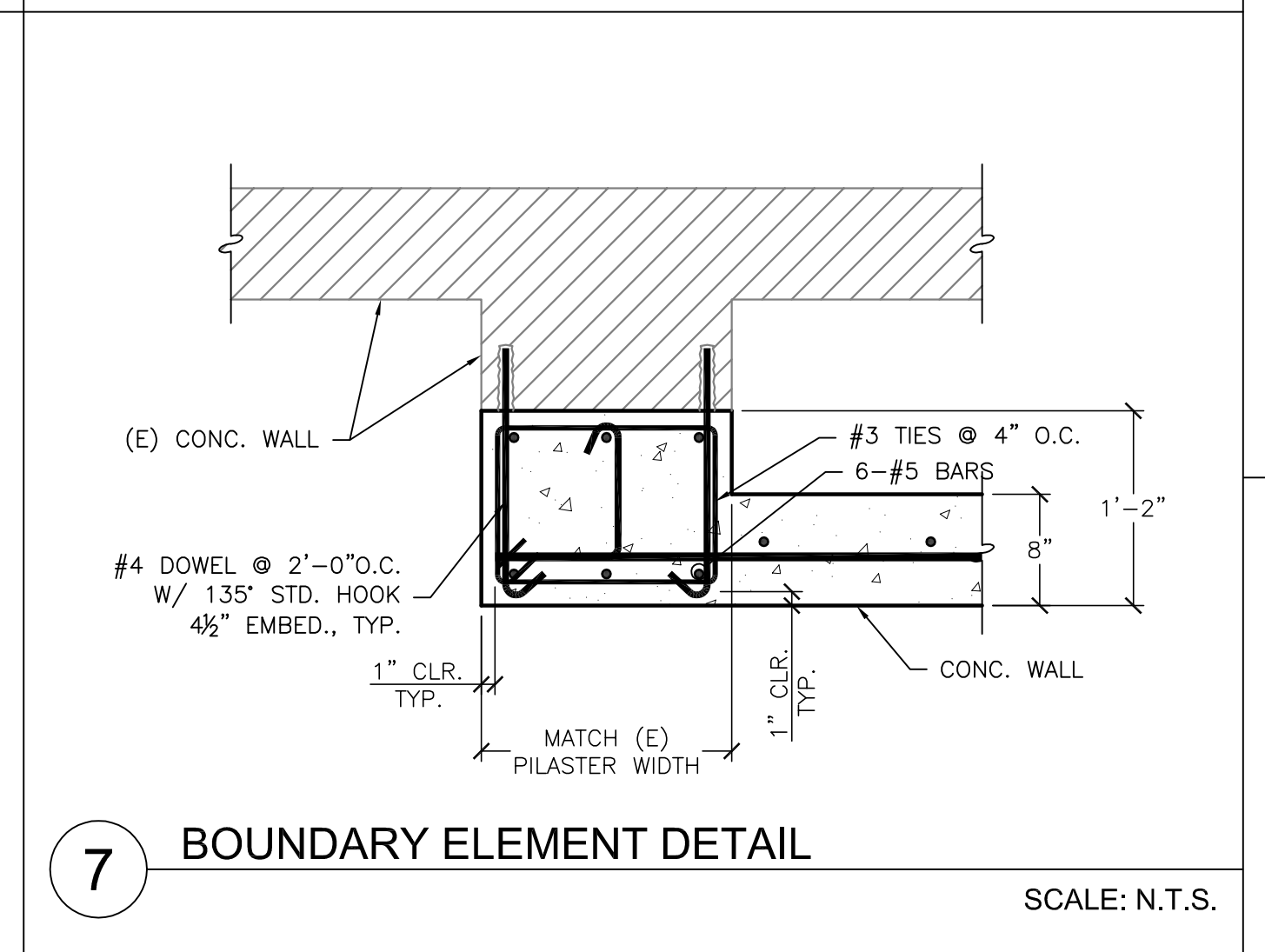
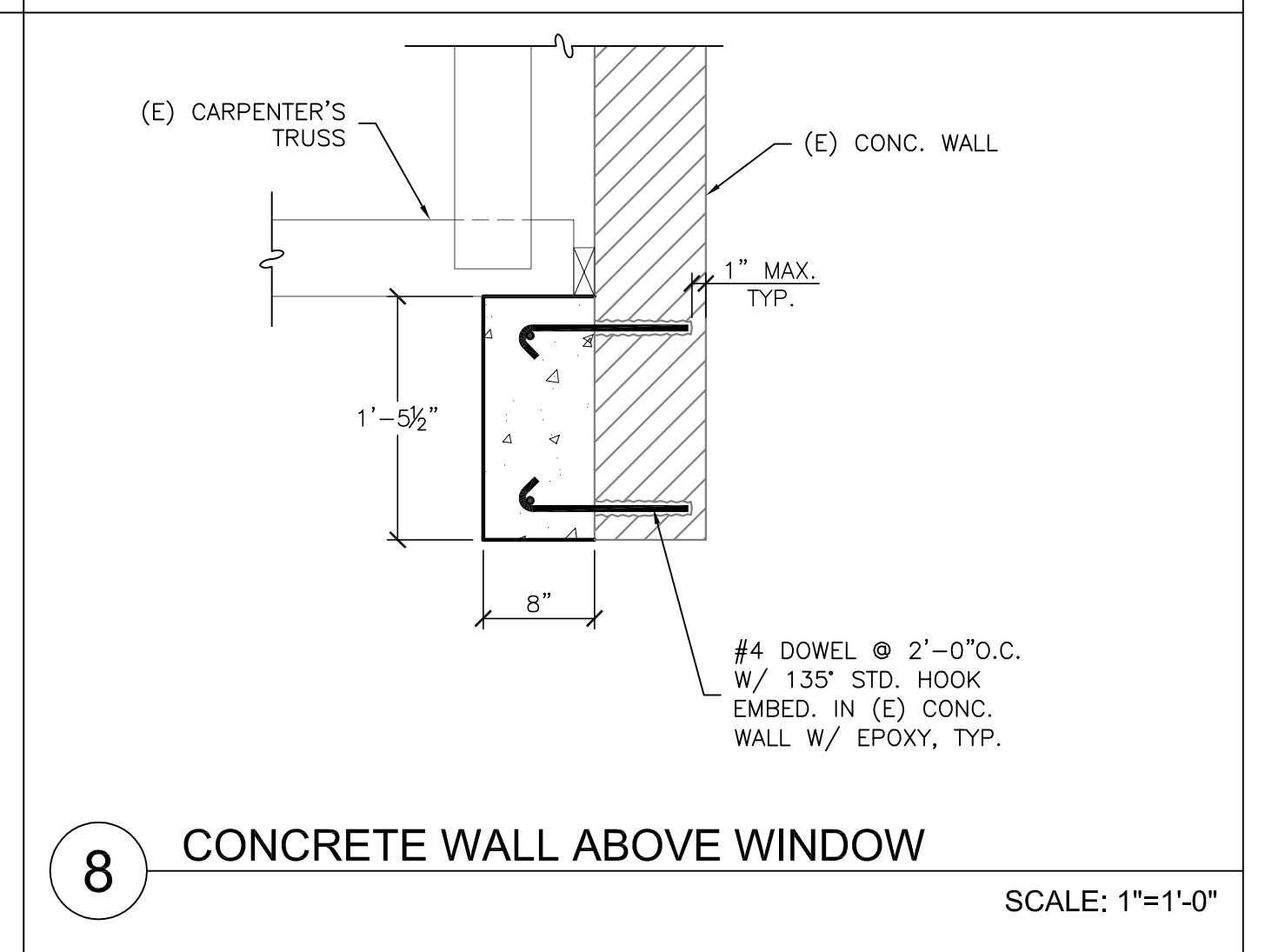
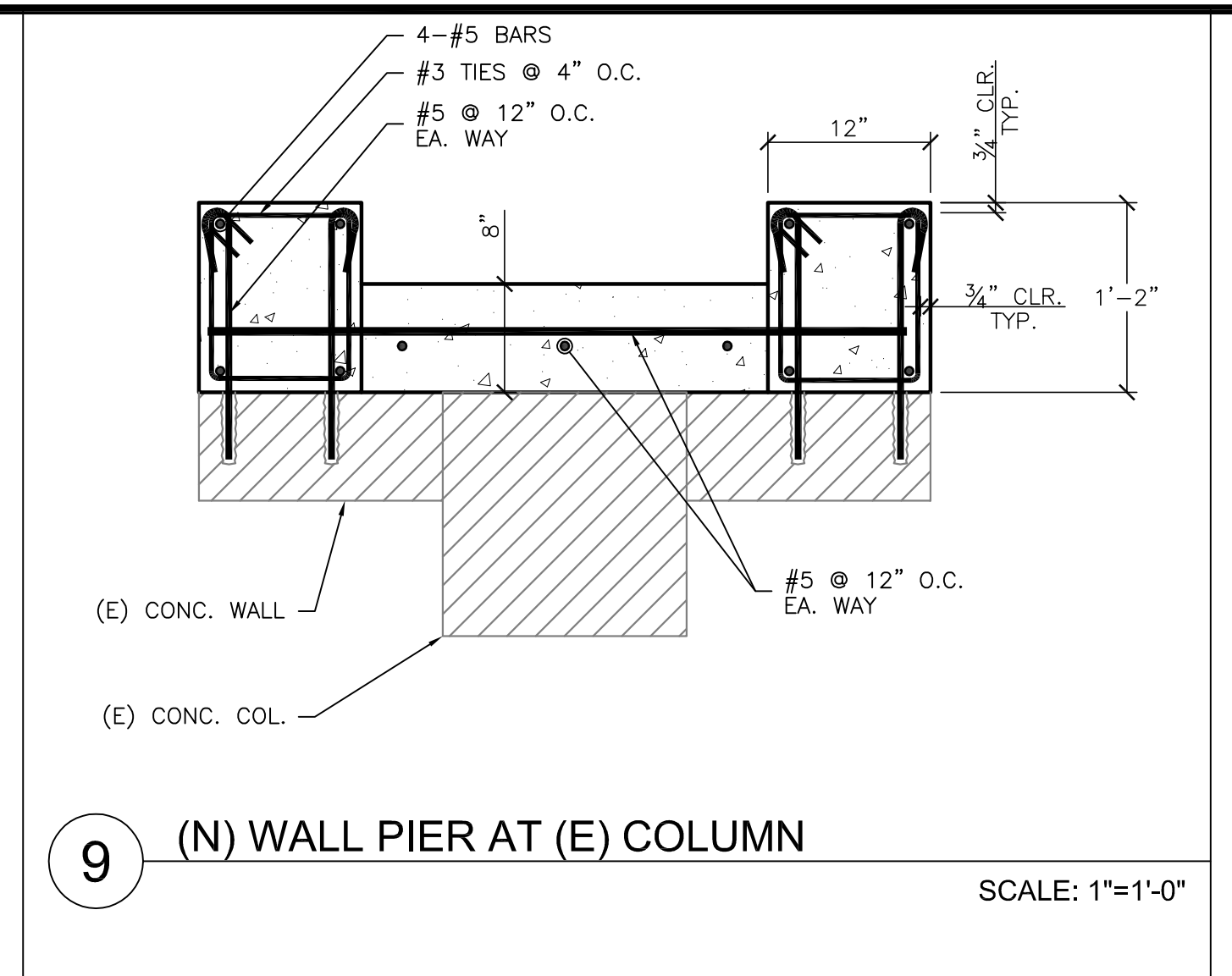
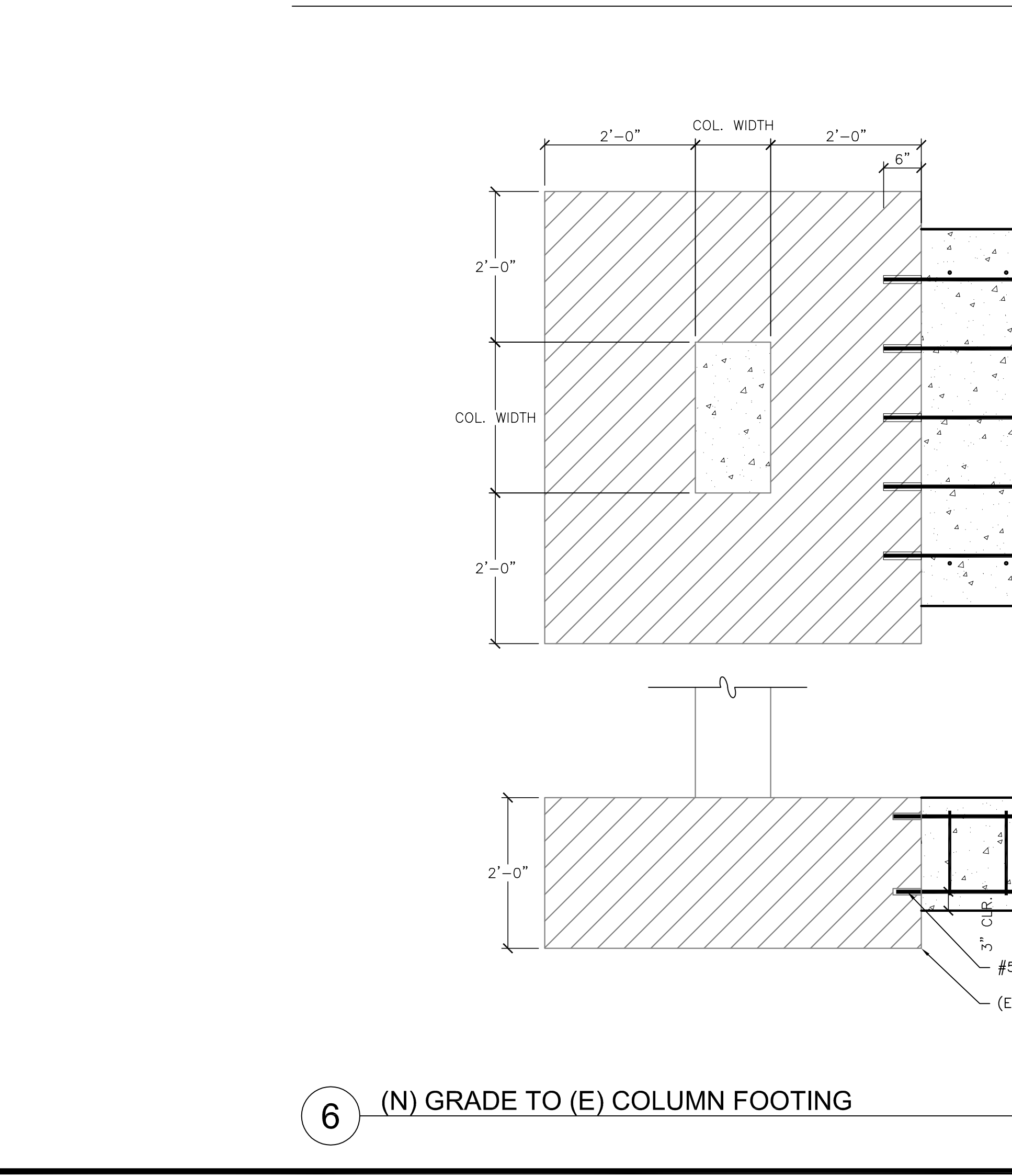
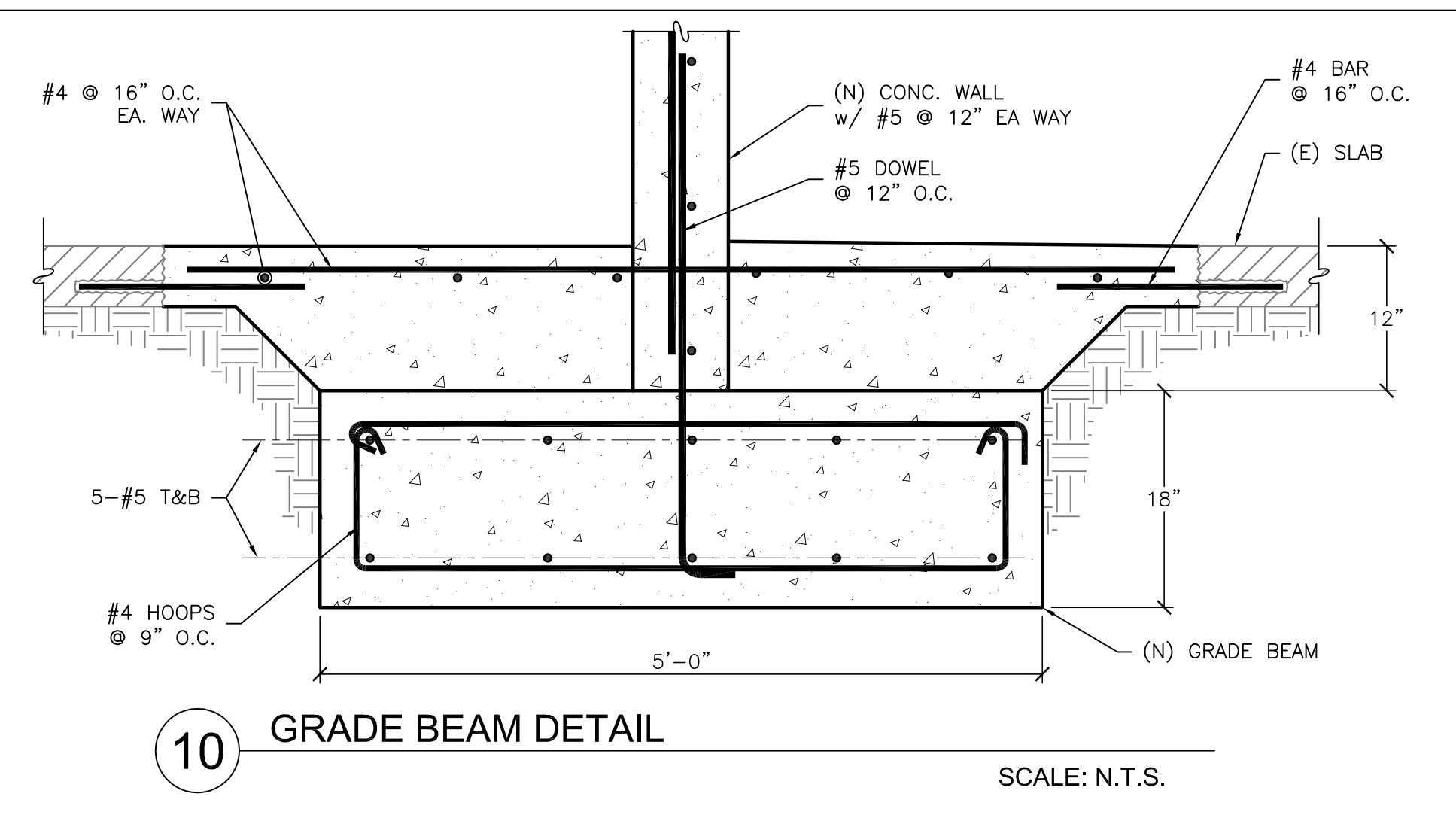
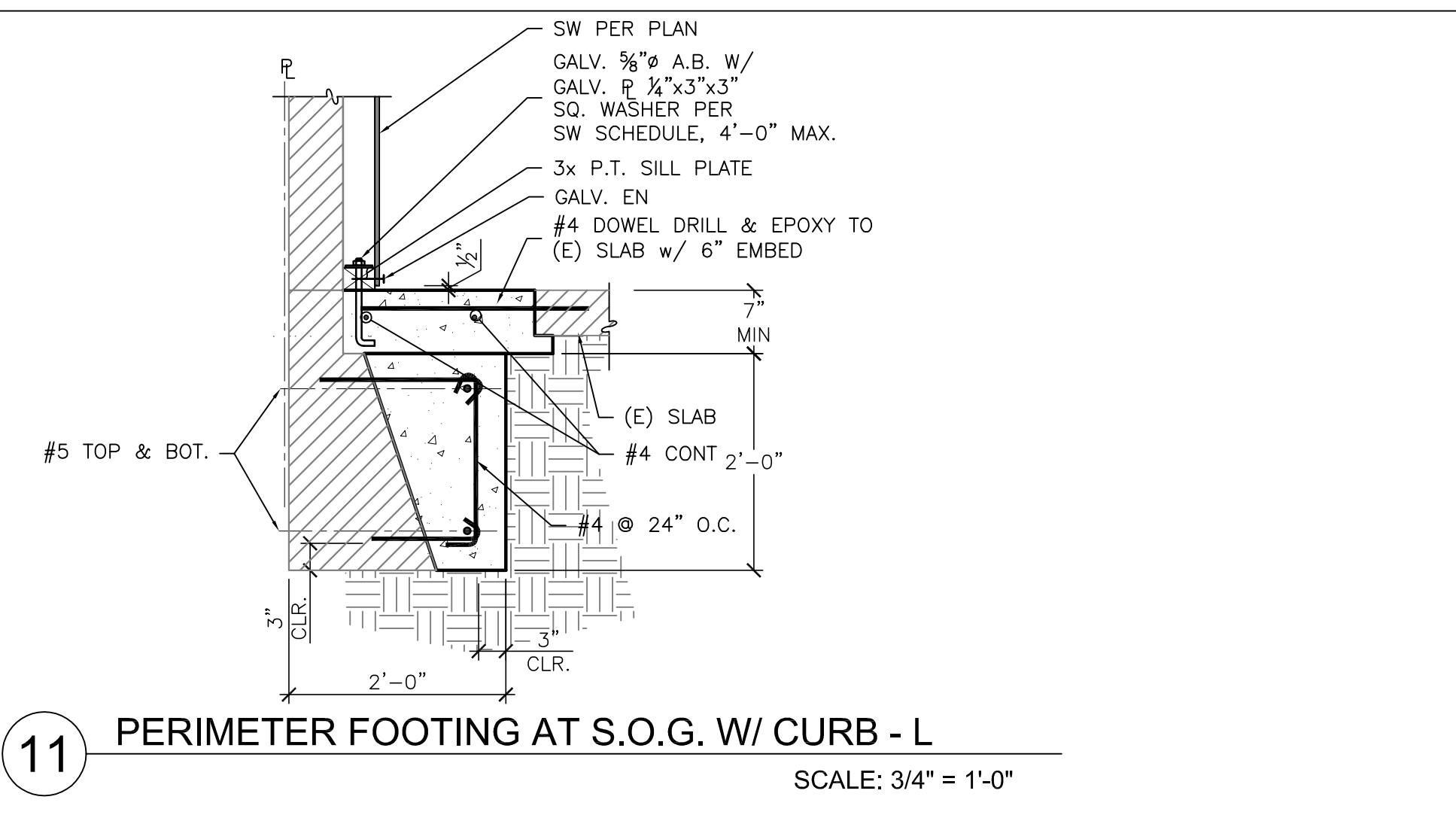
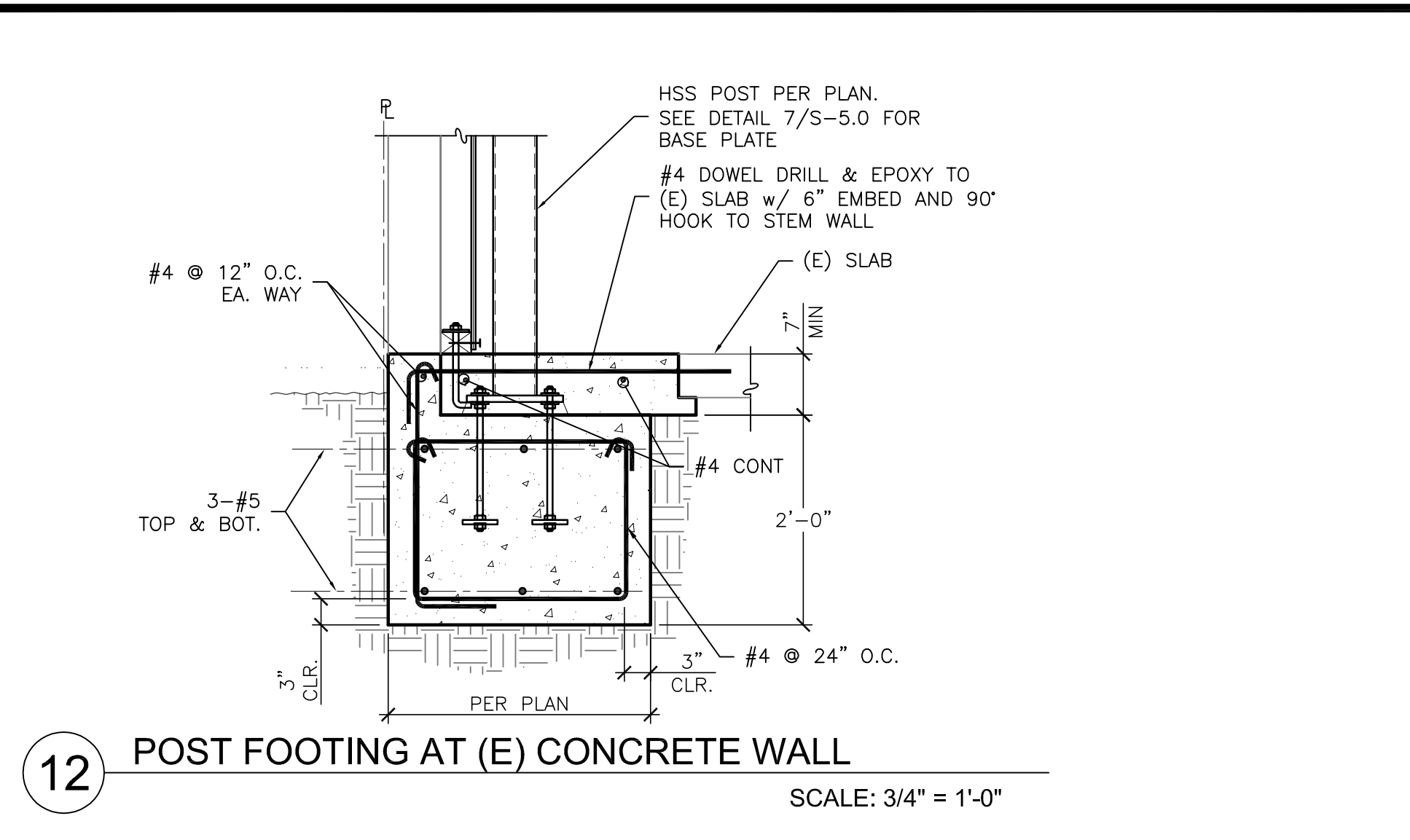
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Permit Resubmittal	2016.05.02
Permit Resubmittal 2	2016.05.20
Construction Set	2016.08.29

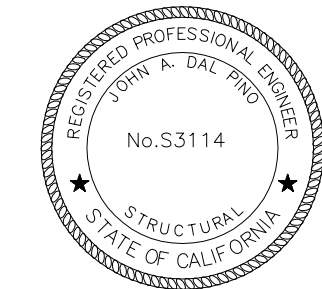
Scale: AS NOTED
Job No. 16-055

Concrete Details

S-3.1

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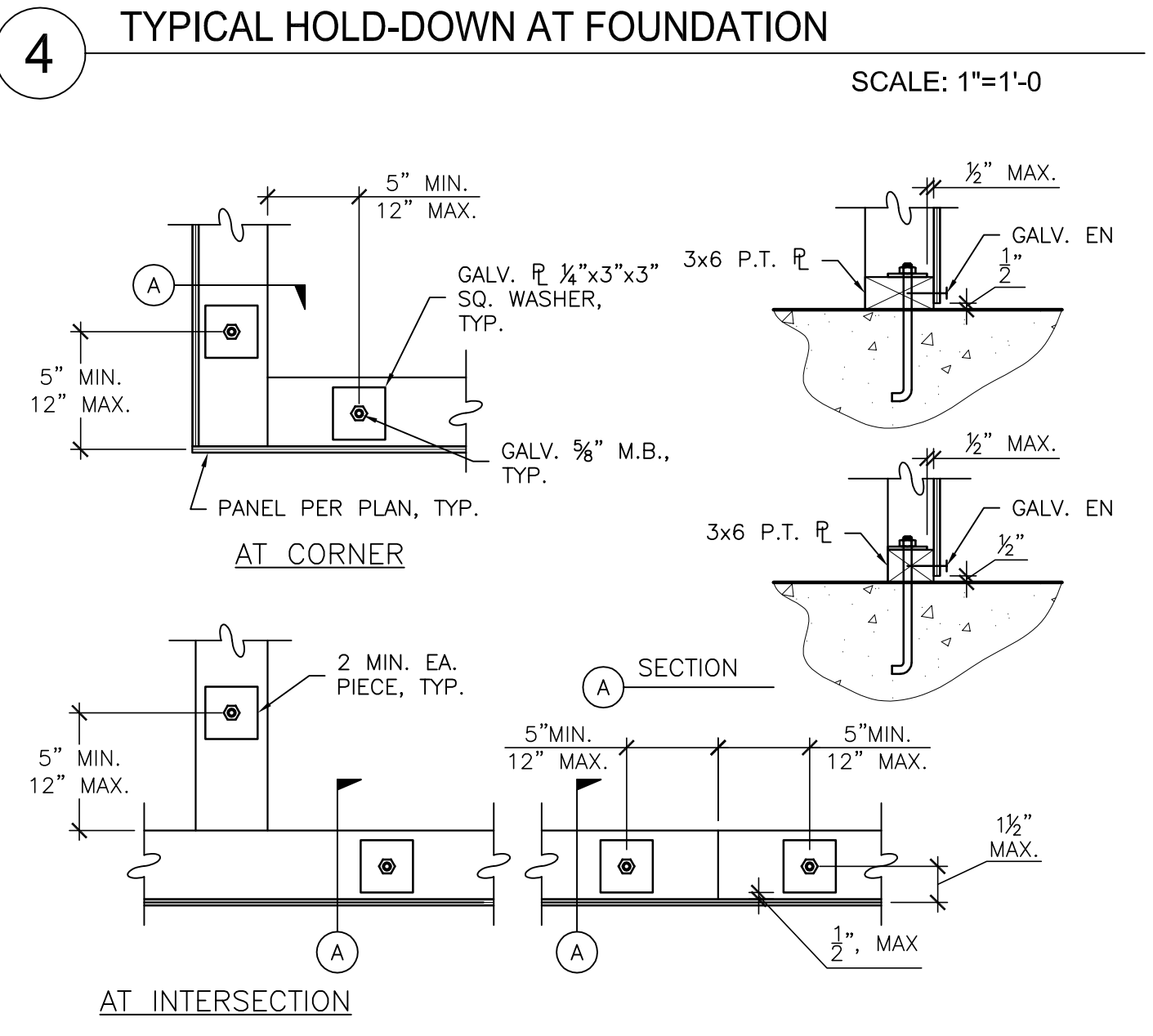
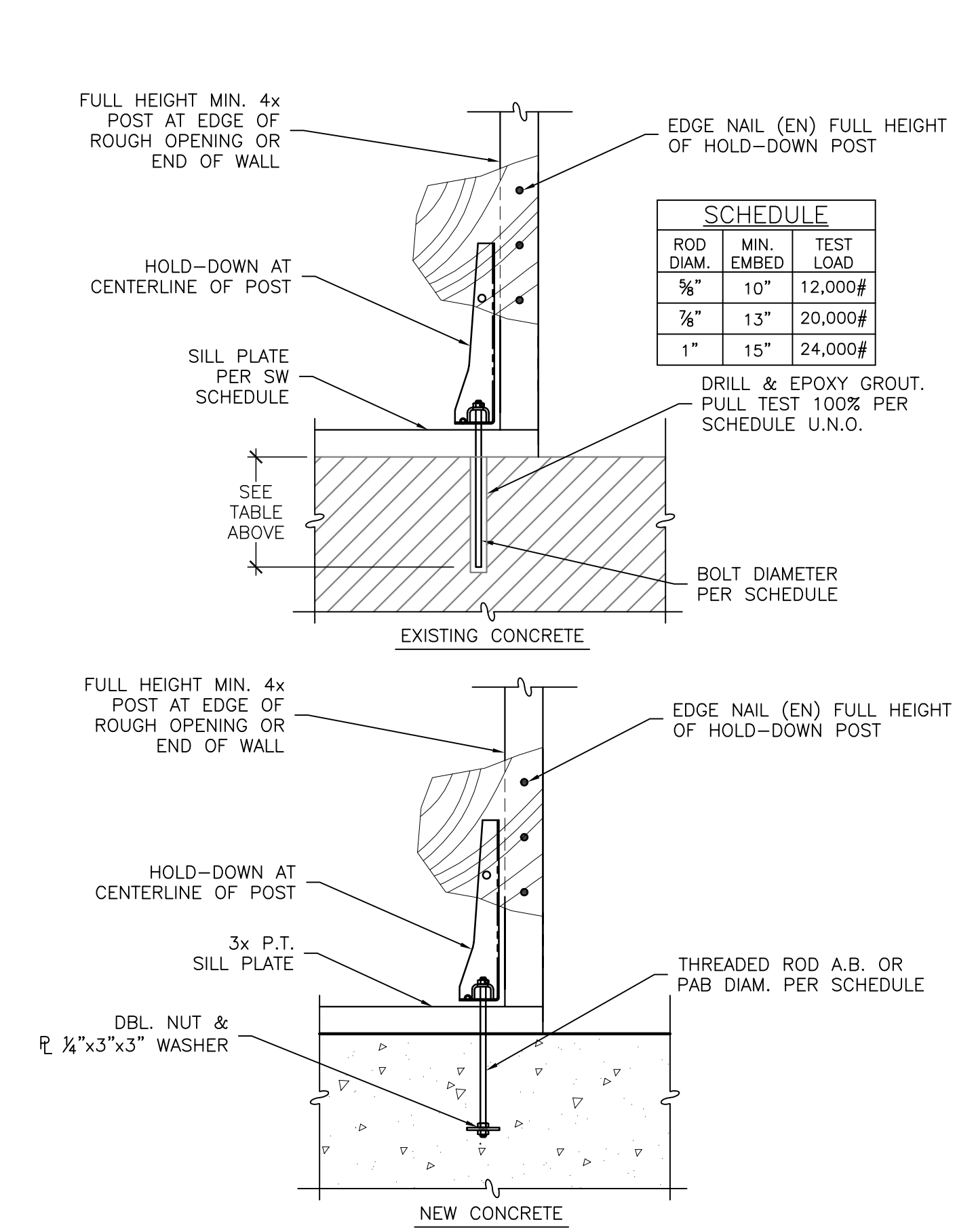
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Scale: AS NOTED
Job No. 16-055

Framing Details

S-4.0



HOLD-DOWN SCHEDULE

SIMPSON MODEL No.	ANCHOR BOLT DIA.	ANCHOR EMBED.	DRILL & EPOXY EMBED.	POST MIN.	PAB
HDU2	3/8"	8"	10"	4x4	5
HDU4,5	3/8"	8"	10"	4x4	5
HDU8	3/4"	12"	13"	4x4	7

NOTES:
1. ANCHOR BOLT MATERIAL SHALL BE ASTM A36 THREADED ROD OR ASTM A307 OR BETTER BOLTS, U.N.O.
2. CONCRETE ANCHOR EMBEDMENT IS INTO CONCRETE FOOTING, WALL OR SLAB (NOT INCLUDING CURB HEIGHT) U.N.O.
3. PROVIDE ALL REQUIRED FASTENERS TO POST OR STUDS PER SIMPSON CATALOG AND ICC-ESR-2330 REPORT.

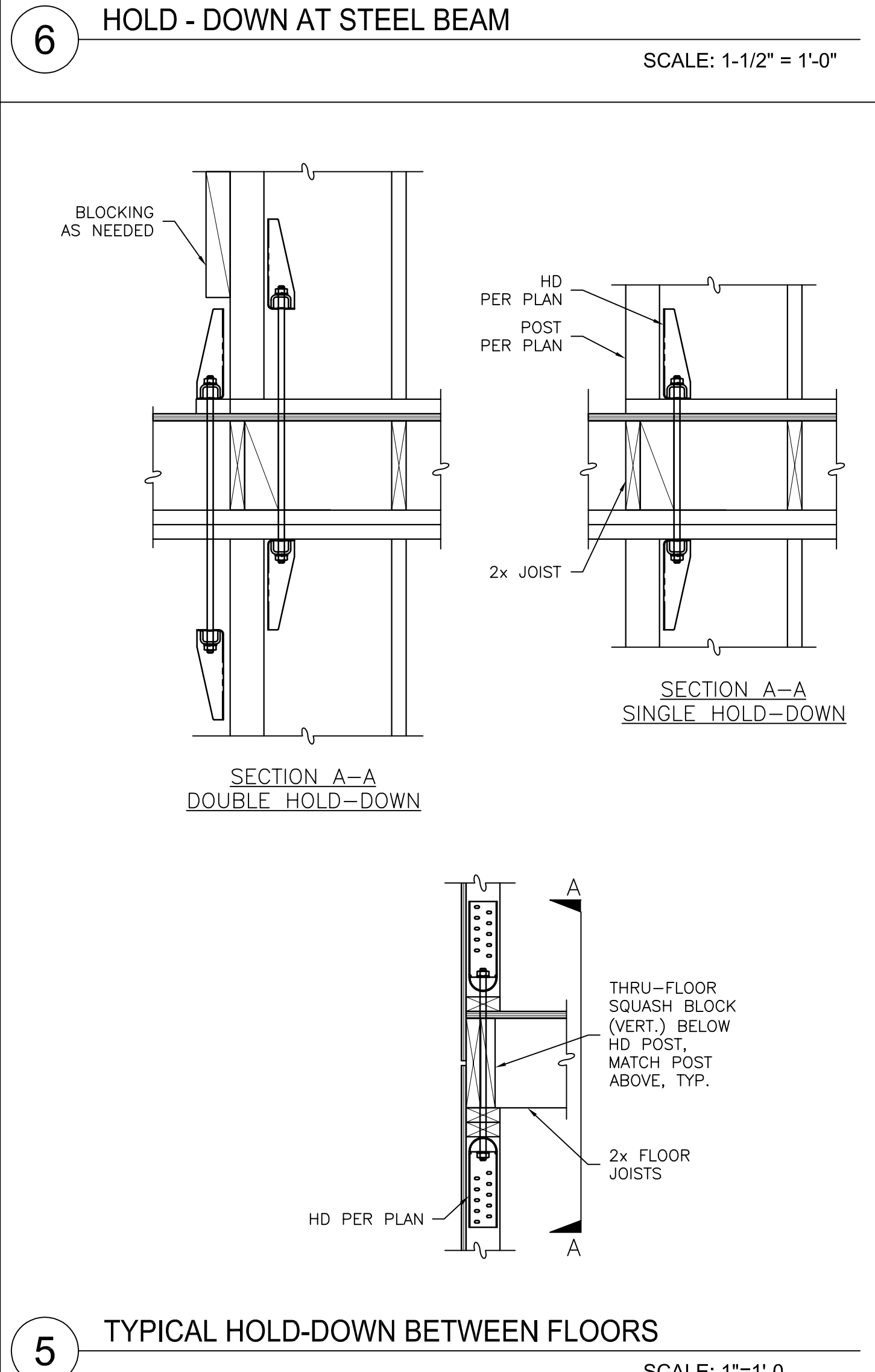
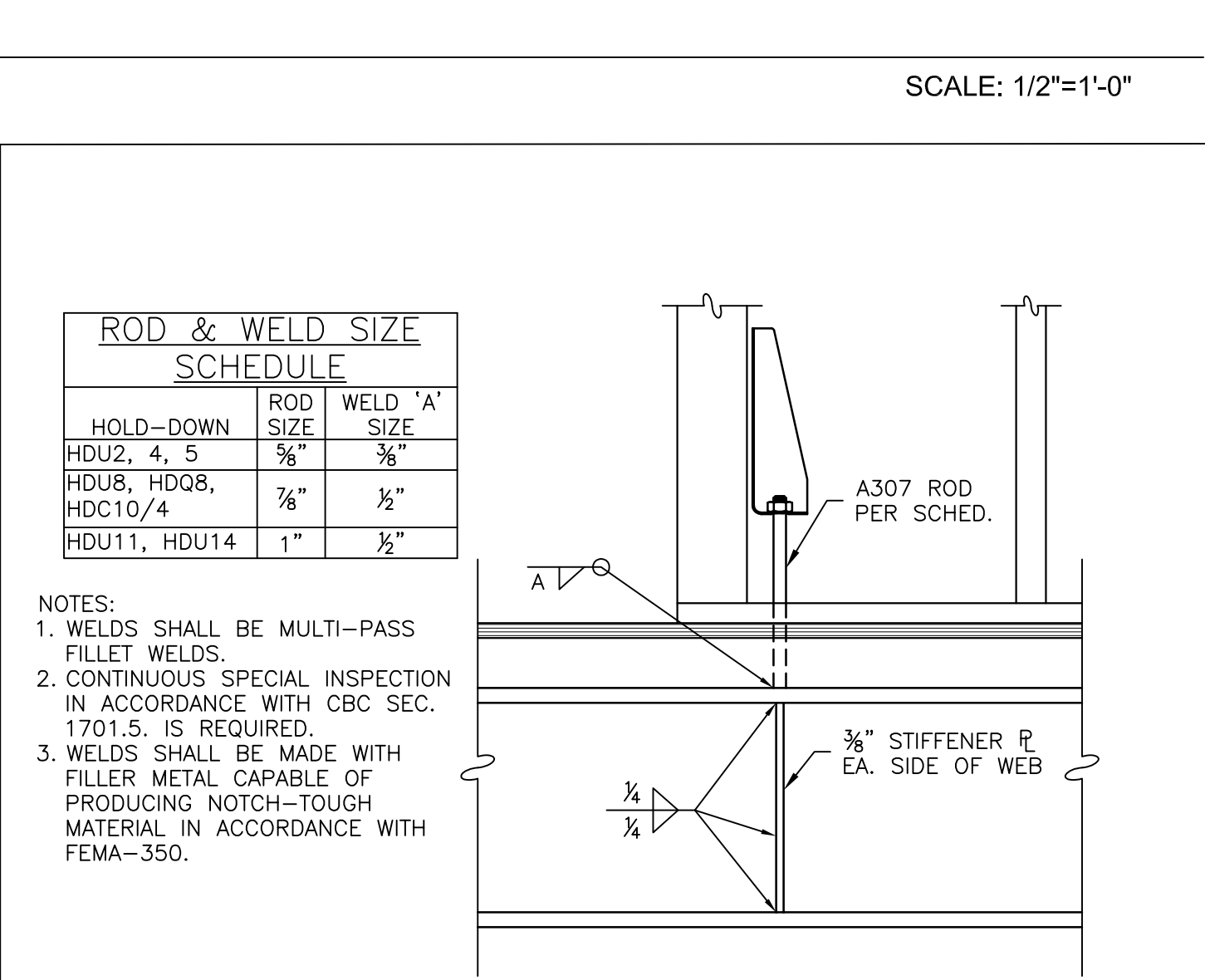
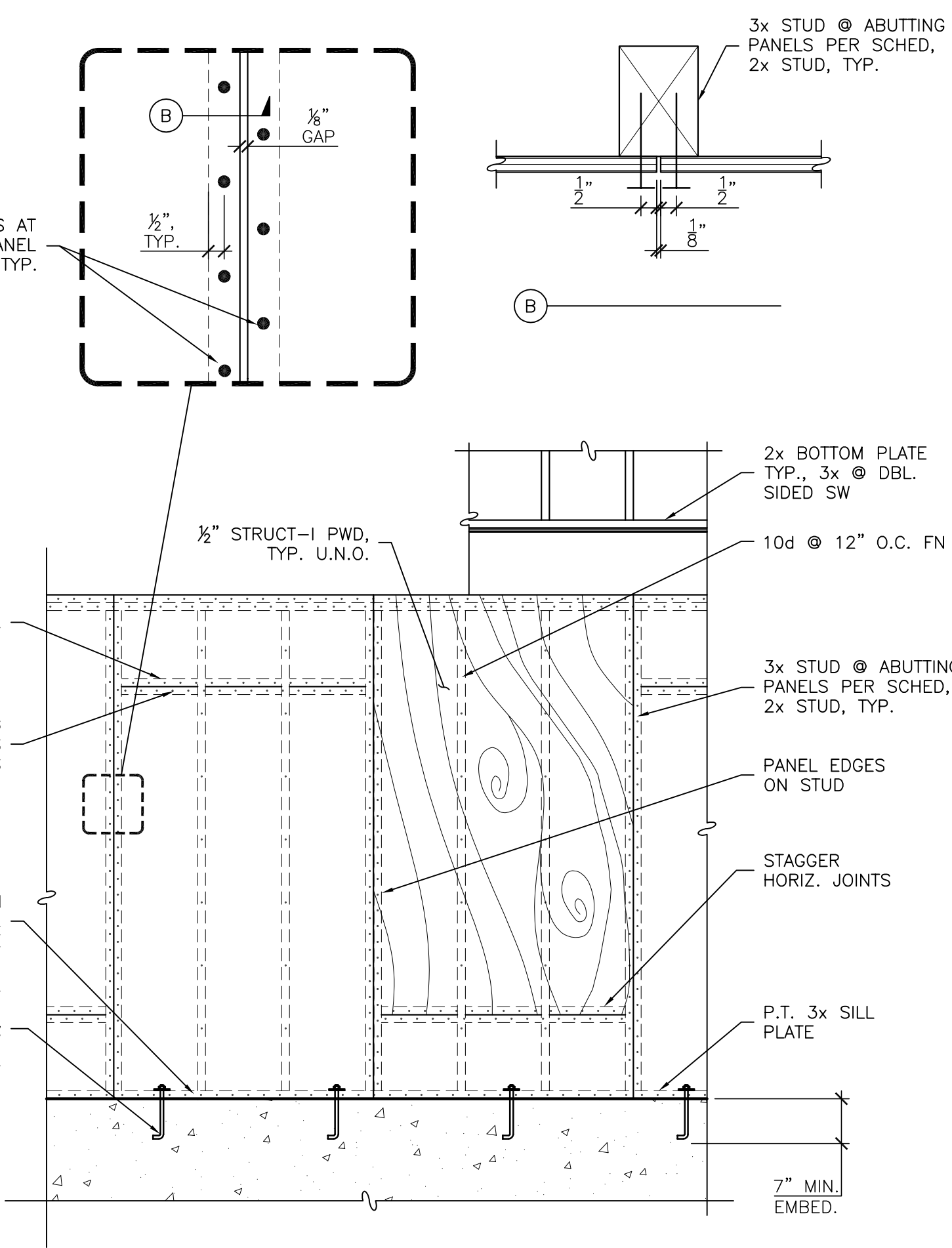
2 HOLD-DOWN SCHEDULE
SCALE: NOT TO SCALE

SHEAR WALL SCHEDULE

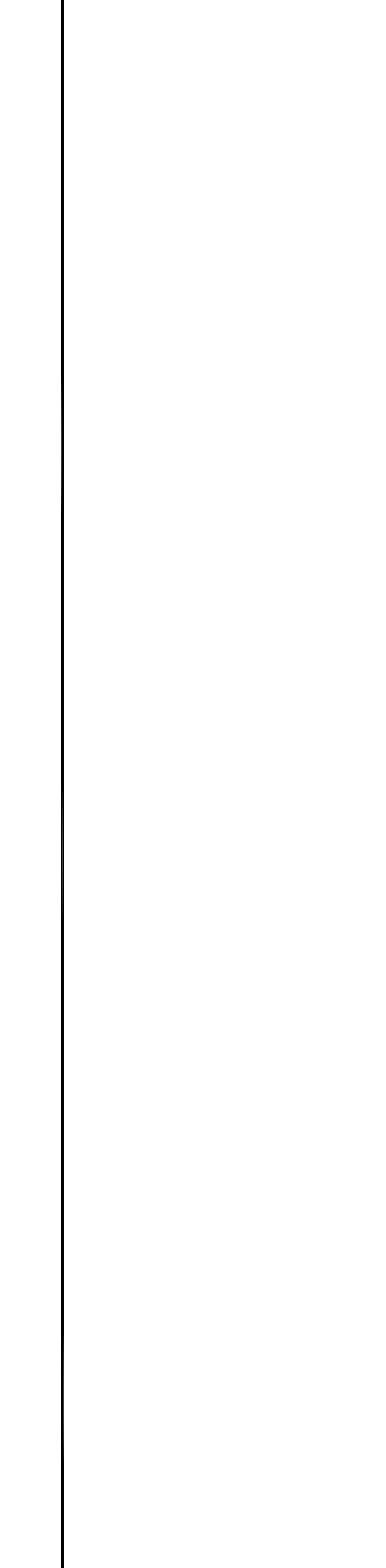
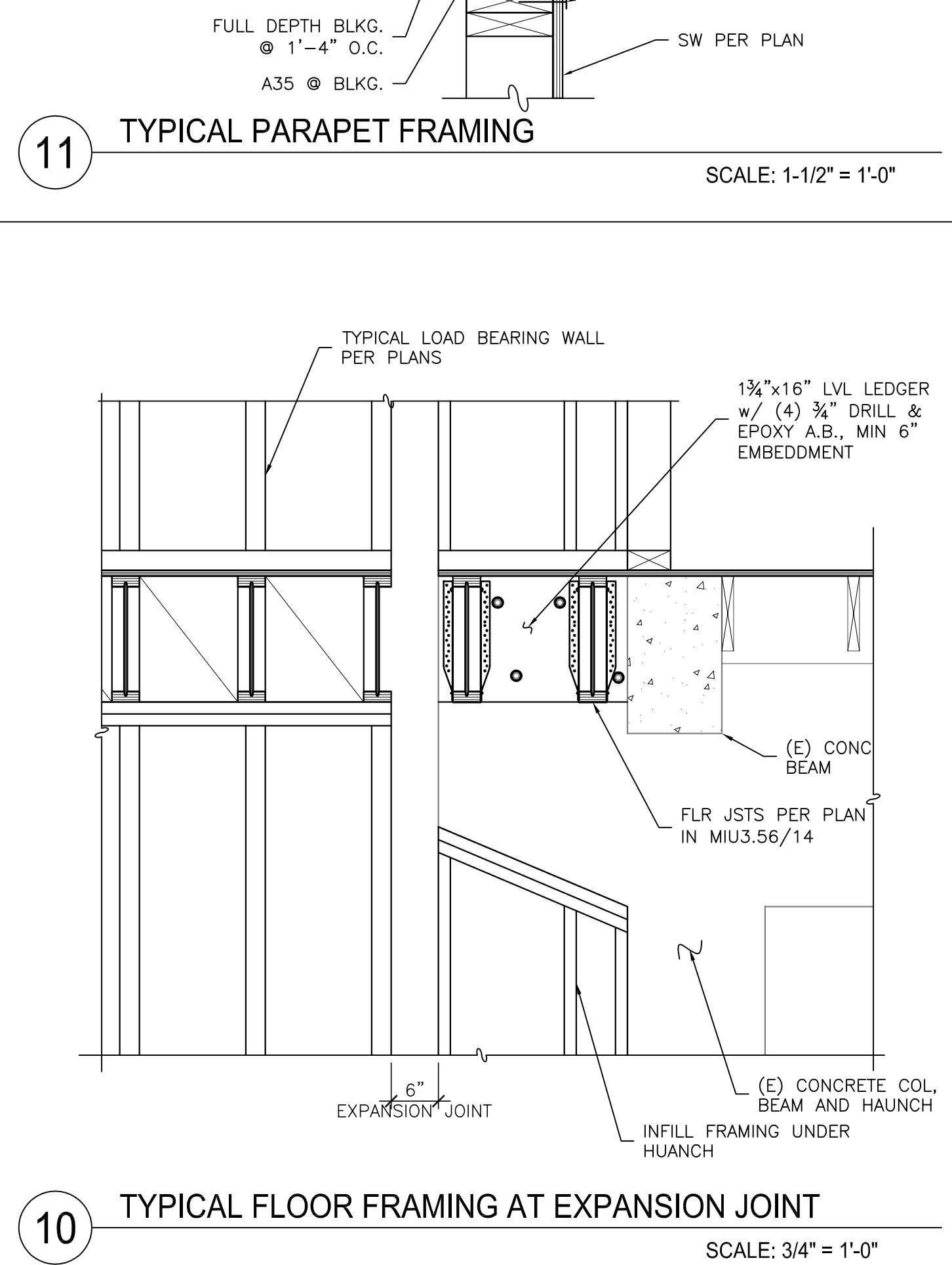
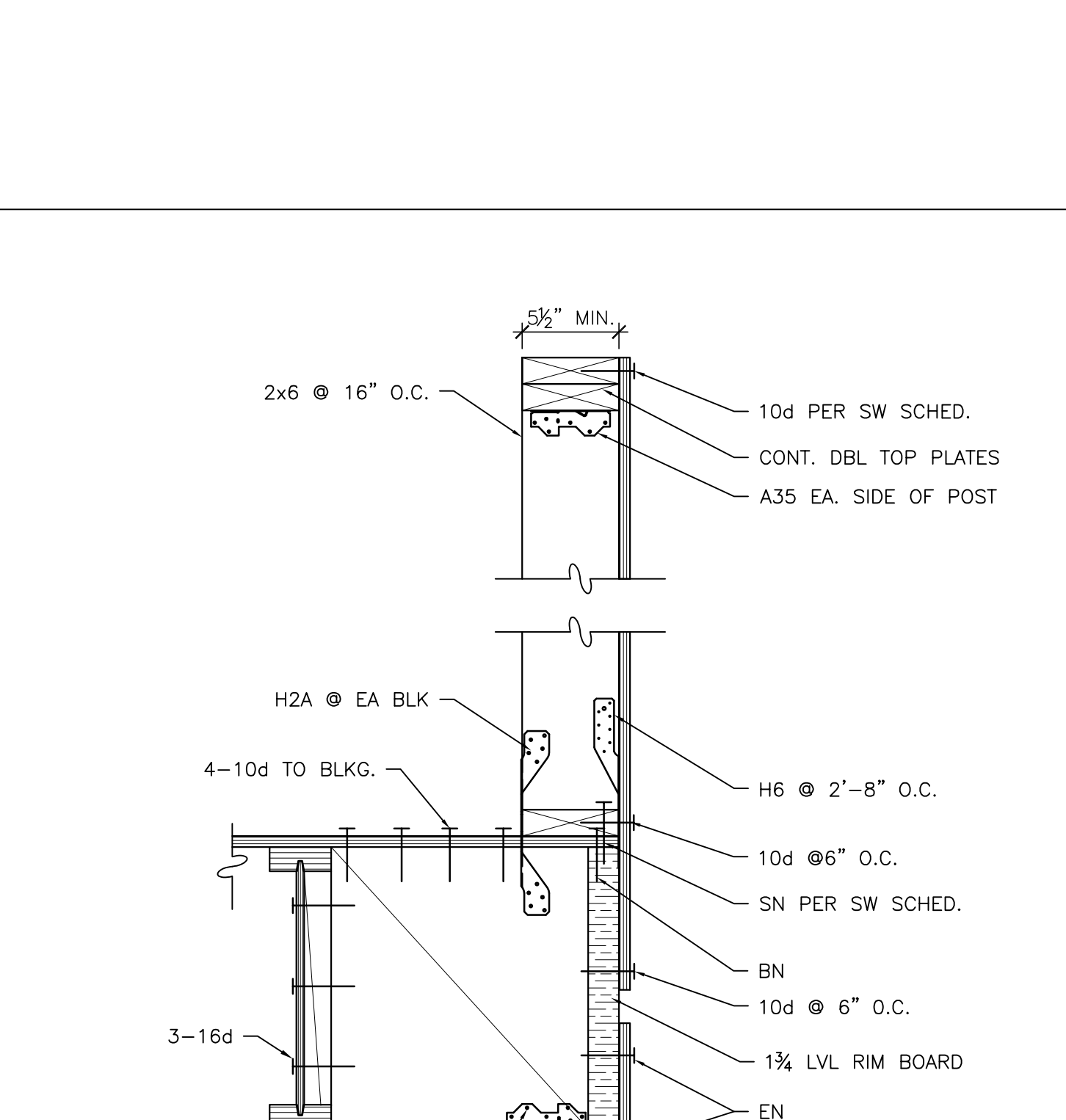
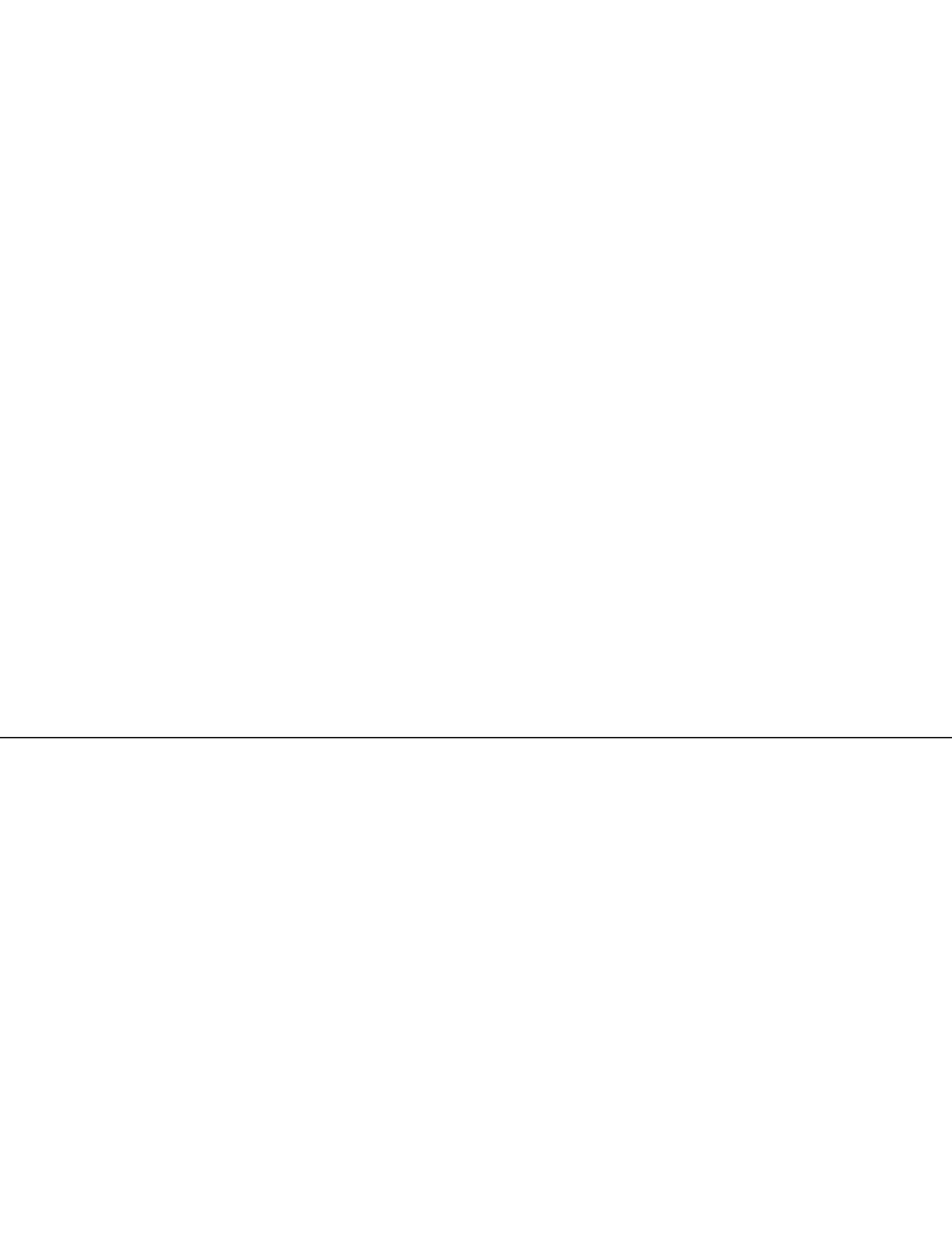
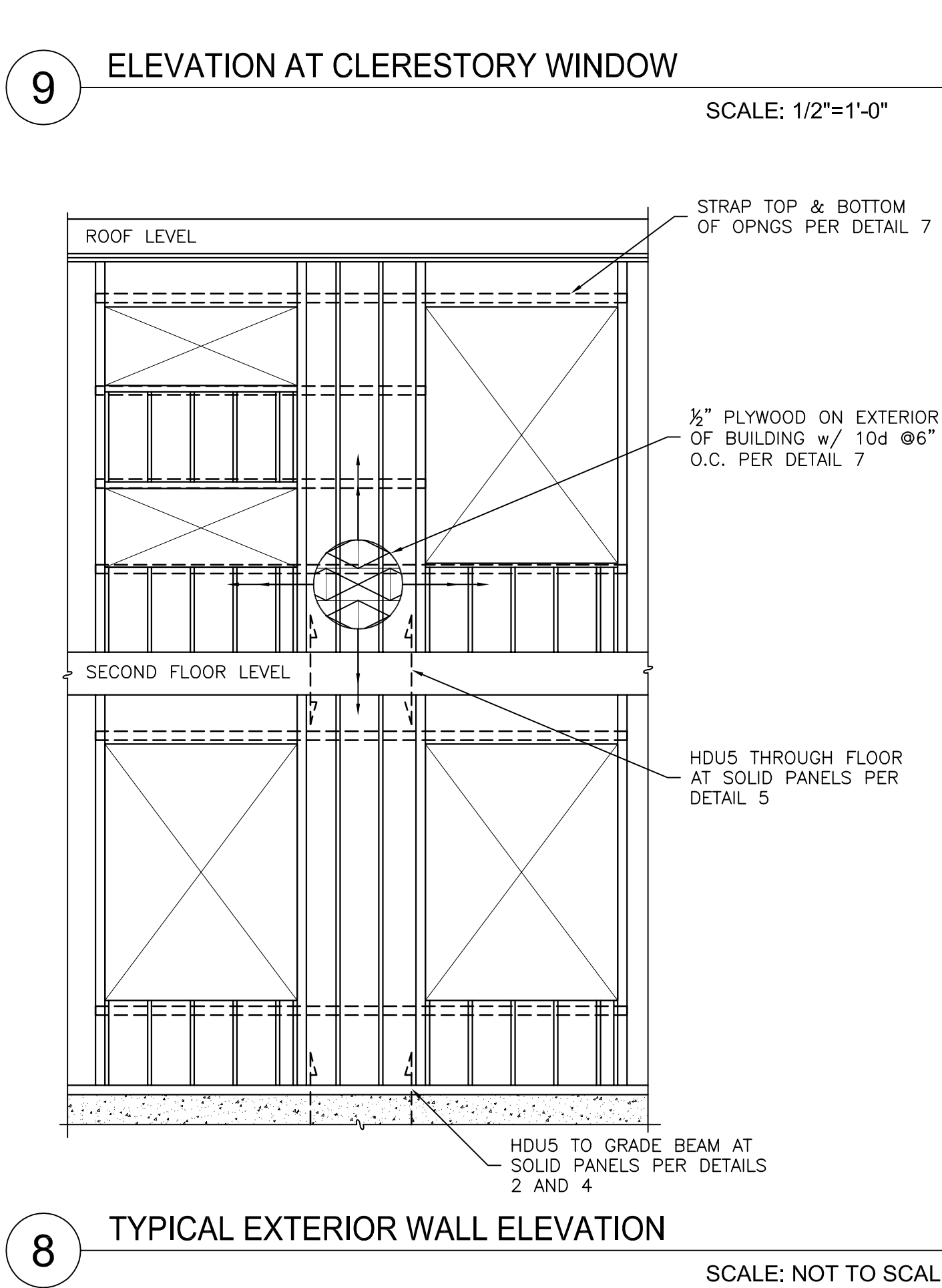
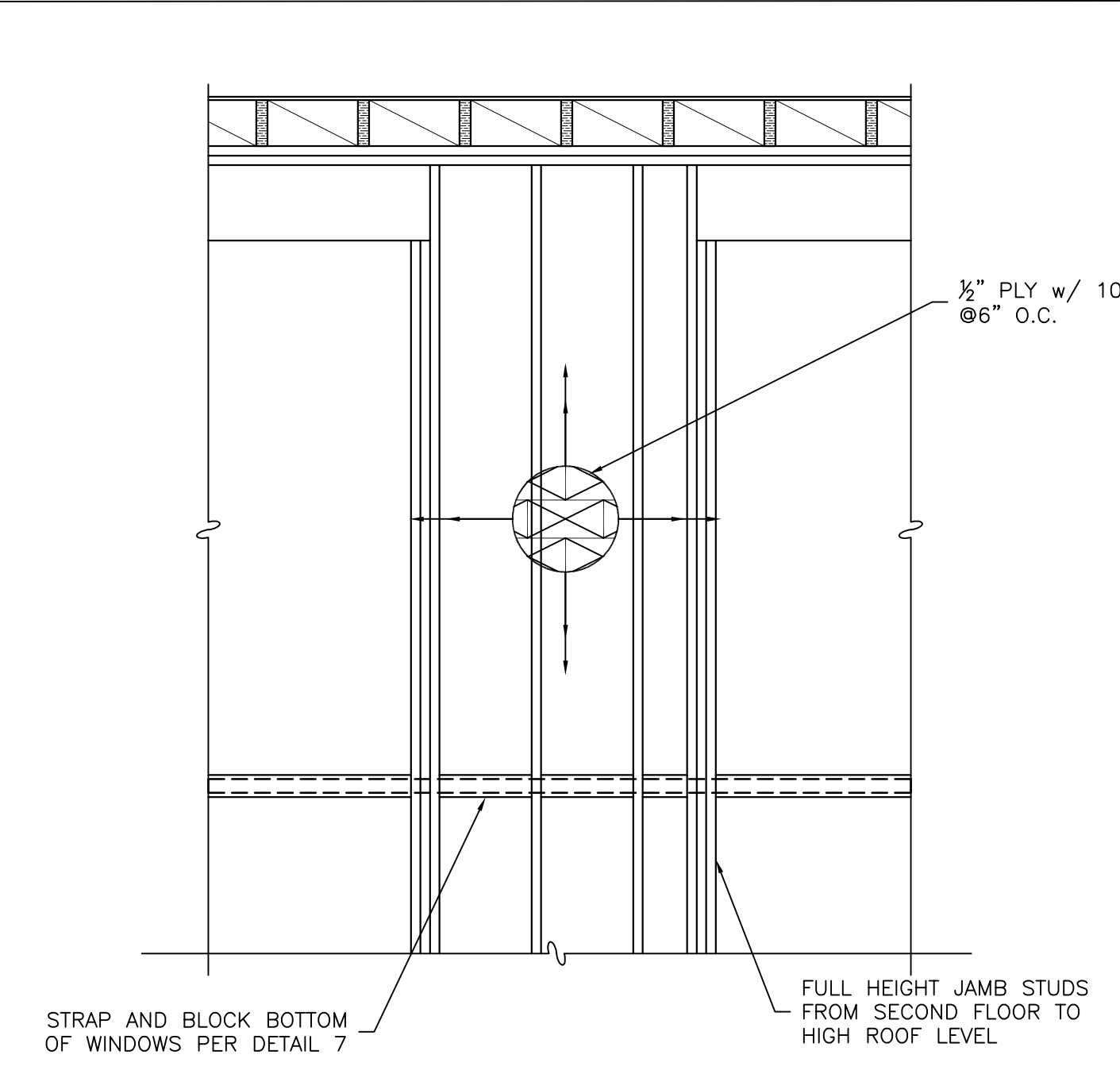
TYPE	PANEL THICKNESS	10d EDGE NAILING (EN)	A35 CLIP	16d SILL NAILS (SN)	SDS 1/2" x 4 1/2" SILL CONN.	3/8" SILL BOLTS	SPECIAL FRAMING
2	1/2"	2" O.C.	6" O.C.	N/A	4" O.C.	16" O.C.	PROVIDE 3x FRAMING AT ADJOINING PANEL EDGES
3	1/2"	3" O.C.	8" O.C.	3" O.C.	6" O.C.	24" O.C.	PROVIDE 3x FRAMING AT ADJOINING PANEL EDGES
4	1/2"	4" O.C.	8" O.C.	4" O.C.	8" O.C.	32" O.C.	PROVIDE 3x FRAMING AT ADJOINING PANEL EDGES
6	1/2"	6" O.C.	12" O.C.	6" O.C.	12" O.C.	48" O.C.	

NOTES:
1. ALL PANELS SHALL BE APA-PRS STRUC-1 PLYWOOD.
2. NAILS SHALL BE 10d COMMON (3"x0.148").
3. BLOCK ALL UNSUPPORTED EDGES OF SHEATHING PANELS.
4. FIELD NAILING IS 10d @ 12" O.C., TYPICAL.
5. SILL BOLTS SHALL HAVE A 1/2"x3x3 GALVANIZED PLATE WASHER & SHALL BE EMBEDDED 7" MIN. INTO CONCRETE, NOT INCLUDING CURB HEIGHT.

1 SHEAR WALL SCHEDULE
SCALE: NOT TO SCALE

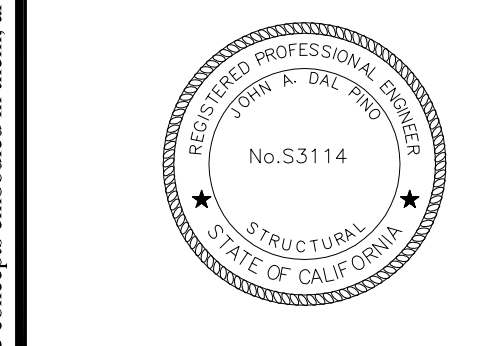


7 TYPICAL OPENING IN SHEAR WALL
SCALE: 1/2"=1'-0"



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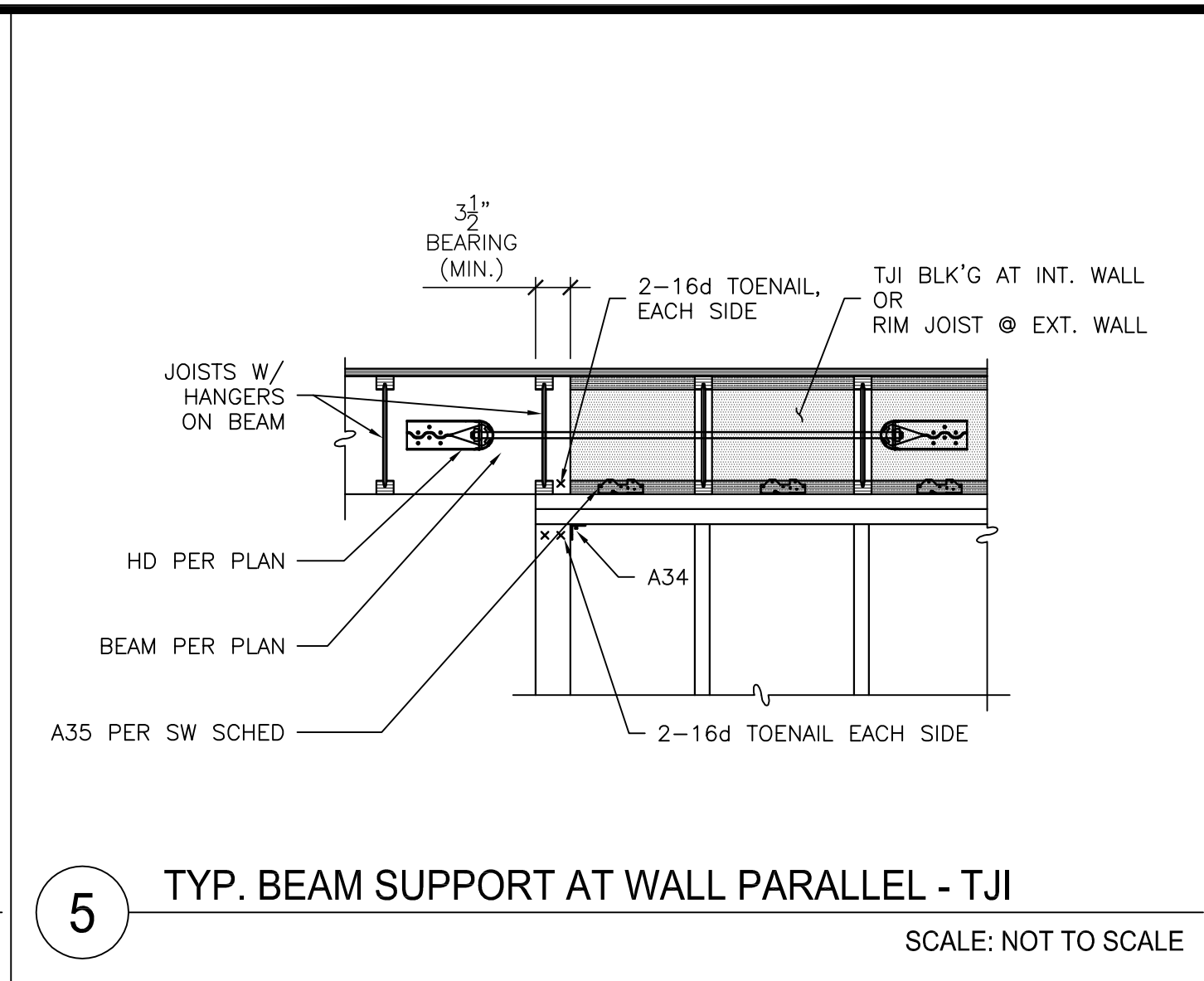


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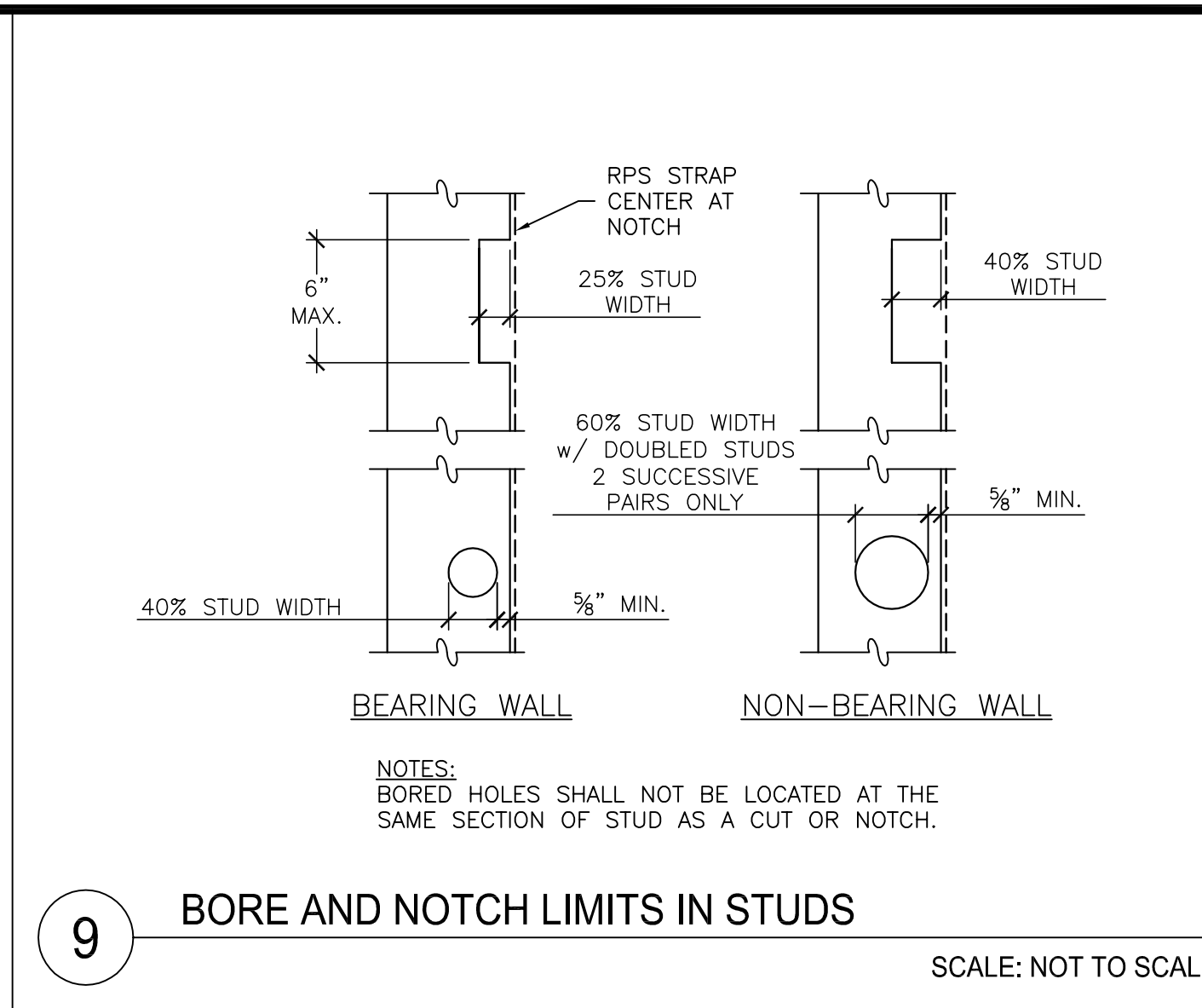
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Job No. 16-055

Framing Details

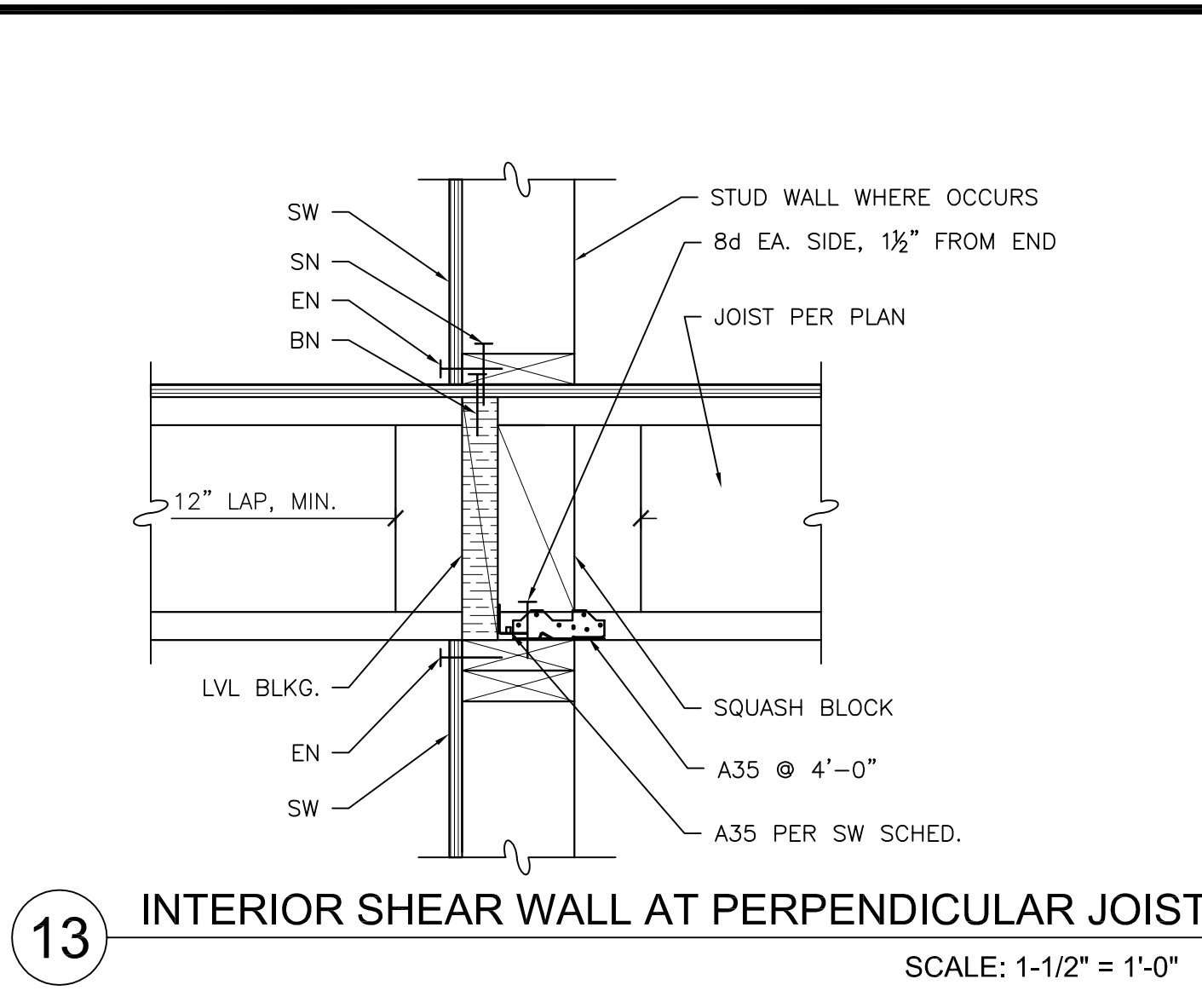
S-4.1



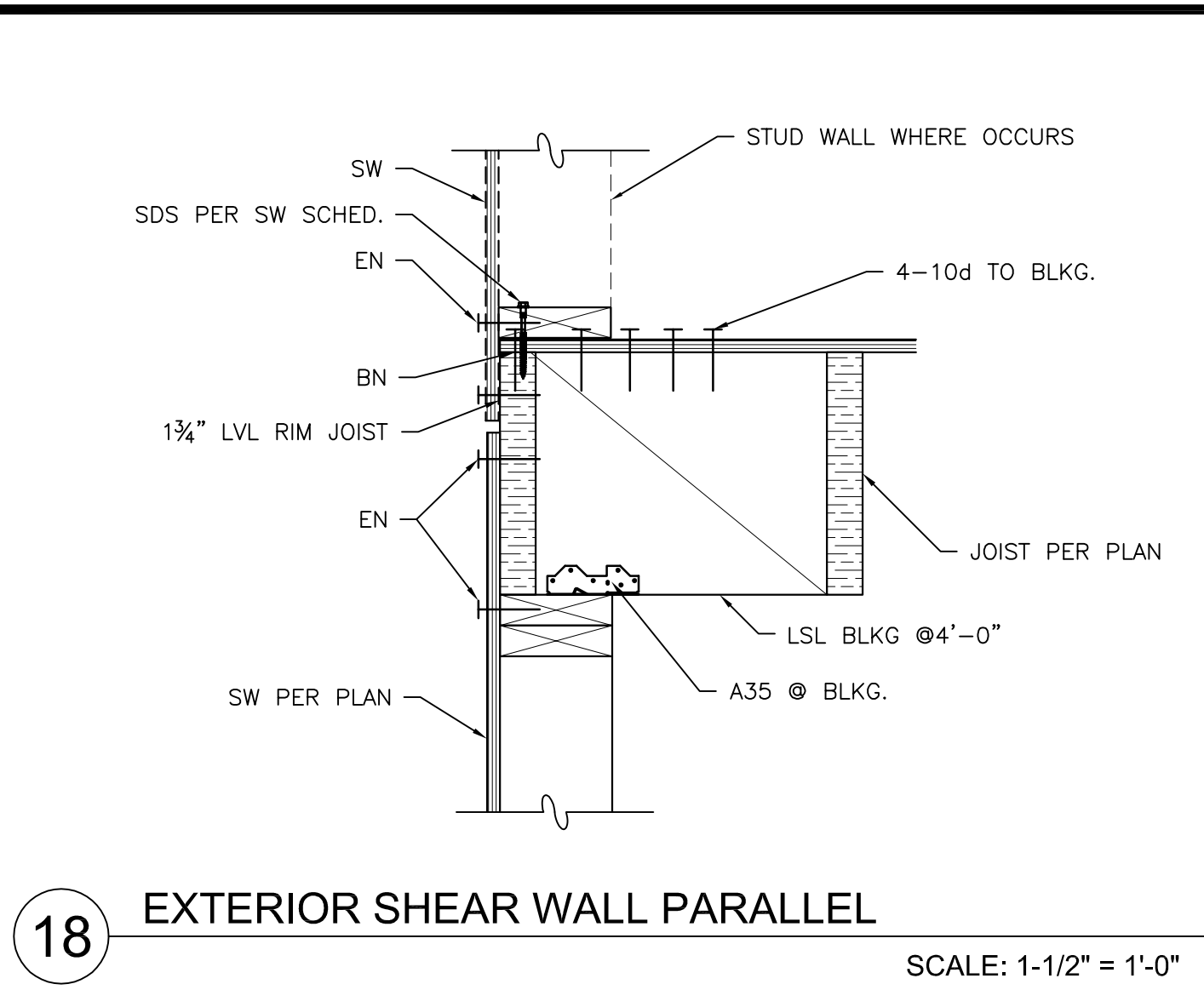
5 TYP. BEAM SUPPORT AT WALL PARALLEL - TJI
SCALE: NOT TO SCALE



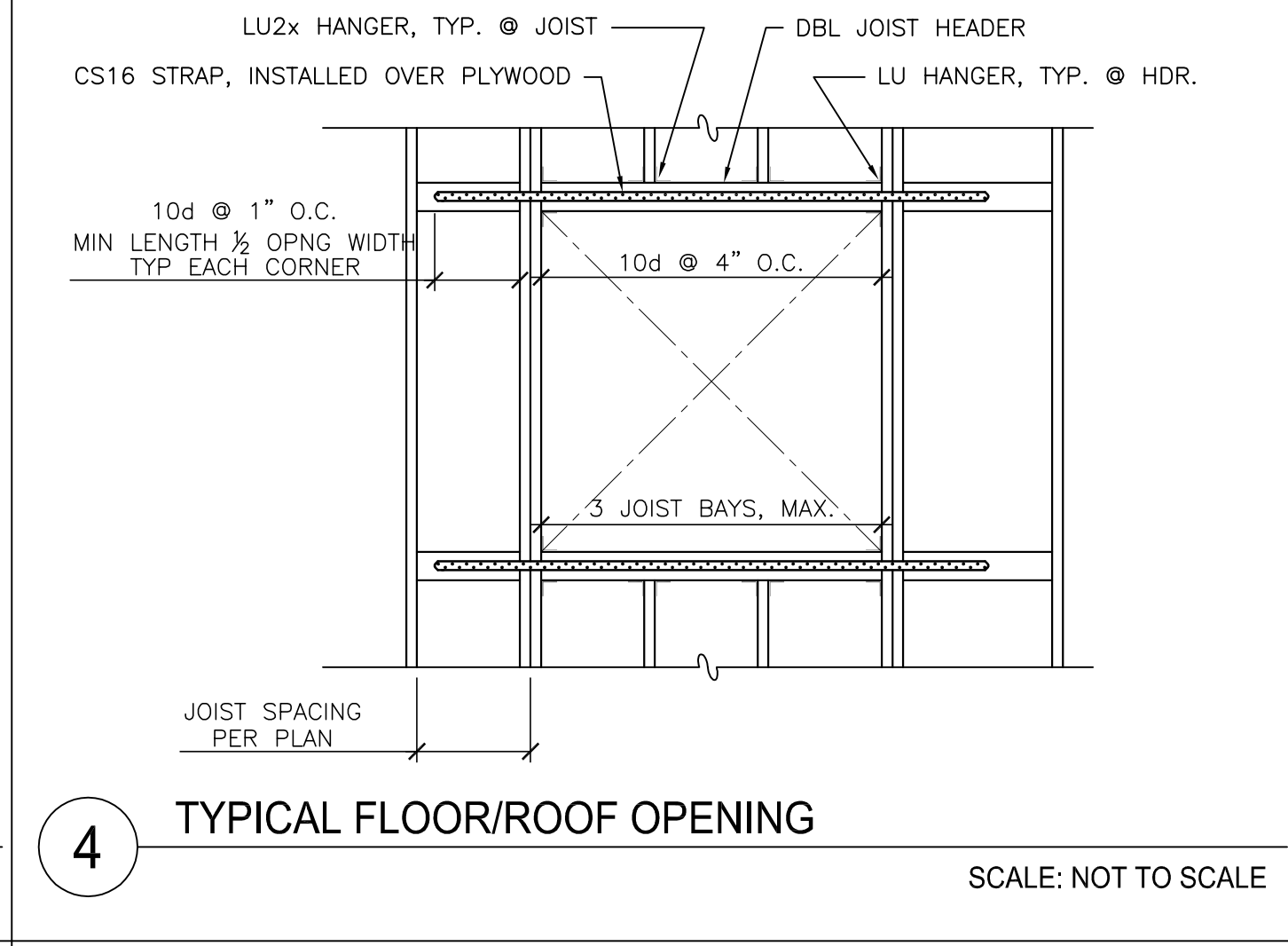
9 BORE AND NOTCH LIMITS IN STUDS
SCALE: NOT TO SCALE



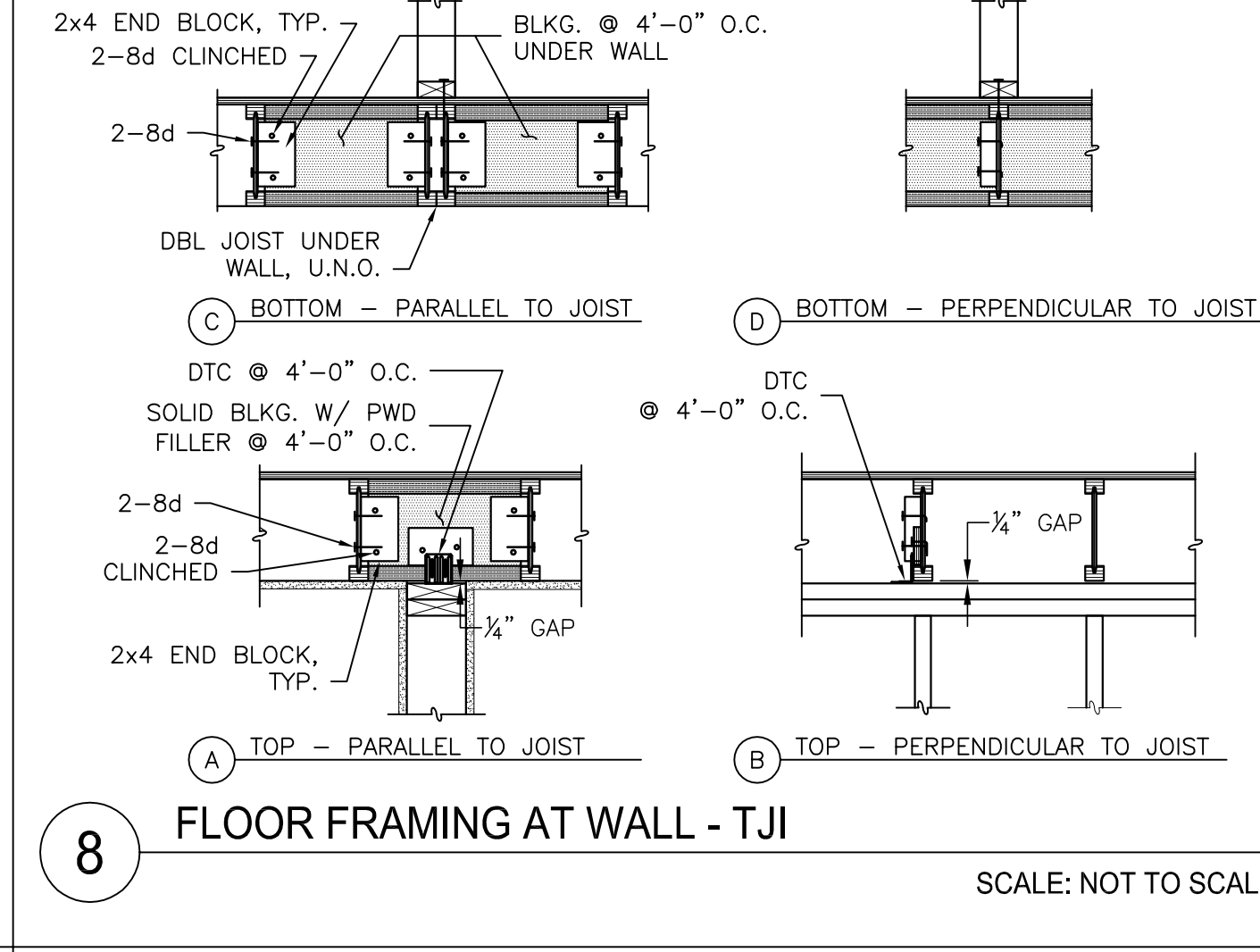
13 INTERIOR SHEAR WALL AT PERPENDICULAR JOISTS
SCALE: 1-1/2" = 1'-0"



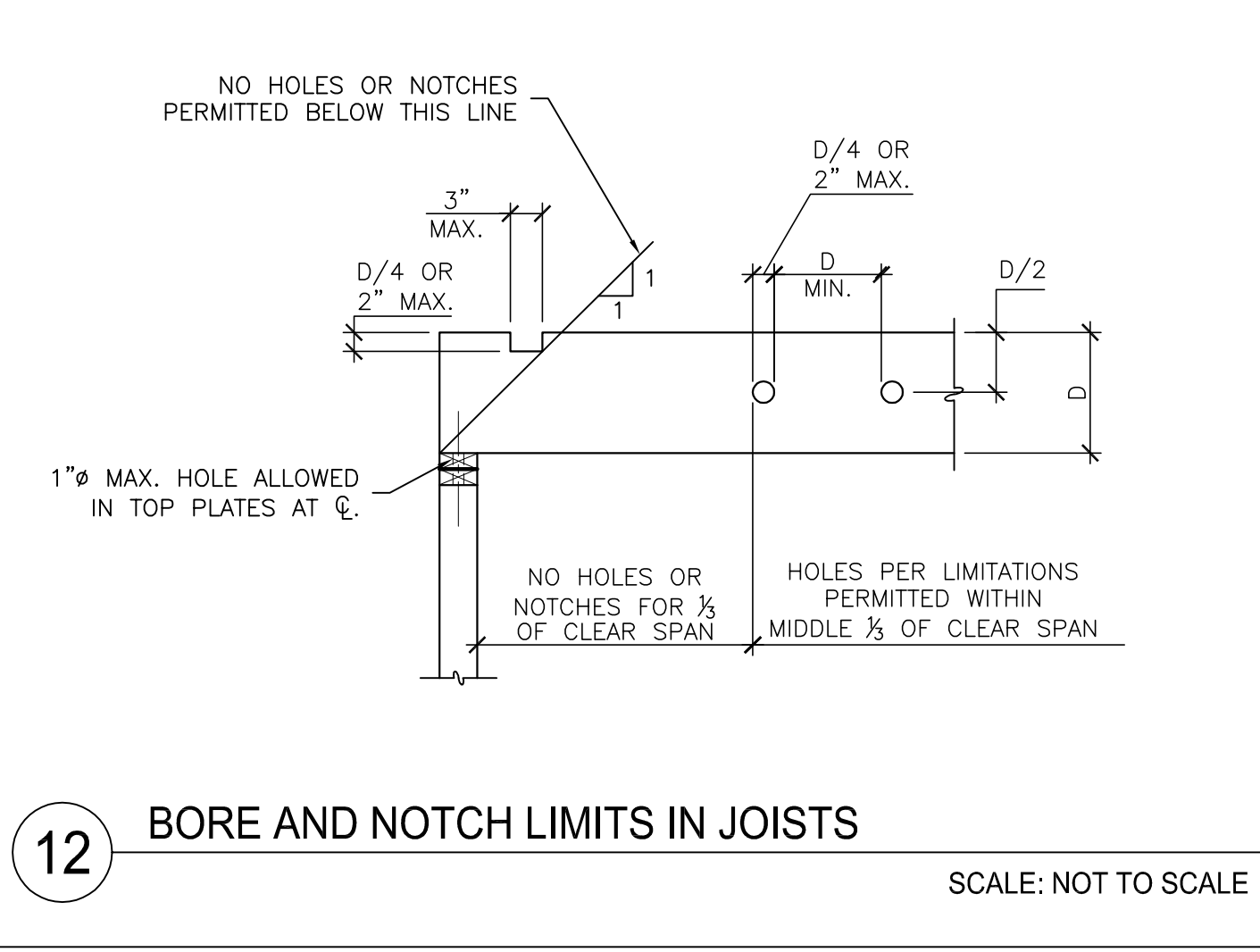
18 EXTERIOR SHEAR WALL PARALLEL
SCALE: 1-1/2" = 1'-0"



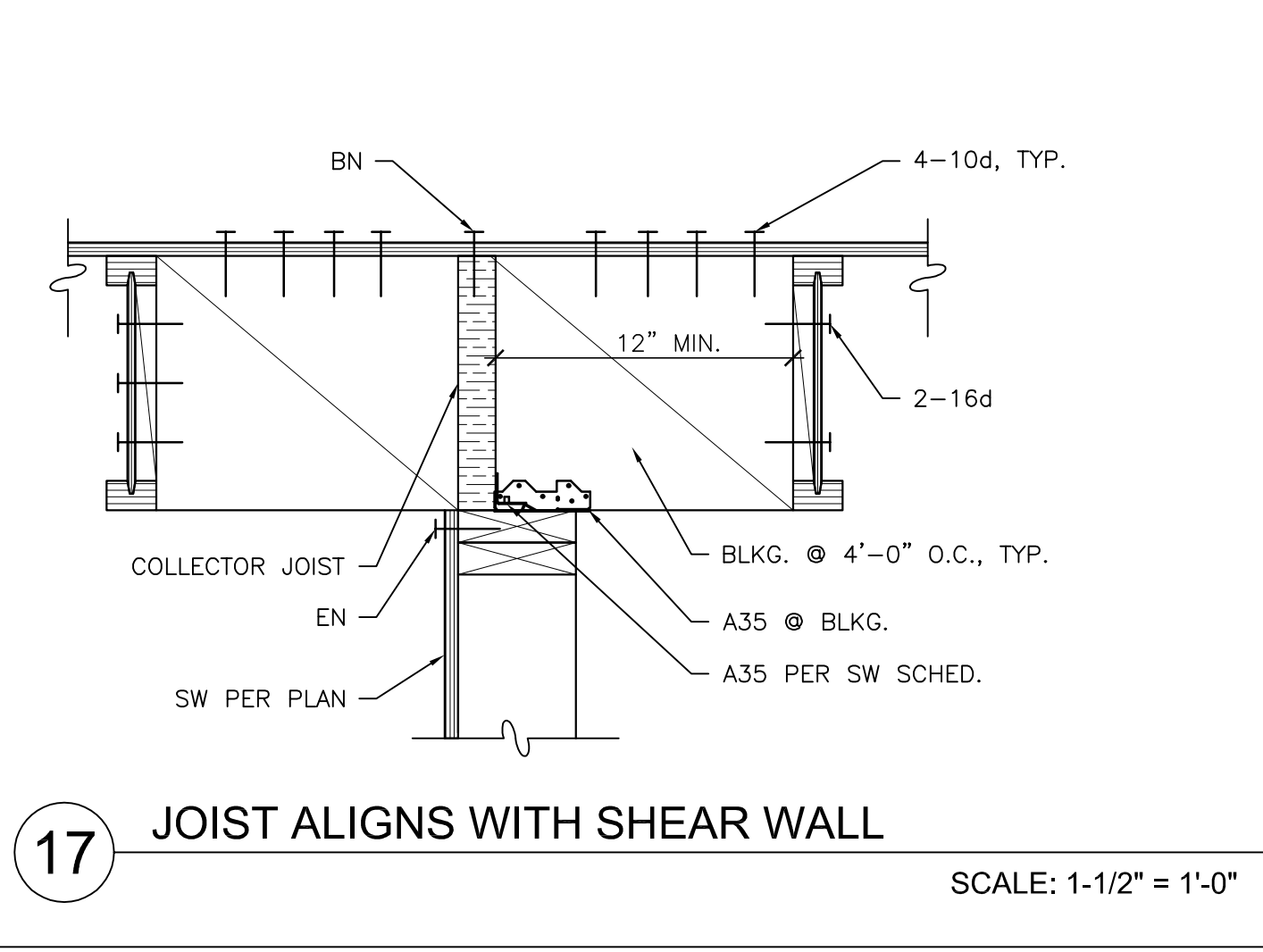
4 TYPICAL FLOOR/ROOF OPENING
SCALE: NOT TO SCALE



8 FLOOR FRAMING AT WALL - TJI
SCALE: NOT TO SCALE



12 BORE AND NOTCH LIMITS IN JOISTS
SCALE: NOT TO SCALE



17 JOIST ALIGNS WITH SHEAR WALL
SCALE: 1-1/2" = 1'-0"

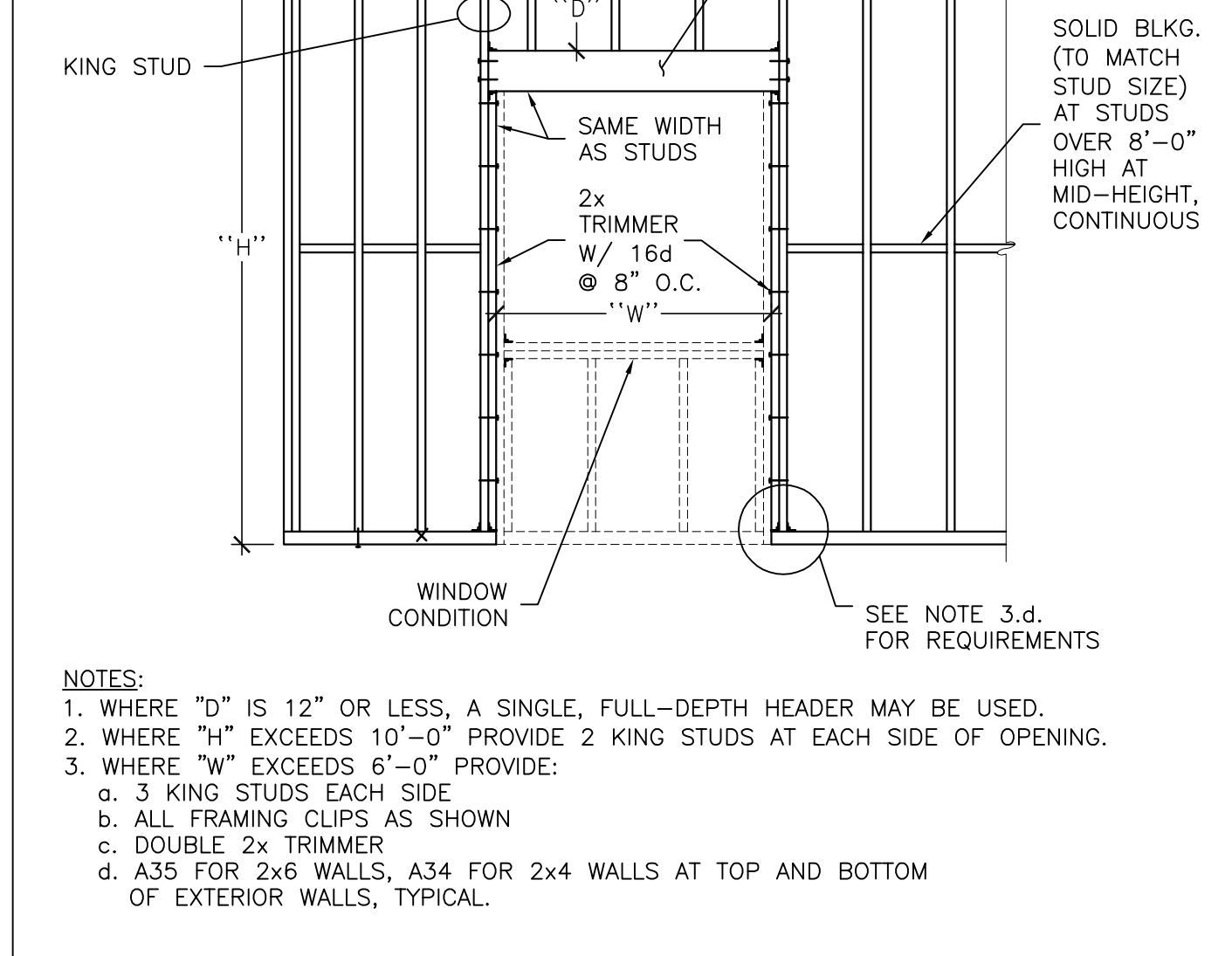
DIAPHRAGM SCHEDULE		
LOCATION	FLOOR	ROOF
PLYWOOD	3/4" CD-X T&G	5/8" CD-X
BOUNDARY NAILING (B.N.)		10d @ 6" O.C.
STAGGERED PANEL EDGE NAILING (E.N.S.)	10d @ 6" O.C.	N/A (UN-BLOCKED)
CONTINUOUS PANEL EDGE NAILING (E.N.C.)		N/A (UN-BLOCKED)
FIELD NAILING (F.N.)	10d @ 12" O.C.	10d @ 12" O.C.
REFERENCE DETAIL	Detail 2, S-4.1	Detail 1, S-4.1

NOTES:
1. NAILS SHALL BE DRIVEN FLUSH.
2. NAILS SHALL NOT PENETRATE OUTER PLY.
3. MINIMUM PANEL DIMENSION IS 2'-0".

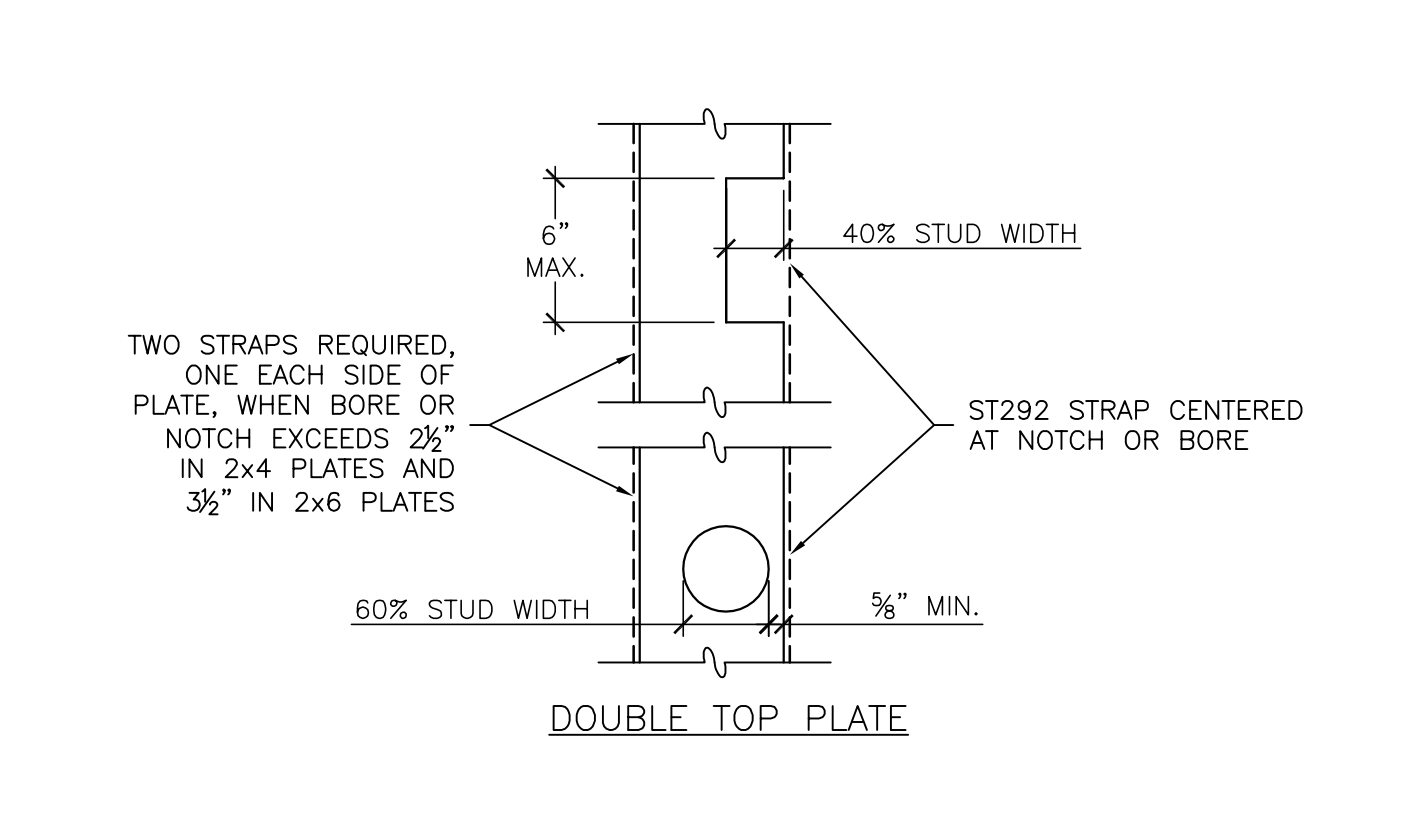
3 DIAPHRAGM SCHEDULE
SCALE: NOT TO SCALE

HEADER SCHEDULE			
# FLOORS SUPPORTED	UP TO 6'-0"	6'-0" - 10'-0"	10'-0" - 16'-0"
ROOF ONLY	5/8"x9/8"	5/8"x9/8"	5/8"x1 1/8" PSL
ROOF + 1 FLOOR	5/8"x9/8"	5/8"x1 1/8"	--
ROOF + 2 FLOORS	5/8"x1 1/8"	5/8"x1 1/8"	--

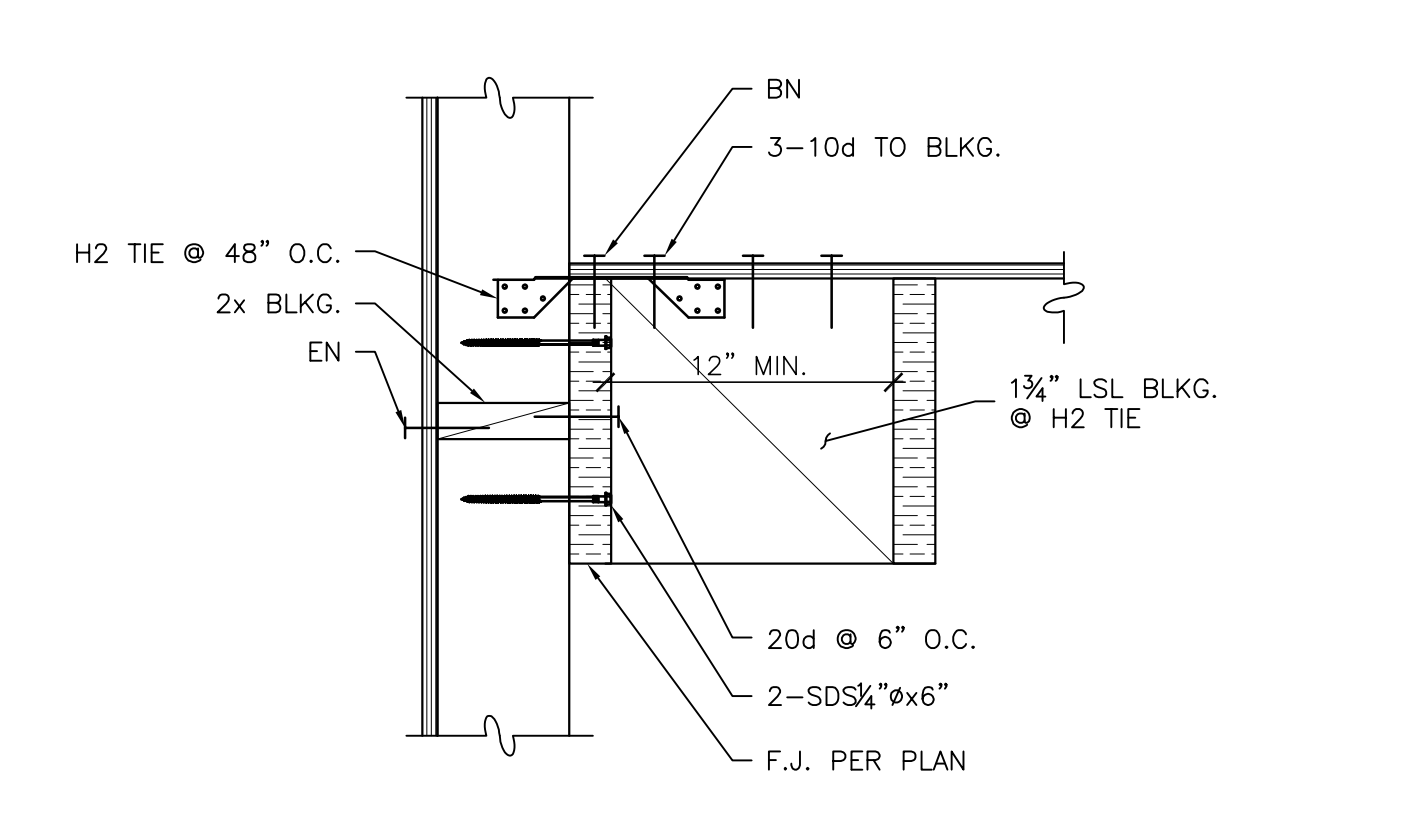
WALL STUD SCHEDULE	
FLOOR	STUD
2ND FLOOR 16'-0"	2x6 @ 16" O.C.
1ST FLOOR 16'-0"	3x6 @ 16" O.C.
LENGTH > 16'-0"	3x8 LSL @ 16" O.C.



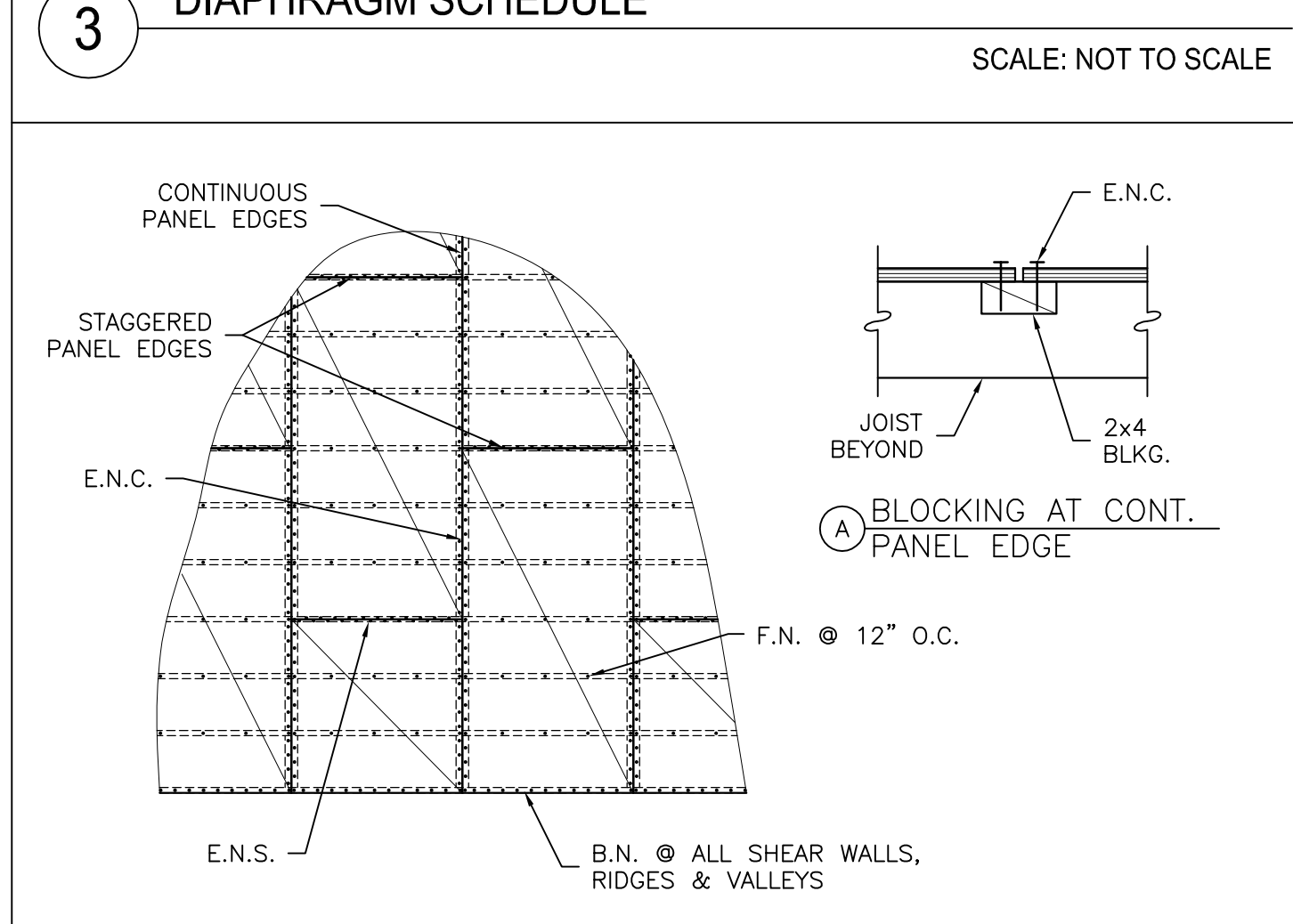
7 TYPICAL STUD WALL FRAMING ELEVATION
SCALE: NOT TO SCALE



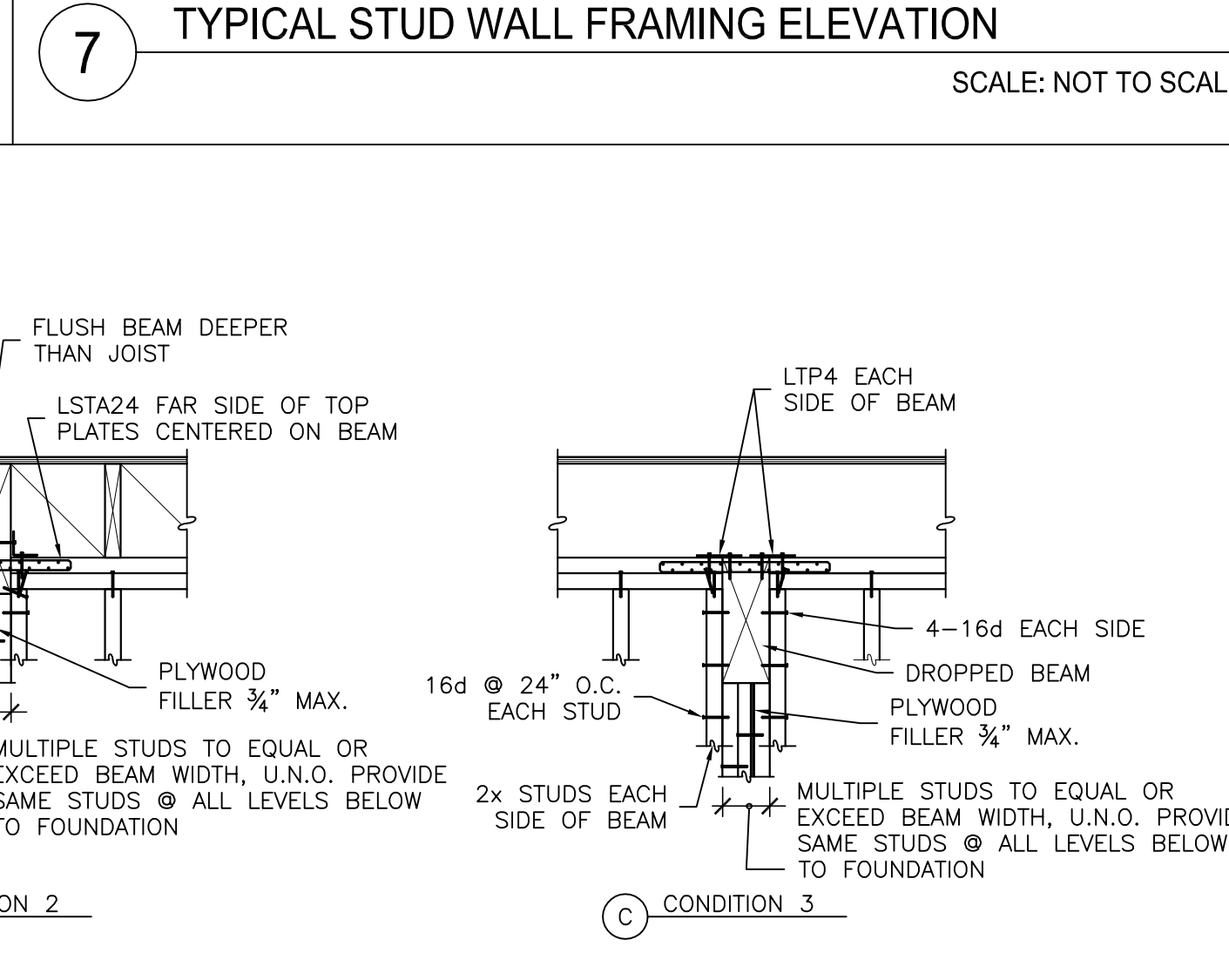
11 BORE AND NOTCH LIMITS IN TOP PLATES
SCALE: NOT TO SCALE



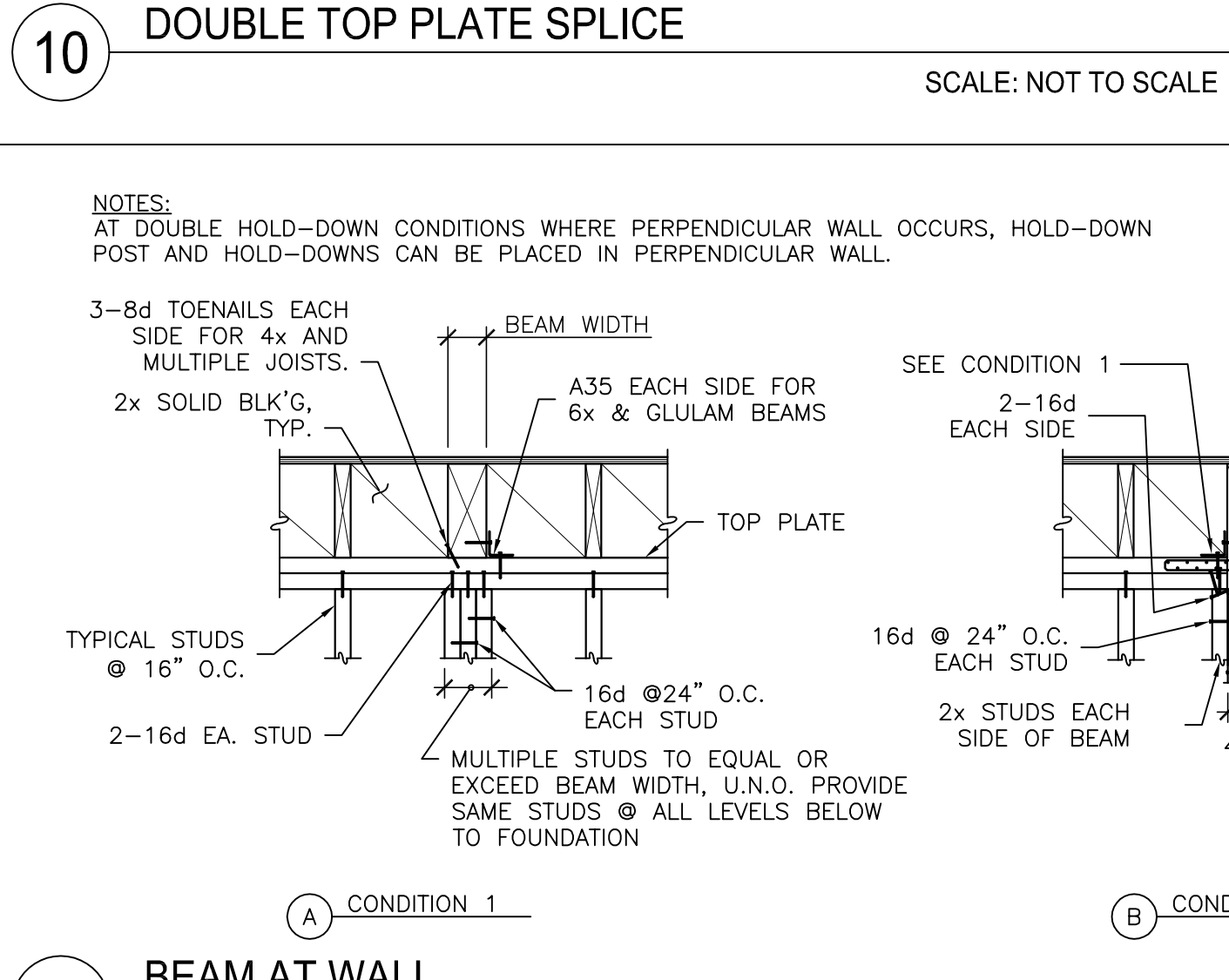
16 FRAMING AT BALLOON FRAMED WALL-PARALLEL
SCALE: 1-1/2" = 1'-0"



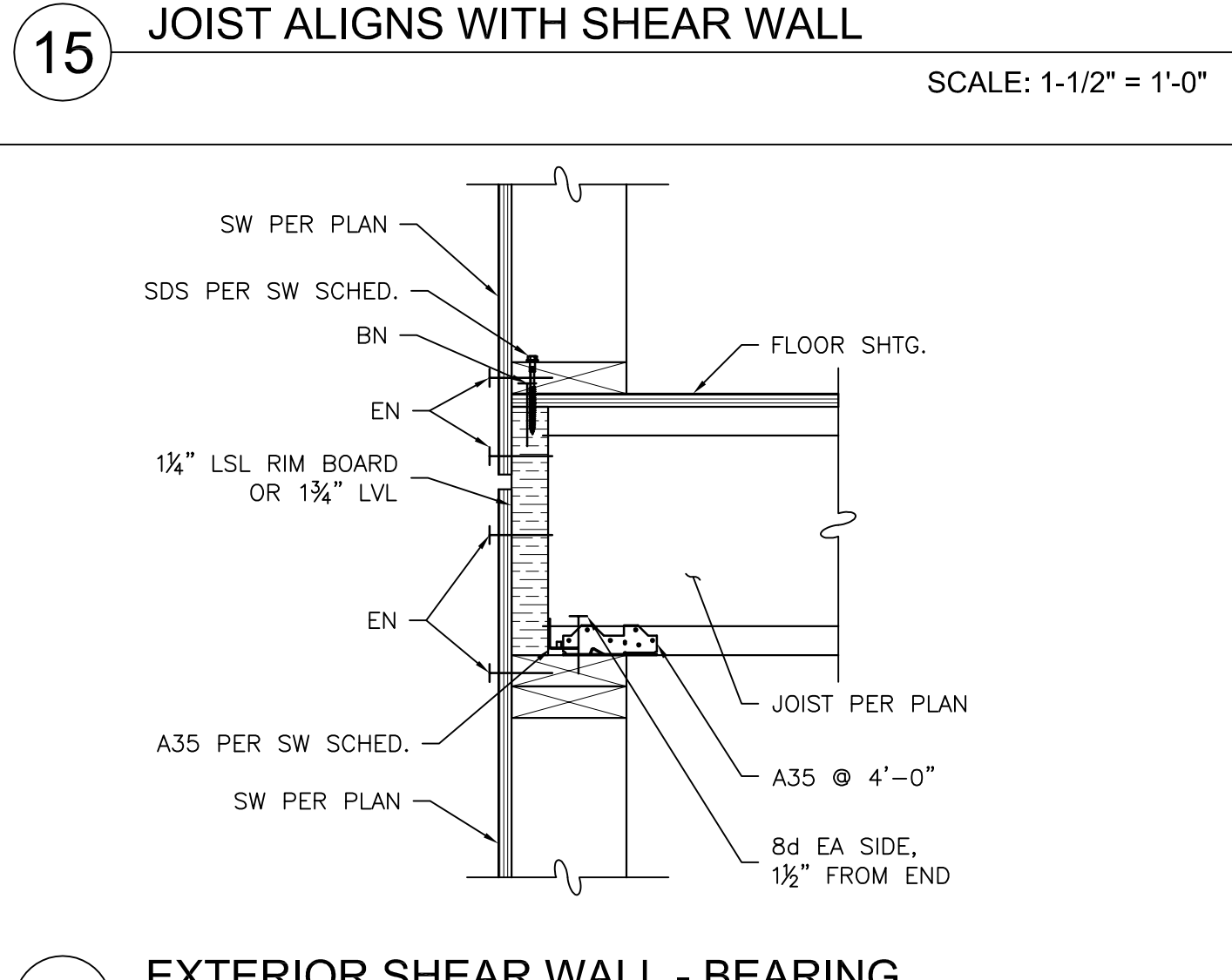
2 BLOCKED FLOOR DIAPHRAGM
SCALE: NOT TO SCALE



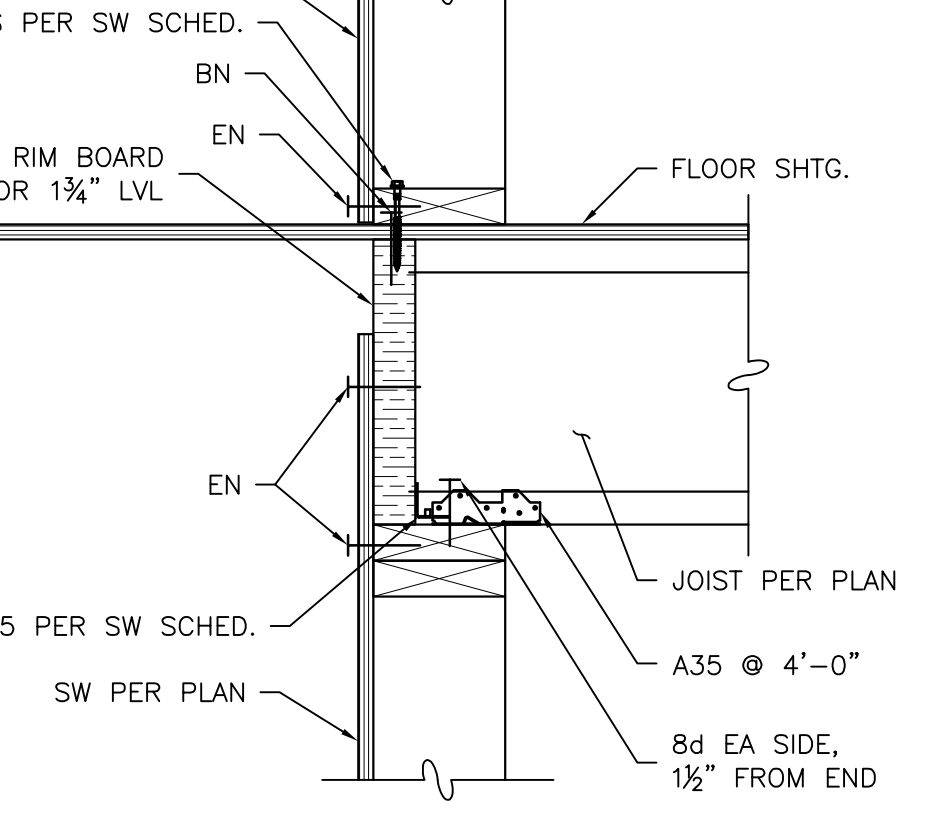
1 UNBLOCKED ROOF DIAPHRAGM
SCALE: NOT TO SCALE



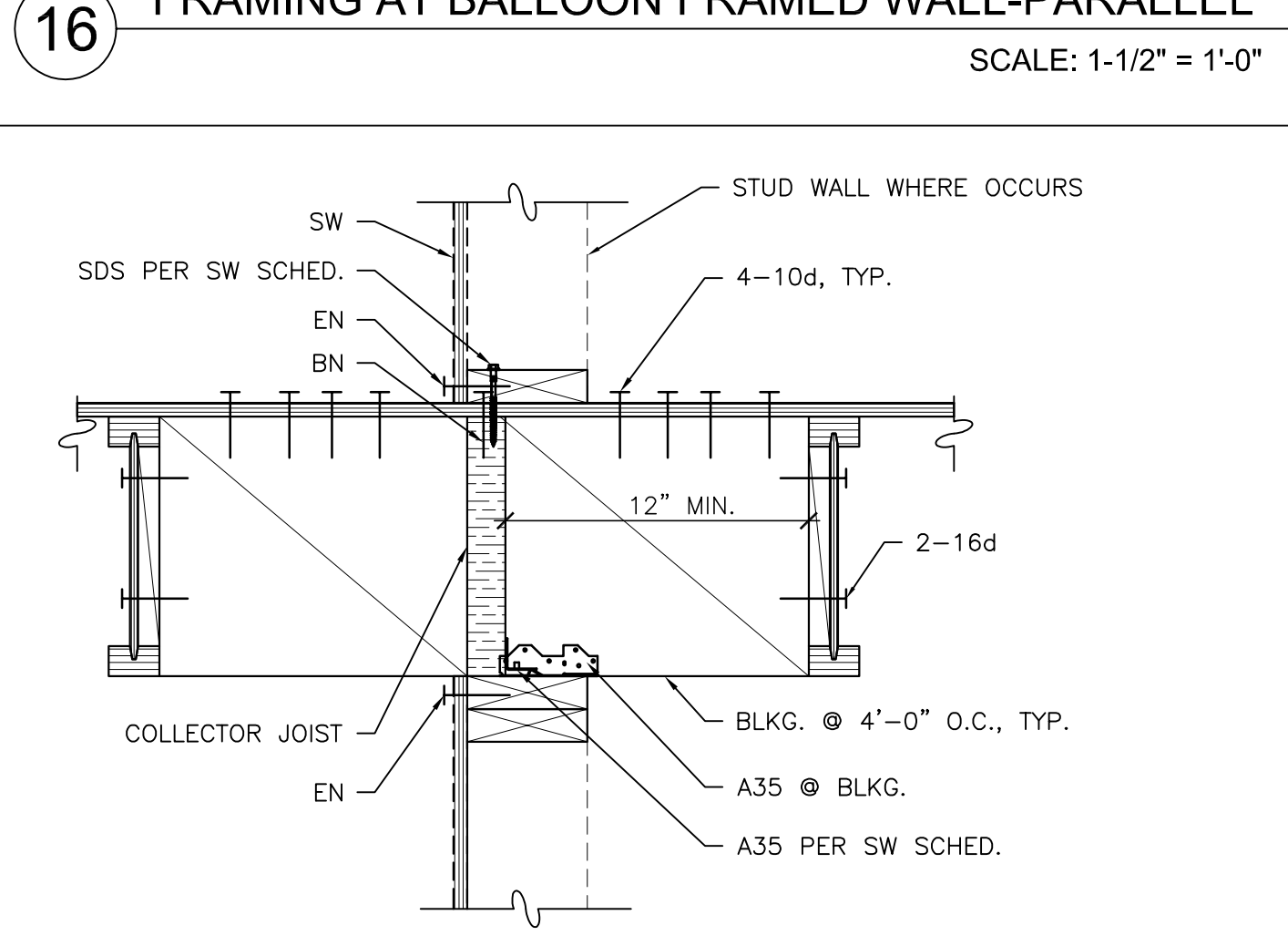
6 BEAM AT WALL
SCALE: NOT TO SCALE



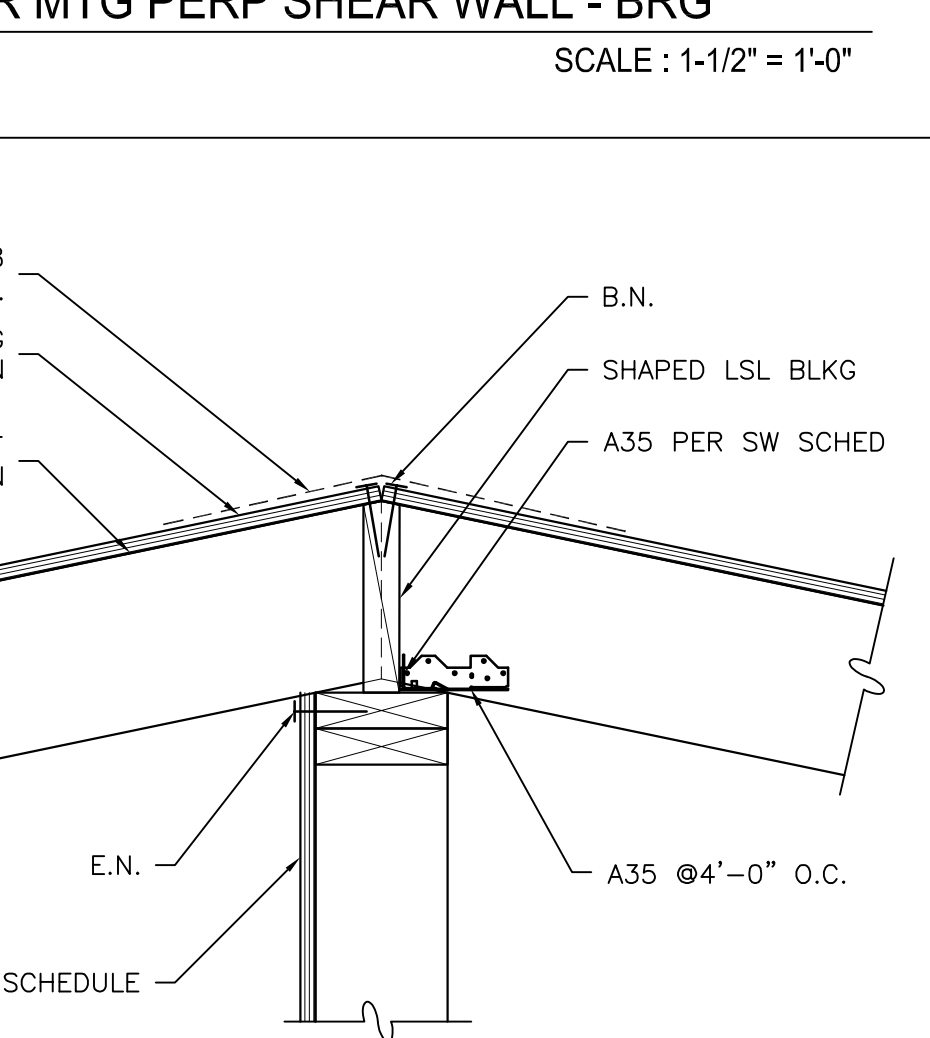
14 EXTERIOR SHEAR WALL - BEARING
SCALE: 1-1/2" = 1'-0"



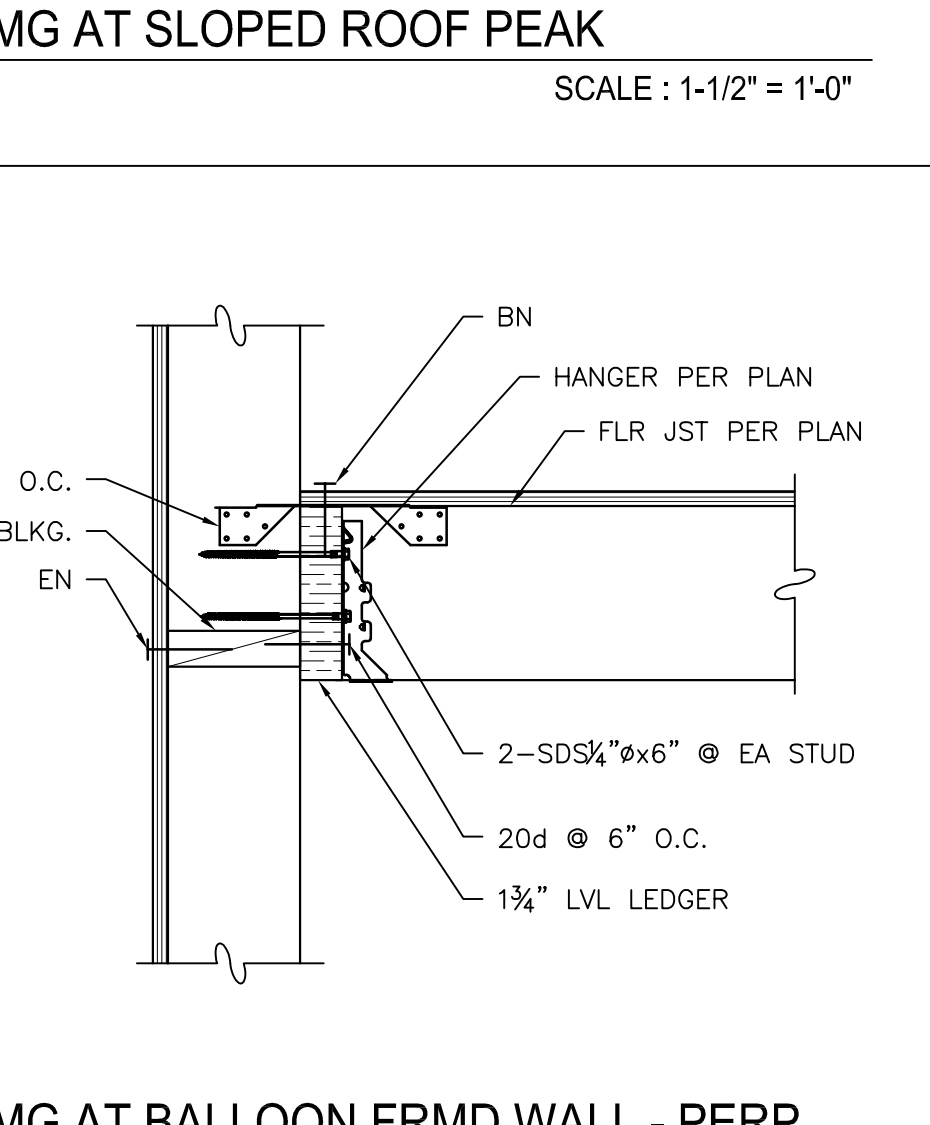
21 PAR MTG PERP SHEAR WALL - BRG
SCALE: 1-1/2" = 1'-0"



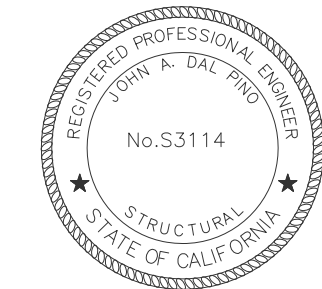
15 JOIST ALIGNS WITH SHEAR WALL
SCALE: 1-1/2" = 1'-0"



20 FRMG AT SLOPED ROOF PEAK
SCALE: 1-1/2" = 1'-0"



19 FRMG AT BALLOON FRMD WALL - PERP
SCALE: 1-1/2" = 1'-0"

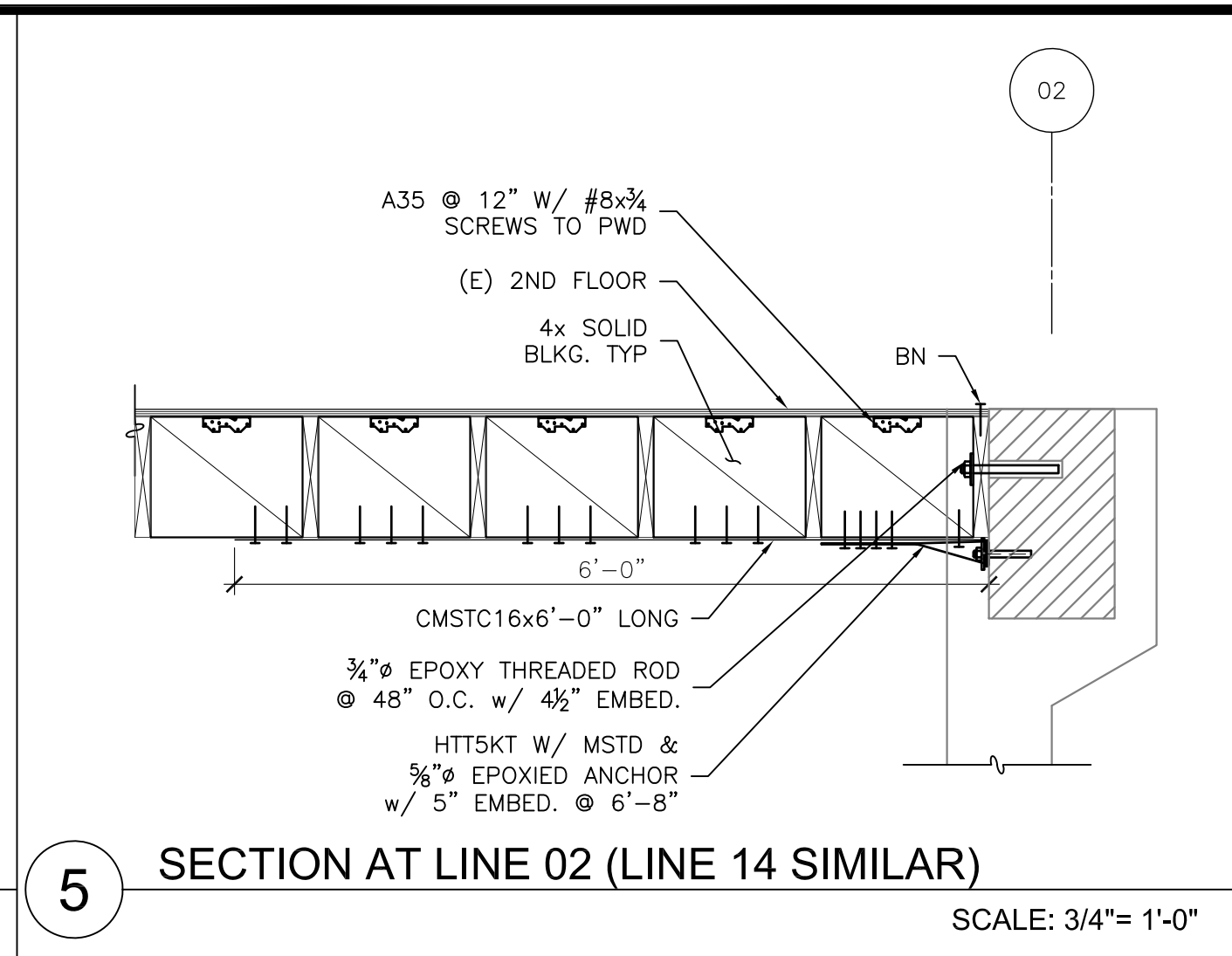


Issue:	Date:
Permit Set	2016.04.21
Permit Resubmittal	2016.05.02
Permit Resubmittal 2	2016.05.20
Construction Set	2016.08.29

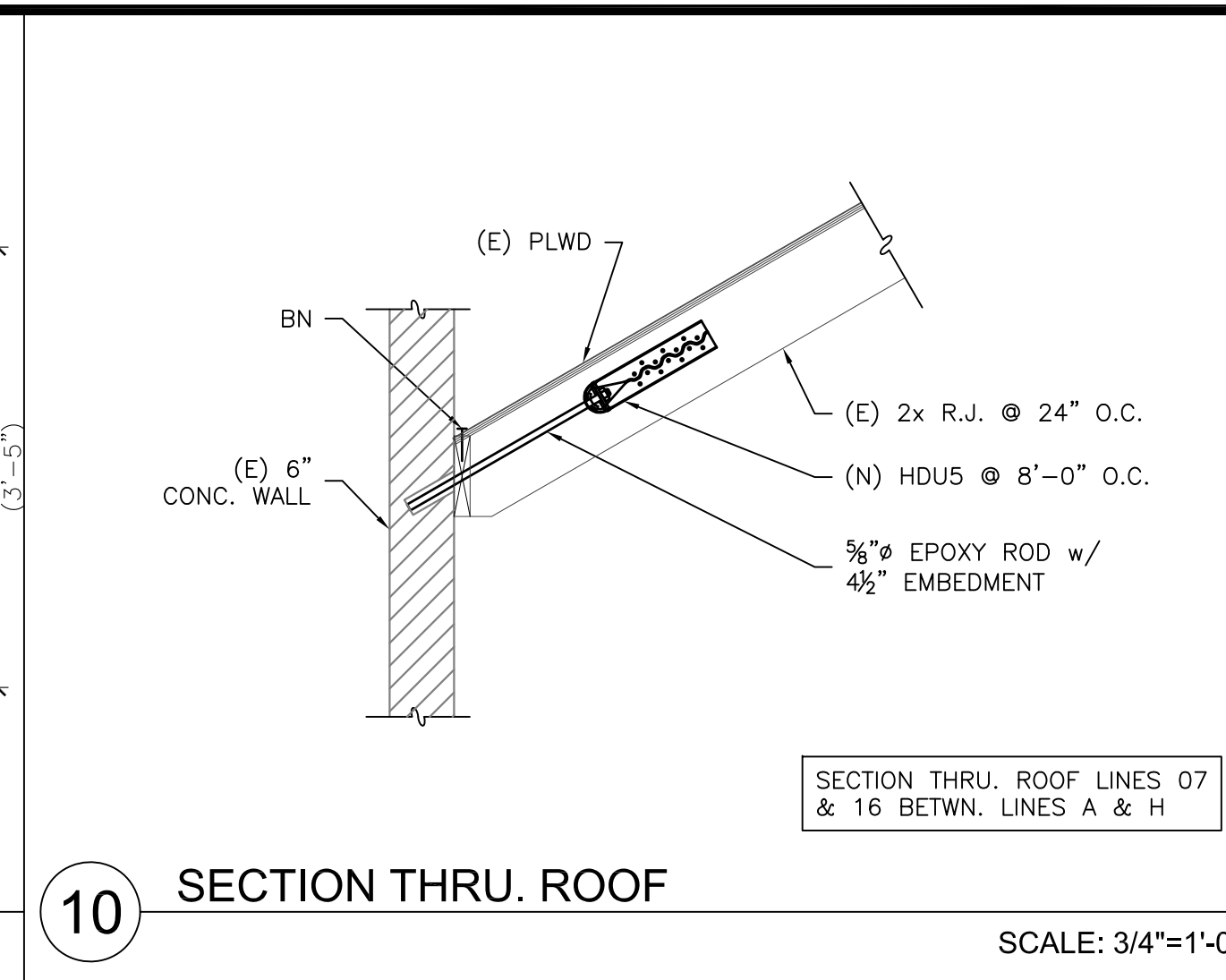
Scale: AS NOTED
Job No. 16-055

Framing Details

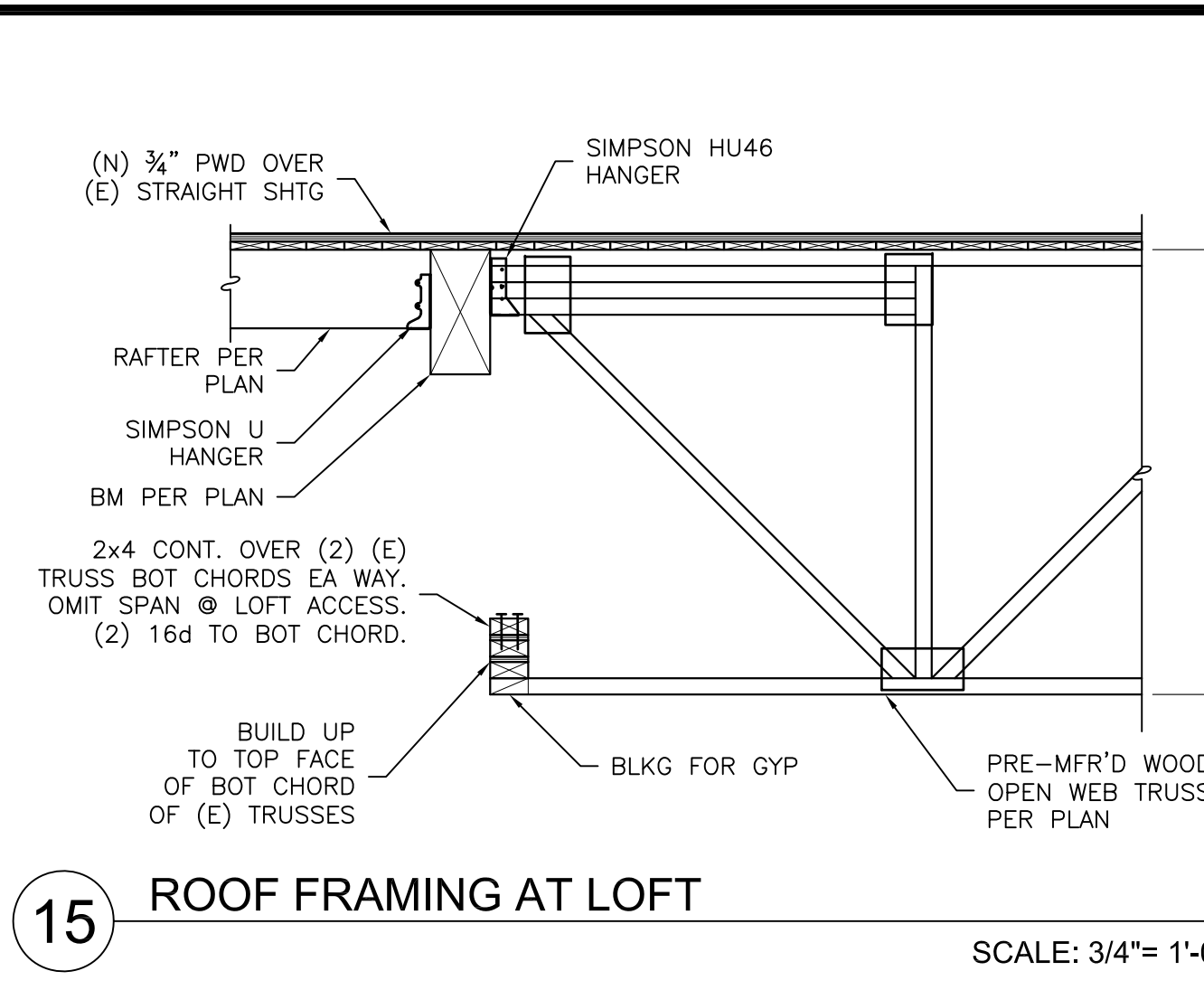
S-4.2



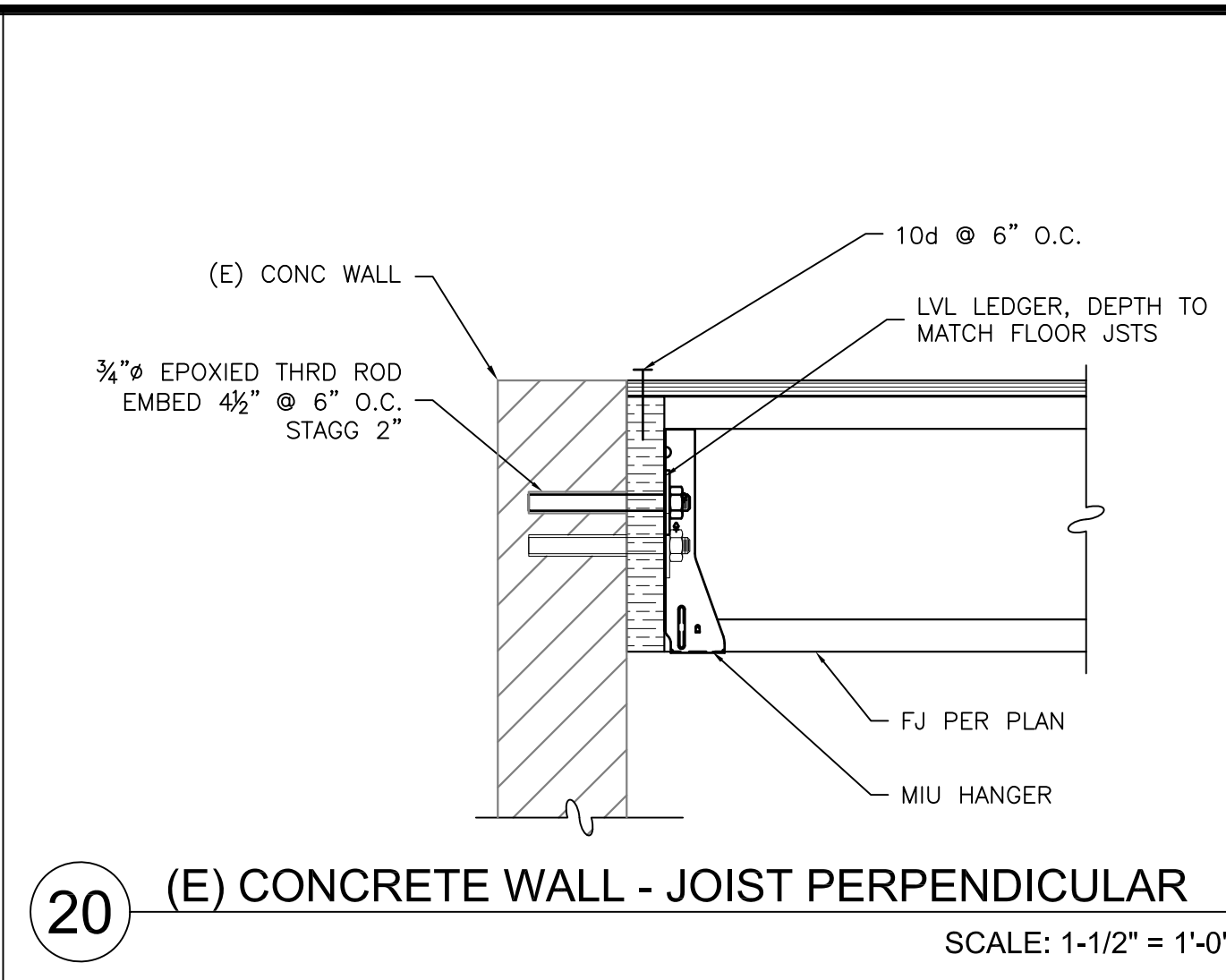
5 SECTION AT LINE 02 (LINE 14 SIMILAR) SCALE: 3/4"=1'-0"



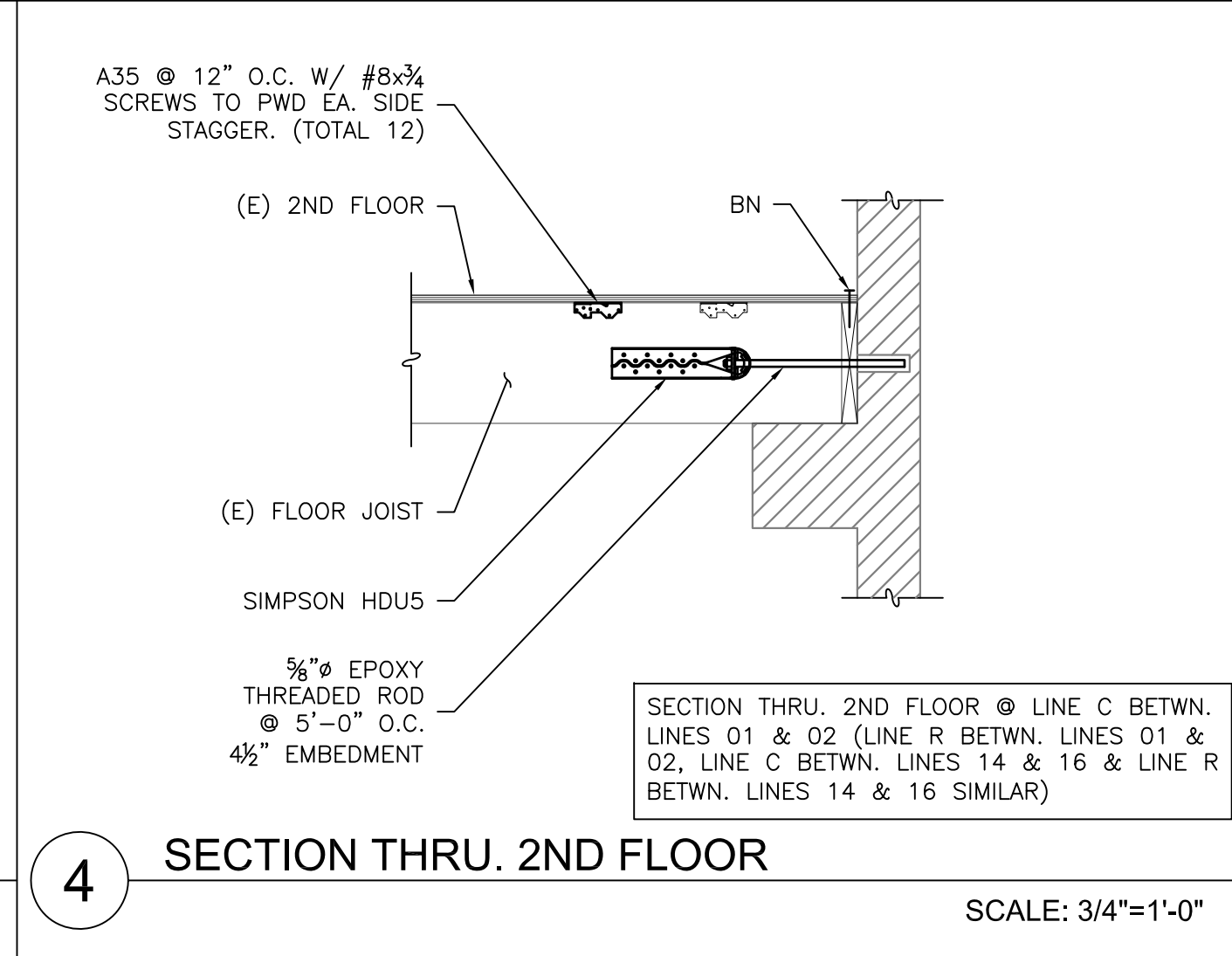
10 SECTION THRU. ROOF SCALE: 3/4"=1'-0"



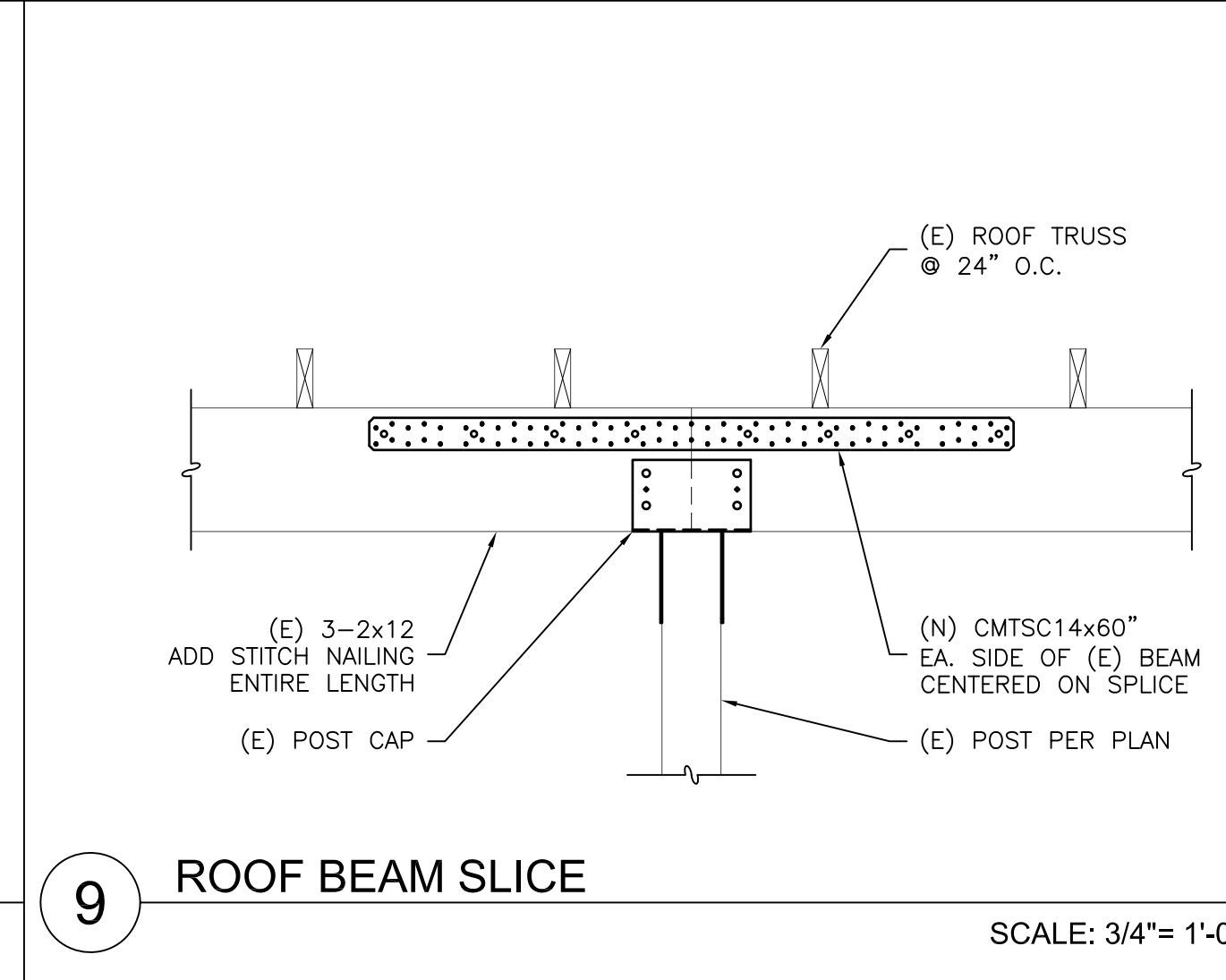
15 ROOF FRAMING AT LOFT SCALE: 3/4"=1'-0"



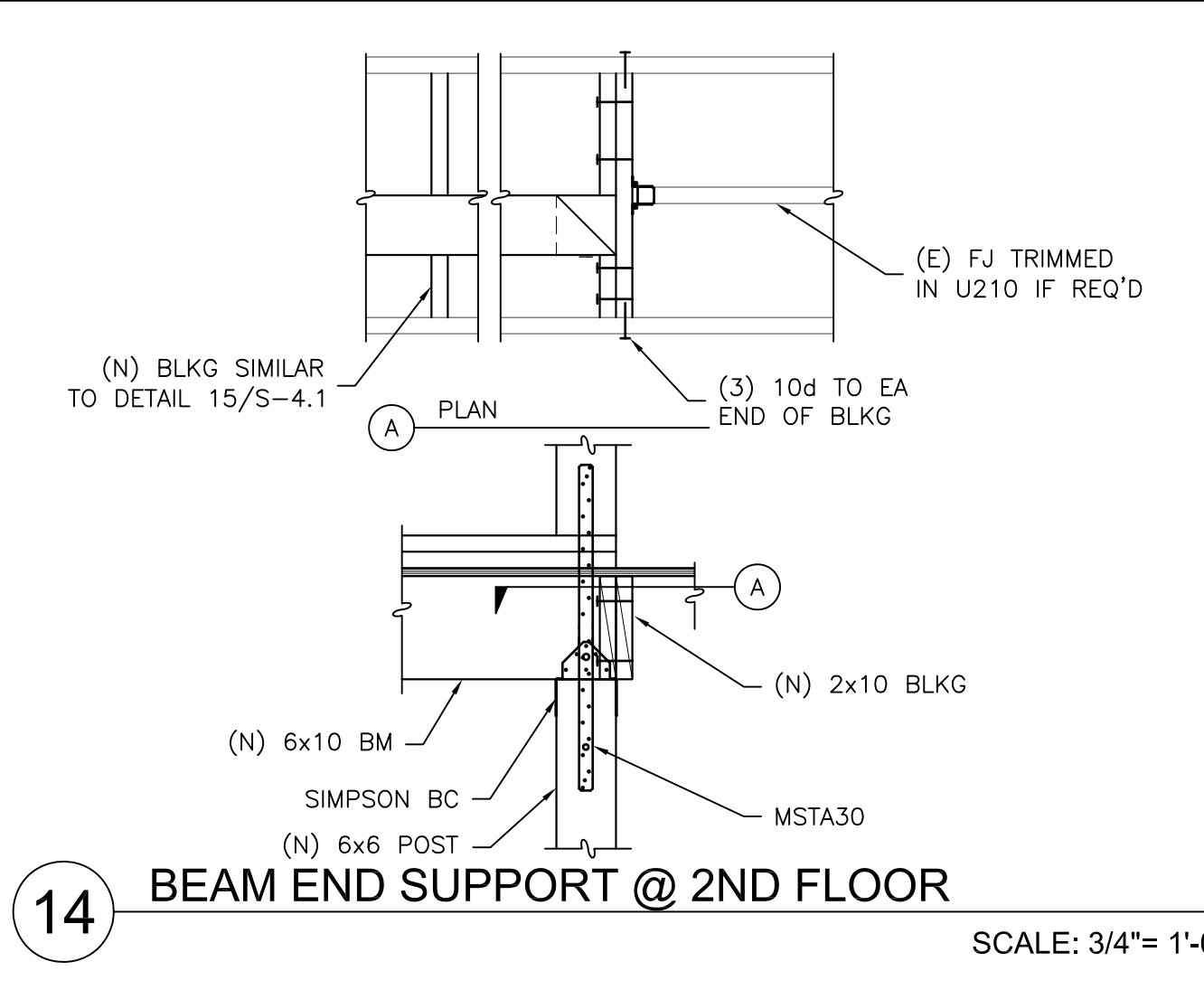
20 (E) CONCRETE WALL - JOIST PERPENDICULAR SCALE: 1-1/2"=1'-0"



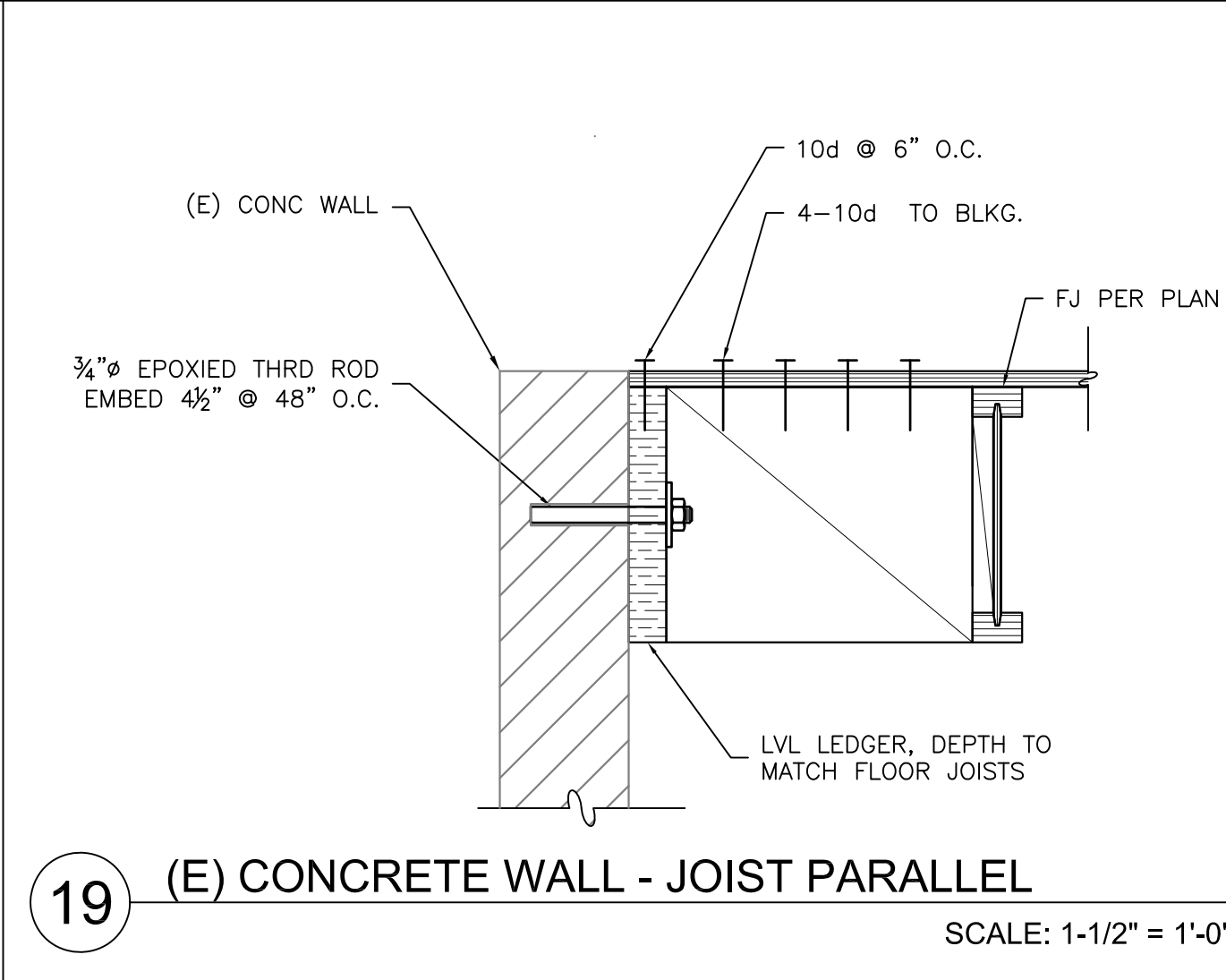
4 SECTION THRU. 2ND FLOOR SCALE: 3/4"=1'-0"



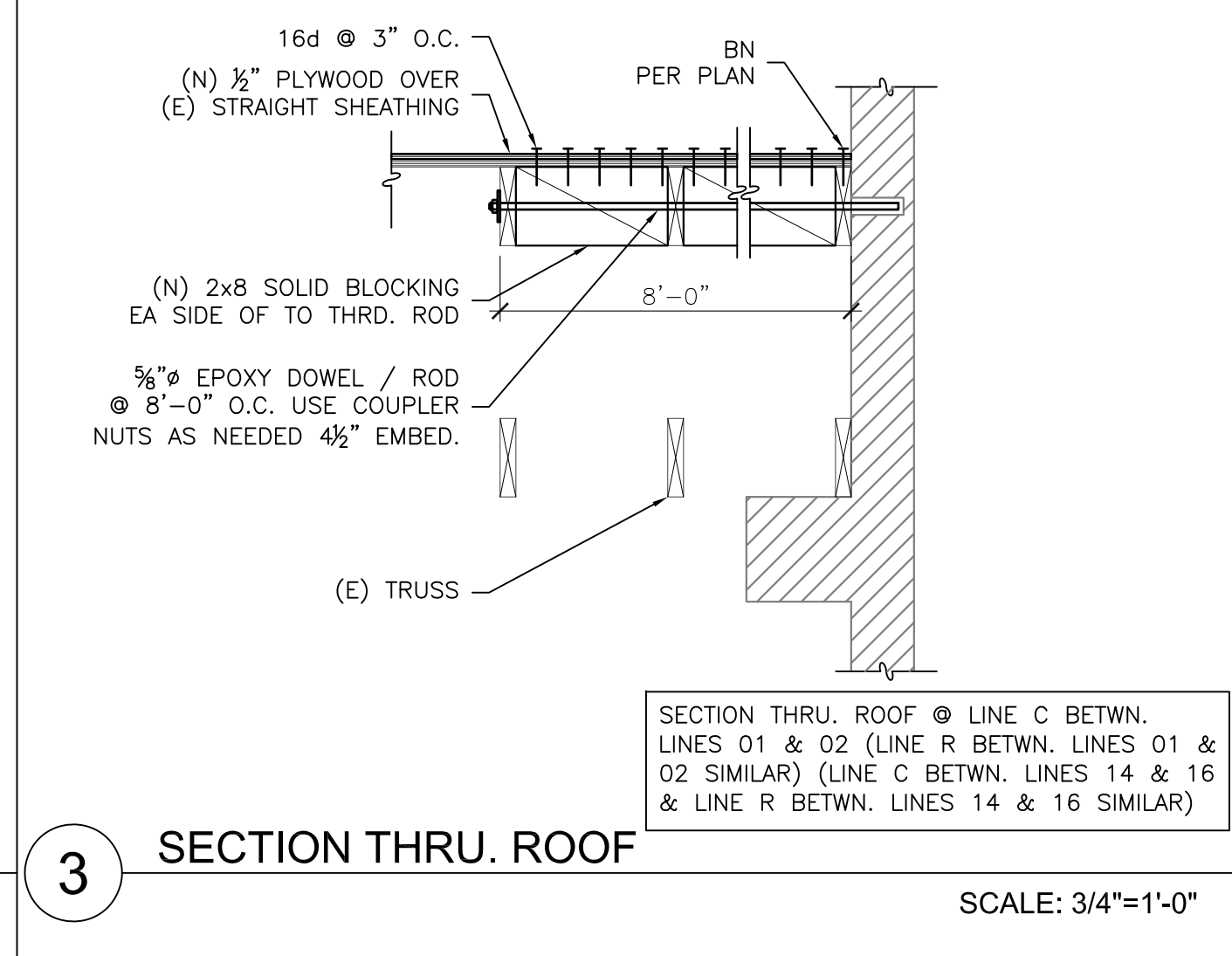
9 ROOF BEAM SLICE SCALE: 3/4"=1'-0"



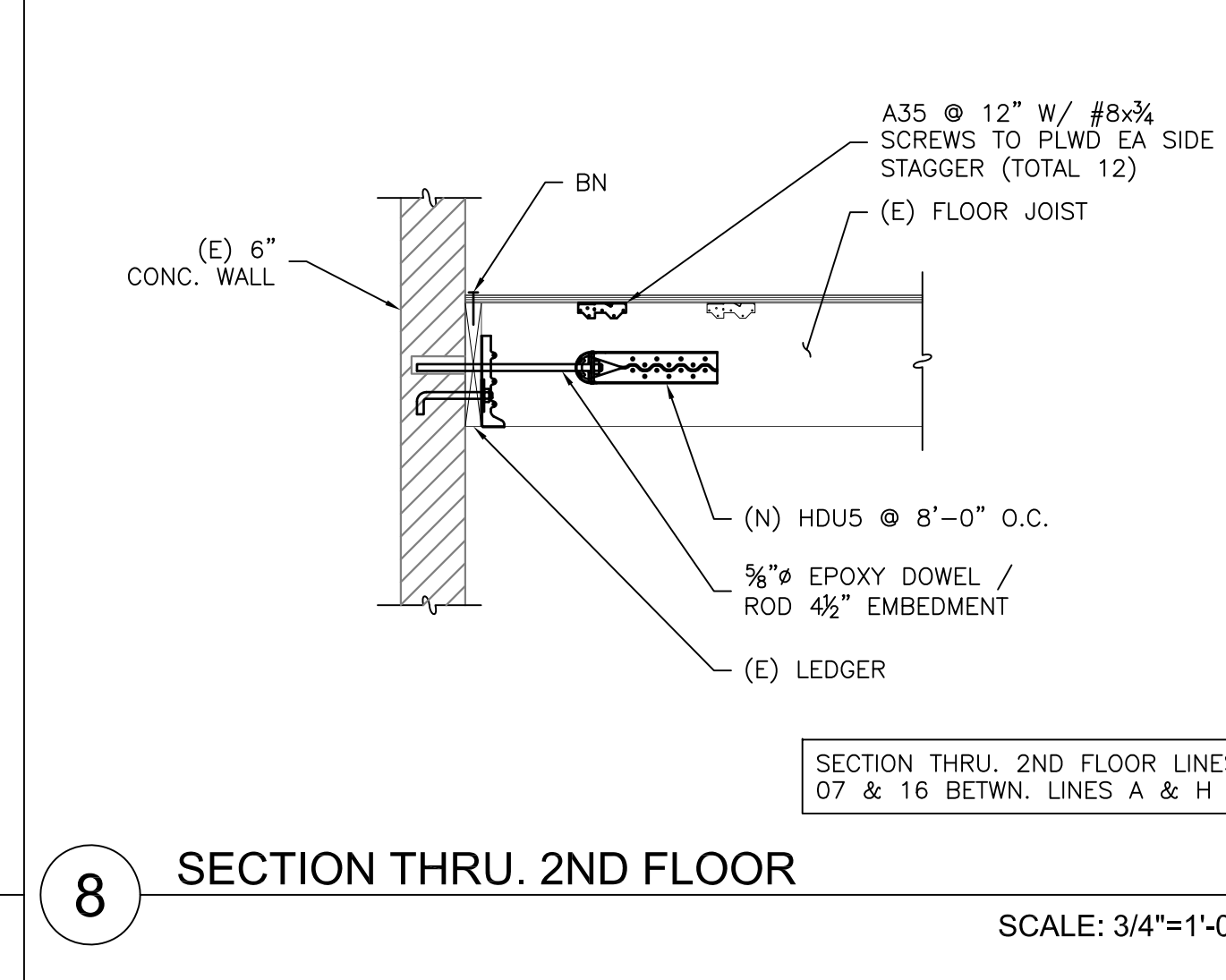
14 BEAM END SUPPORT @ 2ND FLOOR SCALE: 3/4"=1'-0"



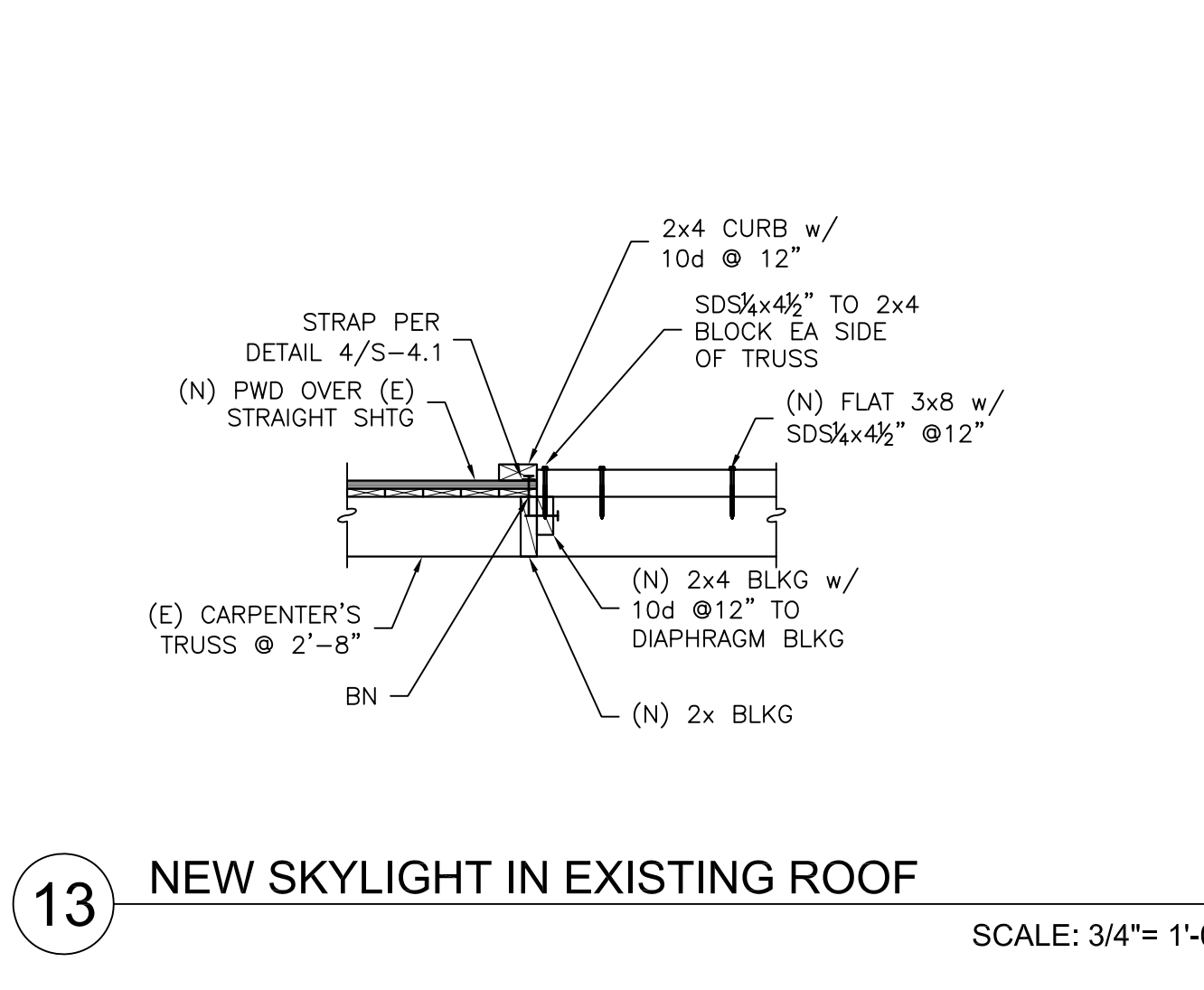
19 (E) CONCRETE WALL - JOIST PARALLEL SCALE: 1-1/2"=1'-0"



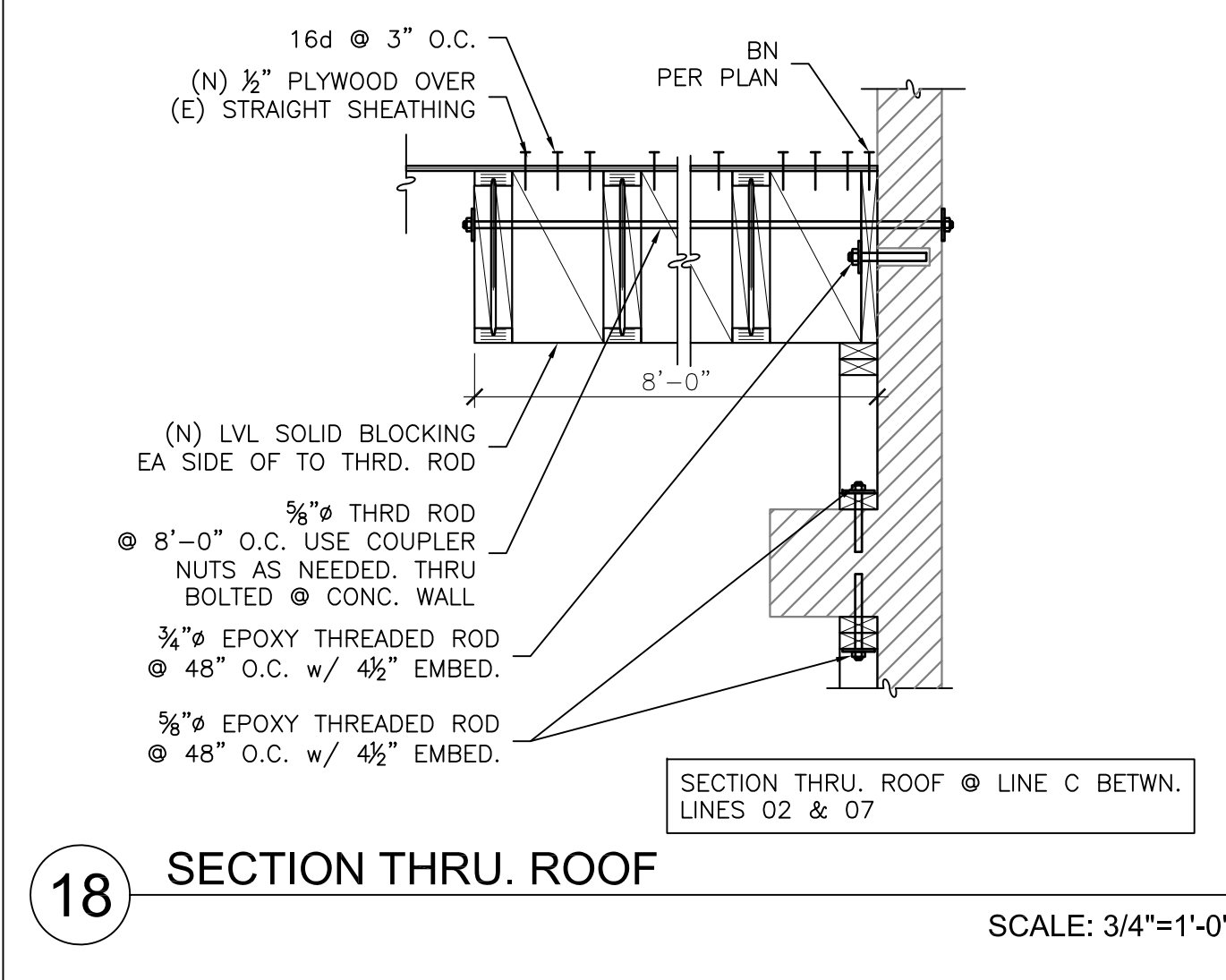
3 SECTION THRU. ROOF SCALE: 3/4"=1'-0"



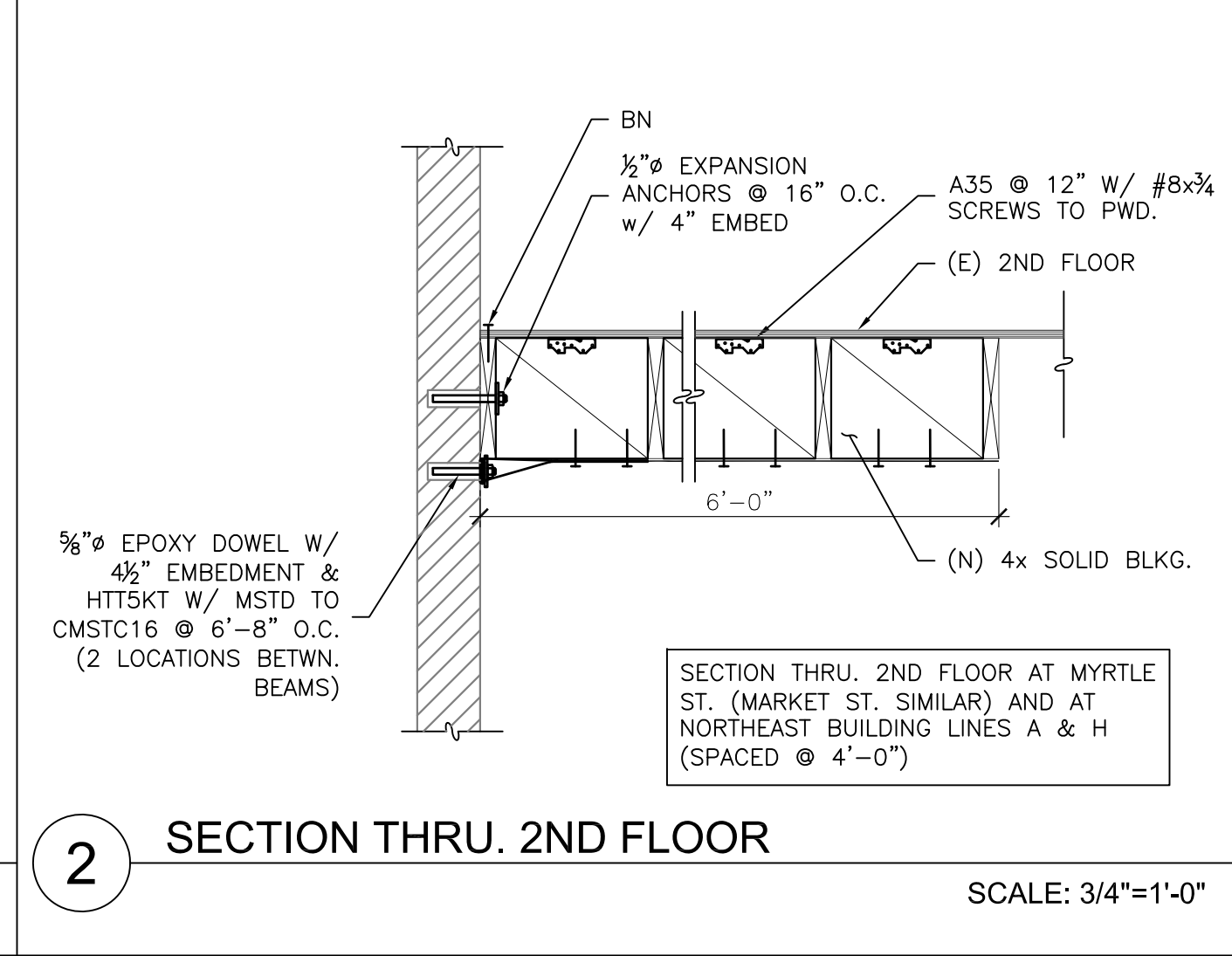
8 SECTION THRU. 2ND FLOOR SCALE: 3/4"=1'-0"



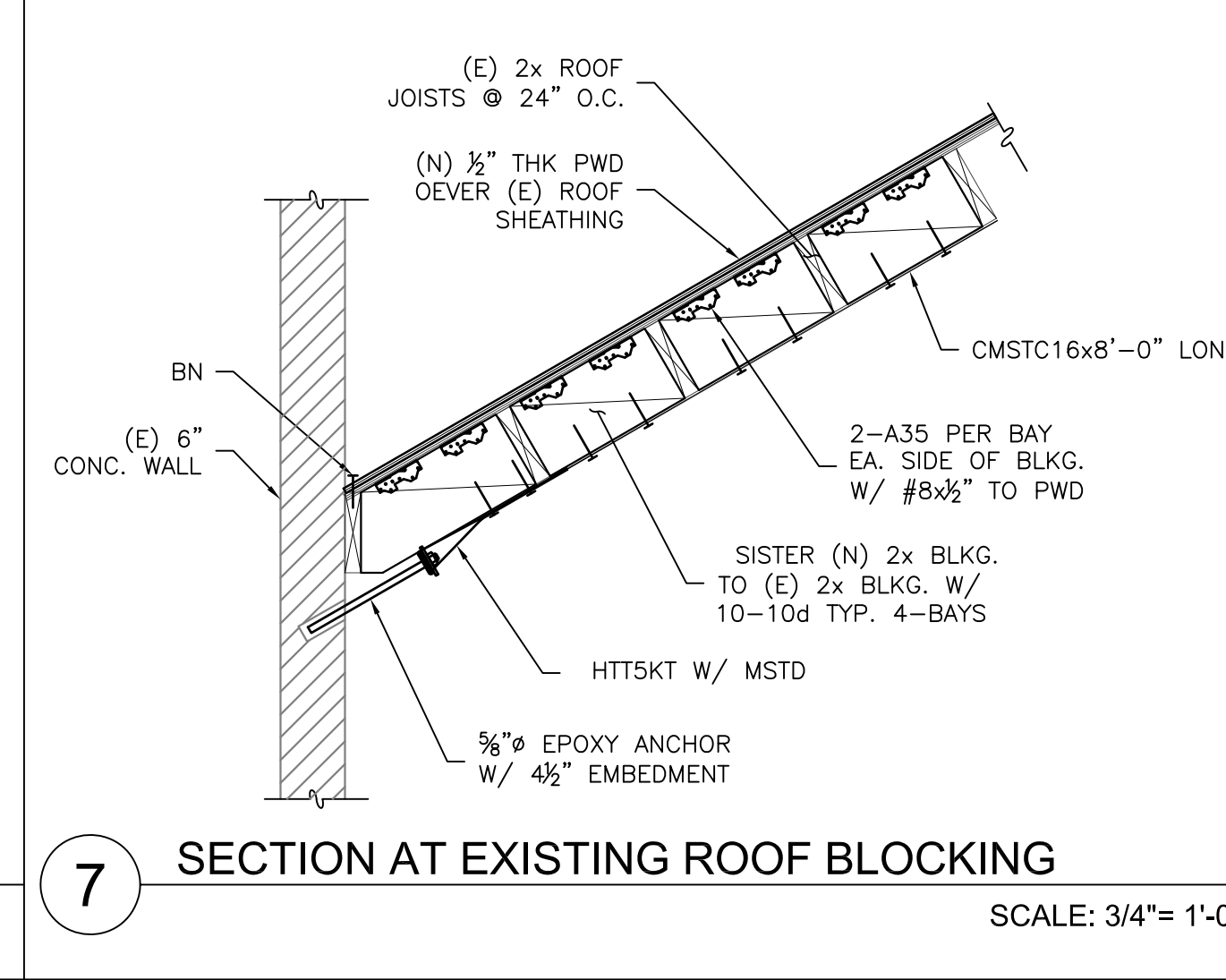
13 NEW SKYLIGHT IN EXISTING ROOF SCALE: 3/4"=1'-0"



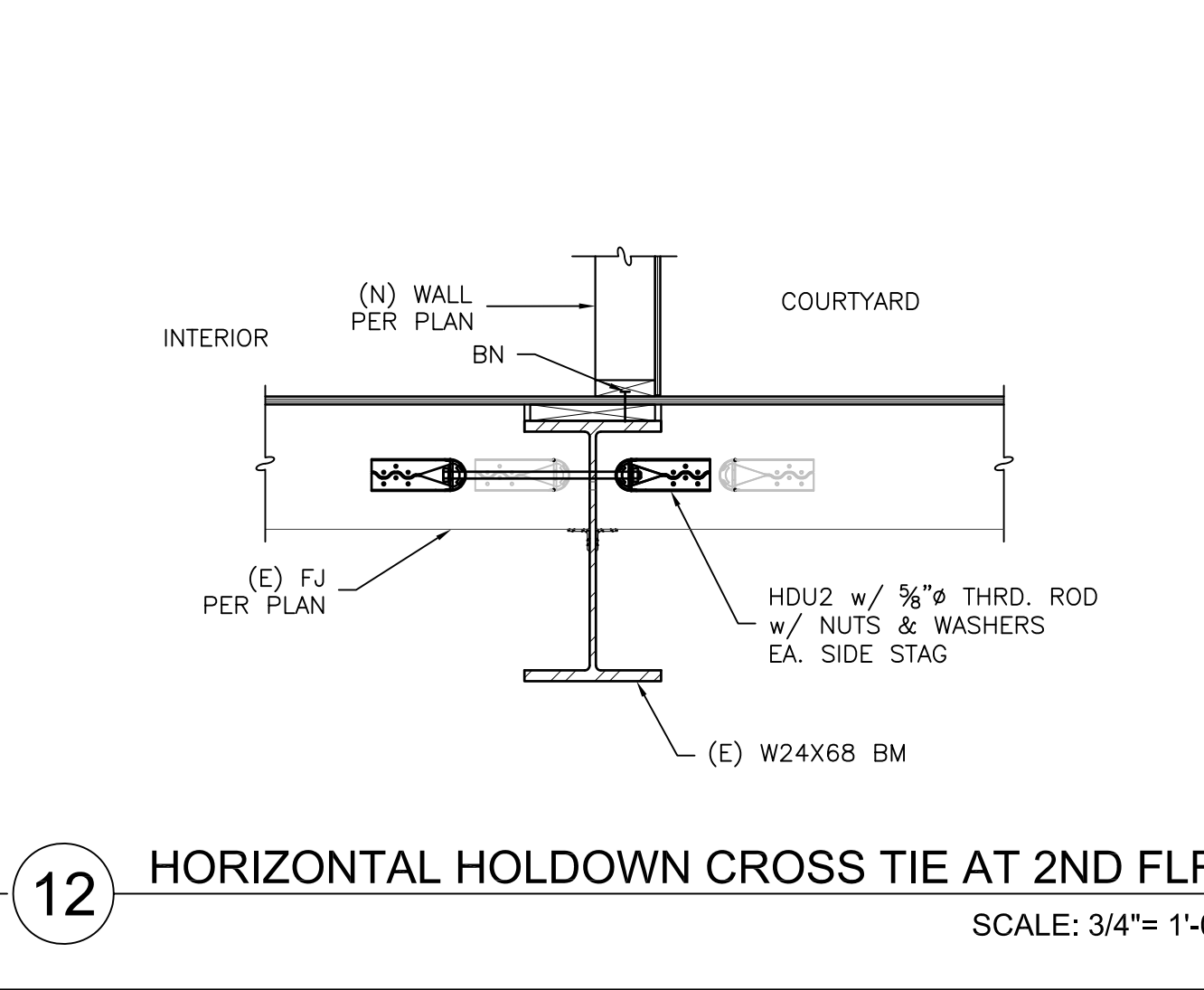
18 SECTION THRU. ROOF SCALE: 3/4"=1'-0"



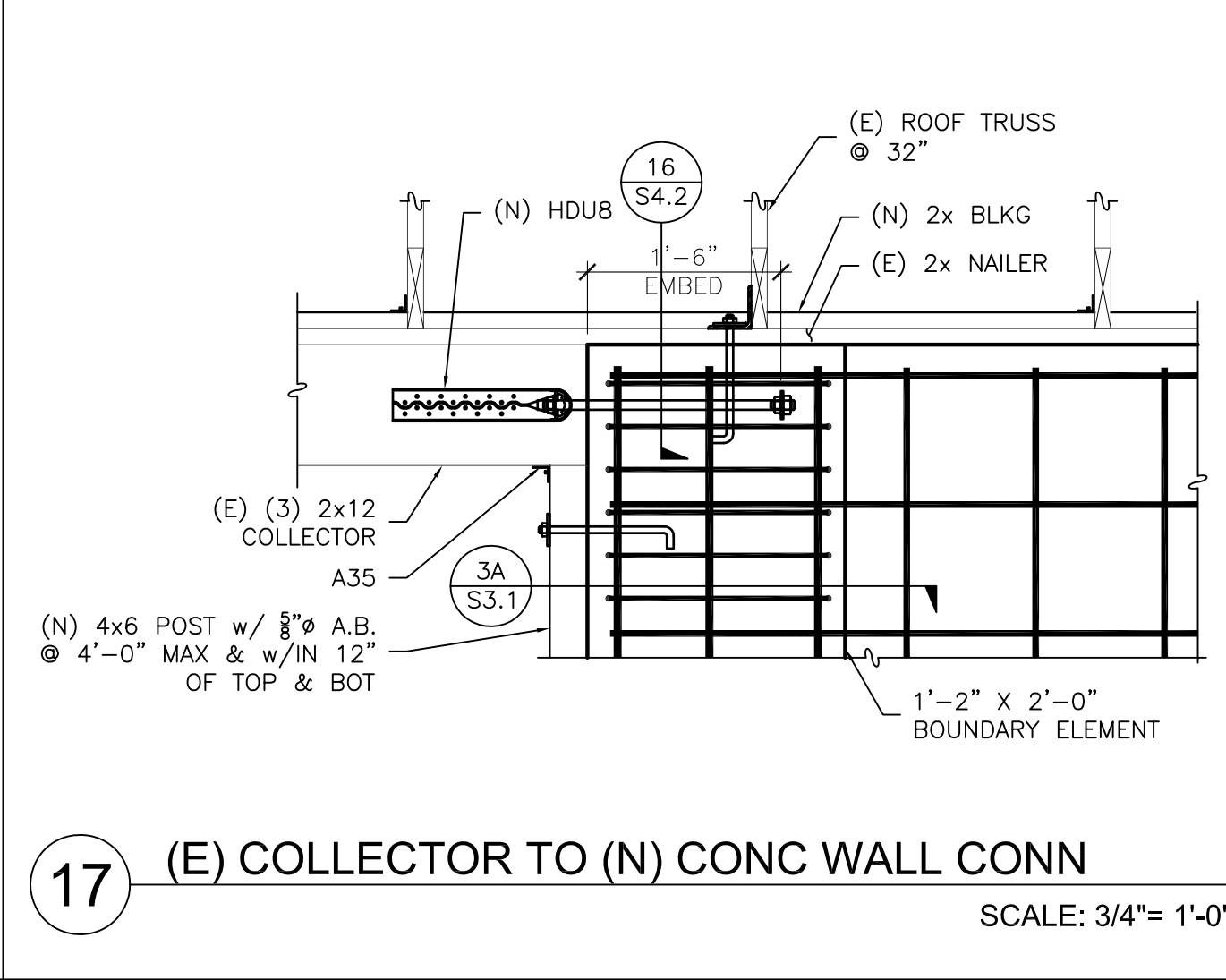
2 SECTION THRU. 2ND FLOOR SCALE: 3/4"=1'-0"



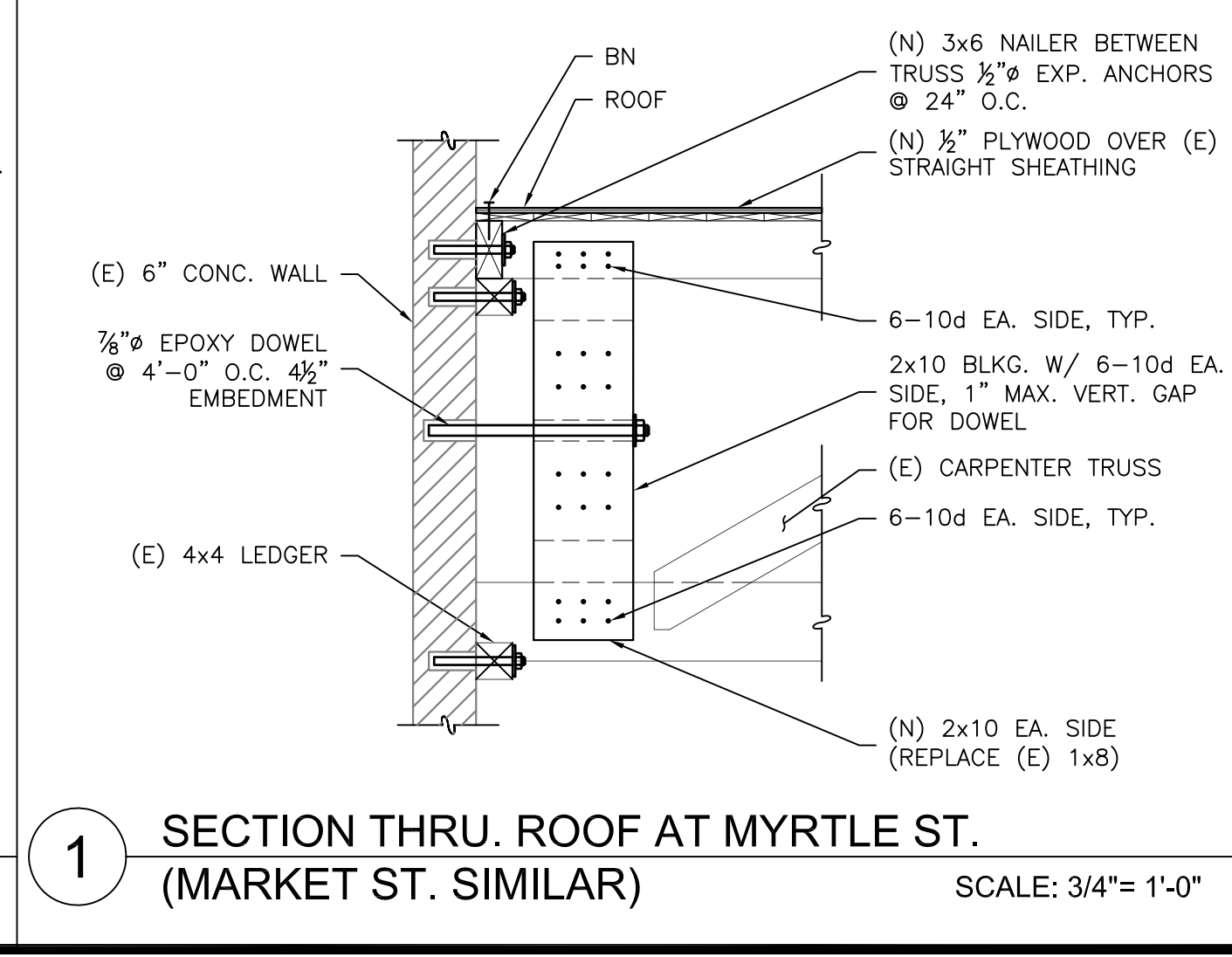
7 SECTION AT EXISTING ROOF BLOCKING SCALE: 3/4"=1'-0"



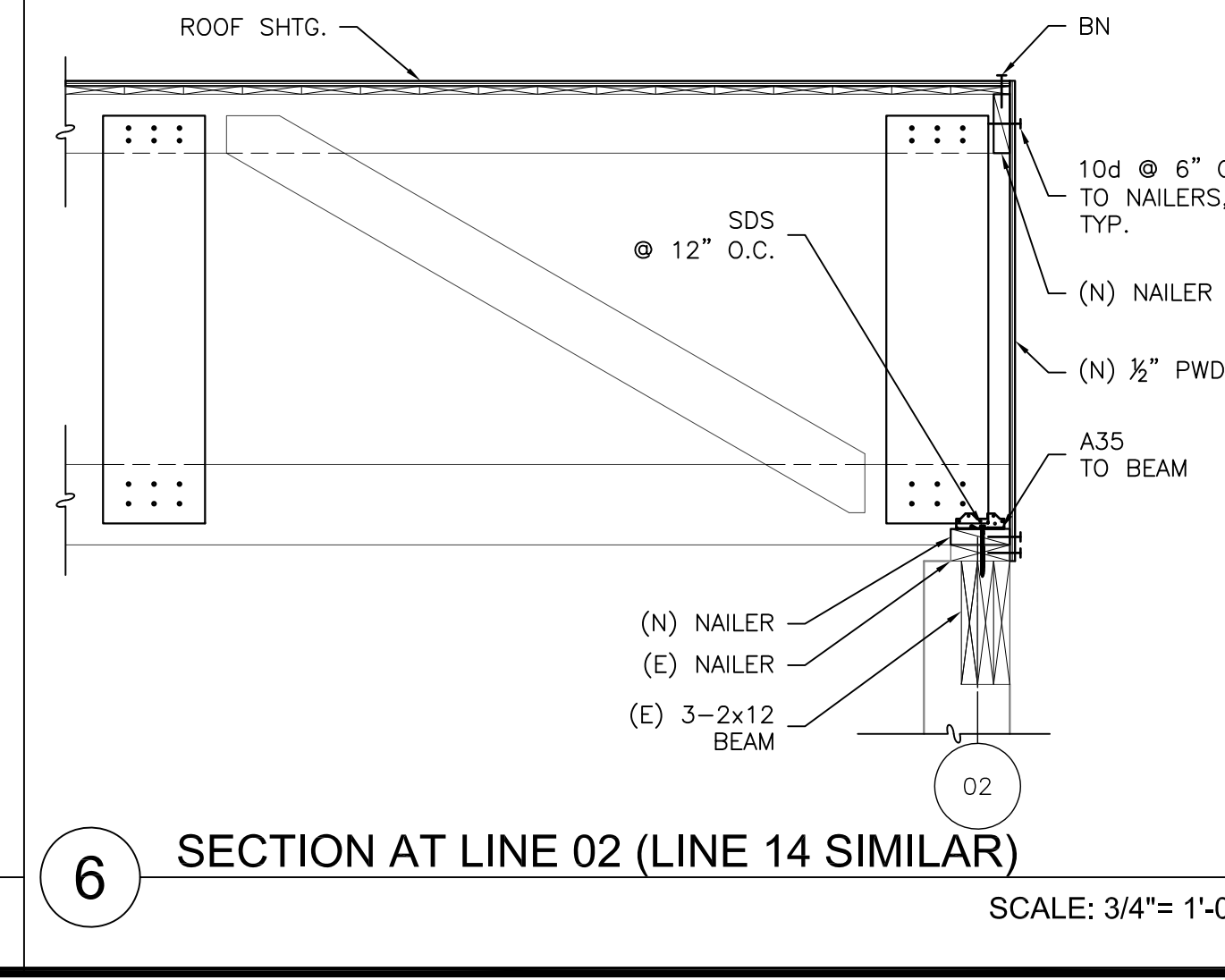
12 HORIZONTAL HOLDOWN CROSS TIE AT 2ND FLR SCALE: 3/4"=1'-0"



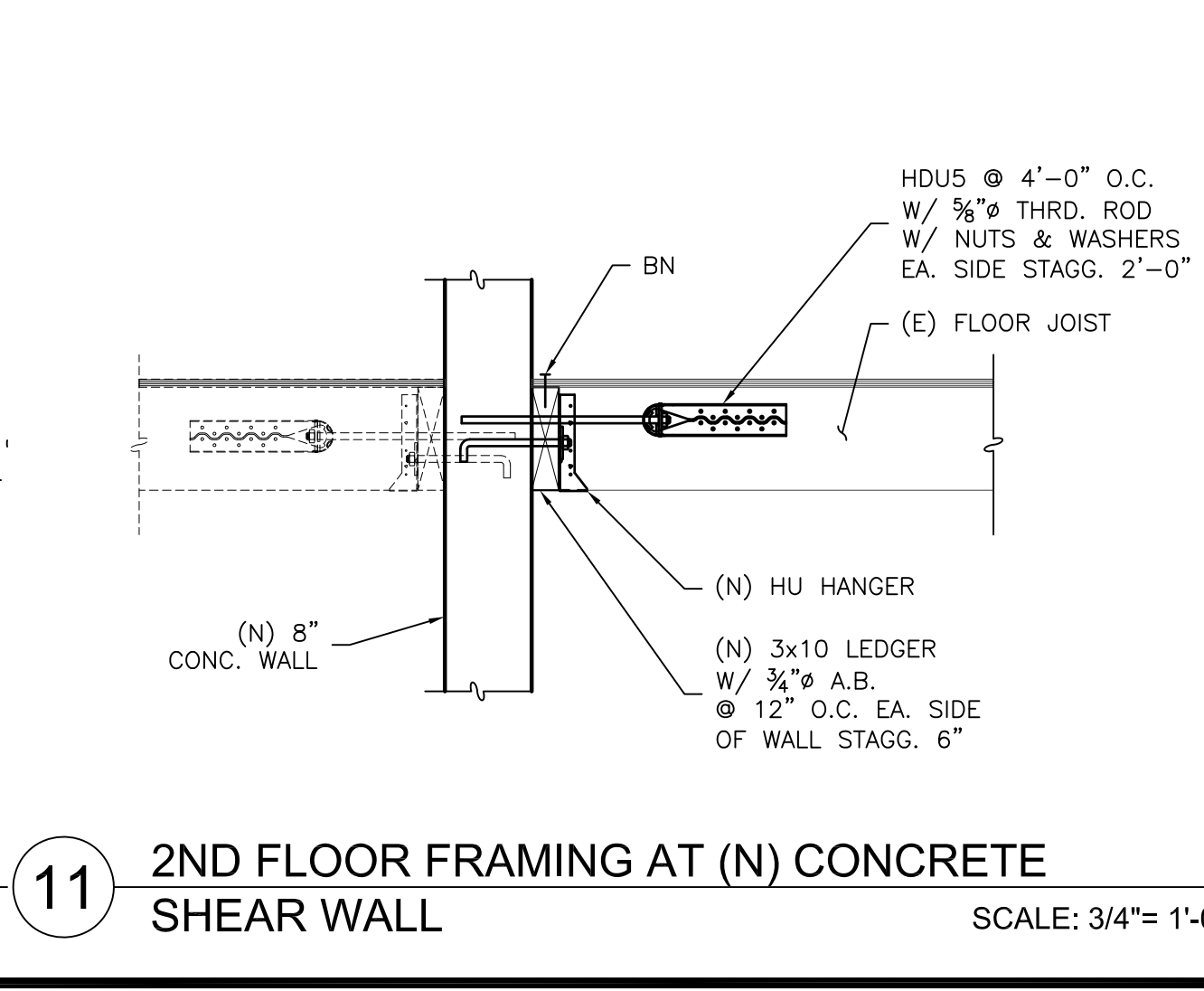
17 (E) COLLECTOR TO (N) CONC WALL CONN SCALE: 3/4"=1'-0"



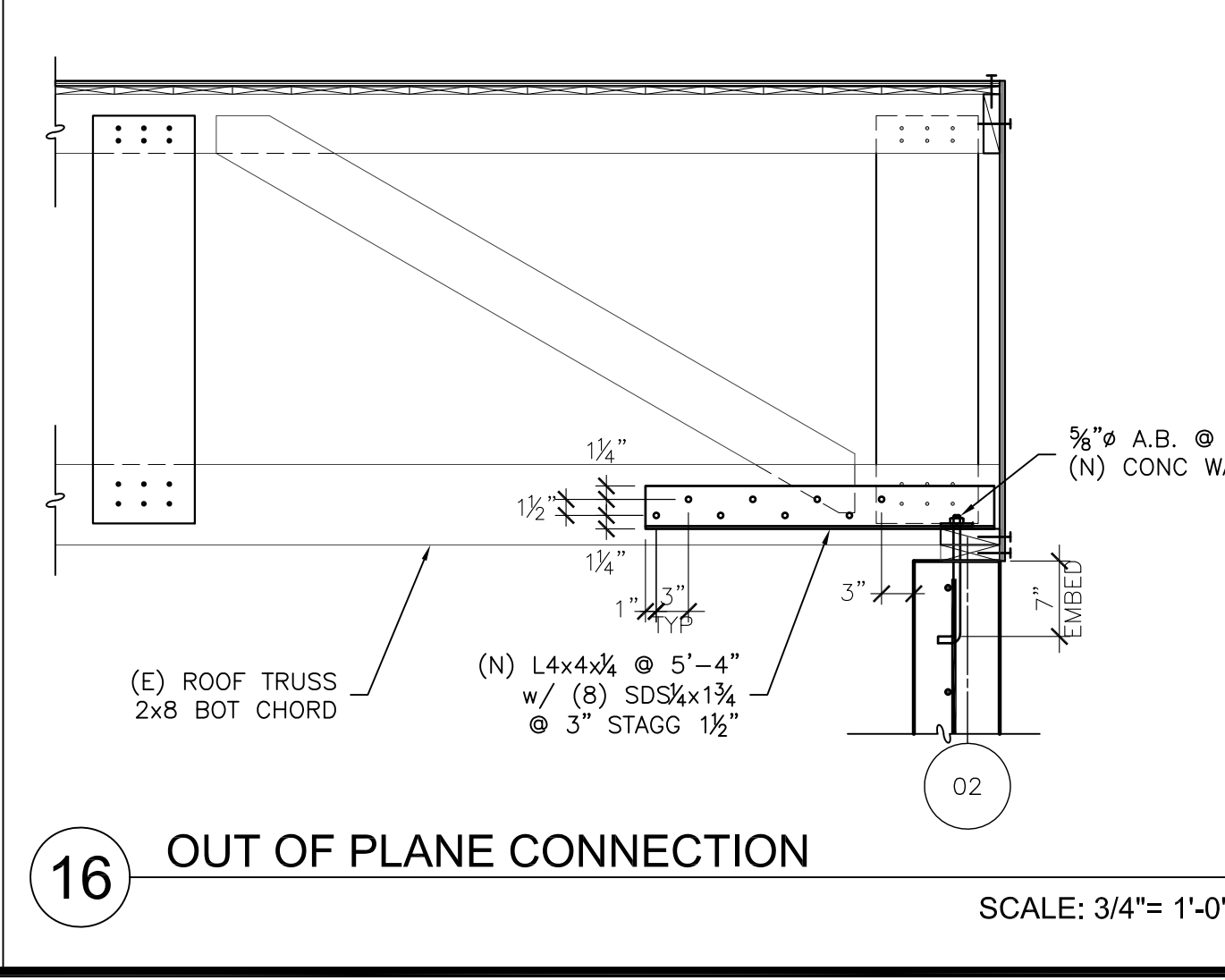
1 SECTION THRU. ROOF AT MYRTLE ST. (MARKET ST. SIMILAR) SCALE: 3/4"=1'-0"



6 SECTION AT LINE 02 (LINE 14 SIMILAR) SCALE: 3/4"=1'-0"



11 2ND FLOOR FRAMING AT (N) CONCRETE SHEAR WALL SCALE: 3/4"=1'-0"



16 OUT OF PLANE CONNECTION SCALE: 3/4"=1'-0"

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