Project Description:

Conversion of exisitng
retail space to office space

Project Data:

Site Address:
1440 W Olympic Blvd,
Los Angeles, CA, 90015

Lot Area: 4753.5 sq.ft.
Tract: Tenth and Valencia Street Tract
Block: None
Lot: FR8
APN: 5137013010
Zoning: C2-1

Project Directory:

Owner:
Danny Rad

Engineer:
Behrouz Bozorgnia
(310) 562-5427

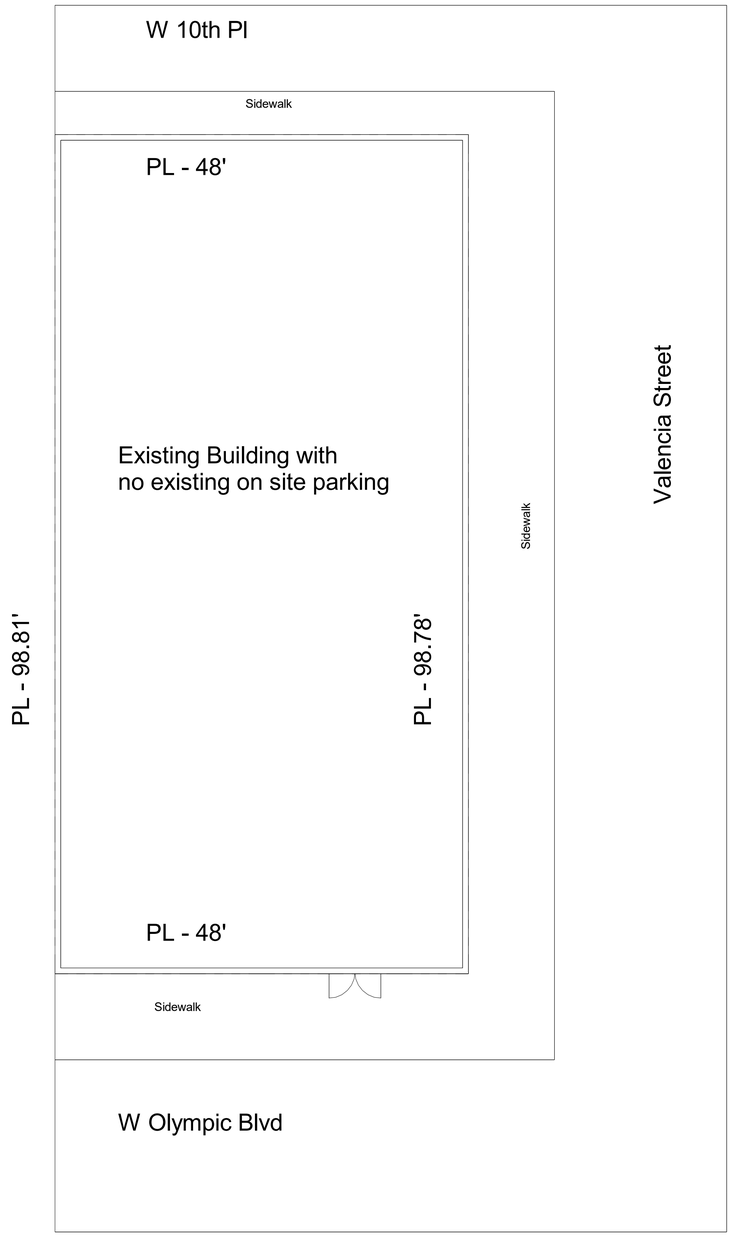
Sheet Index:

Applicable Codes

ALL CONSTRUCTION AND ALL WORKS SHALL BE IN ACCORDANCE WITH THE 2013 CBC, CEC, CMC, CPC, THEIR L.A. AMENDMENTS, AND THE L.A. GREEN BUILDING CODE ORDINANCE.

General Notes

1. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER / ENGINEER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS, DIMENSIONS AND GRADE ELEVATIONS. ANY DISCREPANCIES SHALL BE REPORTED IN WRITING TO THE DESIGNER / ENGINEER PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR'S BID SHALL INCLUDE HIS OWN JOB SITE OBSERVATIONS AND WILL NOTE ANY INCONSISTENCIES AND CONFLICTS.
3. NO CHANGES SHALL BE MADE ON THESE PLANS WITHOUT THE KNOWLEDGE OR CONSENT OF THE ENGINEER.
4. OMISSIONS FROM THE PLANS AND SPECIFICATIONS SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF FURNISHING, MAKING, OR INSTALLING ITEMS REQUIRED BY LAW OR ITEMS THAT ARE USUALLY FURNISHED, MADE, OR INSTALLED IN A PROJECT WITHIN THE SCOPE AND CHARACTER INDICATED BY THE PLANS & SPECIFICATIONS.
5. REFERENCES TO ANY DETAIL OR DRAWING DOES NOT LIMIT ITS APPLICATION BUT SHALL BE USED ON SIMILAR OR TYPICAL CONDITIONS.
6. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, UTILITIES, AND OTHER SERVICES NECESSARY TO PROPERLY EXECUTE THE WORK.
7. ALL WORKMANSHIP SHALL COMPLY WITH THE INDUSTRY STANDARDS. THE ABSENCE OF A DETAIL REFERENCE DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF MEETING THE ACCEPTABLE STANDARDS.
8. THESE DRAWINGS DO NOT CONTAIN THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. WORKER, PEDESTRIAN, BYSTANDERS, ADJACENT PROPERTIES, AND JOB SITE PROPERTIES PROTECTION SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE AT ALL TIMES THE SAFETY OF THE PEOPLE AND PROPERTY INVOLVED AND RELATED TO THIS PROJECT.
9. ALL MATERIALS, PARTS, AND EQUIPMENT FURNISHED BY THE CONTRACTOR IN THE WORK SHALL BE BRAND NEW, FREE FROM ANY DEFECTS, AND THE QUALITY OF WORK SHALL BE IN ACCORDANCE WITH THE GENERALLY ACCEPTED STANDARDS.
10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE DRAWINGS PRIOR TO INSTALLATION OF ANY ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL WORK. SHOULD THERE BE A CONFLICT OR DISCREPANCY IT SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER / ENGINEER FOR CLARIFICATION.
11. ANY WORK DONE IN CONFLICT WITH THESE DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE AND AT NO COST TO THE OWNER.
12. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ALL THE TEMPORARY BRACINGS, SHORINGS, SCAFFOLDINGS, AND SUPPORTS NECESSARY TO COMPLETE THE BUILDING.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THE SUBCONTRACTORS, TRADES, AND WORKMEN AND SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK.
14. A TEMPORARY TOILET SHALL BE PROVIDED AT THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
15. PRIOR TO FINAL INSPECTION AND AFTER THE WORK IS COMPLETE, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE AREA INSIDE AND OUT AND UTILIZE PROFESSIONAL CLEANERS WHEN NECESSARY.



1 Site Plan
1/8" = 1'-0"

REVISIONSBY

MOBBIL INC
Efficiency in Construction
Construction Support Services
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Los Angeles, CA. 90024
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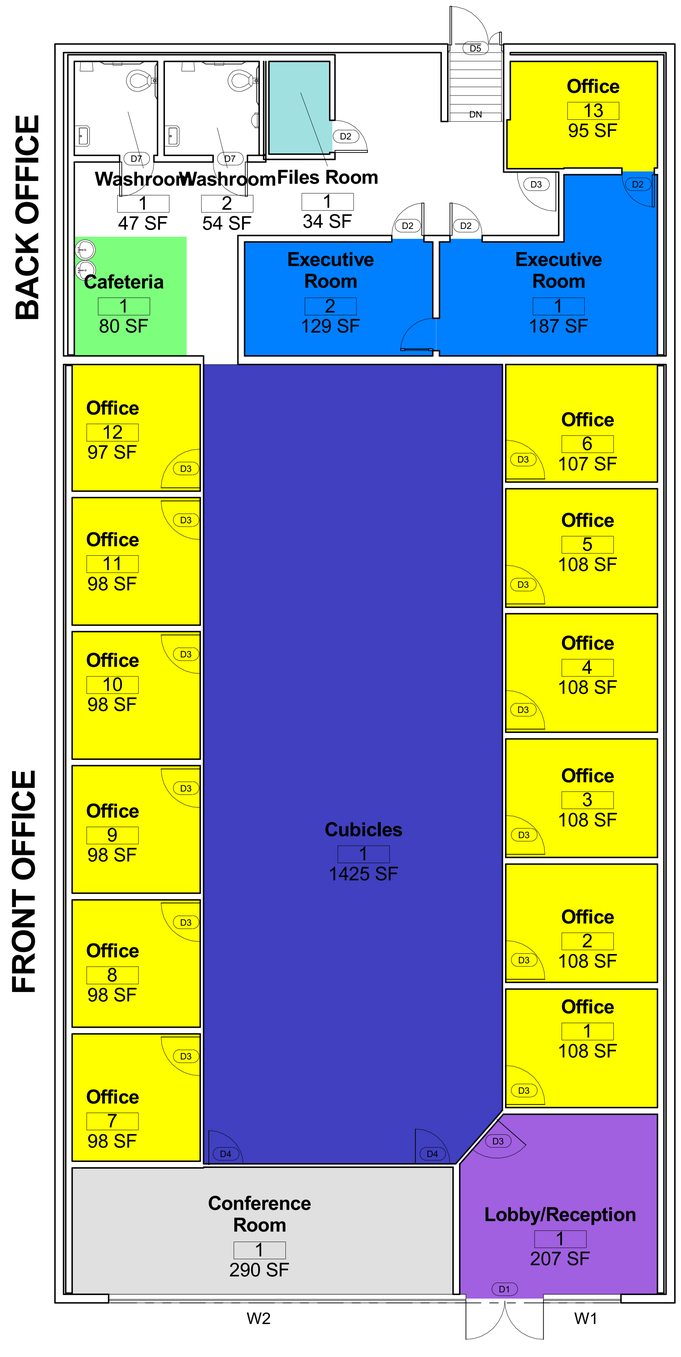
Danny Rad
Olympic Office
1440 W Olympic Blvd, Los Angeles, CA, 90015

Existing Site Plan

Date	4//14/2016
Drawn by	Sagar
Scale	1/8" = 1'-0"

A - 0



1 Proposed Floor Plan w/ Room Legend
3/16" = 1'-0"

Room Legend

- Cafeteria
- Conference Room
- Cubicles
- Executive Room
- Files Room
- Lobby/Reception
- Office
- Washroom

Front Office		
Room Name	Number	Area
Lobby/Reception	1	207 SF
Conference Room	1	290 SF
Cubicles	1	1425 SF
Office	1	108 SF
Office	2	108 SF
Office	3	108 SF
Office	4	108 SF
Office	5	108 SF
Office	7	98 SF
Office	8	98 SF
Office	9	98 SF
Office	10	98 SF
Office	11	98 SF
Office	12	97 SF
Office	6	107 SF

Back Office		
Room Name	Number	Area
Executive Room	1	187 SF
Executive Room	2	129 SF
Office	13	95 SF
Cafeteria	1	80 SF
Files Room	1	34 SF
Washroom	1	47 SF
Washroom	2	54 SF

Number of Cubicles:18

Door Schedule				
Door Type	Mark	Count	Width	Height
Double Flush Glass Door	D1	1	6' - 0"	8' - 0"
Single Flush Wood Door	D2	4	2' - 6"	6' - 8"
Single Flush Glass Door	D3	14	3' - 0"	8' - 0"
Single Flush Glass Door	D4	2	2' - 8"	8' - 0"
Uneven Flush Wood Door	D5	1	4' - 0"	6' - 8"
Single Flush Glass Panel Door	D6	1	2' - 6"	6' - 8"
Single Flush Wood Door	D7	2	2' - 8"	7' - 0"

Grand total: 25

Window Schedule				
Window Type	Mark	Count	Width	Height
Frameless Window	W1	1	6' - 0"	7' - 8"
Frameless Window	W2	1	27' - 8"	7' - 8"

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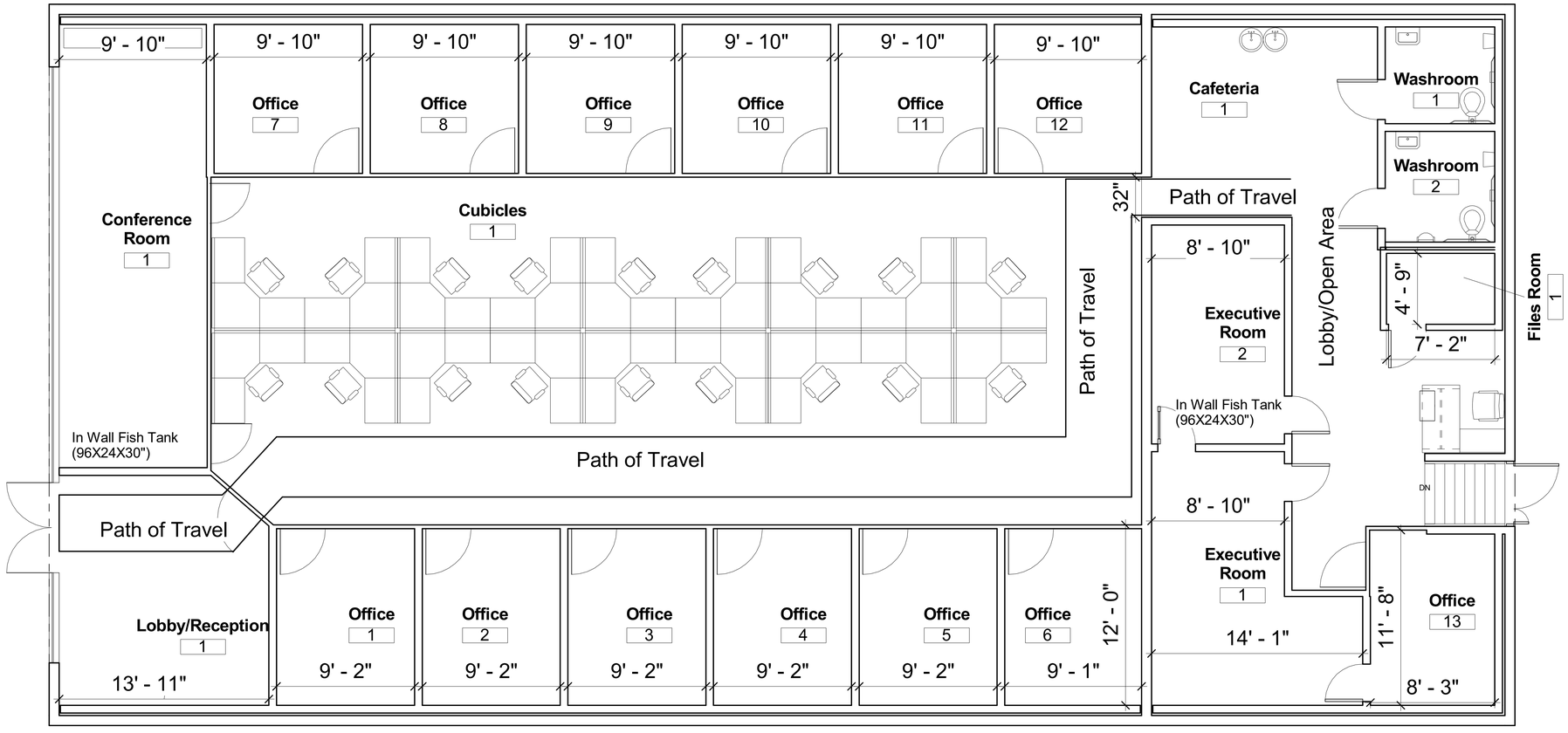
Proposed Floor Plan with Room Legend

Date	4//14/2016
Drawn by	Sagar
Scale	3/16" = 1'-0"

A - 2



1 Proposed Floor Plan w/ Room Dimensions
1/4" = 1'-0"

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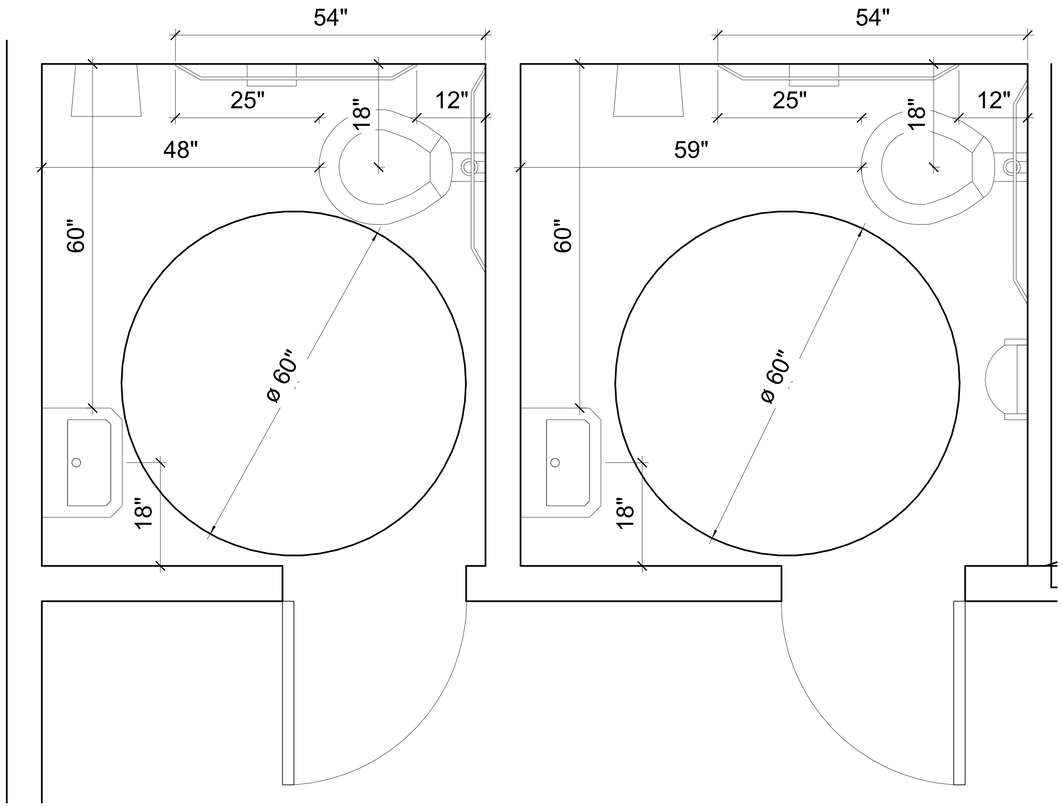
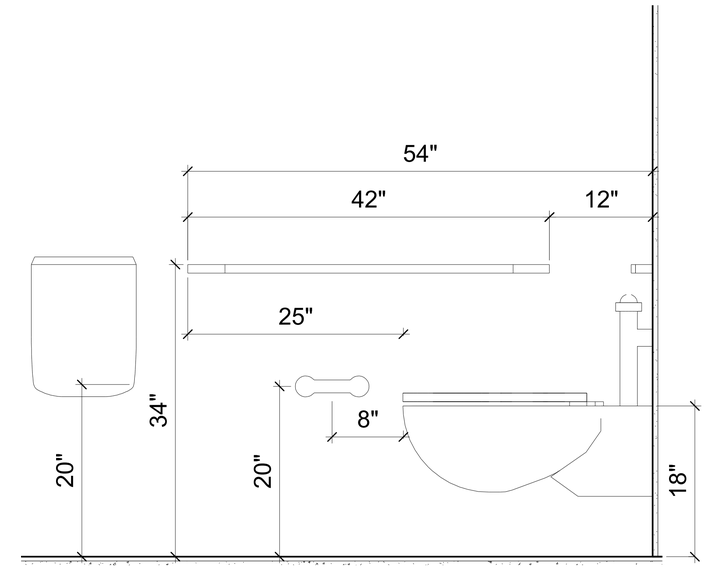
Proposed Floor Plan with Room Dimensions

Date	4//14/2016
Drawn by	Sagar
Scale	1/4" = 1'-0"

A - 3



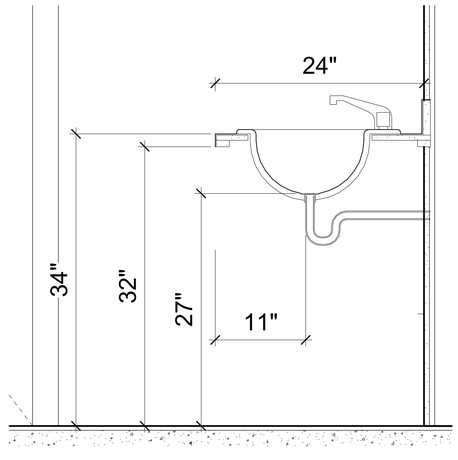
1 Enlarged Toilet View
1" = 1'-0"



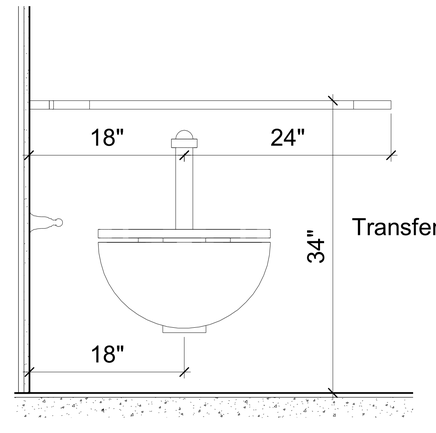
4 Side Wall Grab Bar at Water Closet
1 1/2" = 1'-0"

Note:

1) Door shall not swing into the clear floor space or clearance required for any fixture.
2) All dispensers 40" Max to highest operable part.



2 Lavatory Detail
1 1/2" = 1'-0"



3 Rear Wall Grab Bar at Water Closet
1 1/2" = 1'-0"

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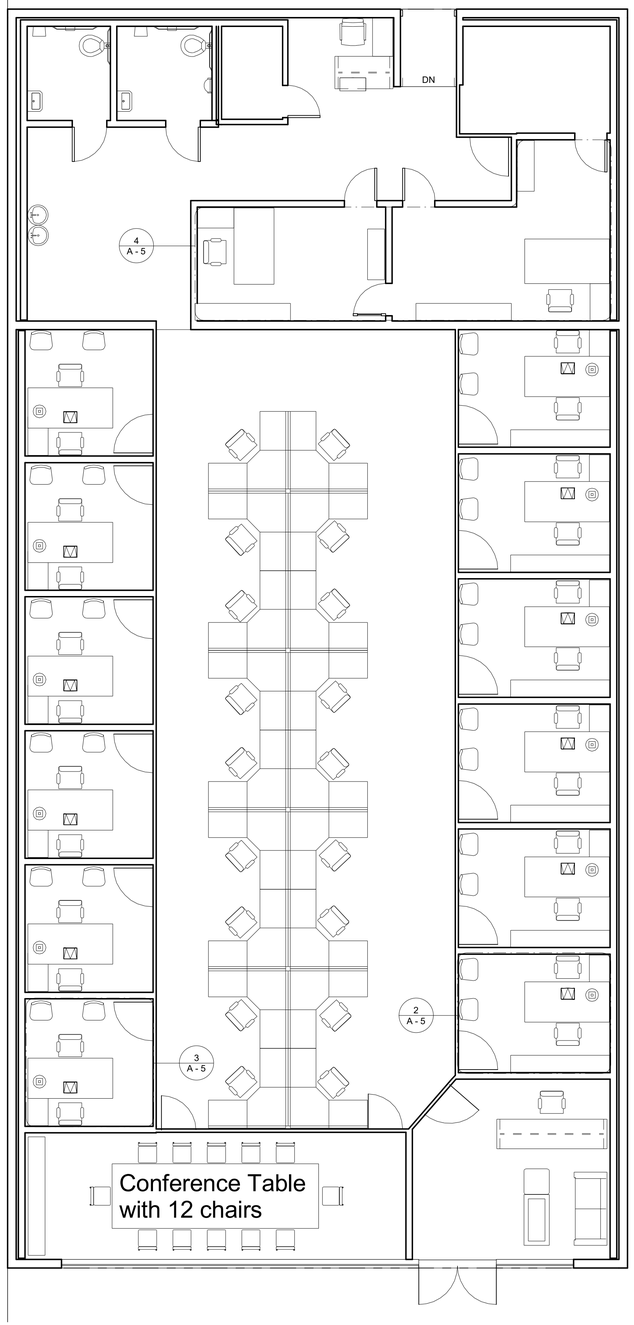
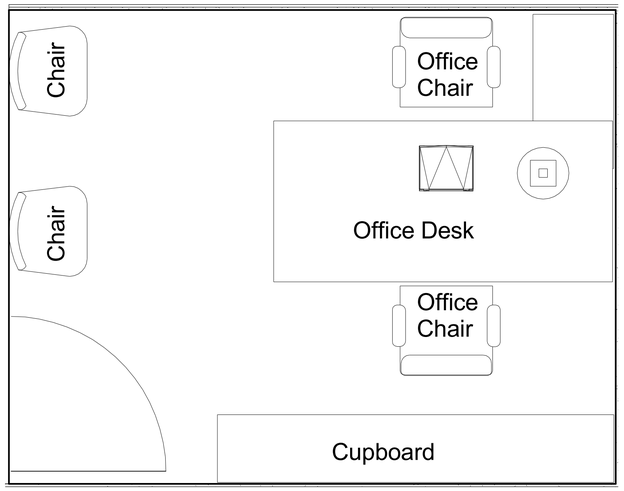
Accessible Toilet Plan

Date	4//14/2016
Drawn by	Sagar
Scale	As indicated

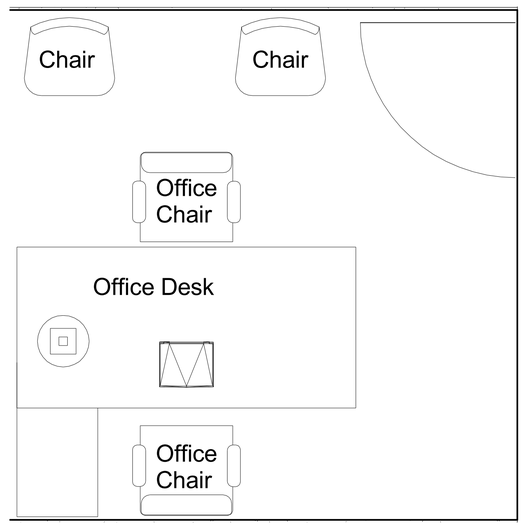
A - 4



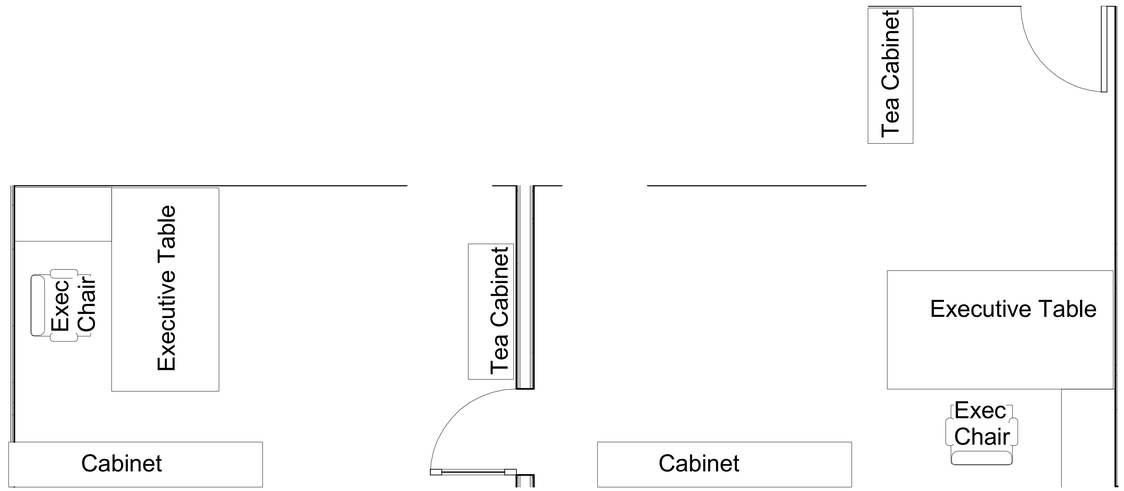
1 Furniture Plan
3/16" = 1'-0"



2 Furniture Plan (Offices 1 - 6)
3/4" = 1'-0"



3 Furniture Plan (Offices 7 - 11)
3/4" = 1'-0"



4 Furniture Plan (Exec Offices)
1/2" = 1'-0"

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Furniture Plan

Date	4//14/2016
Drawn by	Sagar
Scale	As indicated

A - 5

Product Picture	Description	Material/Size	Color	QTY
	Office Desk	1.Size: 2000*950*760Hmm - main table 2.Inner material:high density MDF,strong and durable 3.Surface composition:high quality wood laminate cover, paint finish 4.Fine workmanship, Smooth, bright lines 5.With side table and three drawers moving cabinet	Black	12
	Cupboard	1.Size:2340L*400D*2000Hmm 2.Inner material:high density MDF,strong and durable 3.Surface composition:high quality wood laminate cover, paint finish 4.Fine workmanship, Smooth, bright lines	Black	6
 YZ-090	Office Chair	1.COVER:High quality PU leather 2.FOAM: High density sponge,durable shape, soft seat 3.BASE:High quality chrome leg, strong and fashionable design, nylon wheel 4.GASLIFT:High quality chrome,agile lift and no-malfunction , seat height adjustable 5.COLOR: 6 Chair (WHITE) 19 Chair (BLACK)	White/ Black	25
		genuine leather		
 SF-046	Chair	1.COVER:High quality PU leather 2.FOAM: High density sponge,durable shape, soft seat 3.BASE:High quality chromeleg, strong and fashionable design 4.GASLIFT:High quality chrome, agile lift and no-malfunction , seat height adjustable	Black	24
		genuine leather		
	Lobby Desk	1.Size:2600*700*1050Hmm 2.Material:high quality melamine,scrach-resistant,durable 3.Board edge:high quality PVC,smooth,fastness and durable 4.Design as photo, with medium mesh fabric chair	Black+ White	1
 SF-042	Lobby Sofa	1. COVER:High quality PU leather,comfortable and durable 2. FOAM: High density sponge,durable shape, soft seat 3. INNER FRAME:High quality hard wood and spring frame 4. BASE:High quality metal, fashionable design, strong 5. One set includes 1 two-seater unit and 1 single seater unit.	Black	1

	Lobby Coffee Table & Side Table	1.Size:1200*600*450Hmm 1PCS 600*600*450Hmm 1PCS 2.Board:high quality melamine,scrach-resistant,durable 3.Frame: High quality metal with powder coated 4.Design as photo	As photo	1
	Cubicles Chair	1.COVER:High quality mesh fabric 2.FOAM: High density sponge,durable shape, soft seat 3.BASE:High quality chrome leg, strong and fashionable design, nylon wheel 4.GASLIFT:High quality chrome,agile lift and no-malfunction , seat height adjustable	As photo	16
	Conference Table	1.Size:6000*1200*760Hmm, for 12persons 2.Inner material:high density MDF,strong and durable 3.Surface composition:high quality wood laminate cover, paint finish 4.Fine workmanship, Smooth, bright lines	Black	1
	Conference Chairs	1.COVER:High quality genuine leather(or PU leather), durable 2.FOAM: High density sponge, durable shape, soft seat 3.ARMREST:High quality metal and foam, comfortable 4.FRAME:High quality metal frame, chrome finish, bright	As photo	12
	Conference Room Cabinets	1.Size:2800*400*2000Hmm 2.Inner material:high density MDF,strong and durable 3.Surface composition:high quality wood laminate cover, paint finish 4.Fine workmanship, Smooth, bright lines	Black	1
	Cubicles	1.Size: 1800*1800*600D*750Hmm, partition height 1600mm 2.Desktop: High quality melamine board, 25mm thick 3.Partition: 60mm aluminium frame, wooden + glass screen 4.Design as photo, with hanging cabinet, with two drawers steel moving cabinet, with paper holder and hanging tray	Black	18

	Boss table	1.Size: Executive office #2:1800*950*760Hmm 1PCS L-shape Executive office #1:2000*1050*760Hmm 1PCS 2.Inner material:high density MDF,strong and durable 3.Surface composition:high quality wood laminate cover, paint finish 4.Fine workmanship, Smooth, bright lines 5.With side table and three drawers moving cabinet	Black	1
	Boss chair	1.COVER:High quality genuine leather or genuine leather 2.FOAM: High density sponge,durable shape, soft seat 3.BASE:High quality chrome leg, strong and fashionable design, nylon wheel 4.GASLIFT:High quality chrome,agile lift and no-malfunction , seat height adjustable	As photo	2
	Executive Room Cabinet	1.Size:2250*400*2000Hmm 2.Inner material:high density MDF,strong and durable 3.Surface composition:high quality wood laminate cover, paint finish 4.Fine workmanship, Smooth, bright lines	Black	2
	Executive Room Tea Cabinet	1.Size: 1200*400*850Hmm 2.Inner material:high density MDF,strong and durable 3.Surface composition:high quality wood laminate cover, paint finish 4.Fine workmanship, Smooth, bright lines	Black	2

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Furniture Schedule

Date 4//14/2016
Drawn by Sagar
Scale

A - 6

GENERAL NOTES

GENERAL

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

FRAMING

1. FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH #2 U.N.O AND GRADE MARKED PER WCLB SPECIFICATIONS, WITH AN MAX. MOISTURE CONTENT LESS THAN 19%.
2. STRUCTURAL PLYWOOD SHALL BE DOUGLAS FIR CONFORMING TO COMMERCIAL STANDARDS PSI-74. STRUCTURAL 1 OR 2, EXTERIOR TYPE, GRADE C-D, AS PER SHEAR WALL SCHEDULE PROVIDED.
   SPECIAL INSPECTION SHALL BE PROVIDED FOR SHEAR WALLS WITH OVER 300 PLF LATERAL LOAD.
3. NAILING SHALL CONFORM TO SECTION 25 OF THE U.B.C. U.N.O. - COMMON NAILS ONLY, AS PER S.W.S. STAMPED APA. SUBSTITUTION FOR FRAMING HARDWARE SHALL NOT BE USED UNLESS APPROVED.
4. USE DOUBLE JOISTS UNDER WALLS OR PARTITIONS PARALLEL TO JOISTS. AND SOLID BLOCKING UNDER PARTITIONS PERPENDICULAR TO JOISTS.
5. PROVIDE WASHERS UNDER HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.
6. BOLT HOLES TO BE NOMINAL DIAMETER OF BOLTS PLUS 1/16" UNLESS OTHERWISE NOTED.
7. FRAMING LUMBER SIZES 6X AND BIGGER SHALL BE DF #1 U.N.O.

CONCRETE MASONRY

1. CONCRETE BLOCK. GRADE N-1 UNITS CONFORMING TO ASTM C90-70. MINIMUM COMPRESSIVE STRENGTH OF 1500 PSI.
2. MORTAR, TYPE S. CONFORMING TO ASTM C270-73, MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI AT 28 DAYS. MIX: 1 PART PORTLAND CEMENT, 1/2 PART LIME PUTTY, 4-1/2 PARTS SAND BY VOLUME: IF PLASTIC TYPE CEMENT IS USED, OMIT LIME PUTTY.
3. GROUT: CONFORMING TO ASTM C476-71. MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS. MIX: 1 PART CEMENT, 3 PARTS SAND, 2 PARTS PEA GRAVEL. TO BE OF FLUID CONSISTENCY GROUT ALL CELLS CONTAINING REINFORCEMENT UNLESS OTHERWISE NOTED.
4. THE THICKNESS OF GOUT BETWEEN BLOCK UNITS AND REINFORCING STEEL SHALL BE NOT LESS THAN 1/2" BETWEEN PARALLEL REINFORCING BARS. NOT LESS THAN 3/4".
5. SEE REINFORCING STEEL NOTES AND STANDARD DETAILS FOR REBARS.

STRUCTURAL STEEL

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

GLUE WOOD LAMINATED BEAMS

1. DESIGN STRESSES: Fb = 2,400 PSI
   Fb = 165 PSI
   E = 1.8 X 10^6 PSI
2. LAMINATIONS SHALL BE OF DOUGLAS FIR / WESTERN LARCH, COMB, 24F- DF/DF. FABRICATED AS PER A.I.T.C. PS 56.73.
3. LICENSED FABRICATOR REQUIRED FOR ALL GLU-LAM BEAMS.

CONCRETE:

1. ALL CONCRETE SHALL BE REGULAR WEIGHT HARD ROCK TYPE 150 PCF. (U.N.O). AGGREGATES SHALL CONFORM TO ASTM C-33 WITH PROVEN SHRINKAGE CHARACTERISTICS OF LESS THAN 0.05%.
2. ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE: 3000 PSI. (TYPE V CEMENT.) SLAB ON GRADE: 3000 PSI.
3. ALL GRADE BEAMS, CAISSONS, PEICTION PILES AND STRUCTURAL SLAB: 3000 PSI - SPECIAL INSPECTION REQUIRED
4. CEMENT SHALL CONFORM TO ASTM CI50 TYPE V.
5. MAXIMUM SLUMP SHALL NOT EXCEED 3 INCHES.
6. CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR A MINIMUM OF 5 (FIVE) DAYS AFTER REPLACEMENT.
7. KEYED CONSTRUCTION JOINTS SHALL BE USED IN ALL CASES. ALL CONSTRUCTION JOINTS SHALL BE CLEANED AND ALL LAITANCE SHALL BE REMOVED. ALL VERTICAL JOINTS SHALL BE WETTED AND SLASHED WITH A COAT OF NEAT CEMENT IMMEDIATELY BEFORE PLACING NEW CONCRETE.
8. PIPES OTHER THAN ELECTRICAL CONDUITS SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED.

REINFORCING STEEL

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

FOUNDATION

1. FOUNDATION PLAN SHALL BE REVIEWED AND APPROVED BY THE SOIL ENGINEER PRIOR TO ISSUANCE OF BUILDING PERMIT.
2. FOUNDATION EXCAVATIONS SHALL BE EXAMINED AND CERTIFIED BY THE SOIL ENGINEER PRIOR TO THE PLACEMENT OF ANY REINFORCING STEEL OR CONCRETE.
3. HOLDOWN SPECIFICATIONS SHALL BE AS PER LATEST ISSUE OF SIMPSON CATALOG OR EQUAL. ALSO HOLDOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
4. ALL FOOTINGS MIN. EMBEDMENT SHOWN ON PLAN, SHALL BE INTO BEDROCK OR APPROVED SOIL.
5. THE FOUNDATION DESIGN IS BASED ON ADVANCED GEOTECH 2008.

STRUCTURAL

1. STRUCTURAL OBSERVATION IS REQUIRED PER MGD 110 FOR ALL SHEAR WALLS OVER 300 PLF.
2. CONTINUOUS INSPECTION REQUIRED FOR GRADE DM F'c = 3,000 PSI @ INVERTED FRAME.
3. LA CITY LICENSED FABRICATOR REQUIRED FOR GLULAM BH & STRUCTURAL STEEL.
4. WELDING TO BE DONE BY THE WELDERS CERTIFIED BY THE LA CITY BUILDING DEPARTMENT FOR STRUCT. STEEL.
5. CITY OF LA RESEARCH REPORT NUMBER IS REQUIRED FOR THE FOLLOWING ITEMS = HOLD DOWNS, FRAMING HARDWARE. SPECIFY MANUFACTURER. LARR# AND SHOW COMPLIANCE W/ CONDITIONS OF APPROVAL.
6. THE FOLLOWING APPLY TO ALL SHEAR WALLS W/ AN ALLOWABLE SHEAR WALL VALUE GREATER THAN 300 PLF - THESE WALLS SHALL BE CLEARLY IDENTIFIED ON THE PLANS:
   A/ PROVIDE 3X SILL PLATES FOR SILL THAT REST ON CONC. OR MASONRY.
   B/ PROVIDE 3XSTHDS BETWEEN ADJ. PANELS
   C/ PROVIDE 1/2" EDGE DISTANCE FOR PLYWD. BOUNDARY NAILING
   D/ PLATE WASHERS SHALL BE USED WITH ALL ANCHOR BOLTS.
   1/2" BOLT 2X2X3/16 5/8" BOLT - 2.5X2.5X1/4
   3/4" BOLT 2.75X2.75X5/16 7/8" BOLT - 3X3X3/8
7. ALL NAILING SHALL UTILIZE COMMON NAILS.
8. HOLD DOWNS SHALL BE LIMITED TO 75% OF THE ALLOWABLE VALUES LISTED IN CITY OF LA RESEARCH REPORTS.
9. PLATE WASHERS ARE REQUIRED FOR ALL HOLD DOWNS.
10. ALL HOLD DOWN ANCHOR NHTS SHALL BE TIGHTENED JUST PRIOR TO COVERING.
11. ALL BOLT HOLES SHALL BE DRILLED A MAX OF 1/16" OVERSIZED NOTE ON PLANS "INSPECTOR TO VERIFY"
12. STRUCT WOOD PANEL SHEAR WALLS SHALL BE COVERED W/ MIN. 2 LAYERS 15# FELT UNDERLAYMENT PRIOR TO PLACING FINISH MATERIAL.
13. FASTENERS DRIVEN INTO PRESERVATIVE- TREATED AND FIRE-RETARDENT-TREATED WOOD SHALL BE OF HOT DIPPED ZINC- COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.

DEAD LOADS
ROOF DEAD LOAD = 22 PSF MAX
FLOOR DEAD LOAD = 20 PSF MAX
EXTERIOR WALL DEAD LOAD = 18 PSF MAX
INTERIOR WALL DEAD LOAD = 10 PSF MAX

LIVE LOADS
ORDINARY ROOF LIVE LOAD = 20 PSF MAX
UNINHABITABLE ATTICS W/OUT STORAGE, LIVE LOAD = 10 PSF MAX
UNINHABITABLE ATTICS WITH STORAGE, LIVE LOAD = 20 PSF MAX
HABITABLE ATTICS WITH SLEEPING AREA, LIVE LOAD = 30 PSF MAX
ALL OTHER AREAS, LIVE LOAD = 40 PSF MAX
DECKS AND BALCONIES, LIVE LOAD = 60 PSF MAX

BASED UPON DOUGLAS FIR FRAMING MEMBERS	
CONNECTION	NAILING*
Post to pier pad, toe nail	3-16d or 4-8d
Girder to post, toe nail	3-16d or 4-8d
Joist to sill or girder, toe nail	3-8d
Bridging to Joist, toe nail each end	2-8d
Joists to blocking, end nail	16d top and bottom of each joist
Rim joist to joists, end nail	16d top and bottom of each joist
Rim joist to sill, toe nail	16d @ 16" o.c.
Floor joist lap @ bearing, face nail	2-16d
1"x6" or narrower subfloor sheathing to each joist, face nail	2-8d
Wider than 1"x6" subfloor sheathing to each joist, face nail	3-8d
2" Subfloor to joist or girder, blind and face nail	2-15d
Sole plate to joist or blocking, face nail	16d @ 16" o.c.
Top plate to stud, end nail	2-16d
Stud to sole plate	2-16d end nail, or 4-8d toe nail
Doubled studs, face nail	16d @ 24" o.c.
Double top plates, face nail	16d @ 16" o.c.
Top plates, laps and intersections, lace nail	2-16d
Continuous header, two pieces set on edge	16d @ 16" o.c. along each edge
Ceiling joist to plate, toe nail	3-8d
Continuous header to stud, toe nail	4-8d
Ceiling joists, lap over partitions, face nail	3-16d
Ceiling joist to parallel rafter, face nail	3-16d
Rafter to ridge	3-8d
Rafter ties, 2" lumber, face nail	3-16d
Rafter ties, 1" lumber, face nail	6-8d
Rafter to plate, toe nail	3-8d
1"x4" min. brace to each stud and plate, face nail	2-8d
1"x8" or narrower sheathing to each bearing, face nail	2-8d
Wider than 1"x8" sheathing to each bearing, face nail	3-8d
Built-up corner studs	16d @ 24" o.c.

ALL WORK TO BE DONE IN ACCORDANCE TO THE 2013 C.B.C	
HD	RR #25720-25625
CB	RR #25714
CC	RR#25552
FJA	RR #25726
MST	RR #25713
TS	RR #24064
A35	RR #25814
HI	RR #24818
CS	RR #25293
CMST	RR #25293
READ HEADS	RR #25280
SET EPOXY	RR #25279
ET EPOXY	RR #25279

WIND CRITERIA
OCCUPANCY CATEGORY II
WIND SPEED = 110 MPH
RISK CATEGORY II
WIND EXPOSURE CATEGORY B
Po = 17.7 PSF, Ph = 18.6 PSF

SEISMIC CRITERIA
SEISMIC IMPORTANCE FACTOR, Ie = 1.0
Ss = 2.314g, S1 = 0.813g
SITE CLASS C
SDs = 1.542g, SD1 = 0.813g
SEISMIC DESIGN CATEGORY D
LIGHT FRAME WOOD STRUCTURAL PANELS MWFRS
DESIGN BASE SHEAR = 21301.39 LB.
SEISMIC RESPONSE COEFFICIENT = 0.28944
RESPONSE MODIFICATION FACTOR, R = 6.5
EQUIVALENT LATERAL FORCE PROCEDURE, ASCE 7-10 SECTION 12.8

ALSO NOTE, ALL 6x BEAMS AND STRINGERS TO BE DF-L No. 1 or BETTER.
ALL 2x FRAMING MEMBERS TO BE DF-L No. 2 or BETTER (U.N.O)

SHEAR WALL SCHEDULE

SHEAR WALL TYPE	SHEATHING MATERIALS	PANEL NAILING ALL EDGES	PANEL NAILING FIELD	BLOCKING TO SILL/ DOUBLE TOP PLATE CONNECTION	ANCHOR BOLT OPTION	EMBED. DEPTH	VERTICAL HOLD DOWNS/STRAPPING AT EACH END GROUND LEVEL	VERTICAL HOLD DOWNS/STRAPPING AT EACH END ALL OTHER LEVELS
#1	1/2" CDX STRUCTURAL 1 PLYWOOD	10d @ 6" o.c.	10d @ 12" o.c.	SIMPSON A35 @ 24" o.c. or 16d @ 4" o.c.	5/8" Φ BOLTS @ 24" o.c.	9"	4x4 FRAMING POST SIMPSON HDU5-SDS2.5 w/10-SDS1/4" x 2 1/2"	4x4 FRAMING POST SIMPSON MTSC52 w/44-16d SINKERS
#2	1/2" CDX STRUCTURAL 1 PLYWOOD	10d @ 4" o.c.	10d @ 12" o.c.	SIMPSON A35 @ 16" o.c. or 16d @ 4" o.c.	5/8" Φ BOLTS @ 24" o.c.	9"	4x4 FRAMING POST SIMPSON HDU5-SDS2.5 w/14-SDS1/4" x 2 1/2"	4x4 FRAMING POST SIMPSON MTSC66 w/54-16d SINKERS
#3	1/2" CDX STRUCTURAL 1 PLYWOOD	10d @ 3" o.c.	10d @ 12" o.c.	SIMPSON A35 @ 8" o.c. or 16d @ 4" o.c.	5/8" Φ BOLTS @ 16" o.c.	9"	4x6 FRAMING POST SIMPSON HDU8-SDS2.5 w/20-SDS1/4" x 2 1/2"	4x4 FRAMING POST SIMPSON MTS72 w/62-16d
#4	1/2" CDX STRUCTURAL 1 PLYWOOD	10d @ 2" o.c.	10d @ 12" o.c.	SIMPSON A35 @ 8" o.c. or 16d @ 4" o.c.	5/8" Φ BOLTS @ 12" o.c.	12"	4x6 FRAMING POST SIMPSON HDU8-SDS2.5 w/20-SDS1/4" x 2 1/2"	4x4 FRAMING POST SIMPSON MTS72 w/62-16d
DOUBLE SIDED #1	1/2" CDX STRUCTURAL 1 PLYWOOD ON EACH SIDE OF WALL	10d @ 6" o.c.	10d @ 12" o.c.	SIMPSON A35 @ 8" o.c. or LTP4 or SDS Screw 3" o.c.	5/8" Φ BOLTS @ 12" o.c.	12"	4x6 FRAMING POST SIMPSON HDU8-SDS2.5 w/20-SDS1/4" x 2 1/2"	4x6 FRAMING POST SIMPSON HDU8-SDS2.5 w/20-SDS1/4" x 2 1/2"
DOUBLE SIDED #2	1/2" CDX STRUCTURAL 1 PLYWOOD ON EACH SIDE OF WALL	10d @ 4" o.c.	10d @ 12" o.c.	SIMPSON A35 @ 8" o.c. or LTP4 or SDS Screw 3" o.c.	5/8" Φ BOLTS @ 12" o.c.	12"	4x6 FRAMING POST SIMPSON HDU14-SDS2.5 w/36-SDS1/4" x 2 1/2"	4x6 FRAMING POST SIMPSON HDU14-SDS2.5 w/36-SDS1/4" x 2 1/2"
DOUBLE SIDED #3	1/2" CDX STRUCTURAL 1 PLYWOOD ON EACH SIDE OF WALL	10d @ 3" o.c.	10d @ 12" o.c.	SIMPSON A35 @ 6" o.c. or LTP4 or SDS Screw 3" o.c.	5/8" Φ BOLTS @ 8" o.c.	12"	6x6 FRAMING POST SIMPSON HDU14-SDS2.5 w/36-SDS1/4" x 2 1/2"	6x6 FRAMING POST SIMPSON HDU14-SDS2.5 w/36-SDS1/4" x 2 1/2"
DOUBLE SIDED #4	1/2" CDX STRUCTURAL 1 PLYWOOD ON EACH SIDE OF WALL	10d @ 2" o.c.	10d @ 12" o.c.	SIMPSON A35 @ 4" o.c. or LTP4 or SDS Screw 3" o.c.	5/8" Φ BOLTS @ 6" o.c.	12"	6x6 FRAMING POST SIMPSON HDU14-SDS2.5 w/36-SDS1/4" x 2 1/2"	6x6 FRAMING POST SIMPSON HDU14-SDS2.5 w/36-SDS1/4" x 2 1/2"

SHEAR WALL NOTES
1. ALL PLYWOOD EDGES, HORIZONTAL AND VERTICAL, TO BE PROVIDED WITH A MIN. 4x FRAMING MEMBER/CONTINUOUS BLOCKING.
   (a) WHEN EDGE NAILING AT SILL IS 4" o.c. or GREATER, SINGLE 2x SILL PERMITTED.
   (b) WHEN EDGE NAILING AT SILL IS 3" o.c. OR LESS, USE DOUBLE 2x SILL PLATE, SIMILAR TO DOUBLE TOP PLATE.
   (c) WHEN EDGE NAILING IS 3" o.c. or LESS, STAGGER EDGE NAILING AROUND CENTERLINE OF FRAMING ELEMENTS PER LATES
2. ALL NAILS SHALL BE COMMON NAILS, AND 16d COMMON NAILS TO BE USED AT SILL PLATES.
3. SDS SCREWS ARE TO BE 1/4" DIAMETER x 6" LONG SHANK, WITH A MINIMUM PENETRATION OF 3" INTO BLOCKING or RIM JOISTS.
4. MIN. 3x FRAMING MEMBER SHALL BE USED WHEN SILL PLATE COMES INTO CONTACT WITH CONCRETE FOUNDATION. THESE SILLS SHALL BE PRESSURE
5. DOUBLE 2x or 4x FRAMING MEMBERS REQUIRED AT ALL DOUBLE SIDED SHEAR WALLS.
6. WHEN USING ANCHOR BOLTS, ALL PLATE WASHERS SHALL BE A MINIMUM OF 3" x 3" x 1/4".

M. LOS ANGELES REGIONAL UNIFORM CODE PROGRAM
COMMITTEE I-3: STRUCTURAL OBSERVATION

STRUCTURAL OBSERVATION PROGRAM
AND DESIGNATION OF THE
STRUCTURAL OBSERVER

PROJECT ADDRESS: 1440 WEST OLYMPIC BLVD PERMIT APPL. NO.:

Description of Work: NEW OFFICES WITHIN WAREHOUSE

Owner: Architect: Engineer:

STRUCTURAL OBSERVATION (only checked items are required)			
Firm or Individual to be responsible for the Structural Observation: Name: Phone: Calif. Registration:			
FOUNDATION	WALL	FRAME	DIAPHRAGM
☐ Footing, Stem Walls, Piers	☐ Concrete	☐ Steel Moment Frame	☐ Concrete
☐ Mat Foundation	☐ Masonry	☐ Steel Braced Frame	☐ Steel Deck
☐ Caisson, Piles, Grade Beams	■ Gypsum Wood shear walls	☐ Concrete Moment Frame	■ Wood roof sheating
☐ Stepp'g/Retain'g Foundation Hillside Special Anchors	☐ Wood floor and Roof framing	☐ Masonry Wall Frame	☐ Others:
☐ Others:	☐ Others:	☐ Others:	

DECLARATION BY OWNER

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

Signature Date

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

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

Signature License No. Date

REVISIONS BY

MOBBIL INC
DESIGN, PERMIT, CONSTRUCTION
STRUCTURAL ENGINEERING CONSULTANT
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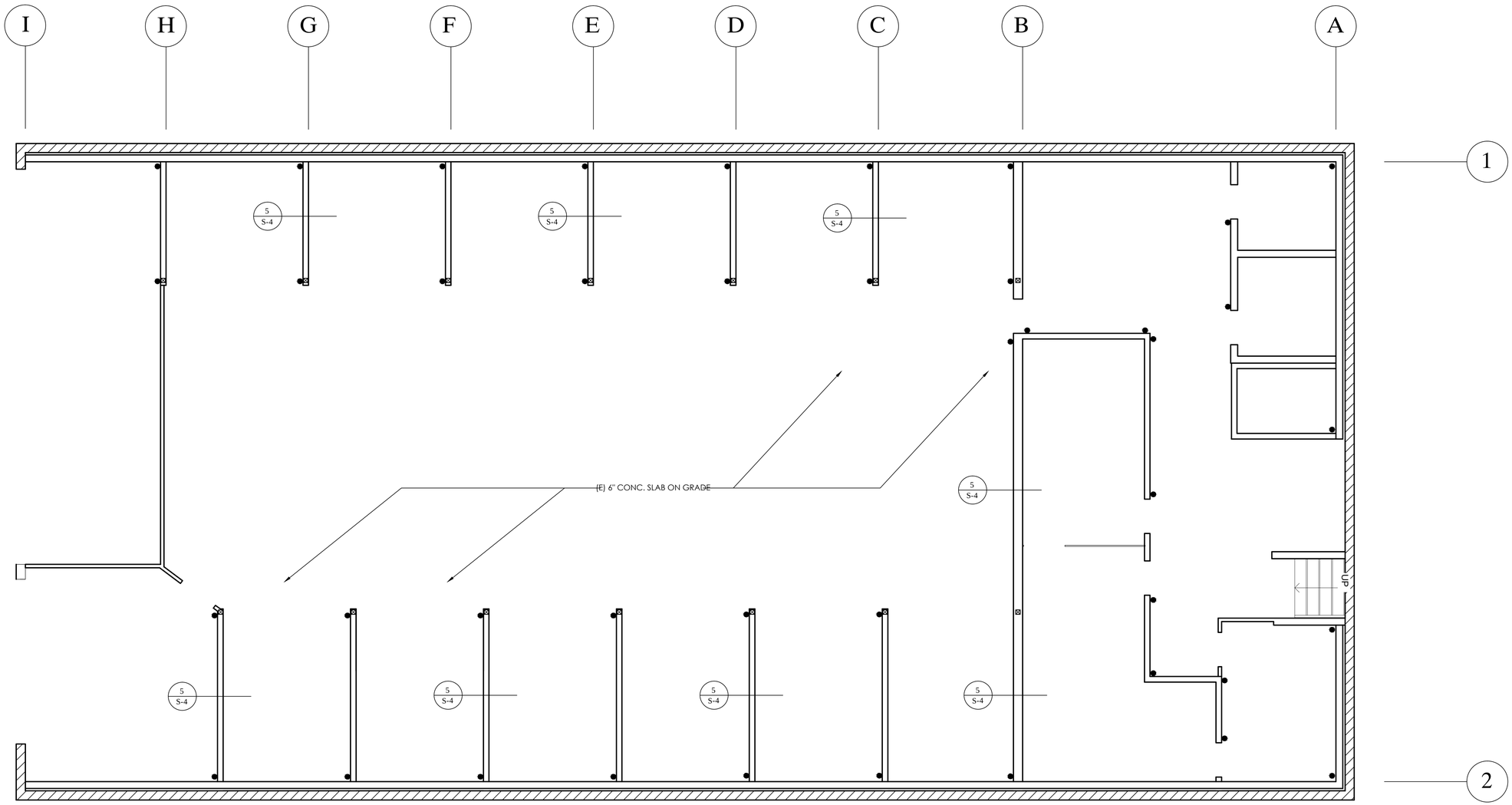
FAX: (310) 585-4427
1507 WESTWOOD BLVD #147
LOS ANGELES, CA 90024

TI IMPROVEMENT @
ADDRESS: 1440 WEST OLYMPIC BLVD
LOS ANGELES, CA
OWNER:

NOTES

DATE:05/20/2016
DRAWN: SM
SCALE: 1/4" – 1'
JOB:
SHEET:
S-1.0
OF



● **INDICATES SIMP. HDU 5 HOLDOWN (U.N.O)**

⊠ **INDICATES 4x4 POST (U.N.O)**

FOUNDATION PLAN

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

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FOUNDATION PLAN

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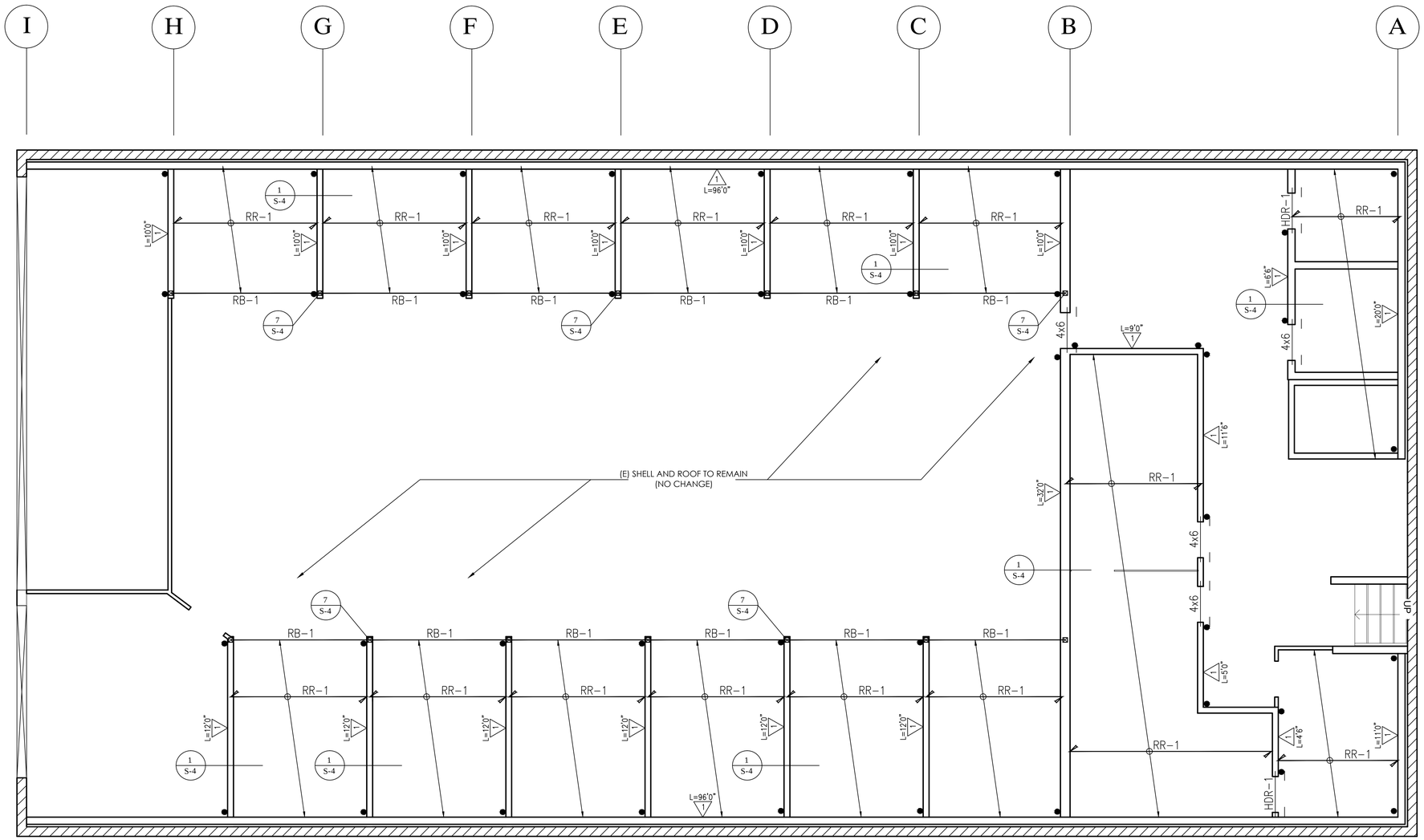
S-2.0
OF



ROOF FRAMING PLAN

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

NOTE:
AT INTERSECTING SHEAR WALLS LAY PLYWOOD PRIOR TO FRAMING CROSS ALLS.

SHEARWALL SCHEDULE SEE PAGE S-1
INDICATES SIMP. HDU 5 HOLDOWN (U.N.O)
INDICATES SIMP. MST 37 HORZ.STRAP.
INDICATES 4x4 POST (U.N.O)

LEGEND:

RR-1 2x10 @ 16" O.C.
RB-1 4x10
ALL OTHER HDR'S TO BE 4x6 (U.N.O)

ROOF DIAPHRAGM
USE 1/2" CDX PLYW'D
W/ 16d NAILS @ 6"/6"/12"

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TI IMPROVEMENT @
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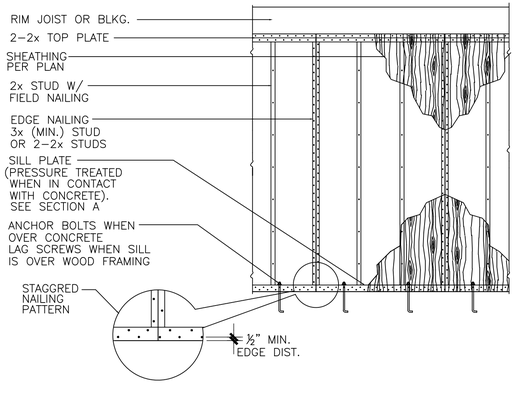
OWNER:

ROOF FRAMING PLAN

DATE:05/20/2016
DRAWN: SM
SCALE: 1/4" = 1'
JOB:
SHEET:
S-3.0
OF

TYPICAL SHEAR WALL ELEVATION



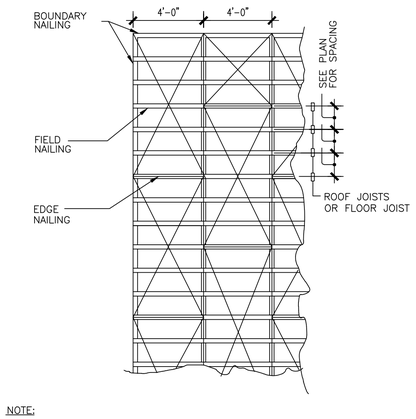
SHEAR WALL SCHEDULE (S.W.S.)

CONFORMING TO 2012 IBC, 2013 CBC , 2014 LABC.

DESCRIPTION			NAILING [1]			TOP PLATE CONNECTION	ANCHOR BOLTS [2]				75 % VALUE	100 % VALUE
-	MATERIAL	3x FRMG.	SIZE	EDGE	FIELD	A35 / LTP4	1/2"ø	EMBED DEPTH				
A	1/2" GYPSUM SHEATHING	NO	No.6	8"	12"	32"	48"	4"				340 plf

1. USE No. 6 TYPES S OR W DRYWALL SCREWS x 1 1/4" LONG
2. USE POWER STUD+ SD1 CONCRETE WEDGE ANCHORS 1/2"ø x 6"LONG

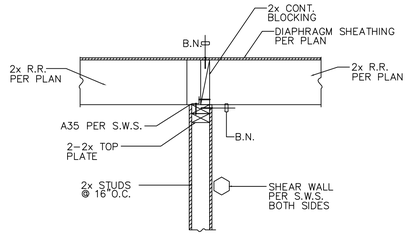
TYPICAL SHEAR WALL — 1



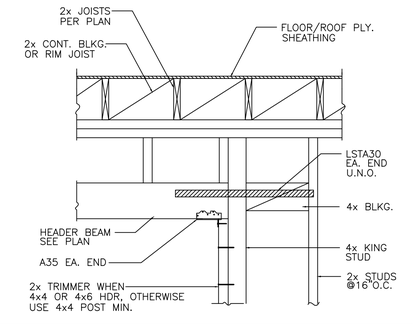
NOTE:

1_ RUN LONG DIMENSIONS OF PLYWOOD PERPENDICULAR TO JOIST.
2_ STAGGER PLYWOOD EDGES AS SHOWN.
3_ SEE FRAMING PLAN FOR PLYWOOD TYPE AND NAIL SIZE AND SPACING.
4_ NAILS SHALL HAVE MIN. 3/8" EDGE DISTANCE
5_ MIN. PLYWOOD SIZE SHALL BE 2'–0"x4'–0"
6_ PLYWOOD NAILING SHALL BE INSPECTED PRIOR TO COVERING.

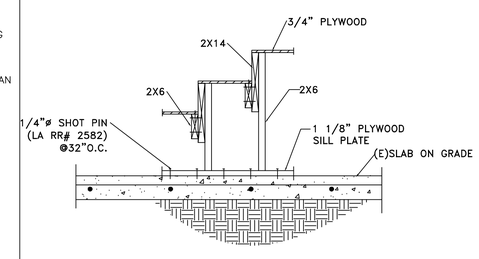
TYPICAL ROOF DIAPHRAGM — 2



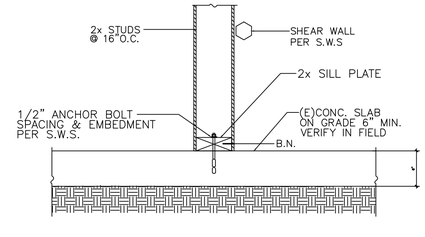
TYPICAL SHEAR WALL TOP CONNECTION — 3



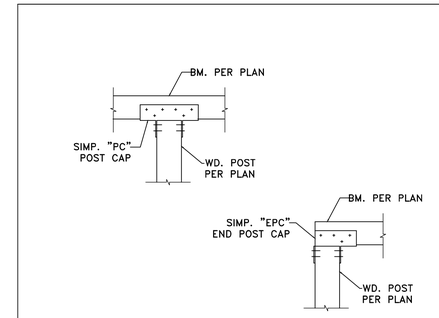
TYPICAL HEADER ASSEMBLY WHEN ADJACENT TO SHEAR WALL — 4



TYPICAL STAIRS TO SLAB CONNECTION — 6



TYPICAL SHEAR WALL BOTTOM CONNECTION — 5



TYPICAL BEAM TO POST CONNECTION DETAIL — 7

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