

ALL STRUCTURAL PLANS AND CALCULATIONS TO COMPLY WITH CBC 2019 AND 2020 LABC

GENERAL

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT SITE AND NOTIFY THE ARCHITECT OF ALL DISCREPANCIES.
- SEE ARCHITECTURAL DRAWINGS FOR DOORS, WINDOWS, NON BEARING INTERIOR AND EXTERIOR WALLS, ELEVATIONS, SLOPES, STAIRS, CURBS, DRAINS, DEPRESSIONS, RAILINGS, WATERPROOFING, FINISHES, ETC.
- ALL WORKMANSHIP AND MATERIALS SHALL BE GOOD QUALITY. WHERE NOT SHOWN ON THE PLANS THE CONTRACTOR SHALL MEET INDUSTRY STANDARDS AND LOCAL CODES.
- THE NOTES ON THIS SHEET SHALL BE USED WHEREVER APPLICABLE UNLESS OTHERWISE NOTED ON THE DRAWINGS; NOTES & DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES & TYPICAL DETAILS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY & PROTECTION IN AND AROUND JOB SITE & OR ADJACENT PROPERTIES.
- OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVE SHALL NEITHER BE CONSIDERED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.
- ALL CONCRETE AND REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH GOOD QUALITY STANDARD PRACTICE. CONCRETE AND MASONRY SHALL BE ADEQUATELY CURED BEFORE REMOVING SHORING.
- CONTRACTOR TO VERIFY ALL CONDITIONS BUT NOT LIMITED TO FOUNDATION AND FRAMING PRIOR TO OR DURING THE CONSTRUCTION AND NOTIFY OUR CO. IMMEDIATELY OF ANY DISCREPANCY.

CONCRETE

- MINIMUM CONCRETE STRENGTH SHALL BE:
  - A. CONTINUOUS FOOTINGS, PADS, SLABS ON GRADE: 2500 PSI ; B. GRADE BEAMS: 3000 PSI ; C. CAISSONS : 3000 PSI
  - D. STRUCTURAL SLABS, BEAMS, GIRDERS : 3000 PSI ; E. COLUMNS: 3000 PSI ; F. WALLS : 2500 PSI
 (REQUIRED SPECIAL INSPECTION BY A DEPUTY INSPECTOR)  
 (CONTINUOUS INSPECTION IS REQUIRED FOR ALL CONCRETE IN EXCESS OF 2500 PSI)
- CEMENT SHALL CONFORM TO ASTM C150, TYPE I, 11, OR 111 PORTLAND CEMENT.
- HARD ROCK AGGREGATES SHALL CONFORM TO ASTM C33, THEIR MAXIMUM SIZE SHALL BE 1 1/2 INCHES FOR FOOTINGS, CAISSONS, AND GRADE BEAMS AND 1" FOR ALL OTHER WORK.
- LIGHTWEIGHT AGGREGATES (CONFORM TO ASTM C330) SHALL BE APPROVED AND THEIR MAXIMUM SIZE SHALL BE 1/2".
- BEFORE CONCRETE IS POURED, CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, ETC. RELATING TO WORK.
- ONLY ONE GRADE OF CONCRETE SHALL BE POURED ON THE JOB AT ONE TIME.
- ALL SLEEVES NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE LOCATED BY THE TRADES INVOLVED AND SHALL BE APPROVED BY THE ENGINEER.
- CONCRETE COVER OVER REINFORCING SHALL BE AS FOLLOWS:
  - A. POURED AGAINST EARTH 3 INCHES.
  - B. EXPOSED TO EARTH, BUT POURED AGAINST FORMS 2 INCHES.
  - C. MAIN BARS IN COLUMN 4 BEAMS 2 INCHES
  - D. STRUCTURAL SLAB 1 INCH
 CONCRETE GROUT SHALL BE NON-SHRINKING WITH SUFFICIENT WATER TO ALLOW POURING. ULTIMATE COMPRESSIVE STRENGTH FC AT 28 DAYS SHALL BE 2000 PSI.
- CONCRETE STRUCTURAL MEMBERS (SLABS, BEAMS, ETC) SHALL NOT BE STRIPPED UNTIL THE CONCRETE HAS REACHED ITS DESIGN STRENGTH.
- STRUCTURAL SLABS SHOULD REMAIN SHORED FOR 28 DAYS. SHORINGS COULD BE REPLACED AND RE-SHORED IMMEDIATELY AT MID-SPANS AFTER 7 DAYS.

BLOCK MASONRY

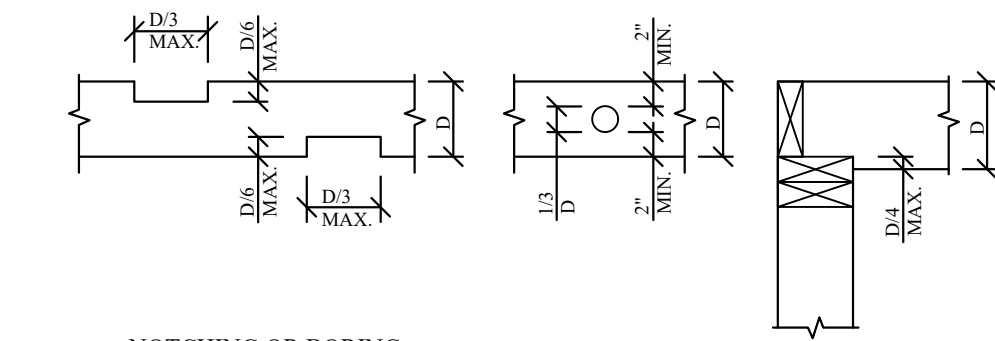
- UNITS SHALL BE MEDIUM WEIGHT CONCRETE BLOCK, GRADE N, CONFORMING TO ASTM C90 WITH AN ULTIMATE COMPRESSIVE STRENGTH FM=1,500 PSI.
- GROUT SHALL BE OF FLUID CONSISTENCY. GROUT MIX SHALL BE ONE PART CEMENT, THREE PARTS SAND AND MAY CONTAIN AN ADDITIONAL TWO PARTS FEA GRAVEL IF GROUT SPACERS ARE 4 INCHES OR MORE IN EVERY DIRECTION. FC-2,000 AT 28 DAYS. MINIMUM SLUMP SHALL BE 9" TO 11".
- MORTAR SHALL CONFORM TO ASTM C270. MORTAR SHALL BE ONE PART CEMENT, THREE PARTS SAND, 1/4 PART LIME PUTTY OR HYDRATED LIME, FC-2,000 PSI AT 28 DAYS. TYPE "S".
- ALL CELLS CONTAINING GROUT SHALL BE CONSOLIDATED BY PLODDING OR VIBRATING DURING PLACING AND RECONSOLIDATED AFTER EXCESS MOISTURE HAS BEEN ABSORBED BUT BEFORE PLASTICITY IS LOST.
- REINFORCING SHALL HAVE A MINIMUM LAP OF 40 BARS DIAMETERS OR 2'-0" WHICHEVER IS LARGER.
- CEMED CELLS CONTAINING REINFORCEMENT SHALL BE GROUTED SOLID AND FOURS SHALL BE STOPPED 1/2" BELOW THE TOP OF A COURSE TO FORM A KEY AT JOINTS.
- ALL BLOCK WALLS TO BE RUNNING BOND UNLESS NOTED OTHERWISE.

REINFORCING STEEL

- ALL REINFORCING STEEL SHALL BE NEW STOCK DEFORMED BARS CONFORMING TO ASTM A615 AS FOLLOWS UNLESS OTHERWISE SHOWN:
  - A. (CONTINUOUS FOOTINGS, PADS, SLAB GRADE 40) B. (GRADE BEAMS & CAISSONS GRADE 40)
  - C. (STRUCTURAL SLABS, BEAMS, GIRDERS GRADE 60) D. (COLUMNS GRADE 60) E. (WALLS GRADE 40)
- ALL BARS SHALL BE FREE OF LOOSE FLAKY RUST AND SCALE, GREASE, OR OTHER MATERIAL WHICH MIGHT AFFECT OR IMPAIR BOND.
- WELDING OF REINFORCING STEEL: FIELD WELDING OF REINFORCING STEEL SHALL BE PERFORMED BY WELDERS SPECIFICALLY CERTIFIED FOR REINFORCING STEEL. PRIOR TO WELDING, THE CARBON EQUIVALENT (CE) OF STEEL SHALL BE DETERMINED. REINFORCING STEEL WHOSE "CE" % SHALL NOT BE WELDED. EXCEPT FOR REINFORCING STEEL CONFORMING TO ASTM CANNOT BE IDENTIFIED OR WHOSE "CE" EXCEEDS 0.75 A-706 REINFORCING STEEL BE PREHEATED AS SHOWN IN TABLE 1, RGA 3-77. IN ADDITION, STEEL WITH "CE" BETWEEN 0.66 AND 0.75% SHALL BE WELDED ONLY WHEN PRIOR QUALIFICATIONS TESTS VERIFY AN ACCEPTABLE WELDABILITY.
- ALL BENDS TO MADE COLD.
- DO NOT WELD GRADE 60 REINFORCING UNLESS SPECIAL APPROVAL IS OBTAINED FROM STRUCTURAL ENGINEER.

STRUCTURAL STEEL

- CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST AISC STANDARD PRACTICES.
- STRUCTURAL STEEL MEMBERS SHALL CONFORM TO ASTM A36 & REINFORCING BARS ASTM A615.
- PIPE COLUMNS SHALL CONFORM TO ASTM A53 FOR GRADE B, TUBING ASTM A501
- BOLTED CONNECTIONS USED SHALL CONSIST OF UNFINISHED BOLTS CONFORMING TO ASTM A307, UNLESS OTHERWISE NOTED. BOLTS SHALL BE 1/2" DIAMETER, UNLESS NOTED OTHERWISE.
- ALL FABRICATIONS SHALL BE DONE IN THE SHOP OF A LICENSED FABRICATOR OR UNDER CONTINUOUS INSPECTION.
- WELDING SHALL BE DONE BY CERTIFIED WELDERS USING E60 ELECTRODES. CONTINUOUS INSPECTION REQUIRED FOR FIELD WELDING ONLY, UNLESS NOTED OTHERWISE ON THE PLANS.
- WELDING TO BE DONE BY WELDERS CERTIFIED BY THE L.A. CITY OR LOCAL BUILDING DEPARTMENT.



NOTCHING OR BORING FLOOR JOISTS (NOTCHING NOT PERMITTED IN MIDDLE 1/3 JOIST SPAN)

EXTERIOR WALLS AND BEARING PARTITIONS

NON-BEARING PARTITIONS

SIMPSON PRODUCT LARR#	ICC-ESR.#	SEP. INS. REQ.
POST BASE	24818	NO
COLUMN C	22086	NO
HDUS HOLDOWN	25720	NO
STRAPS	25713	NO
PDPM/PDPMW	25469	NO
ET 22 EPOXY	25120	YES
TORCH-DOWN	1388	NO
ASPHALT ROLL	1389	NO
ASPHALT SHINGLES	1389	NO
CONCRETE TILE/SLATE	2567	NO

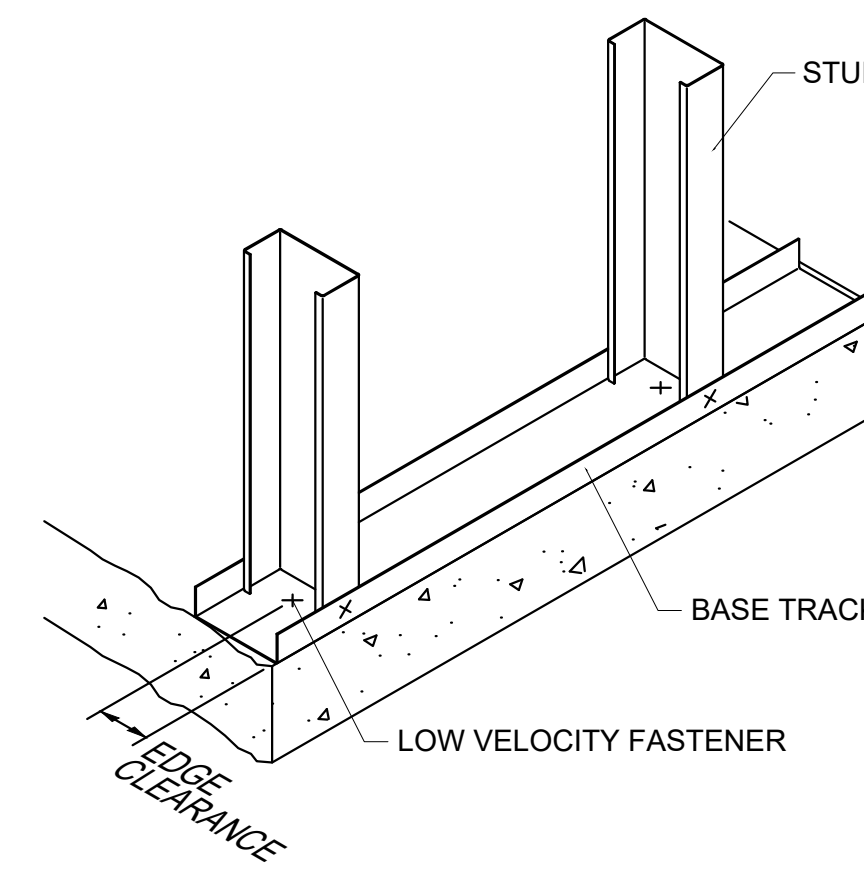
SHEAR WALLS MORE THAN 300 PSF NEEDS SEP. INS. REQ.  
WHERE WATERPROOF MEMBRANE IS REQUIRED, USE Miradri 860 OR APPROVED EQUIVALENT

NOTE TO CONTRACTOR

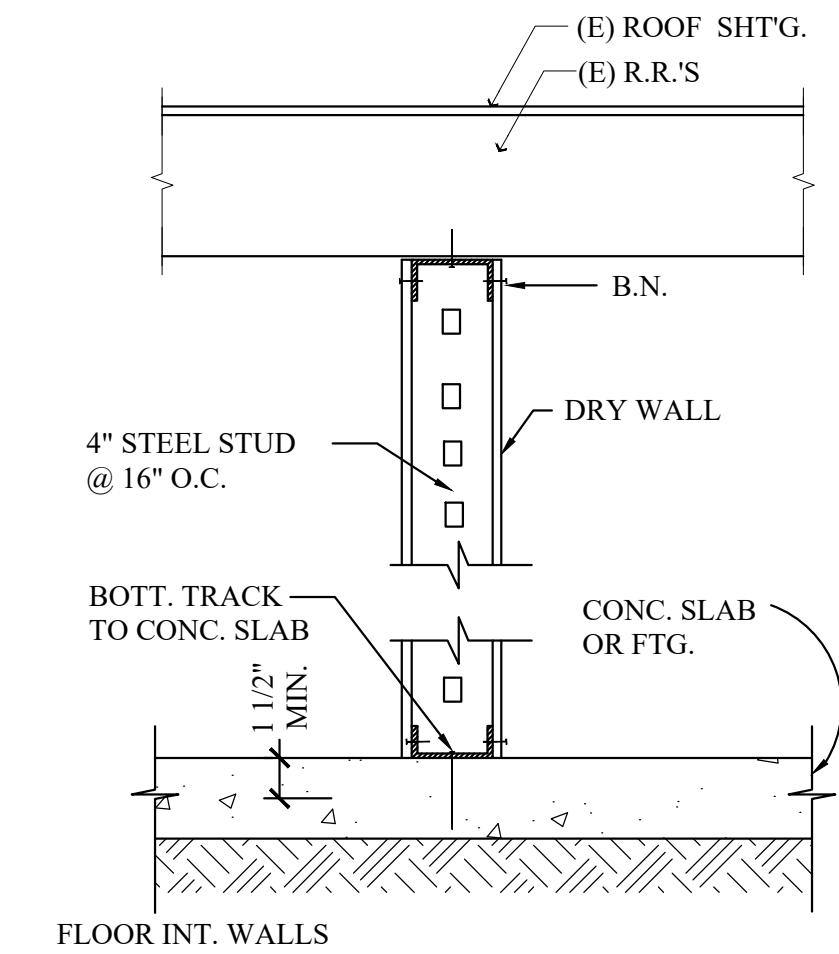
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS INCLUDING APPLICABLE BUILDING AND ZONING CODES PRIOR TO THE START OF THE CONSTRUCTION AND NOTIFY ARCHITECT CHARLES HEFNER AND ASA ENGINEERING DESIGN SERVICES AT 818-997-1030 IMMEDIATELY OF ANY DISCREPANCY.
- PROPERTY OWNER'S CONTRACTORS AND/OR THEIR AGENT ARE NOT TO ALTER THE SCOPE OF THE PROJECT AND THE PERMITTED PLANS, UNLESS BY THE WRITTEN AGREEMENT WITH ASA ENGINEERING DESIGN SERVICES PRIOR TO ANY CHANGES AND OBTAINING REQUIRED PERMITS FROM THE CITY OF LA. DEPT. OF BUILDING AND SAFETY.

DISCLAIMER

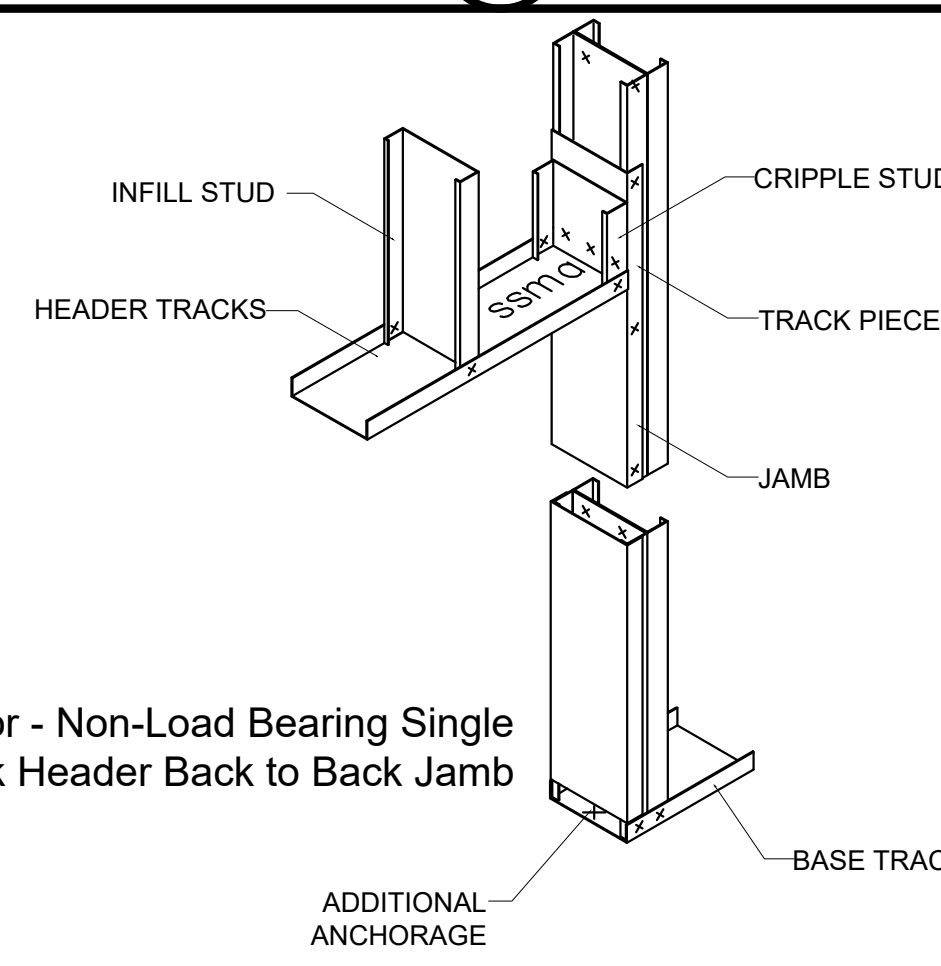
THE PROJECT ARCHITECT OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ACTION TAKEN BY ANYONE ON THE PROJECT IF THAT PERSON HAS KNOWLEDGE OF ANY DISCREPANCY, OMISSION, OR AMBIGUITY IN THE CALCULATIONS, OR SPECIFICATIONS, UNTIL THE PROJECT ARCHITECT OR ENGINEER HAS BEEN NOTIFIED, CORRECTED THE DISCREPANCY, MADE THE INCLUSION, OR MORE CLEARLY EXPLAINED THE INTENT OF THE CALCULATIONS, DRAWINGS OR SPECIFICATIONS.



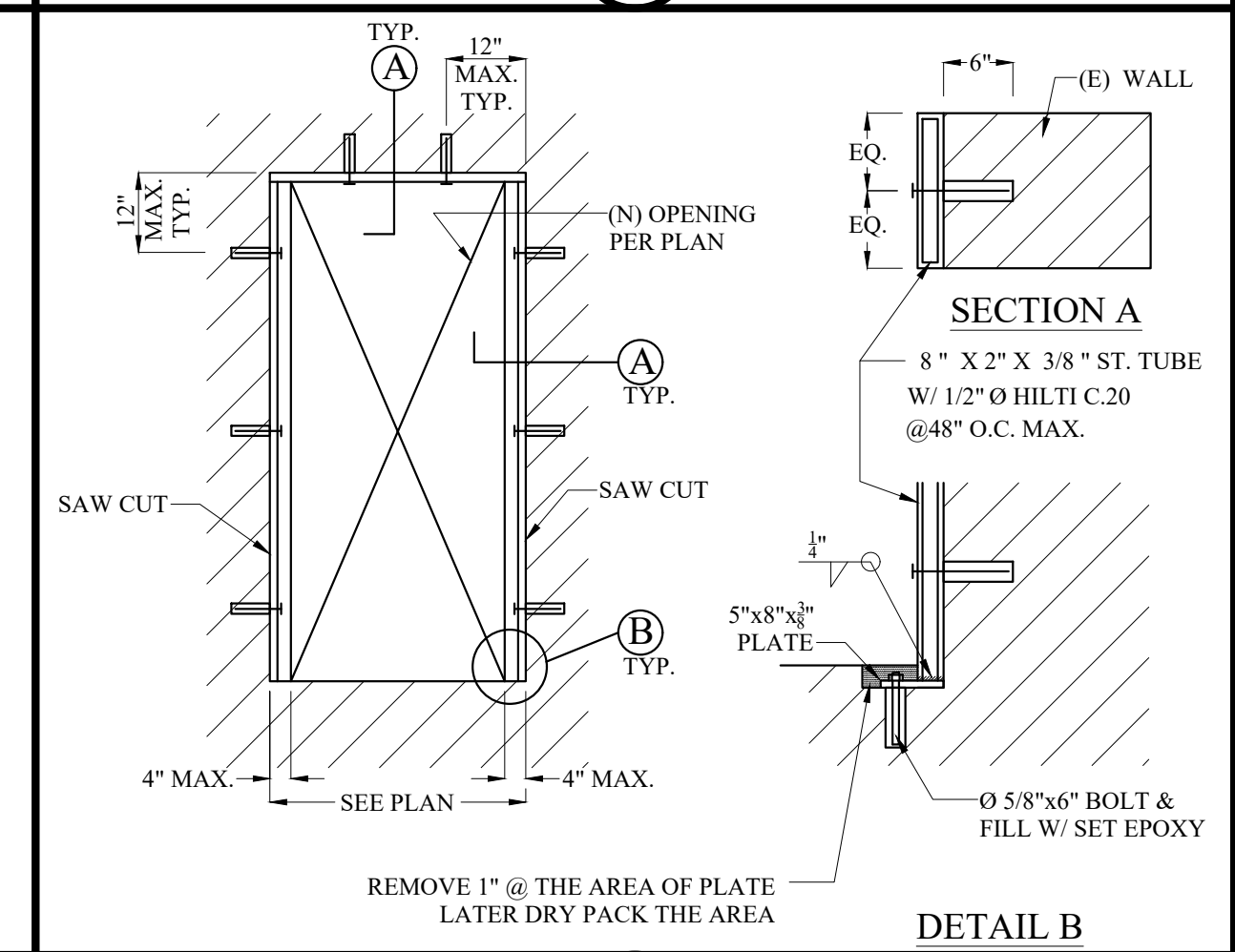
CEMCO ST. STUDS OR EQUAL 400XCS16 @ 16" O.C. ICBO ES 3403-P



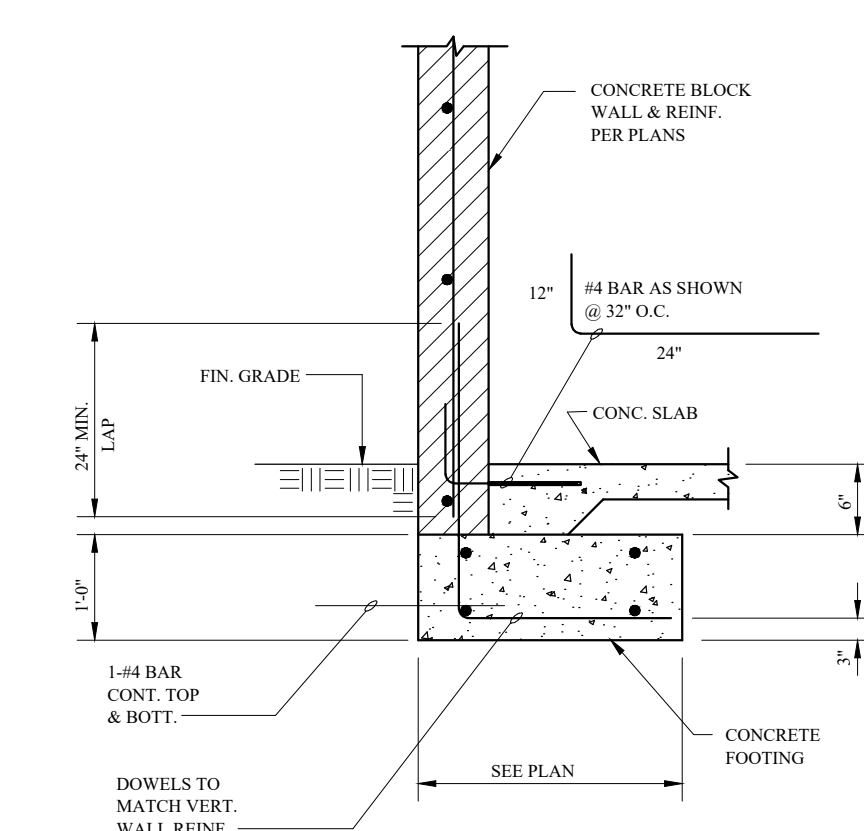
FLOOR INT. WALLS



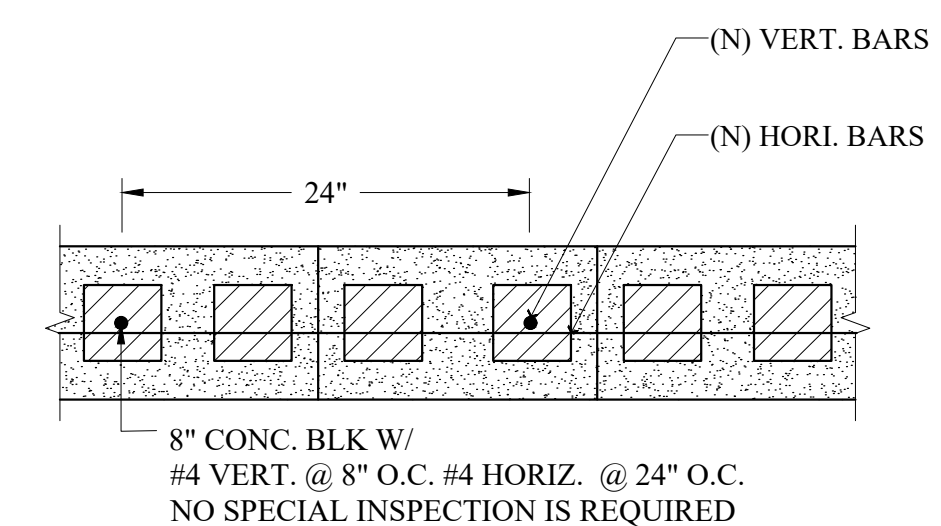
Door - Non-Load Bearing Single Track Header Back to Back Jamb



REMOVE 1" @ THE AREA OF PLATE LATER DRY PACK THE AREA



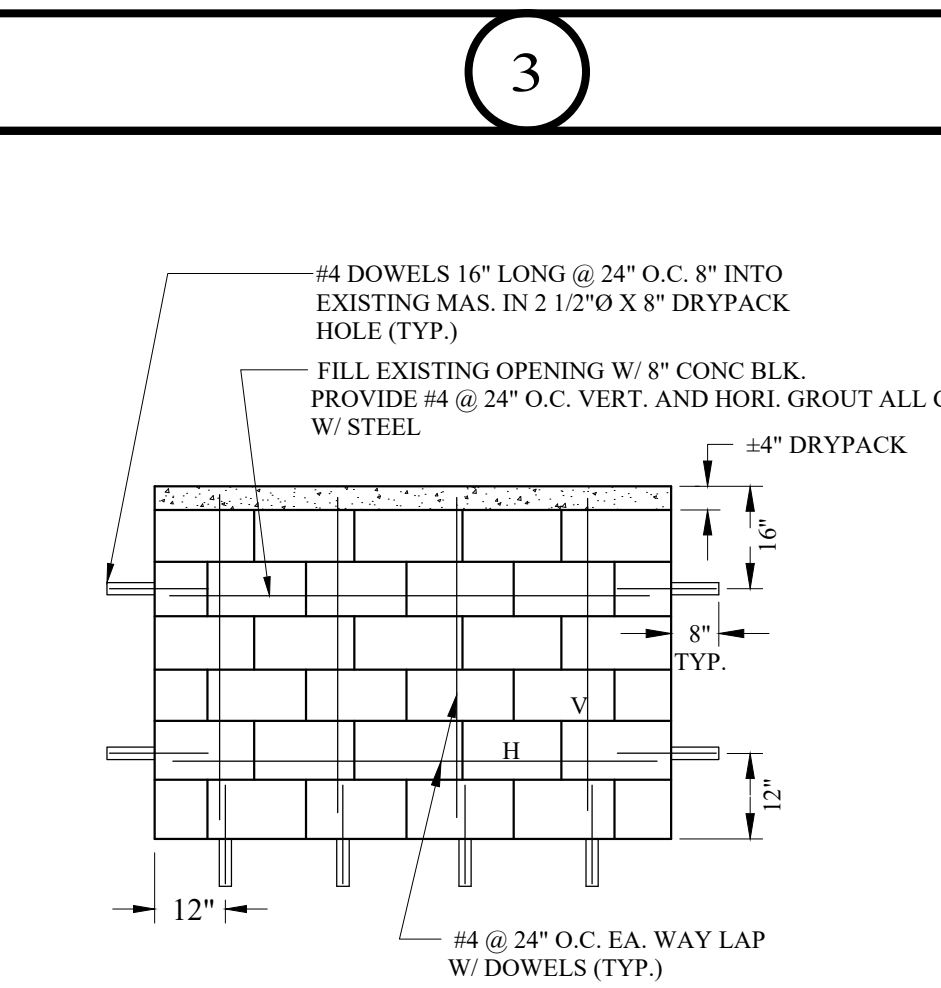
CONCRETE BLOCK WALL & REINFORCING PER PLANS



8" CONC. BLK W/ #4 VERT. @ 8" O.C. #4 HORIZ. @ 24" O.C. NO SPECIAL INSPECTION IS REQUIRED

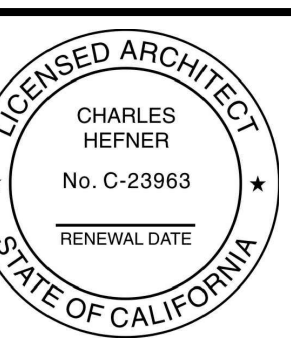


CONCRETE SLAB & FOOTING



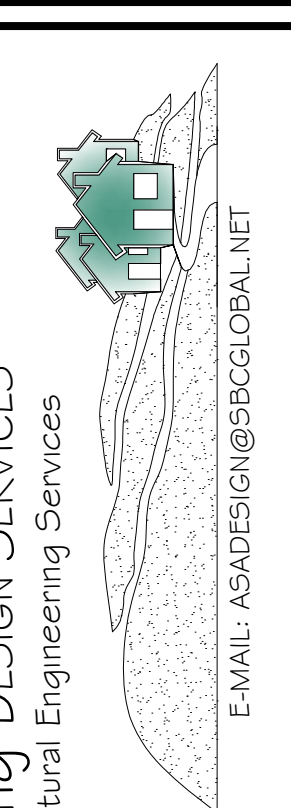
#4 @ 24" O.C. EA. WAY LAP W/ DOWELS (TYP.)

REVISIONS	BY



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SCOPE: T.I. & CHANGE OF USE  
CLIENT: BUILT  
ADDRESS: 55761 29 PALMS HWY

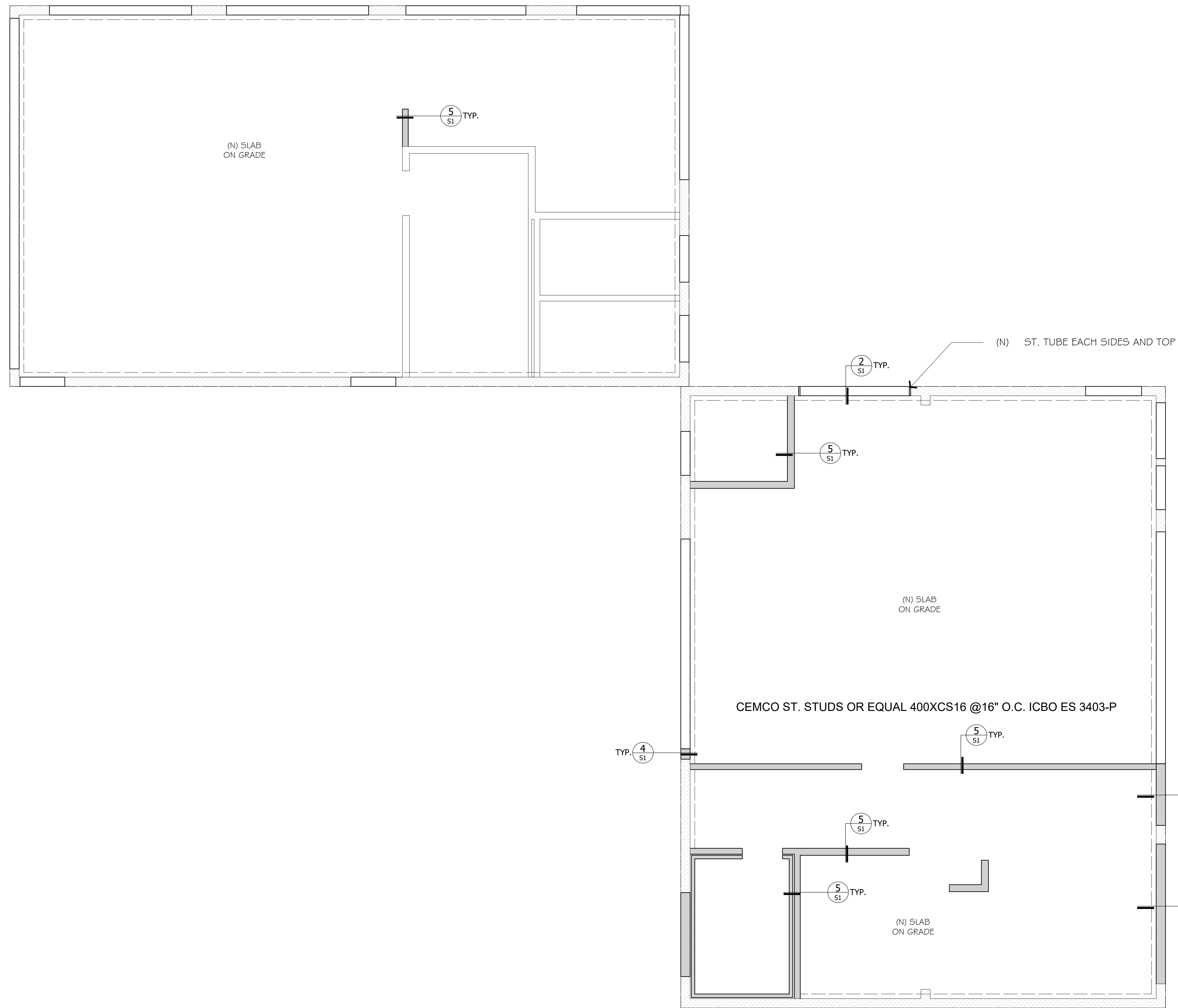


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DATE:	11/22/2021
SCALE:	AS SHOWN
DRAWN:	
CHECKED:	
JOB NO.:	21-089 (10-1)
INDEX:	

SHEET  
**S-1**  
**G.N.**  
OF SHEETS



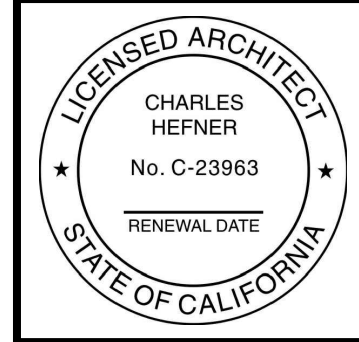


LEGEND	
	EXISTING FTG.
	NEW WALL
	EXISTING WALL
	REMOVED WALL
	CMU WALLS

**NOTES & LEGEND:**

- 1 - ALL EXISTING EXTERIOR WALLS ARE CMU (E) AND (N).
- 2 - NEW INTERIOR WALL ARE SEMGO ST STUDS PER DETAILS.
- 3 - NO CHANGE OF ROOF RAFTERS.
- 4 - ALL FOOTINGS ARE (E) IN CASE OF MISSING FOOTING USE DETAIL PROVIDED ON DETAIL SHEET. 7/51

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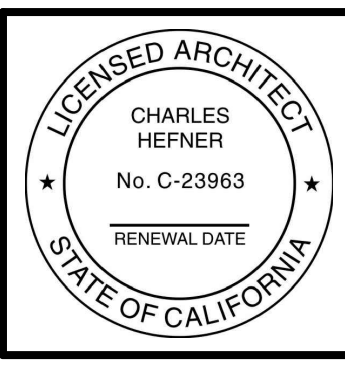
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SHEET  
**S-2**  
 OF SHEETS

**FOUNDATION PLAN**  
 Scale: 1/4" = 1'-0"

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**SCOPE: T.I. & CHANGE OF USE**  
**CLIENT: BUILT**  
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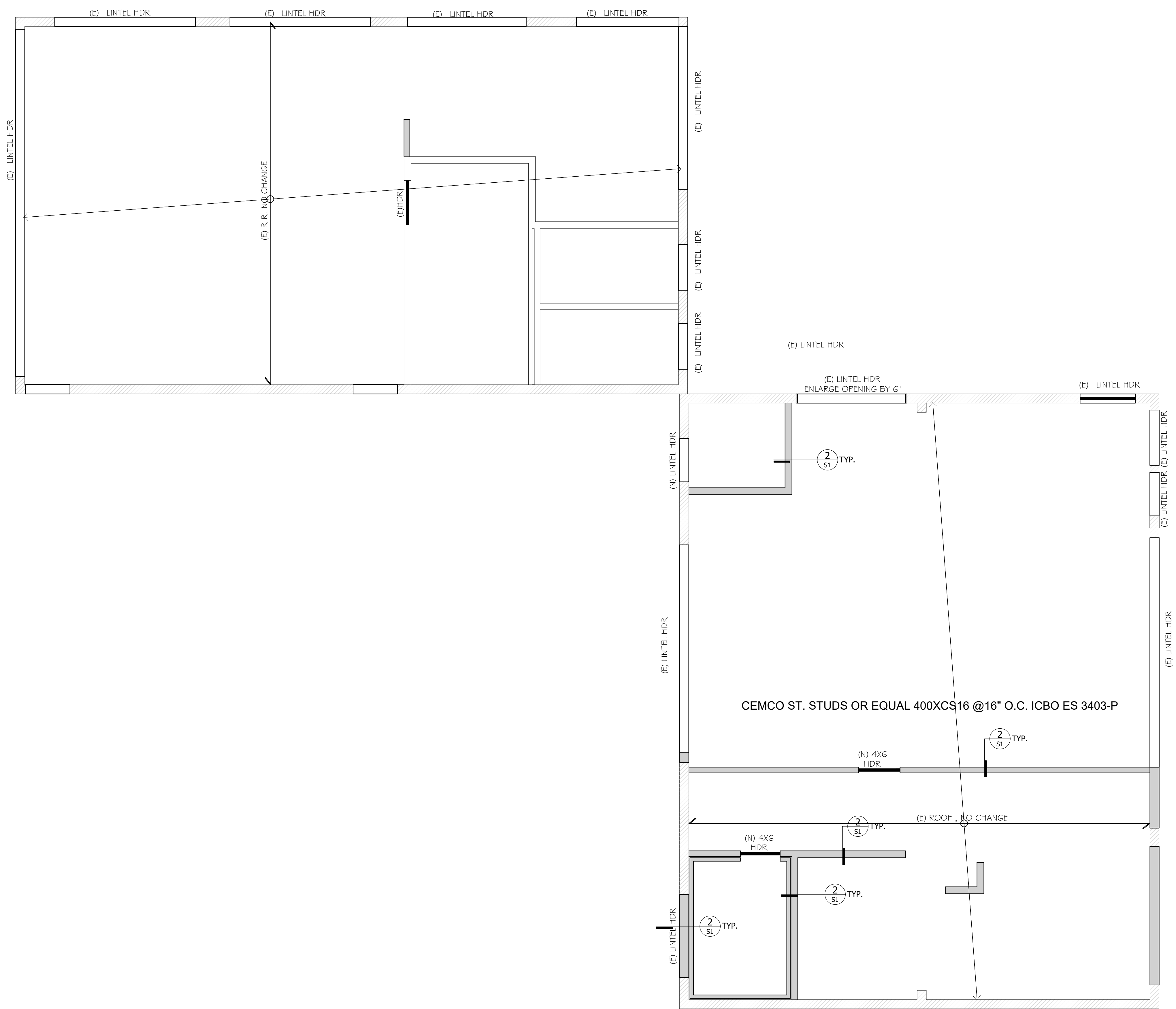
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 INDEX:

SHEET  
**S-3**  
 OF SHEETS

LEGEND	
	EXISTING FTG.
	NEW WALL
	EXISTING WALL
	REMOVED WALL
	CMU WALLS

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- 2 - NEW INTERIOR WALL ARE SEMGO ST STUDS PER DETAILS.
- 3 - NO CHANGE OF ROOF RAFTERS.



**SECOND FLOOR FRAMING PLAN**  
 Scale: 1/4" = 1'-0"