Acacia Hotel

11444 ACACIA AVE., HAWTHORNE, CA 90250

PROJECT DATA

PROPERTY ADDRESS:	11444 ACACIA AVE. & 11443 BIRCH AVE., HAWTHORNE, CA 90250
A.P.N.:	4047-002-030,(014)
LOT AREA:	17,500 SQ. FT.
COVERED AREA:	14,578 SQ. FT.
TOTAL BUILDING AREA:	69,355 SQ. FT.
ZONING:	CR
OCCUPANCY GROUP:	R-1,B, S-2
	LEVEL 1: R-1&B / S-2 LEVEL 2: R-1 LEVEL 3: R-1 LEVEL 4: R-1 LEVEL 5: R-1
TYPE OF CONSTRUCTION:	4-STORIES V-A OVER 1-STORY I-A
NUMBER STORIES:	5 (4-STORIES V-A OVER 1-STORY I-A)
HEIGHT:	56 FT

SCOPE OF WORK:

- NEW CONSTRUCTION OF 5-STORY HOTEL
- PROPOSED ROOMS: 100 ROOMS
- PROPOSED PARKING: 109 SPACES (FROM PARKING STRUCTURE)

SCHEDULES

Area Schedule (Gross Building)

Level	Area	Construction Type	Occupancy
Level 1	14174 SF	Type I-A	R-1,B & S-2
Level 2	13694 SF	Type V-A	R-1
Level 3	13694 SF	Type V-A	R-1
Level 4	13694 SF	Type V-A	R-1
Level 5	13694 SF	Type V-A	R-1
Grand total	68951 SF		

GUESTROOM SCHEDULE

ADA KING STUDIO	4
ADA QQ STUDIO	4
KING STUDIO	40
QQ STUDIO	52
Grand total: 100	

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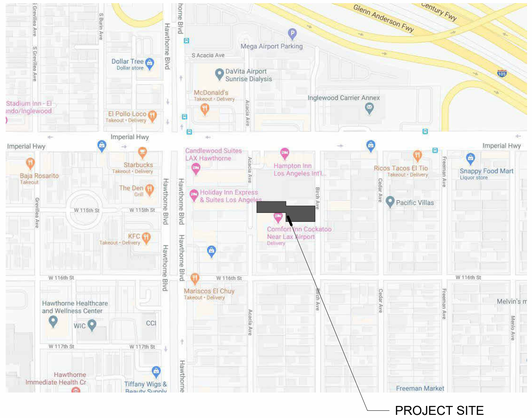
VICINITY MAP



VICINITY MAP

N.T.S.

PAYKAN CORPORATION

PROJECT TITLE

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OWNER/SUBDIVIDER
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ENGINEER

SEAL

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PRINTED NAME

SIGNATURE

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Author	Checker

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

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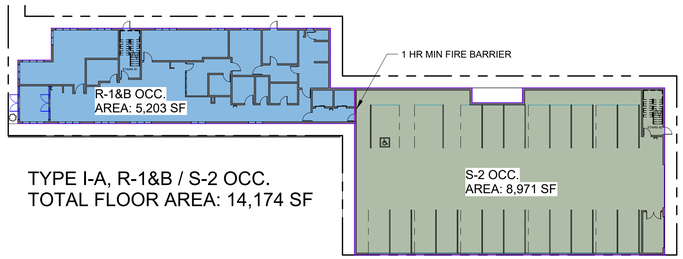
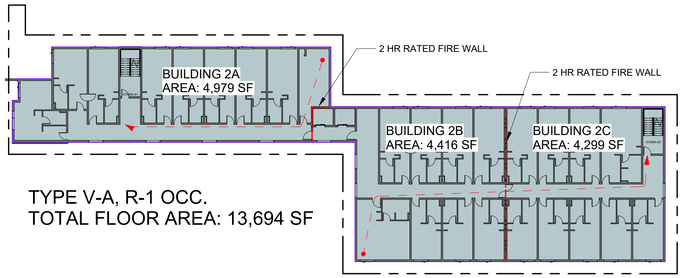
BUILDING AREA DIAGRAMS



1 Level 1
1" = 30'-0"



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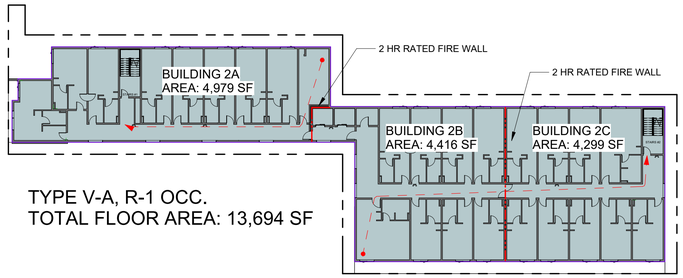

2 Level 2
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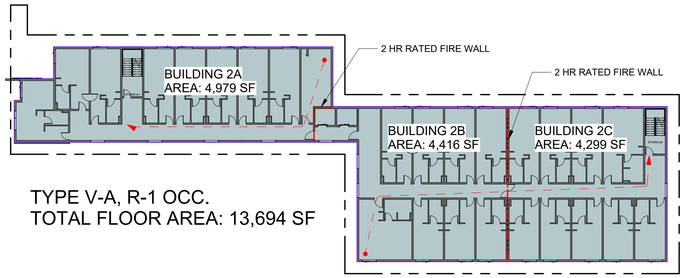

5 Level 5
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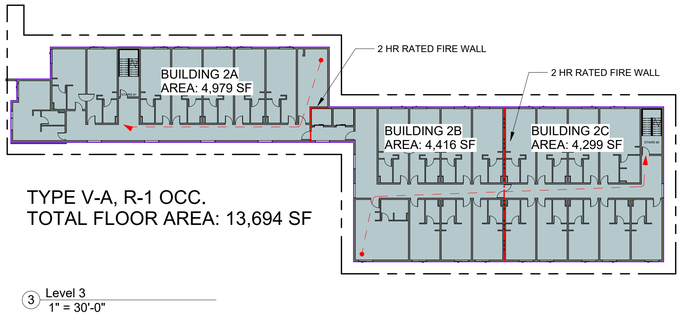

3 Level 3
1" = 30'-0"

Path of Travel Schedule	
Egress Route	Length
Floor 1 Common Path of Travel	27' - 8"
Floor 1 Max Travel	140' - 6"
Stair 1	<varies>
Stair 2	150' - 0"

BUILDING CODE ANALYSIS

OCCUPANCY GROUP:	R-1 OVER S-2 / R-1&B
TYPE OF CONSTRUCTION:	V-A/I-A
FIRE PROTECTION SYSTEMS:	AUTOMATIC SPRINKLER SYSTEM PER NFPA 13
MAX HEIGHT PER CBC:	70' FT (W/O AREA INCREASE)
HEIGHT PROVIDED:	56' FT
MAX # OF STORIES PER CBC:	4 (R-1 TYPE V-A) (W/O AREA INCREASE)
	UNLIMITED (TYPE I-A)
MAX AREA CALCULATION FOR TYPE I-A BUILDING:	NO LIMIT

MAX AREA CALCULATION FOR TYPE V-A, R-1 OCC. BUILDINGS (PER SECTION 506.2.1):
$A_a = [A_t + (NS \times I_f)] \times S_a$ (EQUATION 2)
WHERE:
$A_t =$ 12,000 SF (WITH HEIGHT INCREASE)
$NS =$ 12,000 SF
$I_f =$ 0 **(AS FRONTAGE IS < 1/4 BUILDING PERIMETER)**
$S_a =$ 2
$A_a = [A_t + (NS \times I_f)] \times S_a$
$A_a = [12{,}000 + (12{,}000 \times 0)] \times 2$
$A_a =$ **24,000 SF**

AREAS PROVIDED R-1 BUILDINGS:

BUILDING 2A:	**19,916 SF** < 24,000 SF **OK**
BUILDING 2B:	**17,664 SF** < 24,000 SF **OK**
BUILDING 2C:	**17,196 SF** < 24,000 SF **OK**

FIRE RESISTANCE RATING REQ. FOR BUILDING ELEMENTS

A. FOR BUILDING ELEMENTS (HOURS) - TYPE I-A

PRIMARY STRUCTURAL FRAME:	3 HRS
BEARING WALLS:	
EXTERIOR:	3 HRS
INTERIOR:	3 HRS
NONBEARING WALLS & PARTITIONS:	
INTERIOR:	0 HRS
FLOOR CONSTRUCTION:	2 HRS
ROOF CONSTRUCTION:	1 1/2 HRS

B. FOR BUILDING ELEMENTS (HOURS) - TYPE V-A

PRIMARY STRUCTURAL FRAME:	1 HR
BEARING WALLS:	
EXTERIOR:	1 HR
INTERIOR:	1 HR
NONBEARING WALLS & PARTITIONS:	
INTERIOR:	0 HRS
FLOOR CONSTRUCTION:	1 HR
ROOF CONSTRUCTION:	1 HR

C. STAIRWELLS/ ELEVATOR SHAFTS/ SHAFTS 2 HRS
D. HORIZONTAL BUILDING SEPARATION 3 HRS
E. SEPARATION WALLS BETWEEN UNTS SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708. (CBC 420.2) - **1 HR**
F. CORRIDOR FIRE RESISTANCE RATING PER CBC TABLE 1020.2 - **1 HR**
G. FIRE WALLS FOR R-1 OCC. BUILDING SEPARATION PER TABLE 706.4 (a) - **2 HR**

STC AND ICC RATING

A. WALLS PARTIONS AND FLOOR ASSEMBLIES SERERATING DWELLING UNITS FROM EACH OTHER OR PUBLIC AREAS OR SERVICE AREAS - **60 STC**
B. FLOOR-CIELING ASSEMBLIES SERERATING DWELLING UNITS FROM EACH OTHER OR PUBLIC AREAS OR SERVICE AREAS - **55 ICC**

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SCALE
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Building Code Analysis

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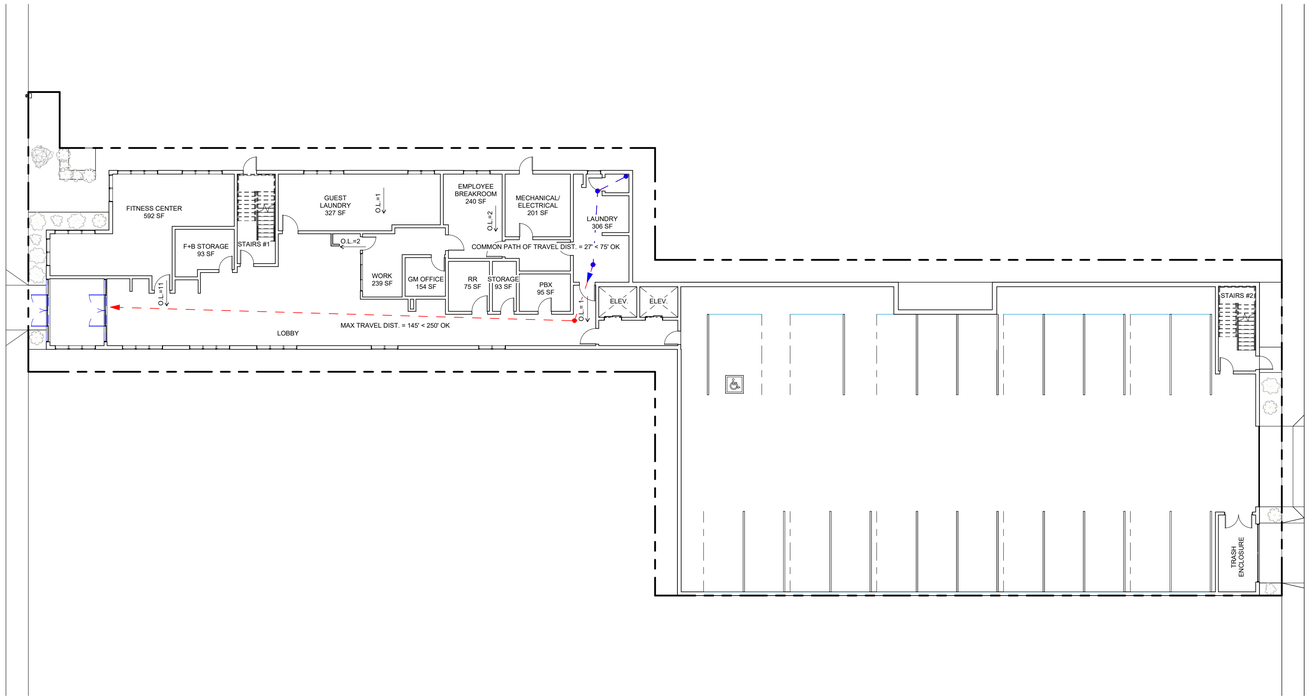
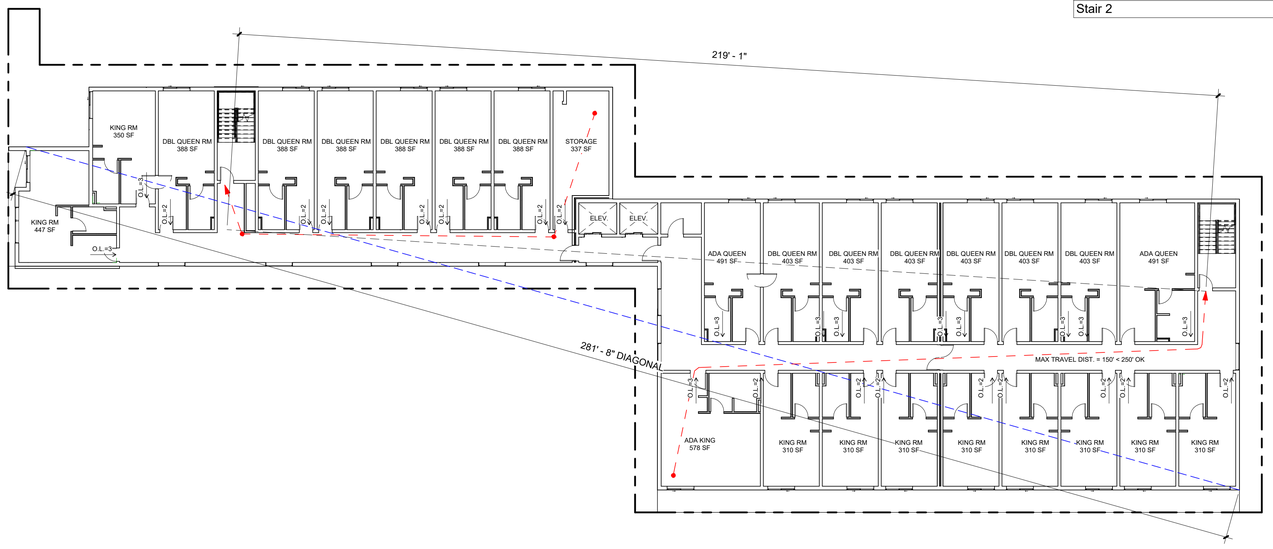


1 1st Floor Occupant Load Plan
1/16" = 1'-0"

Path of Travel Schedule	
Egress Route	Length
Floor 1 Common Path of Travel	27' - 8"
Floor 1 Max Travel	140' - 6"
Stair 1	<varies>
Stair 2	150' - 0"



2 2nd - 5th Floor Occupant Load Plan
1/16" = 1'-0"

OCCUPANT LOAD ANALYSIS PER FLOOR

LEVEL	TYPE OF CONSTRUCTION	OCC. TYPE	GROSS FLOOR AREA	LOAD FACTOR	OCC. LOAD
LEVEL 1	I-A	B/S-2	5,203 SF/8,971 SF	1/100 & 1/200	97
LEVEL 2	V-A	R-1	13,694 SF	1/200	68
LEVEL 3	V-A	R-1	13,694 SF	1/200	68
LEVEL 4	V-A	R-1	13,694 SF	1/200	68
LEVEL 5	V-A	R-1	13,694 SF	1/200	68

MINIMUM STAIR WIDTH ANALYSIS PER OCCUPANT LOAD

LEVEL	TYPE OF CONSTRUCTION	OCC. TYPE	OCC. LOAD	WIDTH (INCHES) OF STAIRCASE REQUIRED
LEVEL 1	I-A	B/S-2	97	19.4
LEVEL 2	V-A	R-1	68	13.6
LEVEL 3	V-A	R-1	68	13.6
LEVEL 4	V-A	R-1	68	13.6
LEVEL 5	V-A	R-1	68	13.6

1. WIDTH (INCHES) OF STAIRCASE REQUIRED (.2 X OCCUPANT LOAD) PER SECTION 1005.3.1EXCEPTION 1
2. MINIMUM WIDTH OF STAIRS PER CBC SECTION 1011.2 & 1011.2 EXCEPTION 1: **36"**
3. NUMBER OF STAIRCASES PER LEVEL ECTION 1006.3.1 & TABLE 1006.3.3: **2**
4. MAXIMUM EXIT ACCESS TRAVEL DISTANCE PER TABLE 1017.2: **250 FT**
5. MAXIMUM EXIT ACCESS TRAVEL DISTANCE PROVIDED: **150 FT**

MINIMUM EGRESS DOOR WIDTH ANALYSIS PER OCC. LOAD

LEVEL	TYPE OF CONSTRUCTION	OCC. TYPE	OCC. LOAD	WIDTH (INCHES) OF EGRESS DOORS REQUIRED
LEVEL 1	I-A	B/S-2	97	14.6
LEVEL 2	V-A	R-1	68	10.2
LEVEL 3	V-A	R-1	68	10.2
LEVEL 4	V-A	R-1	68	10.2
LEVEL 5	V-A	R-1	68	10.2

1. WIDTH (INCHES) OF DOOR REQUIRED (.15 X OCCUPANT LOAD) PER SECTION 1005.3.2EXCEPTION 1
2. MINIMUM CLEAR OPENING WIDTH OF EGRESS DOORS PER CBC SECTION 1010.1.1: **32" CLEAR**

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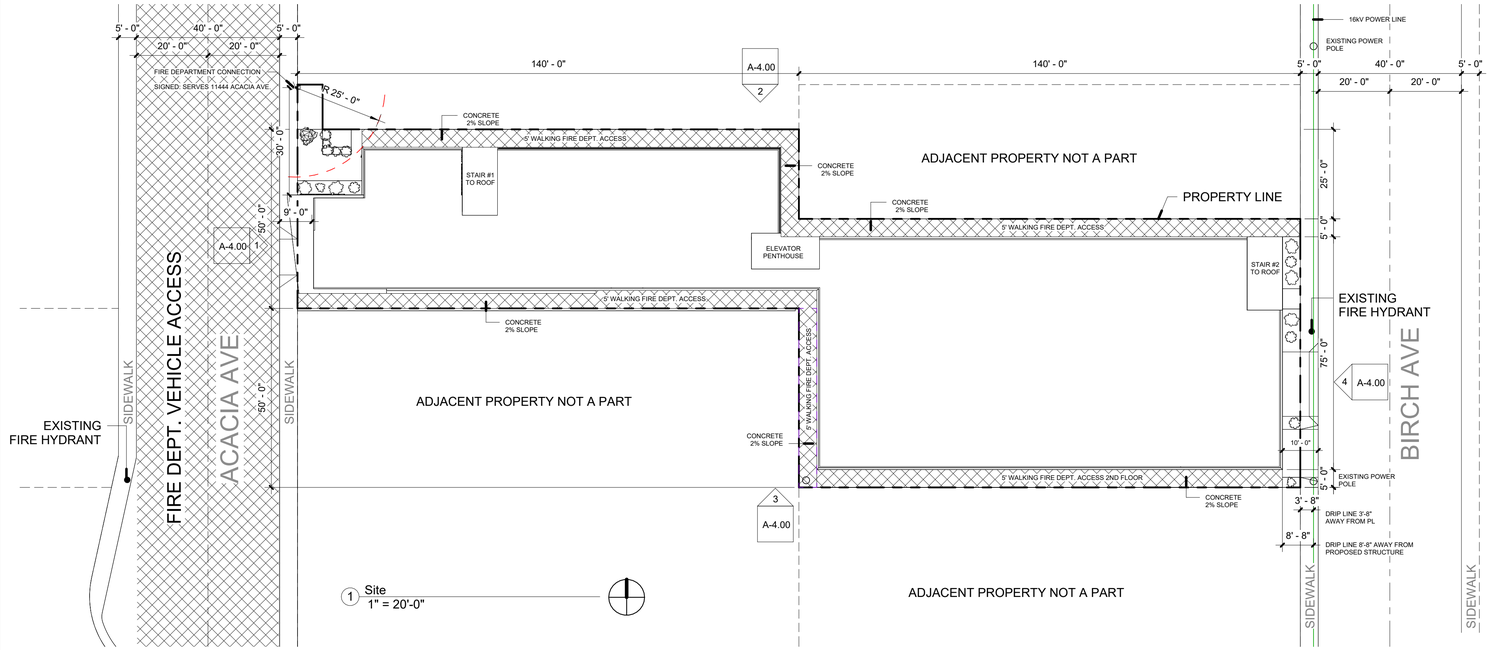


FIRE FLOW CALCULATION:

TYPE OF CONSTRUCTION PER THE BUILDING CODE:	TYPE V-A
FIRE-FLOW CALCULATION AREA:	4,250 SQ. FT
FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA:	54,776 GPM
REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%):	2,125 GPM
TOTAL FIRE FLOW REQUIRED:	2,125 GPM

FIRE DEPARTMENT NOTES:

1. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING OF THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1.
2. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.
3. A FIRE SAFETY AND EMERGENCY EVACUATION PLAN SHALL BE PREPARED AND MAINTAINED FOR THE OCCUPANCIES SPECIFIED IN FIRE CODE 404.2 AS REQUIRED BY FIRE CODE 404.1. SUBMIT FIRE SAFETY AND EMERGENCY EVACUATION PLANS TO THE REGIONAL FIRE PREVENTION INSPECTION OFFICE FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
4. PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN BUILDING CODE SECTION 903.3 AS REQUIRED FOR THE USES SPECIFIED IN BUILDING CODE CHAPTER 4, BUILDING AREA INCREASE ALLOWANCES SPECIFIED IN BUILDING CODE SECTIONS 506 AND 507 AND THE OCCUPANCY GROUPS SPECIFIED IN BUILDING CODE SECTION 903.2. FIRE SPRINKLER PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION IN ACCORDANCE WITH FIRE CODE 901.2.
5. PROVIDE AN APPROVED STANDPIPE SYSTEM IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN NFPA 14 AND BUILDING CODE & FIRE CODE SECTION 905 AS REQUIRED FOR THE USES AND OCCUPANCY GROUPS SPECIFIED IN BUILDING CODE CHAPTER 4 PLUS BUILDING CODE & FIRE CODE SECTION 905.3. STANDPIPES SHALL BE LOCATED ACCORDING TO THE PROVISIONS SPECIFIED IN BUILDING CODE & FIRE CODE SECTION 905.3 & 905.4 FOR CLASS I STANDPIPES, 905.5 FOR CLASS II STANDPIPES AND 905.6 FOR CLASS III STANDPIPES. STANDPIPE SYSTEM PLANS SHALL BE SUBMITTED TO THE FIRE SPRINKLER PLAN CHECK UNIT IN ACCORDANCE WITH FIRE CODE 901.2.
6. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED IN ALL OCCUPANCY GROUPS AND AT SUCH LOCATIONS AS REQUIRED BY FIRE CODE 906 AND CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1, CHAPTER 3.
7. PROVIDE AN APPROVED MANUAL FIRE ALARM OR AUTOMATIC SMOKE DETECTION SYSTEM IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN FIRE CODE 907 AS REQUIRED FOR THE USES SPECIFIED IN BUILDING CODE CHAPTER 4 PLUS THE OCCUPANCY GROUPS AND USES SPECIFIED IN FIRE CODE 907.2 THROUGH 907.2.29. FIRE ALARM AND SMOKE DETECTION PLANS SHALL BE SUBMITTED TO THE FIRE ALARM PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION IN ACCORDANCE WITH FIRE CODE 901.2.
8. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE AN EMERGENCY ELECTRICAL SYSTEM SHALL ILLUMINATE THE MEANS OF EGRESS SYSTEM FOR A DURATION OF NOT LESS 90 MINUTES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN BUILDING CODE 1006.3 & 1006.3.1.
9. ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2-1/2", BRASS OR BRONZE, CONFORMING TO AMERCAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQAUL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THECOUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8.
10. EMERGENCY RESPONDER RADIOS AND COVERAGE SHALL COMPLY WITH CFC 510.1 THRUOGH CFC-510.6.3.
11. THE MEANS OF EGRESS, AND EXIT DISCHARGE, SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE LEVEL. BUILDING CODE 1006.2
12. ELEVATORS, ESCALATORS AND MOVING WALKS SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN BUILDING CODE CHAPTER 30.
13. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS (40.5 CU. FT.) OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.3
14. EXITS, EXIT ACCESS DOORS AND PATHS OF EGRESS TRAVEL THAT IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS SHALL BE MARKED BY AN APPROVED EXIT SIGN THAT IS READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. BUILDING CODE 1011 NOTE: ADDITIONAL EXITS SIGNS MAY BE REQUIRED AT TIME OF FIELD INSPECTION

FIRE DEPARTMENT NOTES (CONT.):

15. PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. PROVIDE A FIRE SPRINKLER SYSTEM TO COMPLY WITH NFPA 13.
16. FIRE APPARATUS ACCESS ROADS AND STRUCTURES LOCATED NEAR HIGH-VOLTAGE TRANSMISSION LINES SHALL BE POSTED WITH APPROVED SIGNS STATING CAUTION OVERHEAD HIGH-VOLTAGE TRANSMISSION LINES AS REQUIRED BY FIRE CODE 503.3.1. SPECIFIC SIGN LOCATIONS SHALL BE DETERMINED BY THE FIRE INSPECTOR.
17. PROVIDE INFORMATION ON POWERLINES FROM EDISON AND WHETHER THEY ARE 66 KV OR NOT AND PROXMITY TO PROPERTY LINE. COMPLY WITH CORRECTION INDICATE ON THE PLANS ALSO. OTHER REQUIREMENTS WILL BE ADDED BASED ON INFOMRATION RECEIVED.
18. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1008.1.9.
19. THE MEANS OF EGRESS TRAVEL SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE FLOOR LEVEL. BUILDING CODE 1003.2.9.1.
20. STRUCTURES AND OUTDOOR STORAGE UNDERNEATH HIGH VOLTAGE TRANSMISSION LINES (66 KILOVOLTS OR GREATER) SHALL COMPLY WITH FIRE CODE 316.6 AND COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 27. ANY PROPOSED CONSTRUCTION OR LAND USE WITHIN 100 FEET OF THE DRIP LINE OF HIGH VOLTAGE TRANSMISSION LINES SHALL BE SUBJECT TO REVIEW BY THE FIRE MARSHAL.
21. BUILDINGS AND STRUCTURES WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS MEETING THE REQUIREMENTS OF 3002.4.1A THROUGH 3002.4.7A. BUILDING CODE 3002.4A
22. THE AREA OF FIRE FIGHTING OPERATIONS, AS DETERMINED BY THE FIRE CODE OFFICIAL, SHALL NOT BE LOCATED UNDERNEATH HIGH VOLTAGE TRANSMISSION LINES. FIRE CODE 503.2.9
23. PROVIDE AN APPROVED CLASS 1 STANDPIPE SYSTEM IN ACCORDANCE WITH BUILDING CODE & FIRE CODE SECTION 905
24. ELEVATORS SHALL BE PROVIDED WITH PHASE I EMERGENCY RECALL OPERATION AND PHASE II EMERGENCY IN-CAR OPERATION IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS, TITLE 8, DIVISION 1, CHAPTER 4, SUBCHAPTER 6, ELEVATOR SAFETY ORDERS. BUILDING CODE 3003.2
25. ALL ELEVATORS SHALL BE EQUIPPED TO OPERATE WITH A STANDARDIZED FIRE SERVICE ELEVATOR KEY IN ACCORDANCE WITH FIRE CODE 606.8. BUILDING CODE 3003.3
26. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIV YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAIN DUMPSTERS OR CONTAINERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.3.
27. CURTAIN, DRAPERIES, FABRIC HANGINGS AND SIMILAR COMBUSTIBLE DECORATIVE MATERIALS SUSPENDED FROM WALLS OR CEILINGS SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF NFPA 701.
28. ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEMS OF THE JURISDICTION, MEASURED AT THE EXTERIOR OF THE BUILDING IN ACCORDANCE WITH FIRE CODE 510. NEW BUILDINGS THAT CAN DEMONSTRATE MINIMUM RADIO COVERAGE SIGNAL STRENGTH THROUGHOUT THE INTERIOR OF THE BUILDING MAY BE EXEMPT PER FIRE CODE 510. WHEN AN APPROVED EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS PROVIDED, PLANS SHALL BE SUBMITTED TO THE FIRE ALARM PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE CODE 510.5.1

FIRE DEPARTMENT NOTES (CONT.):

29. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET-ADDRESS SIDE OF BUILDINGS, FACING APPROVED FIRE APPARATUS ACCESS ROADS, WITHIN 150 FEET (VIA VEHICULAR ACCESS) OF AN ACCESSIBLE PUBLIC FIRE HYDRANT, AND AS CLOSE TO THE STREET CURB FACE AS POSSIBLE, FULLY VISIBLE, AND RECOGNIZABLE FROM THE STREET, FIRE APPARATUS ACCESS ROAD OR NEAREST POINT OF FIRE DEPARTMENT VEHICLE ACCESS OR AS OTHERWISE APPROVED BY THE FIRE CODE OFFICIAL. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED A MINIMUM OF 25 FEET (7,620 MM) FROM THE STRUCTURE. WHEN THIS DISTANCE CANNOT BE ACHIEVED, A MINIMUM TWO-HOUR, FIRE-RESISTIVE WALL SHALL BE PROVIDED FOR THE STRUCTURE WITH NO OPENINGS IN THE WALL, FOR 25 FEET (7,620 MM) IN EITHER DIRECTION FROM THE FIRE DEPARTMENT CONNECTION. THE REQUIRED FIRE-RESISTIVE CONSTRUCTION AND LACK OF OPENINGS SHALL EXTEND FOR THE FULL HEIGHT OF THE WALL OR BUILDING AS DETERMINED BY THE FIRE CODE OFFICIAL. THE FIRE CODE OFFICIAL MAY ALLOW SUFFICIENTLY PROTECTED OVERHEAD OPENINGS. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED NOT LESS THAN 24 INCHES (609.6 MM) NORMORE THAN 42 INCHES (1,066.8 MM) ABOVE GRADE. FIRE CODE 912.2.1
30. THE MEANS OF EGRESS TRAVEL, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE AS REQUIRED BY BUILDING CODE 1008.2.
31. IN THE EVENT OF POWER SUPPLY FAILURE IN ROOMS, SPACES AND BUILDINGS THAT REQUIRE TWO OR MORE MEANS OF EGRESS, AN EMERGENCY ELECTRICAL SYSTEM FOR A DURATION OF NOT LESS THAN 90 MINUTES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN BUILDING CODE 1008.3.
32. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT IN ACCORDANCE WITH BUILDING CODE 1010.1.19..
33. THE MEANS OF EGRESS TRAVEL SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE FLOOR LEVEL. BUILDING CODE 1008.2.1.
34. A FIRE SAFETY AND EMERGENCY PLAN SHALL BE PREPARED AND MAINTAINED FOR THE OCCUPANCIES SPECIFIED IN FIRE CODE SECTION 403 AS REQUIRED BY FIRE CODE 404.2 AND 404.2.2. SUBMIT FIRE SAFETY AND EMERGENCY EVACUATION PLANS TO THE REGIONAL FIRE PREVENTION INSPECTION OFFICE FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

PAYKAN CORPORATION

PROJECT TITLE

Acacia Hotel

OWNER/SUBDIVIDER
PAYKAN CORPORATION
11444 ACACIA AVE
HAWTHORNE, CA 90250
(310) 493-9607
WILLIAM@PAYKANCORP.COM

ENGINEER

SEAL

REGISTERED PROFESSIONAL ENGINEER
CONWAY COOK
No.77195
Exp. 3-31-25
CIVIL
STATE OF CALIFORNIA

PRINTED NAME

SIGNATURE

DATE ISSUED

REG NO.

PROJECT ADDRESS
11444 Acacia Ave.
Hawthorne, CA 90250

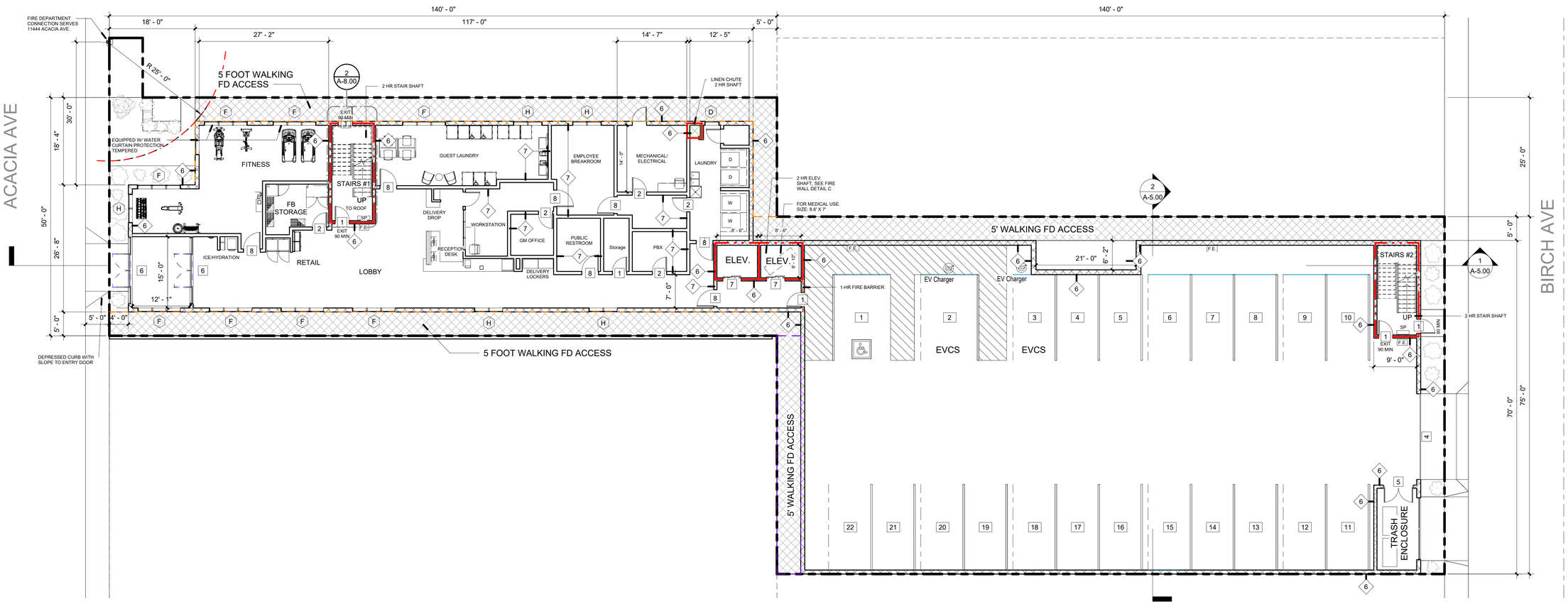
PROJECT NUMBER	DATE
	Issue Date
DRAWN BY	CHECKED BY
Author	Checker

SCALE
1" = 20'-0"

TITLE
Site Plan

Sheet number
A-1.00

3/1/2025 10:37:20 AM



1 Level 1
3/32" = 1'-0"

LEGEND	
SP	STANDPIPE (CLASS 1)
	FIRE EXTINGUISHER
EXIT	EXIT SIGN

LEGEND:

- 4 HOUR 8" C.M.U. WALL, SEE A-7.00 FOR WALL TYPE ASSEMBLIES
- 2 HOUR WALL, SEE A-7.00 FOR WALL TYPE ASSEMBLIES
- 1 HOUR WALL, SEE A-7.00 FOR WALL TYPE ASSEMBLIES
- NON-RATED WALL, SEE A-7.00 FOR WALL TYPE ASSEMBLIES
- #x — WALL TYPE TAG, SEE A-7.00 FOR WALL TYPE ASSEMBLIES
- # — DOOR TYPE TAG, SEE A-6.00 FOR DOOR TYPES
- xx — WINDOW TYPE TAG, SEE A-6.00 FOR WINDOW TYPES
- 000 — KEYNOTE TAG, SEE KEYNOTE SCHEDULE

PAYKAN CORPORATION

Acacia Hotel

PROJECT TITLE

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PRINTED NAME

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Hawthorne, CA 90250

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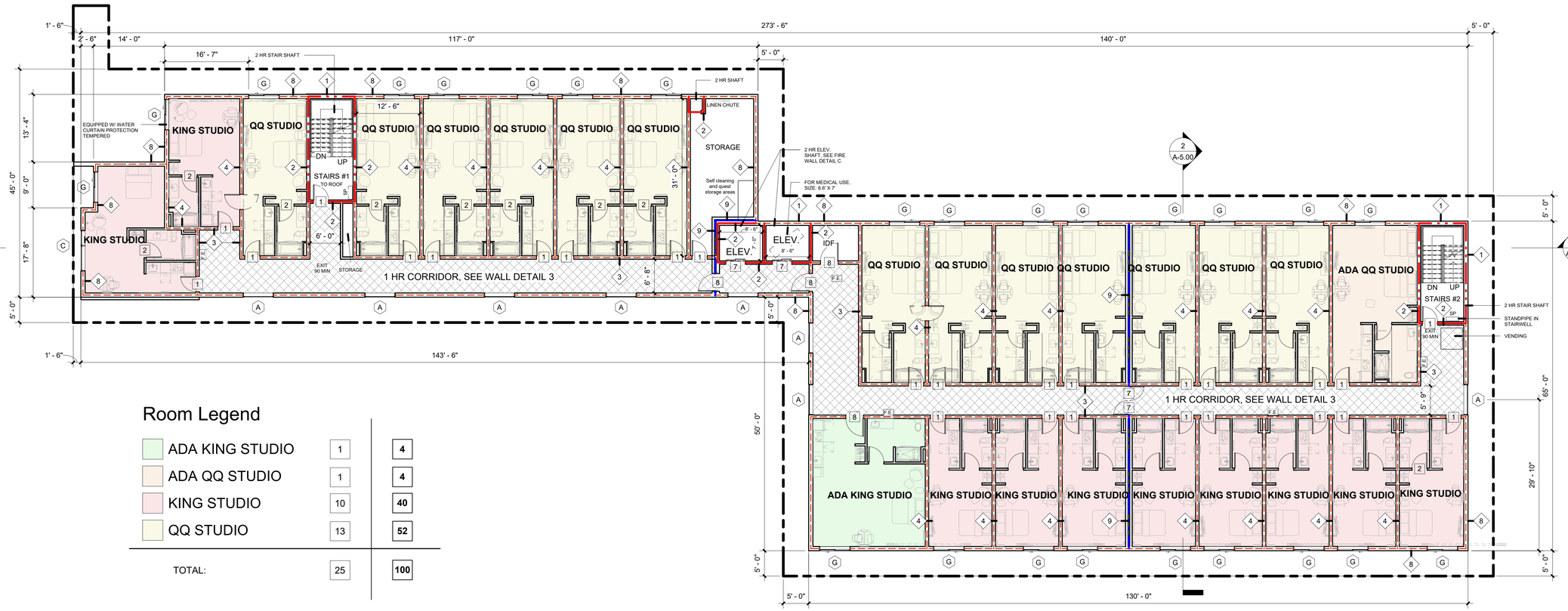
SCALE
As indicated

TITLE
1st Floor Plan

Sheet number
A-2.00

3/1/2025 10:37:22 AM



Room Legend

ADA KING STUDIO	1	4
ADA QQ STUDIO	1	4
KING STUDIO	10	40
QQ STUDIO	13	52
TOTAL:	25	100

FLOORPLAN REPRESENTS 2ND - 5TH FLOORS

LEGEND:

- 2 HOUR FIRE WALL, SEE A-7.00 FOR WALL TYPE ASSEMBLIES
- 2 HOUR BARRIER, SEE A-7.00 FOR WALL TYPE ASSEMBLIES
- 1 HOUR FIRE PARTITION, SEE A-7.00 FOR WALL TYPE ASSEMBLIES
- NON-RATED WALL, SEE A-7.00 FOR WALL TYPE ASSEMBLIES
- #x — WALL TYPE TAG, SEE A-7.00 FOR WALL TYPE ASSEMBLIES
- # — DOOR TYPE TAG, SEE A-6.00 FOR DOOR TYPES
- xx — WINDOW TYPE TAG, SEE A-6.00 FOR WINDOW TYPES
- 000 — KEYNOTE TAG, SEE KEYNOTE SCHEDULE

PAYKAN CORPORATION

PROJECT TITLE

Acacia Hotel

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ENGINEER

SEAL

REGISTERED PROFESSIONAL ENGINEER — CONWAY COYE — No.77195 Exp. 3-31-25 — CIVIL — STATE OF CALIFORNIA

PRINTED NAME

SIGNATURE

DATE ISSUED

REG NO.

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11444 Acacia Ave.
Hawthorne, CA 90250

PROJECT NUMBER	DATE
	Issue Date
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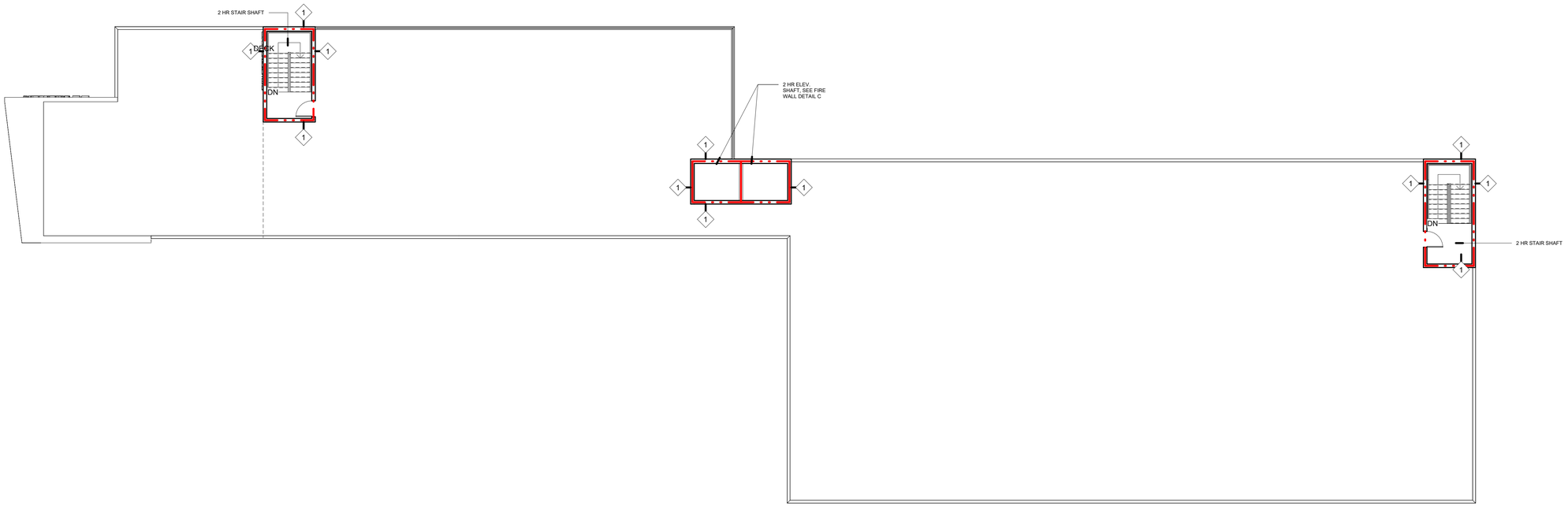
SCALE
As indicated

TITLE
2nd - 5th Floor

Sheet number
A-2.01

3/1/2025 10:37:24 AM



1 Roof
3/32" = 1'-0"

LEGEND:

- 2 HOUR FIRE WALL, SEE A-7.00 FOR WALL TYPE ASSEMBLIES
- 2 HOUR BARRIER, SEE A-7.00 FOR WALL TYPE ASSEMBLIES
- 1 HOUR FIRE PARTITION, SEE A-7.00 FOR WALL TYPE ASSEMBLIES
- NON-RATED WALL, SEE A-7.00 FOR WALL TYPE ASSEMBLIES
- #x — WALL TYPE TAG, SEE A-7.00 FOR WALL TYPE ASSEMBLIES
- # — DOOR TYPE TAG, SEE A-6.00 FOR DOOR TYPES
- XX — WINDOW TYPE TAG, SEE A-6.00 FOR WINDOW TYPES
- KEYNOTE TAG, SEE KEYNOTE SCHEDULE

Floor Plan Legend, Construction Type IIA
SCALE: N.T.S.

PAYKAN CORPORATION

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STATE OF CALIFORNIA

PRINTED NAME

SIGNATURE

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REG NO.

PROJECT ADDRESS
11444 Acacia Ave.
Hawthorne, CA 90250

PROJECT NUMBER	DATE
	Issue Date
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Author	Checker

SCALE
As indicated

TITLE
Roof Plan

Sheet number
A-2.05

3/1/2025 10:37:25 AM

CEILING NOTES:

1. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS 90 MINUTES IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR.
2. THE PATH OF EGRESS TRAVEL TO EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL AS REQUIRED BY BUILDING CODE 1013.1; AND SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AS REQUIRED BY SECTION 1013.3 AND 1013.5. NOTE: ADDITIONAL EXIT SIGNS MAY BE REQUIRED AT THE TIME OF FIELD INSPECTION

INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

OCC. GROUP	EXIT ENCLOSURES AND PASSAGEWAYS	CORRIDORS	ROOMS AND ENCLOSED SPACES
R-1	B	C	C
B	B	C	C
S	C	C	C

CEILING LEGEND	
S SD	SMOKE DETECTOR
C CM	CARBON MONOXIDE
	EXIT SIGN
	EMERGENCY LIGHT

1 Level 1
1" = 10'-0"

2 Level 2 - Typical Ceiling Plan
1" = 10'-0"

PAYKAN CORPORATION

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Hawthorne, CA 90250

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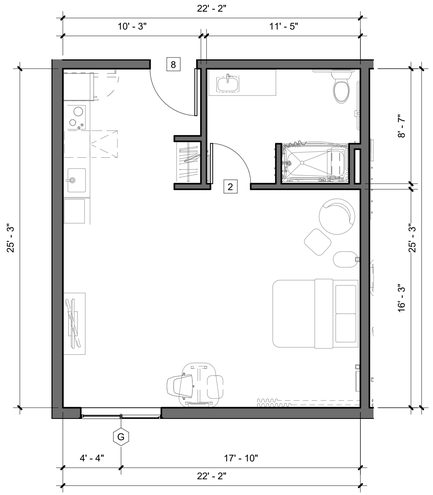
SCALE
As indicated

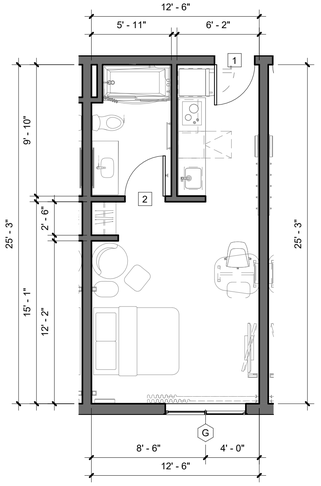
TITLE
Typical Ceiling Plan

Sheet number
A-3.00

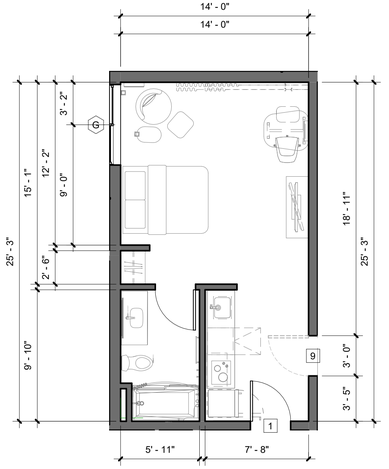
3/1/2025 10:37:26 AM



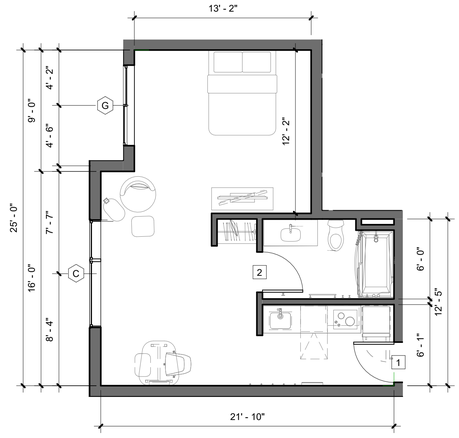
1 ENLARGED ADA KING
3/16" = 1'-0"



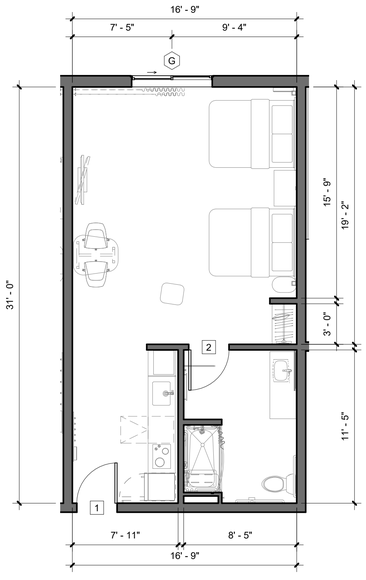
3 ENLARGED KING STUDIO
3/16" = 1'-0"



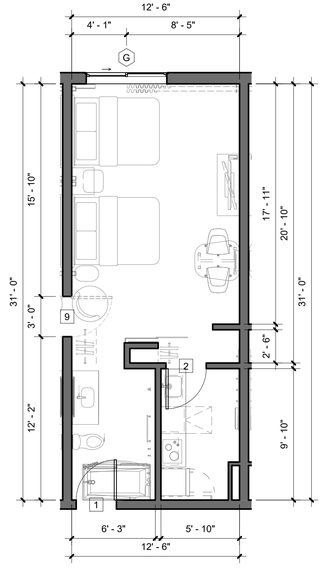
4 ENLARGED KING STUDIO 2
3/16" = 1'-0"



5 ENLARGED KING STUDIO 3
3/16" = 1'-0"



2 ENLARGED ADA QQ STUDIO
3/16" = 1'-0"



6 ENLARGED QQ STUDIO
3/16" = 1'-0"

PAYKAN CORPORATION

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ENGINEER

SEAL

PRINTED NAME

SIGNATURE

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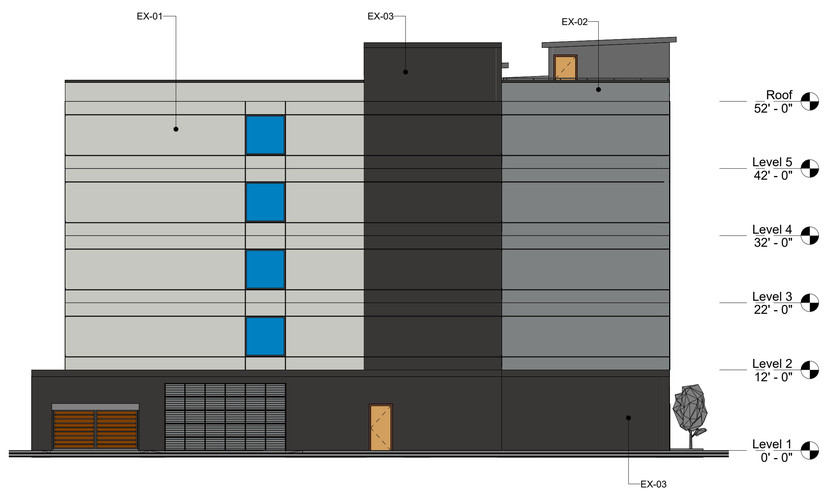
SCALE 3/16" = 1'-0"

TITLE
Enlarged Floor Plan

Sheet number
A-3.01

3/1/2025 10:37:29 AM

1 West
3/32" = 1'-0"



4 East
3/32" = 1'-0"

ELEVATION NOTES:

1. FOR MATERIALS SEE MATERIALS SCHEDULE ON SHEET A-4.01

2 North
3/32" = 1'-0"

3 South
3/32" = 1'-0"

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CONWAY COOPER
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REG NO.

PROJECT ADDRESS
11444 Acacia Ave.
Hawthorne, CA 90250

PROJECT NUMBER	DATE
	Issue Date
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Author	Checker

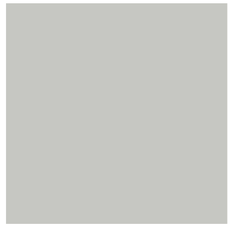
SCALE
3/32" = 1'-0"

TITLE
Elevations

Sheet number
A-4.00

3/1/2025 10:37:34 AM

Exterior Material Schedule

Material: Mark	Material: Image	Material: Comments	Material: Description
Stucco			
EX-01		Manufacturer: Dryvit Sytemns, Inc. Product: Outsulation Plus MD Color/Finish: Benjamin Moore AC-25 Harbor Gray/ Medium Sand Finish	**Stucco**
EX-02		Manufacturer: Dryvit Sytemns, Inc. Product: Outsulation Plus MD Color/Finish: Benjamin Moore CW-695 Lampblack/ Medium Sand Finish	**Stucco**
EX-03		Manufacturer: Dryvit Sytemns, Inc. Product: Outsulation Plus MD Color/Finish: Benjamin Moore 2128-10 Black Beauty/ Medium Sand Finish	**Stucco**
Siding			
EX-04		Manufacturer: Dryvit Sytems, Inc. Product: Dryvit "Woodgrain" Architectural Coating Color/Finish: Saddle 877	**Siding**
Paint			
EX-05		Manufacturer: Grand Entrance Waterborne Alkyd Color/Finish: 2128-10 Black Beauty	**Paint**

BUILDING LAYOUT & EXTERIOR | EXTERIOR PAINT

Exterior Paint Color Options End Load

1 QUEEN/QUEEN BAYS
EX-01 Lightest Gray

2 KING BAYS
EX-02 Medium Gray

3* STAIR TOWERS / ACCENT BANDS / ENTRY BASE
EX-03 Darkest Gray

4* ENTRY & VERTICAL ACCENT
EX-04 Wood Tone

5* TRIM / WINDOW MULLION / PTAC GRILLES*
EX-05 / FACTORY FINISH BLACK

6* CANOPY WRAP HIGH PRESSURE LAMINATE PANEL*
EX-06

* Locations remain the same in all options

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PROJECT ADDRESS
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PROJECT NUMBER	DATE
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SCALE

TITLE
Materials and Colors

Sheet number
A-4.01

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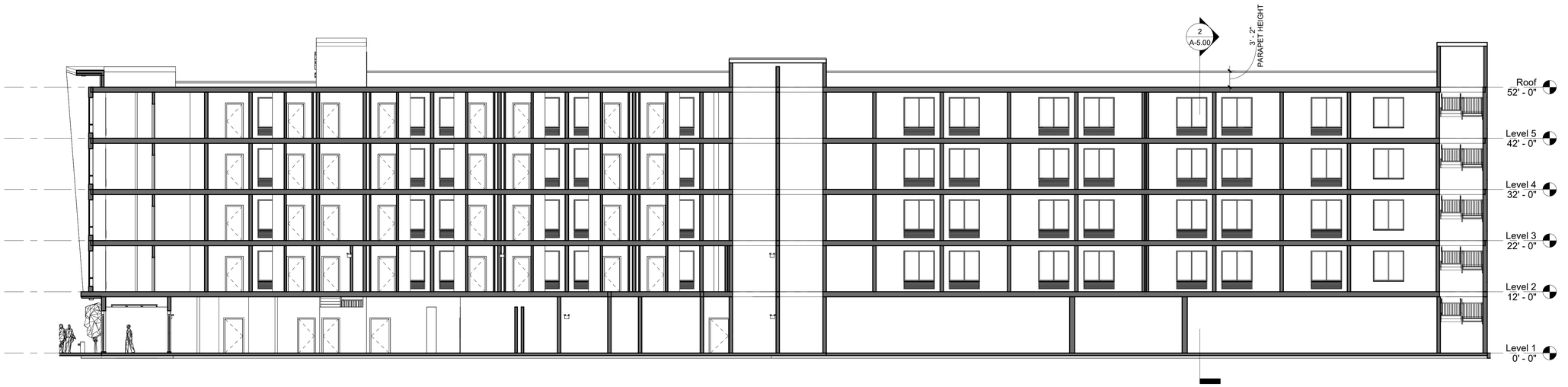
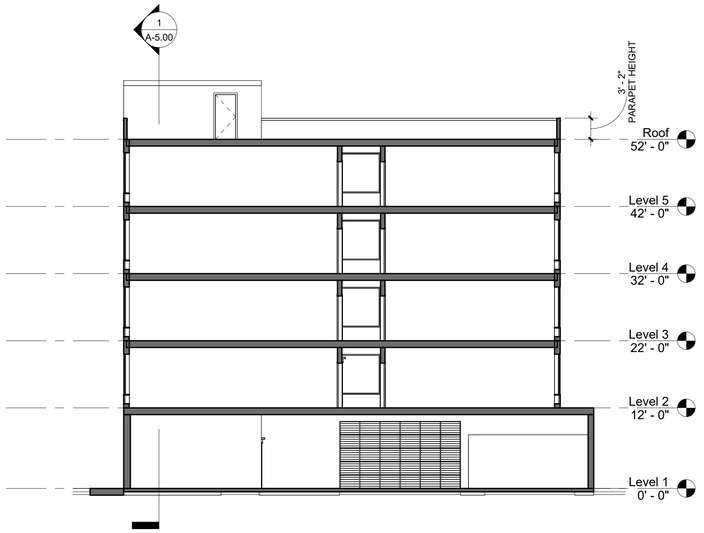


1 Section 1
3/32" = 1'-0"



2 Section 2
3/32" = 1'-0"

PAYKAN CORPORATION

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Hawthorne, CA 90250

PROJECT NUMBER	DATE
	Issue Date
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SCALE
3/32" = 1'-0"

TITLE
Sections

Sheet number
A-5.00

3/1/2025 10:37:36 AM

1 Landscaping - Level 1
3/32" = 1'-0"

LANSCAPE MATERIAL PALETTE

1 Blue Oat Grass (Helictotrichon sempervirens)

2 Kangaroo Paw (Anigozanthos)

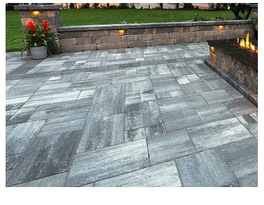
3 New Zealand Flax - Phormium

4 Lomandra Grass

5 Japanese Maple - Acer Palmatum

6 Cherry Cola Coral Bells - Heuchera

7 Fowtail Agave - Agave Attenuata



8 Blue Stone Patio Pavers

PAYKAN CORPORATION

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Hawthorne, CA 90250

PROJECT NUMBER	DATE
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Author	Checker

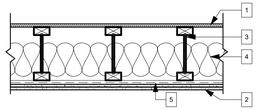
SCALE
As indicated

TITLE
Landscaping Plan

Sheet number
A-6.00

3/1/2025 10:37:37 AM

ICC ESR-1153 ASSEMBLY B	GENERIC	1 HOUR FIRE



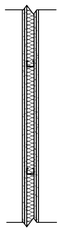
SYSTEM DESCRIPTION:

1. 48/24 TONGUE-AND-GROOVE, SPAN-RATED SHEATHING (EXPOSURE 1), GLUED WITH A SUBFLOOR ADHESIVE AND NAILED. WHEN USED AS A ROOF-CEILING ASSEMBLY, THE DECKING IS PERMITTED TO BE ANY WOOD DECK RECOGNIZED IN THE CODE.
2. TWO LAYERS 5/8" TYPE X GYPSUM BOARD COMPLYING WITH ASTM C1396 OR TWO LAYERS OF ½" TYPE C GYPSUM BOARD.
3. TJI® JOIST
4. 3½"-THICK GLASS FIBER INSULATION* (OPTIONAL)
5. RESILIENT CHANNELS (REQUIRED IF INSULATION IS USED, OPTIONAL IF INSULATION IS OMITTED)

***SEE ESR-1153 OF PFS LISTING FOR OTHER INSULATION OPTIONS**

10 1 HR. HORIZONTAL ASSEMBLY
3/4" = 1'-0"

GA FILE NO. ASW 1100	GENERIC	2 HOUR FIRE RATED	50 TO 54 STC SOUND



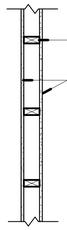
THICKNESS: 3-5/8"
APPROX. WEIGHT: 9 PSF
FIRE TEST: UC,12-7-64
SOUND TEST: ACI 1131a, 7-14-64

GYPSUM WALLBOARD, STEEL STUDS

BASE LAYER 1/2" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL TO EACH SIDE OF 1-5/8", 18 MIL (25 GA.), STEEL STUDS 24" O.C. WITH 1" TYPE S DRYWALL SCREWS 12" O.C.
FACE LAYER 1/2" 1/2" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL TO EACH SIDE WITH 1-5/8" TYPE S DRYWALL SCREWS 12" O.C.

JOINTS STAGGERED 24" EACH LAYER AND SIDE. SOUND TESTED WITH 1-1/2" MINERAL FIBER INSULATION IN STUD SPACE. **(NLB)**

9 2 HR. AREA SEPARATION FIRE WALL
SCALE: N.T.S.

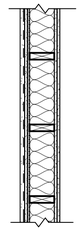


NON BEARING WALL

NOTES:
1. STC 49
2. STUD SPACING MAY VARY PER DRAWINGS. THIS DETAIL SHOWS STANDARD SPACING U.N.O. SIZE AND GAGE PER MFR REQ'D FOR SPANS NEEDED AT L/240.

5 NON-RATED INTERIOR WALL
SCALE: N.T.S.

GA FILE NO. WP 8420	GENERIC	2 HOUR FIRE RATED	40 TO 44 STC SOUND



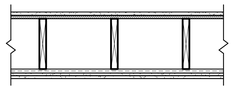
FIRE TEST: UC ES-6898, 12-21-67

WOOD STUDS, CEMENT STUCCO, WIRE MESH, GYPSUM WALLBOARD
EXTERIOR SIDE: BASE LAYER 5/8" TYPE X GYPSUM SHEATHING APPLIED PARALLEL TO 2 X 6 FIRE RETARDANT TREATED WOOD STUDS 16" O.C. WITH 6D COATED NAILS, 1-7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 12" O.C. AND COVERED WITH TWO LAYER GRADE "D" FIRE RESISTANT PROTECTIVE WEATHER RETARDER PAPER STAPLED ALONG EACH EDGE AT 16" O.C. GALVANIZED SELF-FURRING WIRE MESH APPLIED OVER SHEATHING WITH 8D GALVANIZED ROOFING NAILS, 23/8" LONG, 0.113" SHANK, 9/32" HEADS, 6" O.C. CEMENT-STUCCO APPLIED OVER WIRE MESH IN TWO 1/2" THICK COATS WITH BONDING AGENT APPLIED BETWEEN COATS.
INTERIOR SIDE: BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL TO STUDS WITH 6D COATED NAILS, 17/8" LONG, 0.0915" SHANK, 1/4" HEADS, 12" O.C.
FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO STUDS WITH 8D COATED NAILS, 23/8" LONG, 0.113" SHANK, 9/32" HEADS, 8" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE STUDS. (LOAD-BEARING)

NOTE:FOR SHAFT WALL THICKNESS UNIFORMITY 2X8 STUDS MAYBE USED.

1 2 HR. EXTERIOR WALL
SCALE: N.T.S.

ESR-2540	1 HOUR FIRE RATED ANSI/ UL 263	MIN 50 STC SOUND	MIN 50 IIC SOUND

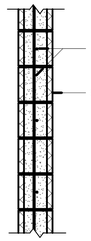


System Description

- SUBFLOORING-MIN 19/32" THICK T & G WOOD STRUCTURAL PANELS INSTALLED PERPENDICULAR TO TRUSSES WITH JOISTS STAGGERED 4'. PLYWOOD OR NONVENEER APA RATED PANELS SECURED TO TO TRUSSES WITH CONSTRUCTION ADHESIVE AND NO. 6d RING SHANK NAILS SPACED 12" O.C. ALONG EACH TRUSS. STAPLES HAVING EQUAL OR GREATER WITHDRAWAL AND LATERAL RESISTANCE STRENGTH MAY BE SUBSTITUTED FOR 6d NAILS.
- STRUCTURAL WOOD MEMBERS- MIN 9-1/2" DEEP I-JOISTS SPACED AT A MAX OF 19.2 O.C., AND BLOCKED AT THE ENDS USING 2X10 WOOD MEMBERS. MIN JOISTS BEARING ON PLATES SHALL BE 5-1/2". JOISTS SECURED TO THE BEARING PLATES WITH TWO 8d OR 10d NAILS AT EACH END. SPACING MAY BE INCREASED WHEN BATTS AND BLANKETS IS USED.
- RESILIENT CHANNELS INSTALLED PERPENDICULAR TO THE JOISTS, SPACED A MAX OF 24" O.C. WHEN NO INSULATION IS FITTED IN THE CONCEALED SPACE, OR 16" O.C. WHEN INSULATION IS FITTED IN THE CONCEALED SPACE.
- TWO LAYERS OF 1/2 IN. OR 5/8 IN THICK BY 4 FT WIDE GYPSUM PANELS, INSTALLED PERPENDICULAR TO RESILIENT CHANNELS. BASE PANELS TO BE SCREW-ATTACHED WITH 1IN. LONG TYPE S SCREWS 8IN O.C. AT BUTT JOINTS AND 16IN O.C. IN THE FIELD OF THE PANEL. FACE LAYER TO BE SCREW-ATTACHED TO RESILIENT CHANNELS WITH 1-5/8IN TYPE S SCREWS AT 8IN O.C. AND 1-1/2IN TYPE G SCREWS SPACED 8IN O.C. AT BUTT JOINTS LOCATED MID-SPAN BETWEEN RESILIENT CHANNELS.

11 1 HR. FLOOR-CEILING
3/4" = 1'-0"

4 HOUR FIRE RATED

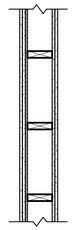


SECTION

NOTE:
1. FOR THICKNESS OF C.M.U. WALL SEE STRUCTURAL PLANS

6 4 HR. C.M.U. WALL
SCALE: N.T.S.

GA FILE NO. WP 4135	GENERIC	2 HOUR FIRE RATED	40 TO 44 STC SOUND



THICKNESS: 6-1/8"
APPROX. WEIGHT: 12 PSF
FIRE TEST: FM WP 360, 9-27-74
SOUND TEST: NGC 2363, 4-1-70

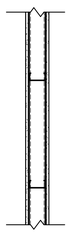
GYPSUM WALLBOARD, WOOD STUDS

BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE AT RIGHT ANGLES TO EACH SIDE OF 2X4 WOOD STUDS 24" O.C. WITH 6d COATED NAILS, 1-7/8" LONG, 0.085" SHANK, 1/4" HEADS, 24" O.C.
FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE WITH 8d COATED NAILS, 2-3/8" LONG, 0.100" SHANK, 1/4" HEADS, 8" O.C.

JOINTS STAGGERED 24" EACH LAYER AND SIDE. SOUND TESTED WITH STUDS 16" O.C. AND WITH NAILS FOR BASE LAYER SPACED 6" O.C. **(LOAD BEARING)**

2 2 HR. WALL
SCALE: N.T.S.

GA FILE NO. WP 1015	GENERIC	1 HOUR FIRE RATED	50 TO 59 STC SOUND



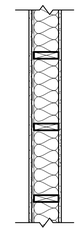
THICKNESS: 4-1/4"
APPROX. WEIGHT: 8 PSF
FIRE TEST: SEE WP 1051
(FM WP 152-1, 1-22-69)

GYPSUM WALLBOARD, STEEL STUDS

BASE LAYER 1/4' GYPSUM WALLBOARD APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 3-5/8" 18 mil (25 ga.) STEEL STUDS 24" O.C. WITH 1" TYPE S DRYWALL SCREWS 12" O.C.
FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL RO EACH SIDE WITH 1-5/16" TYPE S DRYWALL SCREWS 12" O.C.JOINTS STAGGERED 24' EACH LAYER AND SIDE,SOUND TESTED WITH 1-1/2" MINERAL FIBER INSULATION, 3.0 pcf, FRICTION FIT IN STUD SPACE. **(NLB)**

7 1 HR. PARTITION WALL - STEEL STUD
SCALE: N.T.S.

GA FILE NO. WP 3243	GENERIC	1 HOUR FIRE RATED	50 TO 54 STC SOUND



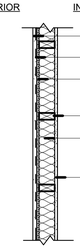
THICKNESS: 5-3/8"
APPROX. WEIGHT: 7 PSF
FIRE TEST: BASED ON UL R14196, 05NK05371, 2-15-05
UL DESIGN U309
SOUND TEST: NRCC TL-93-103
IRC-IR-761, 3798

GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL OR GLASS FIBER INSULATION, WOOD STUDS

RESILIENT CHANNELS 24" O.C. ATTACHED AT RIGHT ANGLES TO ONE SIDE OF 2 X 4 WOOD STUDS 24" O.C. WITH 11/4" TYPE S DRYWALL SCREWS. ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO CHANNELS WITH 1" TYPE S DRYWALL SCREWS 8" O.C.
WITH VERTICAL JOINTS LOCATED MIDWAY BETWEEN STUDS. 3" MINERAL OR GLASS FIBER INSULATION IN STUD SPACE.
OPPOSITE SIDE: ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO STUDS WITH 6D CEMENT COATED NAILS, 17/8" LONG, 0.0915" SHANK, 15/64" HEADS, 7" O.C. VERTICAL JOINTS STAGGERED 24" ON OPPOSITE SIDES. **(LOAD-BEARING)**

3 1 HR. SOUND WALL
SCALE: N.T.S.

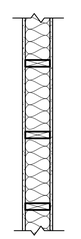
EXTERIOR INTERIOR



NOTES:
1. 1 HOUR FIRE RATED
2. STC 55
3. 2 LAYERS GRADE "D" PAPER OVER ALL WOOD BOARD SHAETHING.
4. INSPECTION OF NAILING REQUIRED FOR DRYWALL AND ALL LATH WHEN IN PLACE. CORNER BEADS ARE TO BE NAILED. DRYWALL BOARD SPACING SHALL BE 3/8" MAXIMUM.

8 1 HR. EXTERIOR WALL
SCALE: N.T.S.

GA FILE NO. WP 3644	GENERIC	1 HOUR FIRE RATED



THICKNESS: 4-3/4"
APPROX. WEIGHT: 7.5 PSF
FIRE TEST: BASED ON UL R14196, 05NK05371, 2-15-05
UL DESIGN U309
SOUND TEST: NRCC TL-93-103
IRC-IR-761, 3798

GYPSUM WALLBOARD, WOOD STUDS, MINERAL FIBER INSULATION

ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO EACH SIDE OF 2X4 WOOD STUDS 16" O.C. WITH 2-1/4" TYPE S OR W DRYWALL SCREWS 12" O.C. 3-1/2" MINERAL FIBEL INSULATION, NOMINAL 2.5 PCF, FRICTION FIT IN STUD SPACE.

VETICAL JOINTS STAGGERED 16" O.C., HORIZONTAL JOINTS STAGGERED 24" O.C., ON OPPOSITE SIDES.

TESTED AT 2,578 lbs PER STUD OR 100 PERCENT OF DESIGN LOAD.**(LOAD BEARING)**

4 1 HR. WALL
SCALE: N.T.S.

PAYKAN CORPORATION

Acacia Hotel

PROJECT TITLE

OWNER/SUBDIVIDER
PAYKAN CORPORATION
11444 ACACIA AVE
HAWTHORNE, CA 90250
(310) 493-9607
WILLIAM@PAYKANCORP.COM

ENGINEER

SEAL

REGISTERED PROFESSIONAL ENGINEER
CHIWAT "COCO"
No.77195
Exp. 3-31-25
CIVIL
STATE OF CALIFORNIA

PRINTED NAME

SIGNATURE

DATE ISSUED

REG NO.

PROJECT ADDRESS
11444 Acacia Ave.
Hawthorne, CA 90250

PROJECT NUMBER	DATE
	Issue Date
DRAWN BY	CHECKED BY
Author	Checker

SCALE
3/4" = 1'-0"

TITLE
Wall & Floor Details

Sheet number
A-7.00

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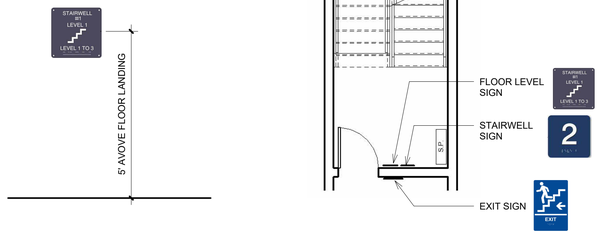

1 Stair Sign Locations
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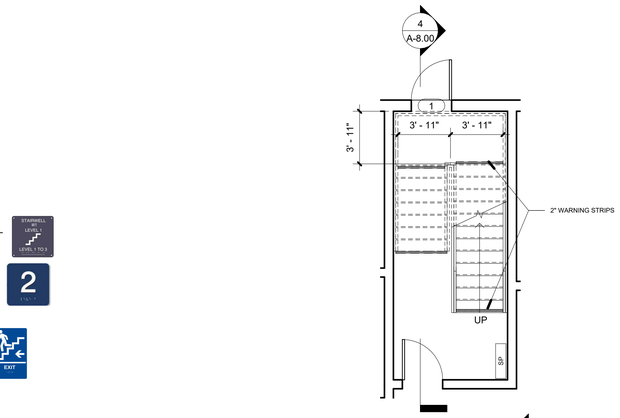
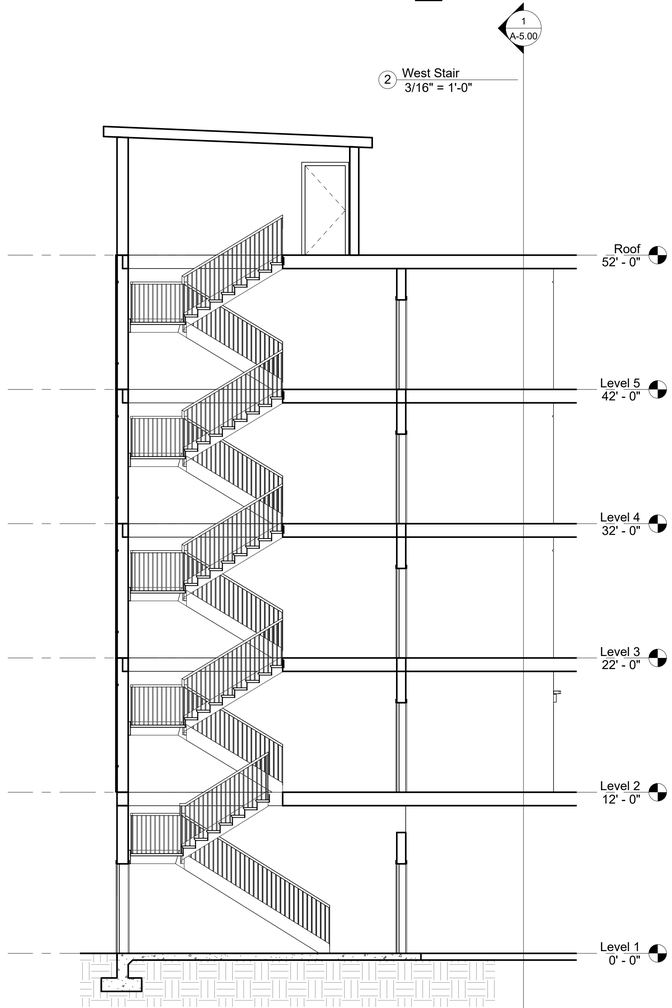
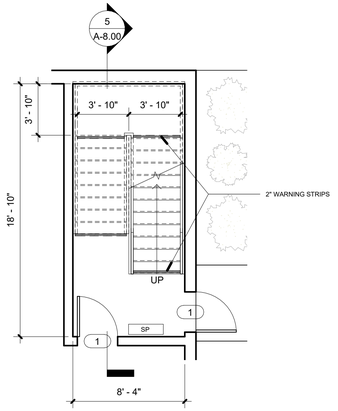


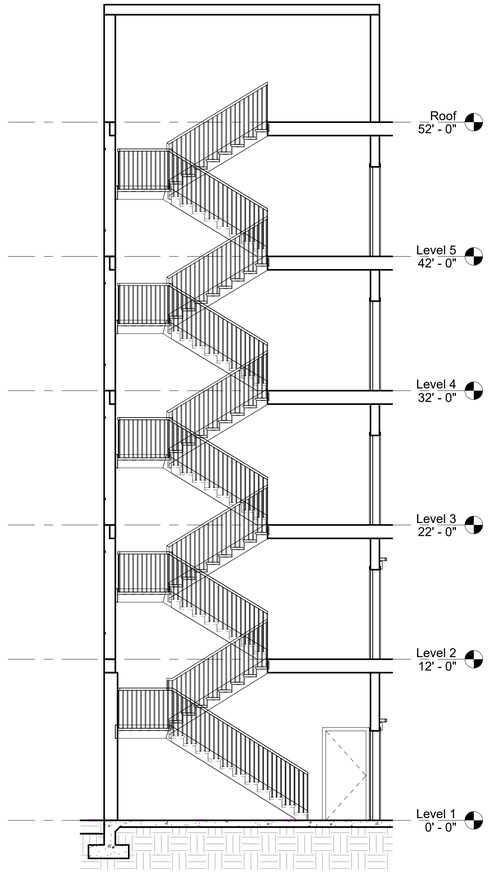
2 West Stair
3/16" = 1'-0"



4 West Stair
3/16" = 1'-0"



3 East Stair
3/16" = 1'-0"



5 East Stair
3/16" = 1'-0"

PAYKAN CORPORATION

PROJECT TITLE

Acacia Hotel

OWNER/SUBDIVIDER
PAYKAN CORPORATION
11444 ACACIA AVE
HAWTHORNE, CA 90250
(310) 493-9607
WILLIAM@PAYKANCORP.COM

ENGINEER

SEAL

REGISTERED PROFESSIONAL ENGINEER
CONWAY COX
No.77195
Exp. 3-31-25
CIVIL
STATE OF CALIFORNIA

PRINTED NAME

SIGNATURE

DATE ISSUED

REG NO.

PROJECT ADDRESS
11444 Acacia Ave.
Hawthorne, CA 90250

PROJECT NUMBER	DATE
	Issue Date
DRAWN BY	CHECKED BY
Author	Checker

SCALE
3/16" = 1'-0"

TITLE
Stair Details

Sheet number
A-8.00

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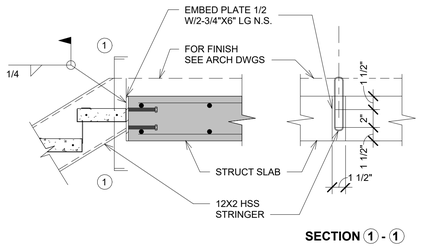
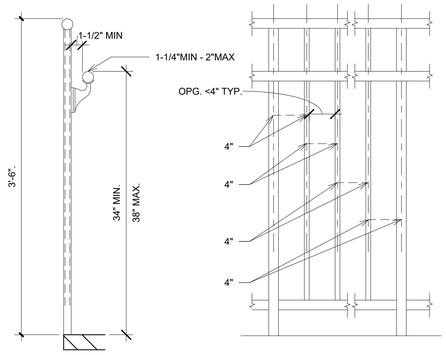


13 STL LDR AT CONC. SLAB
SCALE: N.T.S.



9 Handrail/Guardrail Section
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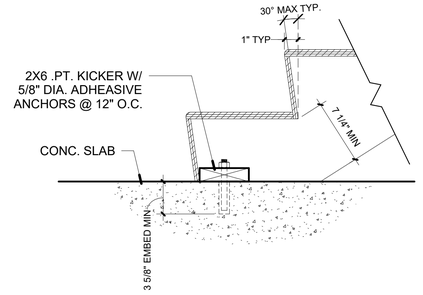

5 TOE OF LOWER SPAN
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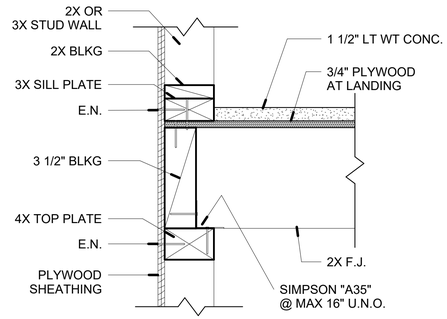

1 SECTION AT LANDING
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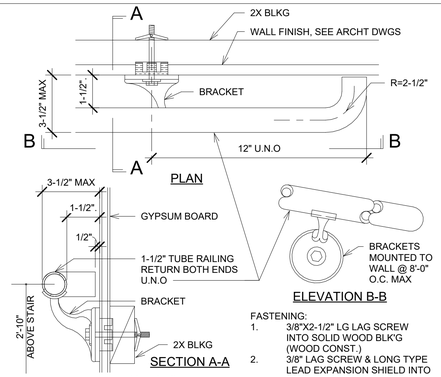

14 Handrail
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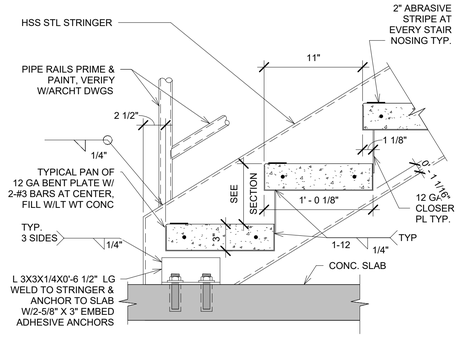

10 Toe of Stair
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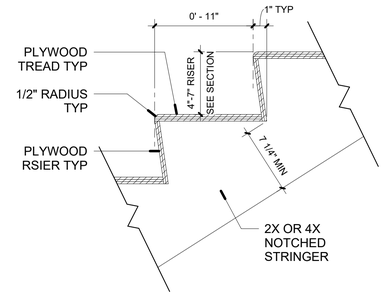

6 TYPICAL TREAD & RISER
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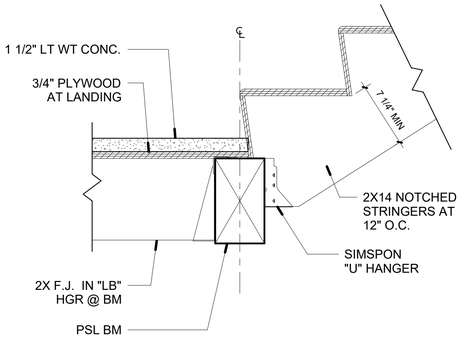
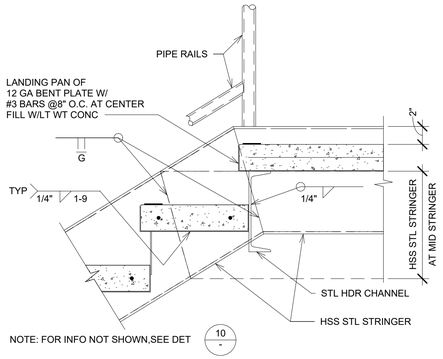
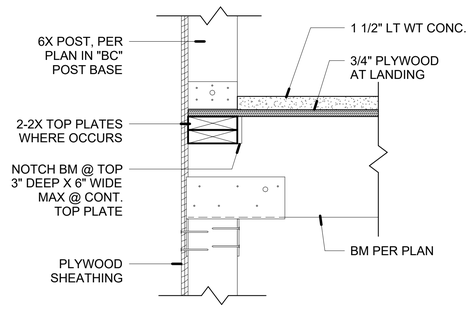


2 TOE DETAIL
SCALE: N.T.S.



11 Head of Stair
SCALE: N.T.S.



7 SECTION
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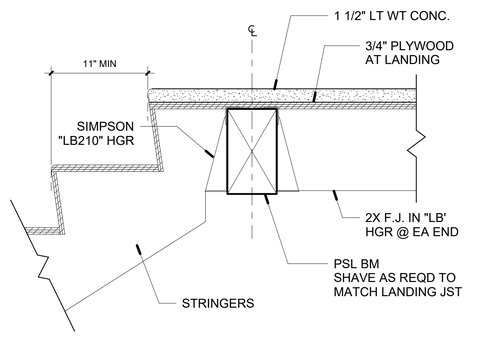
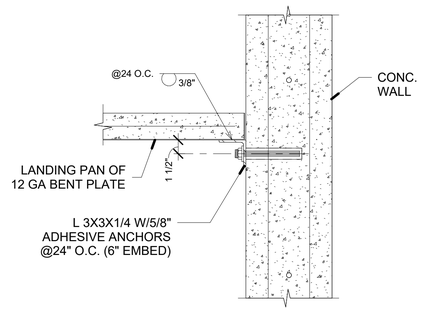


3 HEAD DETAIL
SCALE: N.T.S.



12 Detail
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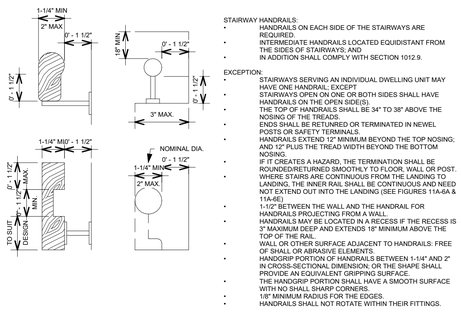
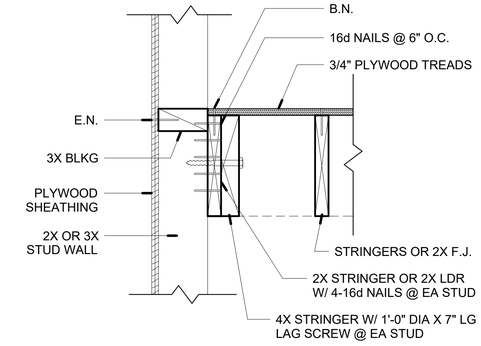


STAIRWAY HANDRAILS:
- HANDRAILS ON EACH SIDE OF THE STAIRWAYS ARE REQUIRED.
- INTERMEDIATE HANDRAILS LOCATED EQUIDISTANT FROM THE SIDES OF STAIRWAYS; AND
- IN ADDITION SHALL COMPLY WITH SECTION 1012.9.

EXCEPTION:
- STAIRWAYS SERVING AN INDIVIDUAL DWELLING UNIT MAY HAVE ONE HANDRAIL; EXCEPT
- STAIRWAYS OPEN ON ONE OR BOTH SIDES SHALL HAVE HANDRAILS ON THE OPEN SIDE(S).
- THE TOP OF HANDRAILS SHALL BE 34" TO 38" ABOVE THE NOSING OF THE TREADS.
- ENDS SHALL BE RETURNED OR TERMINATED IN NEWEL POSTS OR SAFETY TERMINALS.
- HANDRAILS EXTEND 12" MINIMUM BEYOND THE TOP NOSING; AND 12" PLUS THE TREAD WIDTH BEYOND THE BOTTOM NOSING.
- IF IT CREATES A HAZARD, THE TERMINATION SHALL BE ROUNDED/RETURNED SMOOTHLY TO FLOOR, WALL OR POST.
- WHERE STAIRS ARE CONTINUOUS FROM THE LANDING TO LANDING, THE INNER RAIL SHALL BE CONTINUOUS AND NEED NOT EXTEND OUT INTO THE LANDING (SEE FIGURES 11A-6A & 11A-6E).
- 1-1/2" BETWEEN THE WALL AND THE HANDRAIL FOR HANDRAILS PROJECTING FROM A WALL.
- HANDRAILS MAY BE LOCATED IN A RECESS IF THE RECESS IS 3" MAXIMUM DEEP AND EXTENDS 18" MINIMUM ABOVE THE TOP OF THE RAIL.
- WALL OR OTHER SURFACE ADJACENT TO HANDRAILS: FREE OF SHALL OR ABRASIVE ELEMENTS.
- HANDGRIP PORTION OF HANDRAILS BETWEEN 1-1/4" AND 2" IN CROSS-SECTIONAL DIMENSION; OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE.
- THE HANDGRIP PORTION SHALL HAVE A SMOOTH SURFACE WITH NO SHALL SHARP CORNERS.
- 1/8" MINIMUM RADIUS FOR THE EDGES.
- HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

8 11A-6B Stair Handrails
SCALE: N.T.S.



4 STRINGER AT WALL
SCALE: N.T.S.

PAYKAN CORPORATION

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HAWTHORNE, CA 90250
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ENGINEER

SEAL

REGISTERED PROFESSIONAL ENGINEER
CONWAY COOK
No.77195
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PRINTED NAME

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DATE ISSUED

REG NO.

PROJECT ADDRESS
11444 Acacia Ave.
Hawthorne, CA 90250

PROJECT NUMBER	DATE
	Issue Date
DRAWN BY	CHECKED BY
Author	Checker

SCALE
As indicated

TITLE
Stair Details

Sheet number
A-8.01

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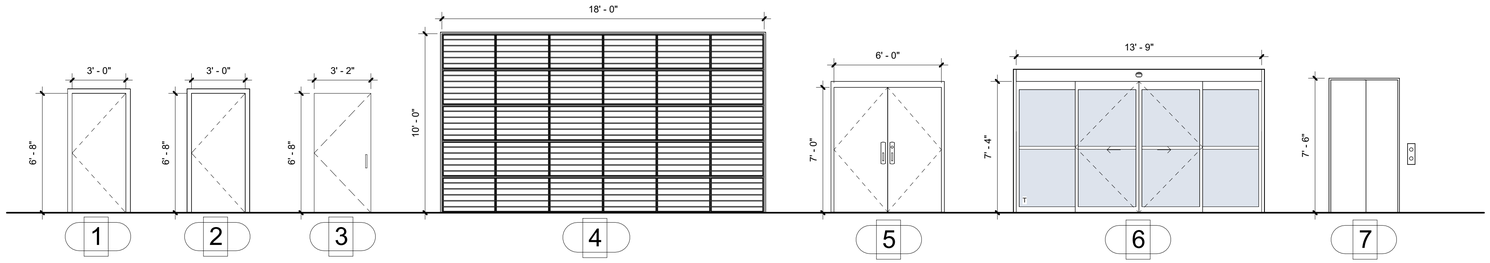
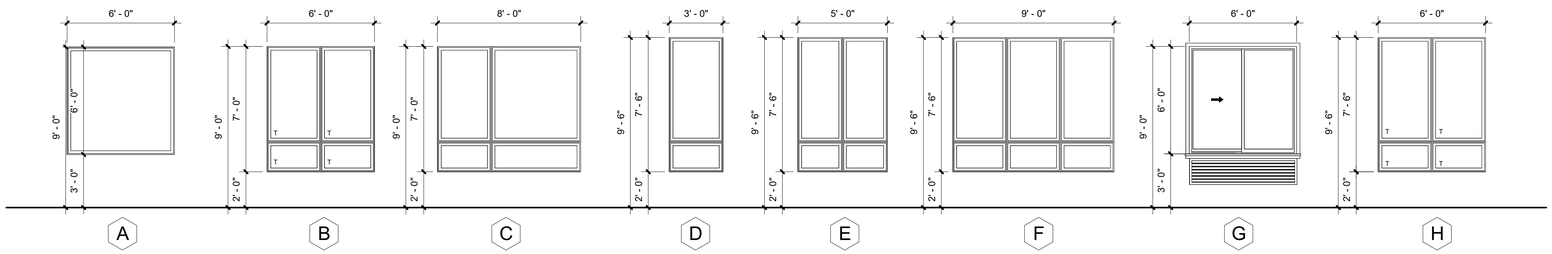
Door Schedule

Type Mark	Width	Height	Operation	Fire Rating	Comments	Count
1	3' - 0"	6' - 8"	SWING	20 MIN FIRE RATED U.N.O		116
2	3' - 0"	6' - 8"	SWING	NONE		108
4	18' - 0"	10' - 0"	OVERHEAD		Overhead Garage Door	1
5	6' - 0"	7' - 0"	SWING	60 MIN FIRE RATED		1
6	13' - 9"	7' - 4"	Automatic Siliding	None	Bi-Part Door Impact	2
7	<varies>	<varies>	<varies>	<varies>	<varies>	18
8	3' - 6"	6' - 8"	SWING	90 MIN FIRE RATED		20
9	3' - 0"	7' - 0"				8



Window Schedule

Type Mark	Width	Height	Sill Height	Operation	Comments	Count
A	6' - 0"	6' - 0"	<varies>			34
B	6' - 0"	7' - 0"	2' - 6"	FIXED	TEMPERED	1
C	8' - 0"	7' - 0"	1' - 0"	FIXED		4
D	3' - 0"	7' - 6"	2' - 0"	FIXED		1
F	9' - 0"	7' - 6"	2' - 0"	FIXED		8
G	6' - 0"	6' - 0"	2' - 0"	SLIDING	<varies>	100
G (LOUVER)	5' - 11"	1' - 4"	0' - 7"	LOUVER		96
H	6' - 0"	7' - 6"	2' - 0"	FIXED	TEMPERED	5



PAYKAN CORPORATION

Acacia Hotel

PROJECT TITLE

OWNER/SUBDIVIDER
PAYKAN CORPORATION
11444 ACACIA AVE
HAWTHORNE, CA 90250
(310) 493-9607
WILLIAM@PAYKANCORP.COM

ENGINEER

SEAL

REGISTERED PROFESSIONAL ENGINEER
CONWAY COOK
No.77195
Exp. 3-31-25
CIVIL
STATE OF CALIFORNIA

PRINTED NAME

SIGNATURE

DATE ISSUED

REG NO.

PROJECT ADDRESS
11444 Acacia Ave.
Hawthorne, CA 90250

PROJECT NUMBER	DATE
	Issue Date
DRAWN BY	CHECKED BY
Author	Checker

SCALE
1/4" = 1'-0"

TITLE
Door & Window Schedules

Sheet number
A-9.00

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GENERAL

1. DURING CONSTRUCTION ANY DISCREPANCY BETWEEN FRAMING AND PLANS SHALL BE BROUGHT UP TO THE ATTENTION OF THE STRUCTURAL ENGINEER.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSITENCIES.
3. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS.
4. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
5. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODE: THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE WITH LOCAL AMENDMENTS AND OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF DIVISION OF INDUSTRIAL SAFETY, AND THOSE CODES AND STANDARDS LISTED IN THESE NOTES AND SPECIFICATIONS.
6. SEE ARCHITECTURAL DRAWINGS FOR THE FOLOWING: SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS (EXCEPT AS NOTED). SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NON-BEARING PARTITIONS. SIZE AND LOCATIONS OF ALL CONCRETE CURBS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGES IN LEVEL, CHAMFERS, GROOVES, INSERTS, ETC. SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS (EXCEPT AS SHOWN). FLOOR AND ROOF FINISHES. STAIR FRAMING AND DETAILS (EXCEPT AS SHOWN). DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.
7. SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING: PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC. (EXCEPT AS SHOWN AS NOTED). ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS. CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES. SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES.
8. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
9. OPENINGS, POCKETS, ETC. LARGER THAN 6 INCHES SHALL NOT BE PLACED IN CONCRETE SLABS, BEAMS, JOISTS, COLUMNS, WALLS, ETC. UNLESS SPECIFIECALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC. LARGER THAN 6 INCHES NOT SHOWN ON THE STRUCTRUAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS.
10. ASTM SPECIFICATIONS NOTED ON DRAWINGS SHALL BE OF THE LATEST REVISIONS.
11. CONTRACTOR SHALL INVESTIGATE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTRES ARE FOUND THE STRUCTRAL ENGENEER SHALL BE NOTIFIED IMMEDIATELY.
12. CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF. LOAD SHALL NOT EXCEED THE DESIGNED LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
13. THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND SPECIFICATIONS AND NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES THAT MAY FIND BEFORE PROCEEDING WITH THE WORK.
14. THE CONTRACTOR SHALL INSPECT EXISTING CONDITIONS INCLUDING ELEMENTS SUBJECT TO MOVEMENT OR DAMAGE DURING DEMOLITION, CUTTING AND PATCHING. AFTER UNCOVERING THE WORK, INSPECT CONDITIONS AFFECTING INSTALLATION OF NEW WORK. IF UNCOVERD CONDITIONS ARE NOT AS ANTICIPATED, IMMEDIATELY NOTIFY THE STRUCTURAL ENGINEER AND SECURE NEEDED DIRECTIONS. DO NOT PROCEED IN AREAS OF DISCREPANCIES UNTIL RESLOLUTION OF ALL SUCH DISCREPANCIES.
15. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED PROTECTION PRIOR TO CUTTING, INCLUDING BUT NOT LIMITED TO SHORING, BRACING, AND SUPPORT TO MAINTAIN STRUCTURAL INTEGRITY OF ALL EXISTING WORK. THE CONTRACTOR SHALL CAREFULLY PROTECT ALL EXISTING FINISHES TO REMAIN AS SUCH AS WALL COVERING, CARPET, SUSPENDED CEILING, DOORS AND TRIM. THEY SHALL PERFORM ALL CUTTING AND DEMOLITION BY METHODS THAT WILL PREVENT DAMAGE TO OTHER PORTIONS OF THE WORK, AND WILL PROVIDE PROPER SUFRACES TO RECEIVE INSTALLATION OF THE NEW WORK.
16. THE CONTRACTOR SHALL ERECT NECESSARY BARRIERS, PROTECTION FENCES AND/OR CANOPIES PRIOR TO STARTING CONSTRUCTION.
17. WORKMANSHIP SHALL NOT CAUSE DAMAGE TO EXISTING CONSTRUCTION.
18. USE OF AN APPROVED ALTERNATE MATERIAL UNDER AN ICC OR LA CITY RESEARCH REPORT MUST INCORPORATE ALL THE SPECIFIED PROCEDURES, CONDITIONS, MATERIAL SPECIFICATIONS AND INSTALLATION INSTRUCTIONS ON THE PLAN.
19. THE SOIL BELOW AN INTERIOR CONCRETE SLAB SHALL BE PRE-SATURATED TO A DEPTH OF 18 INCHES PRIOR TO PLACING THE CONCRETE.
20. ALL DRAINAGE ADJACENT TO FOOTINGS SHALL BE CONDUCTED AWAY FROM THE STRUCTURE BY A MINIMUM 3-FOOT-WIDE APRON SLOPED AT NO LESS THAN 2 PERCENT AND DRAINING INTO AN APPROVED NON-EROSIVE DEVICE.

FOUNDATIONS

1. ALL FOOTINGS SHALL REST ON SOLID EARTH, OR 90% COMPACTED FILL TRENCHES SHALL BE CUT TRUE AND FORMS TO BE WELL BRACED, STRAIGHT AND PLUMB.
2. ALL CONTINUOUS FOOTINGS SHALL BE PLACED MINIMUM 24 INCHES INTO THE NATURAL SOIL OR BEDROCK, UNLESS JUSTIFIED FOR A LESSER DEPTH BY SOIL REPORT.
3. THE BOTTOM OF FOOTING SHALL NOT SLOPE GREATER THAN 1:10.
4. WATER SHALL BE REMOVED FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE. CARE SHALL BE TAKEN SO AS NOT TO DRY OUT UNDERLYING NATURAL SOIL.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING NECESSARY TO SUPPORT CUT AND/OR FILL BANKD DURING EXCAVATION, FORMING AND PLACEMENT OF CONCRETE, UNDERPINNING, ETC.
6. THE PROPOSED BUILDING AREAS SHOULD BE OVER EXCAVATED TO A DEEPTH OF 2.0 FEET BELOW THE PROPOSED FOOTING BOTTOMS.

REINFORCING STEEL

1. ALL REINFORCING STEEL SHALL BE DETAILED AND PLACED IN CONFORMANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFOCED CONCRETE (ACI LATEST EDITION) AND THE MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION LATEST EDITION BY THE CRSI AS MODIFIED BY THE PROJECT DRAWINGS AND SPECIFICATIONS.
2. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615/A615M-07 GRADE 60.
3. WELDING FOR REINFORCEMENT SHALL BE WITH LOW HYDROGEN ELECTRODES IN CONFORMANCE WITH RECOMMENDED PRACTICES FOR WELDING REINFORCING STEEL BY AMERICAL WELDING SOCIETY (AWS).
4. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.
5. WELDED WIRE FABRIC SHALL CONFIRM TO ASTM
6. MINIMUM LAP OF WELDED WIRE FABRIC SHALL BE 8 INCHES OR 1.3 ld A185/A185M-07. WHICHEVER IS GREATER.
7. BAR SPLICES SHALL BE MADE ONLY WHERE INDICATED ON THE DRAWINGS.
8. DOWELS BETWEEN FOOTINGS AND WALLS OR COLUMNS SHALL BE THE SAME GRADE, SIZE AND SPACING OR NUMBER AS THE VERTICAL REINFORCING RESPECTULLY (UNLESS NOTED OTHERWISE).
9. ALL BARS SHALL BE MARKED SO THEIR IDENTIFICAITON CAN BE MADE WHEN THE FINAL IN-PLACE INSPECTION IS MADE.

CONCRETE

1. ALL PHASES OF WORK PERTAINING TO THE CONCRETE CONSTRUCTION SHALL CONFORM TO THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE ACI 318 LATEST EDITION WITH MODIFICATIONS AS NOTED IN THE DRAWINGS OR SPECIFICATIONS.
2. CONCRETE MIXES SHALL BE DESIGNED BY QUALIFIED TESTING LABORATORY AND REVIWED BY THE STRUCTURAL ENGINEER.
3. SCHEDULE OF STRUCTURAL CONCRETE AFTER 28-DAYS AND TYPES TO BE AS FOLLOWING (UNLESS NOTED OTHERWISE):
   - FOUNDATION: 4000 PSI MINIMUM COMPRESSIVE STRENGTH.
   - COLUMNS: 4500 PSI MINIMUM COMPRESIVE STRENGTH.
   - BEAMS: 4500 PSI MINIMUM COMPRESIVE STRENGTH.
   - ELEVATED SLABS: 4500 PSI MINIMUM COMPRESIVE STRENGTH.
   - SLAB ON GRADE: 3000 PSI MINIMUM COMPRESIVE STRENGTH.
4. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE II (UNLESS NOTED OTHERWISE).
5. AGGREGATE FOR HARDROCK CONCRETE SHALL CONFORM TO ALL REQUIREMENTS AND TESTS OF ASTM C-33 AND PROJECT SPECIFICAITONS. EXCEPTON MAY BE USED ONLY WITH PERMISSION OF THE STRUCTURAL ENGINEER.
6. FORMS AND CONCRETE SHALL BE LAID OUT AND CONSTRUCTED TO PROVIDE THE SPECIFIED CAMBERS SHOWN ON THE DRAWINGS.
7. DRYPACK UNDER BASEPLATES, SILL PLATES ETC. MUST HAVE ICC OR CITY OF LA APPROVAL NUMBER.
8. CONCRETE MIXING SHALL CONFORM TO ASTM C-94.
9. PLACEMENT OF CONCRETE SHALL CONFORM TO ACI STANDARD 614 AND PROJECT SPECIFICATION. SANDBLAST ALL CONCRETE SURFACES AGAINST WHICH CONCRETE IS TO BE PLACED.
10. CLEAR COVERAGE OF CONCRETE OVER REINFORCING BARS SHALL BE AS FOLLOWS: AS INDICATED ON DRAWINGS. CONCRETE POURED DIRECTLY AGAINST EARTH 3 INCHES CLEAR TO REINFORCING. STRUCTURAL SLABS 1 INCH CLEAR (TOP AND BOTTOM). FORMED CONCRETE WITH EARTH BACKFILL 1 1/2" INCHES CLEAR. BEAMS 1 1/2" INCHES CLEAR TO FACE OF MAIN REINFORCING EXCEPT AS NOTED. COLUMNS 1 1/2" INCHES CLEAR TO FACE OF VERTICAL REINFORCING EXCEPT AS NOTED.
11. ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE SECURED IN POSITION PRIOR TO PLACING CONCRETE.
12. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING IS NOT PERMITTED EXCEPT AS SHOWN ON DRAWINGS.
13. CONDUIT OR PIPE SIZE (O.D.) SHALL NOT EXCEED 30 PERCENT OF SLAB THICKNESS AND SHALL BE PLACED BETWEEN THE TOP AND BOTTOM REINFORCING UNLESS SPECIFICALLY DETAILED OTHERWISE.
14. PROJECTING CORNERS OF BEAMS, WALLS, COLUMNS, ETC. SHALL BE FORMED WITH A 3/4 INCH CHAMFER UNLESS OTHERWISE NOTED ON ARCHITECTURAL DRAWINGS.

MASONRY NOTES

1. MASONRY WALLS OR ELEMENTS THAT ARE PART OF THE SEISMIC FORCE RESISTING SYSTEM SHALL BE DESIGNED AND SPECIFIED WITH TYPE S OR TYPE M MORTAR. TYPE N MORTAR SHALL NOT BE USED. (TMS 402 SECTION 7.4.4.2.2)

HOLD DOWN NOTES:

1. HOLD DOWN CONNECTORS SHALL BE TIGHTENED TO FINGER TIGHT PLUS ONE-HALF WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. (LACBC 2305.4)
2. CONNECTOR BOLTS INTO WOOD FRAMING SHALL REQUIRE STEEL PLATE WASHERS ON THE POST ON THE OPPOSITE SIDE OF THE ANCHORAGE DEVICE. PLATE SIZE SHALL BE A MINIMUM OF 0.229"X3"X3". (LACBC 2305.4)
3. HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.

PLYWOOD:

1. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING.
2. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOORS SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. WOOD STRUCTURAL PANEL SPANS SHALL CONFORM TO T-2304.8(3) & T-2304.8(5).

WOOD

1. ALL NAILS, BOLTS, SCREWS, FRAMING, ANCHORS, AND OTHER ROUGH HARDWARE, AND ALL OTHER ITEMS NEEDED FOR ROUGH AND FINISHED CARPENTRY SHALL COMPLY WITH ALL PERTINENT CODES AND REGULATIONS, INCLUDING (NATIONAL DESIGN SPECIFICATION) AND PRODUCTS HAVING APPROVAL NUMBER OF ICC OR LA CITY.
2. IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND THE REQUIREMENTS OF THE REFERENCE STANDARDS OR THESE SPECIFICATIONS, THE PROVISION OF THE MORE STRINGENT SHALL GOVERN.
3. FRAMING LUMBER SHALL BE IDENTIFIED BY THE GRADE STAMP OF THE WEST COAST LUMBER INSPECTION BUREAU.
4. PLYWOOD SHALL BE IDENTIFIED AS OF SPECIES, GRADE, PANEL SPAN RATING, AND GLUE TYPE BY THE STAMP OF THE AMERICAN PLYWOOD ASSOCIATION.
5. OTHER MATERIALS OF THIS PROJECT SHALL BE IDENTIFIED BY THE APPROPRIATE STAMP OR AGENCY LISTED IN THE REFERENCED STANDARDS, OR BY SUCH OTHER MEANS AS ARE APPROVED BY THE STRUCTURAL ENGINEER.
6. ALL MATERIALS UNLESS OTHERWISE SPECIFICALLY ADDRESSED SHALL MEET AND EXCEED THE FOLLOWING:

STUDS:	DOUDLAS FIR GRADE NO. 2
POST, HDRS & BEAMS:	DOUGLAS FIR GRADE NO. 1
ALL OTHER HORZ. MEMBERS:	DOUGLAS FIR GRADE NO. 2
ALL OTHER VERT. MEMBERS:	DOUGLAS FIR GRADE NO. 2
PLWOOD OR OSB:	GRADE MARKED STRUCTURAL , EXTERIOR I TYPE CONFIRMING TO DOC PSI OR P52
PLY CLIPS:	PSCA BY SIMPSON OR EQUIVALENT
STEEL HARDWARE:	ASTM A36 OR A7 (GALVAIZED OR EXTERIOR)
MACHINE BOLTS:	ASTM A307, GRADE A
LAG BOLTS:	ANSI/ ASME STANDARD B18.2.1
NAILS:	COMMON (EXCEPT AS NOTED), ASTM F1667 (GALVANIZED FOR EXTERIOR)
WOOD SCREWS:	ANSI/ ASME STANDARD B18.6.1
JOIST HANGERS:	SIMPSON OR EQUIVALENT
CONNECTORS:	SIMPSON OR EQUIVALENT

7. WOOD STRUCTURAL PANEL ROOF SHEATHING SHALL BE 15/32 CDX AND SHALL BE OF TYPE MANUFACTURED WITH EXTERIOR GLUE (EXTERIOR I).
8. EXTERIOR WALLS SHALL BE NON-COMBUSTIBLE OR FIRE-RETARDANT-TREATED WOOD CONSTRUCTION
9. CAREFULLY INSPECT THE WORK OF OTHER TRADES TO ASCERTAIN THAT ALL WORK IS COMPLETE TO THE POINT WHERE ROUGH CARPENTARY MAY PROPERLY COMMENCE. DO NOT START WORK UNTIL ALL DISCREPANCIES HAVE BEEN RESOLVED.
10. ALL ROUGH CARPENTRY SHALL PRODUCE JOINTS TRUE, TIGHT, AND WELL NAILED. WITH ALL MEMBERS ASSEMBLED IN ACCODRANCE WITH DRAWINGS AND WITH ALL PERTINENT CODES AND REGULATIONS.
11. CAREFULLY SELECT ALL MEMBERS. SELECT INDIVIDUAL PIECES SO THAT KNOTS AND OBVIOUS DEFECTS WILL NOT INTERFERE WITH PLACING BOLTS OR PROPER NAILING OR MAKING CONNECTIONS.
12. CUT OUT OR DISCARD ALL DEFECTS WHICH WILL RENDER A PIECE UNABLE TO SERVE ITS INTENDED FUNCTION. LUMBER MAY BE REJECTED BY THE ARCHITECT OR STRUCTURAL ENGINEER WHETHER , OR NOT IT HAS BEEN INSTALLED, FOR EXCESSIVE WARP, TWIST, BOW, CROOK, MILDEW, FUNGUS, OR MOLD AS WELL AS FOR IMPROPER CUTTING OR FITTING.
13. DO NOT SHIM SILL, JOIST, SHORT STUDS, TRIMMERS, HEADERS, LINTELS OR OTHER FRAMING MEMBERS.
14. IN ADDITION TO ALL FRAMING AND OPERATING NORMAL TO FABRICATION AND ERECTION INDICATED ON THE DRAWINGS, INSTALL ALL BACKING REQUIRED FOR WORK OF OTHER TRADES.
15. SET ALL HORIZONTAL OR SLOPED MEMBERS WITH CROWN UP.
16. DO NOT NOTCH, BORE OR CUT MEMBERS FOR PIPES, DUCTS, CONDUITS, OR OTHER REASONS EXCEPT AS SHOWN ON THE DRAWINGS OR AS SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER.
17. MAKE ALL BEARINGS FULL UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
18. FINISH ALL BEARINGS SURFACES ON WHICH STRUCTURAL MEMBERS ARE TO REST SO AS TO GIVE SURE AND EVEN SUPPORT WHERE FRAMING MEMBERS SLOPE, CUT OR NOTCH THE ENDS AS REQUIRED TO GIVE UNIFORM BEARING SURFACE.
19. INSTALL ALL BLOCKING REQUIRED TO SUPPORT ALL ITEMS OF FINISH AND TO CUT OFF ALL CONCEALED DRAFT OPENINGS, BOTH HORIZONTAL AND VERTICAL BETWEEN CEILING AND FLOOR AREAS.
20. FIRE BLOCKS WHEN OF WOOD SHALL BE 2 INCHES (NOMINAL) IN THICKNESS BY THE FULL WIDTH OF THE OPENING BEING BLOCKED.
21. PLACE ALL PLYWOOD WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND CONTINUOUSLY OVER AT LEAST TWO SUPPORTS, EXCEPT WHERE SPECIFICALLY INDICATED ON THE DRAWINGS.
22. CENTER PLYWOOD JOINTS ACCURATELY OVER SUPPORTS, UNLESS OTHERWISE SPECIFICALLY SHOWN ON THE DRAWINGS, STAGGER THEIR END JOINTS OF PLYWOOD PANELS TO ACHIEVE A MINIMUM OF CONTINUITY OF FINISH.
23. PROTECT ALL PLYWOOD FROM MOISTURE BY USE OF ALL REQUIRED WATERPROOF COVERING UNTIL THE PLYWOOD HAS BEEN COVERED WITH THE NEXT SUCCEEDING COMPONENT OF FINISH.
24. DRILL HOLES 1/16 INCH LARGER IN DIAMETER THAN THE BOLTS BEING USED. DRILL STRAIGHT AND TRUE FROM ONE SIDE ONLY. BOLT TREADS SHALL NOT BEAR ON WOOD. USE WASHERS UNDER HEAD AND NUT WHERE BOTH BEAR ON WOOD. USE WASHER ON ALL NUTS.
25. FOR LAG SCREWS AND WOOD SCREWS, PRE-BORE HOLES SAME DIAMETER AS ROOT OF THREAD. ENLARGE HOLES TO SHANK DIAMETER FOR LENGTH OF SHANK SCREW. DO NOT DRIVE ALL LAG AND WOOD SCREWS.
26. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, PROVIDE NAILING PER TABLE 2304.10.1 OF THE CODE.
27. FOUNDATION SILLS SHALL BE PRESERVATIVE TREATED WOOD.
28. FASTENERS IN PRESERVATIVE TREATED WOOD SHALL BE OF HOT DIPPED ZINC COATED GALVANIZED STEEL.
29. HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS; AND HOLD-DOWN SHALL BE FINGER TIGHT AND 1/2 WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS ON THE POST ON THE OPPOSITE SIDE OF THE ANCHORAGE DEVICE. PLATE SIZE SHALL BE A MINIMUM OF 0.299 INCH BY 3 INCHES BY 3 INCHES.
30. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPANS SHALL CONFORM WITH TABLE 2304.8(3)
31. ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
32. ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED.
33. HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.

STRUCTURAL STEEL:

1. ALL FABRICATION AND ERECTION OF STRUCTURAL STEEL AND MISCELLANEOUS STEEL SHALL BE IN ACCORDANCE WITH AISC SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, AND AISC CODE OF STANDARD PRACTICE FOR BUILDINGS (LATEST EDDITION). SHOP AND FIELD CONNECTIONS SHALL BE REVITED, BOLTED, OR WELDED AS PER DRAWINGS AND CONFORM TO ASTM SPECIFICATIONS, AMERICAN WELDING SOCIETY (AWS) STANDARD CODE FOR WELDIGN (LATEST EDDITION). IN THE EVENT OF A CONFLIC BETWEEN THE ABOVE MENTIONED REQUIREMENTS SHALL GOVERN.
2. AFTER FABRICATION, ALL STRUCTURAL STEEL, EXCEPT THAT EMBEDDED IN CONCRETE SHALL RECIEVE ONE COAT OF RUST INHIBITIVE METAL PRIMER. AFTER ERECTION IS COMPLETED AND CONNECTIONS HAVE BEEN INSPECTED AND APPROVED, ALL UNPAINTED CONNECTIONS, WELDS, BOLTS, AND ALL SURFACES ON WHICH PAINT HAS BEE SCRAPED OR DAMAGED SHALL BE THOROUGLY CLEANED AND GIVEN A FIELD TOUCH-UP COAT OF THE SAME PRIMER AS USED FOR THE SHOP COAT.
3. STRUCTURAL STEEL AND MISCELLANEOUS STEEL SHALL CONFORM TO ASTM A-36 UNLESS NOTED OTHERWISE. PIPE COLUMNS SHALL CONFORM TO ASTMA-53 GRADE B (UNO). STEEL TUBES SHALL CONFORM TO ASTM A-500 GRADE B 46 KSI (UNO).
4. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS AT A CITY OF LOS ANGELES APPROVED SHOP AND SHALL COMPLY WITH AWS SPECIFICATIONS. WHERE STRUCTURAL FIELD WELDING IS NECESARY, WELDING SHALL BE PERFORMED BY CERTIFIED WELDER UNDER THE CONTINUOUS SUPERVISION OF A SPECIAL INSPECTOR.
5. ALL BUTT WELDS TO BE FULL PENETRATION UNLESS NOTED OTHERWISE.
6. FILLET WELD SIZES NOT SHOWN ON THE DRAWINGS TO BE AS MINIMUM SIZES INDICATED BY AISC MANUAL OF STEEL CONSTRUCTION, LATEST EDITION.
7. ALL WELDING ELECTRODES TO BE E70XX, UNLESS NOTED OTHRWISE.
8. IN CASE OF BEAMS WITH CAMBER, PLACE THEM WITH NATRUAL CAMBER UPWARD.
9. ALL BOLTS SHALL CONFORM TO ASTM A307 (UNO). HOLES FOR BOLTS SHALL BE 1/16 INCH LARGER THAN DIAMETER, UNLESS NOTED OTHERWISE.
10. STRUCTURAL STEEL WIDE FLANGE BEAMS SHALL CONFORM TO ASTM A572 GRADE 50.
11. PLATE SHALL BE MIN. A36
12. THE USE OF ROLLED STEEL SECTIONS AND/OR BOLTS MANUFACTURED OUTSIDE THE UNITED STATES WILL REQUIRE VERIFICATION THAT THE PRODUCTS COMPLY WITH APPLICABLE ASTM STANDARDS. MILL CERTIFICATES WILL BE REQUIRED FOR ALL STEEL. STEEL GRADES OTHER THAN ASTM A36 WILL REQUIRE TESTING BY AN APPROVED LABORATORY. ALL FOREIGN BOLTS MUST BE APPROVED BY CITY OF HAWTHORNE BUILDING AND SAFETY PRIOR TO THEIR USE.

SPECIAL INSPECTION & TESTING INSRUCTIONS

SPECIAL INSPECTION TO BE APPROVED BY ENGINEER AND BUILDING DEPARTMENT, BEFORE A PERMIT CAN BE ISSUED: THE OWNER, OR THE ENGINEER OR ARCHITECT OF RECORD ACTING AS, THE OWNER AGENT, AND THE CONTRACTOR SHALL COMPLETE THESE INSTRUCTION FORMS INCLUDING THE REQUIRED ACKNOWLEDGMENTS.

APPROVAL OF SPECIAL INSPECTOR: EACH SPECIAL INSPECTOR SHALL BE CERTIFIED BY THE BUILDING INSPECTION DEPARTMENT PRIOR TO PERFORMING ANY INSPECTION DUTIES. SPECIAL INSPECTORS SHALL CARRY APPROVED IDENTIFICATION, AS STIPULATED BY THE BUILDING DEPARTMENT, WHEN PERFORMING THE FUNCTION OF SPECIAL INSPECTOR.

SPECIAL INSPECTION AND TESTING SHALL MEET THE MINIMUM REQUIREMENTS OF THE 2019 CBC WITH 2020 LABC AMENDMENTS. THE OWNER DESIGNATED SPECIAL INSPECTION FIRM SHALL BE APPROVED BY THE BUILDING DEPT. & ENGINEER OF RECORD. THE FOLLOWING CONDITIONS ARE ALSO APPLICABLE:

A. DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR

1. LIMIT OF AUTHORITY:
   THE SPECIAL INSPECTOR IS NOT AUTHORIZED TO DO ANY OF THE FOLLOWING.
   a. INSPECT OR APPROVE ANY WORK OTHER THAN THAT FOR WHICH THEY ARE SPECIFICALLY CERTIFIED.
   b. INSPECT OR APPROVE ANY WORK THAT A BUILDING PERMIT HAS NOT BEEN ISSUED FOR.
   c. INSPECT OR APPROVE ANY WORK BEFORE THE BUILDING INSPECTION DEPARTMENT HAS MADE THE INITIAL INSPECTION. DEVIATIONS FROM THIS PROCEDURE MUST BE REQUESTED IN WRITING FROM THE BUILDING OFFICIAL.
   d. ACCEPT ALTERNATE MATERIALS, STRUCTURAL CHANGES, OR REVISIONS TO PLANS.
2. OBSERVE WORK.
   THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK FOR CONFORMANCE WITH THE BUILDING INSPECTION DEPARTMENT APPROVED (STAMPED) PLANS AND SPECIFICATIONS AND APPLICABLE WORKMANSHIP PROVISIONS OF THE LABC. ARCHITECT/ENGINEER REVIEWED SHOP DRAWINGS AND/OR PLACING INSPECTIONS ARE TO BE PERFORMED ON THE SITE AND IN THE GENERAL AREA WHERE THE WORK IS BEING PERFORMED AT ALL TIMES OBSERVING THE WORK REQUIRING SPECIAL INSPECTION. PERIODIC SPECIAL INSPECTION IS PERMITTED ONLY WHEN SPECIFIED ON THE APPROVED PLANS AND SPECIFICATIONS. THE PERIODIC MUST BE PERFORMED IN ACCORDANCE WITH THE SCHEDULE PROVIDED.

3. REPORT NON CORFORMING ITEMS:

THE SPECIAL INSPECTOR SHALL BRING NON CONFORMING ITEMS TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR AND NOTE ALL SUCH ITEMS IN THE DAILY REPORT. IF ANY NON CONFORMING ITEM IS NOT CORRECTED IN A TIMELY MANNER OR IS TO BE INCORPORATED IN THE WORK, THE SPECIAL INSPECTOR SHALL IMMEDIATELY NOTIFY THE BUILDING INSPECTION DEPARTMENT BY TELEPHONE OR IN PERSON, THEN NOTIFY THE ENGINEER OR ARCHITECT, AND POST A DISCREPANCY NOTICE ON THE JOB.

4. FURNISH REPORT:

THE SPECIAL SHALL SUBMIT A SIGNED REPORT TO THE BUILDING DEPARTMENT STATING THAT ALL WORK AND MATERIALS THAT REQUIRE SPECIAL INSPECTION AND TESTING INCLUDING THE OFF SITE FABRICATION OF BUILDING COMPONENTS, WHEN REQUIRED, WERE INSPECTED TESTED AND REPORTED AND ARE, TO THE BEST OF HIS/HER KNOWLEDGE IN CONFORMANCE WITH APPROVED PLANS AND SPECIFICATIONS.

B. CONTRACTOR RESPONSIBILITIES:

1. INSPECTOR NOTIFICATION

THE CONTRACTOR SHALL NOTIFY THE SPECIAL INSPECTOR ONE WORKING DAY PRIOR TO PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTION INCLUDING THE OFF SITE FABRICATION OF BUILDING COMPONENTS, WHEN REQUIRES, AND SHALL PROVIDE SUFFICIENT LEAD TIME FOR THE INSPECTOR TO REVIEW THE CONSTRUCTION DOCUMENTS AND PERFORM PREPARATORY INSPECTION PRIOR TO COMMENCING WORK.

2. PROVIDE ACCESS TO APPROVED PLANS:

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE SPECIAL INSPECTOR ACCESS TO THE APPROVED PLANS AND SPECIFICATIONS ON THE JOB.

3. RETAIN SPECIAL INSPECTION RECORDS:

THE CONTRACTOR IS ALSO RESPONSIBLE FOR KEEPING A COPY OF ALL SPECIAL INSPECTION REPORTS SUBMITTED BY THE SPECIAL INSPECTOR ON THE JOB AND PROVIDING THESE REPORTS TO THE BUILDING DEPARTMENTS INSPECTOR UPON REQUEST.

4. INSPECTION AND APPROVAL OF WORK:

THE CONTRACTOR SHALL NOT PERFORM ANY WORK THAT REQUIRES SPECIAL INSPECTION WITHOUT THE CONTINUOUS PRESENCE OF THE INSPECTOR/S DURING THE PERFORMANCE OF THAT WORK.

5. FINAL INSPECTION:

A FINAL INSPECTION WILL NOT BE SCHEDULED UNTIL ALL THE REPORTS DOCUMENTING SPECIAL INSPECTION OF THE WORK HAVE BEEN SUBMITTED AND APPROVED BY THE BUILDING INSPECTION DEPARTMENT.

6. CONTINUOUS INSPECTION:

WORK REQUIRING CONTINUOUS INSPECTION PERFORMING WITHOUT THE PRESENCE OF A SPECIAL INSPECTOR ON THE JOB IS SUBJECT TO REMOVAL.

SPECIAL INPECTION NOTES

REQUIRED SPECIAL INPECTIONS
IN ADDITION TO THE REGULAR INSPECTIONS, THE FOLLOWING CHECKED ITEMS WILL ALSO SPECIAL INSPECTION IN ACCORDANCE WITH CHAPTER 17 OF THE LOS ANGELES BUILDING CODE (LABC)

INSPECTIONS SHALL BE PERFORMED BY A QUALIFIED PERSON APPROVED BY THE ARCHITECT &/OR ENGINEER & BUILDING DEPARTMENT. THE SPECIAL INSPECTOR SHALL BE EMPLOYED BY THE OWNER,THE ENGINEER OR ARCHITECT OF RECORD, OR AN AGENT OF THE OWNER, BUT NOT THE CONTRACTOR OR ANY OTHER PERSON RESPONSIBLE FOR THE WORK.

SPECIAL INSPECTIONS

1. WHERE SPECIAL INSPECTION OR TESTING IS REQUIRED, THE REGISTERTED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL INCLUDE A "STATEMENT OF SPECIAL INSPECTIONS" ON THE PLANS.
2. CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQURED FOR,
   A. CONCRETE WHERE DESIGN COMPRESSIVE STRENGTH EXCEED 2,500 psi, GRADE BEAMS, FRICTION PILES, RETAINING WALLS.
   B. ADHESIVE ANCHORS / EPOXY WORKS
   C. FIELD WELDING
   D. HARDY FRAME INSTALLATION
   E. C.M.U. WALLS
3. PERIODIC SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR,
   A. WOOD SHEARWALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING AND OTHER FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM AS WELL AS WHERE THE FASTENER SPACING OF THE SHEATHING IS LESS THAN 4 INCHES ON CENTER.
4. WHERE SPECIAL INSPECTIONS OR TESTS ARE REQUIRED BY SECTION 1705, A DETAILED STATEMENT OF SPECIAL INSPECTIONS SHALL BE PREPARED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE AS REQUIRED BY SECTION 1704.2.3 AS A CONDITION OF PERMIT ISSUANCE. THE STATEMENT SHALL BE IN ACCORDANCE WITH SECTION 1704.3 AND SHALL BE SHOWN ON THE PLANS. (1704.3)

STRUCTURAL OBSERVATION

1. IN ACCORDANCE WITH CBC SECTION 1704, STRUCTURAL OBSERVATION IS REQUIRED FOR THE STRUCTURAL SYSTEM. STRUCTURAL OBSERVATION IS CONSISTED OF THE VISUAL OBSERVATION OF THE ELEMENTS AND CONNECTIONS OF THE STRUCTURAL SYSTEM AT SIGNIFICANT CONSTRUCTION STAGES AND THE COMPLETED STRUCTURE FOR GENEREL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS. IN NO WAY DOES STRUCTURAL OVSERVATION WAIVE THE RESPONSIBILITY REQUIRED OF THE BUILDING INSPECTOR OR THE DEPUTY INSPECTOR FOR THE INSPECTIONS.
2. THE OWNER SHALL EMPLOY A REGISTERED/LICENSED CIVIL OR STRUCTURAL ENGINEER OR ARCHITECT IN THE STATE OF CALIFORNIA TO PERFORM THE STRUCTURAL OBSERVATION.
3. THE OWNER OR HIS REPRESENTATIVE SHALL COORDINATE AND CALL FOR A MEETING BETWEEN THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, STRUCTURAL OBSERVATION, CONTRACTOR, AFFECTED SUBCONTRACTORS AND SPECIAL INSPECTORS. THE MEETING SHALL IDENTIFY THE MAJOR VERTICAL AND LATERAL LOAD SYSTEMS OF THE STRUCTURE AND REVIEW THE SCHEDULE OF THE REQUIRED OBSERVATION. THE FIRST OBSERVATION REPORT SUBMITTED TO THE BUILDING INSPECTOR SHALL RECORD THIS MEETING.
4. THE STRUCTURAL OBSERVER SHALL VISIT THE SITE AT SPECIFIC STEPS IN THE PROGRESS OF THE WORK THAT ALLOW FOR CORRECTION OF DEFICIENCIES WITHOUT SUBSTANTIAL EFFORT OR UNCOVERING OF THE INVOLVED WORK.
5. THE STRUCTURAL OBSERVER SHALL PREPARE A REPORT FOR EACH SIGNIFICANT STAGE OF CONSTRUCTION OBSERVED. THE RESPONSIBLE STRUCTURAL OBSERVER SHALL SIGN AND WET STAMP-SEAL THE ORIGINAL OBSERVATION REPORT AND SEND IT TO THE BUILDING INSPECTOR'S OFFICE. ONE COPY OF THE OBSERAVATION REPORT SHALL BE ATTACHED TO THE APPROVED PLANS. THE OWNER, CONTRACTOR AND SPECIAL INSPECTOR MUST ALSO RECEIVE A COPY.
6. A FINAL OBSERVATION REPORT MUST BE SUBMITTED WHICH SHOWS THAT ALL OBSERVED DEFICIENCIES WERE RESOLVED AND THE STRUCTURAL SYSTEM GENERALLY CONFIRMS WITH THE APPROVED PLANS AND SPECIFICAITONS.
7. STRUCTURAL OBSERVATION WILL BE PERFORMED WHEN REQUIRED BY THE BUILDIGN OFFICIAL.

CONSTRUCTION DOCUMENTS

WIND:	
VELOCITY:	115 MPH
EXPOSURE:	C
EARTHQUAKE:	
IMPORTANCE FACTOR =	1
RISK CATERGORY =	II
SITE CLASS =	D
SEISMIC DESIGN CATEGORY =	D
SEISMIC FORCE RESISTING SYSTEM =	LIVE FRAMING BEARING WALL SYSTEM
R =	6.5 UPPER FLEXIBLE LIGHT FRAME STRUCTURE
R=	5 RIGID CONCRETE STRUCTURE BELOW
REDUNDANCY FACTOR =	1.3 EQUIVALENT
ANALYSIS PROCEDURE =	EQUIVALENT LATERAL FORCE
V =	0.113w (ASD)
ALLOWABLE SOIL BEARING =	3,000 PSF PER SOIL REPORT 22-1190P BY GEO ENVIRON
S_S:	1.865
S_1:	0.656
Sms:	2.239
Sm1:	1.115
SD_S:	1.492
SD_1:	0.743
Fa:	1.2
Fv:	1.7
GRAVITY LOAD:	
ROOF DL:	23 PSF
ROOF LL:	20 PSF
FLOOR DL:	32 PSF
FLOOR LL:	40 PSF
BALCONY LL:	60 PSF

CONCRETE MASONRY STANDARD SHALL BE ASTM C90
CONCRETE STANDARD SHALL BE PER ASTM C39

SOIL REPORT

SOIL REPORT PREPARED BY:.
GEO ENVIRON
GEOTECHNICAL AND ENVIRNMENTAL ENGINEERING CONSULTANTS, INC.
PROJECT NO. : 22-1190P
DATE: MARCH 23, 2022
PHONE: (714) 632 - 3190

1. COMPACTION REPORT SHALL BE SUBMITTED TO THE BUILDING INSPECTOR PRIOR TO FOOTING INSPECTION.
2. SOIL ALLOWABLES:
   a. SOIL BEARING ALLOWABLE= 3,000 PSF, 1/3 SHORT TERM INCREASE ALLOWED
   b. LATERAL SOIL BEARING PRESSURE = 300 PSF/FT TO MAX. 3000 PCF
   c. COEFFICIENT OF FRICTION = 0.30

PAYKAN CORPORATION

PROJECT TITLE

ACACIA HOTEL

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ENGINEER

SEAL & SIGNATURE

PROJECT ADDRESS
Project Address - Street
City, Sate, Zip

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NO. Project Number	DATE Issue Date
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SCALE	

TITLE

Title Sheet

SHEET NO.

S-1

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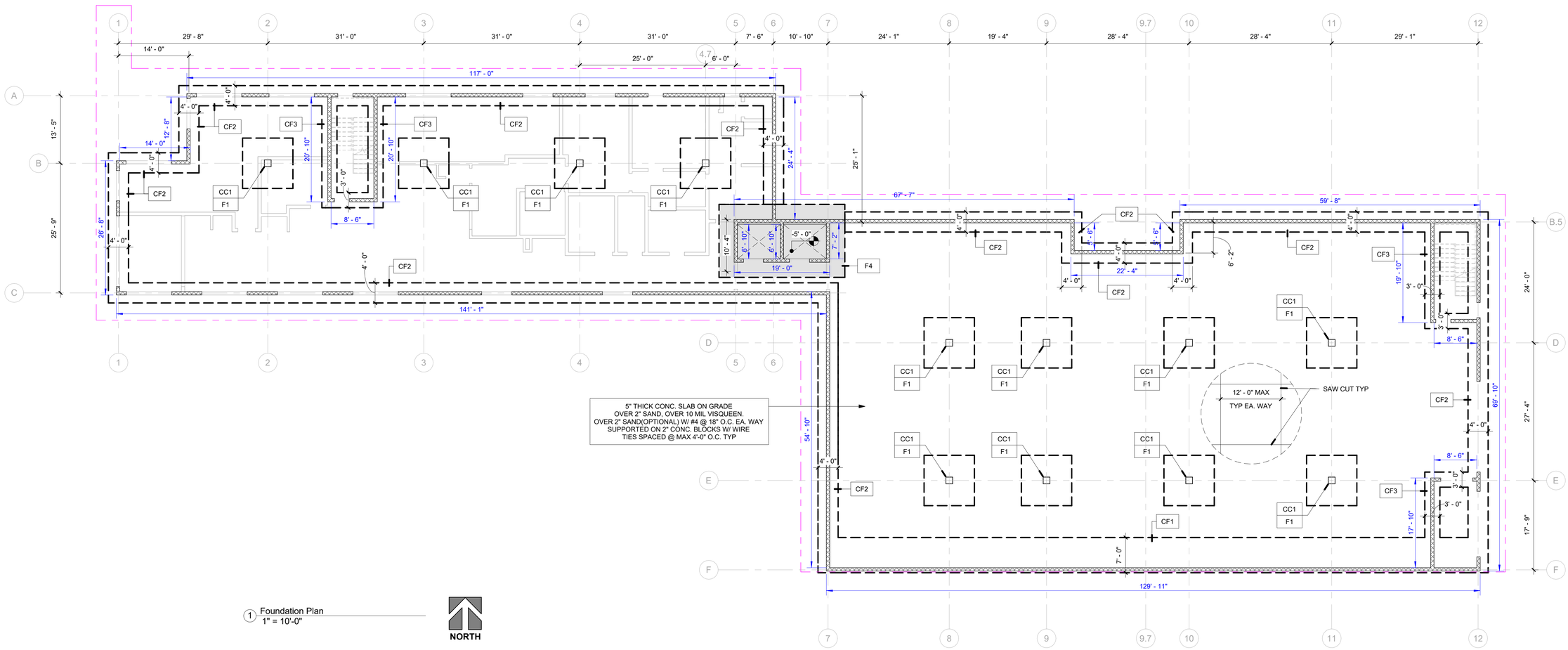

1 Foundation Plan
1" = 10'-0"

NORTH

FOOTING SCHEDULE

TYPE	FOOTING SIZE	REINFORCEMENT AT BOTTOM OF FOOTING TYP U.N.O.
F1	10'-0" SQ. X 2'-0" DEEP	#6 @ 8" O.C. EA. WAY
F2	-	-
F3	-	-
F4	25'-0" X 14'-6" X 2'-0" DEEP	-
CF1	7'-0"W X 2'-0"D / 30" MIN INTO DIRT	6 - #6 @ LONGT. #5 @ 10" O.C. @ TRANSVERSE
CF2	4'-0"W X 2'-0"D / 30" MIN INTO DIRT	-
CF3	3'-0"W X 2'-0"D / 30" MIN INTO DIRT	-
CF4	-	-

CMU WALL SCHEDULE

TYPE	SOLID GROUTED MASONRY WALL THICKNESS	VERTICAL REINFORCEMENT SIZE AND SPACING	HORIZONTAL REINFORCEMENT SIZE AND SPACING	BOUNDARY REINFORCEMENT SEE DETAIL 9/SD-2
WP1	8"	#5 @ 16" O.C.	#5 @ 40" O.C.	(B-1) 1 - #5
WP2	8"	-	-	-
WP3	8"	-	-	-
WP4	8"	-	-	-
WP5	8"	-	-	-
WP6	8"	-	-	-
WP7	8"	-	-	-
WP8	8"	-	-	-
WP9	8"	-	-	-
WP10	8"	-	-	-
WP11	8"	-	-	-
WP12	8"	-	-	-
WP13	8"	-	-	-

MINIMUM TENSION LAP SPLICE B FOR TOP BAR REINFORCEMENT AT FOUNDATION (INCH)
F_Y = 60 KSI MIN COVER = 3/4"

BAR #	#3	#4	#5	#6	#7	#8
4 KSI CONCRETE	25	33	41	49	57	65

MINIMUM TENSION LAP SPLICE B FOR BOT. BAR REINFORCEMENT AT FOUNADATION (INCH)
F_Y = 60 KSI MIN COVER = 3"

BAR #	#3	#4	#5	#6	#7	#8
3 KSI CONCRETE	17	23	28	34	50	57
4 KSI CONCRETE	19	25	31	37	44	50

LEGEND:

NON BEARING STEEL STUD FRAMING

WP# — CMU WALL REFERENCE DESIGNATION, REFER TO CMU WALL SCHEDULE

8" THICK CMU WALL

CC# / F# — COLUMN REFERENCE DESIGNATION, SEE DETAIL 1/SD-2; PAD FOOTING REFERENCE DESIGNATION REFER TO FOOTING SCHEDULE

CONCRETE COLUMN

PAYKAN CORPORATION

ACACIA HOTEL

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REVISIONS

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TITLE
Foundation plan

SHEET NO.
S-2

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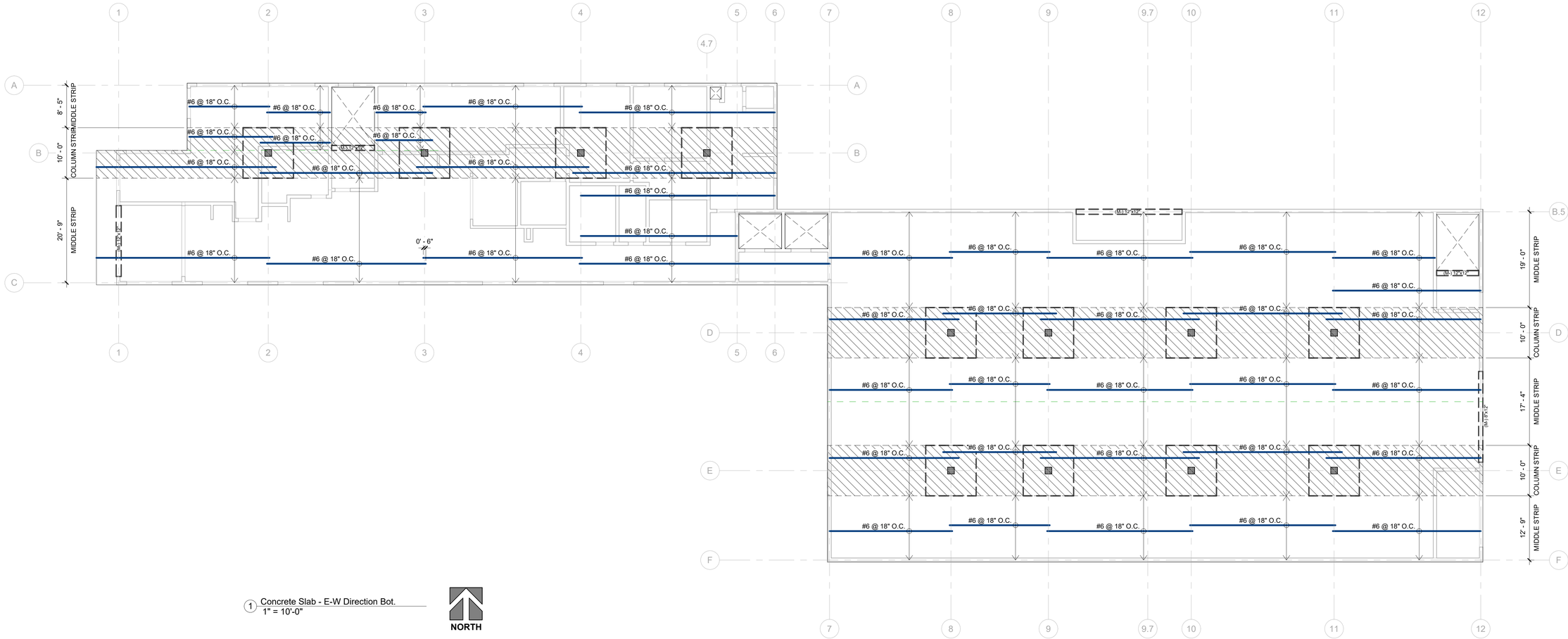

1 Concrete Slab - E-W Direction Bot.
1" = 10'-0"

NORTH

MINIMUM TENSION LAP SPLICE B FOR REINFORCEMENT AT CONCRETE SLABS (INCH) F_Y = 60 KSI MIN COVER = 3/4"						
BAR #	**#3**	**#4**	**#5**	**#6**	**#7**	**#8**
4 KSI CONCRETE	19	25	31	37	44	50

CONSTRUCTION NOTES:

1. ALL TOP BARS MUST BE CONT. NO SPLICE IN TOP BAR PERMITTED, SEE PLANS FOR FULL LENGTH.
2. BOTTOM REIF. ONLY SHALL BE SPLICED AT COLUMNS AND COULMN STRIPS, ONLY AT LOCATION PERMITTED AS SHOWN ON PLAN.

NOTES:

1. FOR BEAM SIZES AND REINFORCEMENT SEE BEAM SCHEDULE AND DETAIL 1/SD-5

PAYKAN CORPORATION

ACACIA HOTEL

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Project Number	Issue Date
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SCALE: As indicated

TITLE
Concrete Slab - E-W Direction Bot.

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S-3.0

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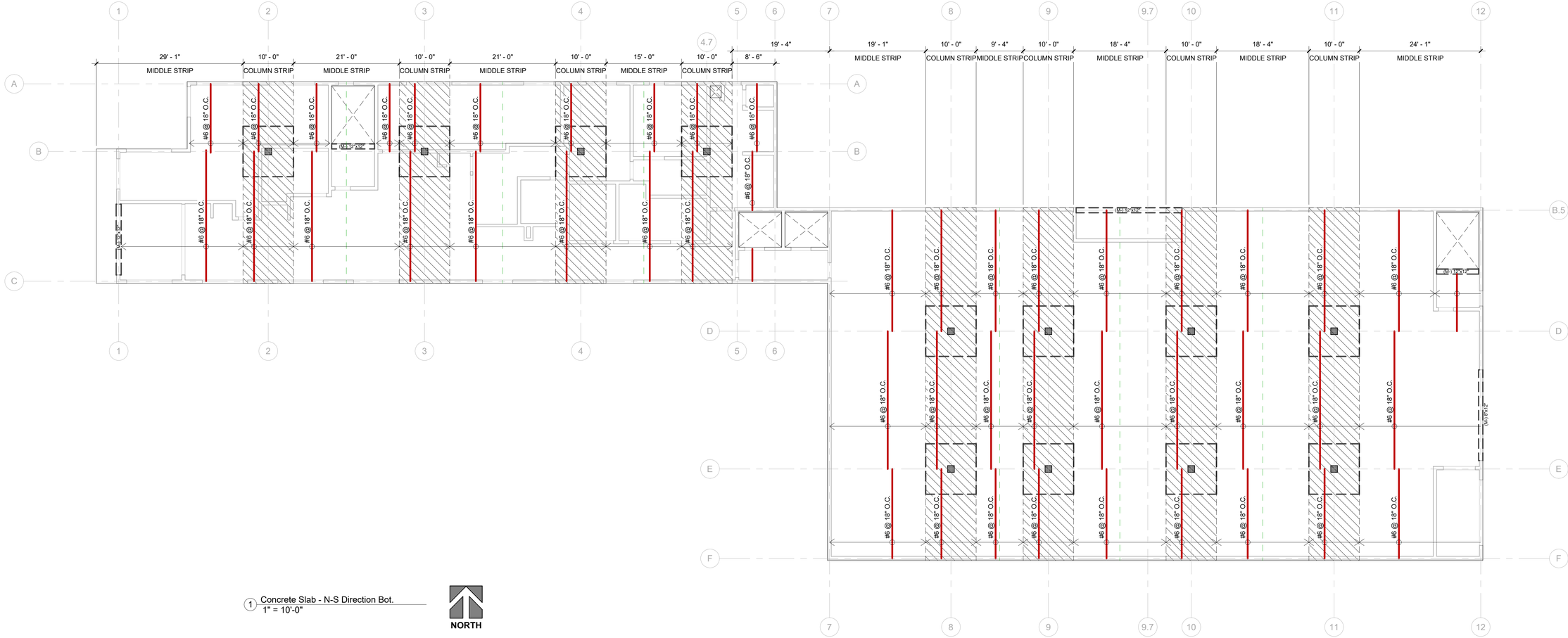

1 Concrete Slab - N-S Direction Bot.
1" = 10'-0"

NORTH

MINIMUM TENSION LAP SPLICE B FOR REINFORCEMENT AT CONCRETE SLABS (INCH) F_Y = 60 KSI MIN COVER = 3/4"						
BAR #	**#3**	**#4**	**#5**	**#6**	**#7**	**#8**
4 KSI CONCRETE	19	25	31	37	44	50

CONSTRUCTION NOTES:

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NOTES:

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PAYKAN CORPORATION

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TITLE
Concrete Slab - N-S Direction Bot.

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S-3.1

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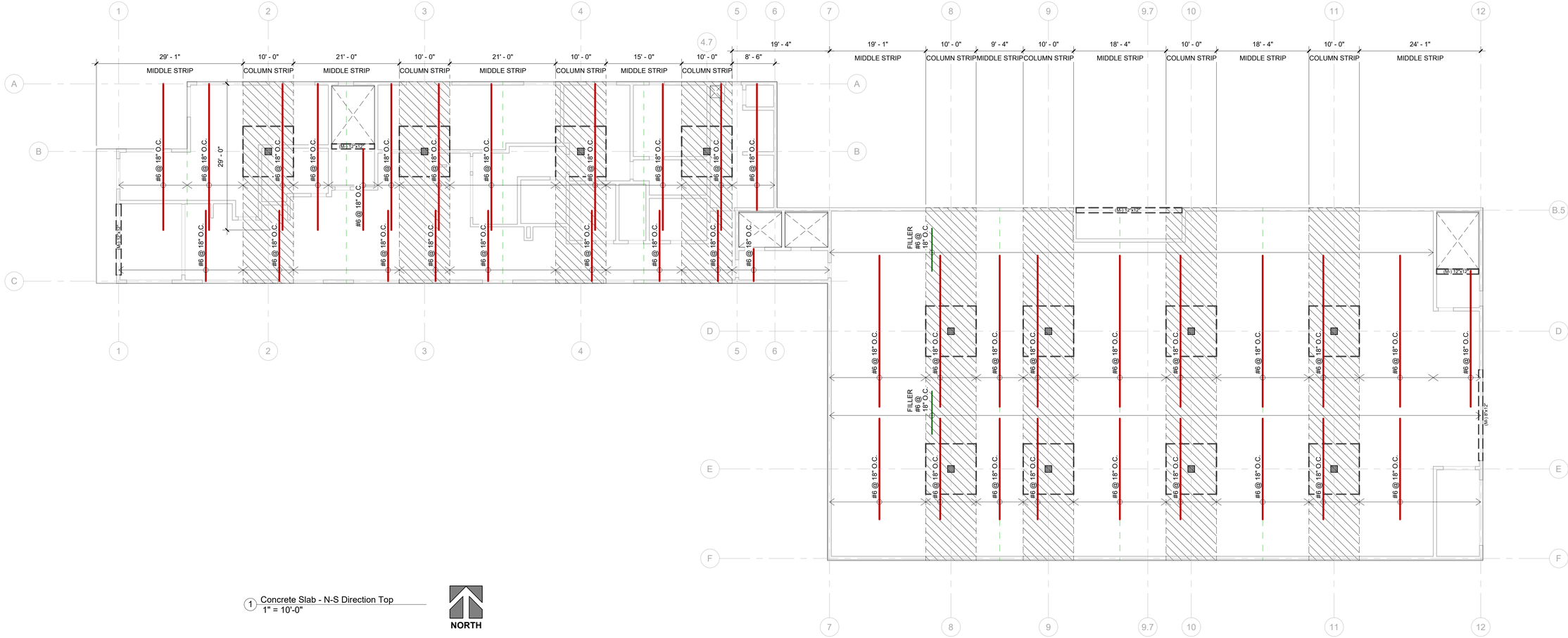

1 Concrete Slab - N-S Direction Top
1" = 10'-0"

NORTH

MINIMUM TENSION LAP SPLICE B FOR REINFORCEMENT AT CONCRETE SLABS (INCH) F_Y = 60 KSI MIN COVER = 3/4"						
BAR #	**#3**	**#4**	**#5**	**#6**	**#7**	**#8**
4 KSI CONCRETE	19	25	31	37	44	50

CONSTRUCTION NOTES:

1. ALL TOP BARS MUST BE CONT. NO SPLICE IN TOP BAR PERMITTED, SEE PLANS FOR FULL LENGTH.
2. BOTTOM REIF. ONLY SHALL BE SPLICED AT COLUMNS AND COULMN STRIPS, ONLY AT LOCATION PERMITTED AS SHOWN ON PLAN.

NOTES:

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TITLE
Concrete Slab - N-S Direction Top

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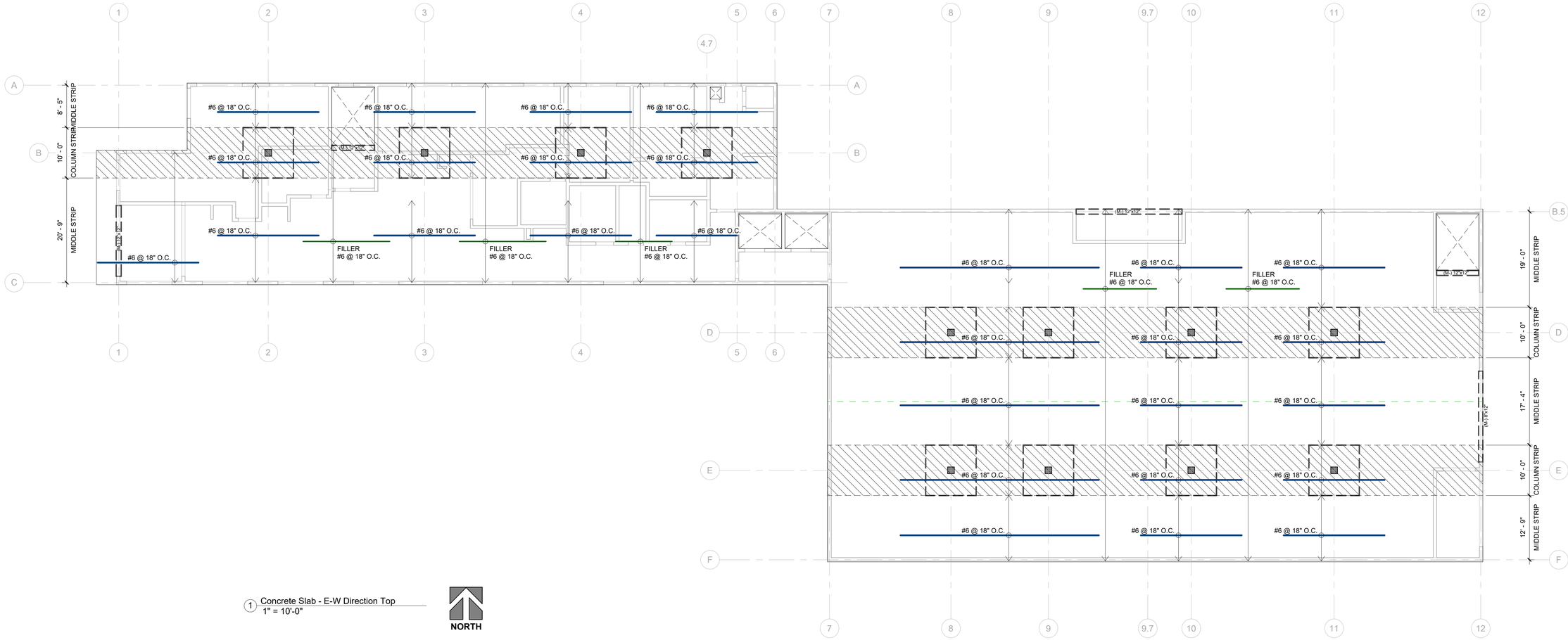

1 Concrete Slab - E-W Direction Top
1" = 10'-0"

NORTH

MINIMUM TENSION LAP SPLICE B FOR REINFORCEMENT AT CONCRETE SLABS (INCH) F_Y = 60 KSI			MIN COVER = 3/4"			
BAR #	**#3**	**#4**	**#5**	**#6**	**#7**	**#8**
4 KSI CONCRETE	19	25	31	37	44	50

CONSTRUCTION NOTES:

1. ALL TOP BARS MUST BE CONT. NO SPLICE IN TOP BAR PERMITTED, SEE PLANS FOR FULL LENGTH.
2. BOTTOM REIF. ONLY SHALL BE SPLICED AT COLUMNS AND COULMN STRIPS, ONLY AT LOCATION PERMITTED AS SHOWN ON PLAN.

NOTES:

1. FOR BEAM SIZES AND REINFORCEMENT SEE BEAM SCHEDULE AND DETAIL 1/SD-5

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REVISIONS

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Project Number	Issue Date
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SCALE: As indicated

TITLE
Concrete Slab - E-W Direction Top

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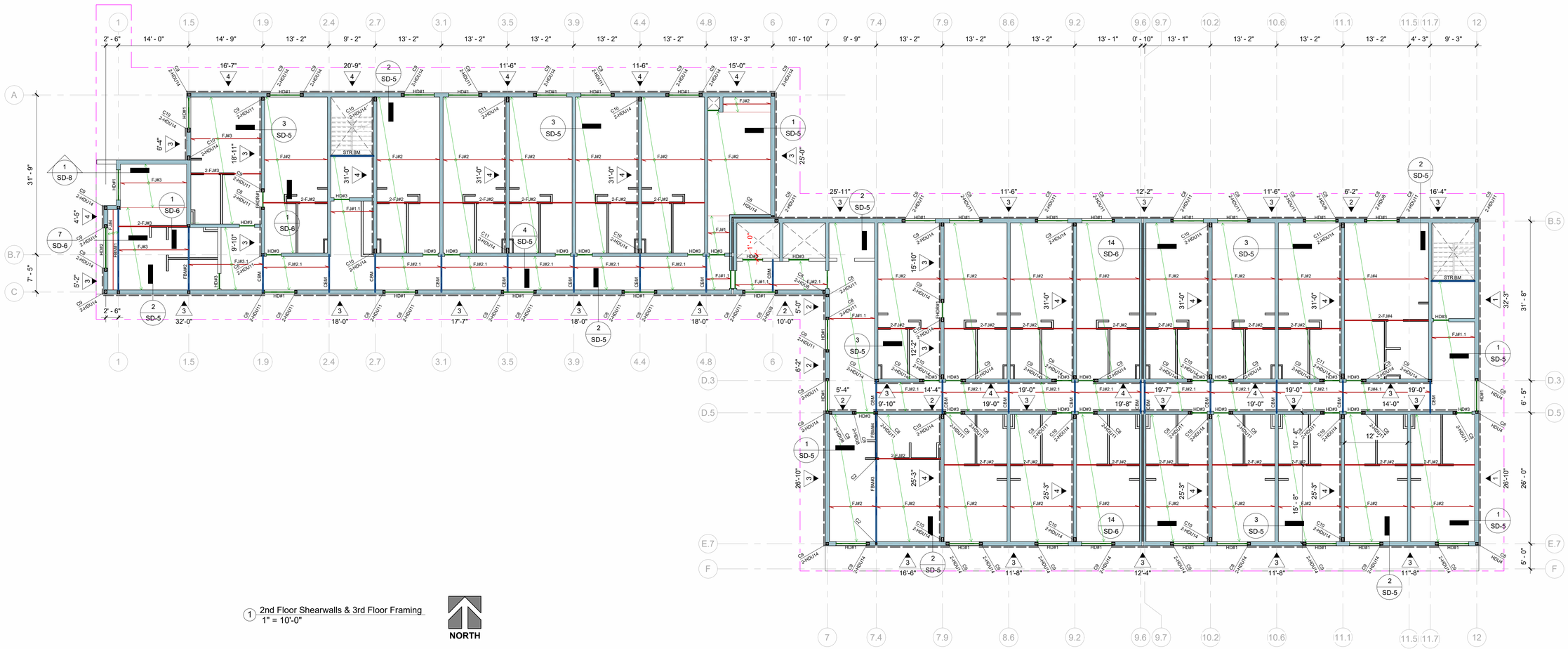


1 2nd Floor Shearwalls & 3rd Floor Framing
1" = 10'-0"

NORTH

SHEAR WALL SCHEDULE

TYPE	SHEATHING	NAILING @ ALL EDGES	CONT. SILL PLATE CONNECTION		TOP PLATE TO RIM BOARD CONNECTION	CAP (PLF)	WALL END ASSEMBLY		
			TO CONC. SEE NOTE 12	TO WOOD			STUDS @ PANEL JOINTS	SILL PLATE	END POSTS
1	ONE SIDE	@ 6" O.C.	5/8" ø A.B. @ 48" O.C. W/ 8" EMBED	SDWS 22600DB @16" O.C.	A35@ 16" O.C. OR LTP4 @ 24" O.C.	340	2X- @ 16" O.C.	2X- CONT.	SEE FLOOR PLANS
2	ONE SIDE	@ 4" O.C.	5/8" ø A.B. @ 32" O.C. W/ 8" EMBED	SDWS 22600DB @16" O.C.	A35 @ 12" O.C. OR LTP4 @ 16" O.C.	510	2X- @ 16" O.C.	2X- CONT.	
3	ONE SIDE	@ 3" O.C. STAGGERED	5/8" ø A.B. @ 32" O.C. W/ 8" EMBED	SDWS 22600DB @8" O.C.	A35 @ 10" O.C. OR LTP4 @ 12" O.C.	664	2X- @ 16" O.C.	3X- CONT.	
4	ONE SIDE	@ 2" O.C. STAGGERED	5/8" ø A.B. @ 16" O.C. W/ 8" EMBED	SDWS 22600DB @8" O.C.	A35 OR LTP4 @ 8" O.C.	870	2-2X- OR 3X @ 16" O.C.	3X- CONT.	

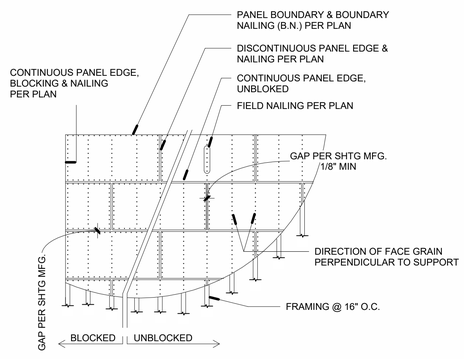
SHEAR WALL NOTES :

1. USE 15/32"THICK, CDX STRUCT I PLYWOOD SHEATHING, EDGES BLOCKED, AT ALL SHEAR WALLS.
2. USE 10d NAILS FOR THE ATTACHMENT OF SHEATHING TO THE FRAMING MEMBERS.
3. MINIMUM NAIL PENETRATION INTO THE SUPPORTING MEMBERS SHALL BE 11/2".
4. NAILS SPACED AT 4" O.C. OR LESS SHALL BE STAGGERED.
5. INTERMEDIATE NAILING SHALL BE AT 12" O.C. FOR EDGE NAILING SEE SHEAR WALL SCHEDULE.
6. USE MIN 2 x 6 STUDS AT TOILET WALL(S).
7. PROVIDE FRAMING MEMBERS OR BLOCKING AT THE EDGE OF ALL SHEETS.
8. ALL NAILS SHALL BE COMMON NAILS AND GALVANIZED (HOT-DIPPED OR TUMBLED), AND SHALL BE PLACED 1/2" MINIMUM FROM PANEL EDGES, AND 3/8" MINIMUM FROM THE EDGE OF THE CONNECTING FRAMING MEMBERS.
9. WHERE A SINGLE 3-INCH (76 MM) NOMINAL SILL PLATE IS USED, 2-20d BOX END NAILS SHALL BE SUBSTITUTED FOR 2-16d COMMON END NAILS FOUND IN LINE 8OF TABLE 2304.9.1 OF CBC 2007.
10. PERIODIC SPECIAL INSPECTION BY A REGISTERED SPECIAL INSPECTOR APPROVED BY THE BUILDING DEPARTMENT IS REQUIRED FOR ALL PLYWOOD SHEAR WALLS NAILING.
11. ANCHOR BOLTS, WHERE SPECIFIED, MAY BE REPLACED W/THE SAME SIZE AND SPACING OF HILTI ADHESIVE ANCHORS. SEE "FASTENERS NOTES" ON SHEET (SD-1).
12. PROVIDE 3" SQ x 1/4" THICK PLATE WASHERS FOR EACH SILL PLATE ANCHOR BOLT. THE NUTS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
13. USE MINIMUM 2 BOLTS PER SHEAR WALL, WITH ONE BOLT LOCATED NOT MORE THAN 12" OF LESS THAN 7 BOLT DIAMETER FROM EACH END OF THE SILL PLATE.
14. WHERE PANELS ARE INSTALLED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON THAT SHEATHING, OFFSET PANEL JOINTS TO FALL ON DIFFERENT FRAMING MEMBER, OR USE MINIMUM 3" NOMINAL MEMBER. STAGGER THE NAILS ON EA SIDE.
15. FOR GENERAL NOTES SEE SHEET (S-0).
16. FOR SHEAR WALL FRAMING, SEE SCHEDULE.
17. FOR SHEAR WALL TYPE, NAILING, SILL & TOP PLATES AND RELATED ITEMS SEE SCHEDULE.

DIAPHRAGM SHEATHING NAILING SCHEDULE

AREA (ZONE)	10d NAILS W/ MIN 1 1/2" PENET. INTO THE SUPPORTING MEMBERS			MIN. PANEL SPAN RATING	EXTERIOR GLUE PLYWOOD SHEATHING	SUPPORTING MEMBER	(V) ALL	PER TABLE 4.2 2018 NDS "SDPWS"
	BOUNDARY	EDGE	FEILD					
A	6	-	12	32/16	15/32" PLY	& 2X	215	
B	4	6	12	48/24	23/32" PLY	& 2X	320	

SHEATHING LAYOUT



NOTES:
1. STAGGER JOINTS AS SHOWN.
2. NAILS SHALL BE DRIVEN TIGHT, BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING.
3. DIAPHRAGM NAILING SHALL BE INSPECTED PRIOR TO BEING COVERED.

FRAMING SCHEDULE

MARK	SIZE	SUPPORT TYPE
FLOOR JOISTS		
FJ#1	2x10 DF #1 @ 16" O.C.	HANGER: BA210
FJ#2	2x10 DF #1 @ 16" O.C.	HANGER: BA210
FJ#3	2x10 DF #1 @ 16" O.C.	HANGER: BA210
FJ#4	1 1/2" X 9 1/2" 1.5E LSL @ 16" O.C.	HANGER: BA1.56/9.5
FJ#1.1	2x10 DF #1 @ 16" O.C.	HANGER: BA210
FJ#2.1	1 1/2" X 9 1/2" 1.5E LSL @ 16" O.C.	HANGER: BA1.56/9.5
FJ#3.1	1 3/4" X 9 1/4" 2.0E LVL @ 16" O.C.	HANGER: BA1.81/9.25
FJ#4.1	3 1/2" X 9 1/4" 2.2E PSL @ 16" O.C.	HANGER: BA3.56/9.25
FLOOR BEAMS		
FBM#1	3 1/2" X 14" 2.2E PSL	6X4 POSTS
FBM#2	3 1/2" X 14" 2.2E PSL	6X4 POSTS
FBM#3	3 1/2" X 14" 2.2E PSL	6X4 POSTS
FBM#4	4X14 DF #1	6X4 POSTS
CBM	3 1/2" x 9 1/4" 1.55E LSL	STUD WALL
STR BM	4X12 DF #1	STUD WALL
HEADER BEAMS		
HD#1	6x6 DF #1	2X- TRIMMER
HD#2	6x8 DF #1	2X- TRIMMER
HD#3	6x4 DF #1	2X- TRIMMER
HD#1.1	4x6 DF #1	2X- TRIMMER
HD#2.1	4x8 DF #1	2X- TRIMMER
HD#3.1	4x4DF #1	2X- TRIMMER
FHDR#1	6x6 DF #1	2X- TRIMMER
FHDR#1.1	4x6 DF #1	2X- TRIMMER

POST SCHEDULE

MARK	SIZE
C1	2-2X4
C2	4X4
C3	6X4
C4	8X4
C5	10X4
C6	2-2X6
C7	4X6
C8	6X6
C9	8X6
C10	10X6
C11	12X6

P.A. = POST ABOVE

LEGEND:

- POST SIZE / SEE POST SCHEDULE / HOLDDOWN — WOOD POST LOCATION
- STEEL HSS
- FJ OR RR — ROOF/ FLOOR JOIST
- HEADERS
- BEAMS
- 4'-0" / 1 — SHEAR WALL LOCATION, FOR MORE DETIAL SEE SCHEARWALL SCHEDULE
- BEARING WALL: 2X4 @ 16" O.C. @ 4TH & 5TH FLOORS; 2X6 @ 16" O.C. @ 2ND & 3RD FLOORS
- NON-BEARING WALL: 2X4 @ 16" O.C.

PAYKAN CORPORATION

ACACIA HOTEL

PROJECT TITLE

CONTACT
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OWNER NAME
11444 Acacia Ave.,
Hawthorne, CA 90250
Phone #
Email

ENGINEER

SEAL & SIGNATURE

REGISTERED PROFESSIONAL ENGINEER — JOSEPH CHEN — No.5524 Exp. 3-31-25 — STRUCTURAL — STATE OF CALIFORNIA

PROJECT ADDRESS
Project Address - Street
City, Sate, Zip

REVISIONS

NO.	DESCRIPTION	DATE

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DRAWN BY JA | CHECKED BY Checker
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TITLE
2nd Floor Shearwalls & 3rd Floor Framing

SHEET NO.
S-4.0

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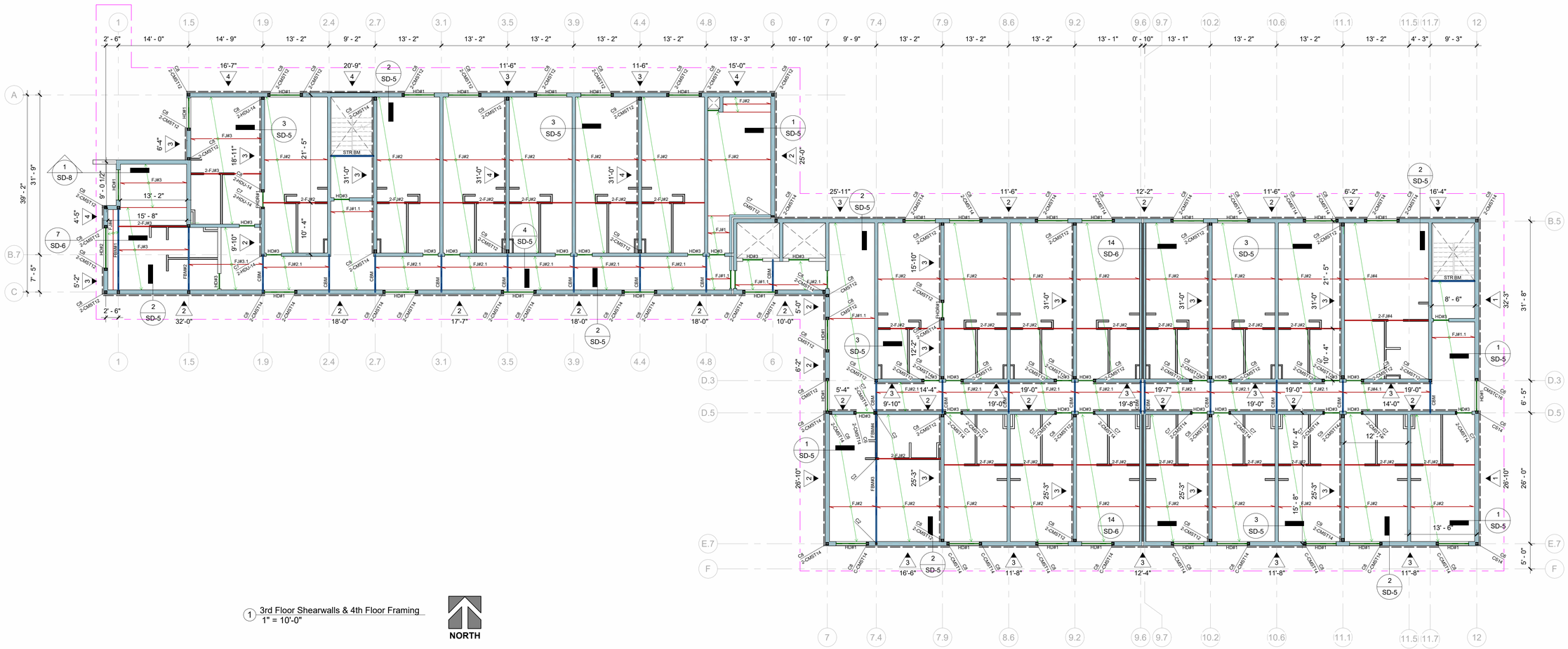


1 3rd Floor Shearwalls & 4th Floor Framing
1" = 10'-0"

NORTH

SHEAR WALL SCHEDULE

TYPE	SHEATHING	NAILING @ ALL EDGES	CONT. SILL PLATE CONNECTION		TOP PLATE TO RIM BOARD CONNECTION	CAP (PLF)	WALL END ASSEMBLY		
			TO CONC. SEE NOTE 12	TO WOOD			STUDS @ PANEL JOINTS	SILL PLATE	END POSTS
1	ONE SIDE	@ 6" O.C.	5/8" ø A.B. @ 48" O.C. W/ 8" EMBED	SDWS 22600DB @16" O.C.	A35@ 16" O.C. OR LTP4 @ 24" O.C.	340	2X- @ 16" O.C.	2X- CONT.	SEE FLOOR PLANS
2	ONE SIDE	@ 4" O.C.	5/8" ø A.B. @ 32" O.C. W/ 8" EMBED	SDWS 22600DB @16" O.C.	A35 @ 12" O.C. OR LTP4 @ 16" O.C.	510	2X- @ 16" O.C.	2X- CONT.	
3	ONE SIDE	@ 3" O.C. STAGGERED	5/8" ø A.B. @ 32" O.C. W/ 8" EMBED	SDWS 22600DB @8" O.C.	A35 @ 10" O.C. OR LTP4 @ 12" O.C.	664	2X- @ 16" O.C.	3X- CONT.	
4	ONE SIDE	@ 2" O.C. STAGGERED	5/8" ø A.B. @ 16" O.C. W/ 8" EMBED	SDWS 22600DB @8" O.C.	A35 OR LTP4 @ 8" O.C.	870	2-2X- OR 3X @ 16" O.C.	3X- CONT.	

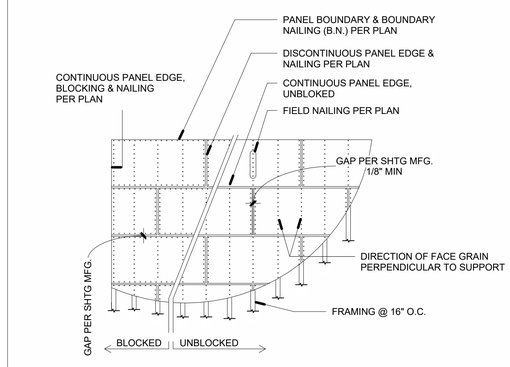
SHEAR WALL NOTES :

1. USE 15/32"THICK, CDX STRUCT I PLYWOOD SHEATHING, EDGES BLOCKED, AT ALL SHEAR WALLS.
2. USE 10d NAILS FOR THE ATTACHMENT OF SHEATHING TO THE FRAMING MEMBERS.
3. MINIMUM NAIL PENETRATION INTO THE SUPPORTING MEMBERS SHALL BE 11/2".
4. NAILS SPACED AT 4" O.C. OR LESS SHALL BE STAGGERED.
5. INTERMEDIATE NAILING SHALL BE AT 12" O.C. FOR EDGE NAILING SEE SHEAR WALL SCHEDULE.
6. USE MIN 2 x 6 STUDS AT TOILET WALL(S).
7. PROVIDE FRAMING MEMBERS OR BLOCKING AT THE EDGE OF ALL SHEETS.
8. ALL NAILS SHALL BE COMMON NAILS AND GALVANIZED (HOT-DIPPED OR TUMBLED), AND SHALL BE PLACED 1/2" MINIMUM FROM PANEL EDGES, AND 3/8" MINIMUM FROM THE EDGE OF THE CONNECTING FRAMING MEMBERS.
9. WHERE A SINGLE 3-INCH (76 MM) NOMINAL SILL PLATE IS USED, 2-20d BOX END NAILS SHALL BE SUBSTITUTED FOR 2-16d COMMON END NAILS FOUND IN LINE 8OF TABLE 2304.9.1 OF CBC 2007.
10. PERIODIC SPECIAL INSPECTION BY A REGISTERED SPECIAL INSPECTOR APPROVED BY THE BUILDING DEPARTMENT IS REQUIRED FOR ALL PLYWOOD SHEAR WALLS NAILING.
11. ANCHOR BOLTS, WHERE SPECIFIED, MAY BE REPLACED W/THE SAME SIZE AND SPACING OF HILTI ADHESIVE ANCHORS. SEE "FASTENERS NOTES" ON SHEET (SD-1).
12. PROVIDE 3" SQ x 1/4" THICK PLATE WASHERS FOR EACH SILL PLATE ANCHOR BOLT. THE NUTS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
13. USE MINIMUM 2 BOLTS PER SHEAR WALL, WITH ONE BOLT LOCATED NOT MORE THAN 12" OF LESS THAN 7 BOLT DIAMETER FROM EACH END OF THE SILL PLATE.
14. WHERE PANELS ARE INSTALLED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON THAT SHEATHING, OFFSET PANEL JOINTS TO FALL ON DIFFERENT FRAMING MEMBER, OR USE MINIMUM 3" NOMINAL MEMBER. STAGGER THE NAILS ON EA SIDE.
15. FOR GENERAL NOTES SEE SHEET (S-0).
16. FOR SHEAR WALL FRAMING, SEE SCHEDULE.
17. FOR SHEAR WALL TYPE, NAILING, SILL & TOP PLATES AND RELATED ITEMS SEE SCHEDULE.

DIAPHRAGM SHEATHING NAILING SCHEDULE

AREA (ZONE)	10d NAILS W/ MIN 1 1/2" PENET. INTO THE SUPPORTING MEMBERS			MIN. PANEL SPAN RATING	EXTERIOR GLUE PLYWOOD SHEATHING	SUPPORTING MEMBER	(V) ALL	PER TABLE 4.2 2018 NDS "SDPWS"
	BOUNDARY	EDGE	FEILD					
A	6	-	12	32/16	15/32" PLY	& 2X	215	
B	4	6	12	48/24	23/32" PLY	& 2X	320	

SHEATHING LAYOUT



NOTES:
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FRAMING SCHEDULE

MARK	SIZE	SUPPORT TYPE
FLOOR JOISTS		
FJ#1	2x10 DF #1 @ 16" O.C.	HANGER: BA210
FJ#2	2x10 DF #1 @ 16" O.C.	HANGER: BA210
FJ#3	2x10 DF #1 @ 16" O.C.	HANGER: BA210
FJ#4	1 1/2" X 9 1/2" 1.5E LSL @ 16" O.C.	HANGER: BA1.56/9.5
FJ#1.1	2x10 DF #1 @ 16" O.C.	HANGER: BA210
FJ#2.1	1 1/2" X 9 1/2" 1.5E LSL @ 16" O.C.	HANGER: BA1.56/9.5
FJ#3.1	1 3/4" X 9 1/4" 2.0E LVL @ 16" O.C.	HANGER: BA1.81/9.25
FJ#4.1	3 1/2" X 9 1/4" 2.2E PSL @ 16" O.C.	HANGER: BA3.56/9.25
FLOOR BEAMS		
FBM#1	3 1/2" X 14" 2.2E PSL	6X4 POSTS
FBM#2	3 1/2" X 14" 2.2E PSL	6X4 POSTS
FBM#3	3 1/2" X 14" 2.2E PSL	6X4 POSTS
FBM#4	4X14 DF #1	6X4 POSTS
CBM	3 1/2" x 9 1/4" 1.55E LSL	STUD WALL
STR BM	4X12 DF #1	STUD WALL
HEADER BEAMS		
HD#1	6x6 DF #1	2X- TRIMMER
HD#2	6x8 DF #1	2X- TRIMMER
HD#3	6x4 DF #1	2X- TRIMMER
HD#1.1	4x6 DF #1	2X- TRIMMER
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POST SCHEDULE

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C1	2-2X4
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C3	6X4
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C5	10X4
C6	2-2X6
C7	4X6
C8	6X6
C9	8X6
C10	10X6
C11	12X6

P.A. = POST ABOVE

LEGEND:

- HOLD POST SIZE SEE POST SCHEDULE HOLDDOWN
- WOOD POST LOCATION
- STEEL HSS
- FJ OR RR — ROOF/ FLOOR JOIST
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ENGINEER

SEAL & SIGNATURE

REGISTERED PROFESSIONAL ENGINEER — TOM RAY CHAN — No.5524 Exp. 3-31-25 — STRUCTURAL — STATE OF CALIFORNIA

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Project Address - Street
City, Sate, Zip

REVISIONS

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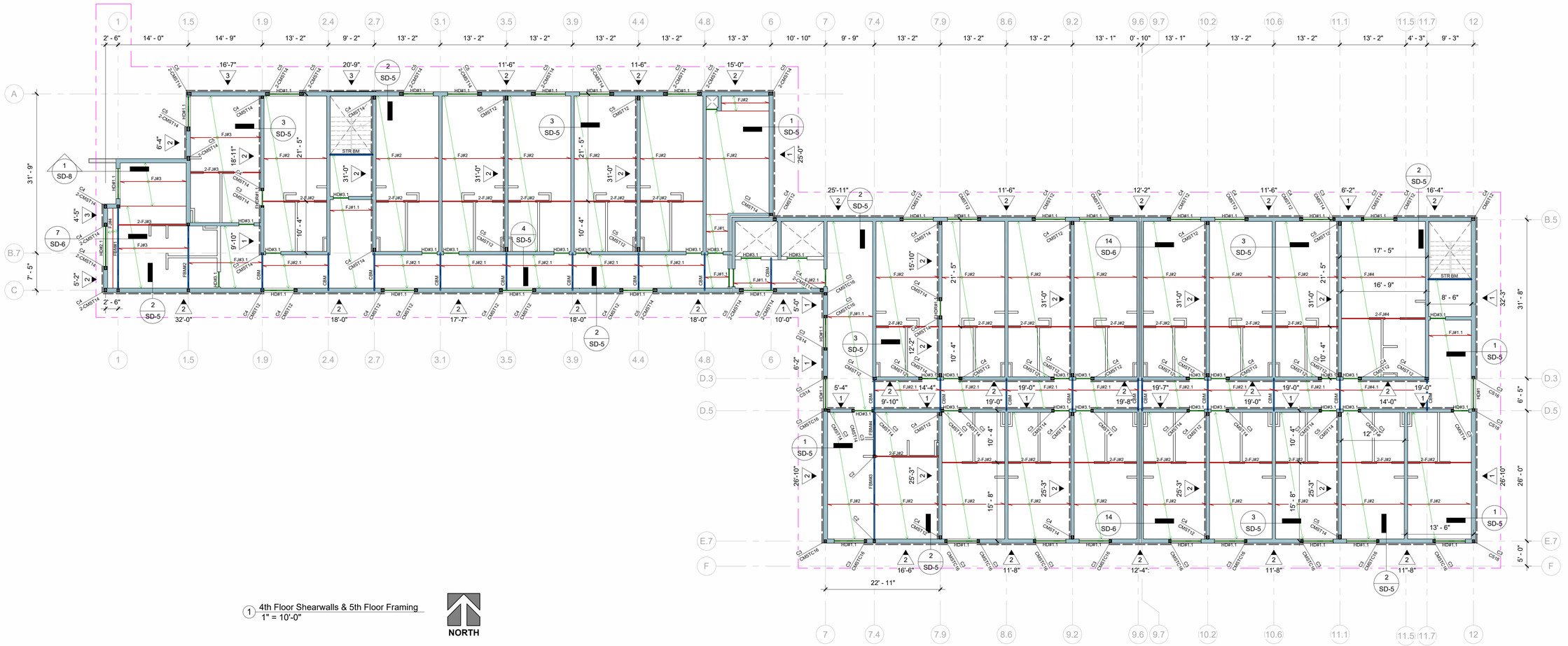

SHEAR WALL SCHEDULE

TYPE	SHEATHING	NAILING @ ALL EDGES	CONT. SILL PLATE CONNECTION		TOP PLATE TO RIM BOARD CONNECTION	CAP (PLF)	WALL END ASSEMBLY		
			TO CONC. SEE NOTE 12	TO WOOD			STUDS @ PANEL JOINTS	SILL PLATE	END POSTS
1	ONE SIDE	@ 6" O.C.	5/8" ø A.B. @ 48" O.C. W/ 8" EMBED	SDWS 22600DB @16" O.C.	A35@ 16" O.C. OR LTP4 @ 24" O.C.	340	2X- @ 16" O.C.	2X- CONT.	SEE FLOOR PLANS
2	ONE SIDE	@ 4" O.C.	5/8" ø A.B. @ 32" O.C. W/ 8" EMBED	SDWS 22600DB @16" O.C.	A35 @ 12" O.C. OR LTP4 @ 16" O.C.	510	2X- @ 16" O.C.	2X- CONT.	
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DIAPHRAGM SHEATHING NAILING SCHEDULE

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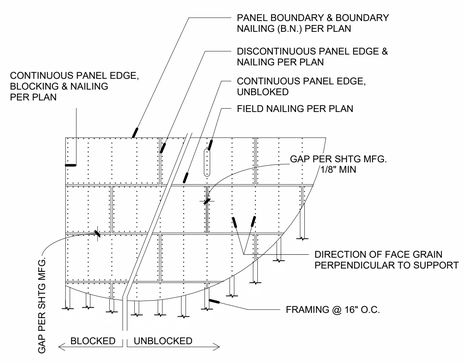
SHEATHING LAYOUT



NOTES:
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MARK	SIZE	SUPPORT TYPE
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HEADER BEAMS		
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HD#3	6x4 DF #1	2X- TRIMMER
HD#1.1	4x6 DF #1	2X- TRIMMER
HD#2.1	4x8 DF #1	2X- TRIMMER
HD#3.1	4x4DF #1	2X- TRIMMER
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POST SCHEDULE

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C6	2-2X6
C7	4X6
C8	6X6
C9	8X6
C10	10X6
C11	12X6

P.A. = POST ABOVE

LEGEND:

- POST SIZE SEE POST SCHEDULE / HOLDDOWN
- WOOD POST LOCATION
- STEEL HSS
- FJ OR RR — ROOF/ FLOOR JOIST
- HEADERS
- BEAMS
- 4'-0" / 1 — SHEAR WALL LOCATION, FOR MORE DETIAL SEE SCHEARWALL SCHEDULE
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4th Floor Shearwalls & 5th Floor Framing

SHEET NO.
S-4.2

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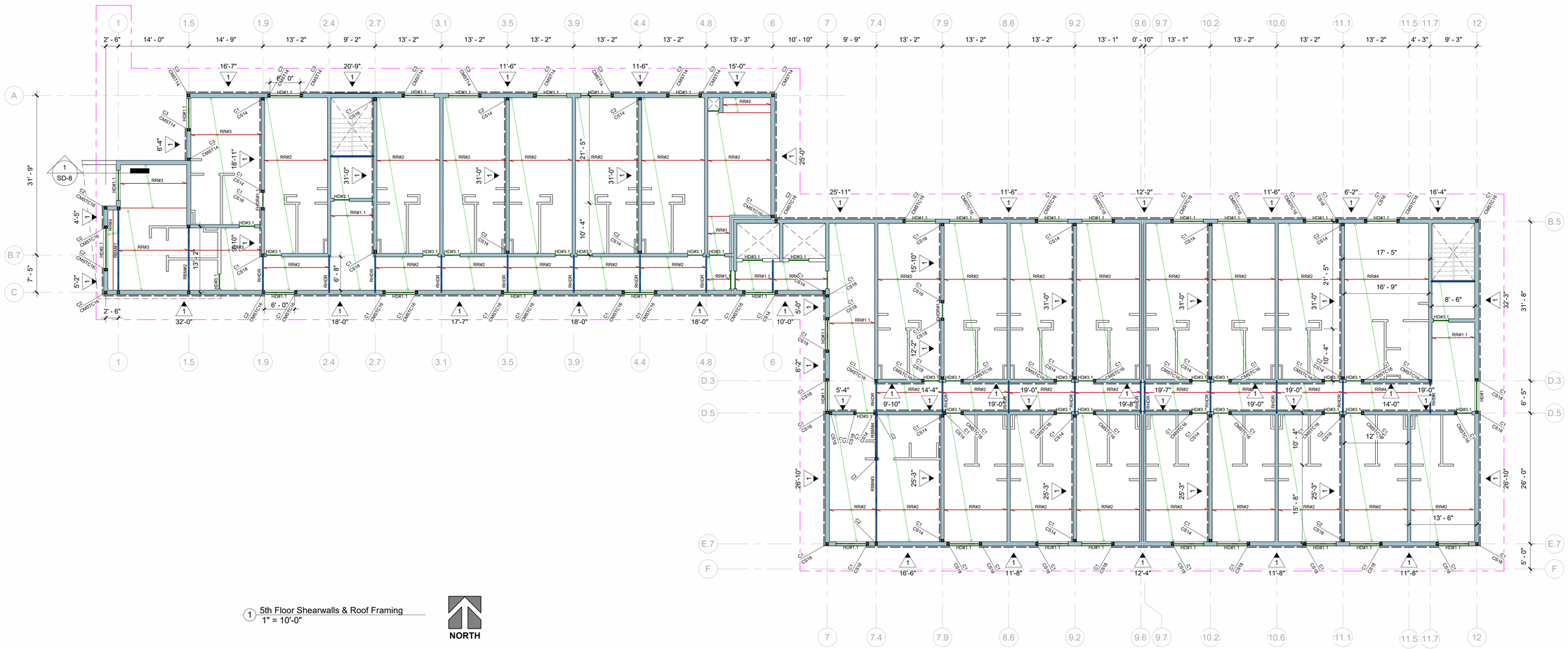


1 5th Floor Shearwalls & Roof Framing
1" = 10'-0"

NORTH

SHEAR WALL SCHEDULE

TYPE	SHEATHING	NAILING @ ALL EDGES	CONT. SILL PLATE CONNECTION		TOP PLATE TO RIM BOARD CONNECTION	CAP (PLF)	WALL END ASSEMBLY		
			TO CONC. SEE NOTE 12	TO WOOD			STUDS @ PANEL JOINTS	SILL PLATE	END POSTS
1	ONE SIDE	@ 6" O.C.	5/8" ø A.B. @ 48" O.C. W/ 8" EMBED	SDWS 22600DB @16" O.C.	A35@ 16" O.C. OR LTP4 @ 24" O.C.	340	2X- @ 16" O.C.	2X- CONT.	SEE FLOOR PLANS
2	ONE SIDE	@ 4" O.C.	5/8" ø A.B. @ 32" O.C. W/ 8" EMBED	SDWS 22600DB @16" O.C.	A35 @ 12" O.C. OR LTP4 @ 16" O.C.	510	2X- @ 16" O.C.	2X- CONT.	
3	ONE SIDE	@ 3" O.C. STAGGERED	5/8" ø A.B. @ 32" O.C. W/ 8" EMBED	SDWS 22600DB @8" O.C.	A35 @ 10" O.C. OR LTP4 @ 12" O.C.	664	2X- @ 16" O.C.	3X- CONT.	
4	ONE SIDE	@ 2" O.C. STAGGERED	5/8" ø A.B. @ 16" O.C. W/ 8" EMBED	SDWS 22600DB @8" O.C.	A35 OR LTP4 @ 8" O.C.	870	2-2X- OR 3X @ 16" O.C.	3X- CONT.	

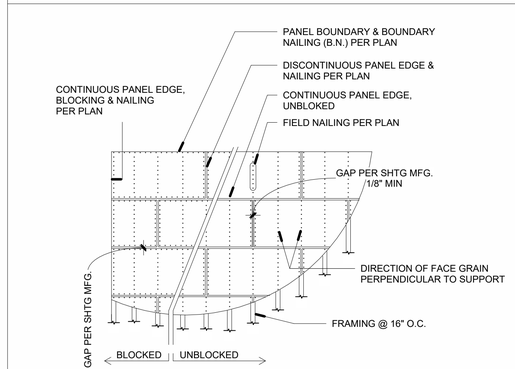
SHEAR WALL NOTES :

1. USE 15/32"THICK, CDX STRUCT I PLYWOOD SHEATHING, EDGES BLOCKED, AT ALL SHEAR WALLS.
2. USE 10d NAILS FOR THE ATTACHMENT OF SHEATHING TO THE FRAMING MEMBERS.
3. MINIMUM NAIL PENETRATION INTO THE SUPPORTING MEMBERS SHALL BE 11/2".
4. NAILS SPACED AT 4" O.C. OR LESS SHALL BE STAGGERED.
5. INTERMEDIATE NAILING SHALL BE AT 12" O.C. FOR EDGE NAILING SEE SHEAR WALL SCHEDULE.
6. USE MIN 2 x 6 STUDS AT TOILET WALL(S).
7. PROVIDE FRAMING MEMBERS OR BLOCKING AT THE EDGE OF ALL SHEETS.
8. ALL NAILS SHALL BE COMMON NAILS AND GALVANIZED (HOT-DIPPED OR TUMBLED), AND SHALL BE PLACED 1/2" MINIMUM FROM PANEL EDGES, AND 3/8" MINIMUM FROM THE EDGE OF THE CONNECTING FRAMING MEMBERS.
9. WHERE A SINGLE 3-INCH (76 MM) NOMINAL SILL PLATE IS USED, 2-20d BOX END NAILS SHALL BE SUBSTITUTED FOR 2-16d COMMON END NAILS FOUND IN LINE 8OF TABLE 2304.9.1 OF CBC 2007.
10. PERIODIC SPECIAL INSPECTION BY A REGISTERED SPECIAL INSPECTOR APPROVED BY THE BUILDING DEPARTMENT IS REQUIRED FOR ALL PLYWOOD SHEAR WALLS NAILING.
11. ANCHOR BOLTS, WHERE SPECIFIED, MAY BE REPLACED W/THE SAME SIZE AND SPACING OF HILTI ADHESIVE ANCHORS. SEE "FASTENERS NOTES" ON SHEET (SD-1).
12. PROVIDE 3" SQ x 1/4" THICK PLATE WASHERS FOR EACH SILL PLATE ANCHOR BOLT. THE NUTS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
13. USE MINIMUM 2 BOLTS PER SHEAR WALL, WITH ONE BOLT LOCATED NOT MORE THAN 12" OF LESS THAN 7 BOLT DIAMETER FROM EACH END OF THE SILL PLATE.
14. WHERE PANELS ARE INSTALLED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON THAT SHEATHING, OFFSET PANEL JOINTS TO FALL ON DIFFERENT FRAMING MEMBER, OR USE MINIMUM 3" NOMINAL MEMBER. STAGGER THE NAILS ON EA SIDE.
15. FOR GENERAL NOTES SEE SHEET (S-0).
16. FOR SHEAR WALL FRAMING, SEE SCHEDULE.
17. FOR SHEAR WALL TYPE, NAILING, SILL & TOP PLATES AND RELATED ITEMS SEE SCHEDULE.

DIAPHRAGM SHEATHING NAILING SCHEDULE

AREA (ZONE)	10d NAILS W/ MIN 1 1/2" PENET. INTO THE SUPPORTING MEMBERS			MIN. PANEL SPAN RATING	EXTERIOR GLUE PLYWOOD SHEATHING	SUPPORTING MEMBER	(V) ALL	PER TABLE 4.2 2018 NDS "SDPWS"
	BOUNDARY	EDGE	FEILD					
A	6	-	12	32/16	15/32" PLY	& 2X	215	
B	4	6	12	48/24	23/32" PLY	& 2X	320	

SHEATHING LAYOUT



NOTES:
1. STAGGER JOINTS AS SHOWN.
2. NAILS SHALL BE DRIVEN TIGHT, BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING.
3. DIAPHRAGM NAILING SHALL BE INSPECTED PRIOR TO BEING COVERED.

FRAMING SCHEDULE

MARK	SIZE	SUPPORT TYPE
ROOF JOISTS		
RR#1	2x8 DF #1 @ 24" O.C.	HANGER: BA28
RR#2	2x8 DF #1 @ 24" O.C.	HANGER: BA28
RR#3	2x8 DF #1 @ 24" O.C.	HANGER: BA28
RR#4	2x8 DF #1 @ 16" O.C.	HANGER: BA28
RR#1.1	2x8 DF #1 @ 16" O.C.	HANGER: BA28
ROOF BEAMS		
RBM#1	3 1/2" X 9 1/2" 2.2E PSL	4X4 POSTS
RBM#2	3 1/2" X 9 1/2" 2.2E PSL	4X4 POSTS
RBM#3	3 1/2" X 11 1/4" 2.2E PSL	4X4 POSTS
RBM#4	4x12 DF #1	4X4 POSTS
CBM	3 1/2" x 9 1/4" 1.55E LSL	STUD WALL
STR BM	4X12 DF #1	STUD WALL
RHDR	4X8 DF #1	STUD WALL
HEADER BEAMS		
HD#1	6x6 DF #1	2X- TRIMMER
HD#2	6x8 DF #1	2X- TRIMMER
HD#1.1	4x6 DF #1	2X- TRIMMER
HD#2.1	4x8 DF #1	2X- TRIMMER
FHDR#1	6x6 DF #1	2X- TRIMMER
FHDR#1.1	4x6 DF #1	2X- TRIMMER

POST SCHEDULE

MARK	SIZE
C1	2-2X4
C2	4X4
C3	6X4
C4	8X4
C5	10X4
C6	2-2X6
C7	4X6
C8	6X6
C9	8X6
C10	10X6
C11	12X6

P.A. = POST ABOVE

LEGEND:

- POST SIZE SEE POST SCHEDULE / HOLDDOWN — HD#2
- WOOD POST LOCATION
- STEEL HSS
- FJ OR RR — ROOF/ FLOOR JOIST
- HEADERS
- BEAMS
- 4'-0" / 1 — SHEAR WALL LOCATION, FOR MORE DETIAL SEE SCHEARWALL SCHEDULE
- BEARING WALL: 2X4 @ 16" O.C. @ 4TH & 5TH FLOORS; 2X6 @ 16" O.C. @ 2ND & 3RD FLOORS
- NON-BEARING WALL: 2X4 @ 16" O.C.

PAYKAN CORPORATION

ACACIA HOTEL

PROJECT TITLE

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Phone #
Email

ENGINEER

SEAL & SIGNATURE
REGISTERED PROFESSIONAL ENGINEER — CHI WAI CHOW — No.5524 Exp. 3-31-25 — STRUCTURAL — STATE OF CALIFORNIA

PROJECT ADDRESS
Project Address - Street
City, Sate, Zip

REVISIONS

NO.	DESCRIPTION	DATE

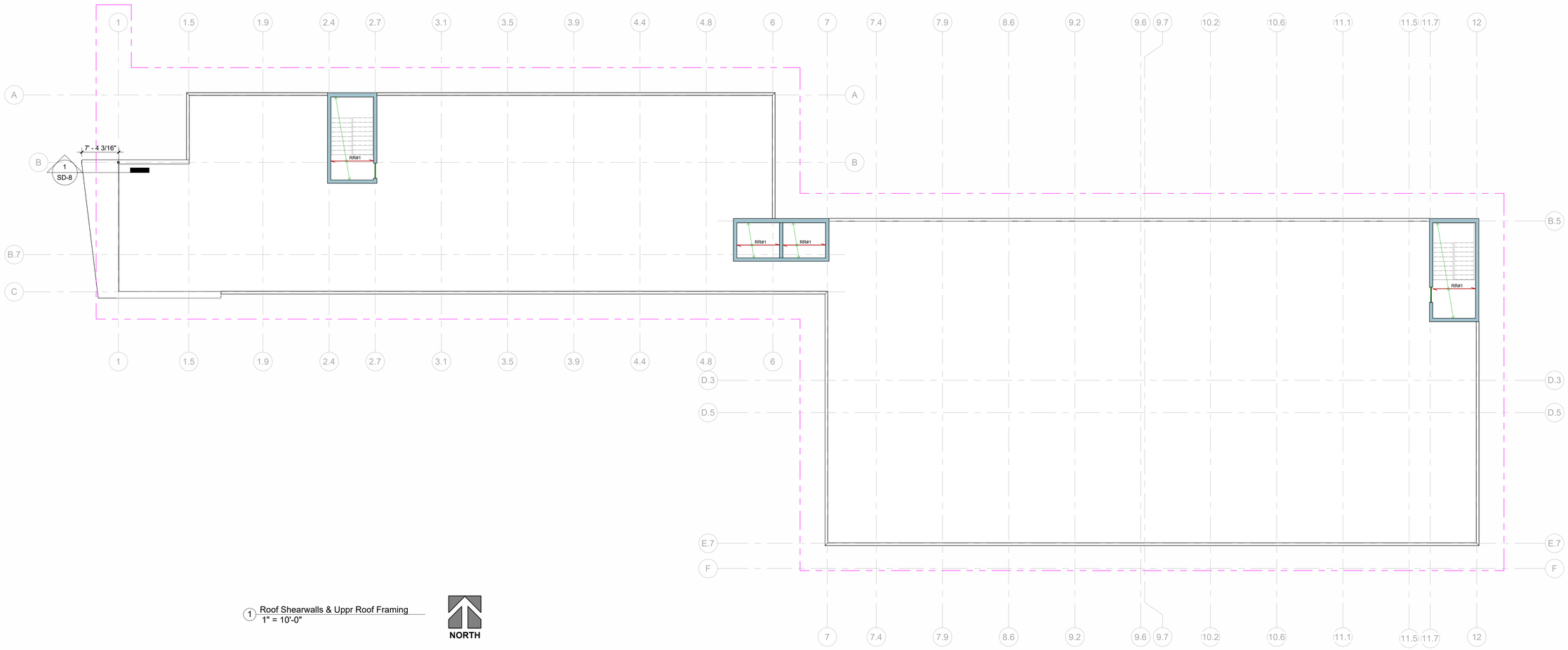
PROJECT NO.	DATE
Project Number	Issue Date
DRAWN BY: JA	CHECKED BY: Checker

SCALE: As indicated

TITLE
5th Floor Shearwalls & Roof Framing

SHEET NO.
S-4.3

3/13/2025 2:55:01 PM



1 Roof Shearwalls & Uppr Roof Framing
1" = 10'-0"

NORTH

SHEAR WALL SCHEDULE

TYPE	SHEATHING	NAILING @ ALL EDGES	CONT. SILL PLATE CONNECTION		TOP PLATE TO RIM BOARD CONNECTION	CAP (PLF)	WALL END ASSEMBLY		
			TO CONC. SEE NOTE 12	TO WOOD			STUDS @ PANEL JOINTS	SILL PLATE	END POSTS
1	ONE SIDE	@ 6" O.C.	5/8" ø A.B. @ 48" O.C. W/ 8" EMBED	SDWS 22600DB @16" O.C.	A35@ 16" O.C. OR LTP4 @ 24" O.C.	340	2X- @ 16" O.C.	2X- CONT.	SEE FLOOR PLANS
2	ONE SIDE	@ 4" O.C.	5/8" ø A.B. @ 32" O.C. W/ 8" EMBED	SDWS 22600DB @16" O.C.	A35 @ 12" O.C. OR LTP4 @ 16" O.C.	510	2X- @ 16" O.C.	2X- CONT.	
3	ONE SIDE	@ 3" O.C. STAGGERED	5/8" ø A.B. @ 32" O.C. W/ 8" EMBED	SDWS 22600DB @8" O.C.	A35 @ 10" O.C. OR LTP4 @ 12" O.C.	664	2X- @ 16" O.C.	3X- CONT.	
4	ONE SIDE	@ 2" O.C. STAGGERED	5/8" ø A.B. @ 16" O.C. W/ 8" EMBED	SDWS 22600DB @8" O.C.	A35 OR LTP4 @ 8" O.C.	870	2-2X- OR 3X @ 16" O.C.	3X- CONT.	

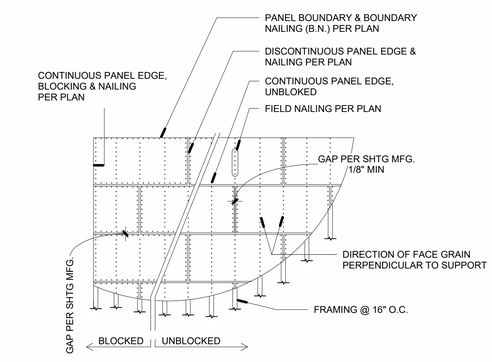
SHEAR WALL NOTES :

1. USE 15/32"THICK, CDX STRUCT I PLYWOOD SHEATHING, EDGES BLOCKED, AT ALL SHEAR WALLS.
2. USE 10d NAILS FOR THE ATTACHMENT OF SHEATHING TO THE FRAMING MEMBERS.
3. MINIMUM NAIL PENETRATION INTO THE SUPPORTING MEMBERS SHALL BE 11/2".
4. NAILS SPACED AT 4" O.C. OR LESS SHALL BE STAGGERED.
5. INTERMEDIATE NAILING SHALL BE AT 12" O.C. FOR EDGE NAILING SEE SHEAR WALL SCHEDULE.
6. USE MIN 2 x 6 STUDS AT TOILET WALL(S).
7. PROVIDE FRAMING MEMBERS OR BLOCKING AT THE EDGE OF ALL SHEETS.
8. ALL NAILS SHALL BE COMMON NAILS AND GALVANIZED (HOT-DIPPED OR TUMBLED), AND SHALL BE PLACED 1/2" MINIMUM FROM PANEL EDGES, AND 3/8" MINIMUM FROM THE EDGE OF THE CONNECTING FRAMING MEMBERS.
9. WHERE A SINGLE 3-INCH (76 MM) NOMINAL SILL PLATE IS USED, 2-20d BOX END NAILS SHALL BE SUBSTITUTED FOR 2-16d COMMON END NAILS FOUND IN LINE 8OF TABLE 2304.9.1 OF CBC 2007.
10. PERIODIC SPECIAL INSPECTION BY A REGISTERED SPECIAL INSPECTOR APPROVED BY THE BUILDING DEPARTMENT IS REQUIRED FOR ALL PLYWOOD SHEAR WALLS NAILING.
11. ANCHOR BOLTS, WHERE SPECIFIED, MAY BE REPLACED W/THE SAME SIZE AND SPACING OF HILTI ADHESIVE ANCHORS. SEE "FASTENERS NOTES" ON SHEET (SD-1).
12. PROVIDE 3" SQ x 1/4" THICK PLATE WASHERS FOR EACH SILL PLATE ANCHOR BOLT. THE NUTS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
13. USE MINIMUM 2 BOLTS PER SHEAR WALL, WITH ONE BOLT LOCATED NOT MORE THAN 12" OF LESS THAN 7 BOLT DIAMETER FROM EACH END OF THE SILL PLATE.
14. WHERE PANELS ARE INSTALLED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON THAT SHEATHING, OFFSET PANEL JOINTS TO FALL ON DIFFERENT FRAMING MEMBER, OR USE MINIMUM 3" NOMINAL MEMBER. STAGGER THE NAILS ON EA SIDE.
15. FOR GENERAL NOTES SEE SHEET (S-0).
16. FOR SHEAR WALL FRAMING, SEE SCHEDULE.
17. FOR SHEAR WALL TYPE, NAILING, SILL & TOP PLATES AND RELATED ITEMS SEE SCHEDULE.

DIAPHRAGM SHEATHING NAILING SCHEDULE

AREA (ZONE)	10d NAILS W/ MIN 1 1/2" PENET. INTO THE SUPPORTING MEMBERS			MIN. PANEL SPAN RATING	EXTERIOR GLUE PLYWOOD SHEATHING	SUPPORTING MEMBER	(V) ALL	
	BOUNDARY	EDGE	FEILD					
A	6	-	12	32/16	15/32" PLY	& 2X	215	PER TABLE 4.2 2018 NDS "SDPWS"
B	4	6	12	48/24	23/32" PLY	& 2X	320	

SHEATHING LAYOUT



NOTES:
1. STAGGER JOINTS AS SHOWN.
2. NAILS SHALL BE DRIVEN TIGHT, BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING.
3. DIAPHRAGM NAILING SHALL BE INSPECTED PRIOR TO BEING COVERED.

FRAMING SCHEDULE

MARK	SIZE	SUPPORT TYPE
ROOF JOISTS		
RR#1	2x8 DF #1 @ 24" O.C.	HANGER: BA28
RR#2	2x8 DF #1 @ 24" O.C.	HANGER: BA28
RR#3	2x8 DF #1 @ 24" O.C.	HANGER: BA28
RR#4	2x8 DF #1 @ 16" O.C.	HANGER: BA28
RR#1.1	2x8 DF #1 @ 16" O.C.	HANGER: BA28
ROOF BEAMS		
RBM#1	3 1/2" X 9 1/2" 2.2E PSL	4X4 POSTS
RBM#2	3 1/2" X 9 1/2" 2.2E PSL	4X4 POSTS
RBM#3	3 1/2" X 11 1/4" 2.2E PSL	4X4 POSTS
RBM#4	4x12 DF #1	4X4 POSTS
CBM	3 1/2" x 9 1/4" 1.55E LSL	STUD WALL
STR BM	4X12 DF #1	STUD WALL
RHDR	4X8 DF #1	STUD WALL
HEADER BEAMS		
HD#1	6x6 DF #1	2X- TRIMMER
HD#2	6x8 DF #1	2X- TRIMMER
HD#1.1	4x6 DF #1	2X- TRIMMER
HD#2.1	4x8 DF #1	2X- TRIMMER
FHDR#1	6x6 DF #1	2X- TRIMMER
FHDR#1.1	4x6 DF #1	2X- TRIMMER

POST SCHEDULE

MARK	SIZE
C1	2-2X4
C2	4X4
C3	6X4
C4	8X4
C5	10X4
C6	2-2X6
C7	4X6
C8	6X6
C9	8X6
C10	10X6
C11	12X6

P.A. = POST ABOVE

LEGEND:

- POST SIZE, SEE POST SCHEDULE; HOLDDOWN
- WOOD POST LOCATION
- STEEL HSS
- FJ OR RR — ROOF/ FLOOR JOIST
- HEADERS
- BEAMS
- 4'-0" / 1 — SHEAR WALL LOCATION, FOR MORE DETIAL SEE SCHEARWALL SCHEDULE
- BEARING WALL: 2X4 @ 16" O.C. @ 4TH & 5TH FLOORS; 2X6 @ 16" O.C. @ 2ND & 3RD FLOORS
- NON-BEARING WALL: 2X4 @ 16" O.C.

PAYKAN CORPORATION

ACACIA HOTEL

PROJECT TITLE

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ENGINEER

SEAL & SIGNATURE

REGISTERED PROFESSIONAL ENGINEER — JOSEPH CHUN WAY CHAN — No.5524 Exp. 3-31-25 — STRUCTURAL — STATE OF CALIFORNIA

PROJECT ADDRESS
Project Address - Street
City, Sate, Zip

REVISIONS

NO.	DESCRIPTION	DATE

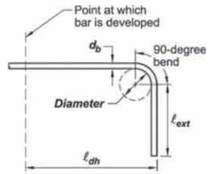
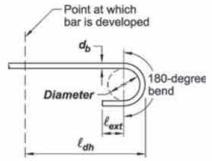
PROJECT NO. Project Number | DATE Issue Date
DRAWN BY JA | CHECKED BY Checker
SCALE As indicated

TITLE
Roof Shearwalls & Uppr Roof Framing

SHEET NO.
S-4.4

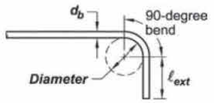
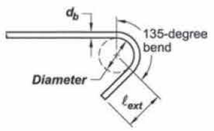
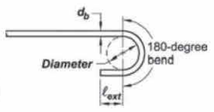
3/13/2025 2:55:07 PM

Table 25.3.1—Standard hook geometry for development of deformed bars in tension

Type of standard hook	Bar size	Minimum inside bend diameter, in.	Straight extension[1] ℓ_{ext}, in.	Type of standard hook
90-degree hook	No. 3 through No. 8	$6d_b$	$12d_b$	
	No. 9 through No. 11	$8d_b$		
	No. 14 and No. 18	$10d_b$		
180-degree hook	No. 3 through No. 8	$6d_b$	Greater of $4d_b$ and 2.5 in.	
	No. 9 through No. 11	$8d_b$		
	No. 14 and No. 18	$10d_b$		

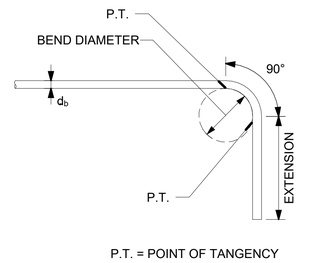
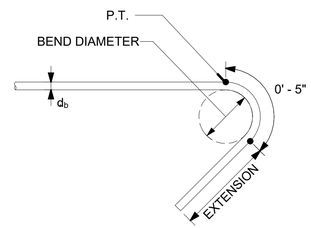
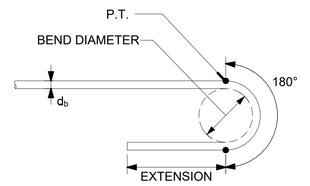
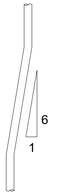
[1]A standard hook for deformed bars in tension includes the specific inside bend diameter and straight extension length. It shall be permitted to use a longer straight extension at the end of a hook. A longer extension shall not be considered to increase the anchorage capacity of the hook.

Table 25.3.2—Minimum inside bend diameters and standard hook geometry for stirrups, ties, and hoops

Type of standard hook	Bar size	Minimum inside bend diameter, in.	Straight extension[1] ℓ_{ext}, in.	Type of standard hook
90-degree hook	No. 3 through No. 5	$4d_b$	Greater of $6d_b$ and 3 in.	
	No. 6 through No. 8	$6d_b$	$12d_b$	
135-degree hook	No. 3 through No. 5	$4d_b$	Greater of $6d_b$ and 3 in.	
	No. 6 through No. 8	$6d_b$		
180-degree hook	No. 3 through No. 5	$4d_b$	Greater of $4d_b$ and 2.5 in.	
	No. 6 through No. 8	$6d_b$		

[1]A standard hook for stirrups, ties, and hoops includes the specific inside bend diameter and straight extension length. It shall be permitted to use a longer straight extension at the end of a hook. A longer extension shall not be considered to increase the anchorage capacity of the hook.

TABLE 6.1.8 STANDARD HOOKS GEOMETRY AND MINIMUM INSIDE BEND DIAMETERS FOR REINFORCING BARS, STIRRUPS & TIES

STANDARD HOOK TYPE AND USE	BAR GRADE	BAR SIZE	MIN. INSIDE BEND DIAMETER	EXTENSION	STANDARD HOOK FIGURES
90 DEGREE HOOK - REINFORCING BARS	40 (M280)	NO.3 - NO.7 (M#10 - #22)	5 d_b	12 d_b	
	50 OR 60 (M350 OR 420)	NO.3 - NO.8 (M#10 - #25)	6 d_b	12 d_b	
	50 OR 60 (M350 OR 420)	NO.9 - NO.11 (M#29 - #36)	8 d_b	12 d_b	
90 DEGREE HOOK - STIRRUPS & TIES	40, 50, 60 (M280, 350 OR 420)	NO.3 - NO.5 (M#10 - #16)	4 d_b	6 d_b BUT NOT LESS THAN 2-1/2 in. (64 mm)	
	40 (M280)	NO.6 AND NO.7 (M#19 - #22)	5 d_b	6 d_b	
	50 OR 60 (M350 OR 420)	NO.6 - NO.8 (M#19 - #25)	6 d_b	6 d_b	
	50 OR 60 (M350 OR 420)	NO.9 - NO.11 (M#29 - #36)	8 d_b	6 d_b	
135 DEGREE HOOK - STIRRUPS & TIES	40, 50, 60 (M280, 350 OR 420)	NO.3 - NO.5 (M#10 - #16)	4 d_b	6 d_b	
	40 (M280)	NO.6 AND NO.7 (M#19 - #22)	5 d_b	6 d_b	
	50 OR 60 (M350 OR 420)	NO.6 - NO.8 (M#19 - #25)	6 d_b	6 d_b	
	50 OR 60 (M350 OR 420)	NO.9 - NO.11 (M#29 - #36)	8 d_b	6 d_b	
180 DEGREE HOOK - REINFORCING BARS	40 (M280)	NO.3 - NO.7 (M#10 - #22)	5 d_b	4 d_b BUT NOT LESS THAN 2-1/2 in. (64 mm)	
	50 OR 60 (M350 OR 420)	NO.3 - NO.8 (M#10 - #25)	6 d_b	4 d_b BUT NOT LESS THAN 2-1/2 in. (64 mm)	
	50 OR 60 (M350 OR 420)	NO.9 - NO.11 (M#29 - #36)	8 d_b	4 d_b	
MAXIMUM OFFSET BEND FOR COLUMN	FOR ALL REBAR SIZES				

P.T. = POINT OF TANGENCY

PAYKAN CORPORATION

ACACIA HOTEL

PROJECT TITLE

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ENGINEER

SEAL & SIGNATURE

REGISTERED PROFESSIONAL ENGINEER
CHRIS T. CHOW
No.5524
Exp. 3-31-25
STRUCTURAL
STATE OF CALIFORNIA

PROJECT ADDRESS
Project Address - Street
City, Sate, Zip

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NO. Project Number | DATE Issue Date
DRAWN BY Author | CHECKED BY Checker
SCALE 3" = 1'-0"

TITLE
Details

SHEET NO.
SD-0

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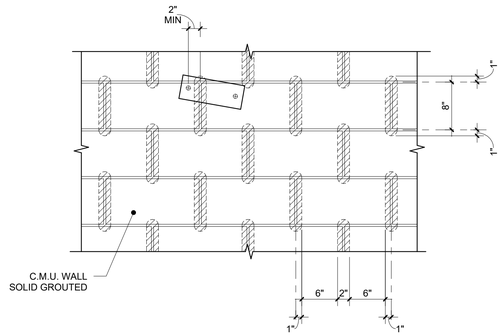
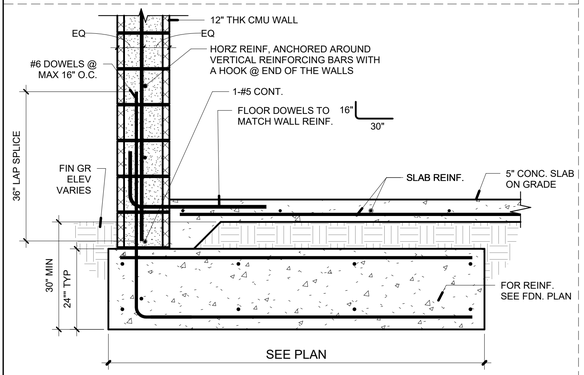
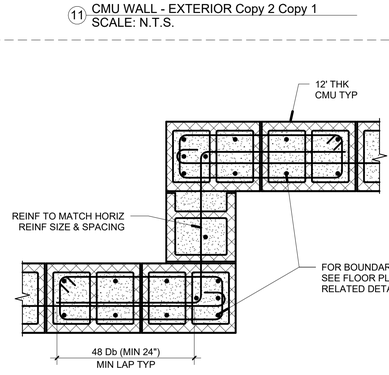


NOTE: ANCHOR INSTALLATION IS RESTRICTED TO NON-HATCHED AREAS.

10 ANCHOR LOCATION
SCALE: N.T.S.

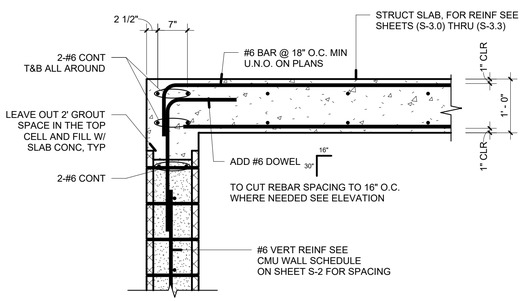


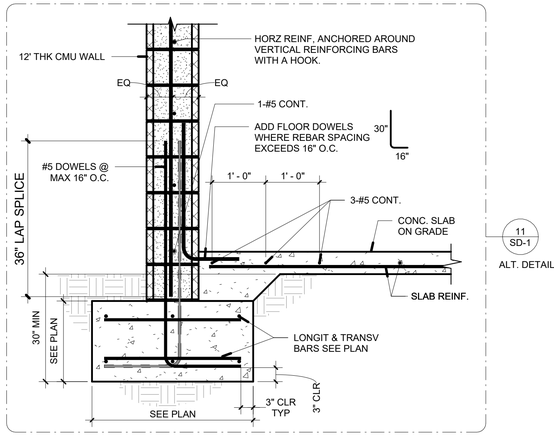
11 CMU WALL - EXTERIOR Copy 2 Copy 1
SCALE: N.T.S.



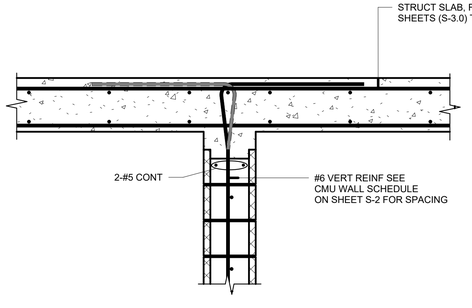
12 WALL INTERSECTION
SCALE: N.T.S.

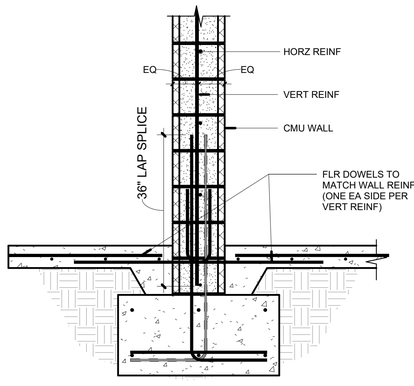
13 WALL INTERSECTION - 2
SCALE: N.T.S.





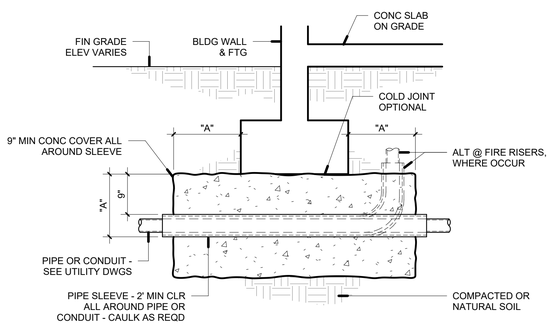
8 CMU WALL - EXTERIOR SECTION
SCALE: N.T.S.



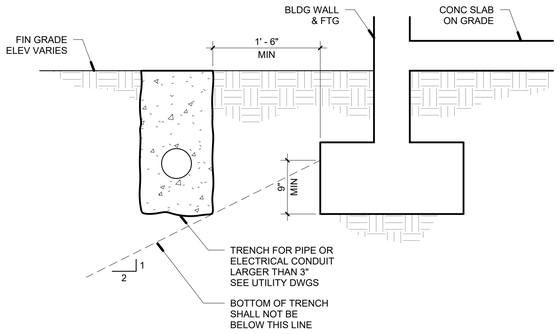


NOTE:
FOR INFO NOT SHOWN, SEE DETAIL 8/ SD-1

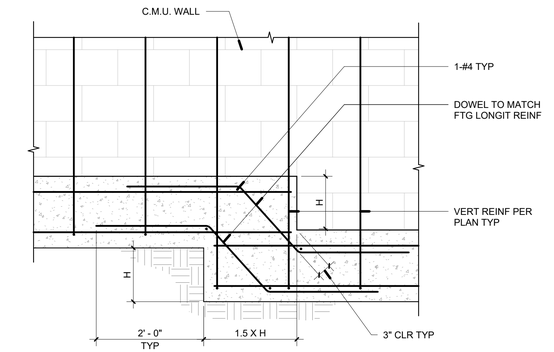
9 CMU WALL - INTERIOR SECTION
SCALE: N.T.S.



4 PIPE UNDER WALL
SCALE: N.T.S.



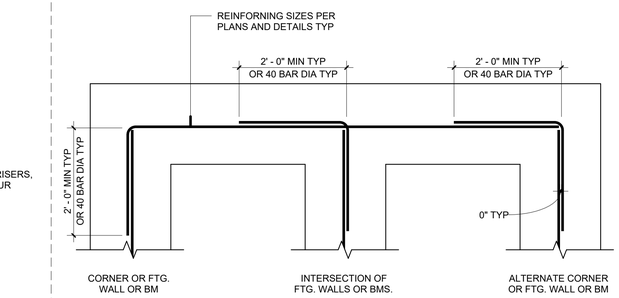
5 PIPE ALONG WALL
SCALE: N.T.S.



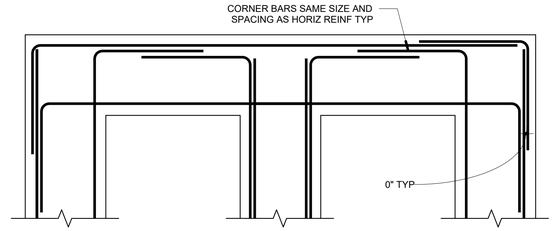
6 STEP FTG DETAIL
SCALE: N.T.S.

DEVELOPEMENT LENTH IN CLAY OR CONCRETE MASONRY f'_c = 2500 PSI F_y = 60 KSI	
BAR SIZE	8" O.C.
#3	14"
#4	18"
#5	23"
#6	30"
#7	35"
#8	47"
#9	57"
#10	73"
#11	91"

7 CMU DEVELOPEMENT LENGTH TABLE
SCALE: N.T.S.

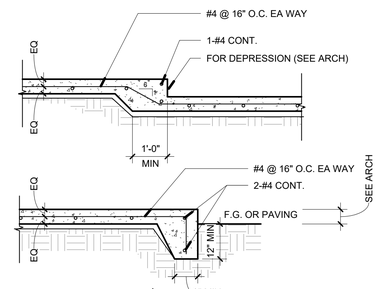


SINGLE LAYER REINFORCING



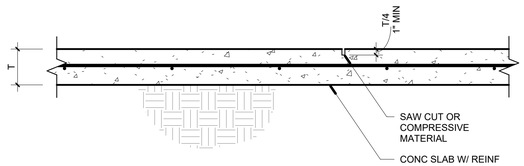
DOUBLE LAYER REINFORCING

1 TYP. REINFORCING LAYOUT
SCALE: N.T.S.



NOTE:
FOR SAND & VISQUEEN MEMB. SEE PLANS

2 TYP SLAB ON GRADE (EDGE/ DEPRESSION)
SCALE: N.T.S.



3 SAW CUT JOINT
SCALE: N.T.S.

PAYKAN CORPORATION

ACACIA HOTEL

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ENGINEER

SEAL & SIGNATURE

REGISTERED PROFESSIONAL ENGINEER
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SD-1

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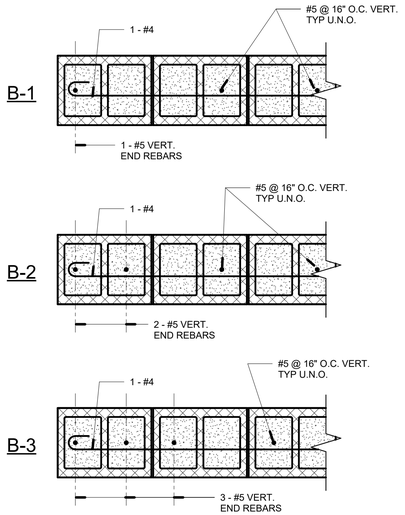
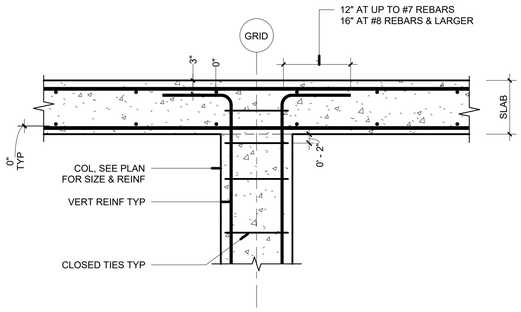
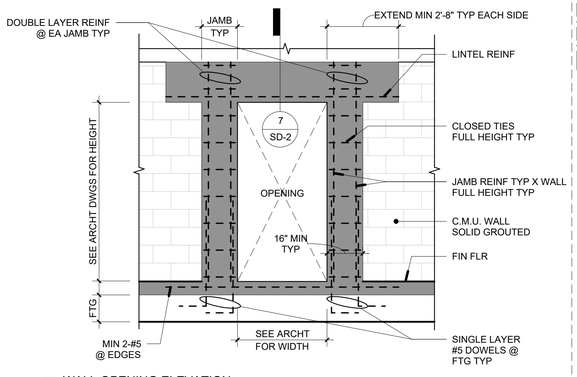


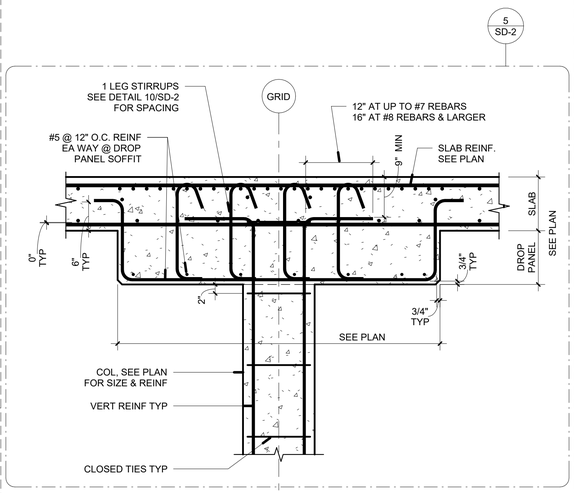
9 BOUNDARY REINF. @ CMU WALLS
SCALE: N.T.S.

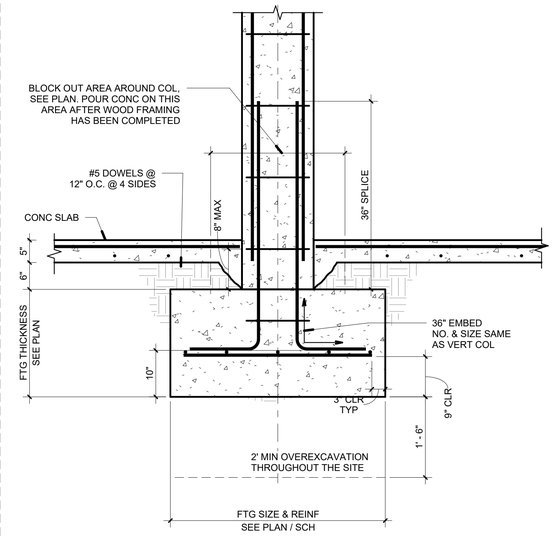


5 CONC. COLUMN SECTION @ 3RD FLR - ALT DETAIL
SCALE: N.T.S.

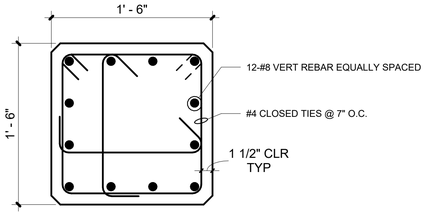


6 WALL OPENING ELEVATION
SCALE: N.T.S.

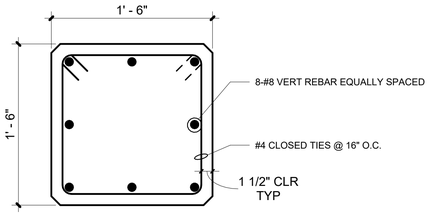




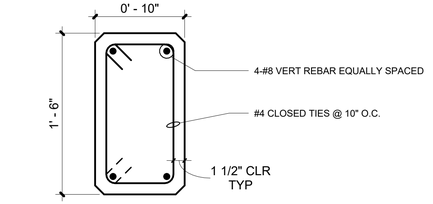
3 CONC. COLUMN SECTION TYP
SCALE: N.T.S.



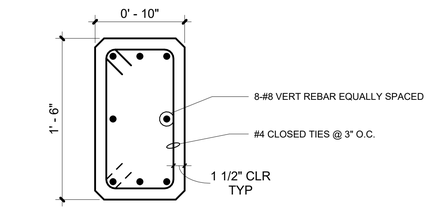
CC1



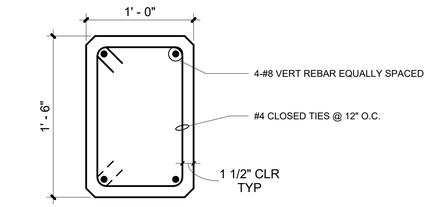
CC2



CC3

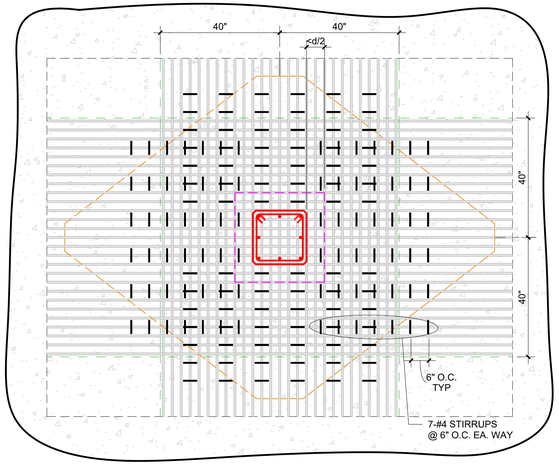


CC4

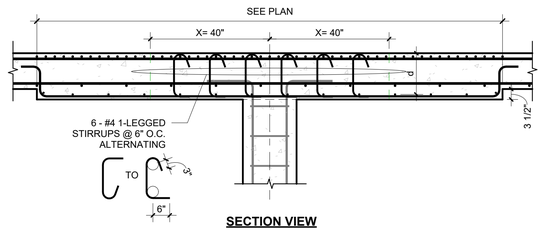


CC5

1 COLUMN SECTION DETAILS
SCALE: N.T.S.

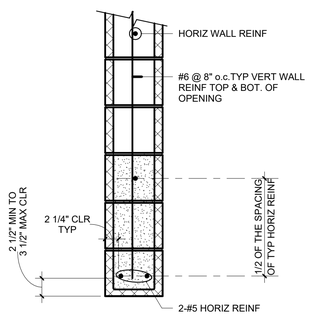


PLAN VIEW

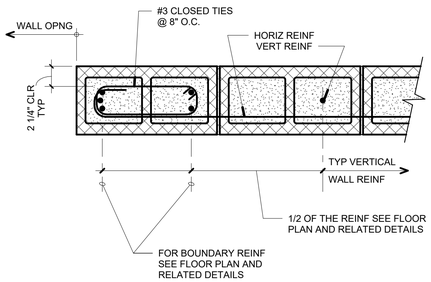


SECTION VIEW

10 STIRRUPS AT DROP PANEL
1/2" = 1'-0"



7 C.M.U. LINTEL
SCALE: N.T.S.



8 C.M.U. JAMB
SCALE: N.T.S.

LAP SPLICE FOR CONCRETE COLUMN

F_Y = 60 KSI
F_Y = 4000 PSI

COMPRESSION DEVELOPMENT LENGTH In	
#4	10"
#5	12"
#6	15"
#7	17"
#8	19"
#9	22"
#10	24"

4 LAP SPLICE FOR CONCRETE COULUMN
SCALE: N.T.S.

PAYKAN CORPORATION

ACACIA HOTEL

PROJECT TITLE

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SD-2

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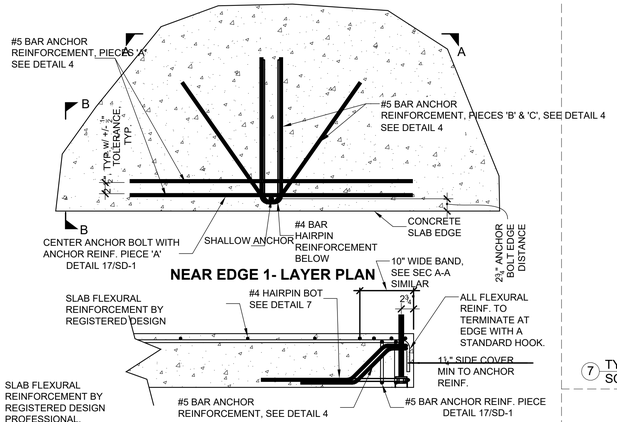
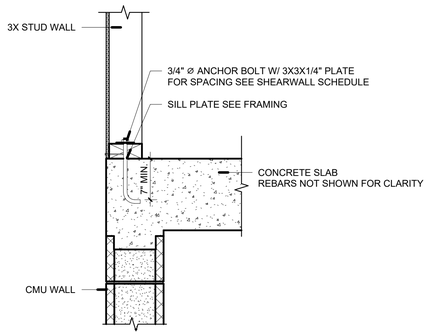
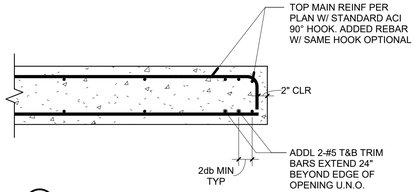


10 ANCHOR BOLT LAYOUT
SCALE: N.T.S.



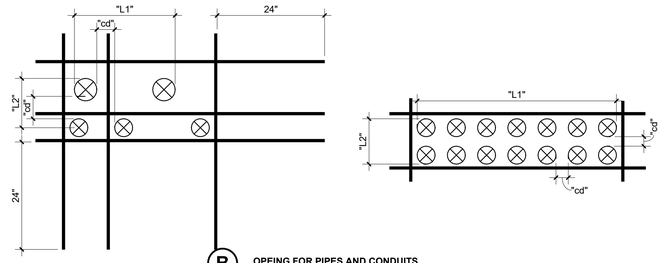
7 TYP. ANCHOR BOLT CONN. TO CONC. SLAB @ EDGE OF BUILDING
SCALE: N.T.S.



A **EDGE OF OPENING DETAIL**

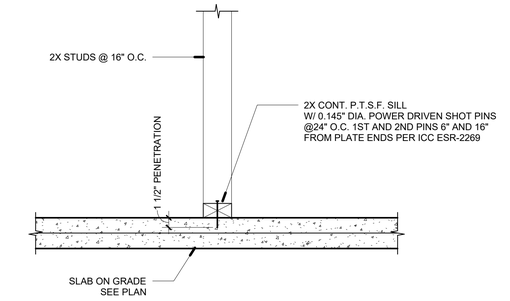
NOTES:
1. LOCATE OPENINGS ON REBAR SHOP DRAWINGS:
2. DO NT LOCATE OPENING IS THE SLAB FROM FACE OR CORNER OF COLUMN CLOSER THEN A DISTANCE EQUAL TO 10 TIMES THE SLAB THICKINESS UNLESS ACCEPTABLE IN WRITING BY EOR.

1 TYPICAL REINFORCING AT SLAB OPENING
SCALE: N.T.S.

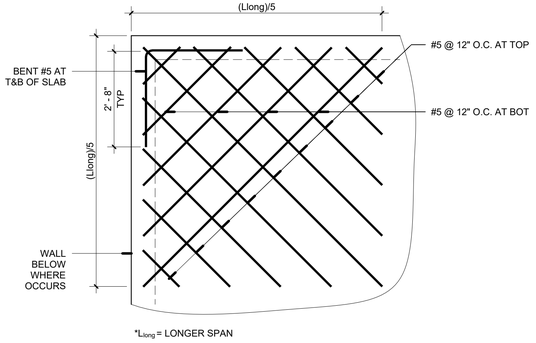


B **OPEING FOR PIPES AND CONDUITS**

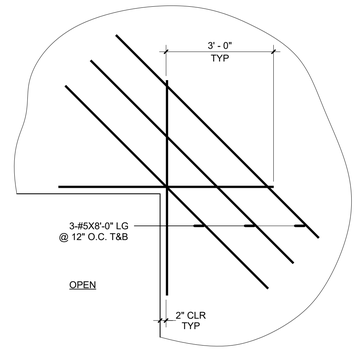
NOTES:
1. WHERE "cd" (CLEAR DISTANCE) IS EQUAL TO OR GREATER THAN SLAB THICKINESS PROVIDE TYPICAL CONTINUOUS SLAB REINFORCING BETWEEN OPENINGS.
2. WHERE "cd" (CLEAR DISTANCE) IS LESS THAN SLAB THICKINESS AND GREATER OT EQUAL TO 4" PROVIDE 1-#5 REBAR TOP ANDBOTTOM AS SHOWN ABOVE.



8 NON-BEARING WALL TO SLAB ON GRADE
SCALE: N.T.S.

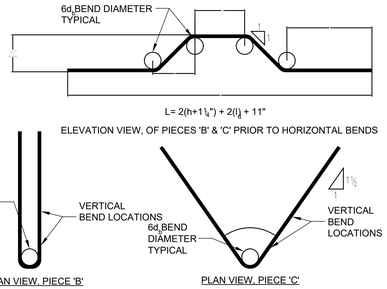


2 ADDITIONAL REINFORCEMENT AT PODIUM SLAB CORNER
SCALE: N.T.S.



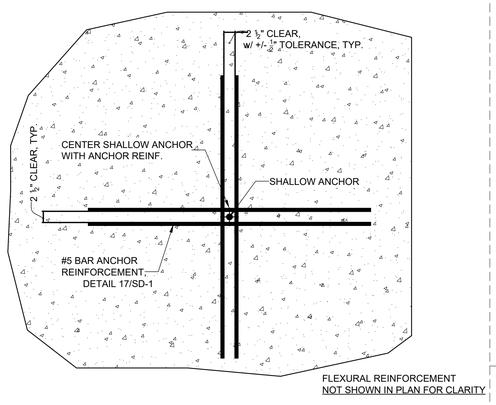
CONCRETE STRENGTH (psi)	ℓ_d (in.)
2,500	27
3,000	25
4,000	21
5,000	19

$L = 2(h + 1\frac{1}{4}") + 2(l_d) + 4\frac{1}{8}"$

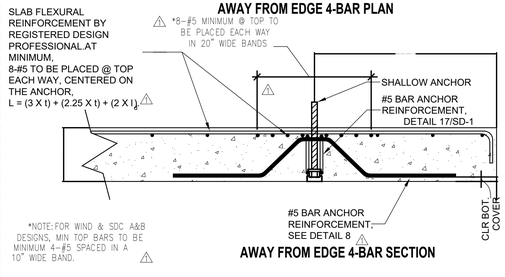


ANCHOR REINFORCEMENT AT EDGES, PIECES B & C

11 PIN BAR AT ACNHOR BOLTS
SCALE: N.T.S.

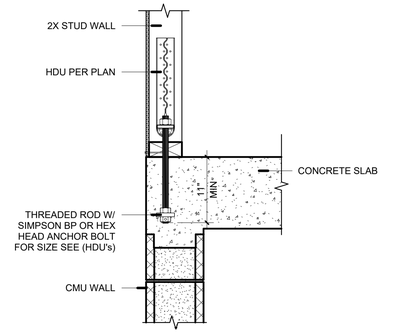


AWAY FROM EDGE 4-BAR PLAN

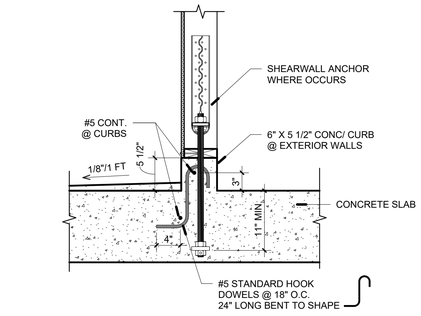


AWAY FROM EDGE 4-BAR SECTION

9 ANCHOR BOLT LAYOUT REINF.
SCALE: N.T.S.



5 SHEARWALL CONN. TO CONC. SLAB @ EDGE OF BUILDING
SCALE: N.T.S.

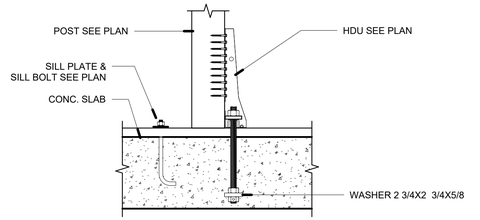


NOTES:
1. FOR ALTERNATE DETAIL SEE 13/SD-1
2. FOR HOLDDOWN, A.B. & POST SIZES SEE S-7

6 SHEARWALL CONN. TO CONC. SLAB W/ CURB
SCALE: N.T.S.

NOTES:
1. RECESSED BOX OF MORE THAN 2" DEEP SHALL BE TREATED AS OPENING.
2. OPENINGS OF LESS THAN 6" PLACED IN A ROW OR CLUSTER SUCH THAT TREATED AS ONE CONTINUOUS OPENING.

3 ADDITIONAL REINFORCEMENT AT PODIUM SLAB CORNER Copy 1
SCALE: N.T.S.



MARK	EDGE DIST.	DIA.
HDU2	1 3/4"	5/8"
HDU4/ HDU5	1 3/4"	5/8"
HDU8	1 3/4"	7/8"
HDU11	16 1/2"	1"

4 HOLD DOWN DETAIL
SCALE: N.T.S.

ACACIA HOTEL

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SD-3

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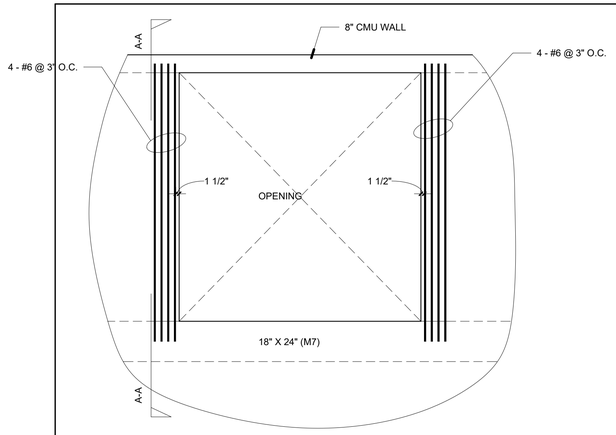
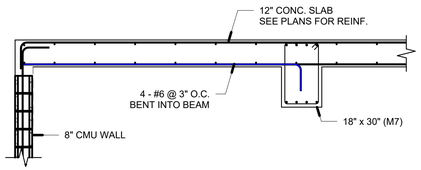


PLAN



SECTION A-A

10 SLAB OPENING REINFORCEMENT
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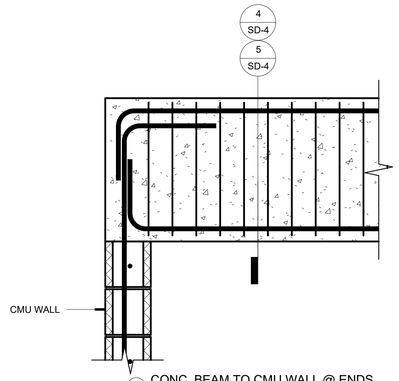

6 CONC. BEAM TO CMU WALL @ ENDS
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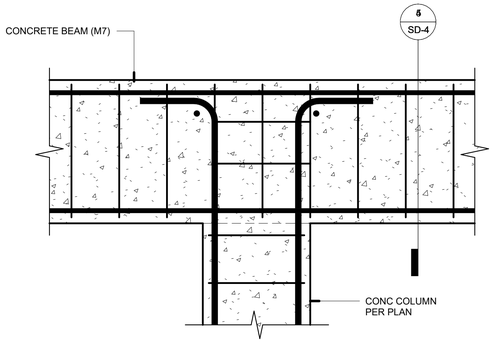

7 CONC. BEAM TO COL - INTERIOR
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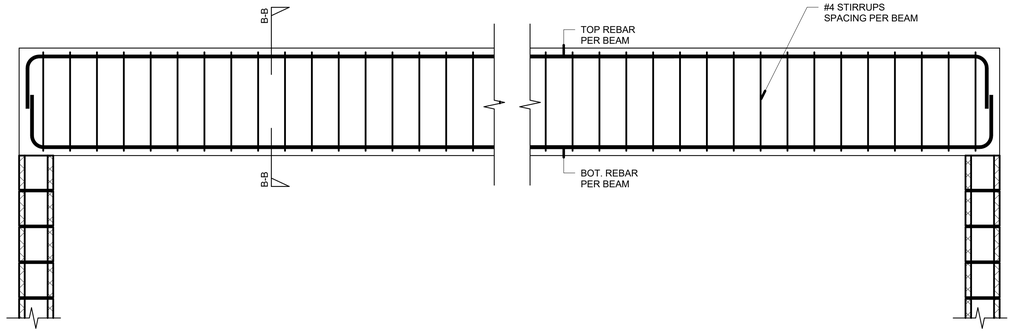
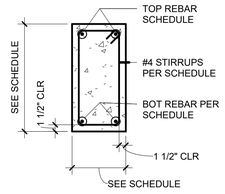


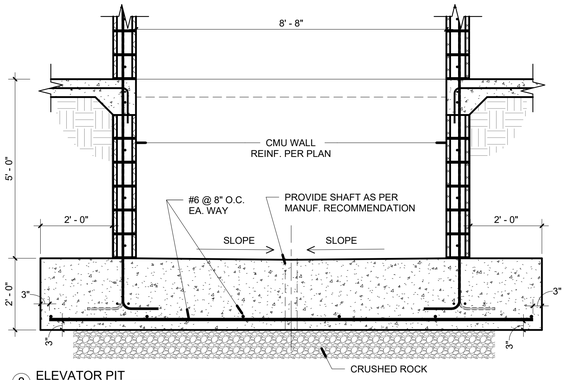


B-B SECTION

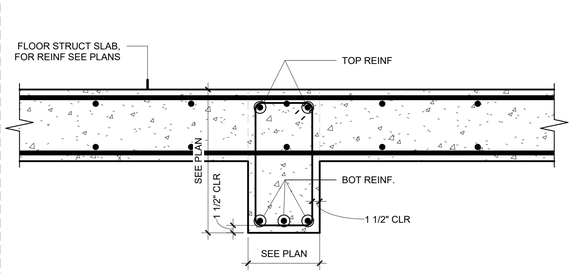
1 BEAM DETAIL
SCALE: N.T.S.

BEAM REBAR SCHEDULE

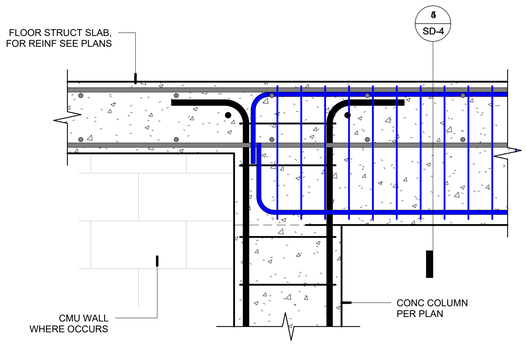
BEAM #	SIZE	MAIN REINFORCEMENT		STIRRUPS
		TOP REBAR	BOT. REBAR	
M-4	12"x12"	2 - #6	3 - #6	-
M-5	12"x12"	2 - #6	3 - #6	-
M-6	18"x30"	3 - #/8	5 - #8	#4 @ 12" O.C.
M-7	18"x30"	4 - #8	5 - #8	#4 @ 13" O.C.
M-8	12"x12"	3 - #6	3 - #6	#4 @ 4" O.C.
M-9	18"x20"	3 - #8	3 - #8	#4 @ 13" O.C.



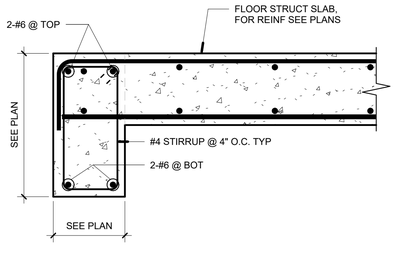
8 ELEVATOR PIT
SCALE: N.T.S.



4 CONC. BEAM SECTION TYP
SCALE: N.T.S.



2 CONC. BEAM TO COL
SCALE: N.T.S.



5 CONC. BEAM SECTION @ EXTERIOR
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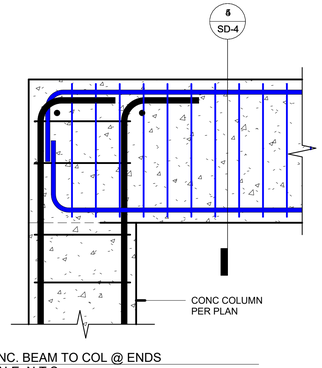

3 CONC. BEAM TO COL @ ENDS
SCALE: N.T.S.

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PROJECT NO. Project Number
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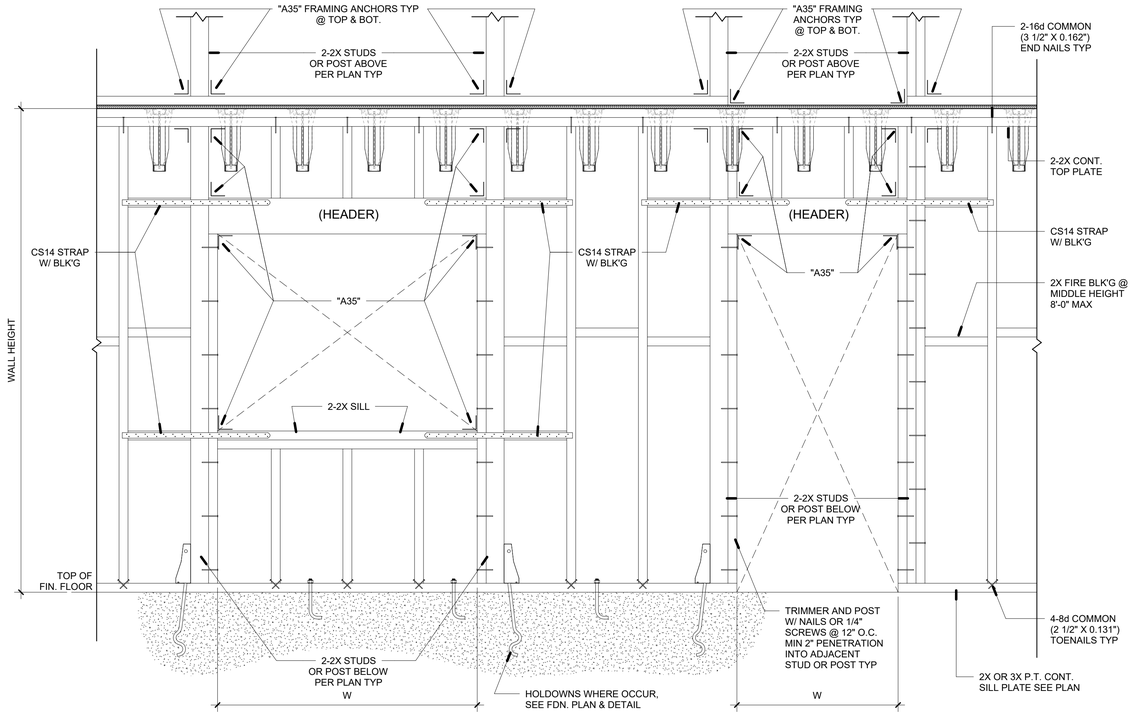

9 TYP STUD WALL FRAMING
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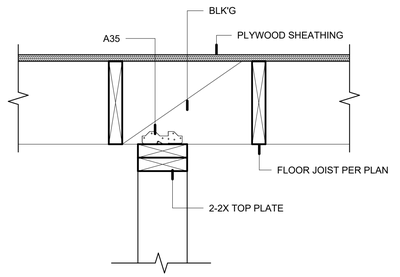
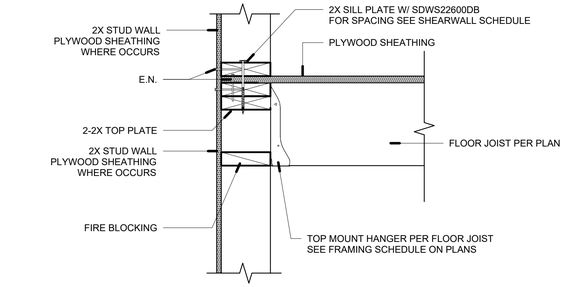
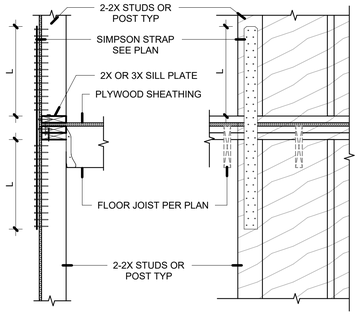


5 FLOOR JOIST TO NON-BEARING WALL
SCALE: N.T.S.

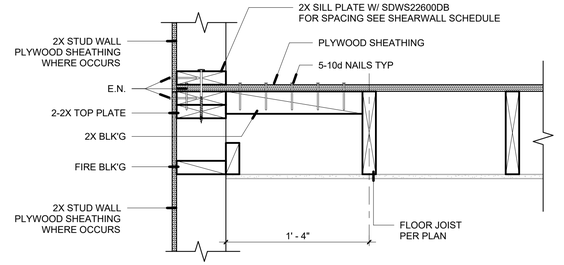


1 FLOOR JOIST TO EXTERIOR WALL - PERP.
SCALE: N.T.S.

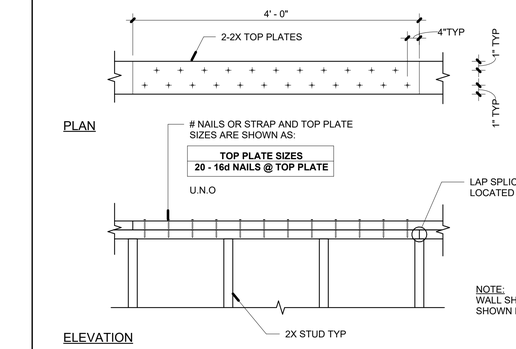


HOLDDOWN STRAP TIE		
TYPE	NAILS EA END @ "L"	L
CS14	(13) - 10d	15"
	(15) - 8d	16"
CMSTC16	(25) - 16d SINKER OR 10d	20"
CMST14	(28) - 16d	26"
	(33) - 10d	30"

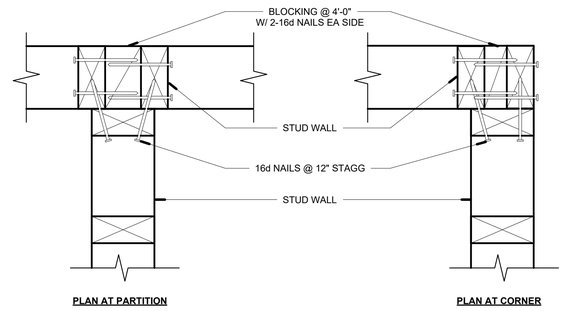
6 EXTERIOR WALL CONNECTION PERP
SCALE: N.T.S.



2 FLOOR JOIST TO EXTERIOR WALL - PARALLEL
SCALE: N.T.S.

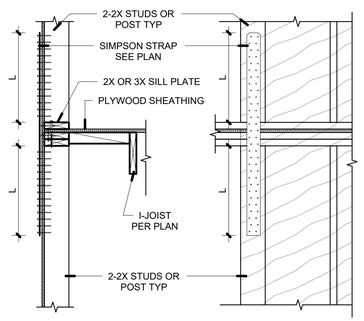


12 TYP TOP PLATE SPLICE Copy 1
SCALE: N.T.S.



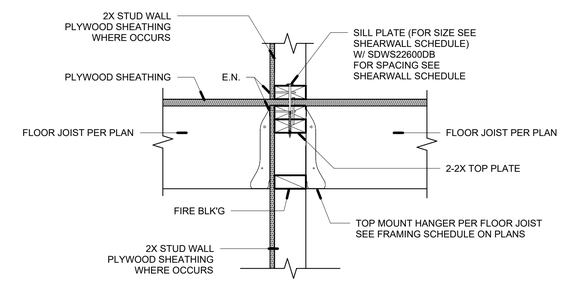
NOTE: SEE PLANS FOR LOCATIONS OF PLYWOOD

10 STUD WALL CONNECTIONS @ INTERSECTIONS
SCALE: N.T.S.

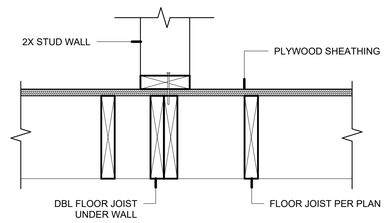


HOLDDOWN STRAP TIE		
TYPE	NAILS EA END @ "L"	L
CS14	(13) - 10d	15"
	(15) - 8d	16"
CMSTC16	(25) - 16d SINKER OR 10d	20"
CMST14	(28) - 16d	26"
	(33) - 10d	30"

7 EXTERIOR WALL CONNECTION PARALLEL
SCALE: N.T.S.



3 FLOOR JOIST TO INTERIOR SHEARWALL - PERP.
SCALE: N.T.S.



13 DBL FLOOR JOIST UNDER NON-BEARING WALL
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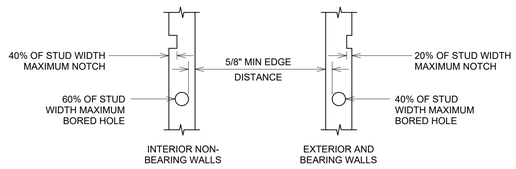
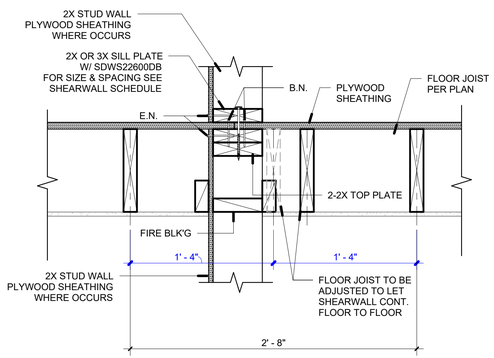


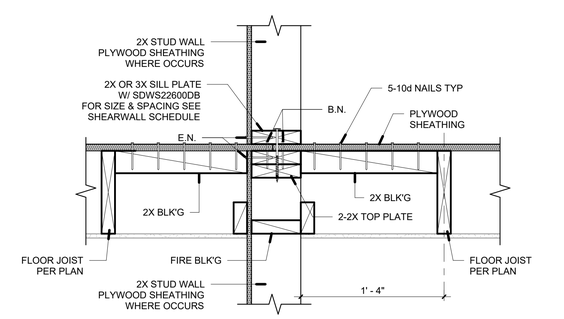
NOTES:
1. ANY STUD MAY BE BORED WITH A MAXIMUM HOLE OF 60% OF THE STUD WIDTH PROVIDED EACH BORED STUD IS DOUBLED AND NO MORE THAN TWO SUCCESSIVE DOUBLE STUDS ARE BORED.

NOTCH/ BORE % OF STUD WIDTH	2X4	2X6
20%	5/8"	1"
40%	1 3/8"	2 1/8"
60%	2"	3 1/4"

11 TYP STUD WALL BORING AND NOTCHING DETAIL
SCALE: N.T.S.



8 FLOOR JOIST TO INTERIOR SHEARWALL - PARALLEL Copy 1
SCALE: N.T.S.



4 FLOOR JOIST TO INTERIOR SHEARWALL - PARALLEL
SCALE: N.T.S.

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Author	Checker

SCALE: As indicated

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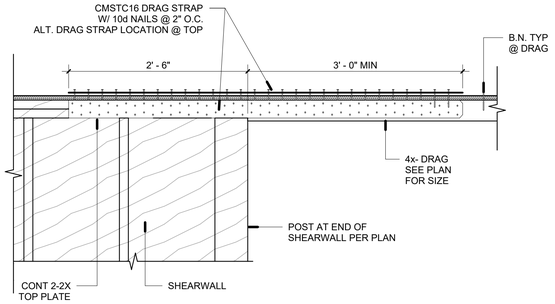

11 DRAG STRAPS Copy 1
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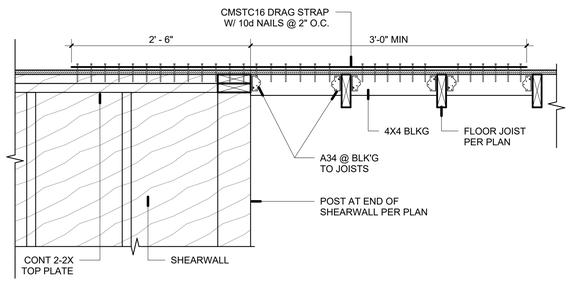

12 DRAG STRAPS @ FLOOR Copy 1
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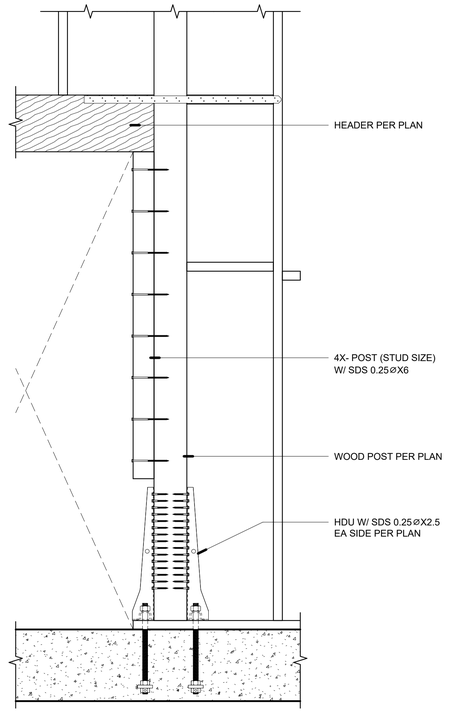

9 2-HOLDOWNS AT DOOR OPENING
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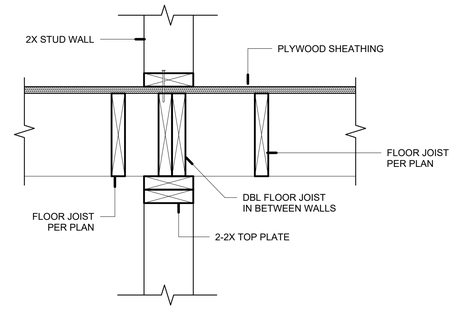
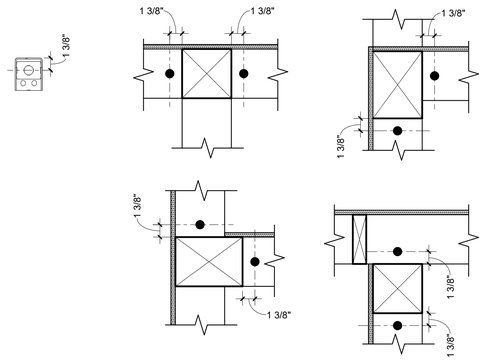
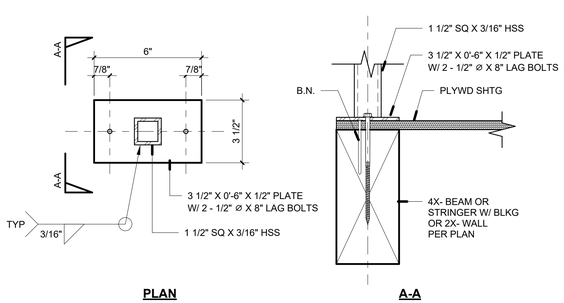


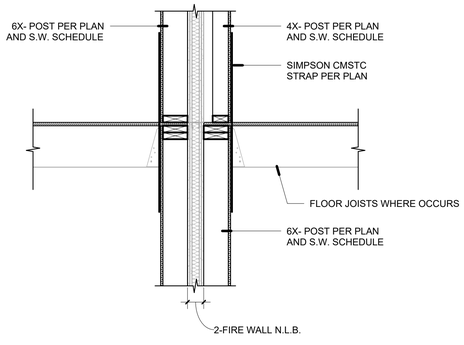
1 FLOOR JOIST TO NON-BEARING WALLS GREATER THAN 9 FT - PARALLEL
SCALE: N.T.S.



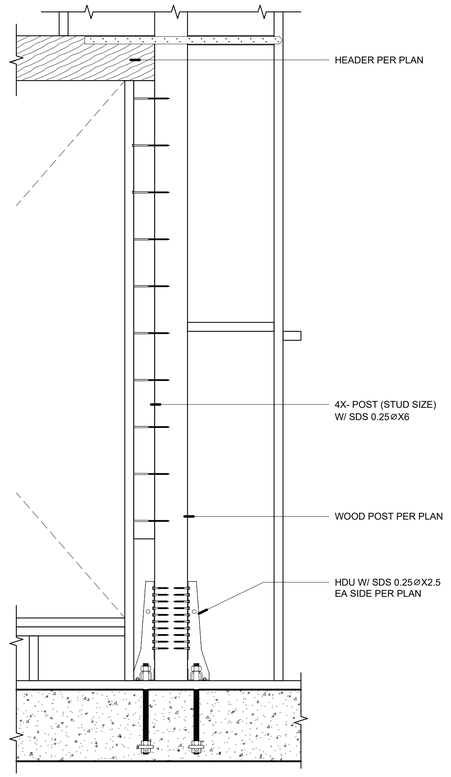
2 HOLD DWON ANCHOR BOLTS @ WALL INTERSECTIONS
SCALE: N.T.S.



13 TYPICAL GUARDRAIL CONNECTION DETAIL
SCALE: N.T.S.



14 FRAMING @ 2 HR. FIRE WALL
SCALE: N.T.S.



10 2-HOLDOWNS AT WINDOW OPENING
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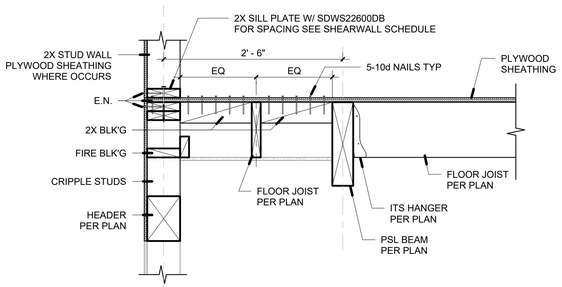

7 DETAIL SECTION
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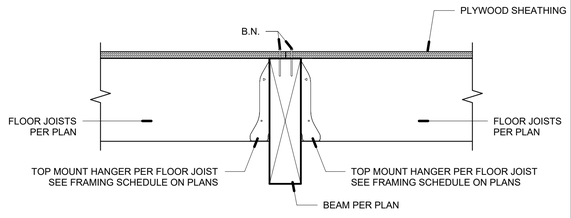
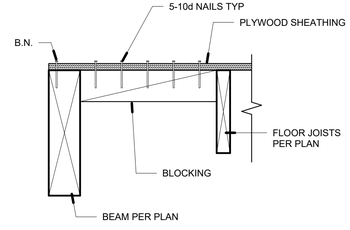


3 FLOOR JOIST TO BEAM - PERP.
SCALE: N.T.S.



4 FLOOR JOIST PARALLEL TO BEAM @ STAIRS
SCALE: N.T.S.

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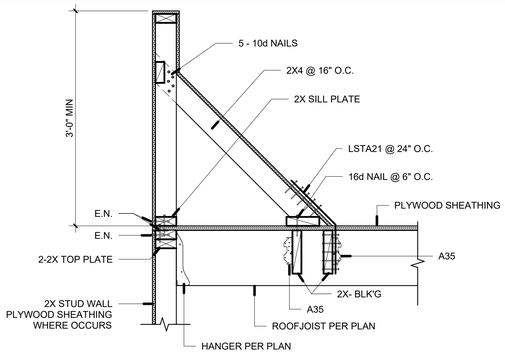
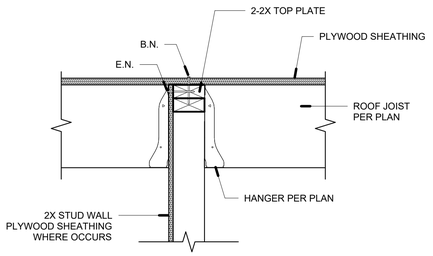
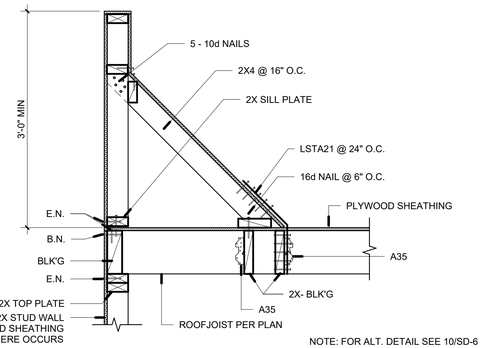


7 ALT. DETAIL - ROOF JOIST TO EXTERIOR WALL - PERP.
SCALE: N.T.S.

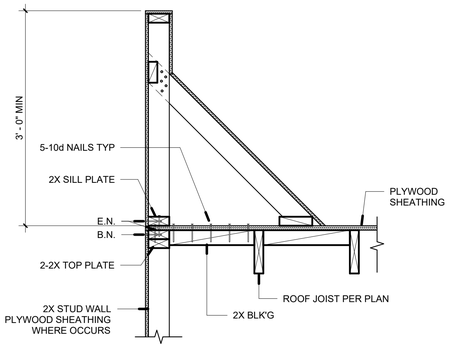


8 ALT. DETAIL - ROOF JOIST TO INTERIOR SHEARWALL - PERP.
SCALE: N.T.S.

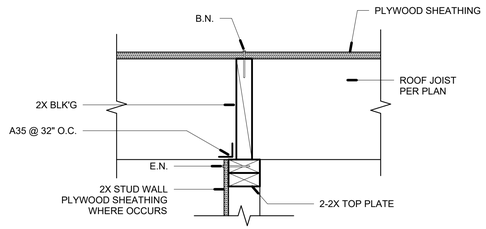


NOTE: FOR ALT. DETAIL SEE 10/SD-6

1 ROOF JOIST TO EXTERIOR WALL - PERP.
SCALE: N.T.S.

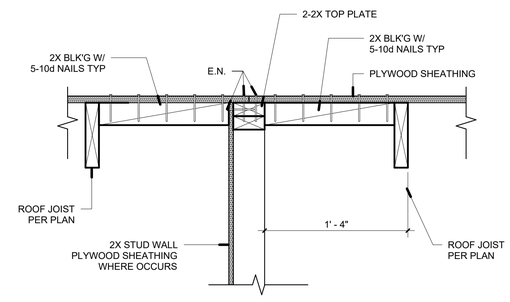


2 ROOF JOIST TO EXTERIOR WALL - PARALLEL
SCALE: N.T.S.



NOTE: FOR ALT. DETAIL SEE 11/SD-6

3 ROOF JOIST TO INTERIOR SHEARWALL - PERP.
SCALE: N.T.S.



4 ROOF JOIST TO INTERIOR SHEARWALL - PARALLEL
SCALE: N.T.S.

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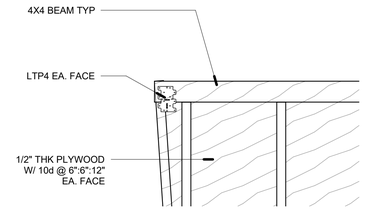
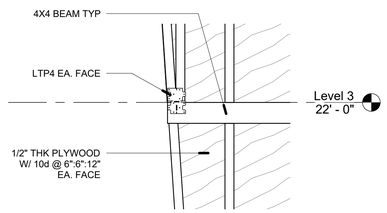
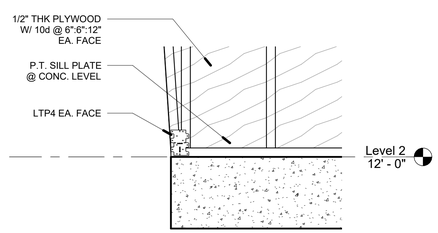


4 Detail 1 - Callout 3
SCALE: N.T.S.



3 Detail 1 - Callout 2
SCALE: N.T.S.



2 Detail 1 - Callout 1
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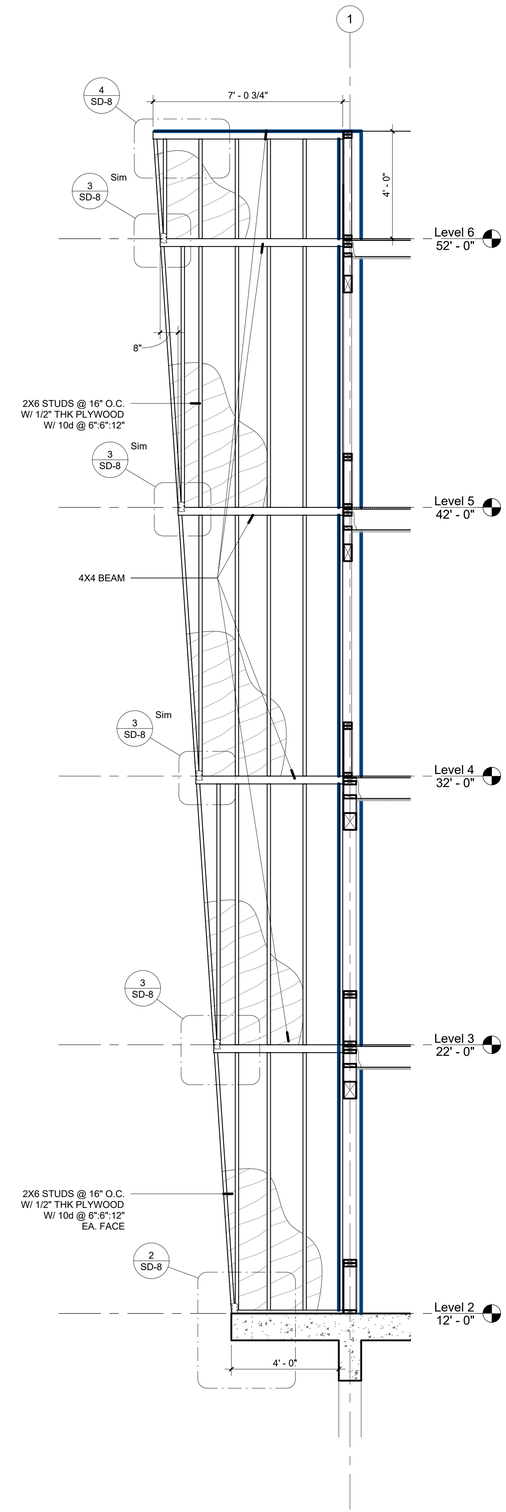

1 Detail 1
SCALE: N.T.S.

PAYKAN CORPORATION

ACACIA HOTEL

PROJECT TITLE

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ENGINEER

SEAL & SIGNATURE

REGISTERED PROFESSIONAL ENGINEER
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No.5524
Exp. 3-31-25
STRUCTURAL
STATE OF CALIFORNIA

PROJECT ADDRESS
Project Address - Street
City, Sate, Zip

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NO.	DATE
Project Number	Issue Date
DRAWN BY	CHECKED BY
Author	Checker

SCALE
As indicated

TITLE
Details

SHEET NO.
SD-8

3/13/2025 2:55:14 PM