

GENERAL NOTES

PERFORM CONSTRUCTION AND WORKMANSHIP IN COMPLIANCE WITH THE DRAWINGS, SPECIFICATIONS AND THE 2013 CALIFORNIA BUILDING CODE (2013 CBC) & 2012 INTERNATIONAL BUILDING CODE (2012 IBC).

GOVERNING CODE AUTHORITIES CITY OF RANCHO MIRAGE, CALIFORNIA.

THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION. NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES OR INCONSISTENCIES. DO NOT SCALE DRAWINGS.

ALL DETAILS, SECTIONS, AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS NOTED OTHERWISE. SPECIFIC NOTES AND DETAILS ON THE DRAWINGS TAKE PRECEDENCE OVER THESE GENERAL NOTES AND TYPICAL DETAILS.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL REPORT ANY DISCREPANCIES TO THE STRUCTURAL ENGINEER.

ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS ARE TO BE CONSIDERED PART OF THE DOCUMENT PACKAGE AND ARE TO BE USED TO DEFINE LOCATION AND CONFIGURATIONS INCLUDING BUT NOT LIMITED TO CONCRETE CURB HEIGHT AND LOCATION, FLOOR DRAINS, SLAB DEPRESSIONS, ROOF DRAINAGE, JOINT PENETRATIONS, ELECTRICAL CONDUIT RUNS, CONNECTIONS FOR PIPES, DUCTS AND EQUIPMENT, DOORS, WINDOWS, NON-BEARING INTERIOR AND EXTERIOR WALLS, SLOPES, STAIRS, RAILINGS, AND WATERPROOFING.

REFER TO THE ARCHITECTURAL SPECIFICATIONS (WHERE APPLICABLE) FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE STRUCTURAL DRAWINGS.

ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS FOR THE WORKING DRAWINGS (AND/OR ARCHITECTURAL SPECIFICATIONS WHERE APPLICABLE) SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY OF THE WORK INVOLVED. APPROVAL BY GOVERNING AGENCY DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS OR SPECIFICATIONS.

THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE UNLESS OTHERWISE SHOWN. THEY DO NOT INDICATE MEANS AND METHODS OF CONSTRUCTION, CONSTRUCTION SEQUENCES, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. PROVIDE ADEQUATE ERECTION, SHORING, BRACING AND GUYS THAT COMPLY WITH LOCAL STATE, OSHA AND NATIONAL SAFETY STANDARDS.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES COMPLYING WITH ALL LOCAL, STATE, OSHA, AND NATIONAL SAFETY STANDARDS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL REPORT ANY DISCREPANCIES TO THE STRUCTURAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUB-CONTRACTORS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND SHORING ALL EXCAVATIONS, TEMPORARY AND EXISTING STRUCTURES AND PARTIALLY COMPLETED PORTIONS OF THE WORK TO ASSURE THE SAFETY OF ANY OF ALL WORK AND MATERIALS INCLUDING THOSE PERSONS COMING IN CONTACT WITH THE WORK.

THE CONTRACTOR SHALL INVESTIGATE THE SITE FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS FOUNDATIONS, CELESTIALS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, THE STRUCTURAL ENGINEER SHALL BE IMMEDIATELY NOTIFIED.

OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE STRUCTURAL ENGINEER DO NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES, OR METHODS OF CONSTRUCTION, CONSTRUCTION SUPPORT SERVICES PERFORMED BY REPRESENTATIVES OF THE STRUCTURAL ENGINEER SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES PERFORMED BY OTHERS. OBSERVATION VISITS TO THE SITE BY THE ENGINEERS FIELD REPRESENTATIVE SHALL NEITHER BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.

FOR PROPER FIELD OBSERVATION BY THE STRUCTURAL ENGINEER, THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE VARIOUS CONSTRUCTION PHASES.

NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, HOLES, POCKETS, ETC., IN STRUCTURAL ELEMENTS BUT ARE NOT SPECIFICALLY DETAILED ON THE STRUCTURAL DOCUMENTS.

DURING AND AFTER CONSTRUCTION, BUILDER AND/OR OWNER SHALL KEEP LOADS ON STRUCTURE WITHIN THE LIMITS OF DESIGN LOADS.

ALL CODES AND SPECIFICATIONS NOTED ON THESE DRAWINGS SHALL BE THE LATEST APPROVED EDITIONS AND REVISIONS BY THE GOVERNING CODE AUTHORITY HAVING JURISDICTION OVER THIS PROJECT.

THE CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS PRIOR TO SUBMISSION TO THE STRUCTURAL ENGINEER. REVIEW THE SHOP DRAWINGS FOR COMPLETENESS AND COMPLIANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS. SUBMIT A WRITTEN REQUEST TO THE STRUCTURAL ENGINEER FOR APPROVAL OF ANY MODIFICATION OR SUBSTITUTION. SUBSTITUTIONS AND MODIFICATIONS MUST BE APPROVED PRIOR TO SUBMISSION OF THE SHOP DRAWINGS TO THE STRUCTURAL ENGINEER. CLOUD THE SHOP DRAWINGS AT LOCATIONS OF ALL MODIFICATIONS. MAINTAIN A COPY OF ALL APPROVED SHOP DRAWINGS AT SITE DURING CONSTRUCTION.

SHOP DRAWINGS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT, ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO FABRICATION WITH SUFFICIENT TIME FOR REVIEW OF DESIGN INTENT (MINIMUM OF 10 WORKING DAYS).

ALL ASTM DESIGNATIONS SHALL BE AS AMENDED TO DATE UNLESS NOTED OTHERWISE.

IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON THE STRUCTURAL DRAWINGS.

VIBRATIONAL EFFECTS OF MECHANICAL EQUIPMENT HAVE NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER.

NO FRAMING OF ANY TYPE SHALL BE CONCEALED PRIOR TO INSPECTION BY GOVERNING AGENCIES.

GRADING AND DRAINAGE, ALL PAVING, FLAT WORK AND PLANTERS NEXT TO BUILDING SHALL BE PROPERLY GRADED TO CARRY WATER AWAY FROM BUILDINGS.

NO CHANGES ARE TO BE MADE TO THOSE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF THE STRUCTURAL ENGINEER WHOSE SIGNATURE APPEARS HEREIN.

CONTINUOUS (OR SPECIAL) INSPECTION SHALL MEAN INSPECTION DONE CONTINUOUSLY BY A REGISTERED SPECIAL INSPECTOR CURRENTLY LICENSED BY THE STATE AND THE CITY AND APPROVED BY THE ARCHITECT AND ENGINEER.

SHEAR WALL

WALL SHEATHING SHALL BE 3/8" THICK, APA STRUCTURAL I RATED SHEATHING 24/20 SPAN RATING EXPOSURE 1. SIZE AND NAILING PER SHEAR WALL SCHEDULE UNLESS 1/2" AT SHEAR PANEL 4 AND 5.

FIELD NAIL INTERIOR OF WOOD SHEATHED SHEAR WALLS WITH 8d OR 10d PER SCHEDULE) AT 12" O.C.

BLOCK ALL EDGES OF WOOD SHEATHED SHEAR WALLS.

PROVIDE 3x OR 4x MEMBERS AT ALL SHEATHING BOUNDARIES AND EDGES FOR SHEAR WALL #3 AND #4 AND AT ALL ADJOINING SHEATHING EDGES AT LOCATIONS WITH SHEATHING ON BOTH SIDES. A 1/2" EDGE DISTANCE IS REQUIRED FOR THESE NAILING CONDITIONS.

SHEAR WALLS SHALL RUN TO UNDERSIDE OF ROOF/FLOOR SHEATHING WITH APPROVED BLOCKING AS REQUIRED.

ALL SHEATHING SHALL BE APPLIED DIRECTLY TO THE STUD WITH STUD SPACING NO GREATER THAN 16" O.C.

PLATES AND STUDS IN SHEAR WALLS SHALL NOT HAVE HOLES LARGER THAN 1" DIA OR ANY NOTCHES WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER.

BOLT HOLES TO BE 1/16" OVERSIZED AT CONNECTION OF HOLD-DOWN TO THE POST INSPECTOR TO VERIFY.

SPECIFIC HOLD-DOWN CONNECTORS SHALL BE TORQUED AS REQUIRED BY THE MANUFACTURER.

ALL NAILS SHALL BE COMMON FOR SHEAR WALL CONSTRUCTION. SIMPSON SDS 1/4x SCREWS PER ICC-ESR 2236.

REFER TO SHEAR WALL NOTES ON PLANS FOR ADDITIONAL INFORMATION.

CONSTRUCTION OF PLYWOOD SHEAR WALLS TO BE WITH COMMON NAILS ONLY.

HOLD-DOWN BOLT HOLES AT EACH END OF THE PLYWOOD SHEAR WALL SHALL HAVE A TOLERANCE OF NO MORE THAN 1/16" (INSPECTION REQUIRED). HOLD-DOWNS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE SHEAR WALL. ALL POSTS WITH HOLD-DOWNS OR UPLIFT STRAPS SHALL HAVE CONTINUOUS EDGE NAILING.

ALL ANCHOR BOLTS SHALL BE ATTACHED TO THE SILL PLATE WITH 3"x3"x1/4" SQUARE STEEL WASHER PLATES.

4x MEMBER TO BE PROVIDED UNDER THE FLOOR SHEATHING TO RECEIVE SILL NAILING AT SHEAR WALLS #4, #5 AND TWO SIDED APPLICATIONS OF SHEAR WALL #3.

FRAMING AT ADJOINING PANEL EDGES SHALL BE 3 INCH NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2 INCHES ON CENTER.

WHERE SHEAR PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6 INCHES OFF CENTER ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3 INCH NOMINAL OR THICKER AND NAILS SHALL BE STAGGERED. SILL PLATES SHALL BE 3 INCH NOMINAL AND NAILS SHALL BE STAGGERED.

ALL WOOD STRUCTURAL PANEL SHEATHING SHALL BE C-D, C-C AND OTHER GRADES COVERED IN I.C.C. STANDARDS.

FOUNDATION

ALLOWABLE SOIL PRESSURE 1500 PSF. ALL REQUIRED FILL AND BACKFILL SHALL BE COMPACTED TO AT LEAST 90% OF THE MAXIMUM DENSITY OBTAINABLE BY THE ASTM DESIGNATION (D-1557-70) METHOD OF COMPACTION OR PER SOILS REPORT.

CARRY ALL FOOTINGS A MINIMUM OF 12" INTO NATURAL GRADE OR APPROVED COMPACTED FILL. ACTUAL ELEVATION OF BOTTOM OF FOOTINGS SHALL BE AS DIRECTED BY THE SOILS ENGINEER DURING CONSTRUCTION.

ALL FOOTINGS SHALL BE INSPECTED BY THE BUILDING DEPARTMENT PRIOR TO POURING CONCRETE.

ALL WATER SHALL BE REMOVED FROM FOUNDATION EXCAVATIONS PRIOR TO POURING CONCRETE.

AT ALL POST TENSIONED FOUNDATIONS, SHOP DRAWING SHALL BE SUBMITTED FOR REVIEW BY THE BUILDING DEPARTMENT, ARCHITECT AND STRUCTURAL ENGINEER.

CAST-IN PLACE CONCRETE

SCHEDULE OF STRUCTURAL CONCRETE 28 DAY STRENGTHS AND TYPES:

Table with columns: LOCATION IN STRUCTURE, STRENGTH (PSI), TYPE. Includes rows for SLAB ON GRADE / FOOTINGS, GRADE BEAMS, BEAMS AND SUPPORTED SLABS, FILL ON METAL DECK.

CEMENT SHALL CONFORM TO ASTM C150. TYPE V CEMENT SHALL BE USED. MIX DESIGN TO BE IN ACCORDANCE WITH CBC SECTION 1904.3.

PROVIDE SILEXID, NORMAL WEIGHT AGGREGATES OF NATURAL SAND AND ROCK CONSISTING OF SILICA OR COMPOUNDS OTHER THAN CALCIUM OR MAGNESIUM CARBONATE FOR HARDROCK CONCRETE. AGGREGATES ARE TO COMPLY WITH ASTM C33 WITH PROVEN SHRINKAGE CHARACTERISTICS OF LESS THAN 0.05%.

PROVIDE LIGHT WEIGHT AGGREGATES CONSISTING OF EXPANDED SHALE FOR LT. WT. CONCRETE (110 PCF). AGGREGATES SHALL COMPLY WITH ASTM C330.

ALL REINFORCING STEEL, DWELS, ANCHOR BOLTS, AND OTHER INSERTS SHALL BE SECURED IN POSITION PRIOR TO POURING CONCRETE OR GROUT. ALL REINFORCEMENT SHALL BE SECURELY HELD IN PLACE WHILE PLACING CONCRETE. IF REQUIRED, ADDITIONAL BARS OR STIRRUPS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR ALL BARS.

ANCHOR BOLTS SHALL BE EMBEDDED INTO CONCRETE PER I.C.C. TABLE 1911.2 UNLESS NOTED OTHERWISE.

THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT PLACED IN CAST-IN-PLACE CONCRETE. TOLERANCES SHALL BE AS PER AMERICAN CONCRETE INSTITUTE (ACI-318).

CAST AGAINST AND PERMANENTLY EXPOSED TO GROUND = 3"

FORMED CONCRETE EXPOSED TO EARTH OR WEATHER: #6 THROUGH #18 BARS = 2"; #5 BARS #31 OR 031 WIRE, AND SMALLER = 1 1/2"

NOT EXPOSED TO WEATHER OR GROUND: #14 AND #18 BARS = 1 1/2"; #11 BAR AND SMALLER = 1"

BEAMS, COLUMNS AND WALL JAMBS PRIMARY REINFORCEMENT, TIES STIRRUPS, AND SPIRALS: #3 THROUGH #11 BARS = 1 1/2"; #14 AND #18 BARS = 2 1/2"

SLABS ON GRADE: #3 THROUGH #11 BARS = AT CENTER RESTING ON STIRRUPS IN PLACE PRIOR TO POUR

BARS PARALLEL TO COLD JOINTS: #3 THROUGH #11 BARS = 2

THE CONTRACTOR SHALL PLACE ALL CONCRETE IN COMPLIANCE WITH ACI 301 AND ACI 304.

SUBMIT SHOP DRAWINGS TO THE ARCHITECT AND STRUCTURAL ENGINEER INDICATING LOCATIONS OF ALL CONCRETE CONSTRUCTION JOINTS FOR REVIEW PRIOR TO PLACING CONCRETE. LOCATE JOINTS AT LOCATIONS TO MINIMIZE THE EFFECTS OF SHRINKAGE AS WELL AS LOCATIONS OF MINIMUM SHEAR STRESS.

PROVIDE KEYS IN CONCRETE JOINTS UNLESS DETAILED OTHERWISE. THOROUGHLY CLEAN, REMOVE ALL LANTANA AND THOROUGHLY WET AND REMOVE STANDING WATER IN CONSTRUCTION JOINTS BEFORE PLACING NEW CONCRETE AT VERTICAL JOINTS SLUSH WITH A COAT OF NEAT CEMENT BEFORE PLACING NEW CONCRETE.

ALL CONCRETE SHALL BE MAINTAINED ABOVE 50 DEGREES FAHRENHEIT AND IN A MOIST CONDITION A MINIMUM OF 7 DAYS AFTER PLACEMENT.

SLUMP IN CONCRETE USED FOR FLAT SURFACES SHALL NOT EXCEED 4 INCHES.

PROJECTING CORNERS OF COLUMNS, BEAMS, WALLS, ETC SHALL BE FORMED WITH A 3/4 INCH CHAMFER, UNLESS NOTED OTHERWISE ON THE ARCHITECT'S DRAWINGS.

ELECTRICAL CONDUIT AND MECHANICAL PIPES IN EXCESS OF 1 INCH DIAMETER SHALL NOT BE EMBEDDED IN CONCRETE UNLESS DETAILED. CONDUIT AND PIPES LESS THAN 1 INCH IN DIAMETER MAY BE EMBEDDED IN SLAB ON GRADE, AND ELEVATED SLABS PROVIDED THE SPACING EXCEEDS 2 INCHES ON CENTER IN HORIZONTAL RUNS, AND ARE PLACED WITHIN THE MIDDLE ONE-THIRD OF THE SECTION DEPTH.

LOCATION OF SLOTTED INSERTS, WELD PLATES AND ALL OTHER ITEMS TO BE EMBEDDED IN CONCRETE SHALL BE COORDINATED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

REINFORCING BARS SHALL NOT BE WELDED UNLESS SPECIFICALLY NOTED ON THE DRAWINGS AS BEING WELDED. WELDED REINFORCING SHALL CONFORM TO ASTM A706.

ALL CONCRETE WORK SHALL CONFORM TO THE LATEST ACI CODE AND DETAILING MANUAL. ALL CONCRETE CONSTRUCTION PER INTERNATIONAL BUILDING CODE.

DIMENSIONS ARE NOT FURNISHED TO SIMPSON "HDA" OR "PA" TYPE HOLD-DOWNS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SUPERINTENDENT, THE FRAMING CONTRACTOR AND THE CONCRETE CONTRACTOR TO LOCATE THE LOCATION REFER TO THE DETAILS AND MANUFACTURER'S SPECIFICATIONS FOR PROPER INSTALLATION.

COARSE AGGREGATE OR CONCRETE SHALL NOT CONTAIN LIGNITE, STEEL, OR OTHER MATERIALS THAT MAY BE DETRIMENTAL TO THE CONCRETE.

FLY ASH MAYBE SUBSTITUTED FOR A PORTION FOR THE CEMENT. A MAXIMUM OF 20% OF THE CEMENT MAY BE REPLACED BY FLY ASH WHEN REPLACEMENT IS USED THE REPLACED CEMENT SHALL BE SUBSTITUTED WITH ONE AND ONE HALF TIMES WITH FLY ASH. WATER CEMENT RATIOS SHALL BE BASED ON THE WATER/CEMENT FLY ASH RATIO.

MIX DESIGN SHALL NOT CONTAIN LESS THAN A WATER/CEMENT RATIO OF 0.88.

FOUNDATION (WIDTHS AND DEPTHS), AND REINFORCING AS SHOWN ON PLANS ARE SUPERSEDED BY LOCAL CODES OR ORDINANCES WHICH REQUIRE INCREASES OF THE SAME.

CONCRETE MIX AND STRENGTH F'c AT 28 DAYS, SHALL CONFORM TO THE FOLLOWING TABLE:

Table with columns: LOCATION, UNIT WEIGHT, F'c, MIN CEMENT, MAX W/C, AIR ENTRAINING. Includes rows for SLAB ON GRADE and FOOTINGS.

REFERENCE I.C.C. TABLE 19-A-3 WHEN SOIL CONDITIONS MORE THAN 0.1% SULFATE CONCENTRATION AS STATED IN THE GEOTECHNICAL REPORT.

IF STRENGTH DATA FROM FIELD EXPERIENCE OR TRIAL MIXTURES ARE NOT AVAILABLE, THE MAXIMUM W/C RATIO SHALL BE AS SPECIFIED IN CBC TABLE 19-A-7.

ALL REINFORCING SHALL BE SUPPORTED IN CONFORMANCE WITH THE MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION (THE LATEST EDITION).

REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR MISCELLANEOUS ITEMS TO BE CAST INTO CONCRETE AND MASONRY.

SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR SCORING AND FINISHES FOR CONCRETE SLABS AND STRUCTURAL CONCRETE.

INSPECTION IS REQUIRED FOR ALL REINFORCING 3000 PSI OR GREATER BY APPROVED SPECIAL INSPECTOR.

STEEL STUDS

ALL STUD/TRACK MATERIAL TO CONFORM TO THE FOLLOWING:

- 16 GAUGE AND HEAVIER - 50 KSI MIN. YIELD - 65 KSI MIN TENSILE PAINTED STEEL PER ASTM A570 - GRADE 90 GALVANIZED STEEL PER ASTM A446 - GRADE D
- 18 GAUGE AND LIGHTER - 33 KSI MIN. YIELD - 52 KSI MIN TENSILE PAINTED STEEL PER ASTM A570 - GRADE 33 GALVANIZED STEEL PER ASTM A446 - GRADE A

ALL MISCELLANEOUS STEEL TO CONFORM TO THE FOLLOWING:

- 20 TO 18 GRADE -33 KSI MIN YIELD
- 16 TO 10 GRADE -50 KSI MIN YIELD
- 3/16 AND HEAVIER -38 KSI MIN YIELD - ASTM A36

ALL WELDING TO BE PERFORMED BY CERTIFIED LIGHT GAUGE WELDERS. CERTIFIED FOR ALL APPROPRIATE DIRECTION PER AWS D12 WELDING RODS TO CONFORM TO THE FOLLOWING:

- 18GA AND LIGHTER SHEET TO SHEET - E60XX
- 18GA AND HEAVIER SHEET TO SHEET - E70XX OR E6013

ALL FRAMING COMPONENTS SHALL BE CUT SQUARELY OR ON AN ANGLE SUCH AS BRACING TO SQUARELY FIT AGAINST ABUTTING MEMBERS. MEMBERS SHALL BE HELD FIRMLY IN POSITION UNTIL PROPER FASTENED.

ALL STUDS SHALL BE ATTACHED BY SCREWS OR WELDING UNLESS NOTED OTHERWISE. WIRE TYING OF FRAMING COMPONENTS SHALL NOT BE PERMITTED.

BUTT WELDS OR SPLICES SHALL BE USED AT ALL JOINTS IN TACK, SPLICES, IN ANIAL LATED STUDS OR BRACES SHALL NOT BE PERMITTED. ALL WELDS SHALL BE PLUG, BUTT OR SEAM WELDS. WHERE STUDS ARE BURNED THROUGH BY WELDING, PROVIDE SUITABLE STITCH PLATE OF THE SAME GAUGE.

ALL CALCULATED STUD PROPERTIES, PER AISC SPECIFICATION ARE BASED ON THE FOLLOWING THICKNESS TABLES:

- 10GA - 1350" 16GA - 0598"
- 12GA - 1057" 18GA - 0478"
- 14GA - 0747" 20GA - 0299"

LATERAL BRIDGING FOR STEEL STUDS IS REQUIRED WHEN WALL BOARD, INSTALLED PER ICC, DOES NOT CONTINUE FULL HEIGHT ON BOTH SIDES BRIDGING SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS UNLESS SPECIFICALLY SHOWN OTHERWISE WITHIN THIS SUBMITTAL.

TRACK SHALL BE UNPUNCHED WITH GAUGE TO MATCH METAL STUD FRAMING UNLESS NOTED OTHERWISE.

ALL EXTERIOR STEEL STUDS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

Table with columns: Size, Ix, Iy, Sx, Sy. Includes rows for 4" x 18GA, 4" x 16GA, 6" x 18GA, 6" x 16GA.

TEMPORARY BRACING REQUIREMENTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

FOR FURTHER INFORMATION CALL CLARKDIETRICH BLDG SYSTEMS 1-800-543-7140

REINFORCING STEEL

PROVIDE REINFORCING STEEL COMPLYING WITH ASTM A615, GRADE 60. PROVIDE REINFORCING STEEL TO BE WELDED COMPLYING WITH ASTM A706, GRADE 60. FOR REINFORCING STEEL AT DUCTILE MOMENT FRAMES AND SHEAR WALLS, PROVIDE REINFORCING STEEL MEETING ASTM A706 AND ACTUAL YIELD STRENGTH SHALL BE NOTED ABOVE, SHALL NOT EXCEED SPECIFIED YIELD BY MORE THAN 18,000 PSI AND THE RATIO OF ACTUAL ULTIMATE TENSILE STRESS TO ACTUAL YIELD TENSILE STRESS SHALL NOT BE LESS THAN 1.25.

PROVIDE WELDED WIRE FABRIC COMPLYING WITH ASTM A82 AND A185. LAP WELDED WIRE FABRIC MINIMUM 1-1/2 SPACES OR 12 INCHES. PROVIDE DEFORMED WIRE STIRRUPS COMPLYING WITH ASTM A496 AND A497.

ALL BARS SHALL BE FREE OF LOOSE AND FLAKY RUST AND SCALE, GREASE OR OTHER MATERIALS WHICH MIGHT AFFECT OR IMPAIR BOND.

LAP REINFORCING STEEL AT SPLICES, AT WELL STAGGERED LOCATIONS AND TO THE FOLLOWING MINIMUM LENGTHS UNLESS NOTED OTHERWISE:

Table with columns: #3 AND #4, #5, #6, #7, #8, #9, #10, #11. Includes rows for 2'-0", 2'-6", 3'-0", 4'-3".

SPLICE REINFORCING STEEL WHERE INDICATED PER PLAN.

ALL REINFORCING SHALL BE SECURELY TIED AND BRACED IN PLACE PRIOR TO PLACING CONCRETE.

MINIMUM CLEAR DISTANCES BETWEEN BARS INCLUDING AREAS AT SPLICES SHALL BE 1 INCH OR 1 BAR DIAMETER, WHICHEVER IS GREATER. MINIMUM CLEAR DISTANCE AT COLUMNS SHALL BE 1-1/2 INCHES OR 1-1/2 BAR DIAMETERS, WHICHEVER IS GREATER.

DOWELS BETWEEN FOOTINGS AND WALLS OR COLUMNS SHALL BE THE SAME SIZE, GRADE, SPACING AND NUMBER AS THE SPECIFIED VERTICAL REINFORCING AND SMALL LAP AS NOTED ABOVE, UNLESS NOTED OTHERWISE.

WELDING OR REINFORCING STEEL SHALL ONLY OCCUR WITH ASTM A706 BARS AND USING E-90XX LOW HYDROGEN ELECTRODES COMPLYING WITH ANSI/AWS D14.

ALL REINFORCING BAR BENDS SHALL BE MADE COLD.

SUBMIT SHOP DRAWINGS TO ARCHITECT INDICATING REINFORCING PLACEMENT FOR REVIEW PRIOR TO FABRICATION. PREPARE SHOP DRAWINGS IN CONFORMANCE WITH ACI 315.

ABBREVIATIONS

Table with columns: ABBREVIATIONS, ABBREVIATIONS. Lists various abbreviations like AB, ANV, BAR, BD, BLDG, BLW, BM, BND, BOB, BW, CDWH, CJ, COL, CONC, CONT, CPE, D, DBL, DF, DIA, DD, DE, EJ, EN, EQ, E/W, FB, FG, FJ, FLR, FRM, FN, FOC, FOM, FOS, FP, FTG, GA, GALV, GLUE-LAMINATED BEAM, GR, BM, GT, H, HBR, HGT, HGR, HGRIZ, HSS, HT, HP, KING POST, L, LT, LVL.

DESIGN DATA

1. GENERAL DATA:

- LOAD COMBINATIONS = ASD
- SLOPED ROOF DEAD LOAD = N/A
- FLOOR DEAD LOAD = 100 psf
- TRUSS TOP CHORD DEAD LOAD = N/A
- TRUSS BOTTOM CHORD DEAD LOAD = N/A
- TRUSS BOTTOM CHORD LIVE LOAD = N/A
- ROOF LIVE LOAD = 20 psf (AT > 400sf)
- ROOF LIVE LOAD = 16 psf (400sf < AT < 600sf)
- ROOF LIVE LOAD = 12 psf (AT > 600sf)
- FLOOR LIVE LOAD = N/A (USE OF LIVE LOAD REDUCTION SHALL BE INDICATED FOR EACH TYPE OF LIVE LOAD USED IN THE DESIGN)
- FLOOR LIVE LOAD = 50 psf
- POSTED LIGHT STORAGE LIVE LOAD = 500 psf

2. WIND DESIGN DATA: NOT APPLICABLE

3. EARTHQUAKE DESIGN DATA: NOT APPLICABLE

TESTS AND INSPECTIONS

1. PROVIDE ALL STRUCTURAL MATERIAL FROM TESTED STOCK, FURNISH COPIES OF TEST REPORTS TO ARCHITECT & GOVERNING CODE AUTHORITY UPON REQUEST.

2. SEE TABLE(S) ON SHEET S-11 FOR TEST AND INSPECTION REQUIREMENTS.

3. THE USE OF ROLLED STEEL SECTIONS, BOLTS, & OR REBAR MANUFACTURED OUTSIDE THE UNITED STATES WILL REQUIRE VERIFICATION THAT THE PRODUCTS COMPLY WITH APPLICABLE ASTM STANDARD. FOREIGN STEEL WILL REQUIRE MILL CERTIFICATES, & REPRESENTATIVE TESTING BY AGENCIES APPROVED BY THE GOVERNING CODE AUTHORITY TO DEMONSTRATE COMPLIANCE. ALL FOREIGN BOLTS & CONNECTORS SHALL BE APPROVED BY THE GOVERNING CODE AUTHORITY.

4. A TESTING LABORATORY SHALL PROVIDE CONTINUOUS INSPECTION, COMPLYING WITH CHAPTER 17 OF THE 2013 CBC FOR THE FOLLOWING:

- A. FIELD WELDING
- B. CONCRETE & REINFORCING STEEL WHEN SPECIFIED COMPRESSIVE STRENGTH EXCEEDS 2500 PSI
- C. BOLTS INSTALLED IN CONCRETE
- D. HIGH-STRENGTH BOLTS
- E. VERMICULITE FILL
- F. SPRAYED FIREPROOFING
- G. EXPANSION AND EPOXY ANCHORS

5. ALL COMPLETE PENETRATION GROOVE WELDS CONTAINED IN JOINTS OF URINARY AND SPECIAL MOMENT-RESISTING FRAMES SHALL BE TESTED 100% EITHER BY ULTRASONIC TESTING OR BY RADIOGRAPHY.

6. SEE SHEET S-11 FOR ADDITIONAL INFORMATION.

CONTRACTORS RESPONSIBILITY

EACH CONTRACTOR OR SUB-CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF THE WIND AND/OR SEISMIC RESISTING SYSTEM THAT IS LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK REQUIRING SPECIAL INSPECTION. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN THE FOLLOWING:

- 1. ACKNOWLEDGMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS.
- 2. ACKNOWLEDGMENT THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL.
- 3. PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTOR'S ORGANIZATION, THE METHOD AND FREQUENCY OF REPORTING AND THE DISTRIBUTION OF THE REPORTS.
- 4. IDENTIFICATION AND QUALIFICATIONS OF THE PERSON(S) EXERCISING SUCH CONTROL AND THEIR POSITIONS IN THE ORGANIZATION.

STRUCTURAL OBSERVATION

STRUCTURAL OBSERVATION IS REQUIRED IN ACCORDANCE W/ SECTION 4-211 OF THE 2013 CALIFORNIA ADMINISTRATIVE CODE. STRUCTURAL OBSERVATION SHALL BE REQUIRED ON FOUNDATION PRIOR TO POUR & ON ROOF & WALL SHEATHING PRIOR TO COVERING BY A CALIFORNIA LICENSED CIVIL AND/OR STRUCTURAL ENGINEER.

REQUIRED SPECIAL INSPECTIONS

IN ADDITION TO THE REGULAR INSPECTIONS, THE FOLLOWING CHECKED ITEMS WILL ALSO REQUIRED SPECIAL INSPECTION IN ACCORDANCE WITH SEC. 1709 OF THE INTERNATIONAL BUILDING CODE & SEC 1704.5 OF THE CBC

Table with columns: ITEM, REQUIRED?, REMARKS. Includes rows for SOILS COMPLIANCE, STRUCTURAL CONCRETE COVER, FIELD WELDING, HIGH STRENGTH BOLTS, EXPANSION / EPOXY ANCHORS, STRUCTURAL MASONRY, MOMENT FRAMES / CONNECTIONS, SIMPSON SSW STRONG WALL.

PERIODIC SPECIAL INSPECTION IS REQUIRED FOR NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF THE COMPONENTS WITHIN THE SEISMIC-FORCE-RESISTING SYSTEM INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS AND HOLD-DOWNS

SEE SHEET S-11 FOR ADDITIONAL INFORMATION

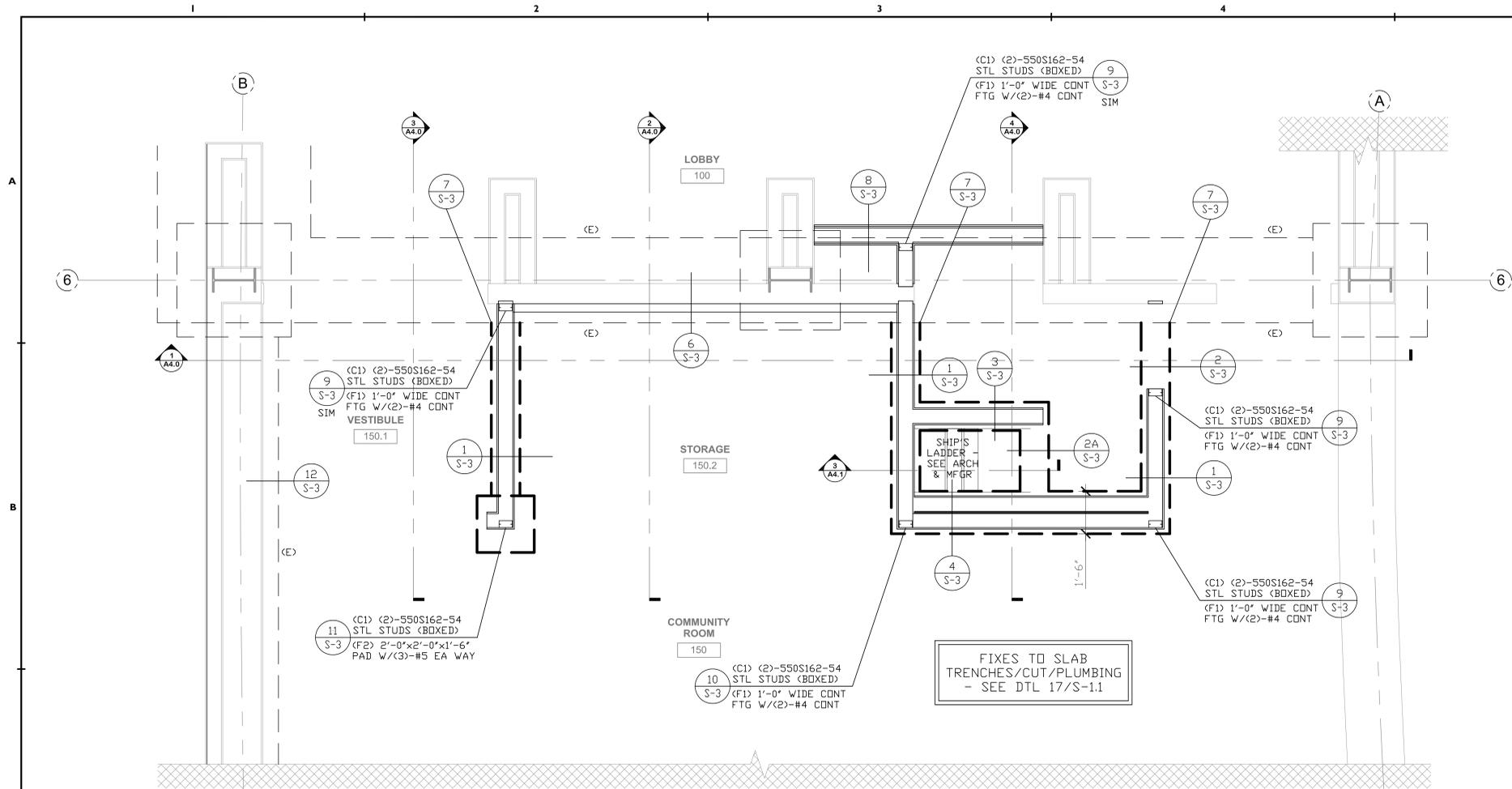
NOTE: ANY USE OR REUSE OF ORIGINAL OR ALTERED STRUCTURAL DRAWINGS BY OWNER, AGENTS OF OWNER, OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF B.G. STRUCTURAL ENGINEERING, INC. SHALL BE AT THE SOLE RISK OF THE OWNER. FURTHERMORE, THE OWNER AGREES TO DEFEND, INDEMNIFY AND HOLD B.G. STRUCTURAL ENGINEERING, INC. HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE DRAWINGS.

NOTE: THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, MATERIALS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE WORK. THE ENGINEER DOES NOT GUARANTEE THE CONSTRUCTION DOCUMENTS SHALL RELIEVE THE CONTRACTOR FROM ANY LIABILITY DUE TO NEGLIGENCE, INCOMPETENCE, OR ERRORS OR OMISSIONS OR COMMISSION OF THE CONTRACTOR.

© COPYRIGHT 2016 B.G. STRUCTURAL ENGINEERING, INC. UNAUTHORIZED CHANGES & USES

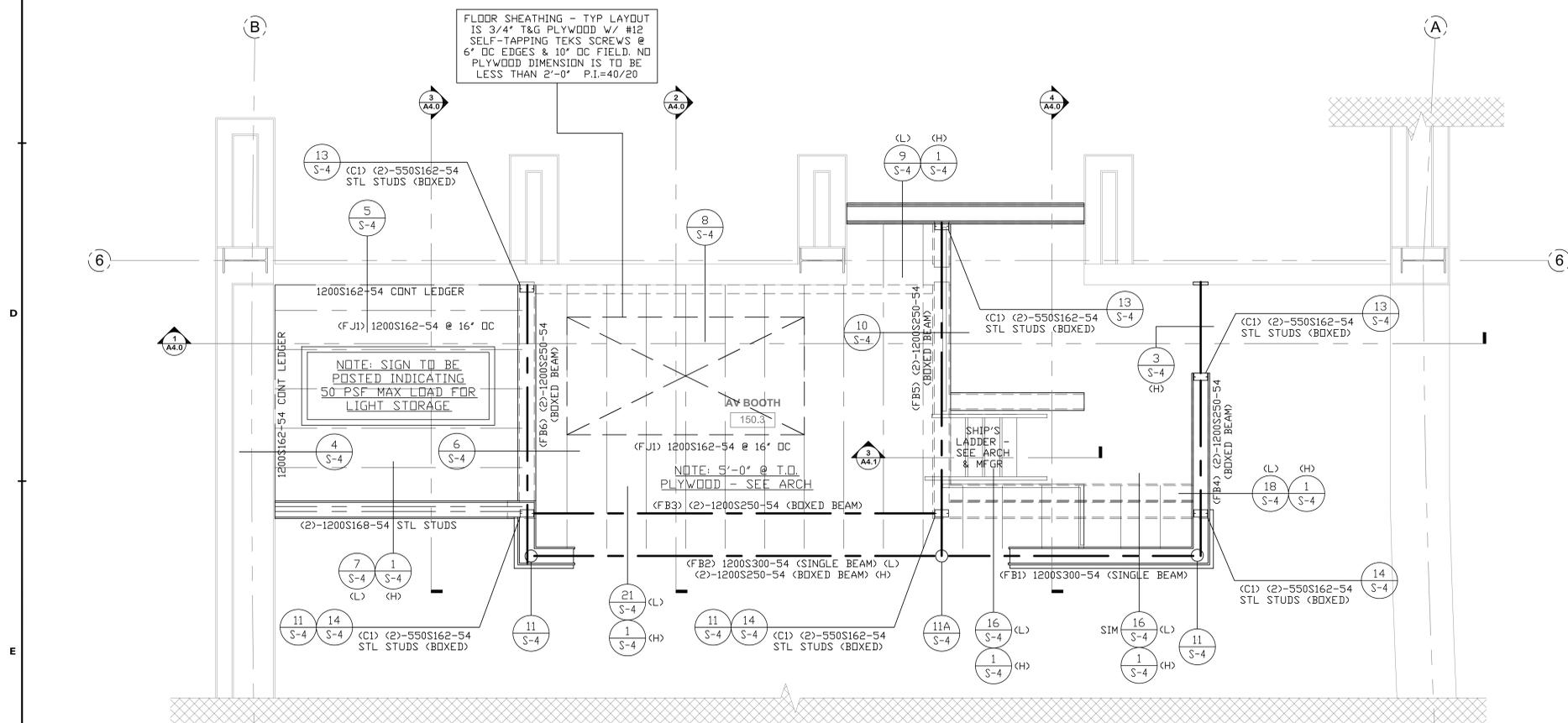
CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

INSTRUMENTS OF SERVICE - THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND REMAIN THE PROPERTY OF B.G. STRUCTURAL ENGINEERING, INC. THEY ARE NOT TO BE REPRODUCED OR ALTERED IN ANY WAY, NOR DISCLOSED OR ASSIGNED TO



RANCHO MIRAGE LIBRARY AV BOOTH – FOUNDATION PLAN

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



RANCHO MIRAGE LIBRARY AV BOOTH – MEZZANINE FLOOR FRAMING PLAN

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

NOTE: THIS PROJECT IS NOT A COMPLETE STRUCTURAL REVIEW OF THE EXISTING STRUCTURE. ONLY NEW FOUNDATION AND/OR FRAMING ASSOCIATED WITH THE REMODEL ALONG WITH AFFECTED OR ALTERED ADJACENT EXISTING FOUNDATION AND/OR FRAMING ELEMENTS HAVE BEEN REVIEWED. ALL EXISTING INFORMATION WAS SUPPLIED BY OTHERS, AND NOT VERIFIED BY BG STRUCTURAL ENGINEERING, INC. NO OTHER WARRANTY OR GUARANTEE IS MADE OR IMPLIED.

FLOOR LOADS

DEAD LOAD	
FLOOR	100 P.S.F.
LIVE LOAD	
FLOOR	500 P.S.F.
LGT STORAGE (POSTED)	500 P.S.F.

VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL PLANS

FIELD VERIFY ALL EXISTING DIMENSIONS & CONDITIONS

NOTE: ALL STL STUDS, BEAMS (BOXED, SINGULAR), & TRACKS TO BE Fy = 50 KSI

NOTE: STRUCTURAL STEEL STUDS AND TRACK SHALL BE BY CLARKDIETRICH BUILDING SYSTEMS

WWW.CLARKDIETRICH.COM
PHONE: (951) 360-3500

STEEL STUDS

1. ALL STUD/TRACK MATERIAL TO CONFORM TO THE FOLLOWING:
18 GAUGE AND HEAVIER-50 KSI MIN. YIELD-50 KSI MIN. TENSILE PAINTED STEEL PER ASTM A575-GRADE 50 GALVANNEED STEEL PER ASTM A575-GRADE 50
16 GAUGE AND LIGHTER-30KSI MIN. YIELD-50 KSI MIN. TENSILE PAINTED STEEL PER ASTM A575-GRADE 50 GALVANNEED STEEL PER ASTM A575-GRADE 50
2. ALL MISCELLANEOUS STEEL TO CONFORM TO THE FOLLOWING:
20 TO 18 GAUGE -33 KSI MIN. YIELD
16 TO 10 GAUGE -50 KSI MIN. YIELD
% AND HEAVIER -50 KSI MIN. YIELD-ASTM A36
3. ALL WELDING TO BE PERFORMED BY CERTIFIED LIGHT GAUGE WELDERS CERTIFIED FOR ALL APPROPRIATE DIRECTIONS PER AWS D12. WELDING RODS TO CONFORM TO THE FOLLOWING:
18GA AND LIGHTER SHEET TO SHEET-E60XX
18GA AND HEAVIER SHEET TO SHEET-E70XX OR E6013
4. ALL FRAMING COMPONENTS SHALL BE CUT SQUARELY OR ON AN ANGLE SUCH AS BRACING TO SQUARELY FIT AGAINST ADJUTING MEMBERS. MEMBERS SHALL BE HELD FIRMLY IN POSITION UNTIL PERMANENT FASTENERS.
5. ALL STUDS SHALL BE ATTACHED BY SCREWS OR WELDING UNLESS NOTED OTHERWISE. WIRE TYING OF FRAMING COMPONENTS SHALL NOT BE PERMITTED.
6. BUTT WELDS OR SPLICES SHALL BE USED AT ALL JOINTS IN TRACK SPLICES OR ANGLE LOADERS. STUDS OR BRACES SHALL NOT BE PRIMETER. ALL WELDS SHALL BE FULL PENETRATION BUTT WELDS. WELDS SHALL BE BURNED THROUGH BY WELDING. PROVIDE SUITABLE STITCH PLATE OF THE SAME GAUGE.
7. ALL CALCULATED STUD PROPERTIES, PER AISI SPECIFICATION, ARE BASED ON THE FOLLOWING THICKNESS TABLES:
18GA-1200" 18GA-1200" 18GA-1200" 18GA-1200"
18GA-1200" 18GA-1200" 18GA-1200" 18GA-1200"
18GA-1200" 18GA-1200" 18GA-1200" 18GA-1200"
8. LATERAL BRACING FOR STEEL STUDS IS REQUIRED WHEN WALL BOARD IS INSTALLED PER UBC. DOES NOT CONTAIN FULL HEIGHT ON BOTH SIDES. BRIDGING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY SHOWN OTHERWISE WITHIN THIS SUBMITTAL.
9. TRACK SHALL BE UNPUNCHED WITH GAUGE TO MATCH METAL STUD FRAMING UNLESS NOTED OTHERWISE.
10. ALL EXTERIOR STUDS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
4" x 18GA 2x = 0.86 IN² Sx = 0.432 IN³
4" x 16GA 2x = 1.16 IN² Sx = 0.576 IN³
6" x 18GA 2x = 2.36 IN² Sx = 1.176 IN³
6" x 16GA 2x = 3.04 IN² Sx = 1.511 IN³
11. TEMPORARY BRACING REQUIREMENTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
12. LIGHT GAUGE FRAMING TO BE CLARKDIETRICH BLDG SYSTEMS (CCC ESR 1666P) OR EQUAL AS APPROVED BY THE ENGINEER OF RECORD.

FOUNDATION NOTES

1. SEE SHEET S-1 AND S-11 FOR GENERAL NOTES AND TYPICAL DETAILS.
2. DIMENSIONS AND TYPICAL DETAILS FOR IDENTIFY LINE OR FACE OF FOOTING. SET OTHER PLANS FOR LOCATIONS OF POSTS, WALLS AND ETC. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH THE OWNER AND ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
3. ALL CONTINUOUS FOOTINGS SHALL EXTEND A DISTANCE EQUAL TO THE FOOTING DEPTH BEYOND THE END OF THE STUD WALL UNLESS NOTED OTHERWISE. NO EXTENSION IS REQUIRED WHERE CONTIGUOUS FOOTING CHANGE DIRECTION UNLESS NOTED OTHERWISE.
4. VERIFY LOCATIONS OF ALL UNDERGROUND CONDUITS WITH THE ELECTRICAL, MECHANICAL, AND PLUMBING DRAWINGS.
5. ALL WELDING TO BE DONE IN A BUILDING DEPARTMENT APPROVED SHOP. IF FIELD WELDING IS REQUIRED, APPROVAL TO BE BY ARCHITECT OR STRUCTURAL ENGINEER. SPECIAL INSPECTION PROVIDED BY OWNER IS REQUIRED FOR ALL FIELD WELDING.
6. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO COMMENCEMENT OF WORK.
7. FASTENERS IN PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL CONFORM TO SECTION 2904.02 OF THE I.C.C. FASTENERS FOR PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF NOT DIPPED ZINC-COATED GALVANNEED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A153. FASTENERS OTHER THAN NAILS, TIMBER, RIVETS, WOOD SCREWS AND LAG SCREWS SHALL BE PERMITTED TO BE OF MECHANICALLY REPEATED ZINC COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM A153. CLASS 55 OR HIGHER. FASTENING FOR WOOD FOUNDATIONS SHALL BE AS REQUIRED IN "AF&PA" TECHNICAL REPORT No. 7.
THE QUALITY MARK SHALL BE ON THE STAMP OR LABEL AFFIXED TO PRESERVATIVE-TREATED WOOD, AND SHALL INCLUDE THE FOLLOWING INFORMATION: IDENTIFICATION OF TREATING MANUFACTURER, TYPE OF PRESERVATIVE USED, MINIMUM PRESERVATIVE RETENTION (G.P.), END USE FOR WHICH THE PRODUCT IS TREATED, "AF&PA" STANDARD TO WHICH THE PRODUCT WAS TREATED AND IDENTITY OF THE ACCREDITED INSPECTION AGENCY.
8. ADDITIONAL TESTS AS PROOF OF COMPLIANCE MAY BE REQUIRED BY THE BUILDING DEPARTMENT. TO BE MADE AT NO EXPENSE TO THE CONTRACTOR. (CCC ESR 1666P)

FRAMING NOTES

1. SEE SHEET S-1 AND S-11 FOR GENERAL NOTES AND TYPICAL DETAILS.
2. PROVIDE STOPPING WHERE REQUIRED TO PROVIDE A UNIFORM SURFACE WHERE FLUSH JOIST AND BEAMS ARE DIFFERENT DEPTH.
3. PROVIDE MULTIPLE STUDS AT ALL BEAMS FOR FULL BEARING UNLESS NOTED OTHERWISE ON PLANS.
4. USE SIMPSON "LUF," "LUS" OR "MUF" HANGERS AT FLUSH JOISTS AND BEAMS UNLESS NOTED OTHERWISE. MANUFACTURER TO DESIGN HANGERS FOR ROOF AND FLOOR TRUSSES AS OCCUR.
5. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL STEEL FOR ENGINEER'S REVIEW PRIOR TO FABRICATION.
6. ALL FIELD WELDING SHALL BE DONE BY CERTIFIED WELDERS UNDER THE OBSERVATION OF AN APPROVED SPECIAL INSPECTOR. SUCH INSPECTOR SHALL SUBMIT HIS/HER REPORT FOR REVIEW AND APPROVAL BY THE LOCAL CITY DEPARTMENT OF BUILDING & SAFETY PRIOR TO REPORTING TO THE JOB SITE.
7. ALL PLYWOOD SHEATHING TO BE APPLIED LONG DIMENSION PERPENDICULAR TO JOISTS. PLYWOOD SHEATHING TO BE 2'-0" MINIMUM.
8. ALL HANGERS, POST CAPS, POST BASES, HOLDDOVS, ETC. TO BE "SIMPSON" CONNECTOR OR APPROVED EQUAL.
9. ALL SHOP WELDING SHALL BE DONE BY A FABRICATOR APPROVED BY THE LOCAL CITY DEPARTMENT OF BUILDING & SAFETY PER CBC SECTION 1707.17 IN THE CASE OF FABRICATOR APPROVAL. THE OWNER MAY EMPLOY A SPECIAL INSPECTOR, WHICH IS TO BE APPROVED BY THE LOCAL CITY DEPARTMENT OF BUILDING & SAFETY. THE SPECIAL INSPECTOR SHALL VERIFY ALL PHASES OF SHOP WELDING DURING SUCH TIMES THE WELDING IS TAKING PLACE. THE FABRICATOR OR SPECIAL INSPECTOR SHALL SUBMIT THEIR CREDENTIALS FOR REVIEW AND APPROVAL BY THE DEPARTMENT OF BUILDING & SAFETY PRIOR TO THE START OF FABRICATION OR INSPECTION.

NOTE: ANY USE OR REUSE OF ORIGINAL OR ALTERED STRUCTURAL DRAWINGS BY OWNER, AGENTS OF OWNER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF BG STRUCTURAL ENGINEERING, INC. SHALL BE AT THE SOLE RISK OF THE OWNER. FURTHERMORE, THE OWNER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS BG STRUCTURAL ENGINEERING, INC. FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE DRAWINGS.

NOTE: THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, MATERIALS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE WORK. THE ENGINEER DOES NOT GUARANTEE THE CONTRACT DOCUMENTS SHALL RELIEVE THE CONTRACTOR FROM ANY LIABILITY DUE TO NEGLIGENCE, INCOMPETENCE, OR ERRORS OF OMISSION OR COMMISSION OF THE CONTRACTOR.

© COPYRIGHT 2016 BG STRUCTURAL ENGINEERING, INC.
UNAUTHORIZED CHANGES & USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

INSTRUMENTS OF SERVICE
THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND REMAIN THE PROPERTY OF BG STRUCTURAL ENGINEERING, INC. THEY ARE NOT TO BE REPRODUCED OR ALTERED IN ANY WAY, NOR DISCLOSED OR ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF BG STRUCTURAL ENGINEERING, INC.



45125 Panorama Drive
Palm Desert, California 92260
T: 760.773.0907 F: 760.773.0967
mail@mcacoinc.com

B.G. STRUCTURAL ENGINEERING, INC.
LIC. NO. C33047
BRIAN GOTTLIEB
CIVIL ENGINEER
75-175 MERLE DRIVE, SUITE 200
PALM DESERT, CA 92211
TEL (760) 568-3553 FAX (760) 568-5681
EMAIL: Cad@bgstructural.com



BG JOB# 903.41

COMMUNITY ROOM AV BOOTH

RM Public Library
71-100 Highway 111
Rancho Mirage, CA

for
City of Rancho Mirage
Rancho Mirage, CA
CP 16-326

MICHAEL T. McAULIFFE, AIA C-27920

INSTRUMENTS OF SERVICE
These drawings are Instruments of Service and are the sole property of McAuliffe & Company, Inc. All designs and other information on these drawings are for use on the specified project only. These drawings shall not be altered in any way, shall not be disclosed or assigned to any third party, and shall not be used on any other project without express written permission of McAuliffe & Company, Inc.
Copyright 2016, McAuliffe & Company, Inc. All rights reserved.

DRAWING DATE:	08.17.2016
REVISIONS:	
ISSUE DATES:	
PLANNING/SUBMITTAL SET	DRAWN BY:
DESIGN DEVELOPMENT SET	S.C.
PERMIT SET	CHECKED BY:
CONSTRUCTION SET	B.G.
	MCA PROJECT NO:
	15-007AV

SHEET TITLE:
FOUNDATION & MEZZANINE FLOOR FRAMING PLAN

SHEET NUMBER:
S-2

SCALE: AS NOTED

	1	2	3	4	5	6
A						
	1 S-3	2 S-3	3 S-3	4 S-3	5 S-3	6 S-3
B						
	7 S-3	8 S-3	9 S-3	10 S-3	11 S-3	12 S-3
C						
	13 S-3	14 S-3	15 S-3	16 S-3	17 S-3	18 S-3
D						
	19 S-3	20 S-3	21 S-3	22 S-3	23 S-3	24 S-3
E						
	25 S-3	26 S-3	27 S-3	28 S-3	29 S-3	30 S-3

McAuliffe & Company, Inc. ARCHITECTS

45125 Panorama Drive
Palm Desert, California 92260

T: 760.773.0907 F: 760.773.0967
mail@mcacoinc.com

B.G. STRUCTURAL ENGINEERING, INC.
LIC. NO. C33047
BRIAN GOTTLIEB
CIVIL ENGINEER
75-175 MERLE DRIVE, SUITE 200
PALM DESERT, CA 92211
TEL (760) 568-3553 FAX (760) 568-5681
EMAIL: Cad@bgstructural.com

BRIAN GOTTLIEB
No. C33047
EXP 6-30-18
CITY OF CALIFORNIA

BG JOB# 903.41

COMMUNITY ROOM AV BOOTH

RM Public Library
71-100 Highway 111
Rancho Mirage, CA

for
City of Rancho Mirage Rancho Mirage, CA CP 16-326

MICHAEL T. McAULIFFE, AIA C-27929

INSTRUMENTS OF SERVICE

These drawings are Instruments of Service and are the sole property of McAuliffe & Company, Inc. All design and other information on these drawings are for use on the specified project only. These drawings shall not be altered in any way, shall not be disclosed or assigned to any third party, and shall not be used on any other project without express written permission of McAuliffe & Company, Inc.

Copyright 2016, McAuliffe & Company, Inc. All rights reserved.

DRAWING DATE:	08.17.2016
REVISIONS:	
ISSUE DATES:	
PLANNING/SUBMITTAL SET	
DESIGN DEVELOPMENT SET	
PERMIT SET	
CONSTRUCTION SET	
DRAWN BY:	S.C.
CHECKED BY:	B.G.
MCA PROJECT NO.:	15-007AV

UNAUTHORIZED CHANGES & USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

INSTRUMENTS OF SERVICE

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND REMAIN THE PROPERTY OF B.G. STRUCTURAL. THEY ARE NOT TO BE REPRODUCED OR ALTERED IN ANY WAY, NEAR DISCLOSED OR ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF B.G. STRUCTURAL.

SHEET TITLE:
FOUNDATION DETAILS

SHEET NUMBER:
S-3

SCALE: N.T.S.

