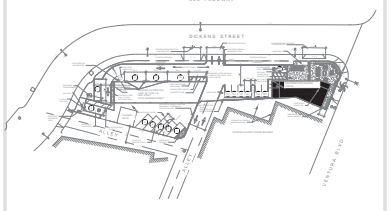


A PROJECT FOR:

**RED HOT ENTERPRISES**

729 MONTANA AVE. SUITE 7  
SANTA MONICA, CA 90403  
Tel. 310.451.1228



KEYPLAN

**RETAIL CENTER**

15322 VENTURA BLVD  
SHERMAN OAKS, CA

ISSUES / REVISIONS

No.	DATE	DESCRIPTION
08-02-16		1ST PLAN CHECK SUBMITTAL
01-10-2017		BACK CHECK SUBMITTAL
09-22-2017		2ND PLAN CHECK SUBMITTAL

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**FOUNDATION  
&  
FRAMING PLANS**

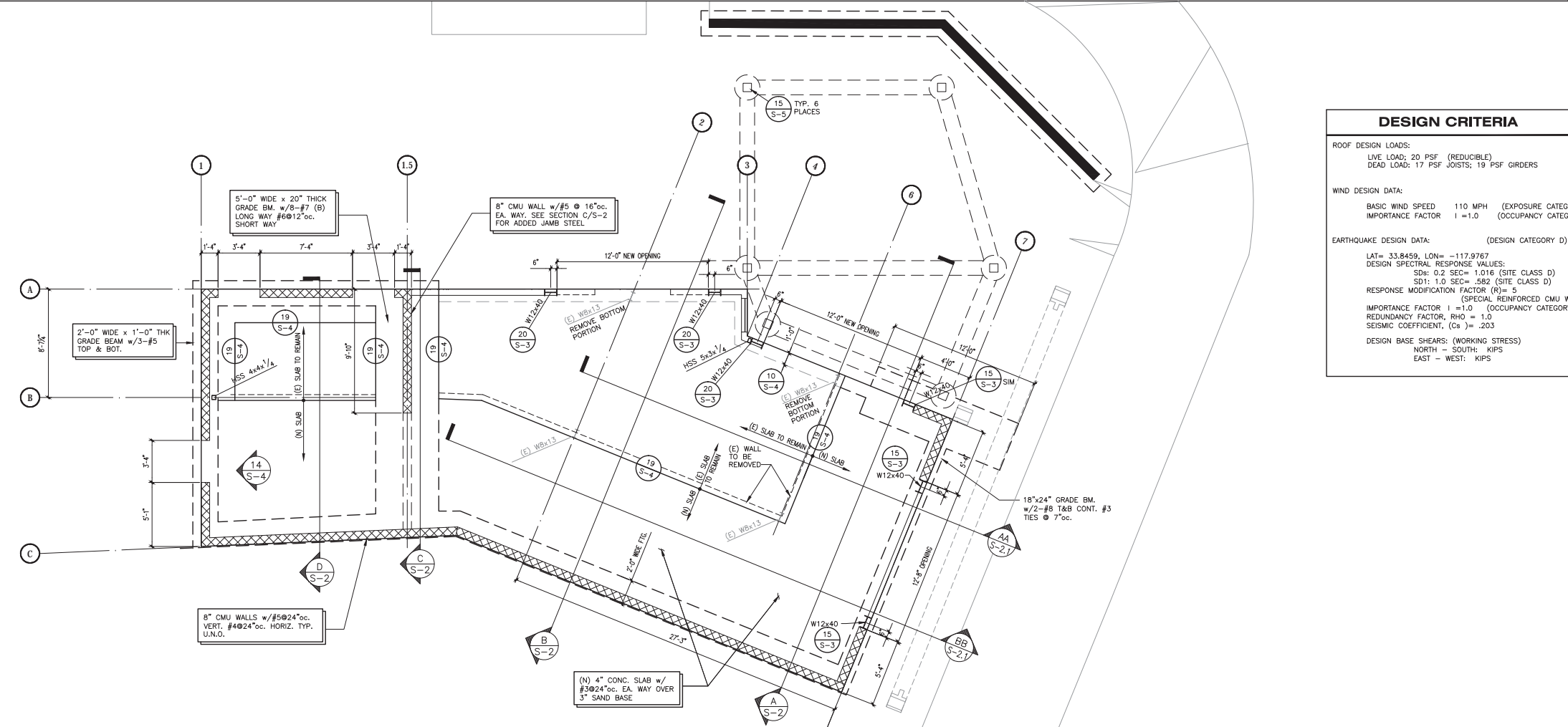
SHEET NUMBER:

**S-1**



**ROOF FRAMING PLAN**

SCALE  
1/4"=1'-0"



**FOUNDATION PLAN**

SCALE  
1/4"=1'-0"

AREA	CONT. EDGE & BOUNDARY	STAGGERED EDGES	FIELD	SUB-PURLINS	PWD
Ie	2 ROWS 10d @ 12"	10d @ 6"oc.	10d @ 12"oc.	2x6 OK	1/2"
Ile	2 ROWS 10d @ 8"	10d @ 6"oc.	10d @ 12"oc.	4x6 OK	1/2"
II	2 ROWS 10d @ 8"	10d @ 6"oc.	10d @ 12"oc.	2x6 OK	5/8"
III	2 ROWS 10d @ -	10d @ 6"oc.	10d @ 12"oc.	2x6 OK	5/8"
IV	2 ROWS 10d @ 4"	2 ROWS 10d @ 6"oc.	10d @ 12"oc.	2x6 OK	5/8"

**ROOF DIAPHRAGM NAILING KEY PLAN**

PROVIDE 1/2" DOUBLE CROSS TIES AT 4 PLACES AS SHOWN

DESIGN CRITERIA	
ROOF DESIGN LOADS:	
LIVE LOAD:	20 PSF (REDUCIBLE)
DEAD LOAD:	17 PSF JOISTS; 19 PSF GIRDERS
WIND DESIGN DATA:	
BASIC WIND SPEED	110 MPH (EXPOSURE CATEGORY C)
IMPORTANCE FACTOR	1 = 1.0 (OCCUPANCY CATEGORY II)
EARTHQUAKE DESIGN DATA: (DESIGN CATEGORY D)	
LAT= 33.8459, LON= -117.9767	
DESIGN SPECTRAL RESPONSE VALUES:	
SD= 0.2 SEC= 1.016 (SITE CLASS D)	
SD1: 1.0 SEC= .582 (SITE CLASS D)	
RESPONSE MODIFICATION FACTOR (R)= 5 (SPECIAL REINFORCED CMU WALLS)	
IMPORTANCE FACTOR I = 1.0 (OCCUPANCY CATEGORY II)	
REDUNDANCY FACTOR, RHO = 1.0	
SEISMIC COEFFICIENT, (Cs) = .203	
DESIGN BASE SHEARS: (WORKING STRESS)	
NORTH - SOUTH: KIPS	
EAST - WEST: KIPS	

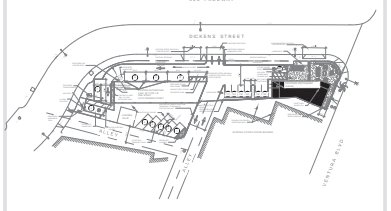
A PROJECT FOR:

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729 MONTANA AVE. SUITE 7  
SANTA MONICA, CA 90403  
Tel. 310.451.1228



**JKL ASSOCIATES**  
108 WEST 108th AVENUE, SUITE 2008  
MONTANA, CALIFORNIA 91016  
(626) 351-5225 FAX(626)357-6674  
16956



**KEYPLAN**

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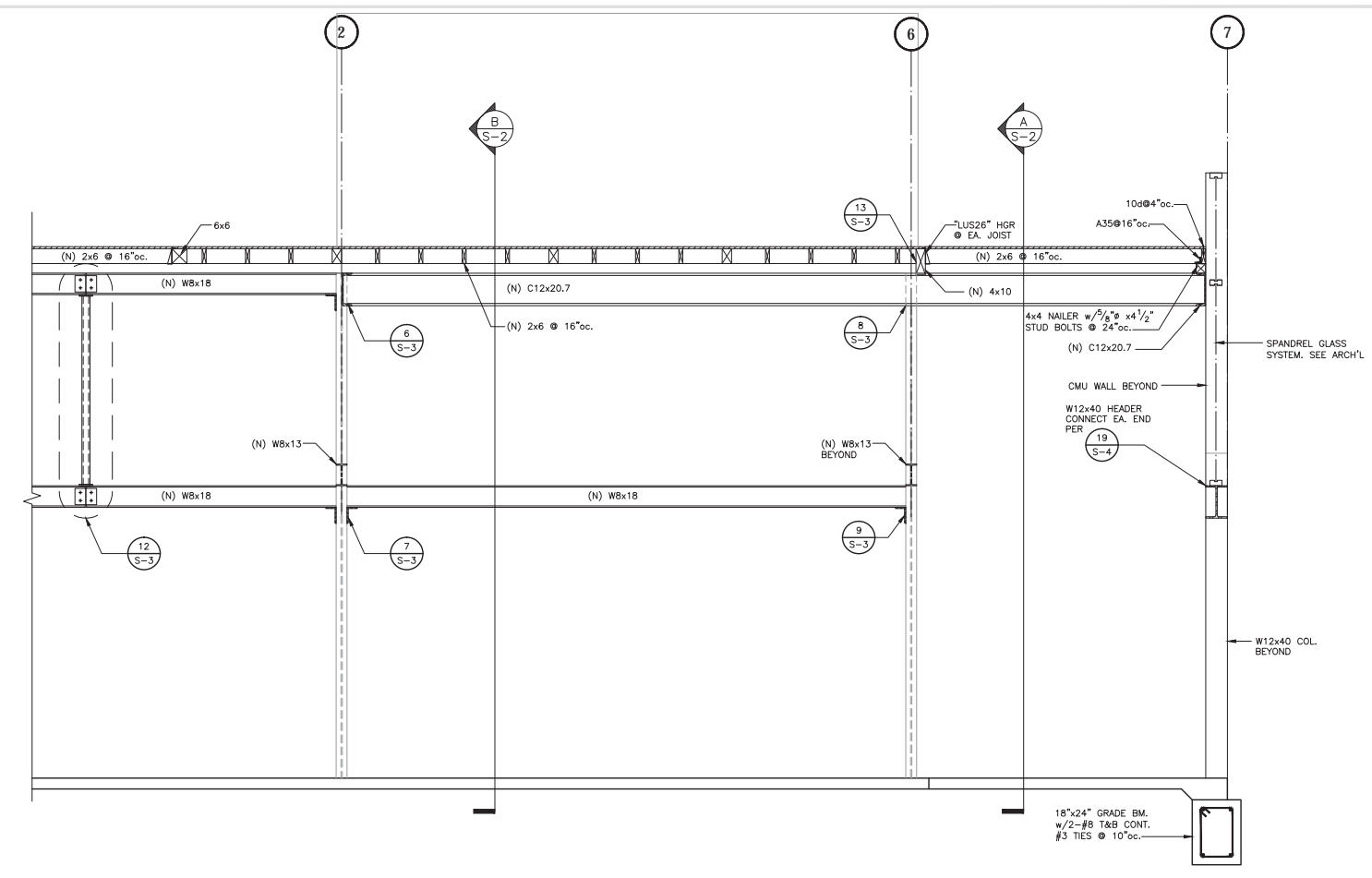
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DATE:  
SHEET DESCRIPTION:

**BUILDING SECTIONS  
PATIO STRUCTURE  
DETAILING**

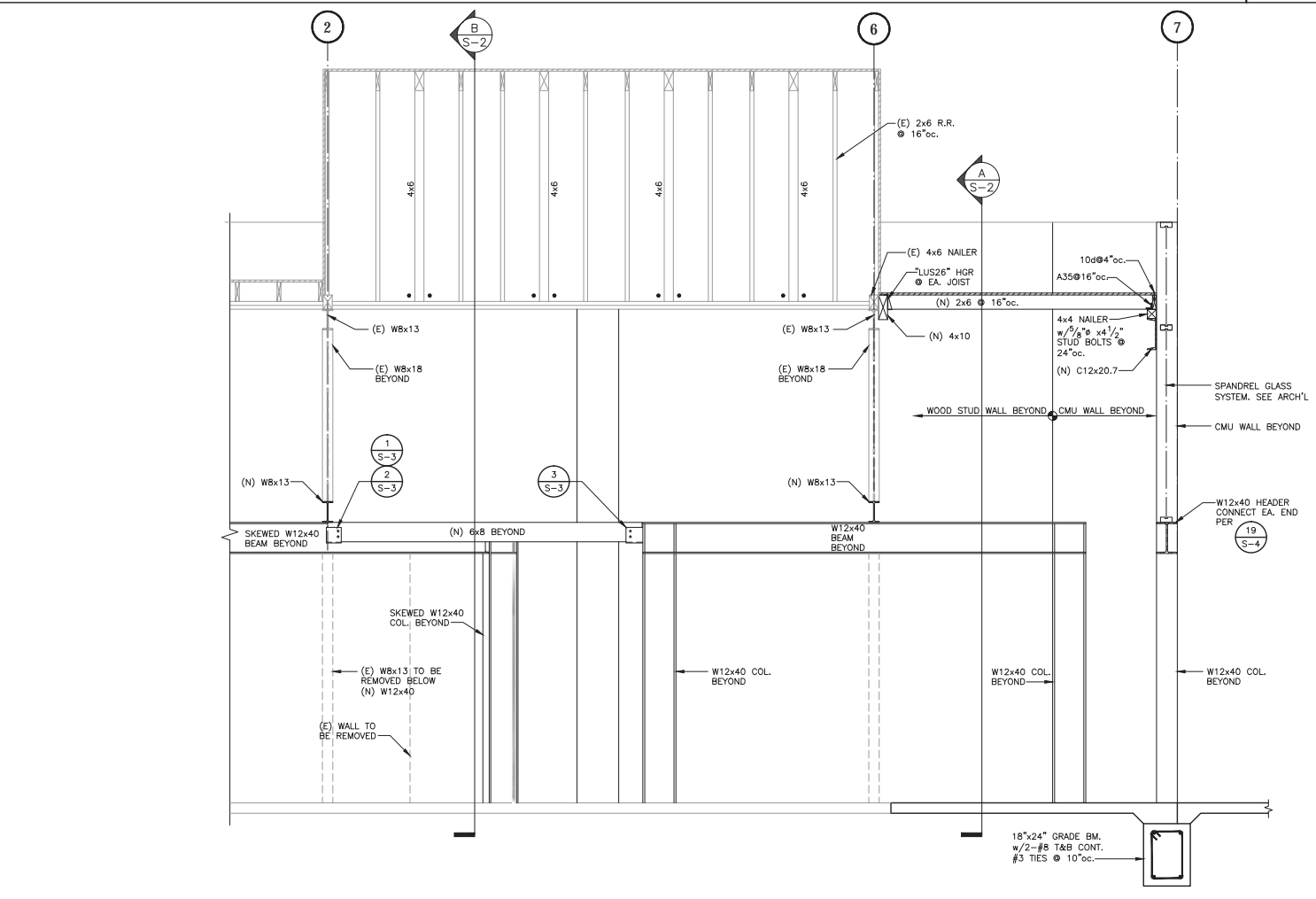
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**S-2.1**



**LONGITUDINAL SECTION**

**BB**



**LONGITUDINAL SECTION**

**AA**

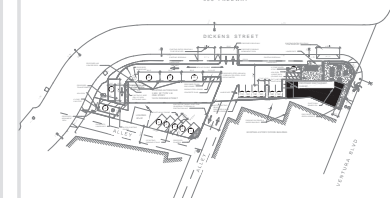
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**JKL ASSOCIATES**  
108 WEST LIME AVENUE, SUITE 2008  
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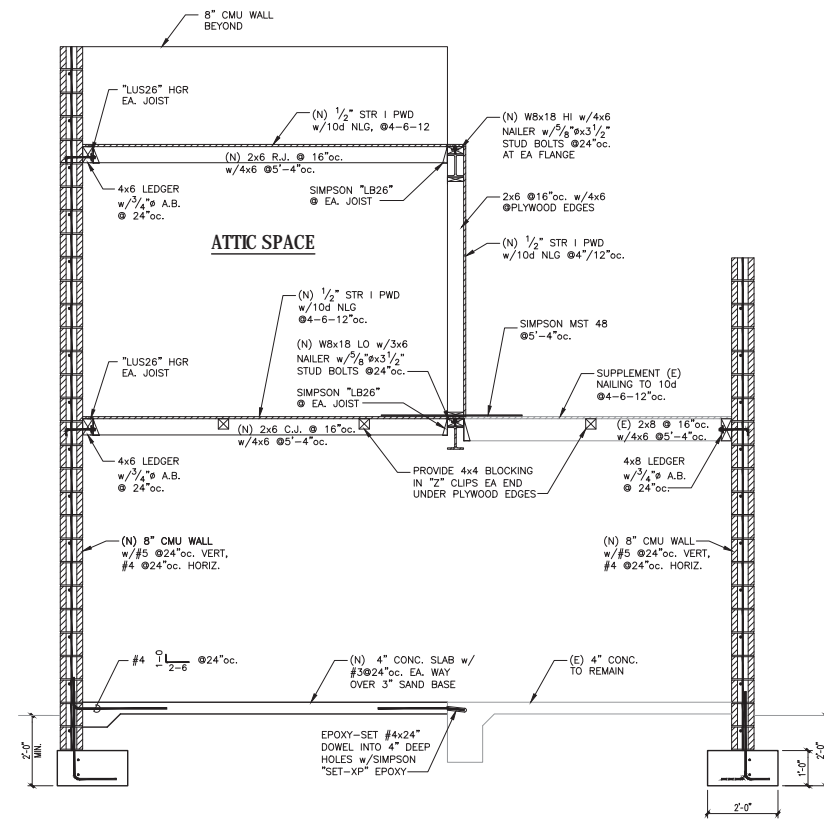
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**WALL SECTIONS**

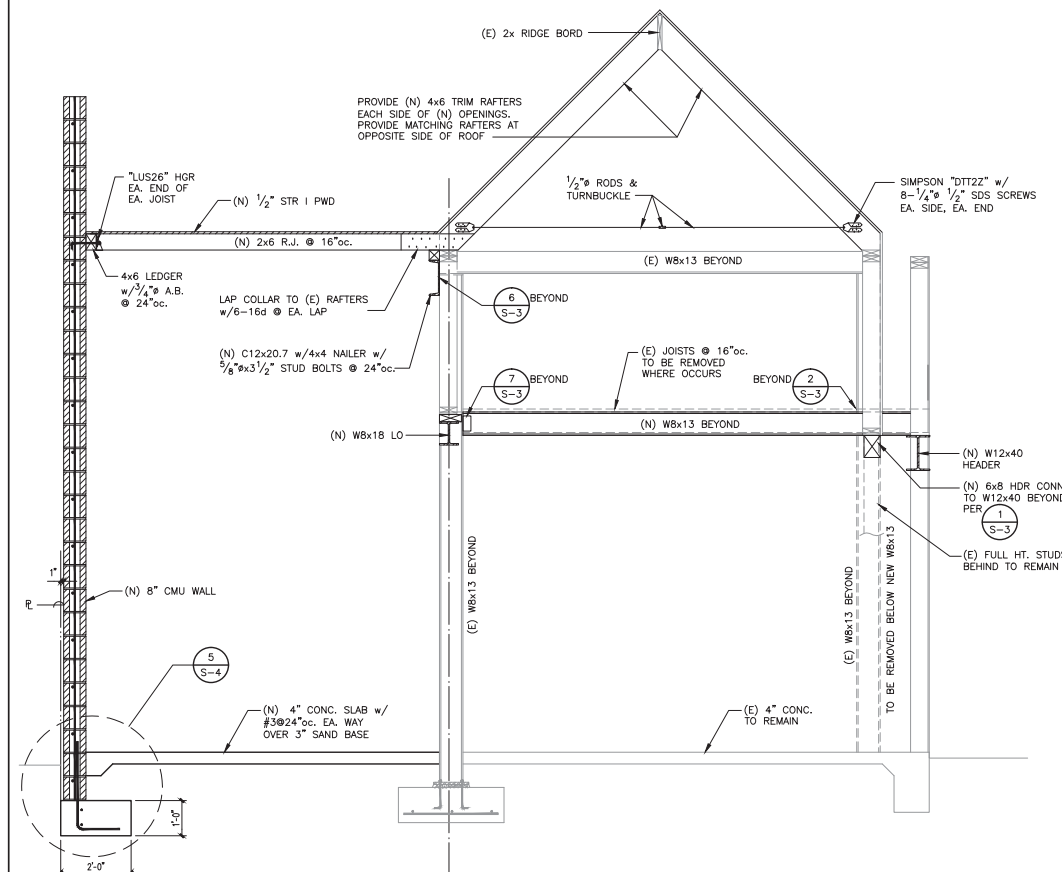
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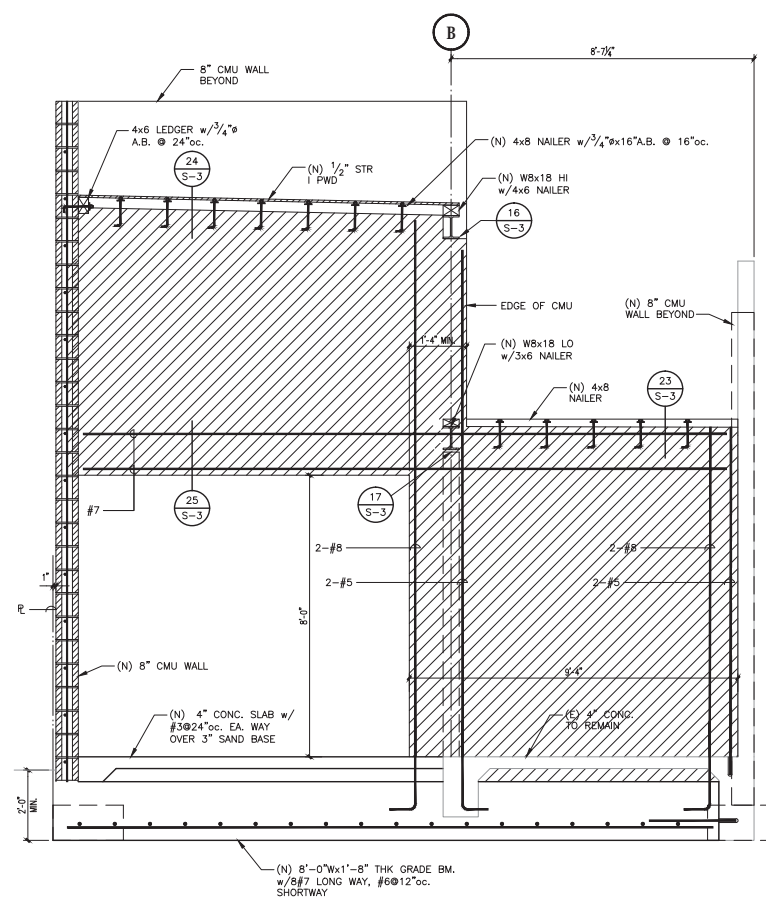
TRANSVERSE SECTION

D



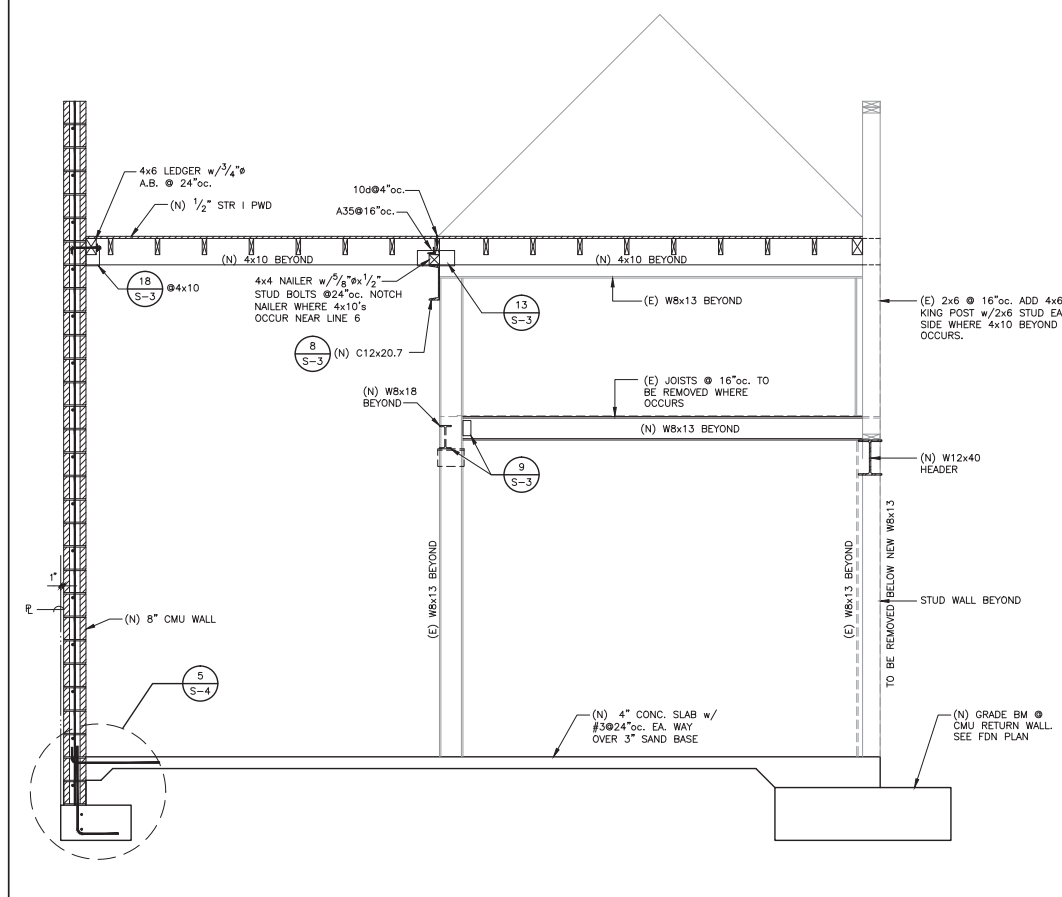
TRANSVERSE SECTION

B



CMU WALL ELEVATION @ LINE 1.5

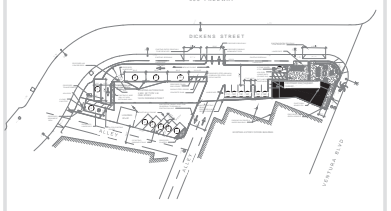
C



TRANSVERSE SECTION

A

A PROJECT FOR:  
  
**RED HOT ENTERPRISES**  
  
 729 MONTANA AVE. SUITE 7  
 SANTA MONICA, CA 90403  
 Tel. 310.451.1228



**KEYPLAN**  
  
**RETAIL CENTER**  
  
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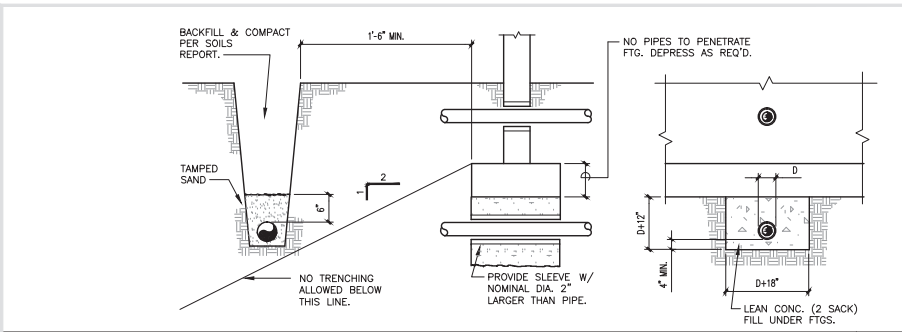
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**ROOF FRAMING DETAILS**

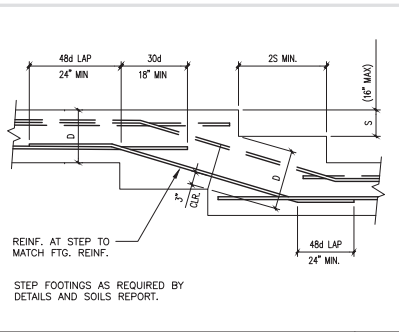
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	<b>23</b>		<b>18</b>		<b>13</b>		<b>8</b>		<b>3</b>
	<b>24</b>		<b>19</b>		<b>14</b>		<b>9</b>		<b>4</b>
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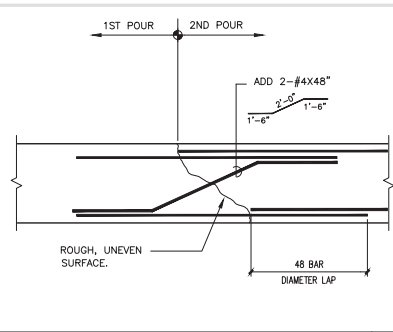
TYPICAL TRENCH & PIPE CONDITION AT FTG.

11



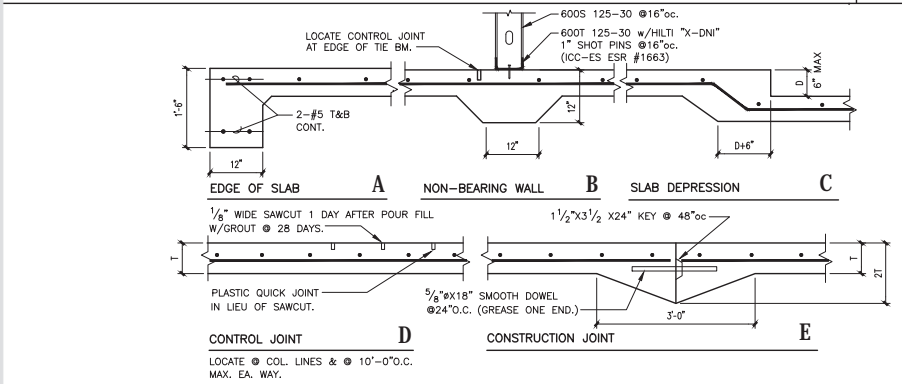
TYPICAL STEPPED FOOTING

6



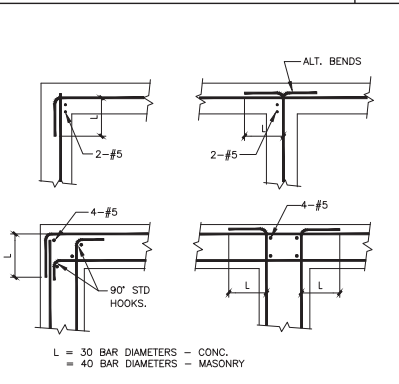
COLD JOINT AT WALL FTG.

1



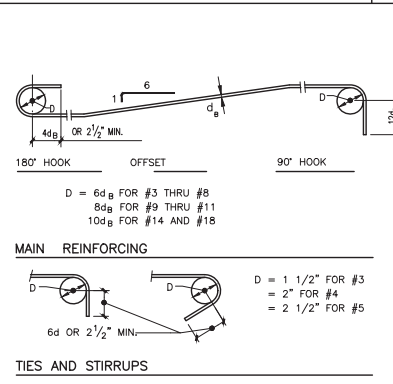
TYPICAL SLAB DETAILS

12



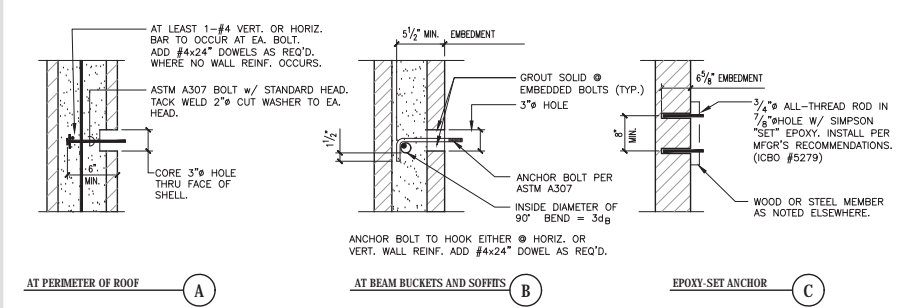
TYP. CORNER & INTERSECTION REINF.

7



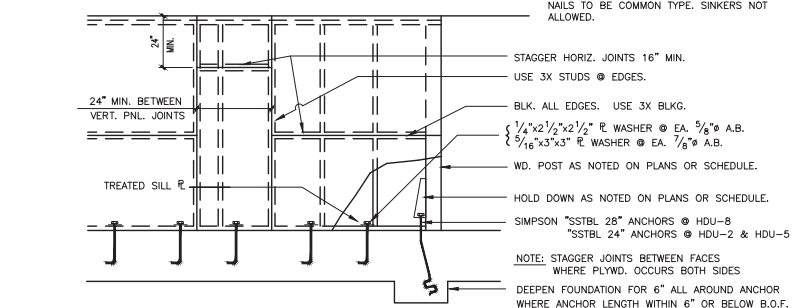
TYP. REINFORCING BAR BENDS

2



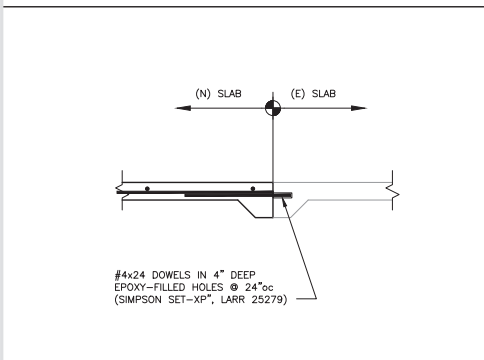
ANCHOR BOLTS TO CMU

13



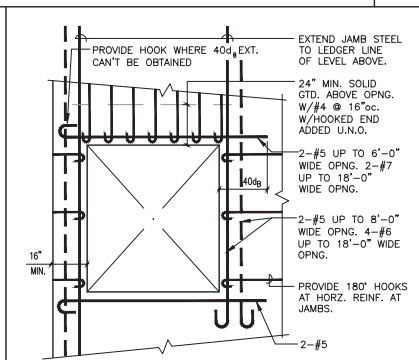
TYPICAL SHEAR WALL DETAIL

3



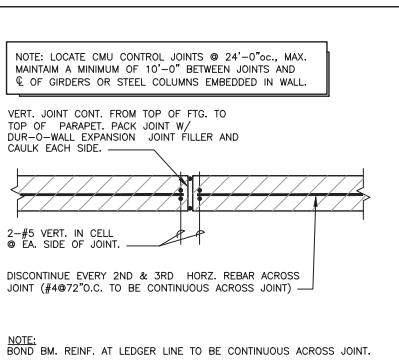
(N) SLAB TO (E) SLAB

19



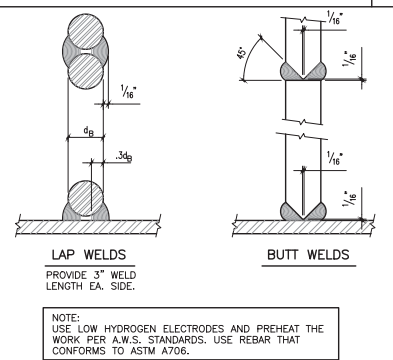
TYP. OPNG. TO MASONRY WALL

14



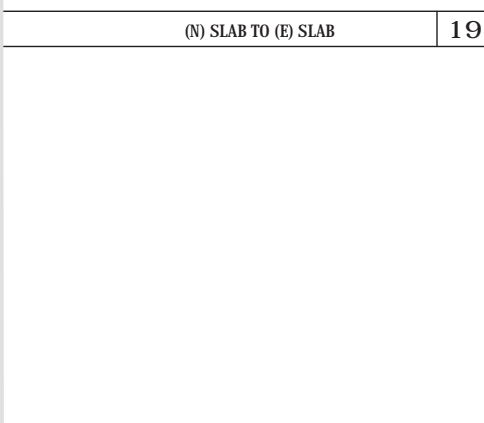
C.M.U. WALL CONTROL JOINT

9



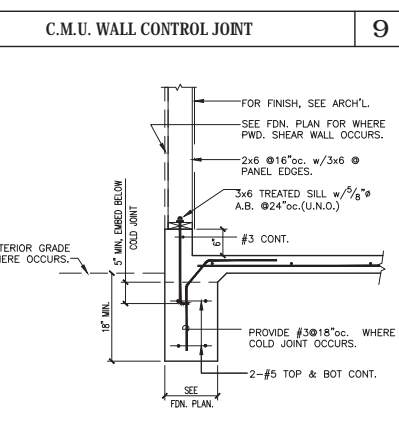
TYP. REINF. BAR WELDING

4



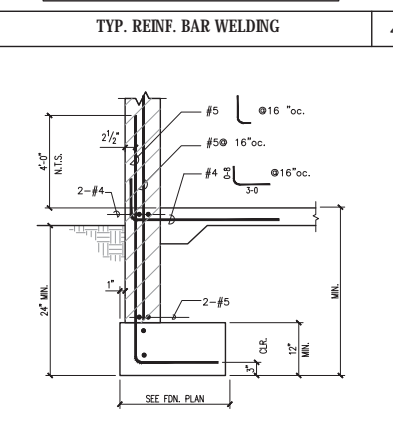
TYP. COLUMN FTG.

15



EXTERIOR FOOTING w/CURB

10



ECCENTRIC WALL

5

GENERAL NOTES

GENERAL NOTES

- MATERIALS AND WORKMANSHIP TO CONFORM TO THE 2016 EDITION OF THE CBC WITH AMENDMENTS AS ADOPTED BY THE CITY OF LOS ANGELES.
- CONTRACTOR TO PROVIDE ALL MATERIALS, EQUIPMENT, SHORING, BRACING, ETC., NEEDED TO COMPLETE THE WORK SAFELY AND SHALL BE FULLY RESPONSIBLE FOR THE SAFETY OF ALL PERSONS WHO COME IN CONTACT WITH THE WORK.
- DETAILS ON THE DRAWINGS ARE MEANT TO SHOW TYPICAL CONDITIONS AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE, UNLESS NOTED OTHERWISE.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOBSITE. CONFLICTS BETWEEN THE DRAWINGS AND FIELD CONDITIONS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION SO THAT REMEDIAL WORK CAN BE PROVIDED.

CONCRETE

- PORTLAND CEMENT SHALL CONFORM TO ASTM C150, TYPE V. TURN IN MIX TICKET TO CITY INSPECTOR.
- AGGREGATES SHALL CONFORM TO ASTM C33 WITH SHRINKAGE CHARACTERISTICS CONFORMING TO ASTM C157, NOT MORE THAN 0.04% @ 28 DAYS.
- PROVIDE A MINIMUM OF 5 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE. MAXIMUM WATER-CEMENT RATIO FOR INTERIOR SLABS SHALL BE 0.52. CONCRETE SHALL ATTAIN THE FOLLOWING STRENGTHS AT 28 DAYS:

FOUNDATION . . . . . 4000 PSI  
EXTERIOR EXPOSED CONCRETE . . . . . 3000 PSI

SUBMIT ALL CONCRETE DESIGN MIXES TO THE ARCHITECT FOR REVIEW PRIOR TO PLACING CONCRETE. A SET OF 3 CYLINDERS SHALL BE CAST AND TESTED BY A CERTIFIED TESTING LAB REGISTERED WITH GOVERNING AGENCY HAVING JURISDICTION FOR EACH BATCH. SUBMIT TEST RESULTS TO THE ARCHITECT FOLLOWING THE 7 DAY AND 28 DAY BREAKS.

- PROVIDE CONTINUOUS SPECIAL INSPECTION BY A DEPUTY INSPECTOR REGISTERED WITH LABS, THE GOVERNING AGENCY HAVING JURISDICTION, FOR ALL CONCRETE WITH A DESIGN STRENGTH HIGHER THAN 2500 PSI.
- SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR FLOOR DEPRESSIONS, PITS, AND ITEMS TO BE CAST INTO THE CONCRETE. IMBEDDED ITEMS ARE TO BE TIED SECURELY PRIOR TO POURING CONCRETE.
- CONCRETE SHALL BE MAINTAINED IN MOIST STATE FOR 10 DAYS AFTER POURING OR AN APPROVED CURING COMPOUND SHALL BE USED.

REINFORCING

- REINFORCING SHALL BE A615 GRADE 40 KSI STEEL FOR DEFORMED BARS #4 AND SMALLER, 60 KSI FOR DEFORMED BARS #5 AND LARGER. MESH REINFORCING SHALL CONFORM TO ASTM A-185. REINFORCING THAT SHALL CONFORM TO ASTM A706 AND SHALL BE INSPECTED BY A DEPUTY INSPECTOR REGISTERED WITH THE GOVERNING AGENCY HAVING JURISDICTION.
- REINFORCING MAY BE SPLICED BY LAPPING BARS 48 DIAMETERS IN CONCRETE, 40 DIAMETERS IN MASONRY. PROVIDE A 24" MIN LAP AT ALL SPLICES, CORNERS, AND INTERSECTIONS.
- PROVIDE 3" MINIMUM CONCRETE COVER FOR REINFORCING AT CONCRETE CAST AGAINST OR BELOW GRADE, 1 1/2" ELSEWHERE.
- DOWELS FROM FOOTINGS SHALL MATCH WALL REINFORCING SIZE & SPACING.

STRUCTURAL STEEL

- STRUCTURAL STEEL TO BE ASTM GRADE A572-50. ANCHOR BOLTS TO BE GRADE A307. MACHINE BOLTS TO BE GRADE A325. STEEL TUBES SHALL CONFORM TO ASTM A-500 GRADE B. STEEL PIPES SHALL CONFORM TO ASTM A-53 GRADE B.
- STEEL FABRICATION TO BE PERFORMED IN THE SHOP OF AISC CERTIFIED FABRICATORS APPROVED BY LABS, THE GOVERNING AGENCY HAVING JURISDICTION, AND SHALL CONFORM TO AISC SPECIFICATIONS. SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION.
- INSTALLATION AND TORQUING OF HIGH STRENGTH BOLTS SHALL BE INSPECTED BY A DEPUTY INSPECTOR REGISTERED WITH LABS, THE GOVERNING AGENCY HAVING JURISDICTION. DEPUTY SHALL VERIFY THAT INSTALLATION COMPLES WITH AISC REQUIREMENTS.
- WELDING TO BE PERFORMED PER AWS SPECIFICATIONS USING 70 KSI ELECTRODES. ALL WELDING TO BE INSPECTED BY A DEPUTY REGISTERED WITH LABS, THE GOVERNING AGENCY HAVING JURISDICTION.
- ALL STEEL NOT EMBEDDED IN CONCRETE OR MASONRY IS TO RECEIVE SHOP COAT OF PRIMER. ALL STEEL PERMANENTLY EXPOSED TO WEATHER IS TO BE HOT-DIPPED GALVANIZED AFTER FABRICATION.

WOOD FRAMING

- ALL STRUCTURAL FRAMING SHALL BE GRADE-MARKED DOC PS20 DOUGLAS FIR (MOISTURE 19% MAX) AS FOLLOWS UNLESS NOTED OTHERWISE:  
6x, 8x BEAMS AND POSTS: DOUGLAS FIR SELECT STRUCT  
4x BEAMS AND POSTS: DOUGLAS FIR No. 1  
2x, 3x BEAMS, JOISTS, RAFTERS, STUDS, BRACES, D.F. No. 2 & BETTER  
SIL PLATES: PRESSURE TREATED STANDARD GRADE D.F.
- GLULAM BEAMS TO BE COMBINATION 24F-V4 FOR SIMPLE SPAN BEAMS AND 24F-V8 FOR CANTILEVER OR MULTIPLE SPAN BEAMS WITH THE FOLLOWING PROPERTIES:  
Fb.....2400 psi Fv.....165 psi MOISTURE.....14% max  
Fbrg.....650 psi E.....1,800,000 psi
- GLULAM BEAMS TO BE CONSTRUCTED OF DOUGLAS FIR AND FABRICATED IN CONFORMANCE WITH AISC 117. PROVIDE TENSION LAMINATIONS TOP AND BOTTOM FOR FULL LENGTH OF BEAMS WITH CANTILEVERS.
- PROVIDE EXTERIOR GLUE AND PRESSURE TREAT GLULAM BEAMS EXPOSED TO WEATHER. PROVIDE ARCHITECTURAL APPEARANCE GRADE FOR EXPOSED BEAMS. INDIVIDUALLY WRAP ARCHITECTURAL APPEARANCE GRADE BEAMS.
- MARK BEAMS AND PROVIDE AITC OR AWS CERTIFICATES OF COMPLIANCE TO THE BUILDING OFFICIAL PRIOR TO INSTALLATION. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION.
- PLYWOOD SHEATHING AT ROOF, FLOORS, AND SHEAR WALLS SHALL BE INTERIOR GRADE PLYWOOD WITH EXTERIOR GLUE, STRUCTURAL I, CONFORMING TO DOC PS 1-07.
- FOR NAILING NOT CALLED OUT ON PLANS, SEE TABLE 2304.9.1 OF THE CBC.
- CUTTING, NOTCHING, & BORING OF WOOD SHALL CONFORM TO CBC RQMTS.
- UNLESS NOTED OTHERWISE, DOUBLE TOP PLATES SHALL BE LAPPED A MINIMUM OF 4'-0" AND SPIKED TOGETHER WITH 12 - 16d NAILS.
- PROVIDE WASHERS WHEREVER BOLT HEADS OR NUTS BEAR ON WOOD. HOLES FOR BOLTS SHALL BE 1/32" LARGER THAN THE NOMINAL BOLT DIAMETER. MAINTAIN 7 BOLT DIAMETERS BETWEEN HOLES AND THE ENDS OF WOOD MEMBERS AND 4 DIAMETERS AT THE EDGES OF WOOD MEMBERS.

EPOXY-SET ANCHORS

- EPOXY USED IS TO BE SIMPSON STRONG-TIE "SET-XP" EPOXY-TIE ADHESIVE, ICC-ES ESR #2508. FOLLOW ALL REQUIREMENTS OF THE REPORT AND MANUFACTURER'S RECOMMENDATIONS.
- INSTALLATION OF EPOXY-SET ANCHORS TO BE INSPECTED BY A DEPUTY INSPECTOR REGISTERED WITH LABS, THE GOVERNING AGENCY HAVING JURISDICTION. INSPECTOR TO CHECK HOLES FOR PROPER SIZE, DEPTH, OBSERVE CLEANING BY BLOWING AND BRUSHING OF HOLES, AND OBSERVE INSTALLATION OF ANCHORS. DEPUTY TO SUBMIT REPORT TO THE OWNER UPON COMPLETION OF ANCHOR INSTALLATION.

MASONRY

- CONCRETE BLOCKS SHALL CONFORM TO ASTM C-90, GRADE 'N' MEDIUM WEIGHT UNITS WITH MAXIMUM LINEAR SHRINKAGE OF 0.06. F'm= 1500 PSI.
- MORTAR SHALL BE TYPE S FOR WALLS ABOVE GRADE AND TYPE M FOR RETAINING WALLS. MORTAR SHALL CONSIST OF 1 PART PORTLAND CEMENT, 1/4 PART LIME PUTTY, AND 3 PARTS MAX OF DAMP LOOSE SAND CONFORMING TO ASTM C-144. F'm = 1500 PSI
- GROUT SHALL CONSIST OF 1 PART PORTLAND CEMENT, 3 PARTS SAND, AND 1/10 MAX PART LIME. ADD 2 PARTS PEA GRAVEL FOR GROUT SPACES EXCEEDING 4" IN BOTH HORIZONTAL DIRECTIONS. GROUT SHALL ATTAIN A STRENGTH OF 2000 PSI @ 28 DAYS.
- PROVIDE 1/2" MIN CLEARANCE BETWEEN REINFORCING AND BLOCK. GROUT ALL CELLS SOLID. PROVIDE BOND BEAM BLOCKS FOR ALL HORIZONTAL REINFORCING. CONSTRUCTION SHALL COMPLY WITH CBC 2104.
- GROUT LIFT SHALL BE LIMITED TO 4'-0" WITHOUT INSPECTION BLOCK-OUTS. LIMIT GROUT LIFT TO 16" WHERE SOAPS AND CROSS TIES ARE USED. BRACE AS REQUIRED TO PREVENT BLOWOUTS. SOAPS ARE TO BE USED ONLY WHERE SPECIFICALLY DETAILED ON THE DRAWINGS.
- IF WORK IS STOPPED FOR 1 HOUR OR LONGER, STOP GROUT 1-1/2" BELOW TOP OF BLOCK TO PROVIDE KEY.
- PROVIDE 2 - #5 @ ALL CORNERS, JAMBS, INTERSECTIONS, ENDS, AND TOPS OF WALLS UNLESS SHOWN OR NOTED OTHERWISE.
- CONTRACTOR SHALL BRACE ALL WALLS AS REQUIRED FOR STABILITY AGAINST WIND AND OTHER LOADS UNTIL ROOF FRAMING AND BRACING IS INSTALLED AND NAILING OF ROOF DIAPHRAGM IS COMPLETE.
- CONTINUOUS SPECIAL INSPECTION BY A DEPUTY INSPECTOR REGISTERED WITH LABS, THE GOVERNING AGENCY HAVING JURISDICTION, SHALL BE PROVIDED IN ACCORDANCE WITH TMS 402/ACI 530/ASCE 5/ AND, TMS 402/ACI 530-1/ASCE 6

INSPECT TOPS OF FOOTINGS FOR PROPER ELEVATIONS AND DOWEL LOCATION  
OBSERVE PLACEMENT OF INDIVIDUAL UNITS FOR EACH GROUT LIFT.  
CHECK FOR PROPER REBAR PLACEMENT AND INSPECT GROUT SPACES AND CLOSURE OF CLEANOUTS IMMEDIATELY PRIOR TO GROUTING.  
DURING GROUTING OPERATIONS, DEPUTY INSPECTOR TO VERIFY THAT ALL GROUT IS PROPERLY CONSOLIDATED USING MECHANICAL VIBRATION. CONTRACTOR TO HAVE BACKUP VIBRATION EQUIPMENT ON HAND IN CASE OF EQUIPMENT BREAKDOWN.  
10. QUALITY ASSURANCE MEASURES SHALL COMPLY WITH CBC SECTION 2105, F'm= 1500 PSI. A SET OF THREE PRIMERS SHALL BE BUILT AND TESTED DURING CONSTRUCTION IN ACCORDANCE WITH TABLE 1.19.2 OF ACI 530-11 FOR LEVEL B. QUALITY ASSURANCE, FOR EACH 5000 sq ft OF WALL, SUBMIT TEST RESULTS TO THE BUILDING OFFICIAL AND THE ARCHITECT.

**McKently Malak ARCHITECTS**

35 Hugus Alley Suite 200  
Pasadena California 91103-3648  
TEL 626-583 8348 FAX 626-583 8387

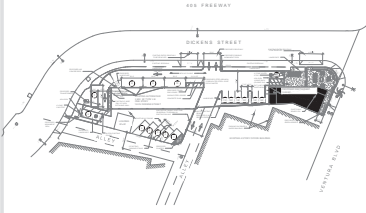
A PROJECT FOR:

**RED HOT ENTERPRISES**

729 MONTANA AVE. SUITE 7  
SANTA MONICA, CA 90403  
Tel. 310.451.1228



**JKL ASSOCIATES**  
108 WEST HUNTING ROAD, SUITE 2008  
MONTROSE, CALIFORNIA 91016  
(626) 351-5225 FAX(626)351-6674  
16956



**KEYPLAN**

**RETAIL CENTER**

15322 VENTURA BLVD  
SHERMAN OAKS, CA

ISSUES / REVISIONS

No.	DATE	DESCRIPTION
08-02-16		1ST PLAN CHECK SUBMITTAL
01-18-2017		BACK CHECK SUBMITTAL
09-22-2017		2ND PLAN CHECK SUBMITTAL

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DATE:  
SHEET DESCRIPTION:

**GENERAL NOTES  
TYPICAL DETAILS**

SHEET NUMBER:

**S-4**

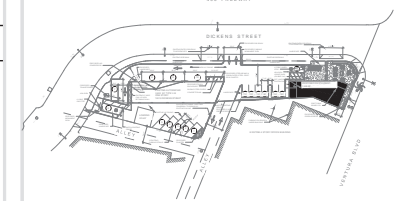
A PROJECT FOR:

**RED HOT ENTERPRISES**

729 MONTANA AVE, SUITE 7  
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**JKL ASSOCIATES**  
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**KEYPLAN**

**RETAIL CENTER**

15322 VENTURA BLVD  
SHERMAN OAKS, CA

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**JOB NUMBER:**  
**DRAWN BY:** JCR      **CHECKED BY:** JKL  
**DATE:**  
**SHEET DESCRIPTION:**

**SITE PLAN  
AND SITE DETAILS**

**SHEET NUMBER:**

**S-5**

				<p>PATIO STRUCTURE CONNECTION 6</p>	<p>PATIO STRUCTURE CONNECTION 1</p>
21	16	11		<p>PATIO STRUCTURE CONNECTION 7</p>	<p>PATIO STRUCTURE CONNECTION 2</p>
22	17	12		<p>PATIO STRUCTURE CONNECTION 8</p>	<p>PATIO STRUCTURE CONNECTION 3</p>
<p>TRASH ENCLOSURE ROOF FOUNDATION PLAN</p>	<p>GATE POST FOOTING</p>	13		<p>PATIO STRUCTURE CONNECTION 9</p>	<p>PATIO STRUCTURE CONNECTION 4</p>
23	18	15		<p>PATIO WALL SECTION</p>	<p>PATIO STRUCTURE FOUNDATION</p>
<p>SECTION @ REAR WALL OF TRASH ENCLOSURE</p>	<p>SECTION @ SIDE WALL OF TRASH ENCLOSURE</p>	20		<p>PATIO STRUCTURE CONNECTION 10</p>	<p>PATIO STRUCTURE CONNECTION 5</p>
25	20	10			