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[REDACTED]

N/A



FIRE REBUILD PROJECT

12/18/2025 6:52:20 PM

[illegible]

A02

AS NOTED

M	6' - 0"	4' - 0"	3	6' - 0"	6' - 8"
L	6' - 0"	3' - 0"	5	3' - 3"	6' - 8"
N	3' - 7"	2' - 8"	6	2' - 6"	6' - 8"
O	3' - 0"	2' - 0"	8	9' - 0"	7' - 0"
P	4' - 0"	3' - 0"	12	2' - 6"	6' - 8"
Q	3' - 0"	2' - 6"	14	3' - 0"	6' - 8"
R	5' - 0"	3' - 0"	15	2' - 0"	6' - 8"

1. WINDOWS & GLAZED DOORS:
SHALL BE INSTALLED PER TITLE24 SPECS
VIEW TITLE24 SHEETS FOR DETAILS
2. ATTIC ACCESS WITH THE MINIMUM DIMENSIONS 22" X 30"
PER CRC R807.1
3. LANDINGS SHALL BE A MIN. OF 36" IN THE DIRECTION OF
TRAVEL [CRC R311.3].
4. GARAGE DOORS SHALL BE LABELED WITH A PERMANENT
LABEL PROVIDED BY THE GARAGE DOOR MANUFACTURE,
IDENTIFYING THE MANUFACTURE, MODEL/SERIES NUMBER,
POSITIVE AND NEGATIVE DESIGN WIND PRESSURE RATING
AND APPLICABLE TEST STANDARD, IN ACCORDANCE WITH
EITHER ASTM E330 OR ANSI/DASMA 108 [CRC R609.4.1].

GARAGES OR CARPORTS BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD, PROVIDE MINIMUM 1/2" GYPSUM BOARD ON THE GARAGE SIDE ELSEWHERE.
[CRC R302.6]

PROVIDE MINIMUM 1/2" GYPSUM BOARD ON THE GARAGE SIDE OF DETACHED GARAGES LESS THAN 3 FT FROM A DWELLING UNIT, OR ON STRUCTURAL MEMBERS SUPPORTING FLOOR OR CEILING ASSEMBLIES.
[CRC R302.6]

DOORS BETWEEN THE DWELLING UNIT AND THE GARAGE SHALL BE SOLID WOOD, SOLID OR HONEYCOMB-CORE STEEL, NOT LESS THAN 1-3/8" THICK, OR 20-MINUTE FIRE-RATED, UNLESS BOTH SPACES ARE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING.
[CRC R302.5.1]

GRAB-BARS IN-PLACE DESIGN AND FALL PREVENTION (CRC R327.1.1–R327.1.4):

NEW DWELLINGS SHALL COMPLY WITH CRC R327.1.1 –R327.1.4

PROVIDE WALL REINFORCEMENT IN AT LEAST ONE BATHROOM ON THE LOWEST ENTRY LEVEL FOR FUTURE GRAB BAR INSTALLATION. INDICATE WHICH BATHROOM AND SHOW METHOD ON STRUCTURAL PLANS. [R327.1.1]

RECEPTACLES, SWITCHES, AND CONTROLS SHALL BE LOCATED BETWEEN 15" AND 48" ABOVE FINISHED FLOOR. [R327.1.2]

DOORBELL BUTTONS OR CONTROLS SHALL NOT EXCEED 48" ABOVE EXTERIOR FLOOR OR LANDING. [R327.1.4]

AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL (OR NEXT LEVEL IF NONE ON ENTRY) SHALL HAVE A 32" MIN. CLEAR DOOR OPENING (DOOR AT 90°). [R327.1.3]

ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD PRIOR TO CONSTRUCTION.

ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER/OWNER BEFORE PROCEEDING.

STRUCTURE TO BE BUILT ON THE EXISTING SLAB.

This architectural floor plan depicts a building layout with various rooms and a parking garage. The plan includes the following details:

- Rooms and Dimensions:**
 - Top Left Room: 17' - 9" x 15' - 0"
 - Top Middle Room: 12' - 7 3/4" x 9' - 6"
 - Top Right Room: 17' - 6" x 15' - 0"
 - Bottom Left Room: 15' - 1" x 13' - 7"
 - Bottom Middle Room: 15' - 1 1/2" x 7' - 6"
 - Bottom Right Room: 15' - 1 1/2" x 14' - 6"
 - Central Hall: 25' - 1" x 23' - 4"
 - Garage: 21' - 2 1/2" x 21' - 10"
- Room Numbers:** 104, 12, 14, 15, 3, 5, 6, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 7

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N/A

FIRE REBUILD
PROJECT

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No.	Description	Date

MEP Plan

A03

Scale

AS NOTED

ELECTRICAL NOTES

1. 160 CFM RANGE EXHAUST FAN TO BE INSTALLED OVER
ELECTRIC COOKTOP

2. 240V OUTLET FOR WH, DRYER AND COOKTOP.

3. 120V GFCI OUTLET PER CEC 210.52E, 210.8A, AND 406.9B

4. ALL BATHROOMS WITH A BATHTUB OR SHOWER SHALL BE
MECHANICALLY VENTILATED WITH MINIMUM 50 CFM
INTERMITTENT OR 20 CFM CONTINUOUS FANS. ALL FANS
SHALL BE HUMIDITY-CONTROLLED PER CALGREEN 4.506.1.

5. IN NEW BUILDINGS, SMOKE ALARMS SHALL BE
INTERCONNECTED AND HARDWIRED. [CRC R314.4 & R314.5]

6. IN NEW BUILDINGS, CARBON MONOXIDE ALARMS SHALL BE
INTERCONNECTED AND HARDWIRED.
[CRC R315.1.1 & R315.1.2]

7. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE
WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE
GARAGE SHALL BE CONSTRUCTED OF MINIMUM NO. 26 GAGE
SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL
NOT HAVE OPENINGS INTO THE GARAGE. "FLEX DUCT IS NOT
ALLOWED".

8. BATHTUB AND SHOWER FLOORS AND WALLS SHALL BE
FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL
SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6'
ABOVE THE FLOOR [CRC R307.2].

9. WATER HEATER:
INSTALL PER TITLE24 SPECS
ELECTRIC HEAT PUMP

10. NEW 200 A WITH MIN 225 A BUSBAR

11. DUCTS FOR DRYER VENTS SHALL BE A MINIMUM OF 4" IN
DIAMETER. THE EXHAUST DUCT SHALL NOT EXCEED A TOTAL
COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET,
INCLUDING TWO 90 DEGREE ELBOWS. (CMC 504.4.2).

ESS & ELECTRICAL CONT.

12. ENERGY STORAGE SYSTEM (ESS) READY PER CEC §
150.0(S)(2):
PROVIDE 1" (MIN.) CONDUIT FROM MAIN SERVICE PANEL
TO LOCATION RESERVED FOR FUTURE ESS SUBPANEL
AND TRANSFER SWITCH.

RESERVE MINIMUM 3'-0" CLEAR

WORKING SPACE ADJACENT TO MAIN PANEL FOR
FUTURE ESS EQUIPMENT.

LABEL LOCATION: "FUTURE ESS SUBPANEL – 60A
CAPACITY".

DESIGNATE FOUR CIRCUITS FOR FUTURE BATTERY
BACKUP:
• REFRIGERATOR CIRCUIT
• LIGHTING CIRCUIT AT PRIMARY EGRESS
• BEDROOM RECEPTACLE CIRCUIT
• LIVING ROOM OR OFFICE RECEPTACLE CIRCUIT

13. ELECTRICAL BRANCH CIRCUITS – FULLY ELECTRIC
DWELLING
• 240 V / 30 A – HEAT PUMP WATER HEATER
• 240 V / 40 A – ELECTRIC RANGE
• 240 V / 30 A – CLOTHES DRYER
• 240 V / 20 A (OR PER MANUFACTURER) – MINI-SPLIT
HEAT PUMP OUTDOOR UNIT
• 240 V / 20 A – MINI-SPLIT HEAT PUMP OUTDOOR UNIT
(DEDICATED GFCI CIRCUIT)

14 FOR EXTERIOR LIGHTING, MUST BE PHOTOCELL, MOTION
SENSOR, ETC. PER, CALIFORNIA ENERGY CODE 150.0(K)(3).

15. VEHICLE PROTECTION SHALL BE INSTALLED PER DETAILS
SHOWN ON SHEET.

16. RECEPTACLE SPACING AND PLACEMENT PER CEC:
MAX. 6 FT. FROM ANY POINT ALONG WALLS.
KITCHEN COUNTERS, ISLANDS, AND PENINSULAS TO
HAVE REQUIRED OUTLETS.
HALLWAYS OVER 10 FT. REQUIRE AT LEAST ONE
RECEPTACLE.
EXTERIOR RECEPTACLES SHALL BE WEATHER- AND
TAMPER-RESISTANT, WITH APPROVED COVERS.

17. ALL MINISPLIT CONDENSER UNITS SHALL BE PROVIDED
WITH A READILY ACCESSIBLE ELECTRICAL DISCONNECT
WITHIN SIGHT OF THE EQUIPMENT, PER CEC REQUIREMENTS.

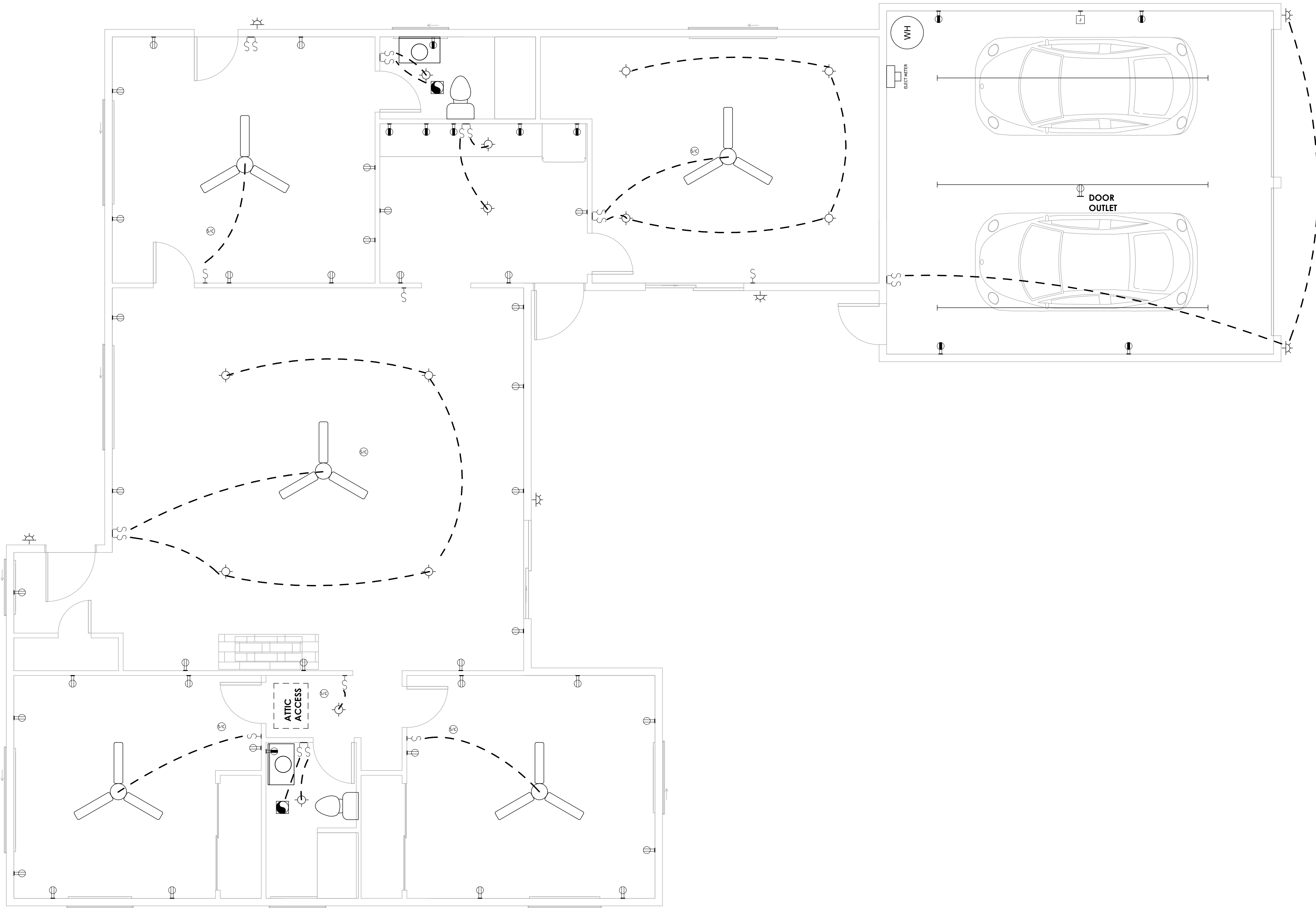
18. ALL REQUIRED RECEPTACLES TO HAVE GFCI/AFCI
PROTECTION PER CEC; INCLUDE KITCHENS, BATHROOMS,
LAUNDRY, EXTERIOR, GARAGES, AND HABITABLE ROOMS.

19. ELECTRIC VEHICLE (EV) READY REQUIREMENT [CGBSC §
4.106.4.1.1]
PROVIDE (1) DEDICATED 208/240V, 40A MIN. BRANCH CIRCUIT
TERMINATING IN JUNCTION BOX LABELED "EV CHARGER –
FUTURE USE."
CIRCUIT TO ORIGINATE AT MAIN SERVICE PANEL WITH 1" MIN.
CONDUIT ROUTE TO GARAGE PARKING AREA.
INSTALLATION SHALL COMPLY WITH CEC ARTICLE 625.

20. 18" MINIMUM STAND REQUIRED FOR ALL APPLIANCES

21. ALL FLOOR LEVEL OUTLETS MUST BE 15" ABOVE F.F.

ELECTRICAL LEGEND	
SYMBOLS	
	LED LIGHT
	GFCI OUTLET
	AFCI DUPLEX
	HUMIDISTAT CONTROLLED EXHAUST FAN
	SWITCH
	SMOKE / CARBON DETECTOR
	JUNCTION BOX FOR EV



1 MEP PLAN
1/4" = 1'-0"

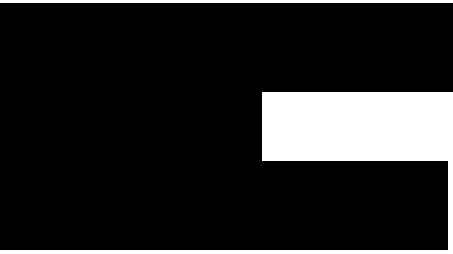


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N/A



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A04

AS NOTED

ROOFING MATERIAL: GAF TIMBERLINE HDZ® RS, CHARCOAL, ICC-ES EVALUATION REPORT ESR-1475. Cool Roof Rating Council (CRRR) Rated (CRRR 0676-0136b).

UNDERLAYMENT: INSTALL ROOFING FELT UNDERLAYMENT BENEATH SHINGLES FOR ADDED WATERPROOFING.

INSTALLATION: SHINGLES, UNDERLAYMENT, AND FLASHINGS TO BE INSTALLED IN ACCORDANCE WITH IBC SECTION 1507.2 OR IRC SECTION R905.2, UNLESS OTHERWISE NOTED IN THE EVALUATION REPORT. FOLLOW MANUFACTURER INSTALLATION REQUIREMENTS AND LOCAL BUILDING CODES.

FLASHING AND FASTENERS: PROVIDE FLASHING AT PENETRATIONS, VALLEYS, AND SIDEWALLS. SECURE SHINGLES TO ROOF DECK USING GALVANIZED ROOFING NAILS.

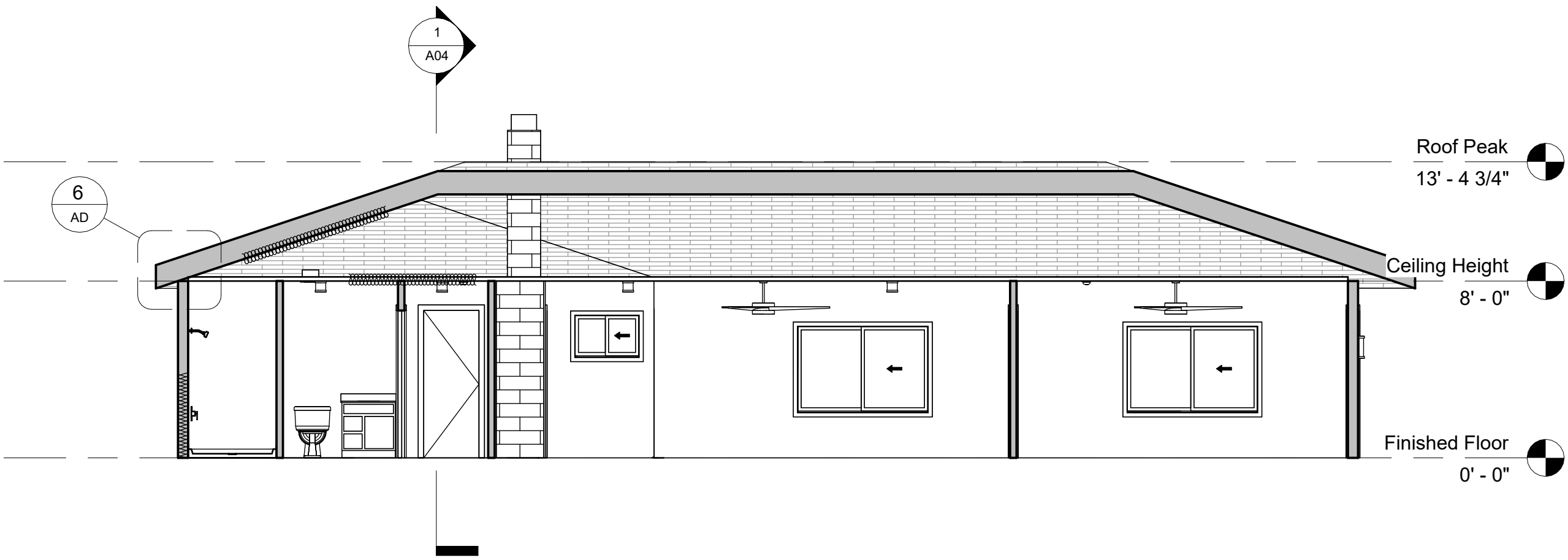
CODE COMPLIANCE: The GAF Timberline HDZ® RS in Charcoal can be used to comply with Cool Roof Requirements of the California Code of Regulations and all applicable local codes. Installation shall comply with §R905 of the California Residential Code (CRC).

ATTIC AREA $\approx 1,974$ SF. PROVIDE MIN. 950 IN² TOTAL NFVA (1/300 RULE).

HIGH VENTING:
 – CONTINUOUS RIDGE VENT @ (29'-0" + 45'-8" = 74'-8")
 @ $\approx 18 \text{ IN}^2/\text{FT}$ NFVA (MANUFACTURER RATING) = $\approx 1,344 \text{ IN}^2$
 NFVA.

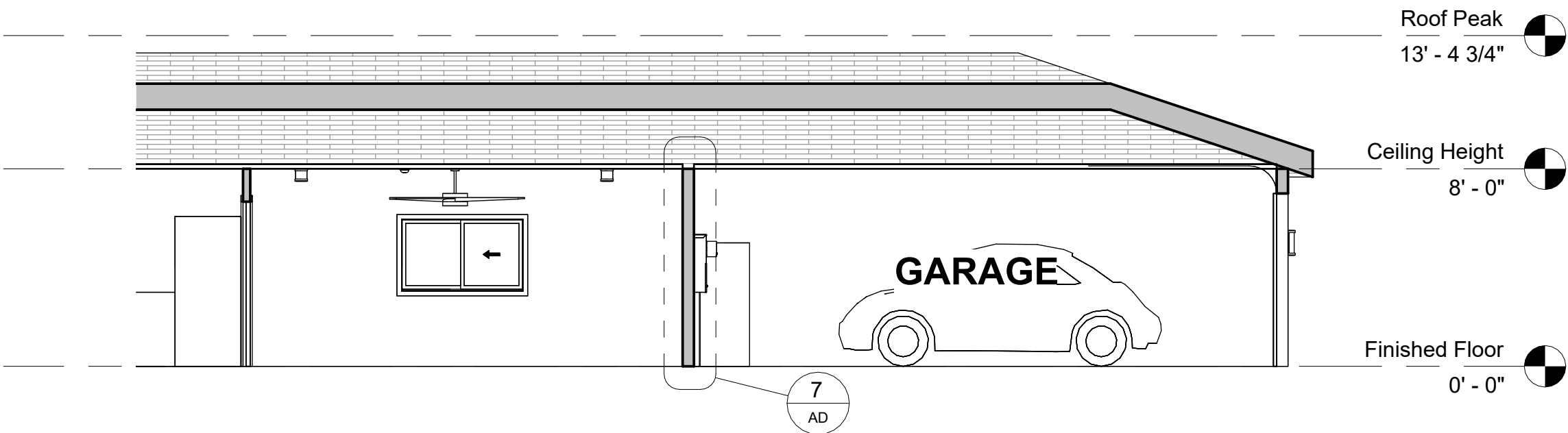
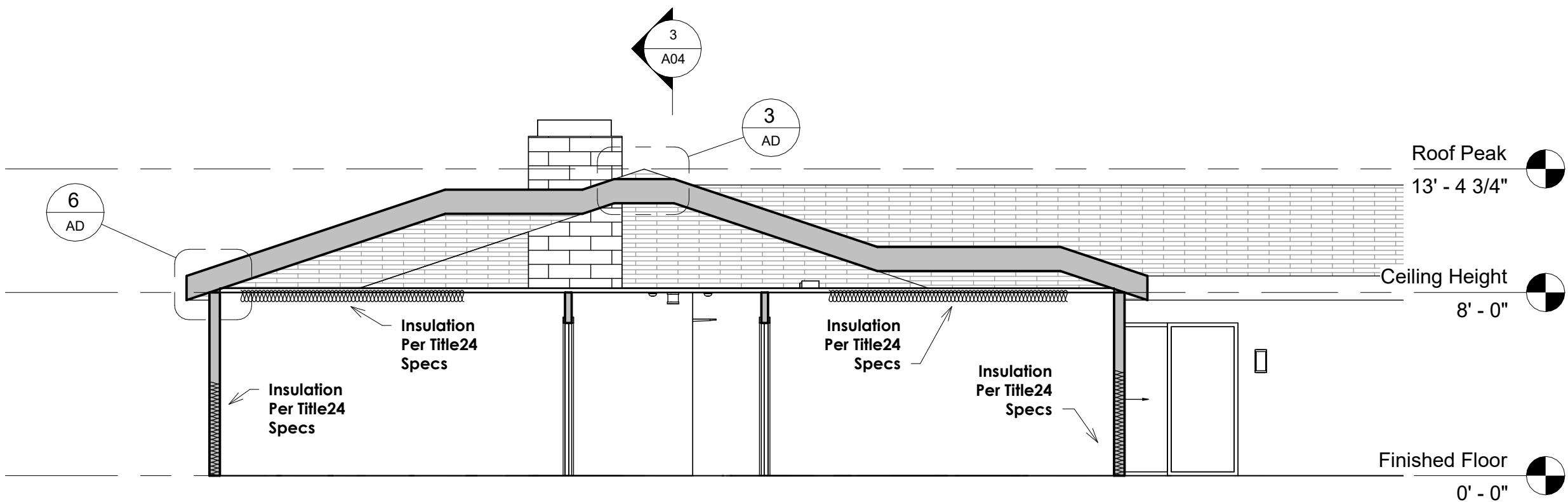
LOW VENTING:
– PROVIDE CONTINUOUS / DISTRIBUTED SOFFIT / EAVE
VENTS WITHIN 3'-0" OF EAVE LINE
TO PROVIDE $\approx 1,350$ IN² NFVA (TO BALANCE HIGH/LOW
VENTING; $\approx 50/50$).

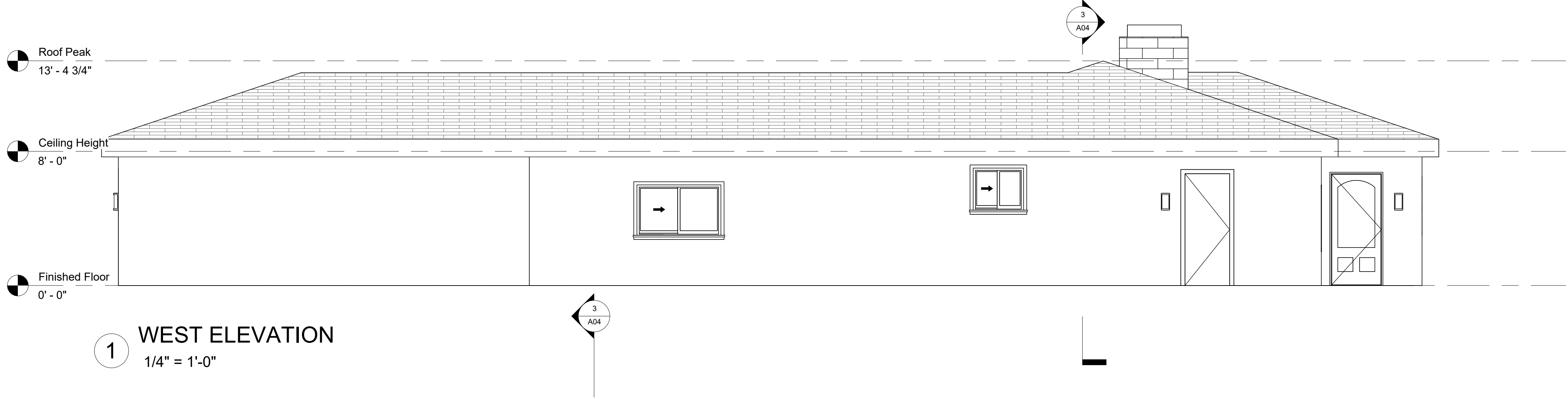
PROVIDE MIN. 950 IN² NFVA TOTAL WITH HIGH/LOW DISTRIBUTION MEETING CRC REQUIREMENTS.
FINAL VENT TYPES, NFVA, AND COUNTS TO MATCH MANUFACTURER NFVA RATINGS.
FINAL VENT LOCATIONS AND EXACT COUNTS MAY BE ADJUSTED IN THE FIELD, PROVIDED THE MINIMUM TOTAL NFVA AND HIGH/LOW DISTRIBUTION DESCRIBED ABOVE ARE MAINTAINED.



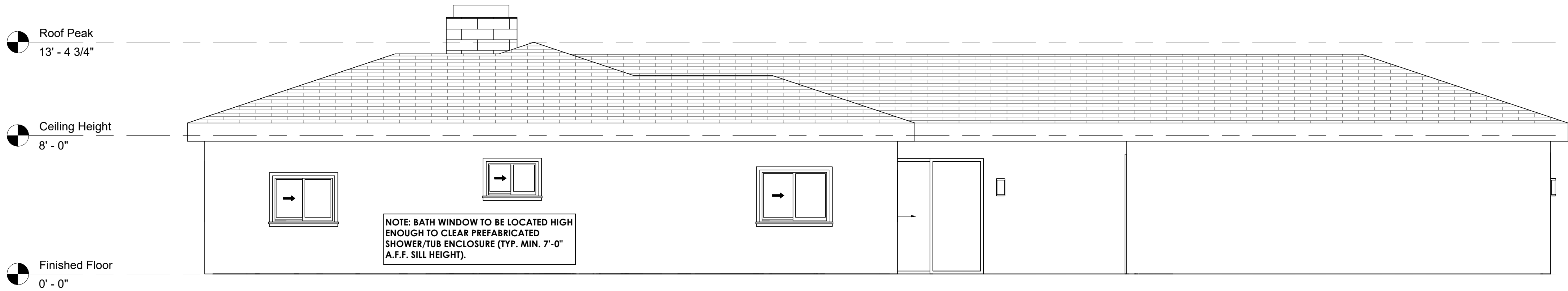
3 Section 2
3/16" = 1'-0"

4 Section 3
3/16" = 1'-0"

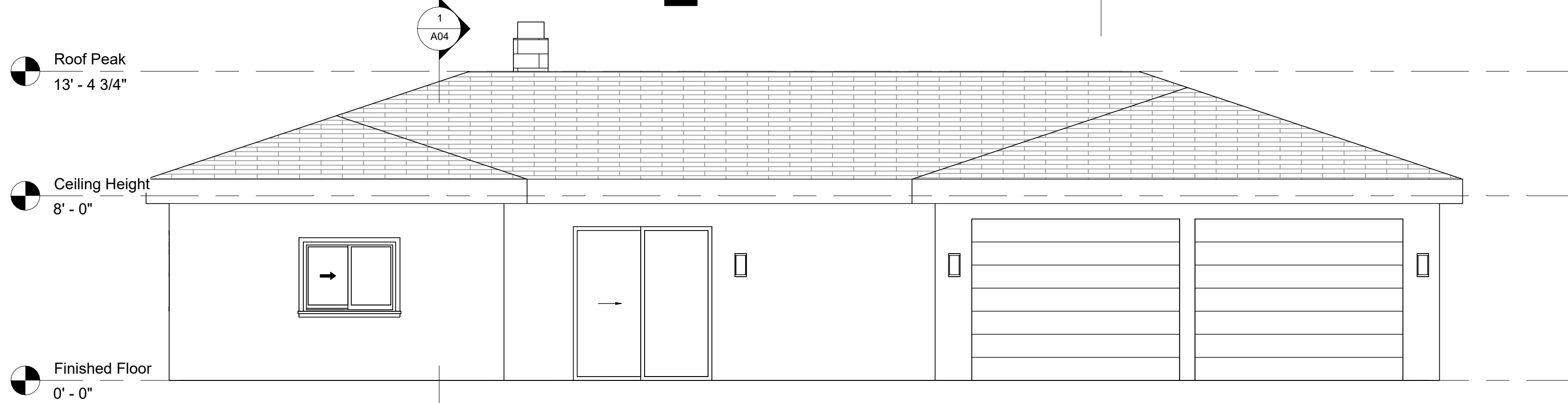




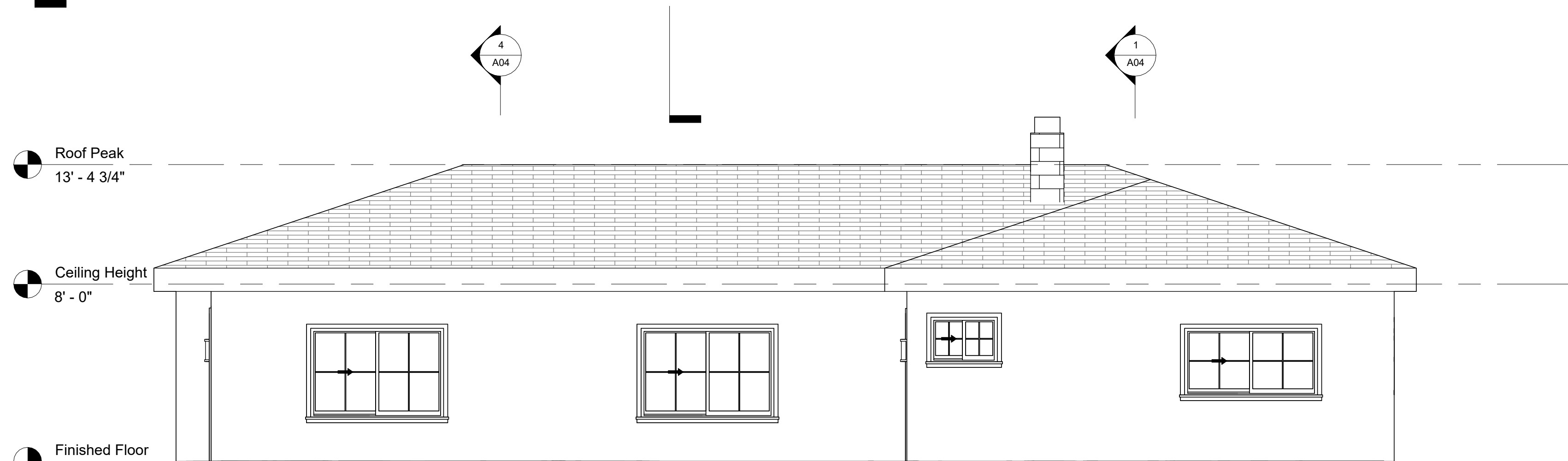
1 WEST ELEVATION
1/4" = 1'-0"



4 SOUTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"

SHEET NOTES

1. EXTERIOR WALLS TO BE FINISHED WITH STUCCO OVER APPROVED WEATHER-RESISTIVE BARRIER AND LATH SYSTEM.
2. ROOFING TO BE ASPHALT COMPOSITION SHINGLES OVER APPROVED UNDERLAYMENT.
3. FINAL COLORS AND FINISHES TO BE SELECTED BY OWNER/CONTRACTOR AND COORDINATED WITH JURISDICTION IF REQUIRED.
4. ALL EXTERIOR FINISHES AND MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND APPLICABLE CODES.
5. PROVIDE FLASHING AT ALL ROOF/WALL INTERSECTIONS, WINDOW AND DOOR HEADS, SILLS, AND OTHER PENETRATIONS PER CRC AND MANUFACTURER'S INSTRUCTIONS.
6. EXTERIOR DOORS AND WINDOWS TO BE WEATHER-STRIPPED AND SEALED TO PREVENT AIR AND WATER INFILTRATION.
7. ANY NEW EXTERIOR LIGHT FIXTURES TO COMPLY WITH CALIFORNIA ENERGY CODE (PHOTOCELL/MOTION SENSOR REQUIREMENTS).
8. ADDRESS NUMBERS TO BE PLAINLY VISIBLE FROM THE STREET, MINIMUM 4" HIGH, PER LOCAL FIRE CODE.
9. VERIFY ALL EXTERIOR ELEVATIONS AND FINISH CONDITIONS IN FIELD PRIOR TO CONSTRUCTION.



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Solar Designer

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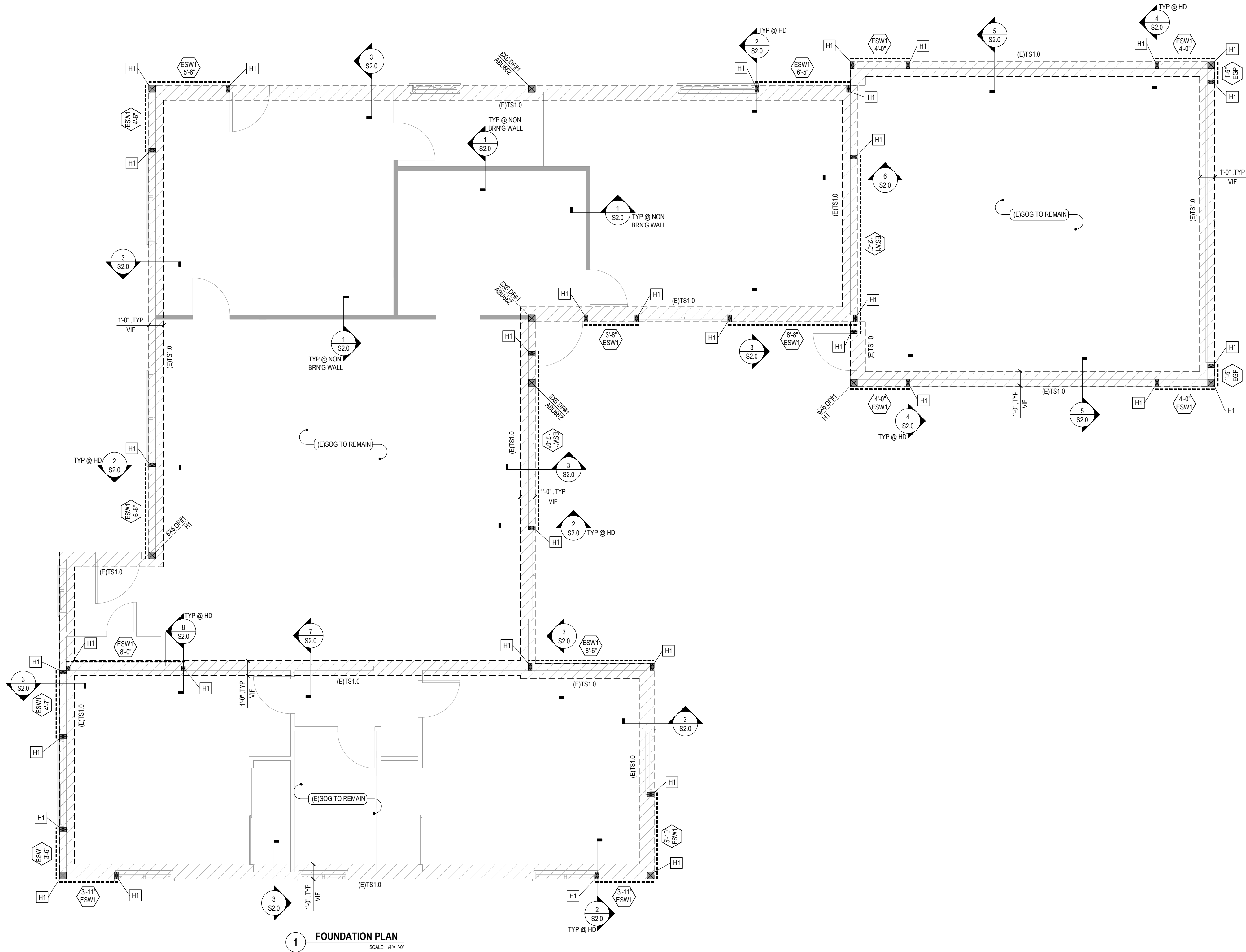
No.	Description	Date

Elevations

A05

Scale

AS NOTED



FOUNDATION SCHEDULE					
MARK	LENGTH	WIDTH	THICKNESS	REINFORCEMENT	REMARK
(E)TS1.0	CONT	1'-0"	12"	EXISTING REINFORCEMENT TO REMAIN	NOTE - 2

- NOTES:
- REFER TO ARCHITECTURAL DRAWING FOR SOG ELEVATION.
 - VERIFY EXISTING FOOTING ON FIELD AND LET EOR KNOW IF FOUND DEFICIENT WITH RESPECT TO ABOVE CONSIDERED PARAMETERS.

HOLDOWN SCHEDULE						
MARK	HOLD DOWN ASSEMBLY WITH FASTENERS	ASD TENSION CAPACITY(160)	ANCHOR BOLT	MINIMUM EMBED DEPTH	MINIMUM POST SIZE	REMARK
H1	HDU2-SDS2.5 WITH (6) 1/4"x2 1/2" SDS	3075	5/8"x0- HILTI-HIT-HY 200 V3 ADHESIVE + HAS-V-36-ASTM F1554GR.36	9"	3" X 3 1/2"	-

SHEAR WALL SCHEDULE										
TAG	SHEATHING	FASTENER	FASTENER SPACING		FRAMING MEMBER	END POST	GRADE	SHEAR CAPACITY (PLF)	SILL ANCHOR	REMARK
			PANEL EDGE	FIELD					AT FOUNDATION	
(ESW1)	15/32" THK STRUCTURAL 1 - ONE SIDE	8d NAIL	6" OC	12" OC	2X @ 16" OC	(2) 2X	DF#2	280	5/8"x0- HILTI-HIT-HY 200 V3 ADHESIVE + HAS-V-36-ASTM F1554 GR.36 - 7" MIN EMBED @ 48" OC	-
(EGP)	EGP INDICATES EXISTING GARAGE PORTAL REFER TO 11/54.0 FOR DETAIL									-

- NOTES:
- WOOD SHEATHING PANELS CAN BE INSTALLED VERTICALLY OR HORIZONTALLY. PROVIDE BLOCKING AT ALL EDGES OF SHEATHING. BLOCKING TO BE SAME MATERIAL AS WALL FRAMING. REFER TO 2/53.0 FOR SHEAR WALL ELEVATION.
 - HOLD-DOWNS ARE SIMPSON STRONG-TIE PRODUCTS. PROVIDE SPECIFIED ITEM OR APPROVED EQUIVALENT.
 - ATTACHMENT PATTERN LISTED IS TO BE USED AT THE EDGE OF THE SHEATHING PANELS. ADD (2) ROWS OF NAILS TO THE SHEAR WALL END POST.
 - THE SHEAR CAPACITIES PER IBC TABLE 2306.3(1)/SDPWS-15 TABLE 4.3A WITH ASD REDUCTION FACTOR 2.0.

- PLAN NOTES:
- LOCATE POSTS ON CENTER OF FOOTING AND VERIFY THE SIZE OF FOOTING PER PLAN. CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES.
 - IF ANY SIZES ARE DIFFERENT THAN WHAT IS SHOWN ON DRAWINGS, ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
 - ALL WOOD FRAMING USED FOR EXTERIOR APPLICATION SHALL BE P.T. WOOD. FASTENERS IN P.T. WOOD & FIRE RETARDANT WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.
 - SEE ARCH DWG'S FOR DIMENSIONS NOT SHOWN.
 - ALL POSTS SHALL BEAR DIRECTLY ON SILL PLATE. w/2-16d TOENAILS MIN.
 - ALL STEEL AND/OR HARDWARE SHALL BE TIED IN PLACE PRIOR TO POURING OF CONCRETE AT CONSTRUCTION.
 - CENTERLINE OF HOLDDOWN ANCHORS SHALL MATCH CENTERLINE OF WALL FRAMING U.N.O.

LEGEND:	
(E)2X WOODEN STUD WALL	
(N)2X WOODEN STUD WALL	
WOOD POST	
(E)FOOTING	

REVISIONS

DRAWING TITLE:
FOUNDATION PLAN

PROJECT:
FIRE REBUILD PROJECT

DATE
12/15/2025

PROJECT NO
251177

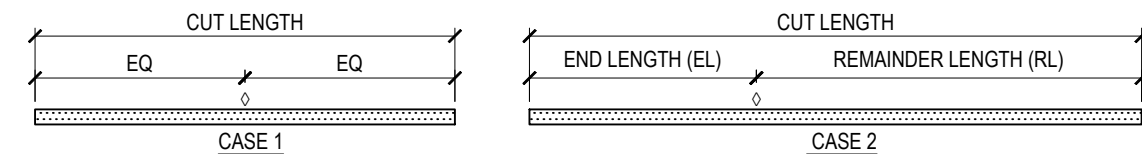
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ADP

S1.0

TIE STRAP SCHEDULE						
MARK [SH]	STRAP	MIN. NAILING EACH SIDE	MAX. NAIL SPACING		MIN. END LENGTH	MIN. ASD TENSION CAPACITY
			CASE 1	CASE 2		
			END LENGTH	REMAINDER LENGTH		
[S1]	CS-16	(10)10d	10d @ 4" OC STGR	FILL ALL NAIL HOLES 10d @ 4" OC STGR	12"	1,705#
[S2]	CS-14	(13)10d	10d @ 4" OC STGR	FILL ALL NAIL HOLES 10d @ 4" OC STGR	16"	2,490#

NOTES:
1. CASE 1 APPLIES UNLESS END LENGTH (EL) IS NOTED ON PLANS. WHERE END LENGTH (EL) IS NOTED, SEE CASE 2.



2. AS REQUIRED, PROVIDE CLOSER NAIL SPACING TO MEET MINIMUM NAILING EACH SIDE OF >
3. LOCATE STRAPS OVER SHEATHING AND BLOCK UNDER STRAP W/ FLAT 2X6 WHERE NO FRAMING OCCURS, UNO.

MARK [DP]	DIAPHRAGM SCHEDULE						
	PANEL GRADE	PERFORMANCE CATEGORY	NAILING (B/N/E/W/F)	BLOCKING REQ'S	MIN. FRMG. THICKNESS	ASD SHEAR CAPACITY PLF	A35 / LTP4 CLIP SPACING
[D1]	STRUC-I	5/8"	8d @ 6/6/12	UNBLOCKED	2X	180 PLF	24" OC

TAG	SHEATHING	FASTENER	FASTENER SPACING		FRAMING MEMBER	END POST	GRADE	SHEAR CAPACITY (PLF)	SILL ANCHOR	REMARK
			PANEL EDGE	FIELD					AT FOUNDATION	
[ESW1]	15/32" THK STRUCTURAL 1 - ONE SIDE	8d NAIL	6" OC	12" OC	2X @ 16" OC	(2) 2X	DF#2	280	5/8"Ø - HILTI HIT-HY 200 V3 ADHESIVE + HAS-V-36-ASTM F1554 GR 36 - 7" MIN EMBED @ 48" OC	-
[EGP]	EGP INDICATES EXISTING GARAGE PORTAL REFER TO 11/S4.0 FOR DETAIL									-

- NOTES:
1. WOOD SHEATHING PANELS CAN BE INSTALLED VERTICALLY OR HORIZONTALLY. PROVIDE BLOCKING AT ALL EDGES OF SHEATHING. BLOCKING TO BE SAME MATERIAL AS WALL FRAMING. REFER TO 2/S3.0 FOR SHEAR WALL ELEVATION.
2. HOLD-DOWNS ARE SIMPSON STRONG-TIE PRODUCTS. PROVIDE SPECIFIED ITEM OR APPROVED EQUIVALENT.
3. ATTACHMENT PATTERN LISTED IS TO BE USED AT THE EDGE OF THE SHEATHING PANELS. ADD (2) ROWS OF NAILS TO THE SHEAR WALL END POST.
4. THE SHEAR CAPACITIES PER IBC TABLE 2306.3(1)/SDPWS-15 TABLE 4.3A WITH ASD REDUCTION FACTOR 2.0.

