

Michael Barber

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12/31/2025 4:50:18 PM

A02

AS NOTED

A	5' - 0"	4' - 8"	Window-Double-Hung-Double	5
B	3' - 0"	4' - 8"	Window-Double-Hung	4
C	2' - 0"	4' - 8"	Window-Double-Hung	1
D	9' - 0"	4' - 8"	Window-Awning-Triple-Horizontal	3
E	3' - 0"	4' - 5"	Window-Double-Hung	1
F	2' - 6"	2' - 0"	Window-Double-Hung	1

1	6' - 0"	6' - 8"	1
2	4' - 0"	6' - 8"	1
3	2' - 8"	6' - 8"	6
4	5' - 4"	6' - 8"	1
5	2' - 0"	6' - 8"	4
6	0' - 0"	0' - 0"	
7	16' - 0"	6' - 8"	1
8	8' - 0"	6' - 8"	1
9	8' - 0"	6' - 8"	2
10	0' - 0"	0' - 0"	1
11	2' - 8"	6' - 8"	1
12	5' - 0"	6' - 8"	1
13	2' - 4"	6' - 8"	1
14	3' - 0"	6' - 8"	1
15	2' - 6"	6' - 8"	1

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

3. 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).

4. ATTIC ACCESS WITH THE MINIMUM DIMENSIONS 22" X 30"
PER CRC R807.1

5. LANDINGS SHALL BE A MIN. OF 36" IN THE DIRECTION OF TRAVEL [CRC R311.3].

6. 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].

7. TEMPERED GLAZING SHALL BE PROVIDED AT HAZARDOUS LOCATIONS AS IDENTIFIED IN R308.4. HAZARDOUS LOCATIONS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

GLAZING IN ALL DOORS.
GLAZING IN BATH AND SHOWER ENCLOSURES.
GLAZING WITHIN A 24-INCH ARC OF A DOOR EDGE.
GLAZING PANELS OVER 9 SQ. FT. WITH THE LOWEST
EDGE LESS THAN 18 INCHES ABOVE THE FINISH FLOOR
AND THE TOP EDGE GREATER THAN 36 INCHES ABOVE
THE FLOOR.
ALL GLAZING IN GUARDRAILS.

8. EXTERIOR WINDOWS/GLAZED DOORS AND SKYLIGHT ASSEMBLIES SHALL OF ONE OF THE FOLLOWING [R337.8.2.1]:
MULTI-PANE GLAZING WITH A MIN OF ONE TEMPERED PANE.
GLASS BLOCK UNITS.
20-MINUTE FIRE-RESISTANCE RATED WHEN TESTED ACCORDING TO NFPA 257.
TESTED TO MEET THE SFM STANDARD 12-7A-2.

9. EXTERIOR DOORS SHALL BE OF ONE OF THE FOLLOWING
[CRC 337.8.3]:
NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL.
SOLID CORE WOOD WITH STILES AND RAILS SHALL NOT
BE LESS THAN 1 3/8" THICK WITH RAISED PANELS SHALL
NOT BE LESS THAN 1 1/4" THICK.
20-MINUTE FIRE-RESISTANCE RATED.

10. WHEN ANY PORTION OF AN ATTACHED OR DETACHED STRUCTURE (TRELLISES, ARBORS, PATIO COVERS, CARPORTS, GAZEBOs, AND SIMILAR STRUCTURES OF AN ACCESSORY OR MISCELLANEOUS CHARACTER) LIES WITHIN 50' OF AN APPLICABLE BUILDING, IT SHALL BE CONSTRUCTED OF [R337.107/10A]:

NONCOMBUSTIBLE MATERIAL; OR
IGNITION-RESISTANT MATERIAL; OR
HEAVY TIMBER CONSTRUCTION.

11. EGRESS REQUIRED. VIEW DETAIL 2/AD FOR EGRESS INFO

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]

Garage doors with window panels are to comply with window construction requirements as exterior walls. Single pane glass or plastic tiles in garage doors are unacceptable [R337.8/708A.2].

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AGING-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]

1

WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES, AND STAIRS SHALL BE CONSTRUCTED WITH ONE OF THE FOLLOWING MATERIALS WHEN ANY PORTION OF SUCH SURFACE IS WITHIN 10' OF THE BUILDING:

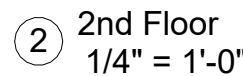
IGNITION-RESISTANT MATERIAL THAT COMPLIES WITH
SFM 12-7A-4 AND 12-7A-5; OR

EXTERIOR FIRE-RETARDANT TREATED WOOD; OR
NONCOMBUSTIBLE MATERIAL: OR

COMPLIES WITH SFM 12-7A-4A WHEN ATTACHED
EXTERIOR WALL COVERING IS ALSO EITHER
NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL
[R337.9.3/709A.3] (NOTE: CERTAIN SPECIES OF REDWOOD
AND CEDAR COMPLY WITH SFM 12-7A-4A).



① Ground Floor
1/4" = 1'-0"



② 2nd Floor
1/4" = 1'-0"



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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. The concrete encased grounding electrode (UFER) on the foundation plan, sized in accordance with [CEC 250.52A (3)].
10. WATER HEATER:
TANK VOL. (GAL): 65
NEEA HEAT PUMP BRAND: RHEEM
NEEA HEAT PUMP MODEL: XE6ST10H45U0 (65 GAL, JA13)
11. Electric Vehicles Charging (EV) in new construction shall comply with Section 4.106.4.1, 4.106.4.2, or 4.106.4.3, to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. [CGC 4.106.4].
12. New 200 A with 225 A busbar
13. 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).

14. ENERGY STORAGE SYSTEM (ESS) READY PER CEC § 150.0(S)(2):

RESERVE MINIMUM 3'-0" CLEAR

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

- REFRIGERATOR CIRCUIT
- LIGHTING CIRCUIT AT PRIMARY EGRESS
- BEDROOM RECEPTACLE CIRCUIT
- LIVING ROOM OR OFFICE RECEPTACLE CIRCUIT

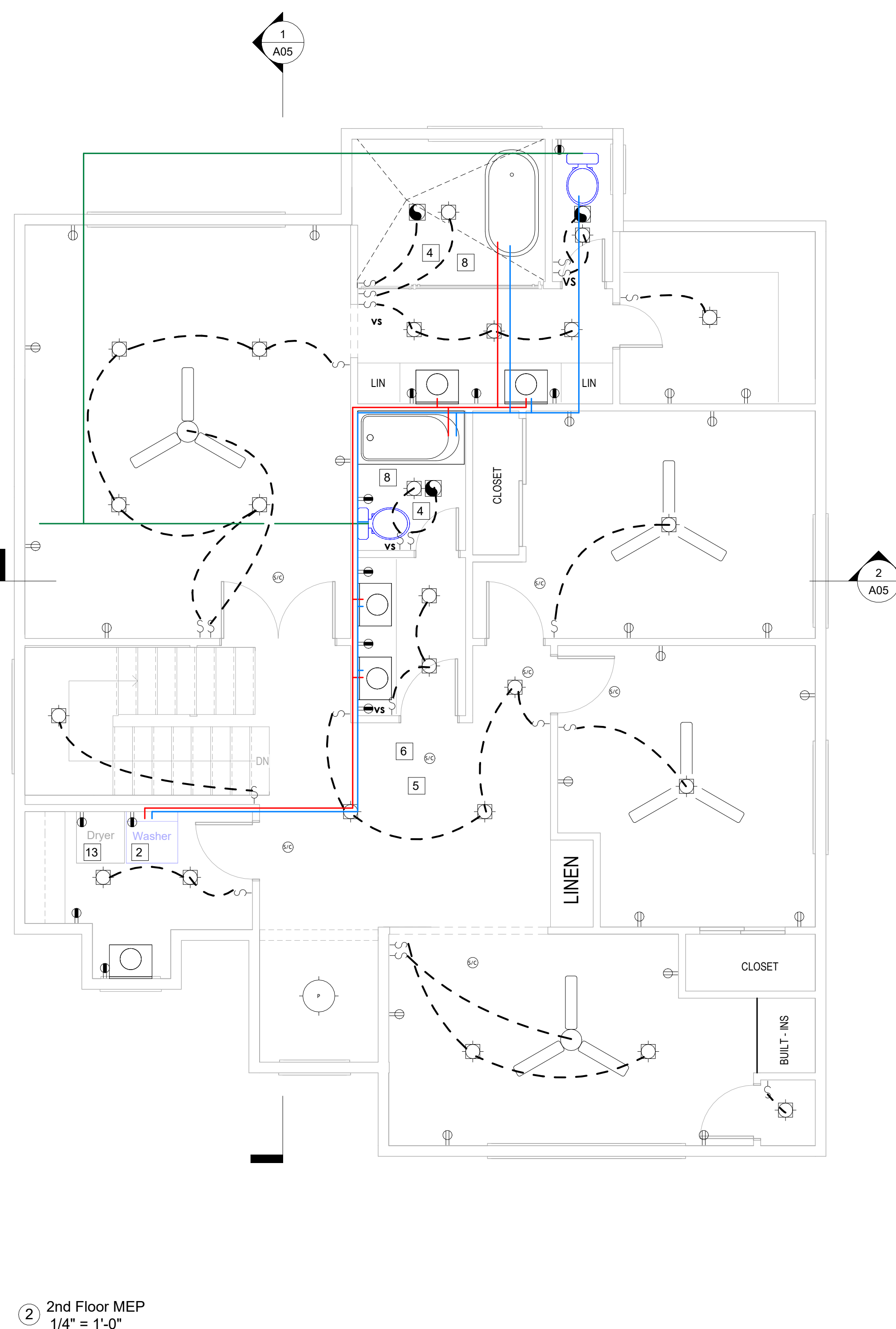
BUILDING ENVELOPE:

- WALL INSULATION: R-21 IN 2X6 FRAMING
- ATTIC INSULATION: R-38 WITH RADIANT BARRIER
- FLOOR OVER GARAGE: R-19

17. For exterior lighting, must be photocell, motion sensor, etc. per, California Energy Code 150.0(k)(3).

A03

AS NOTED



NOTES

- 1MAIN: BEHR Crisp Linen
MQ3-13 U (Off White)
- 2TRIM: BEHR Black Mocha
PPU24-01 D (Dark Brown)
- 3ROOF TO BE ASPHALT
SHINGLE
- 4SMOOTH STUCCO EXT.



SOUTH ELEVATION

SCALE
1/4" = 1'-0"

1
A-03



EAST ELEVATION

SCALE
1/4" = 1'-0"

2
A-03



NORTH ELEVATION

SCALE
1/4" = 1'-0"

3
A-03



WEST ELEVATION

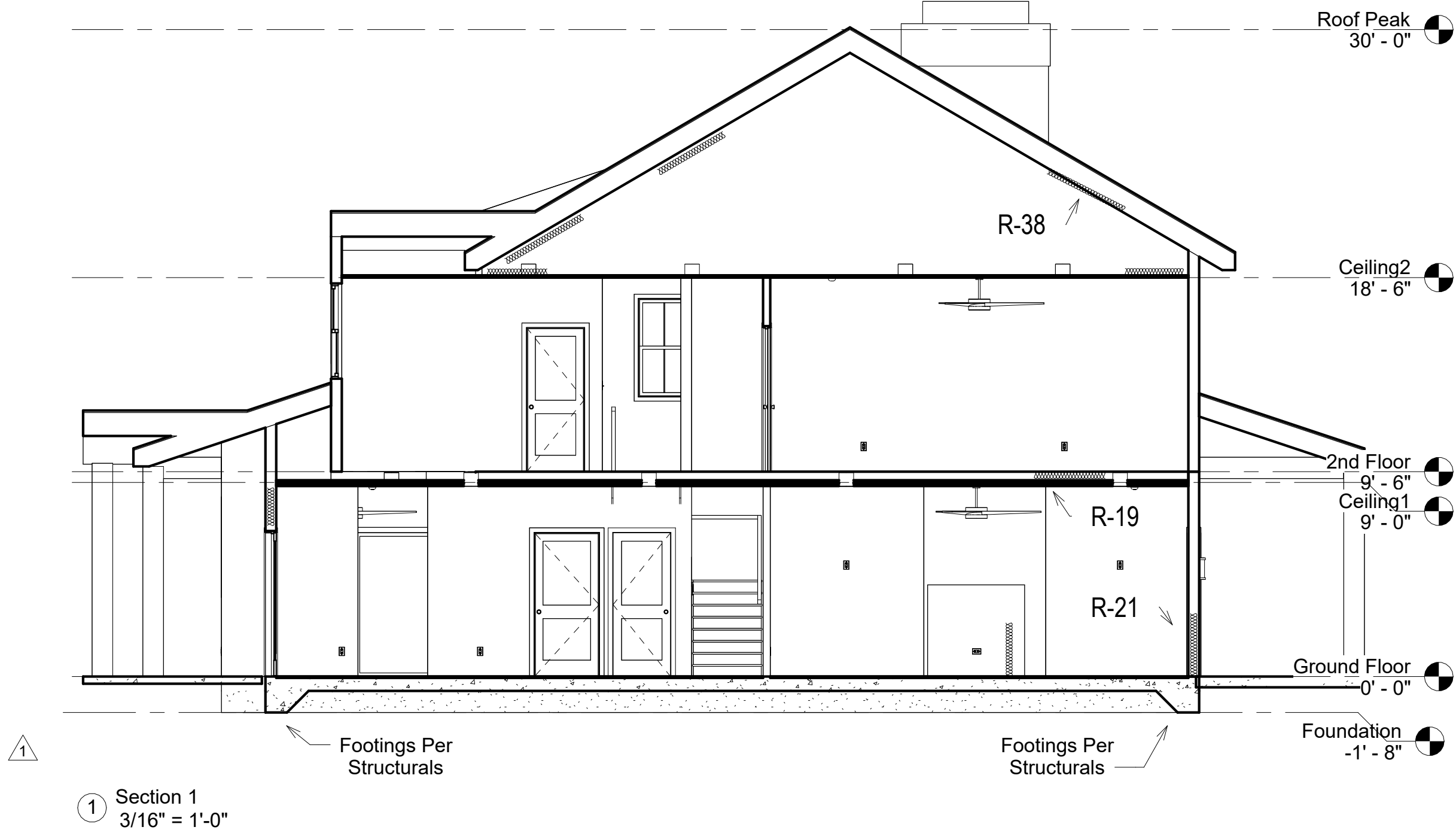
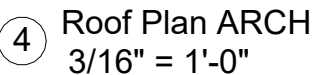
SCALE
1/4" = 1'-0"

4
A-03



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ARCH CORBEL/BACKET SHOWN ON ELEVATIONS AND
EXTERIOR VIEWS IS MANUFACTURED BY ROYALCORINTHIAN.
SPECIFIC CORBEL SHOWN IS BKT25X27X5.5

[illegible]

AS NOTED

FOUNDATION SCHEDULE					
MARK	LENGTH	WIDTH	THICKNESS	REINFORCEMENT	REMARK
TS0.8	CONT	8"	16"	(1)#5 BOTTOM LONGITUDINAL	-
TS1.4	CONT	1'-4"	16"	(2)#5 TOP & BOTTOM LONGITUDINAL	NOTE - 2
TS1.4A	CONT	1'-4"	21"	(2)#5 TOP & BOTTOM LONGITUDINAL	NOTE - 2
TS2.0	CONT	2'-0"	21"	(3)#5 TOP & BOTTOM LONGITUDINAL	NOTE - 2
SF2.0	2'-0"	2'-0"	12"	(3)#5 EACH WAY BOTTOM	-
SF2.6	2'-6"	2'-6"	12"	(3)#5 EACH WAY BOTTOM	-
SF3.0	3'-0"	3'-0"	12"	(4)#5 EACH WAY BOTTOM	-
SF3.6	3'-6"	3'-6"	12"	(4)#5 EACH WAY BOTTOM	-

NOTES:

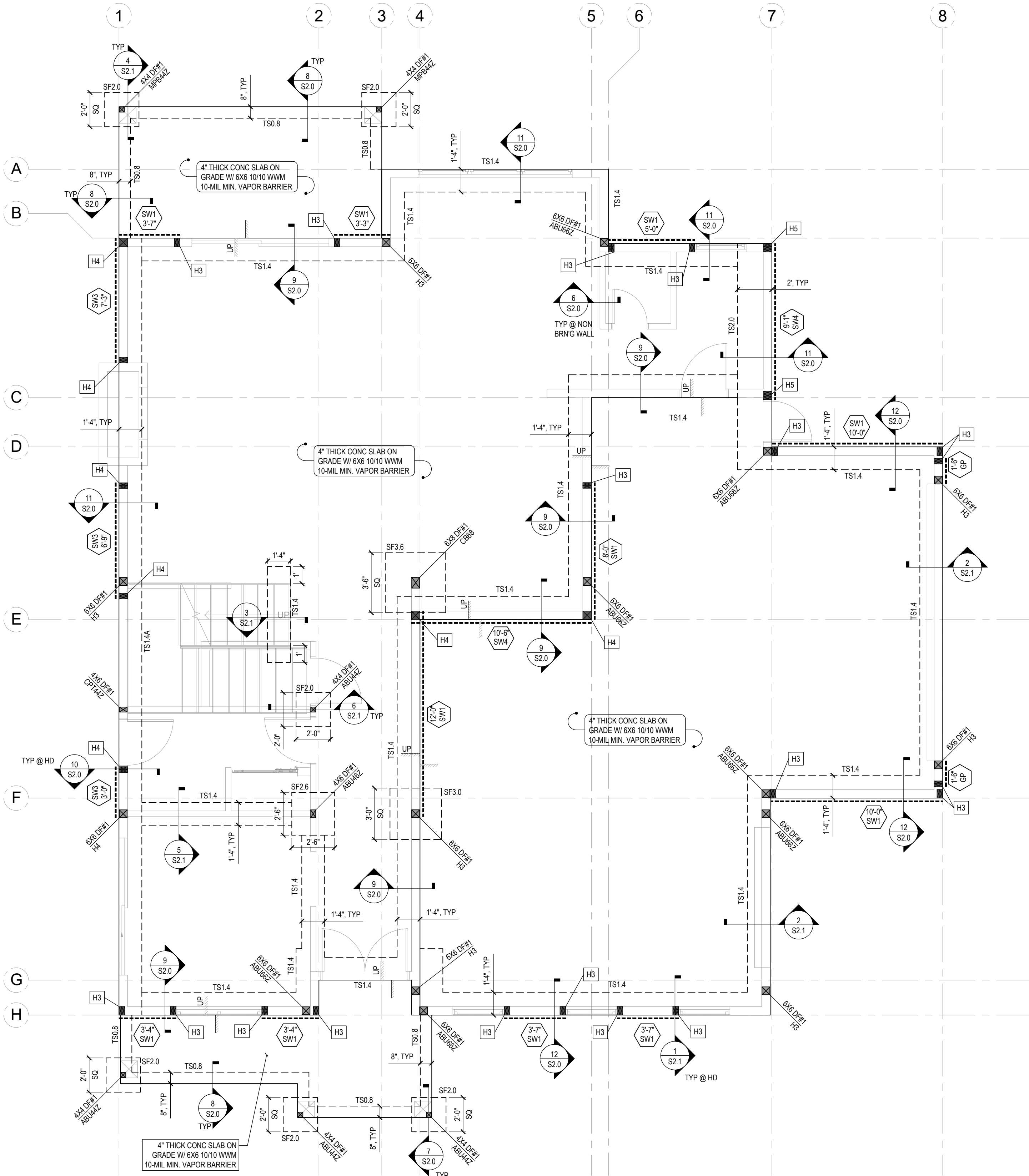
- REFER TO ARCHITECTURAL DRAWING FOR SOG ELEVATION.
- PROVIDE #4 @ 16" OC CLOSED LOOP STIRRUPS.

HOLDOWN SCHEDULE					
MARK	HOLD DOWN/STRAP ASSEMBLY WITH FASTENERS	ASD TENSION CAPACITY(160)	ANCHOR BOLT	MINIMUM EMBED DEPTH/ STRAP END LENGTH	MINIMUM POST / BEAM SIZE
H1	CMSTC16 STRAP WITH (50) 0.148" X 3 1/4"	4690	-	20"	-
H2	MSTC48B3 STRAP	3975	-	44 7/8"	3" X 9 1/4" BM
H3	HDU4-SDS2.5 WITH (10) 1/4" X 2 1/2" SDS	4565	SB 5/8X24	18"	3" X 3 1/2"
H4	HDU8-SDS2.5 WITH (20) 1/4" X 2 1/2" SDS	7870	SB 7/8X24	18"	3 1/2" X 4 1/2"
H5	HDU11-SDS2.5 WITH (30) 1/4" X 2 1/2" SDS	11175	SB1X30	24"	3 1/2" X 7 1/4"

SHEAR WALL SCHEDULE											
TAG	SHEATHING	FASTENER	FASTENER SPACING		FRAMING MEMBER	END POST	GRADE	SHEAR CAPACITY (PLF)	SILL ANCHOR		REMARK
			PANEL EDGE	FIELD					AT FOUNDATION	AT FLOOR	
SW1	15/32" THK STRUCTURAL 1 - ONE SIDE	8d NAIL	4" OC	12" OC	2X @ 16" OC	(2) 2X	DF#2	430	5/8"Ø F1554 GR 36 - 7" MIN EMBED @ 36" OC	16d @ 4" OC	-
SW3	15/32" THK STRUCTURAL 1 - ONE SIDE	8d NAIL	3" OC	12" OC	2X @ 16" OC	(2) 2X	DF#2	550	5/8"Ø F1554 GR 36 - 7" MIN EMBED @ 24" OC		-
SW4	15/32" THK STRUCTURAL 1 - TWO SIDES	8d NAIL	3" OC	12" OC	2X @ 16" OC	(3) 2X	DF#2	1100	5/8"Ø F1554 GR 36 - 7" MIN EMBED @ 24" OC		-
GP	GP INDICATES GARAGE PORTAL REFER TO 11/S2.5 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/S2.2 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.



1 FOUNDATION PLAN
SCALE: 1/4"=1'-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 DWGS FOR DIMENSIONS NOT SHOWN.
- ALL POSTS SHALL BEAR DIRECTLY ON SILL PLATE, W/2x6 TO 2x8 NAILS MIN.
- ALL STEEL AND/OR HARDWARE SHALL BE TIED IN PLACE PRIOR TO POURING OF CONCRETE AT CONSTRUCTION.
- CENTERLINE OF HOLDOWN ANCHORS SHALL MATCH CENTERLINE OF WALL FRAMING U.N.O.
- WOOD SHALL BE 8" MIN. ABOVE FINISH GRADE. SEC. 1806.1.
- REFER TO 1/S2.0 FOR SLAB ON GRADE CONTROL & CONSTRUCTION JOINT DETAIL.
- REFER TO 2/S2.0 FOR FOUNDATION AT UTILITY DETAIL.
- REFER TO 4/S2.0 FOR CONTINUOUS FOUNDATION CORNER REINFORCEMENT DETAIL.
- REFER TO 5/S2.0 FOR TYP SLAB ON GRADE DETAIL.

LEGEND:

2X STUD WALL	
WOOD POST	
STEP IN SOG	
FOOTING	
2X WOODEN STUD WALL	
SHEAR WALL	
LENGTH OF SHEAR WALL	
SHEAR WALL TAG	

REVISIONS		08-05-2025	11-15-2025	12-19-2025
1	REVISED AS PER COUNTY COMMENTS			
2	REVISED AS PER COUNTY COMMENTS			
3	REVISED AS PER COUNTY COMMENTS			

DRAWING TITLE: FOUNDATION PLAN	PROJECT: LAKE RIVERSIDE
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DATE	02/28/2025
PROJECT NO	25093
DRAWN BY	MUR
REVIEWED BY	CDP

1 PRE-ENGINEERED ROOF TRUSSES @ 24" OC - BY
MANUFACTURE, TYP.

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/S2/2 FOR SHEAR WALL ELEVATION.
2. HOLD-DOWNS ARE SIMPSON STRONG-TIE PRODUCTS. PROVIDE SPECIFIED ITEM OR APPROVED EQUIVALENT.
3. ATTACHMENT PATTERNS 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.



S1.1

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

SHEAR WALL SCHEDULE											
TAG	SHEATHING	FASTENER	FASTENER SPACING		FRAMING MEMBER	END POST	GRADE	SHEAR CAPACITY (PLF)	SILL ANCHOR		REMARK
			PANEL EDGE	FIELD					AT FOUNDATION	AT FLOOR	
SW1	15/32" THK STRUCTURAL 1 - ONE SIDE	8d NAIL	4" OC	12" OC	2X @ 16" OC	(2) 2X	DF#2	430	5/8"Ø F1554 GR 36 - 7" MIN EMBED @ 36" OC	16d @ 4" OC	-
SW3	15/32" THK STRUCTURAL 1 - ONE SIDE	8d NAIL	3" OC	12" OC	2X @ 16" OC	(2) 2X	DF#2	550	5/8"Ø F1554 GR 36 - 7" MIN EMBED @ 24" OC		-
SW4	15/32" THK STRUCTURAL 1 - TWO SIDES	8d NAIL	3" OC	12" OC	2X @ 16" OC	(3) 2X	DF#2	1100	5/8"Ø F1554 GR 36 - 7" MIN EMBED @ 24" OC		-
GP	GP INDICATES GARAGE PORTAL REFER TO 11/S2.5 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/S2.2 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 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.



KEY NOTES:

#	INDICATES NOTES APPLICABLE TO THIS PLAN ONLY.
1	PRE-ENGINEERED ROOF TRUSSES @ 24" OC - BY MANUFACTURE, TYP.
2	PROVIDE (2)2X STUD @ GIRDER TRUSS BEARING LOCATION, UNO.

PLAN NOTES:

- 1. IF ANY SIZES ARE DIFFERENT THAN WHAT IS SHOWN ON DRAWINGS, ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
- 2. ALL WOOD FRAMING USED FOR EXTERIOR APPLICATION SHALL BE PT. WOOD. FASTENERS IN PT. WOOD AND FIRE RETARDANT WOOD SHALL BE OF HOT DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.
- 3. SEE ARCH DWG'S FOR DIMENSIONS NOT SHOWN.
- 4. ALL DIAPHRAGMS TO BE NAILED WITH COMMON NAILS ONLY.
- 5. HDR INDICATES HEADER. REFER TO 9 & 10/5/2 FOR DETAIL.
- 6. REFER TO 15/2/3 FOR WOOD POST TO BEAM CONNECTION DETAIL.
- 7. REFER TO 31/2/3 FOR STRAPS AROUND HDR CONNECTION TYPE DETAIL.
- 8. ALL GLB ARE GUYLUM BEAMS OF 24F-4V DF.

LEGEND:	
2X STUD BEARING WALL	
2X STUD NON-BEARING WALL	
WOOD POST	
WOOD BEAM	
STRAP	
WOOD HEADER	
ROOF FRAMING	
2X WOODEN STUD WALL	
SHEAR WALL	
LENGTH OF SHEAR WALL	
SHEAR WALL TAG	