

Michael Barber

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12/16/2025 2:03:35 AM

A02

Scale AS NOTED

GENERAL NOTES

1. 160 CFM RANGE EXHAUST FAN TO BE INSTALLED OVER ELECTRIC COOKTOP
2. WINDOWS & GLAZED DOORS:
MAX U-FACTOR: 0.30
MAX SHGC: 0.35
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, GAZEBOES, AND SIMILAR STRUCTURES OF AN ACCESSORY OR MISCELLANEOUS CHARACTER) LIES WITHIN 50' OF AN APPLICABLE BUILDING, IT SHALL BE CONSTRUCTED OF [R337.107110A]:
NONCOMBUSTIBLE MATERIAL; OR
IGNITION-RESISTANT MATERIAL; OR
HEAVY TIMBER CONSTRUCTION.
11. EGRESS REQUIRED. VIEW DETAIL 2/AD FOR EGRESS INFO
12. WALLS WITHIN SHOWER AND TUB AREAS SHALL BE FINISHED WITH A SMOOTH, HARD, NON-ABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 6'-0" ABOVE THE FINISHED FLOOR. (CRC R307.2)
13. SHOWER COMPARTMENTS SHALL HAVE MIN. 30" X 30" CLEAR INTERIOR DIMENSIONS AND SHALL ACCOMMODATE A 30" DIAMETER CIRCLE. (CPC 408.6)
14. SHOWER DOORS SHALL OPEN OUTWARD AND SHALL PROVIDE A MINIMUM CLEAR OPENING OF 22". (CPC 408.5)
15. BATHROOMS SHALL BE PROVIDED WITH A MECHANICAL EXHAUST FAN VENTED DIRECTLY TO THE OUTSIDE. MIN. 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS. (CMC / CRC)
16. WATER CLOSETS SHALL HAVE A MINIMUM 15" CLEAR FROM CENTERLINE TO ANY SIDE OBSTRUCTION AND A MINIMUM 24" CLEAR IN FRONT. (CPC 402.5)

AGING IN PLACE REQUIREMENTS

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

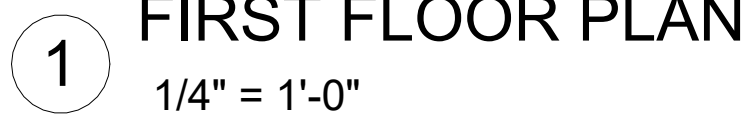
PROVIDE WALL REINFORCEMENT IN AT LEAST ONE BATHROOM ON THE LOWEST ENTRY LEVEL FOR FUTURE GRAB BAR INSTALLATION. INDICATE WHICH BATHROOM AND SHOW METHOD ON STRUCTURAL PLANS. [R327.1.1]

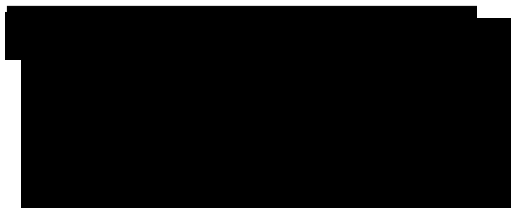
RECEPTACLES, SWITCHES, AND CONTROLS SHALL BE LOCATED BETWEEN 15" AND 48" ABOVE FINISHED FLOOR. [R327.1.2]

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]

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]





Michael Barber
michaelsdrafting
(909) 486-3789

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No.	Description	Date

[illegible]

A02.1

Scale	AS NOTED
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1. WINDOWS & GLAZED DOORS:
MAX U-FACTOR: 0.30
MAX SHGC: 0.35
2. 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).
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 - ALL GLAZING IN GUARDRAILS.
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 - GLASS BLOCK UNITS.
 - 20-MINUTE FIRE-RESISTANCE RATED WHEN TESTED ACCORDING TO NFPA 257.
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11. BATHROOMS SHALL BE PROVIDED WITH A MECHANICAL EXHAUST FAN VENTED DIRECTLY TO THE OUTSIDE. MIN. 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS. (CMC / CRC)
12. WATER CLOSETS SHALL HAVE A MINIMUM 15" CLEAR FROM CENTERLINE TO ANY SIDE OBSTRUCTION AND A MINIMUM 24" CLEAR IN FRONT. (CPC 402.5)

14. 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

1. PROVIDE SPACE AND DEDICATED BREAKER LOCATION IN MAIN PANEL FOR THE FOLLOWING FUTURE 240V CIRCUITS:

- (FUTURE) 240V / 30A FURNACE FEED – [150.0(T)]
- (FUTURE) 240V / 50A COOKTOP FEED – [150.0(U)]
- (FUTURE) 240V / 30A DRYER FEED – [150.0(V)]

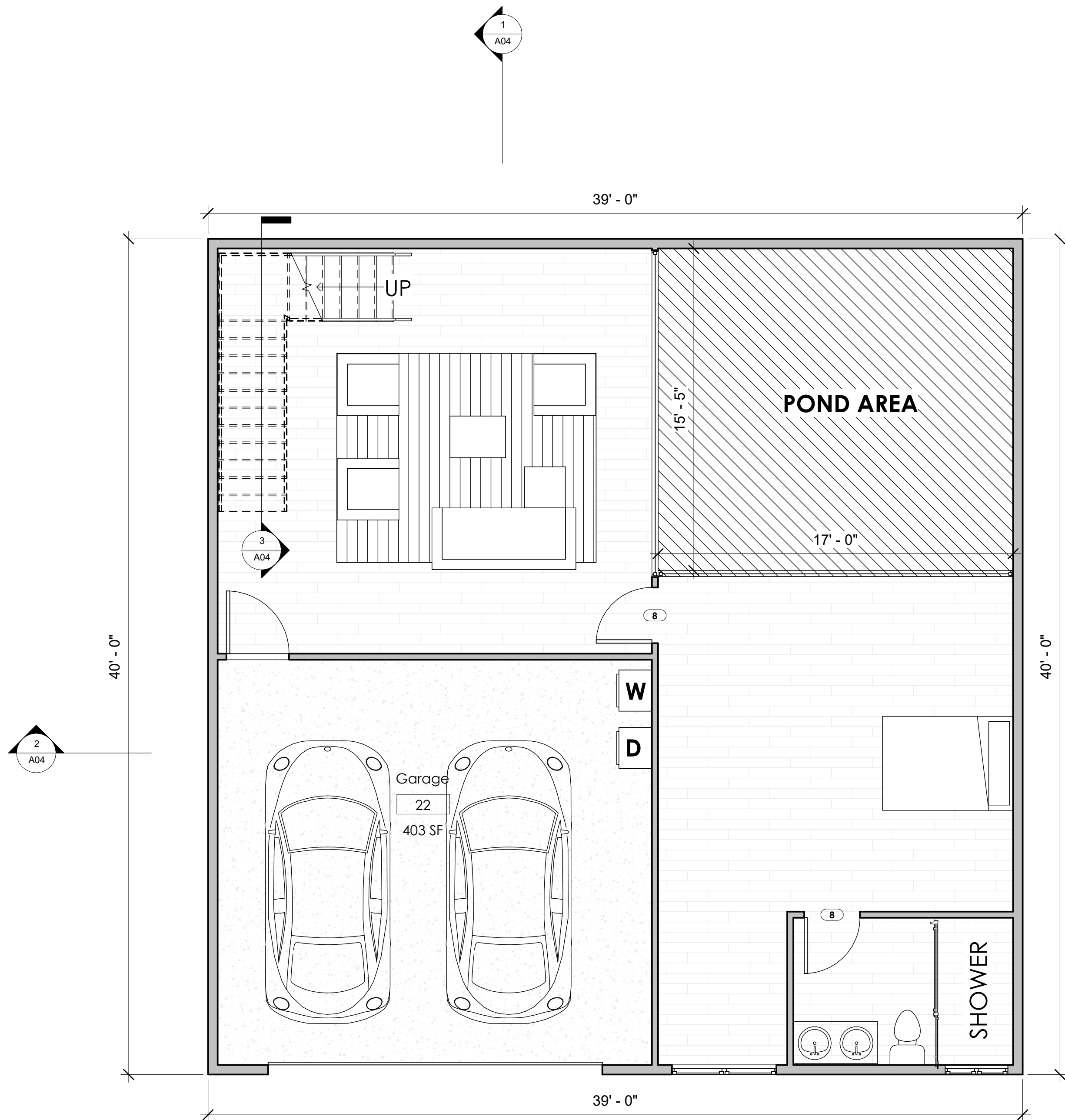
2. IF GAS OR PROPANE WATER HEATER IS PROVIDED, LOCATE IT IN OR ADJACENT TO A SPACE CAPABLE OF ACCOMMODATING A FUTURE HEAT PUMP WATER HEATER
(MIN. 2'-6" x 2'-6" x 7'-0" CLEAR SPACE) – [150.0(N)].

3. ALL FUTURE CIRCUITS SHALL BE CAPPED AND LABELED "FOR FUTURE USE."

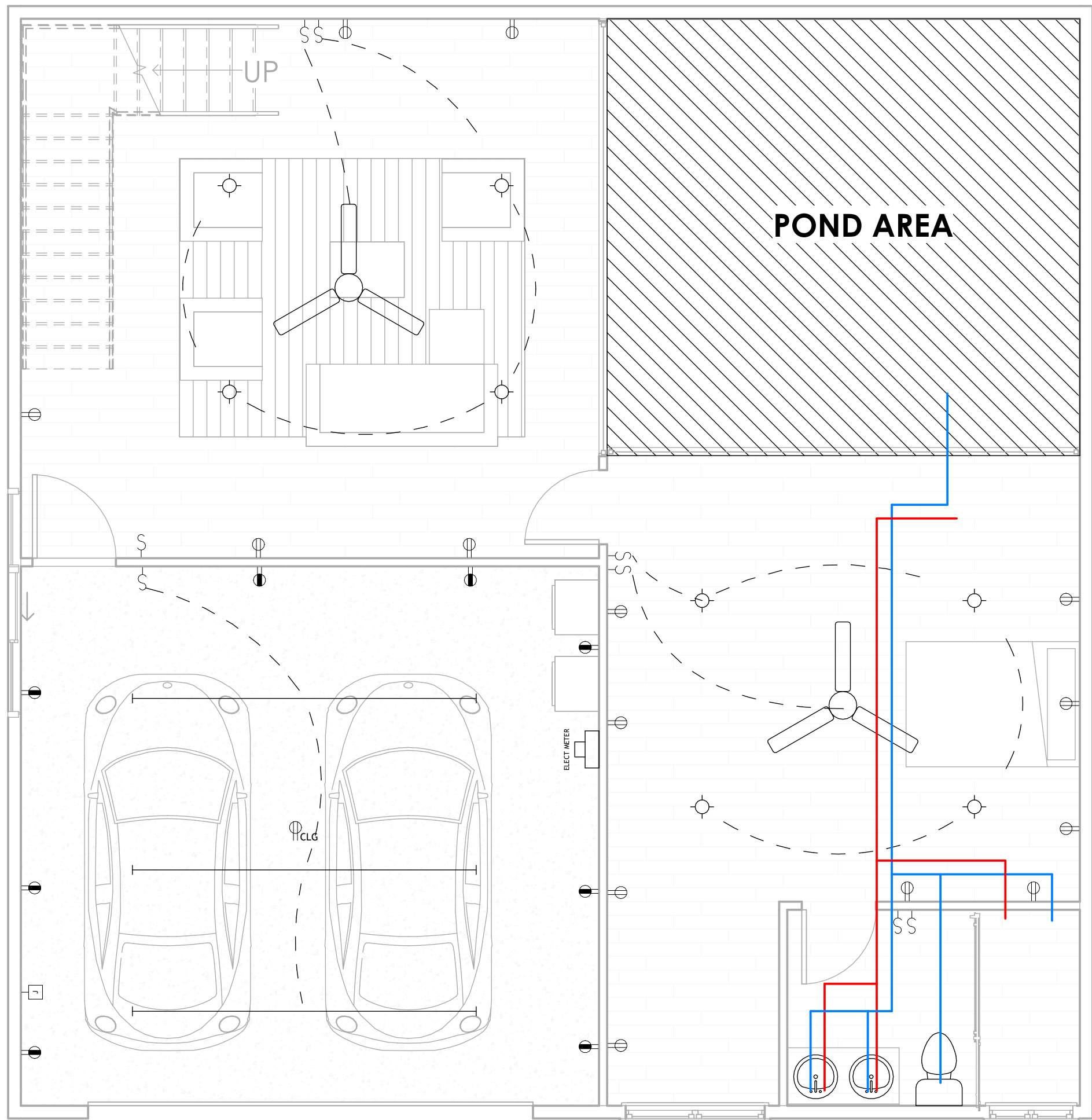
17. For exterior lighting, must be photocell, motion sensor, etc. per, California Energy Code 150.0(k)(3).

18. 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.

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



1 Basement Level Plan
1/4" = 1'-0"



3 BASEMENT MEP
1/4" = 1'-0"

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.
[CR R302.6]

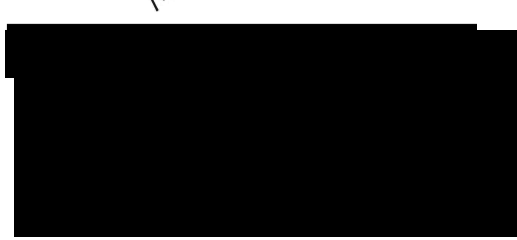
PROVIDE MINIMUM 1/2" GYPSUM BOARD ON THE GARAGE SIDE OF DETACHED GARAGES LESS THAN 3 FT FROM A DWELLING UNIT, OR ON STRUCTURAL MEMBERS SUPPORTING FLOOR OR CEILING ASSEMBLIES.
[CR R302.6]

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.
[CR R302.5.1]

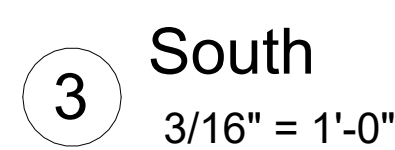
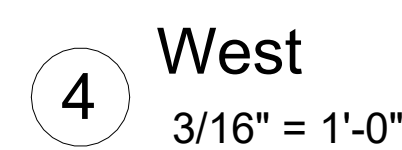
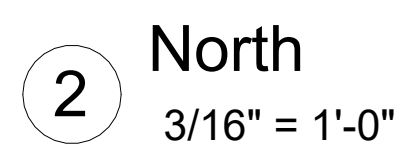
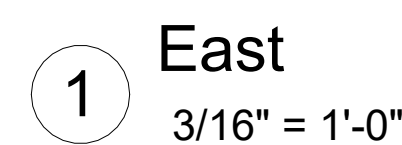
GARAGE DOORS WITH WINDOW PANELS ARE TO COMPLY WITH WINDOW CONSTRUCTION REQUIREMENTS AS EXTERIOR WALLS. SINGLE PANE GLASS OR PLASTIC TILES IN GARAGE DOORS ARE UNACCEPTABLE [R337.8/708A.2].

Scale	AS NOTED
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2 Second Floor MEP
1/4" = 1'-0"



Michael Barber
michaelsdrafting
(909) 486-3789



No.	Description	Date

ELEVATIONS

Scale AS NOTED

NOTES:

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

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	-
SW2	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	16d @ 3" OC	-
SW3	15/32" THK STRUCTURAL 1 - TWO SIDES	8d NAIL	4" OC	12" OC	2X @ 16" OC	(2) 2X	DF#2	860	5/8"Ø F1554 GR 36 - 7" MIN EMBED @ 24" OC	16d @ 3" OC	-
SW4	15/32" THK STRUCTURAL 1 - TWO SIDES	8d NAIL	3" OC	12" OC	2X @ 16" OC	6X	DF#2	1100	5/8"Ø F1554 GR 36 - 7" MIN EMBED @ 24" OC	16d @ 3" OC	-

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 2/33.0 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.

[illegible]

DRAWING TITLE: BASEMENT FOUNDATION PLAN	PROJECT: NEW TWO STORY & BASEMENT SFR	
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DATE	12/06/2025
PROJECT NO	25987
DRAWN BY	RBT
REVIEWED BY	ADP

S1.0

CONC BEAM SCHEDULE				
MARK	WIDTH	DEPTH	REINFORCEMENT	REMARK
CONC BM - 1	8"	24"	REFER SECTION 9/S2.0 FOR REINFORCEMENT INFORMATION	-

TIE STRAP SCHEDULE						
MARK [S#]	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#
[S3]	CMST-14	(33)10d	10d @ 2"OC STGR	FILL ALL NAIL HOLES 10d @ 2"OC STGR	30"	6,475#

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

EQ EQ

CASE 1

CUT LENGTH

END LENGTH (EL) REMAINDER LENGTH (RL)

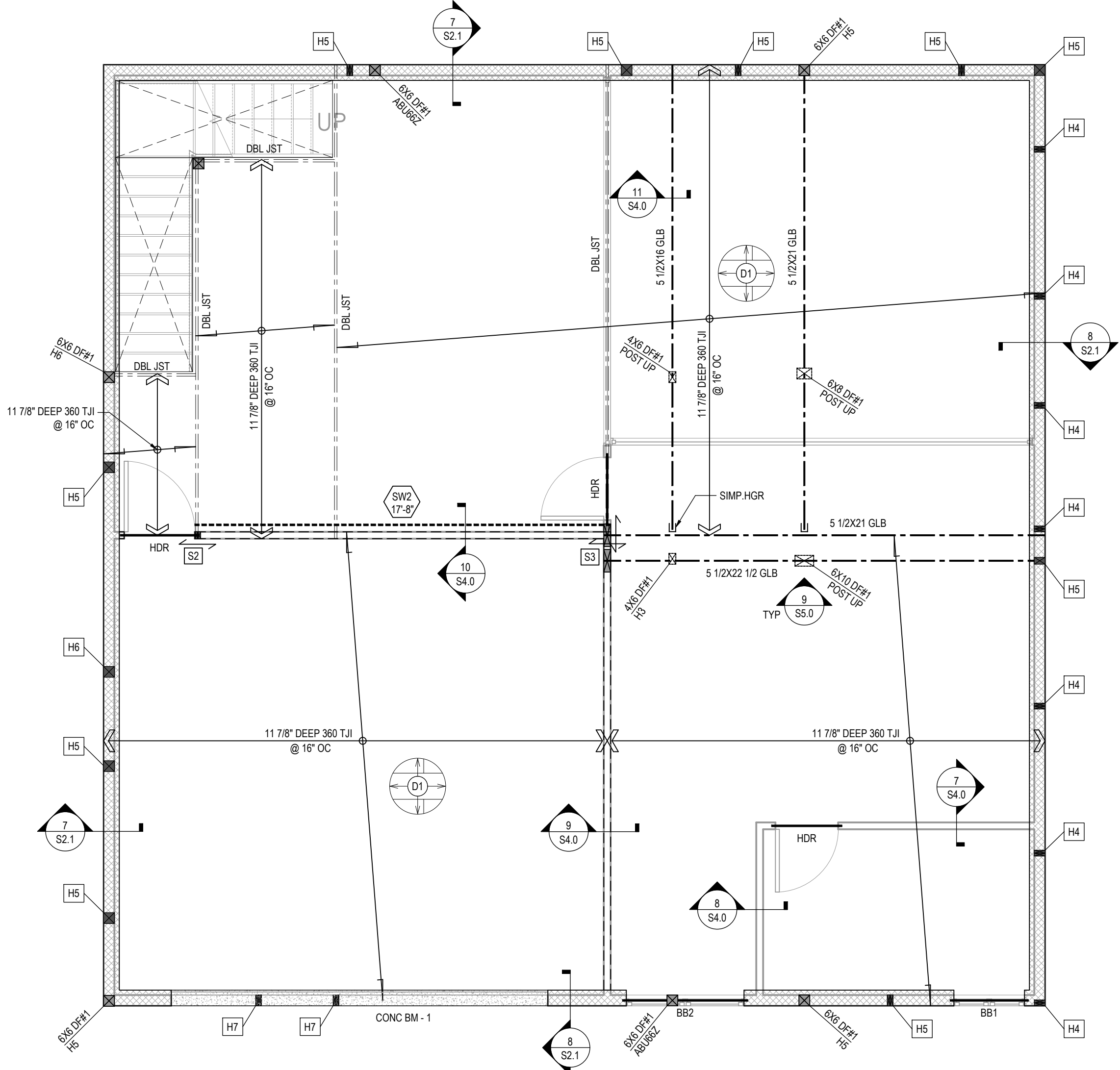
CASE 2
- AS REQUIRED, PROVIDE CLOSER NAIL SPACING TO MEET MINIMUM NAILING EACH SIDE OF ◊
 - LOCATE STRAPS OVER SHEATHING AND BLOCK UNDER STRAP W/ FLAT 2X6 WHERE NO FRAMING OCCURS, UNO.

[D#]	DIAPHRAGM SCHEDULE						
	PANEL GRADE	PERFORMANCE CATEGORY	NAILING (BN/EN/FN)	BLOCKING REQ'S	MIN. FRMG. THICKNESS	ASD SHEAR CAPACITY PLF	A35 / LTP4 CLIP SPACING
[D1]	SHEATHING AND FLOOR	3/4"	10d @ 6/6/12	UNBLOCKED	2X	215 PLF	24" OC
[D2]	STRUC-I	5/8"	8d @ 6/6/12	UNBLOCKED	2X	180 PLF	24" OC
[D3]	SHEATHING AND FLOOR	3/4"	10d @ 6/6/12	BLOCKED	2X	320 PLF	24" OC
[D4]	STRUC-I	5/8"	10d @ 6/6/12	BLOCKED	2X	270 PLF	24" OC

HOLD-DOWN SCHEDULE						
MARK	HOLD DOWN / STRAP ASSEMBLY WITH FASTENERS	ASD TENSION CAPACITY(160)	ANCHOR BOLT	MINIMUM EMBED DEPTH / STRAP END LENGTH	MINIMUM POST/BEAM SIZE	REMARK
H1	CMST14 STRAP WITH (56) 0.162"X2 1/2"	6475	-	26"	-	-
H2	MSTC48B3 STRAP	3975	-	44 7/8"	3" X 9 1/4" BM	-
H3	(2)MSTC48B3 STRAP	7950	-	44 7/8"	3" X 9 1/4" BM	-
H4	HDU5-SDS2.5 WITH (14) 1/4"X2 1/2" SDS	5645	SSTB16	12 5/8"	3" X 3 1/2"	-
H5	HDU11-SDS2.5 WITH (30) 1/4"X2 1/2" SDS	11175	SSTB28	24 7/8"	3 1/2" X 7 1/4"	-
H6	HDU14-SDS2.5 WITH (36) 1/4"X2 1/2" SDS	14390	SSTB28	24 7/8"	3 1/2" X 7 1/4"	-
H7	MSTCM40 STRAP	4220	-	40 1/4"	-	-

[TAG]	SHEATHING	FASTENER	FASTENER SPACING		FRAMING MEMBER	END POST	GRADE	SHEAR CAPACITY (PLF)	SILL ANCHOR		REMARK
			PANEL EDGE	FIELD					AT FOUNDATION	AT FLOOR	
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[SW3]	15/32" THK STRUCTURAL 1 - TWO SIDES	8d NAIL	4" OC	12" OC	2X @ 16" OC	(2) 2X	DF#2	860	5/8"Ø F1554 GR 36 - 7" MIN EMBED @ 24" OC	16d @ 3" OC	-
[SW4]	15/32" THK STRUCTURAL 1 - TWO SIDES	8d NAIL	3" OC	12" OC	2X @ 16" OC	6X	DF#2	1100	5/8"Ø F1554 GR 36 - 7" MIN EMBED @ 24" OC	16d @ 3" OC	-

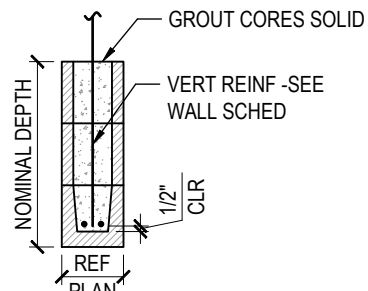
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 - THE SHEAR CAPACITIES PER IBC TABLE 2306.3(1)/SDPW-15 TABLE 4.3A WITH ASD REDUCTION FACTOR 2.0.



1 BASEMENT FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

REINFORCED CMU LINTEL SCHEDULE			
MARK	NOMINAL DEPTH	REINF	NOTES
BB1	8"	(2)#5 BOT	-
BB2	16"	(2)#5 BOT	-

- NOTES:
- BB# INDICATES BOND BEAM.
 - ALL LINTELS TYPE "BB1", UNO. SEE ARCHITECTURAL DRAWINGS FOR LOCATION AND CLEAR SPAN.
 - LINTELS SHALL SPAN CONTINUOUS BETWEEN BEARINGS EACH SIDE.
 - PROVIDE 8" MIN BEARING FOR CLEAR SPAN 6'-0" OR LESS AND 16" MIN BEARING FOR SPAN GREATER THAN 6'-0".
 - EXTEND BOTTOM REINFORCING TO END OF BEARING EACH SIDE. EXTEND TOP REINFORCING, WHERE POSSIBLE, 40 BAR DIAMETERS INTO WALL EACH SIDE. TERMINATE TOP REINFORCING WITH STANDARD HOOK AT CONTROL JOINTS OR FREE EDGES.
 - PROVIDE SOLID GROUTED OR SOLID MASONRY JAMB UNDER LINTEL EACH SIDE OF OPENING FOR CLEAR SPAN GREATER THAN 6'-0".



- PLAN NOTES:
- 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.
 - CENTERLINE OF HOLD-DOWN ANCHORS SHALL MATCH CENTERLINE OF WALL FRAMING U.N.O.
 - ALL DIAPHRAGMS TO BE NAILED WITH COMMON NAILS ONLY.
 - HDR INDICATES HEADER. REFER TO 11 & 12/S3.0 FOR DETAIL.
 - REFER TO 14/S3.0 FOR WOOD POST TO BEAM CONNECTION DETAIL.
 - ALL GLB ARE GLULAM BEAMS OF 24F-V4 DF.

LEGEND:	
2X STUD BEARING WALL	≡ ≡ ≡ ≡
2X WOODEN STUD WALL	≡ ≡ ≡ ≡
8" THK CMU WALL	≡ ≡ ≡ ≡
WOOD POST	⊠
WOOD BEAM	≡ ≡ ≡ ≡
WOOD HEADER	≡ ≡ ≡ ≡
STRAP	[S#]
FLOOR FRAMING	≡ ≡ ≡ ≡
2X WOODEN STUD WALL	≡ ≡ ≡ ≡
SHEAR WALL	≡ ≡ ≡ ≡
LENGTH OF SHEAR WALL	≡ ≡ ≡ ≡
SHEAR WALL TAG	≡ ≡ ≡ ≡

REVISIONS

DRAWING TITLE:
BASEMENT FLOOR FRAMING PLAN

PROJECT:
NEW TWO STORY & BASEMENT SFR

DATE
12/06/2025

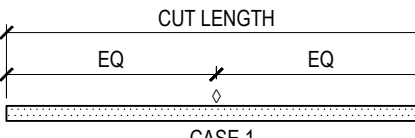
PROJECT NO
25987

DRAWN BY
RBT

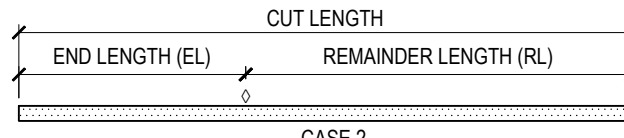
REVIEWED BY
ADP

S1.1

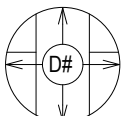
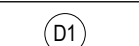
TIE STRAP SCHEDULE							
MARK 	STRAP	MIN. NAILING EACH SIDE	MAX. NAIL SPACING			MIN. END LENGTH	MIN. ASD TENSION CAPACITY
			CASE 1	CASE 2			
					END LENGTH	REMAINDER LENGTH	
	CS-16	(10)10d	10d @ 4"OC STGR	FILL ALL NAIL HOLES	10d @ 4"OC STGR	12"	1,705#
	CS-14	(13)10d	10d @ 4"OC STGR	FILL ALL NAIL HOLES	10d @ 4"OC STGR	16"	2,490#
	CMST-14	(33)10d	10d @ 2"OC STGR	FILL ALL NAIL HOLES	10d @ 2"OC STGR	30"	6,475#

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

CASE 1



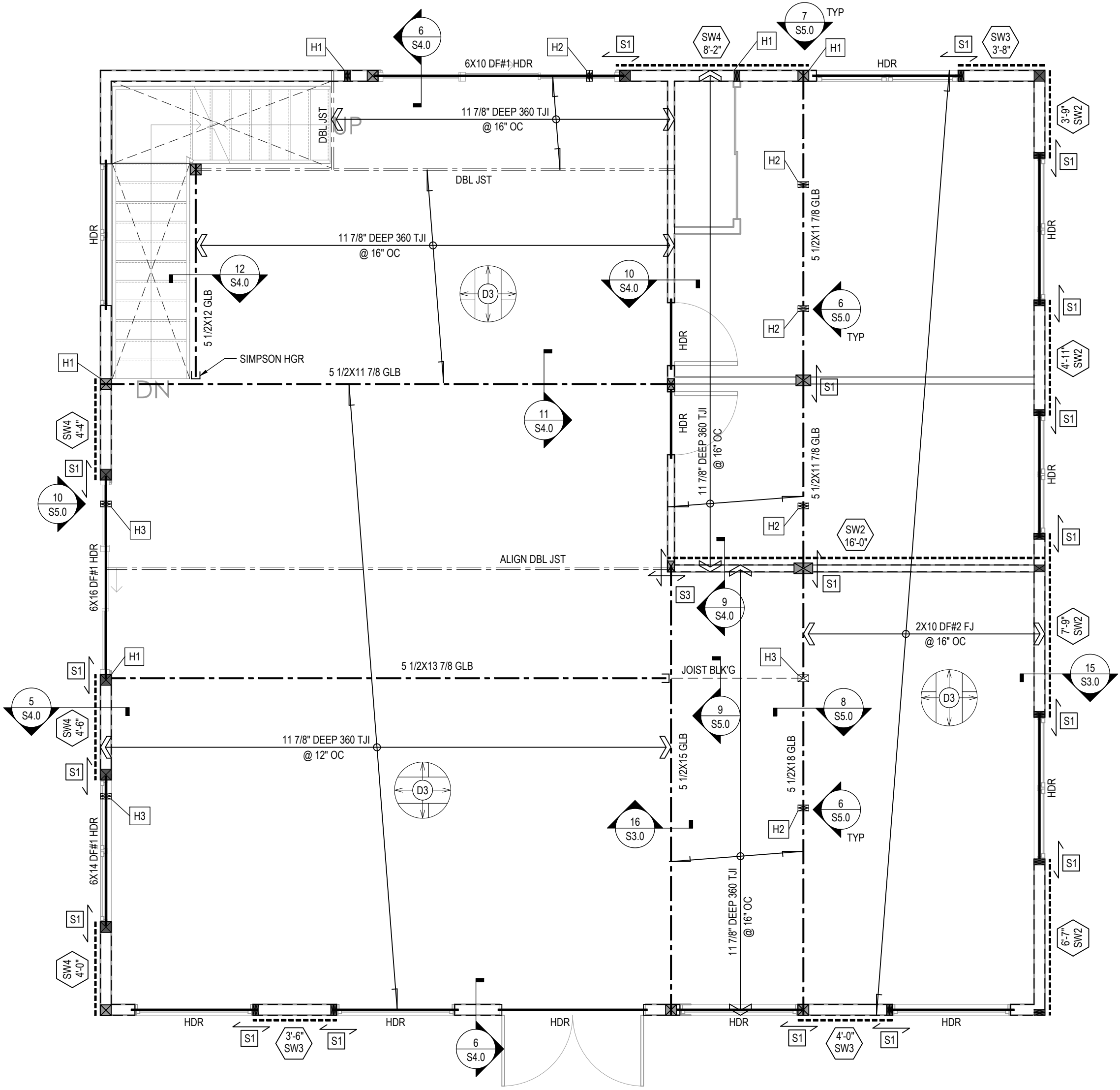
CASE 2
- AS REQUIRED, PROVIDE CLOSER NAIL SPACING TO MEET MINIMUM NAILING EACH SIDE OF ◊
 - LOCATE STRAPS OVER SHEATHING AND BLOCK UNDER STRAP W/ FLAT 2X6 WHERE NO FRAMING OCCURS, UNO.

	DIAPHRAGM SCHEDULE						
	PANEL GRADE	PERFORMANCE CATEGORY	NAILING (DN/EN/FN)	BLOCKING REQ'S	MIN. FRMG. THICKNESS	ASD SHEAR CAPACITY PLF	A35 / LTP4 CLIP SPACING
	SHEATHING AND FLOOR	3/4"	10d @ 6/6"12	UNBLOCKED	2X	215 PLF	24" OC
	STRUC-I	5/8"	8d @ 6/6"12	UNBLOCKED	2X	180 PLF	24" OC
	SHEATHING AND FLOOR	3/4"	10d @ 6/6"12	BLOCKED	2X	320 PLF	24" OC
	STRUC-I	5/8"	10d @ 6/6"12	BLOCKED	2X	270 PLF	24" OC

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	REMARK
H1	CMST14 STRAP WITH (56) 0.162"X2 1/2"	6475	-	26"	-	-
H2	MSTC48B3 STRAP	3975	-	44 7/8"	3" X 9 1/4" BM	-
H3	(2)MSTC48B3 STRAP	7950	-	44 7/8"	3" X 9 1/4" BM	-
H4	HDU5-SDS2.5 WITH (14) 1/4"X2 1/2" SDS	5645	SSTB16	12 5/8"	3" X 3 1/2"	-
H5	HDU11-SDS2.5 WITH (30) 1/4"X2 1/2" SDS	11175	SSTB28	24 7/8"	3 1/2" X 7 1/4"	-
H6	HDU14-SDS2.5 WITH (36) 1/4"X2 1/2" SDS	14390	SSTB28	24 7/8"	3 1/2" X 7 1/4"	-
H7	MSTCM40 STRAP	4220	-	40 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	-
SW2	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	16d @ 3" OC	-
SW3	15/32" THK STRUCTURAL 1 - TWO SIDES	8d NAIL	4" OC	12" OC	2X @ 16" OC	(2) 2X	DF#2	860	5/8"Ø F1554 GR 36 - 7" MIN EMBED @ 24" OC	16d @ 3" OC	-
SW4	15/32" THK STRUCTURAL 1 - TWO SIDES	8d NAIL	3" OC	12" OC	2X @ 16" OC	6X	DF#2	1100	5/8"Ø F1554 GR 36 - 7" MIN EMBED @ 24" OC	16d @ 3" OC	-

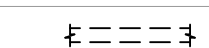
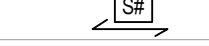
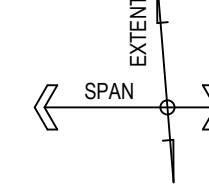
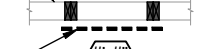
- NOTES:**
- WOOD SHEATHING PANELS CAN BE INSTALLED VERTICALLY OR HORIZONTALLY. PROVIDE BLOCKING AT ALL EDGES OF SHEATHING, BLOCKING TO BE SAME MATERIAL AS WALL FRAMING. REFER TO 2/S3.0 FOR SHEAR WALL ELEVATION.
 - HOLD-DOWNS ARE SIMPSON STRONG-TIE PRODUCTS. PROVIDE SPECIFIED ITEM OR APPROVED EQUIVALENT.
 - 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)/SDPW-15 TABLE 4.3A WITH ASD REDUCTION FACTOR 2.0.



1 FIRST FLOOR FRAMING PLAN

SCALE: 1/4\"/>

- PLAN NOTES:**
- 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.
 - CENTERLINE OF HOLD-DOWN ANCHORS SHALL MATCH CENTERLINE OF WALL FRAMING U.N.O.
 - ALL DIAPHRAGMS TO BE NAILED WITH COMMON NAILS ONLY.
 - HDR INDICATES HEADER. REFER TO 11 & 12/S3.0 FOR DETAIL.
 - REFER TO 13/S3.0 FOR STRAPS AROUND HDR CONNECTION TYP DETAIL.
 - REFER TO 14/S3.0 FOR WOOD POST TO BEAM CONNECTION DETAIL.
 - ALL GLB ARE GLULAM BEAMS OF 24F-V4 DF.

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

REVISIONS

DRAWING TITLE:
FIRST FLOOR FRAMING PLAN

PROJECT:
NEW TWO STORY & BASEMENT SFR

DATE
12/06/2025

PROJECT NO
25987

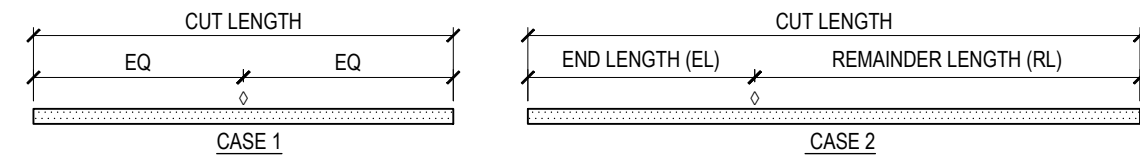
DRAWN BY
RBT

REVIEWED BY
ADP

S1.2

TIE STRAP SCHEDULE							
MARK [S]	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#	
[S3]	CMST-14	(33)10d	10d @ 2"OC STGR	FILL ALL NAIL HOLES 10d @ 2"OC STGR	30"	6,475#	

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

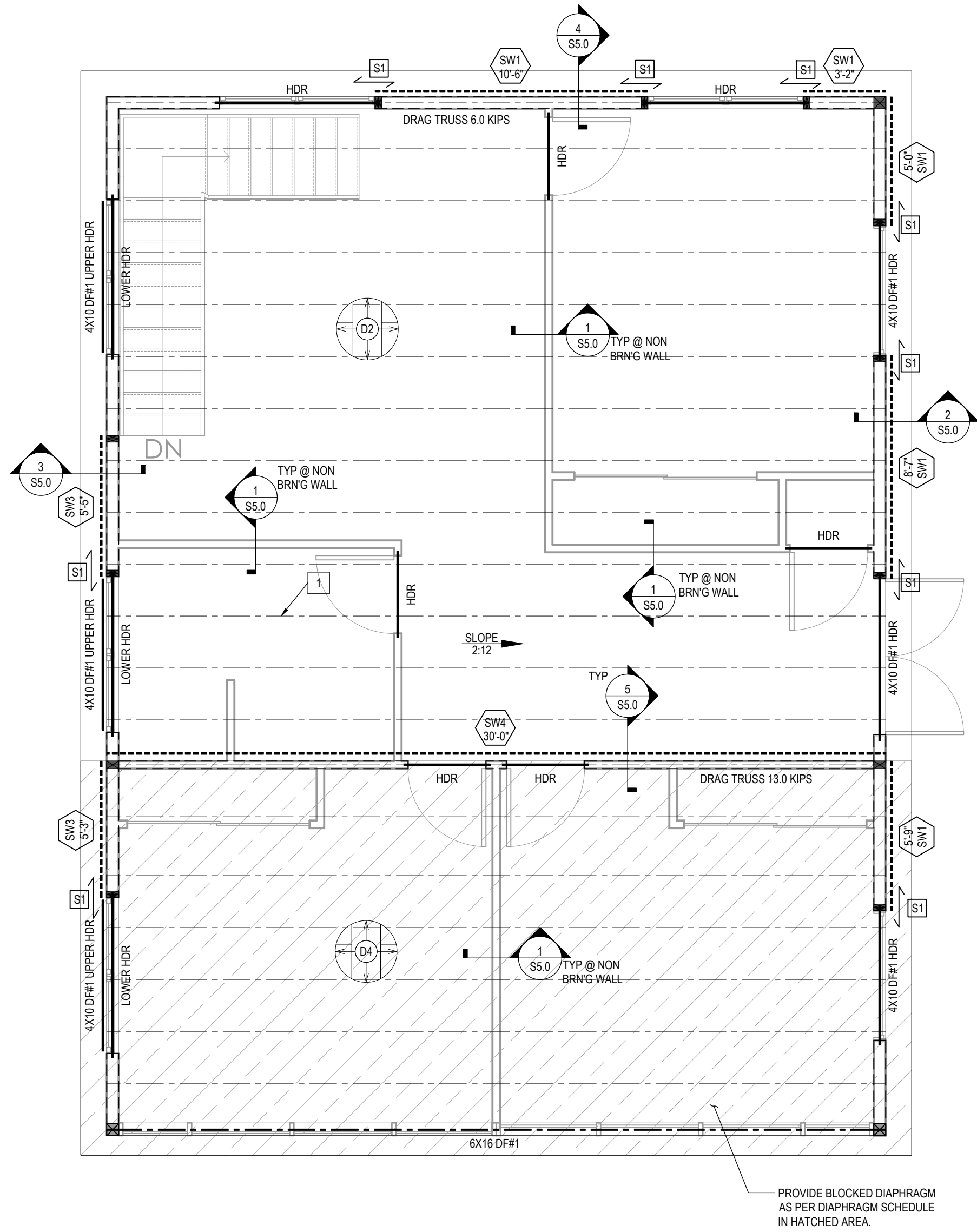


2. AS REQUIRED, PROVIDE CLOSER NAIL SPACING TO MEET MINIMUM NAILING EACH SIDE OF ◊
3. LOCATE STRAPS OVER SHEATHING AND BLOCK UNDER STRAP W/ FLAT 2X6 WHERE NO FRAMING OCCURS, UNO.

[D]	DIAPHRAGM SCHEDULE						
	PANEL GRADE	PERFORMANCE CATEGORY	NAILING (BV/N/FN)	BLOCKING REQ'S	MIN. FRMG. THICKNESS	ASD SHEAR CAPACITY PLF	A35 / LTP4 CLIP SPACING
[D1]	SHEATHING AND FLOOR	3/4"	10d @ 6/6/12	UNBLOCKED	2X	215 PLF	24" OC
[D2]	STRUC-I	5/8"	8d @ 6/6/12	UNBLOCKED	2X	180 PLF	24" OC
[D3]	SHEATHING AND FLOOR	3/4"	10d @ 6/6/12	BLOCKED	2X	320 PLF	24" OC
[D4]	STRUC-I	5/8"	10d @ 6/6/12	BLOCKED	2X	270 PLF	24" OC

SHEAR WALL SCHEDULE											
TAG	SHEATHING	FASTENER	FASTENER SPACING		FRAMING MEMBER	END POST	GRADE	SHEAR CAPACITY (PLF)	SILL ANCHOR		REMARK
			PANEL EDGE	FIELD					AT FOUNDATION		
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	-
SW2	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	16d @ 3" OC	-
SW3	15/32" THK STRUCTURAL 1 - TWO SIDES	8d NAIL	4" OC	12" OC	2X @ 16" OC	(2) 2X	DF#2	860	5/8"Ø F1554 GR 36 - 7" MIN EMBED @ 24" OC	16d @ 3" OC	-
SW4	15/32" THK STRUCTURAL 1 - TWO SIDES	8d NAIL	3" OC	12" OC	2X @ 16" OC	6X	DF#2	1100	5/8"Ø F1554 GR 36 - 7" MIN EMBED @ 24" OC	16d @ 3" OC	-

- 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.



1 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

KEY NOTES:
INDICATES NOTES APPLICABLE TO THIS PLAN ONLY.

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

- 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 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.
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 11 & 12/S3.0 FOR DETAIL.
6. REFER TO 13/S3.0 FOR STRAPS AROUND HDR CONNECTION TYP DETAIL.
7. REFER TO 14/S3.0 FOR WOOD POST TO BEAM CONNECTION DETAIL.
8. REFER 1/S6.0 FOR PERFORATED SHEAR WALL DETAILS.

LEGEND:	
2X STUD BEARING WALL	≡ ≡ ≡ ≡
2X WOODEN STUD WALL	≡ ≡ ≡ ≡
WOOD POST	⊠
WOOD BEAM	≡ ≡ ≡ ≡
WOOD HEADER	≡ HDR ≡
STRAP	[S]
2X WOODEN STUD WALL	≡ ≡ ≡ ≡
SHEAR WALL	≡ ≡ ≡ ≡
LENGTH OF SHEAR WALL	≡ ≡ ≡ ≡
SHEAR WALL TAG	[S]#

REVISIONS

DRAWING TITLE:
ROOF FRAMING PLAN

PROJECT:
NEW TWO STORY & BASEMENT SFR

DATE
12/06/2025

PROJECT NO
25987

DRAWN BY
RBT

REVIEWED BY
ADP

S1.3