

Michael Barber
michaelsdrafting
(909) 486-3789

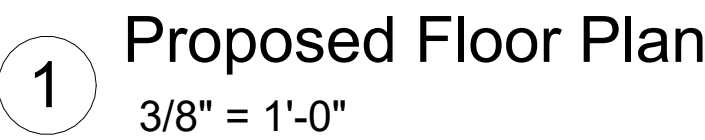
STRUCTURE TO BE BUILT ON THE EXISTING SLAB

THESE PLANS ARE THE
PROPERTY OF MICHAEL'S
DRAFTING LLC. THEY ARE
PROVIDED AS A SERVICE AND
ARE PROTECTED BY
COPYRIGHT. ANY COPYING,
REPRODUCTION, OR
REDISTRIBUTION OF THESE
PLANS WITHOUT EXPLICIT
WRITTEN PERMISSION FROM
THE OWNER IS STRICTLY
PROHIBITED.

[illegible]

A03

AS NOTED



Proposed Floor Plan



Drafter / Designer

Michael Barber
michaelsdrafting
(909) 486-3789

ELECTRICAL NOTES

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

PRIMARY MATERIAL: ASPHALT SHINGLES TO BE USED AS THE PRIMARY ROOFING MATERIAL.

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

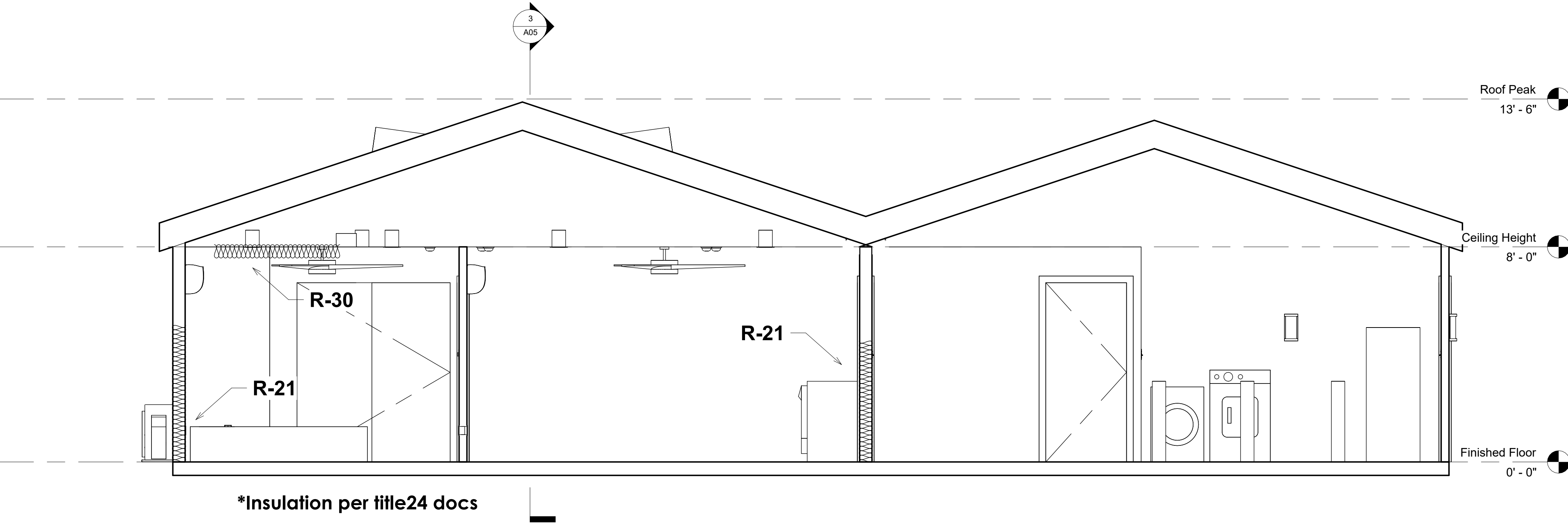
INSTALLATION: SHINGLES, UNDERLAYMENT, AND FLASHINGS TO BE INSTALLED IN ACCORDANCE WITH IBC SECTION 1507.2 OR IRC SECTION R905.2, UNLESS OTHERWISE NOTED IN THE EVALUATION REPORT. FOLLOW MANUFACTURER INSTALLATION REQUIREMENTS AND LOCAL BUILDING CODES.

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

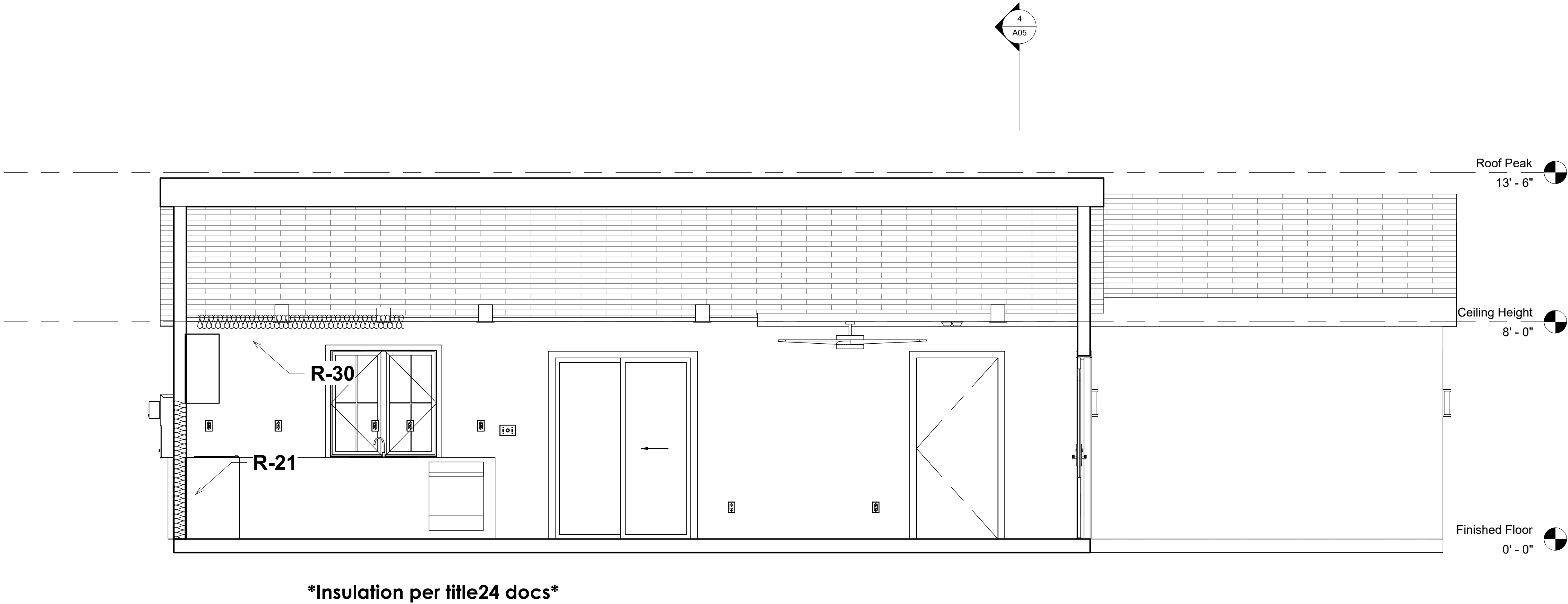
CODE COMPLIANCE: The GAF Timberline HDZ® RS in Charcoal can be used to comply with Cool Roof Requirements of the California Code of Regulations and all applicable local codes. Installation shall comply with §R905 of the California Residential Code (CRC).

ATTIC VENTILATION

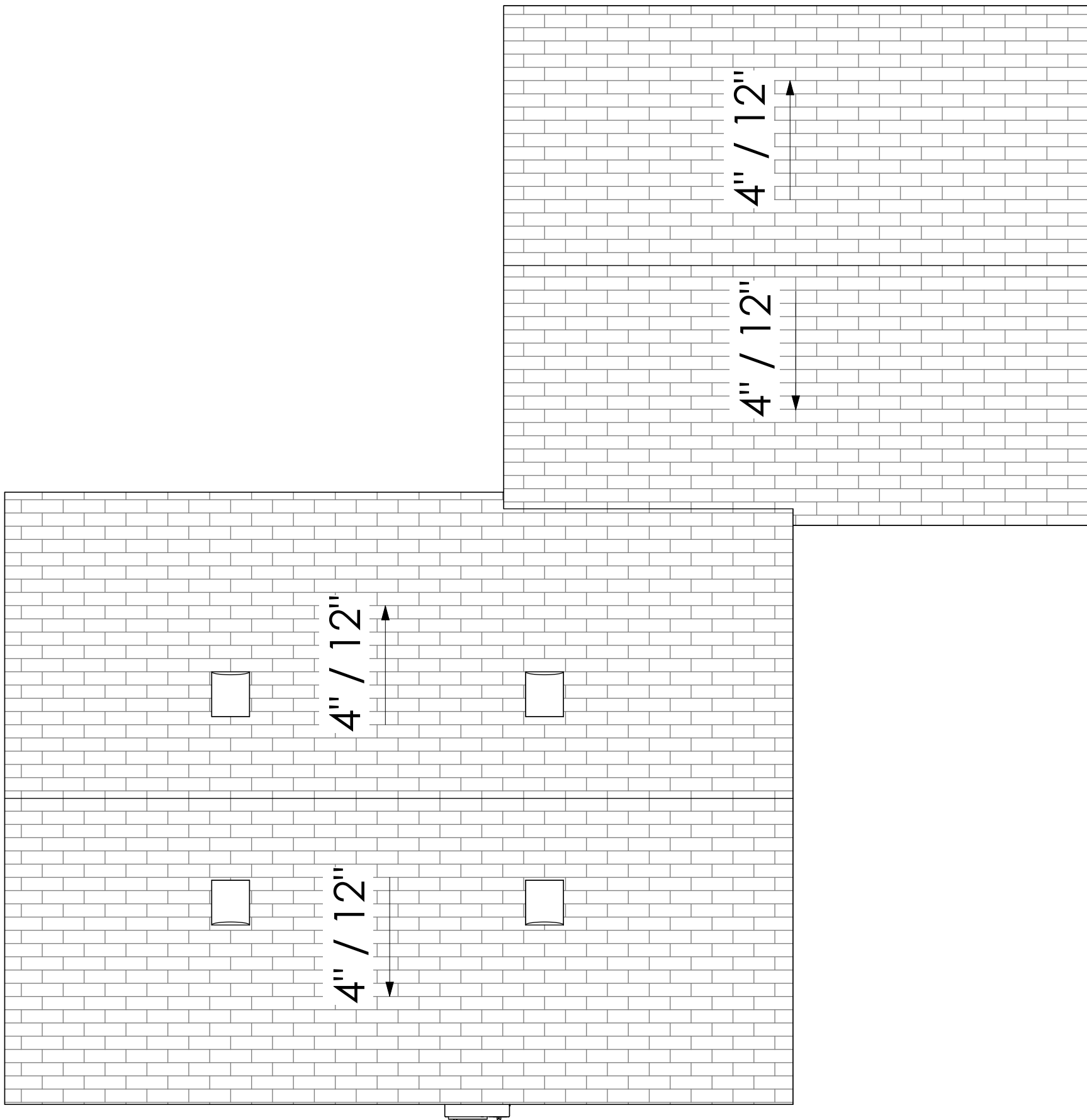
- ATTIC AREA = 824 SF ÷ 150 = 5.49 SF NFVA = 791 IN² REQUIRED.
- EXHAUST: (4) 24" × 12" GALVANIZED STEEL HALF-ROUND DORMER VENTS @ ~144 IN² EACH = 576 IN² PROVIDED.
- INTAKE: PROVIDE MINIMUM 300–400 IN² OF INTAKE VENTILATION ALONG EAVES OR WALL LINE FOR BALANCED AIRFLOW.
- TOTAL COMBINED = 876–976 IN² PROVIDED (MEETS/EXCEEDS 791 IN² REQUIRED).
- EXACT VENT TYPES, SIZES, AND LOCATIONS TO BE FIELD VERIFIED AND COORDINATED WITH CONSTRUCTION CONDITIONS.



4 Section 2
3/8" = 1'-0"



3 Section 1
3/8" = 1'-0"



2 Roof Plan
3/16" = 1'-0"

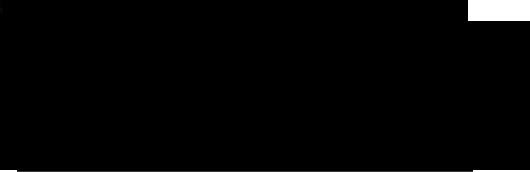
SFR Fire Rebuild Project

THESE PLANS ARE THE PROPERTY OF MICHAEL'S DRAFTING LLC. THEY ARE PROVIDED AS A SERVICE AND ARE PROTECTED BY COPYRIGHT. ANY COPYING, REPRODUCTION, OR REDISTRIBUTION OF THESE PLANS WITHOUT EXPLICIT WRITTEN PERMISSION FROM THE OWNER IS STRICTLY PROHIBITED.

No.	Description	Date

Roof & Cross Section

A05



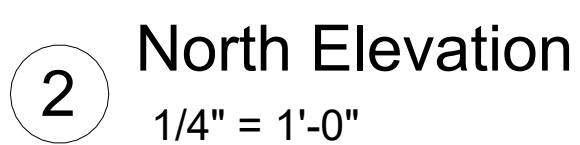
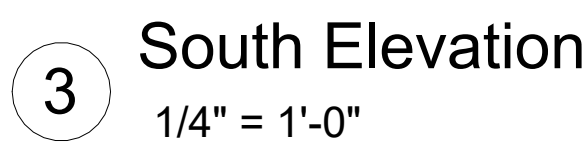
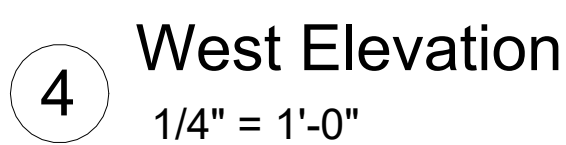
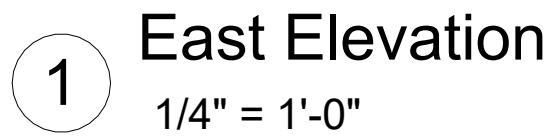
Michael Barber
michaelsdrafting
(909) 486-3789

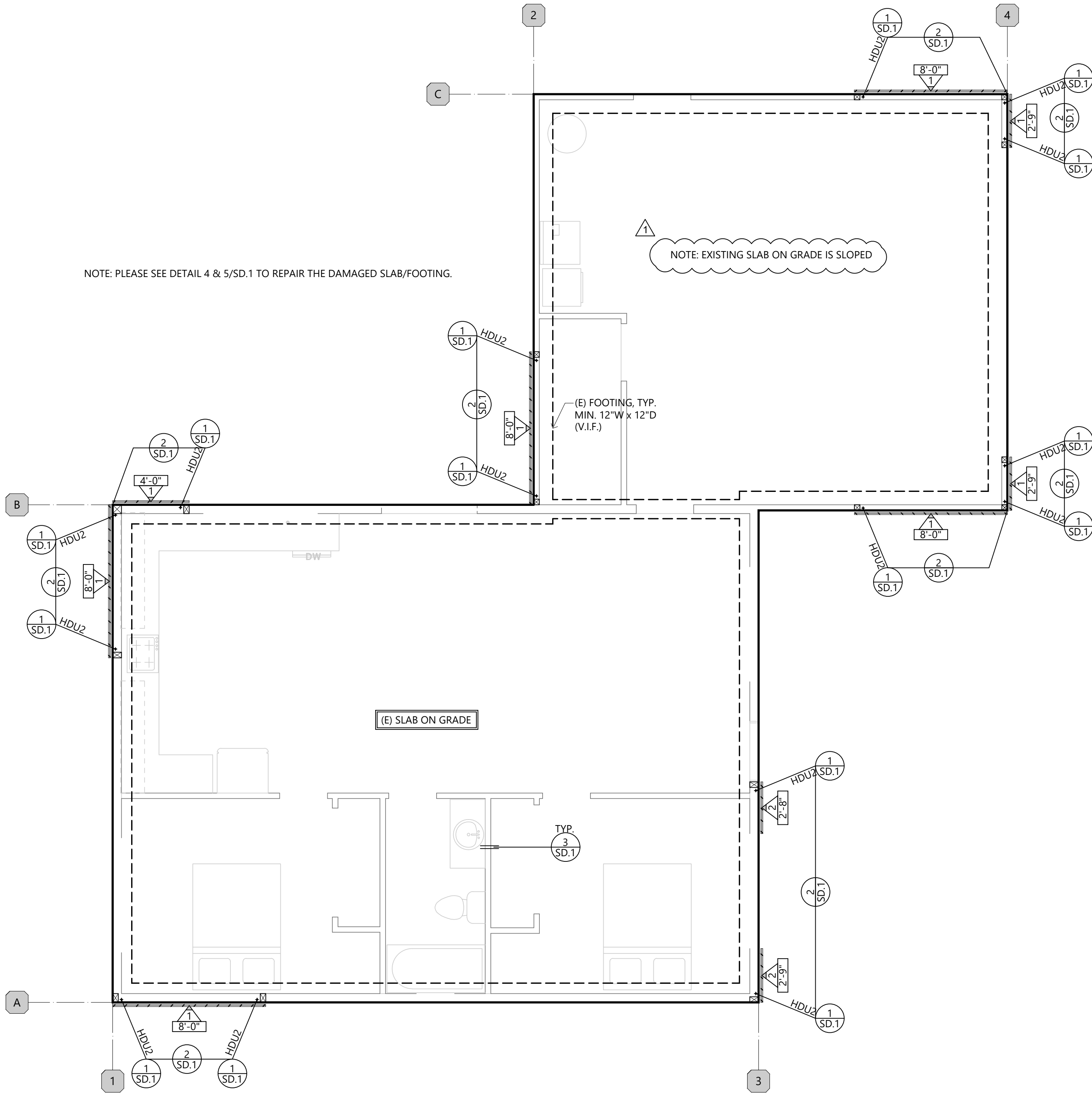
1. EXTERIOR WALLS TO BE FINISHED WITH STUCCO OVER APPROVED WEATHER-RESISTIVE BARRIER AND LATH SYSTEM.
2. ROOFING TO BE ASPHALT COMPOSITION SHINGLES OVER APPROVED UNDERLAYMENT.
3. FINAL COLORS AND FINISHES TO BE SELECTED BY OWNER/CONTRACTOR AND COORDINATED WITH JURISDICTION IF REQUIRED.
4. ALL EXTERIOR 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.

THESE PLANS ARE THE
PROPERTY OF MICHAEL'S
DRAFTING LLC. THEY ARE
PROVIDED AS A SERVICE AND
ARE PROTECTED BY
COPYRIGHT. ANY COPYING,
REPRODUCTION, OR
REDISTRIBUTION OF THESE
PLANS WITHOUT EXPLICIT
WRITTEN PERMISSION FROM
THE OWNER IS STRICTLY
PROHIBITED.

A06

S NOTED





FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

FOUNDATION NOTES

- SEE SHEET S-0 FOR RELATED NOTES AND REFERENCES.
- APPROVED PROPRIETARY ANCHORS SUCH AS MASA OR MASAP MAY BE USED WHERE PERMITTED, IN ACCORDANCE WITH ICC-ESR #2555. MAINTAIN MINIMUM 4" END DISTANCE.
- TOP OF ALL EXTERIOR FOOTINGS, INCLUDING GRADE BEAMS, PAD FOOTINGS, AND FLAGPOLE FOUNDATIONS, SHALL BE PLACED A MINIMUM OF 6 INCHES BELOW FINISHED GRADE.
- HOLD DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
- ALL HOLDDOWNS AND POST ANCHORS TO BE INSTALLED ACCORDING TO MOST CURRENT SIMPSON STRONG TIE SPECIFICATIONS AND REQUIREMENTS OF ICC-ER REPORTS & SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION. DIMENSIONS ARE NOT FURNISHED TO SIMPSON HOLDDOWNS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SUPERINTENDENT, THE FRAMING CONTRACTOR AND THE CONCRETE CONTRACTOR TO LOCATE THESE ANCHORS IN THE EXACT LOCATION. REFER TO DETAILS FOR PROPER INSTALLATION.
- HOLDDOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE 0.229"x3" PLATE WASHERS ON THE POST OPPOSITE THE HOLDDOWN AND HOLDDOWN SHALL BE TIGHTENED TO FINGER TIGHT PLUS ONE HALF WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING.

SYMBOLS LEGEND

	(E) CONTINUOUS EDGE SLAB FOOTING
	(E) CONTINUOUS INTERIOR FOOTING
	PAD
	PAD ID, REFER TO E.O.R. CALCULATIONS PAD NUMBER PER SCHEDULE
	DROP IN SLAB (VERIFY PRIOR TO CONSTRUCTION)
	DETAIL NUMBER DETAIL SHEET NUMBER
	POST OR TRIMMER AS NOTED
	SHEAR PANEL LENGTH AND NUMBER REFER TO SHEARWALL SCHEDULE FOR PANEL TYPE
	LINE OF LATERAL FORCE RESISTANCE, REFER TO E.O.R. CALCULATIONS
	HOLDDOWN TYPE,

SHEAR WALL SCHEDULE

2022 CALIFORNIA BUILDING CODE								
WALL TYPE	SHEATHING APA-RATED	BLK'G & STUD SIZE AT ADJ. PANEL EDGES	NAILING		SHEAR CLIPS (A35 OR LTP4)	SILL PLATE ATTACHMENT		ALLOWABLE SHEAR (PLF)
			EDGE (EN.)	FIELD (FN.)		FRAMED FLOOR	CONCRETE	
1	3/8" sheathing	2x	8d @ 6" O.C.	8d @ 12" O.C.	@ 24" O.C.	1/4"x6"x6" SDS @ 16" O.C.	5/8" φ A.B. @ 48" O.C.	260
2	3/8" sheathing	3x	8d @ 4" O.C.	8d @ 12" O.C.	@ 16" O.C.	1/4"x6"x6" SDS @ 12" O.C.	5/8" φ A.B. @ 42" O.C.	380
3	3/8" sheathing	3x	8d @ 3" O.C.	8d @ 12" O.C.	@ 8" O.C.	1/4"x6"x6" SDS @ 8" O.C.	5/8" φ A.B. @ 36" O.C.	490
4	3/8" sheathing	3x	8d @ 2" O.C.	8d @ 12" O.C.	@ 8" O.C.	1/4"x6"x6" SDS @ 6" O.C.	5/8" φ A.B. @ 24" O.C.	640
5	15/32" Struc. I	3x	10d @ 2" O.C.	10d @ 12" O.C.	@ 6" O.C.	1/4"x6"x6" SDS @ 5" O.C.	5/8" φ A.B. @ 18" O.C.	870
3D	3/8" sheathing BOTH SIDES	3x	8d @ 3" O.C.	8d @ 12" O.C.	@ 4" O.C.	1/4"x6"x6" SDS @ 4" O.C.	5/8" φ A.B. @ 18" O.C.	980
4D	3/8" sheathing BOTH SIDES	3x	8d @ 2" O.C.	8d @ 12" O.C.	@ 4" O.C.	1/4"x6"x6" SDS @ 3" O.C.	5/8" φ A.B. @ 12" O.C.	1280
5D	15/32" Struc. I BOTH SIDES	3x	10d @ 2" O.C.	10d @ 12" O.C.	@ 3" O.C.	1/4"x6"x6" SDS @ 2.5" O.C.	5/8" φ A.B. @ 9" O.C.	1740

- NOTES:
- PROVIDE STAGGERED NAILING AT ALL PANEL EDGES.
 - STUDS ARE SPACED @ 16" O.C. MAX., UNO.
 - FOR SHEARWALL TYPE 3D, 4D, 5D, SILL PLATE SHALL BE 3x MIN.

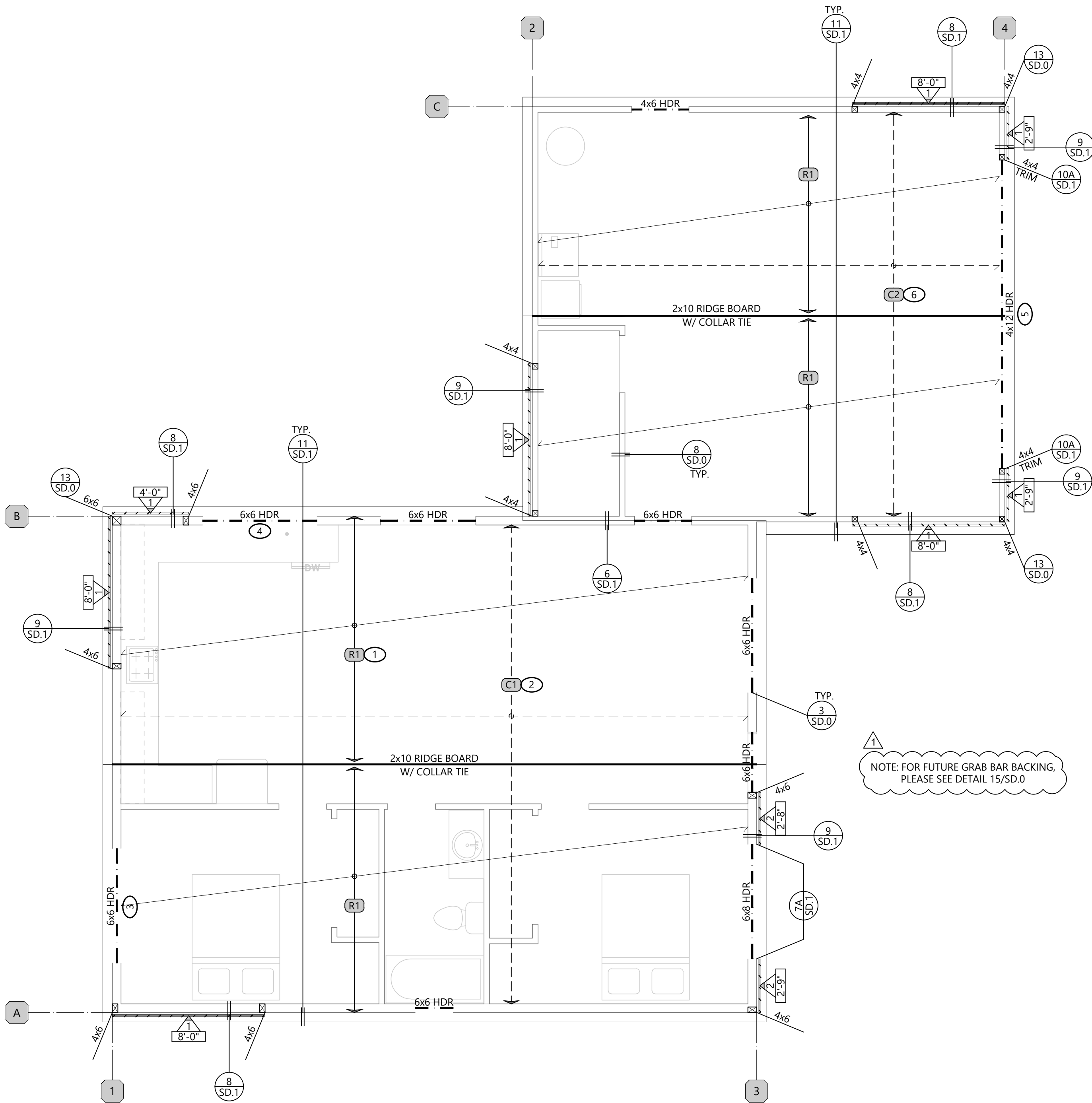
SFR Fire Rebuild Project

SHEET TITLE:

FOUNDATION PLAN

SHEET NUMBER:

S-1



ROOF FRAMING PLAN

SCALE : 1/4" = 1'-0"

SHEARWALL NOTES

- SEE SHEET S-0 FOR RELATED NOTES AND REFERENCES.
- SHEAR WALLS CANNOT BE USED AS PLUMBING WALLS, UNLESS APPROVED BY E.O.R IN WRITING.
- AT DOUBLE SIDED SHEAR WALLS, POST W/ENL PER PLAN TO RECEIVE E.N. FROM BOTH SIDES.
- WHEN MULTIPLE STUDS ARE USED INSTEAD OF A SINGLE POST, PLYWOOD SHEAR WALL TO BE NAILED TO ALL STUDS RECEIVING HOLDOWNS.
- DO NOT BREAK SHEAR WALL AT PERPENDICULAR WALL LOCATIONS UNLESS SPECIFICALLY DETAILED ON PLANS. INSTALL SHEAR WALL PRIOR TO FRAMING OF PERPENDICULAR WALLS.
- THE CONTRACTOR SHALL VERIFY THAT THE TOP OF HARDY FRAMES ALIGNS WITH THE TOP PLATE HEIGHT SHOWN ON THE PLANS. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER OF RECORD.
- ALL SHEAR PANELS SHALL HAVE CONTINUOUS SHEATHING MATERIAL FROM ONE END TO THE OTHER AND FROM PLATE TO PLATE AS SPECIFIED ON THE DRAWINGS. CONTRACTOR SHALL COORDINATE FRAMING SUCH THAT CONTINUITY OF SHEAR PANELS IS ASSURED.

FRAMING NOTES

- SEE SHEET S-0 FOR RELATED NOTES AND REFERENCES.
- SEE DETAIL 3/SD.0 FOR TYPICAL HEADER W/TRIMMER, U.N.O. ON PLAN.
- ROOF WALL TOP PLATE SHOULD BE SPLICED PER DETAIL 2A/SD.0 U.N.O. ON PLANS.
- TYPICAL STUD BEARING WALLS, 10 FT MAX HEIGHT, SHALL BE AS SCHEDULED BELOW. TYPICAL NON-BEARING WALLS, USE 2x4 UP TO 14 FT HEIGHT OR 2x6 UP TO 20 FT HEIGHT. FOR OTHER CONDITIONS, SEE CASE-BY-CASE DESIGN AND NOTES ON PLAN

STUD WALL SUPPORTING	MAX. STUD SPACING (INCHES)			
	2x4	2-2x4	2x6	2-2x6
ROOF ONLY	24	24	24	24
ONE FLOOR ONLY	24	24	24	24
ONE FLOOR & ROOF	16	24	24	24
TWO FLOOR & ROOF	12	16	16	24

- TYPICAL CEILING JOISTS WITH DEAD LOAD DL = 8.0 psf, LIVE LOAD LL = 10.0 psf. FOR OTHER CONDITIONS, SEE CASE-BY-CASE DESIGN AND FRAMING SCHEDULE

C.J.	MAX CEILING JOIST SPACING (INCHES)						
	20'-0"	18'-0"	15'-3"	14'-0"	12'-0"	9'-9"	7'-6"
2x4	N/A	N/A	N/A	N/A	N/A	12	16
2x6	N/A	N/A	12	16	24	24	24
2x8	12	16	24	24	24	24	24

SYMBOLS LEGEND

	DIRECTION OF FRAMING MEMBER PER SCHEDULE
	FRAMING AREA DIVISION
	SHEAR PANEL LENGTH AND NUMBER. REFER TO SHEARWALL SCHEDULE FOR PANEL TYPE
	LINE OF LATERAL FORCE RESISTANCE, REFER TO E.O.R. CALCULATIONS
	HEADER OR DROP BEAM PER PLAN
	FLUSH BEAM PER PLAN
	BEAM NUMBER, REFER TO E.O.R. CALCULATIONS
	POST OR TRIMMER AS NOTED
	KEY NOTE NUMBER
	DETAIL NUMBER DETAIL SHEET NUMBER
	DRAW DIRECTION

FRAMING KEY NOTES

1	INSTALL SOLID BLOCKING AT LOCATIONS WHERE VERTICAL POSTS DO NOT ALIGN CONTINUOUSLY THROUGH JOIST SPACES AND/OR BETWEEN THE TOPS OF BEAMS OR HEADERS AND THE LOWER TOP PLATE.
2	ALIGN STUD(S)/POST(S) WITH UPPER FLOOR STUD(S)/POST(S) AND PROVIDE SOLID BLOCKING BETWEEN FLOOR (PROVIDE E.N. WHEN POST IS LOCATED WITHIN S.W.)
3	CONTINUOUS JOIST WITH EDGE NAILING AS REQUIRED.

FRAMING SCHEDULE

MARK	MEMBER TYPE
C1	2 X 12 CEILING JOIST @ 16" O.C.
C2	2 X 10 CEILING JOIST @ 16" O.C.
R1	2 X 8 ROOF RAFTERS @ 16" O.C.

SHEAR WALL SCHEDULE

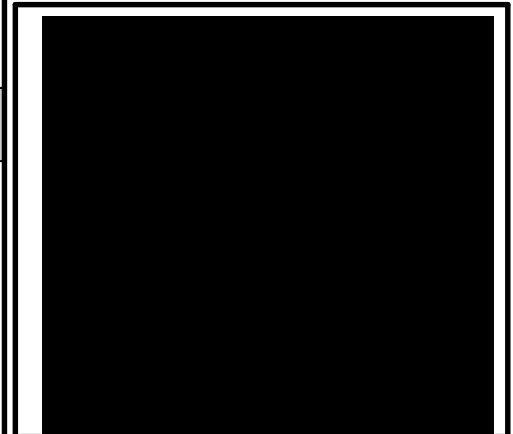
2022 CALIFORNIA BUILDING CODE						
WALL TYPE	SHEATHING APA-RATED	BLK'G & STUD SIZE AT ADJ. PANEL EDGES	NAILING		SHEAR CLIPS (A35 OR LTP4)	SILL PLATE ATTACHMENT
			EDGE (E.N.)	FIELD (F.N.)		
1	3/8" sheathing	2x	8d @ 6" O.C.	8d @ 12" O.C.	@ 24" O.C.	1/4" #6" SDS @ 16" O.C.
2	3/8" sheathing	3x	8d @ 4" O.C.	8d @ 12" O.C.	@ 16" O.C.	1/4" #6" SDS @ 12" O.C.
3	3/8" sheathing	3x	8d @ 3" O.C.	8d @ 12" O.C.	@ 8" O.C.	1/4" #6" SDS @ 8" O.C.
4	3/8" sheathing	3x	8d @ 2" O.C.	8d @ 12" O.C.	@ 8" O.C.	1/4" #6" SDS @ 6" O.C.
5	15/32" Struc. I	3x	10d @ 2" O.C.	10d @ 12" O.C.	@ 6" O.C.	1/4" #6" SDS @ 5" O.C.
3D	3/8" sheathing BOTH SIDES	3x	8d @ 3" O.C.	8d @ 12" O.C.	@ 4" O.C.	1/4" #6" SDS @ 4" O.C.
4D	3/8" sheathing BOTH SIDES	3x	8d @ 2" O.C.	8d @ 12" O.C.	@ 4" O.C.	1/4" #6" SDS @ 3" O.C.
5D	15/32" Struc. I BOTH SIDES	3x	10d @ 2" O.C.	10d @ 12" O.C.	@ 3" O.C.	1/4" #6" SDS @ 2.5" O.C.

- NOTES
- PROVIDE STAGGERED NAILING AT ALL PANEL EDGES.
 - STUDS ARE SPACED @ 16" O.C. MAX. UNO.
 - FOR SHEARWALL TYPE 3D, 4D, 5D, SILL PLATE SHALL BE 3x MIN.

REV.	DESCRIPTION	DATE
1	PC CORRECTIONS	09-12-2025

PROJECT:

SFR Fire Rebuild Project



SHEET TITLE:

ROOF FRAMING PLAN

SHEET NUMBER:

S-2