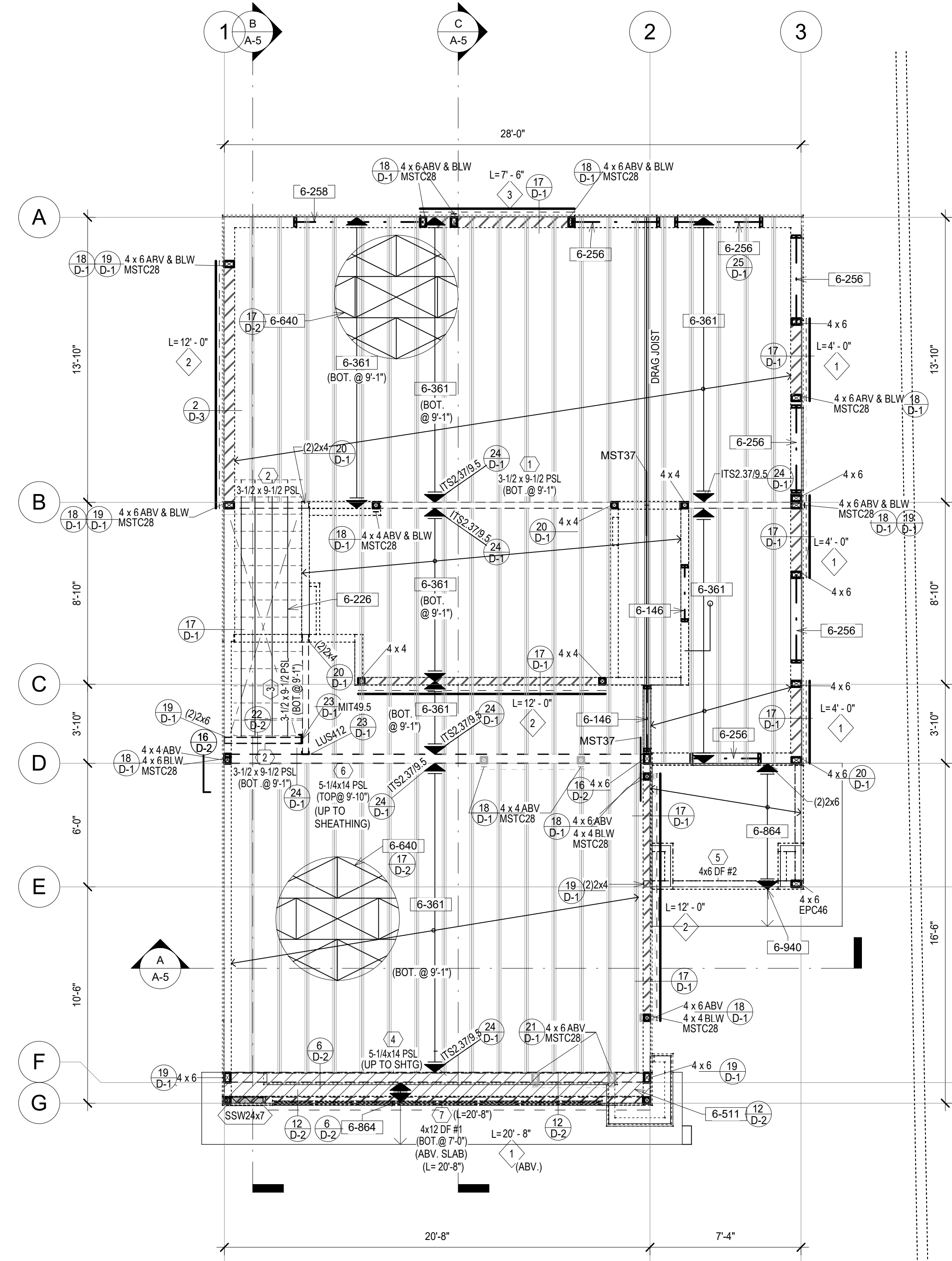
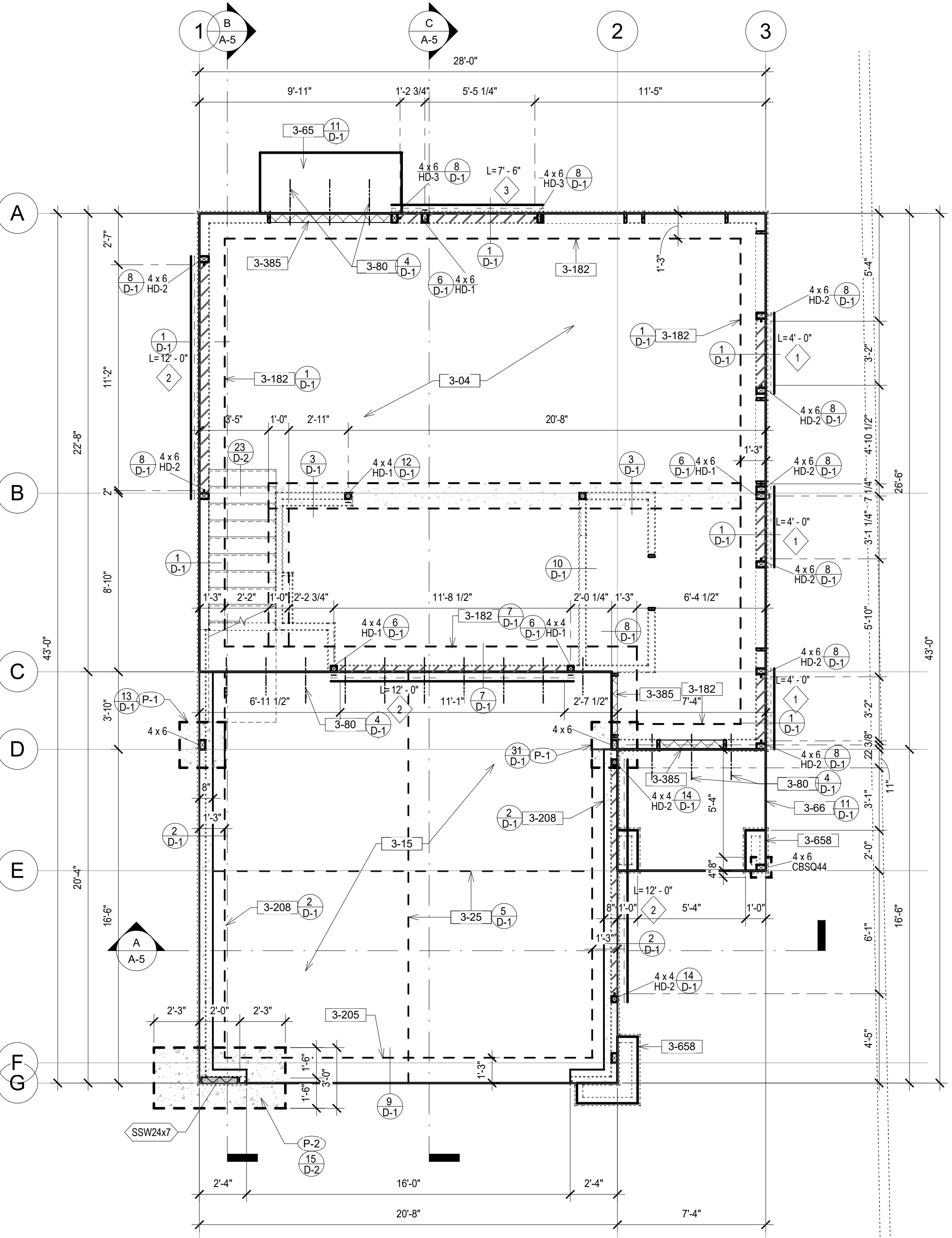


Roof Framing Plan  
1/4" = 1'-0"



2nd Floor Framing Plan  
1/4" = 1'-0"



Foundation Plan  
1/4" = 1'-0"

REVIEWED FOR CODE COMPLIANCE BY:  
WILLIAM ENGINEERING  
Approval of these plans & specifications shall not be construed to be a permit for, or an approval of any violation of any Federal, State, County or City laws or ordinances. One set of approved plans must be kept on the job until completion.  
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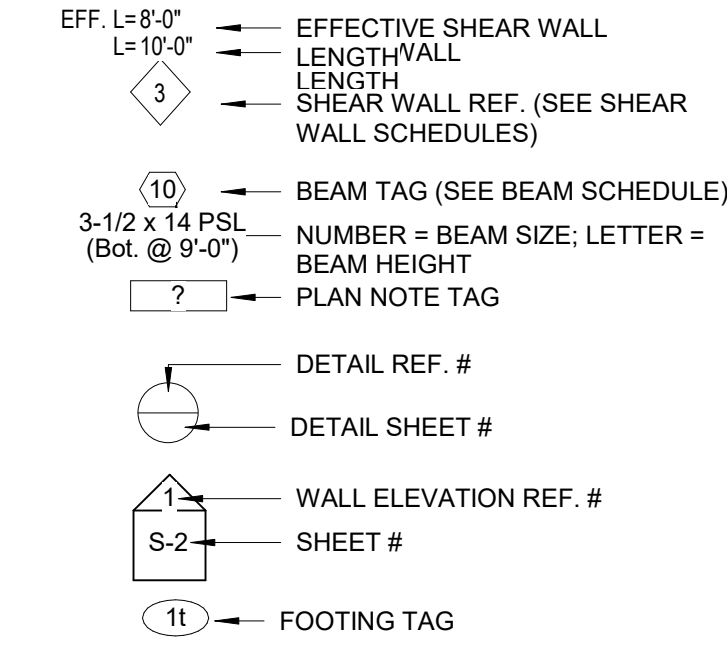
E:\Andresen Architecture Inc\AAI - Access\Projects 2020-2029\Projects 4 - Access\Projects 4 - Verrazano Small Lot (John Russo) [Revit] 20-3864 Via Verrazano SFR - Milo.rvt  
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Soils Recommendations

6.1.1 CONVENTIONAL FOUNDATIONS  
Exterior continuous footings may be 12 inches wide, founded at a minimum depth of 18 inches into competent graded pad or 18" into undisturbed competent natural soil. Footing to be reinforced with four No. 4 rebar, 2 at the top and 2 at the bottom, enclosed with minimum 2 inches of concrete. Shallow foundations may be designed for a maximum allowable bearing capacity of 1,500 lb/ft<sup>2</sup> for 12 inch continuous and 30 inch spread footings with a minimum of 18 inches embedment into certified compacted fill or 24 inches into competent natural ground. The bearing capacity value may be increased by 13 for wind load and seismic load. The bearing capacities should be re-evaluated when loads and footing sizes have been finalized.  
Lateral forces on footings may be resisted by passive earth resistance and friction at the bottom of the footing. Foundations may be designed for a coefficient of friction of 0.30, and a passive earth pressure of 300 lb/ft<sup>2</sup>. The passive earth pressure incorporates a factor of safety of about 1.5. When combining passive and friction forces, passive resistance should be reduced by 13.  
All footing excavations should be cut square and level, and should be free of sloughed materials.

6.1.3 BUILDING FLOOR SLAB  
As a minimum 4.5 inch thick slab, reinforced with one #4 rebar, 15 inches on center each direction, developed into foundation to a minimum depth of 6 inches, is recommended. Interior floor slabs with moisture sensitive floor coverings should be underlain by a 6 mil thick moisture vapor barrier to help reduce the upward migration of moisture from the underlying subgrade soils. The moisture vapor barrier product used should meet the performance standards of an ASTM E 1745 Class A material, and be properly installed in accordance with ACT Publication 302. It is the responsibility of the contractor to ensure that the moisture vapor barrier systems are placed in accordance with the project plans and specifications, and that the moisture vapor retarder materials are free of tears and punctures prior to concrete placement. Additional moisture reduction and/or prevention measures may be needed, depending on the performance requirements of future interior floor coverings.  
Soil layer requirements are the purview of the structural engineer, and should be provided in accordance with ACE Publication 302 'Guide for Concrete Floor and Slab Construction'. Ultimately the design of the moisture retarder system and recommendations for concrete placement and curing are the purview of the foundation engineer, in consideration of the project requirements provided by the architect and developer.  
Prior to placing concrete, the subgrade soils be floor slabs should be pre-moistened to achieve a moisture content that is at least equal or slightly greater than optimum moisture content. This moisture content should penetrate to a minimum depth of 18 inches in the subgrade soils.

Framing Plan Legend



Beam Schedule table with columns: Beam Calc #, Type, and Description.

Shear Wall Schedule Notes

- 1. ABUTTING PANEL EDGES AT PANELS <1'2' <2' <3' TO HAVE 3X POSTS (OR BLOCKING). ABUTTING SHEAR EDGES AT <3'4' <4' <4'4' TO HAVE 4X POSTS (OR BLOCKING).
2. NO SHEAR PANEL WIDTHS LESS THAN 2'-0" ALLOWED (i.e. 4'-6" WIDTH - USE 2'-0" AND 2'-6" PANELS). ALL EDGES SHALL BE BLOCKED.
3. ANCHOR BOLT SPACING AT SLAB AND A35 (OR LTP4) SPACING ON TOP OF SHEAR WALL ONLY OCCURS WHERE SHEAR PANELS OCCUR.
4. (NON-SHEARED WALL AREAS TO RECEIVE A35 OR LTP4 CLIPS AT 24" ON CENTER).
5. NAILS SHALL BE COMMON OR GALVANIZED BOX. GALVANIZED NAILS SHALL BE HOT-DIPPED OR TUMBLED. NAILING APPLIES TO ALL STUDS, PLATES AND BLOCKING. ALL EDGE NAILING AT TOP PLATES SHALL BE TO UPPER TOP PLATE. STAGGERING OF NAILS TO FRAMER'S PLATE IS NOT ACCEPTABLE.
6. NAILS SHALL BE SPACED NOT LESS THAN 1/2" FROM PANEL EDGES AND NOT LESS THAN 3/8" FROM EDGE OF STUDS
7. WOOD STRUCTURAL PANELS SHALL CONFORM TO C.C. SEC. 2303.1.4
8. THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE BOTTOM PLATE ON THE SIDE (S) WITH SHEATHING (SDPWS 4.3.6.4.3)
9. SHEAR WALLS SHALL RUN CONTINUOUSLY FROM FOUNDATION TO ROOF/FLOOR FRAMING.

Shear Wall Schedule (2019 CBC) table with columns: Shear Wall Number, Extend Shear Panel From Floor to Floor or Floor to Roof Sheathing Above (Typical) Stud Spacing To Be 16" O/C (Typical), Shear Value Per C.B.C. Table 2306.4.1, Simpson A35 or LTP4 From Wall to Rim Joist or From Roof to Plates, 5/8" Dia. Anchor Bolt Spacing, Sill Plate Nailing at Second Floor, Bolt Length, Sill Plate.

Strong-Tie Steel Strong Wall Schedule

Strong-Tie Steel Strong Wall Schedule table with columns: Manufacturer, Part Number, Part Description, Dimensions (Height, Width, Thickness), Anchor Bolt Diameter, Anchor Count, Shear Value per Simpson Catalog.

Simpson Hardware Schedule

Simpson Hardware Schedule table with columns: Hardware Number, Comments, Min. Stud/Post Sized, Capacity, Note.

Foundation Notes

- 1. CEMENT TYPE II (MIN. FC= 2,500 PSI, 28 DAYS FOR FLATWORK, MIN.) MAXIMUM WATER-CEMENT RATIO IS 0.44 WITH MAXIMUM SLUMP OF 4".
2. SOIL ALLOWABLE BEARING PRESSURE OF 1,500 POUNDS PER SQUARE FOOT. ANCHOR BOLTS AND FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL.
3. SHEAR WALL ANCHOR BOLTS AND HOLDOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
4. LINE, GRADE AND COMPACTION TEST RESULTS SHALL BE PRESENTED TO THE BUILDING INSPECTOR AT INITIAL FOUNDATION INSPECTION.
5. FINAL COMPACTION REPORT SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT TO VERIFY FOUNDATION PLANS PRIOR TO FOUNDATION INSPECTION.
6. PRIOR TO REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL INSPECT AND APPROVE THE FOUNDATION EXCAVATIONS.

Pad Footing Schedule table with columns: Mark, Type, Rebar Condition, Count.

Plan Notes

- 3-04 4" THICK CONCRETE SLAB ON 2" SAND OVER 1/2 MIL "VISQUEEN" VAPOR BARRIER ON 2" SAND WITH #3 BARS AT 24" O/C IN CENTER OF SLAB.
3-15 4" THICK CONCRETE GARAGE SLAB (2,500 PSI MIX) WITH SMOOTH TROWEL FINISH ON 2" SAND OVER 10 MIL "VISQUEEN" VAPOR BARRIER ON 2" SAND. SLOPE 2" TO DRAIN. SAWCUT WITHIN 24 HOURS WHERE INDICATED.
3-25 1" MINIMUM DEEP SAWCUT CONTROL JOINTS (TYPICAL). SAWCUT MAXIMUM OF 24 HOURS AFTER SLAB POUR.
3-65 3-1/2" THICK CONCRETE SLAB ON GRADE WITH MEDIUM BROOM FINISH. SLOPE 1/8" PER FOOT MINIMUM AWAY FROM BUILDING. PROVIDE A LANDING AT ALL DOORS A MINIMUM OF 2" BEYOND EACH SIDE OF DOOR AND A MINIMUM OF 3'-0" OUT FROM FACE OF DOOR.
3-66 3-1/2" THICK CONCRETE SLAB ON GRADE WITH MEDIUM BROOM FINISH. SLOPE 1/8" PER FOOT MINIMUM AWAY FROM BUILDING.
3-80 30" LONG #3 BARS AT 24" O/C
3-182 15" WIDE x 18" DEEP (BELOW GRADE) CONTINUOUS CONCRETE FOOTING WITH (1) #4 REINFORCING BAR TOP AND BOTTOM. PROVIDE 5/8" DIAMETER x 12" LONG ANCHOR BOLTS (ASTM A-307) AT 48" O/C AND 12" FROM CORNERS AND BREAKS IN SILL PLATE (7" MINIMUM EMBEDMENT INTO CONCRETE) WITH 3" x 3" x 0.239" SQUARE STEEL PLATE WASHERS (TYPICAL. CLOSER SPACING AND DEEPER FOOTING MAY BE REQUIRED AT SHEAR WALLS - SEE SCHEDULE)
3-205 CONTINUOUS CONCRETE FOOTING AT GARAGE DOOR OPENING
3-208 CONTINUOUS CONCRETE FOOTING WITH 6" WIDE STEM AND (2) #4 REINFORCING BAR TOP AND BOTTOM. PROVIDE 5/8" DIAMETER x 14" LONG ANCHOR BOLTS (ASTM A-307) AT 48" O/C AND 12" FROM CORNERS AND BREAKS IN SILL PLATE (7" MINIMUM EMBEDMENT INTO CONCRETE) WITH 3" x 3" x 0.239" SQUARE STEEL PLATE WASHERS (TYPICAL. CLOSER SPACING AND DEEPER FOOTING MAY BE REQUIRED AT SHEAR WALLS - SEE SCHEDULE)
3-385 OMIT ANCHOR BOLTS AT OPENINGS (TYPICAL)
3-658 15" WIDE x 18" DEEP (BELOW GRADE) CONTINUOUS CONCRETE FOOTING WITH (1) #4 ANCHOR BOLT (ASTM A-307) AT 48" O/C AND 12" FROM CORNERS AND ONE BOLT OTHER TWO SIDES (6 TOTAL) WITH 3" x 3" x 0.239" SQUARE STEEL PLATE WASHERS TYPICAL. BOTTOM 6" OF FOOTING TO EXTEND OUT AN ADDITIONAL 3" BEYOND THE PIER EDGES
6-142 ALL INTERIOR NON-BEARING HEADERS BENEATH TRUSSES MAY BE 2 x 4 PLATE WITH (1) x 4 TRIMMER EACH END. PROVIDE 1x TOP PLATE AND 2x PLATE AT INTERIOR NON-BEARING WALLS WITH "SIMPSON DTC" TRUSS CLIPS AT 48" O/C
6-146 4 x 4 DOUG FIR #2 OR BETTER HEADER WITH (1) 2 x 4 TRIMMER EACH END
6-226 FOUR (4) 2 x 14 DOUG FIR #2 OR BETTER STAIR STRINGERS WITH 2 x 4 CONTINUOUS SPACER AGAINST WALL

Plan Notes

- 6-256 6 x 6 DOUG FIR #1 OR BETTER HEADER WITH (1) 2 x 6 TRIMMER EACH END
6-258 6 x 8 DOUG FIR #1 OR BETTER HEADER WITH (1) 2 x 6 TRIMMER EACH END
6-381 5-1/2" DEEP ENGINEERED WOOD "I" JOISTS AT 16" O/C. (TRUSS-JOIST MACMILLAN L1 230 6-25/16" x 16" BE FLANGES OR EQUAL). SEE MANUFACTURER'S SPECIFICATIONS FOR NOTCHING, BLOCKING AND SHEAR REQUIREMENTS. (ICC ESR-1153)
6-511 PROVIDE 3/8" SHEAR DIAPHRAGM AT NOOK CLEAVING FROM SHEAR WALL BACK TO BEAM (NAILING PER SHEAR TIE C-29)
6-640 19/32" EXPOSURE I TONGUE AND GROOVE PLYWOOD (OR APA RATED OSB) FLOOR SHEATHING (PANEL INDEX 3216). GLUE-NAIL WITH 10d DEFORMED SHANK NAILS AT 6" O/C EDGES AND 16" O/C FIELD. FLOOR DIAPHRAGM TO BE UNBLOCKED WITH NAILS SPACED 6" MAXIMUM AT SUPPORTED EDGES
6-657 15/32" APA RATED OSB FOIL-FACED ("LUMINOX" OR EQUAL. FOIL SIDE DOWN) ROOF SHEATHING 3216 SPAN RATING EXTERIOR GLUE LAY PERPENDICULAR WITH RAFTERS AND NAIL WITH 8d NAILS AT 6" O/C EDGES AND BOUNDARY AND 12" O/C IN FIELD. INCLUDE FOIL-FACED SHEATHING AT ALL VERTICAL WALLS AT GABLE ENDS
6-695 FLAT BOTTOM ENGINEERED ROOF TRUSSES AT 24" O/C
6-709 DRAG TRUSSES (SEE PLAN FOR LOADING). PROVIDE BOUNDARY NAILING (8d NAILS AT 6" ON CENTER) ALONG ENTIRE LENGTH OF DRAG TRUSS
6-710 SHADING INDICATES "CALIFORNIA" FILL FRAMING BY TRUSS COMPANY (REFER TO TRUSS DRAWINGS). CONTINUE MAIN ROOF SHEATHING BELOW FILL
6-713 2 x 4 SOLID RIDGE BLOCKING BETWEEN TRUSSES
6-884 2 x 6 DOUG FIR #2 OR BETTER ROOF RAFTERS AT 16" O/C (12'-5" MAXIMUM SPAN PER C.B.C. TABLE 2308.10.3(1) CONCRETE TILE).
6-880 2 x 4 BRACING TO SUPPORT HIP, RIDGE OR VALLEY BEAMS
6-940 SOLID 2x EAVE BLOCKING WITH "SIMPSON H1" CLIPS AT 24" ON CENTER FROM EACH ROOF TRUSS (OR RAFTER) TO DOUBLE TOP PLATES (OR BEAM). PROVIDE "SIMPSON A35" CLIPS TO EAVE BLOCKING AT SHEAR WALLS. SEE SHEAR PANEL SCHEDULE FOR ADDITIONAL "SIMPSON A35" CLIPS TO EAVE BLOCKING ("H1" SPACING AT 24" ON CENTER STILL OCCURS AT SHEAR WALLS IN ADDITION TO A35'S)

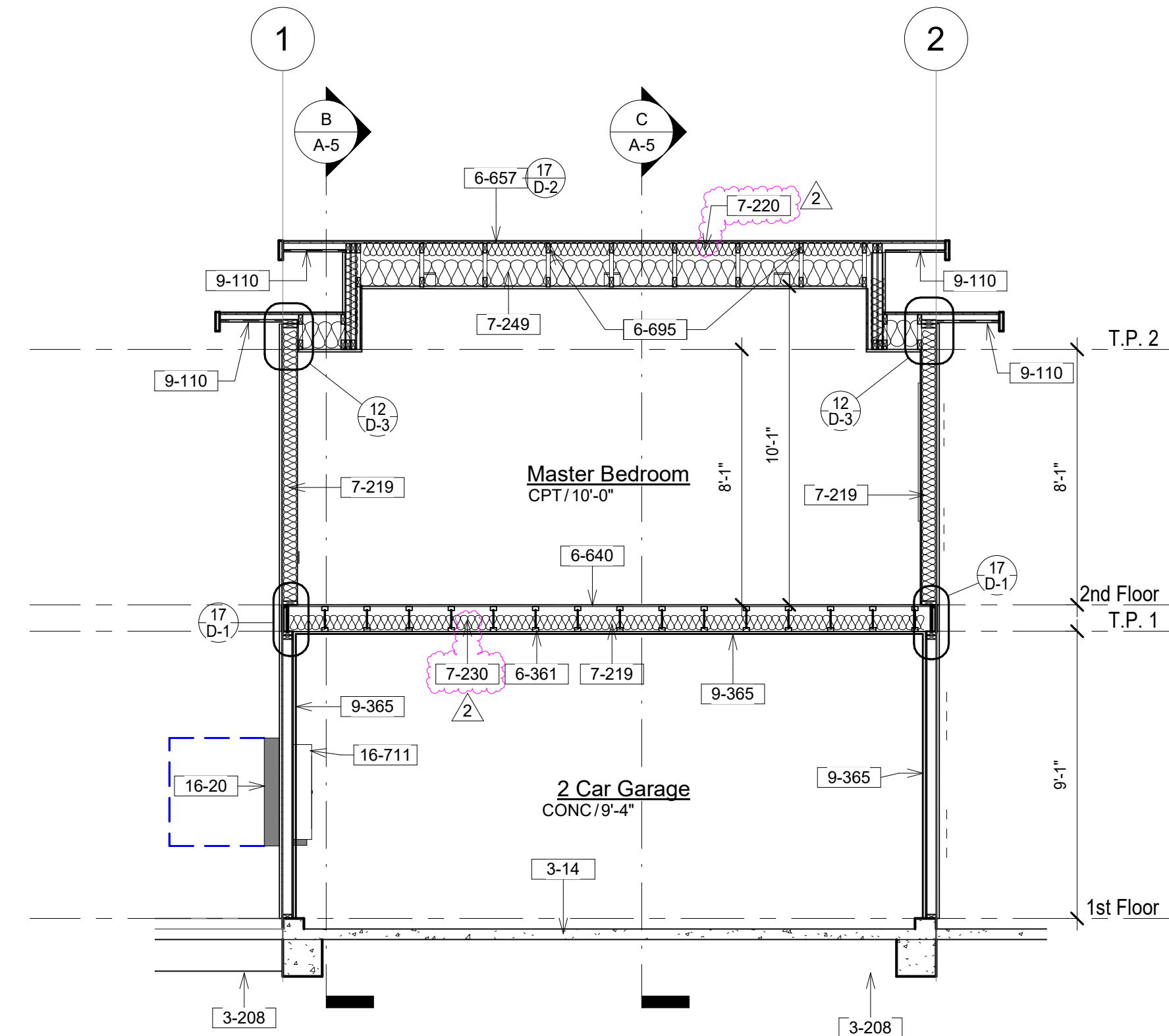
ANDRESEN ARCHITECTURE INC. 17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688

Proposed Single Family Residence For: Erick and Celia Yerena Via Verrazano, Riverside, CA 92503 (APN: 269-201-067) 6 May 2022 20-3864 Foundation & Framing A-4

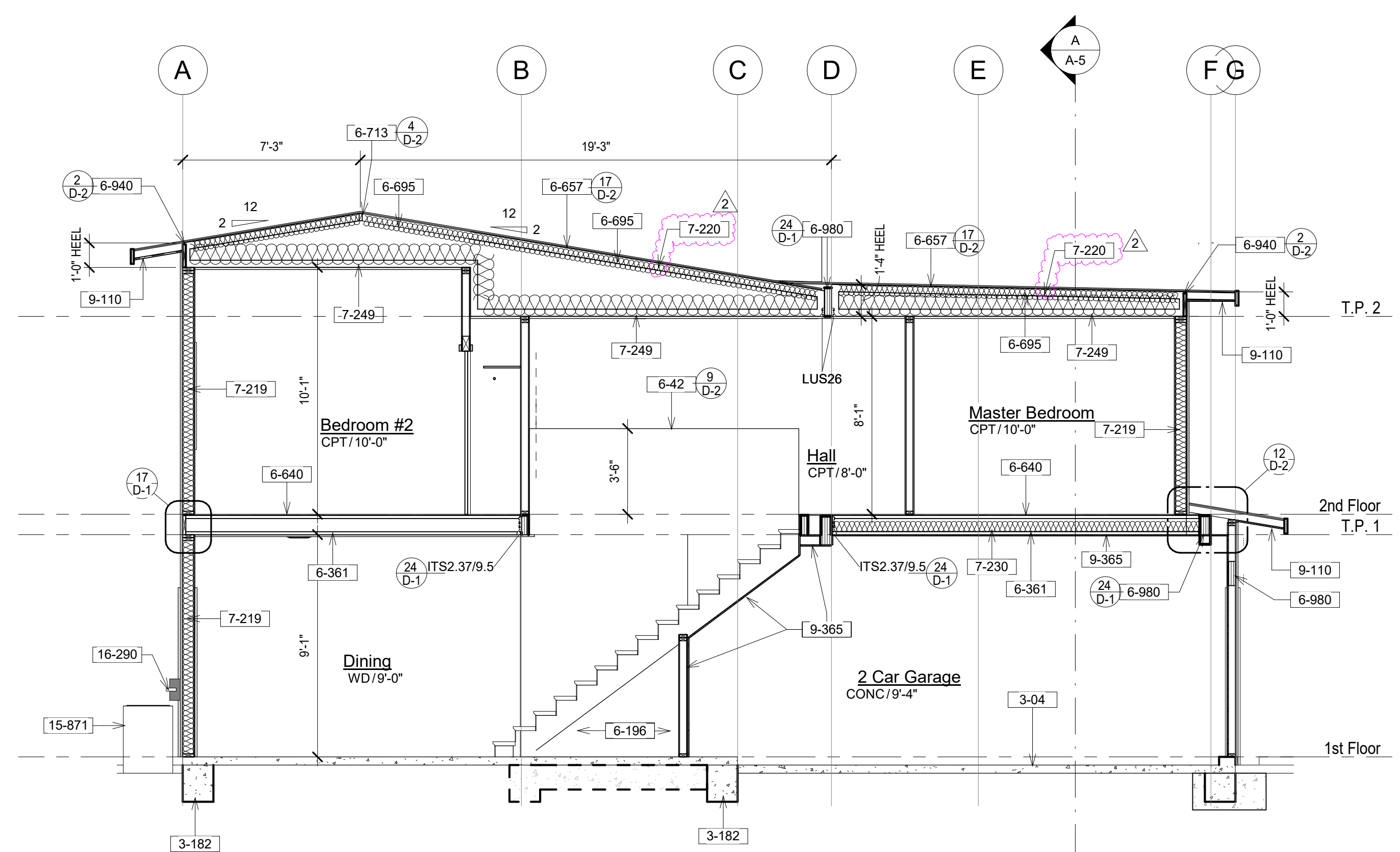


Plan Notes

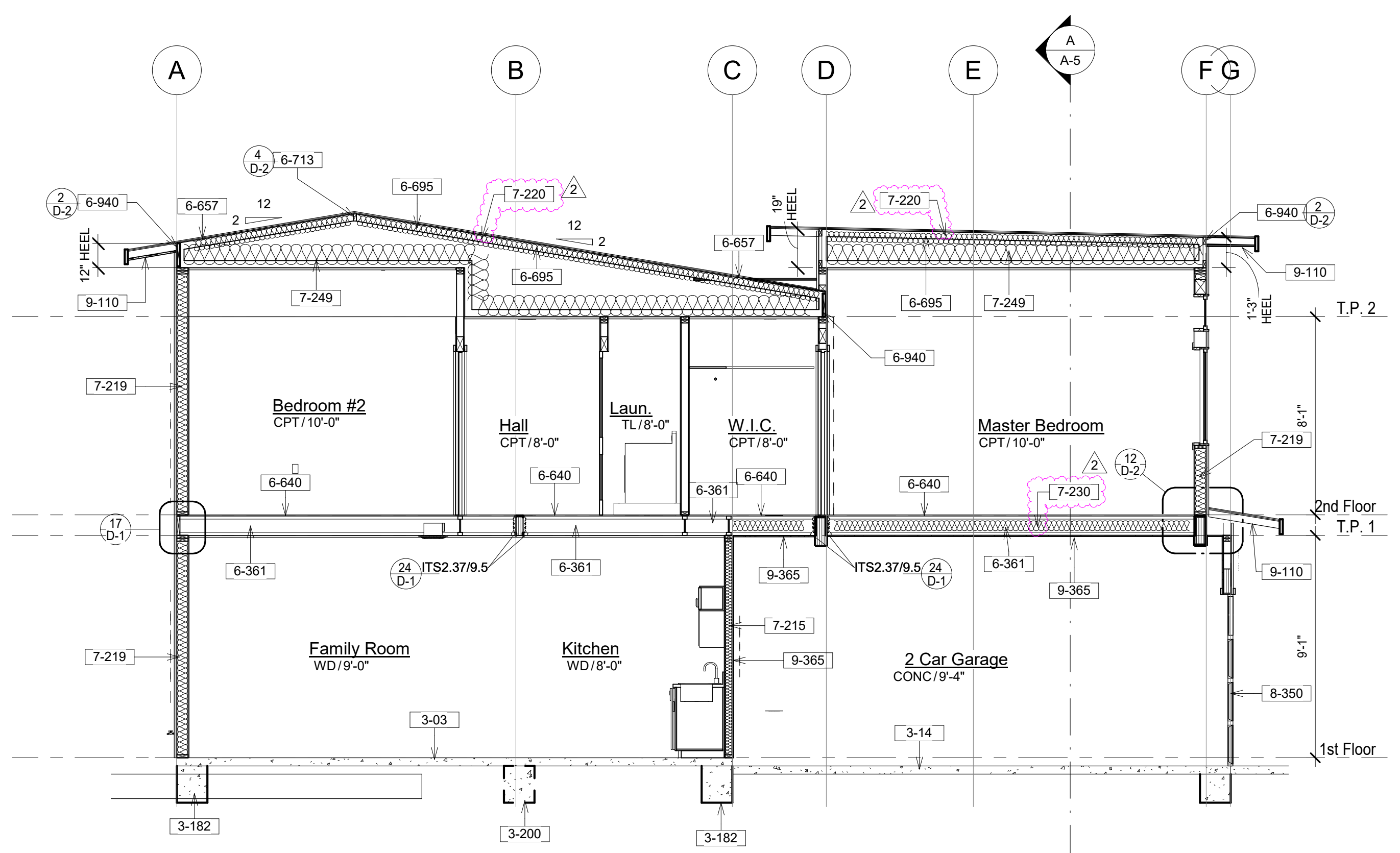
- 3-03 4" THICK CONCRETE SLAB ON 2" SAND OVER 10 MIL "VISQUEEN" VAPOR BARRIER WITH #3 BARS AT 18" O/C IN CENTER OF SLAB.
3-04 4" THICK CONCRETE SLAB ON 2" SAND OVER 10 MIL "VISQUEEN" VAPOR BARRIER ON 2" SAND WITH #3 BARS AT 24" O/C IN CENTER OF SLAB.
3-14 4" THICK CONCRETE GARAGE SLAB ON 2" SAND BASE (2,500 PSI MIX) WITH SMOOTH TROWEL FINISH. SLOPE 2" TO DRAIN. SAWCUT WITHIN 24 HOURS WHERE INDICATED.
3-182 15" WIDE x 18" DEEP (BELOW GRADE) CONTINUOUS CONCRETE FOOTING WITH (1) #4 REINFORCING BAR TOP AND BOTTOM. PROVIDE 5/8" DIAMETER x 12" LONG ANCHOR BOLTS (ASTM A-307) AT 48" O/C AND 12" FROM CORNERS AND BREAKS IN SILL PLATE (7" MINIMUM EMBEDMENT INTO CONCRETE) WITH 3" x 3" x 0.220" SQUARE STEEL PLATE WASHERS TYPICAL. (CLOSER SPACING AND DEEPER FOOTING MAY BE REQUIRED AT SHEAR WALLS - SEE SCHEDULE)
3-200 CONTINUOUS CONCRETE FOOTING WITH STEM AND (1) #4 REINFORCING BAR TOP AND BOTTOM (SEE FOUNDATION PLAN FOR STEM WIDTH). PROVIDE 5/8" DIAMETER x 14" LONG ANCHOR BOLTS (ASTM A-307) AT 48" O/C AND 12" FROM CORNERS AND BREAKS IN SILL PLATE (7" MINIMUM EMBEDMENT INTO CONCRETE) WITH 3" x 3" x 0.220" SQUARE STEEL PLATE WASHERS TYPICAL. (CLOSER SPACING AND DEEPER FOOTING MAY BE REQUIRED AT SHEAR WALLS - SEE SCHEDULE)
3-208 CONTINUOUS CONCRETE FOOTING WITH 8" WIDE STEM AND (2) #4 REINFORCING BAR TOP AND BOTTOM. PROVIDE 5/8" DIAMETER x 14" LONG ANCHOR BOLTS (ASTM A-307) AT 48" O/C AND 12" FROM CORNERS AND BREAKS IN SILL PLATE (7" MINIMUM EMBEDMENT INTO CONCRETE) WITH 3" x 3" x 0.220" SQUARE STEEL PLATE WASHERS TYPICAL. (CLOSER SPACING AND DEEPER FOOTING MAY BE REQUIRED AT SHEAR WALLS - SEE SCHEDULE)
6-42 42" HIGH WOOD STUD WALL WITH DRYWALL SIDES AND WOOD CAP.
6-196 VOID SPACE
6-361 9-1/2" DEEP ENGINEERED WOOD "I" JOISTS AT 16" O/C. (TRUSS-JOIST MACMILLAN TJI 230 (2x16" x 1.6E FLANGE) OR EQUAL). SEE MANUFACTURER'S SPECIFICATIONS FOR NOTCHING, BLOCKING AND SHEAR REQUIREMENTS. (ICC ESR-1153)
6-640 19/32" EXPOSURE I TONGUE AND GROOVE PLYWOOD (OR APA RATED OSB) FLOOR SHEATHING (PANEL INDEX 3216). GLUE-NAIL WITH 10d DEFORMED SHANK NAILS AT 6" O/C EDGES AND 10" O/C FIELD. FLOOR DIAPHRAGM TO BE UNBLOCKED WITH NAILS SPACED 6" MAXIMUM AT SUPPORTED EDGES
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6-695 FLAT BOTTOM ENGINEERED ROOF TRUSSES AT 24" O/C
6-940 2 x 4 SOLID RIDGE BLOCKING BETWEEN TRUSSES
SOLID 2x EAVE BLOCKING WITH "SIMPSON H1" CLIPS AT 24" ON CENTER FROM EACH ROOF TRUSS (OR RAFTER) TO DOUBLE TOP PLATES (OR BEAM). PROVIDE "SIMPSON A35" CLIPS TO EAVE BLOCKING AT SHEAR WALLS. SEE SHEAR PANEL SCHEDULE FOR ADDITIONAL "SIMPSON A35" CLIPS TO EAVE BLOCKING. (NAIL SPACING AT 24" ON CENTER STILL OCCURS AT SHEAR WALLS IN ADDITION TO A35'S)
6-880 BEAM (SEE FRAMING PLAN)
7-215 R-15 FIBERGLASS BATT INSULATION TYPICAL AT WALLS
7-219 R-19 FIBERGLASS BATT INSULATION
7-220 R-19 FIBERGLASS BATT INSULATION (SUPPORTED AT 12" ON CENTER WITH CORROSION RESISTANT WIRE OR EQUIVALENT)
7-230 R-30 FIBERGLASS BATT INSULATION
7-249 R-49 FIBERGLASS BATT INSULATION AT ALL NEW ATTIC AREAS.
8-350 OVERHEAD SECTIONAL GARAGE DOOR (RATED FOR 80 MPH WIND, EXP. "C") (AUTOMATIC GARAGE DOOR OPENERS, SHALL BE LISTED IN ACCORDANCE WITH UL 325 (R309.4))
9-110 STUCCO SOFFIT (USE HIGH-RIB METAL LATH AT ALL HORIZONTAL APPLICATIONS) OVER ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING.
9-365 5/8" TYPE "X" GYPSUM BOARD GARAGE SIDE OF ALL WALLS AND CEILING ADJACENT TO HOUSE AND ALL WALLS SUPPORTING SECOND FLOOR. PROVIDE MINIMUM 24" HORIZONTAL SEPARATION BETWEEN OFFSET ELECTRICAL RECEPTACLES. ELECTRICAL BOXES TO CONFORM TO ICC REPORT NO. ER 3886) GAS VENTS, METAL CHIMNEYS PENETRATING THE FINISH SHALL BE FIRE STOPPED WITH AN APPROVED ASSEMBLY. PLASTIC PIPE SHALL NOT PIERCE FINISH. DUCTS ON THE GARAGE SIDE SHALL BE A MINIMUM 26 GAUGE SHEET METAL.
15-871 CONDENSING UNIT. PROVIDE 3-1/2" THICK POLYETHYLENE PAD EXTENDED 3" MINIMUM ABOVE GROUND PER C.M.C.
16-20 400 AMP RECESSED MAIN PANEL (UNDERGROUND FEED WITH TWO #30 AWG & ONE #2 GROUND) (VERIFY EXACT LOCATION WITH UTILITY COMPANY) (PROVIDE GAS AND WATER BONDING TO SERVICE) PROVIDE 3'-0" DEEP BY 2'-6" WIDE MINIMUM CLEARANCE IN FRONT OF PANEL PER ARTICLE 110-289
16-290 220 V. DISCONNECT SWITCH (VERIFY CONDUCTOR SIZE AND FUSING WITH LOCAL CODES)
16-711 EV PANEL "READY" - SEE NOTE 1 TO 6 ON EV NOTES



Section A
1/4" = 1'-0"



Section B
1/4" = 1'-0"



Section C
1/4" = 1'-0"

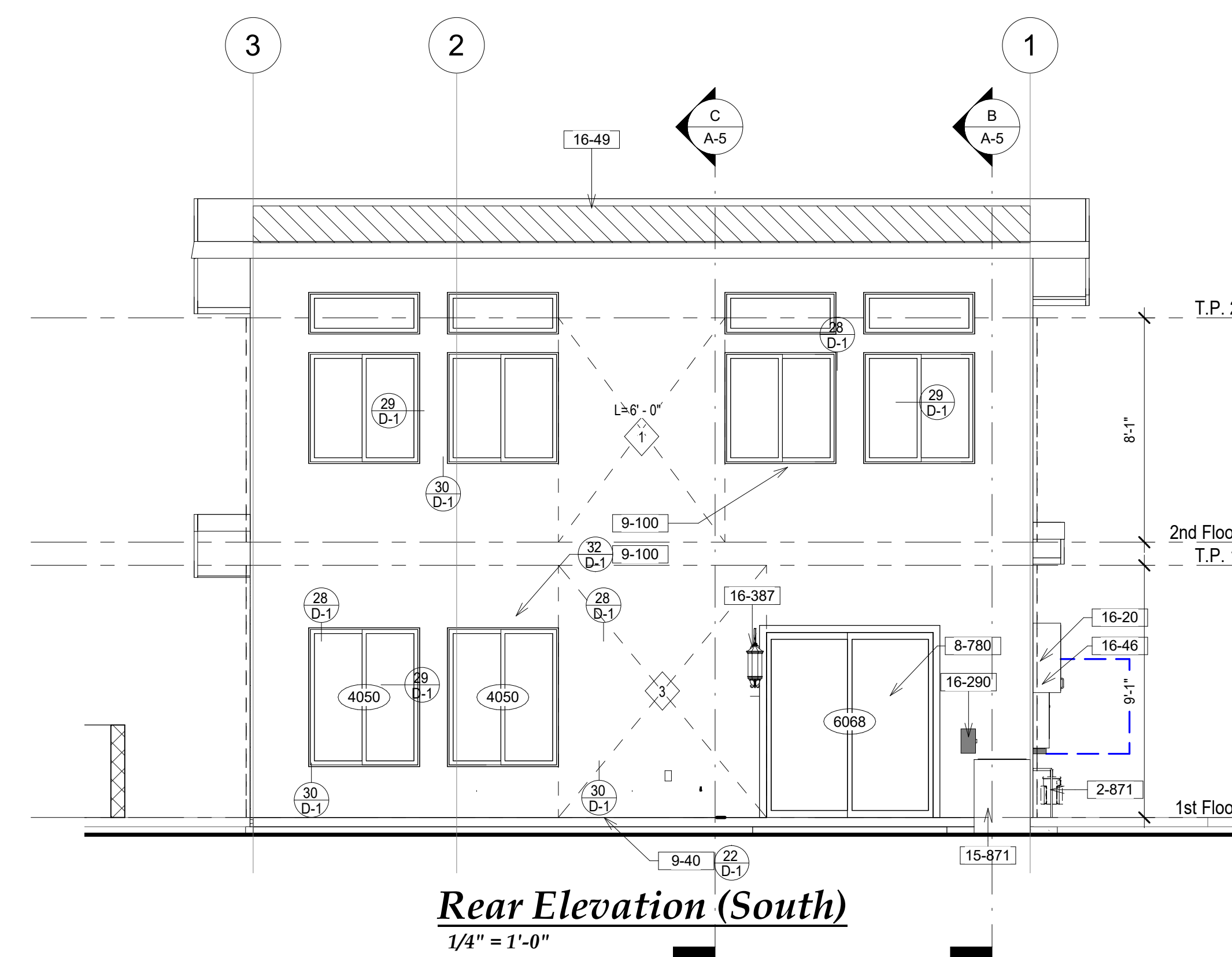
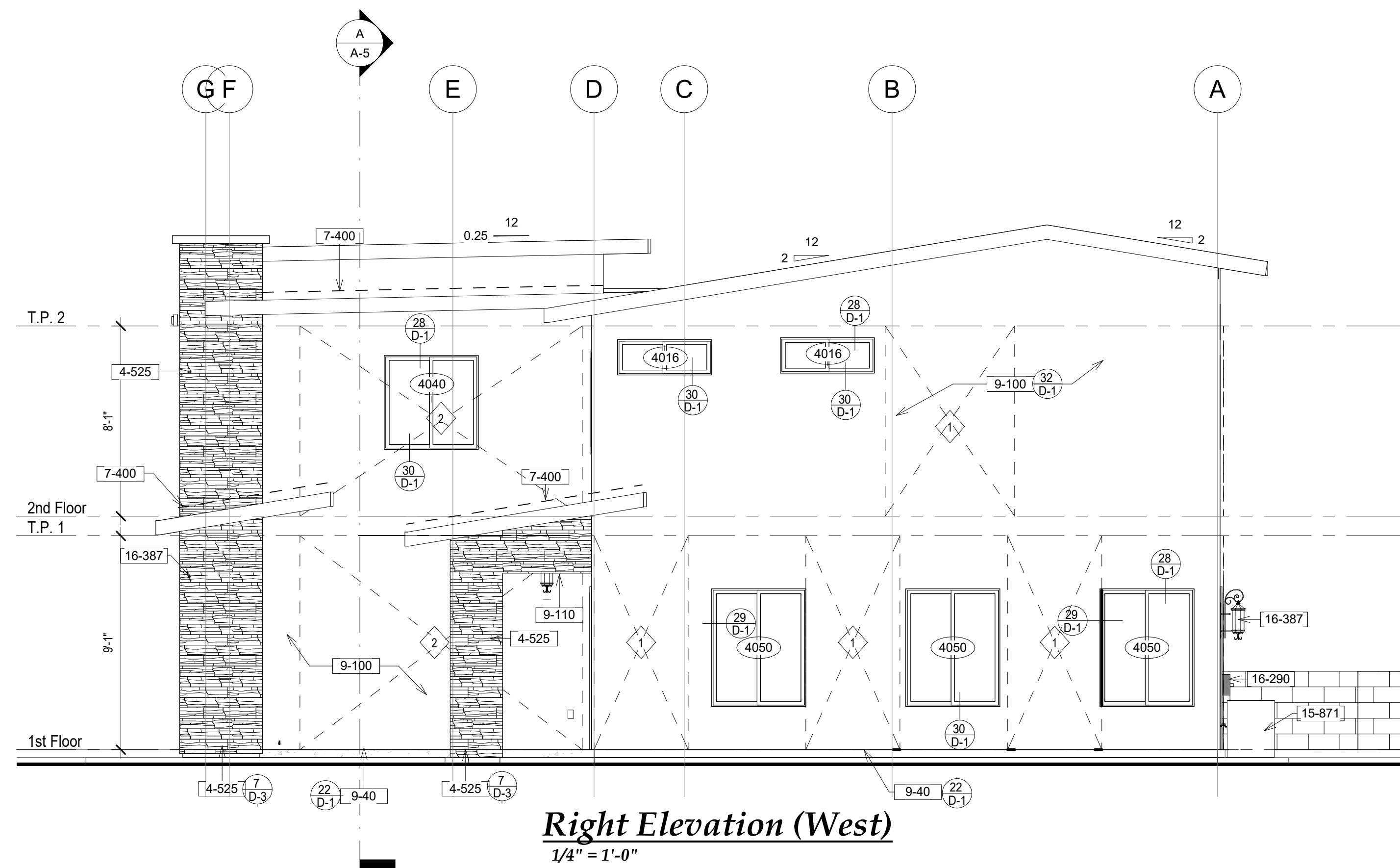
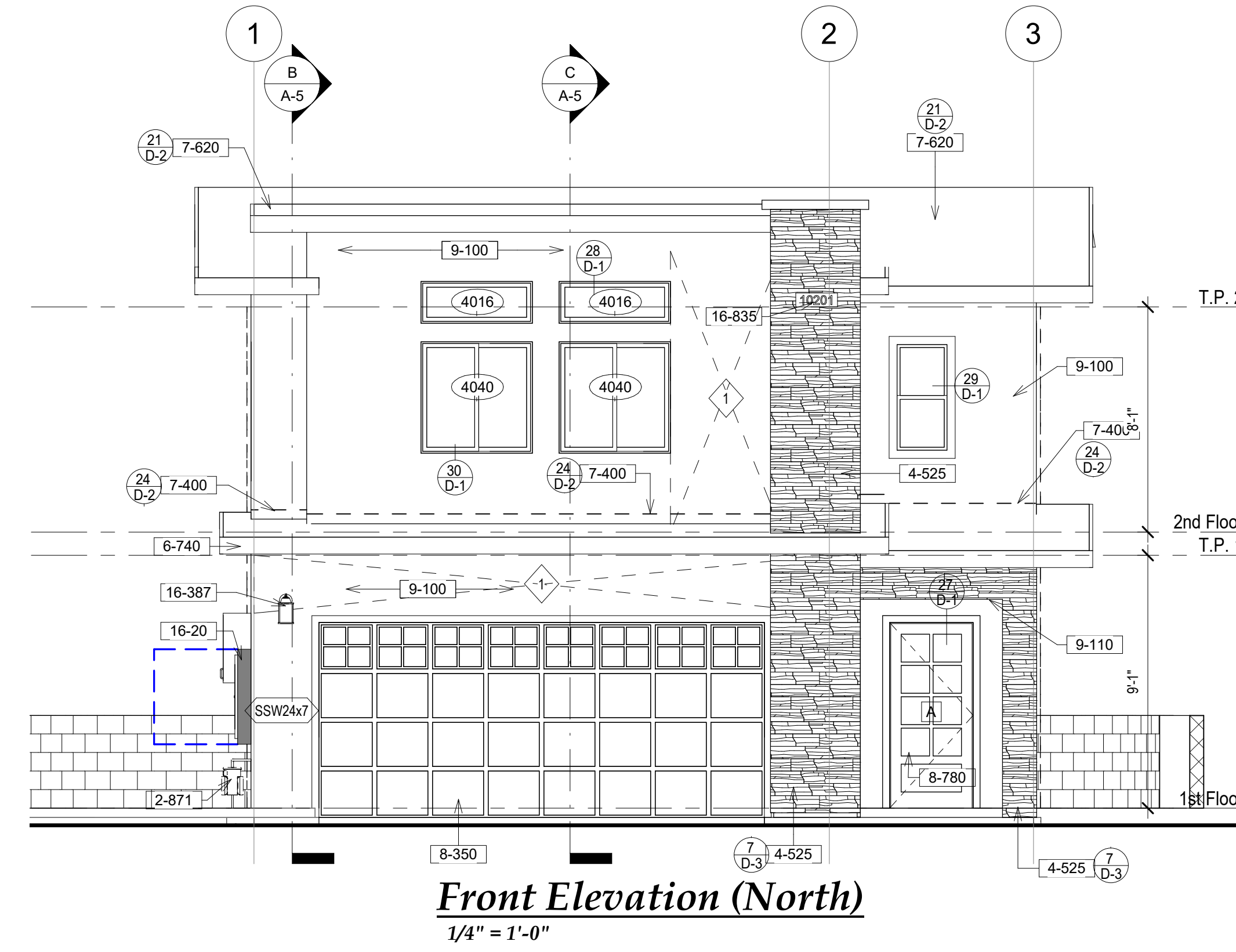
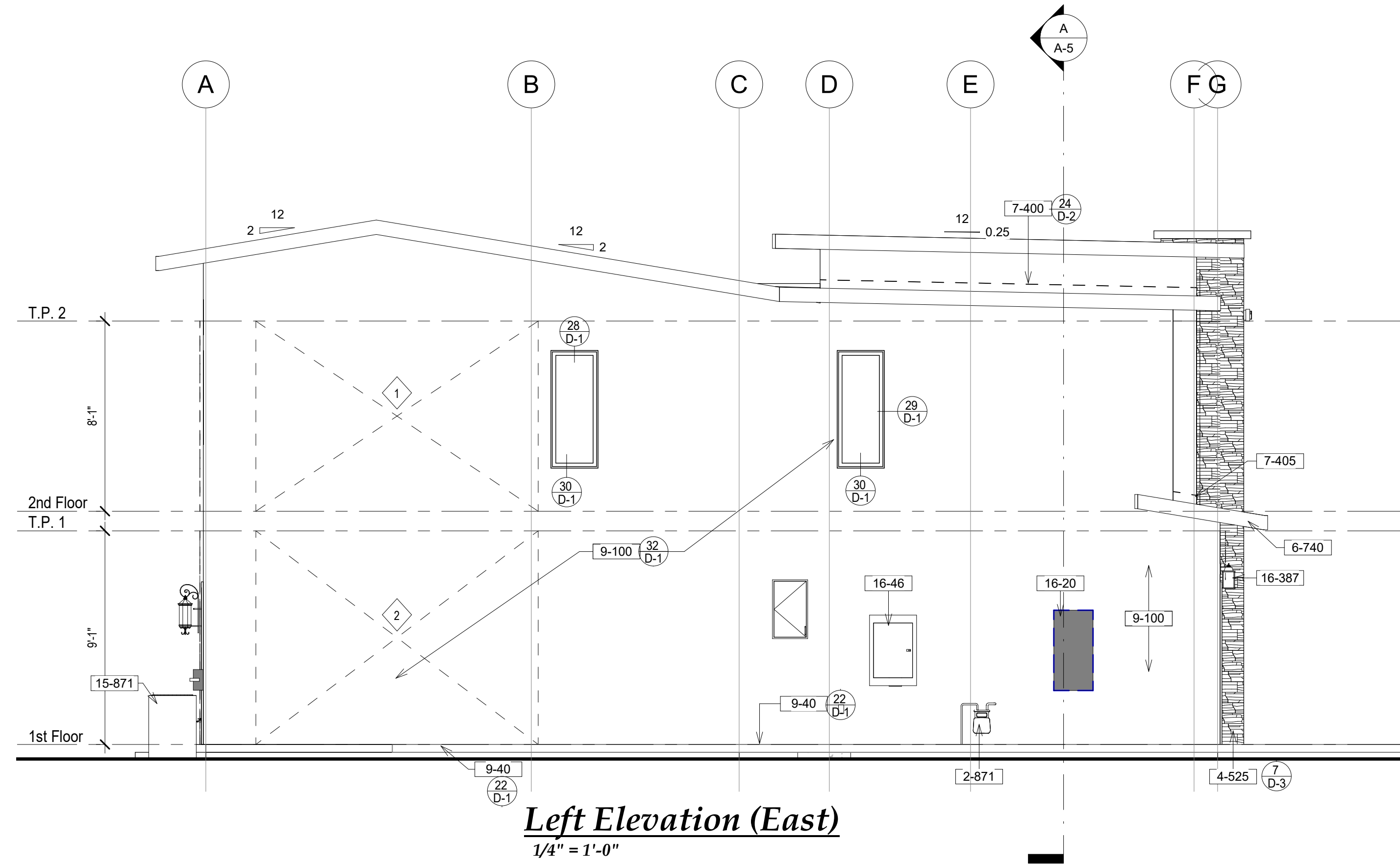
REVIEWED FOR CODE COMPLIANCE BY:
WILDAN ENGINEERING
Approval of these plans & specifications shall not be construed to be a permit for, or an approval of any violation of any Federal, State, County or City laws or ordinances. One set of approved plans must be kept on the job until completion.
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Sections A-5

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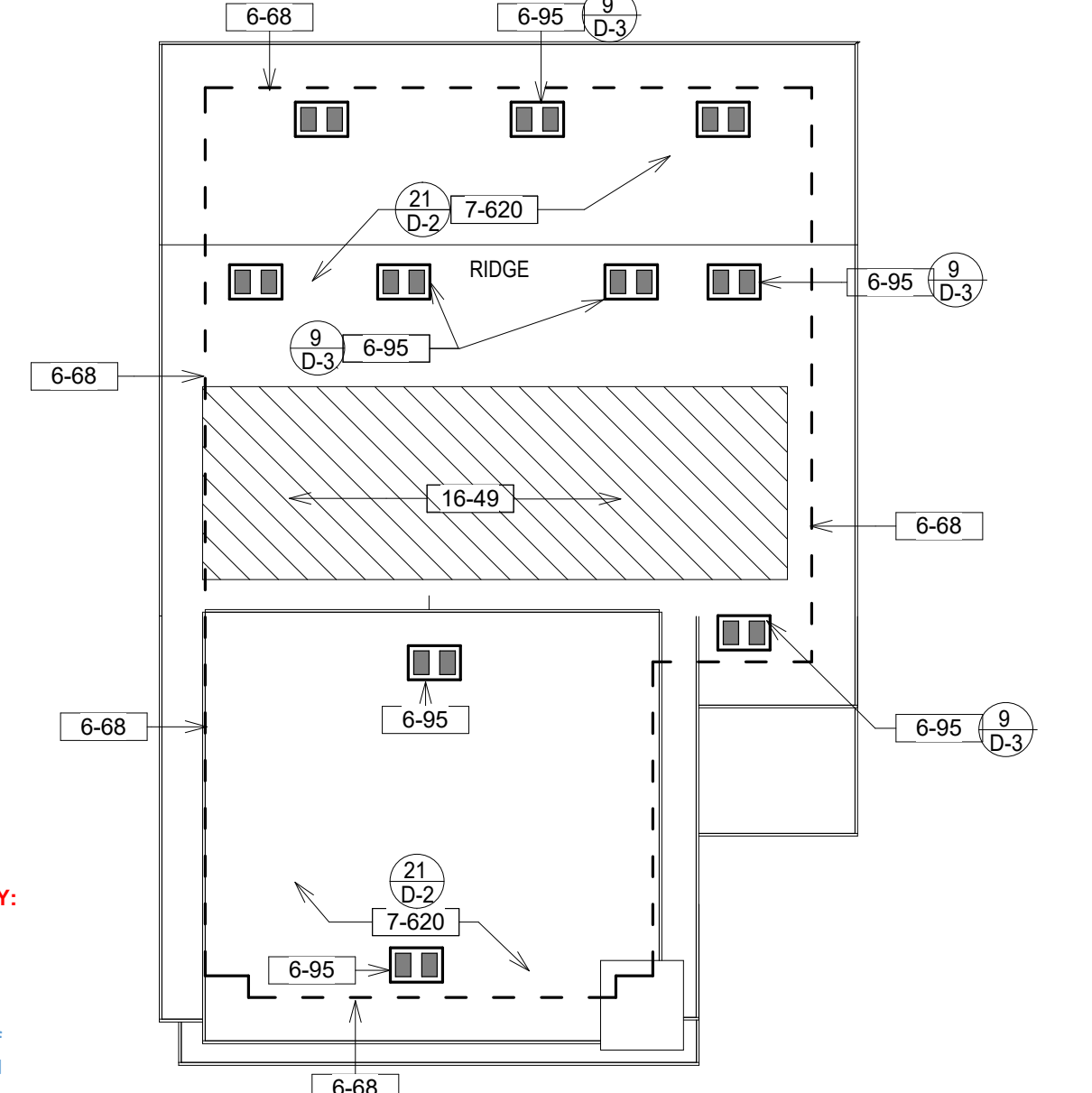
**Plan Notes**

- 2-871 NEW GAS METER LOCATION (BY UTILITY). (VERIFY EXACT LOCATION WITH UTILITY COMPANY)
- 4-525 SYNTHETIC STONE VENEER ("SOUTHWEST BLENDPRO-FIT LEDGESTONE" PF-8019 BY "STONE PRODUCTS CORP.") I.C.C. REPORT NO. NER-358
- 6-68 LINE OF WALL BELOW
- 6-95 CHAGIN CLOAKED VENT TILE (MODEL "S" FOR "S" TILE, MODEL "M" FOR LOW PROFILE, AND MODEL "FL" FOR FLAT CONCRETE TILE) WITH 1/4" GALVANIZED MESH SCREEN AT OPENING (CHAGINS 1 (800) 394-3864) minimum of 1/16-inch and shall not exceed 1/8-inch.
- 6-740 2 x 8 RESAWN FASCIA (HOLD UP AT EAVES FOR STARTER COURSE OF CONCRETE TILE)
- 7-400 CONTINUOUS 24 GAUGE ROOFWALL FLASHING (TYPICAL). ROOF FLASHING MATERIALS AND INSTALLATION MUST COMPLY WITH THE PROVISIONS OF CBC SECTIONS 1508 & 1509.
- 7-405 CONTINUOUS 24 GAUGE GALVANIZED RAKE / WALL FLASHING (TYPICAL)
- 7-620 NEW CLASS "A" 25 YEAR COMPOSITION ROOF SHINGLES (ICC ERS-6546) OVER ONE LAYER 15 LB. FELT. (ROOF SHALL BE INSTALLED WITH WIND TABS TO RESIST 110 MPH WINDS)
- 8-350 OVERHEAD SECTIONAL GARAGE DOOR (RATED FOR 80 MPH WIND, EXP. "C") (AUTOMATIC GARAGE DOOR OPENERS, SHALL BE LISTED IN ACCORDANCE WITH UL 325 (R300.4))
- 8-780 T INDICATES TEMPERED GLASS
- 9-40 CONTINUOUS GALVANIZED SHEET METAL WEEP SCREEN
- 9-100 7/8" EXTERIOR CEMENT PLASTER WITH PAPER-BACKED WOVEN WIRE FABRIC LATH (3 COATS MINIMUM). PROVIDE ONE LAYER OF NO. 15 ASPHALT FELT FREE FROM HOLES AND BREAKS COMPLYING WITH ASTM D 226 FOR TYPE 1 FELT. FELT SHALL BE APPLIED OVER STUDS OF ALL EXTERIOR WALLS. PROVIDE TWO LAYERS OF GRADE "D" PAPER OVER ALL PLYWOOD SHEAR PANEL. USE HIGH RIB LATH AT HORIZONTAL APPLICATIONS (USE EXTERIOR STUCCO PLASTER CONTROL JOINTS NO GREATER THAN 144 SQUARE FEET VERTICAL AND 100 SQUARE FEET FOR HORIZONTAL APPLICATIONS. THE DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 18 LINEAR FEET IN EITHER DIRECTION WITH A LENGTH TO WIDTH RATIO OF 2.5:1, PER ASTM C 1063 AND CH. R703.5.1 OF THE 2013 CRC). FILL WALL CAVITY WITH R-19 FIBERGLASS BATT INSULATION.
- 9-110 STUCCO SOFFIT (USE HIGH-RIB METAL LATH AT ALL HORIZONTAL APPLICATIONS) OVER ONE LAYER 5/8" TYPE "X" GYPSUM SHEATHING
- 15-871 CONDENSING UNIT. PROVIDE 3-1/2" THICK POLYETHYLENE PAD EXTENDED 3" MINIMUM ABOVE GROUND PER C.M.C.
- 16-20 400 AMP RECESSED MAIN PANEL UNDERGROUND FEED WITH TWO #30 AWG & ONE #2 GROUND (VERIFY EXACT LOCATION WITH UTILITY COMPANY) PROVIDE GAS AND WATER BONDING TO SERVICE) PROVIDE 3'-0" DEEP BY 2'-6" WIDE MINIMUM CLEARANCE IN FRONT OF PANEL PER ARTICLE 110-26a
- 16-46 SOLAR READY - FUTURE PANEL
- 16-49 P.V. SYSTEM WITH STANDARD DESIGN P.V. CAPACITY PER TITLE 24 (AREA SHALL BE COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN FIVE FEET AND ARE NO LESS THAN 80 SQ. FT. EACH) PER ENERGY CODE, SECTION 110.10(b). SOLAR PANELS CONTRACTOR TO VERIFY BEST DIRECTION TO FACE THE PANELS AT TIME OF INSTALLATION.
- 16-290 220 V. DISCONNECT SWITCH (VERIFY CONDUCTOR SIZE AND FUSING WITH LOCAL CODES)
- 16-387 SURFACE MOUNTED ADJUSTABLE FLOOD LIGHTS (+84" ION) WITH MOTION SENSOR ILLUMINATED ADDRESS LIGHT AT +84" ABOVE FLOOR LINE (UON) PER CITY STANDARD WITH 4" HIGH MINIMUM HEIGHT NUMBERS ON CONTRASTING BACKGROUND AND ILLUMINATED AT ALL HOURS OF DARKNESS

NOTE: ROOF GUTTERS SHALL BE SCREENED TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS. CRC R337.5.4.

**NEW COOL ROOFING REQUIREMENTS:**

- AGED SOLAR REFLECTION: 0.18 OR HIGHER
- THERMAL EMITTANCE: 0.9 OR HIGHER
- SEE DETAIL 16-3
- CRRC PRODUCT ID: 0890-0018A



REVIEWED FOR CODE COMPLIANCE BY:  
**WILDAN ENGINEERING**  
Approval of these plans & specifications shall not be construed to be a permit for, or an approval of any violation of any Federal, State, County or City laws or ordinances. One set of approved plans must be kept on the job until completion.  
5:59:13 PM May 16, 2022

**Attic Ventilation Summary**

ATTIC AREA:	1,028 SQ. FT.
TOTAL VENTILATED ATTIC AREA =	1,028 SQ. FT. / 300 = 3.42 SQ. FT. x 144 SQ. IN. = 492.48 SQ. IN.
SUB-TOTAL VENTILATION REQUIRED =	492.48 SQ. IN.
100,000 BTUH INPUT ATTIC FAU (1 SQ. IN. PER 2,000 BTUH x 2 (HIGH & LOW) x 2 (50% AREA LOST DUE TO MESH))	200.00 SQ. IN.
TOTAL VENTILATION REQUIRED =	692.48 SQ. IN.
(5) CHAGIN CLOAKED VENTS (SHINGLES) AT 72 SQ. IN. EACH (LOWER) =	360.00 SQ. IN.
(5) CHAGIN CLOAKED VENTS (SHINGLES) AT 72 SQ. IN. EACH (HIGH) =	360.00 SQ. IN.
TOTAL VENTILATION PROVIDED =	720.00 SQ. IN.

**Fire Notes**

1. ROOF COVERINGS SHALL BE EITHER NONCOMBUSTIBLE OR SHALL BE FIRE RETARDANT MATERIAL NOT COMPOSED OF ORGANIC FIBER WITH A MINIMUM CLASS "A" RATING
  2. ALL EXTERIOR WALL COVERINGS SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL
  3. EAVES SHALL PROVIDE ONE-HOUR FIRE RESISTANCE-RATED CONSTRUCTION OR EQUIVALENT (SEE KEY NOTE 9-110)
  4. EXTERIOR DOOR ASSEMBLIES SHALL MEET STANDARD SFM 12-7A-1 OR SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION
  5. ADDRESS NUMBERS SHALL HAVE INTERNALLY ILLUMINATED, NONCOMBUSTIBLE
- EXTERIOR DOORS:
- EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:
    - THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIALS
    - SOLID WOOD DOORS HAVING STILES AND RAILS NOT LESS THAN 1-3/8" THICKNESS WITH THE INTERIOR FIELD PANELS NOT LESS THAN 1-1/4" THICKNESS, EXCEPT FOR THE EXTERIOR PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THAN 3/8" THICK
    - SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES
    - SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1
    - GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS BY PREVENTING GAPS BY THE ITEMS LISTED PER 708A.4 (CRC R337.8.4)
- EXTERIOR GLAZING NOTES:
- EXTERIOR GLAZING IN EXTERIOR WINDOWS, EXTERIOR GLAZED DOORS, GLAZED OPENINGS IN EXTERIOR DOORS, GLAZED OPENINGS IN EXTERIOR GARAGE DOORS OR STRUCTURAL GLASS SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:
    - DOUBLE GLAZED INSULATING GLASS WITH ONE OF THE PANES TEMPERED AND THE SECOND PANE MAY BE PLAIN GLASS
    - EITHER THE INTERIOR OR EXTERIOR PANEL MAY BE TEMPERED
    - GLASS BLOCK UNITS
    - A TWENTY (20) MINUTE FIRE-RESISTIVE RATED WINDOW ASSEMBLY
    - BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2. STRUCTURAL GLASS VENEER, THE WALL ASSEMBLY BEHIND STRUCTURAL GLASS VENEER SHALL COMPLY WITH SECTION 707A.3 FOR EXTERIOR WALLS.

Proposed Single Family Residence For:  
**Erick and Celia Yerena**  
Via Verrazano, Riverside, CA 92503 (APN: 269-201-067)

6 May 2022	10 May 2022 PCC
20-3864	

**Elevations & Roof Plan**

**A-6**

Electrical Legend

- LIGHTING REQUIREMENTS:
1. ALL INSTALLED LUMINAIRES MUST BE HIGH EFFICACY IN ACCORDANCE WITH CALIFORNIA ENERGY CODE TABLE 150.0 A.
2. LIGHTING IN BATHROOM, GARAGE, LAUNDRY ROOMS AND UTILITY ROOMS MUST BE CONTROLLED BY OCCUPANT SENSOR.

- GENERAL ELECTRICAL NOTES:
1. THE ELECTRICAL SYSTEM SHALL BE GROUNDED BY USER W/ BONDS TO GAS & WATER PIPING.
2. ALL NONLOCKING TYPE 125-VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.

- ABBREVIATIONS:
MOUNTING: SURFACE
FED FROM:
L = LED
V = VAPOR RESISTANT

Table with columns for PANEL, VOLTAGE, BUS, MAIN, FEEDER, and PHASE. Includes a detailed electrical panel schedule table.

MECHANICAL SYSTEM NOTES table with columns for item number, description, and quantity.

MECHANICAL SYSTEM NOTES table with columns for item number, description, and quantity.

Mechanical Notes
A. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.

Mechanical Notes
1. MECHANICAL EXHAUST FANS FROM BATHROOMS MUST COMPLY WITH THE FOLLOWING (CALGREEN 4.506.1).

Mechanical Notes
WHOLE BUILDING VENTILATION REQUIREMENTS AND ASHRAE 62.2
AT LEAST ONE MECHANICAL VENTILATION SYSTEM IN THE BUILDING MUST BE DESIGNATED FOR USE IN COMPLIANCE WITH THE WHOLE-BUILDING VENTILATION REQUIREMENT.

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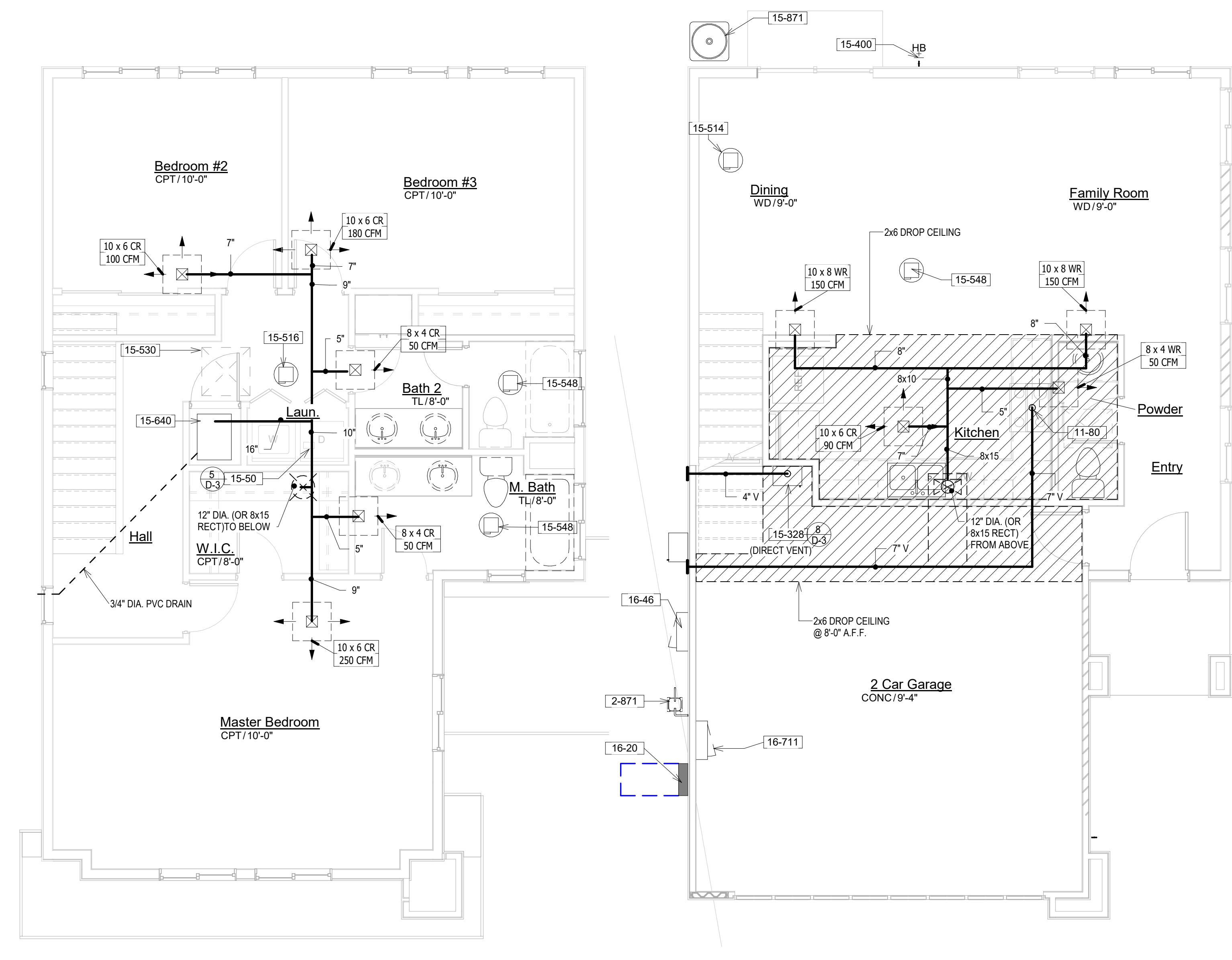
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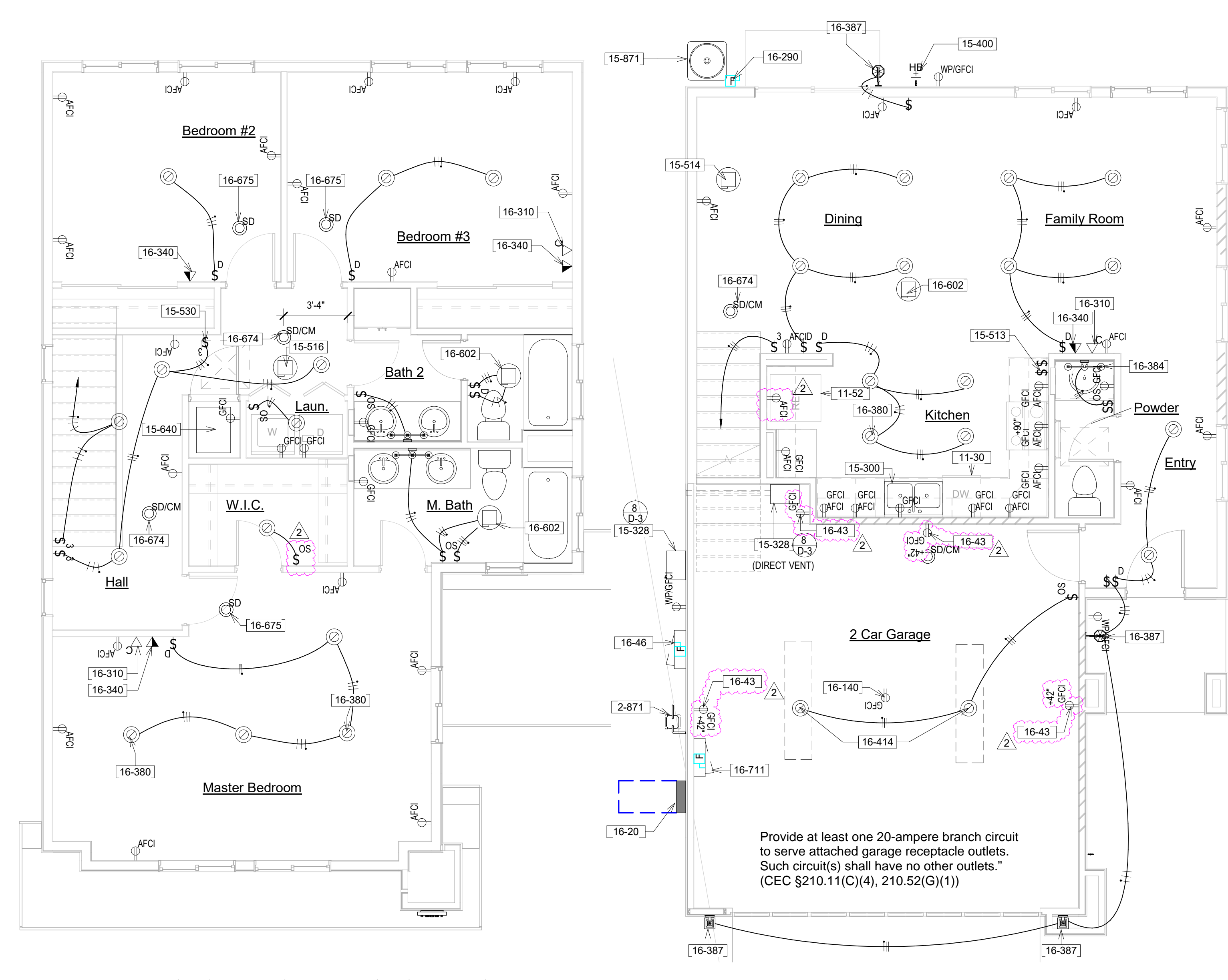
Mechanical Notes
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Second Floor Mechanical Floor Plan
1/4" = 1'-0"



First Floor Mechanical Floor Plan
1/4" = 1'-0"



Second Floor Electrical Floor Plan
1/4" = 1'-0"



First Floor Electrical Floor Plan
1/4" = 1'-0"

Water Notes

- 1. WATER PIPE AND FITTINGS WITH A LEAD CONTENT SHALL BE PROHIBITED IN SYSTEMS CONVEYING...
2. ALL FIXTURES, EQUIPMENT, PIPING, AND WATER...
3. ALL PLUMBING FIXTURES SHALL MEET THE FLOW RATES SPECIFIED IN THE CALIFORNIA GREEN BUILDING...
4. THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL BE THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 150.0 (K)(4).

Plan Notes

- 2-871 NEW GAS METER LOCATION (BY UTILITY). (VERIFY EXACT LOCATION WITH UTILITY COMPANY)
11-30 DISHWASHER SPACE (GFI PROTECTION). (CEC 210.8(D))
11-80 REFRIGERATOR SPACE (PROVIDE RECESSED SHEET CUT IN PLASTIC BOX FOR GEMAKER)
11-80 SLIDE-IN GAS COOKTOP WITH OVEN BELOW AND MICROWAVE OVEN ABOVE WITH EXHAUST HOOD AND 7" DIAMETER GALVANIZED STEEL METAL DUCT TO OUTSIDE AIR HOOD ABOVE CLOTHES DRYER (NOC).

General Notes

- 1. HEATING SYSTEMS SHALL BE EQUIPPED WITH THERMOSTATS THAT HAVE A CLOCK MECHANISM WITH SET POINTS FOR AT LEAST FOUR PERIODS WITHIN 24 HOURS.
2. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET NOT EXCEEDING 1/4" IN THICKNESS.
3. THE LOCATION OF THE HEATING, COOLING AND VENTILATING EQUIPMENT. (4.504.1)

EV NOTES:

- 1. FOR A SINGLE EV SPACE, A LISTED RACEWAY SHALL BE INSTALLED TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1" (NOMINAL INCH INSIDE DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER.
2. THE SERVICE PANEL AND SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL 40 AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE 2019 CEC SECTION 4.108.4.2.
3. NEW CONSTRUCTION SHALL COMPLY WITH SECTION 4.108.4 AND 4.108.4.2 TO FACILITATE FUTURE INSTALLATION AND USE OF EV CHARGERS. 2019 CEC SEC. 4.108.4.2.
4. THE ELECTRICAL VEHICLE CHARGING SYSTEM SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY (I.E. UL) IN COMPLIANCE WITH UL 2202 (STANDARD FOR ELECTRICAL VEHICLE EV CHARGING SYSTEM EQUIPMENT) CEC 9.7.
5. IN ANY BUILDING OR INTERIOR AREA USED FOR CHARGING ELECTRICAL VEHICLES, ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
6. THE ELECTRICAL VEHICLE CHARGING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINE AND SHALL BE SUITABLE FOR THE ENVIRONMENT (INDOOR/OUTDOOR, IF INSTALLED INDOORS, THE CHARGING STATION SHALL BE LABELED 'VENTILATION NOT REQUIRED IN LOCATION LOCAL VISIBLE AFTER INSTALLATION. CEC 625.15.

PLUMBING PIPE INSULATION SCHEDULE

Table with columns: SERVICE, TEMPERATURE RANGE (F), PIPE SIZE (IN. DIA.), INSULATION THICKNESS (IN.), R-VALUE.

PIPE MATERIAL SCHEDULE

Table with columns: SERVICE, PIPE MATERIAL & WEIGHT, TYPE OF JOINTS, PRESSURE FITTING MATERIAL, SHUT-OFF RATINGS, VALVE.

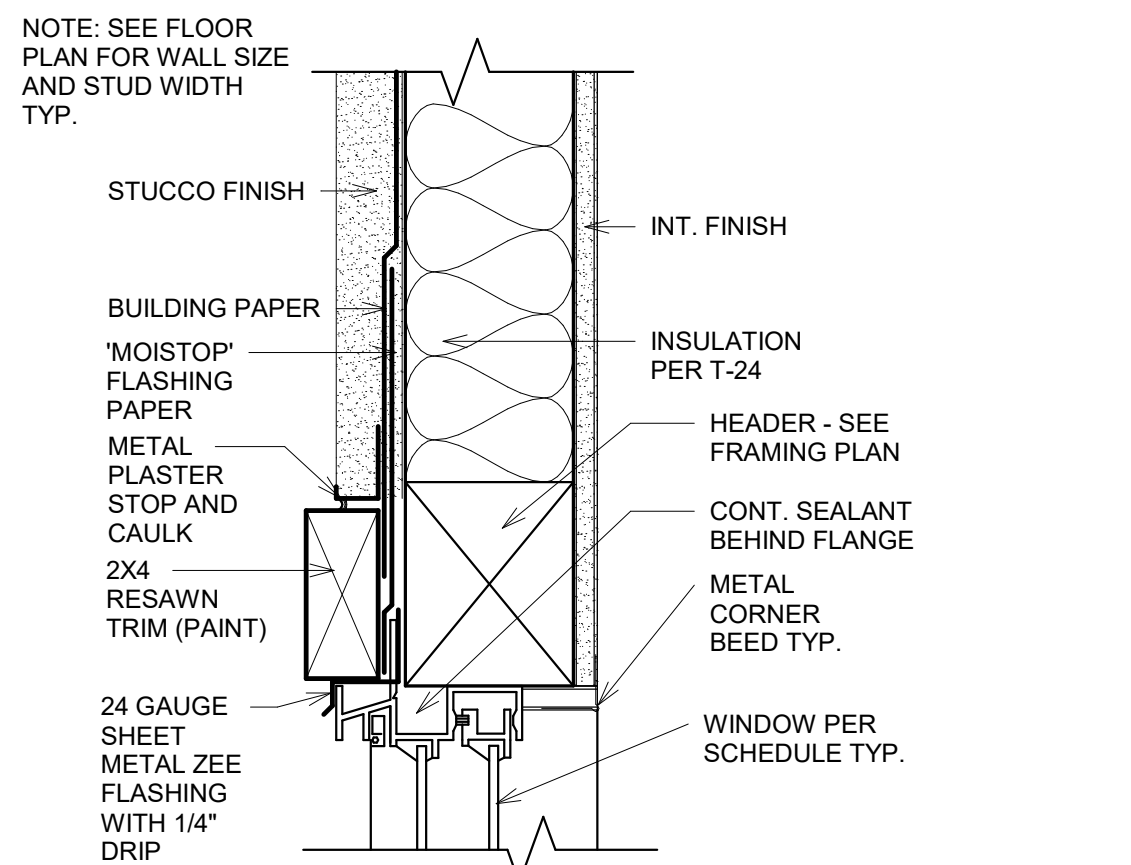
Proposed Single Family Residence For: Erick and Celia Yerena

Via Verrazano, Riverside, CA 92503 (APN: 269-201-067)

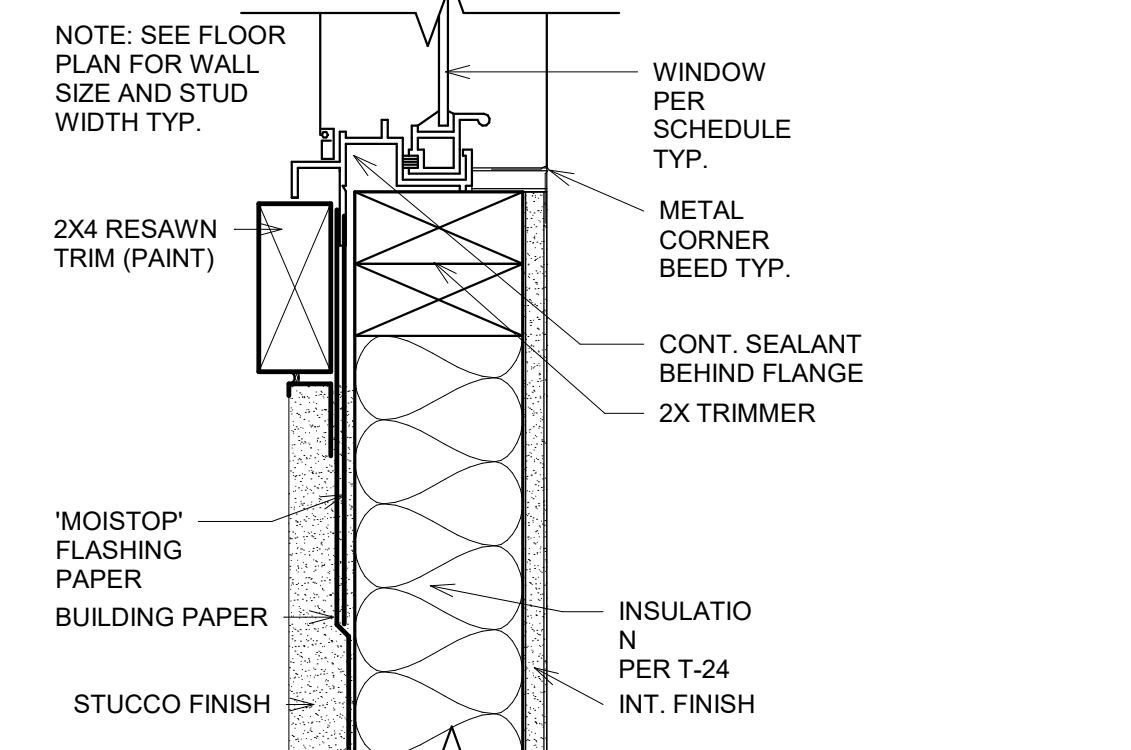
6 May 2022 10 May 2022 PCC

20-3864

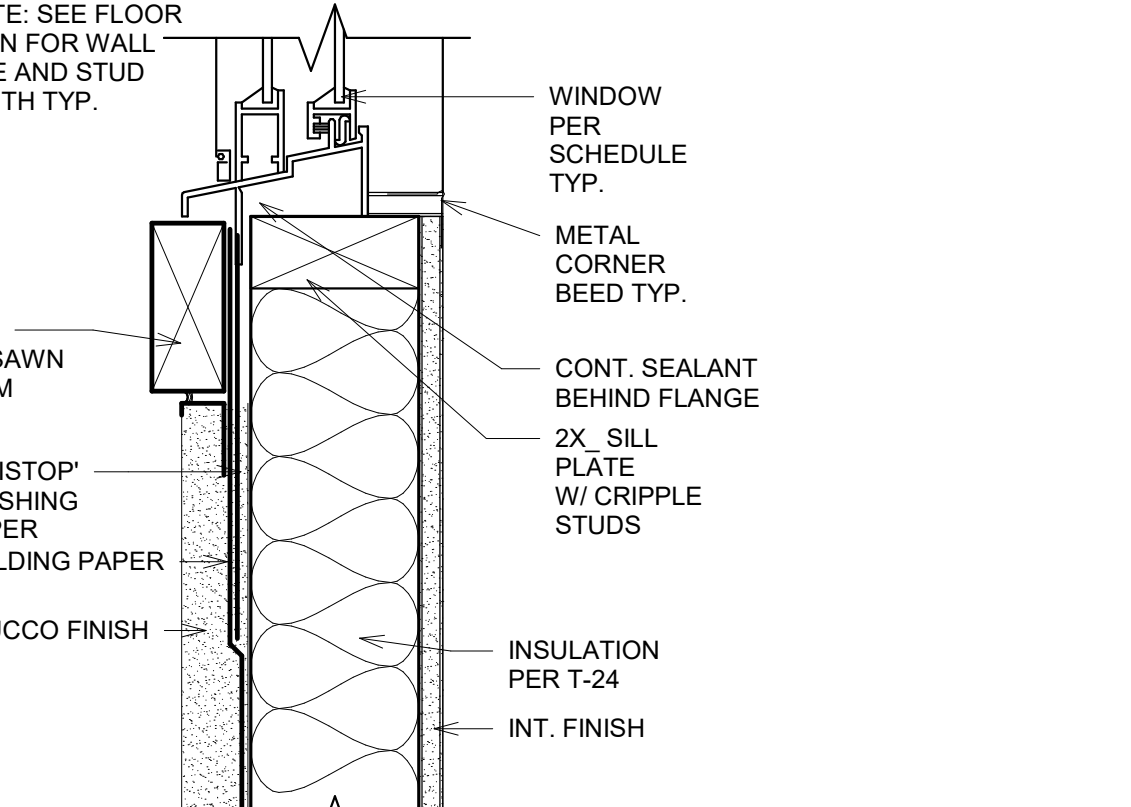
Mechanical & Electrical Plans A-7



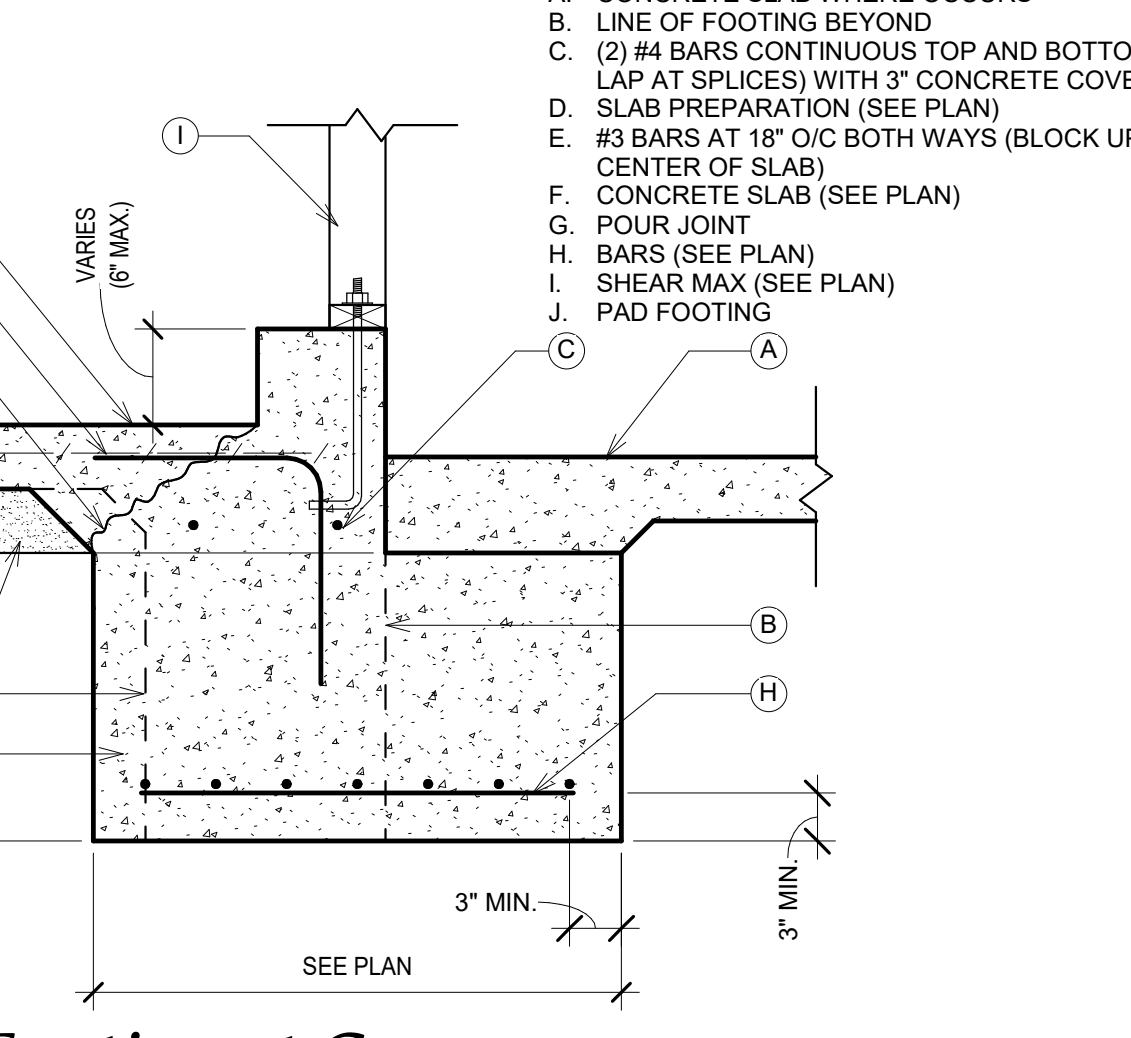
28 Window Head - Stucco 3" = 1'-0"



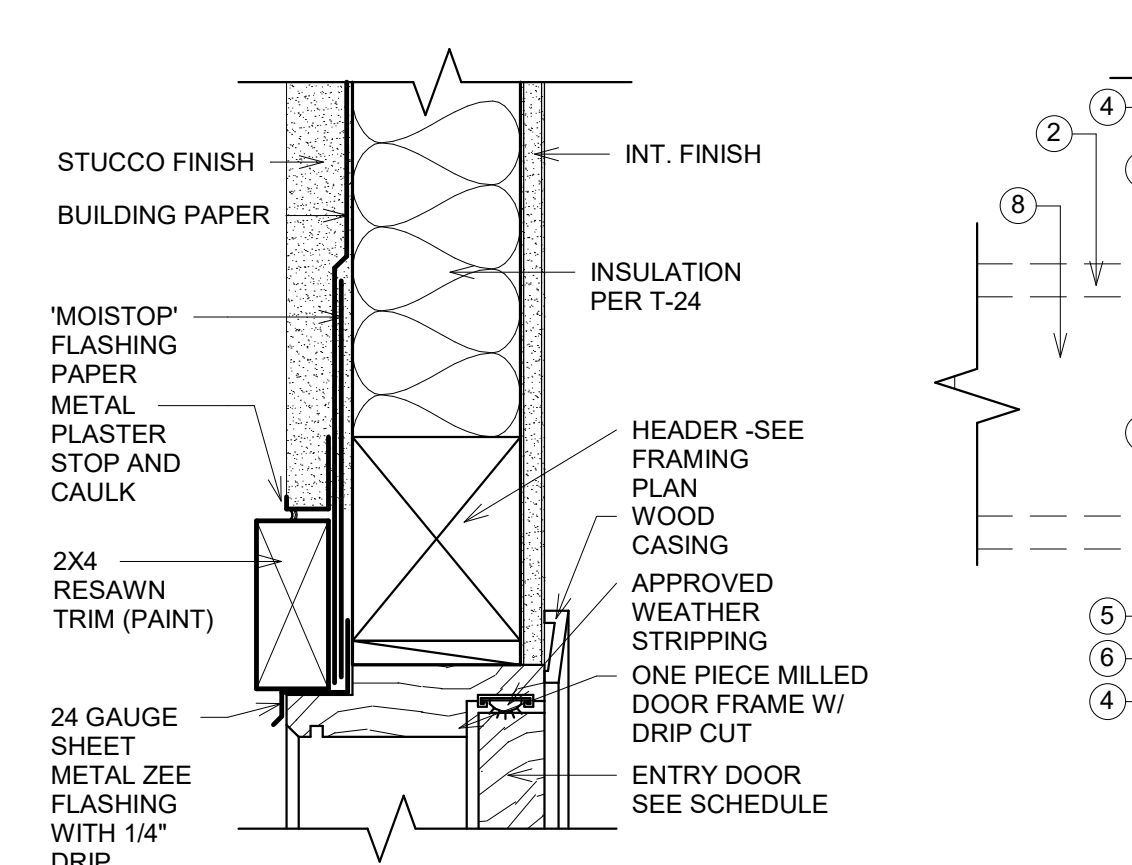
29 Window Jamb - Stucco 3" = 1'-0"



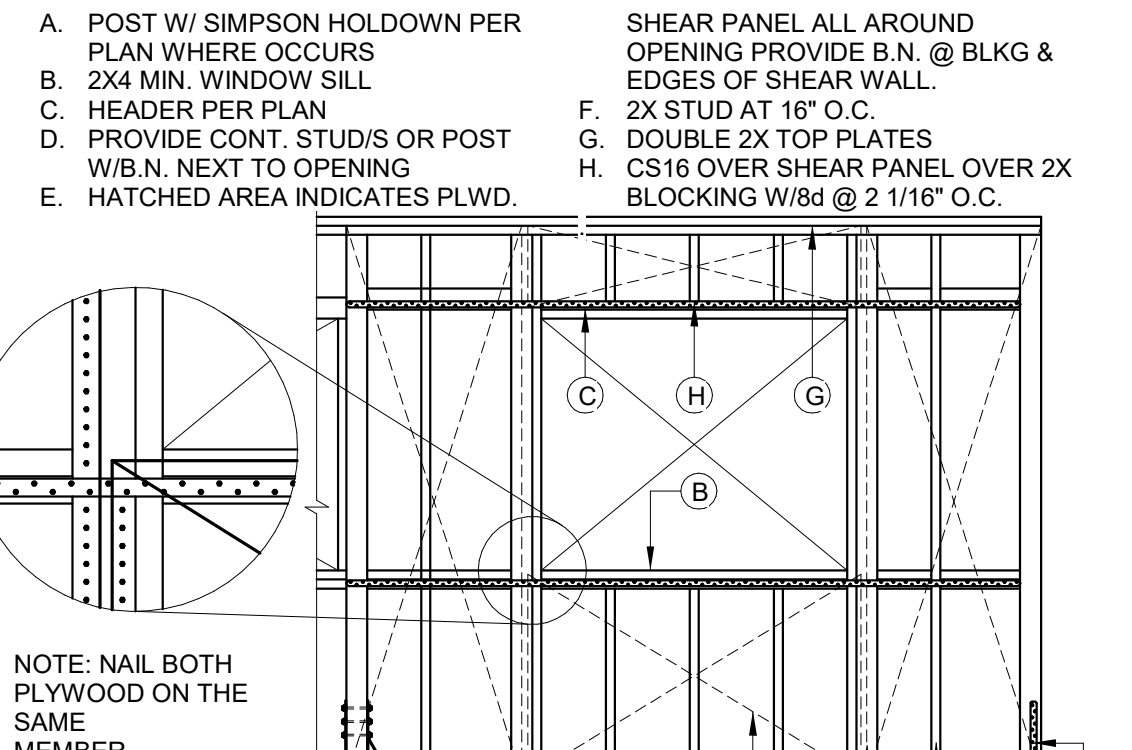
30 Window Sill - Stucco 3" = 1'-0"



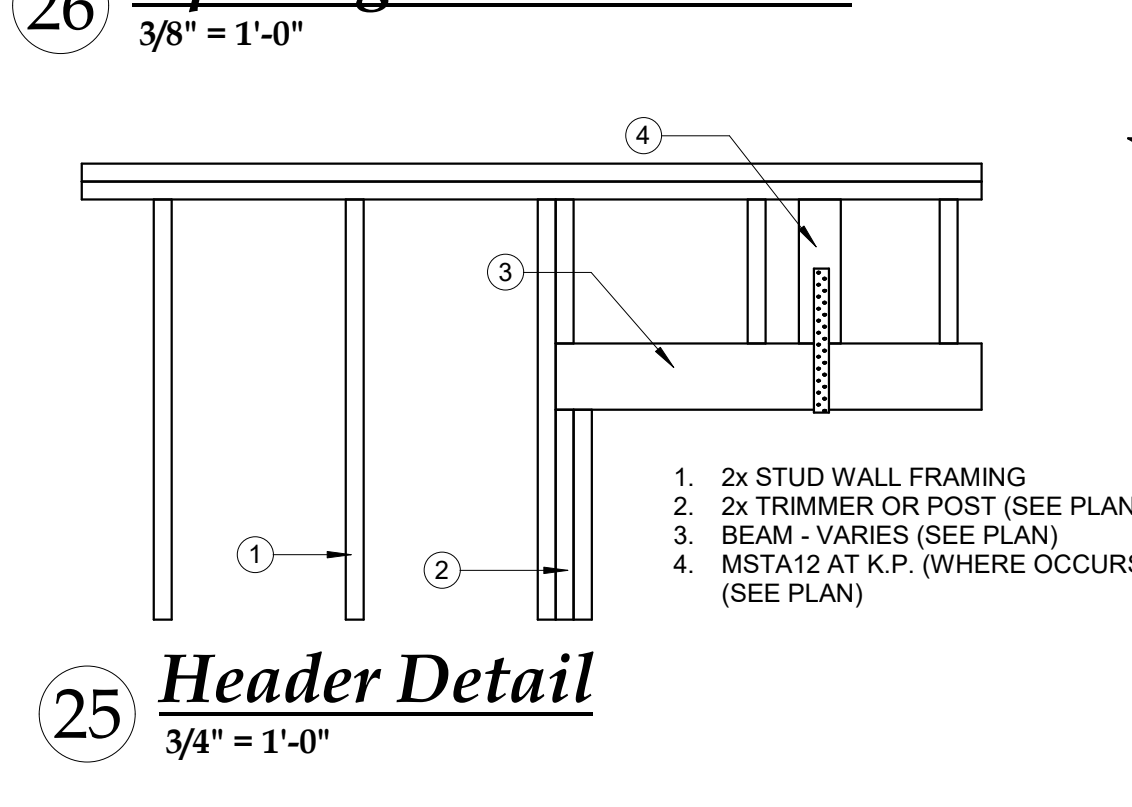
31 Footing at Garage 1" = 1'-0"



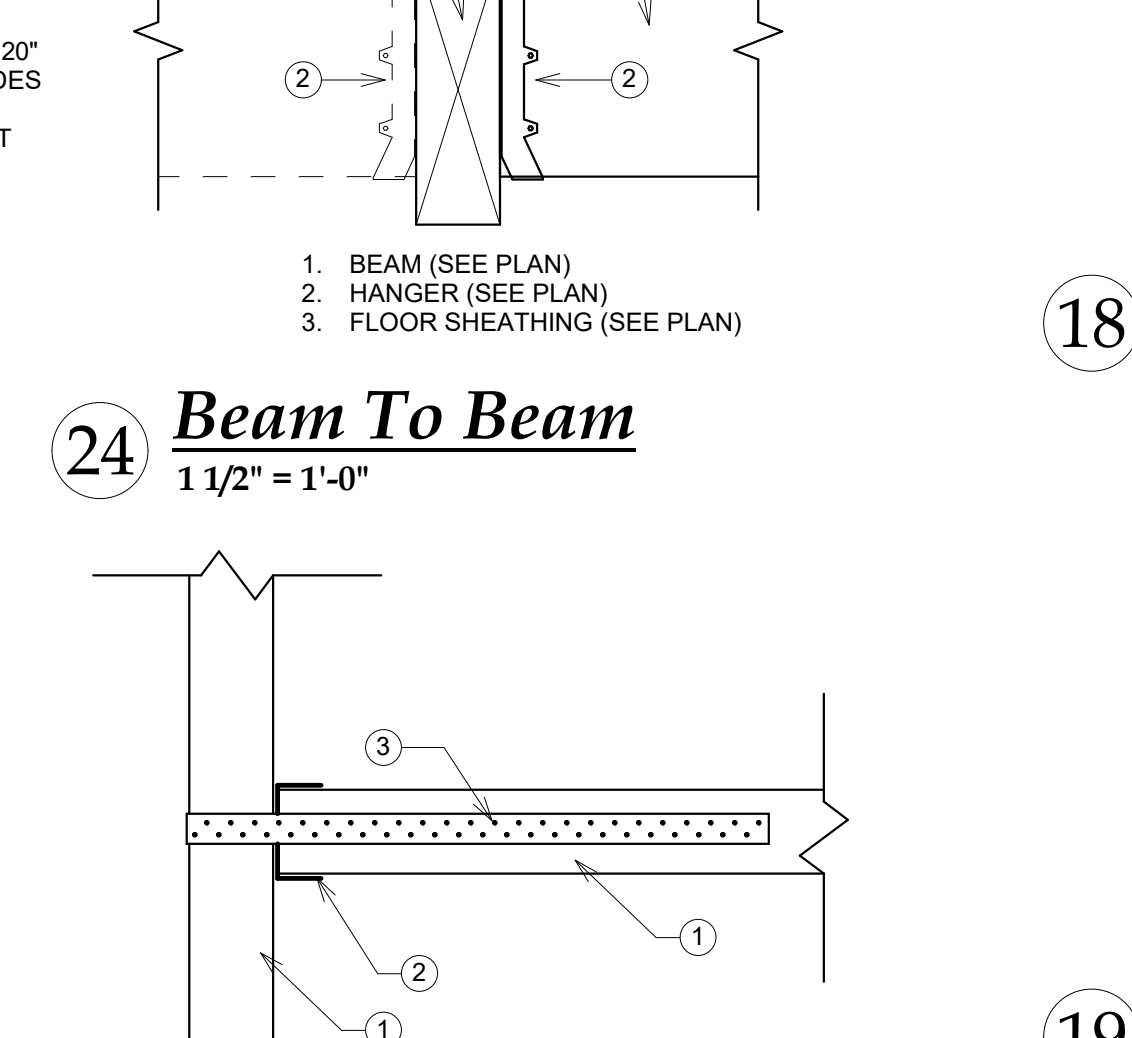
27 Door Head 3" = 1'-0"



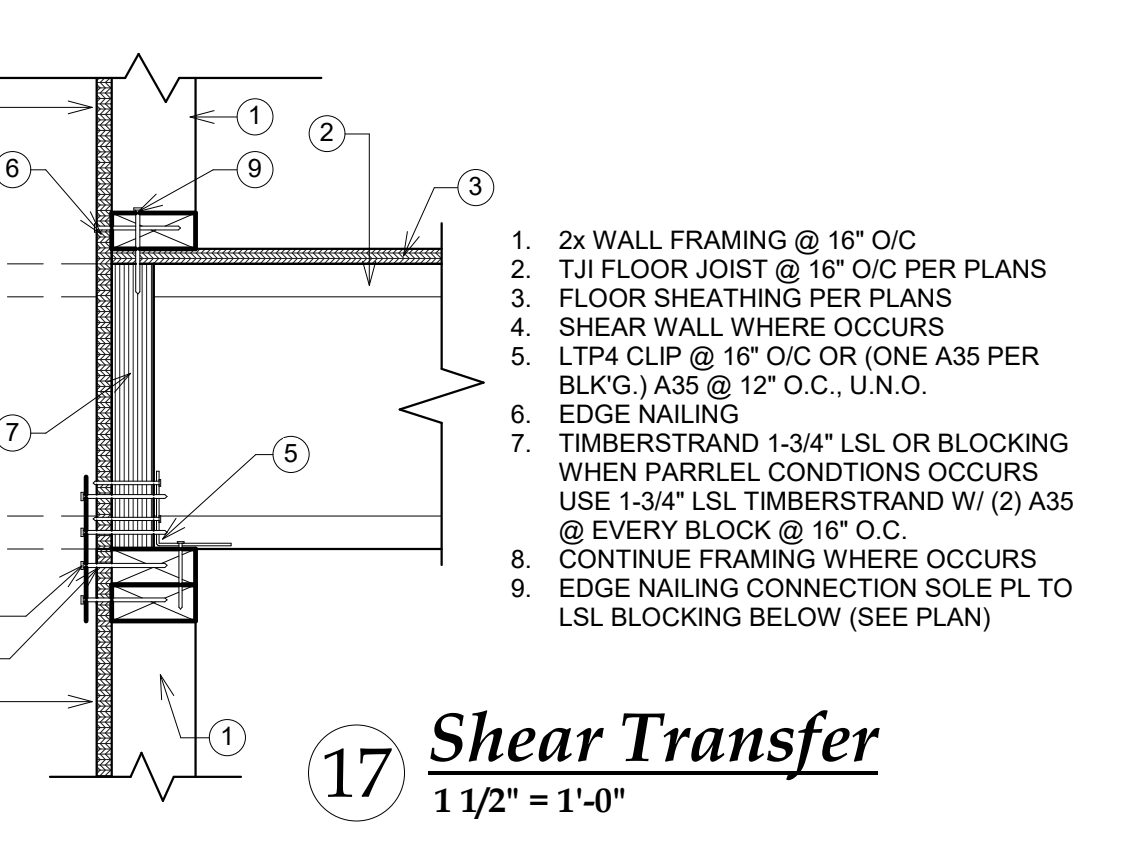
26 Opening At Shear Wall 3/8" = 1'-0"



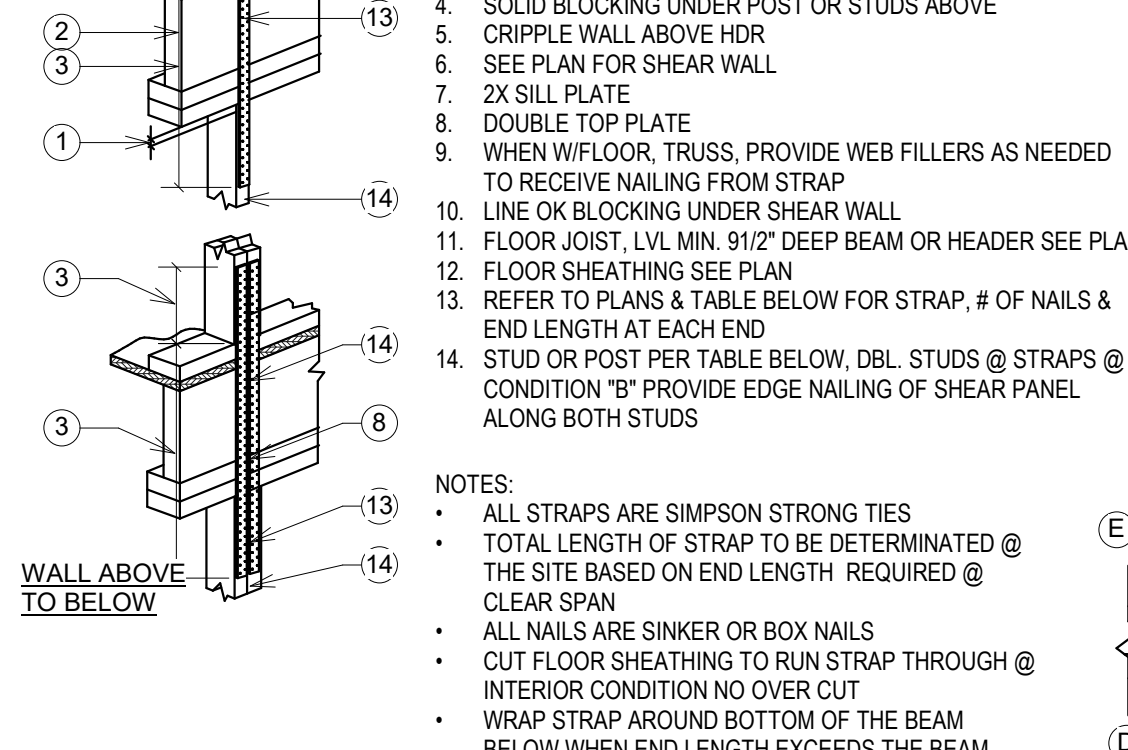
25 Header Detail 3/4" = 1'-0"



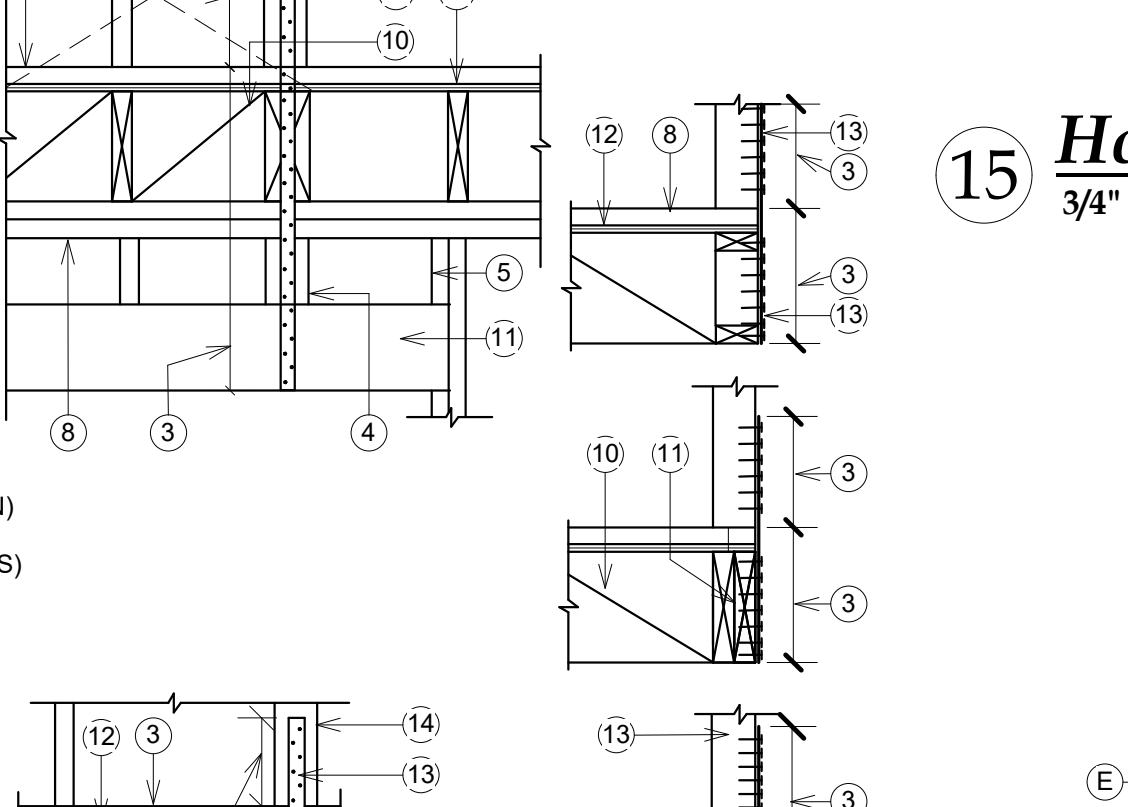
24 Beam To Beam 1 1/2" = 1'-0"



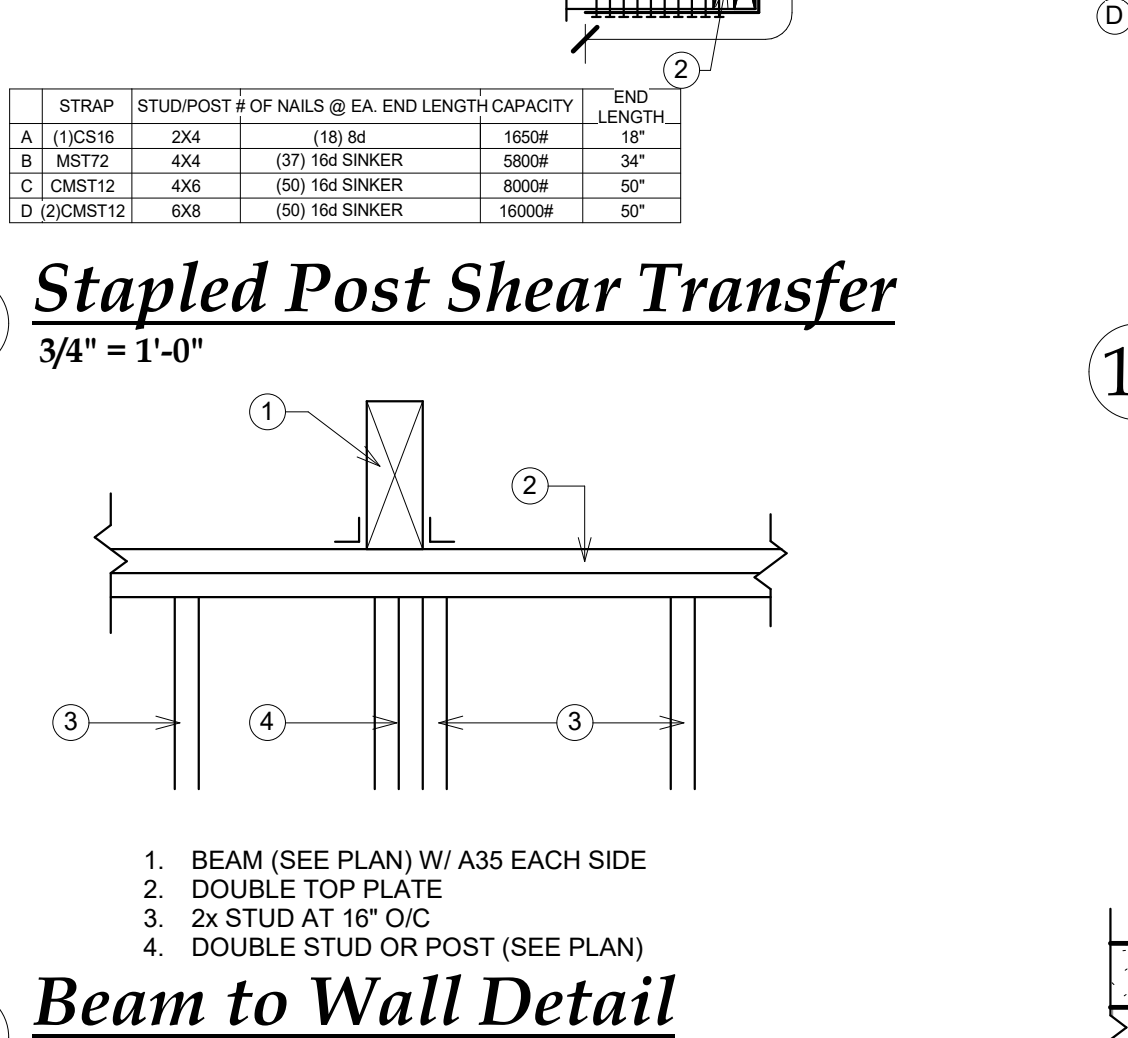
17 Shear Transfer 1 1/2" = 1'-0"



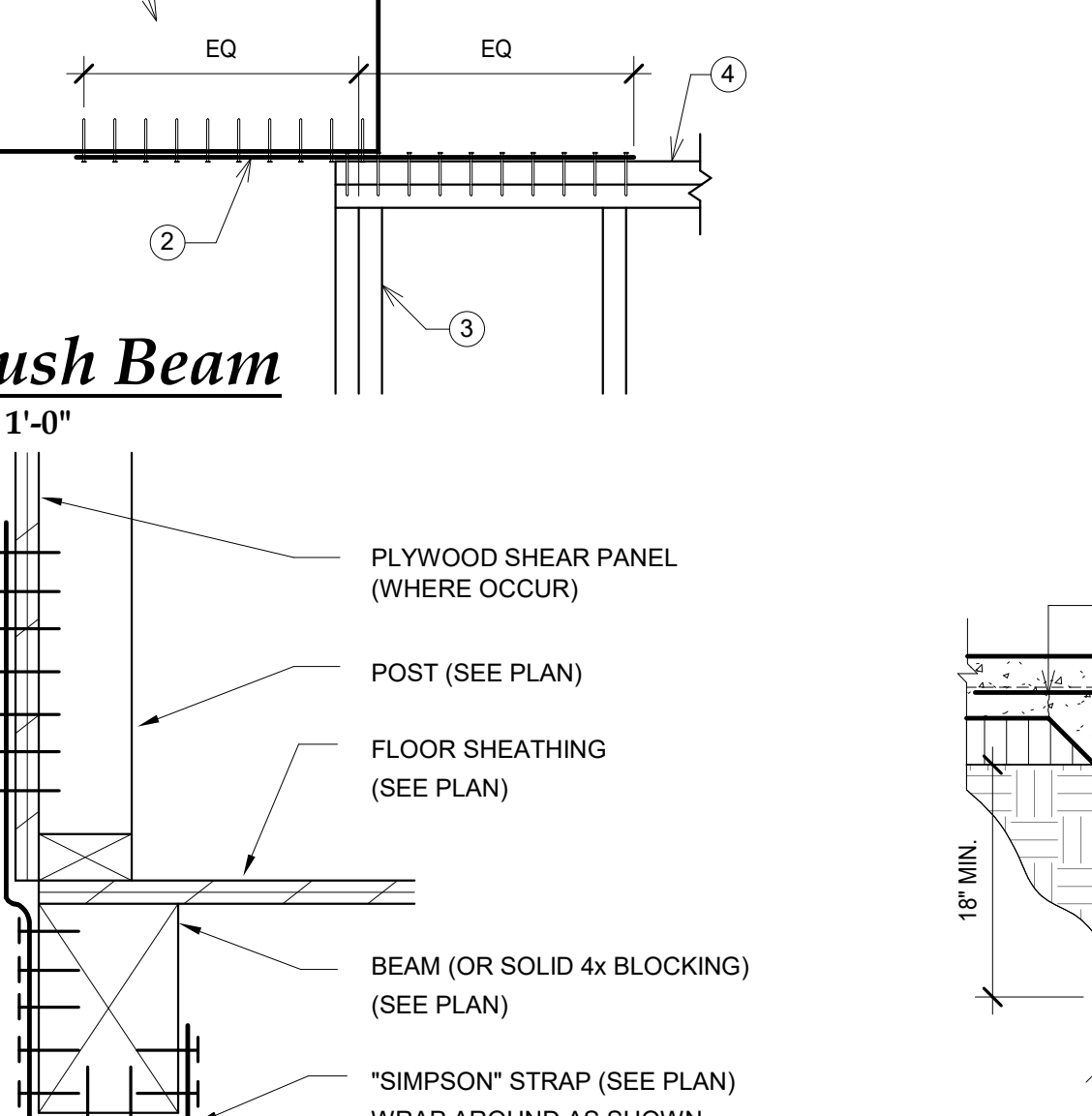
15 Holdown Strap at Garage Curb 3/4" = 1'-0"



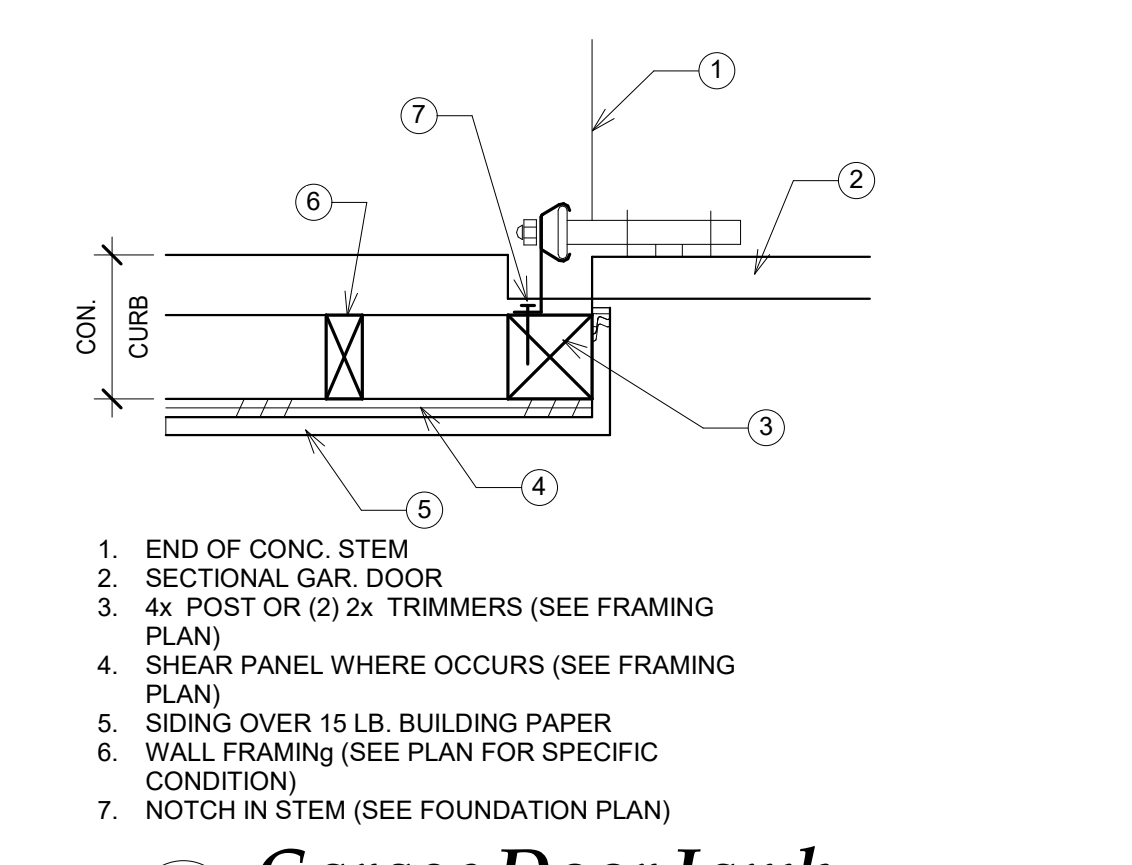
18 Stapled Post Shear Transfer 3/4" = 1'-0"



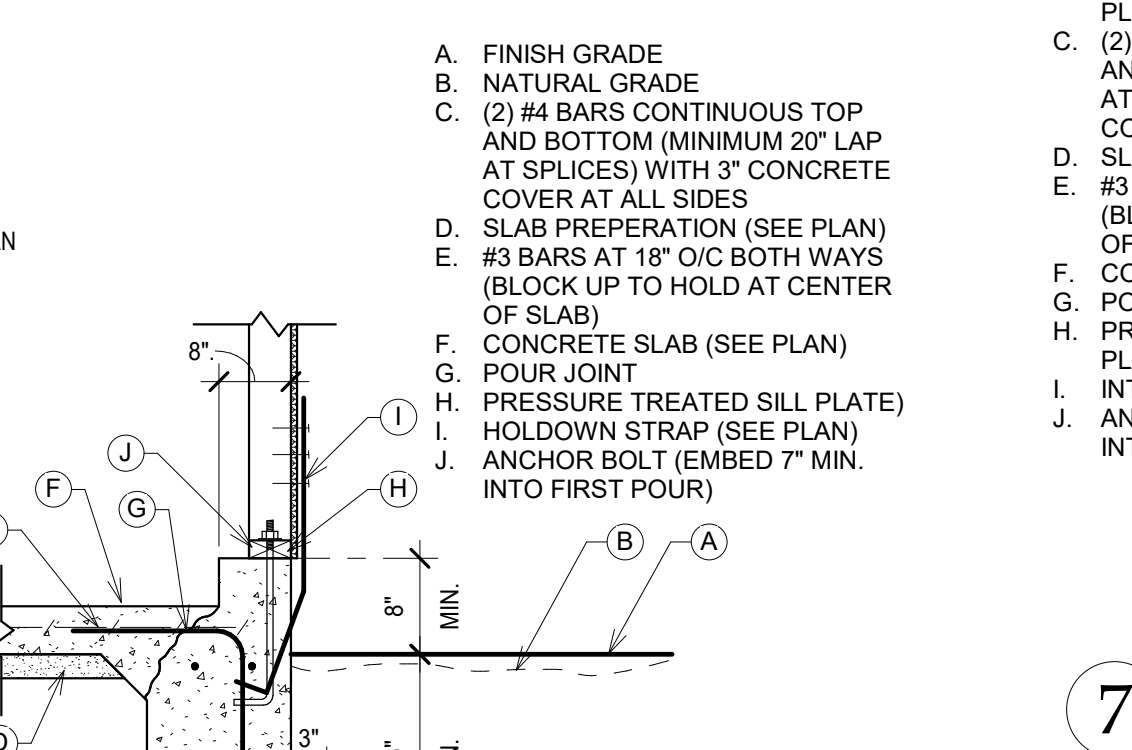
19 Beam To Wall Detail 1" = 1'-0"



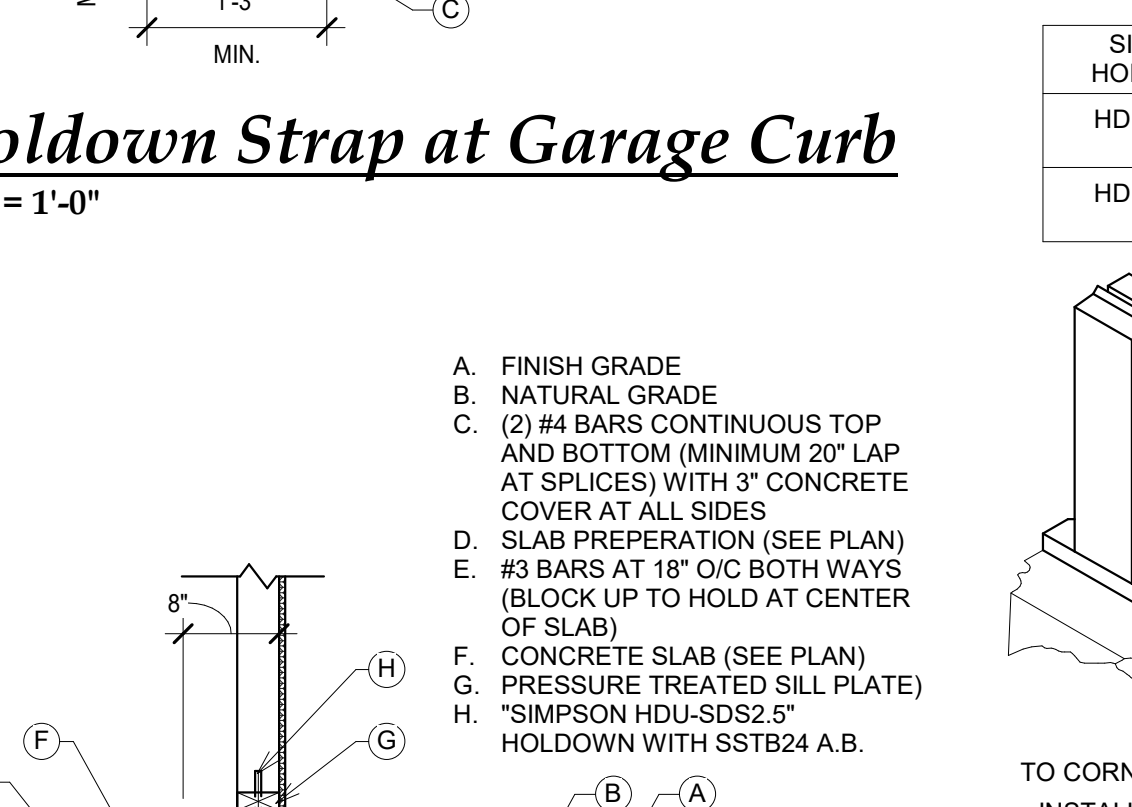
20 Flush Beam 1" = 1'-0"



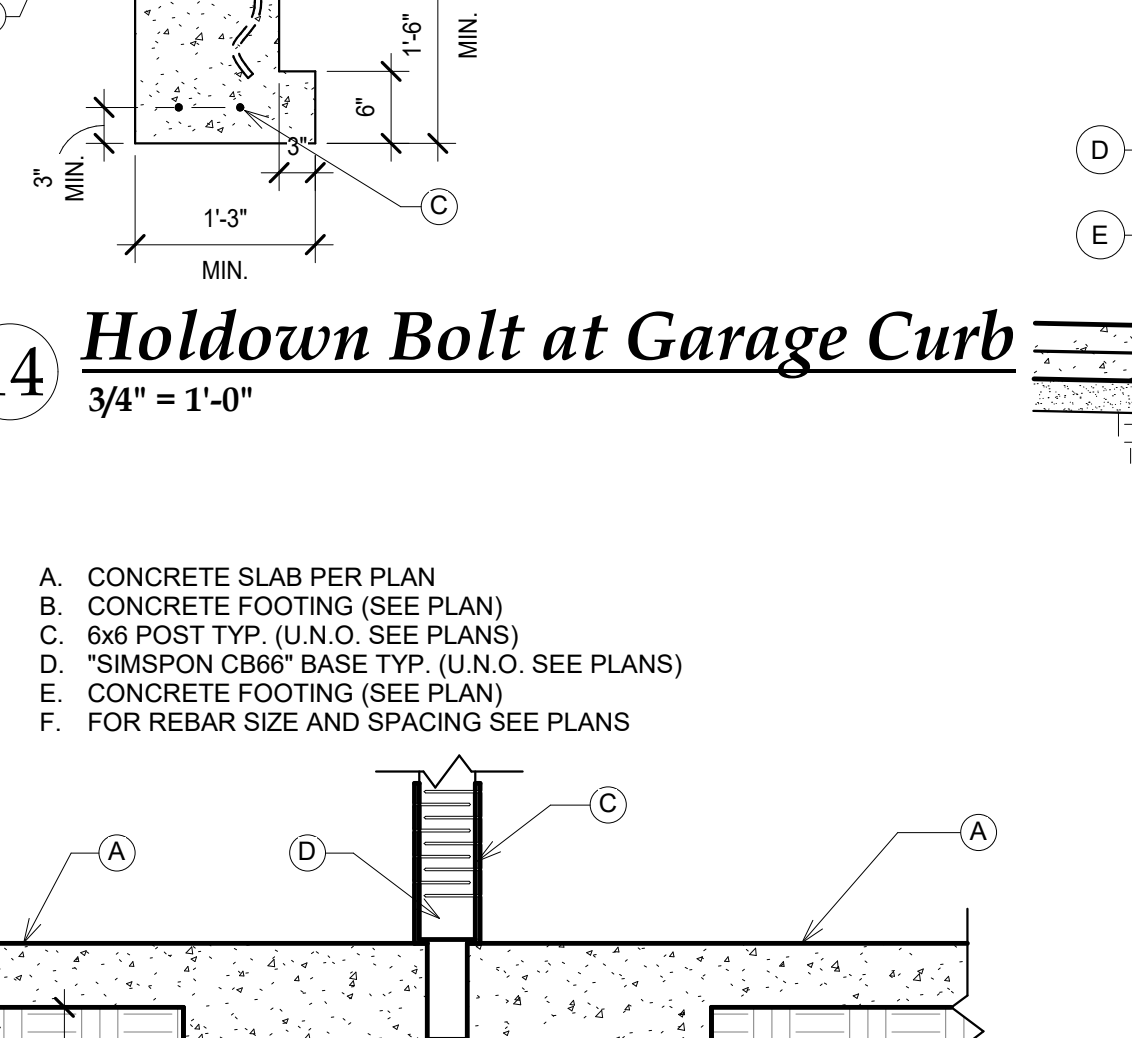
16 Garage Door Jamb 1 1/2" = 1'-0"



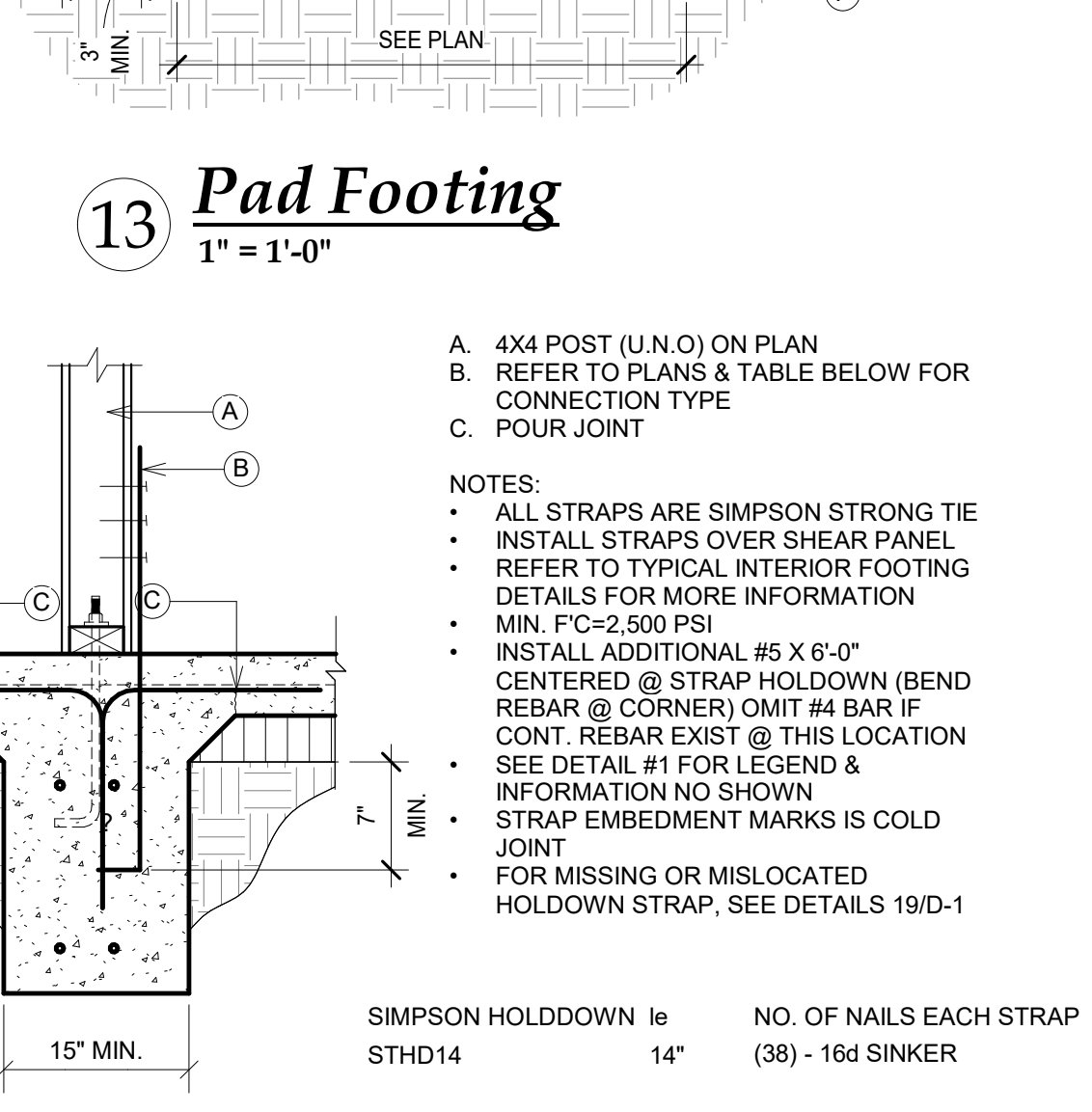
14 Holdown Bolt at Garage Curb 3/4" = 1'-0"



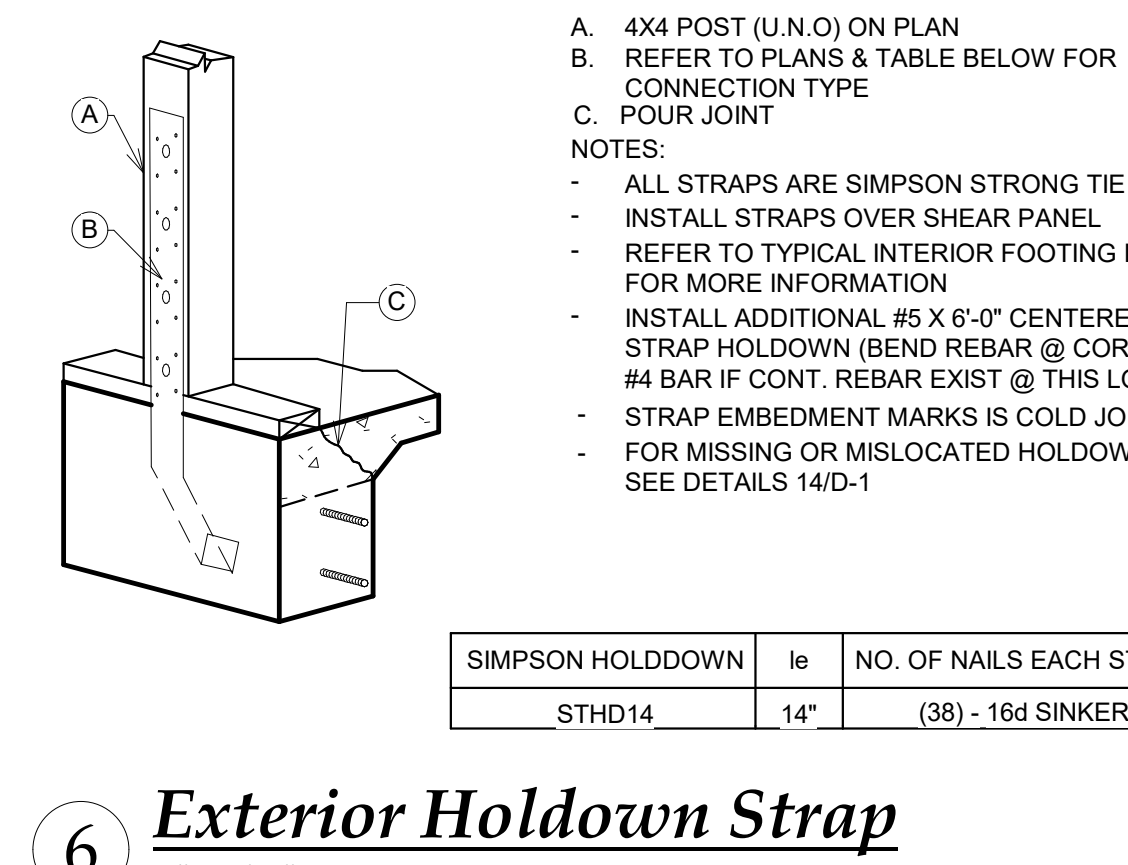
8 Holdown Bolt 1" = 1'-0"



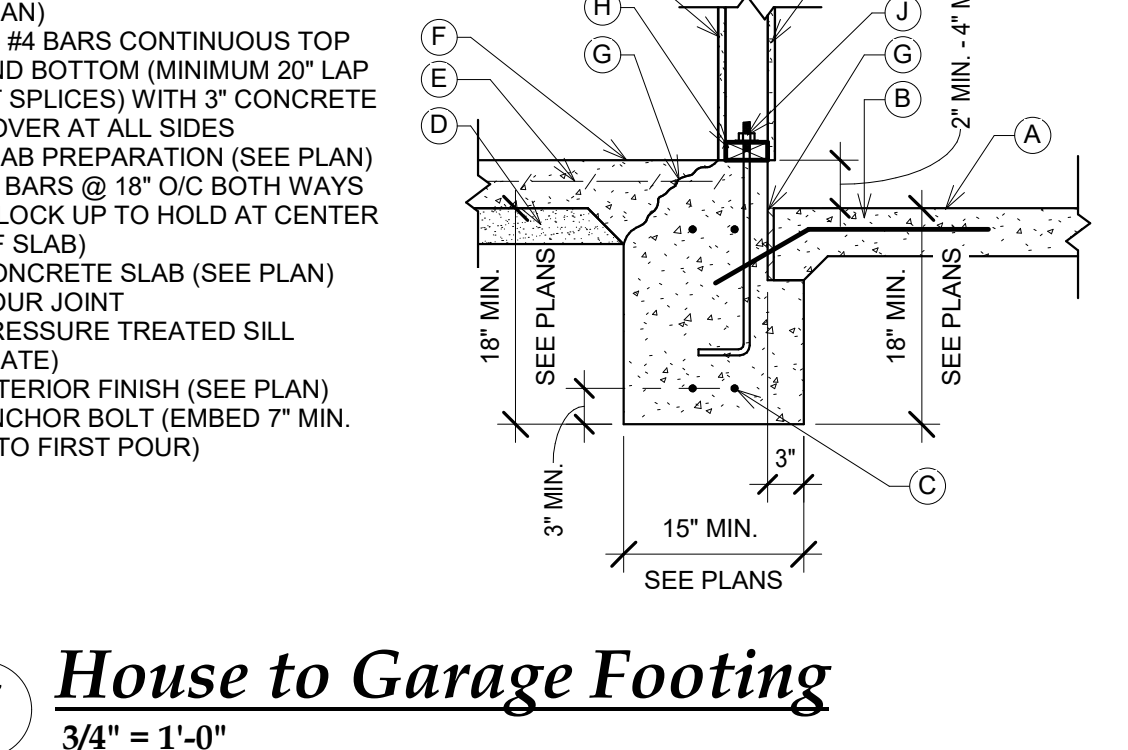
9 Garage Door Opening Footing 1" = 1'-0"



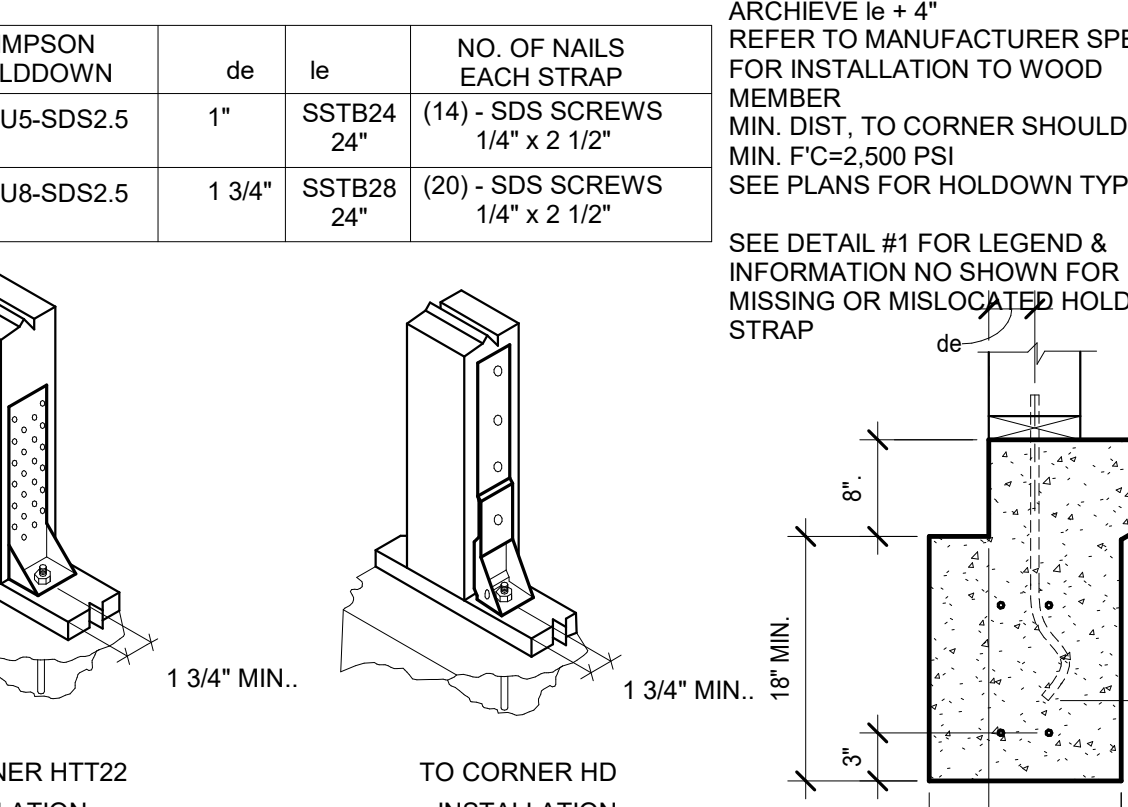
10 Interior Wall 1" = 1'-0"



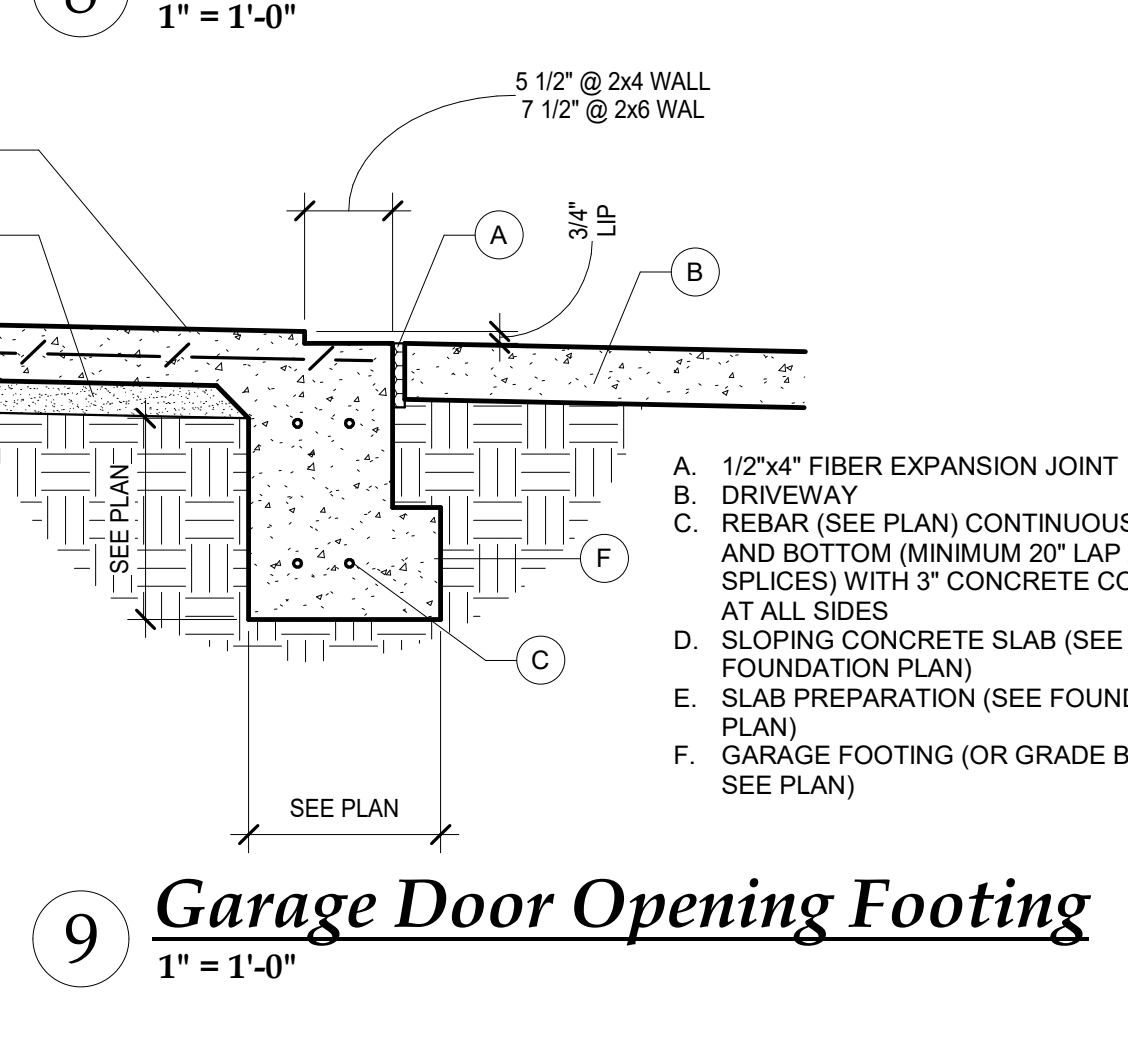
6 Exterior Holdown Strap 1" = 1'-0"



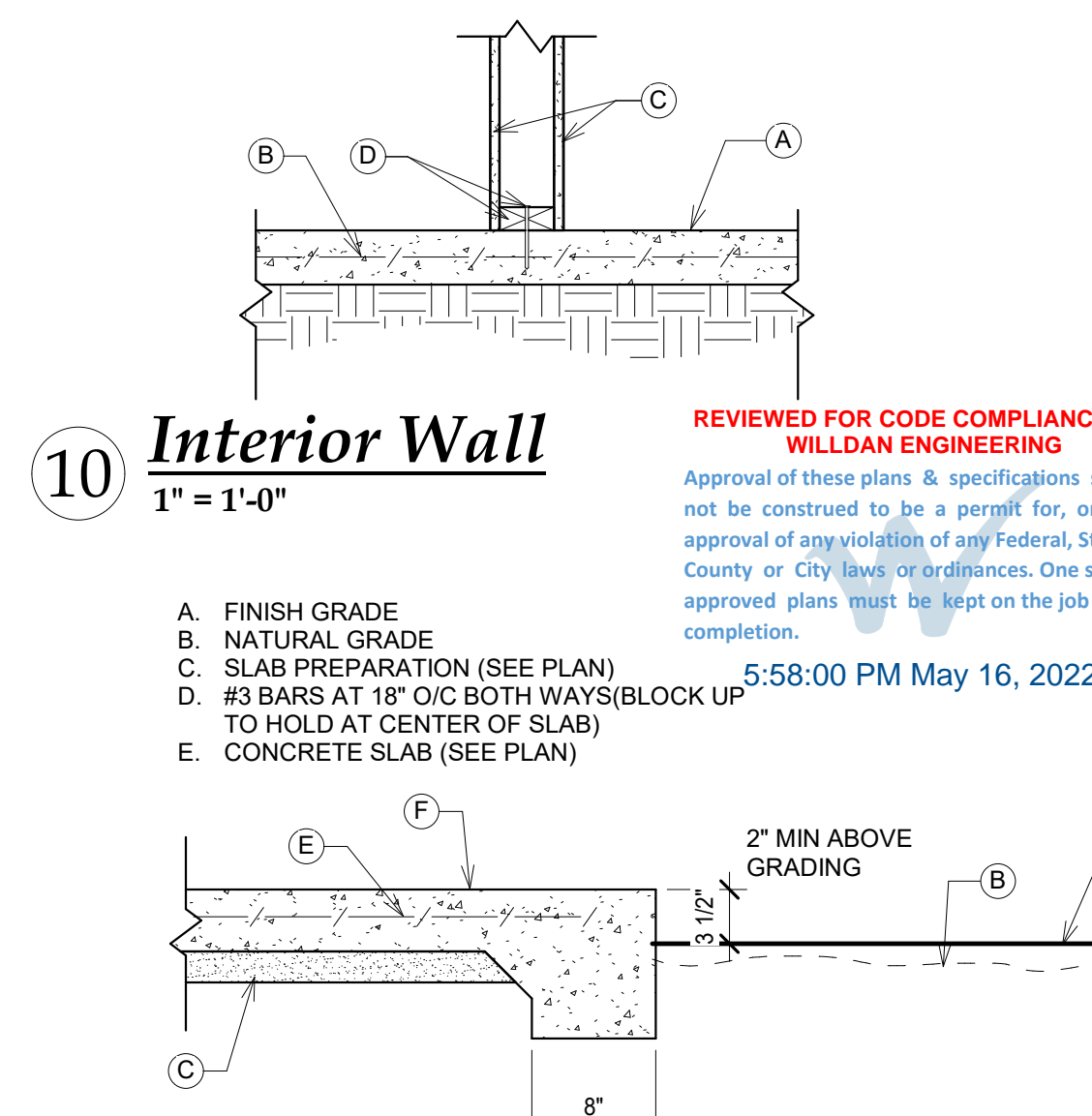
7 House to Garage Footing 3/4" = 1'-0"



4 Slab To Perimeter Exterior Footing 3/4" = 1'-0"



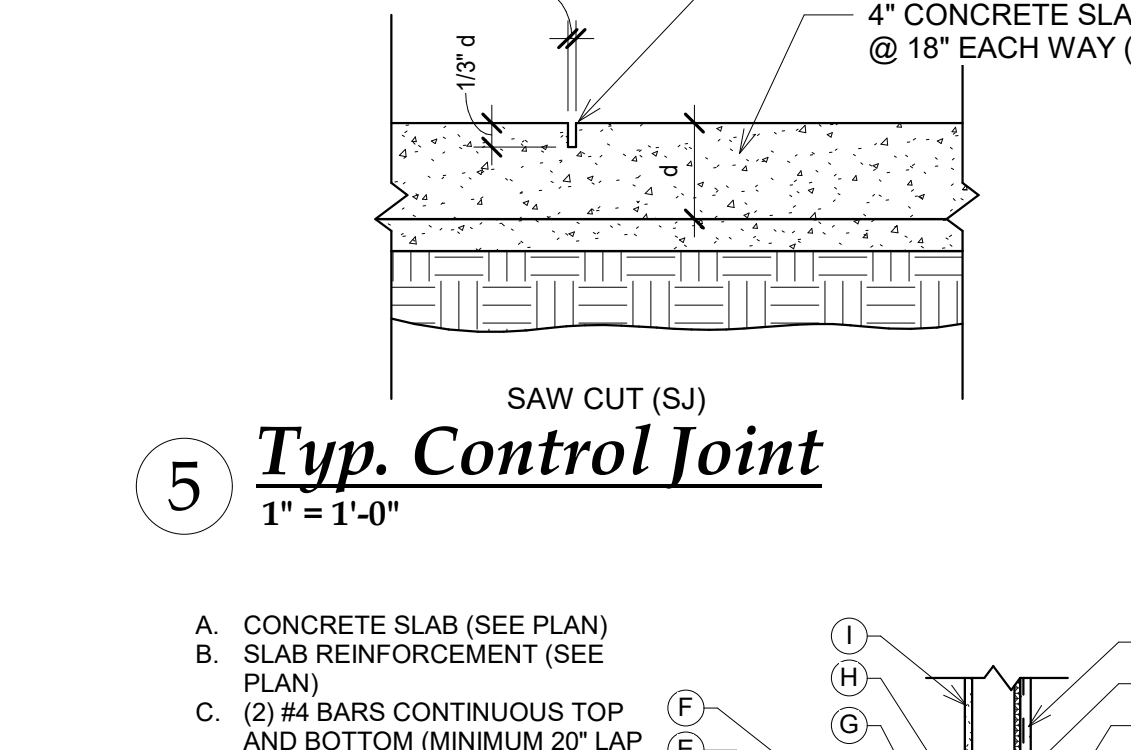
3 Interior Bearing Footing 1" = 1'-0"



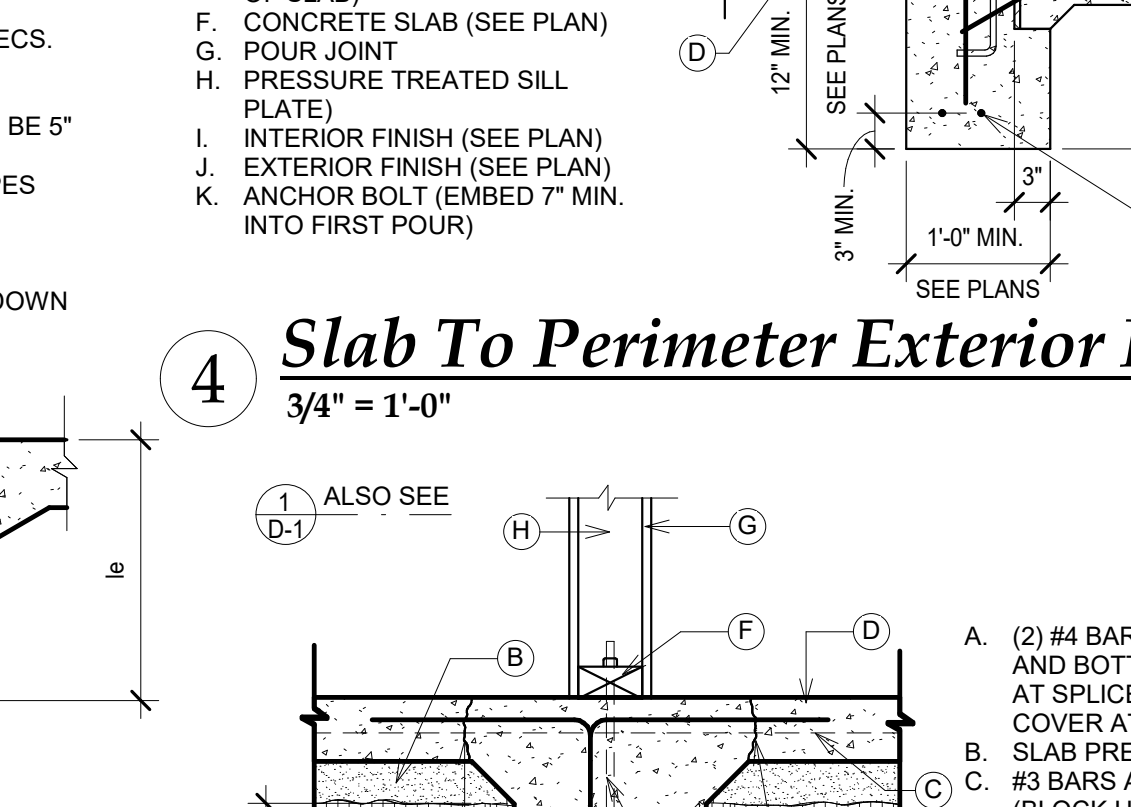
2 Perimeter Footing W/ Curb 3/4" = 1'-0"



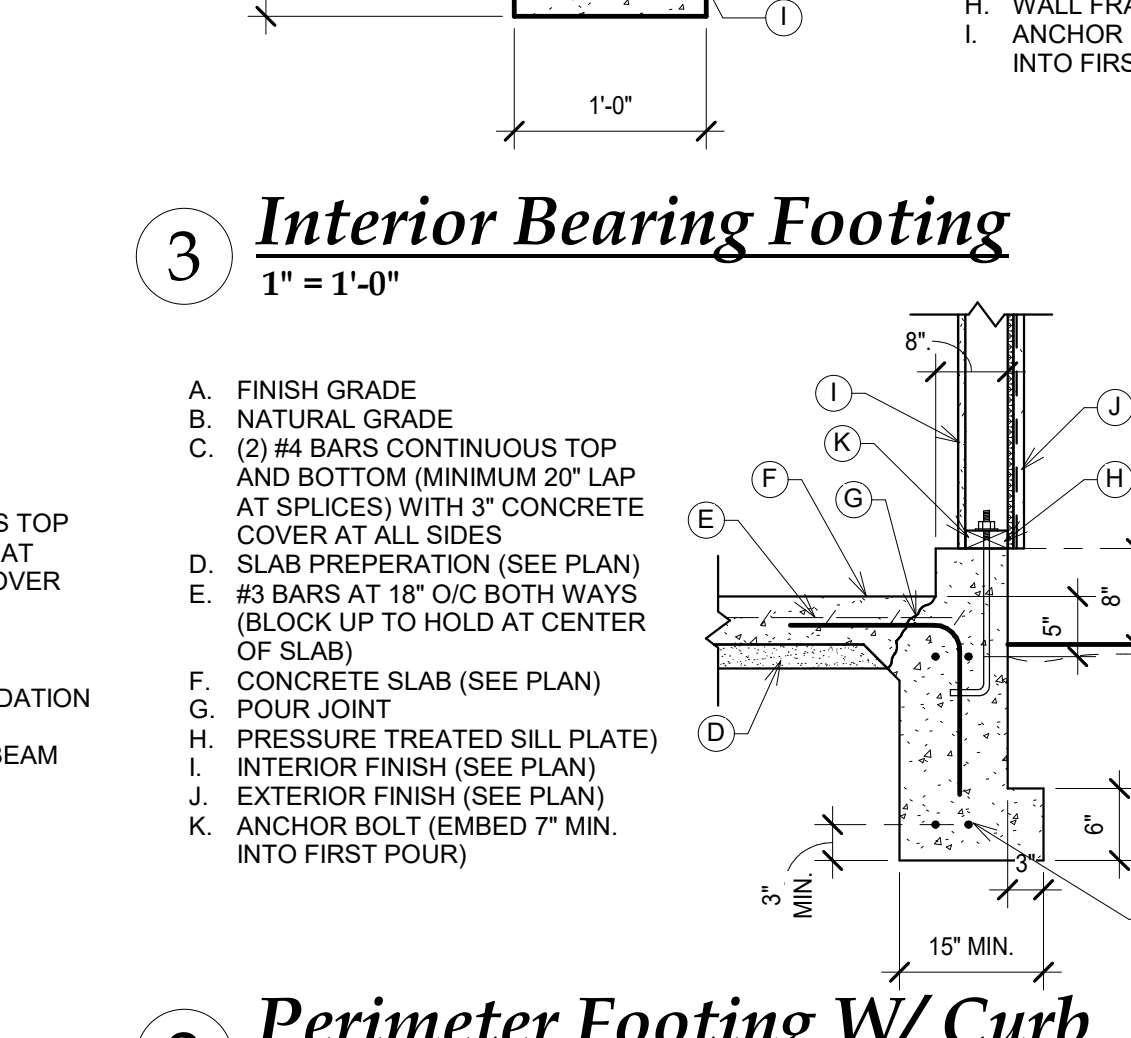
5 Typ. Control Joint 1" = 1'-0"



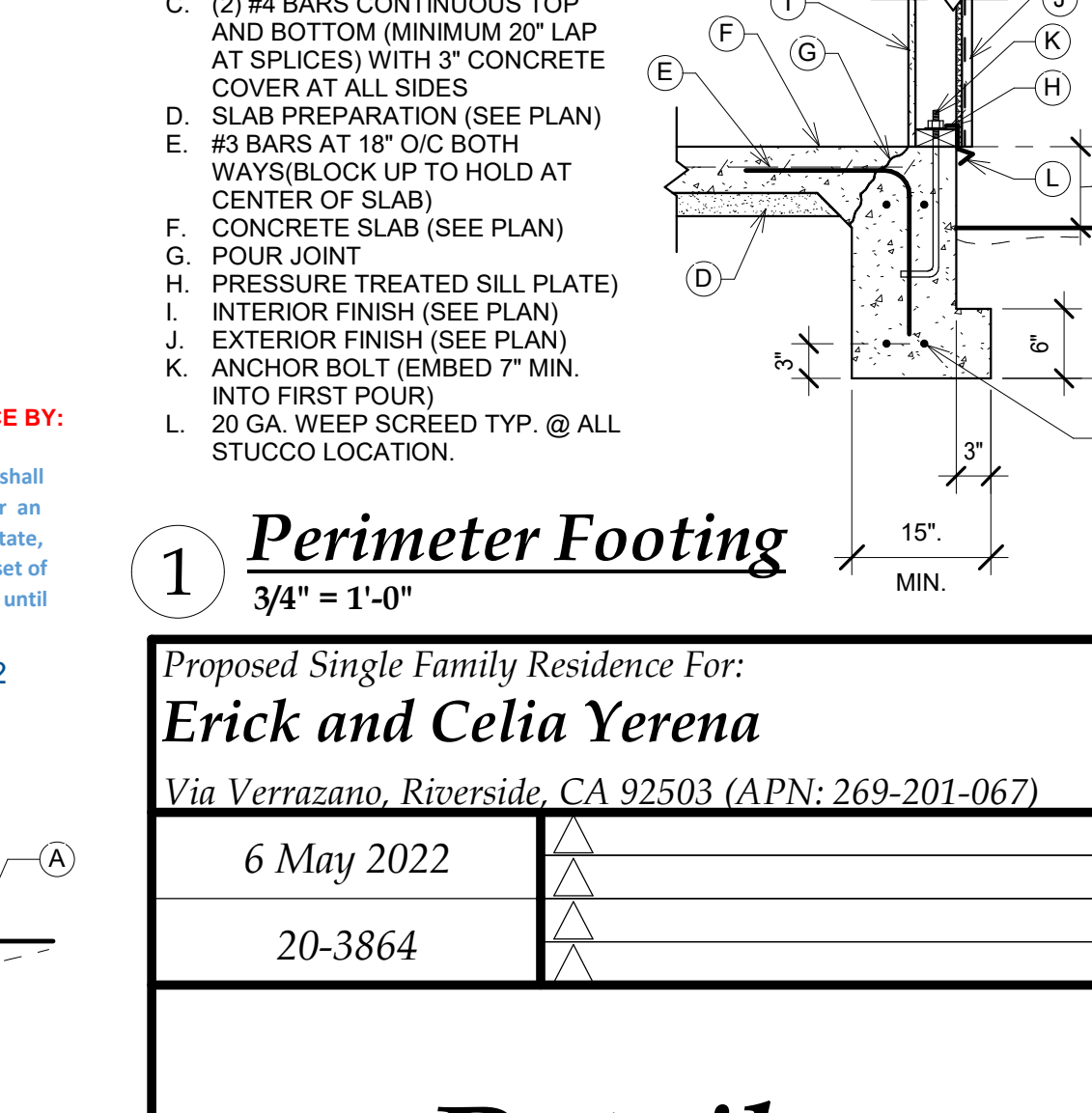
1 Perimeter Footing 3/4" = 1'-0"



11 Perimeter Slab 1" = 1'-0"



12 Interior Bearing Footing 1 1/2" = 1'-0"

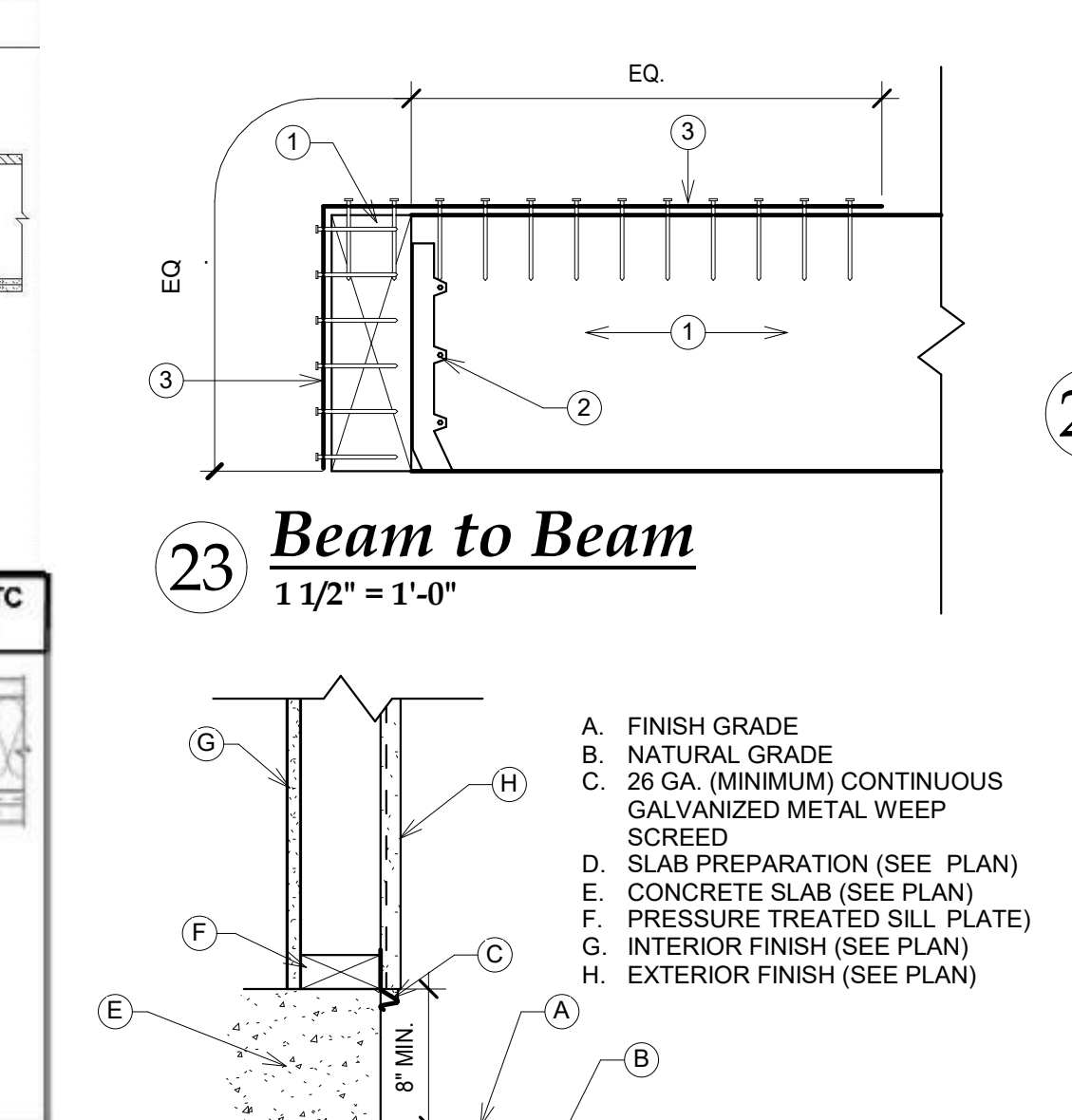


22 Weep Screenshot 1 1/2" = 1'-0"

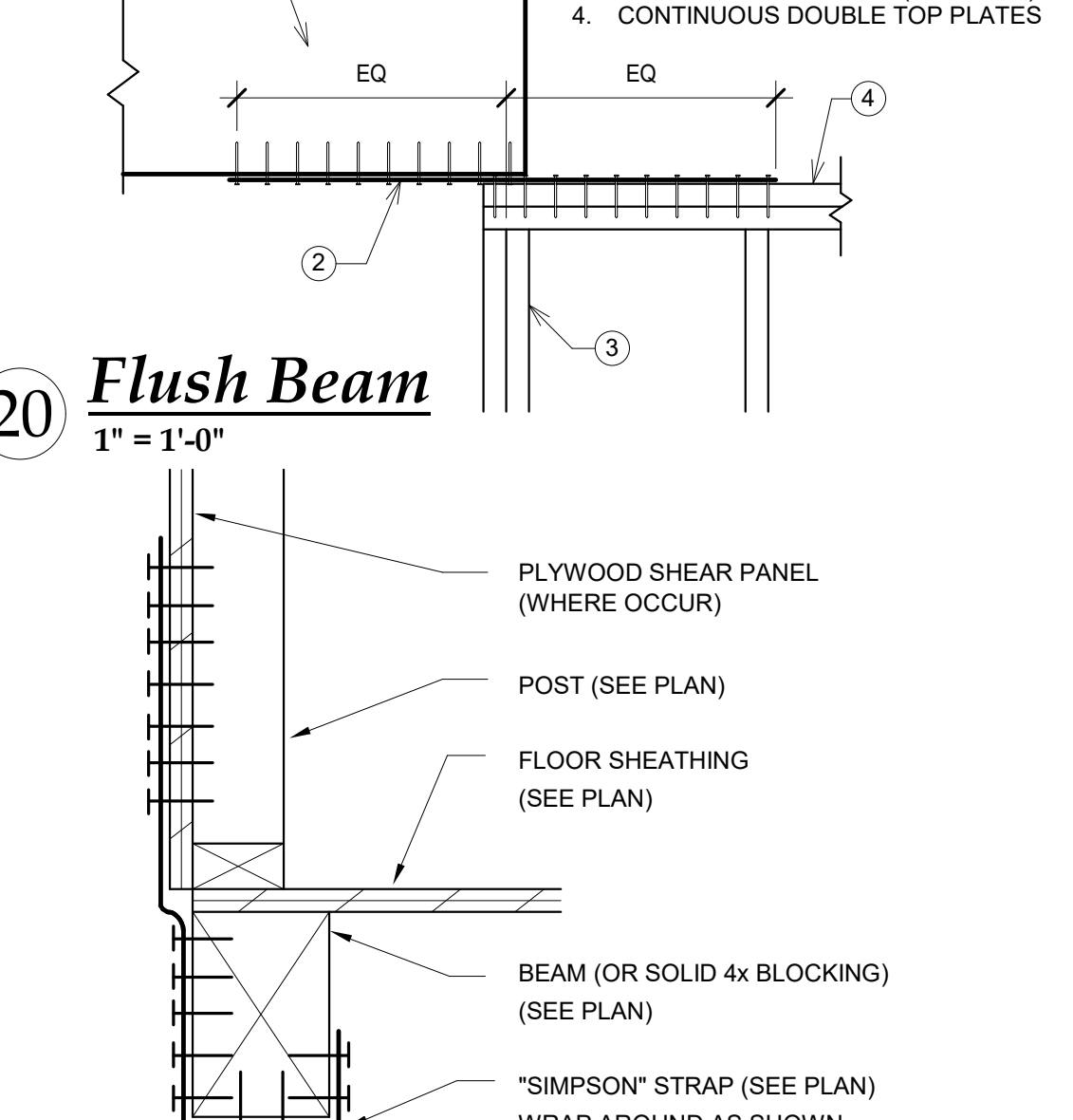
ANDRESEN ARCHITECTURE INC. 17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688

Table with 2 columns: GA FILE NO. and PROPRIETARY. Rows include Gypsum Wallboard, Resilient Channels, and Gypsum Board.

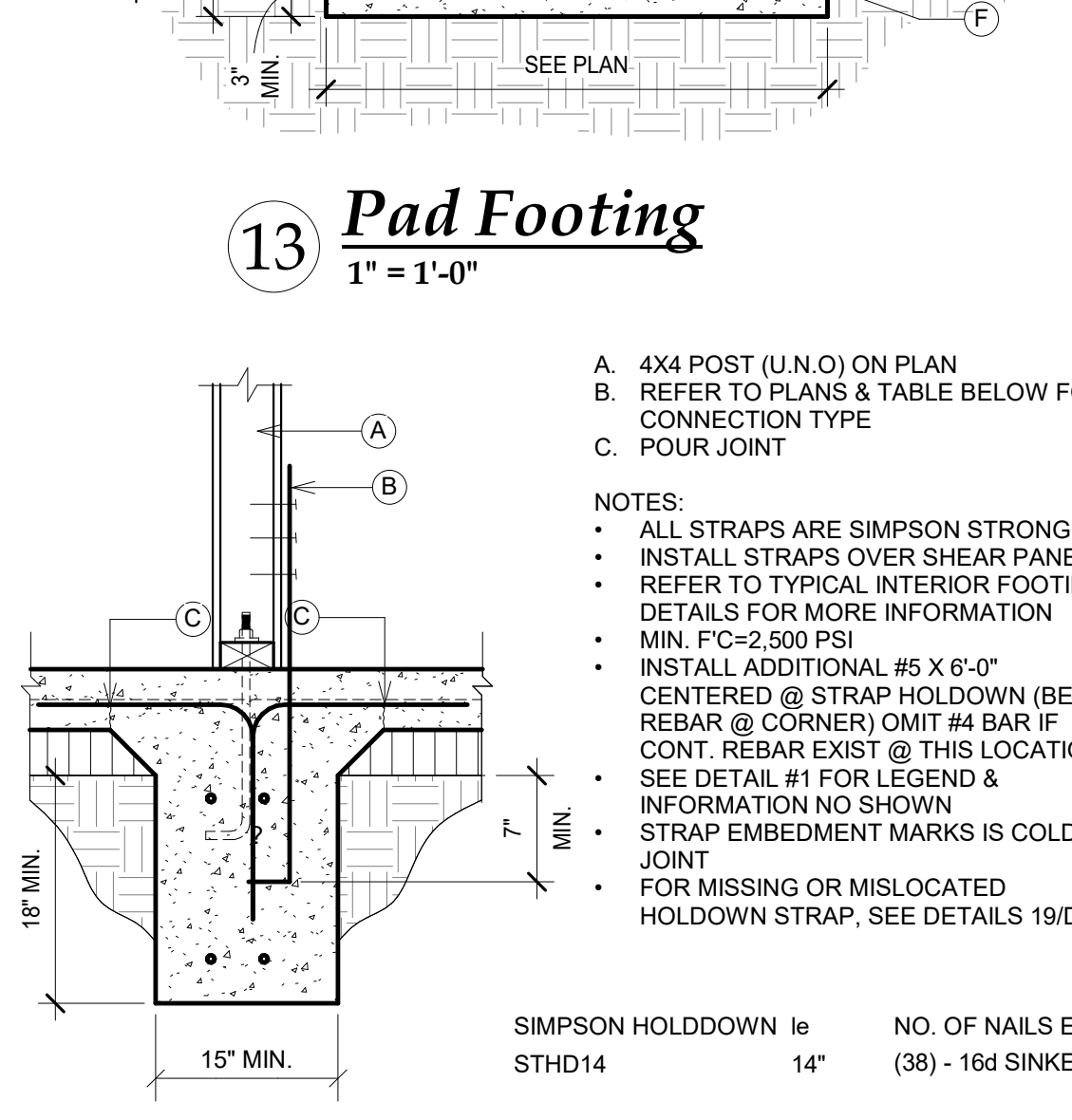
32 1 Hr. Fire Rated 1" = 1'-0"



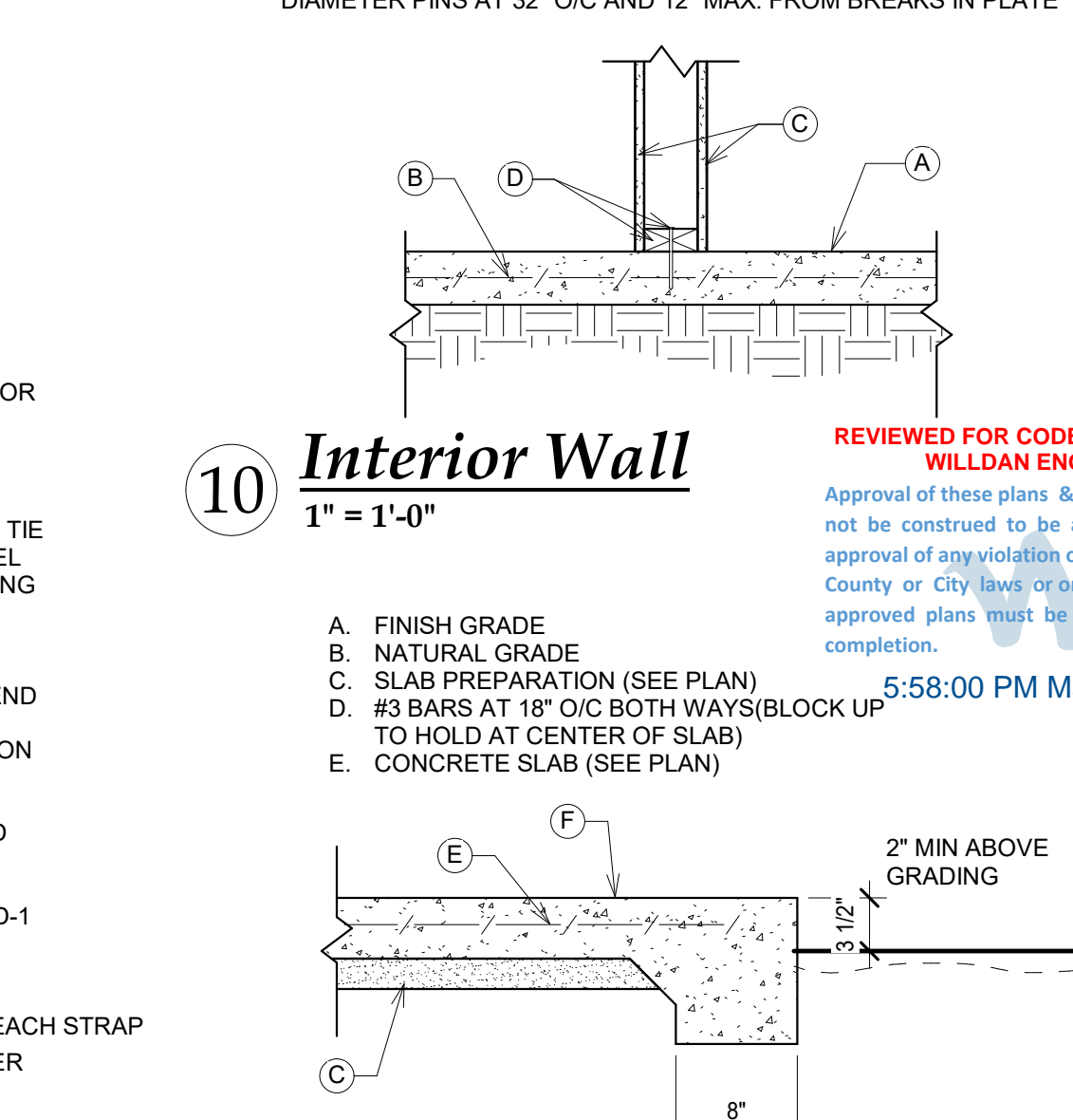
23 Beam to Beam 1 1/2" = 1'-0"



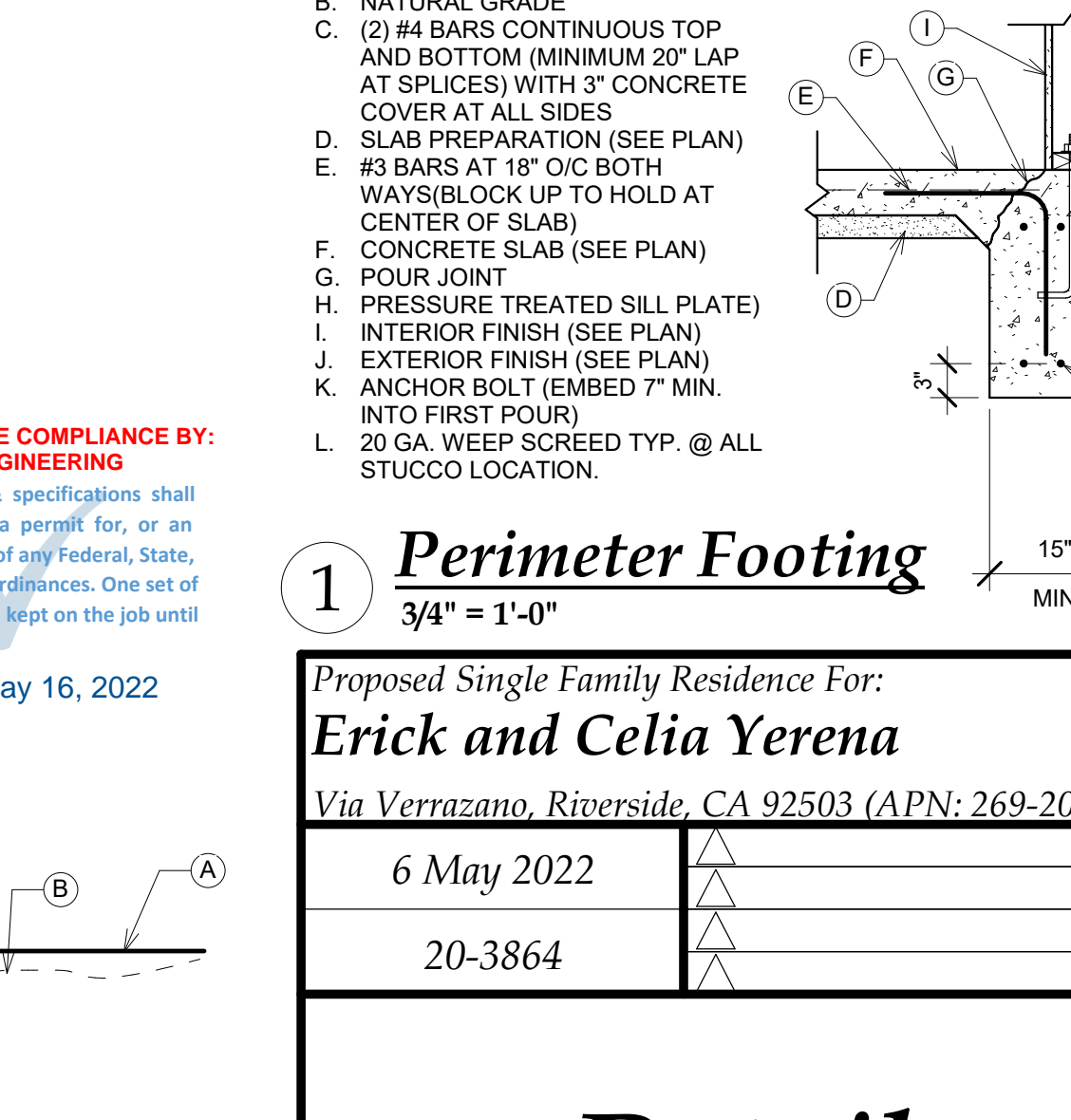
21 Holdown Strap 1 1/2" = 1'-0"



12 Interior Bearing Footing 1 1/2" = 1'-0"



11 Perimeter Slab 1" = 1'-0"



1 Perimeter Footing 3/4" = 1'-0"

Proposed Single Family Residence For: Erick and Celia Yerena. 6 May 2022. 20-3864. Includes architect seal and date.