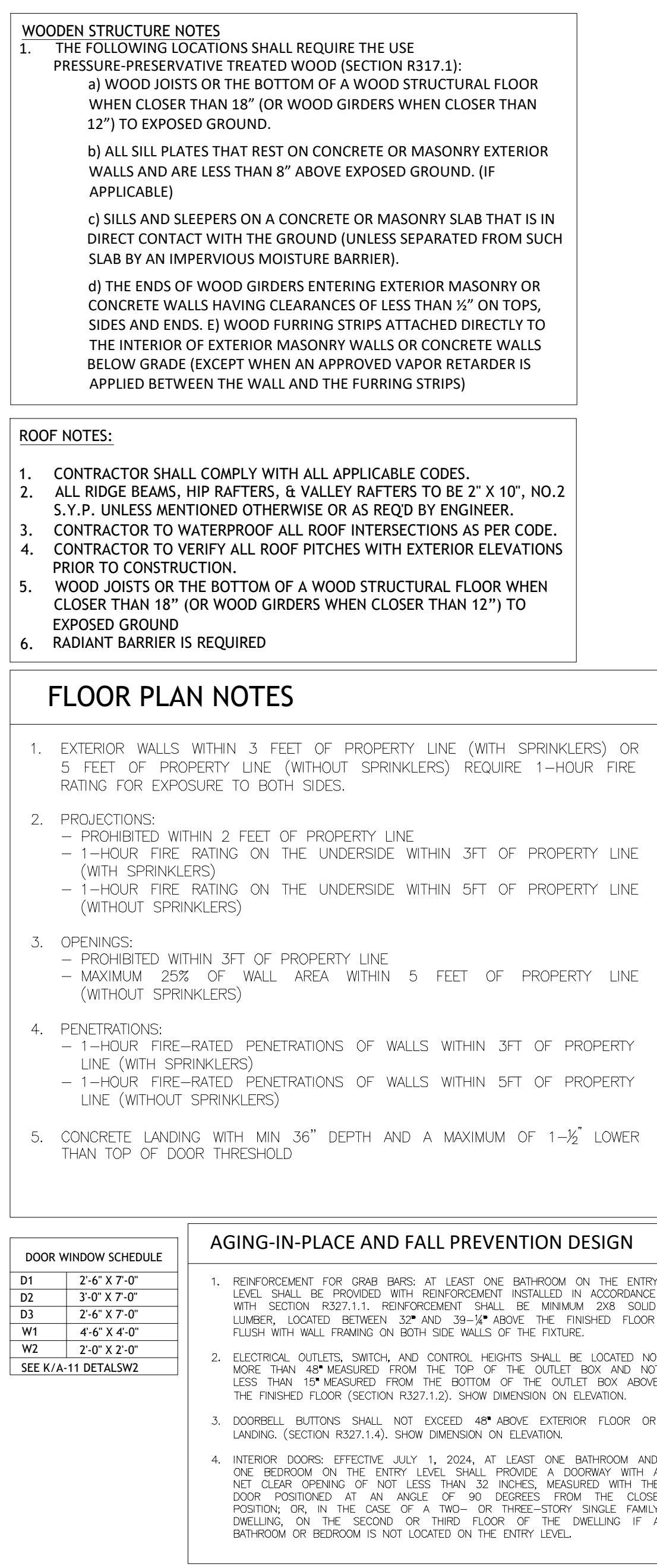




1. Prior to calling for inspection the contractor shall provide the building official with special inspection reports for all epoxy installation and architect/engineer's approval for any deviation from the approved drawings.
2. Roof truss calculations to be provided by team manufacturer
3. Framing contractor shall verify plate and beam heights with floor plans, elevations and ceiling plans
4. Use solid blocking to construct cripple walls with a stud height of 14" or less
 - a. Provide solid blocking between joists/rifters at all bearing points and mid span where joists exceed 14" length
5. All exterior walls to be 2"x6" framing or larger
6. Provide edge bracing (oce) nailing @ all drags, holddown posts, and diaphragm blocking in line with shear walls
7. Provide tie connectors refer to simpson strong-tie connectors ref. C-2007. All nail holes require nailing for rated loads
9. Provide stitch nailing (16d @ 12" o.c. staggered) where double framing members are used and at wall intersections.
10. Building top plate lap splice length shall be 7" w/2-16d nails per ft. Splice length may be reduced at end walls to 4" w/2-16d nails per ft.
11. Window headers shall be 4"x8" dfl #2 or better w/1 jack stud and 1 king stud. Window sills shall be 2"x6" dfl.
12. Shear panels shall be installed as shown on plans. Provide nailing per nail schedule for wall type.
13. MST27 and MST37 may be installed on double 2"x framing if centered with equal nails in each member. MST148 requires 4"x framing
14. Use LP174 or A35 between top plate and rim joists @ 24" O.C w/12-8d X 1-1/2" common nails.
15. Install H2.5A @ 24" O.C w/5-8d common nails at 2nd floor top plate.
16. Anchor Headers to studs in shear walls with LST21 straps. Nail per manufacturer's instructions.
17. Plywood shall be continuous under California-III.
18. A certificate of conformance is required prior to framing for glue-laminated wood members.
19. Steel plate washers shall be 3"X3"x.225" used on each bolt; the hole in the plate washer is permitted to be diagonally slotted with a width of up to 3/16" larger than the bolt diameter and a slot length not to exceed 1 3/4", provided a standard cut washer is placed between the plate washer and nut.
20. Sill Plates shall be elevated a minimum 8" above finish grade per Section 2304.11.2.2.
21. Provide firestops :
 - In enclosed vertical and horizontal spaces @ 10' o.c. max
 - At all interconnecting vertical and horizontal spaces
 - In openings around pipes, ducts and fireplaces
 - At openings between chimney chases and attics
22. Fasteners for preservative-treated wood (in all applications) and fire-retardant-treated wood shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze, or copper (CBC 2304.9.5)
- Exception: Heavy section metal fasteners in SBX/DOT and zinc coated preservative-treated wood in dry, interior environment
- Exception: Fasteners other than nails, timber rivets, wood screws, and lag screws may be mechanically deposited zinc-coated steel
- FRAMING MATERIALS (U.O.N.)**
- STUDS: 2"x6" DFL STUD GRADE @ 16" O.C. MAX**
- HEADERS: 4"x DFL #1 & BETTER**
- 6"x DFL #1 & BETTER**
- GLULAM BEAMS: 24F-4F/DF/DF**
- RIM JOISTS: 2X12 D.F.#1**
- ROOF SHEATHING: 15/32" APA RATED SHEATHING, EXP 1, 24" MIN. SPAN RATING**
- FLOOR SHEATHING: 23/32" APA RATED STURD-1 FLOOR, T&B, 48/24 SPAN RATING**
- SHEAR PLY: 15/32" STR 1 OSB OR PER SHEAR WALL SCHEDULE**

MARK	HD DEVICE	VALUE
A	4X POST WM/MSTCM40 FLR-TO-FLR H.D. (14) 1/4"X1-3/4" TITEN TURBO [TO CONC.]	2500 LBS
B	4X POST WM/MSTC60 FLR-TO-FLR H.D. (14) 1/4"X1-3/4" TITEN TURBO [TO CONC.]	4220 LBS
C	4X POST WM/MSTCM40 FLR-TO-FLR H.D. (14) 1/4"X2-1/4" TITEN TURBO [TO CMU]	2500 LBS
D	4X POST WM/MSTC60 FLR-TO-FLR H.D. (14) 1/4"X2-1/4" TITEN TURBO [TO CMU]	4220 LBS
E	3X POST WH/D2 HOLD-DOWN ON 5/8" DIAM. SSTB16 (5/8" ANCHOR BOLT)	3075 LBS
F	3X POST WH/D4 HOLD-DOWN ON 5/8" DIAM. SSTB20 (5/8" ANCHOR BOLT)	4565 LBS
G	3X POST WH/D5 HOLD-DOWN ON 5/8" DIAM. SSTB24 (5/8" ANCHOR BOLT)	5175 LBS
H	4X POST WH/D8 HOLD-DOWN ON 5/8" DIAM. SSTB28 (7/8" ANCHOR BOLT)	7870 LBS
I	4X6 POST WH/D11 HOLD-DOWN ON 7/8" DIAM. PAB7 (7/8" ANCHOR BOLT)	9045 LBS
J	4X6 POST WH/D14 HOLD-DOWN ON 1" DIAM. PAB8 (1" ANCHOR BOLT)	13675 LBS
K	RESERVED (NOT USED THIS PROJECT)	N/A
L	RESERVED (NOT USED THIS PROJECT)	N/A
M	4X POST WM/MSTCM40 FLR-TO CMU H.D.	4220 LBS

1. HOLD DOWN ANCHORS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
2. DEEPEN FOOTINGS TO PROVIDE 3" MINIMUM CONC. COVER WHERE HOLD-DOWN ANCHORS ARE LONGER THAN THE FOOTING DEPTH.
3. USE (R/J) OPTION ON STHD HOLD DOWNS FOR RAISED WOOD SUB-FLOOR CONDITION.
4. MSTC HOLD DOWNS MAY USE 16d SINKERS OR 10d COMMON NAILS.
5. MSTC HOLD DOWNS TO BE CENTERED BETWEEN UPPER AND LOWER FLOORS. MAXIMUM CLEAR SPAN = 16 INCHES. NAILS NOT REQUIRED IN CLEAR SPAN (RIM BOARD) AREA.

BEAM SCHEDULE-ALL			
Mark	Type	Length	Phase Created
	2 2x8 DF#2 HDR TYP.	4' - 4"	Proposed
	2 2x8 DF#2 HDR TYP.	10' - 3"	Existing
	2 2x8 DF#2 HDR TYP.	4' - 6"	Proposed
	2 2x8 DF#2 HDR TYP.	4' - 4"	Proposed
	2 2x10 DF#2	8' - 9"	Proposed
	2 2x10 DF#2	8' - 6"	Proposed
	(E) BEAM	9' - 5"	Existing
	(E) BEAM	13' - 6"	Existing
	4x8 DF#2 HDR TYP.	3' - 7"	Proposed
RB-201	4x12 DF#1	9' - 7"	Proposed
RB-202	4x12 DF#1	10' - 0"	Proposed

15/32" APA RATED SHEATHING, EXPOSURE 1,
24" MIN. SPAN RATING WITH 10d COMMON
NAILS @ 6" O.C. (B.N. & E.N.) AND 10d
COMMON NAILS @ 12" O.C. F.N. (UNBLOCKED
DIAPHRAGM; v=430 plf)

INTERIOR NON-BEARING SPAN USE:

2X4 FLAT FOR SPAN UP TO 3'-0"

2X4 DF #2 FOR SPANS UP TO 5'-0"

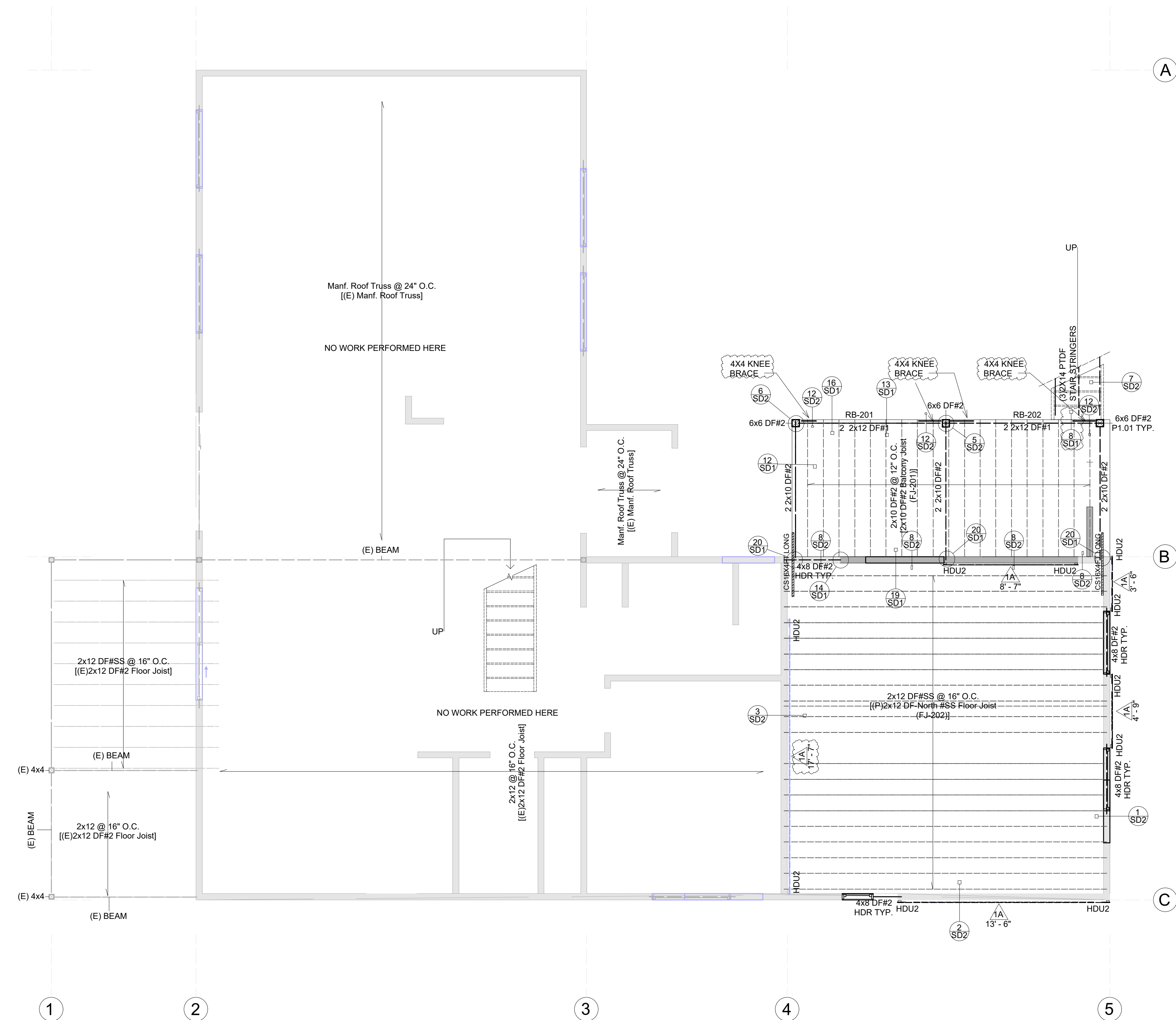
4X6 DF #2 FOR SPANS UP TO 8'-0"

$1/4'' = 1'-0''$

MARK	PLF	MATERIAL	NAIL SIZE	B. N. & E. N.	F. N.	SILL PLATE ATTACH. 5/8" A.B. SPACING	BOT. PLATE ATTACH. NAILS & SCREWS	TOP PLATE CLIPS	ADDITIONAL NOTES
	260	11/32" CDX (24/0)	8d	6"	12"	48" O.C.	16d @ 4" O.C.	A35 @ 16" O.C.	Existing Walls
	340	15/32" CDX (24/0)	10d	6"	12"	32" O.C.	16d @ 4" O.C.	A35 @ 12" O.C.	Existing Walls
	510	15/32" STR1 (32/16)	10d	4"	12"	32" O.C.	16d @ 4" O.C.	A35 @ 12" O.C.	Existing Walls
	260	11/32" CDX (24/0)	8d	6"	12"	48" O.C.	16d @ 4" O.C.	A35 @ 16" O.C.	-----
	340	15/32" CDX (24/0)	10d	6"	12"	32" O.C.	16d @ 4" O.C.	A35 @ 12" O.C.	-----
	510	15/32" STR1 (32/16)	10d	4"	12"	32" O.C.	16d @ 4" O.C.	A35 @ 12" O.C.	-----
	550	11/32" STR1 (32/16)	8d	3"	12"	24" O.C.	1/4"x8" SDS SCREW @ 4" O.C.	A35 @ 8" O.C.	SEE NOTES 13.14.15
	730	11/32" STR1 (32/16)	8d	2"	12"	16" O.C.	1/4"x8" SDS SCREW @ 4" O.C.	LPT4 @ 8" O.C.	SEE NOTES 13.14.15
	870	15/32" STR1 (32/16)	10d	2"	12"	16" O.C.	1/4"x8" SDS SCREW @ 4" O.C.	LPT4 @ 8" O.C.	SEE NOTES 13.14.15
	1340	15/32" STR1 (32/16) (BOTH SIDES)	10d	2"	12"	8" O.C.	5/8"x8" LAG SCREW @ 4" O.C.	LPT4 @ 6" O.C.	SEE NOTES 13.14.15

NOTES:

1. PROVIDE 4"X4" SHEATHING AT 11"X12" & AT 15"X12" SHEATHING. WOOD STRUCTURAL PANELS SHALL COMPLY WITH DCS P51 OR DCS P52.
2. ONLY COMMON NAILS IN THE RESIST TO SHEATHING ATTACHMENT. NAIL GUNS USING "CLIPPING HEAD" OR SINKER NAILS ARE NOT ACCEPTABLE.
3. ALL SHEAR WALLS TO PENETRATE THROUGH CEILING JOIST AND ATTIC TO THE TOP INTO UPPER HORIZONTAL DIAPHRAGM UNLESS ENGINEER DARG MENTION IS PRESENT.
4. ALL SHEAR WALLS IN THE RESIST TO SHEATHING ATTACHMENT SHALL BE ATTACHED TO THE WALL WITH 16"X16" MINIMUM ANCHOR BOLTS. ANCHOR BOLTS SHALL BE 1/2" DIA. MINIMUM.
5. SHEAR WALLS SHALL BE APPLIED DIRECTLY TO STUD FRAMING AT 0" TO 6" MAXIMUM AND ALL PANEL EDGES SHALL BE BLOCKED WITH MINIMUM 2X BLOCKING. UNLESS OTHERWISE NOTED, SHEAR WALLS SHALL BE ATTACHED TO STUD FRAMING WITH 16"X16" MINIMUM ANCHOR BOLTS. SHEAR WALLS SHALL BE ATTACHED TO STUD FRAMING WITH 16"X16" MINIMUM ANCHOR BOLTS. SHEAR WALLS SHALL BE ATTACHED TO STUD FRAMING WITH 16"X16" MINIMUM ANCHOR BOLTS.
6. STUCCO AND/OR EXTERIOR VENEER OVER A WOOD SHEATHING SHEAR WALL SHALL BE WATERPROOFED WITH A MINIMUM OF (2) LAYERS OF 15 LB. F.E.T. PAPER.
7. SHEAR WALLS SHALL BE ATTACHED TO STUD FRAMING WITH 16"X16" MINIMUM ANCHOR BOLTS. SHEAR WALLS SHALL BE ATTACHED TO STUD FRAMING WITH 16"X16" MINIMUM ANCHOR BOLTS. SHEAR WALLS SHALL BE ATTACHED TO STUD FRAMING WITH 16"X16" MINIMUM ANCHOR BOLTS.
8. (1) MINIMUM ANCHOR VENEER SHALL BE USED AT ALL SHEARWALL ANCHOR BOLTS. WATERPROOF SHALL EXTEND TO WITHIN 5" OF EDGE OF THE BOTTOM PLATE ON THE SHEATHED SIDE. (SIMPSON BPS 3" 2X4 STUD FRAMING AND BPS6 6" 2X6 STUD FRAMING ACCEPTABLE)
9. ANCHOR BOLTS SHALL BE EMBEDDED 7" INTO NEW CONCRETE. MINIMUM EDGE DISTANCE AND CORNER PROTECTION SHALL COMPLY WITH CBC AND ACI CODE.
10. ALL PLATES TO BE ATTACHED USING A MINIMUM OF (2) ANCHOR BOLTS PER PECE WITH ANCHOR BOLTS LOCATED 4-36" MINIMUM AND 12" MAXIMUM FROM EACH END.
11. 3X ALL PLATES TO BE ATTACHED USING A MINIMUM OF (2) ANCHOR BOLTS PER PECE WITH ANCHOR BOLTS LOCATED 4-36" MINIMUM AND 12" MAXIMUM FROM EACH END.
12. 3X ALL PLATES (BOTTOM PLATES TO REMAIN 2X, 3X BLOCKING & 3X STUDS @ ALL PANEL EDGES REQUIRED)
13. 3X ALL PLATES (BOTTOM PLATES TO REMAIN 2X, 3X BLOCKING & 3X STUDS @ ALL PANEL EDGES REQUIRED)
14. 3X ALL PLATES (BOTTOM PLATES TO REMAIN 2X, 3X BLOCKING & 3X STUDS @ ALL PANEL EDGES REQUIRED)
15. PERIODIC SPECIAL INSPECTION REQUIRED PER CHAPTER 17, CONTRACTOR TO VERIFY ANY EXEMPTIONS PROVIDED BY THE LOCAL BUILDING DEPARTMENT.
16. SHEATHING APPLIED TO EACH FACE OF 3X STUDS @ 16" O.C. STAGGER HORIZONTAL AND VERTICAL PANEL JOINTS EACH SIDE OF WALL.
17. SHEATHING SHALL HAVE A MINIMUM PERFORATION OF 1/8" INCHES. 16"X16" MINIMUM ANCHOR BOLTS SHALL BE USED AT ALL SHEARWALL ANCHOR BOLTS.
18. 3X ALL PLATES (BOTTOM PLATES TO REMAIN 2X, 3X BLOCKING & 3X STUDS @ ALL PANEL EDGES REQUIRED)



5 2nd Floor Framing Plan
1/4" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
MARK FISHER
 No. C 56341
Mark Fisher
 EXP. 3/31/27
 CIVIL
 STATE OF CALIFORNIA

Ibrahim Remodel
 10111 Cliffwood Dr.,
 La Mesa, CA 91941

2nd Floor Framing Plan



Mark Fisher, P.E.
333 Orange Avenue
Coronado, CA 92118
CA Lic# 56341
(619) 518-7838
structmark@gmail.com
sdcivilengineer.com

$$1/4" = 1'-0"$$

S3.0

CONCRETE: 2,500 psi @ 28 Days
REINFORCING STEEL: GRADE 40 A-615 DEFORMED BARS #5 AND SMALLER
GRADE 60 #6 AND LARGER
ANCHORS: SIMPSON SSTB HOLD DOWN BOLTS PER PLANS

1. ALL HOLD DOWNS, HARDWARE, AND REINFORCING STEEL TO BE TIED IN PLACE PRIOR TO CALLING FOR FOUNDATION INSPECTION

2. VERIFY AND CHECK ALL DIMENSIONS WITH FLOOR PLAN BEFORE CONCRETE SLAB, FOOTINGS OR FOUNDATIONS AND PLUMBING LINES ARE PLACED. ANY DISCREPANCIES SHOULD BE NOTIFIED TO THE DESIGNER, IN WRITING, BEFORE WORK IS COMMENCED

3. ALL NEW SILL PLATES SHALL HAVE FULL BEARING ON THE FOUNDATION WALL OR SLAB AND SHALL BE BOLTED TO THE FOUNDATION WITH 5/8" DIAMETER X 12" LONG ANCHOR BOLTS EMBEDDED AT LEAST 7" INTO CONCRETE W/ 3"x3"x1/2" PLATE WASHERS AT 60° O.C. MAX. UNLESS SPECIFIED OTHERWISE ON SHEARWALL SCHEDULE. THERE SHALL BE A MINIMUM OF 2 BOLTS PER PIECE WITH ONE BOLT LOCATED WITHIN 12" OF EACH END OF EACH PIECE. ALL SILL PLATES TO BE PRESURE TREATED D.F.

4. THE CONTRACTOR SHALL COORDINATE THE LOCATIONS OF ALL EMBEDDED ITEMS, ALL HOLDDOWNS, ELECTRICAL FLOOR PLUGS, HVAC ITEMS, ETC, WITH THE FLOOR PLAN, FRAMING PLAN, ELECTRICAL PLAN AND MECHANICAL PLAN, PRIOR TO PLACING CONCRETE AND SHALL NOTIFY THE ARCHITECT IN WRITING IF DISCREPANCIES ARE FOUND. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR LOCATION OF EQUIPMENT.

5. ALL HOLDDOWNS, ANCHOR BOLTS, POST AND COLUMN BASES, AND OTHER FOUNDATION ANCHORS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTION AND OR INSTALLATION RECOMMENDATIONS.

6. FOOTING DEPTHS INDICATED ON DRAWINGS ARE MINIMUM FROM ADJACENT GRADE, PLACED INTO UNDISTURBED SOIL OR CERTIFIED FILL. DEEPEN FOOTINGS AS REQUIRED TO MAINTAIN STEEL 3" CLEAR FROM SOIL.

7. WOOD POSTS AND COLUMNS EXPOSED TO WEATHER OR WATER SPLASH REQUIRE A STANDOFF OR ELEVATED POST BASE.

9. FRAMING CONTRACTOR TO VERIFY LOCATION OF HOLDDOWNS AND ANCHOR BOLTS FOR PROPER ALIGNMENT TO THE FRAMING

11. SURFACE WATER SHALL DRAIN AWAY FROM BUILDING. THE GRADE SHALL BE AT LEAST 4 INCHES LOWER WITHIN THE FIRST 2 FEET OF THE BUILDING.

12. ALL SILL PLATES THAT REST ON CONCRETE OR MASONRY EXTERIOR WALLS AND ARE LESS THAN 8" ABOVE EXPOSED GROUND SHALL BE PRESSURE-TREATED WOOD. (CRC R317.1)

2. PROVIDE WEAKENED PLANE JOINTS @ 15 FT O.C. EA. WAY @ INTERIOR SLABS.
APPLY CURING COMPOUNDS COMPATIBLE WITH FLOOR FINISHES.

1. SIZE AS NOTED: 2500 PSI CONCRETE W/MINIMUM 2-#5 BAR TOP & BOTTOM OF FOOTING

2. DEEPEN FOOTING AS REQUIRED TO MAINTAIN 3" CLEAR TO SOIL

1. PROVIDE #3 REBAR DOWELS @ 18" O.C., 12" EMBEDMENT, AT ADJOINING FLATWORK

2. PROVIDE THICKENED EDGE AT PERIMETER OF ALL FLATWORK
3. PROVIDE WEAKENED PLANE JOINTS @ 6" O.C. EACH WAY @ EXTERIOR SLABS
4. MAINTAIN POSITIVE DRAINAGE (2% MINIMUM) AWAY FROM STRUCTURES AT LEAST 5 FT

1 Foundation Notes
3/16" = 1'-0"

SHEAR WALL SCHEDULE (CBC 2022)

MARK	PLF	MATERIAL	NAIL SIZE	B. N. & E. N.	F. N.	SILL PLATE ATTACH. 5/8" A.B. SPACING	BOT. PLATE ATTACH. NAILS & SCREWS	TOP PLATE CLIPS	ADDITIONAL NOTES
	260	11/32" CDX (24/0)	8d	6"	12"	48" O.C.	16d @ 4" O.C.	A35 @ 16" O.C.	Existing Walls
	340	15/32" CDX (24/0)	10d	6"	12"	32" O.C.	16d @ 4" O.C.	A35 @ 12" O.C.	Existing Walls
	510	15/32" STR1 (32/16)	10d	4"	12"	32" O.C.	16d @ 4" O.C.	A35 @ 12" O.C.	Existing Walls
	260	11/32" CDX (24/0)	8d	6"	12"	48" O.C.	16d @ 4" O.C.	A35 @ 16" O.C.	-----
	340	15/32" CDX (24/0)	10d	6"	12"	32" O.C.	16d @ 4" O.C.	A35 @ 12" O.C.	-----
	510	15/32" STR1 (32/16)	10d	4"	12"	32" O.C.	16d @ 4" O.C.	A35 @ 12" O.C.	-----
	550	11/32" STR1 (32/16)	8d	3"	12"	24" O.C.	1/4"x8" SDS SCREW @ 4" O.C.	A35 @ 8" O.C.	SEE NOTES 13,14,15
	730	11/32" STR1 (32/16)	8d	2"	12"	16" O.C.	1/4"x8" SDS SCREW @ 4" O.C.	LPT4 @ 8" O.C.	SEE NOTES 13,14,15
	870	15/32" STR1 (32/16)	10d	2"	12"	16" O.C.	1/4"x8" SDS SCREW @ 4" O.C.	LPT4 @ 8" O.C.	SEE NOTES 13,14,15
	1340	15/32" STR1 (32/16) (BOTH SIDES)	10d	2"	12"	8" O.C.	5/8"x8" LAG SCREW @ 4" O.C.	LPT4 @ 6" O.C.	SEE NOTES 13,14,15

[illegible]

HOLD DOWN SCHEDULE

MARK	HD DEVICE	VALUE
A	4X POST W/MSTC40 FLR-TO-FLR H.D.	2800 LBS
B	4X POST W/MSTC52 FLR-TO-FLR H.D.	4400 LBS
C	4X POST W/MSTC66 FLR-TO-FLR H.D.	5660 LBS
D	4X POST W/MSTC78 FLR-TO-FLR H.D.	5860 LBS
E	4X POST W/HDU2 HOLD-DOWN ON 5/8" DIAM. SSTB16 (5/8" ANCHOR BOLT)	3075 LBS
F	4X POST W/HDU4 HOLD-DOWN ON 5/8" DIAM. SSTB20 (5/8" ANCHOR BOLT)	4565 LBS
G	4X POST W/HDU5 HOLD-DOWN ON 5/8" DIAM. SSTB24 (5/8" ANCHOR BOLT)	5175 LBS
H	4X POST W/HDU8 HOLD-DOWN ON 5/8" DIAM. SSTB28 (7/8" ANCHOR BOLT)	7870 LBS
I	4X POST W/HDU11 HOLD-DOWN ON 7/8" DIAM. PAB7 (7/8" ANCHOR BOLT)	9045 LBS
J	4X POST W/HDU14 HOLD-DOWN ON 1" DIAM. PAB8 (1" ANCHOR BOLT)	13675 LBS
K	RESERVED (NOT USED THIS PROJECT)	N/A
L	RESERVED (NOT USED THIS PROJECT)	N/A
M	4X POST W/MSTC40 FLR-TO CMU H.D.	4200 LBS

1. HOLD DOWN ANCHORS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
2. DEEPEN FOOTINGS TO PROVIDE 3" MINIMUM CONC. COVER WHERE HOLD-DOWN ANCHORS ARE LONGER THAN THE FOOTING DEPTH.
3. USE (R/J) OPTION ON STDH HOLD DOWNS FOR RAISED WOOD SUB-FLOOR CONDITION.
4. MSTC HOLD DOWNS MAY USE 16d SINKERS OR 10d COMMON NAILS.
5. MSTC HOLD DOWNS TO BE CENTERED BETWEEN UPPER AND LOWER FLOORS. MAXIMUM CLEAR SPAN =16 INCHES. NAILS NOT REQUIRED IN CLEAR SPAN (RIM BOARD) AREA.

Structural Foundation Schedule-1500 PSF			
Type Mark	Description	Type Comments	Bearing Capacity
(E)CFtg01	12"W X 12"D Continuous Footing w/2#4 T&B	2500psi Continuous Footing w/2#4 Bars T&B	
(E)CFtg02	12"W X 12"D Continuous Footing w/2#4 T&B	2500psi Continuous Footing w/2#4 Bars T&B	
(N)CFtg03	12"W X 12"D Continuous Footing w/2#4 T&B	2500psi Continuous Footing w/2#4 Bars T&B	
(N)CFtg04 (retention)	15"W X 18"D Continuous Footing see Detail	2500psi Continuous Footing w/2#4 Bars T&B	
FTG02	18" Sx18" D (2)#5 Each Way	(2)#5 Bars Each Way	3.0kips
FTG01	24" Sx18" D (3)#5 Each Way	(3)#5 Bars Each Way	5.5kips
S-FTG01	42"Wx24"Wx18"D w/2#5 T&B	2500psi Continuous Footing w/2#5 Bars T&B	10.5kips

ROOF, FLOOR, DECK SHEATHING

FOOTING PLAN LEGEND

ROOF: 15/32" THICK APA RATED SHEATHING.
EXPOSURE 1, 24" MIN. SPAN RATING WITH 8d COMMON NAILS @ 6" O.C. (B.N. & E.N.) 8d @ 12" O.C. F.N.

FLOOR: 23/32" APA RATED STURD-1 FLOOR, T&G, 48/24 SPAN RATING, EXP 1 WITH 8d COMMON NAILS @ 6" O.C. (B.N. & E.N.) 8d @ 12" O.C. F.N.

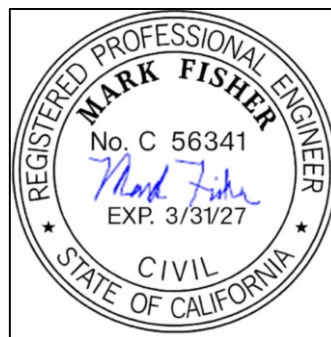
BALCONY: 23/32" APA RATED STURD-1 FLOOR, T&G, 48/24 SPAN RATING, EXP 1 WITH 8d COMMON NAILS @ 6" O.C. (B.N. & E.N.) 8d @ 12" O.C. F.N.

(N) WALL ABOVE FOOTING
(E) WALL ABOVE FOOTING
(E) CONCRETE FTG W/STEM WALL
EXISTING POST
NEW POST BELOW

FOUNDATION PLAN | LEGEND

FOUNDATION PLAN LEGEND

COMMON	 (N) WALL ABOVE FOOTING  (E) WALL ABOVE FOOTING  (E) CONCRETE FTG  W/STEM WALL
48/24 6" O.C.	
G&G NAILS @	 EXISTING POST  NEW POST BELOW  NEW POST ABOVE  FLOOR GIRDER
 SPAN  TYPE AND SPACING FROM JOIST SCHEDULE  LENGTH  TYPE  HOLD DOWN	JOIST FRAMING AT LEVEL SHEAR WALL (AT FOUNDATION) HOLD DOWN PLAN NOTATION REFERENCE



Abraham Remodel
10111 Cliffwood Dr
La Mesa, CA 91942

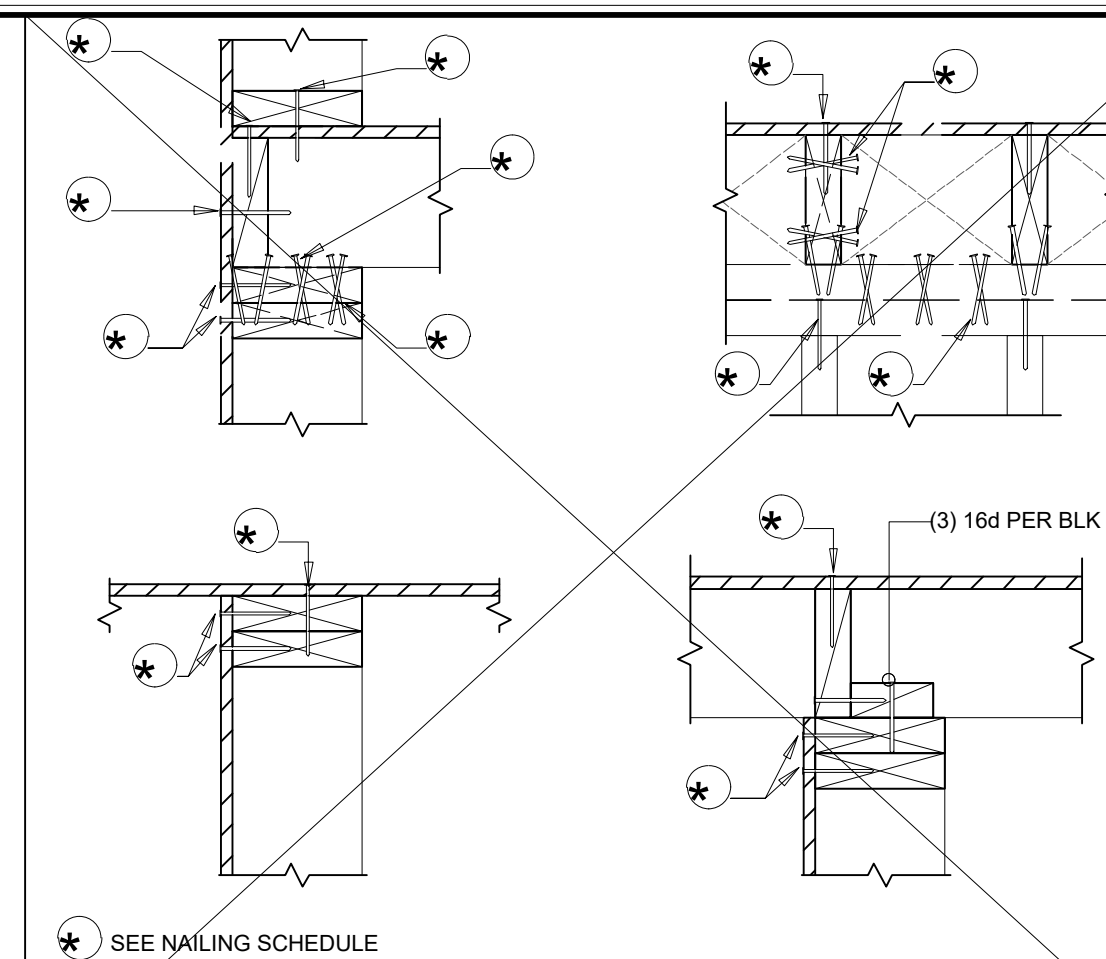
Foundation Plan



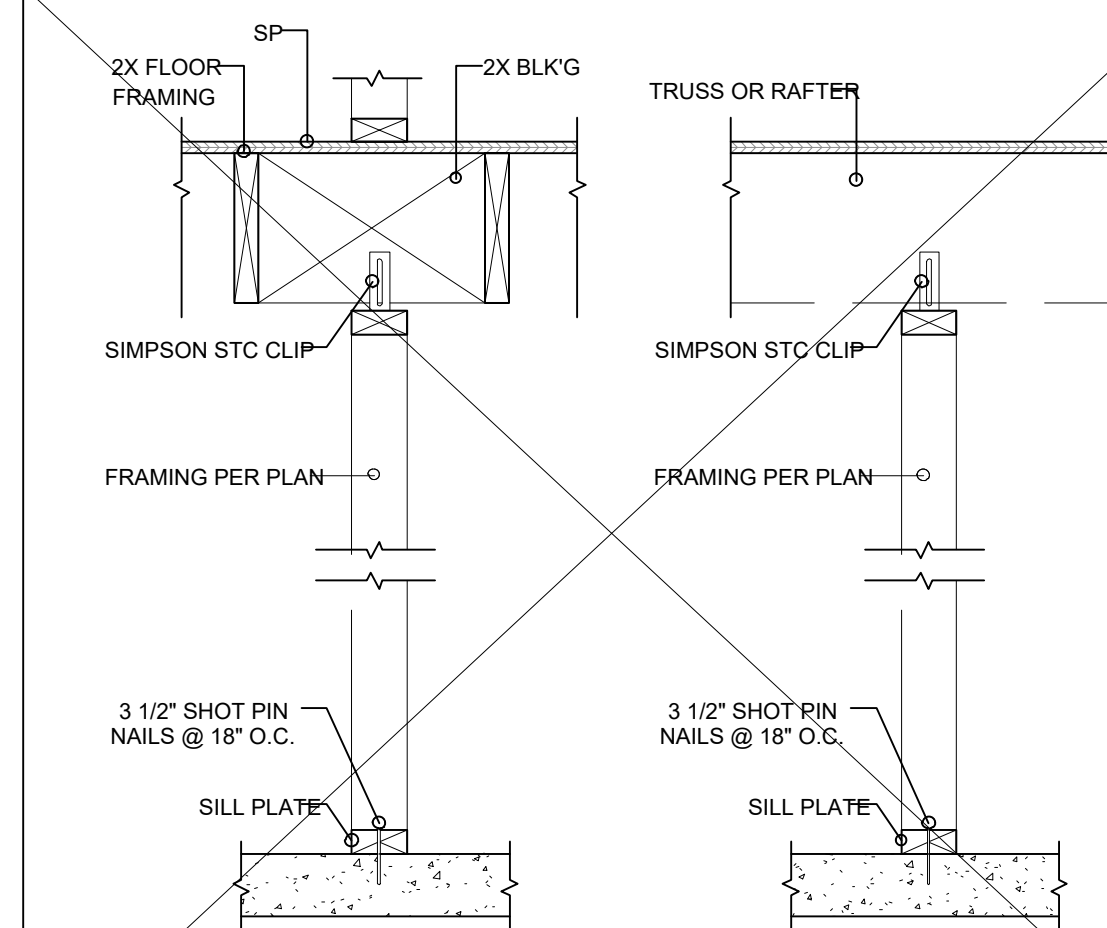
Mark Fisher, P.E.
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As indicated

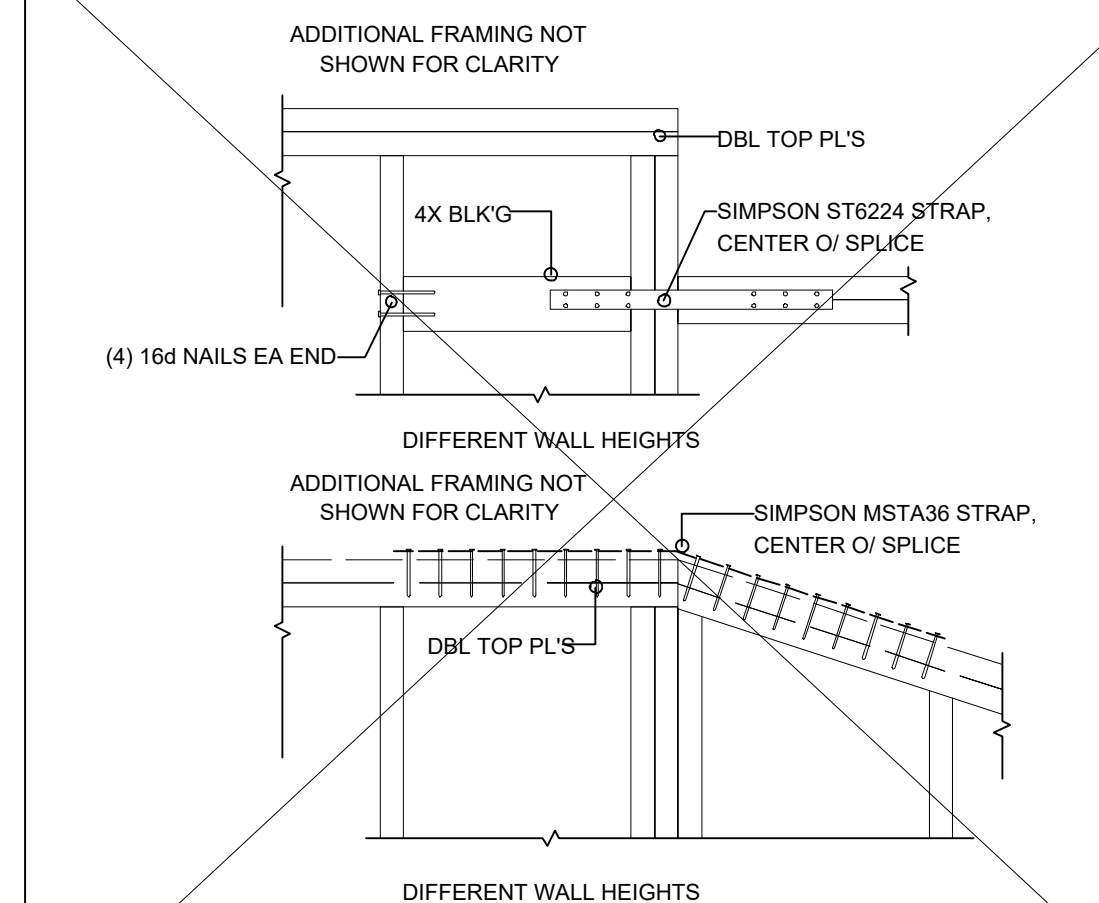
S2.0

**S - TYP NAILING**
1 1/2" = 1'-0"

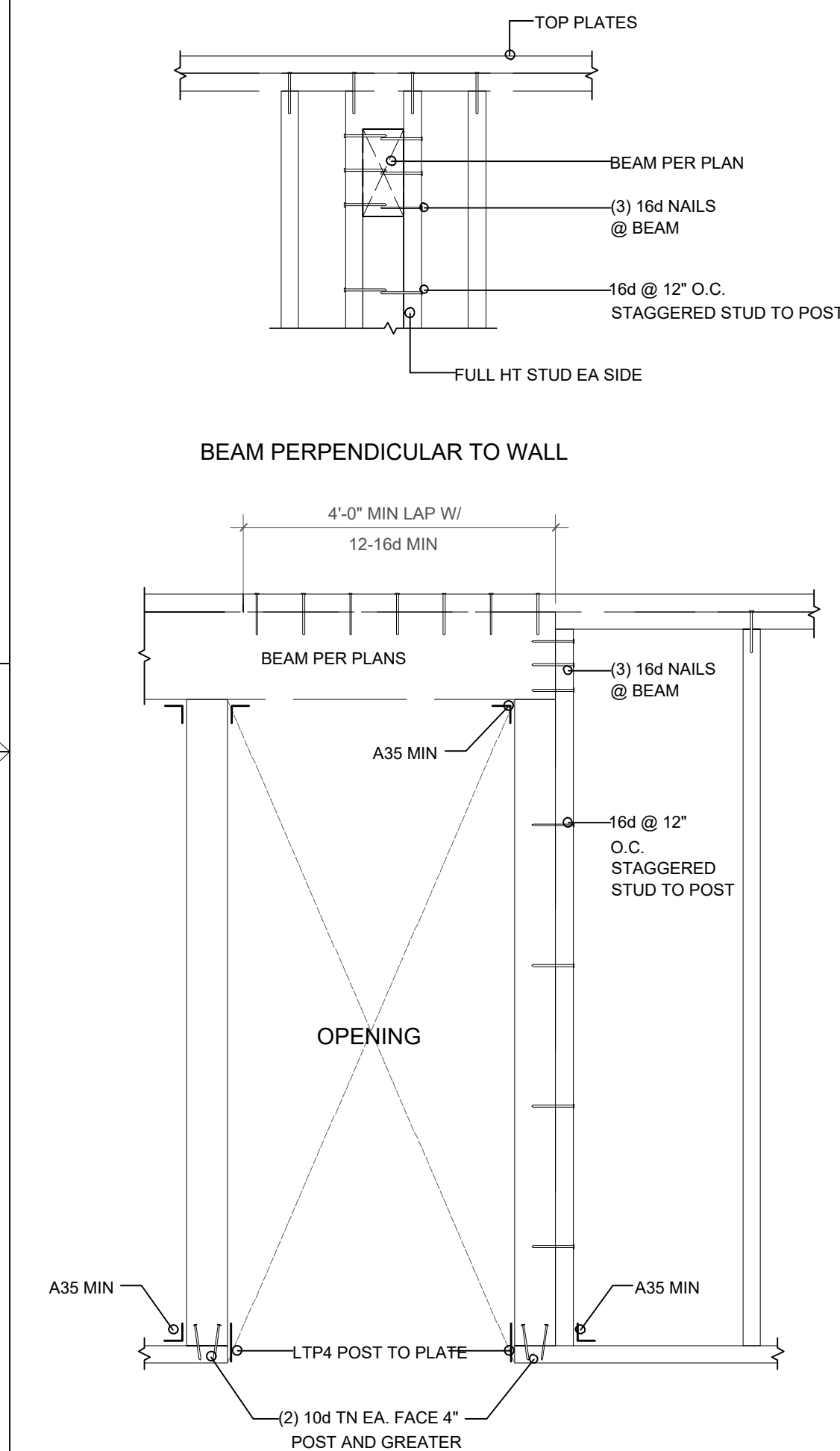
G

**S - TYP NON-BEARING PARTITION**
1" = 1'-0"

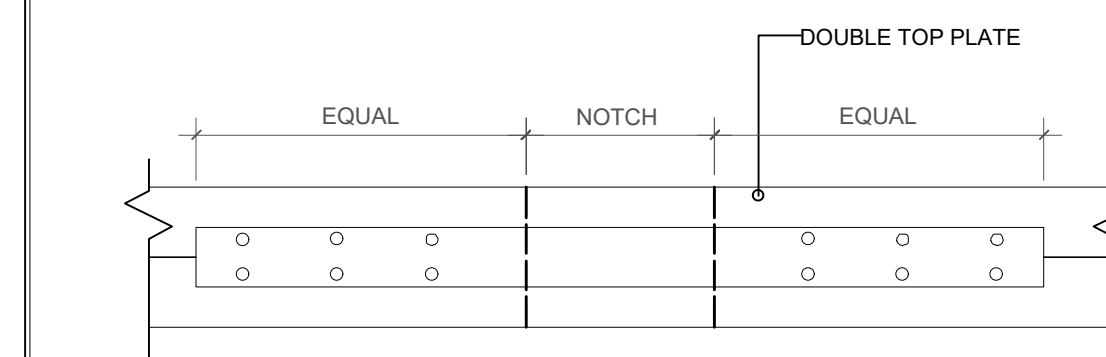
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**S - TYP SPLICE AT WALL TRANSITION**
1" = 1'-0"

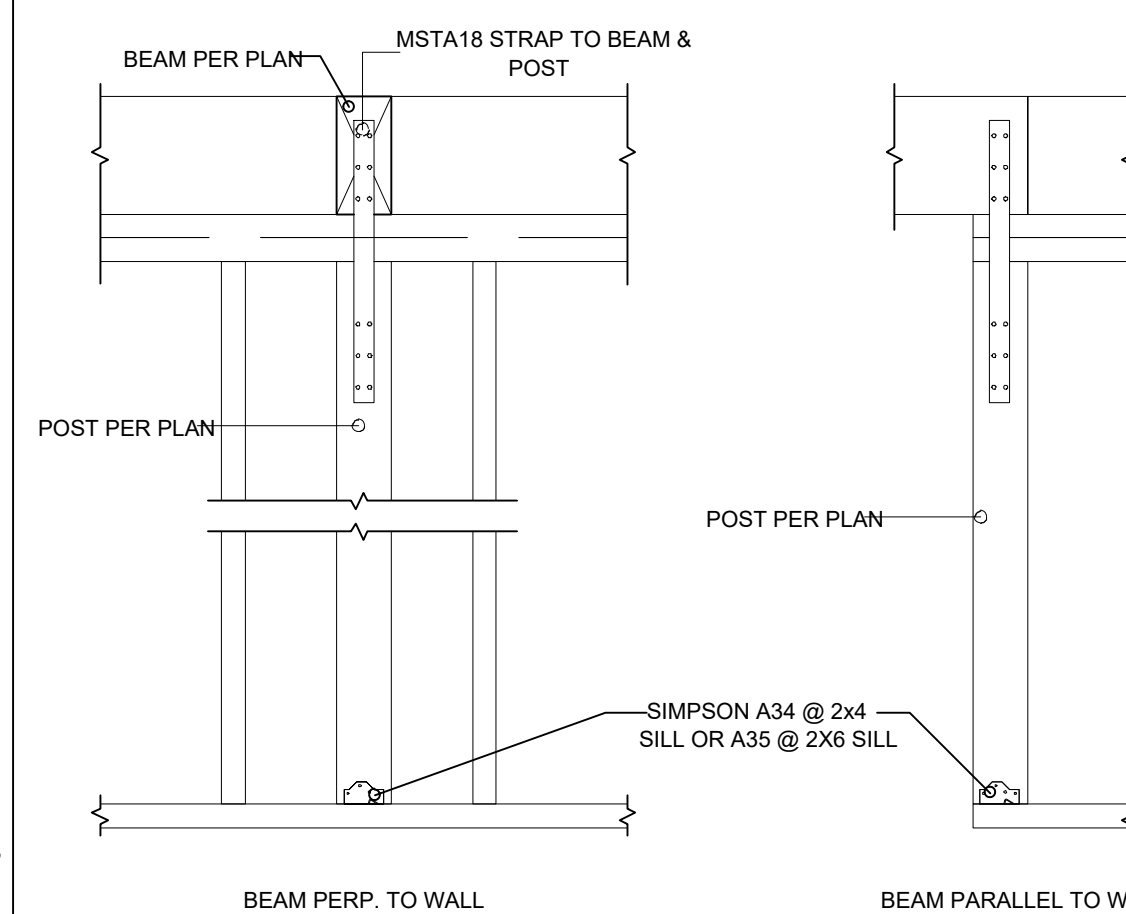
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**S - TYP POST & BEAM CONNECTIONS**
1" = 1'-0"

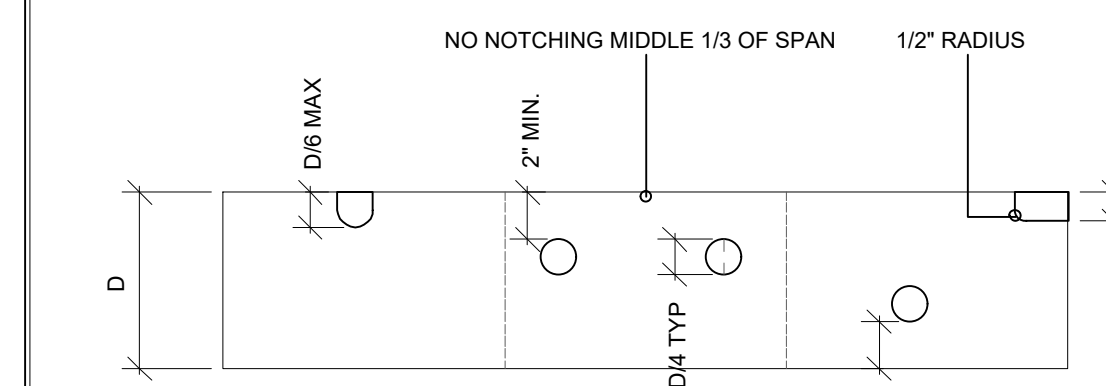
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**S - TYP SPLICE AT NOTCH OR HOLES**
3" = 1'-0"

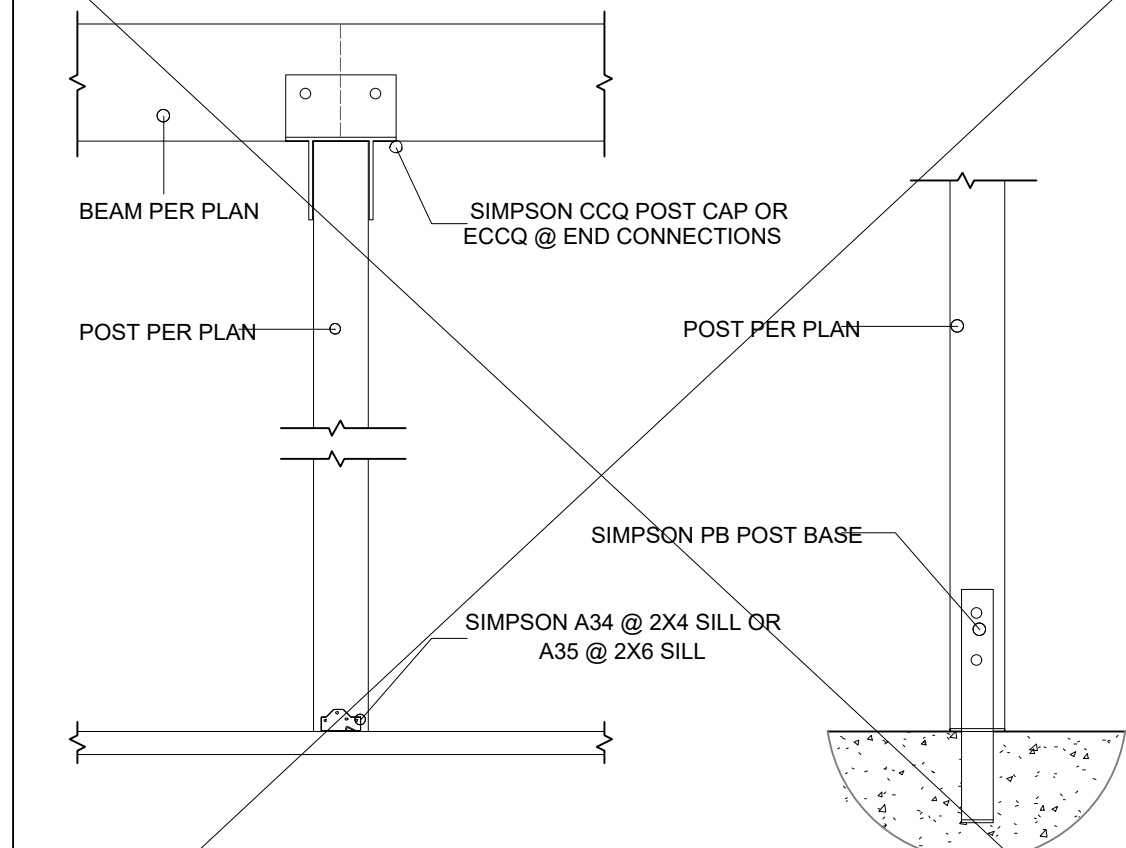
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**S - TYP BEAM & POST (FLUSH)**
1" = 1'-0"

B

**S - TYP NOTCHING & HOLES**
1 1/2" = 1'-0"

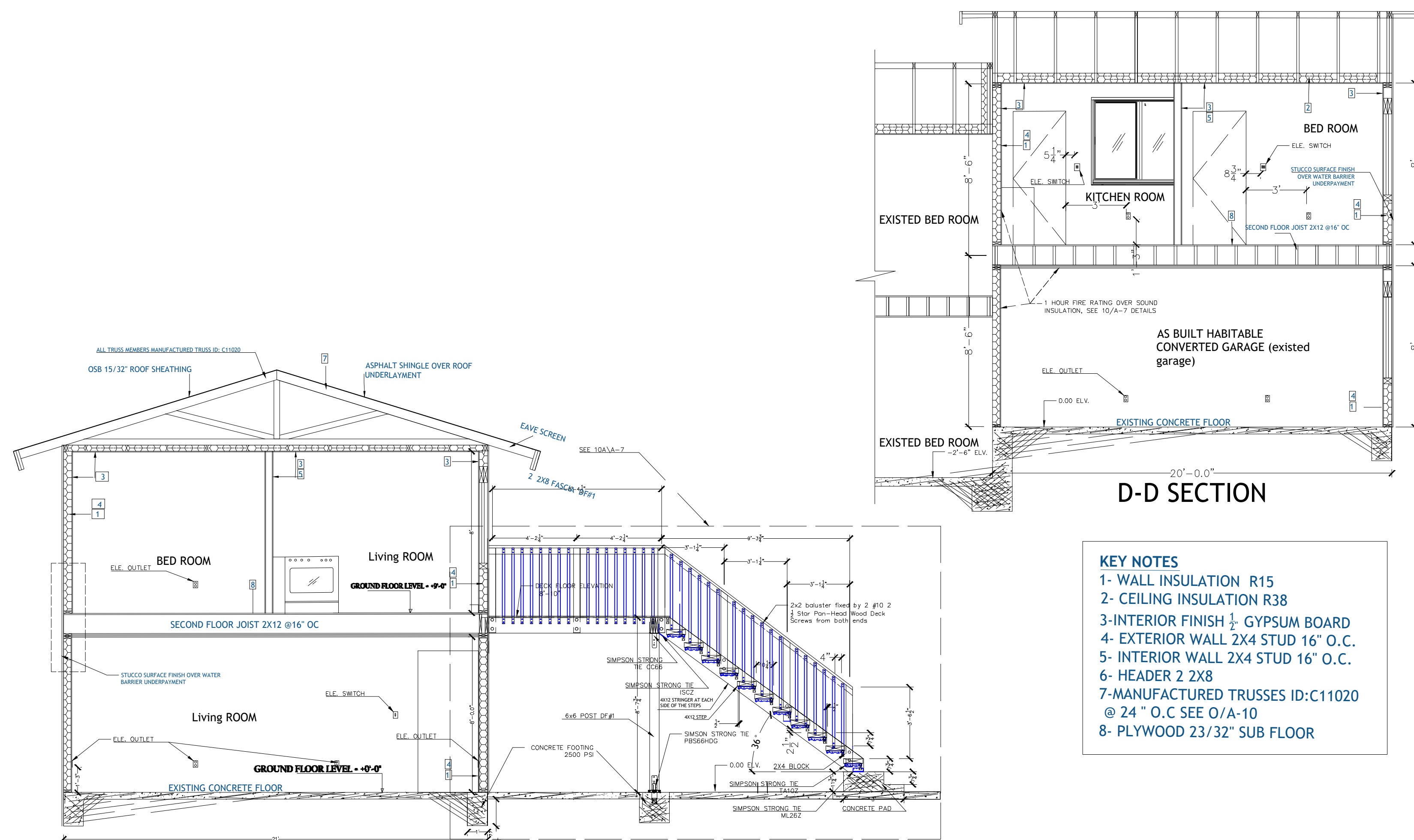
D

**S - TYP BEAM & POST**
1" = 1'-0"

A

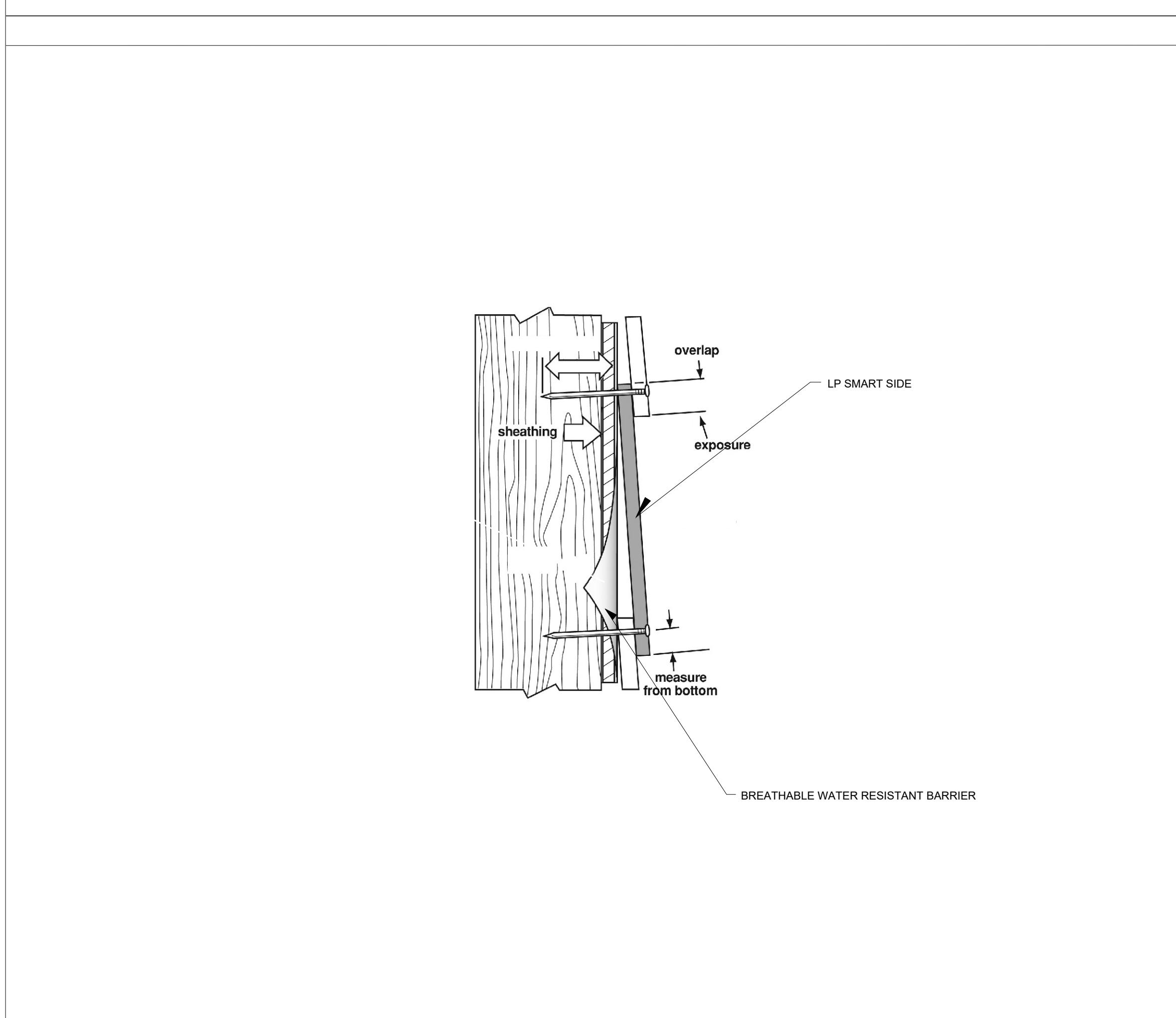
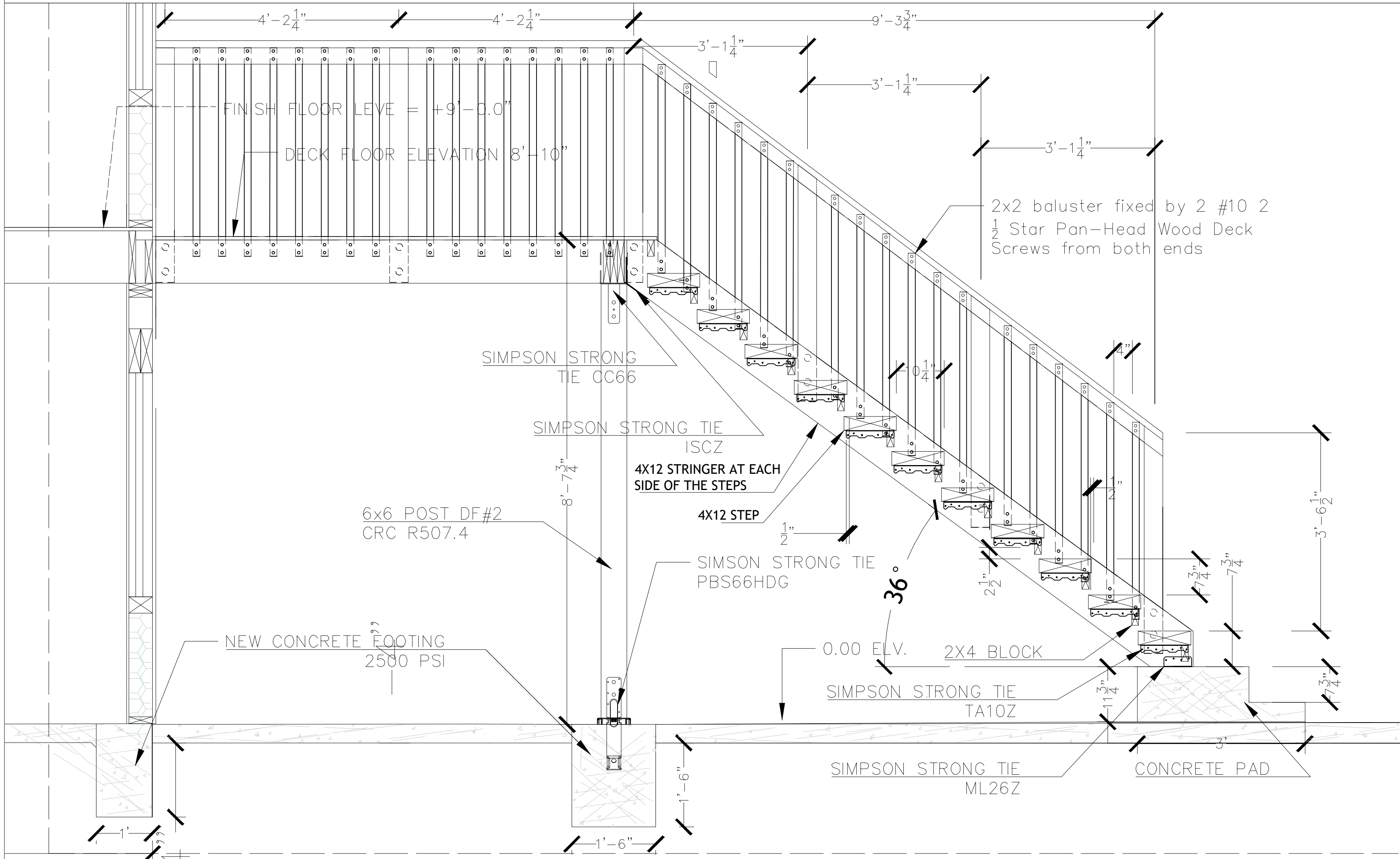
MANTACTUERED TRUSS DETAILS
1/1

O

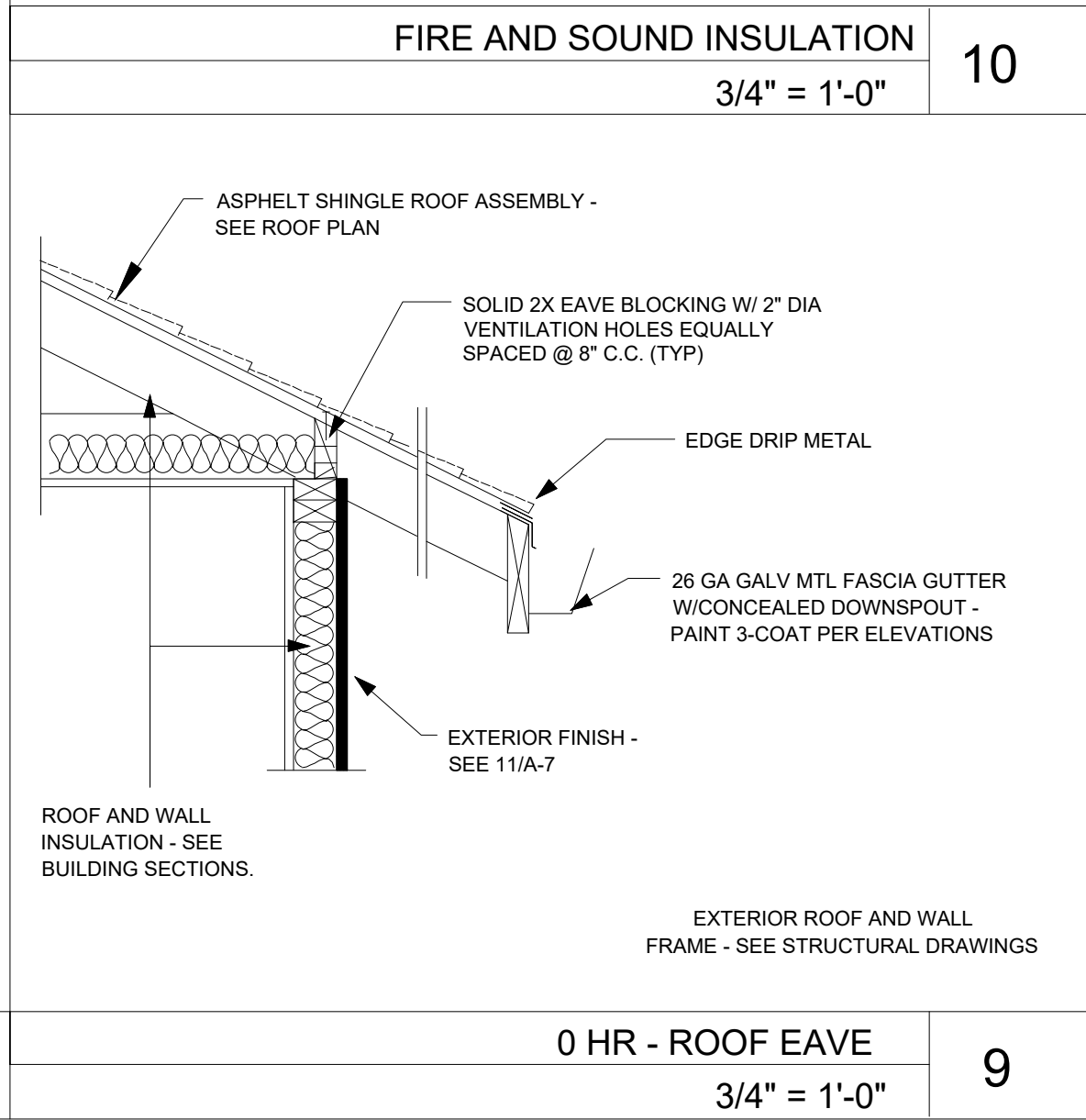
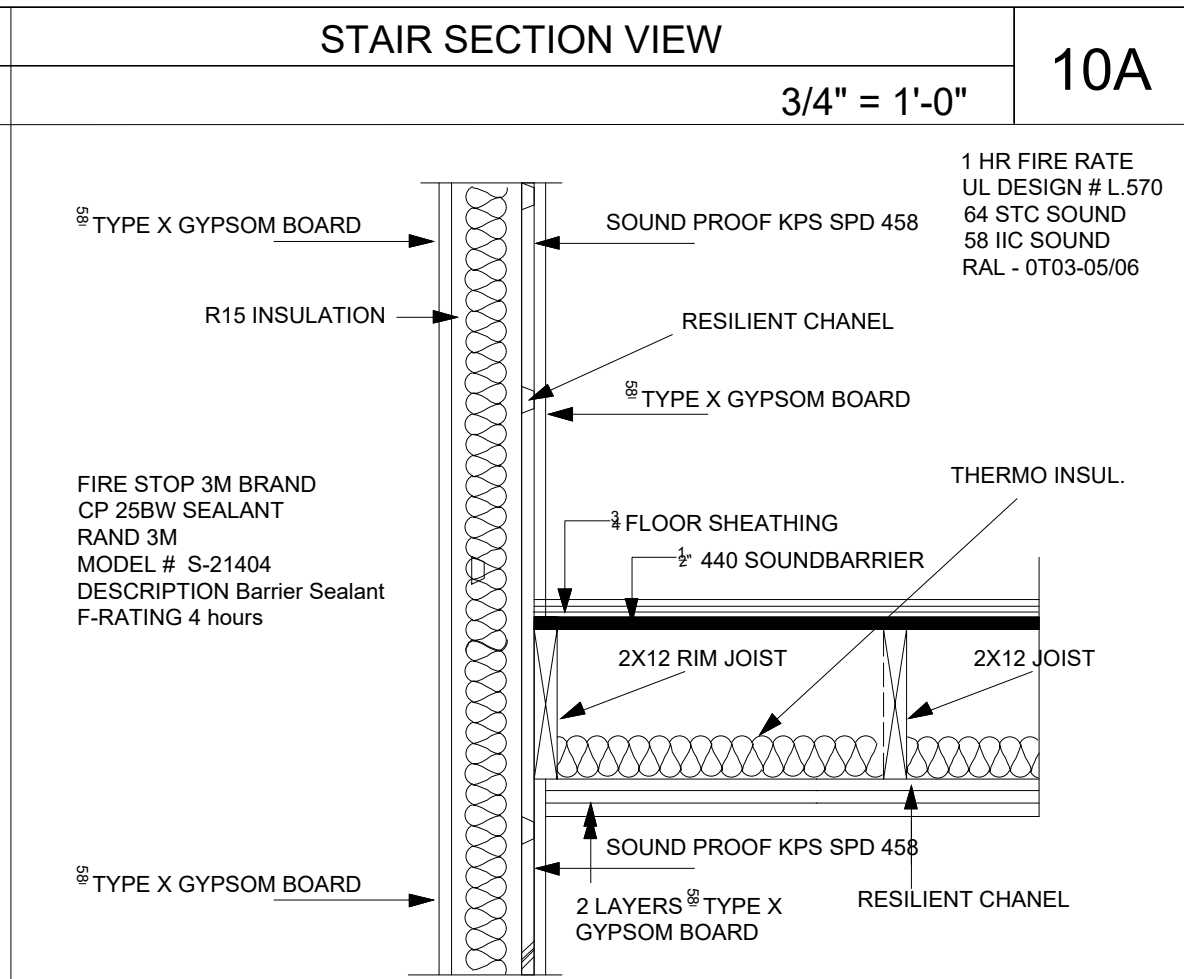
<https://midwest.monarda.com/TrussOnline/#stockTrusses/residential>**SECTION D-D & E-E**
1/4" = 1'-0"

H

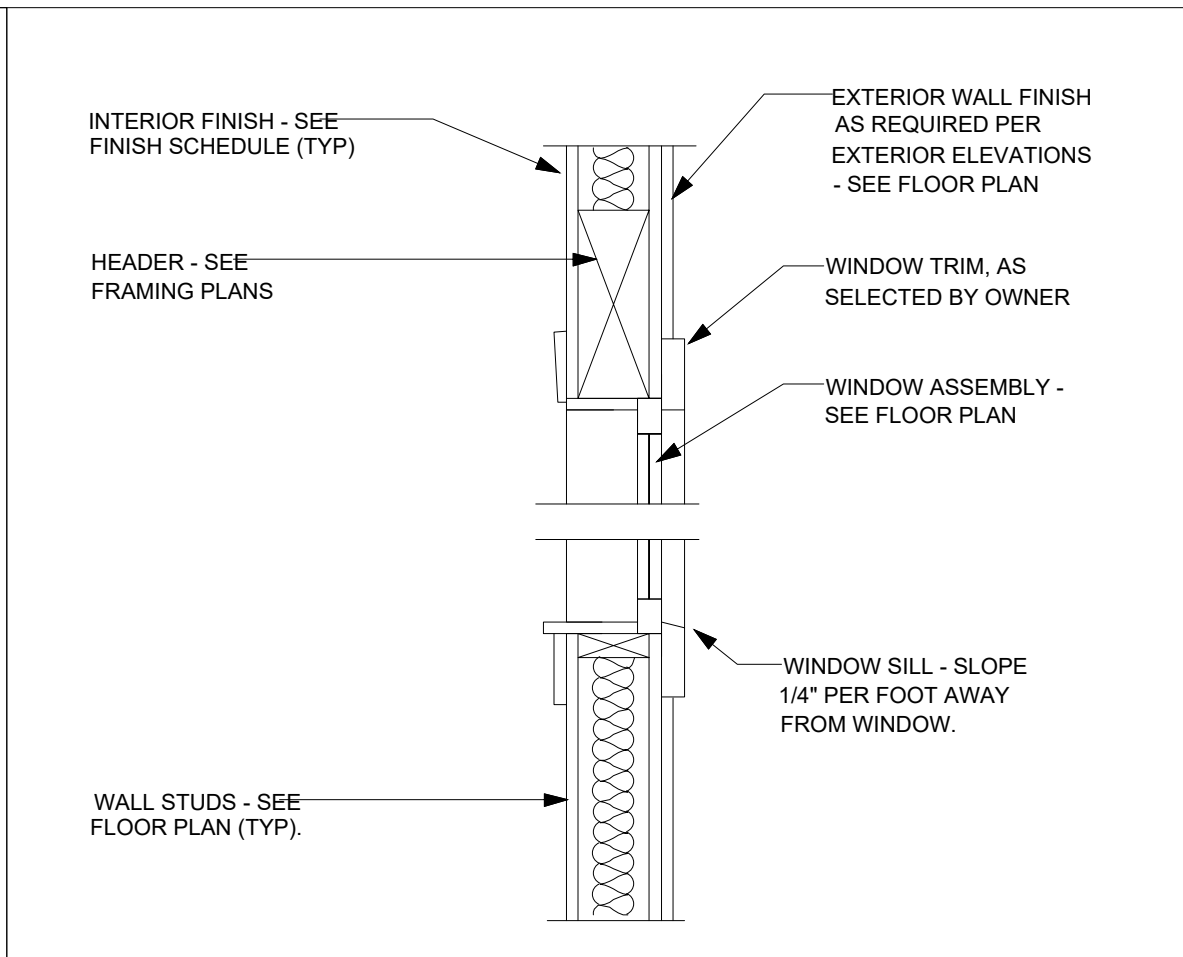
- KEY NOTES**
-
- 1- WALL INSULATION R15
-
- 2- CEILING INSULATION R38
-
- 3- INTERIOR FINISH 1/2" GYPSUM BOARD
-
- 4- EXTERIOR WALL 2X4 STUD 16" O.C.
-
- 5- INTERIOR WALL 2X4 STUD 16" O.C.
-
- 6- HEADER 2 2X8
-
- 7- MANUFACTURED TRUSSES ID: C11020
-
- @ 24" O.C SEE O/A-10
-
- 8- PLYWOOD 23/32" SUB FLOOR



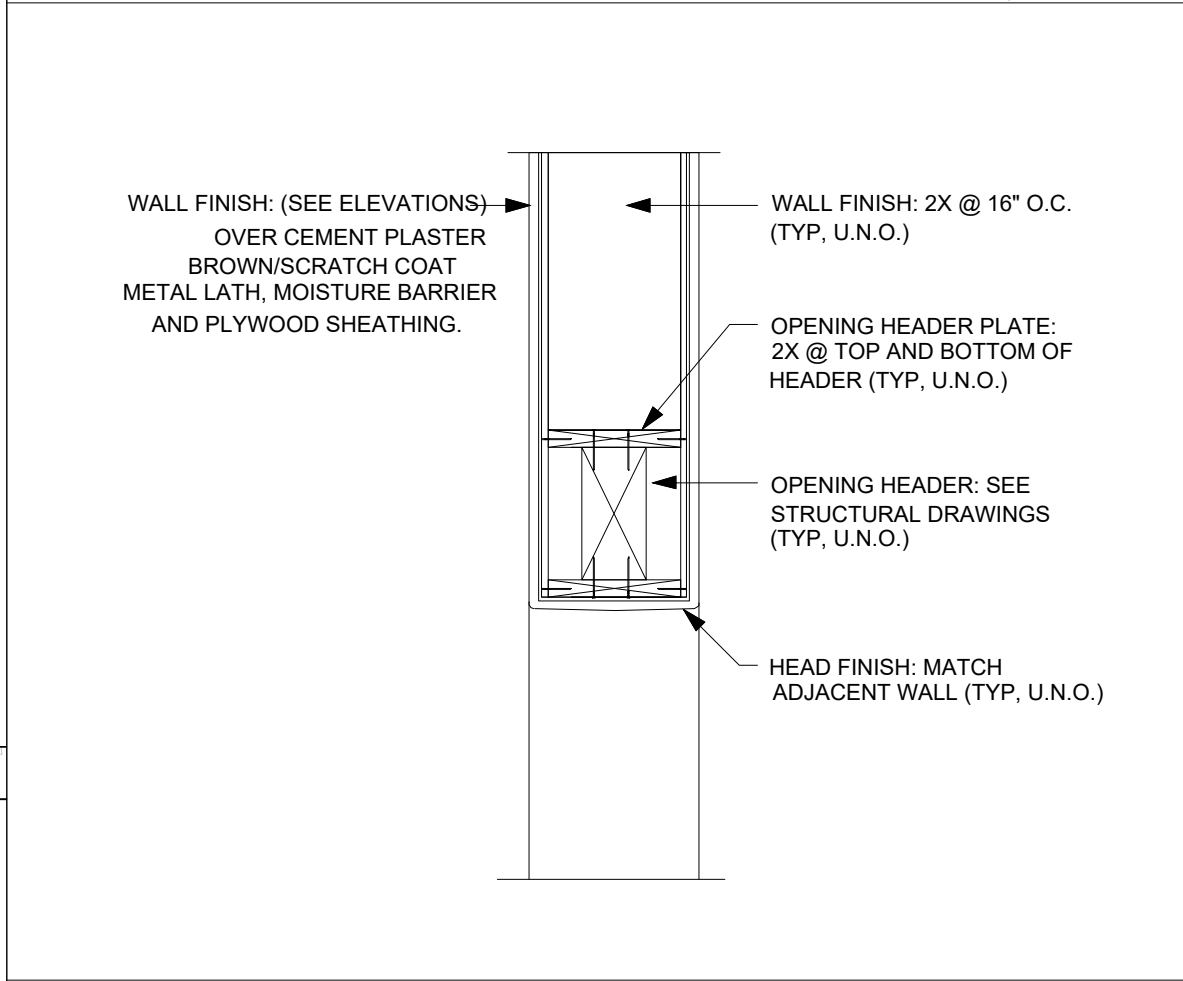
EXTRIOR WALL FINISH DETAILS
3/4" = 1'-0" 11



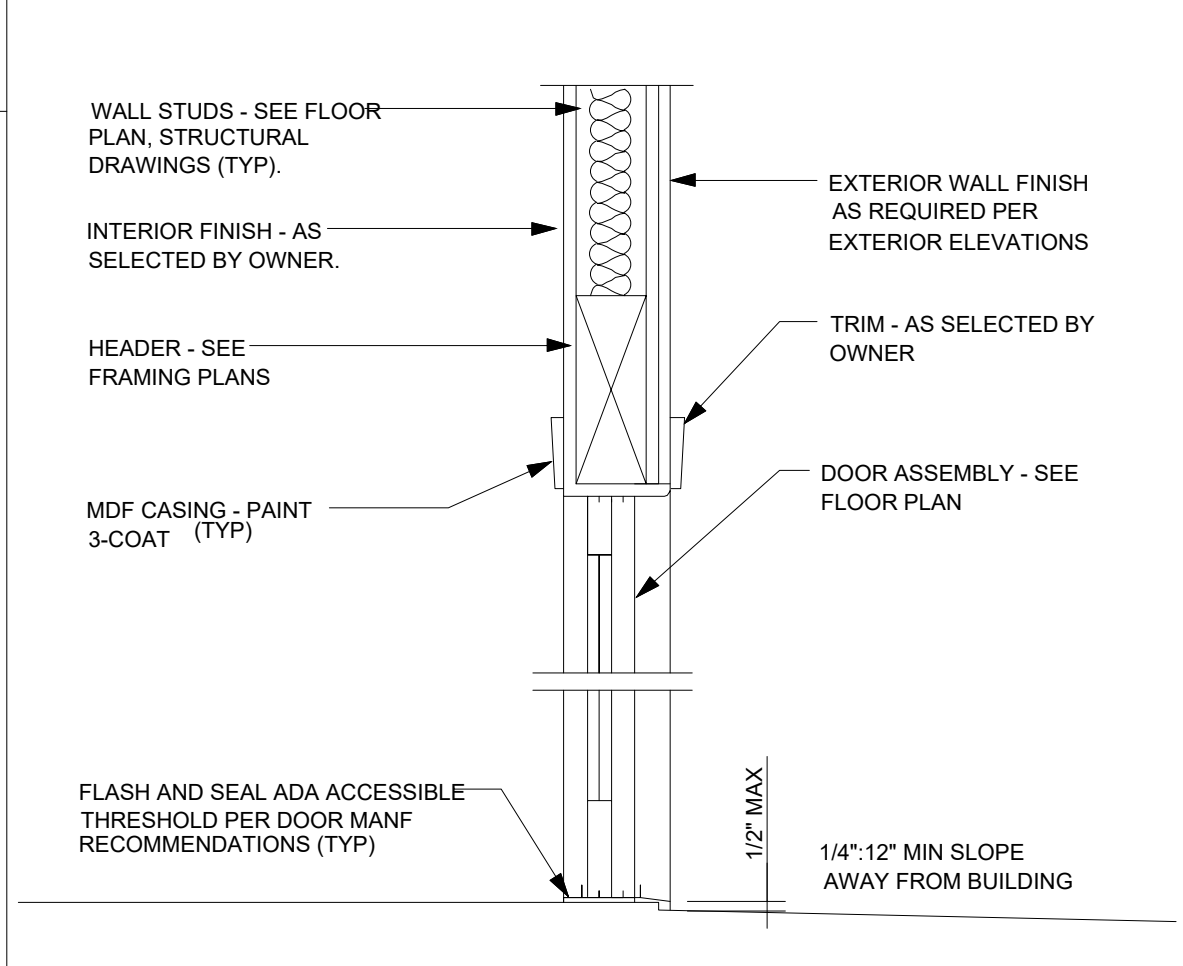
0 HR - ROOF EAVE
3/4" = 1'-0" 9



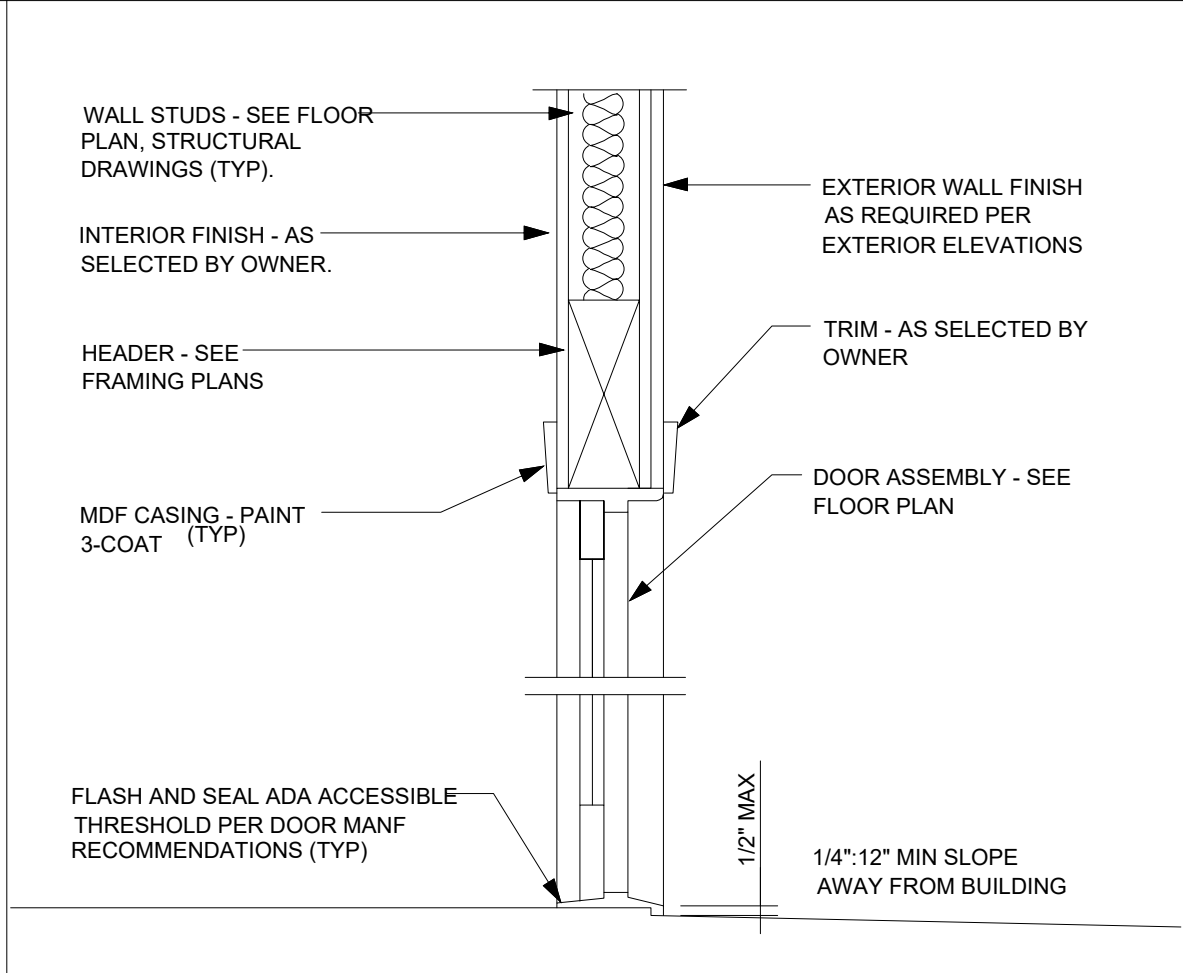
A - WINDOW HEAD
3/4" = 1'-0" 8



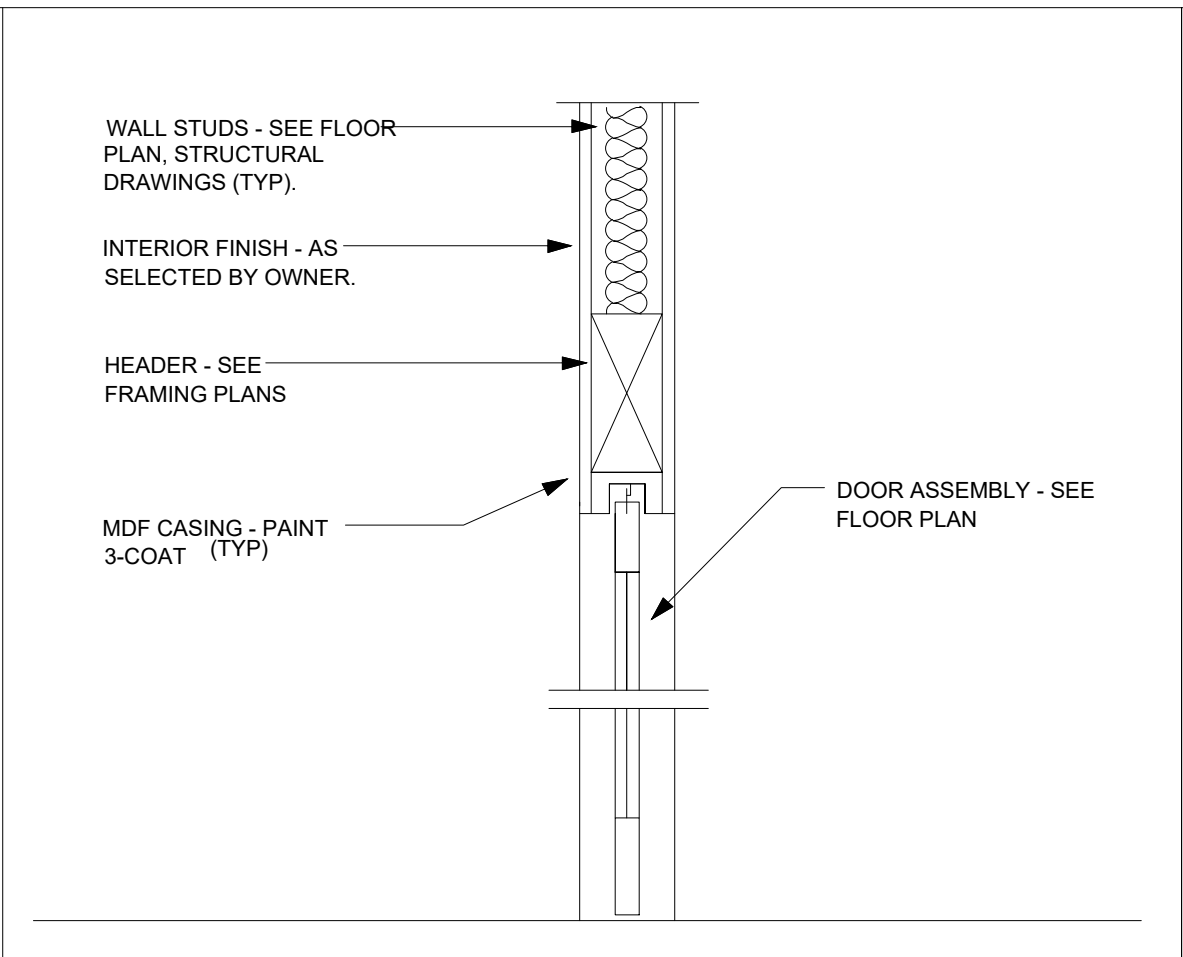
A - EXTR OPEN
3/4" = 1'-0" 7



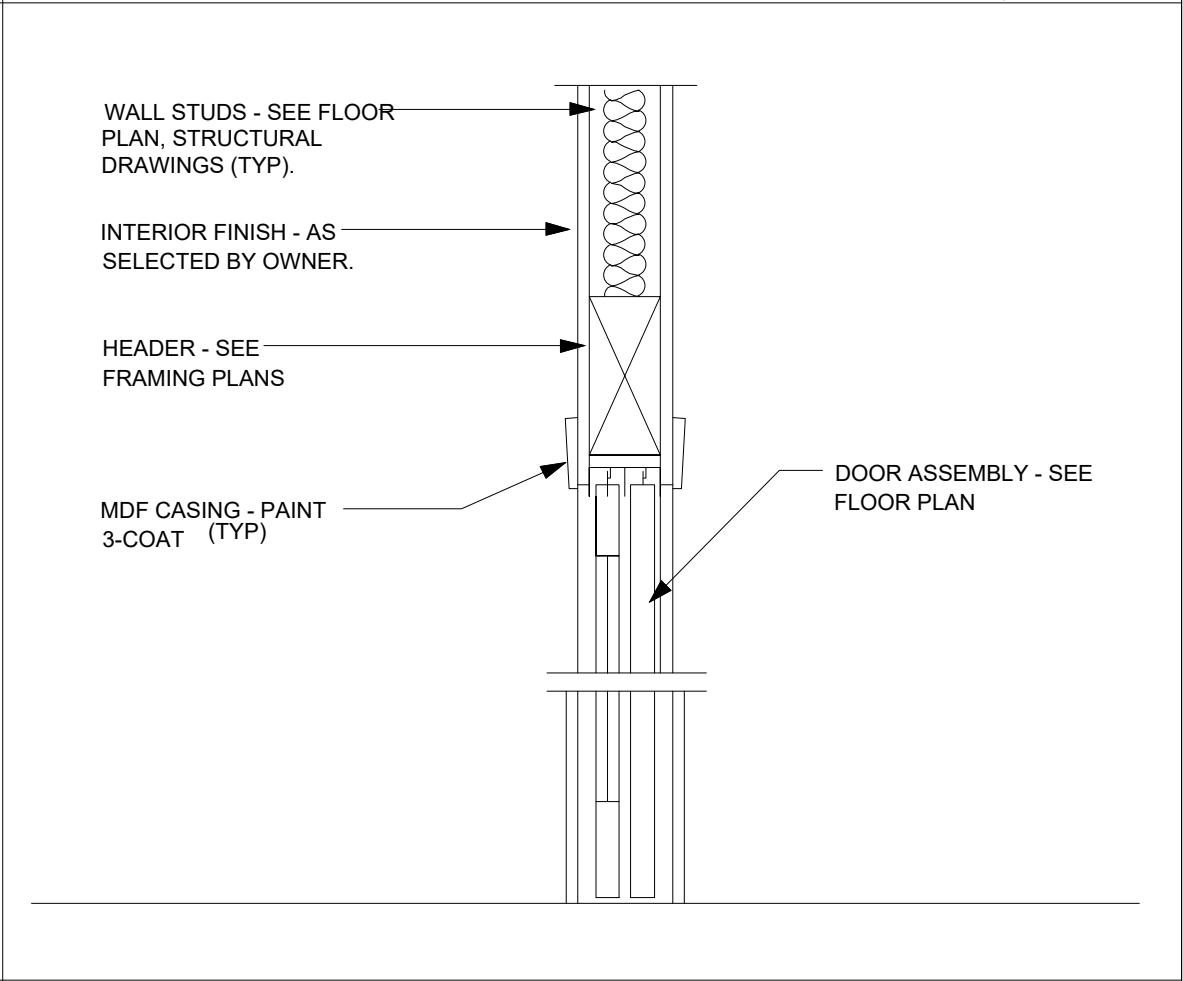
A - EXTR SLIDER
3/4" = 1'-0" 6



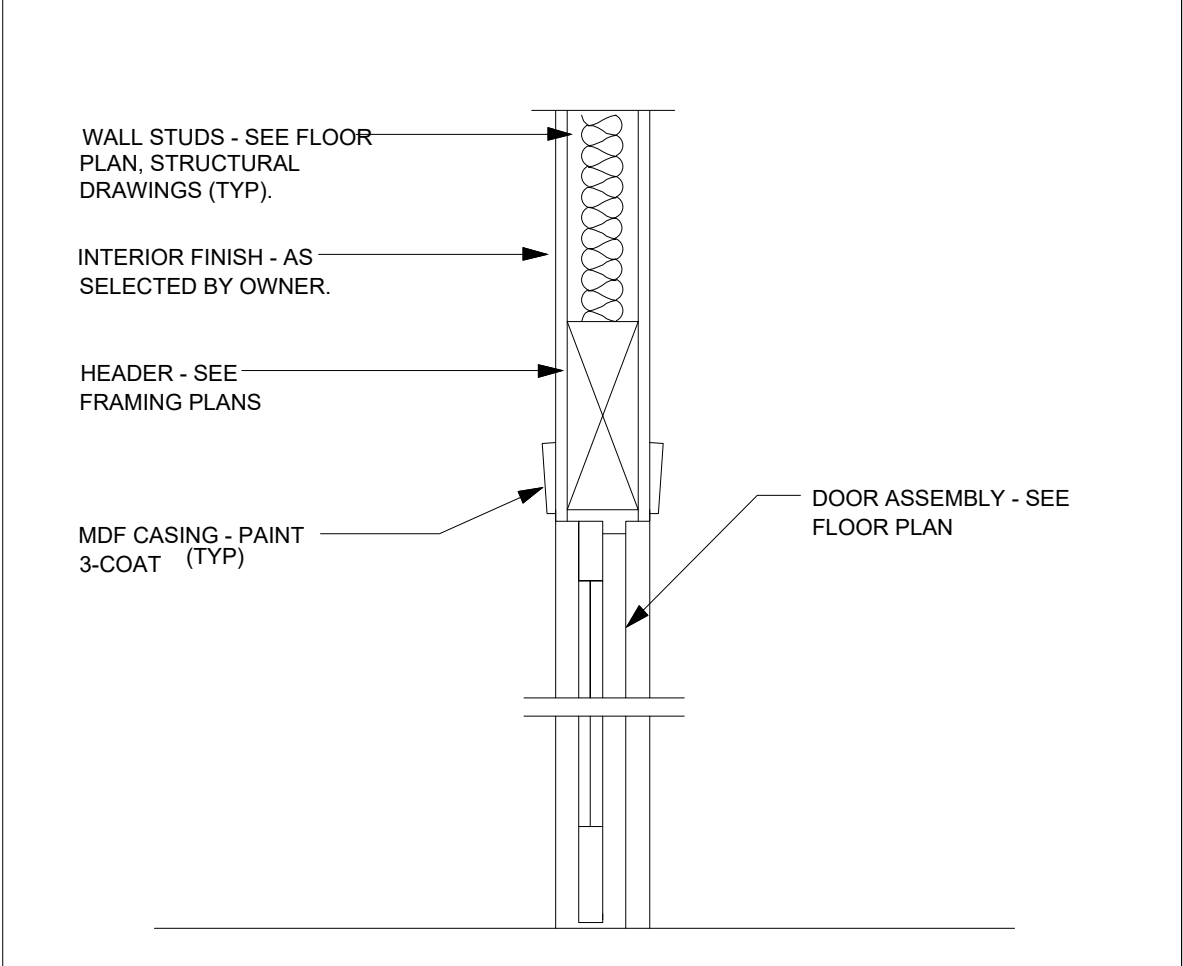
A - EXTER DOOR
3/4" = 1'-0" 5



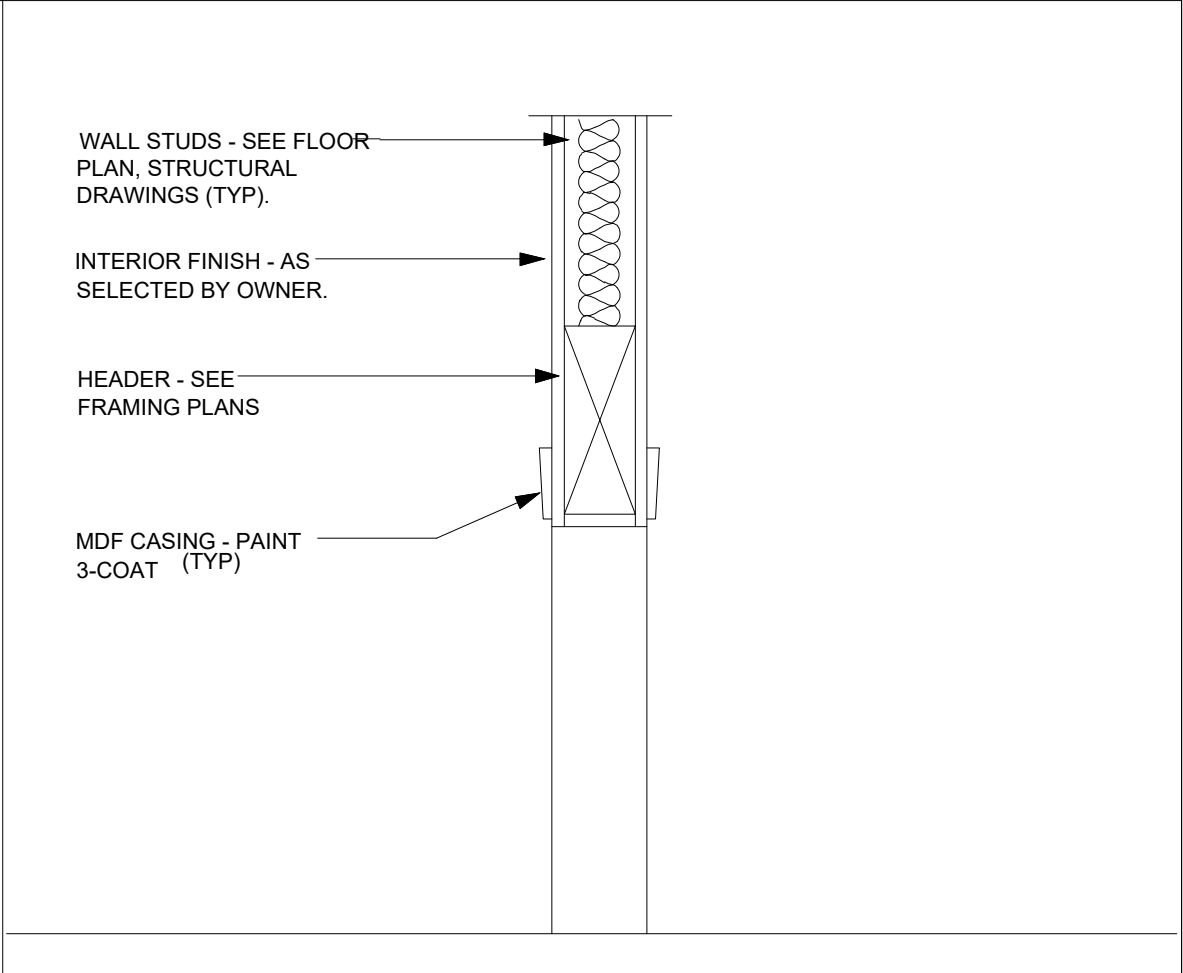
A - INTR POCKET
3/4" = 1'-0" 4



A - INTR BYPASS
3/4" = 1'-0" 3



A - INTR DOOR
3/4" = 1'-0" 2



A - INTR OPENING
3/4" = 1'-0" 1

SHEET NO.
A-7

SCALE:
SCALE

DATE:
DATE

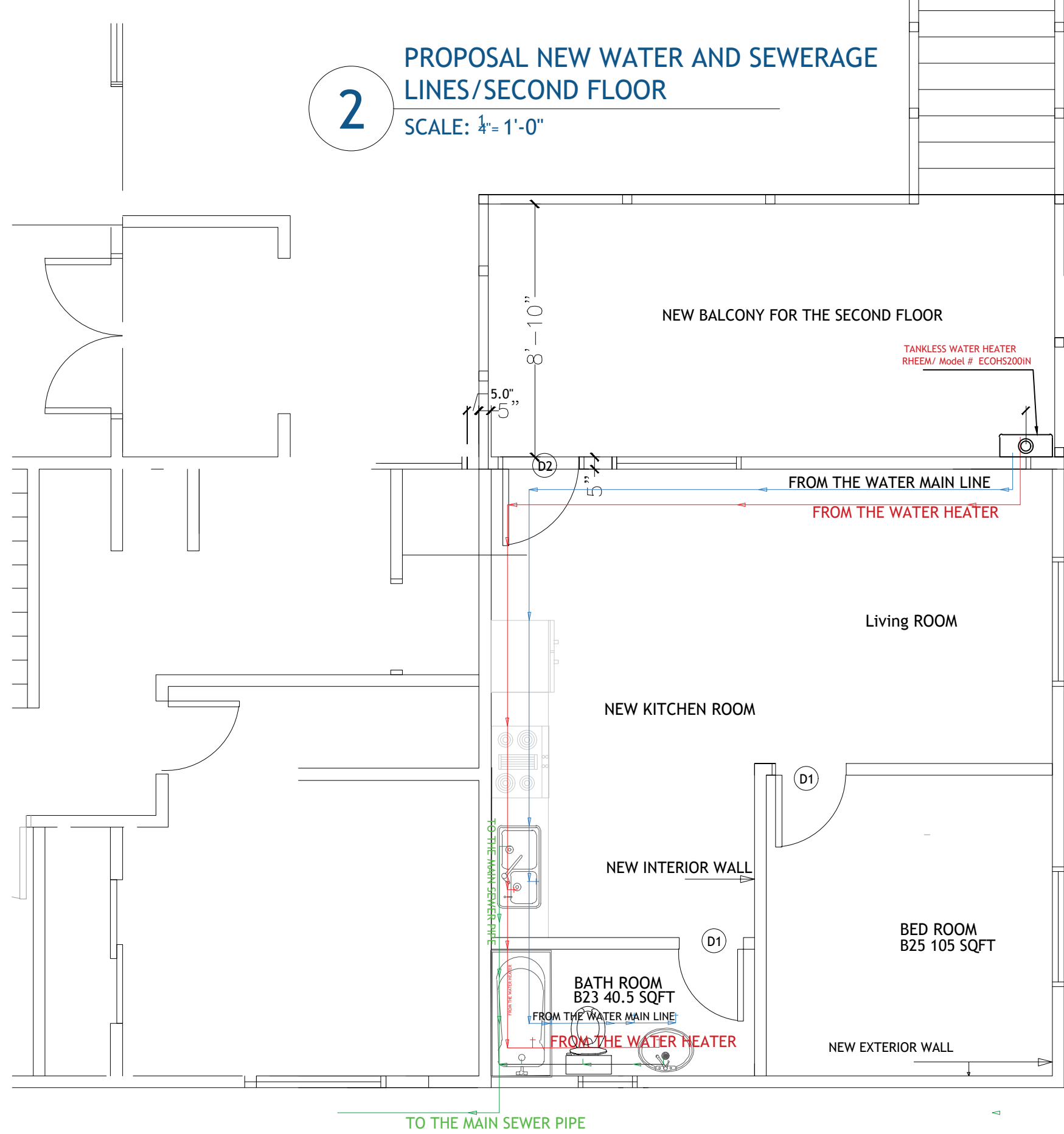
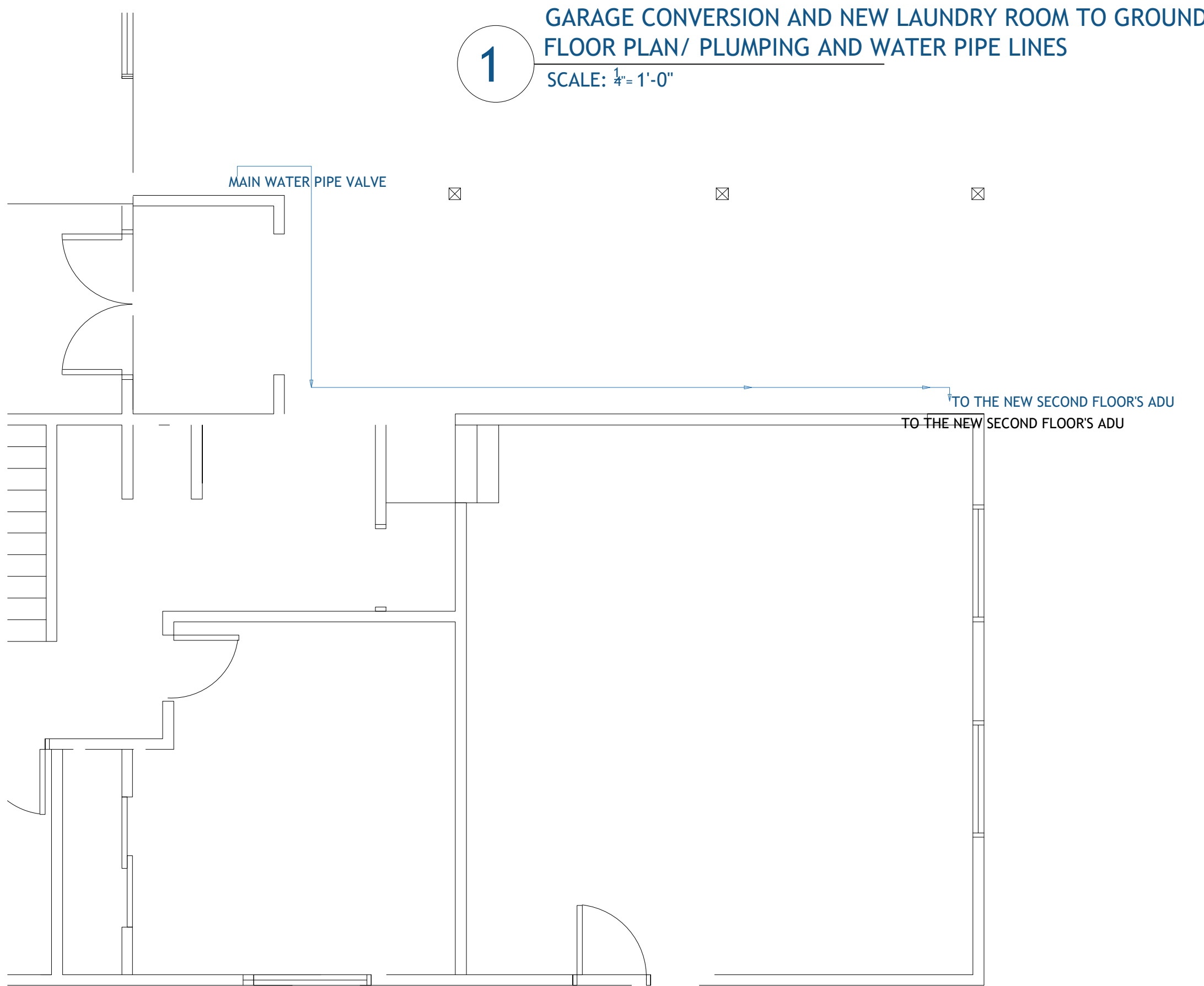
CLIENT NAME:
DURAD MOHAMMED

PROJECT ADDRESS:
10111 CLIFFWOOD DR.,
LA MESA CA 91941

DRAWING TITLE:
TYPICAL DETAILS

STAMP

DRAWINGS PROVIDED BY:
IAC ARCHITECTS & CONSULTANTS
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GREEN BUILDING CODE REQUIREMENTS:-

FIXTURE TYPE	MAXIMUM FLOW RATE
Water closets	1.28 gallons/flush
Urinals (wall-mounted)	0.125 gallon/flush
Urinals (others)	0.5 gallon/flush
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets	1.2 gpm @ 60 psi ¹
Kitchen faucets	1.8 gpm @ 60 psi
Metering faucets	0.20 gallons per cycle

DESIGN REQUIREMENTS:

- FOLLOWING DESIGN REQUIREMENTS FOR GAS WATER HEATERS INSTALLED TO SERVE INDIVIDUAL DWELLING UNITS: ES 150.0(N)
 - Gas piping sizing based upon a minimum input of 200,000 btu/hr.
 - A condensate drain installed no higher than 2" above the base of the heater that also allows for gravity drainage.
 - The "B" vent installed in a straight position from the room containing the water heater to the roof termination. (For future possible sleeving for high efficiency heater venting.) A 120-volt receptacle accessible to the heater installed within 3'.

LIGHTING PLAN NOTES

- ALL LUMINARIES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH CBEES TABLE 150.0-A
- ALL LED LUMINARIES AND LAMPS SHALL BE MARKED "JAB" AND LISTED IN THE CALIFORNIA ENERGY COMMISSION DATABASE AT:
[HTTPS://CACERTAPPLIANCES.ENERGY.CA.GOV/PAGES/APPLIANCESEARCH.ASPX](https://cacertappliances.energy.ca.gov/pages/appliancesearch.aspx)
- ALL RECESSED DOWNLIGHT AND ENCLOSED LUMINARIES SHALL BE MARKED "JAB-E" AND LISTED IN THE CALIFORNIA ENERGY COMMISSION DATABASE AT:
[HTTPS://CACERTAPPLIANCES.ENERGY.CA.GOV/PAGES/APPLIANCESEARCH.ASPX](https://cacertappliances.energy.ca.gov/pages/appliancesearch.aspx)
- RECESSED DOWNLIGHT LUMINARIES IN CEILINGS SHALL NOT BE SCREW-BASED
- BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS: AT LEAST ONE LUMINARIES IN EACH SPACE SHALL BE CONTROLLED BY A VACANCY SENSOR
- ALL LUMINARIES REQUIRING "JAB" OR "JAB-E" MARKING SHALL BE CONTROLLED BY A DIMMER OR VACANCY SENSOR
EXCEPTION: CLOSETS LESS THAN 70 S.F. & HALLWAYS
 - PHOTOCONTROL AND MOTION SENSOR
 - PHOTOCONTROL AND AUTOMATIC TIME-SWITCH CONTROL
 - ASTRONOMICAL TIME CLOCK
 - ENERGY MANAGEMENT CONTROL SYSTEM PER CBEES 150.0(K)34IIC
- OUTDOOR LIGHTING PERMANENTLY MOUNTED TO BUILDINGS SHALL BE CONTROLLED BY ONE OF THE FOLLOWING:
 - PHOTOCONTROL AND MOTION SENSOR
 - PHOTOCONTROL AND AUTOMATIC TIME-SWITCH CONTROL
 - ASTRONOMICAL TIME CLOCK
 - ENERGY MANAGEMENT CONTROL SYSTEM PER CBEES 150.0(K)34IIC

LIGHTING FIXTURE SCHEDULE

SYMBOL	COMPANY	FINISH	LUMENS	CRI	CCT	OUTPUT	BULB	MOUNTING	PLACEMENT
A	PHILIPS	MATTE WHITE	650	90	2700	120V/10W	INTEGRATED LED	SURFACE	WASHROOM STALL/VESTIBULE
B	WAC Lighting	WHITE	725	90	2700	120V/8W	INTEGRATED LED	RECESSED	DINING/BATH/LIVING ROOM
C	Bellevue Rivoli	ALUMINIUM	284	90	3000	120V/12W	INTEGRATED LED	WALL SCONCE	OUTSIDEWALL

GENERAL NOTES:

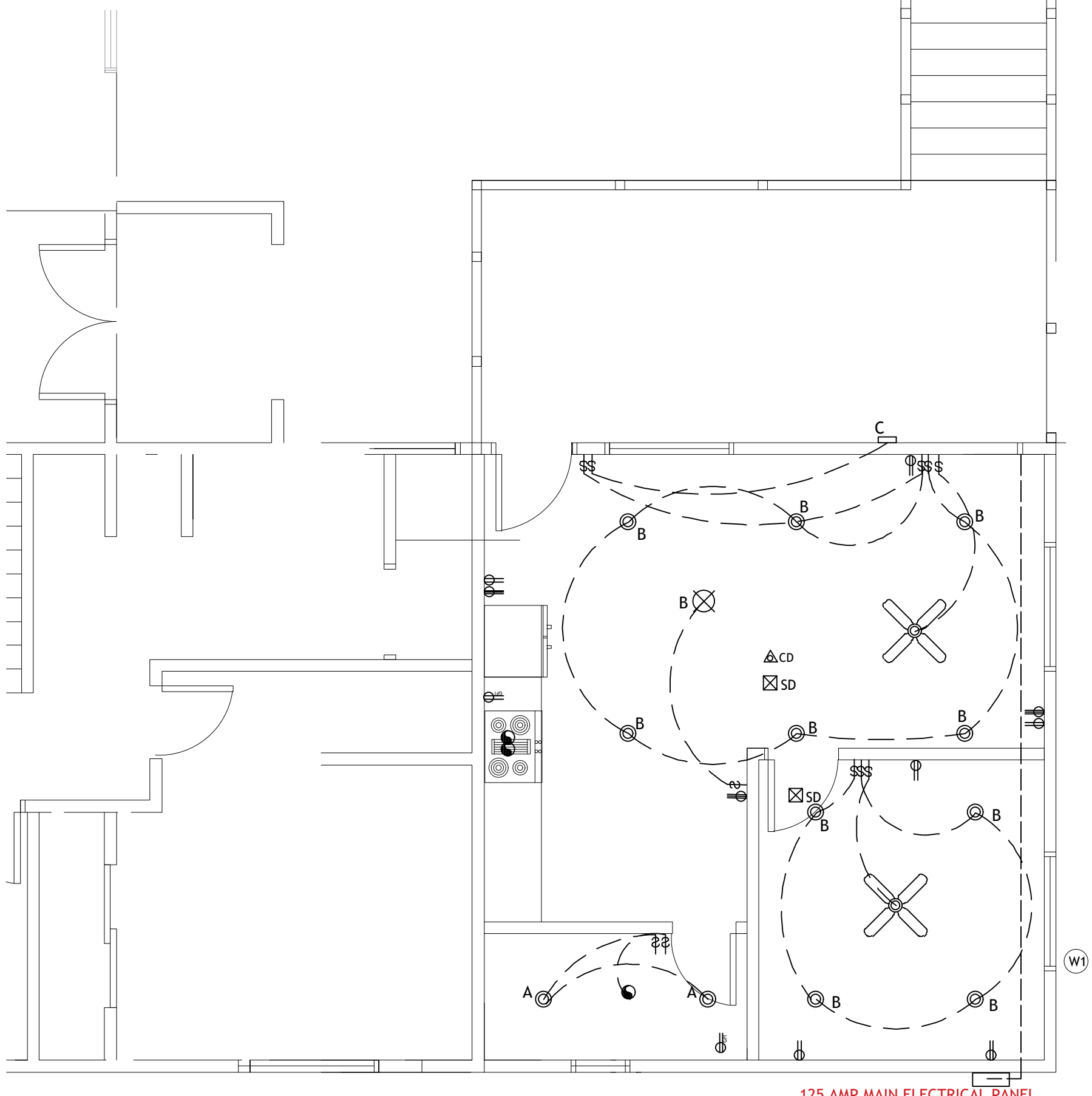
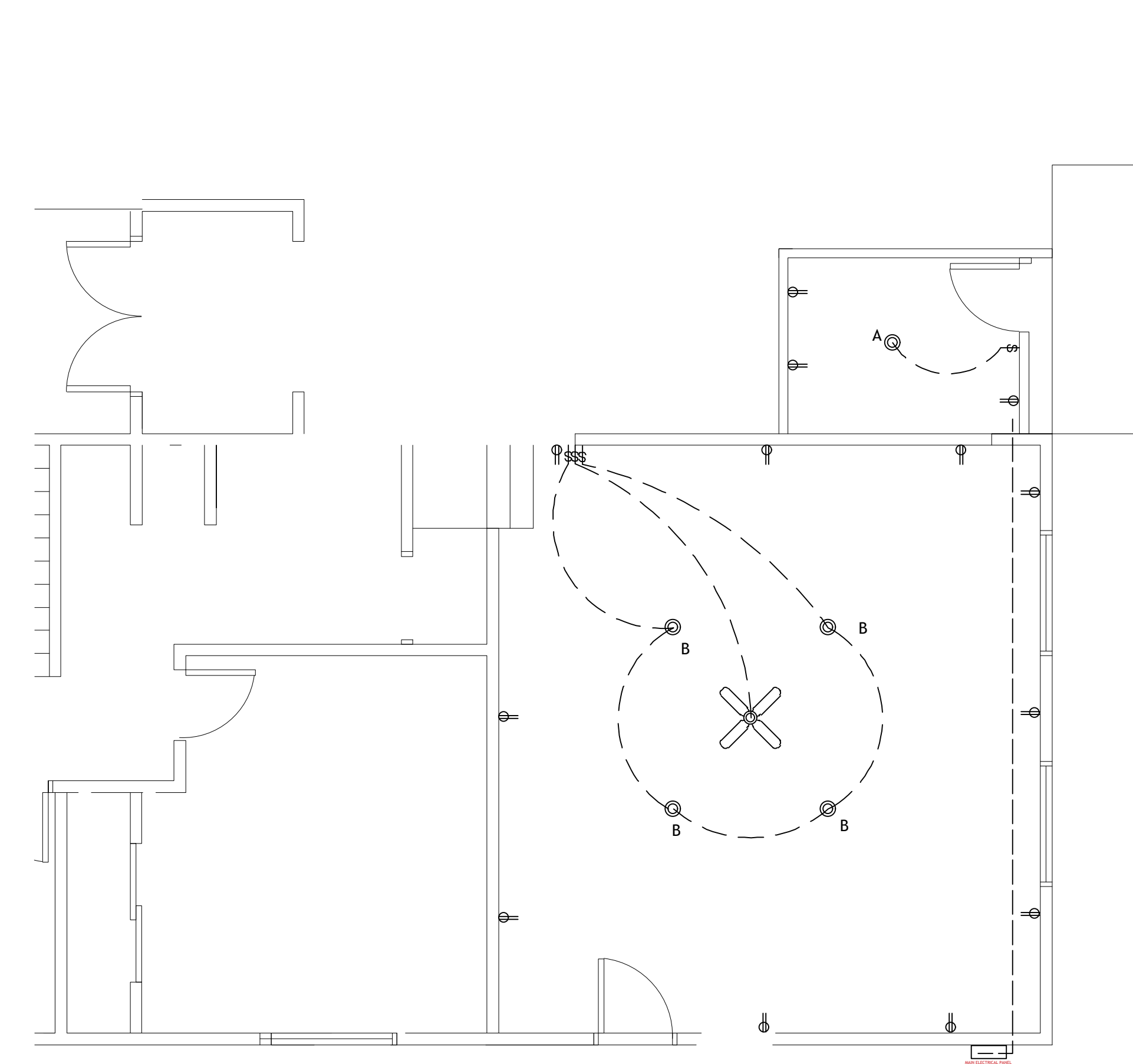
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION OF ALL UTILITY SERVICES AND SLOPE PRIOR TO BID/INSTALLATION.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING WORK AND REPORT ANY AND ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THESE PLANS TO THE ENGINEER/ARCHITECT IMMEDIATELY.
- CONTRACTOR SHALL MAKE ALL NECESSARY MODIFICATIONS DURING THE CONSTRUCTION PROCESS TO COMPLY WITH I.R.C. (INTERNATIONAL RESIDENTIAL CODE), LATEST EDITION, OR APPLICABLE CODES AT SITE.
- CONTRACTOR SHALL VERIFY ALL INTERIOR FINISHES, FLOOR COVERINGS, AND TRIM SIZES & CONFIGURATIONS WITH OWNER PRIOR TO CONSTRUCTION.
- IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY CLEARANCES OF THE ITEMS MENTIONED IN THE DRAWINGS PRIOR TO THE CONSTRUCTION.
- EXTERIOR WALL AND ROOF FINISHES AS PER CUSTOMER'S CHOICE.
- REFER TO MANUFACTURER'S SPECS FOR ROUGH OPENING DIMENSIONS, FOR DOOR AND WINDOWS.
- ALL BEAMS SIZES TO BE VERIFIED BY THE STRUCTURAL ENGINEER.
- RECEPTACLE OUTLETS LOCATION SHALL COMPLY WITH CEC ARTICLE 210.52.
- TAMPER RESISTANT RECEPTACLE FOR ALL LOCATION SHALL COMPLY WITH SECTION 210.52 AND 550.13.
- WEATHER RESISTANT TYPE FOR RECEPTABLES INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE). 406.4(D)(6).
- ARC-FAULT PROTECTION FOR ALL OUTLETS (NOT JUST RECEPTABLES) LOCATED IN ROOMS DESCRIBED IN NEC 210.12(A): KITCHENS, LAUNDRY AREAS, FAMILY LIVING, BEDROOMS, DINING, HALLS, ETC. D) GFI PROTECTED OUTLETS FOR LOCATIONS DESCRIBED IN NEC 210.8(A): LAUNDRY AREAS, KITCHEN DISHWASHERS, KITCHENS, GARAGES, BATHROOMS, OUTDOORS, WITHIN 6' OF A SINK, ETC.
- SHOULD BE A MINIMUM OF 2 SMALL APPLIANCE BRANCH CIRCUITS WITHIN THE LOCATIONS AS SPECIFIED IN ARTICLE 210.52(B), I.E., KITCHEN AND DINING AREAS.
- BATHROOM CIRCUITING SHALL BE A 20-AMPERE CIRCUIT DEDICATED TO EACH BATHROOM, OR AT LEAST ONE 20-AMPERE CIRCUIT SUPPLYING ONLY BATHROOM RECEPTACLE OUTLETS.
- ALL INSTALLED LUMINARIES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH ES TABLE 150.0-A.
 - LUMINARIES MUST HAVE A LABEL CERTIFIED FOR AIRTIGHT CONSTRUCTION.
 - LIGHT SOURCES THAT ARE NOT MARKED "JAB-2022-E" SHALL NOT BE INSTALLED IN ENCLOSED LUMINARIES. ES 150.0(K)
- DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LED STYLE LUMINARIES. TWO EXCEPTIONS: FIXTURES INSTALLED IN HALLWAYS OR CLOSETS UNDER 70 SQUARE FEET
- RECESSED CAN LIGHT FIXTURES SHALL BE (C) LISTED, AIR TIGHT LABELED, AND NOT BE EQUIPPED WITH A STANDARD MEDIUM BASE SCREW SHELL LAMP HOLDER. ES 150.0(K)
- SFD OUTDOOR LIGHTING FIXTURES THAT ARE ATTACHED TO A BUILDING ARE REQUIRED TO BE HIGH EFFICACY, BE MANUALLY ON/OFF SWITCH CONTROLLED, AND HAVE BOTH MOTION SENSOR AND PHOTOCELL CONTROL. SEE ES 150.0(K) 3 FOR ADDITIONAL CONTROL OPTIONS
- RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH CEC ARTICLE 210.52.
- THE KITCHEN EXHAUST FANS WITH A MINIMUM 100 CFM DUCTED TO THE EXTERIOR AND BATHROOM EXHAUST FANS (MINIMUM 50 CFM) TO BE DUCTED TO THE EXTERIOR

SMOKE ALARMS LOCATION REQUIREMENTS

- SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE LOCATED WHERE AMBIENT CONDITIONS, INCLUDING HUMIDITY AND TEMPERATURE, ARE OUTSIDE THE LIMITS SPECIFIED BY THE MANUFACTURER'S PUBLISHED INSTRUCTIONS.
- SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE LOCATED WITHIN UNFINISHED ATTICS OR GARAGES OR IN OTHER SPACES WHERE TEMPERATURES CAN FALL BELOW 40°F (4°C) OR EXCEED 100°F (38°C).
- SMOKE ALARMS OR SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM 20 FEET HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
- 29.11.3.4 SPECIFIC LOCATION REQUIREMENTS.
SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED BETWEEN 10 FT (3.0 M) AND 20 FT (6.1 M) ALONG A HORIZONTAL FLOW PATH FROM A STATIONARY OR FIXED COOKING APPLIANCE UNLESS THE DEVICES COMPLY WITH THE FOLLOWING:
 - PRIOR TO JANUARY 1, 2025, SMOKE ALARMS AND SMOKE DETECTORS SHALL BE EQUIPPED WITH AN ALARM SILENCING MEANS, USE PHOTOELECTRIC DETECTION, OR BE LISTED FOR RESISTANCE TO COMMON NUISANCE SOURCES FROM COOKING IN ACCORDANCE WITH THE 8TH EDITION OF UL 217, SMOKE ALARMS, THE 7TH EDITION OF UL 268, SMOKE DETECTORS FOR FIRE ALARM SYSTEMS, OR SUBSEQUENT EDITIONS.
 - EFFECTIVE JANUARY 1, 2025, SMOKE ALARMS AND SMOKE DETECTORS SHALL BE LISTED FOR RESISTANCE TO COMMON NUISANCE SOURCES FROM COOKING IN ACCORDANCE WITH THE 8TH EDITION OF UL 217, THE 7TH EDITION OF UL 268, OR SUBSEQUENT EDITIONS.
 - SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 403-FOOT HORIZONTAL DISTANCE FROM THE DOOR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT THE PLACEMENT OF SMOKE ALARM REQUIRED.
 - SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN A 36" HORIZONTAL PATH FROM SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM
 - SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN A 36" HORIZONTAL PATH FROM THE TIP OF THE BLADE OF A CEILING-SUSPENDED FAN.

PLUMBING NOTES:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION OF ALL UTILITY SERVICES AND SLOPE PRIOR TO BID/INSTALLATION.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING WORK AND REPORT ANY AND ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THESE PLANS TO THE ENGINEER/ARCHITECT IMMEDIATELY.
- CONTRACTOR SHALL MAKE ALL NECESSARY MODIFICATIONS DURING THE CONSTRUCTION PROCESS TO COMPLY WITH I.R.C. (INTERNATIONAL RESIDENTIAL CODE), LATEST EDITION, OR APPLICABLE CODES AT SITE.
- SUGGESTED SLOPE FOR EXTERIOR WASTE LINE @ 1/8"-1'-0".
- ALL YARD CLEANOUTS TO BE CONTRACTOR CHOICE. ALL FIXTURES WILL BE OWNER CHOICE. CALCULATIONS AND CHOICES BASED ON INDUSTRY STANDARDS.
- WASHING MACHINE AND DISHWASHER TO BE CUSTOMER'S CHOICE.
- WATER HEATER TO BE CUSTOMER'S CHOICE U.O.N.
- THE CONTROL VALVES IN SHOWERS, TUBS/SHOWERS, BATHTUBS, AND BIDETS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. CPC SECTIONS 408, 409, 410
- WATER CONSERVING FIXTURES: NEW WATER CLOSETS SHALL USE NO MORE THAN 1.28 GALLONS OF WATER PER FLUSH. KITCHEN FAUCETS MAY NOT EXCEED 1.8 GPM. LAVATORIES ARE LIMITED TO 1.2 GPM, AND SHOWERHEADS MAY NOT EXCEED 1.8 GPM OF FLOW. CPC SECTIONS 407, 408, 411, 412
- THE SUM OF FLOW TO ALL THE HEADS SHALL NOT EXCEED 1.8 GPM @ 80 PSI, OR THE SHOWER SHALL BE DESIGNED SO THAT ONLY ONE HEAD IS ON AT A TIME. CCG SECTION 4.303.1.3.2
- LAVATORY FAUCETS SHALL NOT HAVE A FLOW RATE LESS THAN 0.8 GPM AT 20 PSI.
- LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER OR SOIL-BASED CONTROLLERS. CCG SECTION 4.304.1
- BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT. CCG 4.506.1
- INSTANTANEOUS WATER HEATERS SHALL HAVE ISOLATION VALVES ON BOTH THE COLD AND THE HOT WATER PIPING LEAVING THE WATER HEATER COMPLETE WITH HOSE BIBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED. ES 110.3
- WHEN A SHOWER IS PROVIDED WITH MULTIPLE SHOWER HEADS, THE SUM OF FLOW TO ALL THE HEADS SHALL NOT EXCEED 1.8 GPM @ 80 PSI, OR THE SHOWER SHALL BE DESIGNED SO THAT ONLY ONE HEAD IS ON AT A TIME. CCG SECTION 4.303.1.3.2
- ALL DOMESTIC HOT WATER PIPING TO HAVE THE FOLLOWING MINIMUM INSULATION:
INSTALLED: 1/2" PIPE (1/2" INSULATION); 1/2" PIPE (1/2" INSULATION); 1/2" TO 1/2" PIPE (1/2" INSULATION). CPC 609.11 & ES 150.0(J) A) ADDITIONALLY, THE 1/2" HOT WATER PIPE TO THE KITCHEN SINK, AND THE COLD-WATER PIPE WITHIN 5' OF THE WATER HEATER BOTH REQUIRE 1" MINIMUM INSULATION. ES 150.0(J)



SHEET NO.

A-5

SCALE: 1/8"= 1'-0"

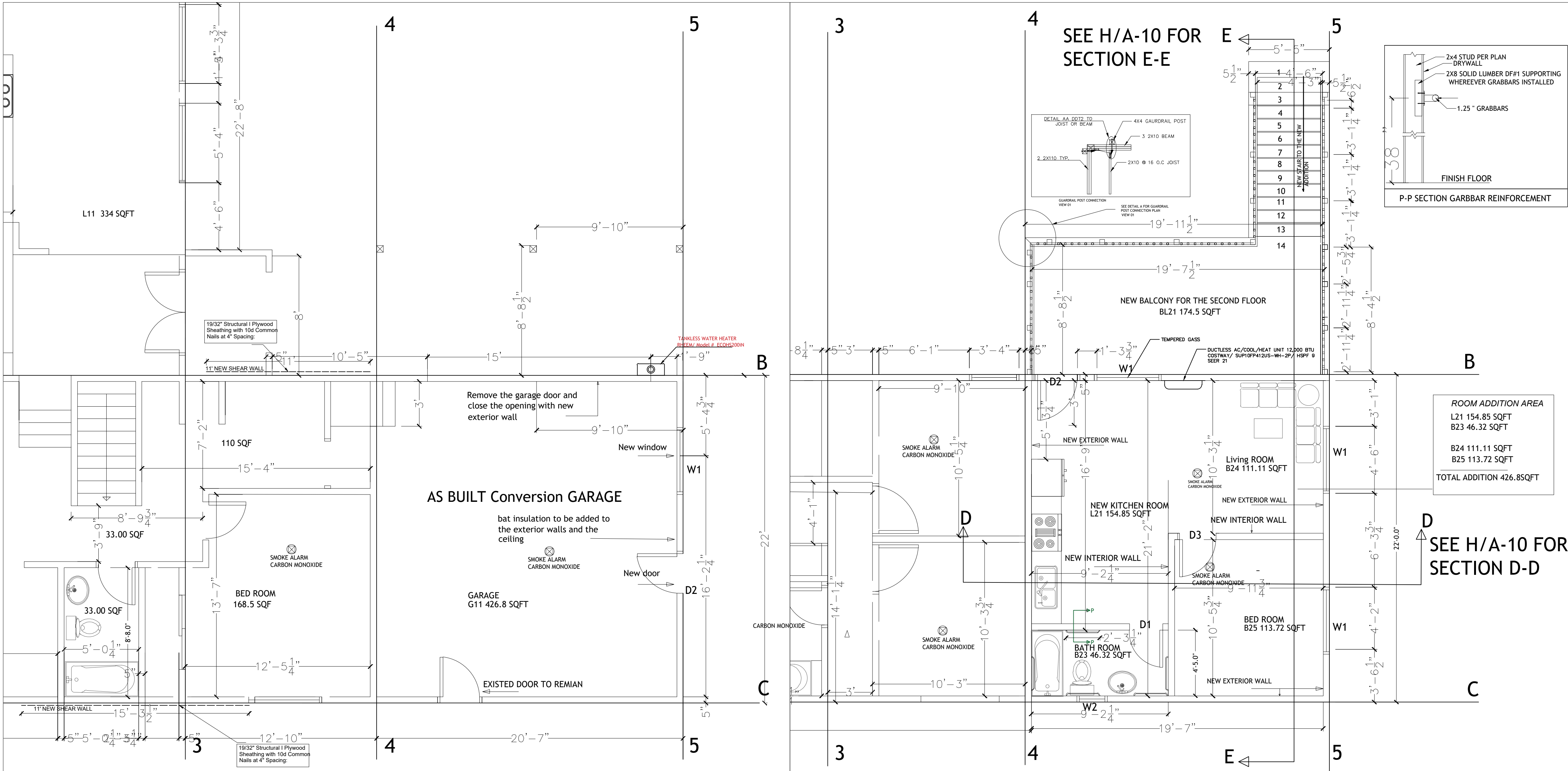
CLIENT NAME: DURAJD MOHAMMED
PROJECT ADDRESS: 10111 CLIFFWOOD DR., LA MESA CA 91941

DRAWING TITLE: PROPOSAL FOR PLUMBING AND ELECTRICAL PLAN

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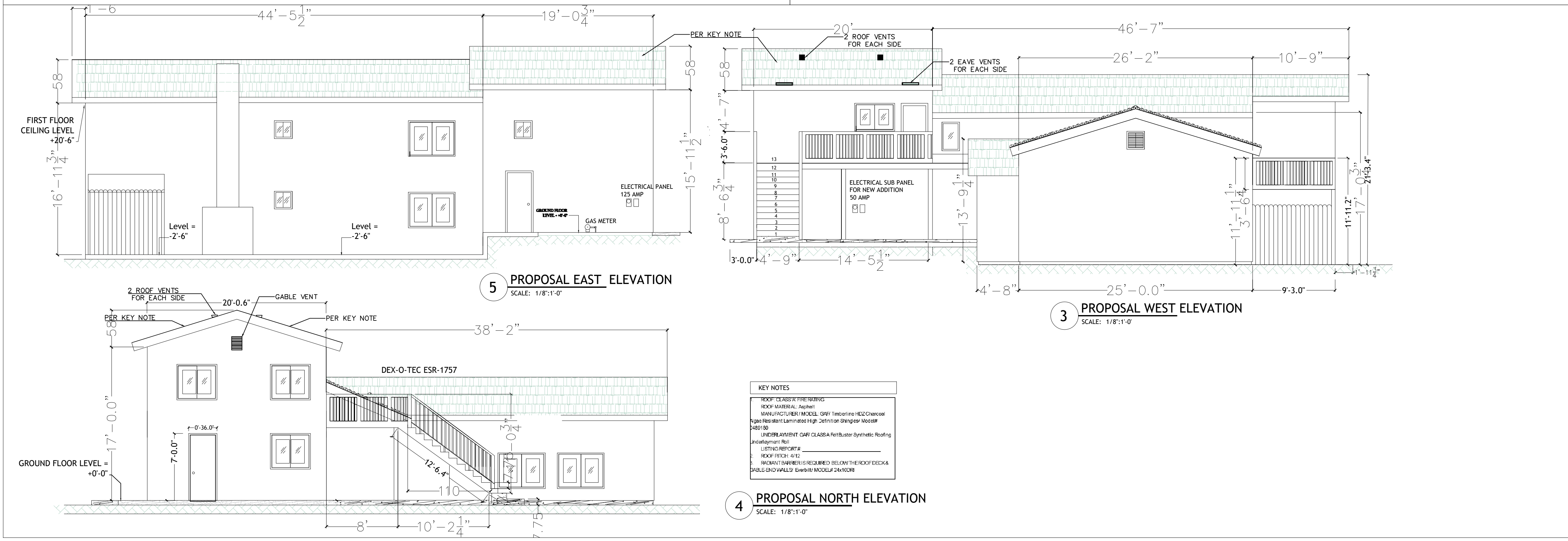
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www.dvart.com/kami_filler



1 AS BUILT GARAGE CONVERSION AND AS BUILT LAUNDRY ROOM TO GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"

2 PROPOSAL JADU ADDITION TO SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



5 PROPOSAL EAST ELEVATION
SCALE: 1/8"=1'-0"

3 PROPOSAL WEST ELEVATION
SCALE: 1/8"=1'-0"

4 PROPOSAL NORTH ELEVATION
SCALE: 1/8"=1'-0"

WOODEN STRUCTURE NOTES

1. THE FOLLOWING LOCATIONS SHALL REQUIRE THE USE OF PRESSURE-PRESERVATIVE TREATED WOOD (SECTION R317.1.1):

a) WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18" (OR WOOD GIRDERS WHEN CLOSER THAN 12") TO EXPOSED GROUND.

b) ALL SILL PLATES THAT REST ON CONCRETE OR MASONRY EXTERIOR WALLS AND ARE LESS THAN 8" ABOVE EXPOSED GROUND. (IF APPLICABLE)

c) SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND (UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER).

d) THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1/2" ON TOPS, SIDES AND ENDS. E) WOOD FURRING STRIPS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE (EXCEPT WHEN AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS)

ROOF NOTES:

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES.

2. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS TO BE 2" X 10", NO.2 S.Y.P. UNLESS MENTIONED OTHERWISE OR AS REQ'D BY ENGINEER.

3. CONTRACTOR TO WATERPROOF ALL ROOF INTERSECTIONS AS PER CODE.

4. CONTRACTOR TO VERIFY ALL ROOF PITCHES WITH EXTERIOR ELEVATIONS PRIOR TO CONSTRUCTION.

5. WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18" (OR WOOD GIRDERS WHEN CLOSER THAN 12") TO EXPOSED GROUND

6. RADIANT BARRIER IS REQUIRED

FLOOR PLAN NOTES

1. EXTERIOR WALLS WITHIN 3 FEET OF PROPERTY LINE (WITH SPRINKLERS) OR 5 FEET OF PROPERTY LINE (WITHOUT SPRINKLERS) REQUIRE 1-HOUR FIRE RATING FOR EXPOSURE TO BOTH SIDES.

2. PROJECTIONS:

- PROHIBITED WITHIN 2 FEET OF PROPERTY LINE
- 1-HOUR FIRE RATING ON THE UNDERSIDE WITHIN 3FT OF PROPERTY LINE (WITH SPRINKLERS)
- 1-HOUR FIRE RATING ON THE UNDERSIDE WITHIN 5FT OF PROPERTY LINE (WITHOUT SPRINKLERS)

3. OPENINGS:

- PROHIBITED WITHIN 3FT OF PROPERTY LINE
- MAXIMUM 25% OF WALL AREA WITHIN 5 FEET OF PROPERTY LINE (WITHOUT SPRINKLERS)

4. PENETRATIONS:

- 1-HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 3FT OF PROPERTY LINE (WITH SPRINKLERS)
- 1-HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 5FT OF PROPERTY LINE (WITHOUT SPRINKLERS)

5. CONCRETE LANDING WITH MIN 36" DEPTH AND A MAXIMUM OF 1-1/2" LOWER THAN TOP OF DOOR THRESHOLD

DOOR WINDOW SCHEDULE	
D1	2'-6" X 7'-0"
D2	3'-0" X 7'-0"
D3	2'-6" X 7'-0"
W1	4'-6" X 4'-0"
W2	2'-0" X 2'-0"
SEE K/A-11 DETAILS W2	

AGING-IN-PLACE AND FALL PREVENTION DESIGN

1. REINFORCEMENT FOR GRAB BARS: AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH SECTION R327.1.1. REINFORCEMENT SHALL BE MINIMUM 2X8 SOLID LUMBER, LOCATED BETWEEN 32" AND 39-1/4" ABOVE THE FINISHED FLOOR FLUSH WITH WALL FRAMING ON BOTH SIDE WALLS OF THE FIXTURE.

2. ELECTRICAL OUTLETS, SWITCH, AND CONTROL HEIGHTS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISHED FLOOR (SECTION R327.1.2). SHOW DIMENSION ON ELEVATION.

3. DOORBELL BUTTONS SHALL NOT EXCEED 48" ABOVE EXTERIOR FLOOR OR LANDING. (SECTION R327.1.4). SHOW DIMENSION ON ELEVATION.

4. INTERIOR DOORS: EFFECTIVE JULY 1, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 30 INCHES, MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSE POSITION OR, IN THE CASE OF A TWO- OR THREE-STORY SINGLE FAMILY DWELLING, ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL.

SHEET NO.
A-4

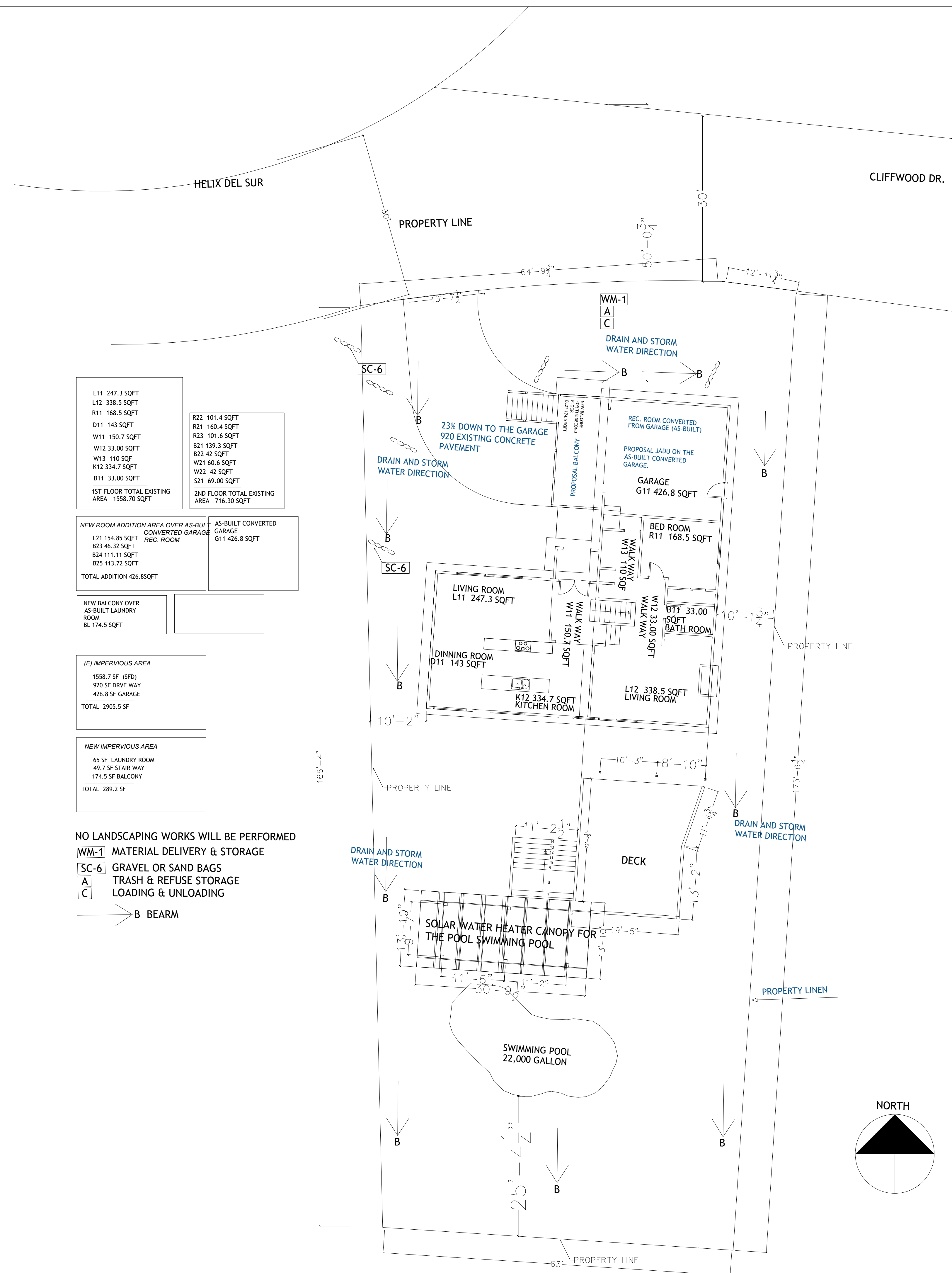
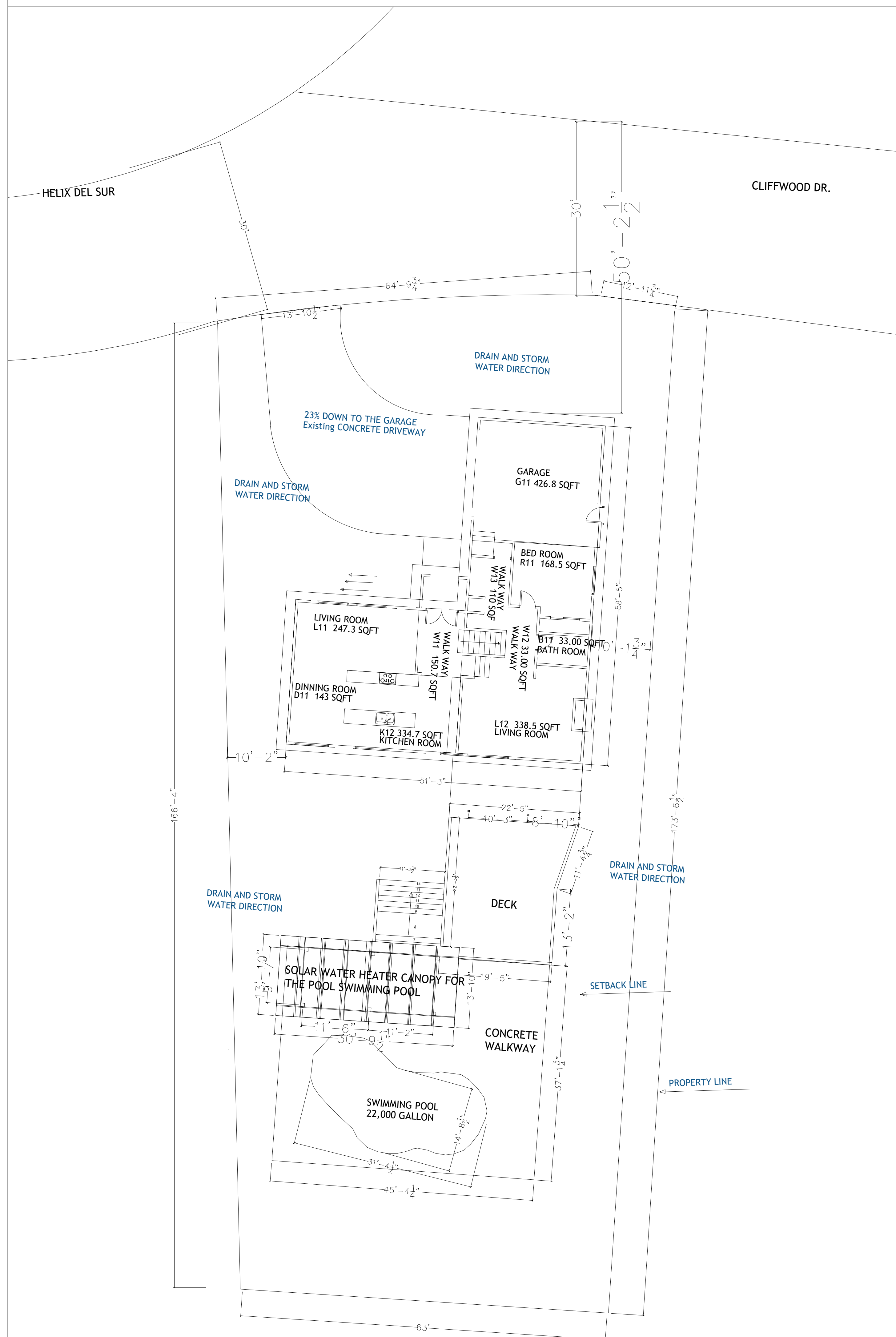
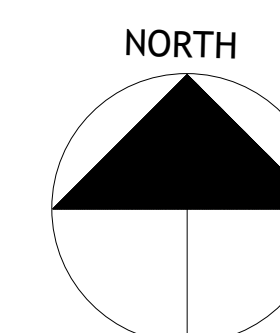
SCALE: 1/8"=1'-0"
DATE:

CLIENT NAME: DURAD MOHAMMED
PROJECT ADDRESS: 10111 CLIFFWOOD DR., LA MESA CA 91941

DRAWING TITLE: PROPOSED FIRST AND SECOND FLOOR

STAMP

DRAWINGS PROVIDED BY:
IAC & CONSULTANTS
ARCHITECTURAL DESIGN CONSULTANTS
www.iacfirm.com/kaml filler



ADDITION TO EXISTING BUILDING FOR 10111 CLIFFWOOD DR. LA MESA, CA 91941

OWNER: DURAID MOHAMMED
PHONE# 916-237-6803
ADDRESS: 10111 CLIFFWOOD DR.,
LA MESA CA 91941
APN: 501-103-34-00
AREA: 10,000 SQFT

GENERAL NOTES:

AS-BUILT CONSTRUCTION SHALL BE MADE ACCESSIBLE FOR INSPECTION BY A PDS BUILDING INSPECTOR. SOME ELEMENTS, SUCH AS REINFORCED CONCRETE, MAY REQUIRE A COMBINATION OF ACCESS AND A CERTIFICATION REPORT.

ALL PROPOSED BUILDINGS, STRUCTURES, ADDITIONS, MODIFICATIONS TO BUILDINGS/STRUCTURES MUST COMPLY WITH THE APPROVED LOCATION, AS SHOWN ON THE COUNTY APPROVED PLOT PLAN. AT THE DISCRETION OF THE COUNTY, THE PROPERTY OWNER MAY BE REQUIRED TO PROVIDE PROOF OF CURRENT PLACEMENT OF EACH ON THE PARCEL. THIS MAY INCLUDE A STAMPED AND SIGNED SETBACK CERTIFICATE PREPARED BY A CALIFORNIA LICENSED SURVEYOR OR CIVIL ENGINEER. (COUNTY BUILDING CODE 91.1.107.2)

PROPERTY IS CONNECTED TO THE ELECTRICAL GRID.
PROPERTY IS CONNECTED TO THE NITURAL GAS SYSTEM.

PROPERLY COMPLETED AND SIGNED CERTIFICATES OF INSTALLATION (CF2RFORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD. FOR PROJECTS REQUIRING HERS VERIFICATION, THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY. PROPERLY COMPLETED CERTIFICATES OF VERIFICATION (CF3RFORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD FOR ITEMS REQUIRING HERS VERIFICATION. CF3R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY.

- THE PURPOSE OF THESE DRAWINGS ARE TO SHOW THE ARCHITECTURAL FLOOR PLANS , ELEVATIONS, STRUCTURAL, ELECTRICAL, ENERGY, AND MISC.
- THESE DRAWINGS ARE NOT INTENDED TO SHOW EVERY SPECIFIC DETAIL. REQUIRED FOR PROPER CONSTRUCTION, SPECIFIC IMPLEMENTATION OF THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR WHO REPRESENT HE HAS THE SKILL AND EXPERT KNOWLEDGE TO EXECUTE THE WORK REQUIRED.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL BUILDING CODE AND LOCAL ORDINANCES, ETC., INCLUDING BUT NOT LIMITED TO THE IBC BUILDING CODE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS SHOWN ACCORDING TO ACTUAL EXISTING CONSTRUCTION.
- IT SHALL BE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY ANY EQUIPMENT OR MATERIALS, ETC. REQUIRED BY THE OWNER, BUT NOT NECESSARILY SHOWN ON THE DRAWINGS.
- ALL PARTITIONS ARE TO BE TYPE-I PARTITIONS UNLESS OTHERWISE NOTED.
- CONTRACTOR IS TO PROVIDE SOUND ABSORBING INSULATION AROUND ALL VERTICAL PLUMBING PIPING LOCATED IN STUD WALLS.
- WHERE FINISH MATERIAL CHANGES OCCUR, CONTRACTOR IS TO ENSURE THAT FINISHES ARE ALIGNED FLUSH WITH EACH OTHER AND THAT ALL APPROPRIATE EDGE AND CORNER BEADS ARE USED AS APPLICABLE TO EACH CONDITION.
- LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE TO THE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS FROM THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION. CGC 102.3
- COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 2022 ENERGY EFFICIENCY STANDARDS IS NECESSARY FOR THIS PROJECT. PROPERLY COMPLETED AND SIGNED CERTIFICATES OF INSTALLATION (CF2R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD. FOR PROJECT REQUIRED HERS VERIFICATION, THE CFR2 FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY.
- PROPERLY COMPLETED AND SIGNED CERTIFICATES OF INSTALLATION (CF3R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD. FOR PROJECT REQUIRED HERS VERIFICATION, THE CFR3 FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY.

SPECIAL INSPECTION REQUIRED . SEE SPECIAL INSPECTION FORM ON SHEET A-9

PER LD PRE-REVIEW FORM, THIS PROJECT GAINS ACCESS FROM A COUNTY MAINTAINED ROAD AND AN APPLICATION FOR A RIGHT OF WAY (ROW) PERMIT WAS CREATED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. BEGIN PROCESSING THE ROW PERMIT 8 WEEKS PRIOR TO ANTICIPATED FINAL INSPECTION APPROVAL. COORDINATE WITH THE LAND DEVELOPMENT COUNTER AT ROWPERMITCOUNTER@SDCCOUNTY.CA.GOV.
APPLICANT SIGNATURE: _____"

REQUIRED SPECIAL FEATURES indicated on the CF1R form,
SPLIT UNIT WILL BE INSTALLED.

DUCTLESS AC/COOL/HEAT UNIT 12,000 BTU
COSTWAY/ SUP10FP412US-WH-2P/ HSPF 9
SEER 21

REQUIRED SPECIAL FEATURES:

THE FOLLOWING ARE FEATURES THAT MUST BE INSTALLED AS CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THIS COMPUTER ANALYSIS
-DUCTS WITH HIGH LEVEL OF INSULATION
-CEILING HAS HIGH LEVEL OF INSULATION
-NEW DUCTWORK ADDED IS LESS THAN 25 FT. IN LENGTH
-VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION (VERIFICATION DETAILS FROM VCHP STAFF REPORT, APPENDIX B, AND RA3

HERS FEATURE SUMMARY:

THE FOLLOWING IS A SUMMARY OF THE FGEATURES THAT MUST BE FIELD-VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THIS COMPUTER ANALYSIS. REGISTERED CF2Rs AND CF3Rs ARE REQUIRED TO BE COMPLETED IN THE HERS REGISTRY
- INDOOR AIR QUALITY VENTILATION
- KITCHEN RANGE HOOD
- VERIFIED REFRIGERANT CHARGE
- AIRFLOW IN HABITABLE ROOMS (SC3.1.4.1.7)
- VERIFIED HEAT PUMP RATED HEATING CAPACITY
- WALL-MOUNTED THERMOSTAT IN ZONES GREATER THAN 150 FT² (SC3.4.5)
- DUCTLESS INDOOR UNITS LOCATED ENTIRELY IN CONDITIONED SPACE (SC3.1.4.1.8)
- DUCT SEALING REQUIRED IF A DUCT SYSTEM COMPONENT, PLENUM, OR AIR HANDLING UNIT IS ALTERED

CODE REQUIREMENTS:

2022 CALIFORNIA RESIDENTIAL CODE (CRC).
2022 CALIFORNIA BUILDING CODE (CBC).
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN).
2022 CALIFORNIA ELECTRICAL CODE (CEC).
2022 CALIFORNIA MECHANICAL CODE (CMC).
2022 CALIFORNIA PLUMPING CODE (CPC).
2022 CALIFORNIA FIRE CODE (CFC).
2022 CALIFORNIA BUILDING ENERGY EFFICIENCY (CBEEs) SECTION R106.1

BASIS OF STRUCTURAL DESIGN SUMMARY

BASIS OF DESIGN OF STRUCTURES IS CONVENTIONAL LIGHT-FRAME CONSTRUCTION USING DESIGN PARAMETERS PER CALIFORNIA BUILDING CODE SECTION 2308
DESIGN ROOF LIVE LOAD PER CBC 1607.12 20 PSF
DESIGN FLOOR LIVE LOAD PER CBC 1607.10 40 PSF
WIND DESIGN DATA
BASIC DESIGN WIND SPEED PER CBC 1609.3 130 MILES PER HOUR
ASD DESIGN WIND SPEED PER CBC 1609.3.1 101 MILES PER HOUR
EXPOSURE CATEGORY PER CBC 1609.4 B
SEISMIC DESIGN DATA
SITE CLASS PER ASCE 7 20.3 SITE CLASS D
MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETERS, SS AND S1, PER CBC 1613.3.1 SS 0.773, S1 0.282
DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS, SDS AND SD1, PER CBC 1613.3.4 SDS 2/3 SMS 0.6184 SD1 2/3SM1 0.376
SEISMIC DESIGN CATEGORY PER CBC 1613.3.5 II

THE BASIS OF SOIL DESIGN VALUES IS CALIFORNIA BUILDING CODE TABLE 1806.2.
CLASS OF SOIL MATERIALS PER CBC TABLE 1806.2 SILTY CLAY
ALLOWABLE VERTICAL BEARING PRESSURE PER CBC TABLE 1806.2 1500 PSI
ALLOWABLE LATERAL BEARING PRESSURE PER CBC TABLE 1806.2 100 PSI

PROJECT INFORMATION:

SCOPE OF WORK:

- AS BUILT GARAGE CONVERSION TO RECREATION ROOM SPACE
- ADDING 426.8 SFT NEW JADU AND 174.5 SFT BALCONY ABOVE THE (E) CONVERTED GARAGE

VICINITY MAP

vicinity MAP

SHEET NO.

A-0

CLIENT NAME:
DURAID MOHAMMED
PROJECT ADDRESS:
10111 CLIFFWOOD DR.,
LA MESA CA 91941

DRAWING TITLE:
COVER PAGE

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