GENERAL NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH: 2022 CALIFORNIA RESIDENTIAL CODE, 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA GREEN BUILDING 2022 CALIFORNIA FIRE CODES 2022 CALIFORNIA ENERGY CODE STANDARDS CODE, AND CAL OSHA SAFETY REQUIREMENTS! CONTRACTOR AND THE INDIVIDUAL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR SAFETY DURING CONST. AND SHALL PROVIDE ADEQUATE SHORING AND BRACING DURING CONST. THE CONTRACTOR AND SUBCONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY REGULATIONS.
2. TYPICAL DETAILS SHALL APPLY UNLESS SHOWN OTHERWISE.
3. ALL PREFAB CONNECTING HARDWARE SHALL BE SIMPSON U.O.N.. INSTALL PER THE MANUFACTURER'S RECOMMENDATIONS FOR MAXIMUM RATED VALUES.
4. NO STRUCTURAL MEMBERS SHALL BE CUT, NOTCHED OR OTHERWISE PENETRATED UNLESS APPROVED BY THE ENGINEER OF RECORD IN ADVANCE.
5. DO NOT SCALE DRAWINGS. THESE DRAWINGS ARE NOT MEANT TO BE SCALED. CALL THE DESIGNER OR THE E.O.R. FOR ANY NEEDED CLARIFICATIONS.
6. WATER HEATERS THAT DEPEND ON THE COMBUSTION OF FUEL FOR HEAT SHALL NOT BE INSTALLED IN A ROOM USED OR DESIGNED TO BE USED FOR SLEEPING PURPOSES, BATHROOMS, CLOTHES CLOSETS ETC.
7. STAIRS: RISE 4" MIN. TO 7 3/4" MAX. RUN 10" MINIMUM. HEADROOM 6'-8" MIN. WIDTH 36" MIN. NET ALL PER 2022 C.R.C. R311.7.5
8. WATER HEATER INSTALLATIONS SHALL BE ACCESSIBLE.
9. FLOOR AND ROOF OPENINGS, OPEN SIDES OF STAIRWAYS, LANDINGS AND RAMPS, BALCONIES OR PORCHES, WHICH ARE MORE THAN 30" ABOVE GRADE SHALL BE PROTECTED BY A GUARDRAIL PER 2022 C.R.C.
10. FOUR STEPS OR MORE REQUIRES A CONTINUOUS HANDRAIL 34" TO 38" ABOVE TREAD NOSING PER THE 2022 C.R.C.
11. ALL ATTIC AREAS 30" OR MORE IN HEIGHT SHALL HAVE ATTIC ACCESS 22"X30" MIN. OR 30"X30" WITH WALK, PLATFORM AND LIGHT IF FAU IS IN THE ATTIC. PROVIDE 30" HEAD CLEARANCE AND SCUTTLE TO FAU.
12. SCHEDULE AND PASS ALL INSPECTIONS IN ACCORDANCE WITH THE LOCAL REQUIREMENTS AND THE 2022 CRC.

GENERAL LUMBER & CARPENTRY NOTES:

1. STRUCTURAL LUMBER SHALL BE GRADED IN ACCORDANCE WITH THE STANDARD GRADING RULES NO.TE 16 FOR WEST COAST LUMBER AND SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19%
2. ALL STRUCTURE PLYWOOD SHALL BE STRUCTURAL II OR CD GRADE W/ EXT. GLUE AND CONFORMS TO PS-183. EACH SHEET SHALL BE IDENTIFIED BY A STAMP DFPA OR APA
3. PLYWOOD USED AT EAVES SHALL BE CC GRADE WITH EXTERIOR GLUE (MATCH EXIST.)
4. WOOD BEARING ON CONCRETE OR MASONRY SHALL, BE PRESSURE TREATED DOUG FIR.
5. STRUCTURAL PLYWOOD MAY BE SUBSTITUTED WITH AN EQUIVALENT APA RATED OSB.
6. STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES ETC. UNLESS SPECIFICALLY NOTED OR DETAILED OR IN CONFORMANCE W/ THE 2022 CRC
7. SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS OR RAFTERS AT ALL SUPPORTS, EXCEPT WHEN LEDGERED.
8. CROSS BRIDGING SHALL BE PROVIDED AT 8'O.C. MAX FOR ALL FLOOR JOISTS OVER 10" IN DEPTH. CROSS BRIDGING SHALL BE PROVIDED AT 10'O.C. MAX FOR ALL DIM ROOF RAFTERS OVER 10" EXCEPT WHERE RIDGE MATERIAL IS INSTALLED TO THE BOTTOM OF JOIST (SHEET ROCK)
9. ALL NAILING PER CURRENTLY ACCEPTED NAILING SCHEDULE U.O.N.
10. PLYWOOD FLOOR AND ROOF SHEETING SHALL BE LAID CONTINUOUS OVER TWO OR MORE SPANS WITH GRAIN PERPENDICULAR TO SUPPORTS. STAGGER ALL PLYWOOD PANELS A MIN. OF FOUR FEET
11. FRAMING CONTRACTOR SHALL PROVIDE BLOCKING AS REQUIRED FOR ALL LIGHT FIXTURES, CABINETS, WARDROBES, TOWEL BARS, HANDRAILS, ETC. AS REQUIRED AND REQUESTED BY THE GENERAL CONTRACTOR.
12. EXT. WOOD POSTS SUPPORTED BY A CONC. SLAB SHALL BE INSTALLED A MIN. OF 8" ABOVE DIRT AND AT LEAST 1" ABOVE SLAB ON METAL POST BASES. EXCEPTION: PRESSURE TREATED POSTS. ALL ISOLATED WOOD POSTS ATTACHED DIRECTLY TO CONC. SHALL BE SECURED WITH SIMPSON PB OR CB OR EQUAL.
13. ALL EXT. WALLS ADJACENT TO VAULTED CEILINGS SHALL BE BALLOON FRAMED WITH CONT. STUDS TO THE TOP PLATE.

INTERIOR NON-BEARING OPENINGS UP TO 36" IN WIDTH. PROVIDE (2) 2X4 HEADERS ON EDGE OR A 4X HEADER UP TO 6' IN WIDTH.USE A 4X6 HEADER FOR OPENINGS GREATER THAN 6'

14. BOLTS SHALL BE ASTM A307 MACHINE BOLTS U.O.N. BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH LATEST EDITION OF NATIONAL DESIGN SPECIFICATION FOR WOOD DESIGN BY THE NAT. FOREST PROD. ASS. BOLT HOLES SHALL BE SAME DIA. AS THE BOLT DIAMETER. (EXCEPT LAGS)
15. HOLES FOR LAGS SHALL BE BORED THE SAME LENGTH AS THE SHANK. THE REMAINING DEPTH OF THE BOLT SHALL BE BORED TO 70% OF THE SHANK DIAMETER.
16. PROVIDE MALLEABLE IRON WASHERS OR EQUIVALENT CUT PLATE WASHERS.
17. WHEN REQUIRED NAILING TENDS TO SPLIT WOOD MEMBERS, NAILING SHALL BE PRE-BORED.
18. INSTALL FIRE BLOCKS TO CUT OFF ALL HORIZ. AND VERTICAL DRAFT OPENINGS BETWEEN TWO STORIES AND ATTIC SPACES. BLOCKS SHALL BE MIN.2X. ALL PER THE 2019 CRC.
19. ALL BEAMS TO BE SUPPORTED WITH FULL BEARING UON.
20. ALL WALLS ON A WOOD FLOOR SHALL BE SUPPORTED W/ DOUBLE JOISTS OR BLOCKING.
21. PROVIDE FURRING AS NEEDED TO ALIGN NON SHEAR WALLS WITH SHEAR WALLS AS REQUIRED.
22. SOLID BLOCK BETWEEN PERPENDICULAR JOISTS AT BEARING AND SHEAR WALLS
23. REFER TO "I" JOIST MFG. FOR SPECIFICATIONS FOR DRILLING HOLES THROUGH THE WEB.

CONSULTANTS:

ENGINEER OF RECORD:

NORMAN SCHEEL STRUCTURAL ENGINEERING
SACRAMENTO OFFICE
5022 SUNRISE AVENUE
FAIR OAKS, CA 95628
(916) 536-9585, (916) 536-0260 FAX
SEE SHEETS: SC-1 AND SC-2 FOR STRUCTURAL DESIGN CRITERIA

ENERGY CONSULTANT (TITLE 24 DOCUMENTATION)

RESCON ENERGY ENGINEERING
3166 SUISUN BAY ROAD
WEST SACRAMENTO, CA 95691
(916) 373-1383

TRUSS DESIGN AND CALCULATIONS:

PRECISION TRUSS
JOHN BERRY DESIGNS
3922 DEBBIE LANE
SACRAMENTO, CA 95821
(916) 337-6213
johnberrydesigns@gmail.com

CONCRETE SPECIFICATIONS:
MIN. 5 SACK MIX 2500 PSI MIN.
6" MAXIMUM SLUMP +/-1"
.50 WATER TO CEMENT RATIO WITH 10 OZ 997 MOISTURE REDUCER
WITH 70# FLY ASH.

SYMBOLS

- D / A-5 — CROSS SECTION LETTER SHEET NUMBER
- D / A-5 — DETAIL NUMBER OR LETTER SHEET NUMBER
- 1 — REVISION NUMBER

ABBREVIATIONS:

ACOUS.	ACOUSTICAL	KIT.	KITCHEN
A.D.	AREA DRAIN	LAB.	LABORATORY
ADJ.	ADJUSTABLE	LAM.	LAMINATE
AGGR.	AGGREGATE	LAV.	LAVATORY
AL.	ALUMINUM	LKR.	LOCKER
APPROX.	APPROXIMATE	LT.	LIGHT
ARCH.	ARCHITECTURAL		
ASB	ASBESTOS	MAX.	MAXIMUM
ASPH	ASPHALT	M.C.	MEDICINE CABINET
		MECH.	MECHANICAL
BD	BOARD	MEMB.	MEMBRANE
BITUM	BITUNINOUS	MET.	METAL
BLDG.	BUILDING	MFR.	MANUFACTURER
BKL.	BLOCK	M.H.	MANHOLE
BM	BEAM	MIN.	MINIMUM
BOT.	BOTTOM	MIR.	MIRROR
		MISC.	MISCELLANEOUS
CAB.	CABINET	M.O.	MASONRY OPENING
C.B.	CATCH BASIN	MTD.	MOUNTED
CEM.	CEMENT	MUL.	MULLION
CER.	CERAMIC		
C.I.	CAST IRON	N.	NORTH
C.G.	CORNER GUARD	N.I.C.	NOT IN CONTRACT
CLG.	CEILING	NO	NUMBER
CLKG.	CALKING	NOM.	NOMINAL
CLO.	CLOSET	N.T.S.	NOT TO SCALE
CLR.	CLEAR	O.A.	OVERALL
C.O.	CLOSED OPENING	OBS.	OBSCURE
COL.	COLUMN	O.C.	ON CENTER
CONC.	CONCRETE	O.D.	OUTSIDE DIAMETER
CONN.	CONNECTION	OFF.	OFFICE
CONSTR.	CONSTRUCTION	OPNG.	OPENING
CONT.	CONTINUOUS	OPP.	OPPOSITE
CORR.	CORRIDOR		
CTSK.	COUNTERSUNK	PRCST.	PRECAST
CNTR.	COUNTER	PL.	PLATE
CTR.	CENTER	P.LAM.	PLASTIC LAMINATE
		PLAS.	PLASTER
DBL.	DOUBLE	PLYWD	PLYWOOD
DEPT.	DEPARTMENT	PR.	PAIR
D.F.	DRINKING FOUNTAIN	P.T.	PAINT
DET.	DETAIL	P.T.D.	PAPER TOWEL DISP.
DIA.	DIAMETER	P.T.D/R	PAPER TOWEL RECEP.
DIM.	DIMENSION	PTN.	PARTITION
DISP.	DISPOSAL	P.T.R.	COMBO PAPER TOWEL RECEP & DISPENSER
DN.	DOWN		
D.O.	DOOR OPENING	Q.T.	QUARRY TILE
DR.	DOOR		
DWR.	DRAWER	R.	RISER
D.S.	DOWNSPOUT	RAD.	RADIUS
D.S.P.	DRY STANDPIPE	R.D.	ROOF DRAIN
DWG.	DRAWING	REF.	REFERENCE
		REFR.	REFRIGERATOR
E.	EAST	RGTR.	REGISTER
EA.	EACH		
EJ.	EXPANSION JOINT	REINF.	REINFORCED
EL.	ELEVATION	REQ.	REQUIRED
ELECT.	ELECTRICAL	RESIL.	RESILIENT
ELEV.	ELEVATOR	RM.	ROOM
EMER.	EMERGENCY	R.O.	ROUGH OPENING
ENCL.	ENCLOSURE		
E.P.	ELECT PANEL	RWD.	REDWOOD
EQ.	EQUAL	R.W.L.	RAIN WATER LEADER
EQPT.	EQUIPMENT		
E.W.C	ELECT WATER COOL	S.	SOUTH
EXST.	EXISTING	S.C.	SOLID CORE
EXPO.	EXPOSED	S.C.D.	SEAT COVER DISP.
EXP.	EXPANSION	SCHED.	SCHEDULE
EXT.	EXTERIOR	S.D.	SOAP DISPENSER
		SECT.	SECTION
F.A.	FIRE ALARM	SH	SHELL
F.B.	FLAT BAR	SHR.	SHOWER
F.D.	FLOOR DRAIN	SHT.	SHEET
FDN.	FOUNDATION	SIM.	SIMILAR
F.E.	FIRE EXTINGUISHER	S.N.D.	SAN NAPKIN DISP.
F.E.C.	FIRE EXTINGUISH CABINET	S.N.R.	SAN NAPKIN RECEPTACLE
F.H.C.	FIRE HOSE CABINET	SPEC.	SPECIFICATION
FIN.	FINISH	SQ.	SQUARE
FL.	FLOOR	S.ST.	STAINLESS STEEL
FLASH	FLASHING	S.SK.	SERVICE SINK
FLOUR.	FLUORESCENT	STA.	STATION
F.O.C.	FACE OF CONCRETE	STD.	STANDARD
F.O.F.	FACE OF FINISH	STL.	STEEL
F.O.S.	FACE OF STUDS	STOR.	STORAGE
FPRF.	FIREPROOF	STRL.	STRUCTURAL
F.S.	FULL SIZE	SUSP.	SUSPENDED
FT.	FOOT OR FEET	SYM.	SYMMETRICAL
FTG.	FOOTING		
FURR.	FURRING	TRD.	TREAD
FUT.	FUTURE	T.B.	TOWEL BAR
		T.C.	TOP OF CURB
GA.	GAUGE	TEL.	TELEPHONE
GALV.	GALVANIZED	TER.	TERRAZZO
G.B.	GRAB BAR	T.&G.	TONGUE AND GROVE
GL.	GLASS	THK.	THICK
GND.	GROUND	T.P.	TOILET PAPER
GR.	GRADE	T.P.D.	T.P DISPENSER
GYP.	GYPSUM		
GWB	GYPSUM WALL BOARD	TV.	TELEVISION
		T.W.	TOP OF WALL
H.B.	HOSE BIB	TYP.	TYPICAL
H.C.	HOLLOW CORE		
HDWD	HARDWOOD	UNF.	UNFINISHED
HDWE	HARDWARE	U.O.N.	UNLESS OTHERWISE NOTED
H.M.	HOLLOW METAL		
HORIZ.	HORIZONTAL	UR.	URINAL
HR.	HOUR		VERTICAL
HGT.	HEIGHT	VERT.	VESTIBULE
		VEST.	
ID.	INSIDE DIAMETER		
INSUL.	INSULATION	W.	WEST
INT.	INTERIOR	W/	WITH
		W.C.	WATER CLOSET
JAN.	JANITOR	WD	WOOD
JT.	JOINT	W/O	WITHOUT
		WP	WATERPROOF
KIT	KITCHEN	WSCT.	WAINSCOAT
LAB	LABORATORY	WT.	WEIGHT
LAM	LAMINATE		

MISC. PLAN CHECK INFO.

OCCUPANCY GROUP: R-3
TYPE OF CONSTRUCTION: VB
DESIGN OCCUPANT LOAD N/A
FIRE SPRINKLERS: NONE
APN: 213-0610-017
YEAR BUILT 1987
LEGAL DESCR: American Riv. Est.
LOT SIZE:34,900 sf. .80 ac

ENGINEER LETTER:
BY STAMPING AND SIGNING THESE PLANS, AS THE ENGINEER OF RECORD, I HAVE REVIEWED THE STRUCTURAL COMPONENTS OF THESE PLANS INCLUDING: TRUSS CALCULATIONS, LATERAL LOADS, SHEAR LOADS, DRAG LOADS, BEARING POINTS, FOOTING SIZES, BEAM SIZES AND ALL CRITICAL HARDWARE AND THESE PLANS AND RELATED DOCUMENTATION MEET OR EXCEED REQUIRED 2019 C.R.C. STRUCTURAL DESIGN CRITERIA.

OWNER / SITE ADDRESS:

YUEN & YUET LOUIE
70 DEERWOOD WAY
FOLSOM, CA 95630-2114
gladyslouie@yahoo.com
(916) 294-5749

SCOPE OF WORK

(3) BEDROOM (2) BATH ADDITION
ENLARGE (E) DINING ROOM INTO THE EXISTING COVERED FRONT PORCH AREA. ELIMINATE ANY DRY ROT IN THE PORCH AREA IN THE PROCESS.
REMODEL OLD ENTRY AREA TO ELIMINATE ANGLED WALLS AND WASTED SPACE
ELIMINATE OLD ENTRY STAIR CASE!!
INSTALL (N) COVERED CONC. STAIRS TO ENTRY
ELIMINATE DOOR IN KITCHEN TO MST. BEDROOM
RELOCATE (E) WATER MAIN TO SIDE OF HOME

APPROXIMATE (E) SQUARE FOOTAGES:

(E) FOOTAGE: 2135 SQ FT (TAX ROLL DATA)
(E) FOOTAGE: UNCONDITIONED SPACE: 80 SQ FT
(E) FOOTAGE: HALF BATH IN THE GARAGE: 48 SQ FT
(E) FOOTAGE: REAR LEFT COVERED DECK: 111 SQ FT
(E) FOOTAGE: REAR RIGHT COVERED DECK: 68 SQ FT.
(E) FOOTAGE: FRONT COVERED DECK: 152 SQ FT.
(E) GARAGE FOOTAGE: 627 SQ FT.

PROPOSED AREAS:

(E) FOOTAGE: 2135 SQ FT (E)+(N)= 3293 SQ FT
(E) FOOTAGE: UNCONDITIONED SPACE: 80 SQ FT
(E) FOOTAGE: HALF BATH IN THE GARAGE: 48 SQ FT
(E) FOOTAGE: REAR LEFT COVERED DECK: 111 SQ FT
(E) FOOTAGE: REAR RIGHT COVERED DECK: 68 SQ FT.
(N) FOOTAGE: COVERED FRONT PORCH: 208 SQ FT.
(E) GARAGE FOOTAGE: 627 SQ FT.

NET ADDITION: 3293 SF- 2135 SF= 1158 SQ FT.
NET COVERED PORCH ADD: 208 SF-152 SF= 56 SQ FT.

SHEET INDEX

REVISIONS:

	DESCRIPTION	DATE
1	PLANNING DEPT ISSUES	9/30/24
2		
3		
4		
5		

MARC HAMMOND DESIGNS
110 Middle Fork Court
Folsom, California 95630
(916) 837-6041
camarc44folsom@aol.com

PROJECT:
LOUIE RESIDENCE
70 DEERWOOD WAY
FOLSOM, CA 95630-2114

SHEET: GENERAL NOTES

ENGINEER'S STAMP

10/04/2024

REGISTERED PROFESSIONAL ENGINEER
NORMAN J SCHEEL
No. 2567
Exp. 12-31-25
STRUCTURAL
STATE OF CALIFORNIA

This seal and signature have been electronically applied.
STRUCTURAL ONLY

SCALE: 1/4"=1 FOOT
DATE: JUNE 2024
DRAWN BY: MARC HAMMOND
SHEET: A-0

(A) Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

(B) It shall be the duty of the holder of the building permit or their duly authorized agent to notify the building dept when work is ready for inspection. It shall be the duty of the permit holder to to provide access to and means for inspections of such work that are required by this code.

(C) All construction work shall be subjected to the inspection by the City of Folsom Building Official and such work shall remain accessible and exposed (During normal Business hours) for inspection until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or other ordinances of the jurisdiction. Naturally, Inspections presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes (as also mentioned in B above). Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection per 2022 C.R.C. R 109.
Water efficient plumbing fixtures > The Ca civil code 1101.4(a) requires all existing plumbing fixtures (based on water efficiency) throughout the house be upgraded whenever a building permit is issued for remodeling improvements. Residential buildings constructed after January 1, 1994 are exempt from this requirement except when fixtures are replaced. the following shows the fixtures that are compliant and what is required if fixtures need to be replaced:
Water closet (toilet) 1.28 gallons/flush, showerhead 1.8 gallons/min @ 80psi, faucet bathroom: 1.2 gallons/ min. at 60 psi, kitchen faucet: 1.8 gallons/min. at 60 psi (avg.)

CITY OF FOLSOM STAMPS

TITLE 24 NOTES:

R-19 AT EXPOSED RAISED FLOOR
R-21 AT NEW 2X6 FRAMING
R-15 AT (E) 2x4 FRAMING
R-38 ABOVE (N) CONDITIONED AREA
RADIANT BARRIER REQ. (N) ROOF
COOL ROOF NOT REQUIRED
WINDOWS U-FACTOR .32 OR LOWER
WINDOWS SHGC 0.25 OR LOWER
WATER HEATER (EXISTING)
FURNANCE (EXISTING)
AIR COND. (EXISTING)
DUCT INSULT. R-6 (40' NEW MAX.)
IAQ EXHAUST FAN REQUIRED (144 CFM MIN.)
WHOLE HOUSE FAN REQUIRED (WHF: 4,721 CFM MIN.)
HERS FIELD VERIFICATIONS:
IAQ FAN REQUIRED VERIFICATION.
PLUS THE MANDATORY MEASURES AS APPLICABLE TO PROJECT.
(SEE SHEET CG-1)

CA Green regulation notes: Re: Plumbing fixtures:

(1.) ALL NEW OR REPLACED TOILETS.. SHALL HAVE AN EFFECTIVE FLUSH VOLUME NOT EXCEEDING 1.28 GAL. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA PER CGBSC SEC 4.303.2.1

(2) THE MAX. FLOW RATES FOR SHOWER HEADS SHALL NOT EXCEED 2.0 GAL. PER MIN. AT 80 PSI PER CGBC 4.303.1.3.1

(3) THE MAX. FLOW RATE OF LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GAL. PER MIN. PER CGBC 4.303.1.4.

(4) THE MAX. FLOW RATE FOR KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GAL. PER MIN. AT 60PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW TO 2.2 GAL'S PER MINUTE AT 60 PSI PER CGBC 4.303.1.4.4.

HAMMOND DESIGNS

HAMMOND DESIGNS

11O MIDDLE FORK CT

FOLSOM, CALIFORNIA

(916) 837-6041

CAMARC44FOLSOM@AOL.COM

PROJECT:

LOUIE RESIDENCE
70 DEERWOOD WAY
FOLSOM, CA 95630-2114

SHEET:

AS-BUILT FLOOR PLAN

10/04/2024

REGISTERED PROFESSIONAL ENGINEER
NORMAN J SCHEEL
No. 2567
Exp. 12-31-25
STRUCTURAL
STATE OF CALIFORNIA

This seal and signature have been electronically applied.

STRUCTURAL ONLY

SCALE: 1/4"=1 FOOT

DATE: JUNE 2024

DRAWN BY: MARC HAMMOND

A-1

SEE SHEET SC-2 FOR BEAMS, HEADERS AND FOOTING SPECIFICATIONS.

CA Green regulation notes: Re: Plumbing fixtures:

(1.) ALL NEW OR REPLACED TOILETS.. SHALL HAVE AN EFFECTIVE FLUSH VOLUME NOT EXCEEDING 1.28 GAL. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA PER CGBSC SEC 4.303.2.1

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MARC HAMMOND DESIGNS 11O MIDDLE FORK CT FOLSOM, CALIFORNIA (916) 837-6041 CAMARC44FOLSOM@AOL.COM	SCALE: 1/4"=1 FOOT DATE: JUNE 2024 DRAWN BY: MARC HAMMOND A-2

10/04/2024

REGISTERED PROFESSIONAL ENGINEER NORMAN J SCHEEF No. 2567 Exp. 12-31-25 STRUCTURAL STATE OF CALIFORNIA

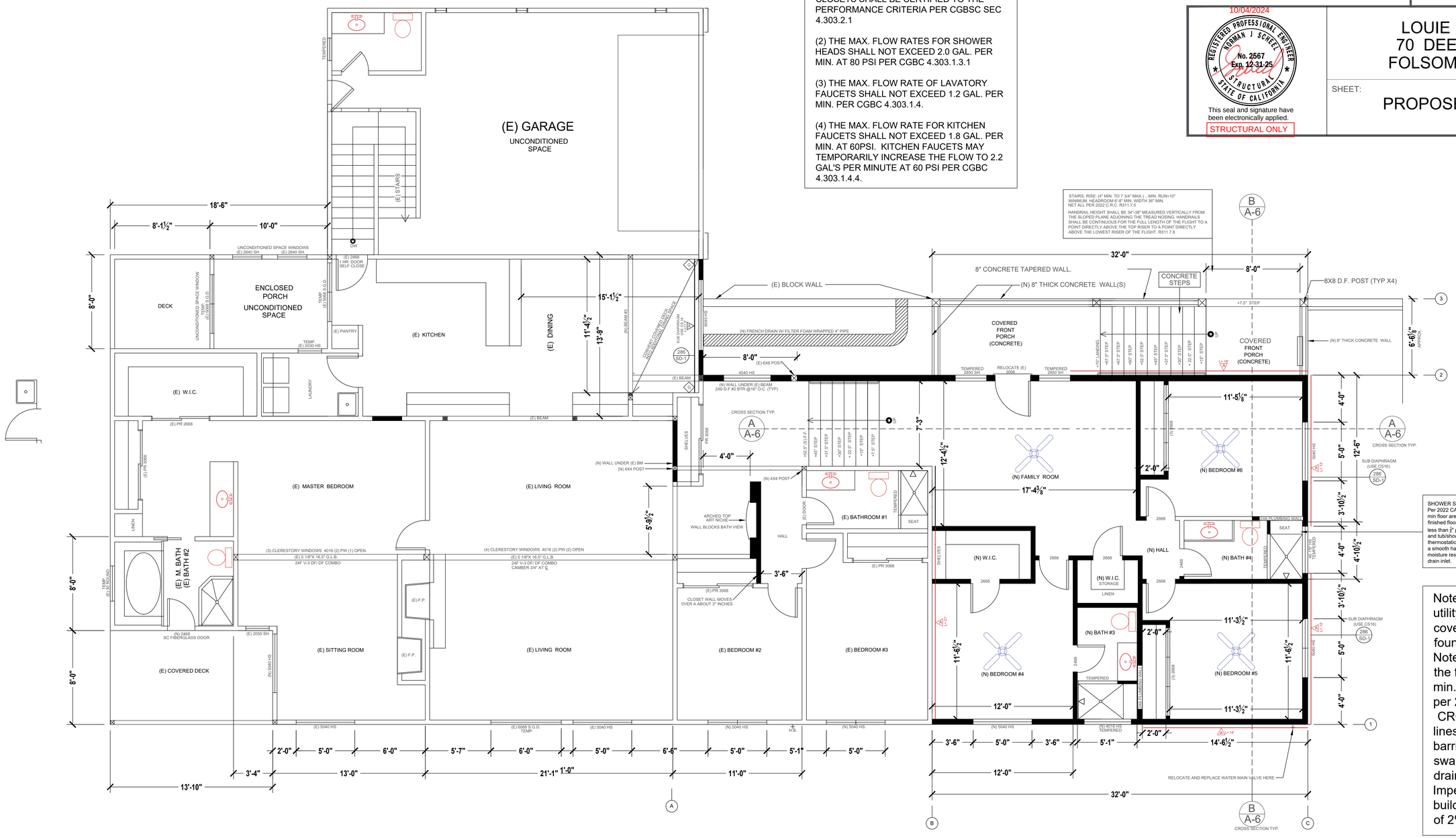
This seal and signature have been electronically applied.

STRUCTURAL ONLY

LOUIE RESIDENCE
70 DEERWOOD WAY
FOLSOM, CA 95630-2114

SHEET:

PROPOSED FLOOR PLAN



SHOWER STALL NOTES: (TYPICAL)
Per 2022 CA plumbing code 408
min floor area 1,024 sq in. capable of encompassing 30"circle. finished floor shall slope from the sides toward the drain not less than ¼" per foot and not more than ½" per foot. showers and tub/showers shall be provided with a pressure balance thermostatic valve control. shower and tub/shower shall have a smooth hard, nonabsorbent surface over an approved moisture resistant underlayment to a height of 72" above the drain inlet.

Note: Where applicable, embed all utility lines with a minimum 18" min. coverage (anywhere beyond the foundation)
Note: Drain surface water away from the foundation. The grade shall fall a min. of 6" of fall within the first 10' feet. per 2022
CRC R401.3 (exception) Where lot lines, walls, slopes or other physical barriers prohibit 6" within 10', drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10' of the building shall be slopped a minimum of 2% away from the building.

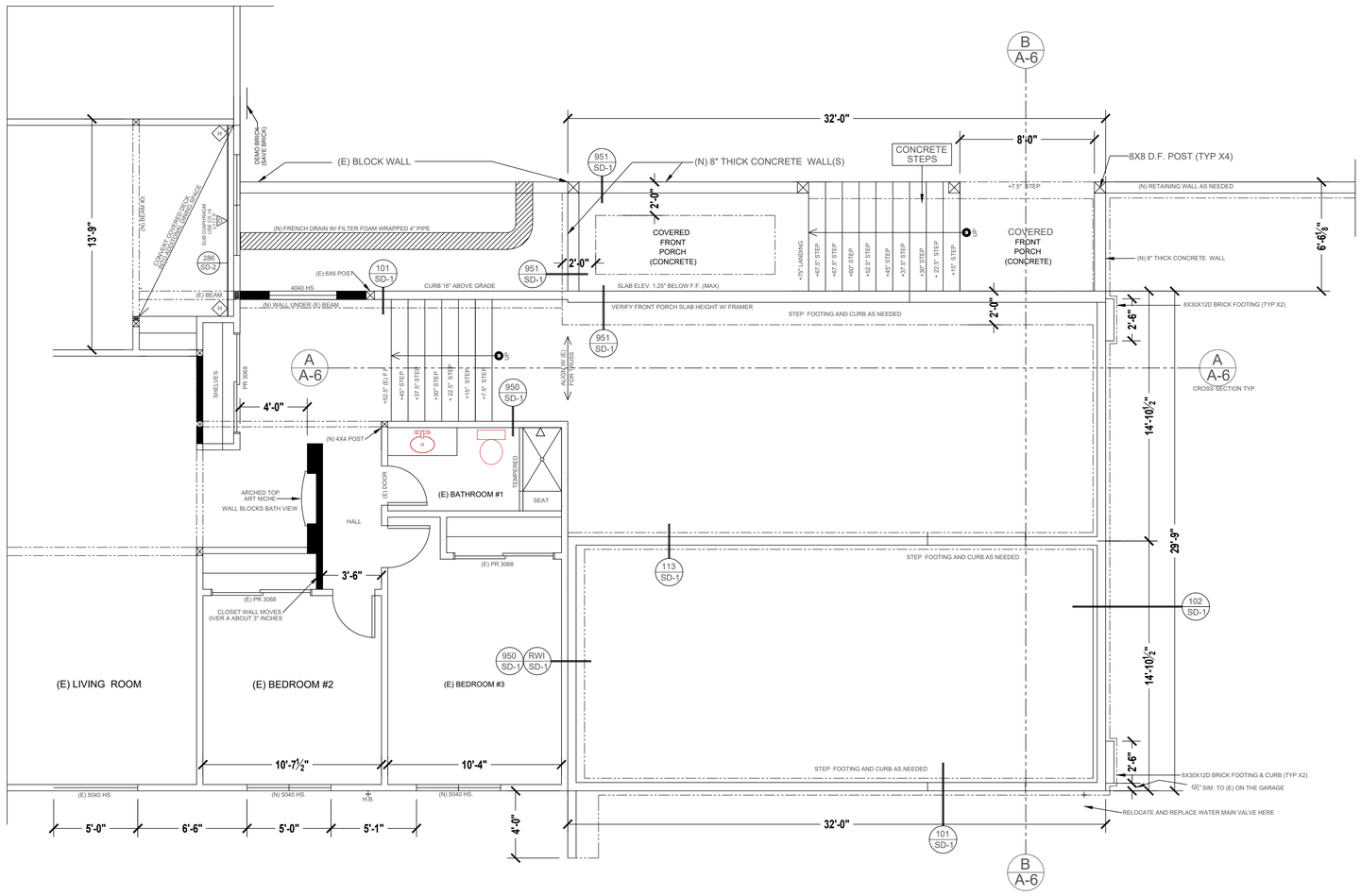
Note: Where applicable, embed all utility lines with a minimum 18" min. coverage (anywhere beyond the foundation)
Note: Drain surface water away from the foundation. The grade shall fall a min. of 6" of fall within the first 10' feet. per 2022 CRC R401.3 (exception) Where lot lines, walls, slopes or other physical barriers prohibit 6" within 10', drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10' of the building shall be slopped a minimum of 2% away from the building.

CONCRETE SPECIFICATIONS:

MIN. 5 SACK MIX, 2500 PSI MIN.
6" MAXIMUM SLUMP +/-1"
.50 WATER TO CEMENT RATIO WITH 10 OZ
997 MOISTURE REDUCER
WITH 70# FLY ASH.
10 MIL. MIN. VAPOR BARRIER (TYP.)

GENERAL CONCRETE SPECIFICATIONS:

FOUNDATION DESIGNED PER 2022 CRC
MINIMUMS OR SOIL REPORT: NONE (N/A)
2500PSI DESIGN MIX. MIN.
USE #3 BAR @ 12" O.C. EACH WAY IN ALL CONCETE FLATWORK.
ALL DEPTH DIMENSIONS ARE INTO UNDISTURBED SOIL BELOW ADJACENT GRADE AND BELOW ANY ADDED FILL. MIN. FOUNDATION STEP 12".
MAINTAIN A MIN. 8" BETWEEN EARTH AND BUILDING WOOD.
INSTALL 5/8" X12" GALVANIZED ANCHOR BOLTS AND 3"X3" X.229 PLATE WASHERS AT PRESSURE TREATED SILL PLATE. @ 48" O.C.
MIN. TWO BOLTS PER SILL AND 1 BOLT WITHIN 12" OF END OF SILL. MAX. 48" O.C. BOLT SPACING.
MIN. 8" INTO CONCRETE AND PER SHEAR WALL SPECIFICATIONS.
ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 40.
FOOTINGS REQUIRE (2) #4 BARS @ 8" O.C. A MIN. OF 3" CLEAR FROM THE BOTTOM OF THE FOOTING.
ALL HANGERS, HOLDOWNS, CLIPS AND STRAPS SHALL BE SIMPSON STRONG TIE.



SEE SHEET SC-2 FOR BEAMS, HEADERS AND FOOTING SPECIFICATIONS.

ADDITION
FOUNDATION PLAN

HAMMOND DESIGNS

HAMMOND DESIGNS
11O MIDDLE FORK CT
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(916) 837-6041
CAMARC44FOLSOM@AOL.COM

LOUIE RESIDENCE
70 DEERWOOD WAY
FOLSOM, CA 95630-2114

ADDITION
FOUNDATION PLAN

SHEET:

10/04/2024

REGISTERED PROFESSIONAL ENGINEER
NORMAN J SCHELL
No. 2567
Exp. 12-31-25
STRUCTURAL
STATE OF CALIFORNIA

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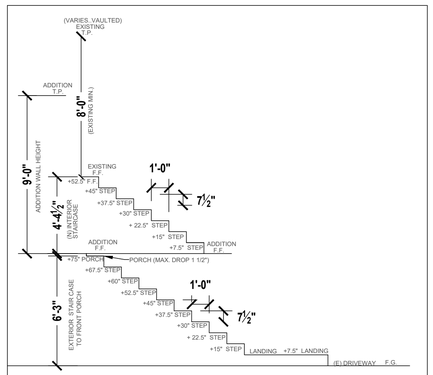
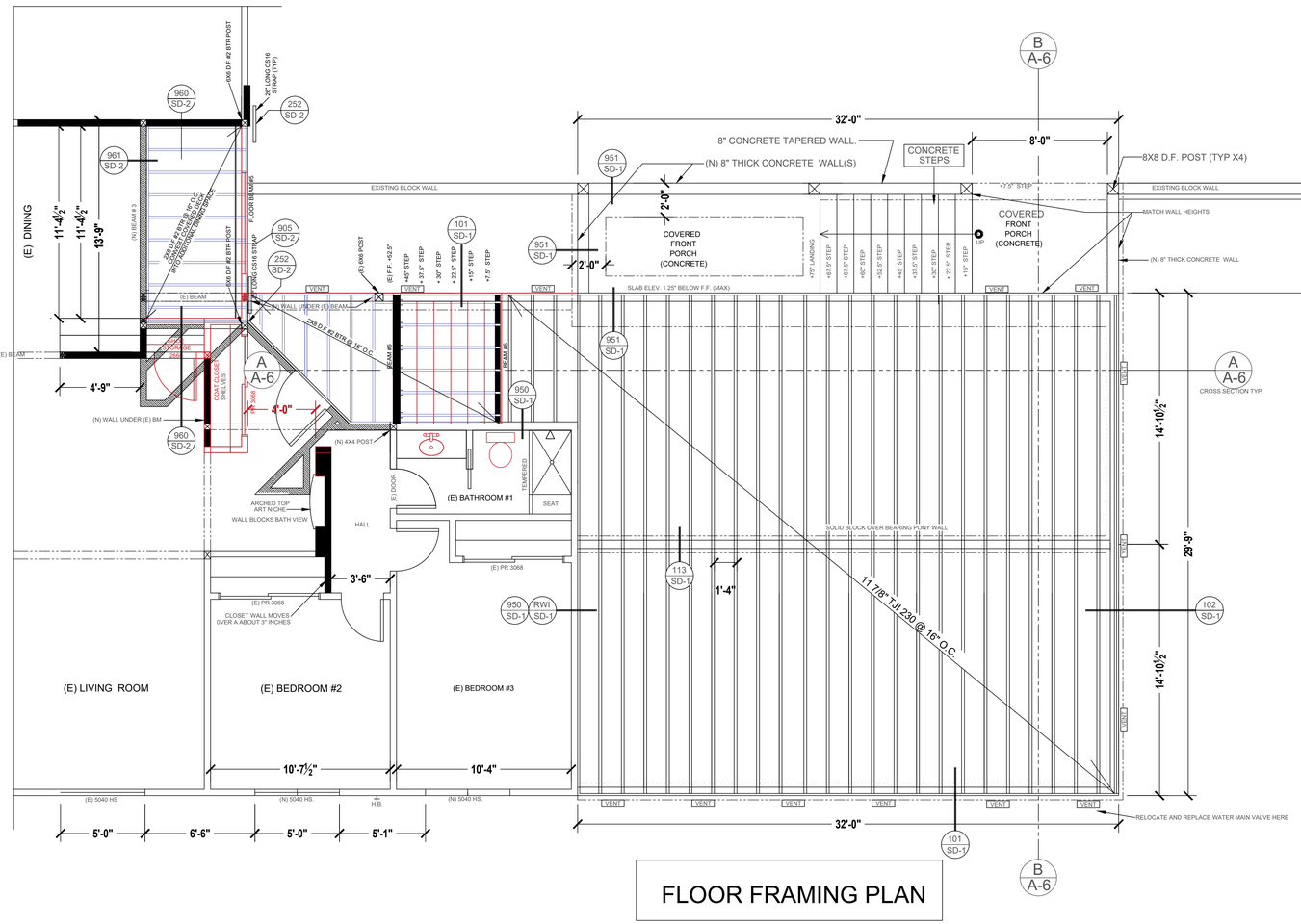
DATE:
JUNE 2024

DRAWN BY:
MARC HAMMOND

A-3



STAIR CASE STUDY



FLOOR FRAMING PLAN

SEE SHEET SC-2 FOR BEAMS, HEADERS AND FOOTING SPECIFICATIONS.

ADDITION NEW FLOOR VENTILATION REQUIREMENTS:
VENTILATION TO MEET OR EXCEED 2022 CRC MINIMUMS.
ONE SQ FT "NET FREE" VENTILATION AREA IS REQUIRED PER 150 SQ FT OF FLOOR SPACE.

NEW ADDITION SQUARE FOOTAGE EQUALS APPROX.: 1084 SQ FT DIVIDED BY 150 SQ FT EQUALS 7.23 SQ FT. NET FREE VENT AREA REQUIRED.

PROPOSED (14) NEW 16" X 8" FOUNDATION VENTS HAVE (NFVA) OF 90 SQ. INCH EACH, WHICH EQUALS (8.75) SQ FT. SEE ELEVATIONS FOR VENT LOCATIONS. PROPOSED ADDITION FOUNDATION VENTS EXCEED REQUIREMENT BY 1.52 SQ FT.

SHOWER STALL NOTES:
Per 2022 CA plumbing code 408 min floor area 1,024 sq in. capable of encompassing 30"circle. finished floor shall slope from the sides toward the drain not less than $\frac{1}{4}$" per foot and not more than $\frac{1}{2}$" per foot. showers and tub/showers shall be provided with a pressure balance thermostatic valve control. shower and tub/shower shall have a smooth hard, nonabsorbent surface over an approved moisture resistant underlayment to a height of 72" above the drain inlet.

Note: Where applicable, embed all utility lines with a minimum 18" min. coverage (anywhere beyond the foundation)
Note: Drain surface water away from the foundation. The grade shall fall a min. of 6" of fall within the first 10' feet. per 2022 CRC R401.3 (exception) Where lot lines, walls, slopes or other physical barriers prohibit 6" within 10', drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10' of the building shall be slopped a minimum of 2% away from the building.

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FLOOR FRAMING PLAN

SHEET:

10/04/2024

REGISTERED PROFESSIONAL ENGINEER
NORMAN J SCHEEL
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Exp. 12-31-25
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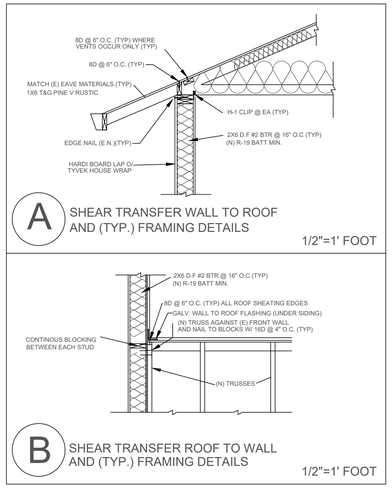

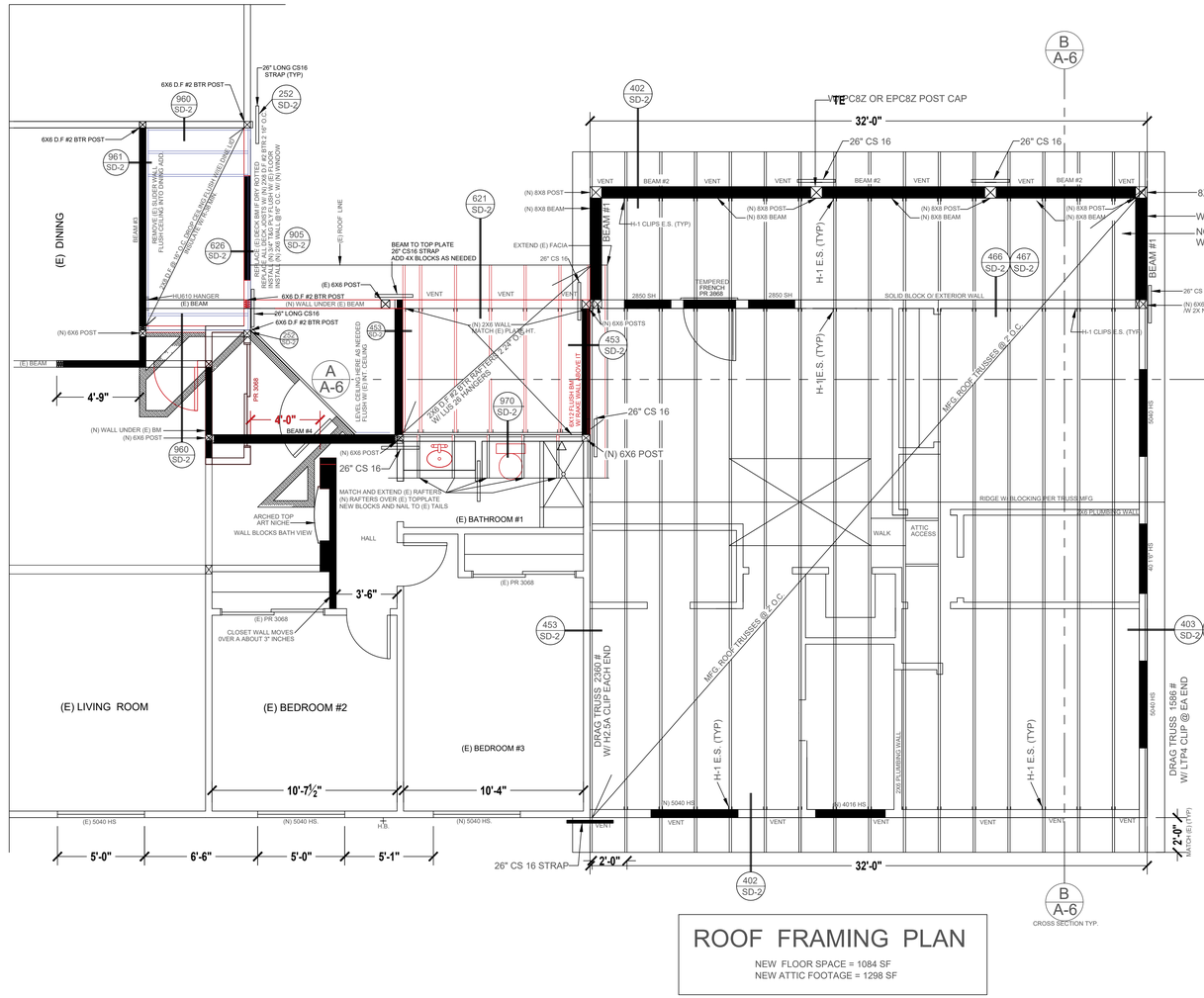

ROOF FRAMING PLAN

NEW FLOOR SPACE = 1084 SF
NEW ATTIC FOOTAGE = 1298 SF

ROOF SHEATING SHALL CONTAIN RADIANT BARRIER AND IT SHALL MEET THE INSULATION CRITERIA SET BY 2022 CA ENERGY CODE. NATURALLY, ROOF SHEATING PANELS SHALL BE INSTALLED PERPENDICULAR TO TRUSS JOISTS AND INSTALLED PER APA GUIDELINES. NAIL ROOF SHEATING WITH 8D NAILS 6" O.C. EDGE AND 12" O.C FIELD FOR $\frac{15}{32}$ ROOF SHEATING .

SEE SHEET SC-2 FOR BEAMS, HEADERS AND FOOTING SPECIFICATIONS.

NEW GARAGE CONVERSION ADDITION
ROOF VENTILATION REQUIREMENTS:
VENTILATION TO MEET OR EXCEED 2022 CRC MINIMUMS.
ONE SQ FT "NET FREE" VENTILATION AREA IS REQUIRED PER 150 SQ FT OF FLOOR SPACE. HALF THE VENTILATION AREA TO BE PROVIDED LOW ALONG EAVES AND HALF HIGH NEAR ROOF RIDGE.

NEW ADDITION ATTIC FOOTAGE (INCLUDES COVERED PORCH AREA) EQUALS APPROX.: 1298 SQ FT DIVIDED BY 150 SQ FT EQUALS 8.65 SQ FT. TOTAL ROOF VENTING AREA REQUIRED.

HALF AT EAVES: PROPOSED (16) NEW 3.5" X22" EAVE VENTS HAVE (NFVA) OF 41 SQ. INCH EACH, WHICH EQUALS (4.55) SQ FT.
(THIS EXCEEDS 50% AT EAVE MIN. 4.325 SF REQUIREMENT.

HALF HIGH NEAR RIDGE:
32' LIN. FT OF CONT. RIDGE VENT INSTALLED ON NEW ADDITION RIDGE: WITH A NFVA OF 18 SQ IN PER LIN FOOT= 4 SQ FT OF VENT PLUS GABLE END CIRCLE VENT (SEE FRONT ELEV.) 1.76 SQ FT NFVA. SO TOTAL HIGH VENT AREA PROPOSED: 5.76 SQ FT.

THUS, NEW ADDITION/ NEW ENTRY ROOF VENT SPACE PROPOSED EQUALS 4.55 SQ FT PLUS 5.76 SQ FT EQUALS: 10.31 SQ FT (THUS, PROPOSED HIGH AND LOW VENTILATION EXCEEDS ROOF VENTING REQUIREMENTS BY APPROXIMATELY: 1.66 SQ FT)

GENERAL ROOF SPECIFICATIONS:
1. ROOF DESIGNED PER 2022 CRC MINIMUMS.
2. ROOF ADDITION TO BE FRAMED WITH MFG. TRUSSES AT 24" O.C. SEE TRUSS CALCULATIONS FOR DESIGN AND DETAILS AND FOLLOW ALL MFG. INSTALLATION GUIDELINES. ALWAYS VERIFY AND MATCH EXISTING ROOF PITCH EXACTLY!!
3. INSTALL H-1 CLIPS TO TOP PLATE TO EACH SIDE OF EACH TRUSS AS SHOWN ON ROOF FRAMING PLAN. INSTALL SIMPSON LTP4 CLIPS TO GABLE END TRUSSES AT 16" O.C.. INSTALL ALL H-1 ROOF CLIPS AND ALL BLOCKS PRIOR TO INSTALLING ANY ROOF SHEATING FOR A SAFER JOBSITE.
4. SOLID BLOCK TRUSSES OVER INTERIOR BEARING WALL AND AT EAVES WITH D.F #2 BTR. INSTALL EAVE VENT EVERY THIRD BLOCK ALONG EAVES UNLESS OTHERWISE NOTED.
5. PLYWOOD OR OSB SHALL BE EXTERIOR RATED AND HAVE 24-16 SPAN RATING. INSTALL CDX TYPE PLY AT EAVES AND AVOID ROOF SHINERS. EACH PANEL TO BE INSTALLED WITH 8D COMMON NAILS @6" O.C. EDGES AND 12" O.C FIELD WITH PANEL EDGES STAGGERED. 8D NAILS CAN BE SUBSTITUTED W/16 GA STAPLES WITH $\frac{15}{16}$" MIN CROWN WIDTH AND 1-1/8" (MIN) LEGS. PROVIDE $\frac{1}{8}$" SPACE AT ALL PLYWOOD EDGES.
ALL SECONDARY FRAMING (CALIFORNIA ROOF FRAMING) SHALL BE DF/LARCH #2 BTR U.O.N. ALL HEADERS SHALL BE PER ROOF FRAMING PLANS. USE ONE 2X4 TRIMMER STUD TO SUPPORT ALL HEADERS 6' OR LESS AND (2) TRIMMER STUDS FOR HEADERS SPANNING MORE THAN 6' U.O.N.
ROOF SHEATING SHALL BE $\frac{15}{32}$ MIN. AND PREFERABLY $\frac{19}{32}$". (***RADIANT BARRIER TYPE)***. DO NOT IN ANY WAY ALTER ANY TRUSS OR TRUSS PLATE WITHOUT TRUSS MFG AND E.O.R. APPROVALS IN WRITING.

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SHEET:
ROOF FRAMING PLAN

10/04/2024

REGISTERED PROFESSIONAL ENGINEER
NORMAN J SCHEEL
No. 2567
Exp. 12-31-25
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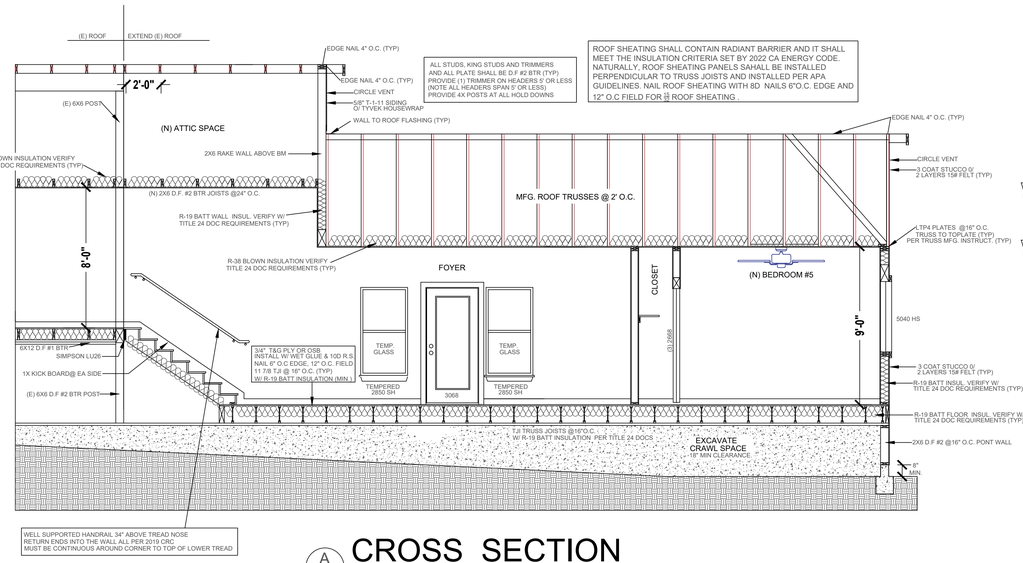

A
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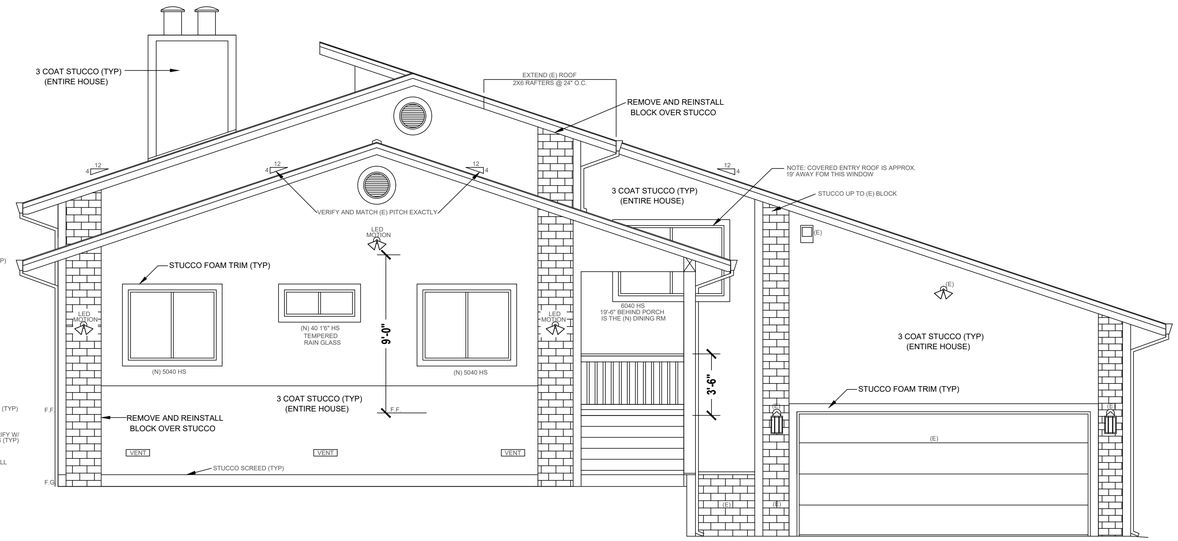
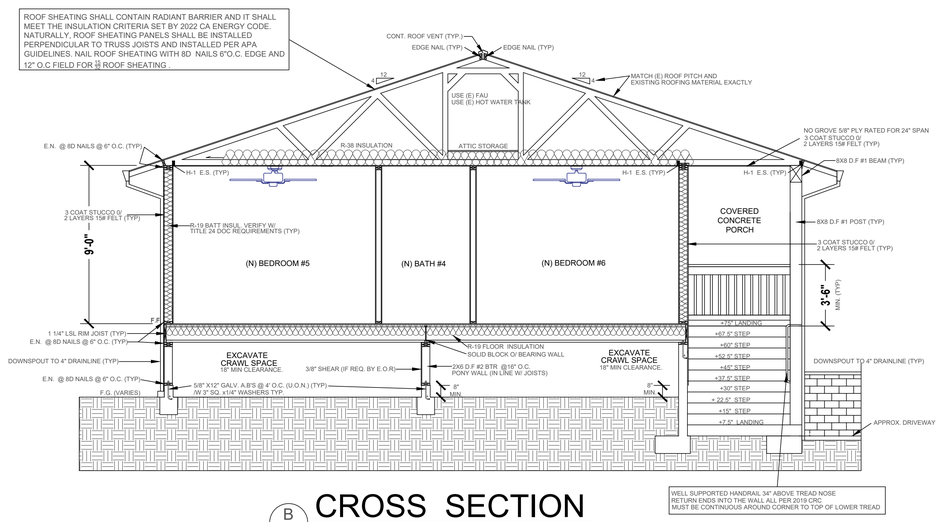
CROSS SECTION

(FRONT TO BACK)



FRONT ELEVATION



B
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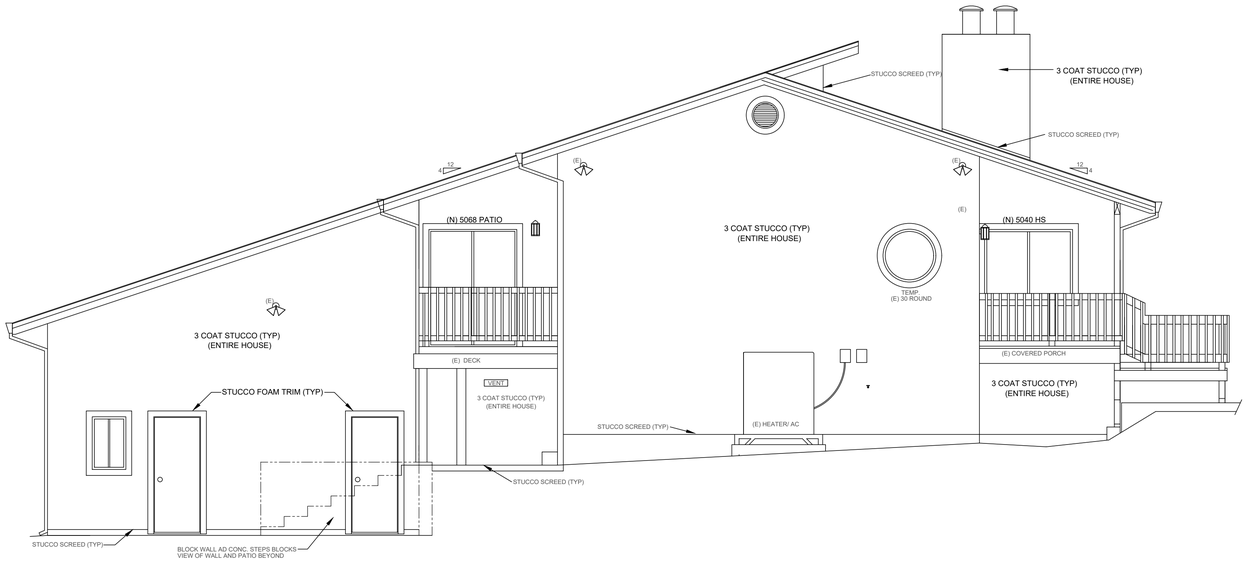
CROSS SECTION

(ADDITION: SIDE TO SIDE)



REAR ELEVATION

HAMMOND DESIGNS

HAMMOND DESIGNS

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PROJECT:

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70 DEERWOOD WAY
FOLSOM, CA 95630-2114

SHEET:

FRONT AND REAR ELEVATIONS
CROSS SECTIONS (A) AND (B)

10/04/2024

REGISTERED PROFESSIONAL ENGINEER
NORMAN J SCHEEL
No. 2567
Exp. 12-31-25
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MARC HAMMOND

A-6

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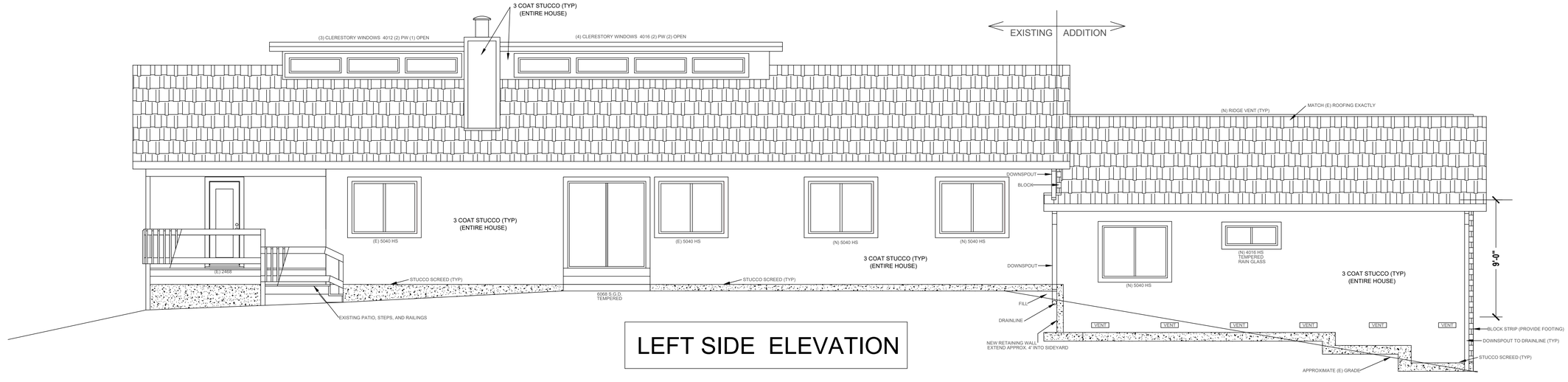
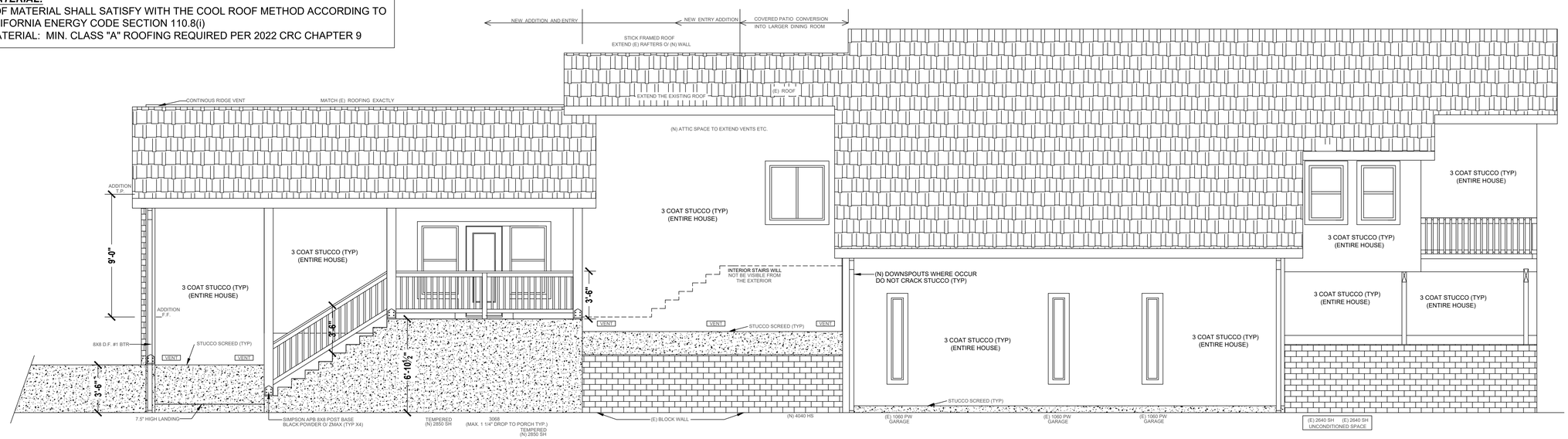


LEFT SIDE ELEVATION

FLAME SPREAD INDEX:
(A) WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 PER 2022 CRC SECTION R302.9.1.
(B) WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450 PER 2022` CRC SECTION R302.9.2
(C) TESTING SHALL BE MADE IN ACCORDANCE WITH ASTM E 84 OR UL 723.
ROOF MATERIAL:
THE ROOF MATERIAL SHALL SATISFY WITH THE COOL ROOF METHOD ACCORDING TO 2022 CALIFORNIA ENERGY CODE SECTION 110.8(i)
ROOF MATERIAL: MIN. CLASS "A" ROOFING REQUIRED PER 2022 CRC CHAPTER 9



RIGHT SIDE ELEVATION

HAMMOND
DESIGNS

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70 DEERWOOD WAY
FOLSOM, CA 95630-2114

SHEET:
SIDE ELEVATIONS

10/04/2024

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DRAWN BY:
MARC HAMMOND

A-7

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MISC. GENERAL ELECTRICAL AND MECHANICAL REQUIREMENTS:

1. PROVIDE GROUNDING ELECTRODE PER 2022 C.E.C. (OR VERIFY EXISTING GROUND ELECTRODE)
2. GROUNDING CONDUCTORS TO BE PROVIDED WHERE INSTALLING A BRANCH CIRCUIT OR FEEDER SUPPLYING A SEPERATE BUILDING OR STRUCTURE.
3. CONTACT SMUD'S CUSTOMER SERVICE DEPARTMENT TO ANSWER ANY SERVICE MAIN QUESTIONS. 1-888-456-SMUD.
4. AT LEAST ONE WALL SWITCH CONTROLLED LIGHT, OR LIGHT OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM, IN BATHROOMS, HALLWAYS, STAIRWAYS, ATTACHED GARAGES, DETACHED GARAGES WITH ELECT. POWER, ATTICS, UNDER FLOOR SPACES, UTILITY ROOMS, BASEMENTS AND AT OUTDOOR ENTRANCES PER 2022 CEC, ARTICLE 210.70.
5. DWELLING SHALL HAVE AT LEAST ONE OUTLET AT GRADE LEVEL AT THE FRONT AND BACK. ALL 125 VOLT, 15 AMP AND 20AMP RECEPTACLES INSTALLED OUTDOORS SHALL BE GFIC PROTECTED. ALL OUTDOOR RECEPTACLES INSTALLED OUTDOORS OR IN DAMP LOCATIONS SHALL BE IN A WEATHER PROOF ENCLOSURE PER CEC.
6. AT LEAST ONE OUTLET, IN ADDITION TO ANY PROVIDED FOR LAUNDRY EQUIPMENT, SHALL BE INSTALLED IN EACH BASEMENT, IN EACH ATTACHED GARAGE, AND IN EACH DETACHED GARAGE WITH POWER. THESE OUTLETS ARE TO BE GFIC PROTECTED.
7. PROVIDE GFIC PROTECTION TO ALL 125 VOLT, 15 AMP AND 20 AMP RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, OUTDOORS, CRAWLSPACES, AT OR BELLOW GRADE, UNFINISHED BASEMENTS, RECEPTACLES TO SERVE COUNTER TOP SERVICES INSTALLED IN KITCHENS, AND RECEPTACLES TO SERVE COUNTER TOP SURFACES INSTALLED WITHIN 6' OF AWET BAR, LAUNDRY, OR UTILITY SINKS.
8. ARC-FAULT CIRCUIT INTERRUPTER PROTECTION IS REQUIRED IN DWELLINGS FOR ***ALL NEW, MODIFIED, REPLACED OR EXTENDED*** 120 VOLT SINGLE PHASE 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN ROOMS, REC. ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI) COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT PER CEC.12 (A)(B).
9. OUTLETS SHALL NOT BE SPACED MORE THAN 12' APART AND A MAXIMUM OF 6' FROM THE ENDS OF WALLS OR OPENINGS, OUTLETS ARE ALSO REQUIRED IN WALLS 2' OR GREATER.
10. PROVIDE TWO OR MORE 20 AMP SMALL APPLIANCE CIRCUITS EVENLY PROPORTIONED IN THE KITCHEN, PANTRY, NOOK, DINING ROOM, OR SIMILAR AREAS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. ONE ADDITIONAL 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY OUTLETS. THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS. BATHROOM RECEPTACLE SHALL BE SUPPLIED BY AT LEAST ONE 20 AMP BRANCH CIRCUIT PER CEC 210.11 (C) AND 210.52 (B). *NOTE ALL RECEPTACLES SERVING THE KITCHEN AND LAUNDRY AREAS SHALL BE AFCI PROTECTED IN ADDITION TO BEING GFIC PROTECTED...(INCLUDING THE REFRIGERATOR)*
11. PROVIDE FUSES OR APPROVED CIRCUIT BREAKERS AT AIR CONDITIONING UNITS AND HEAT PUMPS.
12. AN EQUIPMENT GROUNDING CONDUCTOR IS REQUIRED WITH ALL BRANCH CIRCUITS AND FEEDERS SUPPLYING A SEPARATE BUILING OR STRUCTURE.
13. PROVIDE AN INTERSYSTEM BONDING TERMINATION MEANS THAT INCLUDES PROVISIONS FOR CONNECTING THREE GROUNDING OR BONDING FUNCTIONS.
14. EQUIPMENT GROUNDING CONDUCTORS TO BE PROVIDED FOR GROUNDING MEANS AND EFFECTIVE GROUND-FAULT PATH BY PERFORMING BOTH GROUNDING AND BONDING FUNCTIONS.
15. EQUIPMENT BONDING JUMPERS THAT CONNECT GROUNDING TERMINALS OF OUTLETS TO A GROUNDED METAL BOX MUST BE SIZED ACCORDING TO TABLE 250.122 USING THE RATING OF THE OVER CURRENT DEVICE, FUSE, OR CIRCUIT BREAKER FOR THE CIRCUIT.
16. ONE MAIN FEED SHALL BE PROVIDED FOR EACH BUILDING TO SUPPLY ALL BRANCH CIRCUITS, FEEDERS, OR BOTH; ASSOCIATED WITH LOAD PROFILE OF DWELLING UNITS.
17. DEVICE OR EQUIPMENT FILL IN A JUNCTION BOX TO BE CALCULATED USING TWICE THE WIRE SIZE VOLUME IF THE DEVICE IS WIDER THAN 2 INCHES.
18. LIGHTING JUNCTION BOXES TO BE DESIGNED FOR THE PURPOSE AND LISTED WITH THE CAPACITY OF HOLDING 50 POUNDS MUST BE MARKED "FOR THE PURPOSE OF HOLDING LUMINARIES".
19. ARMORED CLAD CABLE (AC) IS ACCEPTABE FOR BRANCH CIRCUITS AND FEEDERS.
20. METAL CLAD CABLE (MC) IS LISTED FOR USE IN WET LOCATIONS, REGARDLESS OF ANY CONDITIONS.
21. FLEXIBLE METAL CONDUIT ISN'T PERMITED FOR USE IN WET LOCATIONS, REGARDLESS OF ANY CONDITIONS.
22. FLEXIBLE METAL CONDUIT AND LIQUID TIGHT FLEXIBLE METAL CONDUIT MAY BE USED WITHIN WALLS OR CONCEALED SPACES WITHOUT THE NEED FOR SUPPORT.
23. AN EQUIPMENT DISCONNECTING MEANS THAT ISN'T WITHIN SIGHT OF THE EQUIPMENT IT SERVES IS REQUIRED TO BE CAPABLE OF BEING LOCKED OPEN (OFF) AND HAVE A MEANS FOR ADDING A LOCK THAT MUST REMAIN WITH THE EQUIPMENT WHETHER THE LOCK IS INSTALLED OR NOT. THIS IS A SPECIAL DEVICE THAT CONNECTS TO THE BREAKER.
24. OUTLETS (RECEPTICLES) IN WET LOCATIONS. BOTH 120V AND 250V ARE REQUIRED TO BE LISTED WEATHER-RESISTANT TYPE.
25. ALL NEW NON-LOCKING-TYPE 125V, 15 AND 20 AMP RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES PER CEC 406.12.
26. ALL LUMINAIRES AND LAMP HOLDERS SHALL BE LISTED 2022 CEC.
27. SURFACE MOUNTED CLOTHES ROD LUMINARIES OR LED LIGHTS THAT ARE LISTED MAY BE USED IN CLOTHES CLOSETS INCLUDING STORAGE SPACE 2022 CEC.
28. PROVIDE FUSES OR APPROVED CIRCUIT BREAKERS AT AIR CONDITIONING UNITS AND HEAT PUMS AS PER 2022 CEC.
29. THE DISCONNECTING MEANS FOR POOL AND SPA HOT TUB SHALL OPEN ALL UNGROUNDED CONDUCTORS AT ONCE, IT SHALL BE FURTHER THAN 5' FROM THE WATERS EDGE.
30. RECEPTACLES SHALL BE GREATER THAN 6' FROM THE WATER EDGE OF THE POOL OR SUCHLIKE.
31. GFIC PROTECTION IS REQUIRED FOR ALL PUMPS SUPPLY POOL EQUIPMENT.
32. ALUMINUM CONDUCTORS ARE NOT ALLOWED TO BE USED AS FEEDERS IN POOL AREAS WHERE SUBJECT TO CORROSION.
33. EQUIPOTENTIAL BONDING WILL BE REQUIRED AROUND POOL AREAS. A CONDUCTOR SIZED AT A MINIMUM OF #8 COPPER SHALL BE USED. 2022 CEC.
34. PUMPS FOR PORTABLE POOLS SHALL HAVE AN INTEGRAL GFIC PROTECTED CORD WITHIN 12" OF THE PLUG. ALL 125V OUTLETS WITHIN 20 FEET OF A POOL SHALL BE GFIC PROTECTED.
35. HYDRO MASSAGE BATHTUBS AND THEIR ASSOCIATED EQUIPMENT MUST BE SUPPLIED BY AT LEAST ONE SEPARATE INDIVIDUAL CIRCUIT. (IF ANY)
36. ***ALL NEW OR REPLACED BATHROOM EXHAUST FANS*** SHALL COMPLY WITH THE FOLLOWING:
    1. BATH FANS SHALL BE ENERGY STAR AND DUCTED TO TERMINATE OUTSIDE THE BUILDING.
    2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY HUMIDITY CONTROLS. EACH HUMIDITY CONTROL SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A REALATIVE HUMIDITY RANGE OF LESS THAN OR EQUAL TO 50% AND A MAX. OF 80%. THE HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC ADJUSTMENT. THE CONTROL CAN BE A SEPARATE COMPONENT. (NOT PART OF THE FAN)
    3. BATH FAN TO HAVE MIN. VENTILATION RATE OF 100 CFM FOR INTERMITTENT VENTILATION OR 50 CFM FOR CONTINOUS VENTILATION. PER CMC 403.7
37. THE KITCHEN SHALL BE VENTILATED BY A MECHANICAL FAN SYSTEM WITH A MIN. VENT RATE OF 50 CFM FOR INTERMITTENT VENTILATION OR 25 CFM FOR CONTINOUS VENTILATION PER CMC TABLE 403.7.

38. LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE INSTALLED SUCH THAT WATER CAN NOT ENTER OR ACCUMULATE IN WIRING COMPARTMENTS LAMPHOLDERS, OR OTHER ELECTRICAL PARTS. ALL LUMINARES INSTALLED IN WET LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS" OR SUITABLE FOR DAMP LOCATIONS PER CEC 410.10 (D) ALSO, AT LEAST ONE LUMINAIRE IN THE BATHROOM SHALL BE CONTROLLED BY A VANCANCY SENSOR .

CA Green regulation notes: Re: Plumbing fixtures:

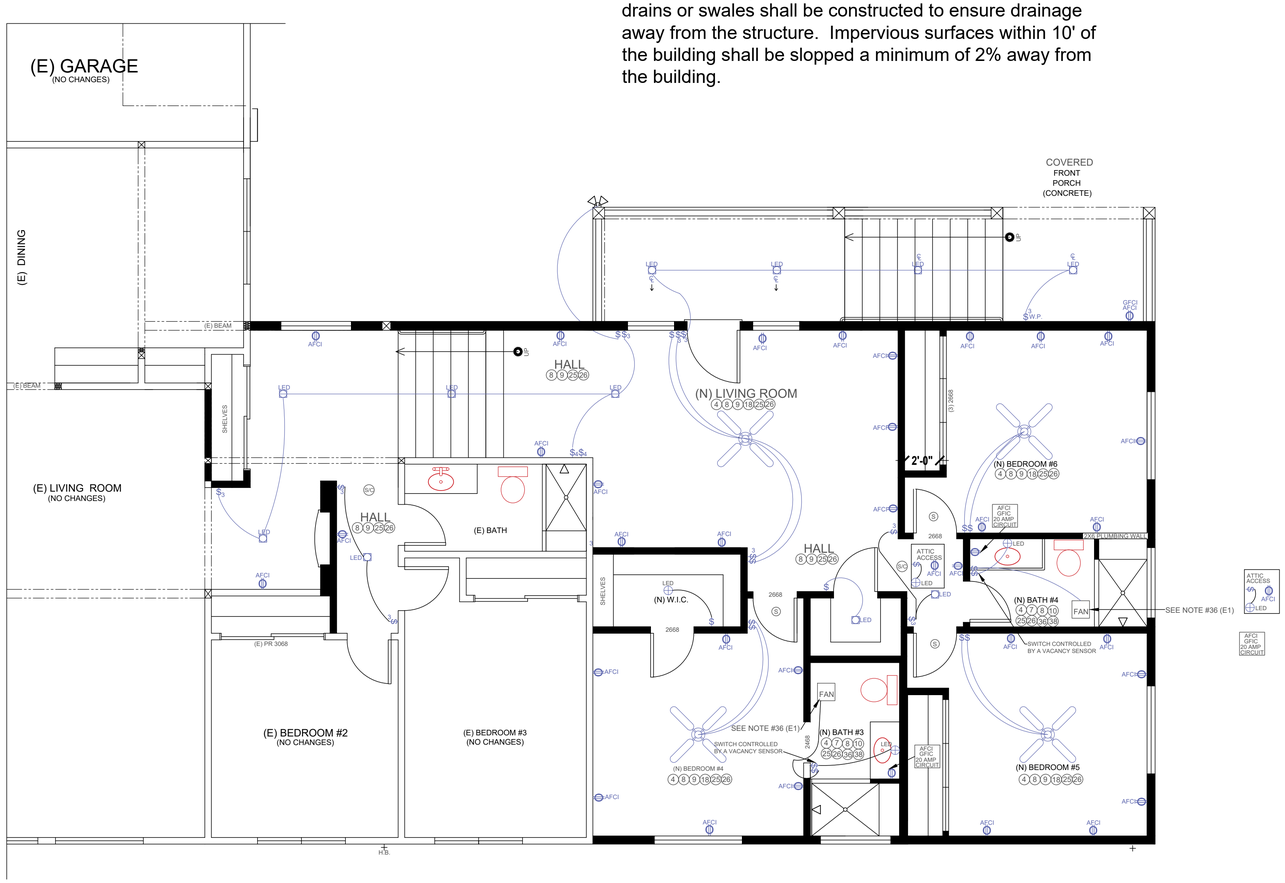
(1.) ALL NEW OR REPLACED TOILETS.. SHALL HAVE AN EFFECTIVE FLUSH VOLUME NOT EXCEEDING 1.28 GAL. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA PER CGBSC SEC 4.408.2.

(2) THE MAX. FLOW RATES FOR SHOWER HEADS SHALL NOT EXCEED 1.8 GAL. PER MIN. AT 80 PSI PER CGBC 4.303.1.3.1

(3) THE MAX. FLOW RATE OF LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GAL. PER MIN. PER CGBC 4.303.1.4.1

(4) THE MAX. FLOW RATE FOR KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GAL. PER MIN. AT 60PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW TO 2.2 GAL'S PER MINUTE AT 60 PSI PER CGBC 4.303.1.4.4.

Note: Where applicable, embed all utility lines with a minimum 18" min. coverage (anywhere beyond the foundation)
Note: Drain surface water away from the foundation. The grade shall fall a min. of 6" of fall within the first 10' feet. per 2019 CRC R401.3 (exception) Where lot lines, walls, slopes or other physical barriers prohibit 6" within 10', drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10' of the building shall be slopped a minimum of 2% away from the building.



RECESSED CAN LIGHTS SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:
(1) BE LISTED, AS DEFINED IN SECTION 100.1, FOR ZERO CLEARANCE INSULATION CONTACT BY UNDERWRITERS LABORATORIES OR OTHER NATIONALLY RECOGNIZED TESTING/RATING LAB.
(2) HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS WHEN TESTED IN ACCORDANCE WITH ASTM E283. AN EXHAUST FAN HOUSING SHALL NOT BE REQUIRED TO BE CERTIFIED AIRTIGHT.
(3) FIXTURE SHALL HAVE ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET AND OR CAULKING.
(4) FIXTURES WITH HARDWIRED BALLASTS OR DRIVERS SHALL ALLOW BALLAST OR DRIVER MAINTENANCE WITHOUT CUTTING ANY HOLES IN THE CEILING.
(5) RECESSED FIXTURES SHALL NOT CONTAIN ANY SCREW BASE SOCKETS.
(6) RECESSED FIXTURES SHALL CONTAIN LIGHT SOURCES THAT COMPLY WITH REFERENCES JOINT APPENDIX JA8, INCLUDING THE ELEVATED TEMP. REQUIREMENTS, AND ARE MARKED JA8-2022-E AS SPECIFIED IN JOINT APPENDIX. JA8.

LIGHT FIXTURE DESIGN GUIDE (PER 2022 CA ENERGY CODE)

BATHROOM COMPLIANCE REQUIREMENTS:
1. ALL INSTALLED LUMINARIES SHALL BE HIGH EFFICACY. PER 2022 CA ENERGY CODE 150.0(K) 1A
2. AT LEAST ONE LUMINAIRE MUST BE CONTROLLED BY A VACANCY SENSOR PER 2022 CA ENERGY CODE 150.0 (K)2J

3. SWITCH SEPARATELY LIGHTING THAT IS INTEGRAL TO BATH FANS FROM THE VENTILATION.

OTHER ROOM COMPLIANCE REQUIREMENTS:
ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY. SEE 2022 CA ENERGY CODE 150.0(K) FOR CURRENT REQUIREMENTS FOR ALL ROOMS

EXTERIOR FIXTURES: OUTDOOR LIGHTING SHALL BE HIGH EFFICACY AND CONTROLLED BY ONE OF THE FOLLOWING: (A) ***PHOTOCELL AND MOTION SENSOR.*** CONTROLS THAT OVERRIDE TO "ON" SHALL NOT BE ALLOWED UNLESS THE OVERIRDE AUTOMATICALLY RETURNS TO THE PHOTO-CONTROL AND AUTOMATIC TIME SWITCH CONTROL WITHIN 6 HOURS; **OR** (B) ***ASTRONOMICAL TIME CLOCK.*** CONTROLS THAT OVERRIDE TO "ON" SHALL AUTOMATICALLY RETURN TO NORMAL OPERATION AFTER 6 HOURS. CONTROL SHALL LOGICALLY BE PROGRAMMED TO AUTOMATICALLY TURN THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS. OR (C) **ENERGY MANAGEMENT CONTROL SYSTEM** WHICH MEETS ALL OF THE FOLLOWING REQUIREMENTS: (A) PERFORMS LIKE AN ASTRONOMICAL TIME CLOCK IN ACCORDANCE WITH 110.9, MEETS THE INSTALLATION CERTIFICATION REQUIREMENTS IN SECTION 130.4, DOES NOT HAVE A OVERRIDE OR BYPASS SWITCH THAT ALLOWS THE ILLUMINAIRE TO BE ALWAYS ON; AND, IS PROGRAMMED TO AUTOMATICALLY TURN THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.

SMOKE DETECTOR NOTE:
(1) INSTALL IONIZATION SMOKE ALARMS WITH ALARM-SILENCING SWITCH OR PHOTOELECTRIC SMOKE ALARMS SHALL BE INSTALLED 10 FT OR GREATER FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. PLEASE SEE CRC SEC R314.3.4 FOR EXCEPTIONS.

ELECTRICAL SYMBOLS

- CEILING FAN ON PROPER BOX
- QUIET BATH FAN ON HUMIDISTAT CONTROLLED SWITCH
- LED — LED FIXTURE (WALL MOUNT OR SCONCE)
- AFCI — ARC FAULT CIRCUIT INTERRUPT OUTLET
- GFIC — GROUND FAULT INTERRUPT CIRCUIT
- LED — RECESSED CAN LIGHT WITH LED
- EYE LED — CAN LIGHT W/ LED (EYEBALL ADJ. LENS)TE
- $DIM. — LED RATED DIMMER SWITCH
- $3 — 3-WAY SWITCH
- $4 — 4-WAY SWITCH
- SMOKE/CARBON MONOXIDE DETECTOR HARD WIRED W/ BATT. BACKUP (ALL INTER CONNECTED..IFONE GOES OFF THEN ALL GO OFF)
- SMOKE DETECTOR HARD WIRED W/ BATT. BACKUP (ALL INTER CONNECTED..IFONE GOES OFF THEN ALL GO OFF)

HAMMOND DESIGNS

HAMMOND DESIGNS
11O MIDDLE FORK CT
.
FOLSOM, CALIFORNIA
(916) 837-6041
CAMARC44FOLSOM@AOL.COM

PROJECT:
LOUIE RESIDENCE
70 DEERWOOD WAY
FOLSOM, CA 95630-2114

SHEET:
ELECTRICAL PLAN

HAMMOND DESIGNS
11O MIDDLE FORK CT
.
FOLSOM, CALIFORNIA
(916) 837-6041
CAMARC44FOLSOM@AOL.COM

SCALE: 1/4"=1 FOOT

DATE: JUNE 2024

DRAWN BY: MARC HAMMOND

E-1

A. CALIFORNIA GREEN BUILDING CODE GENERAL NOTES:

(1.) Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the CA Plumbing Code, and shall meet the applicable referenced standards. (2.) Automatic irrigation system controllers installed at the time of final inspection shall be provided with integral rain sensors or soil moisture sensors that adjust irrigation in response to changes in plant's needs as weather changes. CGBSC4.304.1 (3.) Spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with mortar or similar acceptable method CGBSC 4.406 (4.) A min. of 50% of the construction waste generated at the site shall be diverted to recycle or salvage. CGBC4.408.1 (5.) An operation and maintenance manual shall be provided prior to final inspection. (6.) Gas fireplaces shall be direct-vent sealed-combustion type. Wood/pellet stoves shall comply with US EPA phase 2 emission limits. CGBSC 4.410.1
(7.) Duct and vent openings shall be covered during construction per CGBSC 4.504.1
(8.) Adhesives, sealants and caulk shall comply with VOC and other toxic compound limits. CGBSC 4.504.2.1 (9.) Paints, stains and other coatings shall comply with VOC limits. CGBSC 4.504.2.2 (10.) Aerosol paints and coatings shall comply with product weighted MIR limits for ROC and other toxic compounds per CGBSC 4.504.2.4 (11.) Documentation shall be provided to verify that compliant VOC limit finish materials have been used, cgBSc 4.504.2.4 (12.) Carpet shall comply with VOC limits, CGBSC 4.504.3 1(3.) 80% of floor area receiving resilient flooring shall comply with the VOC emission limits. See cgBSc 4.504.4 for details. (14.) Particleboard, and MDF boards, and plywood used in interior finish shall comply with low formaldehyde emission standards per CGBSC 4505.3 (15.) Moisture content of building materials used in enclosed wall and floor framing shall be checked for moisture content and cannot be enclosed if moisture exceeds 19%. CGBSC 4.505.3 (16.) Duct systems shall be sized and designed and equipment shall be selected using the following methods. CGBSC5.507.2:
(a.) establish heat loss and heat gain values according to ANSI/ACCA Manual J-2004 or equivalent (b) Size duct systems according to ANSI/ACCA 1 Manual D 2009 or equivalent. (c) select heating and cooling equip. according to ANSI?ACCA 3 manual S- 2004 or equivalent. (17) HVAC system installers shall be trained and certified in the proper installation of HVAC systems. CGBSC702.1

Note: Where applicable, embed all utility lines with a minimum 18" min. coverage (anywhere beyond the foundation)
Note: Drain surface water away from the foundation. The grade shall fall a min. of 6" of fall within the first 10' feet. per 2022 CRC R401.3 (exception) Where lot lines, walls, slopes or other physical barriers prohibit 6" within 10', drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10' of the building shall be slopped a minimum of 2% away from the building.

YUEN & YUET LOUIE
70 DEERWOOD WAY
FOLSOM, CA 95630-2114

APN: 213-0610-017
YEAR BUILT 1987
LEGAL DESCR: American Riv. Est.
LOT SIZE:34,900 sf. .80 ac

PLOT PLAN

HAMMOND DESIGNS

HAMMOND DESIGNS
11O MIDDLE FORK CT
FOLSOM, CALIFORNIA
(916) 837-6041
CAMARC44FOLSOM@AOL.COM

PROJECT: LOUIE RESIDENCE
70 DEERWOOD WAY
FOLSOM, CA 95630-2114

SHEET: PLOT PLAN

ENGINEER'S STAMP

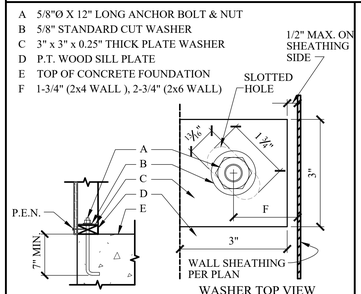
SCALE: 1/16"=1 FOOT

DATE: JUNE 2024

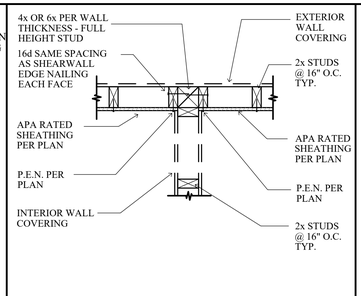
DRAWN BY: MARC HAMMOND

P-1

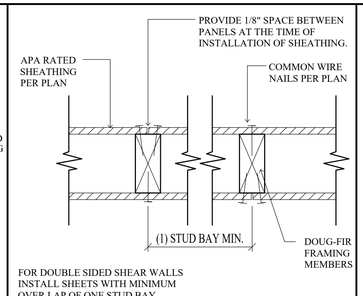
TYPICAL DETAILS



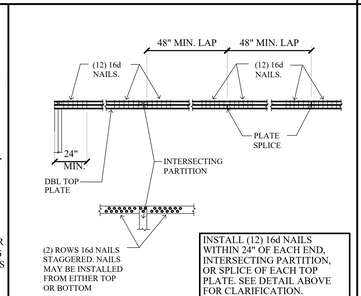
3" x 3" x 1/4" PLATE WASHER *PER 2022 CBC 2308.3.1*



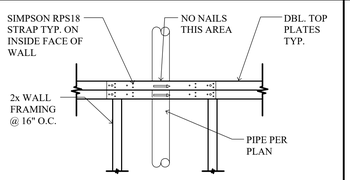
WALL CHANNEL AT SHEAR WALL



DOUBLE SIDED SHEAR WALL OFFSET

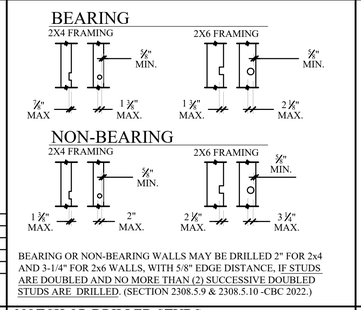


DBL. TOP PLATE SPLICE DETAIL



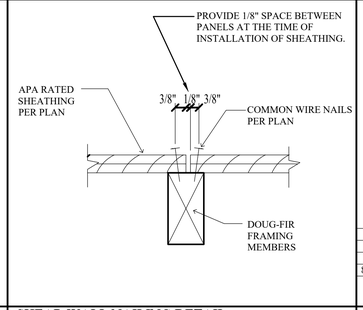
FRAMING	MAX. NOTCH	MAX DRILLED HOLE
2x4 BEARING	1-1/2" x 5-1/2"	1 1/2" Ø @ ℄
2x4 NONBEARING	2-1/2" x 5 1/2"	2 1/2" Ø @ ℄
2x6 BEARING	3-1/2" x 5 1/2"	31/2" Ø @ ℄
2x6 NONBEARING	4" x 5-1/2"	4" Ø @ ℄

NOTCH OR DRILLED TOP PLATES

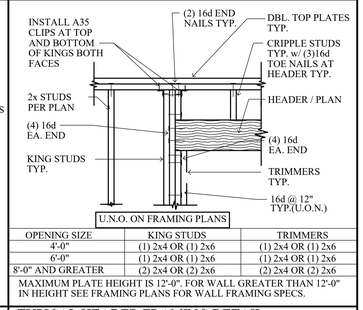


BEARING OR NON-BEARING WALLS MAY BE DRILLED 2" FOR 2x4 AND 3-1/4" FOR 2x6 WALLS, WITH 5/8" EDGE DISTANCE, IF STUDS ARE DOUBLED AND NO MORE THAN (2) SUCCESSIVE DOUBLED STUDS ARE DRILLED. (SECTION 2308.5.9 & 2308.5.10 -CBC 2022.)

NOTCH OR DRILLED STUDS



SHEAR WALL NAILING DETAIL



OPENING SIZE	KING STUDS	TRIMMERS
4'-0"	(1) 2x4 OR (1) 2x6	(1) 2x4 OR (1) 2x6
6'-0"	(1) 2x4 OR (1) 2x6	(1) 2x4 OR (1) 2x6
8'-0" AND GREATER	(2) 2x4 OR (2) 2x6	(2) 2x4 OR (2) 2x6

MAXIMUM PLATE HEIGHT IS 12'-0". FOR WALL GREATER THAN 12'-0" IN HEIGHT SEE FRAMING PLANS FOR WALL FRAMING SPECS.

TYPICAL HEADER FRAMING DETAIL

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION PROGRAM 2022 CBC CHAPTER 17

CONCRETE CONSTRUCTION 2022 CBC 1705.3

- INSPECT ANCHORS POST-INSTALLED IN CONCRETE

STRUCTURAL WOOD 2022 CBC 1705.12.2

- SHEAR WALLS AND DIAPHRAGMS WITH NAIL SPACING ≤ 4" O.C.

ENGINEERING AND LOADING DATA

Roof Material Weights (D)

Roofing	=	5.0 psf
Sheathing	=	1.5 psf
Framing	=	2.5 psf
Insulation	=	3.5 psf
Ceiling	=	3.5 psf
PV Panels	=	3.0 psf
Misc.	=	2.0 psf
Wall (Seismic only)	=	5.0 psf

Roof Loading (psf)

Roof Live Load (L_r)	=	20.0 psf
Roof Snow Load (S)	=	0.0 psf
Roof Dead Load (D)	=	11.0 psf
Ceiling Live Load (L)	=	10.0 psf
Ceiling Dead Load (D)	=	10.0 psf

Ceiling live load non-concurent with roof live loads

Snow Loading (psf)

Ground Snow Load	=	0 psf
Flat Roof Snow Load	=	0 psf
Sloped Roof Snow Load	=	0 psf
Exposure Factor	=	1.00
Thermal Factor	=	1.10
Importance Factor	=	1.00
Roof Slope Factor	=	1.00

Floor Material Weights (D)

Sheathing	=	2.5 psf
Framing	=	3.0 psf
Insulation	=	3.5 psf
Ceiling	=	3.5 psf
Decking Material	=	2.0 psf
Deck Soffit	=	0.0 psf
Misc.	=	2.5 psf
Wall (Seismic only)	=	10.0 psf

Floor Loading (psf)

Floor Live Load (L)	=	40.0 psf
Floor Dead Load (D)	=	10.0 psf
Floor Ceiling Dead Load (D)	=	5.0 psf

Deck Loading (psf)

Deck Live Load (L)	=	60.0 psf
Deck Dead Load (D)	=	10.0 psf
Deck Soffit Dead Load (D)	=	0.0 psf

Seismic Dead Load Roofs

Roof Level Seismic (D)	=	26.0 psf

Seismic Dead Load Floors

Floor Level Seismic (D)	=	25.0 psf

Wind Loads ASCE 7-16

Basic Wind Speed	=	94 *mph (V ultimate)*
Exposure Category	=	C
Risk Category	=	II
λ	=	1.29
K_{zt}	=	1.00

$$P_S = \lambda K_{zt} P_{S30} \quad (28.5\text{-}1)$$

Soil information

2022 CBC Code Minimum

Report Number

Date

Footing Depth	=	12 in
Footing Width	=	12 in

Soil Bearing Pressure Ftg 1500 psf

Seismic Loads ASCE 7-16

Site Classification		=	D ASCE 7-16 Section 11.4.3
Risk Category		=	II ASCE 7-16 Table 1.5-1
Seismic Design Category		=	D ASCE 7-16 Section 11.6
Importance Factor		=	1 ASCE 7-16 Section 11.5
Response Modification Factor	R	=	6.500 ASCE 7-16 Table 12.2-1 Bearing wall System #15
System Overstrength Factor	Ω_o	=	3.000 ASCE 7-16 Table 12.2-1 Bearing wall System #15
Deflection Amplification Factor	C_d	=	4.000 ASCE 7-16 Table 12.2-1 Bearing wall System #15
Rho Factor (ρ)	ρ	=	1.300 ASCE 7-16 Section 12.3.4 Reliability Redundancy Factor
Spectral Response Short Period	S_s	=	0.415 ASCE 7-16 Chapter 22 ASCE 7 Hazard Report
Spectral Response Long Period	S_1	=	0.213 ASCE 7-16 Chapter 22 ASCE 7 Hazard Report
Approximate Fundamental Period ($T = T_a$)	T_a	=	0.189 ASCE 7-16 Section 11.4.6
Long Period	T_L	=	12.000 ASCE 7-16 Figure 22-14 to 22-17 ASCE 7 Hazard Report
$T_o = 0.20\ (S_{D1} / S_{DS})$	T_o	=	0.152 ASCE 7-16 Section 11.4.6
$T_s = (S_{D1} / S_{DS})$	T_s	=	0.760 ASCE 7-16 Section 11.4.6
Spectral Response Accelerations Short	S_{MS}	=	0.609 ASCE 7-16 Section 11.4.4 Site Coefficients MCE_R
Spectral Response Accelerations Long	S_{M1}	=	0.463 ASCE 7-16 Section 11.4.4 Site Coefficients MCE_R
Spectral Response Short Period	S_{DS}	=	0.406 ASCE 7-16 Section 11.4.5 Design Spectral Acceleration
Spectral Response Long Period	S_{D1}	=	0.309 ASCE 7-16 Section 11.4.5 Design Spectral Acceleration
Seismic Response Coefficient	C_s	=	0.062 ASCE 7-16 Eq. 12.8-2 Seismic Response Coefficient
Maximum Seismic Response Coefficient	$C_{s\,max}$	=	0.251 ASCE 7-16 Eq. 12.8-3 Maximum
Minimum Seismic Response Coefficient	$C_{s\,min}$	=	0.018 ASCE 7-16 Eq. 12.8-5 or 12.8-6 Minimum

V = 0.062 W

Site specific ground motion analysis is not required per ASCE 7-16 Section 11.4.8 Exception 2
Seismic Design Category specified from Table 11.4-2 only

STANDARD NOTES AND SPECIFICATIONS

2022 CBC INCLUDING SECTION C.B.C. 1603.1

GENERAL NOTES

1. DETAILS OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME NATURE AS SHOWN FOR SIMILAR CONSTRUCTION.
2. CONSTRUCTION SHALL CONFORM TO THE 2022 CBC AND ALL APPLICABLE CODES AND REGULATIONS.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE JOB.
4. CONTRACTOR SHALL NOTIFY THE ENGINEER AND ARCHITECT WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DRAWINGS OR DOCUMENTS. CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE BUILDING THAT IS IN CONFLICT, UNTIL CONFLICT IS RESOLVED WITH THE AFFECTED PARTIES.
5. ALL PRE-MANUFACTURED ROOF TRUSSES, PRE-MANUFACTURED "I" FLOOR JOISTS, PRE-MANUFACTURED LAMINATED VENEER & PARALLEL STRESS LUMBER BEAMS, AND GLUED LAMINATED BEAMS TO BE SUBMITTED TO THE PROJECT ARCHITECT AND/OR THE ENGINEER FOR REVIEW AND COORDINATION. A SUBMITTAL MAY THEN BE MADE TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL. INCLUDE A LETTER STATING THIS REVIEW AND COORDINATION HAS BEEN PERFORMED AND COMPLETED AND PLANS AND CALCULATIONS ARE FOUND TO BE ACCEPTABLE. TRUSS DRAWINGS AND LAYOUTS TO BE SUBMITTED PRIOR TO CONSTRUCTION AS PART OF DEFERRED SUBMITTAL PER 2022 CBC 107.3.4.1.
6. THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS AND ROOF DIAPHRAGMS, AND FINISH MATERIALS. PRIOR TO THE APPLICATION OF THE AFOREMENTIONED MATERIALS, OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
7. IN NO CASE SHOULD DRAWINGS, DETAILS, OR ANY PART OF THESE PLANS BE SCALED FOR ANY PURPOSE. IF ANY DIMENSIONS NOT SHOWN ARE REQUIRED IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE ENGINEER OR ARCHITECT FOR ADDITIONAL INFORMATION.

WALL FRAMING

1. UNLESS OTHERWISE NOTED STUDS IN EXTERIOR WALLS AND INTERIOR BEARING WALLS OF BUILDING NO MORE THAN TWO STORIES IN HEIGHT SHALL BE NOT LESS THAN 2x4 IN SIZE. FIRST FLOOR WALLS OF A THREE STORY BUILDING OR CRIPPLE WALL AT A TWO STORY BUILDING SHALL BE NOT LESS THAN 2x6 IN SIZE.
2. UNLESS SUPPORTED LATERALLY BY ADEQUATE FRAMING, THE MAXIMUM ALLOWABLE HEIGHT FOR STUDS SHALL BE 10'-0" UNLESS JUSTIFIED WITH AN ANALYSIS.
3. STUDS SUPPORTING FLOORS AND CEILINGS OR RAFTERS SHALL BE SPACED NOT MORE THAN 16" O.C. UNLESS NOTED OTHERWISE.
4. CRIPPLE WALLS SHALL BE FRAMED OF STUDS NOT LESS IN SIZE THAN THE STUDDING ABOVE WITH A MIN. LENGTH OF 14", OR SHALL BE FRAMED OF SOLID BLOCKING.
5. IF FINGER JOINTED STUDS ARE USED, THEY MUST BE DOUGLAS FIR STRESS RATED, UNLESS NOTED OTHERWISE.
6. PROVIDE FIRE BLOCKING AT 10'-0" INTERVALS AND AT ALL FLOOR AND CEILING LEVELS.
7. PROVIDE DOUBLE TRIMMERS AT ALL OPENINGS 8'-0" OR GREATER TYP. U.N.O.

HARDWARE AND FASTENERS IN PRESERVATIVE-TREATED WOOD ARE TO BE APPROVED SILICON BRONZE OR COPPER, STAINLESS STEEL OR HOT-DIPPED ZINC-COATED GALVANIZED STEEL PER 2022 CRC R317.3.1

SHEAR AND BRACED WALL PANEL NOTES

1. SHEATHING USED IN THE CONSTRUCTION OF SHEAR WALLS TO BE 4' x 8' MINIMUM EXCEPT AT BOUNDARIES OR AT CHANGES IN FRAMING.
2. FRAMING MEMBERS OR BLOCKING REQUIRED AT ALL PANEL EDGES IN SHEAR WALLS.
3. DO NOT BREAK FACE PLY WHEN NAILING ANY SHEAR WALLS.
4. NAILS SPECIFIED FOR SHEAR WALLS:

   8d - 2-1/2" LONG, 0.131 SHANK DIAMETER, 9/32" HEAD DIAMETER.
   10d - 3" LONG, 0.1483" SHANK DIAMETER, 5/16" HEAD DIAMETER.

   GUN NAILS TO MATCH ABOVE SPECIFICATIONS, LENGTH OF GUN NAILS FOR USE IN SHEAR WALLS MAY BE AS FOLLOWS:

   8d - TO PROVIDE 1-1/2" PENETRATION INTO FRAMING.
   10d - TO PROVIDE 1-5/8" PENETRATION INTO FRAMING.
5. MOISTURE CONTENT OF LUMBER NOT TO EXCEED 19% AT TIME OF FABRICATION OR CONSTRUCTION.
6. ALL FRAMING MEMBERS USED IN THE CONSTRUCTION OF THE SHEAR WALLS MUST BE DOUGLAS FIR NO HEM FIR OR SPF FRAMING IS TO BE USED UNLESS NOTED ON FRAMING PLANS.
7. NOTE THAT HORIZONTAL JOINTS DO NOT REQUIRE BLOCKING FOR BRACED WALL PANEL TYPES A & B PER TABLE 2308.6.3 (1) 2022 CBC.
8. BRACED WALL PANEL SOLE PLATES TO BE NAILED TO THE FLOOR FRAMING AND TOP PLATES, SHALL BE CONNECTED TO THE FRAMING ABOVE PER TABLE 2304.10.1. SILLS SHALL BE BOLTED TO THE FOUNDATION OR SLAB PER 2022 CBC 2308.6.7.3, 2308.3.1. WHERE JOIST ARE PERPENDICULAR TO BRACED WALL LINES ABOVE, BLOCKING SHALL BE PROVIDED UNDER AND IN LINE WITH THE BRACED WALL PANELS. PROVIDE (3)16d NAILS @ 16" O.C. (TYP.)

FOUNDATIONS

1. BEARING SOIL CONDITION IS CLASSIFIED BY MINIMUMS ALLOWED BY CODE OR SOILS REPORT IF AVAILABLE FOR PROJECT NOTED AT THE UPPER RIGHT CORNER OF THIS SHEET.
2. FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED NATURAL SOILS OR APPROVED ENGINEERED FILL.
3. EXCAVATIONS SHALL BE CLEANED OF ALL DEBRIS. STANDING WATER SHALL BE REMOVED.
4. FOUNDATIONS SHALL BE PLACED IN NEATLY CUT EXCAVATIONS.
5. SILL BOLTS SHALL EXTEND 7" MINIMUM INTO CONCRETE. (SECTION 2308.3.1, 2308.6.7.3 -CBC 2022)
6. HOLDOWN ANCHOR BOLTS SHALL EXTEND INTO CONCRETE THE DISTANCE SPECIFIED BY THE HARDWARE MANUFACTURER.

CONCRETE AND REINFORCING STEEL

1. CONCRETE CONSTRUCTION SHALL CONFORM TO CBC 2022 AND ACI-318-19(22).
2. THE WEIGHT AND MINIMUM 28 DAY STRENGTH OF CONCRETE SHALL BE AS FOLLOWS: SLAB ON GRADE AND FOOTINGS..... 150 PCF F'C = 2500 PSI (U.N.O. ON FOUNDATION PLANS)
3. CEMENT SHALL CONFORM TO ASTM C150 TYPE I OR 2, PROVIDE TYPE 5 CEMENT FOR SOILS CONTAINING SULFATE CONCENTRATIONS OF MORE THAN 0.2%.
4. CONCRETE AGGREGATES: NATURAL SANDS AND ROCK AGGREGATES SHALL CONFORM TO ASTM C33.
5. REINFORCING SHALL CONFORM TO ASTM A615 GRADE 40.
6. REINFORCING STEEL SHALL BE DETAILED, FABRICATED AND INSTALLED ACCORDING TO "MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION" BY WCRSI.
7. DIMENSIONS SHOWN FOR LOCATION OF REINFORCING ARE TO THE FACE OF MAIN AND DENOTE CLEAR COVERAGE. UNLESS OTHERWISE NOTED, CONCRETE SHALL BE AS FOLLOWS:
   CONCRETE DEPOSITED DIRECTLY AGAINST GROUND (EXCEPT SLABS) .....3"
   CONCRETE EXPOSED TO GROUND BUT PLACED IN FORMS.....2"
   SLABS ON GRADE.....POSITION IN CENTER OF SLAB.
8. LAP SPLICE FOR CONCRETE REINFORCEMENT SHALL BE IN ACCORDANCE WITH ACI318-14 SECTION 12.14. REBAR LAP SPLICES FOR PLANE CONCRETE FOOTING SHALL BE 48 BAR DIAMETERS MINIMUM.
9. REMOVE ALL DEBRIS FROM THE FORMS BEFORE PLACING ANY CONCRETE.
10. REINFORCING DOWELS, BOLTS, ANCHORS, SLEEVES, ETC., TO BE EMBEDDED IN CONCRETE SHALL BE SECURELY POSITIONED BEFORE PLACING CONCRETE.
11. MAXIMUM FREE FALL OF CONCRETE SHALL BE 4'-0".
12. NO WOOD SPREADERS ARE ALLOWED.
13. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS AND FLOOR PLANS FOR LOCATION OF ALL PIPES, CONDUITS, ETC.
14. PIPE OR DUCTS EXCEEDING ONE-THIRD THE SLAB OR WALL THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED.
15. PIPE MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES, BUT NOT BE EMBEDDED THEREIN.
16. THE STRENGTH LEVEL OF THE CONCRETE WILL BE CONSIDERED SATISFACTORY IF THE AVERAGE OF THE STRENGTH TESTS OF A GIVEN AREA OR PANEL EQUALS OR EXCEEDS THE SPECIFIED STRENGTH AT 28 DAYS, WITH NO INDIVIDUAL STRENGTH TEST OF SUCH AREA OR PANEL LESS THAN 5% BELOW THAT SPECIFIED. CONCRETE THAT DOES NOT MEET OR EXCEED THESE CRITERIA WILL BE REMOVED BY THE CONTRACTOR AND REPLACED WITH CONCRETE WHICH CONFORMS TO THESE CRITERIA.
17. PROVIDE 3/4" CHAMFERS AT ALL EXPOSED CORNERS.
18. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENTS, CLIPS OR GROUNDS REQUIRED TO BE CAST IN CONCRETE, AND FOR LOCATIONS OF FLOOR FINISHES AND SLAB DEPRESSIONS.
19. CONCRETE SHALL NOT BE ALLOWED TO CURE IN TEMPERATURES LESS THAN 40 DEGREES FAHRENHEIT FOR THE FIRST THREE DAYS.
20. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR COLD WEATHER CONCRETING WHERE REQUIRED.
21. NO. 5 OR LARGER REINFORCING BARS SHALL NOT BE RE-BENT WITHOUT APPROVAL BY THE STRUCTURAL ENGINEER. DOWELS SHALL HAVE A MINIMUM PROJECTION EQUAL TO STANDARD LAP SPLICE UNLESS OTHERWISE SHOWN.
22. ALL CONTINUOUS BARS OR DOWELS SHALL LAP 48 DIAMETERS.
23. WELDING OF REBAR IS NOT PERMITTED UNLESS PROCEDURE APPROVED BY THE STRUCTURAL ENGINEER.

WOOD

1. ALL STRUCTURAL WOOD SHALL CONFORM WITH THE FOLLOWING SPECIFICATIONS.

DOUGLAS FIR LARCH GRADING RULES #17.	WEST COAST LUMBER INSPECTION BUREAU
REDWOOD	CALIFORNIA REDWOOD ASSOCIATION GRADING RULES.
GLUED LAMINATED BEAMS	GLUED LAMINATED FABRICATION SHALL BE PERFORMED IN AN APPROVED FABRICATION'S SHOP IN ACCORDANCE WITH 2022 CBC 1704.2 STANDARD SPECIFICATIONS FOR STRUCTURAL GLUED LAMINATED TIMBER, ANSI/ATC A190.1-02. GLUE-LAM BEAMS SHALL BE INSPECTED AND A CERTIFICATE PROVIDED TO FIELD INSPECTOR AT THE TIME OF FRAMING INSPECTION.
OSB PLYWOOD STRUCTURAL USE PANELS.	U.S. PRODUCT STANDARDS P.S. 2-92 FOR WOOD BASED
MICROLLAM LVL BEAMS SHALL BE 1 3 /4" STANDARD WIDTH.	NATIONAL EVALUATION REPORT NO. NER-126 BEAM
PARALLAM PSL BEAMS	NATIONAL EVALUATION REPORT NO. NER-292.

2. MINIMUM GRADES SHALL BE:

HORIZONTAL FRAMING 4X FRAMING: #2 D.F.L. 6X AND LARGER #1 D.F.L.	2x FRAMING : #2 D.F.L.
WALL FRAMING 2x6 AND LARGER FRAMING: #2 D.F.L.	2x4 FRAMING : STANDARD OR BETTER D.F.L.
GLUED LAMINATED MEMBERS	COMBINATION 24F-V4 3000' RADIUS
STRUCTURAL PLYWOOD	APA RATED SHEATHING
MICROLLAM LVL BEAMS	DOUGLAS FIR 1.9E
PARALLAM PSL BEAMS	DOUGLAS FIR 2.0E

3. BEARING AND SHEAR WALLS HAVE DOUBLE TOP PLATES, LAPPED AT WALL AND PARTITION INTERSECTIONS w/(3)16d NAILS. SPLICE UPPER AND LOWER PLATES BY LAPPING 48" MINIMUM WITH (24) 16d NAILS IN LAP.
4. PROVIDE SOLID BLOCKING BETWEEN RAFTERS OR JOISTS AT ALL SUPPORTS.
5. HOLES FOR BOLTS IN WOOD SHALL BE BORED OF THE SAME NOMINAL DIAMETER AS THE BOLT + 1/16".
6. LAG SCREWS AND WOOD SCREWS SHALL BE SCREWED AND NOT DRIVEN INTO PLACE.
7. ALL BOLTS SHALL BE PROVIDED WITH METAL WASHERS UNDER HEADS AND NUTS WHICH BEAR ON WOOD. APPLIES ALSO TO INSERTED EXPANDING FASTENERS, RED HEADS, ETC.

WASHERS FOR WOOD TO WOOD CONNECTIONS TO BE AS FOLLOWS:

BOLT DIAMETER	M.I. WASHER	STEEL WASHER
1/2" Ø	2-1/2" Ø x 1/4"	2" x 2" x 1/4"
5/8" Ø	3-1/4" Ø x 5/16"	2-1/2" X 2-1/2" X 1/4"
3/4" Ø	3" Ø x 7/8"	3" x 3" x 5/16"
7/8" Ø	3-1/2" Ø x 7/16"	3-1/2" x 3-1/2" x 3/8"
1" Ø	4" Ø x 1/2"	3-3/4" x 3-3/4" x 3/8"

8. ALL BOLT AND LAG SCREWS SHALL BE TIGHTENED AT THE TIME OF INSTALLATION AND RE-TIGHTENED BEFORE CLOSING IN OR AT COMPLETION OF JOB.
9. INSTALL ALL STRUCTURAL PLYWOOD ON ROOF AND FLOORS WITH FACE GRAIN PERPENDICULAR TO SUPPORTS.
10. ALL JOIST HANGERS, STRAPS, HOLDOWNS, CLIPS, ANCHORS ... TO BE SIMPSON STRONG-TIE OR EQUAL.
11. ALL WOOD STRUCTURAL MEMBERS, WHEN DESIGNED TO BE EXPOSED IN OUTDOOR APPLICATIONS, SHALL BE WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD. 2022 CBC 2304.12.2.3.

WOOD cont'd

12. WOOD IN PERMANENT CONTACT WITH CONCRETE TO BE PRESSURE TREATED LUMBER PER CBC 2304.12.1.
13. MOISTURE CONTENT OF LUMBER NOT TO EXCEED 19% AT TIME OF FABRICATION OR CONSTRUCTION.
14. FIELD CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4. [R317.1.1]

MANUFACTURED TRUSS DESIGN NOTES

1. TRUSS MANUFACTURER TO PROVIDE SHOP DRAWINGS TO THE PROJECT ENGINEER AND BUILDING DEPARTMENT FOR APPROVAL PRIOR TO FABRICATION OF THE TRUSSES.
2. TRUSSES SHALL NOT BE MODIFIED IN THE FIELD WITHOUT A ENGINEERED TRUSS REPAIR DRAWING PROVIDED BY EITHER THE TRUSS MANUFACTURER'S ENGINEER OR ENGINEER OF RECORD.
3. TRUSS SHOP DRAWINGS SHALL MEET THE REQUIREMENTS OF SECTION 2303.4 OF THE 2022 CBC.
4. TRUSS SPACING AND LOADING TO BE AS SPECIFIED ON THE ROOF FRAMING PLAN, SECTION 1607, AND TABLE 1607.1 OF THE 2022 CBC.
5. GABLE END TRUSSES SHALL BE DESIGNED FOR THE EFFECTS OF OUT-OF-PLANE LOADS DUE TO WIND, AT A MINIMUM, NON-STRUCTURAL GABLE END TRUSSES SHALL HAVE 2X4 GABLE STUDS @ 16" O.C. AS NOTED BELOW.

   2x4 STD. D.F.L. UP TO 78" LONG.
   2x4 NO.2 D.F.L. 78" TO 96" LONG.
   2x4 NO.1 D.F.L. 96" TO 124" LONG.
6. STRUCTURAL GABLE END TRUSSES SHAL BE DESIGNED AS NOTED ABOVE WITH THE DIAGONAL WEBS BRACED FOR OUT-OF-PLANE WIND LOADING.
7. SHOP DRAWING, PLACEMENT PLANS, BRACING, AND ERECTION DETAIL TO BE PROVIDED TO THE CONTRACTOR BY THE TRUSS MANUFACTURER.
8. ALL TRUSS MEMBERS TO BE 2x4 MINIMUM, ALL LUMBER TO BE DOUGLAS FIR LARCH, GRADE TO BE DETERMINED BY THE TRUSS MANUFACTURER. HEM FIR IS NOT TO BE USED IN THE FABRICATION OF THE TRUSSES UNLESS APPROVED BY THE PROJECT ENGINEER PRIOR TO FABRICATION.
9. ALL HIP TRUSS SYSTEMS TO HAVE A MINIMUM 8'-0" SET BACK FROM EXTERIOR END WALLS FOR SLOPES 4/12 AND LESS. SLOPES GREATER THAN 4/12 MAY HAVE A 6'-0" SETBACK.
10. ALL TRUS JOIST TJI FLOOR AND ROOF FRAMING MEMBERS TO COMPLY WITH ICC ESR-1153.

2022 CBC AutoCAD

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1989 - 2024 35 YEARS OF EXCELLENCE Norman Scheel Structural Engineer

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PROJ. MGR.: MA
ENGINEER: NS
DRAWN BY: LT
CHECKED BY: MA

ISSUE DATE: 7/26/2024

REVISIONS:
1
2
3
4
5
6

REGISTERED PROFESSIONAL ENGINEER NORMAN J SCHEEL No. 2567 Exp. 12-31-25 STRUCTURAL STATE OF CALIFORNIA

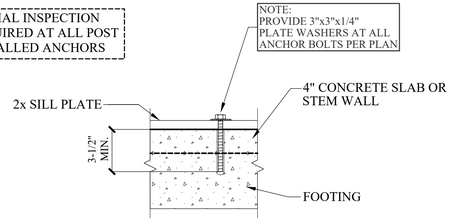
7/26/2024
SHEET
SC-1
COVER SHEET

JOB NO. 24202

TITEN HD AS A DIRECT 1 TO 1 REPLACEMENT FOR SILL BOLTS

SPECIAL INSPECTION REQUIRED AT ALL POST INSTALLED ANCHORS

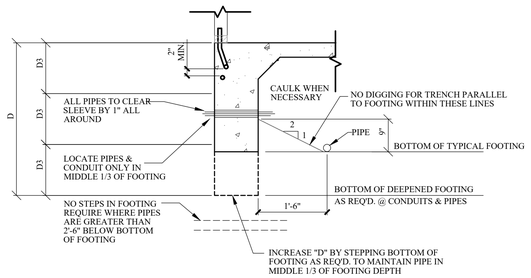
NOTE: PROVIDE 3"x3"x1/4" PLATE WASHERS AT ALL ANCHOR BOLTS PER PLAN



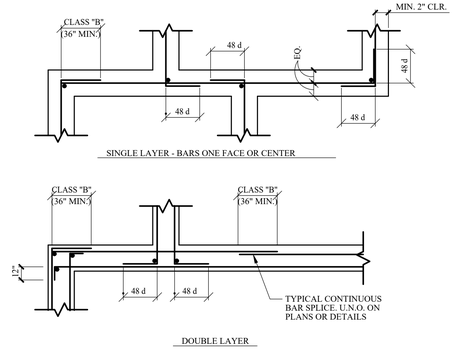
TITEN HD	MODEL	SILL PLATE	MIN. TO EDGE OF CONC.	MIN. TO END OF CONC.
5/8"x6"	THD6200H	2x P.T.D.F.	1-3/4"	10"
5/8"x6 1/2"	THD62612H	3x P.T.D.F.	1-3/4"	10"

SEISMIC D-E-F

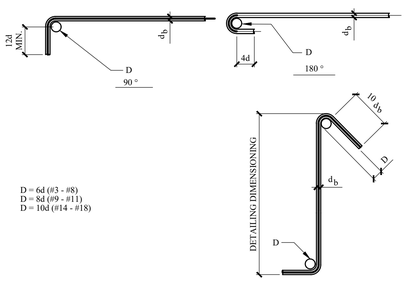
ANCHOR BOLTS TITEN HD



PIPES AND CONDUITS AT FOUNDATION

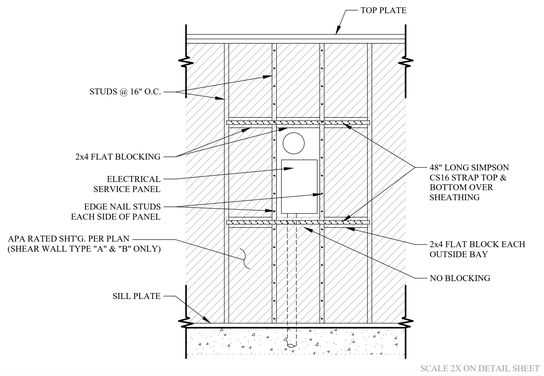


REINFORCING BAR SPLICES



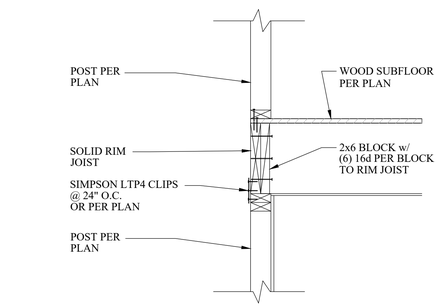
D = 6d (#3 - #8)
D = 8d (#9 - #11)
D = 10d (#14 - #18)

STIRRUP AND TIE HOOKS



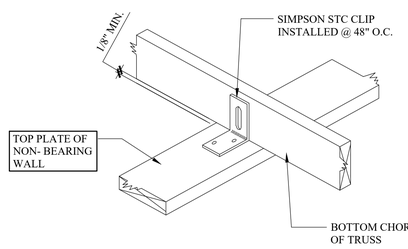
SCALE 2X ON DETAIL SHEET

SERVICE PANEL AT SHEAR WALL



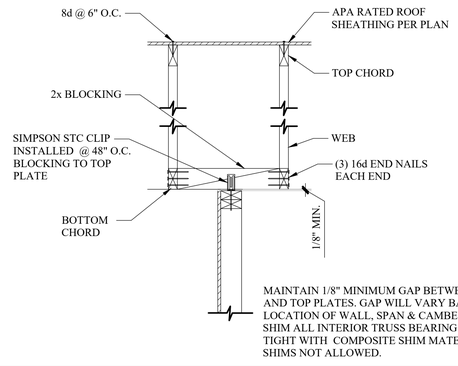
291 SQUASH BLOCK AT POST ABOVE

MAINTAIN 1/8" MINIMUM GAP BETWEEN TRUSS AND TOP PLATES. GAP WILL VARY BASED ON LOCATION OF WALL, SPAN & CAMBER, OF TRUSS. SHIM ALL INTERIOR TRUSS BEARING LOCATION TIGHT WITH COMPOSITE SHIM MATERIAL, WOOD SHIMS NOT ALLOWED.



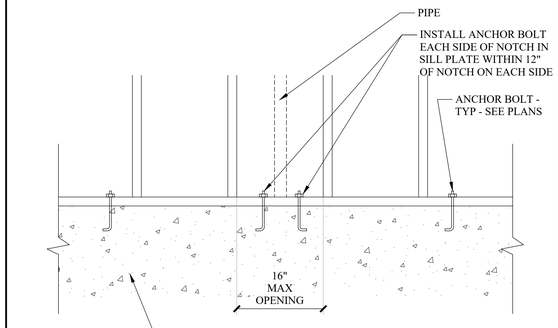
TYPICAL AT ALL PERPENDICULAR INTERIOR WALLS

SIMPSON STC CLIP

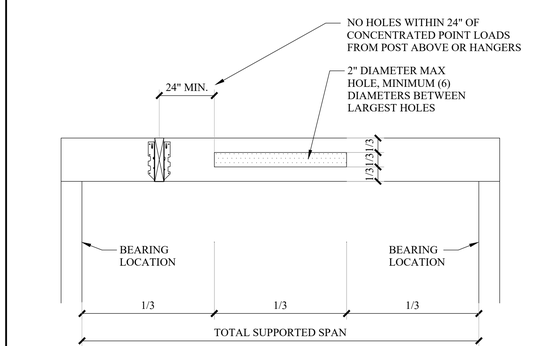


MAINTAIN 1/8" MINIMUM GAP BETWEEN TRUSS AND TOP PLATES. GAP WILL VARY BASED ON LOCATION OF WALL, SPAN & CAMBER, OF TRUSS. SHIM ALL INTERIOR TRUSS BEARING LOCATION TIGHT WITH COMPOSITE SHIM MATERIAL, WOOD SHIMS NOT ALLOWED.

NON BEARING WALL PARALLEL TO TRUSSES



NOTCH AT SILL PLATE FOR PLUMBING CONDUIT



DRILLED HOLES IN BEAM OR JOIST

2022 CBC TABLE 2304.10.2 FASTENING SCHEDULE

NOTE: THIS FASTENING SCHEDULE TO BE USED UNLESS NOTED OTHERWISE ON PLAN AND ENGINEERING SHEET(S).

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
ROOF		
1. BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	(3) 8d COMMON (2-1/2" x 0.131"); OR (3) 10d BOX (3" x 0.128"); OR (3) 3" x 0.131" NAILS ; OR (3) 3" 16 GAGE STAPLES, 7/16" CROWN	EACH END, TOENAIL
BLOCKING BETWEEN RAFTERS OR TRUSSES NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	(2) 8d COMMON (2-1/2" x 0.131") (2) 3" x 0.131" NAILS (2) 3" 16 GAGE STAPLES	EACH END, TOENAIL
	(2) 16d COMMON (3-1/2" x 0.162") (3) 3" x 0.131" NAILS (3) 3" 16 GAGE STAPLES	END NAIL
FLAT BLOCKING TO TRUSS AND WEB FILLER	16d COMMON (3-1/2" x 0.162") @ 6" O.C. 3" x 0.131" NAILS @ 6" O.C. 3" 16 GAGE STAPLES @ 6" O.C.	FACE NAIL
2. CEILING JOISTS TO TOP PLATES	(3) 8d COMMON (2-1/2" x 0.131"); OR (3) 10d BOX (3" x 0.128"); OR (3) 3" x 0.131" NAILS ; OR (3) 3" 16 GAGE STAPLES, 7/16" CROWN	EACH JOIST, TOENAIL
3. CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (NO TIES/ET) SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)	(3) 16d COMMON (3-1/2" x 0.162"); OR (4) 10d BOX (3" x 0.128"); OR (4) 3" x 0.131" NAILS ; OR (4) 3" 16 GAGE STAPLES, 7/16" CROWN	FACE NAIL
4. CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)	PER TABLE 2308.7.3.1	FACE NAIL
5. COLLAR TIE TO RAFTER	(3) 10d COMMON (3" x 0.148") ; OR (4) 10d BOX (3" x 0.128") ; OR (4) 3" x 0.131" NAILS ; OR (4) 3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
6. RAFTER OR ROOF TRUSS TO TOP PLATE (SEE SECTION 2308.7.3, TABLE 2308.7.3)	(3) 16d COMMON (3" x 0.148") ; OR (3) 16d BOX (3-1/2" x 0.135"); OR (4) 10d BOX (3" x 0.128"); OR (4) 3" x 0.131" NAILS ; OR (4) 3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL
7. ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS; OR ROOF RAFTER TO 2-INCH RIDGE BEAM	(2) 16d COMMON (3-1/2" x 0.162"); OR (3) 10D BOX (3" x 0.128") ; OR (3) 3" X 0.131" NAILS ; OR (3) 3" 14 GAGE STAPLES, 7/16" CROWN ; OR	END NAIL
	(3) 16d COMMON (3" x 0.148"); OR (4) 16d BOX (3-1/2" x 0.135"); OR (4) 10d BOX (3" x 0.128"); OR (4) 3" x 0.131" NAILS ; OR (4) 3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL
WALL		
8. STUD TO STUD (NOT BRACED WALL PANELS)	16d COMMON (3-1/2" x 0.162");	24" O.C. FACE NAIL
	16d COMMON (2-1/2" x 0.128") , OR 3" x 0.131" NAILS ; OR (3) 3" 14 GAGE STAPLES, 7/16" CROWN	16" O.C. FACE NAIL
	16d COMMON (3-1/2" x 0.162"); OR	16" O.C. FACE NAIL
9. STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d BOX (3-1/2" x 0.135"); OR	12" O.C. FACE NAIL
	3" x 0.131" NAILS ; OR (3) 3" 14 GAGE STAPLES, 7/16" CROWN	12" O.C. FACE NAIL
10. BUILT-UP HEADER (2" TO 2" HEADER)	16d COMMON (3-1/2" x 0.162") , OR	16" O.C. EACH EDGE, FACE NAIL
	16d BOX (3-1/2" x 0.135")	12" O.C. EACH EDGE, FACE NAIL
11. CONTINUOUS HEADER TO STUD	(4) 8d COMMON (2-1/2" x 0.131"); OR (4) 10d BOX (3" x 0.128")	TOENAIL
12. TOP PLATE TO TOP PLATE	16d COMMON (3-1/2" x 0.162"); OR	16" O.C. FACE NAIL
	10d BOX (3-1/2" x 0.128") ; OR 3" x 0.131" NAILS ; OR 3" 14 GAGE STAPLES, 7/16" CROWN	12" O.C. FACE NAIL
13. TOP PLATE TO TOP PLATE, AT END JOINTS	(8) 16d COMMON (3-1/2" x 0.162"); OR (12) 10d BOX (3" x 0.128"); OR (12) 3" x 0.131" NAILS ; OR (12) 3" 14 GAGE STAPLES, 7/16" CROWN	EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3-1/2" x 0.162") ; OR	16" O.C. FACE NAIL
	10d BOX (3-1/2" x 0.128") ; OR 3" x 0.131" NAILS ; OR 3" 14 GAGE STAPLES, 7/16" CROWN	12" O.C. FACE NAIL
15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING AT BRACED WALL PANELS	(2) 16d COMMON (3-1/2" x 0.162"); OR (3) 16d BOX (3" x 0.135"); OR (4) 3" x 0.131" NAILS ; OR (4) 3" 14 GAGE STAPLES, 7/16" CROWN	16" O.C. FACE NAIL
16. STUD TO TOP OR BOTTOM PLATE	(4) 8d COMMON (2-1/2" x 0.131"); OR (4) 10d BOX (3" x 0.128"); OR (4) 3" x 0.131" NAILS ; OR (4) 3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL
	(2) 16d COMMON (3-1/2" x 0.162"); OR (3) 10d BOX (3" x 0.128"); OR (3) 3" x 0.131" NAILS ; OR (3) 3" 14 GAGE STAPLES, 7/16" CROWN	END NAIL
17. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	(2) 16d COMMON (3-1/2" x 0.162"); OR (3) 10d BOX (3" x 0.128"); OR (3) 3" x 0.131" NAILS ; OR (3) 3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL

2022 CBC TABLE 2304.10.2 FASTENING SCHEDULE

NOTE: THIS FASTENING SCHEDULE TO BE USED UNLESS NOTED OTHERWISE ON PLAN AND ENGINEERING SHEET(S).

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
WALL		
18. 1" BRACE TO EACH STUD AND PLATE	(3) 8d COMMON (2-1/2" x 0.131"); OR (2) 10d BOX (3" x 0.128"); OR (2) 3" x 0.131" NAILS ; OR (2) 3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
19. 1" x 6" SHEATHING TO EACH BEARING	(3) 8d COMMON (2-1/2" x 0.131"); OR (2) 10d BOX (3" x 0.128")	FACE NAIL
20. 1" x 8" AND WIDER SHEATHING TO EACH BEARING	(3) 8d COMMON (2-1/2" x 0.131"); OR (3) 10d BOX (3" x 0.128")	FACE NAIL
FLOOR		
21. JOIST TO SILL, TOP PLATE, OR GIRDER	(3) 8d COMMON (2-1/2" x 0.131"); OR FLOOR (3) 10d BOX (3" x 0.128"); OR (3) 3" x 0.131" NAILS ; OR (3) 3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL
22. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	8d COMMON (2-1/2" x 0.131"); OR 10d BOX (3" x 0.128"); OR 3" x 0.131" NAILS ; OR 3" 14 GAGE STAPLES, 7/16" CROWN	6" O.C., TOENAIL
23. 1" x 6" SUBFLOOR OR LESS TO EACH JOIST	(2) 8d COMMON (2-1/2" x 0.131"); OR (2) 10d BOX (3" x 0.128")	FACE NAIL
24. 2" SUBFLOOR TO JOIST OR GIRDER	(2) 16d COMMON (3-1/2" x 0.162")	EACH NAIL
25. 2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	(2) 16d COMMON (3-1/2" x 0.162")	EACH BEARING, FACE NAIL
26. BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20d COMMON (4" x 0.192")	32" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	10d BOX (3-1/2" x 0.128"); OR 3" x 0.131" NAILS ; OR 3" 14 GAGE STAPLES, 7/16" CROWN	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	AND (2) 20d COMMON (4" x 0.192"); OR FLOOR (3) 10d BOX (3" x 0.128"); OR (3) 3" x 0.131" NAILS ; OR (3) 3" 14 GAGE STAPLES, 7/16" CROWN	ENDS AND AT EACH SPLICE, FACE NAIL
27. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	(3) 16d COMMON (3-1/2" x 0.162"); OR (4) 10d BOX (3" x 0.128"); OR (4) 3" x 0.131" NAILS ; OR (4) 3" 14 GAGE STAPLES, 7/16" CROWN	EACH JOIST OR RAFTER, FACE NAIL
28. JOIST TO BAND JOIST OR RIM JOIST	(3) 16d COMMON (3-1/2" x 0.162"); OR (4) 10d BOX (3" x 0.128"); OR (4) 3" x 0.131" NAILS ; OR (4) 3" 14 GAGE STAPLES, 7/16" CROWN	END NAIL
29. BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	(2) 8d COMMON (2-1/2" x 0.131"); OR (2) 10d BOX (3" x 0.128"); OR (2) 3" x 0.131" NAILS ; OR (2) 3" 14 GAGE STAPLES, 7/16" CROWN	EACH END, TOENAIL

WOOD STRUCTURAL PANELS (WSP), SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING

			EDGES (INCHES)	INTERMEDIATE SUPPORTS (INCHES)
30. 3/8" - 1/2"	6d COMMON OR DEFORMED (2" x 0.113"); OR 2-3/8" x 0.113" NAIL (SUBFLOOR AND WALL)		6	12
	6d COMMON OR DEFORMED (2-1/2" x 0.131" x 0.281" HEAD) (ROOF) OR RSRS-01 (2-3/8" x 0.113") NAIL (ROOF) [d]		6 [e]	6 [e]
	2-3/8" x 0.113" x 0.266" HEAD NAIL (ROOF)		3 [f]	3 [f]
	1-3/4" 16 GAGE STAPLE, 7/16" CROWN (SUBFLOOR AND WALL)		4	8
	1-3/4" 16 GAGE STAPLE, 7/16" CROWN (ROOF)		3 [f]	3 [f]
31. 19/32" - 3/4"	8d COMMON (2-1/2" x 0.131"); OR DEFORMED (2" x 0.113") (SUBFLOOR & WALL)		6	12
	8d COMMON OR DEFORMED (2-1/2" x 0.131" X 0.281" HEAD) (ROOF) OR RSRS-01 (2-3/8" x 0.113") NAIL (ROOF) [d]		6 [e]	6 [e]
	2-3/8" x 0.113" x 0.266" HEAD NAIL ; OR 2" 16 GAGE STAPLE, 7/16" CROWN		4	8
32. 7/8" - 1-1/4"	10d COMMON (3" x 0.148") ; OR 8d DEFORMED (2-1/2" x 0.131")		6	12
OTHER EXTERIOR WALL SHEATHING				
33. 1/2" FIBERBOARD SHEATHING [b]	1-1/2" GALVANIZED ROOFING NAIL (7/16" HEAD DIAMETER); OR 1-1/4" 16 GAGE STAPLE WITH 7/16" OR 1" CROWN		3	6
34. 25/32" FIBERBOARD SHEATHING [b]	1-3/4" GALVANIZED ROOFING NAIL (7/16" HEAD DIAMETER); OR 1-1/2" 16 GAGE STAPLE WITH 7/16" OR 1" CROWN		3	6

2022 CBC TABLE 2304.10.2 FASTENING SCHEDULE

NOTE: THIS FASTENING SCHEDULE TO BE USED UNLESS NOTED OTHERWISE ON PLAN AND ENGINEERING SHEET(S).

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING		
		EDGES (INCHES) / INTERMEDIATE SUPPORTS (INCHES)
35. 3/4" AND LESS	8d COMMON (2-1/2" x 0.131"); OR 6d DEFORMED (2" x 0.113")	6 / 12
36. 7/8" - 1"	8d COMMON (2-1/2" x 0.131"); OR 8d DEFORMED (2-1/2" x 0.131")	6 / 12
37. 1-1/8" - 1-1/4"	10d COMMON (3" x 0.148") ; OR 8d DEFORMED (2-1/2" x 0.131")	6 / 12
PANEL SIDING TO FRAMING		
38. 1/2" OR LESS	6d CORROSION-RESISTANT SIDING (1-7/8" x 0.106"); OR 6d CORROSION-RESISTANT CASING (2" x 0.099")	6 / 12
39. 5/8"	8d CORROSION-RESISTANT SIDING (2-3/8" x 0.128"); OR 6d CORROSION-RESISTANT CASING (2-1/2" x 0.113")	6 / 12
INTERIOR PANELING		
40. 1/4"	4d CASING (1-1/2" x 0.080") ; OR 4d FINISH (1-1/2" x 0.072")	6 / 12
41. 3/8"	6d CASING (1-1/2" x 0.099") ; OR 6d FINISH (PANEL SUPPORTS AT 24 INCHES)	6 / 12

FOR SI: 1 INCH = 25.4 mm

a. NAILS SPACED AT 6 INCHES AT INTERMEDIATE SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.

b. SPACING SHALL BE 6 INCHES ON CENTER ON THE EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS FOR NON STRUCTURAL APPLICATIONS. PANEL SUPPORTS AT 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).

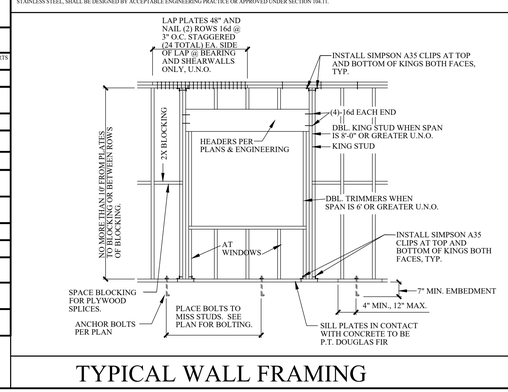
c. WHERE THE RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE AND THE CEILING JOIST IS FASTENED TO THE TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE, THE NUMBER OF TOENAILS IN THE AFTER SHALL BE PERMITTED TO BE REDUCED BY ONE NAIL.

d. RSRS-01 IS ROOF SHEATHING RING SHANK NAIL MEETING THE SPECIFICATIONS IN ASTM F1667.

e. TABULATED FASTENERS REQUIREMENTS APPLY WHERE THE ULTIMATE DESIGN WIND SPEED IS LESS THAN 140 MPH. FOR WOOD STRUCTURAL PANEL ROOF SHEATHING ATTACHED TO GABLE-END ROOF FRAMING AND TO INTERMEDIATE SUPPORTS WITHIN 48 INCHES OF ROOF EDGES AND RIDGES, NAILS SHALL BE SPACED AT 6 INCHES ON CENTER WHERE THE ULTIMATE DESIGN WIND SPEED IS GREATER THAN 130 MPH IN EXPOSURE B OR GREATER THAN 110 MPH IN EXPOSURE C. SPACING EXCEEDING 6 INCHES ON CENTER AT INTERMEDIATE SUPPORTS SHALL BE PERMITTED WHERE THE FASTENING IS DESIGNED PER THE AWC NDS.

f. FASTENING IS ONLY PERMITTED WHERE THE ULTIMATE DESIGN WIND SPEED IS LESS THAN OR EQUAL TO 110 MPH.

g. NAILS AND STAPLER ARE CARBON STEEL MEETING THE SPECIFICATIONS OF ASTM F1667. CONNECTIONS USING NAILS AND STAPLES OF OTHER MATERIALS, SUCH AS STAINLESS STEEL, SHALL BE DESIGNED BY ACCEPTABLE ENGINEERING PRACTICE OR APPROVED UNDER SECTION 104.11.



TYPICAL WALL FRAMING

Norman Scheel Structural Engineer

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(916) 536-9585
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1989 - 2024 35 YEARS OF EXCELLENCE Norman Scheel Structural Engineer

REMODEL / ADDITION
70 DEERWOOD WAY
FOLSOM, CA 95630

YUEN & YUET LOUIE
70 DEERWOOD WAY
FOLSOM, CA 95630

PROJ. MGR.: MA
ENGINEER: NS
DRAWN BY: LT
CHECKED BY: MA

ISSUE DATE: 7/26/2024

REVISIONS:
1
2
3
4
5
6

REGISTERED PROFESSIONAL ENGINEER NORMAN J SCHEEL No. 2567 Exp. 12-31-25 STRUCTURAL STATE OF CALIFORNIA

7/26/2024

SHEET
SC-1a
FASTENING SCHEDULE

JOB NO. 24202

Footing Specifications

Footing Width	=	12 *in*	Allowable Soil Bearing Pressure	=	1500 psf
Footing Depth	=	12 *in*	Maximum allowable load on footing	=	1500 plf
Minimum # Bars	=	1 *Top and Bottom*	Maximum point load on continuous footing	=	5242 #
Size of Bars	=	4	Area of steel used for calculations	=	0.20 in2

Pad Footing Specifications

Footing #	Size	Thickness	Depth	Rebar	Maximum Load (#)

Wall Framing Specifications

1ST FLOOR WALL FRAMING TO BE 2X6 NO. 2 D.F.L. 16 O.C. UNLESS NOTED OTHERWISE ON PLANS. TRIMMER AND KING STUD SPECIFICATIONS AS NOTED ON HEADER TABLES. POST AT BEAMS AS SPECIFIED ON PLANS.

Header Specifications 1st Floor

Size	Grade and Type	Length	Trimmer	King Stud
6x8	No. 1 D.F.L.	4'-0"	2x	2x
6x8	No. 1 D.F.L. *4A*	5'-0"	2x	2x
6x8	No. 1 D.F.L.	6'-0"	2x	2-2x
0	0	0	2-2x	2-2x

Beam Specifications

Beam #	Size	Grade and Type	Location
Beam #1	8x8	No. 1 D.F.L.	ENTRY PORCH
Beam #2	8x8	No. 1 D.F.L.	ENTRY PORCH
Beam #3	6x10	No. 1 D.F.L.	CEILING BEAM
Beam #4	6x10	No. 1 D.F.L.	CEILING BEAM
Beam #5	5 1/4"x11 7/8"	2.0E PSL	FLOOR BEAM
Beam #6	6x10	No. 1 D.F.L.	WALKWAY STAIRS

FOUNDATION SPECIFICATIONS

FOOTING DEPTH	=	12 "
FOOTING WIDTH	=	12 "
STEM WALL AT GARAGE	=	8 "
STEM WALL AT HOUSE	=	8 "
SOIL BEARING PRESSURE	=	1500 PSF

FOUNDATION DESIGNED PER 2019 CBC MINIMUMS OR SOILS REPORT PROVIDED BY:

2022 CBC Code Minimum

REPORT #

DATE

2500 PSI DESIGN MIX MINIMUM. USE (1) #4 GRADE 40 BARS TOP AND BOTTOM IN ALL CONTINUOUS FOOTINGS AND AS NOTED AT SPECIAL LOADS ON FOUNDATION PLAN.

RAISED FOUNDATION FLOOR LOADING

FLOOR LIVE LOAD	(L)	=	40 PSF
FLOOR DEAD LOAD	(D)	=	10 PSF
DURATION OF LOAD		=	1.00

ALL FLOOR JOIST TO BE 0 0 AT 0 UNLESS NOTED OTHERWISE ON FOUNDATION PLAN

FLOOR SHEATHING TO BE WITH . FACE GRAIN PERPENDICULAR TO FRAMING UNLESS NOTED OTHERWISE ON PLANS.

ALL DEPTH DIMENSIONS ARE INTO UNDISTURBED SOIL BELOW ADJACENT GRADE AND / OR ANY FILL.

MAINTAIN MIN. 8" BETWEEN WOOD AND EARTH AROUND BUILDING.

OBSERVATION OF SITE PREPARATION, GRADING, PLACEMENT AND COMPACTION OF FILL OPERATIONS BY THE GEOTECHNICAL ENGINEER.

PROVIDE 5/8" DIA. x 12" ANCHOR BOLTS AND 3"x3"x1/4" PLATE WASHERS AT PRESSURE TREATED SILL PLATE. MIN. (2) BOLTS PER SILL AND (1) BOLT WITHIN 4" MIN., 12" MAX. OF END OF SILL, MIN. (7) BOLT DIA. END DISTANCE. MAX. 6' O.C. BOLT SPACING. MIN 7" INTO CONC. AND PER SHEAR WALL SPECIFICATIONS.

ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 40.

PAD FOOTINGS GREATER THAN 24" SQ. REQUIRE #4 BARS @ 8" O.C. EACH WAY 3" CLEAR FROM THE BOTTOM OF THE FOOTING.

INSTALL 2x / 4x HOLDOWN POST AT ENDS OF ALL SHEAR WALLS, PER PLAN. SEE TABLE AND CALCULATIONS FOR H.D. STUD SIZE REQUIRED.

DENOTES STRUCTURAL DETAILS ON SHEET(S) SD-1 ..... ETC.

FOR ADDITIONAL SPECIFICATIONS AND TYPICAL DETAILS SEE SHEET SC-1.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL OF THE NOTES AND TYPICAL DETAILS ON SHEET SC-1 SO THAT THEY MAY BE INCORPORATED INTO THE CONSTRUCTION OF THIS STRUCTURE.

FLOOR JOIST SPECIFICATIONS

NAIL FLOOR SHEATHING AT ALL DRAG STRUT LINES WITH 8d @ 6" O.C. TYP. U.N.O.

FOR NAILING NOT SHOWN, SEE NAILING SCHEDULE ON SHEET SC-1a OR TABLE 2304.10.2 2022 CBC.

FLOOR JOIST MANUFACTURER TO SUPPLY LICENSED, ENGINEERED, SEALED DRAWINGS TO THE PROJECT ENGINEER PRIOR TO JOIST PLACEMENT.

DO NOT CUT OR MODIFY ANY FLOOR JOIST WITHOUT WRITTEN CONSENT OF THE TRUSS MANUFACTURER AND PROJECT ENGINEER.

DOUBLE TOP PLATE, MIN. 48" SPLICES. NAIL WITH (12) 16d NAILS EACH SIDE OF LAP.

ALL HEADERS AND BEAMS TO BE AS SPECIFIED ON THIS SHEET, INTERIOR NON BEARING HEADERS TO BE 4x4 OR DBL. 2x4 NO.2 D.F.L.

ALL NAILS TO BE COMMON WIRE NAILS UNLESS NOTED OTHERWISE.

INSTALL 2x / 4x HOLDOWN POST AT ENDS OF ALL SHEAR WALLS PER PLAN. SEE TABLE AND CALCULATIONS FOR HOLDOWN STUD SIZE REQUIRED.

ALL HANGERS, HOLDOWNS, CLIPS, AND STRAPS TO BE SIMPSON STRONG-TIE OR SILVER / KANT-SAG WITH REF. # MATCHING SIMPSON SPECIFICATIONS.

DENOTES STRUCTURAL DETAILS ON SHEET(S) SD-1 ..... ETC.

FOR ADDITIONAL SPECIFICATIONS AND TYPICAL DETAILS SEE SHEET SC-1.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL OF THE NOTES AND TYPICAL DETAILS ON SHEET SC-1 SO THAT THEY MAY BE INCORPORATED INTO THE CONSTRUCTION OF THIS STRUCTURE.

TRUSS ROOF SPECIFICATIONS

ROOF LIVE LOAD	(L_r)	=	20 PSF
ROOF SNOW LOAD	(S)	=	0 PSF
ROOF DEAD LOAD	(D)	=	11 PSF
CEILING LIVE LOAD	(L)	=	10 PSF
CEILING DEAD LOAD	(D)	=	10 PSF

CEILING LIVE LOAD NON-CONCURENT WITH ROOF LIVE LOAD.

DURATION OF LOAD = 1.25

ALL ROOF TRUSSES TO BE 0 UNLESS NOTED OTHERWISE ON FRAMING PLAN

ROOF SHEATHING TO BE 15/32" APA RATED SHEATHING PANEL ID 32/16 WITH 8D NAILS @ 6" O.C. EDGE AND 12"O.C. FIELD. FACE GRAIN PERPENDICULAR TO FRAMING UNLESS NOTED OTHERWISE ON PLANS.

FOR NAILING NOT SHOWN, SEE NAILING SCHEDULE SHEET SC-1a OR TABLE 2304.10.2 2022 CBC.

NAIL ROOF SHEATHING AT ALL DRAG TRUSSES WITH 8d @ 6" O.C. TYP. U.N.O.

TRUSS MANUFACTURER TO SUPPLY TRUSS DRAWINGS AND LAYOUTS TO THE PROJECT ENGINEER AND BUILDING DEPARTMENT PRIOR TO CONSTRUCTION AS PART OF DEFERRED SUBMITTAL PER SECTION 107.3.4.1, 2022 CBC

DOUBLE TOP PLATE, MIN. 48" SPLICES. NAIL WITH (12) 16d NAILS EACH SIDE OF LAP.

ALL HEADERS AND BEAMS TO BE AS SPECIFIED ON THIS SHEET, INTERIOR NON BEARING HEADERS TO BE 4x4 OR DBL. 2x4 NO.2 D.F.L.

ALL NAILS TO BE COMMON WIRE NAILS UNLESS NOTED OTHERWISE.

INSTALL 2X / 4X HOLDOWN POST AT ENDS OF ALL SHEAR WALLS PER PLAN. SEE TABLE AND CALCULATIONS FOR HOLDOWN STUD SIZE REQUIRED.

ALL HANGERS, HOLDOWNS, CLIPS, AND STRAPS TO BE SIMPSON STRONG-TIE OR SILVER / KANT-SAG SILVER WITH REF. # MATCHING SIMPSON SPECIFICATIONS.

DENOTES STRUCTURAL DETAILS ON SHEET(S) SD-1 ..... ETC.

FOR ADDITIONAL SPECIFICATIONS AND TYPICAL DETAILS SEE SHEET SC-1.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL OF THE NOTES AND TYPICAL DETAILS ON SHEET SC-1 SO THAT THEY MAY BE INCORPORATED INTO THE CONSTRUCTION OF THIS STRUCTURE.

ALL GABLE STUDS LONGER THAN 6'-0" TO BE 2x4 #1 & BTR. D.F.L. IF STUDS ARE LONGER THAN 10'-0" USE 2x6 #2 D.F.L. STRUCTURAL GABLE END TRUSSES WITH MORE THAN 6'-0" ON THE VERTICAL PROJECTION REQUIRE BRACES PER STRUCTURAL GABLE END DETAIL 404A ON SD SHEET.

2x BLOCKING AT RIDGE BETWEEN EACH TRUSS.

CONVENTIONAL ROOF / CEILING SPECIFICATIONS

FOR NAILING NOT SHOWN, SEE NAILING SCHEDULE SHEET SC-1a OR TABLE 2304.10.2, 2022 CBC.

NAIL ROOF SHEATHING AT ALL DRAG RAFTERS WITH 8d @ 6" O.C. TYP. U.N.O.

AT CEILING JOIST NOT PARALLEL WITH RAFTERS PROVIDE WALL TIES @ 48" O.C. (U.N.O.)

PROVIDE STRONGBACK AT CEILING JOIST MIDSPAN. SEE DETAIL SHEETS.

DOUBLE TOP PLATE, MIN. 48" SPLICES. NAIL WITH (12)16d NAILS EACH SIDE OF LAP.

ALL HEADERS AND BEAMS TO BE AS SPECIFIED ON THIS SHEET, INTERIOR NON BEARING HEADERS TO BE 4x4 OR DBL. 2x4 NO.2 D.F.L.

ALL NAILS TO BE COMMON WIRE NAILS UNLESS NOTED OTHERWISE.

INSTALL 2x / 4x HOLDOWN POST AT ENDS OF ALL SHEAR WALLS PER PLAN. SEE TABLE AND CALCULATIONS FOR HOLDOWN STUD SIZE REQUIRED.

ALL HANGERS, HOLDOWNS, CLIPS, AND STRAPS TO BE SIMPSON STRONG-TIE OR SILVER / KANT-SAG SILVER WITH REF. # MATCHING SIMPSON SPECIFICATIONS.

DENOTES STRUCTURAL DETAILS ON SHEET(S) SD-1 ..... ETC.

FOR ADDITIONAL SPECIFICATIONS AND TYPICAL DETAILS SEE SHEET SC-1.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL OF THE NOTES AND TYPICAL DETAILS ON SHEET SC-1 SO THAT THEY MAY BE INCORPORATED INTO THE CONSTRUCTION OF THIS STRUCTURE.

SHEAR WALL SCHEDULE *2022 CBC*

TYPE *6 9*	SHEATHING *7* APA RATED	NAILING *6*	SILL PLATE *1* AND A.B. *2*	SOLE PLATE *3* CONNECT TO RIM	SEISMIC CAPACITY	WIND CAPACITY
A	3/8" SHEATHING ONE FACE	8d @ 6" O.C. EDGE AND 12" O.C. FIELD	2x P.T.D.F. SILL PLATE, 5/8"Ø x 12" @ 48" O.C.	16d @ 8" O.C. OR LTP4 @ 24" O.C.	260 # P.L.F.	365 # P.L.F.
B	3/8" SHEATHING ONE FACE *4A*	8d @ 4" O.C. EDGE AND 12" O.C. FIELD	2x P.T.D.F. SILL PLATE, 5/8"Ø x 12" @ 32" O.C.	16d @ 6" O.C. OR LTP4 @ 16" O.C.	380 # P.L.F.	532 # P.L.F.
C	3/8" SHEATHING ONE FACE *4*	8d @ 3" O.C. EDGE AND 12" O.C. FIELD *4B*	2x P.T.D.F. SILL PLATE, 5/8"Ø x 12" @ 32" O.C.	16d @ 4" O.C. OR LTP4 @ 14" O.C.	490 # P.L.F.	685 # P.L.F.
D	3/8" SHEATHING ONE FACE *4B*	8d @ 2" O.C. EDGE AND 12" O.C. FIELD	3x P.T.D.F. SILL PLATE, 5/8"Ø x 12" @ 16" O.C.	16d @ 4" O.C. (2) ROWS STAG'D. OR LTP4 @ 10" O.C.	640 # P.L.F.	895 # P.L.F.
E	15/32" SHEATHING ONE FACE *4B*	10d @ 2" O.C. EDGE AND 12" O.C. FIELD	3x P.T.D.F. SILL PLATE, 5/8"Ø x 12" @ 16" O.C.	16d @ 2 1/2" O.C. (2) ROWS STAG'D. OR LTP4 @ 8" O.C.	770 # P.L.F.	1,077 # P.L.F.
F	19/32" SHEATHING ONE FACE *4B*	10d @ 2" O.C. EDGE AND 12" O.C. FIELD	3x P.T.D.F. SILL PLATE, 5/8"Ø x 12" @ 16" O.C.	16d @ 4" O.C. (2) ROWS STAG'D. OR LTP4 @ 6" O.C.	870 # P.L.F.	1,217 # P.L.F.
G	3/8" SHEATHING BOTH FACES *4B, 5*	8d @ 3" O.C. EDGE AND 12" O.C. FIELD	3x P.T.D.F. SILL PLATE, 5/8"Ø x 12" @ 16" O.C.	16d @ 4" O.C. (2) ROWS STAG'D. OR LTP4 @ 6" O.C.	980 # P.L.F.	1,370 # P.L.F.
H	3/8" SHEATHING BOTH FACES *4B, 5*	8d @ 2" O.C. EDGE AND 12" O.C. FIELD	3x P.T.D.F. SILL PLATE, 5/8"Ø x 12" @ 16" O.C.	16d @ 4" O.C. (2) ROWS STAG'D. OR LTP4 @ 6" O.C.	1,280 # P.L.F.	1,790 # P.L.F.
I	15/32" SHEATHING BOTH FACES *4B, 5*	10d @ 2" O.C. EDGE AND 12" O.C. FIELD	3x P.T.D.F. SILL PLATE, 3/4"Ø x 12" @ 16" O.C.	16d @ 4" O.C. (2) ROWS STAG'D. OR LTP4 @ 6" O.C.	1,540 # P.L.F.	2,154 # P.L.F.
J	19/32" SHEATHING BOTH FACES *4B, 5*	10d @ 2" O.C. EDGE AND 12" O.C. FIELD	3x P.T.D.F. SILL PLATE, 3/4"Ø x 12" @ 16" O.C.	16d @ 4" O.C. (2) ROWS STAG'D. OR LTP4 @ 6" O.C.	1,740 # P.L.F.	2,434 # P.L.F.

NOTES

1) (2) ANCHORS MINIMUM PER SHEAR WALL. 3" x 3" x 1/4" STEEL WASHERS REQUIRED AT ALL ANCHOR BOLTS USED IN SHEAR WALLS. WASHER EDGE SHALL BE WITHIN 1/2" OF SHEATHING, SLOTTED WASHERS ARE PERMITTED.

2) SILL PLATE ANCHORED TO CONCRETE.

3) TYPICAL 2x SOLE PLATE ON TOP OF SUBFLOOR. APPLIES TO RAISED FLOOR FOUNDATION AND UPPER FLOORS ONLY.

4) 3x FRAMING MEMBERS AT ADJOINING PANEL EDGES OR DBL. STUDS w/ 16d @ 3" O.C.

4A) 3x FRAMING MEMBERS AT ADJOINING PANEL EDGES OR DBL. STUDS w/ 16d @ 4" O.C.

4B) 3x FRAMING MEMBERS AT ADJOINING PANEL EDGES.

5) WHERE PANELS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6 INCHES O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING SHALL BE 3-INCH NOMINAL OR THICKER AT ADJOINING PANEL EDGES AND NAILS ON EACH SIDE SHALL BE STAGGERED.

6) GALVANIZED NAILS SHALL BE HOT DIPPED OR TUMBLED.

7) FRAMING MEMBERS OR BLOCKING REQUIRED AT ALL PANEL EDGES IN SHEAR WALL.

8) ALL SHEAR WALL VALUES ARE BASED ON 16" O.C. STUD SPACING.

9) ALL FRAMING MEMBERS USED IN THE CONSTRUCTION OF SHEAR WALL TO BE DOUGLAS FIR LARCH.

HOLDOWN SCHEDULE *2022 CBC*

TYPE	HOLDOWN	MIN. REQ'D. POST *9, 12*	REQUIRED BOLT	REQUIRED NAILS *10*	REQUIRED LENGTH	CAPACITY
A	HDU2-SDS2.5 *11*	(2) 2x PER WALL THICKNESS	PAB5 *1, 2* d_e = 5 1/2" F = 8 1/2"	N/A	N/A	3,075 #
B	HDU4-SDS2.5 *11*	(2) 2x PER WALL THICKNESS	PAB5 *1, 2* d_e = 5 1/2" F = 8 1/2"	N/A	N/A	4,565 #
C	HDU5-SDS2.5 *4, 11*	(2) 2x PER WALL THICKNESS	PAB5 *1, 2* d_e = 5 1/2" F = 8 1/2"	N/A	N/A	5,645 #
D	HDU8-SDS2.5 *5, 11*	4x6	PAB7 *1, 2* d_e = 8 1/2" F = 13"	N/A	N/A	7,870 #
E	HDU11-SDS2.5 *11*	4x6	PAB8 *6* d_e = 10" F = 15"	N/A	N/A	9,535 #
F	HDU14-SDS2.5 *11*	4x8 OR 6x6	PAB8 *6* d_e = 10" F = 15"	N/A	N/A	14,445 #
G	CS16 STRAP *7*	(1) 2x *8* PER WALL THICKNESS	N/A	(26) 8d OR (22) 10d	32" LONG PLUS CLEAR SPAN	1,705 #
H	MSTC40 STRAP *7*	(2) 2x *8* PER WALL THICKNESS	N/A	(36) 16d SINKERS	40" LONG	3,080 #
I	MSTCS2 STRAP *7*	4x4 *8*	N/A	(48) 16d SINKERS	52" LONG	4,620 #
J	MSTC66 STRAP *7*	4x4 *8*	N/A	(68) 16d SINKERS	66" LONG	5,860 #
K	CMST14 STRAP *7*	4x4 *8*	N/A	(66) 16d	60" LONG PLUS CLEAR SPAN	6,490 #
L	CMST12 STRAP *7*	4x6 *8*	N/A	(86) 16d	78" LONG PLUS CLEAR SPAN	9,215 #

NOTES

1) SINGLE POUR. DEEPEN / WIDEN FOOTING AROUND PAB ANCHOR AS SPECIFIED ON HOLDOWN SCHEDULE (d_e & F)

2) TWO POUR.

3) N/A

4) PROVIDE (2) #4 TOP AND BOTTOM AT FOOTING UNDER SHEARWALL AND EXTEND 4'-6" PAST EACH END.

5) PROVIDE (2) #4 TOP AND BOTTOM AT FOOTING UNDER SHEARWALL AND EXTEND 5'-6" PAST EACH END.

6) DBL. NUT AND STEEL PLATE PER DETAIL S2. PROVIDE (2) #4 TOP AND BOTTOM AT FOOTING UNDER SHEARWALL AND EXTEND 7'-0" PAST EACH END.

7) CENTERLINE OF STRAP TO BE CENTER OF RIM JOIST. MAXIMUM CLEAR SPAN TO BE 16".

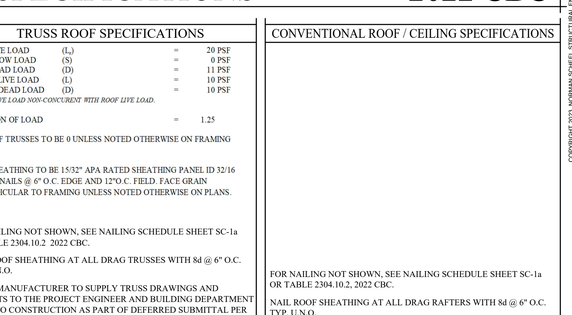
8) MINIMUM POST REQUIRED TO BE INSTALLED IN UPPER AND LOWER WALL FRAMING.

9) CONNECT (2) 2x HOLDOWN STUDS TOGETHER WITH (24) 16d SINKER NAILS MIN.

10) ALL NAILS TO BE COMMON WIRE UNLESS NOTED OTHERWISE.

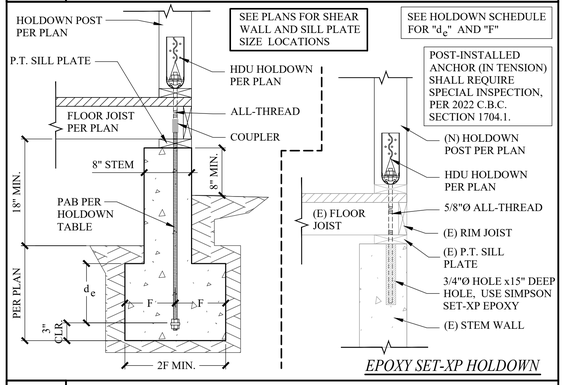
11) ALL SCREWS TO BE SIMPSON SDS 1/4" x 2 1/2". HOLDOWN MAY BE RAISED OFF THE SILL WITH NO REDUCTION IN LOAD.

12) ALL HOLDOWN POST AND SILL PLATES TO BE DOUGLAS FIR LARCH.



SEE HOLDOWN SCHEDULE FOR "d_e" AND "F"

53 PAB HOLDOWN BOLT DETAIL



53A PAB HOLDOWN @ RAISED FLOOR

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FOLSOM, CA 95630

PROJ. MGR.: MA
ENGINEER: NS
DRAWN BY: LT
CHECKED BY: MA

ISSUE DATE: 7/26/2024

REVISIONS:
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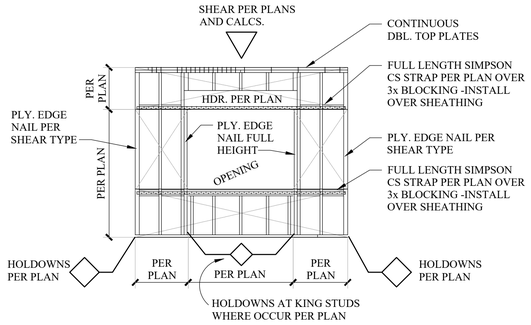
REGISTERED PROFESSIONAL ENGINEER NORMAN J SCHEEL No. 2567 Exp: 12-31-25 STRUCTURAL STATE OF CALIFORNIA

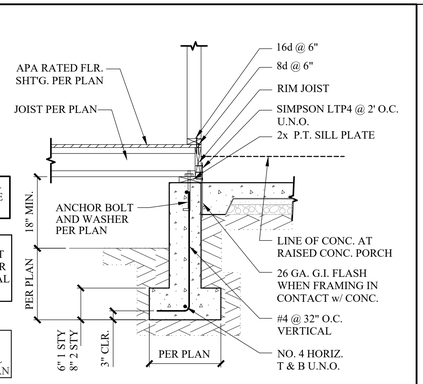
7/26/2024

SHEET
SC-2
GENERAL NOTES

JOB NO. 24202



286 SUB DIAPHRAGM DETAIL

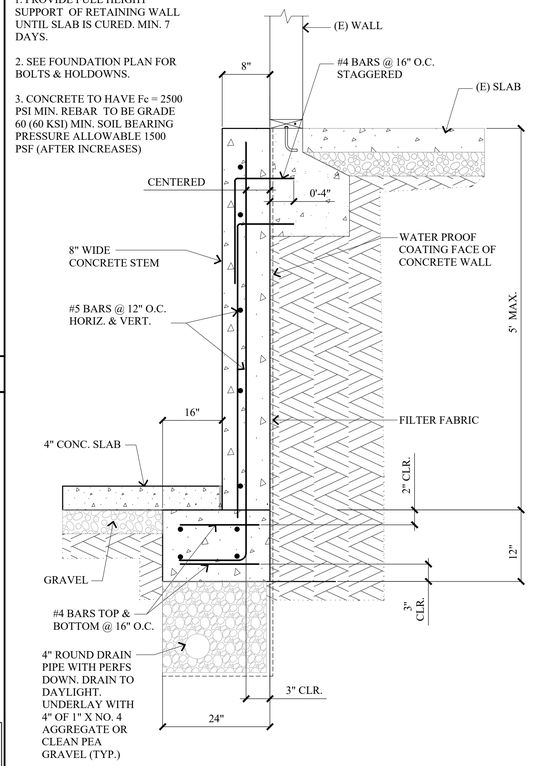


101 HOUSE TO PORCH/GARAGE

NOTES:
1. PROVIDE FULL HEIGHT SUPPORT OF RETAINING WALL UNTIL SLAB IS CURED. MIN. 7 DAYS.

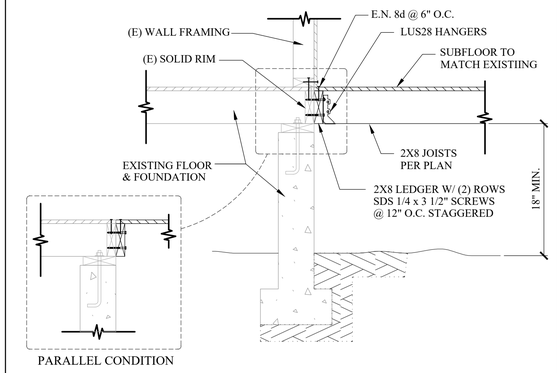
2. SEE FOUNDATION PLAN FOR BOLTS & HOLDOWNS.

3. CONCRETE TO HAVE Fc = 2500 PSI MIN. REBAR TO BE GRADE 60 (60 KSI) MIN. SOIL BEARING PRESSURE ALLOWABLE 1500 PSF (AFTER INCREASES)



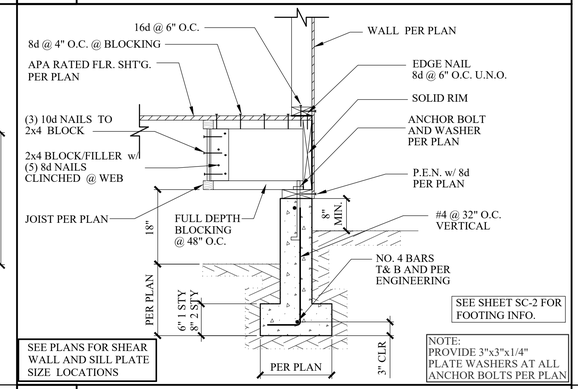
RW1 RETAINING WALL

12237

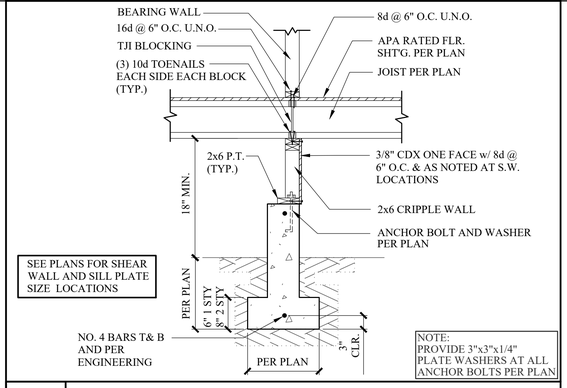


950 (N) FLOOR TO (E) FLOOR

20034

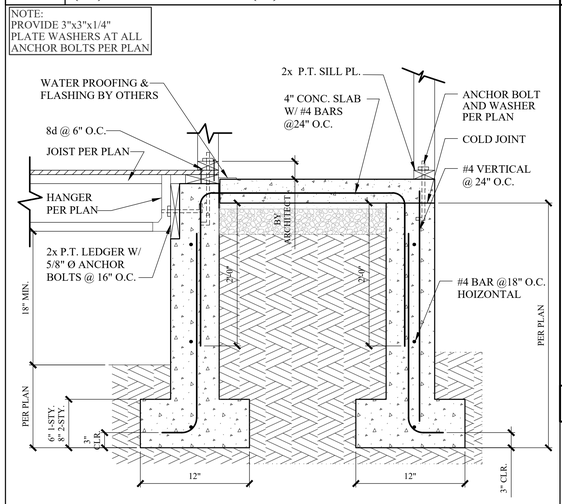


102 EXTERIOR WALL



113 INTERIOR BEARING WALL

NOTE:
PROVIDE 3"x3"x1/4"
PLATE WASHERS AT ALL
ANCHOR BOLTS PER PLAN



951 RAISED FOUNDAION DETAIL

20034

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REGISTERED PROFESSIONAL ENGINEER
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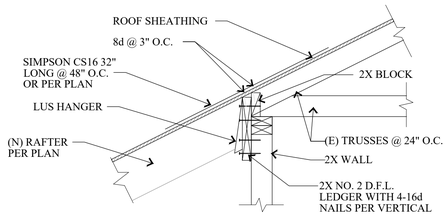
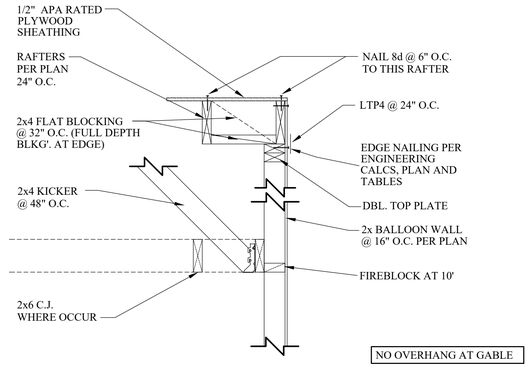
Exp. 12-31-25
STRUCTURAL
STATE OF CALIFORNIA

7/26/2024
SHEET
SD-1
STRUCTURAL DETAILS
JOB NO. 24202

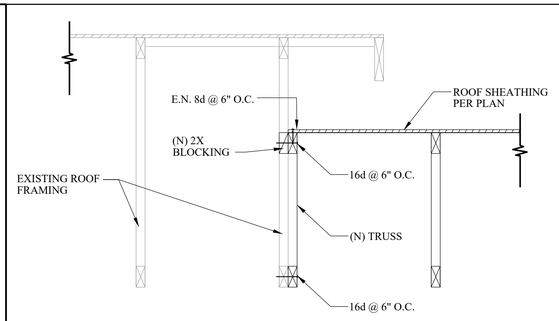


20034

970 RAFTER CONNECTION

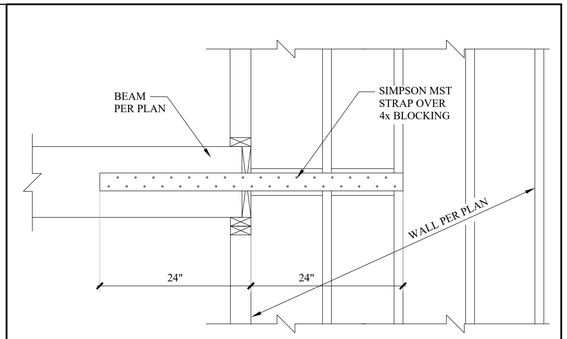


626 SHEAR AT CONVENTIONAL FRAMING

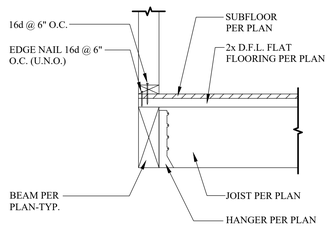


453 ROOF FRAMING

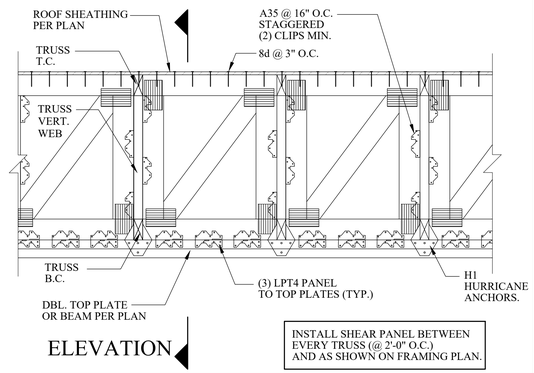
24202



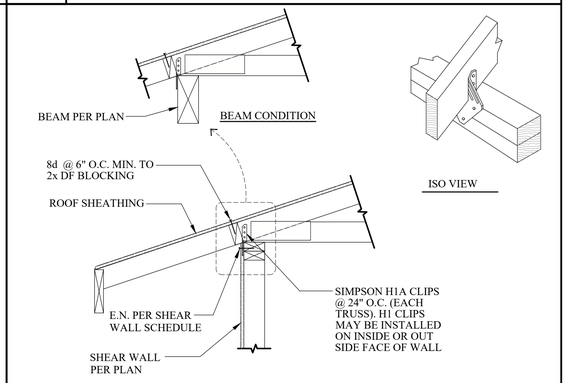
252 STRAP DETAIL



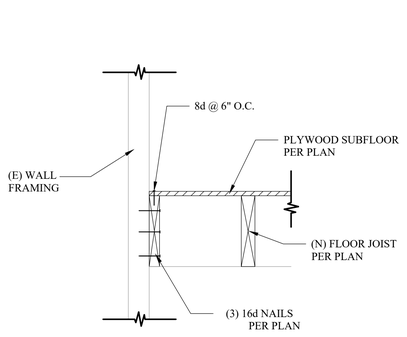
905 FLOOR FRAMING



466 SHEAR PANEL DETAIL

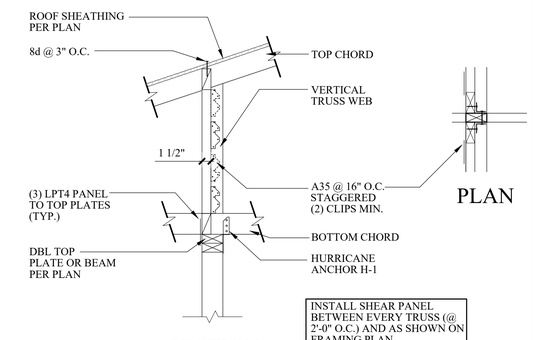


402 H1 HURRICANE TIE

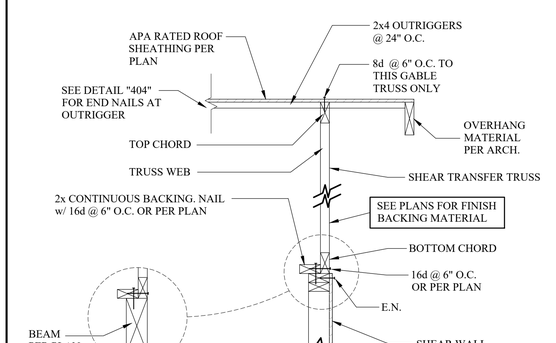


960 FRAMING DETAIL

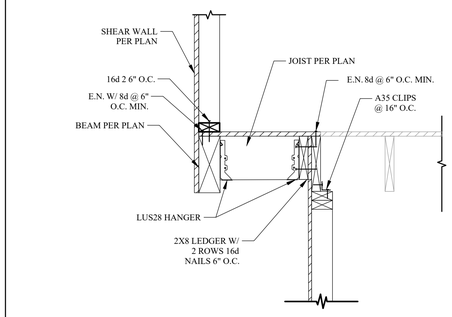
18453



467 SHEAR PANEL DETAIL



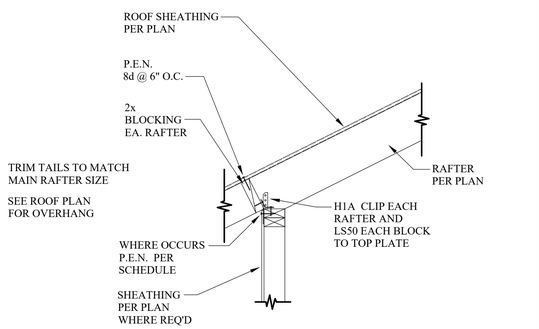
403 GABLE END DETAIL



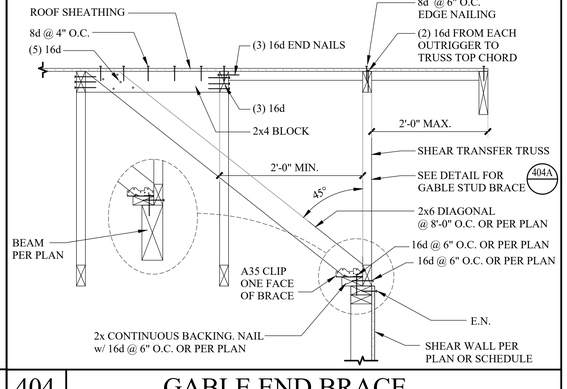
SCALE UP 4X ON SD SHEET

961 NEW FLOOR ADDITION

18453



621 RAFTER EAVE DETAIL



404 GABLE END BRACE

2022 CBC AutoCAD

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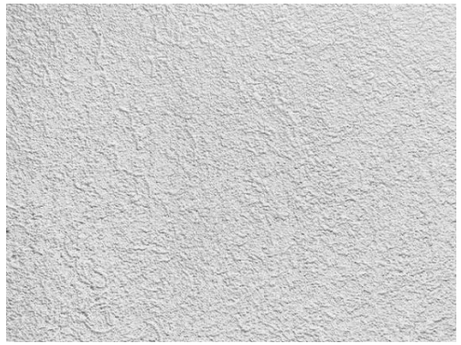
stucco siding – arctic ice 	side door – white 	deadbolt – aged bronze 	exterior lights – black 
fascia and posts – omega white 	sliding window – white 	sliding window 2 – white 	sliding window 3 – white 

porch – concrete 	soffit – arctic ice 	floating concrete stairs 	retaining wall and stone veneer – sand 
gutter – white 	gutter elbow - white 	gutter downspout – white 	shingles - weathered slate 

handrails – black 	stair posts – black 	gable vent – white 	vent – white 
stucco foam window trim – omega white 	Stucco door trim – omega white 	weep screed – arctic ice 	external wall – concrete