CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 9911770
Insp Area: 4

Site Address: 9 CAGNEY CT SAC
Parcel No: 117-1340-041 LOT 27 NORTHBOROUGH 6-2

Sub-Type: NSFR
Housing (Y/N): N

CONTRACTOR
MORRISON HOMES
11344 COLOMA RD
GOLD RIVER CA 95670

OWNER

ARCHITECT

Nature of Work: NSFR MP3417 2 STORY 11 RMS

CONSTRUCTION LENDING AGENCY : I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).

Lender's Name _____ Lender'sAddress _____

LICENSED CONTRACTORS DECLARATION: I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

License Class B License Number [illegible] Date 10/23/99 Contractor Signature [signature]

OWNER-BUILDER DECLARATION: I hereby affirm under penalty of perjury that I am exempt from the contractors License Law for the following reason: (Sec. 7031.5, Business and Professions Code; any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 8 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500.00);

____ I, as a owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professional Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his/her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he/she did not build or improve for the purpose of sale.)

____ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).

____ I am exempt under Sec. _____ B & PC for this reason: _____

Date _____ Owner Signature _____

IN ISSUING THIS BUILDING PERMIT, the applicant represents, and the city relies on the representation of the applicant, that the applicant verified all measurements and locations shown on the application or accompanying drawings and that the improvement to be constructed does not violate any law or private agreement relating to permissible or prohibited locations for such improvements. This building permit does not authorize any illegal location of any improvement or the violation of any private agreement relating to location of improvements.

I certify that I have read this application and state that all information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and herby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date 10/23/99 Applicant/Agent Signature [signature]

WORKER'S COMPENSATION DECLARATION: I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation as provided for by Section 3700 of the Labor Code, forthe performance of work for which the permit is issued.

____ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier ZURICH-AMERICAN INS. CO. Policy Number WC2815412-01 Exp Date 11/01/1999

____ (This section need not be completed if the permit is for $100 or less) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date 10/23/99 Applicant Signature [signature]

WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000) IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST AND ATTORNEY'S FEE.

THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK IS NOT COMMENCED WITHIN 180 DAYS.

COUNTY SANITATION DISTRICT NO. 1
SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

SEWER IMPACT FEE

RH 10-28-99

PERMIT AND CALCULATION SHEET

APPLICATION NO:	BLDG PERMIT NO: City
GENERAL INFORMATION	THIS PERMIT GOOD ONLY WHEN VALIDATED BY THE CASHIER DEPT 26 $2,855.00 T# TRAN 400325 10/29/99 RECEIPT 723746 C#1 $2,855.00 255179 10-28-99 THIS PERMIT TO CONNECT EXPIRES ONE YEAR FROM DATE OF ISSUANCE

FEE CALCULATION

INSPECTION	
CSD-1	470
SRCSD	2385
CONSTRUCTION	
IN-LIEU	
TOTAL FEE	2855

BUILDING USE

RESIDENTIAL SF ☑ MF ☐

COMMERCIAL USE	UNITS

APN:

DESCRIPTION/ SUBDIVISION: Northborough Phase 1 Village 6-2 LOT: 27

PROPERTY ADDRESS: 9 Cagney Court 9 Cagney Ct

OWNER: Morrison Homes

MAILING ADDRESS: 1130 Iron Point Road

CITY-STATE-ZIP: Folsom, Ca. 95630 PHONE: (916) 355-8900

ADDITIONAL FEES MAY BE DUE IF CHANGES IN USE INCREASE SEWER IMPACT.

APPLICANT SIGNATURE: D Cullens

CONSOLIDATED UTILITY BILLING USE ONLY

ACCT _____ INPUT _____ START _____

INSPECTOR'S COPY

INSULATION CONTRACTORS ASSOCIATION OF AMERICA

INSULATION CERTIFICATE

57944

[illegible] STREET SUITE 30 [illegible] ALEXANDRIA [illegible] (703) 739-0356

THIS IS TO CERTIFY THAT INSULATION HAS BEEN INSTALLED IN CONFORMANCE WITH CURRENT ENERGY REGULATIONS, CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, STATE OF CALIFORNIA, IN THE BUILDING LOCATED AT:

MORRISON HOMES LOT # 27 TRACT # HACIENDA

STREET 9 CAGNEY Ct CITY SACTO

EXTERIOR WALLS

MANUFACTURER C/T THICKNESS/TYPE 3 1/2" R-VALUE 13

CEILINGS

BATTS

MANUFACTURER C/T THICKNESS/TYPE 10" R-VALUE 30

BLOWN IN

MANUFACTURER C/T MINIMUM THICKNESS 12" R-VALUE 30

SQUARE FOOTAGE COVERED 1194 NUMBER OF BAGS USED 21

FLOORS

MANUFACTURER THICKNESS/TYPE R-VALUE

SLAB ON GRADE

MANUFACTURER THICKNESS/TYPE R-VALUE

WIDTH OF INSULATION INCHES

FOUNDATION WALLS

MANUFACTURER THICKNESS/TYPE R-VALUE

GENERAL CONTRACTOR

CALIFORNIA CONTRACTORS LICENSE # DATE

SIGNATURE TITLE

INSULATION CONTRACTOR ARCADE INSULATION

CALIFORNIA CONTRACTORS LICENSE #26378

1-31-00 DATE

Todd Wilson Blow

SIGNATURE TITLE

Morrison Homes

February 10, 2000

City of Sacramento
Building Department

Attention: Building Department

This letter states that the grading and landscaping of 27 (lot) located at 9 Cagney CT. (address), permit # 99-11770 will be completed within 45 days.

Sincerely,

R. Karrick

Builder, Morrison Homes

1130 Iron Point Road · Suite 120 · Folsom, CA 95630
Ph 916-355-8900 · Fx 916-355-8111

option one

PROJECT REVISION "G"

PROJECT	:	"Hacienda Collection" - Single Family Homes	Opt. 1 J.N.: 0199-0596
LOCATION	:	Sacramento, California	
DEVELOPER	:	Morrison Homes	
ARCHITECT	:	KTGY Group, Inc.	Arch. J.N.: KTGY-98341
REVISION	:	Plan 3, 5, and 6: As-built field retrofit to facilitate plumbing penetrations	
ATTENTION	:	Ed Griffith, Purchasing Coordinator	Phone: (916) 355-8900
DATE	:	January 17, 2000	Fax: (916) 355-0100

Per request of the builder via a telephone conversation on Friday, January 114, 2000, and as-built sketches by superintendent indicating plumbing penetrations we have reviewed the structural drawings and calculations to accommodate such conditions for plans 3, 5, and 6 of the above referenced project.

ITEM NO.	REVISION or CLARIFICATION
PLAN 3	**Plan 3 (2688): Plumbing penetration at rear elevation wall** Since the plumbing penetrations have effectively reduced the structural integrity of the shear panel at rear of Family, the two remaining panels (3'-4" and 5'-0") at rear elevation have been re-analyzed to resist the entire tributary lateral force. Refer to the attached drawings and calculations for more information. Stabilize wall by providing shear material type "P6", including areas beneath openings, to outside face of the entire wall at rear elevation of BR 4/Den. **Correction at PHD8 holdown installed with a SSTB24 - applicable for lot 26 only.** Where SSTB24 (5/8" diameter) anchor bolts are provided at Simpson PHD8 holdowns, install a bearing seat plate washer, BP5/8, at bottom of each holdown to anchor bolt connection. Refer to the attach letter by Simpson Strong-Tie Company, Inc.
PLAN 5	**Plan 5 (3123): Plumbing penetration at left side elevation wall** Since the plumbing penetrations have effectively reduced the structural integrity of the shear panel at left of Kitchen, the shear panels at entire left elevation have been re-analyzed to resist the entire tributary lateral force. Refer to the attached drawings and calculations for more information.
PLAN 6	**Plan 6 (3417): Plumbing penetration at left side elevation wall** Same as plan 5.
DETAILS	**General retrofit details for missed mud-sill anchor bolts and holdowns** Refer to the attached retrofit details "A" and "B" for missed mud-sill anchor bolts and holdowns, respectively.

If you should have any additional questions, please feel free to contact our office.

Submitted by
OPTION ONE CONSULTING ENGINEERS

This document must bear an original "WET" signature and seal for all submittal purposes.

Ilia B. Sarad, P.E., S.E.

REGISTERED PROFESSIONAL ENGINEER ILIA B. SARAD No. S3855 EXP 3/31/00 STRUCTURAL STATE OF CALIFORNIA

JAN 17 2000

Distribution: Dan Salewsky and Bob Carrick, S.I., Phone: (916) 202-7850 & (916) 419-0105, Fax: (916) 419-0107
Chris Texter, The KTGY Group, Inc., Phone: (949) 851-2133, Fax: (949) 851-5156

SIMPSON STRONG-TIE® COMPANY, INC.
The World's "No Equal" Timber Connector Company
2600 N. Palm Street • Brea, California 92821-2670
Phone: 800/999-5099

January 17, 2000

Option One Consulting Engineers
20311 Acacia St., Suite 240
Newport Beach, CA 92660
Attn: Ilia Sarad

Re: Use of Simpson Strong-Tie PHD8 Holdowns with SSTB24 (5/8" Diameter) Anchor Bolts

Dear Ilia,

The PHD8 holdown can be used with an SSTB24 (5/8" diameter) anchor bolt under the following conditions and load reduction. To compensate for the smaller diameter anchor bolt, since the PHD8 is designed to be used with a 7/8" diameter anchor bolt, add a 5/8" ID washer that is a minimum thickness of 3/16" to the bearing seat of the holdown. The allowable load for the PHD8 will be limited by the allowable load of the SSTB24 anchor bolt, which is 5175 lbs. in 2500 psi concrete. Refer to Simpson Strong-Tie catalog C-2000, *Wood Construction Connectors* for load values in concrete block. All other pertinent installation requirements for the PHD8 and SSTB24 as shown in the C-2000 catalog shall apply.

If you have any questions or need any further clarification, please call me at (714) 987-2029.

Sincerely,

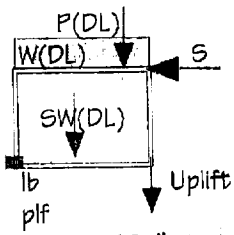
SIMPSON STRONG-TIE CO., INC.

Eric Schreiner, P.E.
Branch Engineer

PROJ. : "Hacienda Collection" / Plan #3
J.N. : 0199-0596

SHEAR WALL DESIGN

Seismic Zone <3>



8A). 1 st FLR. -EXT. REAR ELEVATION: L (ft) = 3.33+5

LOAD =	(	160	)x(	35/2	) +		
(SEISMIC GOVERNS)	(	57	)x(	21/2	) +		
	(		)x(		) +		
	(		)x(		) =	3399	lb
SHEAR =	(	3399	)/(	8.33	) =	408	plf

USE P3 with 16d Nails at NA in o.c. or ½-in Dia. A.B.'s at 16 " o.c.

O.T.M. = (5.00)x(9.00)x(408) = 18359 ft.lb
R.M. = (10*(20/2)+7*9)*5^2/2 = 2038 ft.lb
Pt. load = (10*17/2)*5/2 = 213 lb, Dist. to closest SW edge, J = 5 ft
Superimposed uplift force from shear panel(s) above ----> 1411 lb
Uplift correction for reduced moment arm in ft, L(hd) ----> 4.50 Uplift x L(sw)/L(hd) = 5062 lb
Uplift = (O.T.M. - (0.85xRM) - (0.85xPxJ)) /L = 4556 lb ----> **PHD8 (ALT.: HD8A)**

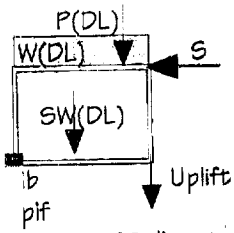
O.T.M. = (3.33)x(9.00)x(408) = 12227 ft.lb
R.M. = (10*(20/2)+7*9)*3.33^2/2 = 904 ft.lb
Pt. load = = lb, Dist. to closest SW edge, J = ft
Superimposed uplift force from shear panel(s) above ----> 0 lb
Uplift correction for reduced moment arm in ft, L(hd) ----> 2.83 Uplift x L(sw)/L(hd) = 4049 lb
Uplift = (O.T.M. - (0.85xRM) - (0.85xPxJ)) /L = 3441 lb ----> **PHD8 (ALT.: HD8A)**

PROJ. : "Hacienda Collection" / Plan #5
J.N. : 0199-0596

SHEAR WALL DESIGN

Seismic Zone <3>

7). 1 st FLR. -EXT. LEFT ELEVATION: L (ft) = 4+5.5+7.83

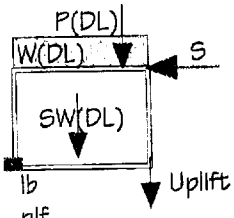


LOAD =	(	140	)x(	54/2	) +		
(SEISMIC GOVERNS)	(	52	)x(	18/2	) +		
	(	80	)x(	30.5/2	) +		
	(		)x(		) =	5468	lb
SHEAR =	(	5468	)/(	17.33	) =	316	plf

USE P4 with 16d Nails at NA in o.c. or ½-in Dia. A.B.'s at 16 " o.c.

O.T.M. = (7.83)x(9.00)x(316) = 22235 ft.lb
R.M. = (10*(1/2)+14*9)*7.83^2/2 = 4016 ft.lb
Pt. load = = lb, Dist. to closest SW edge, J = ft
Superimposed uplift force from shear panel(s) above ----> 1392 lb
Uplift correction for reduced moment arm in ft, L(hd) ----> 7.33 Uplift x L(sw)/L(hd) = 4055 lb
Uplift = (O.T.M. - (0.85xRM) - (0.85xPxJ)) /L = 3796 lb ----> HPAHD22-2P/HTT22

8). 1 st FLR. -EXT. RIGHT OF GARAGE: L (ft) = 12

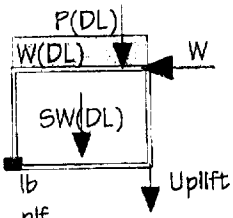


LOAD =	(	80	)x(	42/2	) +		
(SEISMIC GOVERNS)	(		)x(		) +		
	(		)x(		) +		
	(		)x(		) =	1680	lb
SHEAR =	(	1680	)/(	12.00	) =	140	plf

USE P6 with 16d Nails at NA in o.c. or ½-in Dia. A.B.'s at 48 " o.c.

O.T.M. = (12.00)x(9.00)x(140) = 15120 ft.lb
R.M. = (18*(30/2+1)+14*9)*12^2/2 = 29808 ft.lb
Pt. load = 0 = 0 lb, Dist. to closest SW edge, J = 0 ft
Superimposed uplift force from shear panel(s) above ----> 0 lb
Uplift correction for reduced moment arm in ft, L(hd) ----> 12.00 Uplift x L(sw)/L(hd) = -851 lb
Uplift = (O.T.M. - (0.85xRM) - (0.85xPxJ)) /L = -851 lb ----> N/A

9). 1 st FLR. -INT. LEFT OF BDRM 5: L (ft) = 8



LOAD =	(	109*0.5/1.3	)x(	24/2	) + FROM ELE. C		
(WIND GOVERNS)	(	127	)x(	11.5/2	) +		
	(	127*0.8/1.3	)x(	24.5/2	) +		
	(		)x(		) =	2191	lb
SHEAR =	(	2191	)/(	8.00	) =	274	plf

USE P4 with 16d Nails at NA in o.c. or ½-in Dia. A.B.'s at 32 " o.c.

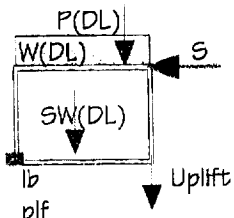
O.T.M. = (8.00)x(9.00)x(274) = 19716 ft.lb
R.M. = (10*(1.3/2)+7*9)*8^2/2 = 2224 ft.lb
Pt. load = = lb, Dist. to closest SW edge, J = ft
Superimposed uplift force from shear panel(s) above ----> 0 lb
Uplift correction for reduced moment arm in ft, L(hd) ----> 7.67 Uplift x L(sw)/L(hd) = 2377 lb
Uplift = (O.T.M. - (2/3xRM) - (2/3xPxJ)) / L = 2279 lb ----> HPAHD22-2P/HTT22

PROJ. : "Hacienda Collection" / Plan #6
J.N. : 0199-0596

SHEAR WALL DESIGN

Seismic Zone <3>

7). 1 st FLR. -EXT. LEFT ELEVATION: L (ft) = 4+5.5+7.83

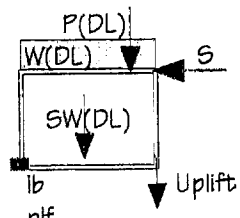


LOAD =	(	140	)x(	54/2	) +		
(SEISMIC GOVERNS)	(	52	)x(	18/2	) +		
	(	61	)x(	18/2	) +		
	(	21	)x(	18/2	) =	4986 lb	
SHEAR =	(	4986	)/(	17.33	) =	288 plf	

USE P4 with 16d Nails at NA in o.c. or ½-in Dia. A.B.'s at 32 " o.c.

O.T.M. = (4.00)x(9.00)x(288) = 10358 ft.lb
R.M. = (10*(1/2)+14*9)*4^2/2 = 1048 ft.lb
Pt. load = = lb, Dist. to closest SW edge, J = ft
Superimposed uplift force from shear panel(s) above ----> 1333 lb
Uplift correction for reduced moment arm in ft, L(hd) ----> 3.67 Uplift x L(sw)/L(hd) = 4032 lb
Uplift = (O.T.M. - (0.85xRM) - (0.85xPxJ)) /L = 3700 lb ----> HPAHD22-2P/HTT22

8). 1 st FLR. -EXT. RIGHT OF GARAGE: L (ft) = 12

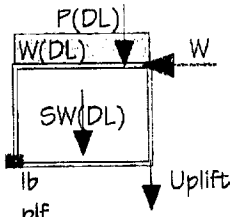


LOAD =	(	61	)x(	25/2	) +		
(SEISMIC GOVERNS)	(		)x(		) +		
	(		)x(		) +		
	(		)x(		) =	763 lb	
SHEAR =	(	763	)/(	12.00	) =	64 plf	

USE P6 with 16d Nails at NA in o.c. or ½-in Dia. A.B.'s at 72 " o.c.

O.T.M. = (12.00)x(9.00)x(64) = 6863 ft.lb
R.M. = (18*(13/2+1)+14*9)*12^2/2 = 18792 ft.lb
Pt. load = 0 = 0 lb, Dist. to closest SW edge, J = 0 ft
Superimposed uplift force from shear panel(s) above ----> 0 lb
Uplift correction for reduced moment arm in ft, L(hd) ----> 12.00 Uplift x L(sw)/L(hd) = -759 lb
Uplift = (O.T.M. - (0.85xRM) - (0.85xPxJ)) /L = -759 lb ----> N/A

9). 1 st FLR. -INT. LEFT OF BDRM 5: L (ft) = 8



LOAD =	(	109*0.5/1.3	)x(	24/2	) + FROM ELE. C		
(WIND GOVERNS)	(	127	)x(	11.5/2	) +		
	(	127*0.8/1.3	)x(	24.5/2	) +		
	(		)x(		) =	2191 lb	
SHEAR =	(	2191	)/(	8.00	) =	274 plf	

USE P4 with 16d Nails at NA in o.c. or ½-in Dia. A.B.'s at 32 " o.c.

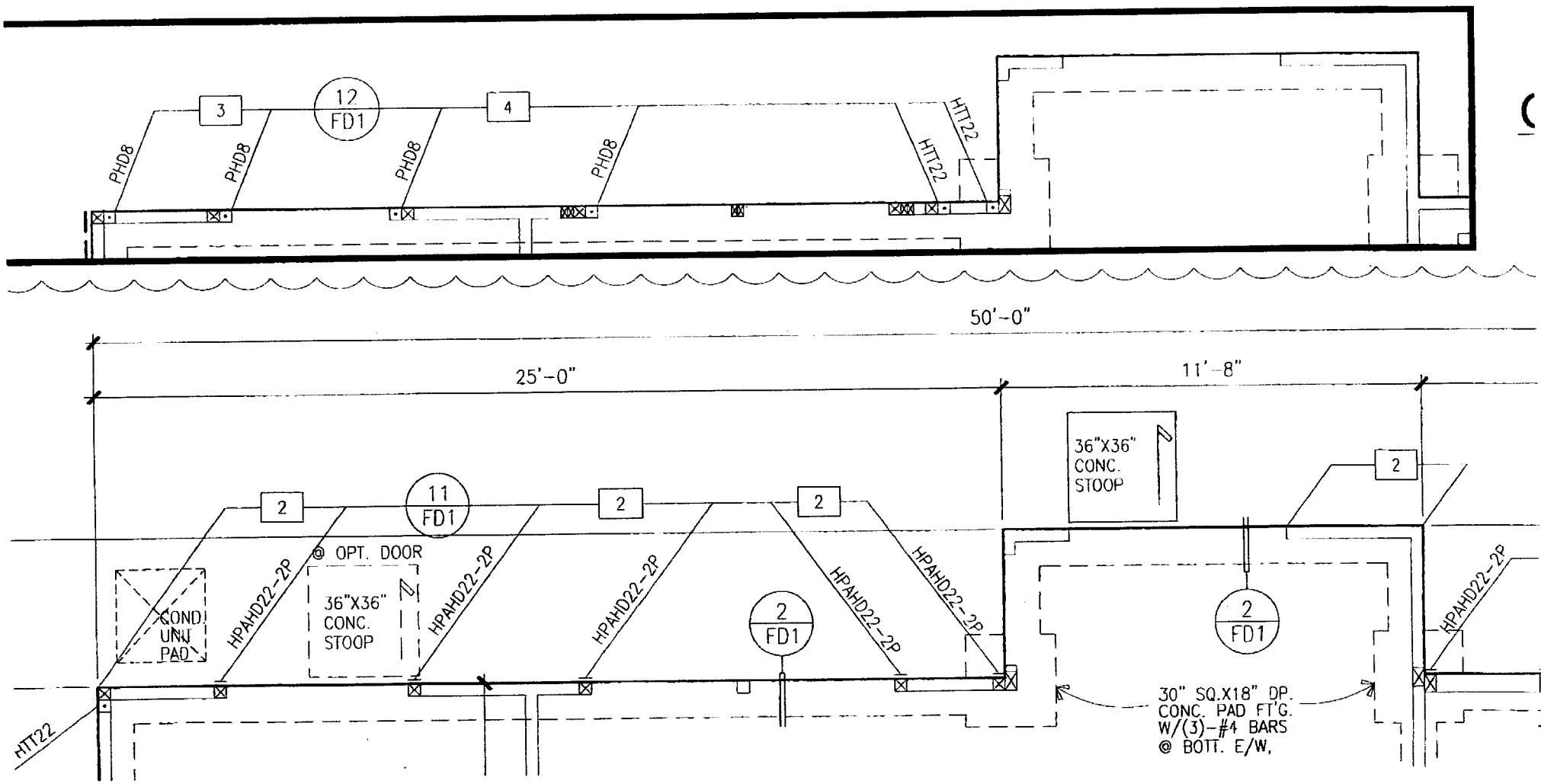
O.T.M. = (8.00)x(9.00)x(274) = 19716 ft.lb
R.M. = (10*(1.3/2)+7*9)*8^2/2 = 2224 ft.lb
Pt. load = = lb, Dist. to closest SW edge, J = ft
Superimposed uplift force from shear panel(s) above ----> 0 lb
Uplift correction for reduced moment arm in ft, L(hd) ----> 7.67 Uplift x L(sw)/L(hd) = 2377 lb
Uplift = (O.T.M. - (2/3xRM) - (2/3xPxJ)) / L = 2279 lb ----> HPAHD22-2P/HTT22

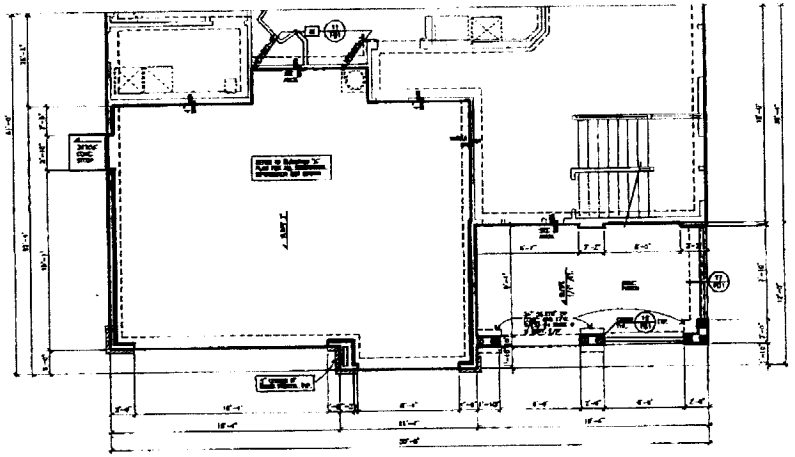
PARTIAL FOUNDATION PLAN 3
SCALE: 1/4"=1'-0"

OPTIONAL FOUND.
COND. FOR WASTE-LINE

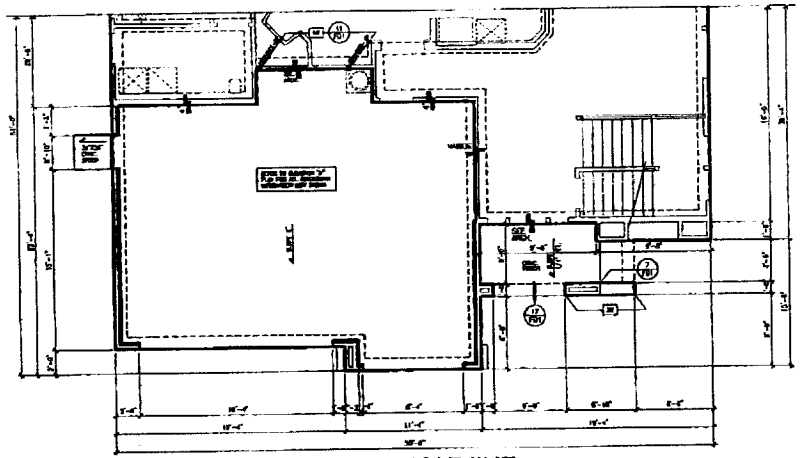
SCALE: 1/4" = 1'-0"

REFER TO BASIC FOUNDATION PLAN FOR ALL STRUCTURAL INFORMATION NOT SHOWN

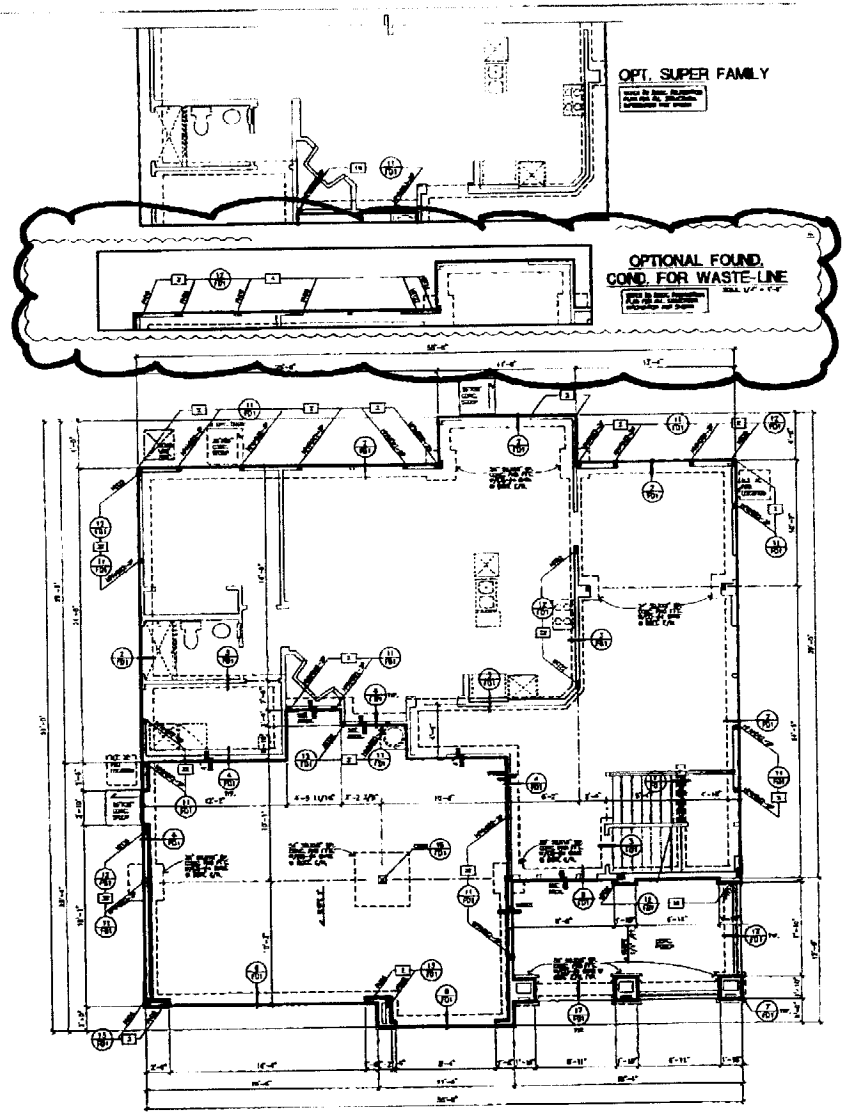




PARTIAL FOUNDATION PLAN "B"



PARTIAL FOUNDATION PLAN "C"



FOUNDATION PLAN "A"

FOUNDATION NOTES

ANCHOR BOLT SCHEDULE

FOOTING LEGEND

SPECIAL NOTES PER GEOL. DEPT.

SYMBOLS

SPECIFIC NOTES PER SOIL ENGINEER

E.I. EMBEDMENT NOTE

REFER TO FOUNDATION SCHEDULE DETAIL FOR SLAB AND FOOTING REQUIREMENTS PER EACH LOT BASED ON THE EXPANSION POTENTIAL OF THE ON-SITE SOIL.

TRACT No. ----

HACIENDA COLLECTION
SACRAMENTO, CA

Meritage Homes

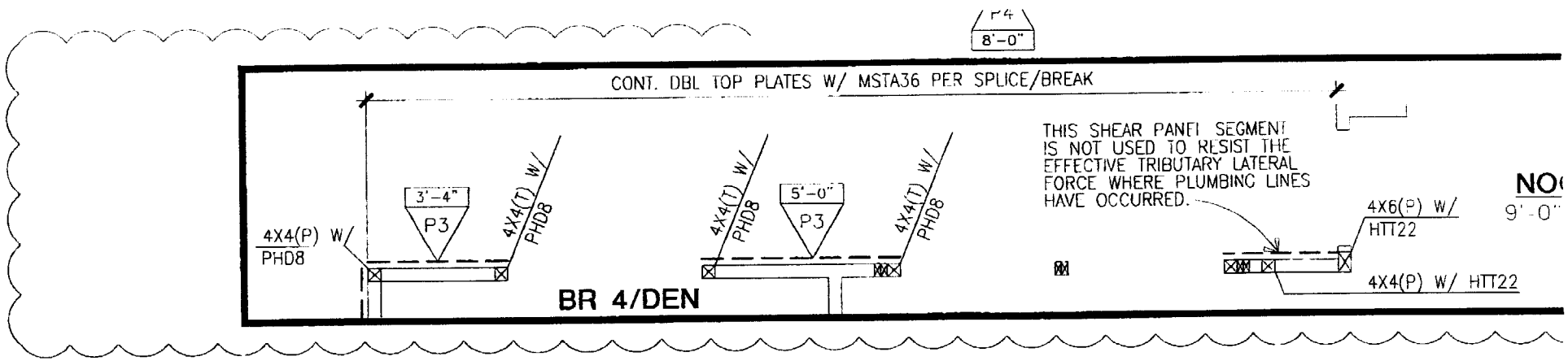
98341

option one
OPTION ONE CONSULTING ENGINEERS
20311 ACACIA STREET
SUITE 240
NEWPORT BEACH, CA 92660
PHONE: (949) 553-1916
FAX: (949) 553-9720
WEB SITE: www.option-1.com

PLAN 3
FOUNDATION PLAN

S-3.1

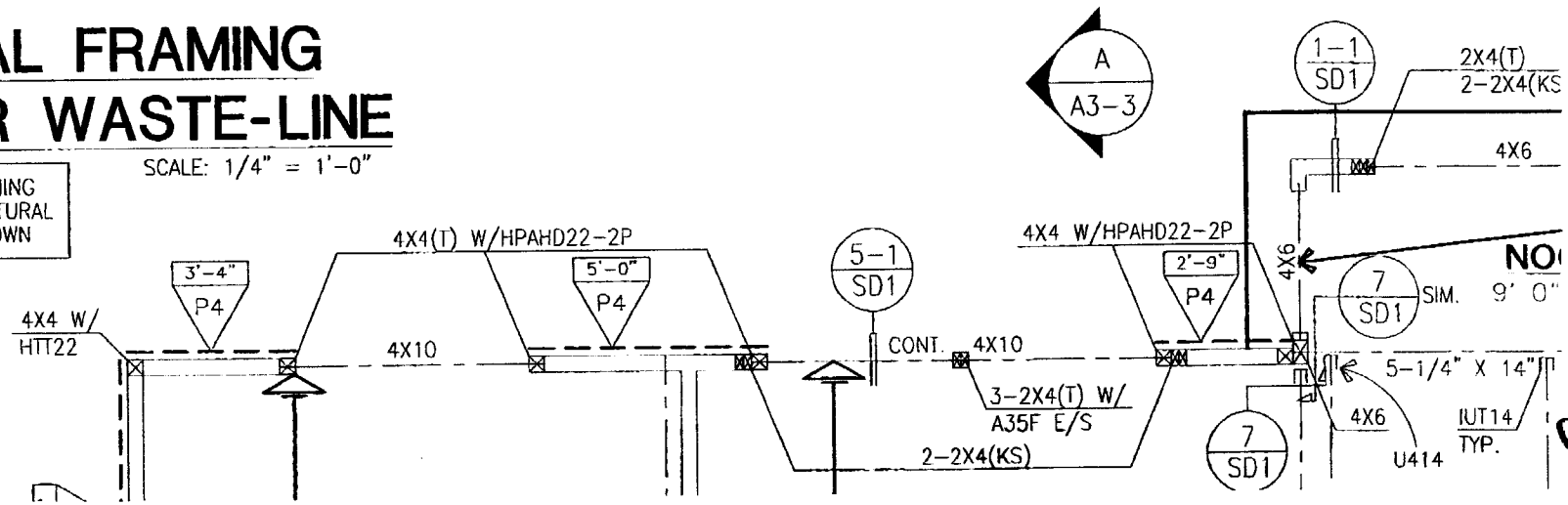
PARTIAL FLOOR FRAMING PLAN 3
SCALE: 1/4"=1'0"

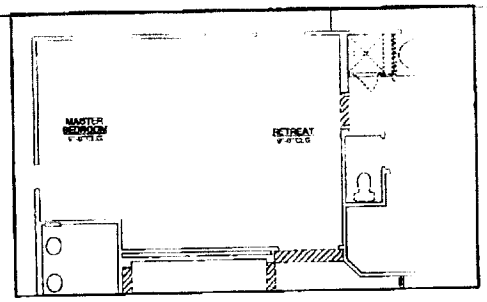


OPTIONAL FRAMING COND. FOR WASTE-LINE

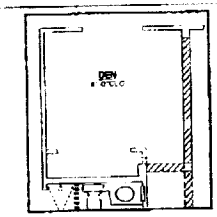
SCALE: 1/4" = 1'-0"

REFER TO BASIC FRAMING PLAN FOR ALL STRUCTURAL INFORMATION NOT SHOWN





OPT. RETREAT



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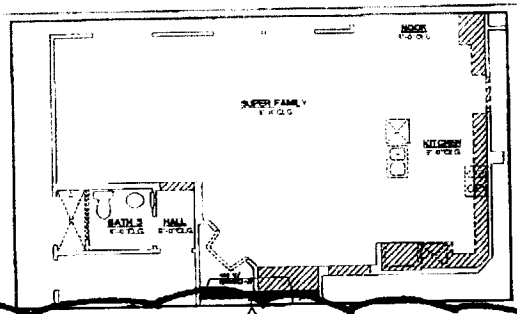
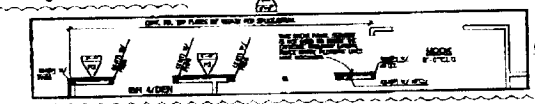
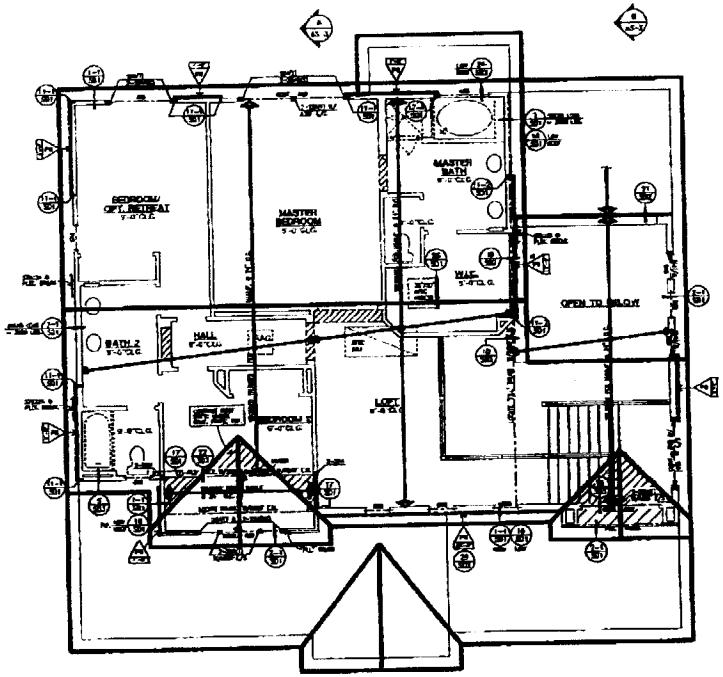


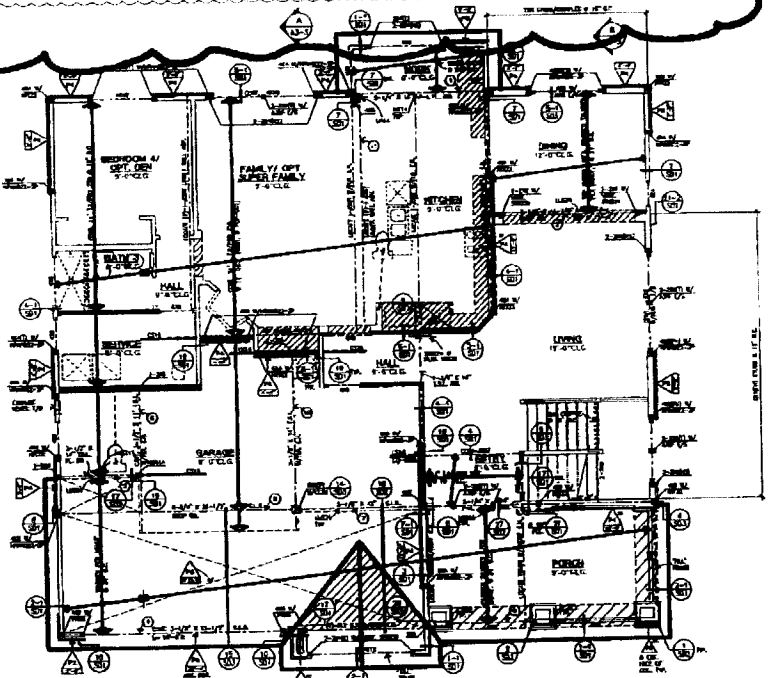
OPT. SUPER FAMILY



OPTIONAL FRAMING COND. FOR WASTE-LINE



ROOF FRAMING PLAN



ROOF/FLOOR FRAMING PLAN

SYMBOLS

SHEAR WALL SCHEDULE & NOTES

NAIL SCHEDULE

FASTENER SCHEDULE

SPECIAL BUILDER REQUIREMENTS

ADDITIONAL NOTES PER BLDG. DEPT.

TRACT No. ----

HACIENDA COLLECTION
SACRAMENTO, CA

Meritage Homes

98341

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PLAN 3
FRAMING PLAN

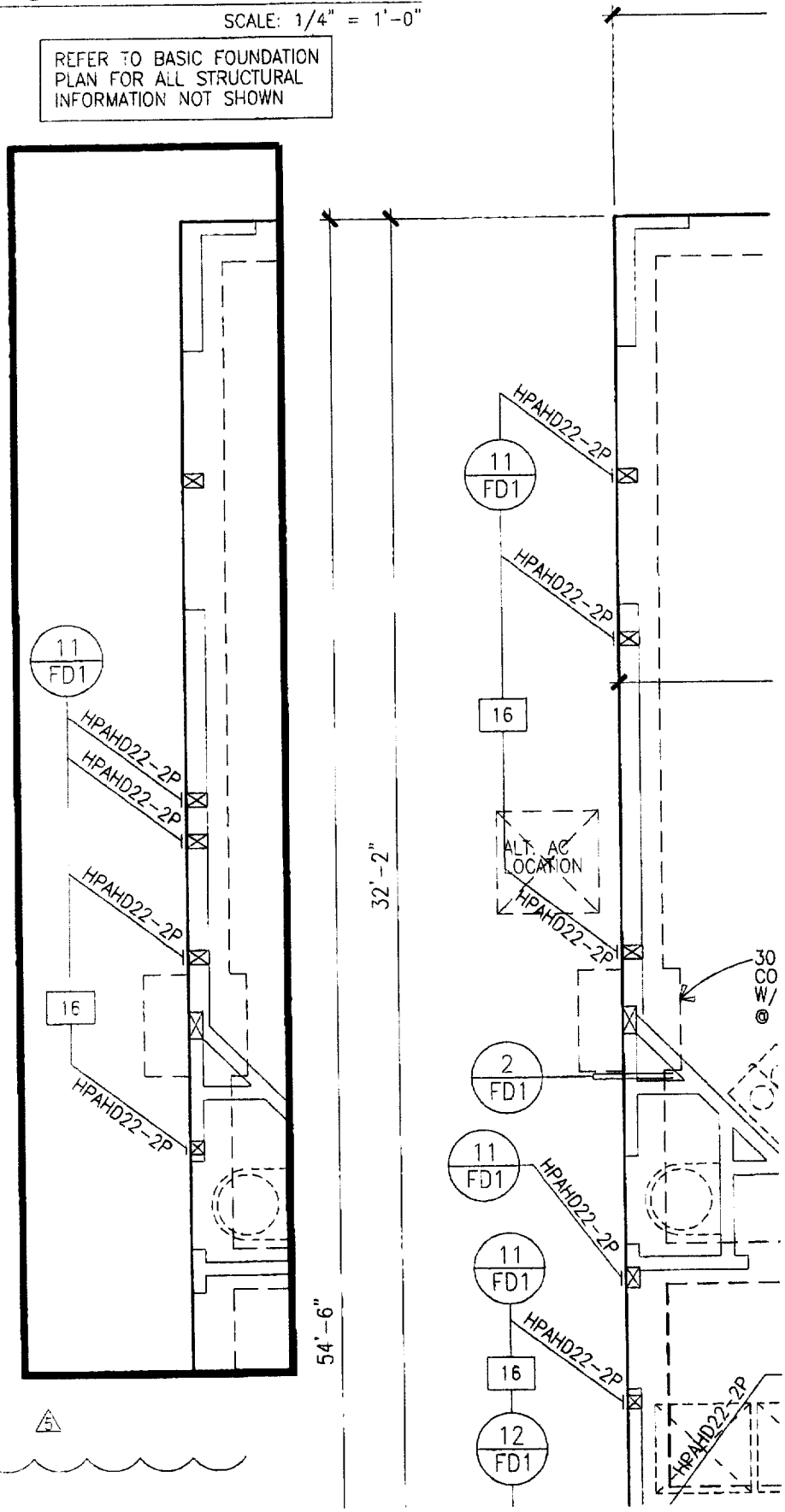
S-3.2

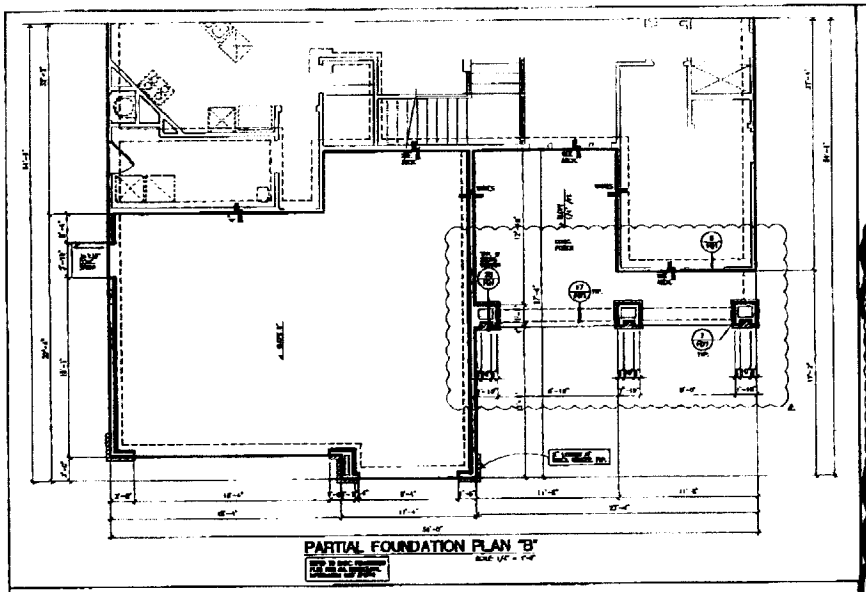
OPT. FOUND. FOR WASTE-LINE

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

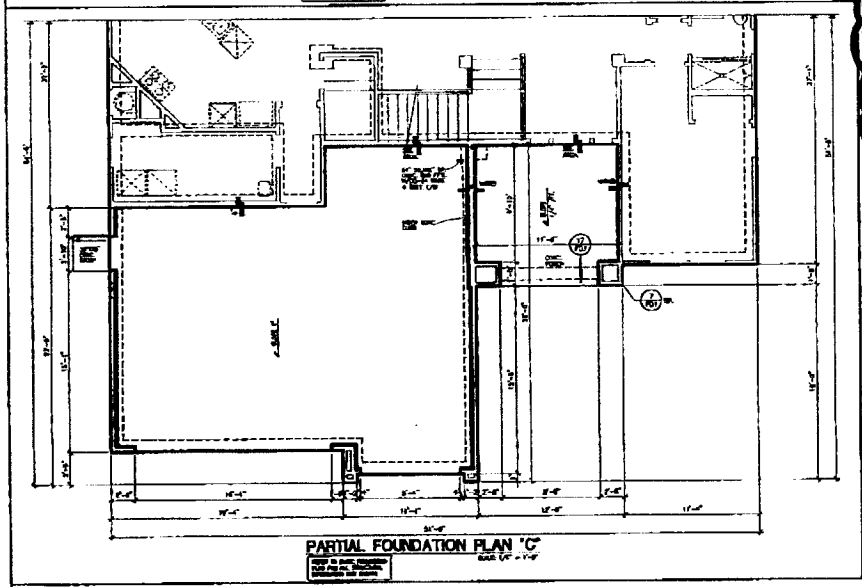
REFER TO BASIC FOUNDATION PLAN FOR ALL STRUCTURAL INFORMATION NOT SHOWN

PARTIAL FOUNDATION PLAN 5
SCALE: 1/4"=1'-0"

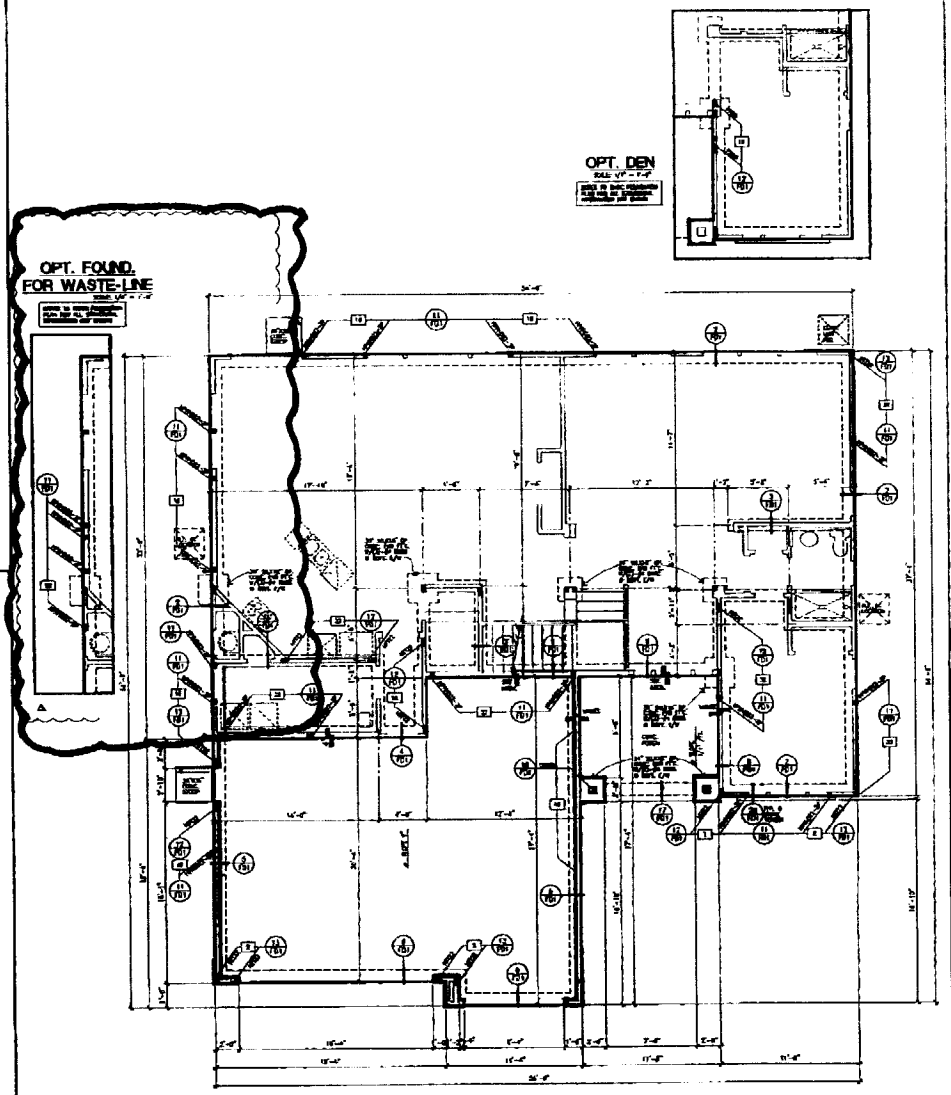




PARTIAL FOUNDATION PLAN "B"



PARTIAL FOUNDATION PLAN "C"



FOUNDATION PLAN "A"

FOUNDATION NOTES

ANCHOR BOLT SCHEDULE

FOOTING LEGEND

INDICATES 1- & 2-STORY FOOTING

SPECIAL NOTES PER BLDG. DEPT.

SYMBOLS

SPECIFIC NOTES PER SOIL ENGINEER

EI EMBEDMENT NOTE

REFER TO FOUNDATION SCHEDULE DETAIL FOR SLAB AND FOOTING REQUIREMENTS FOR EACH LOT BASED ON THE EXPANSION POTENTIAL OF THE ON-SITE SOIL

TRACT No.

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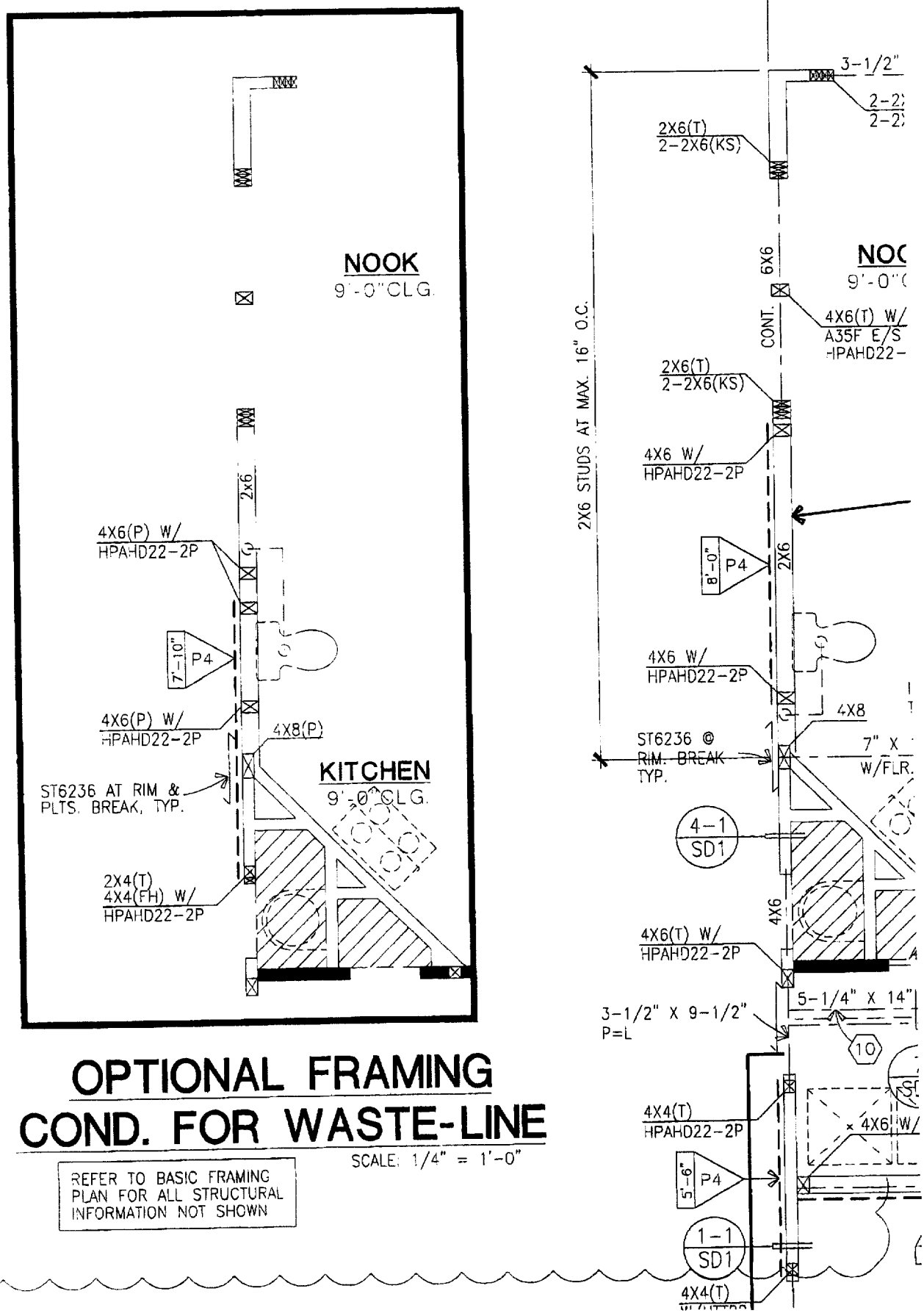
PLAN 5
FOUNDATION PLAN

S-5.1

PARTIAL FLOOR FRAMING PLAN 5
SCALE: 1/4"=1'-0"

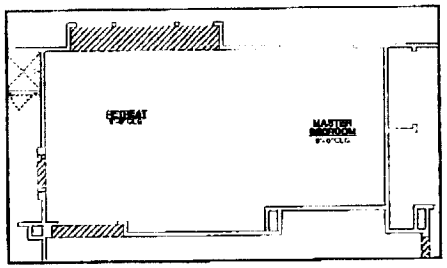


OPTIONAL FRAMING COND. FOR WASTE-LINE

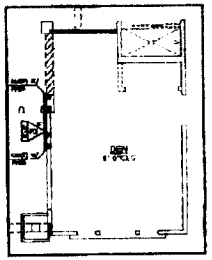
SCALE: 1/4" = 1'-0"

REFER TO BASIC FRAMING PLAN FOR ALL STRUCTURAL INFORMATION NOT SHOWN

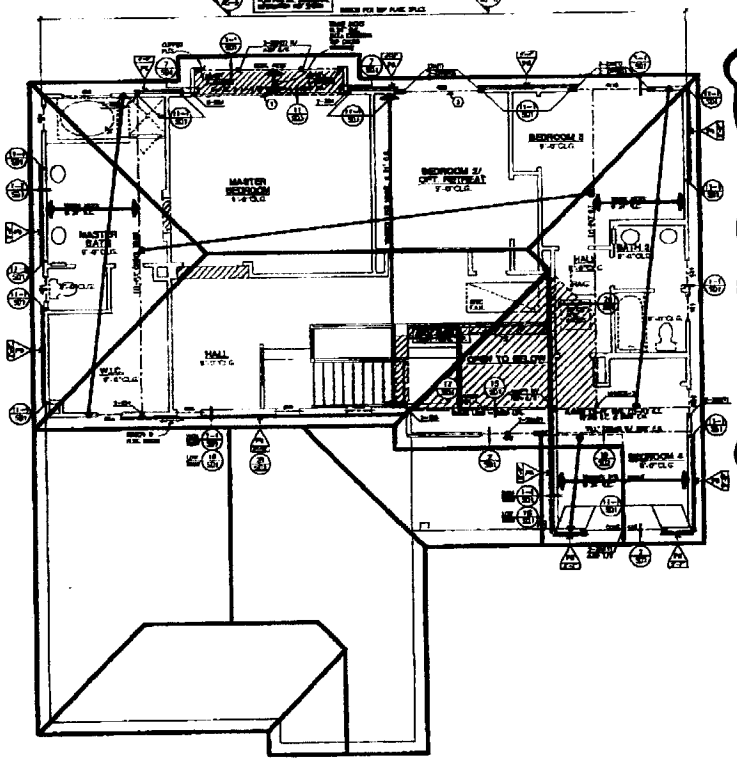
5



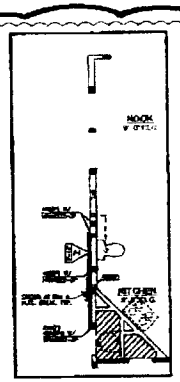
OPT. RETREAT



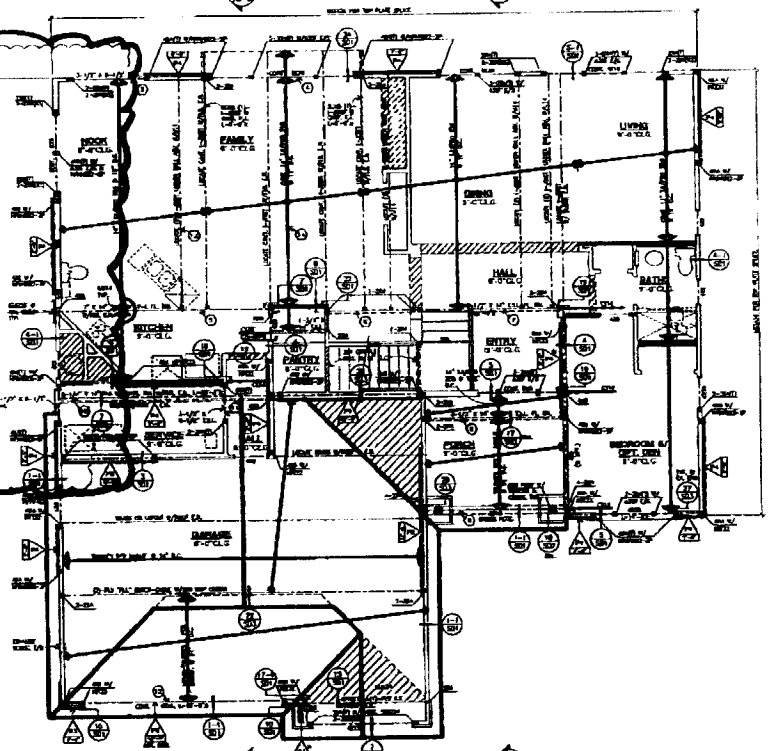
OPT. DEN



ROOF FRAMING PLAN



OPTIONAL FRAMING COND. FOR WASTE-LINE



ROOF/FLOOR FRAMING PLAN

SYMBOLS

SHEAR WALL SCHEDULE & NOTES

FASTENER SCHEDULE

SPECIAL BUILDER REQUIREMENTS

ADDITIONAL NOTES PER BLDG. DEPT.

NAIL SCHEDULE

TRACT No. ----

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PLAN 5
FRAMING PLAN

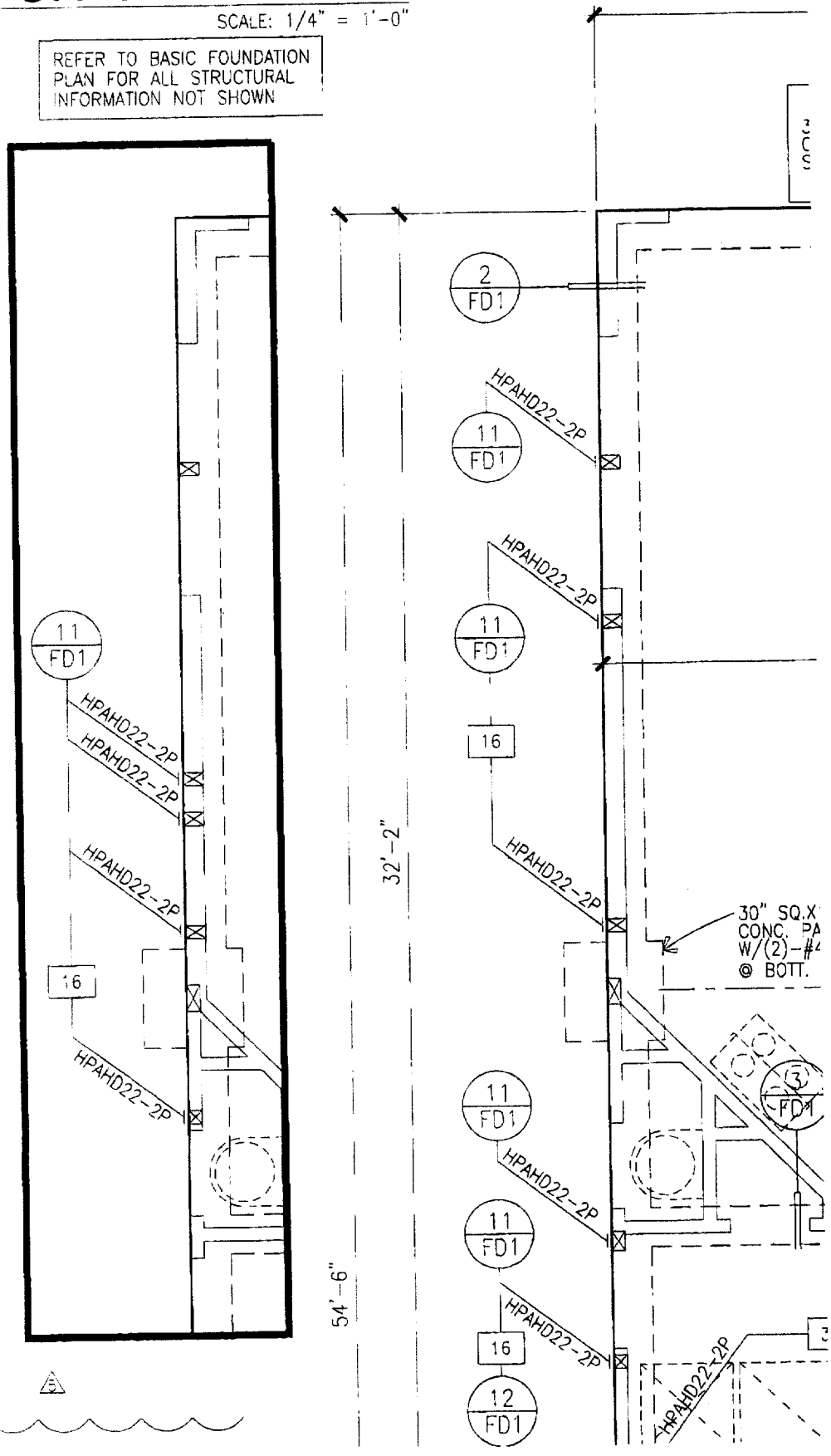
S-5.2

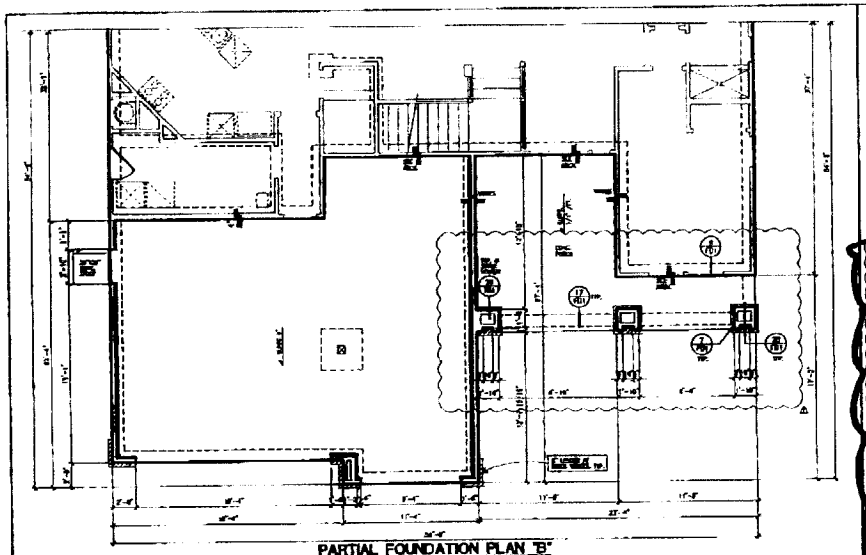
OPT. FOUND. FOR WASTE-LINE

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

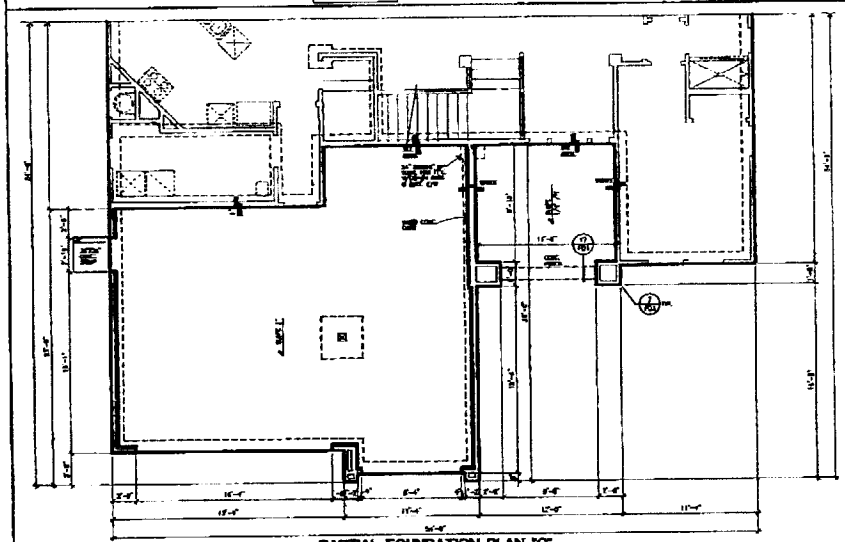
REFER TO BASIC FOUNDATION PLAN FOR ALL STRUCTURAL INFORMATION NOT SHOWN

PARTIAL FOUNDATION PLAN 6
SCALE: 1/4"=1'-0"





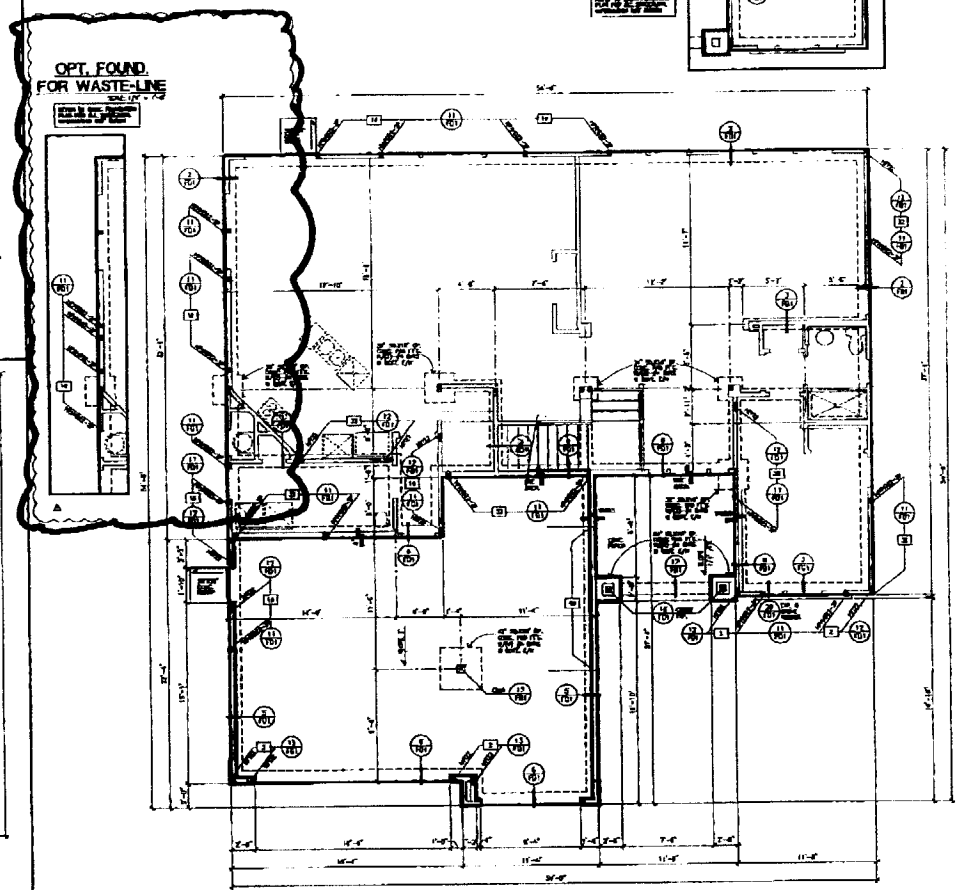
PARTIAL FOUNDATION PLAN "B"



PARTIAL FOUNDATION PLAN "C"

OPT. FOUND. FOR WASTE-LINE

OPT. DEN



FOUNDATION PLAN "A"

FOUNDATION NOTES

ANCHOR BOLT SCHEDULE

FOOTING LEGEND

INDICATES 1- & 2-STORY FOOTINGS

SPECIAL NOTES PER BLDG. DEPT.

SYMBOLS

SPECIFIC NOTES PER SOIL ENGINEER

EL EMBEDMENT NOTE

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TRACT No. ——

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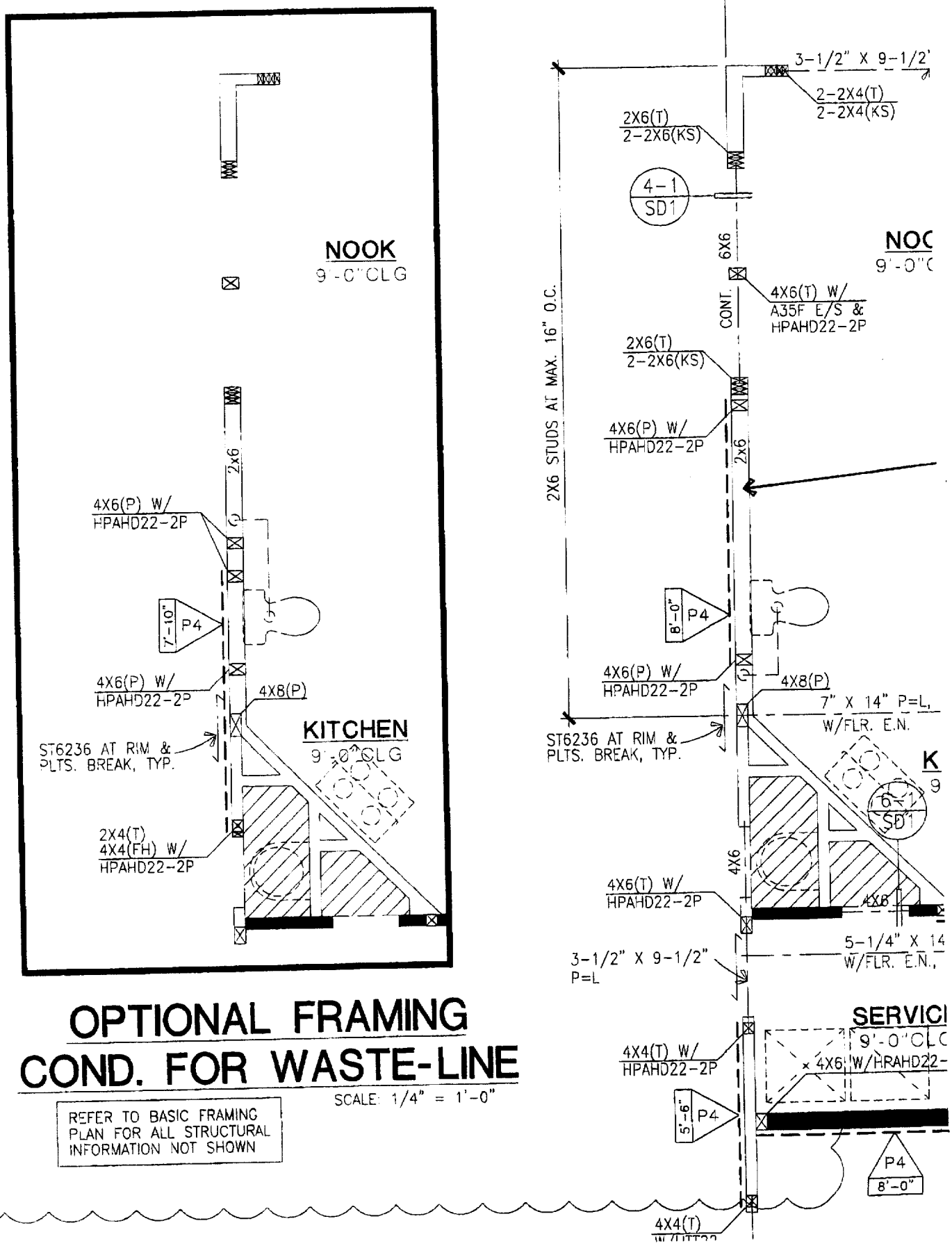
PLAN 6
FOUNDATION PLAN

S-6.1

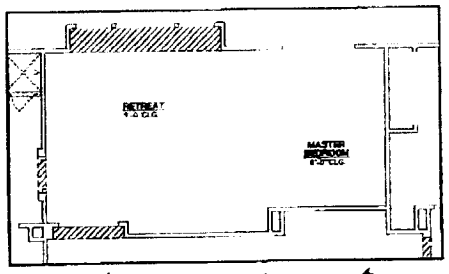
PARTIAL FLOOR FRAMING PLAN 6
SCALE: 1/4"=1'-0"



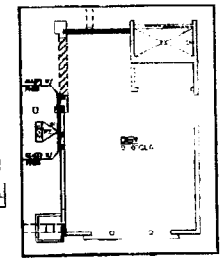
OPTIONAL FRAMING COND. FOR WASTE-LINE

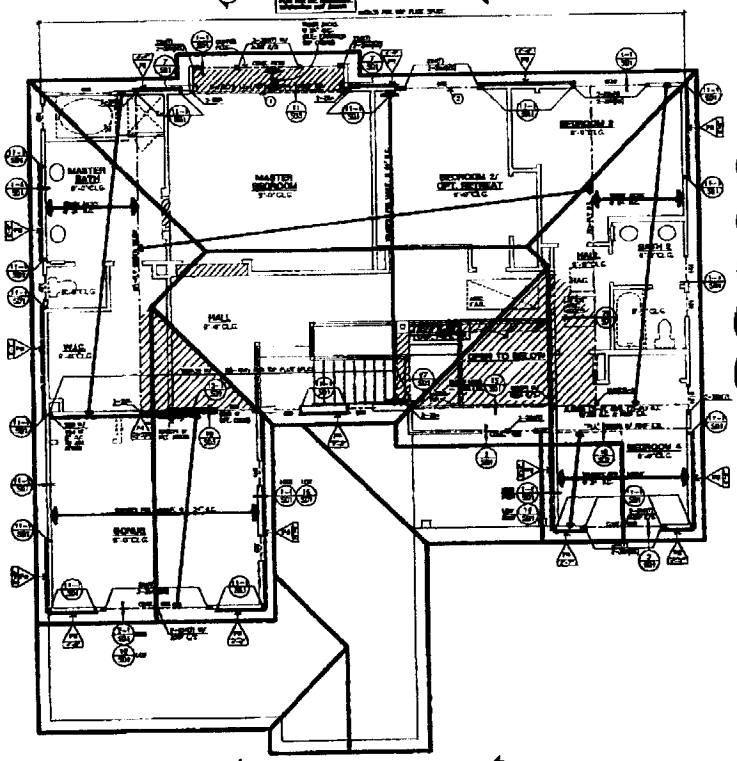
SCALE: 1/4" = 1'-0"

REFER TO BASIC FRAMING PLAN FOR ALL STRUCTURAL INFORMATION NOT SHOWN

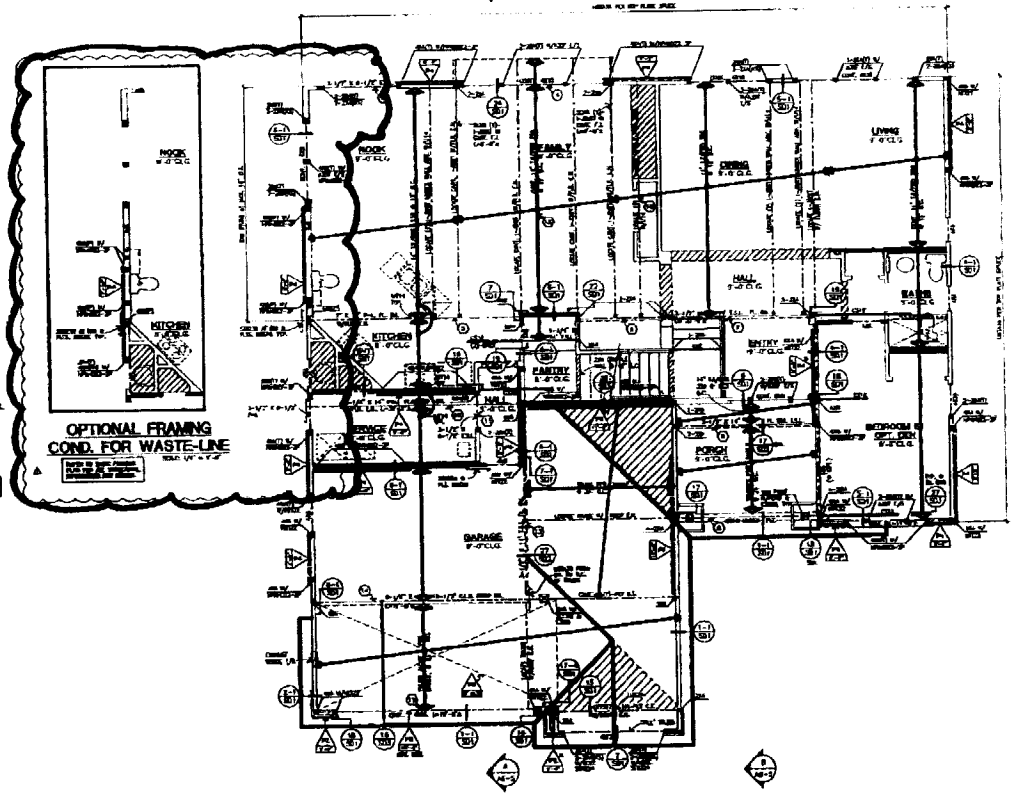


OPT. RETREAT





ROOF/FLOOR FRAMING PLAN



FLOOR FRAMING PLAN

SYMBOLS

SHEAR WALL SCHEDULE & NOTES

FASTENER SCHEDULE

SPECIAL BUILDER REQUIREMENTS

ADDITIONAL NOTES PER BLDG. DEPT.

NAIL SCHEDULE

TRACT No. ----

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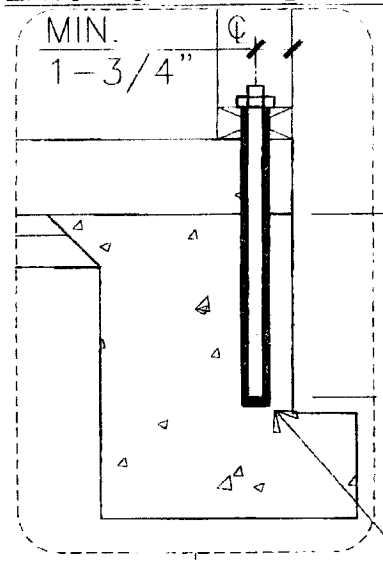
PLAN 6
FRAMING PLAN

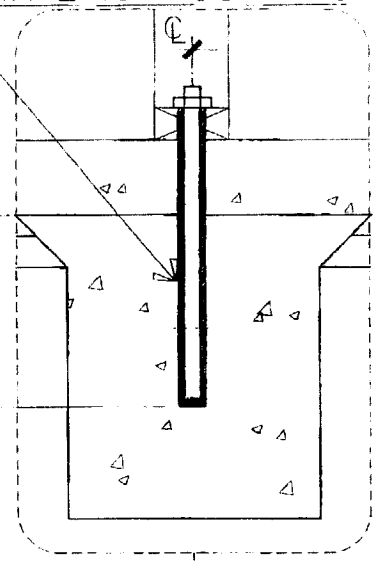
S-6.2

EXTERIOR CONDITION

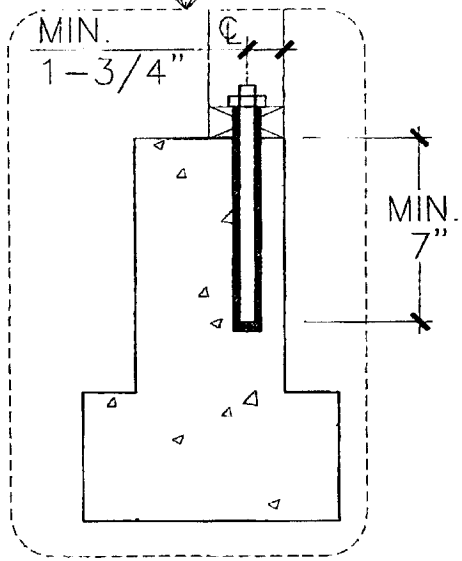


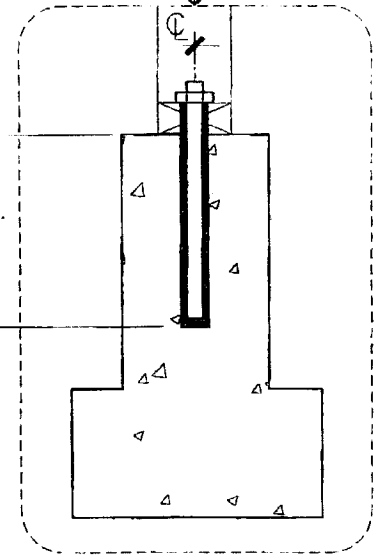
1/2", 5/8", OR 3/4" DIA., A307, ALL-THREAD ROD W/ SIMPSON "SET" EPOXY-TIE ADHESIVE. (ICBO ER-5279, LA RR-25279).

INTERIOR CONDITION



1/2", 5/8", OR 3/4" DIA., A307, ALL-THREAD ROD W/ SIMPSON "SET" EPOXY-TIE ADHESIVE. (ICBO ER-5279, LA RR-25279).





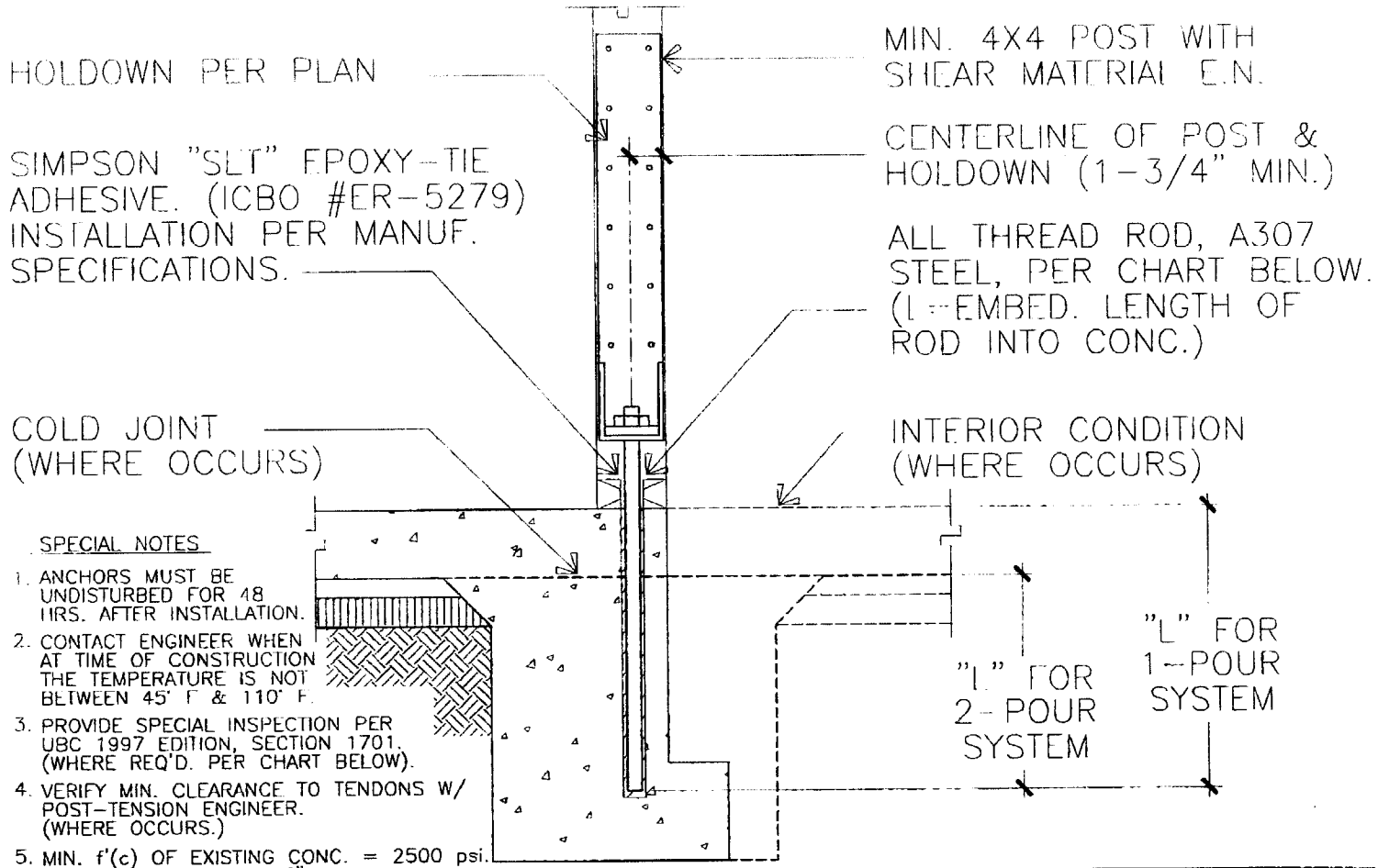
SPECIAL NOTES

1. ANCHORS MUST BE UNDISTURBED FOR 48 HRS. AFTER INSTALLATION.
2. CONTACT ENGINEER WHEN AT TIME OF CONSTRUCTION THE TEMPERATURE IS NOT BETWEEN 45° F & 110° F.
3. NO SPECIAL INSPECTION IS REQUIRED.
4. VERIFY MIN. CLEARANCE TO TENDONS WITH POST-TENSION ENGINEER. (WHERE OCCURS).
5. MIN. f'(c) OF EXISTING CONC. = 2500 psi.
6. REPLACE A.B.'s WITH A SAME DIAMETER ROD ON A ONE-TO-ONE BASIS.
7. A.B. = ANCHOR BOLT
8. MIN. ANCHOR EDGE DISTANCE = 1-3/4"

10/98
#F028C

A

RETROFIT FOR MISSED MUD-SILL ANCHOR BOLT



SPECIAL NOTES

1. ANCHORS MUST BE UNDISTURBED FOR 48 HRS. AFTER INSTALLATION.
2. CONTACT ENGINEER WHEN AT TIME OF CONSTRUCTION THE TEMPERATURE IS NOT BETWEEN 45° F & 110° F.
3. PROVIDE SPECIAL INSPECTION PER UBC 1997 EDITION, SECTION 1701. (WHERE REQ'D. PER CHART BELOW).
4. VERIFY MIN. CLEARANCE TO TENDONS W/ POST-TENSION ENGINEER. (WHERE OCCURS.)
5. MIN. f'(c) OF EXISTING CONC. = 2500 psi. MIN. END DISTANCE = 5" MIN. CONC. STEM WALL THICKNESS = 8"
6. USE HTT22 FOR HD2A, HD5A, MTT28B, STHD14, AND HPAHD22(2P).
7. CONSULT THE ENGINEER IF L+2" EXCEEDS DEPTH OF EXISTING FOOTING.
8. THE HOLDOWN CAPACITY VALUE HAS BEEN INCREASED 33-1/3%.
9. THE CONTROLLING VALUE FOR WOOD/EPOXY CAPACITY IS SHOWN WITH BOLD NUMBERS.

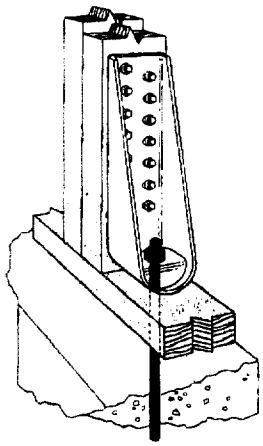
	MTT28B OR HTT22	PHD8	HD8A	HD10A	
ANCHOR DIA.	5/8"	7/8"	7/8"	7/8"	
EMBED. "L"	10"	10"	10"	10" AT FT'G. 15" AT STEM	15"
SPECIAL INSP. REQ'D.	YES (PER ICBO)	YES (PER ICBO)	YES (PER ICBO)	YES (PER ICBO)	YES (PER ICBO)
WOOD CAPACITY	4455 lb.	6730 lb.	7460 lb.	9540 lb.	9540 lb.
EPOXY CAPACITY	4669 lb.	8410 lb.	8410 lb.	8410 lb.	11200 lb.

11/99
#F020B

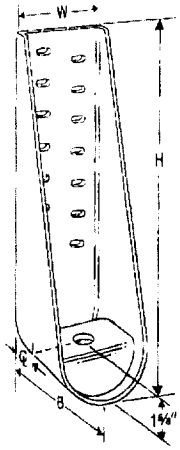
B

RETROFIT FOR MISSED HOLDOWN

PHD PREDEFLECTED HOLDOWNS



Typical PHD Installation as a Holdown



PHD5
(others similar)
US Patent 5,979,130

The Predeflected Holdown (PHD) is a revolutionary development in holdown connections. This connector is predeflected during manufacturing, to virtually eliminate deflection from material stretch.

SPECIAL FEATURES:

- Wood screws reduce slip due to overdrilled bolt holes.
- Smaller centerline reduces eccentricity in the stud.
- No stud bolts to countersink.
- The slot in the seat provides anchor bolt adjustment.
- Fits easily on a 4x stud.

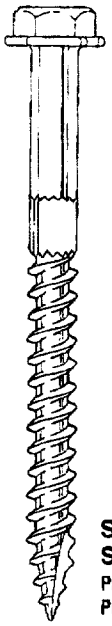
MATERIAL: See table.

FINISH: Galvanized

INSTALLATION: • Use all specified fasteners. See General Notes.

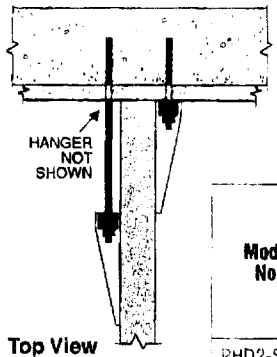
- Place the PHD over the anchor bolt.
- **Install Simpson's code-recognized SDS¼X3 wood screws, which are provided with the holdown.**
- For an improved connection, use a steel nylon locking nut or a thread adhesive on the anchor bolt.
- See SSTB Anchor Bolts, page 22, for anchorage options. The design engineer may specify any alternate anchorage calculated to resist the tension load for a specific job. Anchorage length should take the bearing plate height of 1⅝" into account, to ensure adequate length of threads to engage the nut.
- To tie double 2x members together, the designer must determine the fasteners required to bind members to act as one unit without splitting the wood.

CODES: ICBO 5328; City of L.A. RR 25300.



SDS¼X3 Screw
Patent Pending

See screw info on page 6

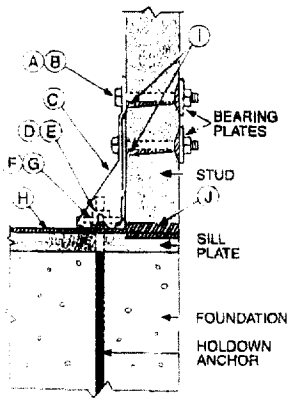


Top View Typical Concrete Wall PHD Offset Installation

Model No.	Ga	Dimensions W	H	B	CL	Fasteners Anchor Diameter	No. of Simpson SDS¼X3 Wood Screws	Avg Ult	Allowable Loads 2-2x and Greater Vertical Wood Member	Holdown Deflection at Highest Allowable Design Load
PHD2-SDS3	14	3	9⁵⁄₁₆	2⅛	1⅜	⅝	10	12,520	3610	.033
PHD5-SDS3	14	3	11⁹⁄₁₆	2⅛	1⅜	⅝	14	15,670	4685	.047
PHD6-SDS3	12	3½	13¹³⁄₁₆	2⅛	1⅜	⅞	18	18,250	5860	.045
PHD8-SDS3	10	3⅛	17⅜	2⅛	1⅜	⅞	24	21,243	6730	.051

1. Allowable loads have been increased 33% for earthquake or wind loading with no further increase allowed; reduce where other loads govern.
2. The designer must specify anchor bolt type, length and embedment. See the SSTB Anchor Bolts.
3. See page 30 for retrofit anchor bolt.
4. Loads are based on static tests on wood studs, limited by the lowest of 0.125" deflection, ultimate divided by 3, or the wood screw value.
5. Deflection at Highest Allowable Design Load: The deflection of a holdown measured between the anchor bolt and the strap portion of the holdown when loaded to the highest allowable load listed in the catalog table. This movement is strictly due to the holdown deformation under a static load test conducted on a steel jig.
6. Installs best with a low speed ½" right angle drill with a ⅜" hex head driver.
7. PHD installed raised off the sill plate may have greater deflection values.
8. **SDS¼x3 are required for PHD's. Call Simpson for PHD values using SDS¼x1½" screws for 2x application.**

Sources of Deflection at Shearwall Holdown Connections



A. **Stud bolt holes:** bolt slip can occur at holdown stud bolts.

B. **Oversized stud bolt holes:** increased bolt slip can occur if oversized holes are drilled through the stud for holdown stud bolts (oversized holes are when the diameter of the hole is greater than the bolt diameter plus 1⁄16 inch per 1997 NDS, section 8.1.2.1).

C. **Eccentricity in stud:** when a holdown is installed on only one side of the stud, an eccentricity exists during loading which can cause more movement in the shearwall system.

D. **Nut spin:** unrestrained anchor bolt nuts can spin loose during cyclic loading; the use of steel nylon locking nuts or thread adhesive may prevent nut spin.

E. **Lack of nut tightening:** additional movement can occur when nuts are not tightened sufficiently. Retightening bolts before covering wall may prevent this.

F. **Deflection of the holdown:** deflection can occur in the holdown under load caused by stresses due to earthquake or high wind.

G. **Vertical deflection at the holdown seat caused by stud rotation:** lateral displacement at the top of the wall rotates the stud around its base causing the holdown base plate to displace vertically.

H. **Shrinkage:** wood shrinkage can occur due to drying of the sill plate, rim joist, and/or top plate; nuts may require retightening after wood shrinkage.

I. **Localized wood crushing at stud bolt holes:** uplift forces on the bolts can cause localized wood crushing at bolt bearing locations. The use of larger bearing plates may prevent this.

J. **Localized crushing caused by dead and live loads:** wood at the end of the studs (sill plates, rim joists, etc.) may crush under normal dead and live loading; additional compressive forces due to overturning during earthquake and high wind loads add to the deflection.

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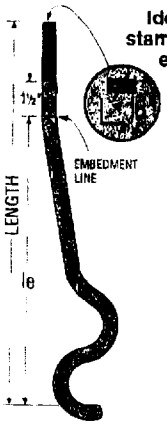
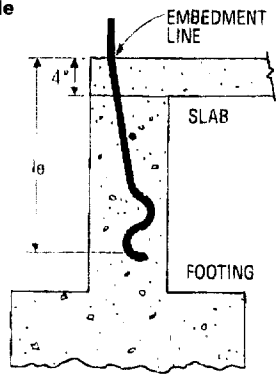
SSTB® ANCHOR BOLTS

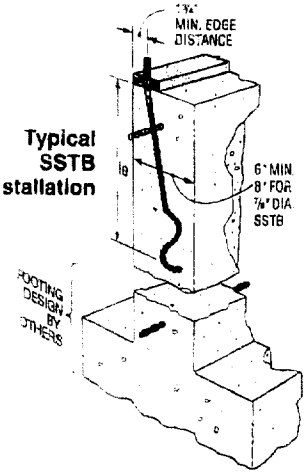


SSTB16 (others similar)

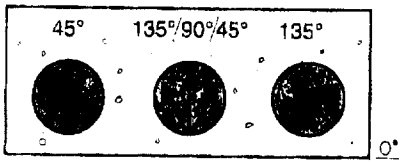
U.S. Patent 5,317,850



Double Pour Installation (SSTB20, 24 and 34)



Typical SSTB Installation



Plan View of SSTB Placement In Concrete Stemwall

Extensive SSTB testing has been done to determine the design load capacity at a common application, the garage stem wall. Design loads are based on the lowest ultimate, from a series of five tests, with a three-times safety factor.

SPECIAL FEATURES:
- Rolled threads for higher tensile capacity.
- Offset angle reduces side-bursting, provides more concrete cover.
- Stamped bolt head for identification after pour.
- Stamped embedment line aids installation.
- Configuration results in minimum rebar interference.

INSTALLATION:
- SSTB is suitable for monolithic and two-pour installations.
- Nuts and washers are not supplied with the SSTB; install standard nuts, couplers and/or washers as required.

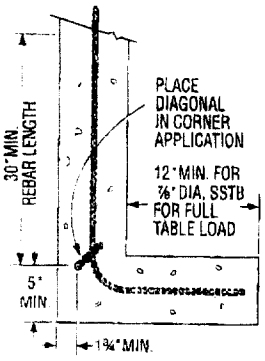
REINFORCED CONCRETE FOUNDATION
- Install SSTB before the concrete pour using an MKP or Anchor Mate (see page 31). Install the SSTB diagonally at approximately 45° from the wall. Install one #4 rebar 3" to 5" from the top of the foundation. The SSTB does not need to be tied to the rebar.
- Minimum concrete compression strength is 2500 psi. Unless noted otherwise, no special inspection is required for foundation concrete when the structural design is based on concrete no greater than 2500 psi (1997 Uniform Building Code, section 1701.5.1).
- Use 90% of the table load for 2000 psi concrete.

REINFORCED CONCRETE BLOCK
- Before concrete pour, install diagonally at approx. 45° in the cell.
- Horizontal #4 rebar (minimum 56" long)—approx. one rebar 12" from the top and two rebars approx. 28" from the top.Vertical #4 rebar (minimum 24" long)—install with maximum 24" o.c. spacing.
- Grout all cells with minimum 2000 psi concrete. Vibrate the grout per the 1997 Uniform Building Code, section 2104.6.2.

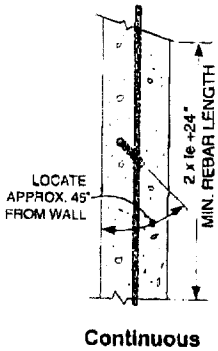
OPTIONS: Available in hot-dip galvanized; consult factory.

CODES: ICBO 4935, City of L.A. RR 25248 for concrete foundation only.

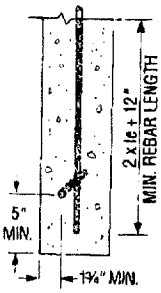
TYPICAL PLAN VIEWS OF REBAR INSTALLATION



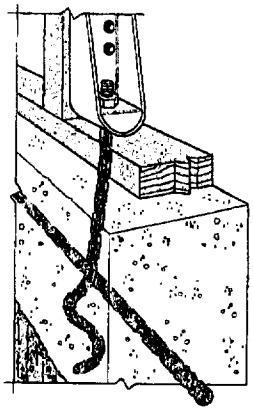
Corner Installation



Continuous Stemwall



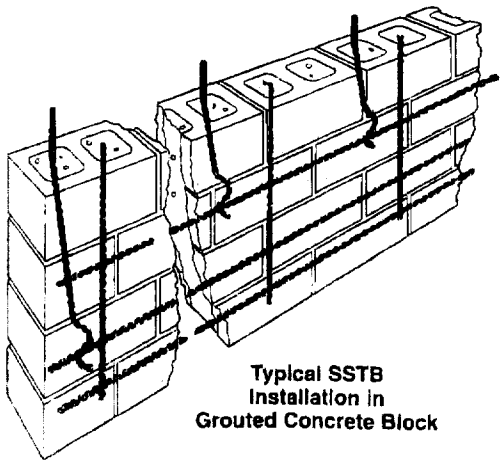
End Wall



Typical SSTB Installation with mudsill and holdown

SELECTION TABLE

Model No.	2x, 3x, 2-2x Sill Plates	
	Mono Pour	Two Pour
PHD2, HD2A, LTT20B, LTTI31, HTT16, HD5A	SSTB16	SSTB20
PHD5, MTT28B	SSTB20	SSTB24
HTT22	SSTB24	—
PHD6, PHD8, HD6A, HD8A, HD10A	SSTB28	SSTB34



Typical SSTB Installation in Grouted Concrete Block

Model No.	Stemwall Width	Dia	Length	Min Embed l_e	Avg Ult	Allowable Tension Load (133) [1,2]		
						Concrete [4] f'c = 2500 psi	Concrete Block	Concrete Block End
SSTB16	6	⅜	17	12	13640	4420	4780	1850
SSTB20	6	½	21	16	14745	4600	4780	1850
SSTB24	6	⅝	25	20	14745	5175 [5]	4780	1850
SSTB28	8	⅞	29	24	32700	10100	6385	4815
SSTB34	8	⅞	34	28	32700	10100	6385	4815
SSTB36	8	⅞	36	28	32700	10100	6385	4815

1. Loads may not be increased for short-term loading. Loads apply to earthquake and wind loading.
2. Minimum anchor center-to-center spacing is 2le for anchors acting in tension at the same time for full load.
3. The SSTB was tested in a stem wall with a minimum amount of concrete cover.
4. Maximum allowable load is 8150 lbs. for SSTB28, 34 and 36 used 5" from the end of a concrete foundation. Use full table load when installed 24" from the end or installed in a corner condition (see illustration).
5. Connection is limited by the lowest of bolt or holdown capacity.

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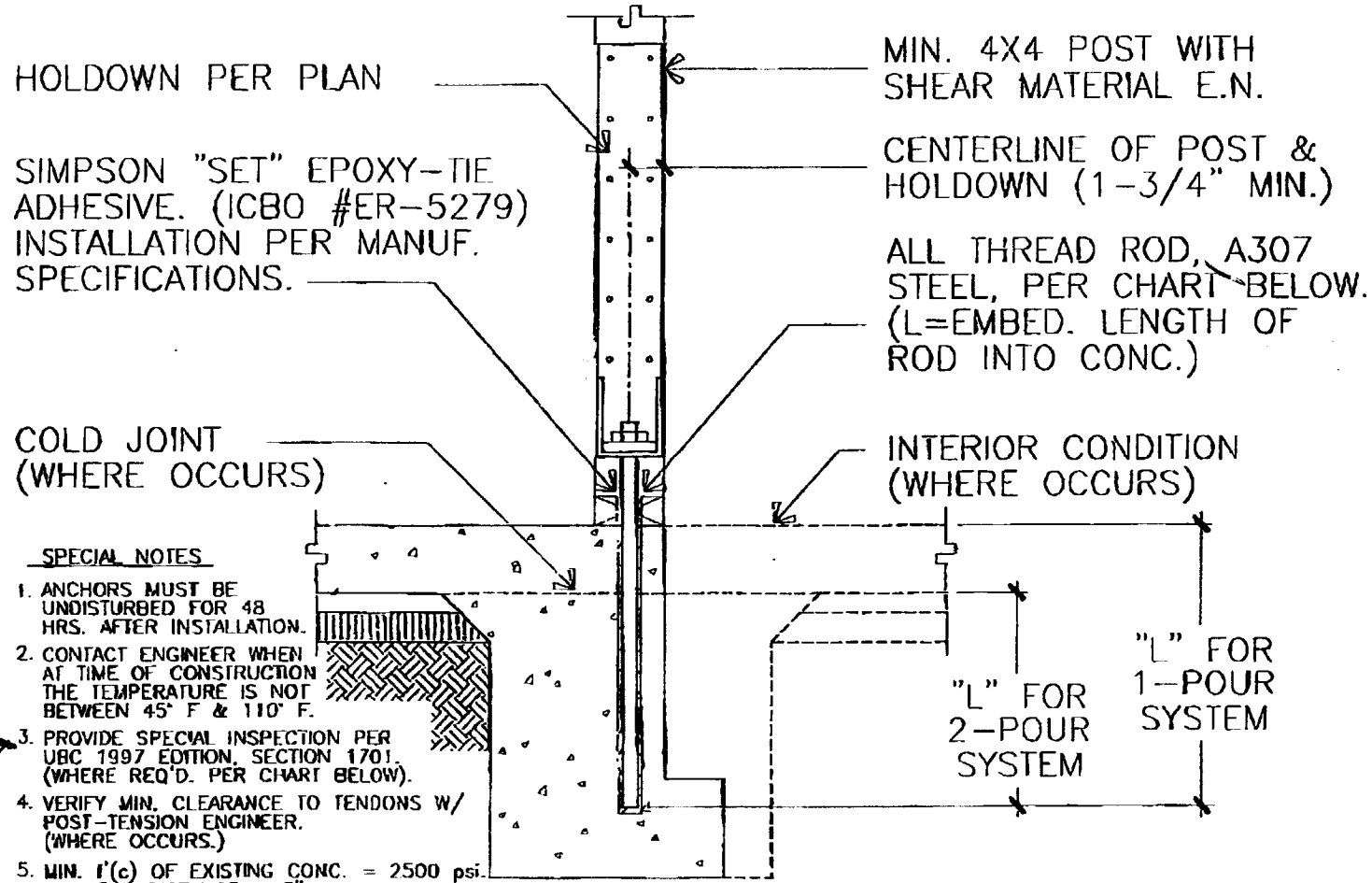
JAN-10-00 01::10PM FROM-OPTION ONE +8485538720 T-305 P.06/07 F-431



SPECIAL NOTES

1. ANCHORS MUST BE UNDISTURBED FOR 48 HRS. AFTER INSTALLATION.
2. CONTACT ENGINEER WHEN AT TIME OF CONSTRUCTION THE TEMPERATURE IS NOT BETWEEN 45° F & 110° F.
3. PROVIDE SPECIAL INSPECTION PER UBC 1997 EDITION, SECTION 1701. (WHERE REQ'D. PER CHART BELOW).
4. VERIFY MIN. CLEARANCE TO TENDONS W/ POST-TENSION ENGINEER. (WHERE OCCURS.)
5. MIN. f'(c) OF EXISTING CONC. = 2500 psi. MIN. END DISTANCE = 5" MIN. CONC. STEM WALL THICKNESS = 8"
6. USE HTT22 FOR HD2A, HD5A, MTT28B, STHD14, AND HPAHD22(2P).
7. CONSULT THE ENGINEER IF L+2" EXCEEDS DEPTH OF EXISTING FOOTING.
8. THE HOLDOWN CAPACITY VALUE HAS BEEN INCREASED 33-1/3%.
9. THE CONTROLLING VALUE FOR WOOD/EPOXY CAPACITY IS SHOWN WITH BOLD NUMBERS.

	MTT28B OR HTT22	PHD8	HD8A	HD10A	
ANCHOR DIA.	5/8"	7/8"	7/8"	7/8"	
EMBED. "L"	10"	10"	10"	10" AT FT'G. 15" AT STEM	15"
SPECIAL INSP. REQ'D.	YES (PER ICBO)	YES (PER ICBO)	YES (PER ICBO)	YES (PER ICBO)	YES (PER ICBO)
WOOD CAPACITY	4455 lb.	6730 lb.	7460 lb.	9540 lb.	9540 lb.
EPOXY CAPACITY	4669 lb.	8410 lb.	8410 lb.	8410 lb.	11200 lb.

11/99
#F0208

RETROFIT FOR MISSED HOLDOWN

CITY OF SACRAMENTO
1231 I ST. ROOM 200
BUILDING INSPECTIONS DIVISION

PERMIT NO. 99/11766R

AREA NO. 4R

CORRECTION NOTICE

WHEN CORRECTIONS HAVE BEEN MADE, CALL **264-5191** FOR REINSPECTION OF WORK.

JOB LOCATION 9 GAGNEY CT

INSPECTION REQUESTED Sheart

THE UNDERSIGNED ☒ BUILDING ○ PLUMBING ○ MECHANICAL ○ ELECTRICAL
INSPECTOR THIS DAY INSPECTED THIS STRUCTURE FOR THE REQUESTED INSPECTION AND FOUND THE FOLLOWING VIOLATIONS OF CITY AND/OR STATE LAWS GOVERNING SAME:

1) REPAIR PER PLANS & DETAILS TO SHEAR PLATES OVER 40% OR NOTCHED.
ENG. WET STAMP FIX REQUIRED IF EXT'T PITCH ARE NAILS.

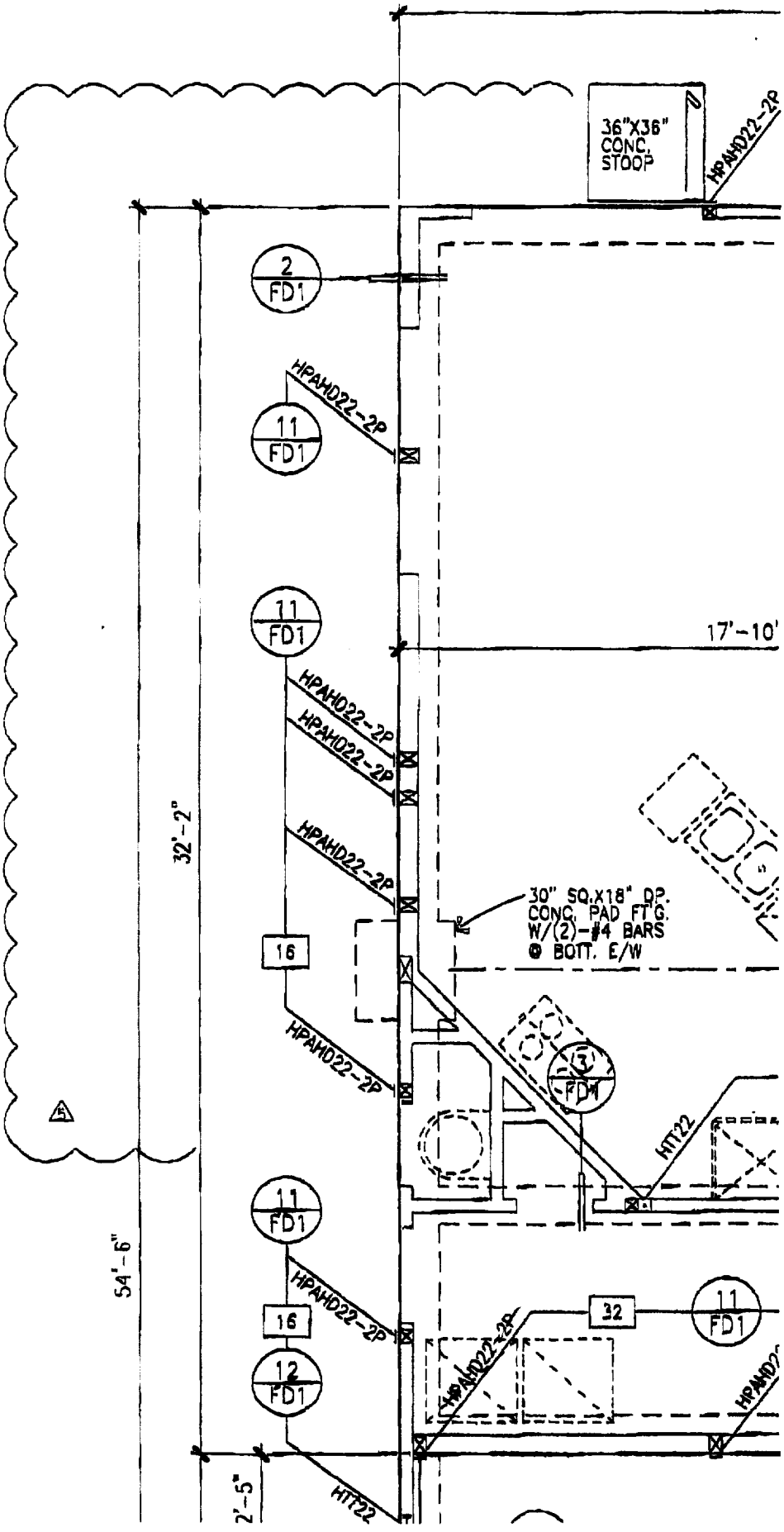
OK to close in Roof.

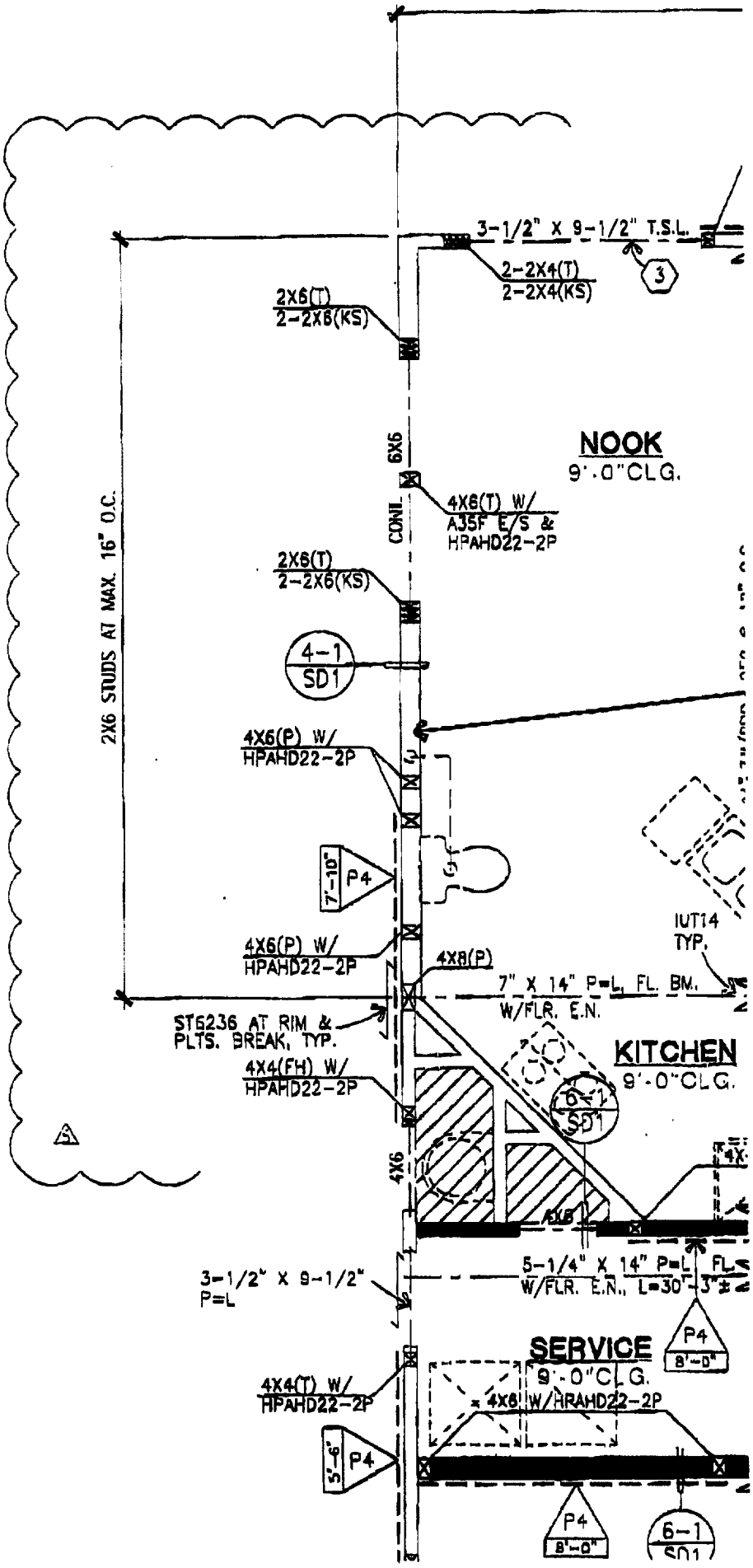
INSPECTOR F. Wagner DATE 1/3/00

BUILDING INSPECTIONS 264-5716

JOB COPY

DO NOT REMOVE THIS TAG


36"X36" CONC. STOOP
HPAHD22-2P
2
FD1
11
FD1
17'-10'
32'-2"
30" SQ.X18" DP. CONC. PAD FTG. W/(2)-#4 BARS @ BOTT. E/W
16
12
HTT22
32
54'-6"
2'-5"

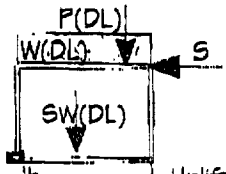

3-1/2" X 9-1/2" T.S.L.
2-2X4(T)
2-2X4(KS)
3
2X6(T)
2-2X6(KS)
NOOK
9'-0"CLG.
6X6
CONN.
4X6(T) W/
A35F E/S &
HPAHD22-2P
2X6(T)
2-2X6(KS)
2X6 STUDS AT MAX. 16" O.C.
4-1
SD1
4X6(P) W/
HPAHD22-2P
7'-10"
P4
IUT14
TYP.
4X6(P) W/
HPAHD22-2P
4X8(P)
7" X 14" P=L, FL. BM.
W/FLR. E.N.
ST6236 AT RIM &
PLTS. BREAK, TYP.
KITCHEN
9'-0"CLG.
4X4(FH) W/
HPAHD22-2P
6-1
SD1
4X6
4X6
3-1/2" X 9-1/2"
P=L
5-1/4" X 14" P=L
W/FLR. E.N., L=30"-3"±
P4
8'-0"
SERVICE
9'-0"CLG.
4X4(T) W/
HPAHD22-2P
4X6 W/HRAHD22-2P
5'-6"
P4
P4
8'-0"
6-1
SD1

Option One Engineering

PROJ. : "Hacienda Collection" / Plan #6
J.N. : 0199-0596

SHEAR WALL DESIGN

Seismic Zone <3>

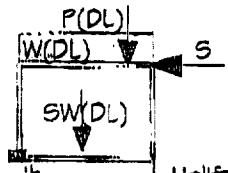


7). 1 st FLR. -EXT. LEFT ELEVATION: L (ft) = 4+5.5+7.83

LOAD =	(	140	)x(	54/2	) +		
(SEISMIC GOVERNS)	(	52	)x(	18/2	) +		
	(	61	)x(	18/2	) +		
	(	21	)x(	18/2	) =	4986 lb	Uplift
SHEAR =	(	4986	)/(	17.33	) =	288 plf	

USE P4 with 16d Nails at NA in o.c. or ½-in Dia. A.B.'s at 32 " o.c.

O.T.M. = (4.00)x(9.00)x(288) = 10358 ft.lb
R.M. = (10*(1/2)+14*9)*4^2/2 = 1048 ft.lb
Pt. load = = lb, Dist. to closest SW edge, J = ft
Superimposed uplift force from shear panel(s) above ----> 1333 lb
Uplift correction for reduced moment arm in ft, L(hd) ----> 3.67 Uplift x L(sw)/L(hd) = 4032 lb
Uplift = (O.T.M. - (0.85xRM) - (0.85xPxJ)) /L = 3700 lb ----> HPAHD22-2P/HTT22

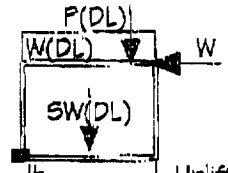


8). 1 st FLR. -EXT. RIGHT OF GARAGE: L (ft) = 12

LOAD =	(	61	)x(	25/2	) +		
(SEISMIC GOVERNS)	(		)x(		) +		
	(		)x(		) +		
	(		)x(		) =	763 lb	Uplift
SHEAR =	(	763	)/(	12.00	) =	64 plf	

USE P6 with 16d Nails at NA in o.c. or ½-in Dia. A.B.'s at 72 " o.c.

O.T.M. = (12.00)x(9.00)x(64) = 6863 ft.lb
R.M. = (18*(13/2+1)+14*9)*12^2/2 = 18792 ft.lb
Pt. load = 0 = 0 lb, Dist. to closest SW edge, J = 0 ft
Superimposed uplift force from shear panel(s) above ----> 0 lb
Uplift correction for reduced moment arm in ft, L(hd) ----> 12.00 Uplift x L(sw)/L(hd) = -759 lb
Uplift = (O.T.M. - (0.85xRM) - (0.85xPxJ)) /L = -759 lb ----> N/A



9). 1 st FLR. -INT. LEFT OF BDRM 5: L (ft) = 8

LOAD =	(	109*0.5/1.3	)x(	24/2	) + FROM ELE. C		
(WIND GOVERNS)	(	127	)x(	11.5/2	) +		
	(	127*0.8/1.3	)x(	24.5/2	) +		
	(		)x(		) =	2191 lb	Uplift
SHEAR =	(	2191	)/(	8.00	) =	274 plf	

USE P4 with 16d Nails at NA in o.c. or ½-in Dia. A.B.'s at 32 " o.c.

O.T.M. = (8.00)x(9.00)x(274) = 19716 ft.lb
R.M. = (10*(1.3/2)+7*9)*5^2/2 = 2224 ft.lb
Pt. load = = lb, Dist. to closest SW edge, J = ft
Superimposed uplift force from shear panel(s) above ----> 0 lb
Uplift correction for reduced moment arm in ft, L(hd) ----> 7.67 Uplift x L(sw)/L(hd) = 2377 lb
Uplift = (O.T.M. - (2/3xRM) - (2/3xPxJ)) / L = 2279 lb ----> HPAHD22-2P/HTT22

0596P6W3.WK4

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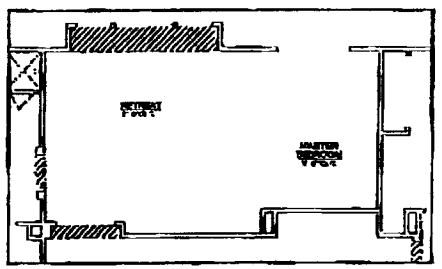
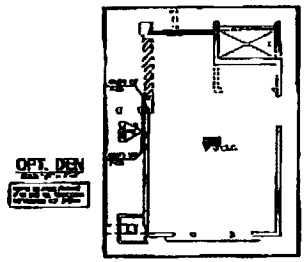
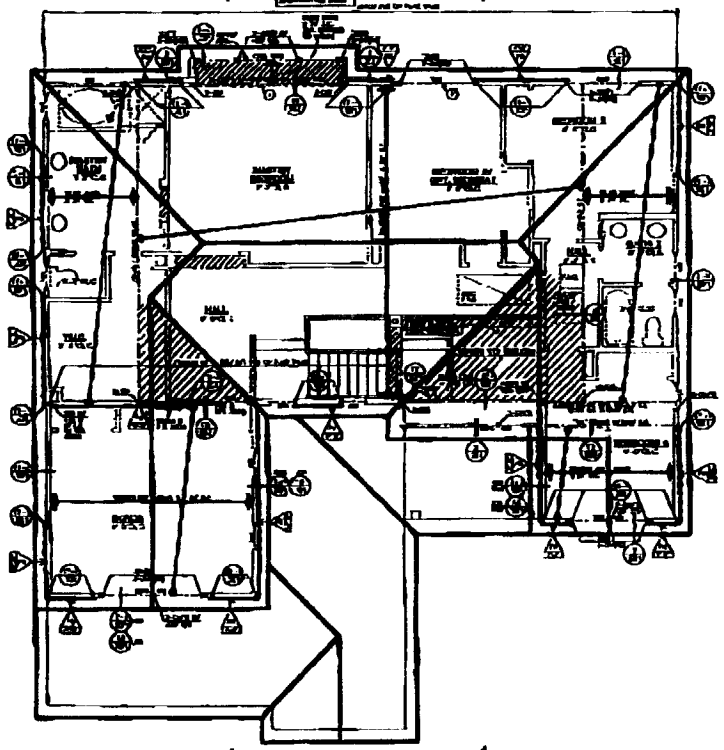
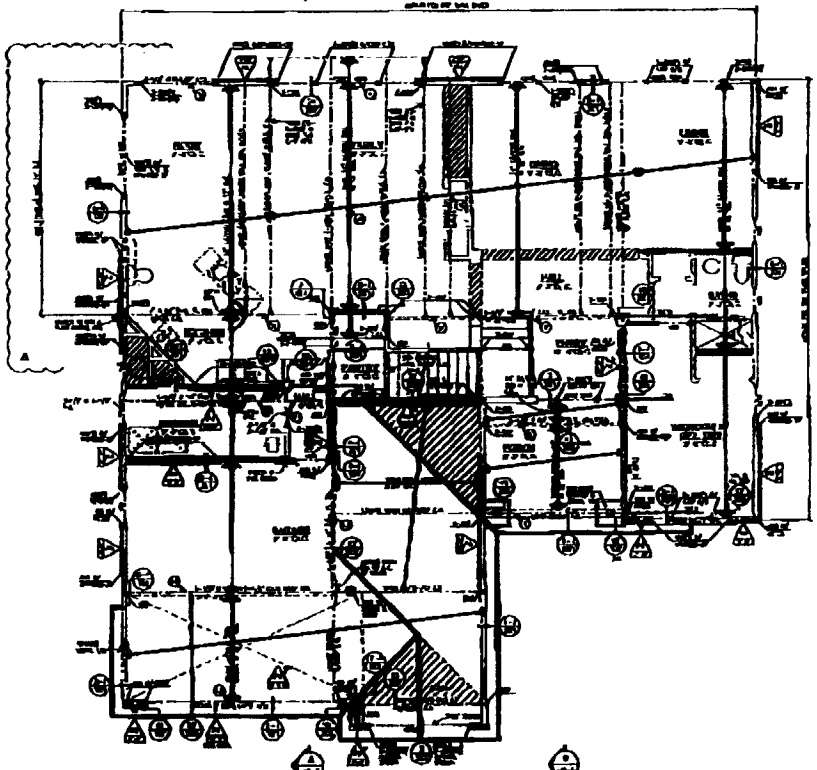






ROOF/FLOOR FRAMING PLAN



FLOOR FRAMING PLAN

SHEAR WALL SCHEDULE & NOTES

HARDWARE SCHEDULE

SPECIAL SHEARWALL REQUIREMENTS

ADDITIONAL NOTES FOR SHEAR WALLS

WALL SCHEDULE

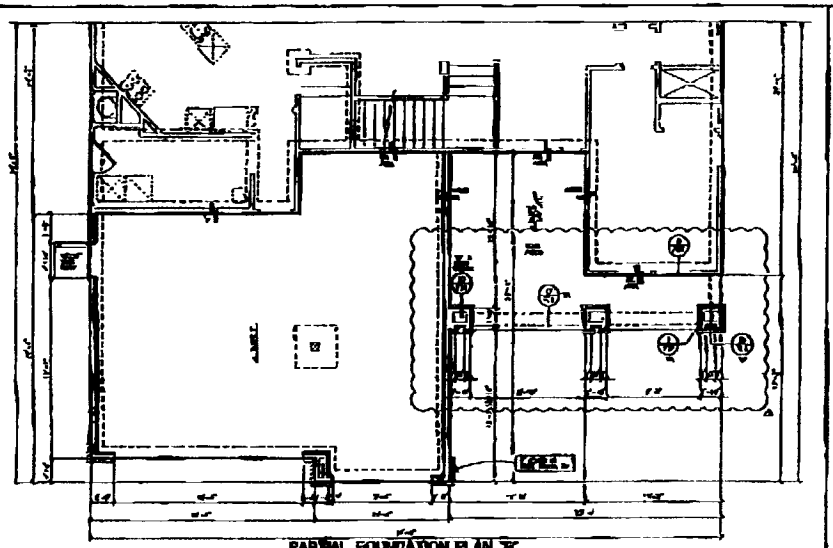
HACIENDA COLLECTION
SACRAMENTO, CA
Meritage Homes
96341

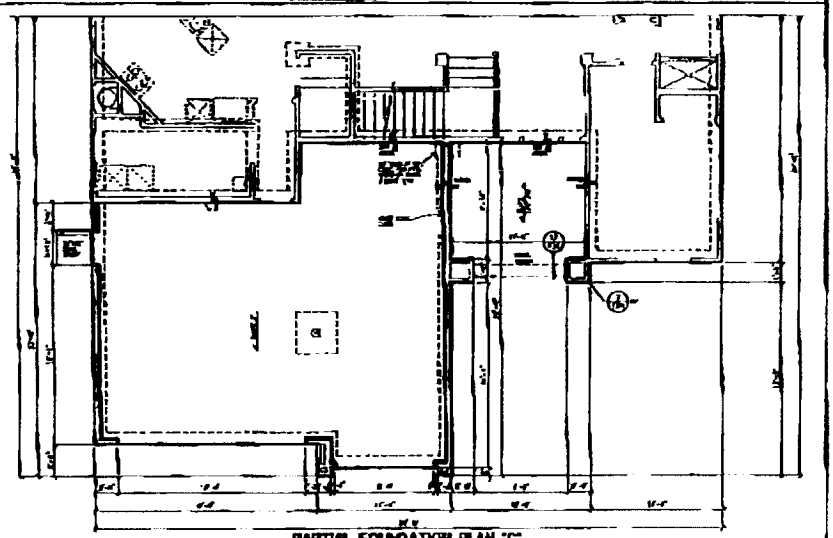
option one

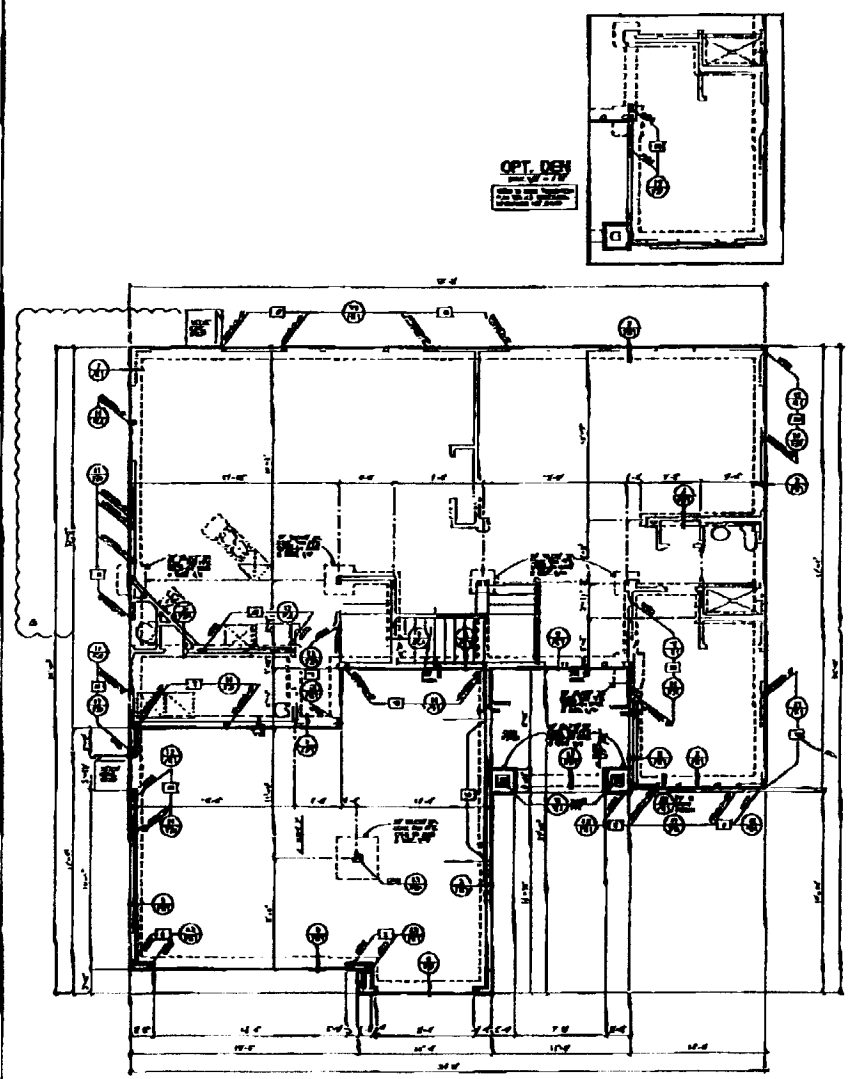
OPTION ONE CONSULTING ENGINEERS

PLAN 8
FRAMING PLAN

S-6.2







FOUNDATION NOTES

ANCHOR BOLT SCHEDULE

POSITIVE VENTING

SYMBOLS

EL EMBODIMENT NOTE

HACIENDA
COLLECTION
SACRAMENTO, CA

98341

option one

OPTION ONE
CONSULTING
ENGINEERS

PLAN 6
FOUNDATION PLAN

S-6.1

Plot Plan

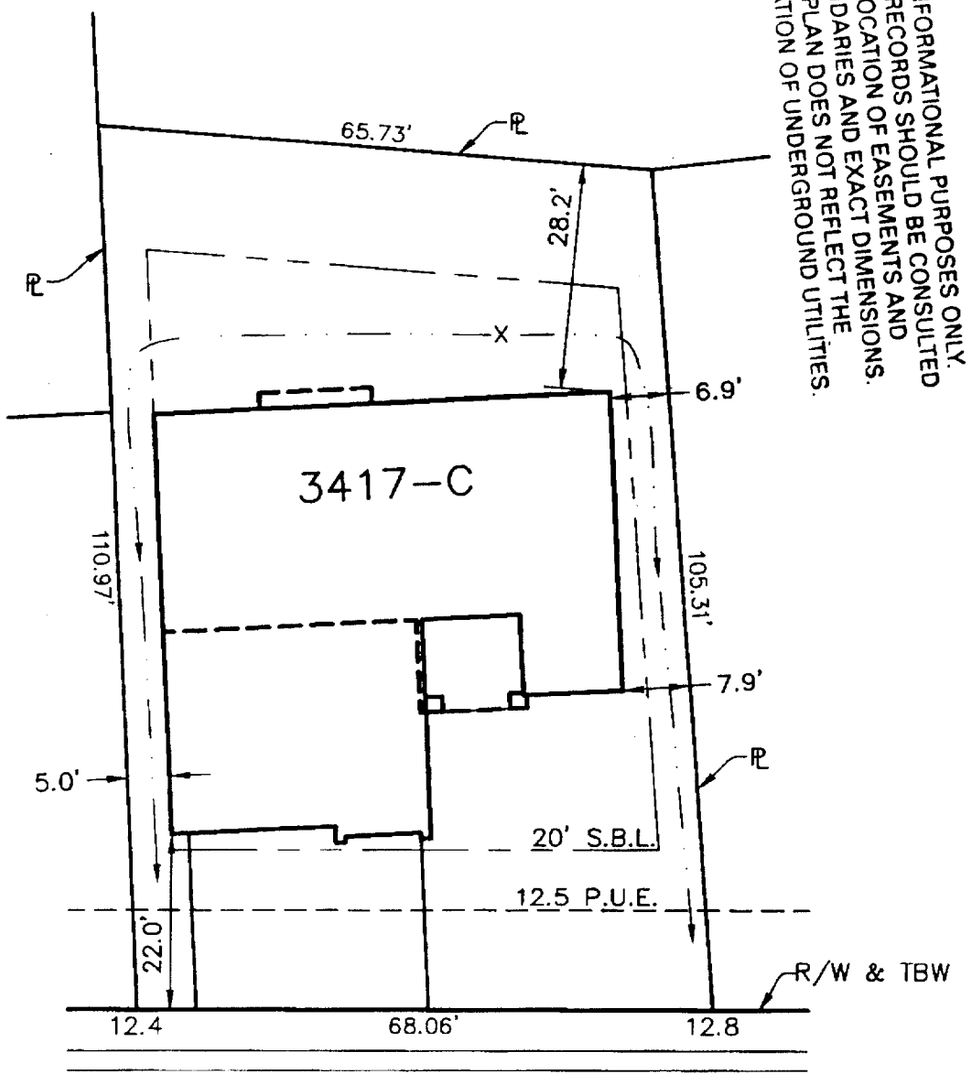
PAD: 14.6
F.F.: _____

Lot conditions dictate custom development of each lot in relation to existing contours, adjacent lots and street improvements. Therefore, the contours of ungraded areas, the slopes and flat pads of graded areas, and the setback dimensions, as shown on the Plot Plan, are approximate and may vary when field construction is completed.

SCALE 1"=20'

"BUILT IN CONFORMANCE WITH 1997 UBC"

FOR INFORMATIONAL PURPOSES ONLY. TITLE RECORDS SHOULD BE CONSULTED FOR LOCATION OF EASEMENTS AND BOUNDARIES AND EXACT DIMENSIONS. THIS PLAN DOES NOT REFLECT THE LOCATION OF UNDERGROUND UTILITIES.



CAGNEY COURT

DEPT OF PLANNING & DEVELOPMENT APPROVED

This set of plans and specifications must be kept on the job at all times and it is unlawful to make any changes or alterations on same without permission from the Planning Director.

Phs One V.11.6-2

ASSESSOR'S PARCEL NO. 201-039-30

ADDRESS 9 Cagney Court

NOTE:
It is understood that the drainage areas, slopes and grades shall not be altered, changed, blocked, modified or in any way be reconstructed by Owner contrary to what is depicted on this Plot Plan. THESE CONDITIONS RUN WITH THE LAND AND ARE BINDING ON ALL SUBSEQUENT OWNERS.

Morrison Homes Rep. _____ Date _____

Owner _____ Date _____

APPROVAL: _____ 10/7

Morrison Homes Rep. _____ Date _____

NOTE: All setback dimensions and elevations as shown may be adjusted to fit field conditions.

LOT AREA = 7185 SF
ALLOWED LOT COVERAGE = 40% = 2874 SF
ACTUAL LOT COVERAGE = 33% = 2386 SF

MORRISON HOMES
HACIENDA COLLECTION
LOT# 27

CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA

REVISIONS

3222 Ramco Circle Sacramento CA 95827
(916) 366-3040 Fax (916) 366-3303
R.E.Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors

JOB NO.	6022.007
DRAWN	MJH
CHECKED	BT
DATE	09-28-99
SCALE	1"=20'

S:\6022\007\VILLAGE6\LOT027A