

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0106822

Insp Area: 2

Thos Bros: 317D1

Site Address: 1999 8TH AV SAC

Parcel No: 012-0314-019

Sub-Type: AOTHR

Housing (Y/N): N

CONTRACTOR

SWOPE CONSTRUCTION
1714 OAKWOOD DR
RSVL CA

OWNER

MITCHELL
1999 8TH AV
SACRAMENTO CA 95818

ARCHITECT

GREENBAUM DENNIS
700 ALHAMBRA BL
SACRAMENTO CA 95816

Nature of Work: 226 SQFT ADDITION AND 3944 SQFT REMODEL

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's Address

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 License Number 553518 Date Contractor 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 9-19-01 Owner Signature Diane Mitchell

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 hereby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date 9-19-01 Applicant/Agent Signature Diane Mitchell

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, for the 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 STATE FUND Policy Number 046-01 UNIT 0005463 Exp Date 01/01/2002

(This section need not be completed if the contractor is self-insuring in the performance of the work for which this permit is issued, I shall not employ any person in any manner so and 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 9-19-01 Applicant Signature Diane Mitchell

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.

OWNER-BUILDER VERIFICATION

ATTENTION PROPERTY OWNERS

An owner-builder building permit has been applied for in your name and bearing your signature.

Please complete and return this information in the envelope provided at your earliest opportunity to avoid unnecessary delay in processing and issuing your building permit. No building permit will be issued until this verification is received.

1. I personally plan to provide the major labor and materials for construction of the proposed Improvement (yes or no) NO
2. I (have/have not) HAVE signed an application for A building permit for the proposed work.

3. I have contracted with the following person (firm) to provide the proposed construction:

Name SHUPTON CONSTRUCTION Address 1714 ORKWOOD DR
City ROSBVILLE, CA Telephone 916-786-8284
Contractors License No. 953518

4. I plan to provide portions of the work, but I have hired the following person to coordinate, Supervise, and provide the major work.

Name _____ Address _____
City _____ Telephone _____
Contractors License No. _____

5. I will provide some of the work but I have contracted (hired) the following to provide the Work indicated:

Name	Address	Phone	Type of work

Signed _____

Job Address 1999 8TH AVE

Permit No: 0106 822

Date of Request: 5-30-01
By: _____

CITY OF SACRAMENTO DEVELOPMENT SERVICES DIVISION
PLANNING AND ZONING INFORMATION REQUEST

Project Address: 1999 8TH AVE, SACRAMENTO CA. 95818

Assessor's Parcel Number: 012-0314-019

Previous Use: RESIDENTIAL (EXIST. S.F.R.)

Description of Request/Proposed Use: 2nd floor room addition

Is This a Change of Use? No

Prior Applications for Project Site(P#, Z#, DRPB#): none
Zoning Designation: R-1

Comments: does not affect setbacks or lot coverage

Are There Any Planning Issues?: (circle one) YES NO

- * Staff Site Plan Check Required? (Circle one) YES NO
- * Field Inspection Required? (Circle one) YES NO
- * Design Review/Preservation Required?: (Circle one) YES NO

Planning Review by/Date: PHIL REED 5/30/01

A list of items that must be reviewed by Planning is provided on the reverse side of this form.

MICROFILM AFTER FINAL

1999 8th AVE

Don Blessen & Assoc.

301 Natoma Street, Suite 106
Folsom, CA 95630
(916)985-3594 FAX (916)985-4549

JOB Mitchell House
SHEET NO. 1 OF 17
CALCULATED BY DAB DATE 6-01
CHECKED BY _____ DATE _____
SCALE GREENBAUM & ASSOC.

ISSUED

NOV 28 2001

Sacramento Building Division

STRUCTURAL CALCULATIONS FOR MITCHELL HOUSE

*11.28.01 Addition
Calculations
For shear
wall changes
footings -
beams.*

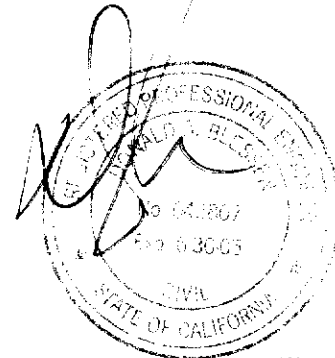
FILE COPY

1999 8th AVE.
SACRAMENTO, CA.

JUNE 2001

▲ AUG. 2001

▲ OCT. 2001



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JOB Mitchell Res.
 SHEET NO. 2 OF 7
 CALCULATED BY DAB DATE 6-01
 CHECKED BY _____ DATE _____
 SCALE _____

LOADS

ROOF		FLOOR	
ROOFING (WD. SHAKE)	5.0 psf	FLOORING	15 psf
SHEATHING	2.0	SHEATHING	25
FRAMING	5.0	FRAMING	35
CEILING	3.0	CEILING	25
	<u>15.0</u>		
SLOPE FACTOR	x 1.0	DL	100 psf
		LL	400
DL	15.0 psf		
LL	20.0		500 psf
	<u>35.0 psf</u>		

NOTES:

- DESIGN TO CONFORM TO THE 1991 UNIFORM BUILDING CODE.
- HORIZONTAL FRAMING TO BE DOUG. FIR #2 UNLESS OTHERWISE NOTED.
- 6x BEAMS TO BE DOUG. FIR #1 U.O.N.
- PRE-FAB TRUSS BY TRUSS MANUFACTURER.
- GLU-LAM BEAMS TO BE COMBINATION 24F-V4 DF/DF.
- CONCRETE STRENGTH AT 28 DAYS TO BE 2500 psi.
- REINF. STEEL TO CONFORM TO A.S.T.M. A615-40.
- STRUCTURAL STEEL TO CONFORM TO A.S.T.M. A-36.

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MITCHELL RES.
JOB _____ OF _____
SHEET NO. 3 OF 17
CALCULATED BY DAB DATE 6-01
CHECKED BY _____ DATE _____
SCALE _____

FRAMING

2x6 RAFTERS AT 24" o.c.

$$W_{2x6} = 35 \times 2 = 70 \text{ PF}$$

$$\text{MAX. ALLOW. SPAN} = 10'-0''$$

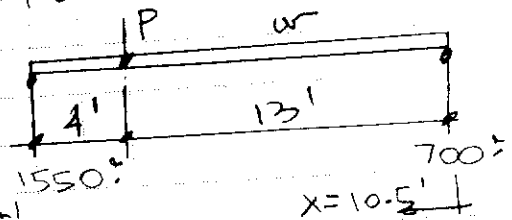
2x12 RAFTERS AT 24" o.c.

$$\text{MAX. ALLOW. SPAN} = 18'-0''$$

OK - FLOOR JSTS. O/ FAMILY RM. W/ OFFSET. LOADING L = 17'

$$W = 50 \times 1.33 = 67 \text{ PF}$$

$$P = (8 \text{ wau} \times 8 + 35 \times 22) \times 1.33 = 1110'$$



$$M = 700 \times 10.5 \times 0.5 = 3655'$$

$$S = \frac{3655 \times 12}{1005} = 44 \text{ in}^3$$

$$A = \frac{1.5 \times 1550}{95} = 25 \text{ in}^2$$

USE (2) 2x12 FJS.
AT 16" o.c.

$$W_{eq} = \frac{8 \times 3655}{17^2} = 100 \text{ PF}$$

$$I = \frac{5 \times 100 \times 17^4 \times 1728 \times 300}{384 \times 18000 \times 17 \times 12} = 153 \text{ in}^4$$

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JOB Mitchell Kes.
SHEET NO. 5 OF 17
CALCULATED BY DAB DATE 10-01
CHECKED BY _____ DATE _____
SCALE _____

RB1 L = 17'

$$W = 35 \times 22 = 770 \text{ PF}$$

$$S_e = \frac{1.5 \times 770 \times 17^2}{2600} = 130 \text{ in}^3$$

$$I = \frac{5 \times 770 \times 17^4 \times 1728 \times 240}{384 \times 1.8 \text{ EG} \times 17 \times 12} = 945 \text{ in}^4$$

$$P = 770 \times 8.5 = 6545 \text{ lbs}$$

USE 5 1/4" x 14" PSL

RB2 L = 11.5'

USE FTB. \square

$$W = 35 \times 15 = 525 \text{ PF}$$

$$S = \frac{1.5 \times 525 \times 11.5^2}{2600} = 40 \text{ in}^3$$

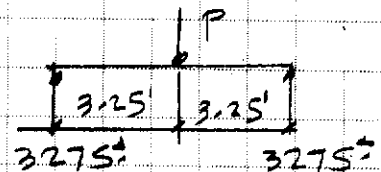
$$I = \frac{5 \times 525 \times 11.5^4 \times 1728 \times 240}{384 \times 1.8 \text{ EG} \times 11.5 \times 12} = 200 \text{ in}^4$$

USE 3 1/2" x 11 7/8" PSL

HPR TO SUPPORT RB1 L = 6.5'

$$P = 770 \times 8.5 = 6545 \text{ lbs}$$

$$S = \frac{3275 \times 3.25 \times 12}{2600} = 49 \text{ in}^3$$



$$A = \frac{15 \times 3275}{285} = 17.2 \text{ in}^2$$

USE 3 1/2" x 11 7/8" PSL

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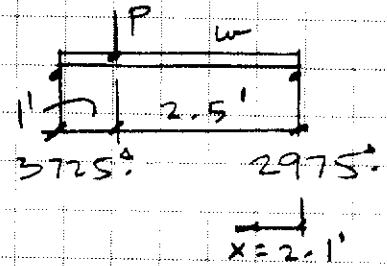
JOB Mitchell Res.
SHEET NO. 7 OF 17
CALCULATED BY DAB DATE 10-01
CHECKED BY _____ DATE _____
SCALE _____

HDR. TO SUPPORT FB2 L=3.5'

$$W = 16 \times 9 \text{ wall} + 50 \times 10 \text{ FL} + 35 \times 22 \text{ RF} = 1415 \text{ lbs}$$

$$P = 1745 \text{ FB2}$$

$$S_e = \frac{2975 \times 2.1 \times 0.5 \times 12}{2600} = 14.4 \text{ in}^3$$



$$A = \frac{1.5 \times 3725}{285} = 20 \text{ in}^2$$


USE 3 1/2" x 11 7/8" PL

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JOB Mitchell Kes.
 SHEET NO. 8 OF 17
 CALCULATED BY DAB DATE 6-01
 CHECKED BY _____ DATE _____
 SCALE _____

FOUNDATION SCHEDULE

SYMBOL 	SQUARE FOOTING			REINF. EACH WAY	ALLOW. COL. LOAD (lbs.)	SEE NOTES BELOW
	WIDTH	DEPTH				
		ONE STRY.	TWO STRY.			
A	18" x 18"	12"	18"	NONE REQ'D.	2250.	2,4
B	24" x 24"	12"	18"	2 - #4's	4000.	2,3,4
C	30" x 30"	12"	18"	3 - #4's	6250.	2,3,4
D	36" x 36"	12"	18"	3 - #4's	9000.	2,3,4
E	42" x 42"	18"	18"	4 - #4's	12,250.	2,3,4
F	48" x 48"	18"	18"	4 - #4's	16,000.	2,3,4
G	54" x 54"	18"	18"	5 - #4's	20,250.	2,3,4
H	" x "	"	"			2,3,4

NOTES:

- DESIGN SOIL PRESSURE = 1000. psf
- MINIMUM CONCRETE STRENGTH AT 28 DAYS TO BE 2500 psi.
- REINF. STEEL TO CONFORM TO A.S.T.M. A615-40.
- DEPTH / THICKNESS OF FOOTING INDICATES MINIMUM DEPTH OF BOTTOM OF FOOTING BELOW NATURAL GRADE.

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JOB Mitchell RES.
SHEET NO. 9 OF 17
CALCULATED BY DAB DATE 6-01
CHECKED BY _____ DATE _____
SCALE _____

LATERAL ANALYSIS

$$\text{SEISMIC FACTOR} = \frac{1.5}{1.4} \times \frac{2.5 \times 0.36}{5.5} = 0.18$$

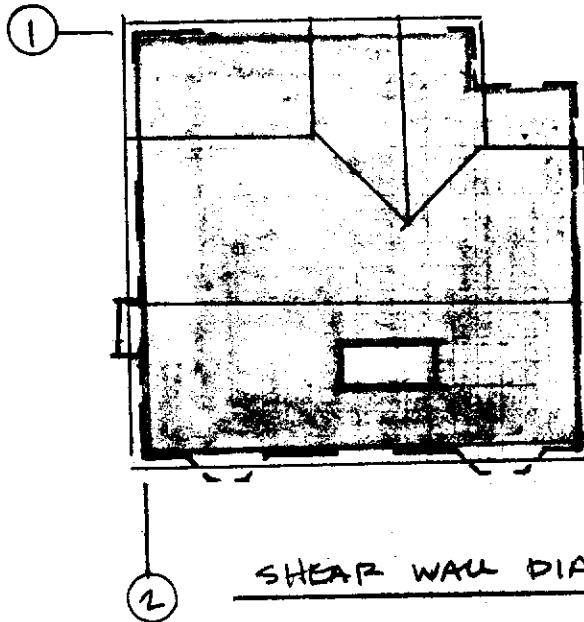
UNIT SEISMIC LOADS

$$\text{ROOF + WALLS} = (15 + 10) \times 0.18 = 4.50 \text{ PSF}$$

$$\text{FLOOR + WALLS} = (10 + 16) \times 0.18 = 4.68 \text{ PSF}$$

$$\text{WIND } P = 15 \text{ PSF}$$

• SEE LAST SHEET OF CALCS FOR SHEAR WALL SCHEDULE



SHEAR WALL DIAGRAM

$$SC = 1'' = 20'$$

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JOB Mitchell Res.
SHEET NO. 10 OF 17
CALCULATED BY DAB DATE 6-01
CHECKED BY _____ DATE _____
SCALE _____

UPPER LEVEL SHEAR WALLS

REAR L = 16.75' (12.5', 15.25')

$$H_s = 22 \times 35 \times 4.50 = 3465^{\#}$$

$$H_w = 22 \times 9 \times 15 = 2970^{\#}$$

$$N = \frac{3465}{16.75} = 207 \text{ pf}$$

USE S.W. \diamond 10

LT. SIDE L = 24' (16', 14.5', 18.5', 15')

$$H_s = 22.5 \times 44 \times 4.50 = 4455^{\#}$$

$$H_w = 22.5 \times 11 \times 15 = 3715^{\#}$$

$$N = \frac{4455}{24} = 185 \text{ pf}$$

USE S.W. \diamond 10

$$\text{UPLIFT} = 185 \times 8 = 1480^{\#}$$

USE "SIMP." MST48 \triangle

STRAP AT EA. END
OF EA. PANEL

LOWER LEVEL SHEAR WALLS

WAW. (1) L = 6.5'

$$H_s = 3465 + 21 \times 34 \times 4.68 = 6805^{\#}$$

$$H_w = 2970 + 21 \times 10 \times 15 = 6120^{\#}$$

$$N = \frac{6805}{6.5} = 1050 \text{ pf}$$

USE S.W. \diamond 13 BOTH
SIDES

$$\text{UPLIFT} = 1050 \times 8 = 8375^{\#}$$

USE "SIMP." HD10A
HOLDOWNS AT EA. END

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SHEET NO. 11 OF 17
CALCULATED BY DAB DATE 6-01
CHECKED BY _____ DATE _____
SCALE _____

WALL (2) L = 14.75', (103.75', 105.5', 107.5')

$H_s = 4455 + 22.5 \times 43 \times 4.68 = 8985'$

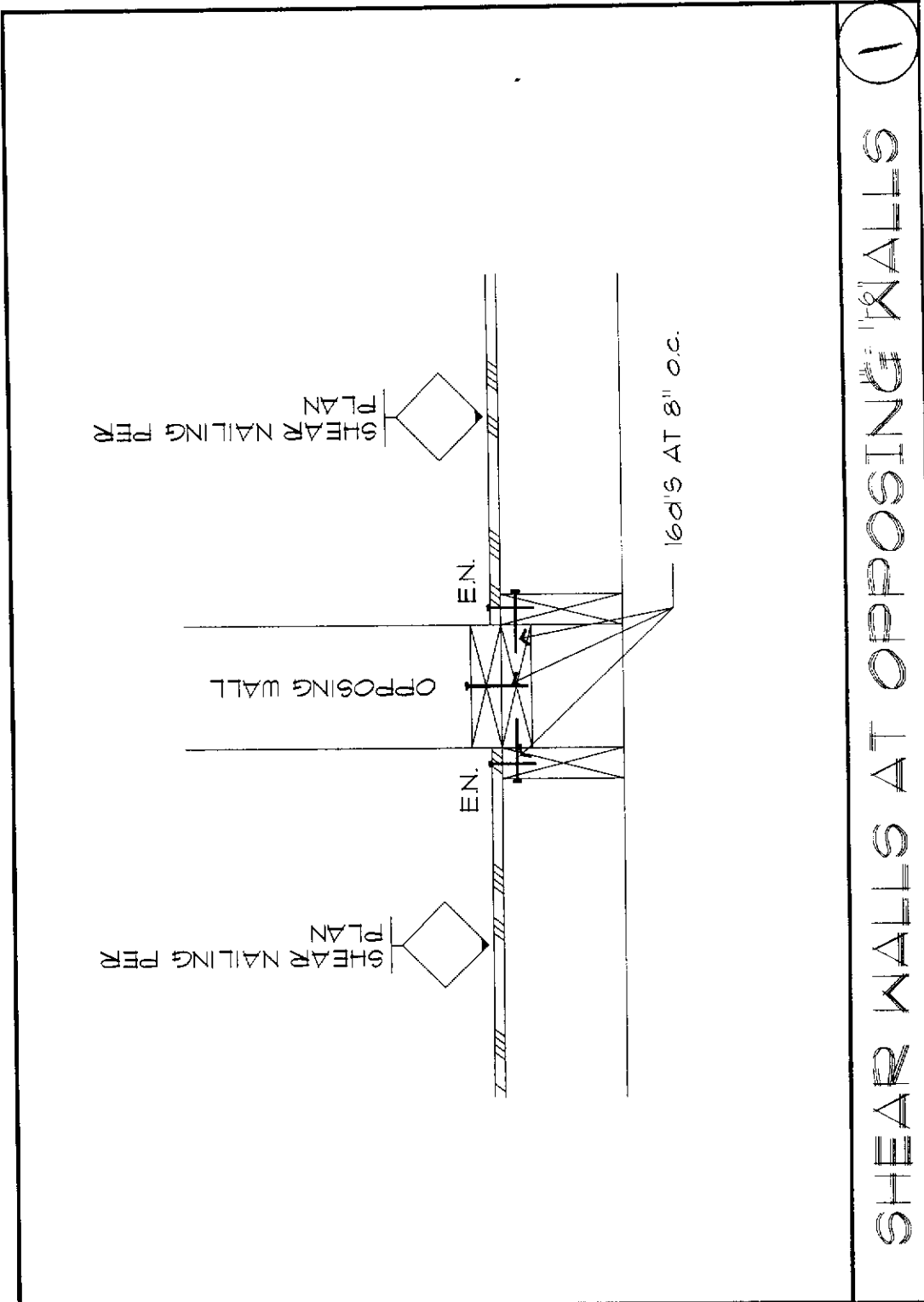
$H_w = 3715 + 22.5 \times 10 \times 15 = 7090'$

$U = \frac{8985}{16.75} = 540 \text{ PF}$ USE S.W. (13)

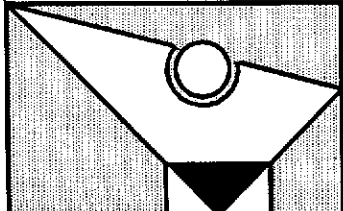
$UPYFT = 540 \times 8 = 4320'$

USE 'SIMP.' HD GA
HOLD-DOWNS AT EA.
END OF EA. PANEL
W/ 2-2x4
HOLD-DOWN POSTS

12/17



SHEAR WALLS AT OPPOSING WALLS 1

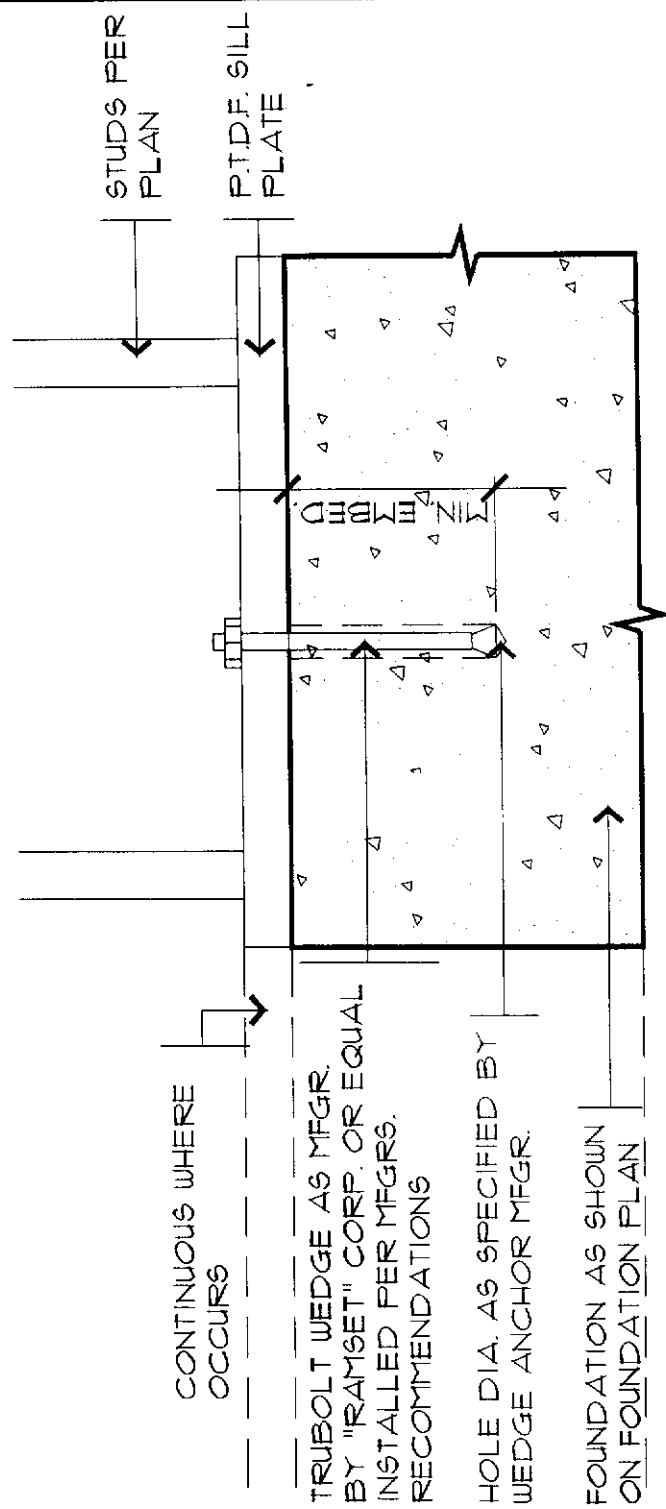


DIRECTORY: /DWGS/DETAILS/WALLS
 FILE: WALL5
 DATE: OCT. 2001
 DRAWN: DON BLESSEN & ASSOCIATES

13/17

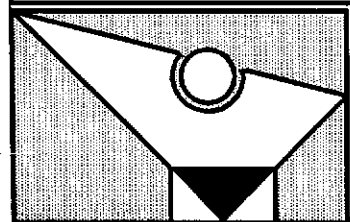
NOTES:

1. WHERE 1/2" DIAMETER ANCHOR BOLTS HAVE NOT BEEN PROPERLY LOCATED, USE 1/2"Ø TRIBOLT WEDGE ANCHORS AS MANUFACTURED BY "RAMSET" CORP. OR EQUAL. MINIMUM EMBEDMENT INTO CONCRETE EQUALS 4". INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2. WHERE 5/8" DIAMETER ANCHOR BOLTS HAVE NOT BEEN PROPERLY LOCATED, USE T58812 TRIBOLT WEDGE ANCHORS AS MANUFACTURED BY "RAMSET" CORP. OR EQUAL. MINIMUM EMBEDMENT INTO CONCRETE EQUALS 5 1/2". INSTALL PER MANUFACTURER'S RECOMMENDATIONS.



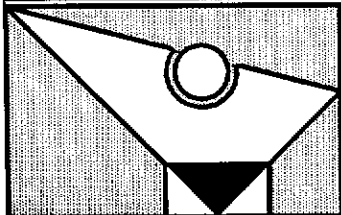
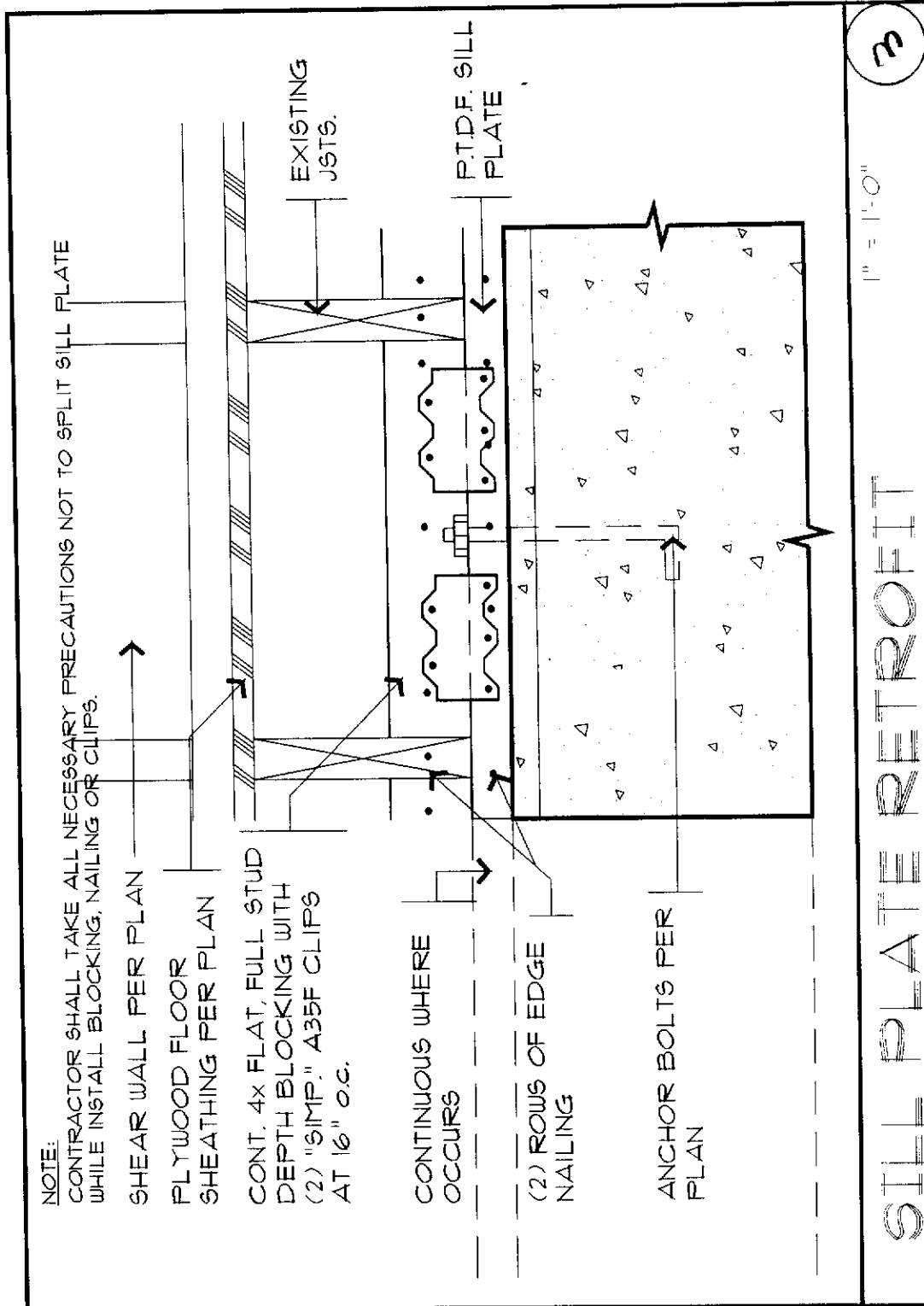
1" = 1'-0"

ANCHOR BOLT RETROFIT



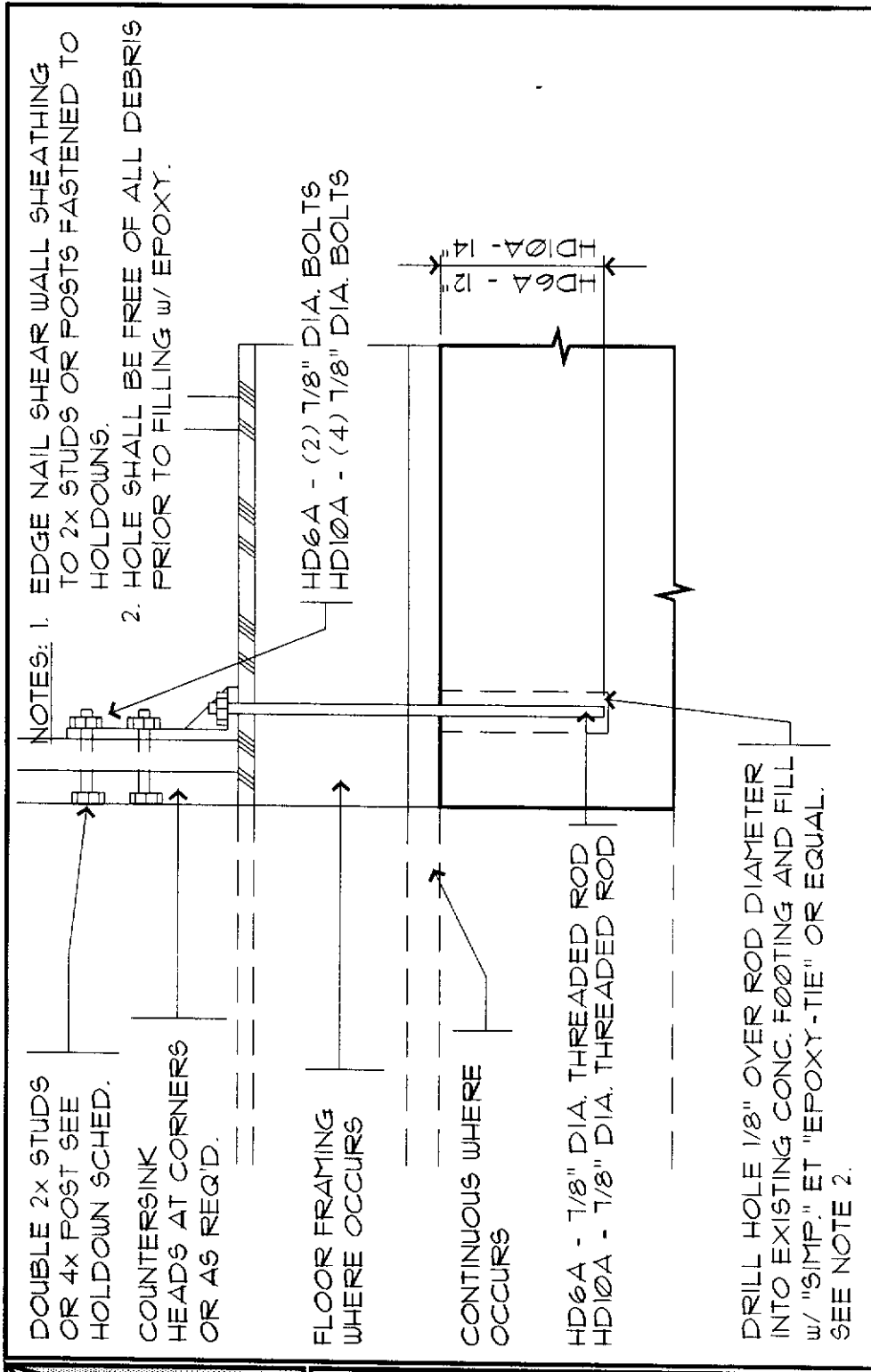
DIRECTORY: /DWGS/DETAILS/FNDN
 FILE: FNDN40
 DATE: OCT. 2001
 DRAWN: DON BLESSEN & ASSOCIATES

14/17



DIRECTORY: /DWGS/DETAILS/FNDN
 FILE: FNDN45
 DATE: OCT. 2001
 DRAWN: DON BLESSEN & ASSOCIATES

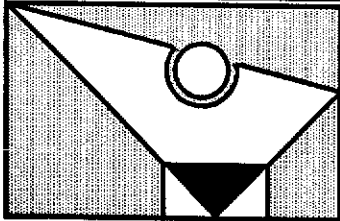
15/17



4

1" = 1'-0"

HOLDOWN RETROFIT



DIRECTORY: /DWGS/DETAILS/FNDN
 FILE: FNDN25
 DATE: OCT. 2001
 DRAWN: DON BLESSEN & ASSOCIATES

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JOB Mitchell Res.
 SHEET NO. 16 OF 17
 CALCULATED BY LAE DATE 2-01
 CHECKED BY _____ DATE _____
 SCALE _____

HOLD DOWN SCHEDULE

SYMBOL (1, 2, 3, 4)	MODEL NUMBER	MINIMUM POST SIZE	DIST FROM CENTER OF CONC. ANCH TO FACE OF POST	CONCRETE (5, 7, 8)		POST BOLTS	ALTERNATE HOLDOWNS (3)	MINIMUM STEM WALL THICKNESS	NOTES
				ANCHOR TYPE	POUR				
◆ 2A	HD2A	2-2 x 4	1 1/2"	SS1B16	SS1B20	(2) 5/8"	PHD2, LIT208, HT16, STD14 / STD14RJ	6"	9
◆ 5A	HD5A	2-2 x 4	2 1/16"	SS1B20	SS1B24	(2) 3/4"	PHD5, PHD6, MT288, HT22	6"	
◆ 6A	HD6A	4 x 4	2 1/16"	SS1B28	SS1B34	(2) 7/8"		6"	
◆ 8A	HD8A	4 x 4	2 1/16"	SS1B28	SS1B34	(3) 7/8"		8"	
◆ 10A	HD10A	6 x 6	2 1/16"	SS1B28	SS1B34	(4) 7/8"		8"	
▲ P	HPHD22	4 x 4	4 x 4					8"	
▲ H	HPHD22	4 x 4	4 x 4					8"	
▲ 14	STD14	4 x 4	4 x 4					8"	
■ 48	MST48	4 x 4	4 x 4					8"	
■ 60	MST60	4 x 4	4 x 4					8"	
● 2	FTA2	2-2 x 4							
● 5	FTA5	2-2 x 4							

NOTES:

- EDGE NAIL SHEAR WALL SHEATHING TO POSTS FASTENED TO HOLD DOWNS.
- THE MINIMUM CONCRETE STRENGTH AT 28 DAYS TO BE 2500 psi.
- ALL HOLDOWNS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL OF THE MANUFACTURERS INSTALLATION RECOMMENDATIONS.
- HOLD DOWN HARDWARE SHALL BE MANUFACTURED BY "SIMPSON STRONG-TIE" CORP. OR EQUAL.
- PROVIDE 3" MINIMUM COVER BENEATH ALL HOLDOWN BOLTS TO GRADE.
- USE "SIMP." HPHD22-2P HOLDOWNS IN LIEU OF HPHD22 HOLDOWNS AT ALL TWO POUR FOUNDATION SYSTEMS.
- INSTALL STANDARD NUTS, WASHERS AND COUPLERS AS REQUIRED.
- ALL HOLDOWNS SHALL BE SET IN PLACE BY TEMPLATE PRIOR TO FOUNDATION INSPECTION.
- USE 8" MINIMUM CONCRETE STEM WALL THICKNESS WHEN USING EITHER STD14 OR STD14RJ HOLDOWNS.
- INCREASE HOLDOWN POST SIZE TO MATCH FULL DEPTH OF STUD WALLS WHERE OCCURS.

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JOB Mitchell Res.
SHEET NO. 17 OF 17
CALCULATED BY DAB DATE 6-01
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SCALE _____

SHEAR WALL SCHEDULE

SYM	(1, 2, 5, 6, 7) WALL SHEATH. MATL.	WALL SIDES	(9) NAIL SIZE	SPACING EDGE	FIELD	ALLOW SHEAR (psi)	(13) SILL SIZE	ANCHOR BOLT SPACING (3, 8, 12)			(9) SILL PLATE NAILING	NOTES
								1/2" DIA.	5/8" DIA.	3/4" DIA.		
10	3/8" STRUCT. PLYWOOD OR O.S.B.	ONE BOTH	8d	6" o.c.	12" o.c.	520	2x 3x	36" o.c.	18" o.c.	48" o.c.	8" o.c.	4, 11
11	3/8" STRUCT. PLYWOOD OR O.S.B.	ONE BOTH	8d	4" o.c.	12" o.c.	760	3x 3x	24" o.c.	12" o.c.	48" o.c.	4" o.c.	4, 10
12	3/8" STRUCT. PLYWOOD OR O.S.B.	ONE BOTH	8d	3" o.c.	12" o.c.	980	3x 3x	18" o.c.	14" o.c.	36" o.c.	3" o.c.	4, 10
13	1/2" STRUCT. PLYWOOD OR O.S.B.	ONE BOTH	10d	3" o.c.	12" o.c.	1200	3x 3x	12" o.c.	12" o.c.	32" o.c.	1 1/2" o.c.	4, 10
14	5/8" STRUCT. PLYWOOD OR O.S.B.	ONE BOTH	10d	3" o.c.	12" o.c.	665	3x 3x	12" o.c.	20" o.c.	30" o.c.	2" o.c.	4, 10

◇ DENOTES SHEATHING APPLIED TO ONE SIDE OF WALL

◇ DENOTES SHEATHING APPLIED TO BOTH SIDES OF WALL

NOTES

- INSTALL IN ACCORDANCE WITH ALL PROVISIONS OF U.B.C. TABLE 23-1-K-1
- 5/8" 11-11 SIDING MAY BE SUBSTITUTED FOR 3/8" STRUCT. PLYWOOD OR PLYWOOD SHEATHING OF ALL SHEETS. USE 10d HOT DIP GALV. NAILS.
- ALL CONTINUOUS FOOTINGS SHALL HAVE 1/2" DIA. x 10" ANCH. BOLTS AT 48" o.c. UNLESS OTHERWISE NOTED.
- DESIGNATES SILL BOLTING OR NAILING WHERE SHEAR WALL SHEATHING MATL. IS APPLIED TO BOTH SIDES OF WALL.
- STUDS AT SHEAR WALL LINES SHALL BE SPACED AT NO MORE THAN 16" o.c. SHEAR NAILING SHALL BE DONE IN A MANNER TO AVOID SPLITTING OF THE LUMBER. ALL VERTICAL JOINTS OF PLYWOOD OR SHEET ROCK PANELS SHALL OCCUR OVER STUDS. HORIZONTAL JOINTS SHALL OCCUR OVER FULL DEPTH 2x SOLID BLOCKING.
- PROVIDE SHEARWALL EDGE NAILING (AS NOTED) TO ALL POSTS WHICH HAVE HOLD-DOWNS AT THE TOP OR BOTTOM OF THE POST.
- SEE APPROPRIATE DETAILS FOR APPLICATION OF PLATE NAILING AND/OR CLIP.
- PROVIDE A MINIMUM OF (2) ANCHOR BOLTS PER SHEAR WALL PANEL.
- ALL NAILS USED IN SHEAR WALLS ARE TO BE COMMON NAILS.
8d COMMON NAILS TO BE 0.131" x 2 1/2" MIN.
10d COMMON NAILS TO BE 0.148" x 3" MIN.
SILL PLATE NAILS ONLY MAY BE COMMON NAILS OR GREEN VANTL SINKERS.
- WHERE PLYWOOD IS ON BOTH SIDES OF A WALL AND NAIL SPACING IS LESS THAN 6" o.c. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3x NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED. SILL PLATES MUST ALSO BE 3x NOMINAL.
- PER PROVISIONS OF U.B.C. SECTION 23-26-11.3 INSTALLATION OF SHOT PINS MAY BE USED IN LIEU OF ANCHOR BOLTS AT SLAB FOUNDATION CONDITIONS. USE RAMSET 1516SD SHOT PINS OR EQUAL AT 16" o.c. (I.C.B.O. 1639)
- ANCHOR BOLTS SHALL HAVE A MINIMUM OF A 2" x 2" x 3/16" THICK PLATE WASHER
- SILL PLATE SIZES SHALL BE IN CONFORMANCE WITH TABLE 23-1-K-1 ANCHOR BOLTS TO BE EMBEDDED INTO CONCRETE 7" MINIMUM. EXCEPTION WHERE THE ALLOWABLE SHEAR IS LESS THAN 600 psi THE SILL PLATE MAY BE 2x PROVIDED THE ANCHOR BOLT SPACING IS MAINTAINED

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JOB Mitchell Res.
SHEET NO. 3 OF 17
CALCULATED BY TAB DATE 6-01
CHECKED BY _____ DATE _____
SCALE _____

FRAMING

2x6 RAFTERS AT 24" O.C.

$$W_{24} = 35 \times 2 = 70 \text{ PF}$$

$$\text{MAX. ALLOW. SPAN} = 10'-0''$$

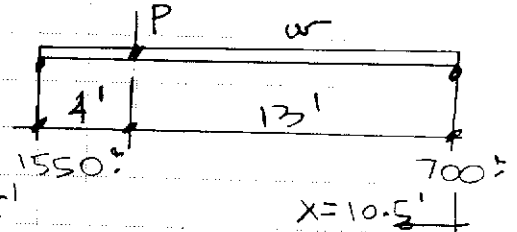
2x12 RAFTERS AT 24" O.C.

$$\text{MAX. ALLOW. SPAN} = 18'-0''$$

CK. FLOOR JKTS. OF FAMILY RM. W/ OFFSET LOADING L = 17'

$$W = 50 \times 1.33 = 67 \text{ PF}$$

$$P = (8^{\text{WAW}} \times 8 + 35^{\text{RP}} \times 22) \times 1.33 = 1110^{\text{LBS}}$$



$$M = 700 \times 10.5 \times 0.5 = 3655^{\text{LBS}} \cdot \text{ft}$$

$$S = \frac{3655 \times 12}{1005} = 44 \text{ in}^3$$

$$A = \frac{1.5 \times 1550}{95} = 25 \text{ in}^2$$

USE (2) 2x12 FJS
AT 16" O.C.

$$W_{24} = \frac{8 \times 3655}{17^2} = 100 \text{ PF}$$

$$I = \frac{5 \times 100 \times 17^4 \times 1728 \times 300}{384 \times 18000 \times 17 \times 12} = 153 \text{ in}^4$$