

**CITY OF SACRAMENTO**  
1231 I Street, Sacramento, CA 95814

**Permit No: 9911747**  
**Insp Area: 4**

**Site Address: 5501 BANDERAS CT SAC**  
Parcel No: 201-0380-042 LOT 43 NORTHBOR VIL. 4

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

CONTRACTOR  
MORRISON HOMES  
1144 COLOMA RD  
SACRED RIVER CA 95670

OWNER

ARCHITECT

**Nature of Work:** MP 1510 1 STORY 7 ROOM SFR

**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 E License Number 51234 Date 10/28/99 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 3 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 hereby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date 10/28/99 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, 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 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 10/28/99 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.**



**WALLACE • KUHL & ASSOCIATES INC.**  
 GEOTECHNICAL ENGINEERING • CONSTRUCTION TESTING

3050 Industrial Blvd.  
 PO Box 1137  
 West Sacramento  
 California 95691  
 916-372-1434

|  |  |  |        |  |        |  |         |          |       |
|--|--|--|--------|--|--------|--|---------|----------|-------|
| DATE<br>1-11-90  |  | JOB NO.  |        | WEATHER  |        | TEMP.<br>° at<br>° at                  |         | AM<br>PM |       |
| PROJECT<br>LOT 433 PARR VHS MERRILL HOMES                |  |  |        | Technician I <input checked="" type="checkbox"/> |        | Staff E/G <input type="checkbox"/>     |         |          |       |
| LOCATION<br>LOT 43                                       |  |  |        | Technician II <input type="checkbox"/>           |        | Project E/G <input type="checkbox"/>   |         |          |       |
| TYPE OF WORK<br>ANCHOR BOLT PULL TEST                    |  |  |        | Technician III <input type="checkbox"/>          |        | Senior E/G <input type="checkbox"/>    |         |          |       |
| Inside 50 mi. radius <input checked="" type="checkbox"/> |  | Outside 50 mi. radius <input type="checkbox"/> |        | Nuclear Densities <input type="checkbox"/>       |        | Principal E/G <input type="checkbox"/> |         |          |       |
| PERSONNEL  |  | REG HRS  | OT HRS | TOTAL HRS  | TRAVEL | ON JOB                                 | VEHICLE |          | MILES |
| AL LOPEZ   |  |  |        |  |        |  | 47      |          | 10    |
|  |  |  |        |  |        |  |         |          |       |
|  |  |  |        |  |        |  |         |          |       |

OBSERVATIONS:  
 PULL TEST WAS PERFORMED ON TWO 5/8" ANCHOR BOLTS LOCATED ON NORTH WALL OF GARAGE, AND TWO 5/8" ANCHOR BOLTS LOCATED ON EAST WALL OF MASTER BATH. ALL BOLTS WERE PULL TO 4700 LBS OF LOAD (REQUIRED 4669 LBS, PER PROJECT REVISION 'B') WITHOUT ANY FAILURES.

**FIELD REPORT**

Signed Michael J. [Signature]

INSULA  
CERTIFICATE

# WES PAC INSULATION, INC.

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:

LOT # 43 TRACT # \_\_\_\_\_  
5501 Bardues  
STREET THE VILLA COLLECTION CITY NATYMAC PARK

**EXTERIOR WALLS:**

MANUFACTURER \_\_\_\_\_ THICKNESS/TYPE \_\_\_\_\_ R-VALUE 13

**CEILINGS:**

**BATTS:**  
MANUFACTURER \_\_\_\_\_ THICKNESS/TYPE 10" R-VALUE 30

**BLOWN IN:**  
MANUFACTURER GREENSTONE THICKNESS/TYPE 8.1" R-VALUE 30

SQUARE FOOTAGE COVERED 1210 NUMBER OF BAGS USED 35

**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 WES PAC INSULATION, INC.

CALIFORNIA CONTRACTORS LICENSE # \_\_\_\_\_ #487478 DATE 2/28/00

\_\_\_\_\_  
SIGNATURE TITLE



INSTALLATION CARD

Job Address: Mohrison Villa Collection  
Lot 43 5501 Barnabas Ct  
Scott

Stucco System Trade Name: KWIK KOTE  
 Name Stucco Manufacturer: KWIK KOTE CORP.  
 ICBO Evaluation Service, Inc.  
 Report No. 3607  
 Date of Job Completion \_\_\_\_\_

Stucco Contractor Kenyon Construction  
 Name John W. Kenyon, III  
 Address P.O. Box 2077  
North Highlands, CA 95660  
 Telephone Number (916) 349-8191  
 Approved Contractor Number as issued by the Stucco Manufacturer: \_\_\_\_\_

This is to certify that the stucco system on the building exterior at the above address had been installed in accordance with the evaluation report specified above and the manufacturer's instructions

Signature of authorized representative of stucco contractor [Signature] Date 11/10/95

RESIDENTIAL BUILDING PERMIT APPLICATION

- New Construction
- Addition
- Remodels
- Other

Project Address: 5501 Banderas Court Assessor Parcel # 201-0380-043

OWNER INFORMATION:

Legal Property Owner: MORRISON HOMES Phone # (916) 355-8900  
 Owner Address: 1130 LAON POINT ROAD, SUITE 200 City Folsom, State Ca. Zip 95630

CONTRACTOR INFORMATION:

Contractor: MORRISON HOMES Lic. # 519465 Phone # 355-8900 Fax# 355-8111

PROJECT INFORMATION:

Land Use Zone R14 Occupancy Group R3 Construction Type VN Fed Code 14  
 No. of stories: 1 No. of rooms: 7 Street width: \_\_\_\_\_  
 1<sup>st</sup> Floor Area 1510 2<sup>nd</sup> Floor Area \_\_\_\_\_ Basement \_\_\_\_\_ Roof Material \_\_\_\_\_

| AREA IN SQUARE FOOT OF: | EXISTING | NEW         |
|-------------------------|----------|-------------|
| Dwelling/Living         | _____    | <u>1510</u> |
| Garage/Storage          | _____    | _____       |
| Decks/Balconies         | _____    | _____       |
| Carports                | _____    | _____       |

SCOPE OF WORK: \_\_\_\_\_

FOR OFFICE USE ONLY

|   |   |  |
|---|---|--|
| <input type="checkbox"/> Information above complete | <input type="checkbox"/> AR Flood Waiver required             | <input type="checkbox"/> Planning Approval                   |
| <input type="checkbox"/> Violation files checked    | <input type="checkbox"/> Flood Elevation Certificate Required | <input type="checkbox"/> Design Review Approval              |
| <input type="checkbox"/> Standard setbacks          | <input type="checkbox"/> Water Development Infill Area        | <input type="checkbox"/> Special Fee Districts Apply : _____ |
| <input type="checkbox"/> County Sewer               |   |  |

NEW STRUCTURES & ADDITIONS

THE FOLLOWING MUST BE PROVIDED IN ORDER TO SUBMIT FOR PLAN REVIEW

|   |   |
|---|---|
| <input type="checkbox"/> 2 COMPLETE PLANS, LEGIBLE & DRAWN TO SCALE   | ❖ Plans to include: site plan, floor plan, elevations, roof/ceiling plan, foundation and structural framing details, and structural calculations for non-conforming structures. |
| <input type="checkbox"/> 3 SETS IF PROJECT IS IN A DESIGN REVIEW AREA |   |
| <input type="checkbox"/> Title 24 Energy Compliance documentation     | <input type="checkbox"/> 11" x 17" copy of floor plan for County Assessor   |
| <input type="checkbox"/> Grading and Erosion Control Questionnaire    | <input type="checkbox"/> Plan Review Fees   |

Date: \_\_\_\_\_

Received by: (staff) \_\_\_\_\_

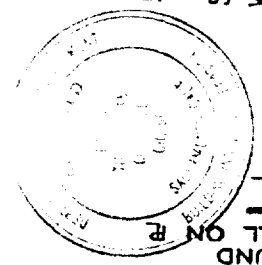
ACTIVITY/PERMIT #

**Plot Plan**  
 PAD: 164  
 F.F.: \_\_\_\_\_

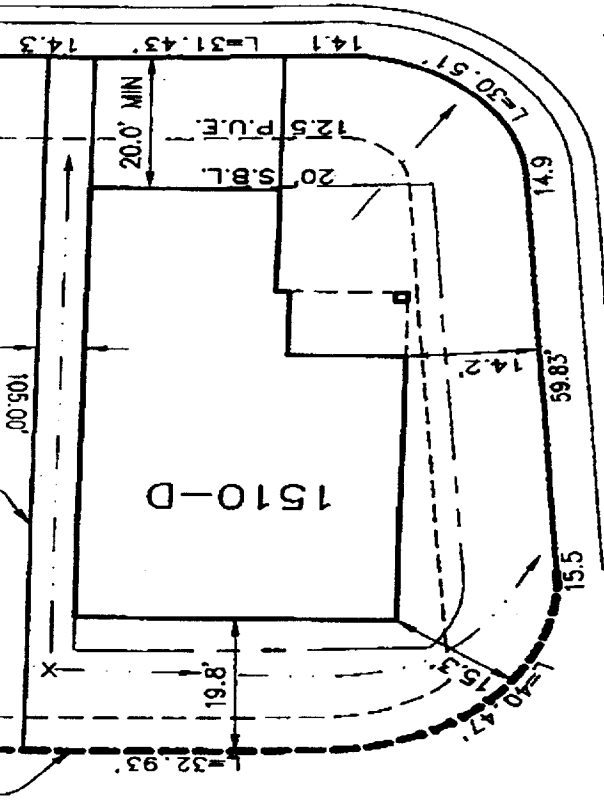
Let conditions dictate custom development of each lot in relation to existing contours, adjacent lots and street improvements. Therefore, the contours of ungraded areas, the slopes and foot pads of graded areas, and the setback dimensions, as shown on the Plot Plan, are approximate and may vary when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

SCALE 1"=20'

**NORTHBOROUGH DRIVE**



This plan is to be kept on the job site to make any changes to same without violation of any City Ordinance or Building Inspection Ordinance. The approval of this plan and any changes SHALL NOT be held to constitute a violation of any City Ordinance or Building Inspection Ordinance.



**SERENATA WAY**

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.

"BUILT-IN CONFORMANCE WITH 1997 UBC"

LOT AREA = 5532 SF  
 ALLOWED LOT COVERAGE = 45% = 2489 SF  
 ACTUAL LOT COVERAGE = 35% = 1935 SF

Northborough Ms. Ord. V.11.4

**MORRISON HOMES  
 VILLA COLLECTION  
 LOT # 43**

CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA  
 R.E. ENGINEERS, Inc.  
 2222 R Street, Sacramento, CA 95811  
 (916) 486-3000 FAX (916) 486-3003  
 C of Engineers / Land Surveyors

ASSessor's PARCEL NO. 801-038-43  
 ADDRESS 5501 BANDERAS COURT  
 NOTE: It is understood that the drainage, grades, 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 \_\_\_\_\_  
 APPROVAL: \_\_\_\_\_  
 Date 9/21/99  
 NOTE: All setback dimensions and elevations as shown may be adjusted to fit field conditions.



PROJECT REVISION "A"

|               |  |                         |
|---------------|--|-------------------------|
| PROJECT       | : "Villa Collection" - Single Family Dwelling                              | Opt. 1 J.N.: 0699-0638  |
| LOCATION      | : Sacramento, California   |                         |
| DEVELOPER     | : Morrison Homes   |                         |
| ARCHITECT     | : KTG Y Group, Inc.  | Arch. J.N.: KTG Y-98339 |
| REVISION      | : Plan 1510: Relocation of shear wall at side of Garage for utility meters |                         |
| ATTENTION     | : Paul Bartolomei, Superintendent  | Phone: (916) 928-9283   |
| REVISION DATE | : December 13, 1999  | Fax: (916) 928-7395     |

Per request of project superintendent we have reviewed the field condition to relocate a shear wall at side of Garage for utility meters as described to us via a telephone conversation on Monday, December 13, 1999, for the above referenced project.

ITEM NO. REVISION or CLARIFICATION

PLAN 1510

1).

**Relocation of the shear wall at side of Garage for utility meters**

Shear wall type "P6" at side of Garage can be relocated toward Garage firewall to clear the utility meters; i.e., front edge of wall shall be approximately ±8'-0" from front of Garage. Refer to the attached retrofit details "A" and "B" for missed mud-sill anchor bolts and holdowns, respectively.

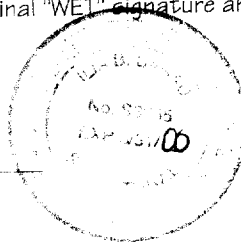
If you should have any additional questions, please feel free to contact our office.

Submitted by:

OPTION ONE CONSULTING ENGINEERS

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

  
Principal



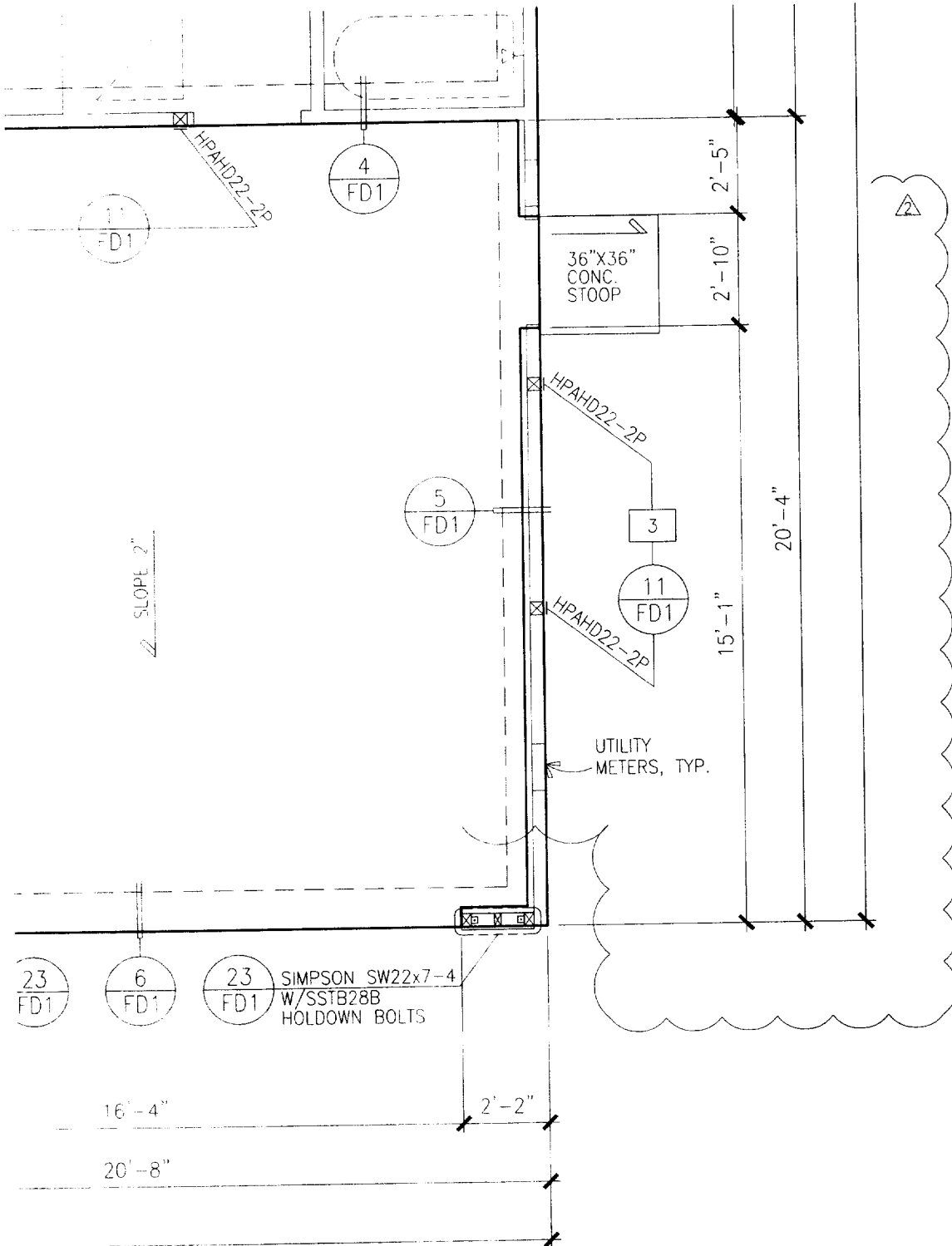
Distribution: Ed Griffith, Purchasing Coordinator, Morrison Homes (Ph: 916-355-8900, Fax: 916-355-0100)  
Chris Texter, Project Architect, KTG Y Group, Inc. (Ph: 949-851-2133, Fax: 949-851-5156)

DEC 13 1999

PARTIAL FOUNDATION

PLAN 1510

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





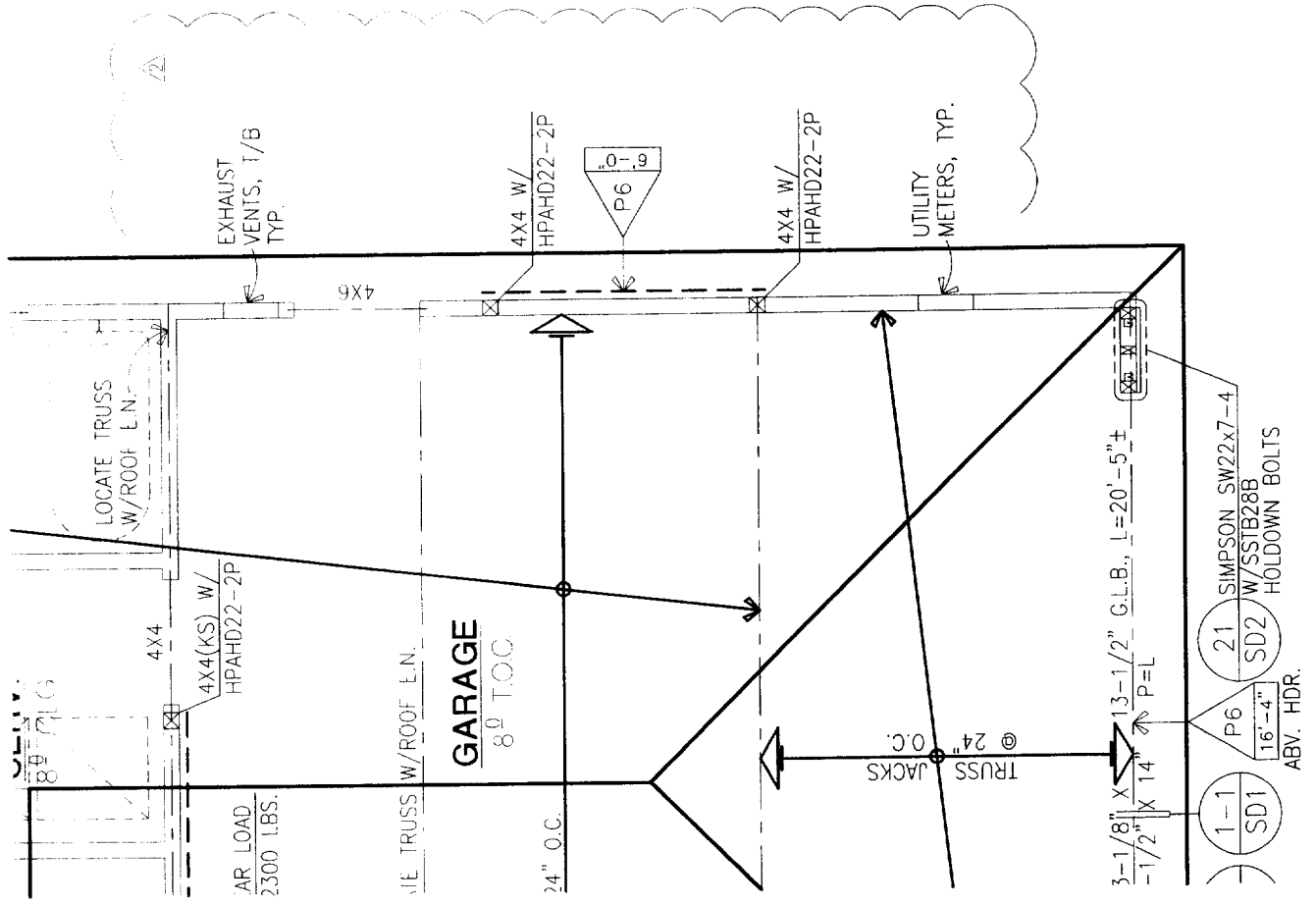




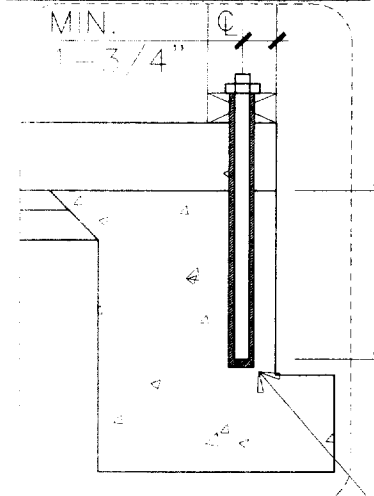
PARTIAL ROOF FRAMING

PLAN 1510

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

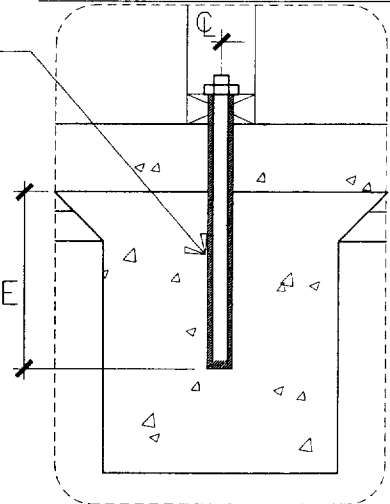


EXTERIOR CONDITION



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

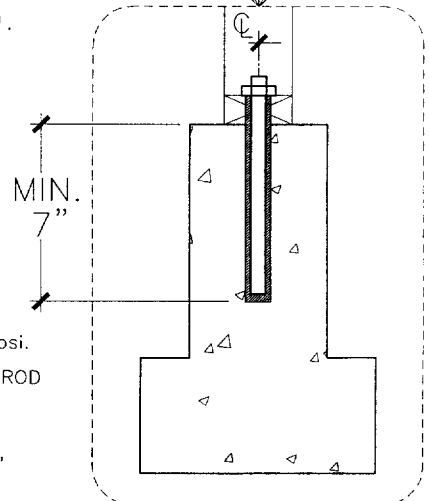
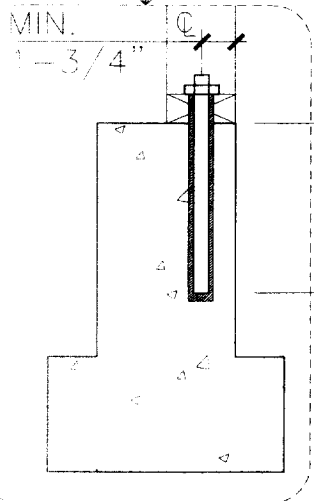
INTERIOR CONDITION



MIN. 7"  
PAST COLD  
JOINT (WHERE  
OCCURS)

MIN. 7"  
PAST COLD  
JOINT (WHERE  
OCCURS)

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

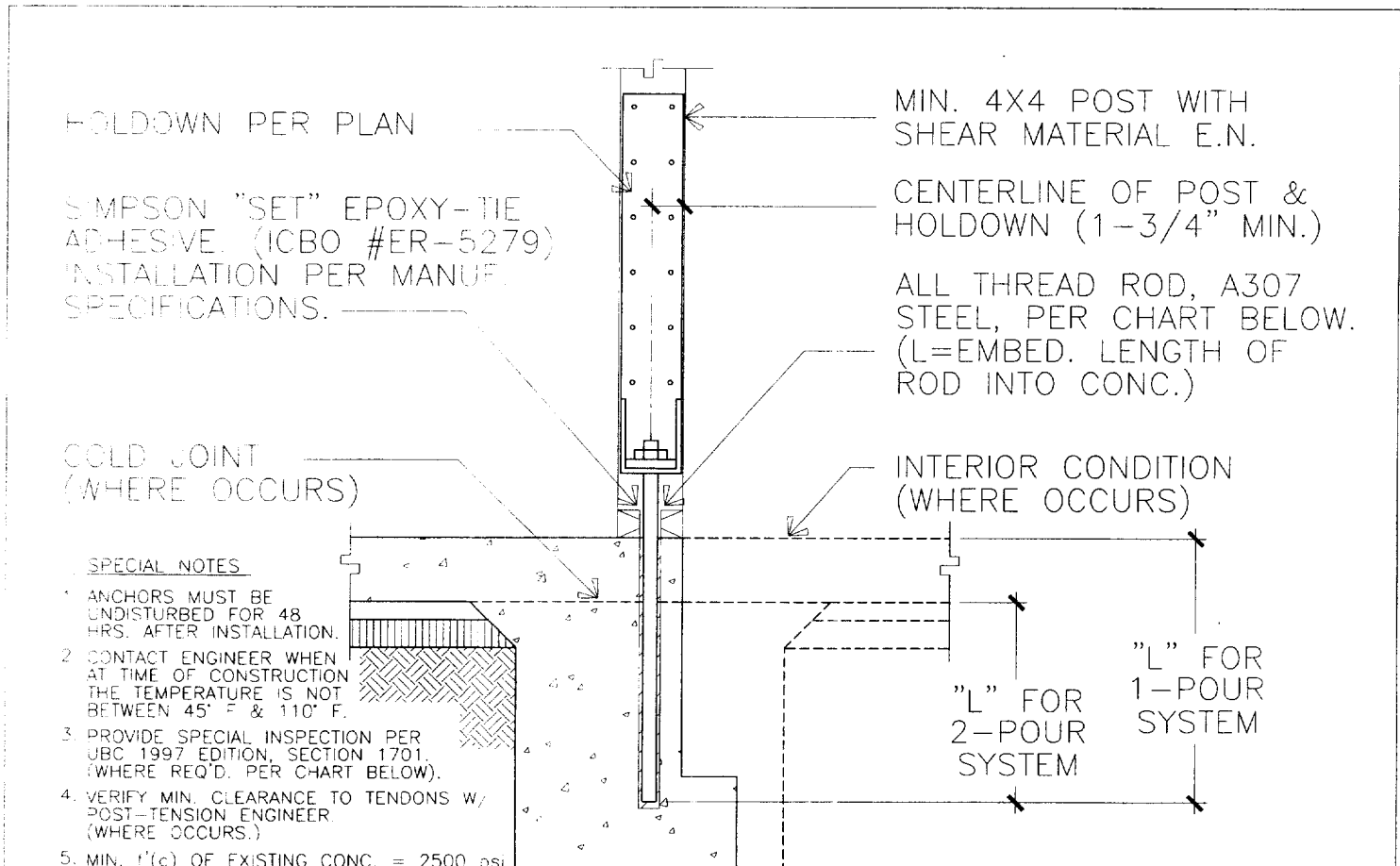


SPECIAL NOTES

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, STD14, 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<br>OR HTT22 | PHD8            | HD8A            | HD10A                       |                 |
|----------------------|--------------------|-----------------|-----------------|-----------------------------|-----------------|
| ANCHOR DIA.          | 5/8"               | 7/8"            | 7/8"            | 7/8"                        |                 |
| EMBED. "L"           | 10"                | 10"             | 10"             | 10" AT FT'G.<br>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        | <b>4455 lb.</b>    | <b>6730 lb.</b> | <b>7460 lb.</b> | 9540 lb.                    | <b>9540 lb.</b> |
| EPOXY CAPACITY       | 4669 lb.           | 8410 lb.        | 8410 lb.        | 8410 lb.                    | 11200 lb.       |

**B**

**RETROFIT FOR MISSED HOLDOWN**

11 99  
#FD20-

## PROJECT REVISION "B"

PROJECT : "Villa Collection" - Single Family Dwelling Opt. 1 J.N.: 0699-0638  
LOCATION : Sacramento, California  
DEVELOPER : Morrison Homes  
ARCHITECT : KTG Y Group, Inc. Arch. J.N.: KTG Y-98339  
REVISION : Plan 1510: Shear wall revision at Bedroom #2 due to plumbing  
ATTENTION : Paul Bartolomei, Superintendent Phone: (916) 928-9283  
REVISION DATE : December 16, 1999 Fax: (916) 928-7395

Per request of project superintendent we have reviewed the field condition to reduce the shear wall length located between Bedroom #2 and Master Bath for plumbing as described to us via a telephone conversation on Wednesday, December 15, 1999, for the above referenced project.

## ITEM NO. REVISION or CLARIFICATION

## PLAN 1510

1).

**Shear wall revision at wall between Bedroom #2 and Master Bath**

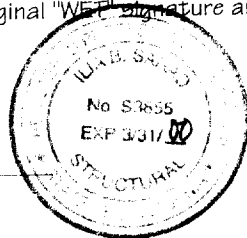
Where plumbing lines have adversely affected the strength of the mud-sill plate at the shear wall, we have reduced the length of shear wall to clear the area that plate has been penetrated. Therefore, provide shear wall type "P2", L=5'-4", with anchor bolts at 8" o.c. and Simpson HTT22 holdowns at each end. Refer to 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.

  
Principal

Distribution: Ed Griffith, Purchasing Coordinator, Morrison Homes (Ph: 916-355-8900, Fax: 916-355-0100)  
Chris Texter, Project Architect, KTG Y Group, Inc. (Ph: 949-851-2133, Fax: 949-851-5156)

DEC 17 1999

0638REVB.WK4



PROJ. : "Villa Collection" / Plan 1  
J.N. : 0699-0638

## SHEAR WALL DESIGN

Seismic Zone <3>

**4 ). 1 st FLR. -EXT. REAR ELEVATION:**  $L (ft) = 5.5$

LOAD = ( 121 )x( 23/2 ) +  
 (WIND GOVERNS) ( )x( ) +  
 ( )x( ) +  
 ( )x( ) = 1392 lb  
 SHEAR = ( 1392 )/( 5.50 ) = 253 plf

USE **P4** with 16d Nails at NA in o.c. or 1/2-in Dia. A.B.'s at **32 " o.c.**

O.T.M. = ( 5.50 )x( 9.50 )x( 253 ) = 13219 ft.lb  
 R.M. = ( 18\*(2/2+1)+14\*9.5)\*5.5^2/2 = 2556 ft.lb  
 Pt. load = 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) ----> 5.25 Uplift x L(sw)/L(hd) = 2193 lb  
 Uplift = (O.T.M. - (2/3xRM) - (2/3xPxJ)) / L = 2094 lb ----> **HPAHD22-2P**

**5 ). 1 st FLR. -INT. REAR OF BEDROOM 2:**  $L (ft) = 5.33$

LOAD = ( 121 )x( 44/2 ) +  
 (WIND GOVERNS) ( )x( ) +  
 ( )x( ) +  
 ( )x( ) = 2662 lb  
 SHEAR = ( 2662 )/( 5.33 ) = 499 plf

USE **P2** with 16d Nails at NA in o.c. or 1/2-in Dia. A.B.'s at **16 " o.c.**

O.T.M. = ( 5.33 )x( 8.00 )x( 499 ) = 21296 ft.lb  
 R.M. = ( 18\*(4/2)+10\*8)\*5.33^2/2 = 1648 ft.lb  
 Pt. load = 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) ----> 4.83 Uplift x L(sw)/L(hd) = 4182 lb  
 Uplift = (O.T.M. - (2/3xRM) - (2/3xPxJ)) / L = 3789 lb ----> **HTT22**

**6 ). 1 st FLR. -INT. REAR OF GARAGE:**  $L (ft) = 11$

LOAD = ( 121 )x( 22/2 ) +  
 (WIND GOVERNS) ( 93 )x( 20.5/2 ) +  
 ( )x( ) +  
 ( )x( ) = 2284 lb  
 SHEAR = ( 2284 )/( 11.00 ) = 208 plf

USE **P4 / P3** with 16d Nails at NA in o.c. or 1/2-in Dia. A.B.'s at **32 " o.c.**

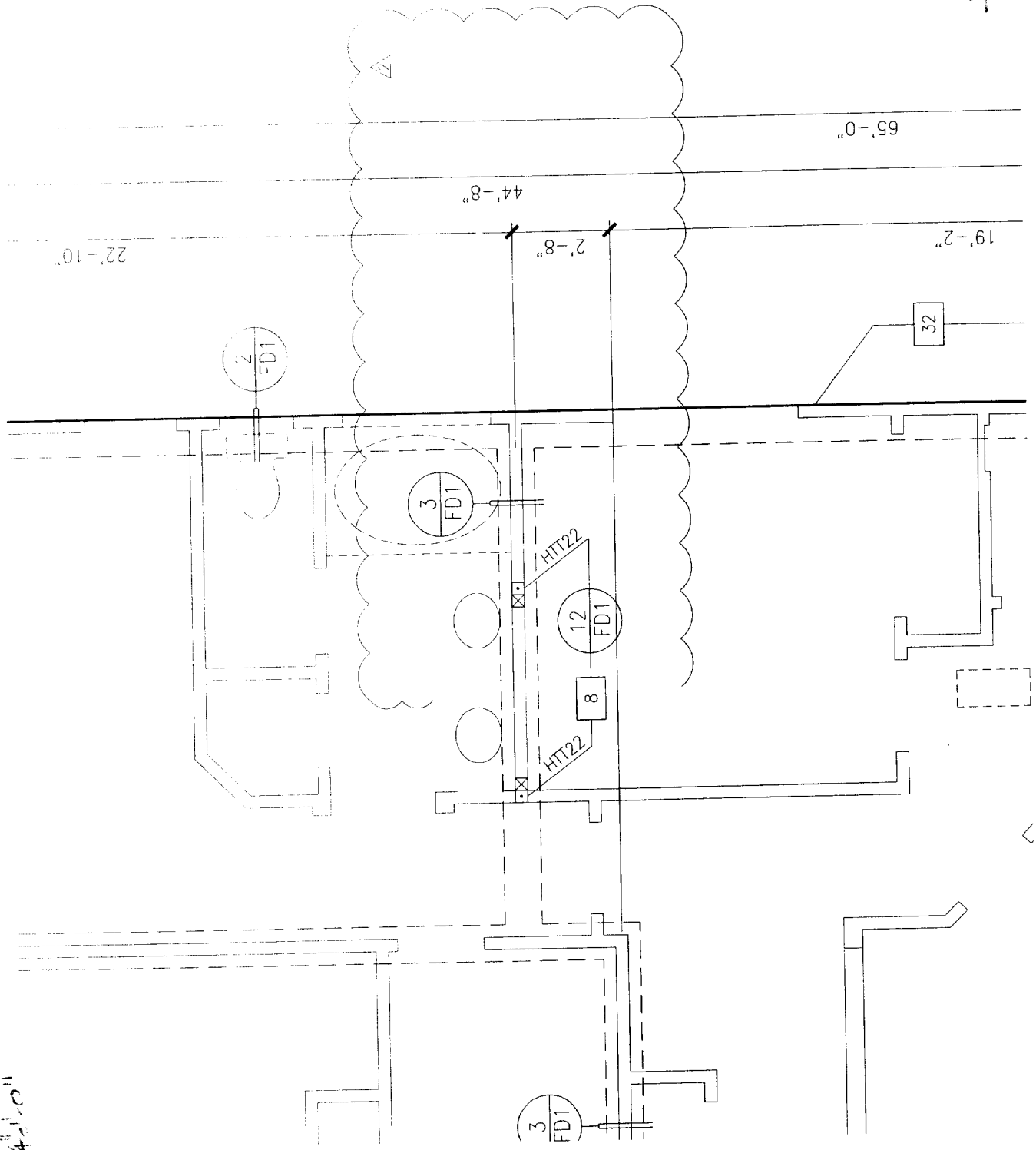
O.T.M. = ( 11.00 )x( 8.00 )x( 208 ) = 18274 ft.lb  
 R.M. = ( 18\*(4/2)+10\*8)\*11^2/2 = 7018 ft.lb  
 Pt. load = 0 lb, Dist. to closest SW edge, J = 0 ft  
 Superimposed uplift force from shear panel(s) above ----> 0 lb  
 Uplift correction for reduced moment arm in ft, L(hd) ----> 10.75 Uplift x L(sw)/L(hd) = 1265 lb  
 Uplift = (O.T.M. - (2/3xRM) - (2/3xPxJ)) / L = 1236 lb ----> **HPAHD22-2P**





PARTIAL FOUNDATION

PLAN 1510  
SCALE 1/4"=1'-0"



7/1/04  
12/1/04

TRACT No. 98339  
**VILLA COLLECTION**  
 SACRAMENTO, CA  
*Mansions of America*

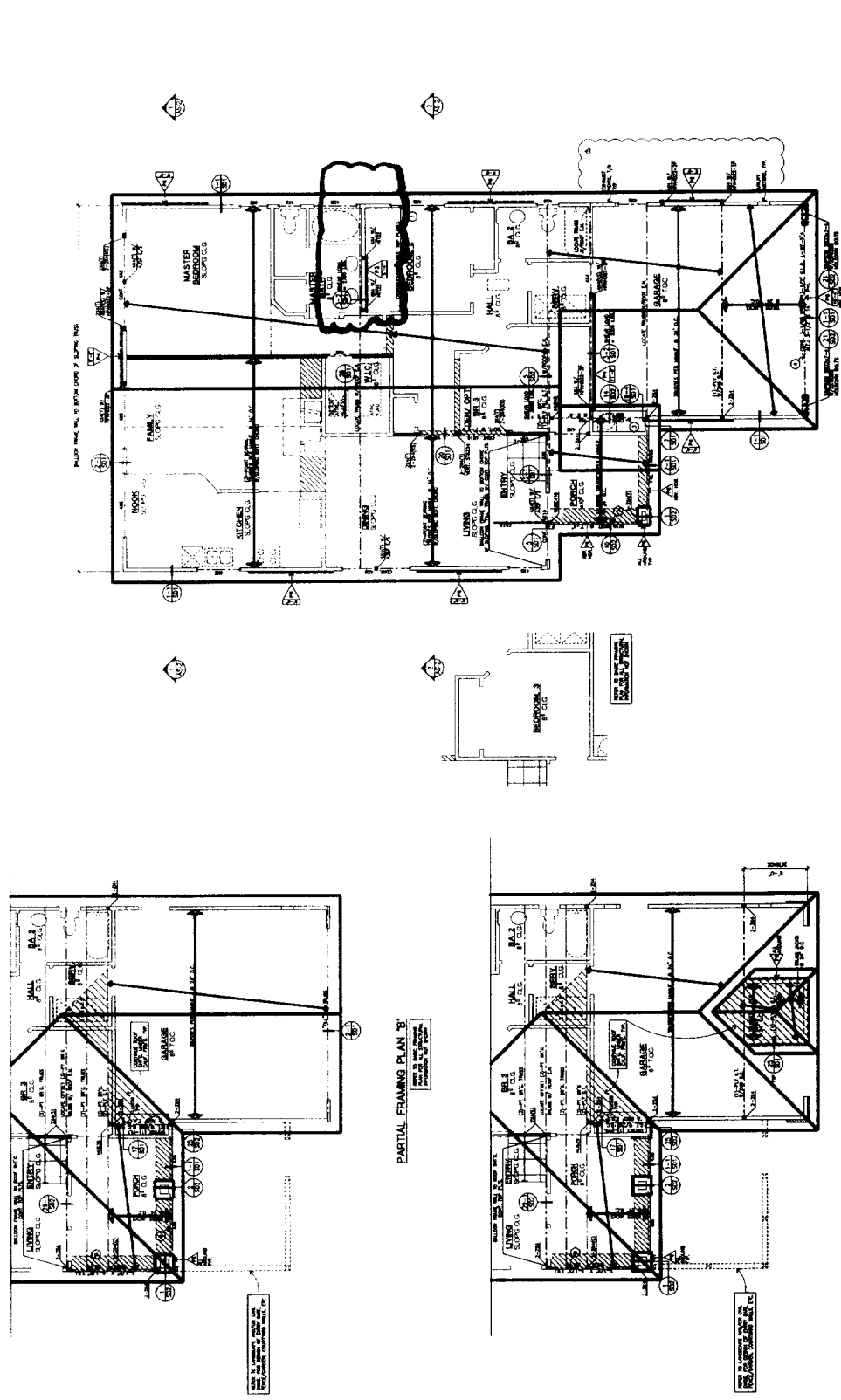
1997 UBC  
 Design: 2  
 Detail: 2  
 Title: 2

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

PROJECT NO. 04-001  
 SHEET NO. S-5.2  
 DATE 12/1/04  
 DRAWN BY  
 CHECKED BY  
 APPROVED BY  
 PROJECT NO. 04-001  
 SHEET NO. S-5.2  
 DATE 12/1/04  
 DRAWN BY  
 CHECKED BY  
 APPROVED BY

PLAN 1510  
 FRAMING PLAN

S-5.2



FRAMING PLAN 'A'  
 SHEET 1 OF 2

PARTIAL FRAMING PLAN 'C'  
 SHEET 2 OF 2

PARTIAL FRAMING PLAN 'B'  
 SHEET 2 OF 2

**ADDITIONAL NOTES PER BLDG. DEPT.**  
 1. ALL FRAMING SHALL BE IN ACCORDANCE WITH THE 1997 UBC AND ALL APPLICABLE CODES.  
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**SPECIAL BUILDER REQUIREMENTS**

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10. ALL FRAMING SHALL BE IN ACCORDANCE WITH THE 1997 UBC AND ALL APPLICABLE CODES.

**PARTNER SCHEDULE**

| NO. | DESCRIPTION | QTY | UNIT | PRICE | TOTAL  |
|-----|-------------|-----|------|-------|--------|
| 1   | 2x4         | 100 | LF   | 1.50  | 150.00 |
| 2   | 2x6         | 50  | LF   | 2.50  | 125.00 |
| 3   | 2x8         | 20  | LF   | 3.50  | 70.00  |
| 4   | 2x10        | 10  | LF   | 4.50  | 45.00  |
| 5   | 2x12        | 5   | LF   | 5.50  | 27.50  |
| 6   | 4x4         | 10  | LF   | 6.50  | 65.00  |
| 7   | 4x6         | 5   | LF   | 7.50  | 37.50  |
| 8   | 4x8         | 3   | LF   | 8.50  | 25.50  |
| 9   | 4x10        | 2   | LF   | 9.50  | 19.00  |
| 10  | 4x12        | 1   | LF   | 10.50 | 10.50  |

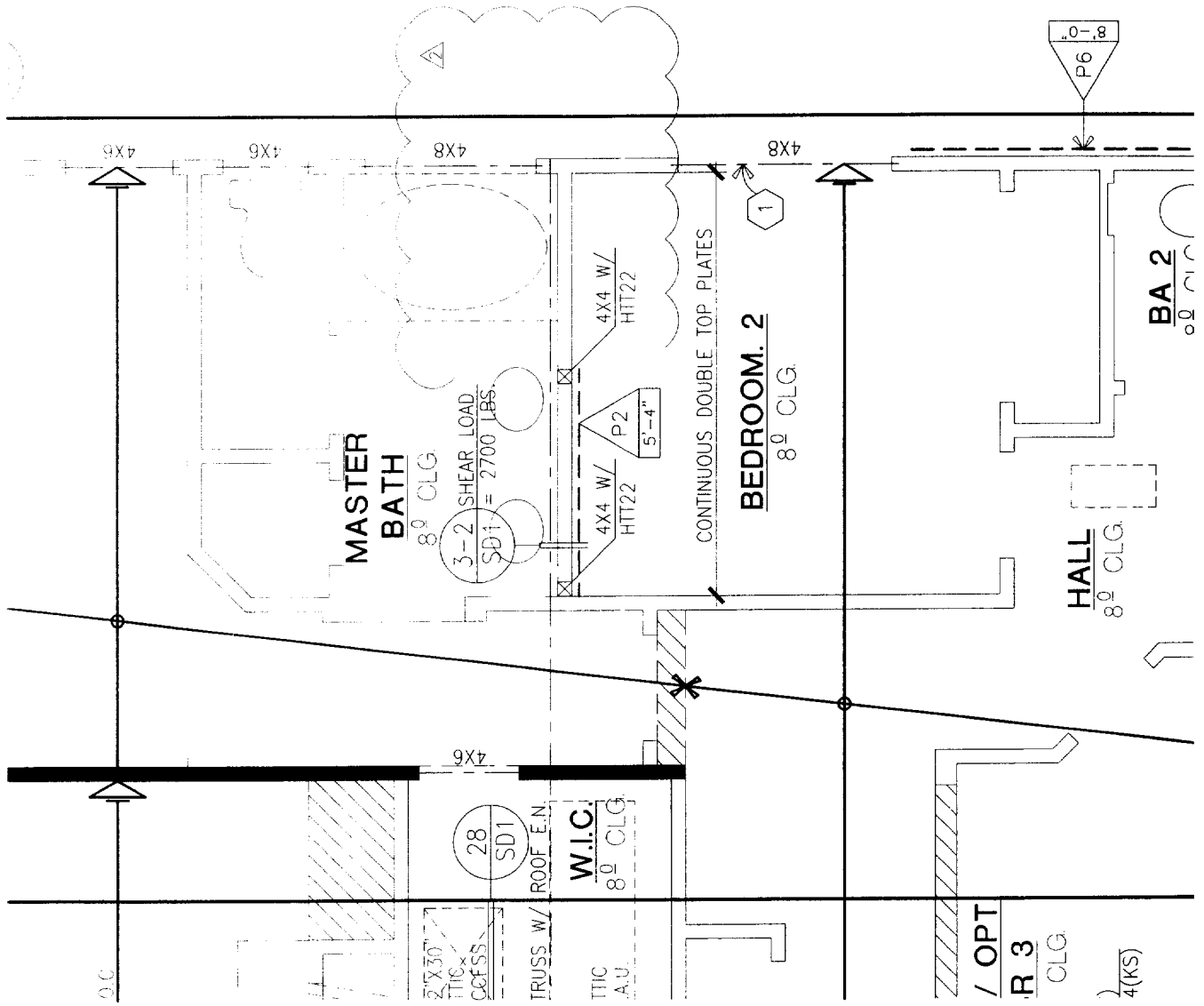
**WALL SCHEDULE**

| NO. | DESCRIPTION | QTY | UNIT | PRICE | TOTAL  |
|-----|-------------|-----|------|-------|--------|
| 1   | 8" CMU      | 100 | SF   | 1.50  | 150.00 |
| 2   | 12" CMU     | 50  | SF   | 2.50  | 125.00 |
| 3   | 16" CMU     | 20  | SF   | 3.50  | 70.00  |
| 4   | 20" CMU     | 10  | SF   | 4.50  | 45.00  |
| 5   | 24" CMU     | 5   | SF   | 5.50  | 27.50  |
| 6   | 30" CMU     | 3   | SF   | 6.50  | 19.50  |
| 7   | 36" CMU     | 2   | SF   | 7.50  | 15.00  |
| 8   | 42" CMU     | 1   | SF   | 8.50  | 8.50   |

**SYMBOLS & NOTES**

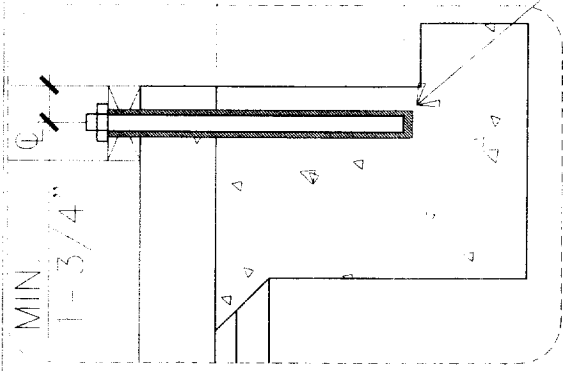
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PARTIAL ROOF FRAMING  
 PLAN 1510  
 5'-0" x 11'-0"

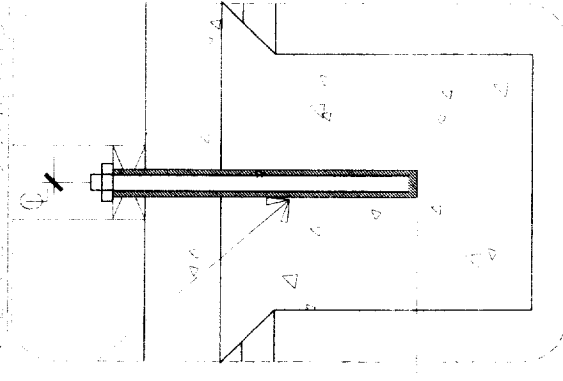


1/2", 5/8" OR 3/4" DIA.  
 A307, ALL-THREAD ROD W/  
 SIMPSON "SET" EPOXY  
 TIE ADHESIVE. (ICBO  
 ER-5279, LA RR-25279).

EXTERIOR CONDITION  
 MIN.  
 1-3/4"

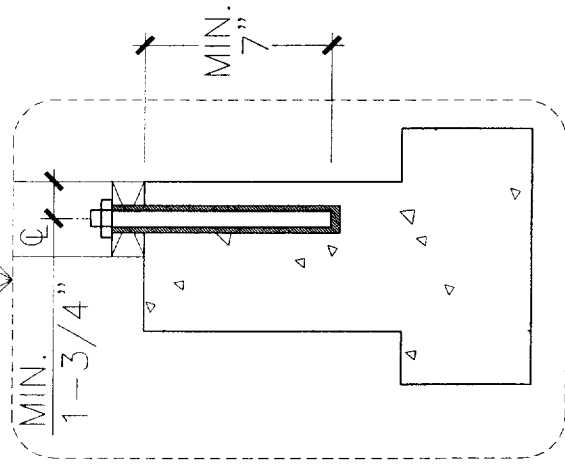


MIN. 7"  
 PAST COLD  
 JOINT (WHERE  
 OCCURS)

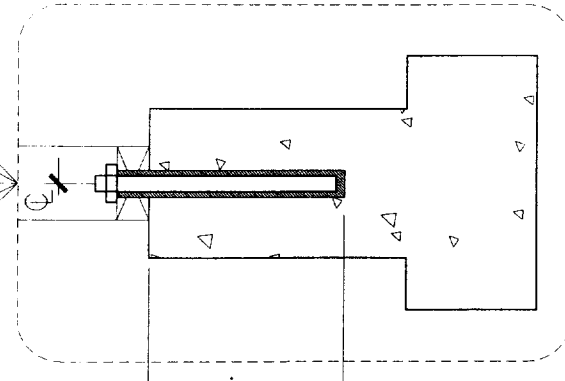


MIN. 7"  
 PAST COLD  
 JOINT (WHERE  
 OCCURS)

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



MIN.  
 1-3/4"



MIN.  
 7"

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

HOLDOWN PER PLAN

SIMPSON "SEI" EPOXY-TIE ADHESIVE. (ICBO #ER-5279) INSTALLATION PER MANUF. SPECIFICATIONS.

MIN. 4x4 POST WITH SHEAR MATERIAL E.N.

CENTERLINE OF POST & HOLDOWN (1'-3/4" MIN.)

ALL THREAD ROD, A307 STEEL, PER CHART BELOW. (L=EMBED. LENGTH OF ROD INTO CONC.)

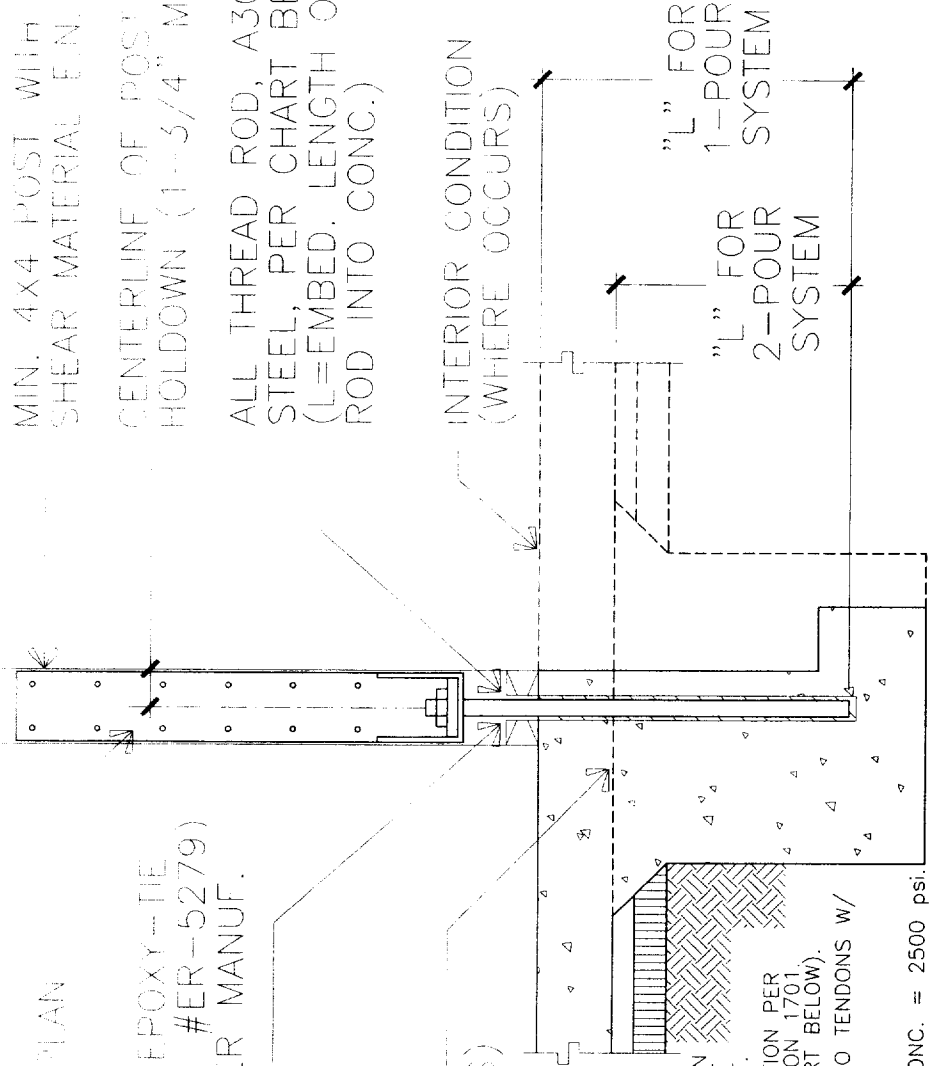
COLD JOINT (WHERE OCCURS)

INTERIOR CONDITION (WHERE OCCURS)

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 HIT22 FOR HD2A, HD5A, MTT28B, STD14, 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.

11/99 #F020B



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

**B** RETROFIT FOR MISSED HOLDOWN