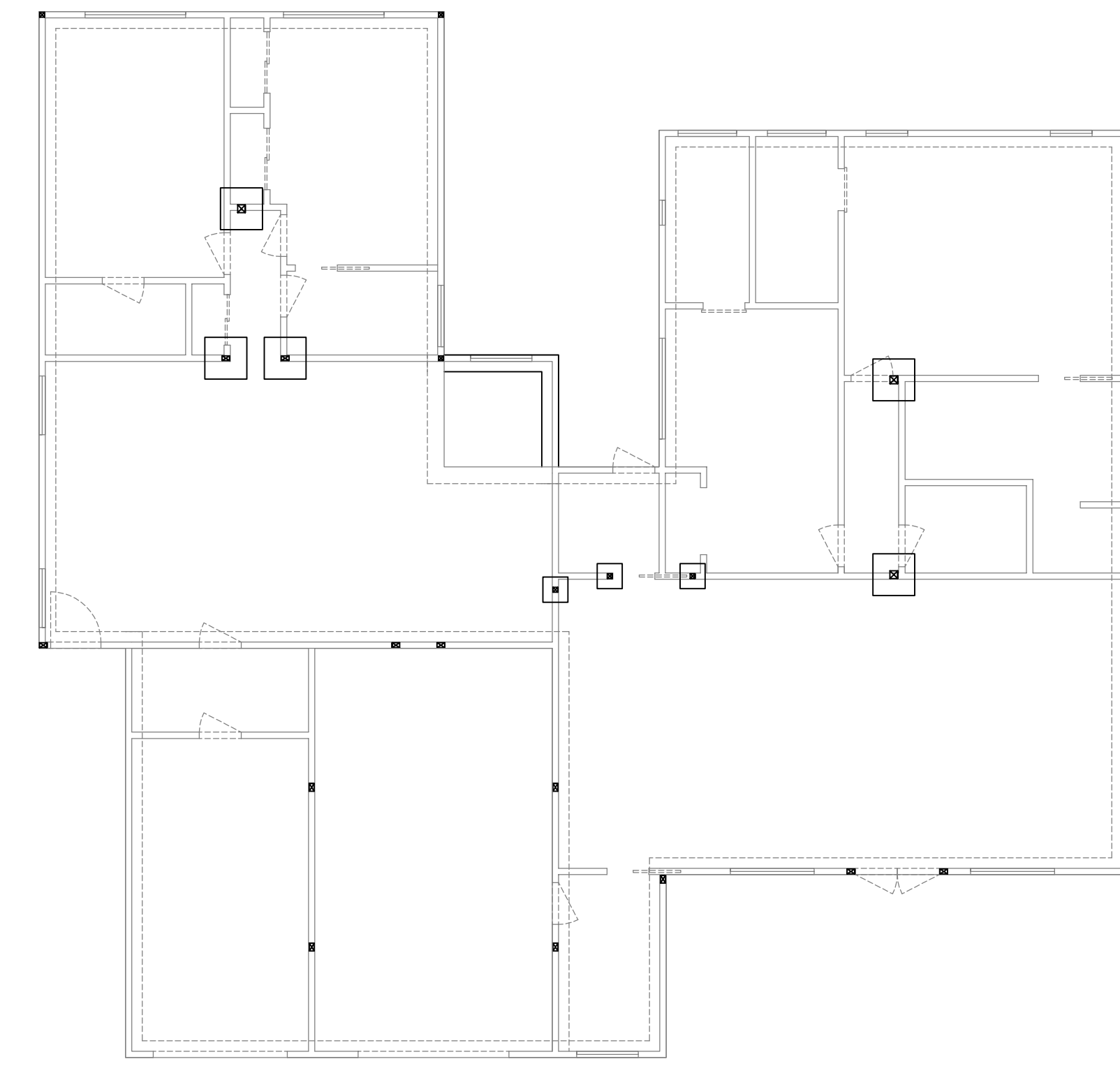


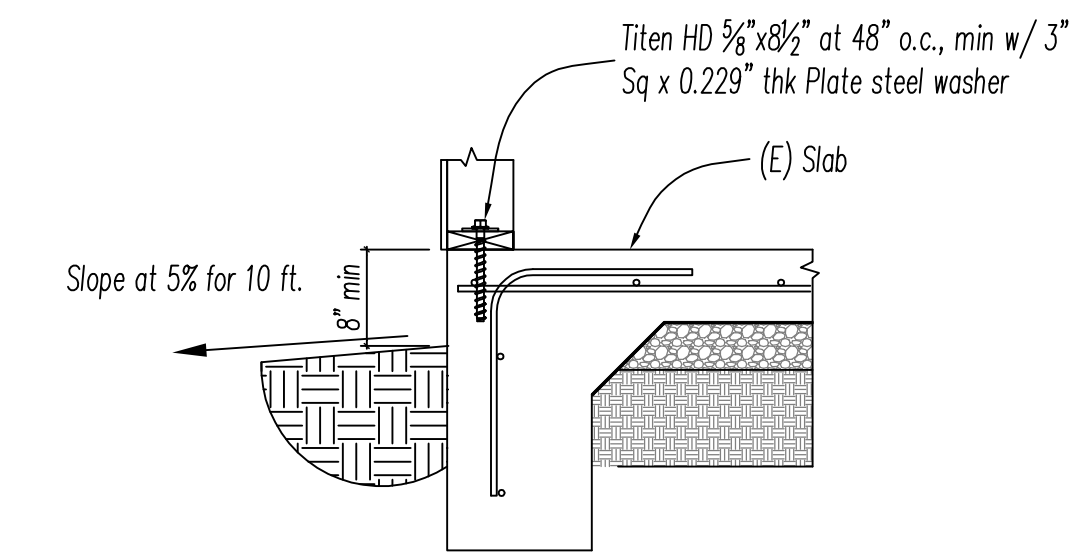
Foundation Plan

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



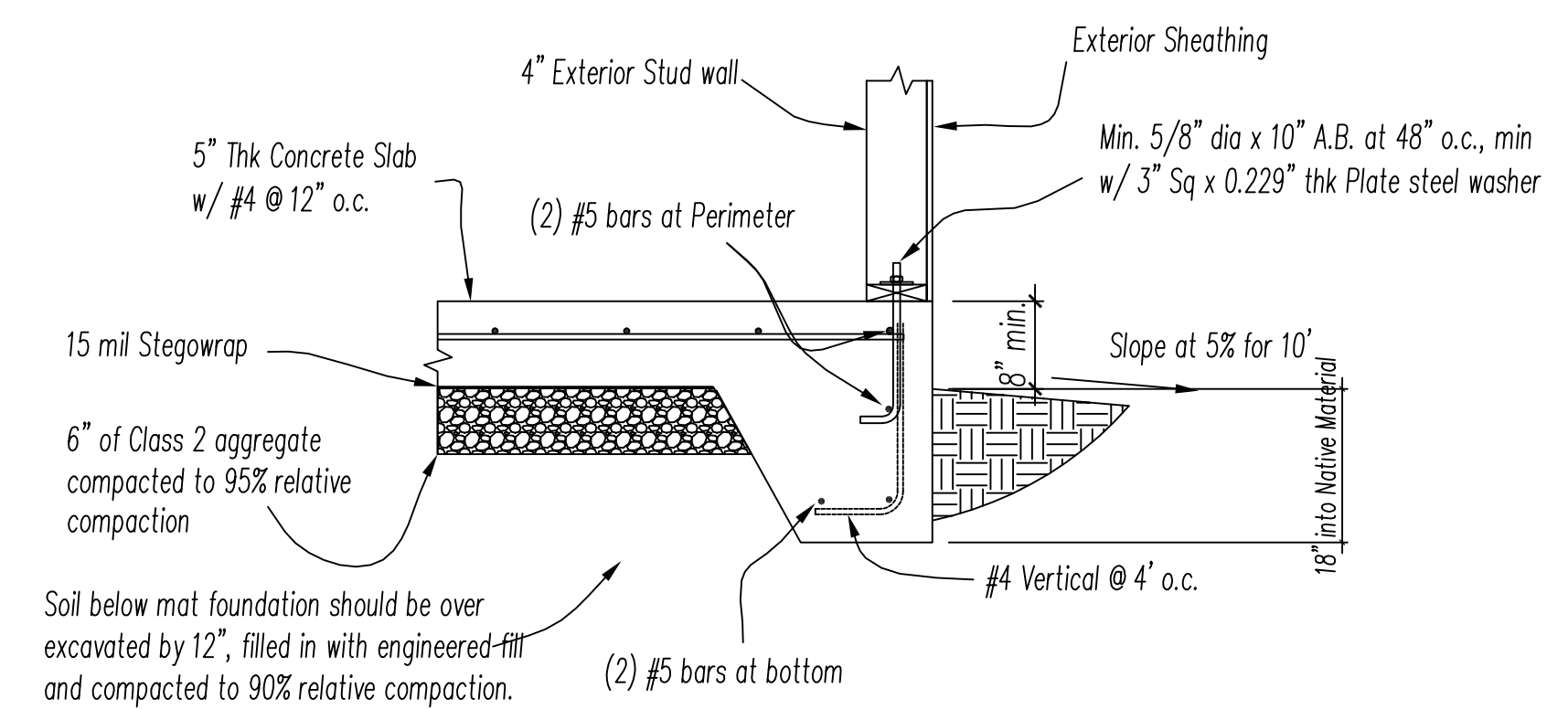
Foundation Plan w/ Floor Plan Superimposed

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



1 Perimeter Foundation Detail

Scale: 3/4" = 1'-0"



2 Foundation at Perimeter

SCALE: 3/4" = 1'-0"



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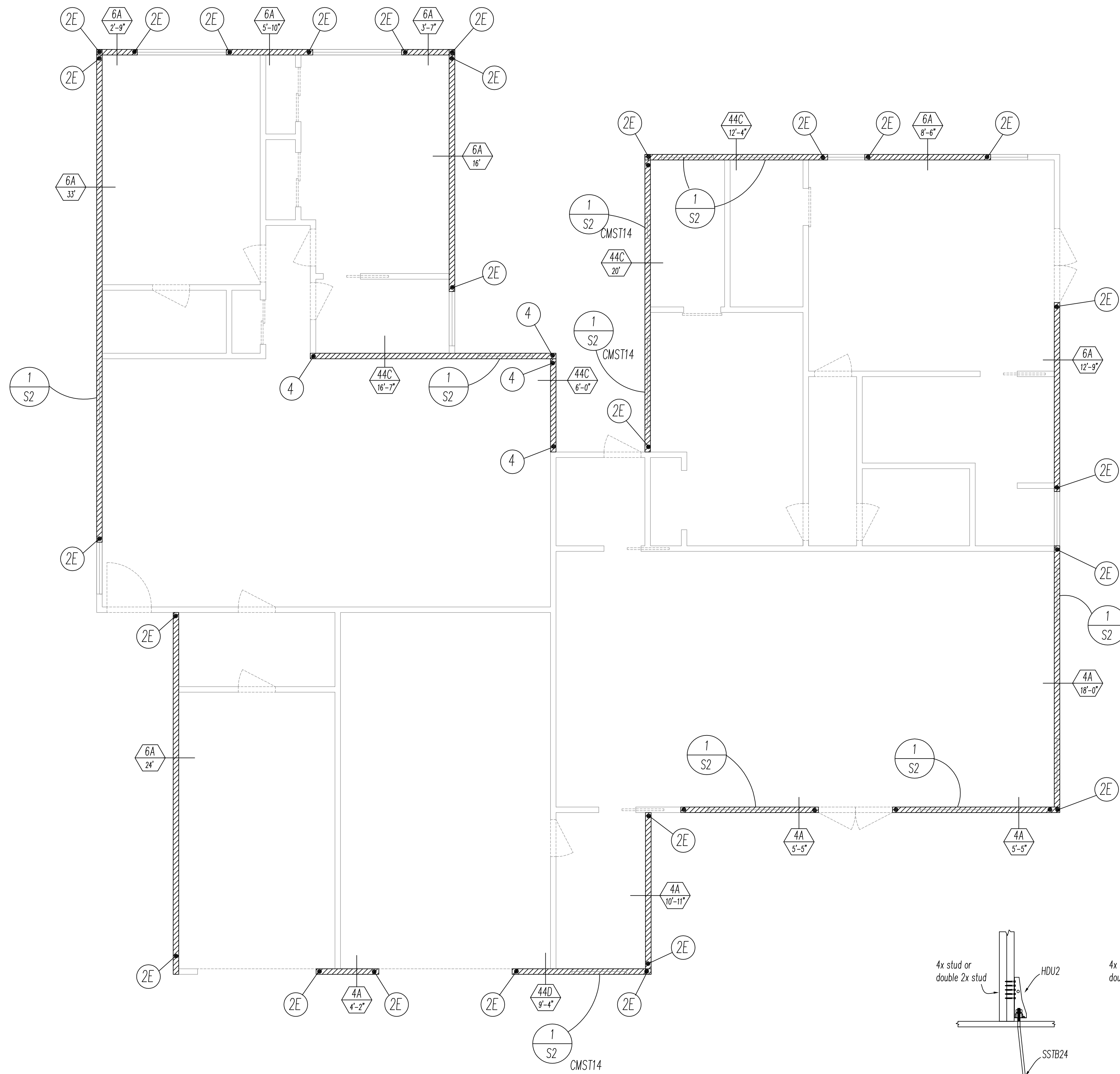
S1

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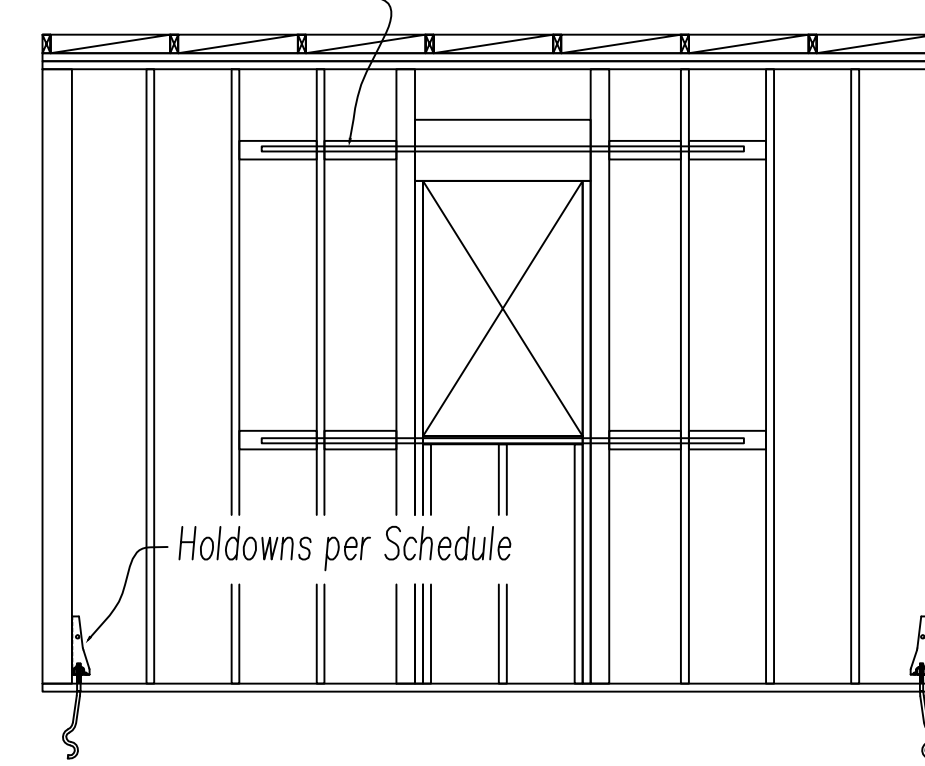
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Shear Wall Plan

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

Use CS14 Straps (or CMST14 where called for), above and below opening, extending 20" beyond opening, where windows are within shear wall



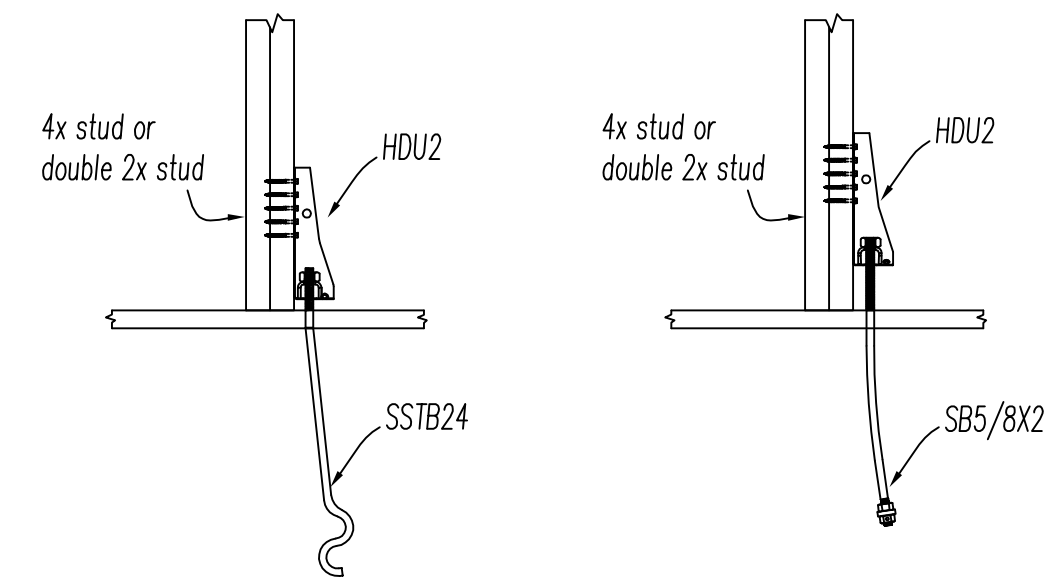
1 Straps @ Window within Shear Wall
Scale: 3/4" = 1'-0"

Shear Wall Sheathing Schedule

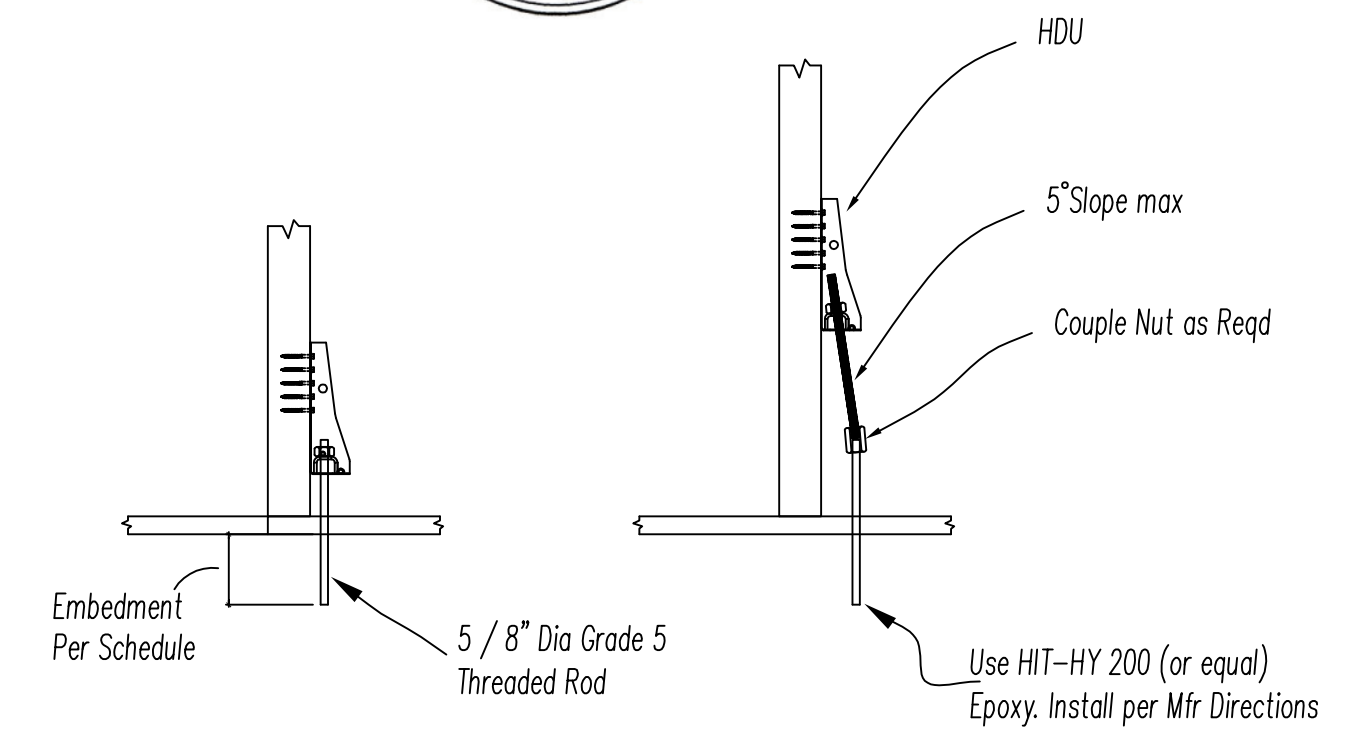
Symbol	Sheathing	Nailing		Sill Plate Bolting
		Edge	Field	
6A length	3/8" OSB, APA Rated Exp 1	8d @ 6" o.c.	8d @ 10" o.c.	3/8" dia x 8.5" Titen HD @ 48" o.c.
4A length	3/8" OSB, APA Rated Exp 1	8d @ 4" o.c.	8d @ 10" o.c.	3/8" dia x 8.5" Titen HD @ 48" o.c.
44C length	1/2" OSB, APA Rated Exp 1 2 sides	8d @ 4" o.c.	8d @ 10" o.c.	3/8" dia x 8.5" Titen HD @ 36" o.c.
44D length	1/2" OSB, APA Rated Exp 1 2 sides	10d @ 4" o.c.	10d @ 10" o.c.	3/8" dia x 8.5" Titen HD @ 36" o.c.

Holdown Schedule

Symbol	Holdown	Rod Size	Minimum Post Size	Holdown Anchor Bolt
2E	HDU2-SDS2.5	5/8" ϕ	(2) 2x Studs	5/8" dia threaded rod Epoxied 12" into (E) Fdn
4	HDU4-SDS2.5	5/8" ϕ	(2) 2x Studs	SSTB20



2 Holdown @ (N) Foundation
Scale: 3/4" = 1'-0"

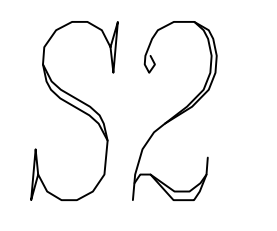
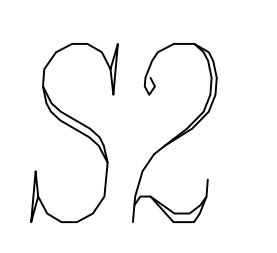


3 Holdown @ (E) Foundation
Scale: 3/4" = 1'-0"

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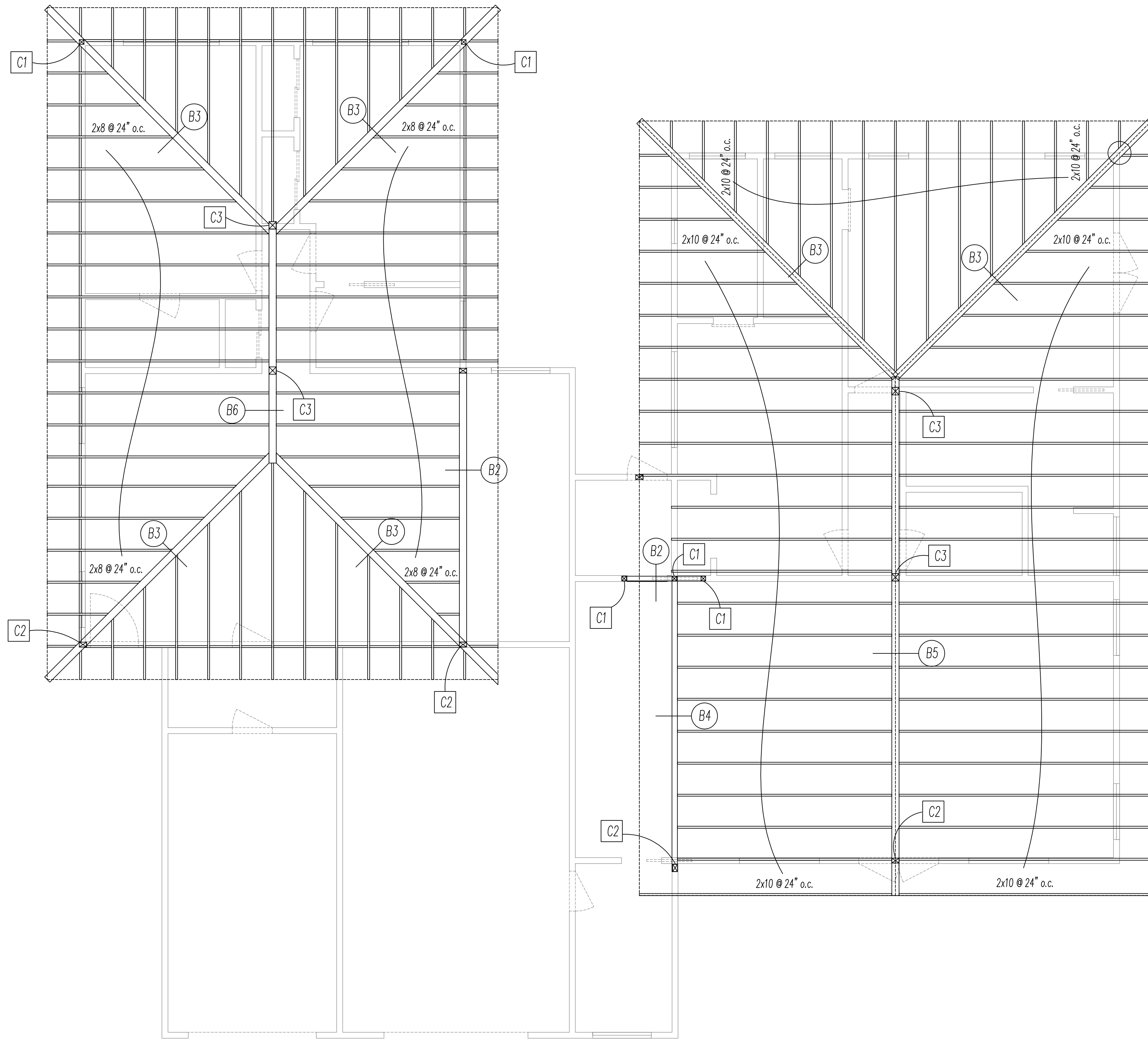
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Roof Framing Plan – Roof #1, Roof #2

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



BEAM LEGEND

- B1 = 2 x 10
- B2 = 4 x 12
- B3 = LVL 1 3/4" x 11 7/8"
- B4 = PSL 3 1/2" x 11 7/8"
- B5 = PSL 5 1/4" x 11 1/4"
- B6 = PSL 5 1/4" x 14"

COLUMN LEGEND

- C1 = 4 x 4
- C2 = 4 x 6
- C3 = 6 x 6

Design Criteria

DEAD LOADS:

- Roof Dead Load = 18.1 psf
- Interior Wall Dead Load = 7 psf
- Exterior Wall Dead Load = 16 psf
- Attic Dead Load = 10 psf

LIVE LOADS:

- Roof Live Load = 20 psf
- Attic Live Load = 20 psf

WIND:

- V ult = 92 mph
- Risk Category: II
- Wind Exposure: B
- Applicable internal pressure coefficient: Gcpi = 0.18

SEISMIC:

- Risk Category: II
- Seismic Importance Factor: Ie = 1.0
- Mapped spectral response acceleration parameter Ss = 2.236
- Mapped spectral response acceleration parameter S1 = 0.929
- Site Class: D
- Design spectral response acceleration parameter Sds = 1.789
- Design spectral response acceleration parameter Sd1 = null
- Seismic Design Category = E
- Basic seismic force resisting system: Light Frame (wood) walls sheared w/wood structural panels rated for shear resistance
- Design base shear: V = 0.275W
- Seismic response coefficient Ds (LRF) – Not used
- Response modification factor R = 6 1/2 (for wood shear walls)
- Analysis procedure used: Equivalent Lateral Force

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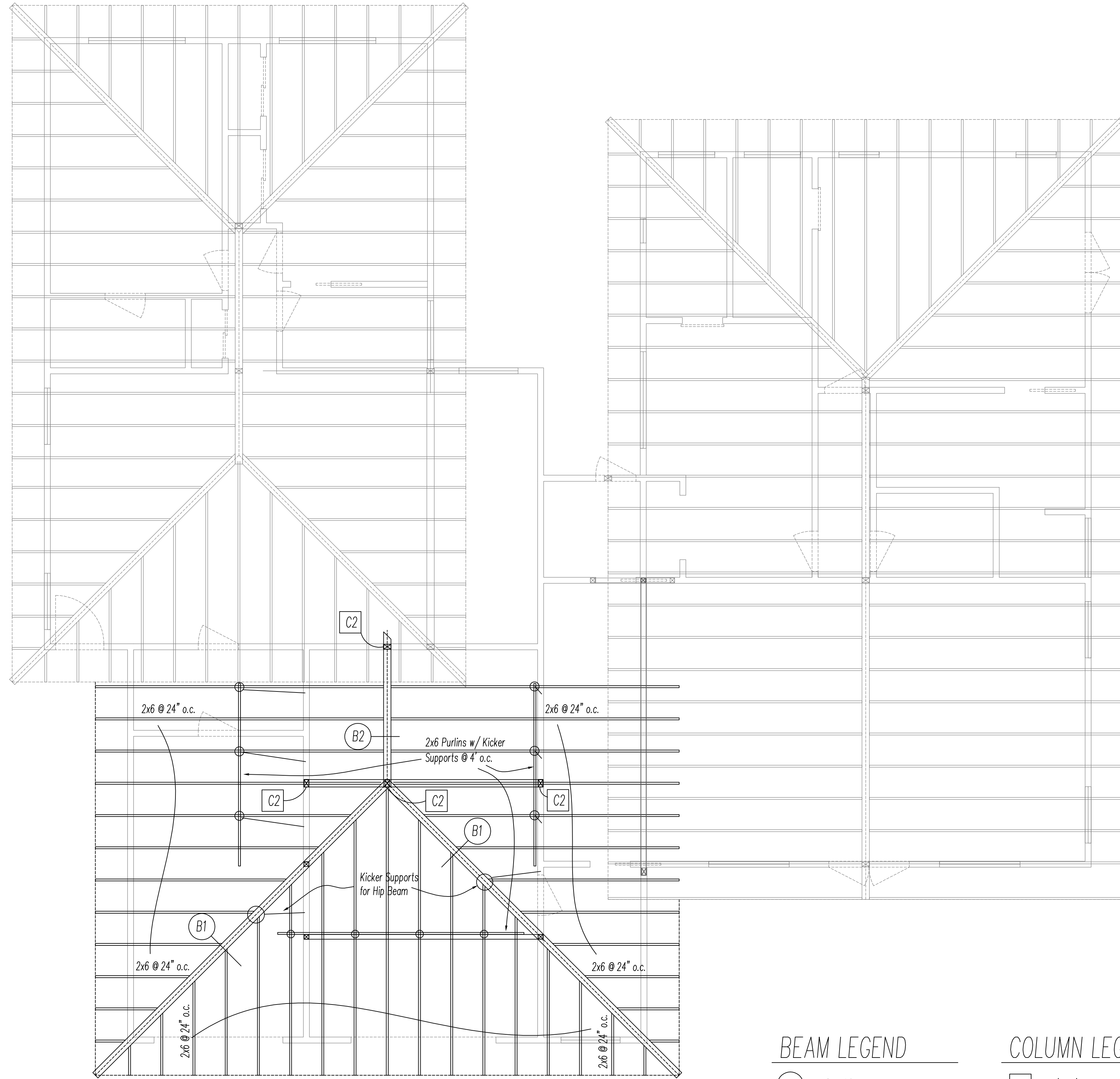
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Roof Framing Plan - Roof #3

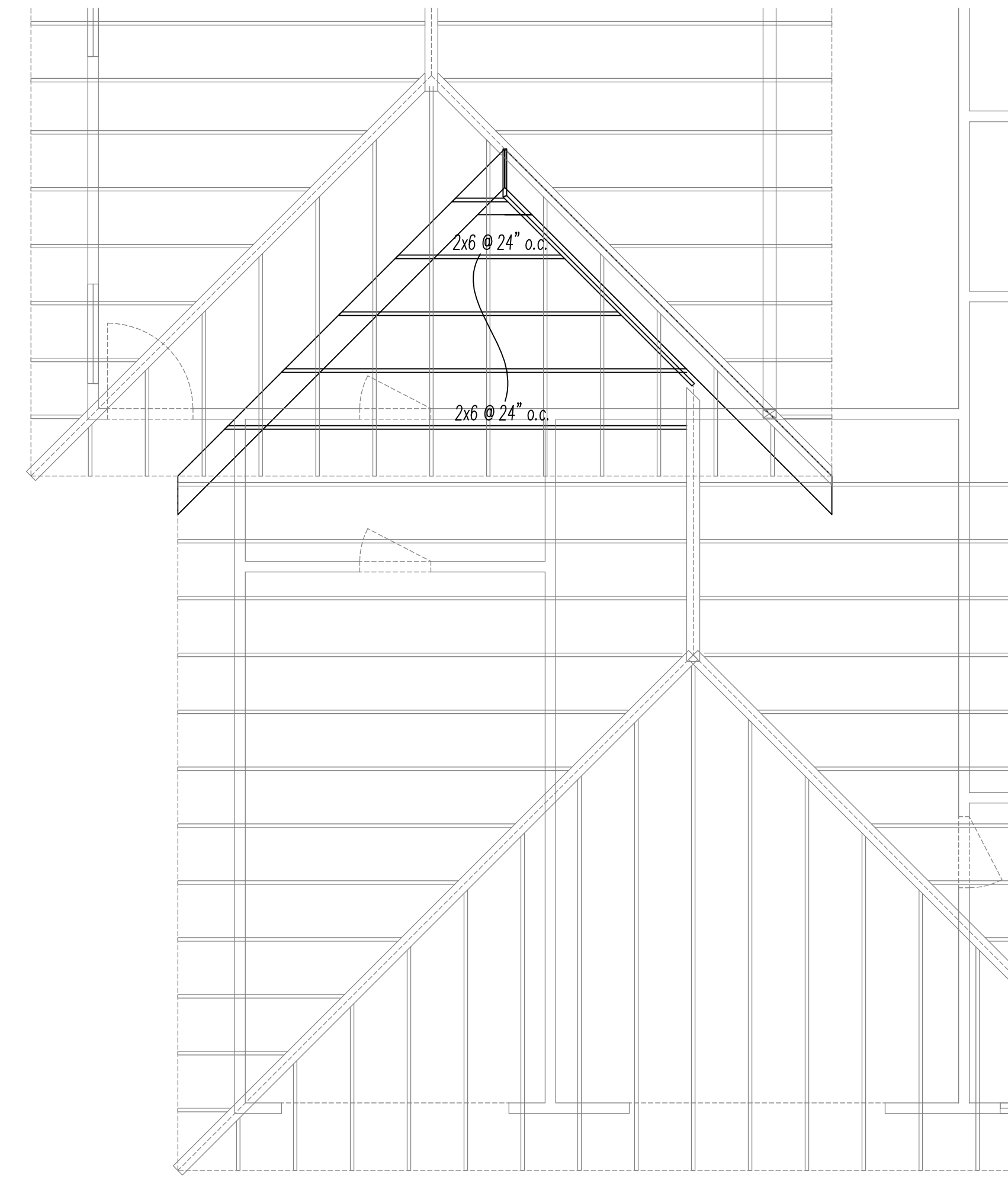
SCALE: 1/4" = 1'-0"

BEAM LEGEND

- B1 = 2 x 10
- B2 = 4 x 12
- B3 = LVL 1 3/4" x 11 7/8"
- B4 = PSL 3 1/2" x 11 7/8"
- B5 = PSL 5 1/4" x 11 1/4"
- B6 = PSL 5 1/4" x 14"
- B7 = 6 x 12

COLUMN LEGEND

- C1 = 4 x 4
- C2 = 4 x 6
- C3 = 6 x 6



Roof Framing Plan - Roof #4

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

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S4

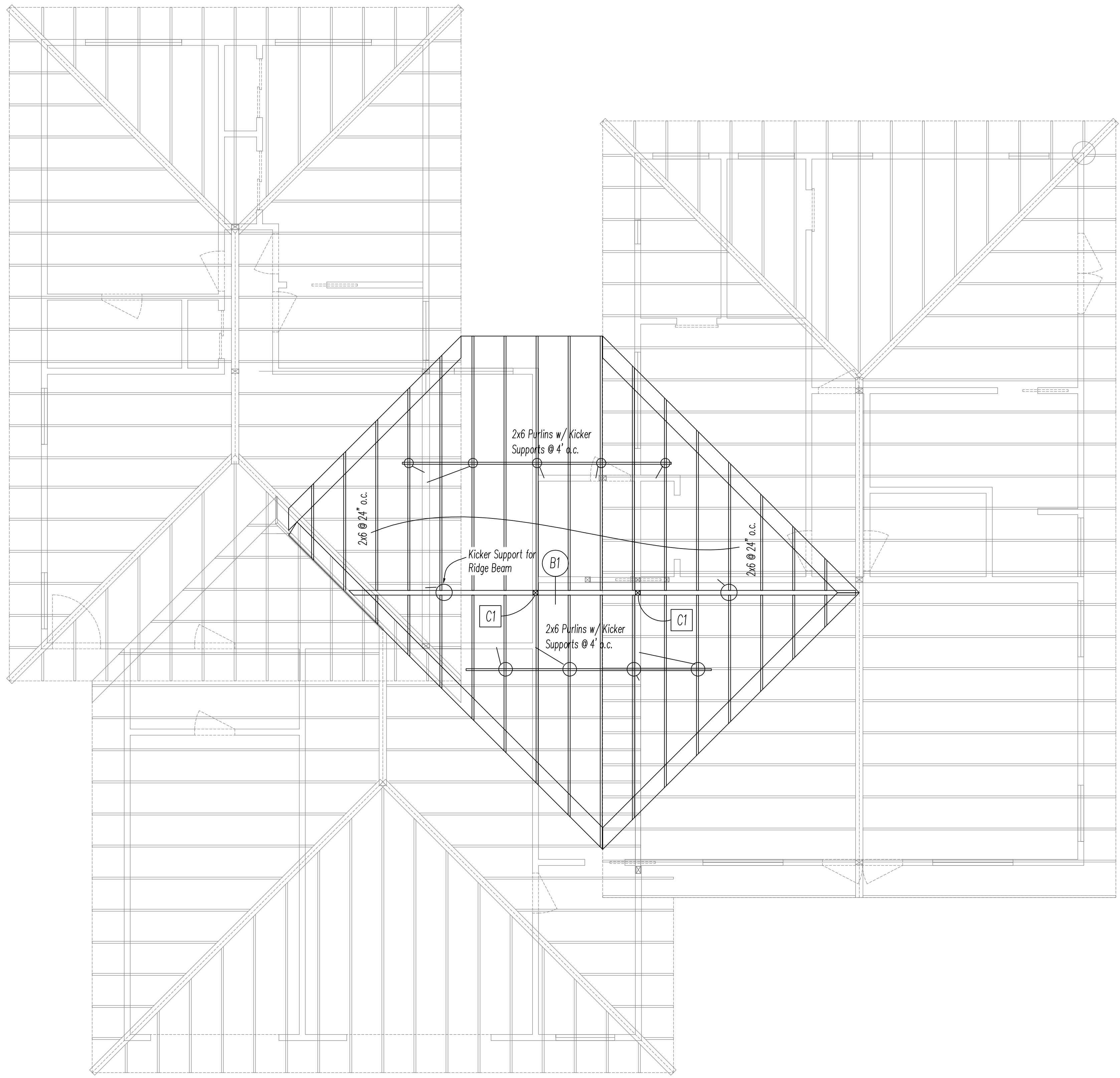
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Arch D Scale: 1/4" = 1'-0"



Roof Framing Plan – Roof #5

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

BEAM LEGEND

- (B1) = 2 x 10
- (B2) = 4 x 12
- (B3) = LVL 1 3/4" x 11 7/8"
- (B4) = PSL 3 1/2" x 11 7/8"
- (B5) = PSL 5 1/4" x 11 1/4"
- (B6) = PSL 5 1/4" x 14"
- (B7) = 6 x 12

COLUMN LEGEND

- [C1] = 4 x 4
- [C2] = 4 x 6
- [C3] = 6 x 6



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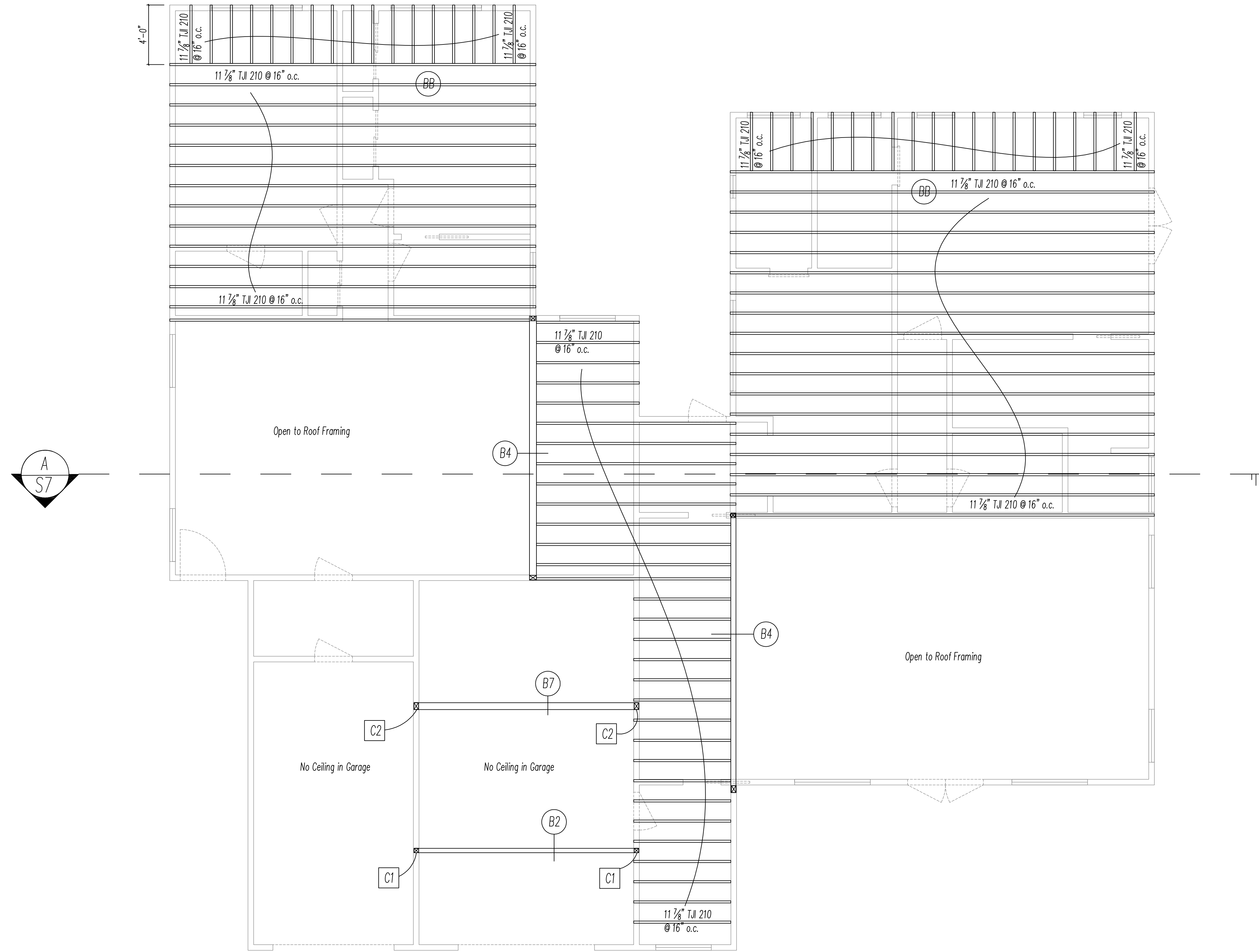
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Ceiling Framing Plan

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



BEAM LEGEND

- B1 = 2 x 10
- B2 = 4 x 12
- B3 = LVL 1 3/4" x 11 7/8"
- B4 = PSL 3 1/2" x 11 7/8"
- B5 = PSL 5 1/4" x 11 1/4"
- B6 = PSL 5 1/4" x 14"
- B7 = 6 x 12

COLUMN LEGEND

- C1 = 4 x 4
- C2 = 4 x 6
- C3 = 6 x 6

1. Materials: The following minimums shall apply to lumber grades unless shown otherwise on the drawings:

A) Vertical members:

- 2x4 Less than 10'-0" long Stud Grade, any species
- 2x4 8'-0" to < 10'-0"Standard Douglas Fir
- 2x4 10'-0" and longer.....Douglas Fir #2
- 2x6 Any LengthDouglas Fir #2
- 4" thick, 4" and widerDouglas Fir #2
- 6x6 and largerDouglas Fir #1

B) Horizontal Members:

- 2 to 4" thick 4" and widerDouglas Fir #2
- 6x6 and Larger.....Douglas Fir #1

C) Engineered Beams:

- Grade: 2.2, 2900
- Fb = 2900 psi
- E = 2,200,000 psi

2) Beam Sizes, Post Sizes, Shear wall sheathing callouts are minimums. It may be to the contractors benefit to upsize for uniformity or fit.

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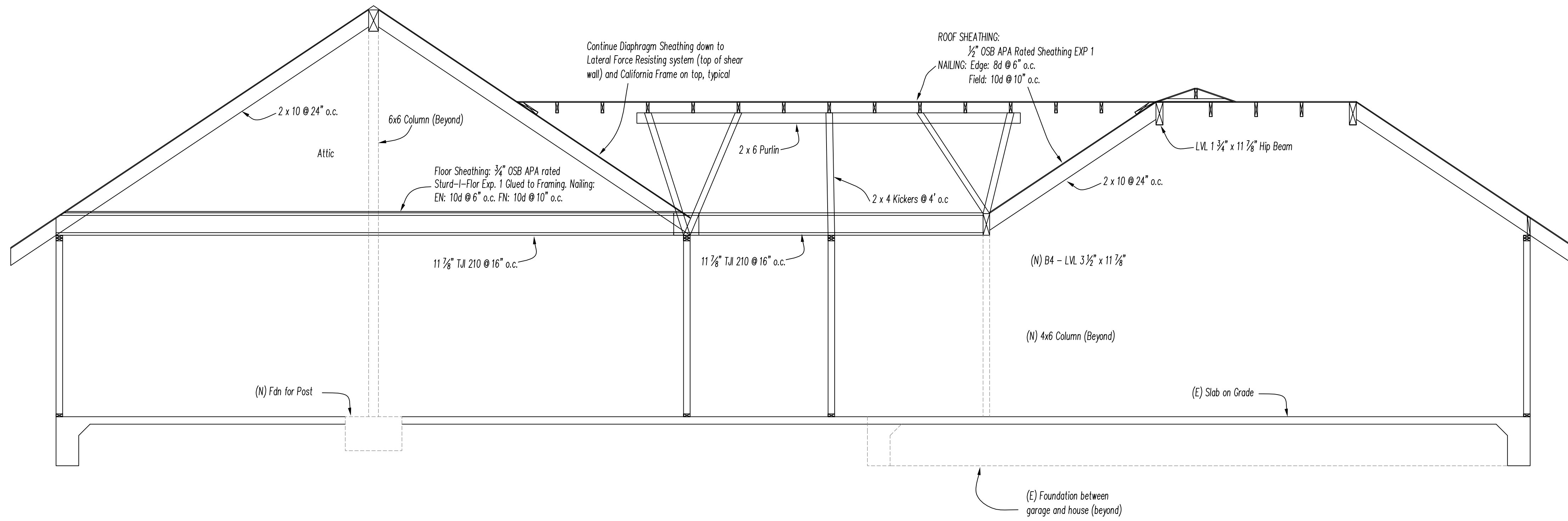
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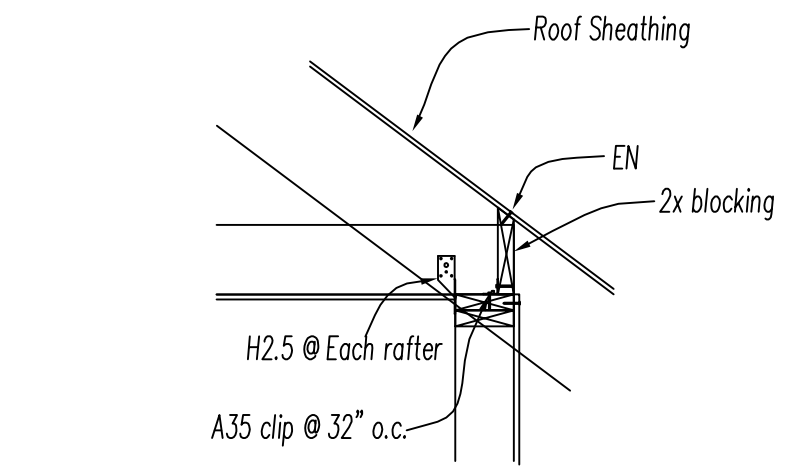
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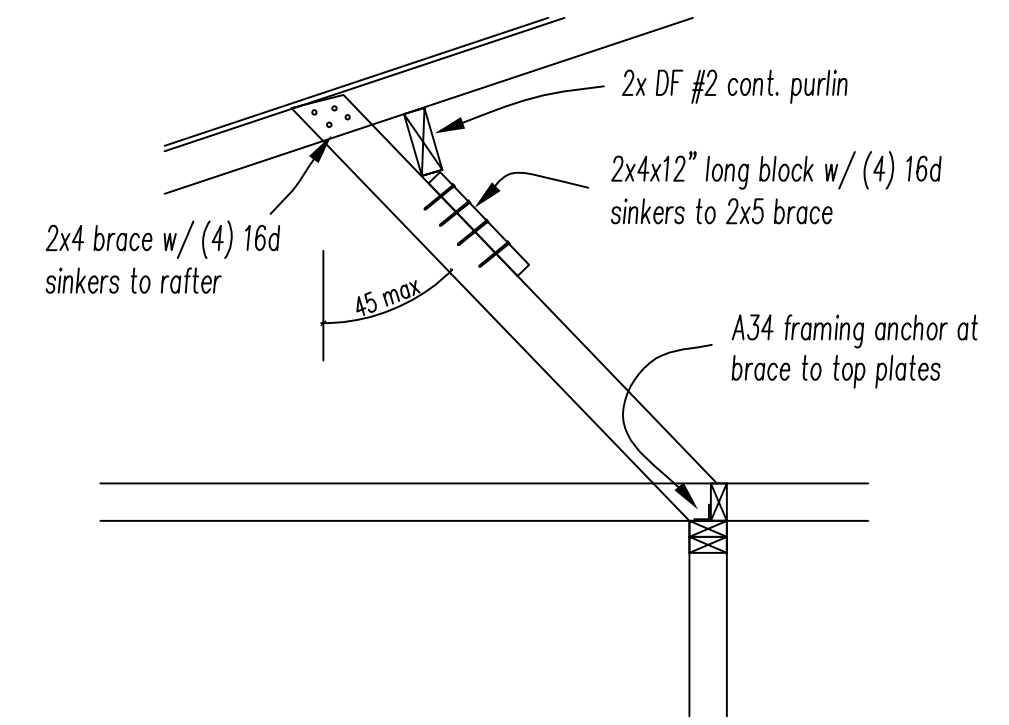
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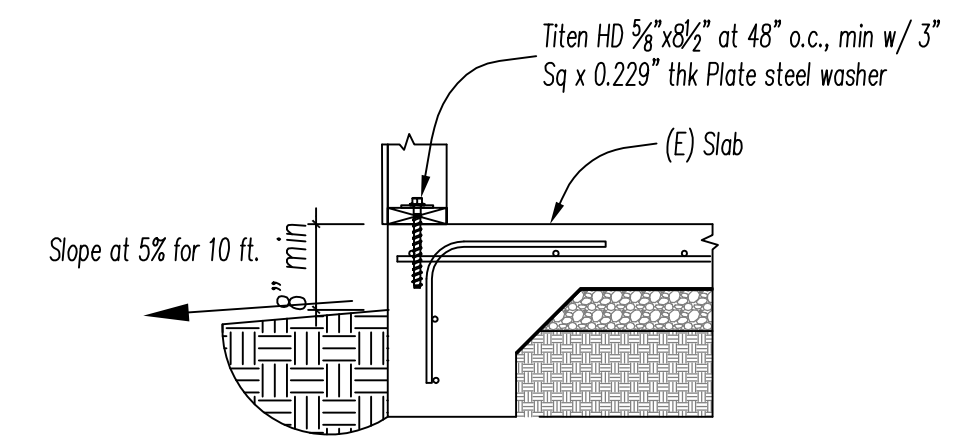
A Section
SCALE: 3/8" = 1'-0"



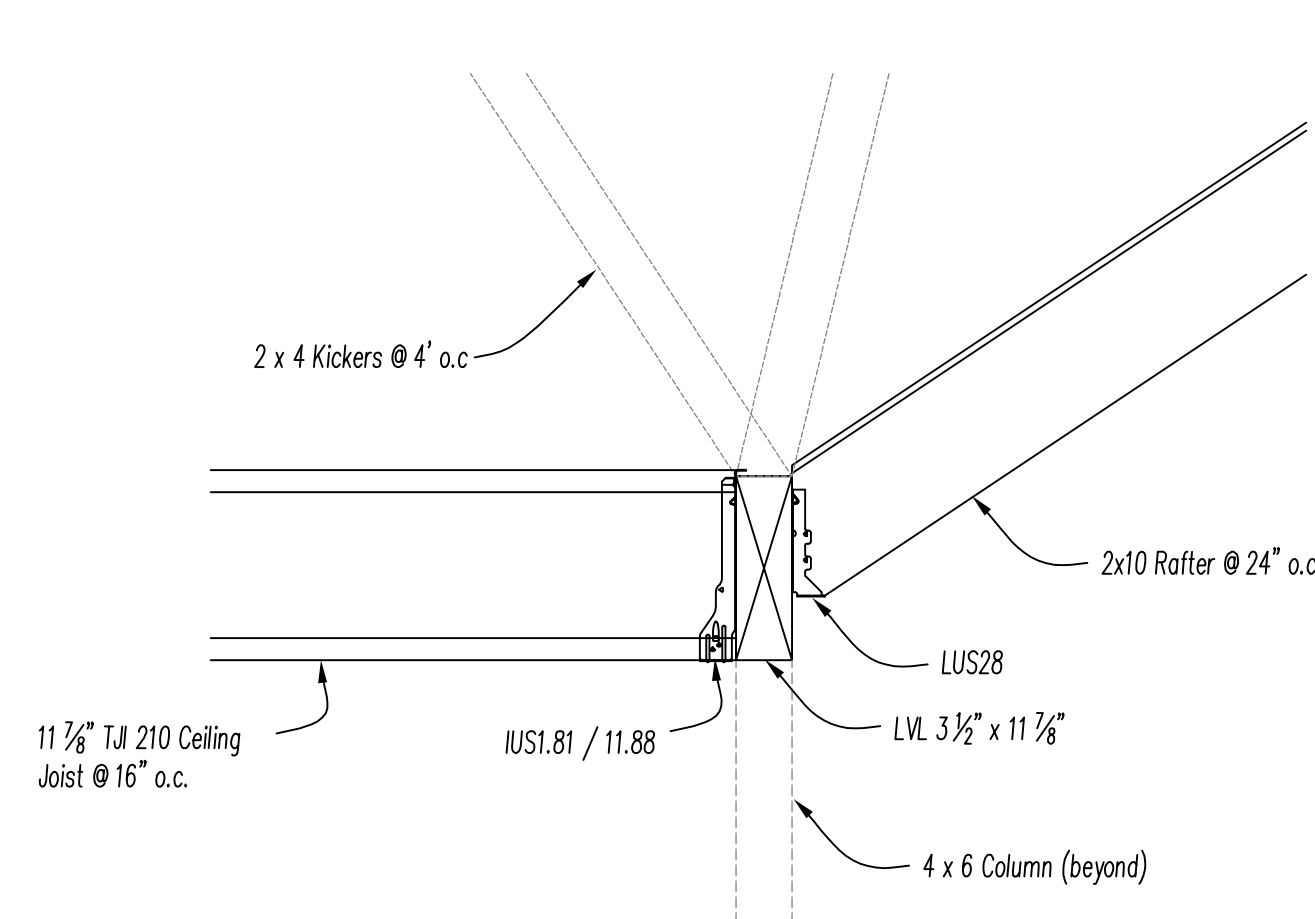
1 Rafter at Eave
SCALE: 3/4" = 1'-0"



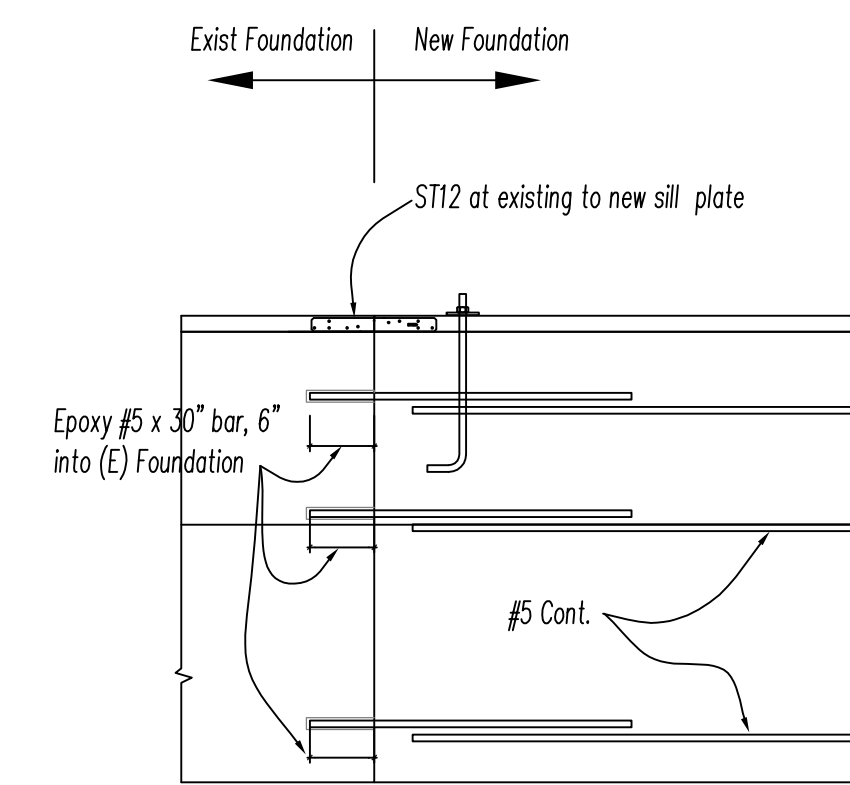
2 Brace Detail
Scale: 3/4" = 1'-0"



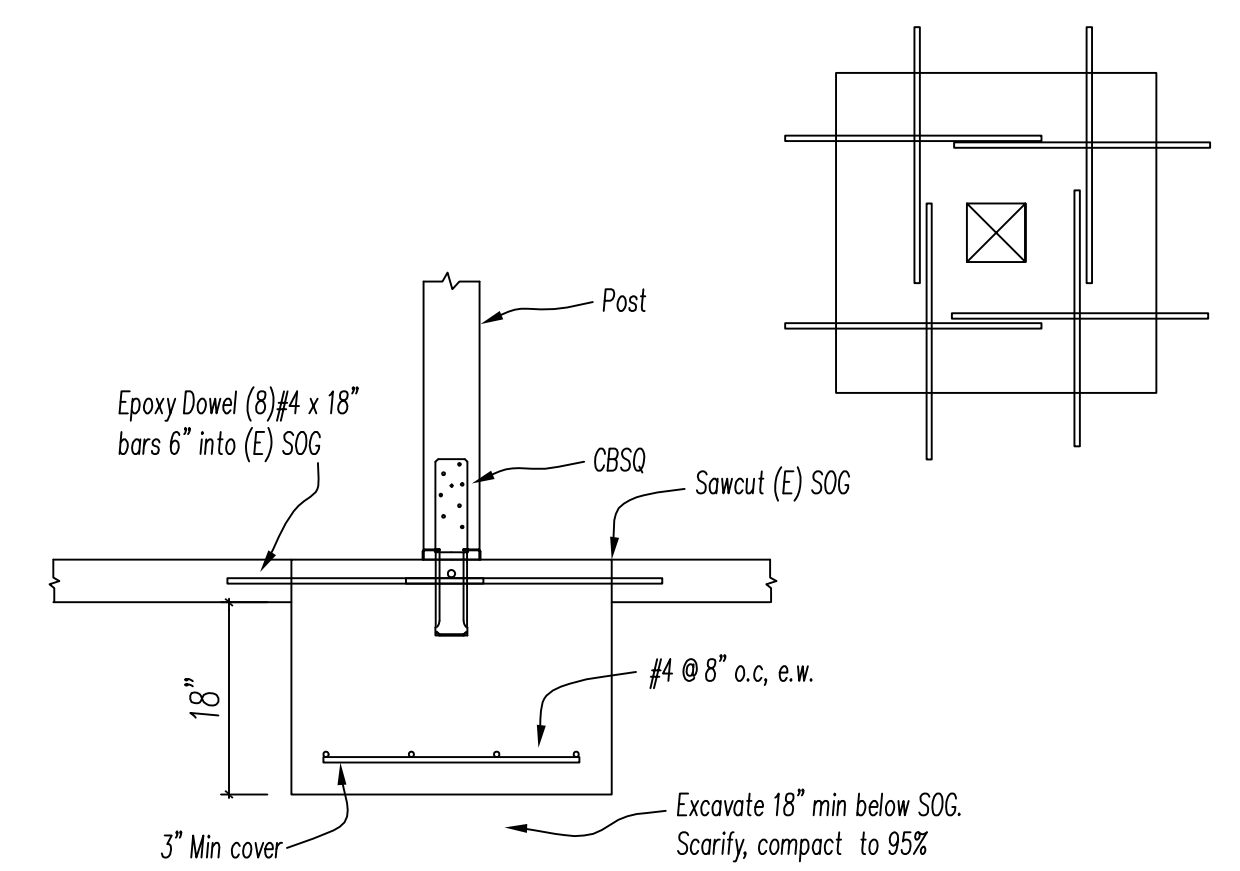
3 Perimeter Foundation Detail
Scale: 3/4" = 1'-0"



5 Connection at Beam / Rafter / Joist
Scale: 3/4" = 1'-0"



5 Dowelling into (E) Fdn
Scale: 3/4" = 1'-0"



4 Isolated Foundation Detail
Scale: 3/4" = 1'-0"



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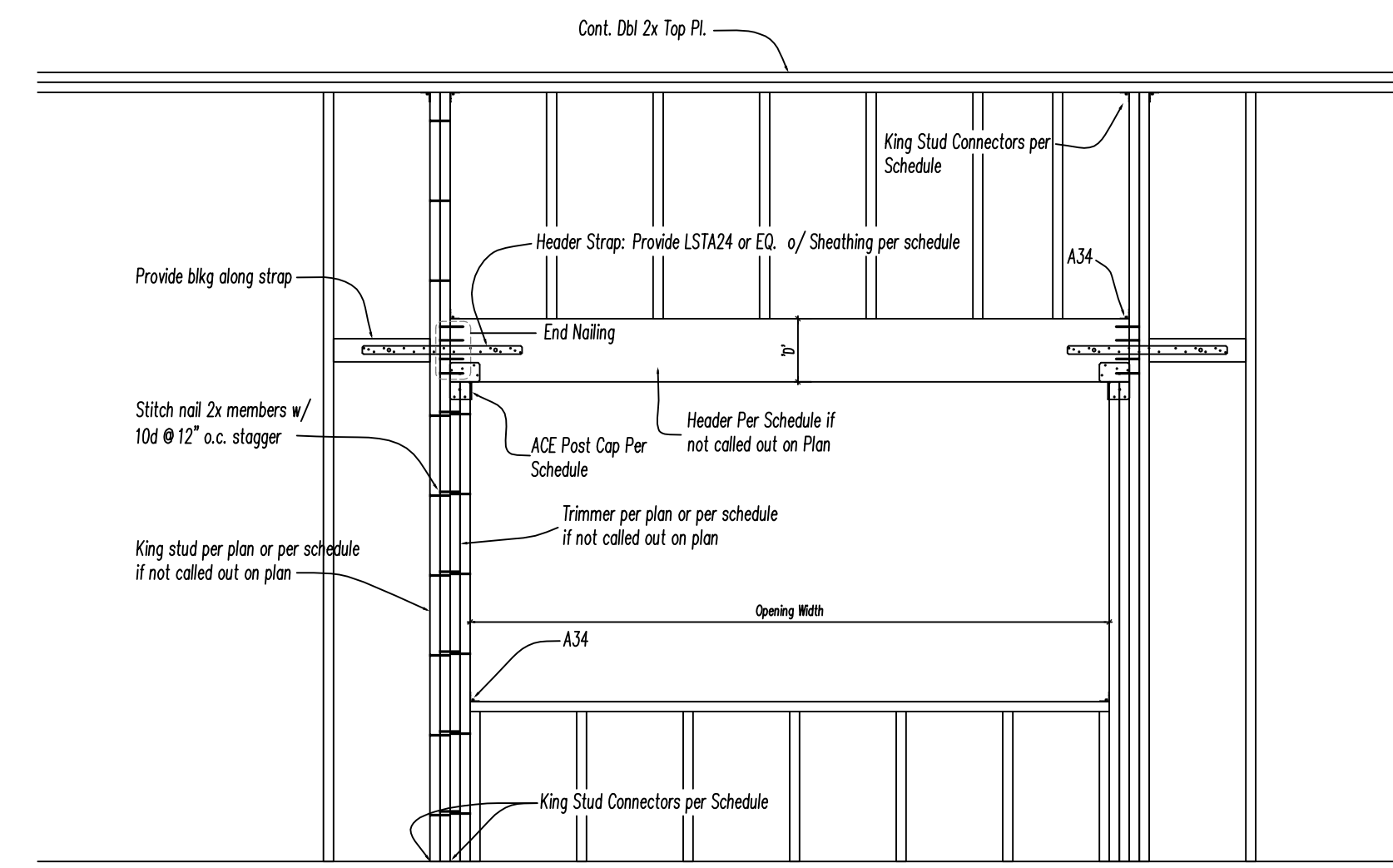
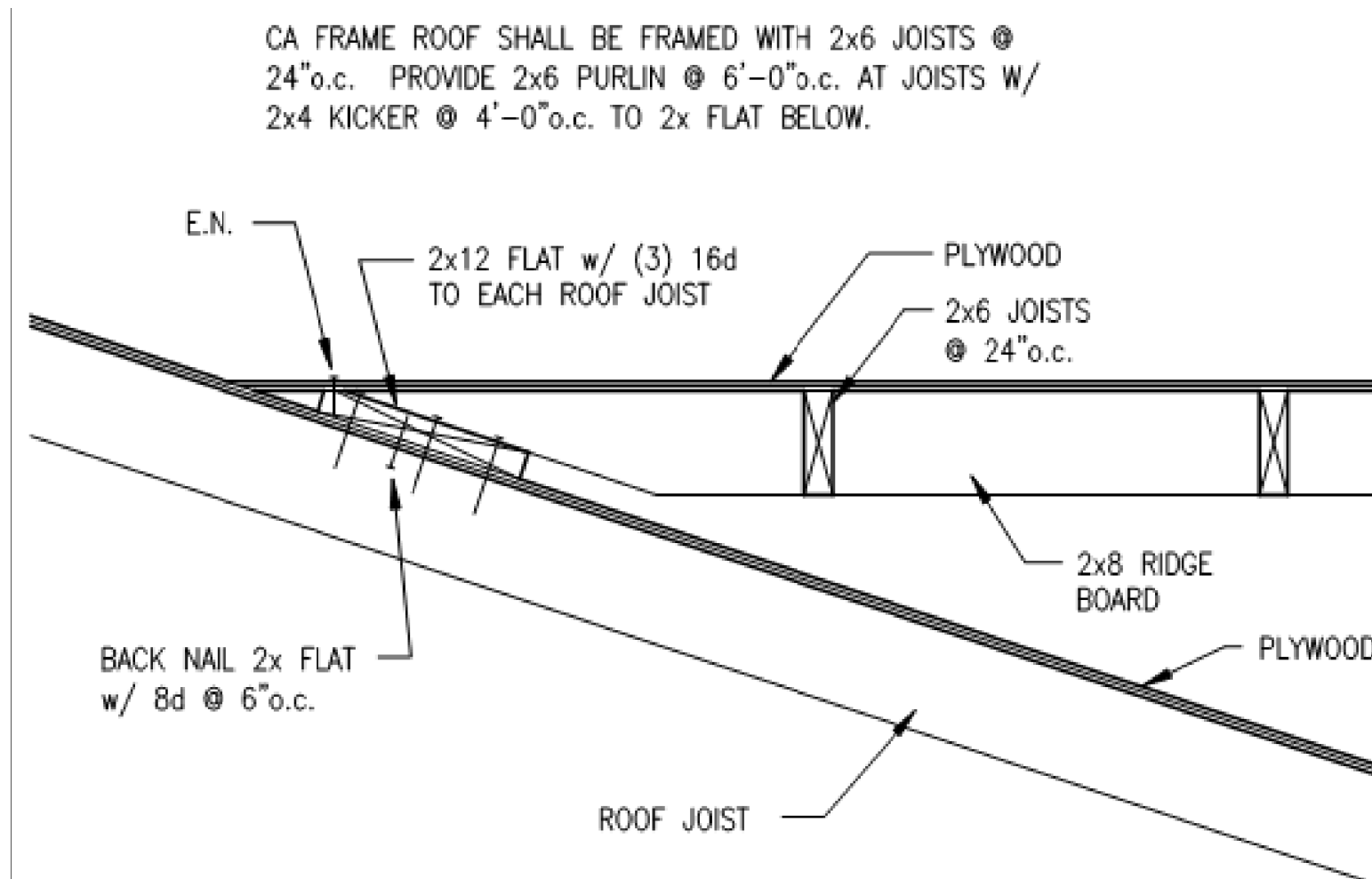
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2

TYP. CALIFORNIA FRAMING

SCALE: 1" = 1'-0"



Header / Framing Schedule

Opening Width	Min. Hdr. Size: 4x Nominal Depth	Min. Hdr. Size: 4x Nominal Depth	2 x 4 STUDS				2 x 6 STUDS				King Stud(s) Connector to DBI Top Plate	King Stud(s) Connector to Sole/Sill Plate	"ACE" Cap	HDR Strap	End Nailing	
			Conditions at Windows		Conditions at Doors		Conditions at Windows		Conditions at Doors							
			Trimmers	King Stud(s)	Trimmers	King Stud(s)	Trimmers	King Stud(s)	Trimmers	King Stud(s)						
3'-0"	4"	4"	1-2x	1-2x	1-2x	1-2x	1-2x	1-2x	1-2x	1-2x	1-2x	3-16d Toe Nail per Stud	3-16d Toe Nail per Stud	Not Req'd	Yes	4-16d
3'-6"	4"	4"	1-2x	1-2x	1-2x	1-2x	1-2x	1-2x	1-2x	1-2x	3-16d Toe Nail per Stud	3-16d Toe Nail per Stud	Not Req'd	Yes	4-16d	
4'-0"	6"	4"	1-2x	1-2x	1-2x	1-2x	1-2x	1-2x	1-2x	1-2x	3-16d Toe Nail per Stud	3-16d Toe Nail per Stud	Not Req'd	Yes	4-16d	
4'-6"	6"	6"	1-2x	2-2x	1-2x	1-2x	1-2x	1-2x	1-2x	1-2x	3-16d Toe Nail per Stud	3-16d Toe Nail per Stud	Not Req'd	Yes	6-16d	
5'-0"	6"	6"	1-2x	2-2x	1-2x	1-2x	1-2x	1-2x	1-2x	1-2x	3-16d Toe Nail per Stud	3-16d Toe Nail per Stud	Not Req'd	Yes	6-16d	
5'-6"	6"	6"	1-2x	2-2x	1-2x	1-2x	1-2x	1-2x	1-2x	1-2x	3-16d Toe Nail per Stud	3-16d Toe Nail per Stud	Not Req'd	Yes	6-16d	
6'-0"	8"	6"	1-2x	2-2x	1-2x	1-2x	1-2x	2-2x	1-2x	1-2x	3-16d Toe Nail per Stud	3-16d Toe Nail per Stud	Yes	Yes	8-16d	
6'-6"	8"	8"	1-2x	2-2x	1-2x	2-2x	1-2x	2-2x	1-2x	1-2x	3-16d Toe Nail per Stud	3-16d Toe Nail per Stud	Yes	Yes	8-16d	
7'-0"	8"	8"	2-2x	2-2x	2-2x	2-2x	1-2x	2-2x	1-2x	1-2x	3-16d Toe Nail per Stud	3-16d Toe Nail per Stud	Yes	Yes	8-16d	
7'-6"	8"	8"	2-2x	2-2x	2-2x	2-2x	1-2x	2-2x	1-2x	1-2x	3-16d Toe Nail per Stud	3-16d Toe Nail per Stud	Yes	Yes	8-16d	
8'-0"	10"	10"	2-2x	2-2x	2-2x	2-2x	2-2x	2-2x	1-2x	1-2x	3-16d Toe Nail per Stud	3-16d Toe Nail per Stud	Yes	Yes	10-16d	
8'-6"	10"	10"	2-2x	3-2x	2-2x	3-2x	2-2x	2-2x	2-2x	2-2x	"BC" or "A34" Ea side of stud	"BC" or "A34" Ea side of stud	Yes	Yes	10-16d	
9'-0"	10"	10"	2-2x	3-2x	2-2x	3-2x	2-2x	3-2x	2-2x	2-2x	"BC" or "A34" Ea side of stud	"BC" or "A34" Ea side of stud	Yes	Yes	10-16d	
9'-6"	12"	12"	2-2x	3-2x	2-2x	3-2x	2-2x	3-2x	2-2x	2-2x	"BC" or "A34" Ea side of stud	"BC" or "A34" Ea side of stud	Yes	Yes	10-16d	
10'-0"	12"	12"	2-2x	3-2x	2-2x	3-2x	2-2x	3-2x	2-2x	2-2x	"BC" or "A34" Ea side of stud	"BC" or "A34" Ea side of stud	Yes	Yes	10-16d	
Over 10'	Per Plan	Per Plan	Per Plan	Per Plan	Per Plan	Per Plan	Per Plan	Per Plan	Per Plan	Per Plan	Per Plan	Per Plan	Per Plan	Per Plan	Per Plan	Per Plan

1 Typical Wall Framing at Openings

FRAMING NOTES:

1. Roof Diaphragm: Provide 1/2" APA (SR 24 / 0) rated structural sheathing with 8d common nails at 6" o.c. panel edges, and 12" o.c. at intermediate supports. Provide sheathing at exposure 1 sheathing at exposed locations.
2. Provide 1/8" gap at all panel edges. Sheathing less than 15/32" must have ends and edges supported by blocking or edge clips.
3. Provide solid diaphragm under all roof fill framing at trussed roofs and provide min 12" x 30" attic access opening with all edges blocked.
4. Structural beams, dimensional joists and rafters shall not be notched, cut or bored unless specifically designed and detailed by the engineer or architect of record.
5. Floor Diaphragm: Provide 3/4" APA (PSR 40 / 20) rated, tongue and groove, structural sheathing with 10d common nails at 6" o.c. at panel edges and 12" o.c. at intermediate supports. Provide Exposure 1 Sheeting at exposed locations.
6. All beam to column hardware to be of the CCQ variety



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