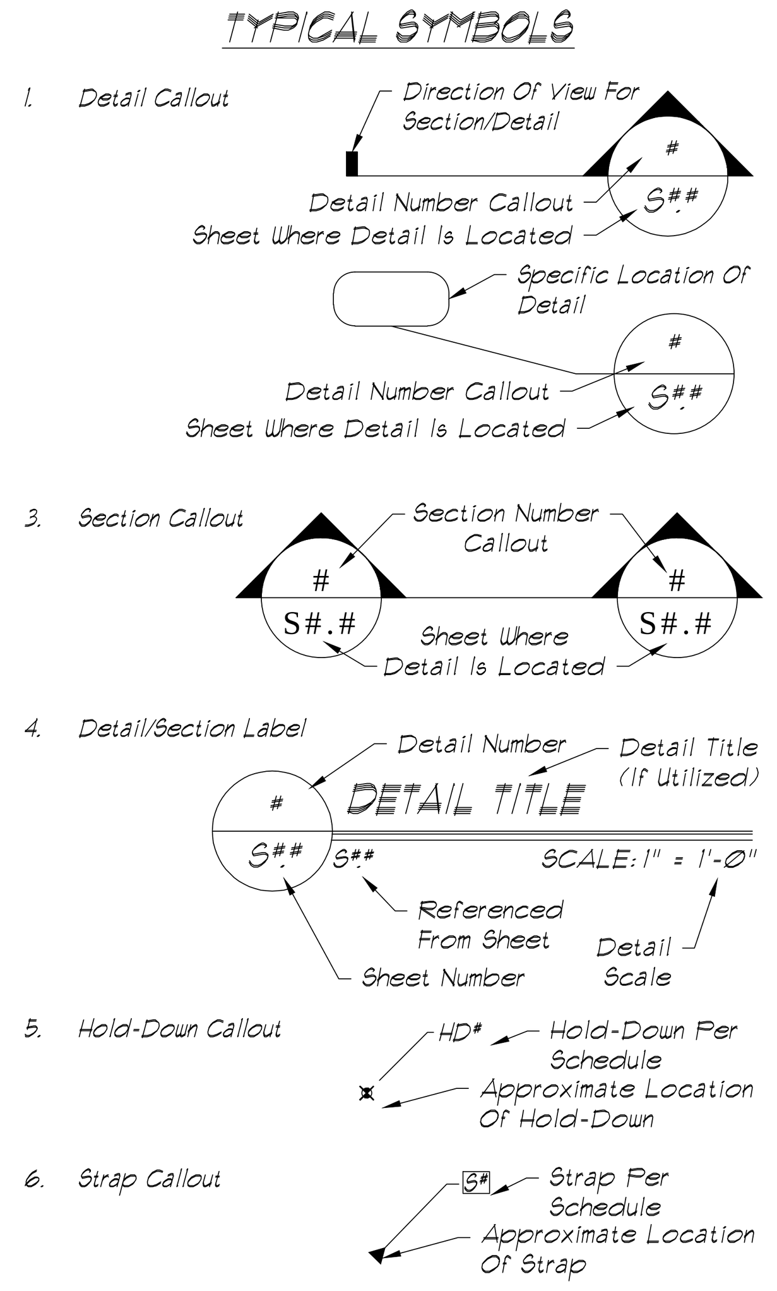
FASTENER SCHEDULE

The following are minimum fastener requirements for the conditions specified. Other nailing and/or fastening conditions may govern (i.e. top plate splices for shearwalls). See plans and other notes for conditions locations and/or requirements which may exceed the minimums provided by this table. For fastening of manufactured products, refer to mfr recommendations.

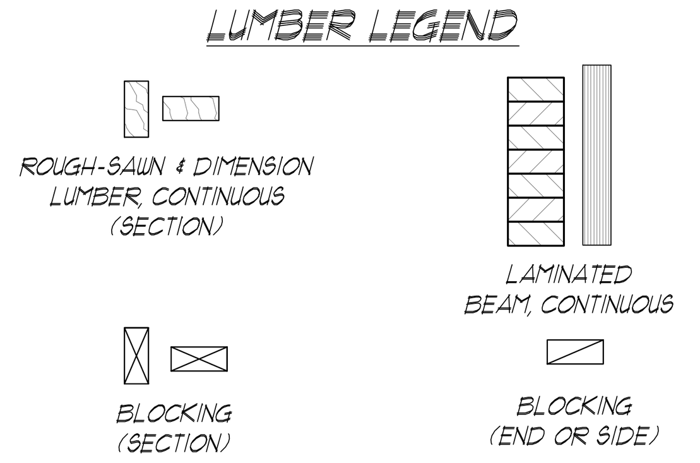
1.	Jst to sill, bm or girder, TN	(3) 8d, (3) Ø.131" x 3" nails, (3) 14 Ga x 3" staples
2.	Bridging to jst, TN Ea end	(2) 8d, (2) Ø.131" x 3" nails, (2) 14 Ga x 3" staples
3.	1x6 or less subflr to Ea jst, FN	(2) 8d
4.	Wider than 1x6 subflr to Ea jst, FN	(3) 8d
5.	2x subflr to jst, bm or girder, blind & FN	(2) 16d
6.	Sill ℔ to jst or blkg, FN	16d @ 16", Ø.131" x 3" nails @ 8", 14 Ga x 3" staples @ 12"
	Sill ℔ to jst or blkg at braced wall panels	(3) 16d @ 16", (4) Ø.131" x 3" nails @ 16", (4) 14 Ga x 3" staples @ 16"
7.	Top ℔ to stud, EN	(2) 16d, (3) Ø.131" x 3" nails, (3) 14 Ga x 3" staples
8.	Stud to sill ℔, TN	(4) 8d, (4) Ø.131" x 3" nails, (3) 14 Ga x 3" staples
	Stud to sill ℔, EN	(2) 16d, (3) Ø.131" x 3" nails, (3) 14 Ga x 3" staples
9.	Dbl studs, FN	16d @ 24", Ø.131" x 3" nails @ 8", 14 Ga x 3" staples @ 8"
10.	Dbl top ℔'s, FN	16d @ 16", Ø.131" x 3" nails @ 12", 14 Ga x 3" staples @ 12"
	Dbl top ℔'s, lap splice	(8) 16d, (12) Ø.131" x 3" nails, (12) 14 Ga x 3" staples
11.	Blkg btwn jsts or rafters to top ℔, TN	(3) 8d, (3) Ø.131" x 3" nails, (3) 14 Ga x 3" staples
12.	Rim jst to top ℔, TN	8d @ 6", Ø.131" x 3" nails @ 6", 14 Ga x 3" staples @ 6"
13.	Top ℔'s, laps & intersections, FN	(2) 16d, (3) Ø.131" x 3" nails, (3) 14 Ga x 3" staples
14.	Cont hdr, (2) pieces	16d @ 16" along edge
15.	Clng jst to ℔, TN	(3) 8d, (5) Ø.131" x 3" nails, (5) 14 Ga x 3" staples
16.	Cont hdr to stud, TN	(4) 8d
17.	Clng jst, laps o/partitions, FN	(3) 16d, (4) Ø.131" x 3" nails, (4) 14 Ga x 3" staples
18.	Clng jst to parallel rafters, FN	(3) 16d, (4) Ø.131" x 3" nails, (4) 14 Ga x 3" staples
19.	Rafter to ℔, TN	(3) 8d, (3) Ø.131" x 3" nails, (3) 14 Ga x 3" staples
20.	1x diag brace to Ea stud & ℔, FN	(2) 8d, (3) Ø.131" x 3" nails, (3) 14 Ga x 3" staples
21.	1x8 shtg to Ea brng, FN	(3) 8d
	Wider than 1x8 shtg to Ea brng, FN	(3) 8d
22.	Built-up corner studs	16d @ 24", Ø.131" x 3" nails @ 16", 14 Ga x 3" staples @ 16"
23.	Built-up girders & bms, FN T&B, stgd, OS	20d @ 32", Ø.131" x 3" nails @ 24", 14 Ga x 3" staples @ 24"
	Built-up girders & bms, FN @ ends & Ea splice	(2) 20d, (3) Ø.131" x 3" nails, (3) 14 Ga x 3" staples
24.	2x planks @ Ea brng	16d
25.	Collar tie to rafter, FN	(3) 10d, (4) Ø.131" x 3" nails, (4) 14 Ga x 3" staples
26.	Jack rafter to hip, TN	(3) 10d, (4) Ø.131" x 3" nails, (4) 14 Ga x 3" staples
	Jack rafter to hip, FN	(2) 16d, (3) Ø.131" x 3" nails, (3) 14 Ga x 3" staples
27.	Rf rafter to 2x ridge bm, TN or FN	(2) 16d, (3) Ø.131" x 3" nails, (3) 14 Ga x 3" staples
28.	Jst to band jst, FN	(3) 16d, (4) Ø.131" x 3" nails, (4) 14 Ga x 3" staples
29.	Ledger strip, FN	(3) 16d, (4) Ø.131" x 3" nails, (4) 14 Ga x 3" staples
30.	Wd struct panels & particleboard[c], subflr, rf & wall shtg to framing	
	1/2 thk & less	6d[d,e], Ø.113" x 2 3/8" nail[f], 16 Ga x 1 3/4" staple[g]
	19/32 to 3/4 thk	8d or 6d def, Ø.113" x 2 3/8" nail @ 4"/8", 16 Ga x 2" staple @ 4"/8"
	7/8 to 1" thk	8d common or def
	1 1/8 to 1 1/4 thk	10d or 8d
	Wd struct panels & particleboard, single flr	
	3/4 thk & less	6d def
	7/8 to 1" thk	8d def
	1 1/8 to 1 1/4 thk	10d common or 8d def
31.	Panel siding to framing	
	1/2 thk or less	6d corrosion-resistant siding or casing nail
	5/8 thk	8d corrosion-resistant siding or casing nail
32.	Fiberboard shtg to framing	
	1/2 thk[j]	11 Ga x 1 1/2" roofing nail[h], 6d common, 16 Ga x 1 1/8" staple[i]
	25/32 thk[j]	11 Ga x 1 3/4" roofing nail[h], 8d common, 16 Ga x 1 1/2" staple[i]
33.	Interior paneling to framing	
	1/4 thk	4d casing or finish nails @ 6" EN/12" FN
	3/8 thk	6d Panel supports @ 24", casing or finish nails @ 6" EN/12" FN

NOTES:
- a. Where EN & FN are noted, such may be designated as 6"/12" (EN @ 6", FN @ 12").Unless otherwise noted, common or box nails permitted for all conditions. All staples shall have 7/16 min crown width.
- b. Unless otherwise noted, common or box nails permitted for all conditions. All staples shall have 7/16 min crown width.
- c. Nails spaced 6" EN/12" FN except 6" FN where FN supports span 48" or more.
- d. Common or deformed shank.
- e. 8d nails req'd min for wood struct panel rf shtg.
- f. Fasteners spaced @ 4" EN, 8" FN, for rf shtg.
- g. Fasteners spaced @ 4" EN/8" FN, for subflr & wall shtg, @ 3" EN/6" FN for rf shtg
- h. Corrosion-resistant roofing nails w/7/16 ⌀ head
- i. Corrosion-resistant staples w/7/16 crown. FN supports @ 16".
- j. Fasteners spaced @ 3" EN/6" FN, when used as structural shtg. Spacing shall be @ 6" EN/12" FN for non-struct application.

TYPICAL SYMBOLS



LUMBER LEGEND



CONCRETE MIX DESIGN

TYPE or USE	28-DAY STRENGTH	MAX AGGREGATE	MAX SLUMP
Piers, Footings, Stemwalls & Garage Slabs	3000 psi	3/4"	6"
Concrete Not Otherwise Specified	2500 psi	1"	6"

DEFERRED APPROVAL ITEMS

1. Deferred approval items shall be reviewed and approved by the Architect/Engineer of Record and by the building official prior to installation. the following items shall be permitted to be submitted for deferred approval:
   - 1.1. Manufactured Roof Trusses

TYPICAL CONSTRUCTION NOTES

1. All manufactured hardware and framing materials identified in these plans may be substituted for similar materials manufactured by others, provided all such substitutions are with materials of at least equal capacity as those specified in these plans. All such substitutions shall be submitted to the EOR prior to their use and/or installation*.

   *Hardware manufactured by USP Structural Connectors may be used without prior approval of the Engineer-Of-Record, provided the strength requirements as previously described are met.

2. As a minimum, the following shall be used, unless otherwise noted within these plans:
   - 2.1. Sill Plates
     - 2.1.1. All sill plates in contact with concrete shall be PT DF #2 (Min), with a bolt between 6" and 9" from the end of each piece of sill plate, with two (2) bolts (Min) per sill plate. Sill plates of other wood products are prohibited.
     - 2.1.2. Sill plates shall be anchored to concrete w/5/8"⌀ (min) anchor bolts embedded at least 10" and spaced at no more than 48" oc.
   - 2.2. Double top plates shall be spliced with a minimum of (8) 10d nails at each side of each top- and bottom-piece joint splice. Concurrent splice joints shall be no closer than 48".
   - 2.3. Shearwalls: All exterior walls shall be sheathed and nailed to match the minimum shearwall type per the shearwall schedule or plan notes, as applicable..
   - 2.4. Post Alternate - Unless otherwise noted, it is acceptable to use built-up 2x studs in place of solid-sawn posts not exposed to weather, provided the following criteria are met:
     - 2.4.1. The built-up section members are of the same material & grade as the post required, including pressure-treated where specified (see 'TIMBER SPECIFICATIONS,' this sheet).
     - 2.4.2. The built-up section is at least as large as the identified post section.
     - 2.4.3. The built-up section members are sistered together with 16d nails spaced at no more than 12" oc, staggered, and driven at varying angles to 'tie' each 2x ply to adjacent plys.
     - 2.4.4. The ends of the built-up member are cut flush for full and uniform bearing.
     - 2.4.5. Where a mechanical base or cap is required, the built-up section shall be either routed or shaved for proper fit-up.Another suitable base or cap may be used, provided capacities meet or exceed those of the base or cap specified.
     - 2.4.6. Construction adhesive is applied between plys in addition to the sistering nails.

TIMBER SPECIFICATIONS

1. All timber grades as specified in theses notes are minimum grades. It is acceptable to use grades of better quality (i.e. higher strength) without first obtaining approval from the EOR for any such variance.
2. Timbers of nominal width equal to or larger than 4" shall not contain boxed heart (i.e. 'free-of-heart-center,' or FOHC), unless noted 'No FOHC OK' in these plans.
3. All Douglas-Fir (DF) Products shall be graded by the Western Wood Products Association Grading Rules and any applicable ASTM standards (i.e. ASTM D245).
4. All load-bearing and shearwall framing shall be no less than Douglas-Fir #2. All studs 10'-0" to 14'-0" shall be Douglas-Fir #1. All studs 14'-0" and longer shall be manufactured 2.0E grade or equivalent.
5. All sawn beams & headers less than 10'-0" shall be Douglas-Fir #2 or Douglas-Fir #1 for spans 10'-0" or longer, unless noted otherwise.
6. All glue-laminated beams shall be 24F-V4 DF/DF. All multi-span & cantilever GLB's shall be 24F-V8 DF/DF.
7. All posts shall be Douglas-Fir #1 or Better, or manufactured 2.0E equivalent where manufactured studs are required.
8. No notching of timber products is allowed, unless otherwise noted in these plans or subsequently-issued via approved addendums or sketches. Any such addendums or sketches shall be accompanied by the wet stamp and signature of the EOR.
9. Fasteners in preservative-treated and fire-retardant-treated wood shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper.
10. Steel washers shall be provided under heads and nuts of all lag screws and bolts which bear on wood. The following minimum requirements shall be followed for sizing of washers to be used in sill plate applications*:

Bolt/Lag Diameter	Steel PL Washer Size	Malleable Iron Washer Size
1/2"	2" Sq x 1/4"	2 1/2" Dia x 1/4"
5/8"	2 1/2" Sq x 1/4"	2 3/4" Dia x 5/16"
3/4"	3" Sq x 5/16"	3" Dia x 7/16"
7/8"	3 1/2" Sq x 3/8"	3 1/2" Dia x 7/16"
1"	3 3/4" Sq x 3/8"	4" Dia x 1/2"

For structures classified as 'Seismic Design Category' D, E or F (See 'General Notes' this page), or for shearwalls where the design load exceeds 490 pounds per linear foot (plf), washers shall not be smaller than 3" Sq x 5/16" PL

*Standard cut washers may be used for all other applications, unless noted otherwise in these plans.

MFR WOOD ROOF TRUSSES

1. Contractor/Fabricator shall field verify all structural dimensions prior to fabrication of any structural elements as required by these plans.
2. Trusses shall be designed in accordance with the latest IBC and all other applicable reference documents.
3. Design Load
   - 3.1. Top Chords: Dead 12 psf; Live 14 psf; Snow (Uniform) 100 psf
   - 3.2. Bottom Chords: Dead 10 psf; Mech 10 psf; Storage 20 psf
     - 3.2.1. Dead Loads may be assumed to include the weight of the trusses.
     - 3.2.2. Live & Mechanical Loads may be considered to act independently (i.e. not concurrently).
4. All top & bottom chords shall meet a minimum specific gravity 'G' = 0.50 (Douglas-Fir Larch)
5. Truss calculations shall include calculations for bearing stress to ensure that the allowable bearing stresses are not exceeded. Truss plans & calculations shall be prepared under the direction of and stamped by a professional or structural engineer registered in the State.
6. The trusses shall be designed as a complete system, including all bracing and connections not shown or noted on these plans. Truss framing shall be similar to the framing as indicated in these plans. Alternate framing layouts may be submitted for approval (which may result in delays).

CONCRETE NOTES

1. Concrete mixing, placing and pouring shall be in accordance with ACI 318 and the project specifications. Mix design shall be in accordance with the applicable sections of the CBC and these plans. Mix designs must be submitted for approval prior to placement of concrete.
2. All pipes and conduits passing through walls and footings shall utilize sleeves affixed prior to placing of concrete.
3. Concrete shall not be permitted to drop from a full height of more than six (6) vertical feet. Hoppers and/or vertical chutes shall be used to avoid segregation in and around reinforcing steel (i.e. in formed cast-in-place concrete walls).
4. Footings (spread & continuous) are centered under posts, columns and walls, U.N.O.
5. The finished surface of all horizontal construction joints shall be removed so as to expose clean, solidly embedded aggregate. All reinforcing steel dowels used at horizontal construction joints shall be free of flaking oxidation (rust) and any cured concrete (i.e. hard concrete adhered to the surface of the reinforcing dowels) prior to placement of new concrete at the construction joint.
6. Footings shall bear on firm undisturbed native soil or compacted engineered fill.
7. Unless otherwise noted in these plans, concrete mixes shall meet the criteria as listed in the table titled 'CONCRETE MIX REQUIREMENTS' elsewhere within these plans.

REINFORCING STEEL NOTES

1. Reinforcing placement and splicing shall be in accordance with the 'Manual of Standard Practice' by the Concrete Reinforcing Steel Institute.
2. Non-coated reinforcing steel shall be kept clean and free of corrosion or rust prior to placement of concrete.
3. Splices of continuous steel reinforcement bars shall use Class 'B' lap splices (1'-6' min) with adjacent splices spaced at no less than 5'-0".
4. Welded wire fabric lap splices shall be lapped a minimum of 12".
5. Provide any and all accessories necessary to support the reinforcing steel and hardware in place as shown in these plans.
6. Wet-stabbing of reinforcing steel dowels or embedded anchor bolts shall not be permitted.
7. Protection (clearance from edge or face of concrete) for reinforcing steel shall conform to the following:

7.1.	Concrete poured against earth	3"
7.2.	Concrete formed but exposed to earth or weather	2"
7.3.	#5 & smaller	1 1/2"
7.4.	#6 & larger	2"
7.5.	Columns & beams	1 1/2"
7.6.	Interior walls & slabs	1 1/2"
7.7.	Slab-on-Grade - from bottom	2"
7.8.	Structural - from top	1 1/2"
7.9.	Non-structural - from top	2"

8. Each bar shall be wire-tied or attached by other approved method to ties, stirrups or cross-bars at a maximum of 24".
9. Welding of steel reinforcing bars shall comply with requirements of The American Welding Society (AWS) D1.1 2008 and the following:

9.1.	Rebar to ASTM A36	E70XX electrodes
9.2.	Rebar to A50 or stronger	E90XX electrodes
9.3.	Rebar to Rebar	E90XX electrodes

10. Reinforcing steel shall meet the following requirements:

10.1.	Welded Wire Fabric	ASTM118
10.2.	Ties or stirrups	ASTM A615, Grade 60
10.3.	Other bars (not welded)	ASTM A615, Grade 60
10.4.	Welded bars	ASTM A706

GENERAL STRUCTURAL NOTES

1. The Contractor shall verify all field dimensions prior to fabrication & erection.
2. If there are any omissions, errors or discrepancies discovered within these plans (i.e. dimension conflicts), contact the Architect or Engineer of Record for clarification and/or correction prior to continuing with construction.
3. All plan dimensions as indicated on these plans or on architectural plans are assumed to be from face of studs or face of concrete UNO.
4. Design Loading Criteria
   - 4.1. Roof: Dead 12 psf; Live (10:12) 14 psf; Snow (10:12) 100 psf ‡Per Jurisdiction
     Walls: Exterior & Thermal: 12 psf; Interior 10 psf
   - 4.2. Risk Cat: II
   - 4.3. Wind: Ult Speed: 105 mph; Exposure 'C'; Roof Pitch 10:12; K_{zt} = 1.00; I_W = 1.00
   - 4.4. Seismic: Lat: 43.159887° N; Long: 111.013363° W; Site Class = D; Des. Cat. = D; S_S = 1.109; S_{DS} = 0.887; S_1 = 0.341; S_{D1} = 0.227; I_e = 1.00; I_P = 1.00; $R_{(Wd\ SW)}$ = 6.5; $C_{S(Wd\ SW)}$ = 0.136

FOUNDATION NOTES

1. Minimum allowable soil pressures, per IBC/CBC:
   - 1.1. Dead + Live 1500 psf
   - 1.2. Dead + Live + Wind/Earthquake 2000 psf

All recommendations shall be implemented as indicated within the Geotechnical report in it's entirety. Covenant Engineering shall not be responsible for any negative effects, damage or other detrimental results related to inadequate or uncompacted soil and/or backfill conditions or failure to properly implement Geotechnical recommendations..

SAFETY NOTES

1. It is the Contractors' responsibility to comply with all federal and state regulations regarding maintaining a safe work environment and performing work in a safe manner. It is the Contractors' responsibility to be aware and comply with all OSHA requirements that may apply to this construction project.

STRUCTURAL REFERENCE CODES

***** All work to be performed under these project plans shall conform to the following applicable codes and any applicable supplements and amendments:

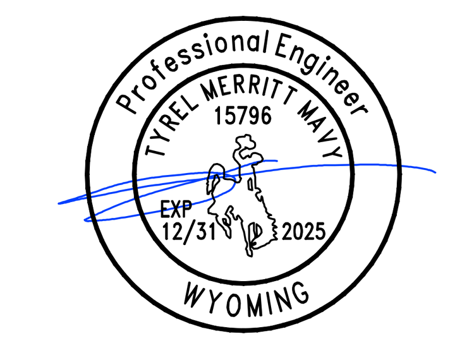
1. 2021 International Building Code
2. ASCE 7-16 Minimum Design Loads for Buildings and Other Structures
3. ACI 318-19 Building Code And Commentary (Concrete)
4. ANSI/AF&PA NDS-2018 National Design Specification for Wood Construction
5. ANSI/AF&PA SDPWS 2015 Special Design Provisions For Wind & Seismic

STRUCTURAL SHEET INDEX

TYPICAL STRUCTURAL ABBREVIATIONS

AB	Anchor Bolt	Dwl	Dowel	LLV	Long Leg Vertical	SDST	Self Drilling Self Tapping Screw
Abv	Above	(E)	Existing	LP	Lousiana Pacific Corp.	Sht	Sheet
Adh	Adhesive	Ea	Each	Lt	Light	Shtg	Sheathing
Adj	Adjacent, Adjust	Elev	Elevation	LWC	Lt Weight Concrete	Sim	Similar
Add'l	Additional	EN	Edge or End Nailing	MB	Machine Bolt	SLV	Short Leg Vertical
AFF	Above Finish Flr	Engr	Engineer(ed)	Max	Maximum	SMS	Sheet Metal Screw
Arch	Architect(ural)	EO	Edge Of	Mfr	Manufacturer, Manufactured	SOG	Slab-On-Grade
BCI	Boise Cascade Inc.	EOR	Engineer Of Record	Min	Minimum	Spec	Specification(s)
Bldg	Building	Eq	Equal	Mtl	Metal	SS	Stainless Steel
Blk	Block	ES	Each Side	(N)	New	Std	Standard
Blkg	Blocking	EW	Each Way	No.,#	Number	Stgr	Stagger(ed)
Blw	Below	Exp	Expansion	NS	Near Side	Stiff	Stiffener
BFF	Below Finish Flr	Ext	Exterior	NTS	Not To Scale	Stl	Steel
Bm	Beam	FF	Finish Floor	NWC	Normal Weight Concrete	Struct	Structural
BN	Boundary Nailing	FG	Finish Grade	oc	On Center	Sq	Square
BO	Bottom Of	Flr	Floor	OD	Outside Diameter	T&B	Top & Bottom
Bott	Bottom	FN	Field or Face Nailing	Opn	Open(ing)	T&G	Tongue & Groove
Brg	Bearing	Fndn	Foundation	Opp	Opposite	TF	Top Flange
Btwn	Between	FO	Face Of	OS	Opposite Side(s)	Thk	Thick(en,ened,ness)
Bynd	Beyond	FOHC	Free Of Heart Center	Par	Parallel	TJI	Trus-Joist Inc.
c	Camber	Frm	Frame, Framing	Perp	Perpendicular	TO	Top Of
CJ	Construction Joint	FS	Far Side	PDF	Powder Driven Fastener	Trans	Transition,
℄, CL	Center Line	Ftg	Footing	℔, PL	Plate	Transv	Transverse
Clng	Ceiling	Ga	Gage	Plywd	Plywood	Typ	Typical
Clr	Clear	GLB	Glu-Laminated Beam	Press	Pressure	(U)	Unistrut Corp.
CMU	Concrete Masonry Unit	(H)	Hilti Corp	psf	Pounds per Square Foot	UNO	Unless Noted Otherwise
Col	Column	HD	Hold-Down			URM	Unreinforced Masonry
Conc	Concrete	Hdr	Header	psi	Pounds per Square Inch	OWJ	Open Web Joist
Conn	Connect, Connection	Hgr	Hanger	PT	Pressure Treated, Post Tension	Vert	Vertical
Cont	Continuous	Hk	Hook			w/	With
Ctsnk	Countersink	Horiz	Horizontal	Pur	Purlin	w/o	Without
⌀, Dia	Diameter	Ht	Height	Rad	Radius	WF	Wide Flange
Diag	Diagonal	ID	Inside Diameter	Reinf	Reinforcing, Reinforcement	WP	Work Point
Dbl	Double	Incl	Included			WS	Wood Screw
Demo	Demolition	Int	Interior	Reqd	Required	Wt	Weight
Det	Detail	ITW	ITW Red Head Corp.	(S)	Simpson Strong Tie	WWF	Welded Wire Fabric
DF	Douglas Fir	JH	Joist Hanger	SC	Saw Cut, Slip-Critical	Wd	Wood
Diag	Diagonal	Jnt	Joint	Sched	Schedule	Wy	Way
Dim,(s)	Dimension(s)	Jst	Joist				

STAMP:



PROJECT:

672 SUNSET DR.
(N) RESIDENCE

OWNERS: CHERI EPLIN
841 REDWOOD DR.
DANVILLE, CA 94506

CONSULTANTS:

Covenant Engineering
PO Box 4260
Bedford, WY 83112
ph: 916-838-1973
web: covenantengineers.com

ISSUES: REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	03/12/25	TMM	BUILDING PERMIT

SHEET DESCRIPTION:
STRUCTURAL NOTES + REFERENCES

JOB NUMBER:	P25006
SCALE:	AS NOTED
DATE:	28 FEB 2025
DRAWN BY:	TMM
CHECKED BY:	
SHEET NUMBER:	S0.0

1 OF 4 STRUCTURAL SHEETS

CADD FILE NUMBER: P25006.dwg

672 SUNSET DR. (N) RESIDENCE - 12 MAR 2025 - BUILDING PERMIT

ROOF DIAPHRAGM SCHEDULE

MARK	MATERIAL	TYPE	FASTENERS	EN	FN	NOTES
RD	WOOD	5/8" Min Wd Struct Panel Sthg	8d w/l 3/8" Min Penetr	6" oc Max	12" oc	Blkg/Plywd Clip @ All Unsupported Panel Edges

FRAMING SCHEDULE

MARK	MEMBER SIZE	SUPPORT TYPE	NOTES
B1	4x8 Or Dbl 2x8	Double Cripple & Single King Studs	n/a
B2	3 1/8 x 10 1/2 24F-V4 GLB Or Dbl 1 3/4 x 9 1/4 2.0E LVL	Triple Cripple & Single King Studs	n/a
B3	3 1/8 x 15 24F-V4 GLB Or 3 1/2 x 14 2.0E VLAM 3100	Post & Cap Per Plan	n/a
LG	2x Or LVL, Match Jst/Rafter Depth, Min	(2) (S) SDS 1/4 x 4 1/2 Ea Stud Contact	TLOK/Equiv OK
RFT	2x8 @ 24" oc Max	Brng On Bm, Hngr To Ledger	n/a
TR	Mfr Trusses @ 24" oc Max	Top & Brng, See Details	n/a

NOTES:
1. All sizes and grades are req'd minims. See sheet S0.0 for material specifications.
2. Solid Sawn beams may be replaced w/engineered built-up multi-ply sections as follows:
   2.1. DFL 4x may be replaced w/equivalent solid sawn Dbl 2x DF-L No. 1/Btr
   2.2. DFL 6x may be replaced w/equivalent solid sawn Trpl 2x DF-L
   2.3. Mfr 6x nominal GLB/VLAM may be replaced w/equivalent Trpl 1 3/4 x 12E LVL

POST SCHEDULE

MARK	POST	CAP	NOTES
P4A	Wood 4 x 4	(2) (S) LCE Or Sim @ Int Posts, (S) CCQ/ECCQ @ Ext Loc	PT @ Ext Loc

NOTES:
1. All sizes and grades are req'd minims. See sheet S0.0 for wood specifications.
2. Solid posts may be replaced with built-up stud posts. See sheet S0.0 for requirements.

BASE SCHEDULE

MARK	Type	BASE	Anchorage	NOTES
ST	Standoff Base	(S) ABA Or Sim	Wedge AB Per Mfr Kit	n/a
E	Wood Sill @	Wood Sill @	n/a	Set Post w/In Stud Wall Framing o/Sill @

NOTES:
1. All specified sizes and grades are req'd minims. See sheet S0.0 for material specifications.

CONCRETE WALL SCHEDULE

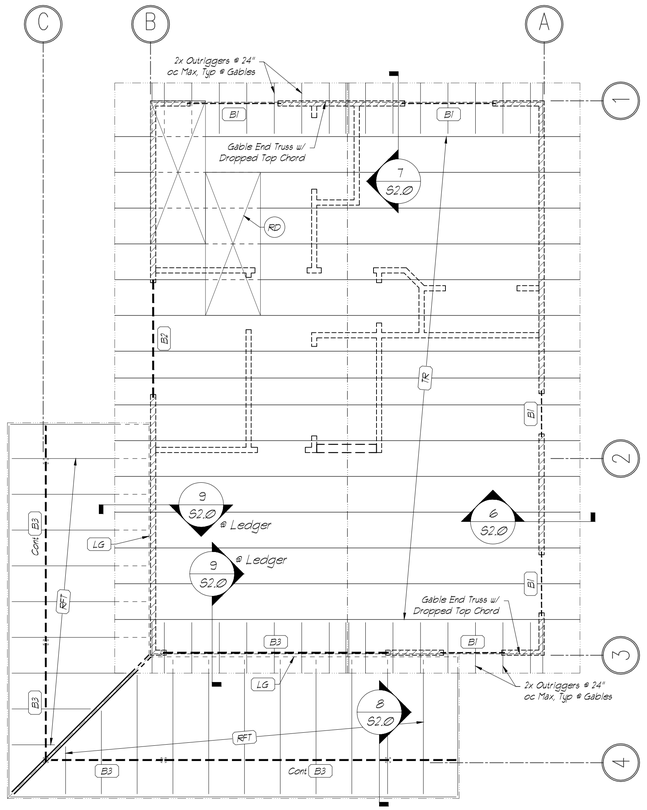
MARK	MATERIAL	DESCRIPTION	NOTES
C6	CONC	6" Thk w/#4 @ 18" EW & (2) #5 @ T.O. Wall	6" Min Conc Stemwall

NOTES:
1. See sheet S0.0 for concrete, reinforcing & wood specifications. See lateral plans for shearwall requirements.
2. It is permissible to use larger sizes, better grades or reduced stud spacing w/out prior approval.

FOUNDATION SCHEDULE

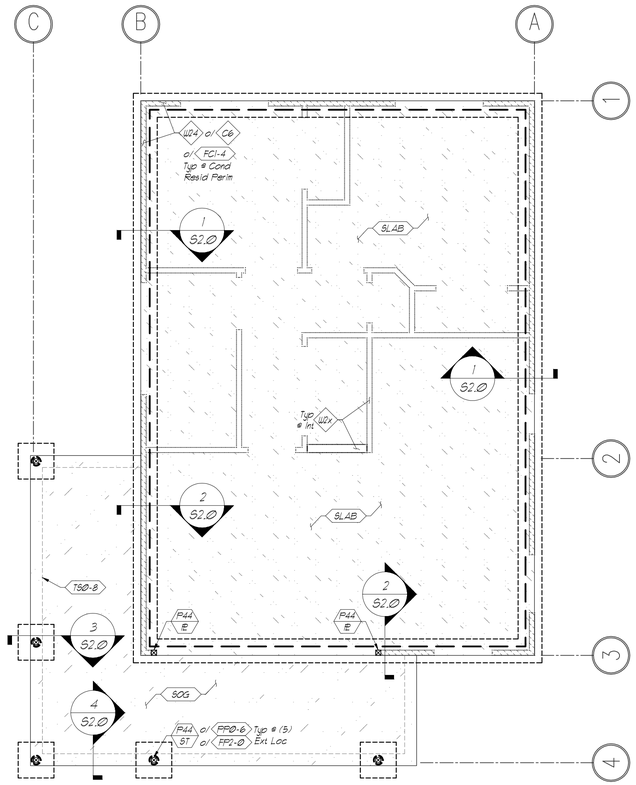
MARK	TYPE	SIZE	REINFORCING	NOTES
FC1-4	CONT	1'-4" W x Ø'-10" Thk	(2) #4 Cont w/ #3 Transv @ 32" oc Max	n/a
FP2-Ø	PAD	2'-Ø SQ x 10" Thk	(3) #4 EW Centered Vert	n/a
FP0-6	PIER	Ø'-6 ø	(2) #4 Or (3) #3	n/a
SLAB	STRUCT SLAB	5" Min Thk	6x6xW.0 Ga WLF Or #3 @ 18" oc, Centered Vert	Underlay: 2" Crushed Gravel o/6 Mil Vapor Barrier o/Compacted Fld
SOG	EXT SLAB	4" Min Thk	6x6xW.0 Ga WLF Or #3 @ 24" oc, Centered Vert	Underlay: 2" o/Compacted Fld
TSO-8	THKD SLAB	Ø'-8" x 8" Thk Cont	(2) #5 Cont, Centered Vert	n/a

NOTES:
1. All sizes & quantities are req'd minims. UNO, it is acceptable to substitute larger sizes and/or more reinforcing w/out prior approval.
2. See sheet S0.0 for concrete and reinforcing specifications.



FRAMING PLAN

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



FOUNDATION PLAN

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

STAMP:

Professional Engineer
TYREL MERRITT MAY
15796
EXP 12/31/2025
WYOMING

PROJECT:

672 SUNSET DR.
(N) RESIDENCE
OWNERS: CHERI EPLIN
841 REDWOOD DR.
DANVILLE, CA 94506

CONSULTANTS:

Covenant Engineering
PO Box 4260
Bedford, WY 83112
ph: 916-838-1973
web: covenantengineers.com

ISSUES: REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	03/12/25	TMM	BUILDING PERMIT

SHEET DESCRIPTION:
FOUNDATION + FRAMING PLANS

JOB NUMBER:	P25006
SCALE:	AS NOTED
DATE:	28 FEB 2025
DRAWN BY:	TMM
CHECKED BY:	

SHEET NUMBER:
S1.0

2 OF 4 STRUCTURAL SHEETS

CADD FILE NUMBER: P25006.dwg

672 SUNSET DR. (N) RESIDENCE - 12 MAR 2025 - BUILDING PERMIT

STUD WALL SCHEDULE

MARK	MATERIAL	DESCRIPTION	NOTES
W24	WOOD STUD	2x4 Studs @ 16" oc Max w/Dbl Top ℙ	Typ Perim Struct Wd Stud Walls
W2x	WOOD STUD	2x Studs @ 16" oc Max Single Top ℙ OK	Non-Struct Stud Walls 2x6 Req'd @ Plumbing

NOTES:
1. See sheet S0.0 for concrete, reinforcing & wood specifications. See lateral plans for shearwall requirements.
2. It is permissible to use larger sizes, better grades or reduced stud spacing without prior approval.

SHEARWALL SCHEDULE

MARK	SHEATHING	EDGE NAILING	FIELD NAILING	[2] FNDN ℙ	[5] SILL NAILING	[3,5] SILL BOLTING	[5] SHEAR TRANSFER	CAPACITY	NOTES
A	7/16 Wd Struct Panel	8d @ 6" o.c.	8d @ 12" o.c.	2x DF#2	n/a	5/8"ϕ @ 48"	TN For Full Rf Diaph Length OK	260 plf	n/a
B	7/16 Wd Struct Panel	8d @ 4" o.c.	8d @ 12" o.c.	2x DF#2	n/a	5/8"ϕ @ 32"	TN For Full Rf Diaph Length OK	380 plf	n/a
C	7/16 Wd Struct Panel	8d @ 2" o.c.	8d @ 12" o.c.	2x DF#2	n/a	5/8"ϕ @ 16"	TN For Full Rf Diaph Length OK	640 plf	Stgd EN o/3" Nom Framing @ Panel Edges

NOTES:
1. All exterior walls shall be sheathed & nailed to match minimum shearwall requirements UNO.
2. Foundation ℙ (Sill ℙ in contact with concrete or masonry) shall be pressure-treated.
3. Anchor bolts shall have 3" Sq x 1/4" washers, Typ U.N.O.
4. Fastener and spacing is based on shearwall demand, and is only required to be installed for the shearwall design lengths and locations as indicated per plan.
5. Fastener and spacing is based on diaphragm demand and continuous plates, and shall be installed for full length of continuous wall line with average spacing no more than that indicated.

STRAP SCHEDULE

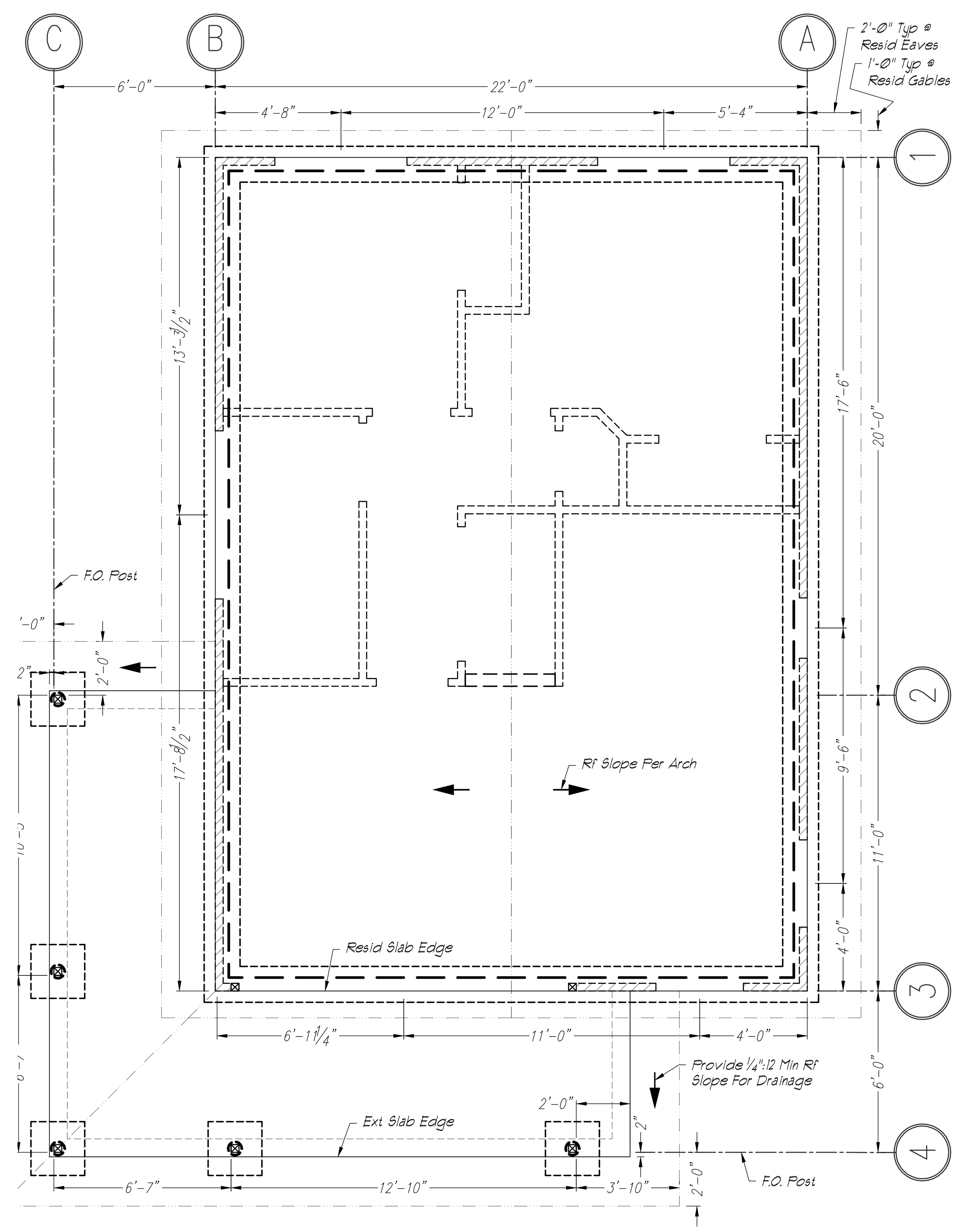
STRAP	CAPACITY	FASTENERS	NOTES
CS16	1705#	(20) 0.148 Or (22) 0.131 x 2 1/2	EL = 13" Ea End - OK To Stgr Nails Btwn @ 6" oc Max

NOTES:
1. All straps are req'd minimums. Larger straps and/or more fasteners OK w/o prior approval.

HOLD-DOWN SCHEDULE

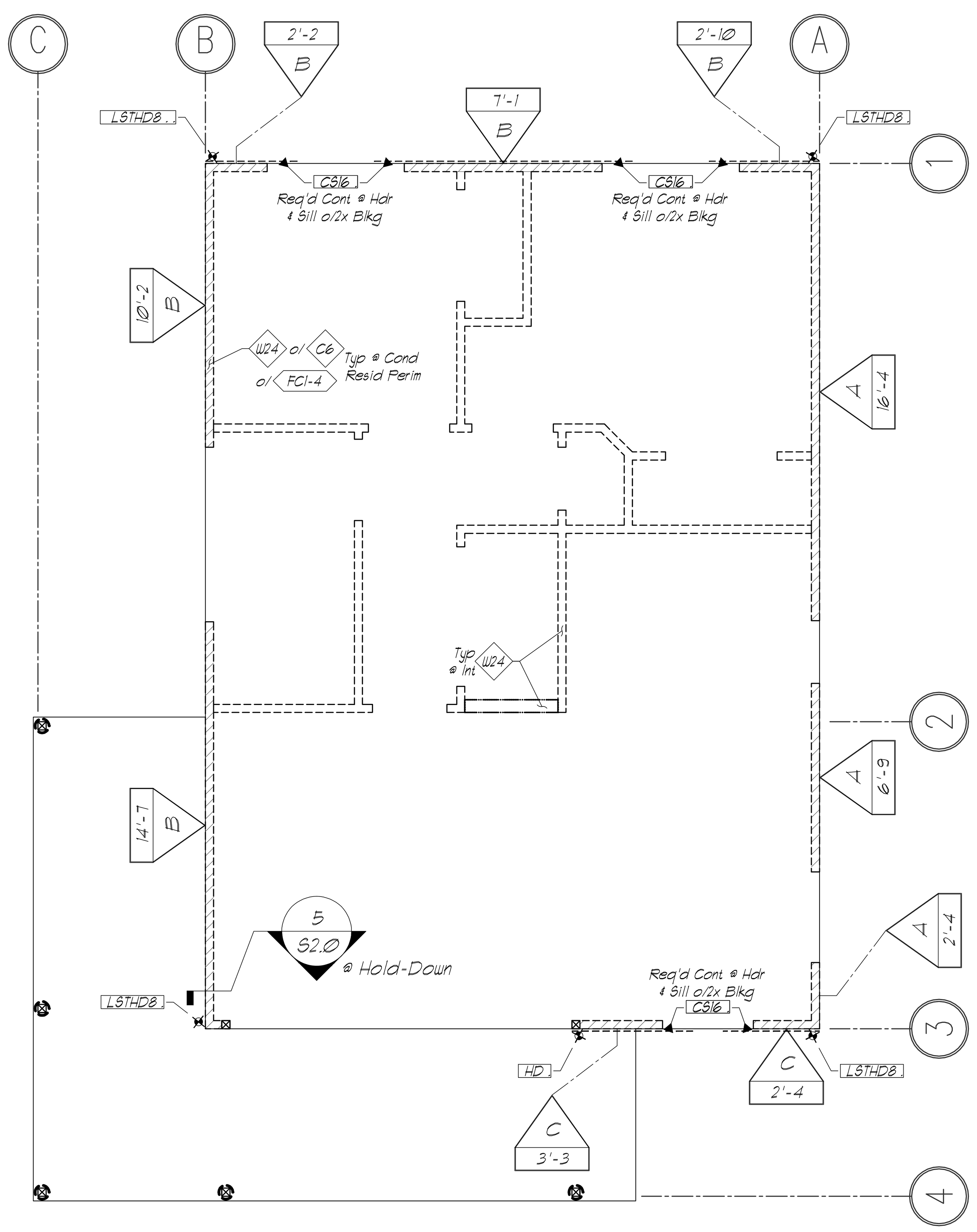
HOLD-DOWN	FASTENERS	[1] ROD/ANCHOR/ STRAP EL	WOOD VERT	CAPACITY	NOTES
LSTHD8	(16) 0.148 x 3 1/4 Nails	n/a	Dbl 2x (Min)	2250#	n/a

NOTES:
1. Unless noted otherwise, orient all concrete anchor embed ends approx. centered within concrete walls, stemwalls & footings.
2. Prior approval by Engineer-of-Record is required for any substitutions for or alterations to this table.



DIMENSION PLAN

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



LATERAL PLAN

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

STAMP:

Professional Engineer
TYREL MERRITT MAY
15796
EXP 12/31/2025
WYOMING

PROJECT:

672 SUNSET DR.
(N) RESIDENCE

OWNERS: CHERI EPLIN
841 REDWOOD DR.
DANVILLE, CA 94506

CONSULTANTS:

Covenant Engineering
PO Box 4260
Bedford, WY 83112
ph: 916-838-1973
web: covenantengineers.com

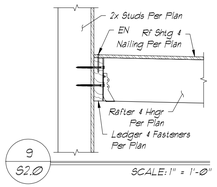
NO.	DATE	BY	DESCRIPTION
1	03/12/25	TMM	BUILDING PERMIT

ISSUES: REVISIONS:

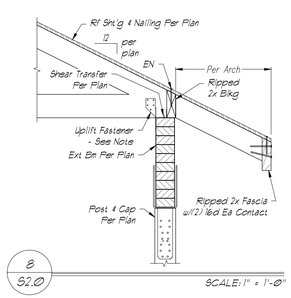
SHEET DESCRIPTION:
LATERAL + DIMENSION PLANS

JOB NUMBER: P25006
SCALE: AS NOTED
DATE: 28 FEB 2025
DRAWN BY: TMM
CHECKED BY:
SHEET NUMBER:
S1.1
3 OF 4 STRUCTURAL SHEETS
CADD FILE NUMBER: P25006.dwg

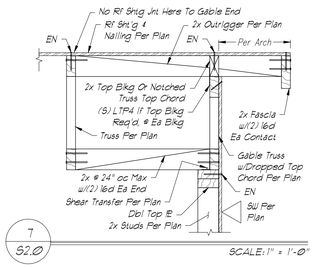
672 SUNSET DR. (N) RESIDENCE - 12 MAR 2025 - BUILDING PERMIT



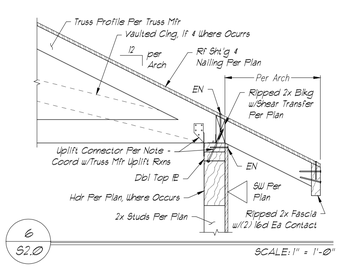
9 S2.0 SCALE: 1" = 1'-0"



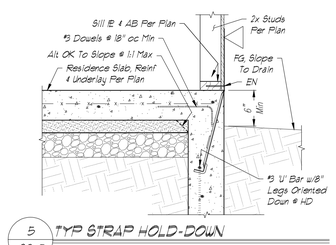
8 S2.0 SCALE: 1" = 1'-0"



7 S2.0 SCALE: 1" = 1'-0"

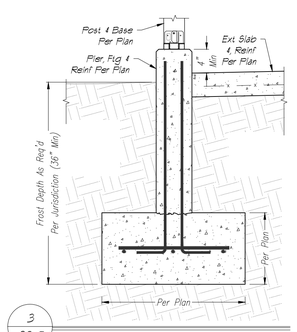


6 S2.0 SCALE: 1" = 1'-0"

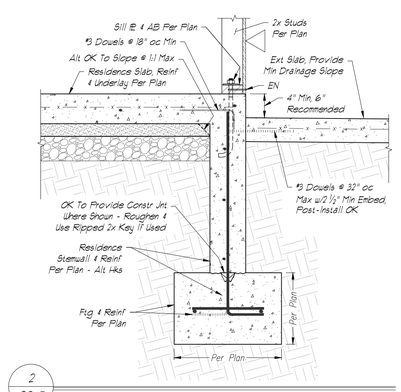


5 S2.0 TYP STRAP HOLD-DOWN SCALE: 1" = 1'-0"

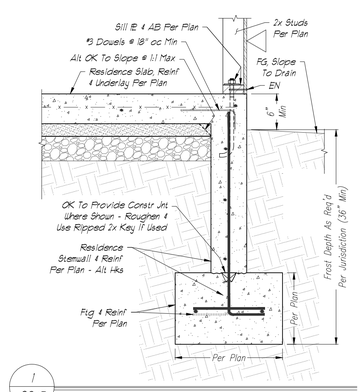
4 S2.0 SCALE: 1" = 1'-0"



3 S2.0 SCALE: 1" = 1'-0"



2 S2.0 SCALE: 1" = 1'-0"



1 S2.0 SCALE: 1" = 1'-0"

STAMP:

PROJECT:

672 SUNSET DR.
(N) RESIDENCE

OWNERS: CHERI EPLIN
841 REDWOOD DR.
DANVILLE, CA 94506

CONSULTANTS:

Covenant Engineering
PO Box 4260
Bedford, WY 83112
ph: 916-838-1973
web: covenantengineers.com

ISSUES: REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	03/12/25	TMM	BUILDING PERMIT

SHEET DESCRIPTION:
STRUCTURAL DETAILS

JOB NUMBER:	P25006
SCALE:	AS NOTED
DATE:	28 FEB 2025
DRAWN BY:	TMM
CHECKED BY:	
SHEET NUMBER:	S2.0
4 OF 4	STRUCTURAL SHEETS
CADD FILE NUMBER:	P25006.dwg

672 SUNSET DR. (N) RESIDENCE - 12 MAR 2025 - BUILDING PERMIT