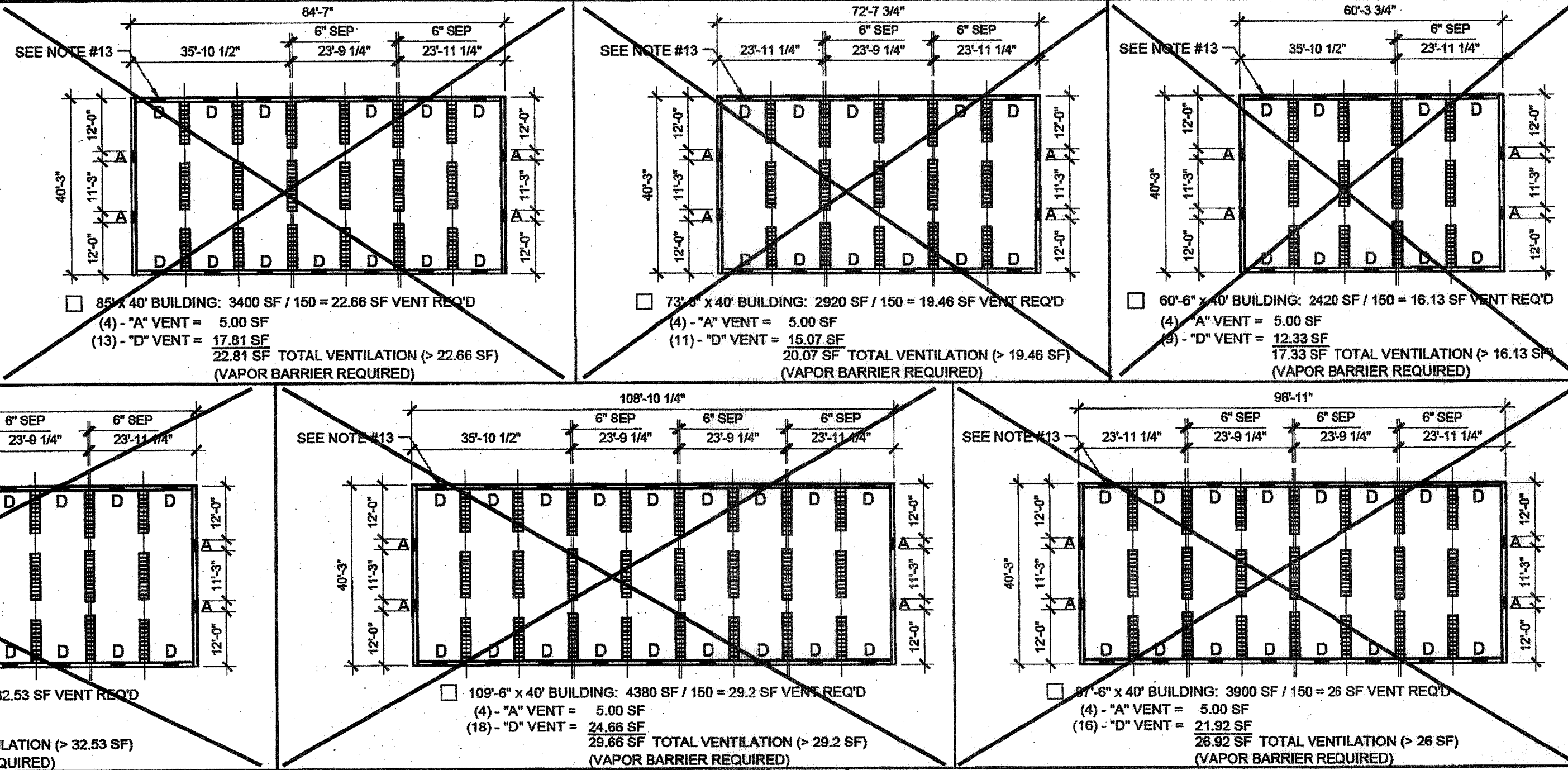


**KEY PLAN VENTING CALCULATIONS W/O PARAPET**



**WOOD FOUNDATION PLATE SCHEDULE**

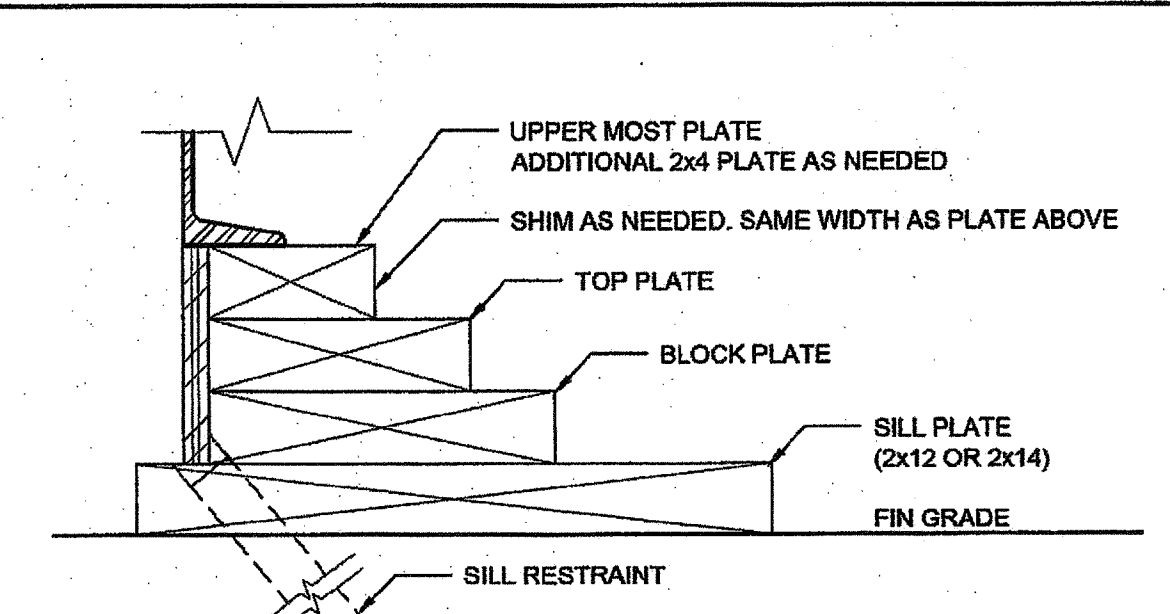
**100 PSF**

PLATES	END WALL	SIDE WALL	MODLINE PAD AT END WALL	MODLINE PAD AT INTERIOR	SEPARATION PAD AT ENDWALL		SEPARATION PAD AT INTERIOR	
					SEPARATE BLDGS	ONE BLDG	SEPARATE BLDGS	ONE BLDG
ADDITIONAL (AS NEEDED)	2x4	2x4	2x6	2x6	(2) ROWS OF 2x4	2x12	(2) ROWS OF 2x4	2x12
TOP	2x6	2x6	2x8	2x8	(2) ROWS OF 2x6	2x12	(2) ROWS OF 2x6	2x12
BLOCK	2x8	2x8	2x10	2x10	(2) ROWS OF 2x8	2x12	(2) ROWS OF 2x8	2x12
SILL	2x14	2x14	(11) 2x12 x 2'-0"	(10) 2x12 x 2'-0"	(2) ROWS OF 2x14	(12) 2x12 x 2'-0"	(2) ROWS OF 2x14	(12) 2x12 x 2'-0"

**KEY PLAN VENTING SCHEDULE**

- VENT "A" (SIDEWALL): 2'-6" x 6" = 1.25 S.F. VENTILATION  
 "VENT OPENING BELOW CONT. UPPER PLATE"
- VENT "B" (ENDWALL): 2'-9" x 3" = 0.68 S.F. VENTILATION  
 (OPTIONAL AT MULTIPLE BLDG SETS)  
 "VENT OPENING ABOVE CONT. SILL AND BLOCK PLATE"
- VENT "C" (ENDWALL): 2'-9" x 4 1/2" = 1.03 S.F. VENTILATION  
 (OPTIONAL AT MULTIPLE BLDG SETS)  
 "VENT OPENING ABOVE CONT. SILL AND BLOCK PLATES"
- VENT "D" (ENDWALL): 2'-9" x 6" = 1.37 S.F. VENTILATION  
 (OPTIONAL AT MULTIPLE BLDG SETS)  
 "VENT OPENING ABOVE CONT. SILL AND BLOCK PLATES"

**FOUNDATION PLATE DESCRIPTION**



**NOTES**

- BUILDINGS OVER 2160 SF, MUST BE INSTALLED ON A PERMANENT CONCRETE FOUNDATION PER IR 16-1 ITEM 1.4.
- FOUNDATION PLAN HAS A 1/4" ADDED AT EACH MODULE LINE AND DOES NOT MATCH THE FLOOR PLAN. ADDITIONAL LENGTH ADDED FOR GROWTH THAT IS EXPERIENCED WHEN SETTING MULTIPLE MODULAR FLOORS.
- FOUNDATION VENTS THAT OCCUR UNDER RAMP LANDINGS, PROVIDE AN EQUAL AREA OF SCREENED VENT IN LANDING SKIRT.
- WOOD SILL (FOOTING) PLATES SHALL BE PRESSURE TREATED HEM-FIR AND MAY BEAR DIRECTLY ON SOIL OR PAVED SURFACE. GRASS OR TURF SHALL BE CLEARED TO BARE SOIL UNDER THE ENTIRE AREA OF THE BUILDING BY OTHERS. THE WOOD SILL FOOTING PLATE MAY SUPPORT CONTINUOUS BLOCKING AND SHEATHING SKIRT WHICH NEED NOT BE TREATED.
- SILL RESTRAINT: THE FOUNDATION SHALL BE DESIGNED TO PREVENT SLIDING ON THE SUPPORTING SURFACE BY ATTACHING THE WOOD FOUNDATION PLATES FOR THE BUILDING, RAMPS AND STAIRS TO THE GROUND WITH RESTRAINING DEVICES. AN ACCEPTABLE DESIGN WOULD INCORPORATE ONE-INCH DIAMETER STANDARD WEIGHT (1.315" ACTUAL O.D.) HOT DIPPED GALVANIZED PIPES OR ONE-INCH DIAMETER SOLID STEEL RODS SPACED AT NOT MORE THAN 16" O.C. ONE PIPE / ROD SHALL BE LOCATED A MAXIMUM OF TWO FEET FROM EACH CORNER IN BOTH DIRECTIONS AND A MINIMUM OF TWO PIPES / RODS PER DISCONTINUOUS FOUNDATIONS STRIP. PIPES SHOULD PENETRATE INTO SOIL, CONCRETE, AND/OR PAVING A MINIMUM OF 12" MEASURED VERTICALLY. ALTERNATE OR EQUIVALENT DESIGNS, WHEN PROVIDED WITH STRUCTURAL CALCULATIONS AND DETAILS, WILL BE SUBMITTED TO DSA FOR REVIEW AND APPROVAL.
- STACKED WOOD MEMBERS FOR FOUNDATIONS AND PRESSURE TREATED LUMBER SHALL BE NAILED WITH HOT DIPPED GALVANIZED PER ASTM A-153
- VENTILATION OPENINGS SHALL BE COVERED FOR EITHER HEIGHT AND WIDTH WITH CORROSION - RESISTANT WIRE MESH, WITH A CLEAR "THROUGH" DIMENSION NOT EXCEEDING 1/8" ACTING AS A VERMIN BARRIER.
- VENTING CALCULATION REQUIREMENTS FOR MULTIPLE BUILDING SETS MUST BE CALCULATED WITH OVERALL SQUARE FOOTAGE INCLUDING SEPARATION.
- FOR FOUNDATION ANCHORAGE ON CONCRETE PAD, SEE DETAIL 15/F0.50
- IF OPTIONAL ENDWALL VENTS ARE APPLIED, SILL PLATE AND BLOCK PLATE MUST BE CONTINUOUS. VENT OPENINGS SHALL BE BROKEN ABOVE THE BLOCK PLATE
- FOR FOUNDATION SPLICE - SEE 5/F-0.50
- CRAWLSPACE VAPOR RETARDERS (OPTIONAL): THE OPTIONAL TOTAL AREA OF VENTILATION OPENINGS IS PERMITTED TO BE REDUCED TO 1/1500 FACTOR WITH AN APPROVED VAPOR RETARDER MATERIAL PER CBC SECTION 1203.3.2(2).  
 MATERIALS:  
 GROUND SURFACE COVERED WITH AN APPROVED VAPOR RETARDER MATERIAL; MUST HAVE A PERM RATING OF ONE OR LESS; SHOULD BE CONTINUOUS; POLYETHYLENE FILM (8 MIL); POOL LINER (PUNCTURE RESISTANT); AND POLYETHYLENE FILM WITH RAT SLAB.  
 INSTALLATION RECOMMENDATIONS:  
 OVERLAP JOINTS BY 6 INCHES; TAPE OR SEAL ALL JOINTS; ATTACH VAPOR RETARDER OVER SILL PLATE PER 10/F0.50; SEAL TO ALL PIERS AND OTHER PENETRATIONS.
- ENDWALL VENTS (IF REQ'D) SHALL BE LOCATED A MIN OF 24" FROM BUILDING CORNERS. MAXIMUM ONE ENDWALL VENT PER 12'-0" MODULE
- CONCRETE FLOOR LOAD IS INCLUDED IN THE CONCRETE FOUNDATION OPTION FOR FOUNDATION & ANCHORAGE DESIGN, I.E. THERE IS NO CONCRETE FLOOR FOR WOOD FOUNDATION OPTION. THERE IS CONCRETE FLOOR FOR CONCRETE FOUNDATION OPTION @ EXTERIOR OF BUILDING
- IF PARAPET IS HIGHER THAN 18". COMBINATION REQUIRES A 2 X 14" OR 2 X 16" SILL PLATE @ EXTERIOR OF BUILDING
- 150 PSF FLOOR LIVE LOAD OPTION CANNOT BE USED WITH THE STUCCO WALL OPTION
- VENTS AT MODLINE FOUNDATIONS. THE MINIMUM CRITERIA REQUIREMENT AS FOLLOWS:  
 A. VENTS HAVE A MINIMUM OF 2 SILL / BLOCKING PLATES BENEATH.  
 B. VENTS ARE A MAXIMUM OF 6" LONG X 3" MIN. HIGH.  
 C. VENTS ARE SPACED A MINIMUM OF 8" APART (EDGE TO EDGE) AND 24" MIN. FROM CORNERS.

**NAILING SCHEDULE**

BUILDING SIZE	PLATE TO PLATE ATTACHMENT BELOW UPPER MOST PLATE
24' x 40'	8" OC AT ENDWALL - 1 / F-0.50 18" OC AT SIDEWALL - 2 / F-0.50 12" OC AT SEPARATION - 4 / F-0.50

**VENTING SCHEDULE**

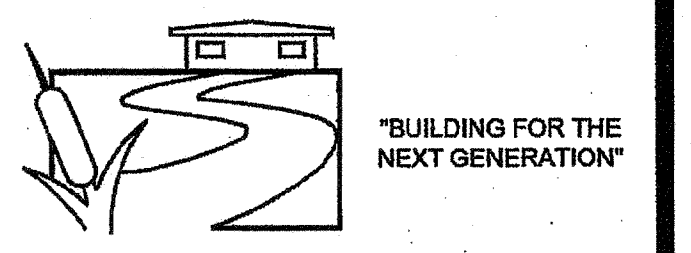
BUILDING SIZE	BUILDING AREA	REQUIRED VENTING	SIDEWALL VENTING	ENDWALL VENTING	TOTAL VENTING SUPPLIED
24' x 40'	960 SF	6.4 SF (1/150)	4.125' x 4.5" = (4) 1.54 SF / EA (6.18 SF TOTAL)	2.75' x 4.5" = (1) 1.03 SF / EA (1.03 SF TOTAL)	7.19 SF SEE NOTE #8

**TIE PLATE SCHEDULE**

BUILDING SIZE	SIDE WALL TIE PLATES	END WALL TIE PLATES	TOTAL NUMBER OF TIE PLATES
24' x 40'	3	4	14

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SILVER CREEK INDUSTRIES, INC.



2830 BARRETT AVE PERRIS, CALIFORNIA 92571  
 PHONE: 951-943-5393 FAX: 951-943-2211

PROJECT NAME:  
**24x40 STOCKPILE OFFICE BUILDING**

SHEET TITLE:  
**WOOD FOUNDATION PLAN 24x40 (100 PSF)**



ARCHITECT OF RECORD SUBMISSION DATE  
 IDENTIFICATION STAMP  
 DIV. OF THE STATE ARCHITECT  
 OFFICE OF REGULATION SERVICES  
 FILE # 15-5  
 NO. C-35487  
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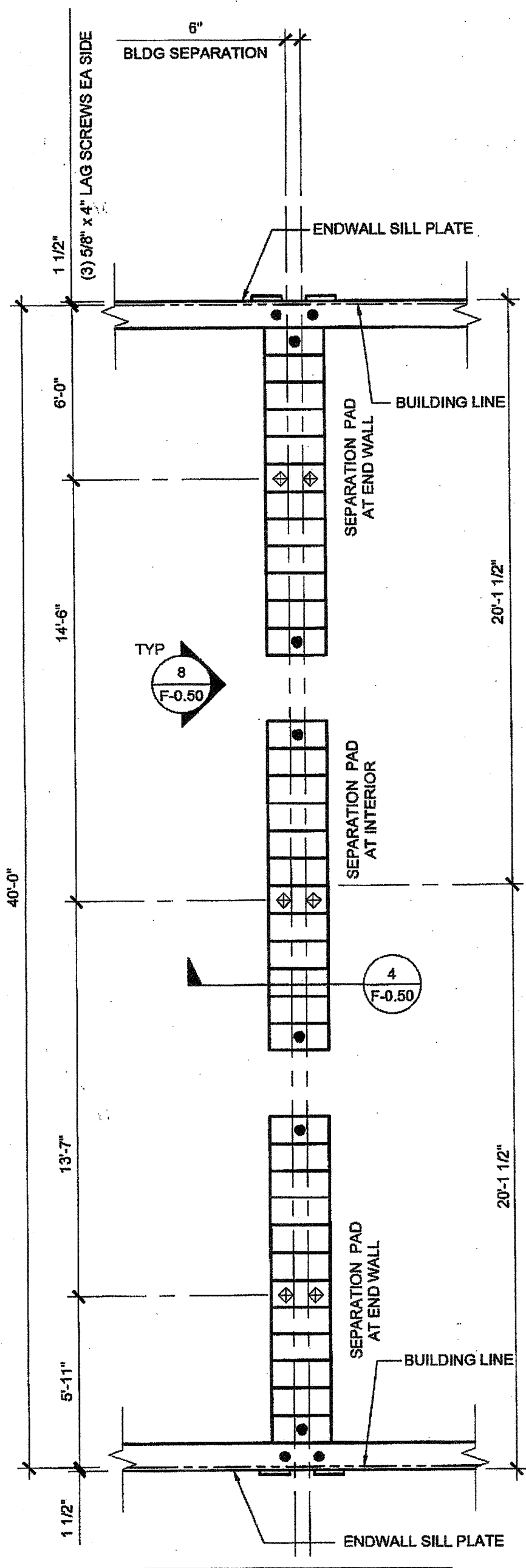
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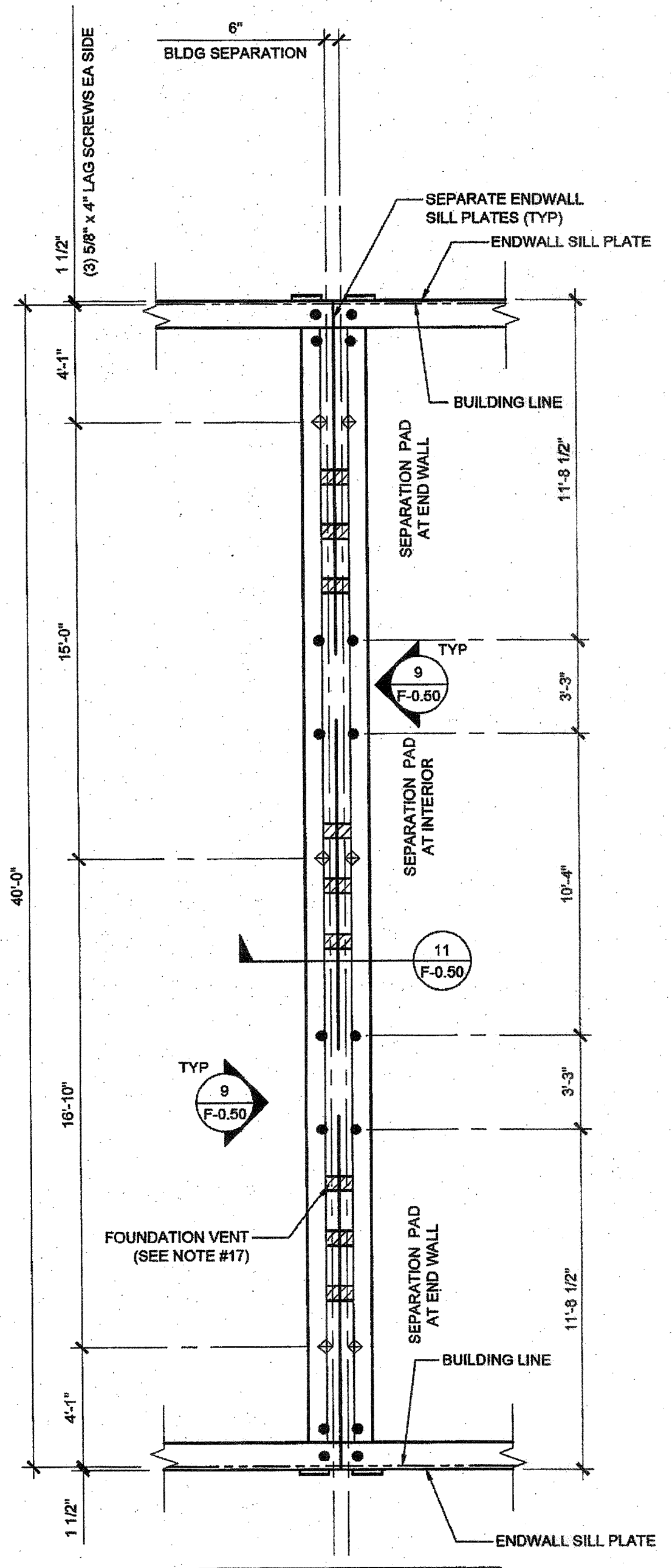
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 DATE: 01-30-15

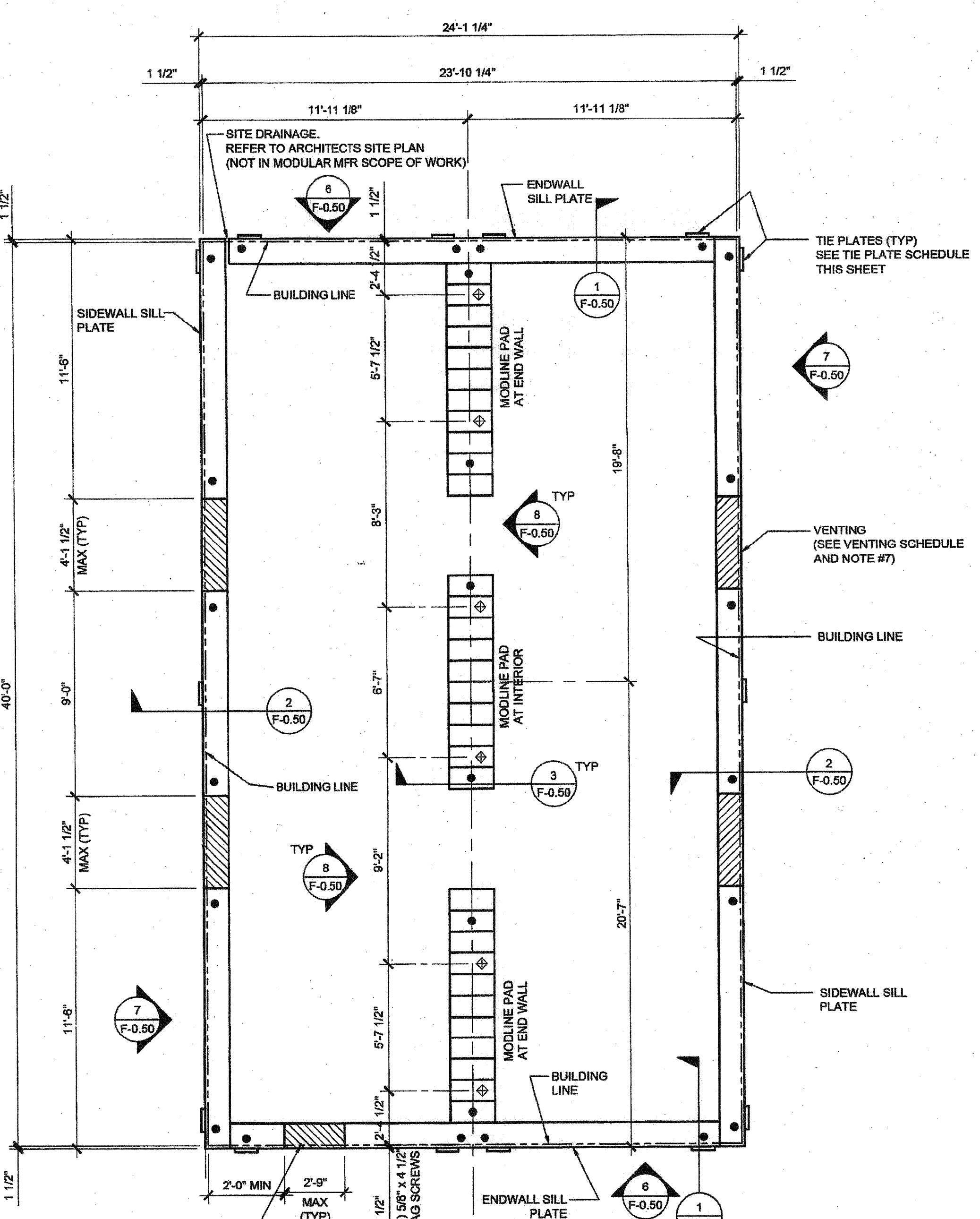
P.C. SHEET NUMBER  
**F-0.03**



FOOTING AT SEPARATION SCALE: 1/4" = 1'-0" 3



FOOTING AT SEPARATION SCALE: 1/4" = 1'-0" 2



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