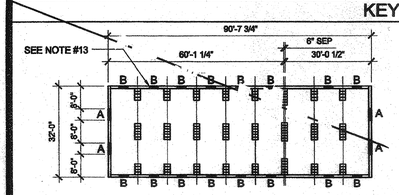
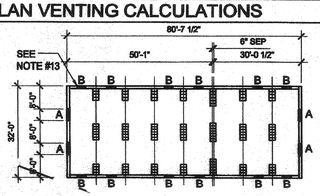
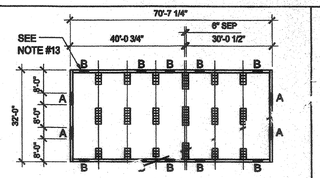
KEY PLAN VENTING CALCULATIONS



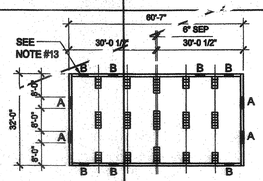
☐ 90'-6" x 32' BUILDING: 2896 SF / 150 = 19.31 SF VENT REQ'D
(4) - "A" VENT = 8.24 SF
(16) - "B" VENT = 12.00 SF
20.24 SF TOTAL VENTILATION (> 19.31 SF)



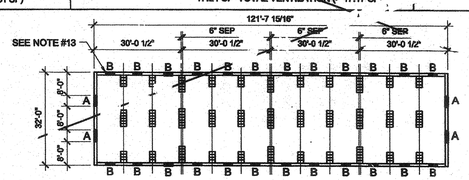
☐ 80'-6" x 32' BUILDING: 2578 SF / 150 = 17.17 SF VENT REQ'D
(4) - "A" VENT = 8.24 SF
(12) - "B" VENT = 9.00 SF
17.24 SF TOTAL VENTILATION (> 17.17 SF)



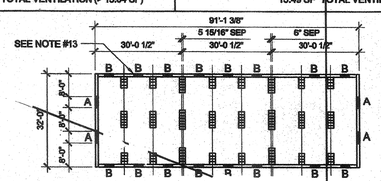
☐ 70'-6" x 32' BUILDING: 2256 SF / 150 = 15.04 SF VENT REQ'D
(4) - "A" VENT = 8.24 SF
(7) - "B" VENT = 7.50 SF
15.74 SF TOTAL VENTILATION (> 15.04 SF)



☐ 60'-6" x 32' BUILDING: 1936 SF / 150 = 12.91 SF VENT REQ'D
(4) - "A" VENT = 8.24 SF
(7) - "B" VENT = 5.25 SF
13.49 SF TOTAL VENTILATION (> 12.91 SF)



☐ 121'-6" x 32' BUILDING: 3886 SF / 150 = 25.92 SF VENT REQ'D
(4) - "A" VENT = 8.24 SF
(24) - "B" VENT = 16.00 SF
26.24 SF TOTAL VENTILATION (> 25.92 SF)



☐ 91'-6" x 32' BUILDING: 2928 SF / 150 = 19.52 SF VENT REQ'D
(4) - "A" VENT = 8.24 SF
(16) - "B" VENT = 12.00 SF
20.24 SF TOTAL VENTILATION (> 19.52 SF)

WOOD FOUNDATION PLATE SCHEDULE

50 +15 PSF

PLATES	END WALL	SIDE WALL	MODLINE PAD AT END WALL	MODLINE PAD AT INTERIOR	SEPARATION PAD AT ENDWALL ☐ SEPARATE BLDGS	SEPARATION PAD AT ENDWALL ☐ ONE BLDG	SEPARATION PAD AT INTERIOR ☐ SEPARATE BLDGS	SEPARATION PAD AT INTERIOR ☐ ONE BLDG
ADDITIONAL (AS NEEDED)	2x4	2x4	2x6	2x6	(2) ROWS OF 2x4	2x8	(2) ROWS OF 2x4	2x8
TOP	2x6	2x6	2x8	2x8	(2) ROWS OF 2x6	2x8	(2) ROWS OF 2x6	2x8
BLOCK	2x8	2x8	2x10	2x10	(2) ROWS OF 2x8	2x10	(2) ROWS OF 2x8	2x10
SILL	2x12	2x12	(5) 2x12 x 2'-0"	(6) 2x12 x 2'-0"	(2) ROWS OF 2x14	(7) 2x12 x 2'-0"	(2) ROWS OF 2x14	(9) 2x12 x 2'-0"

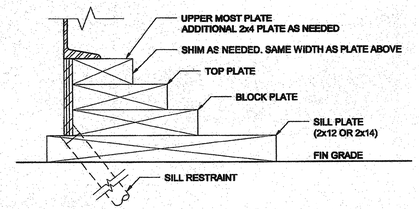
KEY PLAN VENTING SCHEDULE

VENT "A" (SIDEWALL): 4'-1 1/2" x 6" = 2.06 S.F. VENTILATION
"VENT OPENING BELOW CONT UPPER PLATE"

VENT "B" (ENDWALL): 3'-0" x 3" = 0.75 S.F. VENTILATION

(OPTIONAL AT MULTIPLE BLDG SETS) "VENT OPENING ABOVE CONT. SILL AND BLOCK PLATE"

FOUNDATION PLATE DESCRIPTION



NOTES

1. BUILDINGS OVER 2160 SF, MUST BE INSTALLED ON A PERMANENT CONCRETE FOUNDATION PER IR 16-1 ITEM 5.
2. 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.
3. FOUNDATION VENTS THAT OCCUR UNDER RAMP LANDINGS, PROVIDE AN EQUAL AREA OF SCREENED VENT IN LANDING SKIRT.
4. 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.
5. 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 10'-0" 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.
6. STACKED WOOD MEMBERS FOR FOUNDATIONS AND PRESSURE TREATED LUMBER SHALL BE NAILED WITH HOT DIPPED GALVANIZED PER ASTM A-153
7. 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.
8. VENTING CALCULATION REQUIREMENTS FOR MULTIPLE BUILDING SETS MUST BE CALCULATED WITH OVERALL SQUARE FOOTAGE INCLUDING SEPARATION.
9. FOR FOUNDATION ANCHORAGE ON CONCRETE PAD, SEE DETAIL 15/F0.50.
10. IF OPTIONAL ENDWALL VENTS ARE APPLIED, SILL PLATE AND BLOCK PLATE MUST BE CONTINUOUS. VENT OPENINGS SHALL BE BROKEN ABOVE THE BLOCK PLATE
11. FOR FOUNDATION SPLICE - SEE 5/F-0.50
12. 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; POLYETHELYNE FILM (≥ 8 MIL); POOL LINER (PUNCTURE RESISTANT); AND POLYETHELYNE 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.
13. ENDWALL VENTS (IF REQ'D) SHALL BE LOCATED A MIN OF 24" FROM BUILDING CORNERS. MAXIMUM ONE ENDWALL VENT PER 12'-0" MODULE
14. 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
15. HIGHER THAN 18" PARAPET COMBINATION REQUIRES A 2 X 14" OR 2 X 16" SILL PLATE @ EXTERIOR OF BUILDING
16. ~~150 PSF FLOOR LIVE LOAD OPTION CANNOT BE USED WITH THE STUCCO WALL OR PARAPET OPTIONS~~
17. 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.

SYMBOLS LEGEND
LAG SCREWS
SILL RESTRAINTS (SEE NOTE #5)
ONE BUILDING

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

SYMBOLS LEGEND
LAG SCREWS
SILL RESTRAINTS (SEE NOTE #5)
SEPARATE BUILDINGS

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

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

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APP03 116979
AC FLS SS BV
Date 4.13.16

INCLUDES CORNER PLTS
SEE 1&20/S-1.50

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP03 117549
AC FLS SS TN
Date OCT 11 2013

NAILING SCHEDULE

BUILDING SIZE	(2) 16d BOX NAILS PLATE TO PLATE ATTACHMENT BELOW UPPER MOST PLATE
30' x 32'	6" OC AT ENDWALL - 1 / F0.50 12" OC AT SIDEWALL - 2 / F0.50 11" OC AT SEPARATION - 4 / F0.50

VENTING SCHEDULE

BUILDING SIZE	BUILDING AREA	REQUIRED VENTING	SIDE VENTING	TOTAL VENTING SUPPLIED
30' x 32'	960 SF	6.4 SF (1/150)	(4) 4.125' x 6" = 2.06 SF/EA	8.24 SF SEE NOTE #8

TIE PLATE SCHEDULE

BUILDING SIZE	SIDE WALL TIE PLATE	END WALL TIE PLATE	TOTAL NUMBER OF TIE PLATES
30' x 32'	3	4	14

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SILVER CREEK INDUSTRIES, INC.
"BUILDING FOR THE NEXT GENERATION"
SILVER CREEK
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PROJECT NAME:
CLASS LEASING CLASSROOMS BLDG'S

SHEET TITLE:
WOOD FOUNDATION PLAN
30x32
(50 + 15 PSF)

STAVARES ASSOCIATES

SEP 19 2012

ARCHITECT OF RECORD SUBMISSION DATE

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
04 113950
AC FLS SS TN
DATE AUG 28 2014

ORIGINAL PC STATE AGENCY APPROVAL

PRE-CHECK (PC) DOCUMENT CODE 2010 CBC
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED

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OFFICE OF REGULATION SERVICES
PC 04-112070
AC FLS SS
DATE JAN 09 2012

REVISED

REVISIONS
1 PC REVISION 09/14/2012
2
3
4
5
6
7
8

SILVER CREEK INDUSTRIES
30' x 32' PC

PROJECT NO:
DRAWN BY:
SCALE: AS NOTED
DATE: 6-17-11

P.C. SHEET NUMBER
F-0.02

STKP-123

FOR REFERENCE