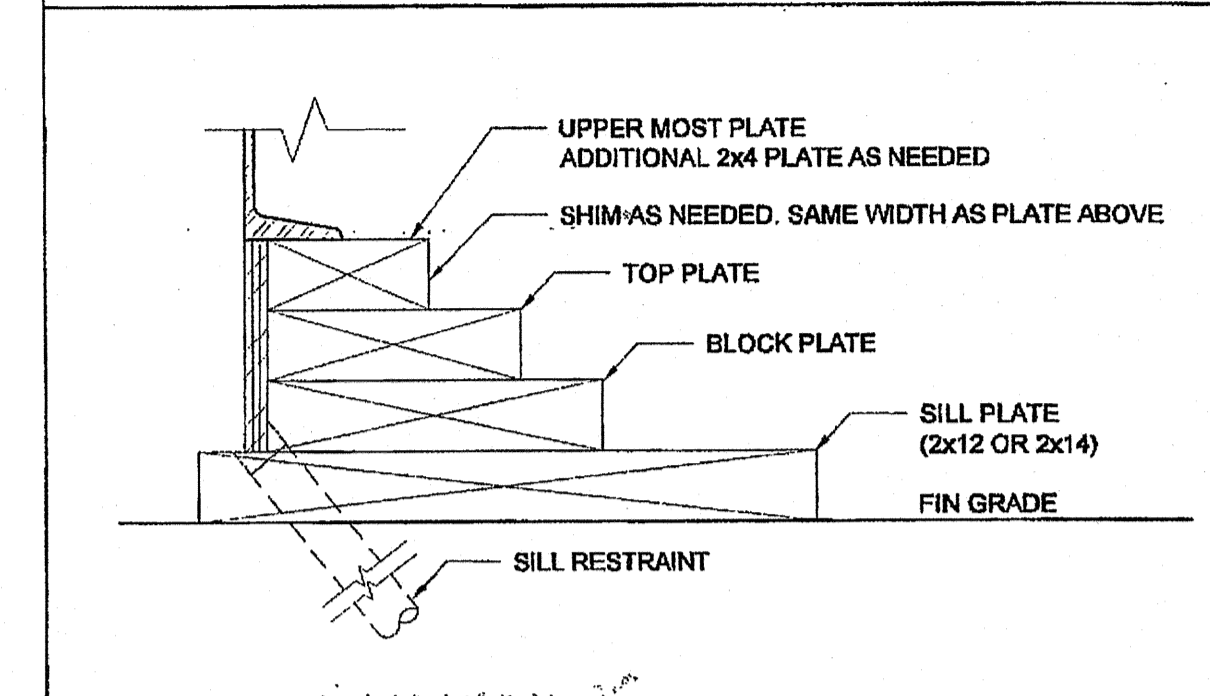


WOOD FOUNDATION PLATE SCHEDULE

50 + 15 PSF		
PLATES	END WALL	SIDE WALL
ADDITIONAL (AS NEEDED)	2x4	2x4
TOP	2x6	2x6
BLOCK	2x6 SEE NOTE #10	2x6
SILL	2x12 SEE NOTE #10	2x12

FOUNDATION PLATE DESCRIPTION



NOTES

- BUILDINGS OVER 2160 SF, MUST BE INSTALLED ON A PERMANENT CONCRETE FOUNDATION PER IR 16-1 ITEM 5.
- 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 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.
- 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/F-0.50.
- 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
- GRAVSPACE 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 (≥ 6 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/F-0.50; 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
- HIGHER THAN 18" PARAPET 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 OR PARAPET OPTIONS
- 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 24" APART (EDGE TO EDGE) AND 24" MIN. FROM CORNERS.

NAILING SCHEDULE

BUILDING SIZE	(2) 16d BOX NAILS PLATE TO PLATE ATTACHMENT BELOW UPPER MOST PLATE
12' x 40'	8" OC AT ENDWALL - 1 / F-0.50 20" OC AT SIDEWALL - 2 / F-0.50

VENTING SCHEDULE

BUILDING SIZE	BUILDING AREA	REQUIRED VENTING	SIDE VENTING	TOTAL VENTING SUPPLIED
12' x 40'	480 SF	3.2 SF (1/150)	4.125' x 3" = (4) 1.03 SF/EA	4.12 SF SEE NOTE #8

TIE PLATE SCHEDULE (14 / F-0.50)

BUILDING SIZE	SIDE WALL TIE PLATES	END WALL TIE PLATES	TOTAL NUMBER OF TIE PLATES
12' x 40'	3	3	12

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SILVER CREEK INDUSTRIES, INC.



PROJECT NAME:
Class Leasing

SHEET TITLE:
**WOOD FOUNDATION PLAN
12x40
(50 + 15 PSF)**

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REGISTERED ARCHITECT
No. C-28584
RSC 10-31-2013
12/23/2011

ARCHITECT OF RECORD
SUBMISSION

REGISTERED ARCHITECT
No. C-10322
2-28-1995
STATE OF CALIFORNIA

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES

04 113309
AC B.R. / S.S. J.W.
DATE DEC 19 2011

ORIGINAL PC STATE AGENCY APPROVAL

PRE-CHECK (PC) DOCUMENT
SOIL CALIFORNIA
A SEPARATE PROJECT APPLICATION
FOR CONSTRUCTION IS REQUIRED

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PC 04-112137
AC B.R. / S.S. J.W.
DATE DEC 20 2011

REVISIONS

SILVER CREEK INDUSTRIES
12' x 40' PC

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

P.C. SHEET NUMBER
F-0.02

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DIV. OF THE STATE ARCHITECT
AP003 115891
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DATE
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FOUNDATION PLAN

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