

**FOUNDATIONS NOTES**

- ALL CONTINUOUS EXTERIOR AND INTERIOR BEARING WALLS FOOTINGS (SHEAR & NON-SHEAR HAVE 2" DIAMETER X 12" A.B.'S WITH 3" X 3" X 1/4" WASHERS, 7" MIN. EMBEDMENT ONTO CONCRETE, AT 72" O.C. UNLESS NOTED OTHERWISE ON PLANS, ONE ANCHOR BOLT SHOULD BE LOCATED MAX. 12" AWAY FROM THE END OF THE SILL PLATES, MIN. (2) A.B.'S PER SILL PLATE PER SHEAR PANEL...
- ALL WALLS SHALL HAVE RAMSEY REPORT ICC-ES ESR-1799, WITH MIN. PENETRATION OF 1-1/4" INTO SLAB, AT 24" O.C. UNLESS NOTED OTHERWISE, ACTUAL SLAB THICKNESS SHALL BE MINIMUM 4".
- ALL HOLD-DOWNS AND POST ANCHORS SHALL BE INSTALLED ACCORDING TO SIMPSON STRONG-TIE SPECIFICATIONS AND REQUIREMENTS OF ICC-ES ESR-2920 AND SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
- MIN. CONCRETE WIDTH SHALL BE 8" FOR RECEIVING MPAs AND HDUs, AND 5THD 14RJ's. VERIFY LOCATIONS OF HOLD-DOWNS AND ANCHOR BOLTS WITH ROUGH FRAMING TO ASSURE PROPER AND ACCURATE INSTALLATION.
- PROVIDE # 3 BARS X 24" DOWEL AT 24" O.C. AND 12" FROM THE CORNER AT ALL CONCRETE STOOP AND PORCHES.
- PROVIDE MINIMUM (2) REINFORCING # 4 BAR AT TOP AND (2) # 4 AT BOTTOM FOR ALL CONTINUOUS FOOTING IN ADDITIONS (1) EXTRA # 4 BAR FOR ELECTRICAL GROUND, LOCATION TO BE VERIFIED WITH ELECTRICAL CONTRACTOR.
- VERIFY MINIMUM FOUNDATION DEPTH, WIDTH, REINFORCING STEEL AND ADDITIONAL EXPANSIVE SOIL IF REQUIREMENT WITH VALID SOILS REPORT AND IF ANY MORE RESTRICTIVE THE SHALL SUPERSEDE THE ABOVE MINIMUMS.
- CONCRETE STRENGTH SHALL BE MINIMUM 2500 PSI. 3000 PSI FOR SPECIAL INSPECTION.
- FOUNDATION DRAWING SHALL REFLECT THE STRUCTURAL REQUIREMENT ONLY.
- WAITING PERIOD FOR CONCRETE SLAB -ON-GRADE PRIOR TO START OF CONSTRUCTION IS AS FOLLOWS:
  - WALK ON SLAB 24 HOURS AFTER CONCRETE HAS BEEN Poured.
  - BEGIN WALL FRAMING 4-5 DAYS AFTER THE CONCRETE IS Poured.
  - begin roof/floor framing 7-10 days after concrete pour.
  - DO NOT LOAD ROOF PRIOR TO 14 DAYS AFTER CONCRETE POUR.
- THE MAXIMUM SOIL BEARING PRESSURE IS 1500 PSI.
- ALL DIMENSIONS SHOWN ON THE PLANS HAVE BEEN DETERMINED BY THE DESIGNER.
- DEEPEEN FOOTING @ HARDY FRAME AS REQUIRED TO ACHIEVE THE A.B. DEPTH +3" COVER.
- REINFORCING BARS SHALL BE ASTM A615 GRADE 40.
- THE FASTENERS FOR PRESURE PRESERVATIVE TREATED WOOD SHALL BE OF HOT DIPPED ZINC COATED GALVANIZED PER SECTION 2304.10.5. THE 2016 CALIFORNIA BUILDING CODE (CBC).
- THE EMBEDMENT LENGTH OF HOLD DAWN ANCHORS SHALL BE 24" MINIMUM.
- THE GRADEBEAMS SHALL BE DEEPEENED WHERE THE HOLD DAWN ARE LOCATED TO PROVIDE AMPLE CONCRETE COVER FOR THE HOLD DAWNS.
- ADHESIVE ANCHORAGE FOR REBAR DOWELS AND RETROFIT ANCHORS BOLTS OR HOLD DAWNS USE SIMPSON SET HIGH STRENGTH EPOXY C-XP ICC-ES ESR-2508 SPECIAL INSPECTION REQUIRED.

**PAD SCHEDULE**

- 1 2'-0" SQ. X 18" DEEP PAD W(4) # 4 BARS E. W. @ 2 BOTTOM.
- 2 2'-6" SQ. X 18" DEEP PAD W(4) # 4 BARS E. W. @ 2 BOTTOM.
- 3 3'-0" SQ. X 18" DEEP PAD W(4) # 4 BARS E. W. @ 2 BOTTOM.
- 4 3'-6" SQ. X 18" DEEP PAD W(4) # 4 BARS E. W. @ 2 BOTTOM.
- 5 4'-0" SQ. X 18" DEEP PAD W(4) # 4 BARS E. W. @ 2 BOTTOM.

**ANCHOR BOLT SCHEDULE**

- 1 MIN. (3) 3/8" DIAMETER X 12" ANCHOR BOLTS.
- 2 3/8" DIAMETER X 12" ANCHOR BOLTS @ 8" O.C.
- 3 3/8" MIN. (3) 3/8" DIAMETER X 12" ANCHOR BOLTS @ 16" O.C.
- 4 3/8" MIN. (3) 3/8" DIAMETER X 12" ANCHOR BOLTS @ 32" O.C.
- 5 3/8" MIN. (3) 3/8" DIAMETER X 12" ANCHOR BOLTS @ 48" O.C.

TO REPLACE MISSING OR MISLOCATED 3/8" DIAMETER ANCHOR BOLTS, SEE PLANS.

**NOTE:**

A CAPILLAR BREAK] - 4" INCHES-THICK BASE OF 3/4" INCH OR LARGER CLEAN AGGREGATE WITH VAPOR RETARDER IN CONTACT WITH CONCRETE.

**SLAB SCHEDULE**

4" THICK CONC. SLAB REINFORCED WITH A MINIMUM OF 6X6" # 10 X # 10 (6X6-W/1-4) WELDED WIRE FABRIC, PLASTIC SHEET OF 6-MIL THICKNESS SHOULD BE PLACED ON A 2" BASE LAYER OF PEA GRAVEL OR SAND COVERED WITH 2-INCHES OF SIMILAR MATERIALS. TOTAL OF 4"

**NOTE:**

JOINTS OF VISQUEEN LAPPED A MIN. OF 6" AND SHALL BE PLACED BETWEEN CONCRETE FLOOR SLAB AND BASE COURSE.

**NOTES:**

- "A" HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
- "B" FIELD-CUTTING ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4". (CRC R317.1.1)
- "C" CALL OUT FOUNDATION BOLT MINIMUM, 5/8" IN. AT 6'-FT. ON CENTER, 12-IN. FROM ENDS, 2 MINIMUM PER PLATE, AND REQUIRED 3-in. x 3/16-in. STEEL PLATE WASHER ON THE FOUNDATION.
- "D" DIMENSION THE FOLLOWING VERTICAL CLEARANCES FOR WOOD FRAMING, SHEATHING, AND SIDING AT EXTERIOR WALLS OR SPECIFY PRESERVATIVE TREATED WOOD (CRC R317.1.1).
- "E" MINIMUM 8 INCHES FOR WOOD SILL PLATES ABOVE ADJACENT GROUND, MINIMUM 6 INCHES FOR WOOD STUDS, SHEATHING, AND SIDING ABOVE ADJACENT GROUND MINIMUM 2 INCHES FOR WOOD STUDS, SHEATHING, AND SIDING ABOVE ADJACENT IMPERVIOUS SURFACE
- "F" FOR POSTS EXPOSED TO WEATHER AND SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS: MINIMUM 6 INCHES ABOVE ADJACENT GROUND, MINIMUM 1 INCH ABOVE CONCRETE SLAB.

<b>Shear Wall and Hold Down Schedules</b>		Schd W	<b>MaxQuake</b> © 1995-2020	<b>Archforms Ltd.</b>	
Date: December 30 2020		Firm:	All Rights Reserved		
Job: 1876 Seigneur Ave		By: David Brunmier	Lateral Load Analysis & Construction Design Software		
<b>SHEAR WALL OPTIONS:</b> Place an "X" in the appropriate shaded block. Select only one option under each heading (except System when using frames)					
<b>Special Zone</b>	<b>Hardware Mfg.</b>	<b>Wall Framing Material</b>	<b>Shear Wall System</b>	<b>Ply/PB Wall Sheathing</b>	<b>Fasteners</b>
X No	X Simpson	X Doug Fir or So.Pine	X WS-All Plywd or PB	X 15/32" CC or CD Ply	X 8d
Los Angeles Area	USP	Hem Fir (s.grav.<.49)	WS-Gyp.Stucc or Ply	15/32" Struc 1 Ply	10d
		3-1/2" Metal Studs	Wall Frame Units on Shd X	3/8" or 1/2" CD Ply or GB	14ga Staple
	Other (Apx.W)	Other (See Apx. W)	<b>Stud Spacing</b>	1/2" Ext M,S/M-2 Prtd Bd	1" Screw in Steel
			16 in. o.c.	Other Sheathing/Fastener Combo (See Apx. W)	
To Customize, Overwrite Sched. on Apx. W below					

  

<b>WIND AND EARTHQUAKE DATA</b>		19 CBC
<b>WIND</b>	<b>SCEISMIC</b>	<b>Reisk Category II</b>
Risk Category II	S Design Cat D	Seis. Site Class D
Basic Wind Speed 130	Ss Acc. %g 2.00	S. Res. Coef. Cs 0.21
Wind Exposure C	S1 Acc. %g 0.716	Resp Mod Factor R 6.5
Wind Horiz. (psf) 27.8917	Res Coef Sd1 0.86	Base V 8,960
Wind Vert. (psf) -24.923	Res Coef Sds 1.34	System: Light Frame SW
ASCE7-16 Ch. 28 Part 2	Calculation Method per 12.8 ASCE7 & Sec. 1613.2.5.2 CBC	

  

<b>WALL HOLD-DOWN &amp; STRAP SCHEDULE</b>					
<b>Hold-Down Symbol</b>	<b>Max. Uplift lbs.</b>	<b>Min. Post Size</b>	<b>Wall Ft to Ft Strap</b>	<b>Foundation Anchor Type</b>	<b>Bolt Dia.</b>
NA up/c	300	use the hold-down across or below req'd type			
A H1a	1,200	2x CS20-18"		LSTDH8	
A H1b	1,500	2x CS16-20"		STHD10	LTT20B 1/2"
A H2	3,000	2-2x MST 48"		STHD14	HDU2 5/8"
A H4	4,565	2-2x MST 60"			HDU4 5/8"
A H5	5,645	2-2x MST 72"			HDU5 5/8"
A H8	5,970	4x4 CMST12+78"			HDU8 7/8"
A H11	9,215	4x6 CMST12+178"			HDU11 1"
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