

FOUNDATION NOTES

FOUNDATION NOTES:
 MATERIALS (UON)
 SOIL: NO REPORT PROVIDED; USE
 1500 PSF ALLOWABLE BEARING PRESSURE
 CONCRETE: 2,500 psi @ 28 Days
 REINFORCING: GRADE 40 A-615 DEFORMED BARS #5 AND SMALLER
 GRADE #6 AND LARGER
 ANCHORS: SIMPSON SSTB HOLD DOWN BOLTS PER PLANS

1. ALL HOLD DOWNS, HARDWARE, AND REINFORCING STEEL TO BE TIED IN PLACE PRIOR TO CALLING FOR FOUNDATION INSPECTION
2. VERIFY AND CHECK ALL DIMENSIONS WITH FLOOR PLAN BEFORE CONCRETE SLAB, FOOTINGS OR FOUNDATIONS AND PLUMBING LINES ARE PLACED. ANY DISCREPANCIES SHOULD BE NOTIFIED TO THE DESIGNER, IN WRITING, BEFORE WORK IS COMMENCED
3. ALL NEW SILL PLATES SHALL HAVE FULL BEARING ON THE FOUNDATION WALL OR SLAB AND SHALL BE BOLTED TO THE FOUNDATION WITH 5/8" DIAMETER x 12" LONG ANCHOR BOLTS EMBEDDED AT LEAST 7" INTO CONCRETE W/ 3"x3"x1/2" PLATES AT 60" O.C. MAX. UNLESS SPECIFIED OTHERWISE ON SHEARWALL SCHEDULE. THERE SHALL BE A MINIMUM OF 2 BOLTS PER PIECE WITH ONE BOLT LOCATED WITHIN 12" OF EACH END OF EACH PIECE. ALL SILL PLATES TO BE PRESSURE TREATED D.F.
4. THE CONTRACTOR SHALL COORDINATE THE LOCATIONS OF ALL EMBEDDED ITEMS, ALL HOLDDOWNS, ELECTRICAL FLOOR PLUGS, HVAC ITEMS, ETC, WITH THE FLOOR PLAN, FRAMING, ELECTRICAL PLAN AND MECHANICAL PLAN, PRIOR TO PLACING CONCRETE AND SHALL NOTIFY THE ARCHITECT IN WRITING IF DISCREPANCIES ARE FOUND. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR LOCATION OF EQUIPMENT.
5. ALL HOLDDOWNS, ANCHOR BOLTS, POST AND COLUMN BASES, AND OTHER FOUNDATION ANCHORS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTION AND OR INSTALLATION RECOMMENDATIONS.
6. FOOTING DEPTHS INDICATED ON DRAWINGS ARE MINIMUM FROM ADJACENT GRADE, PLACED INTO UNDISTURBED SOIL OR CERTIFIED FILL. DEEPEN FOOTINGS AS REQUIRED TO MAINTAIN STEEL 3" CLEAR FROM SOIL.
7. WOOD POSTS AND COLUMNS EXPOSED TO WEATHER OR WATER SPLASH REQUIRE A STANDOFF OR ELEVATED POST BASE.
8. SEE SHEAR WALL SCHEDULE FOR SIZE AND SPACING OF SHEAR ANCHOR BOLTS
9. FRAMING CONTRACTOR TO VERIFY LOCATION OF HOLDDOWNS AND ANCHOR BOLTS FOR PROPER ALIGNMENT TO THE FRAMING
10. PROVIDE UFER GROUND (20 FT CONT. 1/2" REBAR IN FOOTING) AT ELECTRICAL SERVICE AND SUB PANELS IN DETACHED BUILDINGS
11. SURFACE WATER SHALL DRAIN AWAY FROM BUILDING. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. (CRC R401.3)
12. ALL SILL PLATES THAT REST ON CONCRETE OR MASONRY EXTERIOR WALLS AND ARE LESS THAN 8" ABOVE EXPOSED GROUND SHALL BE PRESSURE-TREATED WOOD. (CRC R317.1)

SLAB
 1. 5" NET 2500 PSI CONCRETE W/#4 @ 18" O.C. EA. WAY OVER 4" SAND OR PEA GRAVEL WITH 6 MIL PLASTIC MOISTURE BARRIER
 2. PROVIDE WEAKENED PLANE JOINTS @ 15 FT O.C. EA. WAY @ INTERIOR SLABS. APPLY CURING COMPOUNDS COMPATIBLE WITH FLOOR FINISHES.

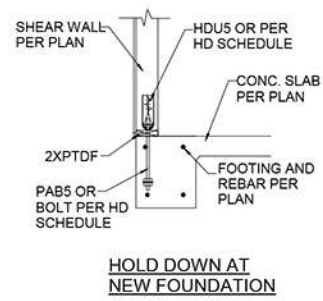
FOOTINGS
 1. SIZE AS NOTED: 2500 PSI CONCRETE W/MINIMUM 2-#5 BAR TOP & BOTTOM OF FOOTING
 2. DEEPEN FOOTING AS REQUIRED TO MAINTAIN 3" CLEAR TO SOIL

EXTERIOR SLABS:
 1. PROVIDE #3 REBAR DOWELS @ 24" O.C., 12" EMBEDMENT, AT ADJOINING FLATWORK
 2. PROVIDE THICKENED EDGE AT PERIMETER OF ALL FLATWORK
 3. PROVIDE WEAKENED PLANE JOINTS @ 6" O.C. EACH WAY @ EXTERIOR SLABS
 4. MAINTAIN POSITIVE DRAINAGE (2% MINIMUM) AWAY FROM STRUCTURES AT LEAST 5 FT

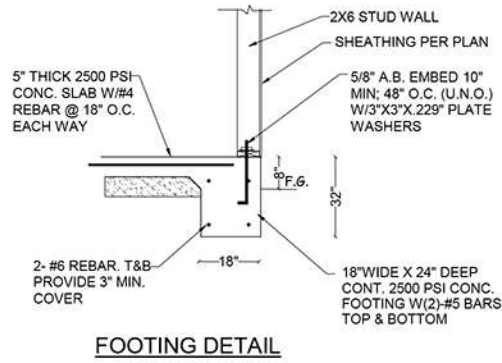
HOLD DOWN SCHEDULE

MARK	HOLD-DOWN DEVICE	VALUE
A	4x POST w/ "MSTC40" FLR-TO-FLR H.D.	2,800 LBS.
B	4x POST w/ "MSTC52" FLR-TO-FLR H.D.	4,400 LBS.
C	4x POST w/ "MSTC66" FLR-TO-FLR H.D.	5,660 LBS.
D	4x POST w/ "MSTC48B3" FLR-TO-FLR H.D.	3,930 LBS.
E	4x POST w/ "MSTC66B3" FLR-TO-FLR H.D.	4,440 LBS.
F	4x POST w/ "HDU2" HOLD-DOWN ON SSTB16 A.B. (5/8" A.B.)	3,075 LBS.
G	4x POST w/ "HDU4" HOLD-DOWN ON SSTB20 A.B. (5/8" A.B.)	4,565 LBS.
H	4x POST w/ "HDU5" HOLD-DOWN ON SSTB24 A.B. (5/8" A.B.)	5,175 LBS.
J	6x POST w/ "HDU8" HOLD-DOWN ON SSTB28 A.B. (7/8" A.B.)	7,870 LBS.
K	6x POST w/ "HDU11" HOLD-DOWN ON SB 1x30 A.B. (1" A.B.)	9,045 LBS.
L	6x POST w/ "HDU14" HOLD-DOWN ON SB 1x30 A.B. (1" A.B.)	13,675 LBS.
M		
N		

NOTES:
 1. HOLD DOWN ANCHORS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
 2. DEEPEN FOOTINGS TO PROVIDE 3" MIN. CONCRETE COVER WHERE HOLD-DOWN ANCHORS ARE LONGER THAN THE FOOTING DEPTH.
 3. USE (R,U) OPTION ON STHD HOLD-DOWNS FOR RAISED WOOD SUB-FLOOR CONDITION.
 4. MSTC HOLD-DOWNS MAY USE 16d SINKERS OR 10d COMMON NAILS.
 5. MSTC HOLD-DOWNS TO BE CENTERED BETWEEN UPPER & LOWER FLOORS. MAXIMUM CLEAR SPAN = 16". NAILS NOT REQUIRED IN CLEAR SPAN (DIM BOARD) AREA.



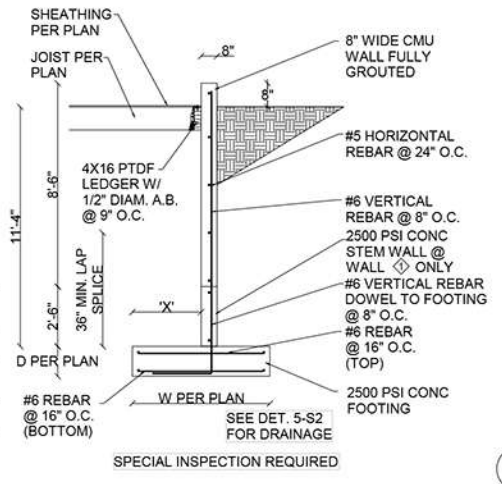
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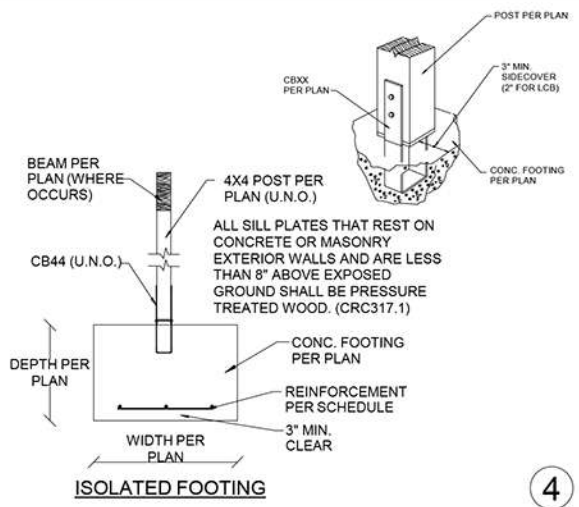
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CMU/CONC. WALL FOOTING REINFORCEMENT SCHEDULE

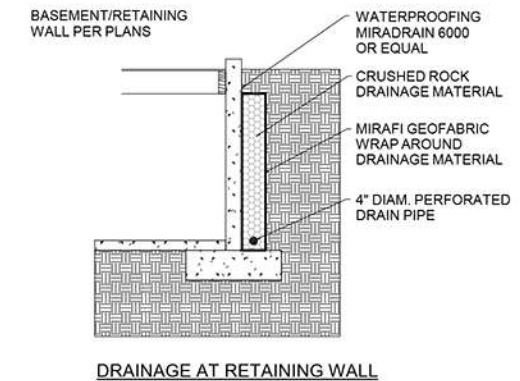
WALL	FOOTING SIZE WIDTH DEPTH	TOP REBAR SIZE SPACING	BOTTOM REBAR SIZE SPACING	DIST. 'X'
1	5'-11\"/>			
2	4'-5\"/>			
3	2'-3\"/>			



3



4



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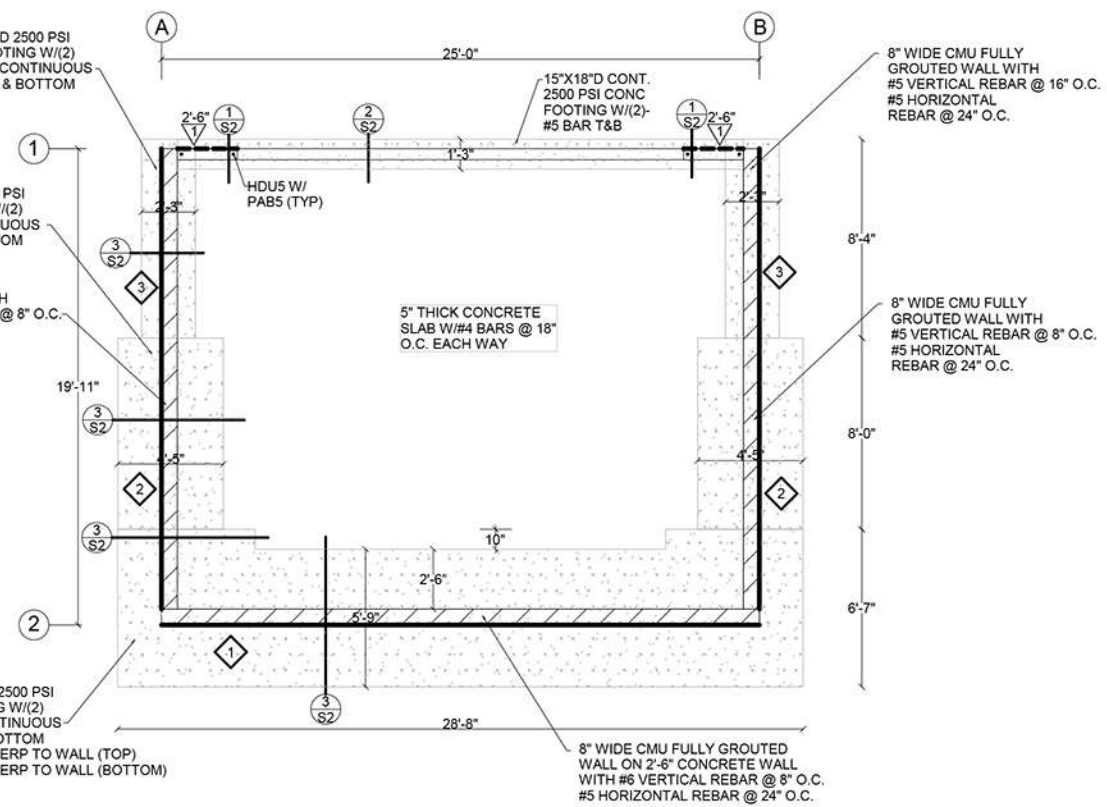
STATEMENT OF SPECIAL INSPECTIONS

CONCRETE:
 1. INSPECTION OF REINFORCING STEEL (PERIODIC)
 2. INSPECTION OF BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED OR WHERE STRENGTH DESIGN IS USED. (CONTINUOUS)
 3. VERIFYING USE OF REQUIRED DESIGN MIX. (PERIODIC)
 4. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED. (PERIODIC)

MASONRY:
 1. VERIFICATION OF fm and fmc PRIOR TO CONSTRUCTION EXCEPT WHERE SPECIFICALLY EXEMPTED BY THIS CODE. (PERIODIC)
 2. VERIFICATION OF SLUMP FLOW AND VSI AS DELIVERED TO THE SITE FOR SELF-CONSOLIDATING GROUT. (CONTINUOUS)
 3. AS MASONRY CONSTRUCTION BEGINS, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:
 A. PROPORTIONS OF SITE-PREPARED MORTAR. (PERIODIC)
 B. CONSTRUCTION OF MORTAR JOINTS. (PERIODIC)
 C. LOCATION OF REINFORCEMENT, CONNECTORS, PRESTRESSING TENDONS AND ANCHORAGES. (PERIODIC)
 4. DURING CONSTRUCTION THE INSPECTION PROGRAM SHALL VERIFY:
 A. SIZE AND LOCATION OF STRUCTURAL ELEMENTS. (PERIODIC)
 B. TYPE, SIZE AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION. (PERIODIC)
 C. SPECIFIED SIZE, GRADE AND TYPE OF REINFORCEMENT, ANCHOR BOLTS, PRESTRESSING TENDONS AND ANCHORAGES. (PERIODIC)
 D. PREPARATION, CONSTRUCTION AND PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40°F) OR HOT WEATHER (TEMPERATURE ABOVE 90°F) (PERIODIC)
 5. PRIOR TO GROUTING, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:
 A. GROUT SPACE IS CLEAN (PERIODIC)
 B. PLACEMENT OF REINFORCEMENT AND CONNECTORS (PERIODIC)
 C. PROPORTIONS OF SITE PREPARED GROUT (PERIODIC)
 D. CONSTRUCTION OF MORTAR JOINTS (PERIODIC)

SEISMIC RESISTANCE:
 PERIODIC SPECIAL INSPECTION IS REQUIRED FOR NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC-FORCE-RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS AND HOLD-DOWNS.

EXCEPTION: SPECIAL INSPECTION IS NOT REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING AND OTHER FASTENING TO OTHER COMPONENTS OF THE SEISMIC-FORCE-RESISTING SYSTEM, WHERE THE FASTENER SPACING OF THE SHEATHING IS MORE THAN 4 INCHES (102 MM) ON CENTER (O.C.).



PROPOSED FOUNDATION PLAN
 SCALE 3/16" = 1'-0"

FOUNDATION LEGEND

	NEW FOOTING
	EXISTING FOOTING TO REMAIN
	EXISTING FOOTING TO REMOVE/ABANDON IN PLACE

JUNE 24, 2015

JULY 21, 2015



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