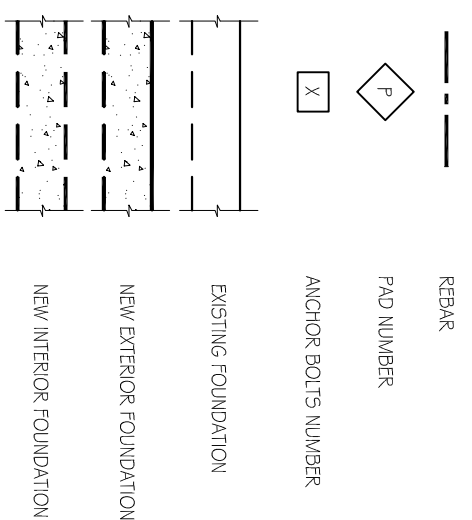


FARAH ENGINEERING

FOUNDATION NOTES

1. ALL CONCREDS/SLAB DETRICK AND INTERIOR BEARING WALLS/POINTEES (BRIKES & NONSHEAR WALLS) NOT LESS THICKNESS 12" x 16" WITH MINIMUM 10% REINFORCEMENT. ALL DETRICKS SHALL BE CAST AT MINIMUM 75° C. UNLESS NOTED OTHERWISE ON THE PLAN. ONE ANCHOR BOLT SHOULD BE LOCATED WITHIN 12" AWAY FROM THE END OF THE SILL PLATES. MIN. 12" SILL PLATE DETRICK REINFORCEMENT SHALL.
2. ALL FOUNDATIONS AND PIER ANCHORS SHALL BE INSTALLED ACCORDING TO SECTION 2.330 AND SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
3. MIN. CONCRETE WITH SHALL BE 1" FOR RECEIVING WAYS, AND 5" MIN. VERTICAL COVERS OF HOLLOW AND ANCHOR BOLTS SHALL BE 1" FOR FINISHING TO ACHIEVE PROPER AND ADEQUATE INSULATION.
4. PROPER MINIMUM SLAB THICKNESS SHALL BE 12" AND 16" FOR ELECTION FOR ALL CONTINUOUS FOOTING IN ADDITION, 1" MIN. AREA RATIO FOR ELECTRICAL GROUND. LOCATION TO BE VERIFIED WITH ELECTRICAL CONTRACTOR.
5. CONCRETE THICKNESS SHALL BE MINIMUM 2500 PSI.
6. FOUNDATION BEARING SHALL MEET THE STRUCTURAL REQUIREMENT ACCORDING TO THE DIMENSIONED AND SHALL FIT OF THE BUILDING SHALL BE CONSIDERED FOR THE ACQUIRED AND THE CONNECTION PRIOR TO CONSTRUCTION.
7. WAITING PERIOD FOR CONCRETE SLAB ON GRADE PRIOR TO START OF CONSTRUCTION IS 45 DAYS LONG.
8. WALK ON SLAB 24 HOURS AFTER CONCRETE HAS BEEN POURED.
9. CONSTRUCTION SHALL BE COMPLETED WITHIN 10 DAYS AFTER CONCRETE CURE.
10. END AND LOAD NOOF PRIOR TO 10 DAYS AFTER CONCRETE POUR.
11. THE MAXIMUM SLAB BEARING PRESSURE IS 1500 PSF.
12. VERTICAL DIMENSIONS SHOWN WITH ARCHITECTURAL PLANS, NOTIFY ARCHITECT OF ANY INCONSISTENCY.
13. DEFLECT FOOTING @ MAXIMUM RATIO AS REQUIRED TO ACHIEVE THE A.B. DESIGN +3% COVER.
14. IN SOIL REQUIRE PROVIDED AT THE TIME OF STRUCTURAL DESIGN.

SYMBOLS LEGEND



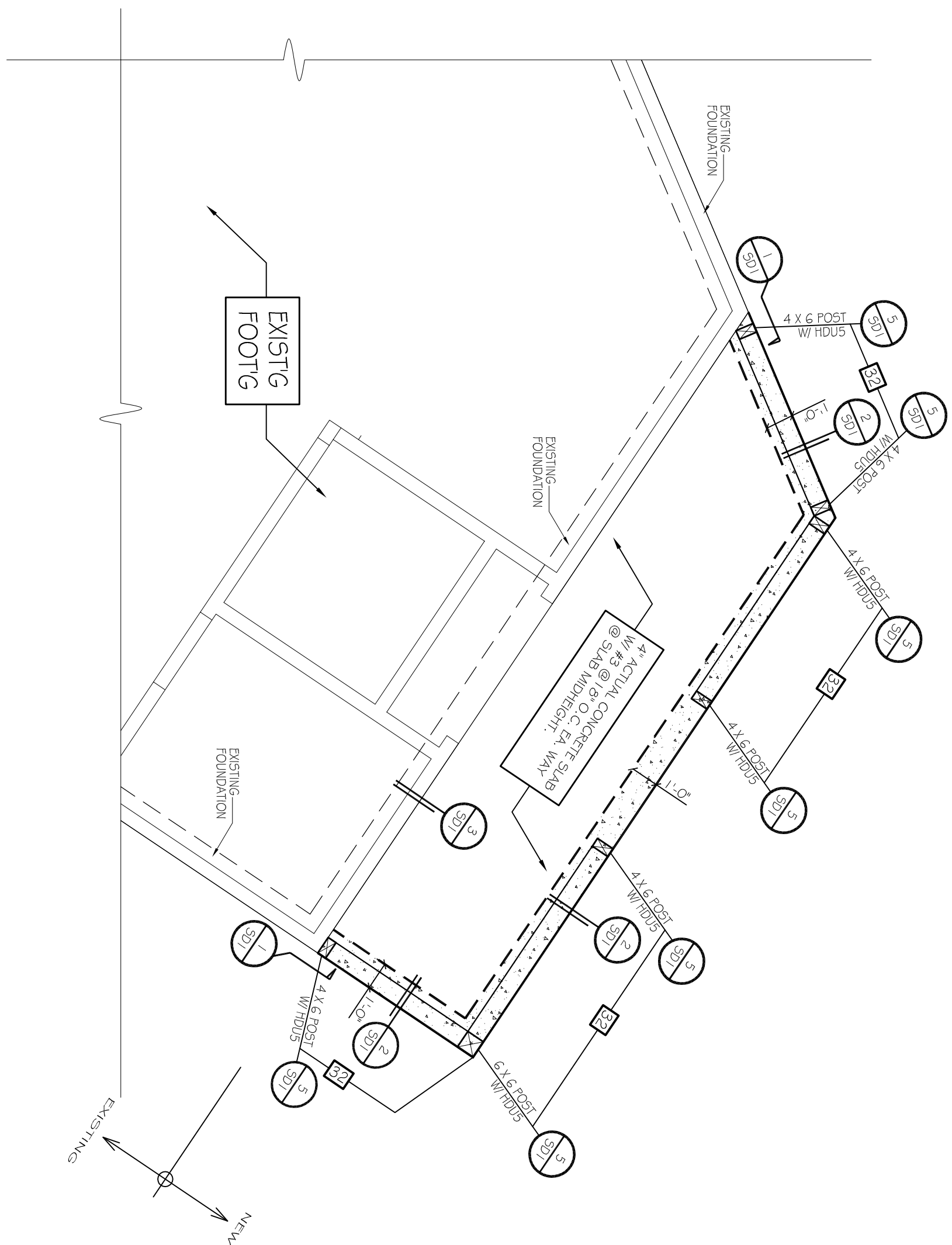
ANCHOR BOLT SCHEDULE

5/8" DIAMETER X 12" ANCHOR BOLTS @ 32" O.C.

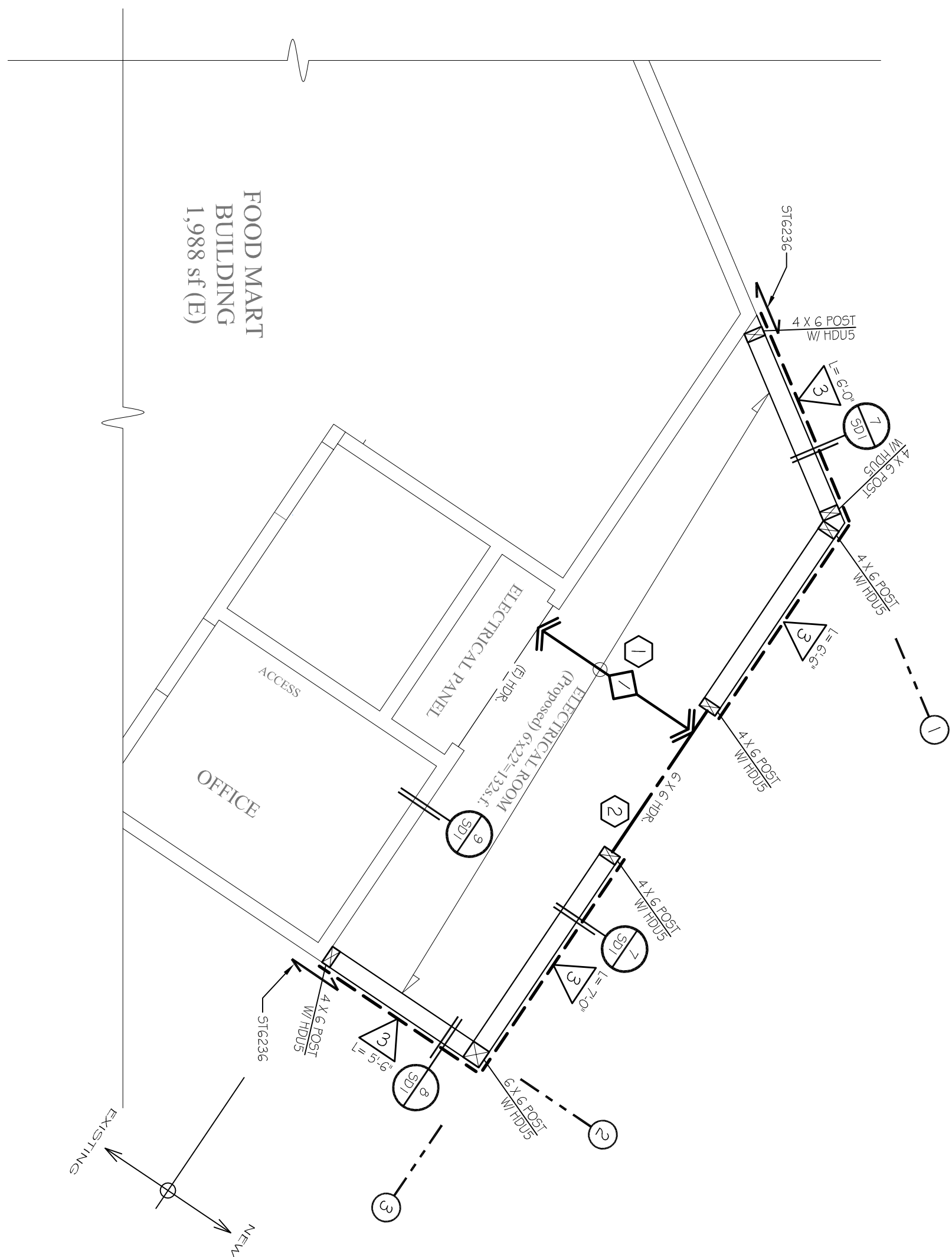
TO REPLACE MISSING OR MISLOCATED ANCHOR BOLTS, USE DETAIL (4/5D1)

WATER/ WEATHER PROOFING

WE " FARAH ENGINEERING " ARE NOT IN ANY WAY OR CONDITION LIABLE FOR ANY WEATHERWATER PROOFING DETAILS, MATERIALS OR METHODS THIS SHALL BE OBTAINED BY OTHERS EG. ARCHITECTS, CONTRACTORS OR BUILDERS.



FOUNDATION PLAN





$$1/4^* = 1^* - 0^*$$


ROOF FRAMING PLAN

$$|A| = 1, 0$$

S.W. TYPE		WALL SHEATHING	5/8" PLATE NAILING	5/8" PLATE ANCHOR BOLTS
SHEAR WALL SCHEDULE			ON WOOD FLOOR	ON FOUNDATION
▽	7/8" STUCCO OVER BACKED LATH WITH 16 GAUGE STAPLES ACROSS JOINTS WITH 160 REINFORCED WIRE 13.1 INCHES WITH 1" GAUGE GALVANIZED WIRE 1/2" LATH AND 7/16" E COMMON (160 P/L)	16d SNIKER @ 8" O.C.	5/8" Ø X 12" @ 32" O.C.	
2	3/8" AN RATED FLOWOOD WITH 6d COMMON NAILS AT 6" O.C. EDGES AND 12" O.C. FIELD..... (230 P/L)	16d SNIKER @ 4" O.C.	5/8" Ø X 12" @ 32" O.C.	
3	1/2"2" AN RATED FLOWOOD WITH 6d COMMON NAILS AT 4" O.C. EDGES AND 12" O.C. FIELD..... (330 P/L)	16d SNIKER @ 3" O.C.	5/8" Ø X 12" @ 32" O.C.	
4	1/2"2" STRUCTURAL FLOWOOD WITH 6d COMMON NAILS AT 3" O.C. EDGES AND 12" O.C. FIELD ()..... (550 P/L)	16d SNIKER @ 3" O.C.	5/8" Ø X 12" @ 32" O.C.	
5	1/2"2" STRUCTURAL FLOWOOD WITH 10d COMMON NAILS AT 3" O.C. EDGES AND 12" O.C. FIELD ()..... (665 P/L)	16d SNIKER @ 3" O.C.	5/8" Ø X 12" @ 32" O.C.	
6	1/2"2" STRUCTURAL FLOWOOD WITH 10d COMMON NAILS AT 2" O.C. EDGES 12" O.C. FIELD ()..... (720 P/L)	16d SNIKER @ 3" O.C.	5/8" Ø X 12" @ 32" O.C.	
(1)	PROVIDE 3" NOMINAL OR WIDER FRAMING AT ADJOINING PANEL EDGES WITH 3" X 12" SILL PLATE WITH NAILS STAGGERED FOR SHEAR			
(1)	PROVIDE 3" X 12" SILL PLATE WITH NAILS STAGGERED FOR SHEAR NAILS TYPE 4, 5 AND 6			
△	RUN FLOWOOD OVER ROOF AND/OR AFTER FLOWOOD BEFORE BOY-OUT			

FRAMING NOTES

- A. BALLO FRAHMED WALLS USE 24 STUDS @ .16" OC TO 12.0" IN HEIGHT OVER 10.0" OF 24 STUDS AT 16" OC TO 12.0" IN HEIGHT OVER 17.6" IN HEIGHT (E) 24 STUDS AT 12" OC (U.O.N.)
- B. BRICK PLANTS OF EXTERIOR WALLS AND SHEAR WALLS W/12" 6d AT 4" SPACE (U.N.)
- C. PROVIDE 4X 10S AT 12" AL HOLD DOWN (U.O.N.)
- D. ALL FINISHING HARDWARE TO BE SWIMSON STRONG-TIE CO. OR APPROVED EQUIVALENT.
- E. PROVIDE 4X 10S IN EACH END OF 4X10 OR LARGER MEMBERS. USE 24 STUDS IN EACH END OF 4X6 OR SMALLER MEMBERS. (U.O.N.) PROVIDE MULTIPLE STUDS IN EACH END OF 4X6 OR SMALLER MEMBERS (U.O.N.)
- F. PROVIDE MULTIPLE STUDS UNDER MULTIPLE JOISTS.
- G.  INDICATES SHEAR WALL (SEE SHEAR SCHEDULE).
- H.  INDICATES BEAM OR HEADER AND SPALL.
- I.  INDICATES INTERIOR NON-BEARING WALL.
- J.  INDICATES INTERIOR BEARING WALL.

FRAMING SCHEDULE

☐ INDICATES NOTES APPLICABLE TO THIS PLAN ONLY
NOTES APPLY ONLY WHEN REFERENCED BY PLAN.

1. BALCONY FENCED WALL.
2. BALCONY FENCED WALL TO BOTTOM CHORD OF TRUSS.
3. 26 STUDS @ 16" O.C.
4. 26 STUDS @ 16" O.C.
5. 2X4 DIAGONAL SWAY BRACE CUT INTO TOP PLATE (1/8" O MIN LENGTH)
6. PLY LAM LOAD FROM ABOVE FLOOR
7. BEAM TO BE TIGHT WADIST FOR JOINT JUST HANGERS IN BEAM.
8. BLOW JOIST WADIST OVERLAYING AND CONTINUOUS 2X4 DIMENSION
@ JOIST OR TOP OF
9. 30 SQUARE FT ACCESS.
10. LINE OF PAUL NAILING SEE MECHANICAL TRANS FRAME AS REQUIRED
11. ON ACCORDING BRACE SET DOWN FOR HEIGHTS.
12. LINE OF CLIMB BRACE SET DOWN FOR HEIGHTS.
13. STRAIGHT SEE FLOOR PLAN FOR HOGE NAILING AND WITH CS-6 STRAP TO
14. END OF TALL HEIGHT BLOCKING.
15. HOLDDOWN STRAP FROM FLOOR ABOVE.
16. CONF. TWO-SIDE SHEATH UNDER CALIFORNIA FRAMING.
17. LINE OF FLOOR ABOVE.
18. HANGER PER RUSS MANUFACTURE
19. 2X6 TALL HEIGHT STUDS @ 1# @ 12" O.C.
20. OR 2-X6 TALL HEIGHT STUDS @ 1# @ 16" O.C.

FRAMING LEGEND

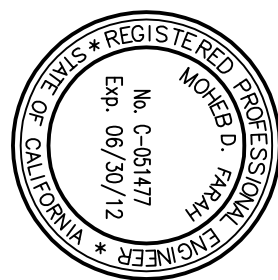


DESIGN LOADS

- 1- ROOF DEAD LOAD = 15.0 PSF
- 2- ROOF LIVE LOAD = 20.0 PSF
- 3- WIND : EXPOSURE "C"
- 4- WIND SPEED : 85 MPH.
- 5- SITE CLASS : "D"
- 6- $S_s = 1.438$ $S_{ms} = 1.438$
 $S_1 = 0.509$ $S_{m1} = 0.764$
 $F_a = 1.0$ $S_{D_s} = 0.959$
 $F_v = 1.5$ $S_{D_1} = 0.509$

List of work requiring special inspection:

- | | |
|--|--|
| <input type="checkbox"/> SOILS COMINGLING PRIOR TO FOUNDATION INSPECTION | <input type="checkbox"/> HIGH STRENGTH BOLTING |
| <input type="checkbox"/> STRUCTURAL CONCRETE OVER 2500 PSI | <input checked="" type="checkbox"/> EXPANSION FLOX ANCHORS |
| <input type="checkbox"/> PRESTRESSED CONCRETE | <input type="checkbox"/> SPRAWED ON FIREPROOFING |
| <input type="checkbox"/> STRUCTURAL MASONRY | <input type="checkbox"/> OTHER: |
| <input type="checkbox"/> DESIGNER SPECIFIED | |
| <input type="checkbox"/> STRUCTURAL STEEL PANELS (TYPE 4, 5, & 6) | |



FOUNDATION AND ROOF FRAMING PLAN

ADDITION FOR:
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TUSTIN, CA 92780

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CORONA CA, 92880

TEL. (951) 738-1215 FAX (951) 738-1153
EMAIL: faraheng@sbcglobal.net

JOB#

10-071

SCALE: 1/4" = 1' 0"

DESIGN BY:

DRAWN BY:

BRYAN

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