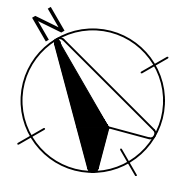
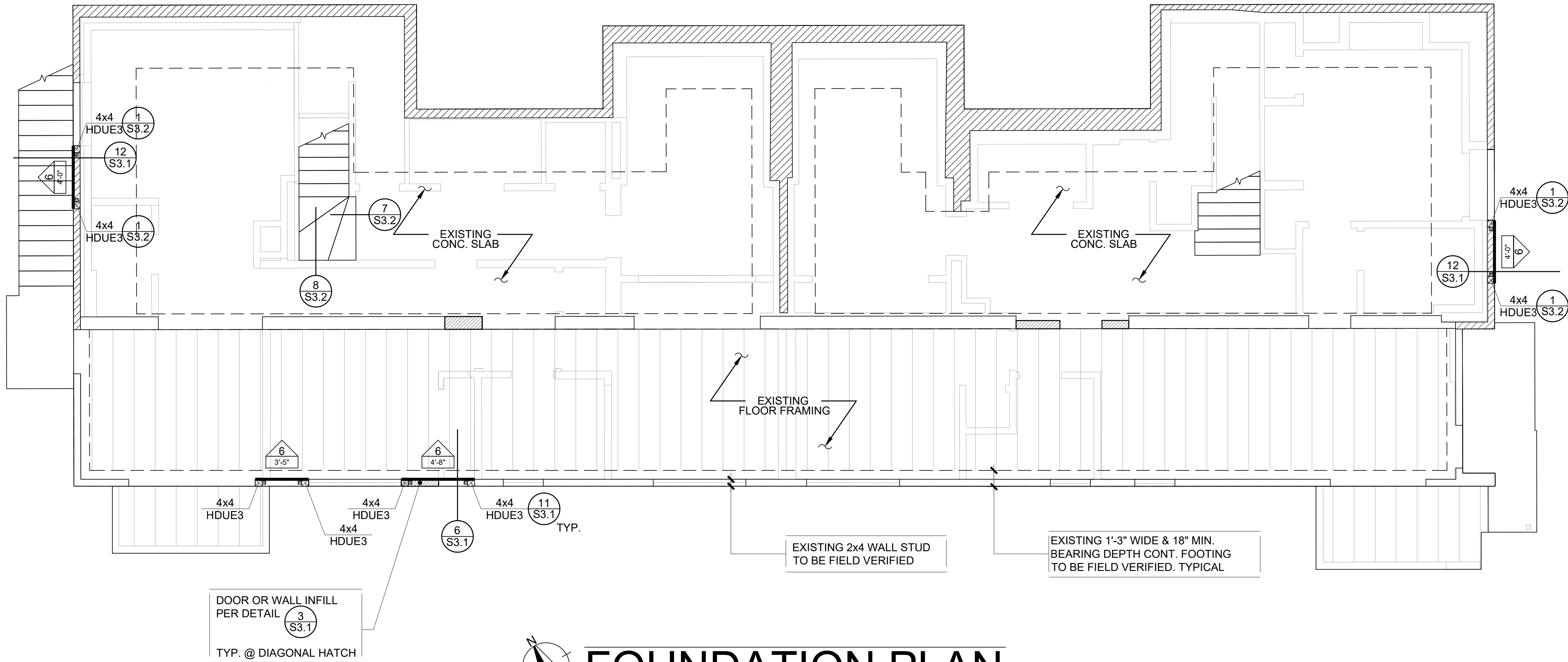


NOTE:
WALLS TO BE DEMOLISHED MUST BE VERIFIED ON SITE TO ENSURE THEY ARE NOT LOAD-BEARING OR SHEAR WALLS.
IF IDENTIFIED AS STRUCTURAL, STOP IMMEDIATELY AND CONTACT THE ENGINEER.

CONTRACTOR TO VERIFY IF EXISTING SLAB IS POST-TENSIONED, IF SO, NOTIFY E.O.R.



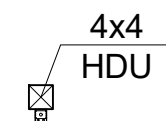
FOUNDATION PLAN

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

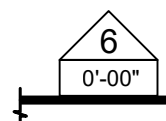
PLAN NOTES

- REFER TO STRUCTURAL NOTES ON SHEET S1.0-S1.1 AND TYPICAL DETAILS ON SHEETS S3.0-S3.2. THESE NOTES AND DETAILS SHALL BE USED WHERE APPLICABLE WHETHER SPECIFICALLY REFERENCED ON PLANS OR NOT.
- CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES WITH STRUCTURAL REQUIREMENTS INDICATED. REFER TO ARCHITECTURAL, CIVIL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS.
- REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- NON-STRUCTURAL ELEMENTS IN NATURE SUCH AS DRAINS, SUMPS, EXTERIOR HARDSCAPE, MECHANICAL UNITS, ETC., ARE TO BE DESIGNED BY OTHERS.
- STRUCTURAL WALLS ARE WALLS THAT RESIST GRAVITY, WIND, AND/OR SEISMIC LOADS. ALL EXTERIOR WOOD FRAMED WALLS ARE STRUCTURAL WALLS. WALLS OR PORTIONS NOT INDICATED ON THE STRUCTURAL DRAWINGS ARE PARTITION WALLS. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION AND EXTENT OF PARTITION WALLS.
- ALL WOOD FRAMED STRUCTURAL WALLS ARE TO BE 2x4 STUDS @ 16" O.C., U.O.N. (USE 2x6 STUDS @ 16" O.C. AT PLUMBING WALLS).
- ANCHOR BOLTS SHALL BE EMBEDDED AT LEAST 7" MIN. INTO CONCRETE OR MASONRY FOUNDATION SPACED NO MORE THAN 48" AND PROVIDE A PLATE WASHER WITH MINIMUM SIZE OF 0.299"x3"x3".
- ANCHOR BOLTS AND HOLDOWN ANCHORS, SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION. ON RAISED FLOOR HOLDOWN THAT USE 7/8" OR GRATER DIA., STAMP WALL WITH MIN. OF 8"DURING 4x6 LENGTH FROM MIDDLE.
- SHEAR WALL SHEATHING SHOWN ON ONE SIDE MAY ALTERNATIVELY BE SHEATHED ON THE OPPOSITE SIDE OF THE WALL.
- IF ADVERSE SOILS CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION MAY BE REQUIRED.
- EXTREME CARE SHOULD BE TAKEN WHEN DOING FOUNDATION WORK WITH POST-TENSIONED SLABS (WHERE APPLICABLE). NO TENDONS SHALL BE DAMAGED OR CUT. NOTIFY THE ENGINEER OF RECORD PRIOR TO ANY DRILLING, CORING, SAQ-CUTTING, ETC. USE NON-DESTRUCTIVE METHODS TO LOCATE TENDONS PRIOR TO ANY WORK.

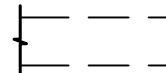
LEGEND



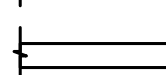
SHEAR WALL POST AND HARDWARE TYPE SEE DETAIL 11/S3.1 AND DETAIL 1/S3.2 FOR INSTALLATION DETAILS.



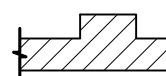
WOOD SHEARWALL. SEE SHEARWALL SCHEDULE ON S2.0 FOR ASSEMBLY AND DETAIL REFERENCES. SHEARWALLS STARTS AT FOUNDATION AND CONTINUES UP TO ROOF LEVEL



(E) CONCRETE FOOTING, INDICATED WITH HIDDEN LINES



BEARING WALL SHOWN WITH A BOLD CONTINUOUS LINE. SUPPORTS VERTICAL/SEISMIC/WIND LOADS.



(E) CONCRETE OR MASONRY WALLS AND PILASTERS.

SHEARWALL SCHEDULE

TYPE ¹	SHEATHING ²	NAIL SIZE ³	EDGE NAIL	FIELD NAIL	SILL PLATE CONN.			SHEAR CLIPS ^{4,5}	ALLOW SHEAR (PLF)
					WOOD	CONCRETE			
						2x	3x		
6 0'-00"	16 32 STRUC 1 O.S.	10d	6"	12"	SDS ₃ "x6" @ 16"	5/8" DIA. A.B. @32"	5/8" DIA. A.B. @48"	A35 @ 16"	312
NOTES: 1. SEE DETAIL 5/S3.0 & 7/S3.0 FOR ALL SHEARWALL ASSEMBLIES BASED ON SHEAR WALL TYPE: TYPE I TYPE II TYPE III TYPE IV 6 4, 3 & 2 4D 3D & 2D 2. O.S. INDICATES SHEATHING ON ONE SIDE OF THE WALL & D.S. INDICATES SHEATHING ON BOTH SIDES OF THE WALL. 3. USE COMMON WIRE NAILS FOR ALL STRUC 1 SHEATHING 4. USE MIN. 8d COMMON NAILS MIN. FOR NAILS FOR LTP4 INSTALLED OVER SHEATHING 5. USE A35 @ 6" O.C. ON SIMPSON STRONG WALL									



SPRUCE ENGINEERING SERVICES,
PROFESSIONAL CORPORATION

5771 GLOUCESTER CIR., WESTMINSTER, CA 92683
TELE: (562) 204-6223
SPRUCEENGINEERSERVICES.COM

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.

SAMPLE RESIDENCE

REMODEL

PROJECT ADDRESS:
1445 HILLCREST DR
LAGUNA BEACH, CA 92651

REVISIONS			
No.	DATE	SHEET	APPROVAL
1			
2			
3			

DESIGNED BY:	DESIGN CHECK BY:
DRAWN BY:	DRAFTING CHECK BY:



SHEET TITLE
DRAWING REF.
PROJECT NUMBER 26-103
SHEET

S2.0
FOUNDATION
PLAN