

FOUNDATION NOTES

GENERAL

- NO FIELD SUPERVISION OR CONSTRUCTION ADMINISTRATION IS PROVIDED AT THE OWNER'S REQUEST. IT IS UNDERSTOOD THAT THE PERMITTING JURISDICTION WILL INSPECT THE WORK. THE DESIGN ENGINEER IS NOT ADMINISTERING THE WORK. THESE DOCUMENTS HAVE BEEN PREPARED FOR USE BY EXPERIENCED LICENSED CONTRACTORS.
- THE FOUNDATION SHOWN HAS BEEN DESIGNED TO MEET THE MINIMUM REQUIREMENTS OF THE BUILDING CODE AND THE AMERICAN CONCRETE INSTITUTE'S GUIDELINES FOR DESIGN OF SLABS ON GROUND (ACI-360). GRADE BEAM DEPTHS/WIDTHS SHOWN SHALL NOT BE REDUCED. GRADE BEAM DEPTHS/WIDTHS MAY BE ENLARGED BY 20%.
- ALL WORK SHALL BE IN CONFORMANCE WITH ALL LOCAL & FEDERAL REQUIREMENTS, CODES & REGULATIONS.
- CONTRACTOR SHALL SET FORMWORK FROM ARCHITECTURAL DRAWINGS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, OFFSETS, DROPS, INSERTS, BRICK LEDGES AND BLOCK-OUTS WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS & DRAWINGS FROM OTHER TRADES.
- CONTRACTOR SHALL PLACE A POLYETHYLENE VAPOR BARRIER (VAPOR RETARDER) UNDER ALL CONCRETE. SEE PLAN FOR REQUIRED THICKNESS AND NUMBER OF LAYERS.
- CONTRACTOR SHALL USE CONTROL JOINTS IN AREAS OF EXPOSED CONCRETE TO MINIMIZE THE APPEARANCE OF SHRINKAGE CRACKING.
- CONTRACTOR SHALL USE A BOND BREAKER BETWEEN SLAB AND BRITTLE FLOORING.

SOIL

- THE FOUNDATION SHOWN HAS BEEN DESIGNED FOR A MINIMUM ALLOWABLE SOIL BEARING CAPACITY AS SHOWN ON PLAN ASSUMING COMPRESSIBLE SOIL (NON-EXPANSIVE SOIL AS DEFINED BY THE BUILDING CODE) WITH A MAXIMUM EXPECTED GROSS SETTLEMENT OF LESS THAN 1 INCH. THE OWNER IS REQUIRED TO OBTAIN A SOIL REPORT PRIOR TO CONSTRUCTION TO VERIFY THESE DESIGN PARAMETERS. THE OWNER SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF SOIL CONDITIONS DO NOT MEET THE ABOVE STATED DESIGN ASSUMPTIONS. FAILURE TO PROPERLY TEST THE SOIL WILL VOID THE ENGINEER'S DESIGN AND THE ENGINEER SHALL BE HELD HARMLESS.
- ALL VEGETATION, LOOSE MATERIAL AND ORGANIC MATERIAL SHALL BE STRIPPED FROM THE SITE AT FOUNDATION LOCATIONS. IF MORE THAN 18 INCHES OF LOOSE MATERIAL IS REMOVED CONTACT ENGINEER FOR FURTHER RECOMMENDATIONS. PROOF ROLL ALL AREAS PRIOR TO FILL PLACEMENT. REMOVE ANY SOFT MATERIALS THAT "RUIT" OR "PUMP" UNDER PROOF ROLLING OPERATIONS AND REPLACE WITH STRUCTURAL FILL.
- STRUCTURAL FILL SHALL HAVE A MAXIMUM LIQUID LIMIT OF 40 AND A MAXIMUM PLASTICITY INDEX (PI) < 20 (THE PI IS THE DIFFERENCE OF THE LIQUID LIMIT AND THE PLASTIC LIMIT OF THE SOIL).
- CONTRACTOR SHALL PLACE FILL IN 6 TO 8 INCH LIFTS AT MOISTURE CONTENTS WITHIN 3% OF OPTIMUM AND COMPACT TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D698) AND SHALL EXTEND MINIMUM OF 5 FEET BEYOND THE LIMITS OF THE BUILDING (TEST EACH LIFT, MINIMUM OF 1 TEST PER 2,000 SF. OF AREA PER LIFT). SCARIFY BETWEEN FILL LIFTS FOR BONDING.
- THE MAXIMUM FILL HEIGHT ALLOWED IS AS SHOWN ON THE FOUNDATION PLAN. PLACEMENT OF FILL IN EXCESS OF THIS AMOUNT WILL VOID THE ENGINEER'S DESIGN AND HOLD THE ENGINEER HARMLESS.
- CONTRACTOR SHALL PROVIDE AND OWNER SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE FOUNDATION. PONDING WATER AT FOUNDATION EDGES WILL CAUSE SOILS TO GAIN MOISTURE WHICH CAN RESULT IN A LOSS OF BEARING CAPACITY, EXCESSIVE SETTLEMENT AND/OR SWELLING OF THE SOIL, ALL OF WHICH CAUSES DIFFERENTIAL SETTLEMENT.
- CONTRACTOR SHALL PROVIDE AND OWNER SHALL MAINTAIN PROTECTION FOR FOUNDATION FROM THE EFFECTS OF MOISTURE LOSS DUE TO TREES ADJACENT TO THE FOUNDATION. MOISTURE LOSS IN SOIL CAN RESULT IN SOIL SHRINKAGE WHICH CAN CAUSE DIFFERENTIAL SETTLEMENT.

PILES (IF SHOWN ON PLAN)

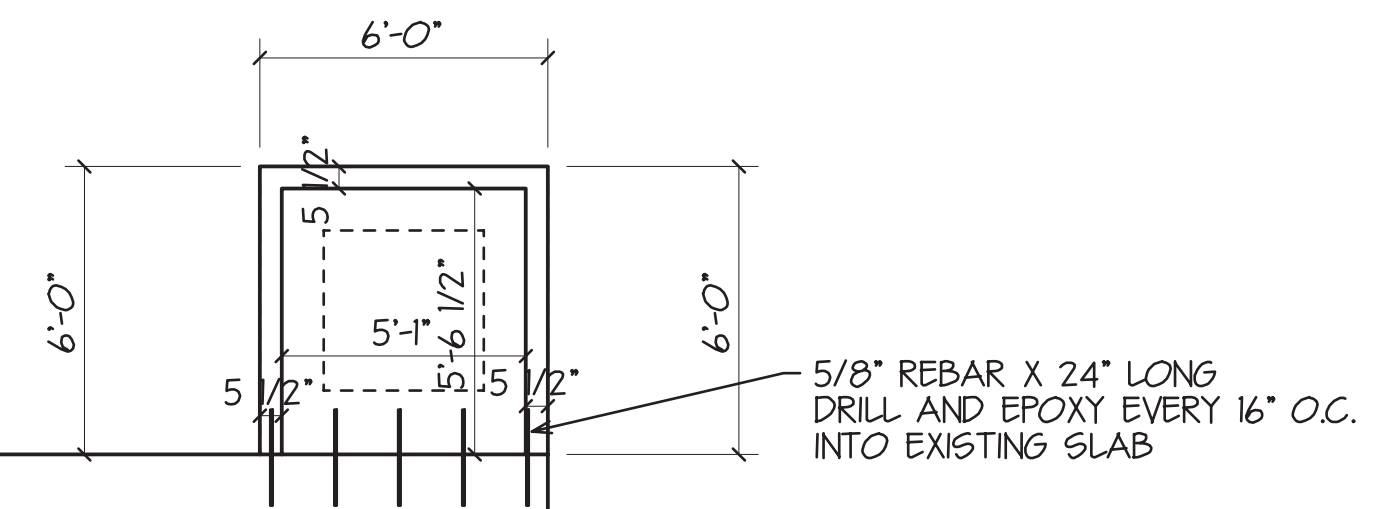
- PILES SHALL BE OF THE SIZE STATED ON THE FOUNDATION PLAN, DRIVEN WITH AN IMPACT HAMMER, NOT VIBRATED.
- PILES SHALL HAVE TIP EMBEDMENT INTO NATURAL SOIL OR DRIVEN TO REFUSAL, REFUSAL SHALL BE AS SPECIFIED IN GEOTECHNICAL REPORT OR BUILDING CODE. IF REFUSAL IS NOT SPECIFIED IN GEOTECHNICAL REPORT OR BY BUILDING CODE, REFUSAL FOR SMALL TIMBER PILES SHALL BE 12 BLOWS PER FOOT FOR TWO CONSECUTIVE FEET USING A VULCAN NO.2 HAMMER OR A 2,000 TO 3,000 LB DROP HAMMER FALLING 5 FT; REFUSAL FOR CLASS B PILES SHALL BE 25 BLOWS PER FOOT FOR TWO CONSECUTIVE FEET USING A VULCAN NO.1 HAMMER OR EQUIVALENT.
- TIMBER PILES SHALL BE PER ASTM D25.
- TIMBER PILES SHALL MEET AWWA STANDARDS C3 FOR PRESERVATIVE RETENTION.

CONCRETE

- CONTRACTOR SHALL PLAN HIS WORK IN ORDER TO PLACE CONCRETE AS SOON AS POSSIBLE AFTER SOIL HAS BEEN PREPARED FOR CONSTRUCTION IN ORDER TO MINIMIZE DAMAGE OF THE SOIL BY EXPOSURE TO THE ENVIRONMENT. DO NOT PLACE CONCRETE ON SOILS THAT HAVE BEEN DISTURBED BY RAINFALL, PONDING WATER OR DESICCATED SOILS (SOILS THAT HAVE EXCESSIVELY DRIED).
- ALL CONCRETE SHALL HAVE A 3,000 PSI MINIMUM 28-DAY COMPRESSIVE STRENGTH, UNLESS NOTED OTHERWISE ON PLAN.
- CONCRETE MIX DESIGN AND MATERIALS SHALL BE IN ACCORDANCE WITH ACI-301.
- CALCIUM CHLORIDES SHALL NOT BE ALLOWED.
- CONTRACTOR SHALL THOROUGHLY CONSOLIDATE CONCRETE (ESPECIALLY AT ANCHORAGES AND DOWELS).
- CONTRACTOR SHALL CURE CONCRETE IN ACCORDANCE WITH ACI-308 IMMEDIATELY AFTER FINISHING TO MINIMIZE THE APPEARANCE OF SHRINKAGE CRACKS.
- ALL FORMWORK SHALL BE IN ACCORDANCE WITH ACI-301.
- WHERE CONSTRUCTION JOINTS ARE REQUIRED BUT ARE NOT INDICATED ON THE DRAWINGS, THEY SHALL BE LOCATED BY THE CONTRACTOR, SUBJECT TO REVIEW BY THE OWNER'S ENGINEER. ALL CONSTRUCTION JOINTS SHALL BE KEYED, WITH REINFORCING CONTINUOUS THROUGH THE JOINT.

REBAR & WWR REINFORCEMENT

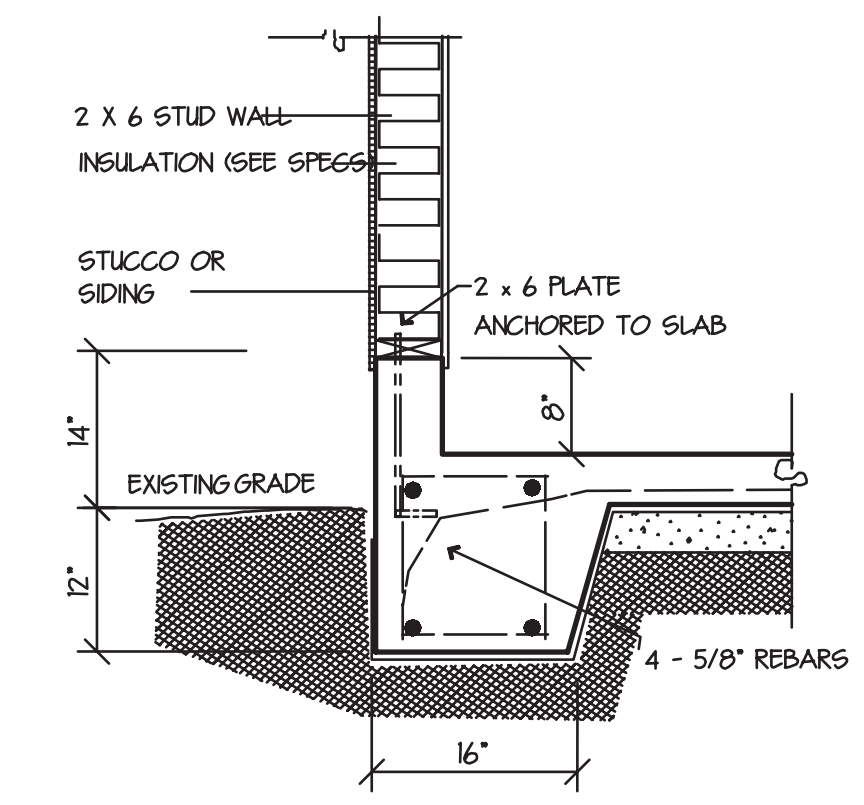
- ALL REBAR SHALL CONFORM TO ASTM A615, GRADE 60.
- PROVIDE CORNER BARS AT ALL BEAM CORNERS AND "T" INTERSECTIONS TO MATCH HORIZONTAL REBAR REINFORCEMENT. MINIMUM LAP LENGTH OF EACH LEG 48 BAR DIAMETERS (SEE PROVIDED DETAIL).
- ALL WELDED WIRE REINFORCEMENT (WWR & WWR) SHALL CONFORM TO ASTM A185 (FLAT SHEETS).
- SLAB REINFORCEMENT SHALL BE SUPPORTED AT 4 FT ON CENTER MAX. IN BOTH DIRECTIONS (THE USE OF CONCRETE BRICKS OF AN EQUAL OR GREATER COMPRESSIVE STRENGTH AS REQUIRED FOR THE SLAB IS ACCEPTABLE).



EXISTING SLAB

EXISTING SLAB

FOUNDATION PLAN
SCALE 1/4" = 1'-0"



FOUNDATION PLAN

PLANS FOR:
ROBERT "FRANKIE" CHEEK
131 LAFITTE STREET
MANDEVILLE, LA

DesignTech
Residential Planners, Inc.
St. Tammany Parish, LA.
COVINGTON 985-871-7211 SLIDEL 985-847-0600

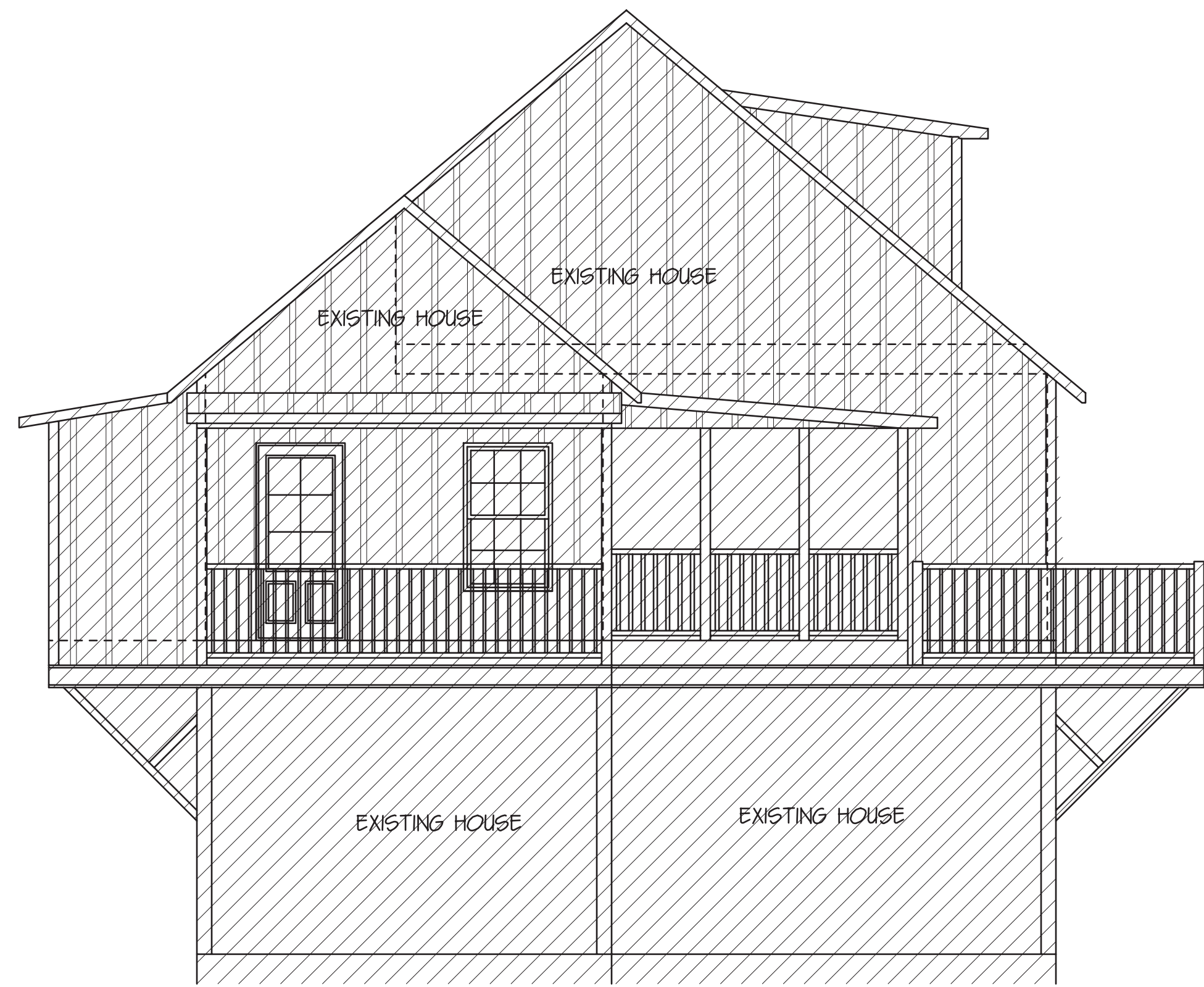
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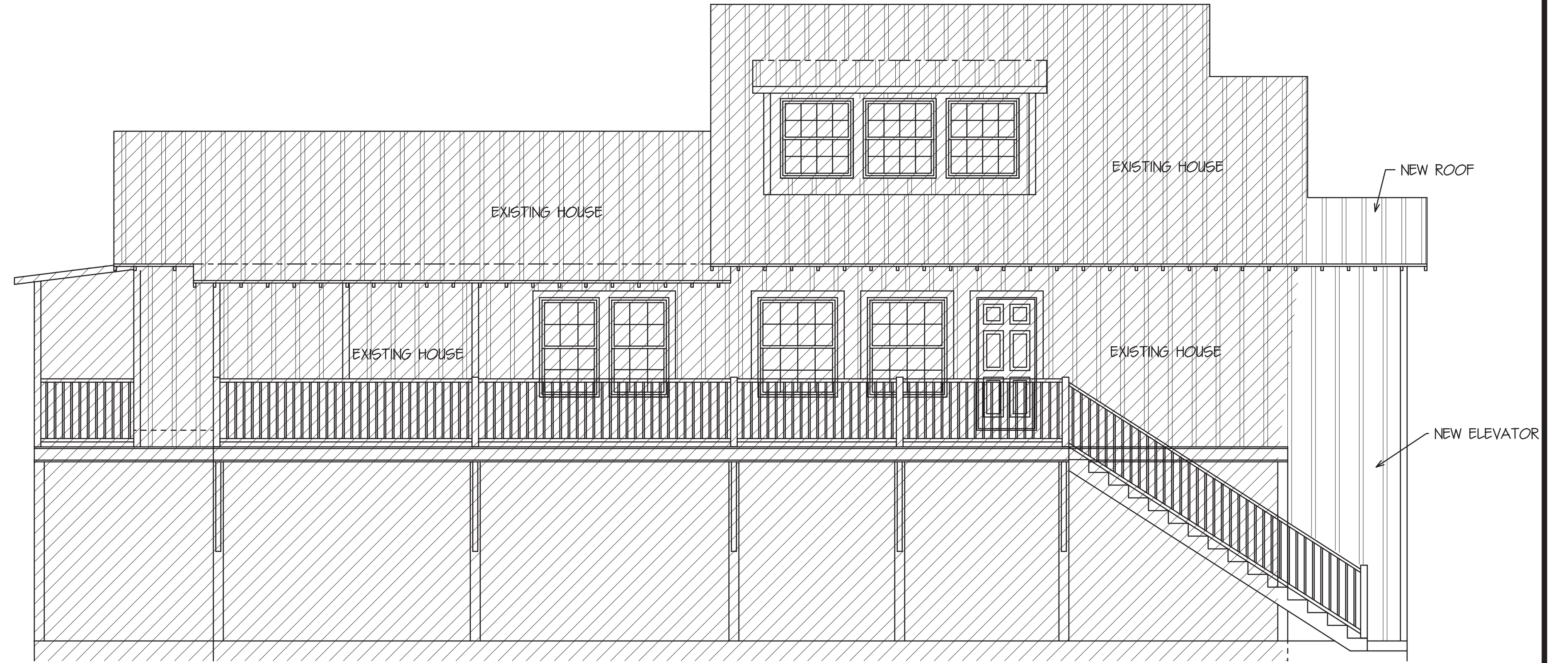
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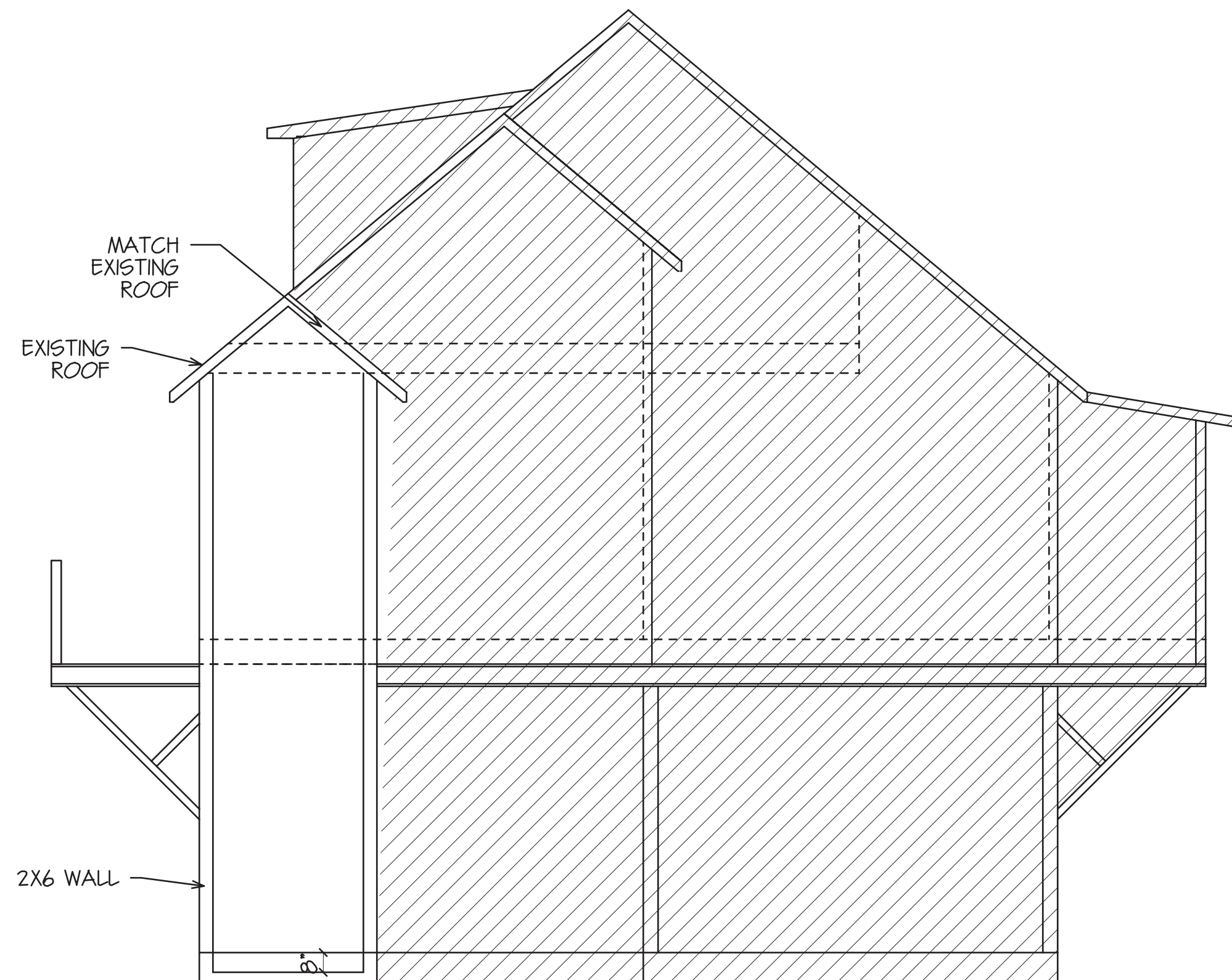
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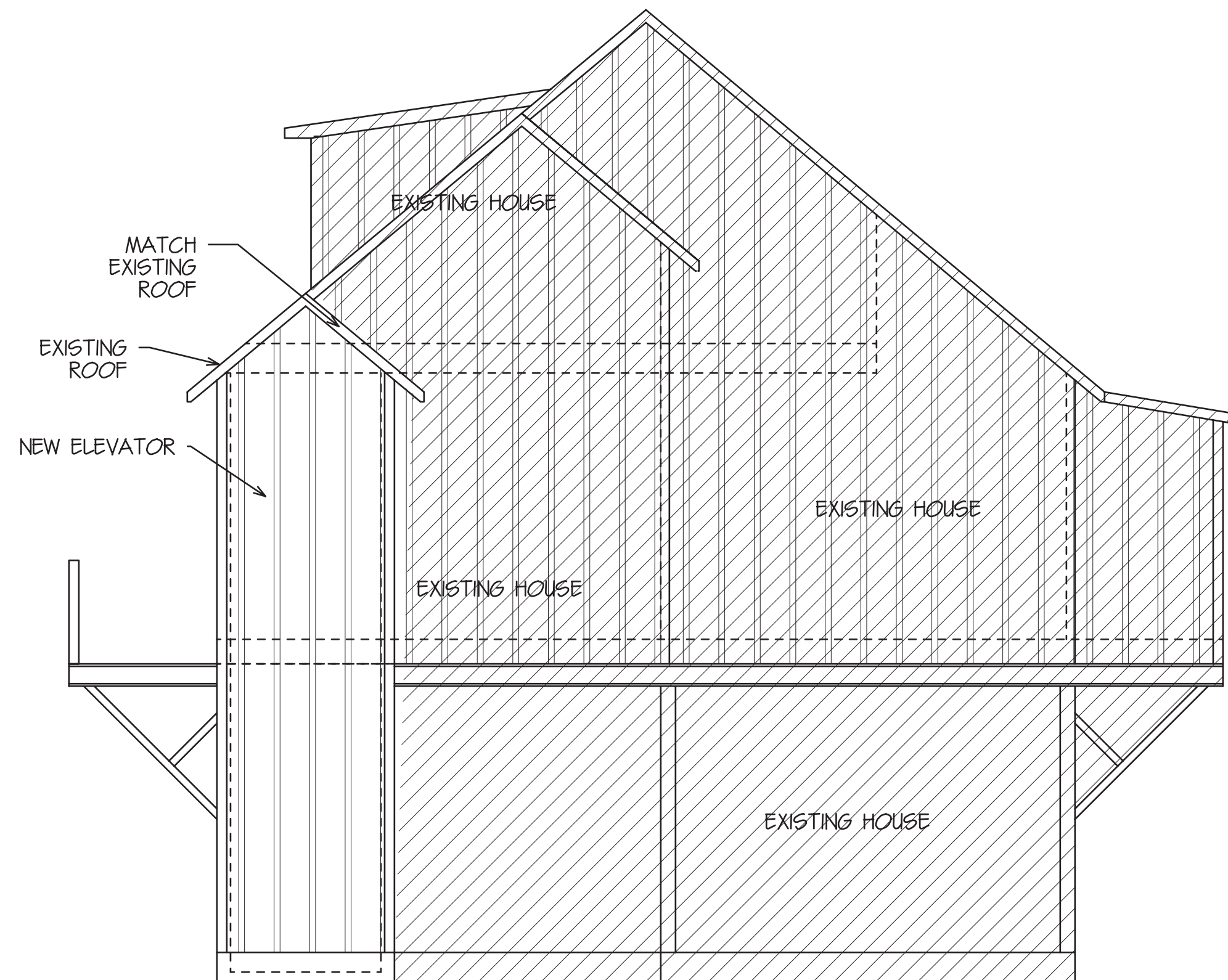
FRONT ELEVATION
SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



SECTION @ NEW ELEVATOR
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"



ELEVATIONS
& SECTION

PLANS FOR:
ROBERT "FRANKIE" CHEEK
81 LAFITTE STREET
MANDVILLE, LA

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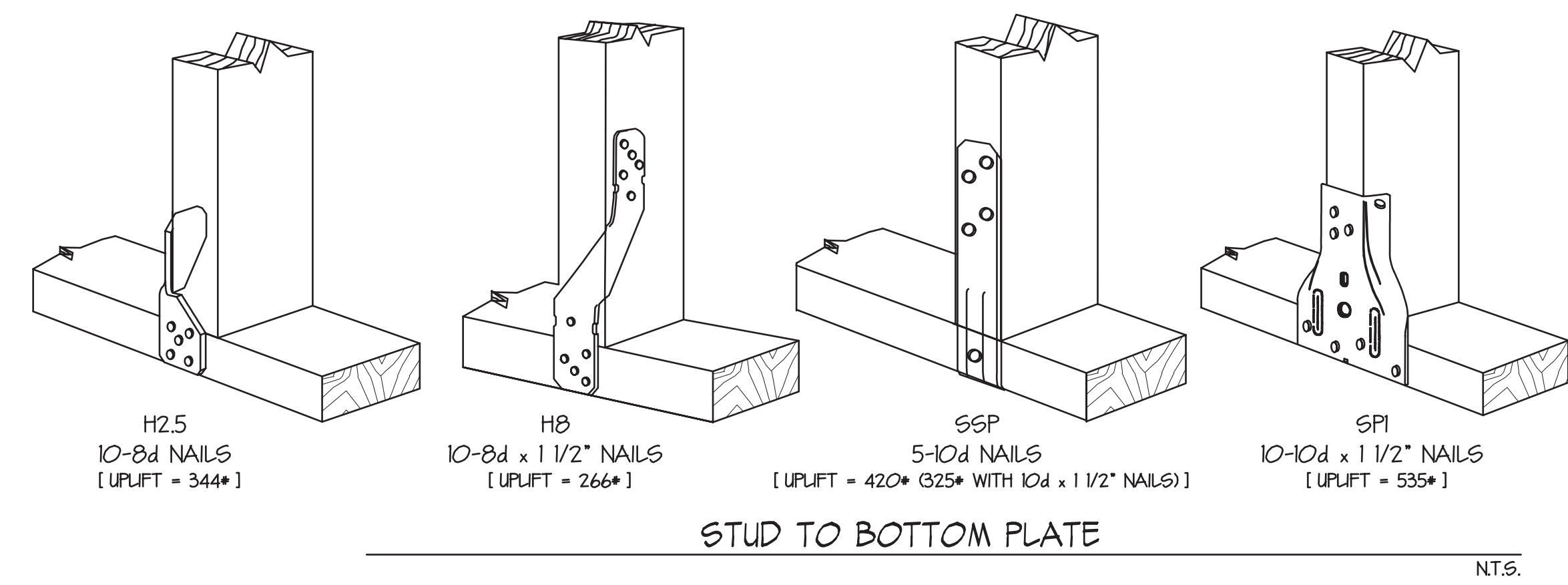
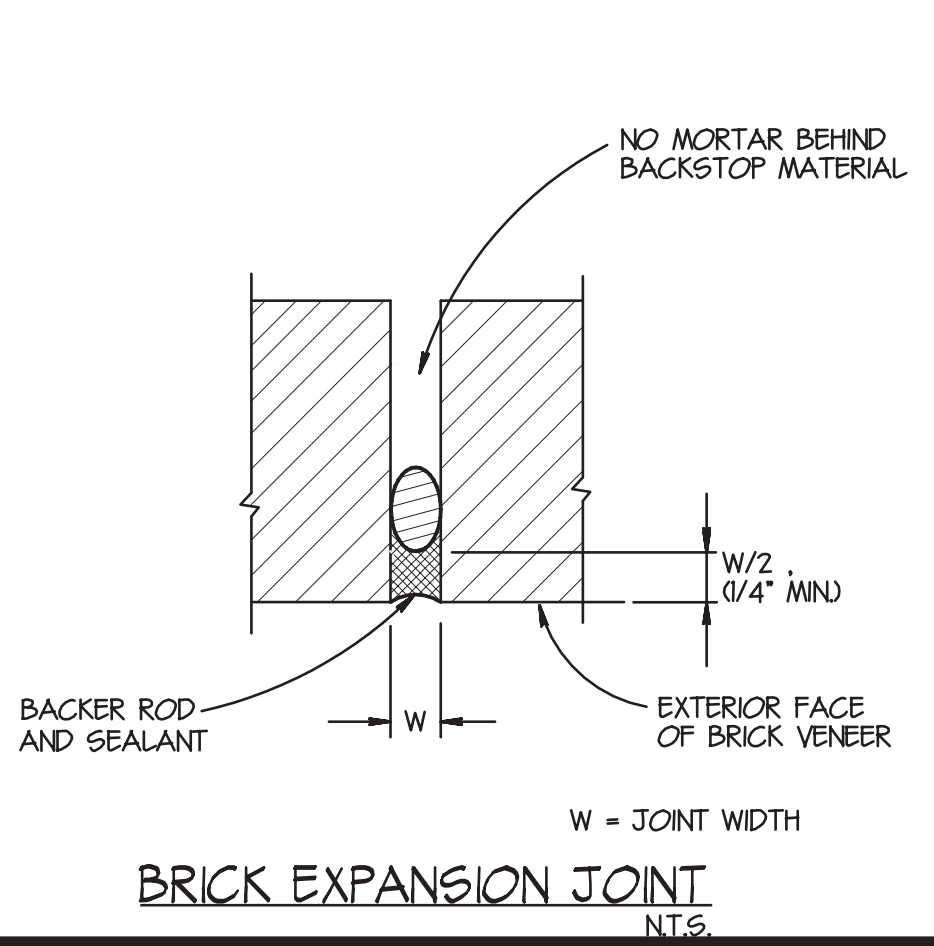
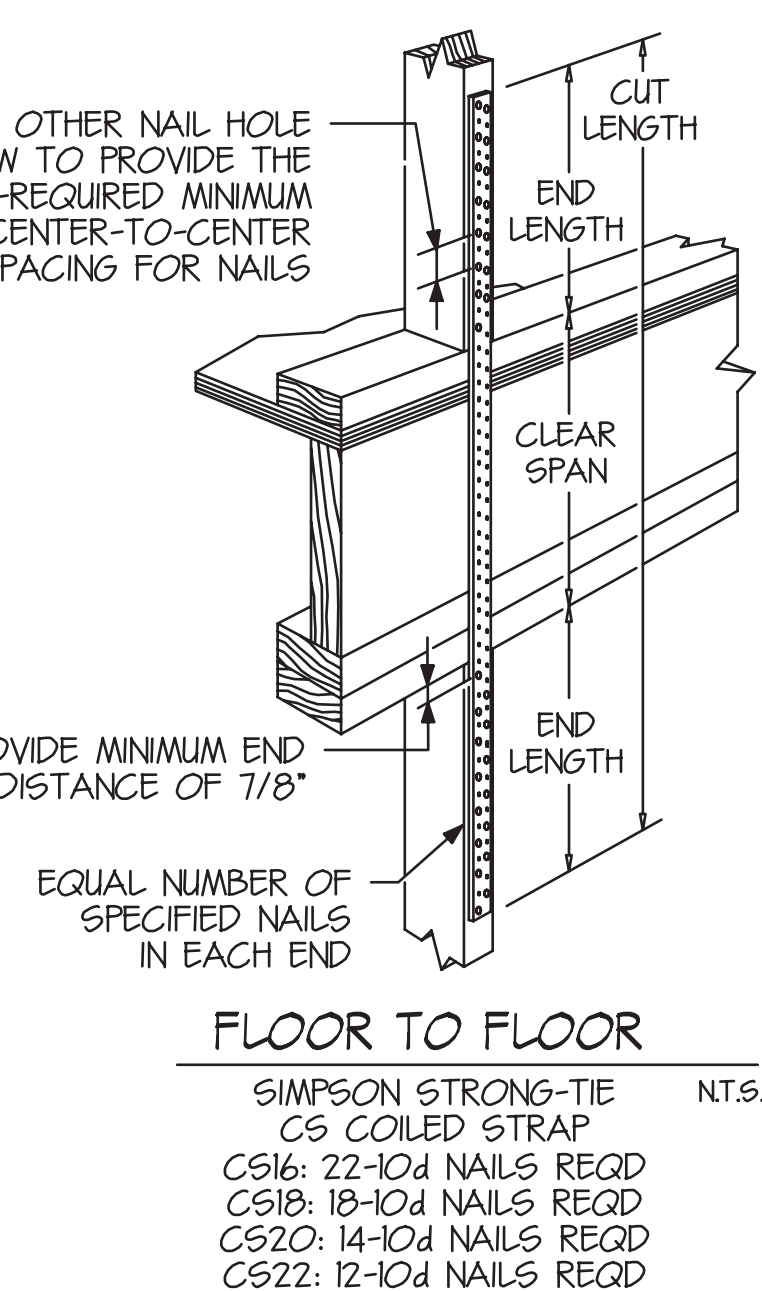
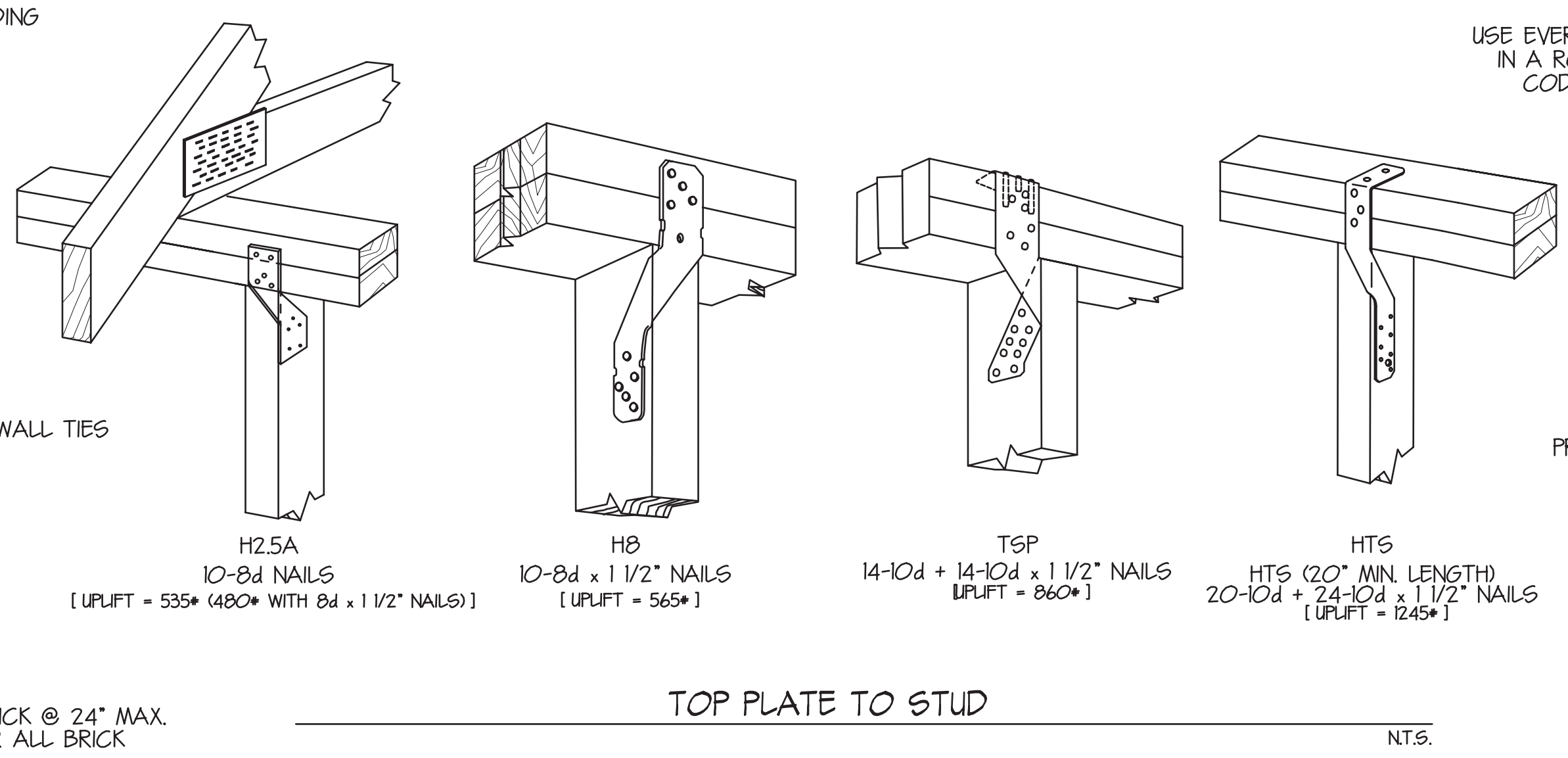
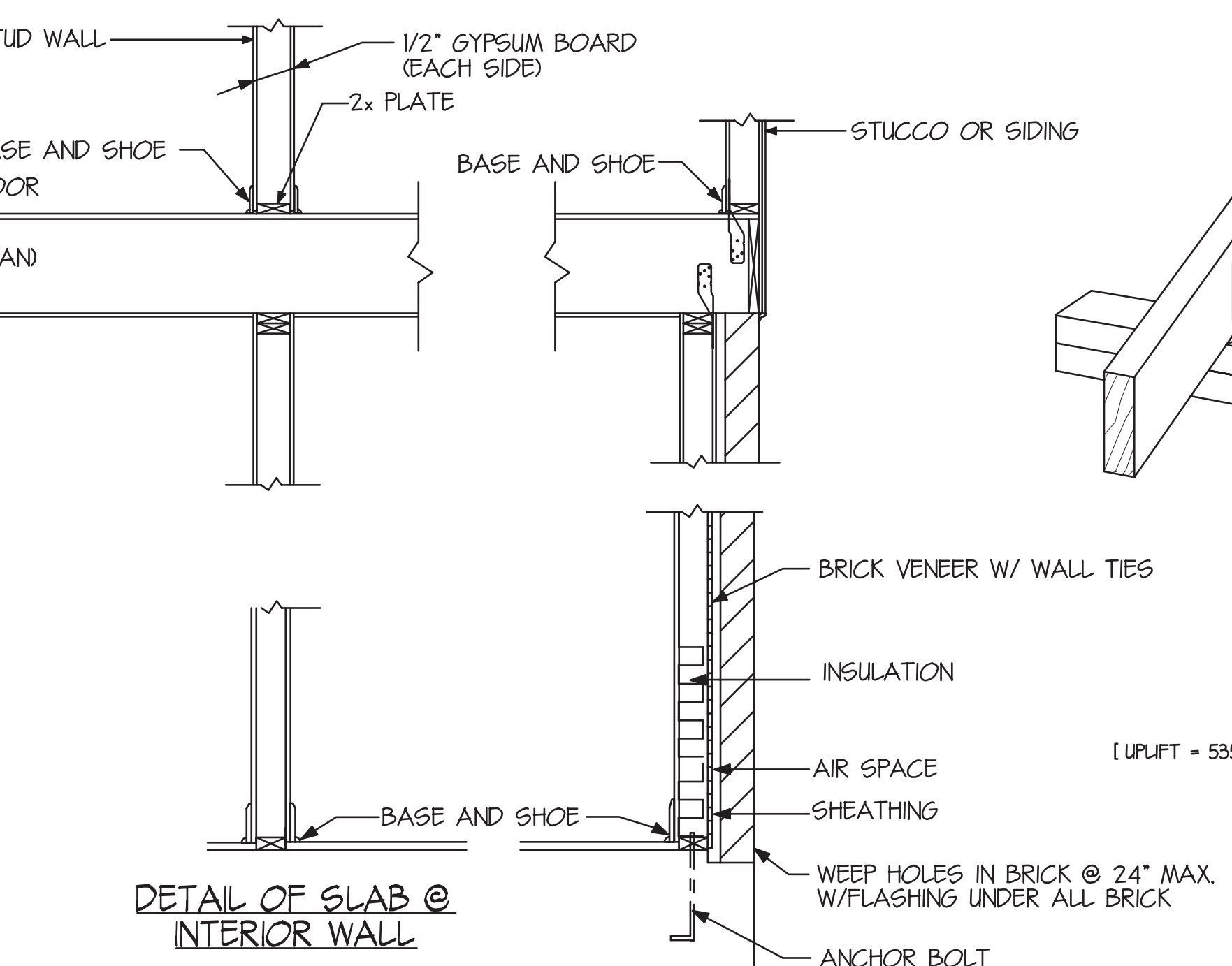
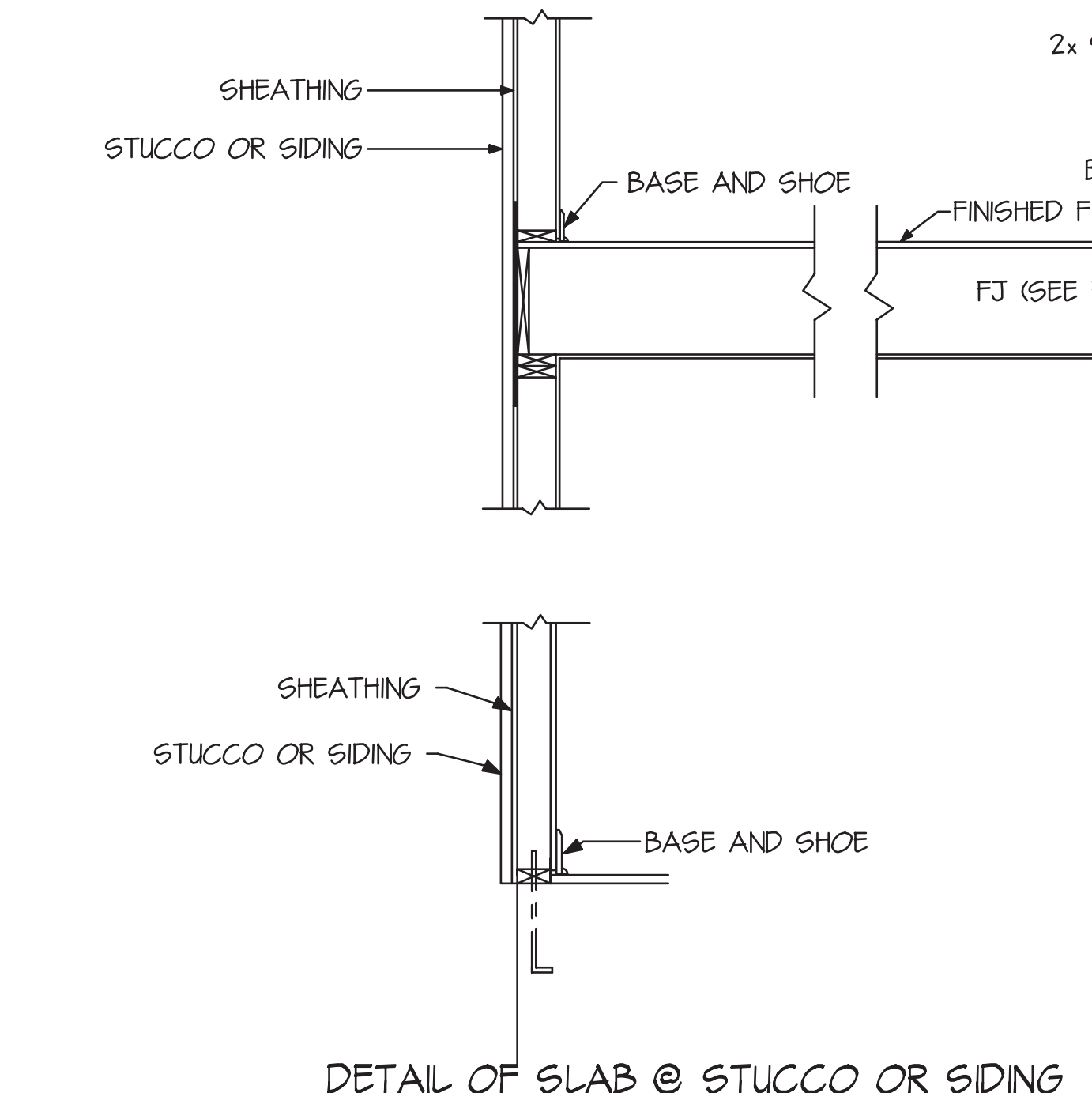
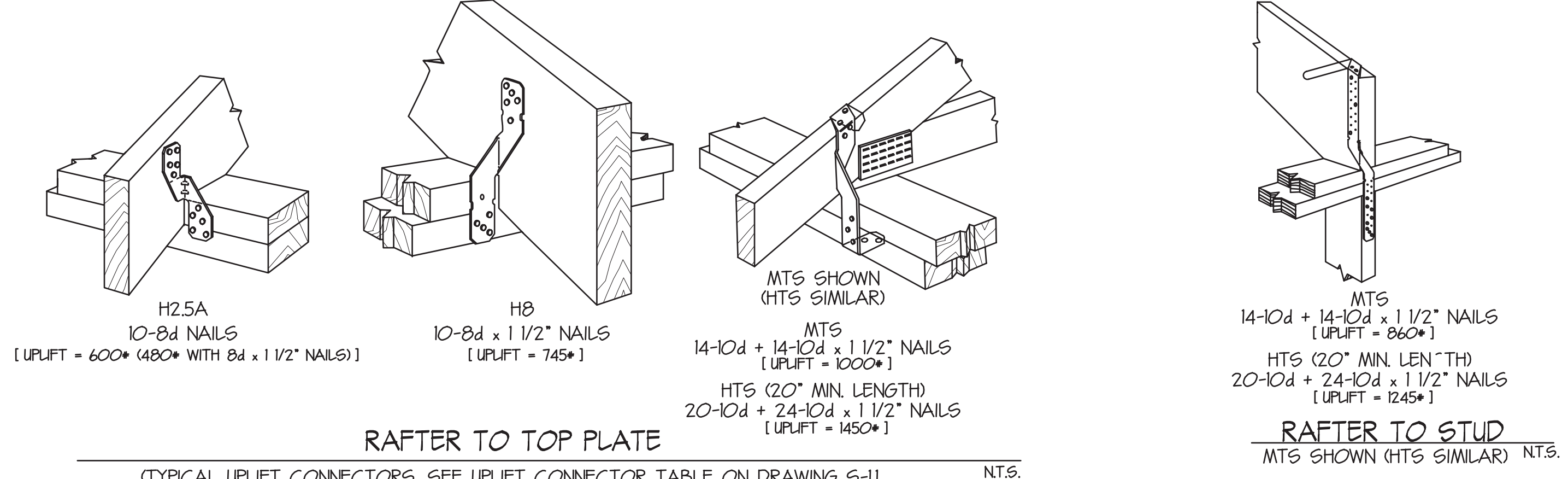
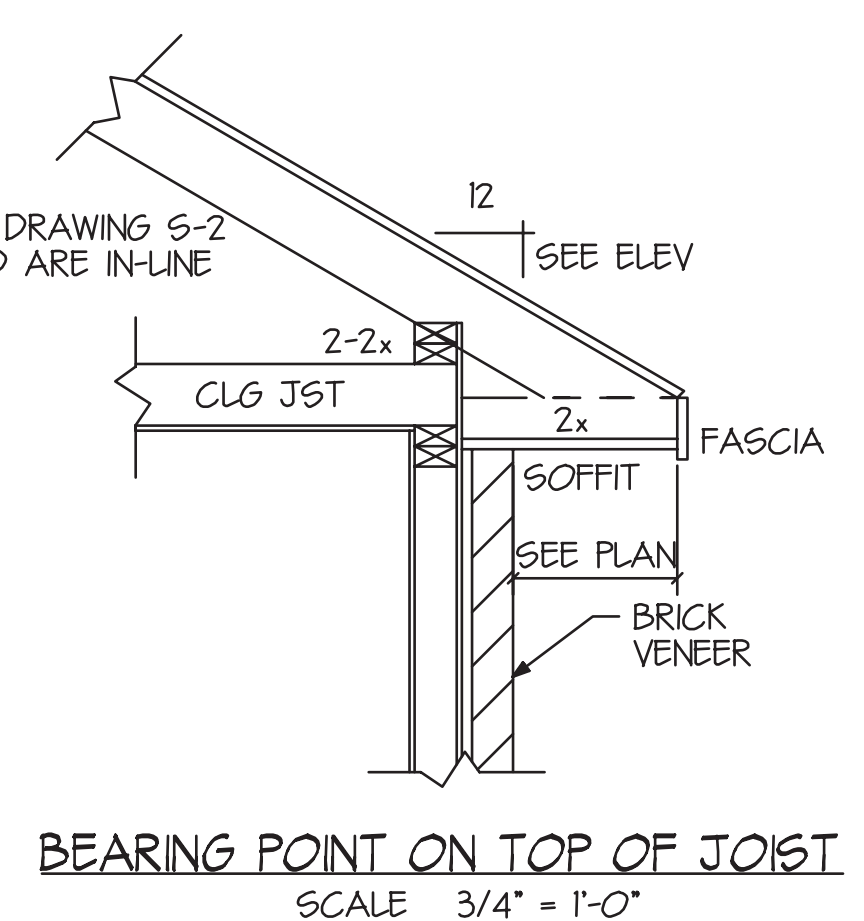
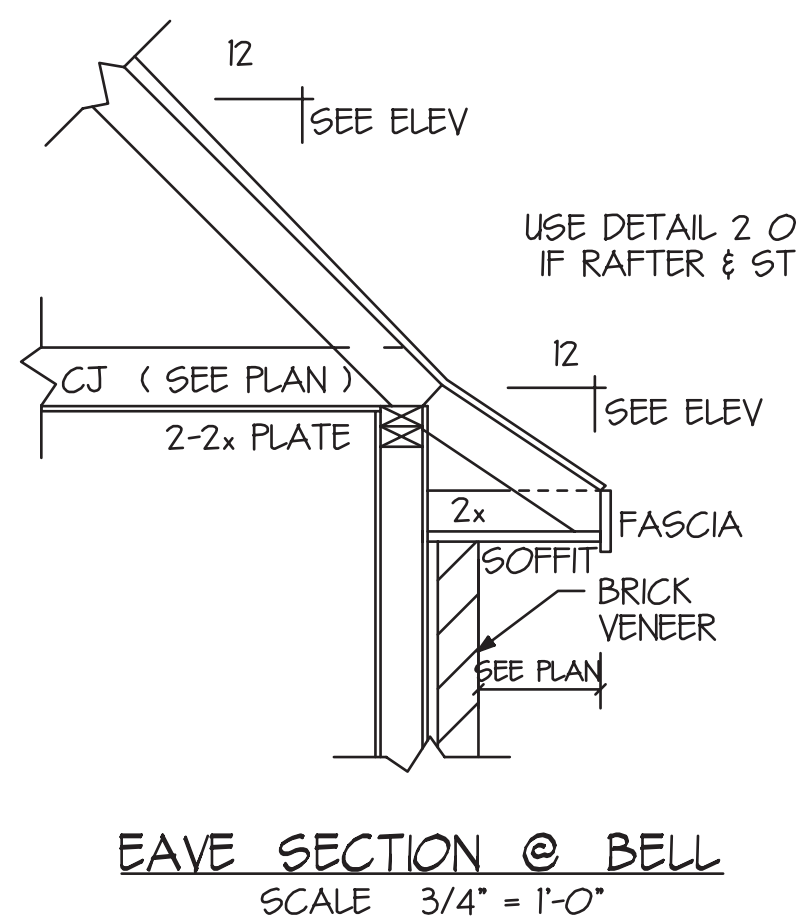
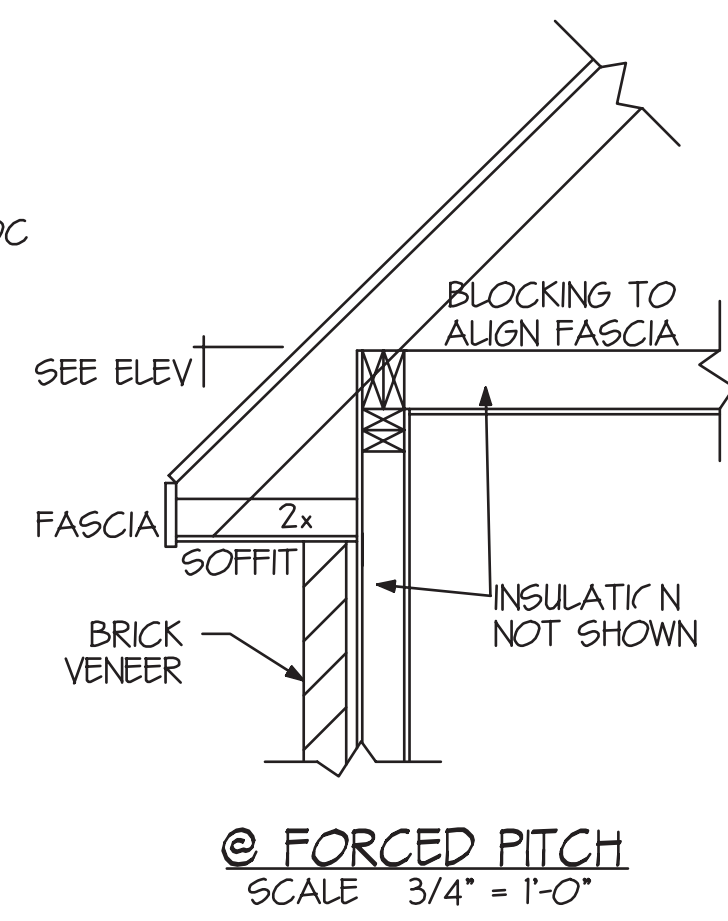
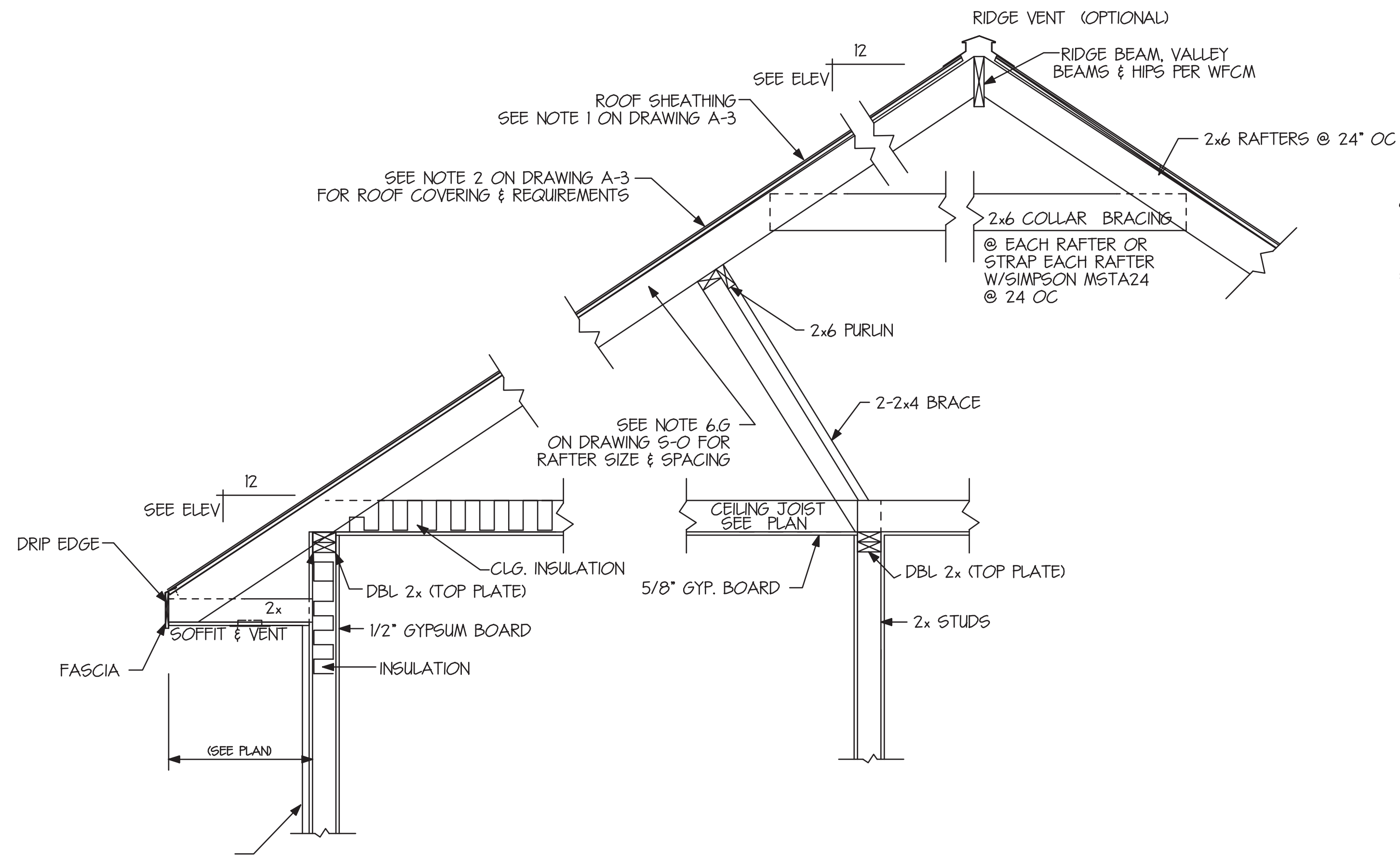
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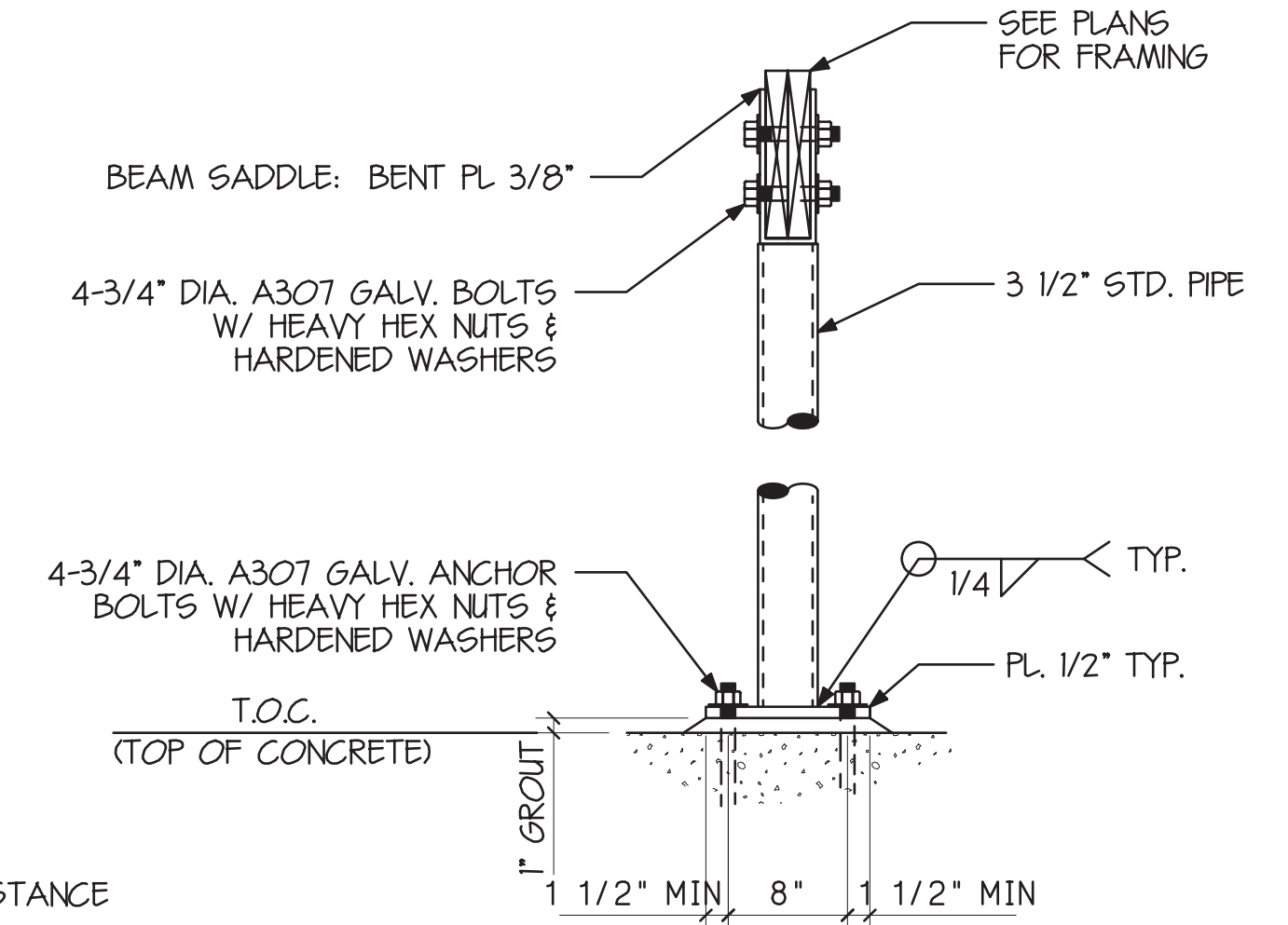
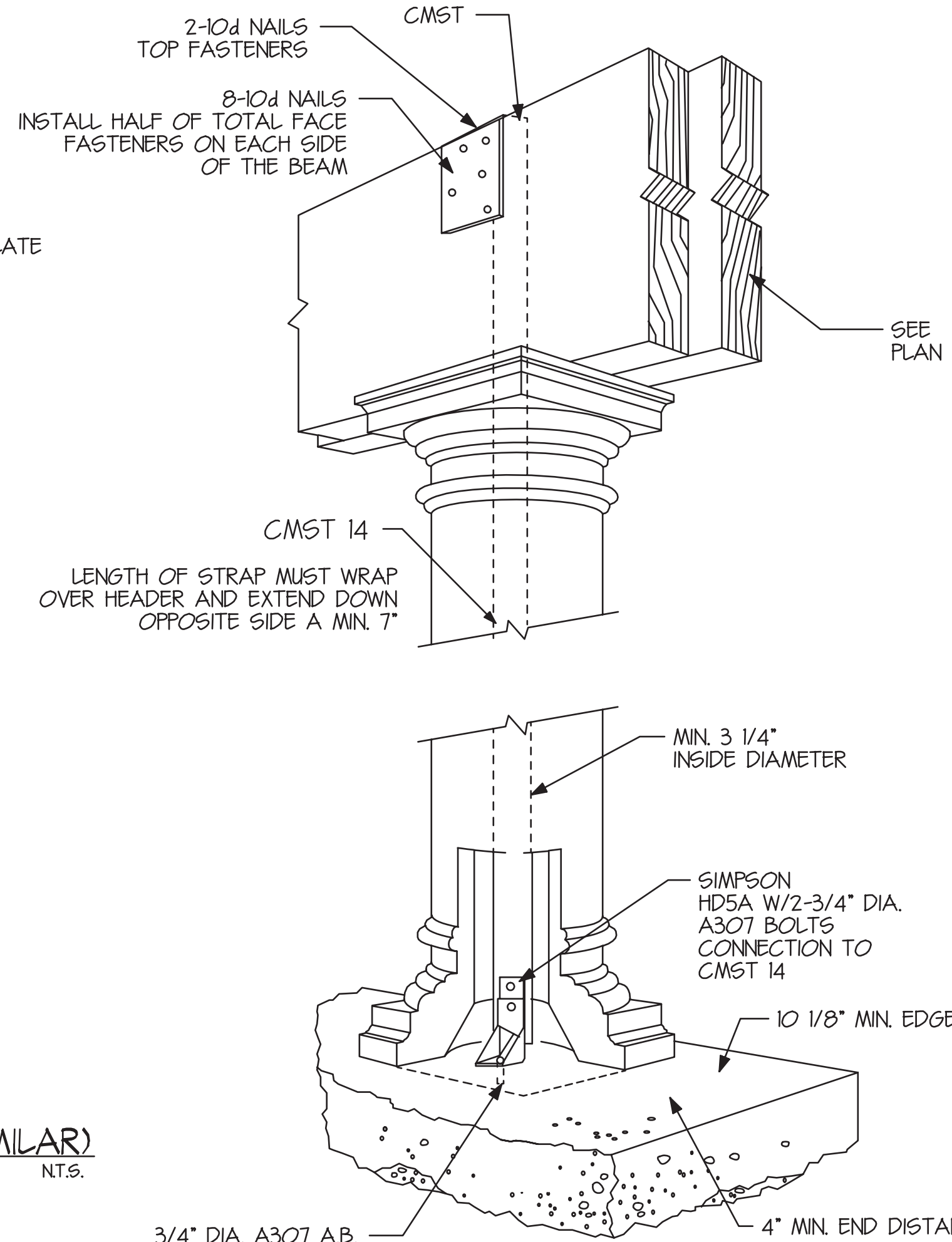
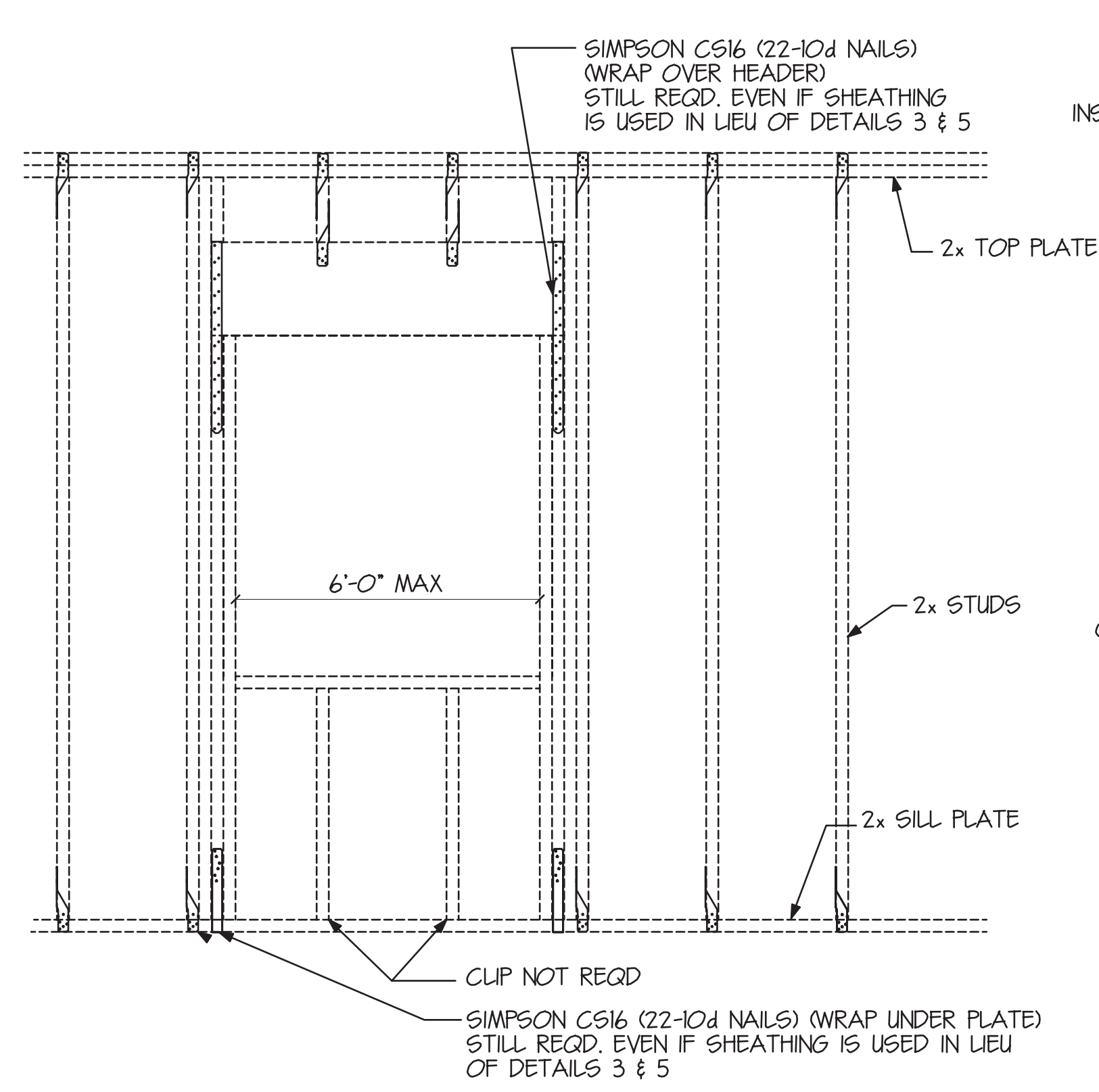
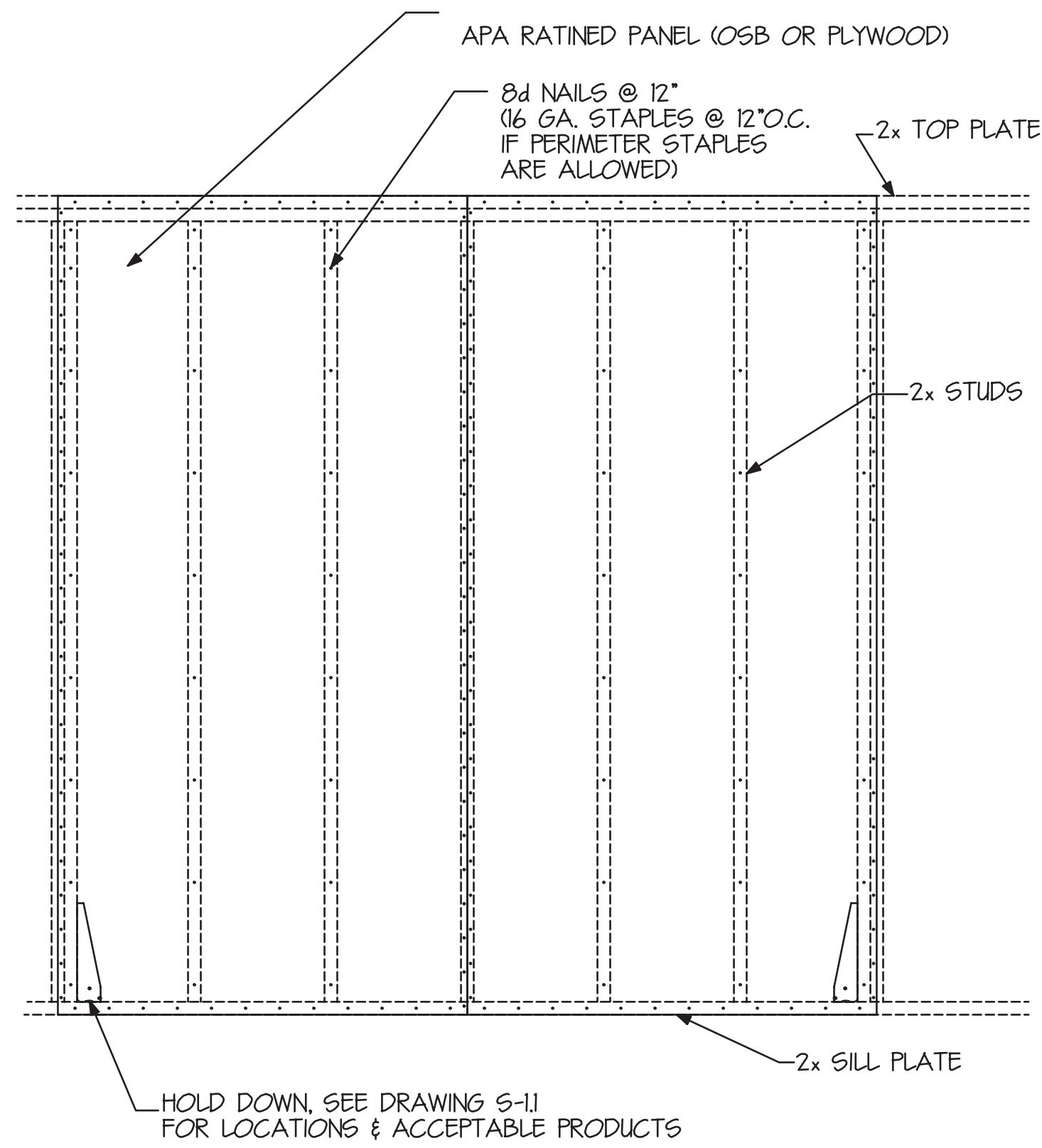
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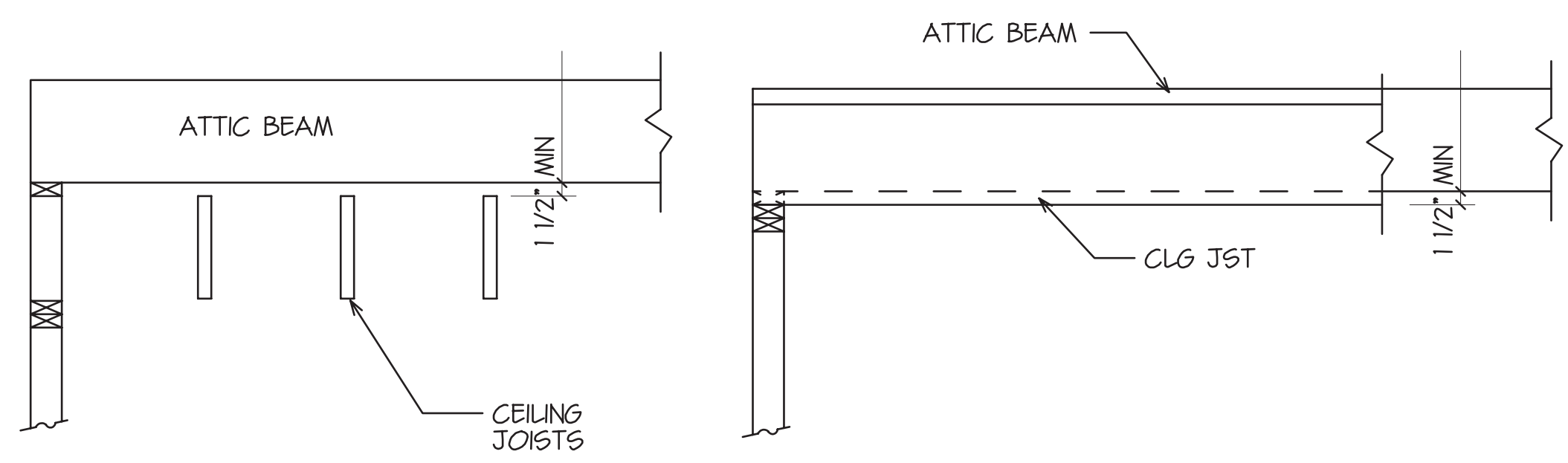
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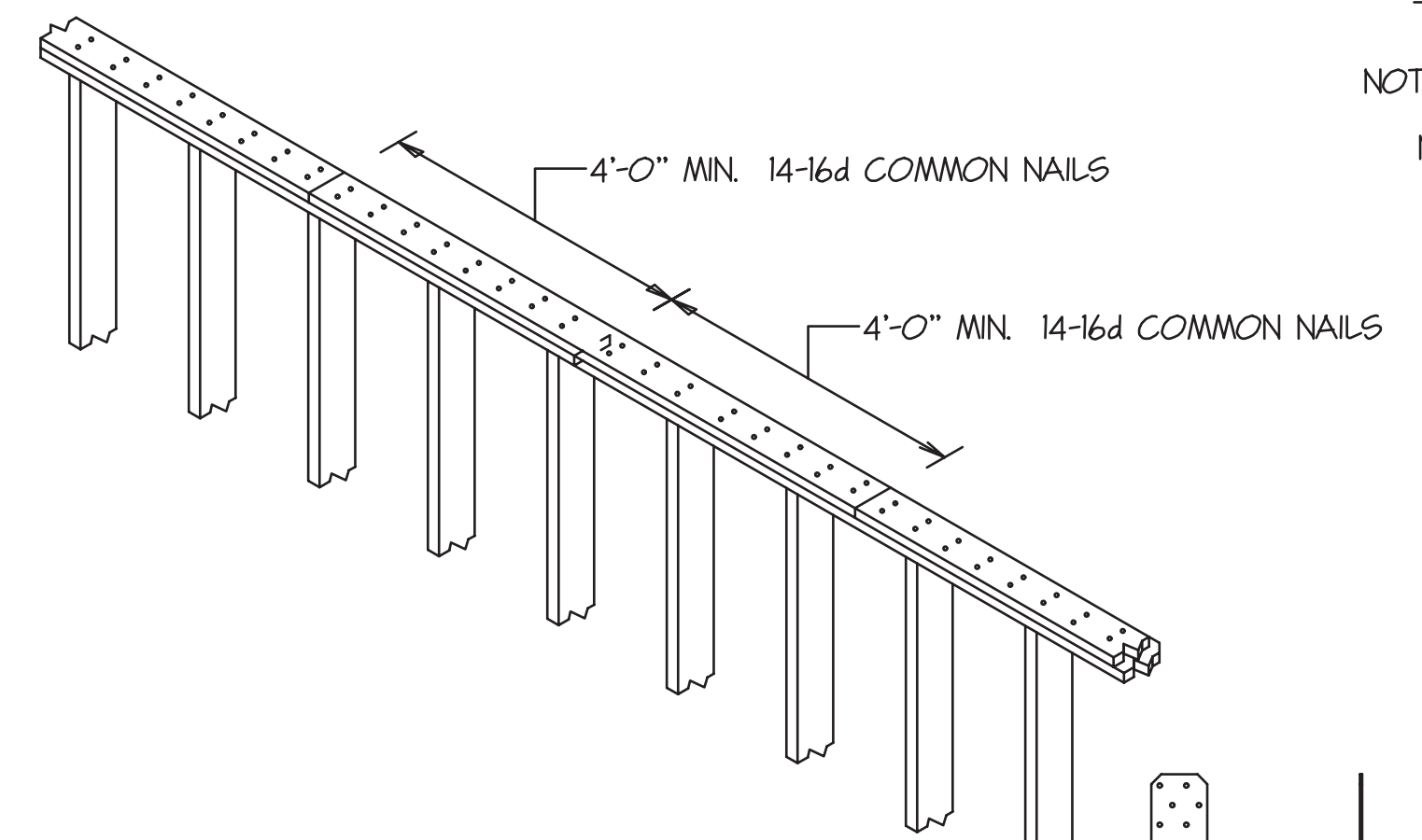
SHEAR WALL DETAIL
 ALL EXTERIOR WALLS SHALL BE SHEATHED. SHEATH INTERIOR WALLS ONLY AS INDICATED ON PLANS. NOTE: UPLIFT CONNECTORS NOT SHOWN.

TYPICAL WINDOW OPENING DETAIL (DOOR OPENING SIMILAR)
 ALL EXTERIOR WALLS SHALL BE SHEATHED, NOT SHOWN. SEE SHEAR WALL DETAIL FOR INFO NOT SHOWN. RAFTERS NOT SHOWN, ANCHOR BOLTS NOT SHOWN. CLIPS SHOWN ARE BASED UPON WINDOW LOCATION GREATER THAN 4FT FROM CORNER.

HOLLOW COL. UPLIFT CONNECTION W/ PIPE
 NOTE: FOR 2 PIECE OR JOB BUILT HOLLOW COL. (HOLLOW COL. NOT SHOWN)

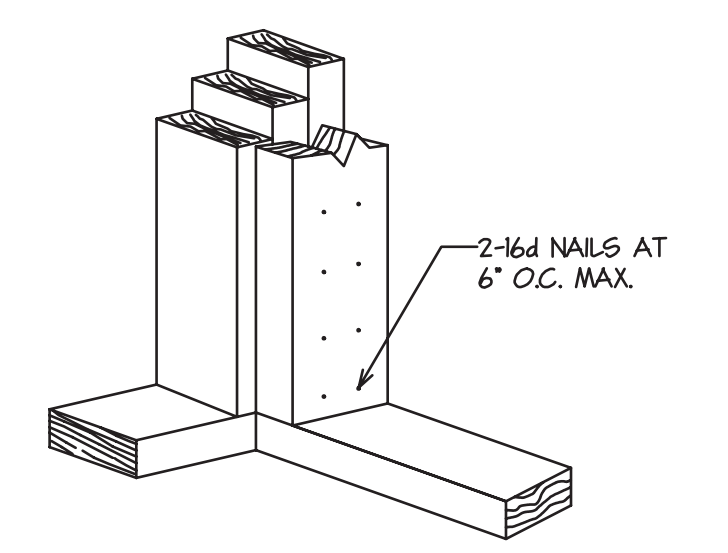


ATTIC BEAM DETAIL
 SCALE - 3/4" = 1'-0"

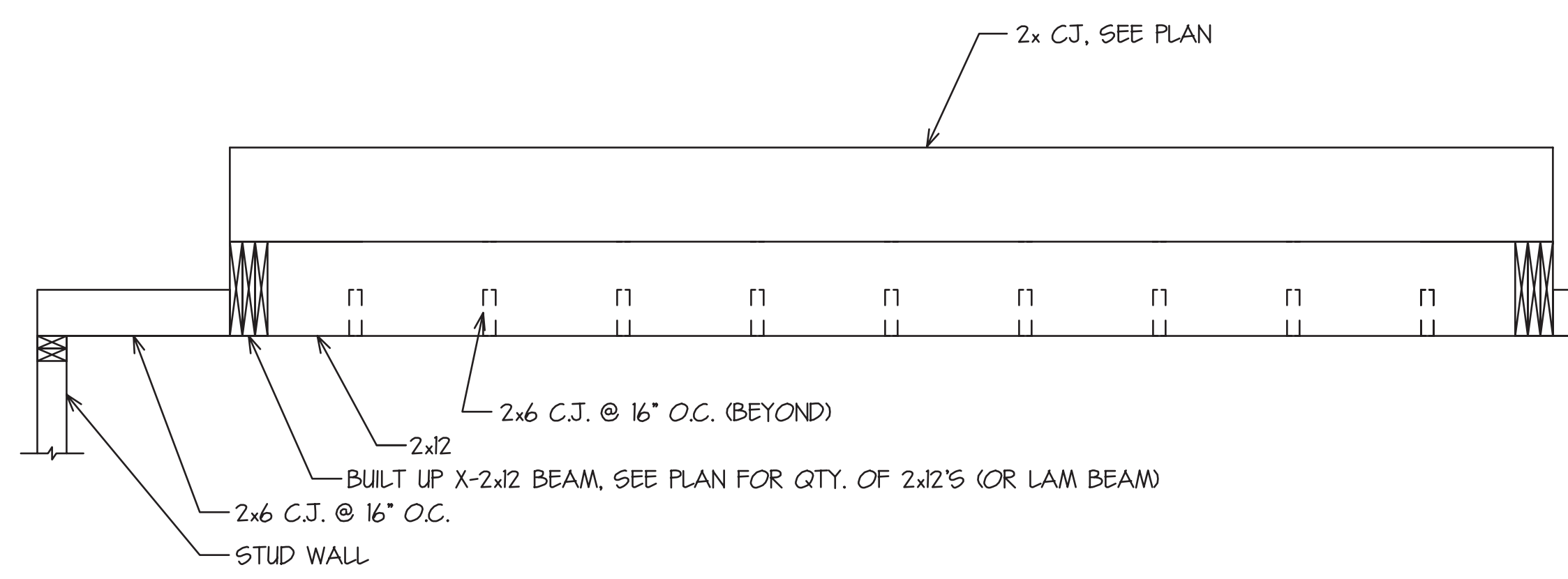


TYPICAL TOP PLATE SPLICE DETAIL
 NOTE: USE 8FT LONG LUMBER (MIN) & OFFSET SPLICES BY 4FT MIN.

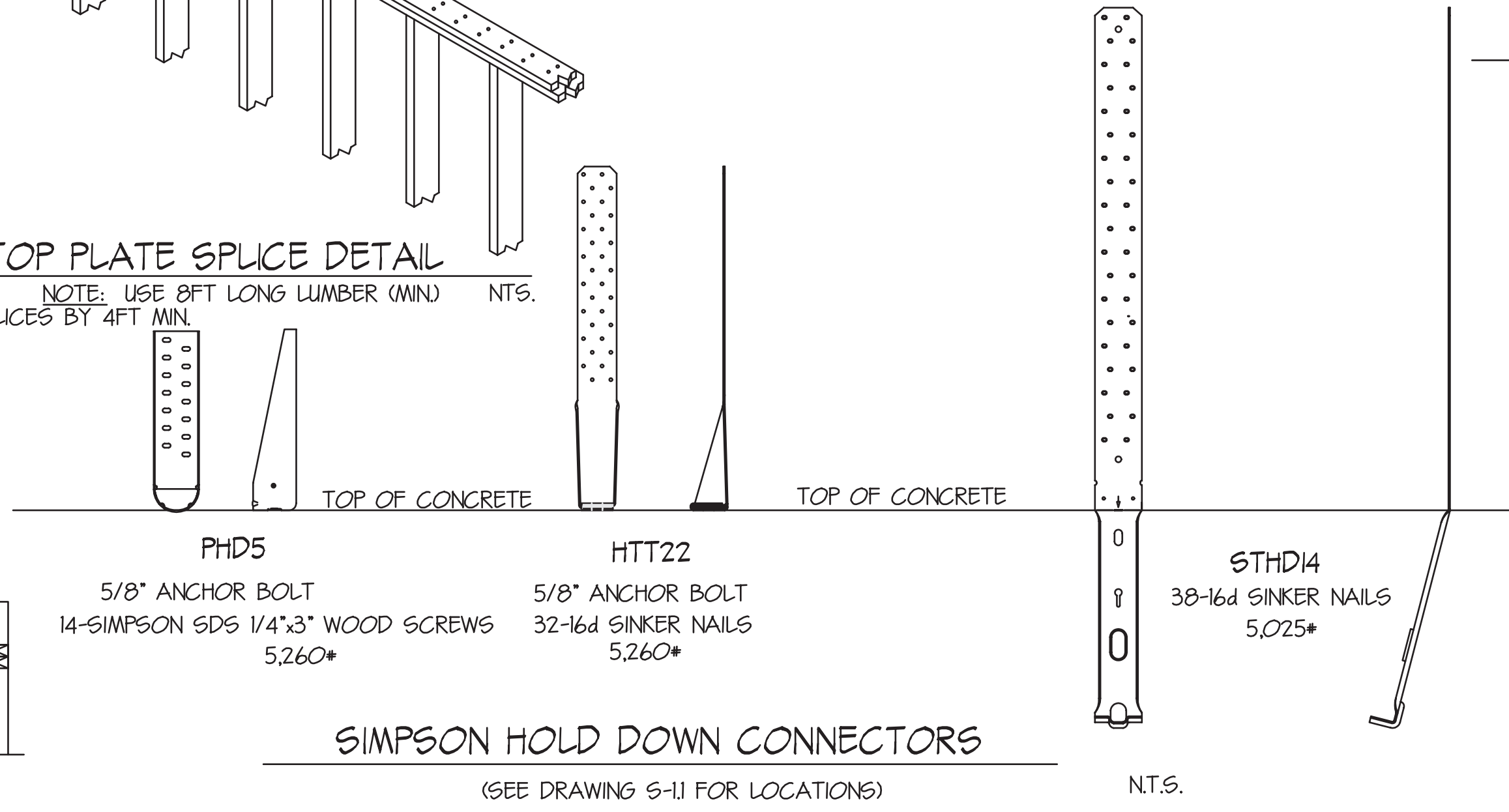
HOLLOW COL. UPLIFT CONNECTION
 PER SIMPSON TECHNICAL BULLETIN, INSTALLATION NO. 2. NOTE: ABOVE DETAIL IS FOR 1 OR 2 PIECE LOAD BEARING HOLLOW COLUMNS. SEE ALT. HOLLOW COL. DETAIL FOR 2 PIECE HOLLOW COLUMNS. NON-LOAD BEARING HOLLOW COLUMNS SHALL HAVE A 6x6 POST (MIN) AND SIMPSON ABU66 BASE AND SIMPSON CC CAP.



TYPICAL BUILT UP CORNER POST DETAIL
 ANCHOR BOLTS NOT SHOWN



TYPICAL SECTION THRU STEP CEILING
 NOTE: VENEERS & INSULATION NOT SHOWN. DO NOT SHEATH STEP CEILING JOISTS FOR STORAGE. STORAGE ON STEP CEILING NOT ALLOWED.



SIMPSON HOLD DOWN CONNECTORS
 (SEE DRAWING S-11 FOR LOCATIONS)



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