

PILING LAYOUT

- PILE SPECIFICATIONS:**
1. PILES ARE TO BE CLASS #5 WITH A MINIMUM 30.0 ft. TIP EMBEDMENT BELOW NATURAL GRADE OR DRIVEN TO REFUSAL. (REFUSAL = 12 BLOWS PER FOOT FOR TWO CONSECUTIVE FEET @ 15,000 FT-LBS PER BLOW)
 2. DESIGN LOAD = 8.0 TONS PER PILE.
 3. NO FIELD SUPERVISION OR INSPECTION PROVIDED UNDER THIS SEAL UNLESS NOTED OTHERWISE.
 4. PILE LAYOUT MAY BE MODIFIED DUE TO ACTUAL DRIVING CONDITIONS. ENGINEER TO BE NOTIFIED OF ANY MODIFICATION.
 5. A BLOW COUNT ON THE FIRST 4 (FOUR) PILES IS TO BE REPORTED TO THE ENGINEER OF RECORD FOR REVIEW BEFORE DRIVING REMAINDER OF PILES.
 6. PILES MUST MEET AWWA STANDARDS C3-92 FOR PRESERVATIVE RETENTION.
 7. A PILE BLOW COUNT LOG OF ALL PILES TO BE SUBMITTED TO THE ENGINEER OF RECORD IN A TIMELY MANNER. FAILURE TO SUBMIT SAID LOG WILL RELEASE THE ENGINEER OF ALL RESPONSIBILITY.
 8. CONTRACTOR IS RESPONSIBLE FOR THE COMPARISON AND VERIFICATION OF PILE LAYOUT DIMENSIONS WITH MOST RECENT ARCHITECTURALS ASSURING THAT PILES DO FALL WITHIN LIMITS OF HOUSE.
 9. TOP OF ALL PILES SHALL BE FREE OF ALL FILL & DEBRIS BEFORE POURING CONCRETE AND PENETRATE AT LEAST 3" INTO GRADE BEAMS.
 10. PRECUTTING OF PILES BEFORE DRIVING FOR ANY REASON IS STRICTLY PROHIBITED AND WILL BE CAUSE FOR REJECTION OF FOUNDATION.
 11. THIS DESIGN REQUIRES 59 PILES.

NOTE:
IT IS THE RESPONSIBILITY OF THE BUILDER TO PROVIDE GOOD DRAINAGE AWAY FROM THE FOUNDATION FROM THE TIME FORMS ARE SET UNTIL THE CONSTRUCTION OF THE BUILDING IS COMPLETE. GOOD DRAINAGE MUST BE MAINTAINED FOR THE DURATION OF THE BUILDING.

ALTHOUGH EVERY EFFORT HAS BEEN MADE TO DESIGN THIS FOUNDATION ACCORDING TO THE ARCHITECTURALS SUBMITTED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF THE DIMENSIONS, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE THE PILE DRIVING STAGE BEGINS, TO ASSURE THAT PILING DO FALL WITHIN THE LIMITS OF THE STRUCTURE.

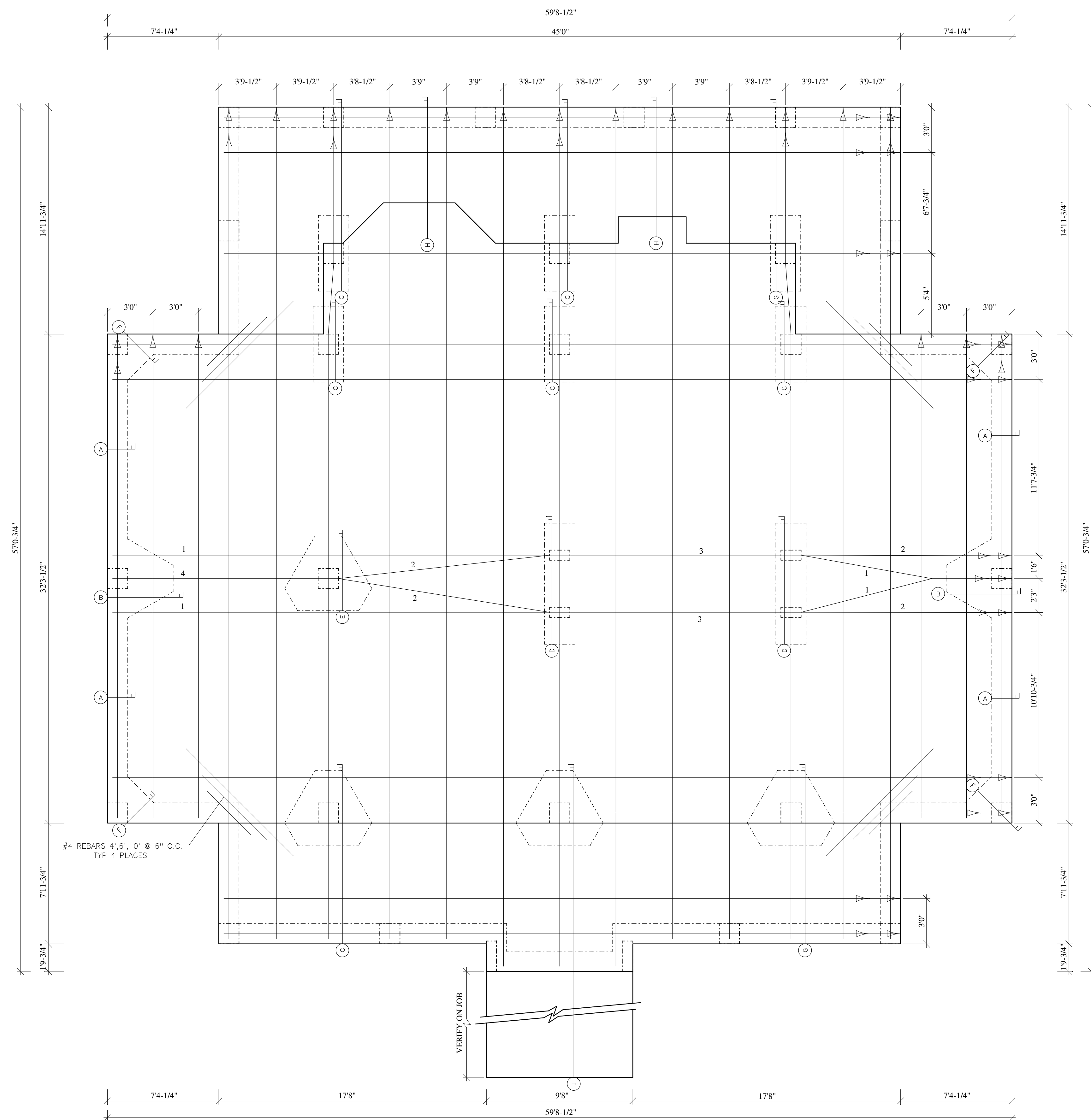
THE DESIGN OF THIS FOUNDATION IS BASED ON THE GEOTECHNICAL REPORT,
PROJECT NO.: 9295
PROVIDED BY: GORE ENGINEERING, INC.
DATED: 23 FEBRUARY 2007
SITE PREPARATION & DRAINAGE SHALL BE AS PER SOIL REPORT.

NOTE:
CONTRACTOR & OWNER SHALL COORDINATE SLAB SURFACE FOR DRAINAGE & RUNOFF

NOTE:
SEE SHEET 5 of
FOR DETAILS

REVISED: 28 MAY 07

LANDA RESIDENCE 23020 MAX JUDE LN., MANDEVILLE, LA			
ENGINEERING SERVICES, INC. 57362 ALLEN RD. SLIDELL, LA. 70461			
SCALE 1/4" = 1'0"	DATE 23 APR 07	DRAWN BY EPH	PROJECT No. 427-07 SHEET 1 OF 7



TENDON LAYOUT

DO NOT USE THIS PLAN TO SET FORMS!

SPECIFICATIONS – SLAB ON GRADE

1. This plan is to be only for the location below:
23020 MAX JUDE LANE, MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA
2. The concrete mix should yield a minimum compressive strength of 3000 p.s.i. at 28 days. Concrete design mix shall be in accordance with ACI-318 (latest version). No chlorides shall be allowed.
3. Concrete shall have a minimum compressive strength of 1500 p.s.i. at time of stressing.
4. All conventional reinforcing steel shall meet ASTM-A615 (Grade 60). Reinforcing steel shall be detailed and accessories provided in accordance with the latest "ACI Manual of Standard Practice for Detailing Reinforced Concrete Structures".
5. All Prestressing steel shall consist of seven-wire low relaxation strand conforming to ASTM-A416. Minimum ultimate tensile strength shall be 270 ksi. Strands shall be coated with a permanent rust preventive lubricant and a plastic sheath of at least 0.025 inches thick.
6. Reinforcement shall have 3" cover in the grade beam bottoms, 2" cover in the beam sides and top, 1 1/2" cover in the slab top and bottoms, unless noted otherwise.
7. 1 layer polyethylene vapor barrier shall be placed under all concrete.
8. Tendons and bars shall be securely supported to prevent both vertical and horizontal movement during concrete placing. No tendon will be unsupported for more than 5 feet.
9. If tendon sheathing is damaged or removed for approximately 6" or more it should be repaired. Sheathing behind a fixed anchor may be removed for 12" to 14".
10. Concrete shall be well consolidated especially in the vicinity of the tendon anchors.
11. The contractor shall verify all drops, off-sets, brick ledges, and block outs and Architectural plans and notify the Engineer of any discrepancies that may exist.
12. The contractor shall be responsible for coordination of the structural drawings with all other drawings.
13. The tendon location at the end of the grade beam is to be a "minimum" of 8" from the top of the slab to the CGS of the tendon.
14. Tendons are to be stressed no earlier than 6 days and no later than 14 days after concrete placement.
15. Contractor to remove all form work prior to stressing of tendons.
16. Loading of the slab prior to tensioning shall not be done without the approval and direction of the design Engineer.
17. Grade Beam sizes may vary by -10%, +20%.
18. Alteration to or deviation from the information shown on this sheet without the written advance approval from Engineering Services will void designer's responsibility.
19. All tendons to be 1/2" in diameter.
20. Stressing: 1/2" strand stress to 33.0 kips - anchor at 28.9 kips.
21. This plan is for grade beam location and tendon layout only. Refer to Architectural plans for setting forms.
22. All subgrade fill shall be select granular material compacted to 90% standard Procter density in a maximum of 6" lifts.
23. A minimum of 4" of concrete will be maintained throughout the entire slab.
24. All runoff water must be carried away from the slab to prevent saturation of the sub-base.
25. All trees within close proximity shall be removed to prevent the roots from extending under the slab.
26. Remove a minimum of 12" of existing soil and all unstable silt prior to placing any fill.
27. Maximum of 2.0 feet of fill may be placed on the site. Maximum differential fill shall not exceed 20%.
28. Tendons, pocket formers, plastic chairs, anchors, wedges to be as manufactured by Tech-Con Systems, Inc., Slidell, LA or approval equal.
29. No field supervision provided under this seal unless otherwise noted.
30. Exterior footings will have a minimum of 12" embedment below finished grade.
31. Contractor to install all floating forms, porch brick ribbon forms, and any brick-ledges greater than 6" deep before P.T. cable placement. Do not install brick-ledges less than 6" deep prior to tendon installation.

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ALTHOUGH EVERY EFFORT HAS BEEN MADE TO DESIGN THIS FOUNDATION ACCORDING TO THE ARCHITECTURALS SUBMITTED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF THE DIMENSIONS, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE THE PILE DRIVING STAGE BEGINS, TO ASSURE THAT PILINGS DO FALL WITHIN THE LIMITS OF THE STRUCTURE.

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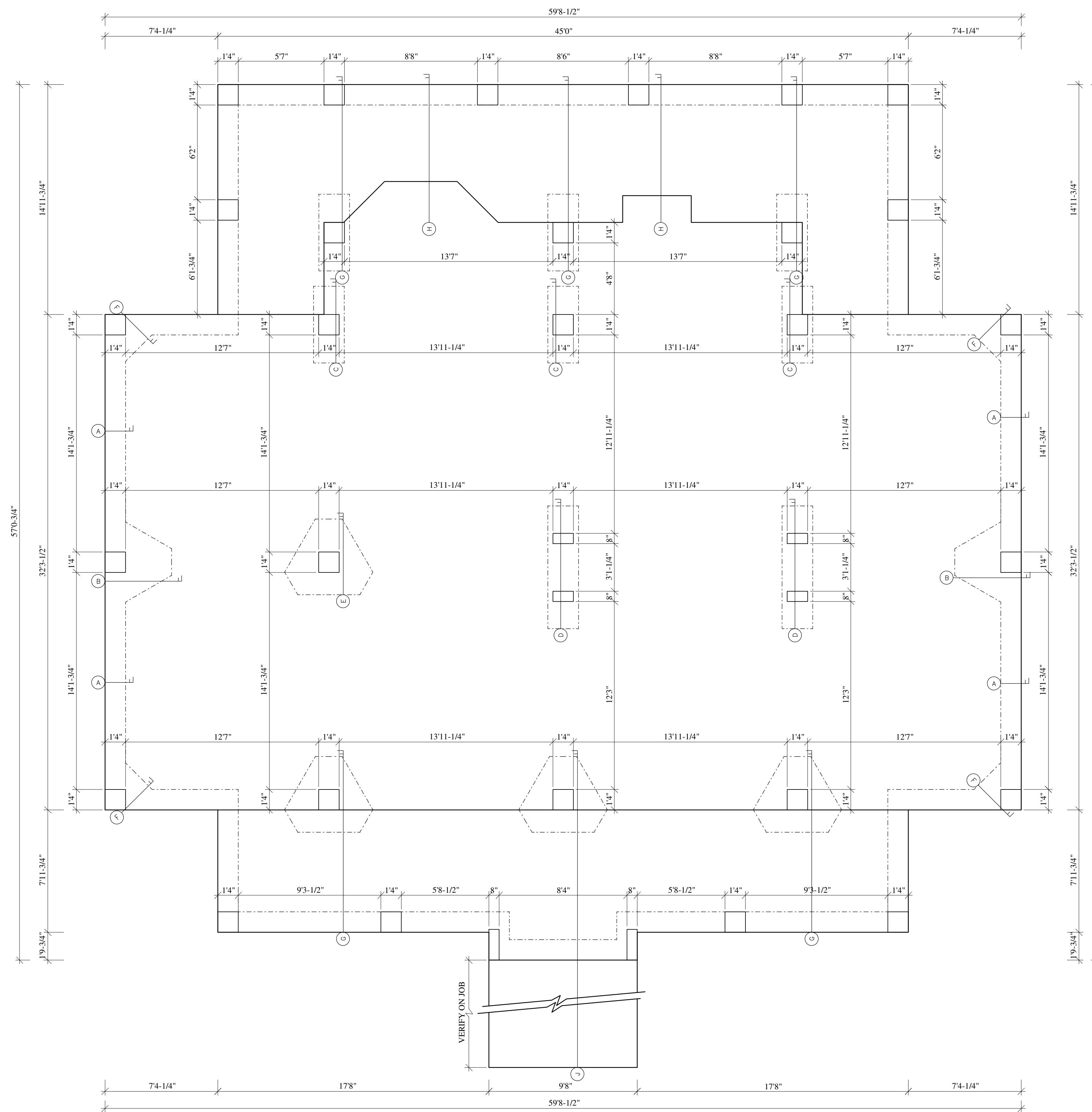
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NOTE:
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NOTE:
SEE SHEET 5 of
FOR DETAILS

P.T. SLAB AREA = 2978.71 sq. ft.
REVISED: 28 MAY 07

LANDA RESIDENCE 23020 MAX JUDE LN., MANDEVILLE, LA			
ENGINEERING SERVICES, INC. 57362 ALLEN RD. SLIDELL, LA. 70461			
SCALE 1/4" = 1'0"	DATE 23 APR 07	DRAWN BY EPH	PROJECT No. 427-07 SHEET 2 OF 7



COLUMN LAYOUT

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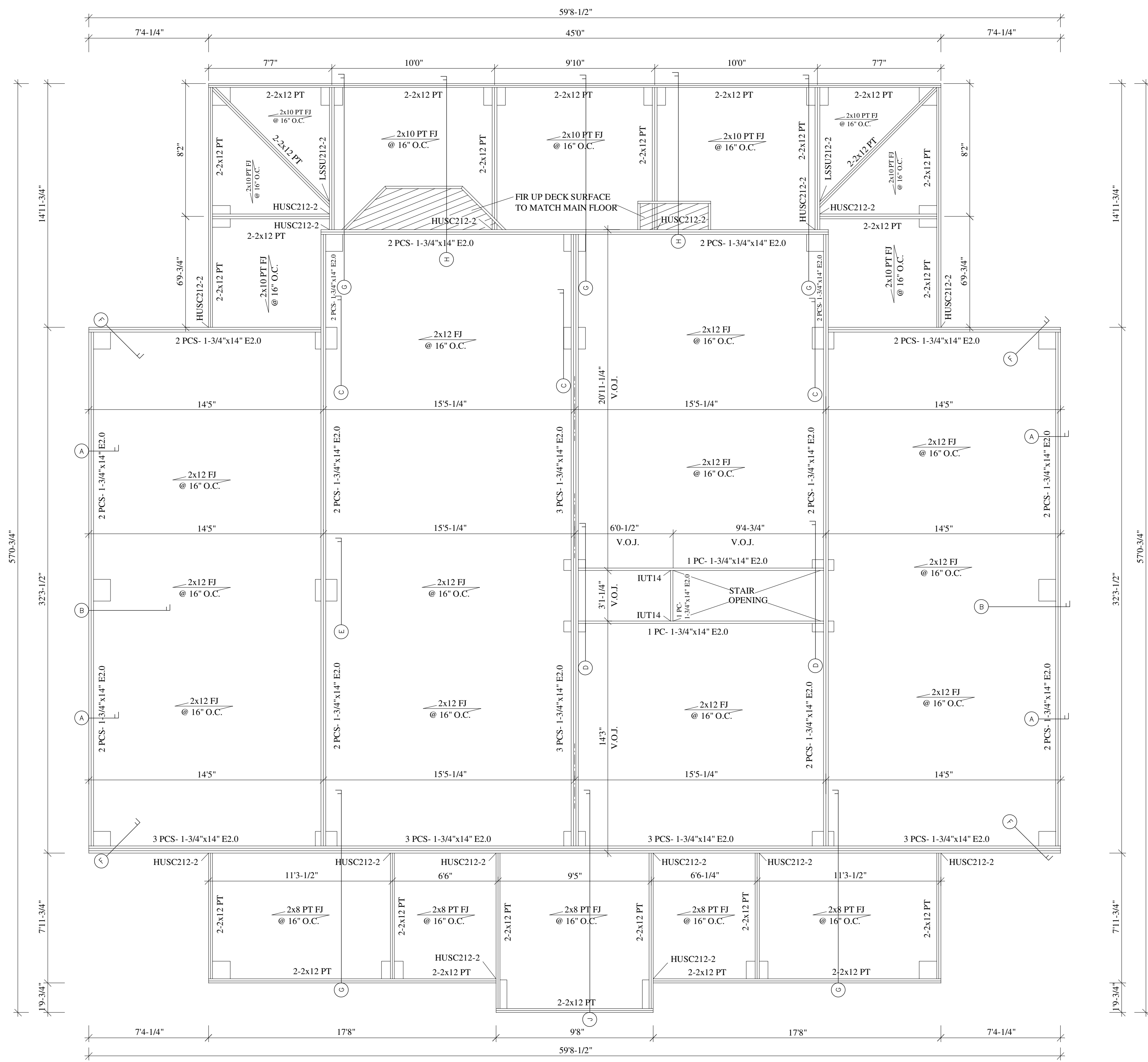
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FRAMING LAYOUT

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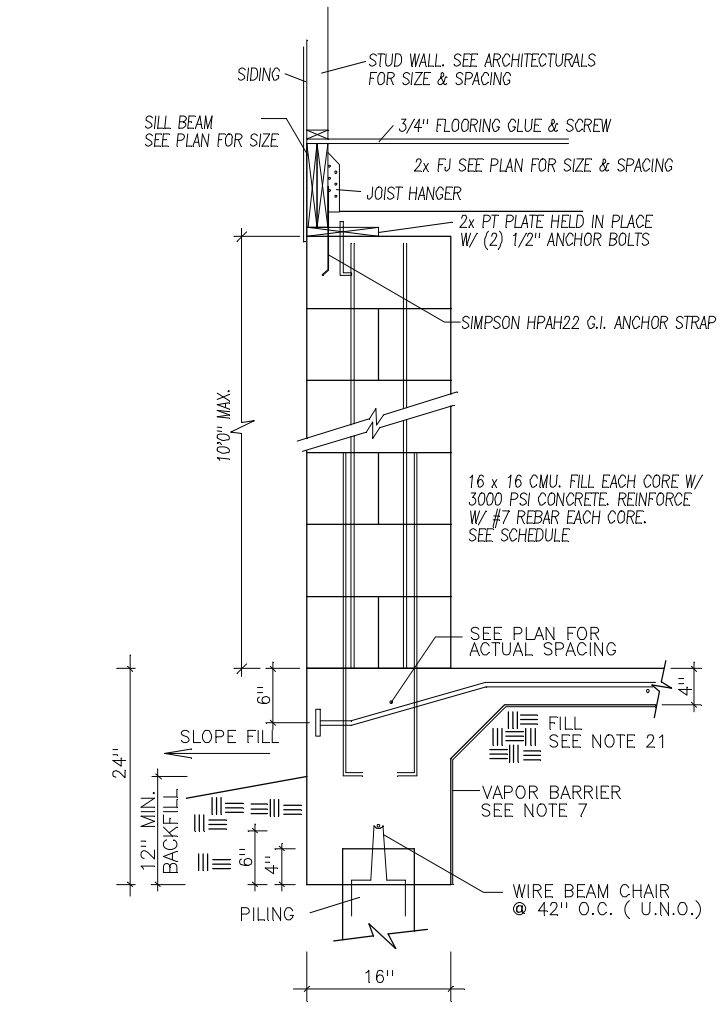
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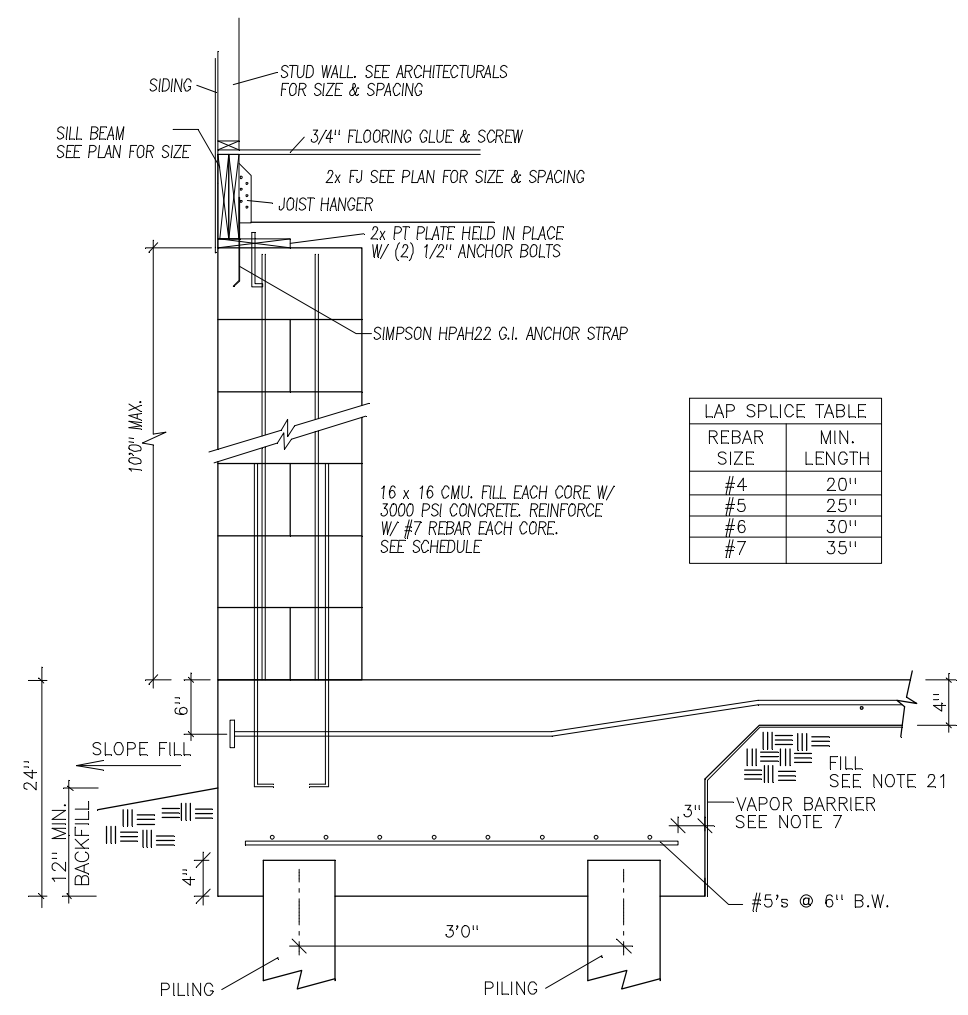
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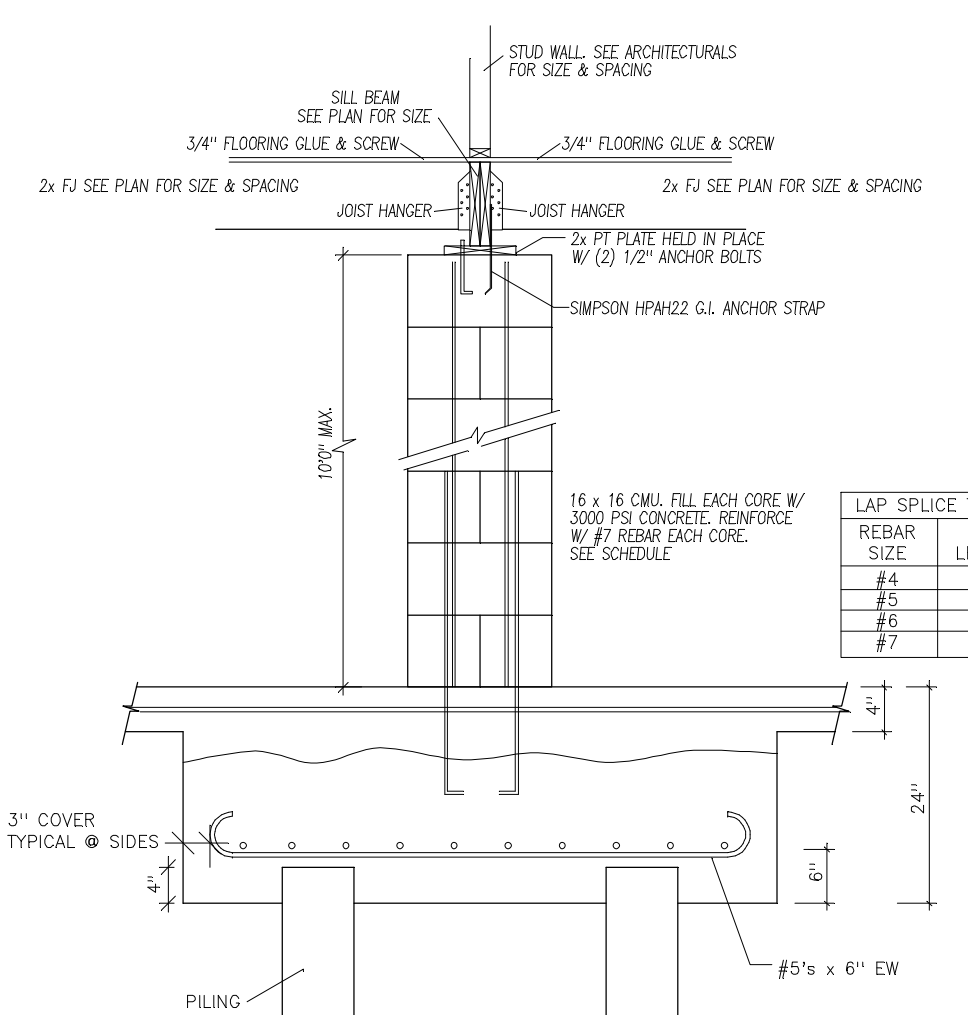
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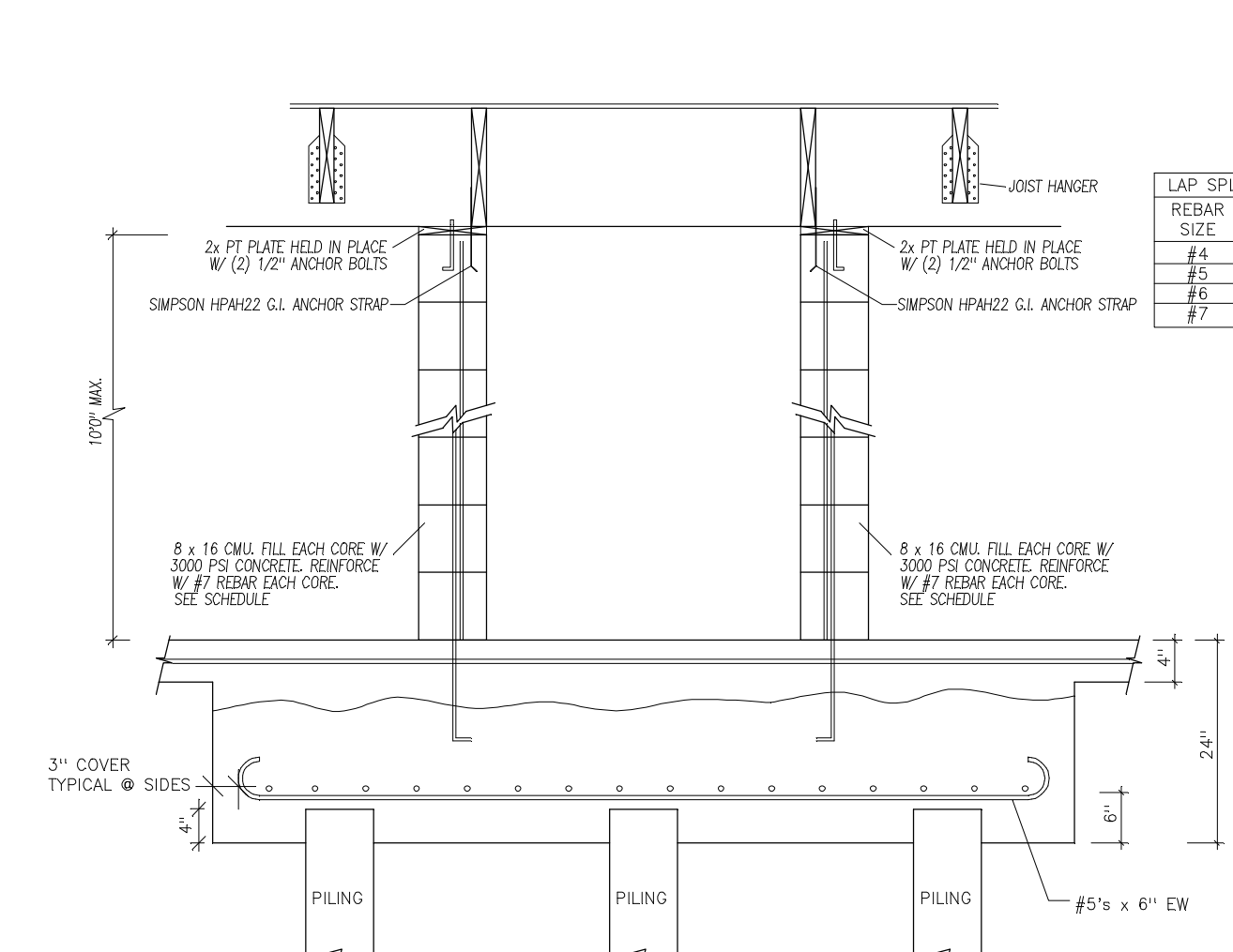
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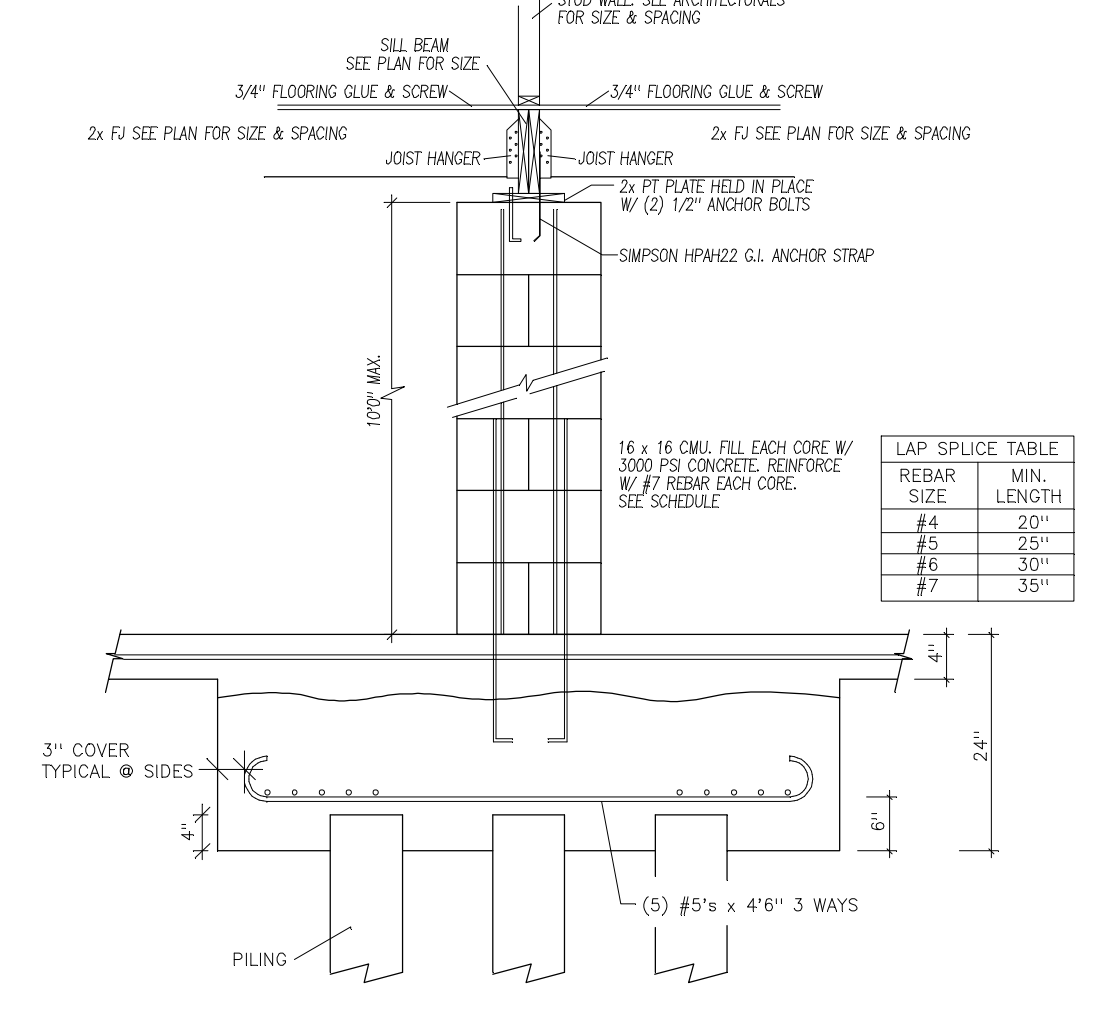
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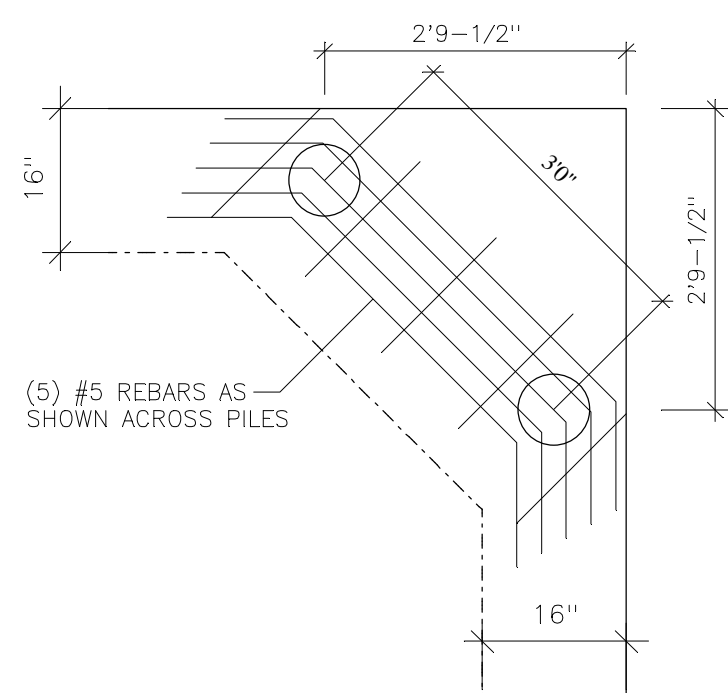
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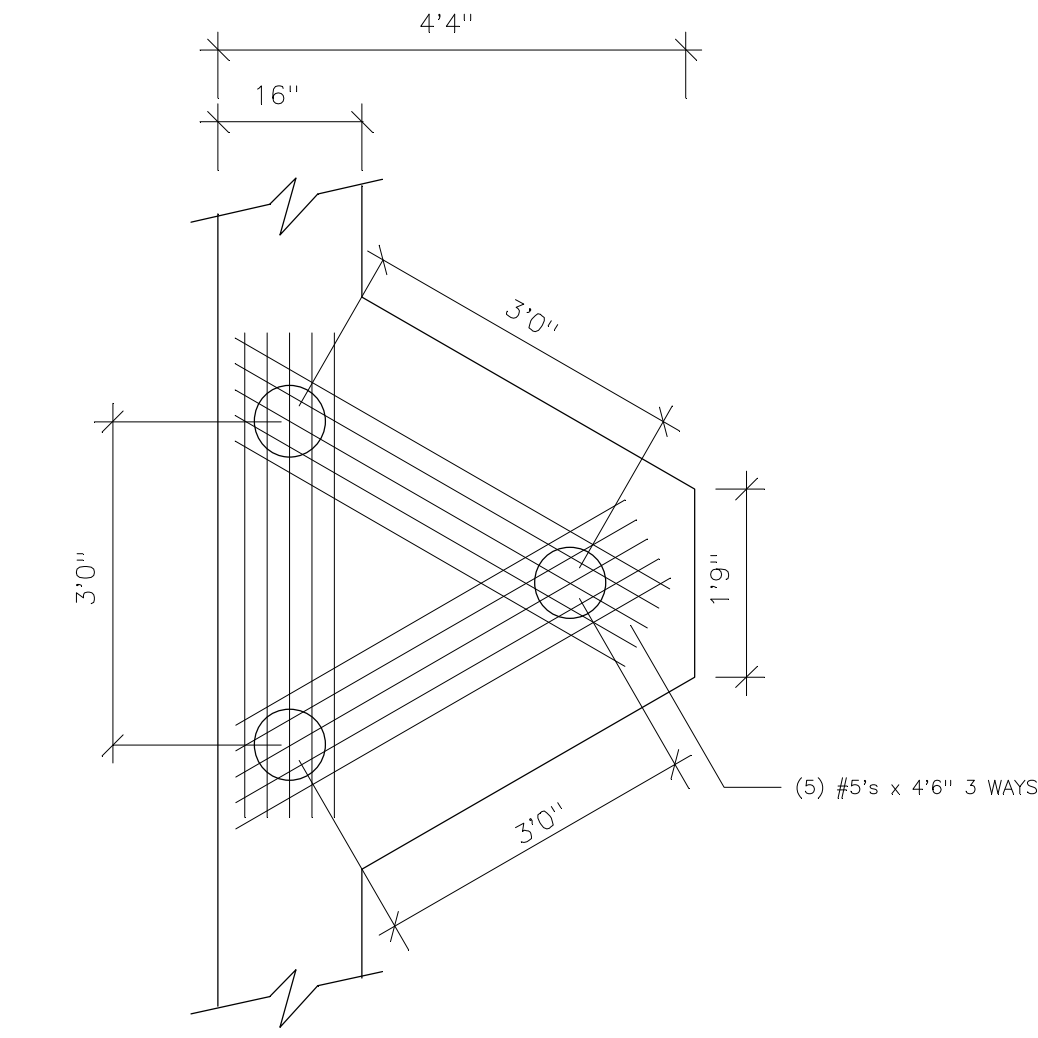
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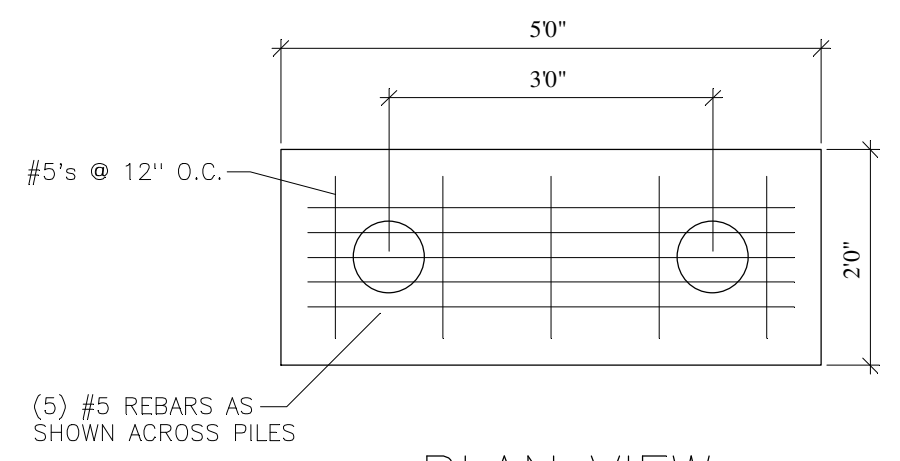
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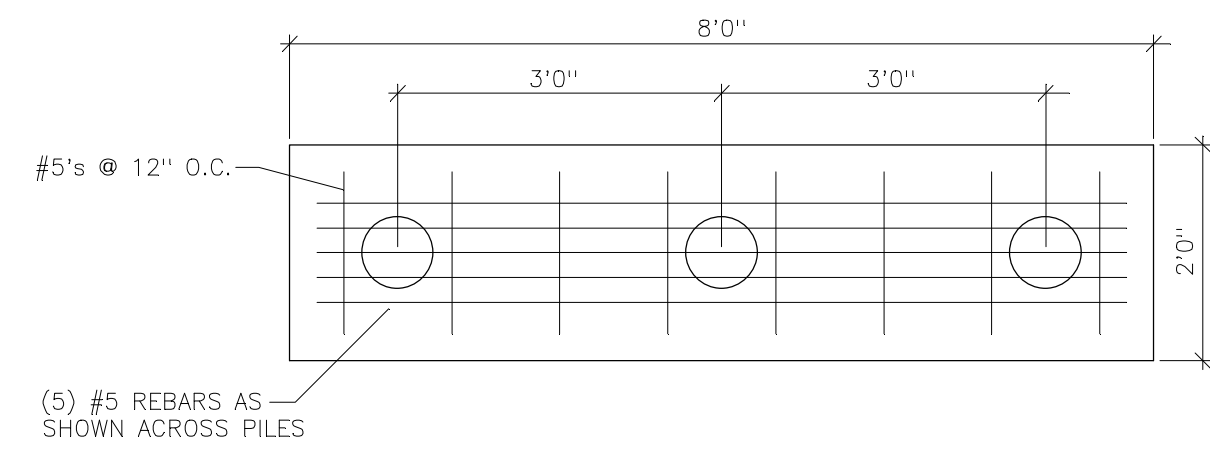
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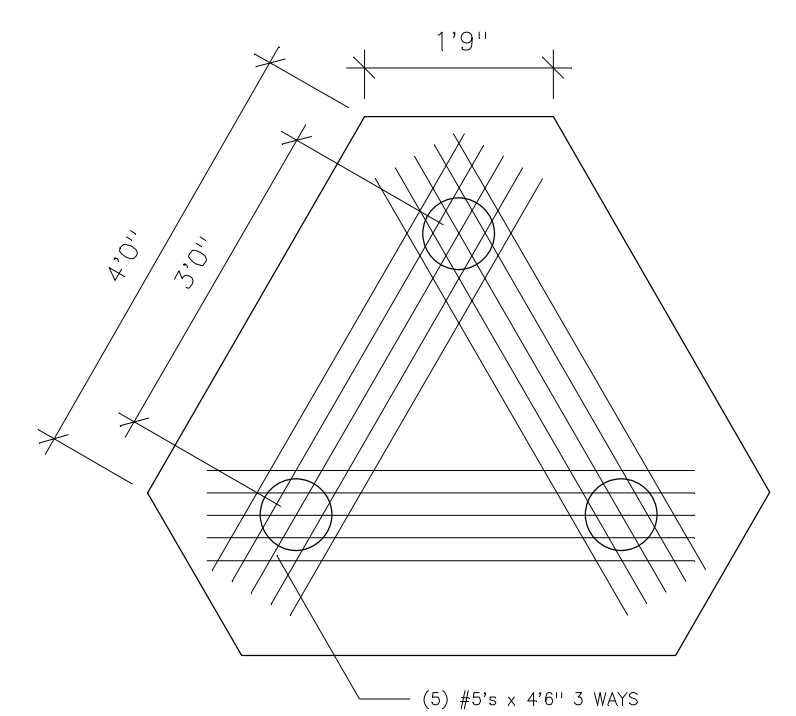
PLAN VIEW SECTION B



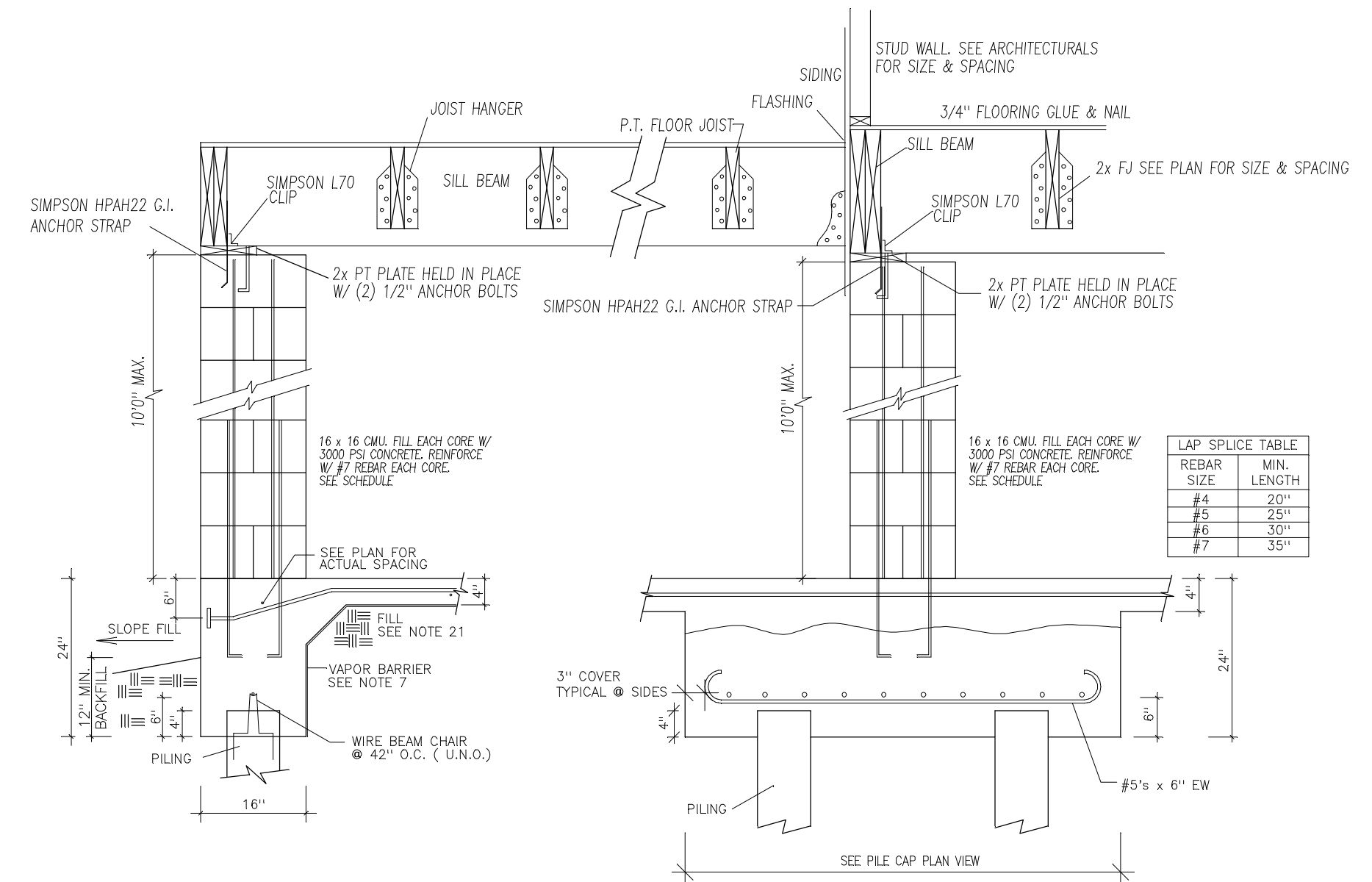
PLAN VIEW SECTION C



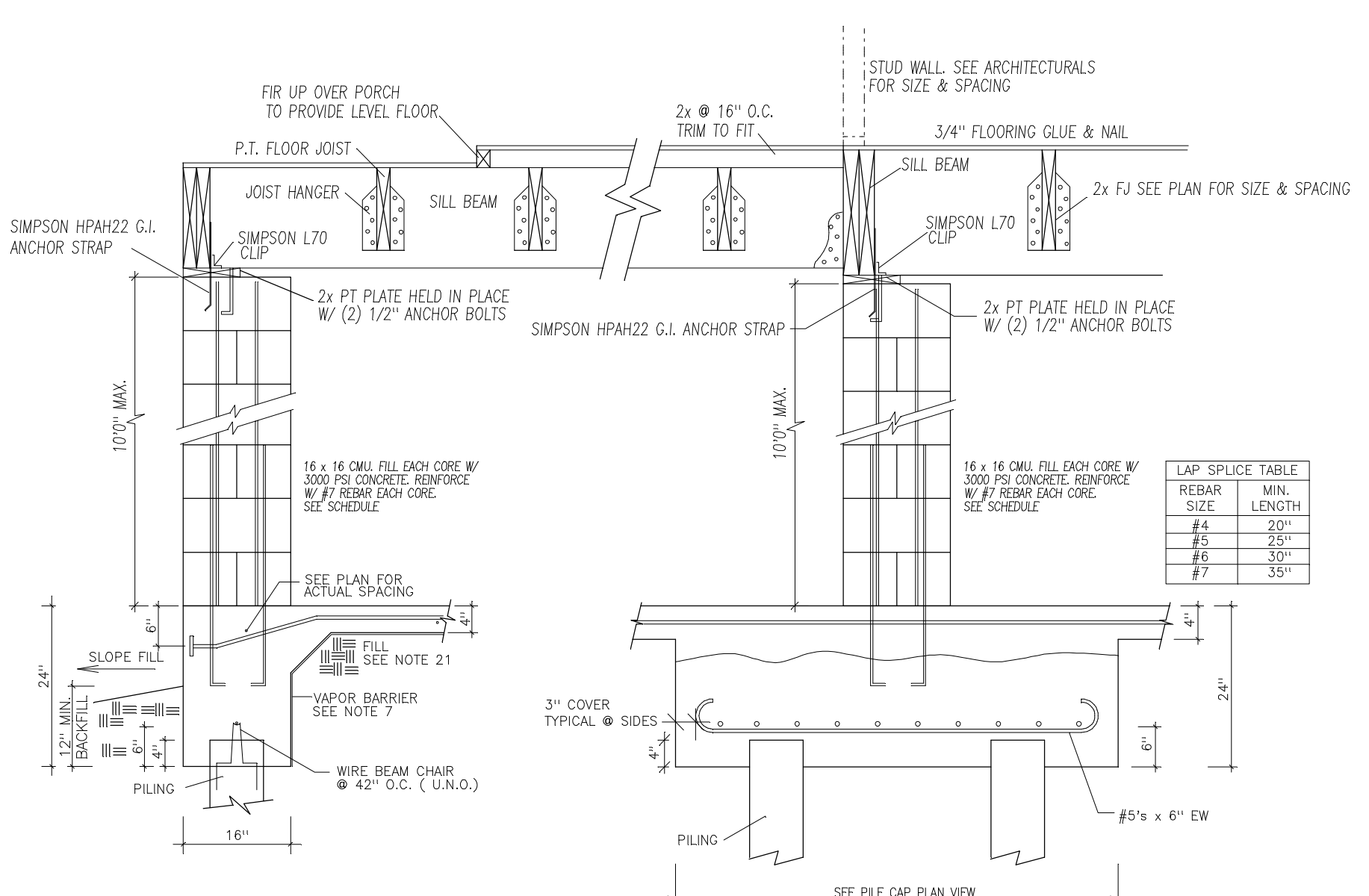
PLAN VIEW SECTION D



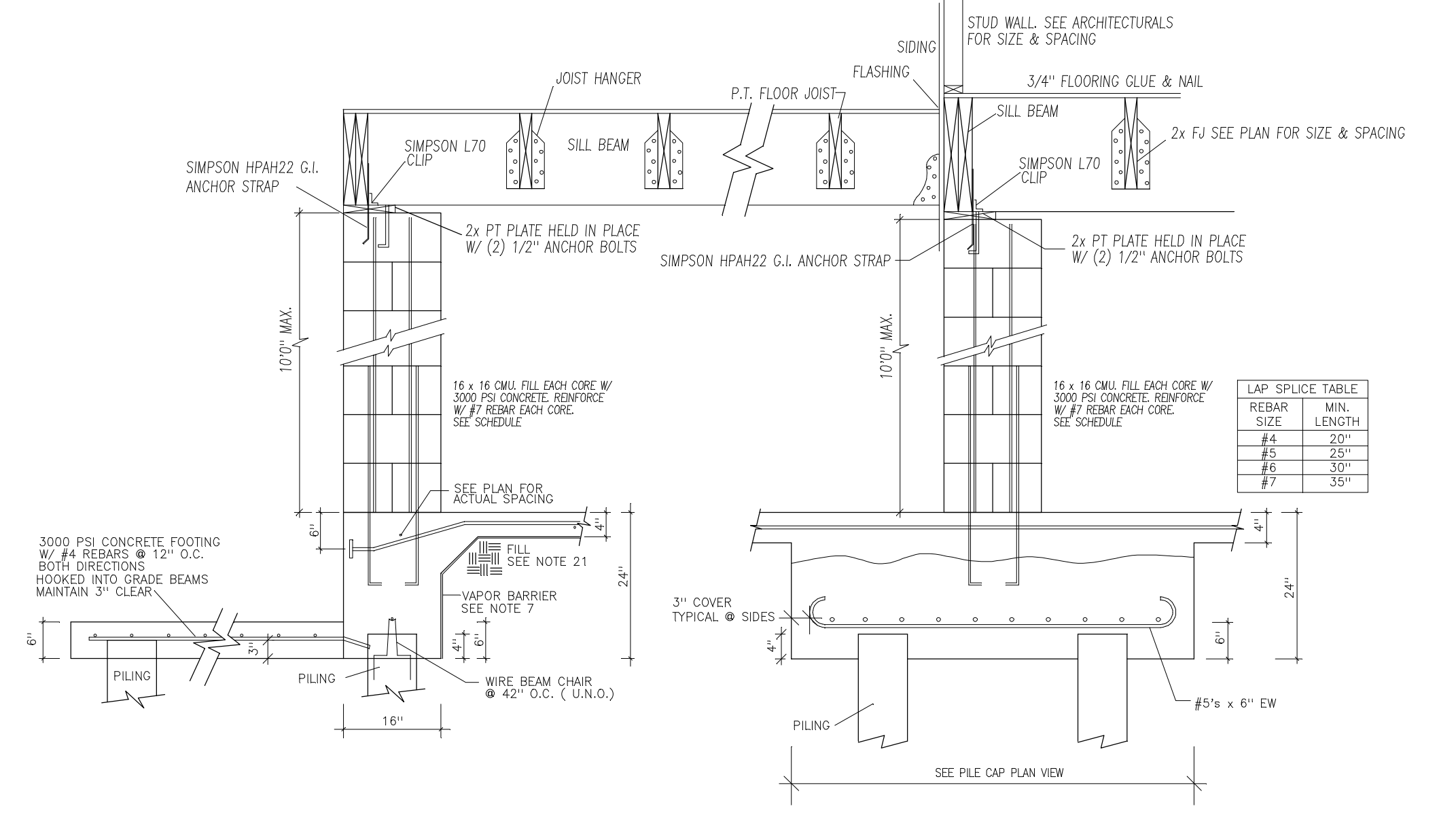
PLAN VIEW SECTION E



SECTION G



SECTION H

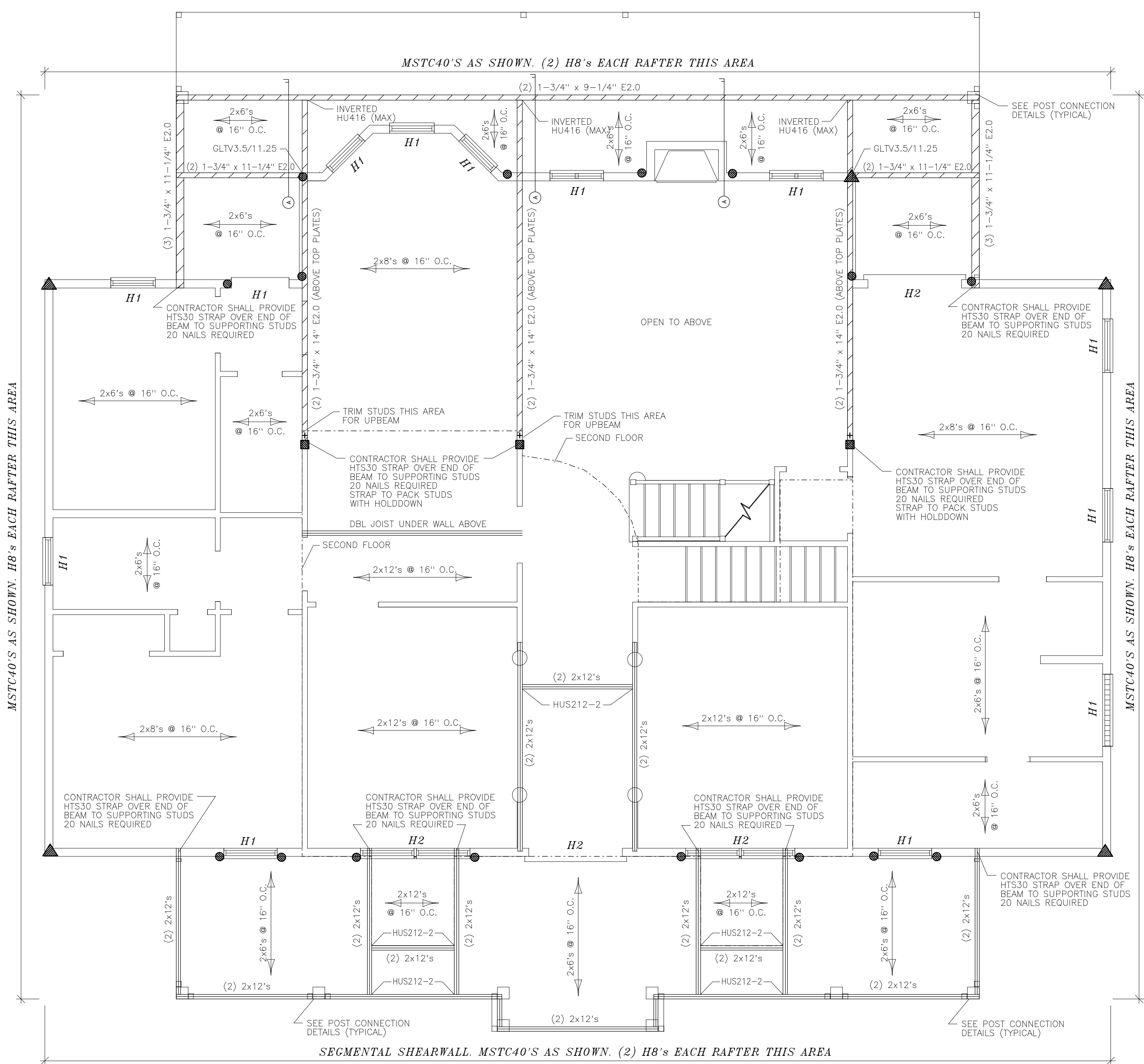


SECTION J

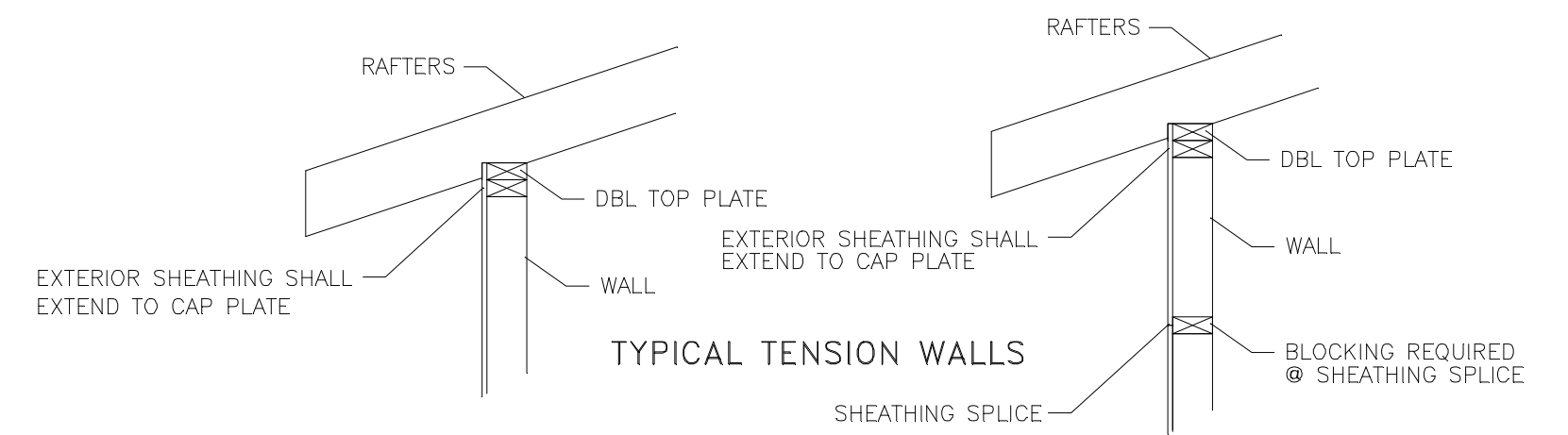
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SHEARWALL/HEADER/BREAM/JOIST LAYOUT PLAN
 EXTERIOR SHEATHING - 7/16" SHEATHING SHALL SPAN FROM SOLE TO DOUBLE TOP PLATE
 ALL SHEARWALLS ARE PERFORMED U.N.O.



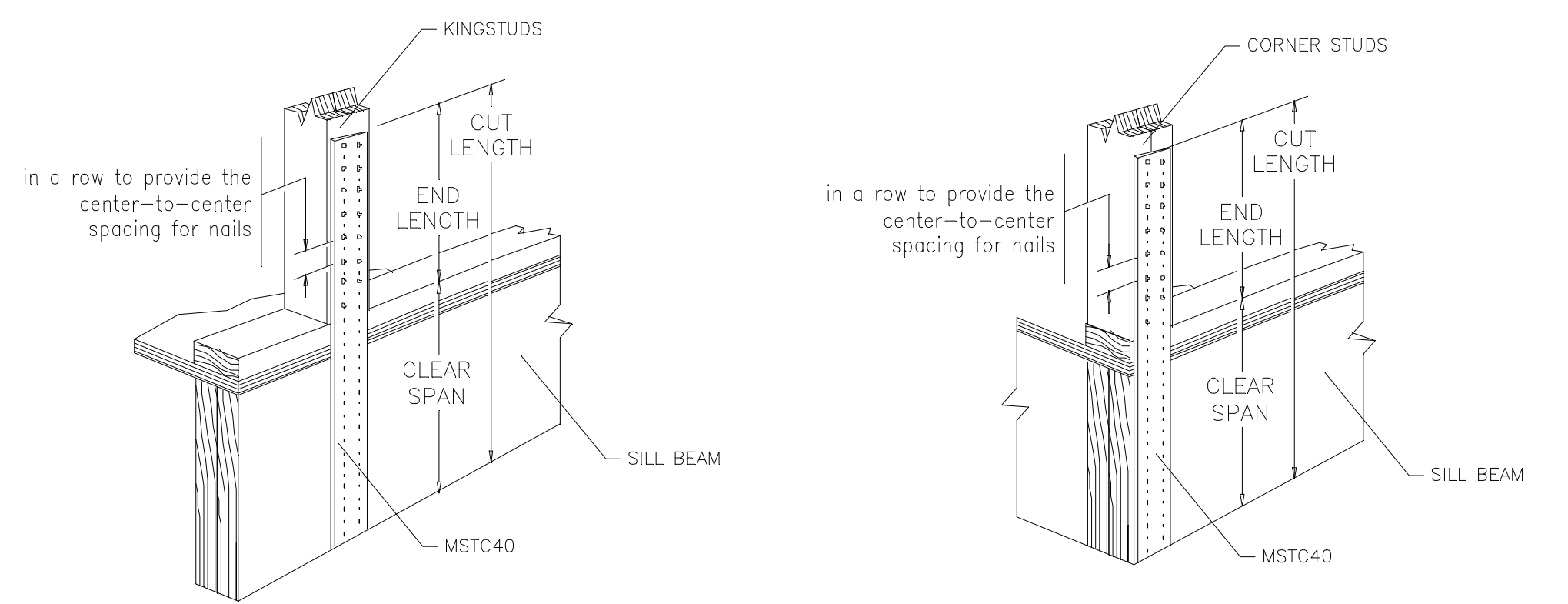
HEADER SCHEDULE

SIZE	MARK	MATERIAL	TRIMMER	TRIMMER STRAPS EACH	KING STUDS	TOP PLATE TO KING STUD EA.	SOLE PLATE HOLD DOWN	NOTES
0-4'	H1	(2) 2x10	1	LSTA18	1	SP4	SHEATHING	
4'-8'	H2	(2) 2x12	2	LSTA24	2	SPH4	HDU2	

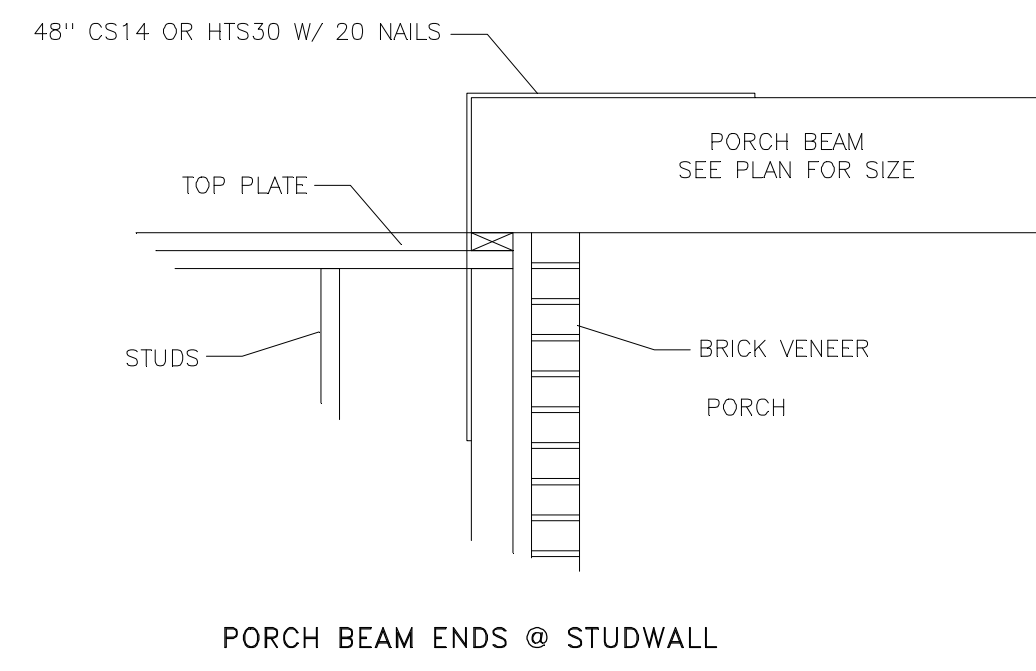
IF SHEARWALL HOLD DOWN AND REQUIRED HOLD DOWN CONFLICT, LARGER HOLD DOWN SHALL BE USED.

LEGEND

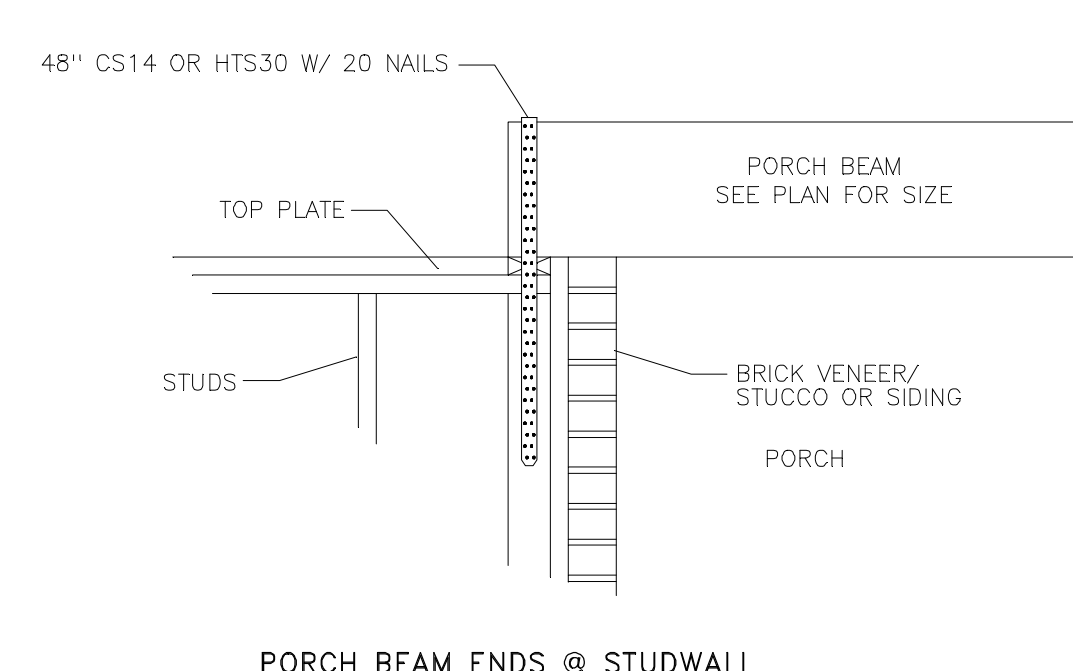
- "T" POST
- PURLIN
- - - STRONG BACK
- ▨ 2x BEAM
- ▨ ENGINEERED LUMBER
- MSTC40
- ▲ (2) MSTC40 (ONE EACH CORNER EACH SIDE OF WALL)
- HUD2 (EPOXY SET) (+) SIDE OF ANCHOR BOLT
- H# - HEADER (SEE SCHEDULE)



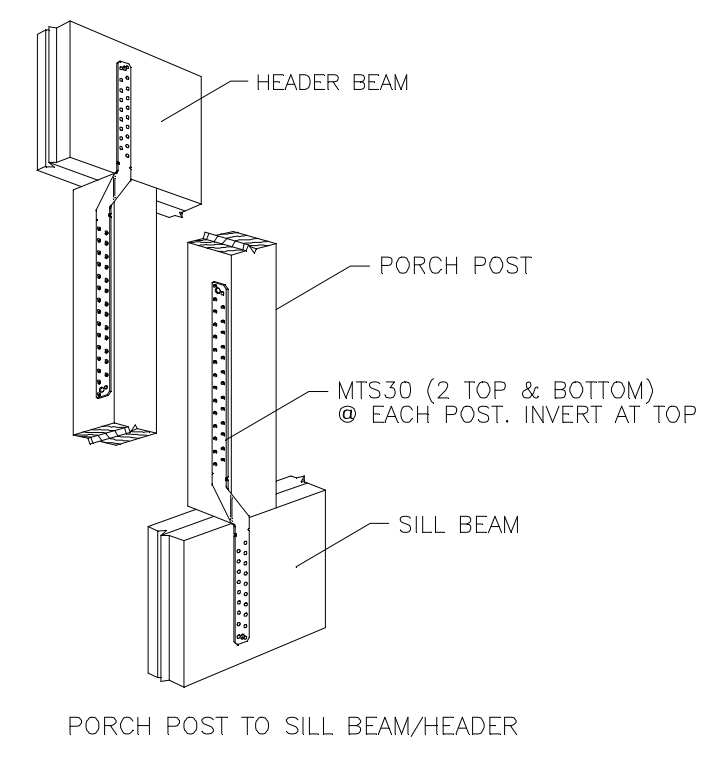
TYPICAL HOLDDOWN MSTC40
 PROVIDE MSTC40 @ EACH CORNER & SILL TO KINGSTUD @ WINDOW/DOORS U.N.O.



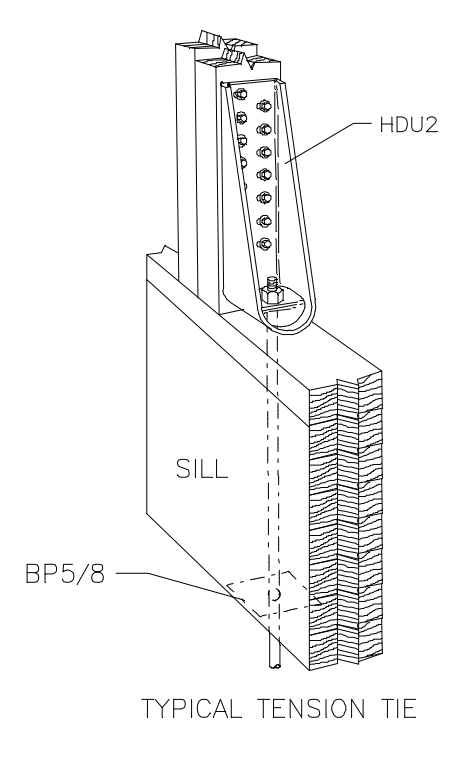
PORCH BEAM ENDS @ STUDWALL



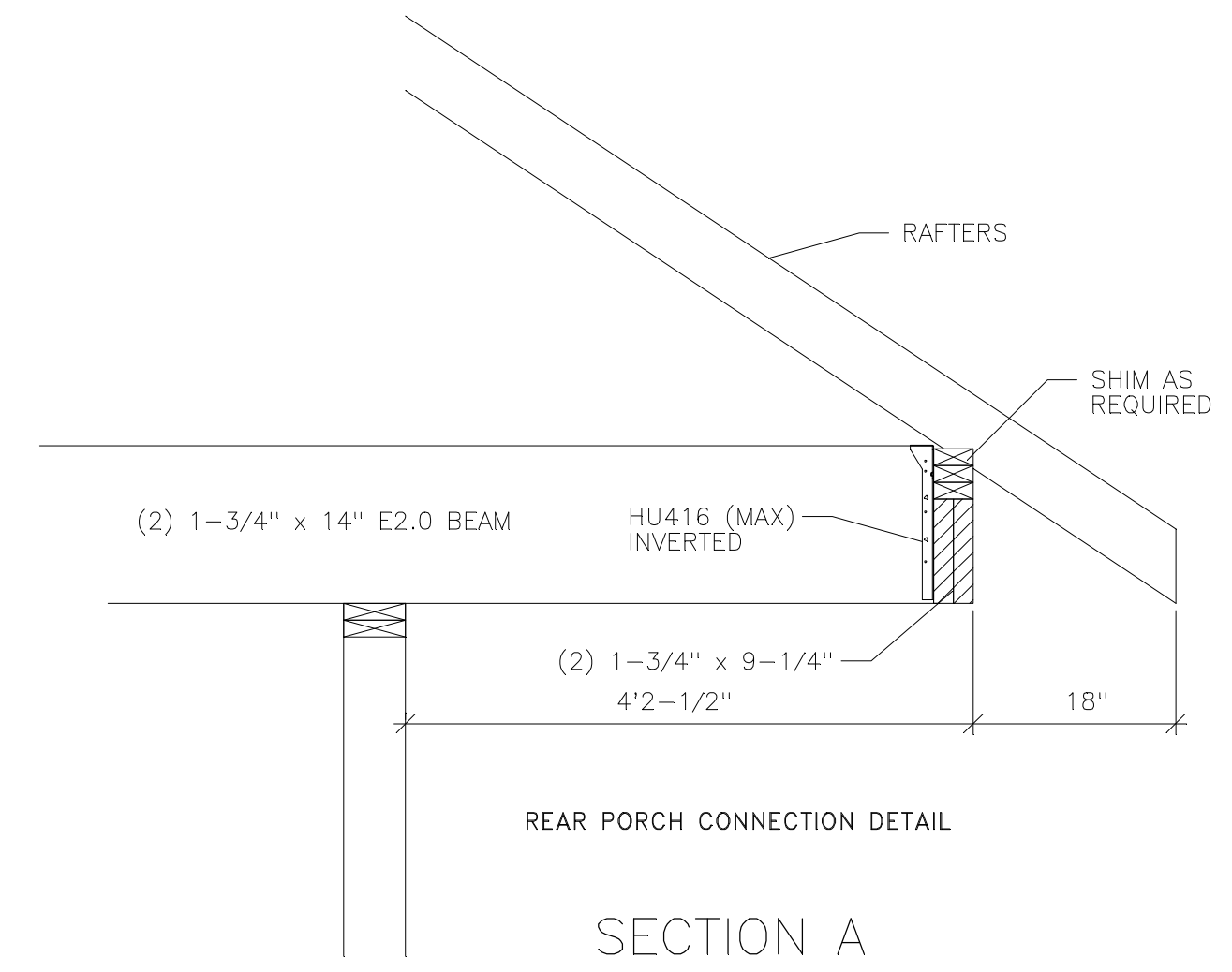
PORCH BEAM ENDS @ STUDWALL



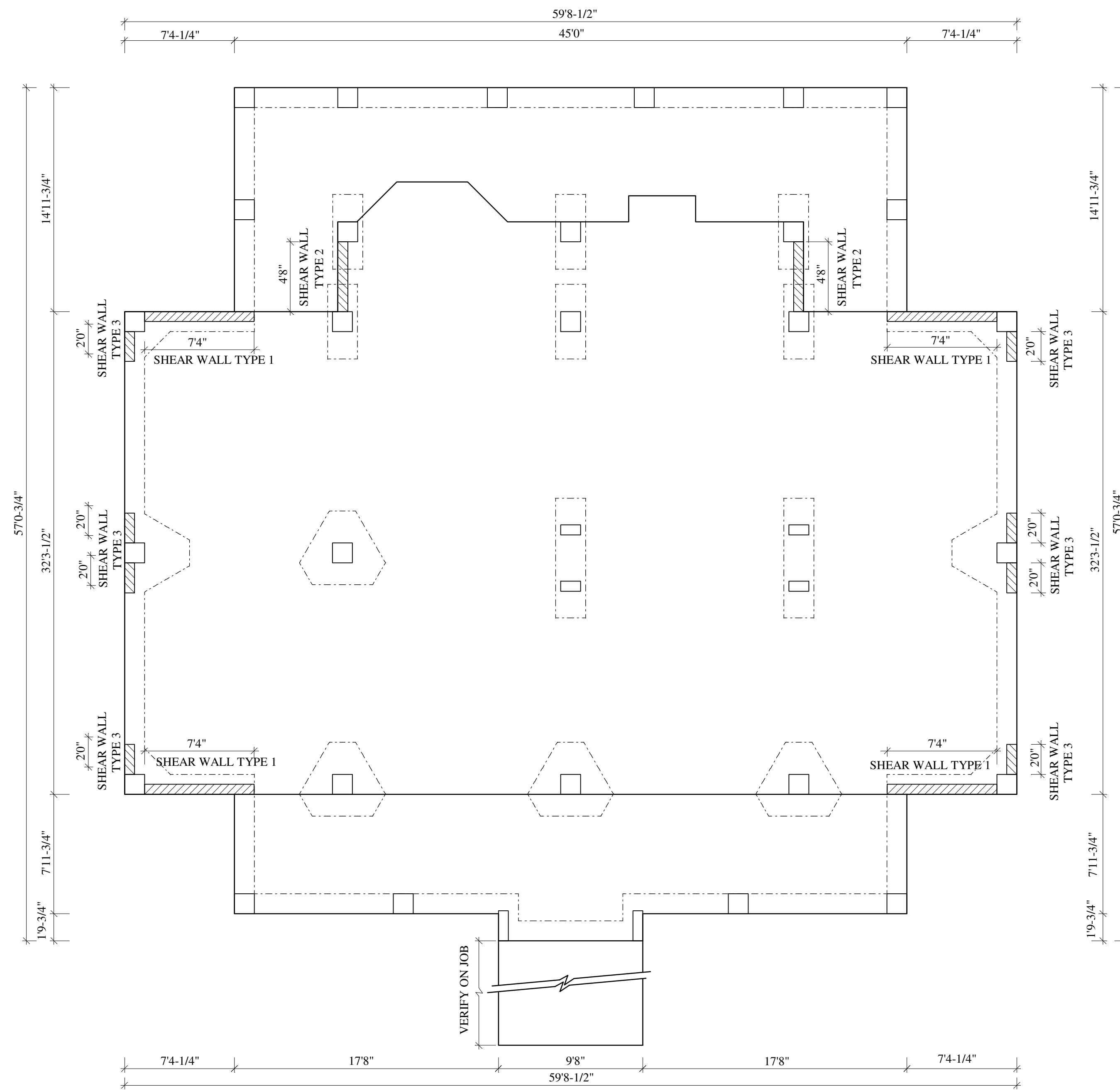
PORCH POST TO SILL BEAM/HEADER



TYPICAL TENSION TIE



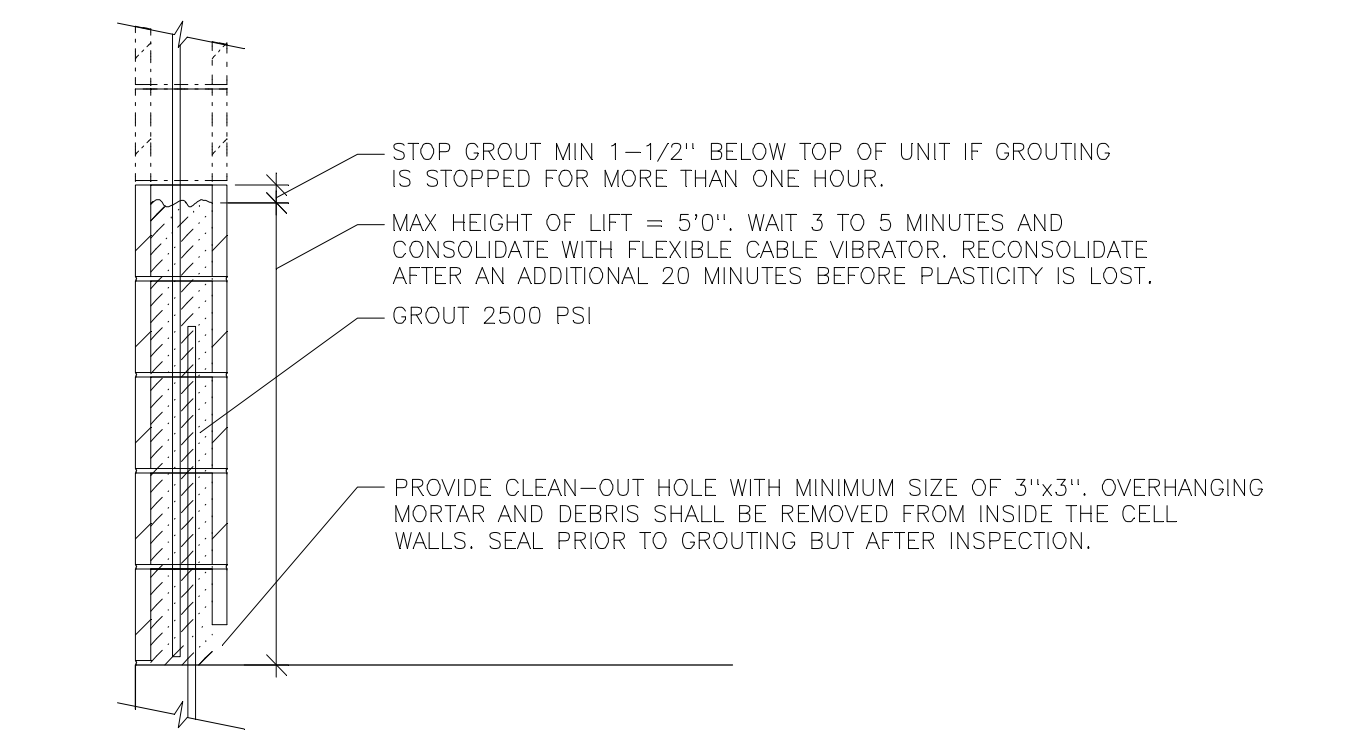
SECTION A



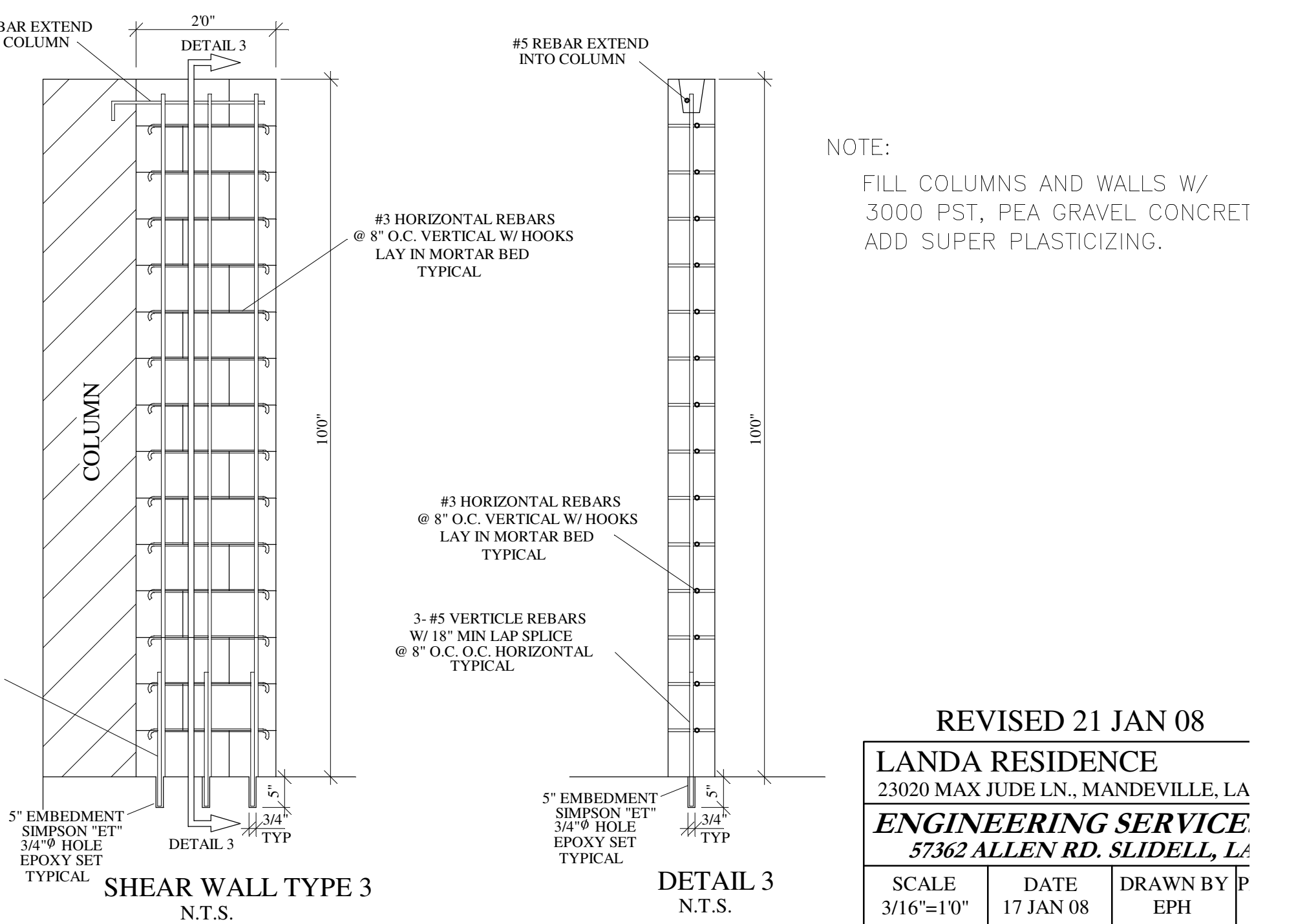
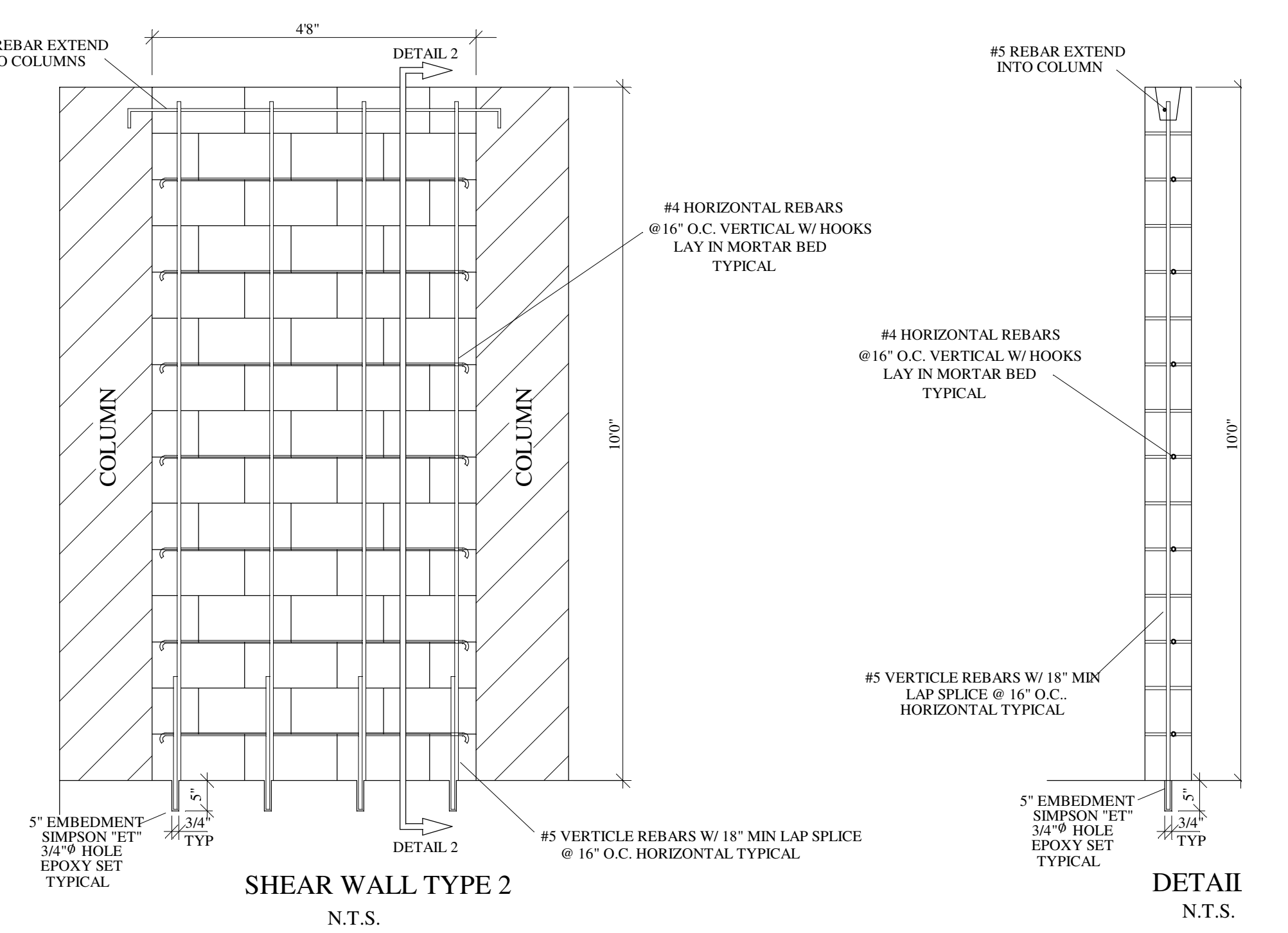
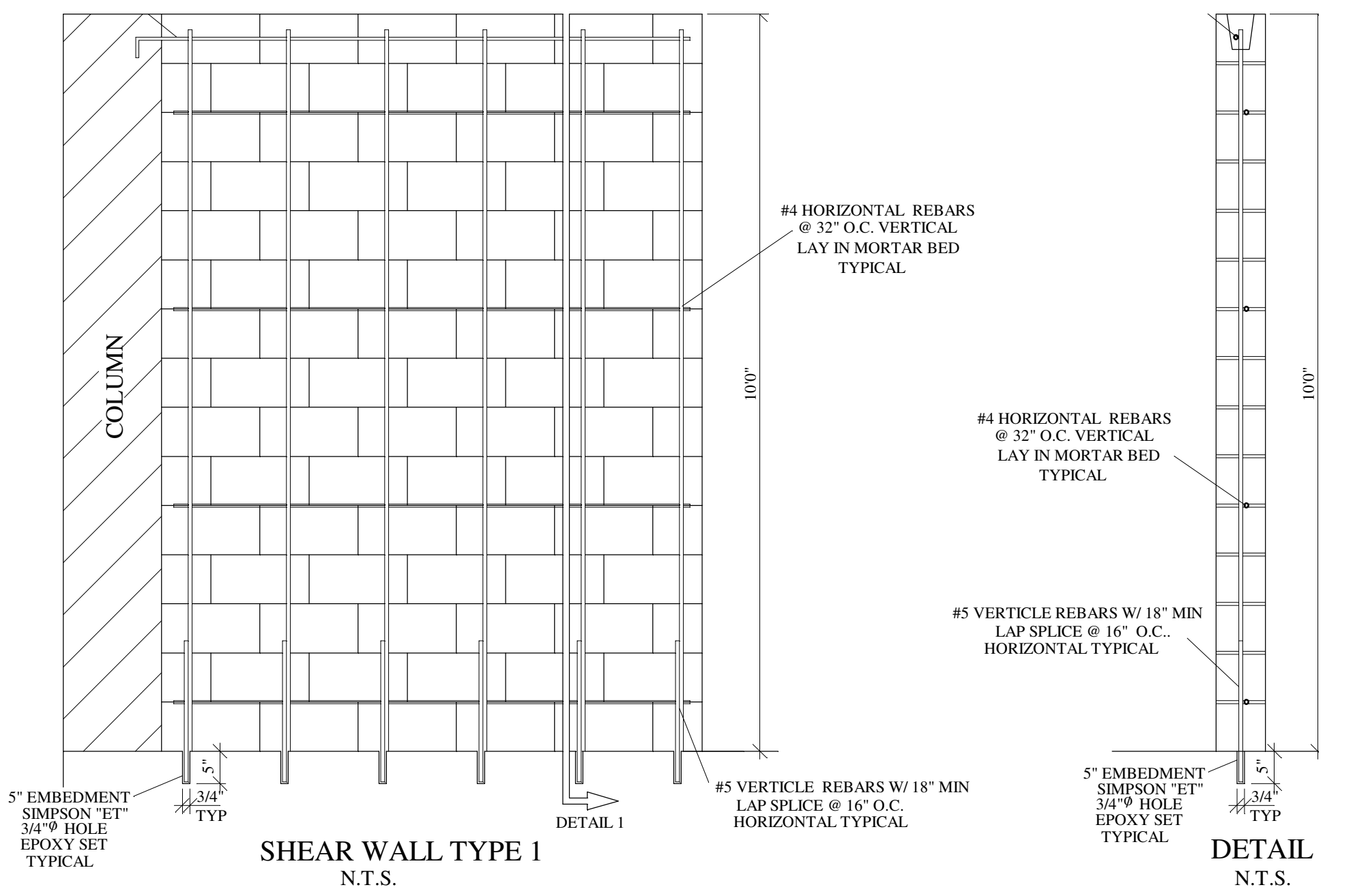
SUPPLEMENTAL SHEAR WALL LAYOUT

MASONRY PIER NOTES:

- M1. MASONRY CONSTRUCTION SHALL CONFORM TO ACI BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES (ACI 530-95/ASCE 5-95/TMS 402-95), SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530-99/ASCE 6-95/TMS 602-95) ASTM C476, ASTM C1019, AND NCMA TEK 107.
- M2. CONCRETE BLOCKS SHALL CONFORM TO ASTM C-90. ($f'_m = 1500$ PSI) (1900 PSI ON THE NET AREA)
- M3. MORTAR SHALL COMPLY WITH ASTM C270, TYPE M (COMPRESSIVE STRENGTH = 2500 PSI SITE TESTED MORTAR CUBES SHALL ACHIEVE A MINIMUM OF 80% OF THE DESIGN COMPRESSIVE STRENGTH)
- M4. BLOCK SHALL NOT BE MOISTENED BEFORE GROUTING.
- M5. ALL MASONRY CROSS WEBS SHALL BE FULLY BEDDED IN MORTAR AROUND CELLS TO BE GROUTED.
- M6. VERTICAL REINFORCING MUST BE CENTERED IN THE CAVITY AND SHALL HAVE A MINIMUM CLEARANCE OF 1/2" TO INSIDE FACE. VERTICAL BAR LAP = 48 X BAR DIAMETER U.N.O.. SEE GROUTING DETAIL NOTE FOR CLEANOUT REQUIREMENTS.
- M7. GROUT PLACEMENT STOPPED FOR (1) HOUR OR MORE SHOULD BE STOPPED 1/2" BELOW THE TOP OF THE MASONRY UNIT TO PROVIDE A KEY FOR SUBSEQUENT GROUTING.



- NOTES:**
- 1. DO NOT GROUT UNTIL MORTAR HAS SET SUFFICIENTLY TO WITHSTAND THE PRESSURE OF THE GROUT. WAIT NOT LESS THAN 24 HOURS.
 - 2. WAIT A MINIMUM OF 40 MINUTES BEFORE PLACING NEW GROUT ON A PREVIOUS LIFT.
 - 3. MAXIMUM WALL HEIGHT FROM TOP OF PREVIOUS GROUT POURS LAID UP AT ONE TIME SHALL BE 12'0".
 - 4. THE MINIMUM CONTINUOUS UNOBSTRUCTED CLEAR AREA IN CELL TO RECEIVE GROUT MUST BE NOT LESS THAN 3"x3". MORTAR FINS MUST BE REMOVED AS BLOCK PLACEMENT PROCEEDS. MORTAR DROPPINGS MUST BE KEPT OUT OF CELLS WHICH ARE TO BE GROUTED.
 - M8. SEE FOUNDATION PLANS AND WALL SCHEDULE FOR ALL VERTICAL REINFORCING.
 - M9. TEMPORARY BRACING AND SHORING OF PIERS DURING CONSTRUCTION TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - M10. MASONRY CONSTRUCTION MATERIALS AND INSPECTIONS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATIONS FOR MASONRY STRUCTURES (ACI-ASCE 530.1)" EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THESE DOCUMENTS.
 - M11. DO NOT APPLY CONCENTRATED LOADS TO MASONRY PIERS FOR (3) DAYS.
 - M12. JOB SITE MIXING OF GROUT SHALL NOT BE PERMITTED. TESTING SHALL CONFORM TO ASTM C1019. SEE TEST MOLD DETAIL BELOW. SEE SCHEDULE UNDER CONCRETE NOTES FOR COMPRESSIVE STRENGTH AND SLUMP REQUIREMENTS.
 - M13. CONTRACTOR SHALL PROVIDE MOISTURE PROTECTION OF PIER DURING INCLEMENT WEATHER.



NOTE:
FILL COLUMNS AND WALLS W/
3000 PST, PEA GRAVEL CONCRET
ADD SUPER PLASTICIZING.