FOUNDATION NOTES

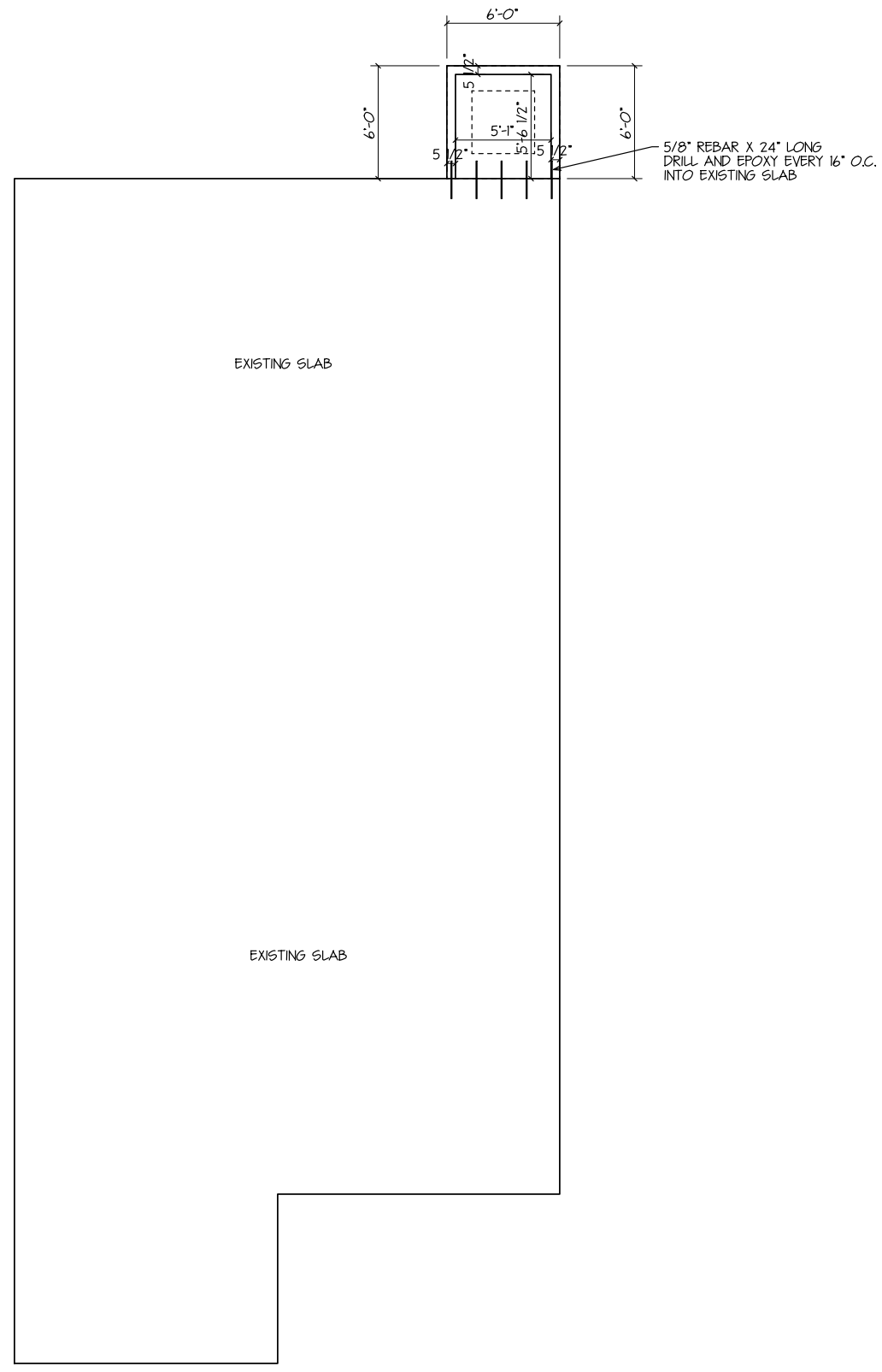
GENERAL
1. NO FIELD SUPERVISION OR CONSTRUCTION ADMINISTRATION IS PROVIDED AT THE OWNER'S REQUEST. IT IS UNDERSTOOD THAT THE PERMITTING JURISDICTION WILL INSPECT THE WORK. THE DESIGN ENGINEER IS NOT ADMINISTERING THE WORK. THESE DOCUMENTS HAVE BEEN PREPARED FOR USE BY EXPERIENCED LICENSED CONTRACTORS.
2. 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%.
3. ALL WORK SHALL BE IN CONFORMANCE WITH ALL LOCAL & FEDERAL REQUIREMENTS, CODES & REGULATIONS.
4. CONTRACTOR SHALL SET FORMWORK FROM ARCHITECTURAL DRAWINGS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, OFFSETS, DROPS, INSERTS, BRICK LEDGES AND BLOCK-OUTS WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL COORDINATE STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS & DRAWINGS FROM OTHER TRADES.
7. CONTRACTOR SHALL PLACE A POLYETHYLENE VAPOR BARRER (VAPOR RETARDER) UNDER ALL CONCRETE. SEE PLAN FOR REQUIRED THICKNESS AND NUMBER OF LAYERS.
8. CONTRACTOR SHALL USE CONTROL JOINTS IN AREAS OF EXPOSED CONCRETE TO MINIMIZE THE APPEARANCE OF SHRINKAGE CRACKING.
9. CONTRACTOR SHALL USE A BOND BREAKER BETWEEN SLAB AND BRITTLE FLOORING.

SOIL
10. 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 ENGINER'S DESIGN AND THE ENGINER SHALL BE HELD HARMLESS.
11. 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 "RUT" OR "PUMP" UNDER PROOF ROLLING OPERATIONS AND REPLACE WITH STRUCTURAL FILL.
12. 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).
13. 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 AMINIMUM OF 5 FEET BEYOND THE LIMITS OF THE BUILDING (TEST EACH LIFT, MINIMUM OF 1 TEST PER 2,000 S.F. OF AREA PER LIFT). SCARFY BETWEEN FILL LIFTS FOR BONDING.
14. 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.
15. 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.
16. 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.

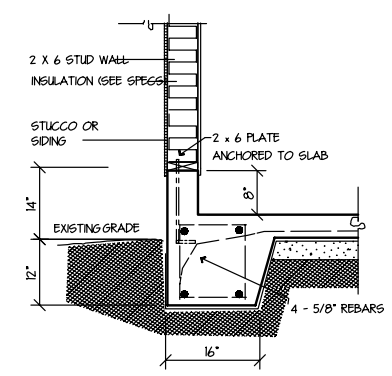
PILES (IF SHOWN ON PLAN)
17. PILES SHALL BE OF THE SIZE STATED ON THE FOUNDATION PLAN, DRIVEN WITH AN IMPACT HAMMER, NOT VIBRATED.
18. PILES SHALL HAVE TIP EMBEDMENT INTO NATURAL SOIL OR DRIVEN TO REFUSAL. REFUSAL SHALL BE AS SPECIFIED IN GEOTECHNICAL REPORT OR BUIDING CODE. IF REFUSAL IS NOT SPECIFIED 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.
19. TIMBER PILES SHALL BE PER ASTM D25.
20. TIMBER PILES SHALL MEET AWPA STANDARDS C3 FOR PRESERVATIVE RETENTION.

CONCRETE
21. 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 BY RAINFALL, PONDING WATER OR DESICATED SOILS (SOILS THAT HAVE EXCESSIVELY DRIED).
22. ALL CONCRETE SHALL HAVE A 3,000 PSI MINIMUM 28-DAY COMPRESSIVE STRENGTH, UNLESS NOTED OTHERWISE ON PLAN
23. CONCRETE MIX DESIGN AND MATERIALS SHALL BE IN ACCORDANCE WITH ACI-301.
24. CALCIUM CHLORIDES SHALL NOT BE ALLOWED.
25. CONTRACTOR SHALL THOROUGHLY CONSOLIDATE CONCRETE (ESPECIALLY AT ANCHORAGES AND DOWELS).
26. CONTRACTOR SHALL CURE CONCRETE IN ACCORDANCE WITH ACI-308 IMMEDIATELY AFTER FINISHING TO MINIMIZE THE APPEARANCE OF SHRINKAGE CRACKS.
27. ALL FORMWORK SHALL BE IN ACCORDANCE WITH ACI-301.
28. 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
29. ALL REBAR SHALL CONFORM TO ASTM A615, GRADE 60.
30. 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).
31. ALL WELDED WIRE REINFORCEMENT (WWF & WWR) SHALL CONFORM TO ASTM A185 (FLAT SHEETS).
32. 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)



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



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FOUNDATION PLAN

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

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

DATE 4-25-18

CODE	LIVING	AREA U. R.	INDEX
R	84	84	11478

DESIGNED BY	DRAWN BY	CHECKED BY			
DMH	~~	~~			A-3

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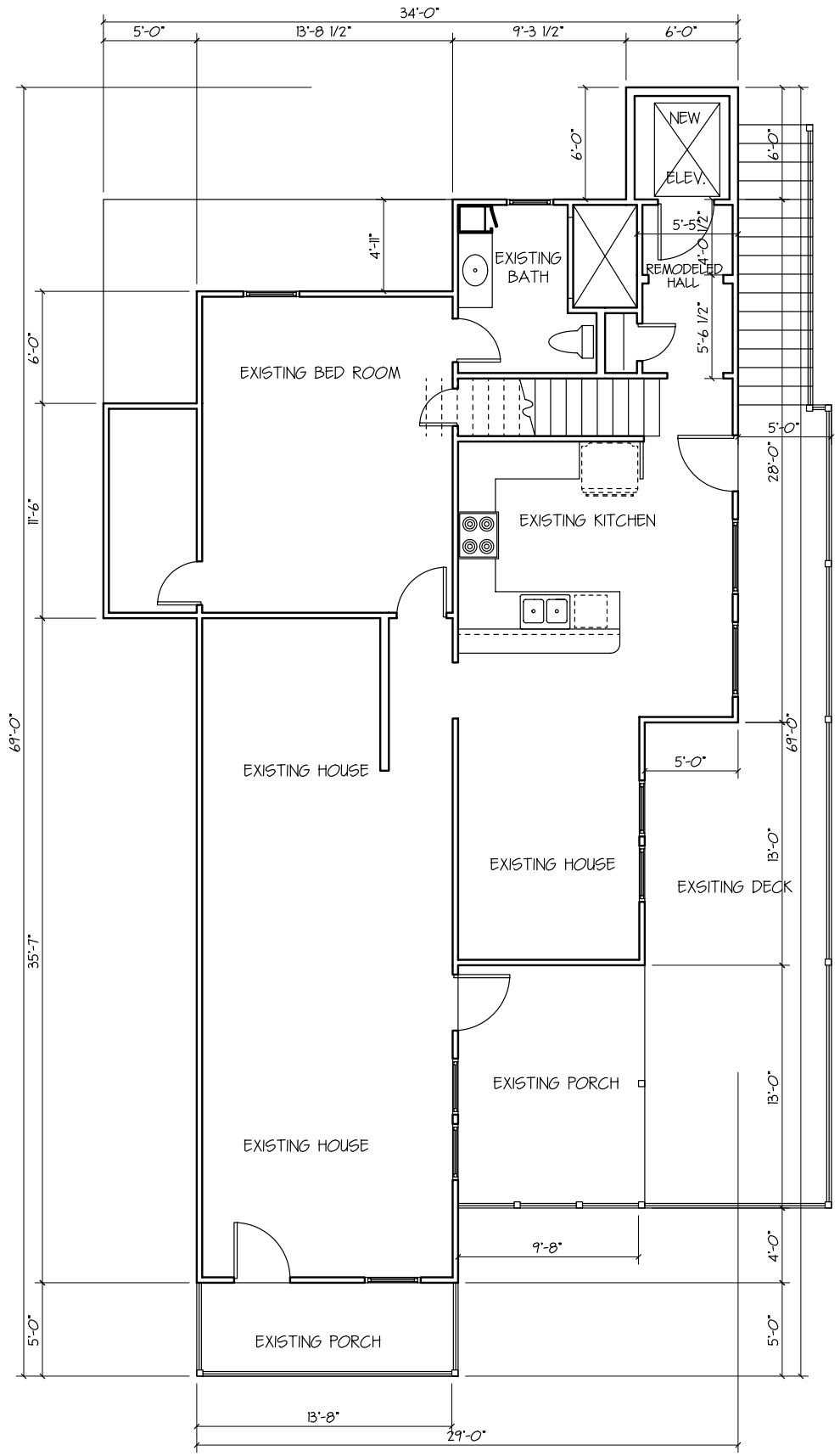

MAIN LEVEL FLOOR PLAN

SCALE 1/4"=1'-0"

JOB VERIFY ALL DIMENSIONS

AREA	
REMODELED LIVING AREA	48
NEW ELEVATOR	36
TOTAL LIVING AREA	84
GARAGE	N/A
PORCHES	N/A
TOTAL AREA UNDER B'M	84

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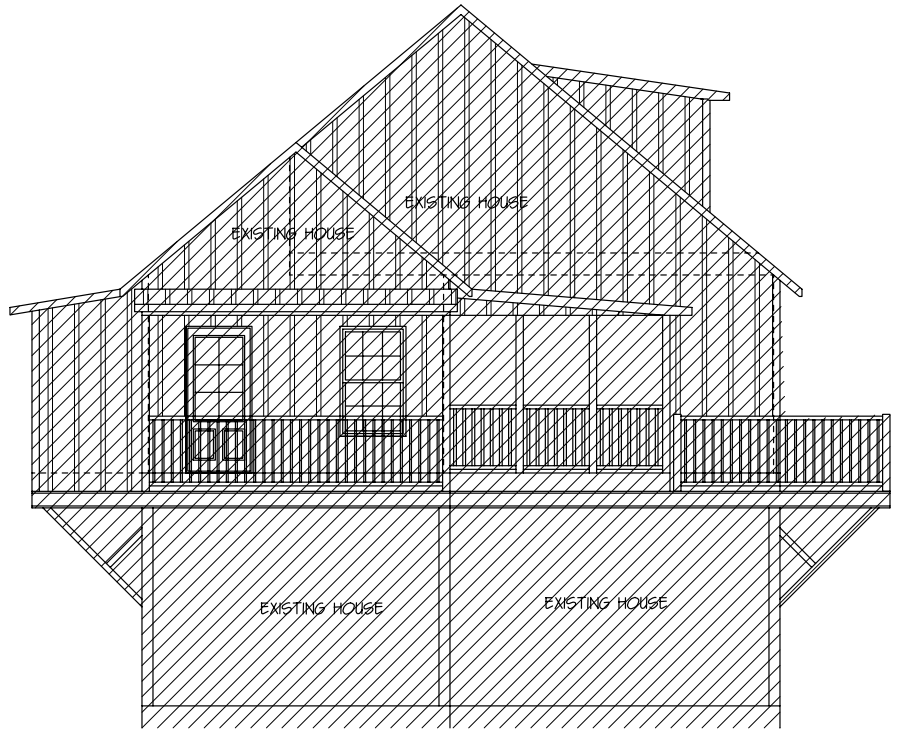
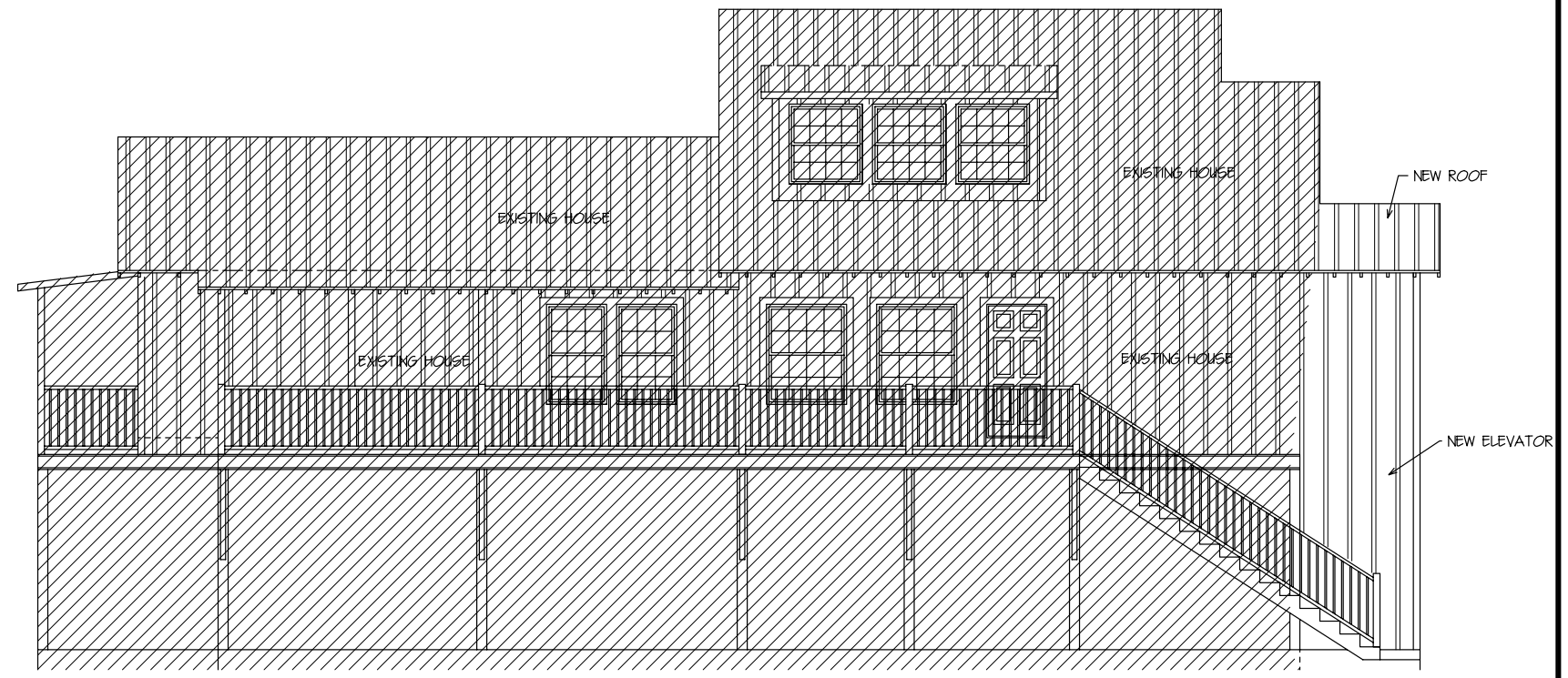
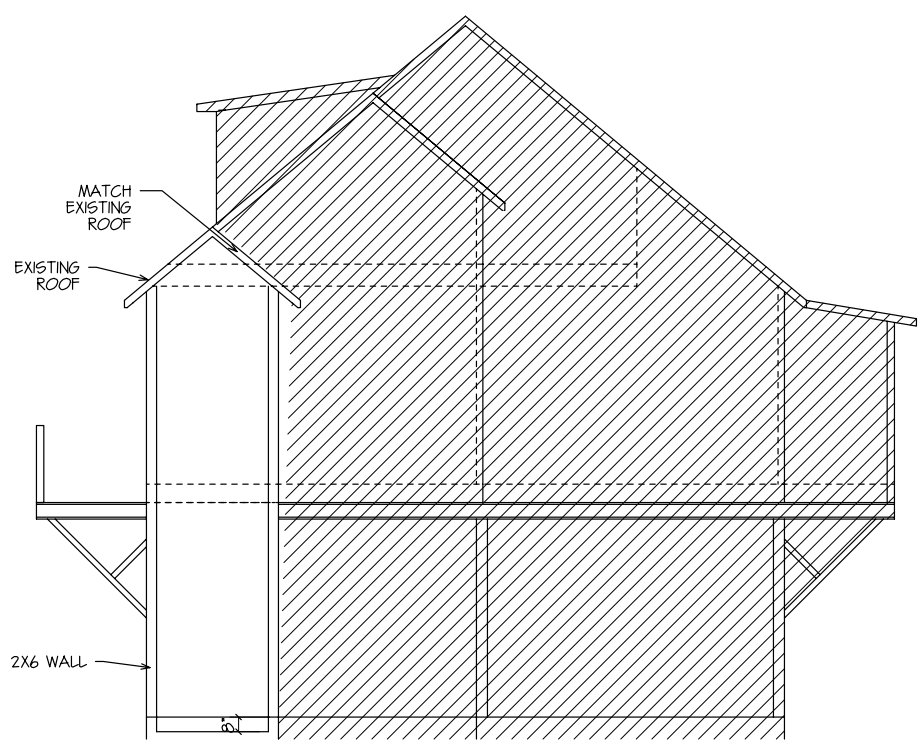


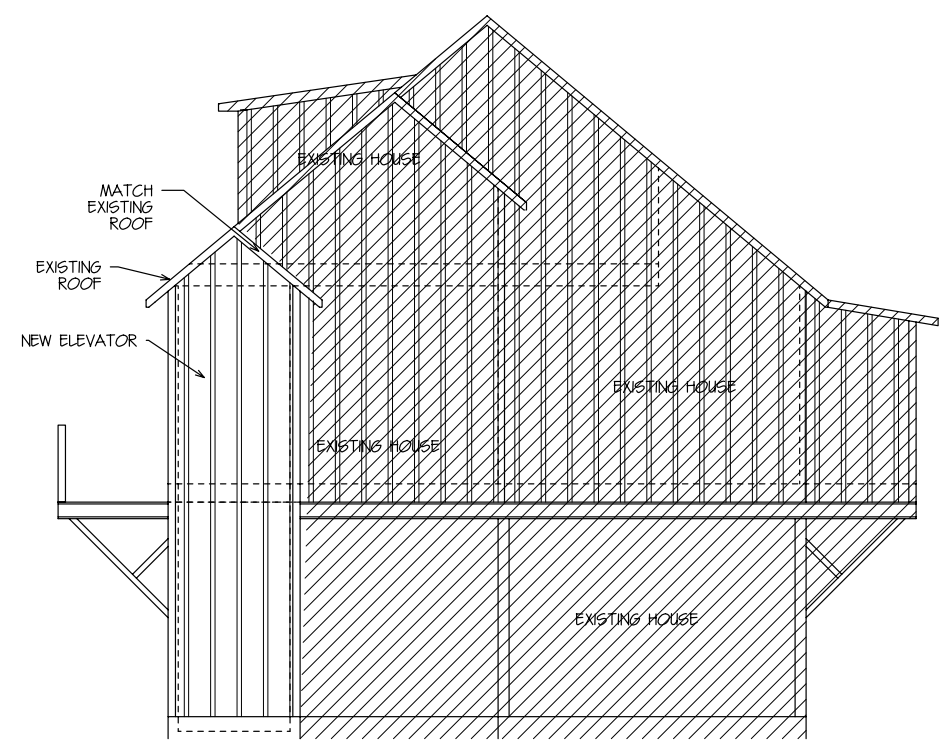
FRONT ELEVATION
SCALE 1/4" = 1'-0"



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



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



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

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ELEVATIONS & SECTION

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