La Quinta Hammond, LA

Site Preparation Notes:

1. Remove existing nominal 8" brown silty topsoil then continue removing existing high plasticity clays to create a "buffer zone" of a total of 3.5 feet of low plasticity structural fill, under all new construction and paving. Proof-roll and remove any soft, yielding, or pumping spots. Proof-rolling should be observed, and total stripping depth should be determined, by the geotechnical engineer, (PSI).

2. New spread concrete footings and continuous footings, bearing on compacted structural fill at least 2 feet below finished grade, should be designed for maximum net allowable bearing pressures of 2,500 psf and 2,000 psf, respectively, based on dead loads and design live loads. Minimum dimensions of 24 inches for column footings and 18 inches for continuous footings should be used in foundation design to minimize the possibility of a localized bearing failure.

3. Provide and maintain immediate site drainage before, during, and after construction. Provide grading, swales, and sump pumps as may be required to immediately drain all rainwater from the construction area. Footing excavations should be observed and concrete placed as quickly as possible to avoid exposure of the footing bottoms to wetting and drying. Surface run-off water should be drained away from the excavations and not be allowed to pond prior to or after concrete placement. The foundation concrete should be placed during the same day the excavation is made. If it is required that footing excavations be left open for more than one day, they should be protected to reduce evaporation or entry of moisture.

4. After subgrade preparation has been completed, fill placement may begin. The first layer of fill should be placed in a relatively uniform horizontal lift and be adequately keyed into the stripped and scarified subgrade soils. The structural fill materials should be free of organic or other deleterious materials, have a maximum particle size of less than 2 inches and have a liquid limit less than 40 and plasticity index more than 10 but less than 20. Locally available sandy clays or clayey sands are recommended for use as a structural fill.

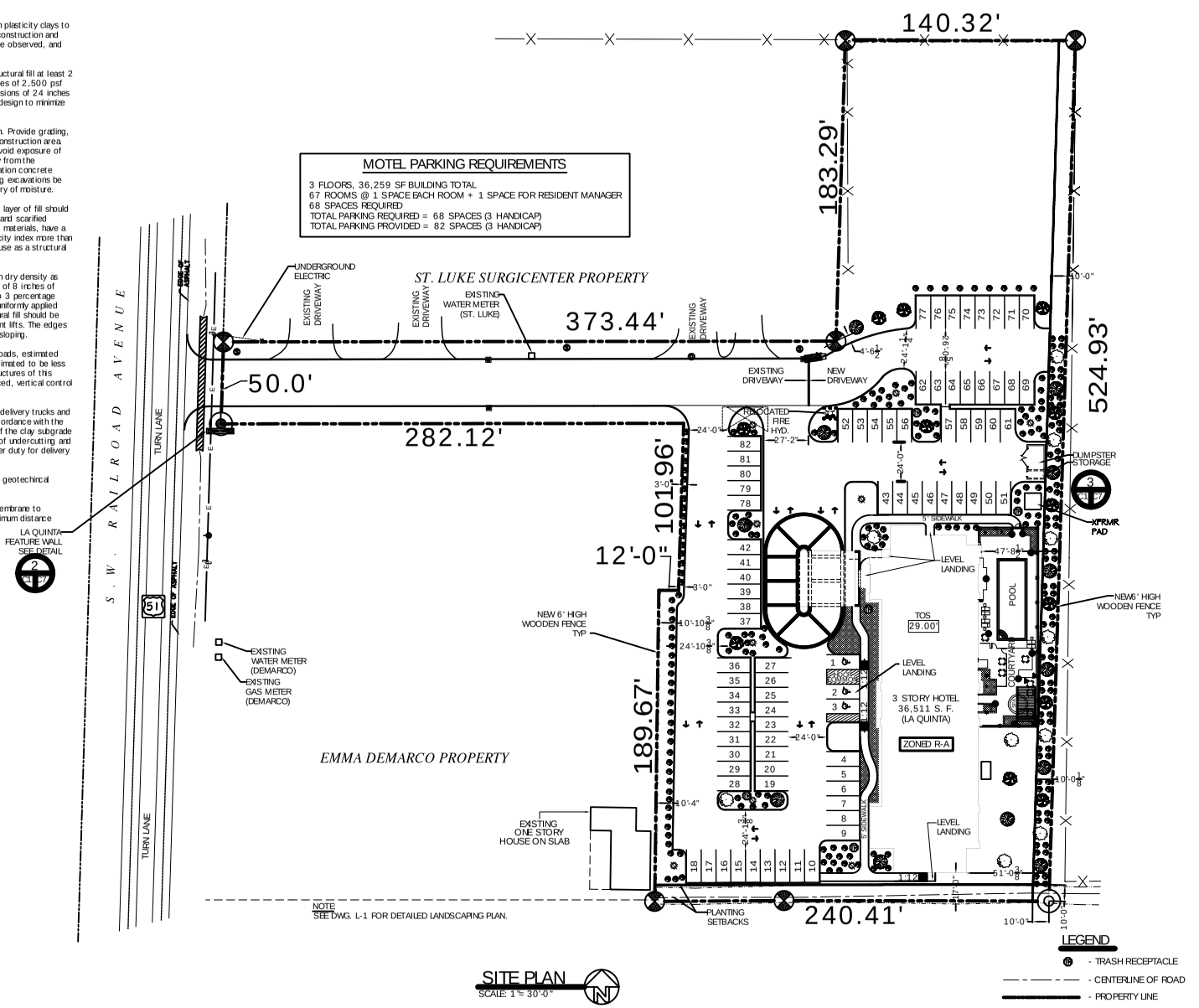
5. The structural fill should be compacted to at least 95 percent of the soils maximum dry density as determined by ASTM D698 (Standard Proctor). The fill should be placed in maximum lifts of 8 inches of loose material and should be compacted within the range of 1 percentage point below to 3 percentage points above the optimum moisture content value. If water must be added, it should be uniformly applied and thoroughly mixed into the soil by disking or scarifying. Each lift of compacted structural fill should be tested by a representative of the geotechnical engineer prior to placement of subsequent lifts. The edges of compacted fill should extend at least 5 feet beyond the edge of the building prior to sloping.

6. Based on results of the field and laboratory tests and the anticipated foundation loads, estimated maximum foundations settlements should not exceed 1 inch. Differential settlement is estimated to be less than ½ inch. While settlement of this magnitude is generally considered tolerable for structures of this type, the design of any masonry / stucco walls should include provisions for liberally spaced, vertical control joints to minimize the effects of cosmetic cracking.

7. Traffic loading is to consist mostly of passenger cars, light trucks, and occasional delivery trucks and solid waste collection trucks. The subgrade for the parking lot should be prepared in accordance with the site preparation notes above. Depending on the finished parking lot grades, 12 inches of the clay subgrade may be treated with lime (4 to 6 percent by weight) to reduce its plasticity index in lieu of undercutting and replacing it with structural fill. Light duty concrete paving should be 5 inches thick, heavier duty for delivery and waste trucks should be 7 inches thick.

8. Monitoring of proof-rolling, and selection, placement, and compaction of fill by the geotechincal engineer, for all of the above, is recommended.

9. Where shrubs or bushes are placed next to the structure, provide an impervious membrane to separate the slab from the shrubs to limit any infiltration of water under the slab. The minimum distance between a tree and the slab should be ½ the expected height of the tree.



SITE PLAN
SCALE: 1" = 30'-0"

12-09-09

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SITE PLAN

REV: 12-07-09

SCALE: AS NOTED

JOB#: 1838

DATE: 03-06-08

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