

GENERAL NOTES FOR FOUNDATION SYSTEM

1. CONTRACTOR SHALL REVIEW & BECOME THOROUGHLY FAMILIAR W/ THE CONTENTS OF REFERENCED SOILS REPORT, WHICH WILL BE CONSIDERED AN INTEGRAL PART OF THE CONSTRUCTION DOCUMENTS. ANY PROBLEMS ARISING FROM THE CONTRACTOR'S LACK OF FAMILIARITY WITH SOILS REPORT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & ELEVATIONS W/ ARCHITECTURAL DRAWING BEFORE FABRICATION.

SUBGRADE PREPARATION AND FILL:

1. STRIP AREAS WITHIN BUILDING LINES TO REMOVE ALL VEGETATION, TOP SOIL AND DEBRIS.
2. FOLLOWING STRIPPING, PROOF ROLL EXPOSED SUBGRADE TO IDENTIFY WEAK OR SOFT AREAS. SUCH ZONES SHALL BE REMOVED AND REPLACED WITH SELECT FILL.
3. GRADE AREA TO PREVENT PONDING OF WATER. DO NOT ALLOW EXPOSED SUBGRADE TO DRY.
4. ALL FILL SHALL BE SELECT MATERIALS FOLLOWS:
CLEAN SANDY CLAY, FREE OF ORGANIC MATTER
PLASTICITY INDEX (PI) : 7 TO 20 % LIQUID LIMIT: 28 TO 40 %
5. FILL SHALL BE PLACED IN MAXIMUM LOOSE LIFTS OF 8 INCHES AND COMPACTED TO AT LEAST 95% OF STANDARD PROCTOR (ASTM D698 MAXIMUM DRY DENSITY AT OR 2 PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT).
6. PROVIDE 1'-8" LOOSE LIFTS OF COMPACTED FILL (TOTAL COMPACTED FILL THICKNESS = 6") AND 2" LEVELING SAND. (NOTE THAT EXISTING GRADE MAY HAVE TO BE CUT TO ACHIEVE THE COMPACTED FILL DEPTH SPECIFIED HEREIN.)
7. TESTING: ALL COMPACTED FILL SHALL BE TESTED BY A CERTIFIED TESTING AGENCY AT THE RATE OF ONE TEST PER 1,000 SQUARE FEET OF EACH LIFT.

CONCRETE:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE "ACI STANDARD BUILDING CODE REQUIREMENT FOR STRUCTURAL CONCRETE: (ACI 318-14)".
2. NORMAL WEIGHT CONCRETE (W = 145 PCF) WITH MINIMUM 28 DAY COMPRESSIVE STRENGTH SHALL BE AS BELOW
PIER FC = 3000 PSI
SLAB & BEAM FC = 4000 PSI
3. CONCRETE SHOULD BE PLACED IN THE FOOTING EXCAVATIONS AS SOON AS POSSIBLE BUT NO LATER THAN THREE HOURS AFTER EXCAVATION TO MINIMIZE THE POSSIBILITY OF CAVING OF DRILLED PIERS.
4. CLEAN TOPS OF PIERS AND BOTTOM OF GRADE BEAM TRENCHES THOROUGHLY PRIOR TO PLACEMENT OF CONCRETE IN THE GRADE BEAMS.
5. SEE ARCHITECTURAL DRAWINGS FOR FLOOR ELEVATIONS, SLOPES AND THE LOCATION OF FLOOR DEPRESSIONS.

REINFORCING STEEL:

1. BARS - CONFORM TO ASTM A-615-GRADE 60, DOWELS AND STIRRUPS - GRADE 40.
2. WELDED WIRE FABRIC - CONFORM TO ASTM A-185 OR A-409, FURNISHED IN FLAT SHEETS AND MUST BE SUPPORTED ON CHAIRS SPACED 4'-0" O.C. MAXIMUM EACH WAY.
3. DETAILING - CONFORM TO ACI DETAILING MANUAL, 31S.
REINFORCING STEEL COVERAGE:
FOOTINGS 3" BOTTOM AND SIDES
GRADE BEAMS 1 1/2" TOP, 3" BOTTOM, 2" SIDES (3" SIDES IF EARTH FORMED)
SLABS ON GRADE 1 1/4" TOP
WALLS 1 1/2"
4. LAP CONTINUOUS REINFORCING STEEL 36 BAR DIAMETERS.
5. SLAB REINFORCEMENT SHALL BE SUPPORTED ON CHAIRS, @ A 4'-0" MAXIMUM SQUARE GRID.
6. GRADE BEAM BOTTOM REINFORCEMENT SHALL BE SUPPORTED ON CHAIRS @ 6'-0" MAXIMUM SPACING.

PIPING PENETRATIONS:

1. ALL PIPING PENETRATIONS THROUGH EXTERIOR GRADE BEAMS SHALL BE SLEEVED WITH SCHEDULE 40 PIPE.

IMPORTANT NOTES ON SITE DRAINAGE:

1. SOILS AT THIS SITE CONTAIN CLAYS, AND VARIATIONS IN MOISTURE CONTENTS WILL PRODUCE VOLUMN CHANGES IN THE SOILS THAT MAY DETRIMENTAL TO THE SATISFACTORY PERFORMANCE OF THE FOUNDATION SYSTEM.
2. SITE DRAINAGE, ESPECIALLY AROUND SLAB EDGES, MUST BE WELL DEVELOPED, SO THAT SURFACE WATER IS POSITIVELY DIRECTED AWAY FROM SLAB EDGES. A MINIMUM OF 5% GRADE SLOPE MUST BE MAINTAINED AT ALL TIMES WITHIN 10 FEET OF ALL SLAB EDGES.
3. LOCALIZED PONDING OF WATER, DUE TO PLANTER BEDS, OR OTHER CAUSES, MUST BE PREVENTED DURING OR AFTER COMPLETION OF CONSTRUCTION, OR LANDSCAPING.
4. BUILDER SHALL ADVISE OWNER OF THESE SITE DRAINAGE REQUIREMENTS.

CODE:

INTERNATIONAL BUILDING CODE (IBC 2015)

DESIGN LOADS:

1. ROOF LIVE LOADS 20 PSF
2. FLOOR LIVE LOADS (INT'L BUILDING CODE-2015, SECTION 1607)

EXTERIOR BALCONIES	60 PSF	SLEEPING ROOMS	30 PSF
DECKS	40 PSF	OTHER ROOMS	40 PSF
FIRE ESCAPES	100 PSF	ATTIC W/ STORAGE	20 PSF
STAIRS	100 PSF	ATTIC W/O STORAGE	10 PSF
GUARDRAILS & HANDRAILS	200 PSF *	GARAGE	50 PSF

* A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION @ ANY POINT ALONG THE TOP.
3. WIND LOADS (INT'L BUILDING CODE-2015, SECTION 1609)

BASIC WIND DESIGN VELOCITY	110 MPH (3-SECOND GUST WIND SPEED)
EXPOSURE: B	RISK CATEGORY II

GENERAL NOTES: COORDINATION W/ ARCH. DWGS.

1. CONTRACTOR SHALL REVIEW ARCHITECTURAL AND STRUCTURAL DRAWINGS JOINTLY PRIOR TO CONSTRUCTION, TO ENSURE COORDINATION OF ALL PHASES OF CONSTRUCTION DESCRIBED IN THESE DRAWINGS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF BOTH ARCHITECT AND ENGINEER, PRIOR TO PROCEEDING WITH CONSTRUCTION WORK.
2. THE FOLLOWING ITEMS, IN PARTICULAR, HAVE TO BE CLOSELY COORDINATED BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS:
 - A. ALL DIMENSIONS;
 - B. SLAB AND FLOOR ELEVATIONS, SLOPES, AND LOCATION AND DIMENSIONS OF ANY RECESSES, INCLUDING THOSE INTENDED FOR SHOWERS, ELEVATORS, FLOORING MATERIALS, ETC.
 - C. CURBS AND VENEER LEDGES;
 - D. CEILING HEIGHTS AND CEILING CONDITIONS;
 - E. ROOF GEOMETRY AND SLOPES.

SOILS REPORT:

1. REFERENCE:
REPORT NO: EE-1227309-G
DATE: OCTOBER 2, 2012
PREPARED BY: EARTH ENG-INC.
2. SOIL DATA:
PLASTICITY INDEX (PI) OF SURFICIAL SOILS: 43-67
LIQUID LIMIT: 52-92 POTENTIAL VERTICAL RISE (PVR) : VERY HIGH
3. ALLOWABLE DESIGN BEARING PRESSURES:
DEAD & SUSTAINED LIVE LOADS: 2,500 PSF TOTAL LOADS: 3,750 PSF
4. DESCRIPTION OF BEARING SURFACE: VERY STIFF REDDISH BROWN CLAY
5. CONTRACTOR MUST REVIEW SOIL REPORT FOR SITE PREPARATION, EXISTING CONDITION, SELECT FILL AND DRILLED SHAFT INSTALLATION. IN CASE OF SAND ENCOUNTER AT THE SITE THEN CASTING MUST BE USED WITHOUT ADDITION COST TO THE OWNER.

NOTES ON PRESSURE-TREATED LUMBER:

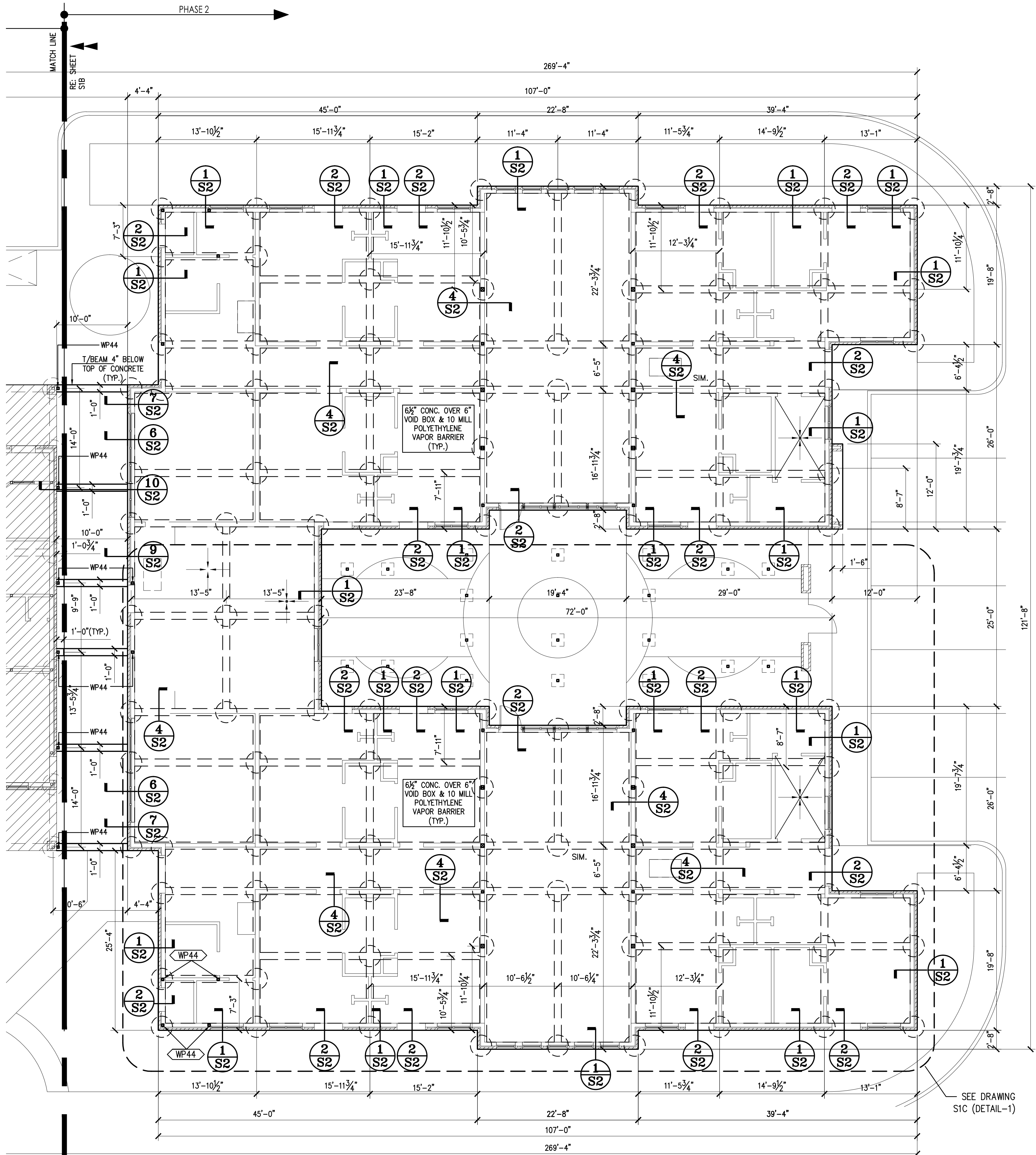
1. ALL WOOD MEMBERS IN CONTACT WITH CONCRETE, OR EXPOSED TO WEATHER OR MOISTURE (SUCH AS PORCH & BALCONY FRAMING) SHALL BE PRESSURE-TREATED.
2. CURRENTLY, THE PRODUCT COMMONLY USED FOR PRESSURE TREATMENT IS ALKALINE COPPER QUATERNARY (ACQ). THIS MATERIAL IS EXTREMELY CORROSIVE. ONLY HOT-DIPPED GALVANIZED ANCHOR BOLTS, THRU BOLTS, NAILS, OR OTHER CORROSIVE-RESISTANT FASTENERS, SHALL BE USED WITH ACQ-TREATED LUMBER. FASTENER MANUFACTURER OR SUPPLIER SHALL BE CONSULTED ON THE SUITABILITY OF GALVANIZED FASTENER FOR USE WITH TREATED LUMBER.

NOTES:

SPECIAL INSPECTION IS REQD AS PER INDICATED IN IBC 2015.

NOTES:

1. ALL FOOTING ARE AS SHOWN ON PLAN.
2. ALL COLUMN ARE AS SHOWN ON CEILING PLAN.
3. C.J. ON PLAN INDICATES CONTROL JOINT & K.W INTACATEX KEY AWAY
4. REPLACE EXISTING SOIL WITHING BUILDING AS RECOMMENDED BY GEOTECHNICAL REPORT NO. EE-1227309-G BY ASSOCIATED EARTH ENGINEERING, INC. HOUSTON, TEXAS.
5. ALL ANCHOR BOLTS MUST BE IN PLACE BEFORE POURING CONCRETE.
6. SITE SHOUD BE GRADED TO SHED ALL RAIN WATER AWAY FROM STRUCTURE. NO WATER POND ALLOWED AROUND BUILDING.
7. WATER & SAND MAY ENCOUNTER, IT IS CONTRACTORS RESPONSIBILITY USE PUMP TO DE WATERING SYSTEM & STRAIGHT DRILLED SHAFT IF REQUIRED DUE TO SAND. (REFER TO SOIL REPORT).
8. USE 6" VOID BOXES UNDER CONC. SLAB



FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

REFER TO DRAWING S1C FOR REINFORCEMENT DETAILS

CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS, SLOPES, RECESS, AND COORDINATE DETAILS WITH ARCHITECTURAL DRAWINGS. ALL DIMENSIONS & ELEVATION ON ARCHITECTURAL DRAWINGS SHALL GOVERN. IT IS CONTRACTOR'S RESPONSIBILITY TO REPORT TO ENGINEER ABOUT DISCREPANCY IN DRAWINGS PRIOR TO FABRICATION & BIDDING.

FOUNDATION PLAN

OPTIMUM PERSONAL CARE PH.2

1110 LAKEVIEW DRIVE
SUGAR LAND, TX 77478

ISSUE HISTORY

DATE	ISSUED FOR
	CLIENT REVIEW
	PERMIT
	CONSTRUCTION
1/23/19	CITY COMMENTS 1

1/23/19



PE

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PARAMOUNT
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LLC

10145 LONG POINT DR.
HOUSTON, TX 77043

TEL : (713) 636-9977
FAX : (713) 888-9872
CEL : (713) 204-1742

TBPE REGISTRATION # F-3394

DRAWN BY: Z.A. CHECKED BY: M.M.

PROJ. NO.: PE12-225

SHEET: S1A