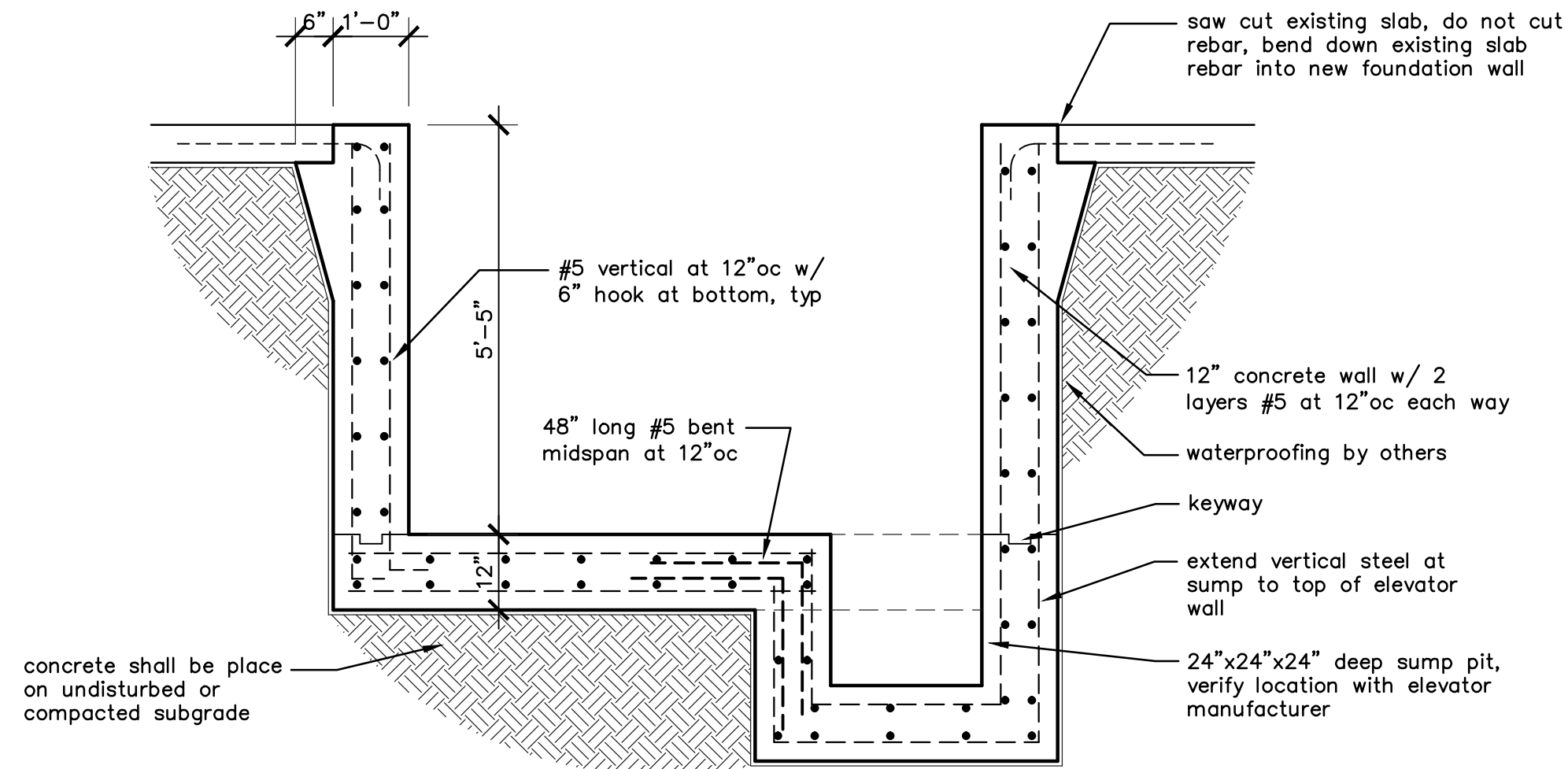
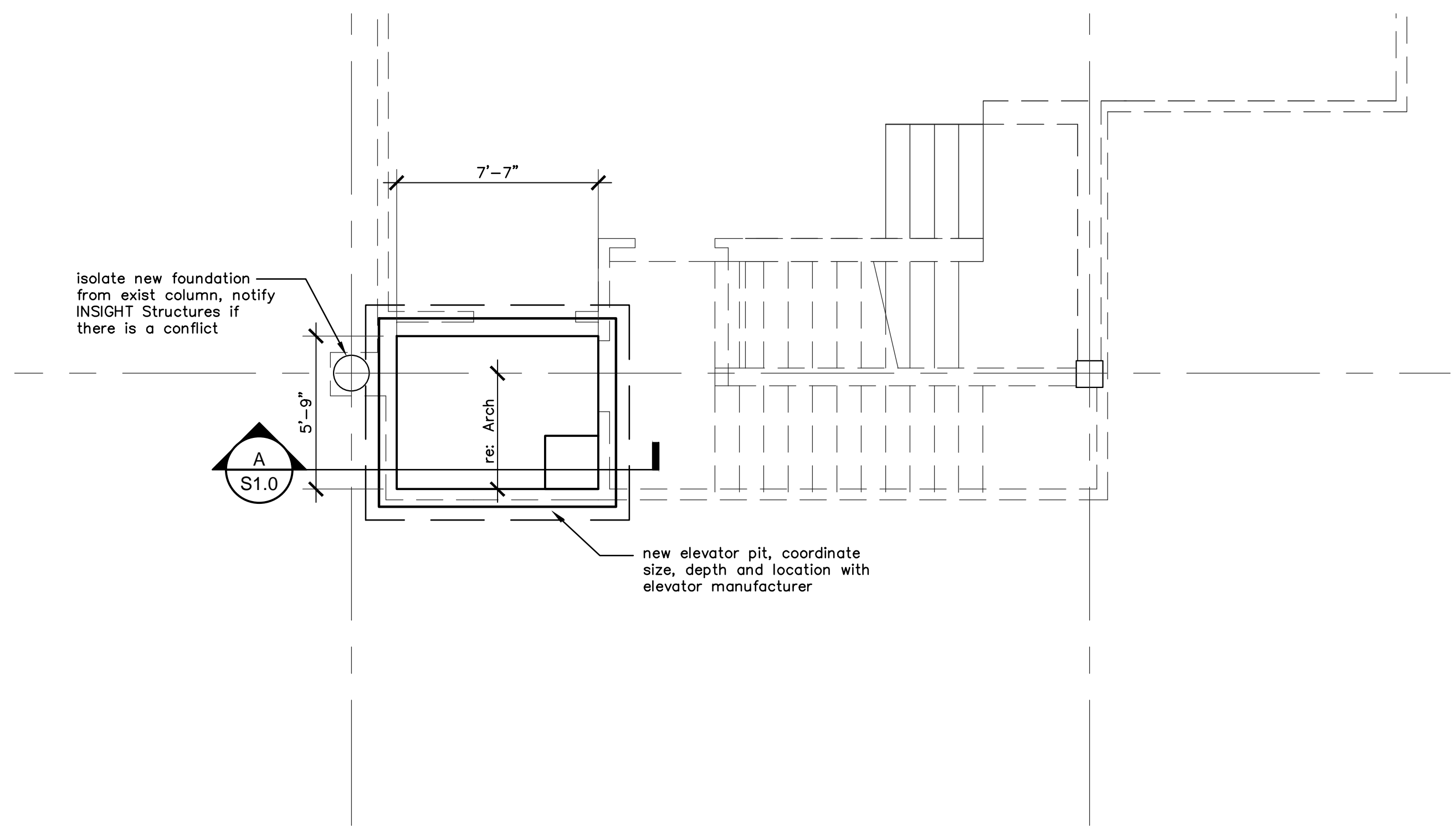


**GENERAL NOTES-FOUNDATION**

- GENERAL**
- Contractor shall verify all drops, offsets, blockouts, brick ledges, and dimensions with architectural plans prior to project layout. Under no circumstances will INSIGHT Structures be responsible for any dimensional discrepancies once construction has begun.
  - All construction shall conform to current city building code.
  - In order to insure that the foundation is installed per the plans it is suggested that INSIGHT Structures be retained to provide site observation. One day (24 hour) notice is required. Four hours are required between inspection of the foundation make-up and placement of concrete.
  - Underground utilities or obstructions encountered shall be removed, relocated, or left in place as directed by INSIGHT Structures.
  - Foundation maintenance is the responsibility of the owner. It is their responsibility to maintain positive surface drainage away from the residence. It is the owner's responsibility to find and have plumbing leaks repaired in order to mitigate potential foundation damage. Maintaining a constant soil moisture content in the perimeter surface soils is recommended to reduce seasonal foundation movement. The owner should adhere to the soil report maintenance recommendations, if provided.
- FOOTINGS**
- Footing design is based on an allowable soil bearing pressure of 750 psf for dead load plus sustained live load or of 1500 psf for total load, at a depth of four feet. Notify Architect/Engineer or any discrepancies that would affect foundation design.
- REINFORCING**
- Reinforcing steel shall be ASTM A615 grade 60 with A305 deformations, detailed, fabricated and installed per ACI "Manual of Standard Practice for Detailing Reinforced Concrete", ACI-315 latest revision. Number 3 (#3) bars may be grade 40.
  - Welded smooth wire fabric shall conform to ASTM-A185.
  - Reinforcing steel minimum coverage, unless noted otherwise, shall be:  
Footings and grade beams---3" bottom, 3" sides, 2" top  
Slabs on grade-----centered in slab
  - Provide #5 x 4'-0" corner bars (bent 90 degrees at middle) at each exterior mat steel at all corners.
  - Bars detailed as continuous shall be lapped as indicated:  
#3 bars-----22" lap minimum  
#4 bars-----29" lap minimum  
#5 bars-----36" lap minimum  
#6 bars-----43" lap minimum  
#7 bars-----63" lap minimum
  - Concrete shall not be placed in freezing or rainy weather.
  - All concrete work shall be in accordance to ACI 318 with latest revision.
  - Crushed stone and gravel concrete shall have minimum 28-day compressive strength of 3000psi.
  - Cure all slabs a minimum of seven days using approved chemical curing compound.
  - Install moisture retarder (6 mil polyethylene sheeting min.) under all interior slabs on grade with all joints lapped 18" min. re architect.

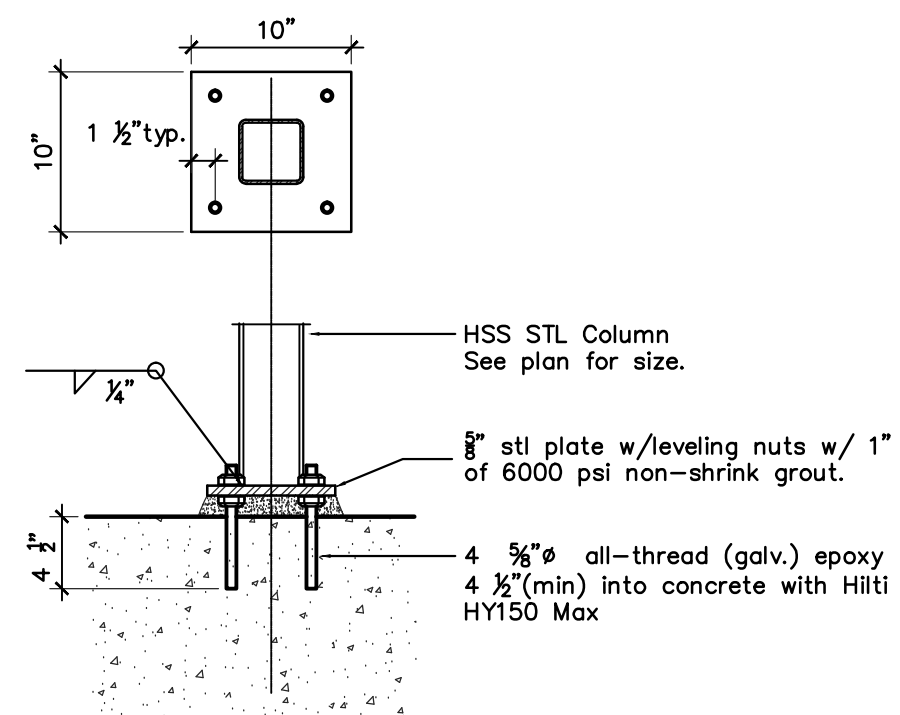


**A** SECTION  
1/2"=1'-0"



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

- GENERAL NOTES-FOUNDATION:**
- All tops of concrete elevations, drops and drop locations shall be confirmed by Architect prior to placing formwork.
  - Coordinate all steel column baseplate locations with Architect.
  - Pre-set anchor bolts or holdowns as required prior to concrete placement. Refer to First Floor Ceiling Framing Plan for locations.
  - All dimensions shall be verified by Architect prior to placing formwork.



**2** TYPICAL BASEPLATE DETAIL  
NTS

**DRAWING LEGEND**

- Span direction of framing member
- Extent of members
- Shear wall
- Point Load on truss
- Wood Column Match size from wood col above
- Steel Column
- Hanger
- Under Wall Above
- Under Column Above
- Hip/Valley Brace (2-2x min.) on beam
- Hip/Valley Brace (2-2x min.) column in wall
- Hip/Valley Brace (2-2x min.) sloping member

**DO NOT SCALE DRAWINGS**

12.2.11	IS Review
12.15.11	Permit/ Construction

sheet title:

**FOUNDATION PLAN**

sheet no.:

**S1.0**

**5301 Bissonnet**  
Houston, TX 77401

**DO NOT SCALE DRAWINGS**  
\* Verify all dimensions and concrete elevations with architectural plans. Notify INSIGHT Structures of any discrepancies prior to construction.  
\* All existing conditions will require field verification. Any discrepancies between INSIGHT Structures' drawings and field conditions shall be brought to the attention of INSIGHT Structures, in writing, for corrective action.  
\* Any discrepancies between the final architectural drawings and the provided structural drawings shall be brought to the attention of INSIGHT Structures for any required corrective action.