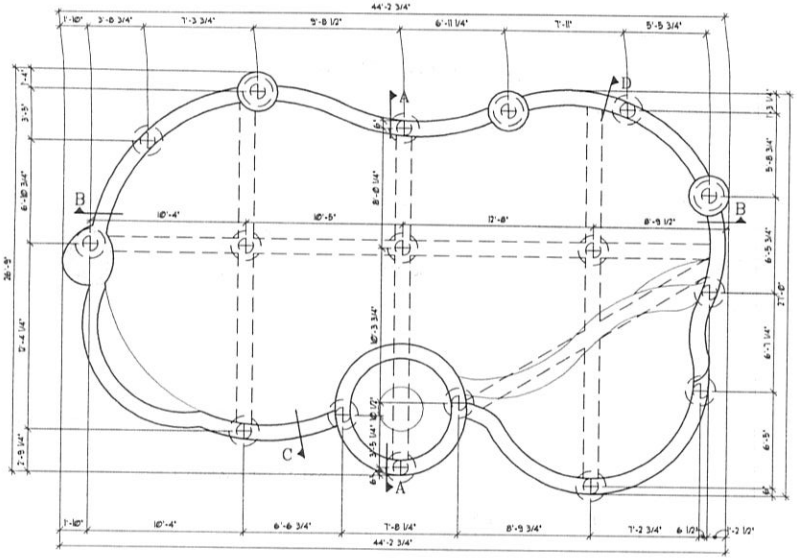

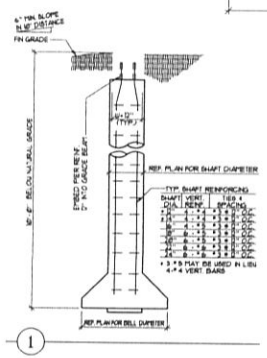

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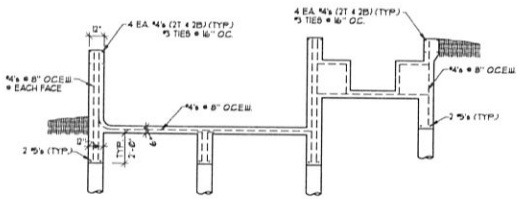
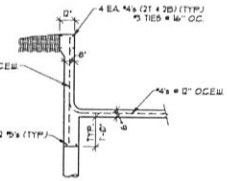
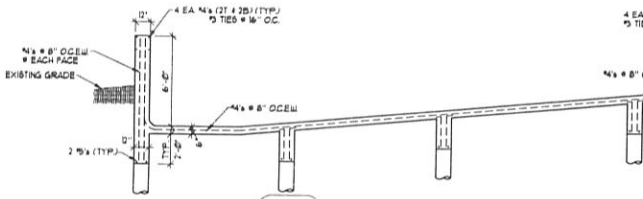


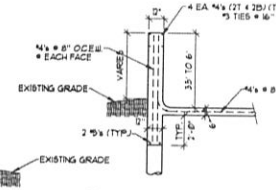
A–A



C TYPICAL WALL SECTION



B–B



D EXPOSED WALL SECTION

FOUNDATION PLAN
SCALE 1/4" = 1'-0" ON 22X34 SHEET
SCALE 1/8" = 1'-0" ON 11X17 SHEET

GENERAL NOTES

1. CODES AND ORDINANCES CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE FOR RESIDENTIAL INGROUND SWIMMING POOLS (ANSI/NSPI), INTERNATIONAL CODE COUNCIL DOCUMENTS, INCLUDING, BUT NOT LIMITED TO, THE INTERNATIONAL BUILDING CODE AND THE INTERNATIONAL RESIDENTIAL CODE LATEST EDITION (IF APPLICABLE). ALL APPLICABLE CODES AND ORDINANCES, DRAWINGS, AND MANUFACTURERS' RECOMMENDED INSTALLATION AND OTHER SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANS / SPECIFICATIONS AND APPLICABLE CODES AND ORDINANCES THE MORE STRINGENT PROVISION SHALL APPLY. ALL REFERENCED STANDARDS, MANUALS AND PUBLICATIONS REFERENCED HEREIN SHALL BE LATEST EDITION
2. PERMITS OWNER OR OWNER'S DESIGNATED REPRESENTATIVE SHALL OBTAIN ALL REQUIRED PERMITS
3. VERIFY DIMENSIONS CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DROPS, SLOPES, AND DETAILS OF THESE DRAWINGS WITH THOSE OF THE ARCHITECTURAL DESIGN PLANS, AND CONTRACTOR SHALL REPORT DISCREPANCIES TO ENGINEER IN WRITING AND ARCHITECT/DESIGNER PRIOR TO THE START OF CONSTRUCTION
4. CONTRACTOR FIELD VERIFICATION DURING CONSTRUCTION THE CONTRACTOR MAY ENCOUNTER EXISTING CONDITIONS THAT WERE UNKNOWN DURING DESIGN AND VARY FROM THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING PRIOR TO PROCEEDING WITH THE WORK OF ALL DISCOVERIES THAT INTERFERE WITH PROPER EXECUTION OF THE WORK AND/OR JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE STRUCTURE
5. ADDITIONAL DETAILS IF CONTRACTOR REQUIRES ADDITIONAL DETAILS OR INFORMATION NOT FOUND ON THE DRAWINGS OR IN THE SPECIFICATIONS, CONTRACTOR SHALL REQUEST THIS INFORMATION FROM ENGINEER IN WRITING PRIOR TO THE START OF CONSTRUCTION
6. REQUESTED CHANGE ANY REQUESTED MODIFICATION TO THESE DRAWINGS AND/OR SPECIFICATIONS SHALL BE SUBMITTED TO ENGINEER IN WRITING. CONTRACTOR SHALL NOT PROCEED WITH REQUESTED MODIFICATIONS UNLESS ENGINEER APPROVES REQUESTED MODIFICATIONS IN WRITING.
7. REVISED INFORMATION THESE DRAWINGS ARE BASED ON CERTAIN ASSUMPTIONS AND THE ENGINEER RESERVES THE RIGHT TO REVISE THESE DOCUMENTS IF OTHER INFORMATION BECOMES AVAILABLE
8. CONSTRUCTION REVIEW CONSTRUCTION REVIEW SERVICES BY THE ENGINEER OF RECORD ARE AVAILABLE PRIOR TO CONCRETE PLACEMENT, DURING THE CONCRETE PLACEMENT AND DURING AND SUBSEQUENT TO THE STRESSING OF THE POST-TENSIONING STRANDS, IF APPLICABLE. IF THE ENGINEER OF RECORD DOES NOT PERFORM THESE CONSTRUCTION REVIEWS, THEN THE ENGINEER OF RECORD ACCEPTS NO RESPONSIBILITY FOR IMPROPER IMPLEMENTATION OF THE PLANS AND SPECIFICATIONS.
9. STRUCTURAL STABILITY DURING CONSTRUCTION THE DRAWINGS ILLUSTRATE THE COMPLETED STRUCTURE WITH ALL ELEMENTS IN THEIR FINAL POSITIONS, PROPERLY SUPPORTED AND BRACED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS. THE CONTRACTOR, IN THE PROPER SEQUENCE, SHALL PROVIDE PROPER SHORING AND BRACING AS NECESSARY DURING CONSTRUCTION TO ACHIEVE THE FINAL COMPLETED STRUCTURE
10. LIMITATIONS THE CLIENT WILL INFORM OWNER OF THE LIMITATIONS AND STIPULATIONS PLACED HEREIN. THE CLIENT WILL INFORM OWNER TO ADVISE SUBSEQUENT OWNERS OF THE LIMITATIONS AND STIPULATIONS PLACED HEREIN

CEMENT STABILIZED SAND BEDDING/BACKFILL

CEMENT STABILIZED SAND SHALL BE USED FOR BACKFILL AND BEDDING AS CALLED FOR BY THE PLANS AND SPECIFICATIONS, OR AS DIRECTED BY THE ENGINEER.

1. CEMENT CEMENT SHALL CONSIST OF TYPE I, II OR V PORTLAND CEMENT CONFORMING TO ASTM C 150
2. SAND CLEAN, DURABLE SAND CONTAINING NOT MORE THAN THE FOLLOWING
   A. DELETERIOUS MATERIALS
      1. CLAY LUMPS, ASTM C 142, LESS THAN 0.5 PERCENT
      2. LIGHTWEIGHT PIECES, ASTM C 123, LESS THAN 5.0 PERCENT
      3. ORGANIC IMPURITIES, ASTM C 40, SHALL NOT SHOW A COLOR DARKER THAN THE STANDARD COLOR
   B. PLASTICITY INDEX - PLASTICITY INDEX SHALL BE SIX (6) OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM D 4318
   C. GRADATION REQUIREMENTS ASTM C-33 CONCRETE SAND 100% PASSING - 3/8" SIEVE, LESS THAN 5% PASSING - NO 200 SIEVE, MINIMUM SAND EQUIVALENT OF 30
3. WATER WATER SHALL BE FREE OF OILS, ACIDS, ALKALIES, ORGANIC MATTER OR OTHER DELETERIOUS SUBSTANCES
4. SAND-CEMENT MIXTURE PRODUCT SAND-CEMENT MIXTURE SHALL CONSIST OF THE PROPER PERCENTAGE OF CEMENT PER CUBIC YARD OR PER TON OF SAND WITH SUFFICIENT WATER TO HYDRATE THE CEMENT. A MINIMUM OF ONE AND ONE-HALF (1.5) SACKS OF CEMENT PER TON OF SAND WILL BE REQUIRED
5. PLACEMENT BEDDING SHALL BE PLACED IN 6" TO 8" LIFTS WITH 1% MOISTURE OR LESS, AND COMPACTED MECHANICALLY TO ACHIEVE NINETY-FIVE (95%) STANDARD PROCTOR TEST (ASTM D 698). SAND CEMENT MIXTURE SHALL BE BROUGHT TO THE LEVEL REQUIRED BY THE PLANS.
6. PERFORMANCE SAND-CEMENT MIXTURE SHALL PRODUCE A MINIMUM UNCONFINED COMPRESSIVE STRENGTH OF ONE HUNDRED POUNDS PER SQUARE INCH (100 PSI) IN FORTY-EIGHT (48) HOURS WHEN COMPACTED TO NINETY-FIVE (95%) STANDARD PROCTOR TEST (ASTM D 698) WITHOUT ADDITIONAL MOISTURE CONTROL, CURED (ASTM C 31, ITEM 9), AND TESTED IN ACCORDANCE WITH ASTM C 31

OK TO PROCEED

FOUNDATION NOTES

11. DESIGN ASSUMPTIONS
1. ABNORMAL CONDITIONS IF THE FOUNDATION IS INSTALLED DURING A DRY OR WET PERIOD, WHICH IS CONSIDERED EXTREME OR ABNORMAL, THEN BUILDER SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION FOR A POSSIBLE RE-DESIGN
2. SOIL MOISTURE LEVEL A UNIFORM SOIL MOISTURE LEVEL IS MAINTAINED AROUND THE STRUCTURE FOR THE LIFE OF THE STRUCTURE
3. FOUNDATION MAINTENANCE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE IS MAINTAINED FOR THE LIFE OF THE STRUCTURE AND THE CONTRACTOR SHALL CONVEY THIS REQUIREMENT TO THE OWNER. THE INITIAL AND ALL SUBSEQUENT OWNERS MAINTAIN THE FOUNDATION IN ACCORDANCE WITH THE LATEST REVISION OF DOCUMENT NO. FPA-SE-07, FOUNDATION MAINTENANCE AND INSPECTION GUIDE FOR RESIDENTIAL AND OTHER LOW-RISE BUILDINGS, WHICH CAN BE FOUND ON THE FOUNDATION PERFORMANCE ASSOCIATION'S WEBSITE WWW.FOUNDATIONPERFORMANCE.ORG. CONTRACTOR SHALL PROVIDE THIS DOCUMENT TO OWNER
4. EXPIRATION PLANS ARE VALID FOR ONE YEAR FROM THE DATE THE PLANS ARE ISSUED OR REVISED BY THE ENGINEER. CONTACT ENGINEER FOR REVIEW IF PLANS HAVE EXPIRED
5. GEOTECHNICAL REPORT THIS FOUNDATION DESIGN IS BASED ON THE RECOMMENDATIONS IN GEOTECHNICAL REPORT 14-6150000-003 BY MLA LABS, INC. DATED MARCH 22, 2014 IN DESIGNING THE FOUNDATION FOR THE PROPOSED STRUCTURE. THE FOUNDATION DESIGN ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE GEOSCIENCE ENGINEER'S REPORT OR ANY INFORMATION CONTAINED THEREIN. INFORMATION CONTAINED IN THE ABOVE REFERENCED GEOTECHNICAL REPORT(S) REFLECTS CONDITIONS AS FOUND AT THE LOCATION OF THE BORINGS. ACTUAL CONDITIONS AT LOCATIONS BETWEEN AND SURROUNDING THE BORINGS MAY DIFFER FROM THE SOIL STRATIGRAPHY DEPICTED BY THE BORINGS. IF THERE ARE ANY CONDITIONS DIFFERING FROM THOSE DESCRIBED IN THE GEOTECHNICAL REPORT, OR IF ANY CHANGES HAVE BEEN IMPOSED ON THE SOILS IN QUESTION SINCE THE REPORT WAS WRITTEN, THEN THE DESIGN ENGINEER OF RECORD SHOULD BE NOTIFIED IN WRITING PRIOR TO CONSTRUCTION OF THE FOUNDATION IN ORDER TO REVIEW THE EFFECTS ON THE PERFORMANCE OF THE DESIGNED FOUNDATION

12. SITE NOTES
1. SITE PREPARATION SITE GRADING AND DRAINAGE AROUND THE FOUNDATION SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION IN SUCH A MANNER THAT SURFACE OR GROUND WATER WILL NOT COLLECT AROUND OR WITHIN THE FOOTPRINT OF THE FOUNDATION. THIS IS CRITICAL DURING THE PERIOD IMMEDIATELY AFTER CONCRETE PLACEMENT. IF UNUSUAL AMOUNTS OF WATER CONTINUE TO APPEAR ON THE SITE, THE GEOTECHNICAL ENGINEER SHOULD BE CONTACTED FOR CORRECTIVE ACTION
2. TREES THE SOILS AT THIS SITE COULD BE EXPANSIVE. REMOVE EXISTING TREE TRUNKS/ROOTS AND REPLACE WITH COMPACTED FILL HAVING THE SAME PROPERTIES AS SURROUNDING SOILS. TREES SHOULD NOT BE PLANTED CLOSER THAN 20 FEET TO THE FOUNDATION. IF TREE ROOTS CAN EXTEND UNDER THE FOUNDATION, A ROOT BARRIER SHOULD BE INSTALLED
3. SITE DRAINAGE PLAN A SITE DRAINAGE PLAN SHOWING POSITIVE DRAINAGE AWAY FROM THE STRUCTURE AND LOT SHALL BE PROVIDED AND CONTRACTOR SHALL INSTALL DRAINAGE IN ACCORDANCE WITH THE SITE DRAINAGE PLAN
4. SITE GRADING SURFACE WATER SHALL BE DIRECTED AWAY FROM THE STRUCTURE AT NO PONDING OF SURFACE WATER SHALL BE ALLOWED WITHIN 20 FEET OF THE STRUCTURE BEFORE, DURING, OR AFTER CONSTRUCTION

13. CONCRETE NOTES
1. COMPRESSIVE STRENGTH ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND BE TESTED PER ASTM SPECIFICATION
2. CONCRETE PLACEMENT ALL MIXING, TRANSPORTATION, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH ACI-318, CURRENT EDITION. DO NOT PLACE CONCRETE LESS THAN TWO DAYS PRIOR TO A FREEZE UNLESS PROTECTIVE MEASURES ARE TAKEN. CONCRETE SHALL BE PLACED WHEN TEMPERATURES ARE AT A MINIMUM OF FORTY DEGREES FAHRENHEIT (40°F) AND RISING UNLESS PROTECTIVE MEASURES ARE TAKEN AS SPECIFIED BY THE CONCRETE SUPPLIER
3. CONCRETE TEMPERATURE IN NO CASE WILL THE USE OF CONCRETE HAVING A TEMPERATURE IN EXCESS OF NINETY DEGREES FAHRENHEIT (90°F) BE PERMITTED
4. CALCIUM CHLORIDE AND FLY ASH CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED AS ADDITIVES. WHERE FLY ASH IS USED, ONLY TYPE C FLY ASH SHALL BE ACCEPTED
5. AIR ENTRAINMENT IN AREAS SUBJECT TO FREEZING CONDITIONS, CONCRETE SHALL BE DESIGNED ACCORDINGLY USING AIR ENTRAINMENT OR OTHER APPROPRIATE METHODS
6. SHRINKAGE CRACKS THIS FOUNDATION MAY SUSTAIN NORMAL TEMPERATURE AND SHRINKAGE CRACKS AS A RESULT OF THE CONCRETE CURING PROCESS
7. CONTROL JOINTS CONTACT ENGINEER IN WRITING PRIOR TO PLACEMENT OF CONCRETE IF CRACK CONTROL JOINTS ARE DESIRED
8. NON-SHRINK GROUT GROUT SHALL BE ACCORDING ASTM C-109 WITH A 28-DAY COMPRESSIVE STRENGTH OF 7200 PSI (FLUID) TO 10,500 PSI (PLASTIC)

14. REINFORCEMENT NOTES
1. GRADE #3 REBAR AND SMALLER SHALL CONFORM TO ASTM A615 GRADE 60 OR HIGHER, AND #4 REBAR AND LARGER SHALL CONFORM TO ASTM A615 GRADE 60 OR HIGHER AND SHALL BE DETAILED AND INSTALLED PER ACI-318 LATEST EDITION
2. COVERAGE THE FOLLOWING SHALL BE THE MINIMUM REINFORCEMENT CONCRETE COVERAGE (INCLUDING TENDONS)
4. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH ..... 1"
b. CONCRETE EXPOSED TO EARTH OR WEATHER
   NO. 6 THROUGH NO. 18 BARS ..... 2"
   NO. 5 BAR, W31 OR D31 WIRE, AND SMALLER ..... 1½"
c. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND ..... 3/4"
3. CHAIRS REBAR CHAIRS FOR SHALL BE SPACED A MAXIMUM OF 48" ON CENTER EACH WAY SUCH THAT THE REINFORCING STEEL IS LOCATED 1/3 THE DISTANCE FROM THE TOP OF THE SLAB
4. LAP CONTINUOUS REINFORCING SHALL BE LAPPED A MINIMUM OF 40 BAR DIAMETERS. SPLICES SHALL BE TIED AT THE BOTH ENDS OF THE SPLICE.
5. STIRRUPS DEPTHS OF STIRRUPS FOR REBAR CAGES SHALL BE BEAM DEPTH LESS 3". TO ALLOW FOR MINIMUM REINFORCEMENT CONCRETE COVERAGE (UNLESS NOTED OTHERWISE) UNLESS OTHERWISE NOTED, STIRRUPS SHALL BE #3 REBAR SPACED AT 24" ON CENTER

BEC-LIN'S SCOPE WAS THE DESIGN OF POOL STRUCTURE ONLY.

STATE OF TEXAS
KARL JOHN HRECHDIN
106234
PROFESSIONAL ENGINEER
07-26-16

DATE: 7/26/16

NO.	REVISION	DATE
0	ISSUED FOR PERMIT	7/26/16

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JAMESON LUXURY HOMES AND POOLS

23 N. CURLY WILLOW
THE WOODLANDS, TX 77375

FOUNDATION PLAN

PLAN NO: S-1