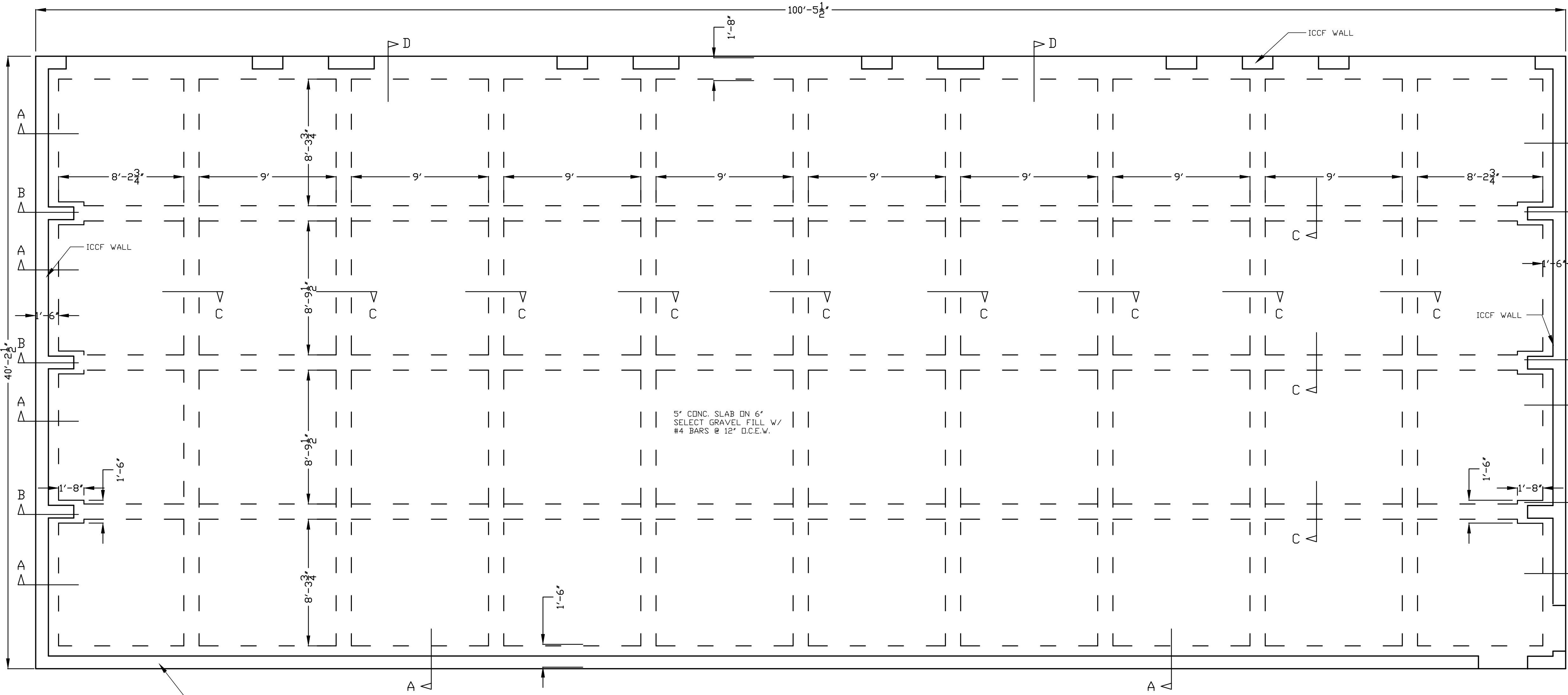
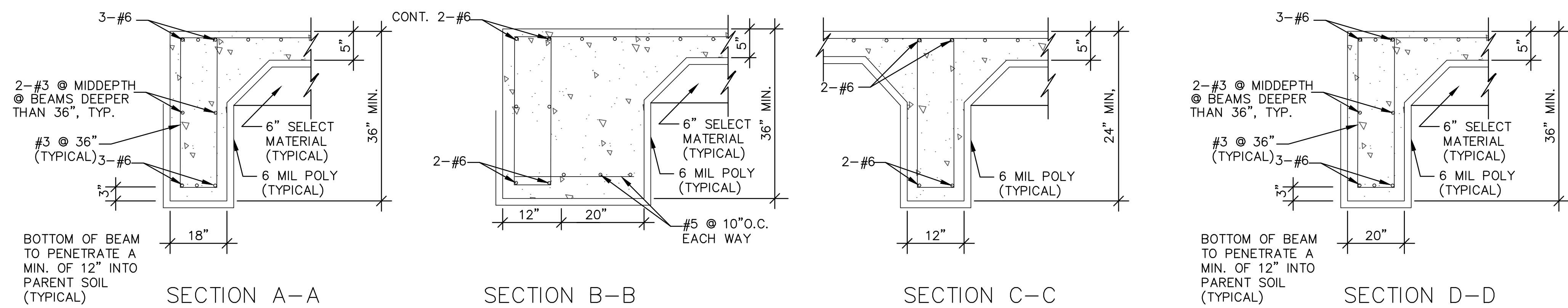


GENERAL NOTES

- (1) ALL REINFORCING STEEL SHALL BE A.S.T.M A-615 GRADE 60. ALL STEEL NOT PROPERLY MARKED MUST BE TESTED FOR ACCEPTABILITY. MILL TEST WILL NOT BE ACCEPTED.
- (2) ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS. TESTING SHALL BE THE SOLE RESPONSIBILITY OF THE BUILDER. ANY SUB STANDARD STRENGTHS SHALL BE REPORTED TO THE ENGINEER. ALL CONCRETE SHALL BE PLACED AND CURED IN COMPLIANCE WITH CURRENT A.C.I. SPECIFICATIONS. WHILE SOME SHRINKAGE CRACKING IS TO BE EXPECTED IN THE CONCRETE, IT HAS BEEN SHOWN TO BE SIGNIFICANTLY REDUCED THROUGH PROPER CURING PROCEDURES AND PROPER CONTROL OF ADMIXTURES.
- (3) ALL BARS SHALL HAVE A CLEAR COVER OF 3 INCHES FROM THE BOTTOM OF BEAMS, 2-1/2 INCHES ON SIDES AND 1-1/2" ON TOP.
- (4) ALL LAPS AND SPLICES SHALL HAVE A MINIMUM LAP OF 40 BAR DIAMETERS.
- (5) ALL BEAM DEPTHS SHOWN ARE MINIMUM. WHERE UNWEATHERED ROCK IS ENCOUNTERED, THE BEAMS MAY BE REDUCED TO A DEPTH OF 15" (12" MINIMUM EXPOSURE). HOWEVER, NO MORE THAN FIFTY FEET, MAXIMUM, MAY BE REDUCED TO LESS THAN DESIGN DEPTH DUE TO ROCK. BEAM DEPTH REDUCTION FOR ROCK IS PERMITTED ONLY WHEN ALL EXTERIOR BEAMS ARE BEARING ON NATURAL LIMESTONE.
- (6) ALL EXTERIOR BEAMS SHALL BE DEEPEMED TO EXTEND A MINIMUM OF 12 INCHES INTO UNDISTURBED SOIL UNLESS FILL HAS BEEN TESTED AND CERTIFIED TO HAVE BEEN PLACED IN COMPLIANCE WITH F.H.A. DATA SHEET 79-G. TEST DATA SHALL ALSO INDICATE THE PLASTICITY INDEX OF FILL MATERIAL. IF FOREIGN MATERIAL, WITH A HIGHER PLASTICITY INDEX THAN THE DESIGN PLASTICITY INDEX IS UTILIZED, REDESIGN OF THE FOUNDATION WILL BE REQUIRED.
- (7) ALL DIMENSIONS, DROPS, AND SPECIAL CONDITIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL FLOOR PLANS. ANY DISCREPANCIES, OR CHANGES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR REVIEW AND APPROVAL.
- (8) ALL REINFORCING STEEL IS TO BE SUPPORTED IN THE SLAB AND BEAMS WITH CHAIRS, OR CONCRETE FIRE CLAY BLOCKS. ALL SLAB STEEL IS TO BE TIED AT EVERY OTHER INTERSECTION.
- (9) ALL EXTERIOR BEAM CORNERS SHALL HAVE TWO CORNER BARS, EACH, AT TOP AND BOTTOM STEEL, OF THE SAME SIZE AS USED IN THE BEAM. INTERIOR BEAMS SHALL HAVE 2 CORNER BARS SAME SIZE, AT THE TOP AND BOTTOM STEEL. INTERSECTION WITH THE EXTERIOR BEAMS. CORNER BARS SHALL BE 40 BAR DIAMETER IN EACH DIRECTION, AND SHALL BE SECURELY CONNECTED TO THE BEAM STEEL.
- (10) REMOVE 6" OF EXISTING MATERIAL AND REPLACE WITH A 24 INCH THICK (MIN), SELECT FILL PAD SHALL BE PLACED UNDER THE ENTIRE SLAB AREA. THE SELECT FILL SHOULD BE A CRUSHED STONE OR PIT RUN MATERIAL AND HAVE A MAXIMUM PLASTICITY INDEX (PI) OF 17. IF SELECT FILL MATERIAL IS NOT TO BE OBTAINED FROM A PREVIOUSLY TESTED SOURCE, BUILDER SHALL SUPPLY A SAMPLE OF MATERIAL TO BE UTILIZED ALONG WITH A COPY OF TEST RESULTS FOR PLASTICITY INDEX. BUILDING SITE SHALL BE STRIPPED OF ALL VEGETATION PRIOR TO PLACEMENT OF ANY SELECT FILL AND PROOF-ROLLED PRIOR TO PLACEMENT. FILL MATERIAL SHALL BE PLACED IN HORIZONTAL LOOSE LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS. FILL MATERIAL SHALL BE COMPACTED TO A DENSITY OF 95 PERCENT (95%) OF THE MAXIMUM LABORATORY DRY DENSITY FOR THAT MATERIAL.
- (11) A 6 MIL. POLYETHYLENE MEMBRANE SHALL BE USED AS A WATERPROOFING BARRIER UNDER ALL SLABS AND SIDES OF BEAMS WHERE EXPOSED TO EARTH.
- (12) WHERE TREES EXIST WITHIN FIVE FEET OF FOUNDATION, BEAMS SHALL BE DEEPEMED TO EXTEND A MINIMUM OF TWENTY-FOUR INCHES BELOW GRADE FOR A DISTANCE OF FIVE FEET IN EACH DIRECTION OF TREE. (TOTAL LENGTH OF TEN FEET). ALL ROOTS EXTENDING UNDER FOUNDATION SHALL BE CUT OFF AND TREATED SO AS TO PREVENT ANY FUTURE GROWTH UNDER FOUNDATION.
- (13) ANY TREES PLANTED AFTER PLACEMENT OF THE FOUNDATION SHALL BE LOCATED NO CLOSER TO THE FOUNDATION THAN ONE-HALF THEIR POTENTIAL HEIGHT.
- (14) THE DESIGN FOR THIS FOUNDATION IS BASED UPON PROPER SURFACE DRAINAGE, AWAY FROM THE FOUNDATION, BEING MAINTAINED AT ALL TIMES. GROUND SLOPES OF TEN PERCENT IN THE FIRST FIVE FEET, AND ONE PERCENT THEREAFTER, ARE THE MINIMUM ACCEPTABLE. A UNIFORM MOISTURE CONTENT IN THE SOILS AROUND THE FOUNDATION PERIMETER, THROUGHOUT THE CONTINUED MAINTENANCE OF PROPER SURFACE DRAINAGE, PROPER LANDSCAPING AND UNIFORM YARD WATERING PRACTICES, IS EXTREMELY CRITICAL TO THE LONG TERM STRUCTURAL STABILITY OF THIS FOUNDATION.
- (15) ALL AIR CONDITIONING CONDENSATION LINES, AND ROOF GUTTER DOWN SPOUTS, SHALL BE DIRECTED TO DISCHARGE A MINIMUM OF THREE FEET AWAY FROM THE FOUNDATION AND INTO A SWALE.
- (16) WHERE PREFABRICATED WOOD ROOF TRUSSES ARE TO BE UTILIZED IN THE SUPERSTRUCTURE FRAMING, THEY SHALL NOT BE NAILED AT INTERIOR NON-LOAD BEARING POINTS.
- (17) WHERE A BRICK FACADE IS UTILIZED IN THE SUPERSTRUCTURE, VERTICAL CONTROL JOINTS SHALL BE INSTALLED AT A MAXIMUM SPACING OF TWENTY-FIVE FEET.
- (18) THIS DESIGN SHALL NOT BE CONSIDERED VALID, AND THE ENGINEER ACCEPTS NO RESPONSIBILITY, UNLESS PRE-POUR INSPECTIONS ARE PERFORMED AND APPROVAL FOR PLACEMENT OF CONCRETE IS PROVIDED BY THE ENGINEER. NOTIFY ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE PRE-POUR INSPECTIONS.
- (19) THIS FOUNDATION HAS BEEN DESIGNED AS A GROUND SUPPORTED CONCRETE SLAB-ON-GROUND AND AS SUCH WILL MOVE WITH THE SOILS UPON WHICH IT BEARS. THIS DESIGN IS INTENDED TO LIMIT SUCH MOVEMENT TO WITHIN THE DEFLECTION TOLERANCES SET FORTH IN THE INTERNATIONAL RESIDENTIAL CODE, EDITION IN FORCE AT THE TIME OF DESIGN. IT IS STILL POSSIBLE, HOWEVER, THAT SOME SHEETROCK AND/OR BRICK CRACKING MAY OCCUR.
- (20) IT IS THE RESPONSIBILITY OF THE BUILDER/GENERAL CONTRACTOR TO NOTIFY THE OWNER OF THE IMPORTANCE OF ITEMS 13, 14, 15, AND OF THE LIMITATIONS AS EXPRESSED IN ITEMS 18 & 19 ABOVE. NO OTHER WARRANTIES ARE EXPRESSED OR IMPLIED.



Rakowitz
ENGINEERING & SURVEYING
 TBPELS No. F-9155 & No. 101812-00
 515 W OAKLAWN, SUITE A, PLEASANTON, TX 78064
 830.281.4060 www.rak-eng.com

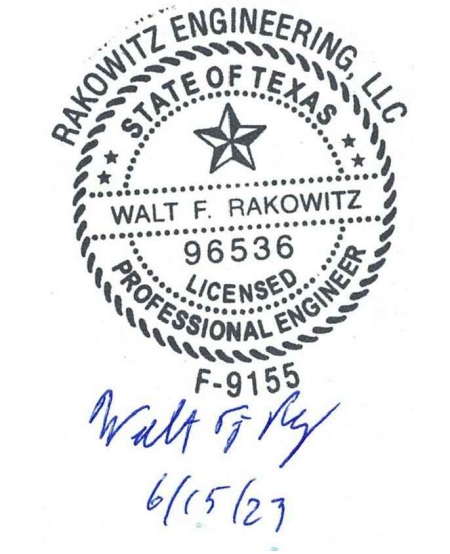
FOUNDATION PLAN
 SCALE 1/4"=1'

TOTAL SLAB AREA = 4000 SF. JOB NO: 23-3059

THIS FOUNDATION HAS BEEN DESIGNED TO SOIL CONDITIONS AND IN ACCORDANCE WITH CURRENT, A.C.I. RECOMMENDATIONS, AND RECOGNIZED ENGINEERING PRACTICES.

MELICK STORAGE BUILDING
 102 ERNST RD
 JOURDANTON, TX

SHEET 1 OF 1



Date: Jun 20, 2023, 3:58pm User ID: Duncan File: N:\Business-1\Projects\2023\23-3059 Melick Storage Building\Sub.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.