



Integrity Designs
614 Fannin St.
Edna, TX. 77857
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CONTRACTOR:

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GR GATEWOOD LLC

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FOUNDATION PLAN

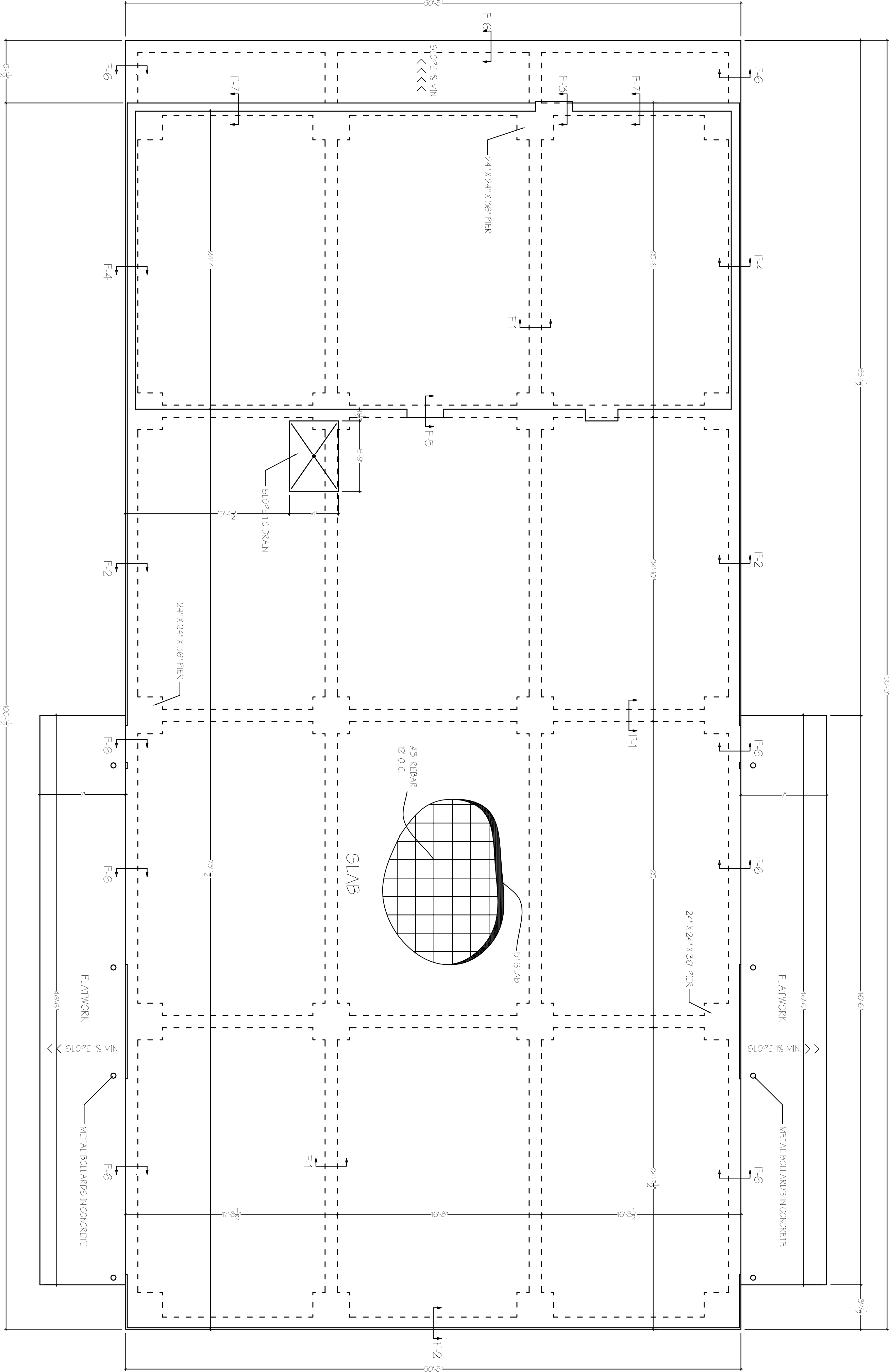
SCALE: 3/16" = 1'
DATE: 04/22/2019
SITE:

REVISIONS

DATE

DRAWING NUMBER:

A-05



PLEASE CONSULT AN ENGINEER FOR CONCRETE MIXTURE, SPECIFIC GRADE BEAM SIZES, LOCATIONS AND REINFORCEMENTS. BRANDON HUDSON DESIGN INTEGRITY DESIGNS CANNOT AND DOES NOT ASSUME RESPONSIBILITY FOR THE DESIGN OF ANY FOUNDATION PLAN.

AREA
TOTAL BUILDING SQ. FT. 5289

FOUNDATION PLAN

SCALE: 3/16" = 1"

CONCRETE NOTES:

1. CLEAR EXISTING BUILDING PAD OR ALL EXISTING AROUND REMOVE ADDITIONAL SOIL IF SELECT FILL (2.1 RANGE OF 1 TO 10) IS REQUIRED AND COMPACT TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM BY DENSITY IN ACCORDANCE WITH ASTM D 698. ANY SELECT FILL IS TO BE PLACED IN 6 INCH LIFTS AND COMPACTED TO 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 699 WITHIN 4" TO 4.5" PER CENT OF OPTIMUM MOISTURE CONTENT.
2. CONCRETE STRENGTH TO BE 3000 PSI AT 28 DAYS.
3. CONTRACTOR TO PLACE 6 MIL VISCOUS UNDER ENTIRE FLOOR SLAB INCLUDING UNDER PERIMETER BEAMS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS, OFFSETS AND DOOR LOCATIONS.
5. ALL NO. 4 BARS AND LARGER REINFORCING STEEL TO BE A MINIMUM OF 40,000 PSI YIELD STRENGTH. ALL BEAM STEEL SHALL BE BENT AROUND CORNERS AND AT INTERSECTIONS. LAP ALL REINFORCING STEEL A MINIMUM OF 30 DIAMETERS.
6. PLACE WALT REINFORCING STEEL AT MIDPOINT OF SLAB UNLESS OTHERWISE NOTED. ALL WALT STEEL TO BE TIED AT A MINIMUM OF EVERY OTHER CROSS.

NOTE:

MODIFICATIONS TO THE PLANS AND ELEVATIONS ARE SOMETIMES NECESSARY DUE TO JOB SITE CONDITIONS.

GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL AND LOCAL CODES, REGULATIONS, AND LATEST CBO INTERNATIONAL BUILDING CODE WITH CURRENT ADDENDUM.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO INTEGRITY DESIGNS FOR JUSTIFICATION OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS OR FOOTINGS ARE TO BE BELOW LOCAL FROST LINES AND MUST REST ON UNDISTURBED SOIL WITH A SUFFICIENT BEARING CAPACITY TO SUPPORT THE STRUCTURE. A LOCAL ENGINEER MUST BE CONSULTED FOR PROPER FOOTING PLACEMENT AND SIZES AND REINFORCEMENT SIZES.
5. CONTRACTOR TO ENSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. REINFORCE FOUNDATION WALLS PER LOCAL CODES.

7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHALL BE DESIGNED AND STAMPED BY AN ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE ADJUSTMENT AND VERIFICATION OF ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A WELL CONSTRUCTED AND SAFE STRUCTURE.
8. ALL WOOD, CONCRETE AND STEEL STRUCTURAL MEMBERS ARE TO MEET NATIONAL, STATE AND LOCAL BUILDING CODES.
9. ALL COLUMNS OR SOLID FRAMING SHALL BE DESIGNED TO CARRY AND TERMINATE LOADS THROUGH THE STRUCTURE TO FOUNDATION ELEMENTS THAT DISTRIBUTE THE LOADS TO FULL CAPACITY SOILS.
10. INTEGRITY DESIGNS ASSUMES NO LIABILITY FOR ANY BUILDING CODES REQUIRED FOR THIS PLAN.
11. THIS DESIGN LICENSE IS RELEASED FOR ONE (1) BUILT STRUCTURE ONLY AND IS NOT TRANSFERABLE TO ANOTHER INDIVIDUAL OR COMPANY.
12. INTEGRITY DESIGNS IS THE SOLE OWNER OF THIS OR ANY DERIVATIVE MODIFICATION OF THIS PLAN.
13. ARCHITECTURAL DESIGN ASSIGNEDS ENGINEERED FLOOR SYSTEM IS NOT TO EXCEED 16" IN DEPTH. ENGINEER SHALL RELATE FLOOR DEPTH TO STARK DESIGN AND MODIFY ACCORDINGLY. NOTE: FLOOR SYSTEMS DEEPER THAN 16" IN DEPTH CAN ADVERSELY IMPACT FLOOR PLAN DESIGN.
14. THE DRAWINGS PREPARED BY INTEGRITY DESIGNS ARE