

GENERAL REQUIREMENTS

1. VERIFY ALL DIMENSIONS AND CONDITIONS ON JOB SITE PRIOR TO START OF WORK OR PORTIONS OF THE WORK.
2. ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE LOCAL BUILDING CODE AND ALL OTHER GOVERNING CODES, ORDINANCES, REGULATIONS, AND LAWS.
3. BUILDING CODE: UNIFORM BUILDING CODE, EDITION WHICH IS APPROVED BY CITY HEREINAFTER REFERRED TO AS CBC.
4. THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS AND SCAFFOLDING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. OCCUPATIONAL SAFETY AND HEALTH: THESE DOCUMENTS, AND THE JOINT AND SEVERAL PHASES OF CONSTRUCTION HEREBY CONTEMPLATED ARE TO BE GOVERNED, AT ALL TIMES, BY APPLICABLE PROVISIONS OF THE CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT OF 1973, CALIFORNIA.
6. WHERE ANY CONFLICT OCCURS BETWEEN THE REQUIREMENTS OF FEDERAL, STATE AND LOCAL LAWS, CODES, ORDINANCES, RULES AND REGULATIONS, THE MOST STRINGENT SHALL GOVERN.
7. CONTRACTOR SHALL NOTIFY THE ENGINEER/ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES, ERRORS, OMISSIONS, AMBIGUITIES, CONFLICTS, AND THE LIKE, DISCOVERED IN THE DRAWINGS (CONTRACT DOCUMENTS).

FOUNDATIONS

1. EXCAVATE TO REQUIRED DIMENSIONS AND DEPTHS INDICATED, CUT SQUARE AND SMOOTH LEVEL, FIRM BOTTOMS. EXCAVATIONS CARRIED THROUGH CONTRACTOR'S ERROR TO GREATER DEPTH THAN REQUIRED SHALL BE FILLED WITH CONCRETE AT CONTRACTOR'S EXPENSE. REFER TO FOUNDATION PLAN FOR SOIL BEARING VALUE AND SOIL REPORT REFERENCE.
2. CARRY ALL FOUNDATIONS TO REQUIRED DEPTHS INTO COMPACTED OR NATURAL SOIL. REFER TO FOUNDATION DETAILS.
3. ALL EXCAVATING AND BACKHOEING SHALL COMPLY WITH CBC 2001 CHAPTERS 18 AND 33 AND AS RECOMMENDED BY THE SOIL REPORT.
4. FOUNDATIONS SHALL NOT BE POURED UNTIL EXCAVATIONS ARE INSPECTED AND APPROVED BY THE LOCAL BUILDING OFFICIAL AND GEOTECHNICAL ENGINEER OF RECORD.

CONCRETE

1. UNLESS NOTED OTHERWISE, ALL CONCRETE SHALL BE TYPE "V" WITH MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS AND .45 WATER CEMENT RATIO.
2. AGGREGATES SHALL BE NATURAL SAND AND ROCK CONFORMING TO ASTM C33.
3. CEMENT SHALL BE PORTLAND CEMENT CONFORMING TO ASTM C-150, TYPE V, LOW ALKALI AND CBC 2001 STD. NO. 19-1.
4. WATER SHALL BE POTABLE, CLEAN AND FREE FROM INJURIOUS AMOUNTS OF OIL, ACIDS, ALKALIS, SALTS, ORGANIC MATERIALS OR OTHER SUBSTANCES THAT MAY BE DELETERIOUS TO CONCRETE OR REINFORCEMENT.
5. ADMIXTURES TO BE USED IN CONCRETE SHALL BE SUBJECT TO PRIOR APPROVAL BY THE ENGINEER.
6. MAXIMUM PERMISSIBLE WATER-CEMENT RATIOS FOR CONCRETE WHEN STRENGTH DATA FROM TRIAL BATCHES ARE NOT AVAILABLE SHALL CONFORM TO TABLE 4.5 OF ACI STANDARD 318-77. MAXIMUM SLUMP SHALL BE 4 INCHES.
7. CONCRETE SHALL BE CURED WHILE IN A MOIST CONDITION FOR AT LEAST THE FIRST 7 DAYS AFTER PLACEMENT. METHODS FOR ACCELERATED CURING SHALL HAVE PRIOR APPROVAL FROM ENGINEER.
8. THE FOLLOWING MINIMUM CLEAR DISTANCES BETWEEN REINFORCING STEEL AND FACE OF CONCRETE SHALL BE MAINTAINED UNLESS NOTED OTHERWISE:
SLABS ON GRADE..... CENTER OF SLAB
CONCRETE BELOW GRADE, FORMED..... 2"
CONCRETE BELOW GRADE, UNFORMED (POURED AGAINST EARTH)..... 3"
CONCRETE EXPOSED TO WEATHER..... 1 1/2"
9. PIPES MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES, BUT SHALL NOT BE EMBEDDED THEREIN. PIPES OR DUCTS EXCEEDING ONE-THIRD THE SLAB OR WALL THICKNESS SHALL NOT BE PLACED IN THE STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED.
10. PROVIDE 3/4" CHAMFERS AT ALL EXPOSED CORNERS.
11. REFER TO ARCHITECTURAL DRAWINGS FOR REVEALS, AREAS OF TEXTURED CONCRETE OR SPECIAL FINISHES, ITEMS REQUIRED TO BE CAST INTO THE CONCRETE, CURBS AND SLAB DEPRESSIONS.
12. CONCRETE WORK SHALL COMPLY WITH CBC 2001 CHAPTER 19.
13. PROVIDE CYLINDER TESTS FOR STRUCTURAL CONCRETE IN ACCORDANCE WITH ASTM C31, C39. CONTRACTOR SHALL MAINTAIN COPIES OF TEST REPORTS AT JOB SITE AND AVAILABLE FOR REVIEW AND INSPECTION BY BUILDING OFFICIALS.
14. READY-MIXED CONCRETE SHALL CONFORM TO CBC 2001 STANDARD NO. 19-3.

REINFORCING STEEL

1. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 40 FOR SIZES #3 AND GRADE 60 FOR SIZES #4 AND LARGER.
2. WELDED WIRE FABRIC CONFORMING TO ASTM A-185 AND UBC STANDARD NO. 19-2. WIRES SIZES INDICATED ARE IN ACCORDANCE WITH THE NEW METHOD OF DESIGNATED WIRE SIZES AS PUBLISHED IN THE "WELDED WIRE FABRIC MANUAL OF STANDARD PRACTICE BY THE WIRE REINFORCEMENT INSTITUTE", MANUAL NO. MP-100.
3. WELDING OF REINFORCING STEEL SHALL CONFORM TO AWS D12-1 USING PROPER LOW HYDROGEN ELECTRODES. ALL BARS TO BE WELDED SHALL CONFORM TO ASTM A708.
4. ALL BARS IN MASONRY SHALL BE LAPPED A MINIMUM OF 48 BAR DIAMETERS (2'-0" MIN.) AT ALL SPLICES UNLESS NOTED OTHERWISE.
5. ALL BARS IN CONCRETE SHALL BE LAPPED A MINIMUM OF 48 BAR DIAMETERS (2'-0" MIN.) AT ALL SPLICES UNLESS NOTED OTHERWISE.
6. SPLICES OF HORIZONTAL REBAR IN WALLS AND FOOTINGS SHALL BE STAGGERED 4'-0" MINIMUM.
7. DOWELS FOR WALLS AND COLUMNS SHALL BE THE SAME SIZE AND SPACING AS THE WALL/COLUMN REINFORCING UNLESS NOTED OTHERWISE.
8. ALL REINFORCING, ANCHOR BOLTS AND INSERTS SHALL BE SECURED IN PLACE PRIOR TO PLACING CONCRETE OR GROUTING MASONRY.
9. FABRICATION, ERECTION AND PLACEMENT SHALL CONFORM TO CONCRETE REINFORCING STEEL INSTITUTE MANUAL OF STANDARD PRACTICE.
10. FOR BENDING AND SPLICING OF REINFORCING STEEL, REFER TO "REINFORCING BARS BENDS AND SPLICING" DETAILS. REINFORCING BARS MARKED "CONT" SHALL BE SPLICED PER LAP SPLICE DETAIL.

PROJECT INFORMATION

PROJECT DESCRIPTION : **EXISTING HOUSE FOUNDATION IMPROVEMENT**

PROJECT SITE ADDRESS : **606 EAST AVENIDA SAN JUAN
SAN CLEMENTE, CA 92672**

OWNER : **JEANETTE SCHOTANUS
606 EAST AVENIDA SAN JUAN
SAN CLEMENTE, CA 92672**

CIVIL & GEOTECHNICAL ENGINEER : **PETER and ASSOCIATES
1519 CALLE VALLE
SAN CLEMENTE, CA 92672
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FAX (949)492-1891
JN. 035E3114**

DATE OF SOIL REPORT: **FEBRUARY 25, 2002
JN. 01G1474**

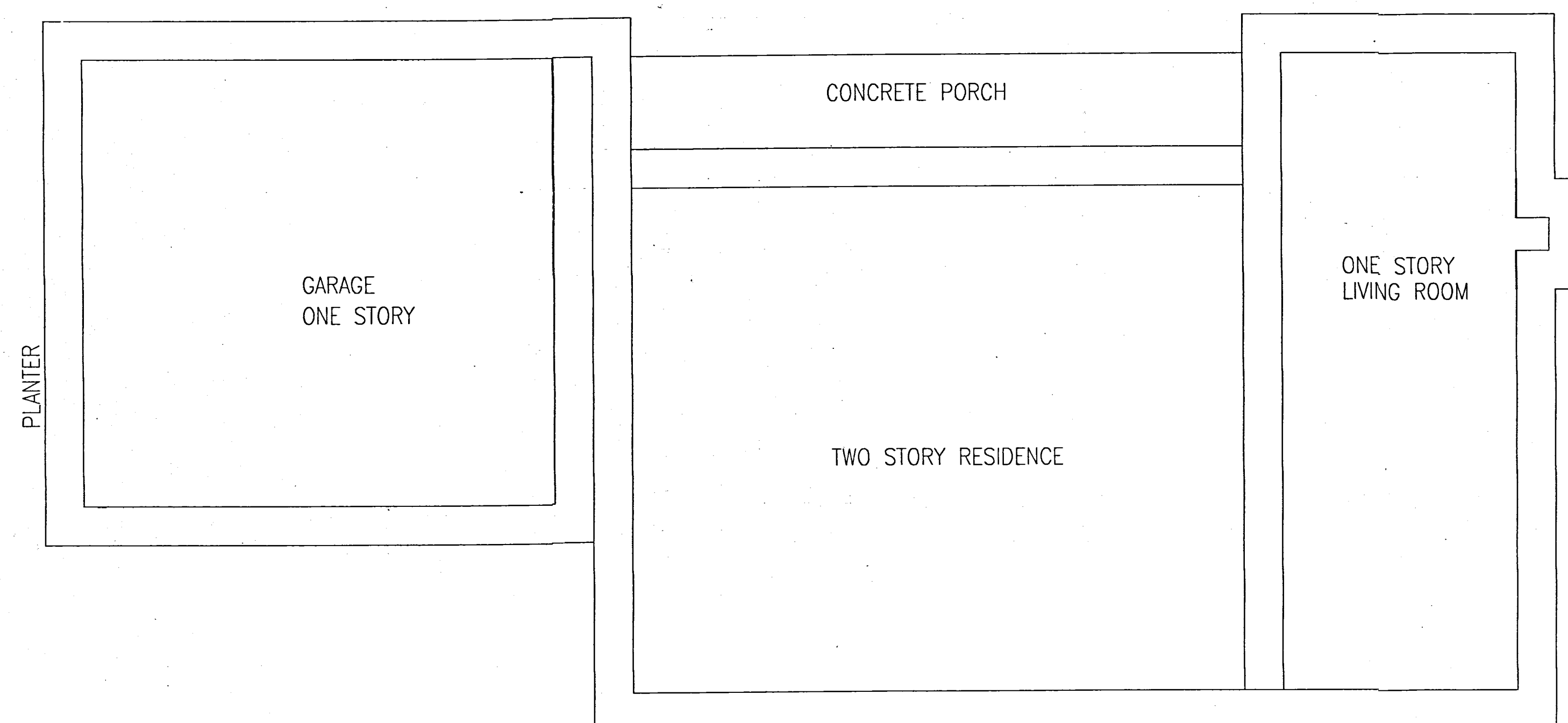
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SHEET S-1: **G.NOTES, G.INFO AND STRUCTURAL DETAIL**

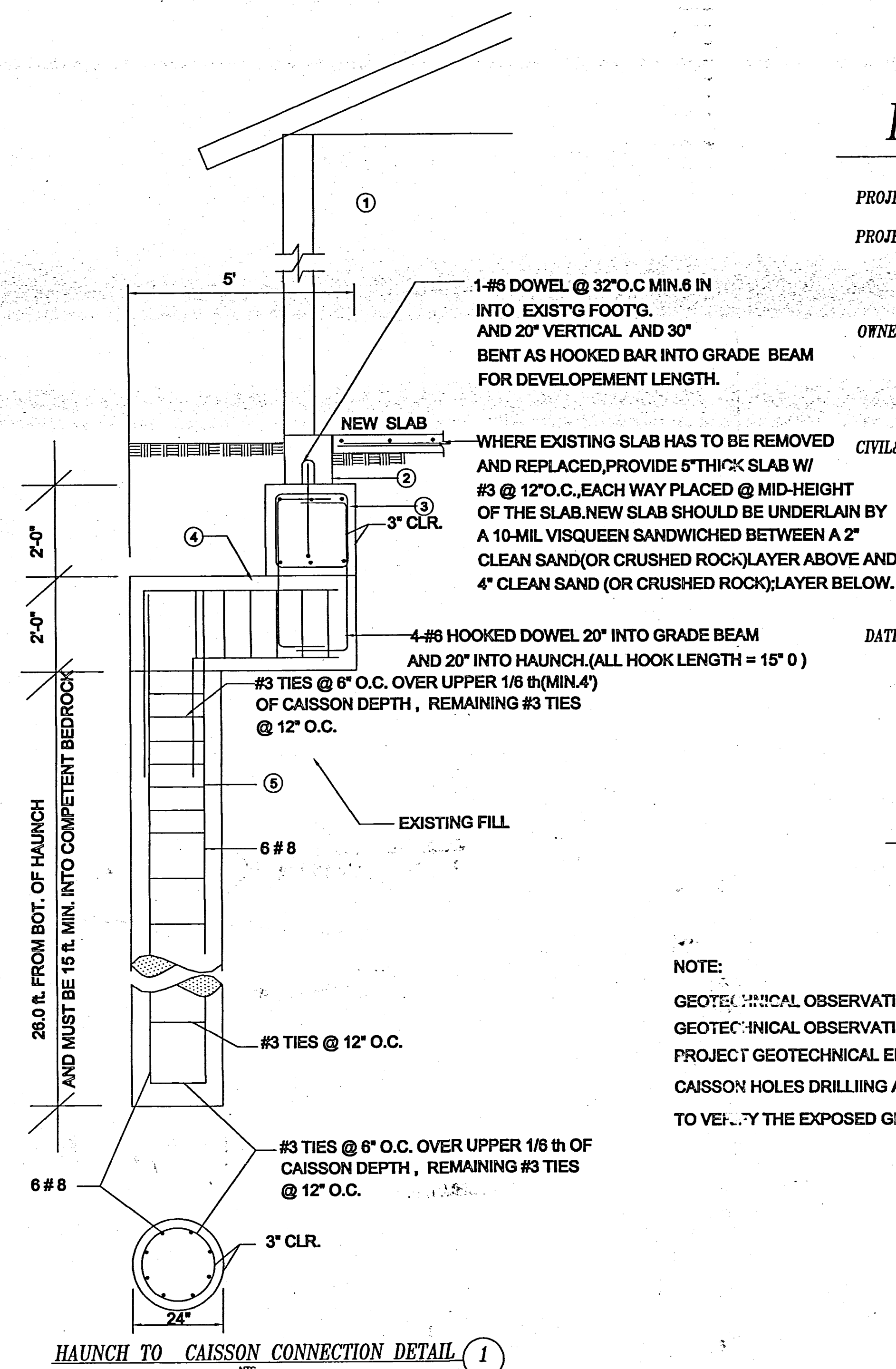
SHEET S-2: **PLAN VIEW & LOCATION OF CAISSONS**

NOTE:

GEOTECHNICAL OBSERVATION/TESTING DURING REPAIR CONSTRUCTION
GEOTECHNICAL OBSERVATION AND TESTING MUST BE PERFORMED BY THE PROJECT GEOTECHNICAL ENGINEER DURING REPAIR CONSTRUCTION, INCLUDING CAISSON HOLES DRILLING AND GRADE BEAM/HAUNCH TRENCH EXCAVATION TO VERIFY THE EXPOSED GEOTECHNICAL CONDITION



EXISTING FOUNDATION PLAN



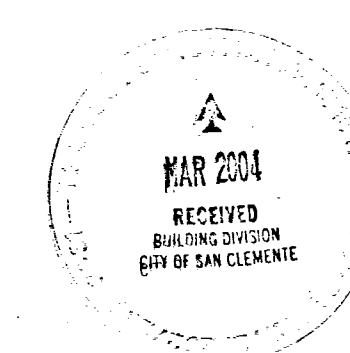
HAUNCH TO CAISSON CONNECTION DETAIL 1

CONSTRUCTION NOTES

- 1 - EXISTING HOUSE
- 2 - EXISTING CONTINUOUS FOUNDATION
- 3 - 24" X 24" GRADE BEAM W/
3-#5 @ TOP and 3-#7 @ BOT.
W/#3 TIES @ 10" O.C.
- 4 - 24" X 24" X 6' LONG HAUNCH W/
3-#7 @ TOP & 3-#5 @ BOT
EXTENDED MIN. 30 INCH INTO
CAISSON and #3 TIES @ 6" O.C.
- 5 - 24" DIA. CAISSON W/ 6-#3 VERTICAL AND
#3 TIES @ 6" O.C. OVER UPPER 1/6 TH OF
CAISSON DEPTH (MIN. 4'), REMAINING #3 TIES
@ 12" O.C. TOTAL CAISSON DEPTH = 28 FT.
- 6 - USE JACK PADS @ 8' O.C. TO SUPPORT FOOTING
DURING GRADE BEAM INSTALLATION. PAD TO BE
2' X 2' X 12" THICK
- 7 - USE 2-#5 DOWELS TOP & BOT. MIN. 24" X 24" LONG
AT CORNERS ON GRADE BEAM CONNECTIONS.

REVISIONS			
DATE	DESCRIPTION	BY	NO

FOUNDATION STABILIZATION PLAN			
JEANETTE SCHOTANUS 606 EAST AVENIDA SAN JUAN SAN CLEMENTE, CA 92672			
DATE: 12/1/03	DRAWN BY: TB		
JOB No.: 035E3411	CHECKED BY: SP		
SCALE: NTS	SHEET: S-1		
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