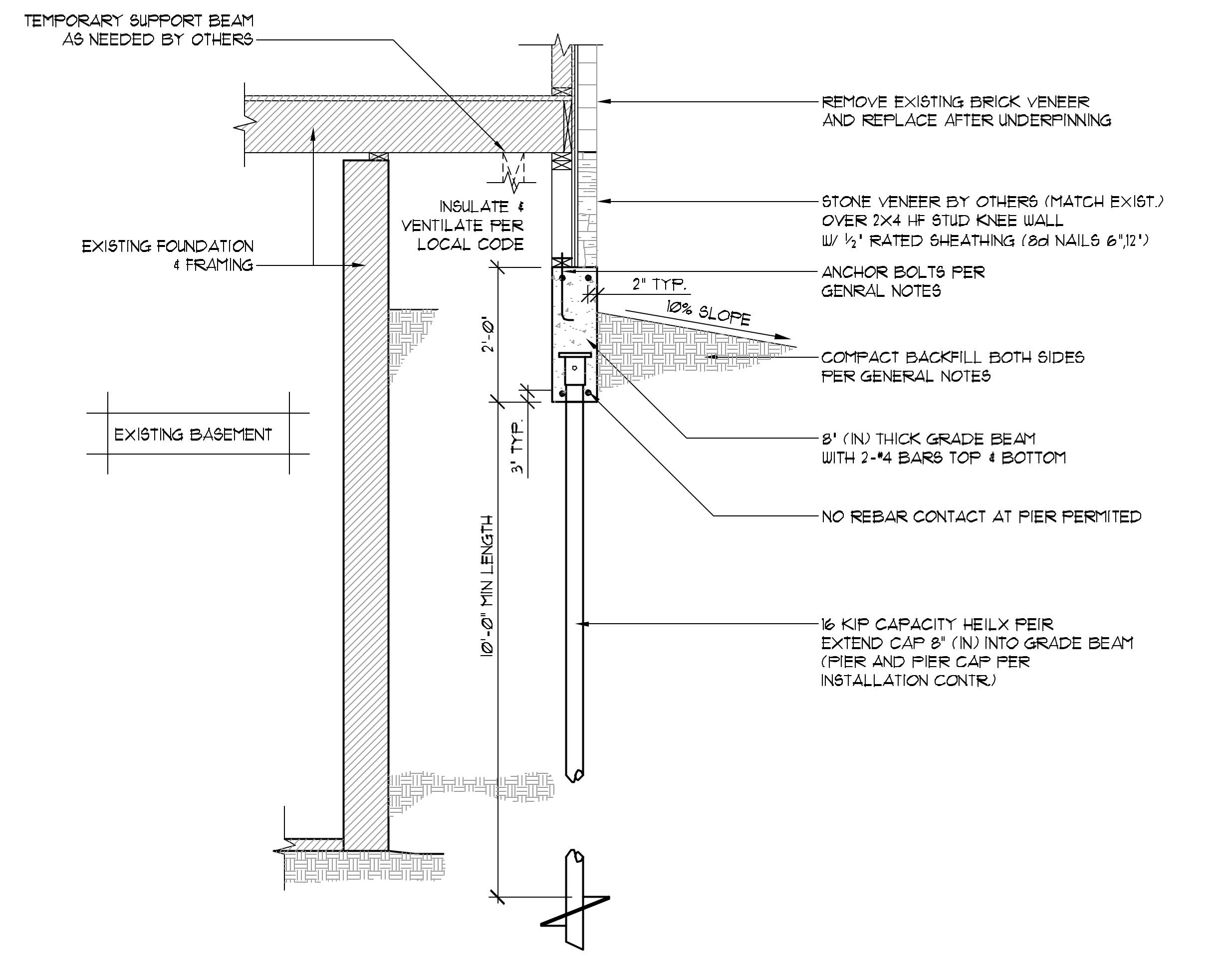
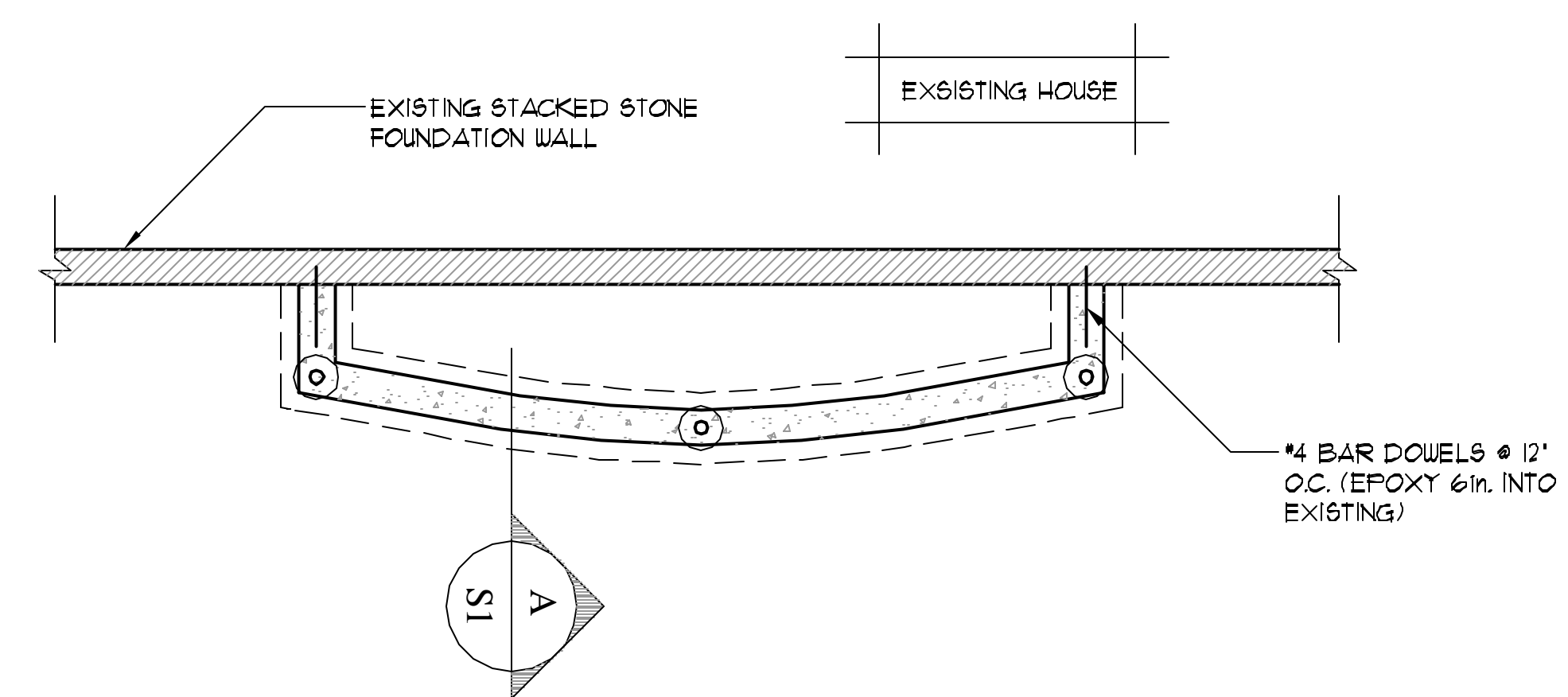


A
S1
FOOTING OPTION
N.T.S.



A
S1
HELICAL OPTION
N.T.S.



FOUNDATION PLAN
N.T.S.

Residential Foundation Notes:

- Codes:**
This foundation plan was prepared based on the 1997 Uniform Building Code with local amendments and portions of the most recent versions of ACI 318 and the NDS for wood construction.
- Loads:**
This foundation plan is based upon the following load parameters:
 - Roof: Snow Load = 30 psf
 - Floor: Live Load = 40 psf
 - Wind: Pressure = 100 mph Exposure B
 - Seismic: Zone 1
 - Soils: To be verified at Open-hole or helix pier installation by SECURE.
 Allowable footing bearing pressures:
 Max. 1000 psf, MIN 500 psf
- Materials:**
This foundation plan is based upon the following material properties:
 - Concrete:** Concrete shall contain Type II cement, 6% +/- 1% air entrainment, and a minimum 28 day compressive strength of 3000 psi for structural concrete, and 3500 psi for interior or exterior slabs on grade.
 - Reinforcing:** Reinforcing shall be deformed grade 60 steel unless noted otherwise (UNO.) on the plan and shall conform to ASTM A615. Minimum concrete cover shall be 2" (in) UNO. on the plan. Overlaps shall be 40 bar diameters but not less than 24" (in). Detail reinforcing bars in accordance to the ACI detailing manual and ACI code, latest edition. All foundation wall reinforcement should be wired in place. Slab and footing reinforcement shall utilize chairs or other acceptable methods to achieve the required cross section location.
 - Anchor Bolts:** Foundation anchor bolts shall conform to ASTM A307 and be 1/2" (in) diameter by 12" (in) long spaced at 4'-0" maximum and 12" (in) from corners and splices. USE 1" O.D. washers on all anchor bolts.
- Soils:**
If Ftg option is selected, SECURE recommends an open-hole inspection be performed by a qualified geotechnical engineer. Soils conditions inconsistent with the assumed conditions may require additional evaluation or a foundation redesign, and should be brought to the attention of SECURE. All footings, pads, or piers shall be a minimum of 30" (in) below grade, or per local code, and should bear upon undisturbed native soils or structural fill acceptable to the geotechnical engineer.
- Helix Piers:**
All Helix Foundations and pier caps shall be capable to carry the specified loads. Helix foundation installation should be observed by a representative from Secure Foundations and Structures, Inc. call (970) 472-6255 24hrs in advance to schedule.

 Specifications :
 Minimum O.D. = 2-1/8"
 Minimum Length = 10 ft. (see detail)
 Design Load = 16 Kips (Blades per installation contractor)
 Slack = 1/16" max per coupling

 Possible Helix Pier Contractors:
 1.) Custom Environments (Charlie McCallie 970-567-8026)
 2.) D4B Drilling (Kevin McNeil, 303-525-8849)
 3.) Park Range (Diane Rundell, 303-781-8936)
 4.) Rocky Mountain Steel Piering (Greg Keifer, 303-471-1155)
- Backfill:**
SECURE recommends foundation walls not be backfilled for a minimum of eight days after placement of concrete. Backfill both sides of the wall evenly. Backfill should be adequately compacted and graded to provide adequate drainage away from the foundation. Backfill adjacent to the foundation may settle over time. The backfill must be monitored and maintained to provide adequate drainage away from the foundation.
- Drainage:**
Adequate drainage shall be provided around the structure. This drainage should be monitored and maintained throughout the life of the structure. At a minimum SECURE recommends a minimum slope of 1" (ft.) in the first ten feet and a minimum 2% slope from that point to the property line for landscaped areas.
- Limitations:**
This plan is only a foundation repair. This plan is based upon our site observations and conversations with the owner and contractor. Our observations were limited by the presence of backfill and other coverings. If existing conditions exist other than those assumed we should be notified, revisions to our plan may be required. All framing shall be in accordance with the conventional construction provisions of the UBC. All connections not shown are per the general contractor/owner or by others. It is the contractors/owners responsibility to verify and coordinate all dimensions prior to construction. Any discrepancies or changes should be brought to the attention of the structural engineer.

EXAMPLE PREPARED BY:
SECURE
FOUNDATIONS & STRUCTURES, INC.
E: info@secureengineer.com

RESIDENTIAL ADDITION

NO.	DATE	REVISION/ISSUE
1		
2		
3		

EXAMPLE 13

DESIGN/CHK: RD, JAC/HAP	SHEET S1
DATE: 4/27/04	OR S1
SCALE: N.T.S.	

PLAN NOT VALID WITHOUT ORIGINAL WET STAMP.