



1. THE CONTRACTOR SHALL INSURE THAT NO CONSTRUCTION LOAD EXCEEDS THE DESIGN LIVE LOADS INDICATED ON THE STRUCTURAL DRAWINGS AND THAT THESE LOADS ARE NOT PLACED ON THE STRUCTURAL MEMBERS PRIOR TO THE TIME THAT ALL FRAMING MEMBERS AND THEIR CONNECTIONS ARE IN PLACE.
2. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION TO BE COORDINATED.
3. THE ARCHITECTURAL DRAWINGS SHALL INCLUDE THE FOLLOWING:
 - A. ISOLATE THE SIDES AND TOP OF ANCHORED VENEER FROM THE STRUCTURE SO THAT LATERAL SEISMIC FORCES RESISTED BY THE STRUCTURE ARE NOT IMPARTED TO THE VENEER. SEE ARCHITECTURAL PLANS AND SPECIFICATION FOR JOINTS IN THE VENEER AND ATTACHMENTS TO THE WALLS.
4. PRIOR TO FABRICATION AND/OR ERECTION OF ANY MATERIALS, THE CONTRACTOR SHALL FIELD VERIFY ALL PERTINENT EXISTING DIMENSIONS, ELEVATIONS, AND CONDITIONS AND SHALL REPORT ANY DISCREPANCIES TO THE STRUCTURAL ENGINEER OF RECORD OR THE ARCHITECT IMMEDIATELY UPON DISCOVERY.
5. THE GENERAL CONTRACTOR SHALL VERIFY THE SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES, BEFORE STARTING WORK AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONDITIONS ENCOUNTERED CONTRADICTORY TO THOSE SHOWN ON THE STRUCTURAL CONTRACT DOCUMENTS.
6. THE GENERAL CONTRACTOR SHALL COORDINATE THE ARCHITECTURAL WORK WITH THE STRUCTURAL CONTRACT DOCUMENTS AND SHALL REPORT ANY SUSPECTED DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. THE STRUCTURAL CONTRACT DOCUMENTS DO NOT INCLUDE SHOP DRAWINGS. SHOP DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE SUBCONTRACTOR.
7. REFERENCE TO STANDARD SPECIFICATIONS OF ANY TECHNICAL SOCIETY, ORGANIZATION OR ASSOCIATION OR TO CODES OF LOCAL, OR STATE AUTHORITIES SHALL MEAN THE LATEST STANDARD. THE CONTRACTOR SHALL OBTAIN THE LATEST STANDARD SPECIFICATIONS AND PUBLISHED AT THE DATE OF TAKING BIDS UNLESS SPECIFICALLY STATED OTHERWISE.

1. GENERAL CONTRACTOR TO EMPLOY SERVICES OF A QUALIFIED SPECIALTY CONTRACTOR FOR DESIGN AND INSTALLATION OF ALL ASPECTS OF FOUNDATION. FOUNDATION MUST BE ANCASTING CAPACITY (HYDRAULICALLY DRIVEN MICROPILES, CABLE LOCK) TO SUPPORT A WORKING LOAD LEVEL (WORKING AS SPECIFIED BELOW). PIERS OR PILES TO BE SUPPORTED BY BRACKETS BOLTED TO EXISTING FOUNDATIONS.
2. DESIGN SOIL CRITERIA AS FOLLOWS:
DESIGN OF UNDERPINNING ELEMENTS ARE TO BASED PER THE EXISTING 1995 DRAWINGS THAT STATE THE FOUNDATION DESIGN WAS BASED ON 1500 PSF OF EXISTING PRESSURE.
3. FOR ESTIMATING PURPOSES, ASSUME TOP OF FOOTING AT ELEVATION (+) 2'-4" BELOW EXISTING FINISH FLOOR ELEVATION. ON THAT BASIS, ESTIMATED WORKING LEVEL, UNIFORM FOUNDATION LOADS ARE AS FOLLOWS (FIELD DETERMINE AND ADJUST FOR ACTUAL FOOTING DEPTH):
EXTERIOR WALL: 605 PLF
INTERIOR SLAB: 80 PSF LIVE LOAD
4. FOUNDATION UNDERPINNING IS INTENDED FOR STABILIZATION ONLY, NO LIFTING OF FOUNDATIONS.
5. GENERAL CONTRACTOR TO EXPOSE EXISTING FOUNDATIONS FOR DETERMINATION OF SPECIFIC ELEMENT DIMENSIONS PRIOR TO FINAL DESIGN AND ACCEPTANCE OF THE PROPOSED UNDERPINNING SYSTEM.
6. GENERAL CONTRACTOR SHALL PROVIDE CALCULATIONS AND SHOP DRAWINGS FOR ALL DESIGN ASPECTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
7. GENERAL CONTRACTOR SHALL PROVIDE A WORK PLAN FOR REPAIRS, INCLUDING UNDERPINNING AND GROUTING TO BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
8. UNDERPINNING ELEMENT SPACING, BASED ON CONDITIONS OF FOUNDATION AND EXISTING STRUCTURE, SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. SPACING NOT TO EXCEED 6'-4".
THE CONCRETE FOOTING SHALL BE PROPERLY PREPARED SO THAT IT IS INTACT, UNDAMAGED, AND IN FULL CONTACT WITH THE BRACKET. THE EDGE OF THE FOOTING AND THE BRACKET SHALL BE GRouted AS NECESSARY TO ENSURE THAT THE BRACKET IS IN FULL CONTACT WITH THE FOOTING. FULL CONTACT MAY ALSO BE ACCOMPLISHED THROUGH SEATING THE FOUNDATION TO THE BRACKET WITH A BEARING STRENGTH OF 10,000 PSI. ANY EXPOSED FOOTING SHALL BE REINFORCING STEEL WITH CORROSION INHIBITOR.
9. UNDERPINNING CONNECTION TO BE FIXED FOR FOUNDATION DOWNWARD MOVEMENT ONLY. CONNECTION TO BE FREE TO MOVE UPWARD DUE TO POTENTIAL UPLIFT WITH THE EXISTING STRUCTURE.
10. INSTALLATION TO BE OBSERVED BY INDEPENDENT QUALIFIED PERSONNEL TO VERIFY COMPLIANCE WITH DESIGN AND ALL PROJECT REQUIREMENTS
11. PROVIDE LEVEL MEASUREMENTS ON UNDERPINNED FOUNDATIONS PRIOR TO INSTALLATION AND IMMEDIATELY FOLLOWING COMPLETION. PROVIDE SUBSEQUENT MEASUREMENTS AT 3 MONTHS, 6 MONTHS, 9 MONTHS, AND 12 MONTH INTERVALS FOR TWO (2) YEARS TO DETERMINE EFFECTIVENESS OF UNDERPINNING AND IF ADDITIONAL ADJUSTMENT IS WARRANTED. THE CONTRACTOR OR ENGINEER SHALL BE RESPONSIBLE FOR NOTIFYING ANY CHANGES DETECTED FOLLOWING ANY OF THE SUBSEQUENT MEASUREMENTS
12. PROVIDE UNDERPINNED COMPLETION REPORTS TO INCLUDE THE FOLLOWING: INDIVIDUAL UNDERPINNED PRESSURES AND DEPTHS; DETAILS OF ANY FOOTING WORK THAT WAS COMPLETED; AS-BUILT DRAWING OF UNDERPINNED LOCATIONS
13. RECOMMEND THAT GENERAL CONTRACTOR TO ALLOW THE STRUCTURE TO STABILIZE A MINIMUM OF 30-DAYS PRIOR TO COMMENCEMENT OF COSMETIC REPAIRS TO EXTERIOR ELEMENTS.
14. FOR PRICING PURPOSES ONLY, UNDERPINNINGS TO EXTEND 40FT. PROVIDE FOR 100' COAST GUARD PILING. FINALIZE DESIGN TO BE DETERMINED BY UNDERPINNING SPECIALIST.
15. CONTRACTOR TO EMPLOY SERVICES OF GEOTECHNICAL ENGINEER FOR SOIL S



1. TRANSMIT SUBMITTALS SUFFICIENTLY IN ADVANCE OF RELATED CONSTRUCTION ACTIVITIES TO AVOID UNNECESSARY DELAY. THE STRUCTURAL ENGINEER OF RECORD MAY WITHHOLD ACTION ON A SUBMITTAL REQUIRING COORDINATION WITH OTHER SUBMITTALS UNTIL ALL RELATED SUBMITTALS ARE RECEIVED.

2. SUBMIT DIGITAL COPIES THROUGH THE ARCHITECT FOR THE "SHOP DRAWINGS" REVIEW.

3. CONTRACTOR SHALL COMPLY WITH DIVISION ONE SECTION - "SUBMITTALS"

4. NO REPRODUCTIONS OF THE CONSTRUCTION DOCUMENTS ARE ACCEPTABLE FOR USE AS SHOP DRAWINGS

5. ACTION STAMP - THE STRUCTURAL ENGINEER OF RECORD WILL STAMP EACH SUBMITTAL WITH A UNIFORM ACTION STAMP TO INDICATE THE ACTION TAKEN IN ONE OF FOUR OPTIONS LISTED BELOW:

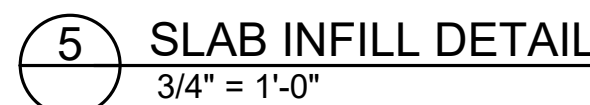
APPROVED WORK COVERED BY THE SUBMITTAL COMPLIES WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

APPROVED AS NOTED WORK COVERED BY THE SUBMITTAL MAY PROCEED PROVIDED IT COMPLIES WITH NOTATIONS OR CORRECTIONS ON THE SUBMITTAL AND REQUIREMENTS OF THE CONTRACT DOCUMENTS

REVISE AND RESUBMIT WORK COVERED BY THE SUBMITTAL DOES NOT COMPLY WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND MUST BE CHANGED TO COMPLY AND RESUBMIT THE ENTIRE SUBMITTAL

REJECTED WORK COVERED BY THE SUBMITTAL IS TOTALLY UNACCEPTABLE AND MAY NOT PROCEED

1. BEFORE FABRICATION AND ERECTION OF ANY MATERIALS, FIELD VERIFY ALL EXISTING ELEVATIONS, DIMENSIONS, AND CONDITIONS AS SHOWN ON THE DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT & ENGINEER OF RECORD AT ONCE.



STRUCTURAL
Bernhard
Building 2, Allied Dr. Suite 260
Little Rock, AR
501.666.6776
www.Bernhard.com

OWNER

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Job No.	ASUMOE21.04
Date	01.17.2025
Title	

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