



**LONGITUDE**  
ONE TWENTY<sup>®</sup>  
ENGINEERING & DESIGN



REVISIONS

PROJECT NO. /  
542 Teanaway Acres Rd  
Cle Elum, WA 98922

DRAWN BY: PAM

S210319-2XR

CHECKED BY: MRT

SHEET DATE: 05/24/2021

SCALE

DESCRIPTION

SITE PLAN

S-1

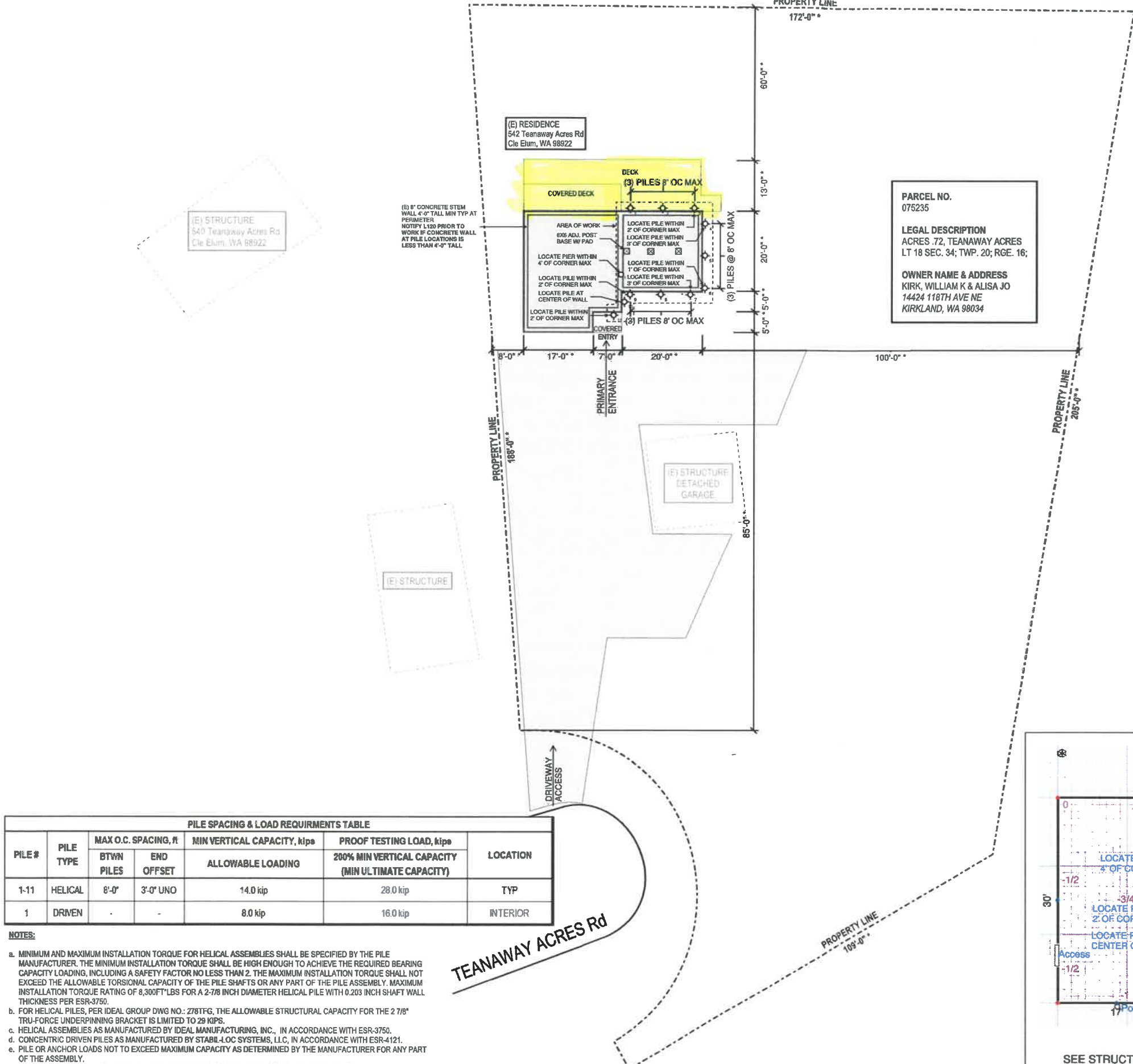
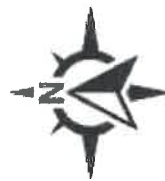
**SITE PLAN NOTES**

1. VERIFY EXISTING STRUCTURES AND ALL DIMENSIONS ON SITE.
2. FOUNDATION DIMENSIONS ARE TO OUTSIDE FACE OF CONCRETE STEM WALL PER R&R FOUNDATION SPECIALIST (R&R) LEVEL SURVEY.
3. REFER TO STRUCTURAL CALCULATIONS PACKAGE BY L120 DATED MAY 24, 2021, FOR ADDITIONAL INFORMATION, SPECIFICATIONS, AND REQUIREMENTS.
4. LEVEL SURVEY PER R&R PROPOSAL DATED DEC 19, 2020. REFER TO STRUCTURAL CALCULATIONS PACKAGE FOR MODIFICATIONS AND ADDITIONAL REQUIREMENTS FOR LEVEL SURVEY.
5. PARCEL DIMENSIONS APPROXIMATED BY KITITAS COUNTY ASSESSOR GIS MAPPING TOOLS & TAXISFTER INCLUDING THE SELECTED PARCEL. PROPERTY DIMENSIONS ARE APPROXIMATE FOR REPRESENTATIVE PURPOSES ONLY. NOT TO SCALE. NOT TO BE USED FOR LEGAL PURPOSES OR IN PLACE OF A FIELD SURVEY.
6. SITE FEATURES AND SOME EXISTING STRUCTURES ON ADJACENT PARCELS NOT SHOWN FOR CLARITY.

**SITE PLAN LEGEND**

- EXISTING RESIDENCE STRUCTURE
- EXISTING ADJACENT STRUCTURE
- AREA OF PROPOSED WORK
- PROPERTY LINE
- APPROXIMATE DIMENSION
- HELICAL PILE
- CONCENTRIC DRIVEN PIER
- 6x6 ADJ. POST BASE w/ PAD

RECEIVED  
OCT 17 2022  
Kittitas Co. CDS

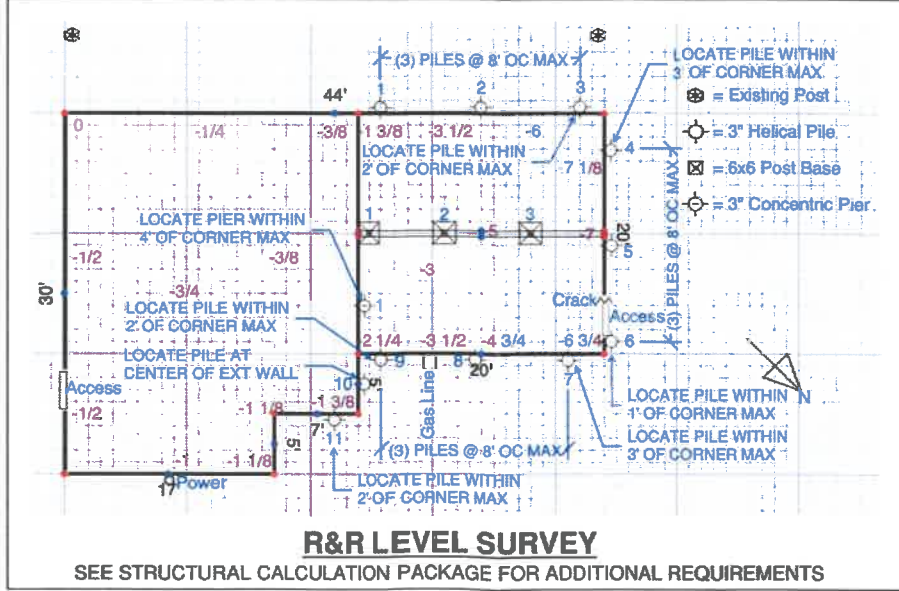


**PILE SPACING & LOAD REQUIREMENTS TABLE**

PILE #	PILE TYPE	MAX O.C. SPACING, ft		MIN VERTICAL CAPACITY, kips	PROOF TESTING LOAD, kips	LOCATION
		BTWN PILES	END OFFSET	ALLOWABLE LOADING	200% MIN VERTICAL CAPACITY (MIN ULTIMATE CAPACITY)	
1-11	HELICAL	8'-0"	3'-0" UNO	14.0 kip	28.0 kip	TYP
1	DRVEN	-	-	8.0 kip	16.0 kip	INTERIOR

- NOTES:**
- MINIMUM AND MAXIMUM INSTALLATION TORQUE FOR HELICAL ASSEMBLIES SHALL BE SPECIFIED BY THE PILE MANUFACTURER. THE MINIMUM INSTALLATION TORQUE SHALL BE HIGH ENOUGH TO ACHIEVE THE REQUIRED BEARING CAPACITY LOADING, INCLUDING A SAFETY FACTOR NO LESS THAN 2. THE MAXIMUM INSTALLATION TORQUE SHALL NOT EXCEED THE ALLOWABLE TORSIONAL CAPACITY OF THE PILE SHAFTS OR ANY PART OF THE PILE ASSEMBLY. MAXIMUM INSTALLATION TORQUE RATING OF 8,300FT\*<sup>2</sup>LBS FOR A 2-7/8 INCH DIAMETER HELICAL PILE WITH 0.203 INCH SHAFT WALL THICKNESS PER ESR-3750.
  - FOR HELICAL PILES, PER IDEAL GROUP DWG NO.: 278TFG, THE ALLOWABLE STRUCTURAL CAPACITY FOR THE 2 7/8" TRU-FORCE UNDERPINNING BRACKET IS LIMITED TO 29 KIPS.
  - HELICAL ASSEMBLIES AS MANUFACTURED BY IDEAL MANUFACTURING, INC., IN ACCORDANCE WITH ESR-3750.
  - CONCENTRIC DRIVEN PILES AS MANUFACTURED BY STABIL-LOC SYSTEMS, LLC, IN ACCORDANCE WITH ESR-4121.
  - PILE OR ANCHOR LOADS NOT TO EXCEED MAXIMUM CAPACITY AS DETERMINED BY THE MANUFACTURER FOR ANY PART OF THE ASSEMBLY.
  - MAXIMUM ON-CENTER SPACING LISTED FOR TYPICAL PILE INSTALLATION UNLESS NOTED OTHERWISE ON PLAN.

**NOTE: THE PROJECT WILL NOT RESULT IN CHANGING OF SITE TOPOGRAPHY OR EXISTING DEVELOPED AREAS.**



**SITE PLAN**