CONSTRUCTION NOTES

1. FIELD VERIFY ALL DIMENSIONS AND MATERIALS. ALL OUTSIDE DIMENSIONS ARE TO FACE OF FOUNDATION.
2. ALL NAILING CONSTRUCTION MATERIALS SHALL BE AS PER 2017 FBC - SEE A6
3. PROVIDE EXTERIOR COMBUSTION AIR TO GAS FIRED H.V.A.C. EQUIPMENT, WOOD BURNING STOVES, AND FIREPLACES.
4. VENT CLOTHES DRYER, BATH, AND COOKING FANS TO EXTERIOR AS REQUIRED.
5. CONTRACTOR SHALL CALL ATTENTION TO THE DESIGNER ANY DISCREPANCIES IN DRAWINGS AND/OR SPECIFICATIONS AND SHALL RECEIVE INSTRUCTIONS OR CLEARIFACATIONS BEFORE PROCEEDING WITH THE PORTION OF THE WORK IN QUESTION.
6. ROOF & FLOOR TRUSS FRAMING PLANS ARE FOR GENERAL INFORMATION ONLY. THE TRUSS MANUFACTURER SHALL PROVIDE A DETAILED LAYOUT FOR TRUSS AND FRAMING MEMBERS.
7. SHOULD CONDITIONS AT THE SITE BE FOUND MATERIALLY DIFFERENT FROM THOSE INDICATED BY THE DRAWINGS AND/OR SPECIFICATIONS, AND THE CONDITIONS USUALLY INHERENT IN THE WORK OF THE CHARACTER SHOWN AND SPECIFIED BE DIFFERENT FROM THE DESIGNERS RECOMMENDED BUILDING PROCEDURES: CALL IMMEDIATE ATTENTION TO SUCH CONDITIONS BEFORE PROCEEDING.
8. LP GAS-BURNING APPLIANCES ARE NOT PERMITTED IN BASEMENTS OR CRAWLSPACES.
9. DO NOT SCALE DRAWINGS. USE PRINTED DIMENSIONS ONLY.

NOTE!
THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER 2023 FBC 1609 AND LOCAL JURISDICTION REQUIREMENTS

NOTE!
ADDED FILL SHALL BE APPLIED IN 8" LIFTS - EA. LIFT SHALL BE COMPACTED TO 98% DRY COMPACTION PER THE "MODIFIED PROCTOR" METHOD.

NOTE!
PLUMBING CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL PLUMBING WORK, INCLUDING ALL PLUMBING LINE LOCATIONS AND RISER DIAGRAM - CONTR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER AND 1 COPY TO THE PERMIT ISSUING AUTHORITY.

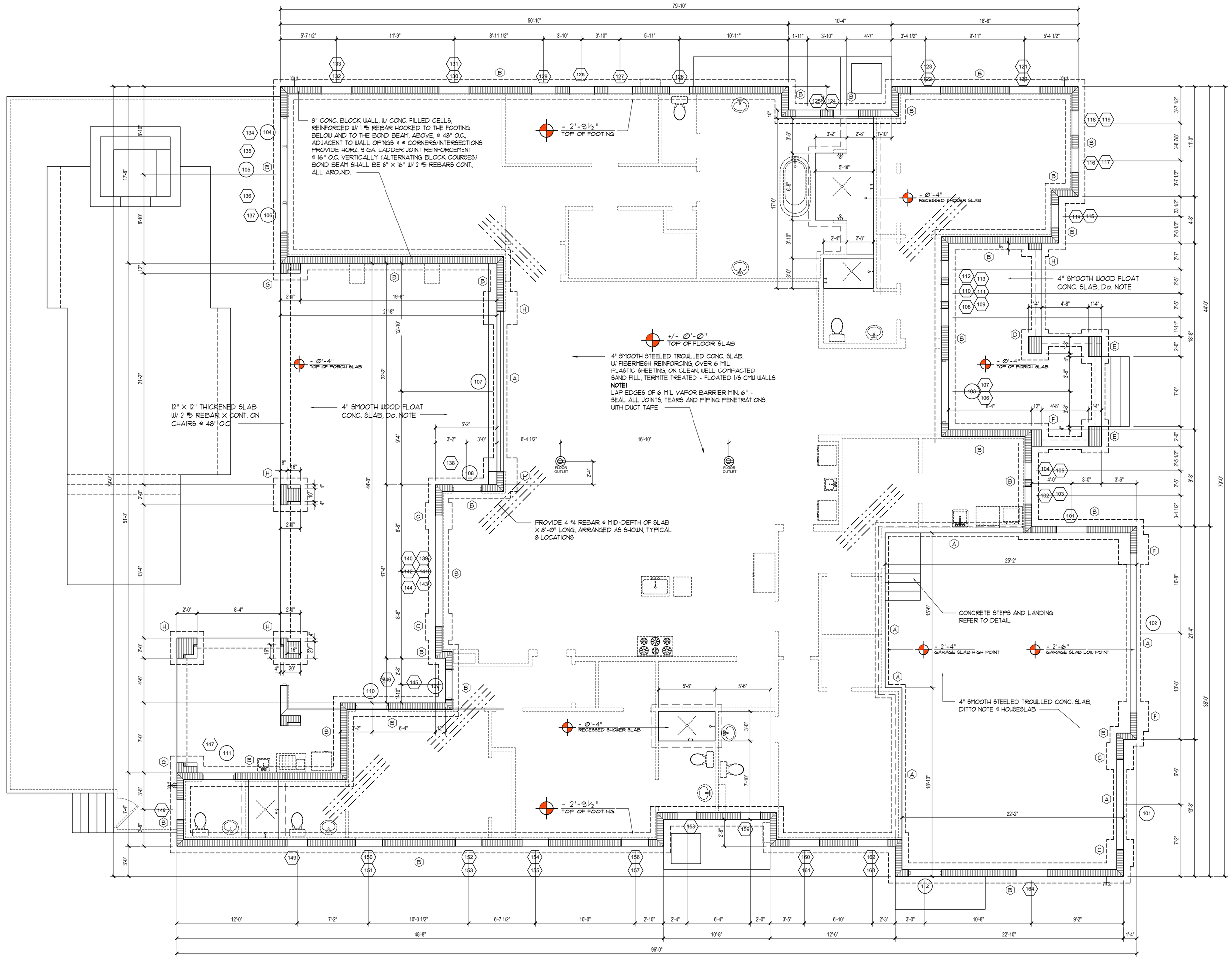
NOTE!
H.V.A.C. CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL H.V.A.C. WORK, INCLUDING ALL DUCTWORK LOC., SIZES, LINES, EQUIPMENT SCH. & BALANCING REPORT - CONTR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

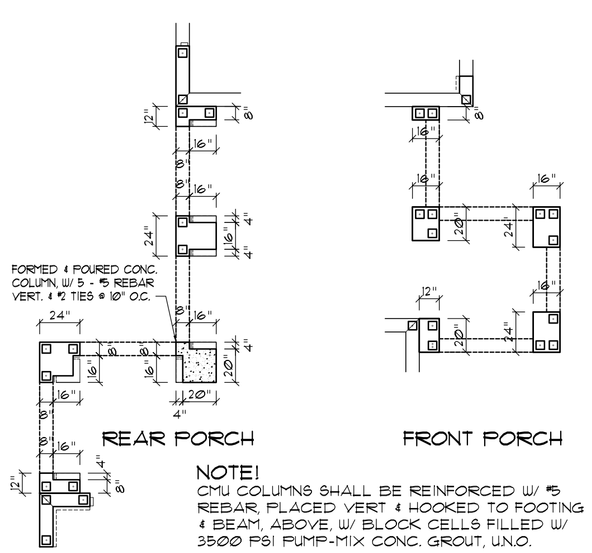
NOTE!
PRIOR TO THE CONSTRUCTION OF THE FOUNDATION, THE CONTRACTOR SHALL COORDINATE ANY INTERIOR BEARING LOCATION CONDITIONS PER THE TRUSS ENGINEERED SHOP DRAWINGS WITH THE FOUNDATION PLAN. ANY INTERIOR BEARING LOCATIONS OR ANY POINT LOADS OF 4.0 K OR GREATER SHALL BE SUPPORTED VIA A MODIFIED FOUNDATION PLAN TAKING THESE LOADS INTO CONSIDERATION. THE CONTRACTOR SHALL MAKE THE ENGINEERED TRUSS SHOP DRAWINGS AVAILABLE TO THE ARCHITECT FOR THE PURPOSE OF RENDERING SUCH MODIFICATIONS PRIOR TO POURING ANY CONCRETE.

NOTE!
CMU BLOCK CELLS ADJACENT TO OPENINGS UP TO 47" SHALL HAVE 1 #5 VERT. REBAR FULLY GROUTED W/ 3500 PSI PUMP-MIX CONCRETE, MINIMUM.

OPENINGS 48" TO 96" SHALL HAVE 2 BLOCK CELLS FILLED AS NOTED ABOVE.

OPENINGS WIDER THAN 96" SHALL HAVE 3 BLOCK CELLS FILLED AS NOTED ABOVE.





NOTE!
CMU COLUMNS SHALL BE REINFORCED W/ #5 REBAR, PLACED VERT & HOOKED TO FOOTING & BEAM, ABOVE, W/ BLOCK CELLS FILLED W/ 3500 PSI PUMP-MIX CONC. GROUT, U.N.O.

COLUMN REINF'G

SCALE:3/16" = 1'-0"

FOUNDATION PLAN

SCALE:3/16" = 1'-0"

NOTE!
THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER 2023 FBC 1609 AND LOCAL JURISDICTION REQUIREMENTS

NOTE!
ADDED FILL SHALL BE APPLIED IN 8" LIFTS - EA. LIFT SHALL BE COMPACTED TO 98% DRY COMPACTION PER THE "MODIFIED PROCTOR" METHOD.

FOOTING SCHEDULE

FTG MK	TOP OF FTG	SIZE OF FTG	TOP REINF'G (2nd LAYER)	BOT. REINF'G (1st LAYER)	CHAIRS	NOTES
A	- 2'-8"	16" X 12" X CONT.	-	2 #5 X CONT.	@ 48" O.C.	-
B	- 2'-8"	24" X 12" X CONT.	-	3 #5 X CONT.	@ 48" O.C.	-
C	- 2'-8"	32" X 32" X 12"	-	4 #5, EA. WAY	AS REQ'D	-
D	- 2'-8"	32" X 36" X 12"	-	4 #5 EA. WAY	AS REQ'D	-
E	- 2'-8"	32" X 40" X 12"	-	SEE NOTES	AS REQ'D	5 #5 SHT. WAY, 4 #5 LG. WAY
F	- 2'-8"	36" X 36" X 12"	-	5 #5, EA. WAY	AS REQ'D	-
G	- 2'-8"	36" X 40" X 12"	-	SEE NOTES	AS REQ'D	5 #5 SHT. WAY, 4 #5 LG. WAY
H	- 2'-8"	40" X 40" X 12"	-	5 #5, EA. WAY	AS REQ'D	-

CONCRETE SLAB CURING REQUIREMENTS:
IMMEDIATELY FOLLOWING FINISH TROWELING OF THE SLAB, THE CONTRACTOR SHALL COVER THE ENTIRE SLAB AREA W/ PLASTIC SHEETING. THE PLASTIC SHEETING SHALL REMAIN IN-PLACE FOR A MINIMUM OF 72 HOURS PRIOR TO RE-COMMENCING WORK.

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REVISION:

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DRAWN: MPG

CUSTOM RESIDENTIAL DESIGN for:
SVETLANA KHOMICH
COLUMBIA COUNTY, FLORIDA
FOUNDATION PLAN

Celebrating 53 Years of Service
1972 - 2025
N.P. Geisler, Architect
AR0007005
CUSTOM ARCHITECTURAL DESIGN
NICHOLAS PAUL GEISLER ARCHITECT
1758 NW Brown Rd.
Lake City, FL 32055
386-365-4355

DATE: 10 MAY 2025

COMM: 2K2518

SHEET: S.3

3 OF 10

Nicholas P Geisler Digitally signed by Nicholas P Geisler Date: 2025.06.01 15:06:49 -04'00'

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