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GENERAL NOTES

1. FOOTINGS SHALL BE LEVEL OR STEPPED AS INDICATED ON PLAN VIEWS & DETAILS OR SECTIONS.
2. SOIL, WASTE PIPES OR BUILDING DRAINS PASSING UNDER A FOOTING OR THROUGH A FOUNDATION SHALL BE PROVIDED W/ A RELIEVING ARCH OR AN IRON PIPE SLEEVE A MINIMUM OF 2" PIPE SIZES GREATER THAN THE PIPE PASSING THROUGH.
3. STEM WALLS SHALL EXTEND NO GREATER THAN 3 FEET ABOVE THE FINISH GRADE AND CONSTRUCTED W/ THE PREVIOUSLY DESCRIBED MASONRY UNITS.
4. ALL STATE AND LOCAL CODES SHALL BE COMPLIED WITH BY THE CONTRACTOR.

CONCRETE & RELATED REQUIREMENTS

1. CONCRETE CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE ACI 318," AND "MANUAL CONCRETE PRACTICE, PART 1 ACI 305 & ACI 306," & "MANUAL OF CONCRETE PRACTICE, PART 1 ACI 305 & 308" LATEST EDITION.
2. CEMENT FOR CONCRETE SHALL MEET THE REQUIREMENTS OF ASTM C 150.
3. AGGREGATES FOR CONCRETE SHALL MEET THE REQUIREMENTS OF ASTM C 33.
4. WATER FOR CONCRETE SHALL BE POTABLE WATER.
5. OPTIONAL: TEST CONCRETE FOR COMPRESSION WITH 1 SET OF 3 CYLINDERS FOR EACH 50 CUBIC YARDS OF CONCRETE PLACED ON A GIVEN DAY. BREAK 1 CYLINDER @ 7 DAYS AND THE OTHERS @ 28 DAYS. TESTING WILL BE PAID FOR BY OWNER.
6. CONCRETE SHALL HAVE STRENGTHS AND CHARACTERISTICS AS INDICATED ELSEWHERE THESE PLANS.
7. SAWED JOINTS MUST BE SAWED WITHIN 24 HOURS OF PLACEMENT OF CONCRETE.
8. REINFORCING STEEL SHALL MEET THE REQUIREMENTS OF ASTM A615 GR 60 UNLESS OTHERWISE NOTED.
9. SLAB REINFORCING SHALL BE IN TOP 1/4 OF SLAB OR AS ILLUSTRATED.
10. VIBRATE OR SCREEN ALL CONCRETE THOROUGHLY INTO PLACE.
11. MINIMUM COVER OF REINFORCEMENT SHALL BE AS REQUIRED BY CODE.
12. MOIST CURE CONCRETE FOR 7 DAYS AFTER PLACING.
13. PROVIDE VAPOR BARRIER OF POLYETHYLENE ON BOTTOM OF SLAB(S).
14. PLACE CONTROL JOINTS IN SLAB TO PROVIDE MAXIMUM SLAB SIZE OF 600 SQUARE FEET.
15. CONCRETE TEMPERATURE SHALL NOT EXCEED 90 DEGREES F DURING PLACEMENT.
16. CONCRETE SHALL BE PLACED IN A MANNER TO PREVENT SEGREGATION.
17. CONCRETE SHALL NOT BE ALLOWED TO FREE FALL MO THAN 60 INCHES.
18. AREAS TO RECEIVE CONCRETE SHALL BE CLEAR OF ANY DEBRIS AND SHALL HAVE REINFORCING STEEL PROPERLY POSITIONED PRIOR TO CONCRETE PLACEMENT.
19. FOR LOCATION OF CONTROL OR CONSTRUCTION JOINTS OTHER THAN THOSE ILLUSTRATED VERIFY W/ ENGINEER.
20. ANCHOR BOLT SHALL MEET THE REQUIREMENTS OF ASTM A 307.
21. ANCHOR BOLTS AND DOWELS SHALL BE SET IN SUCH A MANNER THAT THEIR FULL EMBEDDED LENGTH SHALL BE COVERED WITH CONCRETE.
22. LAP SPLICES SHALL BE 40 BAR DIAMETERS OR AS SHOWN OR NOTED ELSEWHERE THESE PLANS.
23. DETAILING, FABRICATION AND PLACEMENT OF REINFORCEMENT STEEL SHALL CONFORM TO CURRENT CRSI AND ACI SPECIFICATIONS.
24. REINFORCING STEEL SHALL BE FREE OF LOOSE RUST, MIL SCALE AND COATING THAT WOULD REDUCE OR DESTROY BOND.
25. REINFORCING BARS SHALL NOT BE REDUCED IN SECTION, KINKED OR BENT OTHER THAN INDICATED.
26. SUPPORT REINFORCING STEEL IN CHAIRS.
27. KEEP ONE SET OF CONCRETE CYLINDERS ON SITE AT ALL TIMES TO MAKE SAMPLES IN CASE CONCRETE CHARACTER CHANGES.

REINFORCING STEEL

1. REINFORCING STEEL SHALL BE #5 UNLESS OTHERWISE NOTED.
2. ALL REINFORCING STEEL SHALL BE A MINIMUM OF GRADE 40 AND IDENTIFIED IN ACCORDANCE W/ ASTM A615, A616, A617 OR A 706.
3. SPLICES SHALL BE LAP SPLICES W/ A MINIMUM OF 25" FOR #5 BARS.
4. FOR MINIMUM COVER OVER REINFORCEMENT - SEE DETAILS & SECTIONS ELSEWHERE THESE PLANS.
5. ALL REINFORCEMENT IN CMU'S SHALL EXTEND A MINIMUM 6" INTO ALL FOOTINGS W/ A 6" STANDARD BEND.

FOUNDATION NOTES

1. FOOTINGS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING CAPACITY OF 1,500 PSF. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY SOIL PROPERTIES OF THE SITE. CONTRACTOR SHALL ORDER A SOIL TEST REPORT AND FOLLOW ALL RECOMMENDATIONS. IF RESULT FROM THE SOIL INVESTIGATION ARE IN CONTRADICTION WITH THE DESIGN, CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. VERIFY ALL DIMENSIONS, SLOPES, DEPRESSIONS, EMBEDMENT, ETC. BEFORE PLACING CONCRETE.
3. THE SOILS REPORT SHALL BE KEPT AT THE JOB SITE AT ALL TIMES.
4. BACKFILL SHALL CONFORM TO THE SOIL REPORT AND SHALL BE INSPECTED AND APPROVED IN WRITING BY A QUALIFIED SOILS ENGINEER AND AS CALLED OUT ON THE GRADING PLAN.
5. PRIOR TO PLACING FORM WORK, REINFORCING, OR CONCRETE, A QUALIFIED SOILS ENGINEER SHALL INSPECT AND APPROVE IN WRITING THE FOOTING EXCAVATION RELATIVE TO NATURAL GRADE, COMPACTED FILL AND FINISH GRADE AND SHALL VERIFY THE ALLOWABLE SOIL BEARING STRESS. COPIES OF THE INSPECTION REPORT SHALL BE SENT TO THE ARCHITECTS AND OWNERS REPRESENTATIVE IMMEDIATELY.
6. PROTECT BOTTOM OF EXCAVATION FOR FOUNDATION AGAINST FROST AND KEEP FREE OF WATER, DEBRIS AND LOOSE CONCRETE MATERIAL.
7. THE FOUNDATION DESIGN IS BASED ON THE POTENTIAL VERTICAL MOVEMENT, PVM, OF THE ORDER OF 1" OR LESS. IF THIS VALUE IS NOT ACCEPTABLE TO THE CLIENT THE FOUNDATION DESIGN MUST BE REVISED.
8. THE ENGINEER SHALL BE NOTIFIED OF ALL SITE CONDITIONS AND/OR OBSTRUCTIONS NOT SPECIFICALLY COVERED BY THE SOILS REPORT BEFORE ANY ACTION IS TAKEN BY THE CONTRACTOR.
9. PIERS ARE CENTERED UNDER THE RETAINING WALLS, UNLESS NOTED OTHERWISE.
10. BECAUSE OF THE ELAPSED TIME AND LOCATION OF ACTUAL FOOTING EXCAVATION THE CURRENT SOIL CONDITION MAY DIFFER SIGNIFICANTLY FROM THE SAMPLES THAT WERE USED IN THE DEVELOPMENT OF THE PROJECT GEOTECHNICAL REPORT. THEREFORE IT IS RECOMMENDED THAT THE BUILDING OWNER CONSULT WITH THE PROJECT GEOTECHNICAL ENGINEER TO DETERMINE IF THE FOUNDATION DESIGN PARAMETERS ARE CONSISTENT WITH THE CURRENT SOIL CONDITION.
11. THIS FOUNDATION DESIGN MEETS THE REQUIREMENTS OF THE FBC 2017.

FILL COMPACTION

1. PRIOR TO GRADING OPERATIONS ALL SOIL, ORGANIC LITTER AND FILL SHALL BE STRIPPED FROM BUILDING AREA.
2. COMPACTION SHALL NOT BE LESS THAN 98% OF THE STANDARD PROCTOR DENSITY.
3. ALL FILL MATERIAL SHALL BE INORGANIC W/ NOT MORE THAN 30% BY WEIGHT FINER THAN 200 U.S. STANDARD SIEVE CONFORMING TO.
 - a. LIQUID LIMIT, LW.....30, MAXIMUM
 - b. ELASTICITY, LW.....15, MAXIMUM
 - c. DRY UNIT WEIGHT.....100 LBS. PER CU.FT.
4. ALL FILL MATERIAL SHALL BE UNIFORMLY PLACED @ OPTIMUM MOISTURE CONTENT IN 6" UNIFORM LAYERS AND COMPACTED TO A DENSITY OF 98% OF THE STANDARD PROCTOR IN ACCORDANCE W/ ASTM D698T.
5. FOOTINGS EXCAVATIONS SHALL BE INSPECTED PRIOR TO PLACING ANY CONCRETE TO ENSURE THAT FOOTINGS REST UPON SOUND EARTH.
6. ALL SUBGRADES MUST BE LEVEL, SMOOTH AND UNIFORMLY COMPACTED.
7. SUBGRADE MUST BE ACCURATE WITHIN 1/4" OF THE DESIGNATED LEVEL.
8. ANY WALL WHICH IS TO RECEIVE BACK FILL ON BOTH SIDES SHALL HAVE THE BACK FILL PLACED SIMULTANEOUSLY ON BOTH SIDES IN EVEN LAYERS AS PREVIOUSLY DESCRIBED SO AS NOT TO APPLY UNEVEN LOADS.

REFERENCE STANDARDS

CONFORM TO IBC CHAPTER 18 "SOILS AND FOUNDATION"

GEOTECHNICAL REPORT

NO GEOTECHNICAL REPORT PROVIDED. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE BEARING PRESSURE SPECIFIED IN PLANS IS ACHIEVED.

CONTRACTOR'S RESPONSIBILITIES

CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW THE GEOTECHNICAL REPORT AND SHALL FOLLOW THE RECOMMENDATIONS SPECIFIED THEREIN INCLUDING, BUT NOT LIMITED TO, SUBGRADE PREPARATIONS, PILE INSTALLATION PROCEDURE, GROUND WATER MANAGEMENT AND STEEP SLOPE BEST MANAGEMENT PRACTICE.

SUBGRADE INSPECTION

ASSUMED VALUES SHALL BE FIELD VERIFIED BY BUILDING OFFICIALS OR GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.

DESIGN VALUES

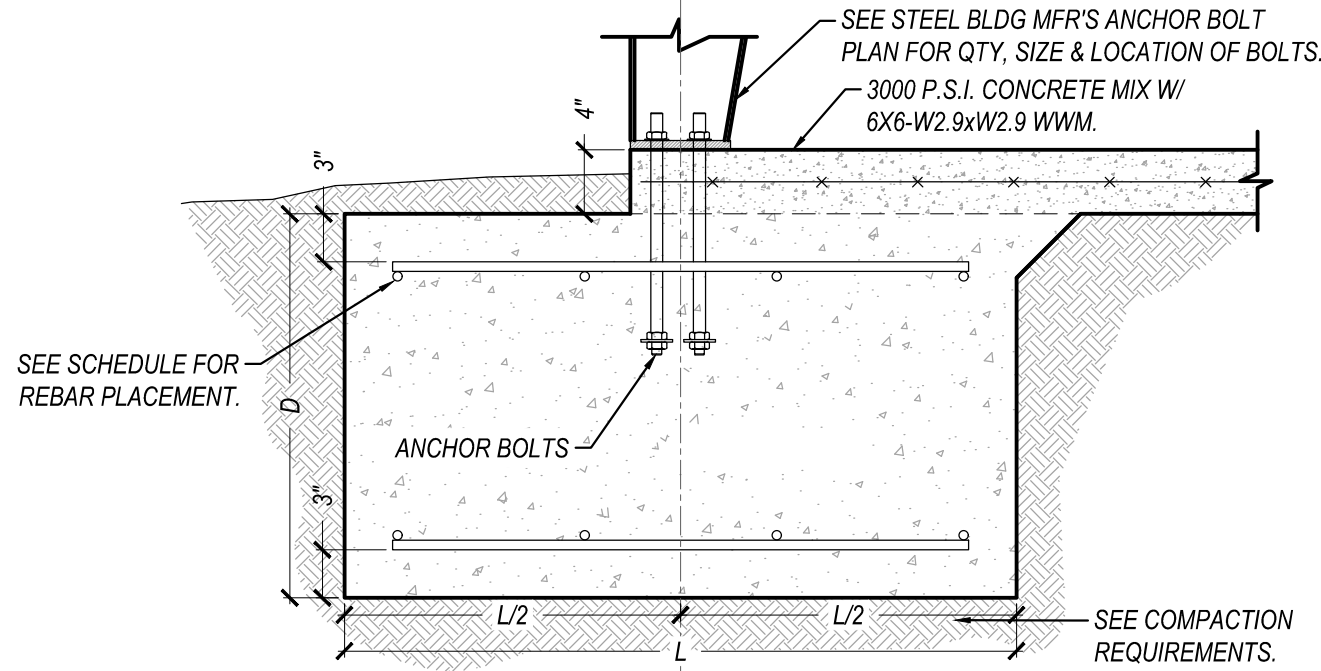
ALLOWABLE FOUNDATION PRESSURE -- 1500 PSF
PASSIVE LATERAL PRESSURE ---- 500 PSF/FT
COEFFICIENT OF SLIDING FRICTION ---- 0.35

FOUNDATION AND FOOTING

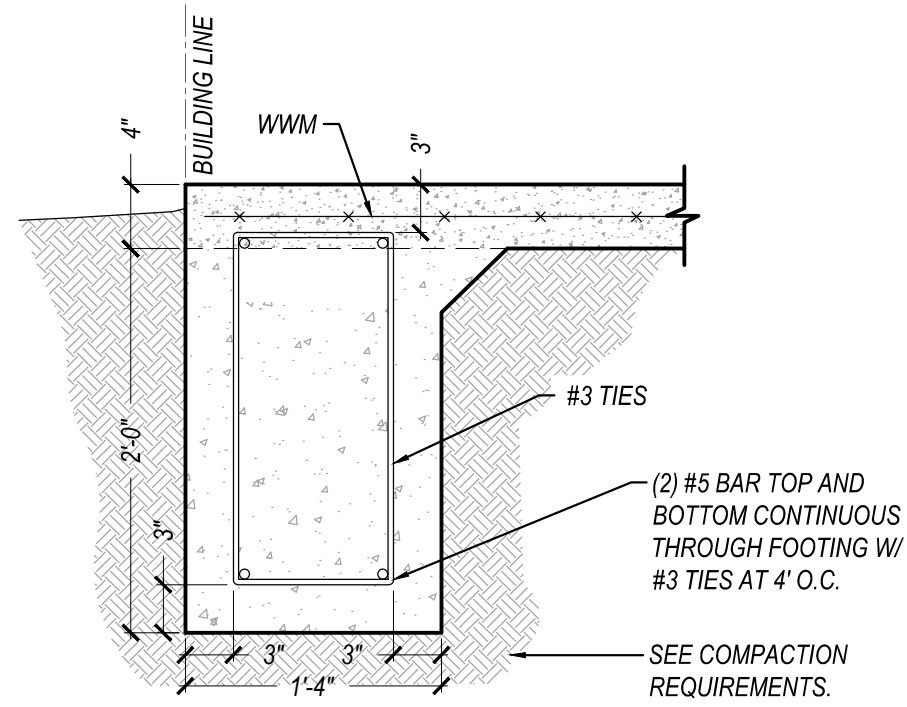
FOUNDATIONS SHALL BEAR ON EITHER ON COMPETENT NATIVE SOIL OR COMPACTED STRUCTURAL FILL AS PER THE GEOTECHNICAL REPORT. EXTERIOR PERIMETER FOOTING SHALL BEAR NOT LESS THAN 24 INCHES BELOW FINISH GRADE, UNLESS OTHERWISE SPECIFIED BY THE GEOTECHNICAL ENGINEER AND/OR THE BUILDING OFFICIAL.

METAL ACCESSORIES

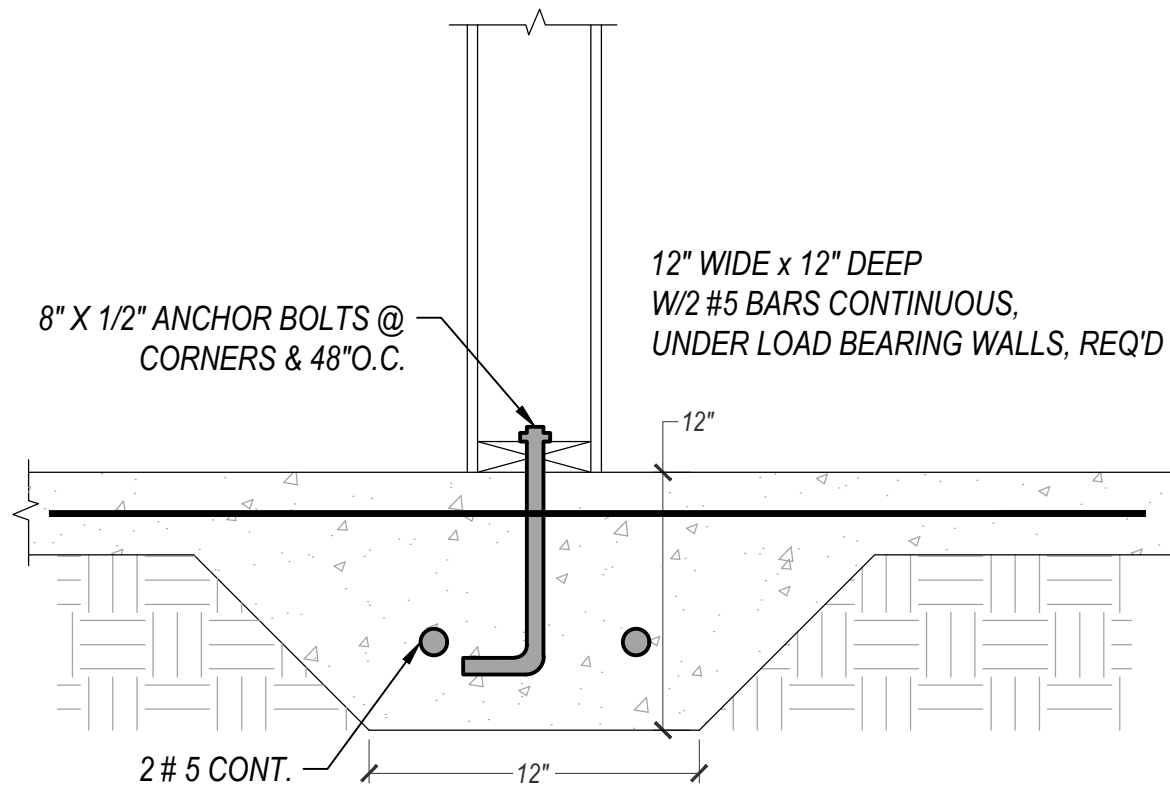
1. ALL JOINT REINFORCEMENT & ANCHOR TIES SHALL CONFORM TO ASTM A36 & A366 AS REQUIRED.
2. LONGITUDINAL WIRES OF JOINT REINFORCEMENT SHALL BE FULLY EMBEDDED IN MORTAR OR GROUT W/ A MINIMUM COVER OF 5/8" WHEN EXPOSED TO EARTH OR WEATHER AND A MINIMUM OF 1/2" WHEN NOT EXPOSED TO EARTH OR WEATHER.
3. METAL ACCESSORIES USED IN EXTERIOR WALL CONSTRUCTION SHALL BE GALVANIZED IN ACCORDANCE W/ ASTM A153 CLASS B-2.
4. METAL ACCESSORIES USED IN INTERIOR WALL CONSTRUCTION SHALL BE MILL GALVANIZED IN ACCORDANCE W/ ASTM A641, CLASS 1



1
S-100
FOOTING DETAIL
SCALE: N.T.S.



2
S-100
SECTION-A - GRADE BEAM
SCALE: N.T.S.

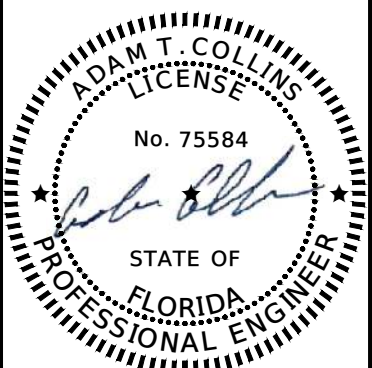


3
S-100
SECTION B - INTERIOR FOOTER DETAIL
SCALE: NTS

Digitally signed by Adam Collins
DN: c=US, st=Florida, l=Live Oak,
o=Adam Collins Engineering, Inc.,
ou=President, cn=Adam Collins,
email=adam@collinseng.com
Date: 2021.05.19 00:50:51 -04'00'
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REVISIONS		DATE			
NO.	DESCRIPTION				

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ADAM T. COLLINS, P.E. #75584 ON 5/19/2021



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JONES RESIDENCE
FOUNDATION NOTES
AND DETAILS

PROJECT SHEET	DATE
	2021.05.19
	DRAWN ATC
	DESIGNED ATC
	CHECKED ATC
	JOB No. 20.019

SHEET
S-100

