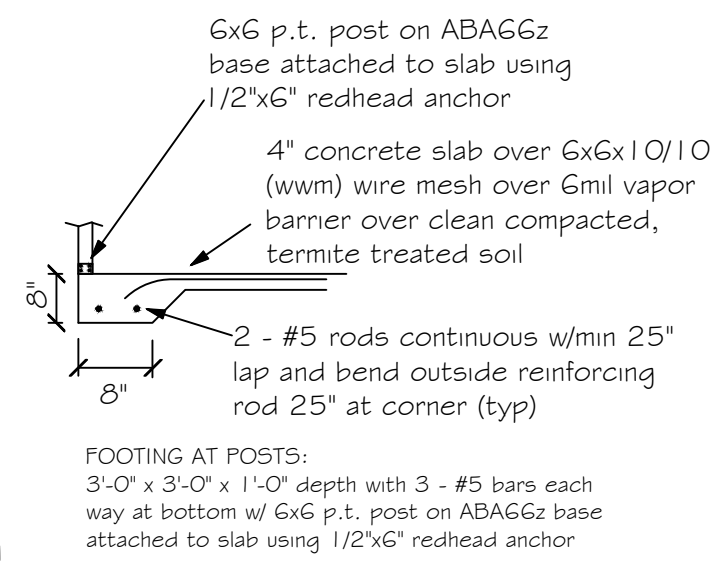
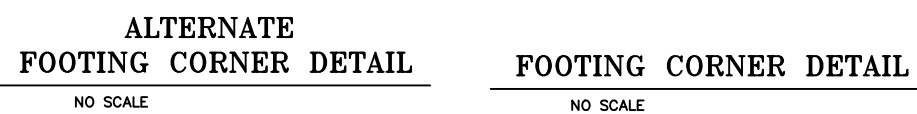


- DESIGN CODES:
2023 FLORIDA BUILDING CODE (FBC) -
RESIDENTIAL
- OCCUPANCY: RESIDENTIAL GROUP R-3 (ONE-
AND TWO-FAMILY DWELLINGS)
- DESIGN LOADS:
ROOF CONVENTIONAL FRAMING:
LL 20 PSF RAFTERS
LL 20 PSF CEILING JOISTS
DL 10 PSF RAFTERS
DL 10 PSF CEILING JOISTS
DL 30 PSF ATTICS WITH STORAGE
DL 10 PSF ATTICS W/O STORAGE
FLOORS:
LL 40 PSF TOP CHORD
LL 0 PSF BOTTOM CHORD
DL 10 PSF TOP CHORD
DL 5 PSF BOTTOM CHORD
- NUMBER OF STORIES: 1
- TYPE OF CONSTRUCTION: TYPE V-G,
UNPROTECTED, UNSPRINKLERED
- WIND ZONE INFORMATION
BUILDING: ENCLOSED STRUCTURE
ULTIMATE DESIGN WIND SPEED: 130 MPH
NOMINAL DESIGN WIND SPEED: 110 MPH
BUILDING RISK CATEGORY: II
WIND EXPOSURE CATEGORY: C
INTERNAL PRESSURE COEFFICIENT: 0.18 Cgpr
±

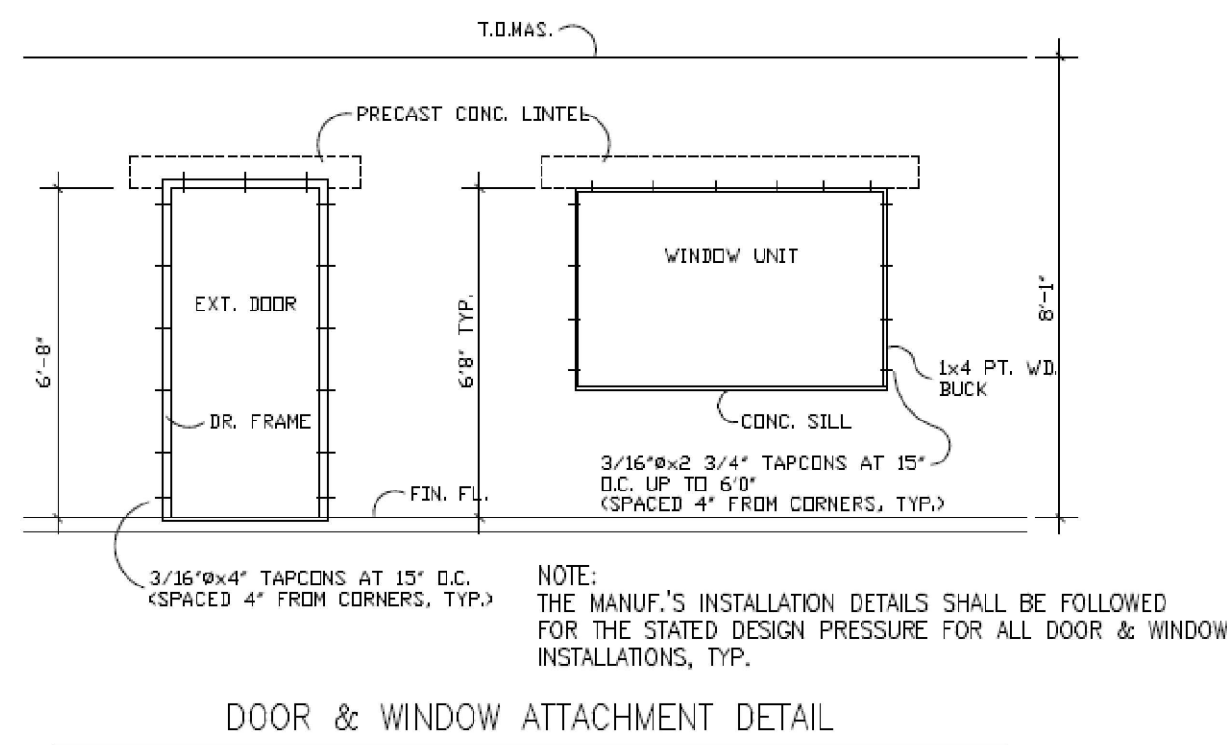
1. SOIL UNDER FOOTING SHALL BE COMPRESSED TO 2000 PSF AT 95% DENSITY. CONCRETE STRENGTH SHALL BE 2500 PSI.
2. MAXIMUM SUB-BOTTOM RECTOR SHALL TAKE CARE TO VERIFY ALL UNTEL HEIGHTS
3. HORIZONTAL LAP SPICES IN BOND BEAM SHALL BE LOCATED AWAY FROM VERTICAL REINFORCEMENT TOP BEND TO AVOID CONGESTION. INSTALLING IS CRITICAL TO THE GROUTING FOR THE BEAMS, UNTELS AND VERTICAL COLUMNS.
4. ALL MORTAR PIN WITHIN THE MASONRY CELLS TO BE FILLED SHALL BE REMOVED DURING THE PLACEMENT OF THE BLOCK.
5. ALL CORNERS AND ENDS OF EACH OPENING, ALL CELLS AT WALL INTERSECTION AND CORNERS AND IN BETWEEN AT A MAXIMUM SPACING OF 48".



TYP. CORNER REINF. DETAIL

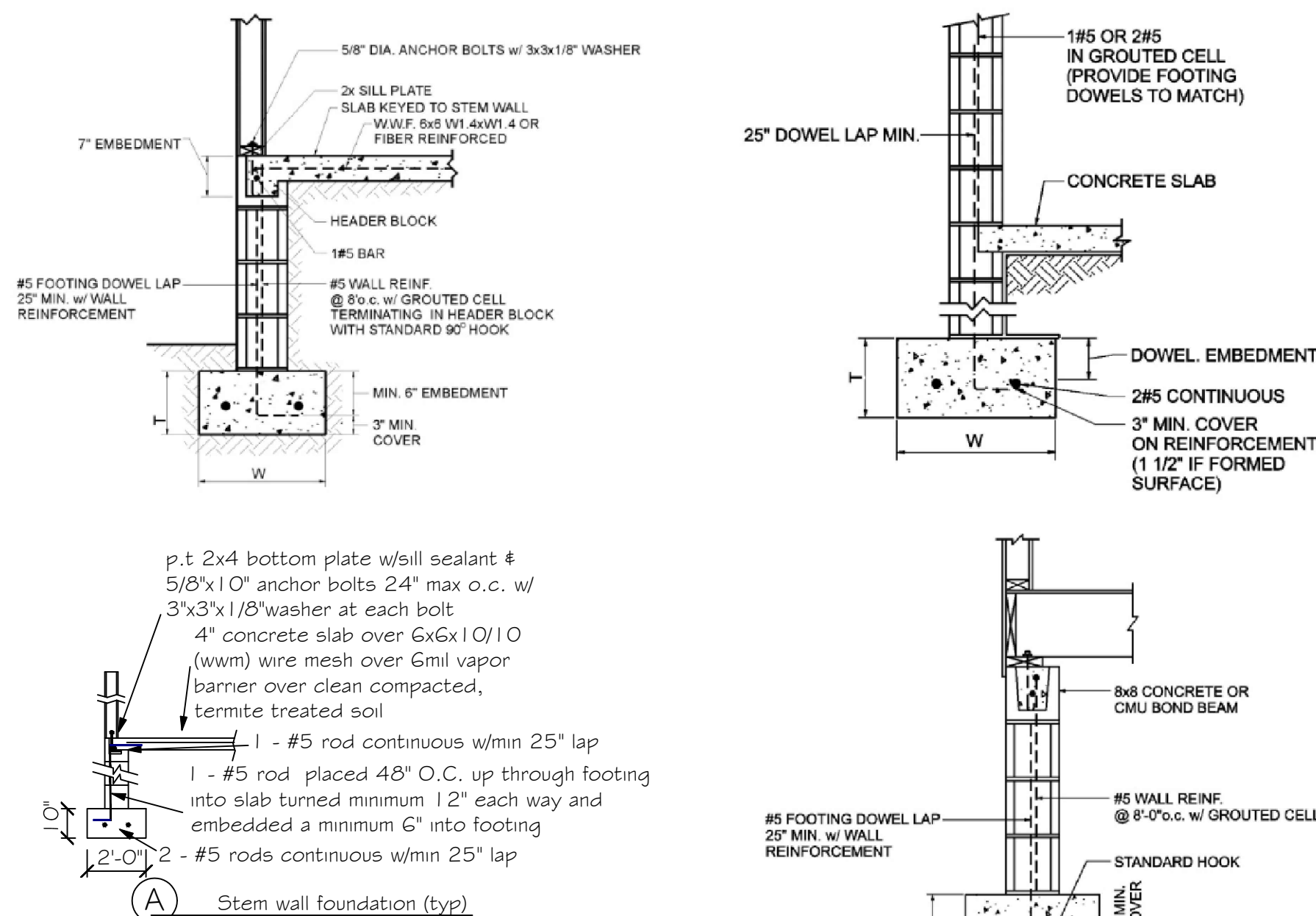


- STEMWALL FOUNDATION MAY BE USED IN LIEU OF MONOSLAB FOUNDATION

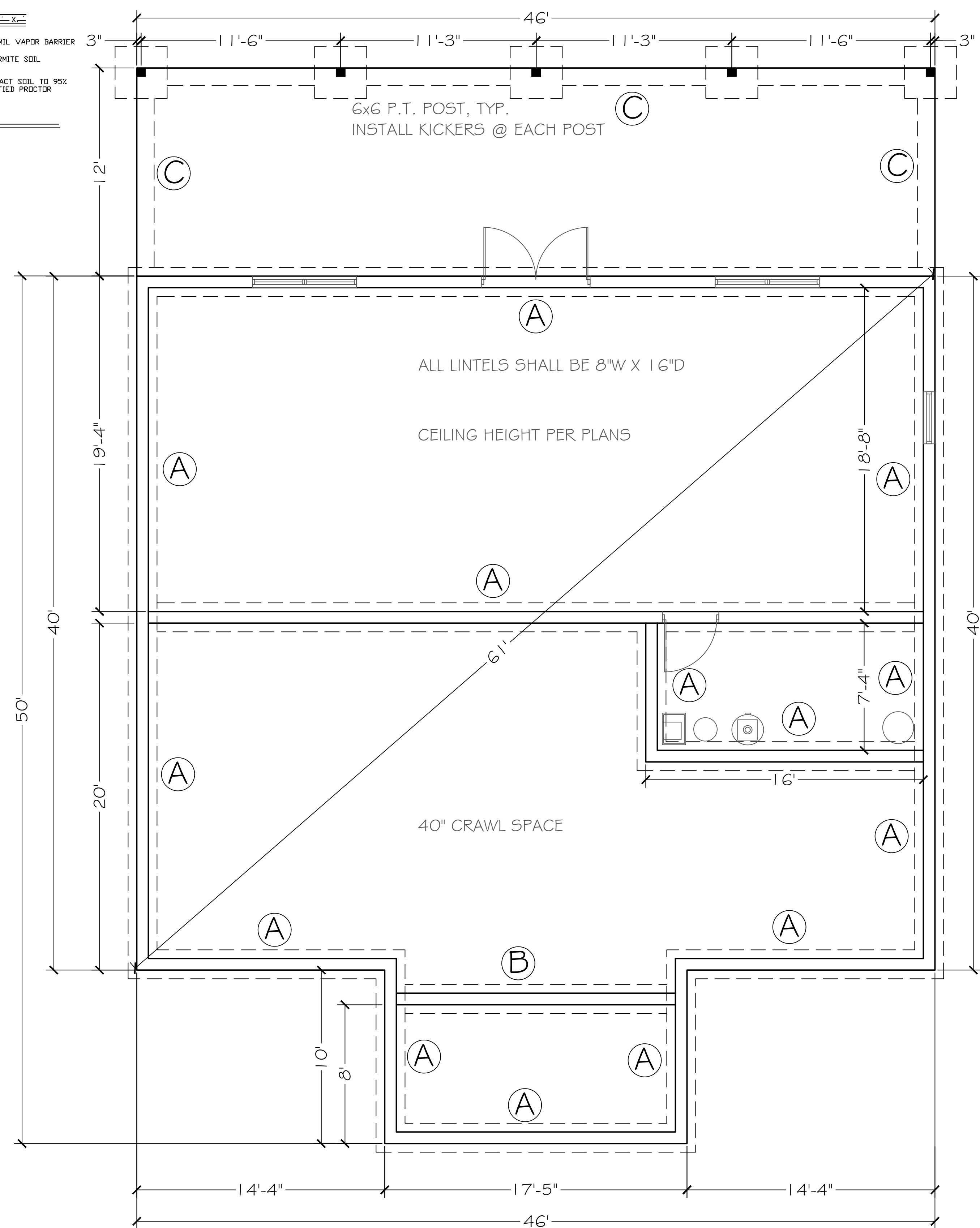


NOTE:
ALL MASONRY OPENINGS SHALL BE DETAILED
AS PER THE FMA/AAMA 200-12 & FMA/AAMA/WDMA
400-13, INSTALLATION FOR MASONRY CONST.

$T = 10''$ & $W = 24''$

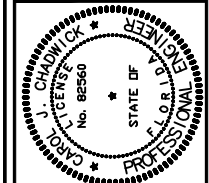


1. REFER TO ARCHITECTURAL & BUILDING PLANS FOR ACTUAL DIMENSIONS, RECESSES IN SLAB, STEP DOWNS, ETC.
2. CONTRACTOR SHALL VERIFY ALL ROUGH PLUMBING LOCATIONS WITH OWNER PRIOR TO POURING SLAB.
3. THE SLAB SHALL BE CONCRETE SLAB REINFORCED W/ CG#-1, 4/1, 4 WELDED WIRE MESH PLACED ON CHAIRS 1" DEPTH OR FIBER MESH CONCRETE, 6-MIL POLY VAPOR BARRIER W/ 6" LAPS SEALED W/ POLY TAPE OVER.
4. TERMITE-TREATED & COMPACTED FILL
5. BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 12" BELOW UNDISTURBED SOIL OR ENGINEERED FILL
6. SOIL UNDER FOOTING SHALL BE COMPRESSED TO 2000 PSF AT 95% DENSITY. CONCRETE STRENGTH SHALL BE 2500 PSI.



SCALE: 1/4" = 1'

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PREPARED FOR
SPICER CONSTRUCTION
PAUL SPICER
3386.590.1040
spicerbuilder@gmail.com

SPICER RESIDENCE
FOUNDATION PLAN

PROJECT NO.	FL25150
DATE	JUNE 14, 2025
REVISION DATE	

This item has been digitally signed and sealed by Carol Chadeck, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.

