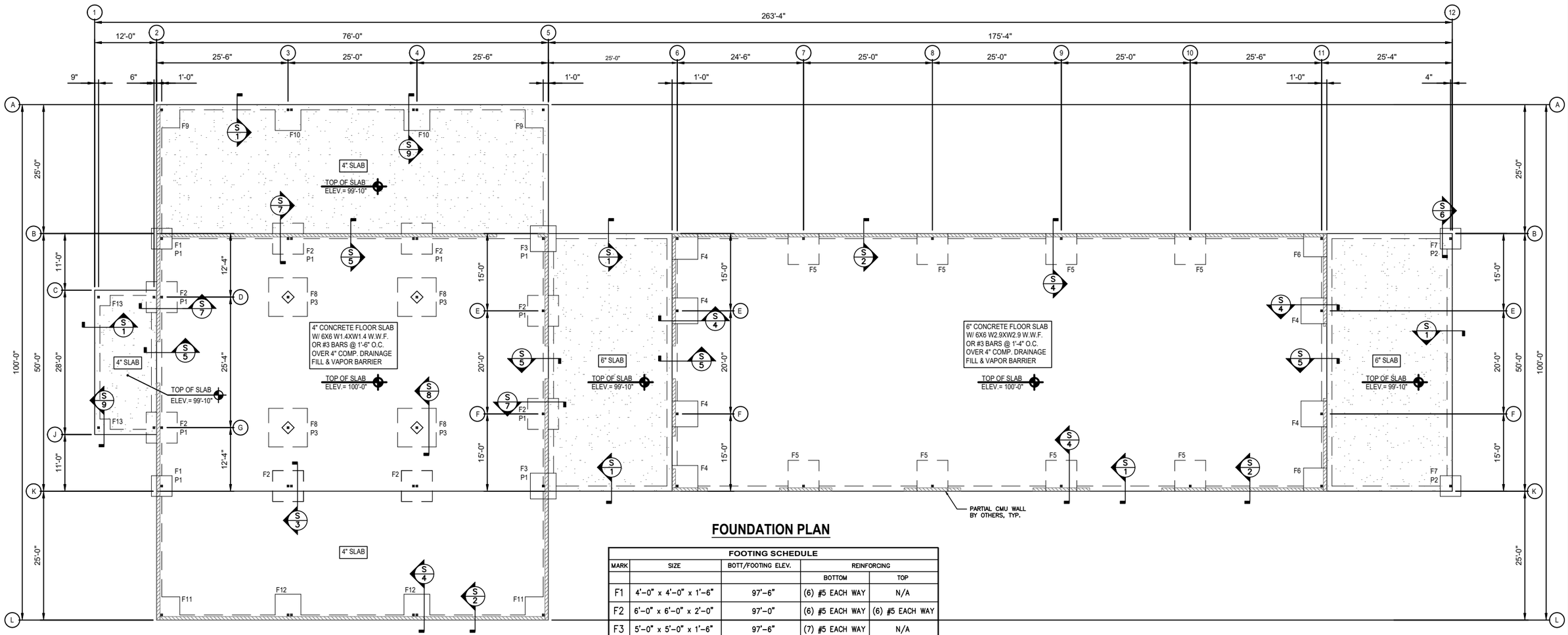

FOUNDATION PLAN

FOOTING SCHEDULE				
MARK	SIZE	BOTT/FOOTING ELEV.	REINFORCING	
			BOTTOM	TOP
F1	4'–0" x 4'–0" x 1'–6"	97'–6"	(6) #5 EACH WAY	N/A
F2	6'–0" x 6'–0" x 2'–0"	97'–0"	(6) #5 EACH WAY	(6) #5 EACH WAY
F3	5'–0" x 5'–0" x 1'–6"	97'–6"	(7) #5 EACH WAY	N/A
F4	5'–0" x 5'–0" x 2'–0"	98'–0"	(5) #5 EACH WAY	(5) #5 EACH WAY
F5	6'–0" x 6'–0" x 2'–0"	98'–0"	(6) #5 EACH WAY	(6) #5 EACH WAY
F6	4'–6" x 4'–6" x 2'–0"	98'–0"	(4) #5 EACH WAY	(4) #5 EACH WAY
F7	4'–0" x 4'–0" x 1'–6"	98'–4"	(6) #5 EACH WAY	N/A
F8	7'–6" x 7'–6" x 2'–0"	96'–6"	(7) #5 EACH WAY	(7) #5 EACH WAY
F9	4'–0" x 4'–0" x 1'–6"	98'–4"	(6) #5 EACH WAY	N/A
F10	5'–0" x 5'–0" x 1'–6"	98'–4"	(7) #5 EACH WAY	N/A
F11	4'–0" x 4'–0" x 1'–6"	98'–6"	(6) #5 EACH WAY	N/A
F12	5'–0" x 5'–0" x 1'–6"	98'–6"	(7) #5 EACH WAY	N/A
F13	3'–0" x 3'–0" x 1'–6"	98'–4"	(4) #5 EACH WAY	N/A

KYLE S. McDONOUGH
LICENSE
No. 83601
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Kyle S. McDonough using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Kyle McDonough
Date: 2025.11.19 15:04:03 -05'00'

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HIGH SPRINGS, FL 32643
JOB NO. 25–567

DATE
NOVEMBER 19, 2025

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GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL CODES AND REGULATIONS.

2. DO NOT DETERMINE DIMENSIONS BY 'SCALING' OFF THE PLANS OR DETAILS. PLAN DRAWINGS ARE NOT PRINTED/PLOTTED TO SCALE.

3. REFER TO METAL BUILDING DRAWINGS FOR BUILDING LOADS, ANCHOR BOLT DETAILS AND INFORMATION.

4. REFER TO METAL BUILDING DRAWINGS FOR ALL ANCHOR BOLT LOCATIONS, DIAMETER, QUANTITY, AND PROJECTIONS.

5. THE CONTRACTOR SHALL EXERCISE PROPER PRECAUTION TO VERIFY ALL EXISTING CONDITIONS AND LAYOUT OF WORK. IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY ERROR RESULTING FROM FAILURE TO EXERCISE SUCH PRECAUTION.

6. ANY DISCREPANCIES, ERRORS ON OMISSIONS DISCOVERED IN THE DOCUMENT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH RELATED WORK, OTHERWISE, THE CORRECTION OF SUCH ITEMS IS THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR.

7. WHERE A DETAIL, TYPICAL DETAIL, SECTION, TYPICAL SECTION OR A NOTE IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.

SPECIAL INSPECTIONS AND TESTS:

1. SPECIAL INSPECTIONS AND TESTS, STATEMENTS OF SPECIAL INSPECTIONS, RESPONSIBILITIES OF CONTRACTORS, SUBMITTAL TO THE BUILDING OFFICIAL AND STRUCTURAL OBSERVATIONS SHALL MEET THE APPLICABLE REQUIREMENTS FROM IBC SECTION 1704.

2. WHERE APPLICATION IS MADE TO THE BUILDING OFFICIAL FOR CONSTRUCTION AS SPECIFIED IN IBC SECTION 105, THE OWNER OR THE OWNER'S AUTHORIZED AGENT, OTHER THAN THE CONTRACTOR, SHALL EMPLOY ONE OR MORE APPROVED AGENCIES TO PROVIDE SPECIAL INSPECTIONS AND TESTS DURING CONSTRUCTION ON SOILS AND CONCRETE CONSTRUCTION AS SPECIFIED IN IBC SECTION 1704.

3. EXCEPTIONS:
   1) SPECIAL INSPECTIONS AND TESTS ARE NOT REQUIRED FOR CONSTRUCTION OF A MINOR NATURE OR AS WARRANTED BY CONDITIONS IN THE JURISDICTION AS APPROVED BY THE BUILDING OFFICIAL.
   2) UNLESS OTHERWISE REQUIRED BY THE BUILDING OFFICIAL, SPECIAL INSPECTIONS AND TESTS ARE NOT REQUIRED FOR GROUP U OCCUPANCIES THAT ARE ACCESSORY TO A RESIDENTIAL OCCUPANCY INCLUDING, BUT NOT LIMITED TO, THOSE LISTED IN IBC SECTION 312.1.
   3) THE CONTRACTOR IS PERMITTED TO EMPLOY THE APPROVED AGENCIES WHERE THE CONTRACTOR IS ALSO THE OWNER.

4. SPECIAL INSPECTION IS NOT REQUIRED FOR CONC. ISOLATED SPREAD FOOTINGS, CONTINUOUS FOOTINGS, NON-STRUCTURAL SLABS, FOUNDATION WALLS, PATIOS, DRIVEWAYS, AND SIDEWALKS PROVIDED THE REQUIREMENTS OF IBC 1705.3 ARE MET.

5. SPECIAL INSPECTION OF SOILS SHALL REFERENCE THE APPROVED SOILS REPORT TO DETERMINE COMPLIANCE.

6. WHERE SOILS REPORT IS NOT PROVIDED SPECIAL INSPECTIONS ARE REQUIRED TO VERIFY THAT THE IN-PLACE DRY DENSITY OF THE COMPACTED FILL IS NOT LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT DETERMINED IN ACCORDANCE WITH ASTM D1557.

SOIL AND SUBGRADE PREPARATION NOTES:

1. THE TOP LAYER OF SOIL SHOULD BE STRIPPED OF ALL ORGANIC MATERIALS, DEBRIS, AND FROZEN MATERIAL.

2. THE EXPOSED SUBGRADE SHALL THEN BE PROOF-ROLLED WITH A MEDIUM WEIGHT ROLLER OR OTHER APPROVED EQUIPMENT TO DETERMINE IF ANY POCKETS OF SOFT, COMPRESSIBLE SOILS EXIST BELOW THE EXPOSED SUBGRADE, WHEREVER SUCH MATERIAL IS ENCOUNTERED, THE AREA SHALL BE UNDERCUT TO SUITABLE SOILS, AS DIRECTED BY AN INDEPENDENT QUALIFIED GEOTECHNICAL ENGINEER.

3. ALL STRUCTURAL FILL FROM SUITABLE SUBGRADES TO BOTTOM OF FOUNDATIONS OR FLOOR SLABS SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557.

4. THE SITE SHOULD BE GRADED TO PROVIDE GOOD SURFACE DRAINAGE THROUGHOUT THE THE CONSTRUCTION PERIOD AND FOR THE LIFETIME OF THE STRUCTURE.

CONCRETE:

1. ALL CONCRETE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT ACI BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE ACI 318-19.

2. NO CALCIUM CHLORIDE SHALL BE INCORPORATED IN THE CONCRETE MIX DESIGN OR USED AS AN ADMIXTURE. NO CHLORIDES OF ANY TYPE SHALL BE USED AS AN ADMIXTURE FOR THIS FOUNDATION.

3. FOUNDATION ENGINEER TO BE NOTIFIED WITH WRITTEN DOCUMENT IF SOIL AND WATER CONTAINING DELETERIOUS AMOUNTS OF WATER SOLUBLE SULFATE IONS ARE FOUND ON SITE.

4. ALL CONCRETE SHALL CONFORM TO ASTM C-33 APPROVED AGGREGATES AND ASTM C150 PORTLAND CEMENT REQUIREMENTS FOR NORMAL WEIGHT CONCRETE MIXED WITH WATER CONFORMING TO ASTM C1602.

5. CONCRETE DESIGN PROPERTIES FOR COMPRESSIVE STRENGTH AND DURABILITY REQUIREMENTS SPECIFIED BY EXPOSURE CLASS PER ACI 318 TABLE 19.3.2.1.

   EXPOSURE CLASS (F1, W1):
   FOOTINGS, GRADE BEAMS, INTERIOR SLAB-ON-GROUND:
   a) 28 DAY COMPRESSIVE STRENGTH - 4,000 PSI
   b) MAXIMUM W/C RATIO - 0.50
   c) MAXIMUM AGGREGATE SIZE - 1 INCH
   d) AIR CONTENT - DO NOT ALLOW AIR CONTENT OF TROWEL FINISHED FLOOR TO EXCEED 3%

   EXPOSURE CLASS (F2, W2):
   EXTERIOR SLAB-ON-GROUND:
   a) 28 DAY COMPRESSIVE STRENGTH - 4,500 PSI
   b) MAXIMUM W/C RATIO - 0.45
   c) MAXIMUM AGGREGATE SIZE - 1 INCH
   d) AIR CONTENT - 4.5-6.0%

SLAB NOTES:

1. THE BASE BELOW THE SLAB NEEDS TO BE ABLE TO DRAIN AND REMOVE MOISTURE. THE DRAINAGE OF THE SUBGRADE IS THERE TO CONTROL MOISTURE AND WORK TOGETHER WITH THE VAPOR BARRIER. THE SUBGRADE CAN BE CRUSHED ROCK, GRAVELS, COARSE SAND, AND STABILIZED SOIL.

2. IF THE EXISTING SOIL HAS UNIFORM STRENGTH TO SUPPORT THE SLAB, THE SLAB MAY BE PLACED DIRECTLY ON THE EXISTING SUBGRADE. THE EXISTING GRADE, HOWEVER, IS FREQUENTLY NOT AT THE DESIRED ELEVATION OR SLOPE AND, AS SUCH, SOME CUT AND FILL IS REQUIRED. TO IMPROVE SURFACE DRAINAGE OR TO ELEVATE THE FLOOR LEVEL, CONTROLLED FILL USING ON-SITE OR IMPORTED SOILS IS REQUIRED ON SOME SITES.

3. THE EXISTING SUBGRADE CAN BE IMPROVED BY COMPACTION OR STABILIZATION OF THE SUBGRADE MATERIALS.

4. CONTROL JOINTS IN CONCRETE SLABS SHALL BE SAWCUT, CONSTRUCTION JOINTS SHALL BE FORMED WITH KEYED METAL EDGE FORM MATERIAL OR DOWELED.

5. SAW CUT JOINTS IN SLABS NOT TO EXCEED 10'-0" SPACING FOR AN 4" SLAB ON GRADE AND 15'-0" SPACING FOR AN 6" SLAB ON GRADE. SAWCUTS TO BE MADE UNIFORMLY EACH DIRECTION. CONVENTIONAL SAW CUT JOINTS SHOULD BE PERFORMED WITHIN 4 TO 12 HOURS AFTER THE CONCRETE HAS BEEN FINISHED DEPENDING ON TEMPERATURES

FOUNDATIONS:

1. FOUNDATION DESIGN IS BASED ON A NET ALLOWABLE SOIL BEARING PRESSURE OF 2,500 PSF. ALL CONCRETE FOOTINGS SHOULD EXTEND BELOW FROST LINE PER LOCAL BUILDING CODE.

2. FILL MATERIAL SHALL BE FREE OF ROOTS, WOOD AND OTHER ORGANIC MATERIAL. ALL FOOTINGS TO BE SUPPORTED BY SOIL VERIFIED IN ACCORDANCE WITH IBC SECTION 1704 U.N.O..

3. CONTRACTOR RESPONSIBLE FOR COORDINATING PIPE PENETRATIONS THROUGH CONCRETE FOOTINGS OR GRADE BEAMS. PROVIDE PROPER SLEEVES AND PLACEMENT TO AVOID INTERFERENCES WITH REBAR. ALL MATERIAL AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS.

4. IF UNSUITABLE MATERIAL IS FOUND, THE PROPOSED FOOTING SUBGRADE ELEVATION SHALL BE RE-ESTABLISHED BY LOCALIZED UNDERCUTTING AND USING A SUITABLE FILL OR LEAN CONCRETE UP TO FOOTING DESIGN BEARING ELEVATION.

5. ALL FILL SHALL BE PLACED IN LAYERS WITH A MAXIMUM LOOSE THICKNESS OF 8" UNLESS SPECIFICALLY APPROVED BY THE GEOTECHNICAL ENGINEER, TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED.

6. THE FOUNDATION HAS BEEN DESIGNED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT PROJECT #25-0071, PREPARED BY NV5 DATED 7/8/2025.

REINFORCING STEEL:

1. REINFORCING STEEL SHALL BE BILLET STEEL, DEFORMED BARS CONFORMING TO ASTM A-615, GRADE 60.

2. CONCRETE COVERAGE OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE UNLESS OTHERWISE NOTED:

A. FOOTING AND GRADE BEAMS	3 INCHES
B. SLAB ON GRADE	SEE DETAIL
C. PIERS	1 1/2 INCHES

3. PROVIDE CORNER BARS AT ALL CONCRETE WALL CORNERS TO BE LAPPED WITH THE HORIZONTAL BARS. CORNER BARS ARE TO MATCH THE HORIZONTAL BARS IN SIZE, GRADE, AND SPACING.

4. MINIMUM LENGTH OF REINFORCING BAR LAP SPLICES SHALL BE 50 BAR DIAMETERS FOR #6 BARS AND SMALLER AND 60 BAR DIAMETERS FOR #7 BARS AND LARGER, UNLESS NOTED OTHERWISE.

5. PLAIN-STEEL WELDED WIRE REINFORCEMENT ASTM A 1064 FABRICATED FROM AS DRAWN STEEL WIRE INTO FLAT SHEETS. DEFORMED-STEEL WELDED WIRE REINFORCEMENT ASTM A 1064 FLAT SHEET.

6. INSTALL WELDED WIRE REINFORCING IN LONGEST PRACTICABLE LENGTHS ON BAR SUPPORTS SPACED TO MINIMIZE SAGGING. LAP EDGES AND ENDS OF ADJOINING SHEETS 12" MINIMUM. OFFSET LAPS OF ADJOINING SHEET WIDTHS TO PREVENT CONTINUOUS LAPS IN EITHER DIRECTION.

ANCHOR BOLTS:

1. THIS FOUNDATION HAS BEEN DESIGNED IN ACCORDANCE WITH ACI-318 FOR CAST-IN-PLACE ANCHOR BOLTS.

2. IN THE CASE WHERE A POST-INSTALLED ANCHOR TYPE IS PREFERRED, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE FOUNDATION ENGINEER PRIOR TO POURING THE FOUNDATION. THE ANCHOR BOLT LAYOUT AND BUILDING REACTIONS WILL NEED TO BE ANALYZED BEFORE DETERMINING IF A POST-INSTALLED ANCHOR IS ACCEPTABLE.

DESIGN CODES:

BUILDING CODE
FBC 2023 8TH EDITION
DESIGN LOADS
ASCE 7-22 MINIMUM DESIGN LOADS
CONCRETE CODE
ACI 318-19 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

SEISMIC DESIGN PARAMETER:

SEISMIC DESIGN CATEGORY - B
SITE CLASS - DEFAULT
RISK CATEGORY - II
IMPORTANCE FACTOR - 1.0
Ss - 0.110
S1 - 0.055
Sds - 0.100
Sd1 - 0.080
REDUNDANCY FACTOR - 1.0
OVERSTRENGTH FACTOR - 1.0

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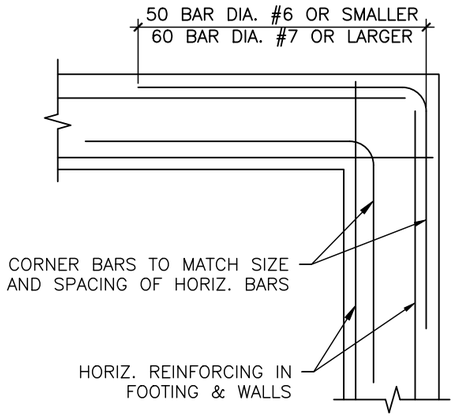
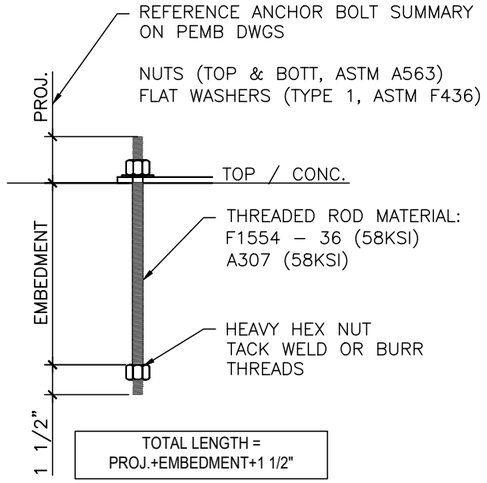
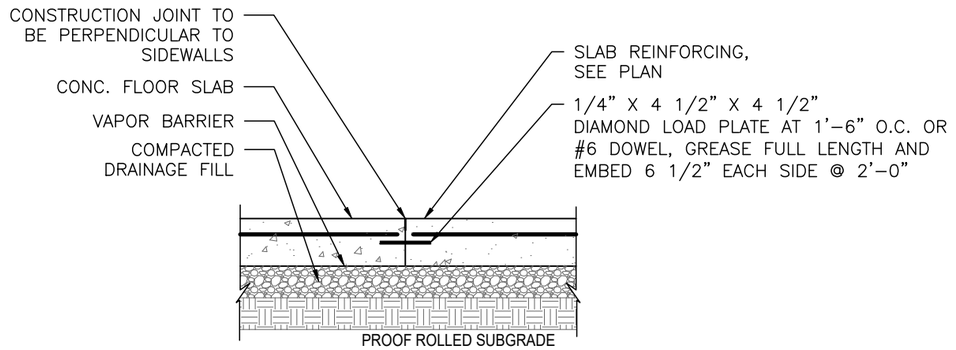


TYPICAL CORNER BAR DETAIL

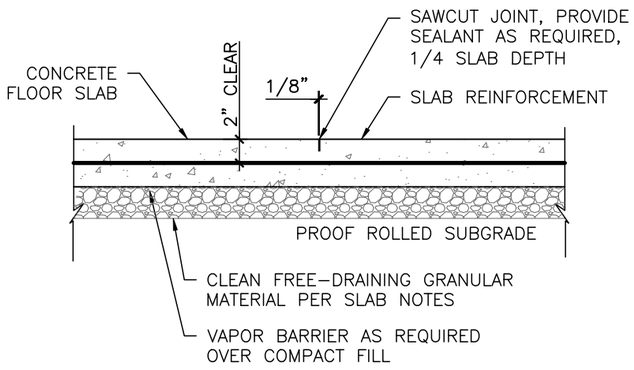


ANCHOR BOLT EMBEDMENT:

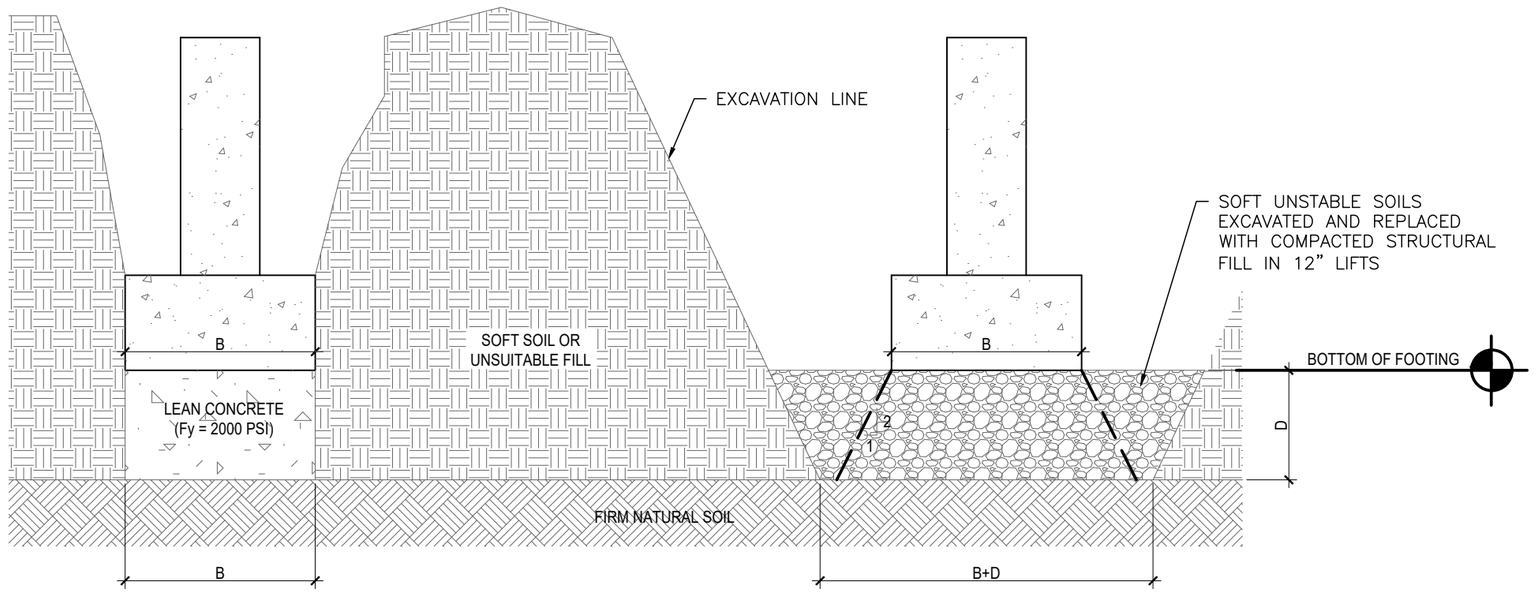
5/8" ø A.B. = 10" EMBEDMENT
3/4" ø A.B. = 15" EMBEDMENT



TYPICAL CONSTRUCTION JOINTS



TYPICAL CONTROL JOINTS



UNDERCUT EXCAVATION FOR UNSTABLE SOILS

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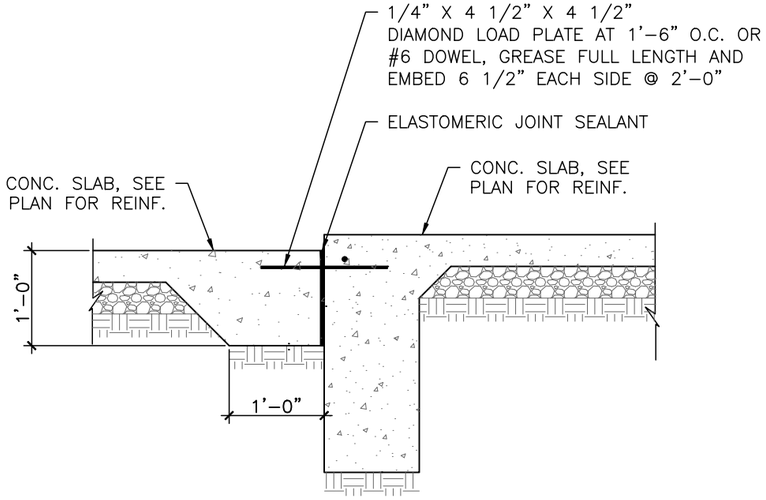
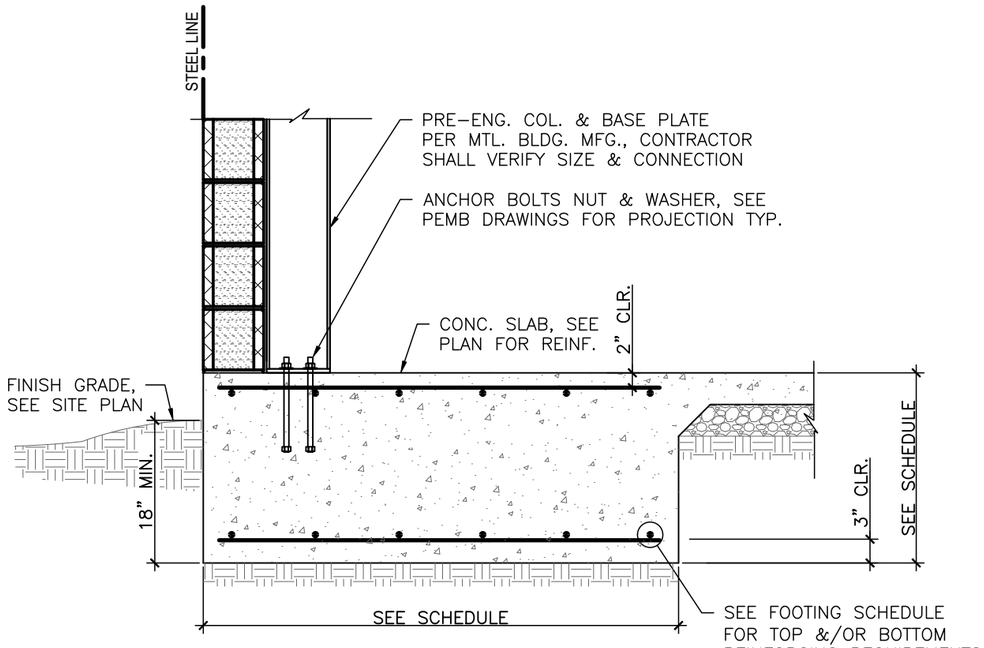
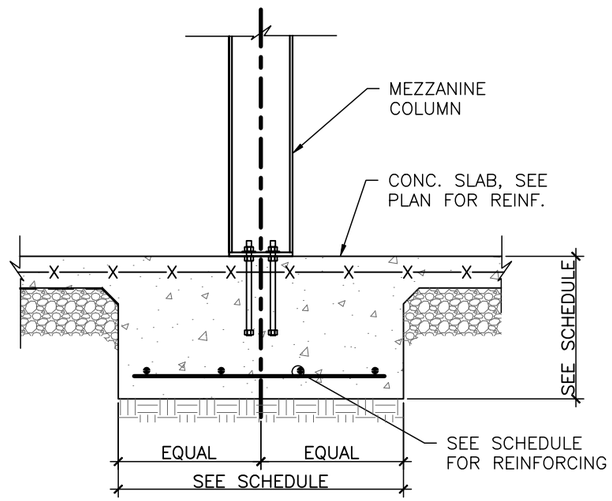


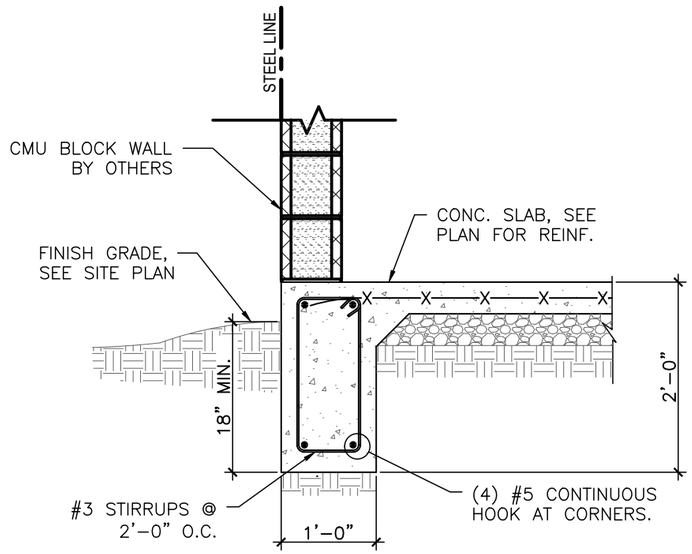
S/5 PERIMETER FOOTING



S/4 FOOTING SECTION



S/3 TYPICAL INTERIOR FOOTING



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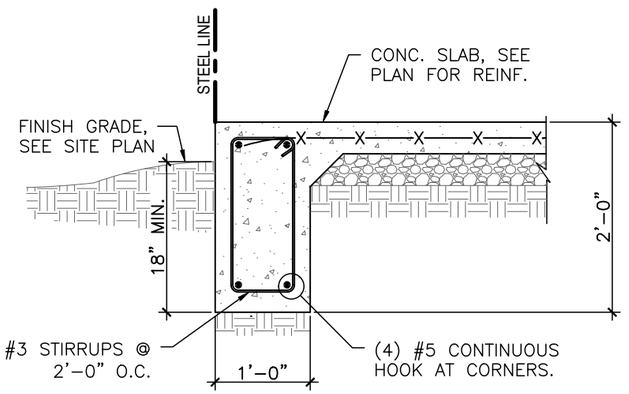

S/1 PERIMETER FOOTING

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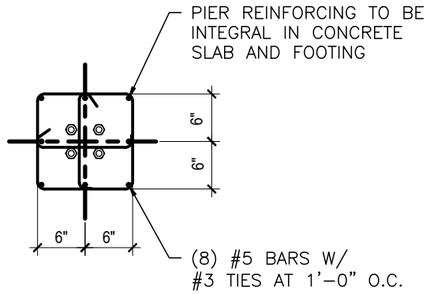

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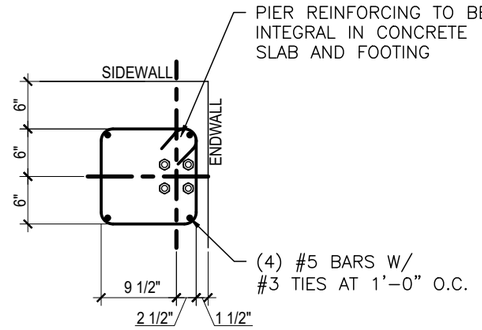

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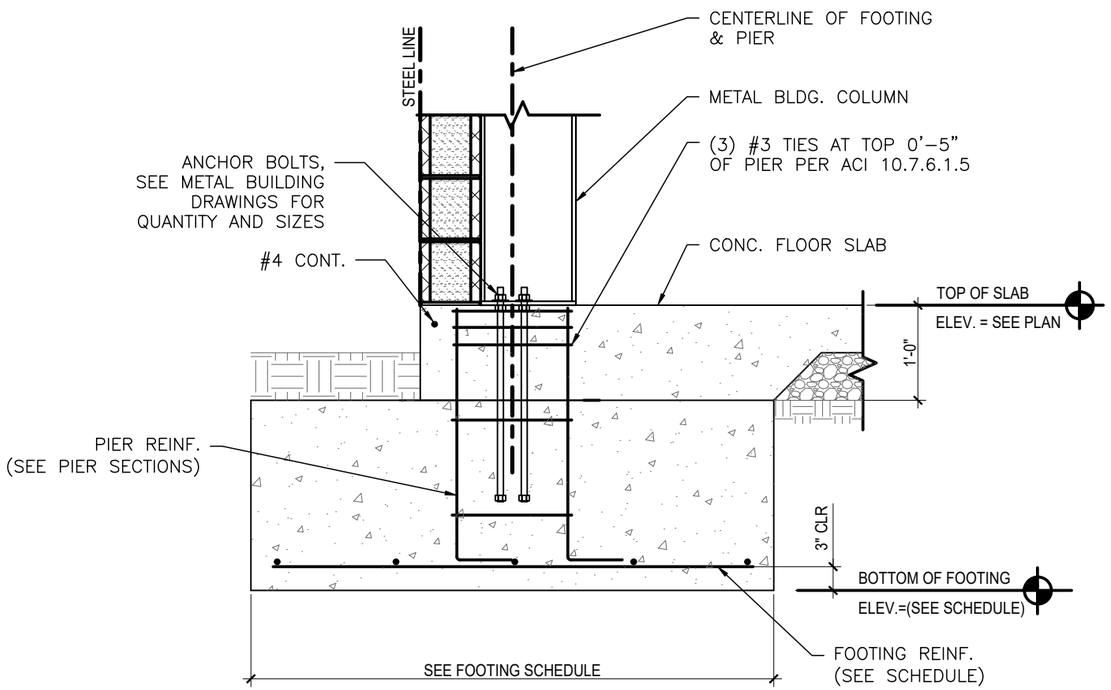

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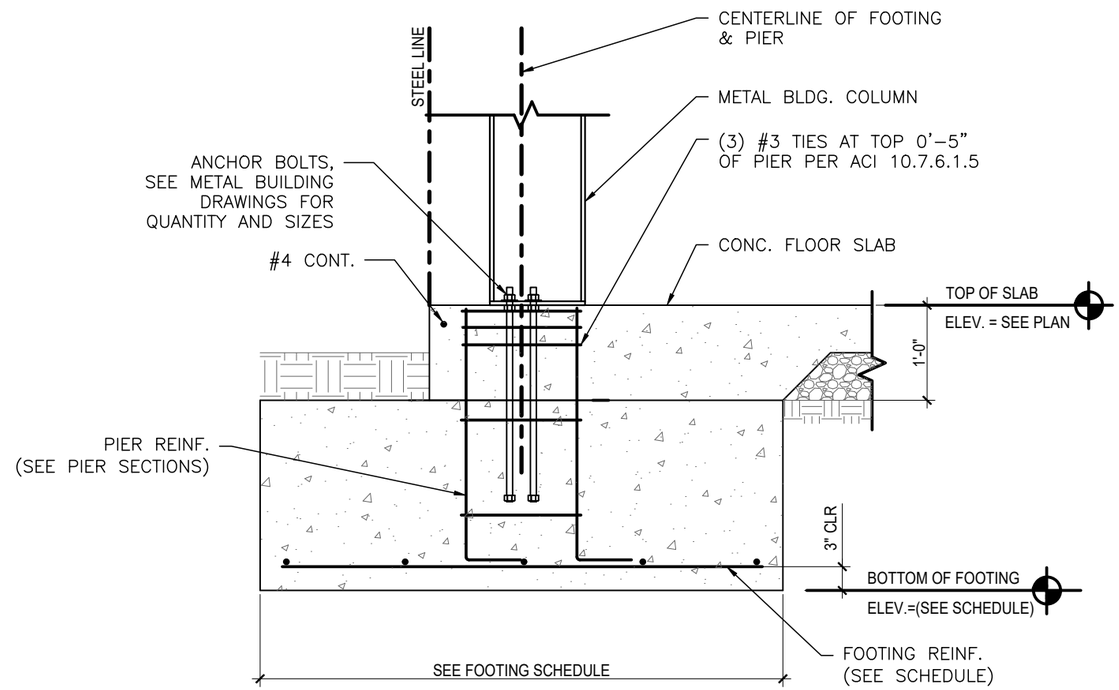

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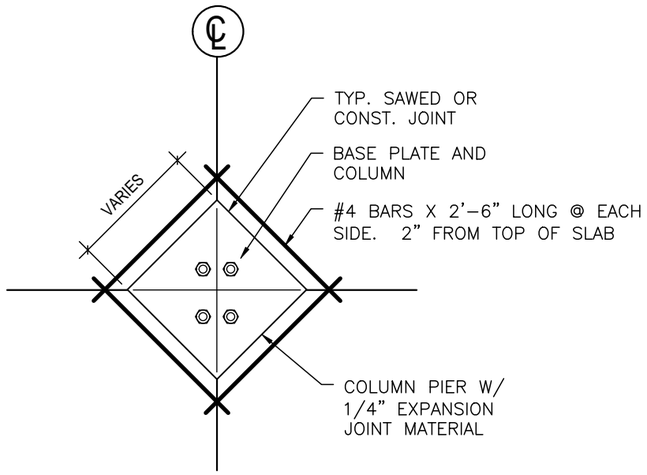
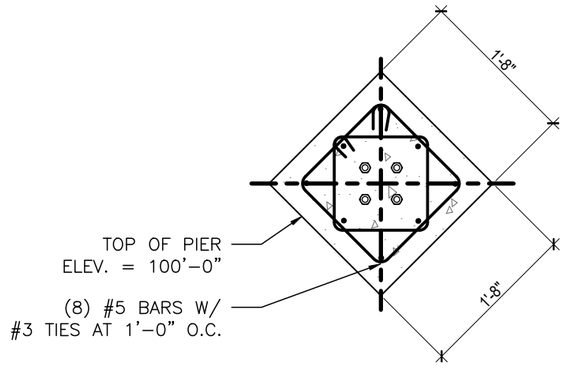


TYPICAL COLUMN ISOLATION



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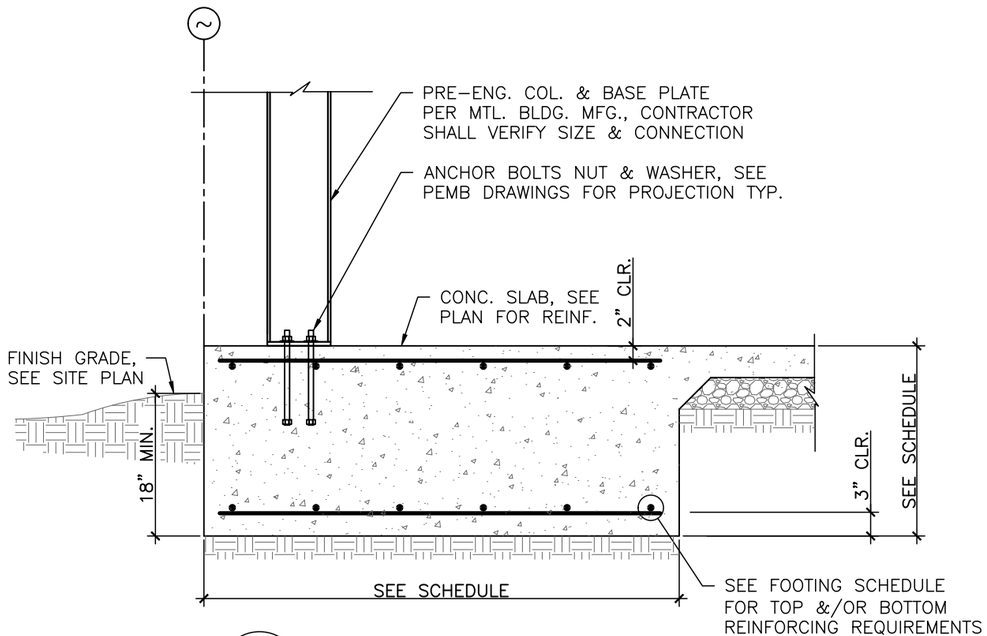

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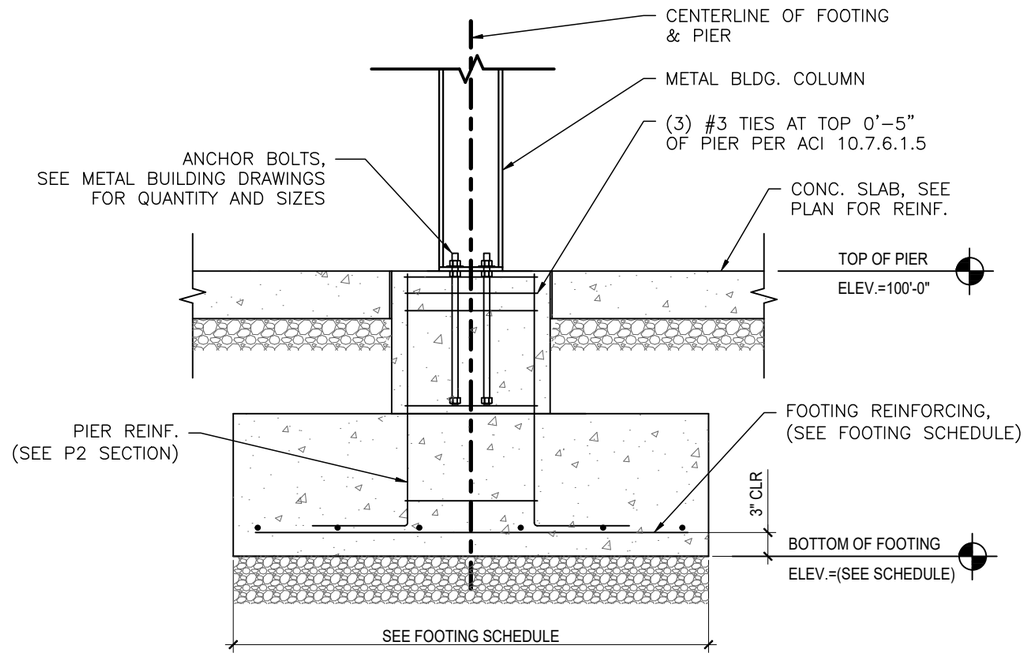

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