

FOUNDATION NOTES:

1.

SOIL STATEMENT:
SOIL AT THIS SITE IS SAND & ROCK ADEQUATE TO SUPPORT THE DESIGN LOAD OF 2500 PSF AFTER EXCAVATION. SIGNED & SEALED LETTER WILL BE SUBMITTED BY THE ARCHITECT OR THE ENGINEER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED ON.
2.

TESTING LABORATORIES CONSULTANT SHALL BE RESPONSIBLE FOR SPECIFYING AND MONITORING ALL TESTING, INSTALLATION, EVALUATION, AND REPORTING RELATED TO THE FOUNDATION SYSTEM, INCLUDING ALL WORKSMANSHIP PROVISIONS RELATING TO THE SOIL STRUCTURE INTERFACE.
3.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPROVAL FROM LABORATORIES PRIOR TO PLACEMENT OF ANY FOUNDATION ELEMENTS OVER PREPARED SUBGRADE AND OR FOUNDATION ELEMENTS.
4.

ALL EXCAVATION SHALL BE KEPT DRY. EXCAVATE TO DEPTHS & DIMENSIONS INDICATED. TAKE EVERY PRECAUTION TO GUARD AGAINST ANY MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES, UTILITIES, PIPING, ETC.
5.

PROVIDE ANY BRACING OR SHORING NECESSARY TO AVOID SETTLEMENT OR DISPLACEMENT OF EXISTING FOUNDATION OR STRUCTURES.
6.

GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS BEFORE PROCEEDING WITH WORK AND REPORT ANY DEVIATION TO THE ENGINEER AND ARCHITECT FOR POSSIBLE ADJUSTMENTS.
7.

CENTERLINES OF FOOTING SHALL COINCIDE WITH CENTERLINES OF COLUMNS UNLESS OTHERWISE NOTED ON DRAWING.
8.

THE FOUNDATION IS DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020 EDITION.
9.

BACKFILL MATERIAL SHALL BE CLEAN LIMEROCK AND LIME SAND FILL OR APPROVED FILL MATERIAL BY INTERCOUNTY LABORATORIES CONSULTANTS) IN COMPACTED LAYERS NOT TO EXCEED 12" IN THICKNESS. EACH LAYER SHALL BE COMPACTED TO A MIN OF 98% OF OPTIMUM DRY DENSITY
10.

THE BOTTOM OF THE FOOTING TRENCHES SHALL BE COMPACTED TO A MINIMUM COMPACTION OF 98% OF THE OPTIMUM DRY DENSITY.
11.

ANY ORGANIC OR UNSUITABLE SOIL FOUND IN THE FOOTINGS EXCAVATIONS SHOULD BE REMOVED TO THE NECESSARY DEPTH AND REPLACED BY LIMEROCK COMPACTED TO A MINIMUM COMPACTION. OF 98% OF THE OPTIMUM DRY DENSITY AS PER AASHTO.
12.

TOP OF ALL CONCRETE FTG'S TO BE SET AT ELEVATION -2'-6' U.O.N. ON PLAN.
13.

PLACE ALL CONCRETE SLAB OVER 8 MIL VAPOR BARRIER OVER TERMITE TREATED, CLEAN & WELL COMPACTED FILL.
14.

DENOTES 8" MASONRY BEARING WALL REINFORCED W/#9 GALV. LADDER TYPE HORIZONTAL JOINT REINFORCEMENT @ 16" O.C. FOR VERTICAL REINFORCEMENT SEE THIS SHEET.
15.

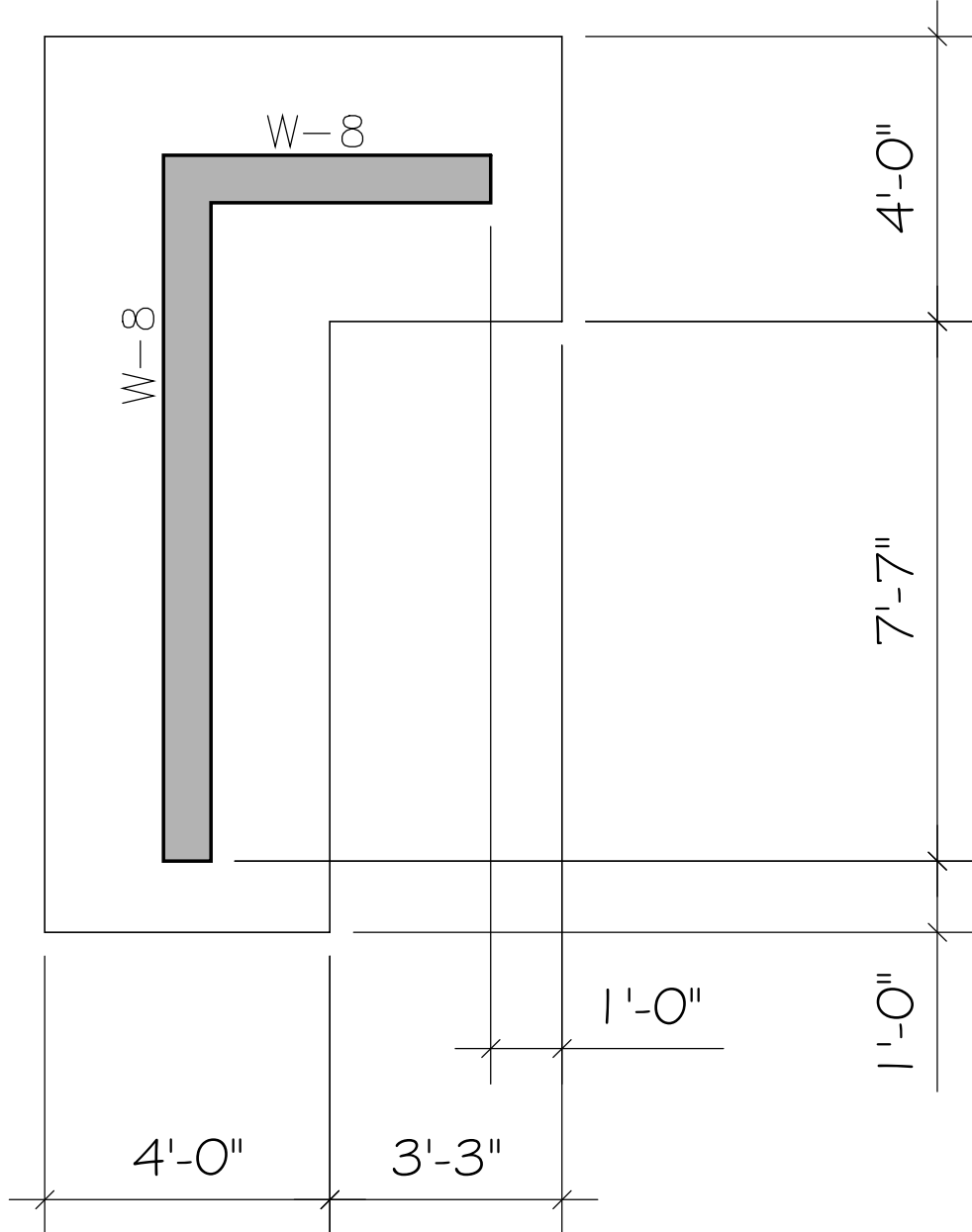
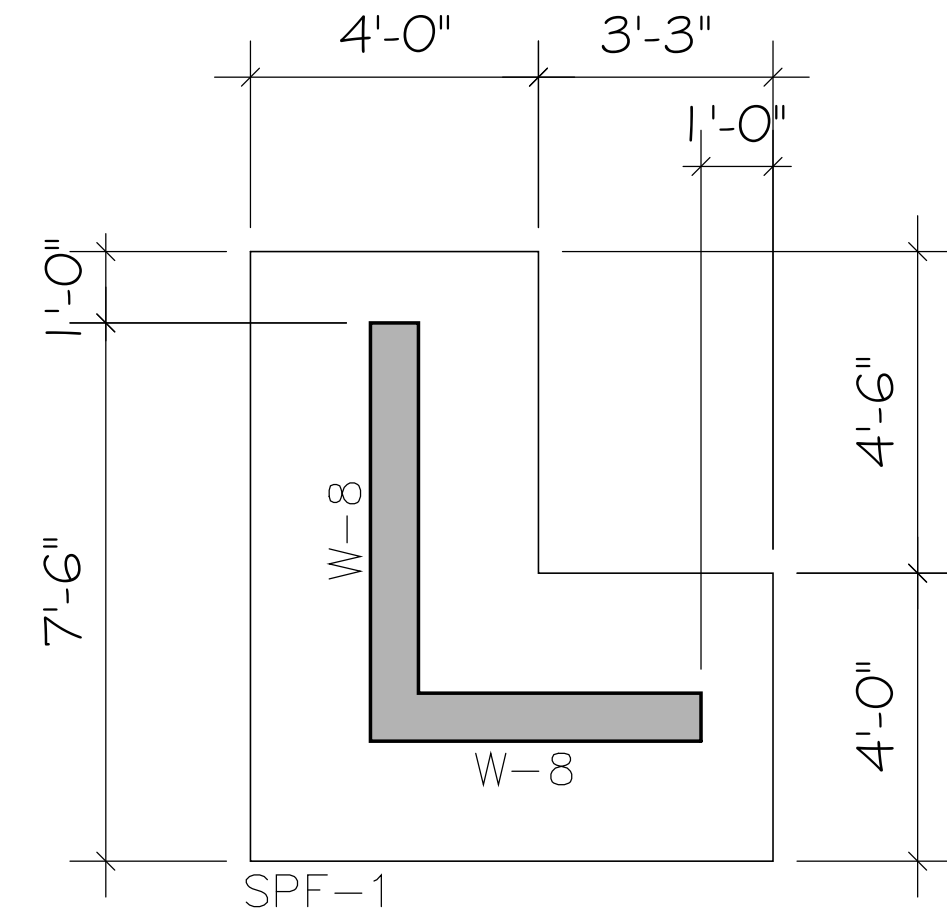
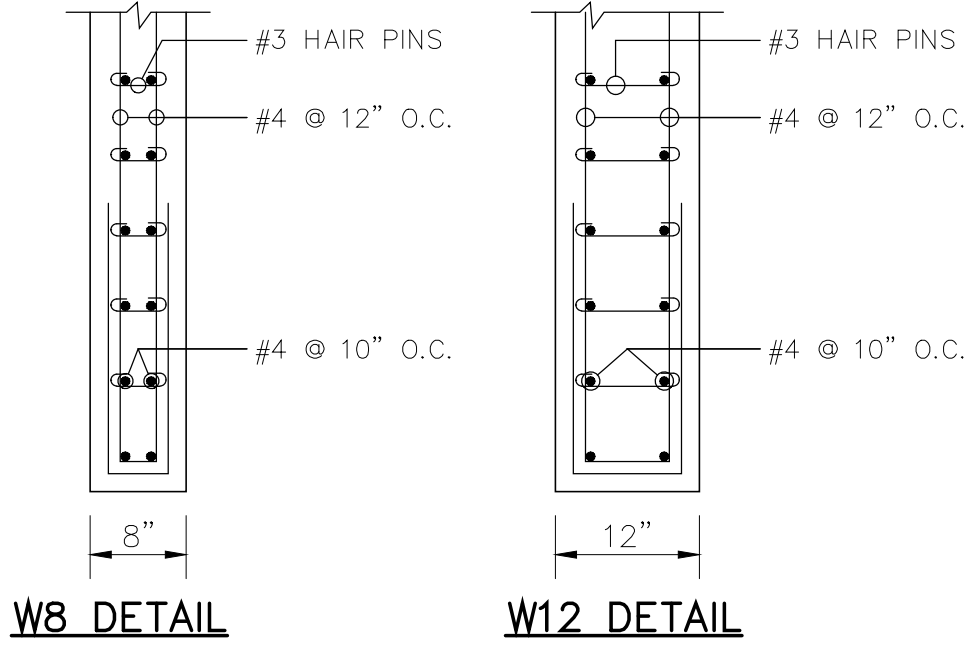
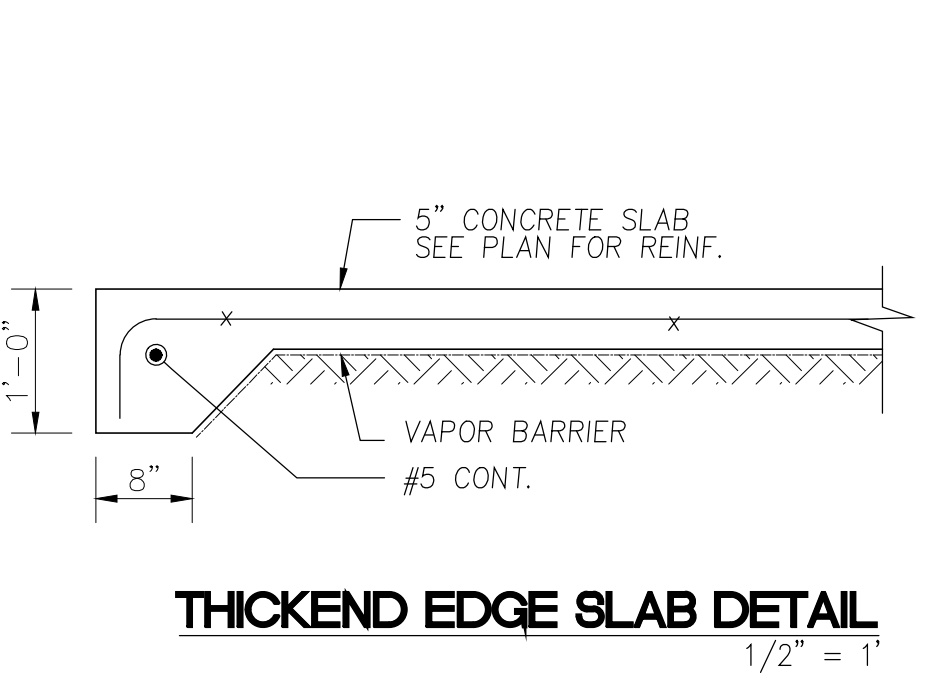
T.E. DENOTES 8"x12" CONCRETE THICKEND SLAB EDGE W/ 1#5 CONT.
16.

C.J. INDICATES 2"x1/8" SAW CUT JOINT, PLACED WITHIN 24 HOURS OF CONCRETE POUR.
17.

FOR COLUMN DETAIL SEE SHEET S-104
18.

DENOTES 8" CMU STEM WALL REINF. W/ #5 @ 24" O.C. VERTICAL IN FULLY GROUTED BLOCK CELLS
19.

FOR EXPOSED CONCRETE ALL COLUMNS, BEAMS & SLABS, COORDINATE W/ ARCH'S PLANS.



SPF-1

THICKNESS = 18”
REINF. W/ #5 @ 10” O.C.
TOP & BOT. E.W.

SPF-2

THICKNESS = 18”
REINF. W/ #5 @ 10” O.C.
TOP & BOT. E.W.

CMU WALL VERT. REINF. SCHED.			
FLOOR TO FLR.	CMU SIZE	ZONE	VERTICAL REINFORCEMENT IN FULLY GROUTED BLOCK CELL
SLAB ON GRADE TO ROOF	8"	4	#5 @ 24" O.C.
SLAB ON GRADE TO ROOF	8"	5	#5 @ 24" O.C.
INTERIOR WALLS	8"	W/O WIND	#5 @ 24" O.C.
NOTE: ZONE 5 IS DEFINED AS 9'-0" EACH SIDE OF ALL BENT & CORNER			

SPREAD FOOTING SCHEDULE						
MARK	SIZE L X W X THICKNESS	REINFORCEMENT				REMARKS
		BOTTOM		TOP		
		SHRT. BAR.	LONG. BAR	SHRT. BAR.	LONG. BAR	
WF-20	CONT. 20"x15"	#4 @ 24"	2 #5			
WF-24	CONT. 24"x15"	#4 @ 16"	3 #5			
WF-34	CONT. 36"x15"	#4 @ 12"	4 #5			
F-40	4'-0"x4'-0"x18"	6 #5	6 #5			
F-50	5'-0"x5'-0"x18"	8 #6	8 #6			
F-60	6'-0"x6'-0"x24"	9 #7	9 #7			
F-4080	4'-0"x8'-0"x24"	#6 @ 8"	#6 @ 8"			
SPF-1	SEE DETAIL S101					
SPF-2	SEE DETAIL S101					
SPF-3	SEE DETAIL S101					

RESIDENCE:
GS JPD 10635
LLC

10635 SW 63 AV
MIAMI, FL
SEAL

BALLI-TRAUTMAN ARCHITECTS LLC-AA26002968
GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS		
NO.	DESC	DATE

SCHEMATIC SET



JOB NUMBER:	
CHECKED BY:	GB
ISSUE DATE:	Issue Date
SCALE:	AS NOTED

SHEET TITLE

PLAN NOTES,
SCHEDULES
AND DETAIL

SHEET NUMBER

S101

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