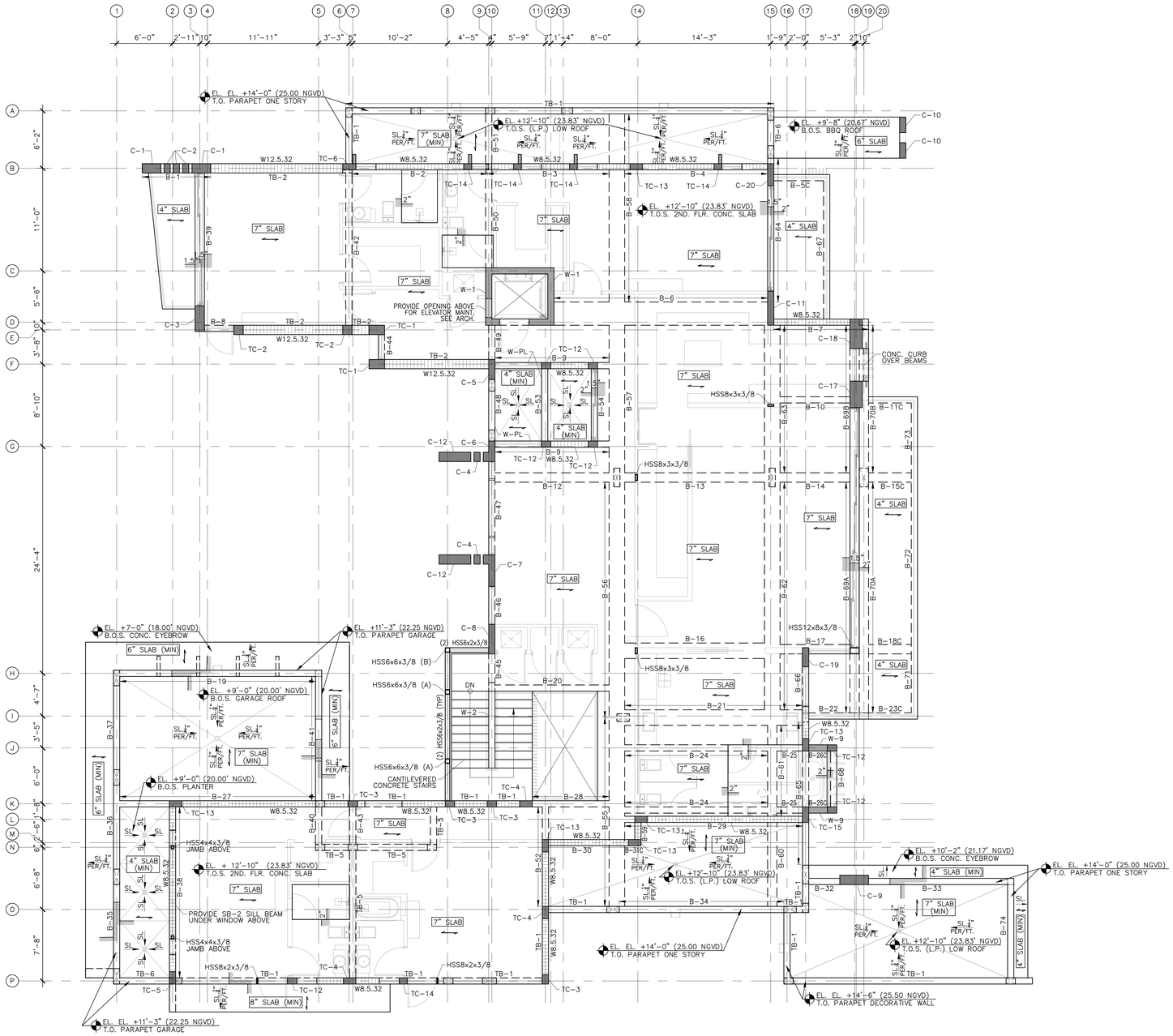
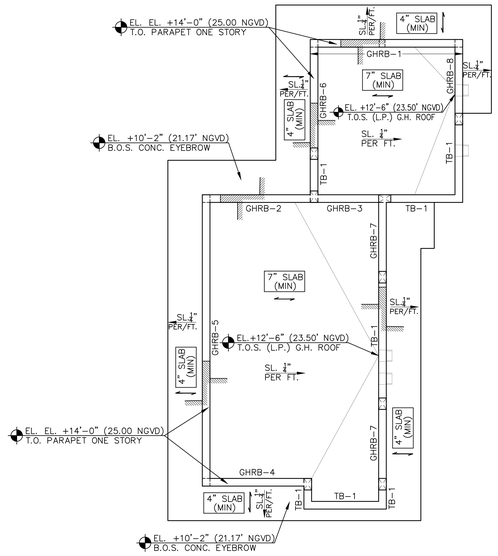


SECOND FLOOR / LOW ROOFS FRAMING PLAN

1 / S-102

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



GUESTHOUSE ROOF FRAMING PLAN

2 / S-102

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

PLAN NOTES:

1. SECOND FLOOR SLABS:
   SECOND FLOOR SLABS SHALL BE 7" THICK C.I.P. CONCRETE SLABS REINF. WITH #4 @ 6" O.C. TOP & BOTT. (MAIN REINF.) AND #4 @ 6" O.C. TOP & BOTT. (TEMP. REINF.).

   LOW ROOF SLABS SHALL BE 7" THICK (MIN.) C.I.P. CONCRETE MONOLITHIC SLABS REINF. WITH #4 @ 6" O.C. TOP & BOTT. (MAIN REINF.) AND #4 @ 6" O.C. TOP & BOTT. (TEMP. REINF.). LOW ROOF SLABS THICKNESS AND TOP ELEVATION VARY AS THEY SLOPE TO ROOF DRAINS OR SCUPPERS AS INDICATED ON PLAN, WITH THE MINIMUM SLAB THICKNESS OF 7" AT THE LOW POINTS.

   BBQ ROOF SLAB SHALL BE A 6" THICK C.I.P. CONCRETE SLAB REINFORCED WITH #4 @ 6" O.C. TOP & BOTT. (MAIN REINF.) AND #4 @ 6" O.C. TOP & BOTT. (TEMP. REINF.).

   BALCONY SLABS SHALL BE 4" THICK (MIN) C.I.P. CONCRETE SLABS REINFORCED WITH #4 @ 4" O.C. CENTERED ON SLAB (MAIN REINF.) AND #4 @ 6" O.C. (TEMP. REINF.).

   PLANTER SLABS SHALL BE 4" THICK (MIN) C.I.P. CONCRETE SLABS REINFORCED WITH #4 @ 4" O.C. CENTERED ON SLAB (MAIN REINF.) AND #4 @ 6" O.C. (TEMP. REINF.).

   OVERHANG AND EYEBROW SLABS MINIMUM THICKNESS IS INDICATED ON PLAN. REINFORCE OVERHANG AND EYEBROW C.I.P. CONCRETE SLABS AS FOLLOWS:
   4" THICK (MIN): #4 @ 4" O.C. CENTERED ON SLAB (MAIN REINF.) AND #4 @ 6" O.C. (TEMP. REINF.).
   6" & 8" THICK (MIN): #4 @ 6" O.C. TOP & BOTT. (MAIN REINF.) AND #4 @ 6" O.C. TOP & BOTT. (TEMP. REINF.).

   DIRECTION OF SLAB MAIN REINFORCING IS SHOWN THUS (⟷) ON PLAN. TOP AND BOTTOM MAIN REINF. LAYERS SHALL BE PLACED ABOVE AND BELOW TOP AND BOTTOM TEMP. REINF. LAYERS RESPECTIVELY. TOP OF SLAB ELEVATIONS ARE SHOWN ON PLAN AND ARCH. DWGS.

2. CONCRETE COLUMNS AND TIE COLUMNS:
   COLUMN AND TIE COLUMN DESIGNATIONS ARE SHOWN ON PLAN. SEE COLUMN SCHEDULE ON SHEET S-501 FOR SIZES AND REINFORCING.

3. CONCRETE WALLS:
   WALL DESIGNATIONS ARE SHOWN ON PLAN. SEE WALL SCHEDULE ON SHEET S-502 FOR WALL THICKNESS AND REINFORCING. REFER TO ARCH. DRAWINGS FOR CONCRETE WALL FINISHES REQUIREMENTS.

4. CONCRETE BEAMS AND TIE BEAMS:
   BEAM AND TIE BEAM DESIGNATIONS ARE SHOWN ON PLAN. SEE BEAM SCHEDULE ON SHEET S-502 FOR MEMBER SIZES AND REINFORCING.

5. MASONRY WALLS:
   W8.5.32: 8" CMU WALL REINF. WITH #5 BARS AT 32" O.C. GROUTED IN CELLS.
   W12.5.32: 12" CMU WALL REINF. WITH #5 BARS AT 32" O.C. GROUTED IN CELLS.

6. STEEL COLUMNS:
   COLUMN SIZES AND TYPES ARE SHOWN ON PLAN. PROVIDE EMBED BASE PLATES AND CAP PLATES FOR COLUMN CONNECTIONS TO SLABS OR BEAMS AS INDICATED IN TABLE BELOW. SEE TYPICAL DETAILS FOR CONNECTION REQUIREMENTS AND EMBED PLATE LAYOUTS.

7. REFER TO ARCH. DRAWINGS FOR ADDITIONAL DIMENSIONS, GEOMETRY AND GENERAL BUILDING LAYOUT.

8. COORDINATE ALL SLAB OPENINGS, SLAB DEPRESSIONS, SLAB SLOPES, ETC. WITH ARCH. AND MEP DWGS.

STEEL COLUMN DESIGNATION	EMBED BASE PLATE	EMBED CAP PLATE
HSS4x4x3/8 JAMB	PLATE 5/8"x8"x8" WITH (2) 5/8" DIA. x 4" LONG H.S.	PLATE 1/2"x8"x8" WITH (2) 1/2" DIA. x 4" LONG H.S.
HSS6x6x3/8 (A)	N/A	PLATE 5/8"x8"x12" WITH (3) 5/8" DIA. x 4" LONG H.S.
HSS6x6x3/8 (B)	N/A	PLATE 5/8"x8"x12"x12" (L-SHAPE) WITH (3) 5/8" DIA. x 4" LONG H.S.
HSS8x2x3/8	PLATE 5/8"x8"x12" WITH (3) 5/8" DIA. x 4" LONG H.S.	PLATE 1/2"x8"x12" WITH (3) 1/2" DIA. x 4" LONG H.S.
HSS8x3x3/8	PLATE 3/4"x12"x12" WITH (4) 3/4" DIA. x 4" LONG H.S.	PLATE 5/8"x12"x12" WITH (4) 5/8" DIA. x 4" LONG H.S.
HSS12x8x3/8	PLATE 3/4"x12"x12" WITH (6) 3/4" DIA. x 4" LONG H.S.	PLATE 5/8"x12"x12" WITH (6) 5/8" DIA. x 4" LONG H.S.

H.S. = HEADED STUDS

FAO ARCHITECTURE
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SUITE 8-G
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P.786.448.5630

PROJECT NO: 2305

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STRUCTURAL ENGINEERS
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ARPE ENGINEERING, LLC
MEP ENGINEERING
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LANDSCAPE ARCHITECT
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DORAL, FLORIDA 33178

NEW LEAF ENVIRONMENTAL, LLC
ISA CERTIFIED ARBORIST.
57 SILVER SPRINGS DRIVE
KEY LARGO, FLORIDA 33037

TERRA CIVIL ENGINEERING, LLC
CIVIL ENGINEERING
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PROJECT DESCRIPTION: SINGLE FAMILY RESIDENCE

FAO ARCHITECTURE LLC.
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SEAL:

CARLOS F. SANZ LICENSE — No. 51500 — Carlos F Sanz — 2024-06-04 18:47:40-04'00' — STATE OF FLORIDA — PROFESSIONAL ENGINEER

CARLOS F. SANZ PE 51500

This item has been digitally signed and sealed by Carlos F. Sanz 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 copies.

PHASE: CONSTRUCTION DOCUMENTS

ISSUE DATE: JUNE 4, 2024

SHEET TITLE: SECOND FLOOR / LOW ROOFS FRAMING PLAN

SHEET: S-102