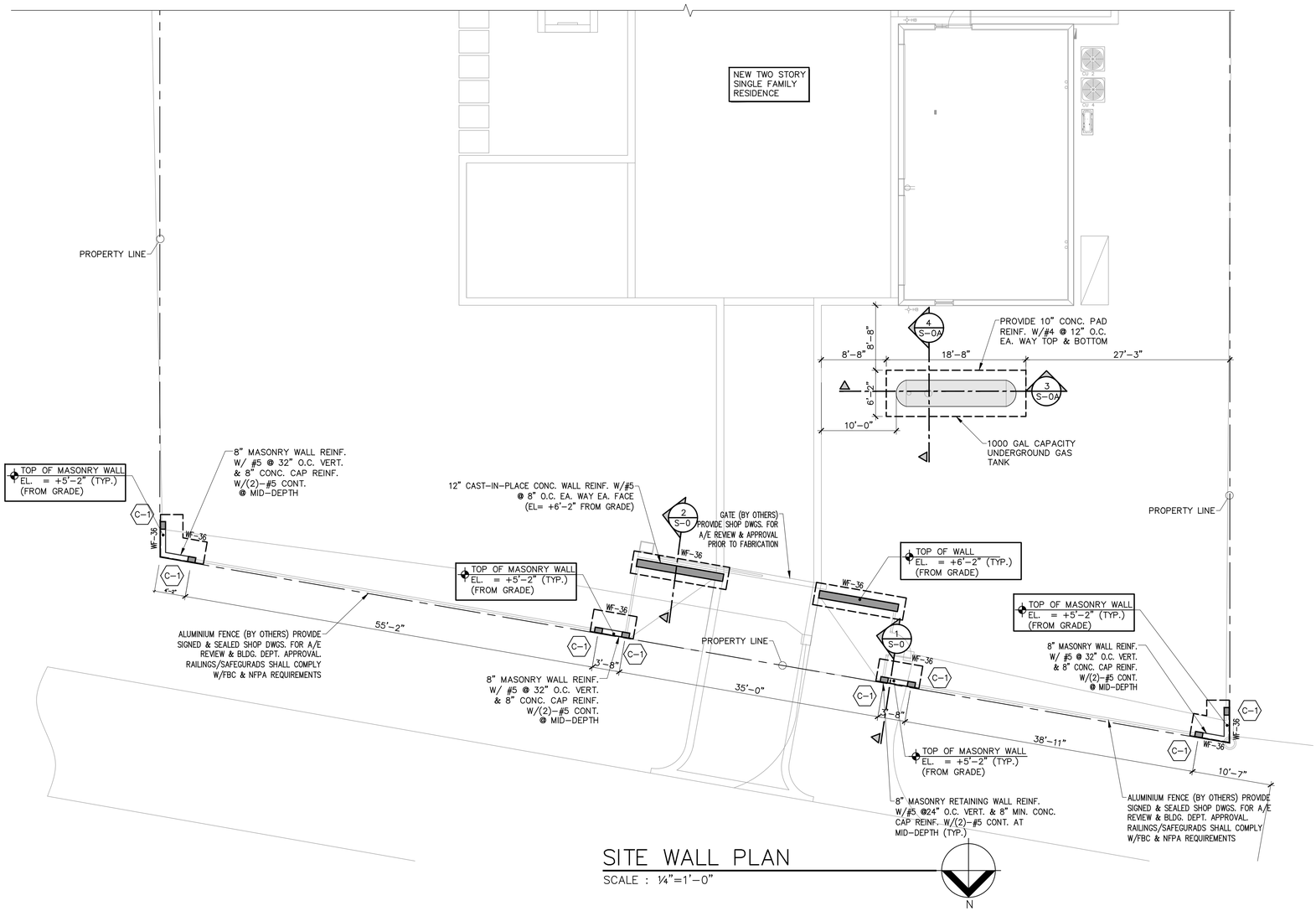
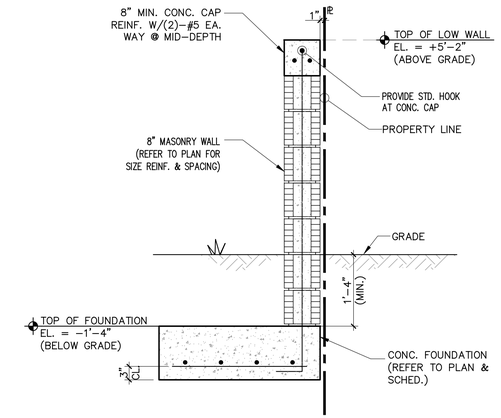


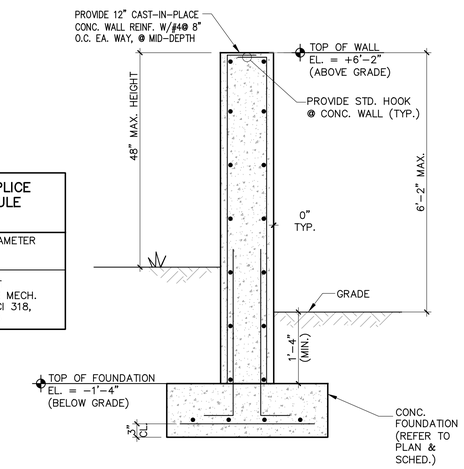
SITE WALL PLAN

SCALE : 1/4"=1'-0"



SECTION 1

SCALE: 3/4" = 1'-0"



SECTION 2

SCALE: 3/4" = 1'-0"

COMPRESSION SPLICE LENGTH SCHEDULE (Lc)	
#3 THRU #11 BARS	USE 30 BAR DIAMETER FOR ALL CONC. STRENGTHS.
#14 THRU #18 BARS	LAP SPLICE NOT PERMITTED; USE MECH. SPLICES PER ACI 318, SECTION 12.14.3

FOUNDATION NOTE:

TOP OF ALL FOUNDATIONS SHALL BE 16" MIN. FROM FINISH GRADE. COORDINATE W/LANDSCAPE & ARCHITECTURE PLANS

PLAN NOTES:

1. FINISH FLOOR ELEVATION = +0'-0" = +12.25' NGVD., U.O.N. COORDINATE W/ARCHITECTURAL DRAWINGS.
2. COORDINATE W/ARCHITECTURAL & OTHER DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
3. ALL FOOTINGS SHALL BE CENTERED UNDER WALLS & COLUMNS, U.O.N. & SHALL BE A MIN. 16" BELOW GRADE PER FBC.
4. ALLOWABLE SOIL BEARING PRESSURE IS 2000 PSF. REFER TO GENERAL NOTES AND GEOTECHNICAL REPORT.

SOIL STATEMENT:

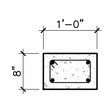
BASED UPON VISUAL INSPECTION BY THIS ENGINEER TO THE PROJECT SITE, THE SOIL CONSISTS OF UNDISTURBED LIMEROCK BASE MIXED WITH SAND OR SAND ROCK WITH A MAXIMUN ALLOWABLE BEARING CAPACITY OF 2000 PSF AS PER 2023 FBC. AT TIME OF EXCAVATION FOR FOUNDATIONS, THIS ENGINEER SHALL SUBMIT TO THE BUILDING OFFICIAL A SIGNED AND SEALED LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE SOIL CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED.

TERMITE PROTECTION STATEMENT:

ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER 2023 FBC. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES & LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES".

REFERENCE NOTES:

1. SEE GENERAL NOTES ON SHEET S-18.
2. SEE COMPONENT & CLADDING WIND PRESSURES ON SHEETS S-4 THRU S-7.
3. SEE STANDARD DETAILS ON SHEET S-14 THRU S-17.
4. SEE BEAM SCHEDULE ON SHEET S-8.
5. SEE COLUMN DETAILS ON SHEET S-8.



4#5 VERT.
#3 TIES @ 8"O.C.

C-1

COMPRESSION SPLICE LENGTH SCHEDULE (Lc)	
#3 THRU #11 BARS	USE 30 BAR DIAMETER FOR ALL CONC. STRENGTHS.
#14 THRU #18 BARS	LAP SPLICE NOT PERMITTED; USE MECH. SPLICES PER ACI 318, SECTION 12.14.3

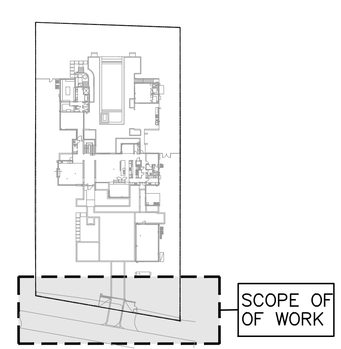
CONCRETE COLUMN DETAILS

SCALE: 3/4" = 1'-0"

A

LEGEND:

- DENOTES PROPOSED CMU WALLS
- DENOTES PROPOSED CONCRETE FOOTINGS (REFER TO SCHEDULE)
- DENOTES PROPOSED CONCRETE COLUMNS



KEY PLAN

SCALE : N.T.S.

CONCRETE FOOTING SCHEDULE

MARK	ELEV. TOP OF FOOTING	WIDTH	THICK	REINFORCING		REMARKS
				CONTINOUS	TRANSVERSE	
WF-36	-1'-4" FROM FINISHED GRADE	36" x CONT.	12"	#5 @ 8" O.C. EA. WAY BOTTOM	#5 @ 8" O.C. EA. WAY TOP	WALL FOOTING

Digitally signed by Alexander Rochell
Contact Info: Rochell Engineering
Date: 2024.05.23 16:16:48-04'00'

ALEXANDER ROCHELL LICENSE No. 60735 STATE OF FLORIDA PROFESSIONAL ENGINEER

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2023 LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

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Doral, Florida 33172
TEL: 305.649.4049 – FAX: 305.649.4149

ROCHELL ENGINEERING, INC
CONSULTING STRUCTURAL ENGINEERS
CERT. OF AUTHORIZATION No. 27054

NOTES

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Coral Gables, Florida 33146
Tel (305) 740-0120
Email locus@locusarchitecture.net
License AR 13937

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	04-08-24
	PERMIT SUBMITTAL	10-28-23

PROJECT

New 2-Story Residence:
6100 W Suburban Dr. Pinecrest, Fl 33156

DRAWING

SEAL

SCALE

DRAWN

REVIEWED NDL

PROJ. NO. 351

SHEET NO.
Nelson de Leon AR 13937
S-0