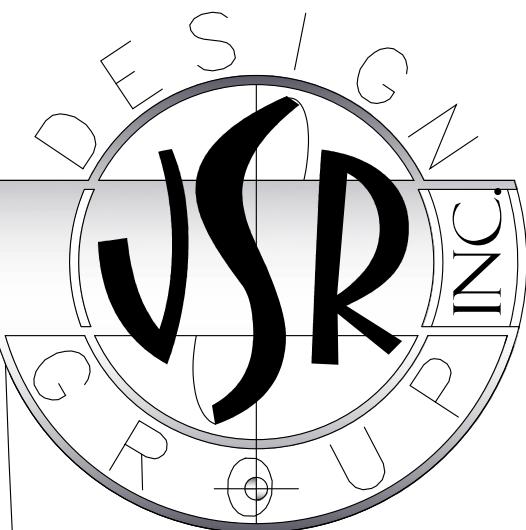




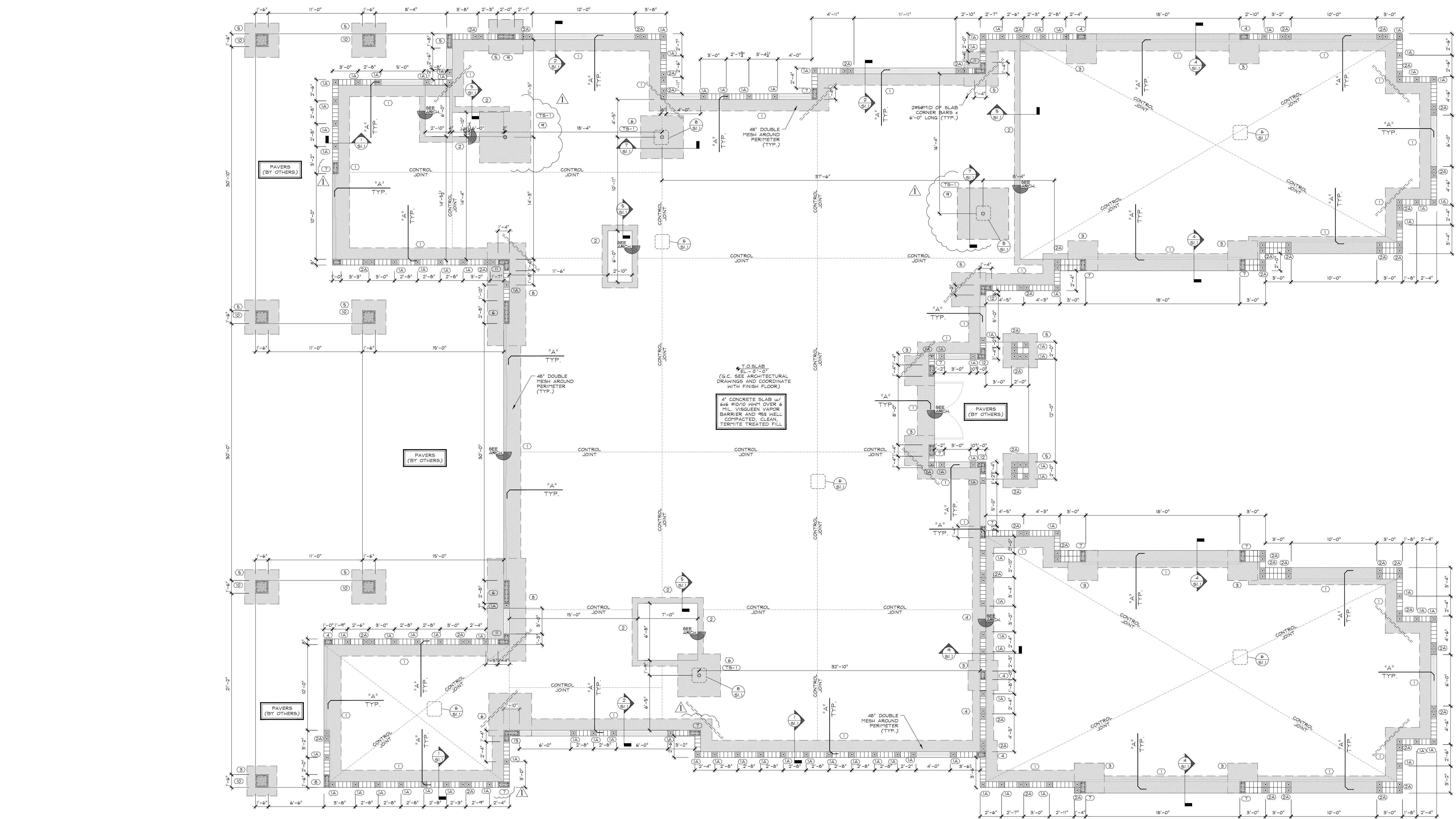
NEW HOUSE FOR:

BHAGWANSINGH HOUSE
8100 SW 120TH STREET
PINECREST, FL 33156

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AK9571

JSR DESIGN GROUP INC.
1 WEST CAMINO REAL SUITE 117E
BOCA RATON, FL 33432
PH 561.362.7203
AX26002033

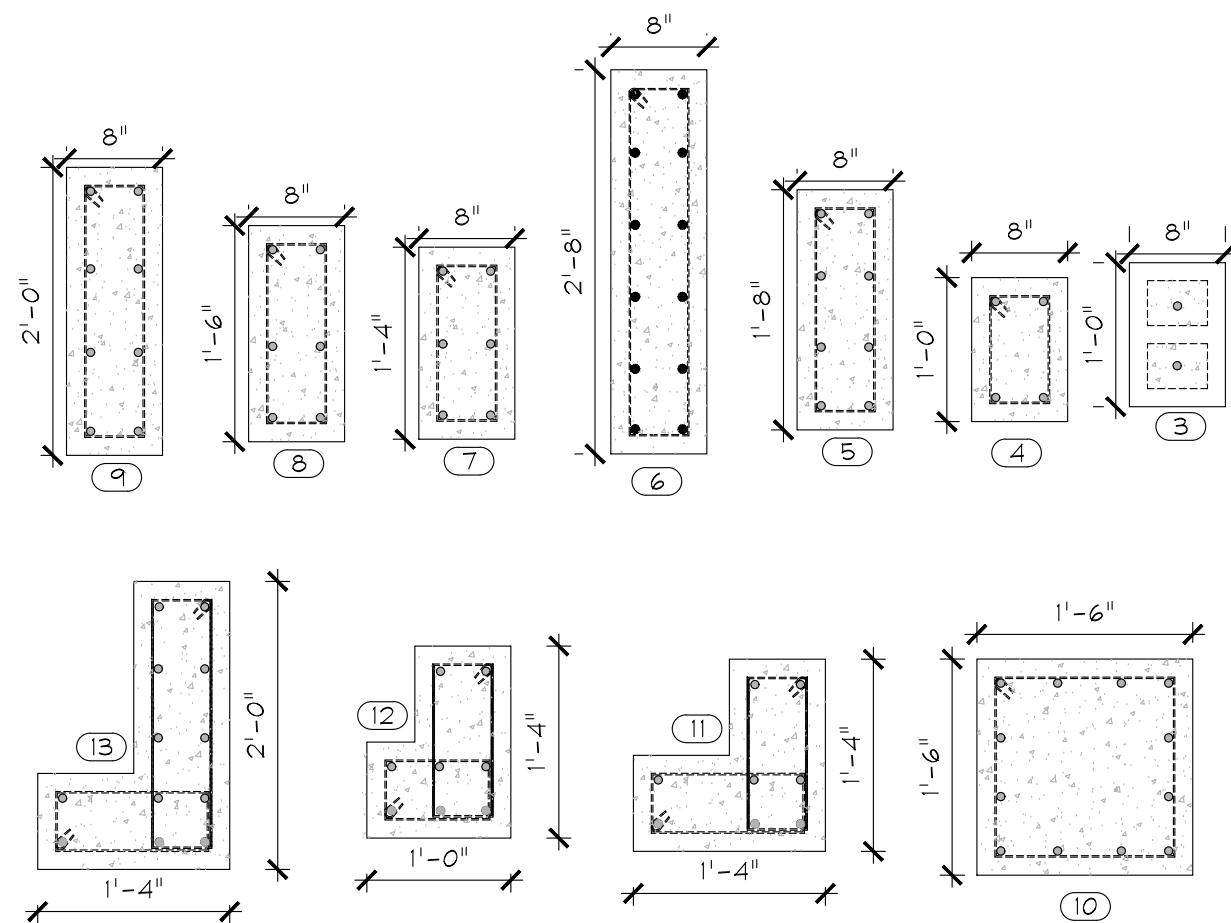
1-REVISION - 06.11.2025



FOUNDATION PLAN
SCALE: 3/8" = 1'-0"

STEEL COLUMN SCHEDULE				
MARK	SIZE	BASE PLATE	ANCHORS	TOP ANCHORS
(TS-1)	4"x4"x1/2" #			
SEE DETAILS				
FOOTING SCHEDULE F'c= 3,000 PSI				
ADD 30"x30" CORNER BAR @ EA. OUTSIDE CORNER OF CONT. FOOTING. USE BAR DIAMETER SHOWN IN SCHEDULE BELOW.				
MARK	SIZE	TYPE	REINFORCING	REMARKS
(1)	24"x16"	MONO	3#5 CONTINUOUS BOT. 1#5 TOP CONTINUOUS	#5 @12" O.C. SEE DETAIL 1/S.I.
(2)	8"x8"	TKND EDGE	1#5 CONTINUOUS	
(3)	42"x42"x16"	PAD	4#5 EACH WAY TOPBOT.	
(4)	30"x16"	INT. FTG.	4#5 CONTINUOUS BOT. 1#5 TOP CONTINUOUS	#5 @12" O.C. SEE DETAIL 9/S.I.
(5)	48"x48"x16"	PAD	5#5 EACH WAY TOPBOT.	
(6)	60"x60"x20"	PAD	6#6 EACH WAY TOPBOT.	
(7)	66"x66"x20"	PAD	7#6 EACH WAY TOPBOT.	NOT USED
(8)	54"x144"x16"	PAD	#6@8" O.C. E.W. TOPBOT.	

COLUMN SCHEDULE F'c= 3,000 PSI				
MARK	SIZE	TIES	REINFORCING	REMARKS
(1A)	8"x8"		1#5 VERT.	FILLED CELLS
(2A)	8"x16"		2#5 VERT.	FILLED CELLS
(3)	8"x12"		2#5 VERT.	BLOCK COLUMN
(4)	8"x12"	#3@ 8" O.C.	4#5 VERT.	CONCRETE COLUMN
(5)	8"x20"	#3@ 8" O.C.	8#5 VERT.	CONCRETE COLUMN
(6)	8"x32"	#3@ 8" O.C.	12#5 VERT.	CONCRETE COLUMN
(7)	8"x16"	#3@ 8" O.C.	6#5 VERT.	CONCRETE COLUMN
(8)	8"x18"	#3@ 8" O.C.	6#5 VERT.	CONCRETE COLUMN
(9)	8"x24"	#3@ 8" O.C.	8#5 VERT.	CONCRETE COLUMN
(10)	18"x18"	#3@ 8" O.C.	12#5 VERT.	CONCRETE COLUMN
(11)	16"x16"x8"	#3@ 8" O.C.	8#5 VERT.	CONCRETE COLUMN
(12)	12"x16"x8"	#3@ 8" O.C.	8#5 VERT.	CONCRETE COLUMN
(13)	24"x16"x8"	#3@ 8" O.C.	12#5 VERT.	CONCRETE COLUMN



NOTE: WINDOW AND DOOR BUCK IT IS ACCEPTABLE TO REDUCE THE CONCRETE BEAMS AT ONLY WINDOW AND DOOR LOCATIONS BY 2" FOR BUCK INSTAL. CONTRACTOR SHALL COORDINATE ALL WINDOW AND DOOR MASONRY OPENINGS W/DOOR & WINDOW MANUFACTURE PRIOR TO BLOCK WALL INSTALLATION AND TIE BEAM POUR.

NOTE: PROVIDE ADEQUATE SHORING AS PER FLORIDA BUILDING CODE 2023

NOTE: CONTRACTOR TO VERIFY ALL DIMENSIONS WITH ARCHITECTURAL FLOOR PLANS

TERMITE TREAT SOIL & TERMITE PROTECTION TO CONFORM WITH F.B.C. 2023 SECTION 1816 & R318

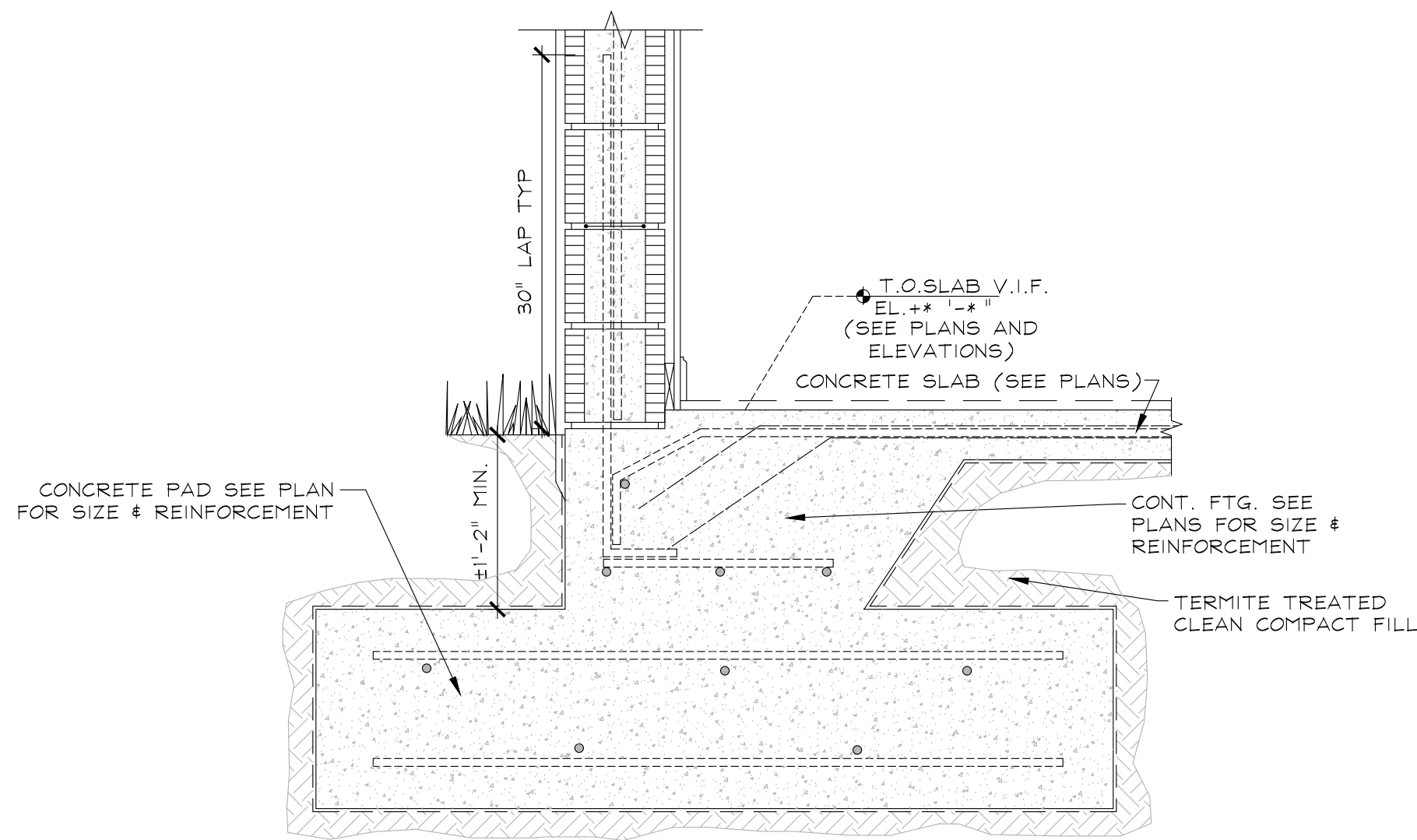
PROVIDE MIN. SOIL BEARING CAPACITY 2,500 PSF. (TYP)

design engineering
supply, Inc.
Florida Reg. # 54723
2789 N.W. Boca Raton Blvd. Suite # 111, Boca Raton, FL 33431
PHONE : (561) 755-5200 FAX : (561) 651-3511
PLOT DATE: JUNE 11, 2025

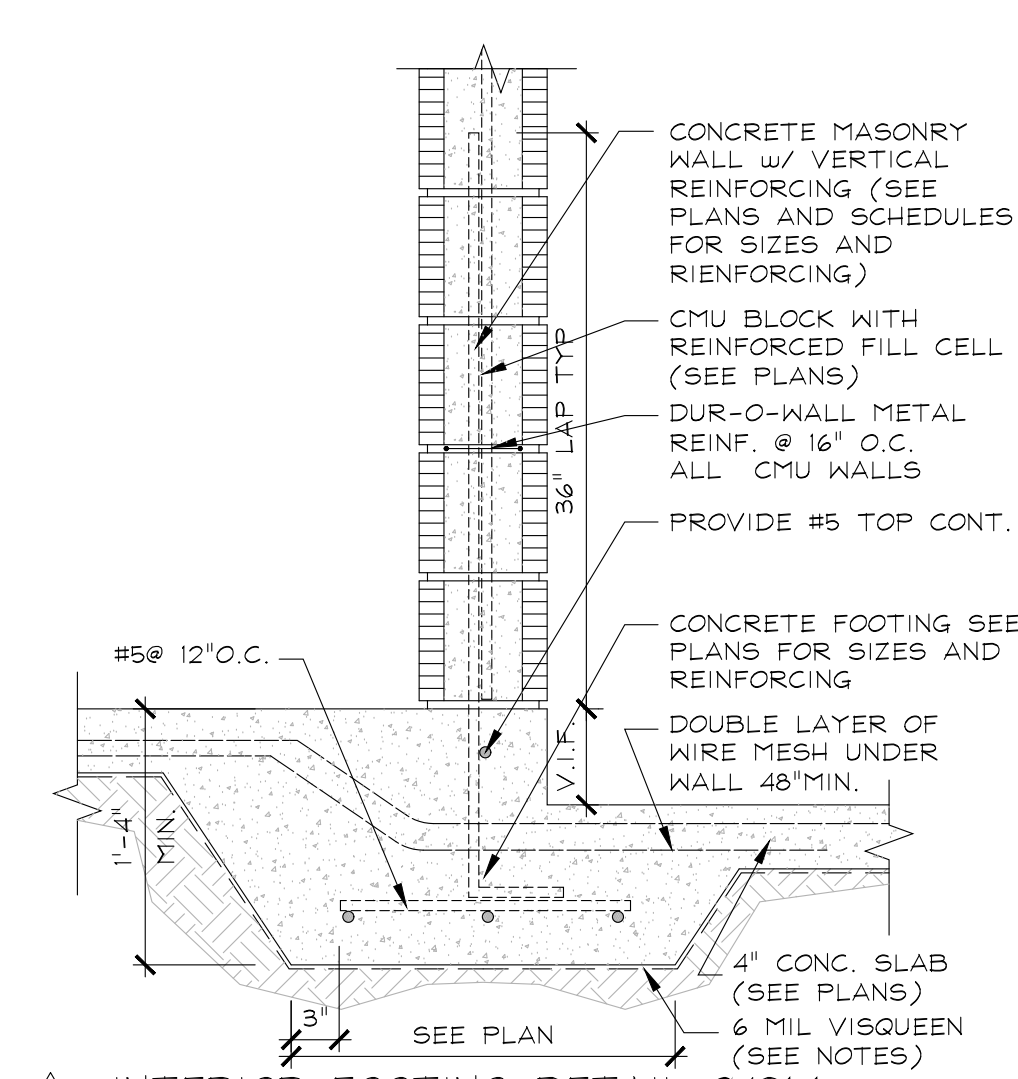
27423

S1.0

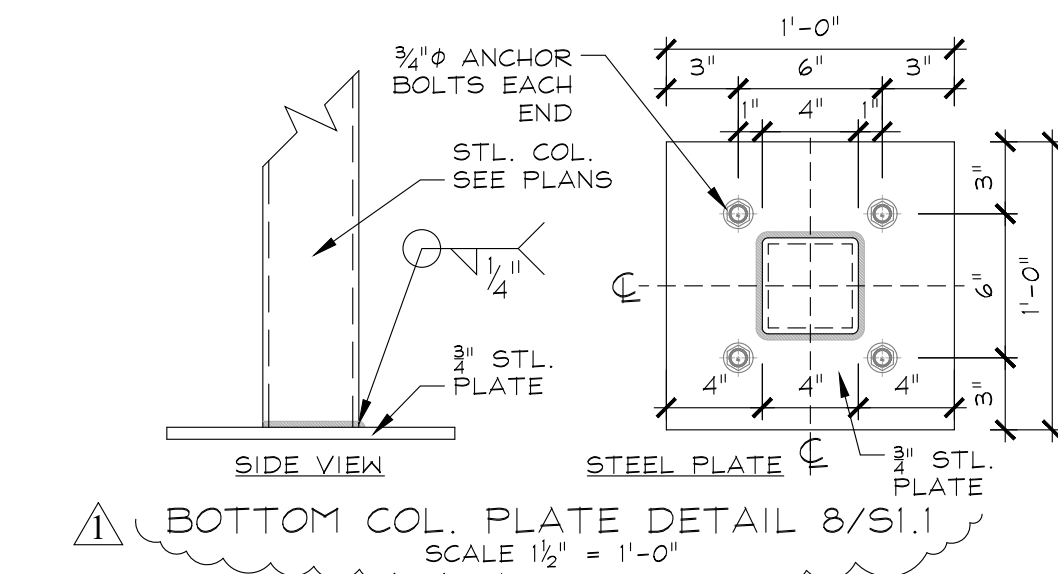
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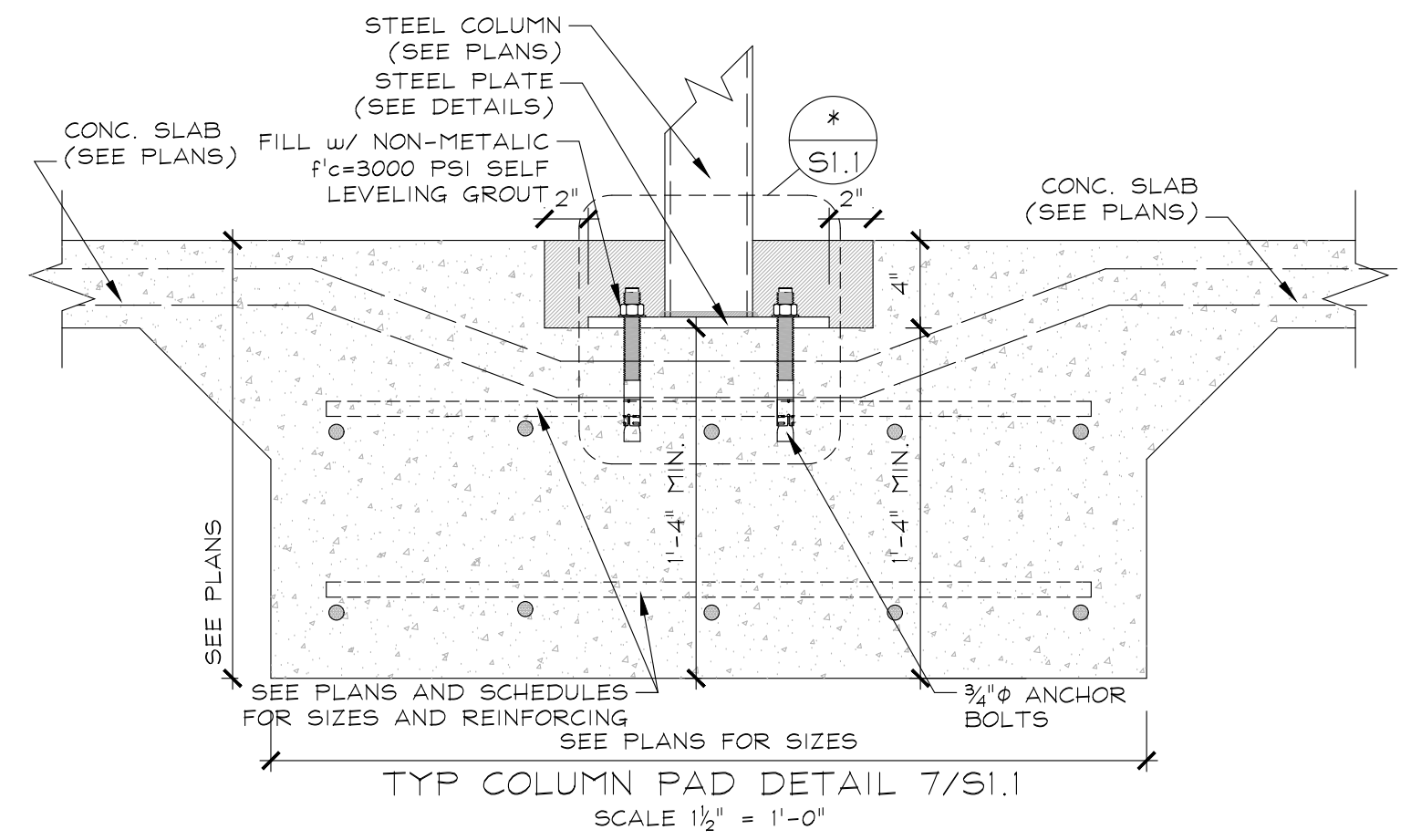
TYP. FOOTING/PAD DETAIL 10/S1.1
SCALE 1" = 1'-0"



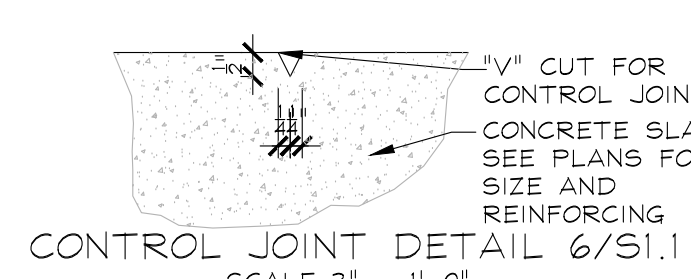
INTERIOR FOOTING DETAIL 9/S1.1
SCALE 1" = 1'-0"



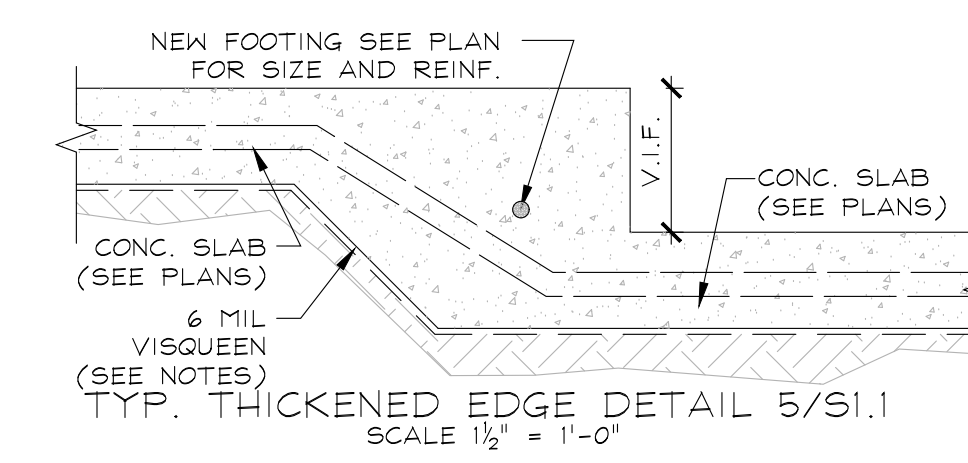
BOTTOM COL. PLATE DETAIL 8/S1.1
SCALE 1/2" = 1'-0"



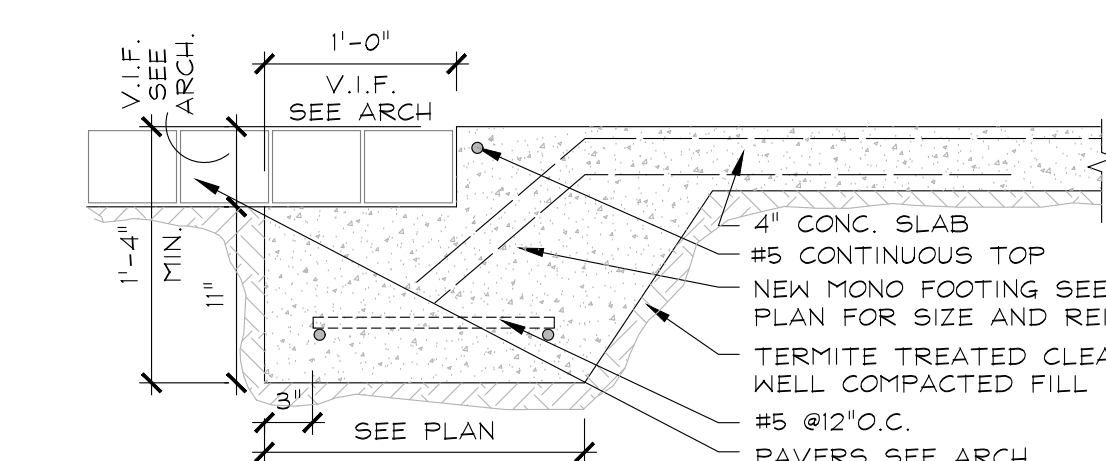
TYP. COLUMN PAD DETAIL 7/S1.1
SCALE 1/2" = 1'-0"



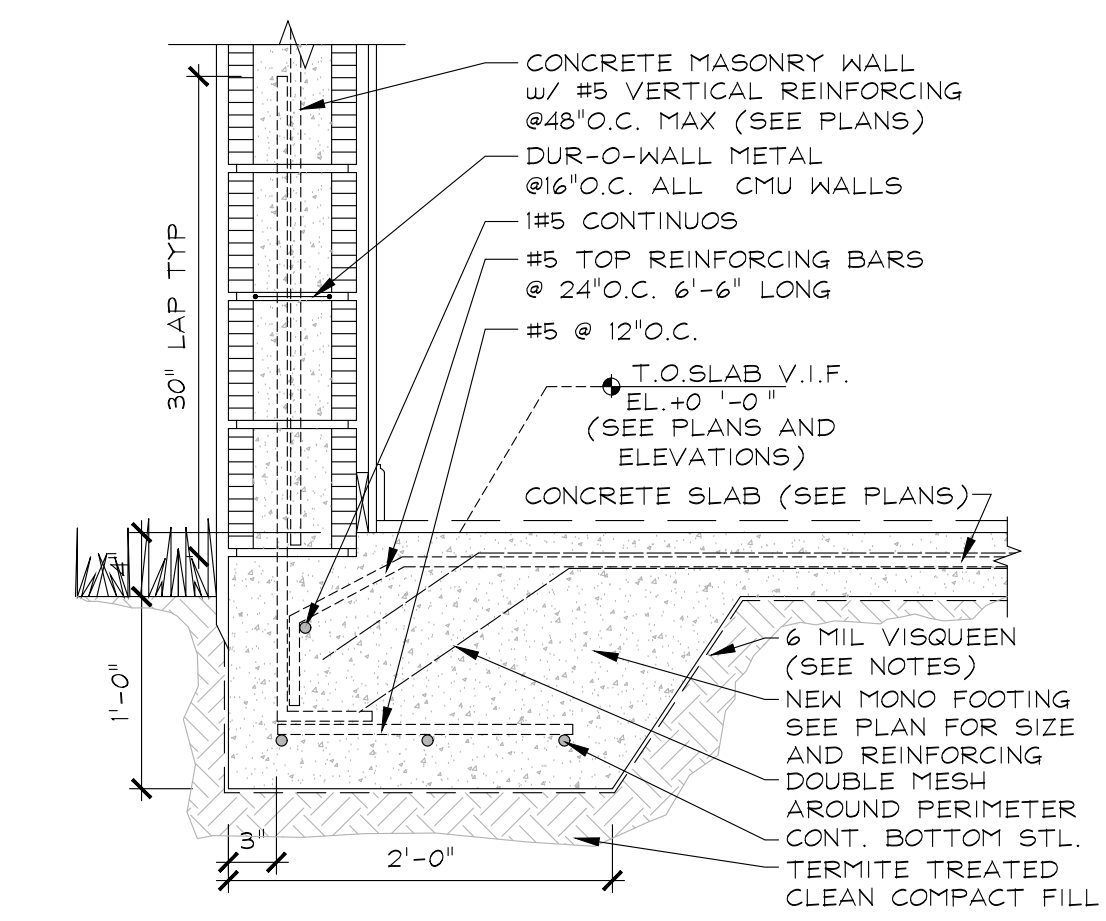
CONTROL JOINT DETAIL 6/S1.1
SCALE 3" = 1'-0"



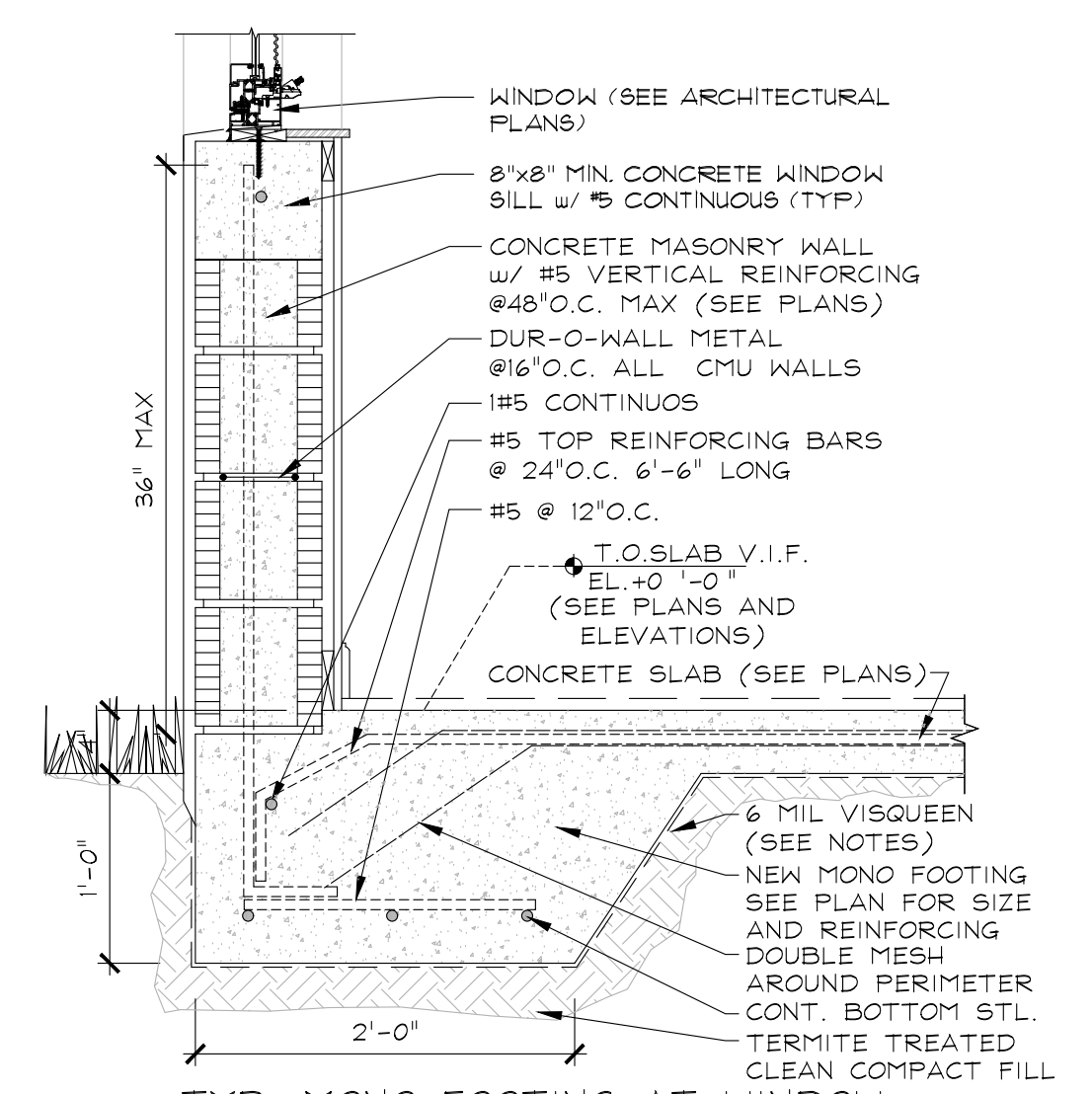
TYP. THICKENED EDGE DETAIL 5/S1.1
SCALE 1/2" = 1'-0"



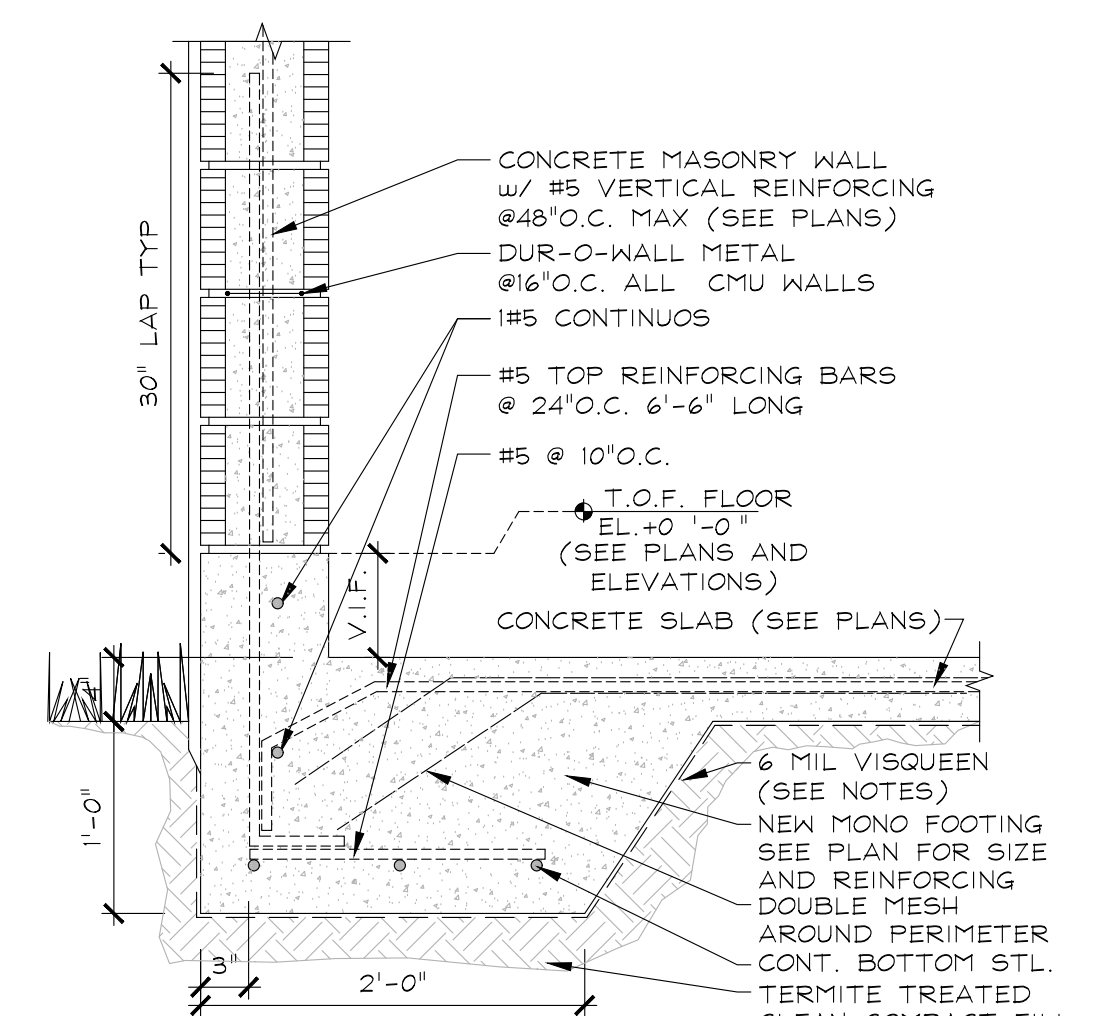
TYP. MONO FOOTING DETAIL @
GARAGE DOOR 4/S1.1
SCALE 1" = 1'-0"



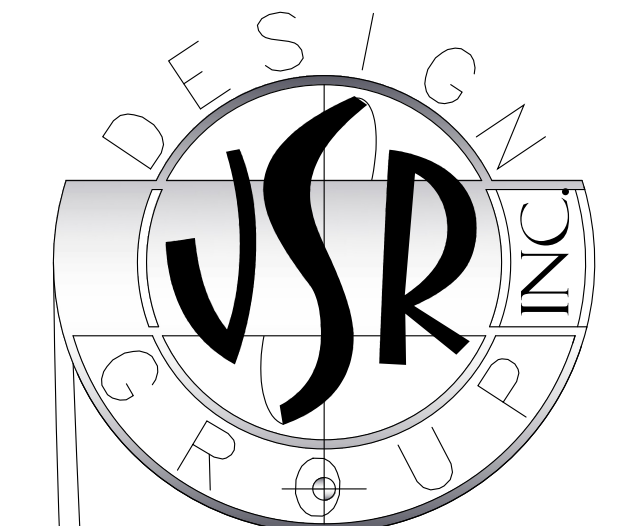
TYP. MONO FOOTING DETAIL 1/S1.1
SCALE 1" = 1'-0"



TYP. MONO FOOTING AT WINDOW
DETAIL 2/S1.1
SCALE 1" = 1'-0"



TYP. TWO STORY MONO FOOTING
AT GARAGE DETAIL 3/S1.1
SCALE 1" = 1'-0"



NEW HOUSE FOR:

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JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AK9571

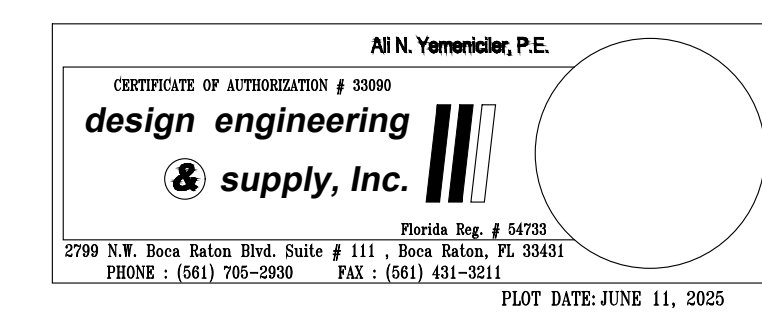
JSR DESIGN GROUP INC.
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PH 561-362-7203
AX26002033

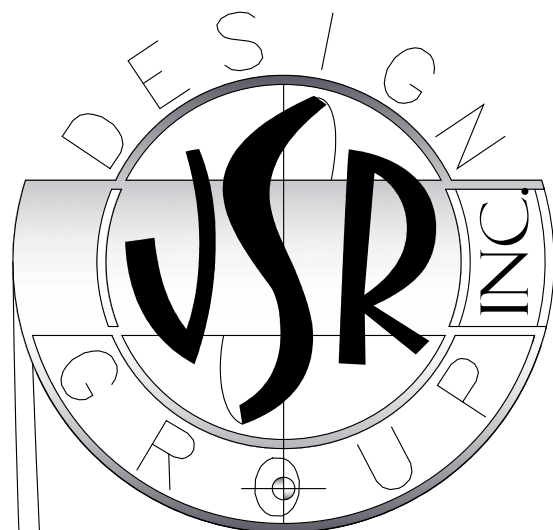
1-REVISION - 06.11.2025

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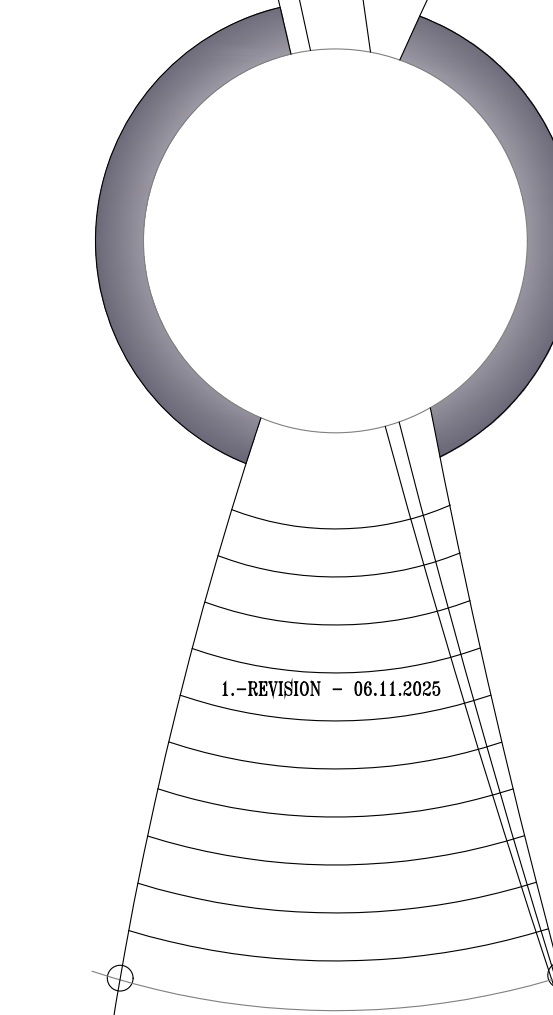


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8100 SW 120TH STREET
PINECREST, FL 33156

JOHN SHERMAN REED
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FL LICENSE# AK9571

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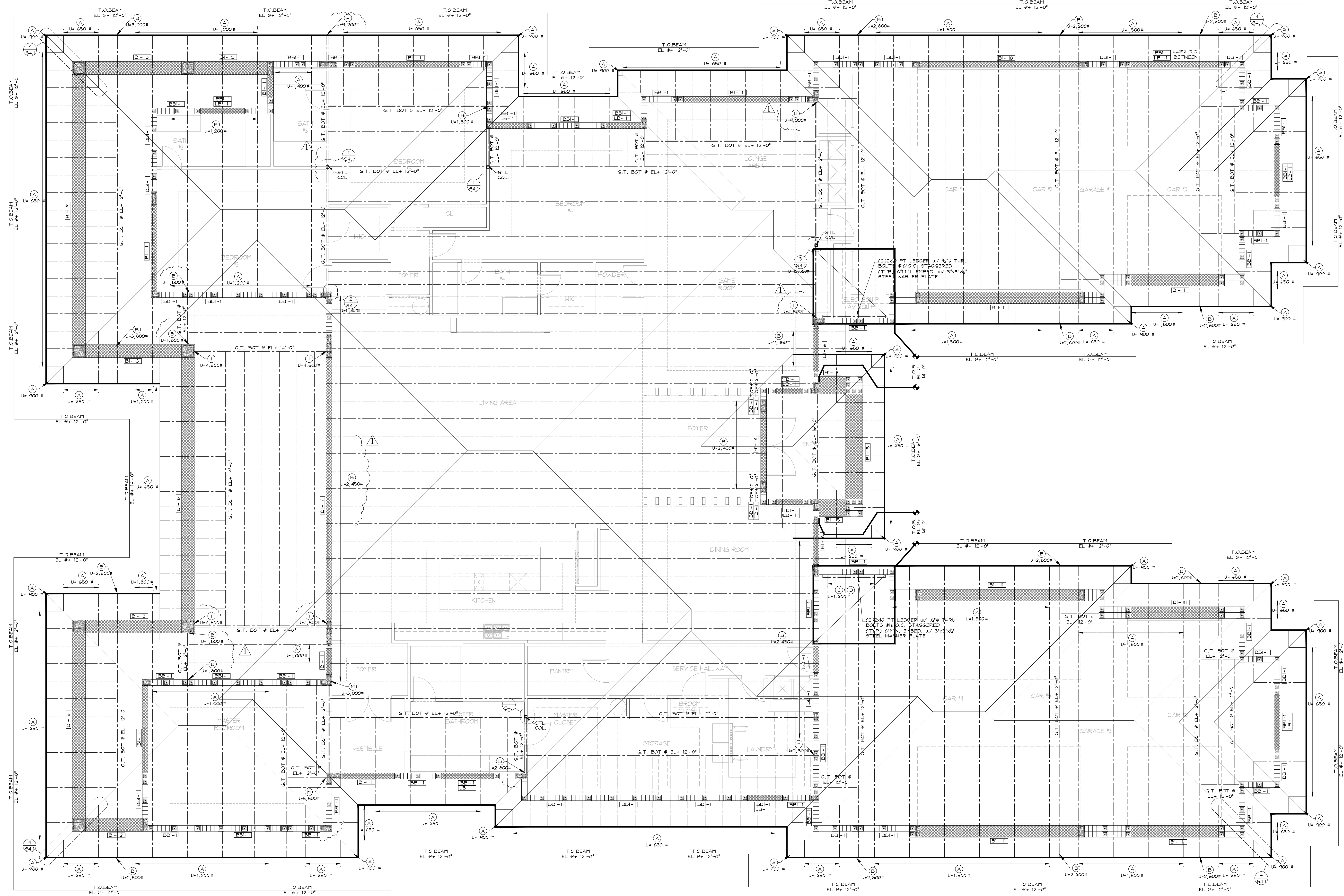
27423

S2.0

FRAMING PLAN

SCALE: 3/8" = 1'-0"

ALL N. YEMMERICH, P.E.
CERTIFICATE OF AUTHORIZATION # 33090
design engineering
supply, Inc.
Florida Reg. # 547293
2789 N.W. Boca Raton Blvd. Suite # 111 - Boca Raton, FL 33431
PHONE : (561) 705-5200 FAX : (561) 651-3511
PLOT DATE: JUNE 11, 2025



PRE-CAST
LINTEL w/ #6
DETAIL 1/S2.0
SCALE 1 1/2" = 1'-0"

BOND BEAM
DETAIL 2/S2.0
SCALE 1 1/2" = 1'-0"

G.C. V.I.F. (SEE ELEVATIONS)
PRE-CAST
LINTEL w/ #6
DETAIL 3/S2.0
SCALE 1 1/2" = 1'-0"

BOND BEAM
DETAIL 4/S2.0
SCALE 1 1/2" = 1'-0"

BOND BEAM & TIE BEAM SCHEDULE					F'c= 3,000 PSI
MARK	SIZE (INCHES)	REINFORCING TOP MID BOT	HOOPS/ STIRRUPS	TOP OF BEAM	REMARKS
BB-1	8"x16"	1#6	1#6	+12°	CONT. BOND BEAM SEE DETAIL 2/S2.0
BB-2	8"x16"	2#5	2#5	+16°	CONT. BOND BEAM SEE DETAIL 2/S2.0
BB-3	8"x8"	PRE-CAST LINTEL w/ 1#6 CONT. & FILLED w/ CONC.			

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BEAM SCHEDULE					F'c= 3,000 PSI
MARK	SIZE (INCHES)	REINFORCING TOP MID BOT	HOOPS/ STIRRUPS	TOP OF BEAM	REMARKS
BB-1	8"x24"	2#5 2#5 2#5	#3@12"O.C.	+12°	
BB-2	18"x24"	5#6 2#5 5#6	#3@12"O.C.	+12°	
BB-3	18"x24"	5#7 2#6 5#7	#3@8"O.C.	+12°	
BB-4	8"x24"	2#7 2#5 2#7	#3@8"O.C.	+16°	
BB-5	24"x24"	5#6 2#5 5#6	#3@12"O.C.	+16°	
BB-6	8"x24"	2#5 2#5 2#5	#3@8"O.C.	+14°	
BB-7	8"x48"min.	2#8 (3)2#8 2#8	#3@8"O.C.	+14°	
BB-8	18"x30"	5#7 (2)2#5 5#7	#3@8"O.C.	+14°	
BB-9	18"x24"	5#7 2#6 5#7	#3@8"O.C.	+12°	
BB-10	8"x40"	2#6 (2)2#5 2#6	#3@8"O.C.	+12°	
BB-11	SEE DETAIL 4/S2.0				

NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS WITH ARCHITECTURAL FLOOR PLANS

NOTE:
PROVIDE ADEQUATE SHORING AS PER FLORIDA BUILDING CODE 2023

NOTE:
G.C. TO VERIFY IN FIELD ALL BEAM HEIGHTS PRIOR TO CONSTRUCTION

NAILER
CONTINUOUS 2x4 P.T. NAILER PLACED BELOW LOWER ROOF PLYWOOD w/ 1/4"x3" TAPCONS @ 16" O.C. INTO CONC. OR MASONRY OR (3)16d NAILS INTO EACH STUD OR TRUSS MEMBER, IF APPLICABLE.



DESIGN PARAMETERS	
CODE EDITION - FLORIDA BUILDING CODE 2023	
ASCE 7-22	
1) BASIC WIND SPEED (WIND VELOCITY) =	175 MPH (VULT)
	132 MPH (VASD)
2) RISK CATEGORY II	
3) BUILDING DESIGN AS ENCLOSED	
4) WIND IMPORTANCE FACTOR 1.0	
5) INTERNAL PRESSURE COEFFICIENT = ±.18	
6) EXPOSURE = 'C'	
7) NOMINAL WIND LOAD AS PER 1603.1.4 F.B.C.	

NEW HOUSE FOR:

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JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AK9571

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BOCA RATON, FL 33432
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AA26002033

1.-REVISION - 06.11.2025

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S3.0

AI N. Yemenciler, P.E.

CERTIFICATE OF AUTHORIZATION # 33890

design engineering

& supply, Inc.

Florida Reg. # 547293

2789 N.W. Boca Raton Blvd. Suite # 111 , Boca Raton, FL 33431

PHONE : (561) 750-5200 FAX : (561) 651-3511

PLOT DATE: JUNE 11, 2025

DESIGN PARAMETERS	
CODE EDITION - FLORIDA BUILDING CODE 2023 ASCE 7-22	
1) BASIC WIND SPEED (WIND VELOCITY) =	175 MPH (VULT) 132 MPH (VASD)
2) RISK CATEGORY II	
3) BUILDING DESIGN AS ENCLOSED	
4) WIND IMPORTANCE FACTOR 1.0	
5) INTERNAL PRESSURE COEFFICIENT = ±.18	
6) EXPOSURE = 'C'	
7) NOMINAL WIND LOAD AS PER 1603.1.4 F.B.C.	



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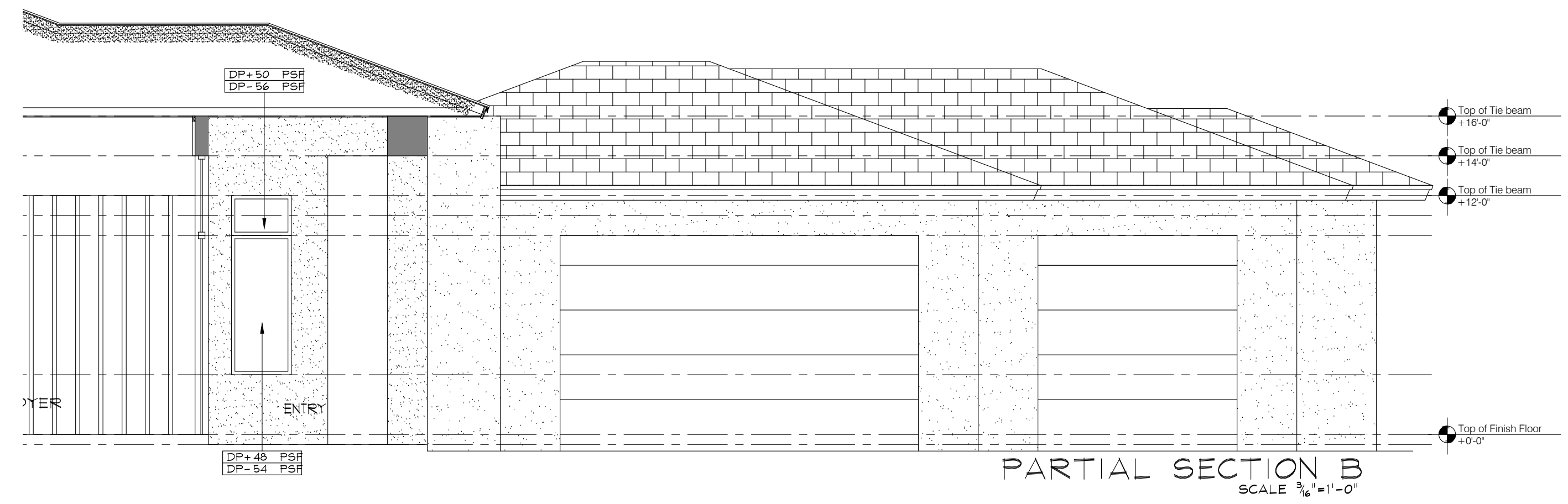
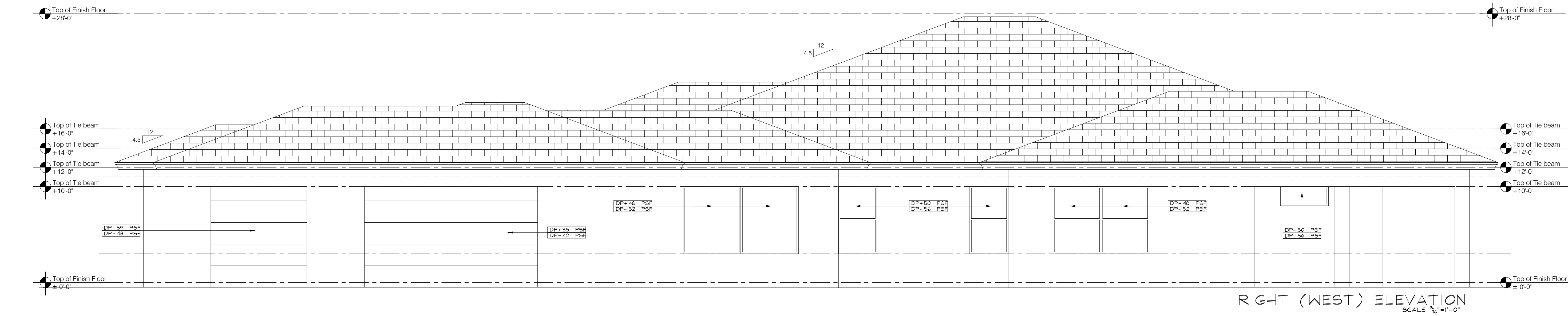
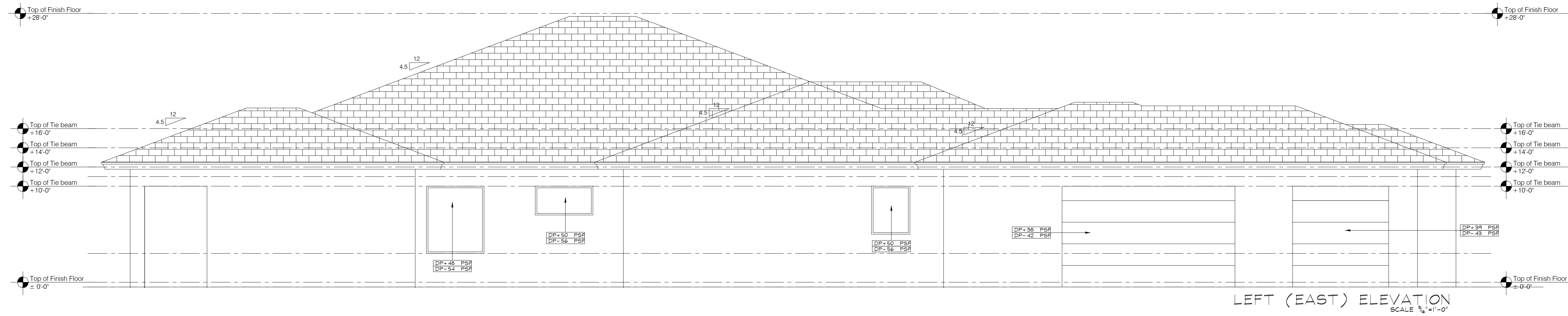
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1-REVISION - 06.11.2025

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S3.1



CERTIFICATE OF AUTHORIZATION # 33990

design engineering

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ALL N. Yemenciler, P.E.

PLLOT DATE: JUNE 11, 2025

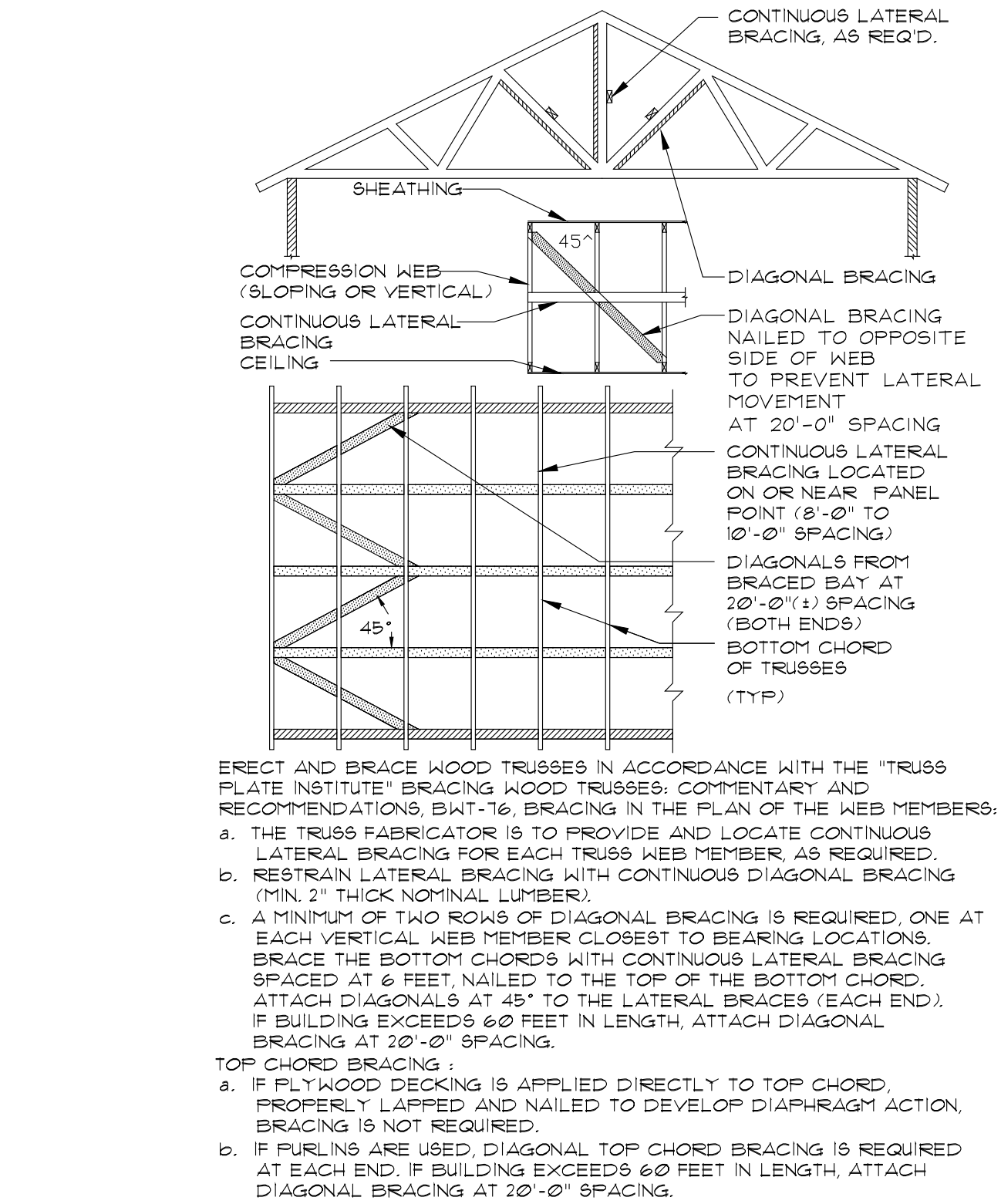
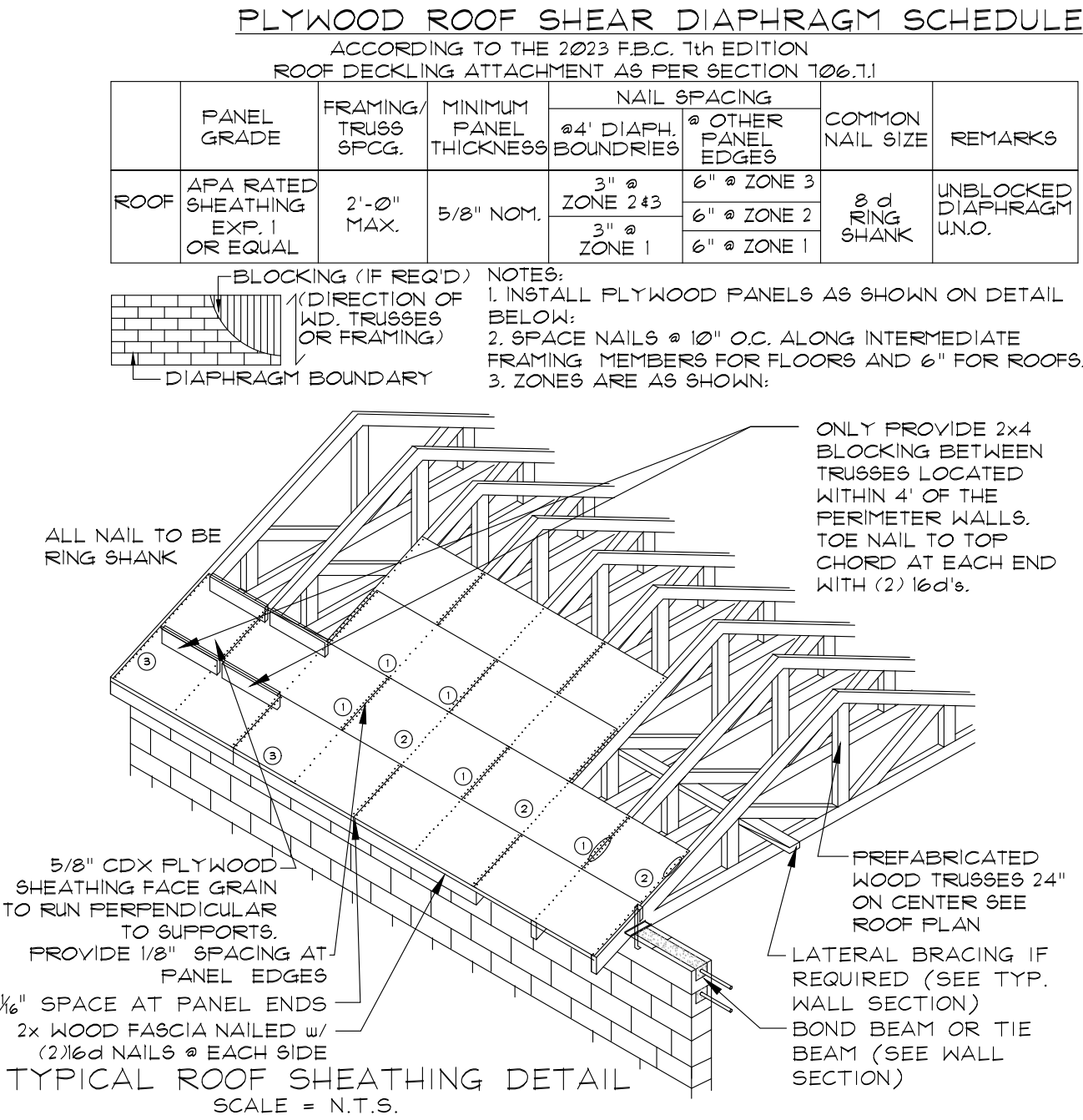
USP - ANCHOR SCHEDULE									
PRODUCT APPROVAL	MARK	STRAP IDENTIF.	QTY.	FASTENERS	# UPLIFT CAPACITY (LBS.)	F1 (LBS.)	F2 (LBS.)	APPLICATION	
FL 17680	(A)	USP HTA20	1	(3) 10d x 1-1/2"	1870	210	710	WOOD TO CONC.	
FL 17680	(B)	USP HTA20	2	(8) 10d x 1-1/2"	2430	1215	1310	WOOD TO CONC.	
FL 17236	(C)	USP RT16A	1	10d x 1-1/2"	1380	800	645	WOOD TO WOOD	
FL 17244	(D)	USP RTW30	1	14-10d x 1-1/2 14-10d	1185	—	—	WOOD TO WOOD	
FL 17244	(E)	USP MTW30	1	14-10d x 1-1/2 14-10d	1185	—	—	WOOD TO WOOD	
FL 6223	(F)	USP RUSC	1	(16)- W53 EA. END	5225	—	—	WOOD TO CONC.	
FL 2033	(G)	USP USC	1	(8)-16d GIRDER (2)-3/4" DIA ANCHOR BOLTS	7813	—	—	WOOD TO CONC.	
FL 2033	(H)	USP USC	1	(8)-16d GIRDER (4)-3/4" DIA ANCHOR BOLTS	10133	—	—	WOOD TO CONC.	
FL 6223	(I)	USP RFUS	1	(7)- W53 (4) 3/4" x 6" WEDGE BOLTS	7100	—	—	WOOD TO CONC.	
FL 17240	(J)	USP LUG72	1	16-10d TO TRUSS AND STUD 2-10d TO PLATE	1300	850	310	WOOD TO WOOD	
FL 17240	(K)	USP LUG72	1	(3) 1/4" x 3" Wedge Bolts	1810	1075	765	WOOD TO CONC.	
FL 1247	(L)	USP HLPTA75	1	(20) 10d x 1-1/2" (12) 10d x 1-1/2"	2125	1860	1115	WOOD TO CONC.	
FL 1247	(M)	USP HLPTA75	2	(40) 10d x 1-1/2"	3300	2040	2100	WOOD TO CONC.	

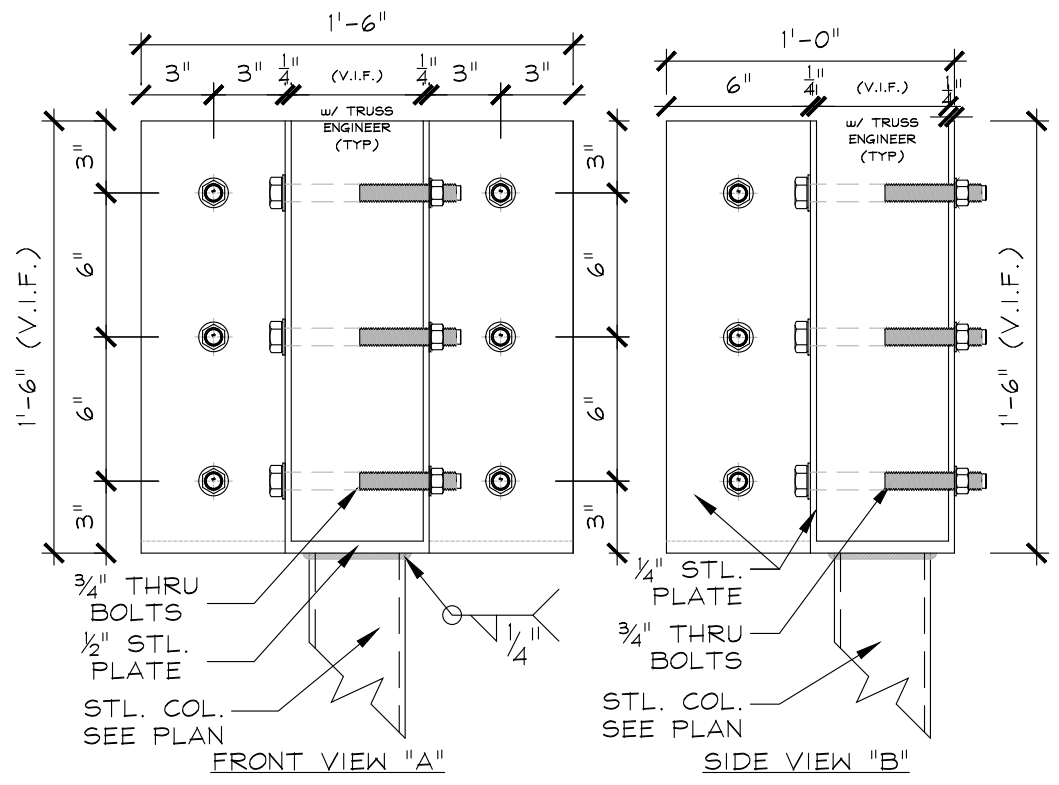
NOTES:
 (1) STRAP NAILED TO MEMBER WITH MINIMUM NAIL PENETRATION = 1 1/2".
 (2) ACTUAL UPLIFT (THE CALCULATED UPLIFT IS LESS THAN OR EQUAL TO THIS AMOUNT, LBS.) UPLIFT SHOWN IS BASED ON THE HIGHEST CASE LOAD COMBINATION BETWEEN UPLIFT AND LATERAL LOAD, EITHER PERPENDICULAR OR PARALLEL TO THE RIDGE LINE, WHEN CONSIDERING THE UNITY EQUATION, WHERE APPLICABLE, AS REQUIRED BY MFRS.

LATERAL LOADS ON TRUSS ANCHORS
 THE LATERAL LOAD PARALLEL OR PERPENDICULAR TO THE WALL FOR THE ANCHOR DESIGN SHALL BE 180 PLF ALONG THE BEAM, UNLESS SPECIFICALLY NOTED AROUND THE PLAN.
 L-: LATERAL LOAD IN (LBS). UNMARKED TRUSSES OVER MASONRY WALL SHALL BE ANCHORED WITH "A" ANCHOR WITH A MAX. DESIGN UPLIFT = 580 LBS.

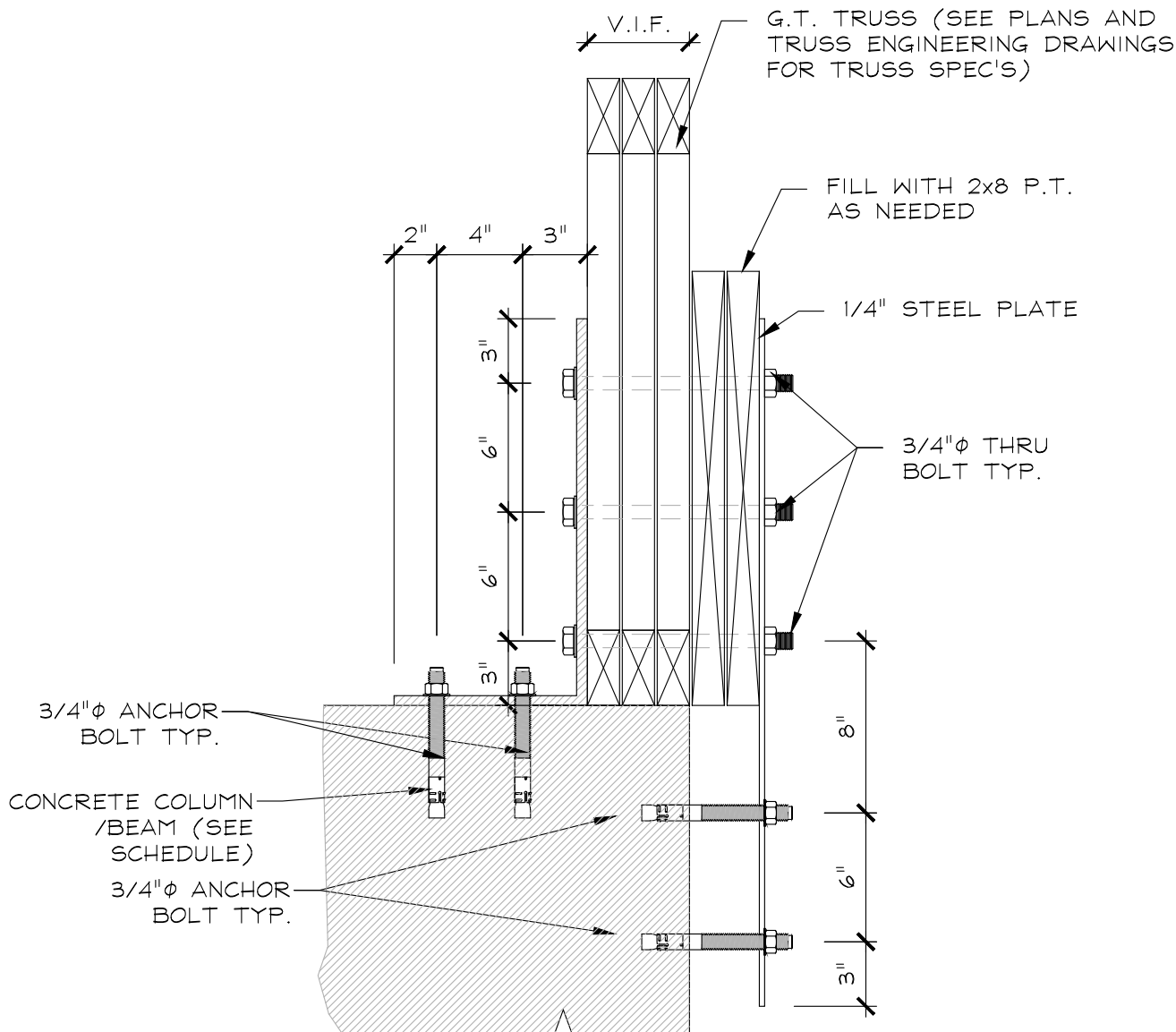
ROOF SHEATHING NOTE:
 (ALL ROOF IS DESIGNED FOR ZONE 2)
 1. ROOF SHEATHING (EXPOSED) 1 C-D SHEATHING GRADE PLYWOOD (WOOD STRUCTURAL PANELS) INSTALLED WITH LONG DIMENSION PERPENDICULAR TO ROOF TRUSSES AND WITH END JOINTS STAGGERED. SHEATHING SHALL BE FASTENED WITH 8d RING SHANK NAILS SPACED AS FOLLOWED: 6" O/C AT EDGES AND INTERMEDIATE FRAMING, 4" O/C AT BOUNDARIES
 2. DIAPHRAGM BOUNDARIES ROOF SHEATHING SHALL BE ATTACHED TO A MIN. 2x NOMINAL MEMBER (#2 SOUTHERN PINE OR DOUGLAS FIR) WITH ITS DEPTH EQUAL TO OR ONE SIZE GREATER THAN THE INTERSECTING TOP CHORD. THIS STRUCTURAL SUB-FASCIA SHALL BE FASTENED W/2-16d NAILS AT EACH TRUSS.
 ROOF LOADS
 ROOF FRAMING SYSTEM WAS DESIGN FOR THE FOLLOWING LOADS:
 DEAD LOAD = DL = 25 P.S.F. UPLIFT = -44.0 P.S.F.
 LIVE LOAD = LL = 30 P.S.F. LESS = +10.0 P.S.F.
 NET UPLIFT = -34.0 P.S.F.

NOTE:
 ROOF PLAN FOR BEARING. LOCATION & SUGGESTED TRUSS PROFILES ONLY. (REFER TO ENG. TRUSS MANUF. DRAWINGS FOR ACTUAL TRUSS DESIGNS).
DROPPED TIE BEAM CONDITION
 DROP TIE BEAM AT ALL DOORS & WINDOWS TO HEADER HEIGHT - ADD (2)#5 TO BOTTOM IF DROP EXCEEDS 8" (MAX. ALLOWABLE DROP 24")
TYPICAL TIE BEAM
 8" x 12" CONC. TIE BEAM W/(2)#5 TOP & (2)#5 BOTTOM (UNLESS NOTED OTHERWISE) FASTEN ALL GIRDER TRUSSES TO MULTIPLE STUD COLUMNS W/(2) USP RT24T STRAPS W/(6) 16" NAILS EACH END @ EACH STRAP. FASTEN SAME STUD COLUMN TO CONCRETE FOOTING THRU SILL PLATE W/(1) USP HT22 W/(1) 5/8" x 14" WEDGE ANCHOR TO CONCRETE & (14) 16" COMMON NAILS TO STUD COLUMN.
WOOD HEADERS:
 (2) 2" x 12" UNLESS NOTED OTHERWISE ON PLANS. (U.N.O.)
WOOD TRUSS GENERAL NOTES:
 THE TRUSS LAYOUTS SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. HOWEVER, THE SUPPORTING SUPERSTRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THAT THE FRAMING SCHEME SHOWN WILL BE CLOSELY PARALLEL FINAL TRUSS DESIGNER'S LAYOUT. THIS FRAMING SCHEME (DIRECTION OF TRUSSES, MAJOR G.T. BEARING POINTS, ETC.) CAN BE MODIFIED ONLY AFTER OBTAINING PERMISSION FROM THE PRIME PROFESSIONAL OF RECORD WHO MUST REVIEW PROPOSED CHANGES AND AUTHORIZE STRUCTURAL REVISIONS ACCORDINGLY. FINAL SIGNED AND SEALED ENGINEERED TRUSS DESIGNS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW AS PER GENERAL NOTES. TRUSS DESIGNERS MUST PROVIDE ALL TRUSS TO TRUSS CONNECTIONS AS PART OF THE DESIGN.
WOOD TRUSSES:
 TO BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATIONS FOR STRESS-GRADE LUMBER AND ITS FASTENINGS" BY THE NFPA. TRUSS DESIGN TO BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 CONSTRUCTION SHALL FOLLOW "FLORIDA BUILDING CODE 2023, AND ALL LOCAL RULES AND ORDINANCES AS ADOPTED BY FLORIDA BUILDING CODE.

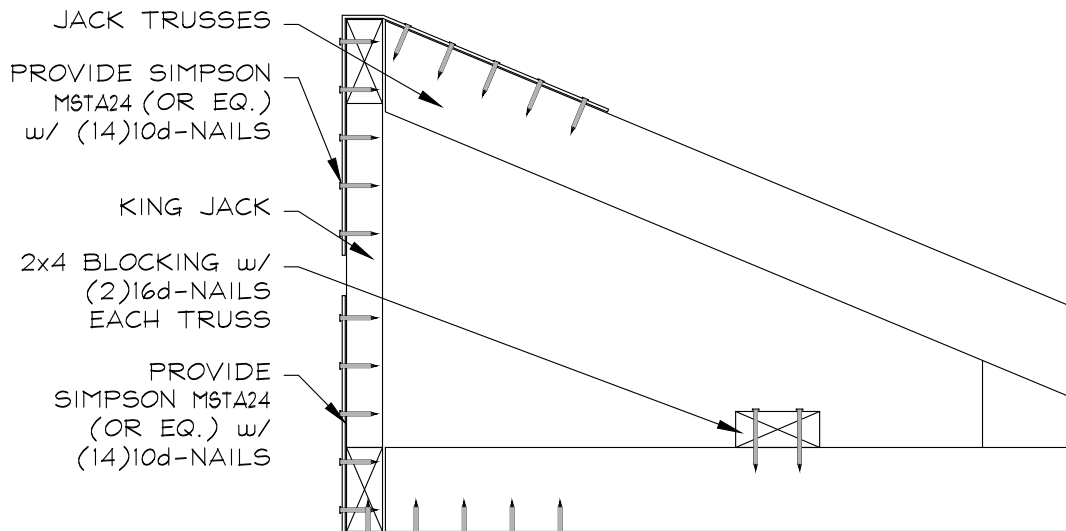




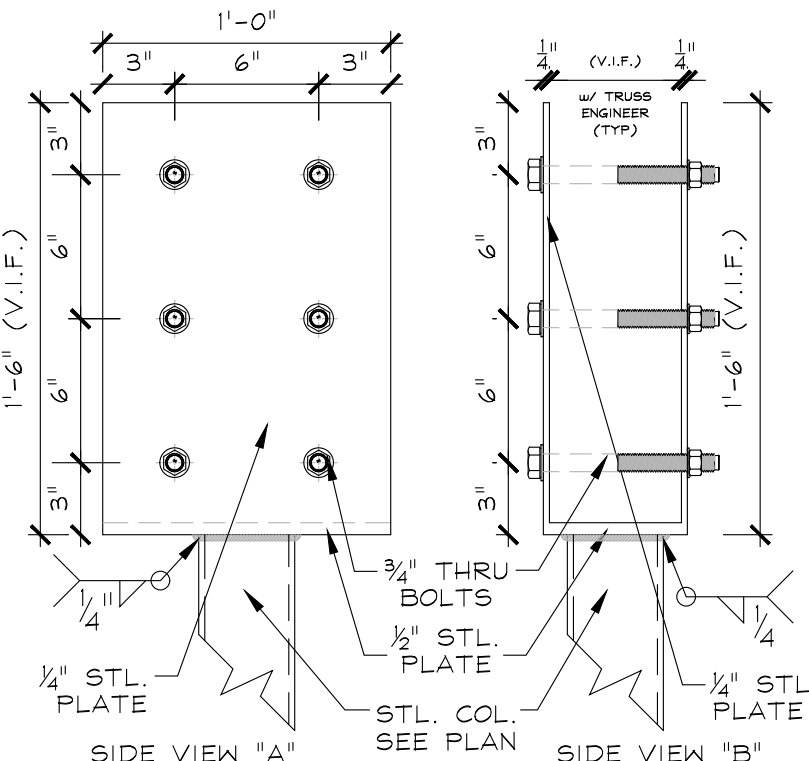
COL. CONNECTION DETAIL 1/S4.1
SCALE 1/2" = 1'-0"



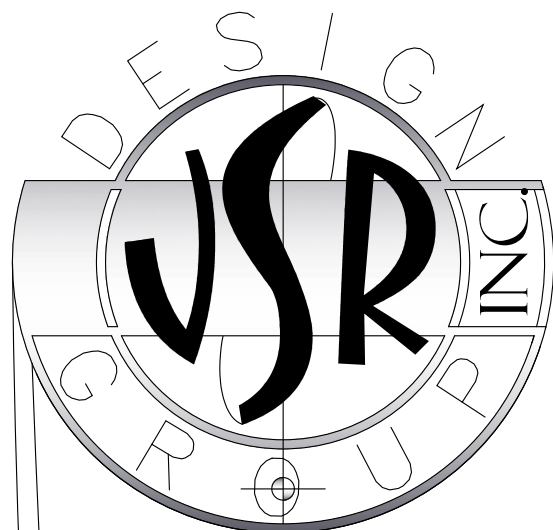
TRUSS CONNECTION
DETAIL 2/S4.1
SCALE 1/2" = 1'-0"



TYP TRUSS CONNECTION DETAIL 4/S4.1
SCALE 1/2" = 1'-0"



COL. CONNECTION DETAIL 3/S4.1
SCALE 1/2" = 1'-0"



NEW HOUSE FOR:

BHAGWANSINGH HOUSE
8100 SW 120TH STREET
PINECREST, FL 33156

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AK9571

JSR DESIGN GROUP INC.
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PH 561-362-7203
AA26002033

1-REVISION - 06.11.2025

1. All designs and concepts are the property of JSR Design Group Inc., and may not be modified or copied without written permission by the architect.
2. Contractor to verify all written dimensions (Not scaled) & notify architect of any discrepancies or omissions. Construction shall not proceed until said discrepancies or omissions have been resolved by architect.
3. Contractor to verify and approve all shop drawings and dimensions before having drawings reviewed and accepted by the architect prior to construction.

27423

S4.1

AI N. Yemenciler, P.E.
CERTIFICATE OF AUTHORIZATION # 33890
design engineering
& supply, Inc.

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PILOT DATE: JUNE 11, 2025