

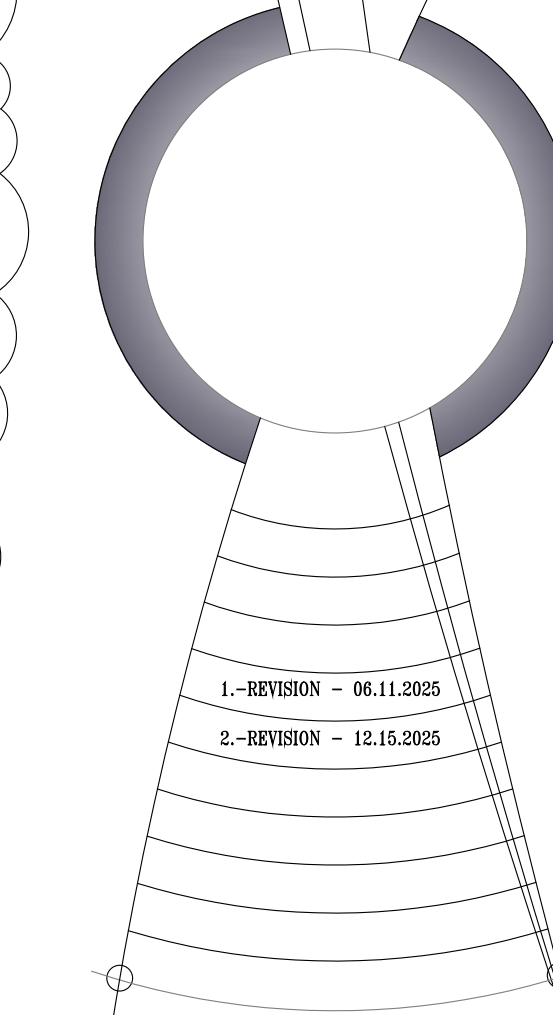


NEW HOUSE FOR:

BHAGWANSINGH HOUSE
8100 SW 120TH STREET
PINECREST, FL 33156

JOHN SHERMAN REED
ARCHITECT
FL LICENSE# AK9571

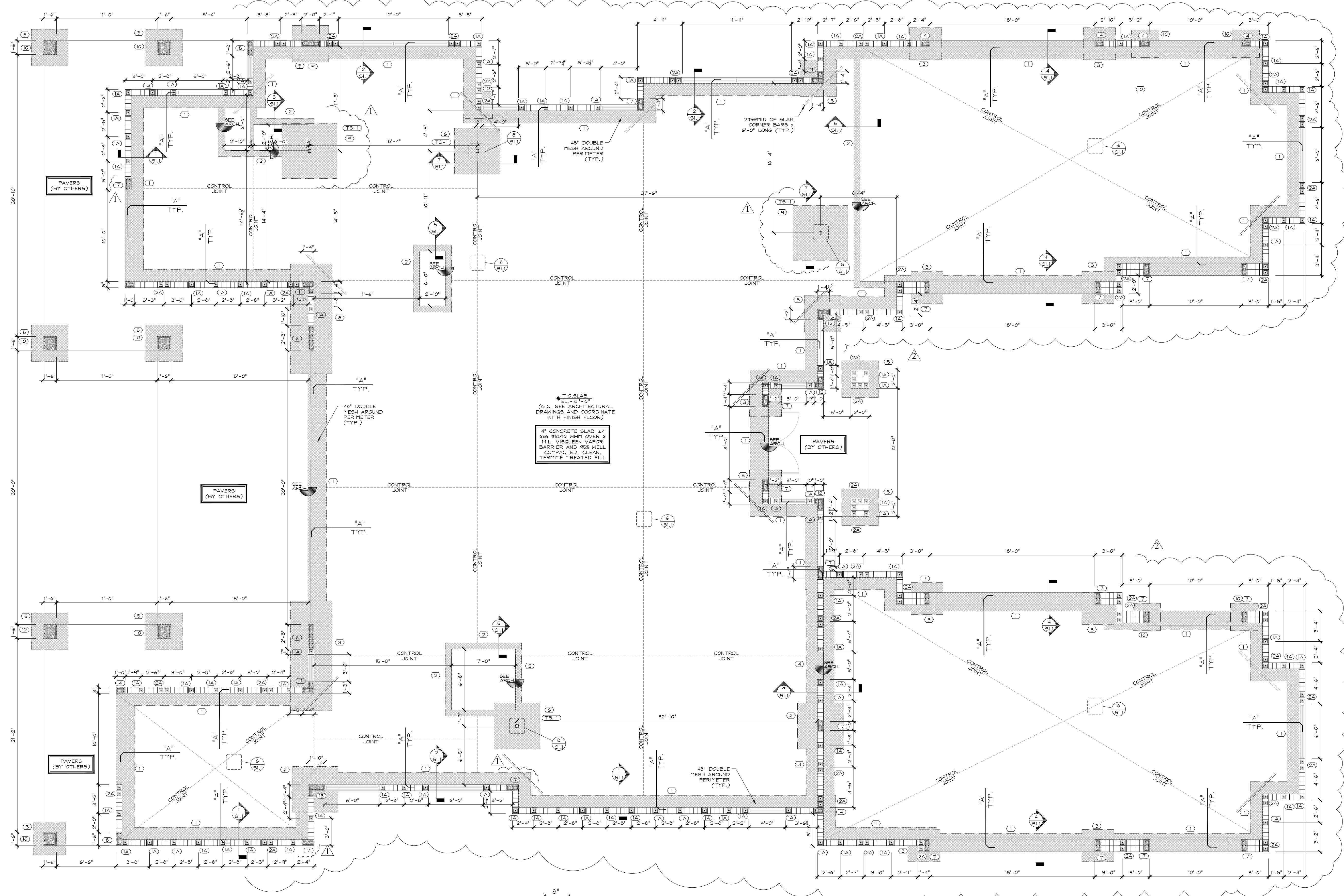
JSR DESIGN GROUP INC.
1 WEST CAMINO REAL SUITE 117E
BOCA RATON, FL 33432
PH 561-362-7203
AX26002033



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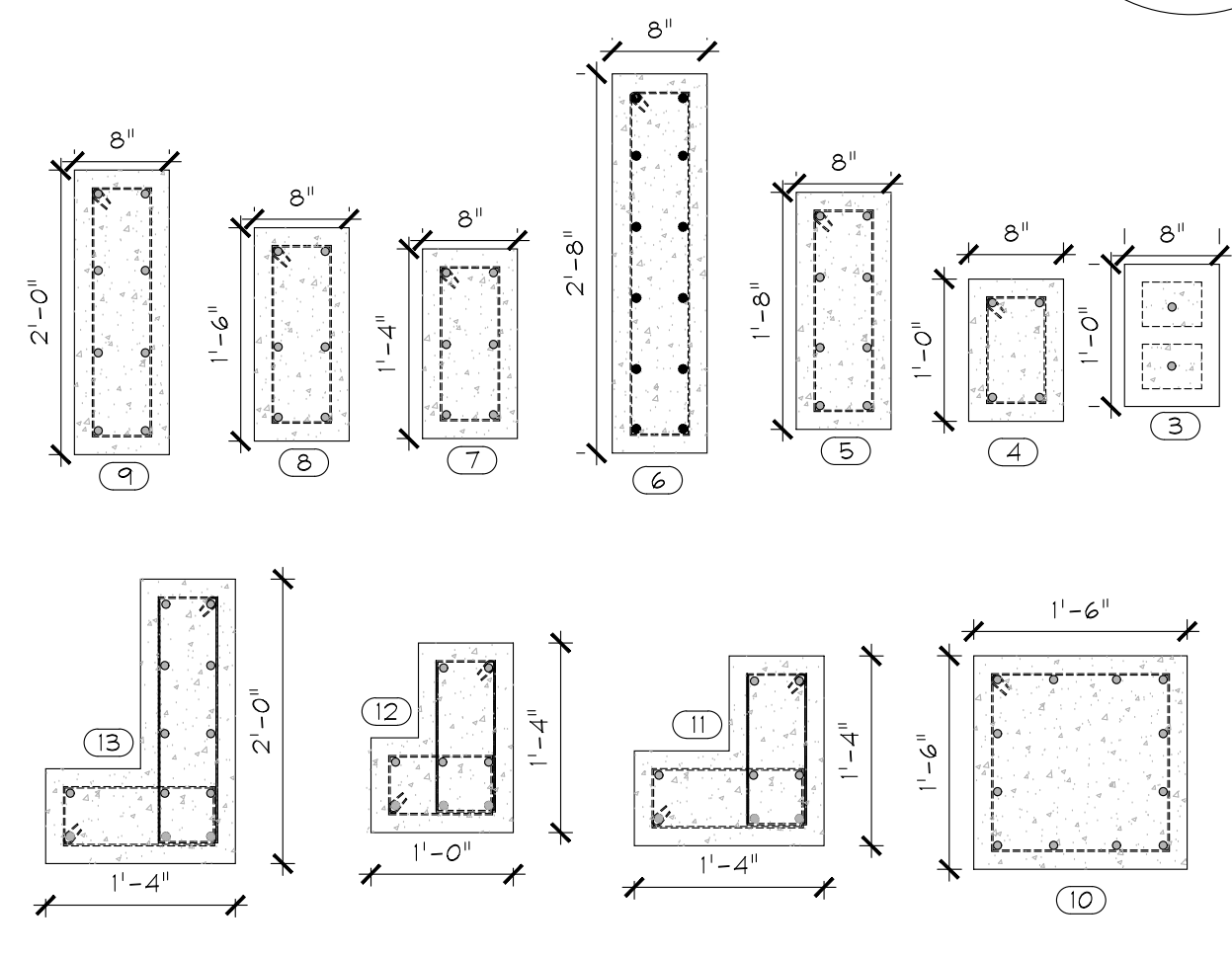


FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

STEEL COLUMN SCHEDULE				
MARK	SIZE	BASE PLATE	ANCHORS	TOP PLATE
(TS-1)	4"x4"x1/2" #			
SEE DETAILS				

FOOTING SCHEDULE F'c= 4,000 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/S1.1
(2)	8"x8"	TKND EDGE	1#5 CONTINUOUS	
(3)	42"x42"x16"	PAD	4#5 EACH WAY TOP&BOT.	
(4)	36"x16"	INT. FTG.	4#5 CONTINUOUS BOT. 1#5 TOP CONTINUOUS	#5 @12" O.C. SEE DETAIL 9/S1.1
(5)	48"x48"x16"	PAD	5#5 EACH WAY TOP&BOT.	
(6)	60"x60"x20"	PAD	6#6 EACH WAY TOP&BOT.	
(7)	66"x66"x20"	PAD	7#6 EACH WAY TOP&BOT.	NOT USED
(8)	54"x144"x16"	PAD	#6@8" O.C. E.W. TOP&BOT.	
(9)	72"x72"x24"	PAD	8#7 EACH WAY TOP&BOT.	
(10)	36"x36"x16"	PAD	4#5 EACH WAY TOP&BOT.	

COLUMN SCHEDULE F'c= 4,000 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



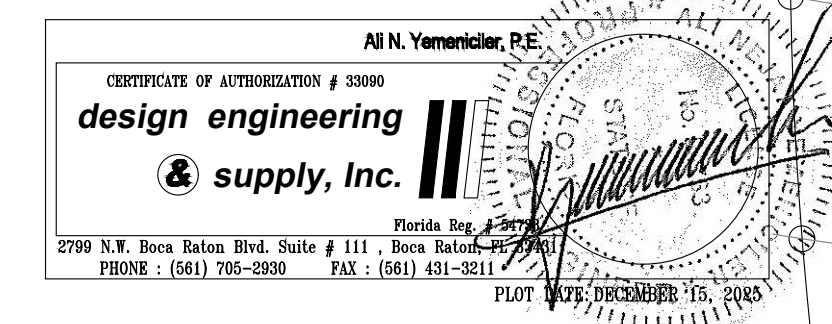
NOTE: WINDOW AND DOOR BUCK IT IS ACCEPTABLE TO REDUCE THE CONCRETE BEAMS AT ONLY WINDOW AND DOOR LOCATIONS BY 2" FOR BUCK INSTAL. CONTRACTOR SHALL COORDINATE ALL WINDOW AND DOOR MASONRY OPENINGS W/DOOR & WINDOW MANUFACTURE PRIOR TO BLOCK WALL INSTALLATION AND TIE BEAM POUR.

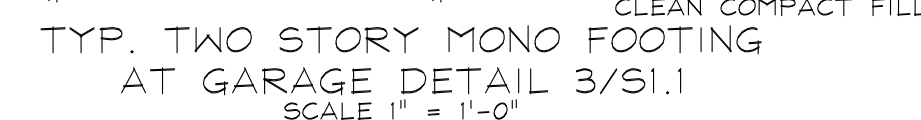
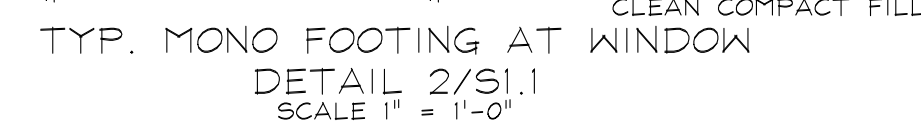
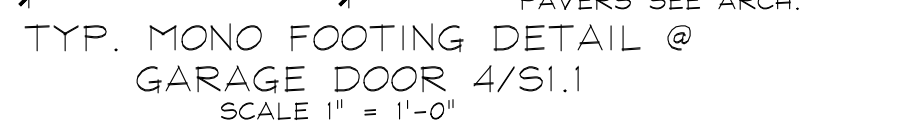
NOTE: PROVIDE ADEQUATE SHORING AS PER FLORIDA BUILDING CODE 2023

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)





BHAGWANSINGH HOUSE
8100 SW 120TH STREET
PINECREST, FL 33156

JOHN SHERMAN REED
ARCHITECT
EL LICENSE# AR 9571

JSR DESIGN GROUP INC.
1 WEST CAMINO REAL, SUITE 117E
BOCA RATON, FL 33432
PH. 561-362-7203
FAX 561-362-7203

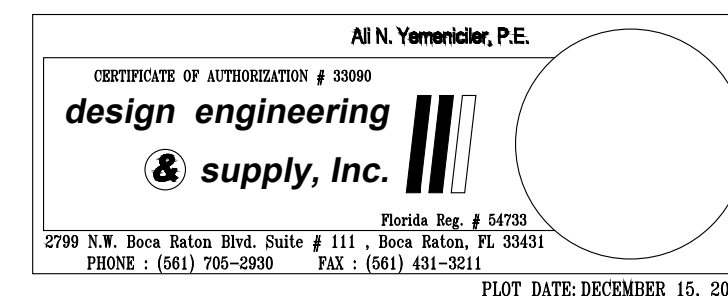
1.-REVISION - 06.11.2023

2.-REVISION - 12.15.2021

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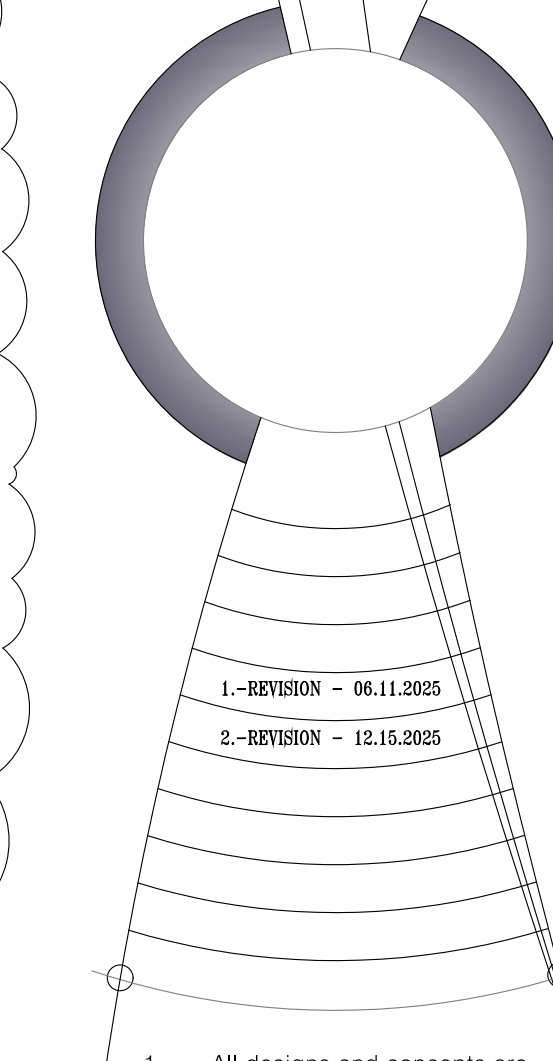


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1 WEST CAMINO REAL SUITE 17E
BOCA RATON, FL 33432
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AX26002033



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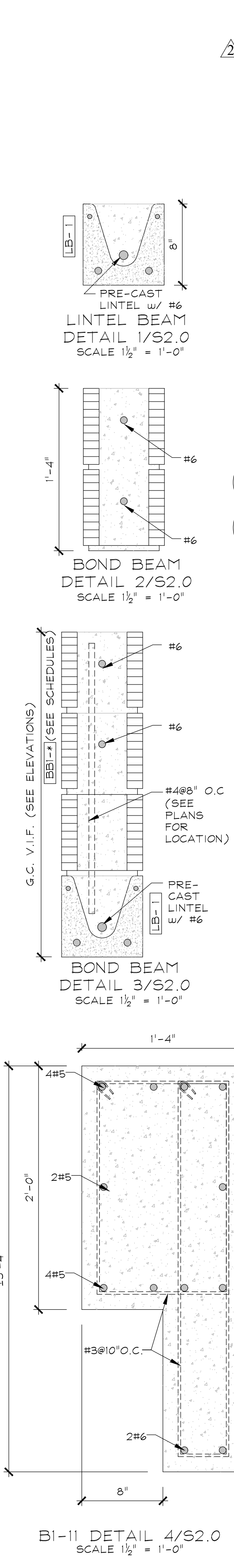
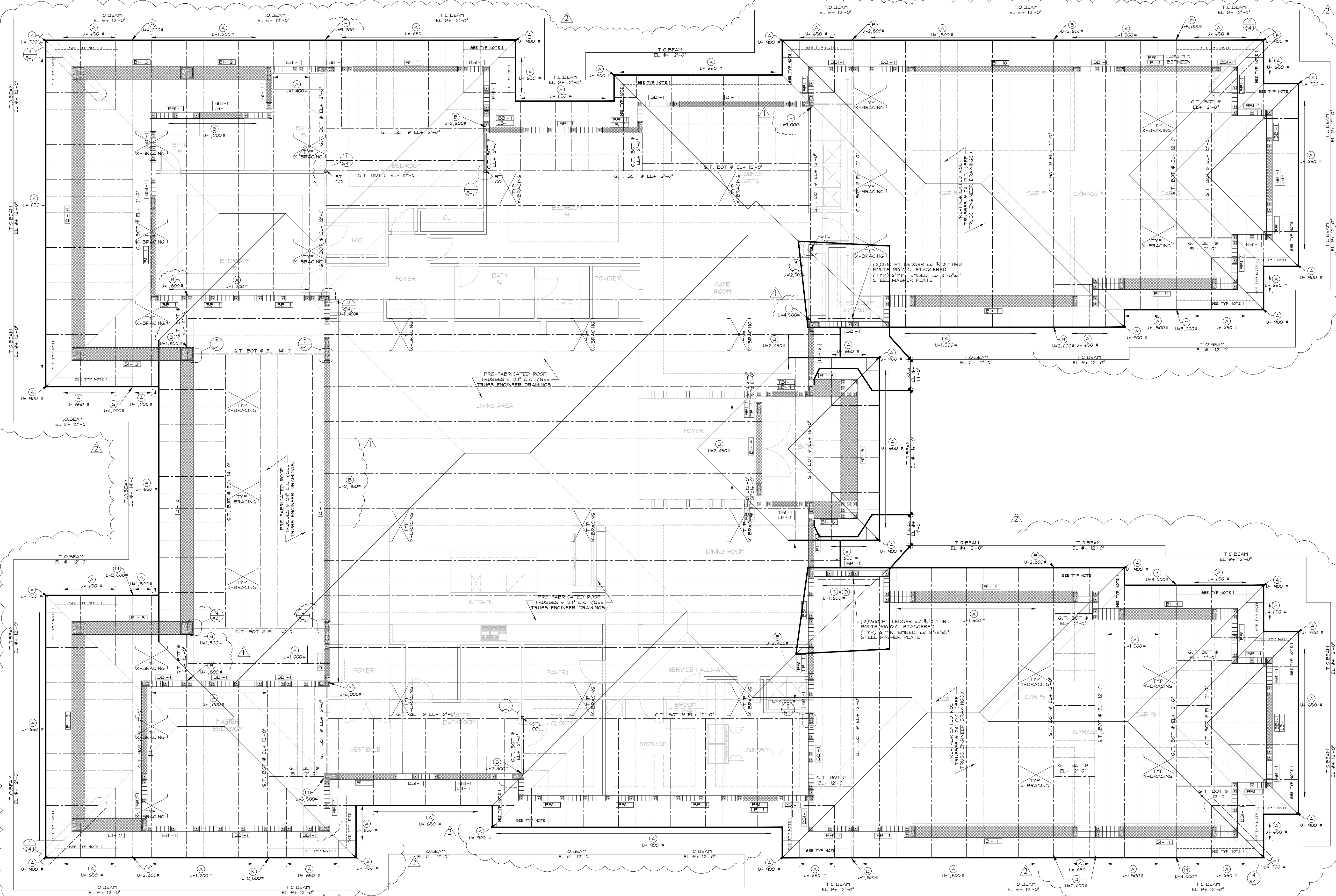
S2.0

ALL N. Yemmerlin, P.E.
CERTIFICATE OF AUTHORIZATION # 35890

design engineering
supply, Inc.

Florida Reg. # 54793
2789 N.W. Boca Raton Blvd. Suite # 111, Boca Raton, FL 33431
PHONE : (561) 765-2920 FAX : (561) 651-3511
PLOT DATE: DECEMBER 15, 2025

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



BOND BEAM & TIE BEAM SCHEDULE F'c= 4,000 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
TB-1	8"x16"	2#5	2#5	#3@12"O.C.	CONT. BOND BEAM SEE DETAIL 2/S2.0
LB-1	8"x8"	PRE-CAST LINTEL w/ #16 CONT. & FILLED w/ CONC.			

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

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.

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

NOTE 1:
(TYP.) PROVIDE 2x6 CONT. BRACING w/(2)-10d NAILS AT EACH TRUSS MAX. 24"O.C. (SEE PLANS FOR LOCATION)



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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AA26002033

1.-REVISION - 06.11.2025

2.-REVISION - 12.15.2025

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S3.0

AI N. Yemenciler, P.E.

CERTIFICATE OF AUTHORIZATION # 33890

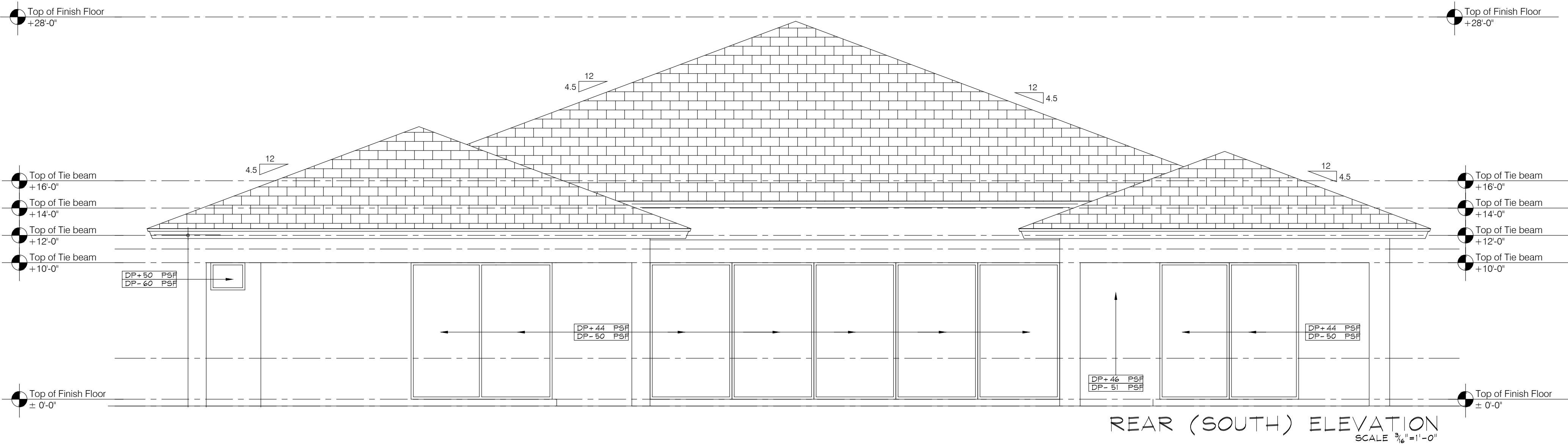
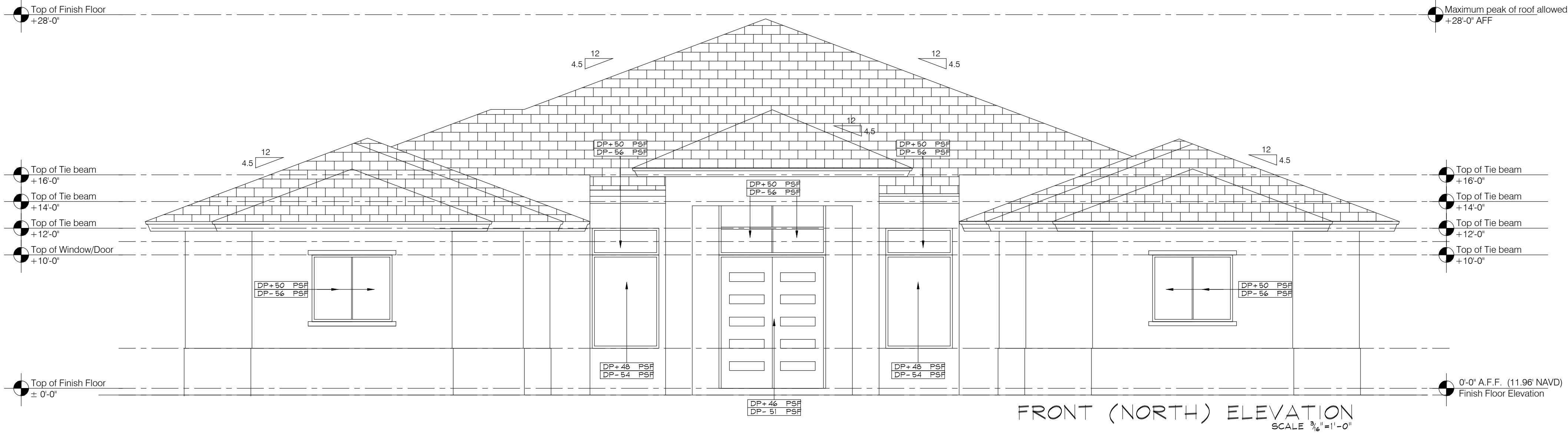
design engineering

& supply, Inc.

Florida Reg. # 54729

2780 N.W. Boca Raton Blvd. Suite # 111, Boca Raton, FL 33431
PHONE : (561) 750-2500 FAX : (561) 651-3511

PLOT DATE: DECEMBER 15, 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	
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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.	

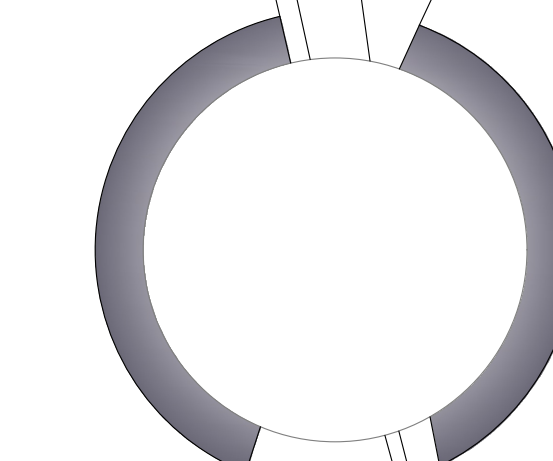


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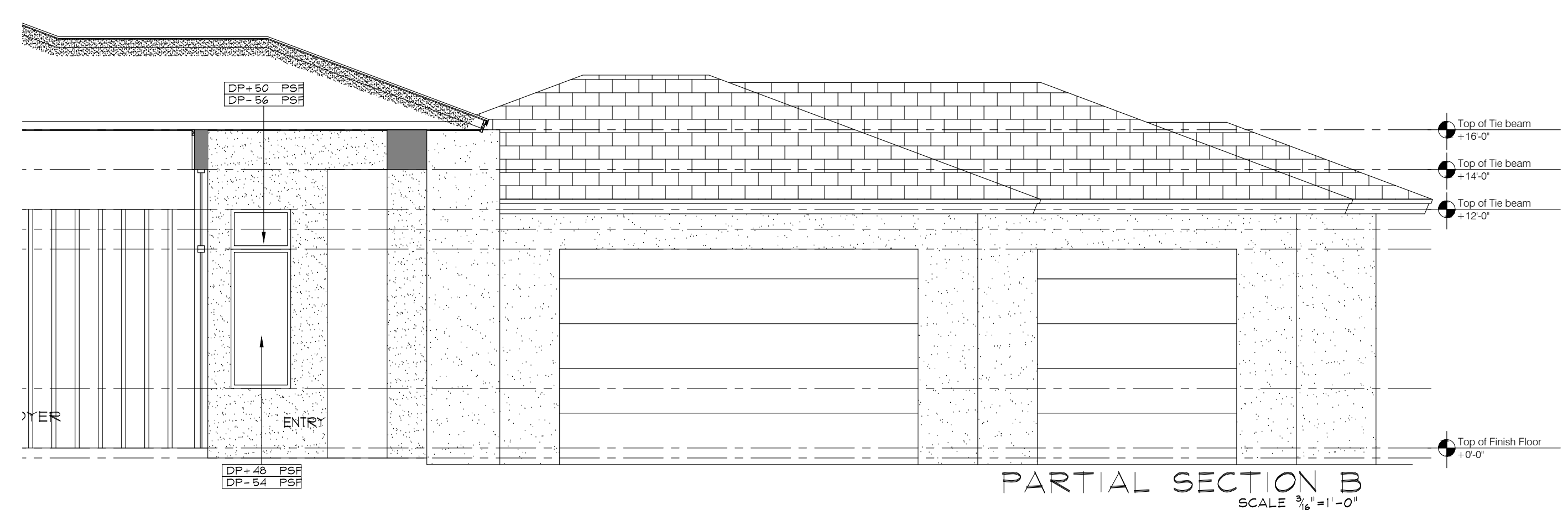
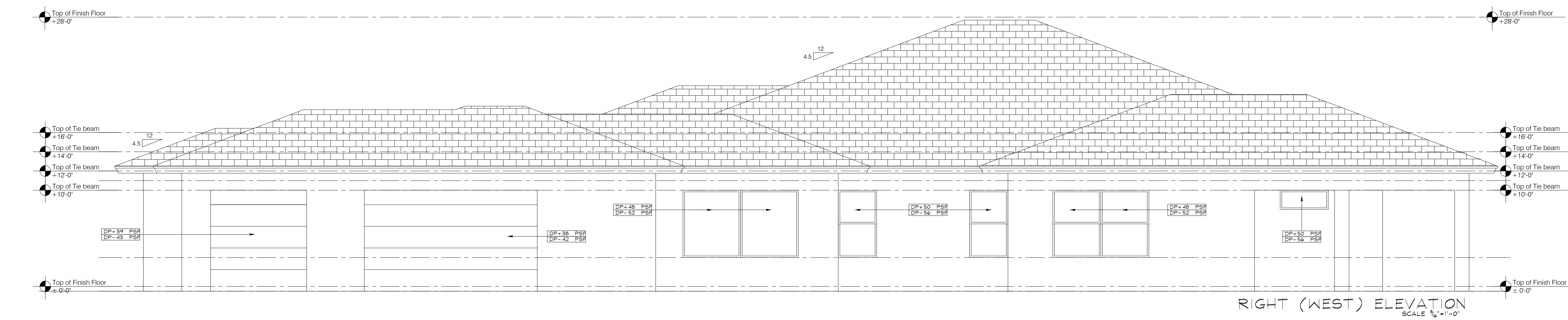
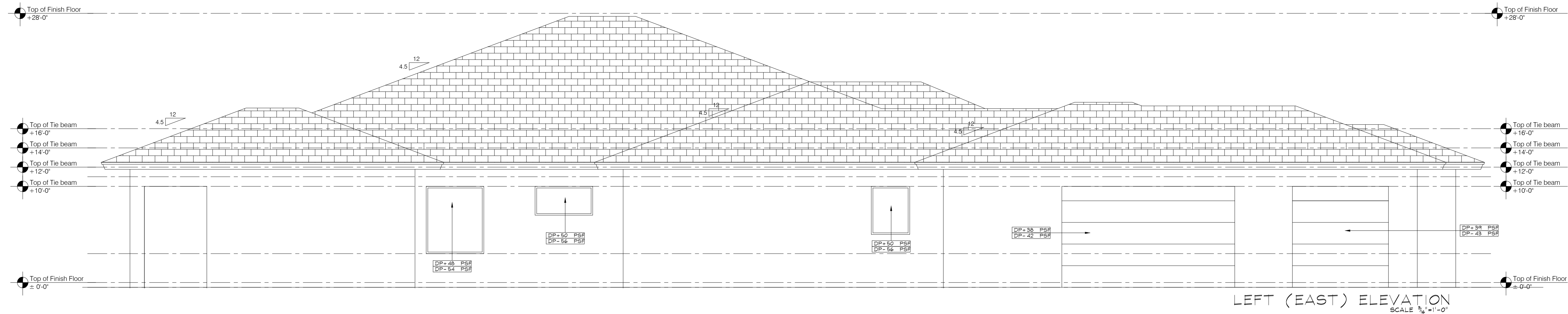


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- 2.-REVISION - 12.15.2025

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design engineering
& supply, Inc.
Florida Reg. # 54729
2780 N.W. Boca Raton Blvd. Suite # 111, Boca Raton, FL 33431
PHONE : (561) 750-5260 FAX : (561) 651-3511
PLOT DATE: DECEMBER 15, 2025

USP - ANCHOR SCHEDULE									
PRODUCT APPROVAL	MARK	STRAP IDENTIF.	QTY.	FASTENERS	# UPLIFT CAPACITY (LBS.)	F1 (LBS.)	F2 (LBS.)	APPLICATION	
FL. IT680	(A)	USP HTA20	1	(9) 10dx1-1/2"	1870	210	710	WOOD TO CONC.	
FL. IT680	(B)	USP HTA20	2	(8) 10dx1-1/2"	2,430	1215	1310	WOOD TO CONC.	
FL. IT236	(C)	USP RT16A	1	10d x 1-1/2	1380	800	645	WOOD TO WOOD	
FL. IT244	(D)	USP MTW30	1	14-10d x 1-1/2 14-10d	1185	—	—	WOOD TO WOOD	
FL. IT244	(E)	USP MTW30	1	14-10d x 1-1/2 14-10d	1185	—	—	WOOD TO WOOD	
FL. 6223	(F)	USP RUSC	1	(6)- W53 EA. END	5,225	—	—	WOOD TO WOOD	
FL. 2033	(G)	USP USC	1	(8)-16d GIRDER (2)-3/4" DIA ANCHOR BOLTS	7,813	—	—	WOOD TO CONC.	
FL. 2033	(H)	USP USC	1	(8)-16d GIRDER (4)-3/4" DIA ANCHOR BOLTS	10,153	—	—	WOOD TO CONC.	
FL. 6223	(I)	USP RFUS	1	(7)- W53 (4) 3/4" x 6" WEDGE BOLTS	7,100	—	—	WOOD TO CONC.	
FL. IT240	(J)	USP LUGT2	1	6-10d TO TRUSS AND STUD 2-10d TO PLATE	1900	850	310	WOOD TO WOOD	
FL. IT240	(K)	USP LUGT2	1	(5) 1/4" x 3" WEDGE BOLTS	1810	1015	765	WOOD TO CONC.	
FL. I241	(L)	USP HLPTA15	1	(20) 10dx1-1/2" (2) 10dx1-1/2"	2,125	1860	1115	WOOD TO CONC.	
FL. I241	(M)	USP HLPTA15	2	(40) 10dx1-1/2"	3,500	2040	2100	WOOD TO CONC.	

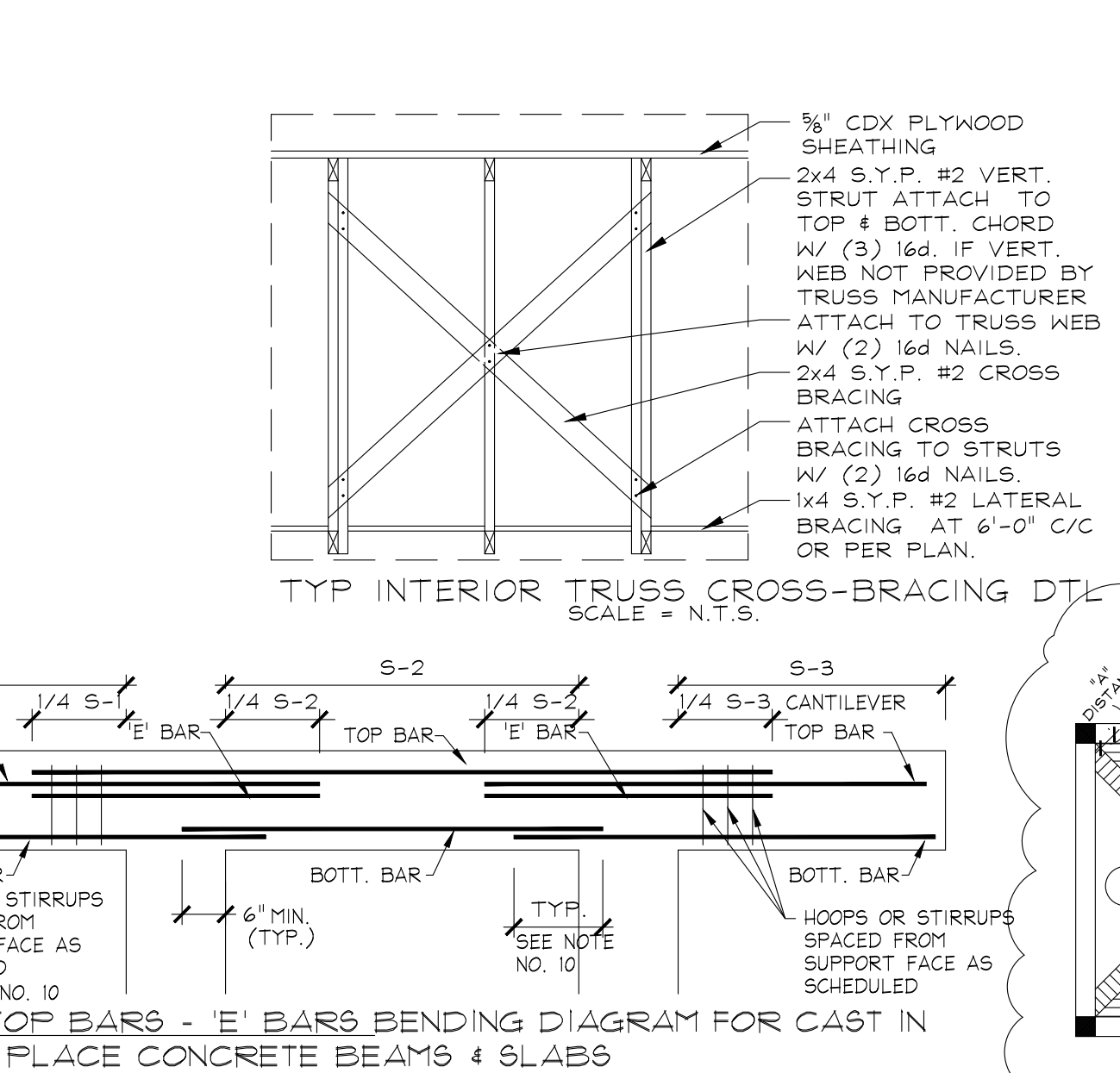
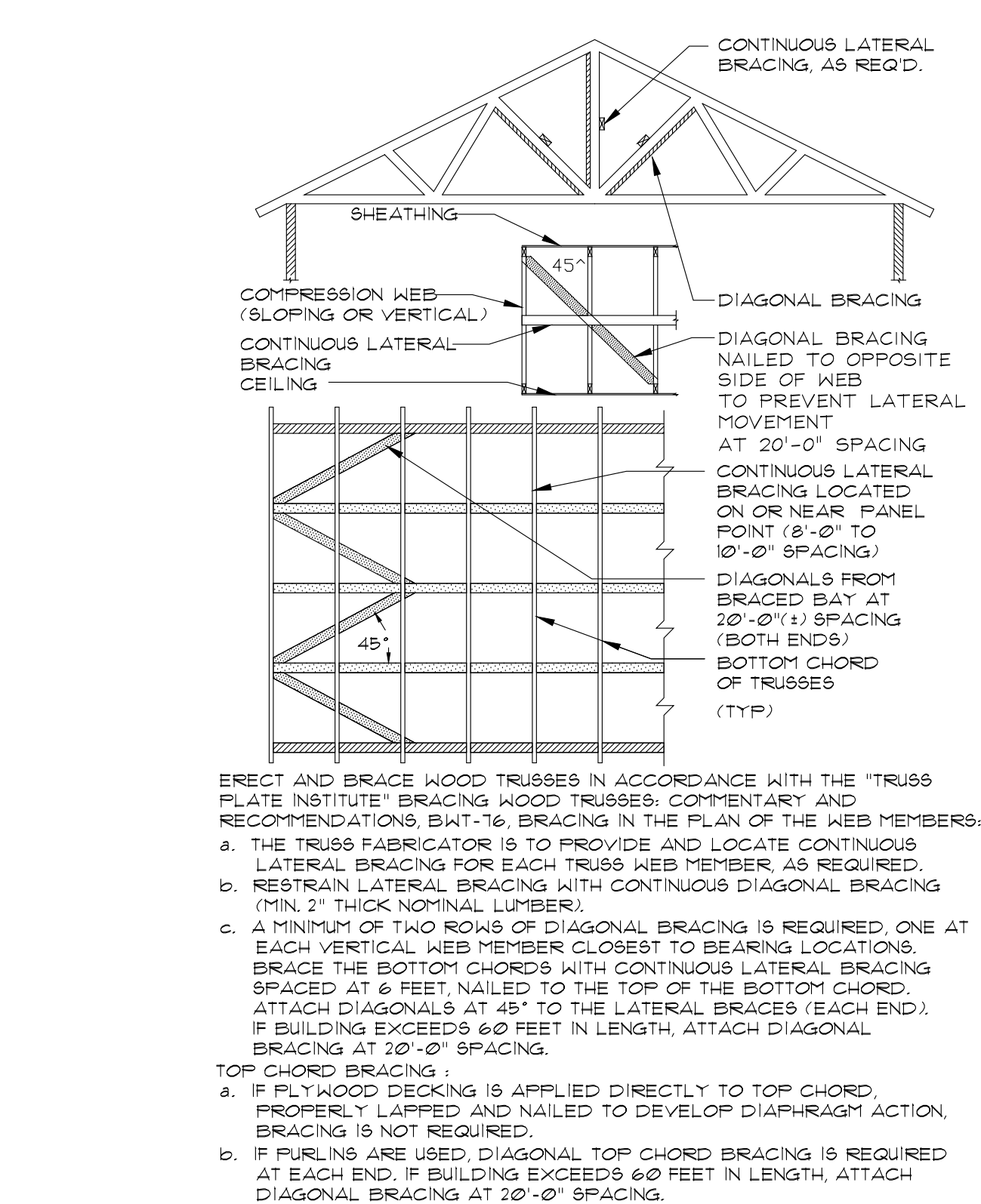
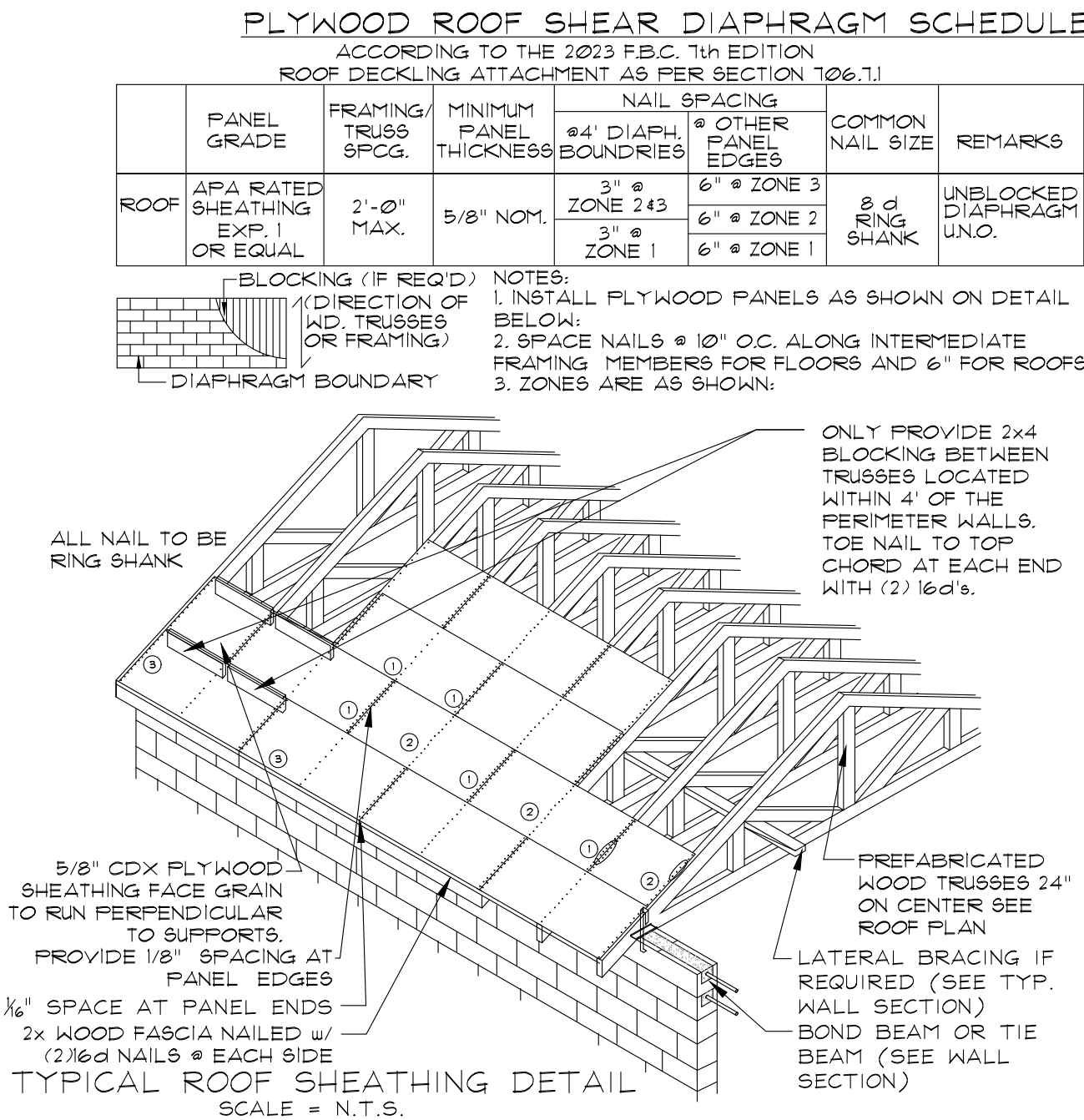
NOTES:
 (1) STRAP NAILED TO MEMBER WITH MINIMUM NAIL PENETRATION = 1 1/2".
 (2) ACTUAL UPLIFT (THE CALCULATED UPLIFT IS LESS THAN OR EQUAL TO THIS AMOUNT, LBS.) UPLIFT SHOWN IS BASED ON THE WORST CASE LOAD COMBINATION BETWEEN UPLIFT AND LATERAL LOAD, EITHER PERPENDICULAR OR PARALLEL TO THE RIDGE LINE, 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:
 (1) ROOF SHEATHING IS DESIGNED FOR ZONE 2)
 (2) EXPOSURE 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 6d 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 DESIGN LOADS
 ROOF FRAMING SYSTEM WAS DESIGN FOR THE FOLLOWING LOADS:
 TOP CORD DEAD LOAD = DL = 30 P.S.F.
 TOP CORD DEAD LOAD = DL = 15 P.S.F.
 BOTTOM CORD DEAD LOAD = DL = 10 P.S.F.
 TOTAL = 55 P.S.F.

ROOF FRAMING NOTES
 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 HTT22 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.



TIMBER - SOUTHERN PINE
SELECT NO. 2
 1. BENDING $F_b = 1200$ PSI SINGLE MEMBER.
 HORIZONTAL SHEAR $F_v = 90$ PSI
 COMPRESSION PERPENDICULAR TO GRAIN = 405 PSI
 MODULUS OF ELASTICITY $E = 1,700,000$ PSI
 WET CONDITIONS OF SERVICE (SURFACED DRY, 19% MAX M.C.)

MASONRY
 1. MASONRY BLOCK STRENGTH $F_m = 2000$ P.S.I., MORTAR TYPE "M" OR "S"
 2. MASONRY ROUGH OPENINGS FOR WINDOWS AND DOORS WIDTHS HAVE BEEN ROUNDED UP TO THE NEAREST INCH. (SEE FLOOR PLAN)
 3. HORIZONTAL JOINT REINFORCEMENT SHALL BE PROVIDED AT EVERY SECOND COURSE (16" VERTICALLY AT MASONRY JOINTS) HORIZONTAL JOINT REINFORCEMENT SHALL BE STANDARD #9 LADDER TYPE FOR REINFORCED MASONRY AND SHALL EXTEND 4" INTO TIE COLUMN.
 4. THE OUTER BAR OF FOUNDATION STEEL SHALL BE CONTINUOUS AROUND ALL BUILDING CORNERS USING CORNER BARS. MINIMUM BAR LAP SHALL BE 40 BAR DIAMETER.
 5. BAR SPLICES SHALL BE A MINIMUM OF 48" TIMES BAR DIAMETER FOR ALL REINFORCED MASONRY WALL CONSTRUCTION.
 6. BLOCK MASONRY SHALL CONSULT WINDOW MANUFACTURERS' SPECIFICATIONS
 7. THE UNIT MASONRY AND REINFORCING IS DESIGNED IN ACCORDANCE WITH AISC 530/530.1-05, THIS 402-05, ACI530-11, ASCE-05 BUILDING CODE REQUIREMENTS. ALL THE MASONRY UNITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS TMS602-05, ACI530.1-05, ASCE6-08.

GENERAL BEAM SCHEDULE NOTES
 1. SCHEDULED HOOPS OR STIRRUPS SHALL BE PLACED AT EACH END OF BEAM UNLESS NOTED OTHERWISE. STIRRUPS SHALL BE TYPE S-6 & HOOPS SHALL BE TYPE T-2 CRSI) BAR BENDS UNLESS NOTED OTHERWISE
 2. BUNDLE ALL STRUCTURAL BEAM TOP BARS IN PARS OVER SUPPORTS WITHIN 12" OF ADJACENT BEAMS (U.N.O.)
 3. ALL CONCRETE BEAMS SHALL NOT BE POURED PRIOR TO PLACING OF BLOCK BELOW.
 4. ALL TIE BEAM REINFORCING SHALL BE CONTINUOUS THRU TIE BEAMS ONLY. ALL SPLICES TO BE A MINIMUM OF 30 BAR DIAMETERS.
 5. ALL TIE BEAM TOP & BOTTOM REINFORCING SHALL EXTEND INTO SPAN OF ANY ADJACENT STRUCTURAL BEAM AS PER BENDING DIAGRAM.
 6. DROP BOTTOM OF THE BEAMS AS REQUIRED AT WINDOW AND DOOR HEADS (28" MAXIMUM) AND ADD (2) #5 BOTTOM IF DROP EXCEEDS 8" @ 1ST, FLR)
 7. TIE BEAM SCHEDULED DEPTHS ARE MINIMUM AND MAY BE INCREASED (8" MAXIMUM) TO FIT BLOCK WORK.
 8. ALL ADDED LONGITUDINAL BEAM REINFORCING SHALL EXTEND A MINIMUM INTO SUPPORT UNLESS NOTED OTHERWISE.
 9. MARK "C" IN REINFORCING COLUMN BETWEEN TWO BEAMS INDICATES THAT REINFORCING SHALL BE CONTINUOUS THRU THESE TWO BEAMS.
 10. BOTTOM REINFORCING STEEL AREA OF EITHER ADJACENT BEAM SHALL EXTEND THRU SUPPORT AND LAP WITH A CLASS "B" TENSION SPACING REQUIREMENTS. OTHER SIDE OF SUPPORT, OR HOOK AT END SUPPORT.
 11. PROVIDE (2) #5 CORNER BARS WITH 30" DEVELOPMENT EACH WAY AT ALL TIE BEAMS AT OUTSIDE OF BEAM.

GENERAL NOTES
 THE FOLLOWING NOTES ARE APPLICABLE TO ALL DRAWINGS. THE CONTRACTOR SHALL OBTAIN LATEST SETS OF DRAWINGS INCLUDING ANY REVISIONS AND VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE STARTING CONSTRUCTION. THE CONTRACTOR SHALL USE MATERIALS AND EMPLOY CONSTRUCTION METHODS IN ORDER TO COMPLY WITH THE DRAWINGS AND SPECIFICATIONS. ANY DEVIATIONS MUST BE SUBMITTED IN WRITING TO ARCHITECT FOR APPROVED. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE STATE, COUNTY, AND/OR MUNICIPAL CODES AND ORDINANCES. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER W/ ARCHITECTURAL, MECHANICAL & ELECTRICAL DRAWING TO VERIFY DIMENSIONS, LOCATIONS OF DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, REGLETS, BOLT SETTING, SLEEVES, ETC. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THE STRUCTURE SHOWN ON THESE DRAWINGS IS STRUCTURALLY SOUND ONLY IN ITS COMPLETED FORM. THE CONTRACTOR SHALL TEMPORARILY BRACE ALL EARTH, FORMS, CONCRETE, STEEL, WOOD, MASONRY, TO RESIST GRAVITY, EARTH, WIND AND CONSTRUCTION LOADS DURING CONSTRUCTION. ALL DETAILS, SECTIONS, AND NOTES SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPE "A" SHOWN APPLY TO ALL LIKE OR SIMILAR SITUATIONS ELSEWHERE UNLESS OTHERWISE SHOWN OR NOTED. ALL STRUCTURAL OPENINGS AROUND OR AFFECTED BY MECHANICAL, ELECTRICAL OR PLUMBING EQUIPMENT SHALL BE VERIFIED WITH EQUIPMENT PURCHASED BEFORE PROCEEDING WITH STRUCTURAL WORK AFFECTED. CONTRACTOR SHALL SUBMIT TO THE STRUCTURAL ENGINEER FOR APPROVAL A DRAWING DETAILING THE OPENING, LOCATION(S) AND SIZE PRIOR TO CONSTRUCTION. NO PENETRATION OF ANY STRUCTURAL MEMBER NOT SHOWN ON THE STRUCTURAL DRAWINGS WILL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER. UNLESS NOTED, ELEVATIONS SHOWN ARE TO TOP OF BEAMS OR FOUNDATIONS. UNLESS NOTED, SUBMIT SHOP DRAWINGS OF ALL FABRICATED MATERIALS FOR REVIEW DESIGN DRAWINGS SHALL NOT BE REPRODUCED FOR USE AS SHOP DRAWINGS. ALL REQUIRED TESTING REPORTS SHALL BE AVAILABLE AT THE JOB SITE. COMPUTED DIMENSION SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. WHEN SPECIFICATIONS AND GENERAL NOTES DISAGREE, GENERAL NOTES WILL TAKE PRECEDENCE.

WIND LOAD SCHEDULE

170 MPH ALL PRESSURES ARE ASD	ROOF WIND LOADS			
	1	2a	2r	3
POSITIVE (PSF)	+2131	+2131	+2131	+2131
NEGATIVE (PSF)	-48	-76	-76	-98

CORNER DISTANCE, A = 6' FEET

ROOF ZONING DIAGRAM
 SCALE N.T.S.

STRUCTURAL GENERAL NOTES
DESIGN LIVE LOAD:
 LIVING: 40psf
 ROOF: 30psfs
 STAIRS: 100psf

CONCRETE:
CONCRETE DESIGN PER ACI.318.14
 CONCRETE SHALL ATTAIN THE FOLLOWING STRENGTHS IN 28 DAYS
 FOUNDATIONS: 4,000 P.S.I.
 SLAB & GRADE BEAMS: 4,000 P.S.I.
 COLUMNS: 4,000 P.S.I.
 BEAMS: 4,000 P.S.I.
 STRUCTURAL SLABS: 4,000 P.S.I.
 ALL CONCRETE WORK SHALL CONFORM TO "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (A.C.I.-301). REINFORCED CONCRETE SHALL BE DESIGNED PER ACI-318-14.
CONCRETE CLEAR COVER:
 FOUNDATIONS: 3"
 BEAMS: 1.50" TO STIRRUPS
 COLUMNS: 1.50" TO STIRRUPS
 SLABS NOT EXPOSED TO THE WEATHER: 0.75"
 SLABS EXPOSED TO THE WEATHER: 1.50"
REINFORCING STEEL:
 ALL REINFORCING STEEL BARS SHALL CONFORM TO A.S.T.M. 615 SPECIFICATIONS AND SUPPLEMENTARY REQUIREMENTS #1, FOR DEFORMED BILLET STEEL WITH 60,000 P.S.I. MINIMUM YIELD STRENGTH. SHOP DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH LATEST A.C.I. STANDARDS PROVIDE DOWELS IN FOUNDATIONS TO MATCH REINFORCING ABOVE.
STRUCTURAL STEEL:
 ALL STRUCTURAL STEEL SHALL CONFORM TO A.S.T.M.-36 AND SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH A.I.S.C. 360-10 SPECIFICATIONS. ALL CONNECTIONS OF STEEL SHALL BE WELDED UNLESS OTHERWISE SPECIFIED. ERECTION BOLTS, AS REQUIRED, ARE TO BE THE ERECTOR'S RESPONSIBILITY. ALL STRUCTURAL STEEL SHALL HAVE ONE SHOP COAT OF RUST INHIBITIVE PAINT.
WELDING
 ALL WELDING SHALL CONFORM TO SECTION 4 OF THE A.W.S. AND SECTION 1.23.6 OF "SPECIFICATION FOR THE FABRICATION AND ERECTION OF STRUCTURAL STEEL". WELDS SHALL HAVE ONE COAT OF RUST INHIBITIVE PAINT. ALL WELDING SHALL BE DONE BY A CERTIFIED WELDER. ALL WELDS SHALL BE INSPECTED AND CERTIFIED BY THE ERECTOR.
SLAB OPENING
 WHERE OPENINGS THROUGH CONCRETE SLABS ARE REQUIRED, OPENING SHALL BE MADE BY BLOCKING OUT PRIOR TO PLACING OF THE CONCRETE. LOCATION OF ALL OPENINGS SHALL BE COORDINATED WITH PLUMBING, ELECTRICAL AND MECHANICAL PLANS. AN AMOUNT OF STEEL EQUIVALENT TO THAT INTERRUPTED BY THE OPENING SHALL BE ADDED ON THE SIDES OF THE OPENING.
FORMWORK AND SHORING
 FORM WORK, SHORING AND BRACING FOR ALL CONCRETE BEAMS, SLABS, COLUMNS WALLS, AND FOOTINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ACI-347, "RECOMMENDED PRACTICE FOR CONCRETE FORM WORK"
GENERAL
 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WITH CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY FIELD CONDITIONS WHICH MAY NOT BE IN ACCORDANCE WITH THE DESIGN CONDITIONS AND CRITERIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE JOB SITE CONSTRUCTION SAFETY. REFER TO THE ARCHITECTURAL PLANS FOR FINISHED FLOOR ELEVATIONS, SLOPES, STEPS AND RECESS. REFER TO THE MECHANICAL AND MECHANICAL SLEEVES AND OPENINGS. THE ARCHITECT & ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURE OR THE SAFETY PRECAUTIONS INCIDENT THERETO.
TRUSS INSTALLATION: SHALL CONFORM TO F.B.C. 2023. THE INSTALLATION OF LARGE TRUSSES, INCLUDING TEMPORARY BRACING, SAFETY PRECAUTIONS AND PERMANENT BRACING AS REQUIRED BY THE SPECIALTY ENGINEER AND THE ARCHITECT OR PROFESSIONAL ENGINEER OF RECORD, SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF EITHER A LICENSED GENERAL CONTRACTOR, LICENSED RESIDENTIAL CONTRACTOR, OR LICENSED BUILDING CONTRACTOR, LIMITED WITHIN THE SCOPE OF THE INDIVIDUAL LICENSEE (OR THE EQUIVALENT BROWARD COUNTY LICENSE), ARCHITECT OR PROFESSIONAL ENGINEER. LARGE TRUSSE ARE THOSE MEASURING MORE THAN 35 FEET IN OVERALL LENGHT OR 6 FEET IN OVERALL HEIGHT.
FOUNDATIONS
 A. THE OWNER SHALL RETAIN THE SERVICES OF AN INDEPENDENT GEOTECHNICAL ENGINEER TO VERIFY SUCCESSFUL COMPLETION OF SITE PREPARATION EFFORTS LOCATIONS FAILING TO MEET THE GEOTECHNICAL ENGINEERS REQUIREMENTS SHALL BE RE-COMPACTED AND RETESTED AT THE CONTRACTOR'S EXPENSE, AND AS DIRECTED BY THE ENGINEER. WRITTEN CERTIFICATION THAT THE MINIMUM DESIGN BEARING CAPACITY, AND THAT THE COMPACTION REQUIREMENTS HAVE BEEN MET SHALL BE MADE BY THE GEOTECHNICAL ENGINEER.
 B. ALL FOOTINGS SHALL BEAR ON NATURAL SOIL PREPARED AS PER NOTES BELOW AND F.B.C.
 C. SOIL PREPARATION AND COMPACTION SHALL BE DONE AS FOLLOWS:
 SOIL TEST SHALL DETERMINE HOW GROUND PREPARATION IS TO BE DONE IF SOIL TEST INDICATES EXTREME MEASURES DISREGARD A THROUGH G. USE SOIL TEST REPORT RECOMMENDATIONS BY GEOTECHNICAL ENGINEER:
 A. STRIP ON FOOT OF EXISTING SOIL THREE (5) FEET PAST EXTERIOR BUILDING LINES, ALL DETERIOUS MATERIALS MUST BE COMPLETELY REMOVED.
 B. COMPACT BOTTOM OF EXCAVATION WITH MEDIUM DUTY VIBRATOR ROLLER.
 C. CHECK DENSITY OF 95% OF MODIFIED PROCTOR HAS BEEN REACHED FOR A DEPTH OF TWO (2) FEET BELOW COMPACT SURFACE BEFORE ADDING FILL.
 D. AFTER EXISTING GROUND HAS REACHED MINIMUM DENSITY OF 95%, FILL SHALL BE PLACED IN SIX (6) INCH LIFTS AND COMPACTED TO ACHIEVE APPROVED DENSITY BEFORE NEXT LIFT IS ADDED.
 E. FILL SHALL BE A-3 SAND FREE FROM DELETERIOUS MATERIAL AND WELL GRADED.
 F. VERIFICATION OF TEST FOR MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D-1557, AASHTO-180 SHALL BE FILED WITH BUILDING OFFICIAL.
 D. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL CONCRETE FOOTINGS/PADS, LOAD BEARING WALLS, STEEL/ CONCRETE/ WOOD COLUMNS, WOOD HEADERS, CONCRETE BEAMS/ TIE BEAMS AND HEIGHT ELEVATIONS OF EACH WITH TRUSS MANUFACTURERS SHOP DRAWINGS BEFORE THE POURING OF CONCRETE FOOTINGS/PADS AND SLAB.
 E. COORDINATE A/C AND ELECTRICAL PLANS FOR REQUIRED OPENING IN SLAB.

DESIGN GROUP INC.

NEW HOUSE FOR:
 BHAGWANSINGH HOUSE
 8100 SW 120TH STREET
 PINECREST, FL 33156

JOHN SHERMAN REED ARCHITECT
 FL LICENSE# AK9571

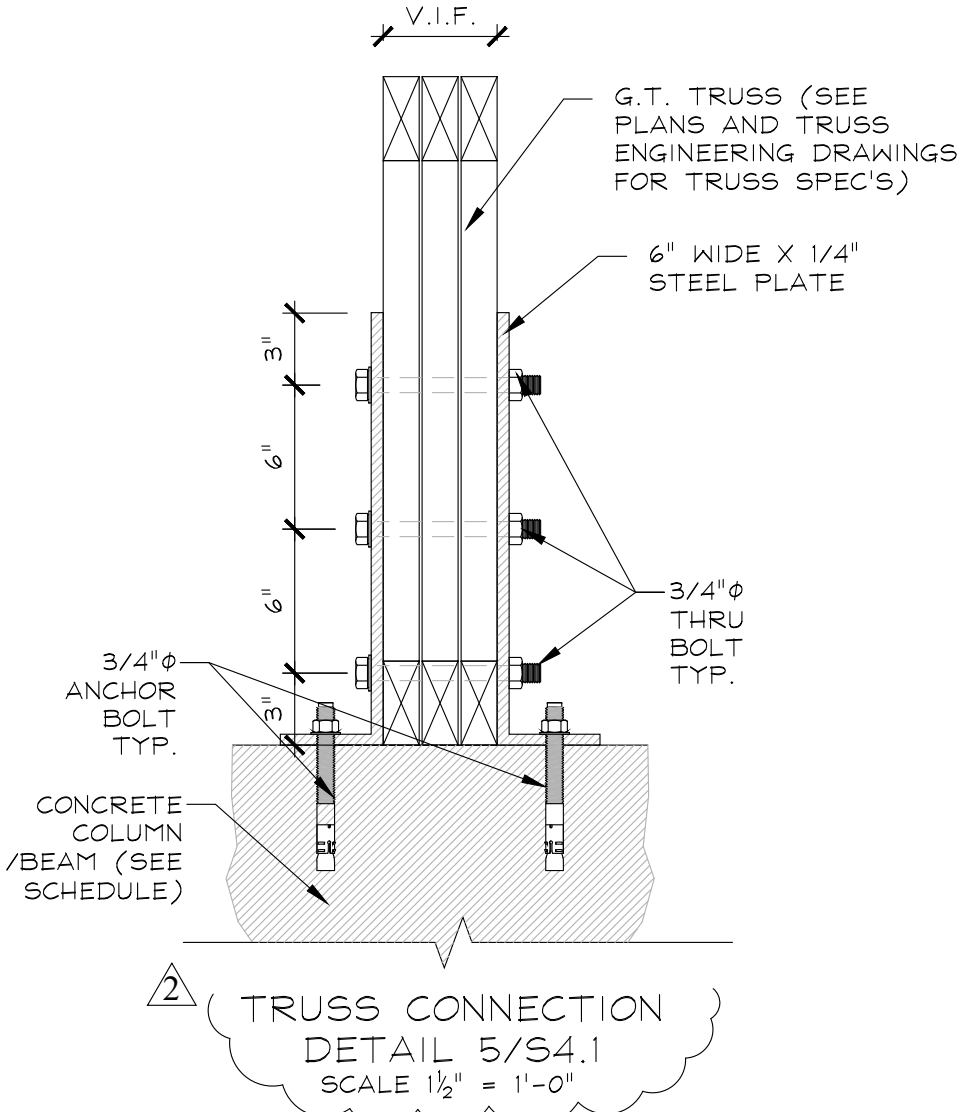
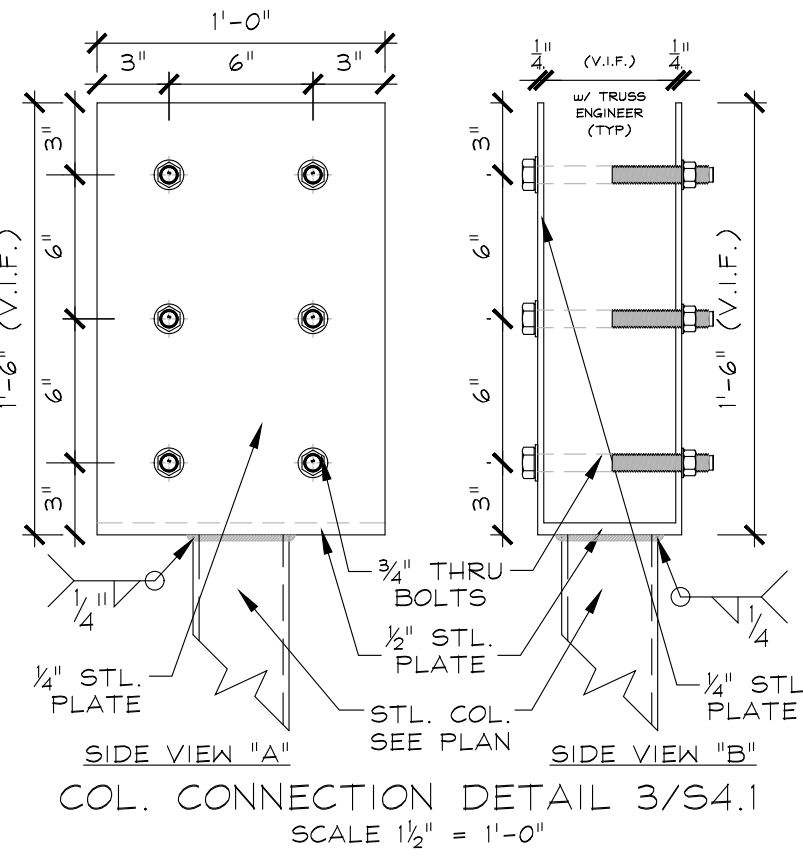
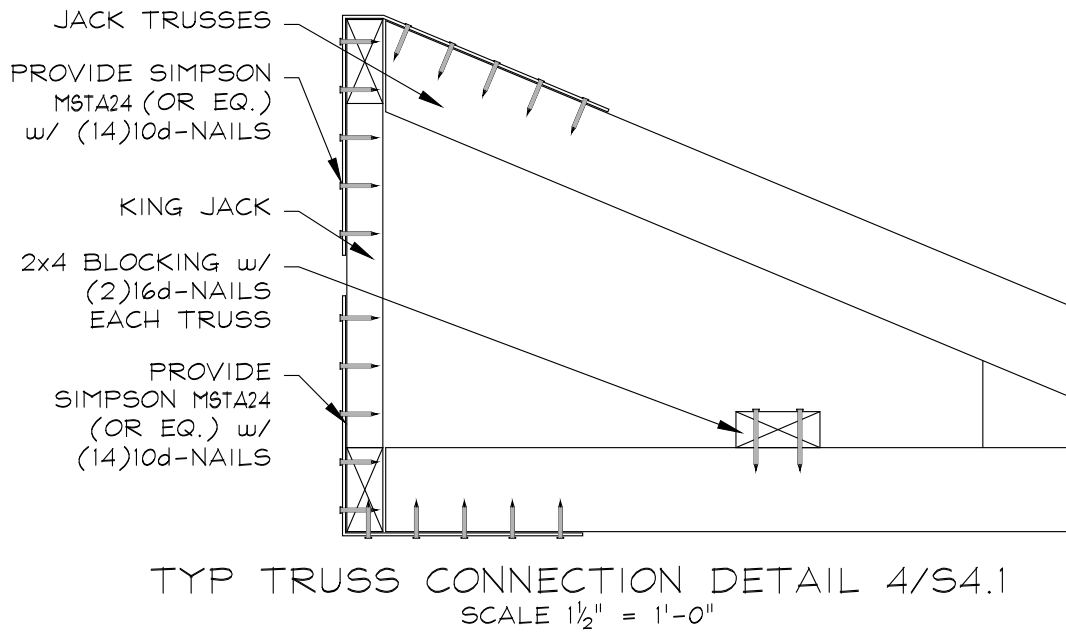
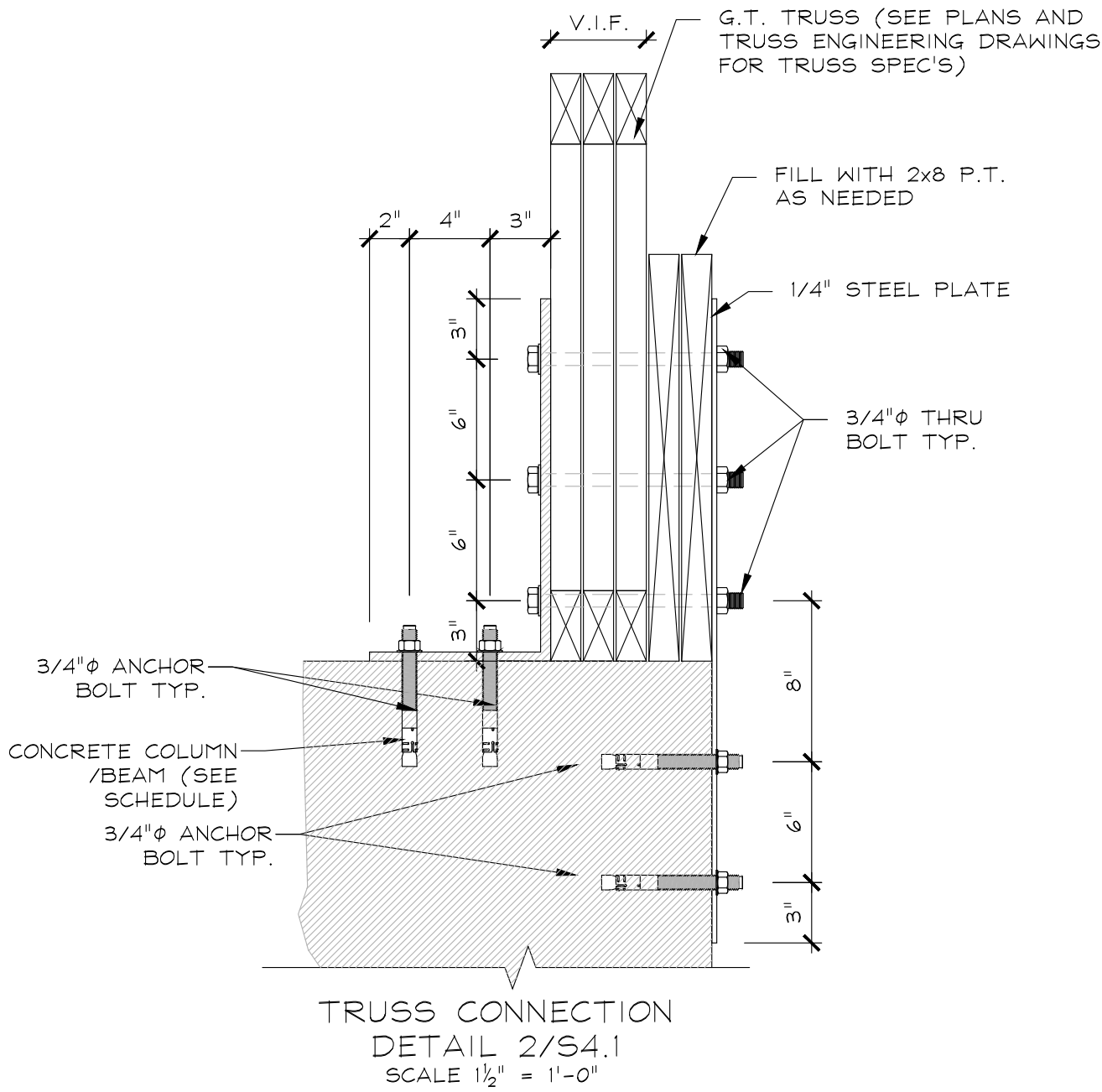
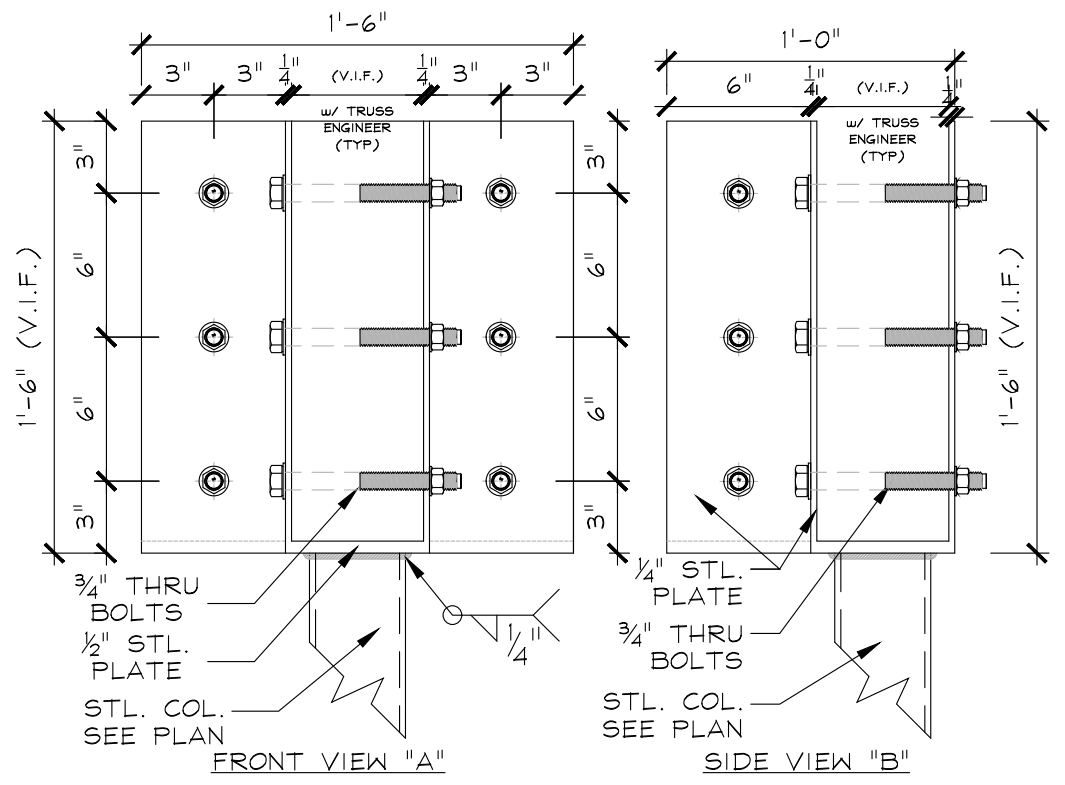
JSR DESIGN GROUP INC.
 11027 CAMINO REAL, SUITE 17E
 BOCA RATON, FL 33432
 PH: 561-362-7203
 FAX: 561-362-0033
 A26002033

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 3. Contractor to verify and approve all shop drawings and dimensions before having drawings reviewed and accepted by the architect prior to construction.

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ALN.Yemenici, P.E.
 CERTIFICATE OF AUTHORIZATION # 35890
design engineering
 supply, Inc.
 Florida Reg. # 54793
 2789 N.W. Boca Raton Blvd. Suite # 111, Boca Raton, FL 33431
 PHONE : (561) 705-2500 FAX : (561) 851-3511
 PLOT DATE: DECEMBER 15, 2025



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
AA26002033

1.-REVISION - 06.11.2025
2.-REVISION - 12.15.2025

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