G E N E R A L   S T R U C T U R A L   N O T E S

COORDINATION:

1. COORDINATE ALL DIMENSIONS, ELEVATIONS & OPENINGS WITH ARCHITECTURAL DRAWINGS. REPORT ANY DISCREPANCIES TO OUR OFFICE.

2. SEE ARCHITECTURAL DRAWINGS FOR SLAB FINISHES, DETAILS. AND EXACT LOCATION OF DEPRESSED SLAB AREAS AND FLOOR DRAINS.

OWNER, ARCHITECT, AND CONTRACTOR NOTES:

1. IF OUR OFFICE WERE TO BE HELD RESPONSIBLE FOR THE STRUCTURAL ADEQUACY OF THE CONSTRUCTED BUILDING, WE WOULD NEED TO PERFORM A REVIEW OF THE SHOP DRAWINGS AS WELL AS SITE INSPECTIONS FOR REINFORCEMENT.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, CONDITIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL INFORM THE ARCHITECT IN WRITING OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS. ANY SUCH DISCREPANCY, OMISSION, OR VARIATION NOT REPORTED BEFORE START OF CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. DUE TO MOISTURE VARIATIONS AS A RESULT OF AMBIENT CONDITIONS AND MATERIAL CONDITIONS AT TIME OF CONSTRUCTION, WOOD MEMBERS ARE SUSCEPTIBLE TO VOLUME AND SHAPE CHANGES AND DIMENSIONAL VARIATIONS. SPANNING MEMBERS MAY ALSO DEFLECT VERTICALLY OR LATERALLY. SHEATHING, DRYWALL OR ARCHITECTURAL SURFACES SUPPORTED BY WOOD MEMBERS MAY DISTORT, CRACK AND BULGE DUE TO THESE FACTORS.

4. PLAIN CONCRETE, REINFORCED CONCRETE, POST-TENSIONED CONCRETE, OR CONCRETE MASONRY DEVELOP CRACKS. THE CRACKS ARE DUE TO INHERENT SHRINKAGE, CREEP AND RESTRAINING EFFECTS. CRACKS ARE NORMALLY COSMETIC AND THE SYSTEM MAINTAINS SERVICEABILITY AND STRENGTH REQUIREMENTS. JOINTS MAY BE INDICATED TO CONTROL CRACKING, BUT ARE NOT MEANT TO ELIMINATE ALL CRACKING, AS THIS IS NOT PRACTICAL. THE CONTRACTOR SHALL USE ALL STANDARD MEANS TO INSURE PROPER PROTECTION AND CURING OF CEMENTIOUS MATERIALS TO REDUCE CRACKING. SURFACE SPALLING OR EXTREME CRACKING MAY BE CAUSED BY POOR MATERIAL OR PLACEMENT.

APPLICABLE CODES:

1. ALTHOUGH THE ENGINEER OF RECORD HAS STRIVED TO MEET ALL APPLICABLE CODES AND LOCAL ORDINANCE REQUIREMENTS, THE CONTRACTOR IS STILL RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES AND ORDINANCES OF THE EVENT OF CONFLICT OR OVERSIGHT IN THE DRAWINGS. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER OF ANY CONFLICT OF DISCREPANCY ENCOUNTERED SO THAT APPROPRIATE REMEDIES MAY BE UNDERTAKEN.

DESIGN LOAD & CRITERIA

DESIGN CODES	BUILDING CODES	FLORIDA BUILDING CODE (2023 EDITION) ASCE 7-22 (ASD)			
	STRUCTURAL STEEL	AISC 360-16 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS (16th EDITION)			
	CONCRETE	ACI 318-19 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.			
WIND	RISK CATEGORY	II			
	BASIC WIND SPEED (3 SECOND GUST)	V_{ULT} = 175 M.P.H. V_{ASD} = 136 M.P.H.			
	EXPOSURE CATEGORY	"C"			
	DIRECTIONALITY FACTOR	Kd = 0.85			
	TOPOGRAPHIC FACTOR	Kzt = 1.0			
GRAVITY	LOCATION	LIVE LOAD		TOTAL DEAD LOAD	
		UNIFORM	CONCENTRATED	UNIFORM	CONCENTRATED
	ROOF	30 PSF	-----	30 PSF	-----
	RESIDENCE	35 PSF	-----	40 PSF	-----
	NO LIVE LOAD REDUCTION HAS BEEN USED.				

THIS BUILDING IS LOCATED IN A HVHZ (HIGH VELOCITY HURRICANE ZONE) WIND BORN DEBRIS REGION AND HAS BEEN DESIGNED AS ENCLOSED. ALL PARTS OF THE BUILDING ENVELOPE, INCLUDING BUT NOT LIMITED TO, CLADDING SYSTEMS, EXTERIOR DOORS AND WINDOWS, SKYLIGHTS, AND GLASS BLOCK MEMBERS SHALL MEET IMPACT TEST CRITERIA OR BE PROTECTED WITH AN EXTERNAL PROTECTION DEVISE THAT HAS BEEN TESTED AND MEETS THE IMPACT TEST CRITERIA IN ACCORDANCE WITH SECTION 1626 OF THE FLORIDA BUILDING CODE AND SHALL HAVE A CURRENT NOTICE OF ACCEPTANCE (NOA).

TERMITE PROTECTION:

1. AS PER F.B.C. 105.11 BUILDING COMPONENTS AND BUILDING SURROUNDINGS REQUIRED TO BE PROTECTED FROM TERMITE DAMAGE IN ACCORDANCE WITH 1503.6, 2304.11 , 2603.9, OR REQUIRED TO HAVE CHEMICAL SOIL TREATMENT IN ACCORDANCE WITH 1816 SHALL NOT BE COVERED OR CONCEALED UNTIL THE RELEASE FROM THE BUILDING OFFICIAL HAS BEEN RECEIVED.

2. ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER F.B.C. 1816. 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 AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES".

GEOTHECNICAL CRITERIA:

1. PROPOSED FOUNDATIONS HAVE BEEN BASED ON AN ALLOWABLE BEARING CAPACITY OF 2000 PSF BASED ON A VISUAL INSPECTION OF THE SITE, IF THE SOIL APPEARS TO BE WELL COMPACTED COARSE SAND GAVEL & ROCK AT THE TIME OF CONSTRUCTION, THE ENGINEER OF RECORD SHALL SUBMIT TO THE BUILDING OFFICIAL A SIGNED AND SEALED LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATIONS CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED.

2. ALL FOUNDATIONS SHALL BE 1'-4" BELOW THE LOWEST EXISTING GRADE.

BUILDING PAD PREPARATION

1. REMOVE ALL VEGETATION, SOILS AND ORGANIC MATERIALS WITHIN THE BUILDING AREAS PLUS FIVE (5) FEET OUTSIDE THE BUILDING FOOTPRINT. DOWN TO THE LIMESTONE STRATUM. THE AREA UNDER FOUNDATIONS AND CONCRETE SLABS ON GRADE SHALL HAVE ALL VEGETATION, SLUMPS, ROOTS AND FOREIGN MATERIALS REMOVED PRIOR TO PLACEMENT OF FILL.

2. FILL AND COMPACT THE BUILDING AREAS IN LIFTS NOT GRATER THAN 12 INCHES OF LOOSE THICKNESS TO ELEVATE TO THE REQUIRED GRADE. FILL MATERIAL FOR AREAS IN SUPPORT OF FOOTINGS TO HAVE A MIXTURE OF LIMEROCK AND SAND, FREE OF VEGETATION, ORGANIC MATERIAL CONSTRUCTION DEBRIS AND LARGE ROCKS, IF SUFFICIENT COMPATIBILITIES EXISTS, SOILS MAY BE PLACED AND COMPACTED IN GREATER LIFT THICKNESS. FILL MATERIAL FOR SLAB ON GRADE AREAS MAY BE CLEAN SAND, FILLED AND COMPACTED IN LIFTS NOT GREATER THAN 12 INCHES OF LOOSE MATERIAL.

3. COMPACT EACH LIFT BY USE OF A HEAVY VIBRATORY ROLLER TO A MINIMUM COMPACTION OF 95 PERCENT OF THE DRY SOIL DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST ASTM D-1557 PRIOR TO PLACEMENT OF ANY ADDITIONAL FILL REQUIRED. PRIOR TO COMPACTION, THE MOISTURE CONTENT OF EACH LIFT OF FILL MATERIAL SHALL BE ADJUSTED TO WITHIN PLUS/MINUS 2 PERCENT OF THE OPTIMUM MOISTURE AS DETERMINED BY THE MODIFIED PROCTOR TEST, ASTM D-1557.

4. COMPACTION OF BUILDING SITE SHALL BE VERIFIED BY MEANS OF ONE FIELD DENSITY TEST FOR EACH 2500 SQUARE FEET OR FRACTION THEREOF FOR EACH LIFT OF COMPACTED SOIL FOR BUILDING PAD OR SLAB AREA. FIELD DENSITY TESTS SHALL BE PERFORMED AS PER ASTM D-2922.

CONCRETE:

1. ALL STRUCTURAL CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH THE ACI 318-19 AND THE BUILDING CODE.

2. THE CONCRETE REQUIREMENTS ARE:
A. CEMENT SHALL BE TYPE I OR II CONFORMING TO ASTM C150-12.
B. FINE AND COURSE AGGREGATES SHALL CONFORM TO ASTM C33/C33M-13.

3. COMPRESSIVE STRENGTH AT 28 DAYS:

FOOTINGS: .... 4000 PSI
SLAB ON FILL: .... 3000 PSI
COLUMNS: .... 4000 PSI
BEAMS & SLABS: .... 4000 PSI
WALLS: .... 4000 PSI
ALL OTHER POURED-IN-PLACE CONCRETE: .... 4000 PSI
GROUT: .... 3000 PSI

4. TEST: A MIN. OF 5 CONCRETE SPECIMENS SHALL BE TAKEN FROM EACH 50 CU. YD. OR PORTION THEREOF SPECIMENS SHALL BE TESTED ACCORDING TO A.S.T.M. C-39, ONE AT 3, ONE AT 7, AND 3 AT 28 DAYS.

5. COVER:

CONCRETE DEPOSITED AGAINST THE GROUND:.......... 3"
FORMED CONCRETE IN CONTACT WITH THE GROUND:.......... 2"
BEAMS AND COLUMNS: .... 1½"
BEAMS AND COLUMNS EXPOSED TO WEATHER: .... 2"
INTERIOR SLABS, WALLS AND STAIRS: .... ¾"
EXTERIOR SLABS, WALLS AND STAIRS: .... 1½"

REINFORCING STEEL:

1. REINFORCING BARS CONFORMING TO A.S.T.M. A-615 GRADE 60, INCLUDING COLUMN AND BEAM TIES.

2. WELDED FIRE FABRIC CONFORMING TO A.S.T.M. A-185 AND SUPPORTED ON SLAB BOLSTERS SPACED AT 3'-0" O/C.

3. REINFORCING BARS REQUIRED TO BE WELDED SHALL CONFORM TO THE REQUIREMENTS OF ASTM A706 GRADE 60. WELDING OF REINFORCING OTHER THAN SPECIFIED IS PROHIBITED.

4. ZINC-COATED (GALVANIZED) REINFORCING BARS TO CONFORM TO ASTM A767.

5. MECHANICAL CONNECTORS SHALL BE IN ACCORD WITH ACI 439-3R-07.

6. FABRICATION AND DETAILING ACCORDING TO A.C.I.-315.

7. ALL ACCESSORIES TO HAVE UPTURNED LEGS AND BE PLASTIC DIPPED AFTER FABRICATION. THE CONTRACTOR SHALL INCLUDE IN HIS BASE BID THE ACCESSORIES COST.

8. EXTRA STOCK: THE G.C. SHALL INCLUDE IN THE BID PRICE AN ALLOWANCE OF 5% OF THE TOTAL REINFORCING STEEL BUDGETED FOR THE PROJECT. ADDITIONAL REINFORCING STEEL, INCLUDING FABRICATION, BENDING, FURNISHING AND PLACING. THIS EXTRA STOCK SHALL BE FURNISHED AND USED FOR SPECIAL CONDITIONS AS DIRECTED BY THE ARCHITECT, THE ARCHITECTS AGENT, OR THE OWNERS CONSTRUCTION SUPERVISOR. THE PRICE OF ALL UN-USED EXTRA STOCK SHALL BE CREDITED TO THE OWNERS ACCOUNT.

SLAB ON FILL: (PLACED ACCORDING TO ACI 302)

1. JOINTS:

-ISOLATION JOINTS MUST BE USED AT JUNCTIONS WITH WALLS AND COLUMNS, USE 1/2" THICK PREMOLDED JOINTS FULL DEPTH OF SLAB. CONTROL JOINTS PLACED AT CENTERLINE OF COLUMN LINES PROVIDE INTERMEDIATE JOINTS IF COLUMN SPACING IS GREATER THAN 30'. IN SIDEWALKS PROVIDE TOOLED JOINTS SPACED AT INTERVALS EQUAL TO THE WIDTH OF THE SLAB.
4" & 5" SLABS:..........1" DEEP TOOLED

-JOINTS MUST BE SAWED BEFORE 24 HOURS AFTER CONCRETING. CONSTRUCTION JOINTS MUST BE PLACED IN THE SLAB WHERE BUILDING EXPANSION JOINTS ARE SHOWN AND WHERE CONTROL JOINTS ARE SHOWN OR AS PER FOLLOWING:

4" THICK	12 FT	8" THICK..........	20 FT
5" THICK..........	13 FT	9" THICK..........	23 FT
6" THICK..........	15 FT	10" THICK..........	25 FT
7" THICK..........	18 FT		

WHEN CONCRETING AND OPERATING ARE CONCLUDED FOR THE DAY, CONSTRUCTION JOINTS SHALL BE FORMED WITH BURKE KEYED KOLD METAL JOINT FORM OR APPROVED EQUAL.

2. VAPOR BARRIERS:

-WATERPROOF MEMBRANES NOT LESS THAN 6-MIL POLYVINYL CHLORIDE (OVERLAPPED 6" AT JOINTS) WITH A PERMEANCE OF LESS THAN 0.3% PERMS IN ACCORDANCE WITH A.S.T.M. E-98 SHALL BE PROVIDED UNDER INTERIOR SLAB. WHERE NO VAPOR BARRIER IS USED THE SUBGRADE MUST BE DAMPENED WITH WATER IN ADVANCE OF CONCRETING NO FREE WATER STANDING ON THE SUBGRADE NOR ANY MUDDY OR SOFT SPOT IS PERMITTED.

-ANY STRUCTURAL MEMBER PENETRATING SLAB ON FILL IS TO BE 1/2" PRE-MOLDED JOINT FILLER COMPLYING WITH A.S.T.M. D-1752, TYPE I.

3. FINISHING:

-NO PREMATURE FINISHING SHALL BE ALLOWED. IMMEDIATE FOLLOWING FLOATING TROWELING WITH STEEL TROWELS SHOULD BE COMMENCED IF REQUIRED BROOMING SHALL BE AFTER THE STEEL TROWELING OPERATION.

-SLAB FINISHES: (UNLESS OTHERWISE NOTED BY THE ARCHITECT)
BUILDING: ....STEEL TROWELED
OUTSIDE SLAB: ....BROOMED

STRUCTURAL SHEATHING

1. ROOF SHEATHING SHALL BE "APA RATED SHEATHING EXP 1," 5/8" THICK.

2. SHEATHING SHALL BE CONTINUOUS OVER TWO OR MORE SPANS. WITH FACE GRAIN PERPENDICULAR TO SUPPORTS.

3. MINIMUM NAILING REQUIREMENTS SHALL BE AS FOLLOWS:

ROOFS: USE 8d RING SHANK NAILS WITH 19/32". NAIL SPACING SHALL BE 4" O.C. AT PANELS EDGES AND 4" AT INTERMEDIATE SUPPORTS (BASED ON A SUPPORT SPACING OF 24" O.C.). NAIL SPACING SHALL BE AT 4" O.C. AT GABLE ENDS AT PANEL EDGES AND AT INTERMEDIATE SUPPORTS.

MASONRY WALLS:

1. CONCRETE BLOCK MASONRY WALLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH f'm AS SCHEDULED AND COMPLY WITH "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES": TMS 402/602.

2. THE CONCRETE BLOCK UNITS, TO BE TYPE II-NONMOISTURE CONTROLLED, CONFORMING TO ASTM C90, WITH A MINIMUM NET AREA COMPRESSIVE STRENGTH AS SCHEDULED (AVERAGE OF THREE).

3. THE MORTAR SHALL COMPLY WITH ASTM C270, AND SHALL BE TYPE "S" WITH MINIMUM COMPRESSIVE STRENGTH AS SCHEDULED AT 28 DAYS.

4. GROUT FOR GROUTING CELLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AS SCHEDULED AT 28 DAYS AND SHALL BE IN ACCORDANCE WITH ASTM C476. GROUT TO HAVE A SLUMP BETWEEN 8" TO 11".

WALL TYPE:	UNIT STRENGTH (PSI)	MORTAR STRENGTH (PSI)	GROUT STRENGTH (PSI)	f'm DESIGN STRENGTH (PSI)
CMU-1	2000	2000	2000	2000
CMU-2	3250	3250	2500	2500
CMU-3	4500	4500	3000	3000

ALL CMU WALLS SHALL BE TYPE CMU-1 U.N.O.

STRUCTURAL STEEL:

1. STRUCTURAL STEEL HAS BEEN DESIGNED IN ACCORDANCE WITH THE BUILDING CODE AND AISC SPECIFICATIONS NINTH EDITION. 2. STRUCTURAL STEEL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS NOTED OTHERWISE ON THE DRAWINGS:

TYPE	ASTM	GRADE	Fy
ALL STANDARD STEEL SHAPES	A36	-----	36 KSI
RECTANGULAR TUBING (HSS)	A500	-----	46 KSI
ANCHOR BOLTS	A307	-----	36 KSI
STRUCTURAL BOLTS	A325	-----	
ERECTION BOLTS	A307	-----	

2. ALL WELDING SHALL BE IN ACCORDANCE WITH LATEST AWS CODE. ALL WELDS SHALL USE E70XX ELECTRODES SERIES LOW HYDROGEN ELECTRODES.

3. PROVIDE ONE SHOP COAT OF RUST INHIBITING PAINT MIN. 3 ML. DRY FILM THICKNESS).

4. ALL STEEL EXPOSED TO THE WEATHER SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123 FOR MEMBERS AND ASTM A153 FOR CONNECTION ELEMENTS. THIS INCLUDES ALL STRUCTURAL STEEL USED TO SUPPORT MECHANICAL EQUIPMENT AND ALL ROOF BRACING AND OTHER STRUCTURAL MEMBERS.

5. PLATES SHALL BE TOUCHED AFTER WELDING HAS TAKEN PLACE.

6. ALL ANCHOR BOLTS/NUT SHALL BE A307 U.N.O. HEAD PLATE SHALL CONFORM TO ASTM-A36.

7. NUTS SHALL BE HEAVY HEX.

8. DRILL OR PUNCH BOLT HOLES 1/16" LARGER THAN BOLT DIAMETER.

9. STRUCTURAL BOLTS CONNECTION TYPE SHALL BE SLIP CRITICAL CLASS A.

10.FINISH COLOR OF PAINT TO BE SELECTED BY THE OWNER AND APPLIED IN THE FIELD.

ANCHOR BOLTS:

1. ANCHOR BOLTS SHALL BE MADE FROM THREADED ROUND STOCK CONFORMING TO ASTM A36 STEEL.

2. ALL NUTS WITH WITH ANCHOR BOLTS SHALL BE HEAD CONFORMING TO ASTM A536.

3. WASHERS FOR ALL BASE PLATES SHALL BE 1/4" THICK PLATE EXTENDING A MINIMUM OF 1" FROM EDGE OF PLATE HOLES ON EACH SIDE WITH HOLES 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER. WASHERS SHALL CONFORM TO ASTM A36 STEEL.

GROUTING OF PLATES:

1. PROVIDE GROUT OF THICKNESS AS REQ'D. AND 1/2" THICK STEEL LEVELING PLATES UNDER ALL COLUMN BASE PLATES. ANCHOR ALL COLUMNS TO PIERS, WALLS OR FOOTINGS WITH MINIMUM (2)-3/4" DIAMETER ANCHOR BOLTS x 1'-0" WITH 6" HOOK U.O.N.

2. GROUT STRENGTH AT 28 DAYS SHALL BE 10,000 PSI. APPLYING ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

SHORING, RE-SHORING, AND TEMPORARY BRACING:

1. ALL SHORING, RE-SHORING AND TEMPORARY BRACING REQUIRED IN THIS PROJECT IS TO BE DESIGNED BY FLORIDA PROFESSIONAL ENGINEER WHO SPECIALIZES IN FORM WORK/TEMPORARY BRACING DESIGN. AND WHO HAS BEEN HIRED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR IS THE ULTIMATE RESPONSIBLE PARTY FOR SHORING, RE-SHORING, AND TEMPORARY BRACING REQUIRED ON THIS PROJECT AND MUST SATISFY HIMSELF WITH THE ADEQUACY OF THE INSTALLATION OF THESE ITEMS AT ALL TIMES. IN THE SPECIFIC CASE OF POURED SLABS IT IS HIGHLY RECOMMENDED THAT FROM THE SHORING DESIGNER OR HIS AGENT PRIOR TO THE PLACEMENT OF CONCRETE THE GENERAL CONTRACTOR SECURE A CERTIFICATION OF THE INSTALLED SHORING.

SAFETY OSHA AND LABOR LAWS.

1. THE STRCUTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSABILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, TEMPORARY BRACING, ETC. THAT MAY BE NECCESARY. SUCH MATERIAL SHALL REMAIN THE CONTRACTOR'S PROPERTY AFTER COMPLETION OF THE PROJECT.

2. THE STRUCTURAL ENGINEER OF RECORD DOES NOT POSSES, NOR PRESUMES TO POSSES ANY KNOWLEDGE OR EXPERTISE IN MATTERS TO JOB SITE EMPLOYEE SAFETY, OSHA OR LABOR LAE REQUIREMENTS FOR A CONSTRUCTION PROJECT. SAFETY AND COMPLIANCE WITH OSHA AND LABOR LAWS ARE THE ABSOLUTE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THOSE CONSULTANTS HE HIRES TO ADDRESS THESE MATTERS. THE STRUCTURAL ENGINEER OF RECORD SPECIALIZES IN STRUCTURAL DESIGN ONLY, AND THE BOARD OF PROFESSIONAL REGULATION FORBIDS HIM FROM ASSUMING RESPONSIBILITY OUTSIDE HIS AREA OF EXPERTISE.

SHOP DRAWING SUBMITTALS:

1. SUBMIT ONE SEPIA AND ONE PRINT OF ALL SHOP DRAWINGS LISTED BELOW. IF SIGNED AND SEALED SHOP DRAWINGS ARE REQUIRED, THEN SUBMIT TWO ADDITIONAL SIGNED AND SEALED PRINTS FOR APPROVAL.

2. SHOP DRAWINGS:

REINFORCED STEEL
STRUCTURAL STEEL
PRESTRESSED CONCRETE JOIST (SIGNED & SEAL)

NOTE:
ENGINEERING CALCULATIONS AND SHOP DRAWINGS SIGNED AND SEALED BY A P.E. MUST BE SUBMITTED TO EOR FOR REVIEW AND APPROVAL.

GENERAL NOTES:

1. JD ENGINEERING SERVICES, INC. HAS GENERATED THESE PLANS BASED ON A PROVIDED DESIGN THAT HAS BEEN DEVELOPED BY A LICENSED ARCHITECT OR A COMPETENT LICENSED DESIGN PROFESSIONAL WHO CONFIRMED COMPLIANCE WITH THE FLORIDA BUILDING CODE.

2. JD ENGINEERING SERVICES, INC. HAS EXCLUSIVELY DESIGNED THE STRUCTURE AND/OR BUILDING COMPONENTS IN COMPLIANCE WITH THE LATEST EDITION OF THE FLORIDA BUILDING CODE AND APPLICABLE DESIGN STANDARDS FOR STRUCTURAL REQUIREMENTS ONLY.

INDEX OF DRAWINGS

SHEET	DESCRIPTION
S-0.0	GENERAL NOTES
S-1.0	FOUNDATION PLAN
S-1.1	SECOND FLOOR FRAMING PLAN
S-1.2	ROOF FRAMING PLAN
S-1.3	GYM FRAMING PLAN
S-2.0	SCHEDULES
S-2.1	SCHEDULES
S-3.0	SECTION
S-3.1	SECTION
S-3.2	SECTION
S-3.3	SECTION
S-3.4	SECTION
S-3.5	SECTION
S-3.6	SECTIONS
S-4.0	GENERAL DETAILS
S-4.1	GENERAL DETAILS
S-5.0	WIND PRESSURES
S-5.1	WIND PRESSURES

Felix D Guerra
Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D0000018CB6543B170016F805, cn=Felix D Guerra
Date: 2025.03.15 16:29:24 -04'00'
Adobe Acrobat version: 2024.003.20180

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC 1522799, CPC 1458944.
A: 8879 SW 131st ST MIAMI, FL. 33176
O: C: (786) 312-6511 (305) 209-3636
E: construction@jd-miami.com
w: www.jd-miami.com

OWNER:
12700 ROLLING ROAD, LLC.
8879 SW 131st ST
MIAMI, FL. 33176

JOB TITLE:
NEW SINGLE FAMILY RESIDENCE
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:
GENERAL NOTES

CONSULTANT:
Eastern Engineering Group
3401 NW 82nd Avenue, Suite 370
Miami, FL 33122
(305) 599-8133
info@easterneg.com
www.easterneg.com
CA#26655

TO THE BEST OF THE ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES FOR STRUCTURAL REQUIREMENTS AT THE TIME OF THEIR PREPARATION AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

FELIX DAYAN GUERRA LICENSE No. 93172 STATE OF FLORIDA PROFESSIONAL ENGINEER

ARCHITECTURE + STRUCTURE
FELIX DAYAN GUERRA
16267 SW 97th ST.
MIAMI, FL. 33196
(561) 229-2618 PE 93172

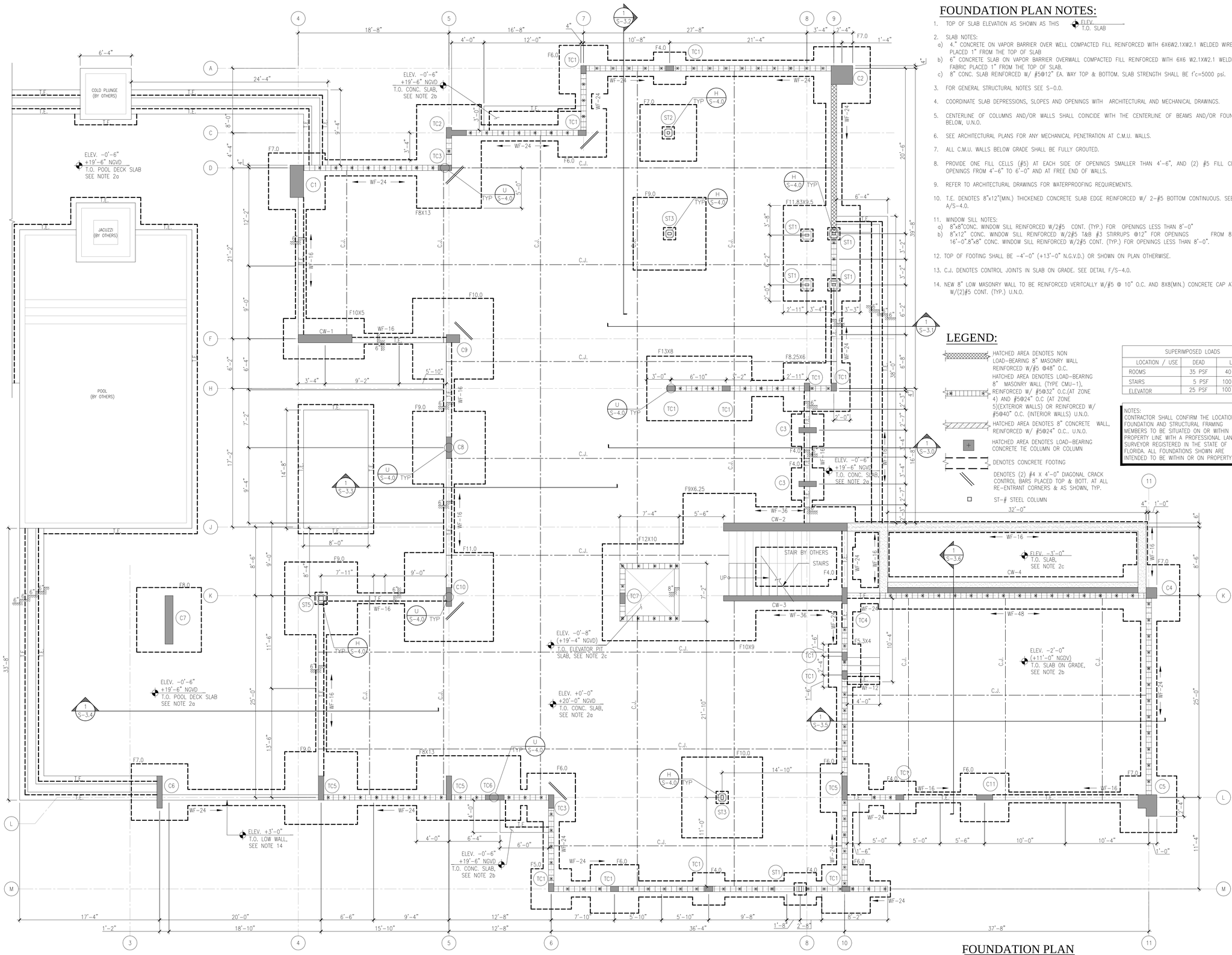
M + E + P ENGINEER
RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

REVISIONS:

JOB:
25-0032

SHEET:
S-0.0

ORIGINAL ISSUE DATE: 11-15-2024
PLOT DATE:



FOUNDATION PLAN NOTES:

1. TOP OF SLAB ELEVATION AS SHOWN AS THIS ELEV. T.O. SLAB
2. SLAB NOTES:
   a) 4." CONCRETE ON VAPOR BARRIER OVER WELL COMPACTED FILL REINFORCED WITH 6X6W2.1XW2.1 WELDED WIRE FABRIC PLACED 1" FROM THE TOP OF SLAB
   b) 6" CONCRETE SLAB ON VAPOR BARRIER OVERWALL COMPACTED FILL REINFORCED WITH 6X6 W2.1XW2.1 WELDED WIRE FABRIC PLACED 1" FROM THE TOP OF SLAB.
   c) 8" CONC. SLAB REINFORCED W/ #5@12" EA. WAY TOP & BOTTOM. SLAB STRENGTH SHALL BE f'c=5000 psi.
3. FOR GENERAL STRUCTURAL NOTES SEE S-0.0.
4. COORDINATE SLAB DEPRESSIONS, SLOPES AND OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
5. CENTERLINE OF COLUMNS AND/OR WALLS SHALL COINCIDE WITH THE CENTERLINE OF BEAMS AND/OR FOUNDATIONS BELOW, U.N.O.
6. SEE ARCHITECTURAL PLANS FOR ANY MECHANICAL PENETRATION AT C.M.U. WALLS.
7. ALL C.M.U. WALLS BELOW GRADE SHALL BE FULLY GROUTED.
8. PROVIDE ONE FILL CELLS (#5) AT EACH SIDE OF OPENINGS SMALLER THAN 4'-6", AND (2) #5 FILL CELLS AT OPENINGS FROM 4'-6" TO 6'-0" AND AT FREE END OF WALLS.
9. REFER TO ARCHITECTURAL DRAWINGS FOR WATERPROOFING REQUIREMENTS.
10. T.E. DENOTES 8"x12"(MIN.) THICKENED CONCRETE SLAB EDGE REINFORCED W/ 2-#5 BOTTOM CONTINUOUS. SEE DETAIL A/S-4.0.
11. WINDOW SILL NOTES:
    a) 8"x8"CONC. WINDOW SILL REINFORCED W/2#5 CONT. (TYP.) FOR OPENINGS LESS THAN 8'-0"
    b) 8"x12" CONC. WINDOW SILL REINFORCED W/2#5 T&B #3 STIRRUPS @12" FOR OPENINGS FROM 8'-0" TO 16'-0"8"x8" CONC. WINDOW SILL REINFORCED W/2#5 CONT. (TYP.) FOR OPENINGS LESS THAN 8'-0".
12. TOP OF FOOTING SHALL BE -4'-0" (+13'-0" N.G.V.D.) OR SHOWN ON PLAN OTHERWISE.
13. C.J. DENOTES CONTROL JOINTS IN SLAB ON GRADE. SEE DETAIL F/S-4.0.
14. NEW 8" LOW MASONRY WALL TO BE REINFORCED VERITCALLY W/#5 @ 10" O.C. AND 8X8(MIN.) CONCRETE CAP AT TOP W/(2)#5 CONT. (TYP.) U.N.O.

LEGEND:

- HATCHED AREA DENOTES NON LOAD-BEARING 8" MASONRY WALL REINFORCED W/#5 @48" O.C.
- HATCHED AREA DENOTES LOAD-BEARING 8" MASONRY WALL (TYPE CMU-1), REINFORCED W/ #5@32" O.C.(AT ZONE 4) AND #5@24" O.C (AT ZONE 5)(EXTERIOR WALLS) OR REINFORCED W/ #5@40" O.C. (INTERIOR WALLS) U.N.O.
- HATCHED AREA DENOTES 8" CONCRETE WALL, REINFORCED W/ #5@24" O.C.. U.N.O.
- HATCHED AREA DENOTES LOAD-BEARING CONCRETE TIE COLUMN OR COLUMN
- DENOTES CONCRETE FOOTING
- DENOTES (2) #4 X 4'-0" DIAGONAL CRACK CONTROL BARS PLACED TOP & BOTT. AT ALL RE-ENTRANT CORNERS & AS SHOWN, TYP.
- ST-# STEEL COLUMN

SUPERIMPOSED LOADS		
LOCATION / USE	DEAD	LIVE
ROOMS	35 PSF	40 PSF
STAIRS	5 PSF	100 PSF
ELEVATOR	25 PSF	100 PSF

NOTES:
CONTRACTOR SHALL CONFIRM THE LOCATION ALL FOUNDATION AND STRUCTURAL FRAMING MEMBERS TO BE SITUATED ON OR WITHIN THE PROPERTY LINE WITH A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA. ALL FOUNDATIONS SHOWN ARE INTENDED TO BE WITHIN OR ON PROPERTY LINE.

Felix D Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D000 0001BC8654381700 16F805, cn=Felix D Guerra
Date: 2025.03.15 16:29:44 -04'00'
Adobe Acrobat version: 2024.003.20180

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD MIAMI
STATE CERT. OF CONTRACTOR # 458944
8879 SW 131st ST MIAMI, FL 33176
Yoel Ortiz CGC 1532708
A: (786) 312-5511 O: (305) 209-3636
E: construction@jdmiami.com
W: www.jdmiami.com

OWNER:
12700 ROLLING ROAD, LLC.
8879 SW 131st ST
MIAMI, FL. 33176

JOB TITLE:
NEW SINGLE FAMILY RESIDENCE
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:
FOUNDATION PLAN

CONSULTANT:

Eastern Engineering Group
3403 NW 82nd Avenue, Suite 370
Miami, FL 33122
(305) 599-8133
info@easterneng.com
www.easterneng.com
CA#26662

TO THE BEST OF THE ENGINEERS' KNOWLEDGE, THE PLANS AND SPECS COMPLY TO FLORIDA BUILDING CODE 8TH EDITION (2023) AND THE APPLICABLE NFPA 1 AND NFPA 101 CODES FOR OCCUPANCY, ELEVATION OF THE FINISH FLOOR PREPARATION IS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

FELIX DAYAN GUERRA LICENSED No. 93172 STATE OF FLORIDA PROFESSIONAL ENGINEER

ARCHITECTURE + STRUCTURE

FELIX DAYAN GUERRA
16267 SW 97th ST.
MIAMI, FL. 33196
(561) 229-2618 PE 93172

M + E + P ENGINEER

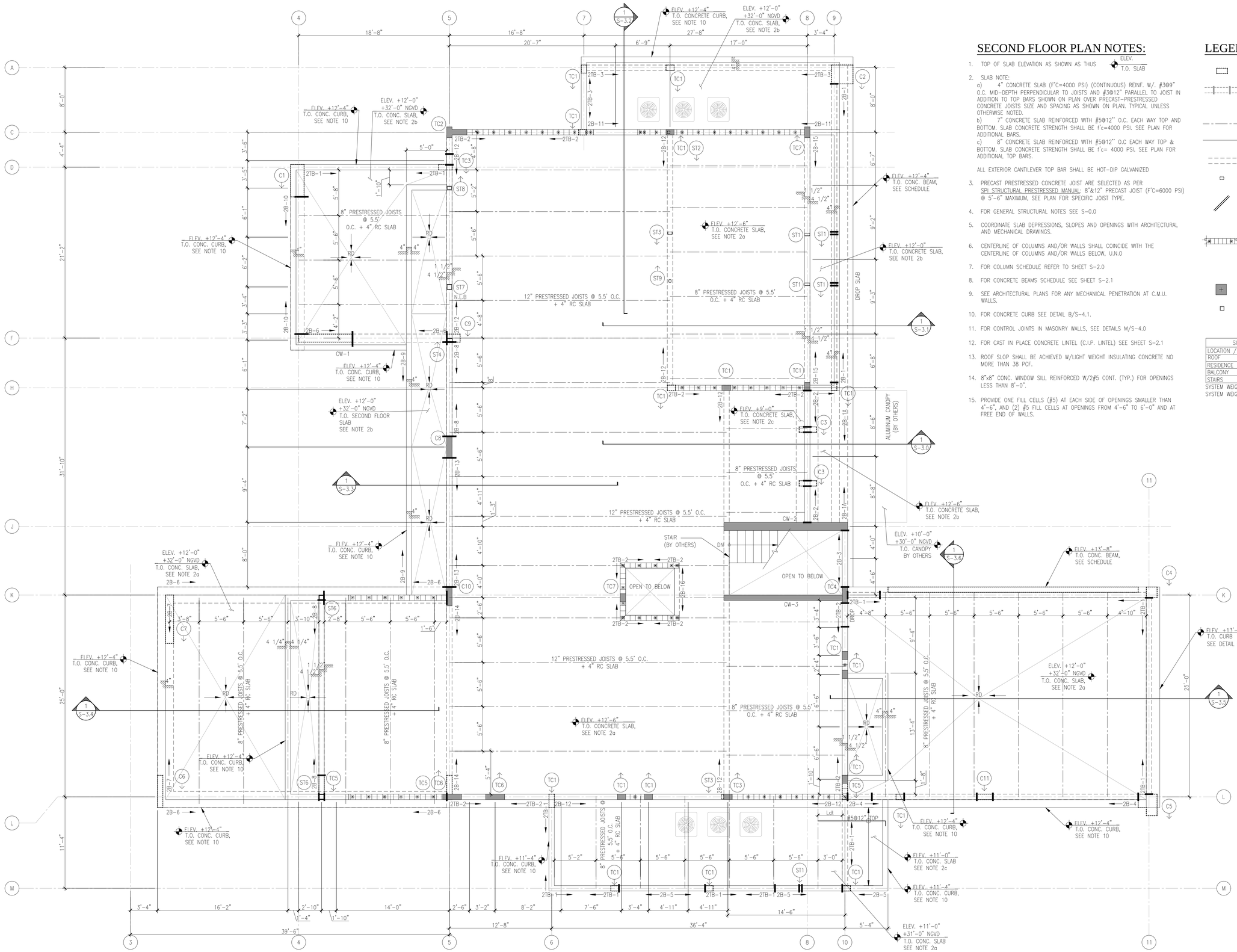
RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

REVISIONS:

JOB: 25-0032

SHEET: S-1.0

ORIGINAL ISSUE DATE: 11-15-2024
PLOT DATE:



SECOND FLOOR PLAN NOTES:

1. TOP OF SLAB ELEVATION AS SHOWN AS THUS ELEV. / T.O. SLAB
2. SLAB NOTE:
   a) 4" CONCRETE SLAB (F'C=4000 PSI) (CONTINUOUS) REINF. W/. #3@9" O.C. MID-DEPTH PERPENDICULAR TO JOISTS AND #3@12" PARALLEL TO JOIST IN ADDITION TO TOP BARS SHOWN ON PLAN OVER PRECAST-PRESTRESSED CONCRETE JOISTS SIZE AND SPACING AS SHOWN ON PLAN. TYPICAL UNLESS OTHERWISE NOTED.
   b) 7" CONCRETE SLAB REINFORCED WITH #5@12" O.C. EACH WAY TOP AND BOTTOM. SLAB CONCRETE STRENGTH SHALL BE f'c=4000 PSI. SEE PLAN FOR ADDITIONAL BARS.
   c) 8" CONCRETE SLAB REINFORCED WITH #5@12" O.C EACH WAY TOP & BOTTOM. SLAB CONCRETE STRENGTH SHALL BE f'c= 4000 PSI. SEE PLAN FOR ADDITIONAL TOP BARS.

   ALL EXTERIOR CANTILEVER TOP BAR SHALL BE HOT-DIP GALVANIZED
3. PRECAST PRESTRESSED CONCRETE JOIST ARE SELECTED AS PER SPI STRUCTURAL PRESTRESSED MANUAL: 8"&12" PRECAST JOIST (F'C=6000 PSI) @ 5'-6" MAXIMUM, SEE PLAN FOR SPECIFIC JOIST TYPE.
4. FOR GENERAL STRUCTURAL NOTES SEE S-0.0
5. COORDINATE SLAB DEPRESSIONS, SLOPES AND OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
6. CENTERLINE OF COLUMNS AND/OR WALLS SHALL COINCIDE WITH THE CENTERLINE OF COLUMNS AND/OR WALLS BELOW, U.N.O
7. FOR COLUMN SCHEDULE REFER TO SHEET S-2.0
8. FOR CONCRETE BEAMS SCHEDULE SEE SHEET S-2.1
9. SEE ARCHITECTURAL PLANS FOR ANY MECHANICAL PENETRATION AT C.M.U. WALLS.
10. FOR CONCRETE CURB SEE DETAIL B/S-4.1.
11. FOR CONTROL JOINTS IN MASONRY WALLS, SEE DETAILS M/S-4.0
12. FOR CAST IN PLACE CONCRETE LINTEL (C.I.P. LINTEL) SEE SHEET S-2.1
13. ROOF SLOP SHALL BE ACHIEVED W/LIGHT WEIGHT INSULATING CONCRETE NO MORE THAN 38 PCF.
14. 8"x8" CONC. WINDOW SILL REINFORCED W/2#5 CONT. (TYP.) FOR OPENINGS LESS THAN 8'-0".
15. PROVIDE ONE FILL CELLS (#5) AT EACH SIDE OF OPENINGS SMALLER THAN 4'-6", AND (2) #5 FILL CELLS AT OPENINGS FROM 4'-6" TO 6'-0" AND AT FREE END OF WALLS.

LEGEND:

- DENOTES LOAD-BEARING CONCRETE TIE COLUMN OR COLUMN BELOW
- SHORT BLACK LINES DENOTE WINDOWS AND DOORS (OPENINGS) BELOW TIE-BEAM OR CONC. BEAM
- PRESTRESSED JOISTS
- NEW CONCRETE SLAB
- DENOTES CONC. BEAMS AND TIE-BEAM (BELOW)
- DENOTES STEEL COLUMN (BELOW)
- DENOTES (2) #4 X 4'-0" DIAGONAL CRACK CONTROL BARS PLACED TOP & BOTT. AT ALL RE-ENTRANT CORNERS & AS SHOWN, TYP.
- HATCHED AREA DENOTES LOAD-BEARING 8" MASONRY WALL (TYPE CMU-1), REINFORCED W/ #5@32" O.C.(AT ZONE 4) AND #5@24" O.C (AT ZONE 5)(EXTERIOR WALLS) OR REINFORCED W/ #5@40" O.C. (INTERIOR WALLS) U.N.O.
- HATCHED AREA DENOTES LOAD-BEARING CONCRETE TIE COLUMN OR COLUMN
- STEEL COLUMN

SUPERIMPOSED LOADS		
LOCATION / USE	DEAD	LIVE
ROOF	20 PSF	30 PSF
RESIDENCE	35 PSF	40 PSF
BALCONY	15 PSF	60 PSF
STAIRS	20 PSF	40 PSF

SYSTEM WEIGHT (8" PRESTR. CONC. JOIST)=59 PSF
SYSTEM WEIGHT (12" PRESTR. CONC. JOIST)=63 PSF

SECOND FLOOR FRAMING PLAN

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

Felix D Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC., dnQualifier=A01410D00 00018CB65438170016F 805, cn=Felix D Guerra
Date: 2025.03.15 16:29:55 -04'00'
Adobe Acrobat version: 2024.003.20180

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD MIAMI
Year Old Florida Corporation P#589944
A: 8879 SW 131st ST MIAMI, FL 33176
O: C: (786) 312-6511 (305) 209-9836
E: construction@jd-miami.com
W: www.jd-miami.com

OWNER:
12700 ROLLING ROAD, LLC.
8879 SW 131st ST
MIAMI, FL. 33176

JOB TITLE:
NEW SINGLE FAMILY RESIDENCE
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:
SECOND FLOOR FRAMING PLAN

CONSULTANT:

Eastern Engineering Group
3403 NW 82nd Avenue, Suite 370
Miami, FL 33122
(305) 599-8133
info@easterneng.com
www.easterneng.com
CA#29482

TO THE BEST OF THE ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY TO THE APPLICABLE MINIMUM BUILDING CODES AND ORDINANCES. RESPONSIBILITY FOR THE SUPERVISION OF CONSTRUCTION IS RETAINED BY THE CIVIL ENGINEER IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

FELIX DAYAN GUERRA LICENSED No. 93172 STATE OF FLORIDA PROFESSIONAL ENGINEER

ARCHITECTURE + STRUCTURE
FELIX DAYAN GUERRA
16287 SW 97th ST.
MIAMI, FL. 33196
(561) 229-2618 PE 93172
M + E + P ENGINEER
RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

REVISIONS:

JOB: 25-0032

SHEET: S-1.1

ORIGINAL ISSUE DATE: 11-15-2024
PLOT DATE:

ROOF FRAMING PLAN NOTES:

1. TOP OF SLAB ELEVATION AS SHOWN AS THUS ELEV. / T.O. SLAB
2. SLAB NOTE:

a) 4" CONCRETE SLAB (F'C=4000 PSI) (CONTINUOUS) REINF. W/. #3@9" O.C. MID-DEPTH PERPENDICULAR TO JOISTS AND #3@12" PARALLEL TO JOIST IN ADDITION TO TOP BARS SHOWN ON PLAN OVER PRECAST-PRESTRESSED CONCRETE JOISTS SIZE AND SPACING AS SHOWN ON PLAN. TYPICAL UNLESS OTHERWISE NOTED.

b)7" CONCRETE SLAB REINFORCED WITH #5@12" O.C. EACH WAY TOP AND BOTTOM. SLAB CONCRETE STRENGTH SHALL BE f'c=4000 PSI. SEE PLAN FOR ADDITIONAL BARS.

c) 6" CONCRETE SLAB (f'c=4000psi) REINF. W/#4@12" O.C. EACH WAY TOP & BOTTOM.

ALL EXTERIOR CANTILEVER TOP BAR SHALL BE HOT-DIP GALVANIZED

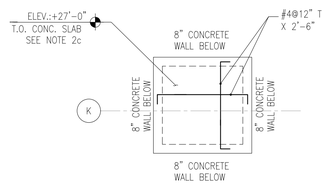
3. PRECAST PRESTRESSED CONCRETE JOIST ARE SELECTED AS PER SPI STRUCTURAL PRESTRESSED MANUAL: 8"&12" PRECAST JOIST (F'C=6000 PSI) @ 5'-6" MAXIMUM, SEE PLAN FOR SPECIFIC JOIST TYPE.
4. FOR GENERAL STRUCTURAL NOTES SEE S-0.0
5. COORDINATE SLAB DEPRESSIONS, SLOPES AND OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
6. CENTERLINE OF COLUMNS AND/OR WALLS SHALL COINCIDE WITH THE CENTERLINE OF COLUMNS AND/OR WALLS BELOW, U.N.O
7. FOR CONCRETE BEAMS SCHEDULE SEE SHEET S-2.0
8. ROOF SLOP SHALL BE ACHIEVED W/LIGHT WEIGHT INSULATING CONCRETE NO MORE THAN 38 PCF.
9. FOR CONCRETE DROP SEE DETAIL B/S-4.1.
10. MW-1 DENOTES NON-LOAD BEARING MASONRY WALL.

LEGEND:

	DENOTES LOAD-BEARING CONCRETE TIE COLUMN OR COLUMN BELOW
	SHORT BLACK LINES DENOTE WINDOWS AND DOORS (OPENINGS) BELOW TIE-BEAM OR CONC. BEAM
	PRESTRESSED JOISTS
	NEW CONCRETE SLAB
	DENOTES CONC. BEAMS AND TIE-BEAM (BELOW)
	DENOTES STEEL COLUMN (BELOW)
	HATCHED AREA DENOTES NON LOAD-BEARING 8" MASONRY WALL.
RD	REGISTRE

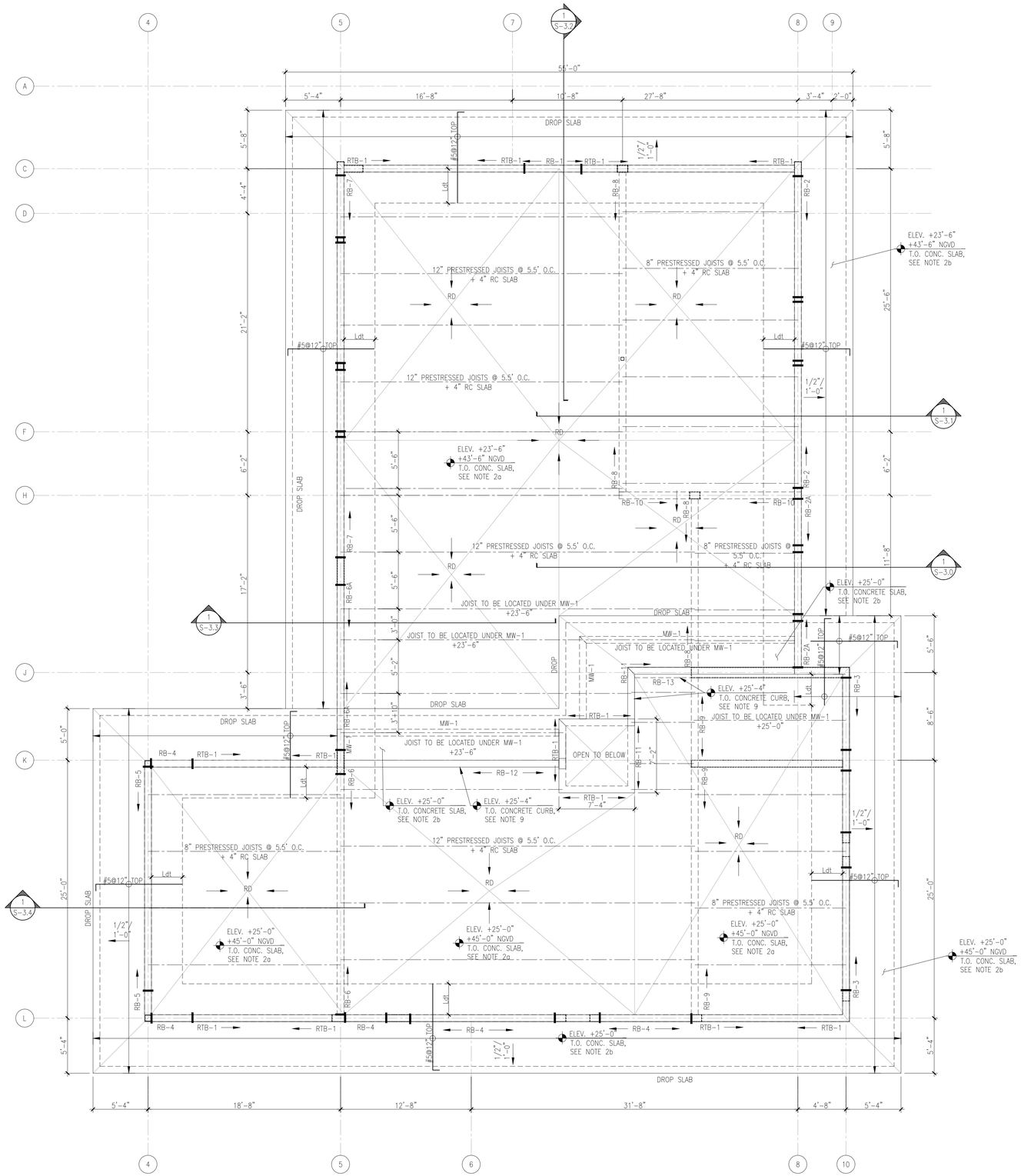
SUPERIMPOSED LOADS		
LOCATION / USE	DEAD	LIVE
ROOF	20 PSF	30 PSF

SYSTEM WEIGHT (8" PRESTR. CONC. JOIST)=59 PSF
SYSTEM WEIGHT (12" PRESTR. CONC. JOIST)=63 PSF



UPPER ROOF FRAMING PLAN

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



ROOF FRAMING PLAN

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

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D000018CB654B1700160F805, cn=Felix D Guerra
Date: 2025.03.15 16:30:08 -04'00'
Adobe Acrobat version: 2024.003.20180

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD MIAMI
Year Old Cert. # CGC1529077 / CCC1329044
A: 8879 SW 131st ST MIAMI, FL 33176 (305) 209-9836
O: C: (786) 332-6511
E: construction@jdmiami.com
w: www.jdmiami.com

OWNER:
12700 ROLLING ROAD, LLC.
8879 SW 131st ST
MIAMI, FL. 33176

JOB TITLE:
NEW SINGLE FAMILY RESIDENCE
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:
ROOF FRAMING PLAN

CONSULTANT:

Eastern Engineering Group
3403 NW 82nd Avenue, Suite 370
Miami, FL 33122
(305) 599-8133
info@easterneng.com
www.easterneng.com
CA#29482

TO THE BEST OF THE ENGINEERS' KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND ORDINANCES, REGULATIONS AND LAWS IN THE TIME THEY WERE PREPARATION AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

FELIX DAYAN GUERRA LICENSE No. 93172 STATE OF FLORIDA PROFESSIONAL ENGINEER

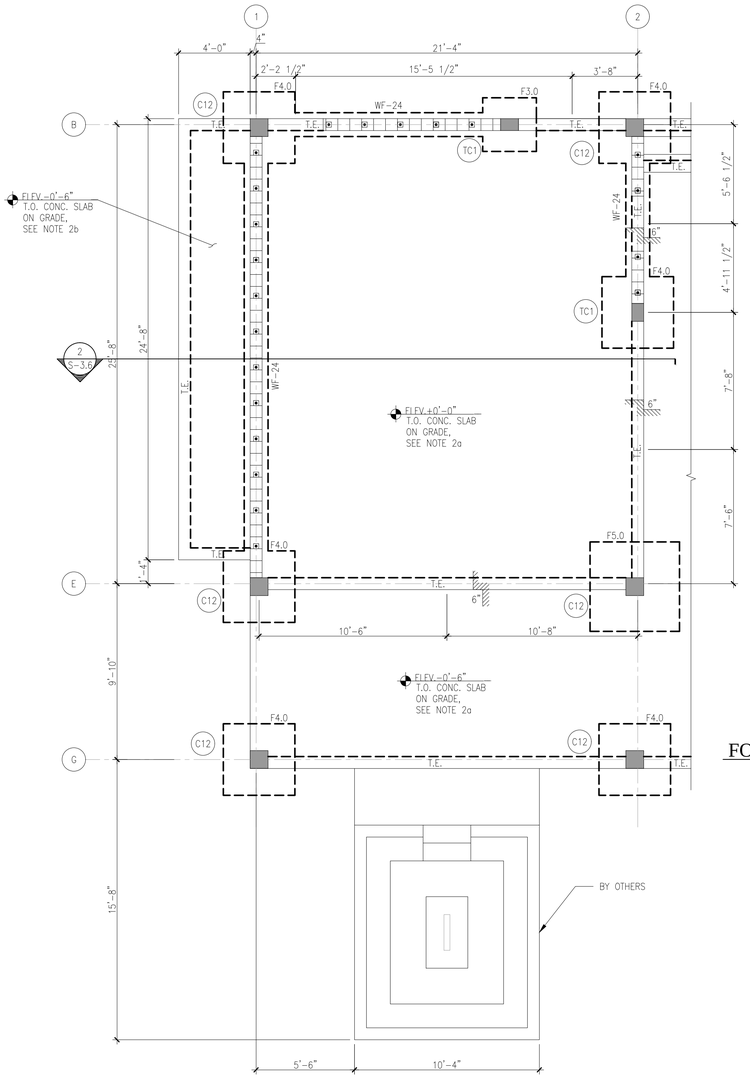
ARCHITECTURE + STRUCTURE
FELIX DAYAN GUERRA
16287 SW 97th ST.
MIAMI, FL. 33196
(561) 229-2618 PE 93172
M + E + P ENGINEER
RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

REVISIONS:

JOB: 25-0032

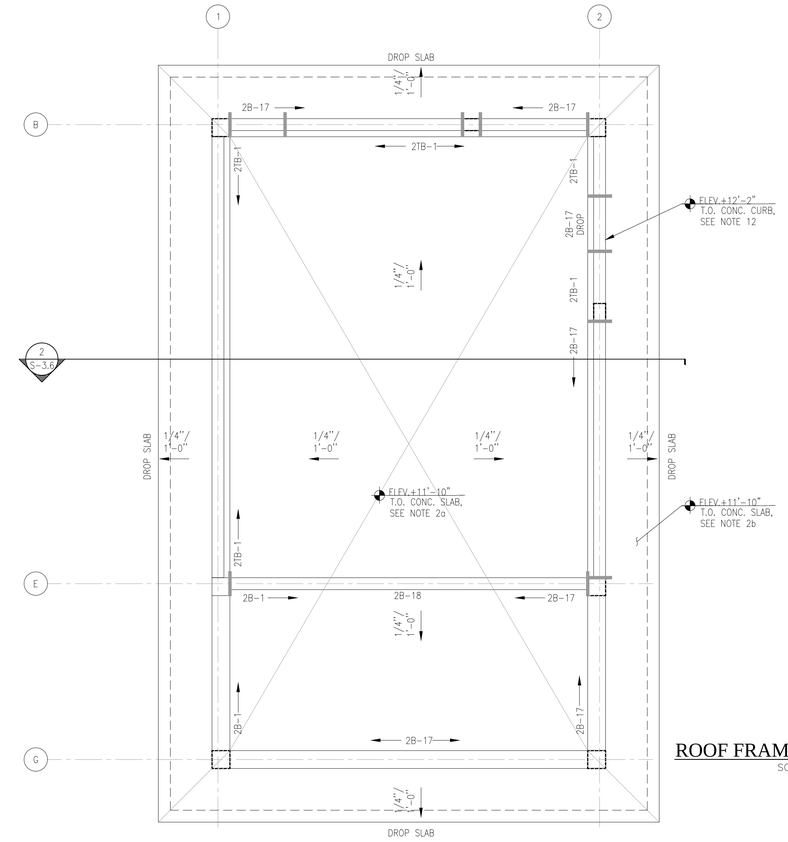
SHEET: S-1.2

ORIGINAL ISSUE DATE: 11-15-2024
PLOT DATE:



FOUNDATION PLAN

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



ROOF FRAMING PLAN

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

LEGEND:

HATCHED AREA DENOTES LOAD-BEARING 8" MASONRY WALL (TYPE CMU-1), REINFORCED W/ #5@32" O.C.(AT ZONE 4) AND #5@24" O.C (AT ZONE 5)(EXTERIOR WALLS) OR REINFORCED W/ #5@40" O.C. (INTERIOR WALLS) U.N.O.	DENOTES (2) #4 X 4'-0" DIAGONAL CRACK CONTROL BARS PLACED TOP & BOTT. AT ALL RE-ENTRANT CORNERS & AS SHOWN, TYP.
HATCHED AREA DENOTES LOAD-BEARING CONCRETE TIE COLUMN	DENOTES LOAD-BEARING CONCRETE TIE COLUMN OR COLUMN BELOW
CONCRETE FOOTING	SHORT BLACK LINES DENOTE WINDOWS AND DOORS (OPENINGS) BELOW TIE-BEAM OR CONC. BEAM
CONCRETE SLAB	PRESTRESSED JOISTS
	DENOTES CONC. BEAMS AND TIE-BEAM (BELOW)

FOUNDATION PLAN NOTES:

1. TOP OF SLAB ELEVATION AS SHOWN AS THIS ELEV. T.O. SLAB
2. SLAB NOTES:
   a) 4." CONCRETE ON VAPOR BARRIER OVER WELL COMPACTED FILL REINFORCED WITH 6X6W2.1XW2.1 WELDED WIRE FABRIC PLACED 1" FROM THE TOP OF SLAB
3. FOR GENERAL STRUCTURAL NOTES SEE S-0.0.
4. COORDINATE SLAB DEPRESSIONS, SLOPES AND OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
5. CENTERLINE OF COLUMNS AND/OR WALLS SHALL COINCIDE WITH THE CENTERLINE OF BEAMS AND/OR FOUNDATIONS BELOW, U.N.O.
6. SEE ARCHITECTURAL PLANS FOR ANY MECHANICAL PENETRATION AT C.M.U. WALLS.
7. ALL C.M.U. WALLS BELOW GRADE SHALL BE FULLY GROUTED.
8. PROVIDE ONE FILL CELLS (#5) AT EACH SIDE OF OPENINGS SMALLER THAN 4'-6", AND (2) #5 FILL CELLS AT OPENINGS FROM 4'-6" TO 6'-0" AND AT FREE END OF WALLS.
9. 8" MASONRY WALLS SHALL BE REINFORCED WITH #5@40 VERTICAL REINFORCING U.N.O. SEE LEGEND FOR OTHERS CASES AND GENERAL NOTES AT SHEET S-0.0 FOR HORIZONTAL REINFORCING.
10. REFER TO ARCHITECTURAL DRAWINGS FOR WATERPROOFING REQUIREMENTS.
11. T.E. DENOTES 8"x12"(MIN.) THICKENED CONCRETE SLAB EDGE REINFORCED W/ 2-#5 BOTTOM CONTINUOUS. SEE DETAIL A/S-4.0.
12. TOP OF FOOTING SHALL BE -4'-0" (+13'-0" NGVD) BELOW EXISTING GRADE U.N.O.
14. C.J. DENOTES CONTROL JOINTS IN SLAB ON GRADE. SEE DETAIL F/S-4.0.

WALL LEGEND:

NOTES:

CONTRACTOR SHALL CONFIRM THE LOCATION ALL FOUNDATION AND STRUCTURAL FRAMING MEMBERS TO BE SITUATED ON OR WITHIN THE PROPERTY LINE WITH A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA. ALL FOUNDATIONS SHOWN ARE INTENDED TO BE WITHIN OR ON PROPERTY LINE.

SUPERIMPOSED LOADS		
LOCATION / USE	DEAD	LIVE
ROOMS	35 PSF	40 PSF
ROOF	20 PSF	30 PSF

SYSTEM WEIGHT (8" PRESTR. CONC. JOIST)=59 PSF

SYSTEM WEIGHT (12" PRESTR. CONC. JOIST)=63 PSF

ROOF FRAMING PLAN NOTES:

1. TOP OF SLAB ELEVATION AS SHOWN AS THUS ELEV. T.O. SLAB
2. SLAB NOTE:
   a) 4" CONCRETE SLAB (F'C=4000 PSI) (CONTINUOUS) REINF. W/. #3@9" O.C. MID-DEPTH PERPENDICULAR TO JOISTS AND #3@12" PARALLEL TO JOIST IN ADDITION TO TOP BARS SHOWN ON PLAN OVER PRECAST-PRESTRESSED CONCRETE JOISTS SIZE AND SPACING AS SHOWN ON PLAN. TYPICAL UNLESS OTHERWISE NOTED.
   b) 6" CONCRETE SLAB W/#4@12" O.C. EACH WAY TOP & BOTTOM.
   c) ALL EXTERIOR CANTILEVER TOP BAR SHALL BE HOT-DIP GALVANIZED
3. PRECAST PRESTRESSED CONCRETE JOIST ARE SELECTED AS PER SPI STRUCTURAL PRESTRESSED MANUAL: 8" PRECAST JOIST (F'C=6000 PSI) @ 5'-6" MAXIMUM, SEE PLAN FOR SPECIFIC JOIST TYPE.
4. FOR GENERAL STRUCTURAL NOTES SEE S-0.0
5. COORDINATE SLAB DEPRESSIONS, SLOPES AND OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
6. CENTERLINE OF COLUMNS AND/OR WALLS SHALL COINCIDE WITH THE CENTERLINE OF COLUMNS AND/OR WALLS BELOW, U.N.O
7. FOR COLUMN SCHEDULE REFER TO SHEET S-2.0
8. FOR CONCRETE BEAMS SCHEDULE SEE SHEET S-2.0
9. SEE ARCHITECTURAL PLANS FOR ANY MECHANICAL PENETRATION AT C.M.U. WALLS.
10. FOR CONTROL JOINTS IN MASONRY WALLS, SEE DETAILS M/S-4.0
11. FOR CAST IN PLACE CONCRETE LINTEL (C.I.P. LINTEL) SEE SHEET S-2.0
12. FOR CONCRETE CURB SEE DETAIL B/S-4.1

Felix D Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D00 00018CB6543B170016F 805, cn=Felix D Guerra
Date: 2025.03.15 16:30:21 -04'00'
Adobe Acrobat version: 2024.003.20180

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD MIAMI
Year Over Year Excellence
A: 8879 SW 131st ST MIAMI, FL 33176
O: C: (786) 332-5511 (305) 209-3636
E: construction@jd-miami.com
w: www.jd-miami.com

OWNER:
12700 ROLLING ROAD, LLC.
8879 SW 131st ST
MIAMI, FL. 33176

JOB TITLE:
NEW SINGLE FAMILY RESIDENCE
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:
GYM FRAMING PLAN

CONSULTANT:

Eastern Engineering Group
3403 NW 82nd Avenue, Suite 370
Miami, FL 33122
(305) 599-8133
info@easterneg.com
www.easterneg.com
CA#29482
TO THE BEST OF THE ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY TO THE MINIMUM APPLICABLE FIRE SAFETY CODES AND STANDARDS. RESPONSIBILITY FOR THE DESIGN PREPARATION IS RETAINED BY THE LEGAL AUTHORITIES IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

FELIX DAYAN GUERRA LICENSED No. 93172 STATE OF FLORIDA PROFESSIONAL ENGINEER

ARCHITECTURE + STRUCTURE

FELIX DAYAN GUERRA
16267 SW 97th ST.
MIAMI, FL. 33196
(561) 229-2618 PE 93172

M + E + P ENGINEER

RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

REVISIONS:

JOB:
25-0032

SHEET:
S-1.3

ORIGINAL ISSUE DATE: 11-15-2024
PLOT DATE:

FOOTING SCHEDULE

MARK	SIZE (L X W)	DEPTH	SHORT BAR	LONG BAR	REMARKS
WF-16	16" CONT.	16" (MIN)	#5 @ 12"	(2) #5 CONT.	WALL FOOTING
WF-24	24" CONT.	16" (MIN)	#5 @ 12"	(3) #5 CONT.	WALL FOOTING
WF-36	36" CONT.	16" (MIN)	#5 @ 10" T&B	(4) #5 CONT. T&B	WALL FOOTING
WF-48	48" CONT.	16" (MIN)	#5 @ 10" T&B	(5) #5 CONT. T&B	WALL FOOTING
WF-60	60" CONT.	16" (MIN)	#5 @ 8" T&B	(10) #5 CONT. T&B	WALL FOOTING
F4.0	4'-0" X 4'-0"	16" (MIN)	(5) #5 HOOKED BARS	(5) #5 HOOKED BARS	ISOLATED FOOTING
F5.0	5'-0" X 5'-0"	16" (MIN)	(6) #5 HOOKED BARS	(6) #5 HOOKED BARS	ISOLATED FOOTING
F6.0	6'-0" X 6'-0"	16" (MIN)	(7) #5 HOOKED BARS	(7) #5 HOOKED BARS	ISOLATED FOOTING
F7.0	7'-0" X 7'-0"	16" (MIN)	(8) #5 HOOKED BARS	(8) #5 HOOKED BARS	ISOLATED FOOTING
F8.0	8'-0" X 8-0"	16" (MIN)	(9) #5 HOOKED BARS	(9) #5 HOOKED BARS	ISOLATED FOOTING
F9.0	9'-0" X 9-0"	16" (MIN)	(11) #5	(11) #5	ISOLATED FOOTING
F10.0	10'-0" X 10'-0"	16" (MIN)	(12) #5	(12) #5	ISOLATED FOOTING
F11.0	11'-0" X 11'-0"	16" (MIN)	(13) #5	(13) #5	ISOLATED FOOTING
F5X10	5'-0" X 10'-0"	16" (MIN)	(12) #5(*) HOOKED BARS	(6) #5(*) HOOKED BARS	COMBINED FOOTING (*) TOP & BOTTOM
F8X13	8'-0" X 13'-0"	16" (MIN)	(16) #5(*) HOOKED BARS	(9) #5(*) HOOKED BARS	COMBINED FOOTING (*) TOP & BOTTOM
F8X6	8'-3" X 6'-0"	16" (MIN)	(9) #5(*) HOOKED BARS	(6) #5(*) HOOKED BARS	COMBINED FOOTING (*) TOP & BOTTOM
11.83X9.5	11'-10" X 9'-6"	16" (MIN)	(14) #5(*)	(11) #5(*)	COMBINED FOOTING (*) TOP & BOTTOM
F19.0	SEE DETAIL	16" (MIN)	SEE DETAIL #5@ 10" T&B	SEE DETAIL #5@ 10" T&B	COMBINED FOOTING (*) TOP & BOTTOM

NOTE:

1. CONTRACTOR TO PROVIDE NUMBER OF CORNER BARS AS FOOTING LONGITUDINAL REINF. LAPPED MIN. 48" BAR DIAMETER, WHEN FOOTING HAS MORE BARS, THE TOTAL OF CORNER BARS SHALL BE THE SAME AS THE NUMBER OF BARS IN THE LARGER FOOTING.

2. PROVIDE 2 # 5 CONTINUOUS WALL FOOTING TOP BARS (TYP) AT EACH OPENING GREATER THAN 6'-0". EXTEND 2'-0"(MIN) BEYOND EACH OPENING.

LAP SPLICE LENGTH

BAR SIZE	TENSION LAP SPLICE			COMPRESSION LAP SPLICE
	3000 PSI	4000 PSI	≥ 5000 PSI	≥ 3000 PSI
3	22	20	19	12
4	29	25	25	15
5	36	31	28	19
6	43	37	33	23
7	63	54	48	26
8	71	62	55	30
9	81	70	62	34
10	91	78	70	38
11	101	87	78	42

GENERAL NOTES

1. LENGTHS SHOWN CONFORM TO NON-SEISMIC PROVISIONS OF ACI 318 FOR NORMAL WT CONCRETE AND UNCOATED BARS W/ Fy=60 KSI (YIELD STRENGTH OF REBAR).
2. ALL LENGTHS ARE IN INCHES.
3. SPLICES SHALL BE STAGGERED MINIMUM OF 24" O.C.
4. SEE CONCRETE NOTES FOR SPECIFIED CONCRETE STRENGTH.
5. CLEAR COVER FOR REINFORCING SHALL NOT BE LESS THAN 1 BAR DIAMETER OR AS SPECIFIED IN SECTION 12.2.3 OF ACI 318.
6. MULTIPLY THE ABOVE LENGTHS BY 1.33 FOR CONCRETE WITH LIGHTWEIGHT AGGREGATE.
7. MULTIPLY THE ABOVE LENGTHS BY 1.5 FOR EPOXY COATED REINFORCING.
8. MULTIPLY THE ABOVE LENGTHS BY 1.5 FOR BARS SPACED LESS THAN 2db CLEAR.
9. COMPRESSION DEVELOPMENT LENGTH OF REBAR ENCLOSED WITHIN #3 SPIRAL REINFORCEMENT W/ NO MORE THAN @4" PITCH OR #4 TIES @4" O.C. MAY BE MULTIPLIED BY 0.75.

DEVELOPMENT & LAP SPLICE LENGTH OF REBARS IN MASONRY

BAR SIZE	3	4	5	6	7	8	9
D&S LENGTH	18	32	49	98	143	216	296
HOOKS	5	7	8	10	12	13	15

GENERAL NOTES

1. LENGTHS SHOWN CONFORM TO NON-SEISMIC PROVISIONS OF TMS 402-13/ACI 530-13/ FOR NORMAL WT MASONRY BLOCK (f'm=1500 PSI OR BETTER) AND UNCOATED BARS W/ Fy=60 KSI (YIELD STRENGTH OF REBARS).
2. ALL LENGTHS ARE IN INCHES.
3. SPLICED BARS SHALL NOT BE FARTHER APART THAN THE MINIMUM OF 8" OR ⅕ THE DEVELOPMENT LENGTH.
4. SEE MASONRY NOTES FOR SPECIFIED BLOCK STRENGTH.
5. MULTIPLY THE ABOVE LENGTHS BY 1.33 FOR CONCRETE WITH LIGHTWEIGHT AGGREGATE.
6. MULTIPLY THE ABOVE LENGTHS BY 1.5 FOR EPOXY COATED REINFORCING.
7. AT WALL INTERSECTIONS HORIZONTAL REBARS SHALL BENT AROUND EDGE VERTICAL REINFORCEMENT W/ A 90° HOOK & SHALL EXTEND INTO INTERSECTING WALL FOR A DISTANCE OF MINIMUM THE DEVELOPMENT LENGTH.
8. AT ALL OTHER INTERSECTIONS HORIZONTAL REBARS SHALL BENT AROUND EDGE VERTICAL REINFORCEMENT W/ A 180° HOOK. THE ENDS OF SINGLE LEG OR U-STIRRUP SHALL BE ANCHORED BY A STANDARD HOOK PLUS AN EFFECTIVE EMBEDMENT OF ½ OF THE DEVELOPMENT LENGTH.

REBAR TENSION, COMPRESSION DEVELOPMENT LENGTH & HOOKS

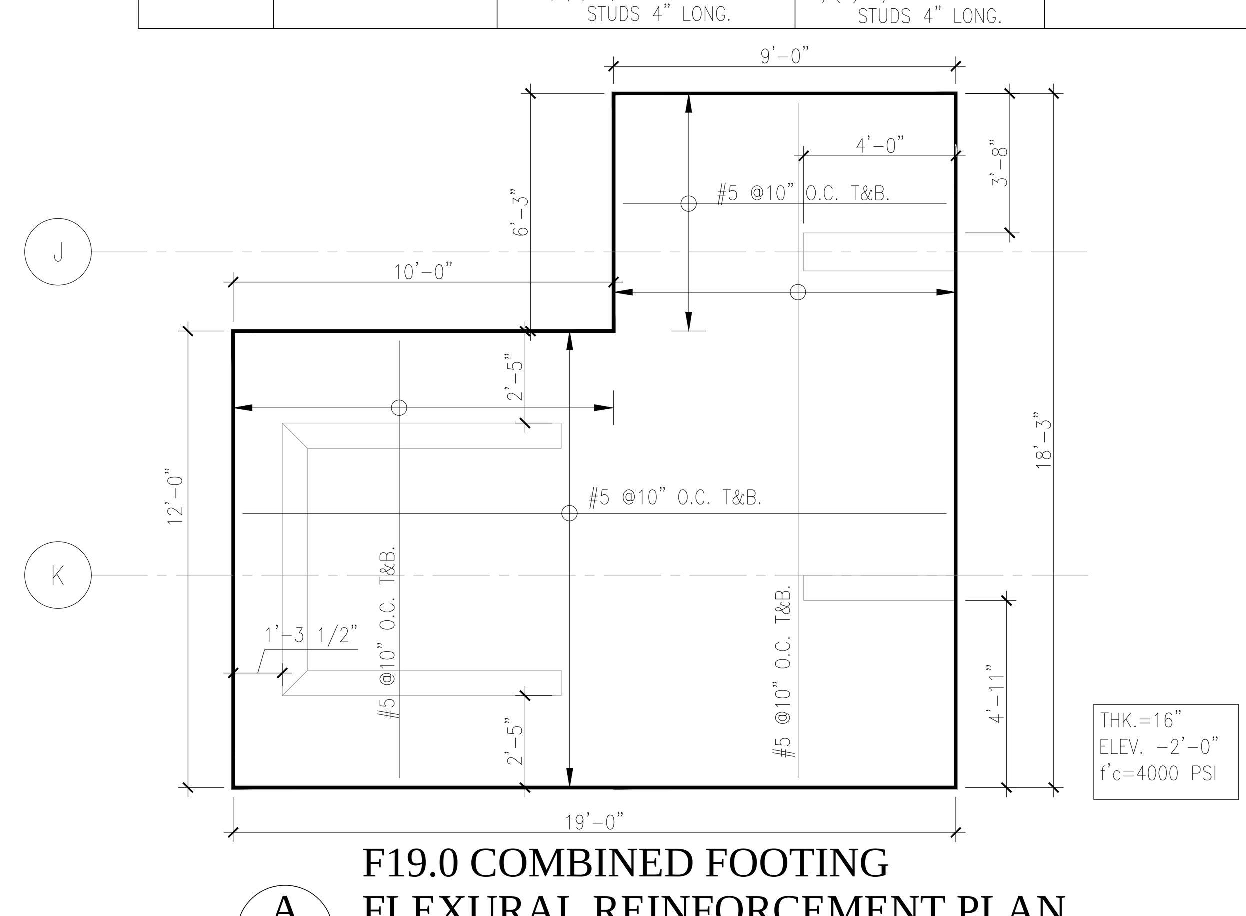
BAR SIZE	MIN BAR SPACING (IN) NOTE 3	TENSION EMBEDMENT 3000 PSI TOP BARS NOTE 4	TENSION EMBEDMENT 3000 PSI OTHER BARS	TENSION EMBEDMENT 4000 PSI TOP BARS NOTE 4	TENSION EMBEDMENT 4000 PSI OTHER BARS	TENSION EMBEDMENT ≥ 5000 PSI TOP BARS NOTE 4	TENSION EMBEDMENT ≥ 5000 PSI OTHER BARS	COMPRESSION EMBEDMENT 3000 PSI	COMPRESSION EMBEDMENT 4000 PSI	COMPRESSION EMBEDMENT ≥ 5000 PSI	HOOKED BARS (TENSION ONLY) 3000 PSI	HOOKED BARS (TENSION ONLY) 4000 PSI	HOOKED BARS (TENSION ONLY) ≥ 5000 PSI
3	1	22	17	19	15	17	13	8	8	8	8.5	7.5	7
4	1	29	22	25	19	22	17	11	9	9	11	10	9
5	1 1/4	36	28	31	24	28	21	14	12	11	14	12	11
6	1 1/2	43	33	37	29	33	26	16	14	14	17	14.5	13
7	1 3/4	63	48	54	42	49	37	19	17	16	19.5	17	15
8	2	71	55	62	48	55	43	22	19	18	22	19	17
9	2 1/4	81	62	70	54	63	48	25	21	20	25	21	19
10	2 1/2	91	70	79	60	70	54	28	24	23	28	24	22
11	2 3/4	101	78	87	67	78	60	34	27	25	31	27	24

GENERAL NOTES

1. LENGTHS SHOWN CONFORM TO NON-SEISMIC PROVISIONS OF ACI 318-14 FOR NORMAL WT CONCRETE AND UNCOATED BARS W/ Fy=60 KSI (YIELD STRENGTH OF REBARS).
2. ALL LENGTHS ARE IN INCHES.
3. BAR SPACING IS MEASURED AS CLEAR DISTANCE BETWEEN BARS. FOR BARS WITH A CLEAR SPACING OF LESS THAN 2db, MULTIPLY TABULATED VALUES BY 1.5.
4. TOP BARS ARE BARS SO PLACED THAT 12 INCHES OR MORE OF FRESH CONCRETE IS CAST IN MEMBER BELOW REINFORCEMENT.
5. SEE CONCRETE NOTES FOR SPECIFIED CONCRETE STRENGTH.
6. CLEAR COVER FOR REINFORCING SHALL NOT BE LESS THAN 1 BAR DIAMETER.
7. MULTIPLY THE ABOVE LENGTHS BY 1.33 FOR CONCRETE WITH LIGHTWEIGHT AGGREGATE.
8. MULTIPLY THE ABOVE LENGTHS BY 1.5 FOR EPOXY COATED REINFORCING.
9. COMPRESSION DEVELOPMENT LENGTH OF REBARS ENCLOSED WITHIN #3 SPIRAL REINFORCEMENT W/ NO MORE THAN @ 4" PITCH OR #4 TIES @4" O.C. MAY BE MULTIPLIED BY 0.75.

COLUMN SCHEDULE

MARK	SIZE	REINFORCEMENT VERTICAL OR BASE PLATE	REINFORCEMENT TIES OR CAP PLATE	REMARKS
C1	20" x 48"	22-#6	# 3 @ 12" o.c.	CONCRETE COLUMN
C2	28" x 32"	22-#6	# 3 @ 12" o.c.	CONCRETE COLUMN
C3	8" x 26"	8-#5	# 3 @ 8" o.c.	CONCRETE COLUMN
C4	16" x 16"	6-#6	# 3 @ 12" o.c.	CONCRETE COLUMN
C5	SEE COLUMN BAR ARRAGMENT	19-#6	# 3 @ 12" o.c.	CONCRETE COLUMN
C6	8" x 48"	14-#5	# 3 @ 8" o.c.	CONCRETE COLUMN
C7	12" x 72"	20-#6	# 3 @ 12" o.c.	CONCRETE COLUMN
C8	8" x 32"	10-#5	# 3 @ 8" o.c.	CONCRETE COLUMN
C9	12" x 20"	8-#5	# 3 @ 12" o.c.	CONCRETE COLUMN
C10	8" x 28"	8-#5	# 3 @ 8" o.c.	CONCRETE COLUMN
C11	8" x 24	6-#6	# 3 @ 8" o.c.	CONCRETE COLUMN
C12	12" x 12"	6-#5	# 3 @ 12" o.c.	CONCRETE COLUMN
TC1	8" x 12"	4-#5	# 3 @ 8" o.c.	CONCRETE COLUMN
TC2	SEE COLUMN BAR ARRAGMENT	12-#5	# 3 @ 12" o.c.	CONCRETE COLUMN
TC3	8" x 20"	6-#5	# 3 @ 8" o.c.	CONCRETE COLUMN
TC4	8" x 24"	6-#6	# 3 @ 8" o.c.	CONCRETE COLUMN
TC5	8" x 36"	10-#5	# 3 @ 8" o.c.	CONCRETE COLUMN
TC6	8" x 28"	10-#5	# 3 @ 8" o.c.	CONCRETE COLUMN
TC7	8" x 16"	4-#6	# 3 @ 8" o.c.	CONCRETE COLUMN
ST1	HSS 6"x3"x1/4"	12"x12"X 3/4" THK STEEL PLATE W/(4) 5/8"ø HEX-HEAD F1554 GR. 36 ROD W/8" MIN. EMBED.	8"X10"X1/2" THK STEEL PLATE EMBED W/(3) 1/2"ø HEAD STUDS STUDS 4" LONG.	STEEL COLUMN Fy=46 KSI NON LOAD BEARING. SEE DETAIL
ST2	HSS 4"x4"x3/8"	10"x10"X 3/4" THK STEEL PLATE W/(4) 5/8"ø HEX-HEAD F1554 GR. 36 ROD W/8" MIN. EMBED.	8"X10"X1/2" THK STEEL PLATE EMBED W/(3) 1/2"ø HEAD STUDS STUDS 4" LONG.	STEEL COLUMN Fy=46 KSI LOAD BEARING
ST3	HSS 6"x4"x1/2"	10"x10"X 1" THK STEEL PLATE W/(4) 5/8"ø HEX-HEAD F1554 GR. 36 ROD W/8" MIN. EMBED.	8"X10"X1/2" THK STEEL PLATE EMBED W/(3) 1/2"ø HEAD STUDS STUDS 4" LONG.	STEEL COLUMN Fy=46 KSI LOAD BEARING
ST4	HSS 9"x5"x1/2"	10"x10"X 1" THK STEEL PLATE W/(4) 5/8"ø HEX-HEAD F1554 GR. 36 ROD W/8" MIN. EMBED.	8"X10"X1/2" THK STEEL PLATE EMBED W/(3) 1/2"ø HEAD STUDS STUDS 4" LONG.	STEEL COLUMN Fy=46 KSI LOAD BEARING
ST5	HSS 7"x7"x1/4"	10"x10"X 1" THK STEEL PLATE W/(4) 5/8"ø HEX-HEAD F1554 GR. 36 ROD W/8" MIN. EMBED.	8"X10"X1/2" THK STEEL PLATE EMBED W/(3) 1/2"ø HEAD STUDS STUDS 4" LONG.	STEEL COLUMN Fy=46 KSI LOAD BEARING
ST6	HSS 7"x7"x1/4"	8"X10"X1/2" THK STEEL PLATE EMBED W/(3) 1/2"ø HEAD STUDS STUDS 4" LONG.	SEE COLUMN ARRANGEMENT STEEL PLATE EMBED W/(3) 1/2"ø HEAD STUDS STUDS 4" LONG.	STEEL COLUMN Fy=46 KSI LOAD BEARING
ST7 N.L.B.	HSS 7"x5"x1/2"	8"X10"X1/2" THK STEEL PLATE EMBED W/(3) 1/2"ø HEAD STUDS STUDS 4" LONG.	8"X10"X1/2" THK STEEL PLATE EMBED W/(3) 1/2"ø HEAD STUDS STUDS 4" LONG.	STEEL COLUMN Fy=46 KSI LOAD BEARING
ST8	HSS 7"x5"x1/2	8"X10"X1/2" THK STEEL PLATE EMBED W/(3) 1/2"ø HEAD STUDS STUDS 4" LONG.	8"X10"X1/2" THK STEEL PLATE EMBED W/(3) 1/2"ø HEAD STUDS STUDS 4" LONG.	STEEL COLUMN Fy=46 KSI LOAD BEARING
ST9	HSS 4"x4"x3/8"	8"X10"X1/2" THK STEEL PLATE EMBED W/(3) 1/2"ø HEAD STUDS STUDS 4" LONG.	8"X10"X1/2" THK STEEL PLATE EMBED W/(3) 1/2"ø HEAD STUDS STUDS 4" LONG.	STEEL COLUMN Fy=46 KSI LOAD BEARING



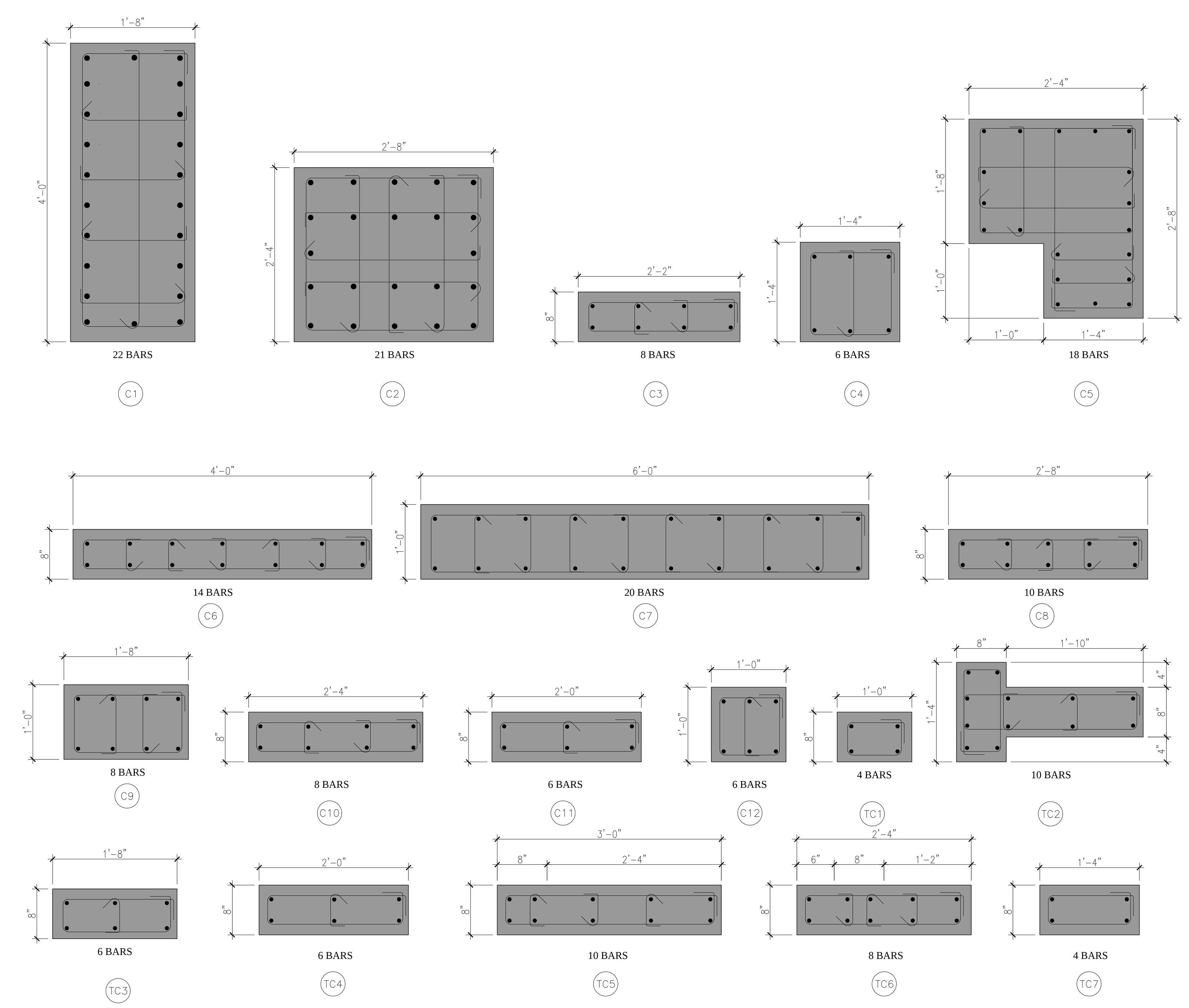
THK.=16"
ELEV. -2'-0"
f'c=4000 PSI

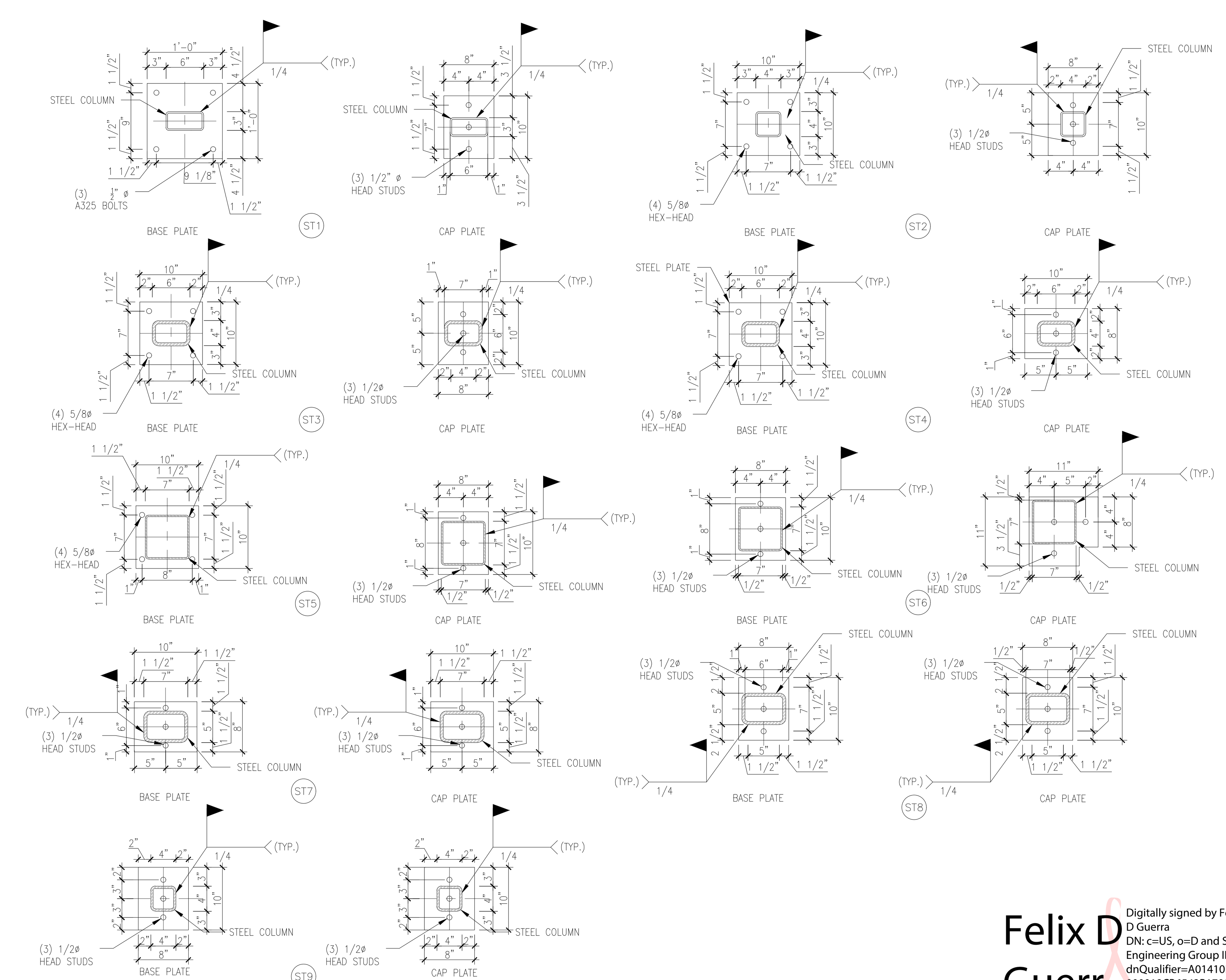
A
S-2.0

F19.0 COMBINED FOOTING FLEXURAL REINFORCEMENT PLAN

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

COLUMN BAR ARRANGEMENT





JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC 1522799, CPC 1458944.
A: 8879 SW 131st ST MIAMI, FL 33176
O: C: (786) 312-6511 (305) 209-3636
E: construction@jd-miami.com
w: www.jd-miami.com

OWNER:
12700 ROLLING ROAD, LLC.
8879 SW 131st ST
MIAMI, FL. 33176

JOB TITLE:
NEW SINGLE FAMILY RESIDENCE
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:
SCHEDULES

CONSULTANT:
Eastern Engineering Group
3401 NW 82nd Avenue, Suite 370
Miami, FL 33122
(305) 599-8133
info@easterneg.com
www.easterneg.com
CA#26655

TO THE BEST OF THE ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES FOR STRUCTURAL REQUIREMENTS AT THE TIME OF THEIR PREPARATION AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

FELIX DAYAN GUERRA
LICENSE
No. 93172
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ARCHITECTURE + STRUCTURE
FELIX DAYAN GUERRA
16267 SW 97th ST.
MIAMI, FL. 33196
(561) 229-2618 PE 93172

M + E + P ENGINEER
RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

REVISIONS:

JOB:
25-0032

SHEET:
S-2.0

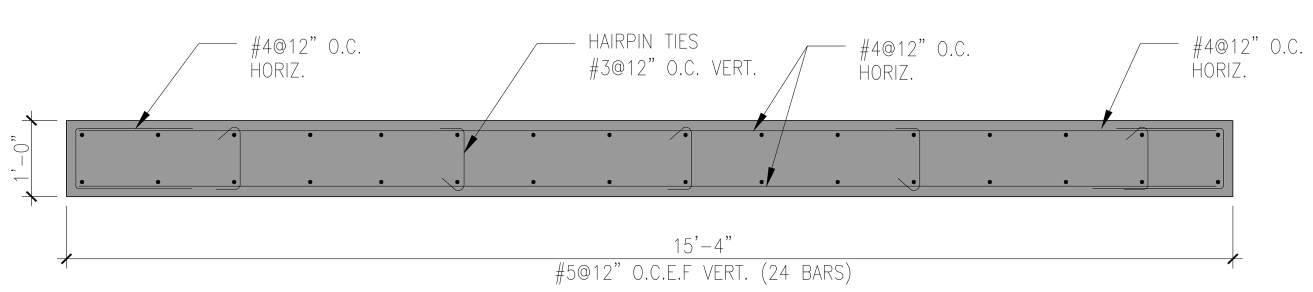
ORIGINAL ISSUE DATE: 11-15-2024
PLOT DATE:

Felix D Guerra
Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D0000018CB6543B170016F805, cn=Felix D Guerra
Date: 2025.03.15 16:30:37 -04'00'
Adobe Acrobat version: 2024.003.20180

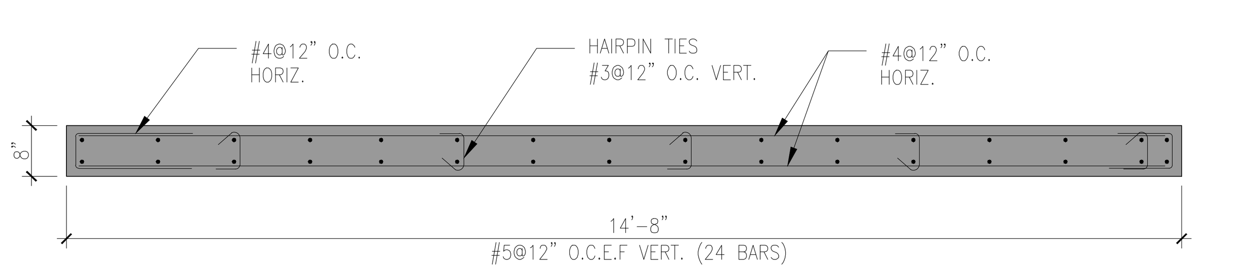
BEAM SCHEDULE

E.F. = EACH FACE

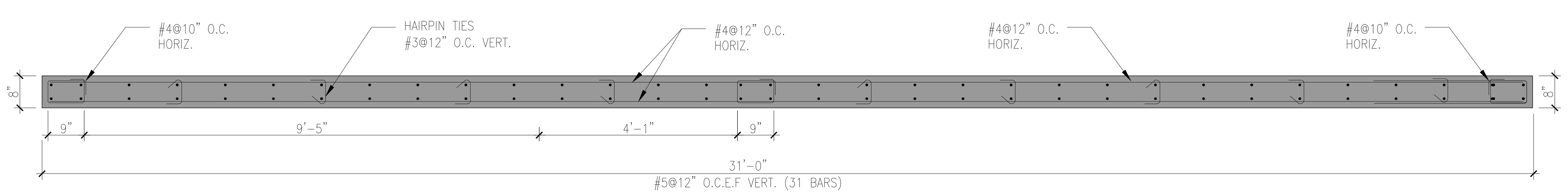
MARK	TOP OF BEAM ELEV.	SIZE (in.) b x d	LONGITUDINAL REINFORCEMENT B	A	T	C	E	F(E.F.)	No.	STIRRUPS TYPE	SPACING	REMARKS
2B-1	+12'-0"	8"x24"	4 #6*		4 #6*			(1)#6	#3	[]	@9"	(*) 2 LAYERS(2/2)
2B-1A	+12'-4"	8"x28"	4 #5*		4 #5*			(1)#5	#3	[]	@12"	(*) 2 LAYERS(2/2)
2B-2	+12'-6"	8"x50"	(6)#5*		(6)#5*			(2)#5	#3	[]	@12"	MOMENT FRAME, SEE SCHEDULE S-2.1 (*) 3 LAYERS(2/2/2)
2B-3	+12'-6"	16"x26"	(4)#6		(4)#6			(1)#5	#3	[]	@12"	
2B-4	+12'-4"	8"x52"	(4)#6*		(4)#6*			(2)#6	#3	[]	@12"	(*) 2 LAYERS(2/2)
2B-5	+12'-4 1/2"	8"x24"	(2)#5		(2)#5				#3	[]	@12"	
2B-6	+12'-0"	24"x24"	(6)#6		(6)#6			(2)#6	#3		@7"	
2B-7	+12'-0"	24"x24"	(4)#6		(4)#6				#3		@12"	MOMENT FRAME, SEE SCHEDULE S-2.1
2B-8	+12'-4 1/2"	8"x28.5"	(4)#5*		(4)#5*			(1)#5	#3	[]	@12"	(*) 2 LAYERS(2/2)
2B-9	+12'-0"	12"x24"	(3)#6		(3)#6				#3	[]	@4"	
2B-10	+12'-0"	20"x24"	(5)#5		(5)#5				#3	[]	@10"	
2B-11	+12'-5 1/4"	8"x19.25"	(4)#6*		(4)#6*				#4	[]	@4"	(*) 2 LAYERS(2/2)
2B-12	+12'-6"	8"x30"	(2)#6		(2)#6			(1)#5	#3	[]	@4"	
2B-13	+12'-4 1/2"	8"x28.5"	(4)#5*		(4)#5*			(1)#5	#3	[]	@12"	MOMENT FRAME, SEE SCHEDULE S-2.1 (*) 2 LAYERS(2/2)
2B-14	+12'-6"	8"x30"	(4)#5*		(4)#5*			(1)#5	#3	[]	@5.5"	MOMENT FRAME, SEE SCHEDULE S-2.1 (*) 2 LAYERS(2/2)
2B-15	+12'-4 1/2"	8"x19.25"	(4)#5*		(4)#5*			(1)#5	#3	[]	@8"	(*) 2 LAYERS(2/2)
2B-16	+12'-6"	8"x21"	(2)#5		(2)#5				#3	[]	@12"	
2B-17	+11'-10"	8"x22"	(2)#6		(2)#5			(1)#5	#3	[]	@5.5"	
2B-18	+11'-10"	8"x22"	(2)#5		(2)#5			(1)#5	#3	[]	@5.5"	MOMENT FRAME, SEE SCHEDULE S-2.1
2TB-1	VARIES	8"x16"	2 #5		2 #5				#3	[]	(4) @12" E.E. BAL @48" O.C.	
2TB-2	VARIES	8"x20"	2 #5		2 #5				#3	[]	(4) @12" E.E. BAL @48" O.C.	
2TB-3	+12'-0"	8"x12"	2 #5		2 #5				#3	[]	(4) @12" E.E. BAL @48" O.C.	
RB-1	+23-10"	8"x34"	(4)#5*		(4)#5*			1#5	#3	[]	@12"	(*) 2 LAYERS(2/2)
RB-2	+23-10"	8"x22"	(2)#6		(2)#6			1#5	#3	[]	@7"	MOMENT FRAME, SEE SCHEDULE S-2.1
RB-2A	+23-10"	8"x22"	(6)#6*		(6)#6*			1#5	#3	[]	@5"	(*) 3 LAYERS(2/2/2)
RB-3	+25'-4"	8"x30"	(6)#7*		(6)#7*			1#5	#3	[]	@5"	MOMENT FRAME, SEE SCHEDULE S-2.1 (*) 3 LAYERS(2/2/2)
RB-4	+25'-4"	8"x30"	(4)#6*		(4)#6*			1#5	#3	[]	@10"	(*) 2 LAYERS(2/2)
RB-5	+25'-4"	8"x34"	(4)#7*		(4)#7*			1#5	#3	[]	@10"	(*) 2 LAYERS(2/2)
RB-6	+25'-0"	8"x28.5"	(6)#7*		(6)#7*			1#6	#3	[]	@10"	MOMENT FRAME, SEE SCHEDULE S-2.1 (*) 3 LAYERS(2/2/2)
RB-6A	+23'-10"	8"x22"	(4) #5*		(4) #5*			1#5	#3	[]	@10"	MOMENT FRAME, SEE SCHEDULE S-2.1 (*) 2 LAYERS(2/2)
RB-7	+23'-10"	8"x22"	(4) #5*		(4) #5*			1#5	#3	[]	@4"	(*) 2 LAYERS(2/2)
RB-8	+23'-6"	8"x22"	(4) #6*		(4) #6*				#3	[]	@8"	(*) 2 LAYERS(2/2)
RB-9	+25'-0"	8"x28.5"	(6) #5*		(6) #5*				#3	[]	@12"	(*) 3 LAYERS(2/2/2)
RB-10	+23'-6"	8"x30"	(4) #5*		(4) #5*			1#5	#3	[]	@12"	(*) 2 LAYERS(2/2)
RB-11	+26'-0"	8"x21"	(2)#5		(2)#5				#3	[]	@12"	
RB-12		8"x21"	(2)#5		(2)#5				#3	[]	@12"	
RB-13												
RTB-1	+25'-0"	8"x20"	(2)#6		(2)#6				3	[]	(4) @12" E.E. BAL @48" O.C.	



CW-2 (4000 PSI)



CW-3 (4000 PSI)



CW-4 (4000 PSI)

CONCRETE LINTEL SCHEDULE

WIDTH	HEIGHT	CLEAR SPAN IN FEET	REINFORCING TOP	REINFORCING BOTTOM	TIES
8"	8"	5'-0" TO 7'-0"	2#4	2#5	#3@12"OC
8"	12"	7'-0" TO 9'-0"	2#5	2#5	5#3@4"EE, BAL @12"OC
8"	16"	9'-0" TO 12'-0"	2#5	2#6	5#3@6"EE, BAL @12"OC

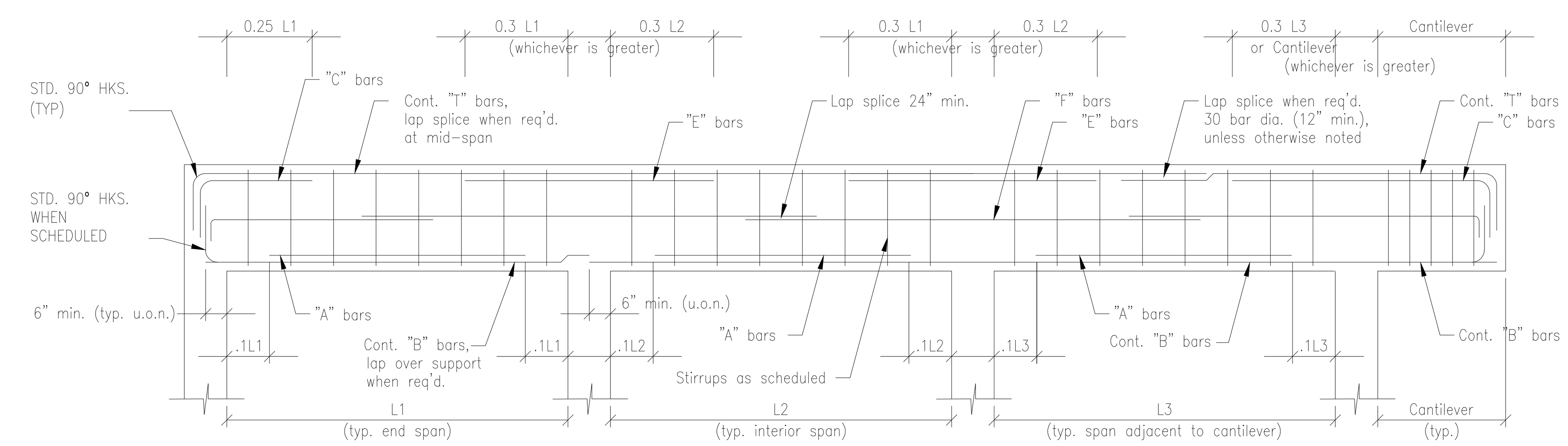
BEAM INTERMEDIATE REINFORCEMENT

E.F.=EACH FACE

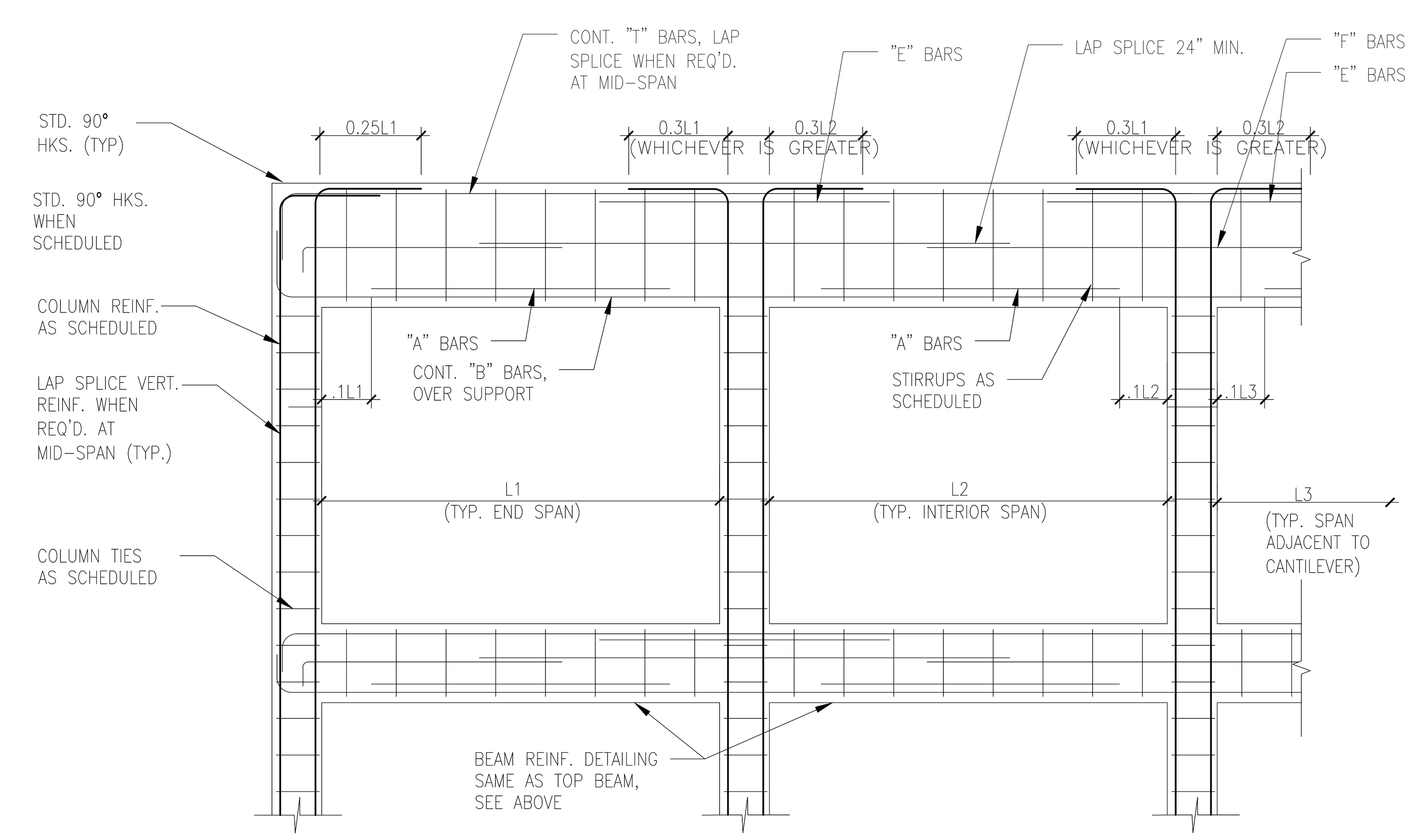
BEAM DEPTH	BEAMS 6" TO 8" WIDE	BEAMS 9" TO 14" WIDE	BEAMS 15" TO 20" WIDE	BEAMS 21" TO 24" WIDE
UP TO 24"	NONE	NONE	NONE	NONE
25" TO 36"	1-#5 EACH FACE	1-#5 EACH FACE	1-#5 EACH FACE	1-#6 EACH FACE
37" TO 52"	2-#5 EACH FACE	2-#5 EACH FACE	2-#5 EACH FACE	2-#6 EACH FACE
55" TO 72"	3-#5 EACH FACE	3-#5 EACH FACE	3-#5 EACH FACE	3-#6 EACH FACE

BAR PLACEMENT NOTES

1. BEAMS SHOWN IN PLAN ARE READ FROM LEFT TO RIGHT.
2. THE MINIMUM CLEAR DISTANCE BETWEEN PARALLEL BARS IN A LAYER SHALL BE EQUAL TO THE NOMINAL DIAMETER OF THE BARS. IN NO CASE SHALL THE CLEAR DISTANCE BETWEEN BARS BE LESS THAN ONE INCH, NOR LESS THAN ONE AND ONE-HALF TIMES THE MAXIMUM SIZE OF THE COARSE AGGREGATE.
3. WHEN REINFORCEMENT IS PLACED IN TWO OR MORE LAYERS, THE CLEAR DISTANCE BETWEEN LAYERS SHALL NOT BE LESS THAN ONE INCH NOR LESS THAN THE DIAMETER OF THE BARS, AND THE BARS IN THE UPPER LAYERS SHALL BE PLACED DIRECTLY ABOVE THOSE IN THE BOTTOM LAYER.
4. "B" BARS ARE BOTTOM BARS. "B" BARS OF INTERIOR BEAMS SHALL EXTEND OVER SUPPORTS 6" MIN. UNLESS OTHERWISE NOTED OR THEY MAY BE CONTINUOUS.
"B" BARS OF PERIMETER BEAMS SHALL BE SPLICED (IF REQUIRED) AT OR NEAR THE SUPPORT WITH CLASS "B" TENSION SPLICE, AND 25% OF "B" BARS SHALL PASS CONTINUOUS OVER SUPPORT AREA BUT NOT LESS THAN TWO BARS, THESE BARS SHALL BE ANCHORED AT END SUPPORT TO DEVELOP fy USING A STANDARD HOOK OR HEADED DEFORMED BAR, SEE SCHEDULE FOR HOOKED BARS LENGTH.
5. "A" BARS ARE BOTTOM BARS. "A" BARS DO NOT EXTEND OVER SUPPORTS. "A" BARS SHALL BE PLACED IN THE SAME LAYER AS "B" BARS (U.O.N.).
6. "T" BARS ARE CONTINUOUS TOP BARS. "T" BARS SHALL BE LAP SPLICED WHEN REQUIRED AT MID-SPAN WITH A CLASS "B" TENSION SPLICE. FOR PERIMETER BEAMS AT LEAST 17% OF "T" BARS SHALL PASS CONTINUOUS OVER SUPPORT AREA BUT NOT LESS THAN TWO BARS, THESE BARS SHALL BE ANCHORED AT END SUPPORT TO DEVELOP fy USING A STANDARD HOOK OR HEADED DEFORMED BAR, SEE SCHEDULE FOR HOOKED BARS LENGTH.
7. "C" BARS ARE TOP BARS AT THE DISCONTINUOUS END OF END SPANS. "C" BARS SHALL BE PLACED IN THE SAME LAYER AS "T" BARS UNLESS OTHERWISE NOTED.
8. "E" BARS ARE TOP BARS OVER INTERIOR SUPPORTS. "E" BARS SHALL BE PLACED IN THE SAME LAYER AS "T" BARS UNLESS OTHERWISE NOTED.
9. "F" BARS SHALL BE EQUALLY SPACED BETWEEN "B" AND "T" BARS, HALF ON EACH VERTICAL FACE. "F" BARS MAY BE CONTINUOUS. SEE BEAM INTERMEDIATE REINFORCEMENT TABLE UNLESS SCHEDULE NOTE.
10. STIRRUPS SPACING IS FROM FACE OF SUPPORT. STIRRUPS SHALL HAVE "B" OR "T" BARS TIED IN EACH CORNER.
11. ALL REINFORCING BARS TO HAVE A MINIMUM OF 1 1/2" CLEAR COVER (U.O.N.) 12. MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE PROVIDED IN ACCORDANCE WITH ACI 318-11, SECTION 7.7.1.
12. STIRRUPS IN TIE BEAMS SHALL BE #3 TIES, 4 AT 12"c/c EACH END, BAL. AT 48"c/c U.N.O.
13. PROVIDE 2-#5 CORNER BARS (EXTEND 30" IN EACH DIRECTION FROM CORNER).
14. WHERE CONC. LINTELS NOT USED DROP TIE-BEAM ABOVE OPENING, ADD 2#5 BOTT AND #3 STIRRUPS @ 8".



TYPICAL BEAM DIAGRAM



TYPICAL BEAM DIAGRAM AT MOMENT FRAMES

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC 1522799, CPC 1458944.
A: 8879 SW 131st ST MIAMI, FL 33176
O: C: (786) 312-6511 (305) 209-3636
E: construction@jd-miami.com
w: www.jd-miami.com

OWNER:
12700 ROLLING ROAD, LLC.
8879 SW 131st ST
MIAMI, FL. 33176

JOB TITLE:
NEW SINGLE FAMILY RESIDENCE
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:
SCHEDULES

CONSULTANT:

Eastern Engineering Group
3401 NW 82nd Avenue, Suite 370
Miami, FL 33122
(305) 599-8133
info@easterneg.com
www.easterneg.com
CA#26655

TO THE BEST OF THE ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES FOR STRUCTURAL REQUIREMENTS AT THE TIME OF THEIR PREPARATION AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

Felix D Guerra
Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D0000018CB6543B170016F805, cn=Felix D Guerra
Date: 2025.03.15 16:30:55 -04'00'
Adobe Acrobat version: 2024.003.20180

FELIX DAYAN GUERRA LICENSE No. 93172 STATE OF FLORIDA PROFESSIONAL ENGINEER

ARCHITECTURE + STRUCTURE
FELIX DAYAN GUERRA
16267 SW 97th ST.
MIAMI, FL. 33196
(561) 229-2618 PE 93172

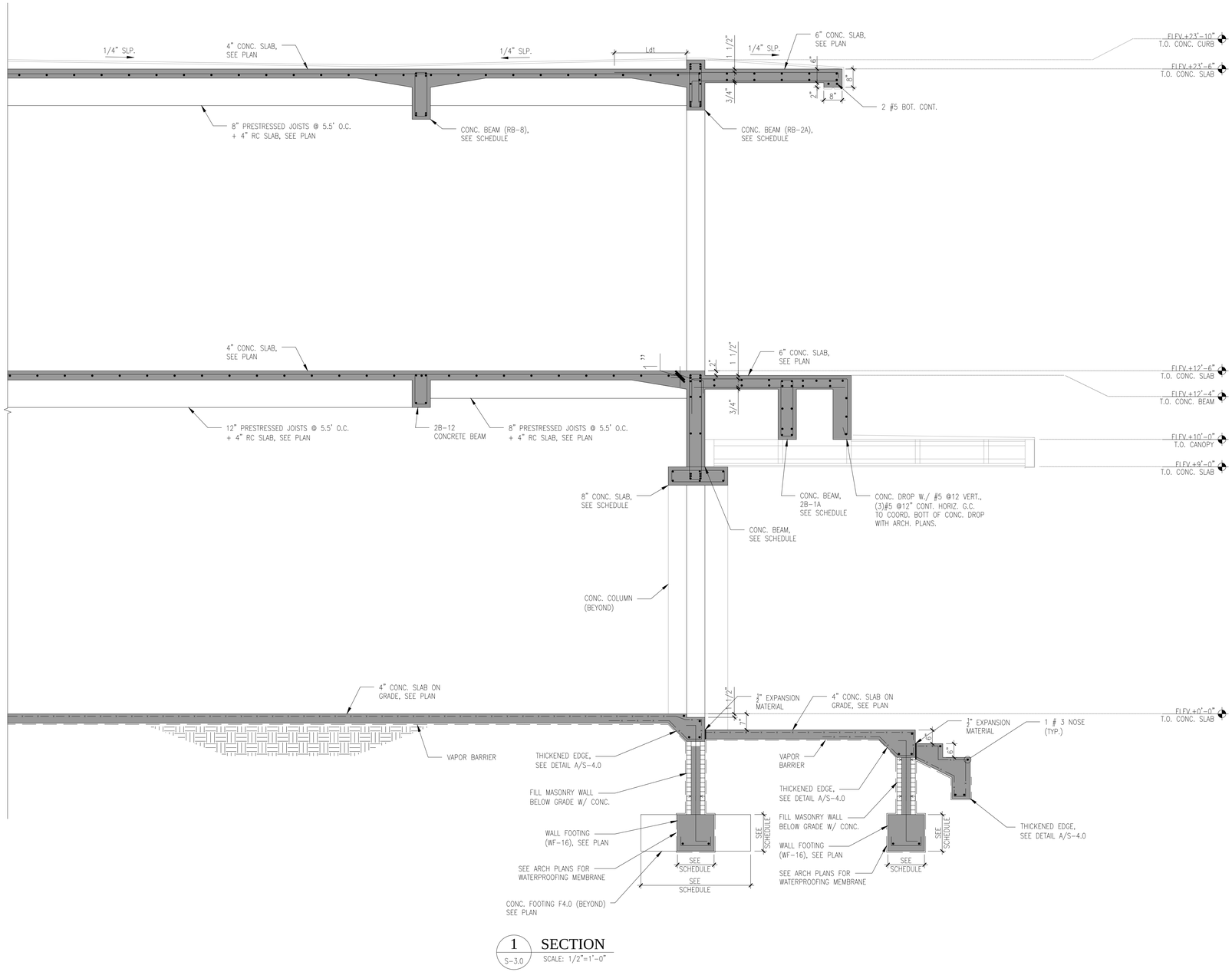
M + E + P ENGINEER
RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

REVISIONS:

JOB: 25-0032

SHEET: S-2.1

ORIGINAL ISSUE DATE: 11-15-2024
PLOT DATE:



1 / S-3.0 SECTION

SCALE: 1/2"=1'-0"

Felix Dayan Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC., dnQualifier=A01410D00 0018CB6543B170016F 805, cn=Felix D Guerra
Date: 2025.03.15 16:31:14 -04'00'
Adobe Acrobat version: 2024.003.20180

JD MIAMI

GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD MIAMI
Year Old CGC 1532000 / CFC 1429944
A: 8879 SW 131st ST MIAMI, FL 33176
O: C: (786) 312-5511 (305) 209-3636
E: construction@jdmiami.com
W: www.jdmiami.com

OWNER:
12700 ROLLING ROAD, LLC.
8879 SW 131st ST
MIAMI, FL. 33176

JOB TITLE:
NEW SINGLE FAMILY RESIDENCE
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:
SECTION

CONSULTANT:

Eastern Engineering Group
3401 NW 82nd Avenue, Suite 370
Miami, FL 33122
(305) 599-8133
info@easterneg.com
www.easterneg.com
CA#29845

TO THE BEST OF THE ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY TO THE APPLICABLE MINIMUM BUILDING CODES AND SAFEGUARDS, REQUIREMENTS AND STANDARDS OF PREPARATION AS ESTABLISHED BY THE LOCAL JURISDICTION IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

FELIX DAYAN GUERRA LICENSED No. 93172 STATE OF FLORIDA PROFESSIONAL ENGINEER

ARCHITECTURE + STRUCTURE
FELIX DAYAN GUERRA
16267 SW 97th ST.
MIAMI, FL. 33196
(561) 229-2618 PE 93172

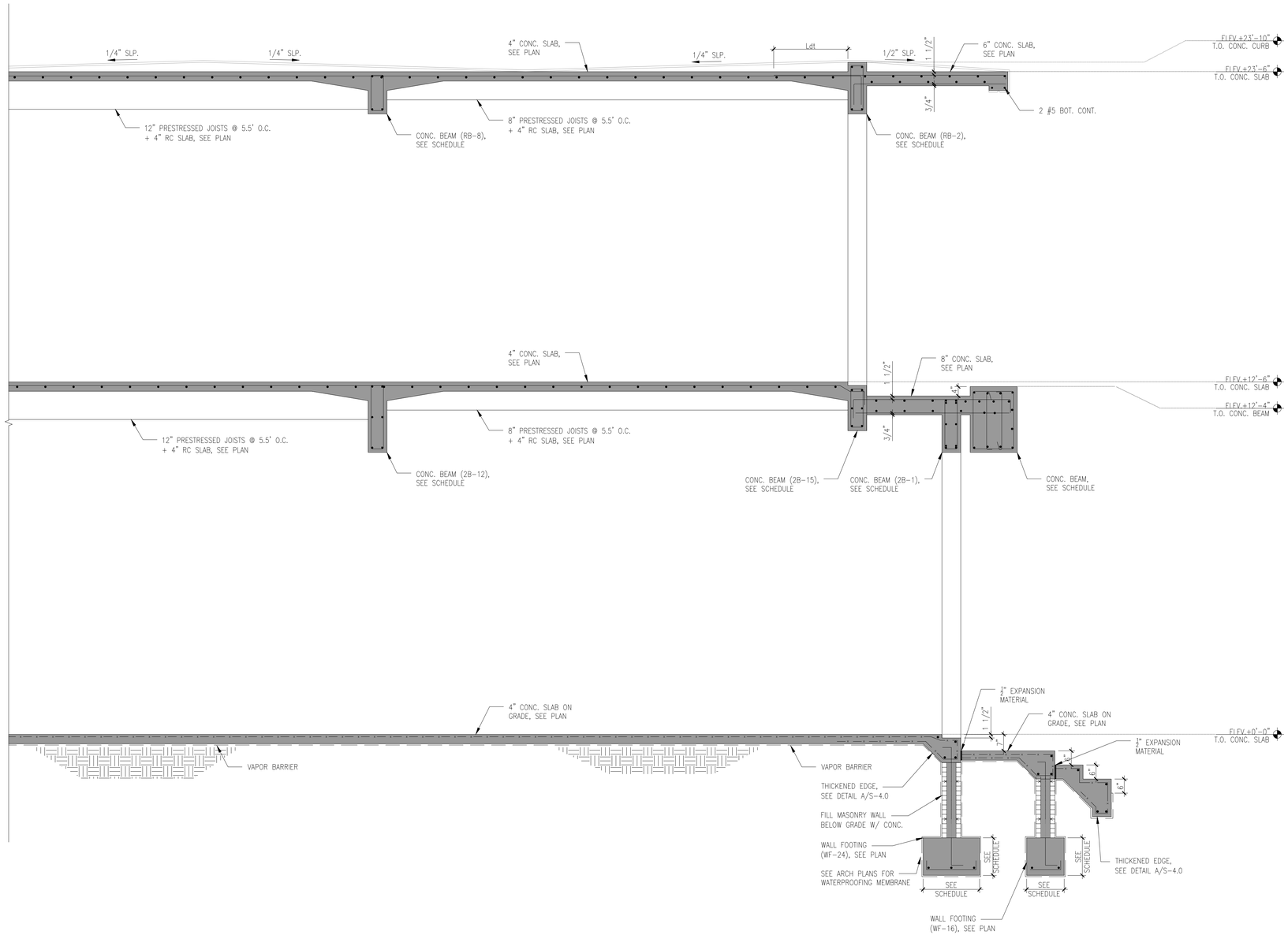
M + E + P ENGINEER
RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

REVISIONS:

JOB: 25-0032

SHEET: S-3.0

ORIGINAL ISSUE DATE: 11-15-2024
PLOT DATE:



1 SECTION
S-3.1 SCALE: 1/2"=1'-0"

Felix D Guerra
Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D000018CB654381700160F805, cn=Felix D Guerra
Date: 2025.03.15 16:31:29 -04'00'
Adobe Acrobat version: 2024.003.20180

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Year Old CGC 1532000 CFC 1428944
A: 8879 SW 131st ST MIAMI, FL 33176
O: C: (786) 312-5511 (305) 209-3636
E: construction@jd-miami.com
W: www.jd-miami.com

OWNER:
12700 ROLLING ROAD, LLC.
8879 SW 131st ST
MIAMI, FL. 33176

JOB TITLE:
NEW SINGLE FAMILY RESIDENCE
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:
SECTION

CONSULTANT:

Eastern Engineering Group
3403 NW 82nd Avenue, Suite 370
Miami, FL 33122
(305) 599-8133
info@easterneg.com
www.easterneg.com
CA#29648

TO THE BEST OF THE ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY TO THE APPLICABLE MINIMUM BUILDING CODES AND ORDINANCES, REGARDING USE, AT THE TIME THE PREPARATION IS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

FELIX DAYAN GUERRA LICENSE No. 93172 STATE OF FLORIDA PROFESSIONAL ENGINEER

ARCHITECTURE + STRUCTURE
FELIX DAYAN GUERRA
16267 SW 97th ST.
MIAMI, FL. 33196
(561) 229-2618 PE 93172

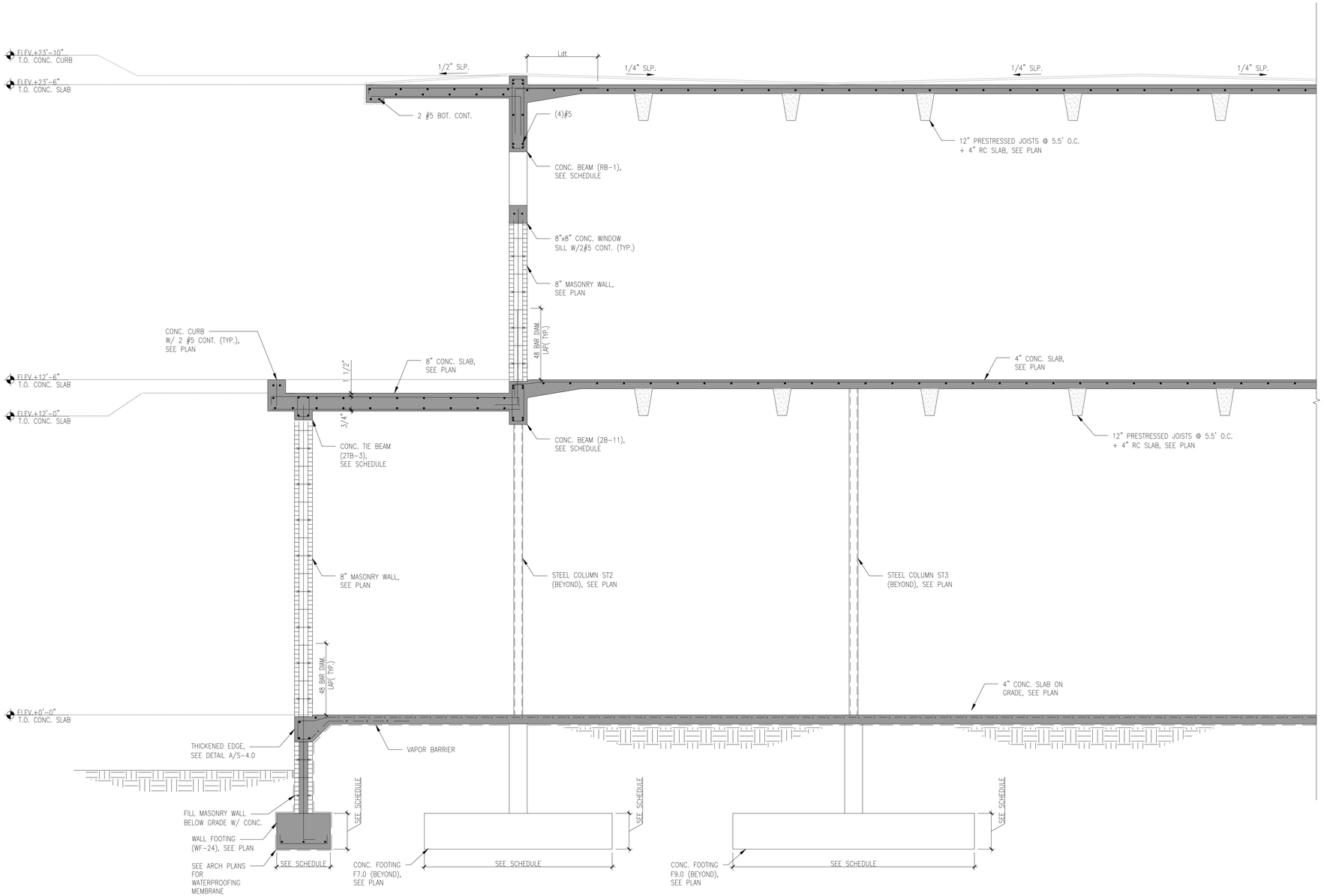
M + E + P ENGINEER
RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

REVISIONS:

JOB:
25-0032

SHEET:
S-3.1

ORIGINAL ISSUE DATE: 11-15-2024
PLOT DATE:



1 S-3.2 **SECTION**

SCALE: 1/2"=1'-0"

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Oviedo CGC1532900 / CCC1329044
A: 8879 SW 131st ST MIAMI, FL 33176
O: (786) 332-6511 (305) 209-3636
E: construction@jd-miami.com w: www.jd-miami.com

OWNER:
12700 ROLLING ROAD, LLC.
8879 SW 131st ST
MIAMI, FL. 33176

JOB TITLE:
NEW SINGLE FAMILY RESIDENCE
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:
SECTION

CONSULTANT:

Eastern Engineering Group
3403 NW 82nd Avenue, Suite 370
Miami, FL 33122
(305) 599-8133
info@easternmep.com
www.easternmep.com
CA#31065

TO THE BEST OF THE ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY TO THE CODE IN EFFECT AT THE TIME OF BUILDING CLOSED FOR TO-CONSTRUCTION, FOLLOWING ALL THE TIME TO THE PREPARATION IS DETERMINED BY THE LOCAL JURISDICTION IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

Felix Dayan Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC., dnQualifier=A01410D0000018CB6543B170016F805, cn=Felix D Guerra
Date: 2025.03.15 16:31:47 -04'00'
Adobe Acrobat version: 2024.003.20180

FELIX DAYAN GUERRA LICENSED No. 93172 STATE OF FLORIDA PROFESSIONAL ENGINEER

ARCHITECTURE + STRUCTURE
FELIX DAYAN GUERRA
16267 SW 97th ST.
MIAMI, FL. 33196
(561) 229-2618 PE 93172

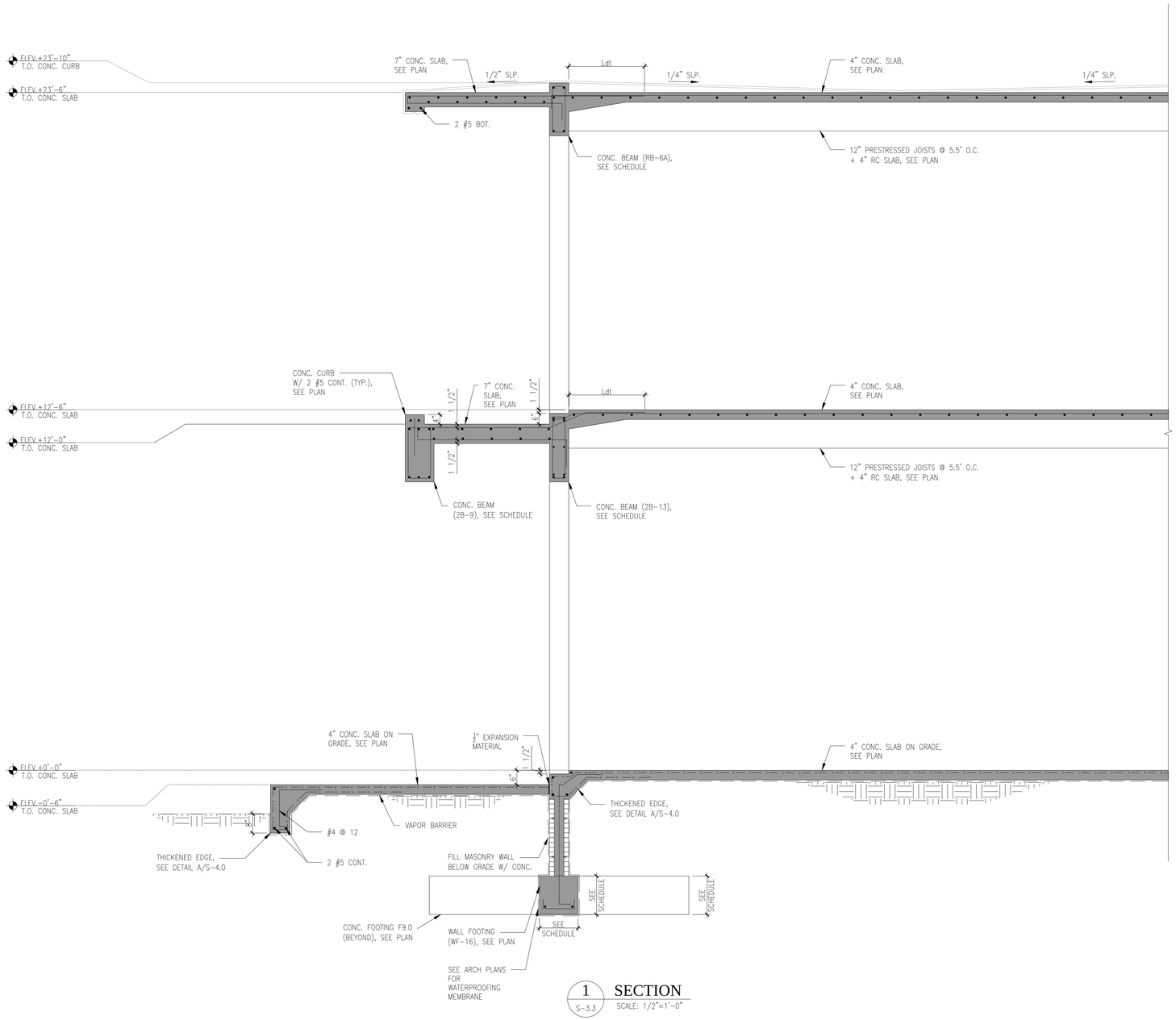
M + E + P ENGINEER
RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

REVISIONS:

JOB:
25-0032

SHEET:
S-3.2

ORIGINAL ISSUE DATE: 11-15-2024
PLOT DATE:



1 S-3.3 **SECTION**

SCALE: 1/2"=1'-0"

Felix D Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D00000 18CB6543B170016F805, cn=Felix D Guerra
Date: 2025.03.15 16:32:06 -04'00'
Adobe Acrobat version: 2024.003.20180

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD MIAMI
Year Old CGC 1532900 CFC 1429944
A: 8879 SW 131st ST MIAMI, FL 33176
C: (786) 332-6511 (305) 209-3636
E: construction@jdmiami.com
w: www.jdmiami.com

OWNER:
12700 ROLLING ROAD, LLC.
8879 SW 131st ST
MIAMI, FL. 33176

JOB TITLE:
NEW SINGLE FAMILY RESIDENCE
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:
SECTION

CONSULTANT:

Eastern Engineering Group
3403 NW 82nd Avenue, Suite 370
Miami, FL 33122
(305) 599-8133
info@easterneg.com
www.easterneg.com
CA#34861

TO THE BEST OF THE ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY TO THE APPLICABLE MINIMUM BUILDING CODES AND SAFEGUARDS, ESTABLISHED AT THE TIME THIS PREPARATION IS DETERMINED BY THE LOCAL JURISDICTION IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

FELIX DAYAN GUERRA LICENSED No. 93172 STATE OF FLORIDA PROFESSIONAL ENGINEER

ARCHITECTURE + STRUCTURE
FELIX DAYAN GUERRA
16267 SW 97th ST.
MIAMI, FL. 33196
(561) 229-2618 PE 93172

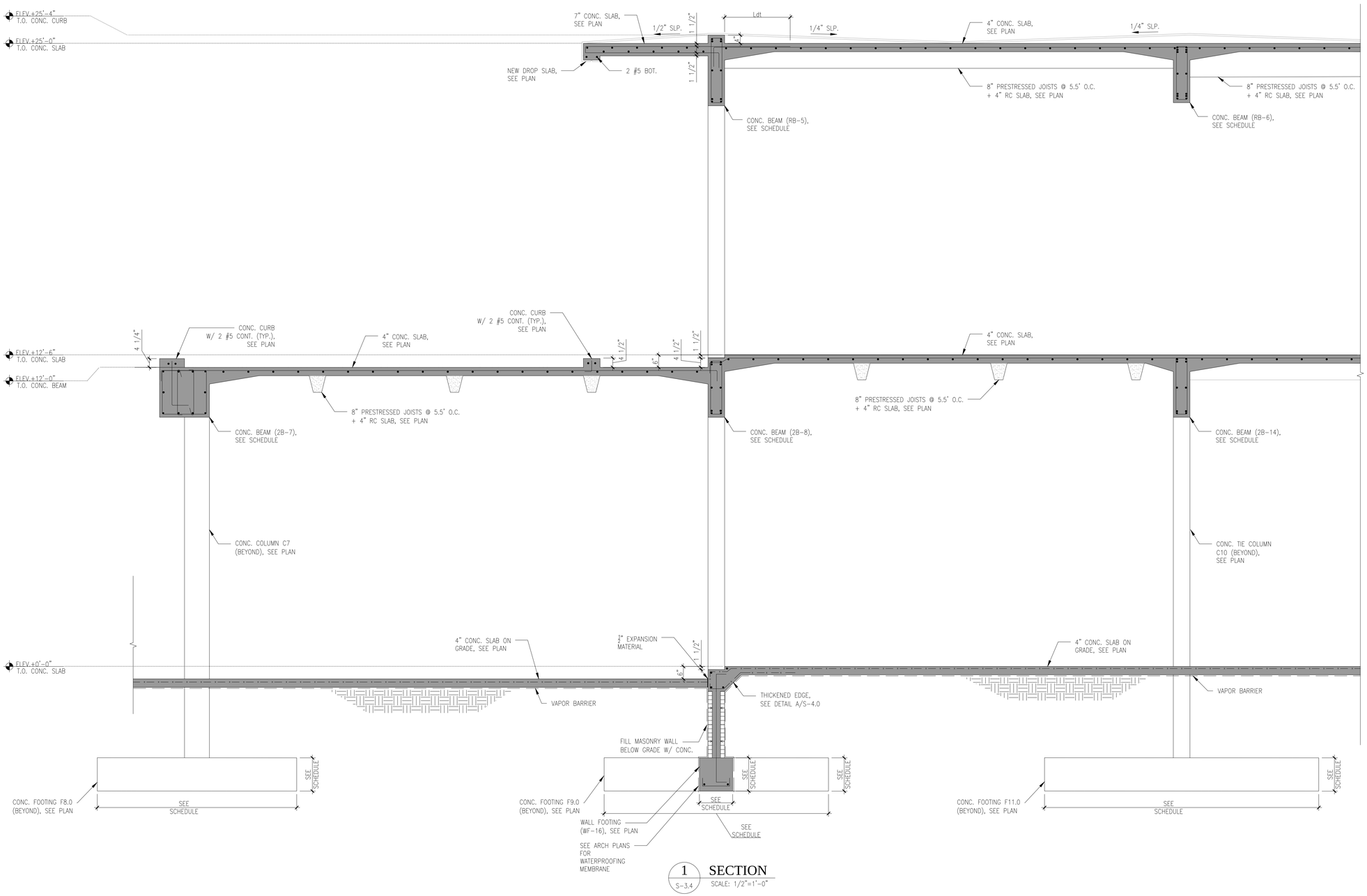
M + E + P ENGINEER
RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

REVISIONS:

JOB:
25-0032

SHEET:
S-3.3

ORIGINAL ISSUE DATE: 11-15-2024
PLOT DATE:



1 / S-3.4 **SECTION**

SCALE: 1/2"=1'-0"

Felix D Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D000018CB6543B170016F805, cn=Felix D Guerra
Date: 2025.03.15 16:32:24 -04'00'
Adobe Acrobat version: 2024.003.20180

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD MIAMI
Year Old CGC 1532900 / CFC 1429944
A: 8879 SW 131st ST MIAMI, FL 33176
O: (786) 332-6511 (305) 209-3636
E: construction@jdmiami.com
W: www.jdmiami.com

OWNER:
12700 ROLLING ROAD, LLC.
8879 SW 131st ST
MIAMI, FL. 33176

JOB TITLE:
NEW SINGLE FAMILY RESIDENCE
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:
SECTION

CONSULTANT:

Eastern Engineering Group
3401 NW 82nd Avenue, Suite 370
Miami, FL 33122
(305) 599-8133
info@easterneg.com
www.easterneg.com
CA#34861

TO THE BEST OF THE ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY TO THE LOCAL APPLICABLE MINIMUM BUILDING CODES AND ORDINANCES. REQUIREMENTS OF THE LAW AT THE TIME THE PREPARATION IS RETAINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

FELIX DAYAN GUERRA LICENSED No. 93172 STATE OF FLORIDA PROFESSIONAL ENGINEER

ARCHITECTURE + STRUCTURE
FELIX DAYAN GUERRA
16287 SW 97th ST.
MIAMI, FL. 33196
(561) 229-2618 PE 93172

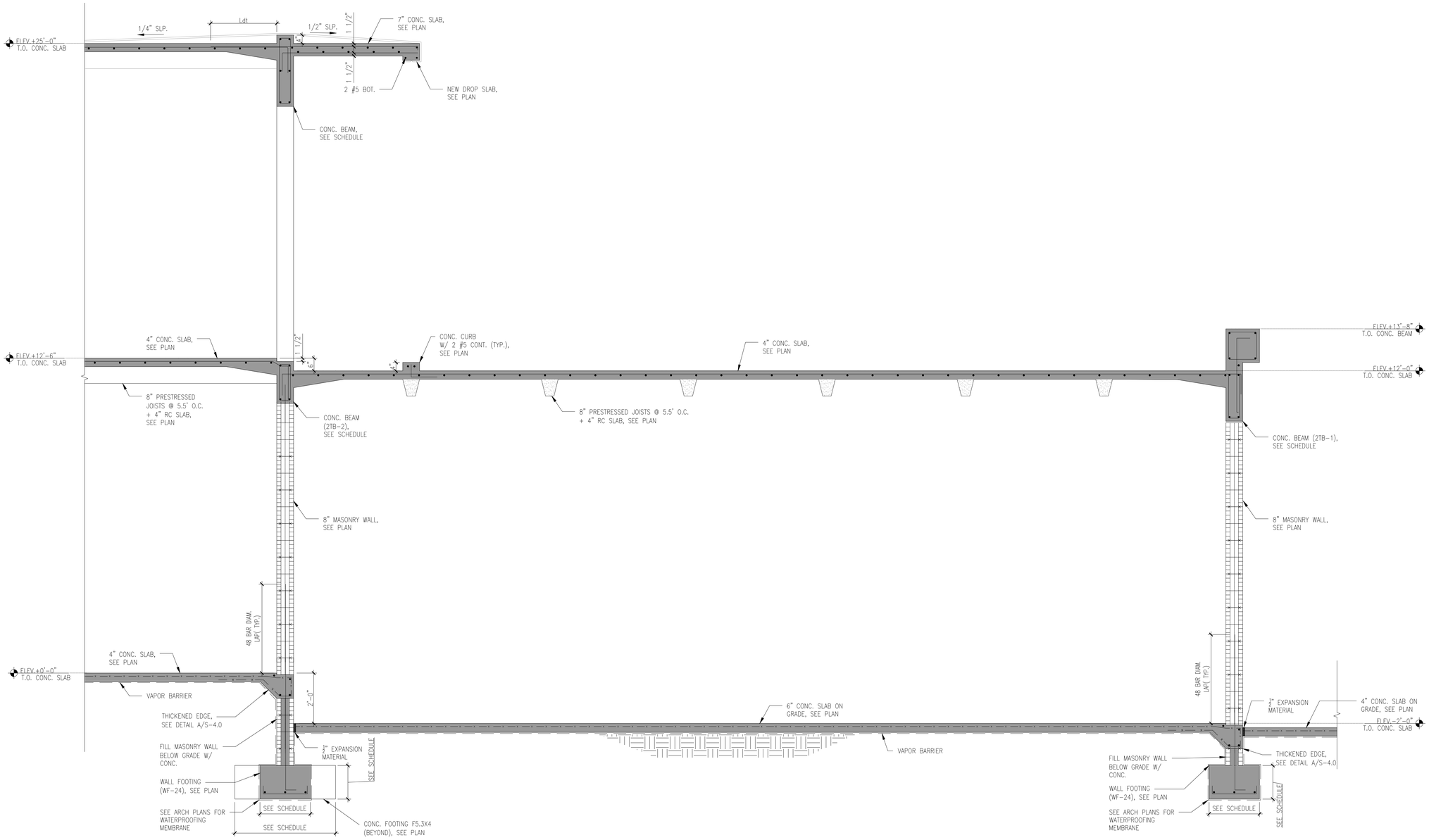
M + E + P ENGINEER
RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

REVISIONS:

JOB:
25-0032

SHEET:
S-3.4

ORIGINAL ISSUE DATE: 11-15-2024
PLOT DATE:



1 / S-3.5 SECTION

SCALE: 1/2"=1'-0"

Felix D Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D0000018CB65438170016F805, cn=Felix D Guerra
Date: 2025.03.15 16:32:45 -04'00'
Adobe Acrobat version: 2024.003.20180

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD MIAMI
Year Old CGC 1525700, CFC 1428944
A: 8879 SW 131st ST MIAMI, FL 33176
O: C: (786) 332-5511 (305) 209-3636
E: construction@jdmiami.com
W: www.jdmiami.com

OWNER:
12700 ROLLING ROAD, LLC.
8879 SW 131st ST
MIAMI, FL. 33176

JOB TITLE:
NEW SINGLE FAMILY RESIDENCE
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:
SECTION

CONSULTANT:

Eastern Engineering Group
3403 NW 82nd Avenue, Suite 370
Miami, FL 33122
(305) 599-8133
info@easterneg.com
www.easterneg.com
CA#29852

TO THE BEST OF THE ENGINEERS' KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY TO THE APPLICABLE CODE(S) AND STANDARDS IN EFFECT AT THE TIME OF THEIR PREPARATION AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

FELIX DAYAN GUERRA
LICENSED
No. 93172
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ARCHITECTURE + STRUCTURE

FELIX DAYAN GUERRA
16267 SW 97th ST.
MIAMI, FL. 33196
(561) 229-2618 PE 93172

M + E + P ENGINEER

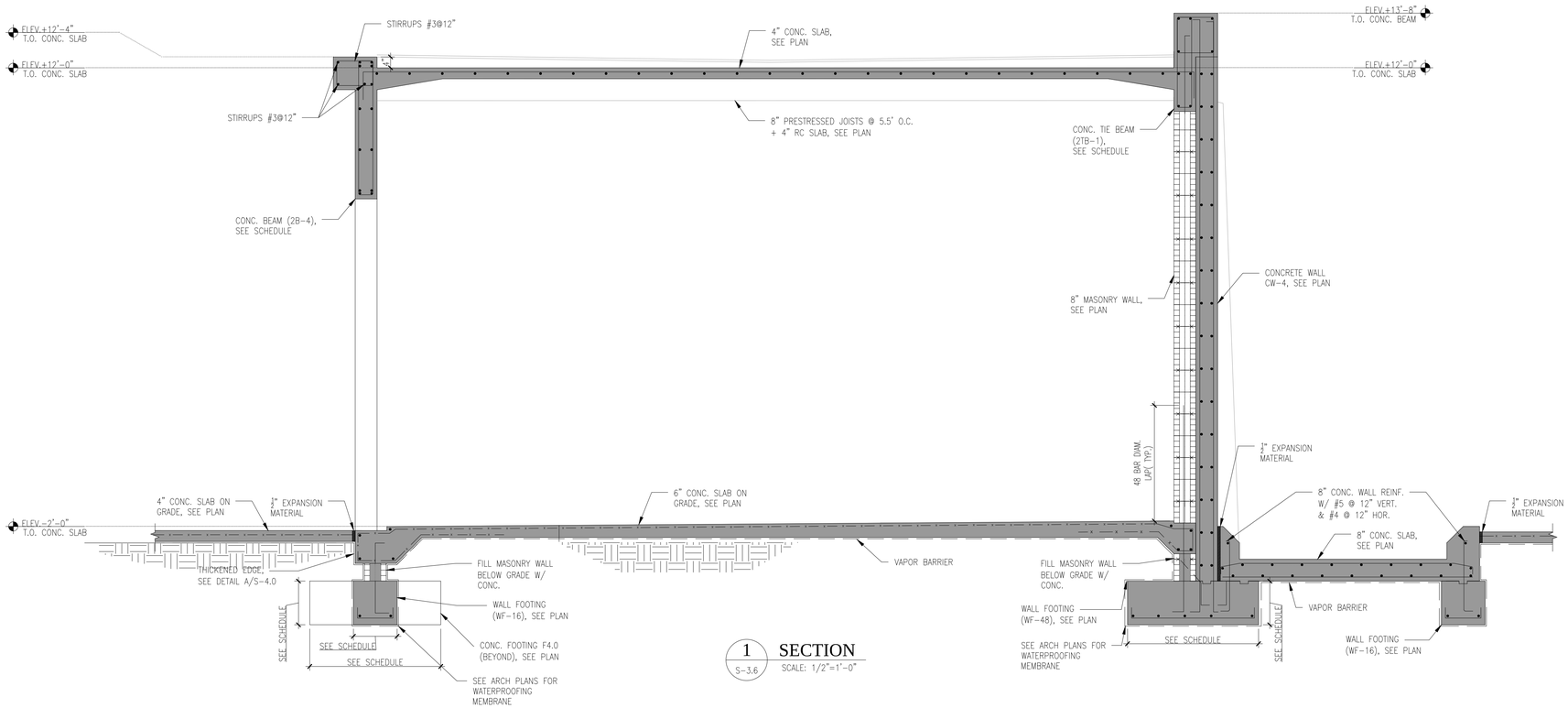
RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

REVISIONS:

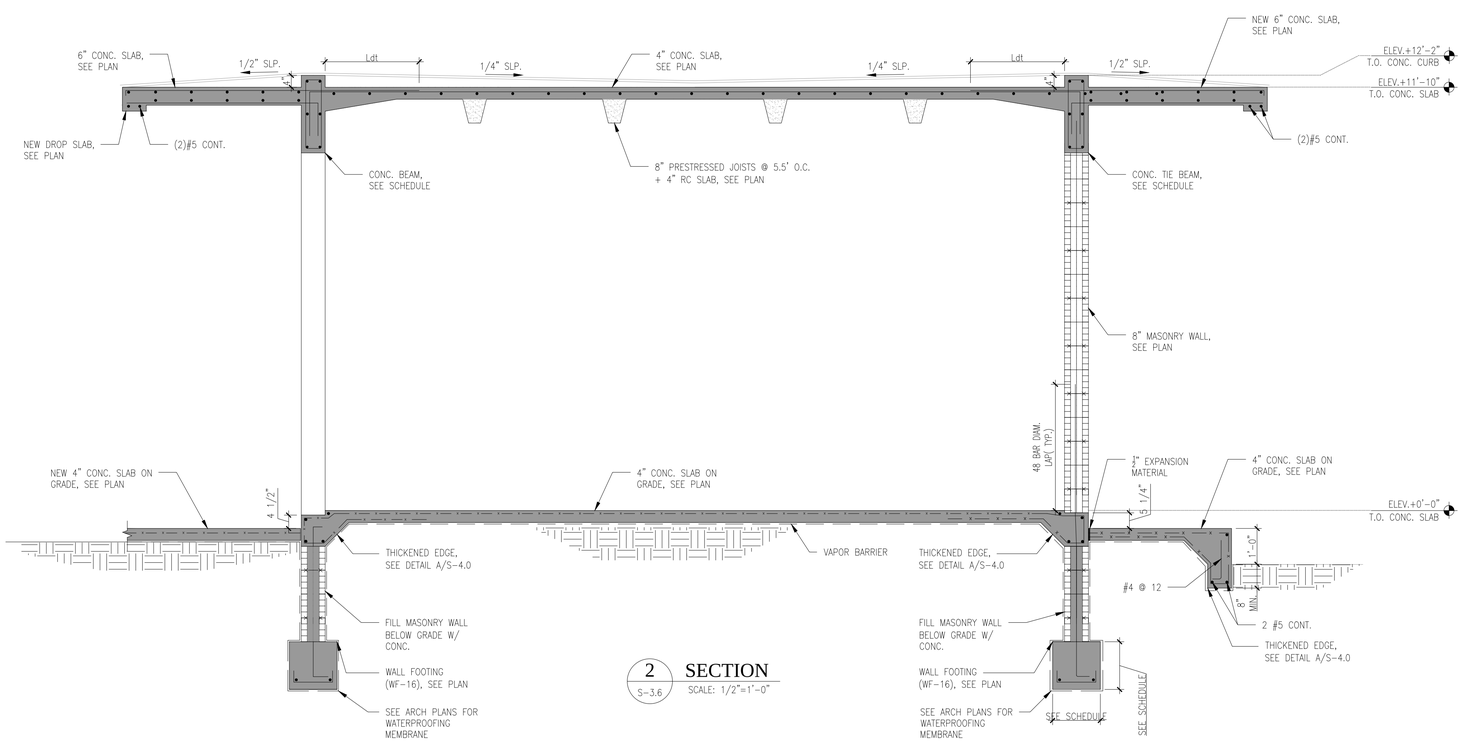
JOB:
25-0032

SHEET:
S-3.5

ORIGINAL ISSUE DATE: 11-15-2024
PLOT DATE:



1 / S-3.6 SECTION
SCALE: 1/2"=1'-0"



2 / S-3.6 SECTION
SCALE: 1/2"=1'-0"

Felix D Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D0000018CB6543B170016F805, cn=Felix D Guerra
Date: 2025.03.15 16:33:05 -04'00'

Adobe Acrobat version: 2024.003.20180

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD MIAMI
Year Over Year Since 2007 CGC 1529904
A: 8879 SW 131st ST MIAMI, FL 33176
O: (786) 332-5511 (305) 209-3636
E: construction@jdmiami.com
w: www.jdmiami.com

OWNER:
12700 ROLLING ROAD, LLC.
8879 SW 131st ST
MIAMI, FL. 33176

JOB TITLE:
NEW SINGLE FAMILY RESIDENCE
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:
SECTION

CONSULTANT:

Eastern Engineering Group
3401 NW 82nd Avenue, Suite 370
Miami, FL 33122
(305) 599-8133
info@easterneg.com
www.easterneg.com
CA#29482

TO THE BEST OF THE ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY TO THE APPLICABLE MINIMUM BUILDING CODES FOR OCCUPATION, FOLLOWING THE TIME OF CONSTRUCTION PREPARATION AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

FELIX DAYAN GUERRA
LICENSED
No. 93172
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ARCHITECTURE + STRUCTURE
FELIX DAYAN GUERRA
16267 SW 97th ST.
MIAMI, FL. 33196
(561) 229-2618 PE 93172

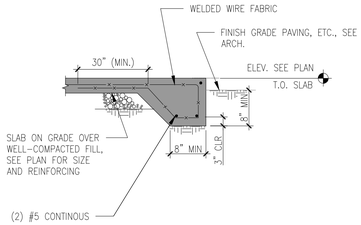
M + E + P ENGINEER
RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

REVISIONS:

JOB:
25-0032

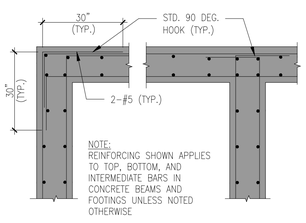
SHEET:
S-3.6

ORIGINAL ISSUE DATE: 11-15-2024
PLOT DATE:



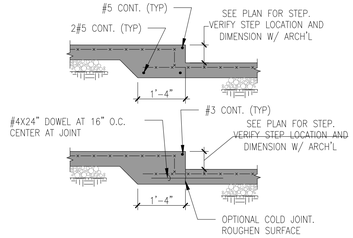
A S-4.0 TYP. THICKENED EDGE DETAIL

SCALE: 1/2"=1'-0"



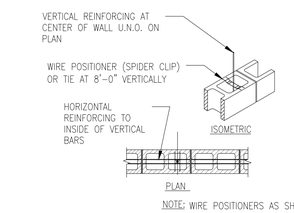
B S-4.0 TYP. CORNER BARS DETAIL FOR BEAMS & FOOTINGS

SCALE: 1/2"=1'-0"



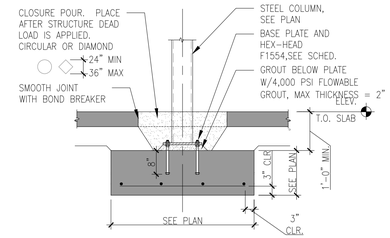
C S-4.0 STEP AT SLAB-ON-GRADE

SCALE: 1/2"=1'-0"



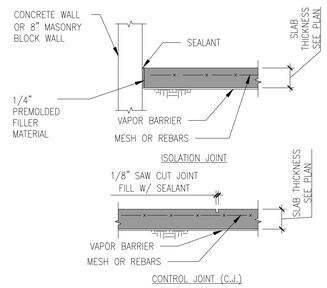
D S-4.0 VERTICAL REINF. IN MASONRY

SCALE: 1/2"=1'-0"



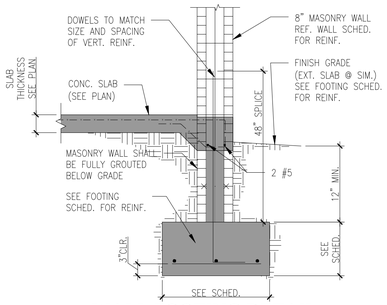
E S-4.0 STEEL COLUMN LOAD BEARING FOUNDATION DETAIL

SCALE: 1/2"=1'-0"



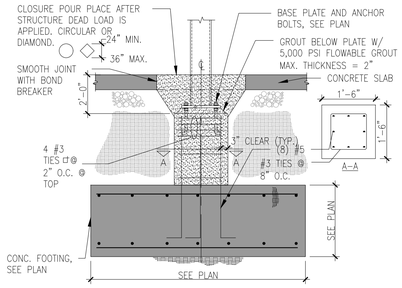
F S-4.0 TYP. SLAB CONTROL JOINTS

SCALE: 1/2"=1'-0"



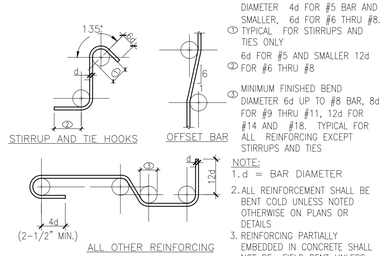
G S-4.0 WALL FOOTING DETAIL

SCALE: 1/2"=1'-0"



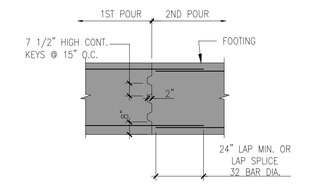
H S-4.0 STEEL COL & PEDESTAL FOUND.

SCALE: 1/2"=1'-0"



J S-4.0 STANDARD REBAR BENDING DETAILS

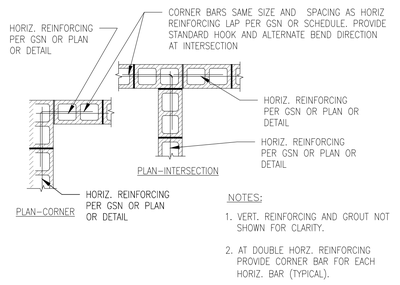
SCALE: 1/2"=1'-0"



NOTE:
WELDED SPLICES REQ'D FOR #14 & LARGER BARS. WHERE CONT. FOOTING IS UNDER A WALL LOCATE CONSTRUCTION JOINT AT 1/4 OF THE CLEAR OPENING WIDTH ABOVE FROM FACE OF OPENING, OR IN MIDDLE 1/3 OF THE DISTANCE BETWEEN COLUMNS.

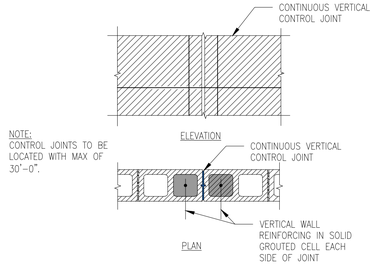
K S-4.0 TYP. FOOTING CONST. JOINT

SCALE: 1/2"=1'-0"



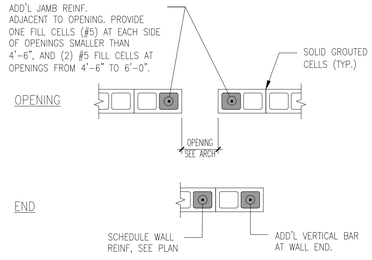
L S-4.0 TYP. CORNER REINF. IN MASONRY

SCALE: 1/2"=1'-0"



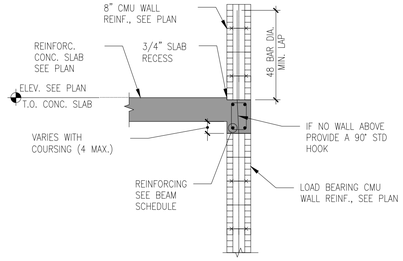
M S-4.0 TYP. CONTROL JOINT IN MASONRY WALL

SCALE: 1/2"=1'-0"



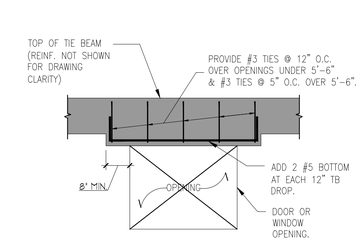
N S-4.0 TYPICAL OPENING AND END DETAILS

SCALE: 1/2"=1'-0"



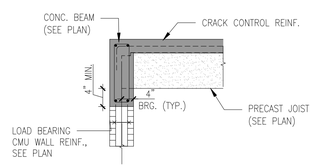
P S-4.0 TYPICAL LOAD BEARING WALL DETAIL

SCALE: 1/2"=1'-0"



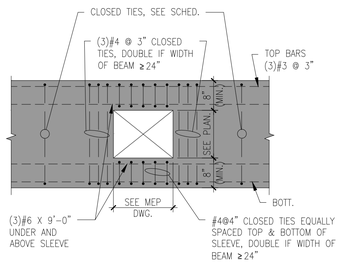
Q S-4.0 DROPPED TIE BEAM DETAIL

SCALE: 1/2"=1'-0"



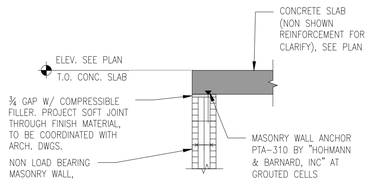
R S-4.0 PRECAST JOIST TYP. DETAIL

SCALE: 1/2"=1'-0"



S S-4.0 TYP. CONCRETE BEAM SLEEVE DETAIL

SCALE: 1/2"=1'-0"



T S-4.0 TYP. NON-LOAD BEARING WALL/ CONC. SLAB.

SCALE: 1/2"=1'-0"

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD MIAMI
Year Org: 2022 CGC1532904, CCC1329044
A: 8879 SW 131st ST MIAMI, FL 33176
O: C: (786) 312-5511 (305) 209-3636
E: jdengineeringandconstruction@gmail.com
w: www.jd-miami.com

OWNER:
12700 ROLLING ROAD, LLC.
8879 SW 131st ST
MIAMI, FL. 33176

JOB TITLE:
NEW SINGLE FAMILY RESIDENCE
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:
GENERAL DETAILS

CONSULTANT:

Eastern Engineering Group
3403 NW 82nd Avenue, Suite 370
Miami, FL 33122
(305) 599-8133
info@easternmep.com
www.easternmep.com
CA#26666

TO THE BEST OF THE ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY TO THE APPLICABLE MINIMUM BUILDING CODES FOR OCCUPATION, ISSUANCE AND USE AT THE TIME THE PREPARATION IS RETAINED/ BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

Felix D Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D000 0018CB6543B1700016F 805, cn=Felix D Guerra
Date: 2025.03.15 16:33:25 -04'00'
Adobe Acrobat version: 2024.003.20180

FELIX DAYAN GUERRA LICENSED No. 93172 STATE OF FLORIDA PROFESSIONAL ENGINEER

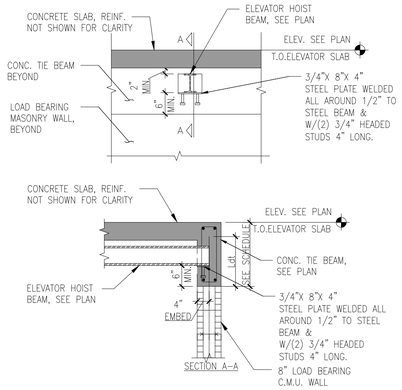
ARCHITECTURE + STRUCTURE
FELIX DAYAN GUERRA
16267 SW 97th ST.
MIAMI, FL. 33196
(561) 229-2618 PE 93172
M + E + P ENGINEER
RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

REVISIONS:

JOB:
25-0032

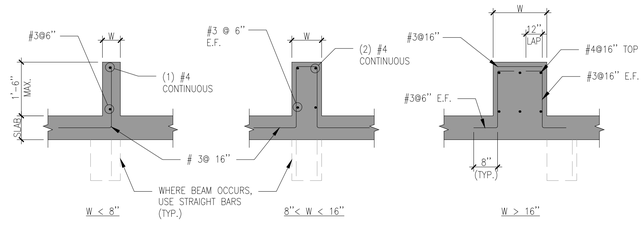
SHEET:
S-4.0

ORIGINAL ISSUE DATE: 11-15-2024
PLOT DATE:



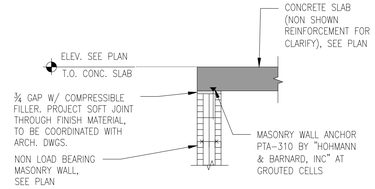
A S-4.1 TYPICAL HOIST BEAM CONNECTION

SCALE: 1/2"=1'-0"



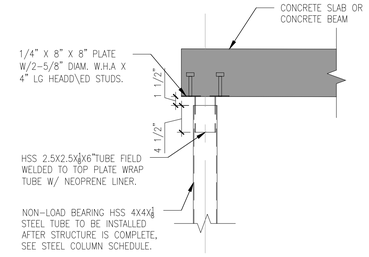
B S-4.1 TYPICAL CONCRETE CURB DETAIL

SCALE: 1/2"=1'-0"



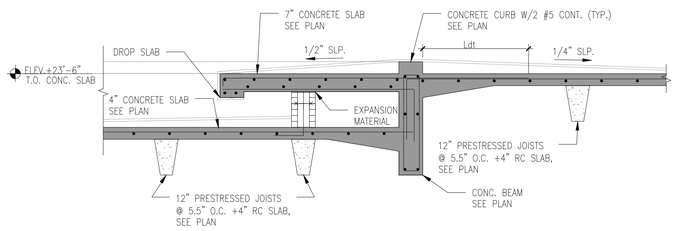
C S-4.1 TYP. NON-LOAD BEARING WALL/ CONC. SLAB.

SCALE: 1/2"=1'-0"



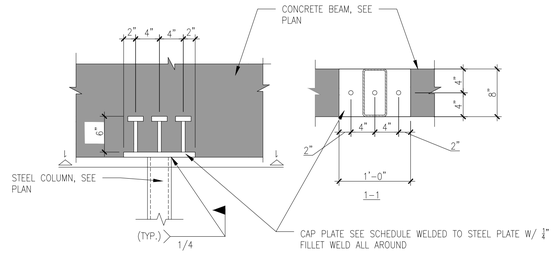
D S-4.1 CONNECTION BETWEEN STEEL COLUMN NON-LOAD BEARING AND CONC. BEAM

SCALE: 1"=1'-0"



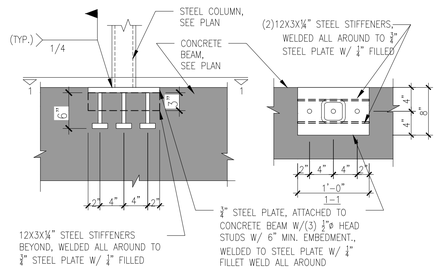
E S-4.1 TYPICAL CONCRETE CURB DETAIL

SCALE: 1/2"=1'-0"



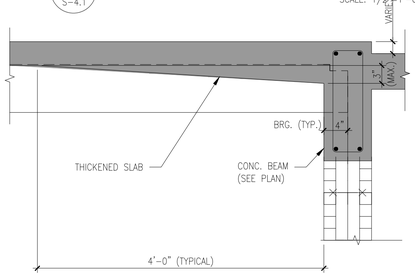
F S-4.1 CAP PLATE TYP. DETAIL

SCALE: 1"=1'-0"



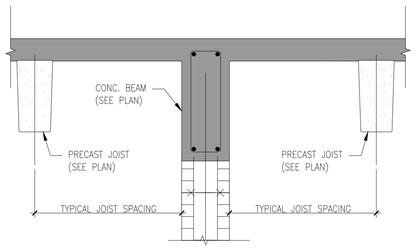
G S-4.1 BOTTOM PLATE CONNECTION DETAIL

SCALE: 1"=1'-0"



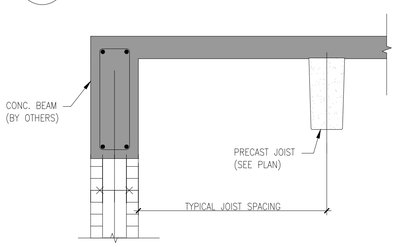
H S-4.1 PRECAST JOIST TYP. DETAIL

SCALE: 1"=1'-0"



J S-4.1 PRECAST JOIST TYP. DETAIL

SCALE: 1"=1'-0"



K S-4.1 PRECAST JOIST TYP. DETAIL

SCALE: 1"=1'-0"

Felix D Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D000018CB6543B170016F805, cn=Felix D Guerra
Date: 2025.03.15 16:33:48 -04'00'
Adobe Acrobat version: 2024.003.20180

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD MIAMI
Year Over Year Excellence
License #CGC1529944
A: 8879 SW 131st ST MIAMI, FL 33176
O: C: (786) 312-6511 (305) 209-3636
E: contact@jdmiami.com
W: www.jdmiami.com

OWNER:
12700 ROLLING ROAD, LLC.
8879 SW 131st ST
MIAMI, FL. 33176

JOB TITLE:
NEW SINGLE FAMILY RESIDENCE
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:
GENERAL DETAILS

CONSULTANT:

Eastern Engineering Group
3403 NW 82nd Avenue, Suite 370
Miami, FL 33122
(305) 599-8133
info@easterneg.com
www.easterneg.com
CA#29482

TO THE BEST OF THE ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY TO THE APPLICABLE MINIMUM BUILDING CODES AND ORDINANCES. REMARKS OR DEVIATIONS TO THE PREPARATION IS RETAINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

FELIX DAYAN GUERRA LICENSED No. 93172 STATE OF FLORIDA PROFESSIONAL ENGINEER

ARCHITECTURE + STRUCTURE

FELIX DAYAN GUERRA
16267 SW 97th ST.
MIAMI, FL. 33196
(561) 229-2618 PE 93172

M + E + P ENGINEER

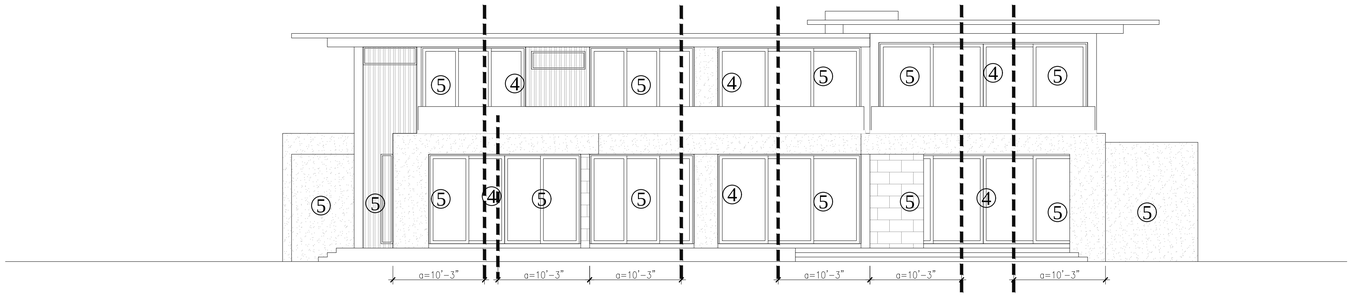
RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

REVISIONS:

JOB:
25-0032

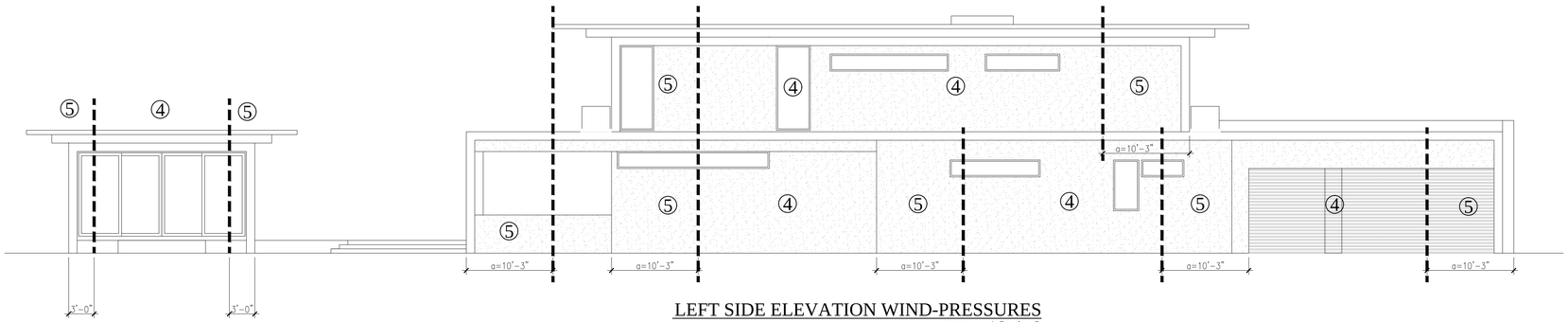
SHEET:
S-4.1

ORIGINAL ISSUE DATE: 11-15-2024
PLOT DATE:



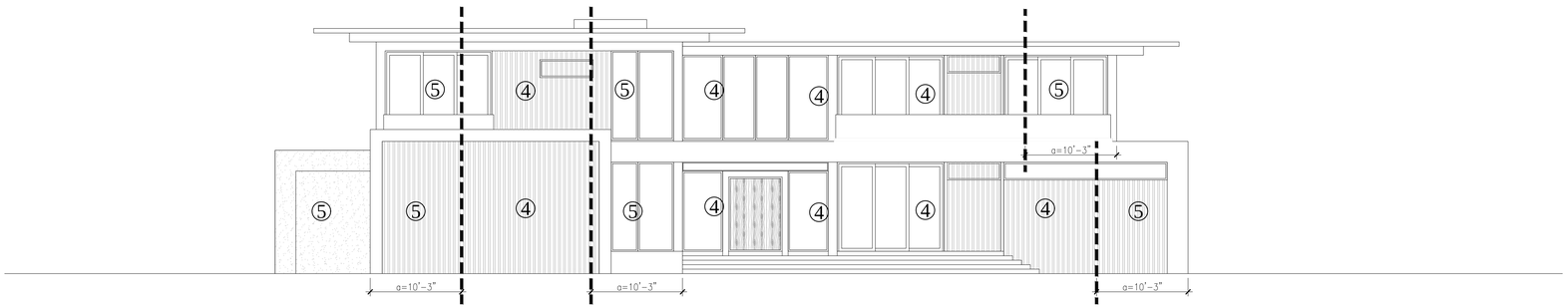
REAR ELEVATION WIND-PRESSURES

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



LEFT SIDE ELEVATION WIND-PRESSURES

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



FRONT ELEVATION WIND-PRESSURES

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

RIGHT SIDE ELEVATION WIND-PRESSURES

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

Felix D Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D00 00018CB6543B170016F8 05, cn=Felix D Guerra
Date: 2025.03.15 16:34:11 -04'00'
Adobe Acrobat version: 2024.003.20180

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Oviedo CGC 1532700 CFC1429944
A: 8879 SW 131st ST MIAMI, FL 33176
C: (786) 332-6511 (305) 209-3636
E: contact@jd-miami.com
w: www.jd-miami.com

OWNER:
12700 ROLLING ROAD, LLC.
8879 SW 131st ST
MIAMI, FL. 33176

JOB TITLE:
NEW SINGLE FAMILY RESIDENCE
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:
WIND PRESSURES

CONSULTANT:

Eastern Engineering Group
3401 NW 82nd Avenue, Suite 370
Miami, FL 33122
(305) 599-8133
info@easterneg.com
www.easterneg.com
CA#34861

TO THE BEST OF THE ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY TO THE CODE IN EFFECT AT THE TIME OF PERMIT ISSUANCE AND TO ADDITIONAL REQUIREMENTS IN THE LOCAL ORDINANCES AS DETERMINED BY THE LOCAL AUTHORITIES. PREPARATION IS PERFORMED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

FELIX DAYAN GUERRA
LICENSED
No. 93172
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ARCHITECTURE + STRUCTURE
FELIX DAYAN GUERRA
16267 SW 97th ST.
MIAMI, FL. 33196
(561) 229-2618 PE 93172

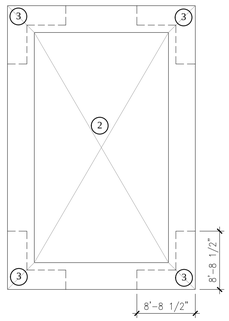
M + E + P ENGINEER
RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

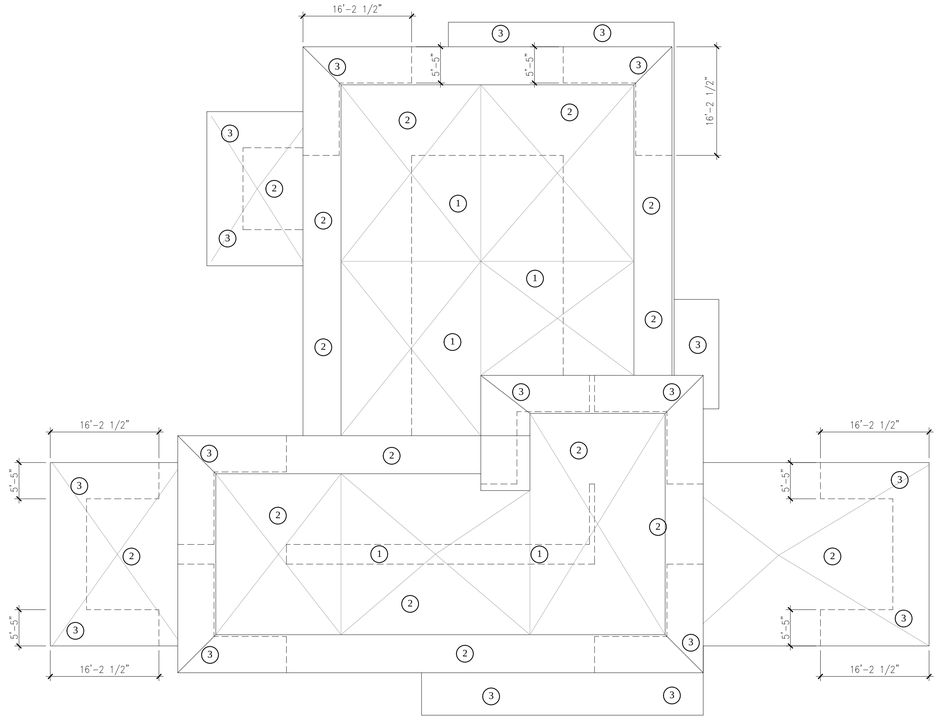
REVISIONS:

JOB:
25-0032

SHEET:
S-5.0

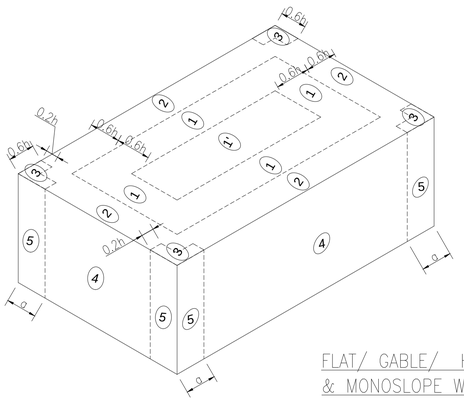
ORIGINAL ISSUE DATE: 11-15-2024
PLOT DATE:





ROOF WIND-PRESSURE DIAGRAM

SCALE: 3/32"=1'-0"



FLAT/ GABLE/ HIP ROOFS W/ Ø<7°
& MONOSLOPE W/ Ø<3°

25.0032 12700 ROLLING RD
BUILDING MEAN ROOF HEIGHT: 25 FEET
BUILDING EXPOSURE COEFF. @ ROOF: Kh= 1.032
VELOCITY PRESSURE @ ROOF HEIGHT: qh= 74.11 PSF
ROOF GUST FACTOR COEFF: Gh= 0.85
INTERNAL PRESSURE COEFF: GCpi=+ 0.18

FOR COMPONENTS AND CLADDING:
WIND PRESSURE COEFF. ZONE:
a = 0.1 X WIDTH = 10.6 OR
a = 0.4 X HEIGHT = 10 NOT LESS THAN
a = 3.0
USE a = 10 FEET

MAXIMUM VERTICAL (ASD)
WIND LOAD (ROOF)

ZONE 1	
AREA	PRESSURE
10SF	-71.06 PSF
20SF	-66.37 PSF
50SF	-60.17 PSF

ZONE 2	
AREA	PRESSURE
10SF	-93.73 PSF
20SF	-87.71 PSF
50SF	-79.74 PSF

ZONE 1'	
AREA	PRESSURE
10SF	-40.82 PSF
20SF	-40.82 PSF
50SF	-40.82 PSF

ZONE 3	
AREA	PRESSURE
10SF	-127.75 PSF
20SF	-115.69 PSF
50SF	-99.76 PSF

MAXIMUM HORIZONTAL (ASD)
WIND LOAD (WALLS)

ZONE 4	
AREA	PRESSURE
10SF	-44.22 PSF +40.82 PSF
20SF	-42.41 PSF +39.01 PSF
50SF	-40.02 PSF +36.62 PSF

ZONE 5	
AREA	PRESSURE
10SF	-54.43 PSF +40.82 PSF
20SF	-50.81 PSF +39.01 PSF
50SF	-46.03 PSF +36.62 PSF

MAXIMUM VERTICAL (ASD)
WIND LOAD (OVERHANGS)

ZONE 2(OH)	
AREA	PRESSURE
10SF	-93.73 PSF
20SF	-85.70 PSF
50SF	-75.07 PSF

ZONE 3(OH)	
AREA	PRESSURE
10SF	-127.75 PSF
20SF	-113.69 PSF
50SF	-95.10 PSF

25.0032 12700 ROLLING RD (GYM)
BUILDING MEAN ROOF HEIGHT: 14.5 FEET
BUILDING EXPOSURE COEFF. @ ROOF: Kh= 1.032
VELOCITY PRESSURE @ ROOF HEIGHT: qh= 74.11 PSF
ROOF GUST FACTOR COEFF: Gh= 0.85
INTERNAL PRESSURE COEFF: GCpi=+ 0.18

FOR COMPONENTS AND CLADDING:
WIND PRESSURE COEFF. ZONE:
a = 0.1 X WIDTH = 2.20 OR
a = 0.4 X HEIGHT = 5.80 NOT LESS THAN
a = 3.0
USE a = 3.0 FEET

MAXIMUM VERTICAL (ASD)
WIND LOAD (ROOF)

ZONE 1	
AREA	PRESSURE
10SF	-63.81 PSF
20SF	-59.60 PSF
50SF	-54.04 PSF

ZONE 2	
AREA	PRESSURE
10SF	-84.18 PSF
20SF	-78.76 PSF
50SF	-71.61 PSF

ZONE 1'	
AREA	PRESSURE
10SF	-36.66 PSF
20SF	-36.66 PSF
50SF	-36.66 PSF

ZONE 3	
AREA	PRESSURE
10SF	-84.18 PSF
20SF	-78.76 PSF
50SF	-71.61 PSF

MAXIMUM HORIZONTAL (ASD)
WIND LOAD (WALLS)

ZONE 4	
AREA	PRESSURE
10SF	-44.22 PSF +40.82 PSF
20SF	-42.41 PSF +39.01 PSF
50SF	-40.02 PSF +36.62 PSF

ZONE 5	
AREA	PRESSURE
10SF	-54.43 PSF +40.82 PSF
20SF	-50.81 PSF +39.01 PSF
50SF	-46.03 PSF +36.62 PSF

MAXIMUM VERTICAL (ASD)
WIND LOAD (OVERHANGS)

ZONE 2(OH)	
AREA	PRESSURE
10SF	-93.73 PSF
20SF	-85.70 PSF
50SF	-75.07 PSF

ZONE 3(OH)	
AREA	PRESSURE
10SF	-127.75 PSF
20SF	-113.69 PSF
50SF	-95.10 PSF

Felix D Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D0000018CB6543B170016F805, cn=Felix D Guerra
Date: 2025.03.15 16:34:34 -04'00'

Adobe Acrobat version: 2024.003.20180

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD MIAMI
FEC: CGC1509067 CFC1429044
Yoel Oviedo
A: 8879 SW 131st ST MIAMI, FL. 33176
O: C: (786) 332-6511 (305) 209-3636
E: contact@jd-miami.com
w: www.jd-miami.com

OWNER:
12700 ROLLING ROAD, LLC.
8879 SW 131st ST
MIAMI, FL. 33176

JOB TITLE:
NEW SINGLE FAMILY RESIDENCE
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:
WIND PRESSURES

CONSULTANT:

Eastern Engineering Group
3403 NW 82nd Avenue, Suite 370
Miami, FL 33122
(305) 599-8120
info@easterneg.com
www.easterneg.com
CA#34861

TO THE BEST OF THE ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY TO THE APPLICABLE MIAMI-DADE BUILDING CODES AND SO ADOPTION, REGARDING THE USE OF THIS TYPE OF PREFABRICATION AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

FELIX DAYAN GUERRA LICENSED No. 93172 STATE OF FLORIDA PROFESSIONAL ENGINEER

ARCHITECTURE + STRUCTURE
FELIX DAYAN GUERRA
16267 SW 97th ST.
MIAMI, FL. 33196
(561) 229-2618 PE 93172

M + E + P ENGINEER
RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

REVISIONS:

JOB:
25-0032

SHEET:
S-5.1

ORIGINAL ISSUE DATE: 11-15-2024
PLOT DATE: