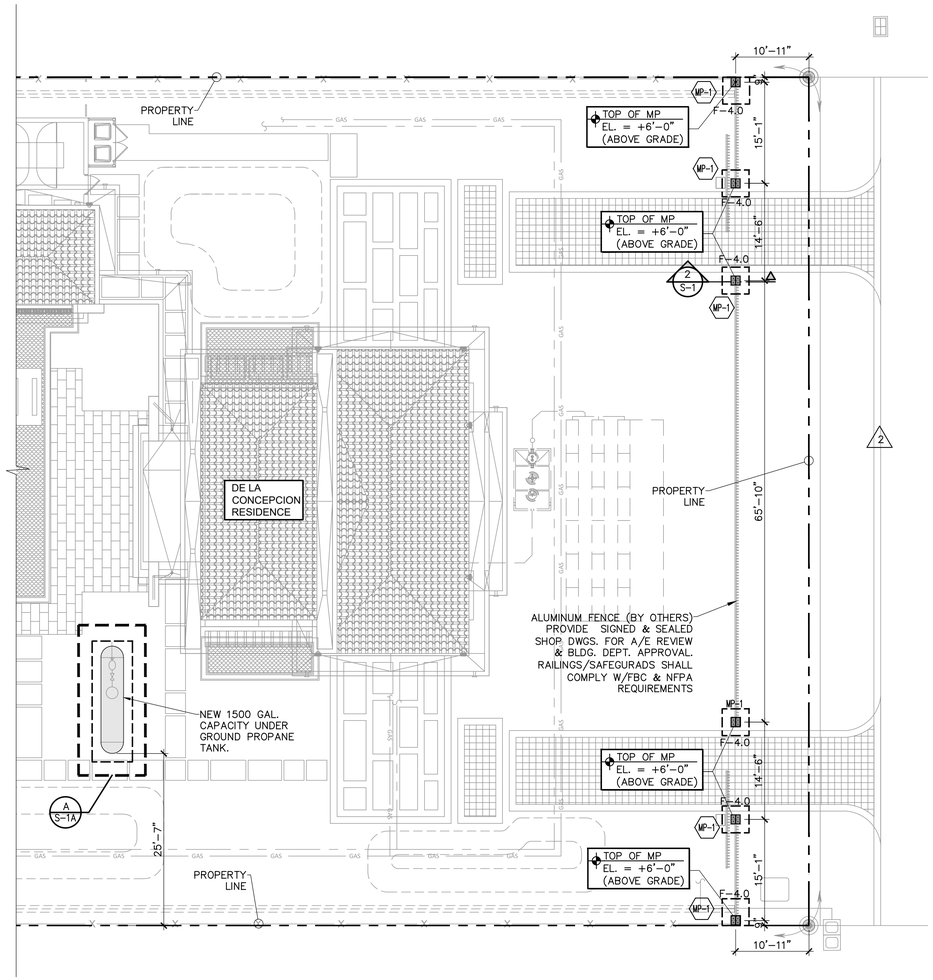
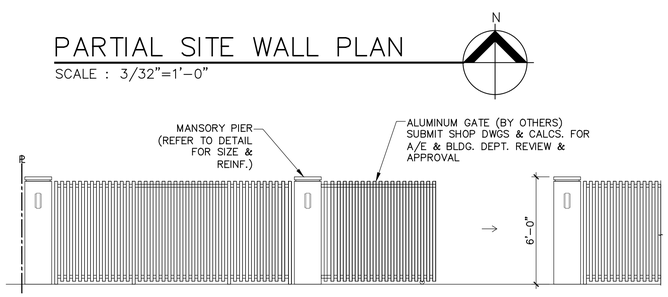


PARTIAL SITE WALL PLAN

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



PARTIAL SITE WALL ELEVATION

SCALE : ¼"=1'-0"

REMOVED SIDE WALL

2

PARTIAL SITE WALL ELEVATION

SCALE : ¼"=1'-0"

CONCRETE FOOTING SCHEDULE						
MARK	ELEV. TOP OF FOOTING	WIDTH	THICK	REINFORCING		REMARKS
				CONTINOUS	TRANSVERSE	
F-4.0	-1'-4" FROM FINISHED GRADE	4'-0"x4'-0"	16"	#5 @ 8" O.C. EA. WAY BOTT.	#5 @ 8" O.C. EA. WAY TOP	ISOLATED FOOTING

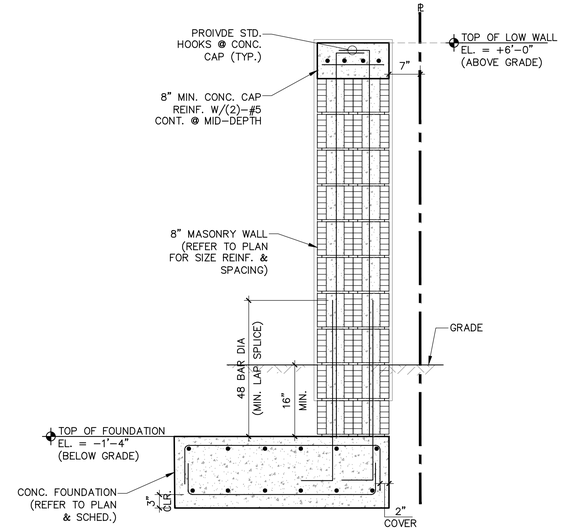
NOTE: DATUM ELEVATION, +0'-0" = +11.80' NGVD

2

REMOVED SECTION

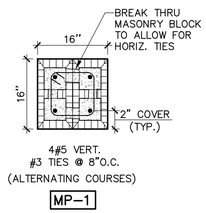
SECTION 1

SCALE : ¾"=1'-0"



SECTION 2

SCALE : ¾"=1'-0"



MASONRY PIER DETAILS (A)

SCALE : ¾"=1'-0"

REMOVED DETAIL

2

CONC. COLUMN DETAIL (A)

SCALE : ¾"=1'-0"

PLAN NOTES:

1. FINISH FLOOR ELEVATION = +0'-0" (+11.80' NGVD) COORDINATE W/ARCHITECTURAL DRAWINGS.
2. COORDINATE W/ARCHITECTURAL & OTHER DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
3. ALL FOOTINGS SHALL BE CENTERED UNDER WALLS & COLUMNS, U.O.N. & SHALL BE A MIN. 12" BELOW GRADE PER FBC.
4. ALLOWABLE SOIL BEARING PRESSURE IS 2500 PSF. REFER TO GENERAL NOTES AND GEOTECHNICAL REPORT.

TERMITE PROTECTION STATEMENT:

ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER 2020 FBC. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES & LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES".

LEGEND:

- DENOTES PROPOSED CONCRETE FOOTINGS (REFER TO SCHEDULE)
- PROPOSED MASONRY WALLS
- DENOTES PROPOSED CONCRETE COLUMNS
- DENOTES PROPOSED MASONRY PIER (REFER TO DETAIL)

REFERENCE NOTES:

1. SEE GENERAL NOTES ON SHEET S-23.
2. SEE COMPONENT & CLADDING WIND PRESSURES ON SHEETS S-6 THRU S-8.
3. SEE STANDARD DETAILS ON SHEET S-18 THRU S-22.
4. SEE BEAM SCHEDULE ON SHEET S-9.
5. SEE COLUMN DETAILS ON SHEET S-9.

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NEW RESIDENCE FOR:

MR & MRS DE LA CONCEPCION

8965 SW 63RD COURT
PINECREST, FLORIDA 33156

revisions	
1	05-09-25 BLDG. DEPT. COMMENTS
2	09-02-25 BLDG. DEPT. COMMENTS
3	11-25-25 BLDG. DEPT. COMMENTS

date	10.26.2021
issued	
drawn	M.V/M.M/R.P
checked	A.R
project no.	2024

Digitally signed by Alexander Rochell
Contact Info: Rochell Engineering
Date: 2025.11.25 18:19:42-05'00'

ALEXANDER ROCHELL LICENSE No. 60735 STATE OF FLORIDA PROFESSIONAL ENGINEER

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TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

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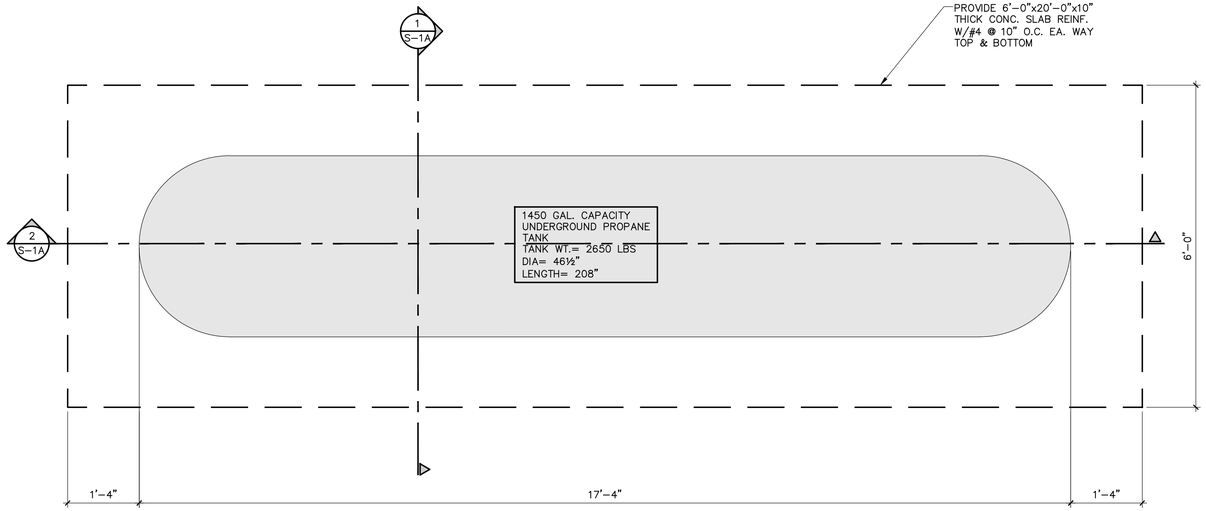
CERT. OF AUTHORIZATION No. 27054

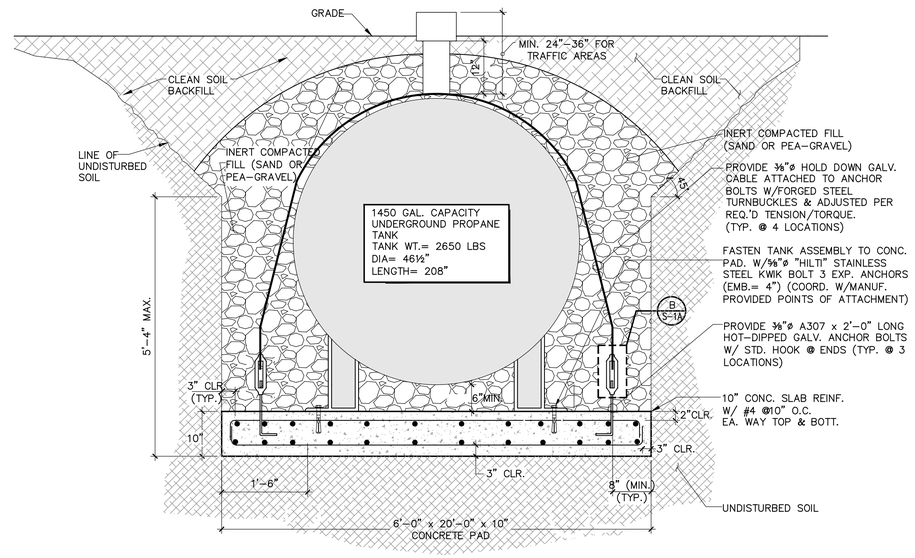
sheet no.

S-1



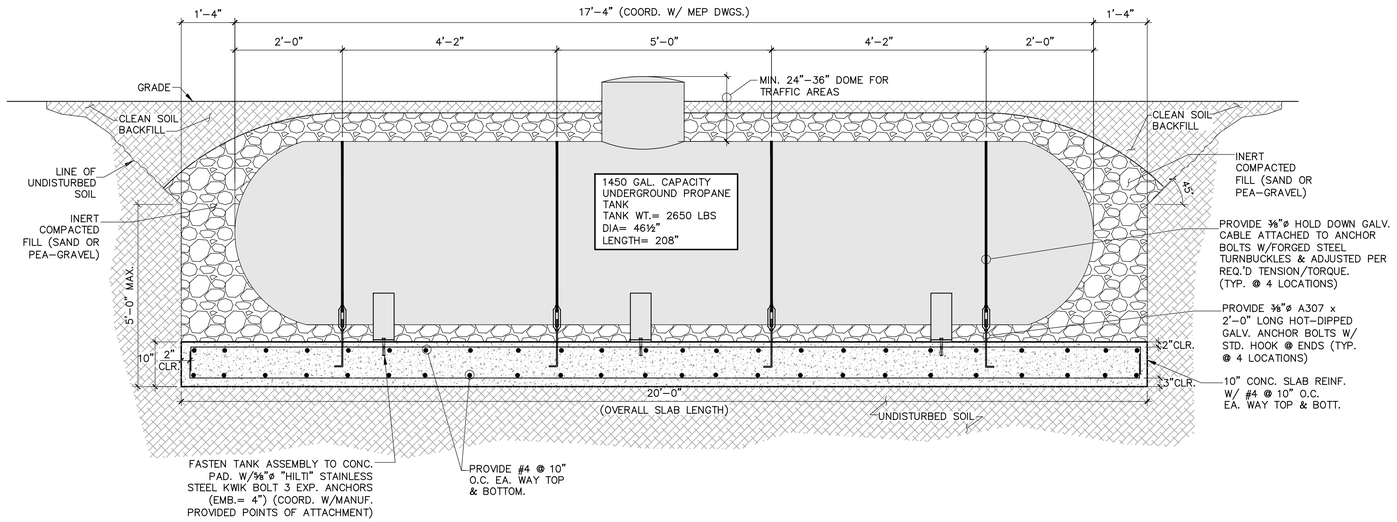
CONC. SLAB DETAIL (A)

SCALE : ¾"=1'-0"



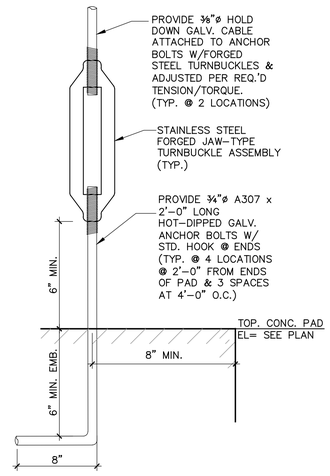
SECTION 1

SCALE : ¾" = 1'-0"



SECTION 2

SCALE : ¾"=1'-0"



DETAIL (B)

SCALE : 3"=1'-0"

Digitally signed by Alexander Rochell
Contact Info: Rochell Engineering
Date: 2025.11.25 18:20:04-05'00'

ALEXANDER ROCHELL LICENSE No. 60735 STATE OF FLORIDA PROFESSIONAL ENGINEER

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date	10.26.2021			
issued				
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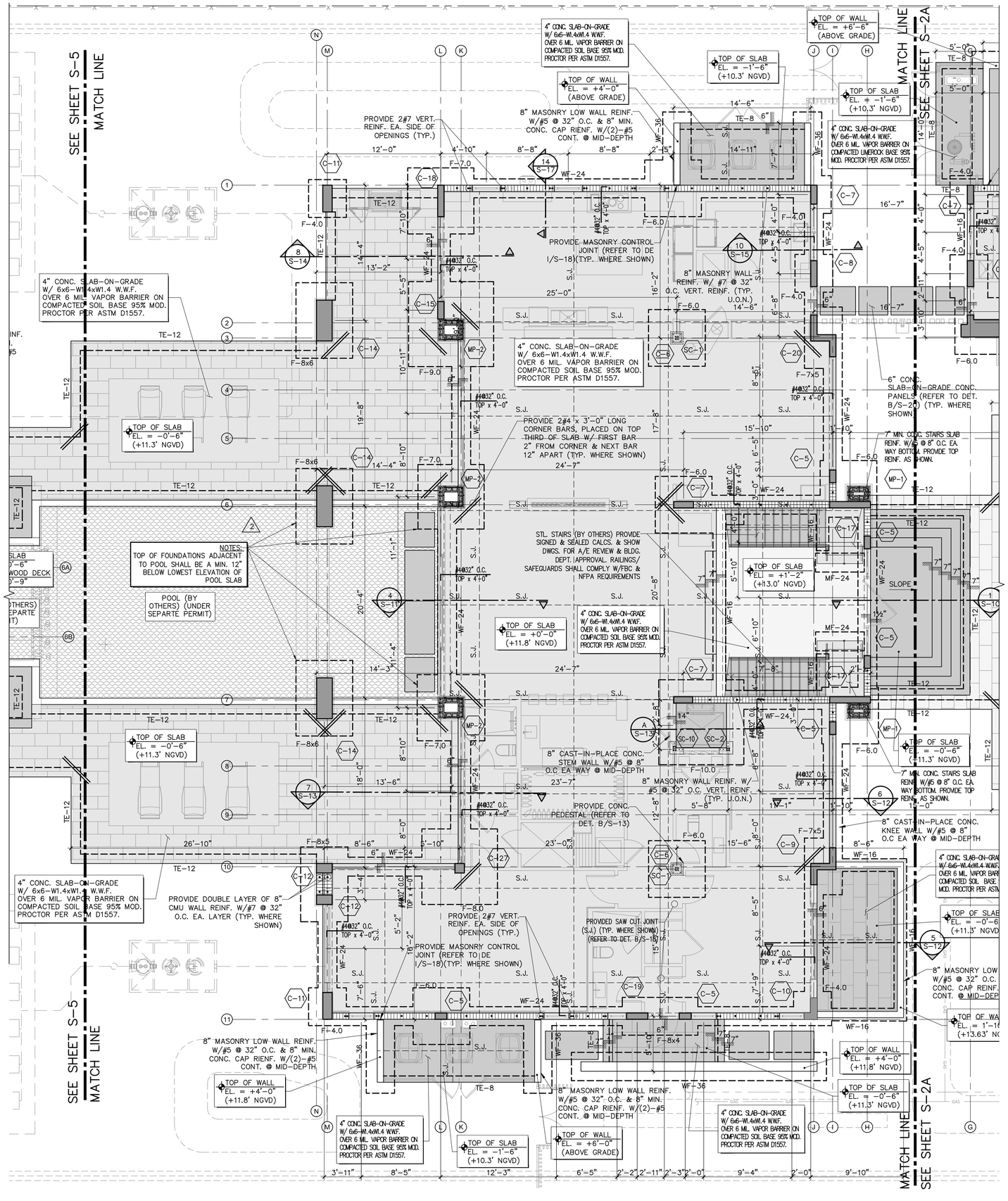
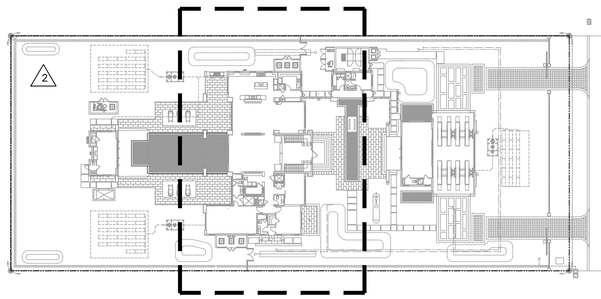
checked	A.R			
project no.	2024			

sheet no.

S-1A





KEY PLAN

SCALE : N.T.S.

PLAN NOTES:

1. FINISH FLOOR ELEVATION = +0'-0" = +11.8' NGVD., U.O.N. COORDINATE W/ARCHITECTURAL DRAWINGS.
2. COORDINATE W/ARCHITECTURAL & OTHER DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
3. COORDINATE ALL WINDOW, DOOR AND OPENING LOCATIONS WITH ARCHITECTURAL DRAWINGS.
4. UNLESS OTHERWISE NOTED, VERTICAL WALL REINFORCEMENT SHALL BE AS FOLLOWS:
   - MAIN HOUSE WALLS (ZONE 4) : #7 @ 32" O.C.
   - MAIN HOUSE WITHIN 9'-0" OF CORERS (ZONE 5) : #7 @ 24" O.C.
   - GARAGE WALLS (ZONE 4) : #7 @ 32" O.C.
   - GARAGE WITHIN 9'-0" OF CORNERS (ZONE 5) : #7 @ 24" O.C.
   - F'm= 2000 PSI.
5. TYPICAL WALL FOOTING ELEVATION = -4'-2", U.O.N. & TYPICAL ISOLATED FOOTING PADS ELEVATION = -4'-2", U.O.N.
6. ALL FOOTINGS SHALL BE CENTERED UNDER WALLS & COLUMNS, U.O.N. & SHALL BE A MIN. 12 BELOW GRADE PER FBC.
7. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ELEVATIONS, DRAINS, DRAINAGE SLOPE, ETC. NOT SHOWN.
8. ALLOWABLE SOIL BEARING PRESSURE IS 3000 PSF. REFER TO GENERAL NOTES AND GEOTECHNICAL REPORT.
9. GROUND FLOOR SLAB SHALL BE 4" CONCRETE SLAB-ON-GRADE REINF. W/6x6-W1.4xW1.4 W.W.F. OVER 6 MIL. VAPOR BARRIER SUPPORTED ON COMPACTED LIMEROCK BASE 95% MODIFIED PROCTOR PER ASTM D1557 & FBC REQUIREMENTS.
10. CORNER BARS SHALL BE 2#4 x 3'-0" LONG, PLACED ON TOP THIRD OF SLAB W/FIRST BAR 2" FROM CORNER & NEXT BAR 12" APART (TYP. WHERE SHOWN).

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LEGEND:

- DENOTES PROPOSED CONCRETE FOOTINGS (REFER TO SCHEDULE)
- PROPOSED MASONRY WALLS
- PROPOSED CONCRETE COLUMNS
- SLAB EDGE

REFERENCE NOTES:

1. SEE GENERAL NOTES ON SHEET S-23.
2. SEE COMPONENT & CLADDING WIND PRESSURES ON SHEETS S-6 THRU S-8.
3. SEE STANDARD DETAILS ON SHEET S-18 THRU S-22.
4. SEE BEAM SCHEDULE ON SHEET S-9.
5. SEE COLUMN DETAILS ON SHEET S-9.

PARTIAL FOUNDATION & GROUND FLOOR PLAN

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

Digitally signed by Alexander Rochell
Contact Info: Rochell Engineering
Date: 2025.11.25 18:20:21-05'00'

ALEXANDER ROCHELL LICENSE No. 60735 STATE OF FLORIDA PROFESSIONAL ENGINEER

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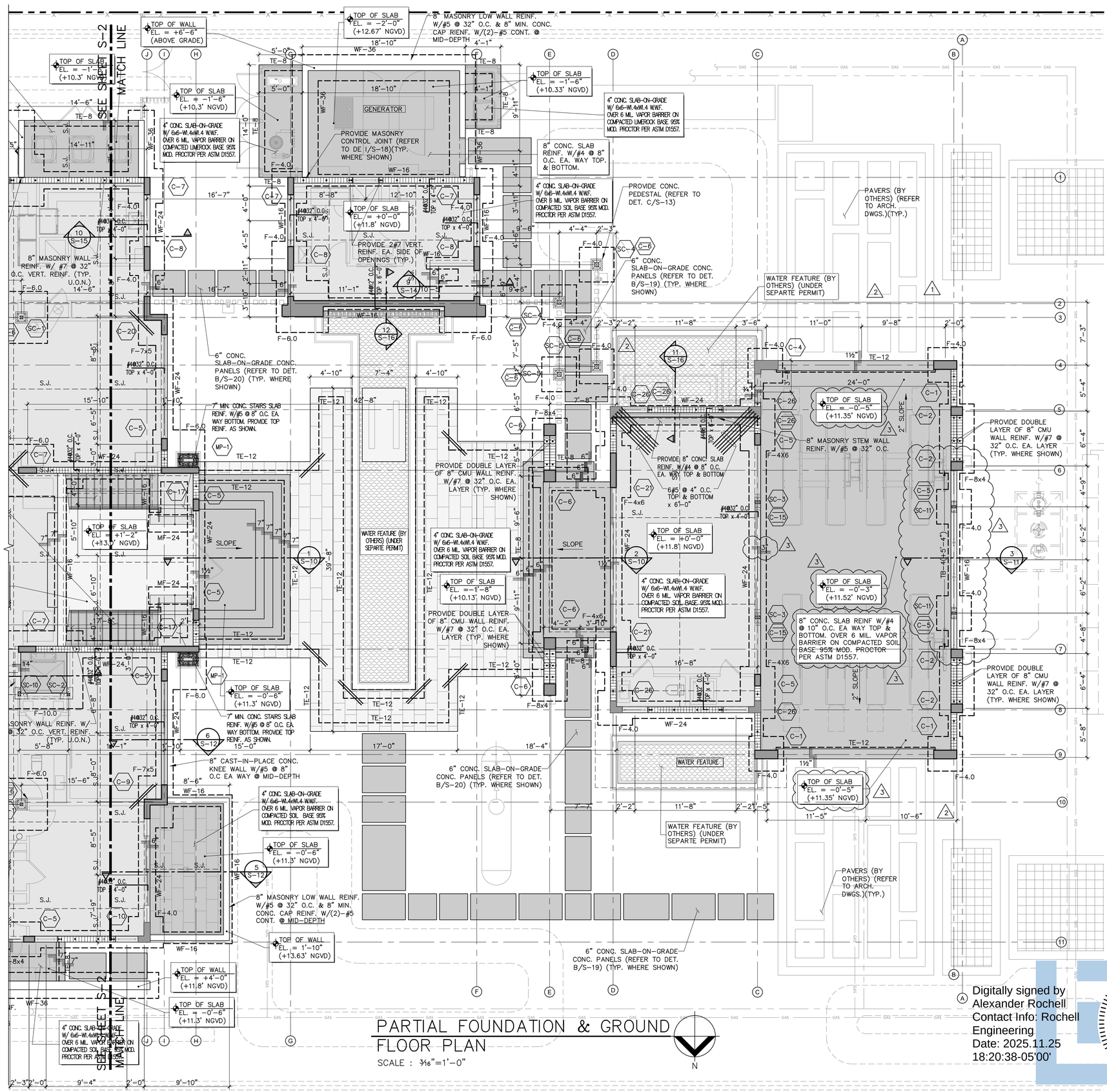
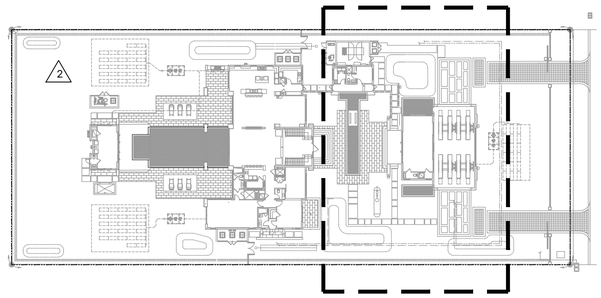
3 11-25-25 BLDG. DEPT. COMMENTS	drawn A.R
	checked 2024
	project no.

sheet no.
S-2





KEY PLAN
SCALE : N.T.S.

PLAN NOTES:

1. FINISH FLOOR ELEVATION = +0'-0" = +11.8' NGVD., U.O.N. COORDINATE W/ARCHITECTURAL DRAWINGS.
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4. UNLESS OTHERWISE NOTED, VERTICAL WALL REINFORCEMENT SHALL BE AS FOLLOWS:
   - MAIN HOUSE WALLS (ZONE 4) : #7 @ 32" O.C.
   - MAIN HOUSE WITHIN 9'-0" OF CORERS (ZONE 5) : #7 @ 24" O.C.
   - GARAGE WALLS (ZONE 4) : #7 @ 32" O.C.
   - GARAGE WITHIN 9'-0" OF CORNERS (ZONE 5) : #7 @ 24" O.C.
   - F'm= 2000 PSI.
5. TYPICAL WALL FOOTING ELEVATION = -4'-2", U.O.N. & TYPICAL ISOLATED FOOTING PADS ELEVATION = -4'-2", U.O.N.
6. ALL FOOTINGS SHALL BE CENTERED UNDER WALLS & COLUMNS, U.O.N. & SHALL BE A MIN. 12 BELOW GRADE PER FBC.
7. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ELEVATIONS, DRAINS, DRAINAGE SLOPE, ETC. NOT SHOWN.
8. ALLOWABLE SOIL BEARING PRESSURE IS 3000 PSF. REFER TO GENERAL NOTES AND GEOTECHNICAL REPORT.
9. GROUND FLOOR SLAB SHALL BE 4" CONCRETE SLAB-ON-GRADE REINF. W/6x6-W1.4xW1.4 W.W.F. OVER 6 MIL VAPOR BARRIER SUPPORTED ON COMPACTED LIMEROCK BASE 95% MODIFIED PROCTOR PER ASTM D1557 & FBC REQUIREMENTS.
10. CORNER BARS SHALL BE 2#4 x 3'-0" LONG, PLACED ON TOP THIRD OF SLAB W/FIRST BAR 2" FROM CORNER & NEXT BAR 12" APART (TYP. WHERE SHOWN).

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

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Digitally signed by Alexander Rochell
Contact Info: Rochell Engineering
Date: 2025.11.25 18:20:38-05'00'

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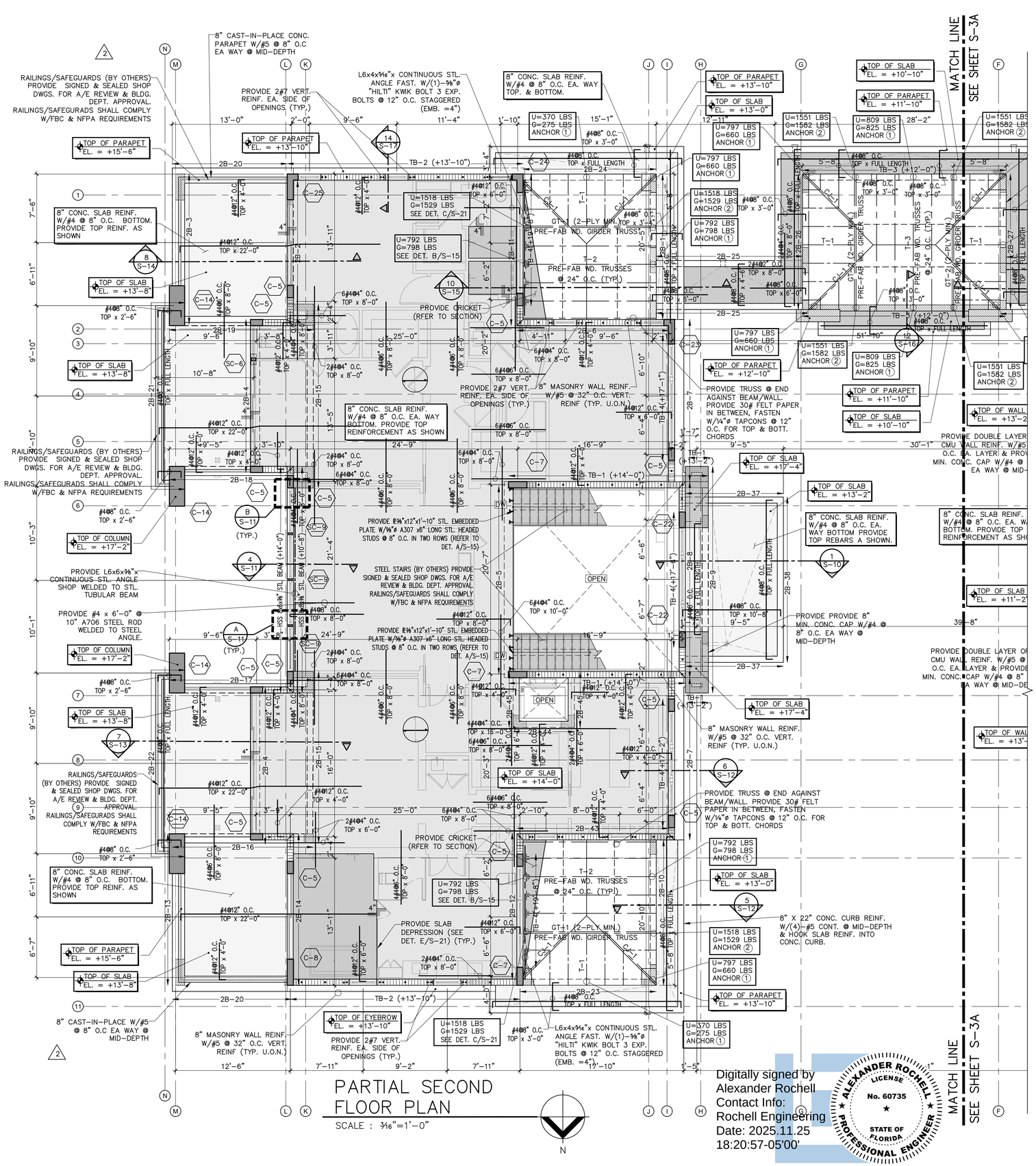
S-2A



PLAN NOTES:

1. TOP OF SLAB & TIE-BEAM ELEVATION = +14'-0" ,U.O.N. ON PLANS. COORDINATE W/ARCHITECTURAL DRAWINGS.
2. DATUM ELEVATION, +0'-0" =+11.80' NGVD., U.O.N. ON PLANS.
3. SECOND FLOOR FRAMING CONSIST OF 8" CONC. SLAB REINF. W/#4@8" O.C. EA. WAY BOTTOM. PROVIDE TOP REINF. AS SHOWN ON PLANS. REFER TO DETAIL A/S-19 FOR SLAB DETAILS.
4. UNLESS OTHERWISE NOTED, VERTICAL WALL REINFORCEMENT SHALL BE AS FOLLOWS:
   - MAIN HOUSE WALLS (ZONE 4) : 5 @ 32" O.C.
   - MAIN HOUSE WITHIN 9'-0" OF CORNERS (ZONE 5) :#5 @ 24" O.C.
   - MASONRY UNITS SHALL HAVE A NET AREA COMPRESSIVE STRENGTH, F'm= 1500 PSI.
5. COORDINATE ALL WINDOW, DOOR AND OPENING LOCATIONS WITH ARCHITECTURAL DRAWINGS.
6. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ELEVATIONS, DRAINS, DRAINAGE SLOPE, ETC. NOT SHOWN.
7. COORDINATE W/ARCHITECTURAL & OTHER DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
8. CONTRACTOR TO COORDINATE W/ARCHITECTURAL AND MEP DRAWINGS FOR A/C, MECHANICAL & PLUMBING OPENINGS.
9. ALL PRE-FABRICATED WOOD TRUSSES SHALL BE SPACED AT 24" O.C. MAX.
10. REFER TO ROOF ANCHOR & CONNECTOR SCHEDULE ON THIS SHEET FOR TRUSS CONNECTORS USED FOR THE ROOF FRAMING CONNECTIONS TO SUPPORTING WALLS, COLUMNS & BEAMS.
11. ALL ANCHORS, CONNECTORS & FASTENERS USED TO SECURE THE ROOF FRAMING TO CONCRETE SHALL BE GALVANIZED.
12. BOTTOM CHORD LATERAL BRACING SHALL CONSIST OF 2x6 FAST. W/(2)-16d NAILS PER EA4CH CONNECTION TO TRUSS, AS SHOWN ON PLAN. REFER TO DETAIL A/S-21.
13. COORDINATE ALL VAULTED CEILINGS & ATTIC ACCESS OPENING W/ARCHITECTURAL DRAWINGS.
14. ALL ROOF OVERHANGS SHALL BE PROVIDED WITH ⅝" CDX PLYWOOD SHEATHING @ UNDERSIDE OF TRUSSES & FAST W/10D RING-SHANK NAILS @ 6" O.C. PROVIDE 2x6 WD. BLOCKING BETWEEN TRUSSES TO ALLOW FASTENING OF PLYWOOD SHEATHING.

ROOF ANCHOR & CONNECTOR SCHEDULE

ANCHOR	PRODUCT CODE	MANUFACTURER	ALLOW. GRAVITY	ALLOW. UPLIFT	SEAT/BEAM/LEDGER FAST. SCHEDULE	STRAP/JOIST/TRUSS FAST. SCHEDULE	L1 (POUNDS)	L2 (POUNDS)	PRODUCT APPROVAL	EXP. DATE
①	NVHTA-24	NU-VUE	N/A	2649	(6)-100x1½" NAILS	(18)-100x1½" NAILS	1575	2175	20-0901.05	5/22/2023
②	UGTS43	MITEK	N/A	7813	(2)-¾"x6" LONG WEDGE-BOLT	(8)-16D NAILS	N/A	N/A	FL 2033.1	12/31/2023
③	NVSTA-24	NU-VUE	N/A	1426	(6)-100x1½" NAILS	(9)-100x1½" NAILS	950	1430	20-0901.05	5/22/2023
④	NVRT-36	NU-VUE	N/A	991	(8)-¼"ø TAPCONS W/1½" PENETRATION	(7)-16D NAILS	N/A	N/A	20-0519.03	7/30/2025
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⑥	HUS28	MITEK	4170	2990	(22)-16D NAILS	(8)-16D NAILS	N/A	N/A	FL 17232.6	10/31/2022
⑦	JUS28	MITEK	1110	1050	(6)-100x3" NAILS	(4)-100x3" NAILS	N/A	N/A	FL 17232.14	10/31/2022
⑧	PAU44	MITEK	6775	2265	(1)-⅝"ø x4" ANCHOR BOLT	(2)-½"ø THRU-BOLTS	N/A	N/A	FL 17239.12	10/31/2022
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5. ALL GIRDER TRUSSES SHALL BE A MINIMUM 2 MEMBERS (2-PLY) AS SHOWN ON PLANS & FAST. W/1/2"ø A325 THRU-BOLTS @ 18" O.C. MAX. @ MID-DEPTH OR 16d NAILS @ 8" O.C. IN TWO ROWS STAGGERED W/1" EDGE DISTANCE (TYP. EA. FACE OF MULTI-PLY MEMBER).
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LEGEND:

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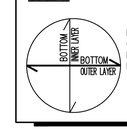
- CONCRETE COLUMNS
- CONCRETE WALL BELOW
- BOTTOM REINF.
- TOP REINF.
- SLAB EDGE

NOTE:



DENOTES DIRECTION OF BOTTOM REINFORCEMENT LAYER IN EA. SLAB.

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Digitally signed by Alexander Rochell
Contact Info:
Rochell Engineering
Date: 2025.11.25 18:20:57-05'00'

ALEXANDER ROCHELL LICENSE No. 60735 STATE OF FLORIDA PROFESSIONAL ENGINEER

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

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NEW RESIDENCE FOR:

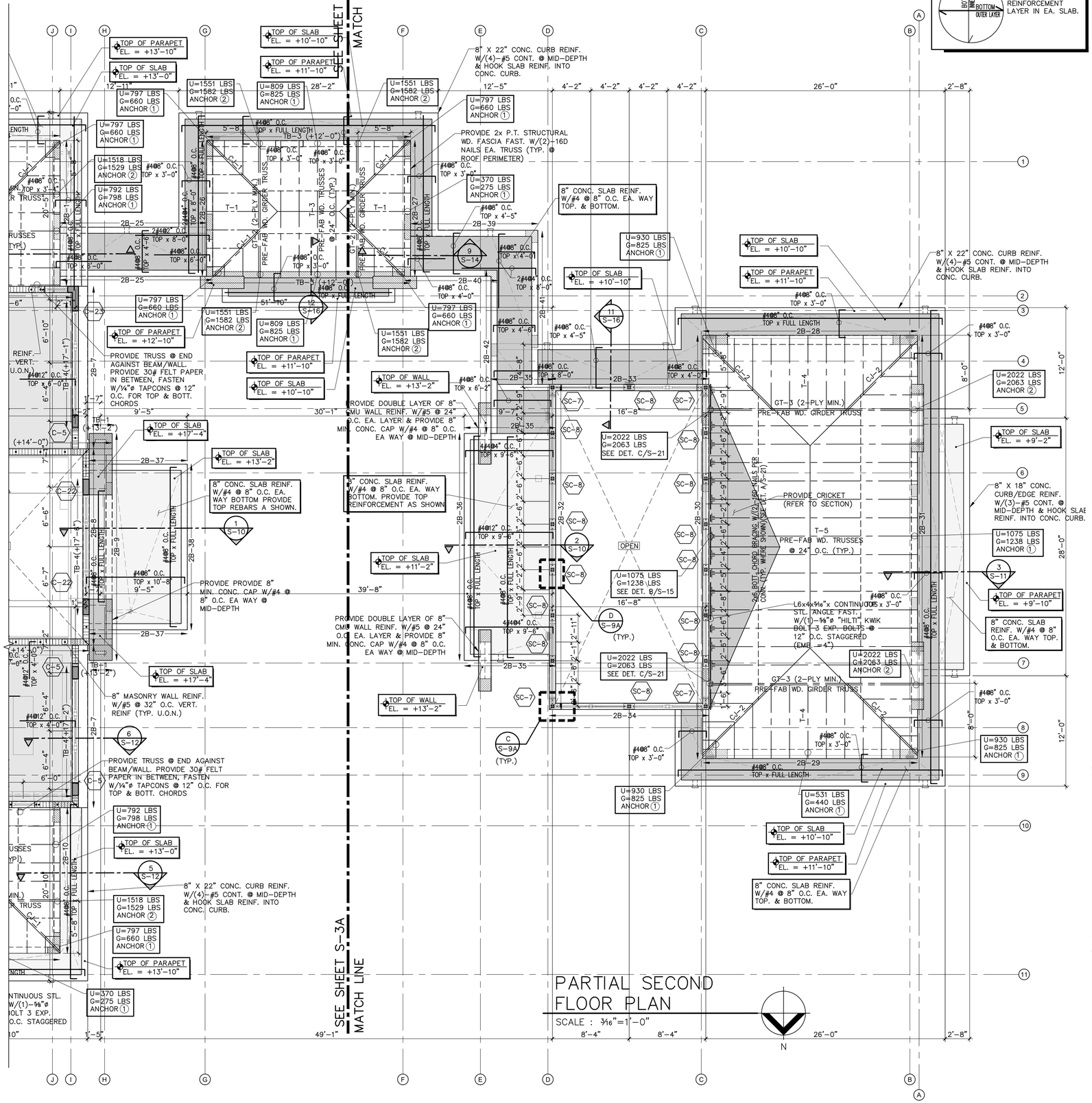
MR & MRS DE LA CONCEPCION

8945 SW 63RD COURT
PINECREST, FLORIDA 33156

revisions	1	2
	BLDG. DEPT. COMMENTS 05-08-25	BLDG. DEPT. COMMENTS 09-22-25

date 10.26.2021
issued
drawn M.V/M.M/R.P
checked A.R
project no. 2024

sheet no.
S-3



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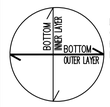

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PLAN NOTES:

1. TOP OF SLAB & TIE-BEAM ELEVATION = +14'-0" ,U.O.N. ON PLANS. COORDINATE W/ARCHITECTURAL DRAWINGS.
2. DATUM ELEVATION, +0'-0" =+11.80' NGVD., U.O.N. ON PLANS.
3. SECOND FLOOR FRAMING CONSIST OF 8" CONC. SLAB REINF. W/#4@8" O.C. EA. WAY BOTTOM. PROVIDE TOP REINF. AS SHOWN ON PLANS. REFER TO DETAIL A/S-19 FOR SLAB DETAILS.
4. UNLESS OTHERWISE NOTED, VERTICAL WALL REINFORCEMENT SHALL BE AS FOLLOWS:
   - MAIN HOUSE WALLS (ZONE 4) : 5 @ 32" O.C.
   - MAIN HOUSE WITHIN 9'-0" OF CORNERS (ZONE 5) : #5 @ 24" O.C.
   - MASONRY UNITS SHALL HAVE A NET AREA COMPRESSIVE STRENGTH, F'm= 1500 PSI.
5. COORDINATE ALL WINDOW, DOOR AND OPENING LOCATIONS WITH ARCHITECTURAL DRAWINGS.
6. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ELEVATIONS, DRAINS, DRAINAGE SLOPE, ETC. NOT SHOWN.
7. COORDINATE W/ARCHITECTURAL & OTHER DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
8. CONTRACTOR TO COORDINATE W/ARCHITECTURAL AND MEP DRAWINGS FOR A/C, MECHANICAL & PLUMBING OPENINGS.
9. ALL PRE-FABRICATED WOOD TRUSSES SHALL BE SPACED AT 24" O.C. MAX.
10. REFER TO ROOF ANCHOR & CONNECTOR SCHEDULE ON THIS SHEET FOR TRUSS CONNECTORS USED FOR THE ROOF FRAMING CONNECTIONS TO SUPPORTING WALLS, COLUMNS & BEAMS.
11. ALL ANCHORS, CONNECTORS & FASTENERS USED TO SECURE THE ROOF FRAMING TO CONCRETE SHALL BE GALVANIZED.
12. BOTTOM CHORD LATERAL BRACING SHALL CONSIST OF 2x6 FAST. W/(2)-16d NAILS PER EA4CH CONNECTION TO TRUSS, AS SHOWN ON PLAN. REFER TO DETAIL A/S-21.
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- CONCRETE COLUMNS
- CONCRETE WALL BELOW
- BOTTOM REINF.
- TOP REINF.
- SLAB EDGE

Digitally signed by Alexander Rochell
Contact Info:
Rochell Engineering
Date: 2025.11.25 18:21:14-05'00'

ALEXANDER ROCHELL LICENSE No. 60735 STATE OF FLORIDA PROFESSIONAL ENGINEER

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ROCHELL ENGINEERING, INC
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NEW RESIDENCE FOR:

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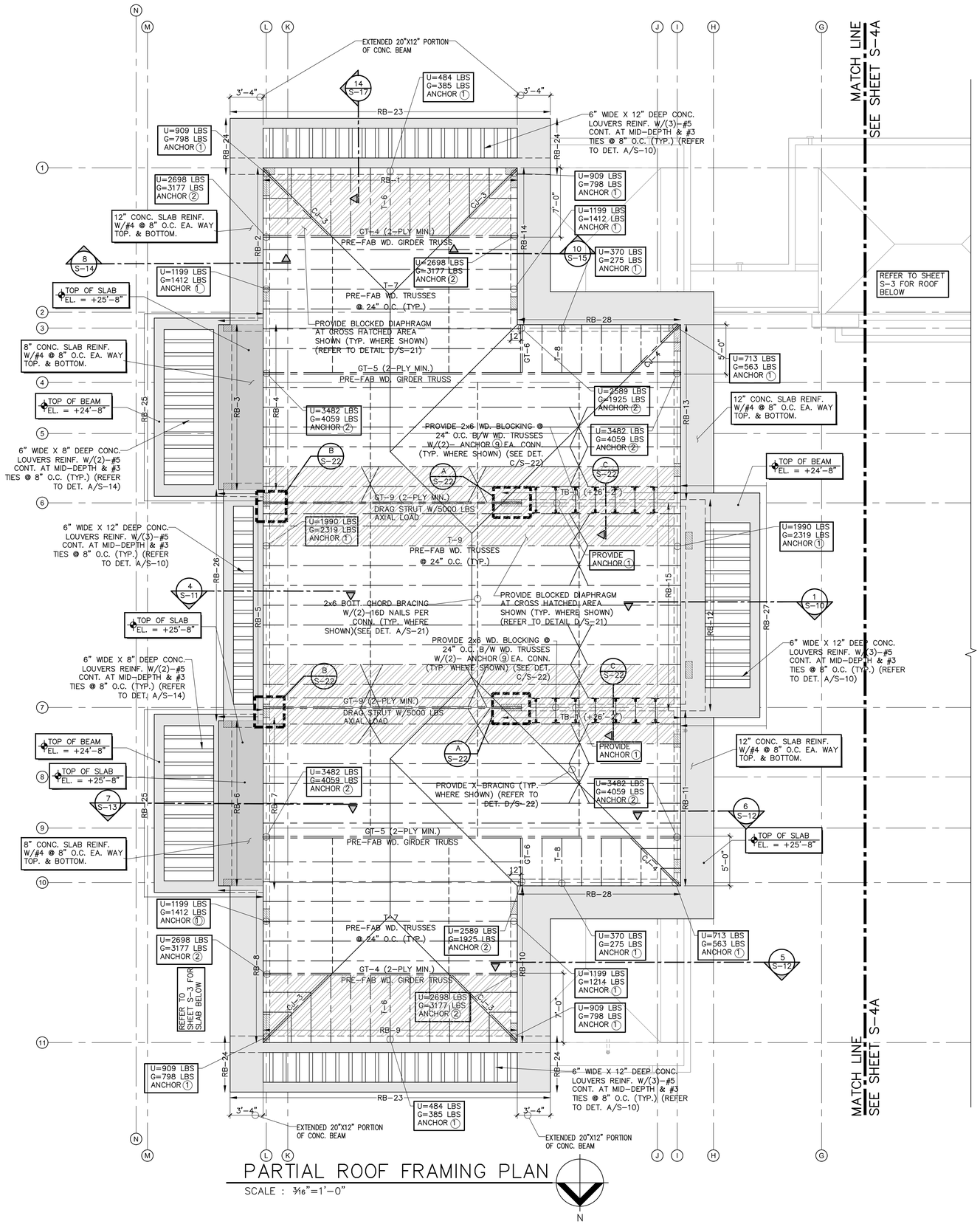
8965 SW 63RD COURT
PINECREST, FLORIDA 33156

revisions	date
1 BLDG. DEPT. COMMENTS 05-08-25	10.24.2021
2 BLDG. DEPT. COMMENTS 09-02-25	

issued	M.V/M.M/R.P
drawn	A.R
checked	
project no.	2024

sheet no.

S-3A



PARTIAL ROOF FRAMING PLAN

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

ROOF ANCHOR & CONNECTOR SCHEDULE

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ROOF SHEATHING NOTES:

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ROOF SHEATHING SHALL BE A.P.A. RATED STRUCTURAL GRADE I PLYWOOD CONTINUOUS OVER TWO OR MORE SPANS, FACE GRAIN PERPENDICULAR TO SUPPORTS, NOT LESS THAN 5/8" (19/32") EXTERIOR GLUE TYPE PLYWOOD SHEATHING AND SHALL HAVE MANUFACTURER'S PRODUCT STAMP CLEARLY VISIBLE. INSTALL SHEATHING IN ACCORDANCE WITH REQUIREMENTS OF FBC SECTION 2322.2. SHEATHING SHALL BE NAILED TO ROOF TRUSSES TO FORM A DIAPHRAGM USING 10d GALV. RING-SHANK NAILS (3"x0.135 MIN. SHANK DIA. AND RING OF 0.012 DIA. OR LARGER) AT 4" O.C. AT ROOF DIAPHRAGM BOUNDARY PANELS & AT 6" O.C. AT ALL OTHER PLYWOOD PANEL EDGES AND ALONG INTERMEDIATE FRAMING MEMBERS.

PLAN NOTES:

1. DATUM ELEVATION +0'-0" = +11.80' NGVD.
2. TYP. TIE-BEAM ELEVATION = +25'-8", U.O.N.
3. ALL PRE-FABRICATED WOOD TRUSSES SHALL BE SPACED AT 24" O.C. MAX.
4. REFER TO ROOF ANCHOR & CONNECTOR SCHEDULE ON THIS SHEET FOR TRUSS CONNECTORS USED FOR THE ROOF FRAMING CONNECTIONS TO SUPPORTING WALLS, COLUMNS & BEAMS.
5. ALL ANCHORS, CONNECTORS & FASTENERS USED TO SECURE THE ROOF FRAMING TO CONCRETE SHALL BE GALVANIZED.
6. COORDINATE W/ARCHITECTURAL & OTHER DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
7. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ELEVATIONS, DRAINS, DRAINAGE SLOPE, ETC. NOT SHOWN ON THIS PLAN.
8. BOTTOM CHORD LATERAL BRACING SHALL CONSIST OF 2x6 FAST. W/(2)-16d NAILS PER EACH CONNECTION TO TRUSS, AS SHOWN ON PLAN. (REFER TO DETAIL A/S-21.
9. COORDINATE ALL VAULTED CEILINGS & ATTIC ACCESS OPENING W/ARCHITECTURAL DRAWINGS.
10. ALL ROOF OVERHANGS SHALL BE PROVIDED WITH ⅜" CDX PLYWOOD SHEATHING @ UNDERSIDE OF TRUSSES & FAST W/10D RING-SHANK NAILS @ 6" O.C. PROVIDE 2x6 WD. BLOCKING BETWEEN TRUSSES TO ALLOW FASTENING OF PLYWOOD SHEATHING.

REFERENCE NOTES:

1. SEE GENERAL NOTES ON SHEET S-23.
2. SEE COMPONENT & CLADDING WIND PRESSURES ON SHEETS S-6 THRU S-8.
3. SEE STANDARD DETAILS ON SHEET S-18 THRU S-22.
4. SEE BEAM SCHEDULE ON SHEET S-9.
5. SEE COLUMN DETAILS ON SHEET S-9.

LEGEND:

- PARAPET WALLS
- CONCRETE WALL BELOW
- BOTTOM REINF.
- TOP REINF.

Digitally signed by Alexander Rochell
Contact Info: Rochell Engineering
Date: 2025.11.25 18:21:29-05'00'

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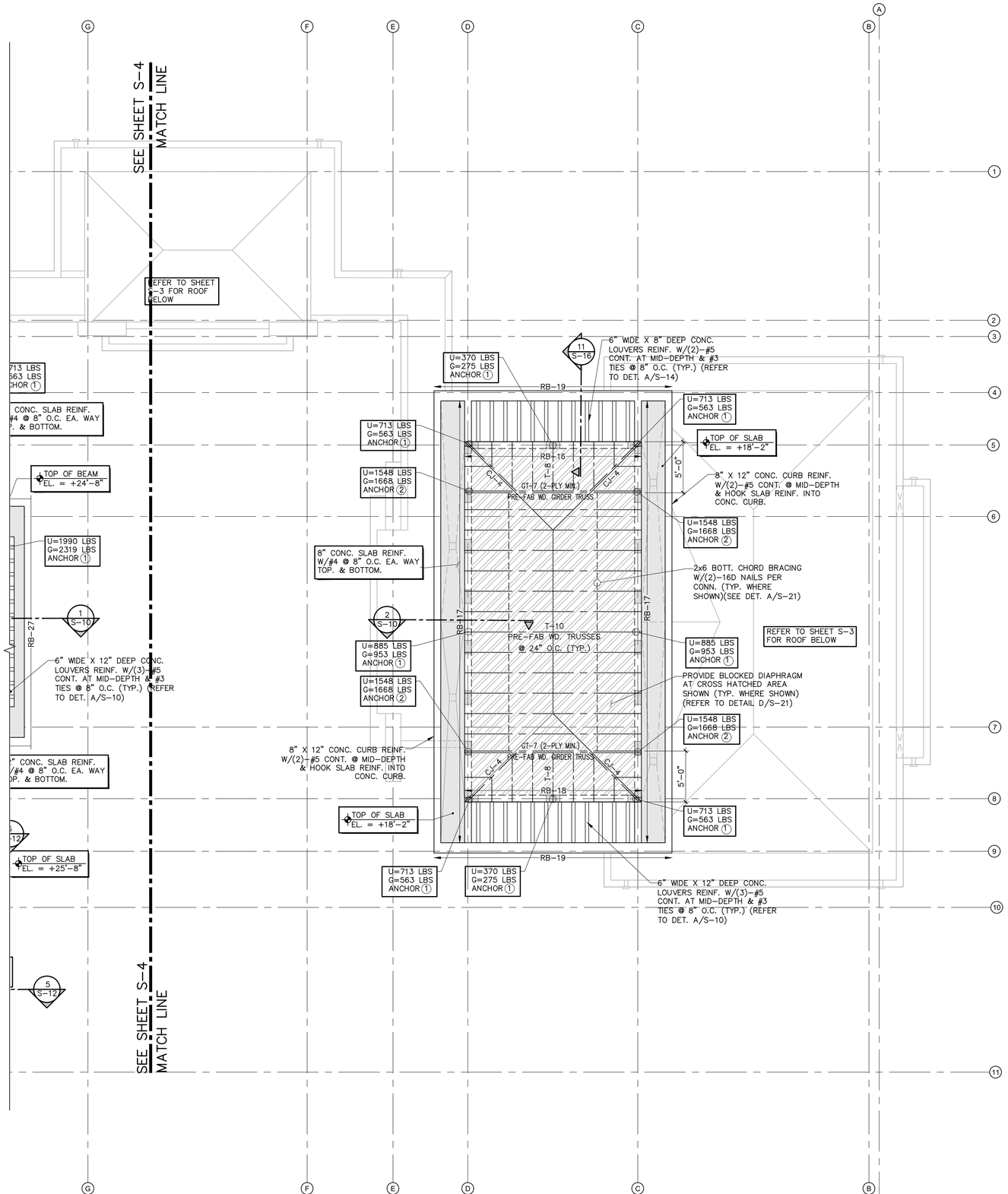
S-4



PARTIAL ROOF FRAMING PLAN

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

ROOF ANCHOR & CONNECTOR SCHEDULE

ANCHOR	PRODUCT CODE	MANUFACTURER	ALLOW. GRAVITY	ALLOW. UPLIFT	SEAT/BEAM/LEDGER FAST. SCHEDULE	STRAP/JOIST/TRUSS FAST. SCHEDULE	L1 (POUNDS)	L2 (POUNDS)	PRODUCT APPROVAL	EXP. DATE
①	NVHTA-24	NU-VUE	N/A	2649	(6)-10dx1½" NAILS	(18)-10dx1½" NAILS	1575	2175	20-0901.05	5/22/2023
②	UGTS43	MITEK	N/A	7813	(2)-¾"x6" LONG WEDGE-BOLT	(8)-16D NAILS	N/A	N/A	FL 2033.1	12/31/2023
③	NVSTA-24	NU-VUE	N/A	1426	(6)-10dx1½" NAILS	(9)-10dx1½" NAILS	950	1430	20-0901.05	5/22/2023
④	NVRT-36	NU-VUE	N/A	991	(8)-¼"ø TAPCONS W/1½" PENETRATION	(7)-16D NAILS	N/A	N/A	20-0519.03	7/30/2025
⑤	NVTT-2	NU-VUE	N/A	1584	(6)-¼"ø TAPCONS W/1½" PENETRATION	(2)-10dx1½" NAILS	465	N/A	20-0901.05	5/22/2023
⑥	HUS28	MITEK	4170	2990	(22)-16D NAILS	(8)-16D NAILS	N/A	N/A	FL 17232.6	10/31/2022
⑦	JUS28	MITEK	1110	1050	(6)-10dx3" NAILS	(4)-10dx3" NAILS	N/A	N/A	FL 17232.14	10/31/2022
⑧	PAU44	MITEK	6775	2265	(1)-⅝"ø x4" ANCHOR BOLT	(2)-½"ø THRU-BOLTS	N/A	N/A	FL 17239.12	10/31/2022
⑨	AB7	NU-VUE	573	573	(4)-10dx1½" NAILS	(4)-10dx1½" NAILS	794	N/A	20-0901.05	5/22/2023
⑩	HETA24	SIMPSON	N/A	1810	4" MIN. EMBEDMENT	(9)-10dx1½" NAILS	340	770	FL 11473.3	12/31/2021

PRE-FABRICATED WOOD TRUSS NOTES:

1. 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 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 ENGINEER OF RECORD WHO MUST REVIEW PROPOSED CHANGES AND AUTHORIZE STRUCTURAL REVISIONS ACCORDINGLY.
2. THE TRUSS MANUFACTURER'S DELEGATED ENGINEER SHALL PREPARE THE TRUSS SYSTEM SHOP DRAWINGS AND CALCULATIONS. FINAL SUBMITTALS SHALL BE SIGNED & SEALED BY A FLORIDA REGISTERED ENGINEER AND SUBMITTED TO THIS ENGINEER FOR REVIEW AND APPROVAL PRIOR TO SUBMITTING TO BUILDING DEPT. FOR TRUSS PERMITTING PROCESS.
3. TRUSS DESIGNER MUST PROVIDE ALL TRUSS TO TRUSS CONNECTIONS AS PART OF THEIR DESIGN AND SHOP DRAWINGS SUBMITTAL.
4. ALL TRUSSES SHALL BE SPACED AT 24" O.C. MAXIMUM AS SHOWN ON THESE DRAWINGS.
5. ALL GIRDER TRUSSES SHALL BE A MINIMUM 2 MEMBERS (2-PLY) AS SHOWN ON PLANS & FAST. W/1/2"ø A325 THRU-BOLTS @ 18" O.C. MAX. @ MID-DEPTH OR 16d NAILS @ 8" O.C. IN TWO ROWS STAGGERED W/1" EDGE DISTANCE (TYP. EA. FACE OF MULTI-PLY MEMBER).
6. FOR TRUSSES HAVING AN OVERALL LENGTH OF THE BOTTOM CHORD IN EXCESS OF 35 FEET OR 6 FEET OVERALL HEIGHT, ERECTION SHALL BE SUPERVISED BY THIS ENGINEER, PER FBC CHAPTER 23.
7. TEMPORARY BRACING SHALL BE REQUIRED DURING THE ERECTION OF ROOF TRUSSES TO KEEP TRUSSES IN A TRUE PLUMB POSITION AND TO PREVENT TOPPLING UNTIL THE ROOF SHEATHING IS ATTACHED. THE PROVISIONS FOR TEMPORARY BRACING SHOWN IN TPI/WTCA BCSI 1 SHALL BE USED FOR THIS BRACING REQUIREMENTS.

ROOF SHEATHING NOTES:

ALL ROOFING ACCESSORIES AND MATERIALS SHALL HAVE MIAMI-DADE COUNTY PRODUCT CONTROL APPROVAL AND MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND DIRECTIVES OF THE NOTICE OF ACCEPTANCE (NOA) ISSUED FOR EACH INDIVIDUAL PRODUCT OF THE SYSTEM, PER FBC REQUIREMENTS.

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PLAN NOTES:

1. DATUM ELEVATION +0'-0" = +11.80' NGVD.
2. TYP. TIE-BEAM ELEVATION = +25'-8", U.O.N.
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5. SEE COLUMN DETAILS ON SHEET S-9.

Digitally signed by Alexander Rochell
Contact Info: Rochell Engineering
Date: 2025.11.25 18:21:42-05'00'

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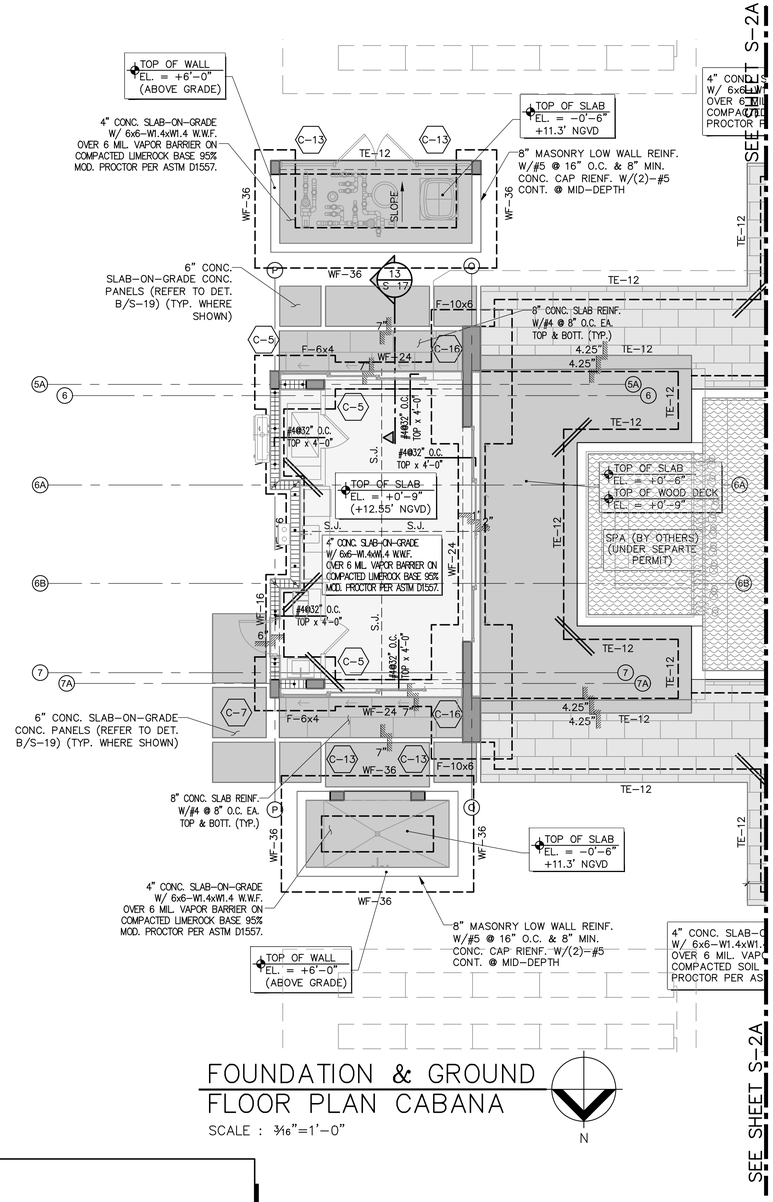
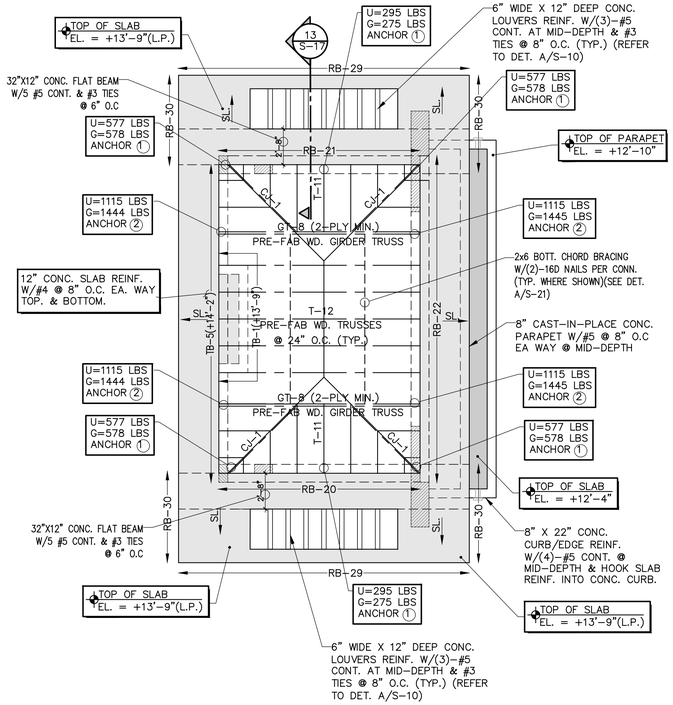


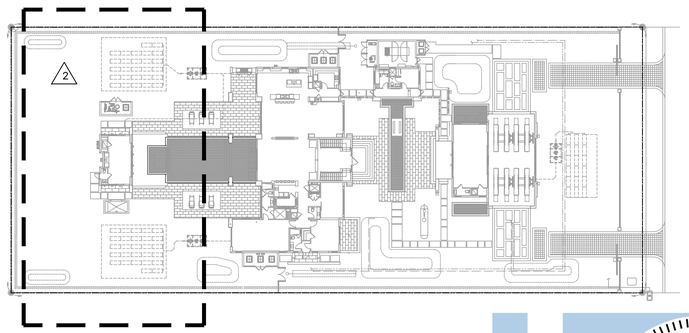
FOUNDATION & GROUND FLOOR PLAN CABANA

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



ROOF FRAMING PLAN CABANA

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



KEY PLAN

SCALE : N.T.S.

PLAN NOTES:

1. FINISH FLOOR ELEVATION = +0'-0" = +11.8' NGVD., U.O.N. COORDINATE W/ARCHITECTURAL DRAWINGS.
2. COORDINATE W/ARCHITECTURAL & OTHER DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
3. COORDINATE ALL WINDOW, DOOR AND OPENING LOCATIONS WITH ARCHITECTURAL DRAWINGS.
4. UNLESS OTHERWISE NOTED, VERTICAL WALL REINFORCEMENT SHALL BE AS FOLLOWS:
   - CABAN WALLS (ZONE 4) : #7 @ 32" O.C.
   - CABANA WALLS WITHIN 3'-0" OF CORERS (ZONE 5) : #7 @ 24" O.C.
   - - F'm= 1500 PSI.
5. TYPICAL WALL FOOTING ELEVATION = -4'-2", U.O.N. & TYPICAL ISOLATED FOOTING PADS ELEVATION = -4'-2", U.O.N.
6. ALL FOOTINGS SHALL BE CENTERED UNDER WALLS & COLUMNS, U.O.N. & SHALL BE A MIN. 12 BELOW GRADE PER FBC.
7. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ELEVATIONS, DRAINS, DRAINAGE SLOPE, ETC. NOT SHOWN.
8. ALLOWABLE SOIL BEARING PRESSURE IS 3000 PSF. REFER TO GENERAL NOTES AND GEOTECHNICAL REPORT.
9. GROUND FLOOR SLAB SHALL BE 4" CONCRETE SLAB-ON-GRADE REINF. W/6x6-W1.4xW1.4 W.W.F. OVER 6 MIL VAPOR BARRIER SUPPORTED ON COMPACTED LIMEROCK BASE 95% MODIFIED PROCTOR PER ASTM D1557 & FBC REQUIREMENTS.
10. CORNER BARS SHALL BE 2#4 x 3'-0" LONG, PLACED ON TOP THIRD OF SLAB W/FIRST BAR 2" FROM CORNER & NEXT BAR 12" APART (TYP. WHERE SHOWN).

TERMITE PROTECTION STATEMENT:

ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER 2020 FBC.
A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES & LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES".

LEGEND:

- DENOTES PROPOSED CONCRETE FOOTINGS (REFER TO SCHEDULE)
- PROPOSED MASONRY WALLS
- PROPOSED CONCRETE COLUMNS
- SLAB EDGE

REFERENCE NOTES:

1. SEE GENERAL NOTES ON SHEET S-22.
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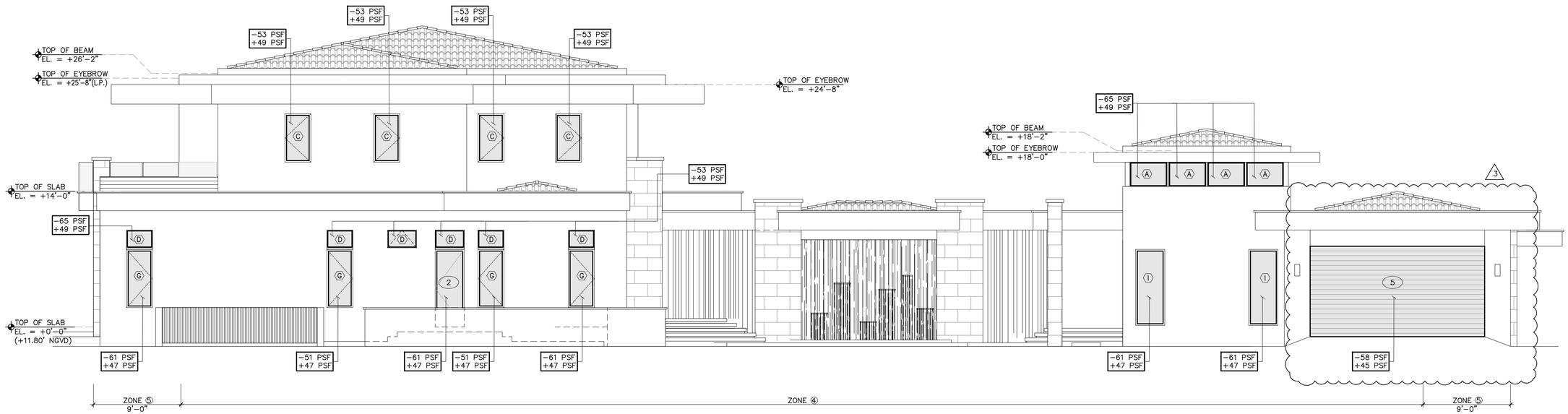
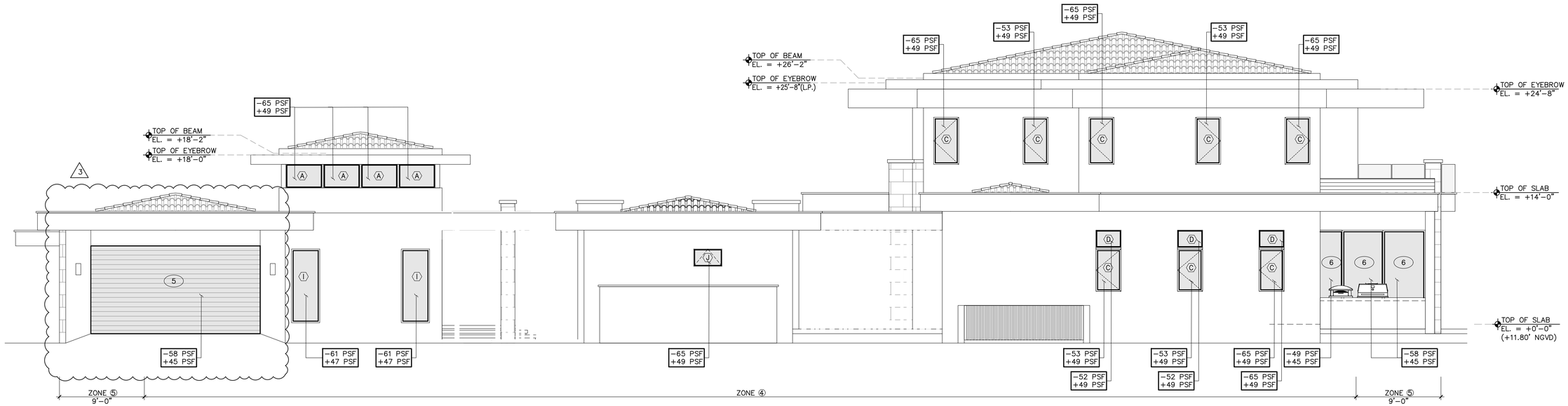
S-5



NORTH ELEVATION

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



SOUTH ELEVATION

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

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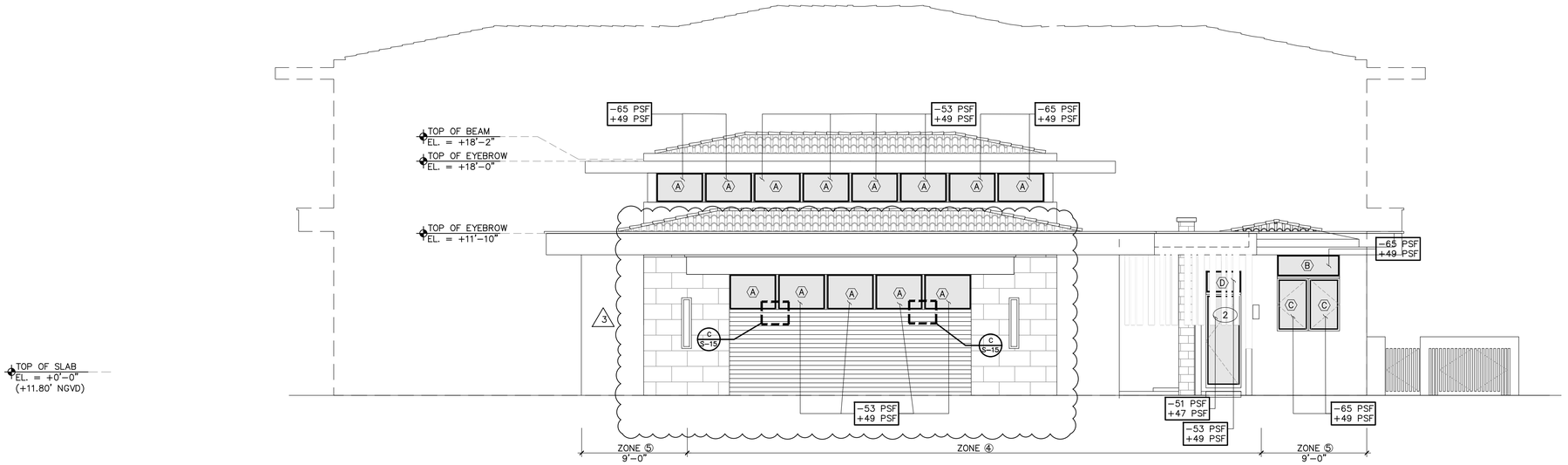
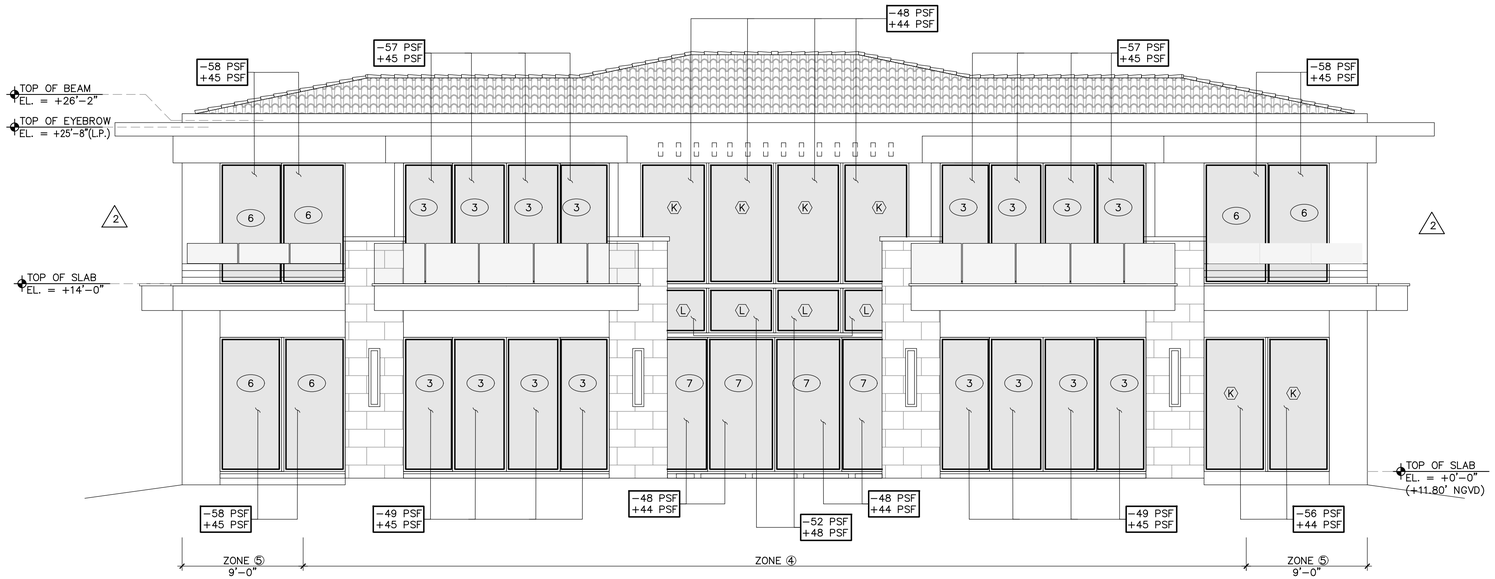


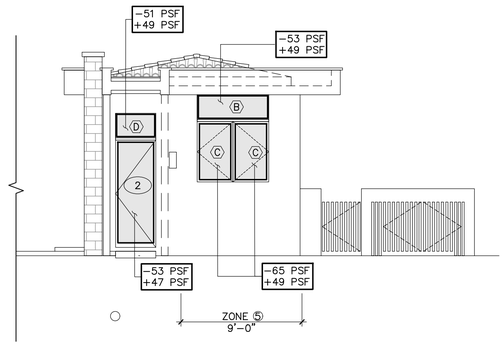
2 WEST ELEVATION

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



EAST ELEVATION

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

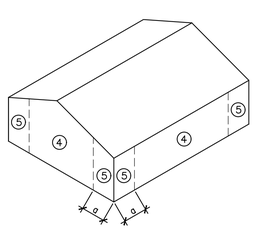


EAST ELEVATION

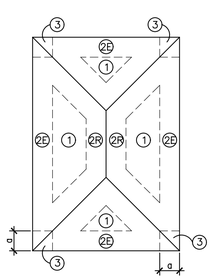
SCALE : 3/16"=1'-0"

WIND LOADS ON COMPONENTS & CLADDING						
ZONE	10 SQ. FT.	20 SQ. FT.	50 SQ. FT.	100 SQ. FT.	200 SQ. FT.	500 SQ. FT.
①	-61.1	-61.1	-54.4	-48.7	-48.7	-48.7
②E	-81.7	-75.1	-66.6	-58.8	-52.9	-52.9
②R	-106.4	-96.0	-82.8	-70.5	-61.1	-61.1
③	-81.7	-75.1	-66.6	-58.8	-52.9	-52.9
④	-2.8	-50.7	-47.9	-45.3	-43.2	-40.5
⑤	-65.2	-60.8	-55.3	-50.2	-46.0	-40.5
④ & ⑤	+48.7	+46.5	+43.8	+41.2	+39.1	+36.3

VALUES TO BE USED FOR ROOFING PRESSURES



WALLS



HIPPED ROOF 7°≤Θ≤45°

a = 9'-0"

NOTES:

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4. ROCHELL ENGINEERING, INC. WILL NOT BE RESPONSIBLE FOR ANY DEFICIENCIES CREATED BY IMPROPER DESIGN, ERECTION, INSTALLATION OR OTHER OPERATIONS RELATED TO THE WINDOW/DOOR SYSTEM PART OF THIS PROJECT.
5. ALL EXTERIOR WINDOW & DOOR ASSEMBLY PRODUCT APPROVALS (NOA) SHALL BE SUBMITTED ALONG WITH THE CONTRACT DRAWINGS TO THE AGENCY HAVING JURISDICTION FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

WIND LOADS PER ASCE 7-16 & 2020 FBC

THIS STRUCTURE HAS BEEN DESIGNED AS "ENCLOSED" & REQUIRES IMPACT RESISTANT GLASS OR SHUTTERS TO COMPLY WITH FBC SECTIONS 1609.1.2 & 1626

Digitally signed by Alexander Rochell
Contact Info: Rochell Engineering
Date: 2025.11.25 18:22:21-05'00'

ALEXANDER ROCHELL
LICENSE
No. 60735
STATE OF FLORIDA
PROFESSIONAL ENGINEER

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

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

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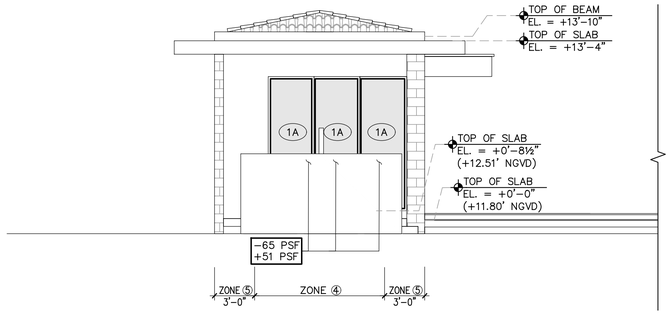
NEW RESIDENCE FOR:
MR & MRS DE LA CONCEPCION
8965 SW 63RD COURT
PINECREST, FLORIDA 33156

revisions
1 05-08-25 BLDG. DEPT. COMMENTS
2 09-02-25 BLDG. DEPT. COMMENTS
3 11-25-25 BLDG. DEPT. COMMENTS

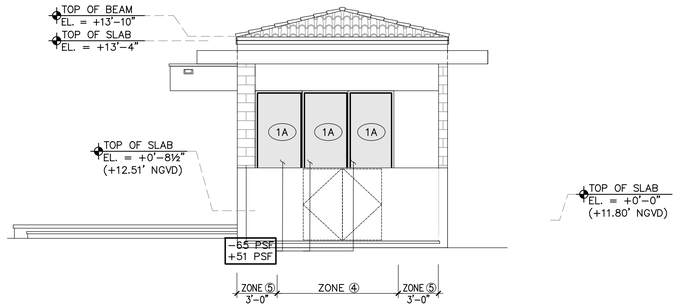
date 10.26.2021
issued
drawn M.V./M.M/R.P
checked A.R
project no. 2024

sheet no.
S-7



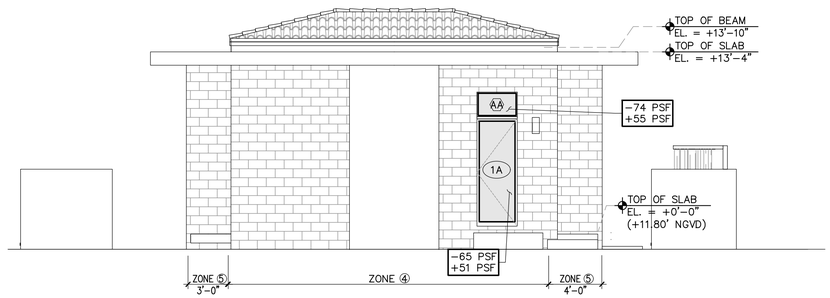
NORTH ELEVATION (CABANA) △2

SCALE : 3⁄16"=1'-0"



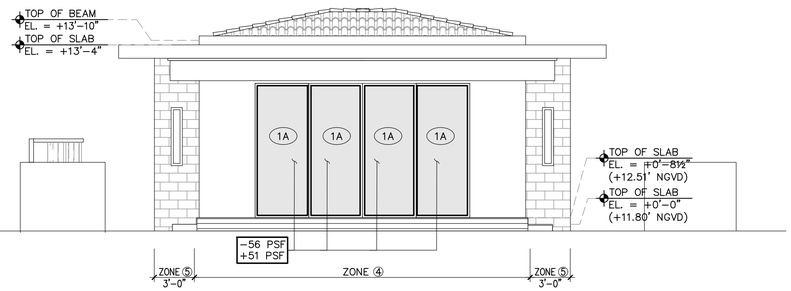
△2 SOUTH ELEVATION (CABANA)

SCALE : 3⁄16"=1'-0"



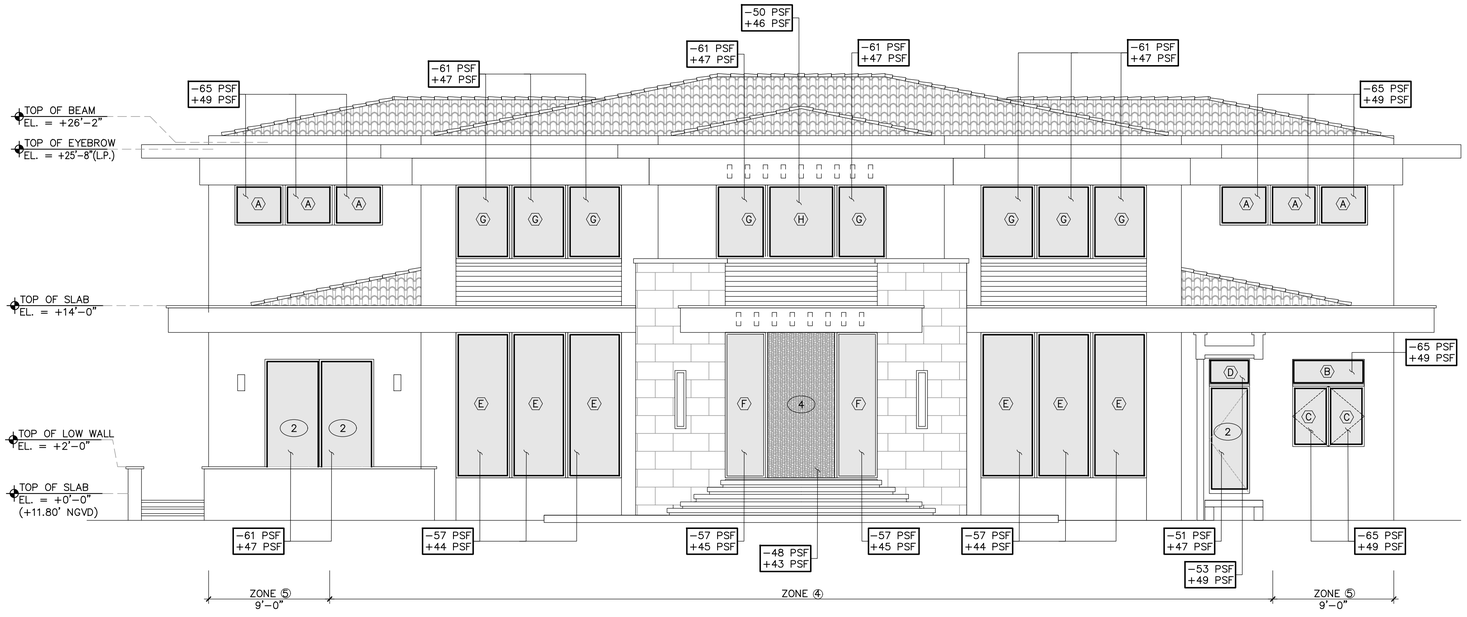
△2 EAST ELEVATION (CABANA)

SCALE : 3⁄16"=1'-0"



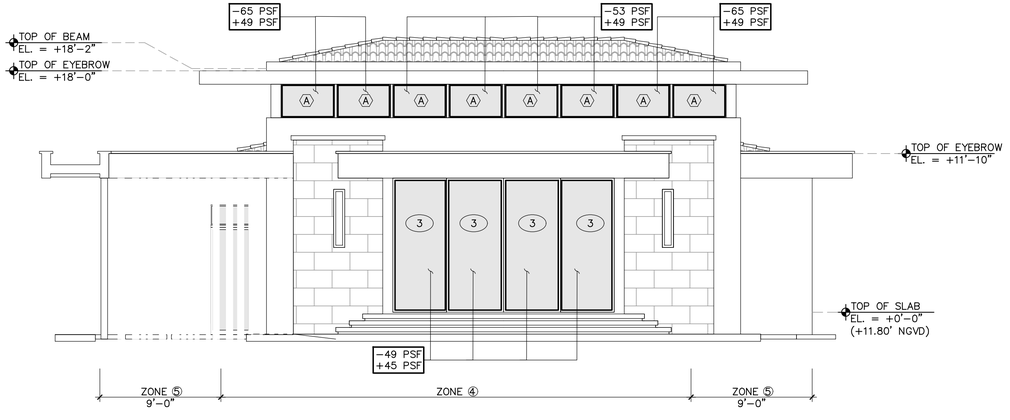
WEST ELEVATION (CABANA) △2

SCALE : 3⁄16"=1'-0"



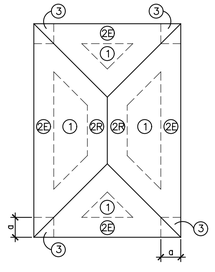
WEST ELEVATION (MAIN HOUSE)

SCALE : 3⁄16"=1'-0"

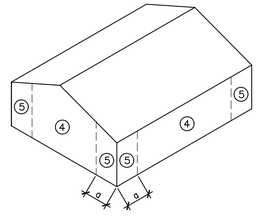


EAST ELEVATION (MAIN HOUSE)

SCALE : 3⁄16"=1'-0"



HIPPED ROOF 7°≤Θ≤45°



WALLS

a = 3'-0"

WIND LOADS ON COMPONENTS & CLADDING (CABANA)						
ZONE	10 SQ. FT.	20 SQ. FT.	50 SQ. FT.	100 SQ. FT.	200 SQ. FT.	500 SQ. FT.
①	−50.2	−50.2	−44.7	−40.1	−40.1	−40.1
②E	−67.1	−61.7	−54.8	−48.3	−43.5	−43.5
②R	−87.5	−87.9	−68.0	−57.9	−50.2	−50.2
③	−67.1	−61.7	−54.8	−48.3	−43.5	−43.5
④	−43.4	−41.6	−39.4	−37.3	−35.5	−33.2
⑤	−53.6	−50.0	−45.5	−41.2	−37.8	−33.2
④&⑤	+40.0	+38.2	+36.0	+33.9	+32.2	+29.9

VALUES TO BE USED FOR ROOFING PRESSURES

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WIND LOADS PER ASCE 7-16 & 2020 FBC

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Digitally signed by Alexander Rochell
Contact Info: Rochell Engineering
Date: 2025.11.25 18:22:33-05'00'

ALEXANDER ROCHELL LICENSE No. 60735 STATE OF FLORIDA PROFESSIONAL ENGINEER

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

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

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NEW RESIDENCE FOR:
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revisions	date
△1 05-08-25 BLDG. DEPT. COMMENTS	
△2 09-02-25 BLDG. DEPT. COMMENTS	
△3 11-25-25 BLDG. DEPT. COMMENTS	
issued	10.24.2021
drawn	M.V/M.M/R.P
checked	A.R
project no.	2024

sheet no.
S-8

CONCRETE BEAM SCHEDULE

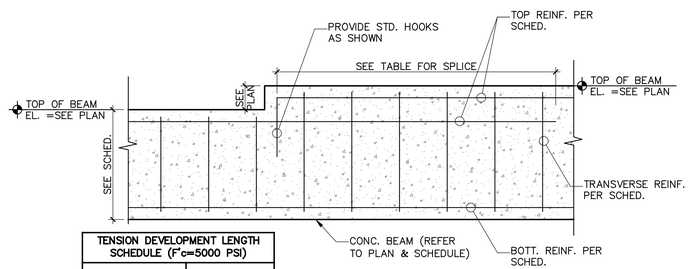
MARKS	SIZE W	SIZE D	TOP OF BEAM ELEVATION	REINFORCING BOT.	REINFORCING TOP	REINFORCING "S"	REINFORCING "E"	REINFORCING "C"	#3 TIES U.O.N. SPACING	REMARKS
TB-1	8	12	SEE PLAN	2#5	2#5				4#3 @ 12" O.C. E.E. REM. @ 24" O.C.	TYP. TIE-BEAM
TB-2	16	22	SEE PLAN	4#5	4#5	*2#5			@ 8" O.C	*(1)-#5 EA. FACE @ MID-DEPTH
TB-3	8	24	SEE PLAN	2#5	2#5	*2#5			@ 10" O.C	*(1)-#5 EA. FACE @ MID-DEPTH
TB-4	8	16	SEE PLAN	2#7	2#7	*2#7			@ 8" O.C	*(1)-#7 EA. FACE @ MID-DEPTH (TYP. SILL BEAM)
1 TB-5	8	18	SEE PLAN	2#5	2#5				@ 8" O.C	
2B-1	8	44	+13'-8"	2#7	2#7	4#5*			@ 12" O.C	*(2)-#5 EA. FACE EQ. SPACED
2B-2	8	48	+14'-0"	2#7	2#7	4#5*			@ 12" O.C	*(2)-#5 EA. FACE EQ. SPACED
2B-3	16	22	+13'-10"	4#6	4#6				@ 8" O.C	
2B-4	12	18	+14'-0"	3#6	3#6				@ 6" O.C	
2B-5	12	24	+14'-0"	3#7	3#7				@ 10" O.C	
2B-6	8	32	+15'-0"	2#7	2#7				@ 12" O.C	
2B-7	20	22	+13'-10"	4#6	4#6	2#5*	1		@ 8" O.C	*(1)-#5 EA. FACE @ MID-DEPTH 1
2B-8	8	24	+14'-0"	2#6	2#6				@ 10" O.C	
2B-9	8	14	+13'-2"	2#6	2#6				@ 6" O.C	
2B-10	8	44	+13'-8"	2#7	2#7	4#5*			@ 12" O.C	*(2)-#5 EA. FACE EQ. SPACED
2B-11	8	32	+15'-0"	2#7	2#7				@ 12" O.C	
2B-12	8	32	+15'-0"	2#7	2#7				@ 12" O.C	
2B-13	16	22	+13'-10"	4#6	4#6				@ 8" O.C	
2B-14	8	38	+15'-8"	2#7	2#7	2#5*			@ 12" O.C	*(1)-#5 EA. FACE @ MID-DEPTH
2B-15	8	48	+14'-0"	2#7	2#7	4#5*			@ 12" O.C	*(2)-#5 EA. FACE EQ. SPACED
2B-16	12	44	+13'-8"	3#7	3#7	4#5*			@ 12" O.C	*(2)-#5 EA. FACE EQ. SPACED
2B-17	12	20	+13'-8"	3#6	3#6				@ 8" O.C	
2B-18	12	20	+13'-8"	3#6	3#6				@ 8" O.C	
2B-19	12	20	+13'-8"	3#6	3#6				@ 8" O.C	
2B-20	20	22	+13'-10"	4#6	4#6				@ 8" O.C	
2B-21	8	20	+13'-8"	2#6	2#6				@ 8" O.C	
2B-22	8	20	+13'-8"	2#6	2#6				@ 8" O.C	
2B-23	8	20	+13'-8"	2#6	2#6				@ 8" O.C	
2B-24	8	20	+13'-8"	2#6	2#6				@ 8" O.C	
2B-25	8	22	+11'-10"	2#6	2#6				@ 8" O.C	
2B-26	8	24	+12'-0"	2#6	2#6				@ 10" O.C	
2B-27	8	22	+12'-0"	2#6	2#6				@ 8" O.C	
1 2B-28	12	28	+11'-4"	3#7	3#7	2#5*			@ 12" O.C	*(1)-#5 EA. FACE @ MID-DEPTH
2B-29	12	28	+11'-4"	3#7	3#7	2#5*			@ 12" O.C	*(1)-#5 EA. FACE @ MID-DEPTH
2B-30	8	54	+14'-6"	2#7	2#7	6#5*			@ 12" O.C	*(3)-#5 EA. FACE EQ. SPACED
2B-31	8	36	+11'-4"	2#7	2#7	4#5*			@ 12" O.C	*(2)-#5 EA. FACE EQ. SPACED 1
2B-32	8	54	+14'-6"	2#7	2#7	6#5*			@ 12" O.C	*(3)-#5 EA. FACE EQ. SPACED
2B-33	8	52	+14'-6"	2#7	2#7	6#5*			@ 12" O.C	*(3)-#5 EA. FACE EQ. SPACED
2B-34	8	50	+14'-6"	2#7	2#7	6#5*			@ 12" O.C	*(3)-#5 EA. FACE EQ. SPACED
2B-35	8	22	+11'-10"	2#6	2#6				@ 8" O.C	
2B-36	8	22	+11'-10"	2#6	2#6				@ 8" O.C	
2B-37	8	22	+13'-10"	2#7	2#7				@ 8" O.C	
2B-38	8	22	+13'-10"	2#7	2#7				@ 8" O.C	
2B-39	8	22	+11'-10"	2#6	2#6				@ 8" O.C	
2B-40	8	22	+11'-10"	2#6	2#6				@ 8" O.C	
2B-41	8	22	+11'-10"	2#6	2#6				@ 8" O.C	
2B-42	8	22	+11'-10"	2#6	2#6				@ 8" O.C	
2B-43	8	32	+15'-0"	2#7	2#7				@ 12" O.C	
2B-44	8	16	+14'-0"	2#5	2#5				@ 6" O.C	
2B-45	8	16	+14'-0"	2#5	2#5				@ 6" O.C	

NOTES:
1. DATUM ELEVATION, +0'-0"= +11.8'.
2. PROVIDE 135° HOOKS FOR ALL BEAM STIRRUPS, U.O.N.
3. BEAM REINFORCING SHALL BE CONTINUOUS AND LAPS FOR TOP AND BOTTOM REINFORCING SHALL BE STAGGERED.
4. PROVIDE MINIMUM 30"x30" CORNER BARS AT CORNERS AND INTERSECTIONS.
5. WHERE TIE-BEAM OCCURS ADJACENT TO A DESIGNED BEAM, THE TIE-BEAM REINFORCING SHALL BE EXTENDED A MINIMUM OF 36" INTO THE DESIGNED BEAM.

CONCRETE BEAM SCHEDULE

MARKS	SIZE W	SIZE D	TOP OF BEAM ELEVATION	REINFORCING BOT.	REINFORCING TOP	REINFORCING "S"	REINFORCING "E"	REINFORCING "C"	#3 TIES U.O.N. SPACING	REMARKS
RB-1	8/16	48/36	+26'-2"/+ 25'-8"	5#7	5#7	4#5*			@ 8" O.C	REFER TO SECTION 14/S-17
RB-2	8/16	42/36	+26'-2"/+ 25'-8"	4#7	6#7	4#5*			@ 8" O.C	REFER TO SECTION 8/S-14
RB-3	16	36	+25'-8"	4#6	4#6	2#5*			@ 10" O.C	*(1)-#5 EA. FACE @ MID-DEPTH
RB-4	8	22	+26'-2"	2#7	2#7				@ 8" O.C	
RB-5	8/20	42/24	+26'-2"/+ 24'-8"	5#7	2#7	7#5*	1		@ 8" O.C	REFER TO SECTION 4/S-11
RB-6	16	36	+25'-8"	4#6	4#6	4#5*	1		@ 10" O.C	*(2)-#5 EA. FACE EQ. SPACED
RB-7	8	22	+26'-2"	2#7	2#7				@ 8" O.C	
RB-8	8/16	42/36	+26'-2"/+ 25'-8"	3#7	3#7	6#5*			@ 8" O.C	
RB-9	8/16	42/36	+26'-2"/+ 25'-8"	3#7	3#7	6#5*			@ 8" O.C	
RB-10	8	42/36	+26'-2"/+ 25'-8"	3#7	3#7	6#5*			@ 8" O.C	REFER TO SECTION 5/S-12
RB-11	8/16	42/36	+26'-2"/+ 25'-8"	4#7	6#7	4#5*	1		@ 8" O.C	REFER TO SECTION 6/S-12
RB-12	20	24	+24'-8"	4#7	4#7	2#5*			@ 10" O.C	*(1)-#5 EA. FACE @ MID-DEPTH
RB-13	8/16	42/36	+26'-2"/+ 25'-8"	3#7	3#7	6#5*			@ 8" O.C	
RB-14	8/16	42/36	+26'-2"/+ 25'-8"	4#7	6#7	4#5*			@ 8" O.C	REFER TO SECTION 10/S-15
RB-15	8	26	+26'-2"	2#7	2#7	2#5*			@ 10" O.C	*(1)-#5 EA. FACE @ MID-DEPTH
RB-16	12	14	+18'-2"	3#6	3#6				@ 6" O.C	
RB-17	12	14	+18'-2"	3#6	3#6				@ 6" O.C	
RB-18	12	14	+18'-2"	3#6	3#6				@ 6" O.C	
RB-19	12	12	+18'-0"	3#6	3#6				@ 6" O.C	
RB-20	8/16	38/12	+14'-2"/+ 12'-0"	3#7	2#7	8#5*			@ 8" O.C	
RB-21	8/16	38/12	+14'-2"/+ 12'-0"	3#7	2#7	8#5*			@ 8" O.C	SEE SECTION 13/S-17
RB-22	8/16	38/16	+14'-2"/+ 12'-4"	3#7	2#7	8#5*			@ 8" O.C	
RB-23	12	12	+25'-8"	3#6	3#6				@ 4" O.C	
RB-24	40	12	+25'-8"	8#6	8#6				@ 4" O.C	EXTENDED 63" REINF. INTO CONC. SLAB ADJACENT
RB-25	8	24	+24'-8"	2#6	2#6				@ 8" O.C	
RB-26	12	24	+24'-8"	3#6	3#6	2#5*	1		@ 8" O.C	*(1)-#5 EA. FACE @ MID-DEPTH 1
RB-27	12	24	+24'-8"	3#6	3#6				@ 8" O.C	
RB-28	8/16	42/36	+26'-2"/+ 25'-8"	3#7	3#7	6#5*			@ 8" O.C	
RB-29	12	12	+13'-9"	3#6	3#6				@ 4" O.C	
RB-30	64	12	+13'-9"	9#5	9#5				@ 4" O.C	FLAT BEAM

NOTES:
1. DATUM ELEVATION, +0'-0"= +11.8'.
2. PROVIDE 135° HOOKS FOR ALL BEAM STIRRUPS, U.O.N.
3. BEAM REINFORCING SHALL BE CONTINUOUS AND LAPS FOR TOP AND BOTTOM REINFORCING SHALL BE STAGGERED.
4. PROVIDE MINIMUM 30"x30" CORNER BARS AT CORNERS AND INTERSECTIONS.
5. WHERE TIE-BEAM OCCURS ADJACENT TO A DESIGNED BEAM, THE TIE-BEAM REINFORCING SHALL BE EXTENDED A MINIMUM OF 36" INTO THE DESIGNED BEAM.



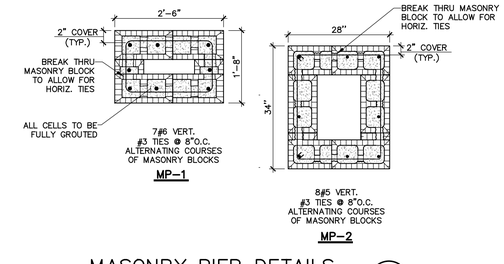
TENSION DEVELOPMENT LENGTH SCHEDULE (F'c=5000 PSI)	
REBAR SIZE	DEVELOPMENT LENGTH (INCHES)
#6	43
#7	63
#8	72
#9	81

STEPPED CONC. BEAM DETAIL A
SCALE: 1" = 1'-0"

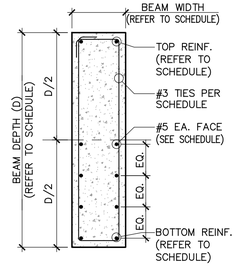
CONCRETE FOOTING SCHEDULE

MARK	ELEV. TOP OF FOOTING	WIDTH	THICK	REINFORCING CONTINOUS	REINFORCING TRANSVERSE	REMARKS
WF-16	-4'-2"	16" x CONT.	12"	2#5 CONT.	#5 @12" O.C.	WALL FOOTING
WF-24	-4'-2"	24" x CONT.	12"	3#5 CONT.	#5 @12" O.C.	WALL FOOTING
WF-36	-4'-2"	36" x CONT.	12"	4#5 CONT.	#5 @12" O.C.	WALL FOOTING
TE-8	SEE PLAN	12" x CONT.	8"	2#5 BOTT.	#5 @12" O.C.	THICKENED EDGE
TE-12	SEE PLAN	12" x CONT.	12"	2#5 BOTT.	#5 @12" O.C.	THICKENED EDGE
MF-24	SEE PLAN	24" x CONT.	12"	3#5 CONT.	#5 @12" O.C.	MONOLITHIC FOOTING
F-4.0	-4'-2"	4'-0"x4'-0"	16"	#5 @8" O.C. EA. WAY BOTT.		ISOLATED FOOTING
F-6.0	-4'-2"	6'-0"x6'-0"	16"	#5 @8" O.C. EA. WAY BOTT.	#5 @8" O.C. EA. WAY TOP	ISOLATED FOOTING
F-7.0	-4'-2"	7'-0"x7'-0"	16"	#5 @8" O.C. EA. WAY BOTT.	#5 @8" O.C. EA. WAY TOP	ISOLATED FOOTING
F-8.0	-4'-2"	8'-0"x8'-0"	16"	#6 @8" O.C. EA. WAY BOTT.	#6 @8" O.C. EA. WAY TOP	ISOLATED FOOTING
F-9.0	-4'-2"	9'-0"x9'-0"	24"	#6 @8" O.C. EA. WAY BOTT.	#6 @8" O.C. EA. WAY TOP	ISOLATED FOOTING
F-6x4	-4'-2"	6'-0"x4'-0"	16"	#6 @8" O.C. EA. WAY BOTT.	#6 @8" O.C. EA. WAY TOP	ISOLATED FOOTING
F-7x5	-4'-2"	7'-0"x5'-0"	16"	#6 @8" O.C. EA. WAY BOTT.	#6 @8" O.C. EA. WAY TOP	ISOLATED FOOTING
F-8x4	-4'-2"	8'-0"x4'-0"	16"	#6 @8" O.C. EA. WAY BOTT.	#6 @8" O.C. EA. WAY TOP	ISOLATED FOOTING
F-8x5	-4'-2"	8'-0"x5'-0"	16"	#6 @8" O.C. EA. WAY BOTT.	#6 @8" O.C. EA. WAY TOP	ISOLATED FOOTING
F-8x6	-4'-2"	8'-0"x6'-0"	16"	#6 @8" O.C. EA. WAY BOTT.	#6 @8" O.C. EA. WAY TOP	ISOLATED FOOTING
F-10x6	-4'-2"	10'-0"x6'-0"	16"	#6 @8" O.C. EA. WAY BOTT.	#6 @8" O.C. EA. WAY TOP	ISOLATED FOOTING

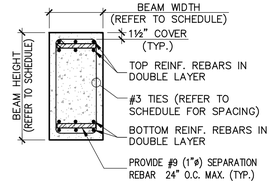
NOTE: DATUM ELEVATION, +0'-0" = +11.8' NGVD



MASONRY PIER DETAILS B
SCALE: 3/4" = 1'-0"



DEEP BEAM DETAIL C
SCALE: 3/4"=1'-0"



DOUBLE LAYER REINF. BEAM DETAIL D
SCALE: 3/4"=1'-0"

Digitally signed by Alexander Rochell
Contact Info: Rochell Engineering
Date: 2025.11.25 18:22:49-05'00'

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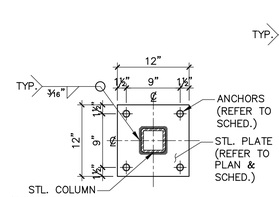
3 11-25-25 BLDG. DEPT. COMMENTS	drawn A.R
	checked 2024
	project no.

sheet no.
S-9

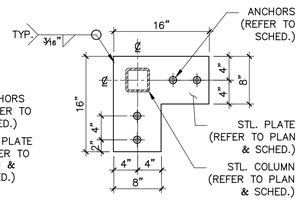
STEEL COLUMNS SCHEDULE

MARK	SIZE	BASE ℙ	CAP ℙ
SC-1	HSS 6x6x½	ℙ ¾"x12"x1'-0" STL. PLATE W/(4)-⅝"ø x 12" LONG HEADED STUDS	ℙ ¾"x8"x16"x1'-4" STL. PLATE W/(4)-⅝"ø x 8" LONG HEADED STUDS
SC-2	HSS 4x4x5/16	ℙ ¾"x8"x16x1'-4" STL. PLATE W/(4)-⅝"ø x 12" LONG HEADED STUDS	ℙ ¾"x8"x16"x1'-4" STL. PLATE W/(4)-⅝"ø x 8" LONG HEADED STUDS
SC-3	HSS 4x8x5/16	ℙ ¾"x8"x1'-4" STL. PLATE W/(4)-⅝"ø x 12" LONG HEADED STUDS	ℙ ¾"x8"x1'-4" STL. PLATE W/(4)-⅝"ø x 8" LONG HEADED STUDS
SC-4	HSS 4x4x5/16	ℙ ¾"x12"x1'-0" STL. PLATE W/(4)-⅝"ø x 12" LONG HEADED STUDS	ℙ ¾"x8"x16"x1'-4" STL. PLATE W/(4)-⅝"ø x 8" LONG HEADED STUDS
SC-5	HSS 4x4x5/16	ℙ ¾"x12"x1'-0" STL. PLATE W/(4)-⅝"ø x 12" LONG HEADED STUDS	ℙ ¾"x8"x1'-4" STL. PLATE W/(4)-⅝"ø x 8" LONG HEADED STUDS
SC-6	HSS 6x4x5/16	ℙ ¾"x8"x1'-4" STL. PLATE W/(4)-⅝"ø x 8" LONG HEADED STUDS	ℙ ¾"x8"x1'-4" STL. PLATE W/(4)-⅝"ø x 8" LONG HEADED STUDS
SC-7	HSS 4x4x⅜	ℙ ¾"x8"x16x1'-4" STL. PLATE W/(2)-⅝"ø x 6" LONG HEADED STUDS (SEE DET. C/S-9A)	ℙ ¾"x8"x16"x1'-4" STL. PLATE W/(4)-⅝"ø x 8" LONG HEADED STUDS
SC-8	HSS 4x4x5/16	ℙ ¾"x8"x1'-4" STL. PLATE W/(4)-⅝"ø x 8" LONG HEADED STUDS (SEE DET. D/S-9A)	ℙ ¾"x8"x1'-4" STL. PLATE W/(4)-⅝"ø x 8" LONG HEADED STUDS (SEE DET. D/S-9A)
SC-9	HSS 6x3x5/16	WELDED TO STL. BEAM (SEE DET. A/S-11)	WELDED TO STL. BEAM (SEE DET. A/S-11)
SC-10	HSS 6x4x⅜	ℙ ¾"x8"x16x1'-4" STL. PLATE W/(4)-⅝"ø x 12" LONG HEADED STUDS	ℙ ¾"x8"x16"x1'-4" STL. PLATE W/(4)-⅝"ø x 8" LONG HEADED STUDS
SC-11	HSS 6x3x5/16	ℙ ¾"x8"x1'-4" STL. PLATE W/(2)-⅝"ø x 8" LONG HEADED STUDS (SEE DET. C/S-15)	ℙ ¾"x8"x1'-4" STL. PLATE W/(4)-⅝"ø x 8" LONG HEADED STUDS

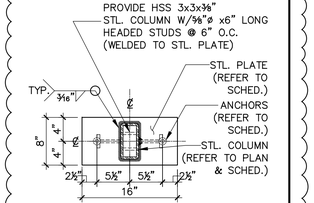
NOTE:
1. ALL STEEL COLUMNS SHALL BE GROUT FILLED.
2. PROVIDE PRESSURE RELIEF HOLES AT BOTTOM, TOP AND AT MID-HEIGHT.
3. SHOP WELD BASE AND CAP PLATES.
4. Fy= 46 KSI.
5. PROVIDE 2"x2" OPENING ON CAP PLATE FOR GROUT PLACEMENT.



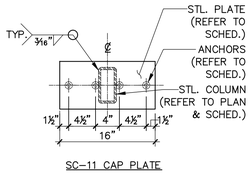
"SC-1","SC-4","SC-5" BASE PLATE



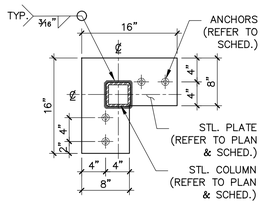
"SC-1","SC-4" BASE PLATE



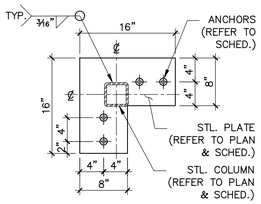
SC-11 BASE PLATE



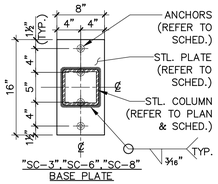
SC-11 CAP PLATE



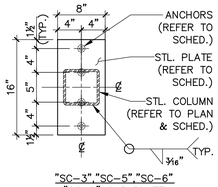
"SC-2","SC-10" BASE PLATE



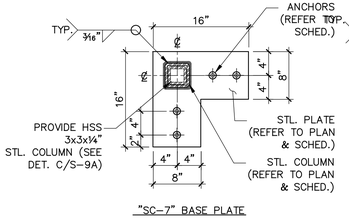
"SC-2","SC-10" CAP PLATE



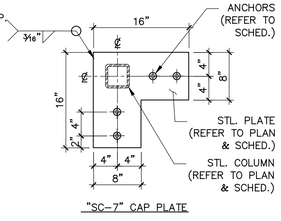
"SC-3","SC-6","SC-8" BASE PLATE



"SC-3","SC-5","SC-6" "SC-8" CAP PLATE

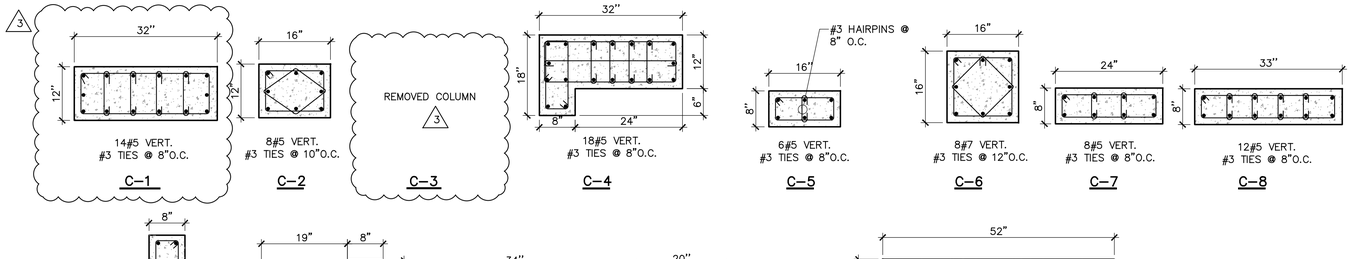


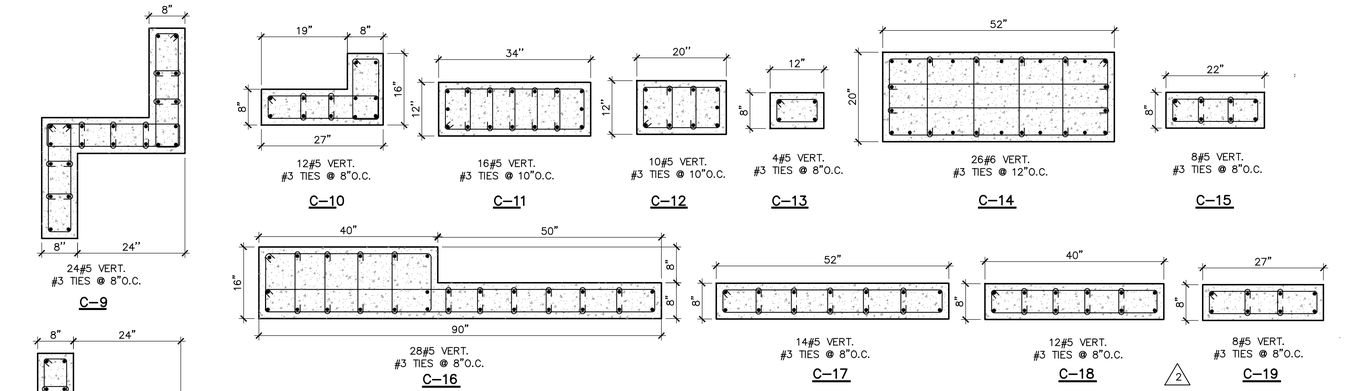
"SC-7" BASE PLATE

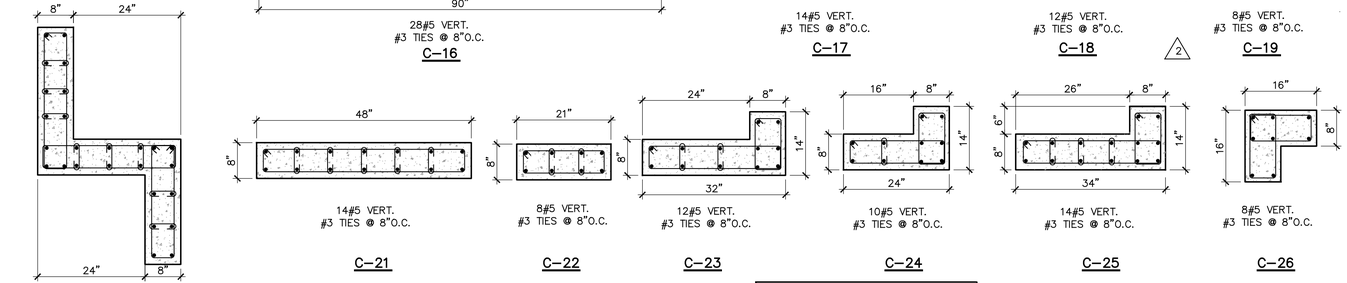


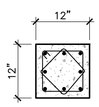
"SC-7" CAP PLATE

STEEL PLATE DETAILS (A)
SCALE: 1"=1'-0"









C-27
8#5 VERT. #3 TIES @ 10"O.C.

CONCRETE COLUMN DETAILS (B)
SCALE: ¾" = 1'-0"

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

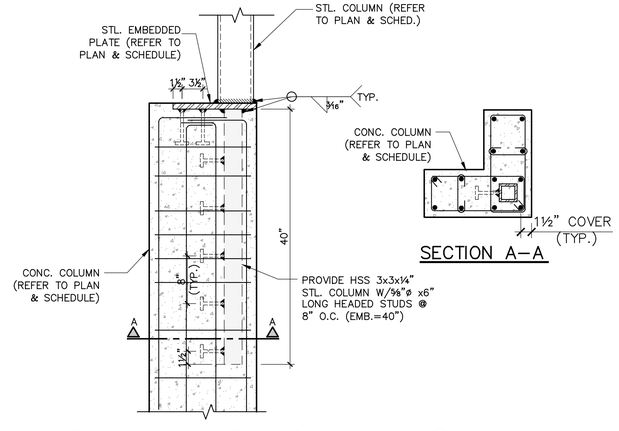
NOTE: #3 HAIRPINS TO MATCH SPACING OF TIES FOR EA. COLUMN.

CONC. COLUMN NOTES

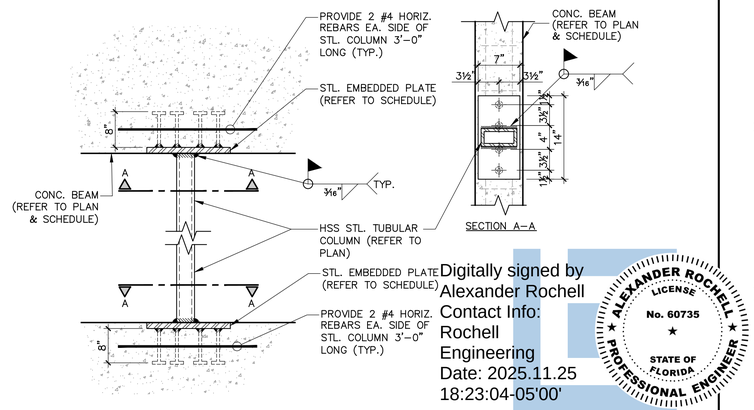
A. PROVIDE #7 DOWELS x 3'-6" LONG. DRILL & EPOXY GROUT 6" MIN. INTO FOUNDATION AND CONC. BEAM

B. PROVIDE #4 DOWELS @ 16" O.C. DRILL & EPOXY GROUT 4" MIN. INTO FULLY GROUTED CELL OR COLUMN.

C. ALL SPECIFIED EPOXY ADHESIVE MATERIAL SHALL BE "SET XP" EPOXY ADHESIVE MANUFACTURED BY SIMPSON STRONG-TIE CO. UNDER FL 16230-R1 PRODUCT APPROVAL



STL. COLUMN CONN. DETAIL (C)
SCALE : 1"=1'-0"



STL. COLUMN CONN. DETAIL (D)
SCALE : 1"=1'-0"

Digitally signed by Alexander Rochell
Contact Info:
Rochell Engineering
Date: 2025.11.25 18:23:04-05'00'

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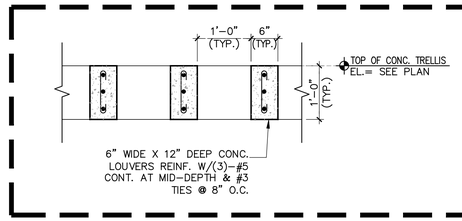
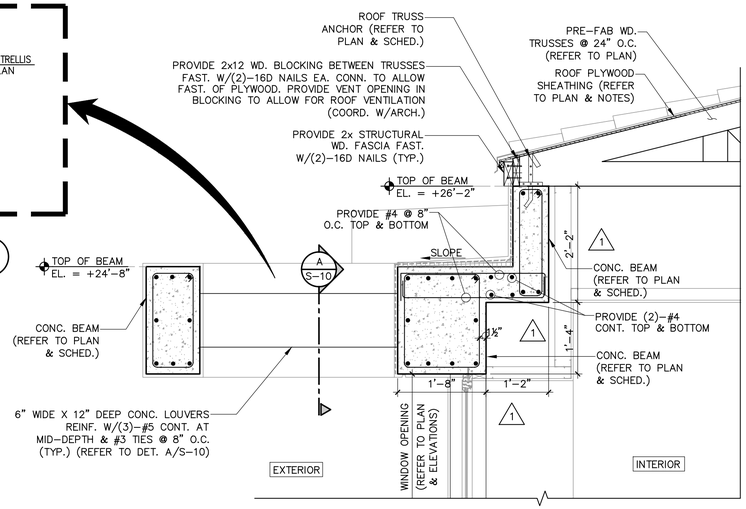
drawn	M.V/M.M/R.P
checked	A.R
project no.	2024

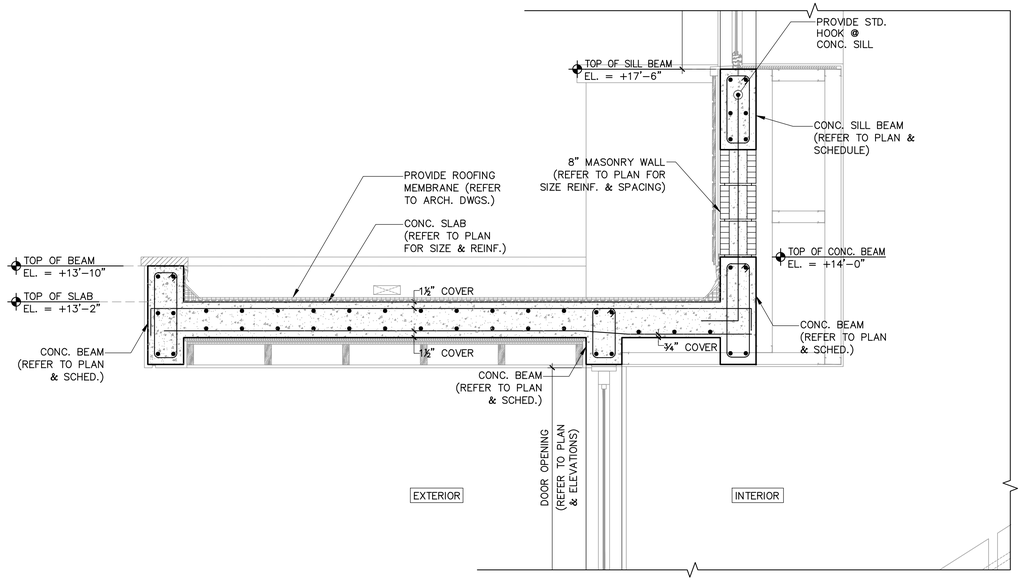
sheet no.
S-9A

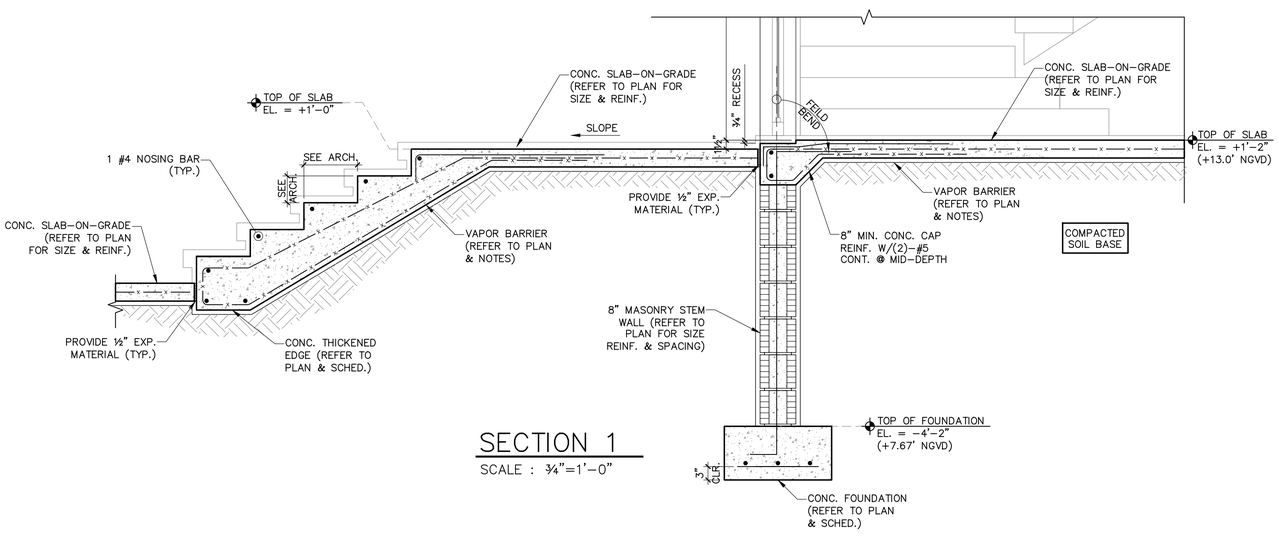


CONC. TRELLIS DETAIL (A)

SCALE: ¾" = 1'-0"

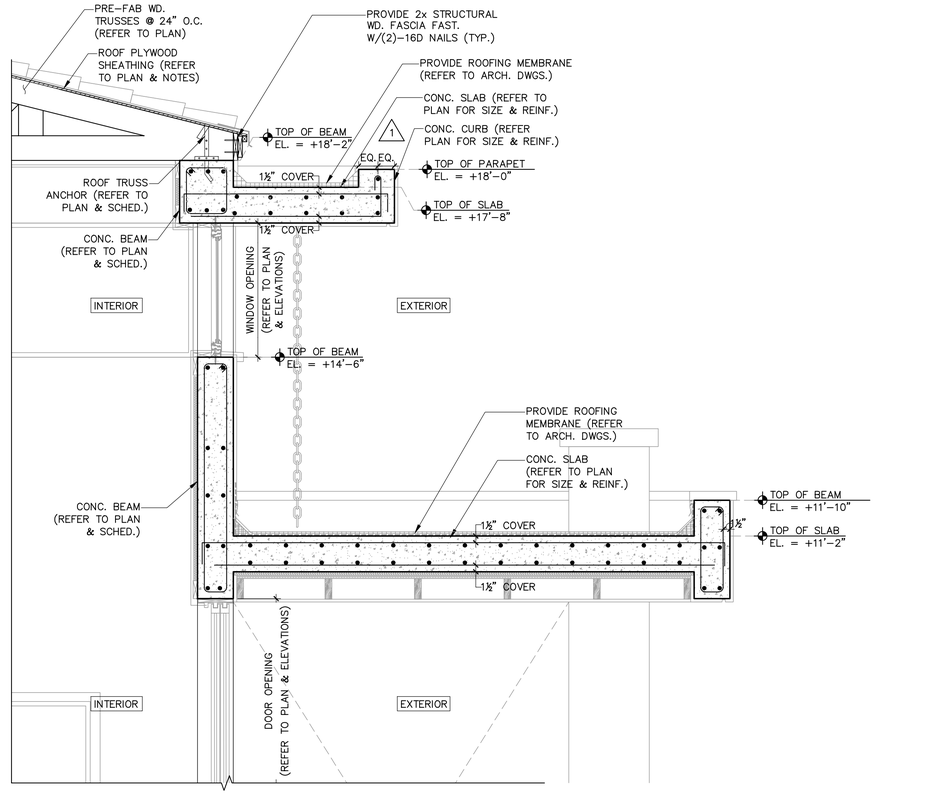


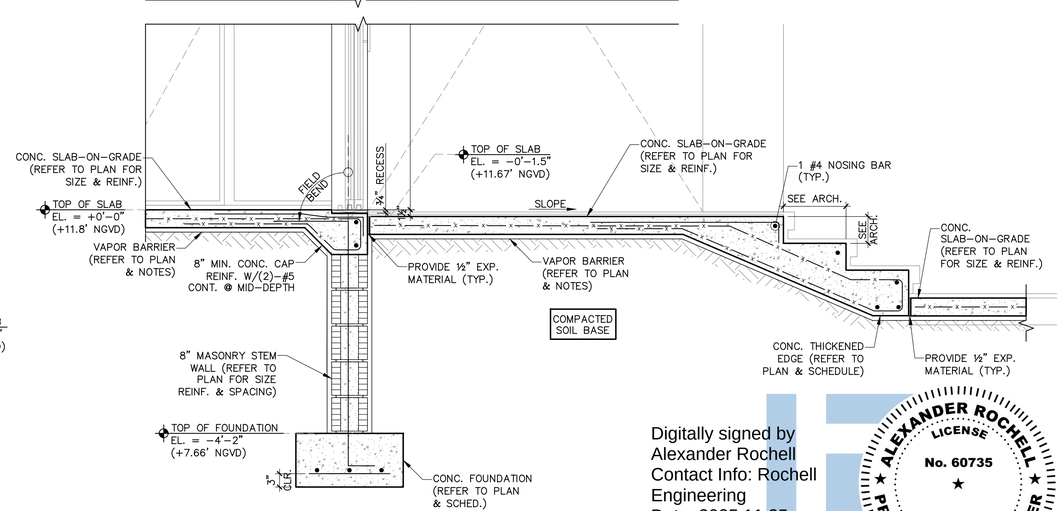




SECTION 1

SCALE : ¾"=1'-0"





SECTION 2

SCALE : ¾"=1'-0"

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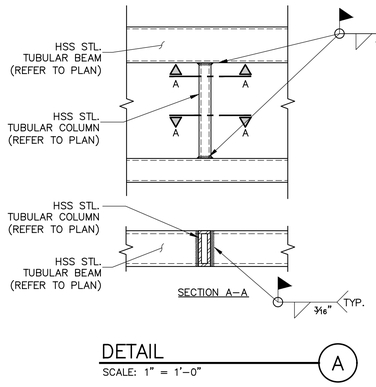

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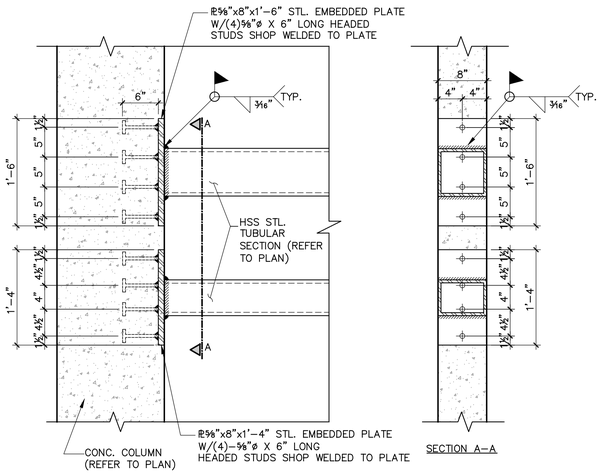

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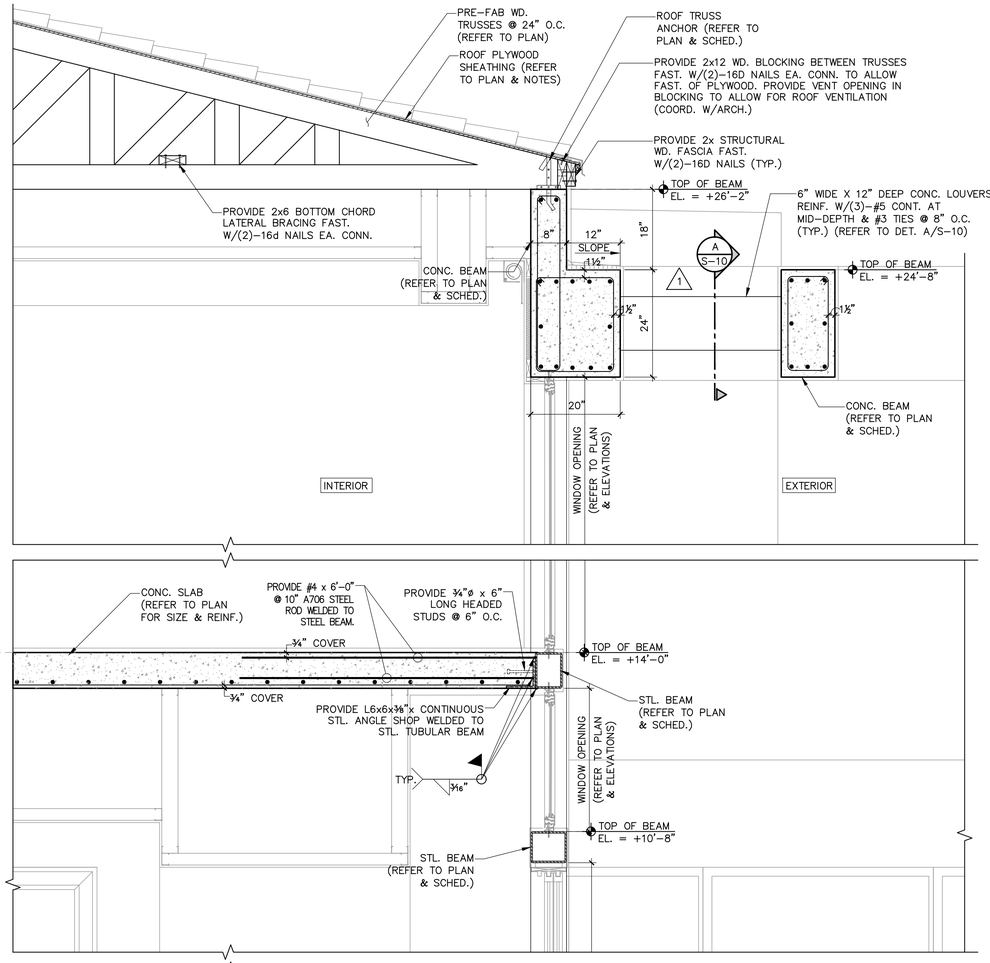

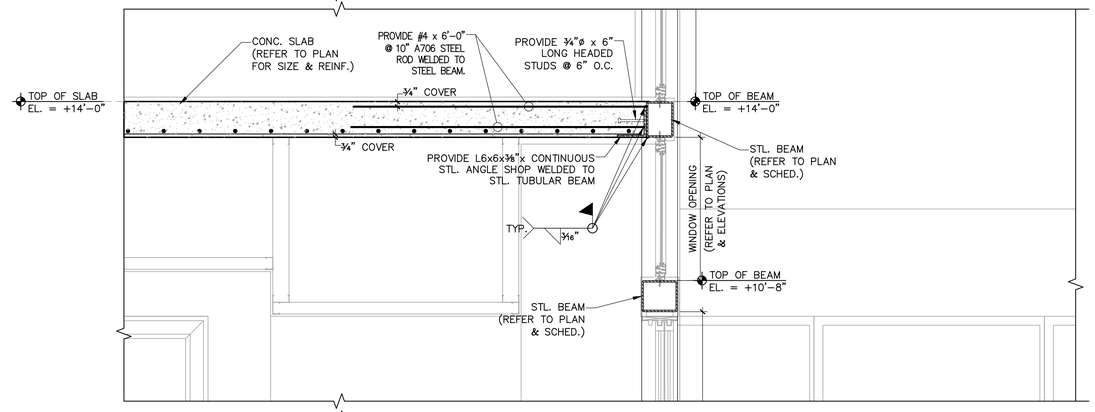

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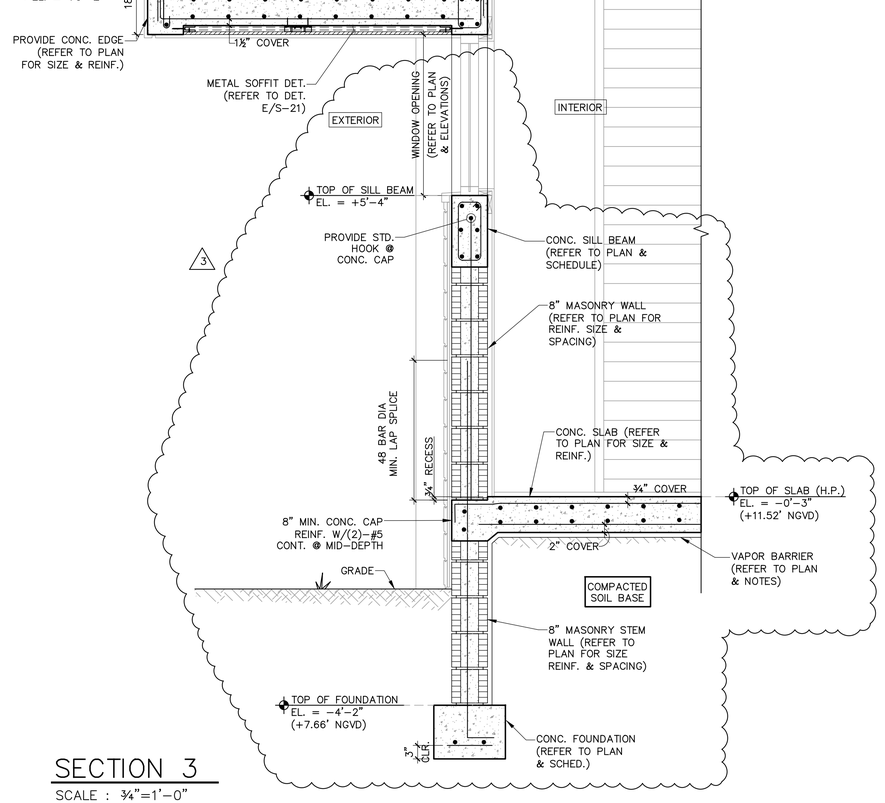

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3 11–25–25 BLDG. DEPT. COMMENTS	
	10.26.2021
issued	
drawn	M.V/M.M/R.P
checked	A.R
project no.	2024

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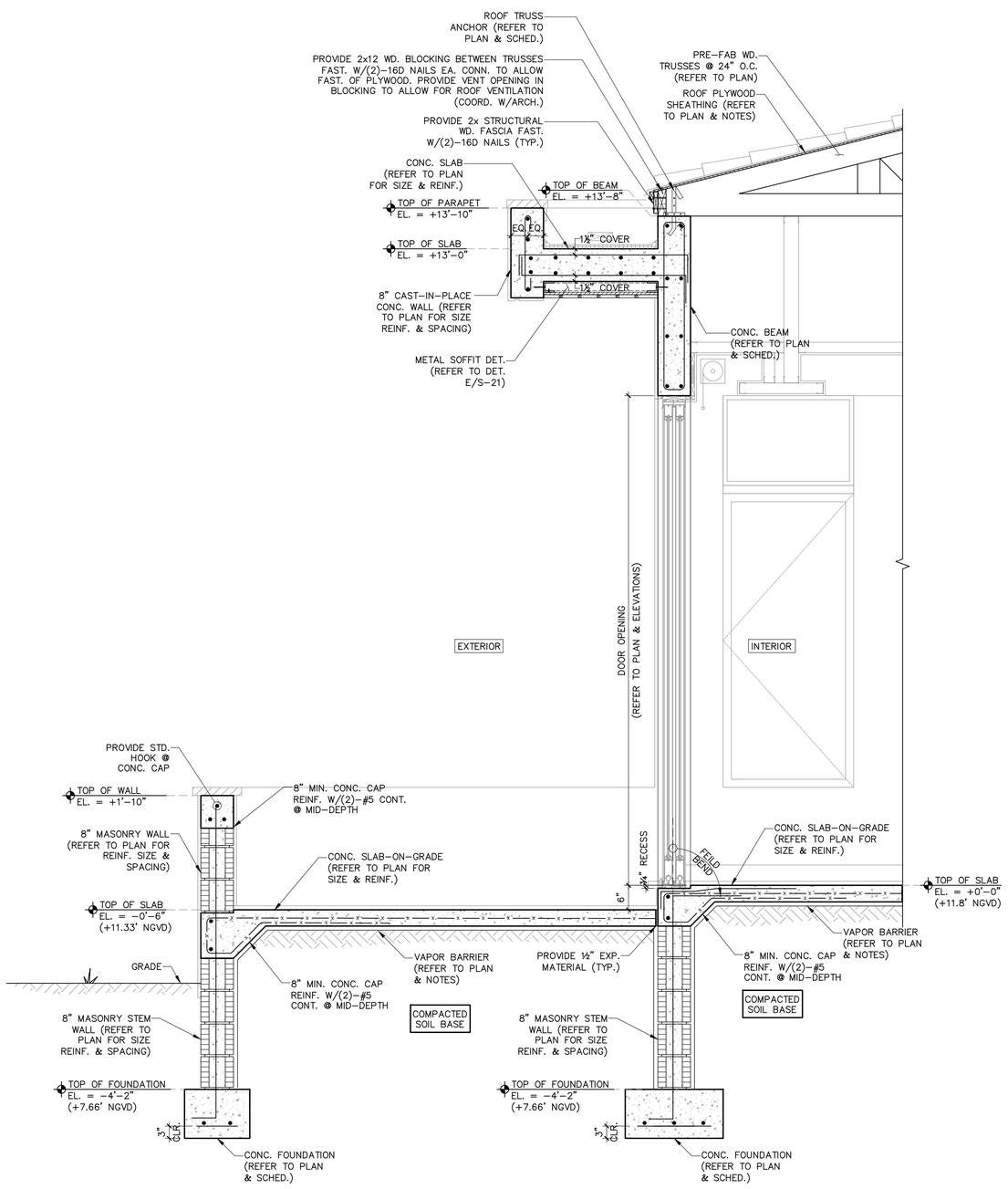

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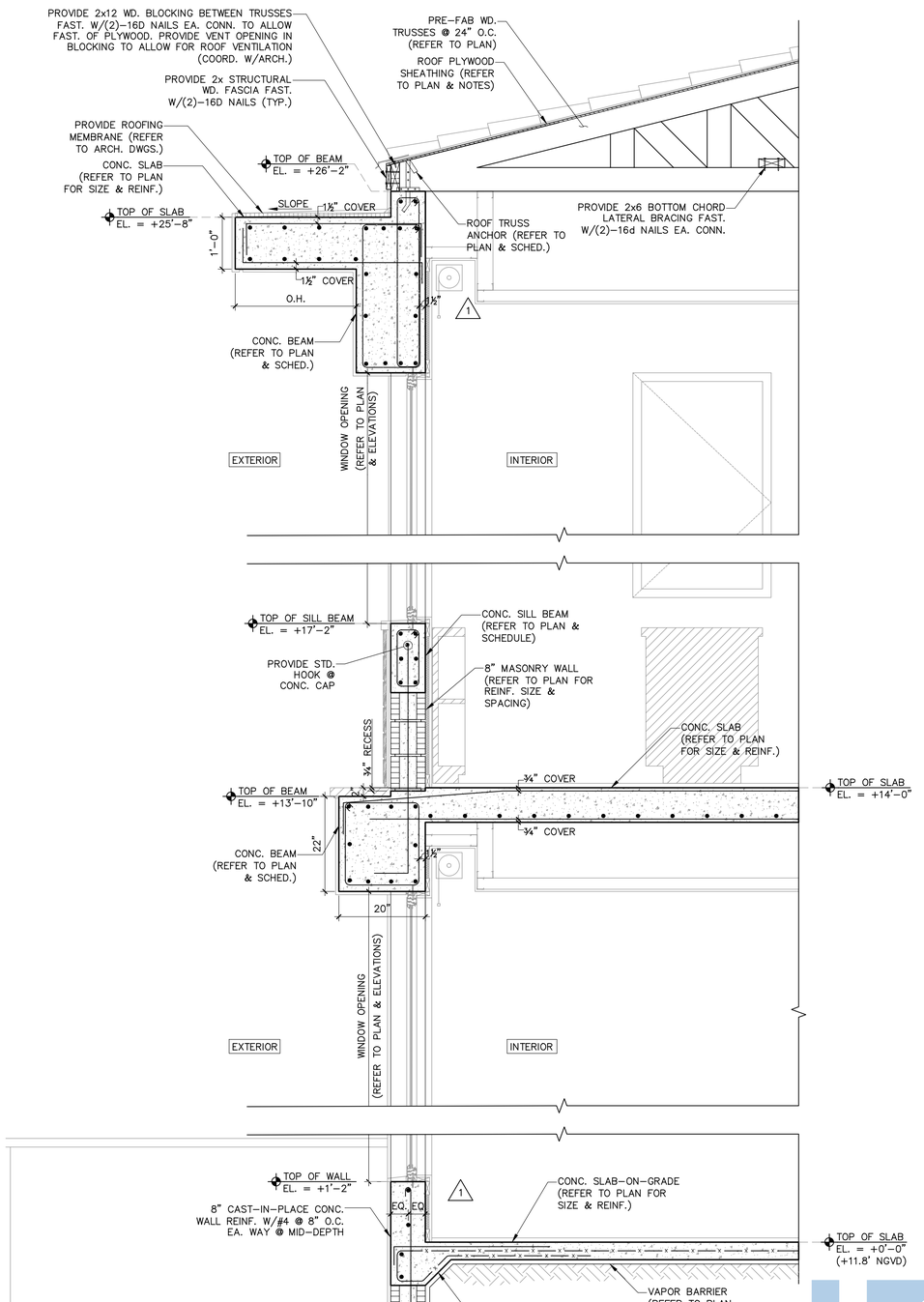

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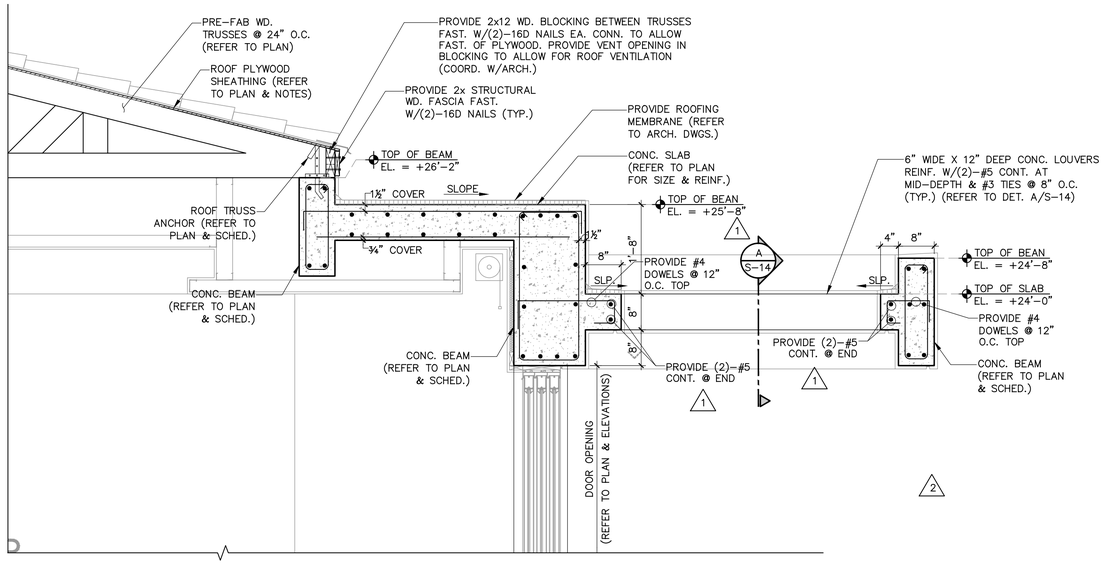
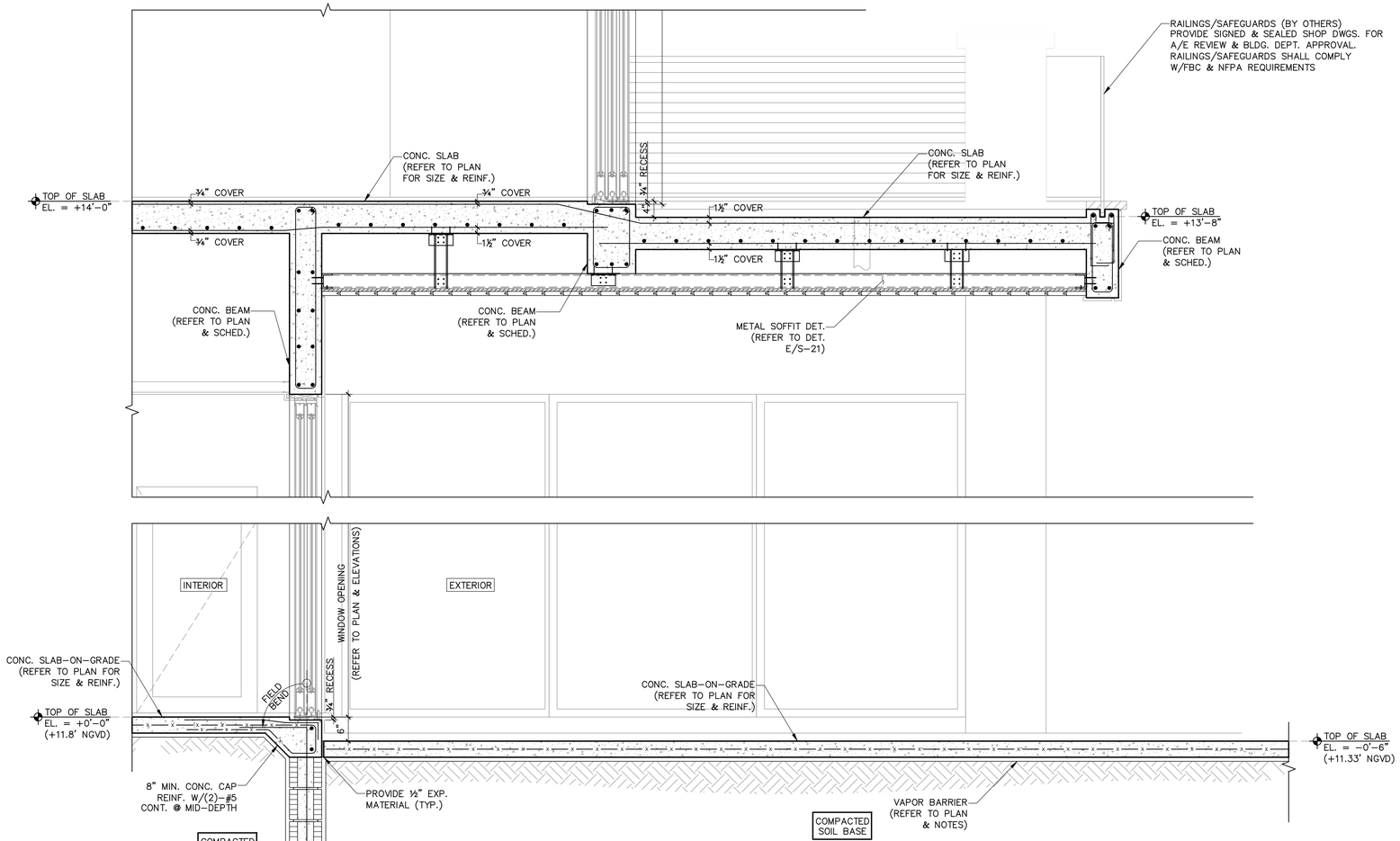
sheet no.

S-12





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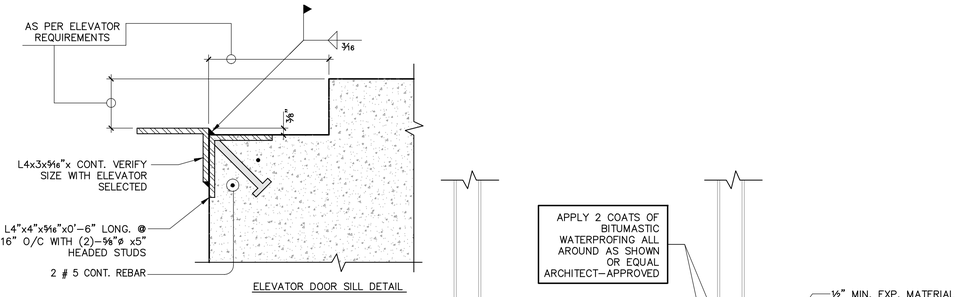
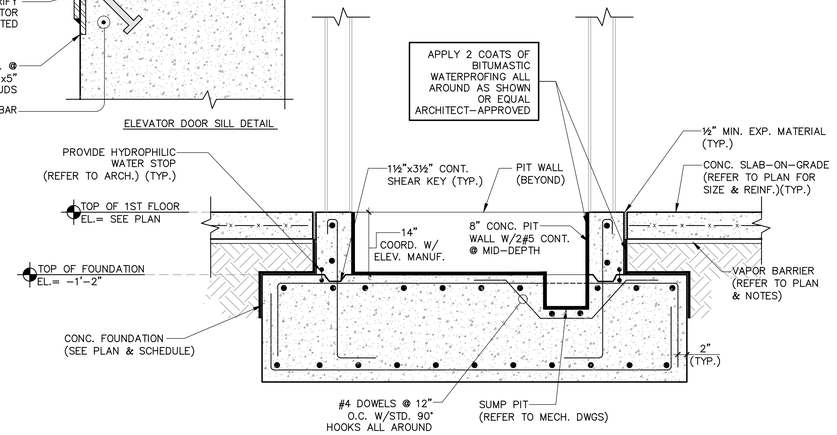


ELEVATOR DOOR SILL DETAIL



ELEVATOR FOUNDATION DETAIL (A)

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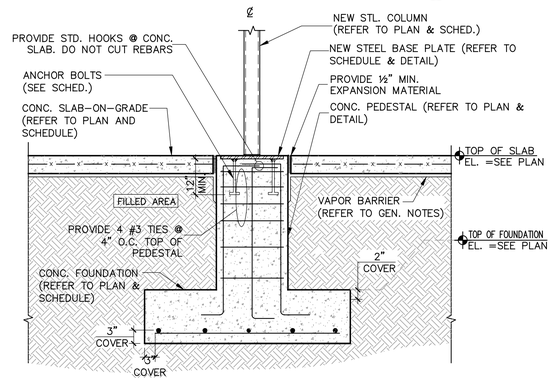

CONC. PEDESTAL DETAIL (B)

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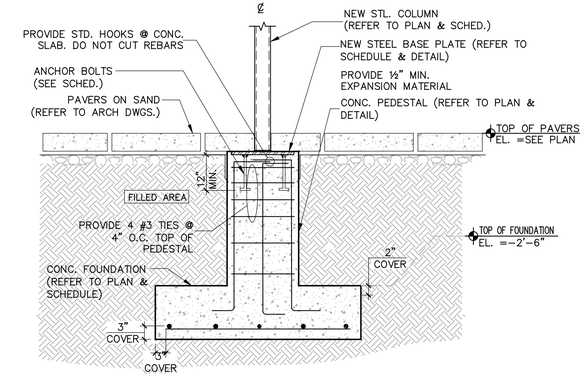

CONC. PEDESTAL DETAIL (C)

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

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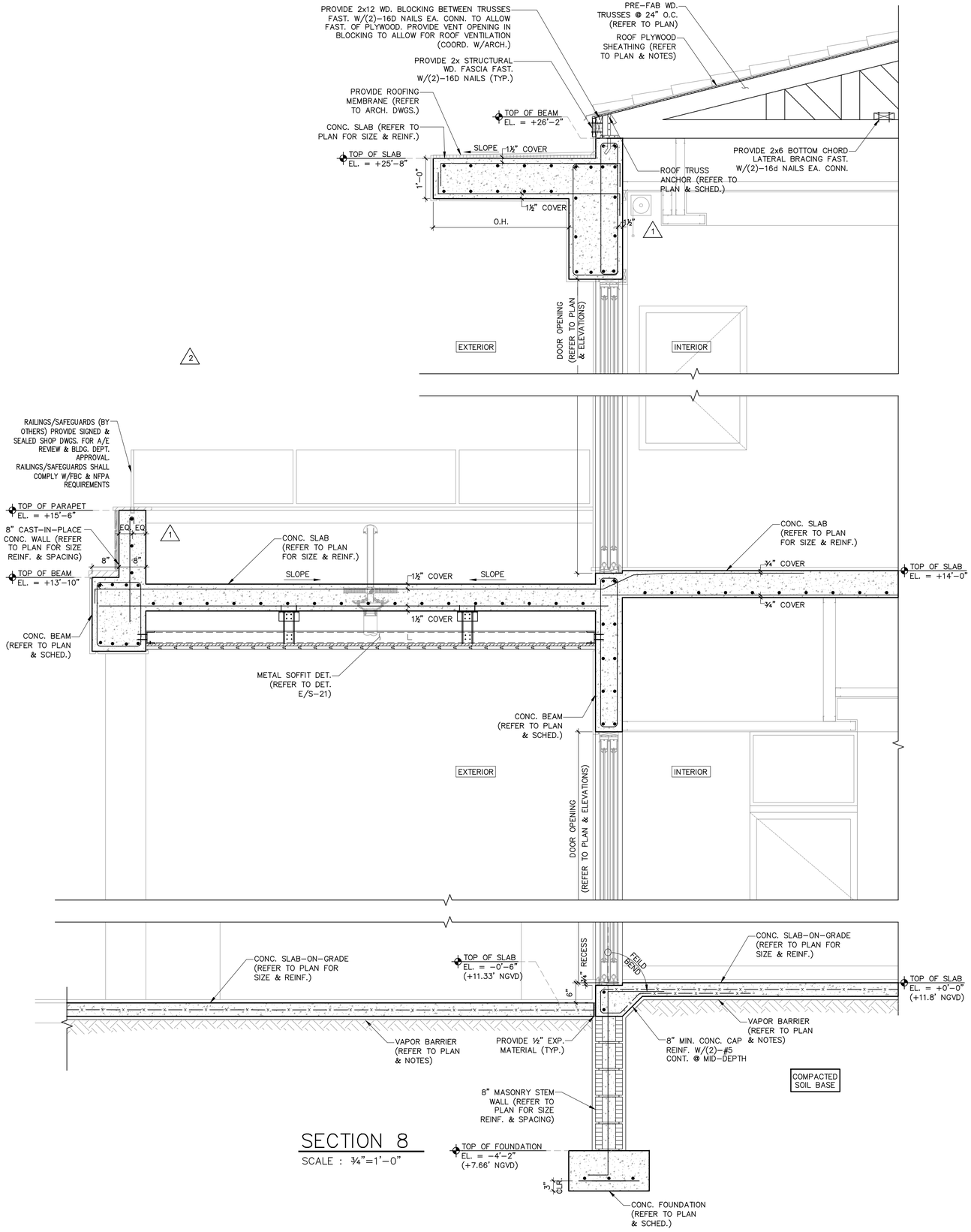
sheet no.

S-13



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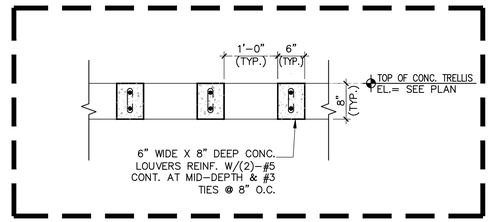

CONC. TRELLIS DETAIL A
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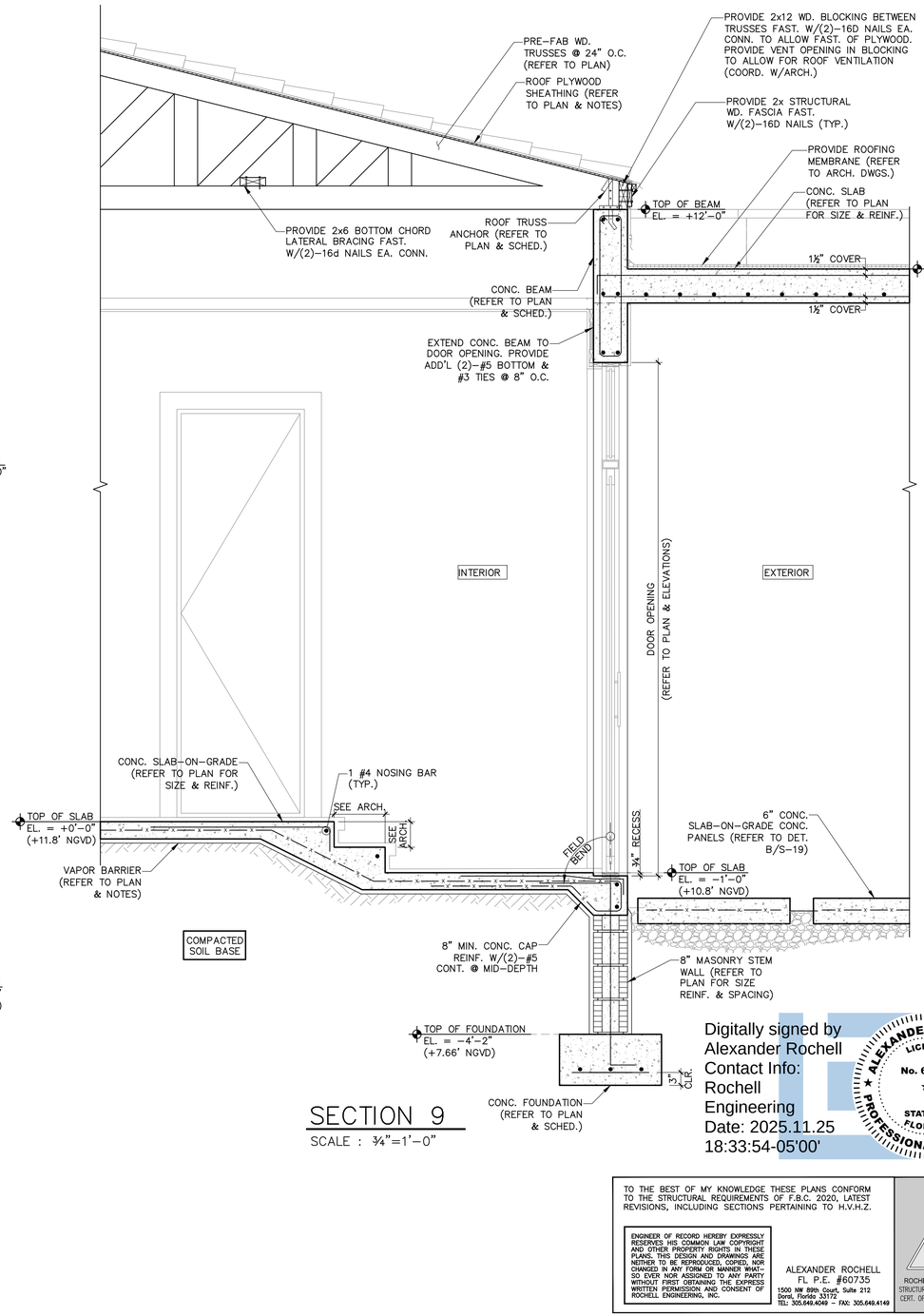

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	checked A.R
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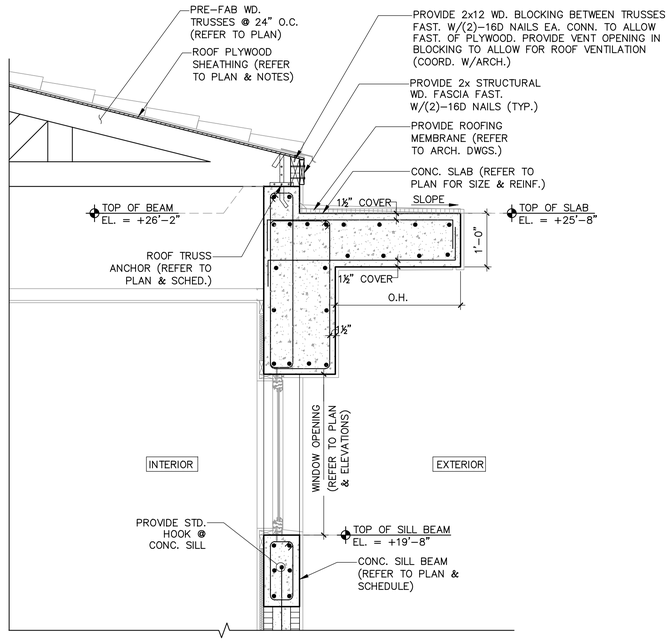
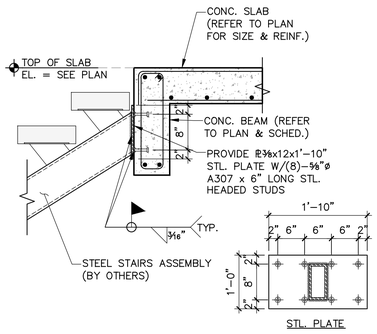
sheet no.
S-14





STEEL STAIR CONN. DETAILS (A)

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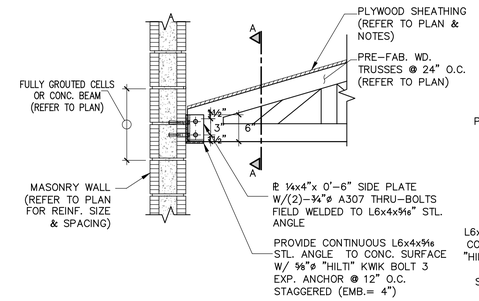

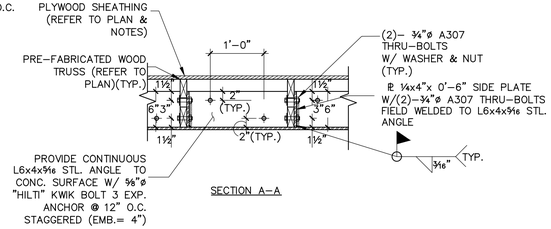

SECTION A-A

STEEL ANGLE DETAIL (B)

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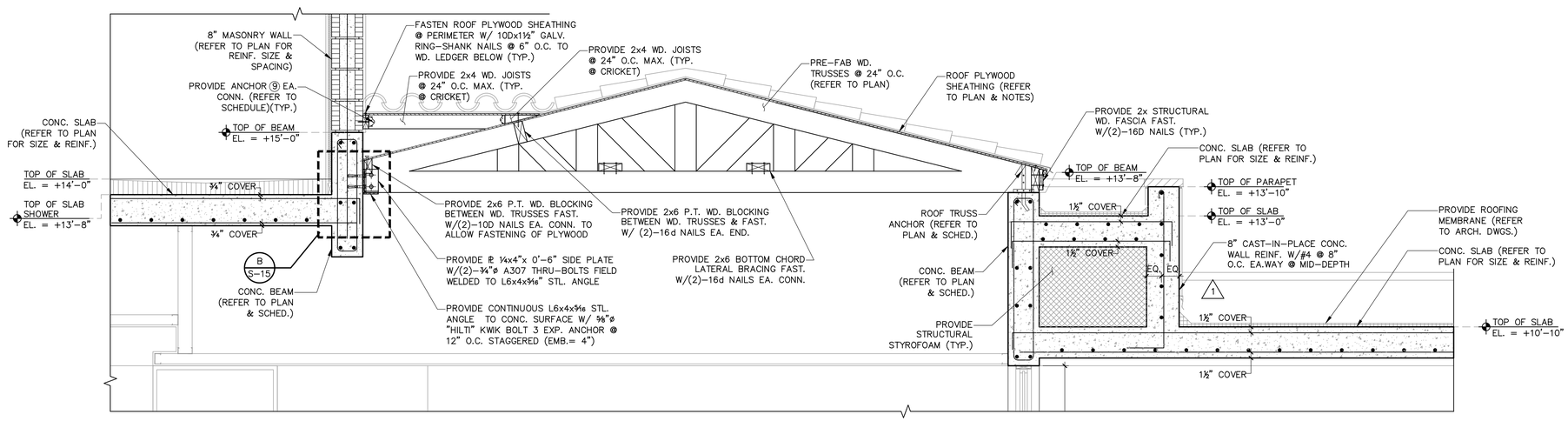

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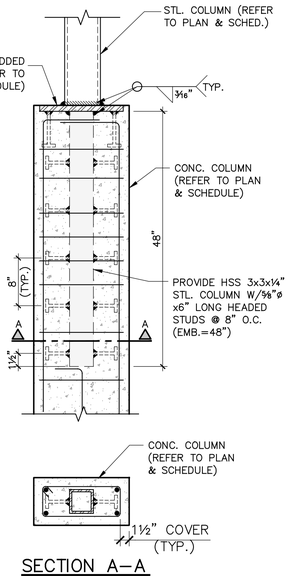

SECTION A-A

STL. COLUMN CONN. DETAIL (C)

SCALE : 1"=1'-0"

3

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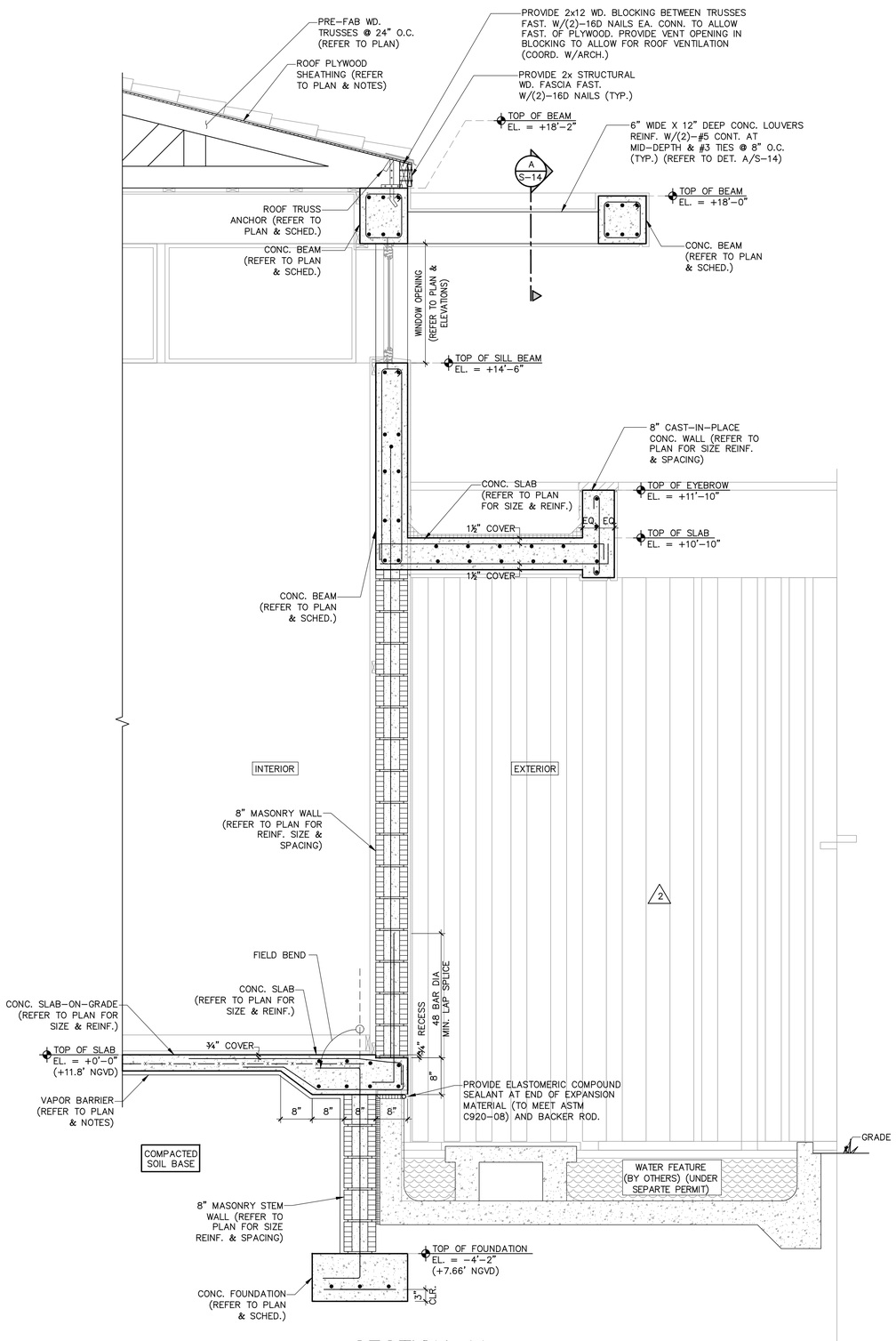

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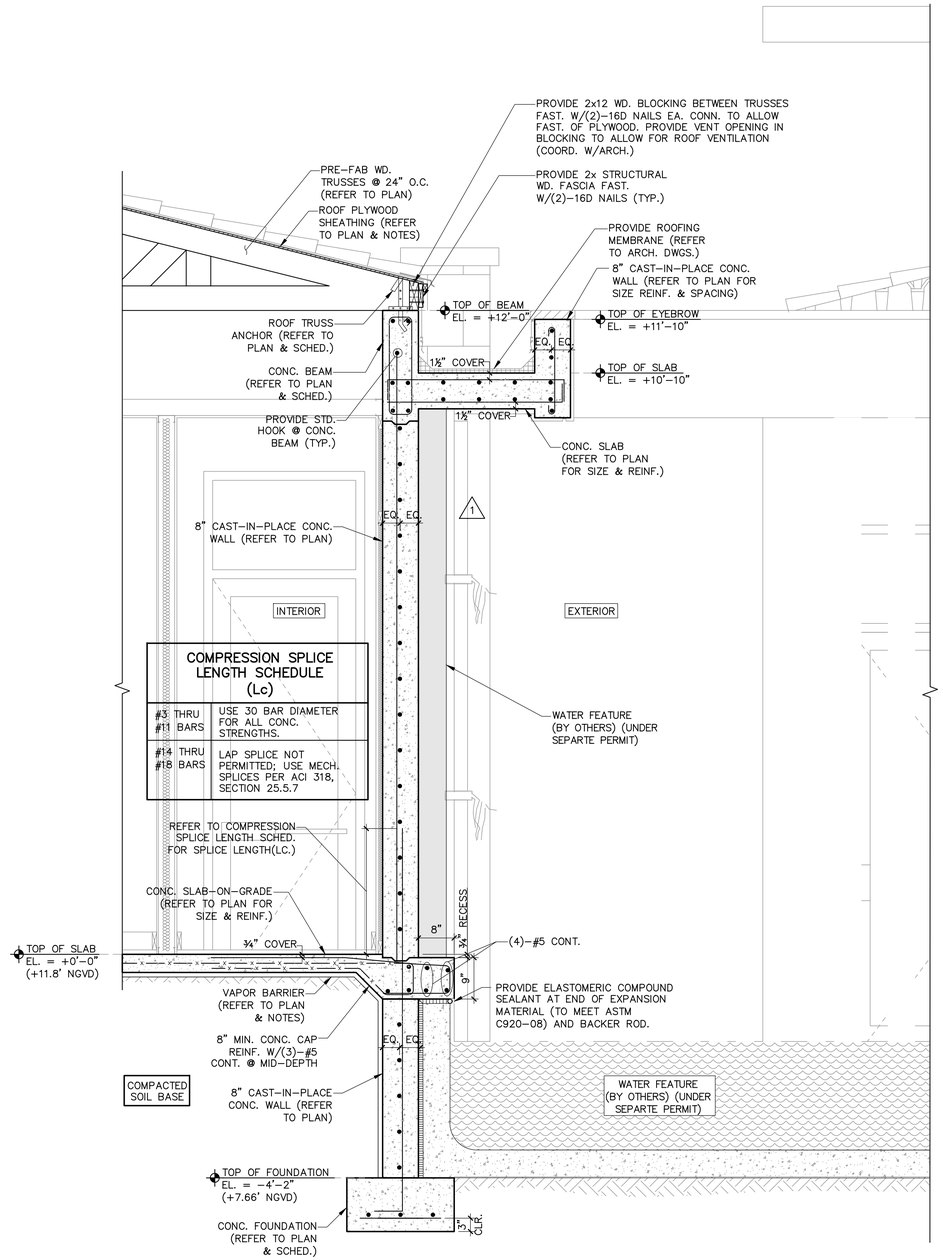

SECTION 12

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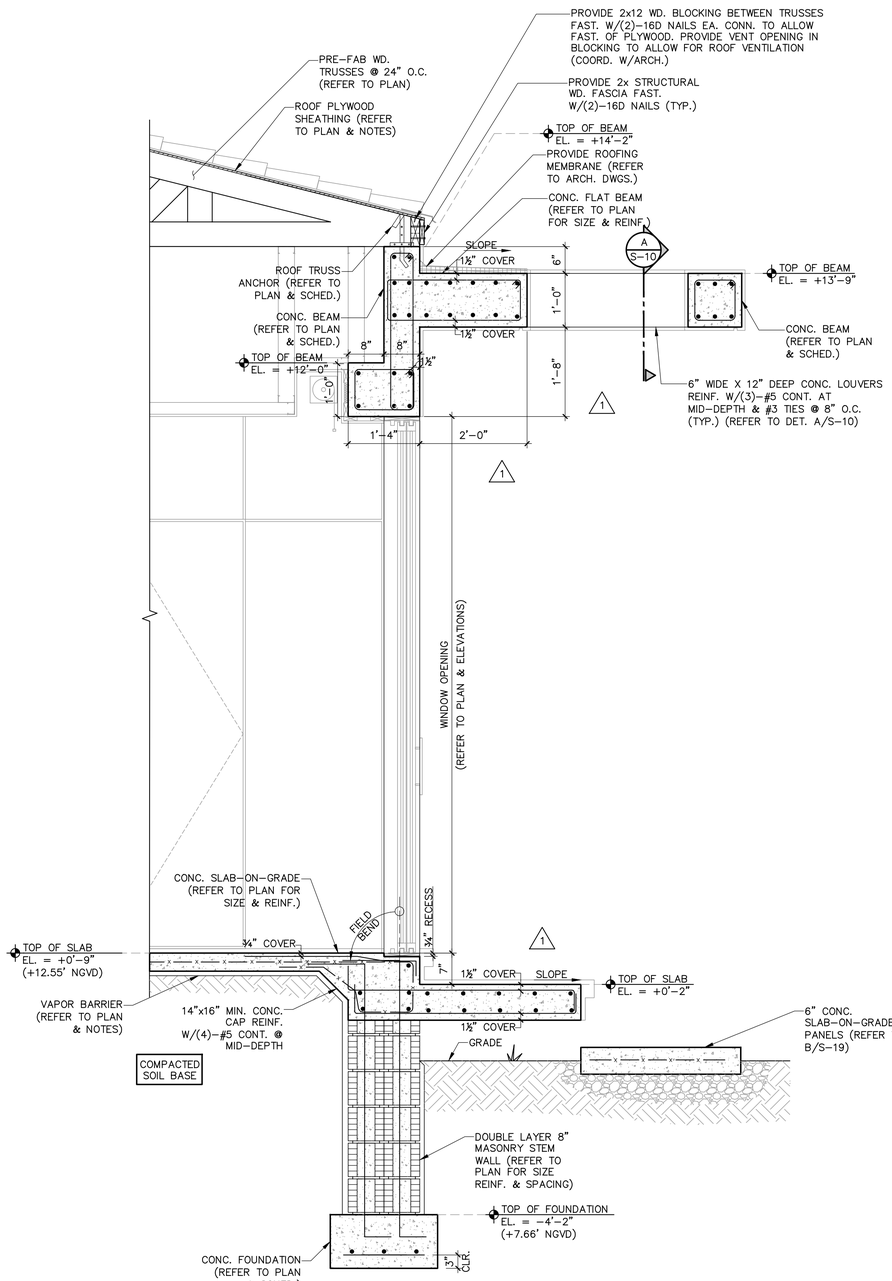

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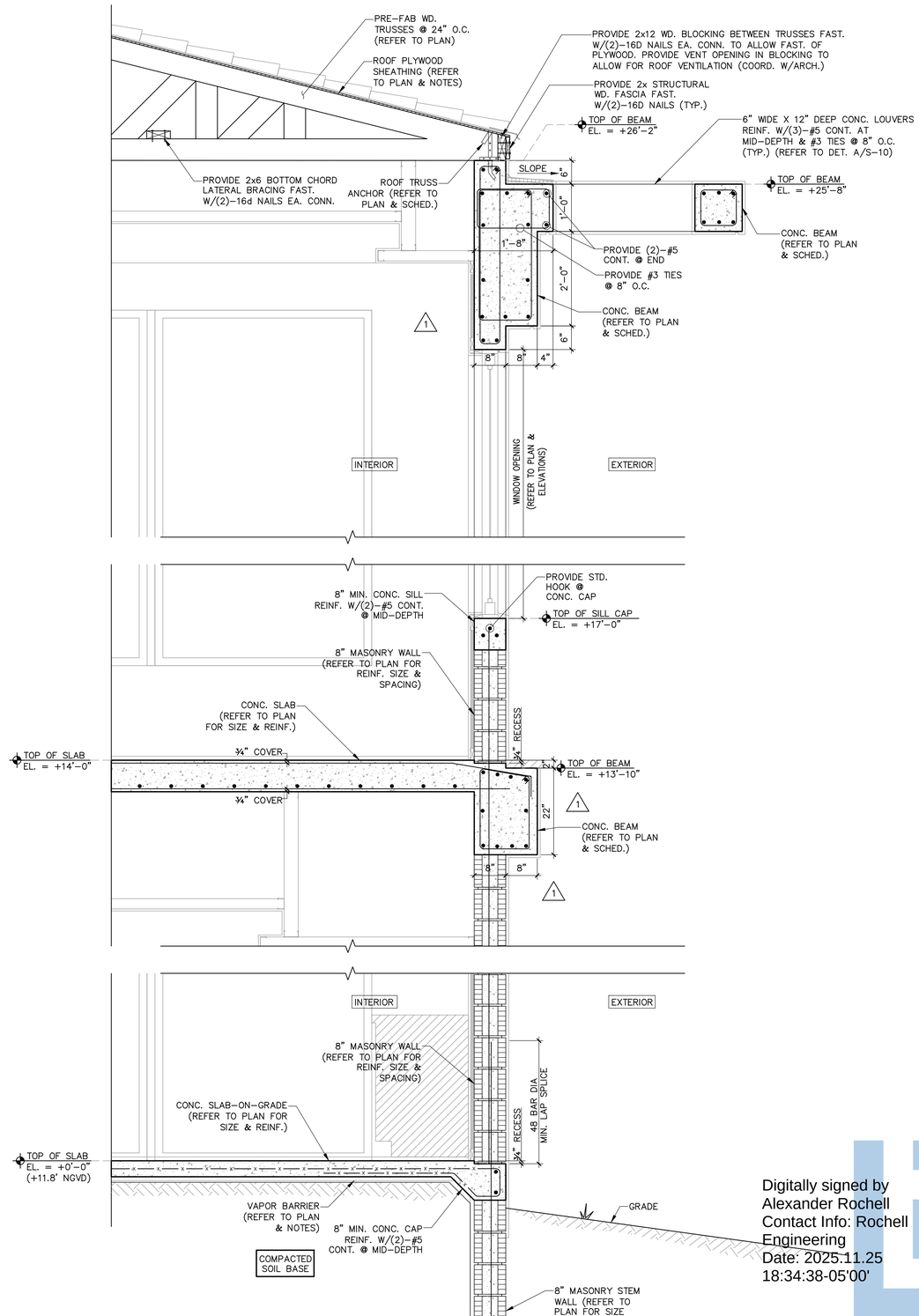

SECTION 14

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Date: 2025.11.25 18:34:38-05'00'

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ALEXANDER ROCHELL
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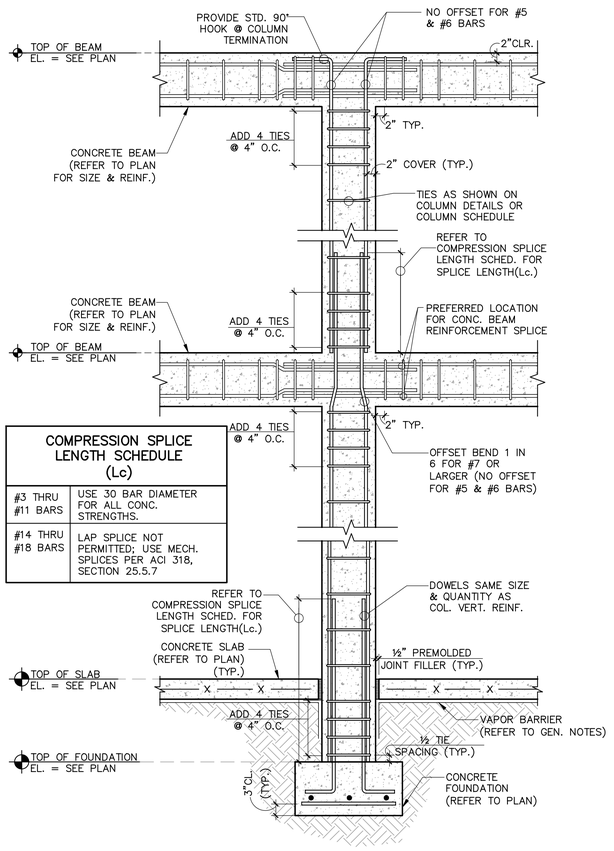
TEL: 305.649.4049 – FAX: 305.649.4149

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

sheet no.

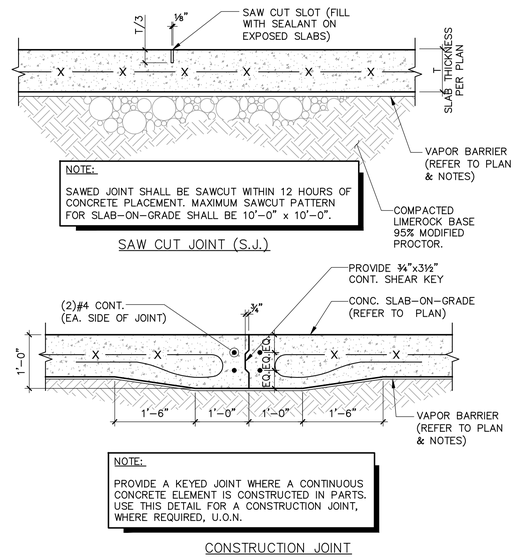
S-17



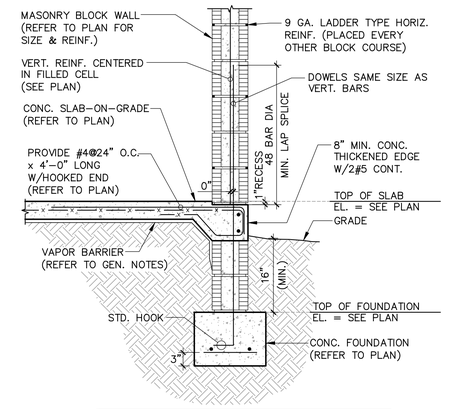
COMPRESSION SPLICE LENGTH SCHEDULE (Lc)

#3 THRU #11 BARS	USE 30 BAR DIAMETER FOR ALL CONC. STRENGTHS.
#14 THRU #18 BARS	LAP SPLICE NOT PERMITTED; USE MECH. SPLICES PER ACI 318, SECTION 25.5.7

TYP. CONC. COLUMN DETAIL (A)
SCALE: 3/4" = 1'-0"

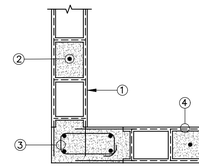


TYP. SLAB-ON-GRADE DETAILS (RESIDENTIAL) (B)
SCALE: 3/4" = 1'-0"

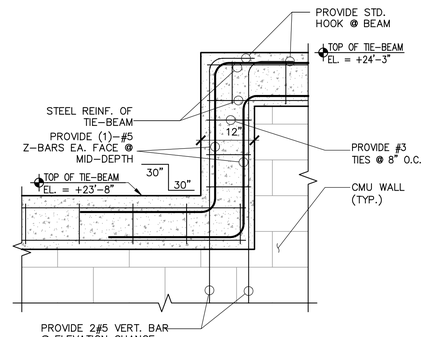


NOTES:
1. HORIZ. REINF. SHALL BE EMBEDDED 4" MIN. INTO ADJACENT CONCRETE COLUMNS (IF APPLICABLE).
2. LAPPING OF HORIZ. REINF. SHALL BE 16" MIN. (ONE BLOCK LENGTH).

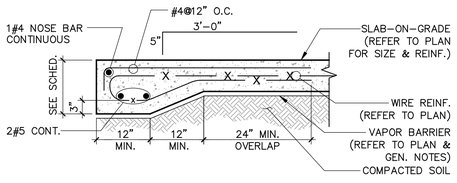
TYP. FILLED CELL DETAIL (C)
SCALE: 3/4" = 1'-0"



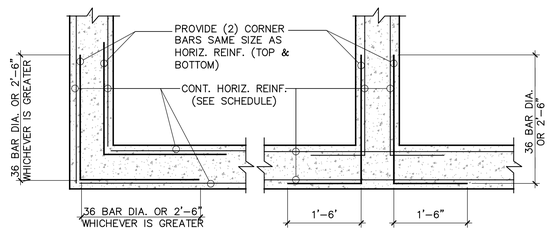
TIE COLUMN REINF. DETAIL (D)
SCALE: ¾" = 1'-0"



STEPPED TIE BEAM DETAIL (E)
SCALE: 3/4" = 1'-0"

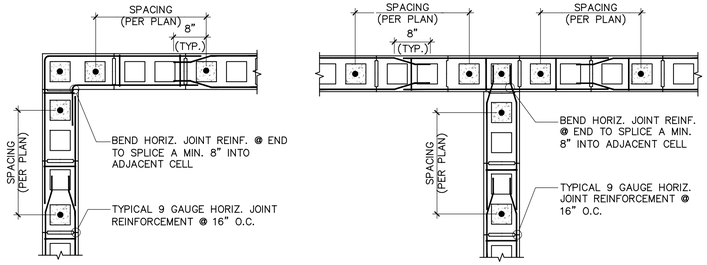


THICKENED EDGE DETAIL (F)
SCALE: 3/4" = 1'-0"

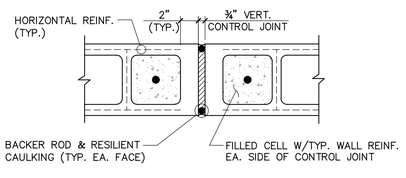


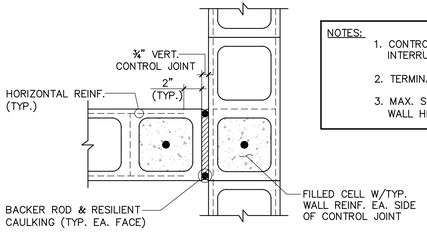
NOTES:
1. DETAIL TO BE USED FOR REINFORCEMENT IN WALLS, FOOTINGS, CONCRETE BEAMS & GRADE BEAMS.
2. ALL CORNER BARS SHALL BE PLACED AT TOP & BOTTOM OF CONCRETE MEMBERS.

REINF. DEVELOPMENT DETAIL (G)
SCALE: 3/4" = 1'-0"



TYP. CORNER & INTERSECTION HORIZ. REINF. DETAIL (H)
SCALE: ¾" = 1'-0"

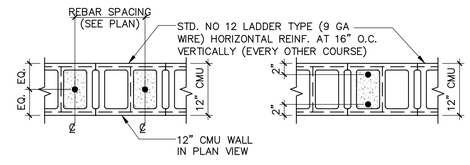




CORNER CONDITION

NOTES:
1. CONTROL JOINT SHALL BE CONTINUOUS WITHOUT INTERRUPTION FROM FOUNDATION TO TOP OF WALL.
2. TERMINATE HORIZ. REINF. 2" FROM CONTROL JOINT.
3. MAX. SPACING OF CONTROL JOINTS SHALL BE 3x WALL HEIGHT OR 50'-0", WHICHEVER LESS.

MASONRY CONTROL JOINT (I)
SCALE: 1½" = 1'-0"



NAME: 12" REINFORCED CMU DETAIL

12" REINFORCED DETAIL (J)
SCALE: ¾" = 1'-0"

Digitally signed by Alexander Rochell
Contact Info: Rochell Engineering
Date: 2025.11.25 18:34:51-05'00'

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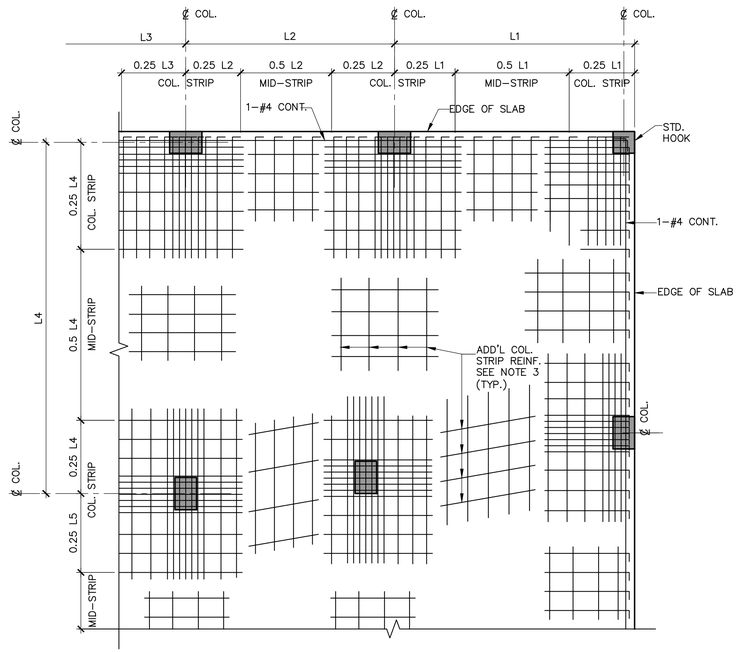
revisions
1 05-08-25 BLDG. DEPT. COMMENTS
2 09-02-25 BLDG. DEPT. COMMENTS
3 11-25-25 BLDG. DEPT. COMMENTS

date 10.26.2021
issued
drawn M.V./M.W./R.P.
checked A.R
project no. 2024

sheet no.
S-18

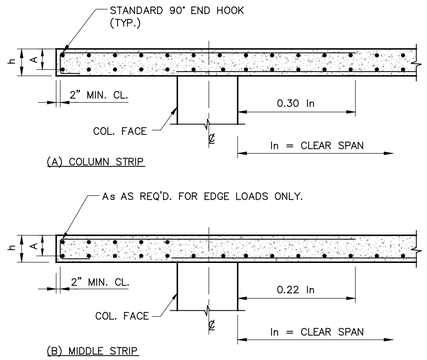


TYP. TWO-WAY CONCRETE SLAB TOP REINFORCEMENT (PLAN)

N.T.S.

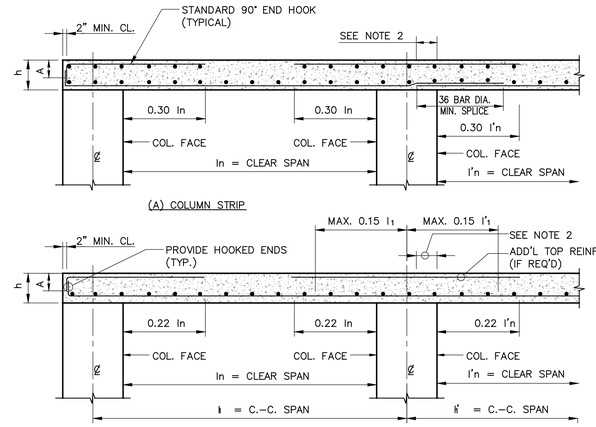
NOTES:

1. COLUMN STRIP BARS SPACED AS SHOWN ON PLANS. PLACE BARS SYMMETRICALLY ABOUT COLUMN ℄ AND GROUP IN APPROX. PROPORTION TO C.C. DISTANCE OF ADJACENT COLUMNS.
2. BOTTOM REINF. SHALL BE A CONT. MAT IN EA. DIRECTION.
3. COLUMN STRIP BARS PARALLEL TO SPANDREL BEAM (WHERE APPLICABLE) TO HAVE FIRST BAR AT ½ OF SCHEDULED SPACING FROM EDGE OF SPANDREL. (6" MAX.)
4. TOP REINFORCEMENT IS SHOWN IN SOLID LINES ON PLANS.



CANTILEVER DETAILS

SCALE: ½" = 1'-0" (REINFORCEMENT PLACEMENT.)



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

NOTE:

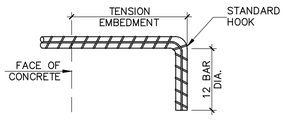
1- TOP BARS MUST BE CONCENTRATED WITHIN WIDTH OF THE COLUMN PLUS 1.5h ON EACH SIDE OF THE COLUMN (ACI 13.5.3.2 AND 13.5.3.4).

2- INTEGRITY REINFORCEMENT IS REQUIRED (ACI 13.3.8.5). ALL BOTTOM BARS IN THE COLUMN STRIP MUST BE CONTINUOUS OR SPLICED OVER THE SUPPORT WITH CLASS "B" TENSION LAP SPLICES. AT LEAST TWO OF THE COLUMN STRIP BOTTOM BARS IN EACH DIRECTION MUST PASS WITHIN THE COLUMN CORE AND BE ANCHORED AT EXTERIOR SUPPORTS.

COMPRESSION AND TENSION DEVELOPMENT LENGTH SCHEDULE

BAR SIZE	3,000 P.S.I.		4,000 P.S.I.		5,000 P.S.I.		6,000 P.S.I.		8,000 P.S.I.		10,000 P.S.I.	
	Lcd	Ltd	Lcd	Ltd	Lcd	Ltd	Lcd	Ltd	Lcd	Ltd	Lcd	Ltd
#4	11	22	10	19	9	17	9	16	11	14	11	12
#5	14	28	12	24	12	22	12	20	14	17	14	15
#6	17	33	15	29	14	26	14	24	17	21	17	18
#7	20	48	17	42	16	38	16	34	20	30	20	27
#8	22	55	19	48	18	43	18	39	22	34	22	30
#9	25	62	22	54	21	48	21	44	25	38	25	34
#10	28	69	24	60	23	53	23	49	28	42	28	38
#11	31	76	27	66	25	59	25	54	31	47	31	42
#14	39	96	34	83	30	74	27	68	24	59	21	53
#18	50	123	43	107	38	86	35	87	30	76	27	68

Lcd = COMPRESSION DEVELOPMENT LENGTH
Ltd = TENSION DEVELOPMENT LENGTH (WITHOUT HOOKS)

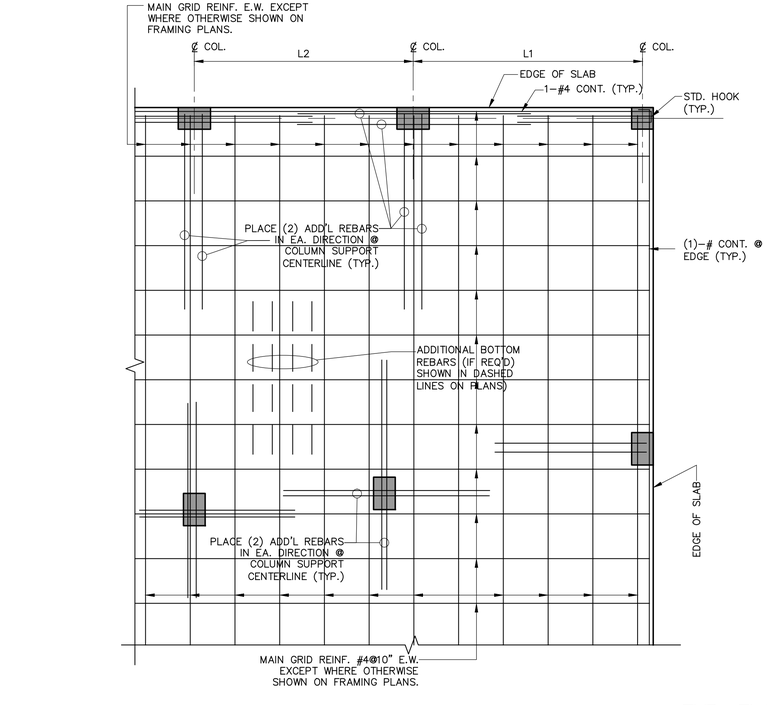


TENSION SPLICE LENGTH SCHEDULE

BAR SIZE	3,000 P.S.I.		4,000 P.S.I.		5,000 P.S.I.		6,000 P.S.I.		8,000 P.S.I.		10,000 P.S.I.	
	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#4	38	29	32	25	29	22	26	21	23	18	20	16
#5	47	36	40	31	36	28	33	26	28	22	25	20
#6	56	43	48	37	43	33	39	31	34	27	30	23
#7	82	63	70	54	63	49	57	44	50	39	44	35
#8	94	72	80	62	72	56	65	51	57	44	51	39
#9	106	81	90	69	81	62	74	57	64	50	57	44
#10	116	89	100	77	90	69	82	63	71	55	63	49
#11	128	98	110	85	99	76	90	70	78	60	70	54
#14	LAP SPLICE, NOT PERMITTED; USE MECH. SPLICES PER ACI 318, SECTION 12.14.3											
#18												

NOTE:

1. TABULATED VALUES ARE BASED ON A MINIMUM YIELD STRENGTH OF 60,000 PSI AND NORMAL-WEIGHT CONCRETE. LENGTHS ARE IN INCHES. ALL LAP SPLICE ARE CLASS "B" SPLICES.
2. TENSION DEVELOPMENT LENGTHS AND TENSION LAP SPLICE LENGTHS ARE CALCULATED PER ACI 318-11, SECTIONS 12.2.3 AND 12.15, RESPECTIVELY, WITH BAR SIZES LIMITED TO #3 THROUGH #11.
3. SPLICE LENGTHS FOR TOP BARS OF BEAMS & SLABS THICKER THAN 12" HAVE BEEN MULTIPLIED BY A FACTOR OF 1.3 Ld PER ACI 318-11 SECTION 12.2.4



TYP. TWO-WAY CONCRETE SLAB BOTT. REINFORCEMENT (PLAN)

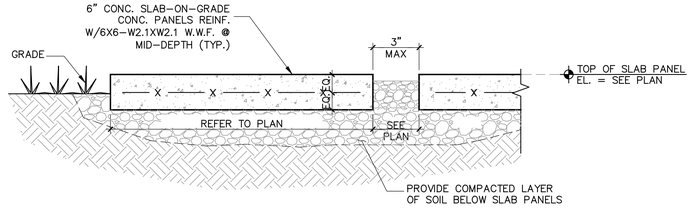
N.T.S.

NOTES:

1. PLACE ADDED BARS BETWEEN TYPICAL BOTTOM BARS AND GROUP ABOUT WORKING LINE IN APPROX. PROPORTION TO C.C. DISTANCE OF ADJACENT WORKING LINES. FOR SIZE AND NUMBER SEE PLANS. EXTEND ADDED BARS FROM SUPPORT.
2. PLACE ADDED BARS BETWEEN TYPICAL BOTTOM BARS. AT EXTERIOR EDGES ONE SPACING FROM CONTINUOUS EDGE BAR. EXTEND ADDED BARS FROM SUPPORT TO SUPPORT.
3. AT LEAST 50% OF REINFORCEMENT SHALL BE CONTINUOUS OVER SUPPORTS AND SPLICES SHALL BE MADE ON COLUMN LINES (U.N.O.) PROVIDE 36 BAR DIA. SPLICES AT ALL CONTINUOUS REBARS.
4. ADD'L BOTTOM REINFORCEMENT IS SHOWN IN DASHED LINES ON PLANS.

TYP. FLAT SLAB DETAIL (A)

SCALE: ¾" = 1'-0"



CONC. PANELS DETAIL (B)

SCALE: 1"=1'-0"

Digitally signed by Alexander Rochell
Contact Info: Rochell Engineering
Date: 2025.11.25 18:35:03-05'00'

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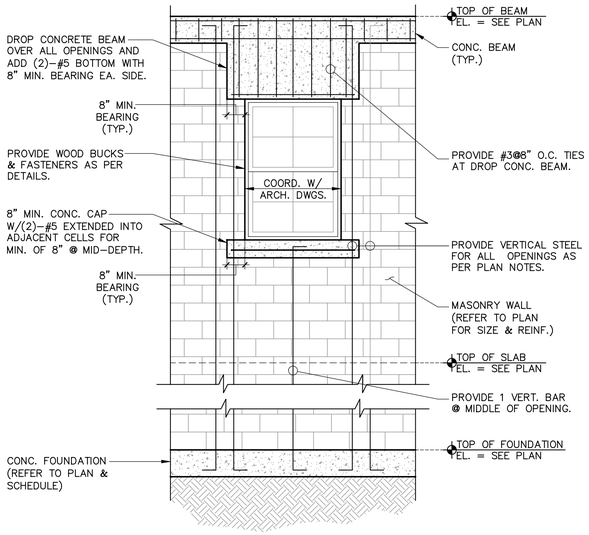
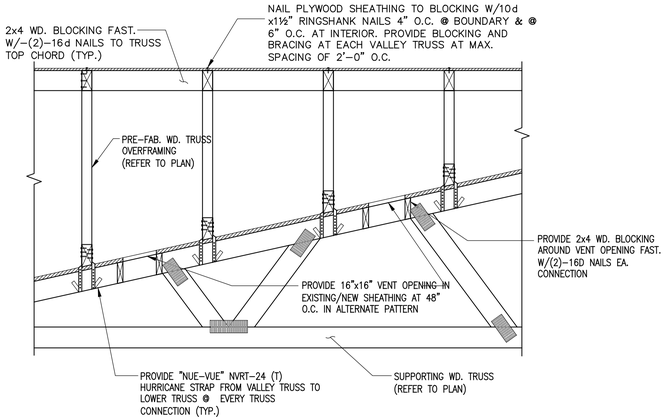
date	10.24.2021
issued	
drawn	M.V/M.M/R.P
checked	A.R
project no.	2024

sheet no.

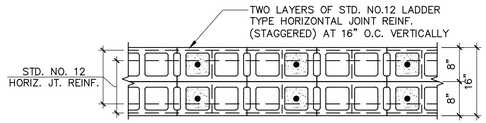
S-19



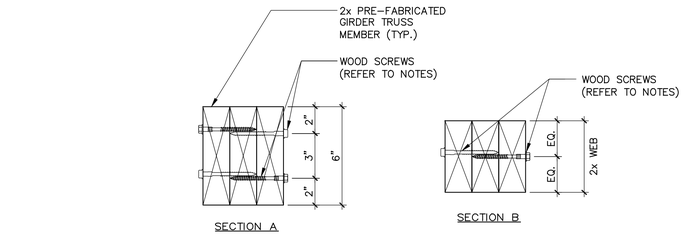
DOOR/WINDOW OPENING DETAIL (A)
SCALE: 3/8" = 1'–0"

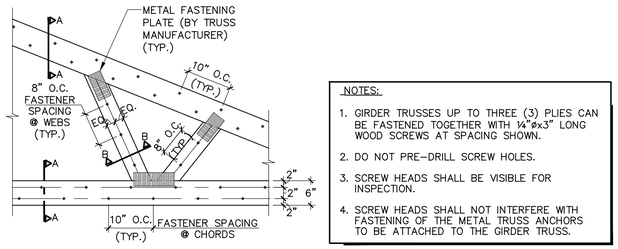


PIGGY BACK DETAIL (B)
SCALE: ½" = 1'–0"



DOUBLE LAYER MASONRY DETAIL (C)
SCALE: ¾" = 1'–0"

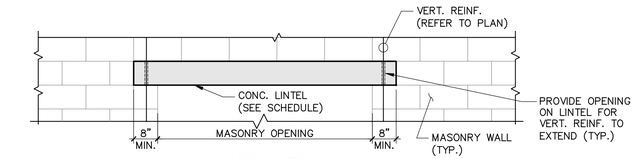




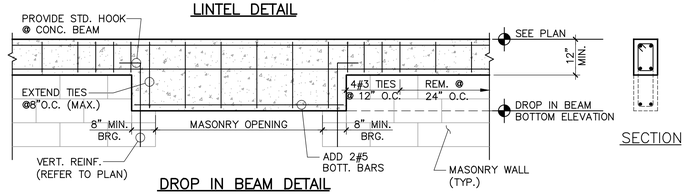
NOTES:

1. GIRDER TRUSSES UP TO THREE (3) PLIES CAN BE FASTENED TOGETHER WITH ¼"ø x3" LONG WOOD SCREWS AT SPACING SHOWN.
2. DO NOT PRE–DRILL SCREW HOLES.
3. SCREW HEADS SHALL BE VISIBLE FOR INSPECTION.
4. SCREW HEADS SHALL NOT INTERFERE WITH FASTENING OF THE METAL TRUSS ANCHORS TO BE ATTACHED TO THE GIRDER TRUSS.

MULTI–PLY GINGER ATTACHMENT DETAIL (UP TO 3 PLIES) (D)
SCALE: 3/4" = 1'–0"



LINTEL DETAIL

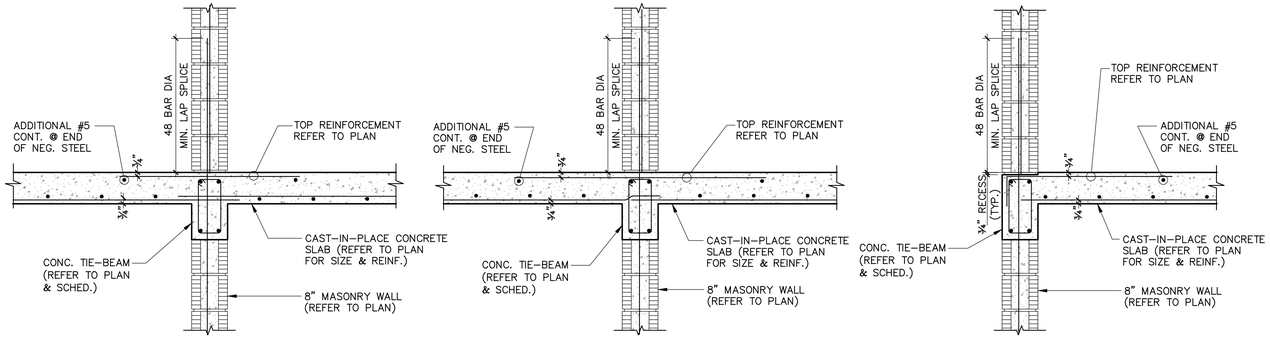


DROP IN BEAM DETAIL

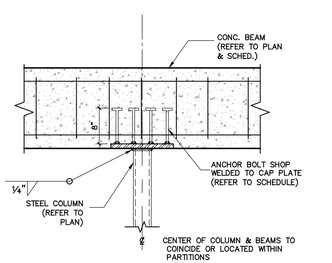
CONCRETE LINTEL SCHEDULE				
OPENING CLEAR SPAN	SIZE	REINFORCING		
		BOTTOM	TOP	TIES
UP TO 4'–0"	8"x8"	2#5 CONT.	——	——
4'–1" TO 6'–0"	8"x12"	2#5 CONT.	2#5 CONT.	#3@8"O.C.
6'–0" TO 8'–0"	8"x12"	2#6 CONT.	2#5 CONT.	#3@8"O.C.

NOTE:
PRE–CAST CONC. LINTELS MAY BE USED AS AN ALTERNATIVE TO THE CAST–IN–PLACE BEAM/LINTELS SHOWN ABOVE, PROVIDED THAT ENGINEER IS SUPPLIED W/PRODUCT APPROVAL & SHOP DWGS. PRIOR TO PLACEMENT OF LINTELS.

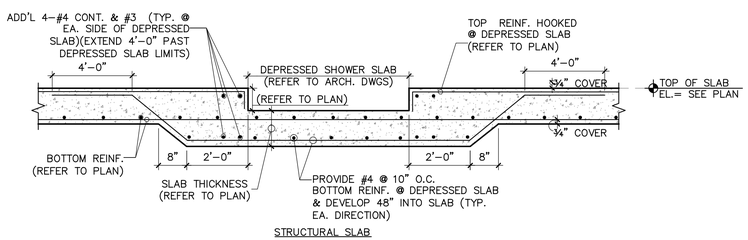
DROP BEAM & LINEL DETAIL (F)
SCALE: 1/2" = 1'–0"



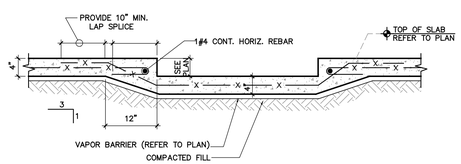
SLAB CONNECTION DETAIL (E)
SCALE: ¾" = 1'–0"



STL. COLUMN DETAIL (G)
SCALE : ¾"=1'–0"



DEPRESSION SLAB DETAIL (H)
SCALE: ¾" = 1'–0"



DEPRESSION SLAB DETAIL (I)
SCALE: ¾" = 1'–0"

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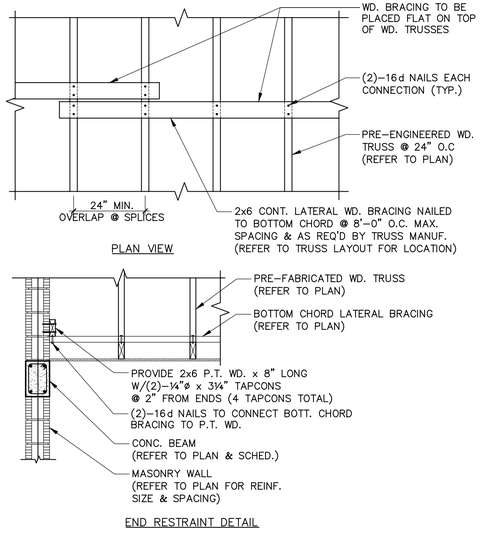

BOTTOM CHORD BRACING DETAIL (A)

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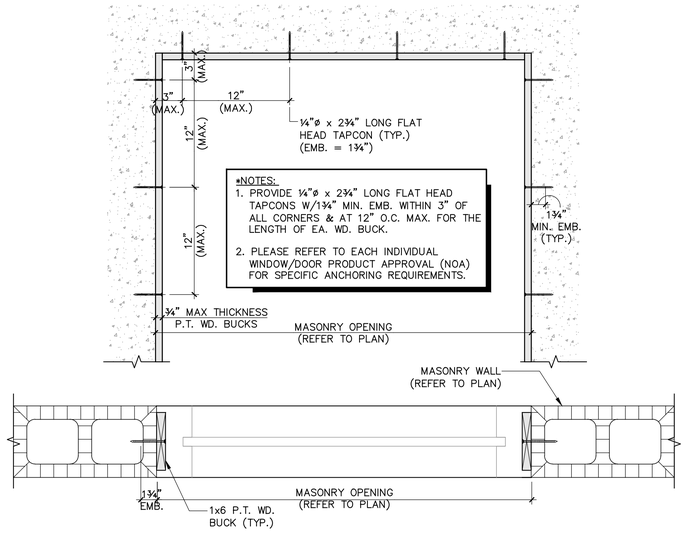

WINDOW & DOOR BUCK DETAIL (B)

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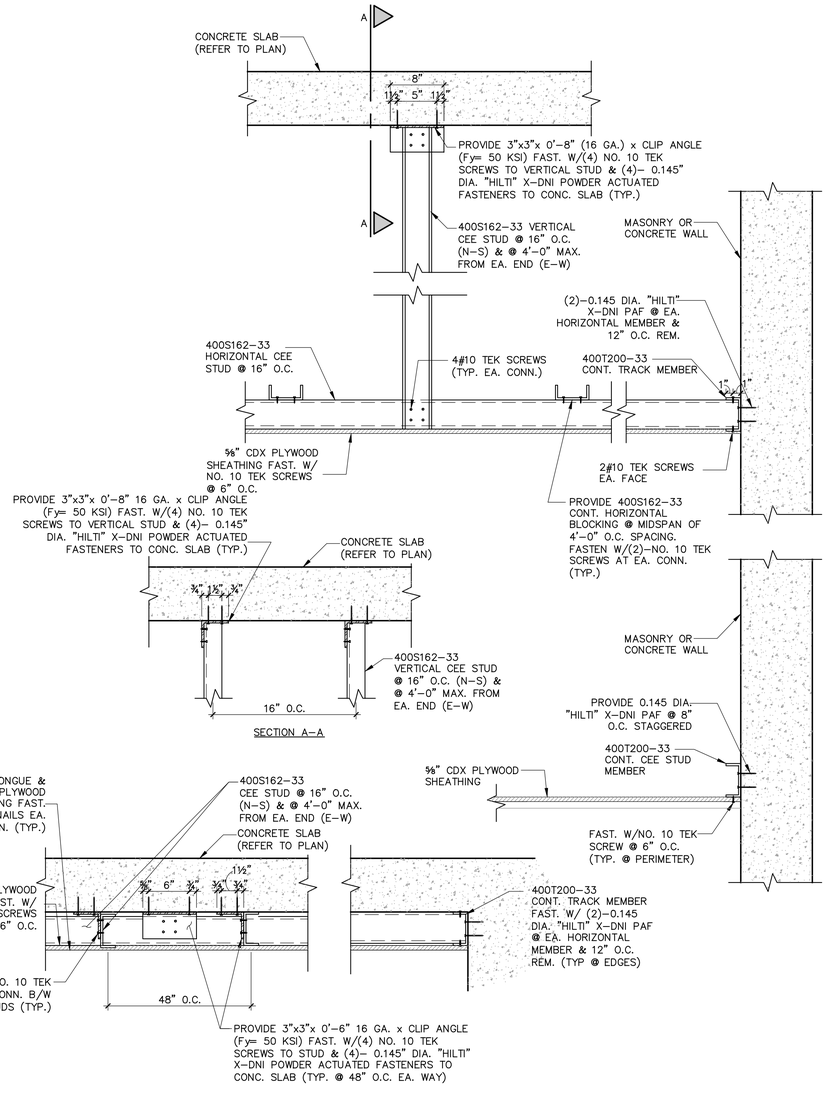

SOFFIT DETAIL (E)

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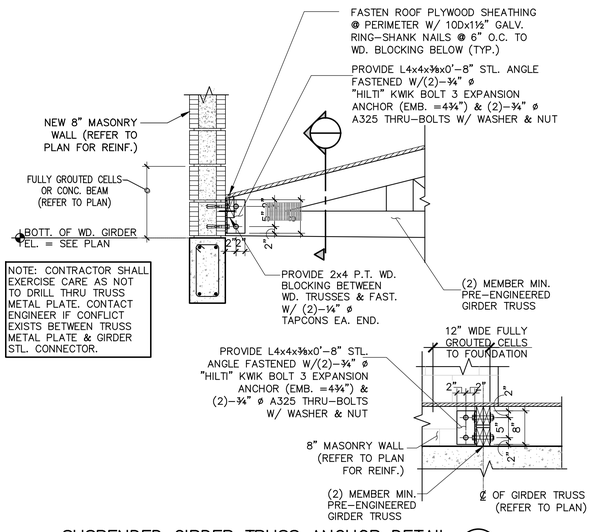

SUSPENDED GIRDER TRUSS ANCHOR DETAIL (C)

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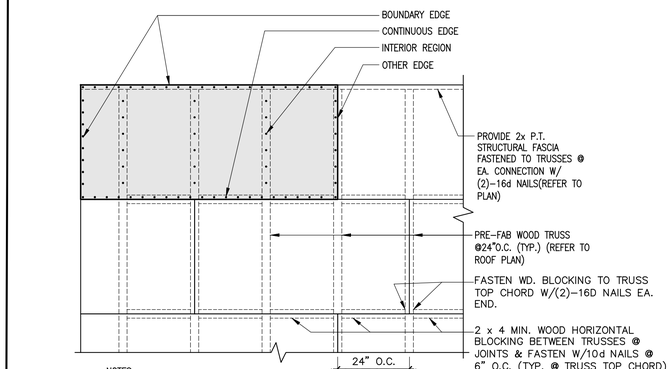

BLOCKED PLYWOOD DIAPHGRAM DETAIL (D)

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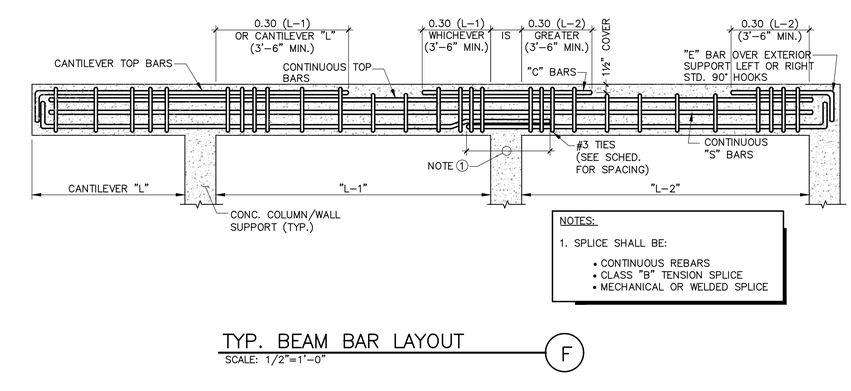
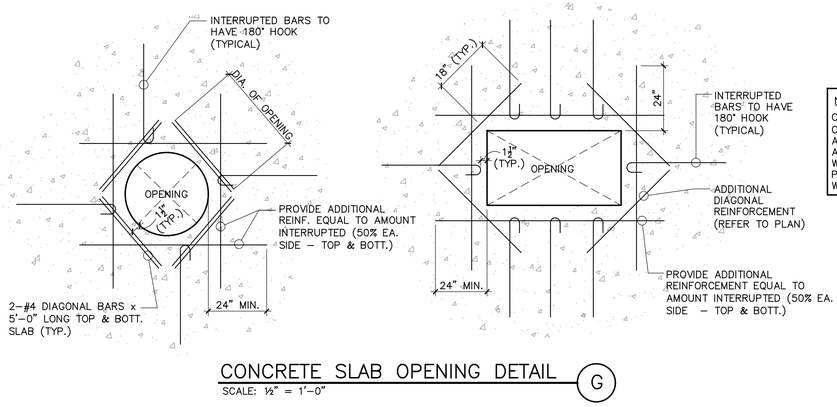


TYP. BEAM BAR LAYOUT (F)

SCALE: 1/2"=1'–0"



CONCRETE SLAB OPENING DETAIL (G)

SCALE: ½" = 1'–0"

NOTE:
COORDINATE LOCATIONS OF OPENINGS W/ MECHANICAL AND ARCHITECTURAL PLANS. ALL OPENINGS TO BE VERIFIED WITH STRUCTURAL ENGINEER PRIOR TO COMMENCING ANY WORK.

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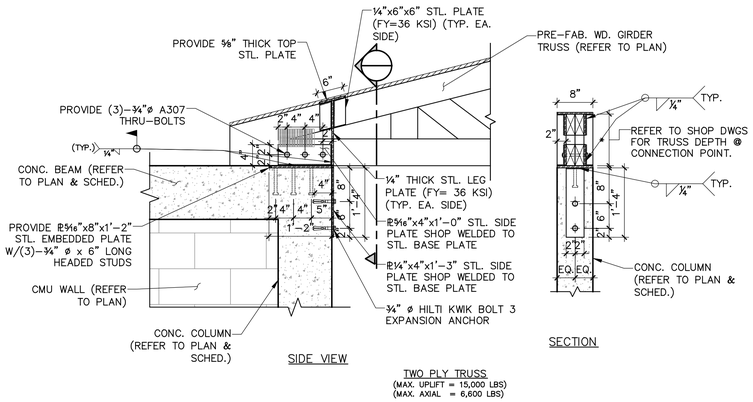
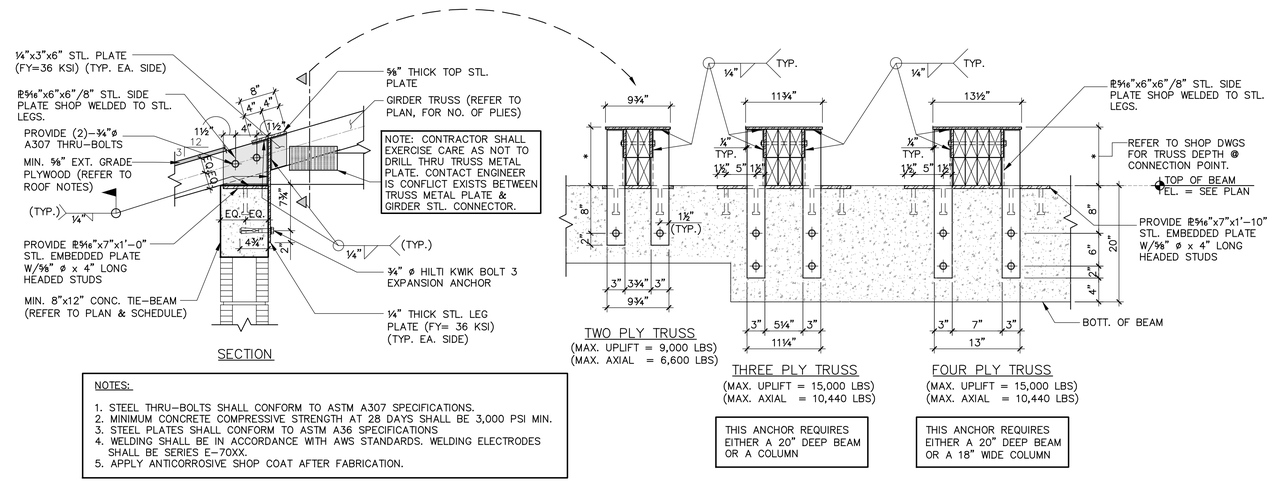


DRAG STRUT CONNECTION DETAIL (A)

SCALE: ¾" = 1'-0"

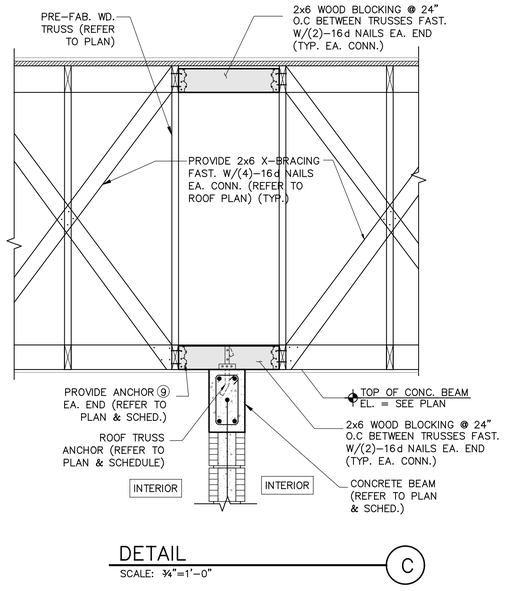


NOTES:

1. STEEL THRU-BOLTS SHALL CONFORM TO ASTM A307 SPECIFICATIONS.
2. MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 3,000 PSI MIN.
3. STEEL PLATES SHALL CONFORM TO ASTM A36 SPECIFICATIONS
4. WELDING SHALL BE IN ACCORDANCE WITH AWS STANDARDS. WELDING ELECTRODES SHALL BE SERIES E-70XX.
5. APPLY ANTICORROSIVE SHOP COAT AFTER FABRICATION.

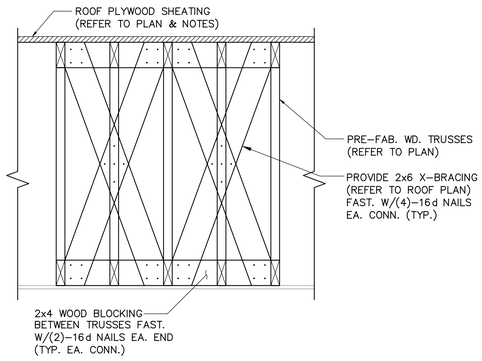
DRAG STRUT CONNECTION DETAIL (B)

SCALE: 1" = 1'-0"



DETAIL (C)

SCALE: ¾"=1'-0"



INTERMEDIATE X-BRACING DETAIL (D)

SCALE: ¾"=1'-0"

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sheet no.

S-22

STRUCTURAL NOTES

1. GENERAL

A. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY IN WRITING ANY ERRORS, INCONSISTENCIES, OR OMISSIONS ON THE DRAWINGS TO THE ENGINEER FOR CLARIFICATION, PRIOR TO FABRICATION & INSTALLATION OF ANY STRUCTURAL MEMBERS.

B. THE CONTRACTOR IS RESPONSIBLE AND SHALL COMPLY WITH THE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE AND ALL LOCAL, STATE AND FEDERAL LAWS.

C. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT LIMITED TO: BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. INSPECTION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.

D. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING HIS CONSTRUCTION DOCUMENTS WITH ANY REVISED DRAWINGS AND SPECIFICATIONS, OR CLARIFICATION SKETCHES ISSUED DURING THE COURSE OF CONSTRUCTION.

E. THE CONTRACTOR SHALL ADEQUATELY PROTECT HIS WORK, ADJACENT PROPERTY AND THE PUBLIC, AND BE RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLECT.

F. NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED OR OTHERWISE REDUCED IN SIZE OR STRENGTH WITHOUT PRIOR APPROVAL IN WRITING FROM THE STRUCTURAL ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL COSTS INCURRED.

G. CONTRACTOR SHALL COORDINATE STRUCTURAL AND OTHER DRAWINGS WHICH ARE PART OF THE CONTRACT DOCUMENTS FOR ANCHORED, EMBEDDED OR SUPPORTED ITEMS WHICH MAY AFFECT THE STRUCTURAL DRAWINGS.

H. THESE DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT, DESIGN AND EXTENT OF THE WORK AND ARE PARTLY DIAGRAMMATIC. THESE DRAWINGS ARE NOT INTENDED TO BE SCALED OR TO SERVE AS SHOP DRAWINGS OR PORTIONS THEREOF.

I. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.

J. DEFICIENT WORK SHALL BE REPLACED OR REPAIRED, AS DETERMINED BY THE ENGINEER, AT NO COST TO THE OWNER, INCLUDING ENGINEERING COSTS INCURRED.

K. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE DURATION OF THE PROJECT WORK. THE STRUCTURAL ENGINEER WILL NOT ADVISE ON NOR ISSUE DIRECTION AS TO SAFETY PRECAUTIONS.

L. ALL STRUCTURAL ELEMENTS OF THE PROJECT HAVE BEEN DESIGNED BY THE STRUCTURAL ENGINEER TO RESIST THE CODE–REQUIRED VERTICAL AND LATERAL FORCES THAT COULD OCCUR IN THE FINAL COMPLETED STRUCTURE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL REQUIRED BRACING DURING CONSTRUCTION TO MAINTAIN THE STABILITY & SAFETY OF ALL STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PROCESS UNTIL THE LATERAL–LOAD RESISTING OR STABILITY–PROVIDING SYSTEM IS COMPLETELY INSTALLED AND THE STRUCTURE IS COMPLETELY TIED TOGETHER.

M. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT WHEN PLACED ON FLOOR OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ACHIEVED DESIGN STRENGTH.

N. THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS ISSUED BY THE ARCHITECT. DISCREPANCIES SHALL BE BROUGHT TO ATTENTION TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.

O. ANY MATERIALS OF PRODUCTS SUBMITTED FOR APPROVAL THAT ARE DIFFERENT FROM THOSE SPECIFIED IN THE STRUCTURAL PLANS WILL BE REVIEWED AND APPROVED ONLY IF THE FOLLOWING CRITERIA ARE SATISFIED:

1. A COST SAVINGS TO THE OWNER IS DOCUMENTED & SUBMITTED WITH THE REQUEST.
2. THE MATERIAL OR PRODUCT HAS BEEN APPROVED BY THE FLORIDA BUILDING CODE AND THE PRODUCT APPROVAL REPORT IS SUBMITTED WITH THE REQUEST.

P. WHEN PERFORMING WORK BELOW GRADE, CARE SHALL BE TAKEN TO AVOID DAMAGING ANY EXISTING UTILITIES. ALL UNKNOWN UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPORTED TO ALL AFFECTED PARTIES, INCLUDING THE ARCHITECT/ENGINEER.

Q. THE CONTRACTOR SHALL USE EXTREME CAUTION IN THE DEMOLITION OF EXISTING STRUCTURES. SUCH DEMOLITION SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO REMAIN. PROVIDE TEMPORARY SHORING WHERE REQUIRED.

R. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FULLY AWARE OF THE EXISTING CONDITIONS & EXTENT OF WORK REQUIRED TO COMPLETE THE PROJECT PRIOR TO THE START OF WORK.

S. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY WORK PERMITS AND APPROVALS REQUIRED BY THE LOCAL AGENCY HAVING JURISDICTION TO PERFORM THE WORK INDICATED.

2. CONCRETE

A. CONCRETE DESIGN AND REINFORCEMENT SHALL BE IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" (ACI 318–14) AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301), PRODUCTION OF CONCRETE, DELIVERY, PLACING AND CURING TO BE IN ACCORDANCE WITH "HOT WEATHER CONCRETING" (ACI 305).

B. ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE (145 PCF) & ACHIEVE A 28–DAY COMPRESSIVE STRENGTH (f'_c) OF 3000 PSI, THE DESIGN MIX SHALL HAVE A MAXIMUM WATER–CEMENT RATIO OF 0.50 BY WEIGHT, & A MINIMUM OF 5 BAGS OF CEMENT IN EA. CUBIC YARD OF CONCRETE. SUBMIT PROPOSED MIX DESIGN FOR REVIEW PRIOR TO FIELD POURING. MIX SHALL BE IDENTIFIED BY MIX NUMBER OR OTHER POSITIVE IDENTIFICATION.

C. ALL CEMENT SHALL CONFORM TO ASTM C150, TYPE 1. MAXIMUM AGGREGATE SIZE SHALL BE 1½" FOR FOOTINGS & ¾" FOR WALLS, BEAM & SLABS CONFORMING TO ASTM C33.

D. FOR ALL CONCRETE TO BE PLACED IN SLABS (INCLUDING SLABS ON GRADE) AND WALL PANELS, THE SLUMP SHALL NOT EXCEED 4" (±1"). NO WAIVERS OF THIS REQUIREMENT SHALL BE CONSIDERED. SLUMP FOR PUMPED CONCRETE SHALL NOT EXCEED 7(±1")".

E. PLACING OF CONCRETE IN ALL REINFORCED COLUMNS AND WALLS SHALL BE IN EQUAL LIFTS NOT EXCEEDING 7'–6" IN HEIGHT. ALL DOWELS FOR COLUMNS AND WALLS SHALL BE SECURED IN POSITION PRIOR TO CONCRETING.

F. ALL CONCRETE STRUCTURAL COMPONENTS SHALL HAVE ITS STRENGTH TESTED IN ACCORDANCE WITH ASTM STANDARDS & ACI 318–14. MINIMUM FOUR TEST CYLINDERS MUST BE TAKEN EVERY 50 CUBIC YARDS OR LESS OF CONCRETE PRIOR TO POURING. TESTS SHALL BE MADE FOR 7 DAYS, TWO AT 28 DAYS & ONE HELD IN RESERVE. CONTRACTOR SHALL PROVIDE THE STRUCTURAL ENGINEER'S OFFICE COPIES OF THE CONCRETE TEST RESULTS FOR REVIEW, AS WELL AS COPIES OF THE CONCRETE MIX DESIGN TO BE APPROVED PRIOR TO USE.

G. MINIMUM CONCRETE COVER TO REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI 318–14 AND SHALL BE AS FOLLOWS:

ELEMENT:	BOTTOM:	TOP:	SIDES:
FOUNDATION	3"	2"	2"
BEAMS	1½"	1½"	1½"
COLUMNS/WALLS	–	1½"	1½"
SLAB ON GRADE	2"	1"	1"
INTERIOR STRUCT. SLAB	¾"	¾"	¾"
EXTERIOR STRUCT. SLAB	1½"	1½"	1"

H. SLAB OPENING SHALL BE MADE BY BLOCKING OUT PRIOR TO PLACING CONCRETE OR BY CORE DRILLING. NO CHIPPING OF ANY TYPE WILL BE PERMITTED. THE LOCATION OF ALL OPENINGS SHALL BE COORDINATED WITH THE PLUMBING, ELECTRICAL & MECHANICAL PLANS.

I. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. NOTIFY THE STRUCTURAL ENGINEER IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS.

J. CONCRETE ON EXPOSED BALCONIES, SLABS, BEAMS AND STAIRS SHALL HAVE THE TOP SURFACE COATED WITH "ALKYL–ALKYOXY SILANE SEALER" OR ENGINEER–APPROVED EQUAL.

K. THE CONTRACTOR SHALL EVACUATE ALL WATER FROM WITHIN FORMWORK BEFORE PLACEMENT OF ANY CONCRETE. AFTER DEWATERING AND BEFORE PLACING CONCRETE, RINSE THE REINFORCING STEEL CLEAN AND FREE OF ALL DELETIRIOUS MATERIAL.

L. THE MAXIMUM TIME ALLOWED FROM THE TIME THE MIXING WATER IS ADDED UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED 1½ HOURS. IF FOR ANY REASON THERE IS A LONGER DELAY, THE CONCRETE MUST BE DISCARDED.

3. MASONRY

A. ALL MASONRY CONSTRUCTION TO BE IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMMENTARIES" (TMS 402–16), AND THE 2020 EDITION OF THE FLORIDA BUILDING CODE. ALL MASONRY WALLS TO BE CONSTRUCTED OF UNITS CONFORMING TO ASTM C–90–14 AND REINFORCED WITH #9 GAGE HORIZONTAL REINFORCING LOCATED AT 16" O.C., LADDER TYPE. ALL MASONRY TO BE LAID IN TYPE "M" MORTAR (2500 PSI) WITH FULL HEAD AND BED JOINTS.

B. BLOCK CELLS AT WALL ENDS, CORNERS, INTERSECTIONS AND ADJACENT TO ALL OPENINGS SHALL BE FILLED WITH GROUT AND REINFORCED WITH MINIMUM ONE #5 VERTICAL REINFORCING BAR. DOWELS SHALL BE USED TO PROVIDE CONTINUITY INTO THE STRUCTURE.

C. MASONRY NET AREA COMPRESSIVE STRENGTH ($f'm$) SHALL BE 1500 PSI AND THE NET AREA COMPRESSIVE STRENGTH OF THE MASONRY UNITS SHALL BE 1850 PSI, PER TMS 402–16.

D. ALL REINFORCED MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE PROVISIONS OF CONCRETE REINFORCEMENT, CAST–IN–PLACE CONCRETE AND CONCRETE MASONRY. VERTICAL REINFORCING SHALL ANCHOR INTO SUPPORTING CONCRETE MEMBERS A CLASS "C" LAP LENGTH PLUS 3" OR FULL DEPTH, PLUS A STANDARD HOOK. ALL VERTICAL CELLS WITH REINFORCING SHALL BE FILLED WITH COARSE GROUT CONSISTING OF 3000 PSI CONCRETE WITH #8 COARSE AGGREGATE. WHERE HEIGHT OF MASONRY WALL EXCEEDS 4'–0", USE HIGH–LIFT GROUTING TECHNIQUE WHICH REQUIRES A CLEAN–OUT OPENING AT THE BOTTOM OF ALL CELLS AND PLACING THE GROUT IN MAXIMUM 4'–0" LIFTS WITH A 30 TO 60 MINUTE DELAY BETWEEN LIFTS. GROUT SHALL CONFORM TO ASTM C476–19. SLUMP SHALL BE BETWEEN 8" AND 10".

E. MORTAR SHALL COMPLY WITH ASTM C–270–14, TYPE "M", WITH A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 PSI.

F. HORIZONTAL REINFORCEMENT SHALL BE DUR–O–WALL STANDARD (9 GA.), ASTM CLASS B–2, HOT DIPPED GALVANIZED OR APPROVED EQUAL.

G. VERTICAL REINFORCEMENT SHALL CONFORM TO ASTM A615/A615M–15, GRADE 60. FILL ALL REINFORCED CELLS WITH 3000 PSI CONCRETE OR GROUT. SEE PLAN FOR SIZE AND SPACING OF VERTICAL REINFORCING.

H. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF MASONRY WALLS DURING CONSTRUCTION. ALL NECESSARY PRECAUTIONS MUST BE TAKEN TO PREVENT INJURY TO PERSONS RESULTING FROM MASONRY WALL FAILURE.

4. STRUCTURAL STEEL

A. ALL STRUCTURAL STEEL SHALL CONFORM TO THE FIFTEENTH EDITION OF THE ALLOWABLE STRESS DESIGN (ASD) "MANUAL OF STEEL CONSTRUCTION" OF THE AISC, PUBLISHED IN 2017.

B. UNLESS OTHERWISE NOTED, ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING ASTM SPECIFICATIONS:

MEMBER	ASTM	MIN. STRENGTH
STRUCTURAL TUBING (HSS)	A500 (GRADE B)	46 KSI
STEEL PIPE	A53 (GRADE B)	35 KSI
W SHAPES	A992	50 KSI
OTHER ROLLED PLATES/SHAPES	A36	36 KSI
CONNECTION BOLTS	A325	92 KSI
ANCHOR BOLTS	F1554	58 KSI

C. HEADED STUDS SHALL BE NELSON GRANULAR FLUX–FILLED HEADED ANCHOR STUDS AND SHALL BE MADE FROM C–1015 COLD ROLLED STEEL AND SHALL CONFORM TO ASTM SPECIFICATION A–108, GRADES 1015–1020 WITH MINIMUM TENSILE STRENGTH OF 60 KSI.

D. UNLESS OTHERWISE NOTED, ALL CONNECTIONS SHALL BE SHEAR TYPE CONNECTIONS AND DESIGNED BY THE FABRICATOR FOR THE FACTORED SHEAR FORCES INDICATED ON PLAN IN ACCORDANCE WITH THE ASTM SPECIFICATIONS FOR ALLOWABLE DESIGN. ALL BOLTS SHALL BE SHEAR/BEARING TYPE BOLTS AND BE "SNUG–TIGHT".

E. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1 USING E70–XX ELECTRODES. (SMAW) UNLESS OTHERWISE NOTED, PROVIDE CONTINUOUS MINIMUM SIZED FILLET WELDS AS PER AISC REQUIREMENTS. ALL FILLER MATERIAL SHALL HAVE A MINIMUM YIELD STRENGTH OF 58 KSI. ALL WELDING TO BE PERFORMED BY CERTIFIED WELDERS AS REQUIRED BY AWS & 2020 FLORIDA BUILDING CODE. SLAG SHALL BE REMOVED FROM ALL WELDS FOR INSPECTION.

F. HOLES IN STEEL SHALL BE DRILLED OR PUNCHED. ALL SLOTTED HOLES SHALL BE PROVIDED WITH SMOOTH EDGES. BURNING OF HOLES AND TORCH CUTTING AT THE SITE IS NOT PERMITTED.

G. ALL STRUCTURAL STEEL PERMANENTLY EXPOSED TO VIEW SHALL BE SHOP PAINTED WITH ONE COAT OF SSPC 15–68, RED OR GRAY OXIDE–TYPE PAINT.

H. COLUMNS, ANCHOR BOLTS, BASE PLATES, ETC. HAVE BEEN DESIGNED FOR THE FINAL COMPLETED CONDITION AND HAVE NOT BEEN INVESTIGATED FOR POTENTIAL LOADINGS ENCOUNTERED DURING STEEL ERECTION AND CONSTRUCTION. ANY INVESTIGATION OF THE COLUMNS, ANCHOR BOLTS, BASE PLATES, ETC. FOR ADEQUACY DURING THE STEEL ERECTION AND CONSTRUCTION PROCESS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

I. STEEL FABRICATORS SHALL BE AN AISC CERTIFIED SHOP FOR CATEGORY I STEEL STRUCTURES AND MAINTAIN DETAILED QUALITY CONTROL PROCEDURES AS REQUIRED TO SATISFY THE SPECIAL INSPECTION REQUIREMENTS OF THE 2020 FBC.

J. ALL STRUCTURAL STEEL PERMANENTLY EXPOSED TO WEATHER, SHALL BE HOT–DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A153–09 AND A123/A123M–09. PROVIDE GALVANIZED BOLTS FOR STEEL PERMANENTLY EXPOSED TO WEATHER. GALVANIZING SHALL BE DONE BY AN AISC MANUFACTURER.

K. FIELD CUTTING OF STRUCTURAL STEEL IS NOT PERMITTED EXCEPT WHERE ACCEPTED BY THE ENGINEER OF RECORD IN WRITING. CUTTING OR ENLARGEMENT OF BOLT HOLES WITH TORCHES IS STRICTLY PROHIBITED.

L. CONTRACTOR TO OBTAIN ALL FIELD MEASUREMENTS REQUIRED FOR PROPER FABRICATION AND INSTALLATION OF WORK PRIOR TO DETAILING. PRECISE MEASUREMENTS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

M. FOR FIREPROOFING REQUIREMENTS AND ASSEMBLIES REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.

N. A REGISTERED PROFESSIONAL ENGINEER SHALL INSPECT THE WELDING AND BOLTING OF STRUCTURAL STEEL FRAMINGS AS PER SECTION 2214.3.4 OF THE 2020 FLORIDA BUILDING CODE.

O. GROUT FOR COLUMN BASE PLATES AND PRESET BEARING PLATES SHALL BE NON–SHRINK, NON–METALLIC GROUT WITH A COMPRESSIVE STRENGTH OF AT LEAST 5,000 PSI IN 28 DAYS.

5. WOOD/TIMBER

A. ALL STRUCTURAL WOOD PRODUCTS USED SHALL CONFORM TO THE NDS, LATEST EDITION AND THE 2020 EDITION OF THE FBC.

B. ALL WOOD FRAMING MEMBERS SHALL BE NO. 2 SOUTHERN PINE OR BETTER WITH A MINIMUM ALLOWABLE BENDING STRESS OF 800 PSI, MODULUS OF ELASTICITY OF 1,600,000 PSI, MINIMUM ALLOWABLE SHEAR STRESS OF 175 PSI AND 19% MOISTURE CONTENT IN ACCORDANCE WITH NDS AND AITC STANDARDS.

C. ALL WOOD MEMBER SIZES SHOWN ON THESE PLANS REFER TO STANDARD NOMINAL.

D. ALL MECHANICAL METAL CONNECTORS USED IN THE CONNECTIONS OF WOOD MEMBERS SHALL HAVE A PRODUCT APPROVAL FROM MIAMI–DADE COUNTY OR THE 2020 FBC. ALL FASTENERS SHALL BE ADHERED TO AS STATED AND SHOWN ON THESE PLANS AND THE MIAMI–DADE NOTICE OF ACCEPTANCE (NOA) OR FBC APPROVAL FOR ALL CONNECTORS.

E. PRESSURE TREATMENT WHERE REQUIRED HEREIN SHALL CONFORM TO AWPI SPECIFICATIONS. A TREATMENT WITH A MINIMUM RETENTION IN POUNDS PER CUBIC FOOT OF 0.40 FOR TIMBER ABOVE GROUND AND WATER 0.60 FOR TIMBER IN DIRECT CONTACT WITH THE GROUND. ALL PRESSURE TREATED WOOD SHALL BE SOUTHERN PINE, MEETING NATIONAL FOREST PRODUCTS ASSOCIATION GROUP 3 BOLT DESIGN VALUES.

F. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PREASSURE TREATED (P.T.).

6. PRE–ENGINEERED ROOF WOOD TRUSSES

A. WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER'S DELEGATED ENGINEER TO SUPPORT THE FOLLOWING LOADS:

GRAVITY LOADING CASE:	WIND LOADING CASE:
TOP CHORD LOADING:	BOTT./TOP CHORD LOADING (SURFACE AREA):
LIVE LOAD = 30 PSF	NET UPLIFE = GROSS UPLIFT –10 PSF
DEAD LOAD= 15 PSF	
BOTTOM CHORD LOADING:	
DEAD LOAD = 10 PSF UNIFORM + 200 LBS APPLIED @ANY SINGLE PANEL POINT	

B. WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE LATEST EDITION OF THE NDS, THE DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES (TPI), & THE 2020 FLORIDA BUILDING CODE.

C. TRUSSES SHALL BE FABRICATED IN A PROPERLY EQUIPPED MANUFACTURING FACILITY OF A PERMANENT NATURE. TRUSSES SHALL BE MANUFACTURED BY EXPERIENCED WORKMEN, USING PRECISION CUTTING, JIGGING AND PRESSING EQUIPMENT UNDER THE REQUIREMENTS OF TPI 1–2014.

D. CONTRACTOR SHALL PROVIDE ALL TEMPORARY AND PERMANENT BRACING AS REQUIRED FOR SAFE ERECTION AND PERFORMANCE OF THE TRUSSES. THE GUIDELINES SET FORTH BY THE TRUSS PLATE INSTITUTE PUBLICATION BCSI–18, "COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES" SHALL BE A MINIMUM.

E. TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED NOR OTHERWISE ALTERED IN ANY WAY WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD. ANY APPARENT DAMAGE TO TRUSSES SHALL BE REPORTED TO MANUFACTURER PRIOR TO INSTALLATION.

F. SUBMIT COMPLETE SHOP DRAWINGS FOR WOOD TRUSSES SHOWING MEMBER SIZES, SPECIES, GRADE, MOISTURE CONTENT, SPAN, CAMBER, SPACING OF TRUSSES, DIMENSIONS, CHORD PITCH, BRACING REQUIREMENTS, REQUIRED BEARING WIDTH AND LOADINGS. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD AND ARCHITECT AND APPROVED BY THEM PRIOR TO FABRICATION. SHOP DRAWINGS SHALL BEAR THE SEAL OF A PROFESSIONAL CIVIL OR STRUCTURAL ENGINEER REGISTERED IN THE STATE OF FLORIDA.

G. TRUSSES SHALL BE HANDLED DURING FABRICATION, DELIVERY & AT JOBSITE SO AS NOT TO BE SUBJECTED TO EXCESSIVE BENDING. TRUSSES SHALL BE UNLOADED ON SMOOTH GROUND TO AVOID LATERAL STRAIN & EXCESSIVE BENDING. TRUSSES SHALL BE PROTECTED FROM DAMAGE RESULTING FROM ON–SITE ACTIVITIES & ENVIRONMENTAL CONDITIONS.

H. ALL TRUSSES SHALL BE SPACED AT 24" O.C. MAXIMUM, UNLESS OTHERWISE NOTED. TOP AND BOTTOM CHORDS OF TRUSSES SHALL BE MINIMUM 2 x 6 MEMBERS, U.O.N.

I. THE NET WIND UPLIFT REACTIONS SHOWN ON THESE PLANS SHALL SUPERSEDE THOSE SHOWN IN THE TRUSS MANUFACTURER SHOP DRAWINGS AND CALCULATIONS. THE CAPACITY OF THE CONNECTORS NOTED ON THESE PLANS EXCEED THE NET WIND UPLIFT REACTIONS SHOWN ON PLAN.

J. A 33% INCREASE IN STRESSES MAY BE USED TO DESIGN TRUSS MEMBERS; HOWEVER, NO INCREASE SHALL BE USED TO DESIGN TRUSS PLATES.

7. REINFORCING STEEL

A. TO BE NEW BILLET STEEL CONFORMING TO THE LATEST ASTM A615 GRADE 60 SPECIFICATIONS, FABRICATED IN ACCORDANCE WITH MANUAL OF STANDARD PRACTICE OF THE CRSI & PLACED IN ACCORDANCE WITH ACI 315 & ACI MANUAL OF STANDARD PRACTICE.

B. COLUMN REINFORCEMENT: DOWELS TO BE SAME SIZE AND NUMBER AS VERTICALS ABOVE. LAP 36 BAR DIAMETER OR MINIMUM OF 18" U.O.N. PROVIDE STANDARD HOOKS FOR ALL VERTICAL REINFORCEMENT AT NON–CONTINUOUS COLUMNS.

C. ALL REINFORCING STEEL SHALL BE TIED DOWN AND INDEPENDENTLY SUPPORTED ON CHAIRS AND SUPPORT BARS. REINFORCEMENT SHALL BE FREE OF MUD OIL OR OTHER NONMETALLIC COATINGS THAT ADVERSELY AFFECT BONDING CAPACITY.

D. ALL REINFORCING STEEL SHALL BE TIED DOWN AND INDEPENDENTLY SUPPORTED ON CHAIRS AND SUPPORT BARS. REINFORCEMENT SHALL BE FREE OF MUD OIL OR OTHER NONMETALLIC COATINGS THAT ADVERSELY AFFECT BONDING CAPACITY.

E. WELDED WIRE FABRIC (W.W.F.) SHALL CONFORM TO ASTM A–185. MINIMUM LAP OF W.W.F. SHALL BE 6 IN. OR ONE FULL MESH, WHICHEVER IS GREATER.

F. ALL REINFORCING BARS MARKED "CONTINUOUS" SHALL BE LAPPED 36 BAR DIA. AT SPLICES AND CORNERS UNLESS OTHERWISE NOTED. LAP CONTINUOUS TOP BARS AT CENTER BETWEEN SUPPORTS AS REQUIRED. TERMINATE CONTINUOUS BARS AT NON–CONTINUOUS ENDS WITH STANDARD HOOKS. U.O.N.

G. ALL WALLS AND COLUMNS SHALL BE DOWELED INTO FOOTINGS, WALLS, BEAMS, OR SLABS WITH BARS OF THE SAME SIZE AND SPACING AS THE BARS ABOVE. USE A (30) BAR DIAMETER LAP EXCEPT WHERE SPECIFICALLY INDICATED.

H. FOR EXTERIOR SLABS SUCH AS BALCONIES, THAT ARE EXPOSED TO WEATHER, TOP REINFORCING SHALL BE EPOXY COATED IN ACCORDANCE WITH THE STANDARD SPECIFICATION FOR EPOXY COATED REINFORCING STEEL BARS, ASTM A775. MINIMUM COVER FOR THESE BARS SHALL BE 1½". (CONCRETE WATER CEMENT RATIO SHALL NOT EXCEED 0.40 BY WEIGHT AND ALSO A SURFACE PENETRANT OF THE ALKYL–ALKYOXY SILANE CLASSIFICATION OR APPROVED EQUAL SHALL BE APPLIED AFTER PROPER SURFACE PREPARATION AT THE ABOVE MENTIONED AREAS). AS AN ALTERNATE TO EPOXY–COATING THE GENERAL CONTRACTOR MAY SUBMIT FOR APPROVAL BY THE ARCHITECT/ENGINEER A CONCRETE MIX DESIGN CONTAINING AN APPROVED CORROSION INHIBITOR ADMIXTURE IN CONFORMANCE TO ASTM C494 TYPE C.

I. ALL REINFORCEMENT SHALL BE BENT COLD, UNLESS OTHERWISE PERMITTED BY THE PROFESSIONAL ENGINEER IN WRITING. ALL TIES SHALL HAVE A 135 DEGREE HOOKS.

J. ALL NEW REINFORCING STEEL THAT WILL BE WELDED SHALL MEET THE REQUIREMENTS OF ASTM A706 GRADE 60 DEFORMED BARS.

8. FOUNDATION:

A. ALL FOOTING AND FOUNDATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE SUBSURFACE EXPLORATION REPORT AND RECOMMENDATIONS PREPARED BY: CVIII ENGINEERING GROUP, INC. FEBRUARY 28, 2022, ORDER NO. 22–0228.

B. REFER TO SUBSURFACE EXPLORATION REPORT FOR SITE PREPARATION AND COMPACTION. THE ALLOWABLE SOIL BEARING PRESSURE FOR THIS SITE SHALL BE 2500 PSF.

C. SHOULD ANY DISCREPANCIES BE FOUND WITH THE RECOMMENDATIONS AND FINDING OF SUCH REPORT, DURING SITE PREPARATION AND/OR FOUNDATION EXCAVATIONS, ALL WORK SHALL IMMEDIATELY STOP AND THE ARCHITECT AND ENGINEER OF RECORDS SHALL BE NOTIFIED OF SUCH DISCREPANCIES BEFORE ANY FURTHER WORK IS TO CONTINUE.

D. UPON EXCAVATION, BACKFILLING AND COMPACTION, THE SOIL SHALL BE TREATED FOR SUBTERRANEAN TERMITE PREVENTION AS REQUIRED BY THE FBC SECTION 1816.

E. CONTRACTOR SHALL PROVIDE FOR DEWATERING OF EXCAVATION FROM EITHER SURFACE WATER, GROUND WATER OR SEEPAGE.

F. ALL EXCAVATIONS SHALL BE PROPERLY BRACED AND/OR SHORED TO COMPLY WITH FLORIDA STATUTE SECTION 553.60 AND 2020 FBC REQUIREMENTS.

G. CONTRACTOR SHALL EXCAVATE FOOTINGS TO THE REQUIRED DEPTH, INSPECT THE BOTTOM OF THE EXCAVATIONS FOR SOIL SUITABILITY AND STABILITY. IF UNSUITABLE MATERIAL SUCH AS ORGANIC SOIL OR SOFT CLAYS IS ENCOUNTERED IT MUST BE REMOVED AND REPLACED WITH SUITABLE STRUCTURAL FILL OR GRADED AGGREGATES AND RE–COMPACTED.

H. ALL STRUCTURAL FILL SHOULD BE PLACED IN 8 TO 12 INCH LIFTS AND COMPACTED TO A MINIMUM OF 95% OF THE MATERIALS MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557) AND BE FREE OF ORGANICS, ROOTS OR OTHER DELETERIOUS MATERIALS.

I. THE CONCRETE FOR EACH ISOLATED FOOTING SHALL BE PLACED IN ONE CONTINUOUS POUR. THE CONCRETE FOR WALL FOOTINGS SHALL BE PLACED IN ONE CONTINUOUS POUR OR PROVIDE CONSTRUCTION JOINT REINFORCEMENT AT DIFFERENT AND/OR INTERRUPTED POURS. PER DETAILS SHOWN ON THESE DRAWINGS.

9. STRUCTURAL DESIGN CRITERIA:

A. THIS STRUCTURE HAS BEEN DESIGNED TO COMPLY WITH THE LOAD REQUIREMENTS OF THE FLORIDA BUILDING CODE (2020 EDITION) AND OTHER REFERENCED CODES & SPECIFICATIONS.

B. THE STRUCTURE IS DESIGNED FOR THE FOLLOWING LOADING:

	SUPER IMPOSED DEAD LOADS	LIVE LOADS
ROOF	25 PSF	30 PSF
SECOND FLR.	35 PSF	40 PSF
GROUND FLR.	35 PSF	40 PSF
GARAGE	15 PSF	50 PSF
STAIRS	15 PSF	40 PSF
TERRACE	15 PSF	60 PSF
BALCONY	15 PSF	60 PSF

C. WIND LOADS ARE BASED ON ASCE 7–16 & 2020 FBC REQUIREMENTS, 3 SECOND SUSTAINED WIND GUSTS OF 175 MPH AT HURRICANE OCEAN LINE, EXPOSURE "C" & IMPORTANCE FACTOR OF 1.0, INTERNAL PRESSURE COEFFICIENTS (GCPI)=±0.18, WIND DIRECTIONALITY FACTOR, Kd =0.85 & CATEGORY II BLDG. CLASSIFICATION.

THIS STRUCTURE HAS BEEN DESIGNED AS "ENCLOSED" & REQUIRES IMPACT RESISTANT GLASS OR SHUTTERS TO COMPLY WITH FBC SECTIONS 1609.1.2 & 1626.

10. SHOP DRAWINGS

A. SUBMIT SHOP DRAWINGS FOR A/E REVIEW & APPROVAL BEFORE STARTING FABRICATION. ALL SHOP DRAWINGS SHALL BE APPROVED BY BUILDING DEPARTMENT PRIOR TO ANY INSTALLATION OR FABRICATION OF SUCH ELEMENTS.

B. NO SHOP DRAWINGS SHALL SUBMITTED FOR A/E REVIEW UNTIL AFTER THEY HAVE BEEN REVIEWED AND NOTED FOR CONSTRUCTION METHOD, DIMENSIONING AND OTHER TRADE REQUIREMENTS BY THE CONTRACTOR AND STAMPED WITH THE CONTRACTOR'S APPROVAL SEAL. ENGINEER ASSUMES NO RESPONSIBILITY FOR DIMENSIONS, QUANTITIES, ERRORS OR OMISSIONS AS A RESULT OF CHECKING AND REVIEWING ANY SHOP DRAWINGS.

C. ALL CHANGES AND ADDITIONS MADE ON RE–SUBMITTALS MUST BE CLEARLY FLAGGED AND NOTED. SHOP DRAWING REVIEW IS LIMITED TO A MAXIMUM OF 2 REVIEWS, THEREAFTER; ADD'L FEES SHALL