

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 2023 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 NEGLIGENCE.
- 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 318-19) 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 I. 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 318-19. 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 318-19 AND SHALL BE AS FOLLOWS:
- | ELEMENT | BOTTOM | TOP | SIDES |
|----------------------------|--------|-----------------------------|-------|
| FOUNDATION..... | 3" | CONCRETE FOR BUILDINGS..... | 2" |
| BEAMS..... | 1½" | | 1½" |
| COLUMNS/WALLS..... | | 1½" | 1½" |
| SLAB ON GRADE..... | 3" | | 1" |
| INTERIOR STRUCT. SLAB..... | ¾" | ¾" | 1" |
| 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-ALKOXY 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 DELETERIOUS 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 2023 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 1900 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 & 2023 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 2023 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 BOLT 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 FRAMING AS PER SECTION 2214.3.4 OF THE 2023 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 2023 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 2023 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. PREINFORCING 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-ALKOXY 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: ATM ENGINEERING DATED JANUARY 17TH 2025.
- B. REFER TO SUBSURFACE EXPLORATION REPORT FOR SITE PREPARATION AND COMPACTION. THE ALLOWABLE SOIL BEARING PRESSURE FOR THIS SITE SHALL BE 3000 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 2023 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 (2023 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
STAIRS	15 PSF	60 PSF
TERRACE	15 PSF	60 PSF
BALCONY	15 PSF	60 PSF

- C. WIND LOADS ARE BASED ON ASCE 7-22 & 2023 FBC REQUIREMENTS, 3 SECOND SUSTAINED WIND GUSTS OF 175 MPH AT HURRICANE OCEAN LINE, EXPOSURE "C" & IMPORTANCE FACTOR OF 1.0, INTERNAL PRESSURE COEFFICIENTS (GCP1)=±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 BE PAID BY OWNER/CONTRACTOR TO ENGINEER FOR ADD'L REVIEWS.
- D. THE REVIEW OF ALL STRUCTURAL SUBMITTALS BY THE STRUCTURAL ENGINEER OF RECORD SHALL BE TO INSURE THAT HIS INTENT HAS BEEN UNDERSTOOD AND THAT THE SPECIFIED CRITERIA HAS BEEN USED. A COPY OF ALL SHOP DRAWING SUBMITTALS WILL BE RETAINED BY THE ENGINEER.
- E. THE CONTRACTOR SHALL SUPPLY THE ENGINEER OF RECORD A MINIMUM OF THREE (3) COPIES OF SHOP DRAWINGS AND CALCULATIONS.
- F. SHOP DRAWINGS SUBMITTALS TO STRUCTURAL ENGINEER SHALL INCLUDE, BUT NOT LIMITED TO THE FOLLOWING:
- CONCRETE TEST REPORT FOR CAST-IN-PLACE CONCRETE.
 - MASONRY TEST REPORT AND CUT-SHEETS FROM SUPPLIER.
 - REINFORCING STEEL SHOP DRAWINGS.
 - PRE-FABRICATED ROOF TRUSSES SHOP DRAWINGS AND CALCULATIONS.
 - STRUCTURAL STEEL SHOP DRAWINGS.
 - PRE-CAST CONCRETE JOISTS SHOP DRAWINGS AND CALCULATIONS.
 - BRACING AND SHORING SHOP DRAWINGS AND CALCULATIONS.
 - RAILINGS/SAFEGUARDS SHOP DRAWINGS AND CALCULATIONS.

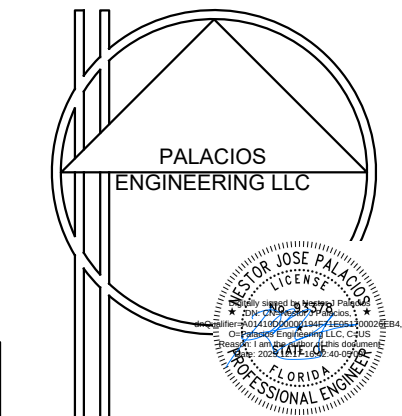
11. CONC. SLAB-ON-GRADE

- A. SHALL BE PLACED ON CLEAN, SAND OR ROCK, FREE OF DEBRIS OR OTHER DELETERIOUS MATERIALS. NON ORGANIC, GRANULAR SOIL, COMPACTED TO 95% MODIFIED PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT, IN LIFTS, NOT EXCEEDING 12" IN DEPTH, AS PER ASTM D1557 REQUIREMENTS AND 2023 FBC SECTION 1804.5
- B. THE MAXIMUM SIZE OF ROCK WITHIN 12" INCHES BELOW THE FLOOR SLAB IN COMPACTED FILL SHALL BE 3 INCHES IN DIAMETER.
- C. CONCRETE SLAB SHALL BE PLACED ON VAPOR BARRIER/ RETARDER CONFORMING TO ASTM E-96 & ACI 302.1 REQUIREMENTS. VAPOR BARRIER SHALL BE CONTINUOUS FREE OF HOLES. ALL LAPS AND HOLES (IF ANY) IN THE MEMBRANE SHALL BE PROPERLY SEALED.
- D. FILL MATERIAL SHALL BE THOROUGHLY MOISTENED IMMEDIATELY BEFORE POURING CONCRETE.
- E. REINFORCING IN SLABS SHALL BE 6x6-W1.4xW1.4 W.W.F., U.O.N., CONFORMING TO ASTM A185 AND SHALL BE GALVANIZED AND SUPPORTED ON 2"x2"x2" CONC. BLOCKS AT A GRID OF 3'-0" x 3'-0".

ALL CONCRETE SLAB EDGES SHALL BE PLACED ON ½" MIN. EXPANSION MATERIAL AGAINST MASONRY WALL.

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ISSUES JAN 2023 1ST ISSUE



JOB NO.	078
DRAWN BY	Author
CHECKED BY	Checker
SCALE	AS NOTED
FILE NUMBER	AA 26003995
SEAL	

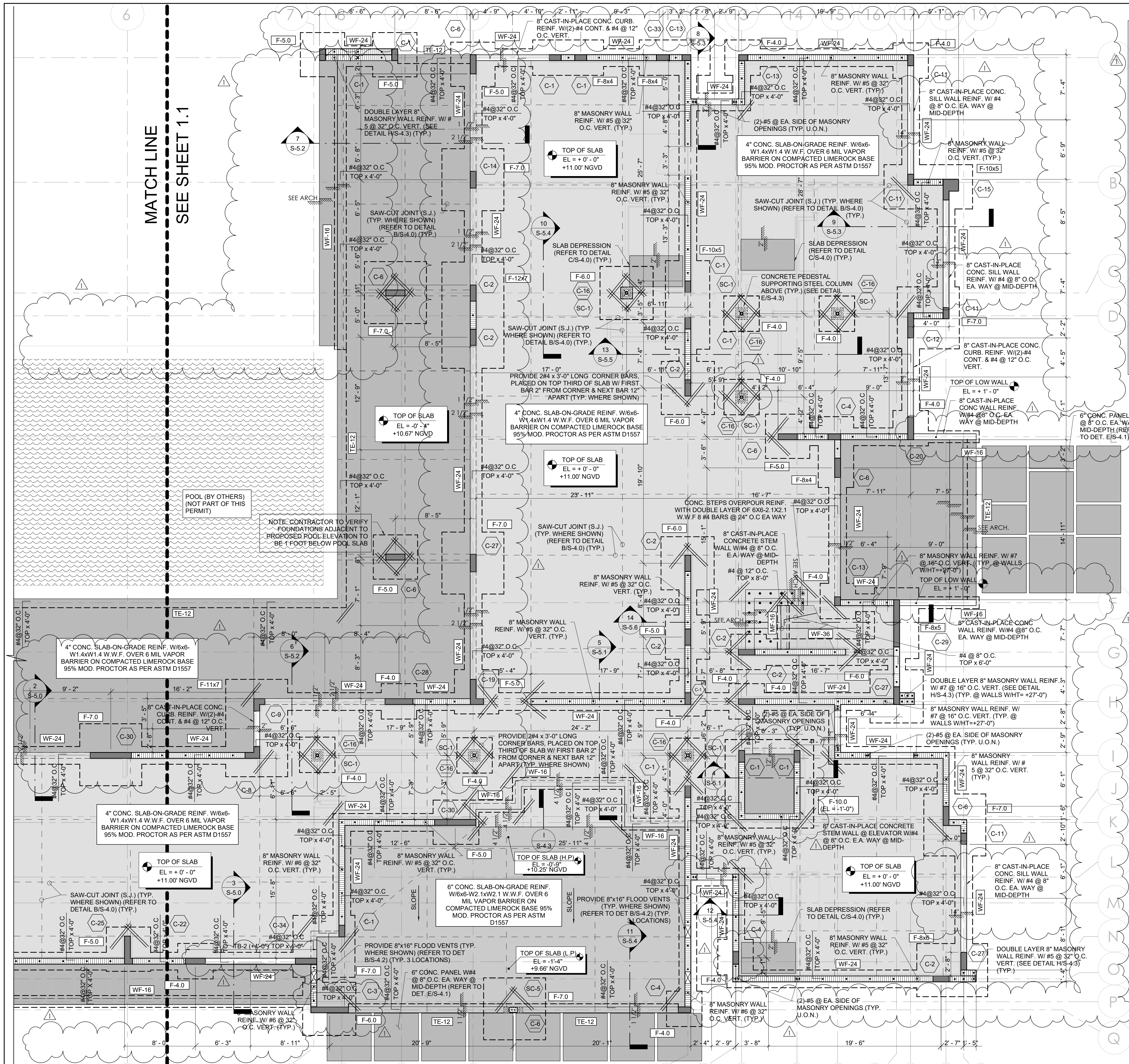
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SHEET NO.

S-0.0

GENERAL NOTES



- ### PLAN NOTES
- GROUND FLOOR ELEVATION = +0'-0" = +11.0' NGVD, U.O.N. COORDINATE W/ARCHITECTURAL DRAWINGS.
 - BASE FLOOD ELEVATION = +10.0' NGVD, SITUATED IN ZONE AE.
 - COORDINATE W/ARCHITECTURAL & OTHER DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
 - COORDINATE ALL WINDOW, DOOR AND OPENING LOCATIONS WITH ARCHITECTURAL DRAWINGS.
 - CONCRETE MASONRY WALLS CONFORMING TO ASTM C 90 STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS SHALL HAVE A NET AREA COMPRESSIVE STRENGTH (F_m) OF 1500 PSI. VERTICAL WALL REINFORCEMENT AT THIS LEVEL SHALL BE AS FOLLOWS:
 - ALL WALLS.....#5 @ 32" O.C. MAX.
 - GARAGE WALLS.....#5 @ 32" O.C. MAX.
 - REINFORCEMENT SHALL BE SPLICE CONTINUOUS FROM FOUNDATION TO ROOF BEAMS.
 - PROVIDE #5 VERTICAL IN BLOCK CELL FILLED WITH CONCRETE GROUT @ EACH SIDE OF MASONRY WALL OPENINGS, U.O.N.
 - TYPICAL WALL FOOTING ELEVATION = -3'-0" (+8.0' NGVD) U.O.N. & TYPICAL ISOLATED FOOTING PADS ELEVATION = -3'-0", U.O.N.
 - ALL FOOTINGS SHALL BE CENTERED UNDER WALLS & COLUMNS, U.O.N. & SHALL BE A MIN. 12" BELOW GRADE PER FBC.
 - SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ELEVATIONS, DRAINS, DRAINAGE SLOPE, ETC. NOT SHOWN.
 - ALLOWABLE SOIL BEARING PRESSURE IS 3000 PSF. REFER TO GENERAL NOTES & GEOTECHNICAL REPORT FOR SOIL PREPARATION NOTES.
 - TYP. 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, U.O.N.
 - 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).
 - WIND LOADS ARE BASED ON ASCE 7-22 & 2023 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, K_d=0.85 & CATEGORY II BLDG. CLASSIFICATION.

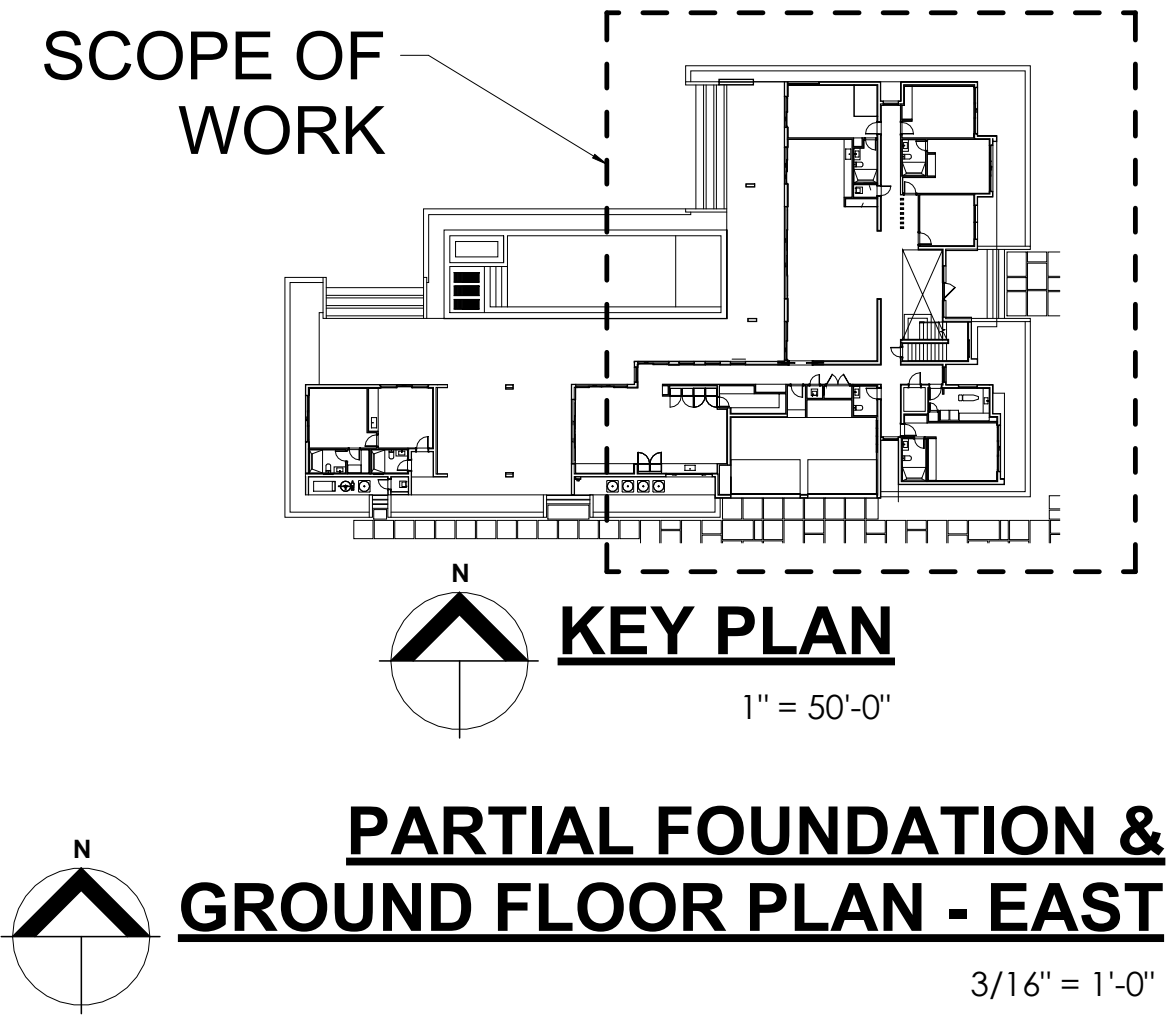
TERMITE PROTECTION STATEMENT:

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

LEGEND:

- DENOTES PROPOSED CONCRETE FOOTINGS (REFER TO SCHEDULE)
- PROPOSED MASONRY WALLS
- PROPOSED CONCRETE COLUMNS
- SLAB EDGE
- DENOTES CONCRETE PEDESTAL SUPPORTING STEEL COLUMN ABOVE SEE DETAIL E/S-4.3

- ### REFERENCE NOTES:
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 - SEE COMPONENT & CLADDING WIND PRESSURES ON SHEETS S-2.0 & S-2.1.
 - SEE STANDARD DETAILS ON SHEET S-4.0 THRU S-4.3.
 - SEE BEAM SCHEDULE ON SHEET S-3.0.
 - SEE COLUMN DETAILS ON SHEET S-3.0 & S-3.1.



NESTOR J. PALACIOS, PROFESSIONAL ENGINEER, STATE OF FLORIDA, LICENSE NO. 93378.

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AGD

AGD DEVELOPERS LLC

NEW SINGLE FAMILY RESIDENCE

AGD CALISTONE LLC
10840 SW 67 Ave MIAMI, FL 33156

REV#	Issue Date	1ST ISSUED
1	11/03/25	ARCH REVISION

JOB NO.	084
DRAWN BY	H.P.
CHECKED BY	N.P.
SCALE	AS NOTED
LOT#	AA 26003995
SEAL	

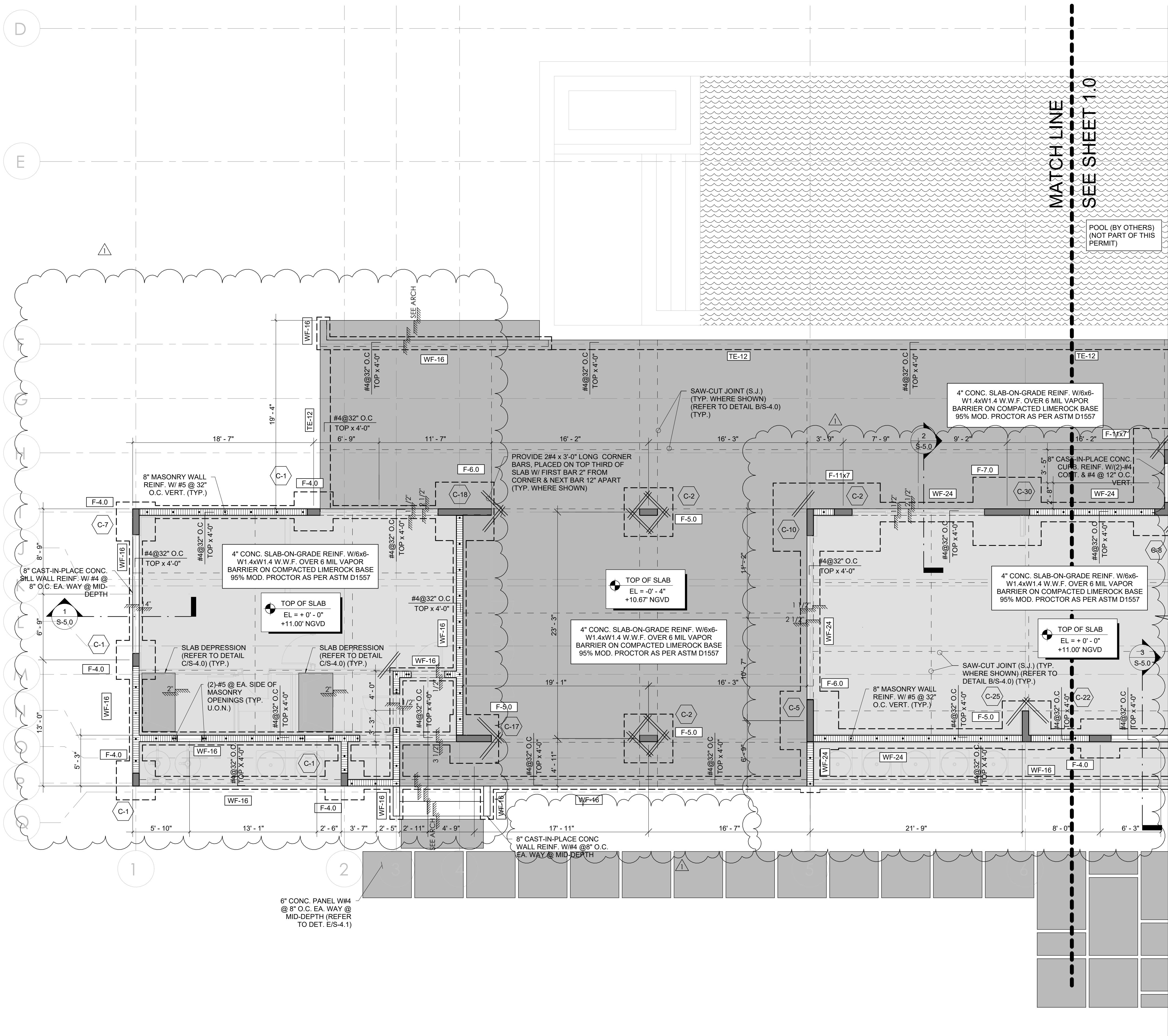
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S-1.0

PARTIAL FOUNDATION & GROUND FLOOR PLAN-EAST



**PARTIAL FOUNDATION &
GROUND FLOOR PLAN - WEST**

3/16" = 1'-0"

PLAN NOTES

- GROUND FLOOR ELEVATION = +0'-0" = +11.0' NGVD., U.O.N. COORDINATE W/ARCHITECTURAL DRAWINGS.
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-ALL WALLS.....#5 @ 32" O.C. MAX.

*REINFORCEMENT SHALL BE SPLICE CONTINUOUS FROM FOUNDATION TO ROOF BEAMS.
- PROVIDE #5 VERTICAL IN BLOCK CELL FILLED WITH CONCRETE GROUT @ EACH SIDE OF MASONRY WALL OPENINGS, U.O.N.
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LEGEND:

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- PROPOSED MASONRY WALLS
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- SLAB EDGE
- DENOTES CONCRETE PEDESTAL SUPPORTING STEEL COLUMN ABOVE SEE DETAIL E/S-4.3

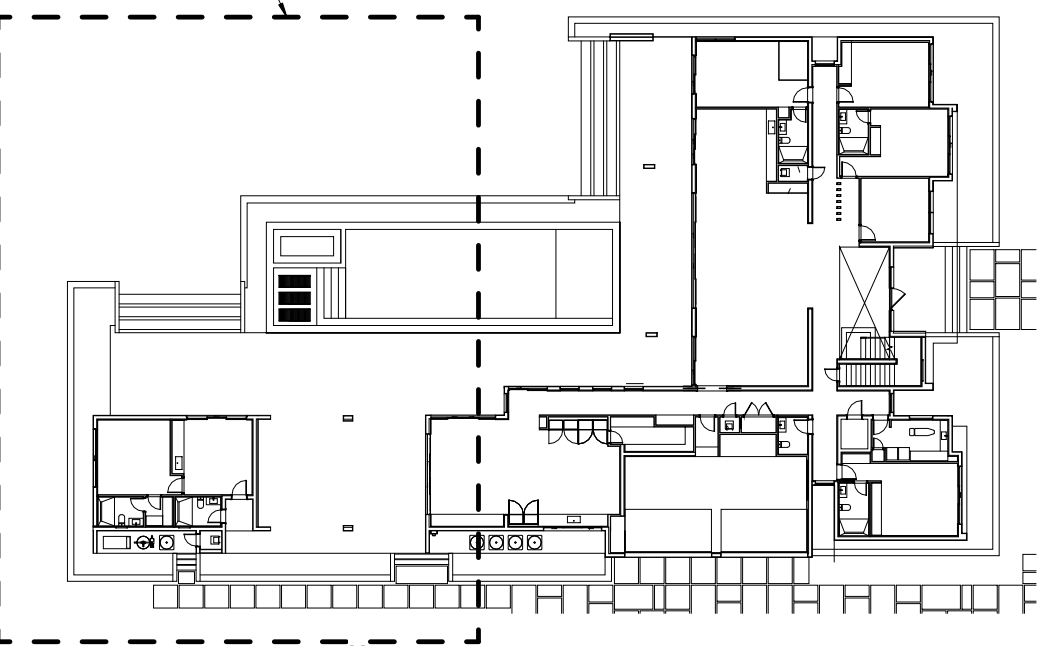
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- SEE BEAM SCHEDULE ON SHEET S-3.0.
- SEE COLUMN DETAILS ON SHEET S-3.0 & S-3.1.

SCOPE OF WORK



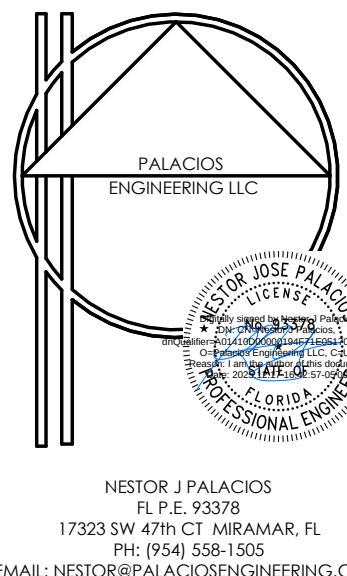
Key Plan

1" = 40'-0"

NESTOR J PALACIOS, PROFESSIONAL ENGINEER, STATE OF FLORIDA, LICENSE NO. 93378

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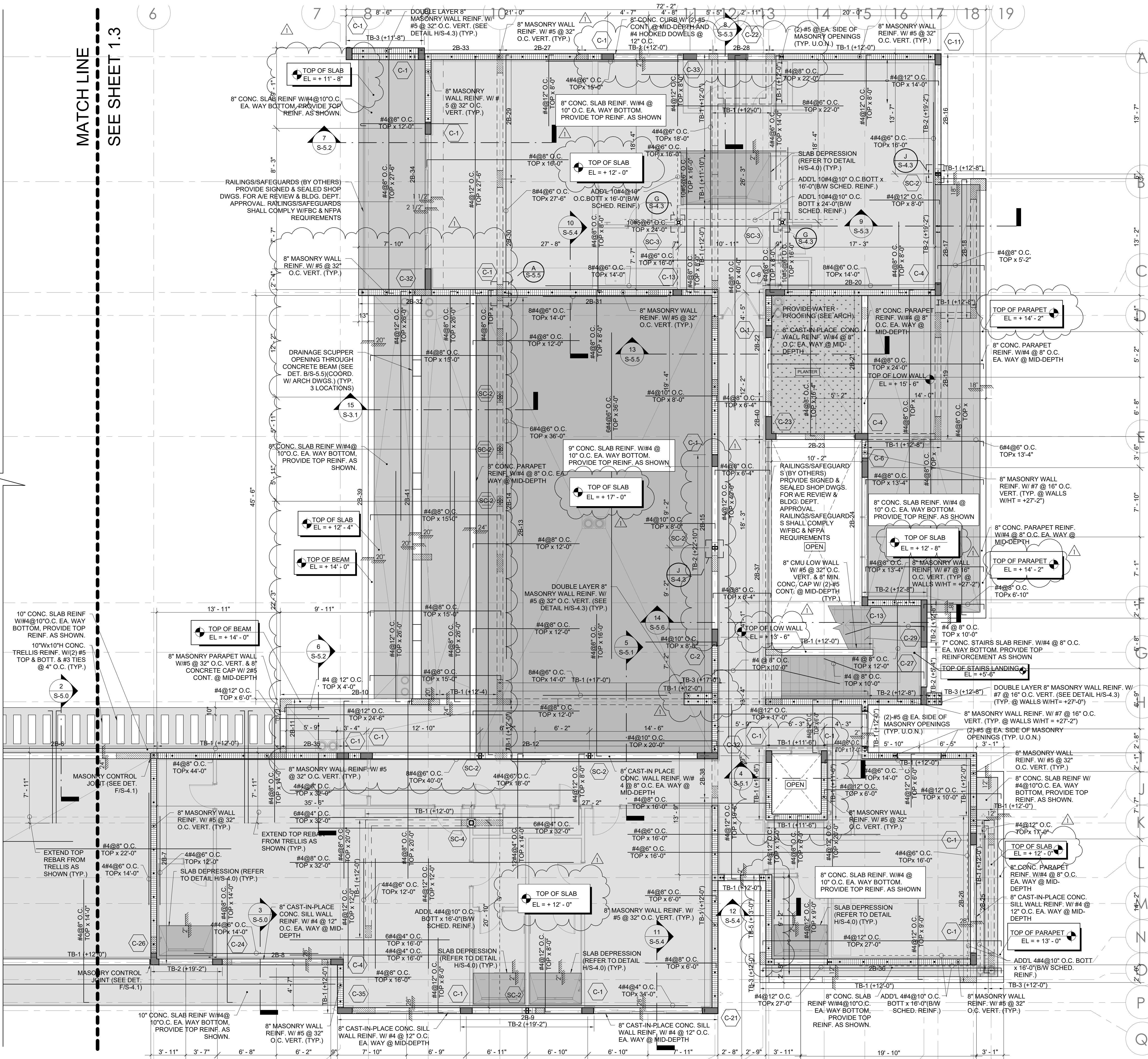
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MATCH LINE
SEE SHEET 1.3



PLAN NOTES

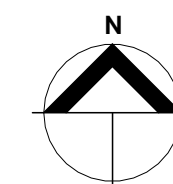
- 2ND FLOOR CONCRETE SLAB ELEVATION = +12'-0" U.O.N. ON PLANS. COORDINATE W/ARCHITECTURAL DRAWINGS.
- BATUM ELEVATION = +0'-0" = +1'-0" NGVD, U.O.N. ON PLANS.
- COORDINATE W/ARCHITECTURAL & OTHER DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
- COORDINATE ALL WINDOW, DOOR AND OPENING LOCATIONS WITH ARCHITECTURAL DRAWINGS.
- SECOND FLOOR FRAMING CONSIST OF 8" CONC. SLAB REINF. W/#4@10" O.C. EA. WAY BOTTOM. PROVIDE TOP REINF. AS SHOWN ON PLANS. REFER TO DET. A/S-4.2 FOR SLAB DETAILS.
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-ALL WALLS WITHIN#5 @ 32" O.C. MAX.
- PROVIDE #5 VERTICAL IN BLOCK CELL FILLED WITH CONCRETE GROUT @ EACH SIDE OF MASONRY WALL OPENINGS, U.O.N.
- COORDINATE ALL WINDOW, DOOR AND OPENING LOCATIONS WITH ARCHITECTURAL DRAWINGS.
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- COORDINATE W/ARCHITECTURAL & OTHER DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
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REFERENCE NOTES:

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- SEE STANDARD DETAILS ON SHEET S-4.0 THRU S-4.3
- SEE BEAM SCHEDULE ON SHEET S-3.0.
- SEE COLUMN DETAILS ON SHEET S-3.0.

LEGEND:

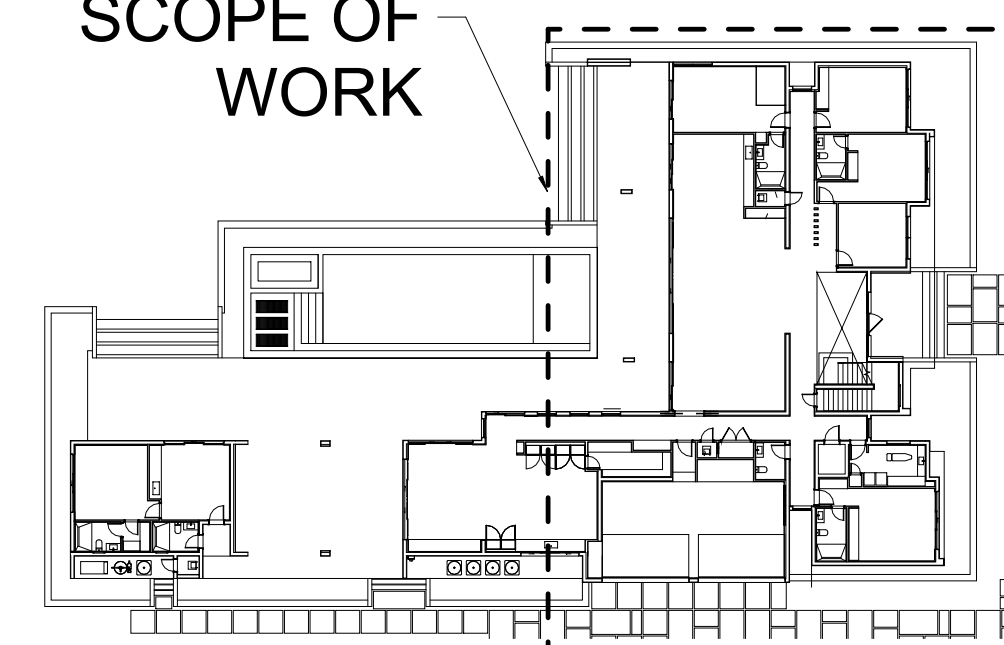
- PROPOSED MASONRY WALLS
- PROPOSED CONCRETE COLUMNS
- CONCRETE WALL BELOW
- BOTTOM REINF
- TOP REINF
- DENOTES PROPOSED CONC. WALL/COLUMN BELOW
- SLAB EDGE



PARTIAL SECOND FLOOR FRAMING PLAN - EAST

3/16" = 1'-0"

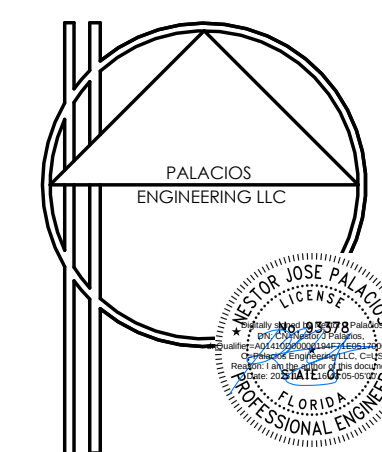
SCOPE OF WORK



Key-Plan

1" = 40'-0"

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ENGINEER, STATE OF FLORIDA, LICENSE NO.
93378
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PALACIOS PE ON THE DATE ADJACENT TO
THE SEAL USING SHA AUTHENTICATION
CODE.



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10840 SW 67 Ave MIAMI, FL 33156

11/03/25 ARCH REVISION

JOB NO. 084

DRAWN BY H.P

CHECKED BY N.P.

SCALE AS NOTED

LOT/BLK AA 260033995

SEAL

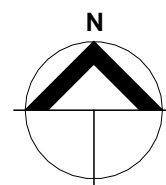
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S-1.2

PARTIAL SECOND FLOOR FRAMING
PLAN - EAST



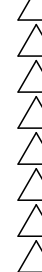
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10840 SW 67 Ave MIAMI, FL 33156


$$3/16'' = 1'-0'$$

	PROPOSED MASONRY WALLS
	PROPOSED CONCRETE COLUMNS
	CONCRETE WALL BELOW
	BOTTOM REINF
	TOP REINF
	DENOTES PROPOSED CONC. WALL/COLUMN BELOW
	SLAB EDGE

$$1'' = 40'-0''$$

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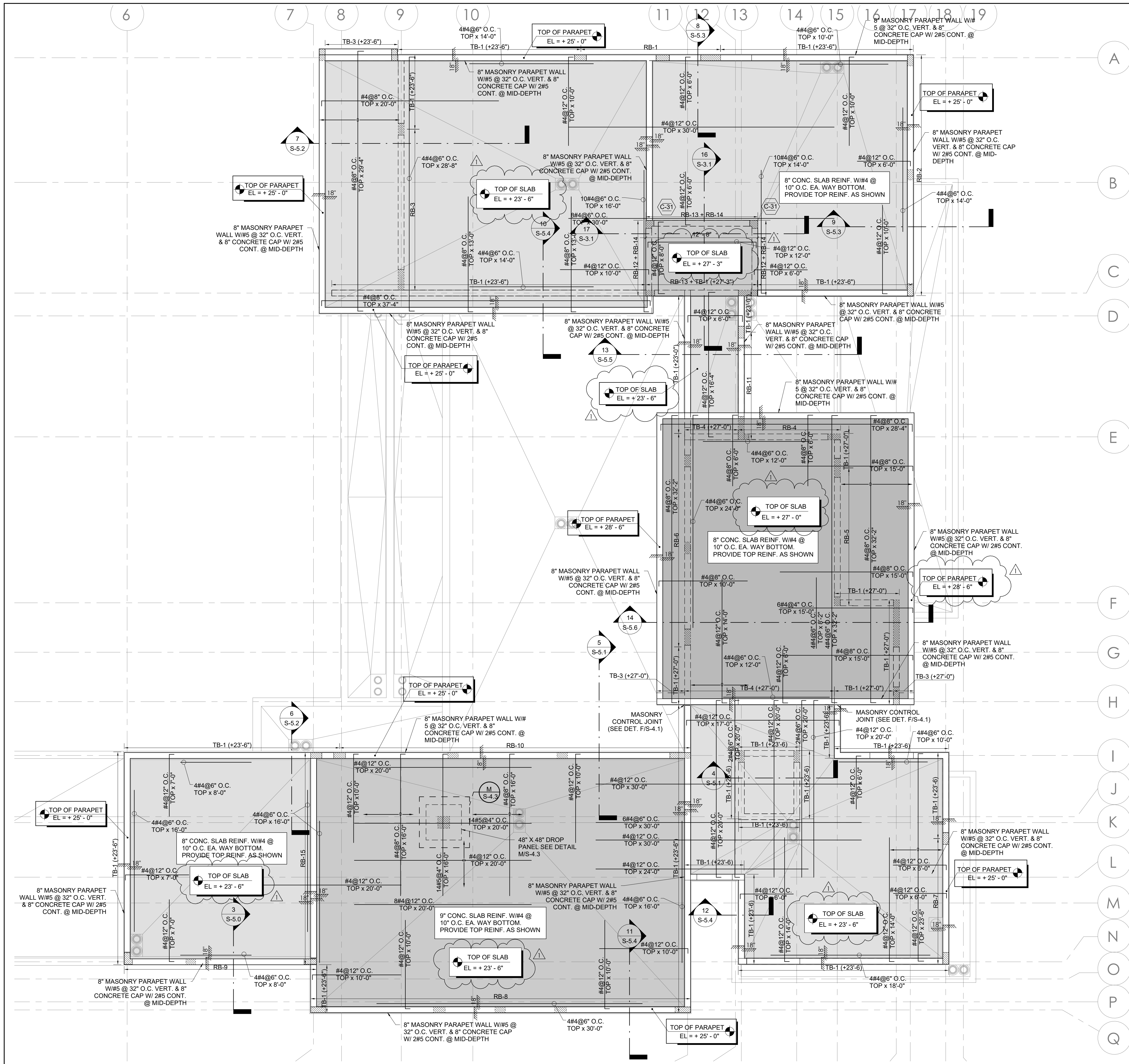
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	11/03/25	ARCH REVISION
		
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CHECKED BY N.P.		
SCALE AS NOTED		
FIRM LOGGING AA 26003995		
SCALE		

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S-1.3

PARTIAL SECOND FLOOR FRAMING
PLAN - WEST

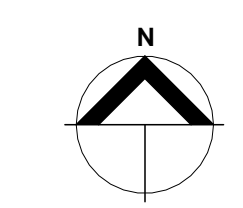


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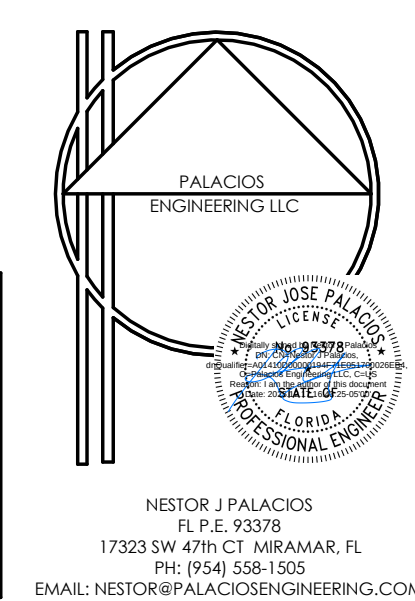
- LEGEND:**
- PROPOSED MASONRY WALLS
 - PROPOSED CONCRETE COLUMNS
 - CONCRETE WALL BELOW
 - BOTTOM REINF
 - TOP REINF
 - DENOTES PROPOSED CONC. WALL/COLUMN BELOW
 - SLAB EDGE

- PLAN NOTES**
- TOP OF SLAB = +23'-6". COORDINATE W/ARCHITECTURAL DRAWINGS.
 - DATUM ELEVATION, +0'-0" = +11.0' NGVD. U.O.N. ON PLANS.
 - ROOF FLOOR SLAB CONSIST OF 8" CONC. SLAB REINF. W/#4@10" O.C. EA. WAY BOTTOM. PROVIDE TOP REINF. AS SHOWN ON PLANS. REFER TO DETAIL A/S-4.2 FOR SLAB DETAILS.
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ROOF FRAMING PLAN
3/16" = 1'-0"



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10840 SW 67 Ave MIAMI, FL 33156

11/03/25 ARCH REVISION

ISSUES	Issue Date	1ST ISSUED
1	11/03/25	ARCH REVISION

JOB NO. 084
DRAWN BY H.P.
CHECKED BY N.P.
SCALE AS NOTED
LAYOUT AA 26003995
SEAL

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12/20/2025 5:40:08 PM

S-1.4
ROOF FRAMING PLAN

ISSUES	ISSUE DATE	1ST ISSUED
1	11/03/25	ARCH REVISION
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SHEET NO.

S-2.0

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'	-41.12	-41.12	-41.12	-40.49	-35.05	-27.28
1	-71.53	-66.85	-60.89	-55.37	-50.89	-44.93
2	-94.35	-88.35	-80.69	-73.58	-67.83	-60.16
3	-128.55	-116.53	-101.21	-87.01	-75.50	-60.16
4	-44.53	-42.72	-40.43	-38.30	-36.57	-34.27
5	-54.79	-51.18	-46.58	-42.32	-38.87	-34.27
4 & 5	+41.1	+39.3	+37.	+34.87	+33.14	+30.84

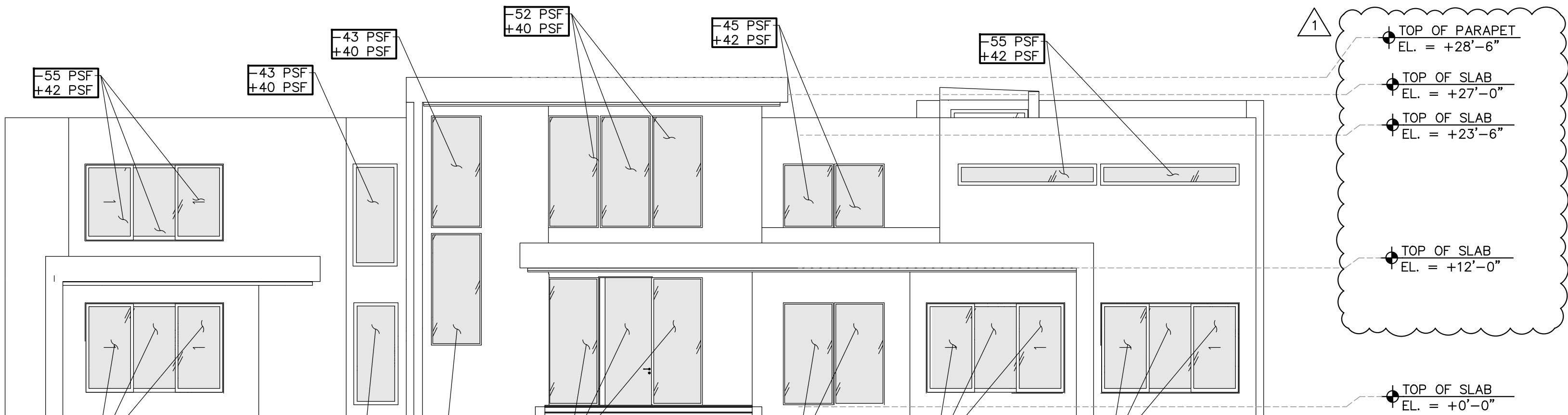
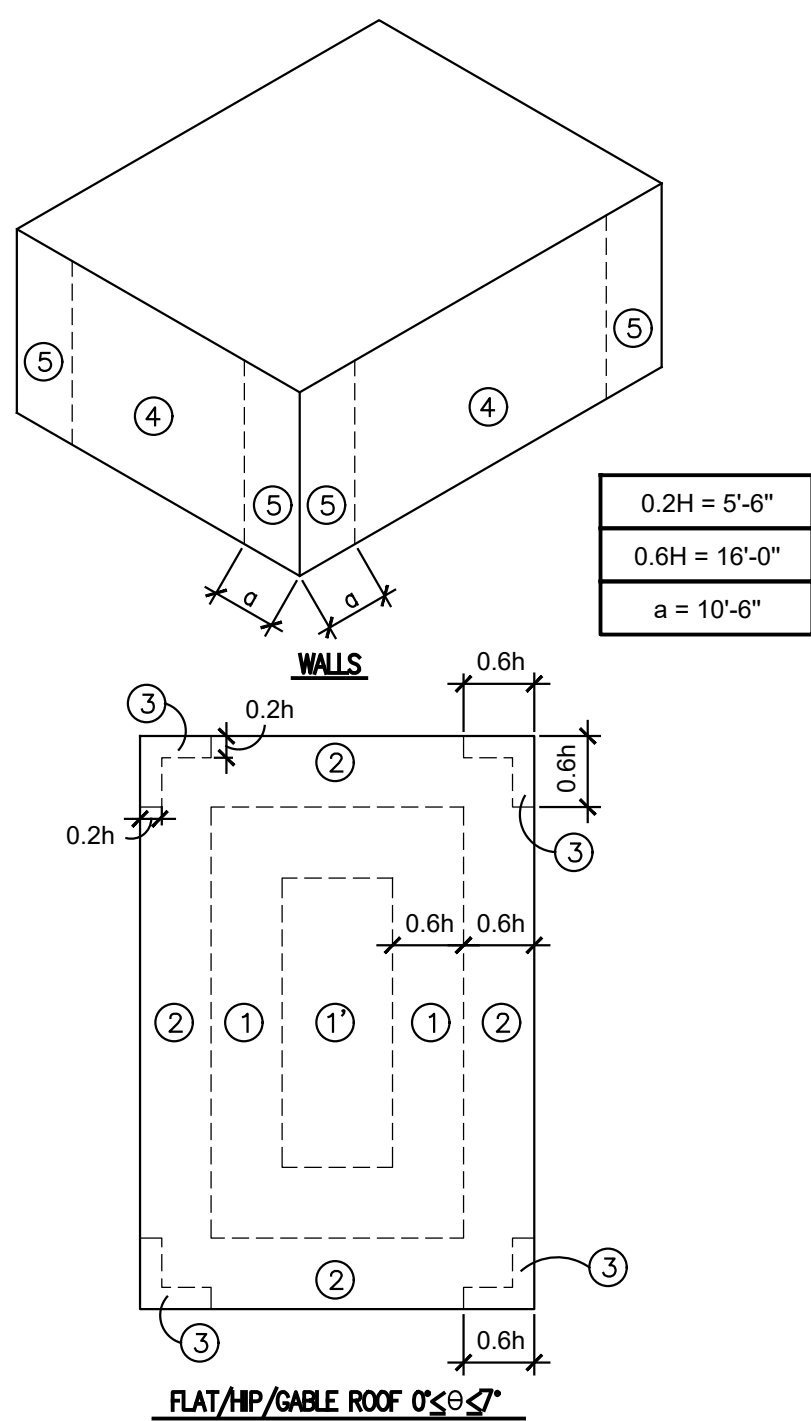
VALUES TO BE USED
FOR ROOFING
PRESSURES

NOTES:

- COMPONENT & CLADDING PRESSURES SHOWN HEREIN ARE GROSS & ARE BASED UPON $K_d=0.85$ & ALLOWABLE STRESS DESIGN METHOD (ASD) PER ASCE 7-22 & FLORIDA BUILDING CODE 2023 & SHALL NOT BE FURTHER REDUCED BY A FACTOR OF 0.6.
- THESE PRESSURES ARE PROVIDED AS GENERAL GUIDELINES & ARE TO BE USED AS GENERAL INFORMATION & PERMIT ONLY.
- IT IS THE RESPONSIBILITY OF THE WINDOW/DOOR MANUFACTURER AS A SPECIALTY ENGINEER TO CALCULATE & DETERMINE EA. WINDOW/DOOR WIND PRESSURES AS REQUIRED BY THE 2023 FBC CODE TO RESIST THE SPECIFIED DESIGN WIND PRESSURES SHOWN ON THIS PLAN.
- THIS ENGINEERING COMPANY 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.
- 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.

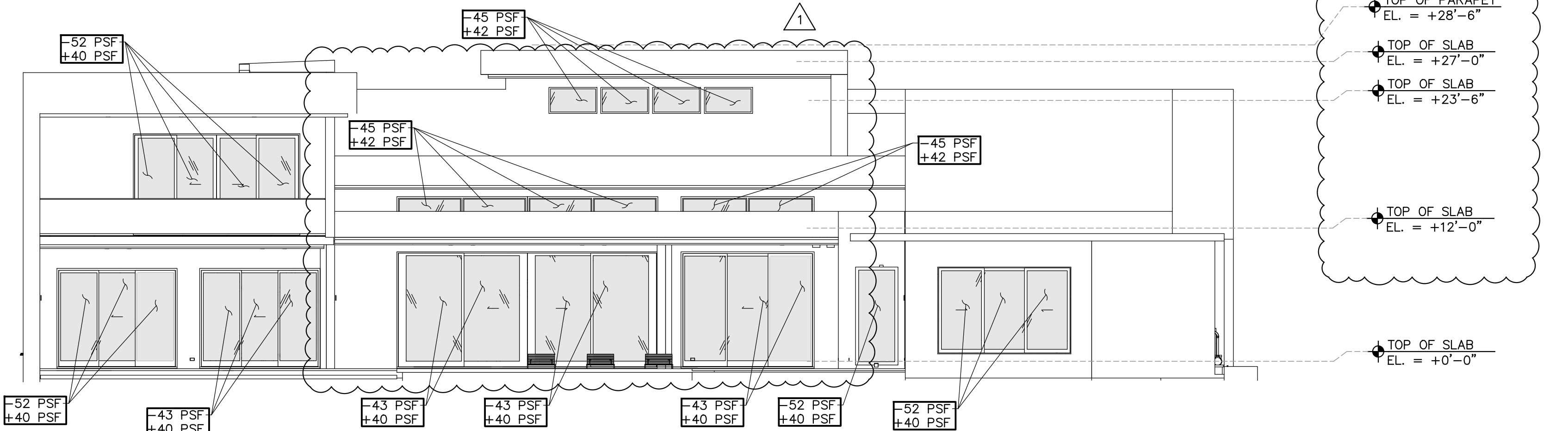
WIND LOADS PER ASCE 7-22 & 2023 FBC

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



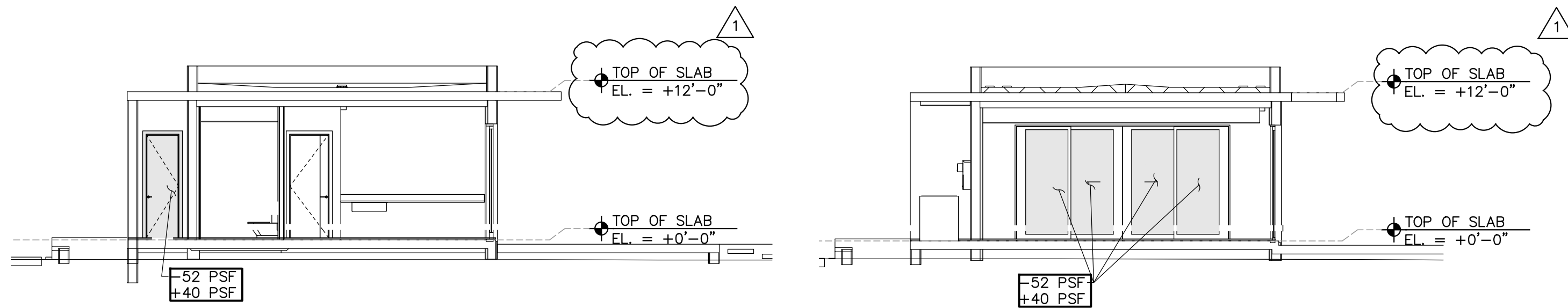
EAST ELEVATION

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



WEST ELEVATION

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

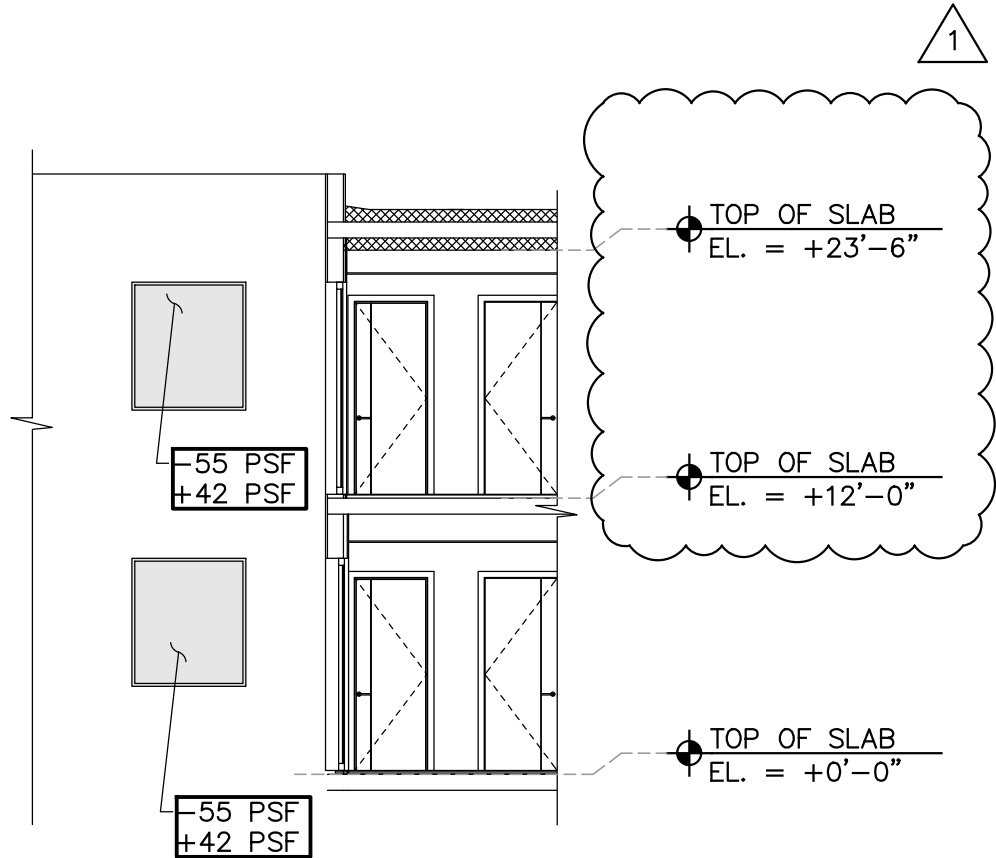


PARTIAL WEST ELEVATION

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

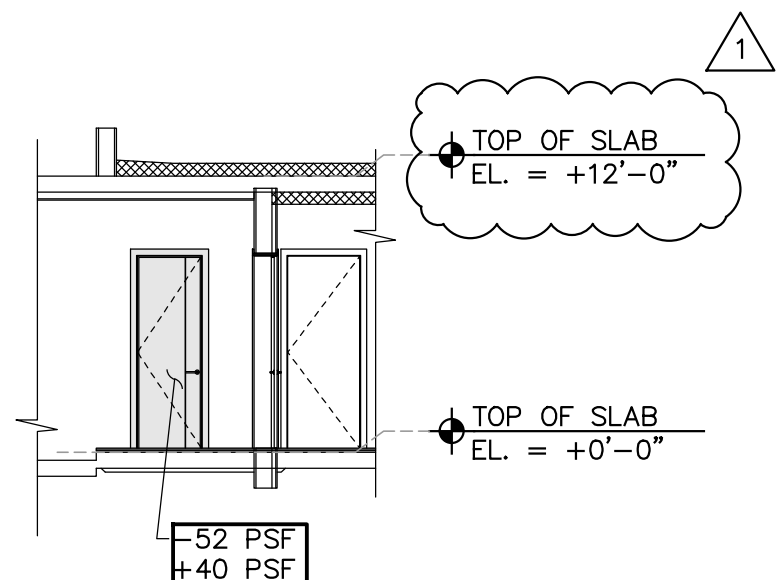
PARTIAL EAST ELEVATION

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



PARTIAL NORTH ELEVATION

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

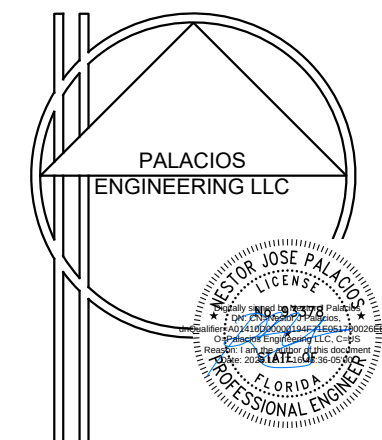


PARTIAL EAST ELEVATION

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

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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'	-41.12	-41.12	-41.12	-40.49	-35.05	-27.28
1	-71.53	-66.85	-60.89	-55.37	-50.89	-44.93
2	-94.35	-88.35	-80.69	-73.58	-67.83	-60.16
3	-128.55	-116.53	-101.21	-87.01	-75.50	-60.16
4	-44.53	-42.72	-40.43	-38.30	-36.57	-34.27
5	-54.79	-51.18	-46.58	-42.32	-38.87	-34.27
4 & 5	+41.1	+39.3	+37.	+34.87	+33.14	+30.84

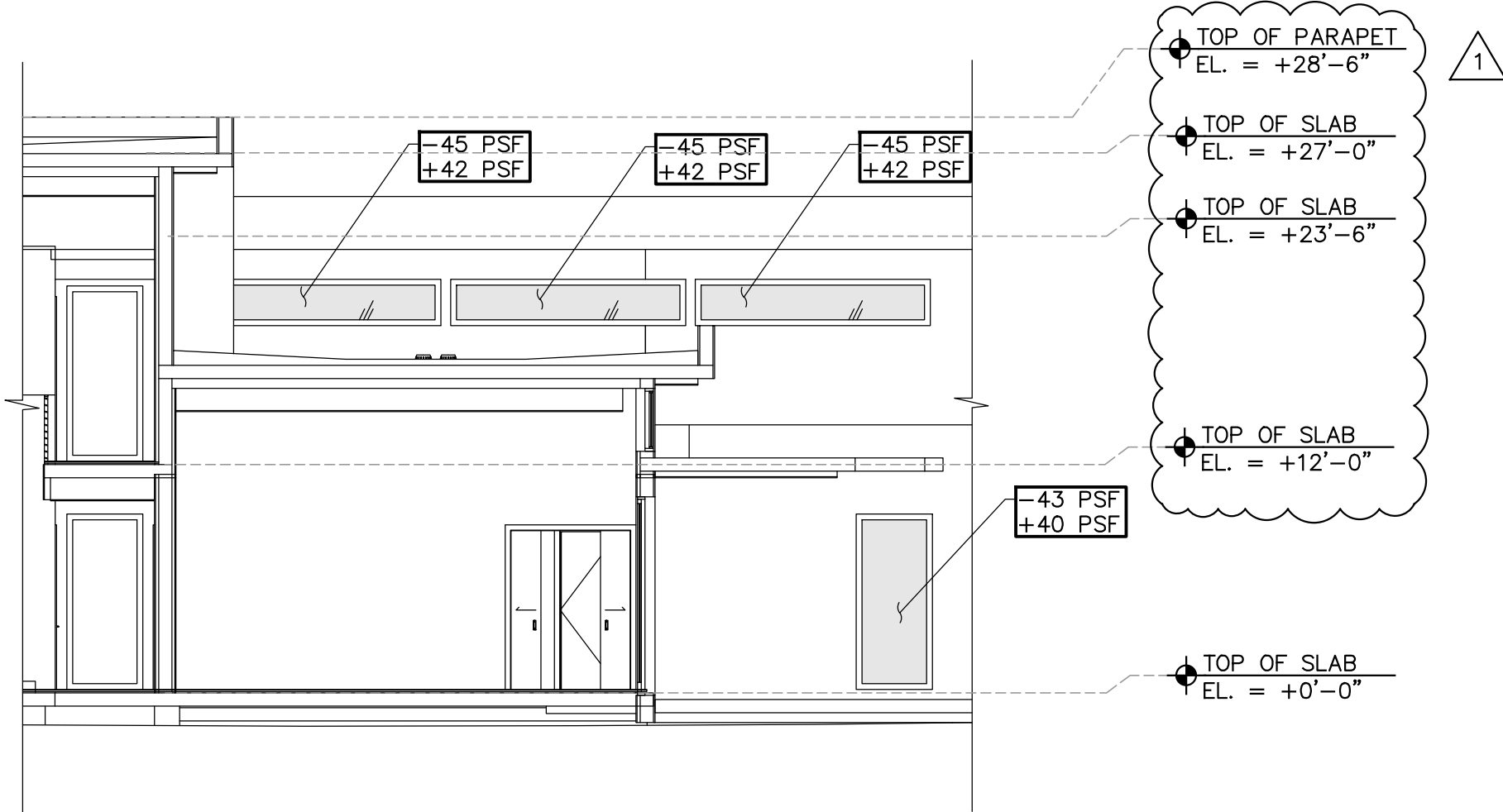
VALUES TO BE USED
FOR ROOFING
PRESSURES

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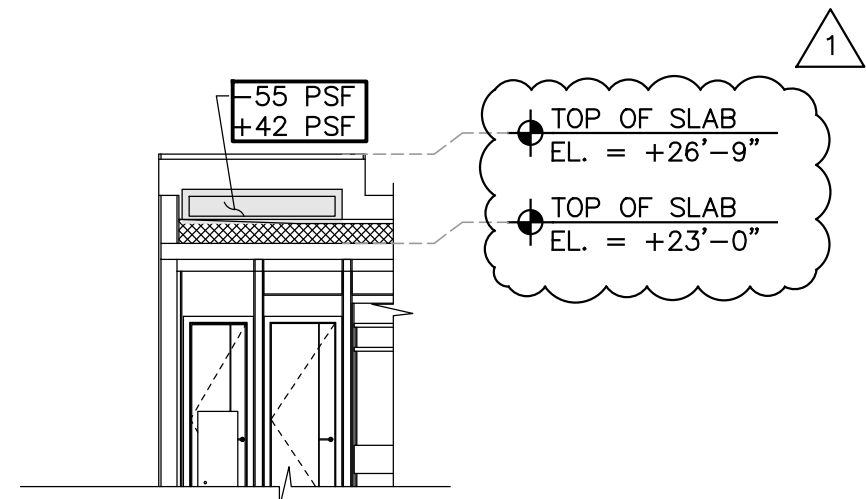
WIND LOADS PER ASCE 7-22 & 2023 FBC

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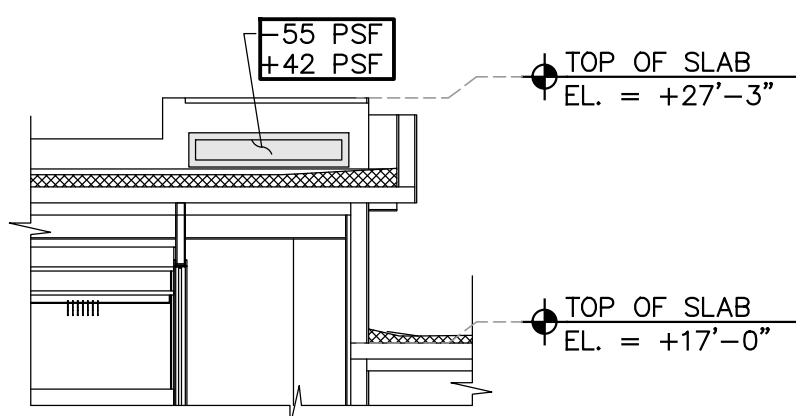
PARTIAL NORTH ELEVATION

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



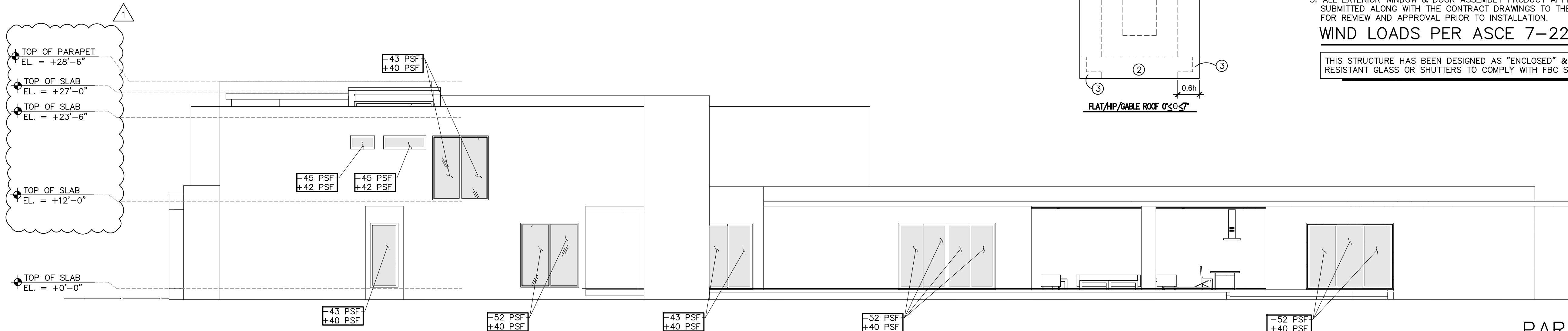
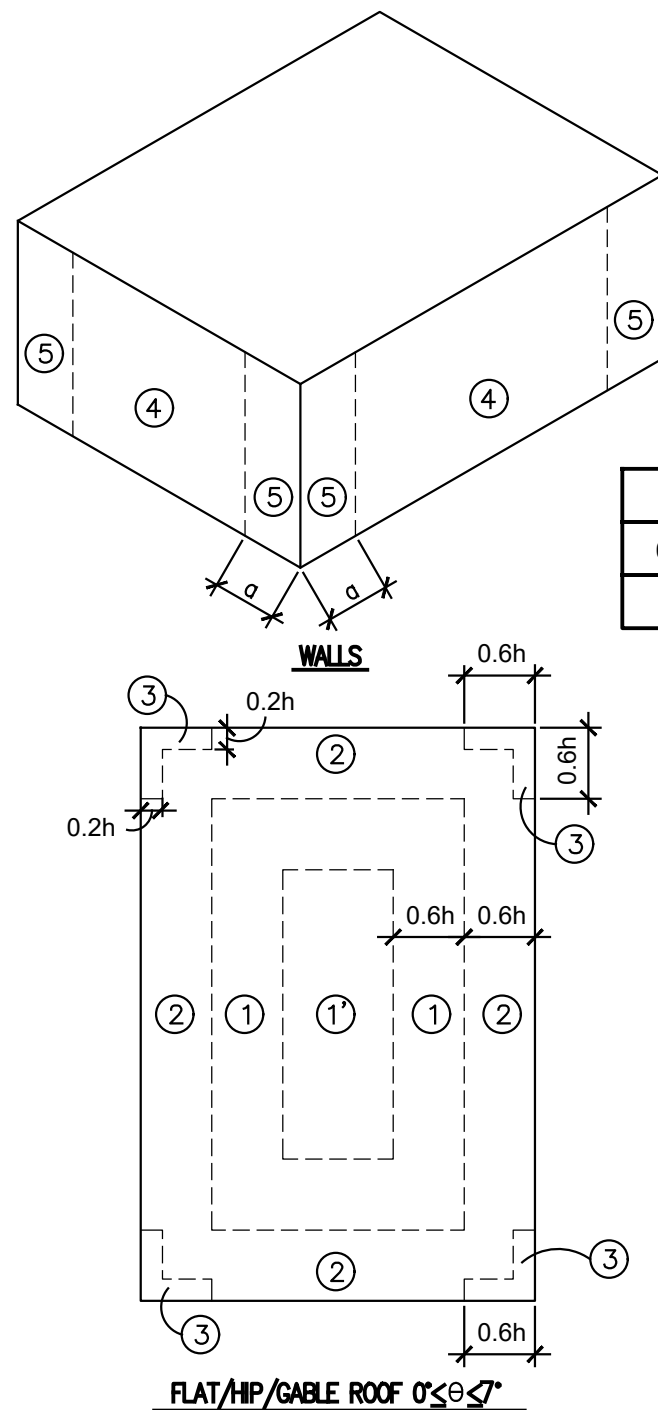
PARTIAL EAST ELEVATION

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



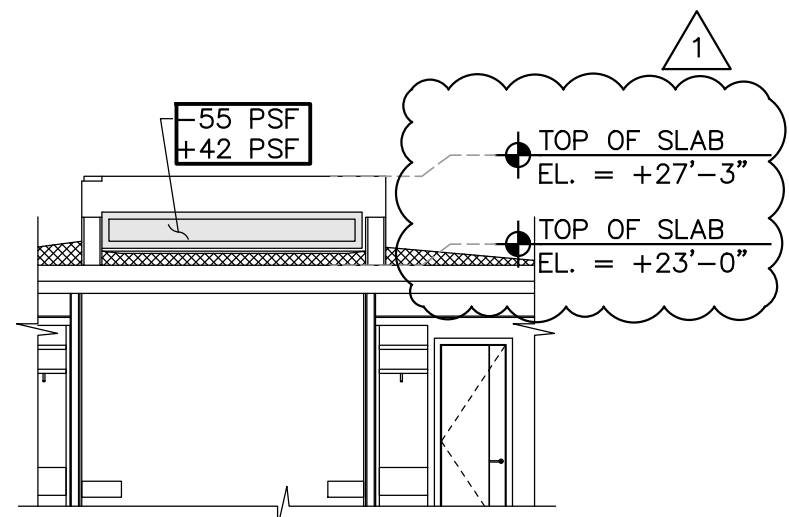
PARTIAL WEST ELEVATION

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



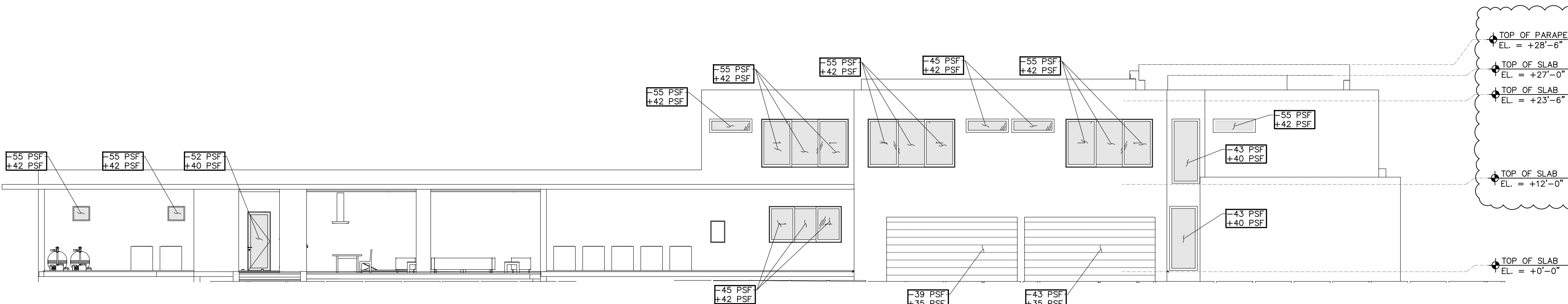
NORTH ELEVATION

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



PARTIAL NORTH ELEVATION

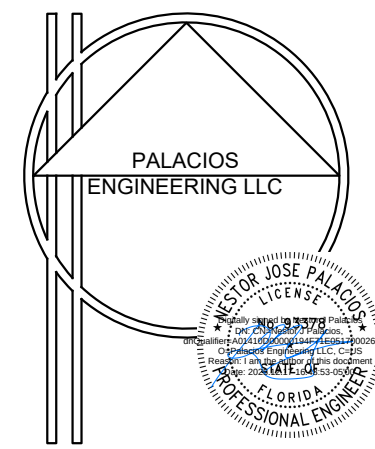
SCALE : 1/8"=1'-0"



SOUTH ELEVATION

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

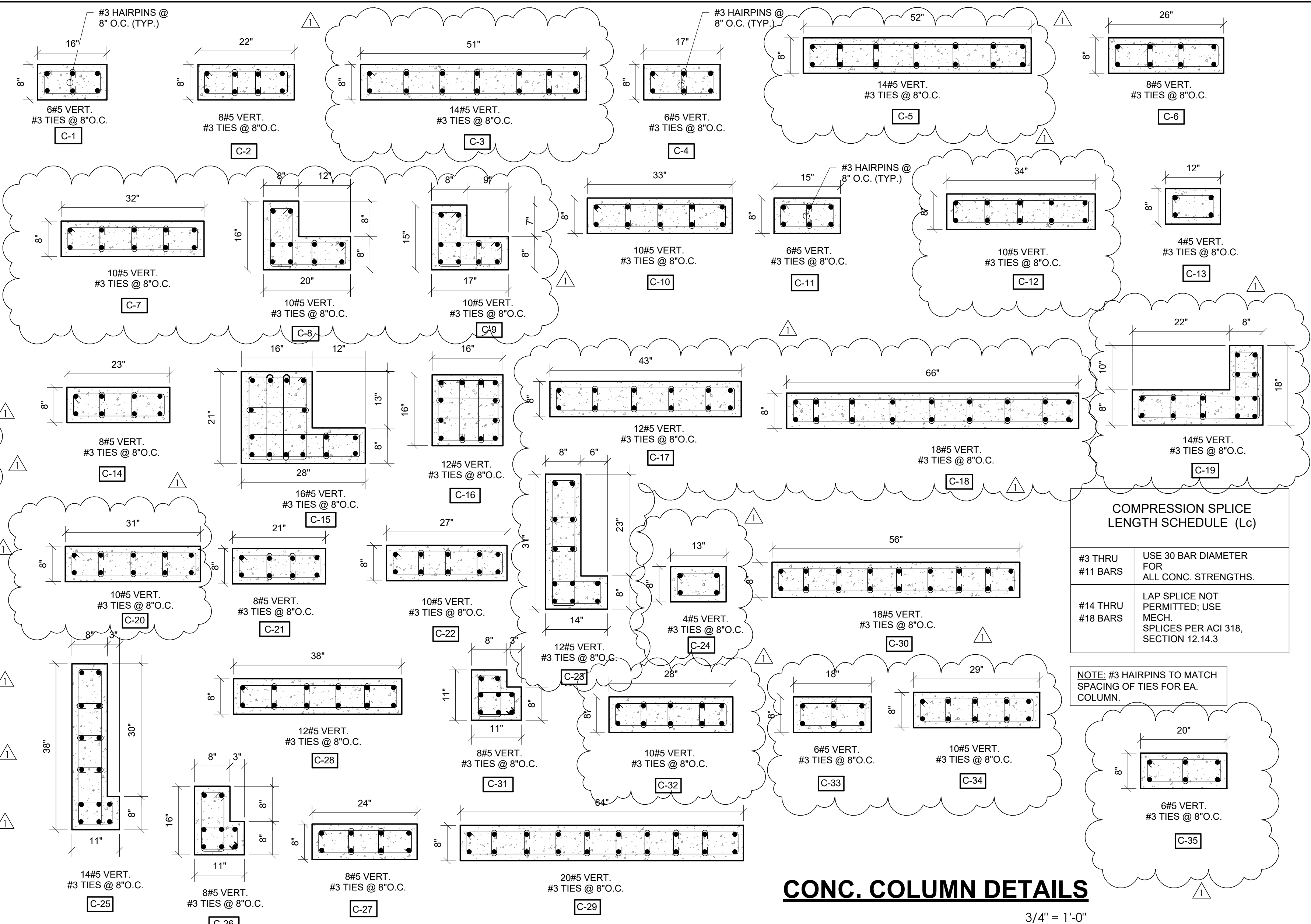
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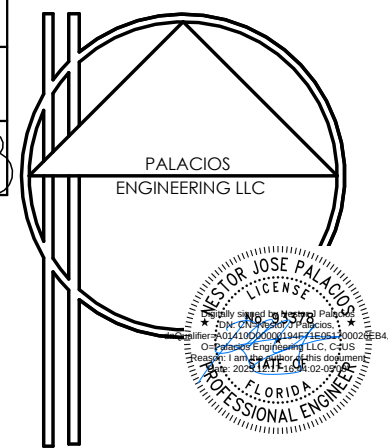
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CONCRETE BEAM SCHEDULE										
TYPE	SIZE	ELEVATION AT TOP	REINFORCING				#3 TIES U.O.N SPACING			REMARKS
	W	D	BOT.	TOP	S	E	C			
TB-1	8	12	SEE PLAN	2#5	2#5			4#3 @ 12" O.C. E.E. REM. @ 24" O.C.		TYP. TIE BEAM
TB-2	8	16	SEE PLAN	2#7	2#7	2#7		@ 6" O.C.		TYP. SILL BEAM
TB-3	16	12	SEE PLAN	4#5	4#5			@ 6" O.C.		TYP. TIE BEAM
TB-4	8	50	SEE PLAN	2#5	2#5	6#5		@ 12" O.C.		TYP. TIE BEAM
TB-5	16	24	SEE PLAN	4#5	4#5	2#5		@ 6" O.C.		TYP. TIE BEAM
2B-1	8	36	+12' - 0"	2#7	2#7	*2#5		@ 8" O.C.		(1)-#5 EA. FACE @ MID-DEPTH
2B-2	8	36	+12' - 0"	2#7	2#7	*2#5		@ 8" O.C.		(1)-#5 EA. FACE @ MID-DEPTH
2B-3	8	36	+14' - 0"	2#7	2#7	*4#5		@ 8" O.C.		(2)-#5 EA. FACE EQ. SPACED
2B-4	8	36	+14' - 0"	2#7	2#7	*4#5		@ 8" O.C.		(2)-#5 EA. FACE EQ. SPACED
2B-5	8	36	+12' - 0"	2#7	2#7	*4#5		@ 6" O.C.		(2)-#5 EA. FACE EQ. SPACED
2B-6	8	36	+12' - 0"	2#7	2#7	*4#5		@ 4" O.C.		(2)-#5 EA. FACE EQ. SPACED
2B-7	8	24	+13' - 4"	2#7+2#7	2#7+2#7	*2#5		@ 8" O.C.		(1)-#5 EA. FACE @ MID-DEPTH (SEE DETAIL F/S-4.3)
2B-8	8	36	+12' - 0"	2#7	2#7	*2#5		@ 8" O.C.		(1)-#5 EA. FACE @ MID-DEPTH
2B-9	8	54	+12' - 0"	2#7+2#7	2#7+2#7	*4#5		@ 8" O.C.		(2)-#5 EA. FACE EQ. SPACED (SEE DETAIL F/S-4.3)
2B-10	8	60	+14' - 0"	2#8	2#8	*8#5		@ 6" O.C.		(8)-#5 EA. FACE EQ. SPACED
2B-11	8	36	+12' - 0"	2#7	2#7	*2#5		@ 8" O.C.		(1)-#5 EA. FACE @ MID-DEPTH
2B-12	8	68	+17' - 0"	2#7+2#7	2#7+2#7	*10#5		@ 8" O.C.		(5)-#5 EA. FACE EQ. SPACED (SEE DETAIL F/S-4.3)
2B-13	8	20	+17' - 0"	2#7	2#7	*2#5		@ 4" O.C.		(1)-#5 EA. FACE EQ. SPACED
2B-14	8	35 1/2	+13' - 4"	2#7+2#7	2#7+2#7	*2#5		@ 4" O.C.		(1)-#5 EA. FACE @ MID-DEPTH (SEE DETAIL F/S-4.3)
2B-15	8	68	+17' - 0"	2#7+2#7	2#7+2#7	*10#5		@ 6" O.C.		(5)-#5 EA. FACE EQ. SPACED (SEE DETAIL F/S-4.3)
2B-16	8	36	+12' - 0"	2#7	2#7	*2#5		@ 6" O.C.		(1)-#5 EA. FACE EQ. SPACED
2B-17	8	20	+12' - 6"	2#7	2#7			@ 4" O.C.		
2B-18	8	44	+12' - 8"	2#8	2#8	*4#5		@ 6" O.C.		(2)-#5 EA. FACE EQ. SPACED
2B-19	8	44	+12' - 8"	2#8	2#8	*4#5		@ 6" O.C.		(2)-#5 EA. FACE EQ. SPACED
2B-20	8	16	+12' - 8"	2#7	2#7			@ 6" O.C.		
2B-21	8	16	+12' - 8"	2#7	2#7			@ 6" O.C.		
2B-22	8	16	+12' - 8"	2#7	2#7			@ 6" O.C.		
2B-23	8	24	+12' - 8"	2#7+2#7	2#7+2#7	*2#5		@ 8" O.C.		(1)-#5 EA. FACE @ MID-DEPTH (SEE DETAIL F/S-4.3)
2B-24	8	51	+15' - 6"	2#8	2#8	*6#5		@ 8" O.C.		(3)-#5 EA. FACE EQ. SPACED
2B-25	8	36	+12' - 0"	2#7	2#7	*2#5		@ 8" O.C.		(1)-#5 EA. FACE @ MID-DEPTH
2B-26	8	16	+12' - 0"	2#7	2#7			@ 4" O.C.		
2B-27	8	36	+12' - 0"	2#7	2#7	*2#5		@ 8" O.C.		(1)-#5 EA. FACE @ MID-DEPTH
2B-28	8	12	+12' - 4"	2#6	2#6			@ 4" O.C.		
2B-29	8	37 1/2	+12' - 0"	2#7	2#7	*2#5		@ 8" O.C.		(1)-#5 EA. FACE @ MID-DEPTH
2B-30	8	37 1/2	+12' - 0"	2#7	2#7	*2#5		@ 8" O.C.		(1)-#5 EA. FACE @ MID-DEPTH
2B-31	8	68	+17' - 0"	2#7+2#7	2#7+2#7	*10#5		@ 8" O.C.		(5)-#5 EA. FACE EQ. SPACED (SEE DETAIL F/S-4.3)
2B-32	8	36	+14' - 0"	2#7+2#7	2#7+2#7	*4#5		@ 8" O.C.		(2)-#5 EA. FACE EQ. SPACED (SEE DETAIL F/S-4.3)
2B-33	8	16	+12' - 0"	2#6	2#6			@ 6" O.C.		
2B-34	24	10 1/2	+11' - 10 1/2"	5#7	5#7			@ 4" O.C.		
2B-35	8	24	+13' - 4"	2#8	2#8			@ 6" O.C.		
2B-36	8	16	+12' - 0"	2#7	2#7			@ 4" O.C.		
2B-37	8	16	+12' - 0"	2#7	2#7			@ 4" O.C.		SEE DET. L/S-4.3
2B-38	8	12	+12' - 0"	2#6	2#6			@ 4" O.C.		
2B-39	8	36	+14' - 0"	2#8	2#8	*4#5		@ 6" O.C.		(2)-#5 EA. FACE EQ. SPACED
2B-40	8	24	+12' - 8"	2#7+2#7	2#7+2#7	*2#5		@ 8" O.C.		(1)-#5 EA. FACE @ MID-DEPTH (SEE DET. L/S-4.3)
2B-41	12	36	+14' - 0"	3#8	3#8	*4#5		@ 6" O.C.		(2)-#5 EA. FACE EQ. SPACED
RB-1	8	30	+23' - 6"	2#7	2#7	*2#5		@ 8" O.C.		(1)-#5 EA. FACE @ MID-DEPTH
RB-2	8	30	+23' - 6"	2#7	2#7	*2#5		@ 8" O.C.		(1)-#5 EA. FACE @ MID-DEPTH
RB-3	8	30	+23' - 6"	2#7	2#7	*2#5		@ 8" O.C.		(1)-#5 EA. FACE @ MID-DEPTH
RB-4	8	72	+27' - 0"	2#7+2#7	2#7+2#7	*18#5		@ 8" O.C.		(9)-#5 EA. FACE EQ. SPACED (SEE DETAIL F/S-4.3)
RB-5	8	22	+27' - 0"	2#7	2#7	*2#5		@ 8" O.C.		(1)-#5 EA. FACE @ MID-DEPTH
RB-6	8	22	+27' - 0"	2#8	2#8			@ 8" O.C.		
RB-7	8	30	+23' - 6"	2#7	2#7	*2#5		@ 8" O.C.		(1)-#5 EA. FACE @ MID-DEPTH
RB-8	8	30	+23' - 6"	2#7	2#7	*2#5		@ 8" O.C.		(1)-#5 EA. FACE @ MID-DEPTH
RB-9	8	30	+23' - 6"	2#7	2#7	*2#5		@ 8" O.C.		(1)-#5 EA. FACE @ MID-DEPTH
RB-10	8	26	+23' - 6"	2#6	2#6			@ 8" O.C.		
RB-11	8	30	+23' - 6"	2#7	2#7	*2#5		@ 8" O.C.		(1)-#5 EA. FACE @ MID-DEPTH
RB-12	8	16	+24' - 2"	2#6	2#6			@ 6" O.C.		
RB-13	8	16	+24' - 2"	2#6	2#6			@ 6" O.C.		
RB-14	8	18	+27' - 3"	2#6	2#6			@ 6" O.C.		
RB-15	8	32	+25' - 0"	2#7+2#7	2#7+2#7	*4#5		@ 8" O.C.		(2)-#5 EA. FACE EQ. SPACED (SEE DETAIL F/S-4.3)

NOTES:
1. DATUM ELEVATION, +0'-0"= +11.0' NGVD.
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 FOOTING SCHEDULE						
MARK	EL. TOP OF FOOTING	WIDTH	THICK	REINFORCING		REMARKS
				CONTINUOUS	TRANSVERSE	
TE-12	SEE PLAN	12" x CONT.	12"	2#5 BOTTOM		THICKENED EDGE
MF-16	SEE PLAN	16" x CONT.	12"	2#5 CONT.	#5 @ 12" O.C.	MONOLITHIC FOOTING
WF-16	-3'-0"	16"	12"	2#5 CONT.	#5 @ 12" O.C.	WALL FOOTING
WF-24	-3'-0"	24"	12"	3#5 CONT.	#5 @ 12" O.C.	WALL FOOTING
F-4.0	-3'-0"	4' - 0" x 4' - 0"	16"	#5 @ 8" O.C. EA. WAY BOTT.		ISOLATED FOOTING
F-5.0	-3'-0"	5' - 0" x 5' - 0"	16"	#5 @ 8" O.C. EA. WAY BOTT.		ISOLATED FOOTING
F-6.0	-3'-0"	6' - 0" x 6' - 0"	16"	#5 @ 8" O.C. EA. WAY TOP & BOTT. WITH HOOKED ENDS	#5 @ 8" O.C. EA. WAY TOP & BOTT. WITH HOOKED ENDS	ISOLATED FOOTING
F-7.0	-3'-0"	7' - 0" x 7' - 0"	16"	#5 @ 8" O.C. EA. WAY TOP & BOTT. WITH HOOKED ENDS	#5 @ 8" O.C. EA. WAY TOP & BOTT. WITH HOOKED ENDS	ISOLATED FOOTING
F-10.0	-1'-0"	10' - 0" x 10' - 0"	24"	#5 @ 6" O.C. EA. WAY TOP & BOTT. WITH HOOKED ENDS	#5 @ 6" O.C. EA. WAY TOP & BOTT. WITH HOOKED ENDS	ISOLATED FOOTING
F-8x4	-3'-0"	8' - 0" x 4' - 0"	20"	#5 @ 8" O.C. EA. WAY TOP & BOTT. WITH HOOKED ENDS	#5 @ 8" O.C. EA. WAY TOP & BOTT. WITH HOOKED ENDS	ISOLATED FOOTING
F-8x5	-3'-0"	8' - 0" x 5' - 0"	20"	#5 @ 8" O.C. EA. WAY TOP & BOTT. WITH HOOKED ENDS	#5 @ 8" O.C. EA. WAY TOP & BOTT. WITH HOOKED ENDS	ISOLATED FOOTING
F-8x6	-3'-0"	8' - 0" x 6' - 0"	20"	#5 @ 8" O.C. EA. WAY TOP & BOTT. WITH HOOKED ENDS	#5 @ 8" O.C. EA. WAY TOP & BOTT. WITH HOOKED ENDS	ISOLATED FOOTING
F-10x5	-3'-0"	10' - 0" x 5' - 0"	20"	#5 @ 8" O.C. EA. WAY TOP & BOTT. WITH HOOKED ENDS	#5 @ 8" O.C. EA. WAY TOP & BOTT. WITH HOOKED ENDS	ISOLATED FOOTING
F-10x6	-3'-0"	10' - 0" x 6' - 0"	20"	#5 @ 8" O.C. EA. WAY TOP & BOTT. WITH HOOKED ENDS	#5 @ 8" O.C. EA. WAY TOP & BOTT. WITH HOOKED ENDS	ISOLATED FOOTING
F-11x7	-3'-0"	11' - 0" x 7' - 0"	20"	#5 @ 8" O.C. EA. WAY TOP & BOTT. WITH HOOKED ENDS	#5 @ 8" O.C. EA. WAY TOP & BOTT. WITH HOOKED ENDS	ISOLATED FOOTING
F-12x7	-3'-0"	12' - 0" x 7' - 0"	20"	#5 @ 8" O.C. EA. WAY TOP & BOTT. WITH HOOKED ENDS	#5 @ 8" O.C. EA. WAY TOP & BOTT. WITH HOOKED ENDS	ISOLATED FOOTING



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ISSUED 11/03/25
ARCH REVISION

JOB NO. 084
DRAWN BY H.P.
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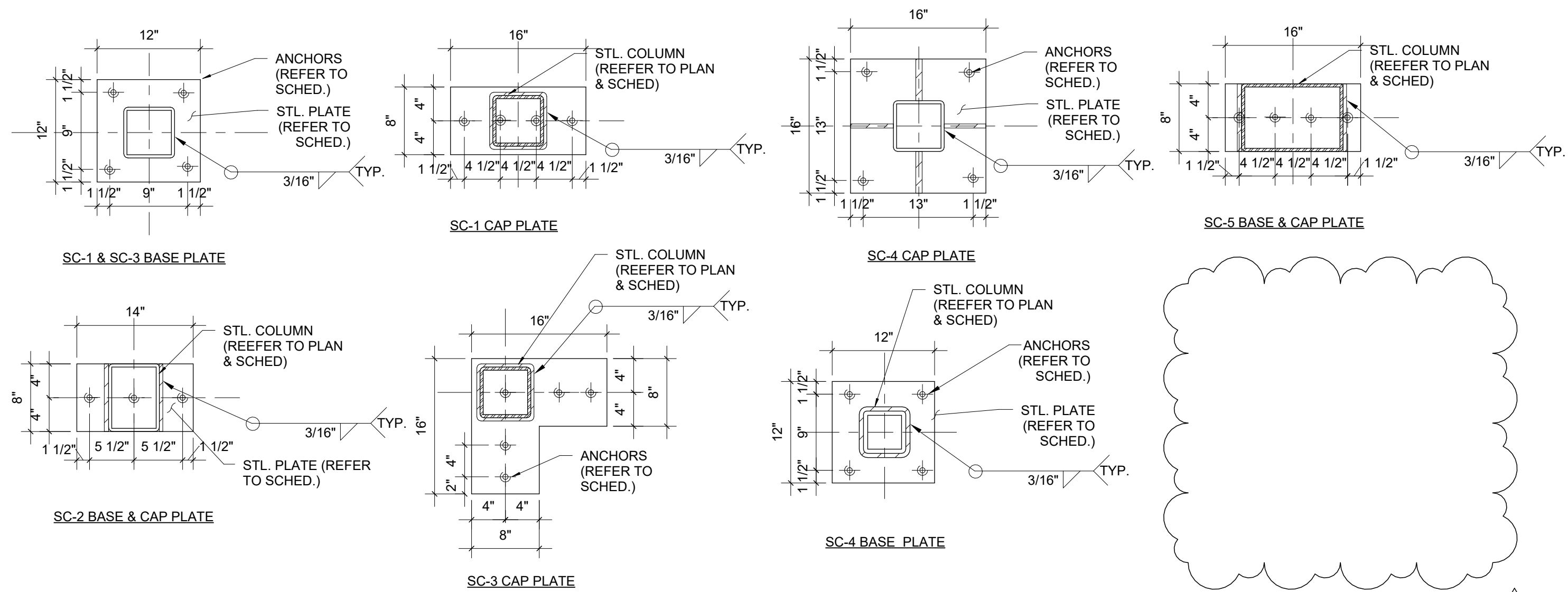
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S-3.0

SCHEDULE

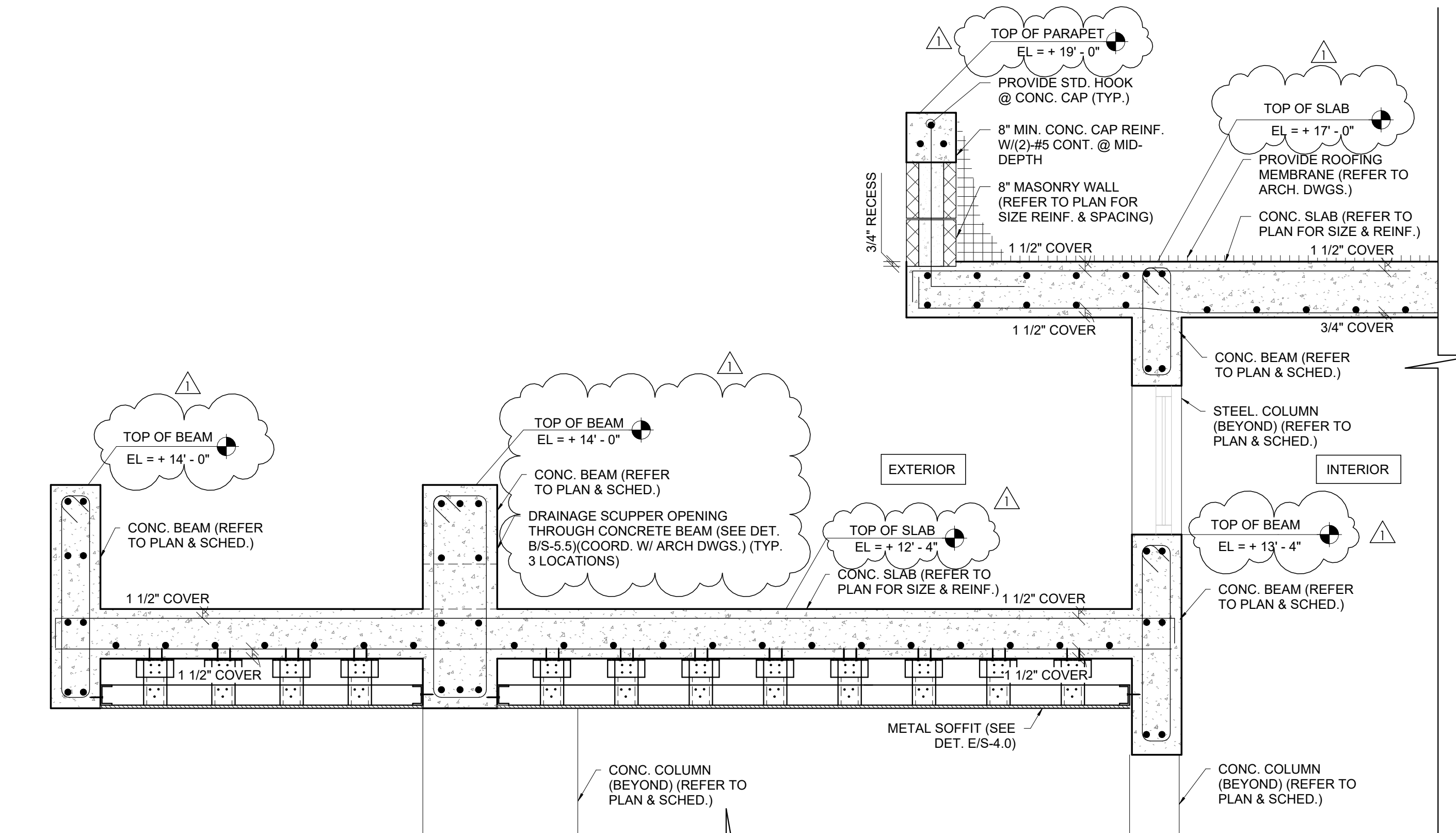
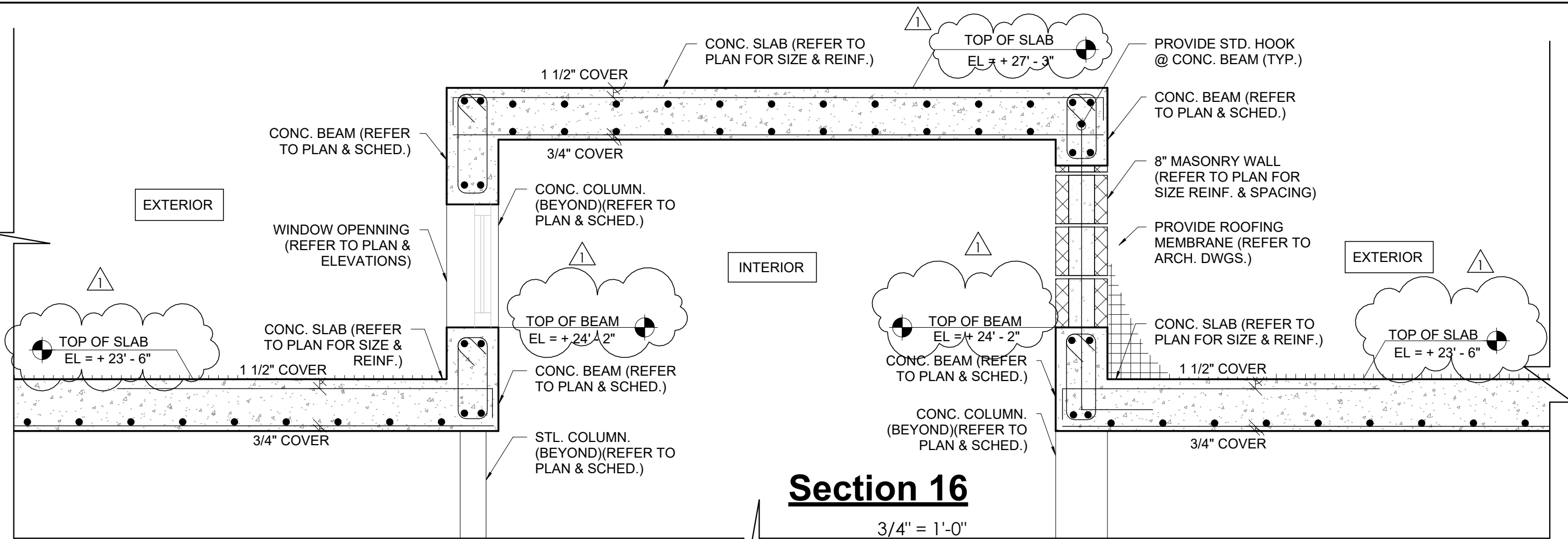
STEEL COLUMN SCHEDULE			
MARK	SIZE	BASE PLATE	CAP PLATE
SC-1	HSS 4x4X3/8"	1"x12"x1'-0" STL. PLATE W/(4)-5/8" ∅ x 6" LONG HEADED STUDS	1"x8"x1'-4" STL. PLATE W/(4)-5/8" ∅ x 6" LONG HEADED STUDS
SC-2	HSS 8x4X3/8"	1"x8"x1'-2" STL. PLATE W/(3)-5/8" ∅ x 6" LONG HEADED STUDS	1"x8"x1'-2" STL. PLATE W/(3)-5/8" ∅ x 6" LONG HEADED STUDS
SC-3	HSS 4x4X3/8"	1"x12"x1'-0" STL. PLATE W/(4)-5/8" ∅ x 6" LONG HEADED STUDS (SEE DETAIL G/S-4.3)	3/4"x8"x16"x1'-4" STL. PLATE W/(5)-5/8" ∅ x 6" LONG HEADED STUDS
SC-4	HSS 6x6X3/8"	1"x12"x1'-0" STL. PLATE W/(4)-5/8" ∅ x 8" LONG HEADED STUDS	1"x16"x1'-4" STL. PLATE W/(4)-5/8" ∅ x 6" LONG HEADED STUDS (SEE DETAIL M/S-4.3)
SC-5	HSS 12x8X3/8"	1"x8"x1'-4" STL. PLATE W/(4)-5/8" ∅ x 8" LONG HEADED STUDS	1"x8"x1'-4" STL. PLATE W/(4)-5/8" ∅ x 6" 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.



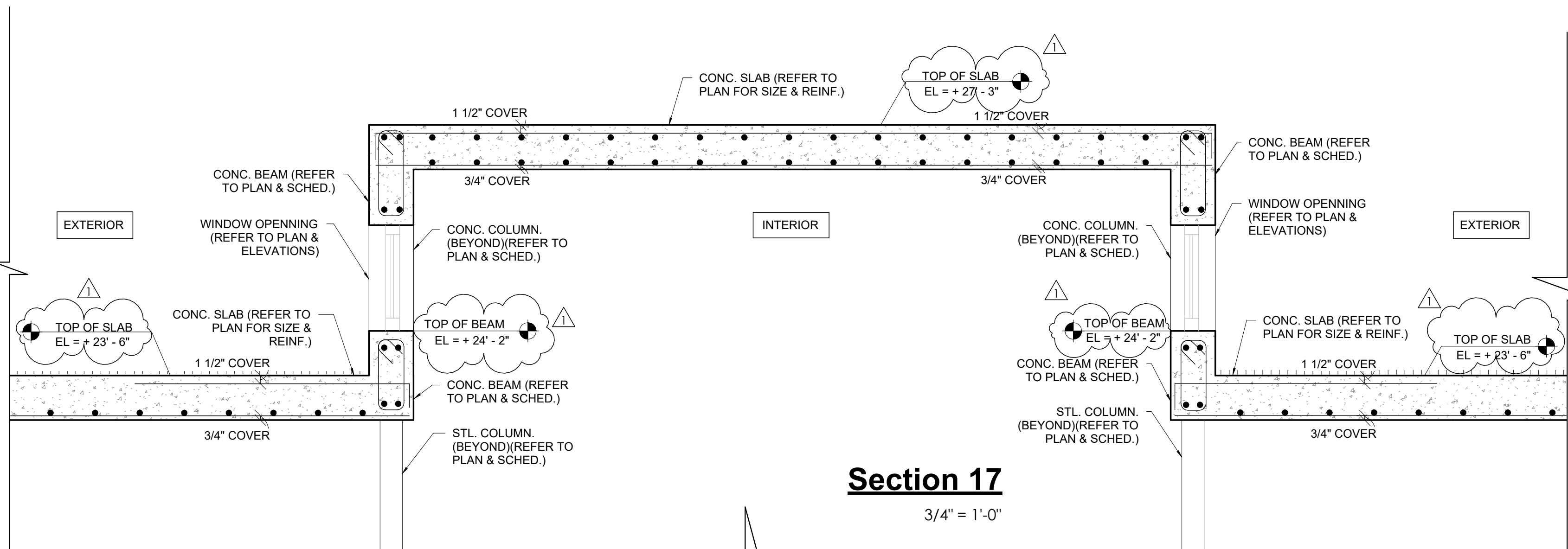
STEEL COLUMN DETAILS

1" = 1'-0"



Section 15

3/4" = 1'-0"



Section 17

3/4" = 1'-0"



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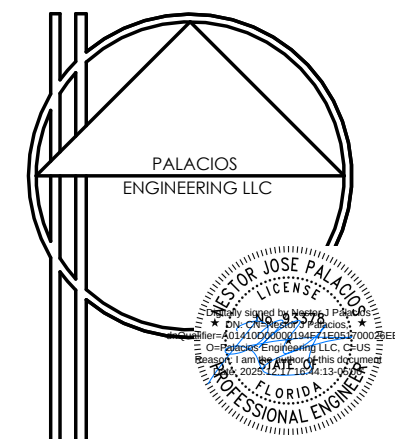


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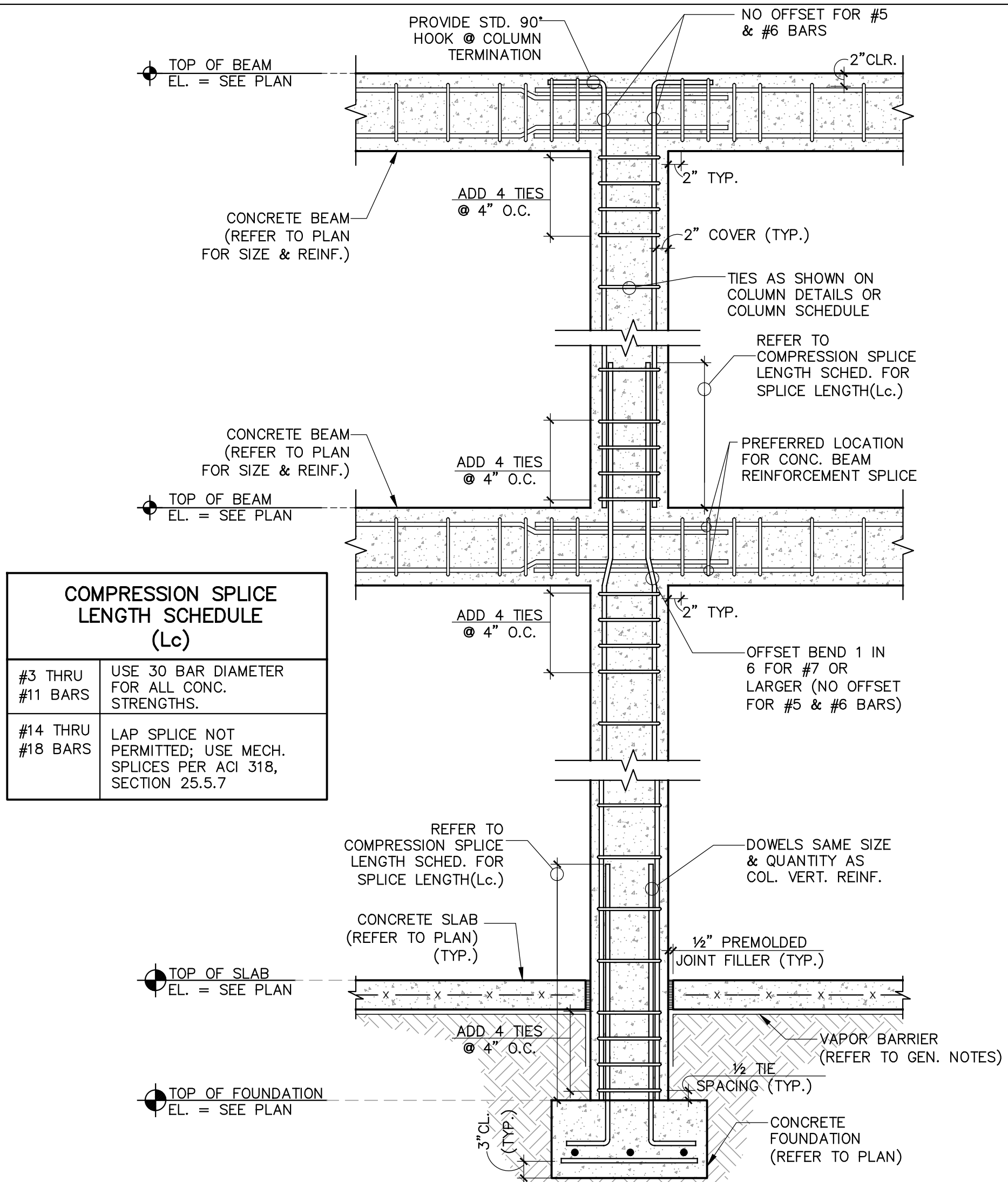
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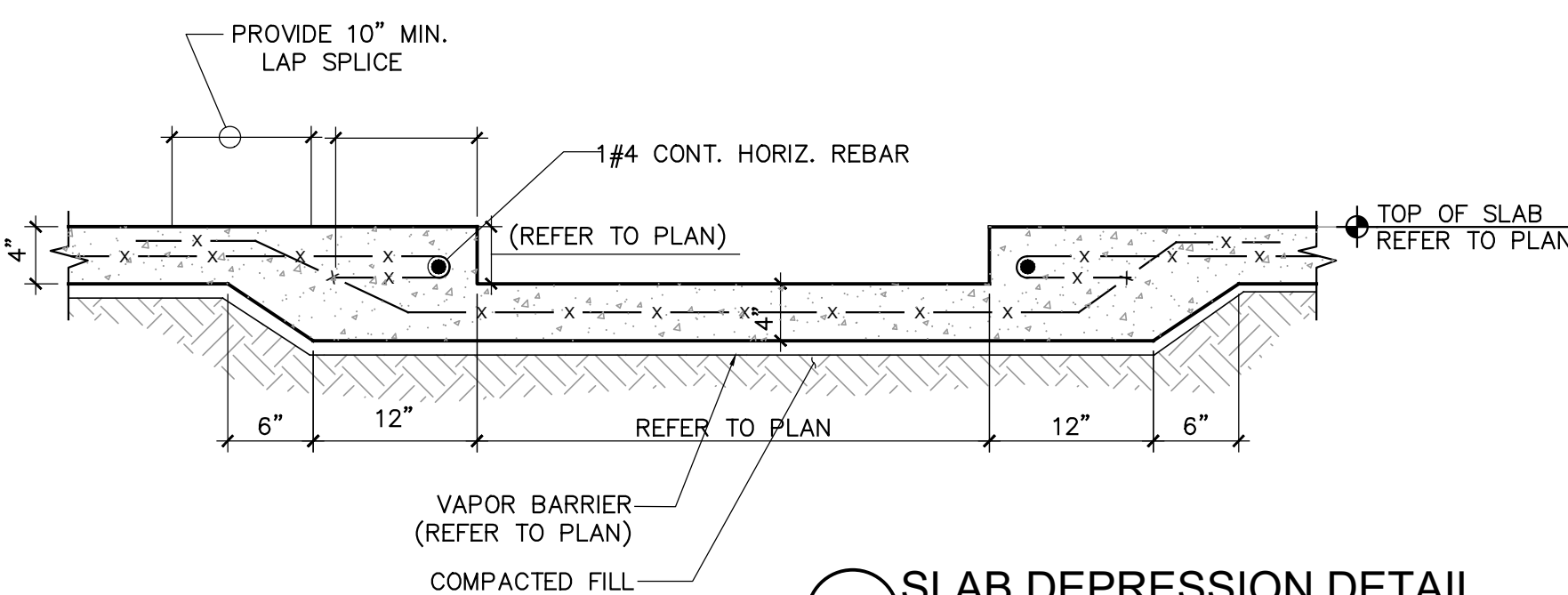
S-3.1

SCHEDULE

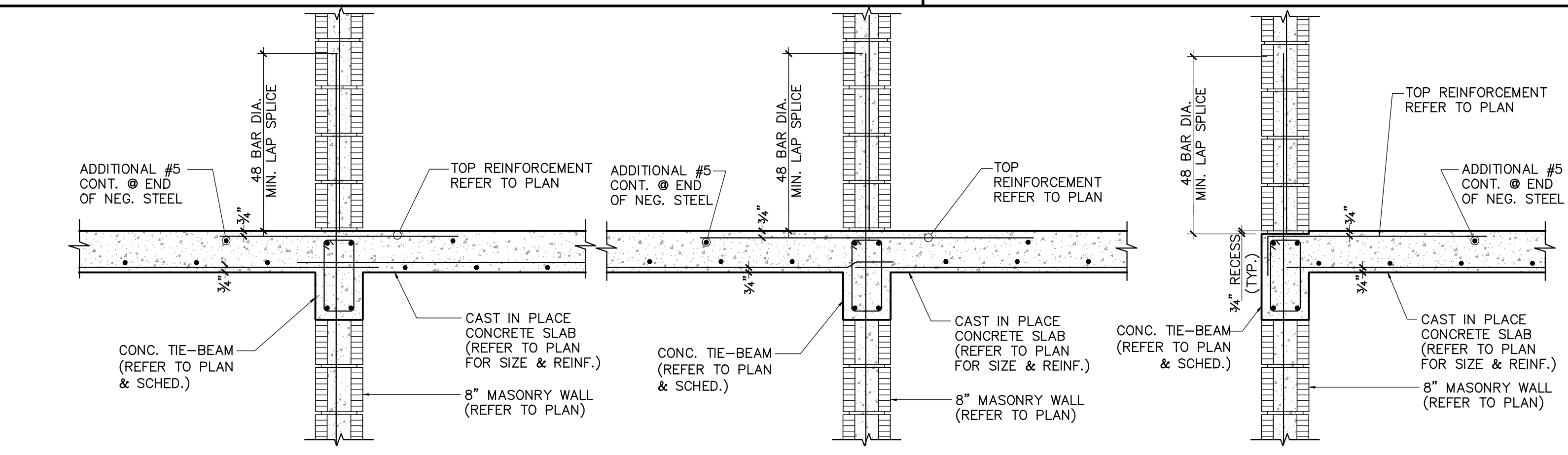


COMPRESSION SPLICE LENGTH SCHEDULE (Lc)	
#3 THRU #11 BARS	USE 30 BAR DIAMETER FOR ALL CONC. STRENGTHS.
#14 THRU #18 BARS	LAP SPLICE NOT PERMITTED; USE MECH. SPLICES PER ACI 318, SECTION 25.5.7

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



C SLAB DEPRESSION DETAIL
SCALE: 3/4" = 1'-0"

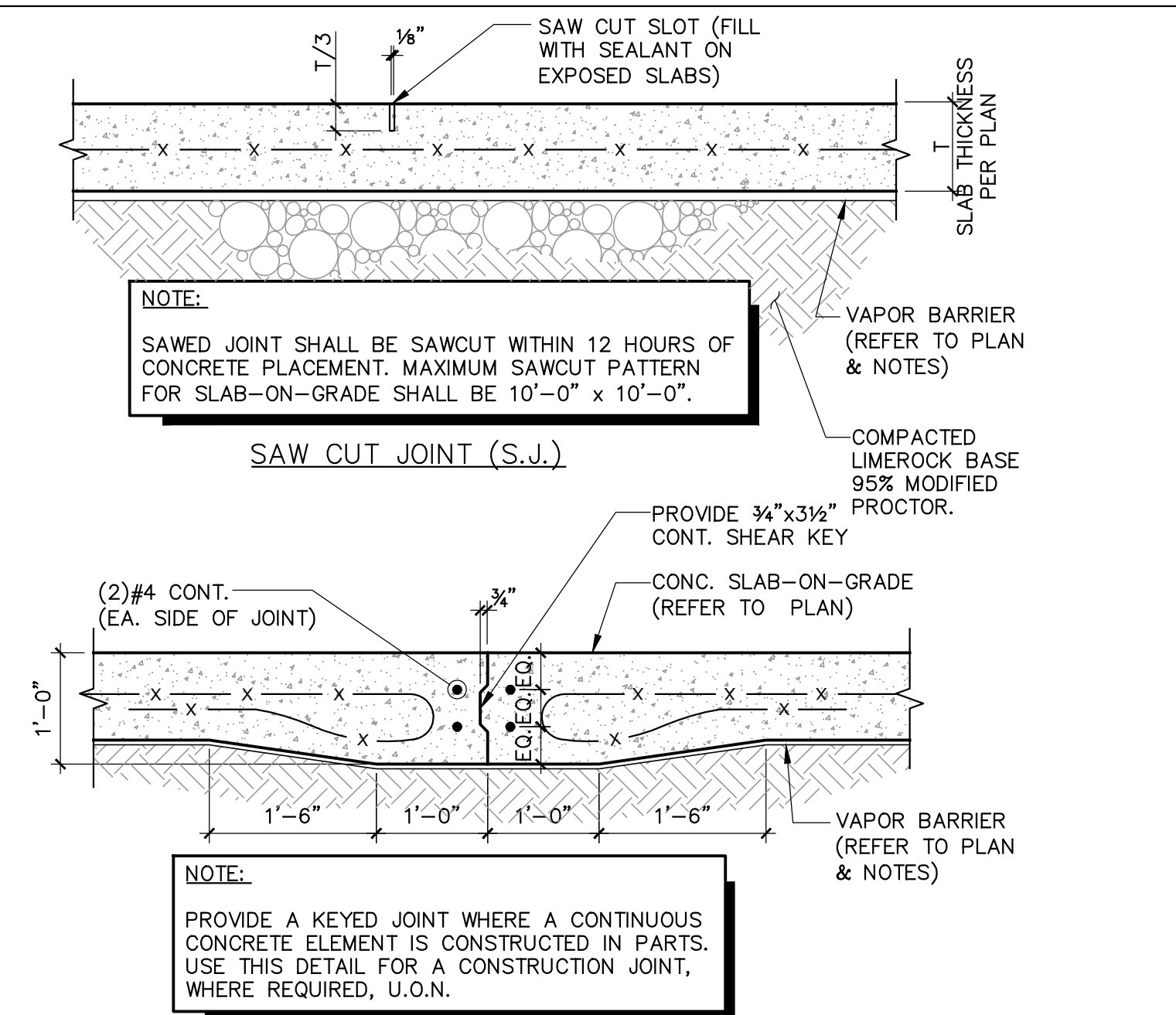


INTERIOR SLAB DIRECTION CHANGE DETAIL

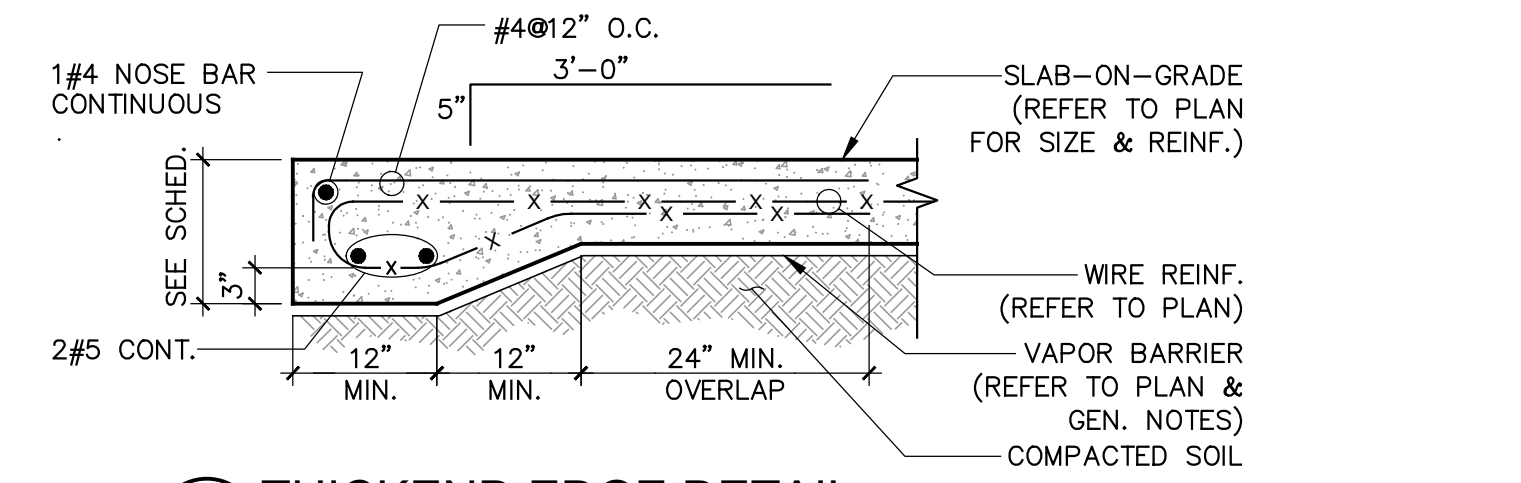
INTERIOR BEARING DETAIL

INTERIOR EDGE SLAB DETAIL

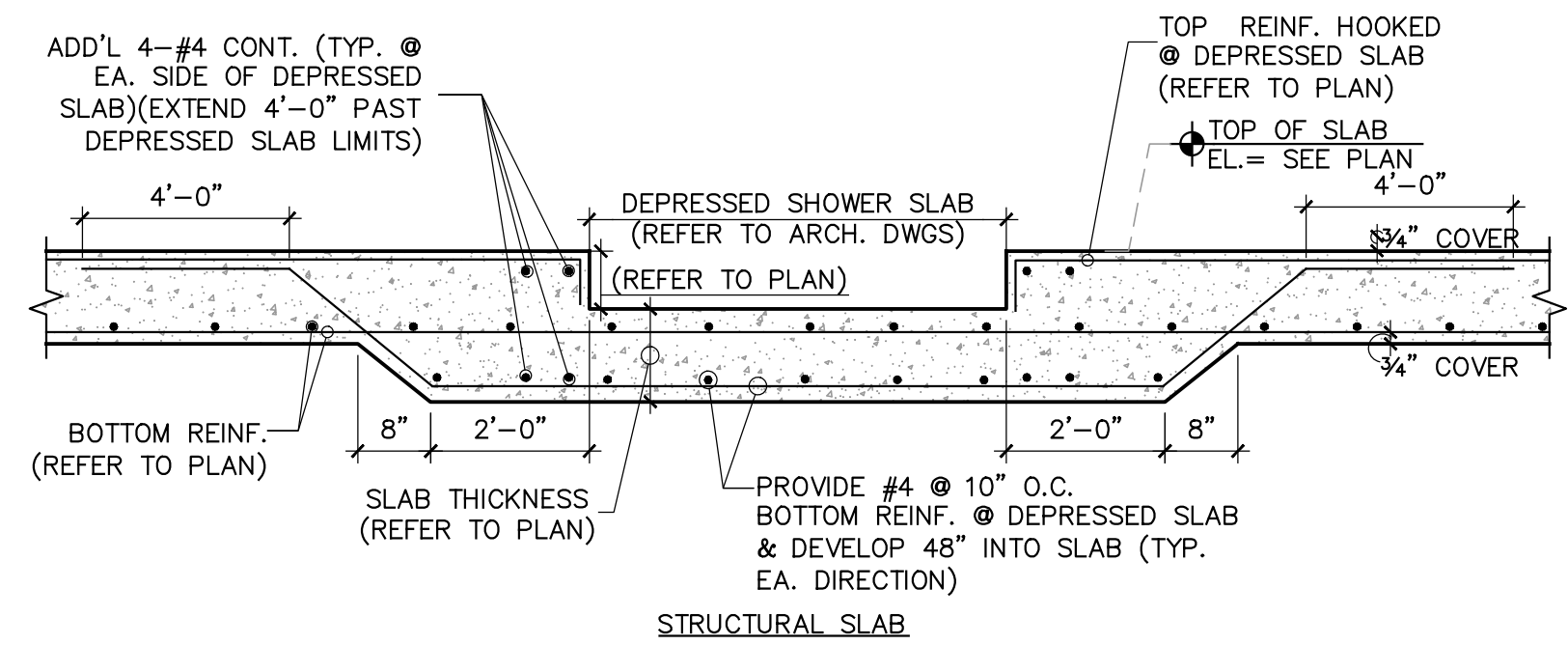
F SLAB CONNECTION DETAIL
SCALE: 3/4" = 1'-0"



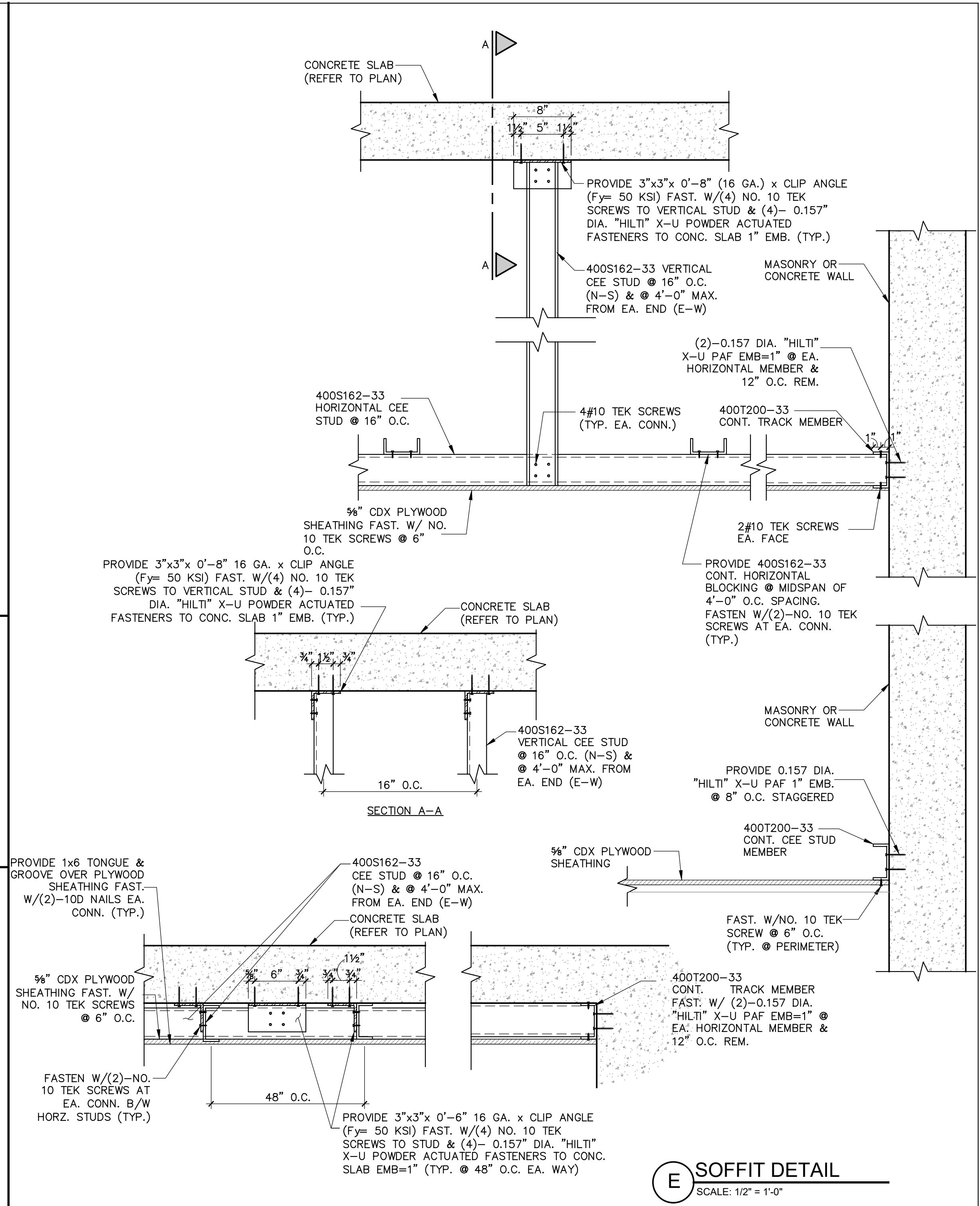
B TYP. SLAB-ON-GRADE DETAIL
SCALE: 3/4" = 1'-0"



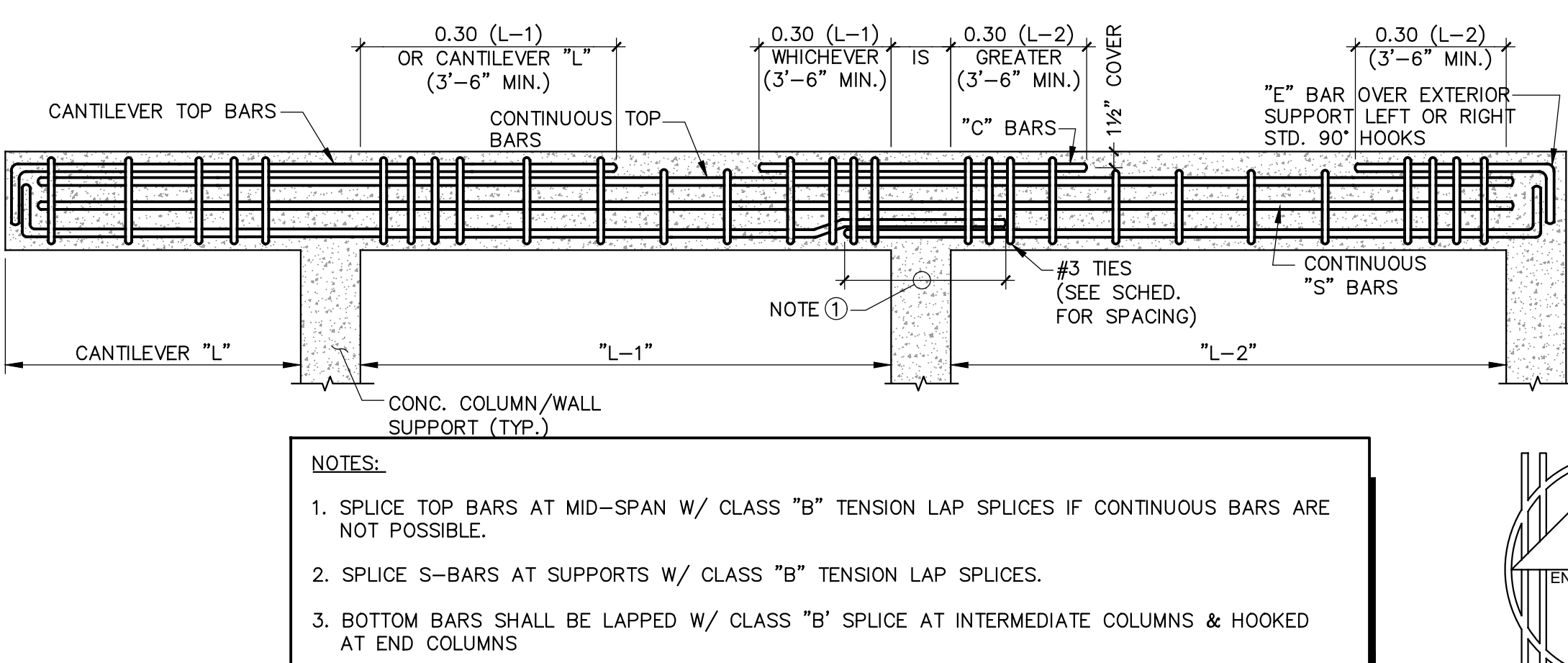
D THICKEND EDGE DETAIL
SCALE: 3/4" = 1'-0"



H SLAB DEPRESSION DETAIL
SCALE: 3/4" = 1'-0"



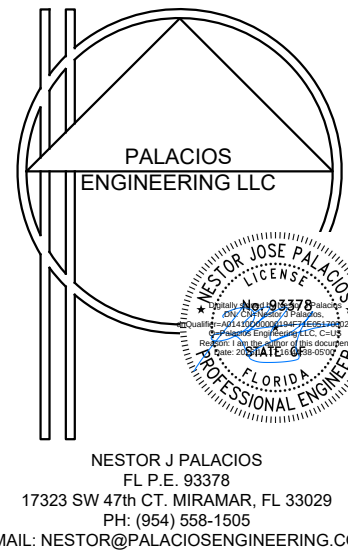
E SOFFIT DETAIL
SCALE: 1/2" = 1'-0"

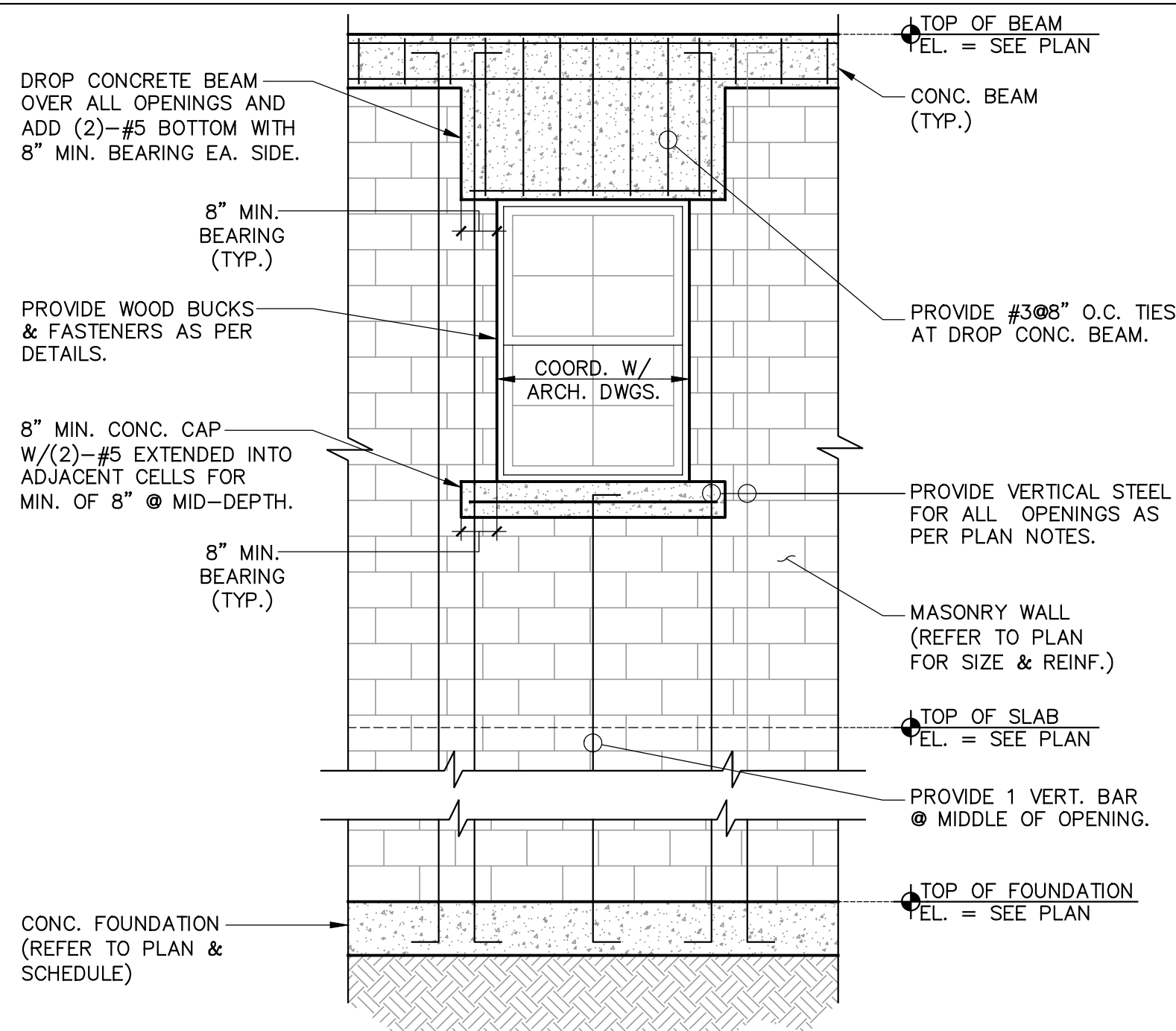


G TYP. BEAM BAR LAYOUT DETAIL
SCALE: 1/2" = 1'-0"

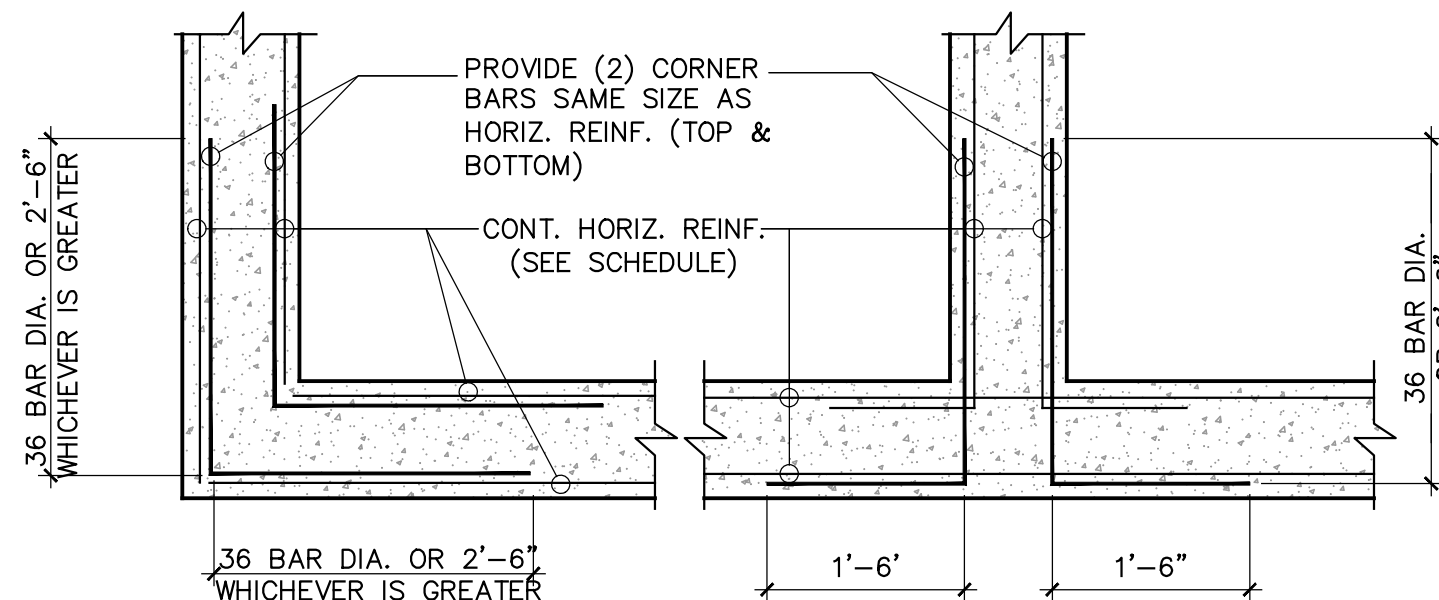
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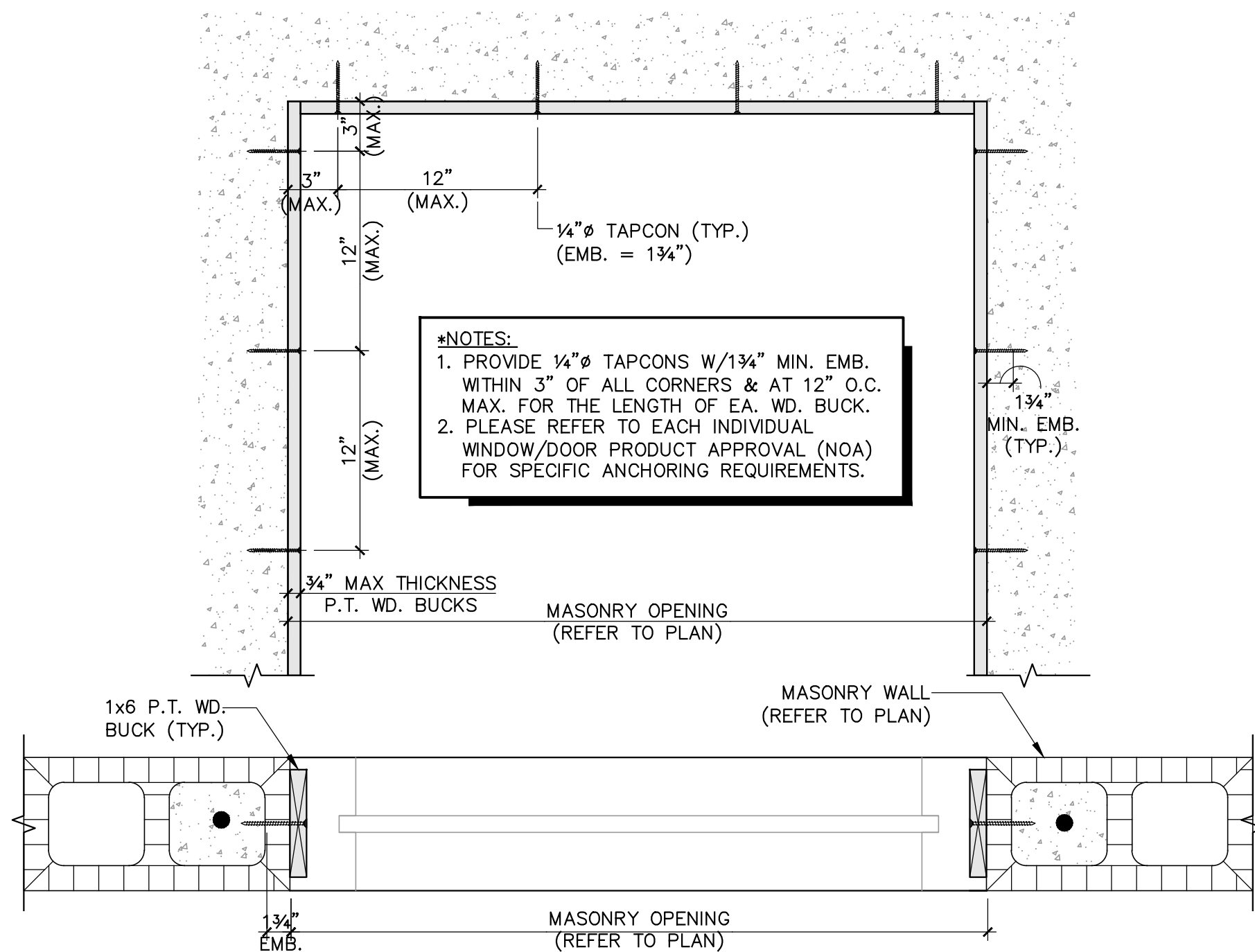


A DOOR/WINDOW OPENING DETAIL
SCALE: 3/8" = 1'-0"

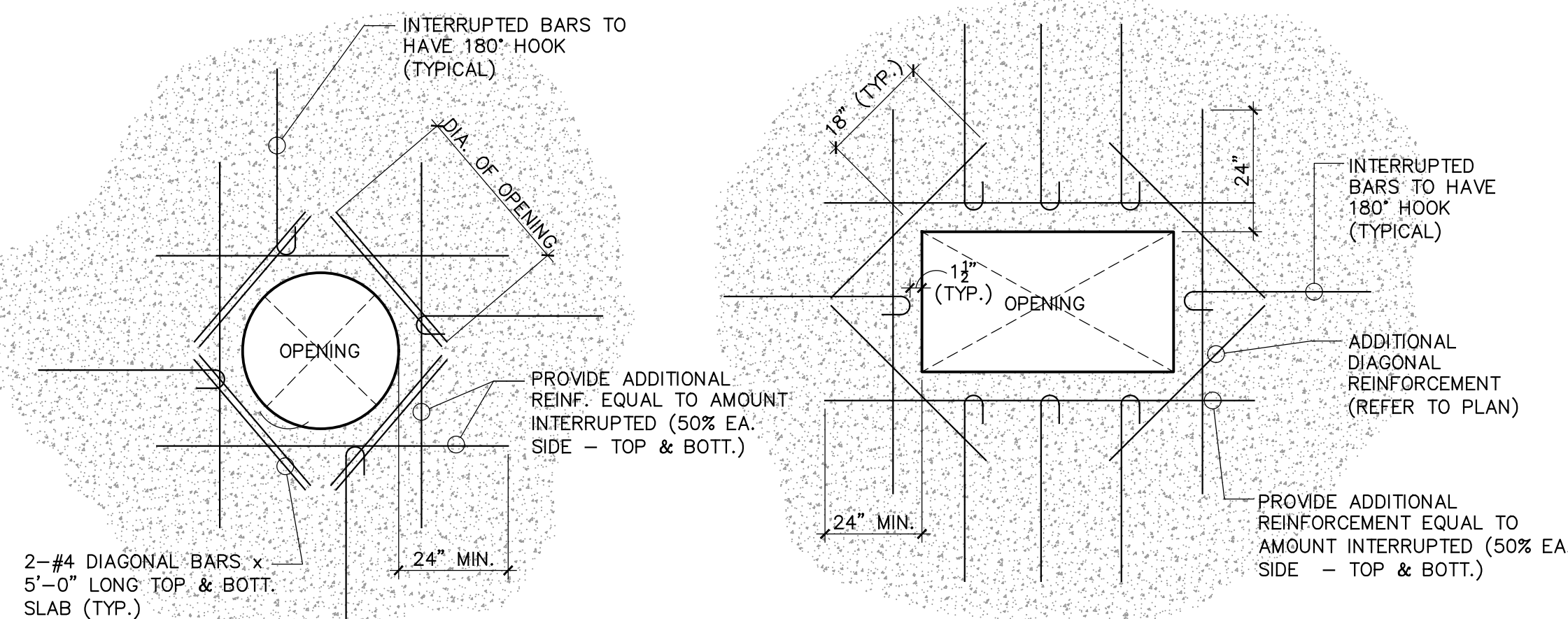


- PLAN @ CORNER PLAN @ INTERSECTION
- NOTES:
- DETAIL TO BE USED FOR REINFORCEMENT IN WALLS, FOOTINGS, CONCRETE BEAMS & GRADE BEAMS.
 - ALL CORNER BARS SHALL BE PLACED AT TOP & BOTTOM OF CONCRETE MEMBERS.

D REINF. DEVELOPMENT DETAIL
SCALE: 3/4" = 1'-0"

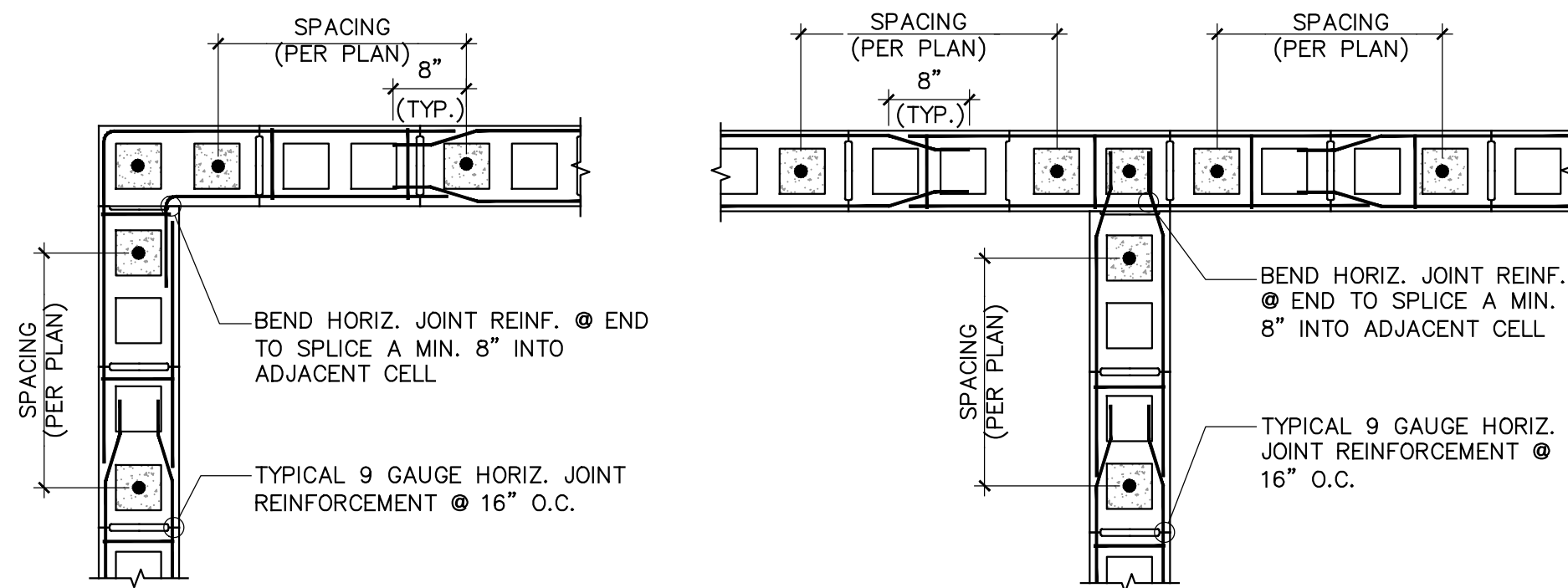


G WINDOW/DOOR WD. BUCK DETAIL
SCALE: 1 1/2" = 1'-0"

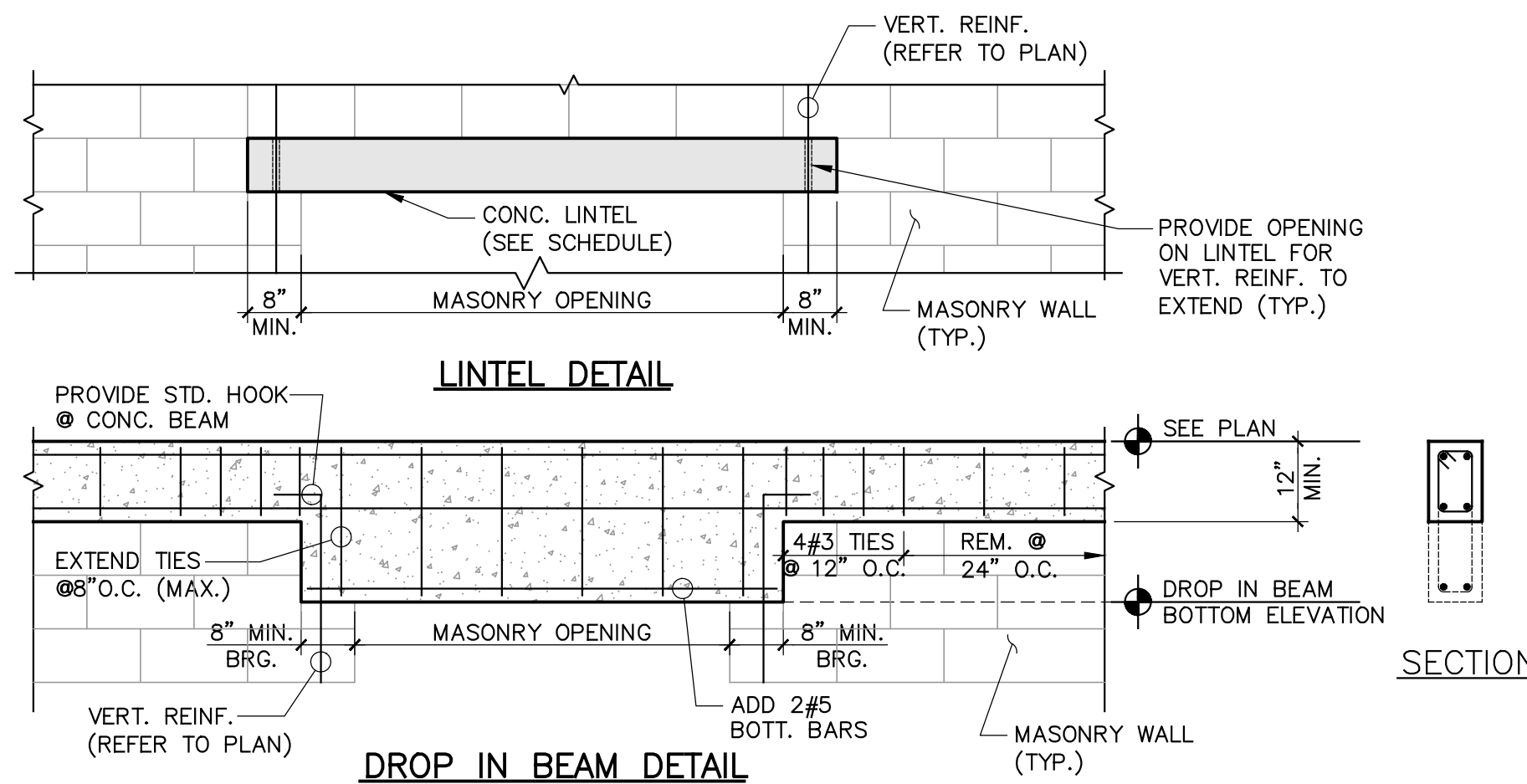


NOTE: COORDINATE LOCATIONS OF OPENINGS W/ MECHANICAL AND ARCHITECTURAL PLANS. ALL OPENINGS TO BE VERIFIED WITH STRUCTURAL ENGINEER PRIOR TO COMMENCING ANY WORK.

B CONCRETE SLAB OPENING DETAIL
SCALE: 1/2" = 1'-0"



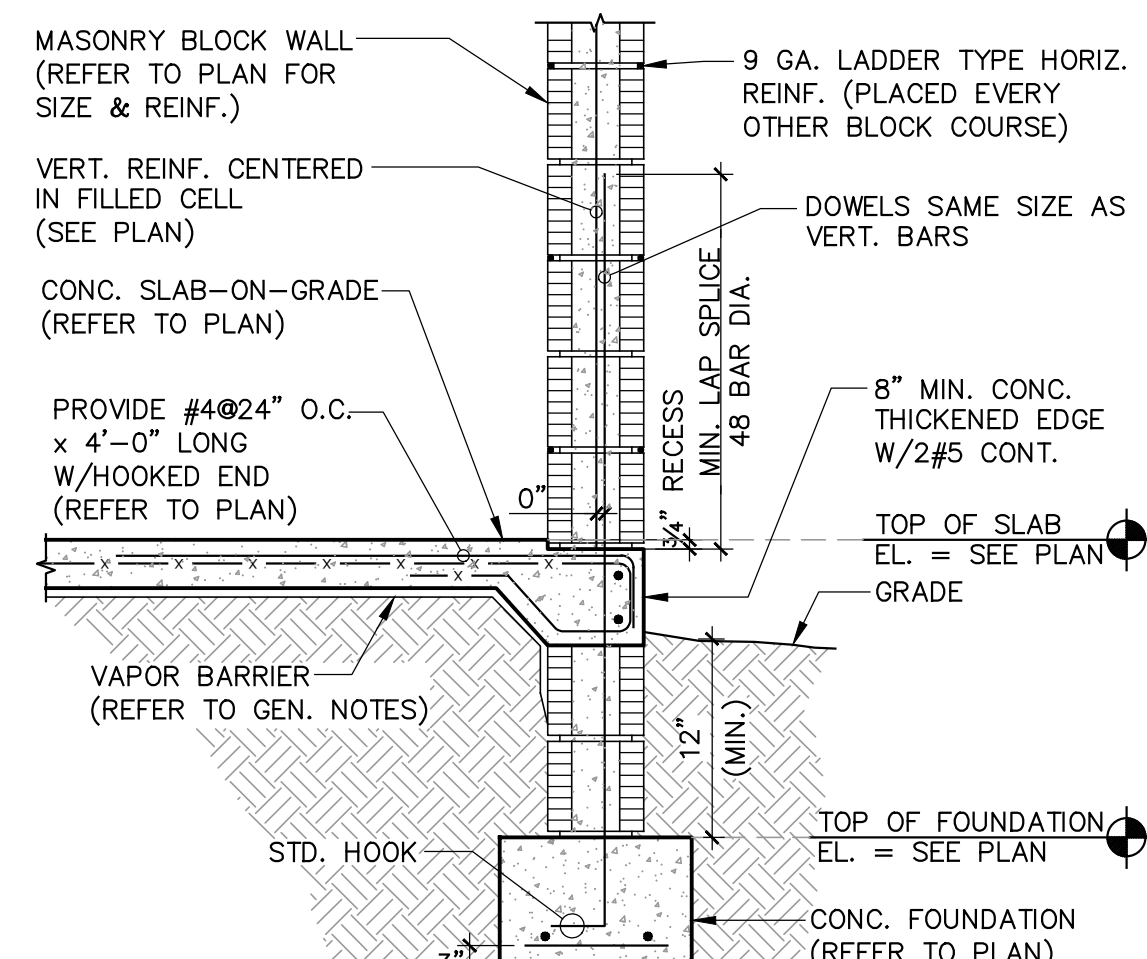
E TYP. CORNER & INTERSECTION
HORIZ. REINF. DETAIL
SCALE: 3/4" = 1'-0"



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.

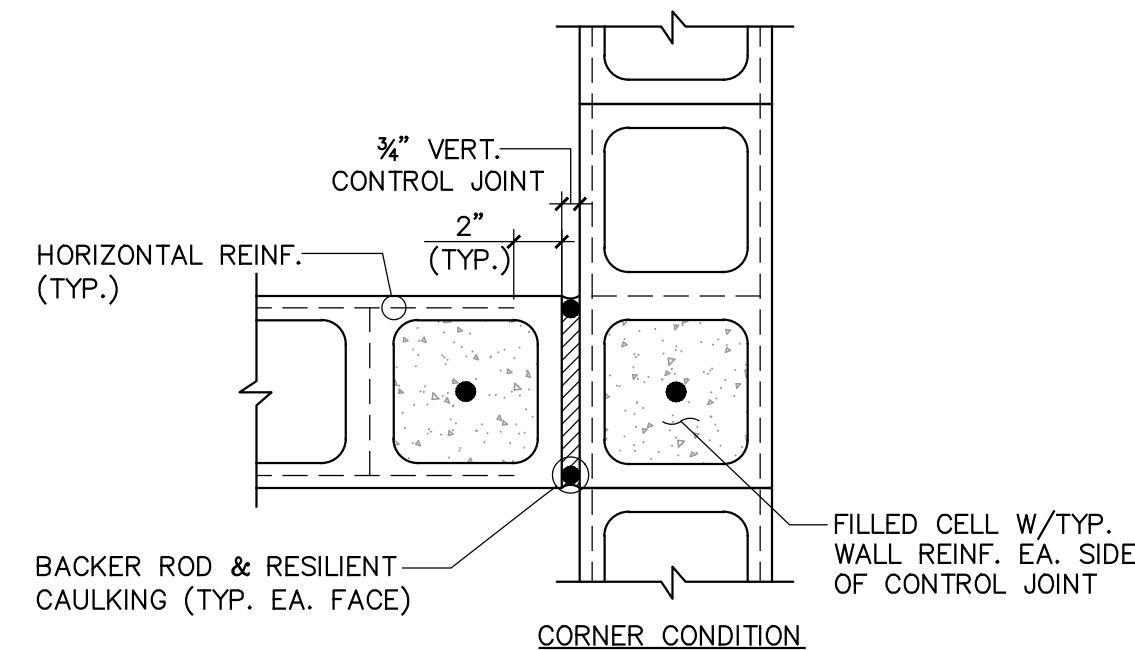
NOTE: PRE-CAST CONC. LINTELS MAY BE USED AS AN ALTERNATIVE TO THE CAST-IN-PLACE BEAM/LINTEL SHOWN ABOVE, PROVIDED THAT ENGINEER IS SUPPLIED W/PRODUCT APPROVAL & SHOP DWGS. PRIOR TO PLACEMENT OF LINTELS.

H DROP BEAM & LINTEL DETAIL
SCALE: 1/2" = 1'-0"



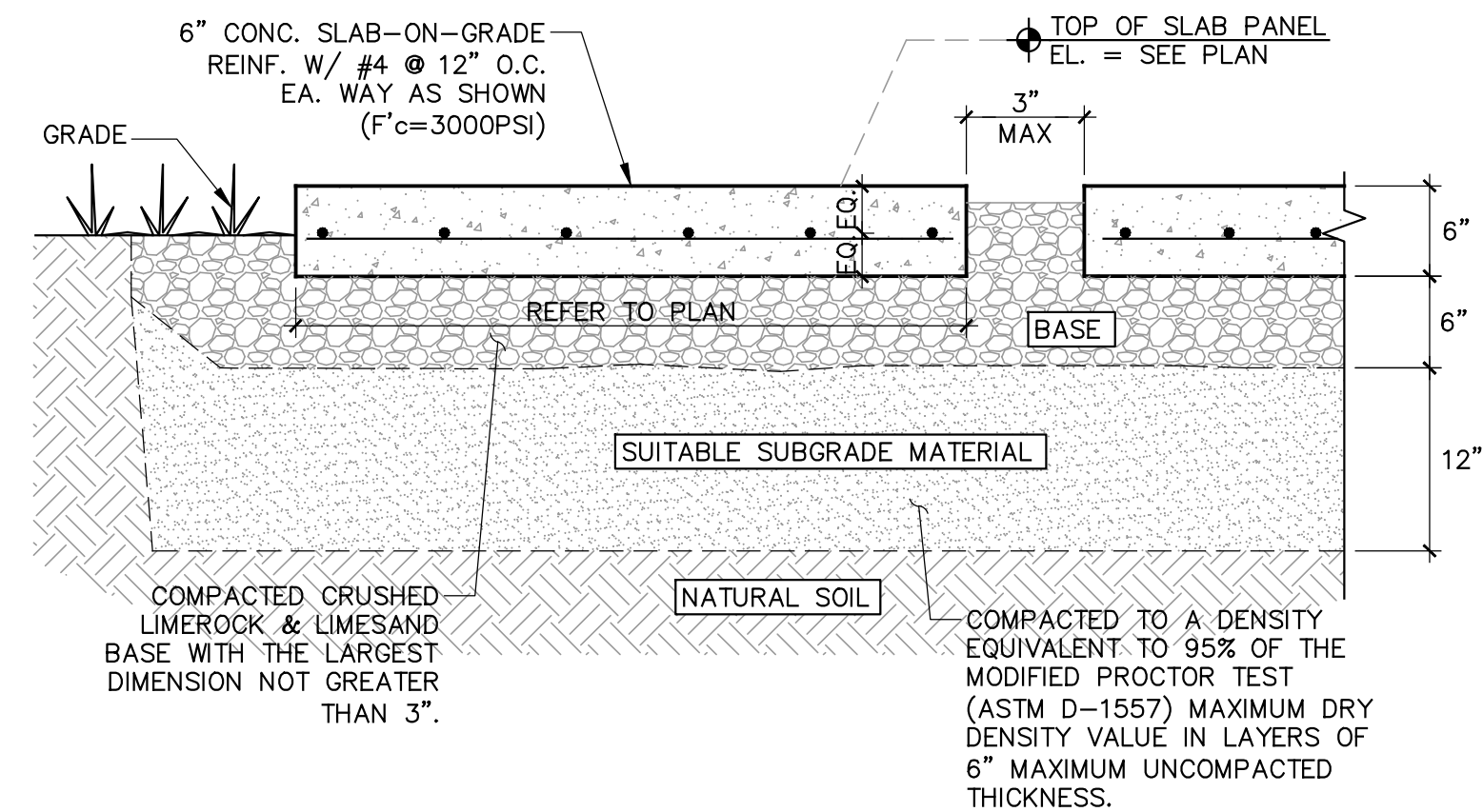
- NOTES:
- HORIZ. REINF. SHALL BE EMBEDDED 4" MIN. INTO ADJACENT CONCRETE COLUMNS (IF APPLICABLE).
 - LAPPING OF HORIZ. REINF. SHALL BE 16" MIN. (ONE BLOCK LENGTH).

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



- NOTES:
- CONTROL JOINT SHALL BE CONTINUOUS WITHOUT INTERRUPTION FROM FOUNDATION TO TOP OF WALL.
 - TERMINATE HORIZ. REINF. 2" FROM CONTROL JOINT.
 - MAX. SPACING OF CONTROL JOINTS SHALL BE 3x WALL HEIGHT OR 25'-0", WHICHEVER LESS.

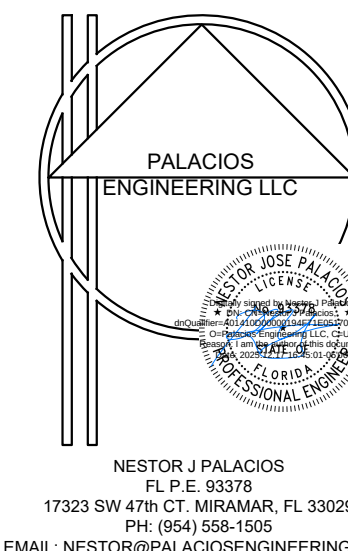
F MASONRY CONTROL JOINT
SCALE: 1 1/2" = 1'-0"



E CONC. PANEL DETAIL
SCALE: 1" = 1'-0"

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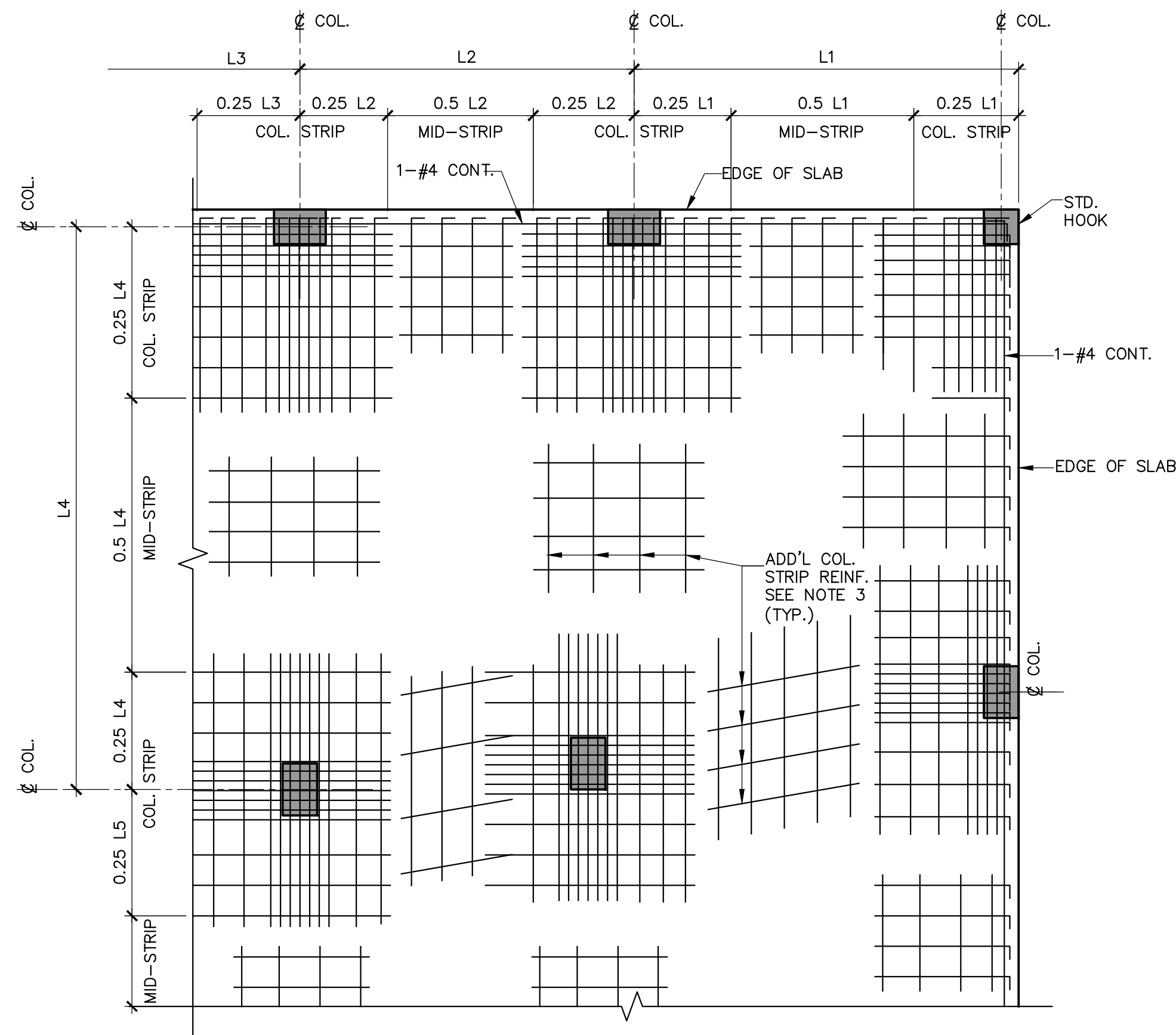
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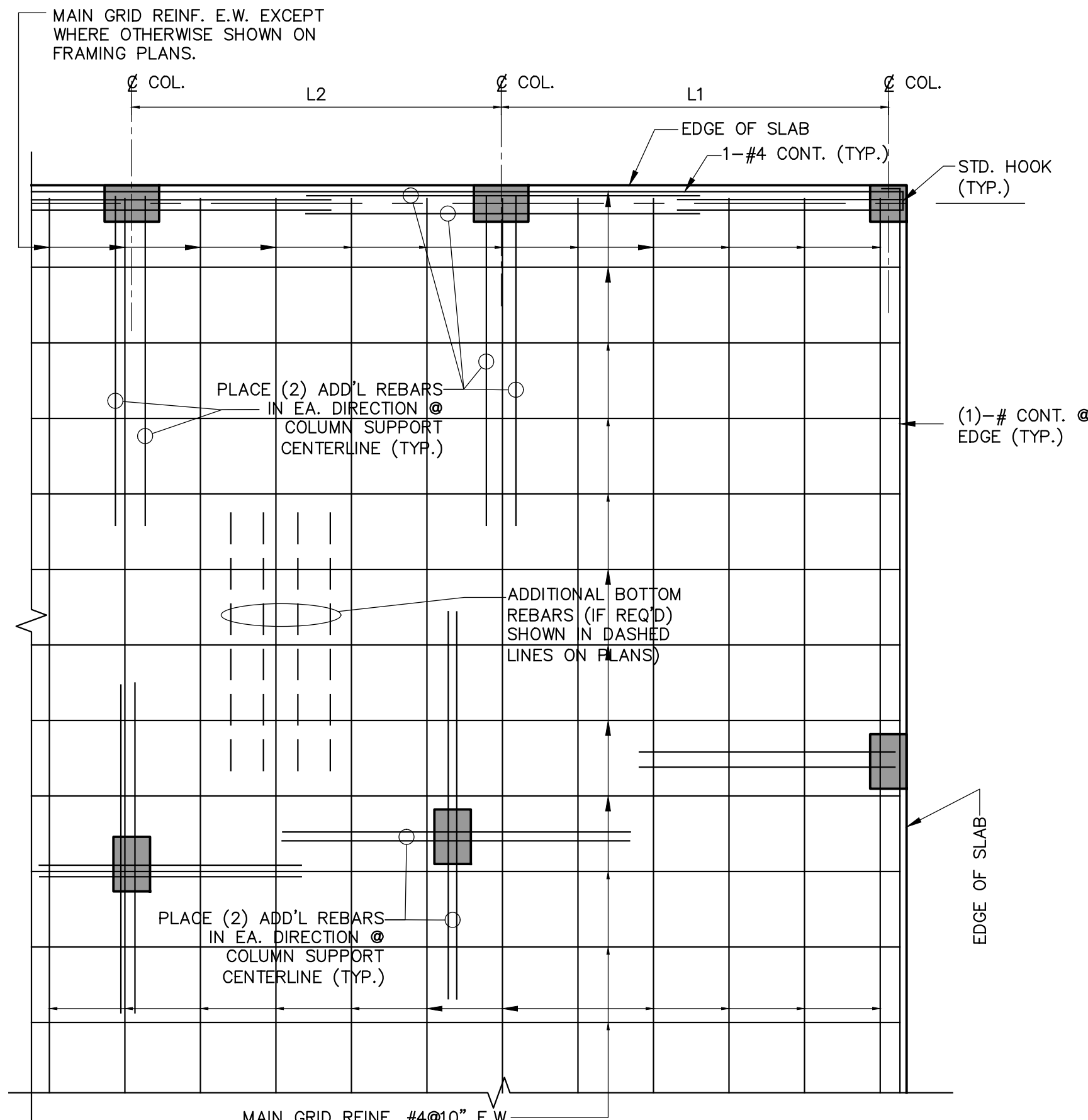


TYP. TWO-WAY CONCRETE SLAB TOP REINFORCEMENT (PLAN)

N.T.S.

NOTES:

1. COLUMN STRIP BARS SPACED AS SHOWN ON PLANS. PLACE BARS SYMMETRICALLY ABOUT COLUMN $\varnothing$ 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 $\frac{1}{2}$ OF SCHEDULED SPACING FROM EDGE OF SPANDREL. (6" MAX.)
4. TOP REINFORCEMENT IS SHOWN IN SOLID LINES ON PLANS.

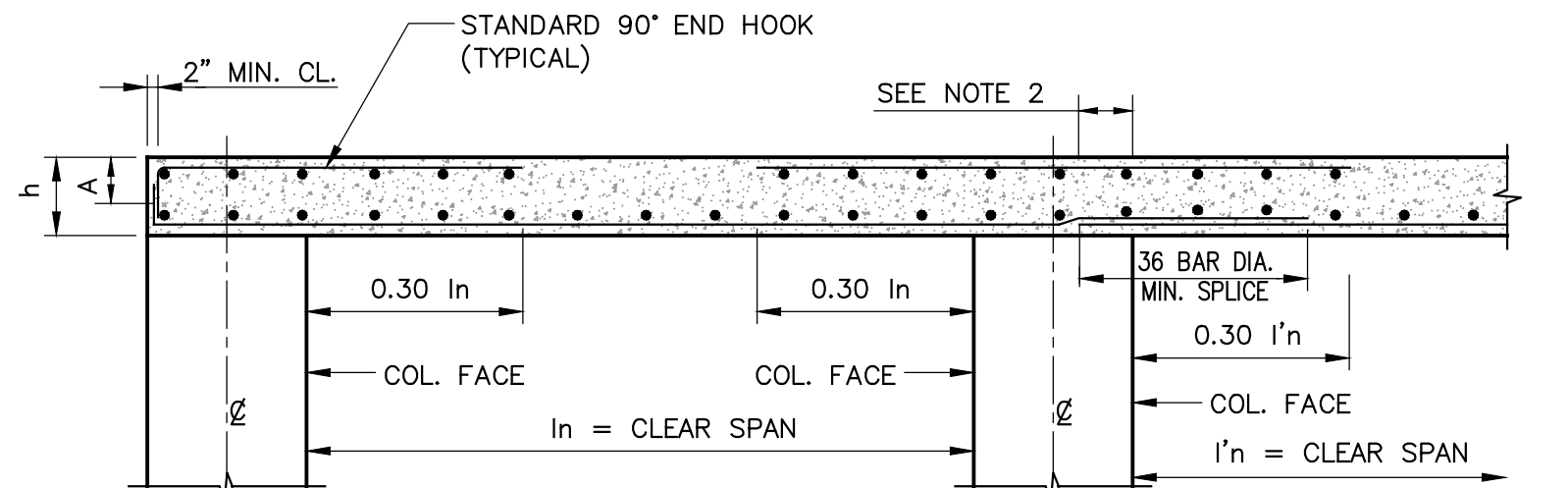


TYP. TWO-WAY CONCRETE SLAB BOTT. REINFORCEMENT (PLAN)

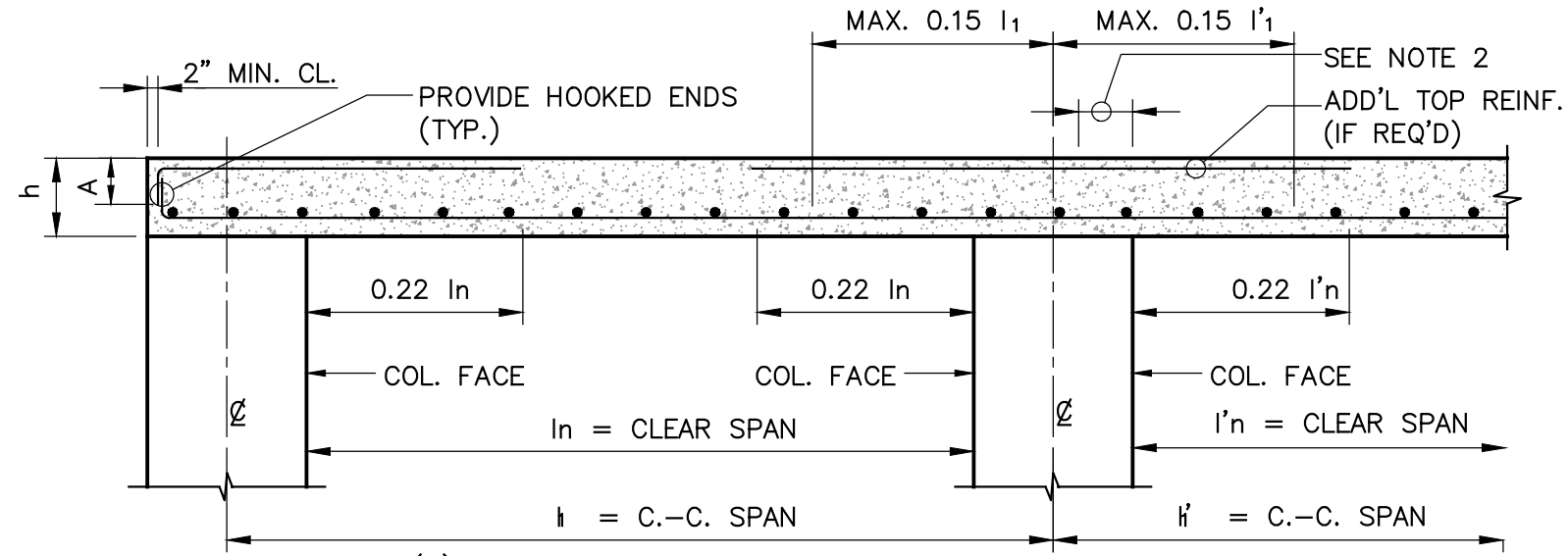
N.T.S.

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.



(A) COLUMN STRIP



(B) MIDDLE STRIP

NOTE:

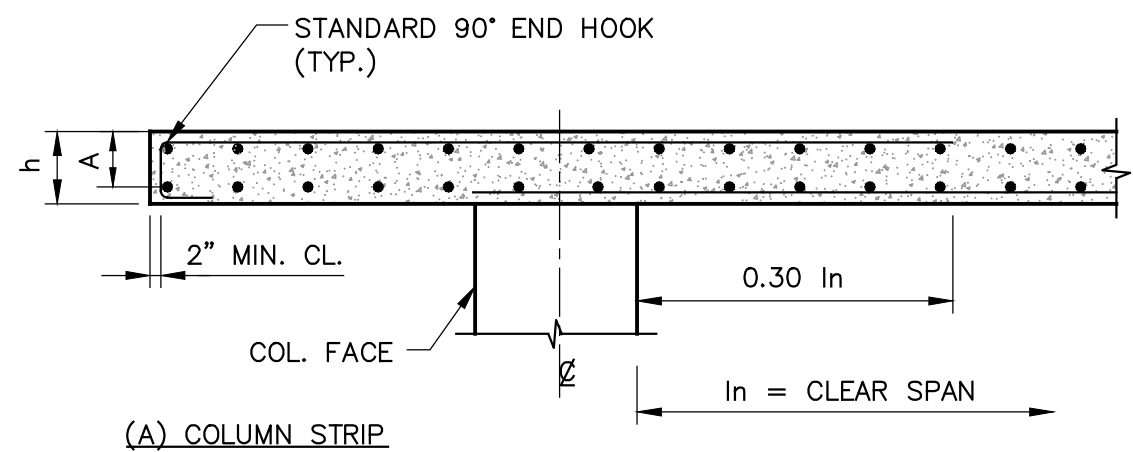
- 1- TOP BARS MUST BE CONCENTRATED WITHIN WIDTH OF THE COLUMN PLUS 1.5h ON EACH SIDE OF THE COLUMN (ACI 8.7.5.3).
- 2- INTEGRITY REINFORCEMENT IS REQUIRED (ACI 8.7.4.2). ALL BOTTOM BARS IN THE COLUMN STRIP MUST BE CONTINUOUS OR SPLICED OVER THE SUPPORT WITH CLASS "B" TENSION LAP SPLICES. AT LEAST TWO OF THE COLUMN STRIP BOTTOM BARS IN EACH DIRECTION MUST PASS WITHIN THE COLUMN CORE AND BE ANCHORED AT EXTERIOR SUPPORTS.
- 3- IF ADJACENT SPANS ARE UNEQUAL, EXTENSIONS OF TOP REINFORCEMENT FOR BOTH SPANS BEYOND THE FACE OF SUPPORT SHALL BE BASED ON THE LONGER SPAN (0.30*ln) (ACI 8.7.4.1.3).

TENSION SPLICE LENGTH SCHEDULE

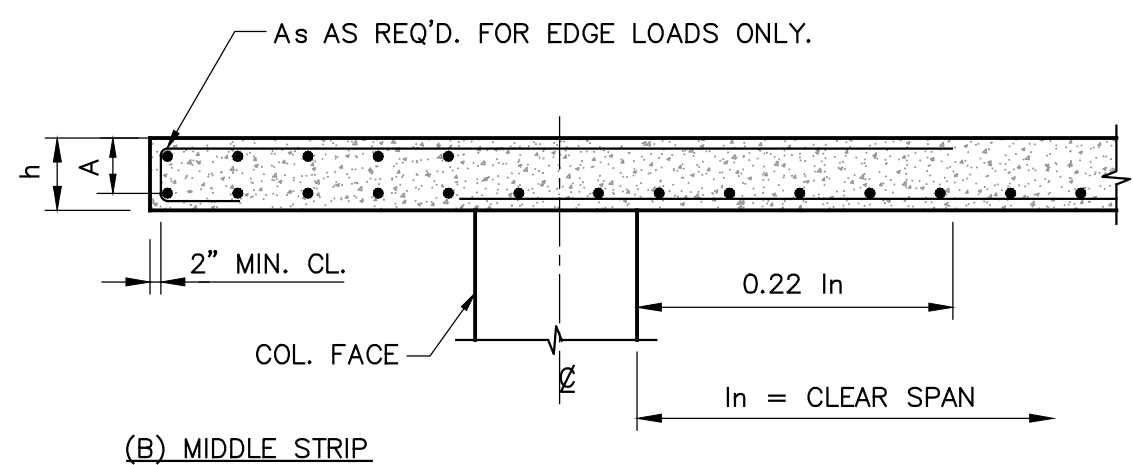
BAR SIZE	3,000 P.S.I.		4,000 P.S.I.		5,000 P.S.I.		6,000 P.S.I.		8,000 P.S.I.		10,000 P.S.I.	
	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#4	38	29	32	25	29	22	26	21	23	18	20	16
#5	47	36	40	31	36	28	33	26	28	22	25	20
#6	56	43	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 25.5.5.3											
#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 318-19, 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 318-19



(A) COLUMN STRIP



(B) MIDDLE STRIP

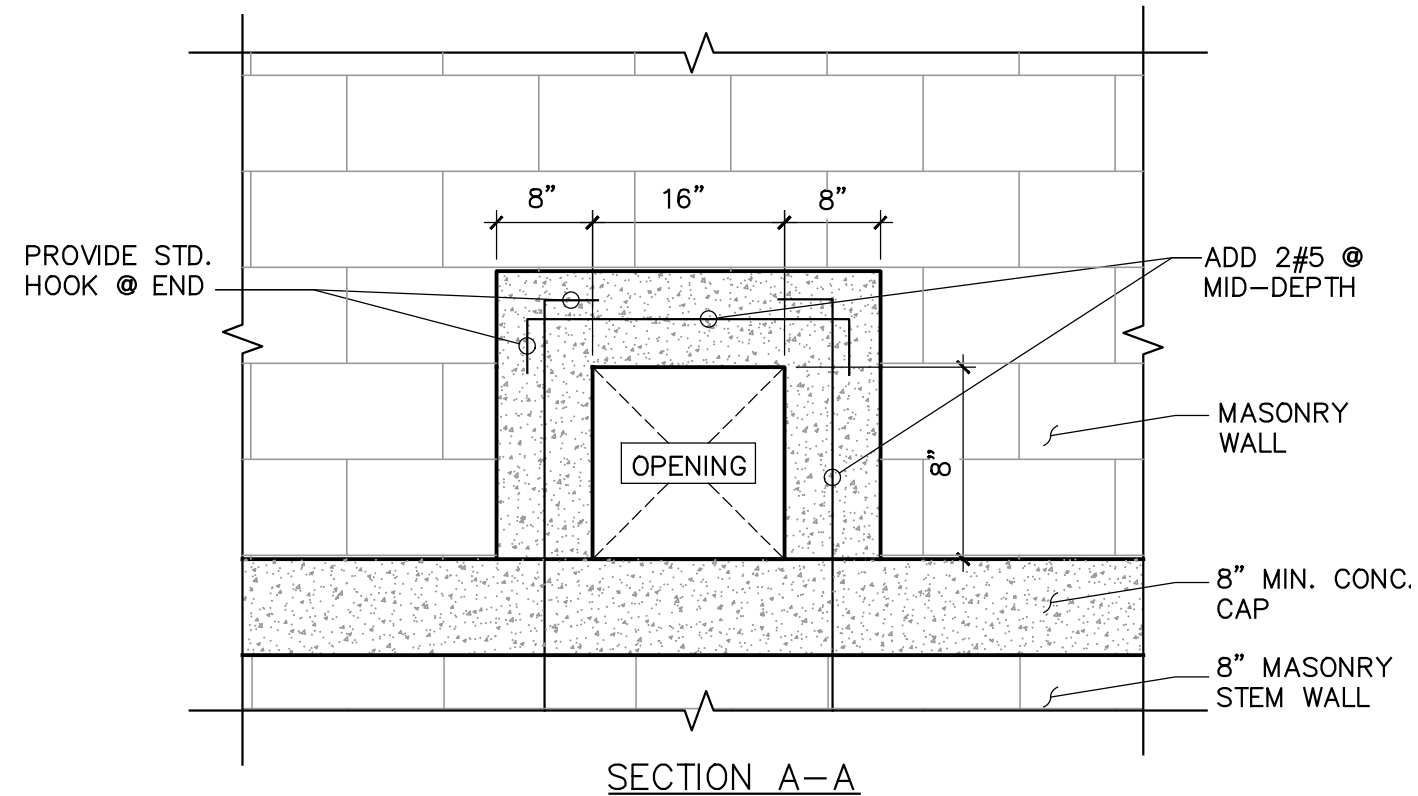
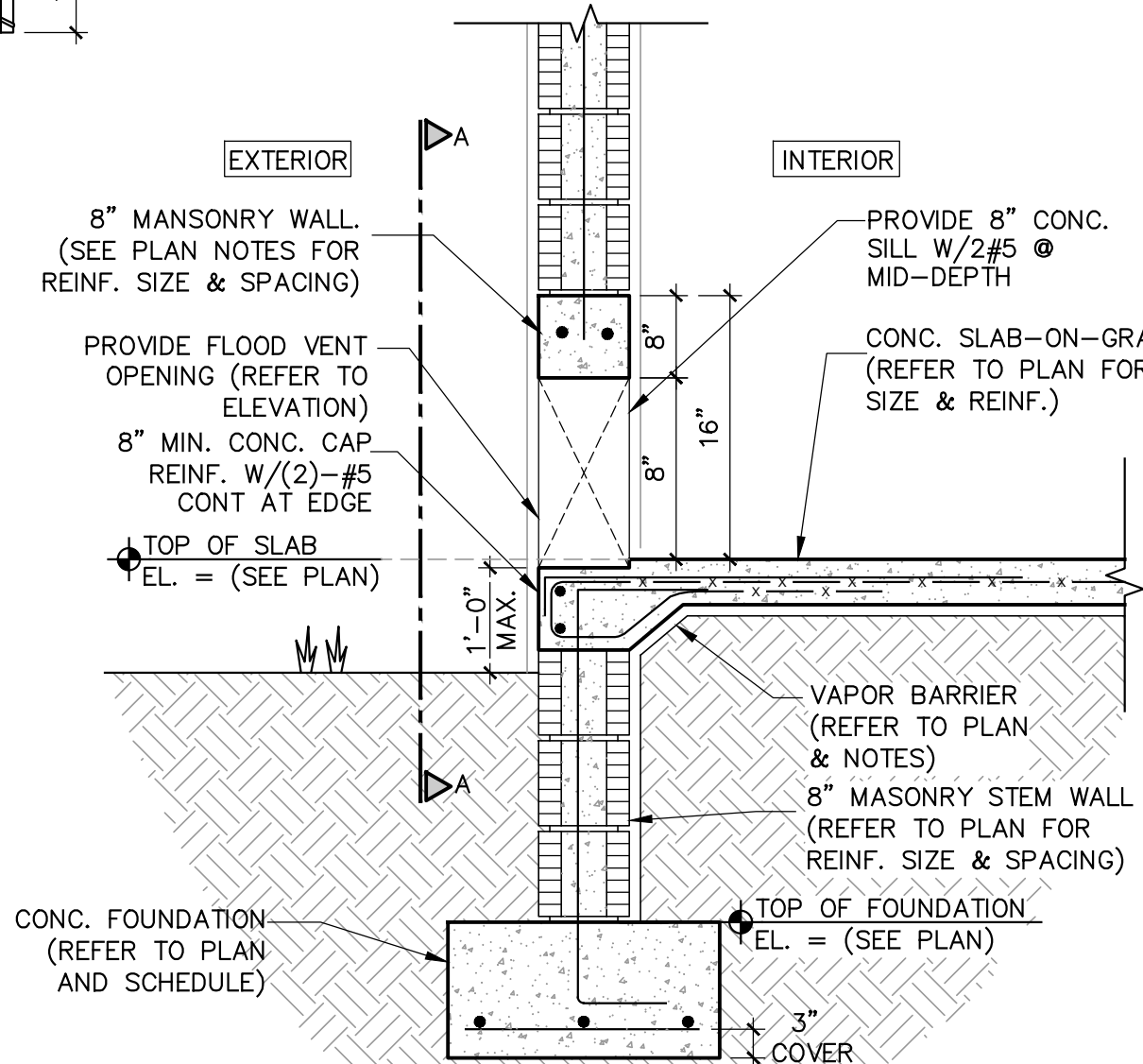
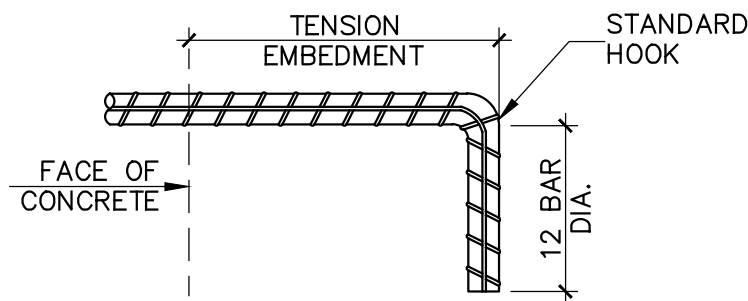
CANTILEVER DETAILS

SCALE: 1/2" = 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	

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

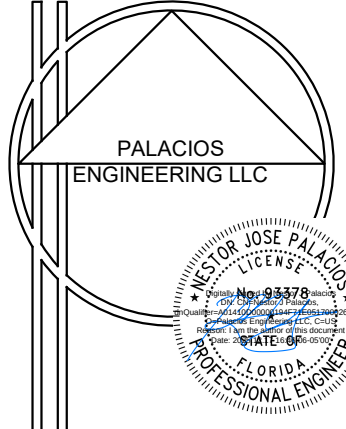
Lcd = COMPRESSION DEVELOPMENT LENGTH
Ltd = TENSION DEVELOPMENT LENGTH (WITHOUT HOOKS)



FLOOD VENT DETAIL

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

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develop@agdart.com

NEW SINGLE FAMILY RESIDENCE
AGD CALISTONE
10840 SW 67 Ave MIAMI, FL 33156

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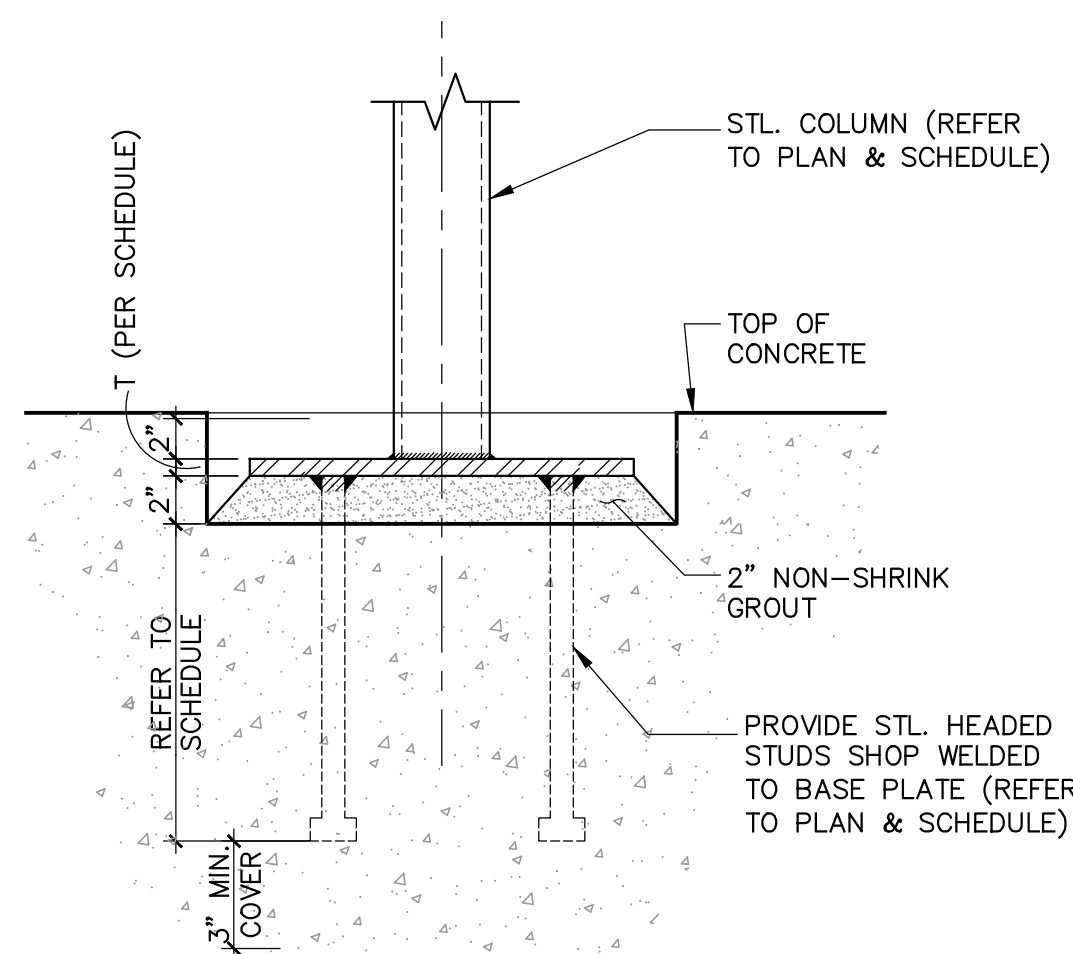


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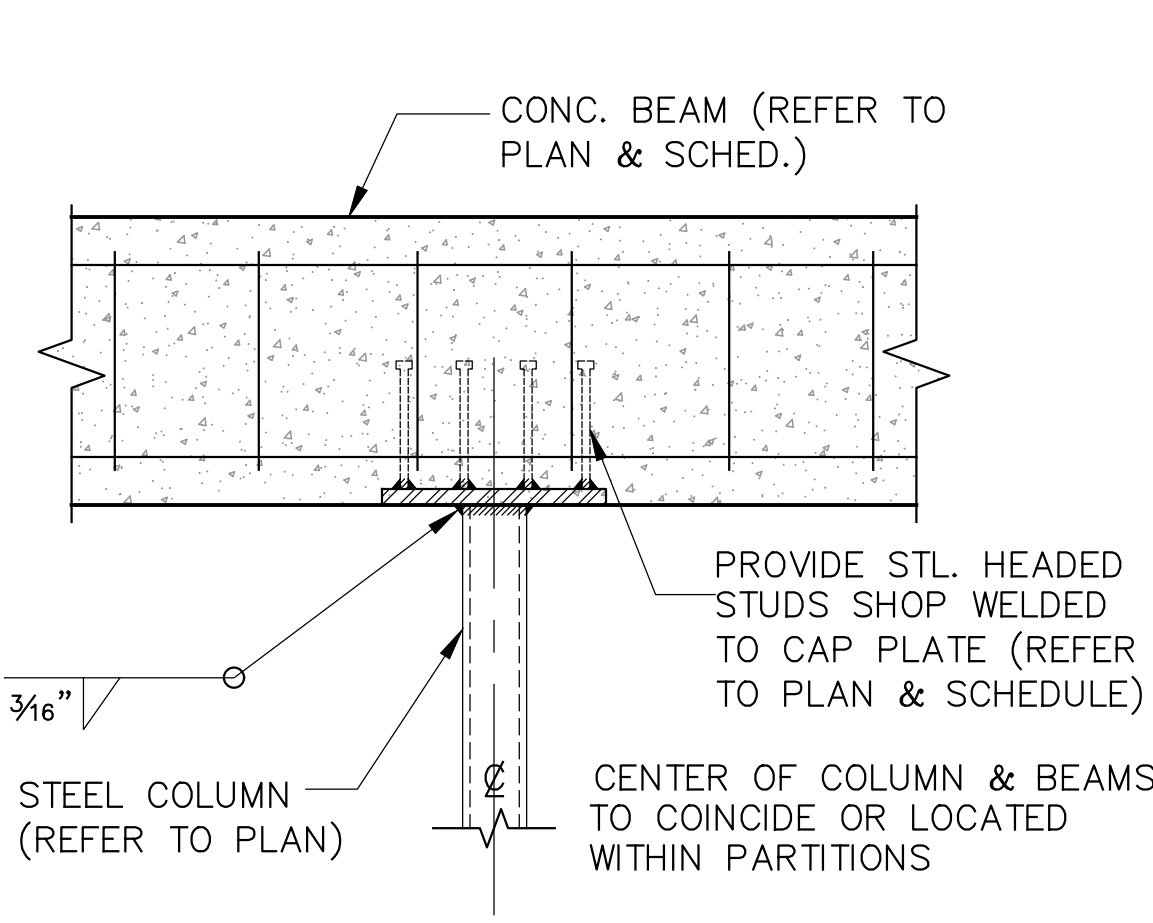
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S-4.2

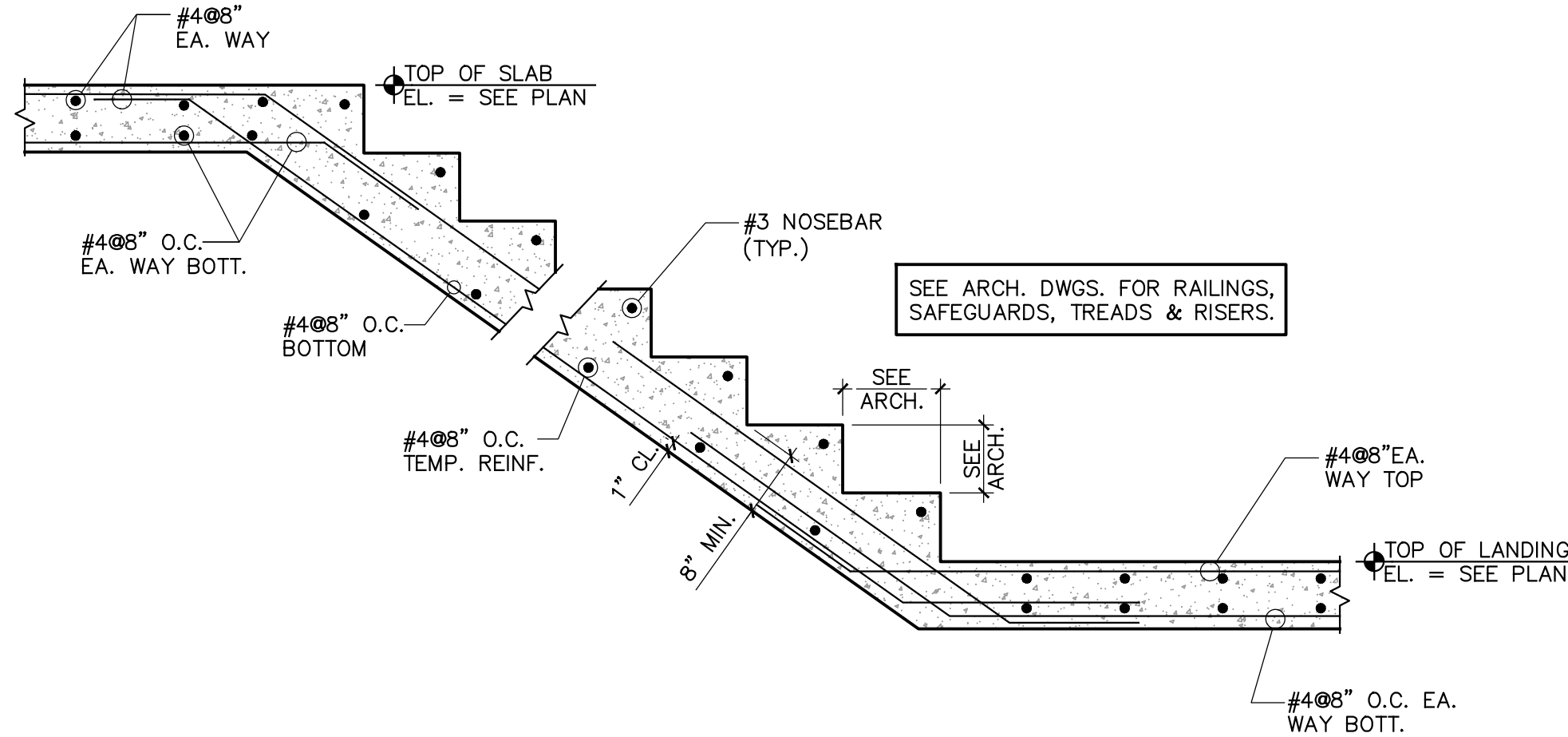
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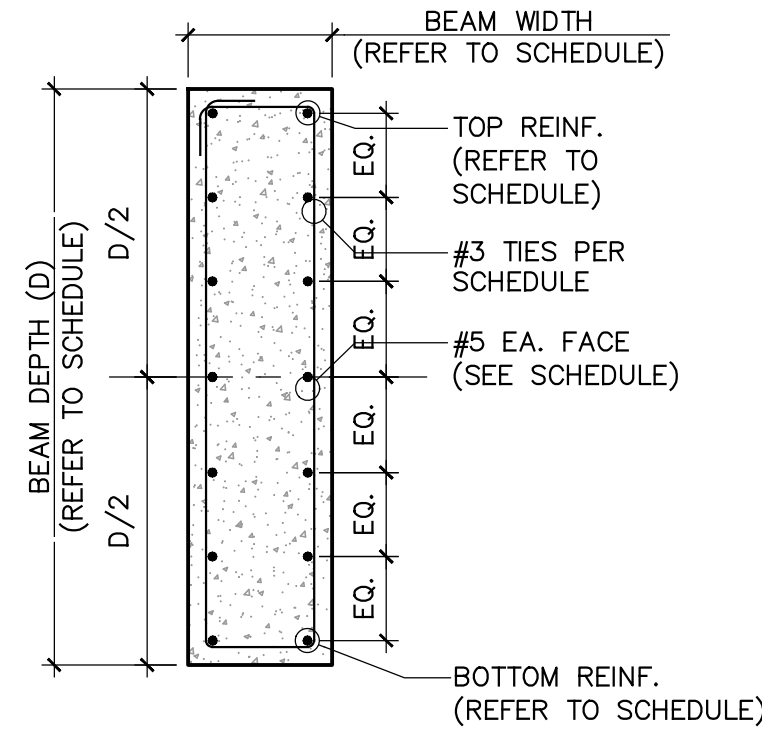
A STL. COLUMN DETAIL
SCALE : 1 1/2"=1'-0"



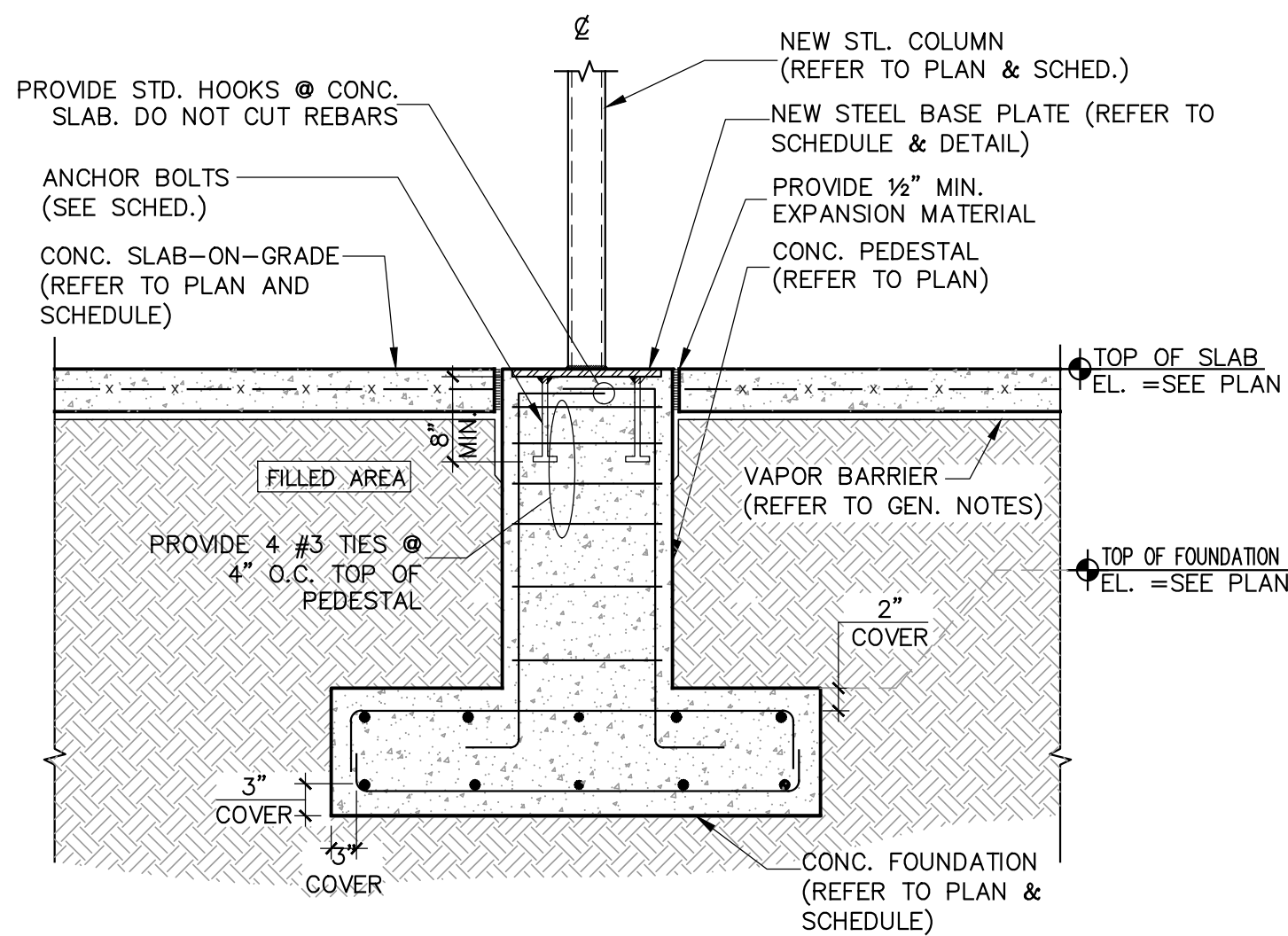
B STL. COLUMN DETAIL
SCALE : 3/4"=1'-0"



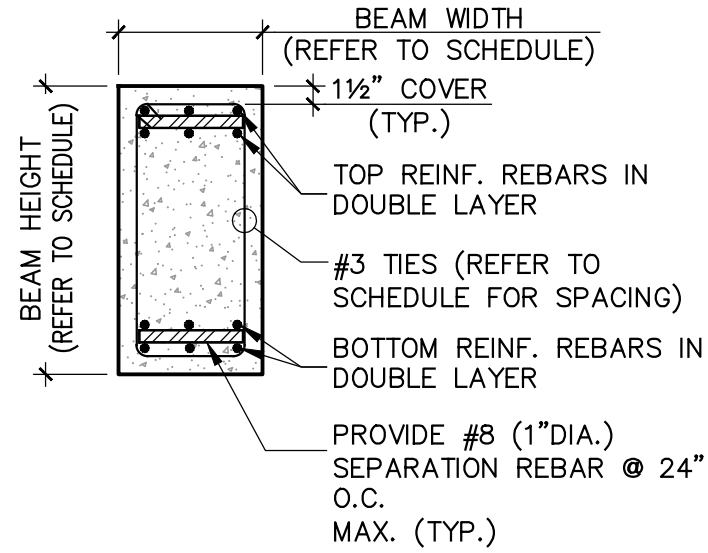
C CONC. STAIRS DETAIL
SCALE : 3/4"=1'-0"



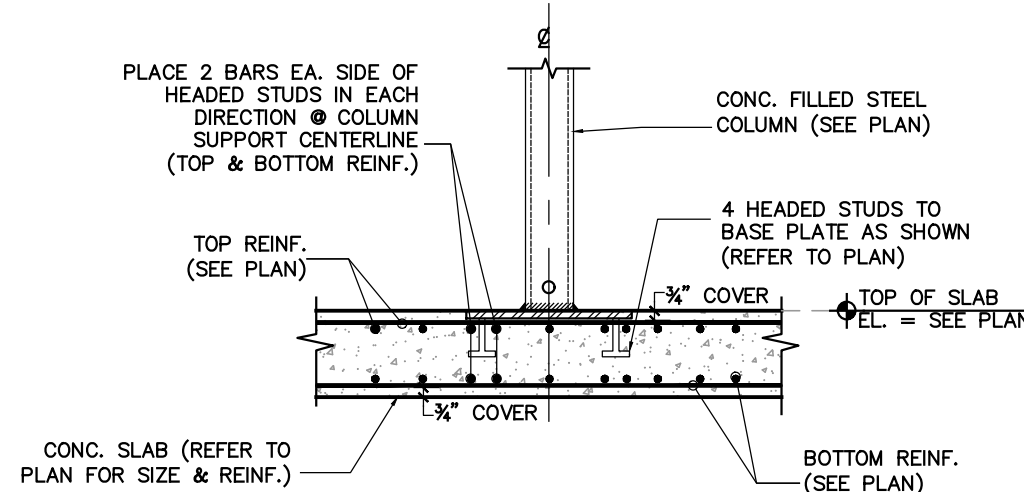
D DEEP BEAM DETAIL
SCALE : 3/4"=1'-0"



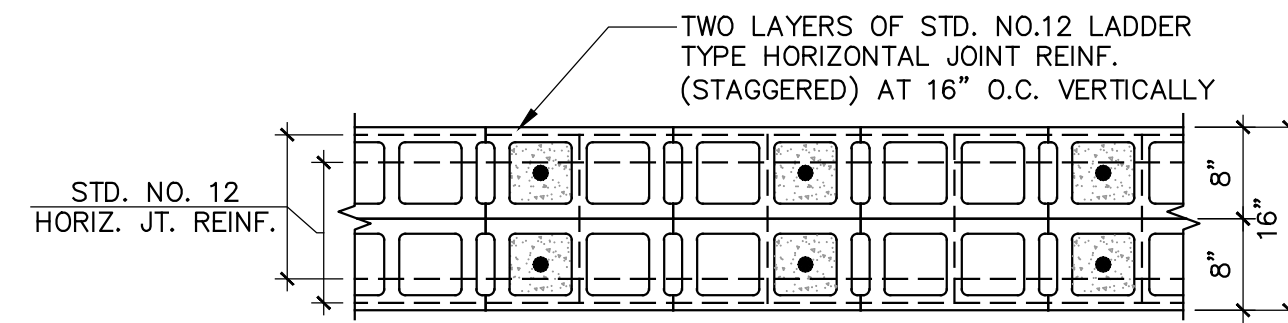
E STL. COLUMN DETAIL
SCALE : 1 1/2"=1'-0"



F DOUBLE LAYER BEAM DETAIL
SCALE : 3/4"=1'-0"

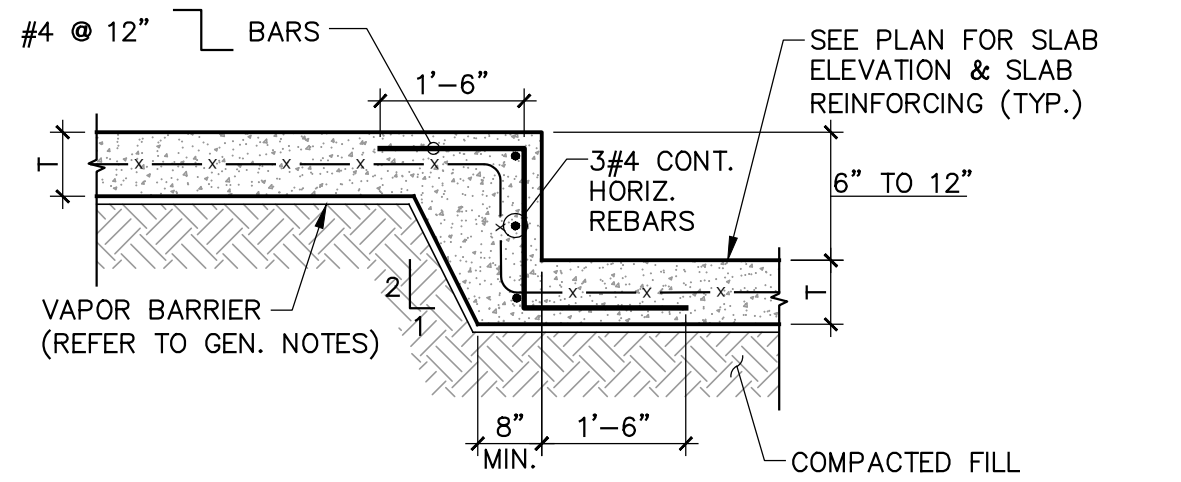


G STL. COLUMN DETAIL
SCALE : 3/4"=1'-0"

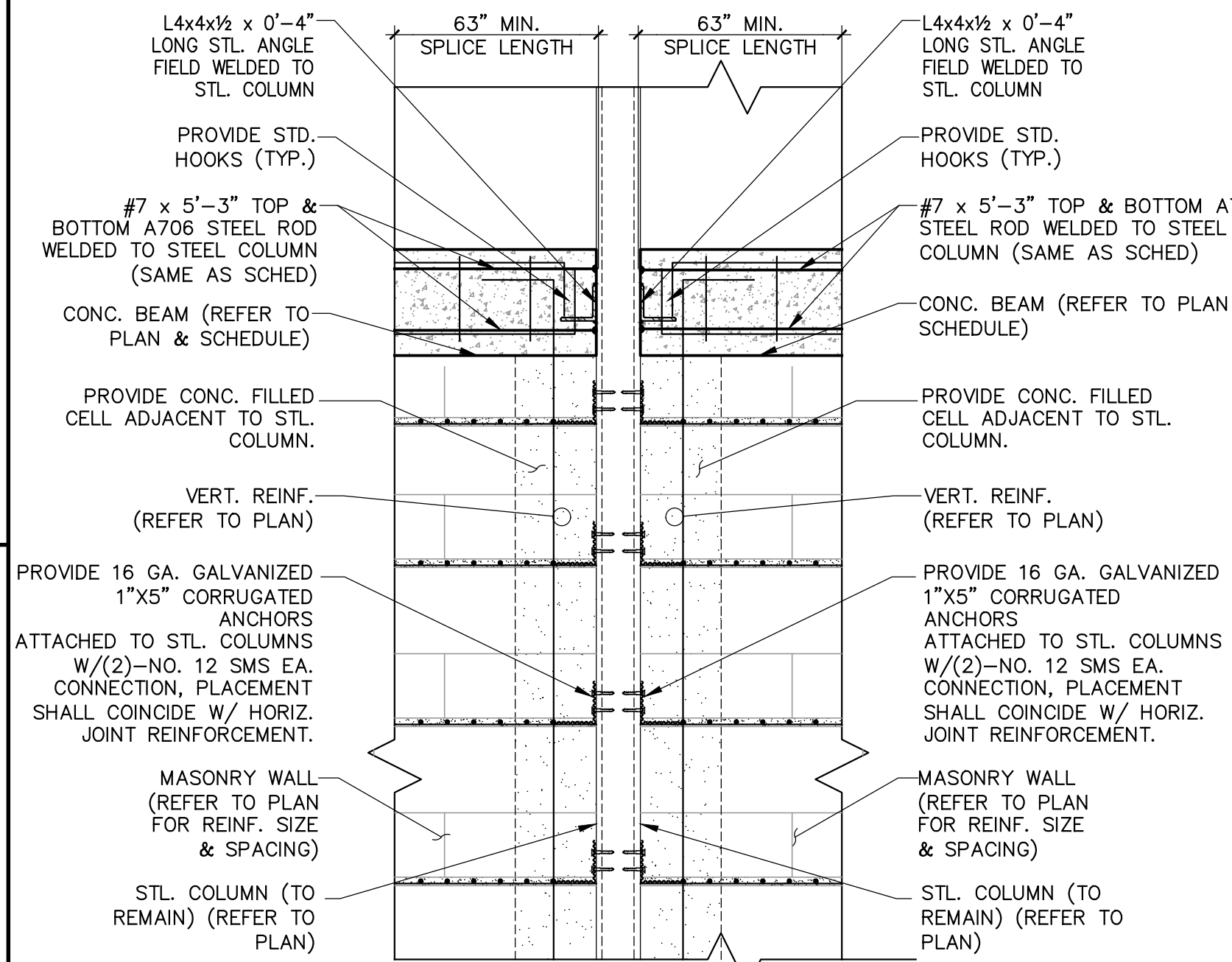


- NOTES:**
1. PROVIDE DOWELS WITH HOOKS INTO FOUNDATION AT ALL VERTICAL REINFORCEMENT.
 2. DOWELS TO MATCH VERTICALS IN SIZE & SPACING. MIN. SPLICE SHALL BE 48 TIMES THE REBAR DIAMETER.
 3. ALL CELLS CONTAINING VERTICAL REINFORCEMENT SHALL BE SOLID GROUTED FULL HEIGHT OF WALL.

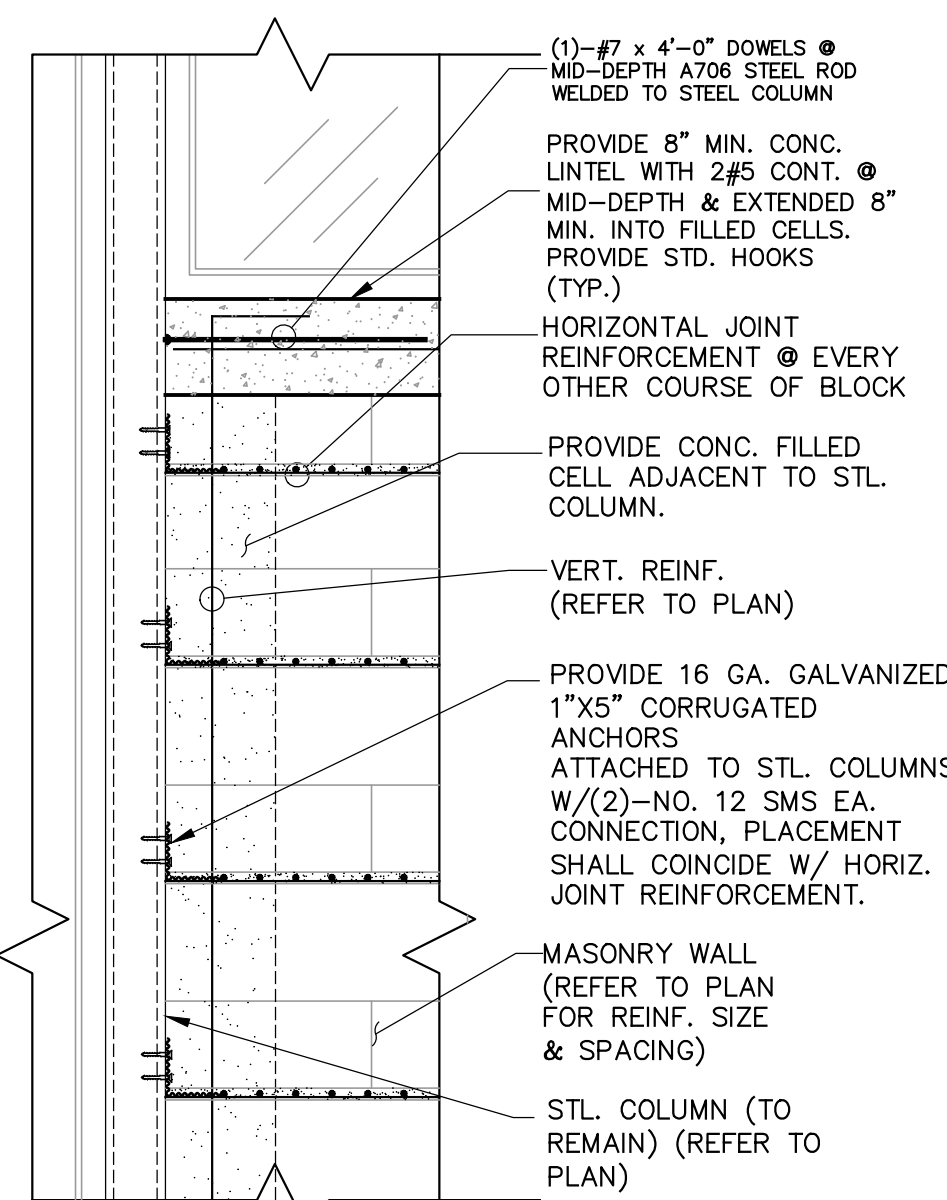
H DOUBLE LAYER 8" MASONRY WALL DETAIL
SCALE : 1 1/2"=1'-0"



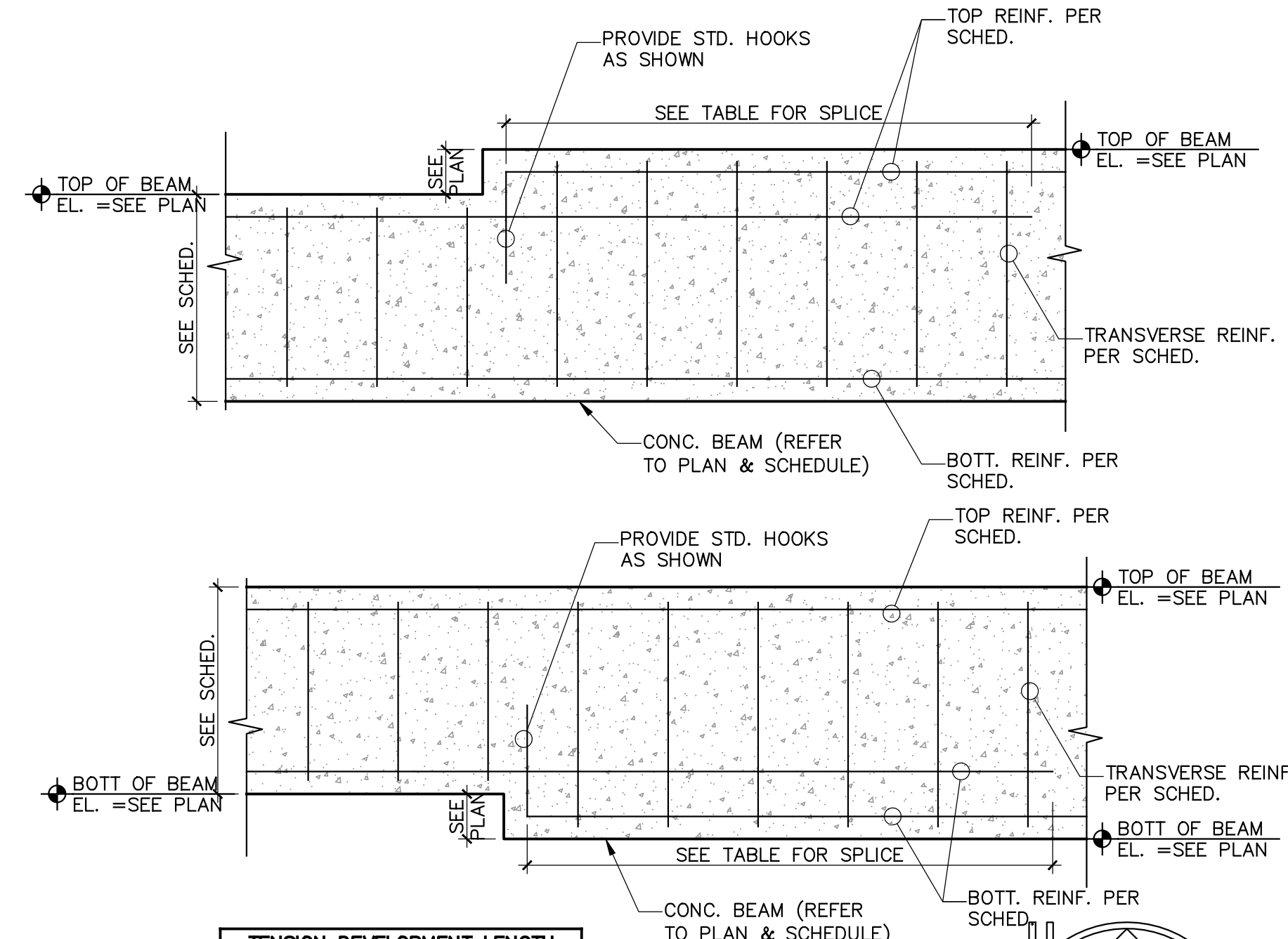
I SLAB BIG STEP DETAIL
SCALE : 1/2"=1'-0"



J STEEL COLUMN & CMU WALL CONN. DETAIL
SCALE : 3/4"=1'-0"



K STEEL COLUMN & CMU WALL CONN. DETAIL
SCALE : 3/4"=1'-0"

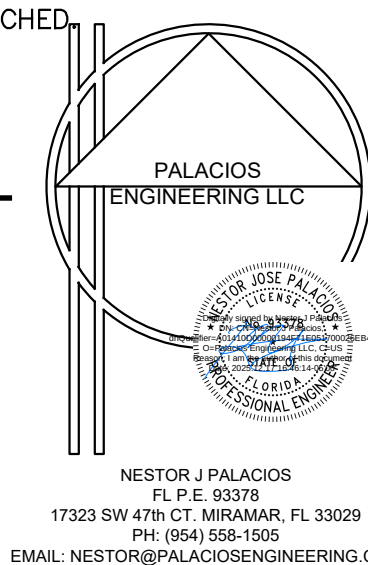


TENSION DEVELOPMENT LENGTH SCHEDULE (F'c=3000 PSI)	
REBAR SIZE	DEVELOPMENT LENGTH (INCHES)
#6	56
#7	81
#8	92
#9	105

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

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S-4.3

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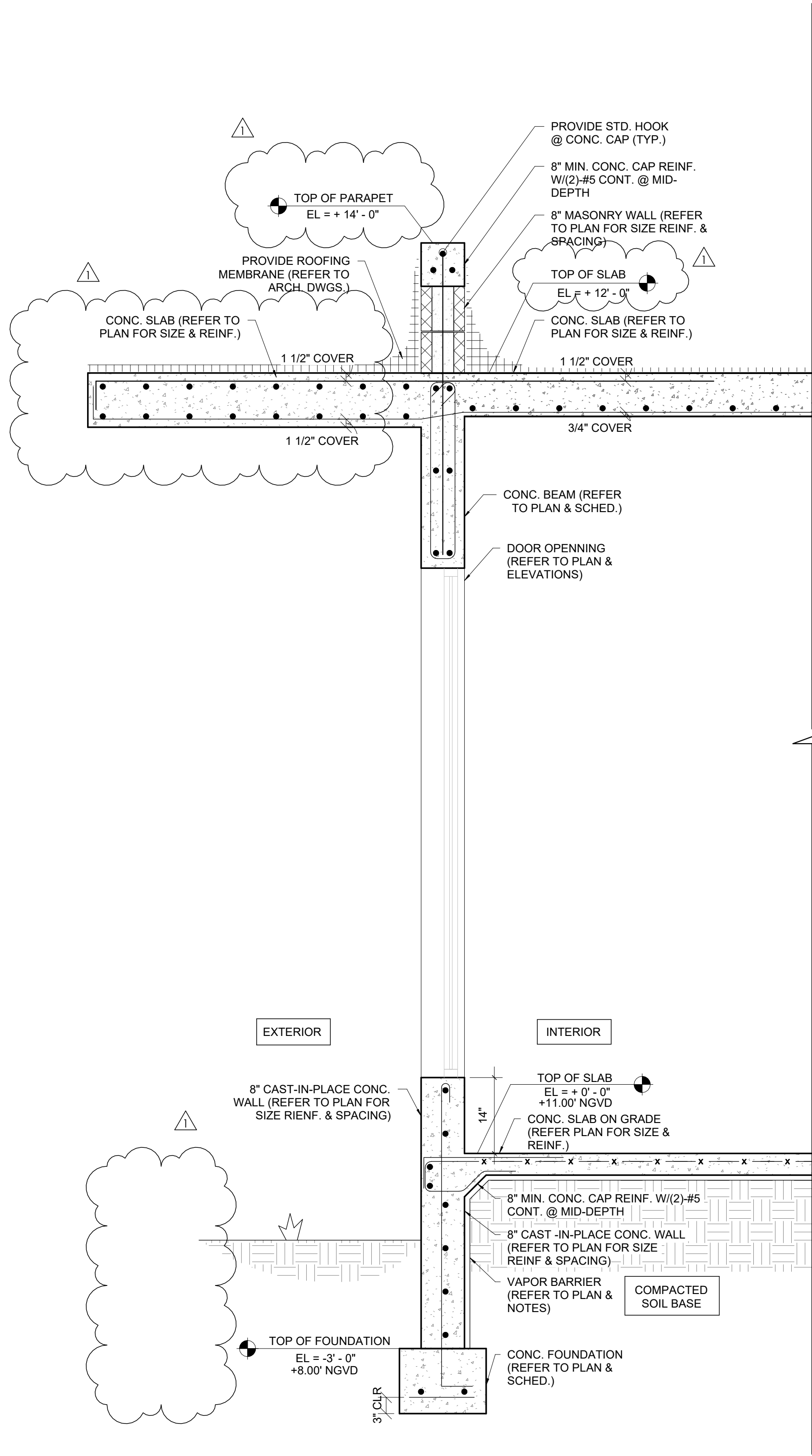
MIK
ARCHITECTURE

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AGD
AGD DEVELOPERS LLC

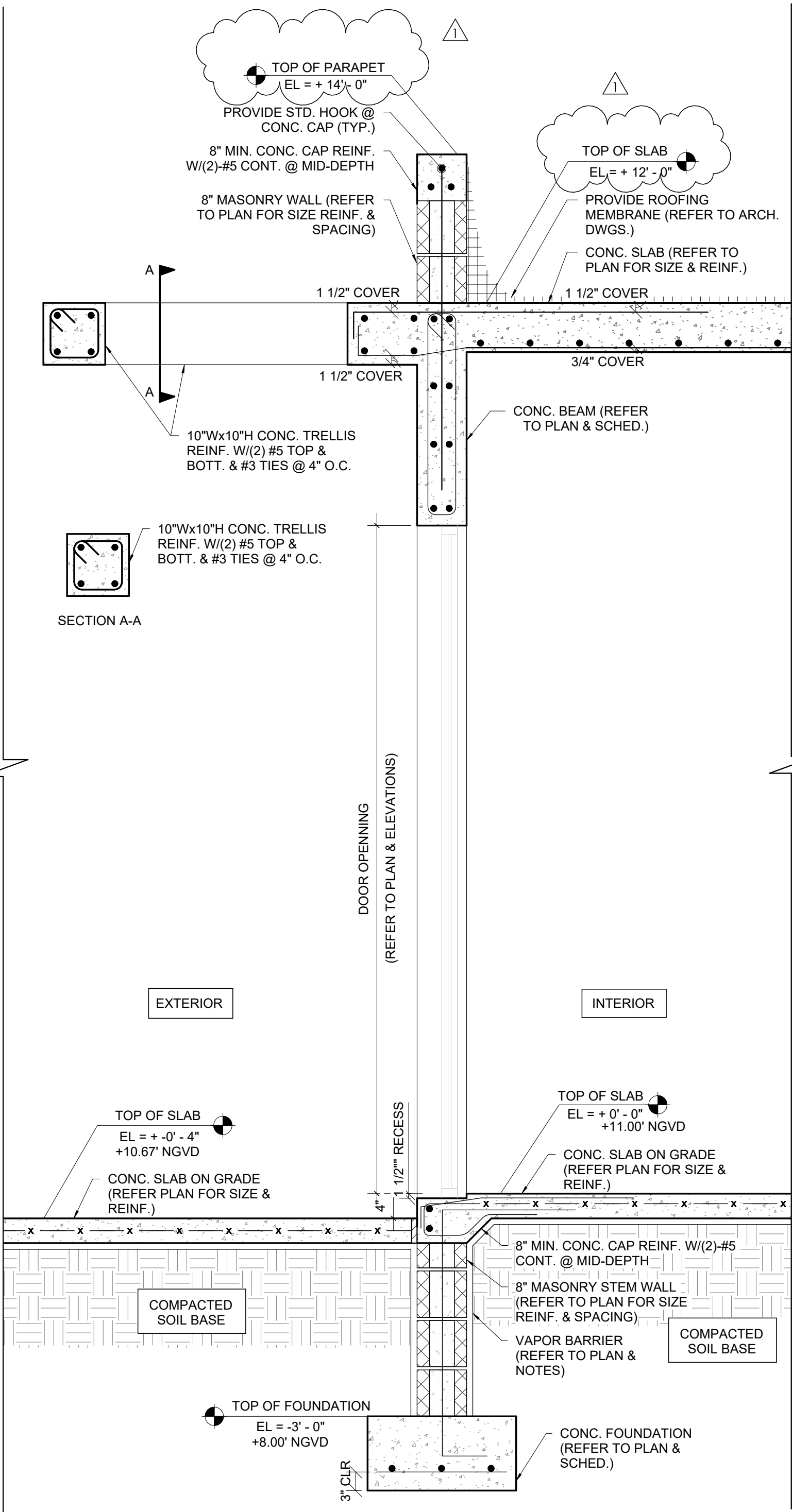
1383 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33146
agdev@agdev.com
dev@agdev.com

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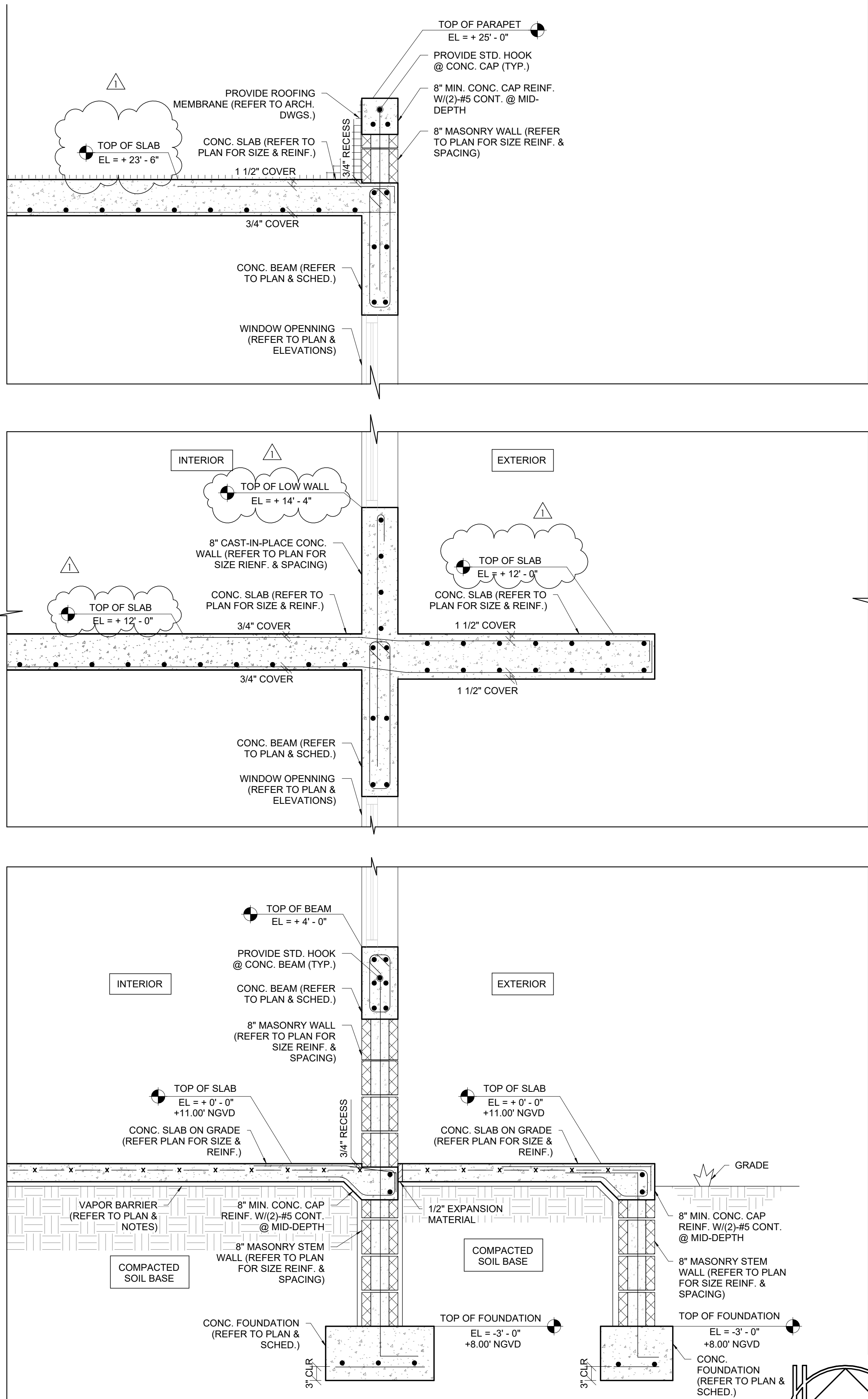
Section 1

3/4" = 1'-0"



Section 2

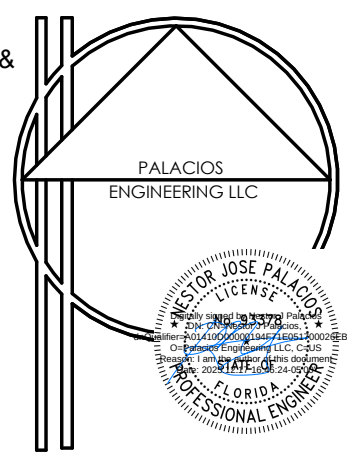
3/4" = 1'-0"



Section 3

3/4" = 1'-0"

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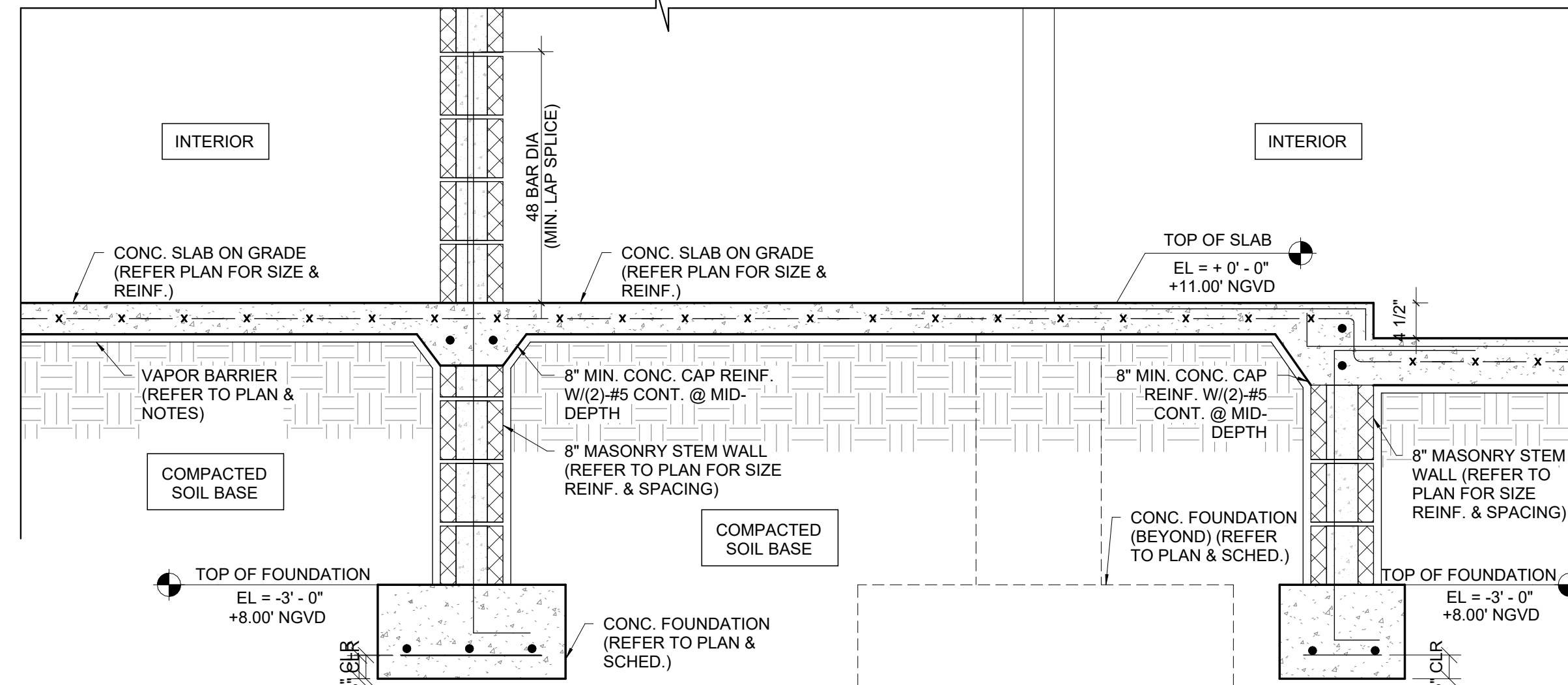
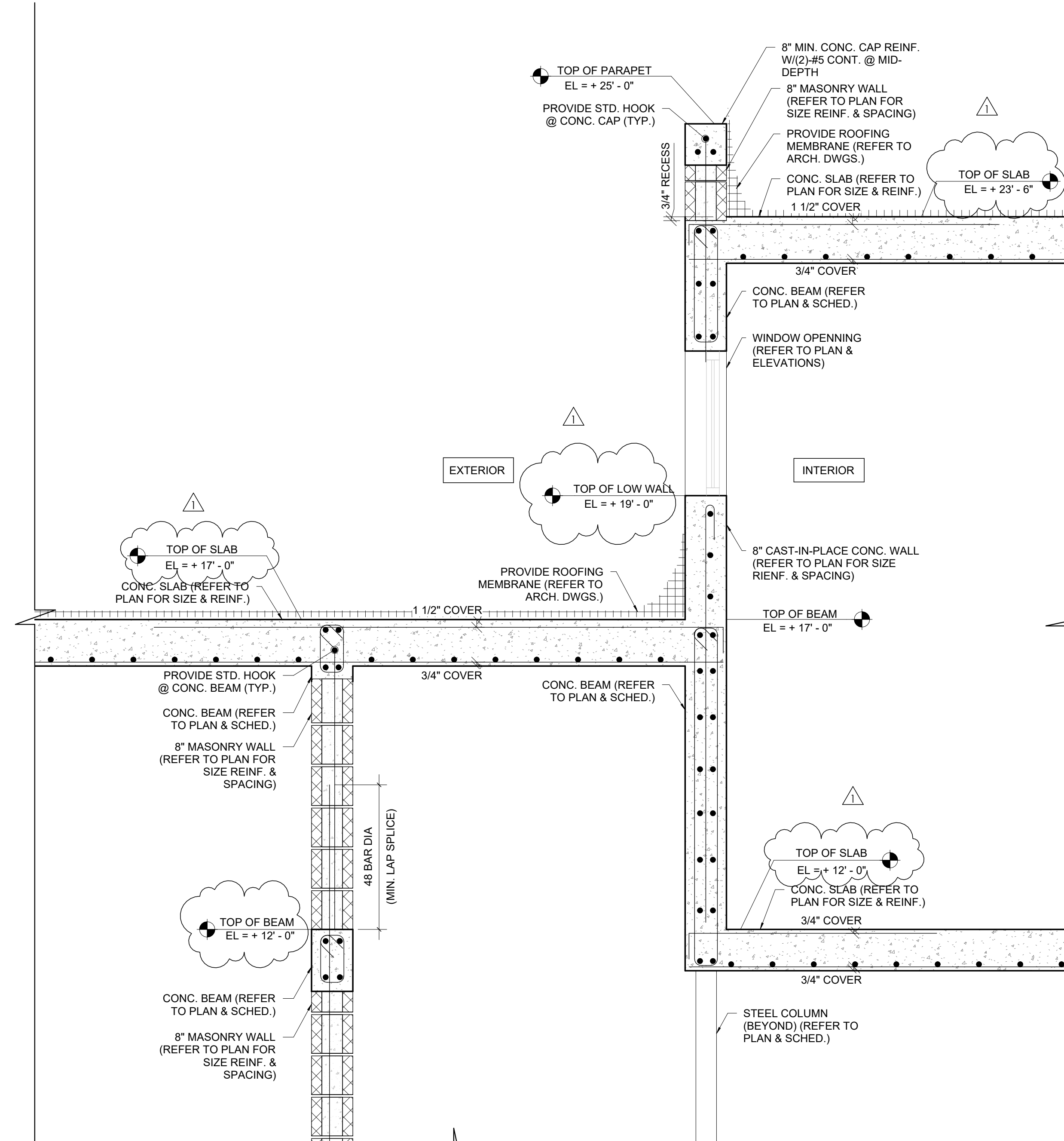
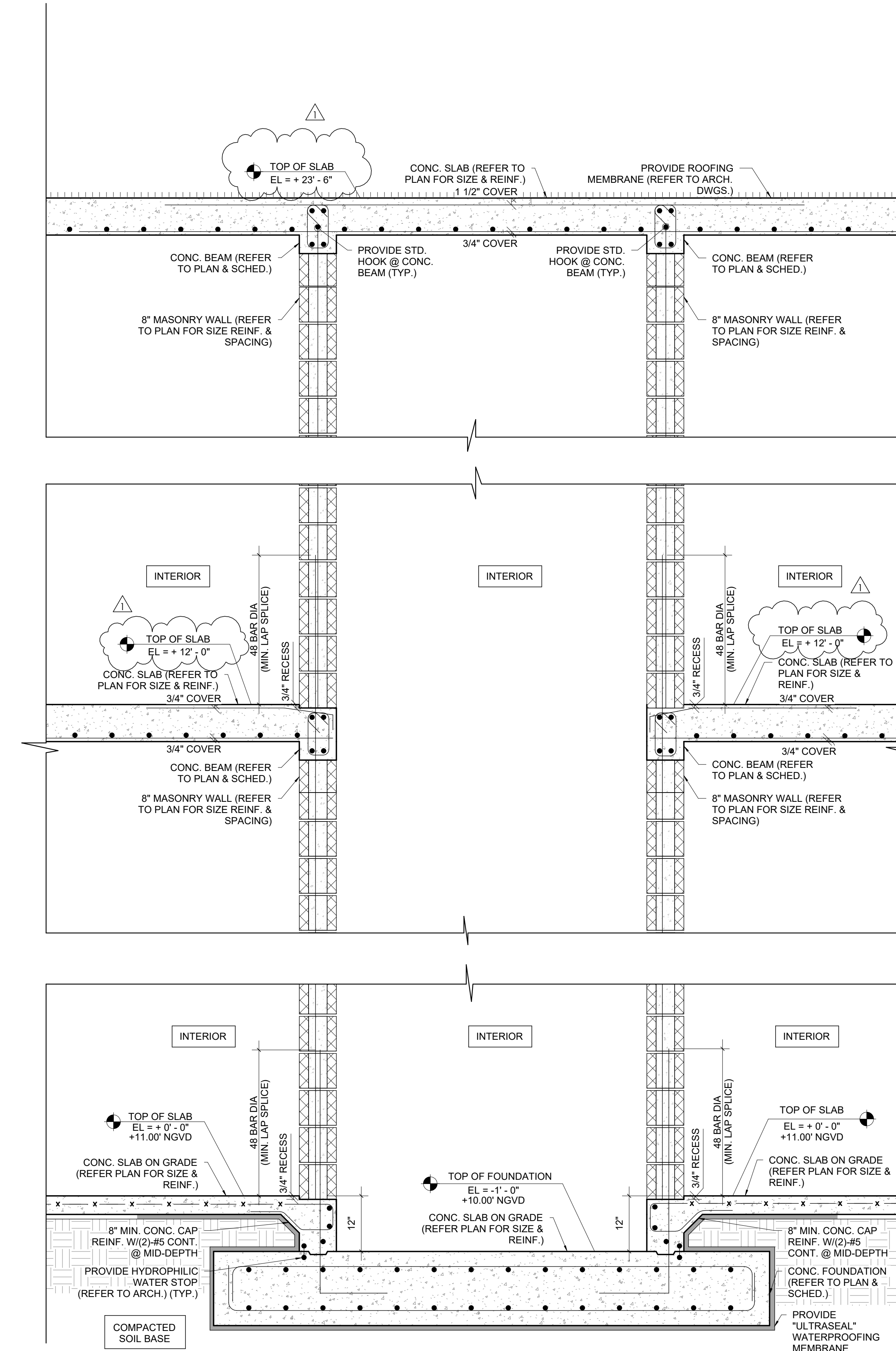
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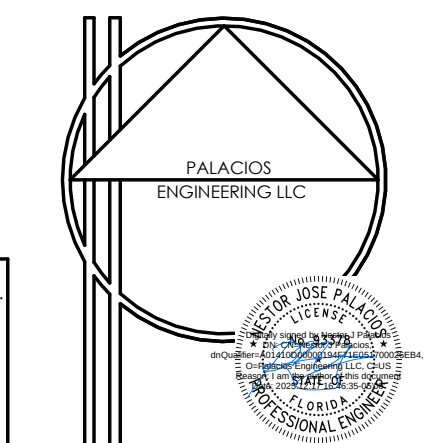
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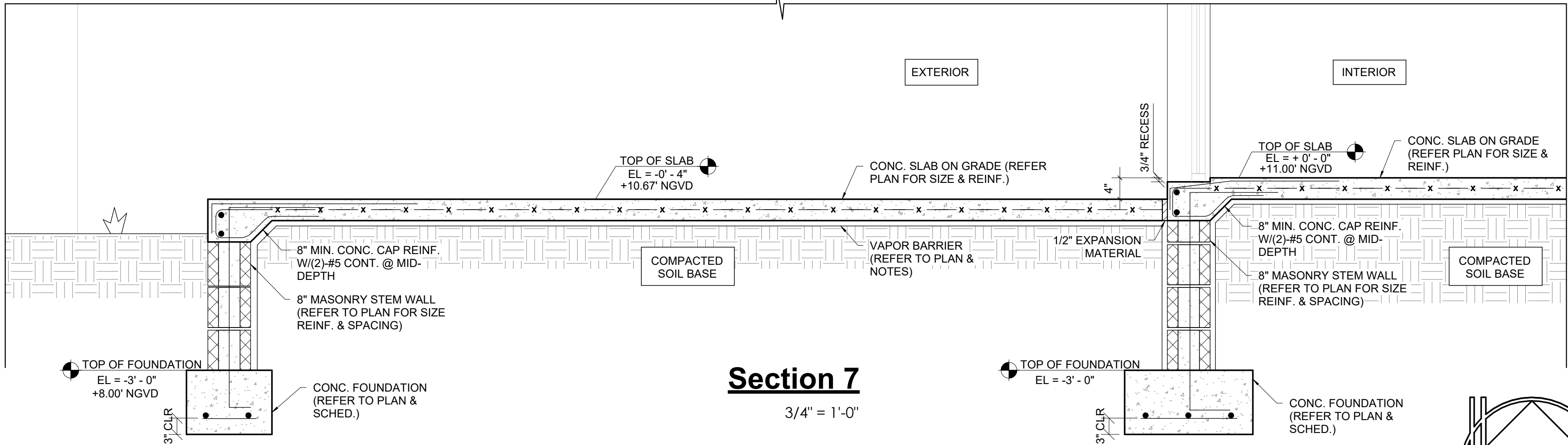
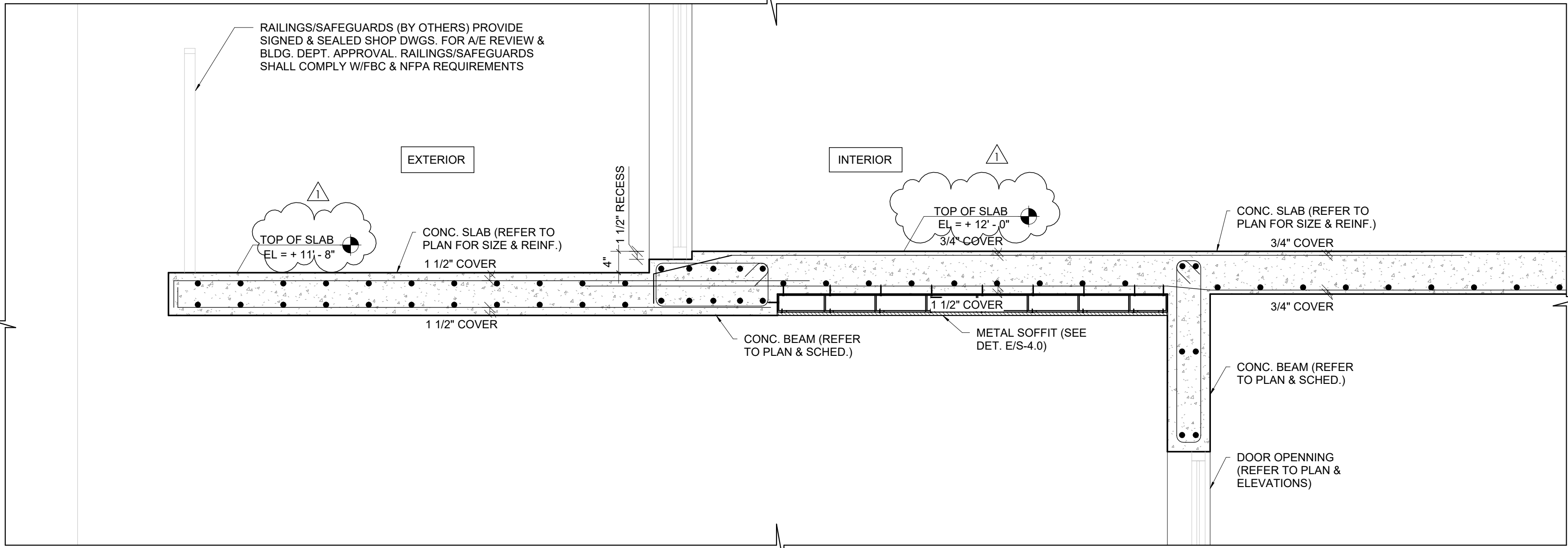
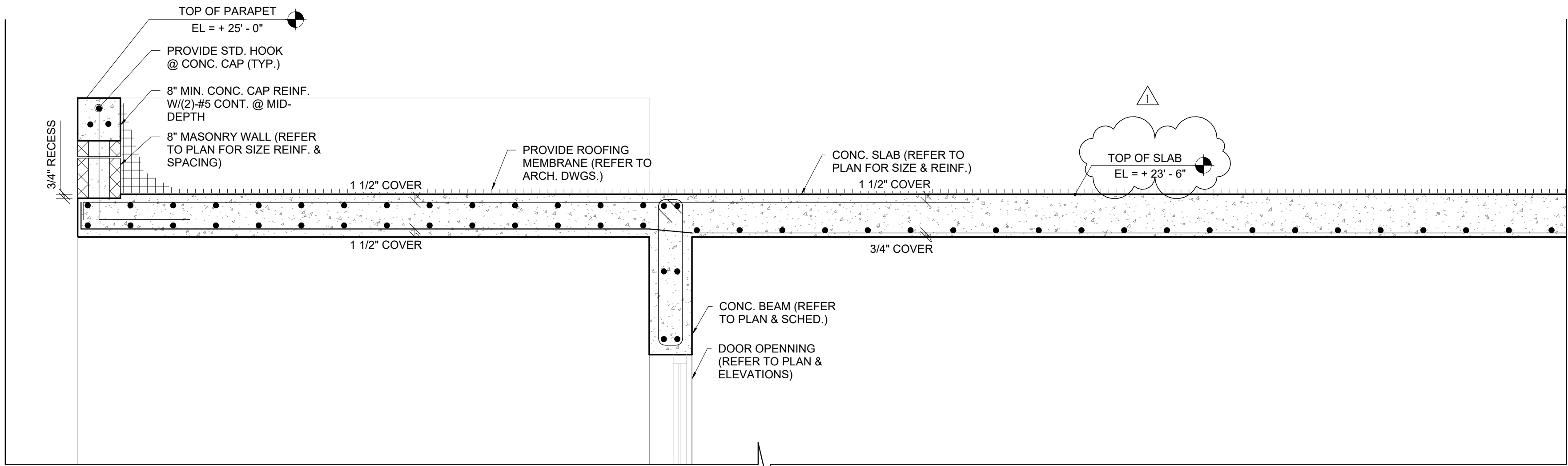
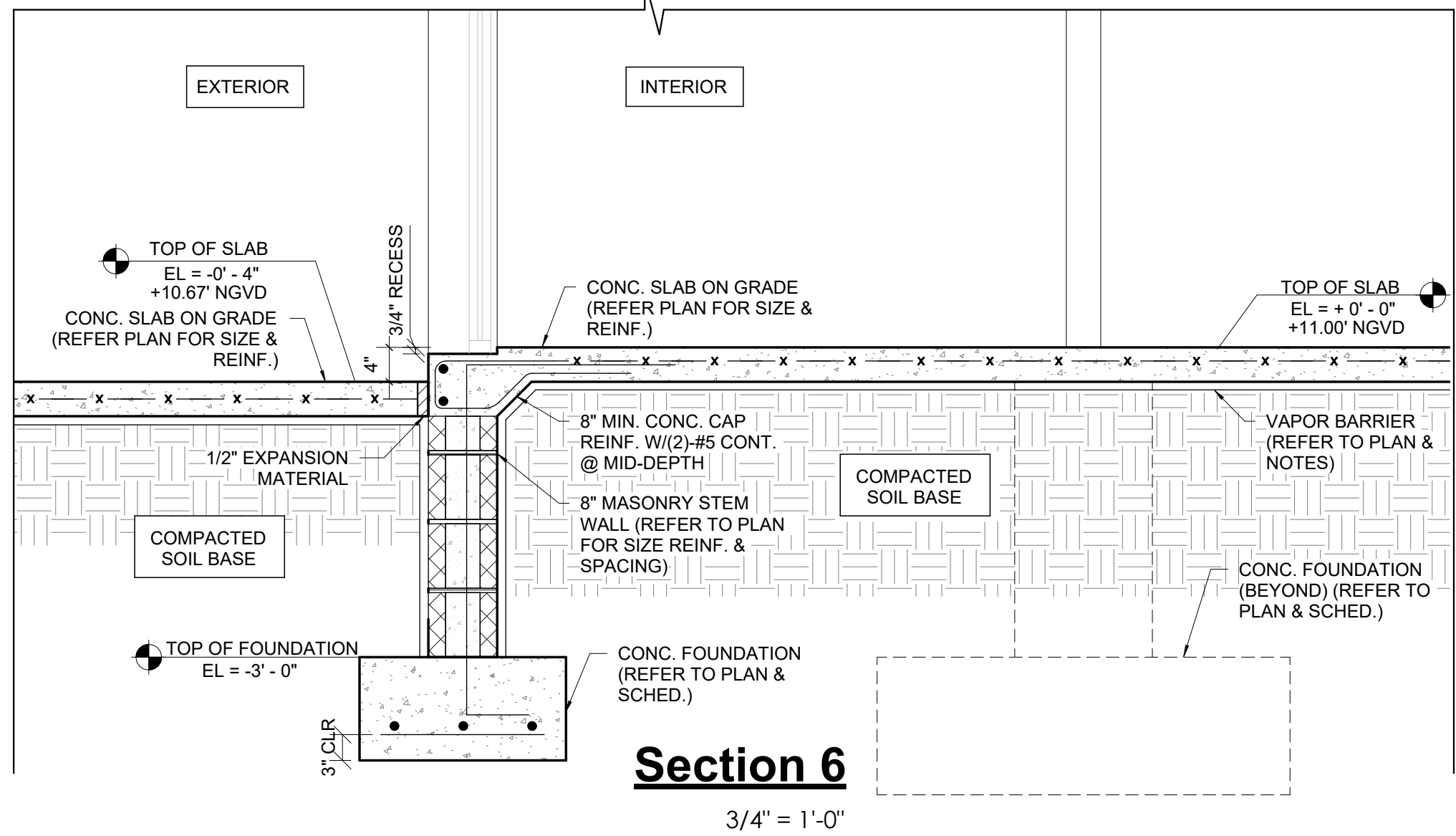
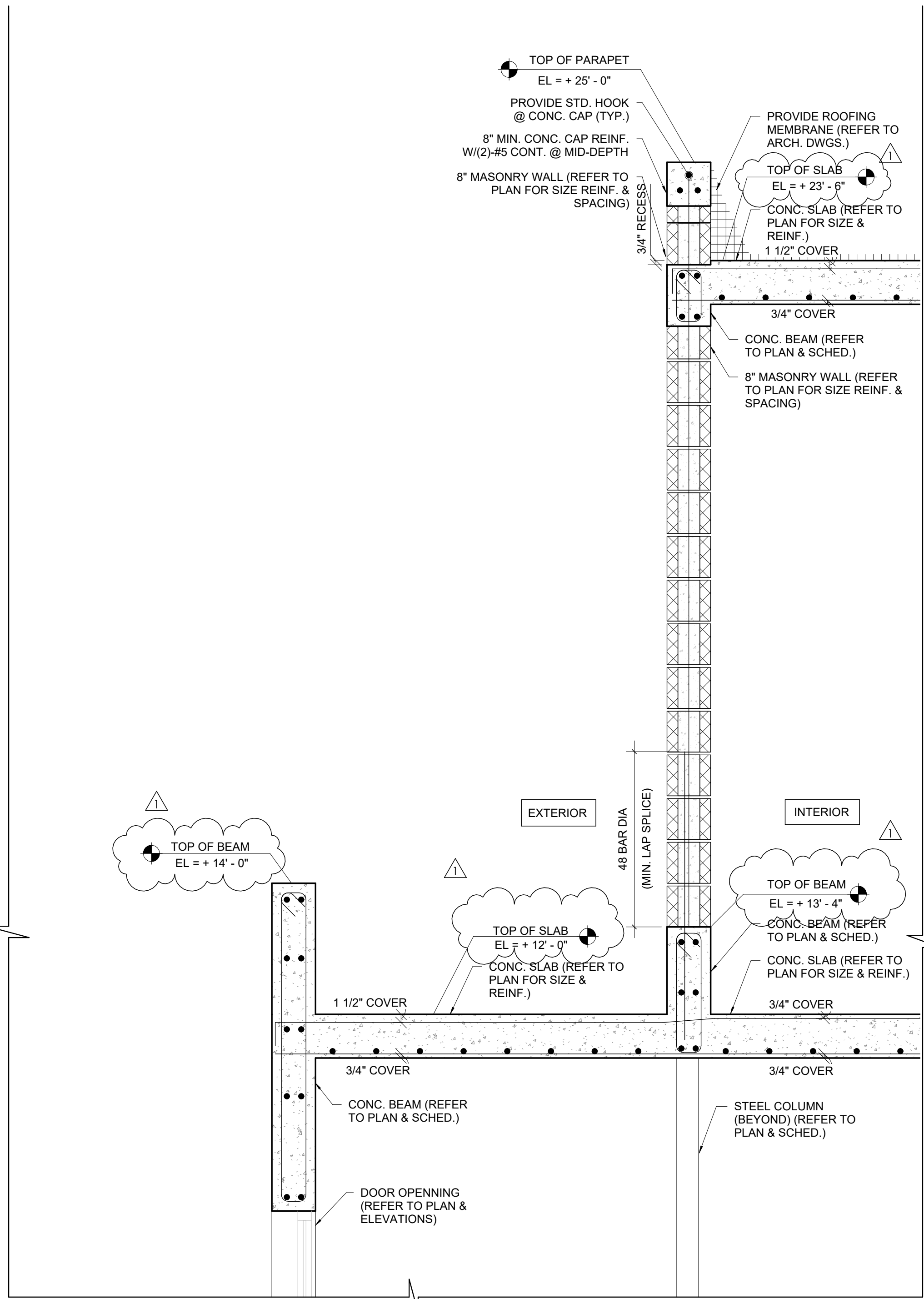
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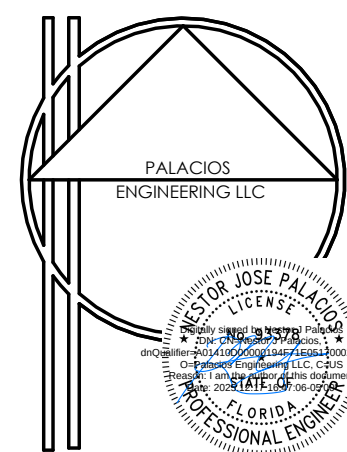
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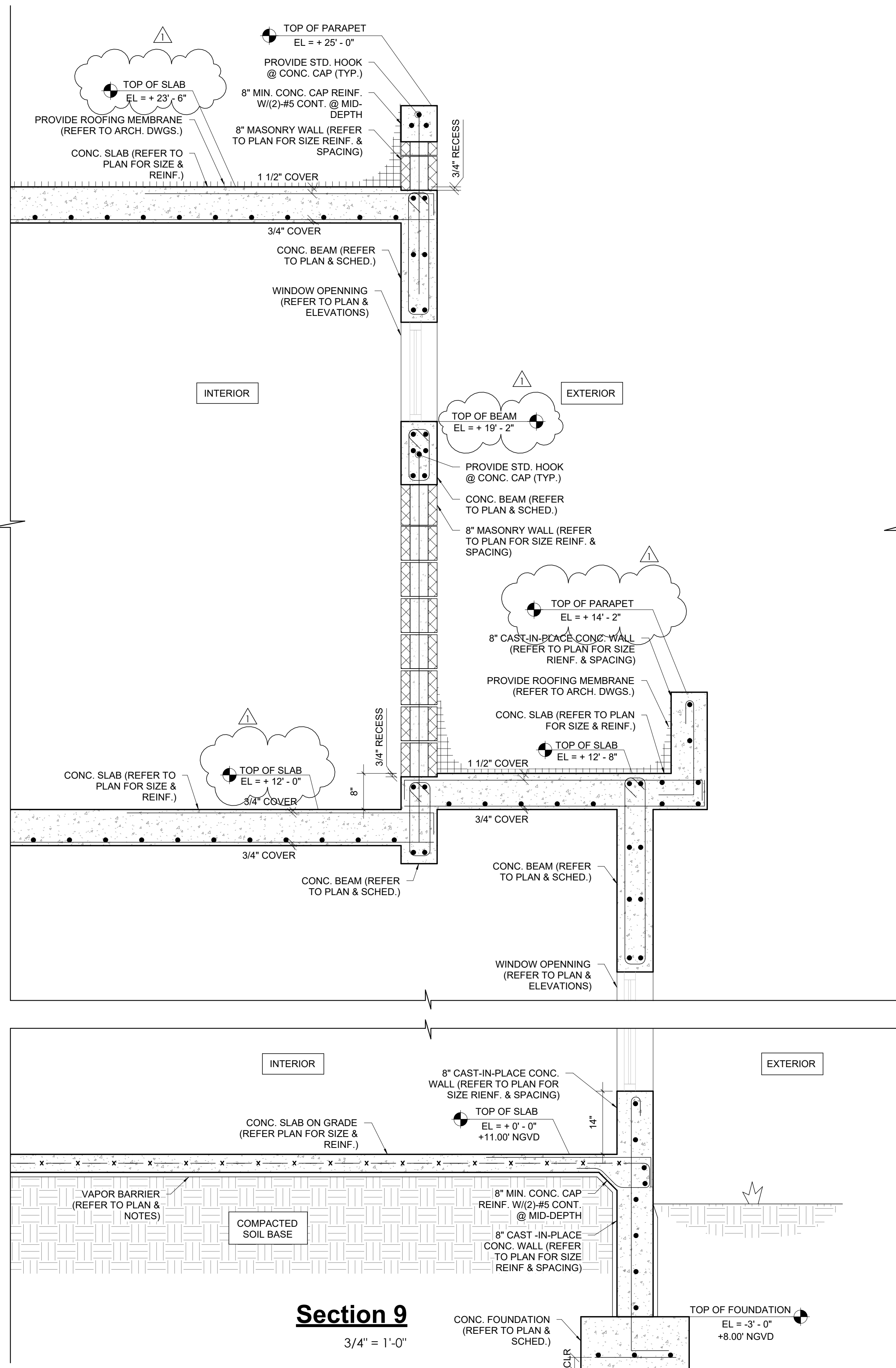
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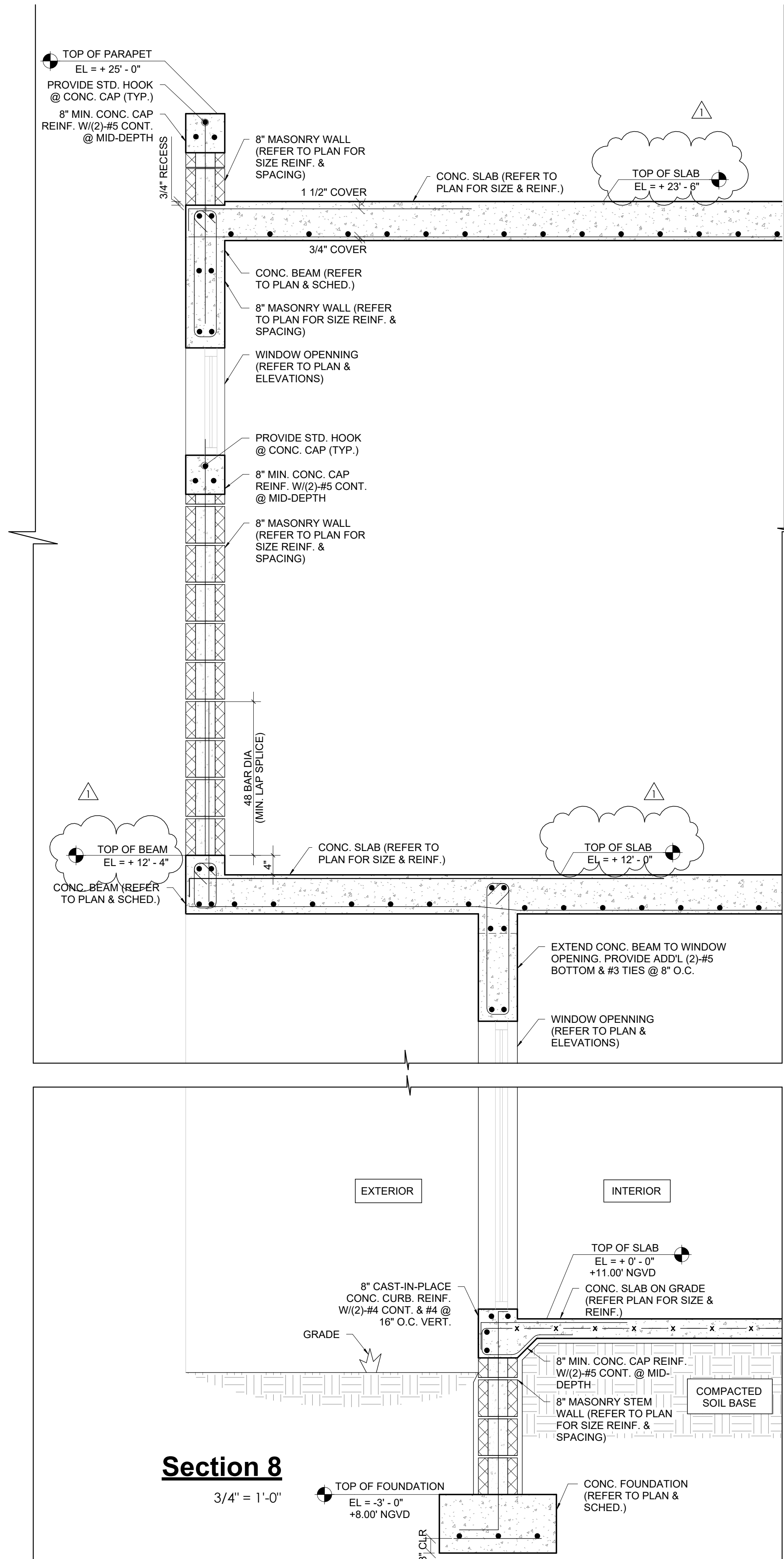


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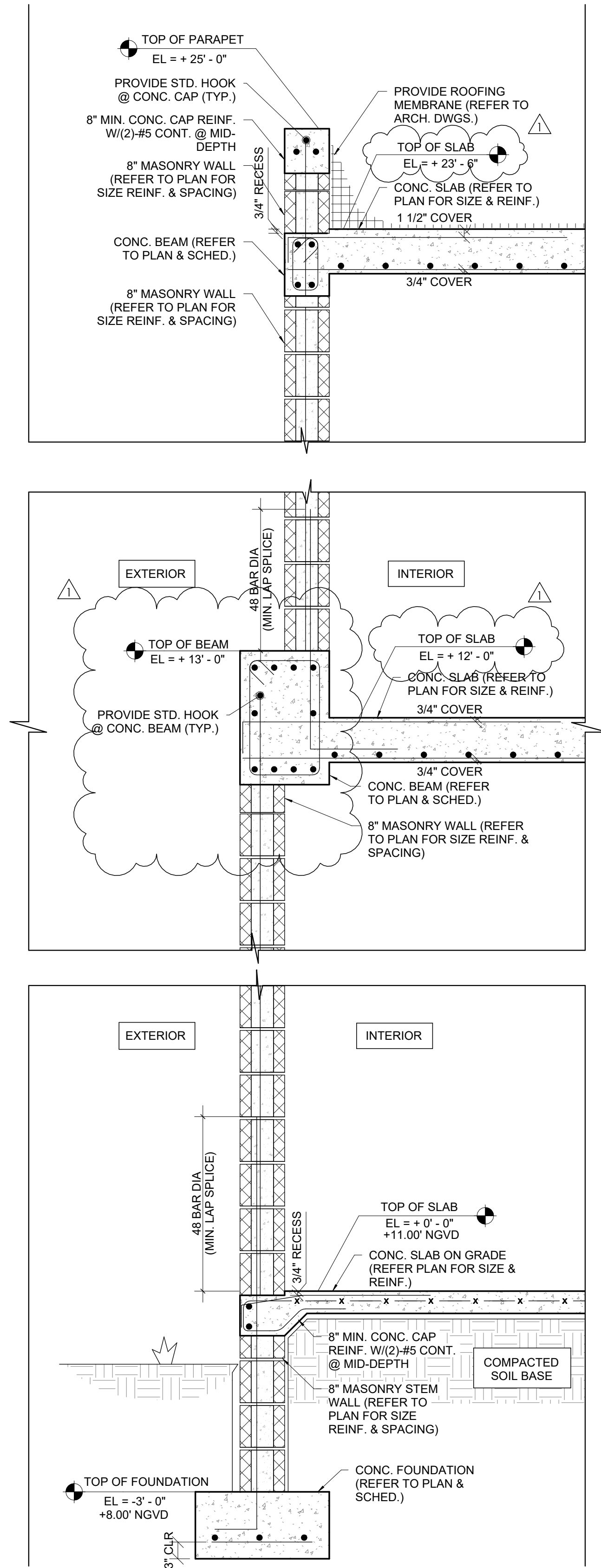
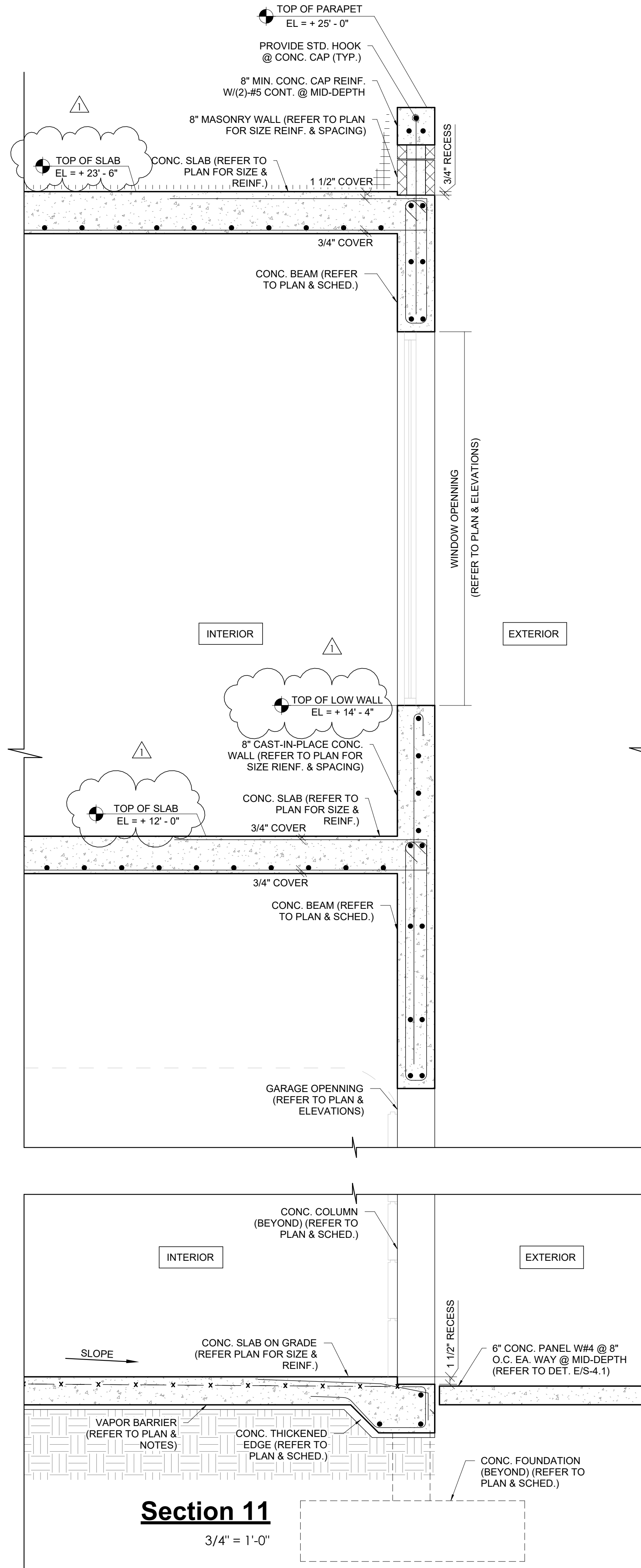
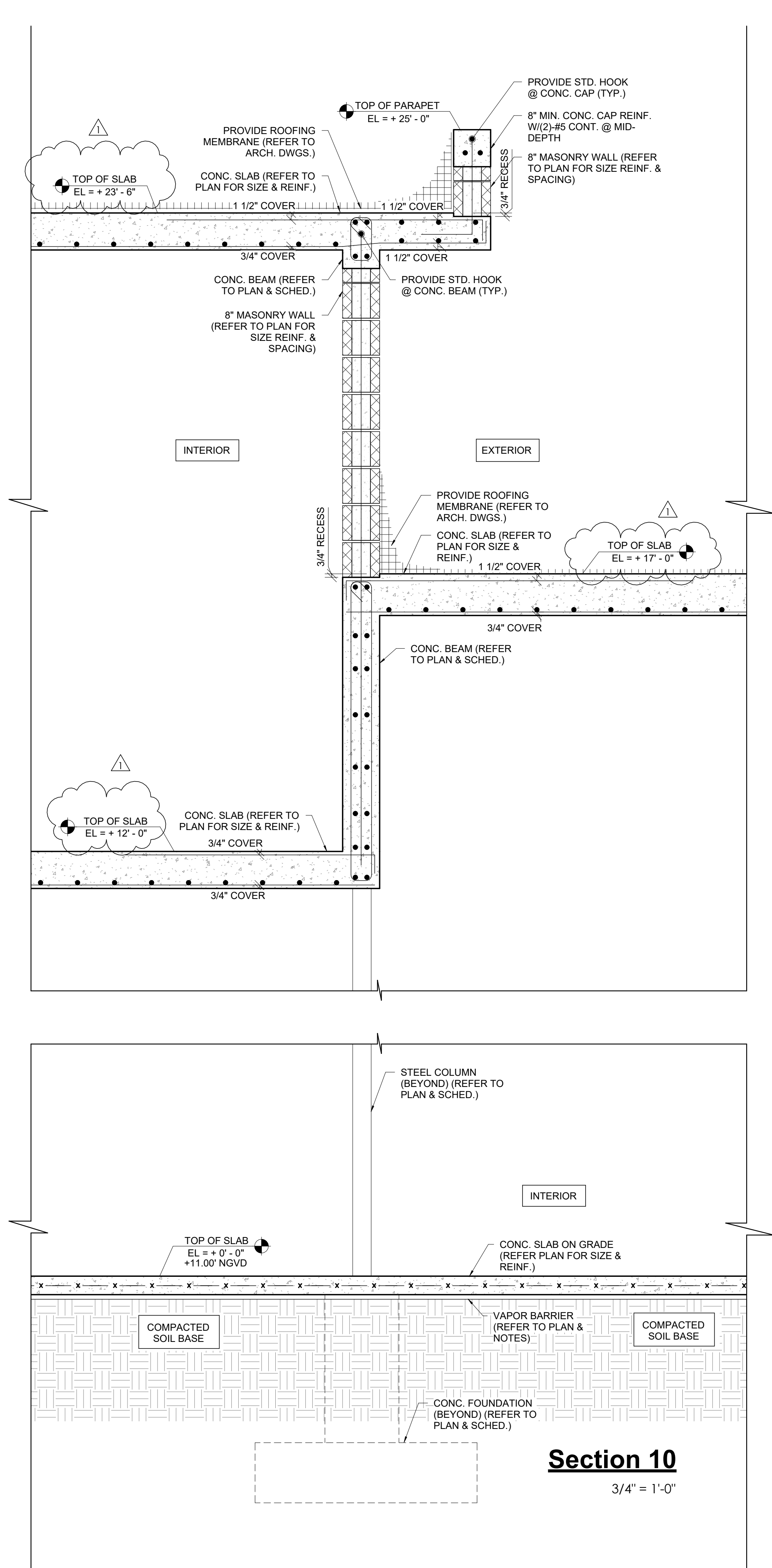
Section 9

3/4" = 1'-0"



Section 8

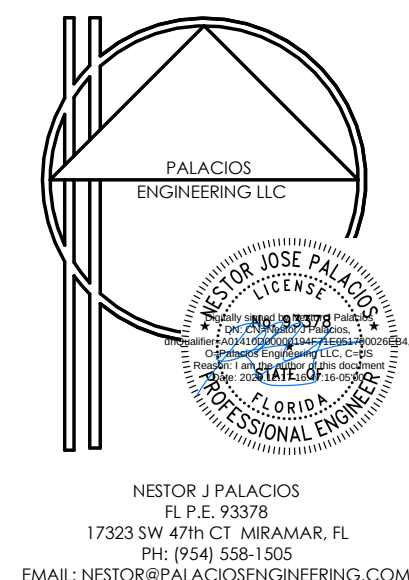
3/4" = 1'-0"



Section 12

3/4" = 1'-0"

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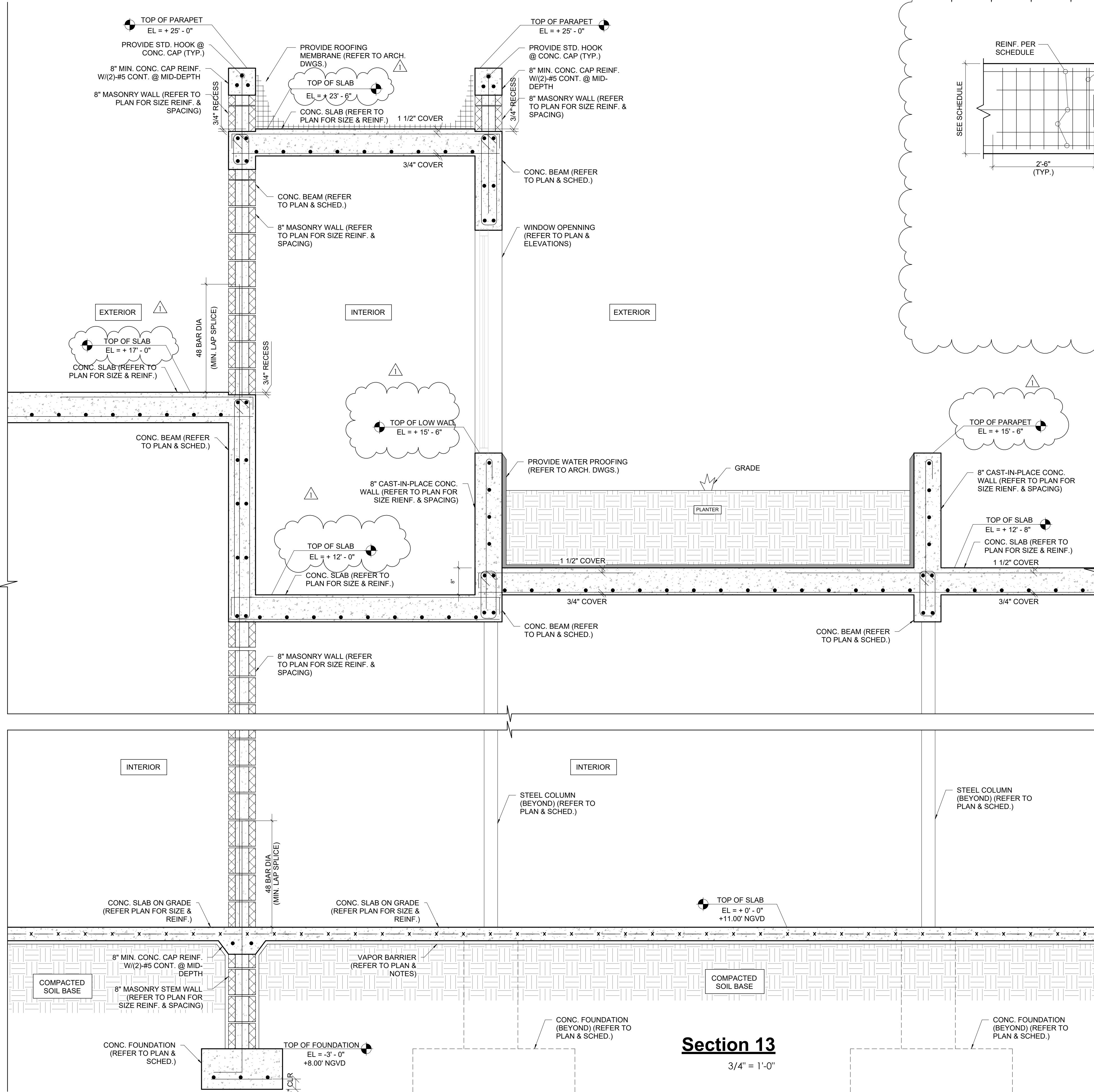
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AGD CALISTONE LLC
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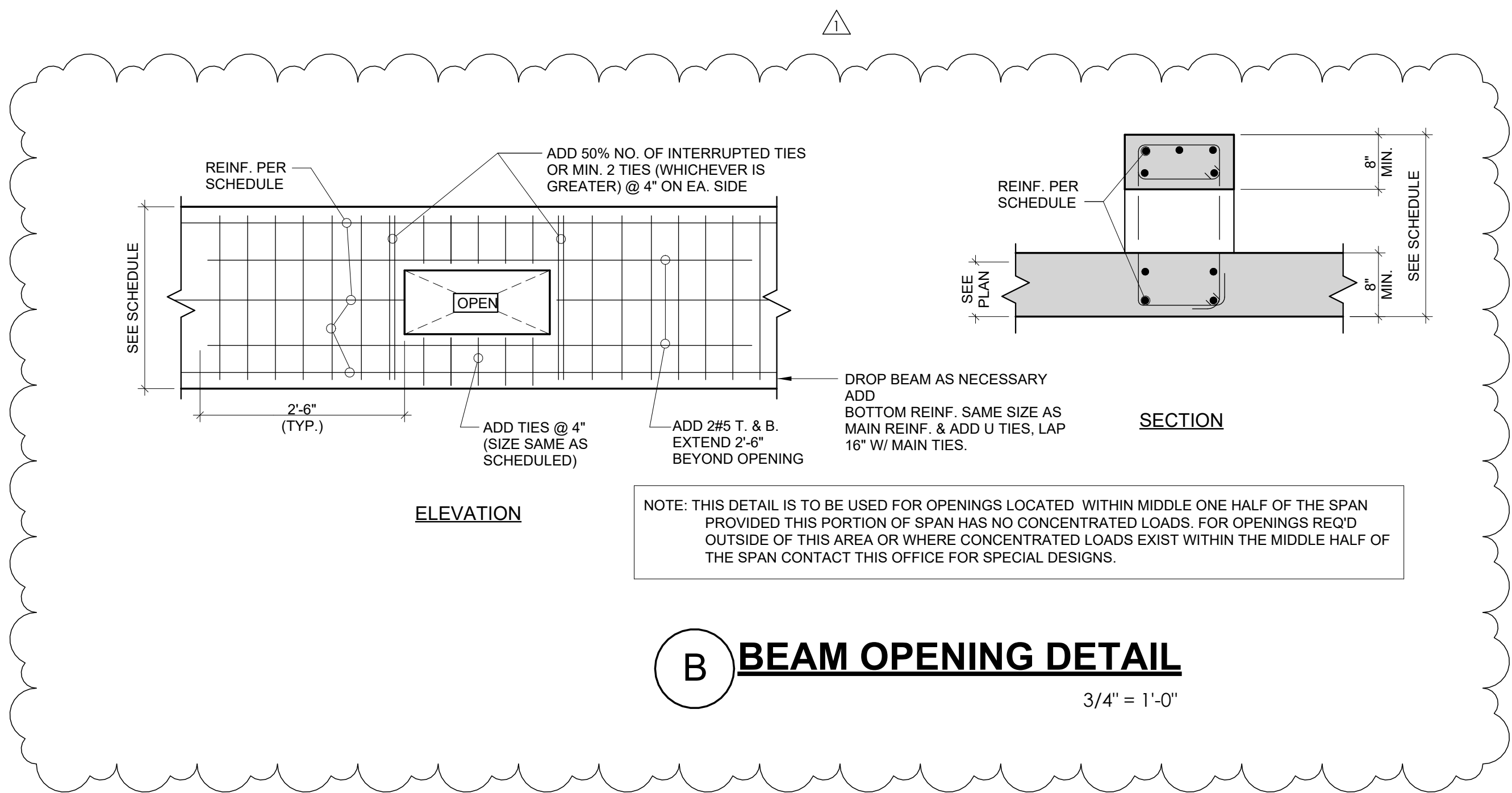
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S-5.4

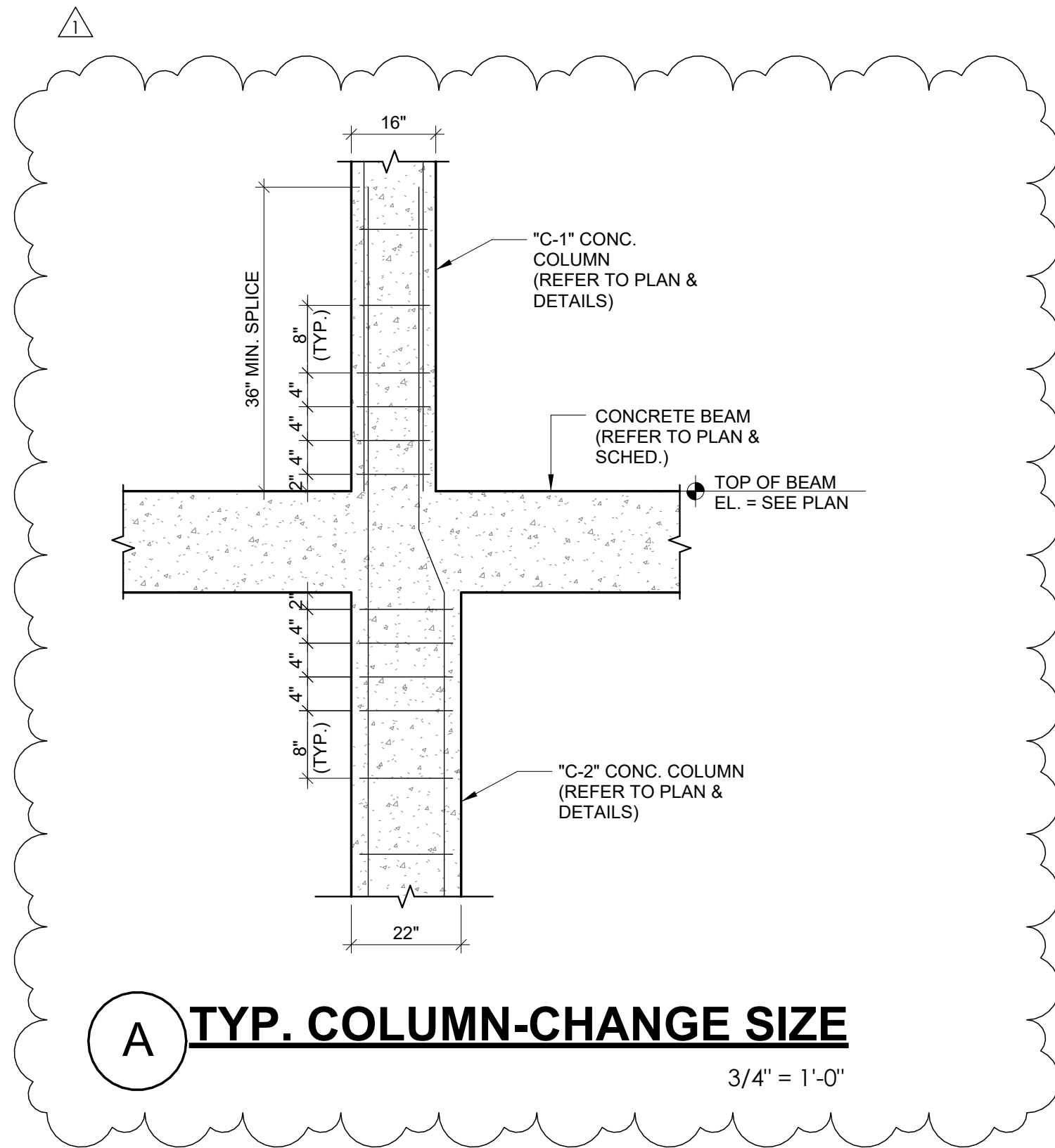
SECTIONS



Section 13
3/4" = 1'-0"

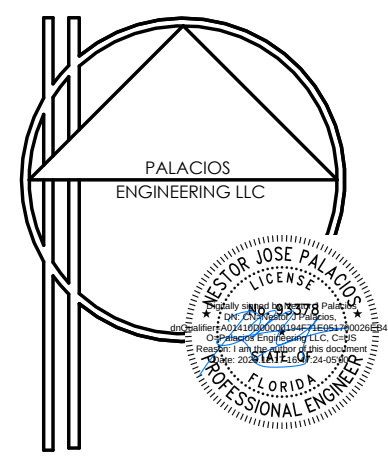


B BEAM OPENING DETAIL
3/4" = 1'-0"

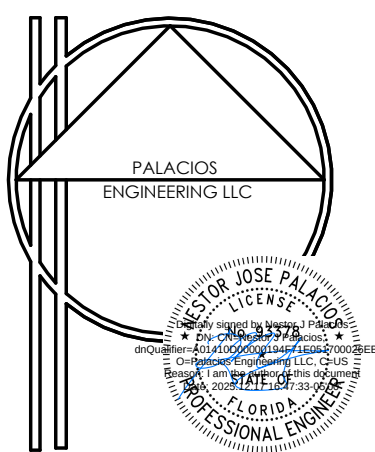


A TYP. COLUMN-CHANGE SIZE
3/4" = 1'-0"

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11/03/25 ARCH REVISION

