

6825 SW 132nd St,
Pinecrest, FL 33156.

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA2600296

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

[illegible]

Design Development



JOB NUMBER:	HERRERA
CHECKED BY:	GB
ISSUE DATE:	04/01/2025
SCALE:	AS NOTED

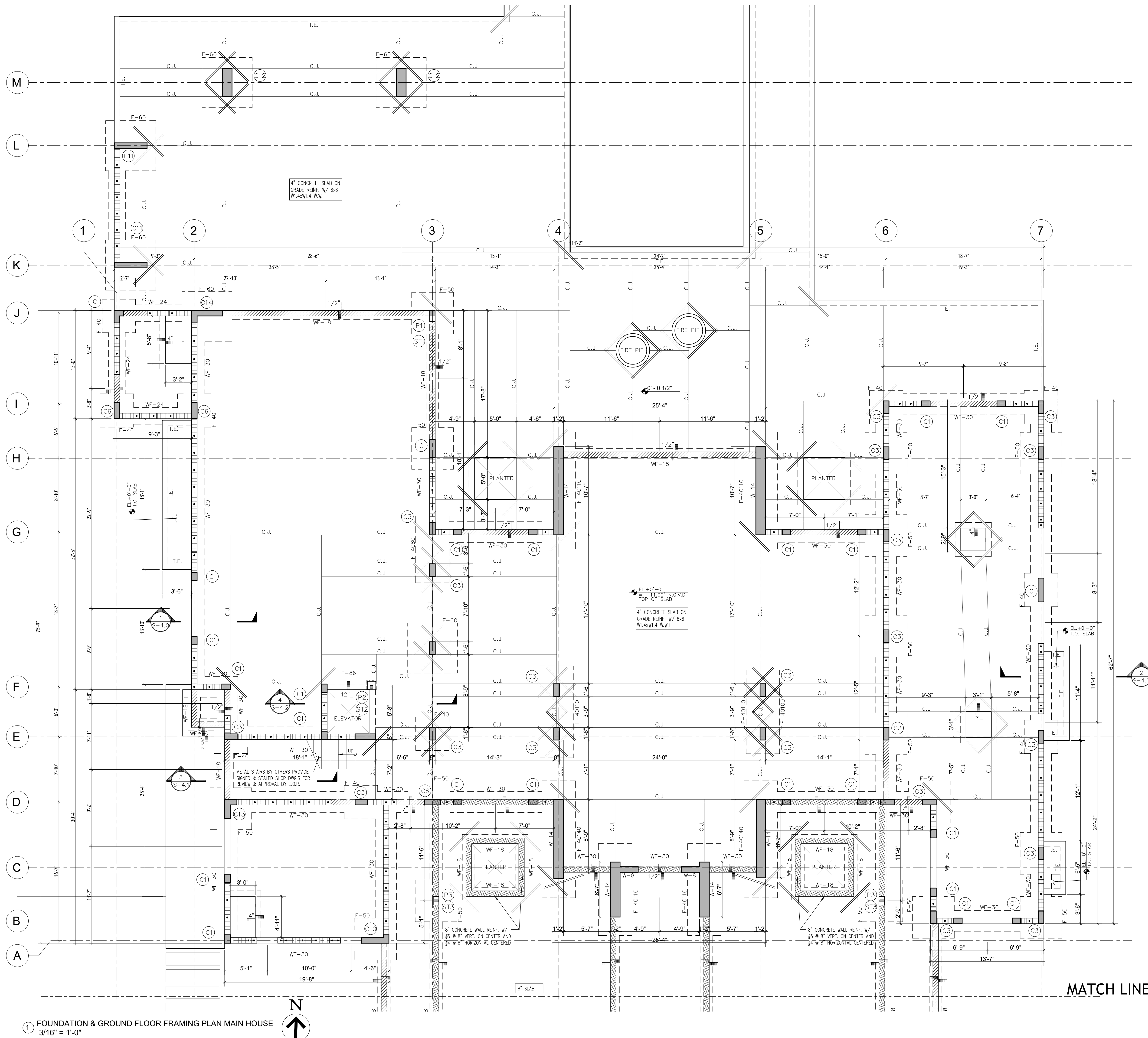
SHEET TITLE

FOUNDATION & GROUND FLOOR FRAMING PLAN MAIN HOUSE

SHEET NUMBER

S-1.0

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FL 33143



MATCH LINE

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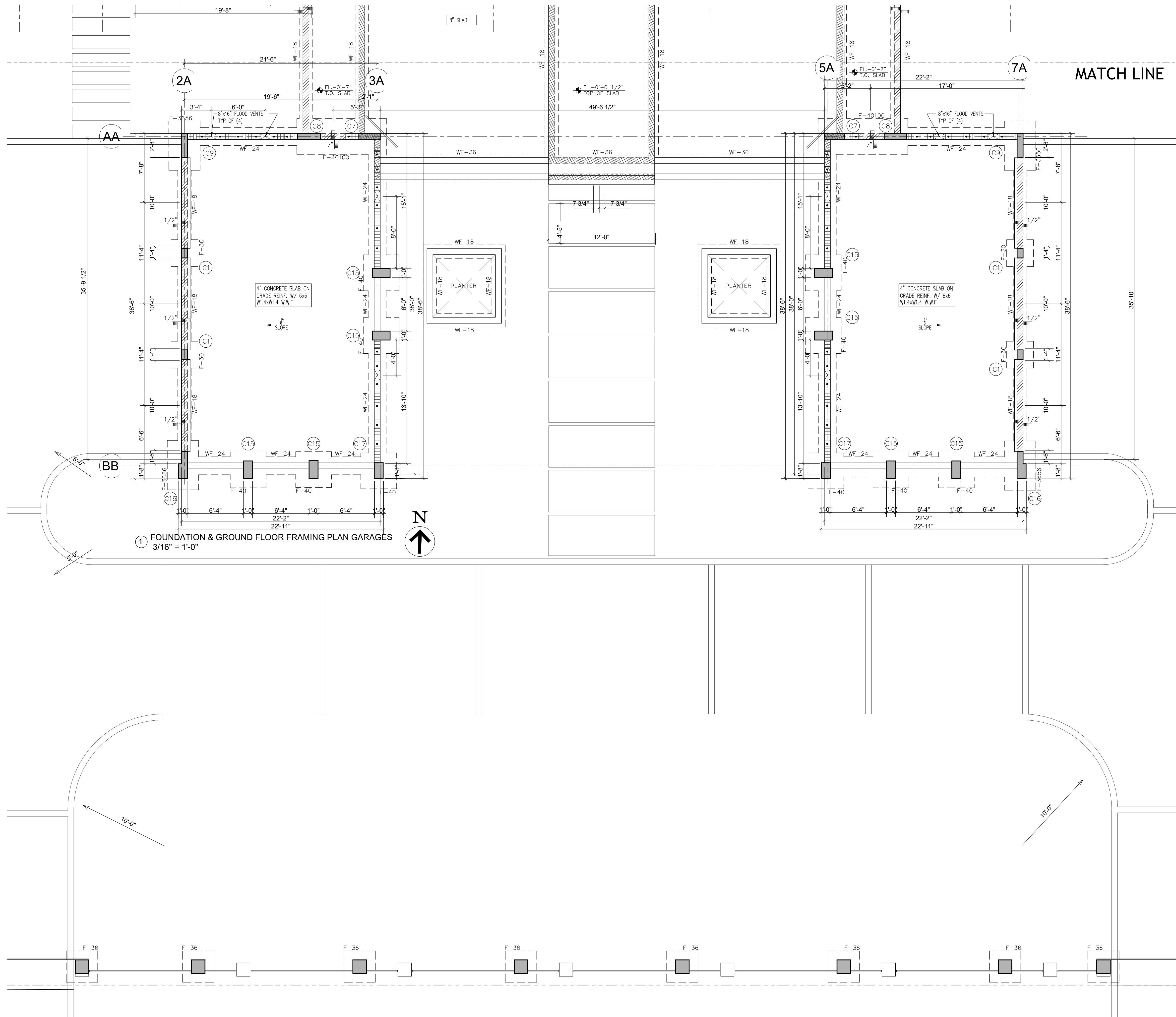
SHEET TITLE

FOUNDATION &
GROUND FLOOR
FRAMING
GARAGES

SHEET NUMBER

S-1.1

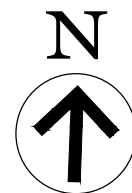
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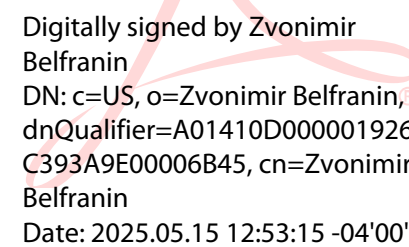
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1. SOIL STATEMENT:
SOIL AT THIS SITE IS SAND & ROCK ADEQUATE TO SUPPORT THE DESIGN LOAD OF 2500 PSF AFTER EXCAVATION. SIGNED & SEALED LETTER WILL BE SUBMITTED BY THE ARCHITECT OR THE ENGINEER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED ON.
2. TESTING LABORATORIES CONSULTANT SHALL BE RESPONSIBLE FOR SPECIFYING AND MONITORING ALL TESTING, INSTALLATION, EVALUATION, AND REPORTING RELATED TO THE FOUNDATION SYSTEM, INCLUDING ALL WORKSMANSHIP PROVISIONS RELATING TO THE SOIL STRUCTURE INTERFACE.
3. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPROVAL FROM LABORATORIES PRIOR TO PLACEMENT OF ANY FOUNDATION ELEMENTS OVER PREPARED SUBGRADE AND OR FOUNDATION ELEMENTS.
4. ALL EXCAVATION SHALL BE KEPT DRY. EXCAVATE TO DEPTHS & DIMENSIONS INDICATED. TAKE EVERY PRECAUTION TO GUARD AGAINST ANY MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES, UTILITIES, PIPING, ETC.
5. PROVIDE ANY BRACING OR SHORING NECESSARY TO AVOID SETTLEMENT OR DISPLACEMENT OF EXISTING FOUNDATION OR STRUCTURES.
6. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS BEFORE PROCEEDING WITH WORK AND REPORT ANY DEVIATION TO THE ENGINEER AND ARCHITECT FOR POSSIBLE ADJUSTMENTS.
7. CENTERLINES OF FOOTING SHALL COINCIDE WITH CENTERLINES OF COLUMNS UNLESS OTHERWISE NOTED ON DRAWING.
8. THE FOUNDATION IS DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020 EDITION.
9. BACKFILL MATERIAL SHALL BE CLEAN LIMESTOCK AND LIME SAND FILL OR APPROVED FILL MATERIAL BY INTERCOUNTY LABORATORIES CONSULTANTS) IN COMPACTED LAYERS NOT TO EXCEED 12" IN THICKNESS. EACH LAYER SHALL BE COMPACTED TO A MIN OF 98% OF OPTIMUM DRY DENSITY
10. THE BOTTOM OF THE FOOTING TRENCHES SHALL BE COMPACTED TO A MINIMUM COMPACTION OF 98% OF THE OPTIMUM DRY DENSITY.
11. ANY ORGANIC OR UNSUITABLE SOIL FOUND IN THE FOOTINGS EXCAVATIONS SHOULD BE REMOVED TO THE NECESSARY DEPTH AND REPLACED BY LIMESTOCK AND LIME SAND FILL TO A MINIMUM COMPACTION OF 98% OF THE OPTIMUM DRY DENSITY AS PER AASHTO.
12. TOP OF ALL CONCRETE FTG'S TO BE SET AT ELEVATION -2'-6" U.O.N. ON PLAN.
13. PLACE ALL CONCRETE SLAB OVER 8 MIL VAPOR BARRIER OVER TERMITE TREATED, CLEAN & WELL COMPACTED FILL.
14.  DENOTES 8" MASONRY BEARING WALL REINFORCED W/ #9 GALV. LADDER TYPE HORIZONTAL JOINT REINFORCEMENT @ 16" O.C. FOR VERTICAL REINFORCEMENT SEE THIS SHEET.
15. T.E. DENOTES 8"x12" CONCRETE THICKENED SLAB EDGE W/ #5 CONT.
16. C.J. INDICATES 2"x1/8" SAW CUT JOINT, PLACED WITHIN 24 HOURS OF CONCRETE POUR.
17. FOR CONCRETE DETAILS SEE SHEET S-4.4
18.  DENOTES 8" CMU STEM WALL REINF. W/ #5 @ 24" O.C. VERTICAL IN FULLY GROUTED BLOCK CELLS
19. FOR EXPOSED CONCRETE ALL COLUMNS, BEAMS & SLABS, COORDINATE W/ ARCH'S PLANS.

MARK	SIZE L X W X THICKNESS	REINFORCEMENT				REMARKS
		BOTTOM		TOP		
		SHRT. BAR.	LONG. BAR	SHRT. BAR.	LONG. BAR	
WF-18	CONT. 18"x15"	#4 @ 24"	2 #5			
WF-24	CONT. 24"x15"	#4 @ 16"	3 #5			
WF-30	CONT. 30"x15"	#4 @ 12"	4 #5			
WF-36	CONT. 36"x15"	#4 @ 12"	5 #5			
F-30	3'-0"x3'-0"x18"					
F-36	3'-6"x3'-6"x18"					
F-40	4'-0"x4'-0"x18"	6 #5	6 #5			
F-50	5'-0"x5'-0"x18"	8 #6	8 #6			
F-60	6'-0"x6'-0"x24"	#6 @ 9"	#6 @ 9"			
F-86	8'-6"x8'-6"x24"	#6 @ 9"	#6 @ 9"			
F-3656	3'-6"x5'-6"x18"	#5 @ 8"	#5 @ 8"			
F-40100	4'-0"x10'-0"x18"	#5 @ 8"	#5 @ 8"			
F-40110	4'-0"x11'-0"x18"	#5 @ 8"	#5 @ 8"	#5 @ 8"	#5 @ 8"	
F-40140	4'-0"x14'-0"x18"	#5 @ 8"	#5 @ 8"	#5 @ 8"	#5 @ 8"	



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BALLI - TRAUTMAN
 ARCHITECTURE INTERIORS CONSTRUCTION

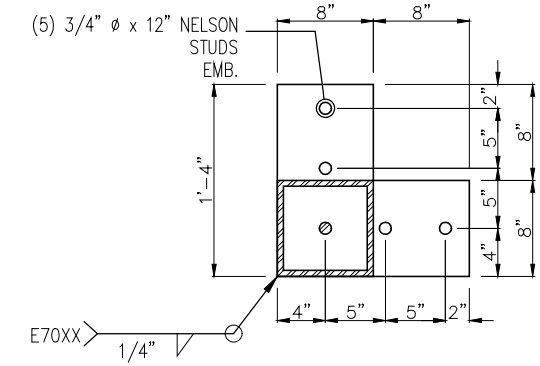
SHEET TITLE

FOUNDATION
& GROUND
FLOOR
FRAMING PLAN
POOL CABANA

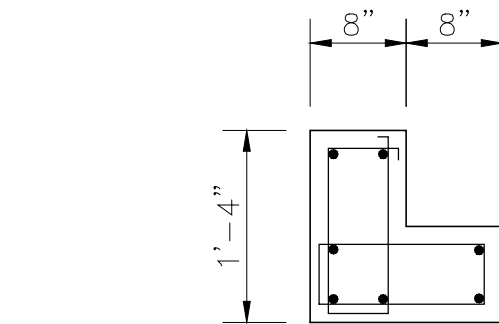
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S-1.2

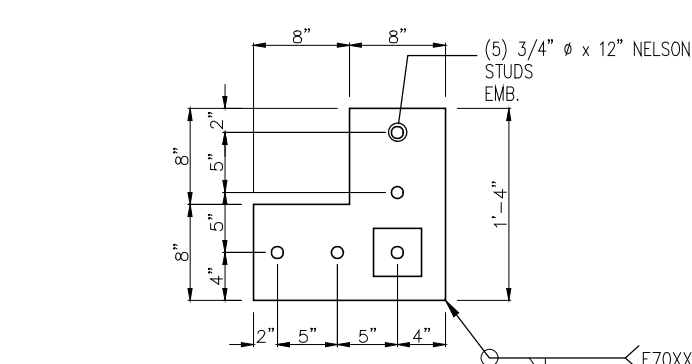
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$$\overline{3/4''} = 1$$


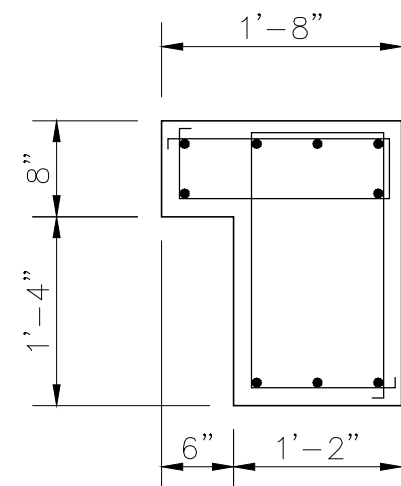
GALV. BASE & CAP PLATE 3/4"
CORNER CONDITION



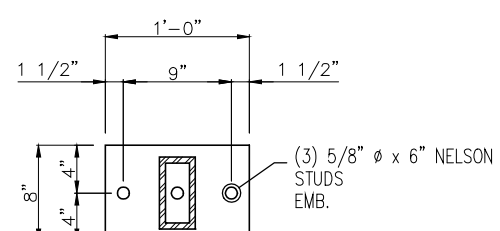
CORNER PEDESTAL DETAIL (P1)
7 #5 VERT.
(2) #3 □ TIES @ 8" O.C.



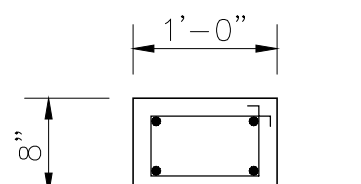
GALV. CAP PLATE 3/4"
CORNER CONDITION



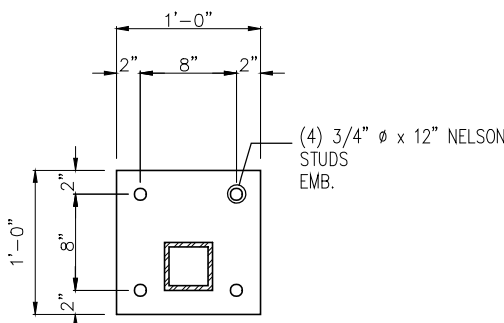
COL. DETAIL (C18)
9 #6 VERT.
(2) #3 TIES @ 8" O.C.



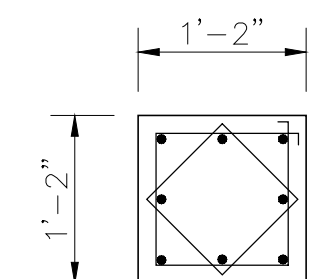
GALV. BASE & CAP PLATE 3/4'



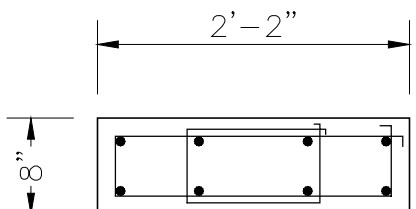
COL. DETAIL (P3)
4 #5 VERT.
#3 □ TIES @ 8" O.C.



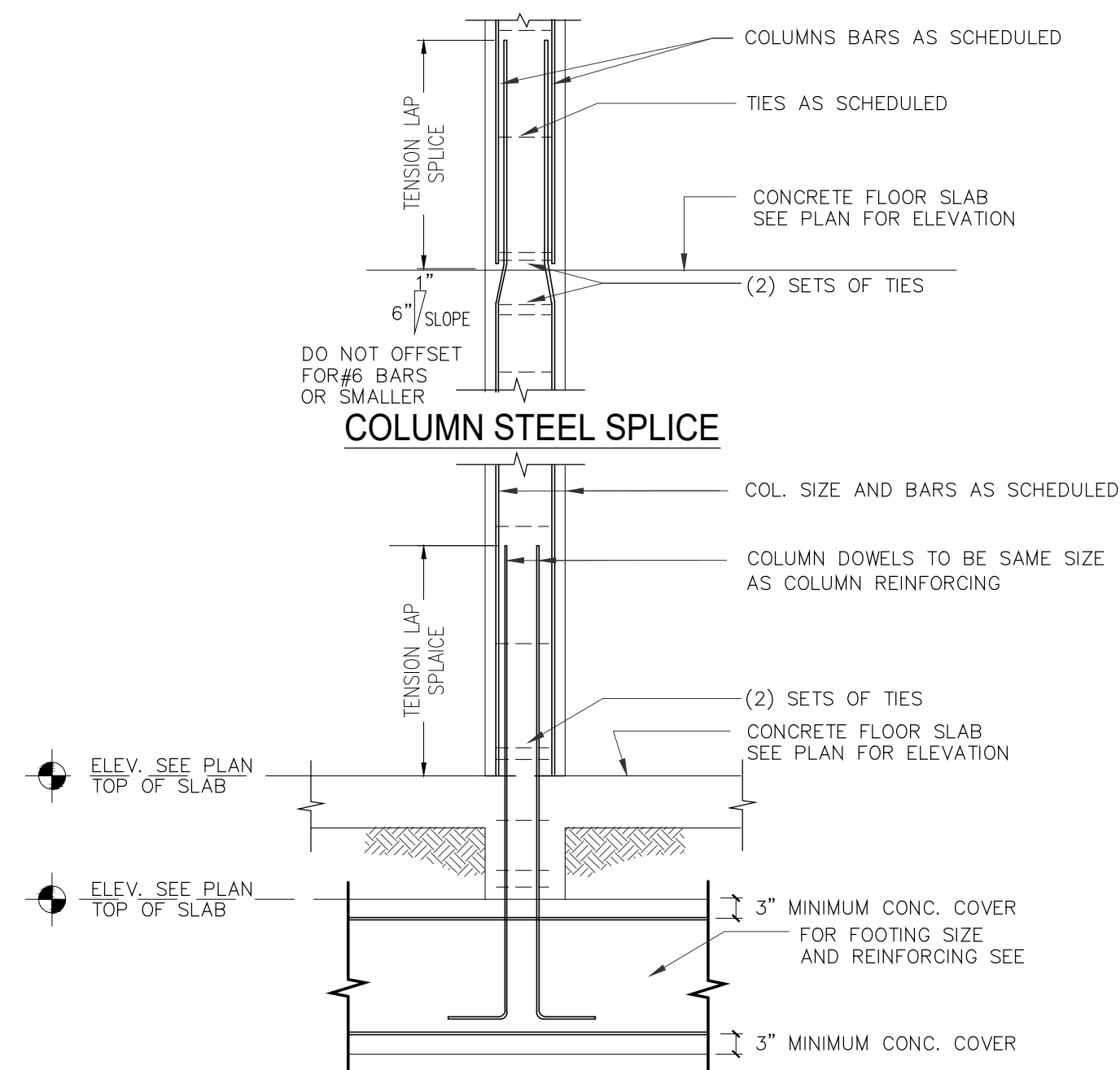
GALV. BASE 3/4"



PEDESTAL DETAIL (P2)
8 #5 VERT.
(2) #3 □ TIES @ 8" O.C.



COL. DETAIL C19
8 #7 VERT.
(2) #3  TIES @ 8" O.C.



TYPICAL CONCRETE COLUMN
AND FOOTING DETAIL N.T.S.

COLUMN TIE SCHEDULE						
#3* TIE SPACING (INCHES)						
COL. VERT. REINF.	LEAST COL. DIM.	8"	10"	12"	14"	16" AND OVER
# 11 *		8	10	12	14	16
# 10		8	10	12	14	16
# 9		8	10	12	14	16
# 8		8	10	12	14	16
# 7		8	10	12	14	14
# 6		8	10	12	12	12
# 5		8	10	10	10	10
* USE # 4 TIES FOR # 11 BARS						

SCHEDULE OF REBAR SPLICES & EMBEDMENT					
BAR SIZE	MIN. DOWEL EMBEDMENT (W/ STD. 90° HOOK)	COL. REBAR SPLICES (MIN.)	TENSION REBAR SPLICES (MIN.)		
			fc' = 5000 PSI		
# 4	12"	18"	24"		
# 5	14"	22"	30"		
# 6	16"	28"	36"		
# 7	20"	32"	42"		
# 8	24"	36"	48"		
# 9	28"	40"	54"		
# 10	32"	46"	60"		

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SHEET TITLE

COLUMN DETAILS & SCHEDULES REINFORCING

SHEET NUMBER

S-1.3

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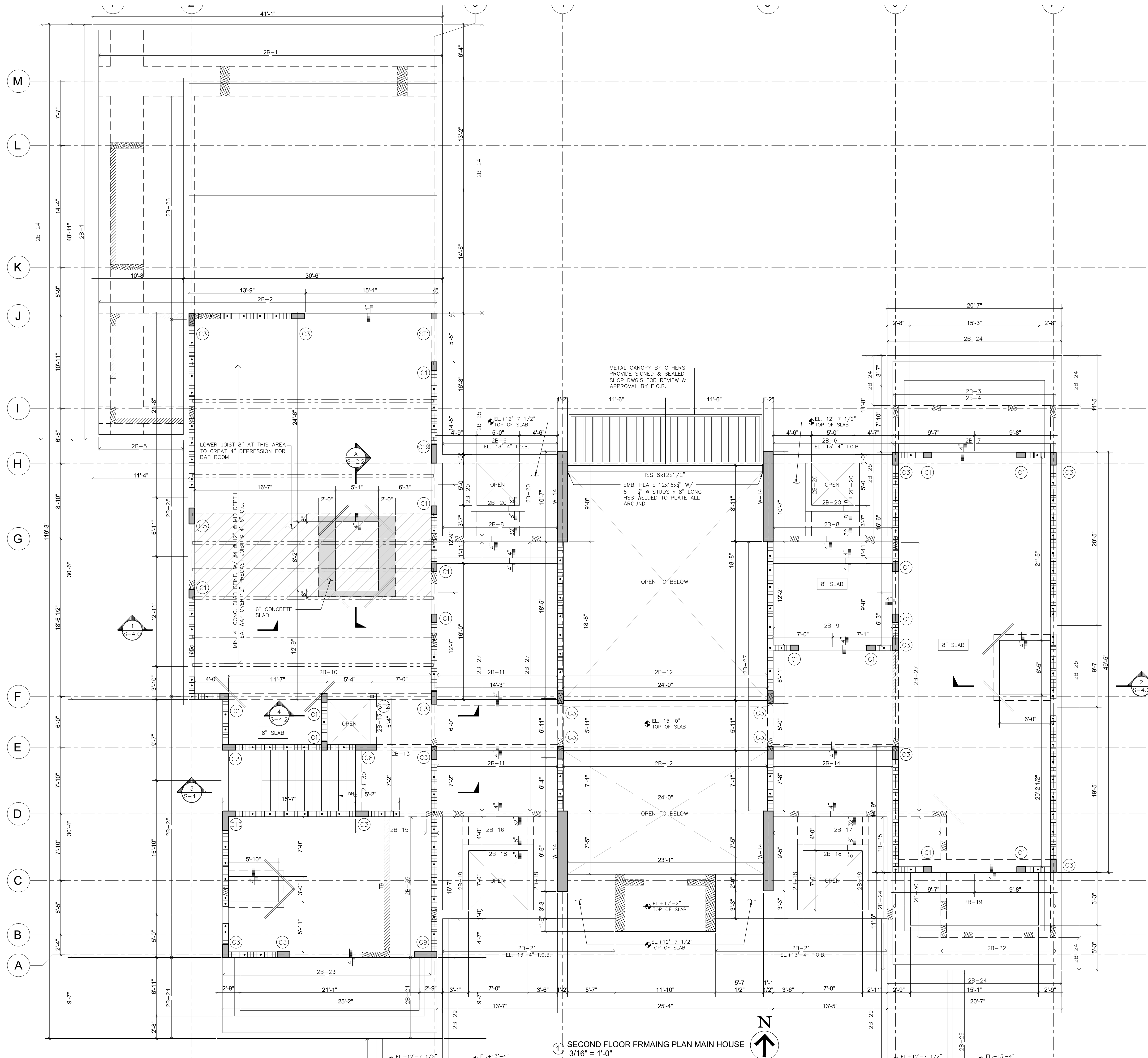
SHEET TITLE

SECOND FLOOR FRAMING PLAN MAIN HOUSE

SHEET NUMBER

S-2.0

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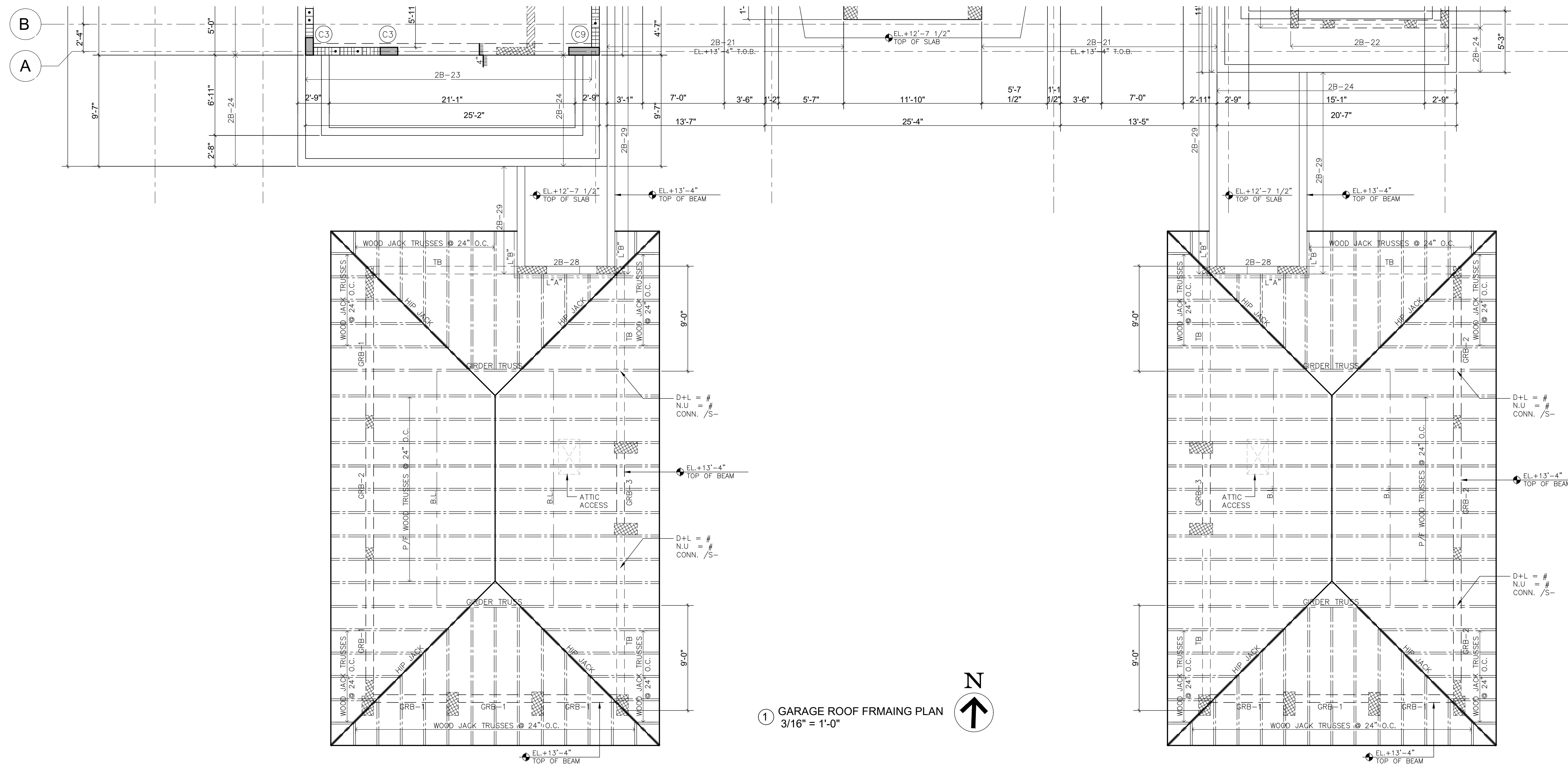
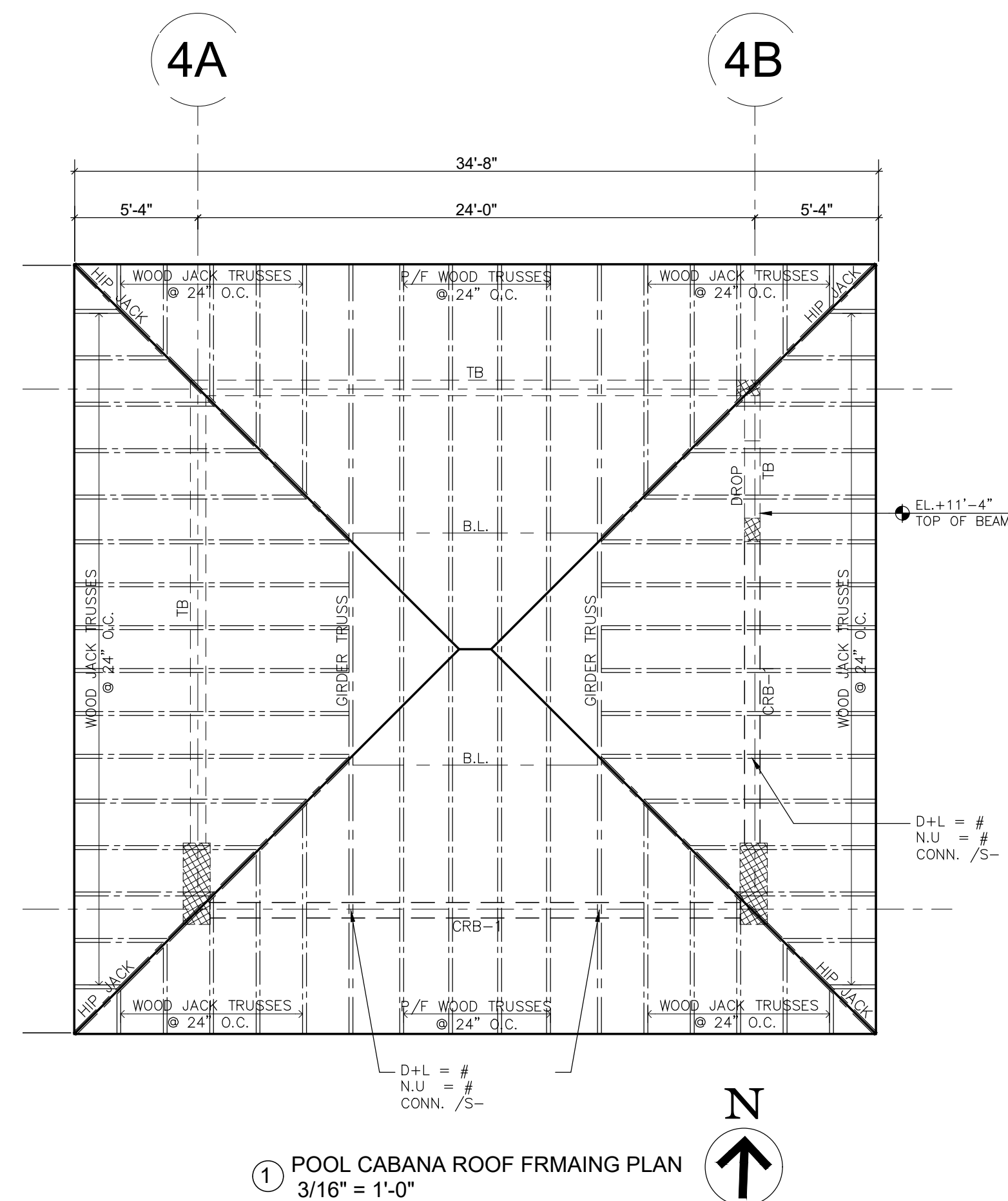
SHEET TITLE

GARAGE & POOL CABANA ROOF FRAMING PLAN

SHEET NUMBER

S-2.1

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REGIO LUIGI BALLI -AR13951
 ID SCOTT TRAUTMAN -AR15045

[illegible]

SCALE: AS NOTED

PLAN NOTES, BEAM SCHEDULE AND DETAILS

S-2.2

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FLOOR SUPER IMPOSED LOADS:
S.I.D.L. = 35 PSF
LL = 40 PSF (FLOOR)
= 100 PSF (STAIRS)
= 60 PSF (BALCONIES)

2) DENOTES DIRECTION OF SLAB MAIN REINF. (OUTER MOST LAYER)

3) DENOTES SLAB BOTT. REINF.

4) DENOTES SLAB TOP REINF.

5) DENOTES 8" MASONRY BEARING WALLS
REINFORCED W/ #9 GALV. LADDER TYPE HORIZONTAL JOINT REINF. @ 16" O.C. FOR VERT. REINF. SEE SCHEDULE SHEET S-1

6) PROVIDE VERT. REINF. @ ALL CORNERS, SIDES OF OPENINGS & ALL INTERSECTIONS AS SHOWN ON PLAN

7) FOR 8 1/4" CONC. SLAB PROVIDE #5 @ 8" O.C. TOP AND BOTTOM E.W., U.O.N. ON PLAN.

8) GC TO COORDINATE ALL CONDUITS, PENETRATIONS & KNOCK OUTS WITH STRUCTURAL SLABS & BEAMS, SUBMIT SHOP DRAWINGS.

9) DENOTES WALL BELOW. SEE LOWER LEVEL FOR WALL DEFINITION.

10) DENOTES COLUMN STARTING AT THIS LEVEL.

11) ROOF SLOPES ACHIEVES BY RIGID INSULATION OR L.W. CONCRETE, REFER TO ARCH./S. PLANS.

12) FOR 8" CONCRETE SLAB PROVIDE #5 @ 10" TOP AND BOTTOM E.W.

13) FOR 12" CONCRETE SLAB PROVIDE #6 @ 8" TOP AND BOTTOM E.W.

MARK	TOP ELEV.	SIZE WxH	REINFORCING					TIES OR STIRRUPS			REMARKS
			BOTT.	CONT.	TOP	C	E	I.E.F.	NO.	TYPE	
CRB-1	+11'-4"	8"x16"	2 #5	2	#5			#3	□	⊗ 4" O.C.	
GRB-1	+13'-2"	8"x24"	2 #6	2	#6		1 #5	#3	□	⊗ 6" O.C.	
GRB-2	+13'-2"	8"x28"	2 #6	2	#6		2 #5	#3	□	⊗ 12" O.C.	
GRB-3	+13'-2"	8"x24"	2 #6	2	#6		1 #5	#3	□	⊗ 6" O.C.	
2B-1	+14'-8"	42"x30"	8 #7	8	#7		2 #5	#4	□	⊗ 8" O.C.	
2B-2	+15'-0"	18"x34"	3 #8	3	#8		2 #5	#3	□	⊗ 6" O.C.	
2B-3	+15'-0"	8"x16"	2 #6	2	#6			#3	□	⊗ 6" O.C.	
2B-4	+10'-4"	8"x16"	2 #6	2	#6			#3	□	⊗ 6" O.C.	ABOVE OPENING
2B-5	+14'-8"	18"x30"	4 #7	4	#7		2 #5	#3	□	⊗ 6" O.C.	
2B-6	+13'-4"	12"x20"	3 #7	3	#7			#4	□	⊗ 6" O.C.	
2B-7	+15'-0"	8"x16"	4 #7	4	#7			#4	□	⊗ 6" O.C.	
2B-8	+15'-3"	8"x39 1/2"	2 #6	2	#6		2 #5	#3	□	⊗ 12" O.C.	
2B-9	+15'-0"	8"x36"	2 #6	2	#6		2 #5	#3	□	⊗ 10" O.C.	
2B-10	+15'-0"	8"x34"	2 #7	2	#7		2 #5	#3	□	⊗ 6" O.C.	
2B-11	+15'-0"	8"x34"	2 #7	2	#7		2 #5	#3	□	⊗ 6" O.C.	
2B-12	+15'-0"	8"x34"	2 #9	2	#9		2 #5	#3	□	⊗ 6" O.C.	
2B-13	+15'-0"	8"x16"	2 #5	2	#5			#3	□	⊗ 6" O.C.	
2B-14	+15'-0"	8"x34"	2 #7	2	#7		2 #5	#3	□	⊗ 6" O.C.	
2B-15	+15'-0"	8"x16"	2 #5	2	#5			#4	□	⊗ 6" O.C.	
2B-16	+15'-3"	8"x39 1/2"	2 #6	2	#6		2 #5	#3	□	⊗ 8" O.C.	
2B-17	+14'-8"	8"x30"	2 #7	2	#7		2 #5	#3	□	⊗ 8" O.C.	
2B-18	+13'-4"	8"x20"	2 #7	2	#7	2 #5		#3	□	⊗ 4" O.C.	
2B-19	+15'-0"	18"x34"	5 #8	5	#8		2 #5	#4	□	⊗ 6" O.C.	
2B-20	+13'-4"	8"x20"	2 #7	2	#7	2 #5		#4	□	⊗ 4" O.C.	
2B-21	+13'-4"	12"x20"	3 #8	3	#8			#4	□	⊗ 6" O.C.	
2B-22	+15'-0"	8"x36"	2 #6	2	#6		2 #5	#3	□	⊗ 8" O.C.	
2B-23	+15'-0"	12"x36"	3 #7	3	#7		2 #5	#3	□	⊗ 8" O.C.	
2B-24	+15'-0"	8"x36"	2 #6	2	#6		2 #5	#3	□	⊗ 12" O.C.	
2B-25	+15'-0"	16"x38"	4 #8	4	#8		2 #5	#3	□	⊗ 12" O.C.	
2B-26	+14'-8"	16"x30"	6 #8	6	#8		2 #5	#4	□	⊗ 6" O.C.	
2B-27	+15'-0"	8"x34"	2 #8	2	#8		2 #5	#4	□	⊗ 8" O.C.	
2B-28	+13'-4"	8"x28"	2 #7	2	#7		2 #5	#4	□	⊗ 6" O.C.	
2B-29	+13'-4"	8"x16"	2 #8	2	#8			#4	□	⊗ 6" O.C.	
2B-30	+15'-0"	8"x32"	2 #5	2	#5		2 #5	#3	□	⊗ 8" O.C.	
TB	SEE PLAN	8"x12"	2 #5	2	#5			#3	□	⊗ 8" O.C.	1#5 TOP&BOTT. CORNER BARS 2'-6" x 2'-6"

NOTE:
ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED W/ ARCHITECTURAL DRAWINGS, IF
THERE IS A DISCREPANCY REPORT TO E.O.R. AND A.O.R.



NOTE: SIZE INDICATED IS MAXIMUM OPENING
SIZE



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REVISIONS

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Design Development



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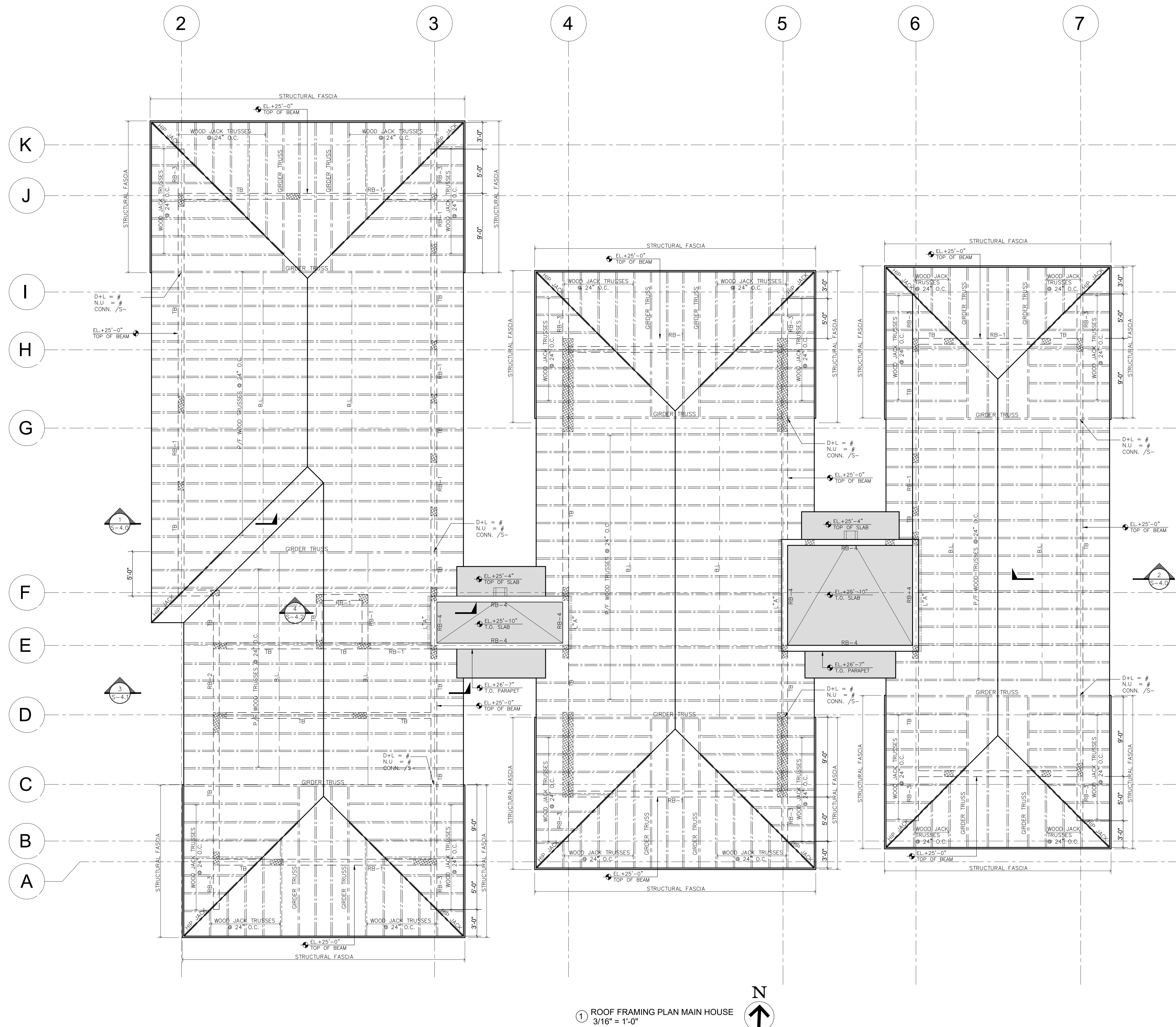
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ROOF FRAMING PLAN MAIN HOUSE

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1) FLOOR SUPER IMPOSED LOADS:
DL = 25 PSF
LL = 30 PSF (FLOOR)

2) DENOTES SLAB MAIN REINF. (OUTER MOST LAYER)

3) DENOTES SLAB BOT. REINF.

4) DENOTES TOP REINF.

5) DENOTES 8" MASONRY BEARING WALLS REINFORCED W/ #3 GALV. LADDER TIE HORIZONTAL JOINT REINF. @ 16" O.C. FOR VERT. REINF. SEE S-1

6) PROVIDE VERT. REINF. @ ALL CORNERS, SIDES OF OPENINGS & ALL INTERSECTIONS AS SHOWN ON PLAN

7) FOR 8" x 8" CONC. SLAB PROVIDE #5 @ 8" O.C. TOP AND BOTTOM E.W., U.O.N. ON PLAN.

8) GC TO COORDINATE ALL CONDUITS, PENETRATIONS & KNOCK OUTS WITH STRUCTURAL SLABS & BEAMS, SUBMIT SHOP DRAWINGS.

9) SUPER IMPOSED LOADS
DL = 25 PSF + 200# @ TRUSSES BOTTOM CHORD PANEL POINTS
LL = 30 PSF
NET UPLIFT = 56 PSF (ZONE 1) 83 PSF (ZONE 2)
69 PSF (ZONE 2a) 102 PSF (ZONE 2b OH)

10) FOR CONNECTION OF PREFAB. WOOD TRUSSES TO CONCRETE SEE WOOD TRUSSES CONTRACT SCHEDULE THIS SHEET

11) FOR SHEATHING OVER PREFAB WOOD TRUSSES PROVIDE MIN. 3/4" CDX PLYWOOD SHEATHING W/ 10d NAILS @ 4" O.C. ALONG EDGES & ALL SUPPORTING TRUSSES

12) FOR ALL EXTERIOR SOFFITS INCLUDING OVERHANGS
GREATER THAN 24" PROVIDE MIN. 5/8" PLYWOOD SHEATHING W/ 10d NAILS @ 6" ALONG EDGES & ALL SUPPORTING TRUSSES BOTTOM CORDS.

13) FOR ALL PIGGY BACKS PROVIDE WHITE/16 GALV. STRAP BY VUE-VUE @ EACH TRUSS W/ 12 - 16d NAILS @ EACH MEMBER M.D.
NOA 07-0306-10

14) PROVIDE 2x6 BOT. CHORD LATERAL CONT. BRACING @ TRUSS PANELS. CHORD LATERAL CONT. BRACING @ EACH TRUSS. ()

15) DROP TP ABOVE OPENING W/ #3 TIES @ 8" O.C. SEE DETAIL SHEET SGN

16) L*" DENOTES (2) 2x6 P.T. WOOD LEDGER W/ 5/8" x 4" PENETRATION KB3 BY HILTI @ 12" O.C. INTO S/D CONCRETE OR FULLY GROUTED BLOCK CELL.

17) L*" DENOTES 2x6 P.T. WOOD LEDGER W/ 5/8" x 4" PENET. KB3 BY HILTI @ 24" O.C.

18) ALL TRUSSES TO HAVE MIN. 2x6 CHORDS.

MARK	TOP ELEV.	SIZE W/H	REINFORCING					TIES OR STIRRUPS				REMARKS	
			B	CONT.	TOP	C	E	J E.F.	N	TYPE	SPACING		
RB-1	+25'-0"	8"x12"	2 #7		2 #7					#3	□	④ 4' O.C.	* CONT. TO RB-1
RB-2	+25'-0"	8"x24"	2 #7		2 #7			1 #5	#3	□	④ 6' O.C.		
RB-3	+25'-0"	8"x12"	2 #7		2 #7*				#3	□	④ 4' O.C.		
RB-4	+26'-7"	8"x31"	2 #7		2 #7*			2 #5	#3	□	④ 6' O.C.		
TB	SEE PLAN	8"x12"	2 #5		2 #5					#3	□	④ 12" O.C.	

NOTE:
ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED W/ ARCHITECTURAL DRAWINGS, IF
THERE IS A DISCREPANCY REPORT TO E.O.R. AND A.O.R.

DESIGN CRITERIA:

- CODE REF.: FLORIDA BUILDING CODE 2017
- ASCE 7-10
- 175 MPH WIND VELOCITY
- COEFFICIENT OF INTERNAL PRESSURE OF 0.18
- EXPOSURE "D"
- Kd FACTOR = 0.85
- ROOF STRUCTURE DESIGNED BASED ON COMPONENTS & CLADDING

W.T.C1 NVHTA-16H BY NU-VUE W/ 16-10d X 1 1/2" NAILS IN 2 STRAPS AND 6-10d X 1 1/2" NAILS TO SEAT,
NOA 20-0526.05

W.T.C2 NVHTA-16 BY NU-VUE W/ 18-10d x 1 1/2" IN NAILS IN STRAP AND 6-10d x 1 1/2" NAILS TO SEAT, APPROVAL NOA 20-0526.05 AND (2) NVRT-16 EXTERIOR AND INTERIOR BY NU-VUE W/ 7-16d NAILS TO TRUSS AND (9) 1/4" ϕ TAP CONS TO CONCRETE, APPROVAL, NOA 20-0519.03

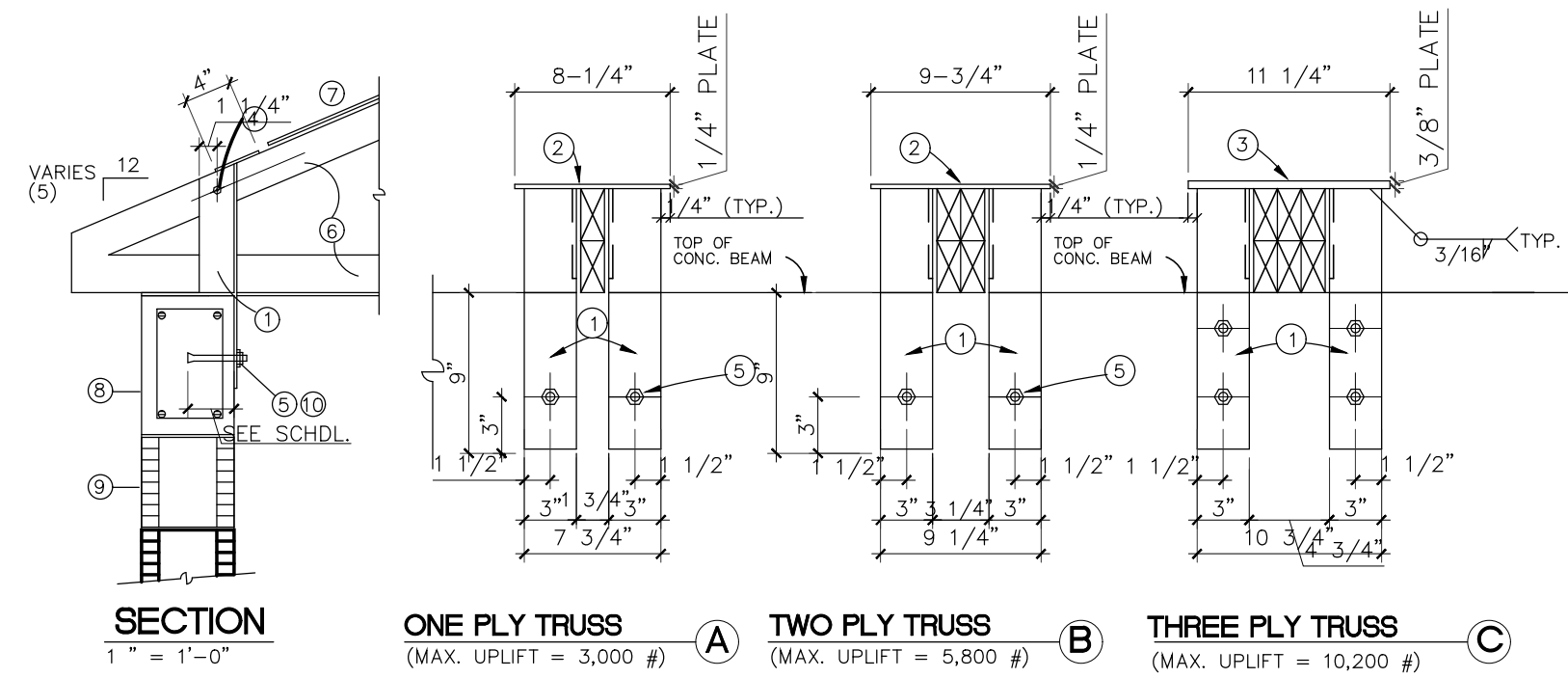
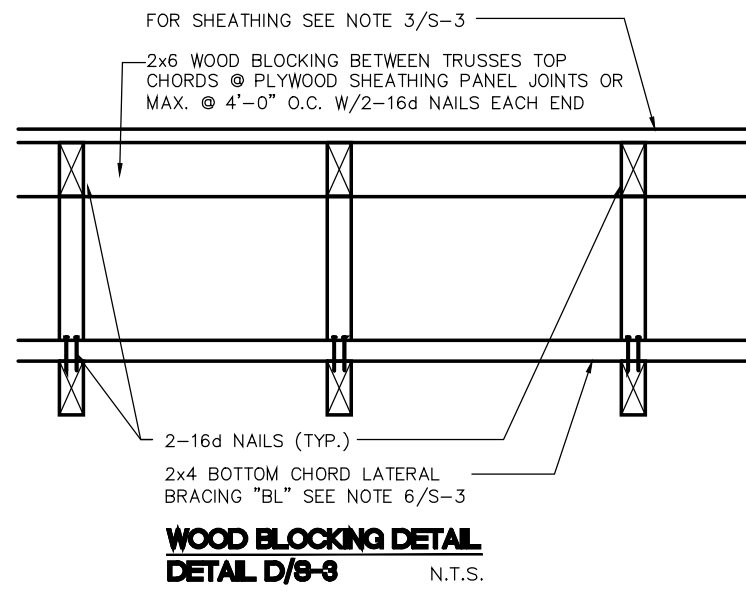
NOTE: SEE MANUFACTURER SHALL CONSIDER IN THE DESIGN IN THE ADDITION TO THE DEAD LOAD A COMBINATION OF LIVE LOAD AND WIND LOAD ON ANY SINGLE PANEL POINT OF THE LOWER CHORD OF ROOF TRUSSES AS PER F.B.C. SECTION 8404.3.4.3.

"r" NET WIND PLUS LIVE LOAD GRIDER TRUSS REACTION.

"r" NET WIND UPLIFT GRIDER TRUSS REACTION

"CB" 2x6 WOOD "CROSS" BRACING CONNECTED TO TRUSSES AT SEAT EACH CONTACT POINT W/ 2x16d NAILS-
SEE TRUSS MANUFACTURER SHOP DRAWINGS AND CALCULATIONS FOR ADDITIONAL CHORD AND WEB BRACING.

"BL" 2x4 CONTINUOUS HORIZONTAL WOOD BOTTOM CHORD BRACING CONNECTED TO THE TOP OF EVERY TRUSS BOTTOM CHORD W/ 2x8 NAILS. MAXIMUM SPACING BETWEEN BRACING SHALL BE 10'-0".
SEE TRUSS MANUFACTURER TO COORDINATE TRUSS BOTTOM CHORD ELEVATION W/ ARCHITECTURAL DRAWINGS.



SCHEDULE			
MARK	DESCRIPTION	MARK	DESCRIPTION
	ANGLE 3X3/4" W/ EXTENDED LEG (FIVE KECS) SEE DRAWG.	6	PREFABRICATED TWO OR THREE PLY TRUSS
	STEEL PLATE 1/2" 3/4"x4"x1/4" (F=36K)	7	MIN. 5/8" X 1/2" GRADE PLYWOOD, SEE PLAN FOR DESCRIPTION
	STEEL PLATE 1/1" 1/4"x3/8"x8" (F=36KSD)	8	MIN. 8"x12" CONC. THE BEAM (F=3000 PSI MIN.
	ONE (1) 5/8" DIA. THRU BOLT FOR TWO PLY TRUSS	9	CONCRETE MASONRY BLOCK.
	ONE (1) 3/4" DIA. THRU BOLT FOR TWO PLY TRUSS	10	(4) 3/4" x 6" 5/8" EMBED. HITHY ISO ADHESIVE ANCHORS BY HILTI
	5/8" DIA. HILTI KWIK BOLT #1 (CARBON STEEL) RECD X 4" EMBED.	11	STEEL PLATE 1/2" 12"x6"x6" 3/4"

NOTE TO TRUSS FABRICATOR:

ALL 3 & 4 PLY GIRDER TRUSSES W/
2x8 MIN. BOTT. CHORD & END WEB
MEMBER.



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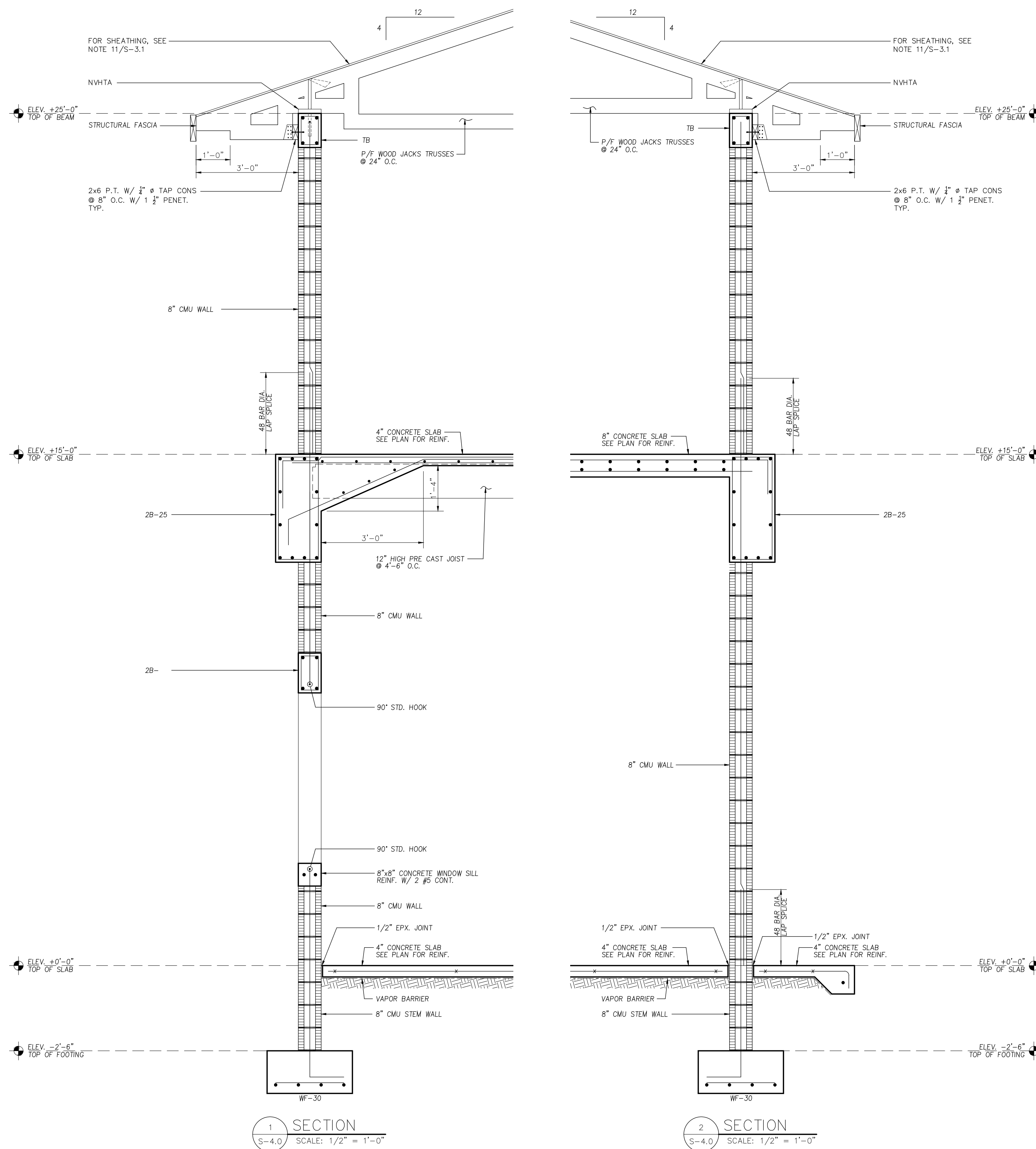
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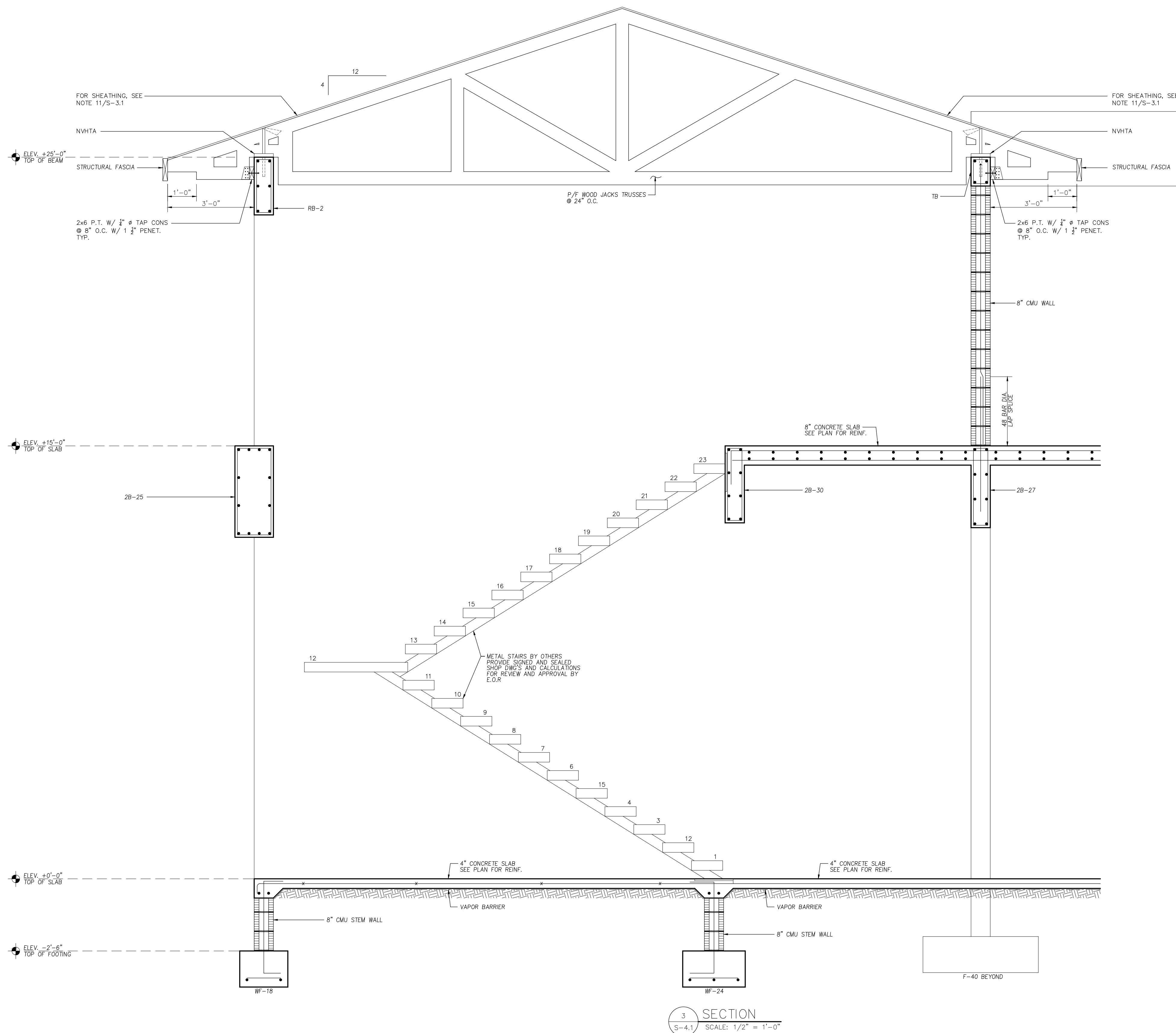
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SECTION 3

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 ARCHITECTURE INTERIORS CONSTRUCTION

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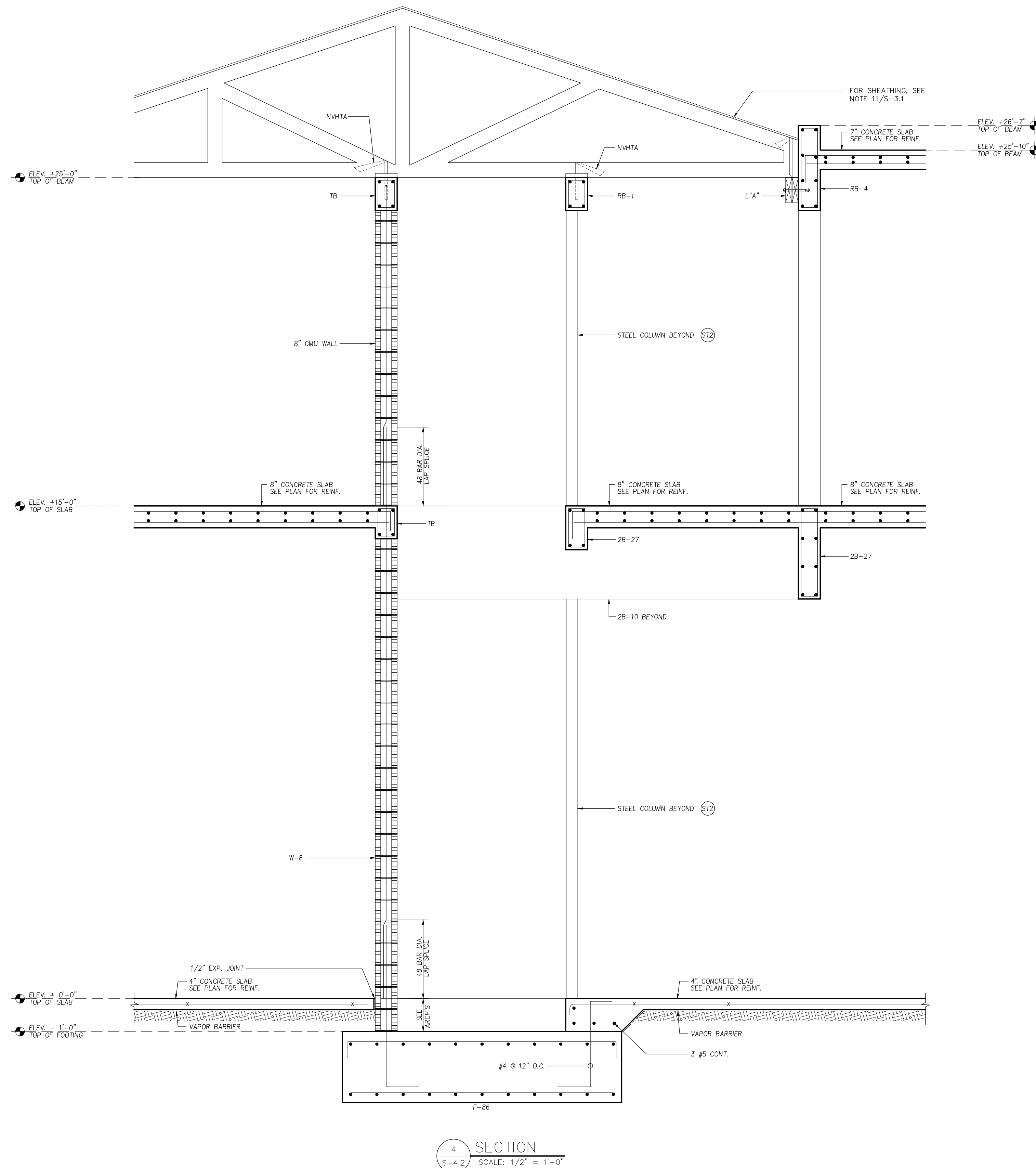
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SECTION 4

SHEET NUMBER

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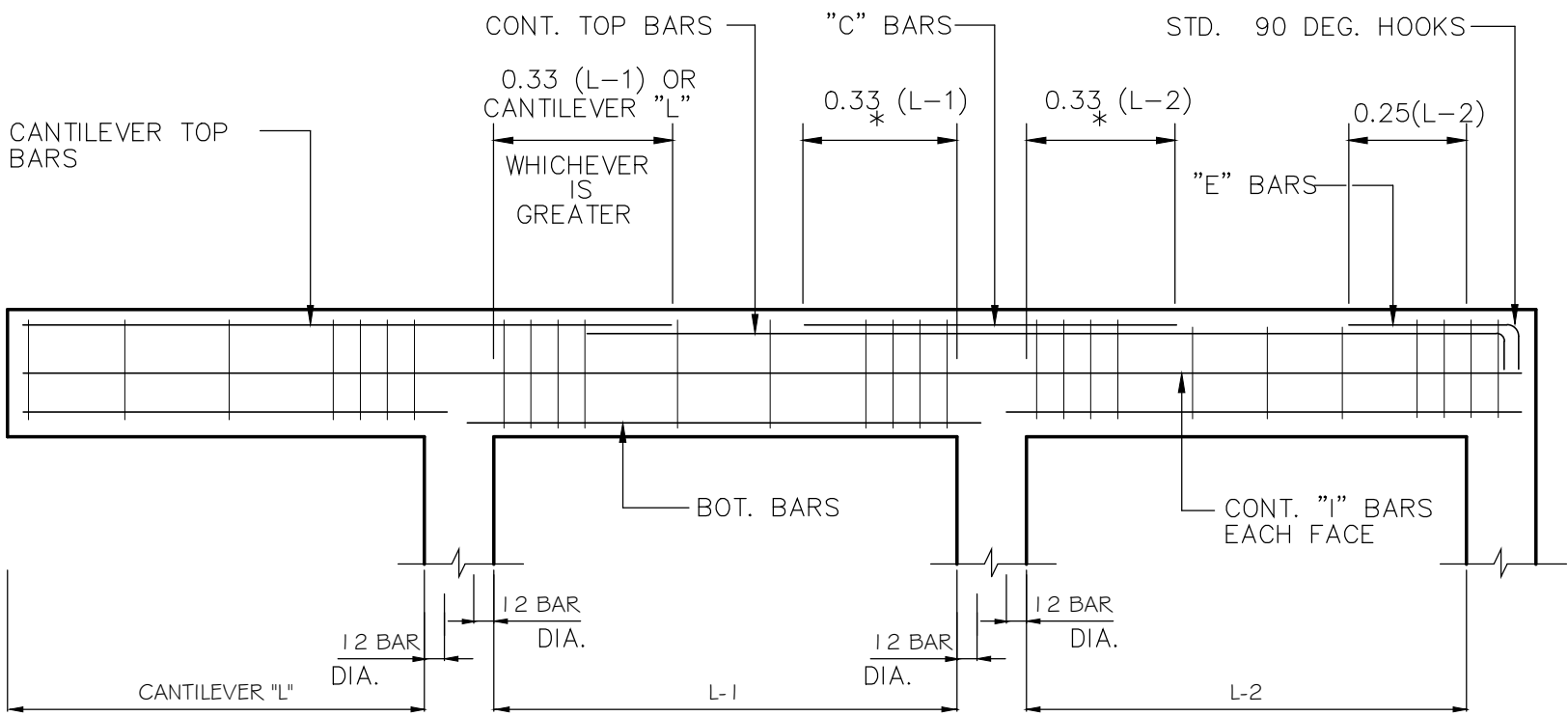
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BEAM STEEL PLACEMENT DIAGRAM

- N.T.S.
- NOTES :
- WHERE NECESSARY CONT. TOP BARS SHALL BE LAPPED 24 BAR DIA. IN MIDDLE 1/3 OF SPAN.
 - * WHICHEVER IS GREATER.
 - BEAMS @ THE PERIMETER OF THE STRUCTURE SHALL HAVE AT LEAST 1/6 OF THE TENSION REINF. REQUIRED FOR NEGATIVE MOMENT AT THE SUPPORT AND 1/4 OF THE POSITIVE MOMENT REINF. REQUIRED AT MID-SPAN MADE CONTINUOUS AROUND THE PERIMETER AND TIED WITH CLOSED STIRRUPS.
 - FOR ALL EXTERIOR (PERIMETER) BEAMS PROVIDE BOTTOM BARS LAPPED W/ CLASS "B" SPLICE @ INTERMEDIATE COLUMNS AND HOOKED AT END COLS. AND TOP BARS WITH CLASS "B" LAP SPLICE AT MID-SPAN.

GENERAL STRUCTURAL NOTES

- A. REFERENCES
- FLORIDA BUILDING CODE 2023, 8TH. EDITION
 - ASCE 7-2022
 - GENERAL
1. THE CONTRACTOR SHALL FIELD CHECK ALL DIMENSIONS ON THE STRUCTURAL DRAWINGS AND VERIFY SAME ON THE ARCHITECTURAL SET. ARCHITECTURAL DETAILS SUCH AS; SLAB DEPRESSIONS, WATERPROOFING, CURBS, MECHANICAL OPENINGS, FASCIA FRAMING AND BRACING SHALL BE INSTALLED AS SHOWN ON THE ARCHITECTURAL SET.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING AND BRACING TO ENSURE SAFE WORKING CONDITIONS AT ALL TIMES. ALL CONSTRUCTION SHALL CONFORM TO THE FLORIDA BUILDING CODE, 2020

C. CONCRETE

- SHALL BE A MIX DESIGNED IN ACCORDANCE WITH A.C.I. 301 TO ACHIEVE A 28-DAY COMPRESSIVE STRENGTH OF 3,000 P.S.I. AND A MAXIMUM WATER-CEMENT RATIO OF 0.40 BY WEIGHT AND A SLUMP OF 4" UON ON PLAN.
 - ALL CONCRETE SHALL CONTAIN AN ENGINEER-APPROVED ASTM C-494 TYPE 'D' ADMIXTURE (WATER REDUCING RETARDER), AIR ENTRAINED AGENT SHALL CONFORM TO ASTM C-260, ACCEPTABLE AIR ENTRAINING ADMIXTURE, DAREX "AEA" BY W. R. GRACE & CO., OR APPROVED EQUAL.
 - CONCRETE ON EXPOSED BALCONIES, SLABS, BEAMS AND STAIRS SHALL HAVE THE TOP SURFACE COATED WITH "ALKYL-ALKYOXY SILANE SEALER" OR ENGINEER-APPROVED EQUAL IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. WATER/CEMENT RATIO IN EXPOSED BALCONIES SHALL BE 0.40 BY WEIGHT. THIS CONCRETE SHALL HAVE A STRENGTH OF 5000 P.S.I.
 - TRANSPORTATION, PLACING AND CURING OF CONCRETE SHALL COMPLY WITH A.C.I. 318 BUILDING CODE (2014)
 - ALL CONCRETE STRUCTURAL COMPONENTS SHALL HAVE CONCRETE STRENGTH TESTED IN ACCORDANCE WITH A.S.T.M. STANDARDS, F.B.C. 2020, AND A.C.I. 318. TEST CYLINDERS MUST BE TAKEN EVERY 50 CUBIC YARDS ON CONCRETE PRIOR TO PLACEMENT. TESTING LAB SHALL PROVIDE COPIES OF CONCRETE TEST RESULTS TO ENGINEER'S OFFICE FOR REVIEW.
 - CONCRETE MIX DESIGN SHALLBE SUBMITTED TO ENGINEERS OFFICE FOR REVIEW.
 - CONTRACTOR SHALL CHECK ALL DRAWINGS AND APPLICABLE MANUFACTURER'S SHOP DRAWINGS FOR LOCATION OF ALL EMBEDDED ITEMS, SUCH AS PIPE SLEEVES, ANCHOR BOLTS, ETC. PRIOR TO PLACING CONCRETE.
 - UNLESS OTHERWISE NOTED ON PLANS, MINIMUM CONCRETE COVER TO REINFORCING STEEL SHALL BE MAINTAINED IN ACCORDANCE WITH CHAPTER 7, SECTIONS 7.7.1, 7.7.2 & 7.7.3 OF ACI 318 EDITION. SPECIFIC CONCRETE COVERS ARE GIVEN IN THE FOLLOWING:
GRADE BEAMS: BOT. = 3" CLEAR
TOP = 2" CLEAR TO TIES
SIDE = 2" CLEAR TO TIES
SLAB ON GRADE: BOT. = 2" CLEAR WHEN POURED ON 6" MIL VAPOR BARRIER
TOP = 1 1/2" CLEAR
1ST AND 2ND FLOOR SLAB: BOT. = 3/4" CLEAR
TOP = 3/4" CLEAR
(INTERIOR, PROTECTED)
(EXTERIOR, UNPROTECTED) BOT. = 1" CLEAR
TOP = 1 1/2" CLEAR
COLUMNS & BEAMS: AS SHOWN ON DETAILS
9. CONC. DESIGN MIX SHALL BE REVIEWED & APPROVED BY ENGINEER OF RECORD PRIOR PLACING ANY DESIGN MIX.

D. REINFORCING STEEL

- SHALL BE DEFORMED BARS, FREE FROM LOOSE RUST AND SCALE, & CONFORM TO A.S.T.M. A615 GRADE 60.
- ALL ACCESSORIES SHALL HAVE UPTURNED LEGS, AND BE PLASTIC DIPPED AFTER FABRICATION. ACCESSORIES FOR REINFORCING SHALL BE INSTALLED IN ACCORDANCE WITH A.C.I. 315.
- SUPPORT BARS SHALL BE #5 OR GREATER AND NOT SPACED MORE THAN 4'-0" O.C. SUPPORT BARS AND ENDS OF MAIN REINFORCING SHALL NOT EXTEND MORE THAN 1'-8" PAST OUTERMOST CHAIR OR SUPPORT
- A MINIMUM OF 3 SUPPORT BARS AND 3 INDIVIDUAL HIGH CHAIRS FOR EACH SUPPORT BAR SHALL BE PROVIDED FOR TOP REINFORCING.
- ALL PLACEMENT OF REINFORCING BARS SHALL BE IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE OF THE CONCRETE REINFORCING STEEL INSTITUTE.
- PLASTIC TIPPED COLUMN SPACERS SHALL BE PROVIDED FOR VERTICAL COLUMN REINFORCING STEEL, SUCH THAT A 2" MINIMUM CLEARANCE IS MAINTAINED.

E. STRUCTURAL STEEL

- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING GRADES:
a. ALL WF, ANGLE BASE PLATES, CONN. PLATES (UON) --- ASTM A36 (FY=36 KSI)
b. STRUCTURAL TUBE -----ASTM A500, GRADE B (FY=46 KSI)
c. STEEL PIPE-----ASTM A53, GRADE B (FY=36 KSI)
d. ANCHOR BOLTS (U.O.N.)-----ASTM A307
- ALL STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, CORROSION PROTECTED & ERECTED IN ACCORDANCE WITH THE AISC CODE OF STANDARD PRACTICE, LATEST EDITION, EXCEPT AS MODIFIED IN THES ENOTES. PROVIDE IN SHOP ONE COAT OF RUST INHIBITING PAINT FOR ALL EXPOSED STRUCTURAL STEEL.
- ALL EXTERIOR COLUMNS, BASE & CAP PLATES SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.
- ALL ANCHOR BOLTS, HEADED STUDS SHALL BE HOT DIPPED GALVANIZED EXCEPT THAT EXPANSION BOLTS FOR REAR EXTERIOR COLUMNS SHALL BE TYPE 304 STAINLESS STEEL AS MANUFACTURED BY RAMSET/REDHEAD.
- CONNECTIONS SHALL BE BOLTED/WELDED AS SHOWN ON PLANS. THE FABRICATOR IS RESPONSIBLE FOR THE DESIGN OF CONNECTIONS NOT SHOWN ON THE DRAWINGS. GENERALLY, CONNECTIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE SCHEMATIC AND ARE ONLY INTENDED TO SHOW THE RELATIONSHIP OF MEMBERS CONNECTED.

- UNLESS OTHERWISE NOTED OR SHOWN ON PLANS, CONNECTIONS AT BEAM/COLUMN AND BEAM/WALL SHALL BE DESIGNED FOR TWO-THIRDS OF THE ALLOWABLE LOAD ON THE MEMBER, AS DEFINED IN THE AISC TABLE FOR ALLOWABLE LOADS ON BEAMS.
- GROUT FOR COLUMN BASE PLATES SHALL BE NON-SHRINK, NON-METALLIC GROUT SUCH AS MASTER FLOW 713, AS MANUFACTURED BY MASTER BLDG. BUILDERS OR APPROVED EQUAL (5000 PSI MINIMUM)
- ALL EXPOSED STRUCTURAL STEEL MEMBERS SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION. TOUCH-UP IN FIELD AT WELDS AS REQUIRED.

F. WELDING

ALL WELDING TO BE DONE BY CERTIFIED WELDERS. WELDING SHALL BE MADE WITH E70XX ELECTRODES AND CONFORM TO THE CURRENT RECOMMENDATIONS OF THE A.I.S.C. AND THE AMERICAN WELDING SOCIETY.

G. MASONRY

- CONCRETE MASONRY UNITS SHALL COMPLY WITH THE PROVISIONS OF T HE STANDARD SPECIFICATION FOR DESIGN AND CONSTRUCTION OF LOAD BEARING CONCRETE MASONRY, NCM TR-75B AND ACI 530.1.
- HOLLOW MASONRY UNITS SHALL CONFORM TO ASTM C-90, TYPE-1, "STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS"
- MORTAR SHALL CONFORM TO ASTM C-270, TYPE "M" WITH A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 PSI
- HORIZONTAL JOINT REINFORCING SHALL BE STANDARD NO. 9 LADDER TYPE FOR 8" THICK MASONRY UNITS, AS MANUFACTURED BY "DUR-O-WAL", HOT DIPPED GALVANIZED, OR ENGINEER APPROVED EQUAL PLACED AT EVERY 2ND BLOCK COURSE (16" VERTICALLY) FOR ALL INTERIOR AND EXTERIOR WALLS. THE JOINT REINFORCING SHALL EXTEND 8" INTO ADJACENT COLUMNS.
- WHEN COLUMNS ARE CONSTRUCTED FIRST, BLOCK AND COLUMN SHALL BE TIED THRU 20 GAUGE GALVANIZED CORRUGATED DOVETAIL SLOTS AND 1" X 5" X 16 GA. GALVANIZED CORRUGATED DOVETAIL ANCHORS AT THE SAME LOCATION AND SPACING AS THE HORIZONTAL JOINT REINFORCING.LED IN
- WHENEVER ANCHOR BOLTS ARE TO BE SET IN MASONRY, TWO CELLS AT THE SETTING LOCATION SHALL BE FILLED WITH CONCRETE.
- MAXIMUM POUR LIFT FOR MASONRY UNITS AND GROUT POUR HEIGHT SHALL BE 4'-0".
- SLUMP 9" + 1" FOR GROUT.
- REFER TO ADDITIONAL REINFORCING NOTES ON FLOOR PLANS.
- COMPRESSIVE STRENGTH OF UNIT MASONRY SHALL BE MIN. OF 1900 PSI RESULTING IN f'm = 1500 PSI
- COMPRESSIVE STRENGTH OF GROUT SHALL BE 3,000 PSI @ 28 DAYS

H. NOA/SPECIALTY ENGINEER

- ALL PRE-ENGINEERED, PREMANUFACTURED ITEMS REQUIRE MIAMI-DADE NOTICE OF APPROVAL (NOA). CERTAIN ENGINEERED ITEMS REQUIRE ANALYSIS, DESIGNS, DRAWINGS & DETAILS TO BE PROVIDED BY THE CONTRACTOR'S/MANUFACTURER'S SPECIALTY ENGINEER(S) REGISTERED TO PRACTICE IN THE STATE OF FLORIDA. THE SPECIALTY ENGINEER'S SERVICE MAY ALSO BE REQUIRED WHEN REQUESTED BY THE ENGINEER OF RECORD (EOR). THESE ITEMS INCLUDE, BUT NOT LIMITED TO:
2. FOR ITEMS THAT REQUIRE ANALYSIS, DESIGNS, DRAWINGS & DETAILS BY THE SPECIALTY ENGINEER, THE CONTRACTOR SHALL PROVIDE ALL SUCH SERVICES THRU HIS SPECIALTY ENGINEER(S) AT NO ADDITIONAL COST TO THE OWNER OR TO THE ARCHITECT/ENGINEER. ALL SUCH CALCULATIONS AND DRAWINGS SHALL BE DULY SIGNED AND SEALED BY THE CONTRACTOR'S SPECIALTY ENGINEER(S).

I. SHOP DRAWINGS

PRIOR TO FABRICATION, SUBMIT TO THE STRUCTURAL ENGINEER FOR REVIEW, FOUR SETS OF SHOP DRAWINGS FOR ALL REINFORCING & STRUCTURAL STEEL (CERTIFIED MILL TESTS ARE ALSO REQUIRED PRIOR TO ERECTION). FOR COMPONENTS OUTLINED IN NOTES 'J', SUBMIT FOUR SETS OF SHOP DRAWINGS & DESIGN CALCULATIONS SIGNED & SEALED BY FABRICATORS SPECIALTY ENGINEER REGISTERED TO PRACTICE IN THE STATE OF FLORIDA.

J. BRACING

- THE FRAME SHALL BE BUILT TRUE AND PLUMB AND TEMPORARY BRACING SHALL BE INTRODUCED WHEREEVER NECESSARY TO TAKE CARE OF ALL LOADS TO WHICH THE STRUCTURE MAY BE SUJECTED. INCLUDING EQUIPMENT AND OPERATION OF SAME. SUCH BRACING SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL BE LEFT IN PLACE AS LONG AS REQUIRED FOR SAFETY.
- PRECAST STRUCTURES MUST HAVE ERECTION BRACING TO SUSTAIN WIND VELOCITY OF 75 M.P.H. AND CONTRACTOR SHALL PROVIDE BRACING SHOP DRAWINGS SIGNED AND SEALED BY PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA.

K. WOOD

- WOOD MEMBERS IN CONVENTIONAL FRAMING SHALL HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 1,200 P.S.I.; MINIMUM ALLOWABLE SHEAR STRESS OF 70 P.S.I. AND MODULUS OF ELASTICITY OF 1,200,000 P.S.I. AT 19 CONTENT IN ACCORDANCE WITH A.I.T.C. STANDARDS.
- TRUSSES TO BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA FOR LOADS PER APPLICABLE BUILDING CODE AND/OR AS SHOWN ON DRAWINGS.
- WOOD MEMBERS IN CONVENTIONAL FRAMING SHALL BE SOUTHERN YELLOW PINE #2 WITH A 19 % MOISTURE CONTENT.

L. SHORING

- FORMS AND SHORING FOR CONCRETE SLABS AND BEAMS SHALL BE DESIGNED TO WITHSTAND THE DEAD LOAD OF CONCRETE AND THE ANTICIPATED CONSTRUCTION LOADS.
- WHEN CASTING A SLAB, THERE SHALL BE SHORING BELOW IT CONTINUOUS TO THE GROUND.
- IN NO CASE SHALL SLAB AND BOTTOM BEAM FORMS BE STRIPPED EARLIER THAN 21 DAYS AFTER PLACEMENT AND UNTIL THE COMPRESSIVE STRENGTH OF 3,200 P.S.I. (FOR 4,000 P.S.I.) AND 4,000 P.S.I. (FOR 5,000 P.S.I.) HAS BEEN ATTAINED.
- THE SYSTEM OF SHORING SHALL BE INSPECTED AND APPROVED BY THE CONTRACTOR'S SPECIALTY ENGINEER PRIOR TO INSPECTION OF BY THE THRESHOLD/SPECIAL INSPECTOR.
- DESIGN AND CONSTRUCTION OF FORMWORK AND SHORING SHALL COMPLY WITH THE A.C.I. 318 BUILDING CODE (LATEST EDITION) AND BE ENTIRELY THE REPSONSIBILITY OF THE GENERAL CONTRACTOR.
- SHORING DRAWINGS SHALL BE PROVIDED BY GENERAL CONTRACTOR AND SHALL BE DESIGNED, SIGNED AND SEALED BY THE CONTRACTOR'S SPECIALTY ENGINEER REGISTERED TO PRACTICE IN THE STATE OF FLORIDA.

M. LINTELS

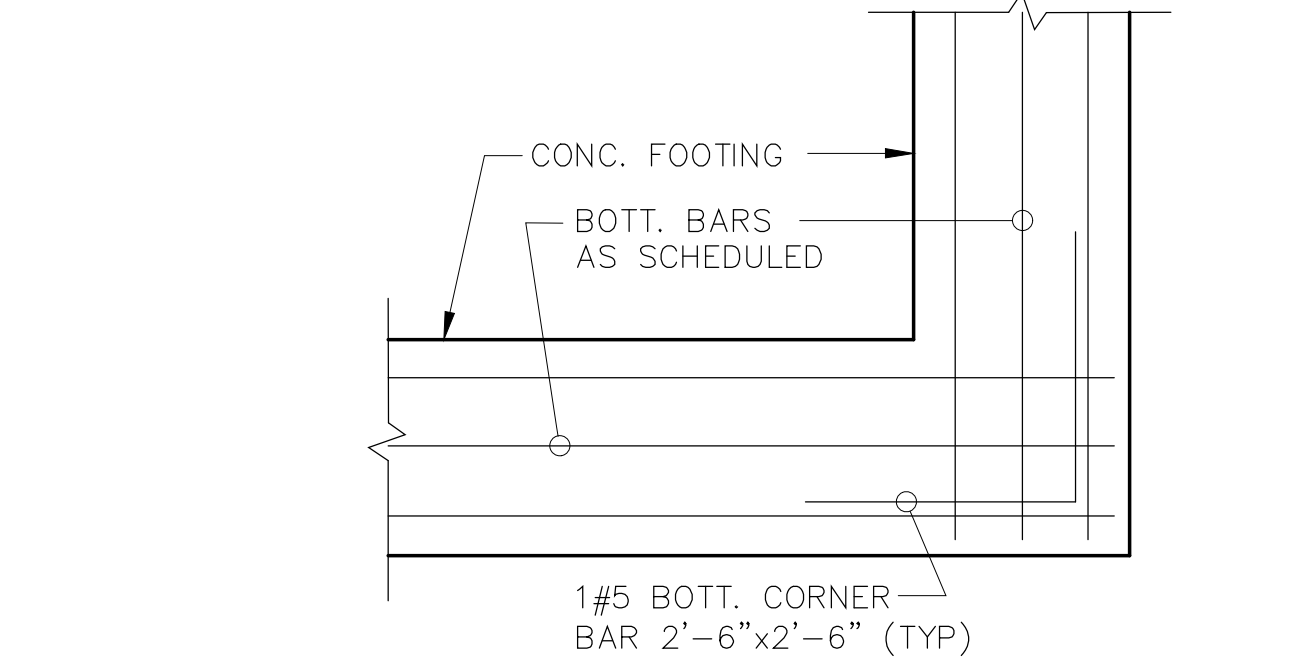
ALL DOOR AND WINDOW OPENINGS IN LOAD BEARING AND NON-LOAD BEARING MASONRY WALLS SHALL HAVE EITHER CAST-IN-PLACE OR PRECAST CONCRETE LINTELS, IF P/C LINTELS ARE USED, PROVIDE MIAMI-DADE NOA'S FOR ALL SUCH LINTELS. UNLESS OTHERWISE NOTED, PROVIDE CAST-IN-PLACE LINTELS.

N. CORROSION PROTECTION

- FOR ALL CONCRETE, BALCONIES & EXPOSED CONCRETE PROVIDE WATER BASE SEALER EQUAL TO ENVIROSEAL 40 BY HYDROZO.
- WOOD TRUSS GENERAL NOTES:
THE TRUSS LAYOUT SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. HOWEVER, THE SUPPORTING SUPERSTRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THAT THE FRAMING SCHEME SHOWN WILL PARALLEL FINAL TRUSS DESIGNERS 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. FINAL SIGNED AND SEALED ENGINEERED TRUSS DESIGN MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW AS PER GENERAL NOTES. TRUSS DESIGNERS MUST PROVIDE ALL TRUSS TO TRUSS CONNECTIONS AS PART OF THIS DESIGN.

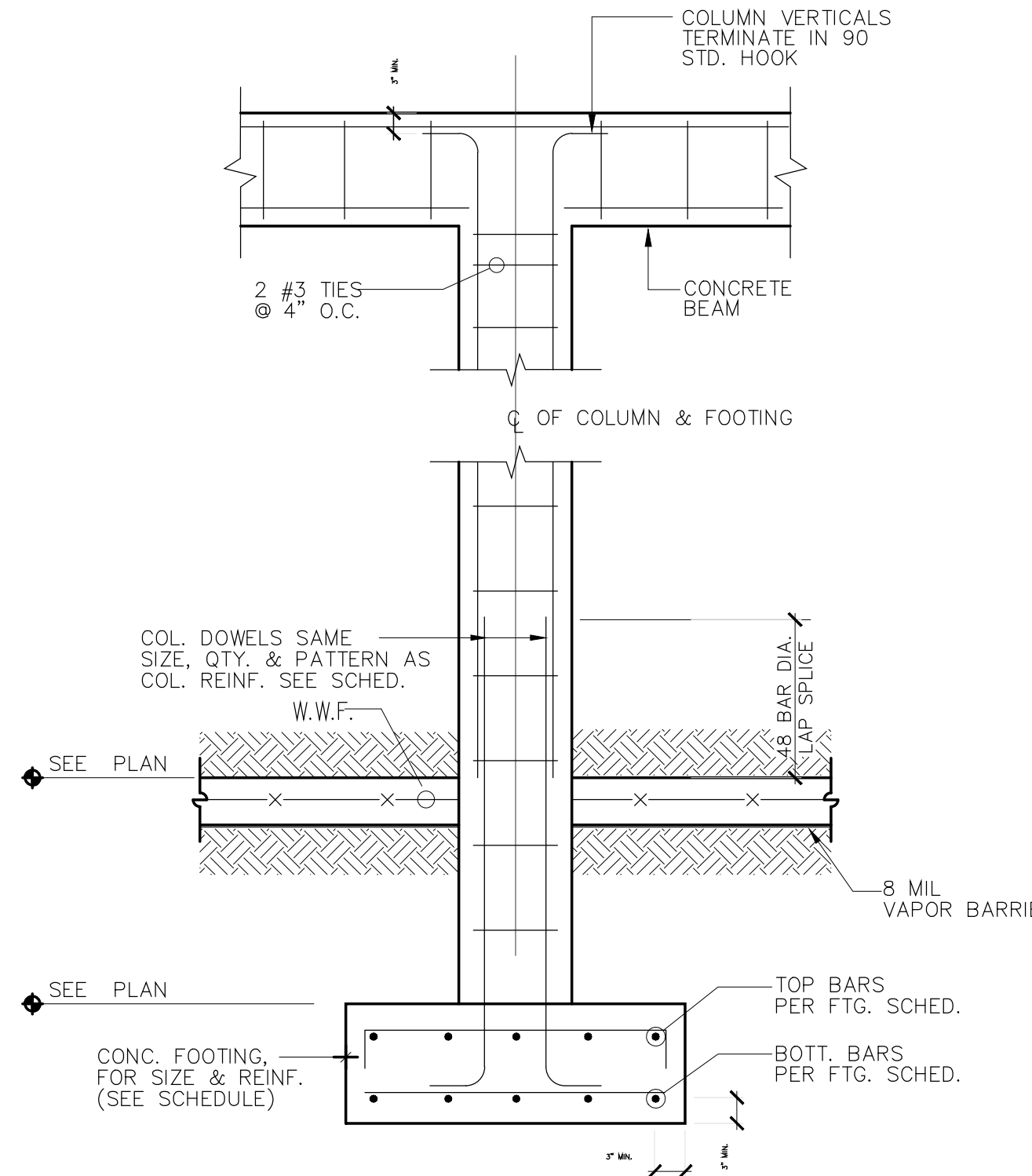
ADDITIONAL NOTES FOR THE BEAMS :

- TYP. THE BEAM REINF. SHALL BE CONT. & LAPS FOR TOP & BOT. REINF. SHALL BE STAGGEED.
- WHERE THE BEAMS FORM CORNERS OR ACUTE / OBTUSE ANGLES, THE REINF. SHALL BE LAPPED W/ TOP & BOT. 2'-6"x 2'-6" LAP BARS OF MATCHING ANGLES @ ACUTE/OBTUSE ANGLES.
- WHERE THE BEAM TERMINATES WITHOUT FORMING A CORNER OR ANGLES, THE TOP REINF. SHALL BE HOOKED OR EXTENDED INTO ADJACENT SLAB AS THE CASE MAY BE (PER TYP. BEAM DIAGRAM).
- WHERE THE BEAM OCCURS ADJACENT TO A DESIGNED BEAM, THE TIE BEAM REINF. SHALL BE EXTENDED INTO THE DESIGNED BEAM FOR CLASS "C" LAPS.
- UNLESS OTHERWISE NOTED TIES FOR THE TIE BEAMS SHALL BE 4 # 3 @ 12" @ EA. CORNER & BEND & ON EACH SIDE OF INTERMEDIATE COLUMNS & FOR THE REMAINDER LENGTH PROVIDE # 3 @ 48" O.C.



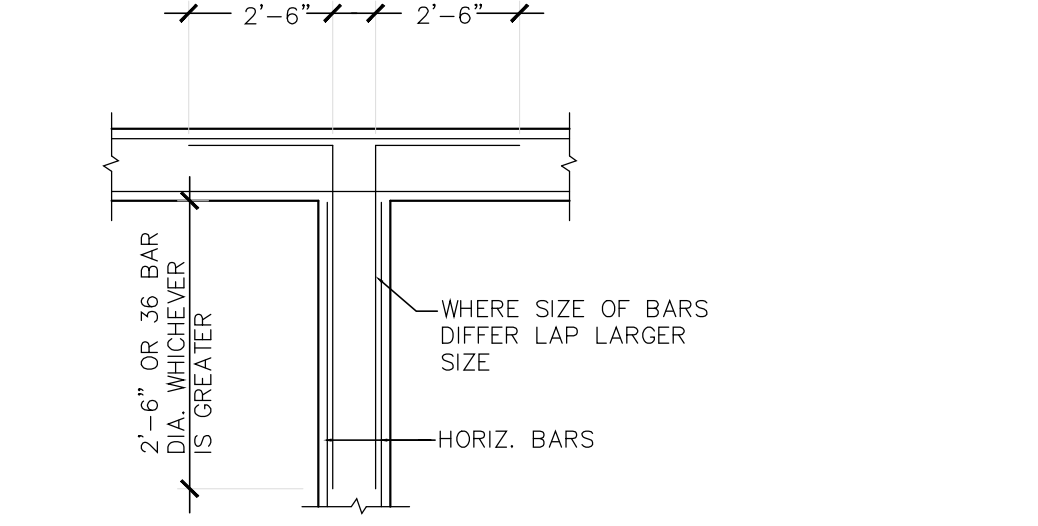
TYP. FOOTING CORNER BAR DTL.

3/4" = 1'



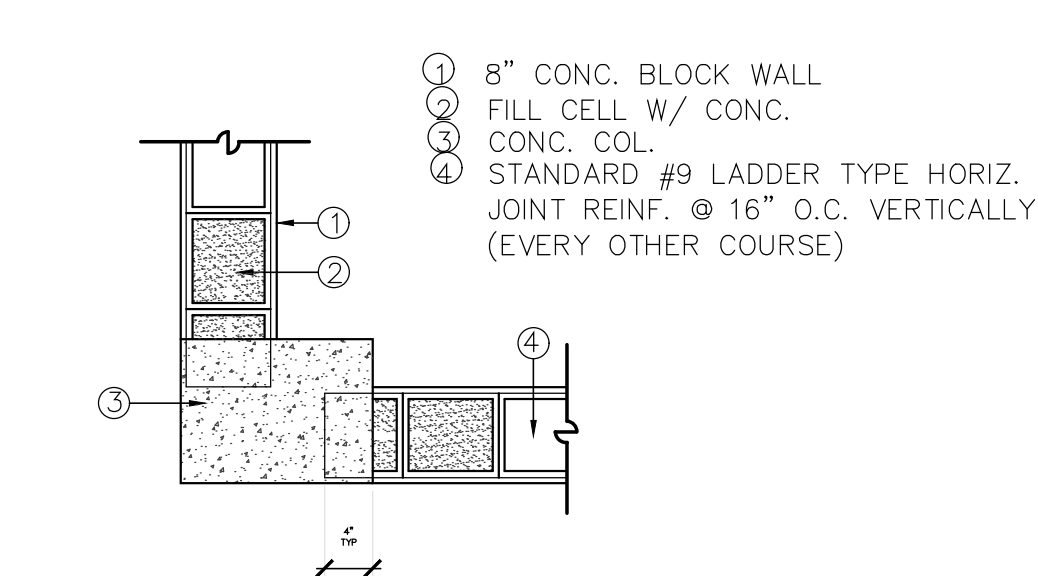
TYP. CONCRETE COLUMN AND FOOTING DETAIL

N.T.S.



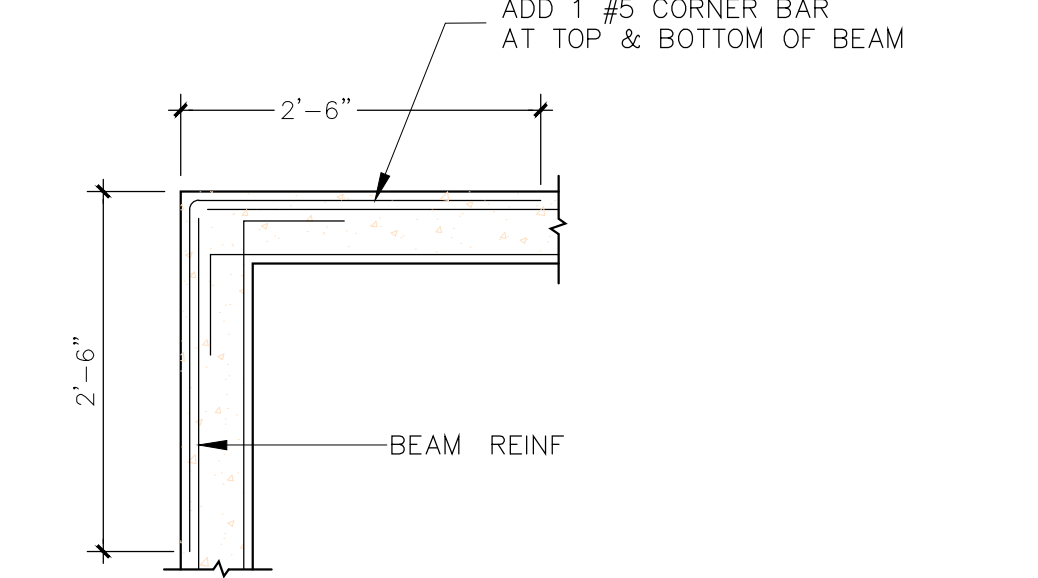
TYP. INTERSECTION DET. FOR TIE BEAM & FTG.

3/4" = 1'



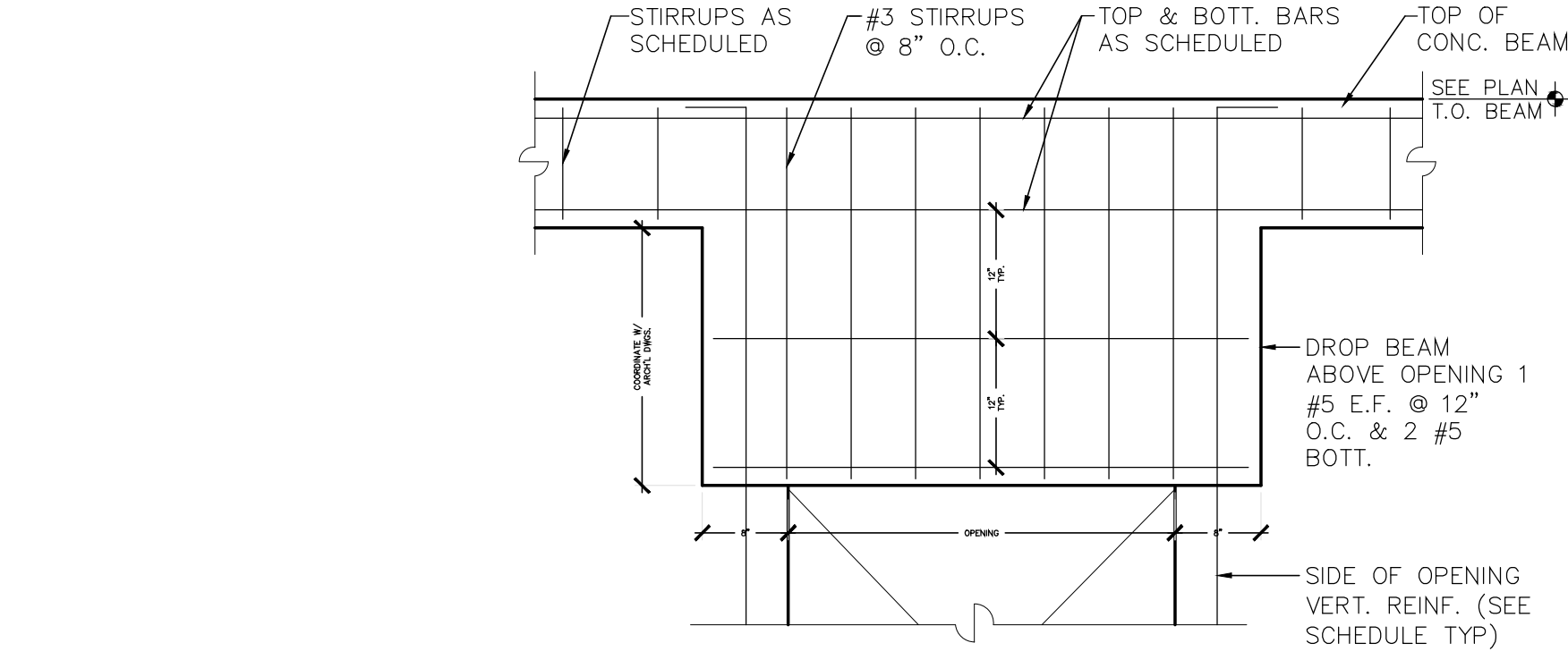
CONC. COL. TO MASONRY CONNECTION DETAIL

N.T.S.



TIE BEAM CORNER PLAN DETAIL

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



DROP BEAM DETAIL

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

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REVISIONS

NO.	DESC	DATE

Project Status

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BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

JOB NUMBER:

CHECKED BY: GB

ISSUE DATE: Issue Date

SCALE: AS NOTED

SHEET TITLE

GENERAL NOTES & TYP. DETAILS

SHEET NUMBER

SGN

