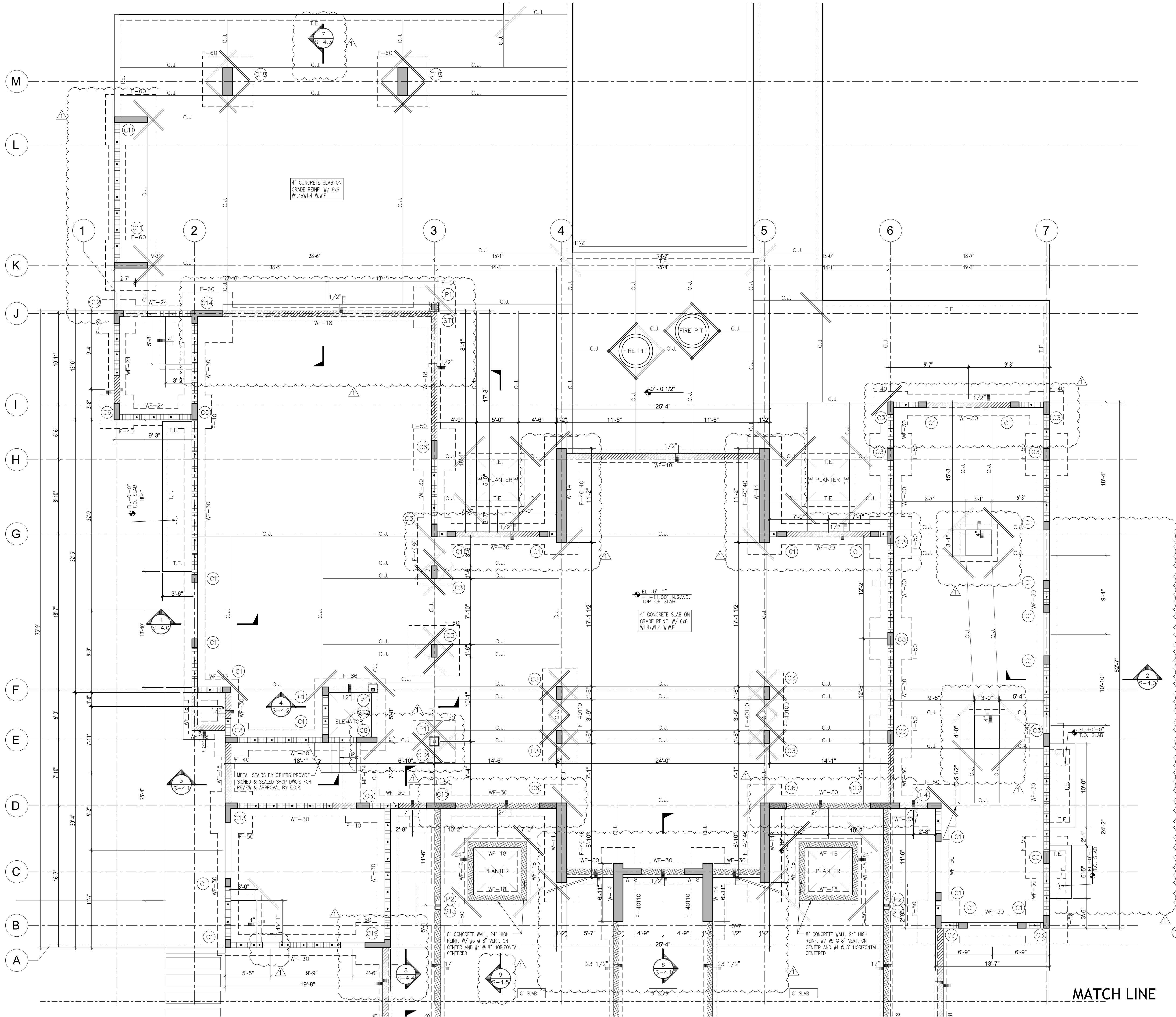




HERRERA
RESIDENCE

6825 SW 132nd St,
Pinecrest, FL 33156.

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GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

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SHEET TITLE

FOUNDATION &
GROUND FLOOR
FRAMING PLAN
MAIN HOUSE

SHEET NUMBER

S-1.0

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FL 33143



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Digitally signed by Zvonimir
Belfranin
DN: c=US, o=Zvonimir
Belfranin,
dnQualifier=A01410D0000019
26C393A9E00006B45,
cn=Zvonimir Belfranin
Date: 2025.08.12 11:39:15
-04'00'

1 FOUNDATION & GROUND
FLOOR FRAMING PLAN MAIN HOUSE
3/16" = 1'-0"

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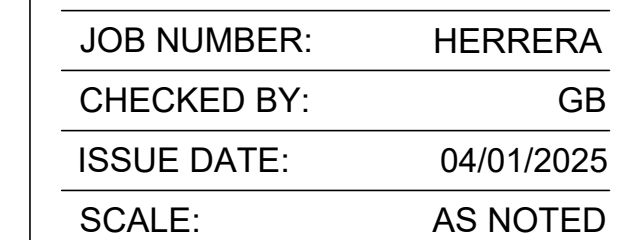
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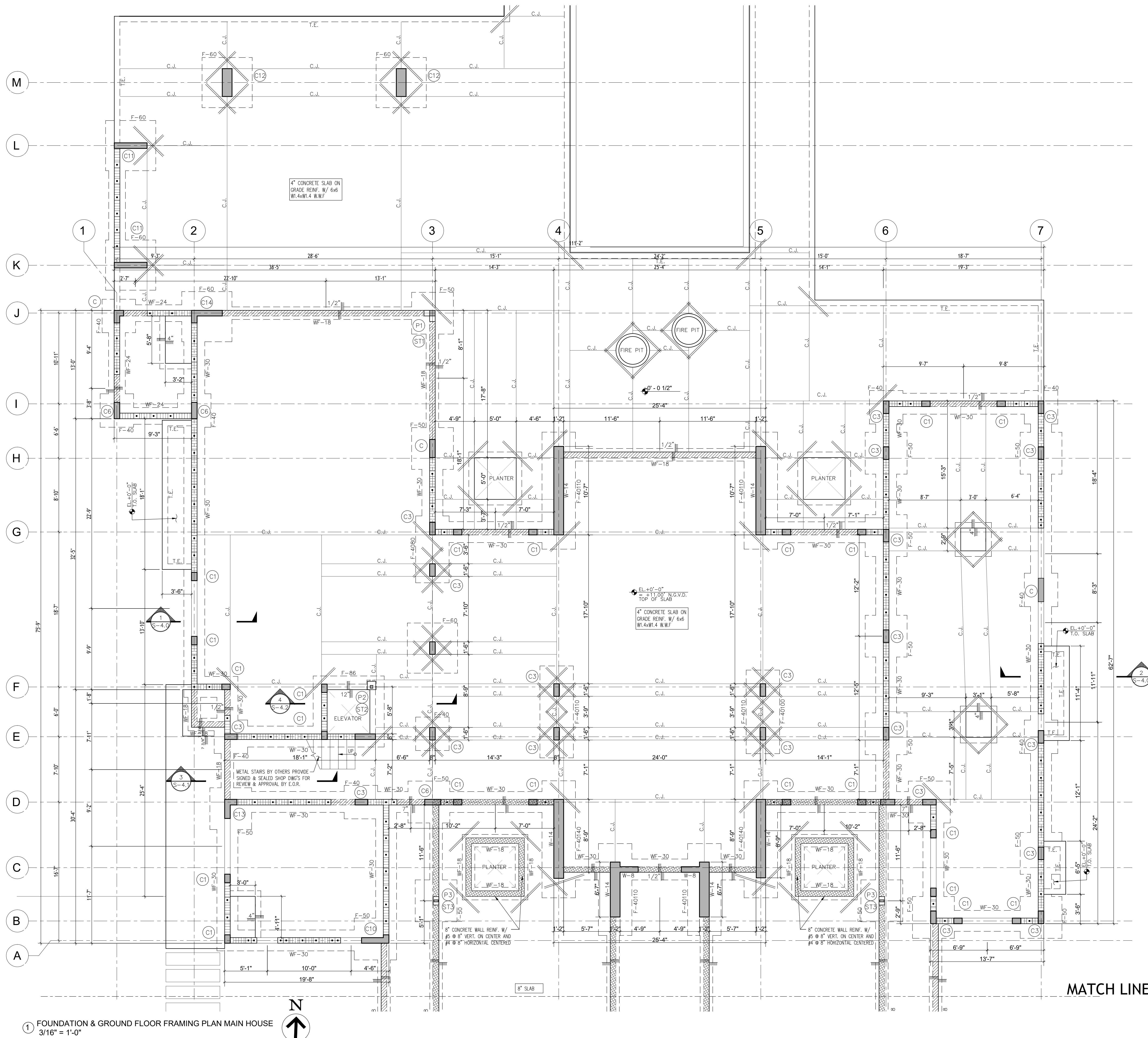
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FOUNDATION & GROUND FLOOR FRAMING PLAN MAIN HOUSE

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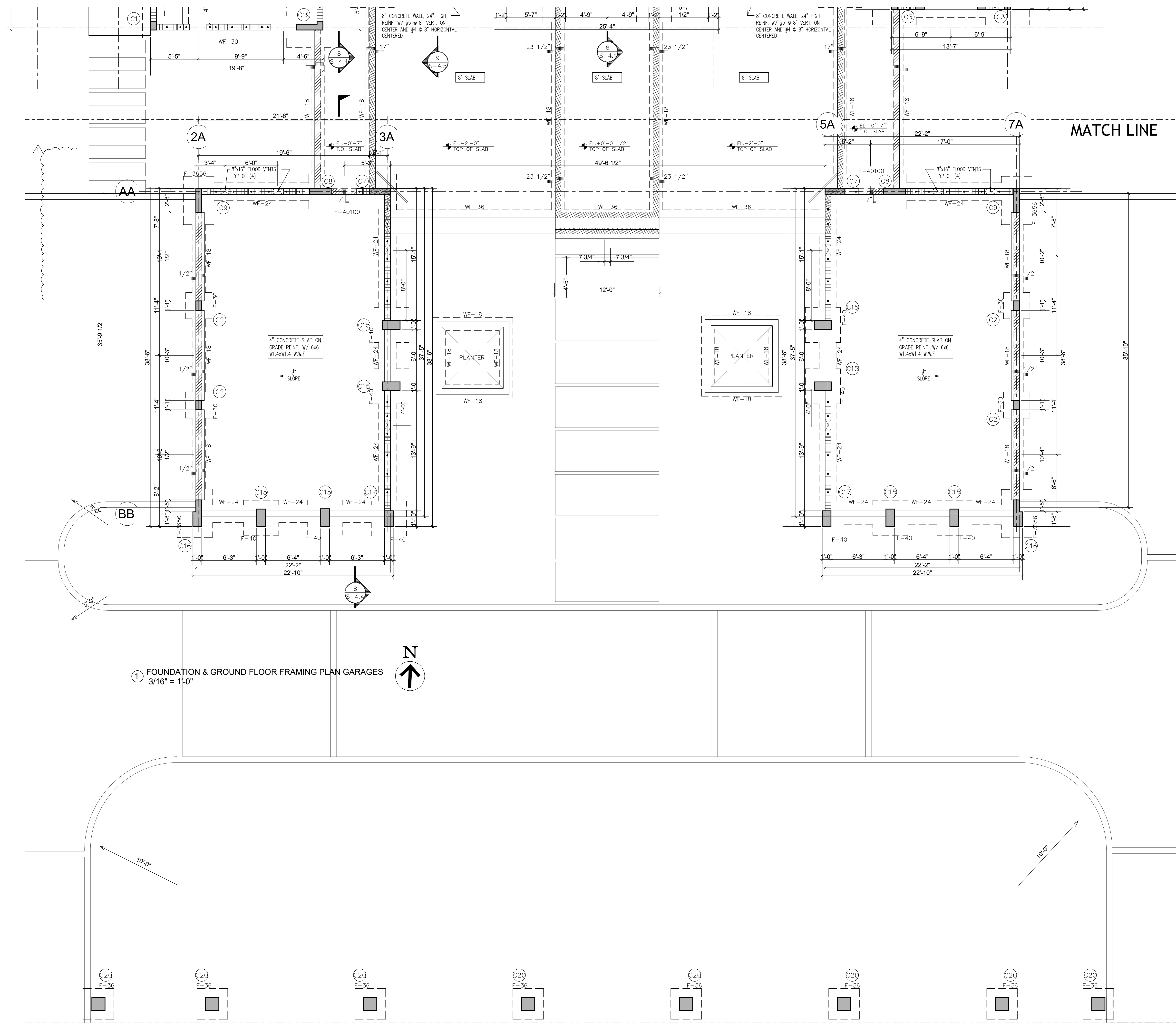
FOUNDATION &
GROUND FLOOR
FRAMING
GARAGES

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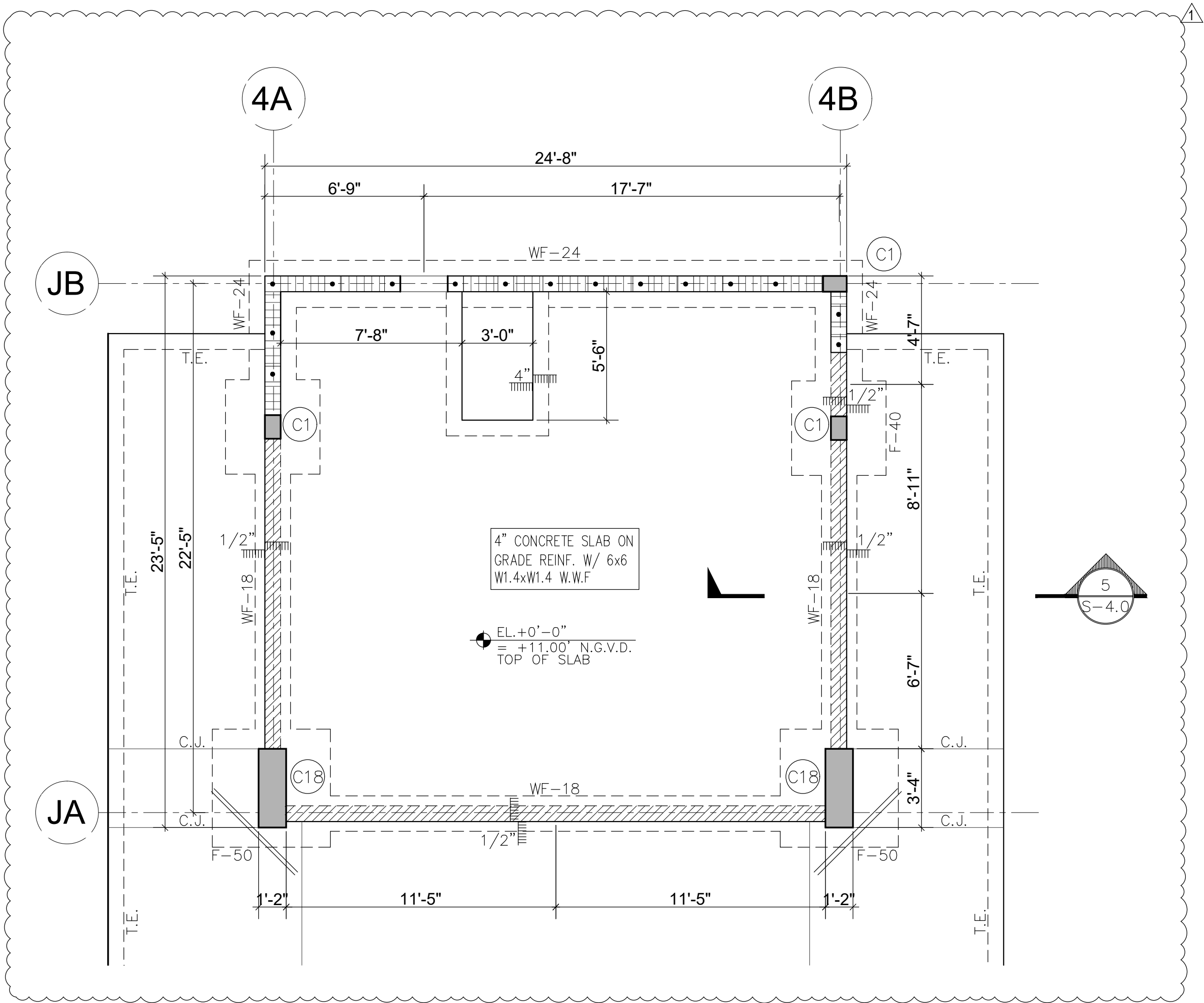
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GROUND FLOOR
FRAMING
GARAGES

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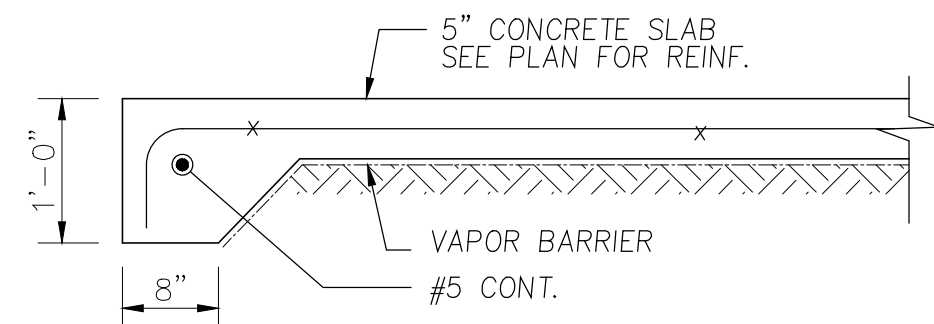
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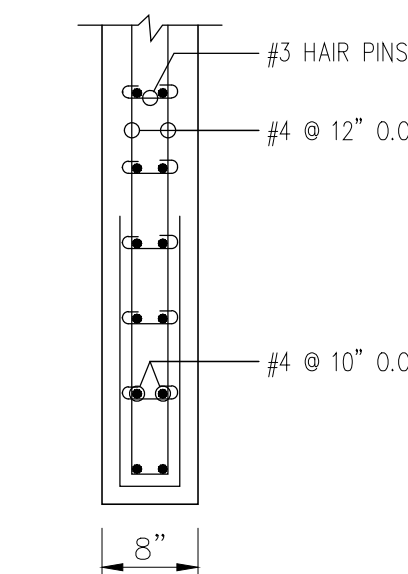
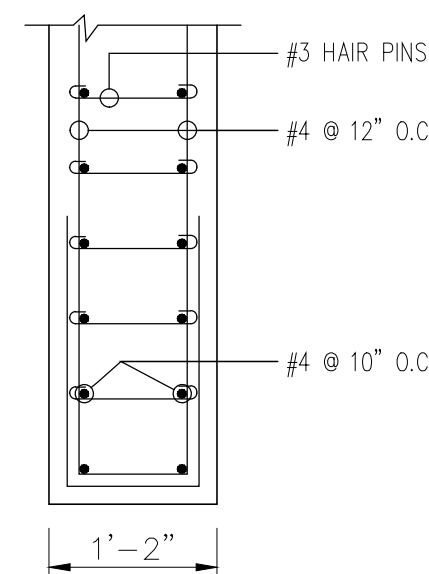
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① FOUNDATION & GROUND FLOOR FRAMING PLAN POOL CABANA
1/4" = 1'-0"



THICKEND EDGE SLAB DETAIL

W8 DETAIL

W12 DETAIL

FOUNDATION NOTES:

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 COME DOWN WITH CENTERLINES OF COLUMNS UNLESS OTHERWISE NOTED ON DRAINAGE.
8. THE FOUNDATION IS DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020 EDITION.
9. BACKFILL MATERIAL SHALL BE CLEAN LIMEROCK AND LIME SAND FILL, OR APPROVED FILL MATERIAL BY INTERCOUNTRY 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 LIMEROCK COMPACTED 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, CLAND & 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/ 1#5 CONT.
16. C.J. INDICATES 2"x1/8" SAW CUT JOINT, PLACED WITHIN 24 HOURS OF CONCRETE POUR.
17. FOR COLUMN 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.
-

CMU WALL VERT. REINF. SCHED.

FLOOR TO FLR.	CMU SIZE	ZONE	VERTICAL REINFORCEMENT IN FULLY GROUTED BLOCK CELL
SLAB ON GRADE TO ROOF	8"	4	#5 @ 24" O.C.
SLAB ON GRADE TO ROOF	8"	5	#5 @ 24" O.C.
INTERIOR WALLS	8"	W/O WIND	#5 @ 24" O.C.
NOTE: ZONE ⑤ IS DEFINED AS 9'-0" EACH SIDE OF ALL BENT & CORNER			

NOTE: ZONE (5) IS DEFINED AS 9'-0" EACH SIDE
OF ALL BENT & CORNER

SPREAD FOOTING SCHEDULE

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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DAVID SCOTT TRAUTMAN -AR15045

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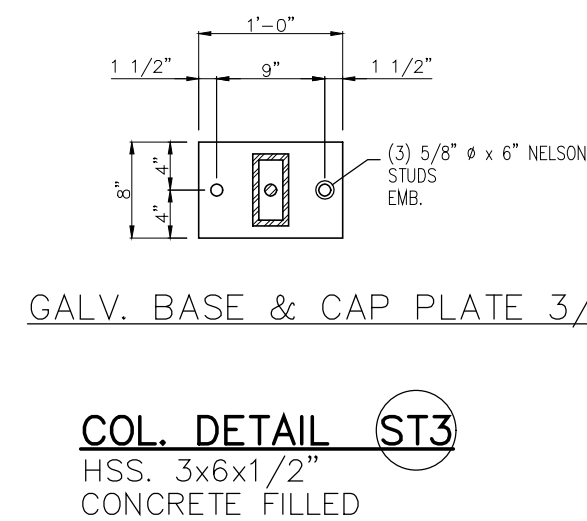
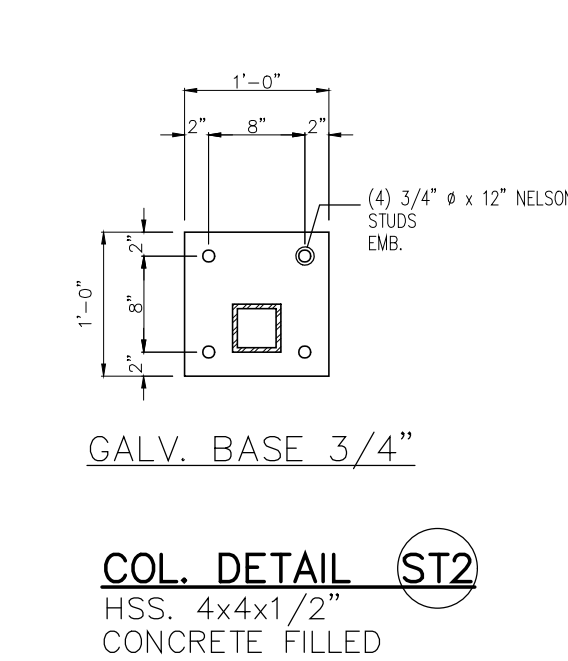
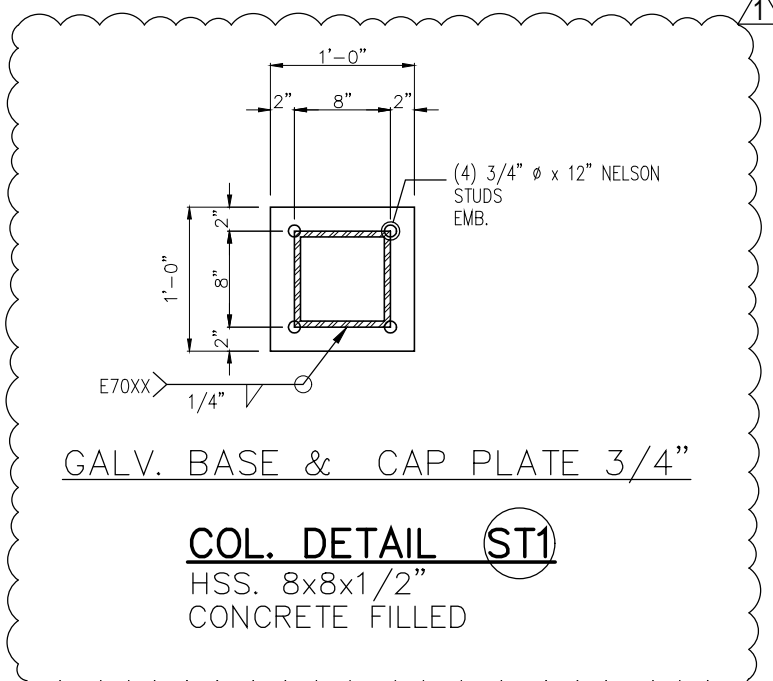
SHEET TITLE

FOUNDATION
& GROUND
FLOOR
FRAMING PLAN
POOL CABANA

SHEET NUMBER

S-1.2

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$$3/4'' = 1$$


TYPICAL CONCRETE COLUMN
AND FOOTING DETAIL

COLUMN TIE SCHEDULE							
#3*		TIE SPACING (INCHES)					
COL. VERT. REINF.	LEAST COL. DIM.	8"	10"	12"	14"	16"	18" AND OVER
# 11 *		8	10	12	14	16	18
# 10		8	10	12	14	16	18
# 9		8	10	12	14	16	18
# 8		8	10	12	14	16	16
# 7		8	10	12	14	14	14
# 6		8	10	12	12	12	12
# 5		8	10	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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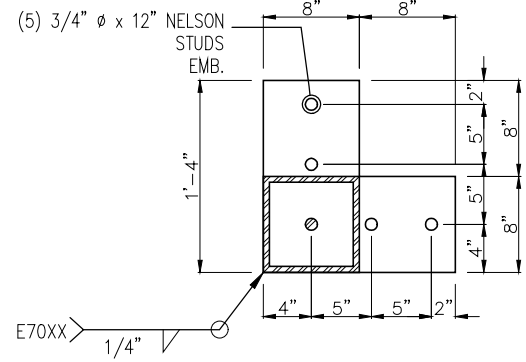
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COLUMN DETAILS & SCHEDULES REINFORCING

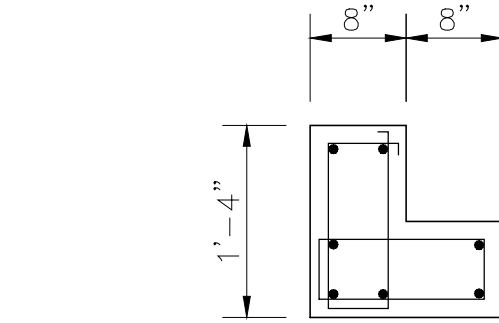
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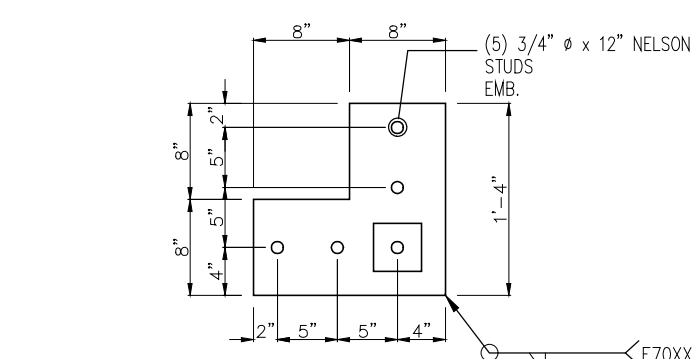
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$$\overline{3/4''} = 1$$


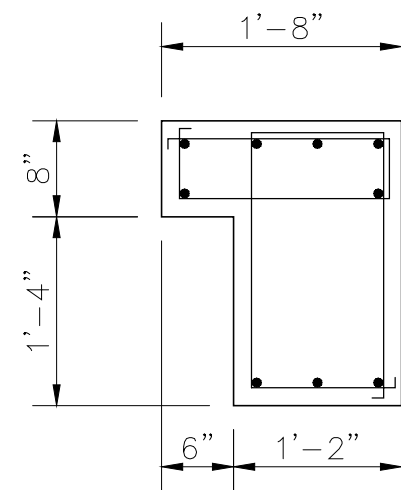
GALV. BASE & CAP PLATE 3/4"
CORNER CONDITION



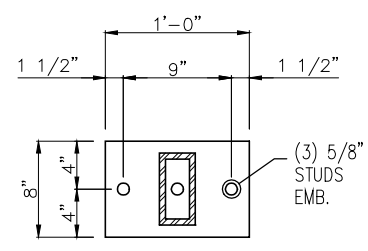
CORNER PEDESTAL DETAIL (P1)
7 #5 VERT.
(2) #3 □ TIES @ 8" O.C.



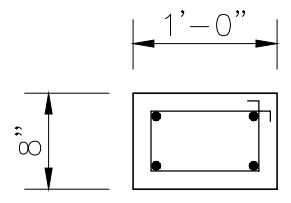
GALV. CAP PLATE 3/4"
CORNER CONDITION



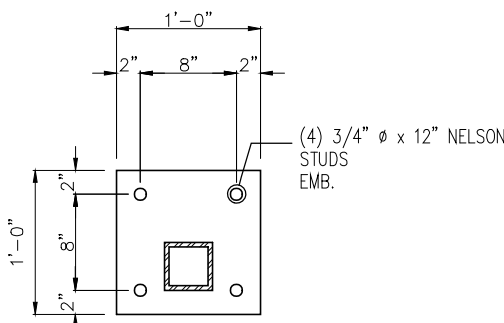
COL. DETAIL (C18)
9 #6 VERT.
(2) #3 TIES @ 8" O.C.



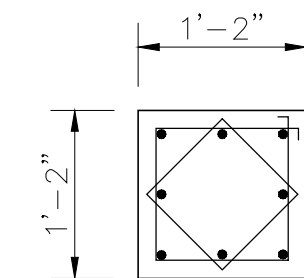
GALV. BASE & CAP PLATE 3/4'



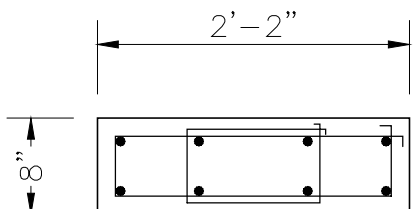
COL. DETAIL (P3)
4 #5 VERT.
#3 □ TIES @ 8" O.C.



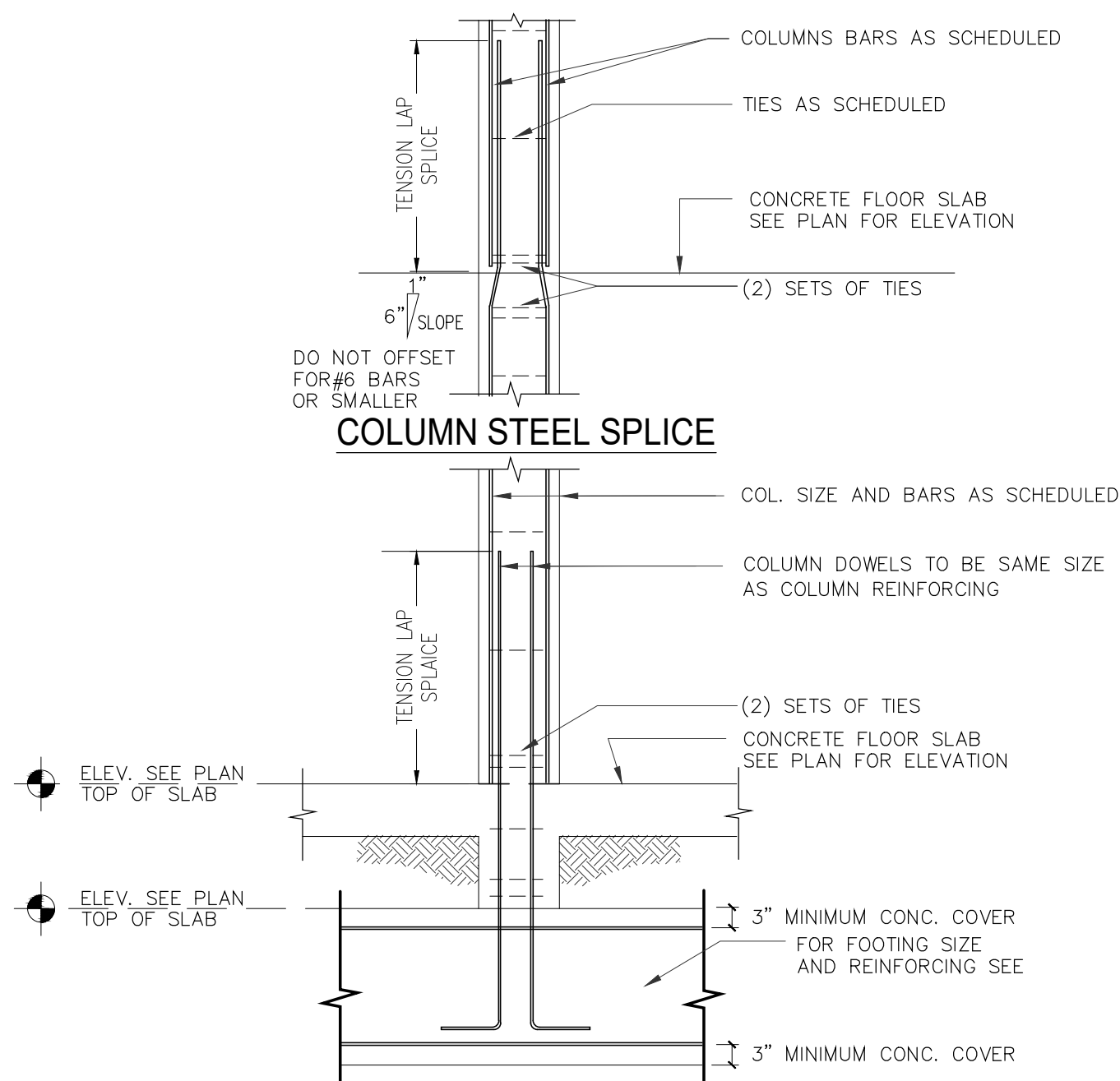
GALV. BASE 3/4"



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
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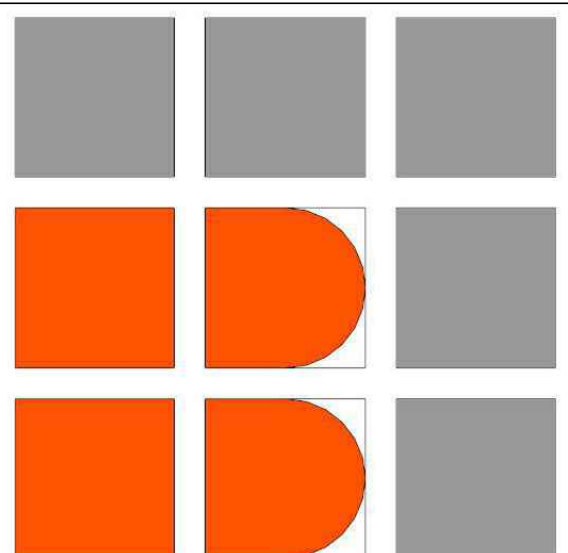
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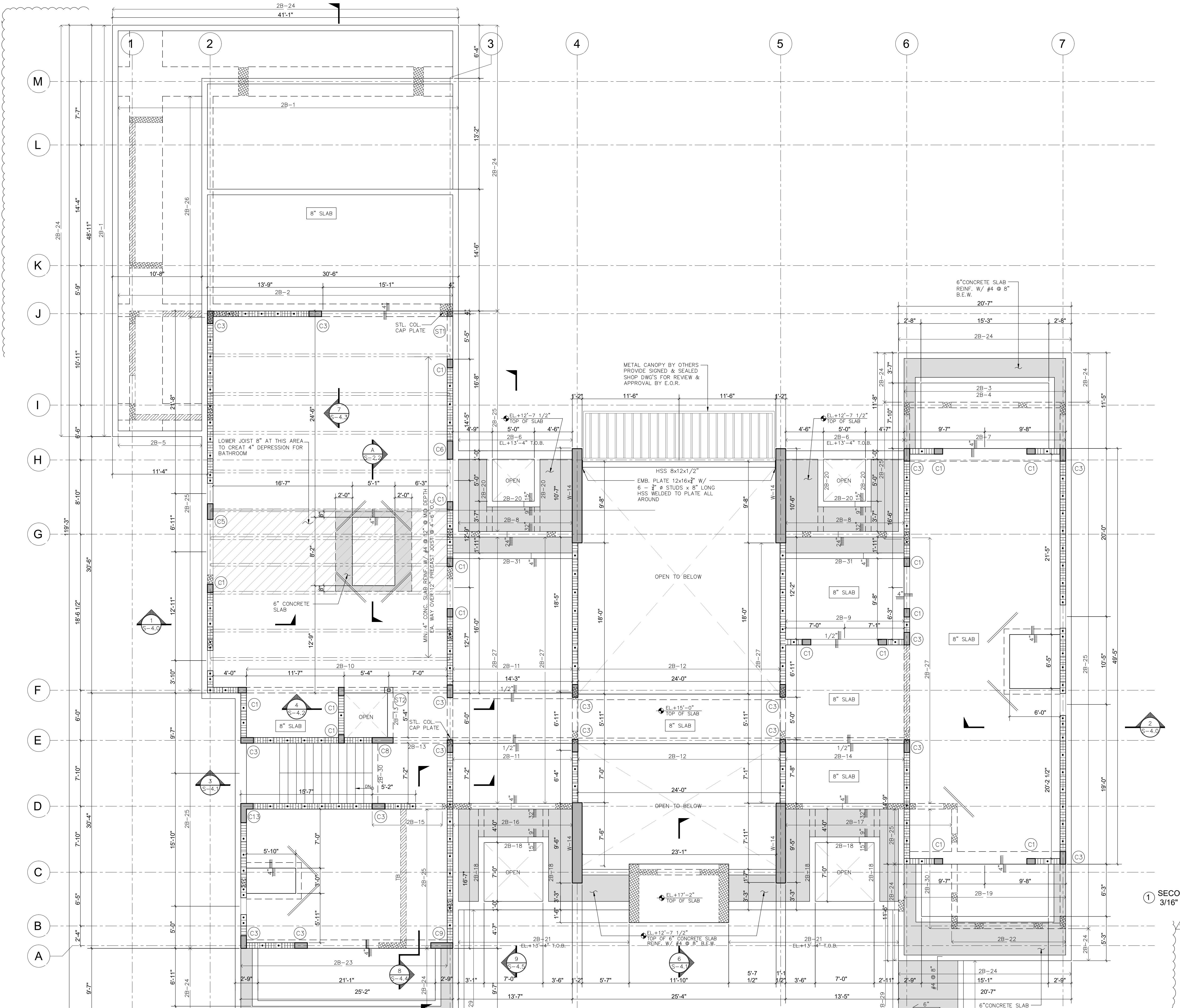
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COLUMN DETAILS & SCHEDULES REINFORCING

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SHEET TITLE

SECOND FLOOR
FRAMING PLAN
MAIN HOUSE

SHEET NUMBER

S-2.0

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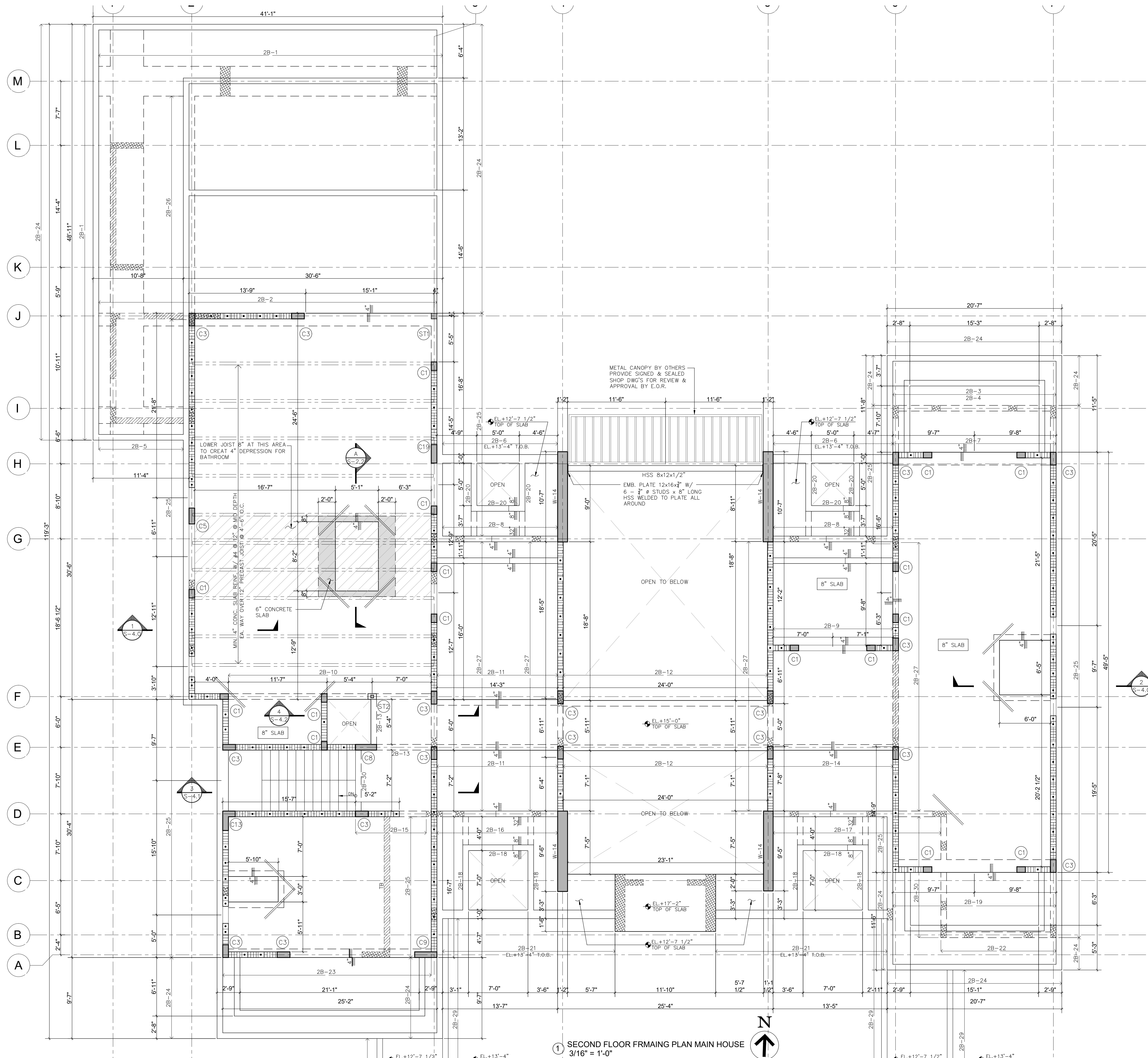
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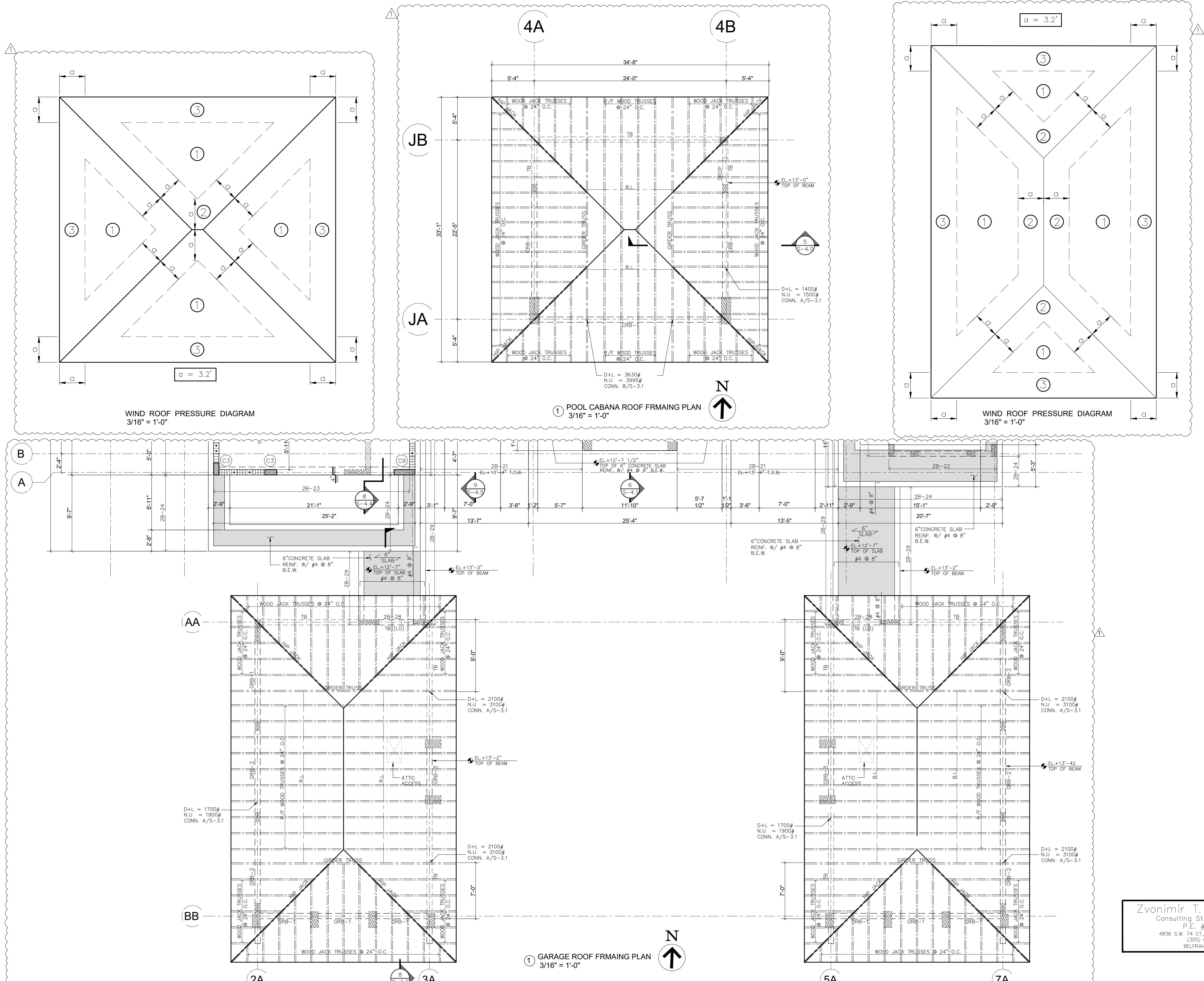
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SHEET TITLE

GARAGE & POOL
CABANA ROOF
FRAMING PLAN

SHEET NUMBER

S-2.1

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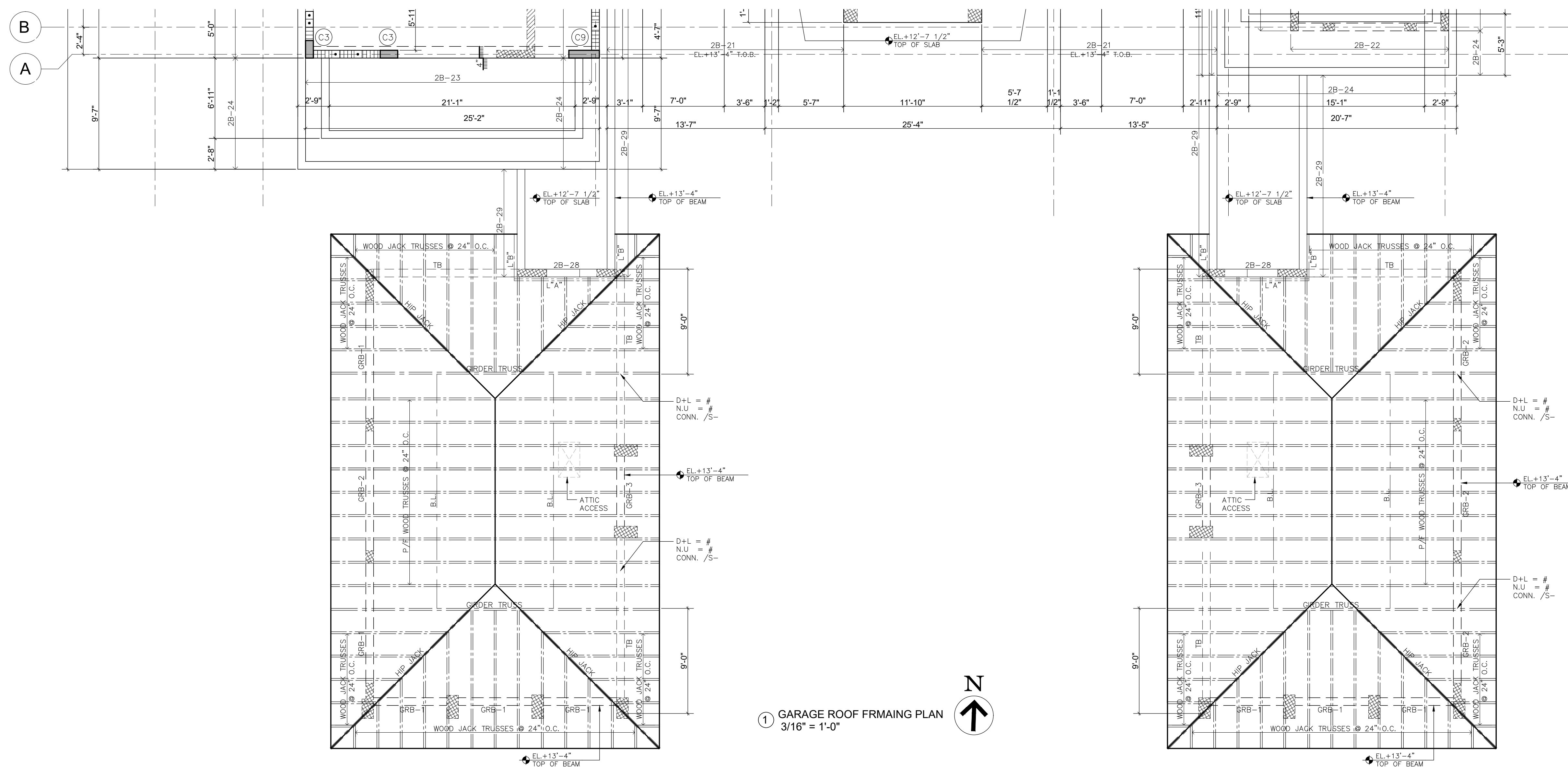
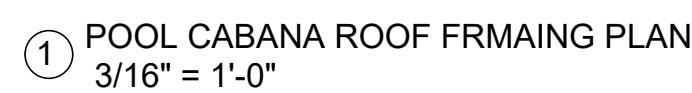


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S-2.1

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LLC
1533 SUNSET DRIVE SUITE 101, CORAL GABLES
FL 33143



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

2) $\longleftrightarrow$ 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 1/2" 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.

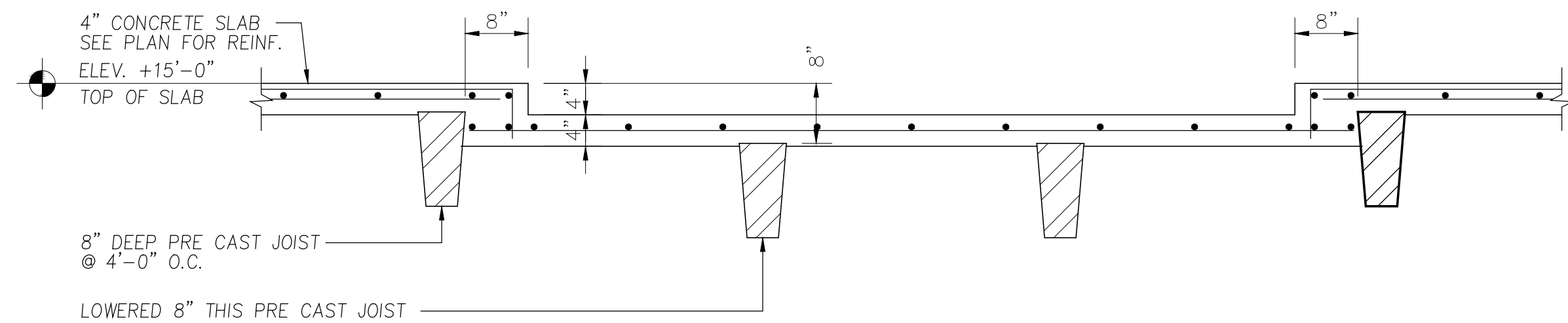
9)  DENOTES WALL BELOW. SEE LOWER LEVEL FOR WALL DEFINITION.

10) ○ DENOTES COLUMN STARTING AT THIS LEVEL.

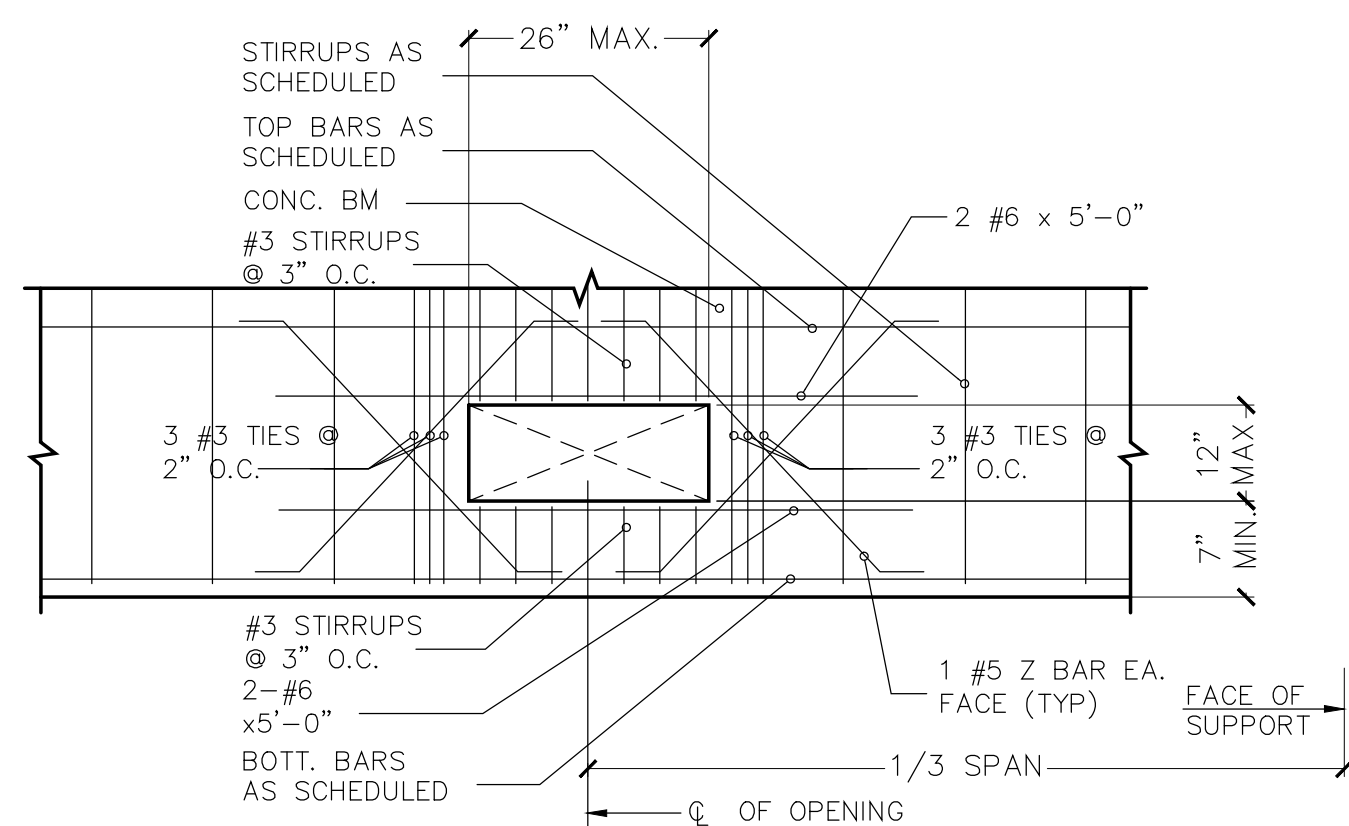
11) ROOF SLOPES ACHIEVES BY RIGID INSULLTION OR L.W. CONCRETE, REFER TO ARCH,S. PLANS.

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.



CONCRETE SLAB DEPRESSION TYP.



● TYPICAL OPENING THRU CONCRETE BEAMS FOR A/C DUCT PENETRATION

NOTE: SIZE INDICATED IS MAXIMUM OPENING SIZE

2ND. FLOOR CONCRETE BEAM SCHEDULE												
MARK	TOP ELEV.	SIZE WxH	REINFORCING					TIES OR STIRRUPS			REMARKS	
			BOTT.	CONT. TOP	C	E	I E.F.	NO.	TYPE	SPACING		
△ CRB-1	+13'-0"	8"x24"	2 #6	2 #5			1 #5	#3	□	@ 4" O.C.		
△ GRB-1	+13'-2"	8"x26"	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"x28"	2 #6	2 #6			2 #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"	+14'-8" 18"x34" 18"x30"	5 #8	5 #8			2 #5	#4	□	@ 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"x15"	3 #7	3 #7				#4	□	@ 6" O.C.		
2B-7	+15'-0"	18"x16"	4 #7	4 #7				#4	□	@ 6" O.C.		
△ 2B-8	+15'-4"	8"x38"	2 #6	2 #6			3 #5	#3	□	@ 12" O.C.		
2B-9	+15'-0"	8"x36"	2 #6	2 #6			3 #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'-4"	8"x38"	2 #6	2 #6			2 #5	#3	□	@ 8" O.C.		
△ 2B-17	+15'-4"	+15'-0" 8"x38" 8"x30"	2 #7	2 #7	2 #5		3 #5	#3	□	@ 8" O.C.		
△ 2B-18	+13'-4"	8"x15"	2 #7	2 #7				#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"x15"	2 #7	2 #7				#4	□	@ 4" O.C.		
△ 2B-21	+13'-4"	12"x15"	3 #8	3 #8				#4	□	@ 6" O.C.		
2B-22	+14'-8"	8"x32"	2 #6	2 #6			2 #5	#3	□	@ 8" O.C.		
2B-23	+15'-0"	12"x36"	3 #7	3 #7			3 #5	#3	□	@ 8" O.C.		
△ 2B-24	+15'-0"	8"x38"	2 #6	2 #6			3 #5	#3	□	@ 12" O.C.		
2B-25	+15'-0"	16"x38"	4 #8	4 #8			3 #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"	+14'-8" 8"x34" 8"x30"	2 #8	2 #8	2 #5		2 #5	#4	□	@ 8" O.C.		
△ 2B-28	+13'-2"	8"x14"	2 #6	2 #6				#3	□	@ 6" O.C.		
△ 2B-29	+13'-2"	8"x14"	2 #8	2 #8				#4	□	@ 6" O.C.		
△ 2B-30	+15'-0"	+14'-8" 8"x32" 8"x28"	2 #5	2 #5	2 #5		2 #5	#3	□	@ 8" O.C.		
△ 2B-31	+15'-4"	8"x30"	2 #6	2 #6			2 #5	#3	□	@ 12" O.C.		
TB	SEE PLAN	8"x12"	2 #5	2 #5				#3	□	@ 8" O.C.	1#5 TOP&BOTT. CORNER BARS. 2'-6"x2'-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.

HERRERA RESIDENCE

6825 SW 132nd St,
Pinecrest, FL 33156.

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

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PERMIT SET



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ISSUE DATE: 04/01/2025

SCALE: AS NOTED

SHEET TITLE

PLAN NOTES, BEAM SCHEDULE AND DETAILS

SHEET NUMBER

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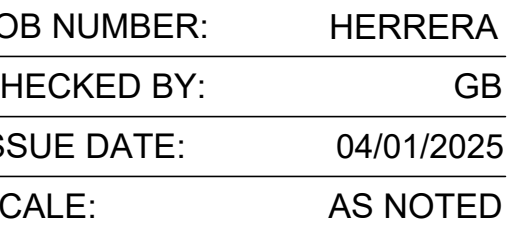
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I-TRAUTMAN ARCHITECTS LLC -AA2600296

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D SCOTT TRAUTMAN -AR15045

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PLAN NOTES, TEAM SCHEDULE AND DETAILS

S-2.2

RIGHT BALLI-TRAUTMAN ARCHITECTS,
SUNSET DRIVE SUITE 101, CORAL GABLES
143



NOTE: SIZE INDICATED IS MAXIMUM OPENING
SIZE

MARK	TOP ELEV.	SIZE WxH	REINFORCING					TIES OR STIRRUPS			REMARKS
			BOTT.	CONT. TOP	C	E	E.F.	NO.	TYPE	SPACING	
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"	+14'-8" 18"x34" 18"x30"	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"	18"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"	+12'-8" 8"x20" 8"x12"	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"	+12'-8" 8"x20" 8"x12"	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"x2'-6"

NOTE:
ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED W/ ARCHITECTURAL DRAWINGS, IF
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SUNSET DRIVE SUITE 101, CORAL GABLES
143

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BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

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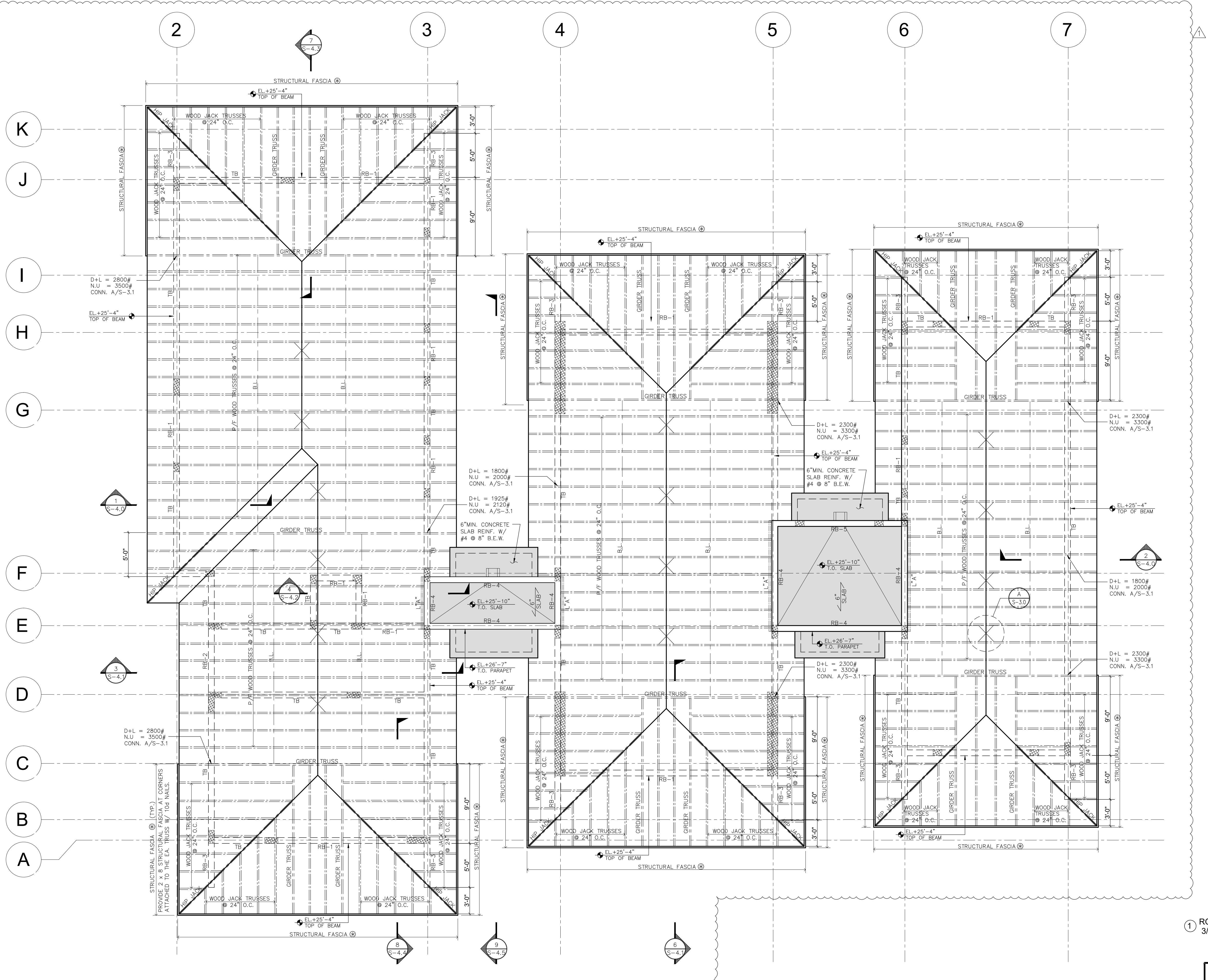
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REVISIONS

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Design Development

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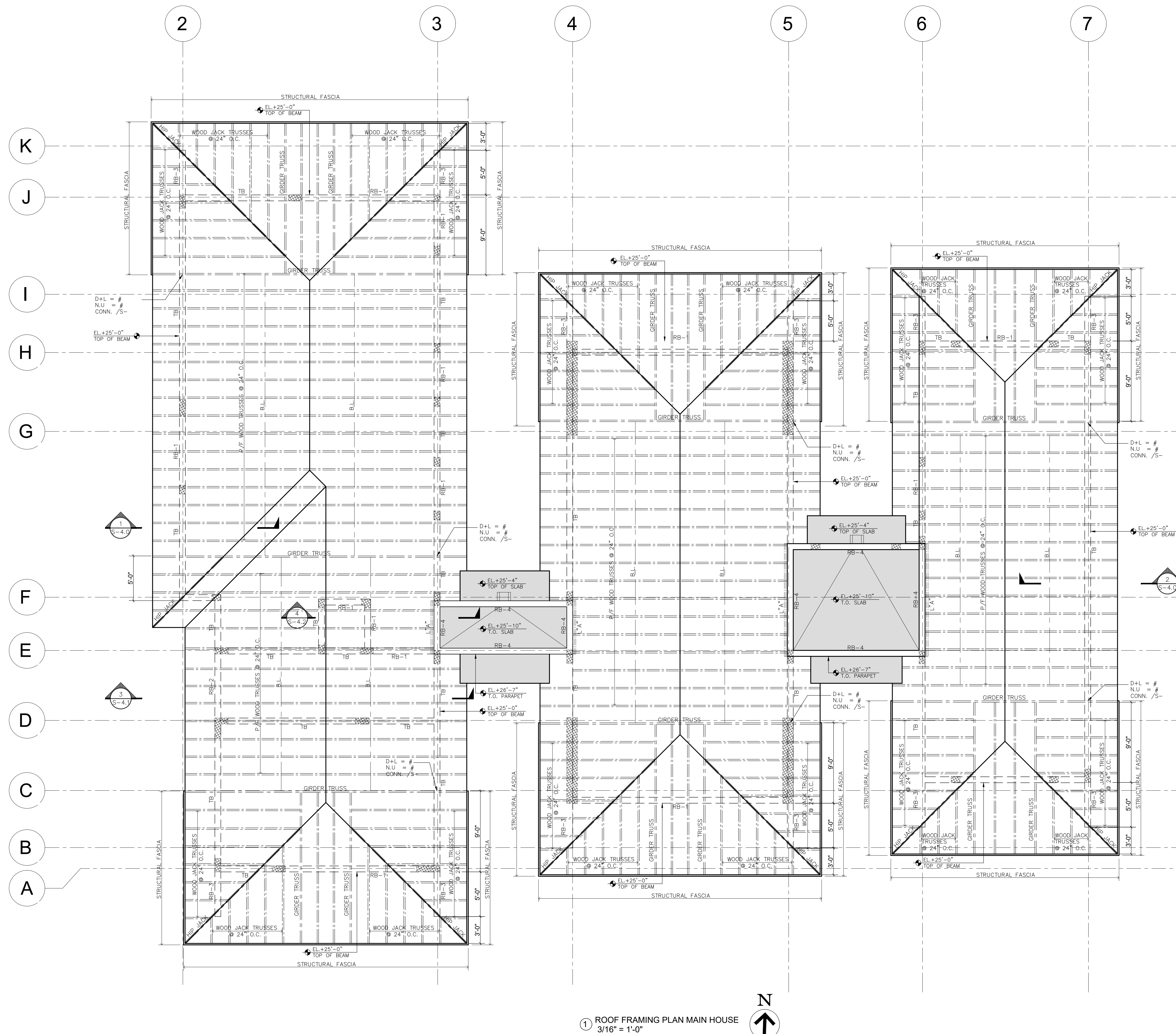
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ROOF FRAMING PLAN MAIN HOUSE

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PLAN NOTES, BEAM SCHEDULE AND DETAILS

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FL 33143

ROOF PLAN NOTES:

- UPLIFT: ZONE(1) = 47 PSF
ZONE(2) = 68 PSF
ZONE(3) = 72 PSF
ZONE(4) OH = 104 PSF
- 1) FLOOR SUPERIMPOSED LOADS:
LL = 25 PSF
DL = 30 PSF (FLOOR)
- 2) DENOTES DIRECTION OF SLAB MAIN REINF. (OUTER MOST LAYER)
- 3) DENOTES SLAB BOTT. REINF.
- 4) DENOTES SLAB TOP REINF.
- 5) DENOTES 4" MASONRY BEARING WALLS REINFORCED W/ #3 G.C. LAIDERS TYPE 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 1' 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
LL = 25 PSF 200# @ TRUSSES BOTTOM CHORD PANEL POINTS
LL = 1" LVL.
NET UPLIFT = 56 PSF (ZONE 1) 83 PSF (ZONE 2)
 69 PSF (ZONE 2a) 102 PSF (ZONE 2a OH)
- 10) FOR CONNECTION OF PREFAB. WOOD TRUSSES TO CONCRETE PROVIDE WHITBITE BY "WU-WUE" W/ (16) 10d x 1 1/2" NAILS IN TWO STRAPS & (6) 10d x 1 1/2" NAILS TO SEAT N.O.A APPROVAL 20-0526-OS. AND FOR TRUSSES EXCEEDING 20', PROVIDE ADJ. TAPRIS-16 BY "WU-WUE" W/ (6) 16d NAILS THROUGH & (6) 1/4" DIA. NUTS TO CONC. BEAM APPROVAL N.O.A. 20-0519-03.
- 11) FOR CEILING 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" LONG EDGES & ALL SUPPORTING TRUSSES BOTTOM CORDS.
- 13) FOR ALL PGVY BARCS PROVIDE WHITBITE GALV. STRIP BY BU-NUE-W/ EACH TRUSS W/ 12 - 16d NALS @ EACH MEMBER M.D. NOA 07-0306-10
- 14) PROVIDE 2x6 BOT. CHORD LATERAL CONT. BRACING @ TRUSS PANEL POINTS OR 10'-0" O.C. W/ 2 - 16d NALS @ EACH EACH TRUSS. (BL)
- 15) DROP TB ABOVE OPENING W/ #3 TIES @ 8" O.C. SEE DETAIL SHEET SON
- 16) L*" DENOTES (2) 2x8 P.T. WOOD LEDGER W/ 5/8" x 4" PENETRATION KB3 BY HLTI @ 12" O.C. INTO SOLID CONCRETE OR FULLY GROUTED CELL
- 17) LB* DENOTES 2x6 P.T. WOOD LEDGER W/ 5/8" x 4" PENET. KB3 BY HLTI @ 24" O.C.
- ALL TRUSSES TO HAVE MIN. 2x6 CHORDS.

ROOF CONCRETE BEAM SCHEDULE												
MARK	TOP ELEV.	SIZE WHt	REINFORCING					TIES OR STIRRUPS			REMARKS	
			BOTT.	CONT. TOP	C	E	I E.F.	NO.	TYPE	SPACING		
RB-1	+25'-4"	8"x16"	2 #7	2 #7					#3	□	@ 4' O.C.	
RB-2	+25'-4"	8"x16"	2 #7	2 #7					#3	□	@ 6' O.C.	
RB-3	+25'-4"	8"x16"	2 #7	2 #7*					#3	□	@ 4' O.C.	* CONT. TO RB-1
RB-4	+26'-7"	8"x31"	2 #7	2 #7			2 #5		#3	□	@ 6' O.C.	
RB-5	+26'-7"	8"x41"	2 #6	2 #6			3 #5		#3	□	@ 12" O.C.	
TB	SEE PLAN	8"x12"	2 #5	2 #5					#3	□	@ 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 2023
- ASCE 7-22
- 175 MPH WIND VELOCITY
- COEFFICIENT OF INTERNAL PRESSURE OF 0.18
- EXPOSURE "C"
- K_d FACTOR = 0.85
- ROOF STRUCTURE DESIGNED BASED ON COMPONENTS & CLADDING

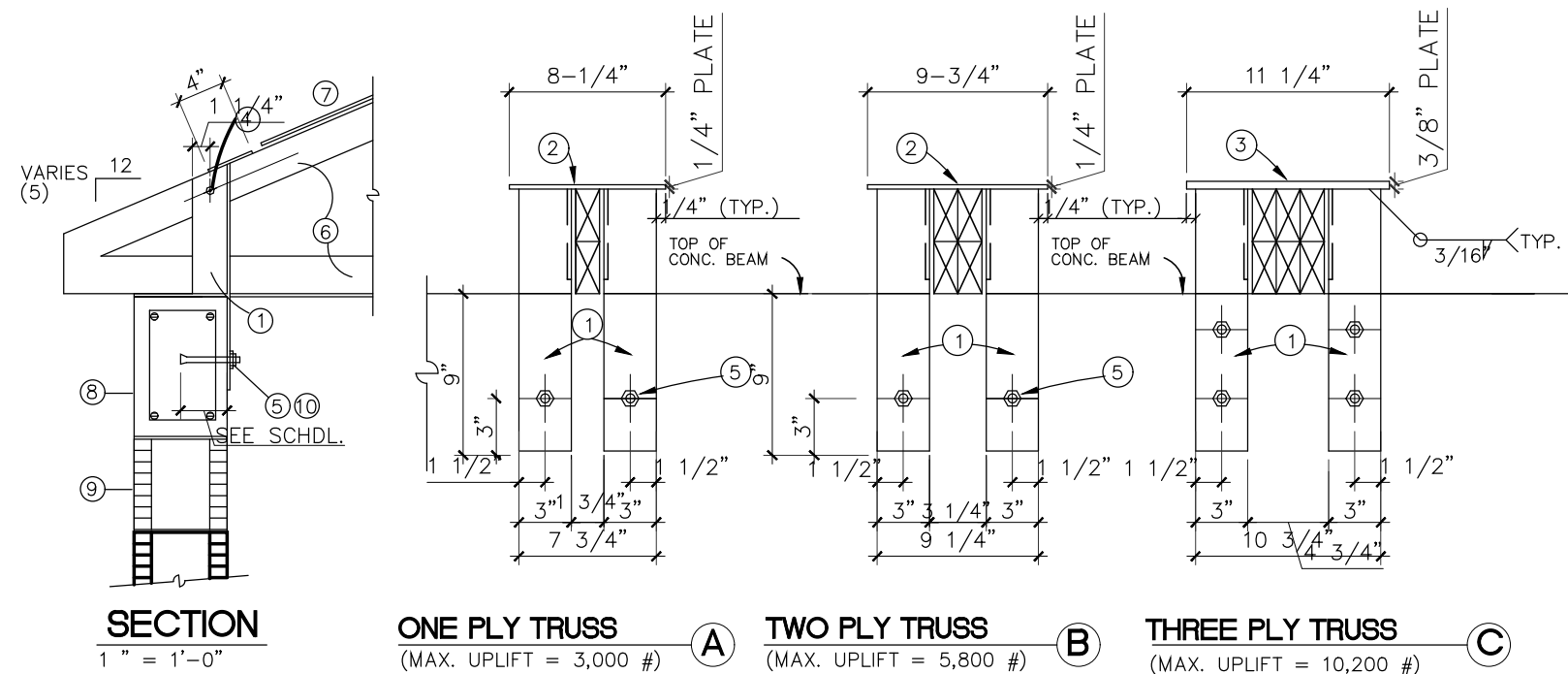
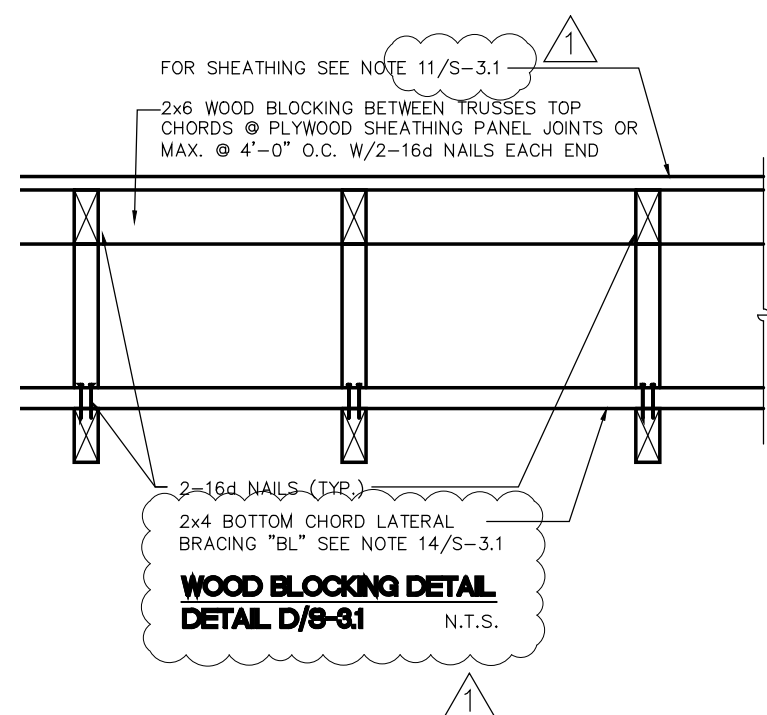
NOTE: TRUSS MANUFACTORY SHALL CONSIDER IN THE DESIGN IN THE ADDITION TO THE DEAD LOAD A CONCENTRATED LOAD NOT LESS THAN 200 LBS AT ANY SINGLE PANEL POINT OF THE LOWER CHORD OF ROOF TRUSSES AS PER F.B.C. SECTION R4403.4.3

"R" DEAD LOAD PLUS LIVE LOAD GIRDER TRUSS REACTION

"U" NET WIND UPLIFT GIRDER TRUSS REACTION

CB 2x6 WOOD "CROSS" BRACING CONNECTED TO TRUSSES AT SEAT EACH CONTACT POINT W/ 2-16d NAILS.
SEE TRUSS MANUFACTURER SHOP DRAWINGS AND CALCULATIONS FOR ADDITIONAL CHORD AND WE BRACING.

"BL" 2x4 CONTINUOUS HORIZONTAL WOOD BOTTOM CHORD BRACING CONNECTED TO THE TOP OF EVERY TRUSS BOTTOM CHORD W/ 2-8d 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		
1	ANGLE 3X3X1/4 W/ EXTENDED LEG (FV=36 KSU SEE DRAW)	6	PREFABRICATED TWO OR THREE PLTY TRUSS		
2	STEEL PLATE 3"-3/4"X4"X1/4" (FV=36K)	7	MIN. 5/8"X2" GRADE PLATE, SEE PLAN FOR NAILING REQUIREMENTS		
3	STEEL PLATE 11"1/4"X4X3/8" (FV=36KS)	8	MIN. 8"X12" CONC. BEAM (FV=3000 P.SI MIN.)		
4	ONE (1) 5/8" DIA. THRU BOLT FOR TWO PLTY TRUSS	9	CASING MASONRY BLOCK		
5	ONE (1) 5/8" DIA. THRU BOLT FOR THREE PLTY TRUSS	10	(3) 3/4" x 6 x 5/8" EMBED. HITTY ISO ADHESIVE ANCHORS BY 12"		
5	5/8" DIA. HITL KWIK BOLT II (CARBON STEEL) 2 EMBED. 4"	11	STEEL PLATE 12 1/2"x6"x 3/4"		

NOTE TO TRUSS FABRICATOR:

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

WIND ROOF PRESSURE DIAGRAM
1/8" = 1'-0"

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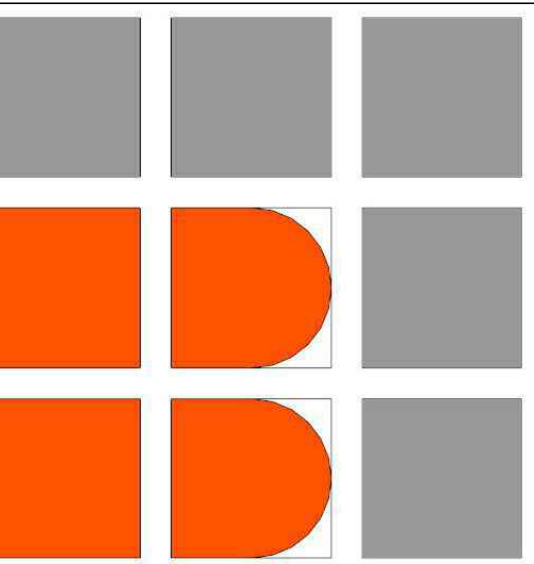
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PLAN NOTES, TEAM SCHEDULE AND DETAILS

SHEET NUMBER

S-3.1

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ROOF PLAN NOTES:

- 1) FLOOR SUPER IMPOSED LOADS:
DL = 25 PSF
LL = 30 PSF (FLOOR)
- 2) _____ DENOTES DIRECTION OF SLAB MAIN REINF. (OUTER MOST LAYER)
- 3) _____ DENOTES SLAB BOT. REINF.
- 4) _____ DENOTES SLAB TOP REINF.
- 5)  DENOTES 8" MASONRY BEARING WALLS REINFORCED W/ #3 GVL. LARGER TYPE 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 2r)
69 PSF (ZONE 2e) 102 PSF (ZONE 2e 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 POGGY BACKS PROVIDE 1/4"x1 1/2" GVL. STRAP BY NUE-VUE @ EACH TRUSS W/ 12 - 16d NAILS @ EACH MEMBER M.C. NOA 07-0306-10
- 14) PROVIDE 2x6 BOT. CHORD LATERAL CONT. BRACING @ TRUSS PANEL POINTS ON 10'-0" O.C. W/ 2 - 16d NAILS @ EACH TRUSS. (_____ BL _____)
- 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 SOLID CONCRETE OR FULLY GROUTED BLOCK CELL.
- 17) L*" DENOTES 2x6 P.T. WOOD LEDGER W/ 5/8" x 4" x 4" PENET. KB3 BY HILTI @ 24" O.C.
- 18) ALL TRUSSES TO HAVE MIN. 2x6 CHORDS.

ROOF CONCRETE BEAM SCHEDULE

MARK	TOP ELEV.	SIZE W/H	REINFORCING					TIES OR STIRRUPS				REMARKS
			BOTT.	CONT.	TOP	C	E	J E.F.	NO.	TYPE	SPACING	
RB-1	+25'-0"	8"x12"	2 #7	2 #7					#3	☐	@ 4' O.C.	
RB-2	+25'-0"	8"x24"	2 #7	2 #7			1 #5		#3	☐	@ 6' O.C.	
RB-3	+25'-0"	8"x12"	2 #7	2 #7*					#3	☐	@ 4' O.C.	* CONT. TO RB-1
RB-4	+26'-7"	8"x31"	2 #7	2 #7*			2 #5		#3	☐	@ 6' O.C.	
TB	SEE PLAN	8"x12"	2 #5	2 #5					#3	☐	@ 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

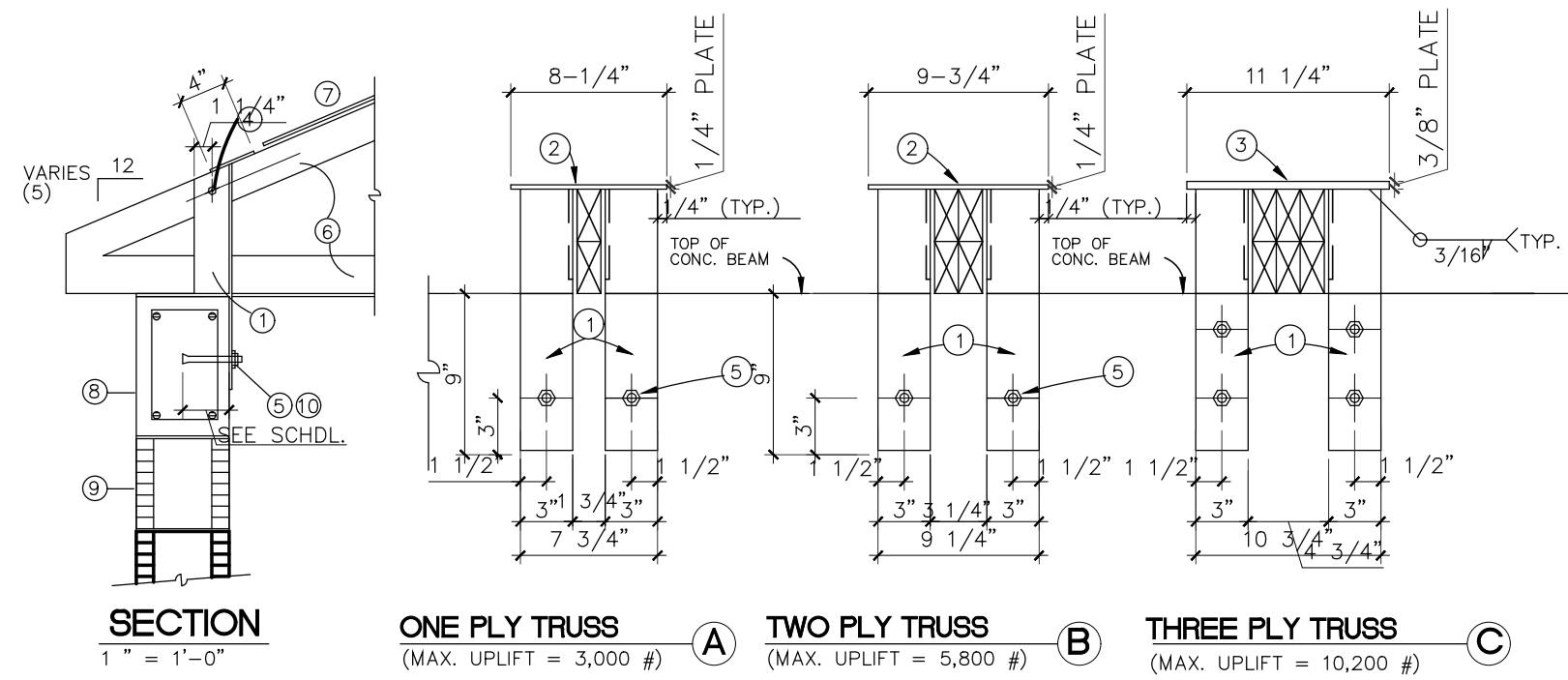
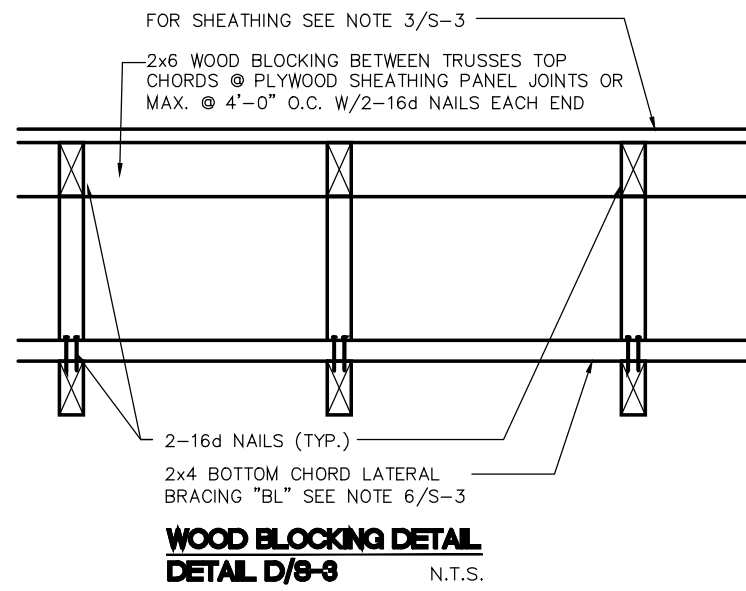
NOTE: TRUSS MANUFACTURER SHALL COORDINATE IN THE DESIGN IN THE ADDITION TO THE DEAD LOAD A CONNECTION DETAIL TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW. ANY SINGLE PANEL POINTS THE LOWER CHORD OF ROOF TRUSSES AS PER F.B.C. SECTION R402.4.3.

"R" DEAD LOAD PLUS LIVE LOAD REACTION TRUSS REACTION.

"T" NET WIND UPLIFT GIRDER TRUSS REACTION.

"CB" 2x6 WOOD "CROSS" BRACING CONNECTED TO TRUSSES AT SEAT EACH CONTACT POINT W/ 2-16d 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/ 2-8d 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
1	ANGLE 3X3X1/4" W/ EXTENDED LEG (F=36KSI SEE DRAW)	6	PREFABRICATED TWO OR THREE PLTY TRUSS
2	STEEL PLATE 9-3/4"X41"X1/4" (F=36K)	7	MIN. 5/8"x2" GRAD. PLYWOOD, SEE PLAN FOR VALUING REQUIREMENTS
3	STEEL PLATE 11-1/4"X43"X3/8" (F=36KSD)	8	MIN. 8"x12" CONC. THE BEAM (F=5000 PSI MIN.)
4	ONE (1) 5/8" DIA. THRU BOLT FOR TWO PLY TRUSS	9	CONCRETE MASONRY BLOCK
5	ONE (1) 3/4" DIA. THRU BOLT FOR THREE PLY TRUSS	10	4) 3/4" x 6" 5/8" EMBED. HITTY ISO ADHESIVE ANCHORS BY HILTI
5	5/8" DIA. HILTI KWIK BOLT #1 (CARBON STEEL) RECD X 4" EMBED	11	STEEL PLATE 12-1/2"x6"x3/4"

NOTE TO TRUSS FABRICATOR:

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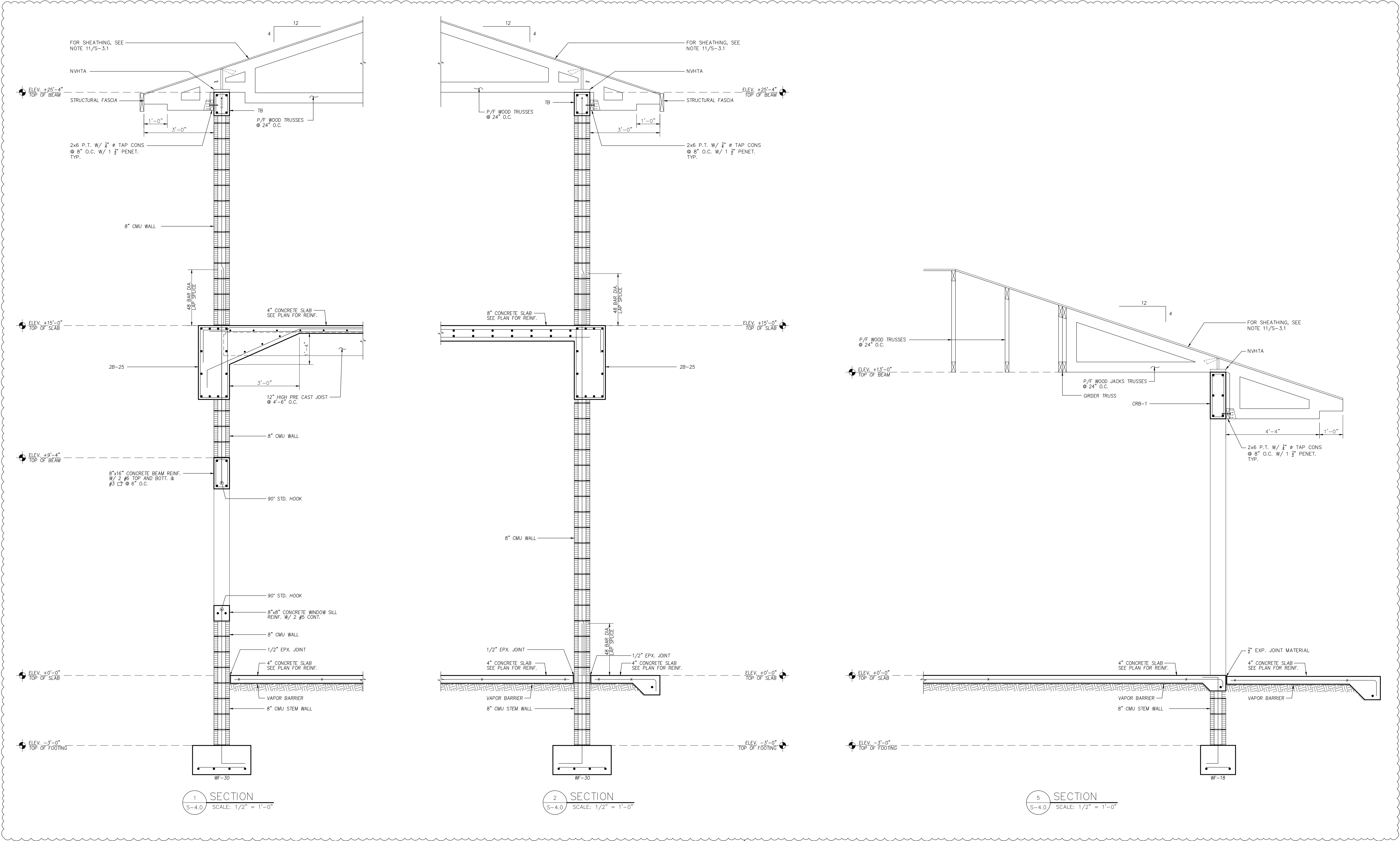
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SECTION
1, 2 & 5

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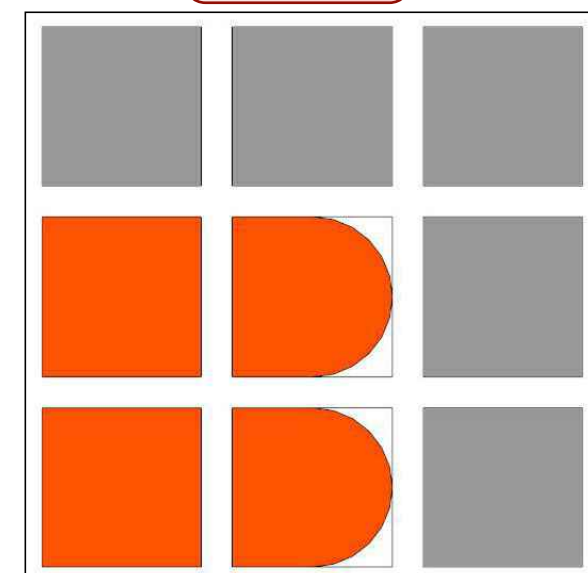
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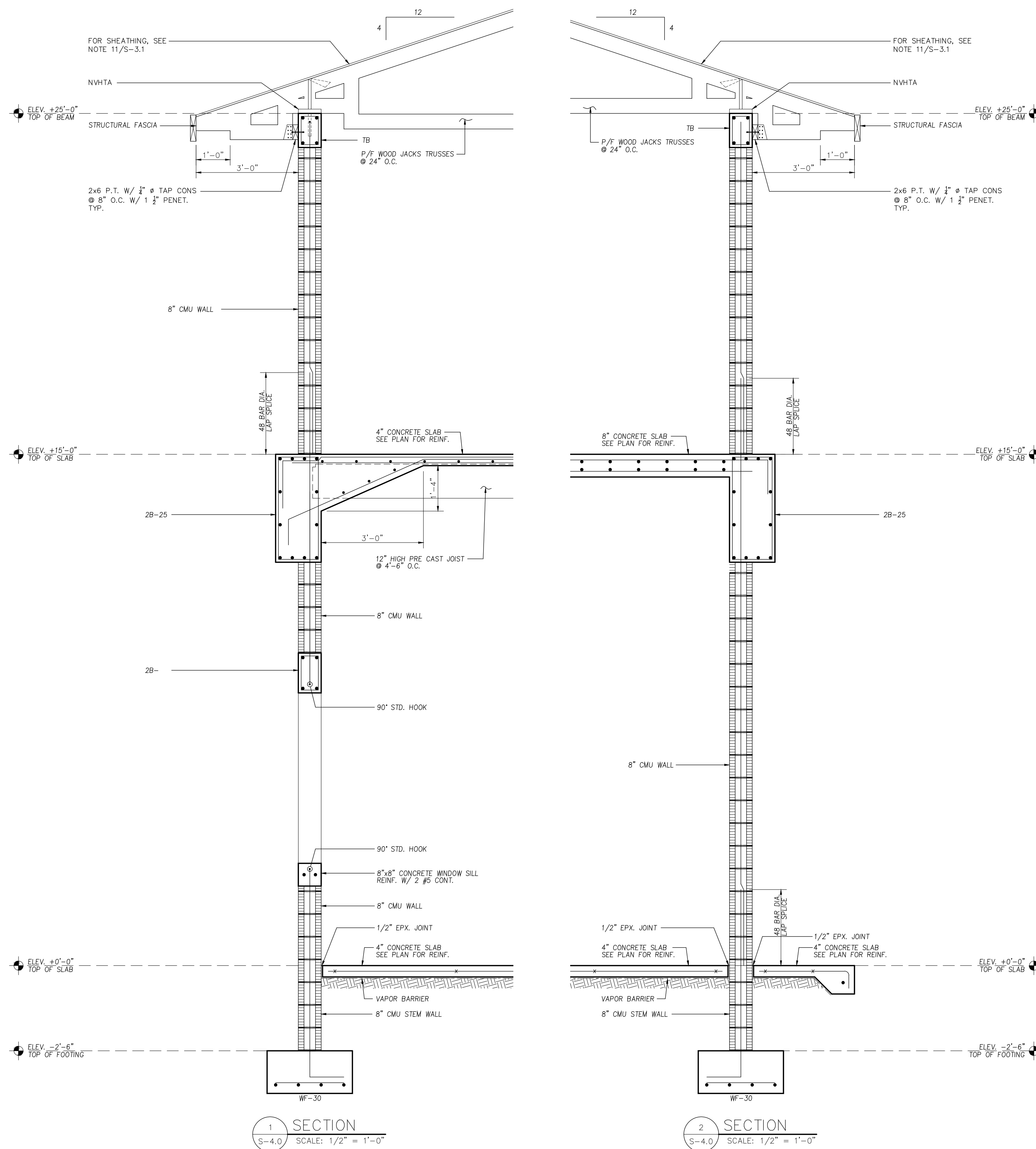
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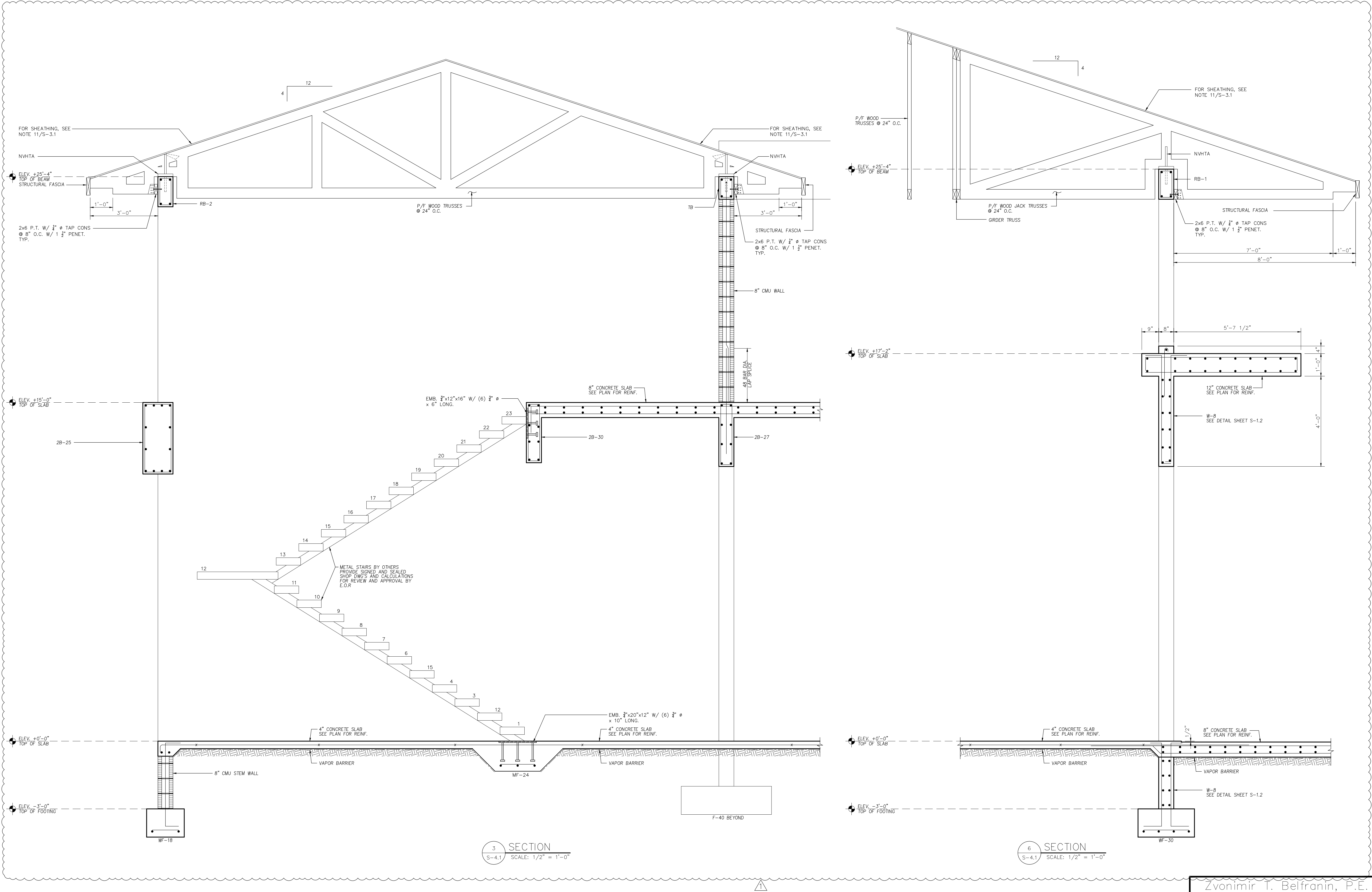
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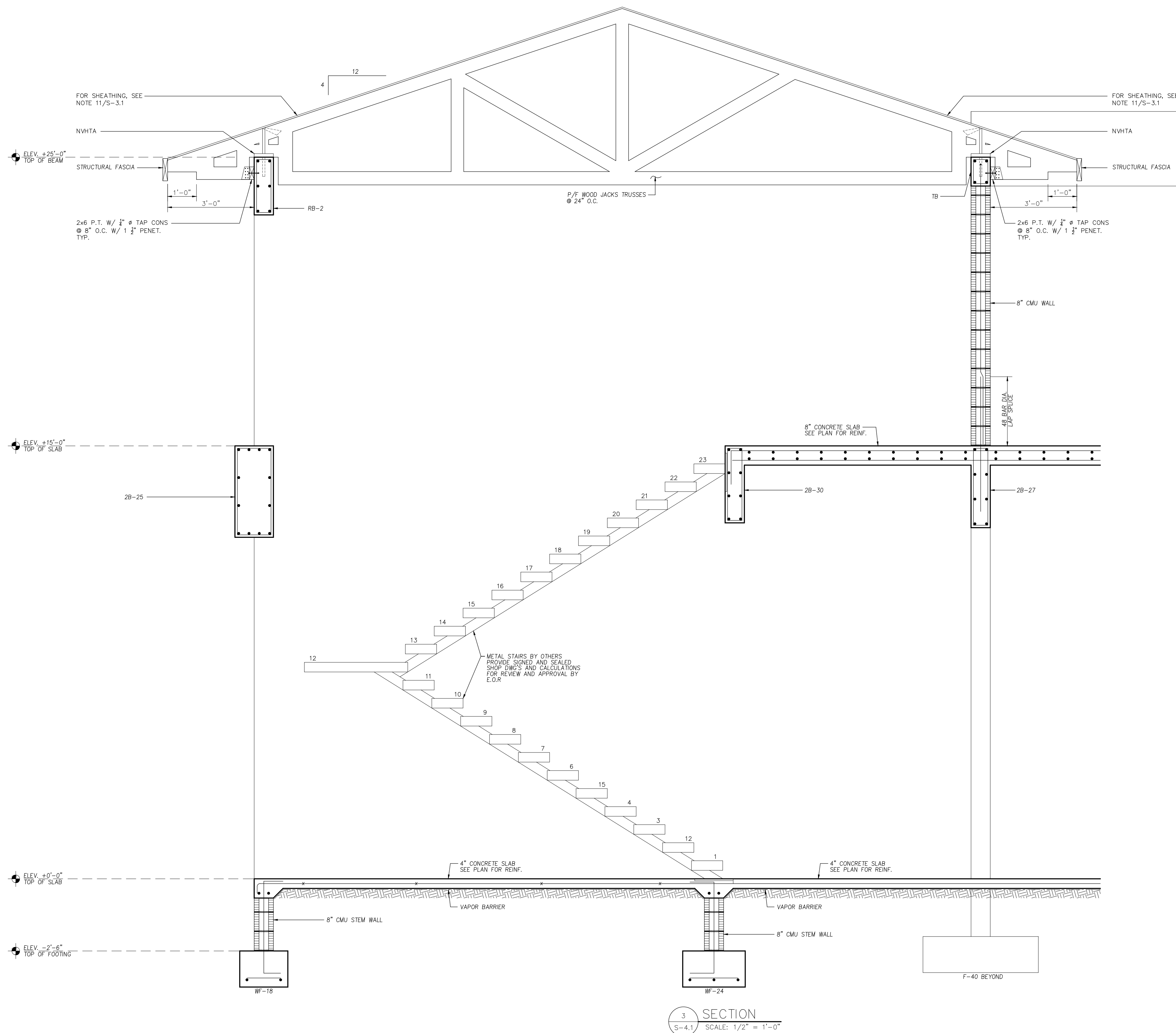
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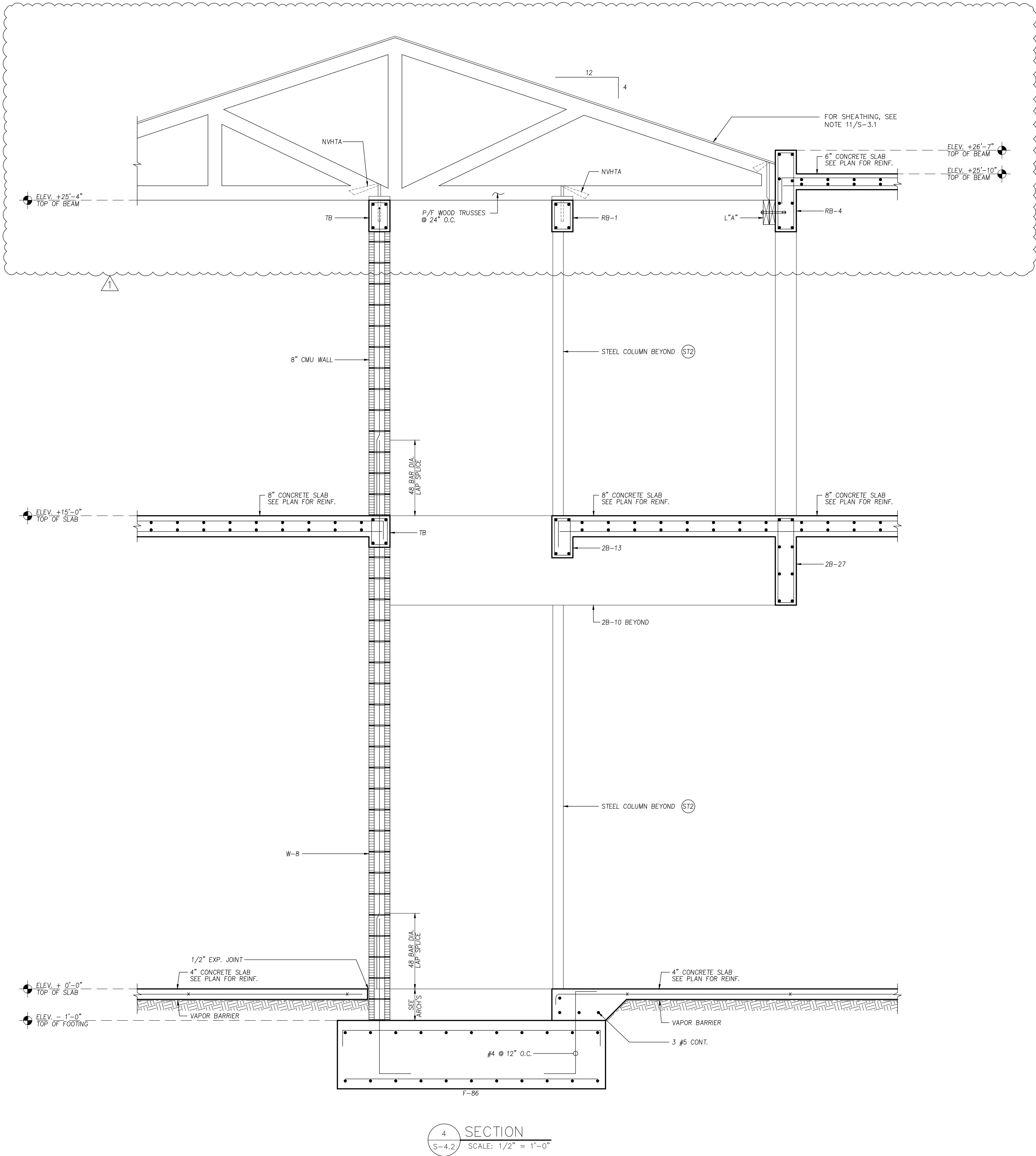
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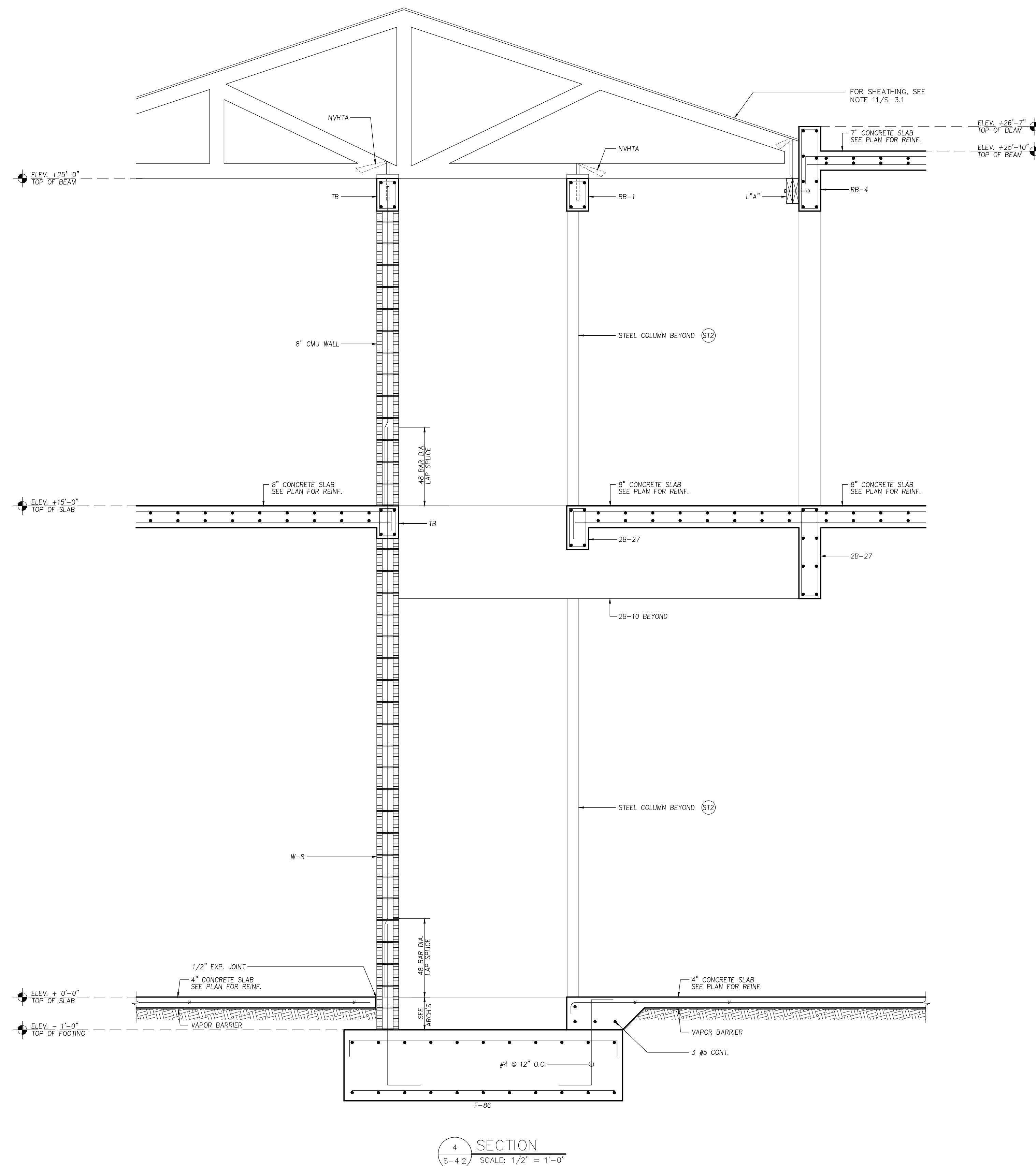
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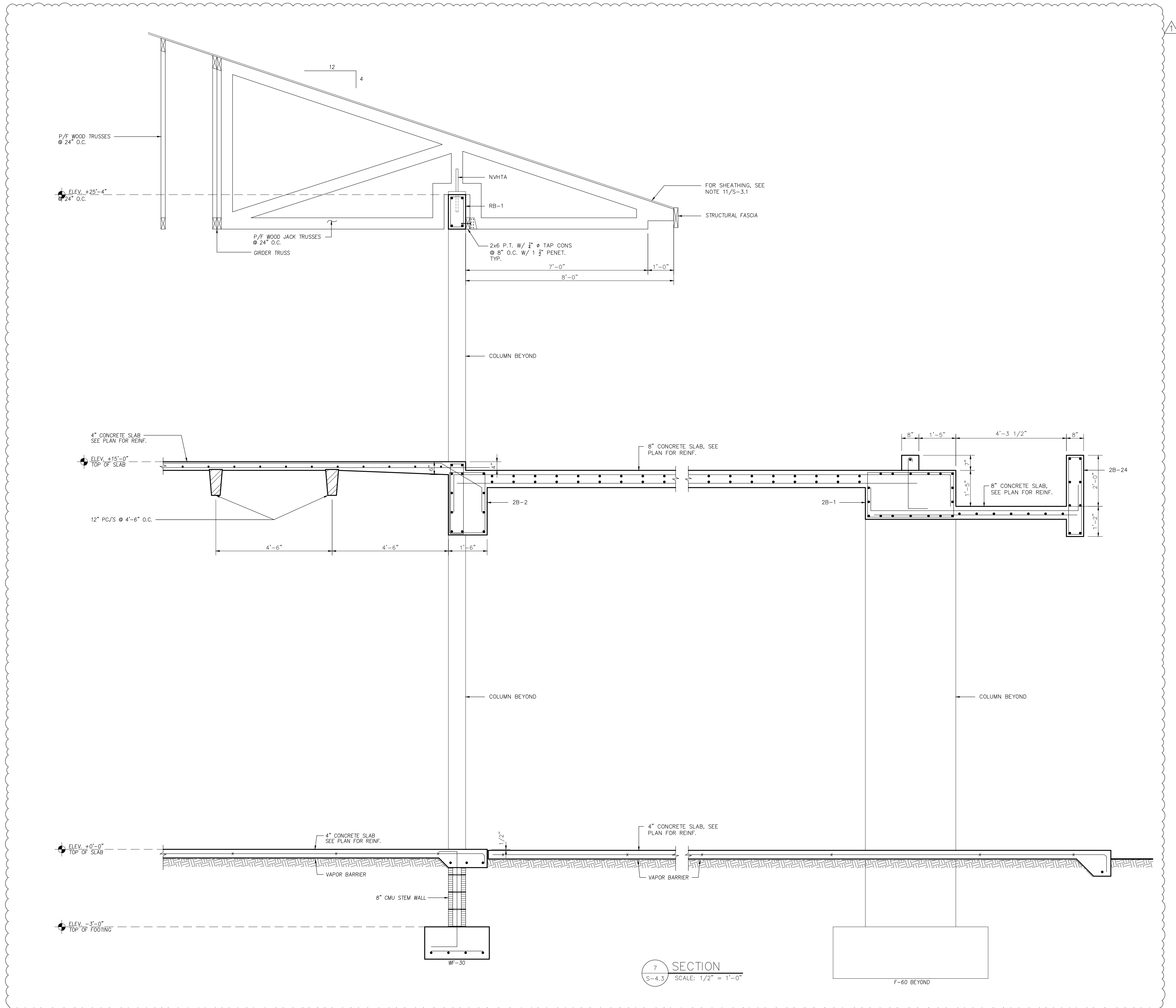
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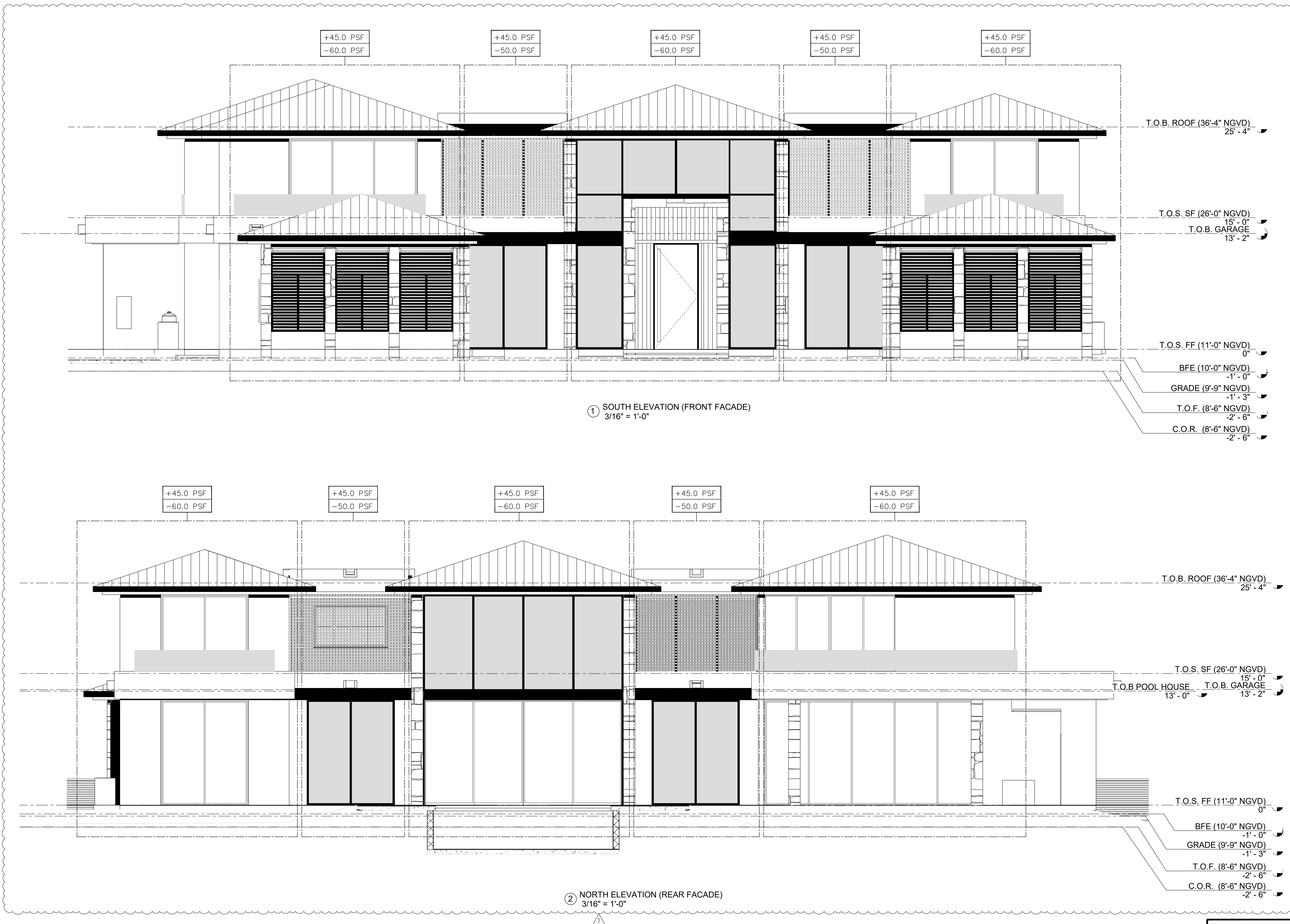
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WIND
PRESSURE
ELEVATIONS

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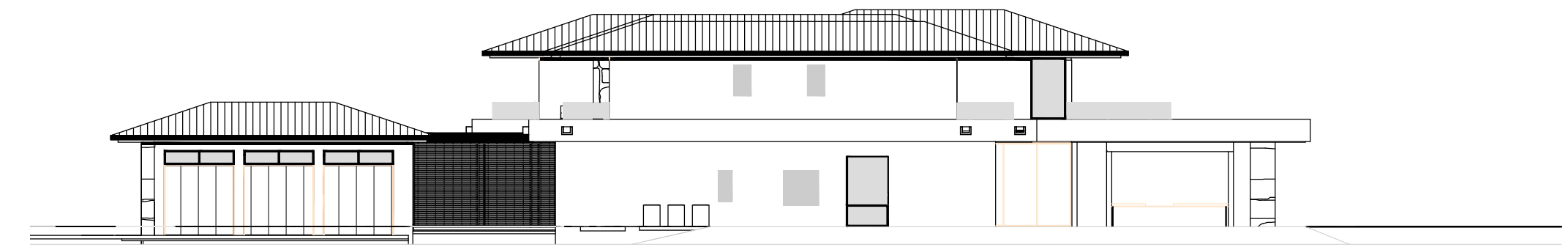
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WIND PRESSURE ELEVATIONS

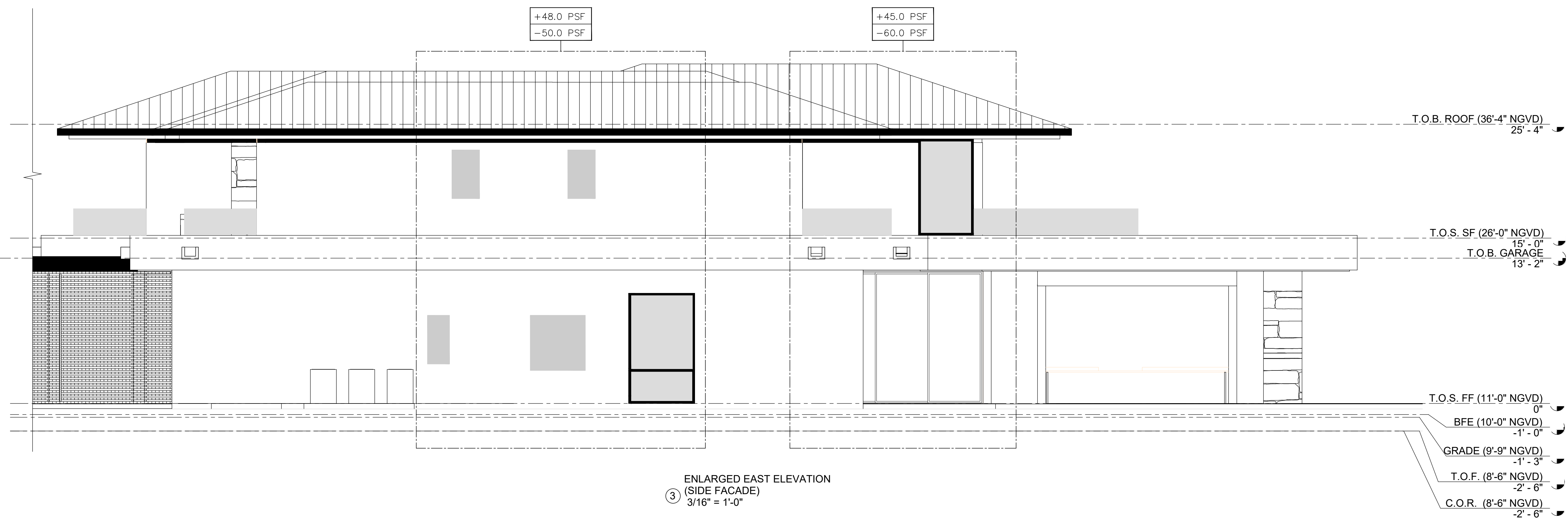
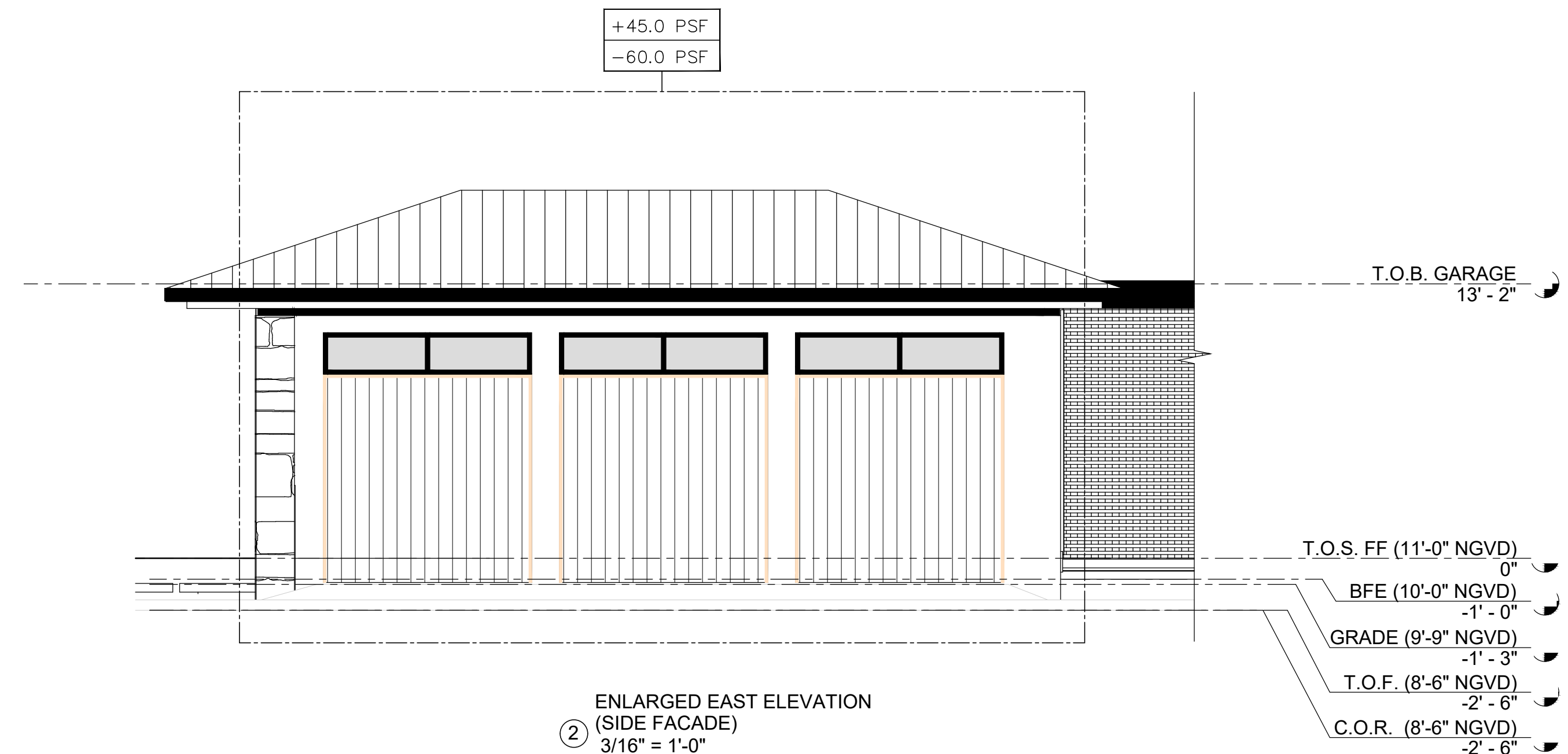
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① KEY ELEVATION
1" = 20'-0"



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WIND PRESSURE ELEVATIONS

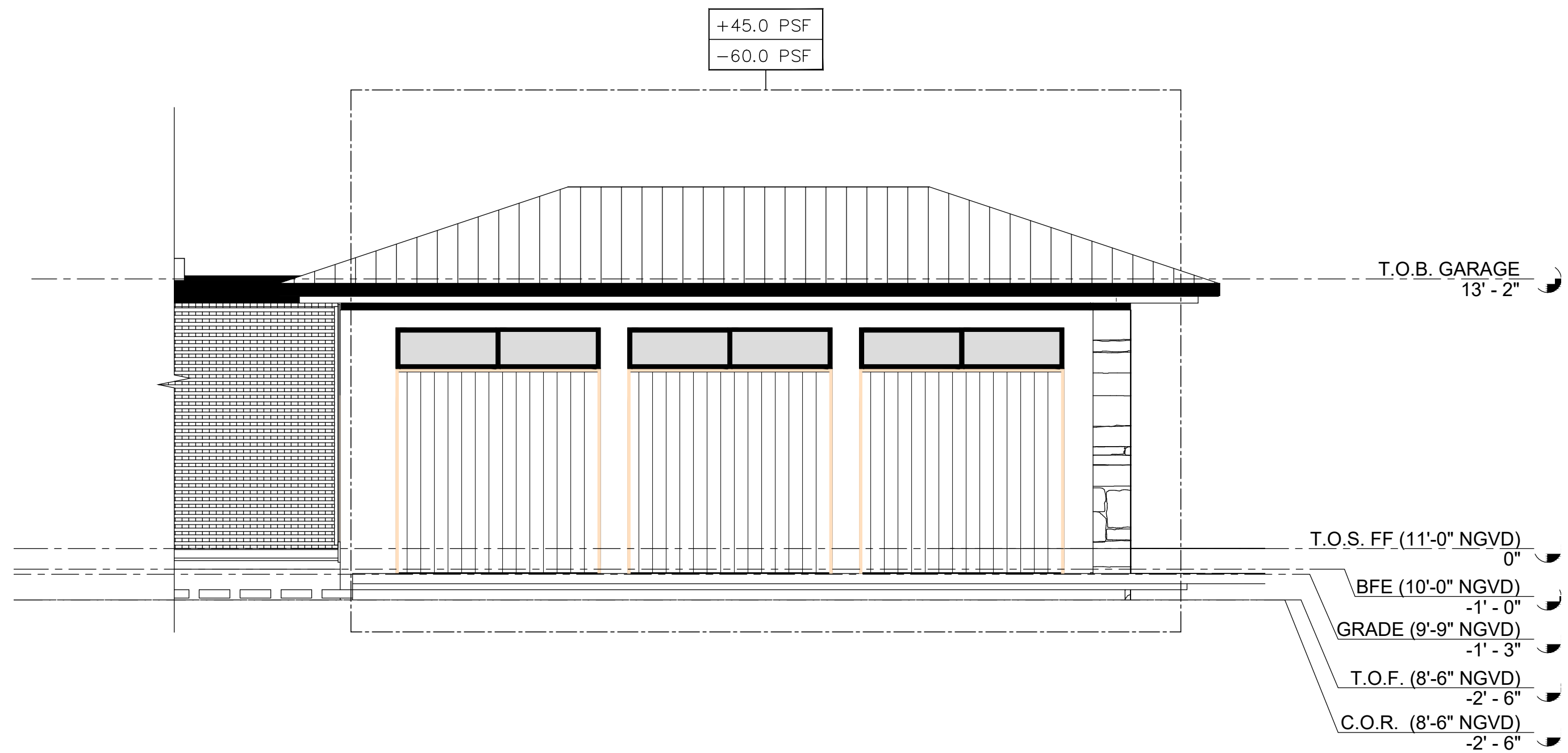
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① KEY ELEVATION
1" = 20'-0"



ENLARGED WEST ELEVATION
(SIDE FACADE)
3/16" = 1'-0"



ENLARGED WEST ELEVATION
(SIDE FACADE)
3/16" = 1'-0"

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WIND
PRESSURE
POOL HOUSE

SHEET NUMBER

S-5.3

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