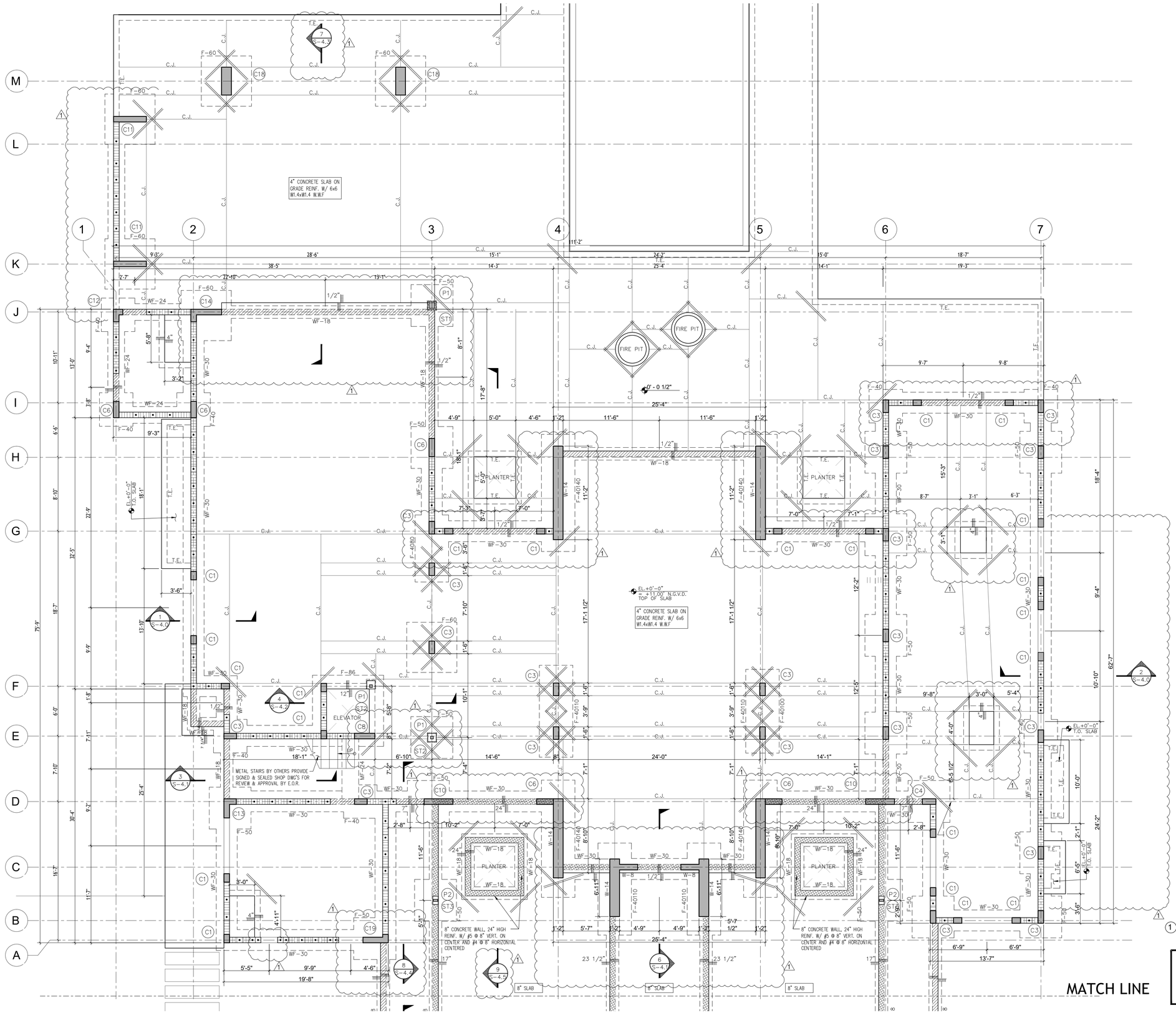


1 FOUNDATION & GROUND FLOOR FRAMING PLAN MAIN HOUSE
3/16" = 1'-0"

N

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33074
4836 S.W. 74 CT.,MIAMI, FLORIDA 33155
(305) 669-0255
BELFRANIN@AOL.COM

HERRERA RESIDENCE

6825 SW 132nd St,
Pinecrest, FL 33156.

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE
1	CITY REV 1	08/11/25

PERMIT SET

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

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

SHEET TITLE

FOUNDATION & GROUND FLOOR FRAMING PLAN MAIN HOUSE

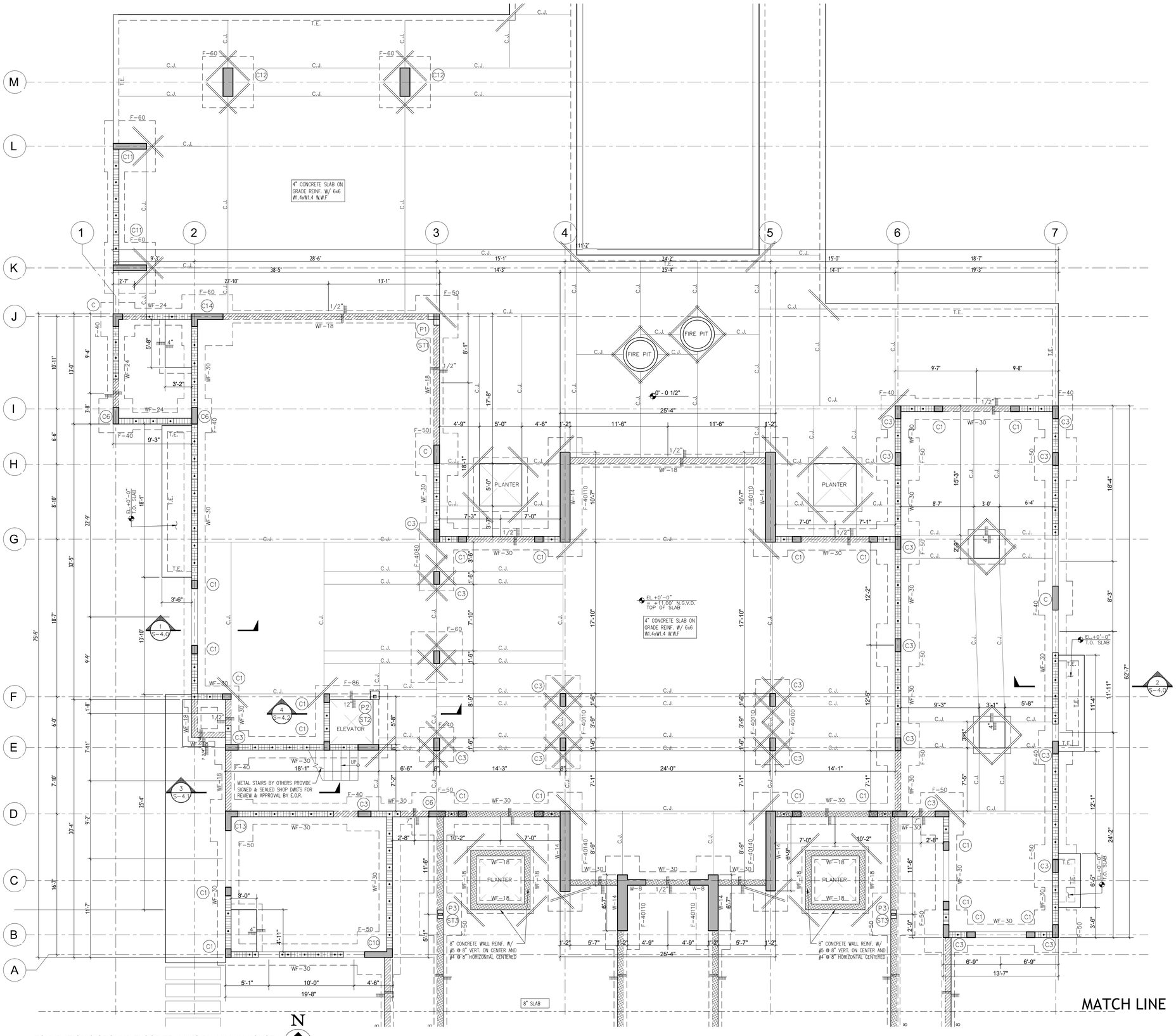
SHEET NUMBER

S-1.0

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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'

COPYRIGHT BALLI-TRAUTMAN ARCHITECTS, LLC
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143



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

HERRERA RESIDENCE

6825 SW 132nd St,
Pinecrest, FL 33156.

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002964

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE

Design Development

VOID

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

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

SHEET TITLE

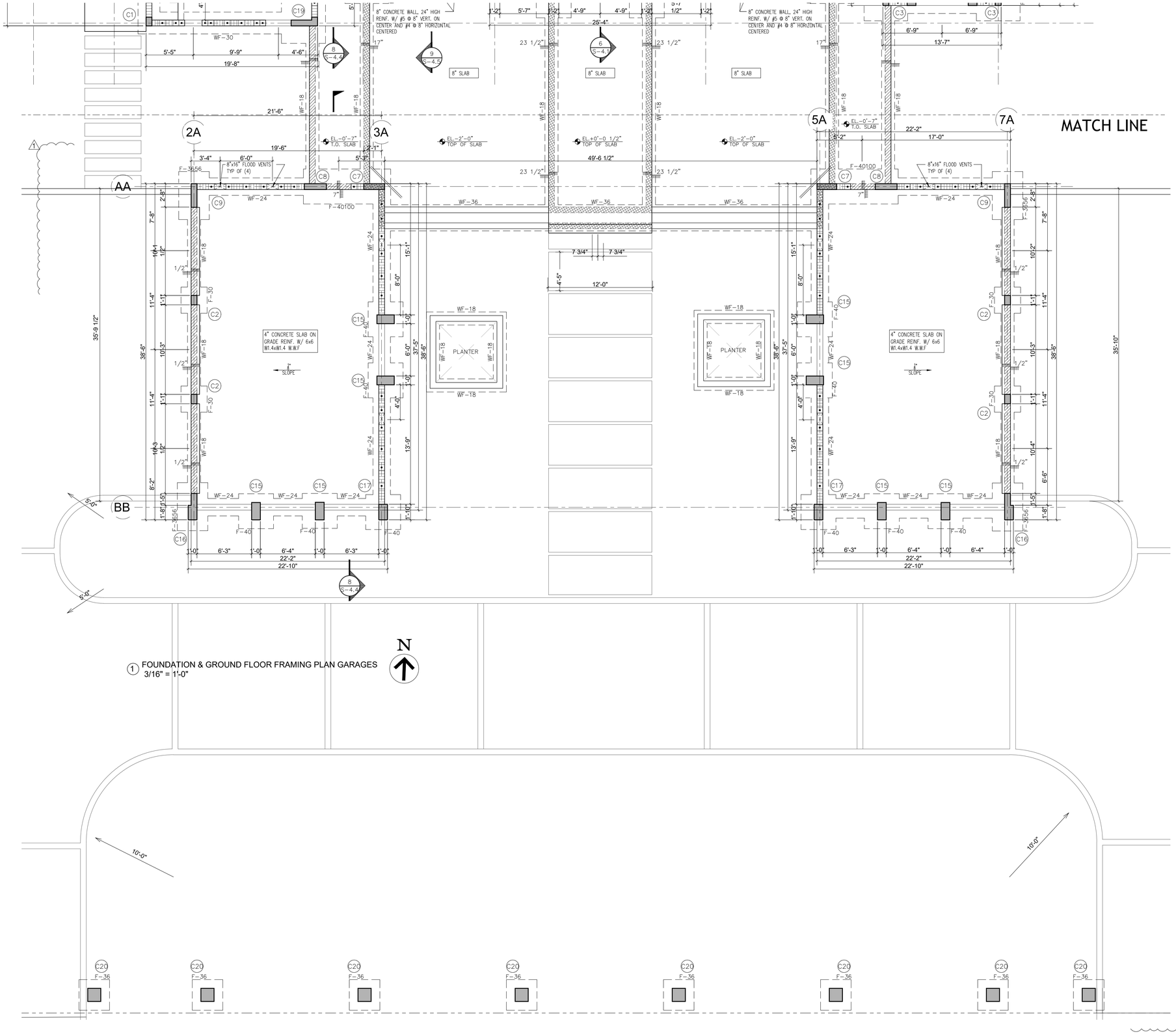
FOUNDATION & GROUND FLOOR FRAMING PLAN MAIN HOUSE

SHEET NUMBER

S-1.0

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33074
4836 S.W. 74 CT.,MIAMI, FLORIDA 33155
(305) 669-0255
BELFRANIN@AOL.COM

COPYRIGHT BALLI-TRAUTMAN ARCHITECTS, LLC
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143



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

HERRERA RESIDENCE

6825 SW 132nd St,
Pinecrest, FL 33156.

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE
1	CITY REV 1	08/11/25

PERMIT SET

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

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

SHEET TITLE

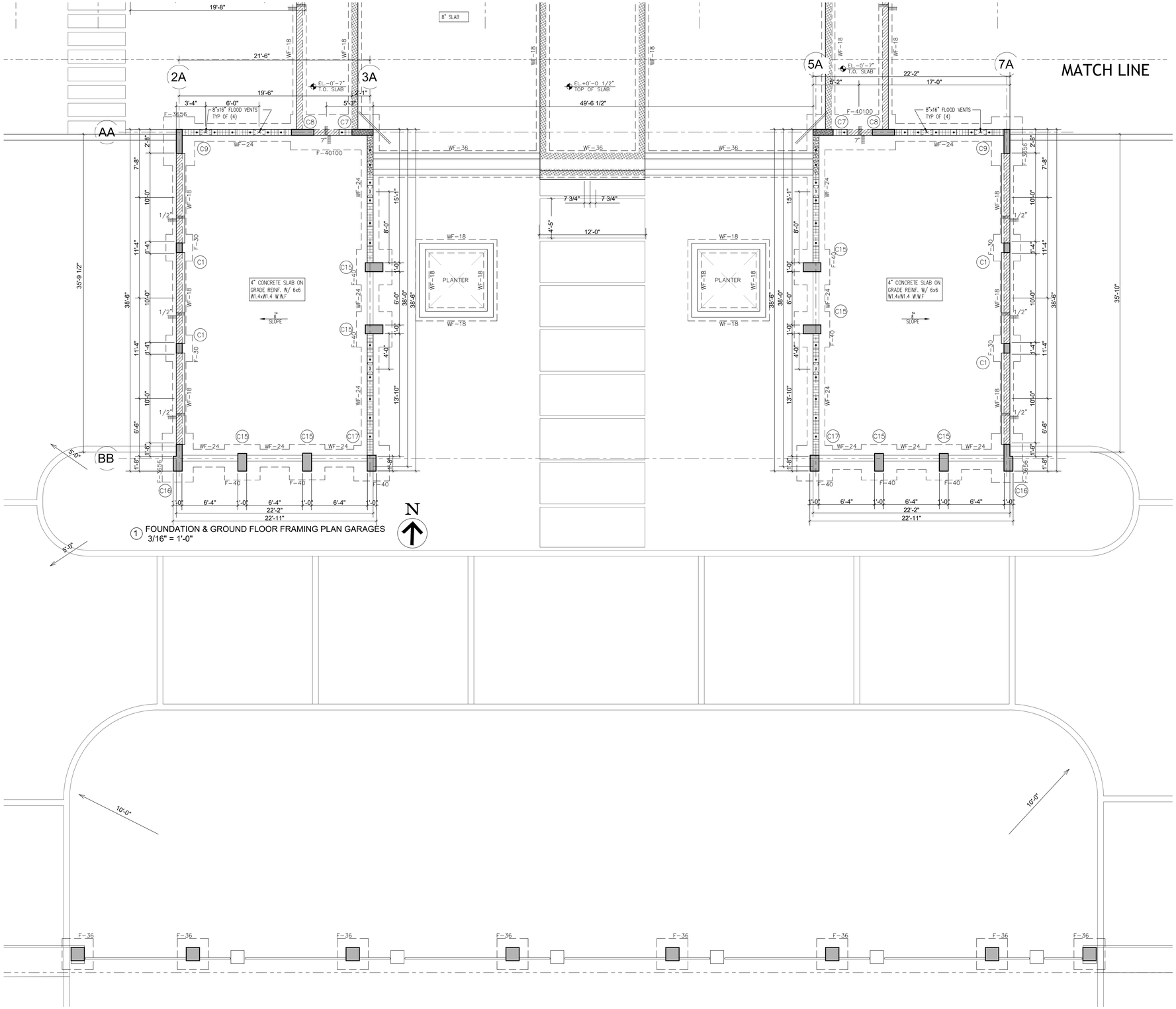
FOUNDATION & GROUND FLOOR FRAMING GARAGES

SHEET NUMBER

S-1.1

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33074
4836 S.W. 74 CT.,MIAMI, FLORIDA 33155
(305) 669-0255
BELFRANIN@AOL.COM

COPYRIGHT BALLI-TRAUTMAN ARCHITECTS, LLC
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143



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

HERRERA RESIDENCE

6825 SW 132nd St,
Pinecrest, FL 33156.

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002964

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE

Design Development

VOID

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

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

SHEET TITLE

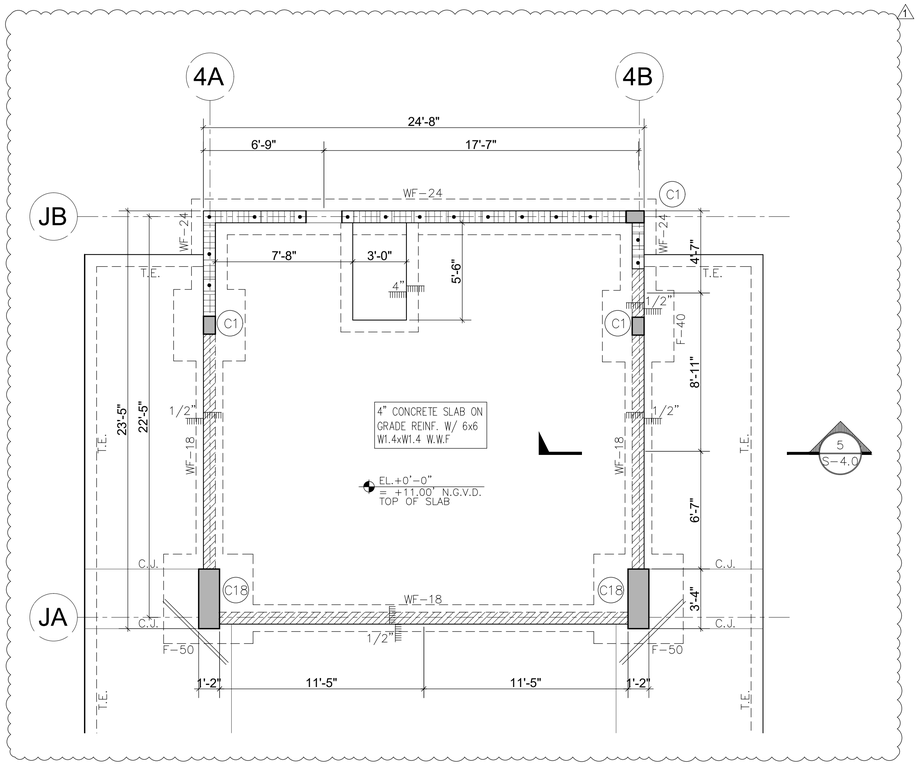
FOUNDATION & GROUND FLOOR FRAMING GARAGES

SHEET NUMBER

S-1.1

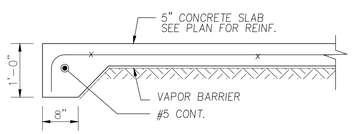
Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33074
4836 S.W. 74 CT.,MIAMI, FLORIDA 33155
(305) 669-0255
BELFRANIN@AOL.COM

COPYRIGHT BALLI-TRAUTMAN ARCHITECTS, LLC
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143

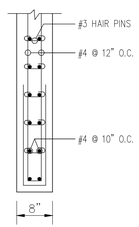


1 FOUNDATION & GROUND FLOOR FRAMING PLAN POOL CABANA
1/4" = 1'-0"

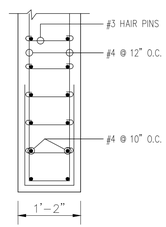
N



THICKEND EDGE SLAB DETAIL
1/2" = 1'



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 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 LIMEROCK 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 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 -3'-0' U.O.N. ON PLAN. 1

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.

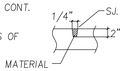
15. T.E. DENOTES 8"x12" CONCRETE THICKENED SLAB EDGE W/ 1#5 CONT.

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

SPREAD FOOTING SCHEDULE

MARK	SIZE L X W X THICKENESS	REINFORCEMENT BOTTOM SHRT. BAR.	REINFORCEMENT BOTTOM LONG. BAR	REINFORCEMENT TOP SHRT. BAR.	REINFORCEMENT TOP LONG. BAR	REMARKS
WF-18	CONT. 18"x15"	#4 @ 24"	2 #5			
WF-24	CONT. 24"x15"	#4 @ 16"	3 #5			
1 MF-24	CONT. 24"x15"	#4 @ 16"	3 #5			
WF-30	CONT. 30"x15"	#4 @ 12"	4 #5			
1 WF-36	CONT. 36"x15"	#4 @ 12"	5 #5			
1 F-30	3'-0"x3'-0"x18"	4 #5	4 #5			
F-36	3'-6"x3'-6"x18"	5 #5	5 #5			
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"			
1 F-86	8'-6"x8'-6"x24"	#6 @ 9"	#6 @ 9"			ELEVATOR FOOTING
1 F-3656	3'-6"x5'-6"x18"	#5 @ 8"	#5 @ 8"	#5 @ 8"	#5 @ 8"	
1 F-4080	4'-0"x8'-0"x22"	#5 @ 8"	#5 @ 8"	#5 @ 8"	#5 @ 8"	
1 F-40100	4'-0"x10'-0"x18"	#5 @ 8"	#5 @ 8"	#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"	

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33074
4836 S.W. 74 CT.,MIAMI, FLORIDA 33155
(305) 669-0255
BELFRANIN@AOL.COM

HERRERA RESIDENCE

6825 SW 132nd St,
Pinecrest, FL 33156.

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE
1	CITY REV 1	08/11/25

PERMIT SET

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

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

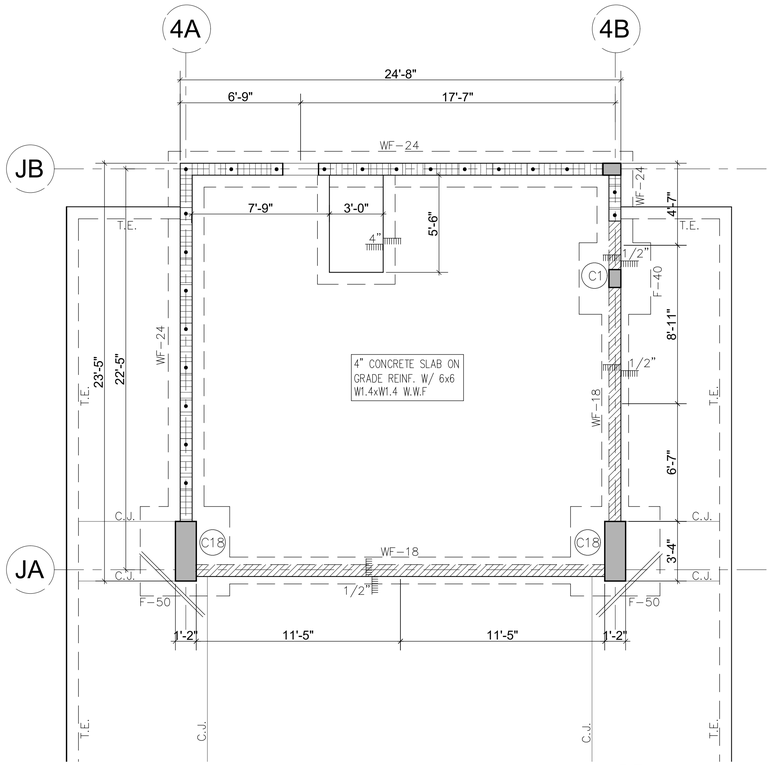
SHEET TITLE

FOUNDATION & GROUNF FLOOR FRAMING PLAN POOL CABANA

SHEET NUMBER

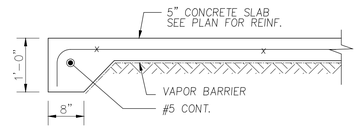
S-1.2

COPYRIGHT BALLI-TRAUTMAN ARCHITECTS, LLC
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143

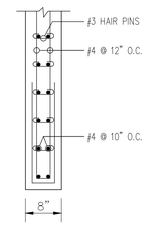


1 FOUNDATION & GROUND FLOOR FRAMING PLAN POOL CABANA
1/4" = 1'-0"

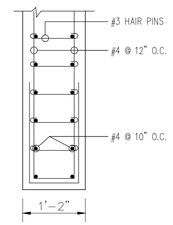
N



THICKEND EDGE SLAB DETAIL
1/2" = 1'



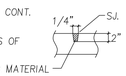
W8 DETAIL



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 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 LIMEROCK 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 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, 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/ 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

SPREAD FOOTING SCHEDULE

MARK	SIZE L X W X THICKENESS	REINFORCEMENT BOTTOM SHRT. BAR.	REINFORCEMENT BOTTOM LONG. BAR	REINFORCEMENT TOP SHRT. BAR.	REINFORCEMENT TOP LONG. BAR	REMARKS
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"	

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33074
4836 S.W. 74 CT.,MIAMI, FLORIDA 33155
(305) 669−0255
BELFRANIN@AOL.COM

HERRERA RESIDENCE

6825 SW 132nd St,
Pinecrest, FL 33156.

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002961

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE

Design Development

VOID

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

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

SHEET TITLE

FOUNDATION & GROUNF FLOOR FRAMING PLAN POOL CABANA

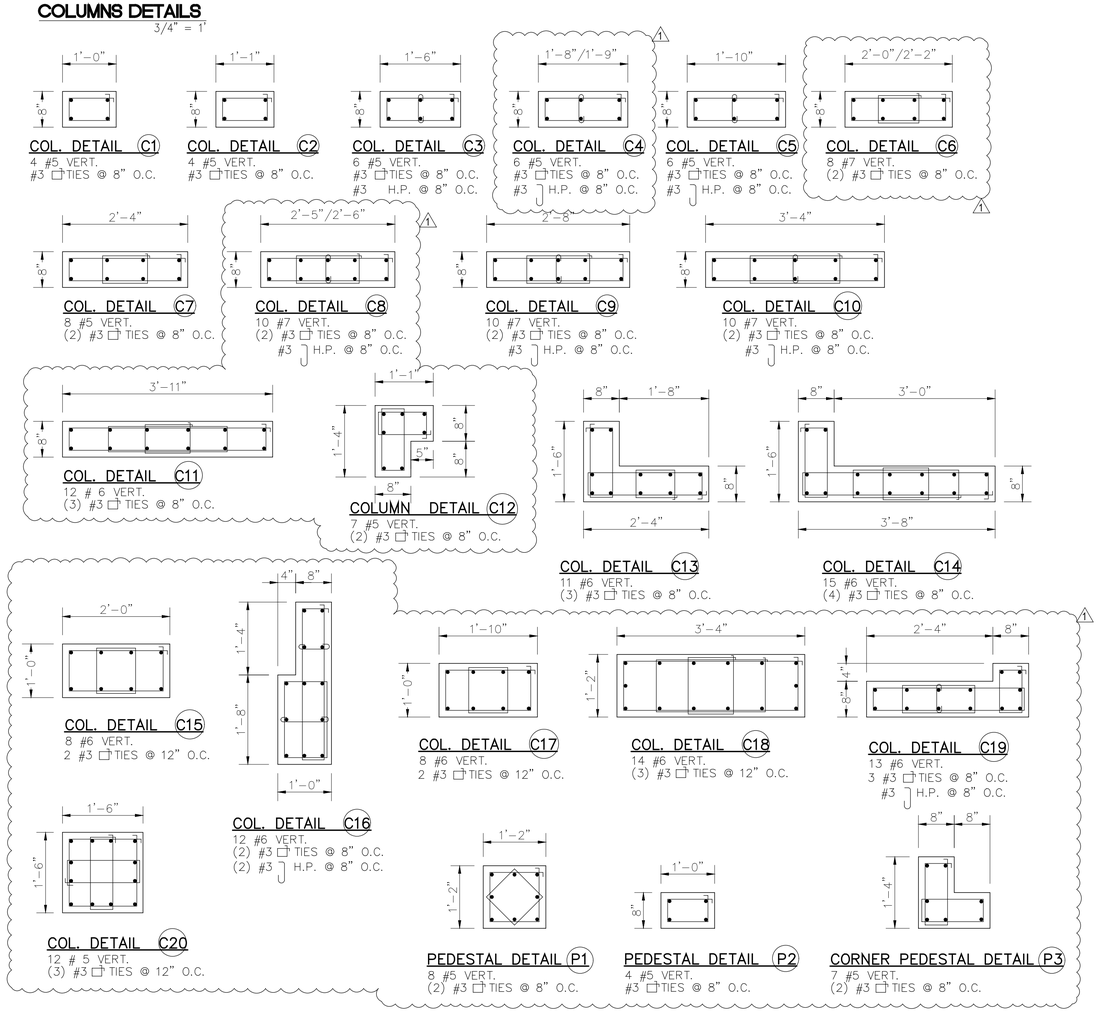
SHEET NUMBER

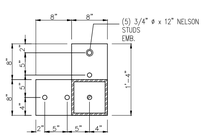
S-1.2

COPYRIGHT BALLI-TRAUTMAN ARCHITECTS, LLC
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143

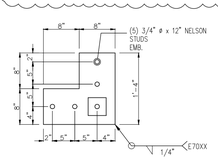
COLUMNS DETAILS

3/4" = 1'

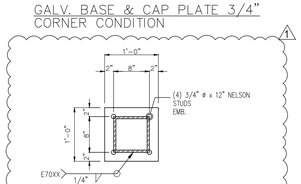




GALV. BASE & CAP PLATE 3/4"
CORNER CONDITION

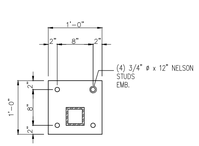


GALV. CAP PLATE 3/4"
CORNER CONDITION



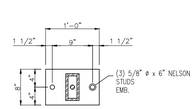
GALV. BASE & CAP PLATE 3/4"

COL. DETAIL ST1
HSS. 8x8x1/2"
CONCRETE FILLED



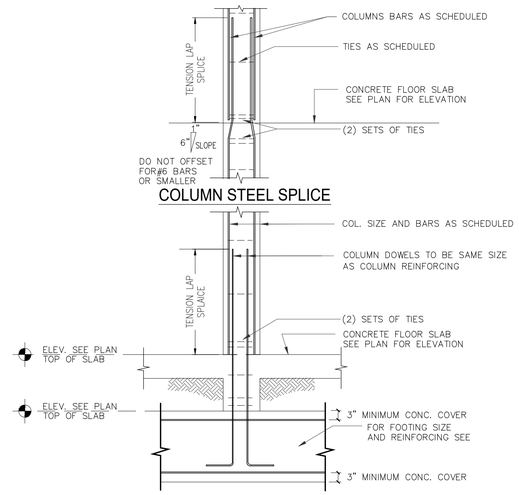
GALV. BASE 3/4"

COL. DETAIL ST2
HSS. 4x4x1/2"
CONCRETE FILLED



GALV. BASE & CAP PLATE 3/4"

COL. DETAIL ST3
HSS. 3x6x1/2"
CONCRETE FILLED



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"	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"		

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33074
4836 S.W. 74 CT.,MIAMI, FLORIDA 33155
(305) 669-0255
BELFRANIN@AOL.COM

HERRERA RESIDENCE

6825 SW 132nd St,
Pinecrest, FL 33156.

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE
1	CITY REV 1	08/11/25

PERMIT SET

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

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

SHEET TITLE

COLUMN DETAILS & SCHEDULES REINFORCING

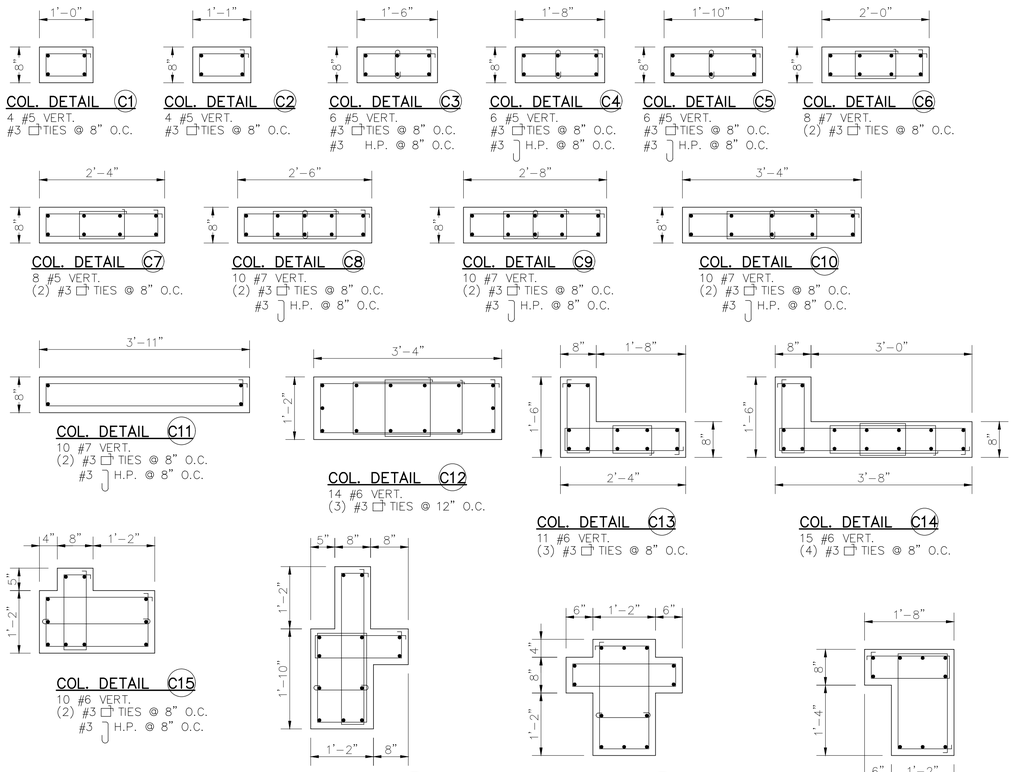
SHEET NUMBER

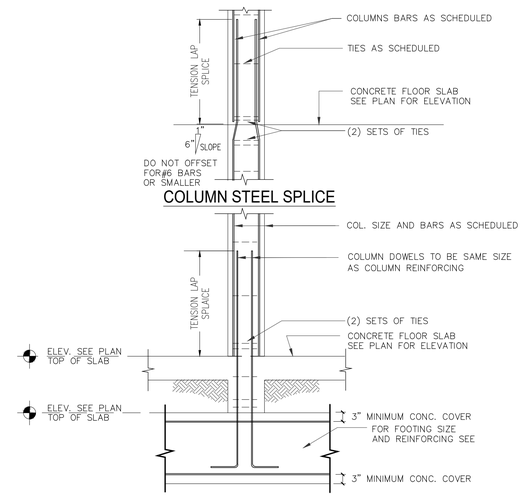
S-1.3

COPYRIGHT BALLI-TRAUTMAN ARCHITECTS, LLC
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143

COLUMNS DETAILS

3/4" = 1'





TYPICAL CONCRETE COLUMN
AND FOOTING DETAIL

N.T.S.

COLUMN TIE SCHEDULE

COL. VERT. REINF. \ LEAST COL. DIM.	8"	10"	12"	14"	16"	18" AND OVER
#3* TIE SPACING (INCHES)						
# 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"		

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33074
4836 S.W. 74 CT.,MIAMI, FLORIDA 33155
(305) 669-0255
BELFRANIN@AOL.COM

HERRERA RESIDENCE

6825 SW 132nd St,
Pinecrest, FL 33156.

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002961

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE

Design Development

VOID

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

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

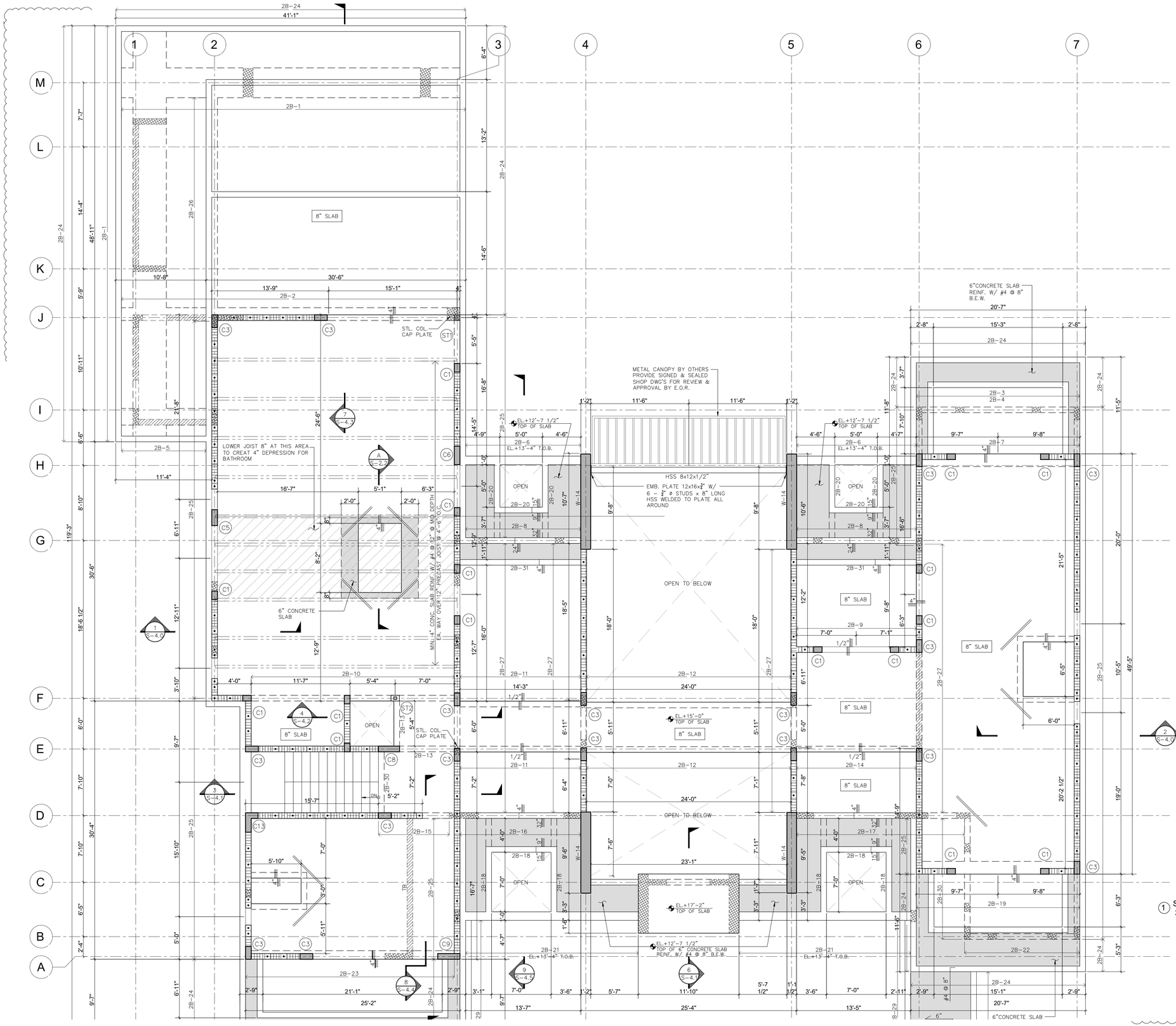
SHEET TITLE

COLUMN DETAILS & SCHEDULES REINFORCING

SHEET NUMBER

S-1.3

COPYRIGHT BALLI-TRAUTMAN ARCHITECTS, LLC
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143



1 SECOND FLOOR FRMAING PLAN MAIN HOUSE
3/16" = 1'-0"

N

HERRERA RESIDENCE

6825 SW 132nd St,
Pinecrest, FL 33156.

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE
1	CITY REV 1	08/11/25

PERMIT SET

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

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

SHEET TITLE

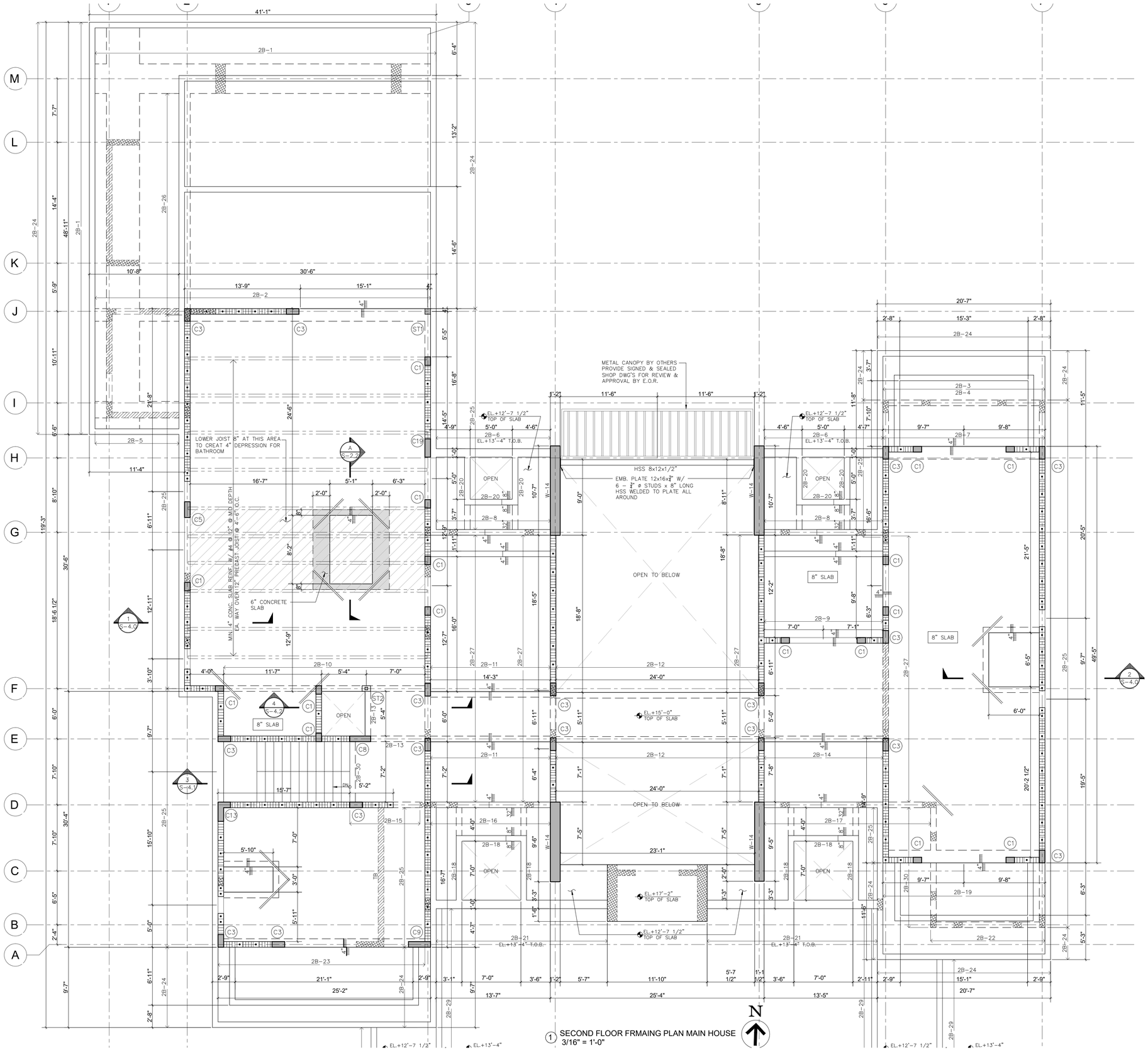
SECOND FLOOR FRAMING PLAN MAIN HOUSE

SHEET NUMBER

S-2.0

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33074
4836 S.W. 74 CT.,MIAMI, FLORIDA 33155
(305) 669-0255
BELFRANIN@AOL.COM

COPYRIGHT BALLI-TRAUTMAN ARCHITECTS, LLC
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143



1 SECOND FLOOR FRMAING PLAN MAIN HOUSE
3/16" = 1'-0"

HERRERA RESIDENCE

6825 SW 132nd St,
Pinecrest, FL 33156.

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002961

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE

Design Development

VOID

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

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

SHEET TITLE

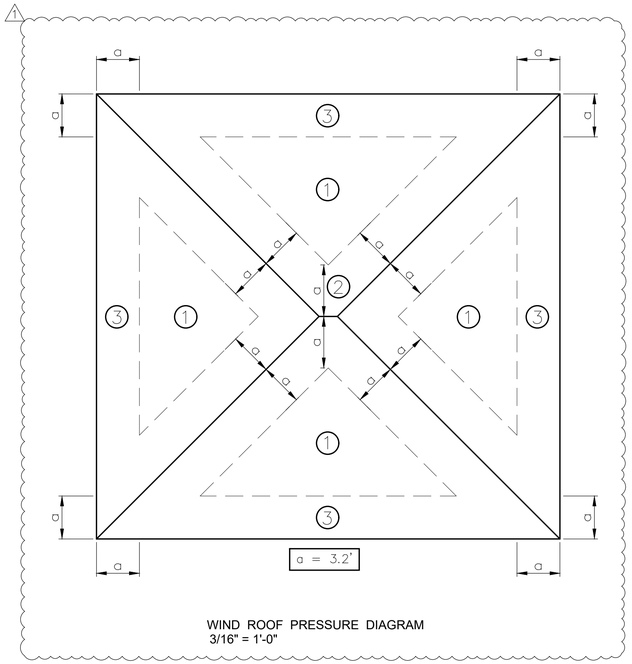
SECOND FLOOR FRAMING PLAN MAIN HOUSE

SHEET NUMBER

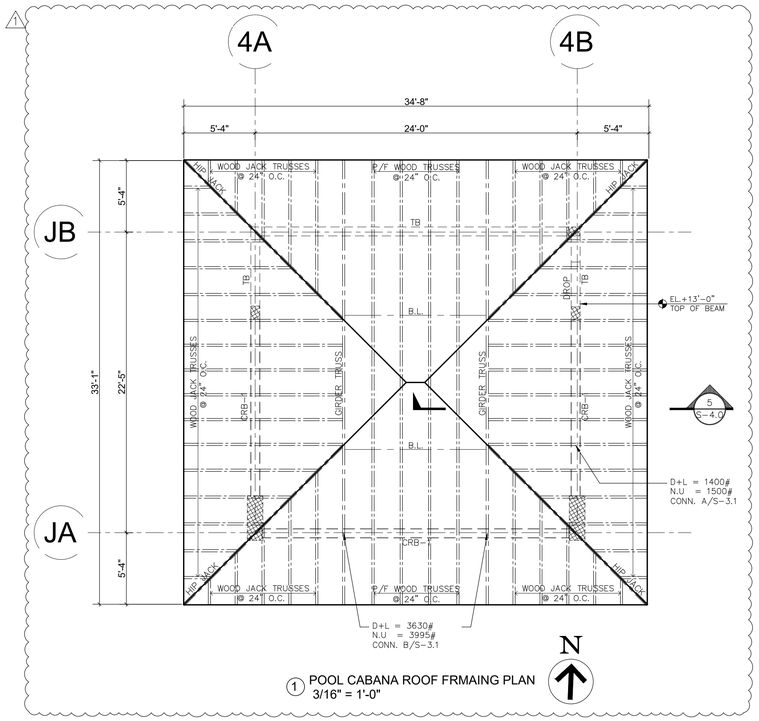
S-2.0

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33074
4836 S.W. 74 CT.,MIAMI, FLORIDA 33155
(305) 669-0255
BELFRANIN@AOL.COM

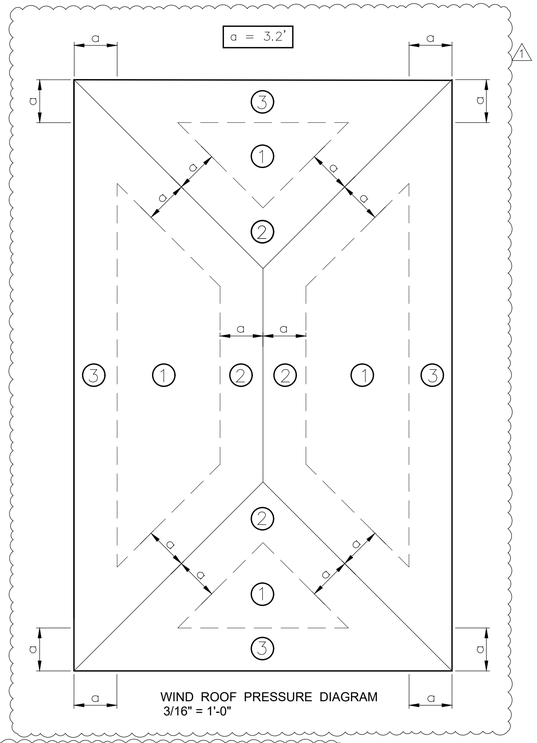
COPYRIGHT BALLI-TRAUTMAN ARCHITECTS, LLC
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143



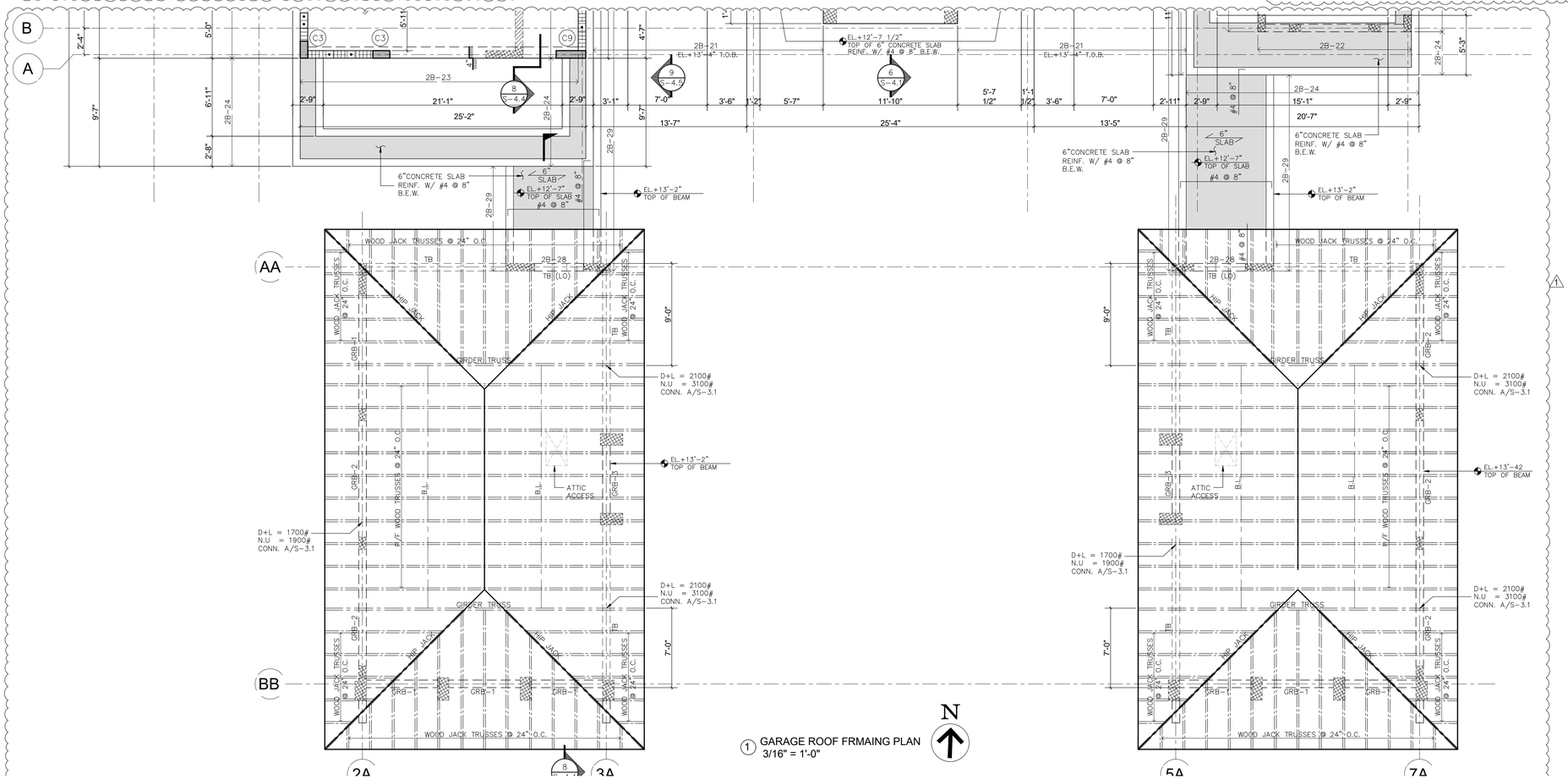
WIND ROOF PRESSURE DIAGRAM
3/16" = 1'-0"



1 POOL CABANA ROOF FRMAING PLAN
3/16" = 1'-0"



WIND ROOF PRESSURE DIAGRAM
3/16" = 1'-0"



1 GARAGE ROOF FRMAING PLAN
3/16" = 1'-0"

HERRERA RESIDENCE

6825 SW 132nd St,
Pinecrest, FL 33156.

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE
1	CITY REV 1	08/11/25

PERMIT SET

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

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

SHEET TITLE

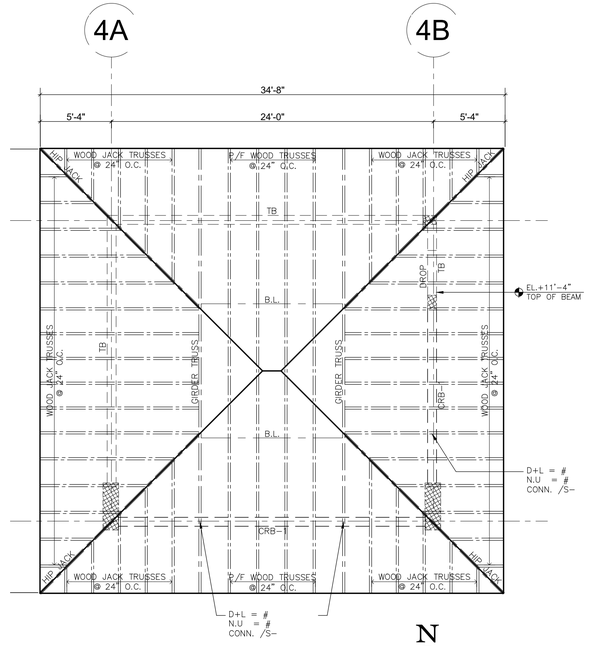
GARAGE & POOL CABANA ROOF FRAMING PLAN

SHEET NUMBER

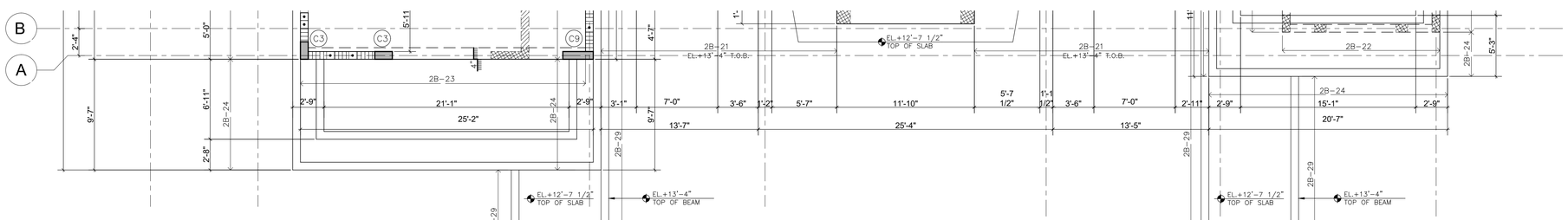
S-2.1

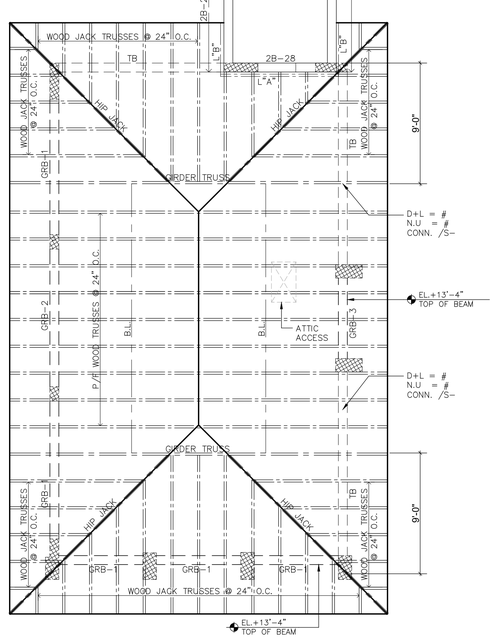
Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33074
4836 S.W. 74 CT.,MIAMI, FLORIDA 33155
(305) 669-0255
BELFRANIN@AOL.COM

COPYRIGHT BALLI-TRAUTMAN ARCHITECTS, LLC
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143

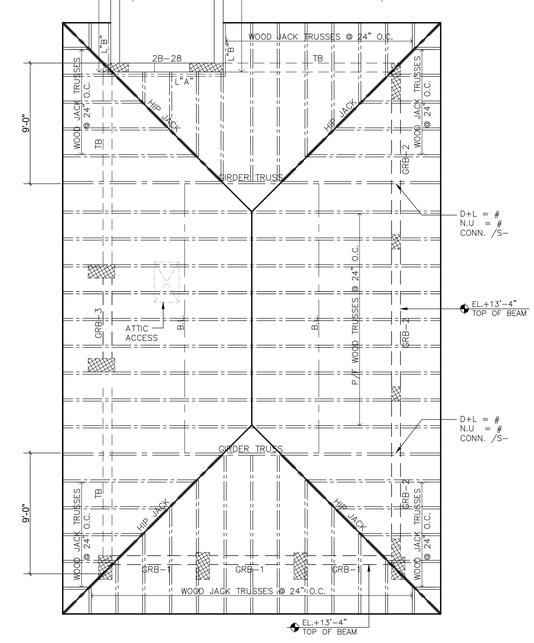


1 POOL CABANA ROOF FRMAING PLAN
3/16" = 1'-0"





1 GARAGE ROOF FRMAING PLAN
3/16" = 1'-0"



HERRERA RESIDENCE

6825 SW 132nd St,
Pinecrest, FL 33156.

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002961

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE

Design Development

VOID

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

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

SHEET TITLE

GARAGE & POOL CABANA ROOF FRAMING PLAN

SHEET NUMBER

S-2.1

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33074
4836 S.W. 74 CT.,MIAMI, FLORIDA 33155
(305) 669-0255
BELFRANIN@AOL.COM

COPYRIGHT BALLI-TRAUTMAN ARCHITECTS, LLC
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143

SECOND FLOOR PLAN NOTES

1) 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 ½" 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.

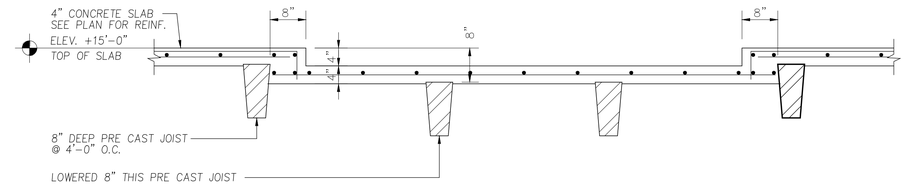
12) FOR 8" CONCRETE SLAB PROVIDE #5 @ 10" TOP AND BOTTOM E.W.

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

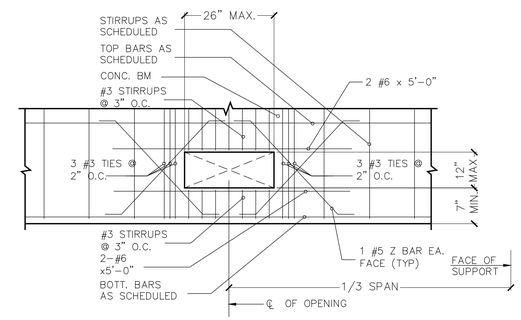
2ND. FLOOR CONCRETE BEAM SCHEDULE

MARK	TOP ELEV.	SIZE WxH	REINFORCING BOTT.	REINFORCING CONT. TOP	REINFORCING C	REINFORCING E	REINFORCING I E.F.	TIES OR STIRRUPS NO.	TIES OR STIRRUPS TYPE	TIES OR STIRRUPS SPACING	REMARKS
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"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.



A / S-2.2 CONCRETE SLAB DEPRESSION TYP.
SCALE: 3/4" = 1'-0"



TYPICAL OPENING THRU CONCRETE BEAMS FOR A/C DUCT PENETRATION

NOTE: SIZE INDICATED IS MAXIMUM OPENING SIZE

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33074
4836 S.W. 74 CT.,MIAMI, FLORIDA 33155
(305) 669-0255
BELFRANIN@AOL.COM

HERRERA RESIDENCE

6825 SW 132nd St,
Pinecrest, FL 33156.

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE
1	CITY REV 1	08/11/25

PERMIT SET

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

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

SHEET TITLE

PLAN NOTES, BEAM SCHEDULE AND DETAILS

SHEET NUMBER

S-2.2

COPYRIGHT BALLI-TRAUTMAN ARCHITECTS, LLC
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143

SECOND FLOOR PLAN NOTES

1) 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 1/2" 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.

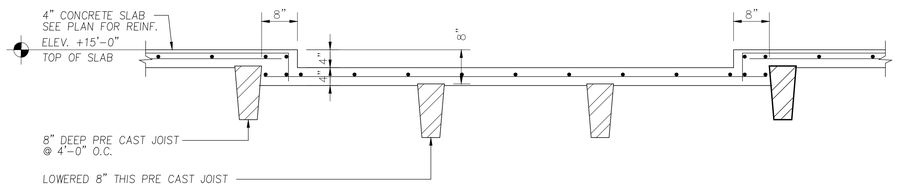
12) FOR 8" CONCRETE SLAB PROVIDE #5 @ 10" TOP AND BOTTOM E.W.

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

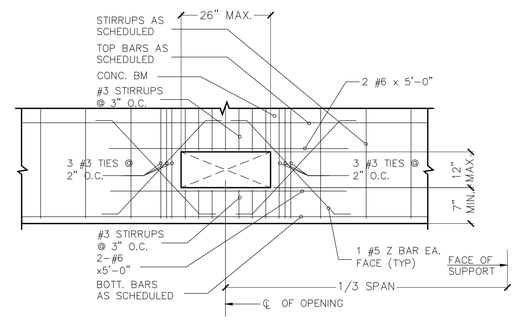
2ND. FLOOR CONCRETE BEAM SCHEDULE

MARK	TOP ELEV.	SIZE WxH	REINFORCING					TIES OR STIRRUPS			REMARKS
			BOTT.	CONT. TOP	C	E	I E.F.	NO.	TYPE	SPACING	
CRB-1	+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"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.



A S-2.2 CONCRETE SLAB DEPRESSION TYP.
SCALE: 3/4" = 1'-0"



TYPICAL OPENING THRU CONCRETE BEAMS FOR A/C DUCT PENETRATION

NOTE: SIZE INDICATED IS MAXIMUM OPENING SIZE

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33074
4836 S.W. 74 CT.,MIAMI, FLORIDA 33155
(305) 669-0255
BELFRANIN@AOL.COM

HERRERA RESIDENCE

6825 SW 132nd St,
Pinecrest, FL 33156.

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002964

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE

Design Development

VOID

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

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

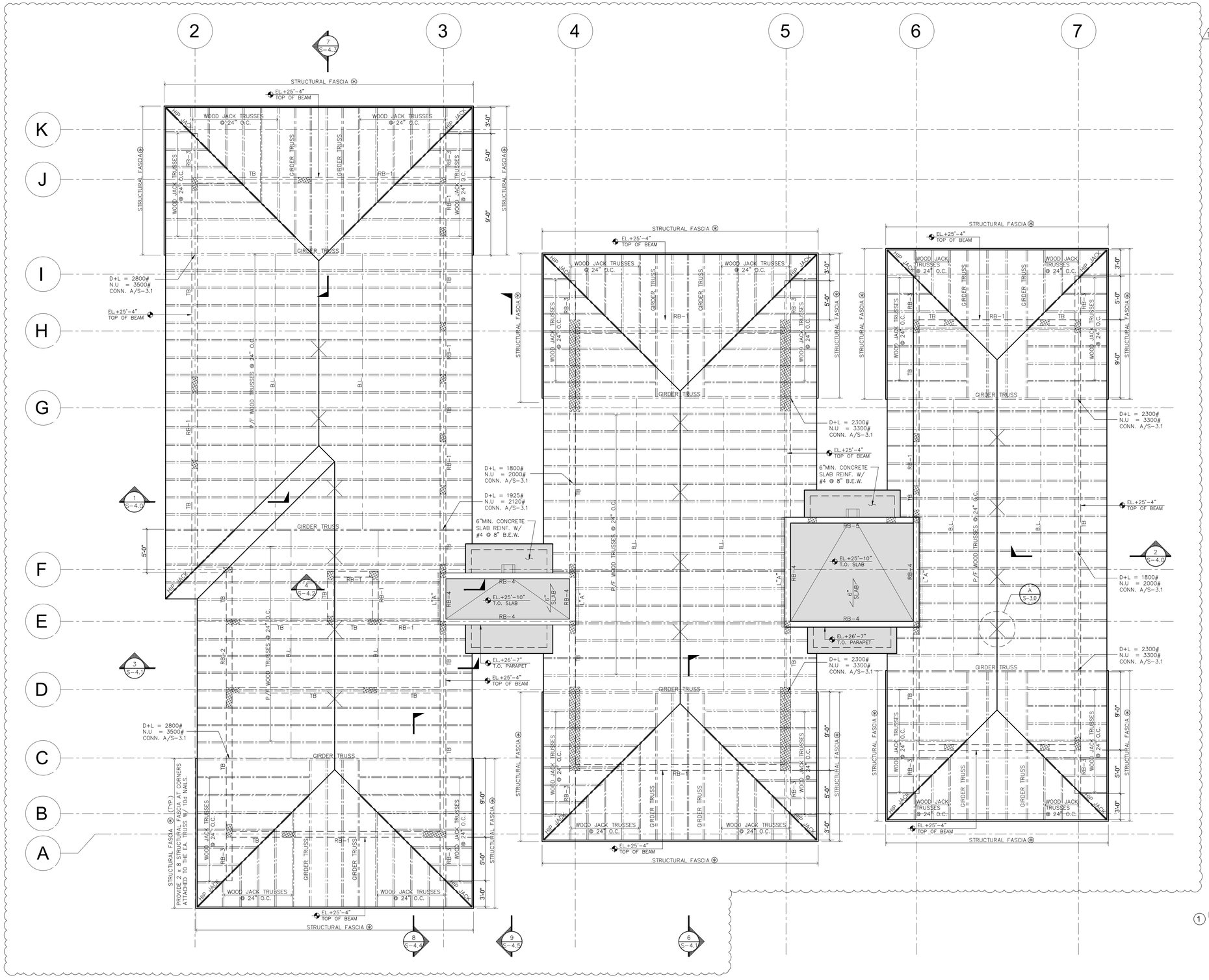
SHEET TITLE

PLAN NOTES, BEAM SCHEDULE AND DETAILS

SHEET NUMBER

S-2.2

COPYRIGHT BALLI-TRAUTMAN ARCHITECTS, LLC
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143



1 ROOF FRAMING PLAN MAIN HOUSE
3/16" = 1'-0"

N

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33074
4836 S.W. 74 CT.,MIAMI, FLORIDA 33155
(305) 669-0255
BELFRANIN@AOL.COM

HERRERA RESIDENCE

6825 SW 132nd St,
Pinecrest, FL 33156.

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE
1	CITY REV 1	08/11/25

PERMIT SET

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

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

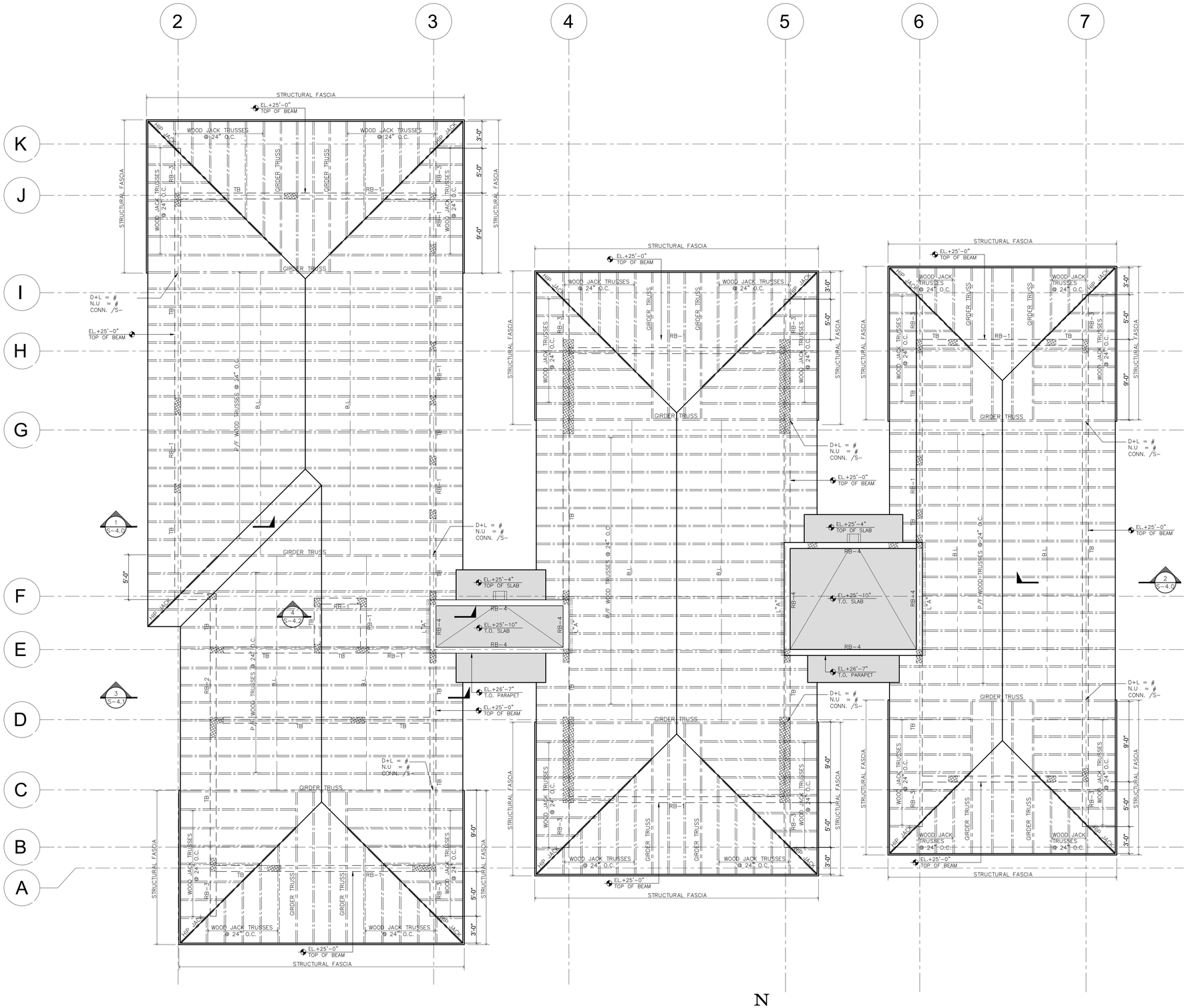
SHEET TITLE

ROOF
FRAMING PLAN
MAIN HOUSE

SHEET NUMBER

S-3.0

COPYRIGHT BALLI-TRAUTMAN ARCHITECTS, LLC
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143



1 ROOF FRAMING PLAN MAIN HOUSE
3/16" = 1'-0"

N

HERRERA RESIDENCE

6825 SW 132nd St,
Pinecrest, FL 33156.

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002961

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE

Design Development

VOID

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

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

SHEET TITLE

ROOF
FRAMING PLAN
MAIN HOUSE

SHEET NUMBER

S-3.0

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33074
4836 S.W. 74 CT.,MIAMI, FLORIDA 33155
(305) 669-0255
BELFRANIN@AOL.COM

COPYRIGHT BALLI-TRAUTMAN ARCHITECTS, LLC
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143

ROOF PLAN NOTES:

UPLIFT: ZONE (1) = 47 PSF
ZONE (2) = 68 PSF
ZONE (3) = 72 PSF
ZONE (3) OH = 104 PSF

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

10) FOR CONNECTION OF PREFAB. WOOD TRUSSES TO CONCRETE PROVIDE NVHTA16 BY "NU-VUE" W/ (16) 10d x 1 1/2" NAILS IN TWO STRAPS & (6) 10d x 1 1/2" NAILS TO SEAT N.O.A APPROVAL 20-0526.05 AND FOR TRUSSES EXCEEDING 20', PROVIDE ADD'L NVRT-16 BY "NU-VUE" W/ (6) 16d NAILS TO WOOD TRUSS & (8) 1/4" DIA. TAPCONS TO CONC. BEAM APPROVAL N.O.A. 20-0519.03.

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 NVHTA16 GALV. STRAP BY BY NUE-VUE @ EACH TRUSS W/ 12 - 16d NAILS @ EACH MEMBER M.D. NOA 07-0306.10

14) PROVIDE 2x6 BOTT. CHORD LATERAL CONT. BRACING @ TRUSS PANEL POINTS OR 10'-0" O.C. W/ 2 - 16d NAILS @ EACH EACH TRUSS. (BL)

15) DROP TB ABOVE OPENING W/ #3 TIES @ 8" O.C. SEE DETAIL SHEET S2N

16) L"A" DENOTES (2) 2x8 P.T. WOOD LEDGER W/ 5/8" ø x 4" PENETRATION KB3 BY HILTI @ 12" O.C. INTO SOLID CONCRETE OR FULLY GROUTED BLOCK CELL

17) L"B" DENOTES 2x6 P.T. WOOD LEDGER W/ 5/8" ø 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 WxH	REINFORCING BOTT.	REINFORCING CONT. TOP	REINFORCING C	REINFORCING E	REINFORCING I E.F.	TIES OR STIRRUPS NO.	TIES OR STIRRUPS TYPE	TIES OR STIRRUPS SPACING	REMARKS
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"
- Kd-FACTOR = 0.85
- ROOF STRUCTURE DESIGNED BASED ON COMPONENTS & CLADDING

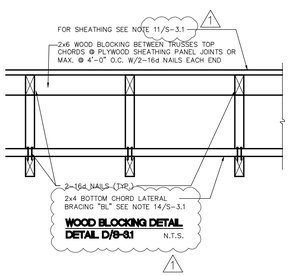
NOTE: TRUSS MANUFACTORY SHALL CONSIDER IN THE DESIGN IN THE ADDITION TO THE DEAD LOAD A CONCENTRATED LOAD NOT LESS THAN 200 LBS AT ANY SINGLE PANEL POINTOF THE LOWER CHORD OF ROOF TRUSSES AS PER F.B.C. SECTION R4403.4.3

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

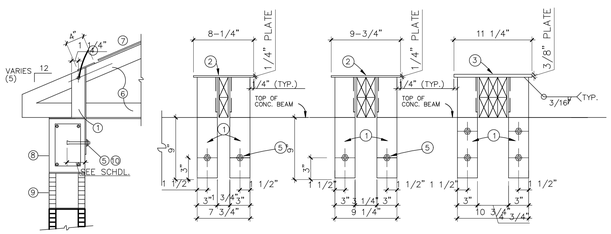
"U" NET WIND UPLIFT GIRDER TRUSS REACTION

"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 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/ ARCHITECHTURAL DRAWINGS.



WOOD BLOCKING DETAIL
DETAIL D/S-3.1 N.T.S.



SECTION 1" = 1'-0"

ONE PLY TRUSS (A) (MAX. UPLIFT = 3,000 #)

TWO PLY TRUSS (B) (MAX. UPLIFT = 5,800 #)

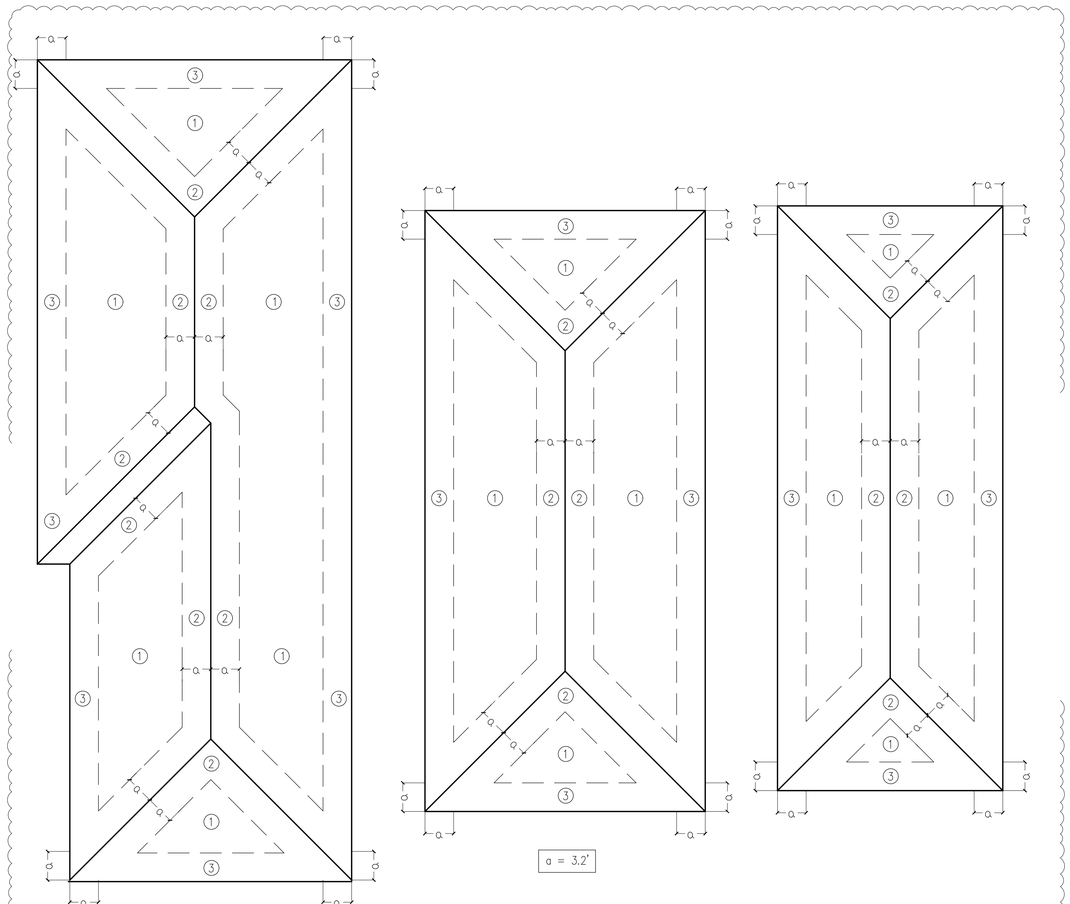
THREE PLY TRUSS (C) (MAX. UPLIFT = 10,200 #)

SCHEDULE

MARK	DESCRIPTION	MARK	DESCRIPTION
1	ANGLE 3X3X1/4" W/ EXTENDED LEG (FY=36 KSI) SEE DRWG.	6	PREFABRICATED TWO OR THREE PLY TRUSS
2	STEEL PLATE 9-3/4"X4"X1/4" (FY=36KI)	7	MIN. 5/8"EXT. GRADE PLYWOOD, SEE PLAN FOR NAILING REQUIREMENTS
3	STEEL PLATE 11 1/4"X4X3/8" (FY=36KSI)	8	MIN. 8"X12" CONC. TIE BEAM (FC=3000 PSI MIN.
4	ONE (1) 5/8" DIA. THRU BOLT FOR TWO PLY TRUSS.	9	CONCRETE MASONRY BLOCK.
	ONE(1) 3/4"DIA.THRU BOLT FOR THREE PLY TRUSS	10	(4) 3/4" ø x 6 5/8" EMBED. HITHY ISO ADHESIVE ANCHORS BY HILTI
5	5/8" DIA. HILTI KWIK BOLT II (CARBON STEEL) 2' REQ'D X 4" EMBED.	11	STEEL PLATE 12 1/2"X6"x 3/4"

NOTE TO TRUSS FABRICATOR:

ALL 3 & 4 PLY GIRDER TRUSSES W/ 2x6 MIN. BOTT. CHORD & END WEB MEMBER.



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

HERRERA RESIDENCE

6825 SW 132nd St,
Pinecrest, FL 33156.

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE
1	CITY REV 1	08/11/25

PERMIT SET

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

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

SHEET TITLE

PLAN NOTES, BEAM SCHEDULE AND DETAILS

SHEET NUMBER

S-3.1

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33074
4836 S.W. 74 CT.,MIAMI, FLORIDA 33155
(305) 669-0255
BELFRANIN@AOL.COM

COPYRIGHT BALLI-TRAUTMAN ARCHITECTS, LLC
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143

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 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 S-1

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

7) FOR ⊗ 3/4" 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) 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 CONNECTOR 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 NVHTA16 GALV. STRAP BY BY NUE-VUE @ EACH TRUSS W/ 12 – 16d NAILS @ EACH MEMBER M.D NOA 07-0306.10

14) PROVIDE 2x6 BOTT. CHORD LATERAL CONT. BRACING @ TRUSS PANEL POINTS OR 10'-0" O.C. W/ 2 – 16d NAILS @ EACH EACH TRUSS. (BL)

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

16) L"A" DENOTES (2) 2x8 P.T. WOOD LEDGER W/ 5/8" ø x 4" PENETRATION KB3 BY HILTI @ 12" O.C. INTO SOLID CONCRETE OR FULLY GROUTED BLOCK CELL

17) L"B" DENOTES 2x6 P.T. WOOD LEDGER W/ 5/8" ø 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 WxH	REINFORCING BOTT.	REINFORCING CONT. TOP	C	E	I E.F.	TIES OR STIRRUPS NO.	TYPE	SPACING	REMARKS
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" ø TAP CONS TO CONCRETE, APPROVAL, NOA 20-0519.03

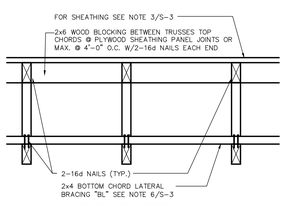
NOTE: TRUSS MANUFACTORY SHALL CONSIDER IN THE DESIGN IN THE ADDITION TO THE DEAD LOAD A CONCENTRATED LOAD NOT LESS THAN 200 LBS AT ANY SINGLE PANEL POINTOF THE LOWER CHORD OF ROOF TRUSSES AS PER F.B.C. SECTION R4403.4.3

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

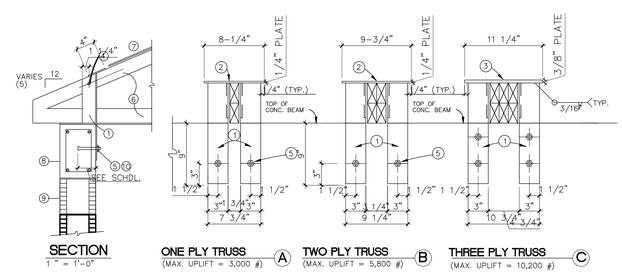
"U" NET WIND UPLIFT GIRDER TRUSS REACTION

"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 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/ ARCHITECHTURAL DRAWINGS.



WOOD BLOCKING DETAIL
DETAIL D/S-3 N.T.S.



SECTION
1 " = 1'-0"

ONE PLY TRUSS (MAX. UPLIFT = 3,000 #) (A)

TWO PLY TRUSS (MAX. UPLIFT = 5,800 #) (B)

THREE PLY TRUSS (MAX. UPLIFT = 10,200 #) (C)

SCHEDULE

MARK	DESCRIPTION	MARK	DESCRIPTION
1	ANGLE 3X3X1/4" W/ EXTENDED LEG (FY=36 KSI) SEE DRWG.	6	PREFABRICATED TWO OR THREE PLY TRUSS
2	STEEL PLATE 9-3/4"X4"X1/4" (FY=36KI)	7	MIN. 5/8"EXT. GRADE PLYWOOD, SEE PLAN FOR NAILING REQUIREMENTS
3	STEEL PLATE 11 1/4"X4X3/8" (FY=36KSI)	8	MIN. 8"X12" CONC. TIE BEAM (FC=3000 PSI MIN.
4	ONE (1) 5/8" DIA. THRU BOLT FOR TWO PLY TRUSS.	9	CONCRETE MASONRY BLOCK.
	ONE(1) 3/4"DIA.THRU BOLT FOR THREE PLY TRUSS	10	(4) 3/4" ø x 6 5/8" EMBED. HITHY ISO ADHESIVE ANCHORS BY HILTI
5	5/8" DIA. HILTI KWIK BOLT II (CARBON STEEL) 2 REQ'D X 4" EMBED.	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.

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33074
4836 S.W. 74 CT.,MIAMI, FLORIDA 33155
(305) 669-0255
BELFRANIN@AOL.COM

HERRERA RESIDENCE

6825 SW 132nd St,
Pinecrest, FL 33156.

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002964

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE

Design Development

VOID

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

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

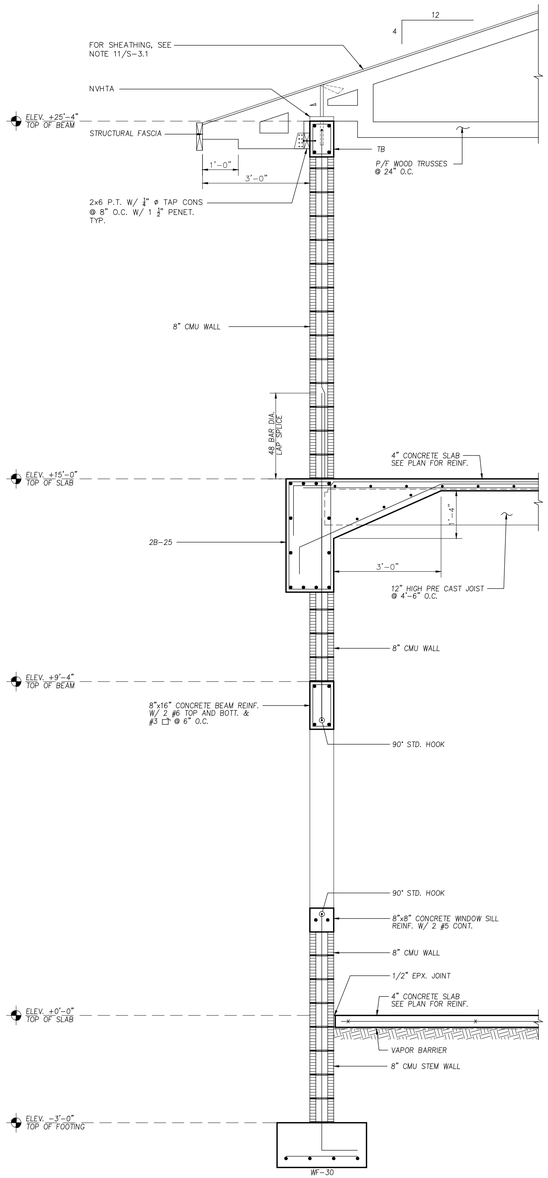
SHEET TITLE

PLAN NOTES, BEAM SCHEDULE AND DETAILS

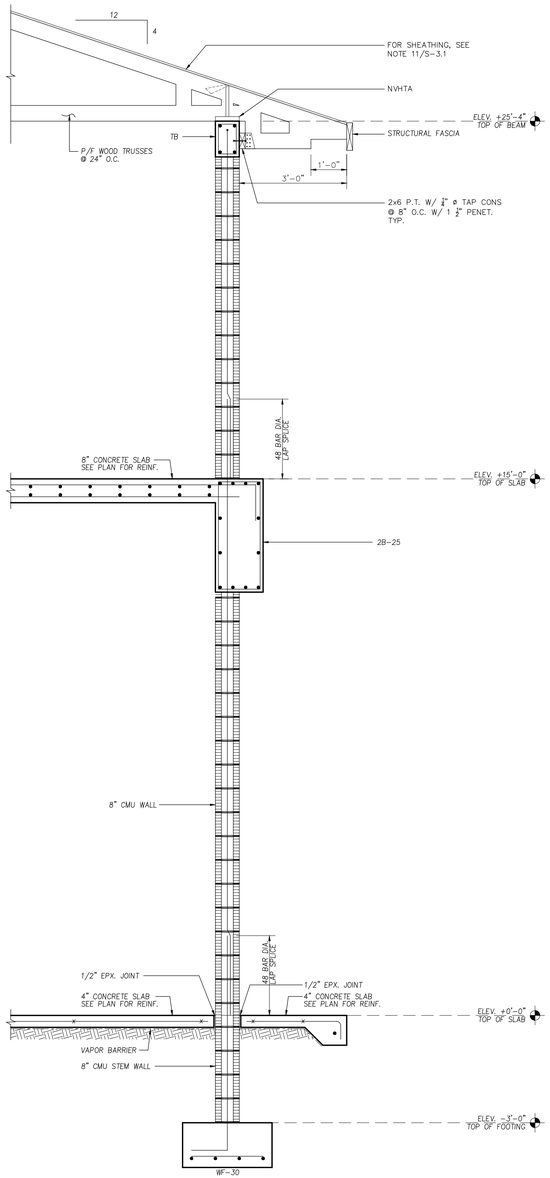
SHEET NUMBER

S-3.1

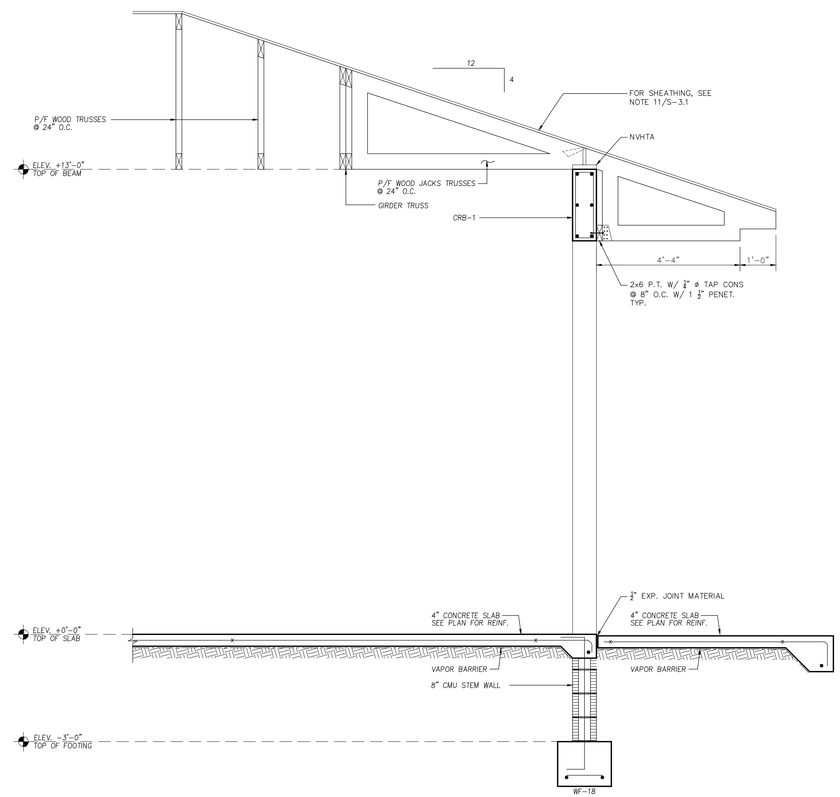
COPYRIGHT BALLI-TRAUTMAN ARCHITECTS, LLC
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143



1 S-4.0 SECTION
SCALE: 1/2" = 1'-0"



2 S-4.0 SECTION
SCALE: 1/2" = 1'-0"



5 S-4.0 SECTION
SCALE: 1/2" = 1'-0"

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33074
4836 S.W. 74 CT.,MIAMI, FLORIDA 33155
(305) 669-0255
BELFRANIN@AOL.COM

HERRERA RESIDENCE

6825 SW 132nd St,
Pinecrest, FL 33156.

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE
1	CITY REV 1	08/11/25

PERMIT SET

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

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

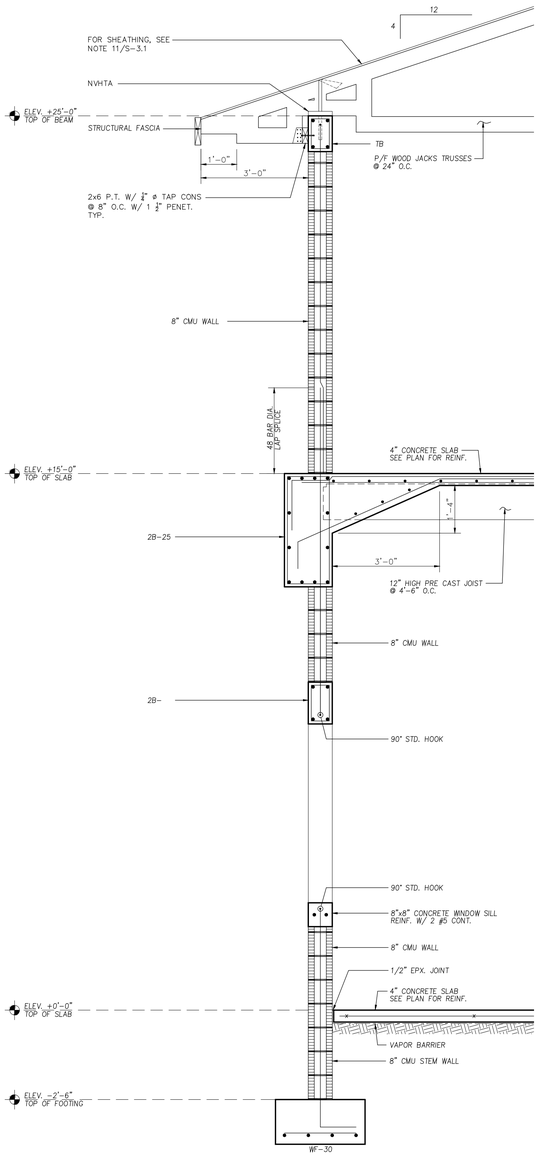
SHEET TITLE

SECTION
1, 2 & 5

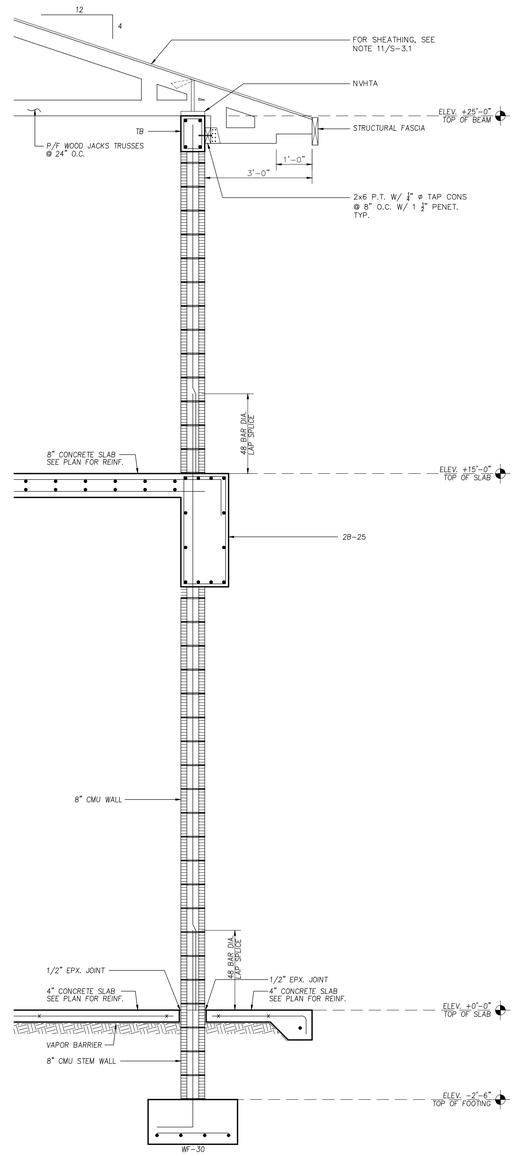
SHEET NUMBER

S-4.0

COPYRIGHT BALLI-TRAUTMAN ARCHITECTS, LLC
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143



1 S-4.0 SECTION
SCALE: 1/2" = 1'-0"



2 S-4.0 SECTION
SCALE: 1/2" = 1'-0"

HERRERA RESIDENCE

6825 SW 132nd St,
Pinecrest, FL 33156.

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002964

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE

Design Development

VOID

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

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

SHEET TITLE

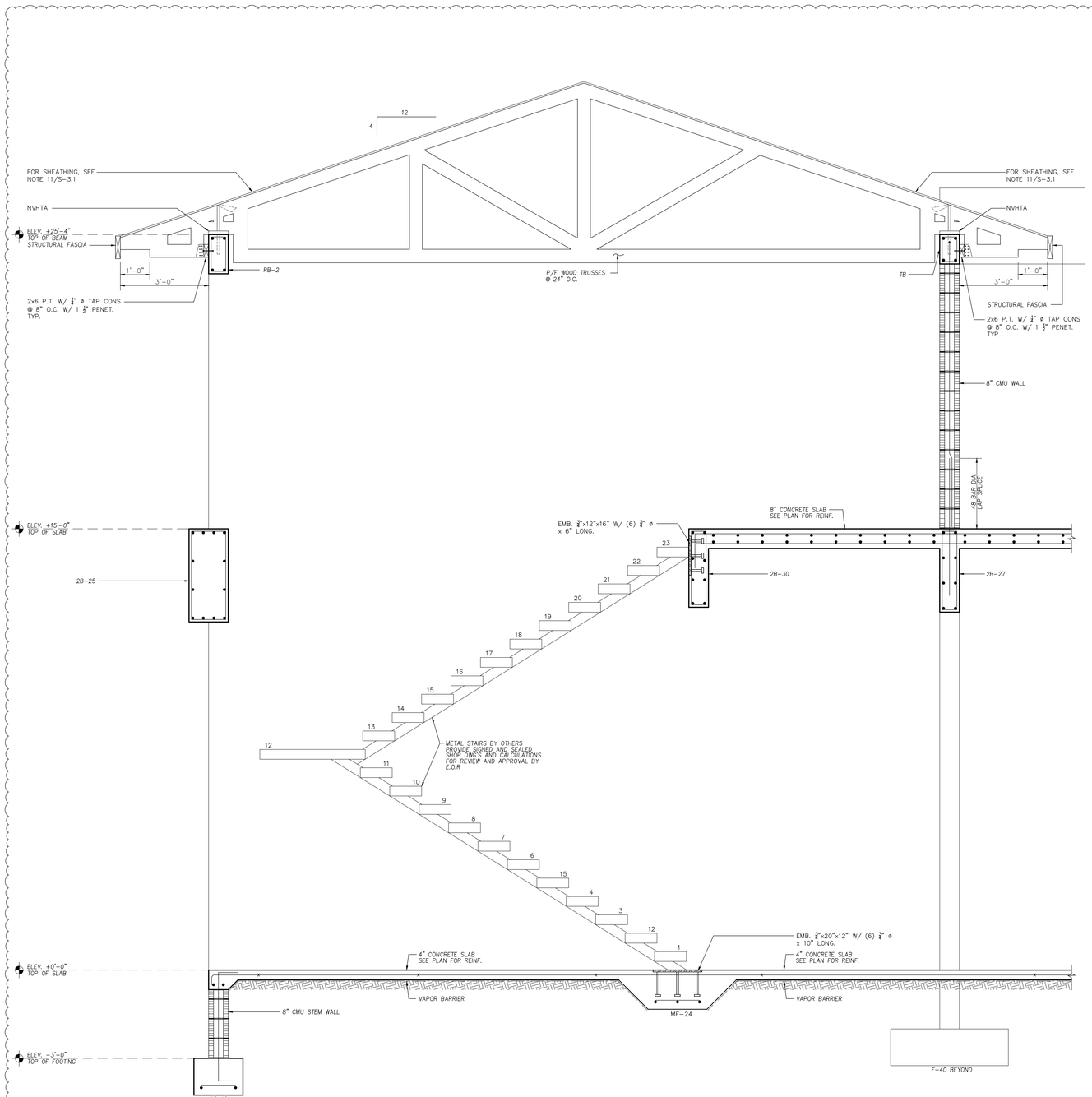
SECTION
1 & 2

SHEET NUMBER

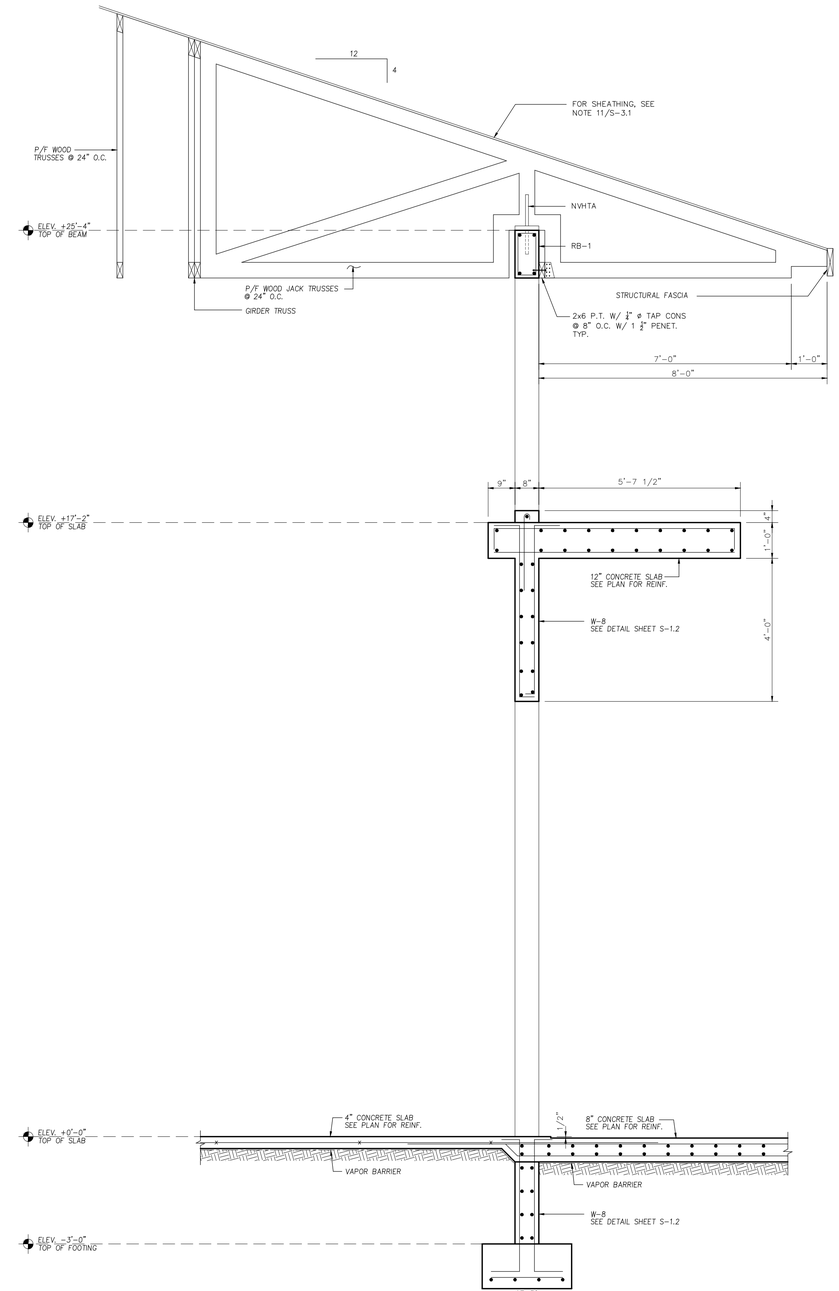
S-4.0

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33074
4836 S.W. 74 CT.,MIAMI, FLORIDA 33155
(305) 669-0255
BELFRANIN@AOL.COM

COPYRIGHT BALLI-TRAUTMAN ARCHITECTS, LLC
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143



3 SECTION
S-4.1 SCALE: 1/2" = 1'-0"



6 SECTION
S-4.1 SCALE: 1/2" = 1'-0"

Zvonimir T. Beltranin, P.E.
Consulting Structural Engineer
P.E. # 33074
4836 S.W. 74 CT.,MIAMI, FLORIDA 33155
(305) 669-0255
BELTRANIN@AOL.COM

HERRERA RESIDENCE

6825 SW 132nd St,
Pinecrest, FL 33156.

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE
1	CITY REV 1	08/11/25

PERMIT SET

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

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

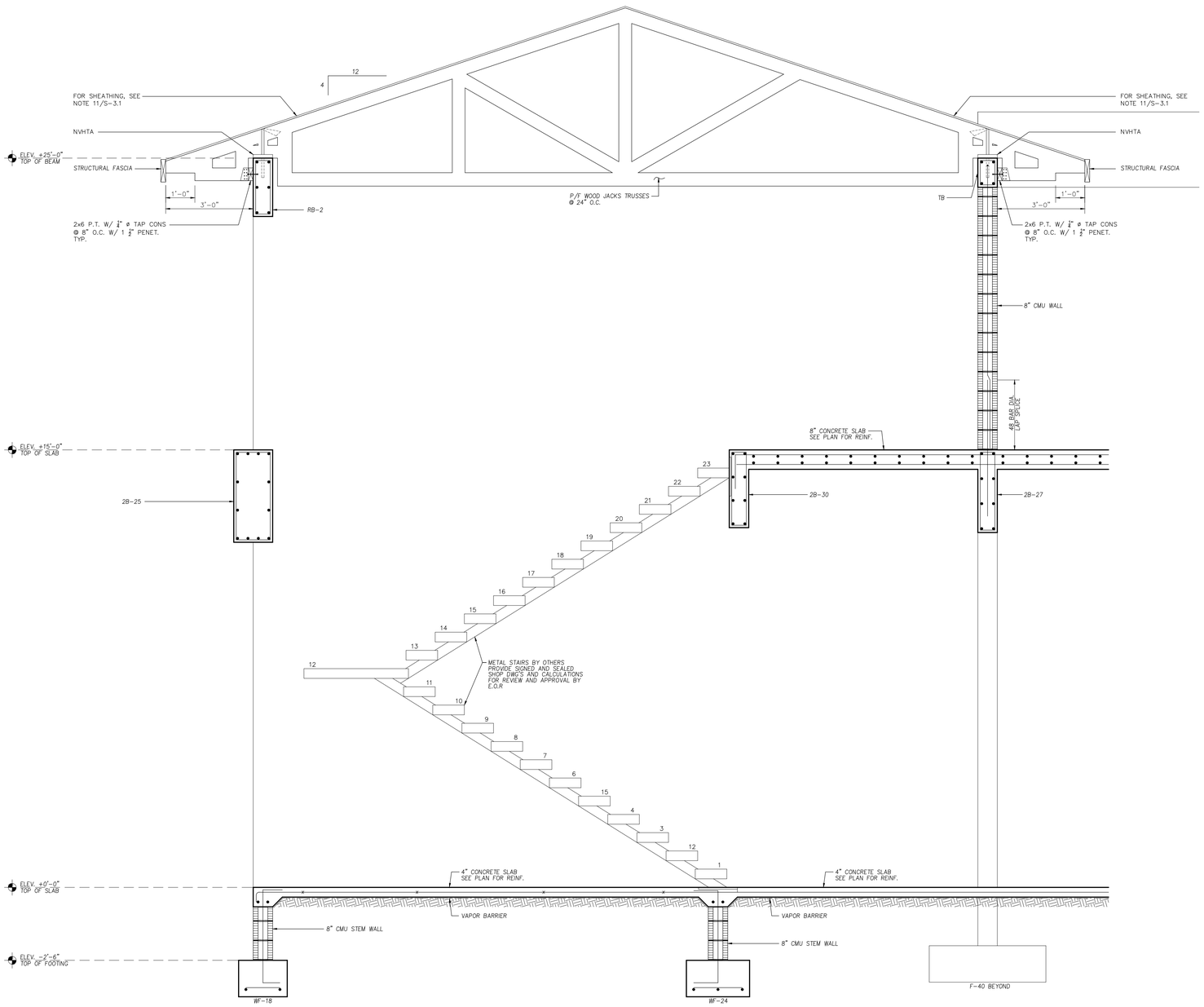
SHEET TITLE

SECTION 3 & 6

SHEET NUMBER

S-4.1

COPYRIGHT BALLI-TRAUTMAN ARCHITECTS, LLC
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143



3 S-4.1 SECTION
SCALE: 1/2" = 1'-0"

HERRERA RESIDENCE

6825 SW 132nd St,
Pinecrest, FL 33156.

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002964

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE

Design Development

VOID

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

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

SHEET TITLE

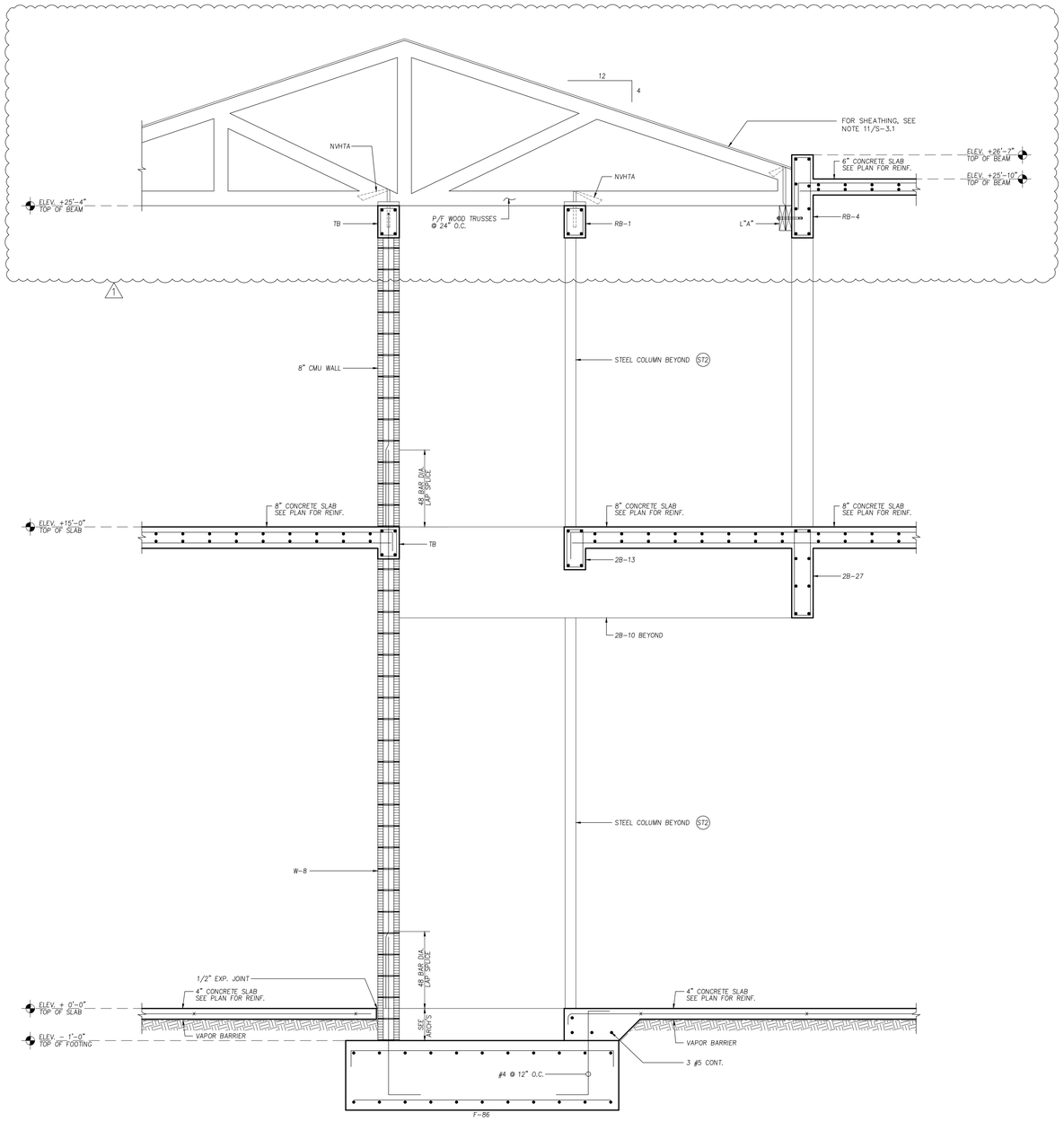
SECTION 3

SHEET NUMBER

S-4.1

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33074
4836 S.W. 74 CT.,MIAMI, FLORIDA 33155
(305) 669-0255
BELFRANIN@AOL.COM

COPYRIGHT BALLI-TRAUTMAN ARCHITECTS, LLC
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143



4 / S-4.2 SECTION
SCALE: 1/2" = 1'-0"

HERRERA RESIDENCE

6825 SW 132nd St,
Pinecrest, FL 33156.

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE
1	CITY REV 1	08/11/25

PERMIT SET

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

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

SHEET TITLE

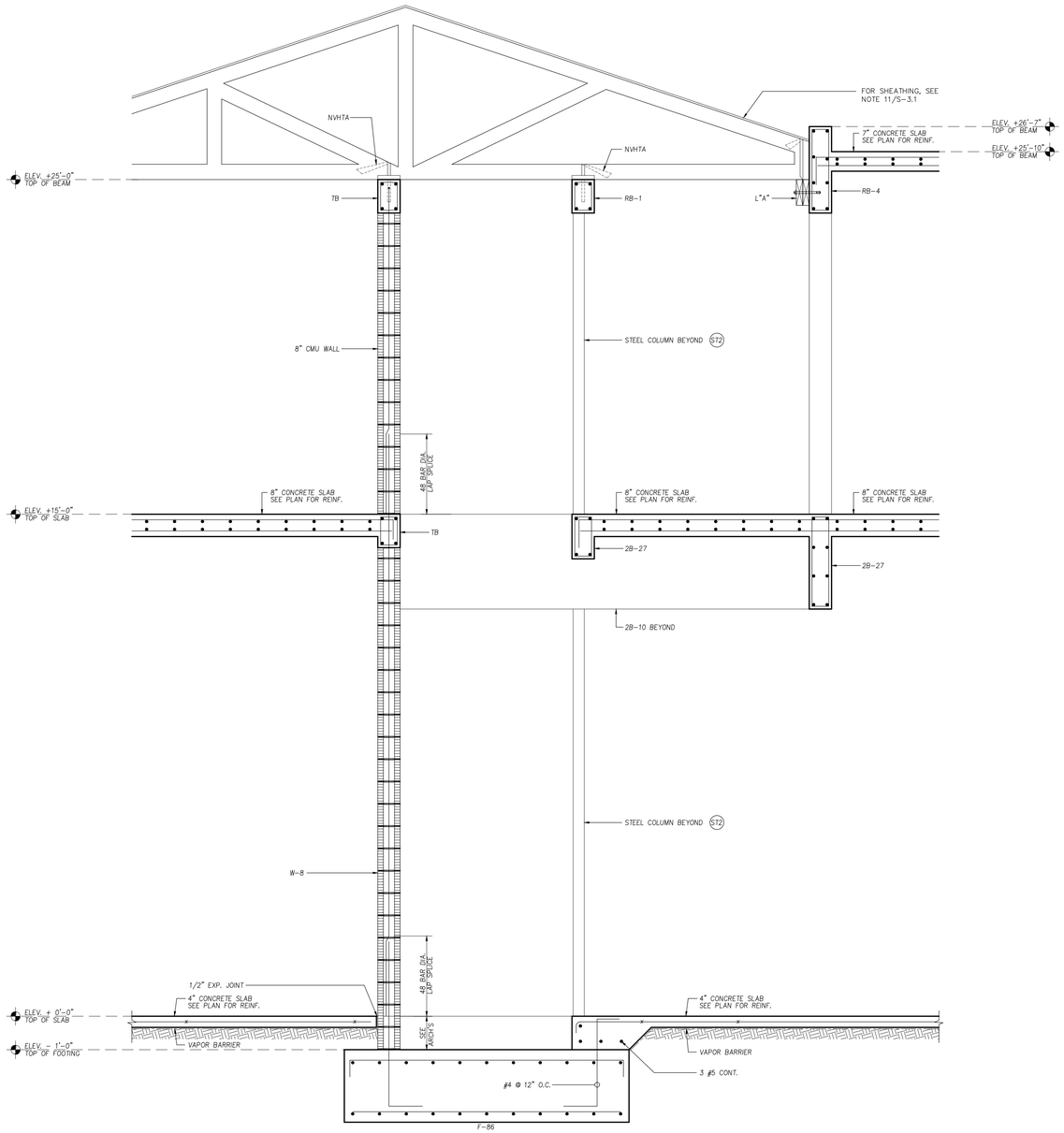
SECTION 4

SHEET NUMBER

S-4.2

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33074
4836 S.W. 74 CT.,MIAMI, FLORIDA 33155
(305) 669-0255
BELFRANIN@AOL.COM

COPYRIGHT BALLI-TRAUTMAN ARCHITECTS, LLC
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143



4 / S-4.2 SECTION
SCALE: 1/2" = 1'-0"

HERRERA RESIDENCE

6825 SW 132nd St,
Pinecrest, FL 33156.

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002964

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE

Design Development

VOID

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

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

SHEET TITLE

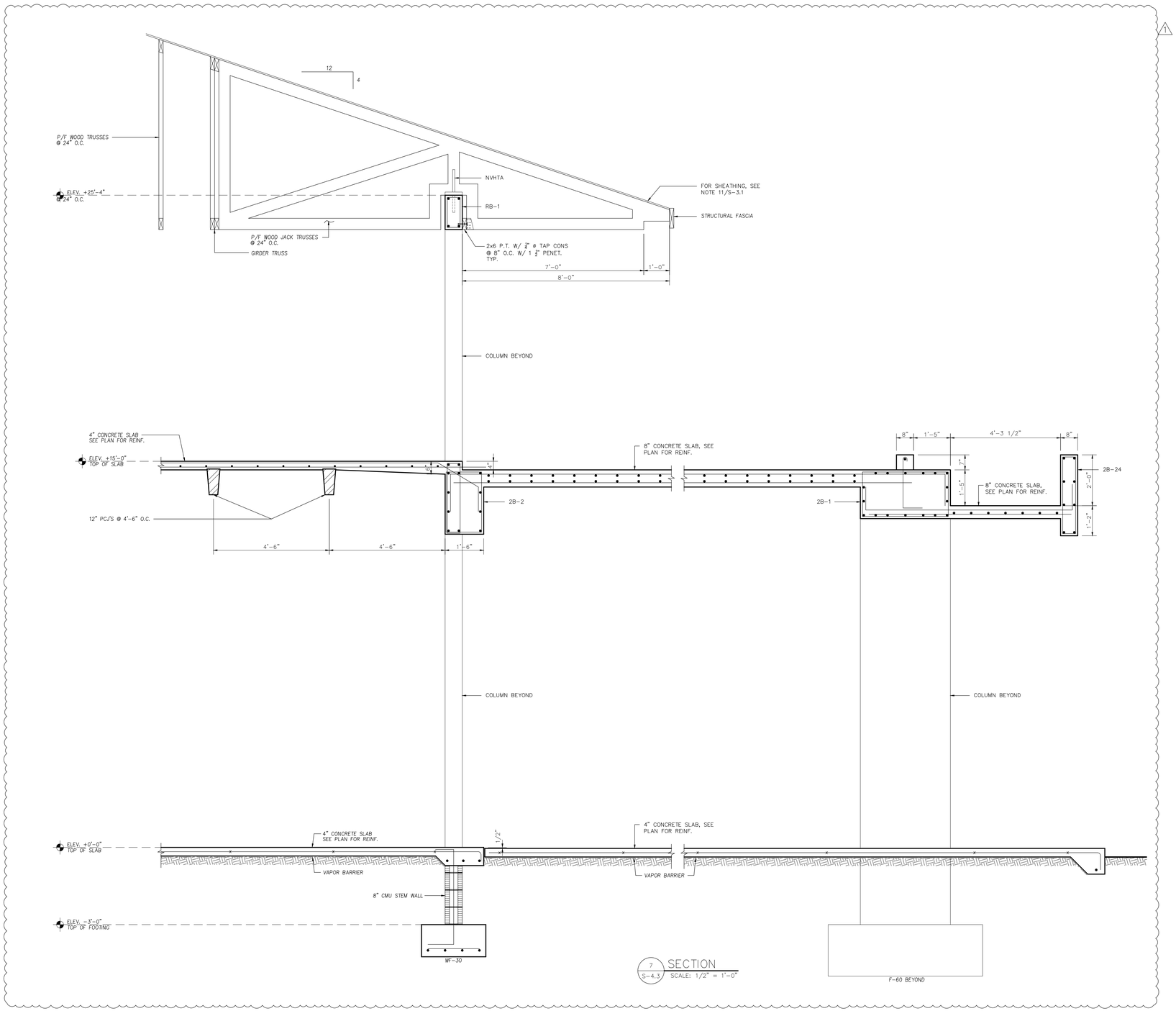
SECTION 4

SHEET NUMBER

S-4.2

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33074
4836 S.W. 74 CT.,MIAMI, FLORIDA 33155
(305) 669-0255
BELFRANIN@AOL.COM

COPYRIGHT BALLI-TRAUTMAN ARCHITECTS, LLC
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143



HERRERA RESIDENCE

6825 SW 132nd St,
Pinecrest, FL 33156.

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE
1	CITY REV 1	08/11/25

PERMIT SET

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

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

SHEET TITLE

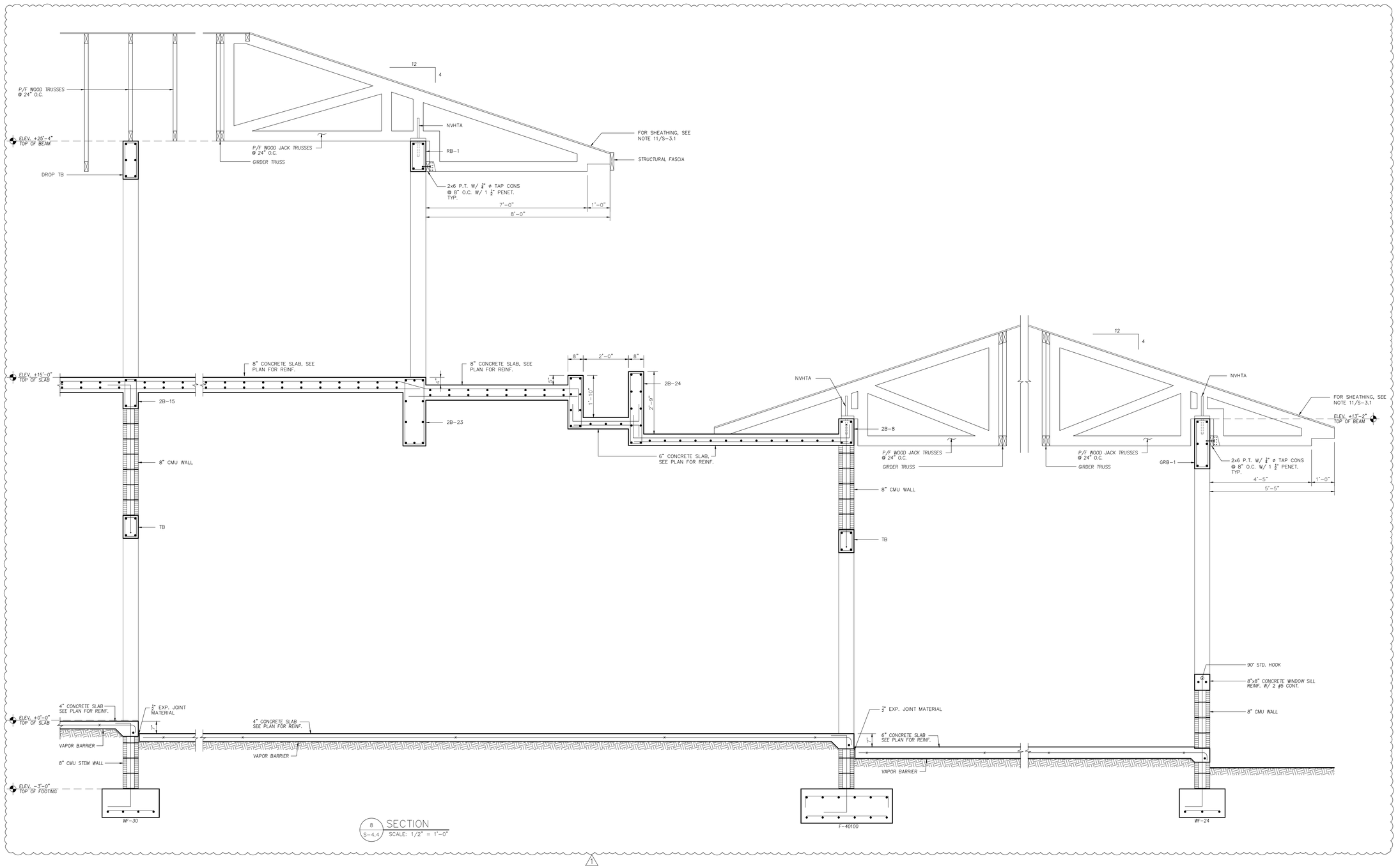
SECTION 7

SHEET NUMBER

S-4.3

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33074
4836 S.W. 74 CT.,MIAMI, FLORIDA 33155
(305) 669-0255
BELFRANIN@AOL.COM

COPYRIGHT BALLI-TRAUTMAN ARCHITECTS, LLC
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143



8 S-4.4 SECTION
SCALE: 1/2" = 1'-0"

HERRERA RESIDENCE

6825 SW 132nd St,
Pinecrest, FL 33156.

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE
1	CITY REV 1	08/11/25

PERMIT SET

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

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

SHEET TITLE

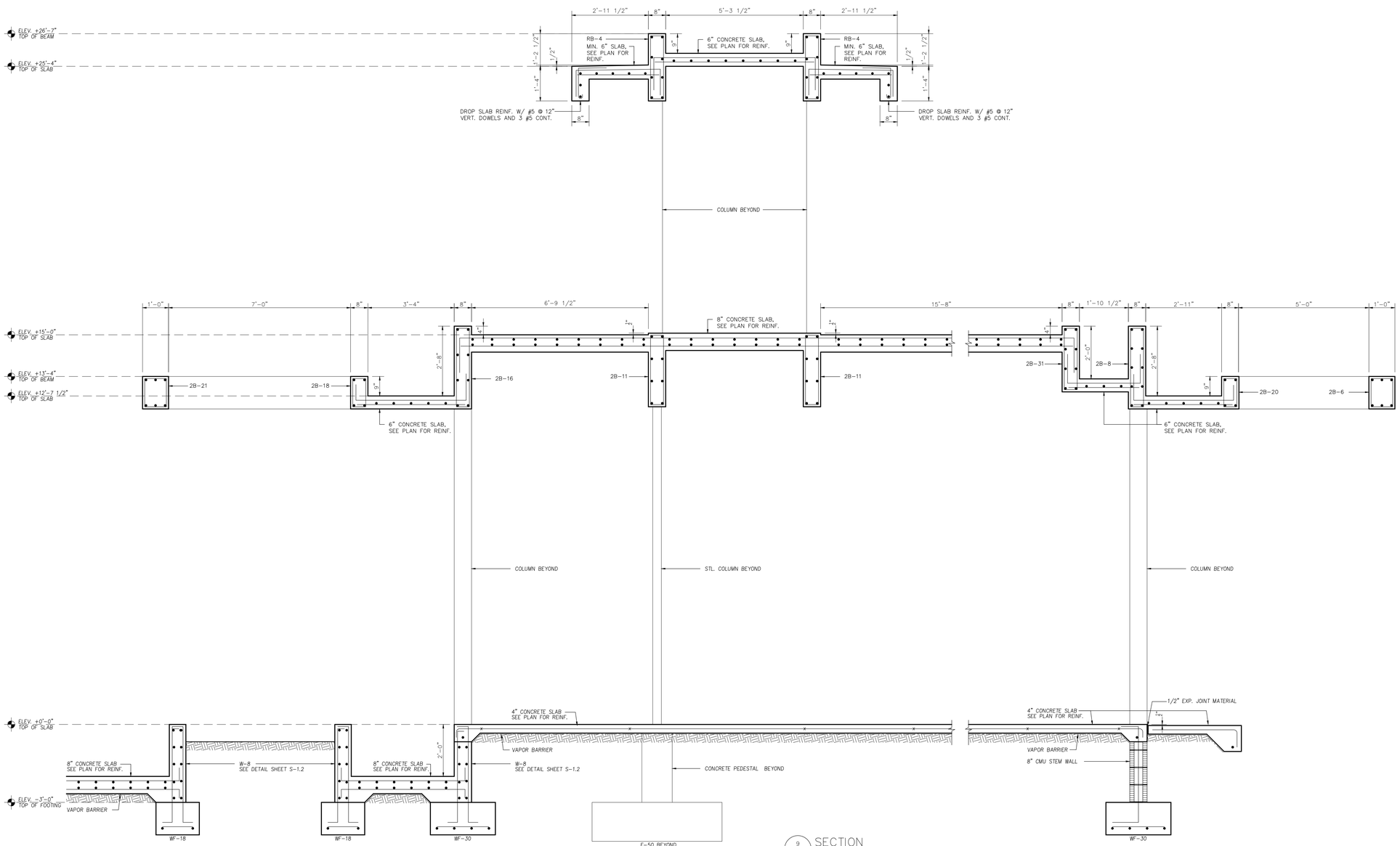
SECTION 8

SHEET NUMBER

S-4.4

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33074
4836 S.W. 74 CT.,MIAMI, FLORIDA 33155
(305) 669-0255
BELFRANIN@AOL.COM

COPYRIGHT BALLI-TRAUTMAN ARCHITECTS, LLC
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143



9 S-4.5 SECTION
SCALE: 1/2" = 1'-0"

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33074
4836 S.W. 74 CT.,MIAMI, FLORIDA 33155
(305) 669-0255
BELFRANIN@AOL.COM

HERRERA RESIDENCE

6825 SW 132nd St,
Pinecrest, FL 33156.

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE
1	CITY REV 1	08/11/25

PERMIT SET

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

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

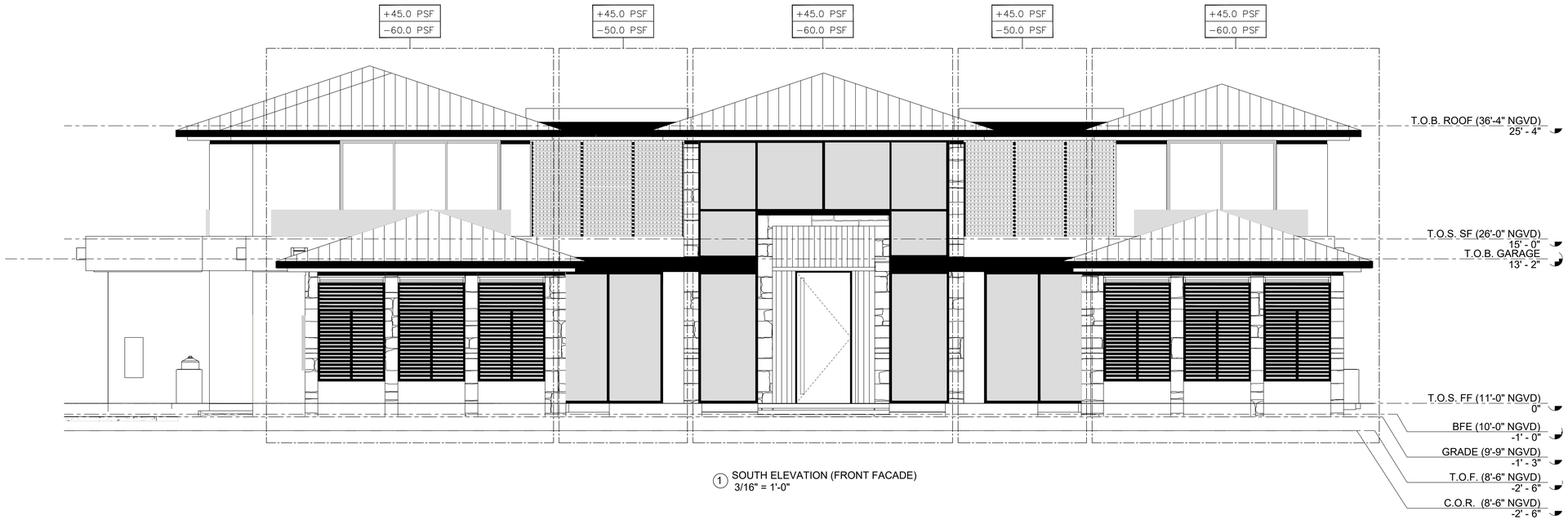
SHEET TITLE

SECTION 9

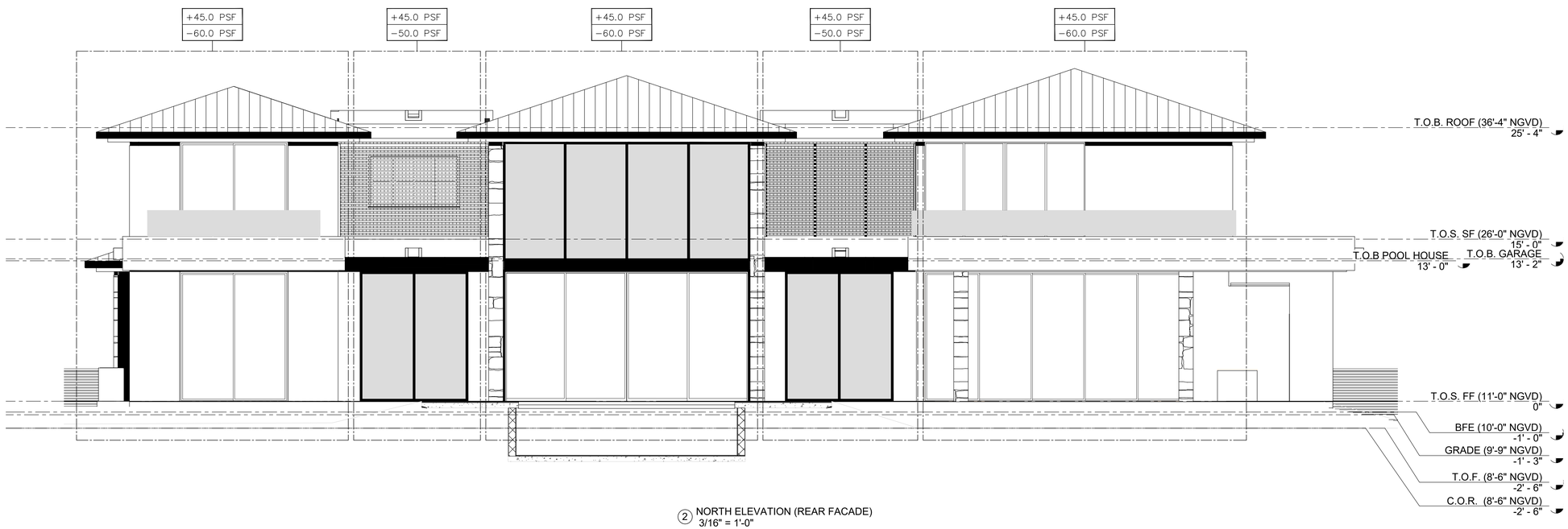
SHEET NUMBER

S-4.5

COPYRIGHT BALLI-TRAUTMAN ARCHITECTS, LLC
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143



1 SOUTH ELEVATION (FRONT FACADE)
3/16" = 1'-0"



2 NORTH ELEVATION (REAR FACADE)
3/16" = 1'-0"

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33074
4836 S.W. 74 CT.,MIAMI, FLORIDA 33155
(305) 669-0255
BELFRANIN@AOL.COM

HERRERA RESIDENCE

6825 SW 132nd St,
Pinecrest, FL 33156.

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE
1	CITY REV 1	08/11/25

PERMIT SET

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

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

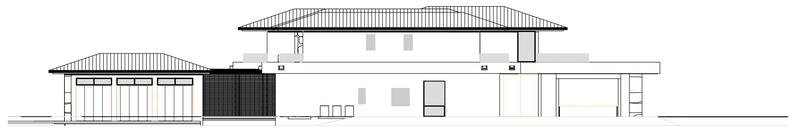
SHEET TITLE

WIND PRESSURE ELEVATIONS

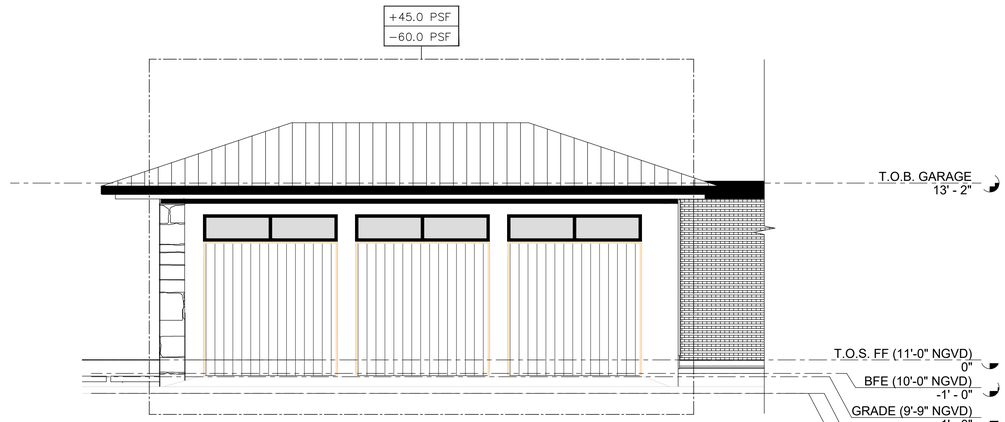
SHEET NUMBER

S-5.0

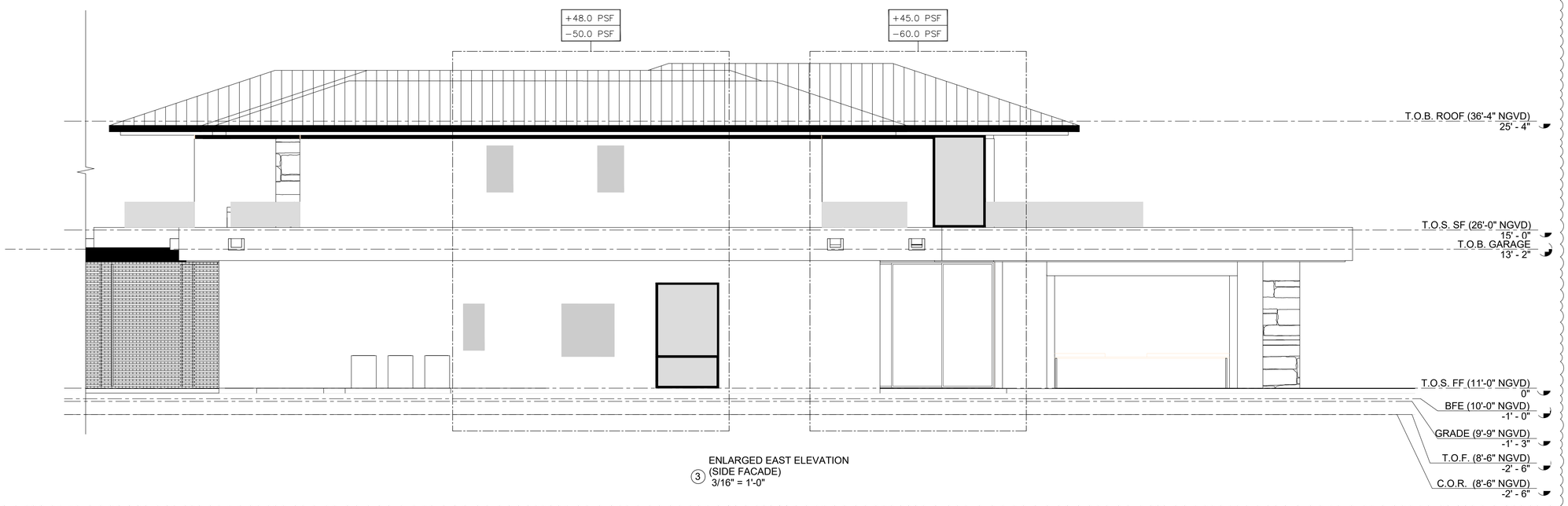
COPYRIGHT BALLI-TRAUTMAN ARCHITECTS, LLC
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143



1 KEY ELEVATION
1" = 20'-0"



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



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

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33074
4836 S.W. 74 CT.,MIAMI, FLORIDA 33155
(305) 669-0255
BELFRANIN@AOL.COM

HERRERA RESIDENCE

6825 SW 132nd St,
Pinecrest, FL 33156.

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE
1	CITY REV 1	08/11/25

PERMIT SET

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

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

SHEET TITLE

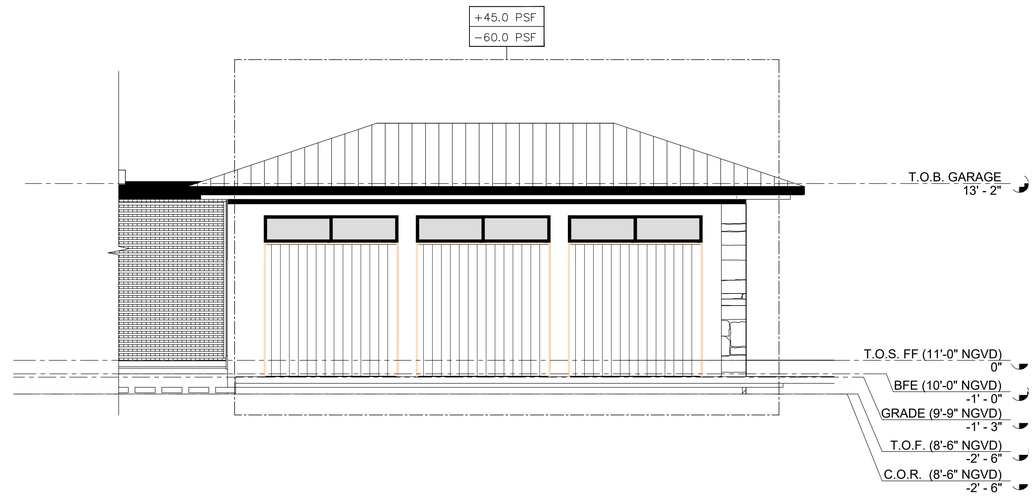
WIND PRESSURE ELEVATIONS

SHEET NUMBER

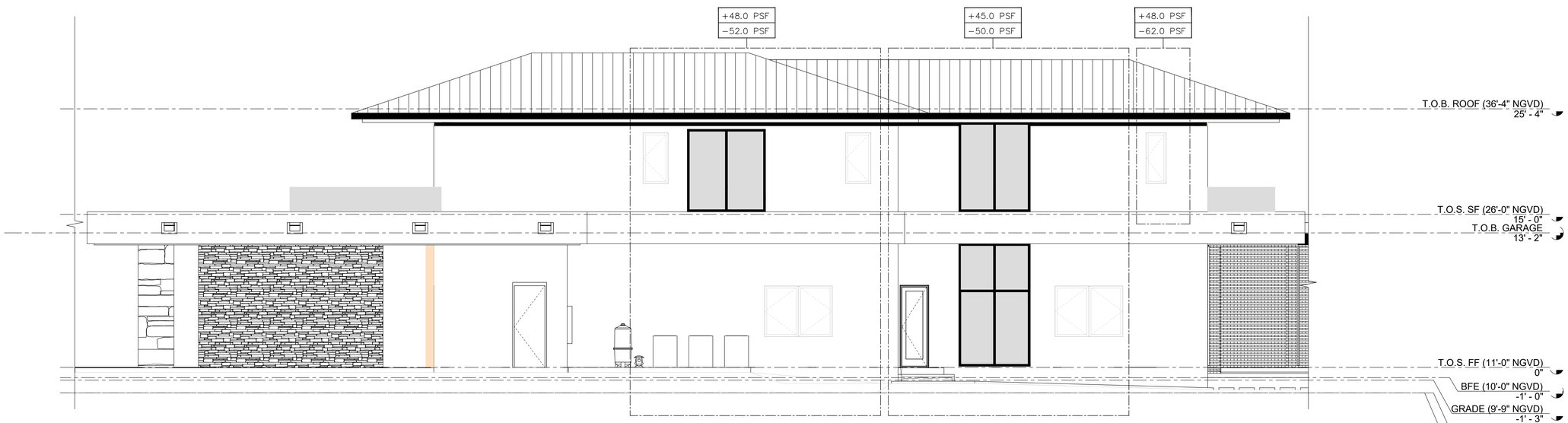
S-5.1

COPYRIGHT BALLI-TRAUTMAN ARCHITECTS, LLC
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143

1 KEY ELEVATION
1" = 20'-0"



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



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

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33074
4836 S.W. 74 CT.,MIAMI, FLORIDA 33155
(305) 669-0255
BELFRANIN@AOL.COM

HERRERA RESIDENCE

6825 SW 132nd St,
Pinecrest, FL 33156.

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE
1	CITY REV 1	08/11/25

PERMIT SET

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

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

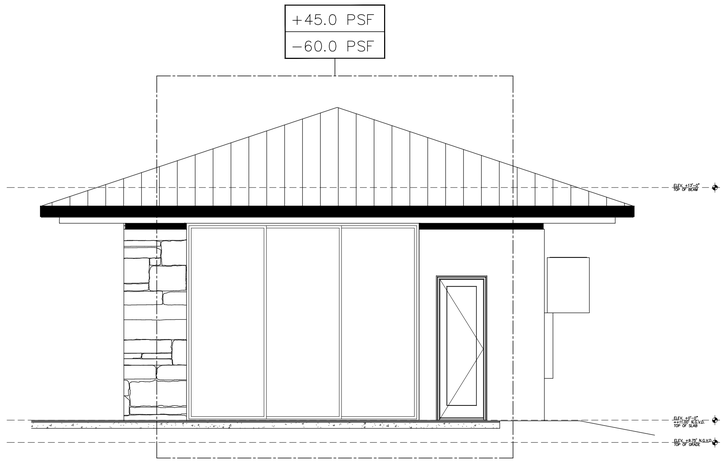
SHEET TITLE

WIND PRESSURE ELEVATIONS

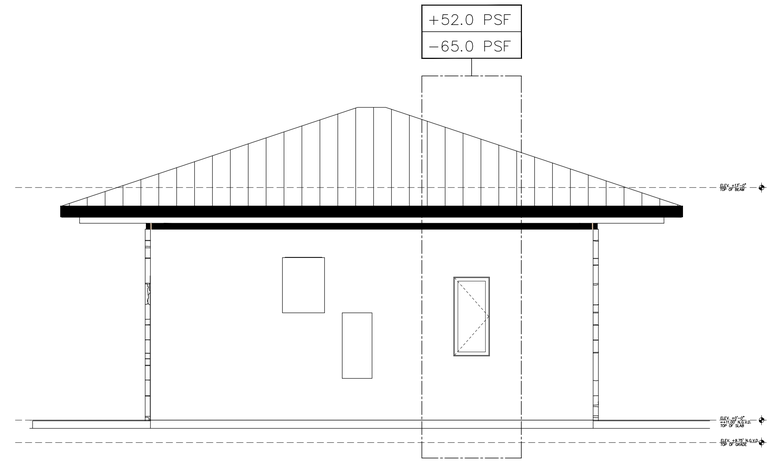
SHEET NUMBER

S-5.2

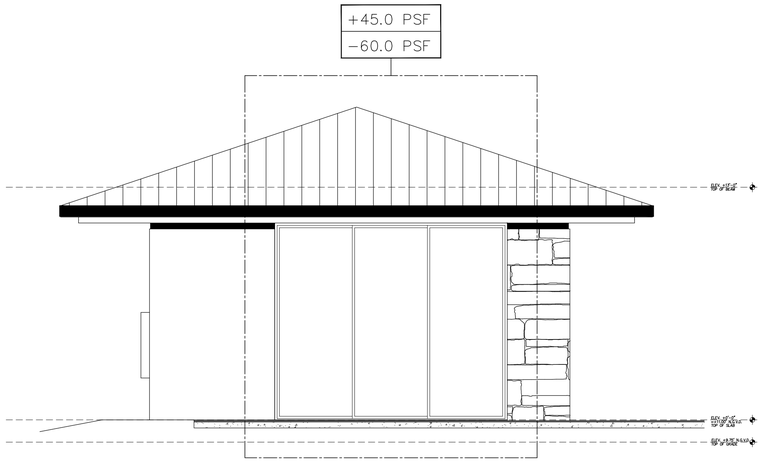
COPYRIGHT BALLI-TRAUTMAN ARCHITECTS, LLC
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143



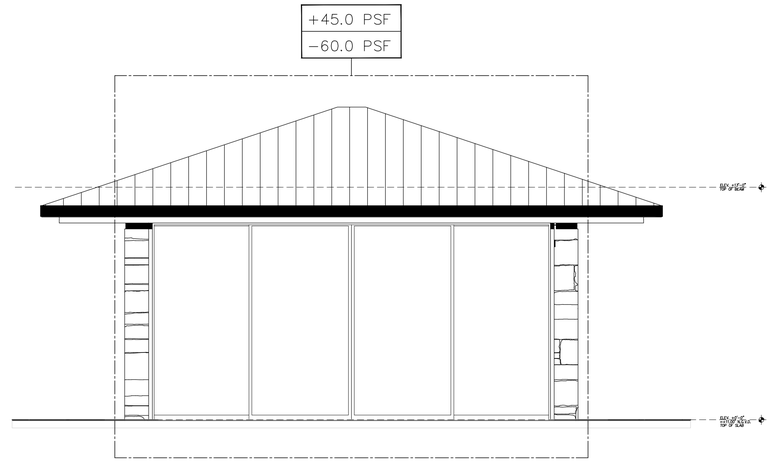
POOL HOUSE EAST ELEVATION
7 (SIDE FACADE)
1/4" = 1'-0"



POOL HOUSE NORTH ELEVATION
4 (REAR FACADE)
1/4" = 1'-0"



POOL HOUSE WEST ELEVATION
6 (SIDE ELEVATION)
1/4" = 1'-0"



POOL HOUSE SOUTH ELEVATION
3 (FRONT FACADE)
1/4" = 1'-0"

Zvonimir T. Belfranin, P.E.
Consulting Structural Engineer
P.E. # 33074
4836 S.W. 74 CT.,MIAMI, FLORIDA 33155
(305) 669-0255
BELFRANIN@AOL.COM

HERRERA RESIDENCE

6825 SW 132nd St,
Pinecrest, FL 33156.

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE
1	CITY REV 1	08/11/25

PERMIT SET

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

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

SHEET TITLE

WIND PRESSURE POOL HOUSE

SHEET NUMBER

S-5.3

COPYRIGHT BALLI-TRAUTMAN ARCHITECTS, LLC
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143