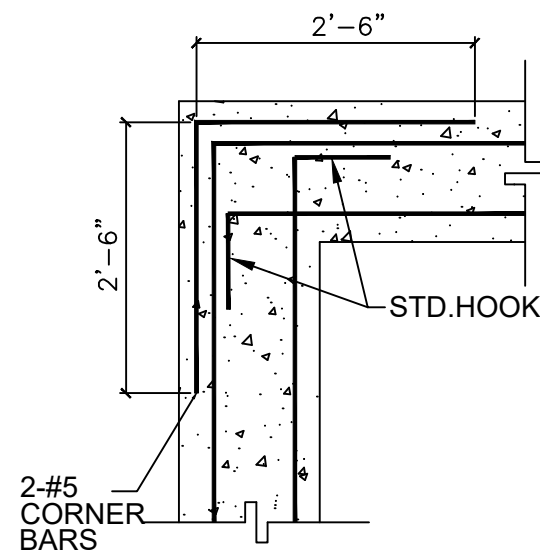
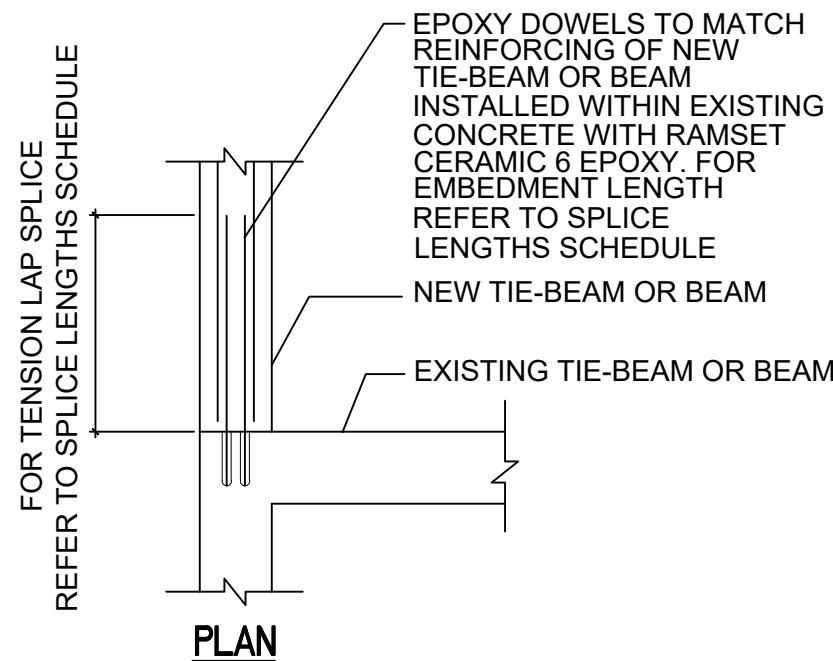




TYPICAL TIE-BEAM
CORNER BAR DETAIL
N.T.S.



CONNECTION BETWEEN
EXIST. AND NEW TIE-BEAM
N.T.S.

MASONRY WALL NOTES :

- MORTAR & GROUT- MUST COMPLY WITH ACI 530-13 CODE
- CLEAN MASONRY CELLS TO OBTAIN A MINIMUM 3"x3" UNOBSTRUCTED CONTINUOUS VERTICAL CAVITY. PLACE 3000 PSI GROUT FILL IN 4 FT LIFTS MAXIMUM UNLESS SPECIAL GROUT IS USED. CLEANOUT OPENINGS SHALL BE PROVIDED WHERE GROUT POOR EXCEED 4 FT IN HEIGHT.
- 8" CMU WALLS SHALL BE REINF. W/#5 VERT. @ 32" O.C. MAX. WITHIN 3,000 PSI GROUT FILLED CELLS AND 9 GA LADDER HORIZONTAL EVERY TWO COURSES UNLESS OTHERWISE NOTED.
- COMPRESSIVE STRENGTH OF MASONRY WALLS ON SHALL BE AS FOLLOWS:
1,500 PSI BASED IN A COMPRESSIVE STRENGTH OF MASONRY UNIT OF 1,900 PSI WITH TYPE M MORTAR
- GROUT SHALL BE PLASTIC MIX HAVING MAXIMUM SLUMP OF 9 INCHES +/- 1 INCH.
- GROUTING SHALL BE A CONTINUOUS OPERATION IN LIFTS NOT EXCEEDING 4 FEET AND A MAXIMUM POUR OF 12 FEET.

GROUND FLOOR NOTES :

- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGIN ANY CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE ALL DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER BEFORE PROCEEDING WITH THE WORK.
- FLOOR SLAB CONSISTS OF A 4" CONCRETE SLAB ON WELL COMPACTED FILL OVER A POLYETHYLENE VAPOR BARRIER. AND REINFORCED WITH 6x6-W1.4x1.4 WWF (UON) LAPPED 6 INCHES WWF SHALL BE PLACED 2" BELOW THE TOP OF THE SLAB IN ORDER TO BE EFFECTIVE.
- CENTERLINE OF COLUMN OR WALL IS CENTERLINE OF FOOTING (UON).

TERMITE PROTECTION

THE BUILDING MUST HAVE A PRE-CONSTRUCTION TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY WHICH CONTAINS THE FOLLOWING STATEMENT:
"THIS BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUB-TERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES"

SOIL STATEMENT:

SOIL CONDITION AT SITE BY VISUAL INSPECTION INDICATES AN ALLOWABLE BEARING CAPACITY OF 2,000 P.S.F. (UNDISTURBED SAND AND/OR ROCK).
PRIOR TO THE INSTALLATION OF ANY FOOTING FOUNDATION SYSTEM FOR NEW BUILDINGS, STRUCTURES OR ADDITIONS THE BUILDING OFFICIAL SHALL BE PROVIDED WITH A STATEMENT FROM AN ARCHITECT OR ENGINEER TO CERTIFY THE PRESUMPTIVE SOIL BEARING CAPACITY.

SOIL COMPACTION

SOIL SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT OF MODIFIED PROCTOR IN A ACCORDANCE WITH A.S.T.M. D-1557 AND COMPACTED AND TESTED IN LIFTS NOT TO EXCEED 12 INCHES.

RADON RESISTANCE

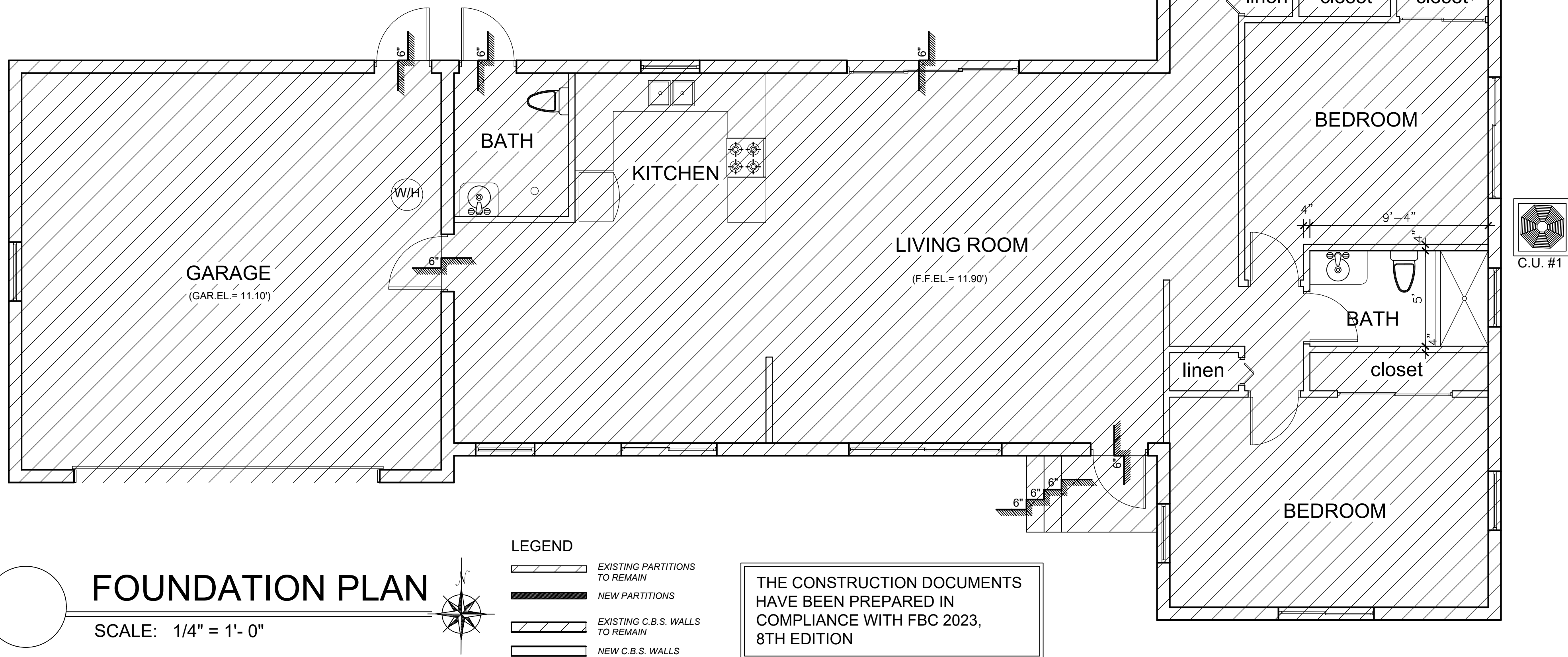
PROVIDE 6 MIL VAPOR BARRIER AT CONCRETE SLAB

SOIL PREPARATION:

THE AREA UNDER FOOTING, FOUNDATIONS AND CONCRETE SLAB ON GRADE SHALL HAVE ALL VEGETATION, STUMPS, ROOTS AND FOREIGN MATERIALS REMOVED PRIOR TO THEIR CONSTRUCTION. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL.
LEGAL DESCRIPTION

LEGEND:

- NEW 3000 PSI GROUT FILLED C.M.U. CELL REINFORCED W/1#5 INSTALLED IN EXISTING MASONRY WALL EPOXIED 6" MINIMUM WITHIN FOOTING AND TIE BEAM.



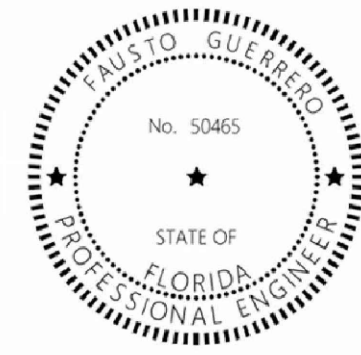
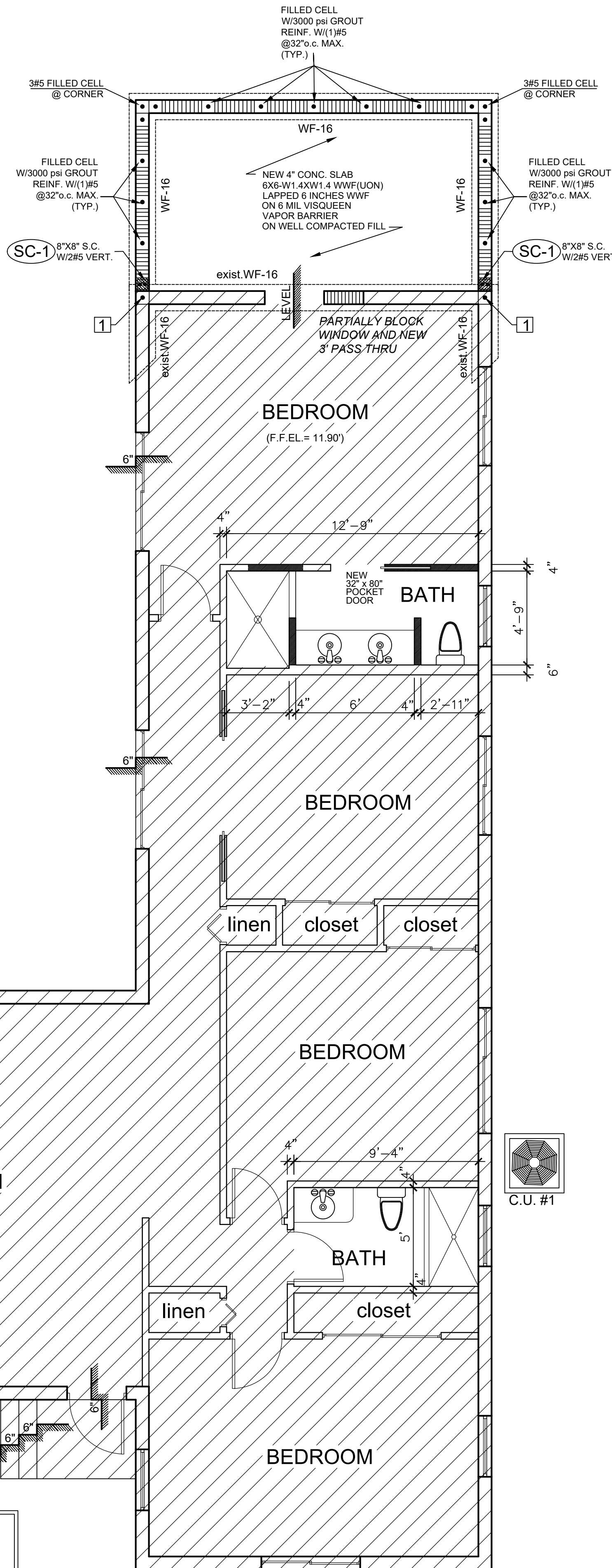
FOUNDATION PLAN

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

LEGEND

- EXISTING PARTITIONS TO REMAIN
- NEW PARTITIONS
- EXISTING C.B.S. WALLS TO REMAIN
- NEW C.B.S. WALLS

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8TH EDITION



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FAUSTO GUERRERO
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SEAL

CONSULTANT:

PROJ. MANAGER:
PEDRO PUERTO/C.B.S.
305-262-8075

PROJECT INFORMATION

ADDITION & INT. REMODELING
FOR RESIDENCE OF
VANESSA SHAPIRO
7901 SW 136th STREET PINECREST, FL. 33156

REVISION: DATE: DESCRIPTION:

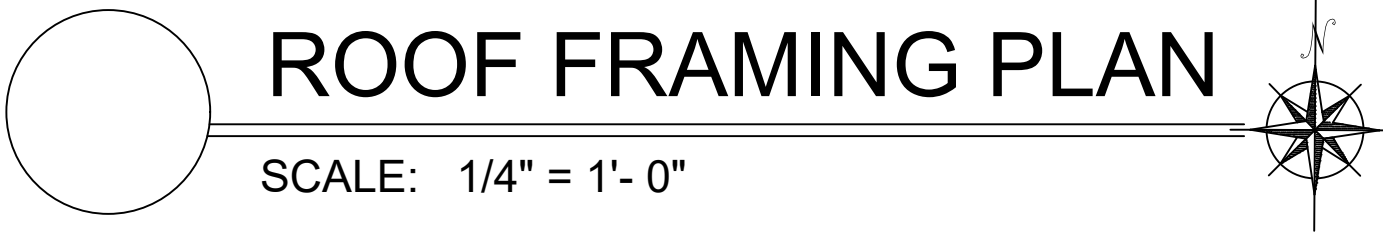
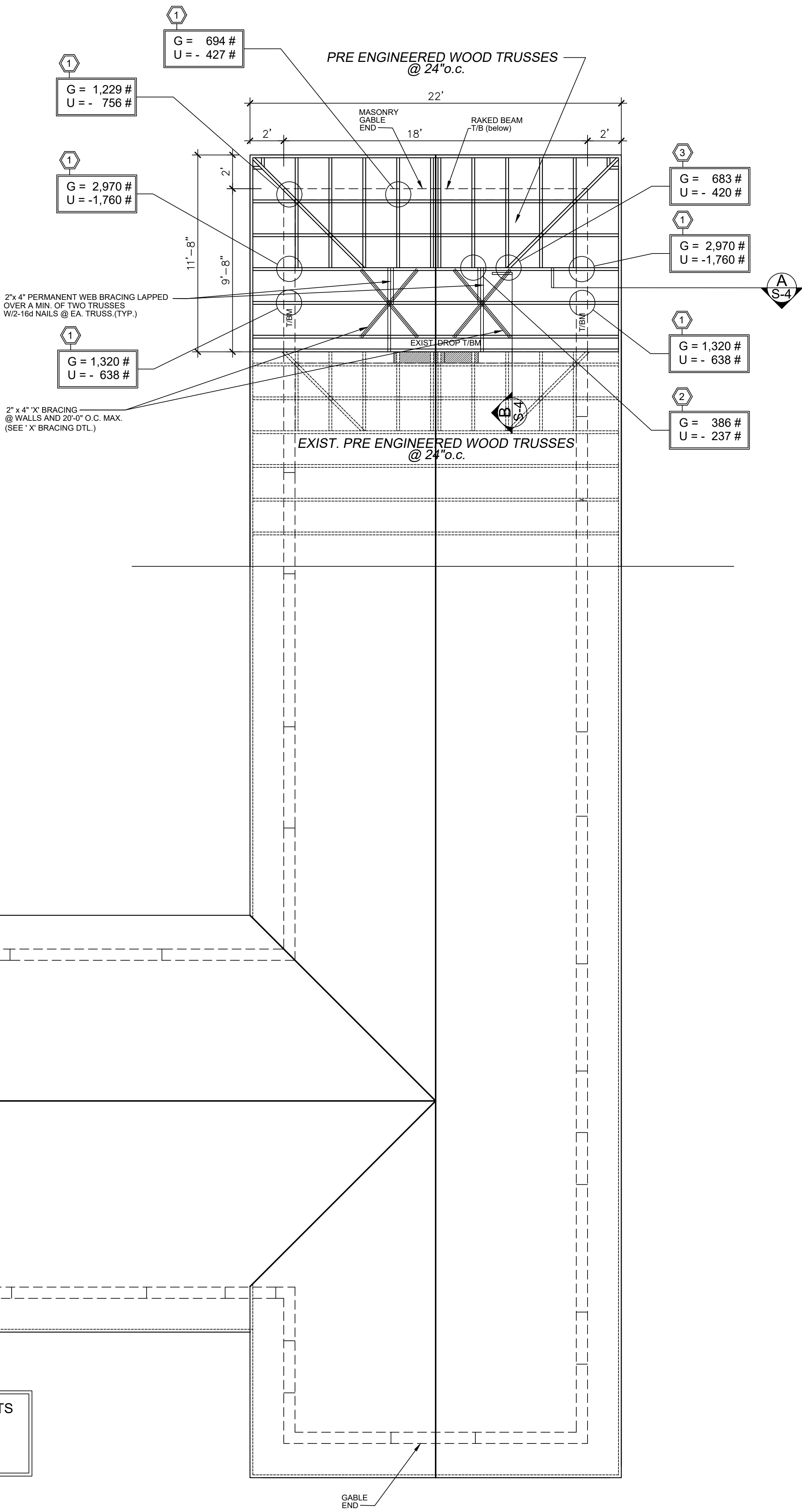
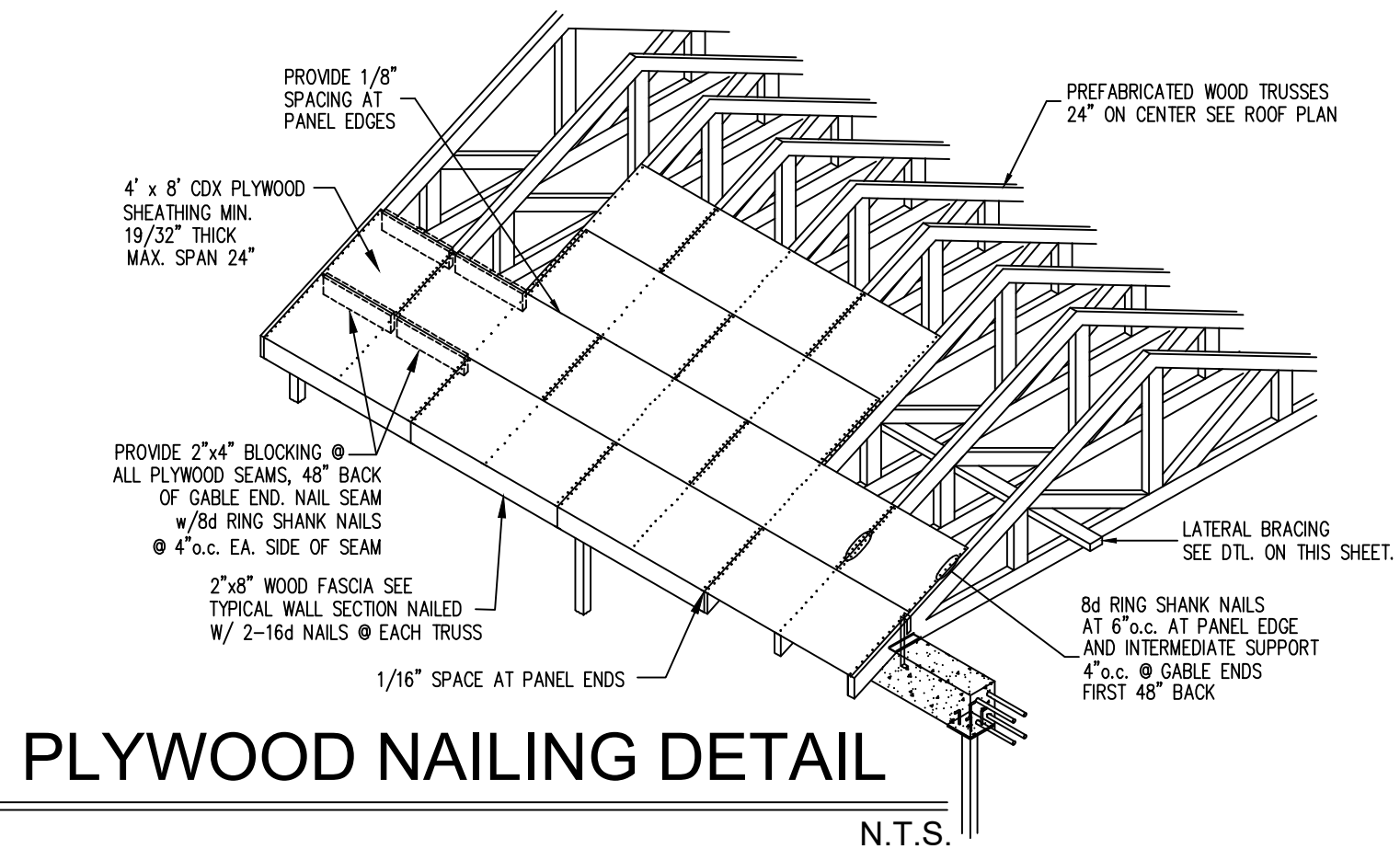
DATE: 05-02-25
JOB NUMBER: 25-10

TITLE:

S-1

DESIGN CRITERIA				ROOF WIND GROSS UPLIFT PRESSURE		
ROOF LOADS SHALL BE AS FOLLOWS: 1. ROOF (DL) = 10 P.S.F. 2. ROOF (SDL) = 20 P.S.F. (W/O ROOF COVERING) 3. ROOF (LL) = 30 P.S.F. 4. UPLIFT DUE TO WIND LOAD ; AS PER ASCE 7/22. WIND SPEED = 175 MPH EXPOSURE/GROUND ROUGHNESS : "C"				ZONE	10 S.F. OR LESS PSF	
				1	-73.8	
				2	-97.8	
				3	-128.4	
				a= 3.0 FT		INTERPOLATE FOR INTERMEDIATE VALUES OF TRIBUTARY AREA
BEAM SCHEDULE						
MARK	SIZE	REINFORCEMENT		#3 TIES	TOP OF BM. ELEV.	
		BOTT	TOP			
TB	8"x 12" CONC.TIE BM.	2 #5	2 #5	#3 STIRRUPS @ 48"o.c. & #3 @ 12"o.c. OVER OPENINGS AND (4) #3 @12" o.c. AT CORNERS	+8'-0"	
RB	8"x 12" CONC.RAKED BM.	2 #5	2 #5	#3 STIRRUPS @ 24"o.c. & AND (4) #3 @12" o.c. AT CORNERS	VARIES	
FOUNDATION SCHEDULE						
MARK	DIMENSIONS			REINFORCING STEEL		
WF-16	16" x 12" CONT. WALL FTG.			2#5 CONT. BOTTOM		
COLUMN SCHEDULE						
MARK	DIMENSIONS			REINFORCING STEEL		
FC	1 #5 VERT. IN CONCRETE FILLED CELLS. AS SHOWN ON PLAN			#5 FR. FTG. TO T/B TOP STL.		
SC 8x8	8"x 8" CONC. STARTER COL.			(2) #5 VERT. NOTE: FOR STARTER COL'S, PROVIDE # 5 X 12" HOR DOWELS @ 24" O.C. TO EXIST. SOLID CONC. (TYP.)		
ROOF METAL CONNECTOR						
MARK	CONNECTOR	MFR.	DADE COUNTY NOA. No.	NAILS	UPLIFT CAPACITY	LATERAL CAPACITY L1 L2
1	1-NVSTA-20	NU-VUE	24-0213.07	SEAT: 6-10d X 1 1/2" JOIST: 7-10d X 1 1/2" EMB: 4" (MIN.)	1,331	887 1,335
2	1-NVJH-26	NU-VUE	24-0213.09	HEADER: 10-10dX 1 1/2" JOIST: 6-10d X 1 1/2"	G= 1,240 U= 821	
3	1-NVSNP-3	NU-VUE	24-0213.05	6-8d X 1 1/2" EACH END	G= 570 U= 570	

ROOF NOTES	
1. USE 5/8" PLYWOOD ROOF SHEATHING ATTACHED WITH 8d RING SHANK NAILS AT 6" O.C. AT PANEL EDGES AND AT INTERMEDIATE SUPPORTS & 8d RING SHANK NAILS @ 4" O.C. THRU BOUNDARIES	
2. SHEATHING SHALL BE CONTINUOUS OVER 2 OR MORE SPANS WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND SHALL HAVE STAGGERED JOINTS.	
3. STRUCTURAL LUMBER TO HAVE A MIN. DESIGN VALUE FOR EXTREME FIBER ACCORDING TO NDS (2013 ADDENDUM) USE #2 SOUTHERN YELLOW PINE OR BETTER.	
4. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.	
5. WOOD RAFTERS TO BE DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE	
6. ALL ROOF MEMBERS TO BE SECURED TO TIE BEAMS OR OTHER STRUCTURAL MEMBERS WITH HURRICANE STRAPS AS SHOWN IN THE METAL CONNECTOR SCHEDULE ON THE CONTRACT DRAWINGS.	
7. COORDINATE ALL SLOPES AND LOCATIONS OF ALL CHASSES WITH ARCHITECTURAL AND MEP DRAWINGS.	
8. COORDINATE RAFTERS LAYOUT WITH ARCHITECTURAL DRAWINGS.	
9. FLOOR LOADS SHALL BE AS FOLLOWS: DL= 20 PSF LL= 30 PSF	



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8TH EDITION

FAUSTO GUERRERO

No. 50465

STATE OF FLORIDA

PROFESSIONAL ENGINEER

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S-2

SPLICE LENGTHS			
fc=3,000 psi, fs=60,000 psi, cover > db, spacing > db, uncoated bar and normal weight concrete			
BAR	TENSION LAP SPICE FOR "TOP BARS"	TENSION LAP SPICE FOR "OTHER BARS"	COMPRESSION LAP SPICE
#4	29"	22"	
#5	36"	28"	
#6	43"	33"	
#7	63"	49"	
#8	72"	55"	

NOTE: 1. THIS SCHEDULE APPLIES FOR ALL SITUATIONS AND CONDITIONS UNLESS OTHERWISE NOTED.

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STRUCTURAL GENERAL NOTES

CODES

- FLORIDA BUILDING CODE, 2023 8TH EDITION.
- AMERICAN INSTITUTE OF STEEL CONSTRUCTIONS "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDING-ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN", LATEST EDITION.
- AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" ACI 318-19.
- AMERICAN FOREST AND PAPER ASSOCIATIONS "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", 2015 EDITION ("NDS").
- AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURE" ACI 530-14, 531-13, 1-2011/ASCE 7-22.
- ALL CONSTRUCTION SHALL COMPLY WITH ACI-301, LATEST EDITION.
- ALL REINFORCED STEEL SHALL BE DETAILED TO COMPLY WITH ACI-SP-04.
- ALL STEEL PLACING SHOP DRAWING SHALL BE PREPARED IN ACCORDANCE WITH ACI-SP-04.

COORDINATION

- STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TO LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, OPENINGS, REGLETS, BOLT SETTINGS, SLEEVES, ETC. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK. NO DIMENSIONS SHALL BE SCALED FROM DRAWINGS.
- GENERAL CONTRACTOR SHALL CHECK, REVIEW AND VERIFY ALL PLANS, DIMENSIONS AND SITE CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS OR ANY VARIATIONS NEEDED IN ORDER TO CONFORM TO CODES, RULES AND REGULATIONS SHALL BE NOTIFIED IN WRITING TO THE ARCHITECT-ENGINEER. ANY SUCH DISCREPANCIES, OMISSION OR VARIATIONS NOT REPORTED DURING THE BIDDING PERIOD SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR WHO SHALL PERFORM THE WORK AS PER THE ARCHITECT-ENGINEER'S INSTRUCTIONS.
- THE DRAWINGS SHOW SECTIONS AND DETAILS FOR SPECIFIC CONDITIONS. THE SECTIONS AND DETAILS ARE TO APPLY TO OTHER SIMILAR CONDITIONS NOT SPECIFICALLY SHOWN.

CONSTRUCTION LAYOUT

FOR THE ACCURATE LOCATION AND ORIENTATION OF MASONRY WALLS AND STRUCTURES REFER TO ARCHITECTURAL DRAWINGS.

PRECAUTIONS

- WHEN PERFORMING WORK BELOW GRADE, CARE SHALL BE TAKEN TO AVOID DAMAGING ANY EXISTING UTILITIES. ANY UNKNOWN OR DAMAGED UTILITIES SHALL BE REPORTED TO ALL AFFECTED PARTIES, INCLUDING THE ENGINEER. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION IN ACCORDANCE WITH THE BUILDING DEPARTMENT REGULATIONS.
- NO BACKFILL SHALL BE PLACED AGAINST ANY STRUCTURE UNTIL HAS ATTAINED THE SPECIFIED 28-DAY CONCRETE STRENGTH.

CONCRETE SLAB ON FILL

- SELECTED FILL MATERIALS SHALL BE CLEAN CRUSHED LIME STONE (3" MAX. PARTICLE) OR CLEAN FINE SAND. THE FILL PLACEMENT SHOULD OCCUR IN THE DRY AND COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY.

CAST-IN-PLACE CONCRETE

- CONCRETE STRENGTH AT 28 DAYS SHALL BE AS FOLLOWS:
SLAB ON FILL 3000 PSI
COLUMNS 3000 PSI
STRUCTURAL SLABS 3000 PSI (U.O.N.)
BEAMS 3000 PSI (U.O.N.)
- CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING STEEL (AS IN WALLS, COLUMNS, AND DROP CAPITALS) SO AS TO CAUSE SEGREGATION OF AGGREGATES. USE HOPPERS, CHUTES OR TRUNKS OF VARYING LENGTHS SO THAT THE FREE UNCONFINED FALL OF CONCRETE SHALL NOT EXCEED 5 FEET, AND A SUFFICIENT NUMBER SHALL BE USED TO ENSURE THE CONCRETE IS BEING KEPT LEVEL AT ALL TIMES.
- SLABS ON GRADE SHALL BE PLACED OVER 6 ML. VISQUEEN OR APPROVED EQUAL, AND SHALL BE ISOLATED BY PREMOULDED JOINT FILLER.
- JOINT SHALL BE FILLED AND SEALED AS INDICATED ON THE CONTRACT DRAWINGS AND FOLLOWING THE MANUFACTURE SPECIFICATIONS.
- SAW CUT CONTROL JOINTS SHALL BE SAWS AS SOON AS THE CONCRETE IS HARD ENOUGH NOT TO BE TORN OR DAMAGE BY THE BLADE. JOINTS SHALL BE DONE AS SHOWN ON THE CONTRACT DRAWINGS.

STEEL REINFORCEMENT

- STEEL REINFORCEMENT FOR ALL BARS SHALL CONFORM TO ASTM A615, GRADE 60
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
- ALL REINFORCING SHALL BE DETAILED AND FABRICATED CONFORMING TO ACI 315. PLACING OF BARS SHALL CONFORM TO CRSI "RECOMMENDED PRACTICES FOR PLACING REINFORCING BARS. NO DEVIATION FROM THE STRUCTURAL PLANS SHALL BE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT-ENGINEER.
- ALL LONGITUDINAL REINFORCEMENT BARS SHALL BE LAPPED 30 DIA. AT SPLICE CORNERS, UON. ALL OTHERS SPLICES SHALL BE AS SHOWN IN THE SPLICE LENGTH SCHEDULE ON THE CONTRACT DRAWINGS. ALL WALLS AND COLUMNS SHALL BE DOWELED IN FOOTINGS, WALLS, BEAMS, OR SLABS WITH BARS OF THE SAME SIZE AND SPACING AS THE BARS ABOVE.
- ALL BARS SHALL BE SECURELY HELD IN PLACE DURING CONCRETE POURING. IF REQUIRED, ADDITIONAL BARS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR THE BARS.
- EPOXY REBARS SHALL BE EMBEDDED AS SPECIFIED BY THE MANUFACTURER.

WOODEN STRUCTURES

- STRUCTURAL LUMBER TO HAVE A MIN DESIGN VALUE FOR EXTREME FIBER IN BENDING ACCORDING TO NDS-2015. USE #2 SOUTHERN YELLOW PINE OR BETTER.
- ALL ROOF MEMBERS TO BE SECURED TO TIE BEAMS OR OTHER STRUCTURAL MEMBERS WITH HURRICANE STRAPS AS SHOWN IN THE METAL CONNECTOR SCHEDULE ON THE CONTRACT DRAWINGS.
- ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.

REINFORCEMENT CLEARANCE

CLEARANCE OF STEEL REINFORCEMENT FROM FACE OF CONCRETE TO THE OUTERMOST BAR SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED. ON THE DRAWINGS.

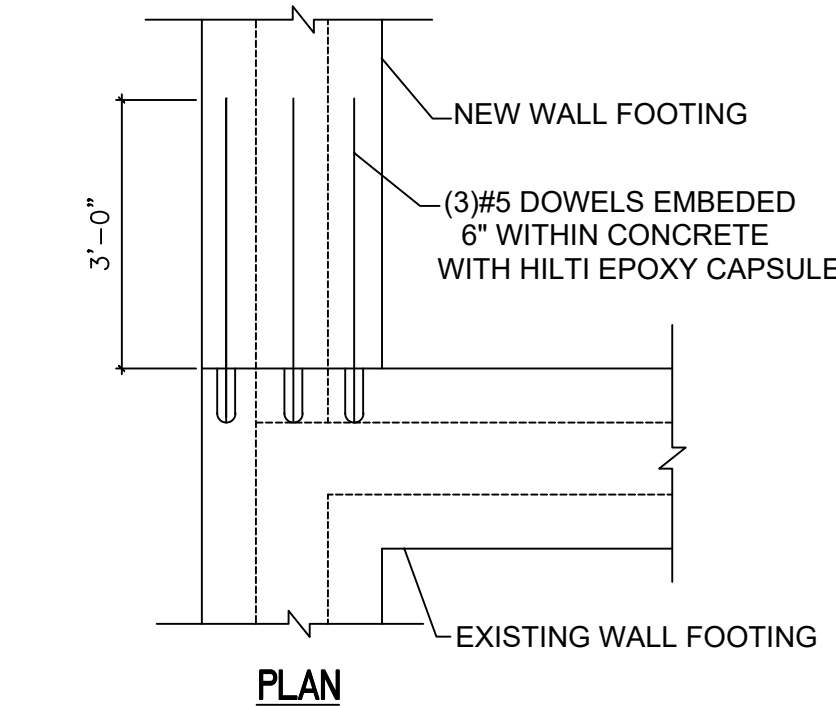
CONCRETE CAST AGAINST GROUND	3"
FORMED CONCRETE IN CONTACT W/ GROUND	2"
BEAMS AND COLUMNS	1-1/2"
SLABS	1"
FOOTINGS	2" TOP
	3" BOTTOM AND SIDES
TIE COLUMNS	1-1/2" TO TIES

MASONRY

- MASONRY UNITS SHALL CONFORM TO ASTM C-90, TWO CELL HOLLOW, LOAD BEARING CONCRETE BLOCK OF 8 INCHES BY 16 INCHES. CONCRETE MASONRY SHALL HAVE AN AVERAGE PRISM STRENGTH (fm) OF 1500 PSI. MASONRY GROUT SHALL BE A PEAROCK MIX WITH A MAXIMUM AGGREGATE SIZE OF 3/8 INCH AND A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI. CELLS TO BE FILLED WITH GROUT AS INDICATED ON DRAWING.
- THE PLACEMENT OF MASONRY UNITS SHALL BE "RUNNING BOND" TYPE. HORIZONTAL AND VERTICAL JOINTS SHALL BE THREE-EIGHTHS OF AN INCH IN THICKNESS. MORTAR USED TO BOND MASONRY SHALL BE TYPE M AND SHALL HAVE A MINIMUM AVERAGE COMPRESSIVE STRENGTH OF 2500 PSI. PROPERTIES AND PROPORTIONS SHALL COMPLY WITH ASTM C270. FOR INTERIOR LOAD BEARING WALLS THE MORTAR SHALL BE TYPE M OR S. FOR INTERIOR WALLS ABOVE GRADE AND NOT SUPPORTING LOADS THE MORTAR SHALL BE TYPE M, S, OR N.
- HORIZONTAL REINFORCEMENT SHALL BE 9 GA LADDER TYPE AT 16" O/C. VERTICAL REINFORCEMENT SHALL BE IN ACCORDANCE WITH THE LAYOUTS SHOWN ON THE DRAWINGS.
- WHENEVER ANCHOR BOLTS ARE TO BE SET IN MASONRY TWO CELLS AT THE SETTING LOCATION SHALL BE FILLED WITH 3500 PSI GROUT.

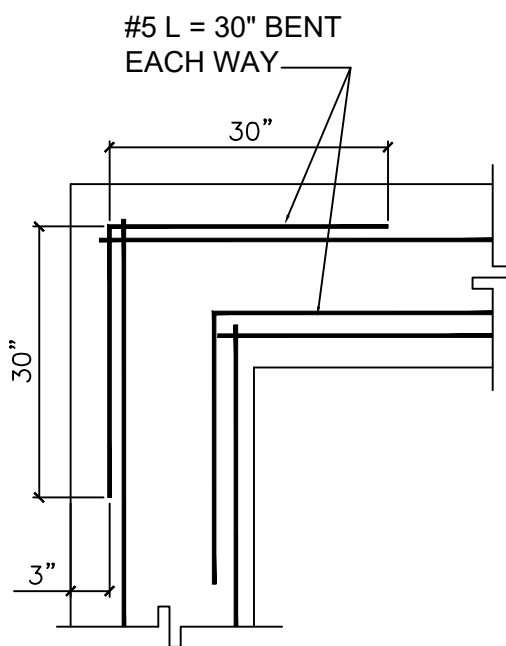
STEEL

- ALL STRUCTURAL STEEL ROLLED SHAPES, BARS AND PLATES SHALL CONFORM TO ASTM A 36, FY=36 KSI, UON.
- STRUCTURAL TUBING SHALL CONFORM TO ASTM A 500, GRADE B, FY=46KSI.
- STEEL PIPES SHALL CONFORM TO ASTM A 53, TYPE S, GRADE B, FY=35KSI.
- ANCHOR BOLTS SHALL CONFORM TO ASTM A 307.
- WELDING ELECTRODES SHALL BE E 70 SERIES, LOW HYDROGEN.
- TYPE AND EMBEDMENT LENGTH OF CONCRETE MECHANICAL ANCHORS SHALL BE AS SHOWN ON THE CONTRACT DRAWINGS.



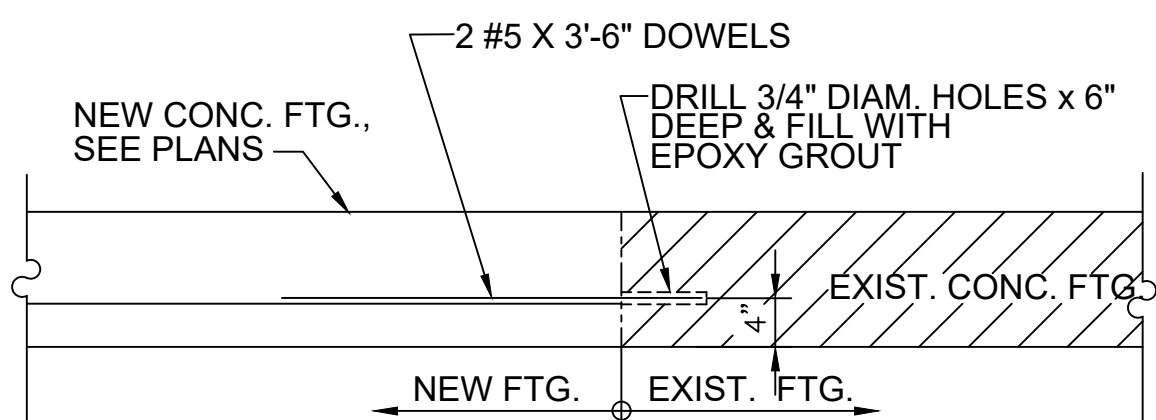
CONNECTION BETWEEN EXISTING AND NEW WALL FOOTING

N.T.S.



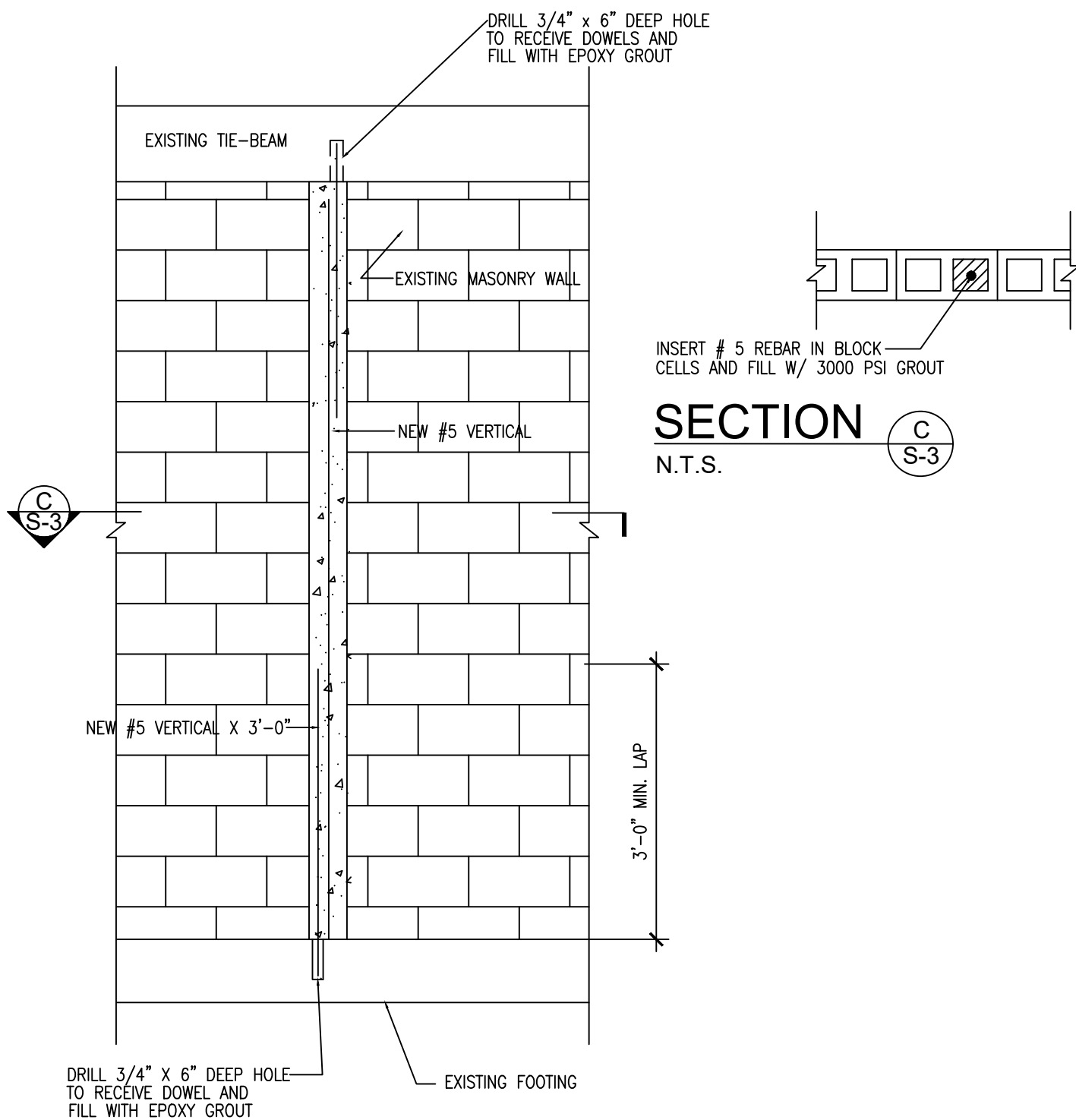
TYPICAL FOOTING CORNER BAR DETAIL

N.T.S.



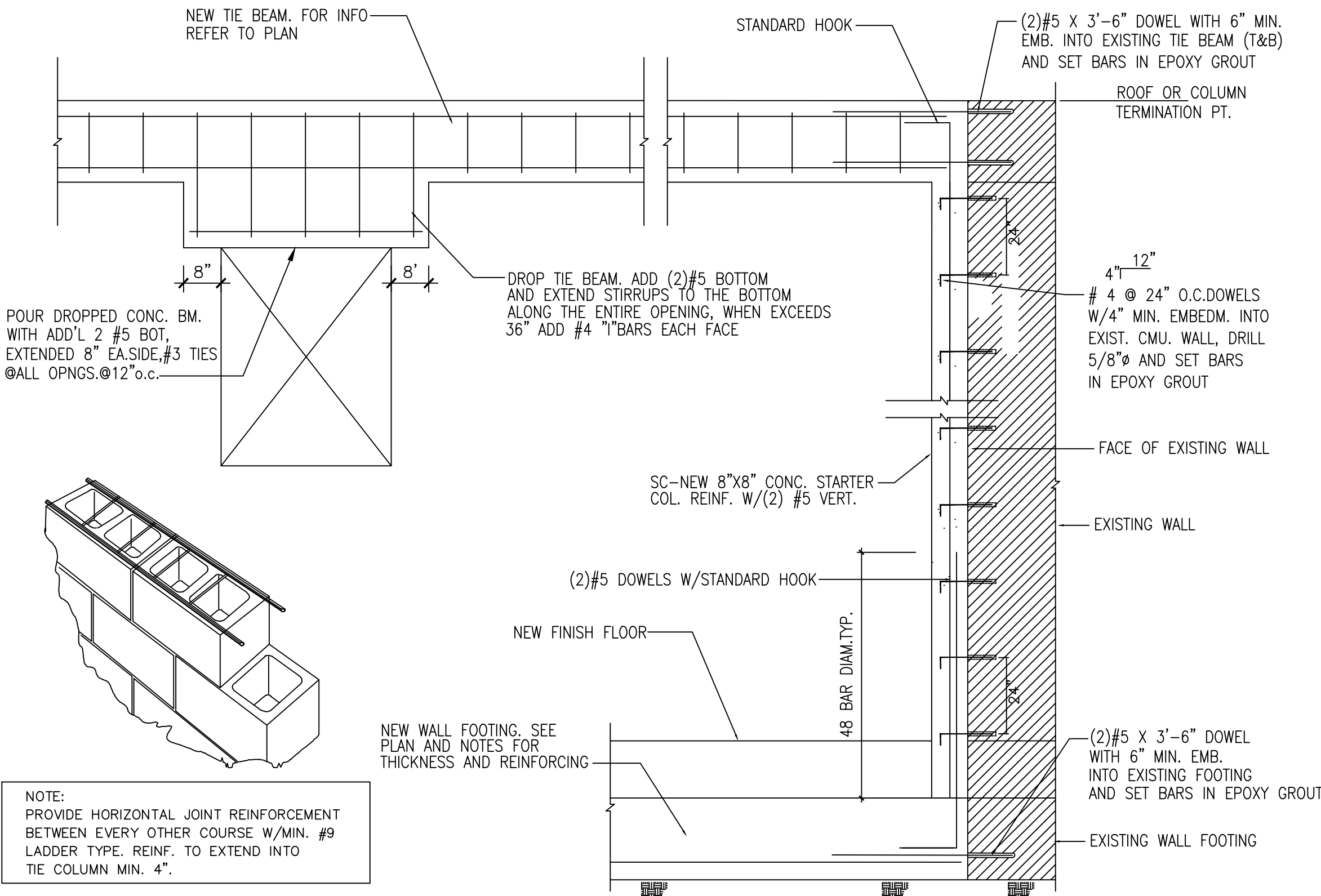
CONNECTION BETWEEN EXISTING AND NEW FOOTING

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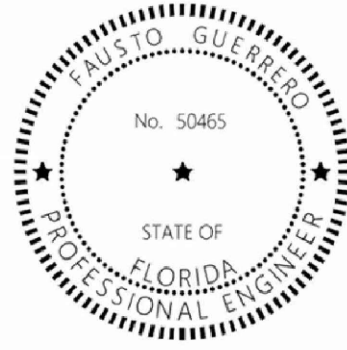
TYPICAL NEW GROUT FILLED CELL DETAIL

N.T.S.



8X8 STARTER COLUMN CONNECTION TO EXISTING STRUCTURE

SCALE 3/4" = 1'-0"



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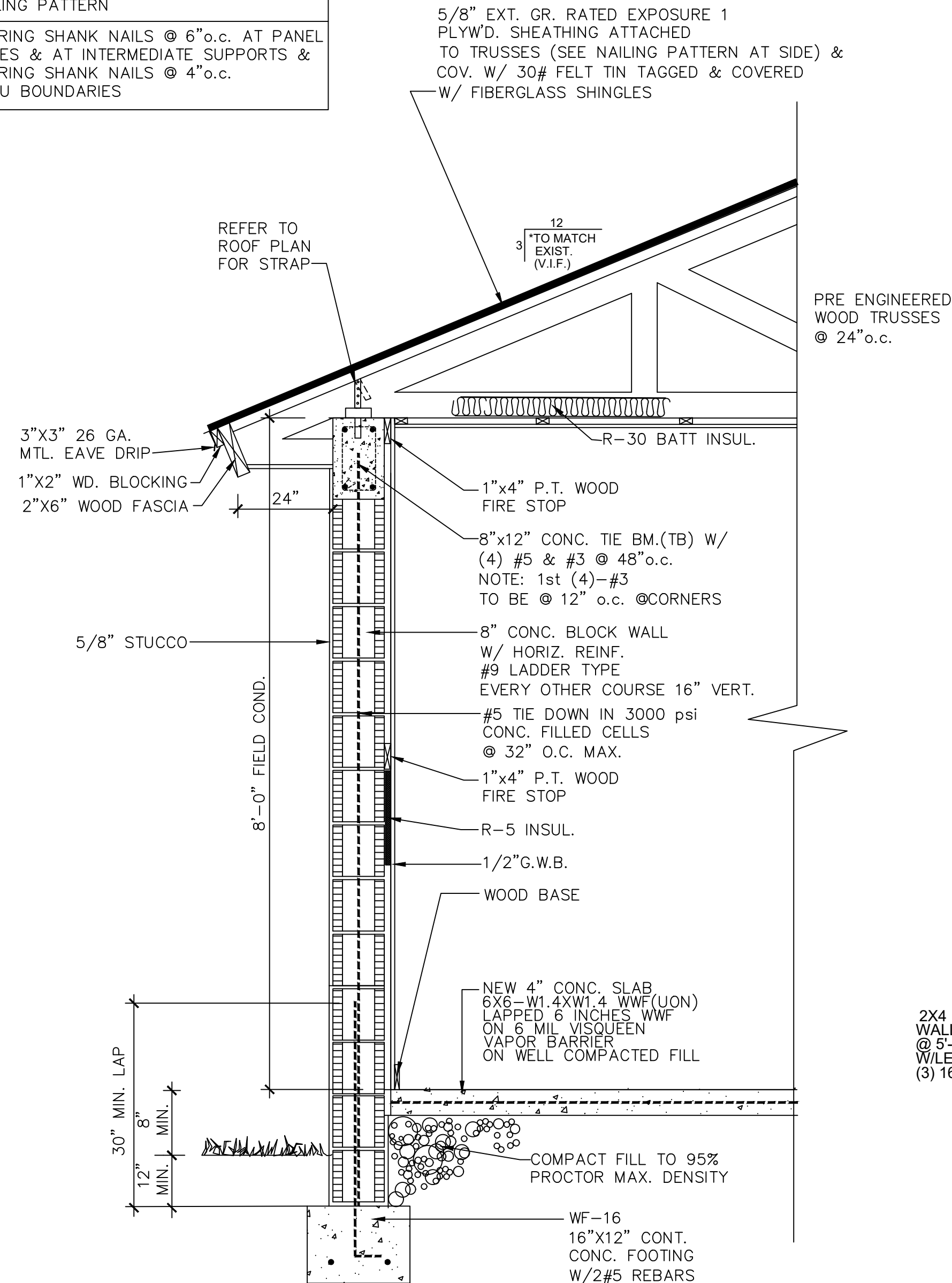
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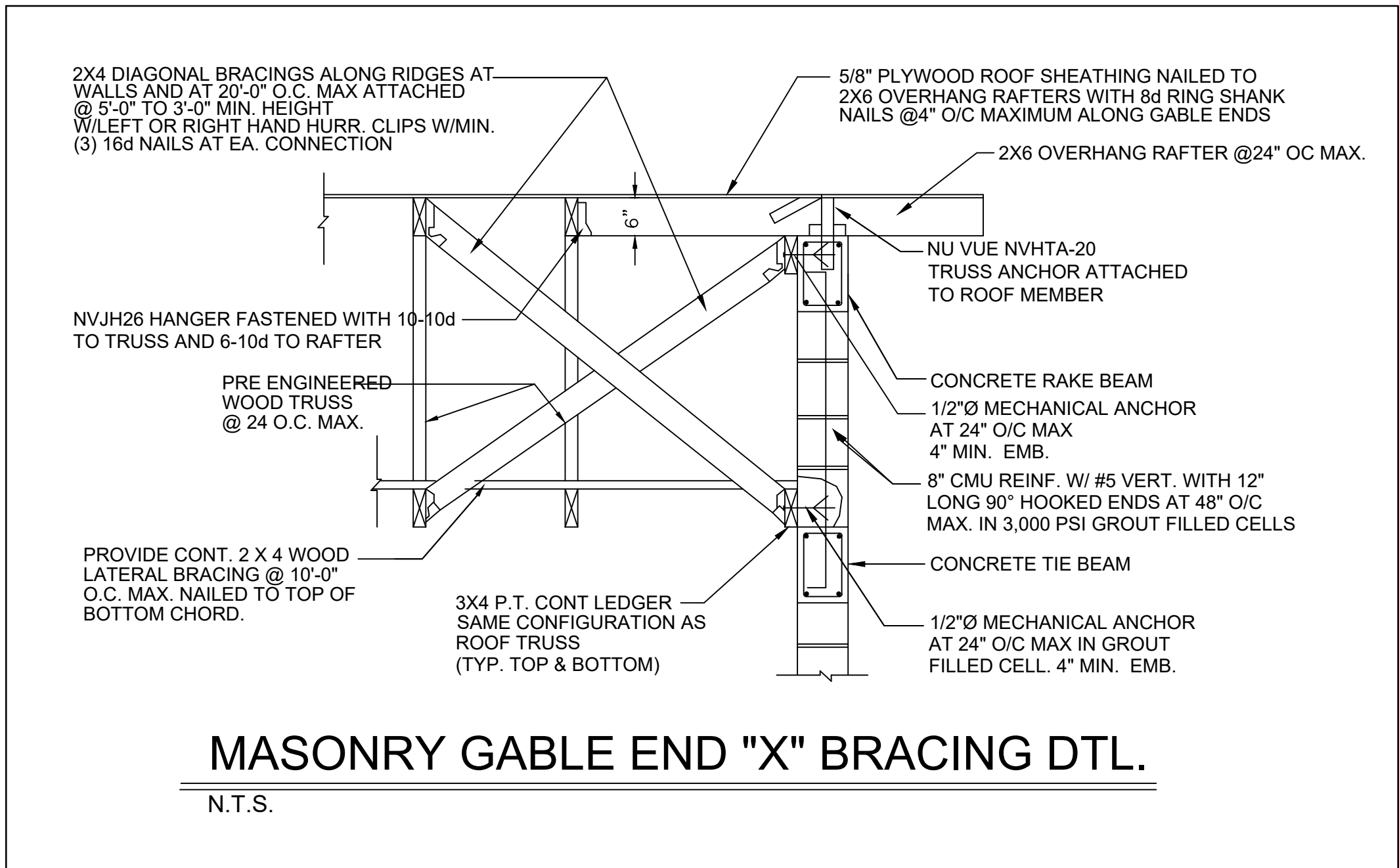
S-3

NAILING PATTERN
8d RING SHANK NAILS @ 6"o.c. AT PANEL EDGES & AT INTERMEDIATE SUPPORTS & 8d RING SHANK NAILS @ 4"o.c. THRU BOUNDARIES

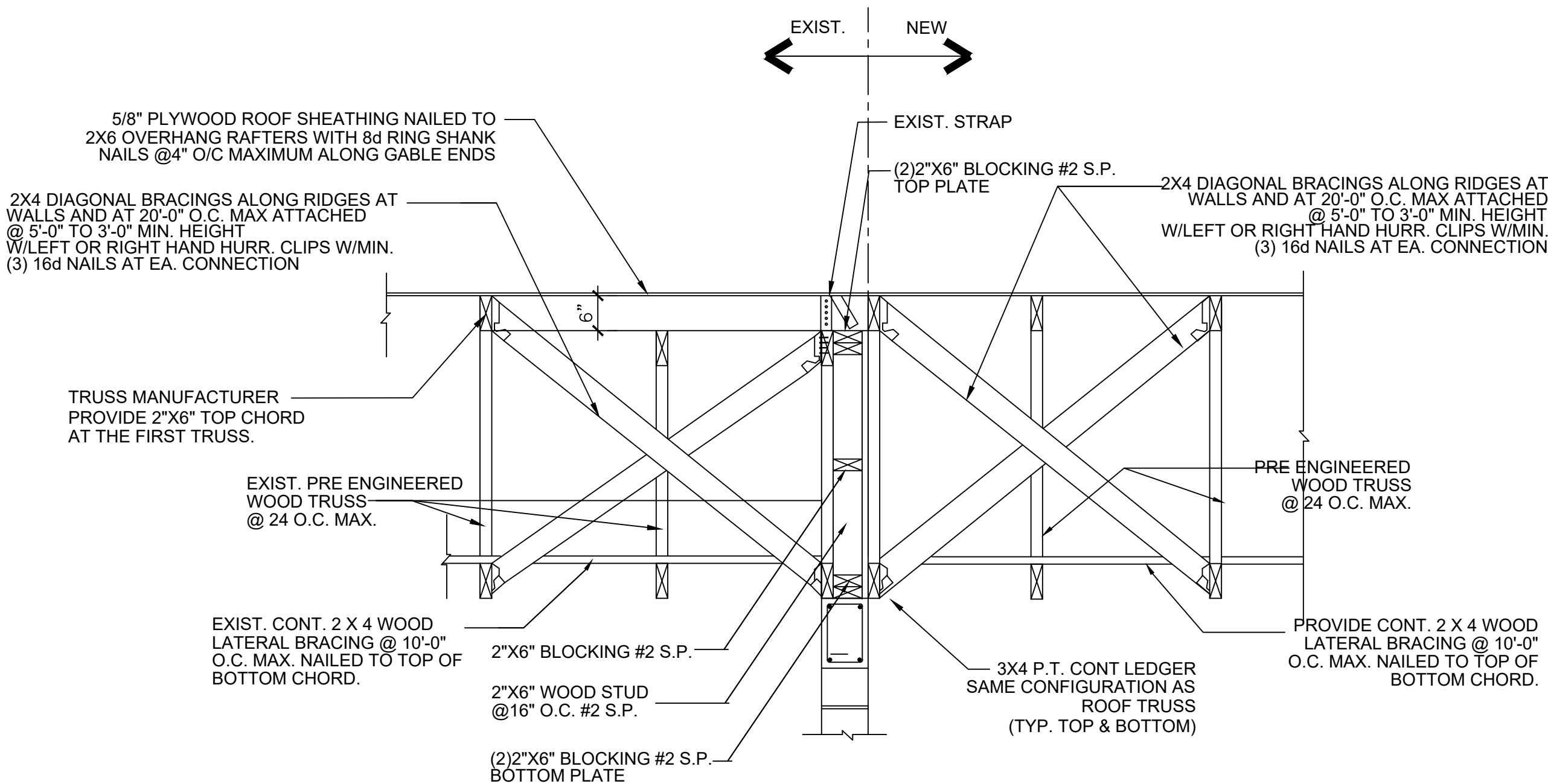


A
S-4
SECTION
SCALE: 3/4" = 1'-0"

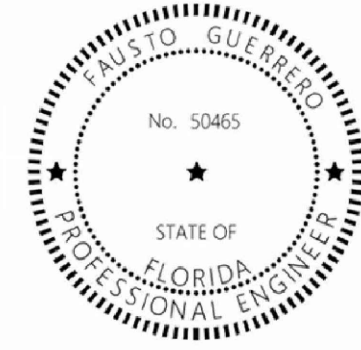
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B
S-4
SECTION
N.T.S.

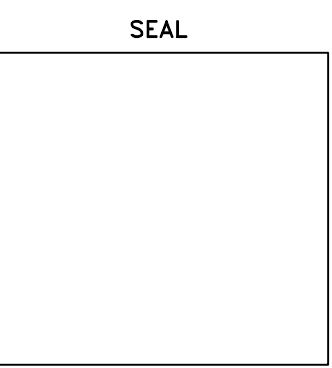


C
S-4
SECTION
N.T.S.



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S-4