

GENERAL NOTES

03300 CAST-IN-PLACE CONCRETE (CONT.):

CEMENT SHALL CONFORM TO ASTM C150, TYPE II. AGGREGATE PER ASTM C33. LIGHTWEIGHT AGGREGATE PER ASTM C330. DO NOT TAMP SLABS USE ROLLER BUG, VIBRATING SCREED OR BULL FLOAT ONLY. PROVIDE AIR-ENTRAINING ADMIXTURE AT ALL EXPOSED CONCRETE AT A RATE ADEQUATE TO PROVIDE 5.0% AIR AT POINT OF PLACEMENT, TESTED IN ACCORDANCE WITH ASTM C233.

CONCRETE CONTAINING SUPERPLASTICIZING ADMIXTURE SHALL HAVE FIELD-VERIFIED 3" MAXIMUM SLUMP PRIOR TO ADDING ADMIXTURE AND 8" MAXIMUM SLUMP AT PLACEMENT. MIX DESIGNS SHALL BE DESIGNED BY THE CONCRETE PRODUCTION FACILITY IN ACCORDANCE WITH ACI 301 AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONSIDER THE USE OF SUPERPLASTICIZER WHERE CONGESTION OF REBAR IS LIKELY TO CAUSE ROCK POCKETS OR VOIDS. THE CEMENT FOR THE MIX SHALL BE TYPE II. THE RATE OF PLACING SUCH CONCRETE SHALL BE REDUCED OR THE FORM STRENGTH SHALL BE INCREASED TO SAFELY RESIST INCREASED PRESSURE AGAINST THE FORMS. DO NOT USE WITH COLORED CONCRETE.

FIBER MESH REINFORCEMENT IN SLABS ON GRADE (IF USED) SHALL CONFORM TO ASTM C 1116, TYPE III, SYNTHETIC FIBERS OF 100 PERCENT VIRGIN POLYPROPYLENE. FIBRILLATED FIBERS CONTAINING NO REPROCESSED OLEFIN MATERIALS; 70 KSI. PROVIDE MINIMUM OF 1.5 POUNDS OF FIBERS PER CUBIC YARD OF CONCRETE USED.

NO CONSTRUCTION JOINTS OTHER THAN THOSE SHOWN ON THE DRAWINGS SHALL BE INSTALLED WITHOUT APPROVAL OF THE ENGINEER. PROVIDE 3/4" CHAMFER AT ALL CORNERS, U.N.O.

CONCRETE SHALL NOT BE DROPPED MORE THAN FIVE FEET VERTICALLY WITHOUT USE OF TREMIES.

CONCRETE FOOTINGS AND PADS MAY BE POURED AGAINST NEAT EXCAVATIONS PROVIDED THE REQUIRED CONCRETE COVERAGE FOR REINFORCING IS MAINTAINED. CONCRETE WALLS AND COLUMNS SHALL BE DOWELED FROM SUPPORTS WITH BARS OF THE SAME SIZE AND SPACING. SEE "REINFORCING STEEL" FOR LAP REQUIREMENTS.

OPENINGS, POCKETS, BLOCKOUTS, ETC. SHALL NOT BE PLACED IN CONCRETE SLABS, DECKS, BEAMS, JOISTS, COLUMNS, WALLS ETC. UNLESS SPECIFICALLY DETAILD ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS PREPARED BY OTHERS SHOW OPENINGS, POCKETS, BLOCKOUTS, ETC. THAT ARE NOT SHOWN ON THE STRUCTURAL DRAWINGS. DO NOT PROCEED UNTIL DIRECTED BY THE ENGINEER IN WRITING.

PROVIDE 1/2" PREFORMED JOINT FILLER WHERE EXTERIOR SLABS ABUT VERTICAL SURFACES, TYPICAL U.N.O. COORDINATE WITH ARCHITECT.

MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED, EXCEPT THAT SLABS ON GRADE NEED BE VIBRATED ONLY AROUND EMBEDDED ITEMS AND UNDER FLOOR DUCTS, ETC. CAST CLOSURE FOUR AROUND COLUMNS AFTER COLUMN DEAD LOAD IS APPLIED.

CONCRETE WHICH HAS CONTAINED WATER FOR MORE THAN 90 MINUTES (60 MINUTES IF AIR TEMPERATURE EXCEEDS 85°) SHALL NOT BE USED. RETEMPERING OF CONCRETE AFTER INITIAL SET HAS OCCURRED IS NOT PERMITTED.

CURE EXPOSED CONCRETE FOR A MINIMUM OF 7 DAYS IN ACCORDANCE WITH ACI 308, ACI 360 AND ACI 302.1 PROCEDURES IN ORDER TO PREVENT SHRINKAGE CRACKING. CURE WITH CURING AND SEALING COMPOUND, MOST CURING, MOISTURE-RETAINING COVER CURING, OR COMBINATIONS THEREOF. IF CURING COMPOUND IS USED, APPLY AT A RATE SPECIFIED BY THE MANUFACTURER, BUT NOT LESS THAN 1 GALLON PER 200 SQUARE FEET OF SURFACE AREA.

CONCRETE COMPRESSIVE STRENGTH AND SLUMP SHALL BE TESTED PER ASTM C31, C39 AND C172 AND IN ACCORDANCE WITH BEC SECTION 1905. FOR EACH CLASS OF CONCRETE USED PROVIDE 4 CYLINDERS PER TEST FOR EACH DAY'S CONCRETE PLACEMENT NOR LESS THAN ONE TEST FOR EACH 50 CUBIC YARDS OF CONCRETE, NOR LESS THAN ONCE FOR EACH 5,000 SQUARE FEET OF SURFACE AREA FOR SLABS OR WALLS (NOTE: ALL CONCRETE EXCEPT CURBS AND SIDEWALKS SHALL BE TESTED). TEST ONE CYLINDER AT 7 DAYS AND TWO AT 28 DAYS, WITH ONE HELD. TESTING SHALL BE DONE BY A QUALIFIED TESTING LABORATORY.

ALL HOT WEATHER CONCRETING SHALL MEET THE REQUIREMENTS OF ACI 305; AND ACI 306 FOR COLD WEATHER CONCRETING.

AT MOISTURE SENSITIVE FLOORINGS, TO HELP RESIST BELOW-SLAB MOISTURE ENTERING THE SLAB, THE CONCRETE MIX SHALL HAVE A MAXIMUM 0.45 WATER TO CEMENT RATIO AND SHALL INCLUDE A WATER-REPELLENT ADMIXTURE (SUCH AS RHEOMIX 235 BY MASTER BUILDERS, DARAPEL BY GRACE PRODUCTS OR EQUIVALENT; WITH DOSAGE PER MANUFACTURER). DISCLAIMER: THE STRUCTURAL ENGINEER IS NOT AN EXPERT IN THE FIELD OF MOISTURE RETARDANT SLABS AND SYSTEMS THAT RELATE TO PREVENTING BELOW-SLAB MOISTURE PENETRATING THE SLAB AND IS THEREBY NOT RESPONSIBLE FOR ANY POSSIBLE MOISTURE THAT MAY PENETRATE THE SLAB (THE STRUCTURAL ENGINEER DOES NOT GUARANTEE THE WATER REPELLENT ADMIXTURE WILL PREVENT ALL OR ANY BELOW-SLAB MOISTURE FROM ENTERING THE SLAB).

THE FLOOR SLAB SHALL BE PLACED WITH A VIBRATORY SCREED USING A LASER LEVEL TO ACCOMPLISH A FINISH WITH CLASS A TOLERANCE, HAVING TRUE PLANES WITHIN 1/4 INCH IN 10 FEET, AS DETERMINED BY A 10 FOOT STRAIGHTEDGE PLACED ANYWHERE ON THE SLAB IN ANY DIRECTION. BEFORE INSTALLING THE FLOOR COVERING, (MINIMUM OF 28 DAYS AFTER FLOOR SLAB IS PLACED) ALL JOINTS SHALL BE INSPECTED / MEASURED FOR SLAB CURL, AND JOINTS NOT MEETING SPECIFICATIONS SHALL BE GROUND FLAT, PRIOR TO ACCEPTANCE OF SLAB BY THE ARCHITECT. (NOTE: THE COST FOR GRINDING SHALL BE CARRIED AS AN ALLOWANCE BY THE GENERAL CONTRACTOR WITH THE GRINDING BEING PERFORMED UNDER THE DIRECTION OF THE SUB - CONTRACTOR).

THE FLOOR SLAB SHALL BE PLACED WITH A VIBRATORY SCREED USING A LASER LEVEL TO ACCOMPLISH A FINISH WITH CLASS A TOLERANCE, HAVING TRUE PLANES WITHIN 1/4 INCH IN 10 FEET, AS DETERMINED BY A 10 FOOT STRAIGHTEDGE PLACED ANYWHERE ON THE SLAB IN ANY DIRECTION. BEFORE INSTALLING THE FLOOR COVERING, (MINIMUM OF 28 DAYS AFTER FLOOR SLAB IS PLACED) ALL JOINTS SHALL BE INSPECTED / MEASURED FOR SLAB CURL, AND JOINTS NOT MEETING SPECIFICATIONS SHALL BE GROUND FLAT, PRIOR TO ACCEPTANCE OF SLAB BY THE ARCHITECT. (NOTE: THE COST FOR GRINDING SHALL BE CARRIED AS AN ALLOWANCE BY THE GENERAL CONTRACTOR WITH THE GRINDING BEING PERFORMED UNDER THE DIRECTION OF THE SUB - CONTRACTOR).

03610 ADHESION & EXPANSION ANCHORS

ANCHORING ADHESIVE SHALL BE A TWO COMPONENT 100 % SOLIDS EPOXY BASED SYSTEM SUPPLIED IN MANUFACTURER'S STANDARD SIDE-BY-SIDE CARTRIDGE AND DISPENSED THROUGH A STATIC-MIXING NOZZLE SUPPLIED BY THE MANUFACTURER. EPOXY SHALL MEET THE MINIMUM REQUIREMENTS OF ASTM C-881 SPECIFICATIONS FOR TYPE I, II, IV, AND V, GRADE 3, CLASS B AND C AND MUST DEVELOP A MINIMUM 12650 PSI COMPRESSIVE YIELD STRENGTH AFTER 7 DAYS CURE. ADHESIVE MUST HAVE DADE COUNTY NOTICE OF ACCEPTANCE, UNLESS OTHERWISE INDICATED ON DRAWING ANCHORS MUST BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS UNLESS OTHERWISE INDICATED ON DRAWINGS ANCHORS SPACING, AND EMBEDMENT EQUAL TO 9 TIMES THE ANCHOR DIAMETER, AND EDGE DISTANCE OF 1.5 TIMES THE EMBEDMENT MUST BE PROVIDED.

DIAMETER OF HOLE SHALL BE 1/16 INCH LARGER THAN DIAMETER OF ANCHOR BOLT AND 1/8 INCH LARGER THAN DIAMETER OF REINFORCING BAR.

EXPANSION ANCHORS MUST BE A THREADED STUD WITH AN INTEGRAL CONE EXPANDER AND A SINGLE PIECE EXPANSION CLIP. THE STUD SHALL BE CARBON STEEL WITH A MINIMUM 70,000 PSI TENSILE STRENGTH, OR TYPE 303, 304 OR 316 STAINLESS STEEL CALLED FOR ON THE DRAEGS. ANCHORS SHALL MEET FEDERAL SPECIFICATION A-A-1923A, TYPE 4, UNLESS NOTED OTHERWISE ON DRAWINGS. EXPANSION BOLTS MUST BE KWIK BOLT FROM HILTI WITH DADE COUNTY NOTICE OF ACCEPTANCE #06-0810.13. FOLLOW ALL MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION, UNLESS NOTED ON DRAWINGS THE EMBEDMENT MUST BE 9 TIMES THE ANCHOR DIAMETER, THE MINIMUM EDGE DISTANCE TO BE 12 ANCHOR DIAMETER AND THE CENTER TO CENTER SPACING OF ANCHORS MUST BE TWO TIMES THE EDGE DISTANCE.

IN ALL CASE, ANCHORS MUST HAVE LENGTH IDENTIFICATION HEAD MARKS. CONTRACTOR MUST PROVIDE WITH LOAD PROOF INDICATOR KIT FOR VERIFICATION OF BOLTS CAPACITY. LOCATION AND QUANTITY OF BOLTS TO BE TESTED WILL BE AT THE INSPECTOR'S OPTION. IN NO CASE LESS THAN ONE BOLT PER SIZE, PER APPLICATION.

04220 CONCRETE MASONRY UNIT:

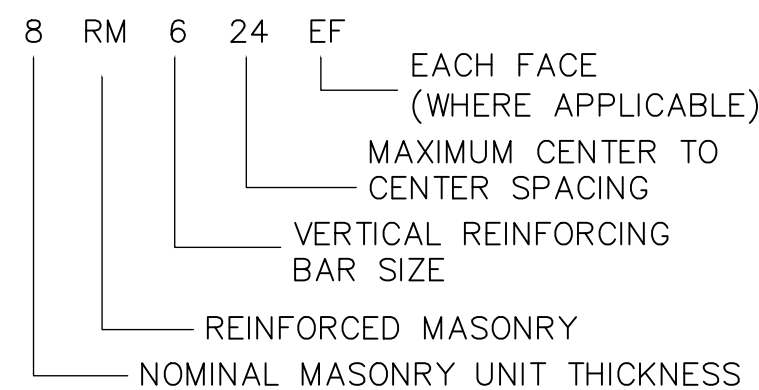
ALL MASONRY CONSTRUCTION TO BE IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" ACI 530-11 AND "STRUCTURES", ACI 530.1 AND ALL APPLICABLE LOCAL BUILDING CODE PROVISIONS. ALL MASONRY WALLS TO BE CONSTRUCTED ENTIRELY OF UNITS CONFORMING TO ASTM C 90, AND REINFORCED WITH #9 GAGE LADDER TRUSS TYPE HORIZONTAL MASONRY REINFORCING LOCATED AT 16" O.C.. FOR TIE-BEAM/TIE COLUMNS OR UNREINFORCED MASONRY, AND LADDER TYPE FOR REINFORCED MASONRY.

ALL MASONRY TO BE LAID IN TYPE "M" MORTAR (AVERAGE COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 PSI ON THE JOB) WITH FULL HEAD AND BED JOINTS. ALL MASONRY CONSTRUCTION TO BE EITHER BOUND BY TIE BEAM, TIE COLUMN MEMBERS AND TIED TO FRAME BY EXTENDING HORIZONTAL JOINT REINFORCING A MINIMUM OF 4" INTO CONCRETE TIE-COLUMN. PROVIDE 12 GAGE GALVANIZED DOVETAIL TRIANGULAR TIES (BY DUE-O-WALL OR EQUIVALENT) AT 16" O.C. WHERE CONCRETE FRAME IS PLACED PRIOR TO MASONRY, UNLESS NOTED OTHERWISE IN DRAWINGS.

WHERE ANCHOR BOLTS ARE SET IN MASONRY WALL, FILL BLOCK CELLS WITH GROUT FOR BOLTED COURSE, ONE COURSE ABOVE AND TWO BELOW ANCHOR ELEVATION.

MASONRY COMPRESSIVE STRENGTH, F'm SHALL BE 2000 PSI. NET AREA COMPRESSIVE STRENGTH OF CONCRETE UNITS SHALL BE 2800 PSI. VERIFICATION THROUGH TEST OF MASONRY COMPRESSIVE STRENGTH MUST BE PERFORMED PRIOR TO CONSTRUCTION AND EVERY 5000 SQUARE FEET DURING CONSTRUCTION.

REINFORCED MASONRY LEGEND



04230 REINFORCED UNIT MASONRY:

ALL REINFORCED MASONRY CONSTRUCTION SHALL BE IN ACCORD WITH APPLICABLE PROVISIONS OF CONCRETE REINFORCEMENT, CAST-IN-PLACE CONCRETE, AND CONCRETE MASONRY. VERTICAL REINFORCING SHALL ANCHOR INTO SUPPORTING CONCRETE MEMBERS A TENSION LAP PER SECTION 3200 PLUS 3" OR FULL DEPTH PLUS A STANDARD HOOK. LAPS WITHIN REINFORCED MASONRY SHALL BE 48 BAR DIAMETERS. CONTRACTOR SHALL COORDINATE PLACING OF DOWELS TO ACCOMMODATE MODULE OF MASONRY UNITS. ALL VERTICAL CELLS AND BEAMS WITH REINFORCING SHALL BE FILLED WITH COARSE GROUT CONSISTING OF 3000 PSI CONCRETE WITH #8 COARSE AGGREGATE. GROUT SLUMP TO BE BETWEEN 8" AND 11". USE HIGH-SLUMP (SUPERPLASTICIZED) WHERE HEIGHT OF LIFT EXCEEDS 4'. WHERE HEIGHT OF OPEN CELL EXCEEDS 4', USE HIGH-LIFT GROUTING TECHNIQUE WHICH REQUIRES A CLEAN-OUT OPENING AT THE BOTTOM OF ALL REINFORCED CELLS AND PLACING THE GROUT IN MAXIMUM 4' LIFTS WITH A 30 TO 60 MINUTE DELAY BETWEEN LIFTS. ALL WALL CORNERS SHALL BE MASONRY BONDED.

HORIZONTAL JOINT REINFORCEMENT FOR REINFORCED MASONRY SHALL BE LADDER TYPE #9 GAGE AT 16" O/C VERTICALLY EXTENDED AT LEAST 4" INTO CONCRETE COLUMNS. SEE DETAILS AND NOTES ON DRAWINGS FOR SIZE AND SPACING OF REINFORCING BARS (IN NO CASE SHALL WALLS HAVE LESS THAN #9 VERTICAL BARS AT 48 INCHES O.C. IN 8" CMU WALL.) LAP SPLICES OF REINFORCING IN MASONRY AS NOTED BELOW, UNLESS NOTED OTHERWISE. TIE ALL VERTICAL BARS AT 5'-0" MAXIMUM VERTICALLY WITH SINGLE WIRE LOOP TIE BY A.A. PRODUCTS COMPANY. PROVIDE VERTICAL DOWELS FROM FOOTINGS CONTINUOUS THROUGH STEM WALLS INTO MASONRY ABOVE. DOWELS SHALL MATCH SIZE AND SPACING OF ALL VERTICAL REINFORCING. BLACK DOTS ON MASONRY WALLS SHOWN ON PLAN DO NOT REPRESENT THE EXACT LOCATION AND/OR QUANTITY OF BARS, BUT RATHER A LEGEND FOR REINFORCED MASONRY. FOR EXACT VERTICAL BARS SPACING AND LOCATIONS SEE NOTES ON PLAN AND DETAILS. VERTICAL WALL REINFORCEMENT AND COLUMN REINFORCEMENT SHALL PENETRATE INTO BOND BEAMS AND TERMINATE ONTO A STANDARD HOOK AT THE 2" FROM TOP OF WALLS. EXTEND ALL HORIZONTAL BOND BEAM REINFORCING IN MASONRY CONTINUOUS AROUND CORNERS AND INTERSECTIONS OR PROVIDE BENT CORNER BARS TO MATCH AND LAP HORIZONTAL BOND BEAM REINFORCING AT CORNERS AND INTERSECTIONS.

ALL REINFORCING IN MASONRY SHALL BE ACCURATELY LOCATED PRIOR TO GROUTING AND THE POSITION MAINTAINED DURING GROUTING. CONTRACTOR TO PROVIDE A 4" CLEAN OUT ON TOP OF FOOTING AND ON TOP OF BEAMS (AT SPLICES). IF WALL IS TALLER THAN 10' TO NEXT FLOOR OR BOND BEAM, THEN A 2" INSPECTION HOLE MUST BE PROVIDED AT MID-HEIGHT. MINIMUM LAP SPLICES IN MASONRY SHALL BE AS FOLLOWS:

GRADE 60 BARS
1 BAR/CELL 48 BAR DIAMETER
2 BAR/CELL 63 BAR DIAMETER AT 8" CMU WALL
2 BAR/CELL 48 BAR DIAMETER AT 12" CMU WALL

VERTICAL BAR POSITIONER MUST BE PROVIDED TO ENSURE PROPER LOCATION OF THE REBAR AS INDICATED ON DRAWINGS, AS REQUIRED BY ACI 530-13. VERTICAL CELLS TO BE GROUTED SHALL PROVIDE VERTICAL ALIGNMENT, SUFFICIENT TO MAINTAIN CLEAR UNOBSTRUCTED CONTINUOUS VERTICAL CORES MEASURING AT LEAST 2x3 INCHES. DO NOT INTERRUPT GROUTING FOR MORE THAN ONE HOUR. MECHANICALLY VIBRATE GROUT IN VERTICAL SPACES IMMEDIATELY AFTER POURING AND AGAIN ABOUT 5 MINUTES LATER. RODDING OF GROUT IS NOT ACCEPTABLE.

CONTRACTOR IS RESPONSIBLE FOR BRACING OF WALLS DURING CONSTRUCTION SINCE WALLS ARE NOT STABLE UNTIL FLOORS OR ROOFS HAD BEEN COMPLETED. GROUT AND MORTAR MUST BE TESTED PER ACI 530-13; ACI 530.1, ASCE 6 AND TMS 602.

UNLESS NOTED OTHERWISE ON THE DRAWINGS, PROVIDE VERTICAL MASONRY CONTROL JOINTS SUCH THAT NO STRAIGHT RUN OF WALL EXCEEDS 24'-0". COORDINATE LOCATIONS WITH ARCHITECT.

CONTRACTOR SHALL PROVIDE UNTELS AS REQUIRED AT ALL OPENINGS. REFER TO TYPICAL DETAILS AND UNITS. ALL WALL OPENINGS MAY AND BE SHOWN ON STRUCTURAL DRAWINGS REFER TO ARCHITECTURAL DRAWINGS. MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL OPENINGS SIZE AND LOCATIONS.

05055 WELDING:

ALL WELDING TO BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS) "STRUCTURAL WELDING CODE-STEEL." D1.1 - 2010 AND AS INDICATED ON THE STRUCTURAL DRAWINGS. WELDING ELECTRODES, WELDING PROCESS, MINIMUM PREHEAT AND INTERPOSE TEMPERATURES TO BE IN ACCORDANCE WITH THE A.I.W.S. SPECIFICATIONS. ANY STRUCTURAL STEEL DAMAGED IN WELDING TO BE REPLACED OR ACCEPTABLY REINFORCED. ALL FULL PENETRATION GROOVE WELDS TO BE SUBJECT TO RADIOGRAPHIC, MAGNETIC PARTICLE, ULTRASONIC, AND LIQUID PENETRATE INSPECTION CONDUCTED BY AN INDEPENDENT TESTING AGENCY PAID BY THE OWNER. ONE HUNDRED PER CENT OF ALL FIELD WELDS MUST BE VISUALLY INSPECTED BY AN INDEPENDENT LABORATORY, AND A REPORT SUBMITTED TO SEOR. A MINIMUM OF 20% OF ALL WELDS MUST BE TESTED BY ANY AISC APPROVED METHOD, OTHER THAN VISUAL.

WELDING ELECTRODES SHALL CONFORM TO AWS D1.1, GRADE E70XX, E90 SERIES ELECTRODES SHALL BE USED FOR ASTM A706 REINFORCING BARS. ALL WELDING SHALL BE DONE BY WELDERS HOLDING VALID CERTIFICATES ISSUED BY AN ACCEPTED TESTING AGENCY AND HAVING CURRENT EXPERIENCE IN TYPE OF WELDS SHOWN ON THE DRAWINGS OR NOTES. ALL WELDING PER AMERICAN WELDING SOCIETY STANDARDS. ALL WELDS ON DRAWINGS ARE SHOWN AS SHOP WELDS. CONTRACTOR MAY SHOP WELD OR FIELD WELD AT THEIR DISCRETION. SHOP WELDS OR FIELD WELDS SHALL BE SHOWN ON SHOP DRAWINGS.

ALL WELDS SHALL BE PRE QUALIFIED AND ALL WELDERS AND INSPECTORS SHALL BE INSTRUCTED IN THE WPS AND SHALL RETAIN A COPY.

WPS, AS A MINIMUM, SHALL STATE THE WELD POSITION, ELECTRODE TYPE AND SIZE, TRAVEL SPEED, ELECTRODE STICK-OUT, VOLTAGE AND AMPERAGE WITH ACCEPTABLE LIMITS, BEAD SIZE, WELD JOINTS, STRESS RELIEVING, AND OTHER RELEVANT DATA.

WELDERS SHALL BE QUALIFIED FOR THE WORK THEY ARE DOING WITH A CURRENT CERTIFICATION ACCORDING TO THE CHAPTER 5, PART C.

05120 STRUCTURAL STEEL:

ALL STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS". STRUCTURAL STEEL TO CONFORM TO:

SHAPES.....ASTM A992
PLATES.....ASTM A58
PIPE.....ASTM A 53 GRADE B
TUBES.....ASTM A 500 GRADE B

ALL SHOP AND FIELD CONNECTIONS SHALL BE MADE WITH WELDING.

ANCHOR ROOS (ANCHOR BOLTS) SHALL BE ASTM F1554 GRADE 36 (FY = 36 KSI). ALL ANCHOR BOLTS IN CONCRETE OR CMU SHALL BE TIED IN PLACE PRIOR TO ANY REQUIRED INSPECTION. BOLTS, ANCHOR ROOS, EXPANSION BOLTS, ETC., SHALL BE INSTALLED WITH STEEL WASHERS AND TIGHTENED TO WORK. CONNECTIONS OF CONNECTED PARTS MUST BE AS PER AISC, BUT NOT LESS THAN 100% OF ALL INSPECTION PARTS.

ALL WELDING ELECTRODES SHALL CONSIST OF THE E70-XX TYPE. ANY CONNECTION NOT SPECIFICALLY DETAILED SHALL BE DESIGNED BY THE SPECIALTY ENGINEER FOR THE FORCES SHOWN ON THE STRUCTURAL CONSTRUCTION DOCUMENTS. WHERE FORCES ARE NOT PROVIDED DESIGN SHALL BE BASED ON THE MAXIMUM LOAD CAPACITIES OF THE CONNECTING MEMBERS.

ALL STRUCTURAL SUBMITTALS REQUIRING ENGINEERING INPUT SHALL BE ACCOMPANIED BY DESIGN CALCULATIONS AND BE SIGNED AND SEALED BY THE SPECIALTY ENGINEER. ALL STEEL AT AND BELOW FINISHED GRADE TO BE FIELD PAINTED AND COVERED WITH A MINIMUM OF 2" COATINGS. PROVIDE FABRICATOR'S STANDARD RUST-INHIBITING PRIMER SHOP PAINT FOR ALL STEEL SURFACES THAT WOULD BE EXPOSED TO WEATHER AT ITS FINAL INSTALLATION. SURFACES PERMANENTLY PROTECTED FROM THE WEATHER, ENCASED IN CONCRETE, OR TO RECEIVE SPRAY-APPLIED FIREPROOFING SHALL NOT BE SHOP PAINTED. DEFORMED BAR ANCHOR STUDS SHALL BE NELSON D2L ASTM A-496 GRANULAR FLUX-FILLED REBAR STUDS OR APPROVED EQUAL MADE FROM LOW CARBON COLD ROLLED STEEL WITH A MINIMUM TENSILE STRENGTH OF 70,000 PSI. STUD WELDING INSPECTION AND TESTING SHALL CONFORM TO AWS D1.1.

06190 WOOD TRUSSES:

THIS IS A SYSTEM OF CUSTOM ENGINEERED COMPONENTS AND CONNECTIONS IN ACCORD WITH ALL APPLICABLE STANDARDS OF TRUSS PLATE INSTITUTE, INCLUDING BUT NOT LIMITED TO ANSI/TP1-1 "DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES" AND "INTERIM GUIDELINES", CSP "RECOMMENDED CODE OF STANDARD PRACTICE", HET "HANDLING AND ERECTING WOOD TRUSSES", BWT "BRACING WOOD TRUSSES", QCM "QUALITY CONTROL MANUAL" AND THE DEPARTMENT OF PROFESSIONAL REGULATIONS GUIDELINES. THE ENTIRE SYSTEM INCLUDING ALL TRUSSES, CONNECTORS BETWEEN TRUSSES, BRIDGING, TEMPORARY BRACING FOR ERECTION, SHALL BE DESIGNED BY A SPECIALTY ENGINEER. THE REVIEW OF CALCULATIONS, TRUSS LAYOUT, CUT SHEETS, AND ALL STRUCTURAL SUBMITTALS BY THE STRUCTURAL ENGINEER OF RECORD SHALL BE TO INSURE THAT HIS INTENT HAS BEEN UNDERSTOOD AND THAT THE SPECIFIED CRITERIA HAVE BEEN USED. TRUSS CALCULATIONS, COMPONENT DRAWINGS, WOOD TO WOOD CONNECTOR CALCULATIONS, AND ERECTION PLANS SHALL BE SIGNED AND SEALED BY TRUSS ENGINEER AND SUBMITTED TO LOCAL BUILDING OFFICIAL FOR APPROVAL. TRUSSES SHALL BE DESIGNED BY SPECIALTY ENGINEER FOR THE LOADS INDICATED ON PLAN AND AN ADDITIONAL CONCENTRATED LOAD OF 200 LBS. AT ANY BOTTOM CHORD PANEL POINT. IN THE ABSENCE OF LOADS, USE APPLICABLE LOCAL CODE FOR LIVE LOAD AND ACTUAL WEIGHT OF BUILDING MATERIALS FOR DEAD LOAD. APPLY NET WIND UPLIFT ON ROOFS WHEN APPLICABLE USING COMPONENTS AND CLADDING COEFFICIENTS. CONNECTORS TO CONCRETE OR STEEL SUPPORT MEMBERS AS WELL AS CONNECTIONS TO LEDGER MUST BE AS SPECIFIED ON STRUCTURAL DRAWINGS. ALL WOOD TO WOOD CONNECTORS MUST BE DESIGNED FOR GRAVITY AND UPLIFT LOADS USING COMPONENTS AND CLADDING COEFFICIENTS AND NOT MWFRS. ALL MEMBERS, INCLUDING JACKS MUST BE CONNECTED BY METAL CLIPS OR HANGERS, NAILING ALONE IS NOT PERMITTED REGARDLESS OF LOADING MAGNITUDE. FOR TRUSS ORDERS, MINIMUM NUMBER OF PLIES MUST BE AS INDICATED ON THIS SET OF STRUCTURAL DRAWINGS REGARDLESS OF TRUSS DESIGN. ANY ADDITIONAL CONNECTOR INDICATED ON STRUCTURAL DRAWINGS MUST BE PROVIDED REGARDLESS OF LOADING REQUIREMENT ON TRUSS SHOP DRAWINGS. SPECIFIC TRUSS MEMBERS SIZES MIGHT BE REQUIRED FOR CONNECTION PURPOSES. REFER TO DETAILS. TOTAL TRUSS LOADING INDICATED ON BUILDING CODE, ARE MINIMUM LOADS. HOWEVER TRUSSES MUST BE DESIGNED FOR LOADS INDICATED ON THIS FULL SET OF DRAWINGS INCLUDING ARCHITECTURAL, PLUMBING AND MECHANICAL DRAWINGS. TRUSS TOP CHORDS SHALL BE GROUP II SPECIES LUMBER. EXPOSED TO VIEW TRUSSES SHALL BE OF SELECT STRUCTURAL GRADE. ALL OTHER GRADE AND SPECIES SELECTION IS THE DISCRETION OF THE SUPPLIER. COORDINATE ALL TRUSS DETAILS WITH ARCHITECTURAL DRAWINGS. FOR CONCEALED TO VIEW TRUSSES, WEB CONFIGURATIONS WHERE SHOWN ARE SUGGESTIONS AND MAY BE MODIFIED BY THE SUPPLIER FOR ECONOMY. PROVIDE 60 DUROMETER 1/4" THICK NEOPRENE PADS BETWEEN TRUSSES AND CONCRETE OR MASONRY BEARING SURFACES. PROVIDE GALVANIZED HURRICANE ANCHORS DESIGNED FOR NET WIND UPLIFT AT ALL BEARINGS. TRUSS LAYOUT SHOWN ON STRUCTURAL DRAWINGS INCLUDING ALL GRIDERS MAY NOT BE MODIFIED, SINCE ANY VARIATION FROM THESE DRAWINGS WILL REQUIRED RESUBMITTAL OF REVISED STRUCTURAL DRAWINGS. IF SPECIALTY ENGINEER / TRUSS MANUFACTURER DETERMINES THAT A DIFFERENT LAYOUT COULD BE MORE ECONOMICAL, THIS MUST BE COMMUNICATED IN WRITING WITH PRELIMINARY DRAWINGS TO ARCHITECT / ENGINEER BEFORE PROCEEDING WITH PREPARATION OF SHOP DRAWINGS. ANY CHANGES TO STRUCTURAL DRAWINGS MUST BE RESUBMITTED TO BUILDING DEPARTMENT FOR APPROVAL PRIOR TO TRUSSES INSTALLATION. COST FOR MODIFYING GC'S DRAWINGS TO BE CARRIED BY CONTRACTOR. WOOD TRUSS MANUFACTURER MUST ENSURE THAT CHORDS AND HEEL SIZES OF ALL TRUSSES CAN ACCOMMODATE THE STRAPS FOR THE AMOUNT OF NAILS INDICATED ON THESE DRAWINGS FOR THE UPLIFT & GRAVITY LOADS SPECIFIED ON THESE DRAWINGS. ERECTION SHALL BE IN ACCORDANCE WITH TP1/WTCA BC51-1 IN ADDITION TO ANY OTHER REQUIREMENTS INDICATED ON APPROVED PERMIT DOCUMENTS.

STRESS INCREASE IS ALLOWED IN THE DESIGN OF THE WOOD MEMBERS. HOWEVER NO STRESS INCREASE IS ALLOWED IN THE DESIGN OF THE TRUSS CONNECTING METAL PLATES.

06120 STRUCTURAL SHEATHING:

ALL PLYWOOD SHALL CONFORM TO CURRENT PRODUCT STANDARD PSI, OR APA PRP-108 AND HAVE AN EXTERIOR OR EXPOSURE 1 DURABILITY CLASSIFICATION, AND SHALL BEAR THE STAMP OF AN ICC APPROVED TESTING AGENCY. LAY UP SHEETS WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS AND STAGGER JOINTS. ON ROOFS WHERE PLYWOOD IS LAD UP WITH THE LONG DIMENSION PARALLEL TO SUPPORTS, USE A MINIMUM OF 5-PLY PLYWOOD. AT ROOFS PROVIDE 2X WOOD BLOCKING AT ALL UNSUPPORTED EDGES. ALL NAILING SHALL BE WITH COMMON NAILS. ALL PLYWOOD SHALL BE OF THE MINIMUM THICKNESS INDICATED IN PLANS, AND SHALL BE NAILED PER PLAN.

ALL WOOD COMMON NAILS, RING SHANK NAILS, SPIKES OR SCREWS MUST COMPLY WITH ASTM F-1667 STANDARD FOR DRIVEN FASTENERS: NAILS, SPIKES.

INDEX TO STRUCTURAL DRAWINGS.

S001 GENERAL NOTES
S002 GENERAL NOTES & INDEX

S101 FOUNDATION PLAN
S102 SECOND FLOOR FRAMING PLAN
S103 ROOF FRAMING PLAN
S104 GUEST HOUSE FDTN & ROOF
S105 ROOF WIND LOAD
S106 GLAZING WIND LOADING

S201 FOUNDATION DETAILS
S202 FOUNDATION DETAILS

S301 FRAMING DETAILS
S302 FRAMING DETAILS
S303 FRAMING DETAIL

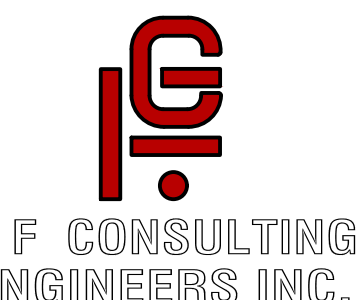
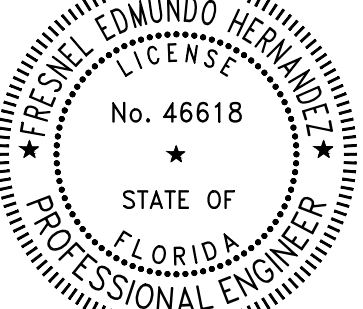
S401 SCHEDULES

REVISION BY



NOTE: ALL DRAWINGS FOR THIS PROJECT ARE TO BE READ IN CONJUNCTION WITH EACH OTHER. THESE INCLUDE, BUT ARE NOT LIMITED TO: ARCHITECTURAL, SURVEYING, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, SPECIALTY DRAWINGS, & WRITTEN SPECIFICATIONS

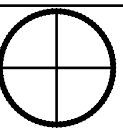
THE G.C. IS TO VERIFY ALL EXISTING SITE CONDITIONS AND THOROUGHLY CHECK ELEVATIONS & DIMENSIONS BEFORE COMMENCEMENT OF WORK. REPORT TO THE ARCHITECT OR ENGINEER ANY DISCREPANCIES, ERRORS OR CONDITIONS THAT WILL ALTER CONSTRUCTION AS INTENDED BY THESE DRAWINGS. ARCHITECT IS NOT RESPONSIBLE FOR ANY WORK AND/OR MATERIALS FURNISHED ON THE JOB.



13170 SW 128 ST, SUITE #204
MIAMI, FLORIDA 33186
PHONE: 305-871-0756
FAX: 305-971-4332
E-MAIL: GFC@GFCENET.COM
WWW.GFCENET.COM

CERTIFICATE OF AUTHORIZATION #9129

NEW HOUSE FOR:
RKTA 6300 LLC
6300 SW 98 ST
PINECREST, FL



DRAWN BY:

MER

DATE:

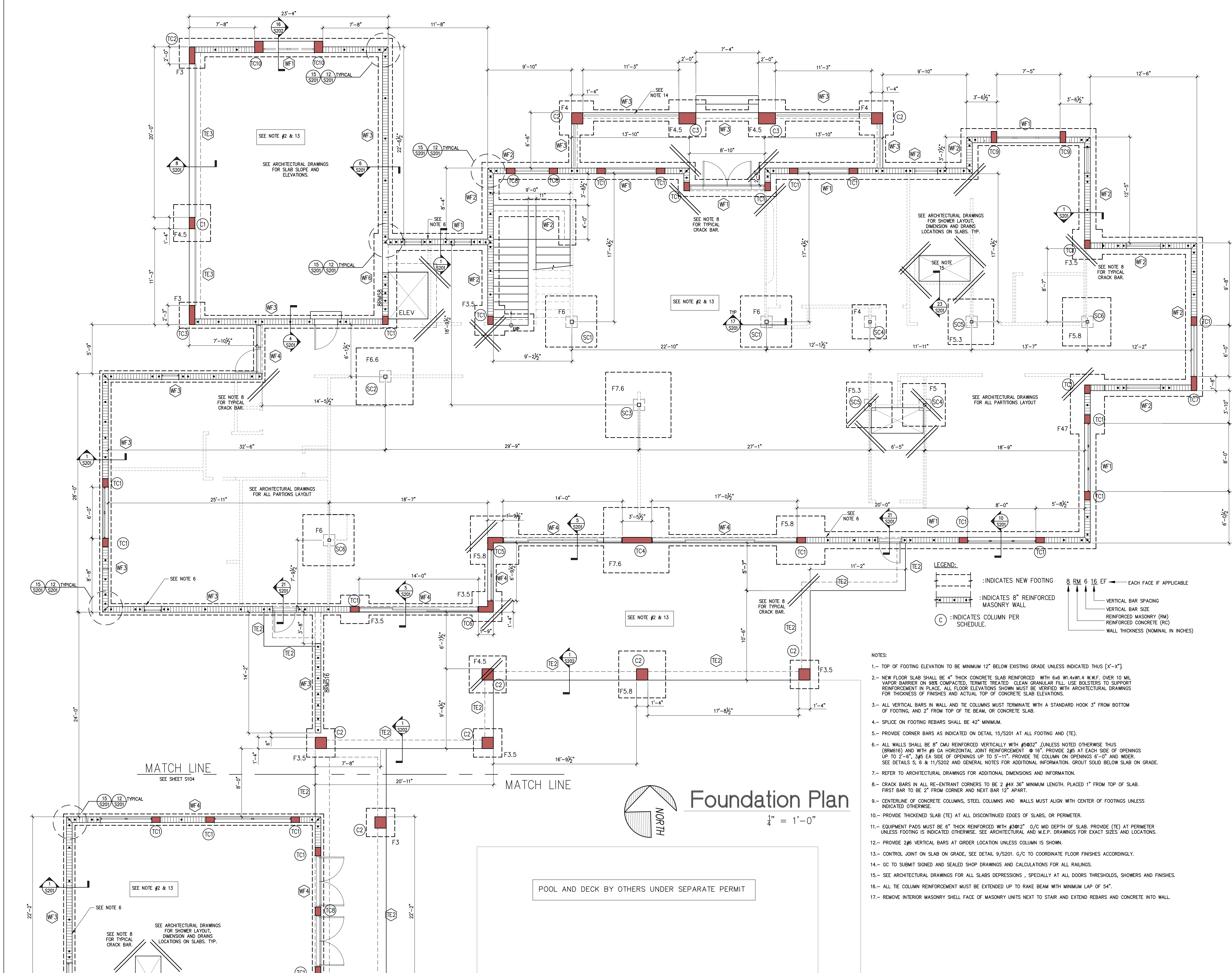
12/15/25

SCALE:

AS NOTED

SHEET NO.:

S002



REVISION

BY

MARK REARDON

RA

architect

LC# AS0007521

mark@reardonarchitect.com

phone: 786-355-6910

15790 SW 88TH AVE

MIAMI, FL 33157

AR 0017521

786-355-6910

LEED

AP

BD+C

NOTE:

ALL DRAWINGS FOR THIS PROJECT ARE TO BE READ IN CONJUNCTION WITH EACH OTHER. THESE INCLUDE, BUT ARE NOT LIMITED TO: ARCHITECTURAL, SURVEYING, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, SPECIALTY DRAWINGS, & WRITTEN SPECIFICATIONS

THE G.C. IS TO VERIFY ALL EXISTING SITE CONDITIONS AND THOROUGHLY CHECK ELEVATIONS & DIMENSIONS BEFORE COMMENCING WORK. REPORT TO THE ARCHITECT OR ENGINEER ANY DISCREPANCIES, ERRORS OR CONDITIONS THAT WILL ALTER CONSTRUCTION AS INTENDED BY THESE DRAWINGS. ARCHITECT IS NOT RESPONSIBLE FOR ANY WORK AND/OR MATERIALS FURNISHED ON THE JOB.

FEDERAL COMMUNIST HUMAN RIGHTS

LYCENS

No. 46618

STATE OF FLORIDA

PROFESSIONAL ENGINEER

GF CONSULTING

ENGINEERS INC.

13170 SW 128 ST, SUITE #204

MIAMI, FLORIDA 33186

PHONE: 305-971-0700

FAX: 305-971-4332

E-MAIL: GF@GFCE.NET

WWW.GFCE.NET

CERTIFICATE OF AUTHORIZATION #9129

NEW HOUSE FOR:

RKTA 6300 LLC

6300 SW 98 ST

PINECREST, FL

DRAWN BY:

MER

DATE:

12/15/25

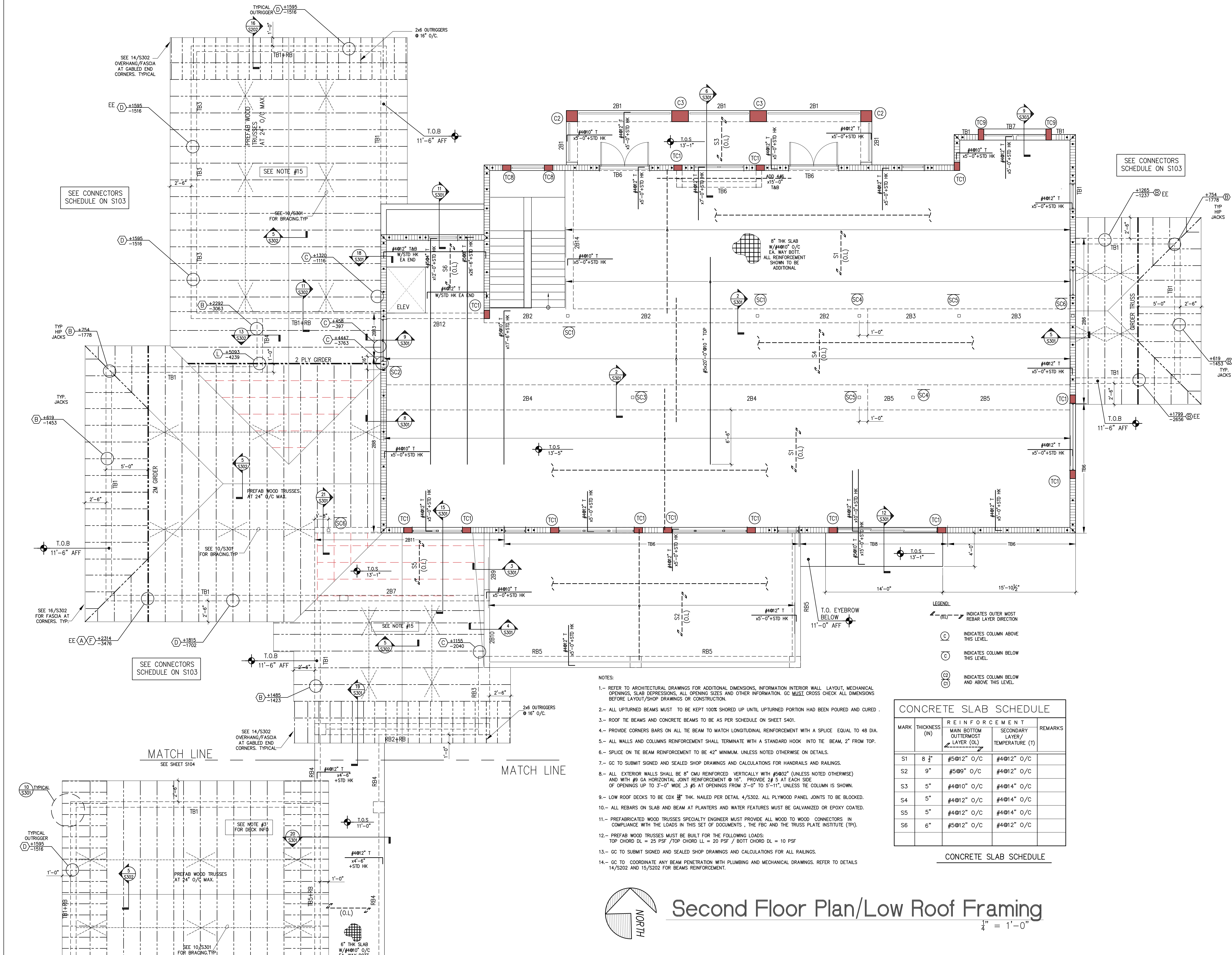
SCALE:

AS NOTED

SHEET NO.:

S101

- NOTES:
- 1.- TOP OF FOOTING ELEVATION TO BE MINIMUM 12" BELOW EXISTING GRADE UNLESS INDICATED THUS ["X"-X"]
 - 2.- NEW FLOOR SLAB SHALL BE 4" THICK CONCRETE SLAB REINFORCED WITH 6x6 W1.4xW1.4 W.W.F. OVER 10 MIL VAPOR BARRIER ON 98% COMPACTED, TERMITES TREATED CLEAN GRANULAR FILL. USE BOLSTERS TO SUPPORT REINFORCEMENT IN PLACE. ALL FLOOR ELEVATIONS SHOWN MUST BE VERIFIED WITH ARCHITECTURAL DRAWINGS FOR THICKNESS OF FINISHES AND ACTUAL TOP OF CONCRETE SLAB ELEVATIONS.
 - 3.- ALL VERTICAL BARS IN WALL AND TIE COLUMNS MUST TERMINATE WITH A STANDARD HOOK 3" FROM BOTTOM OF FOOTING, AND 2" FROM TOP OF TIE BEAM, OR CONCRETE SLAB.
 - 4.- SPLICE ON FOOTING REBARS SHALL BE 42" MINIMUM.
 - 5.- PROVIDE CORNER BARS AS INDICATED ON DETAIL 15/S201 AT ALL FOOTING AND (TE).
 - 6.- ALL WALLS SHALL BE 8" CMU REINFORCED VERTICALLY WITH #5@32" (UNLESS NOTED OTHERWISE THUS (RM616) AND WITH #9 GA HORIZONTAL JOINT REINFORCEMENT @ 16". PROVIDE 2#5 AT EACH SIDE OF OPENINGS UP TO 2'-6", 3#5 EA SIDE OF OPENINGS UP TO 5'-11". PROVIDE TIE COLUMN ON OPENINGS 6'-0" AND WIDER. SEE DETAILS 5, 6 & 11/S202 AND GENERAL NOTES FOR ADDITIONAL INFORMATION. GROUT SOLID BELOW SLAB ON GRADE.
 - 7.- REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL DIMENSIONS AND INFORMATION.
 - 8.- CRACK BARS IN ALL RE-ENTRANT CORNERS TO BE 2 #4X 36" MINIMUM LENGTH. PLACED 1" FROM TOP OF SLAB. FIRST BAR TO BE 2" FROM CORNER AND NEXT BAR 12" APART.
 - 9.- CENTERLINE OF CONCRETE COLUMNS, STEEL COLUMNS AND WALLS MUST ALIGN WITH CENTER OF FOOTINGS UNLESS INDICATED OTHERWISE.
 - 10.- PROVIDE THICKENED SLAB (TE) AT ALL DISCONTINUED EDGES OF SLABS, OR PERIMETER.
 - 11.- EQUIPMENT PADS MUST BE 6" THICK REINFORCED WITH #3@12" O/C MID DEPTH OF SLAB. PROVIDE (TE) AT PERIMETER UNLESS FOOTING IS INDICATED OTHERWISE. SEE ARCHITECTURAL AND M.E.P. DRAWINGS FOR EXACT SIZES AND LOCATIONS.
 - 12.- PROVIDE 2#6 VERTICAL BARS AT GIRDER LOCATION UNLESS COLUMN IS SHOWN.
 - 13.- CONTROL JOINT ON SLAB ON GRADE, SEE DETAIL 9/S201. G/C TO COORDINATE FLOOR FINISHES ACCORDINGLY.
 - 14.- GC TO SUBMIT SIGNED AND SEALED SHOP DRAWINGS AND CALCULATIONS FOR ALL RAILINGS.
 - 15.- SEE ARCHITECTURAL DRAWINGS FOR ALL SLABS DEPRESSIONS, SPECIALLY AT ALL DOORS THRESHOLDS, SHOWERS AND FINISHES.
 - 16.- ALL TIE COLUMN REINFORCEMENT MUST BE EXTENDED UP TO RAKE BEAM WITH MINIMUM LAP OF 54".
 - 17.- REMOVE INTERIOR MASONRY SHELL FACE OF MASONRY UNITS NEXT TO STAIR AND EXTEND REBARS AND CONCRETE INTO WALL.



REVISION BY

MARK REARDON architect

mark@reardonarchitect.com

phone: 786-355-6910

15790 SW 88TH AVE

MIAMI, FL 33157

AR 0017521

786-355-6910

LEED AP

BD+C

NOTE:

ALL DRAWINGS FOR THIS PROJECT ARE TO BE READ IN CONJUNCTION WITH EACH OTHER. THESE INCLUDE, BUT ARE NOT LIMITED TO: ARCHITECTURAL, SURVEYING, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, SPECIALTY DRAWINGS, & WRITTEN SPECIFICATIONS

THE G.C. IS TO VERIFY ALL EXISTING SITE CONDITIONS AND THOROUGHLY CHECK ELEVATIONS & DIMENSIONS BEFORE COMMENCING WORK. REPORT TO THE ARCHITECT OR ENGINEER ANY DISCREPANCIES, ERRORS OR CONDITIONS THAT WILL ALTER CONSTRUCTION AS INTENDED BY THESE DRAWINGS. ARCHITECT IS NOT RESPONSIBLE FOR ANY WORK AND/OR MATERIALS FURNISHED ON THE JOB.

FLORIDA COMMUNITY REHABILITATION LICENSING

No. 46618

STATE OF FLORIDA

PROFESSIONAL ENGINEER

GF CONSULTING ENGINEERS INC.

13170 SW 128 ST, SUITE #204

MIAMI, FLORIDA 33186

PHONE: 305-971-0100

FAX: 305-971-4332

E-MAIL: gfc@gfce.net

WWW.GFCE.NET

CERTIFICATE OF AUTHORIZATION #9129

NEW HOUSE FOR:

RKTA 6300 LLC

6300 SW 98 ST

PINECREST, FL

DRAWN BY:

MER

DATE:

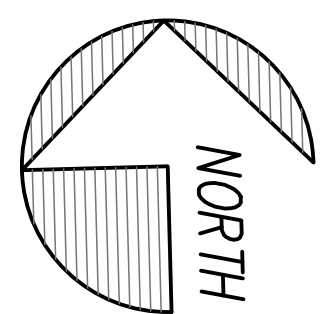
12/15/25

SCALE:

AS NOTED

SHEET NO.:

S102



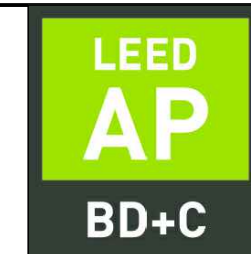
Second Floor Plan/Low Roof Framing

1/4" = 1'-0"

REVISION BY

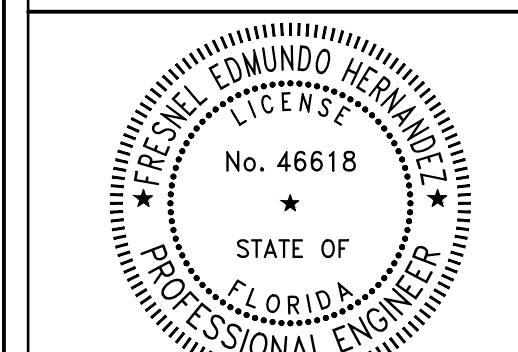


15790 SW 88TH AVE
MIAMI, FL 33157
AR 0017521
786-355-6910

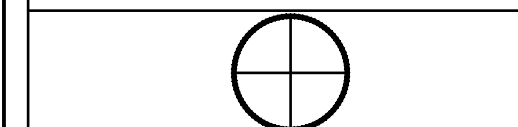


NOTE:
ALL DRAWINGS FOR THIS PROJECT
ARE TO BE READ IN CONJUNCTION
WITH EACH OTHER. THESE INCLUDE,
BUT ARE NOT LIMITED TO: ARCHI-
TECTURAL, SURVEYING, STRUCTURAL,
CIVIL, MECHANICAL, ELECTRICAL,
SPECIALTY DRAWINGS, & WRITTEN
SPECIFICATIONS

THE G.C. IS TO VERIFY ALL EXISTING
SITE CONDITIONS AND THOROUGHLY
CHECK ELEVATIONS & DIMENSIONS
BEFORE COMMENCING WORK.
REPORT TO THE ARCHITECT OR
ENGINEER ANY DISCREPANCIES,
ERRORS OR CONDITIONS THAT WILL
ALTER CONSTRUCTION AS INTENDED
BY THESE DRAWINGS. ARCHITECT IS
NOT RESPONSIBLE FOR ANY WORK
AND/OR MATERIALS FURNISHED
ON THE JOB.

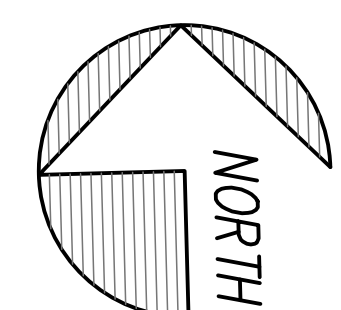


NEW HOUSE FOR:
RKTA 6300 LLC
6300 SW 98 ST
PINECREST, FL



DRAWN BY:
MER
DATE:
12/15/25
SCALE:
AS NOTED
SHEET NO.:

S103



Roof Framing

$$\frac{3}{16}'' = 1'-0''$$

WOOD TRUSSES / GIRDERS / CONNECTORS SCHEDULE									
CONNECTOR LABEL	CONNECTOR TYPE	FASTENERS		ALLOWABLE LOAD VALUES (LBS)			DADE COUNTY OR FLORIDA NOA	REMARKS	
		CONCRETE	TRUSS/JOIST	UPLIFT	ROOF	LAT. LOAD PARALLEL TO WALL			
(A)	(*) NV358-16	EMBED	(16) 10d x 3" TRUSS (8) 10d x 3" SEAT	3367		2942	2758	24-0213.05	NU-VUE
(B)	NVHTA-16H	EMBED	(18) 10d x 1 1/2" TRUSS (6) 10d x 1 1/2" SEAT	3117	-	1575	2175	24-0213.05	NU-VUE
(C)	LGJM210-2-SDS	(8) 3/8" x 4" TITEN HD	(8) 1/4" x 2 1/2" SDS	3575	8250			FL 13904.4	SIMPSON
(D)	NVHTA-16	EMBED	(18) 10d x 1 1/2" TRUSS (8) 10d x 1 1/2" SEAT	2649		1575	2175	24-0213.07	NU-VUE
(E)	HGT-2	(2) 3/8" x 10" IN SET-3G EPOXY	(11) 0.148 x 3 1/4"	10960		-	-	FL10866.7	SIMPSON
(F)	LG72	(7) 3/8" x 2 1/2" TITEN HD	(16) 0.148 x 3 1/4"	2030		700	170	FL 11473-R4	SIMPSON
(G)	NV458	EMBED	(16) 10d x 3" TRUSS (8) 10d x 3" SEAT	3367		4175	3117	24-0213.05	NU-VUE
(K)	(2) HGAM10	(4) 3/8" x 1 1/2" TITEN HD	(4) 1/4" x 1 1/2" SDS	1700		2010	2210	FL 11473-R4	SIMPSON
(L)	USC43	(2) 3/8" x 5" POWERS WEDGE	(8) 16d x 3"	7813	-			FL 20331-286	MITER
(M)	USC43	(4) 3/8" x 5"		10133					
(N)	DETAIL 11/S401								

NOTE: (*) MAY USE NV458-16 IF 3 PLY GIRDER IS REQUIRED BY TRUSS DESIGN.

(**) CONNECTOR MUST BE 2-MAX OR S/S PROTECT WITH FELT PAPER WHEN IN CONTACT WITH CONCRETE. MAY USE LGJM210-3-SDS FOR 3M GIRDER.

E.E. INDICATES EACH END TO INDICATES TOP CHORD BC INDICATES BOTTOM CHORD

TRUSSES CONNECTORS

NOTES:

- REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL DIMENSIONS, INFORMATION INTERIOR WALL LAYOUT, MECHANICAL OPENINGS, SLAB DEPRESSIONS, OPENING SIZES AND OTHER INFORMATION.
- (#/#): INDICATES TRUSS TYP. LOADING AND CONNECTOR PER SCHEDULE ON THIS SHEET.
- DECK TO BE 23/32" THK. (U.N.O) CDX EXTERIOR GRADE PLYWOOD W/ 10d RING SHANK NAILS @ 6" O.C. TO TRUSSES EXCEPT WHERE NOTED. PROVIDE 2"x6" SHAVED BLOCKING BETWEEN TRUSSES WHERE DECKING CHANGES SLOPE AND AT ALL PLYWOOD PANEL JOINTS. SEE DETAILS 4, 5 AND 11 ON S302.
- PREFAB WOOD GIRDER TRUSSES MUST HAVE 2x6 MINIMUM TOP & BOTTOM CHORDS REGARDLESS OF DESIGN DEMAND. SEE DETAILS FOR ADDITIONAL REQUIREMENTS.
- ROOF TIE BEAMS AND CONCRETE BEAMS TO BE AS PER SCHEDULE ON SHEET S401.
- PROVIDE CORNERS BARS ON ALL TIE BEAM TO MATCH LONGITUDINAL REINFORCEMENT WITH A SPLICE EQUAL TO 60 DIA.
- ALL WALLS AND COLUMNS REINFORCEMENT SHALL TERMINATE WITH A STANDARD HOOK INTO TIE BEAM, 2" FROM TOP.
- SPLICE ON TIE BEAM REINFORCEMENT TO BE 42" MINIMUM.
- IF ANCHOR IS MISPLACED AND TRUSS DOES NOT FALL DIRECTLY ON CAST IN PLACE STRAP CONNECTOR, PROVIDE ANCHOR PER DETAIL 12/S302.
- PREFABRICATED WOOD TRUSSES SPECIALTY ENGINEER MUST PROVIDE ALL WOOD TO WOOD CONNECTORS IN COMPLIANCE WITH THE LOADS IN THIS SET OF DOCUMENTS, THE FBC AND THE TRUSS PLATE INSTITUTE (TPI). SEE DETAILS FOR ADDITIONAL REQUIREMENTS.
- PREFAB WOOD TRUSSES MUST BE BUILT FOR THE FOLLOWING LOADS:
TOP CHORD DL = 25 PSF / TOP CHORD LL = 20 PSF / BOTTOM CHORD DL = 10 PSF
- GC TO SUBMIT SIGNED AND SEALED SHOP DRAWINGS AND CALCULATIONS FOR AND RAILINGS.
- ALL EXTERIOR WALLS SHALL BE 8" CMU REINFORCED VERTICALLY WITH #5@32" (UNLESS NOTED OTHERWISE) AND WITH #9 GA HORIZONTAL JOINT REINFORCEMENT @ 16". PROVIDE 2# 5 AT EACH SIDE OF OPENINGS UNLESS THE COLUMN IS SHOWN. SEE DETAIL 5 & 11 /S201 FOR ADDITIONAL INFORMATION.
- CEILING /SOFFIT OF TRUSSES ON EXTERIOR BALCONIES/VERANDAS TO HAVE 3/8" THK CDX PLYWOOD NAILED TO TRUSSES BOTTOM CHORDS WITH 10d NAILS @ 6" O.C.
- GT TO REFER TO ARCHITECTURAL/MECHANICAL DRAWINGS FOR ATTIC MOUNTED CONDENSING UNIT. COORDINATE WITH TRUSSES DELEGATED ENGINEER.

SEE S102
FOR ROOF BELOW

SEE S102
FOR ROOF BELOW

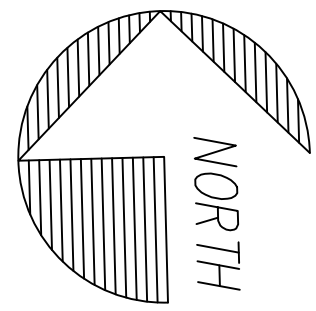
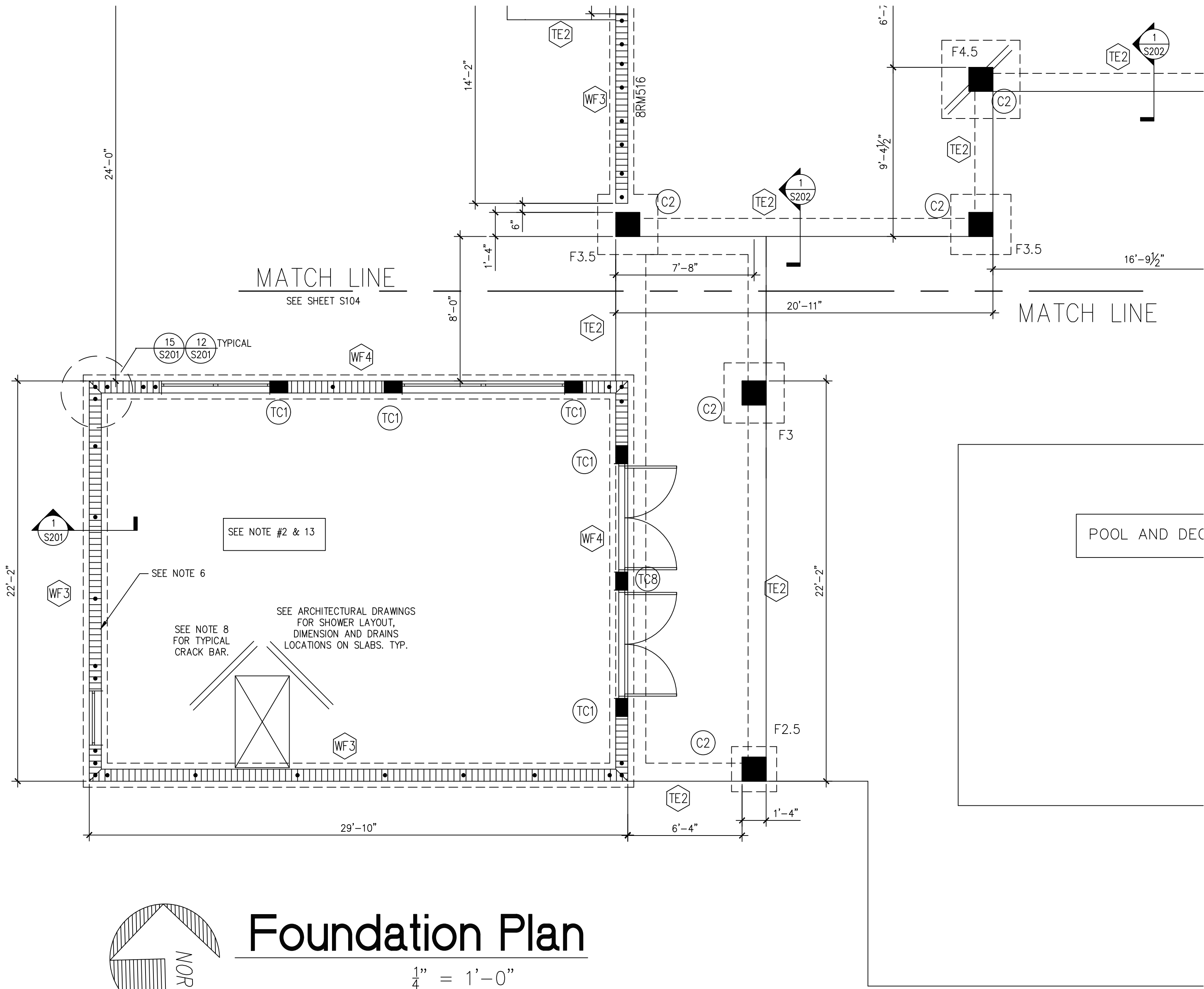
SEE S102
FOR ROOF BELOW

SEE S102
FOR ROOF BELOW

SEE S102
FOR ROOF BELOW

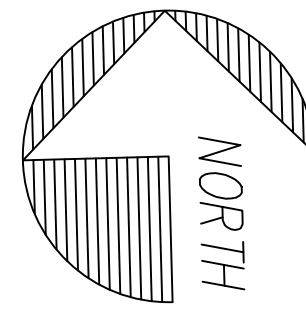
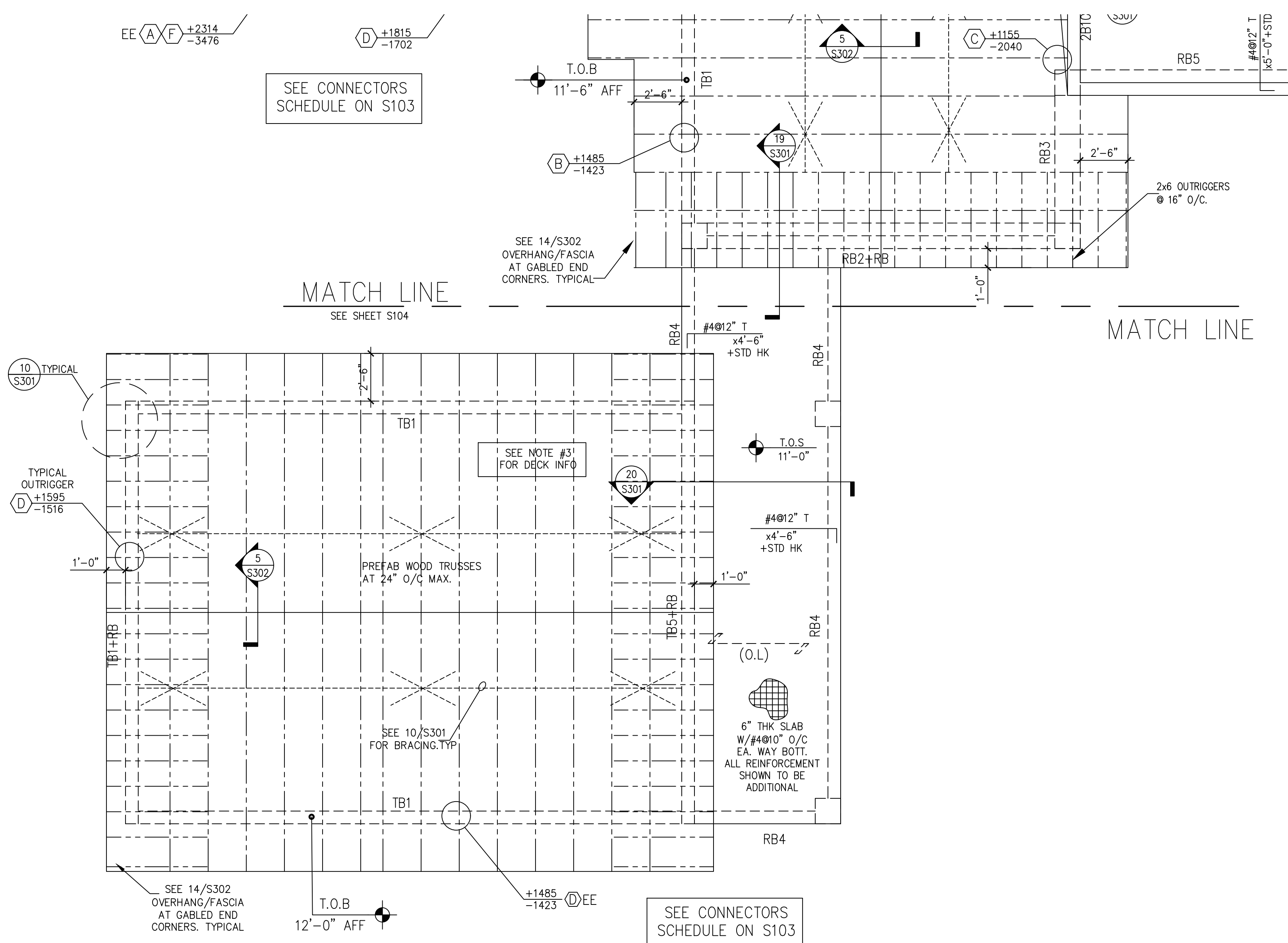
MATCH LINE
SEE SHEET S104

MATCH LINE



Foundation Plan

$\frac{1}{4}'' = 1'-0''$
SEE S101 FOR FOUNDATION NOTES



Roof Framing

$\frac{3}{16}'' = 1'-0''$
SEE S101 FOR FOUNDATION NOTES

REVISION

BY

MARK REARDON

architect

mark@reardonarchitect.com

phone: 786-355-6910

15790 SW 88TH AVE

MIAMI, FL 33157

AR 0017521

786-355-6910

LEED AP

BD+C

NOTE:

ALL DRAWINGS FOR THIS PROJECT ARE TO BE READ IN CONJUNCTION WITH EACH OTHER. THESE INCLUDE, BUT ARE NOT LIMITED TO, ARCHITECTURAL, SURVEYING, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, SPECIALTY DRAWINGS, & WRITTEN SPECIFICATIONS

THE G.C. IS TO VERIFY ALL EXISTING SITE CONDITIONS AND THOROUGHLY CHECK ELEVATIONS & DIMENSIONS BEFORE COMMENCING WORK. REPORT TO THE ARCHITECT OR ENGINEER ANY DISCREPANCIES, ERRORS OR CONDITIONS THAT WILL ALTER CONSTRUCTION AS INTENDED BY THESE DRAWINGS. ARCHITECT IS NOT RESPONSIBLE FOR ANY WORK AND/OR MATERIALS FURNISHED ON THE JOB.

FRANK EDUARDO REARDON

FLORIDA

PROFESSIONAL ENGINEER

No. 46618

STATE OF

GF CONSULTING ENGINEERS INC.

13170 SW 128 ST, SUITE #204

MIAMI, FLORIDA 33186

PHONE: 305-971-0700

FAX: 305-971-4332

E-MAIL: GFC@GFC.NET

WWW.GFC.NET

CERTIFICATE OF AUTHORIZATION #9129

NEW HOUSE FOR:

RKTA 6300 LLC

6300 SW 98 ST

PINECREST, FL

DRAWN BY:

MER

DATE:

12/15/25

SCALE:

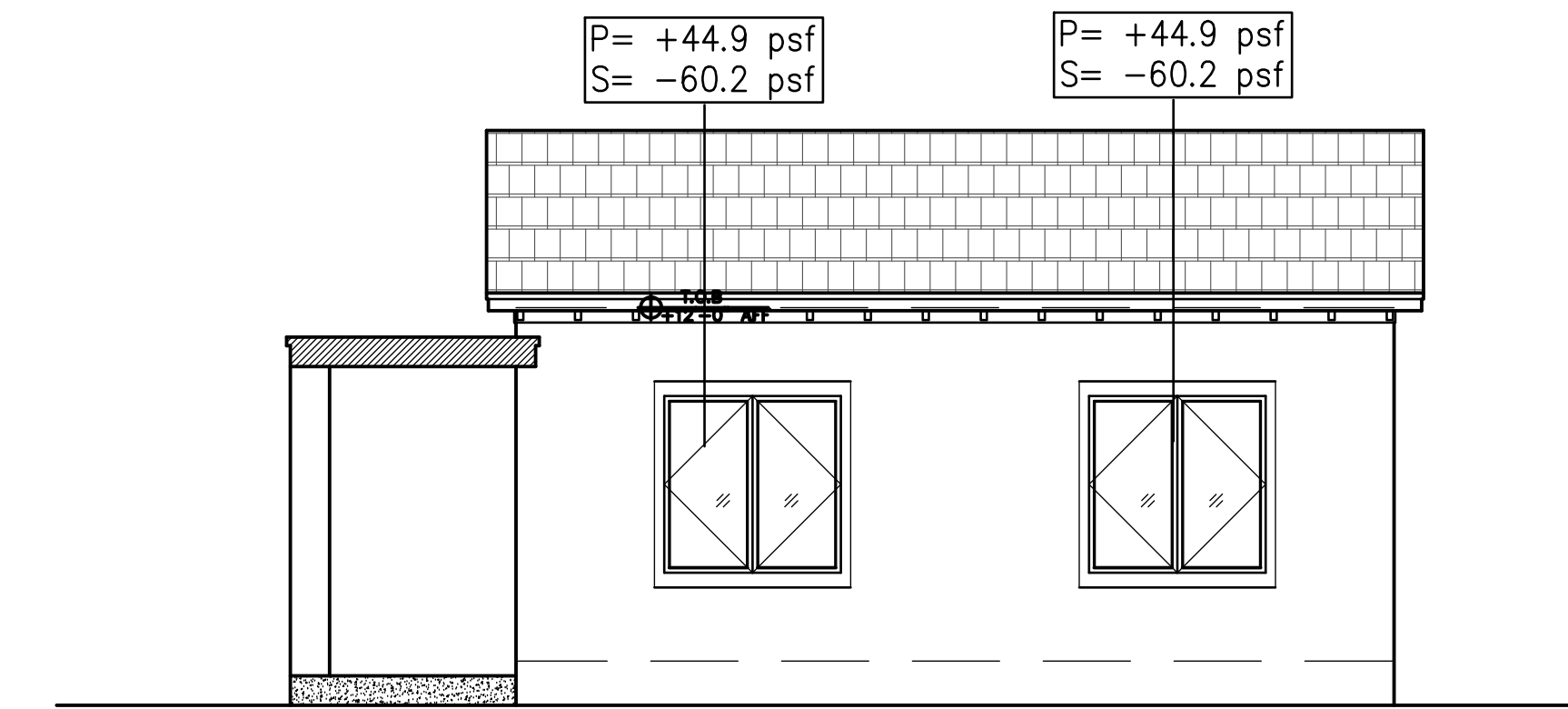
AS NOTED

SHEET NO.:

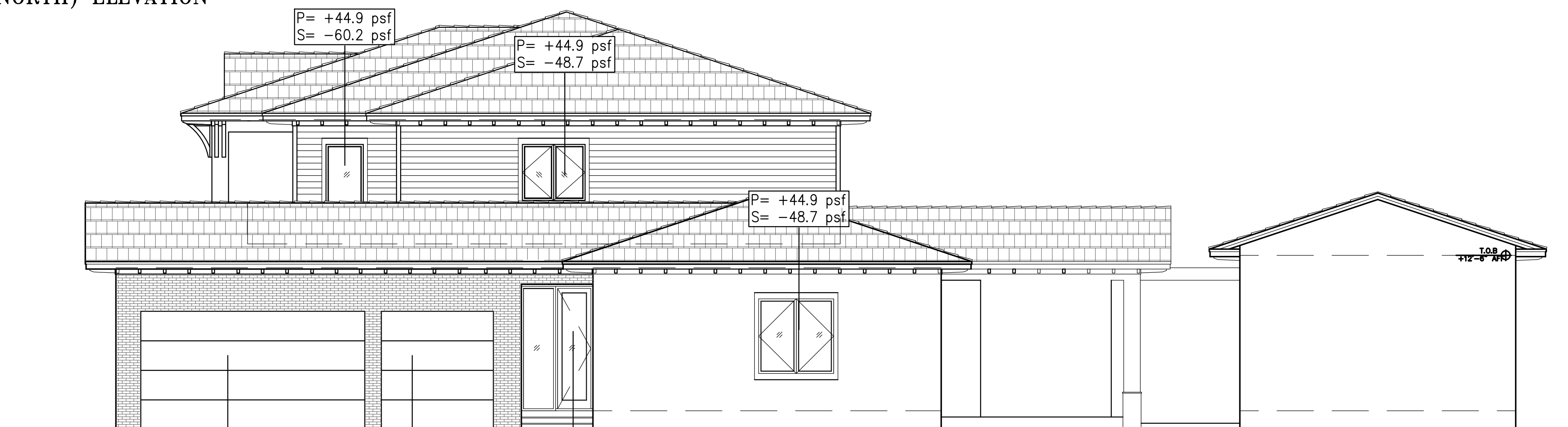
S104



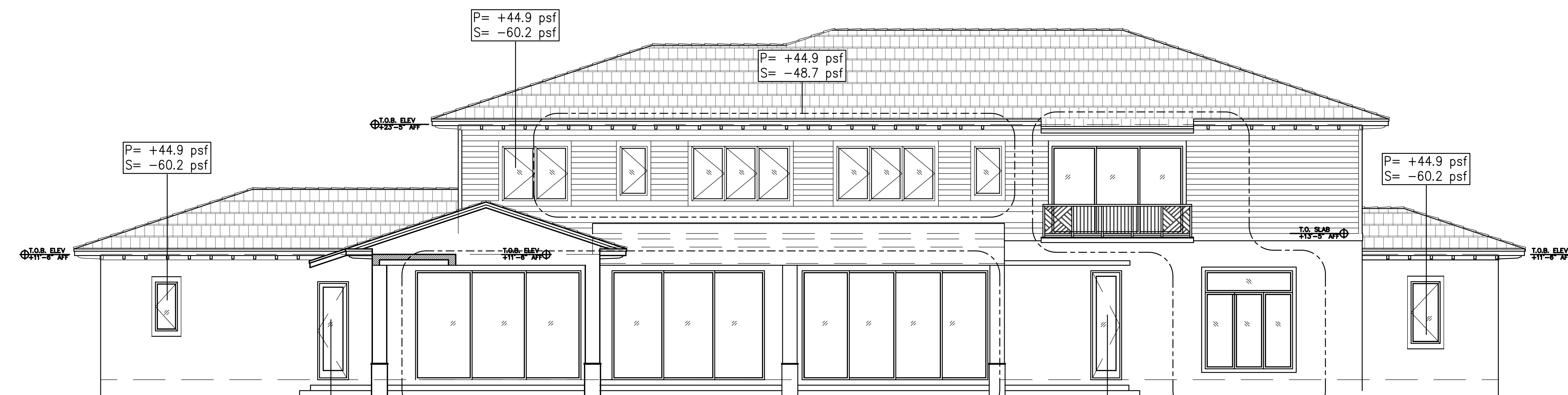
FRONT (NORTH) ELEVATION



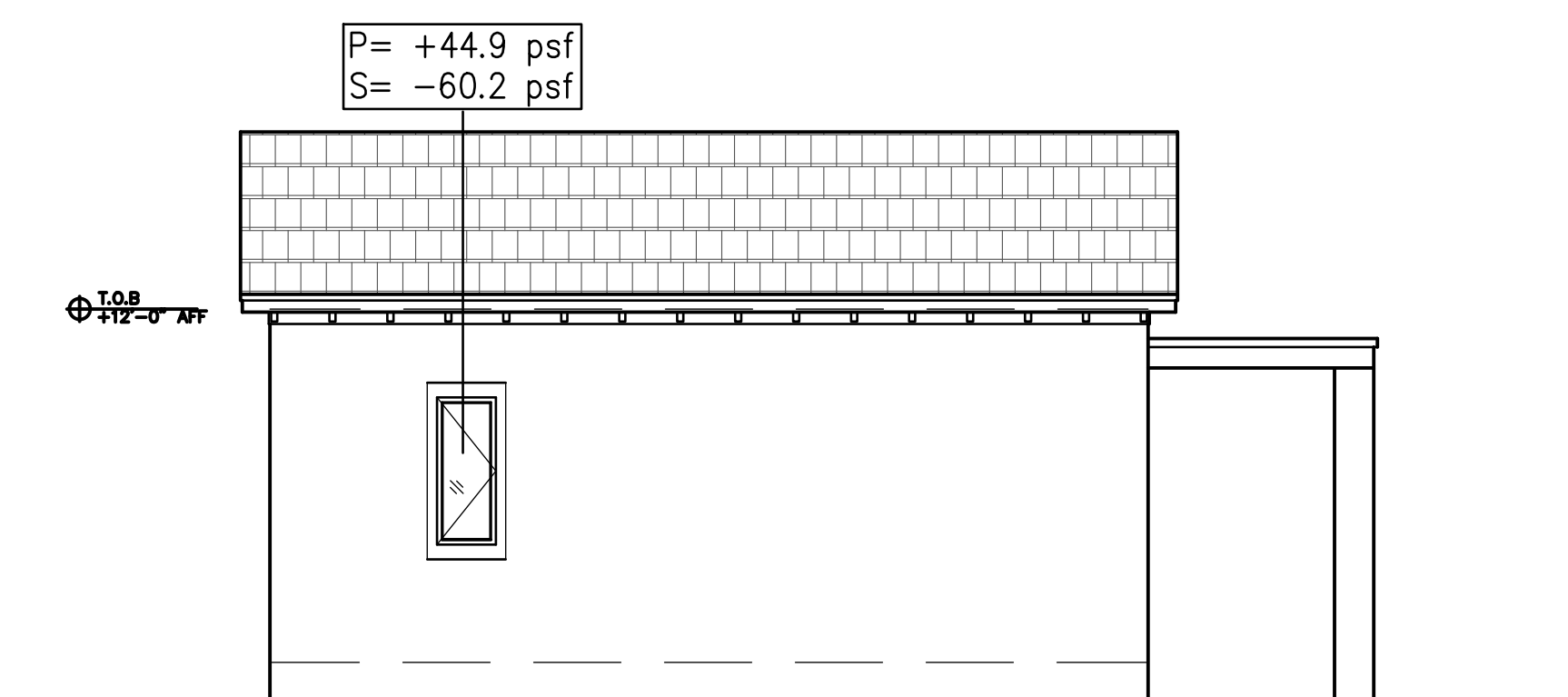
GUEST QUARTERS NORTH ELEVATION



WEST SIDE ELEVATION



REAR (SOUTH) ELEVATION



GUEST QUARTERS SOUTH ELEVATION



EAST SIDE ELEVATION

THESE ELEVATIONS ARE FOR THE ONLY PURPOSE OF INDICATING ASD WIND LOADING ON CLADDING ELEMENTS. IN NO WAY IS TO BE USED FOR ANY ARCHITECTURAL RELATED INFORMATION.

GLAZING WIND LOADING

ALL VALUES ARE ASD

TRANSOMS
P= +41.1 psf
S= -44.5 psf
DOOR &
GLASS PANES
P= +39.3 psf
S= -42.7 psf

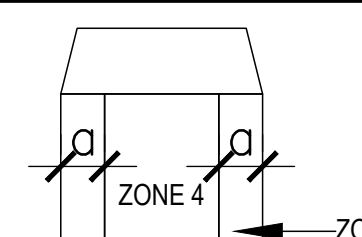
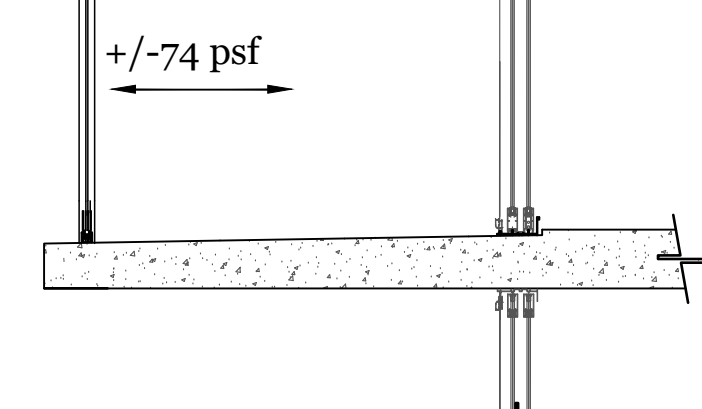
NOTES:
-INFORMATION PROVIDED IN THESE ELEVATIONS IS FOR THE SOLE PURPOSE OF INDICATING WIND LOADING IN CLADDING ELEMENTS.

-FOR ALL INFORMATION INCLUDING BUT NOT LIMITED TO FINISHES, DIMENSIONS, REVEALS, ETC, REFER TO ARCHITECTURAL DRAWINGS.

-WINDOWS, DOORS, LOUVERS, RAILINGS, TRELLISES, AND ROOFING SYSTEMS MUST COMPLY WITH WIND LOADING INDICATED IN THESE DRAWINGS.

-CURRENT NOA ALONG WITH SHOP DRAWINGS MUST BE SUBMITTED FOR APPROVAL BY A/E.

ANY SOLID/GLASS EXTERIOR BALCONY RAILINGS MUST BE DESIGNED FOR +/-74 PSF (ASD)



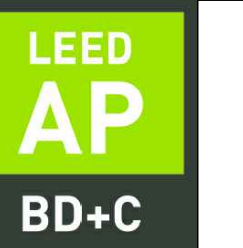
V = 175 m.p.h. (ULTIMATE)
136 m.p.h. (ASD)
EXP. "C"; RISK CAT II
I = 1.0
K_z = 1.0
K_d = 0.85

-MEAN ROOF HEIGHT= 30'-0"

REVISION BY

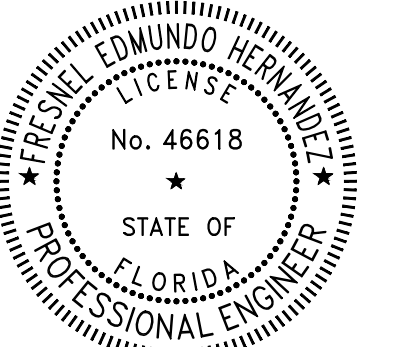


15790 SW 88TH AVE
MIAMI, FL 33157
AR 0017521
786-355-6910



NOTE:
ALL DRAWINGS FOR THIS PROJECT ARE TO BE READ IN CONJUNCTION WITH EACH OTHER. THESE INCLUDE, BUT ARE NOT LIMITED TO: ARCHITECTURAL, SURVEYING, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, SPECIALTY DRAWINGS, & WRITTEN SPECIFICATIONS

THE G.C. IS TO VERIFY ALL EXISTING SITE CONDITIONS AND THOROUGHLY CHECK ELEVATIONS & DIMENSIONS BEFORE COMMENCING WORK. REPORT TO THE ARCHITECT OR ENGINEER ANY DISCREPANCIES, ERRORS OR CONDITIONS THAT WILL ALTER CONSTRUCTION AS INTENDED BY THESE DRAWINGS. ARCHITECT IS NOT RESPONSIBLE FOR ANY WORK AND/OR MATERIALS FURNISHED ON THE JOB.



G.F. CONSULTING ENGINEERS INC.
13170 SW 126 ST, SUITE #204
MIAMI, FLORIDA 33186
PHONE: 305-971-0100
FAX: 305-971-4332
E-MAIL: GFC@GFC.NET
WWW.GFC.NET
CERTIFICATE OF AUTHORIZATION #9129

NEW HOUSE FOR:
RKTA 6300 LLC
6300 SW 98 ST
PINECREST, FL

DRAWN BY:

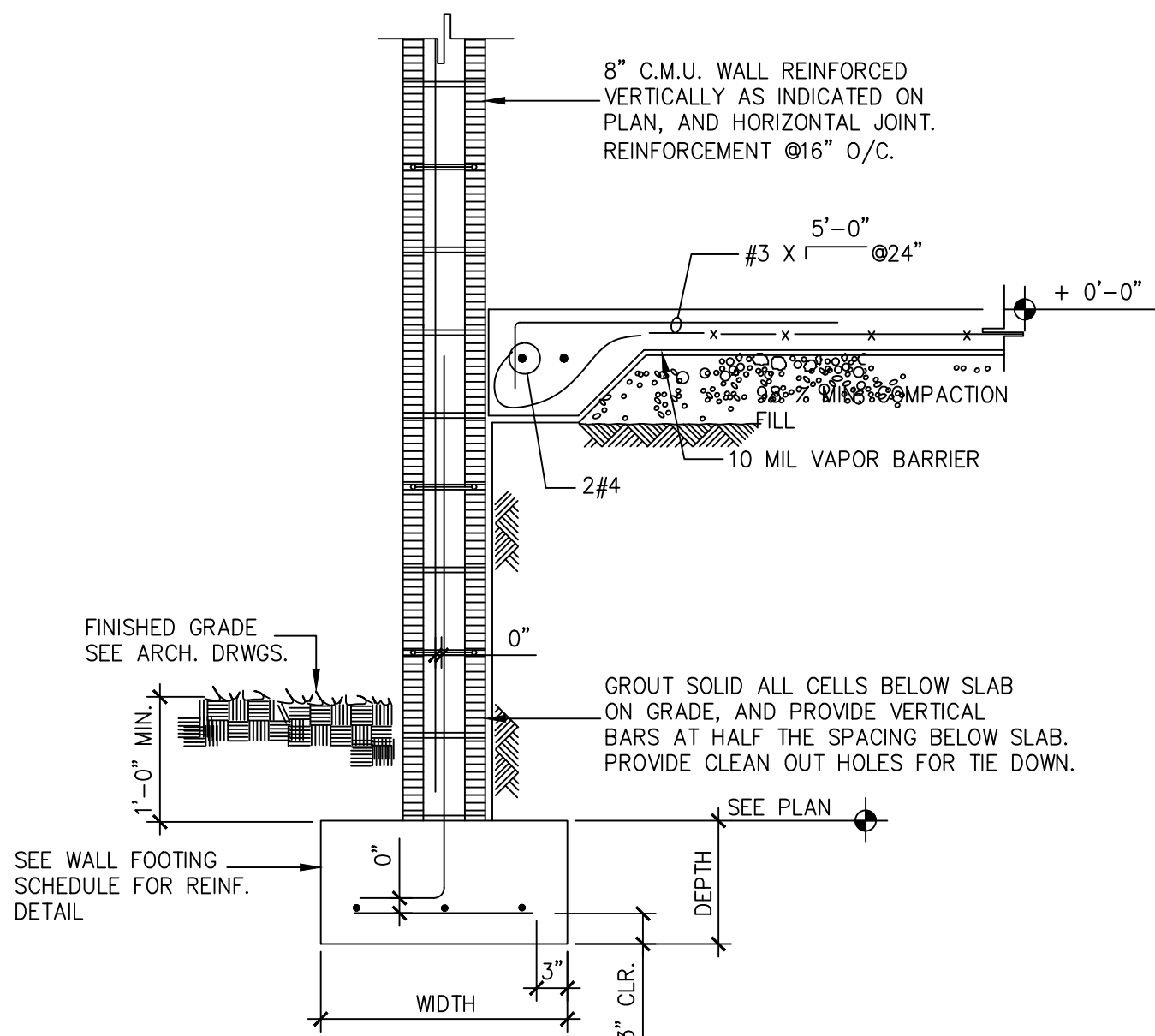
MER

DATE: 12/15/25

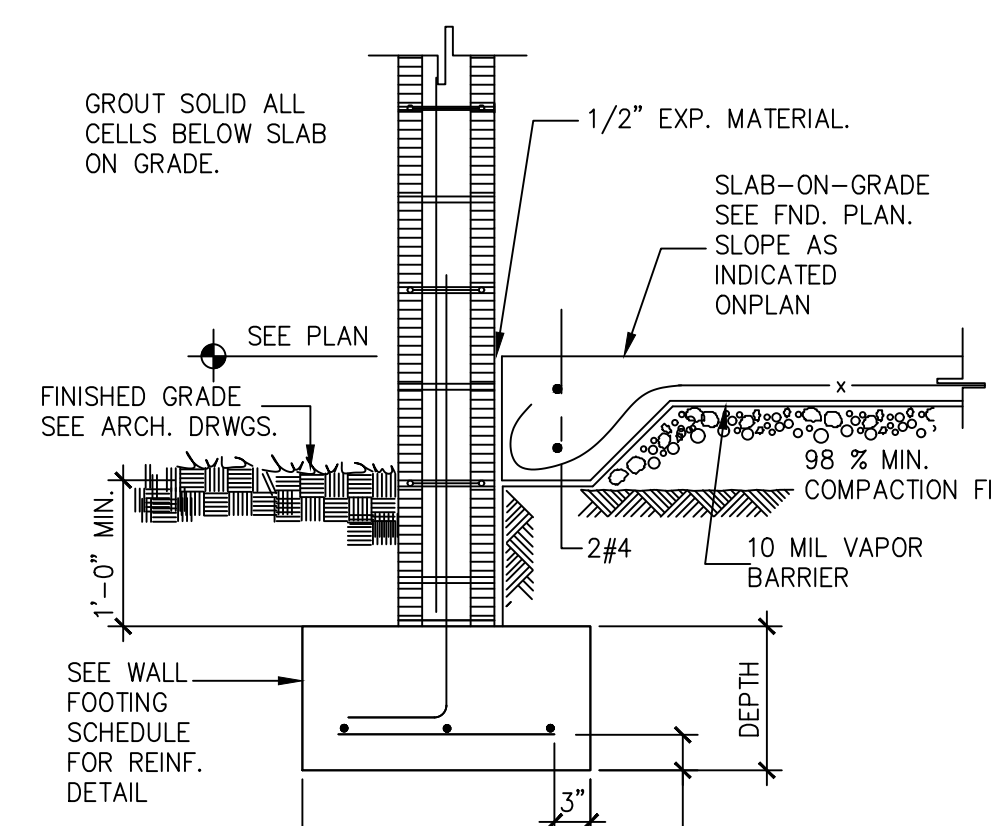
SCALE: AS NOTED

SHEET NO.:

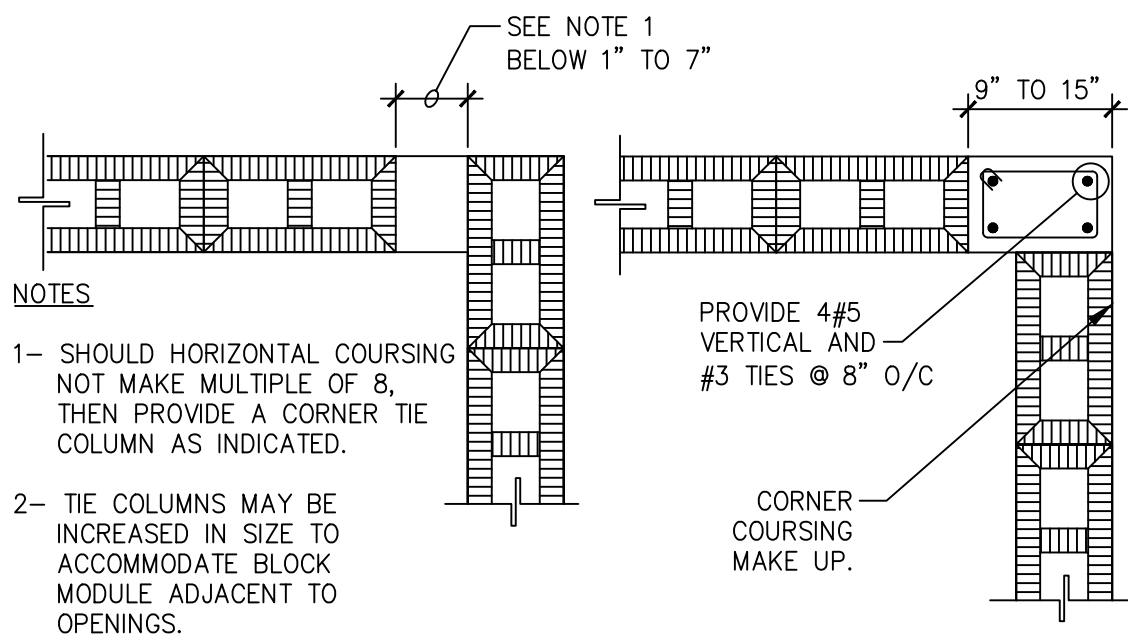
S106



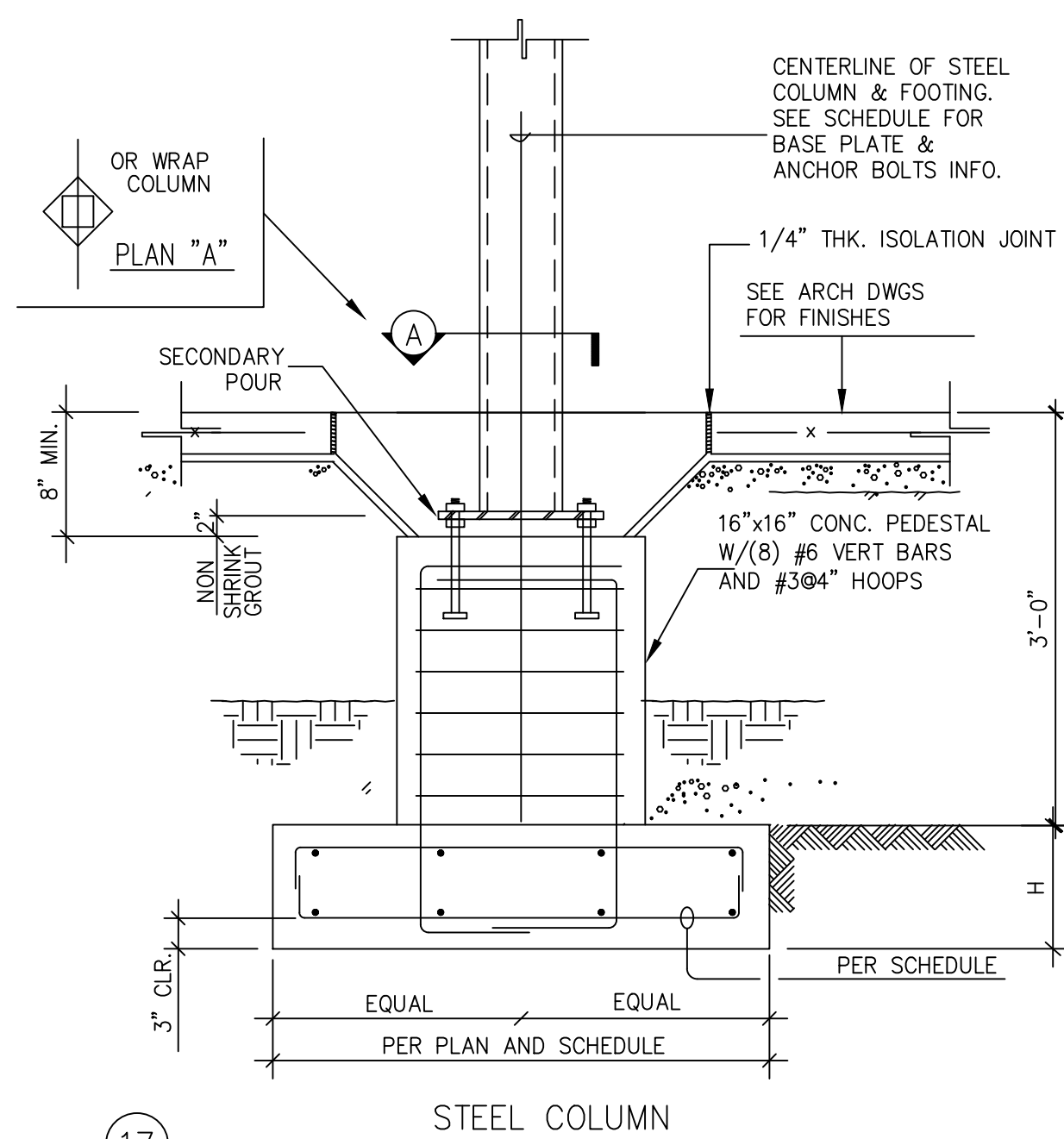
1 EXTERIOR WALL FOOTING SECTION
3/4" = 1'-0"



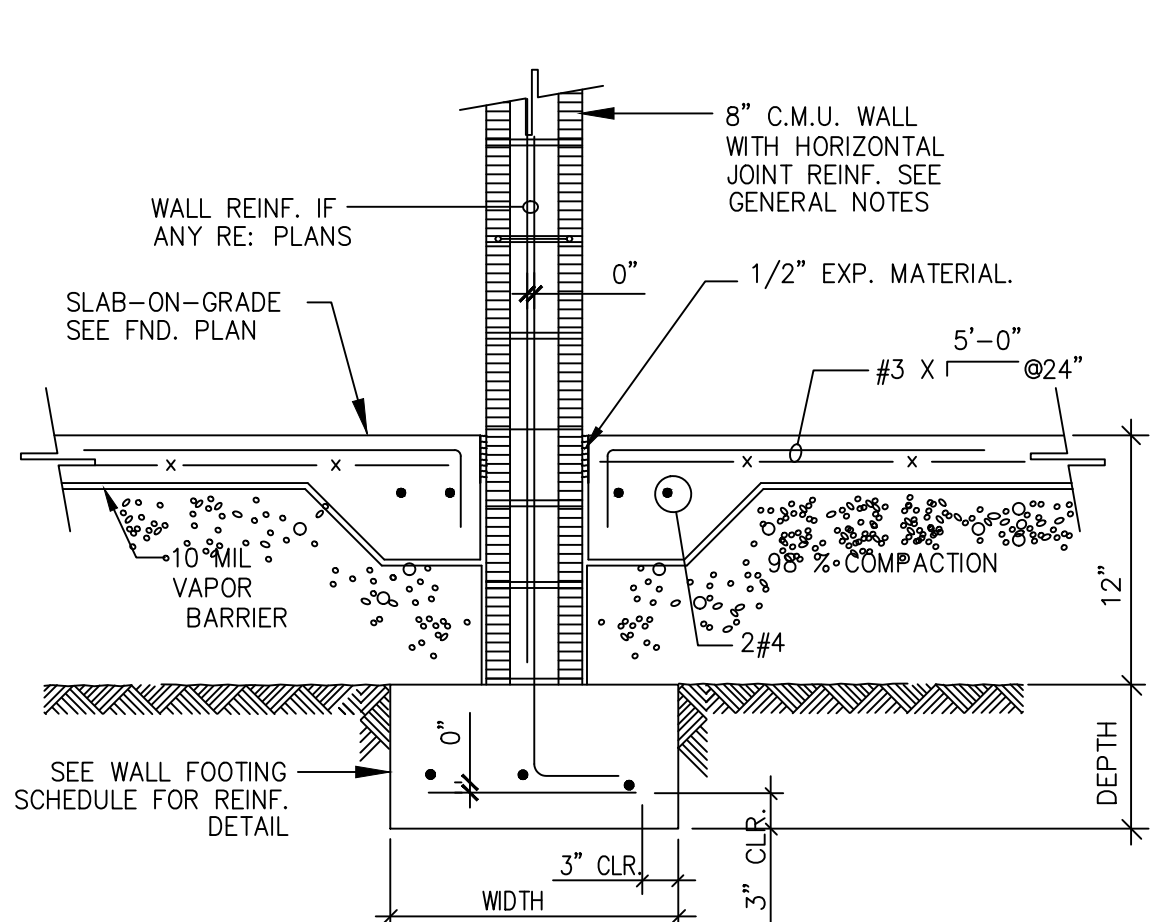
6 EXTERIOR WALL



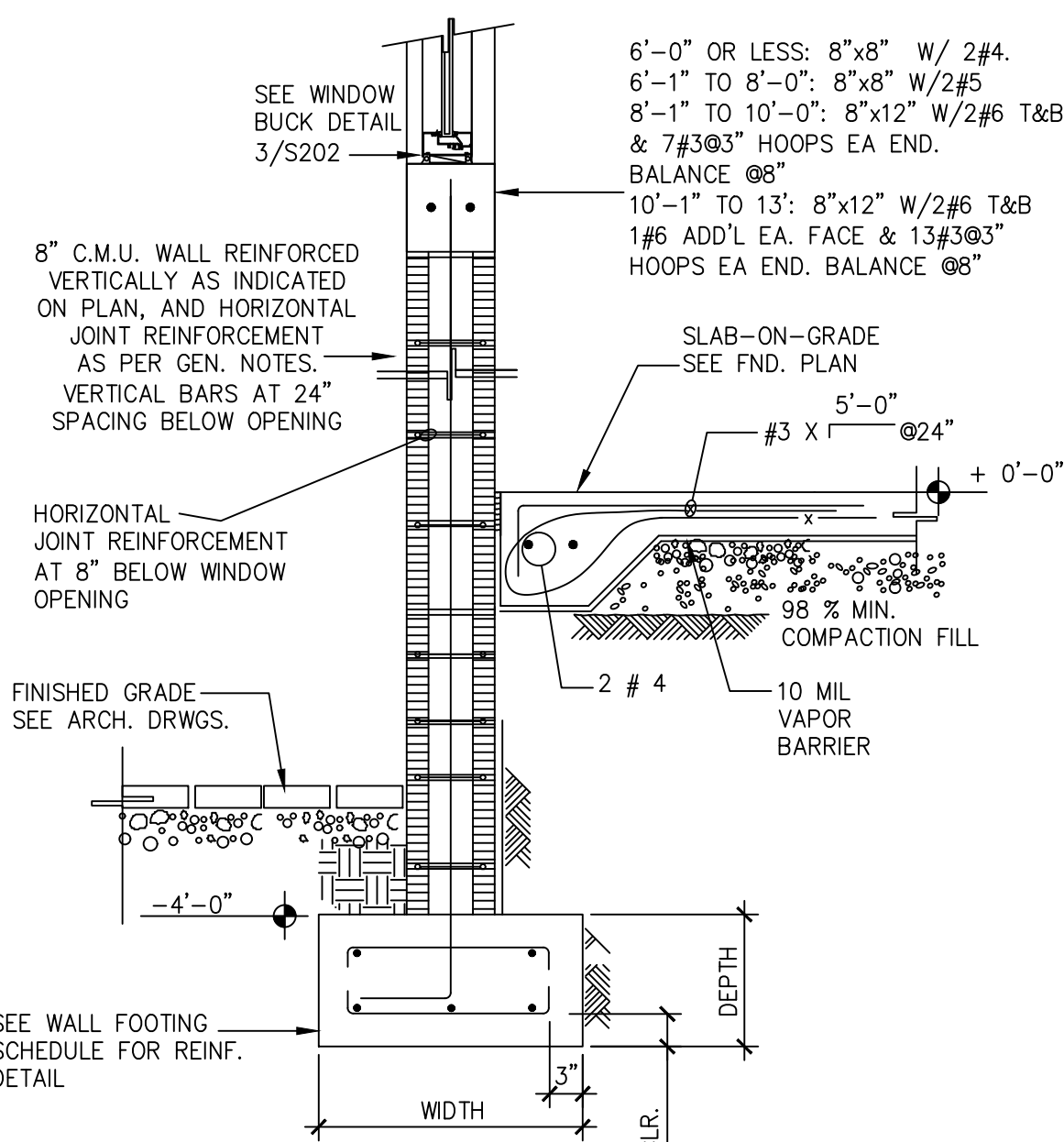
11 CORNER DETAIL
3/4" = 1'-0"



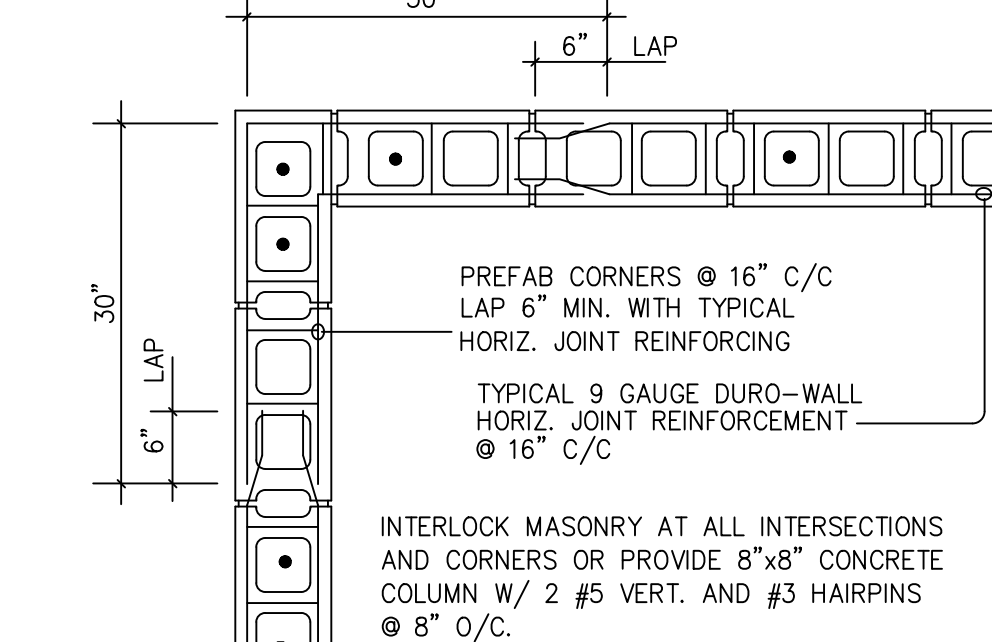
17 STEEL COLUMN



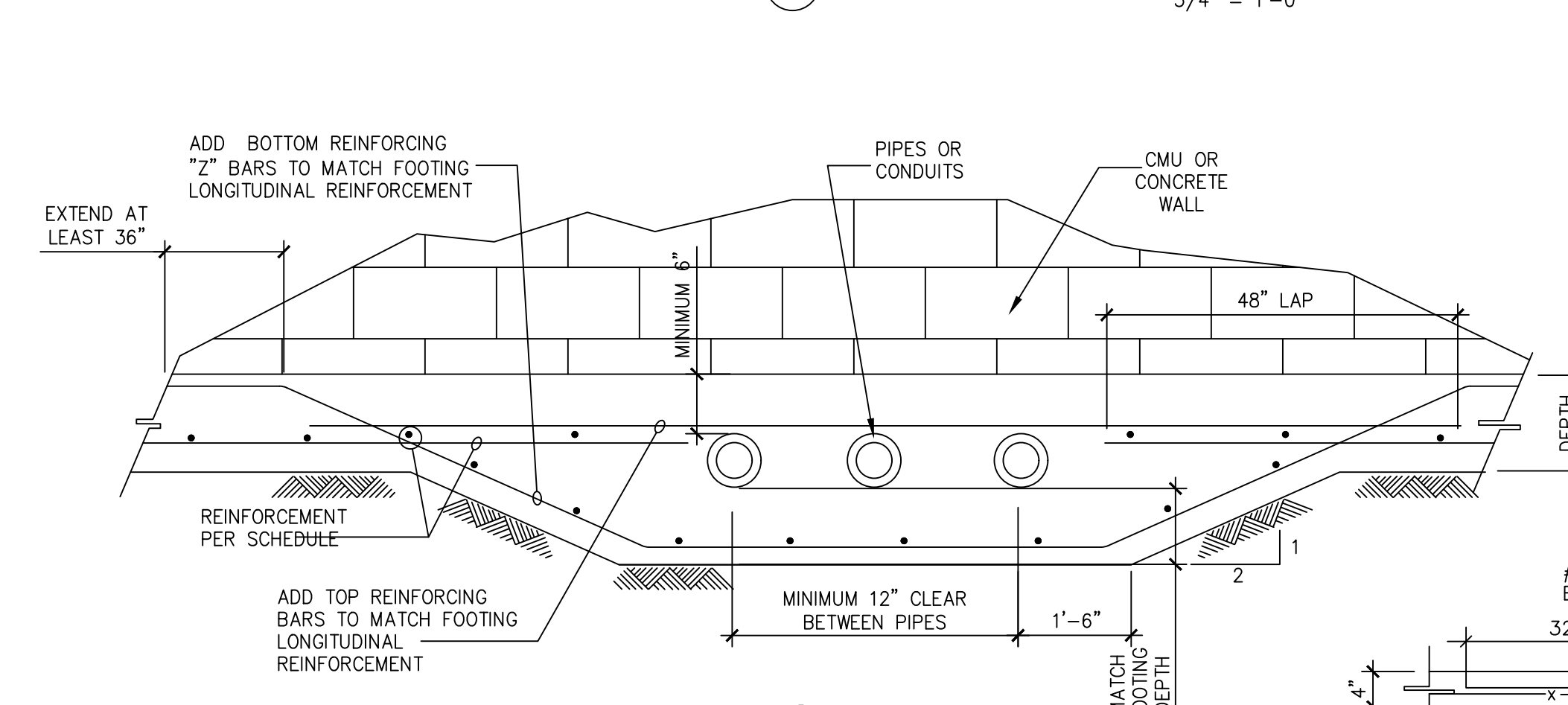
2 INTERIOR WALL FOOTING SECTION



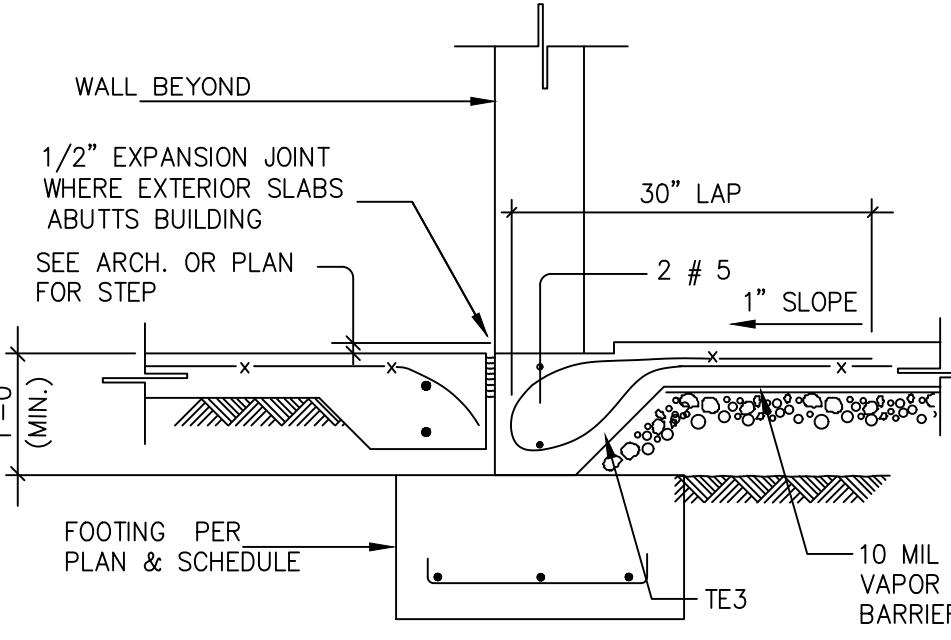
7 WALL SECTION AT WINDOW OPENING
3/4" = 1'-0"



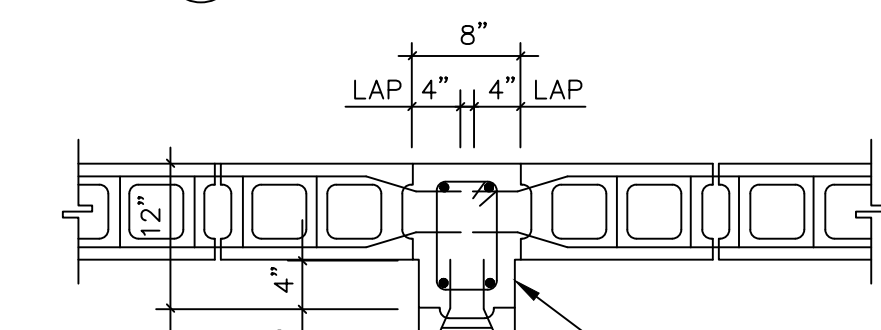
12 TYP. CORNER REINFORCING DETAIL



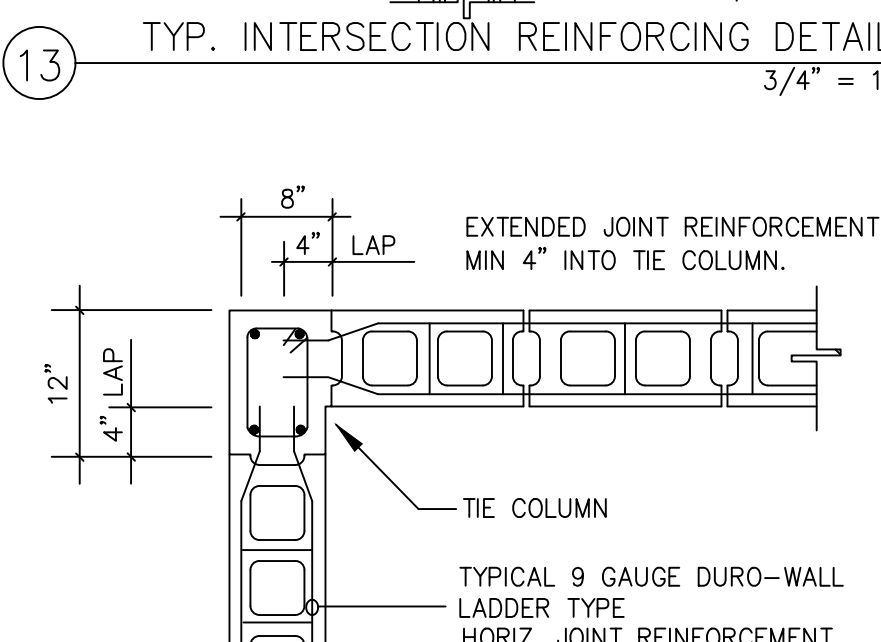
18 TYPICAL PIPES THRU FOOTING DETAILS



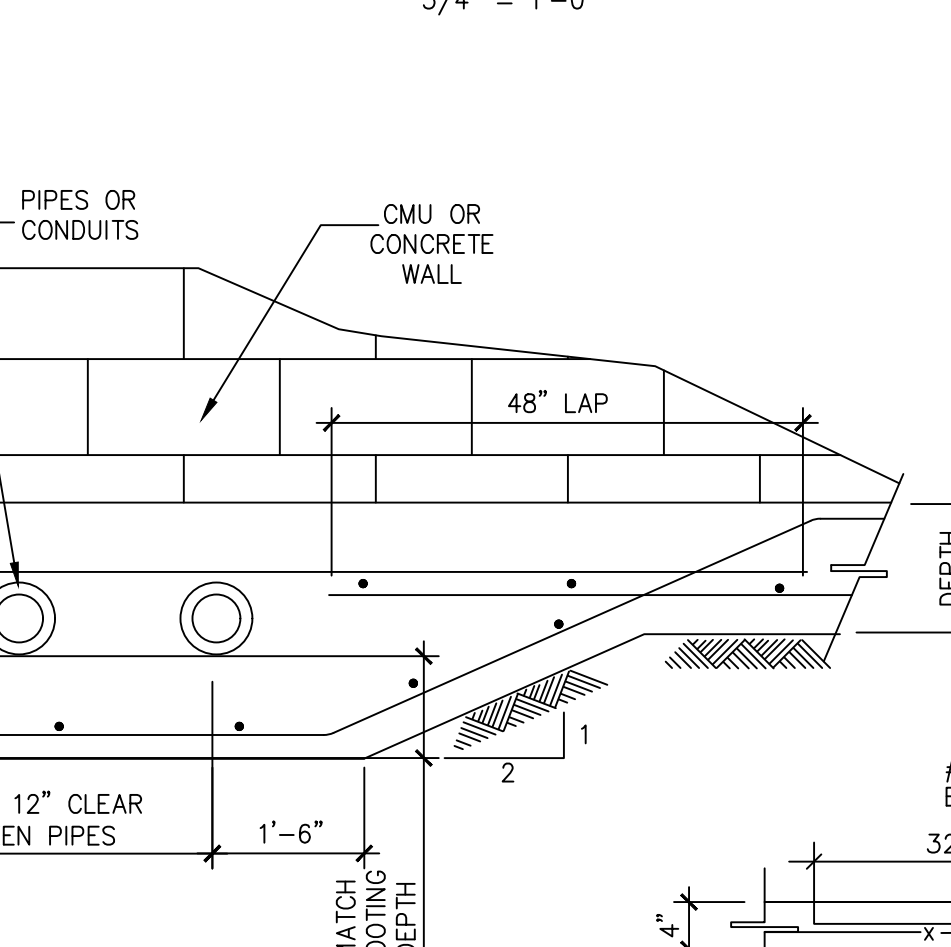
8 SECTION AT GARAGE DOOR OPENING
3/4" = 1'-0"



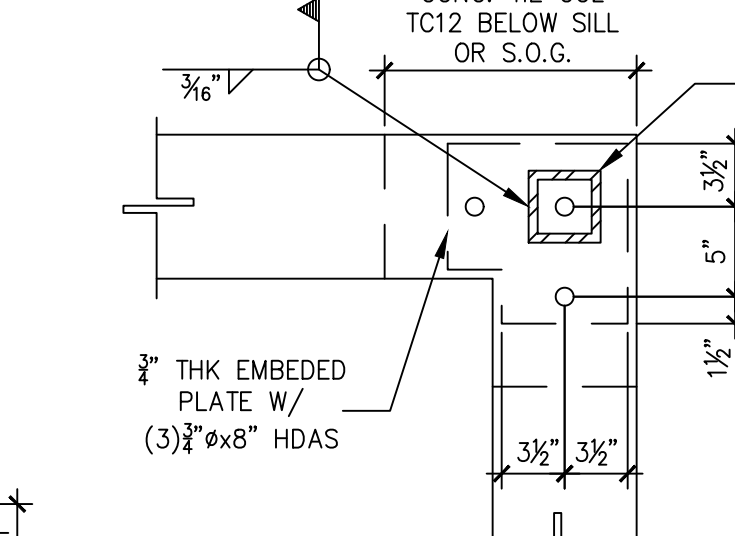
13 TYP. INTERSECTION REINFORCING DETAIL
3/4" = 1'-0"



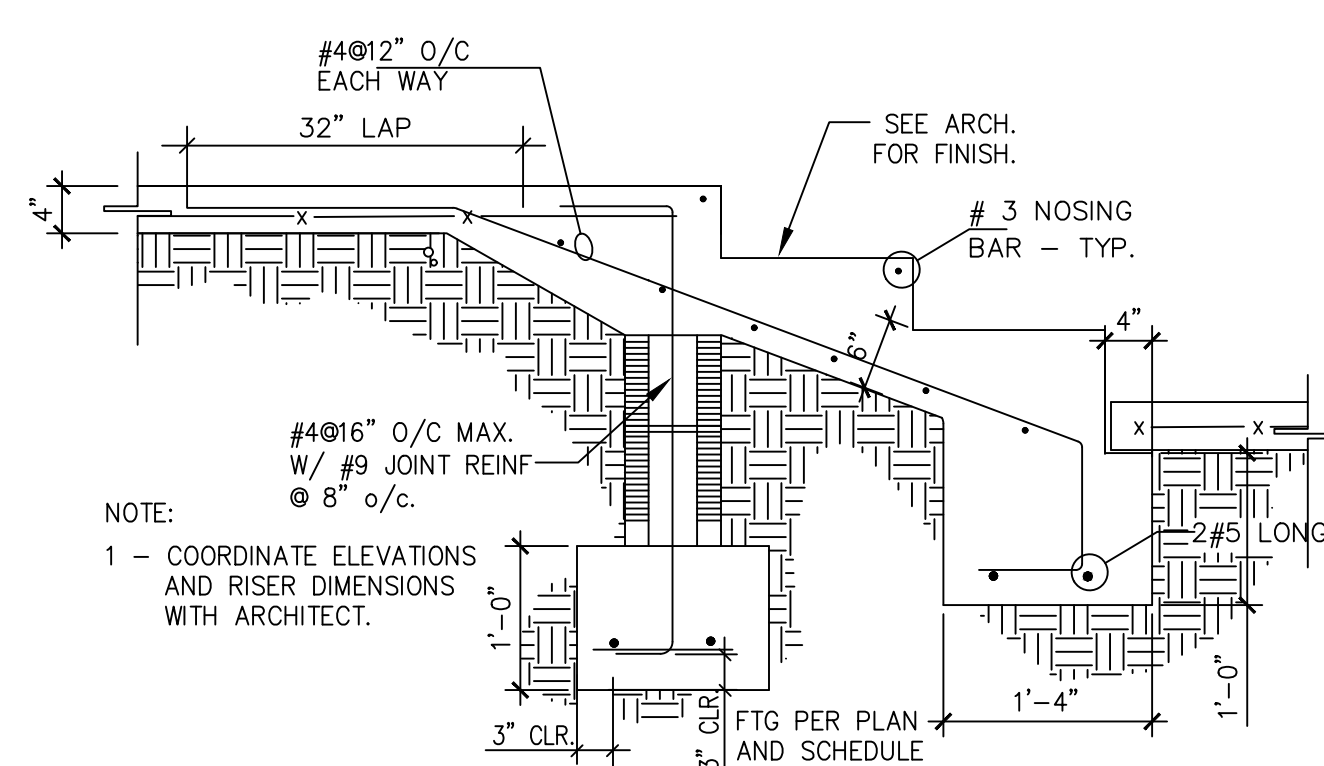
14 TYP. CORNER REINFORCING DETAIL
3/4" = 1'-0"



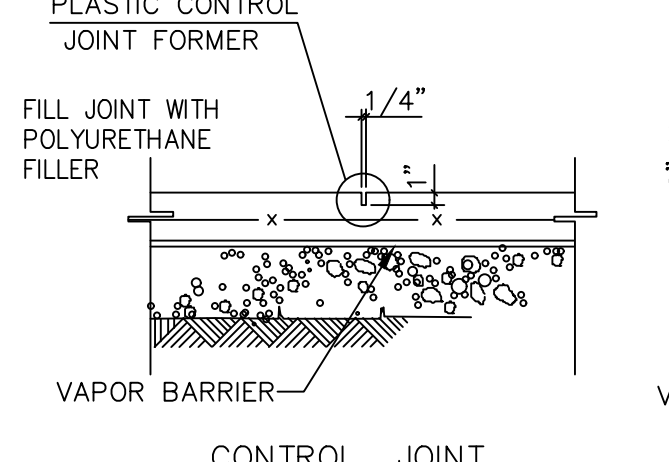
15 TYPICAL FOOTINGS INTERSECTIONS



19 SC4 CORNER COLUMN BASE

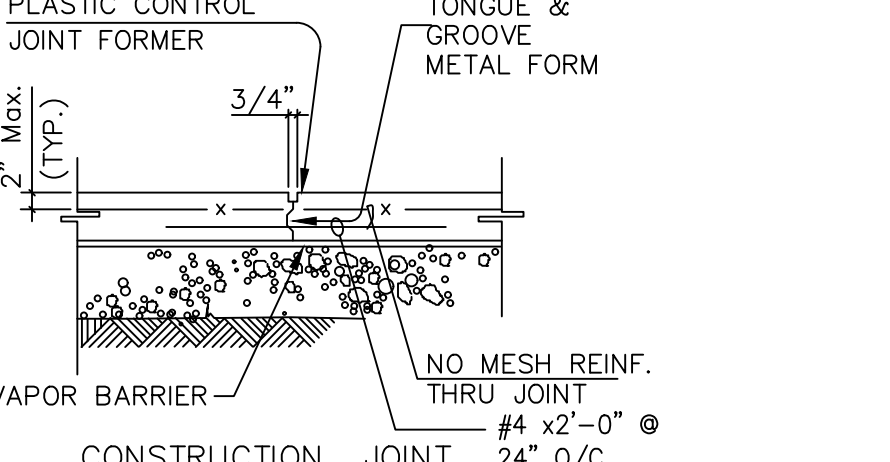


20 SLAB-ON-GRADE STAIR & ENTRANCE

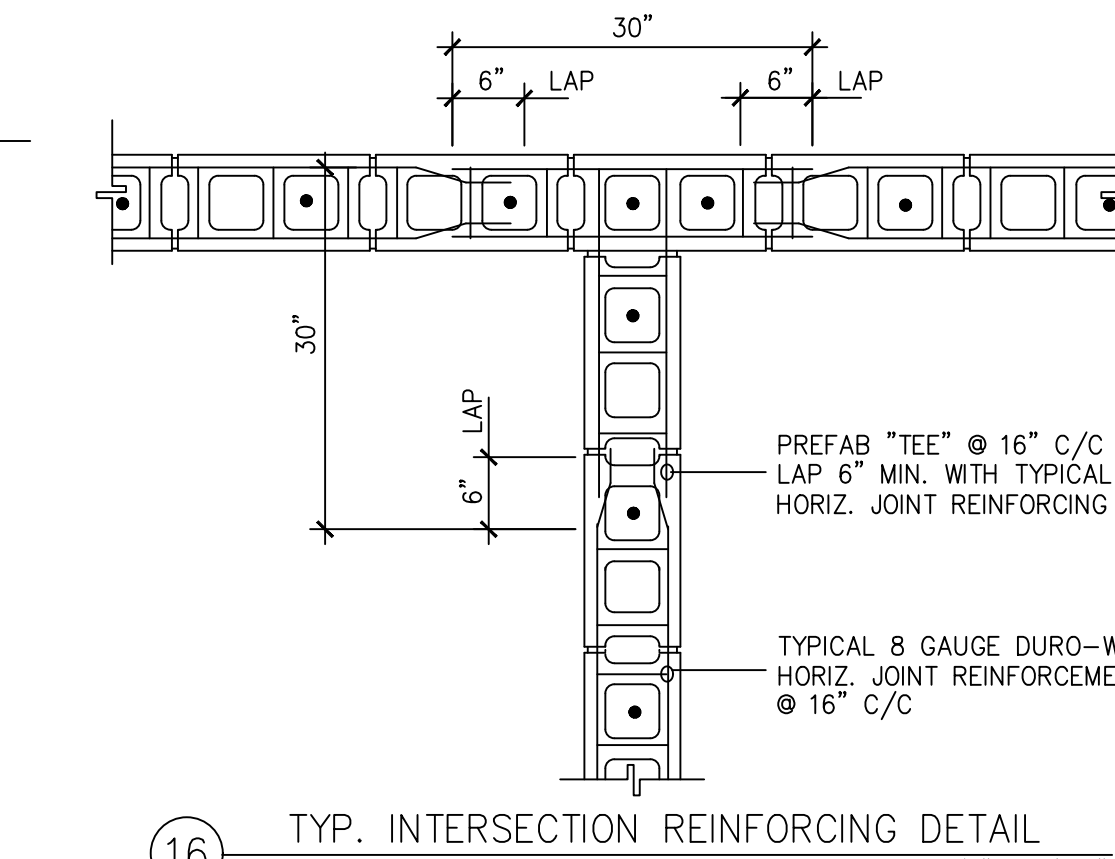


- NOTES:
- 1 - PROVIDE CONTROL JOINT AND CONSTRUCTION JOINT AT ALL COLUMNS AND OR AT 10'-0" O/C MAX. EACH WAY, USE PREMOLDED STRIPS.
 - 2 - CONSTRUCTION JOINT MAY REPLACE CONTROL JOINT.
 - 3 - SAW CUT JOINT MAY BE USED IF DONE WITHIN 24 HOURS OF CONCRETE PLACING.
 - 4 - PROVIDE 6x6-W1.4xW1.4 W.W.F. AT ALL EXTERIOR SLAB-ON-GRADE (TYP. U.N.O.)

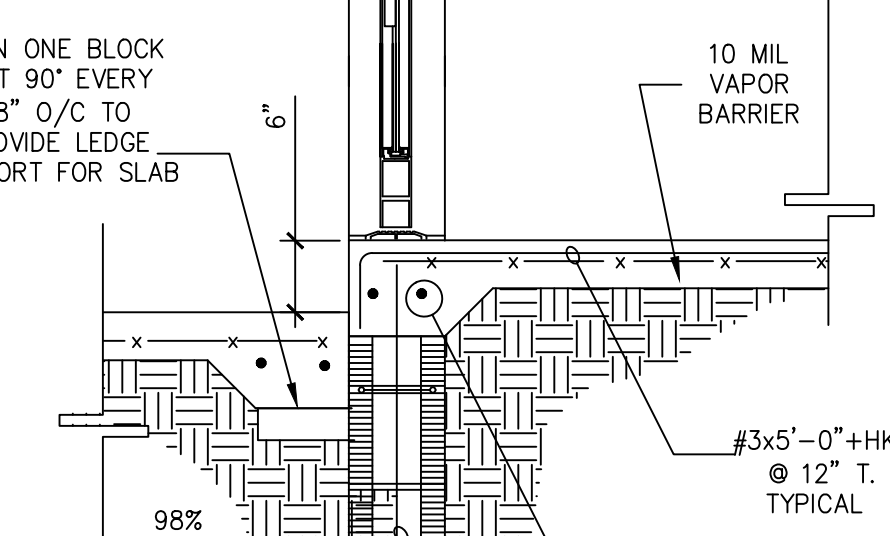
9 SLAB ON GRADE JOINT DETAILS



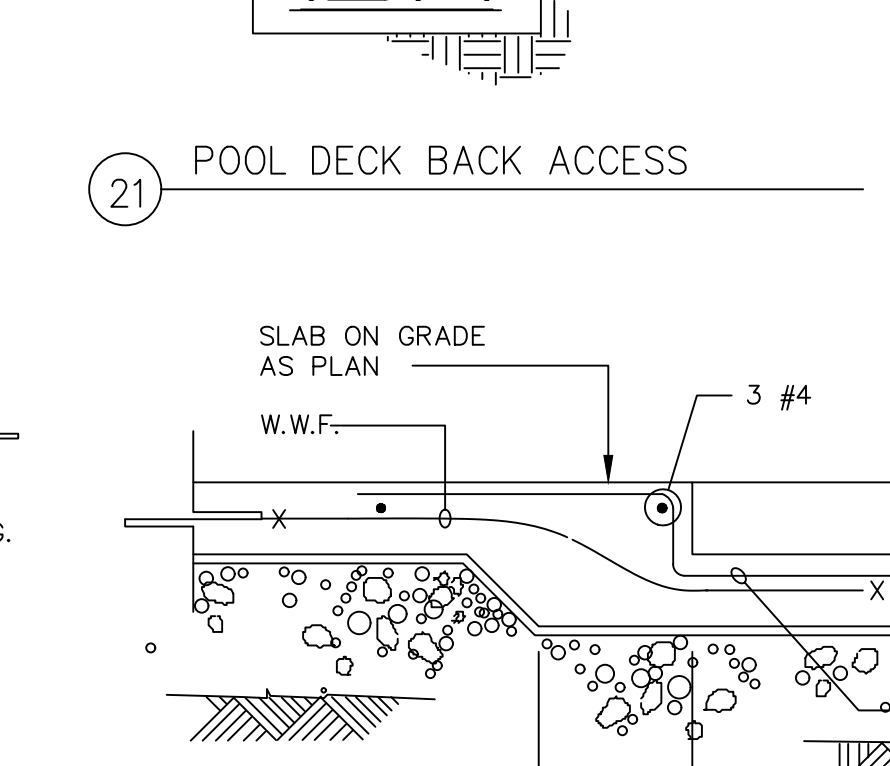
4 INTERIOR WALL FOOTING SECTION



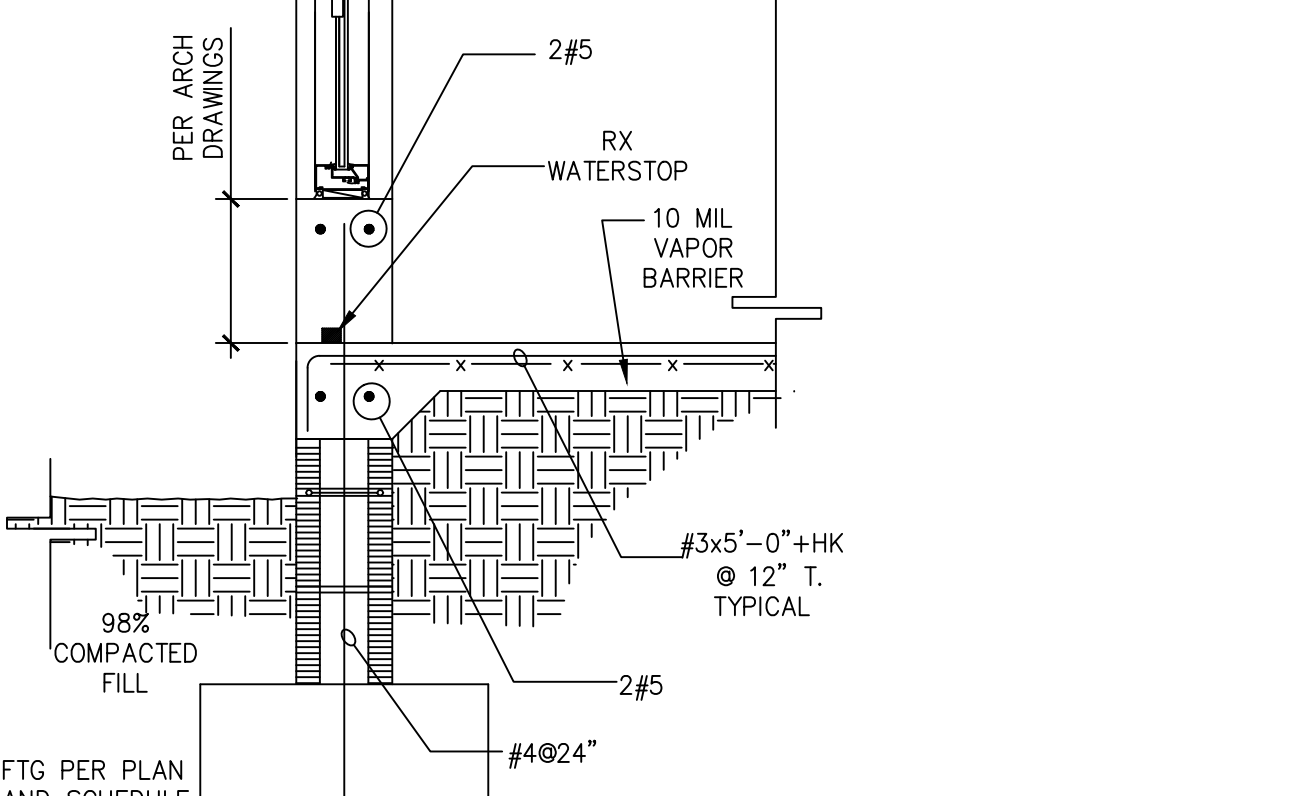
16 TYP. INTERSECTION REINFORCING DETAIL
3/4" = 1'-0"



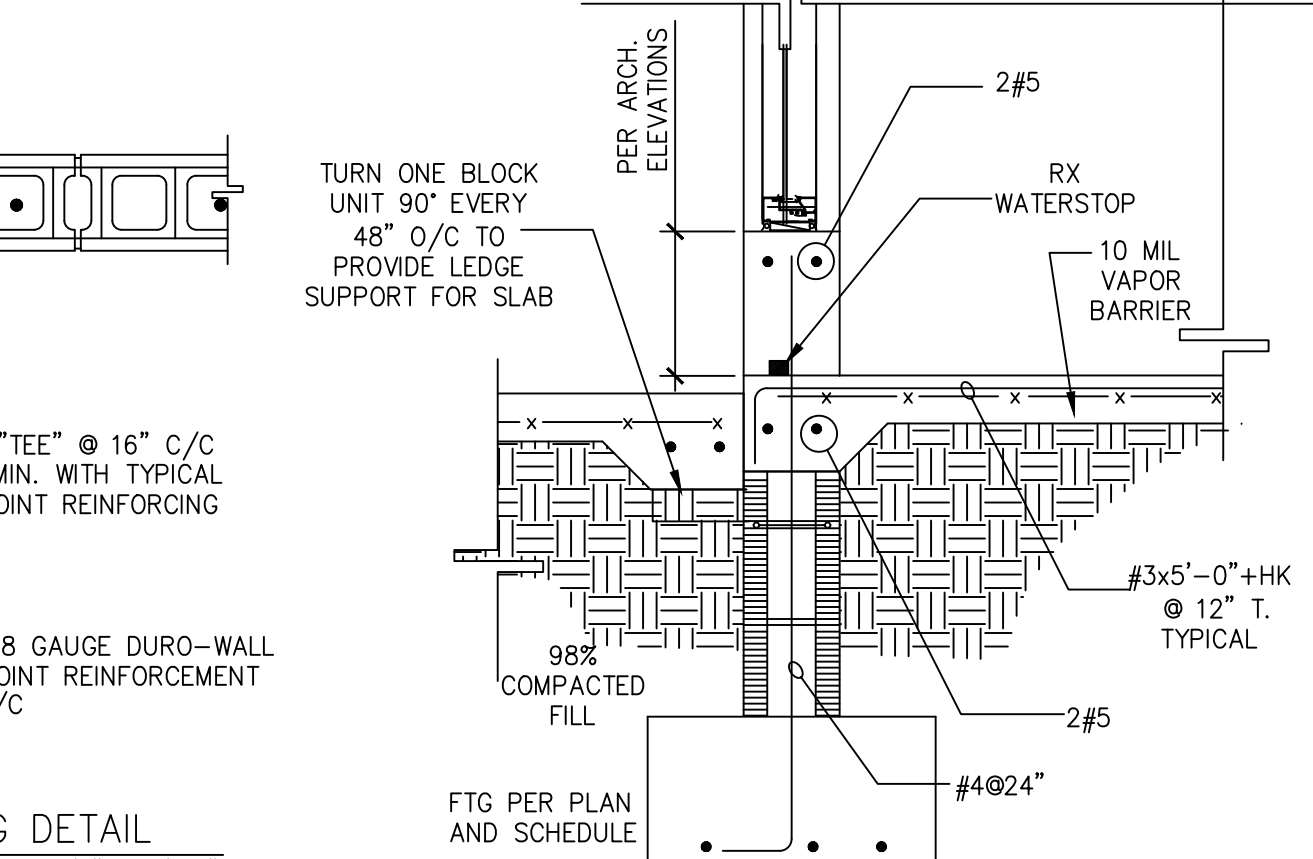
21 POOL DECK BACK ACCESS



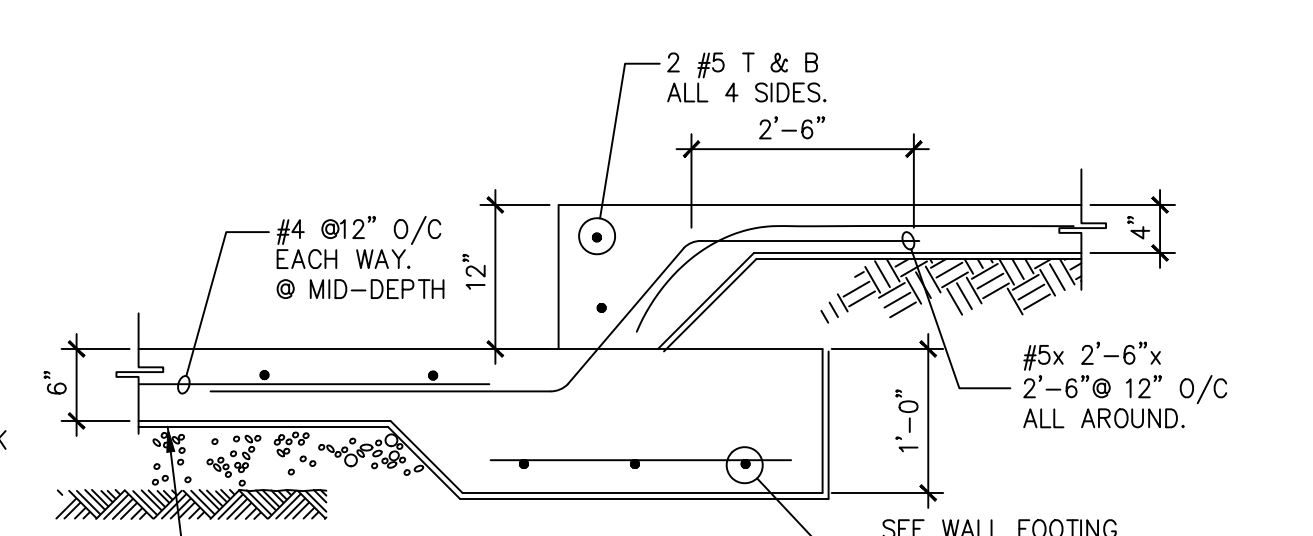
22 EXTERIOR PLANTER



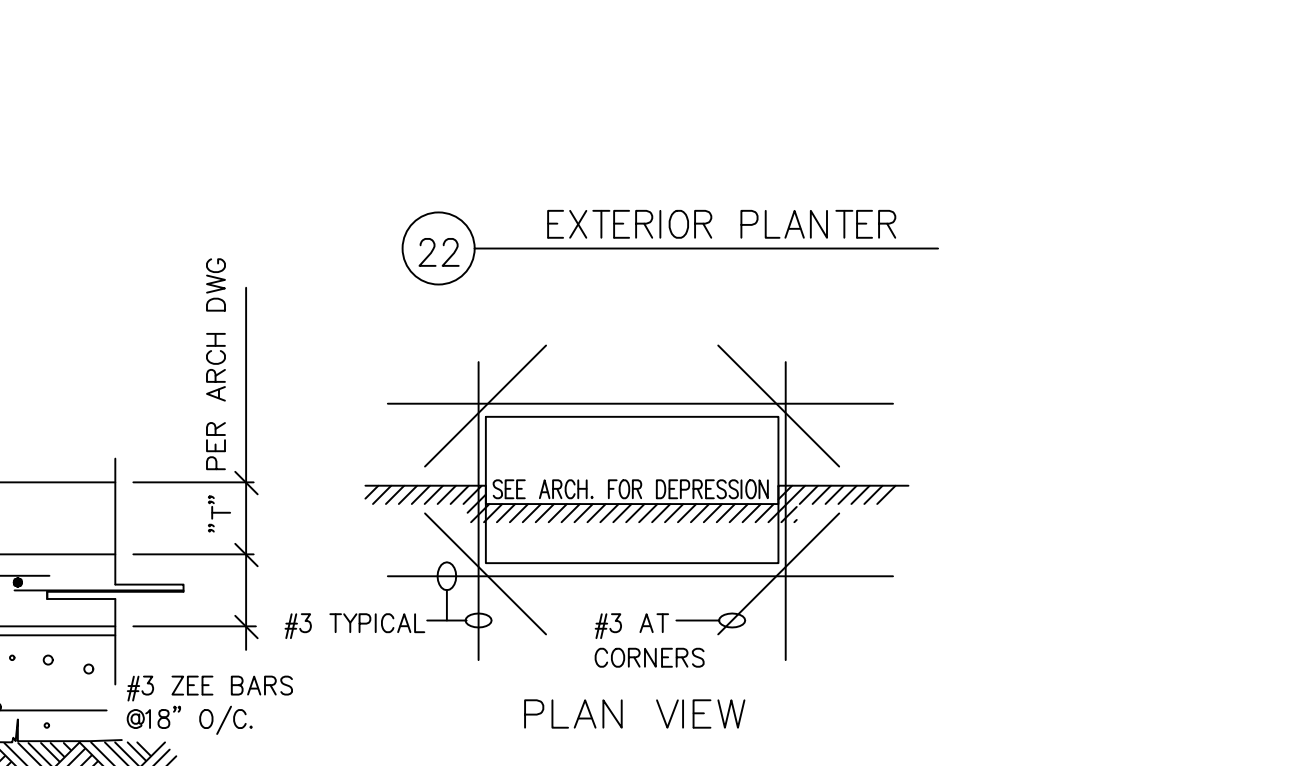
10 EXTERIOR WALL



22 EXTERIOR WALL



21 ELEVATOR PIT SECTION
3/4" = 1'-0"



22 EXTERIOR PLANTER

23 SLAB ON GRADE DEPRESSION / STEP
3/4" = 1'-0"

REVISION BY

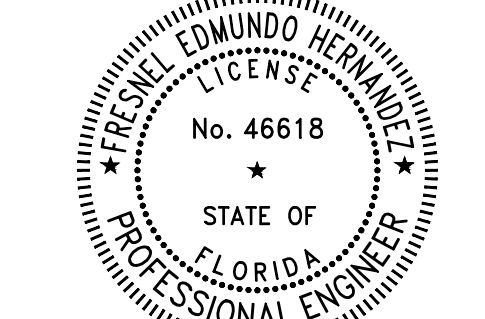


15790 SW 88TH AVE
MIAMI, FL 33157
AR 0017521
786-355-6910



NOTE:
ALL DRAWINGS FOR THIS PROJECT ARE TO BE READ IN CONJUNCTION WITH EACH OTHER. THESE INCLUDE, BUT ARE NOT LIMITED TO: ARCHITECTURAL, SURVEYING, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, SPECIALTY DRAWINGS, & WRITTEN SPECIFICATIONS

THE G.C. IS TO VERIFY ALL EXISTING SITE CONDITIONS AND THOROUGHLY CHECK ELEVATIONS & DIMENSIONS BEFORE COMMENCING WORK. REPORT TO THE ARCHITECT OR ENGINEER ANY DISCREPANCIES, ERRORS OR CONDITIONS THAT WILL ALTER CONSTRUCTION AS INTENDED BY THESE DRAWINGS. ARCHITECT IS NOT RESPONSIBLE FOR ANY WORK AND/OR MATERIALS FURNISHED ON THE JOB.



NEW HOUSE FOR:
RKTA 6300 LLC
6300 SW 98 ST
PINECREST, FL

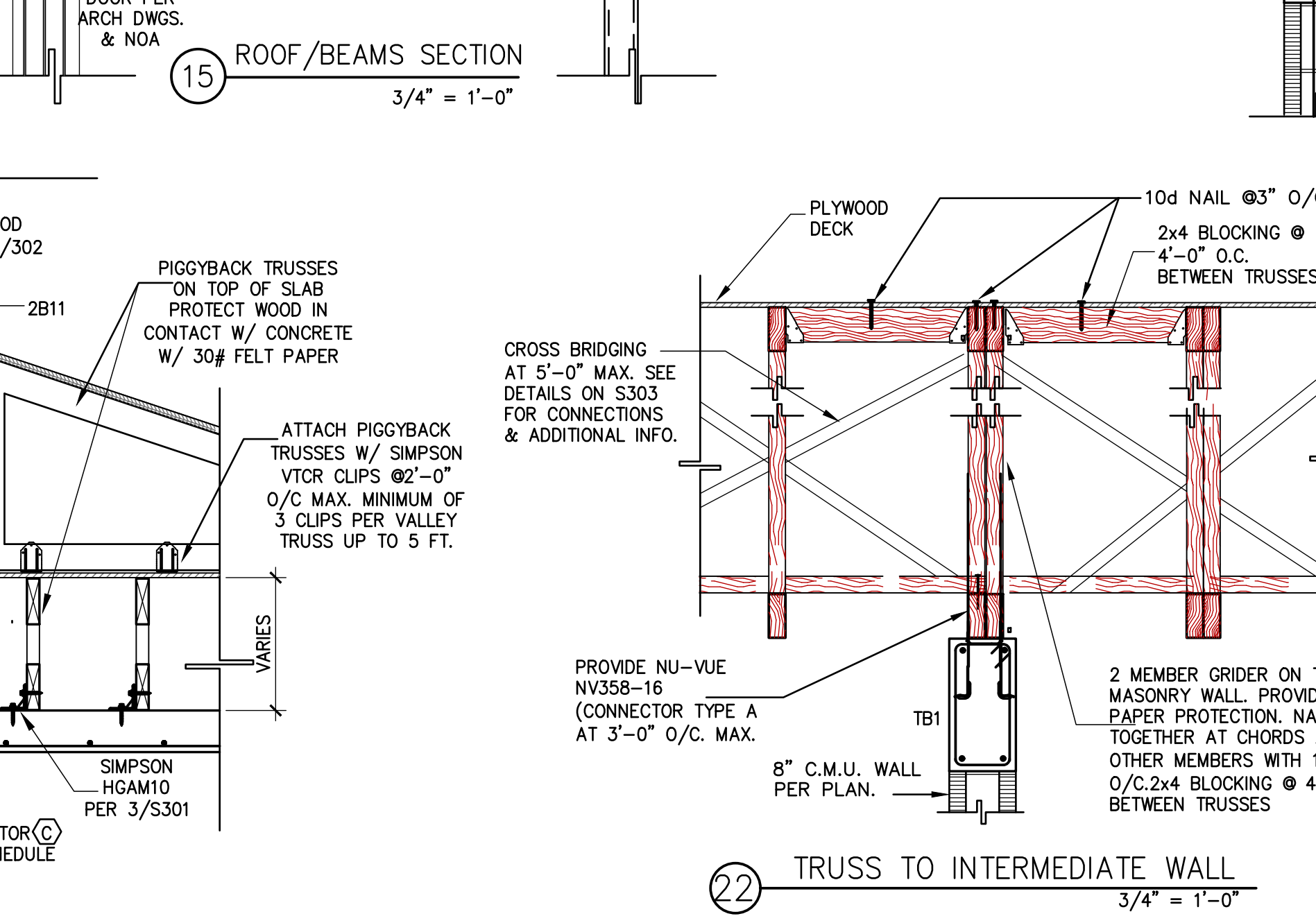
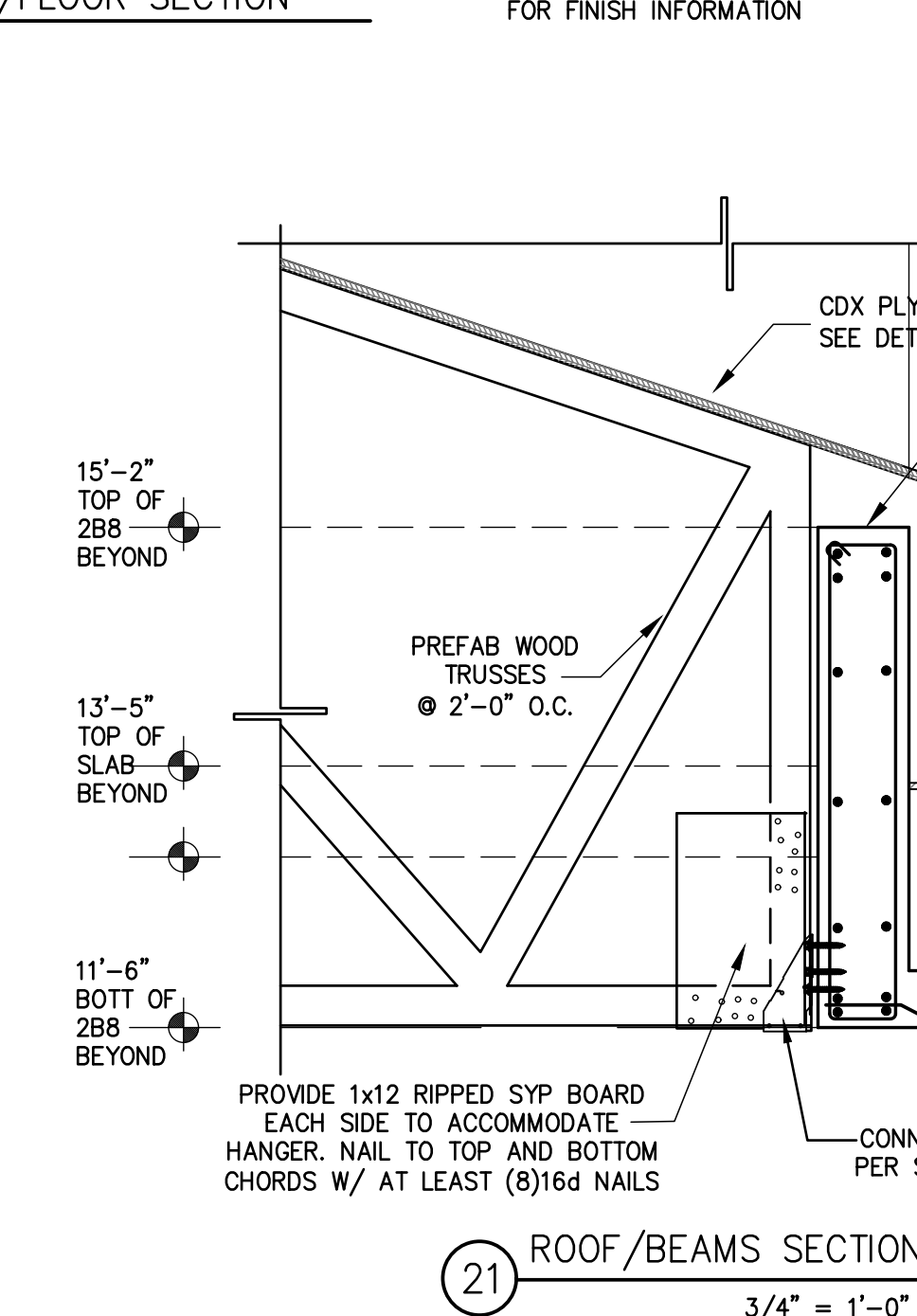
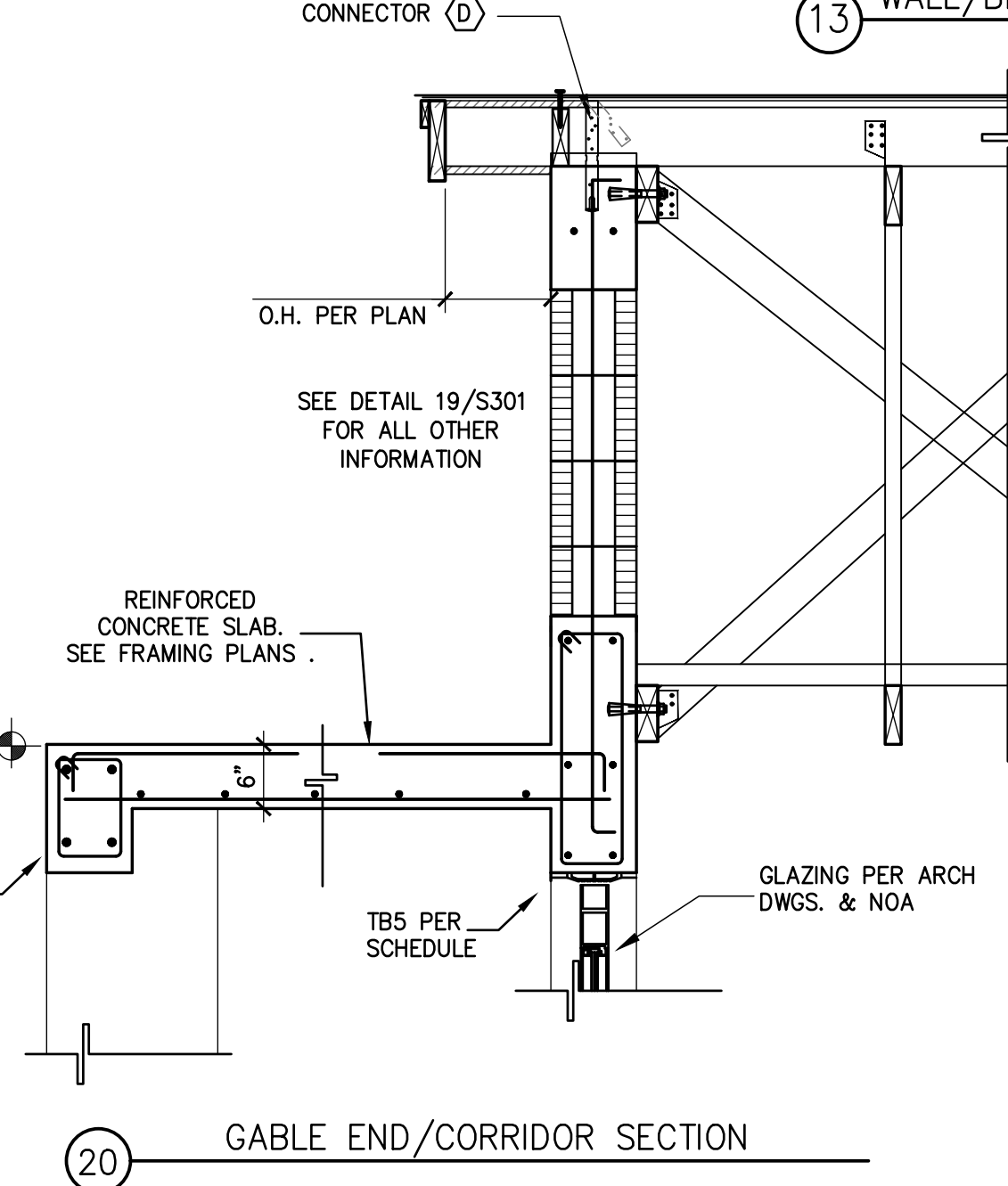
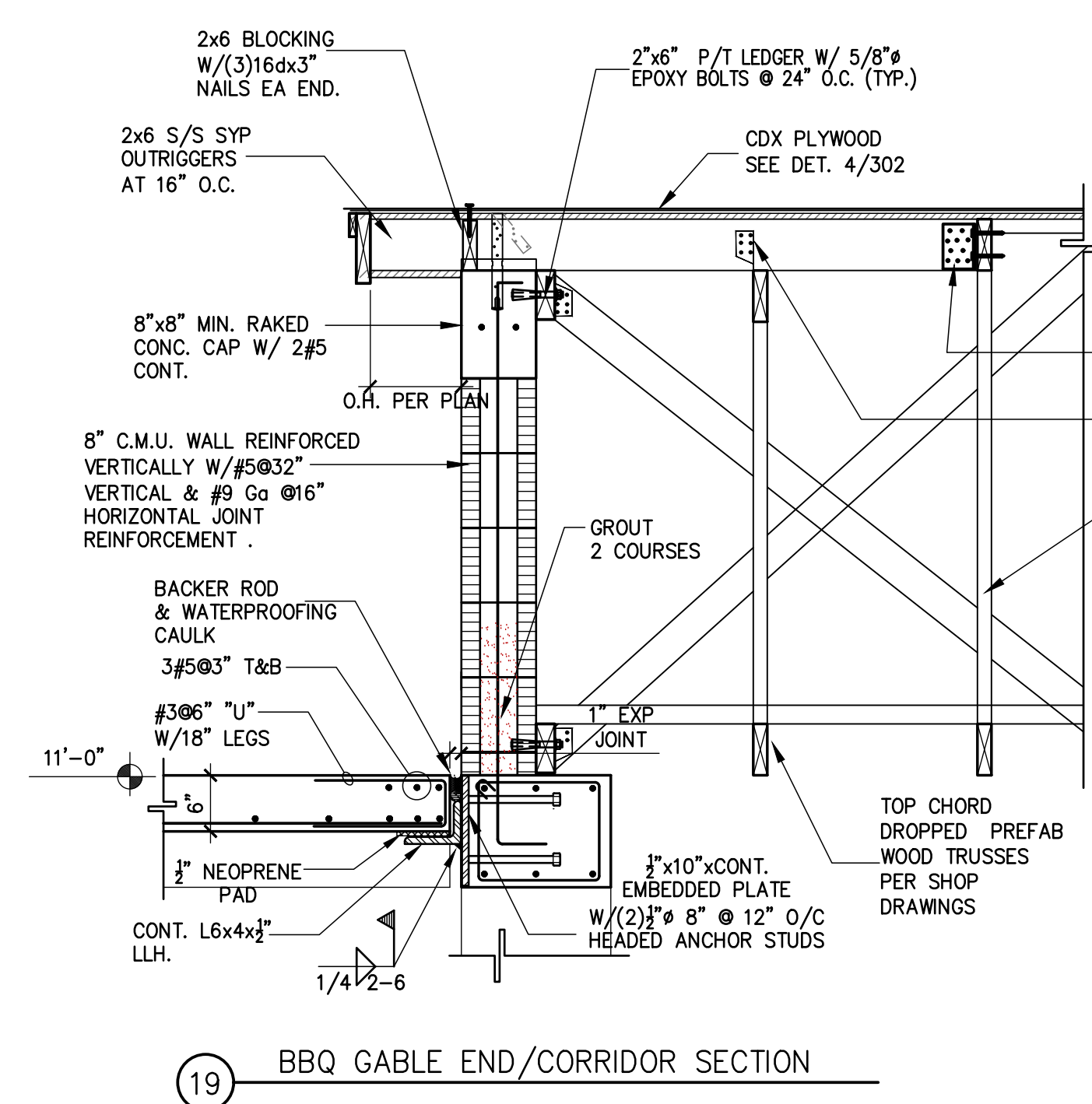
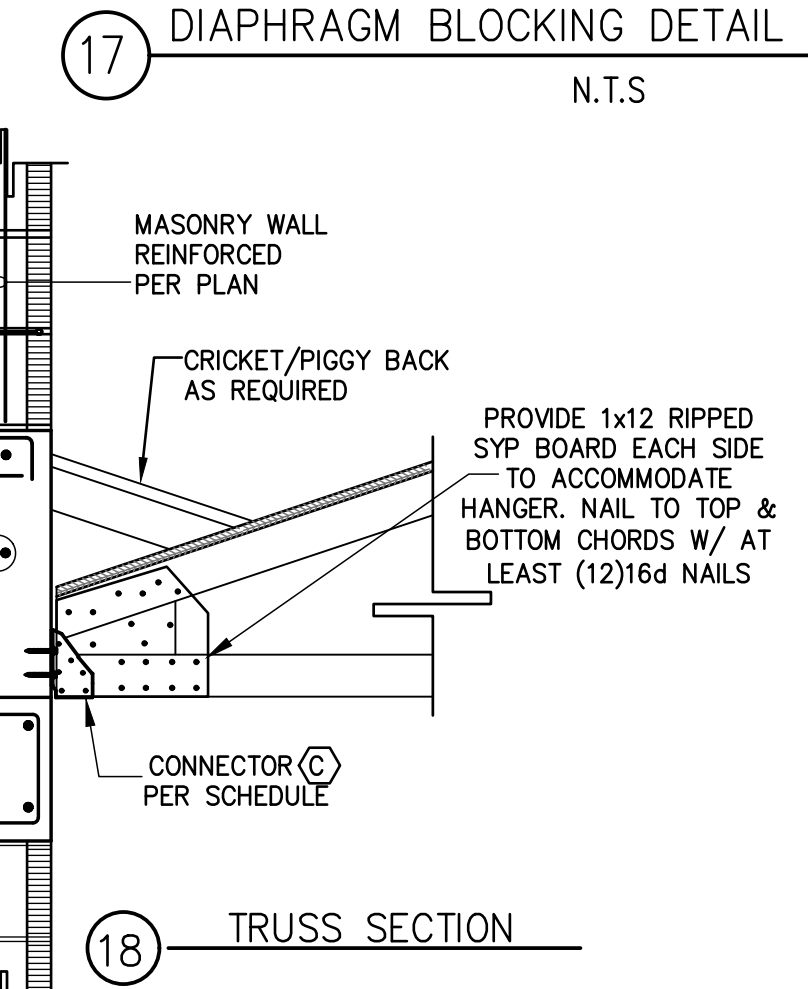
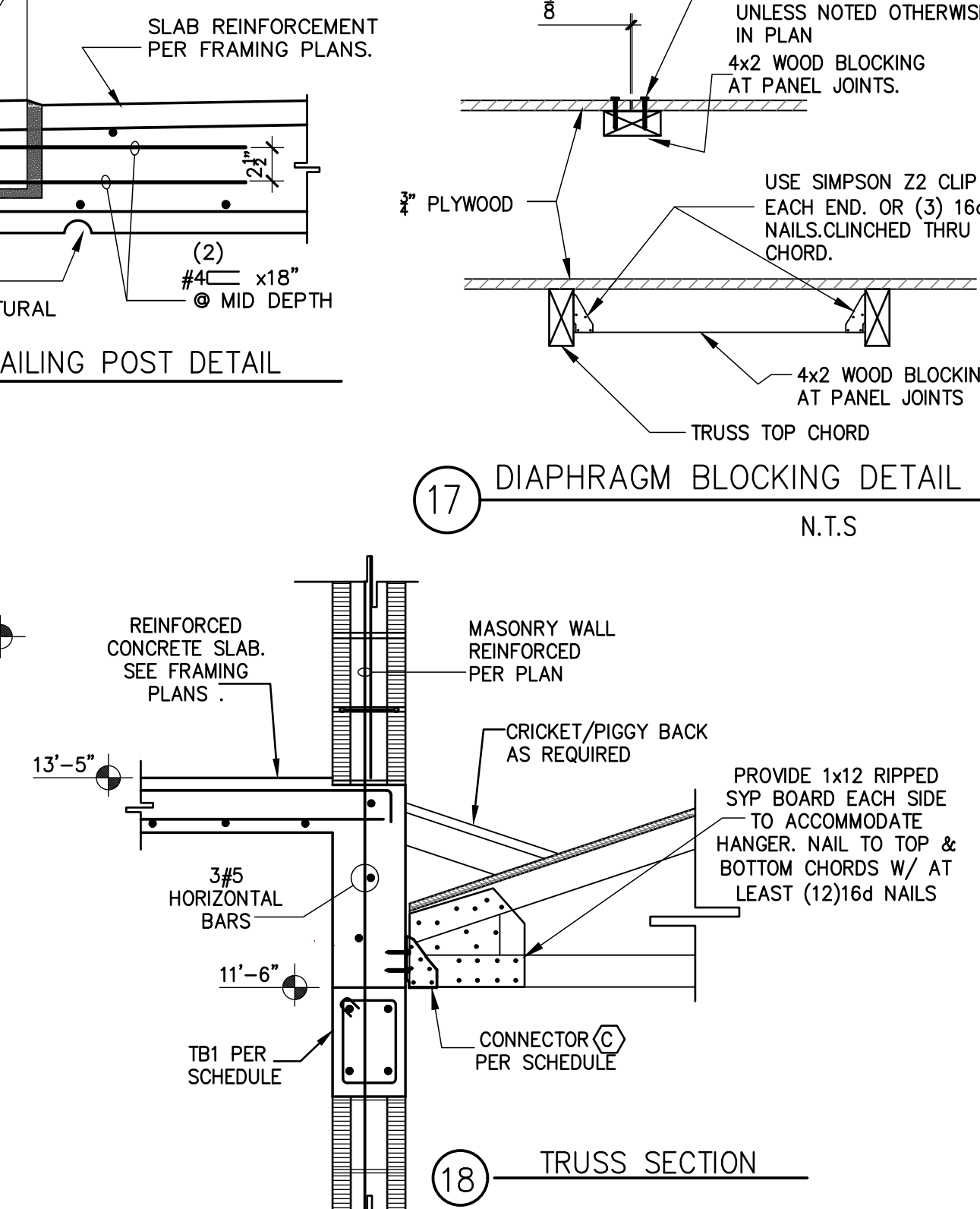
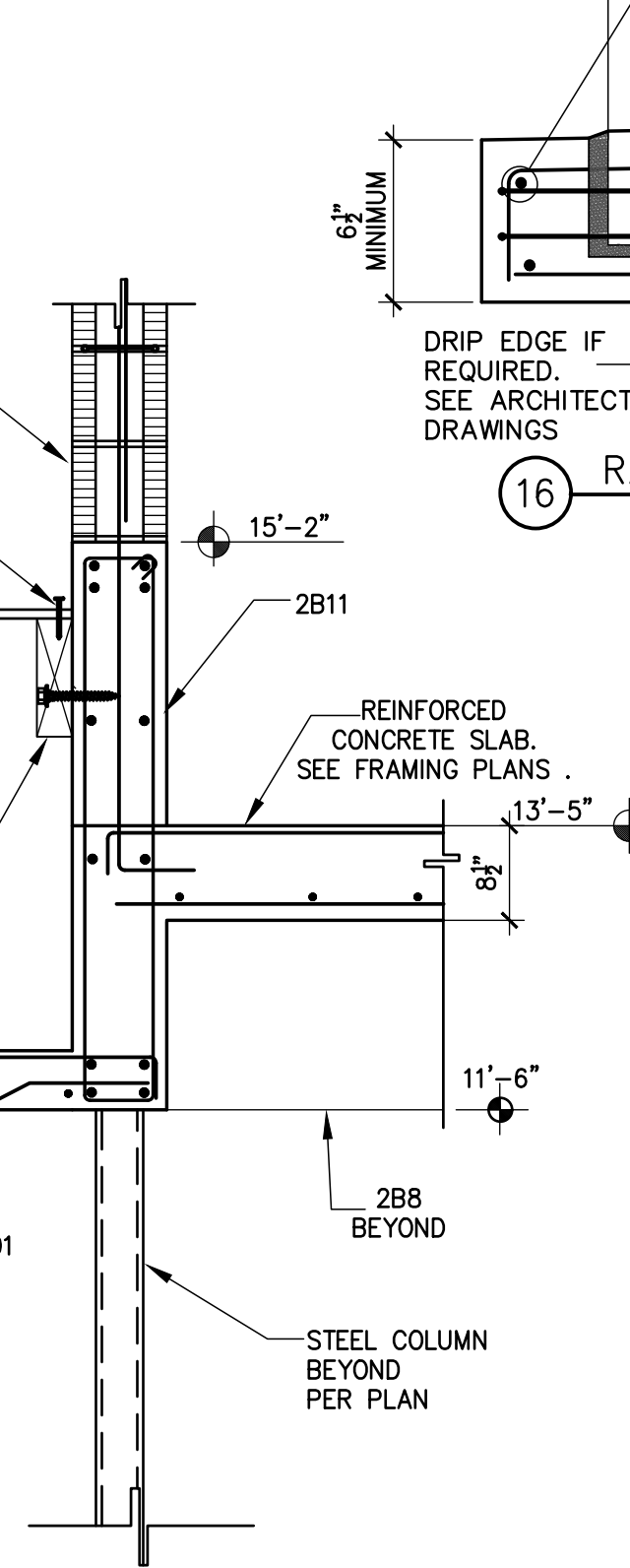
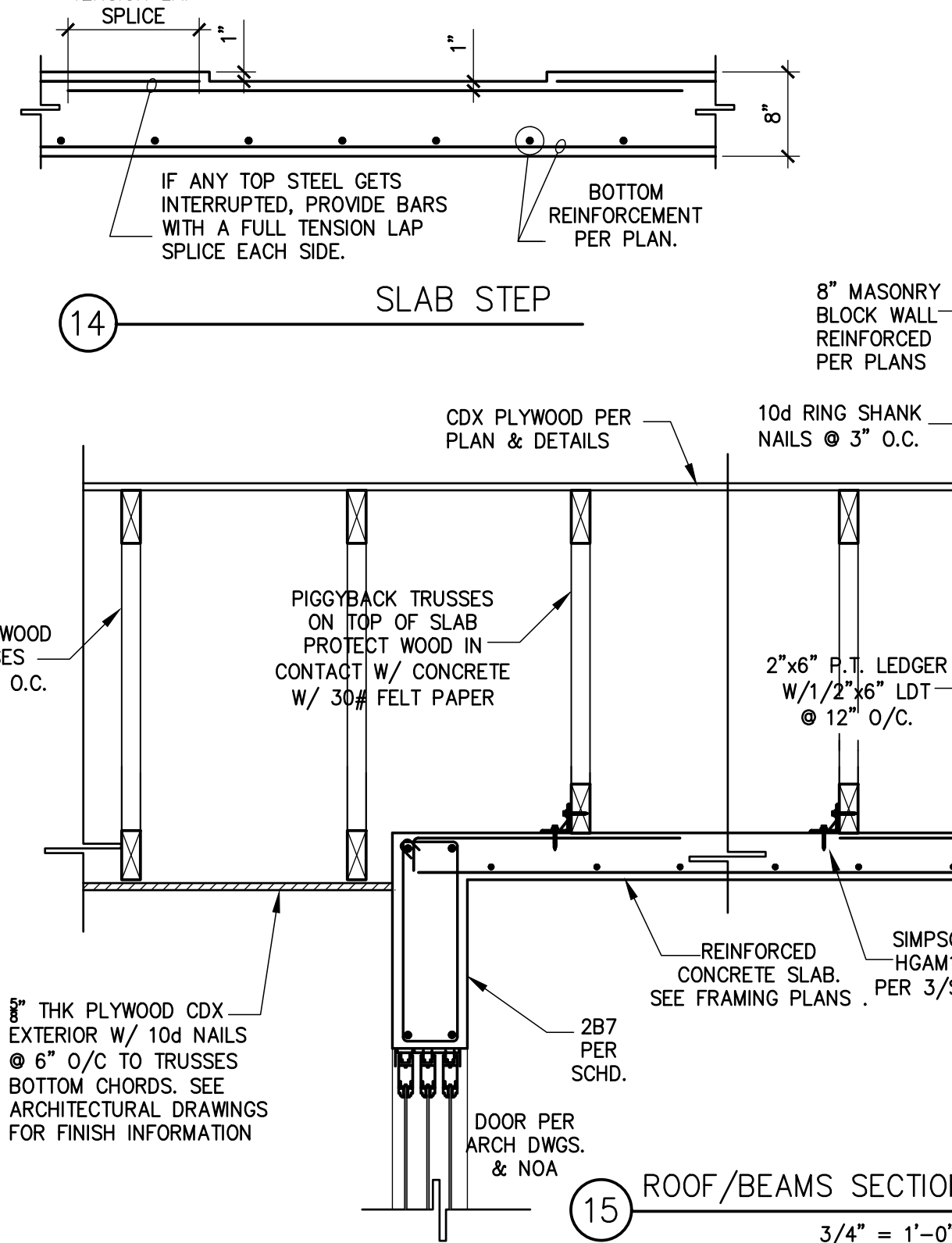
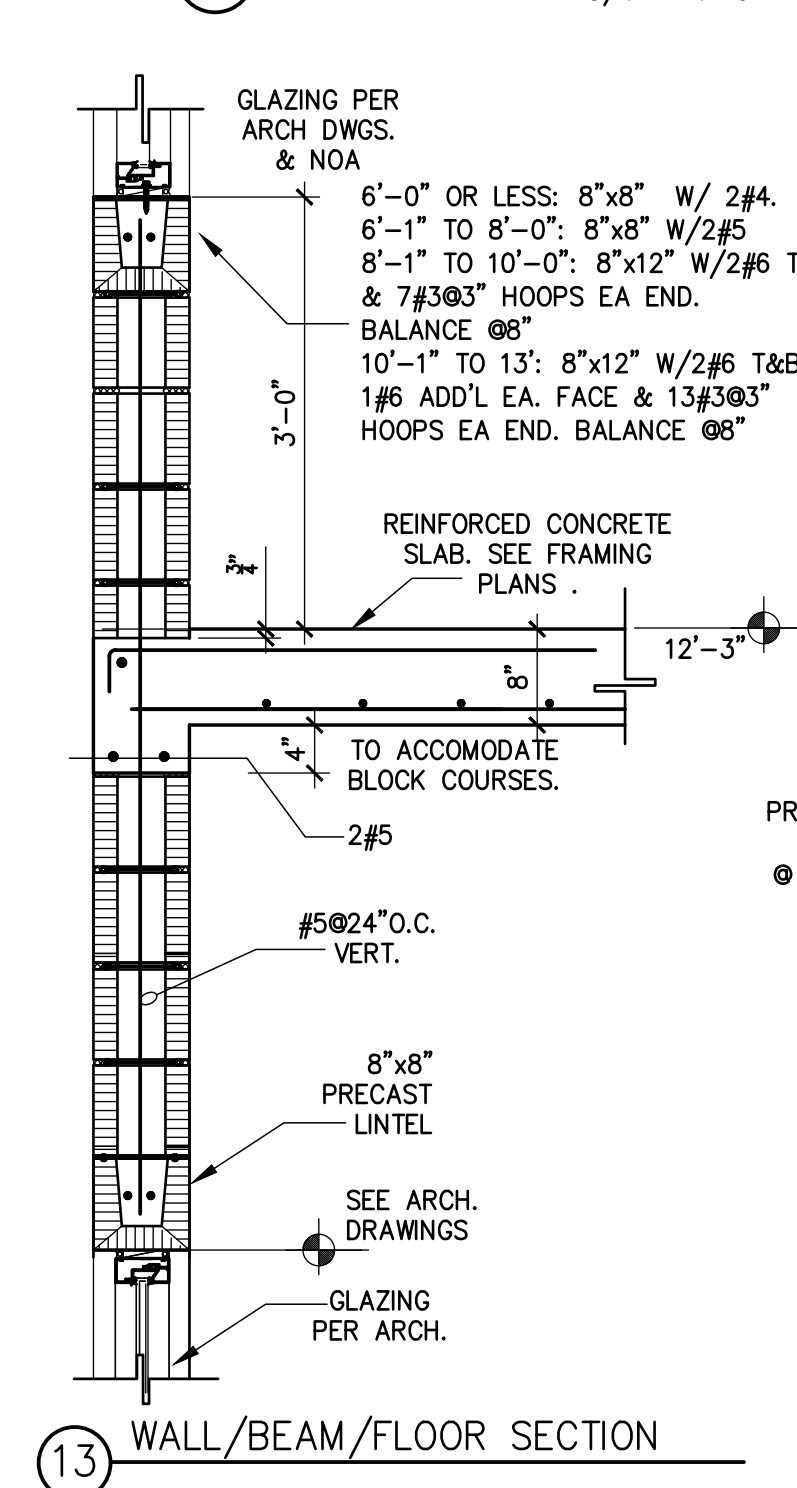
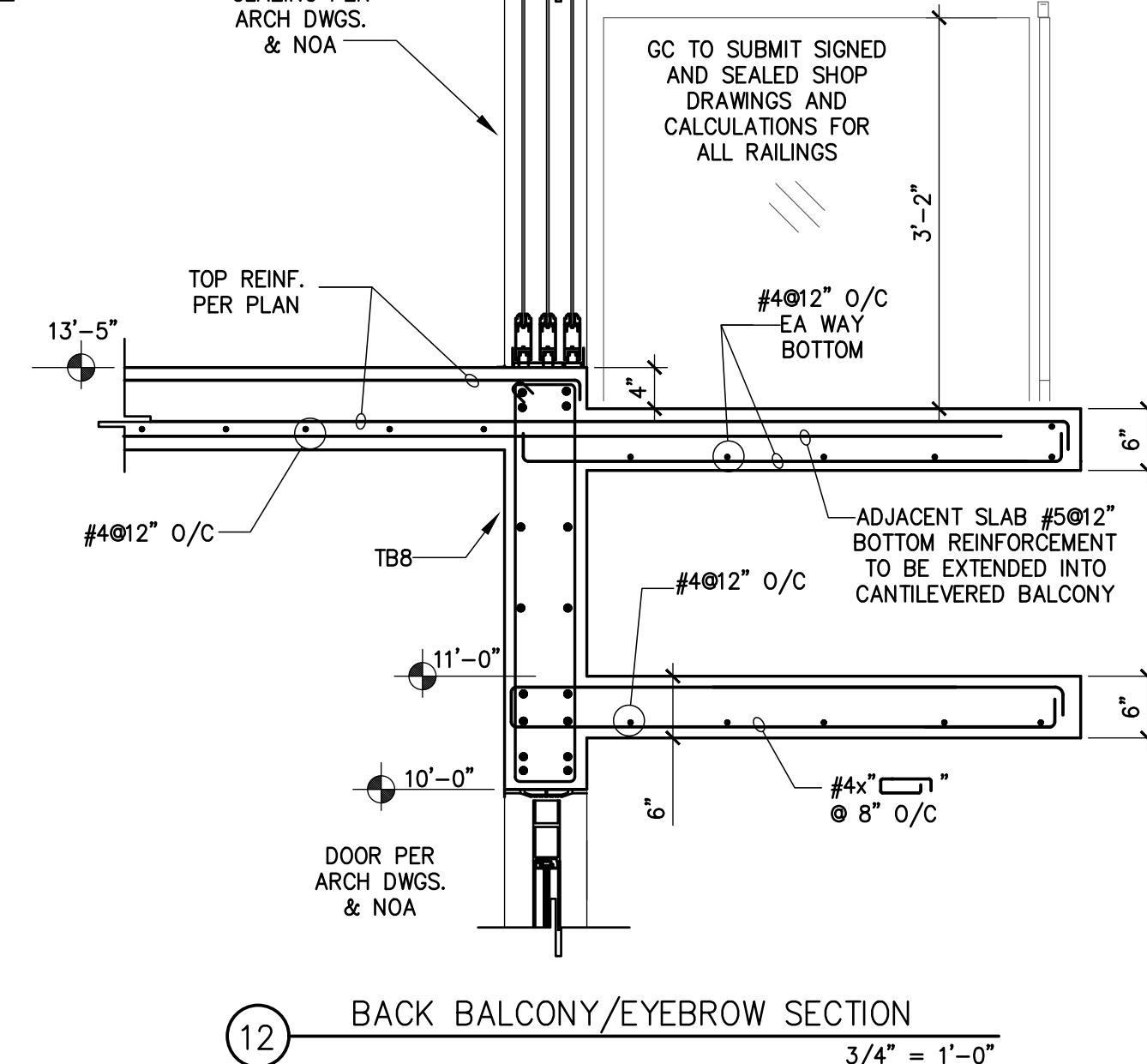
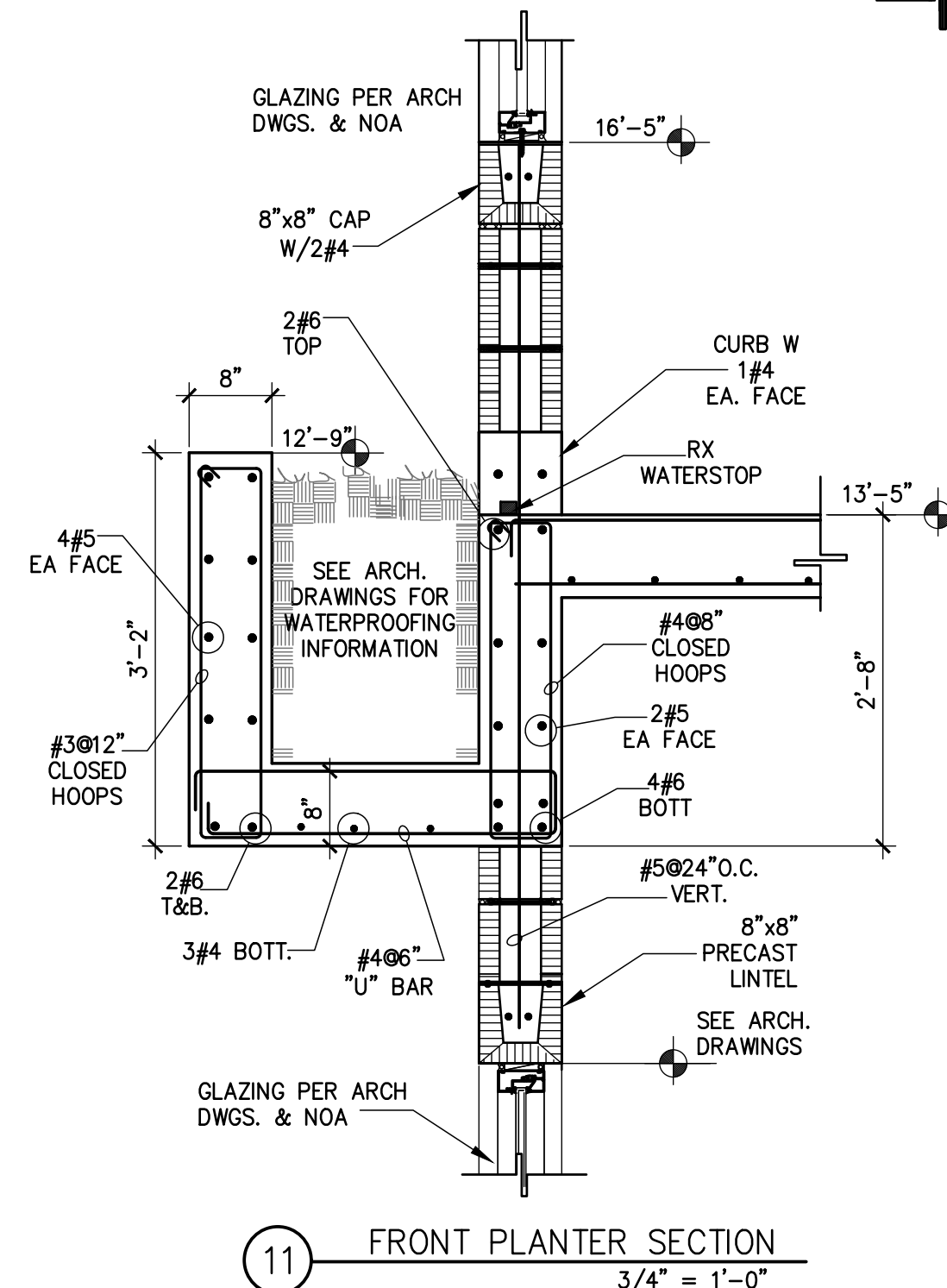
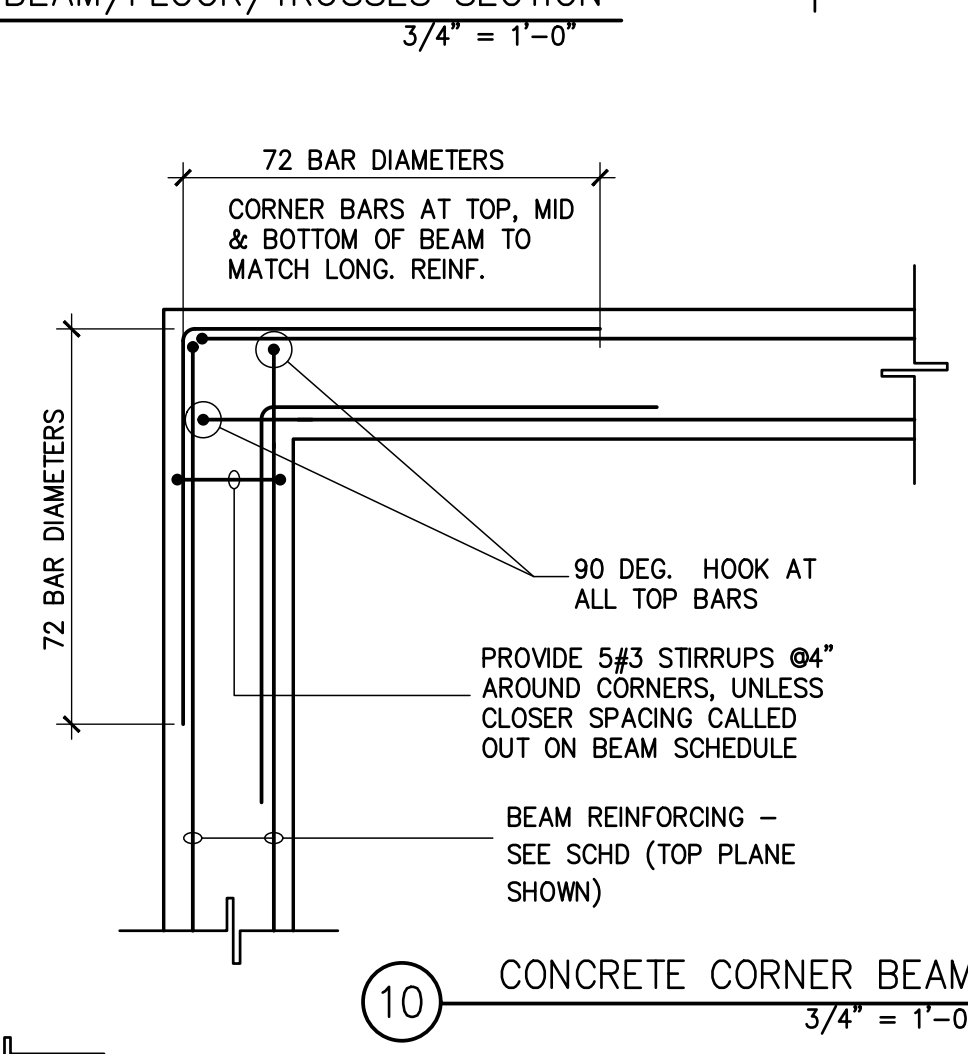
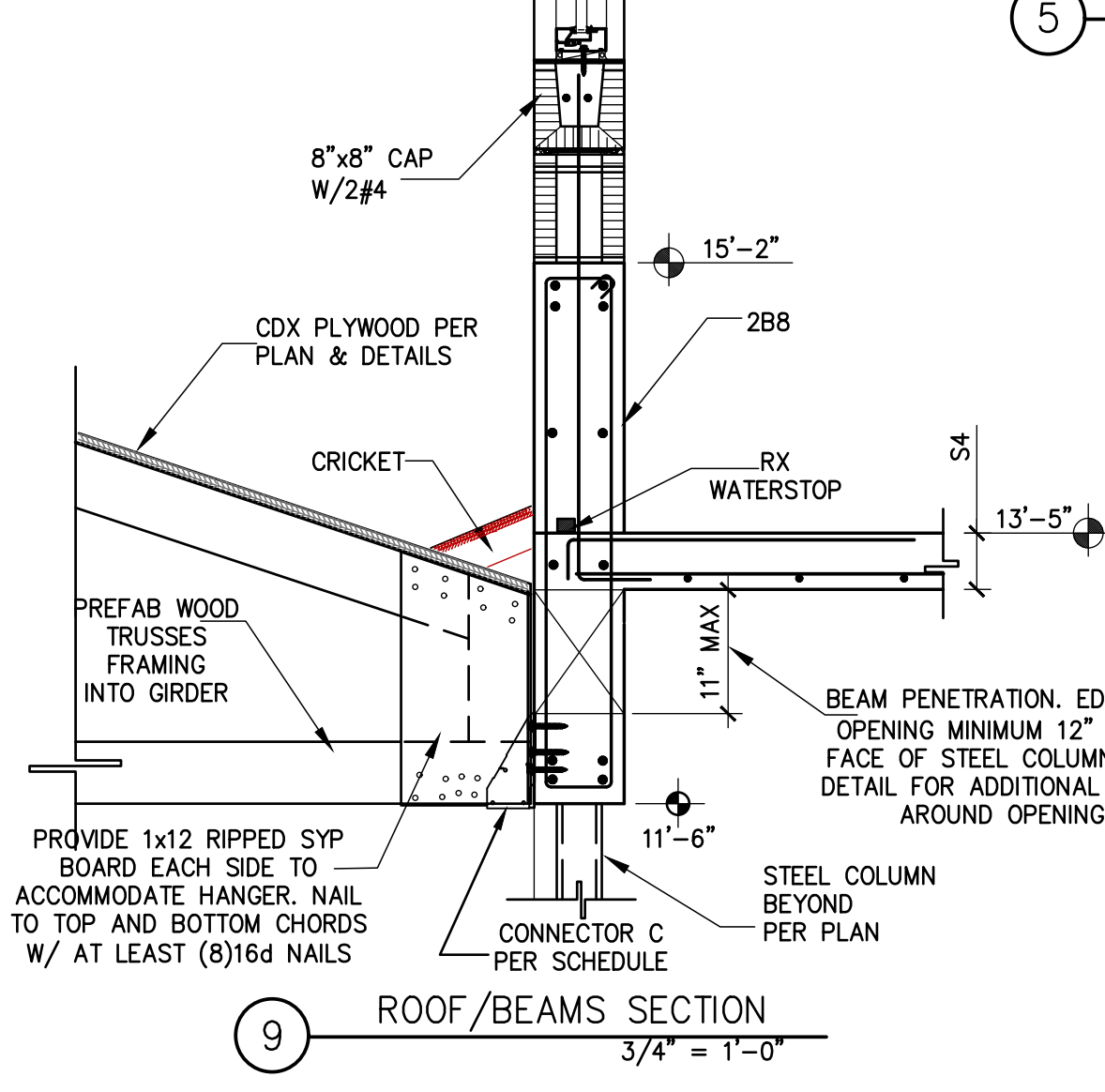
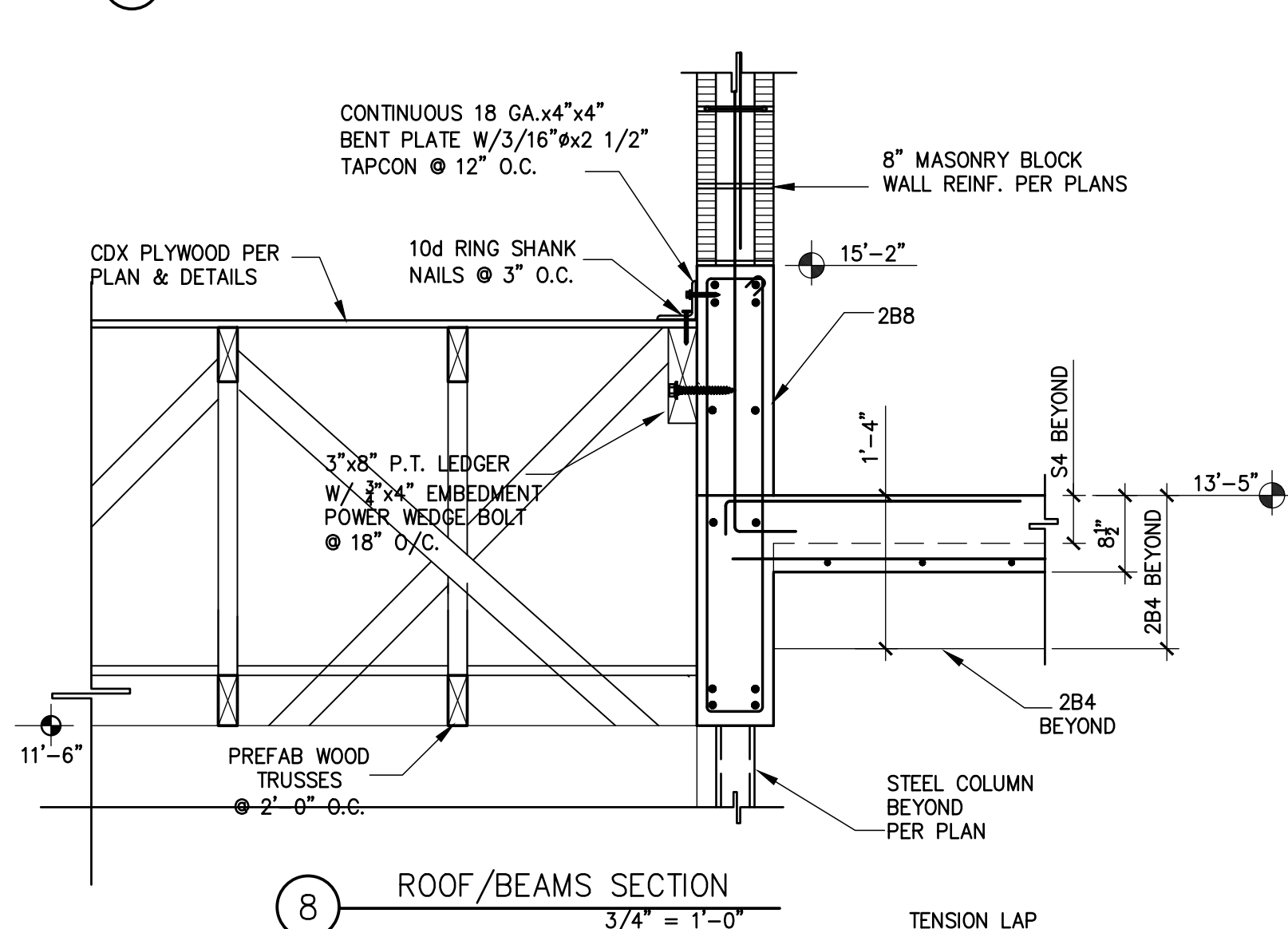
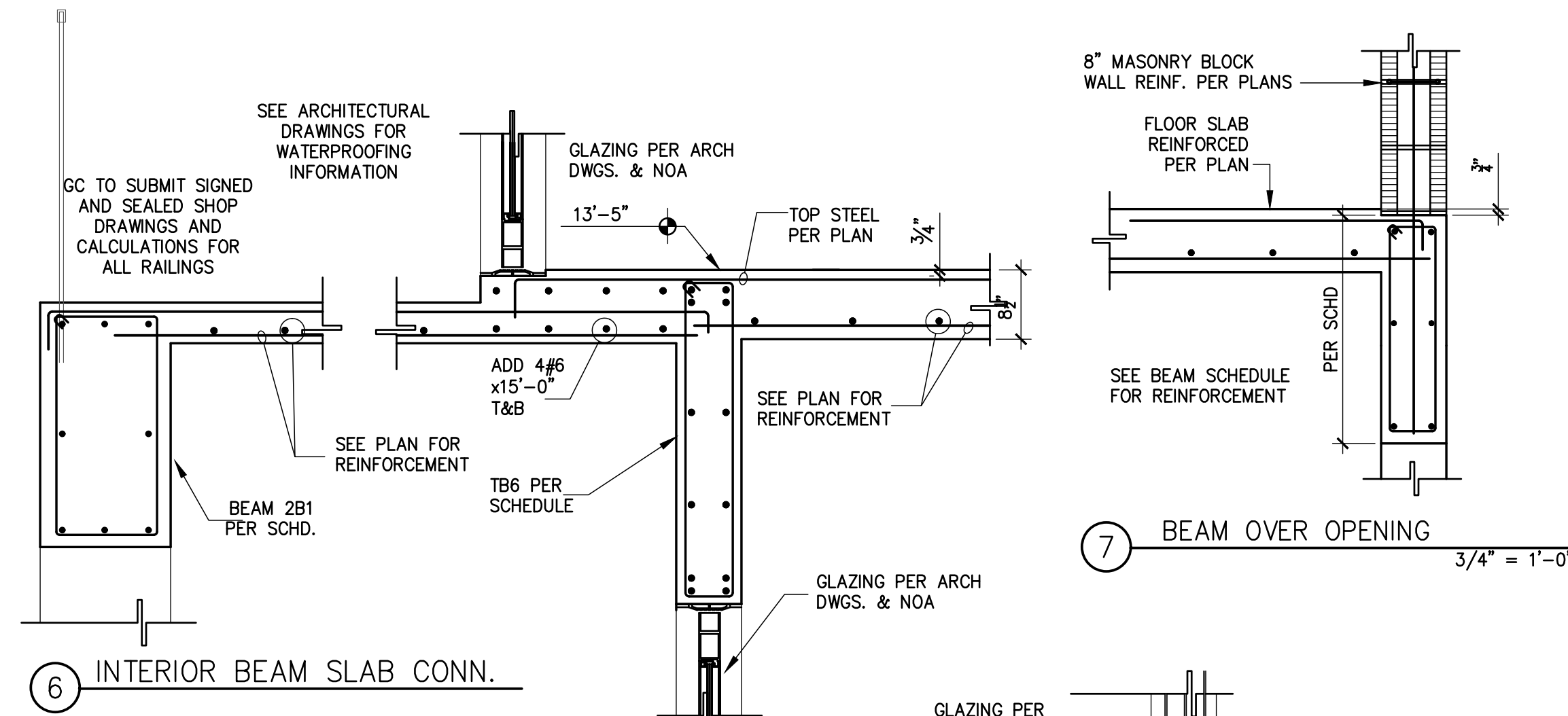
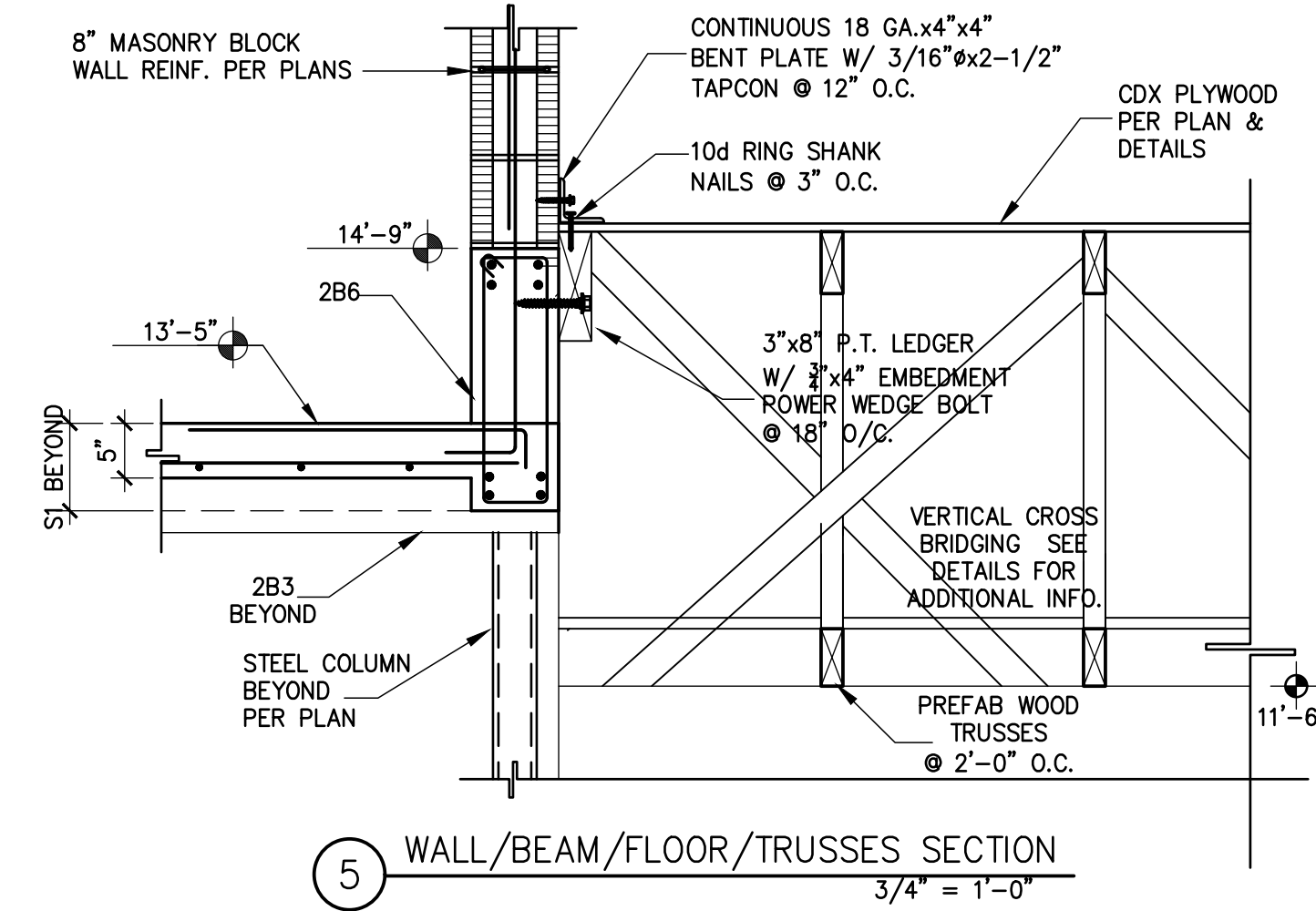
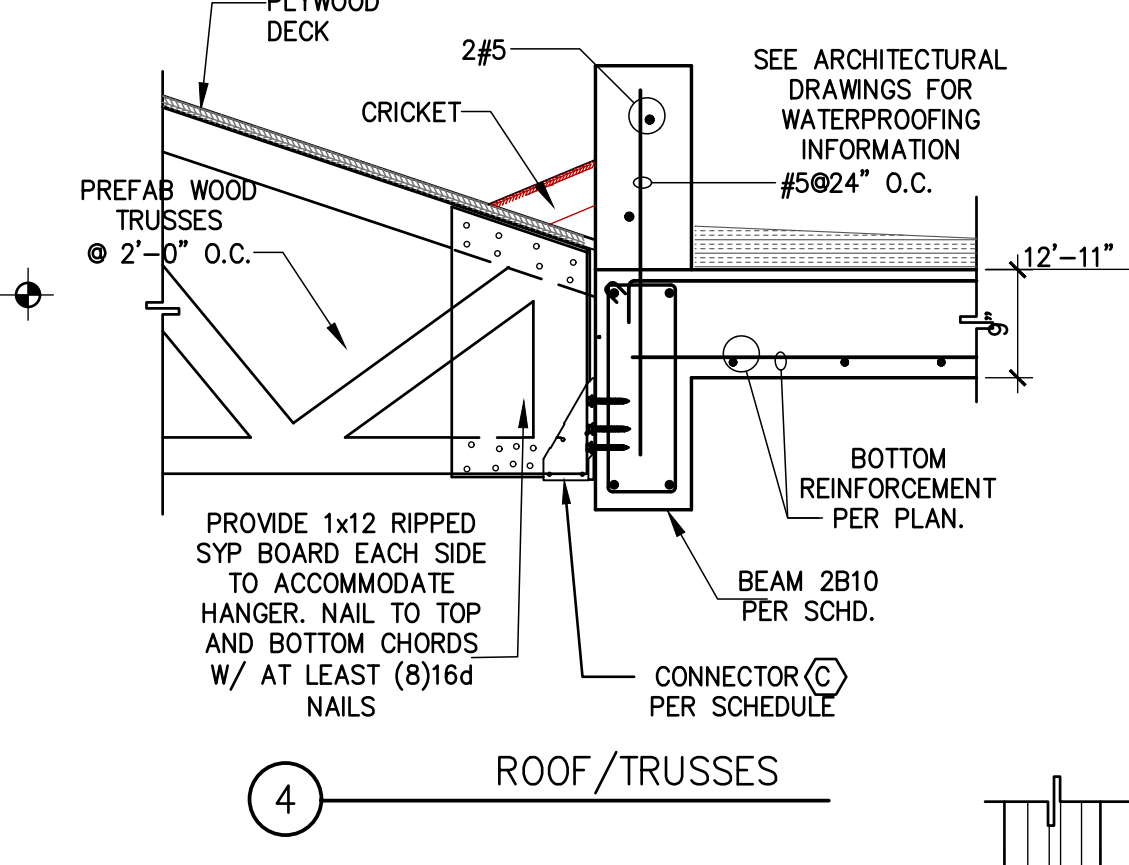
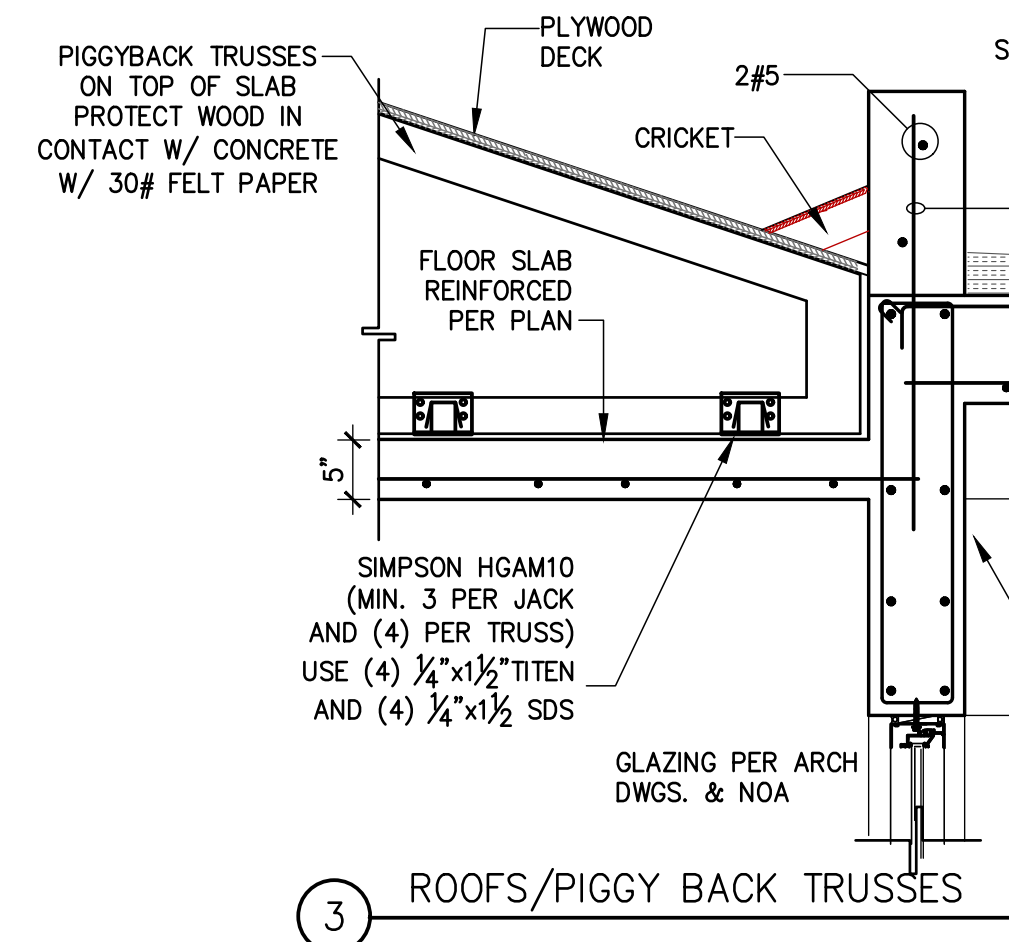
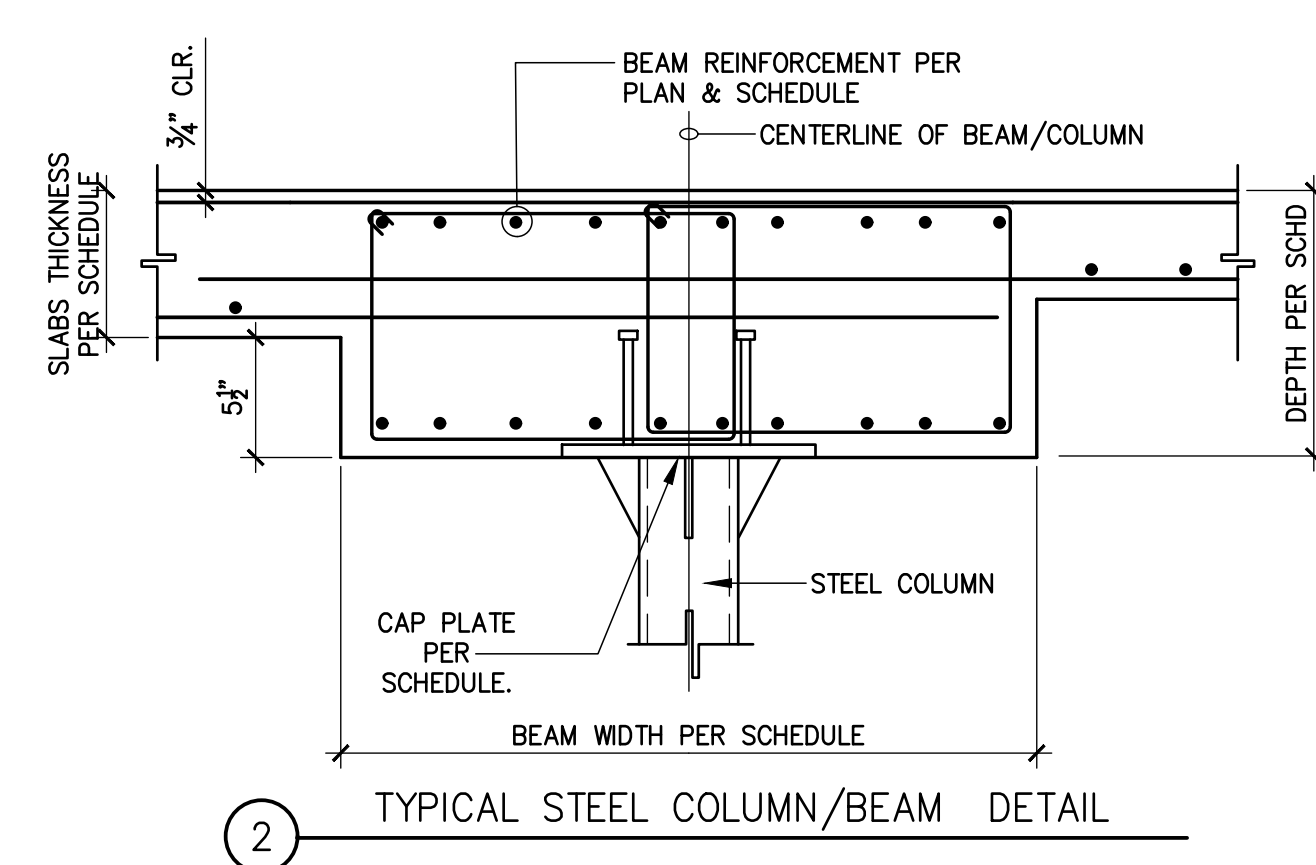
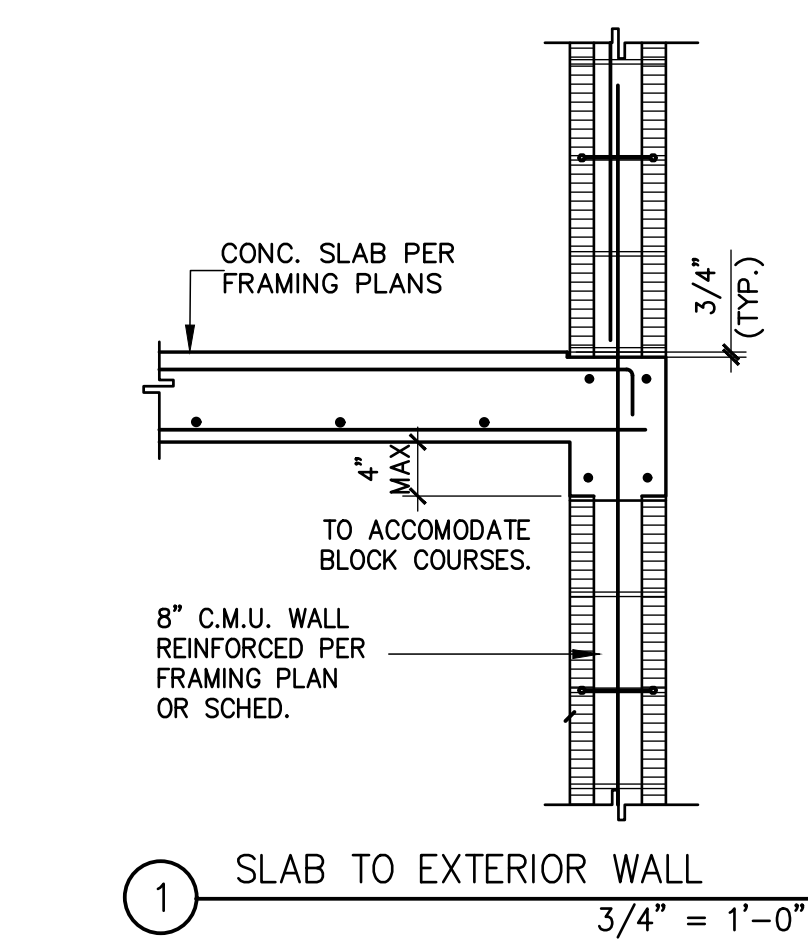
DRAWN BY:

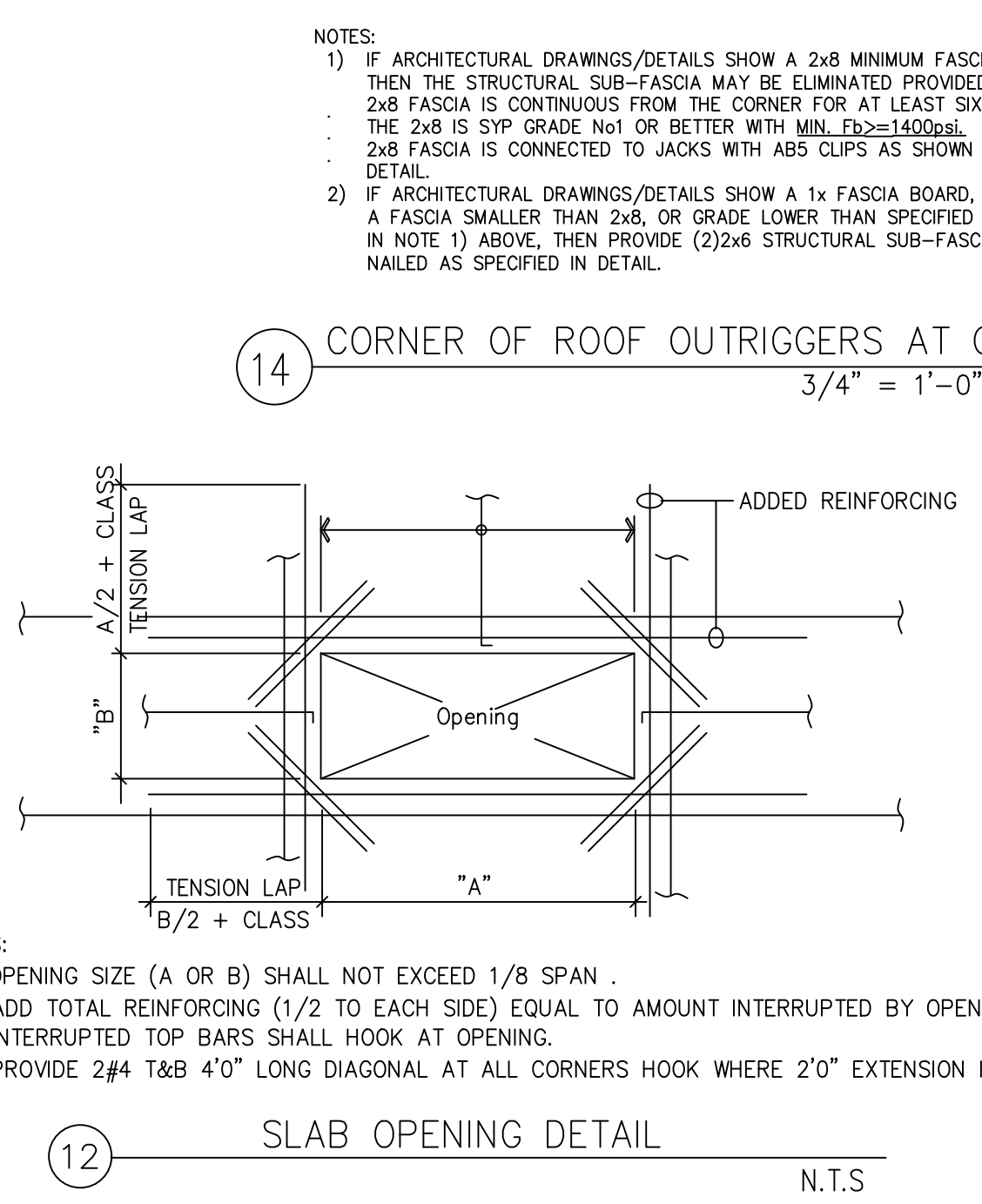
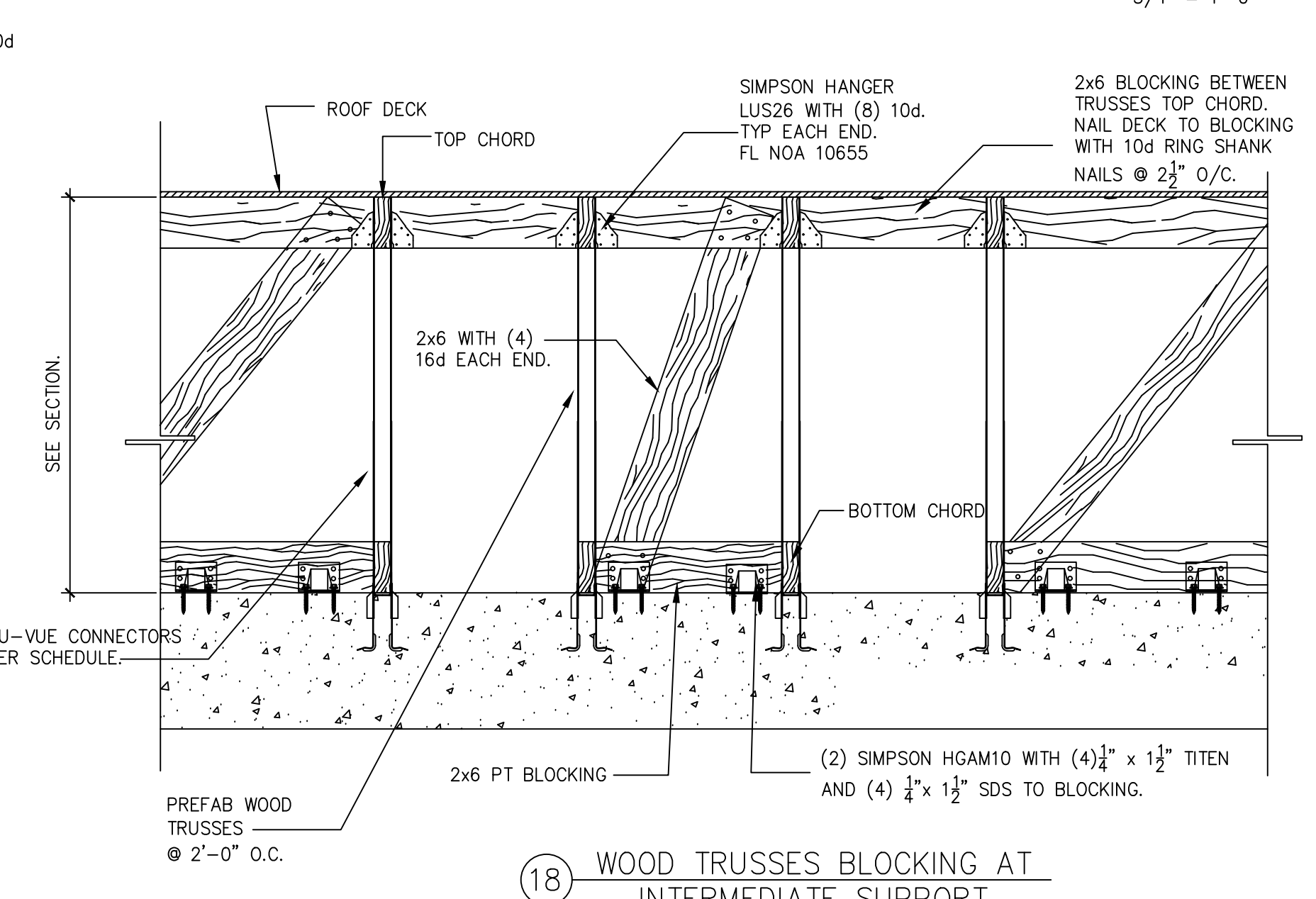
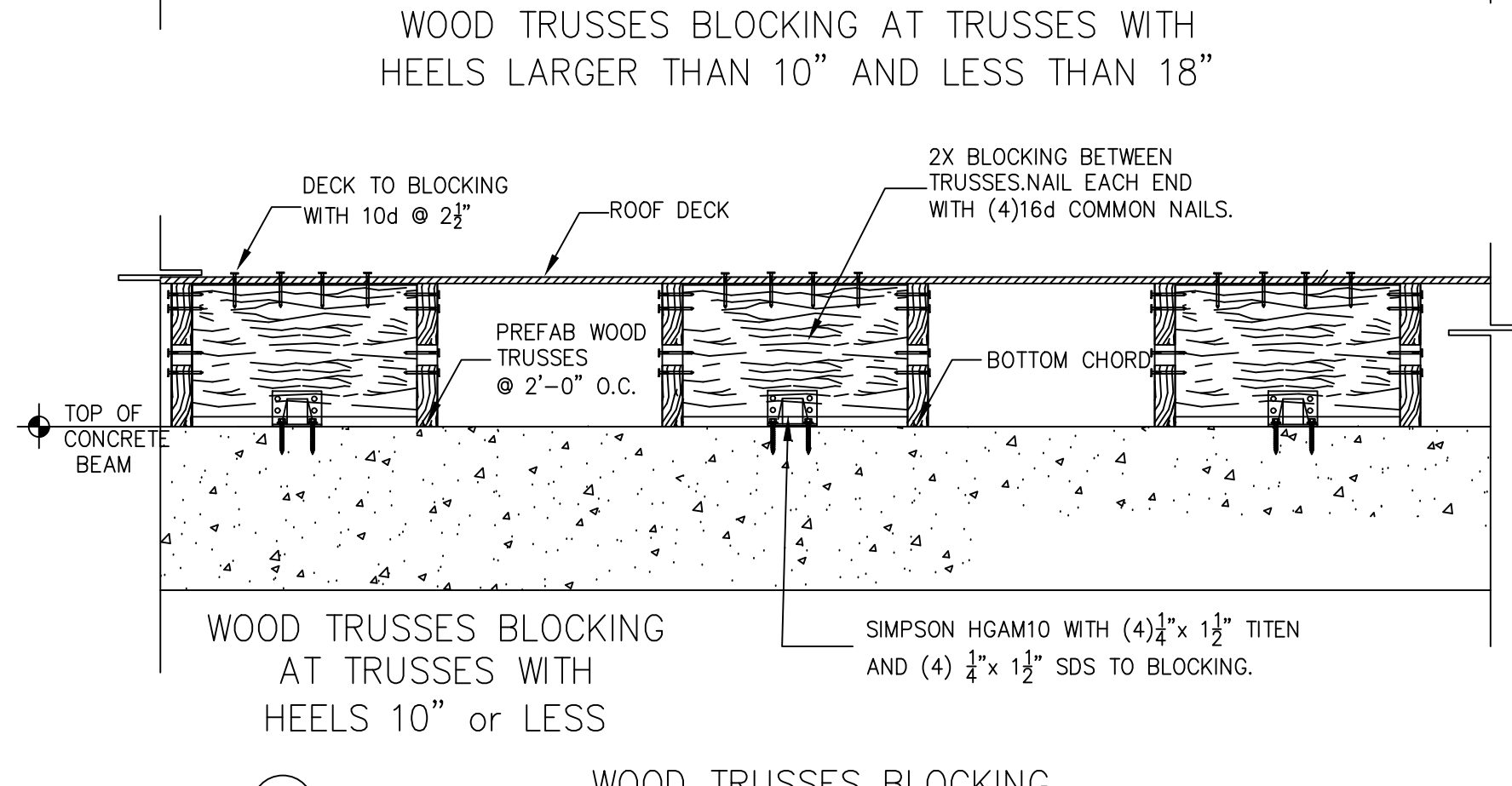
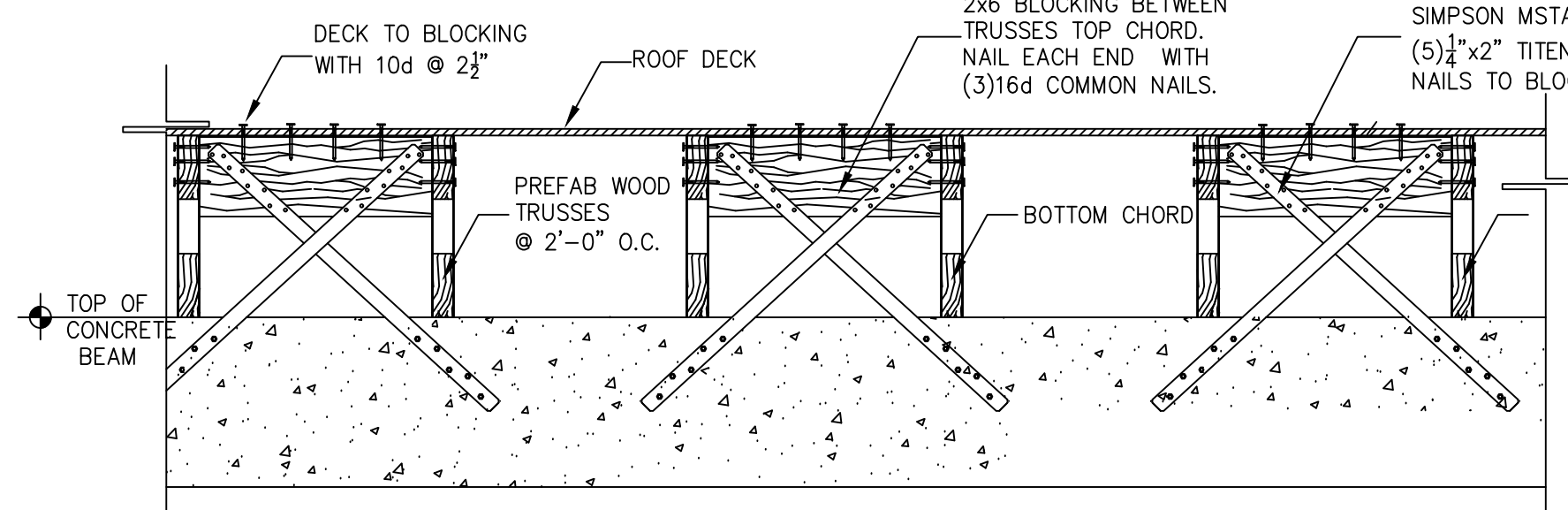
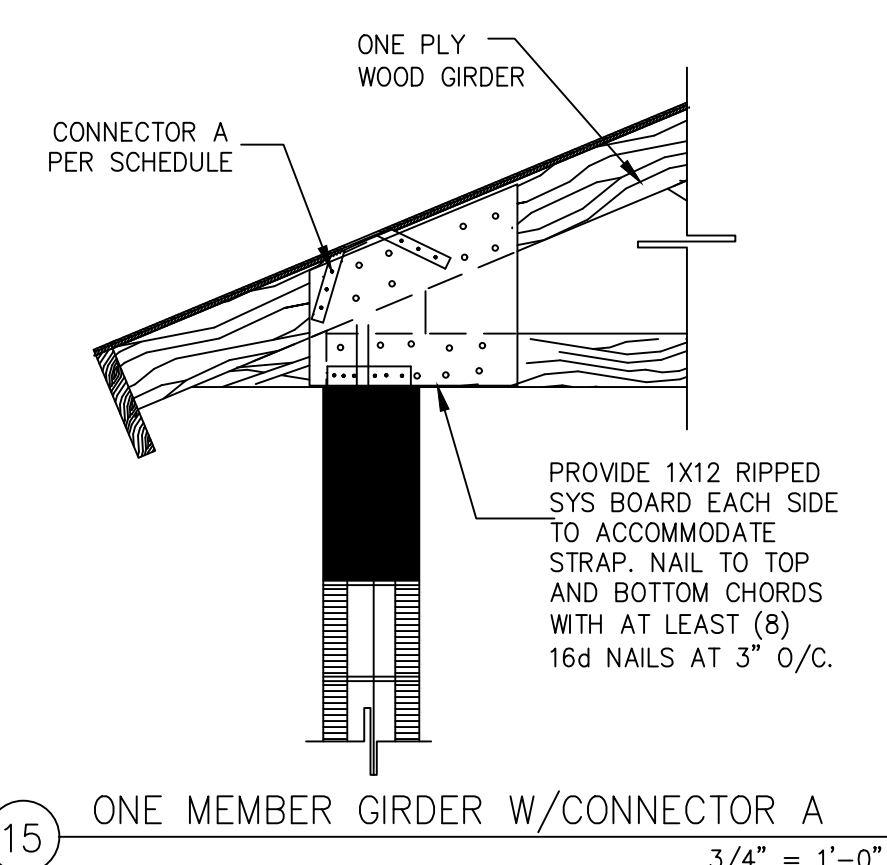
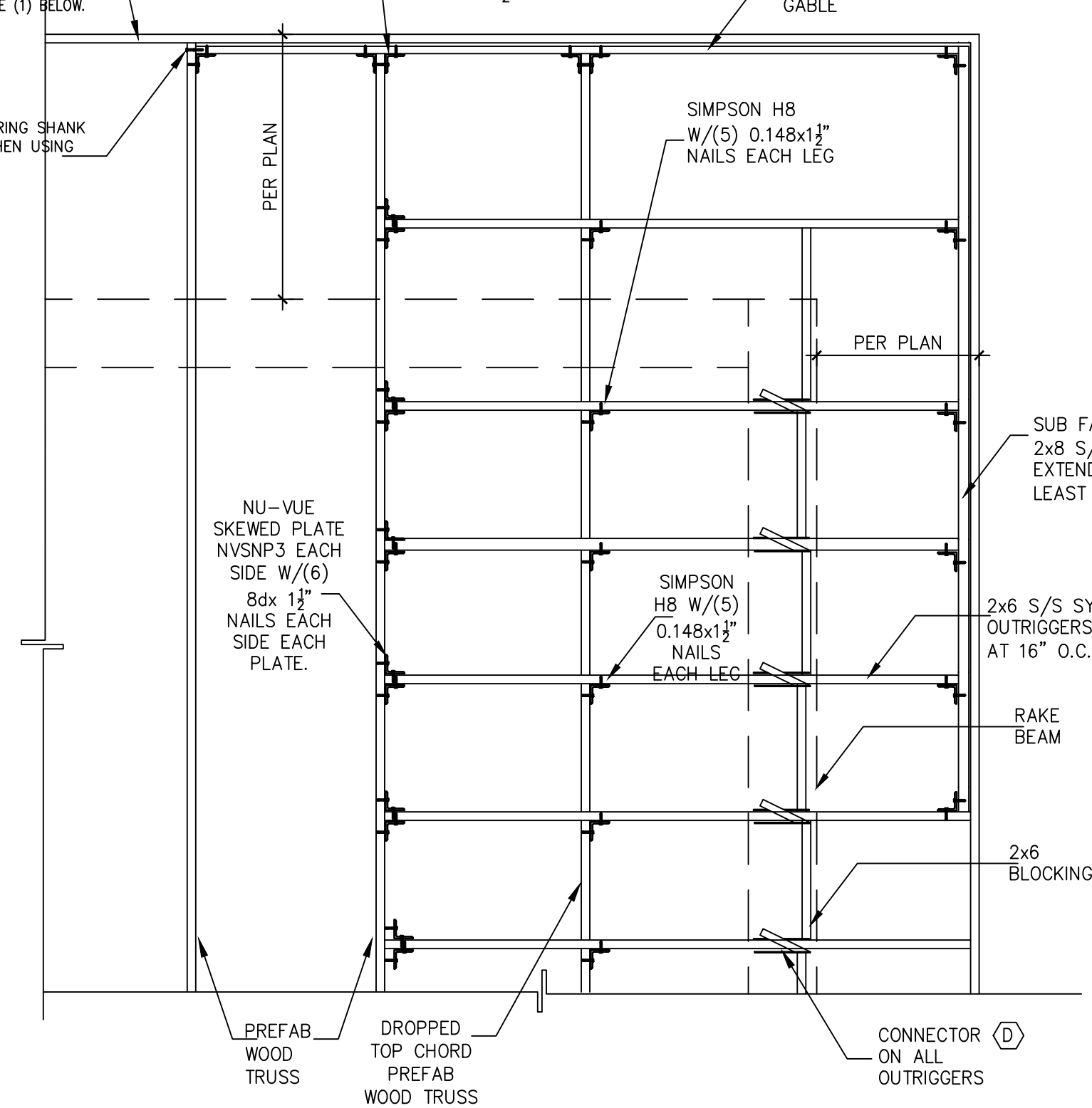
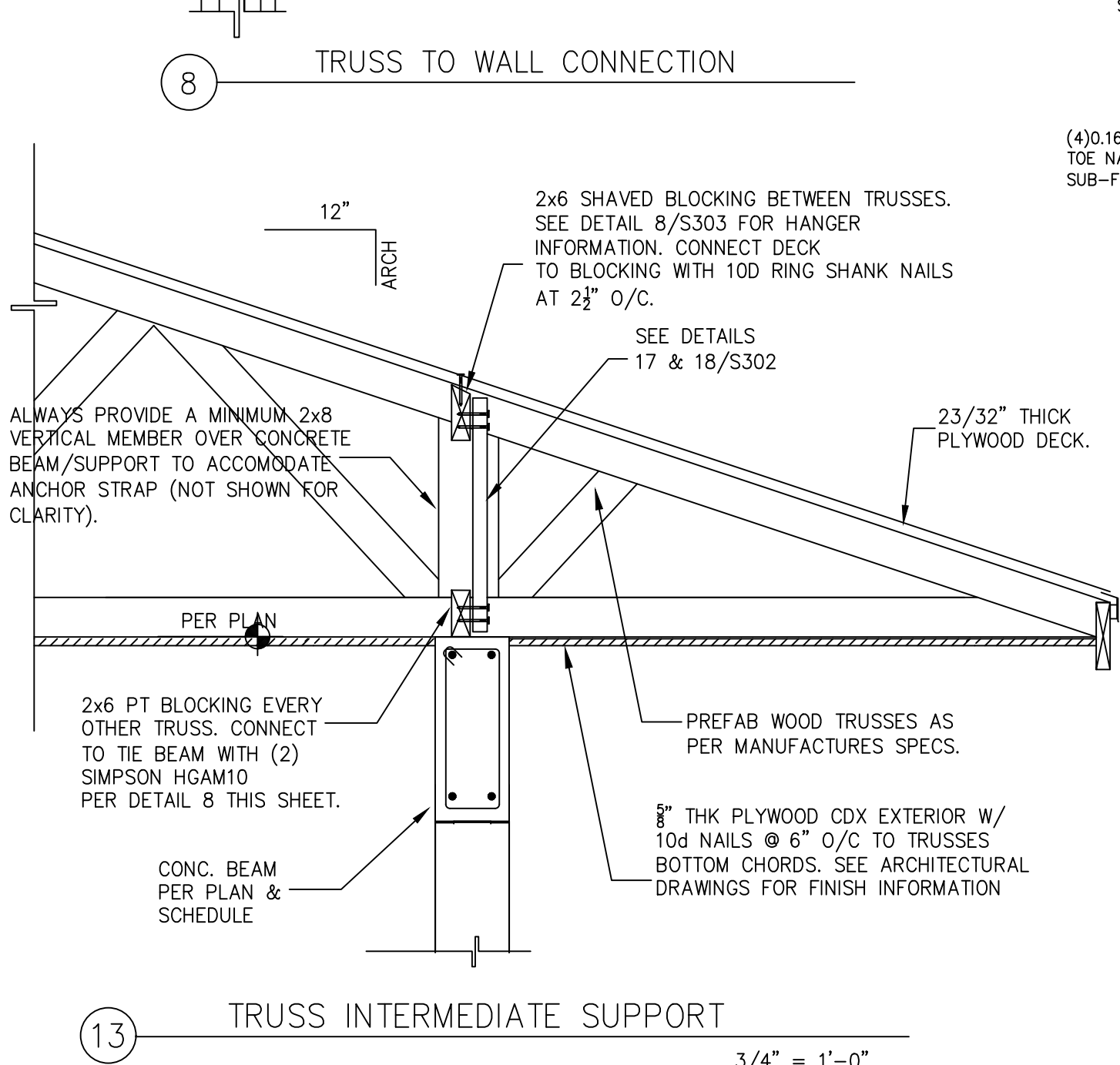
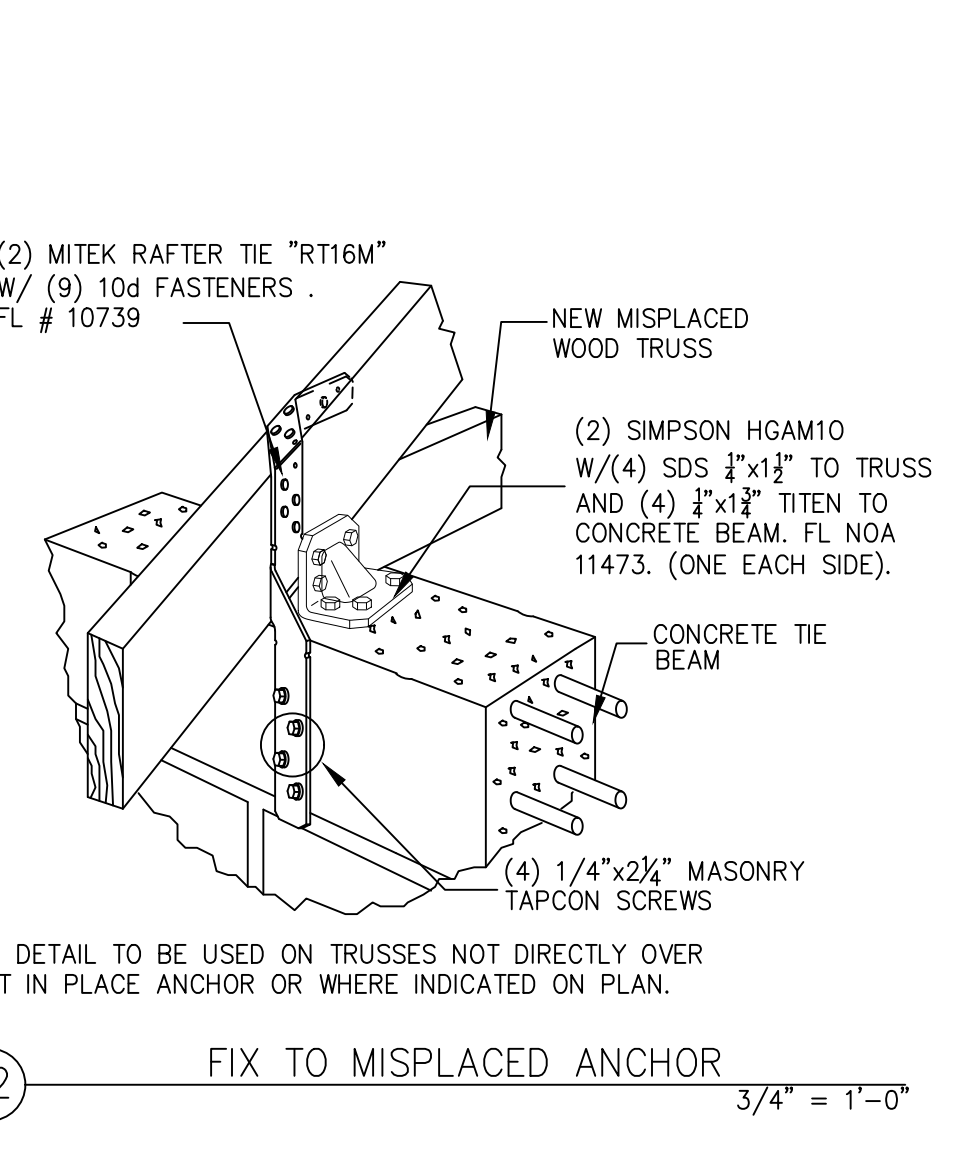
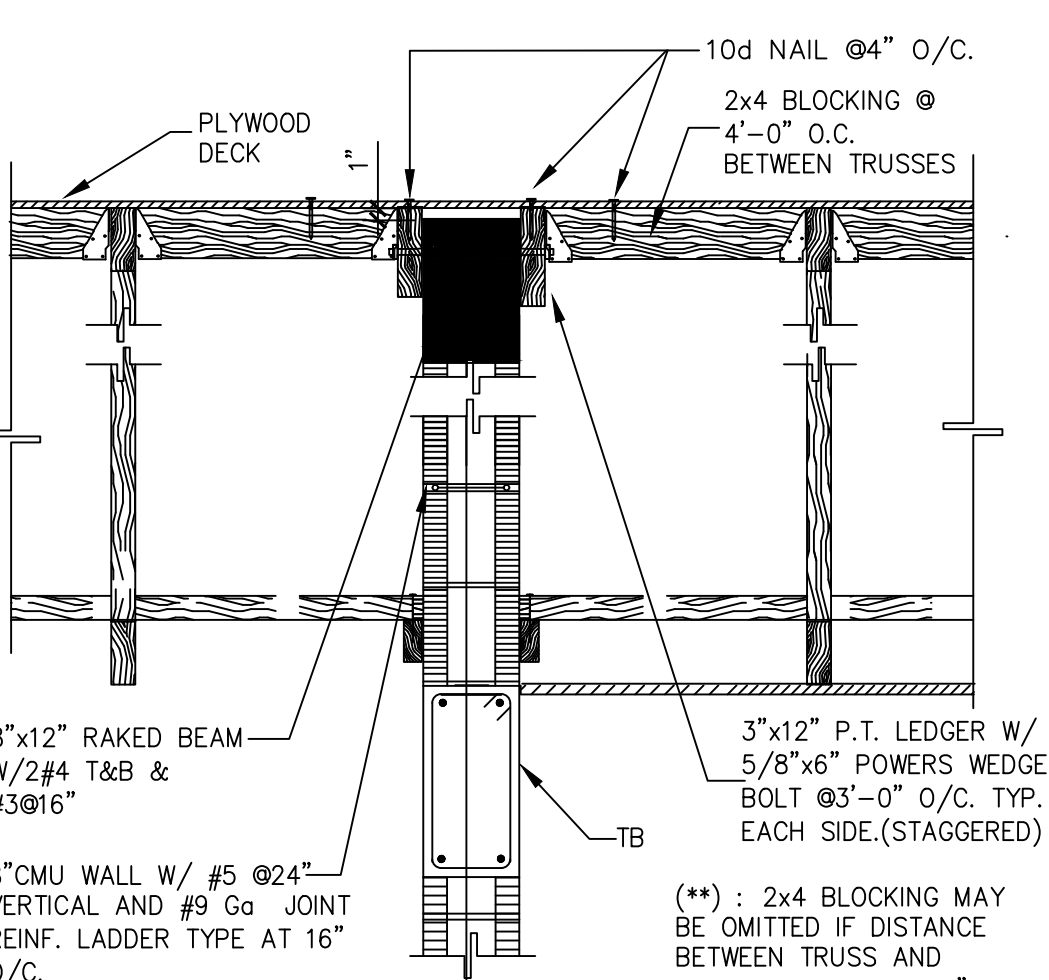
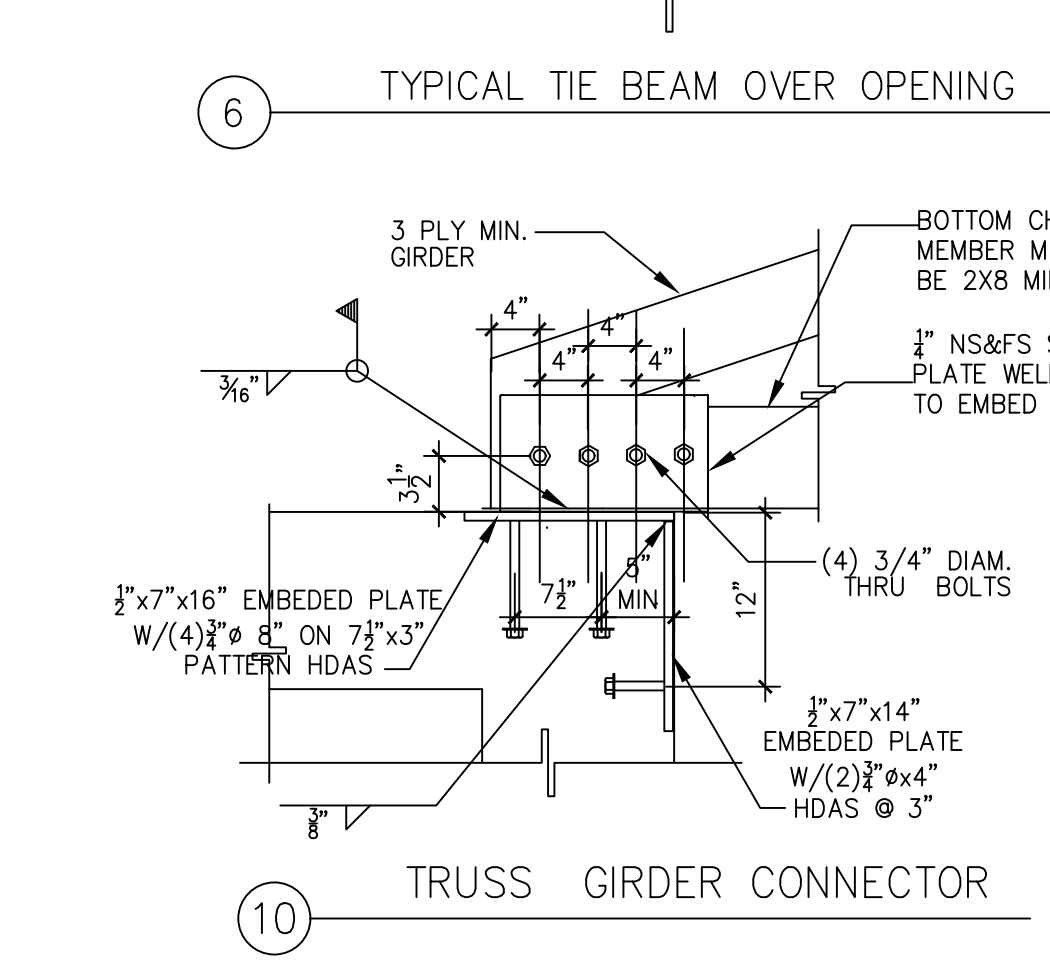
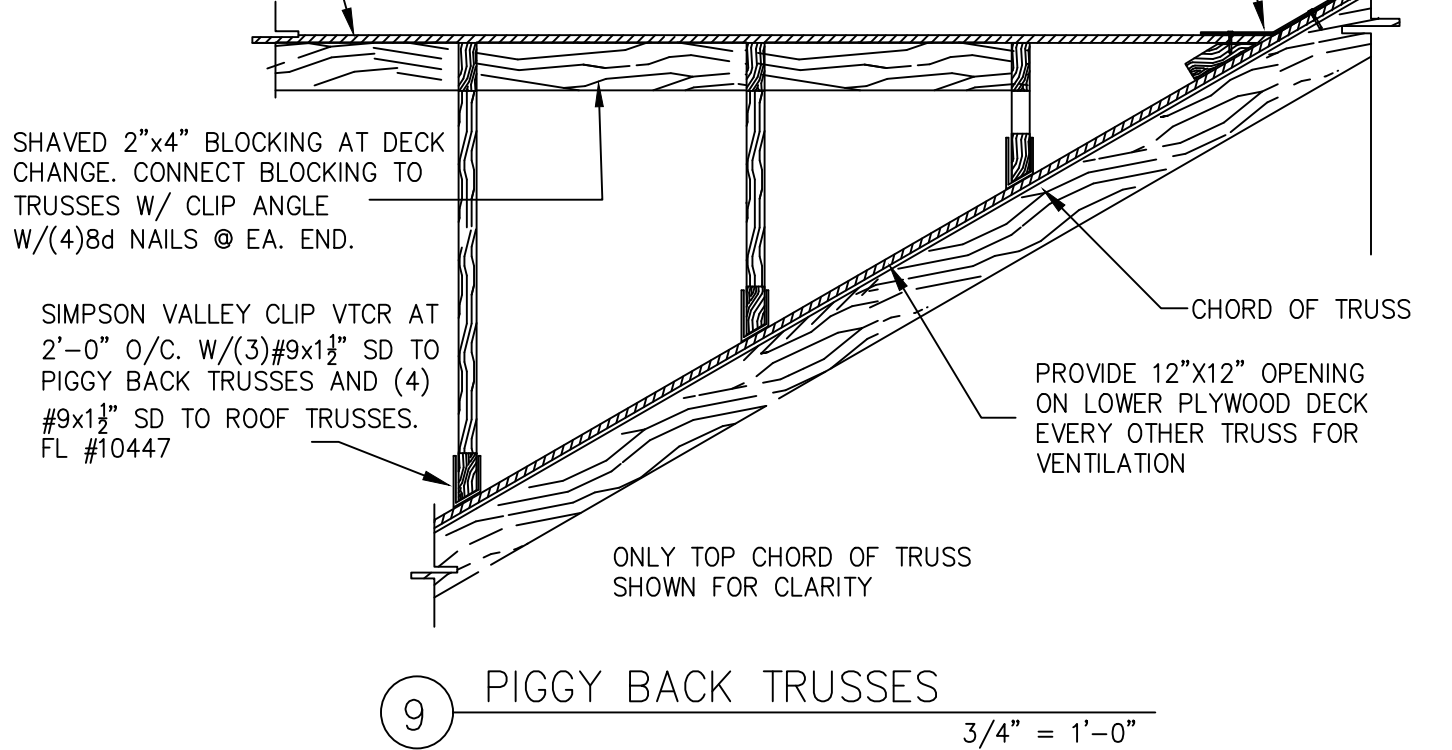
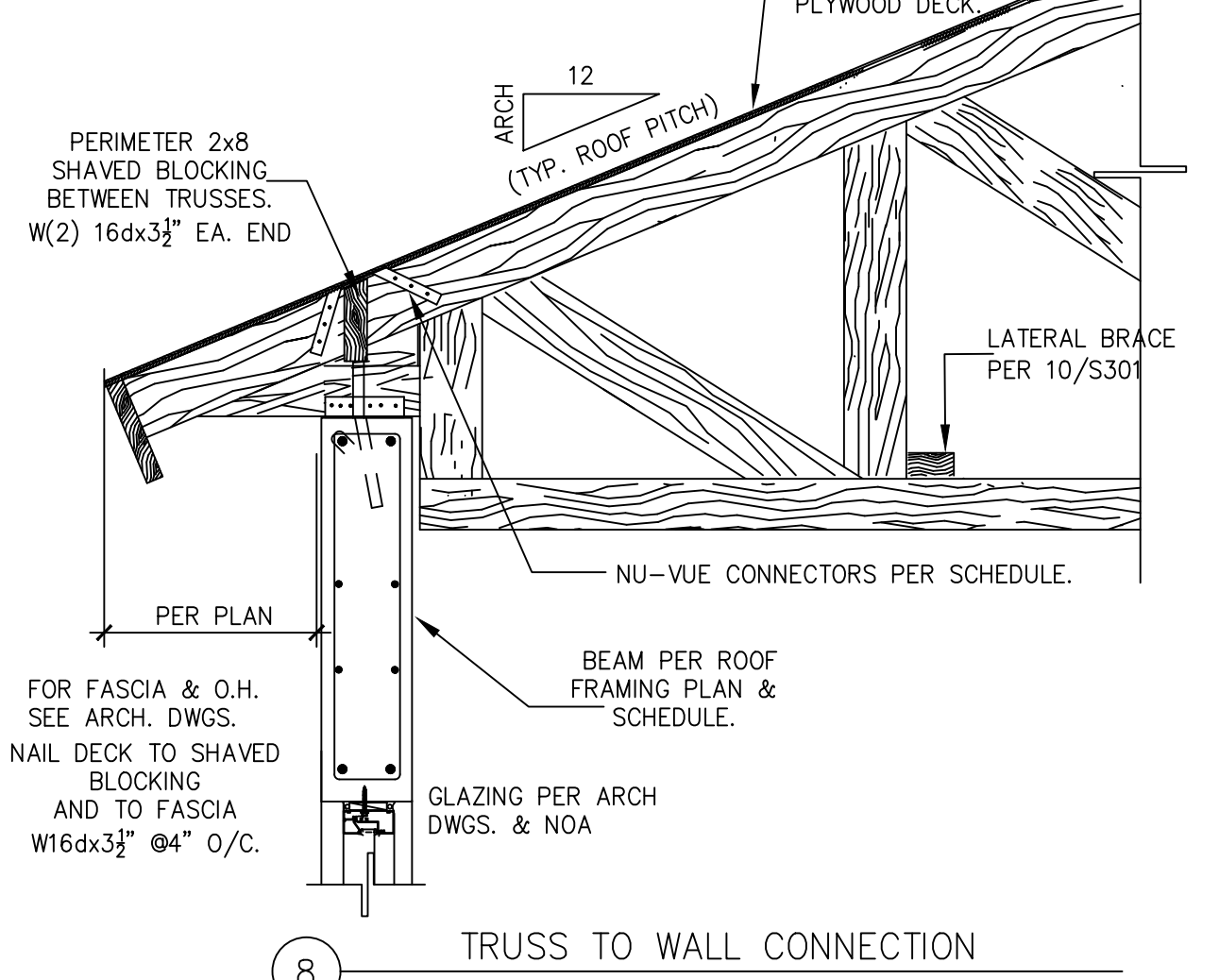
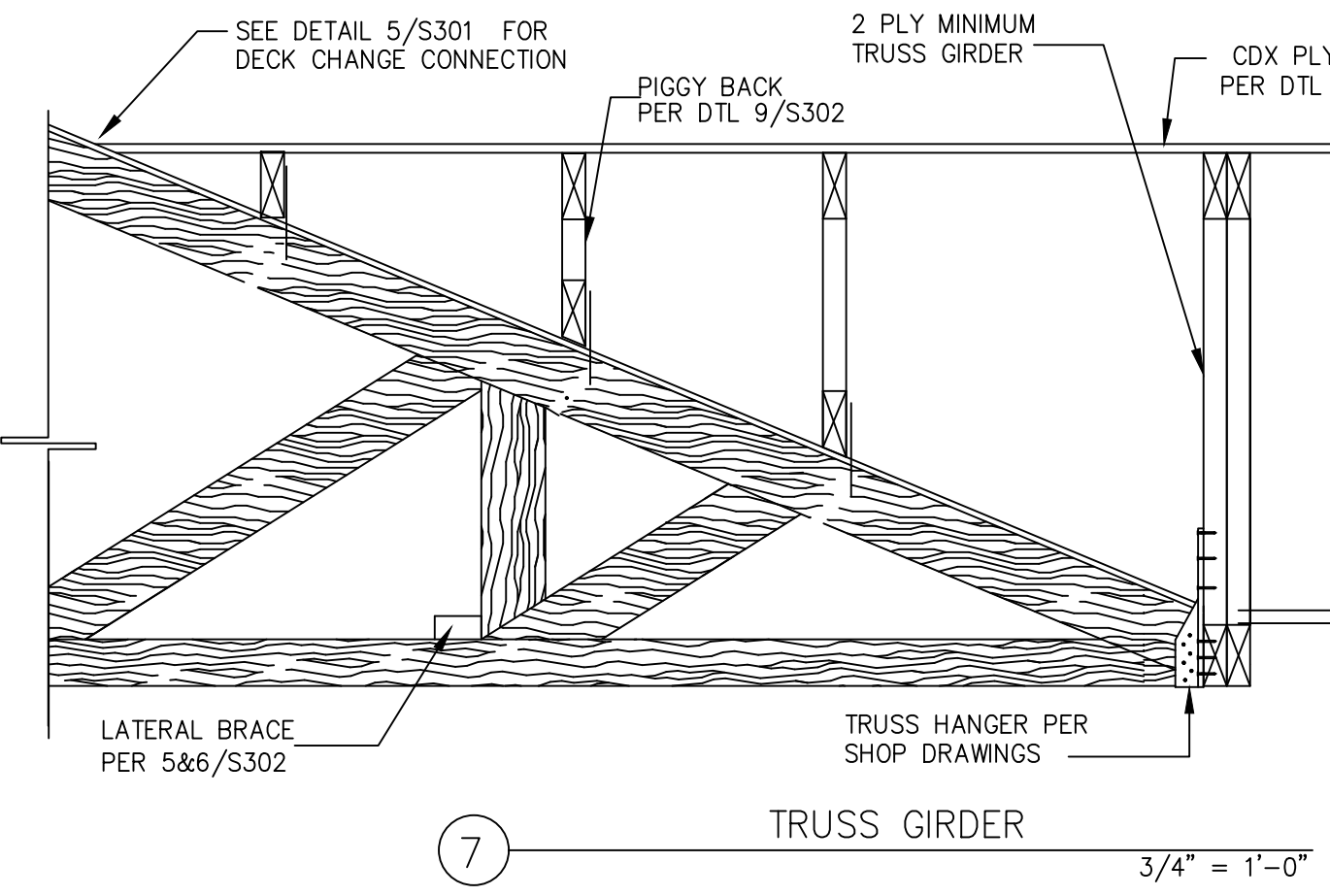
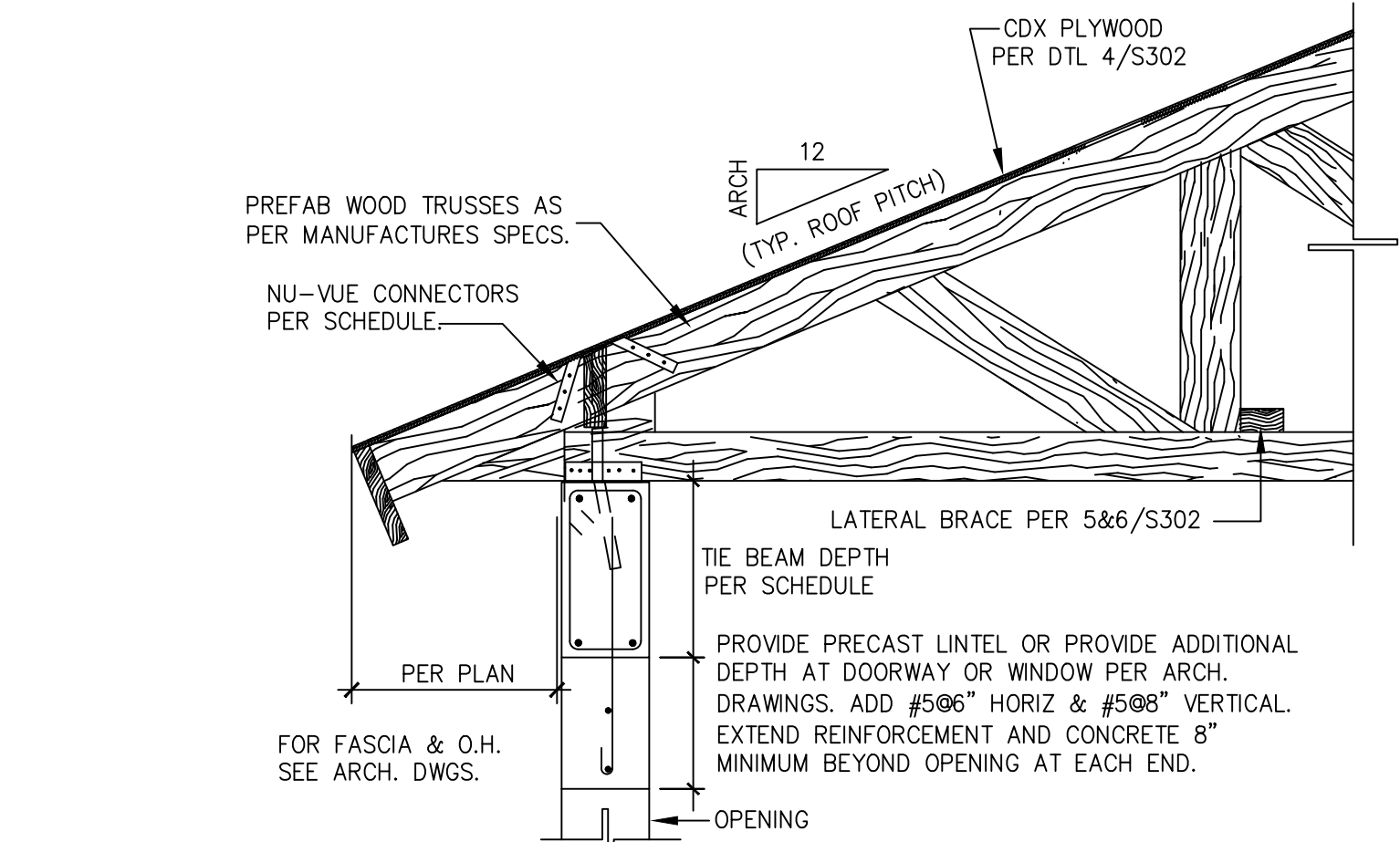
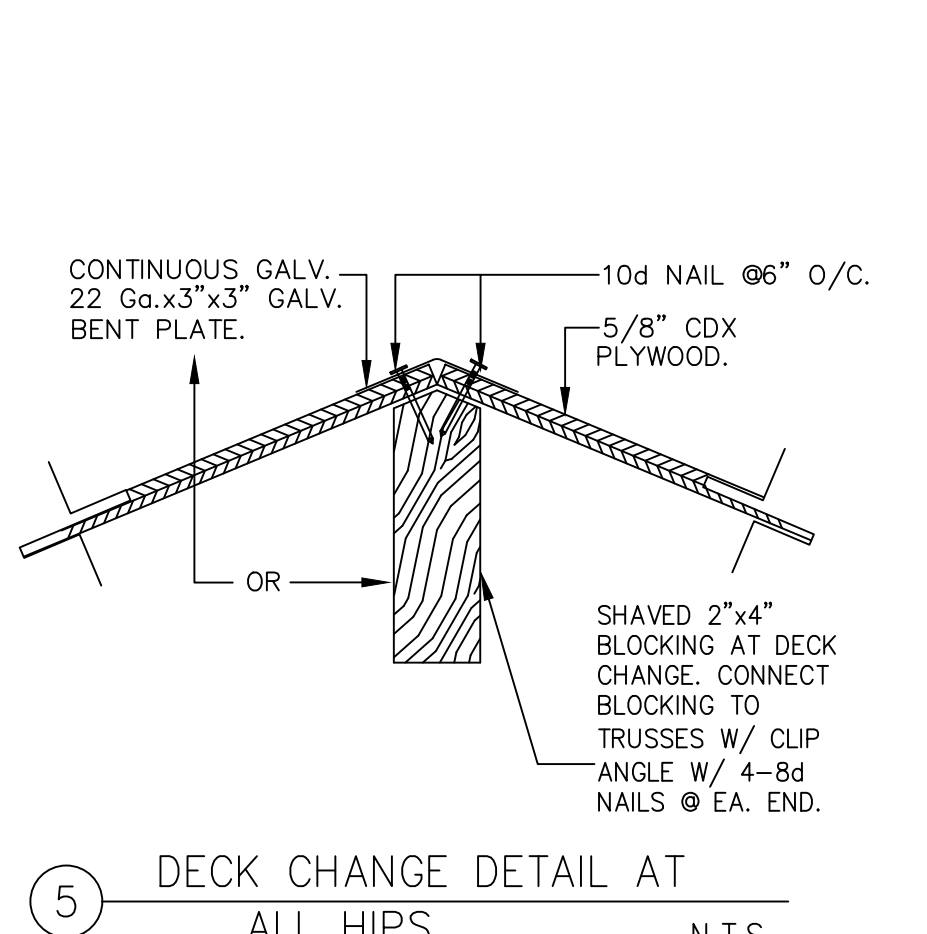
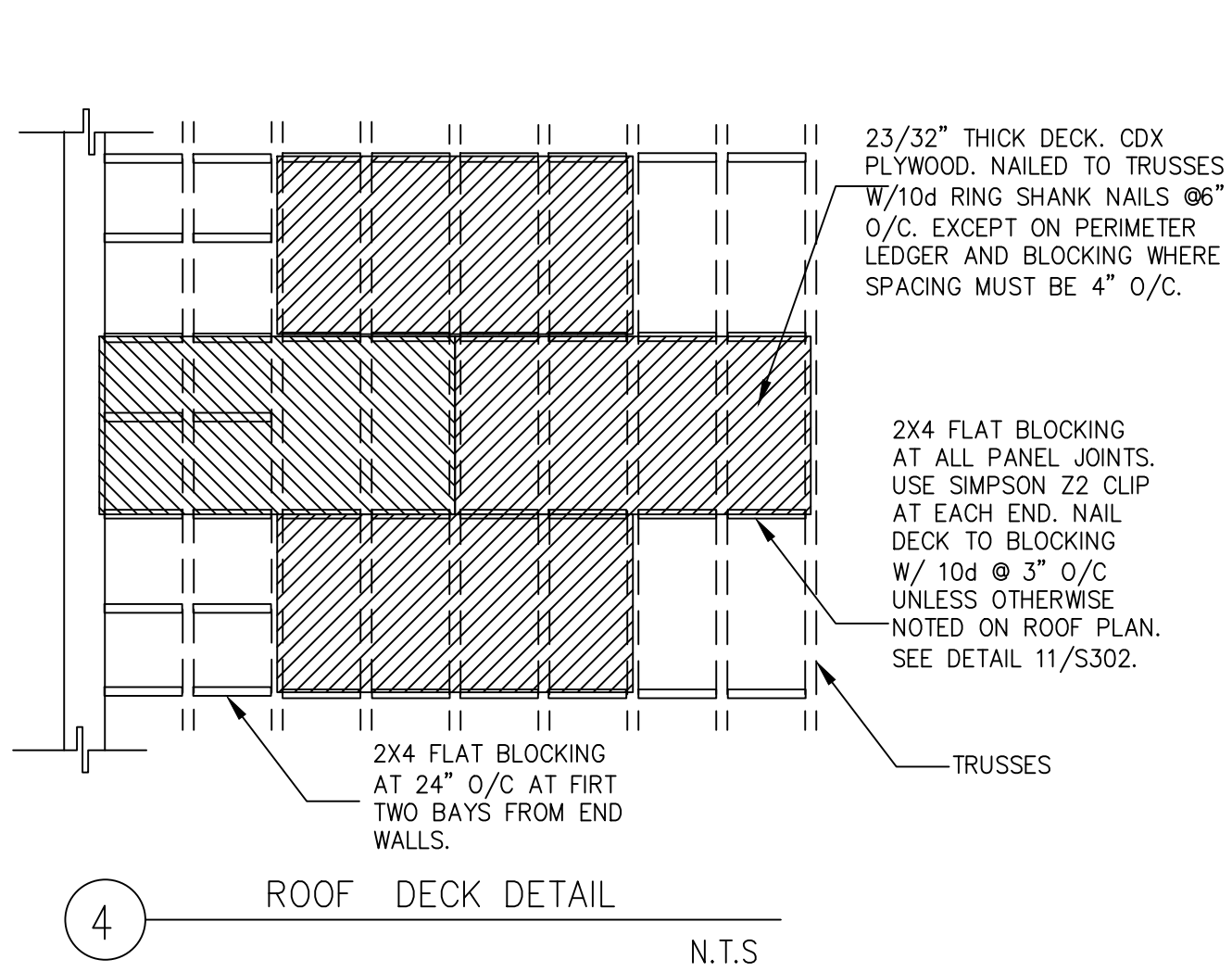
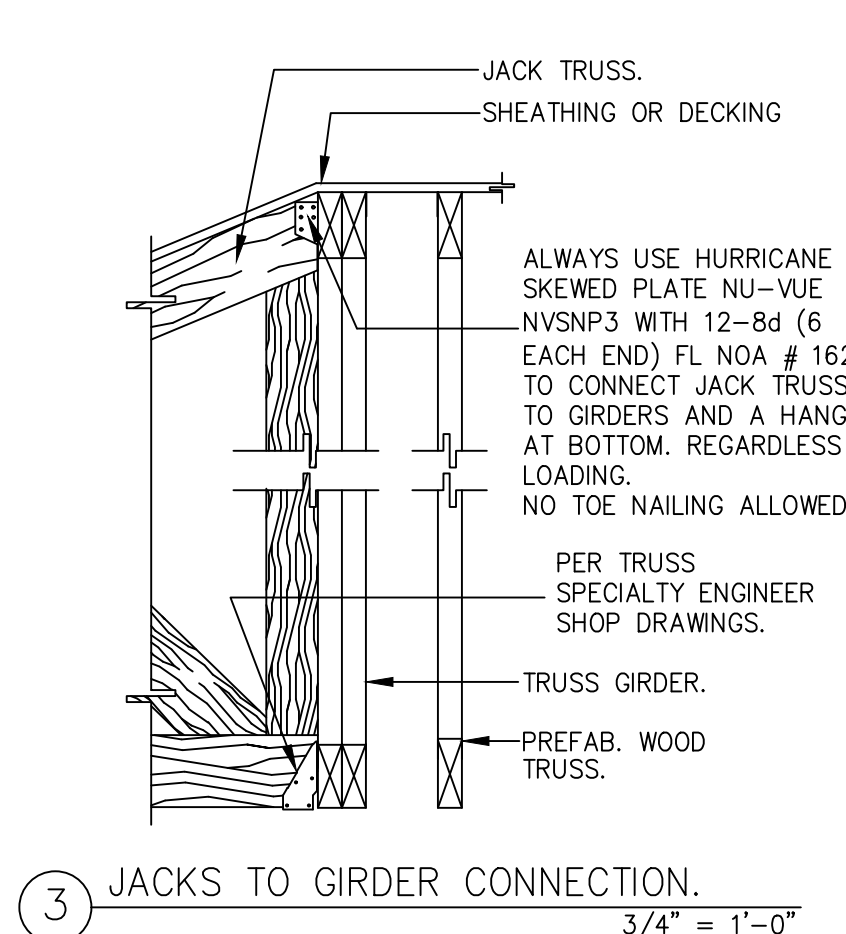
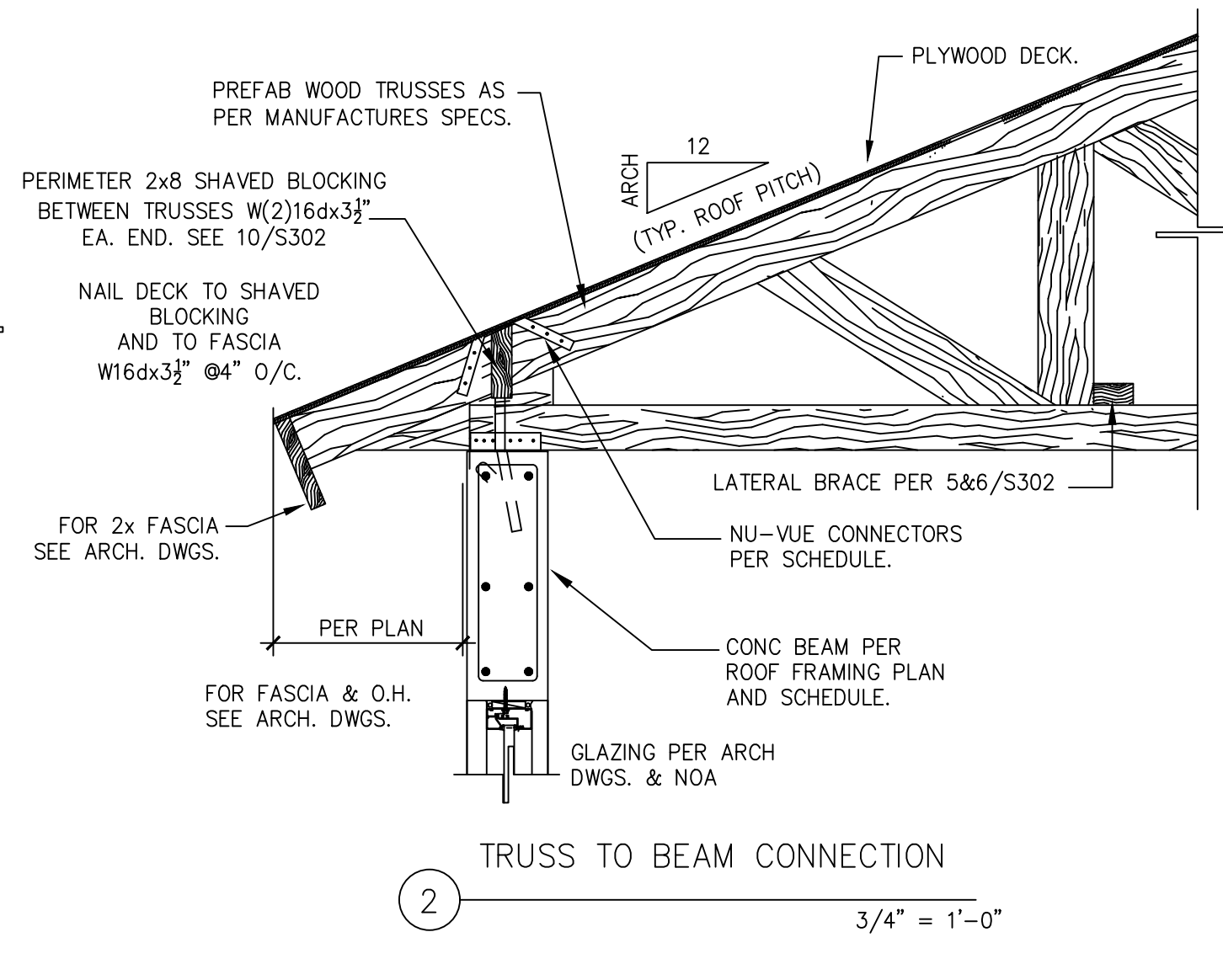
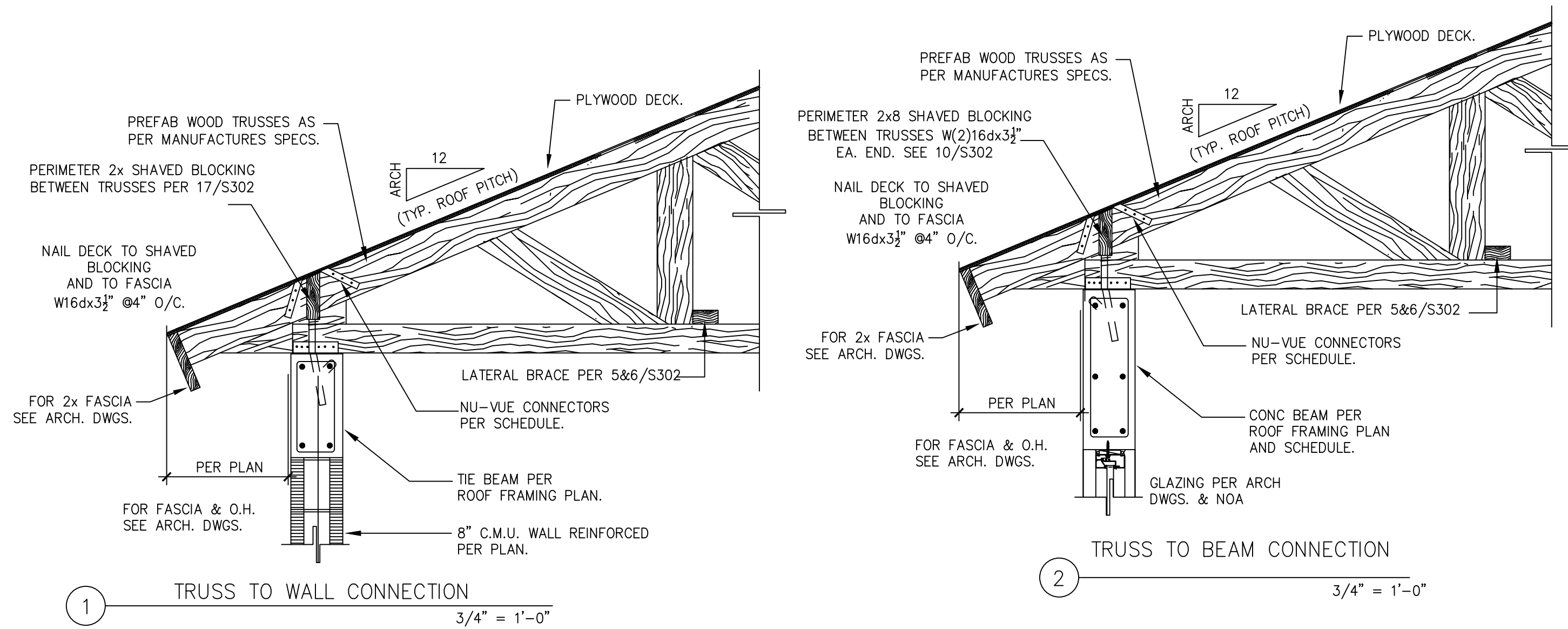
DATE:

SCALE:

SHEET NO.:

S201





REVISION

BY

MARK REARDON

architect

mark@reardonarchitect.com

phone: 786-355-6910

15790 SW 88TH AVE

MIAMI, FL 33157

AR 0017521

786-355-6910

LEED AP

BD+C

NOTE:

ALL DRAWINGS FOR THIS PROJECT ARE TO BE READ IN CONJUNCTION WITH EACH OTHER. THESE INCLUDE, BUT ARE NOT LIMITED TO, ARCHITECTURAL, SURVEYING, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, SPECIALTY DRAWINGS, & WRITTEN SPECIFICATIONS

THE G.C. IS TO VERIFY ALL EXISTING SITE CONDITIONS AND THOROUGHLY CHECK ELEVATIONS & DIMENSIONS BEFORE COMMENCING WORK. REPORT TO THE ARCHITECT OR ENGINEER ANY DISCREPANCIES. BY THESE DRAWINGS, ARCHITECT IS NOT RESPONSIBLE FOR ANY WORK AND/OR MATERIALS FURNISHED ON THE JOB.

FLORIDA COMMUNITY REHABILITATION LICENSE

No. 46618

STATE OF FLORIDA

PROFESSIONAL ENGINEER

G F CONSULTING ENGINEERS INC.

13170 SW 128 ST, SUITE #204

MIAMI, FLORIDA 33186

PHONE: 305-971-0100

FAX: 305-971-4332

E-MAIL: GF@GFCENET

WWW.GFCENET

CERTIFICATE OF AUTHORIZATION #9129

NEW HOUSE FOR:

RKTA 6300 LLC

6300 SW 98 ST

PINECREST, FL

DRAWN BY:

MER

DATE:

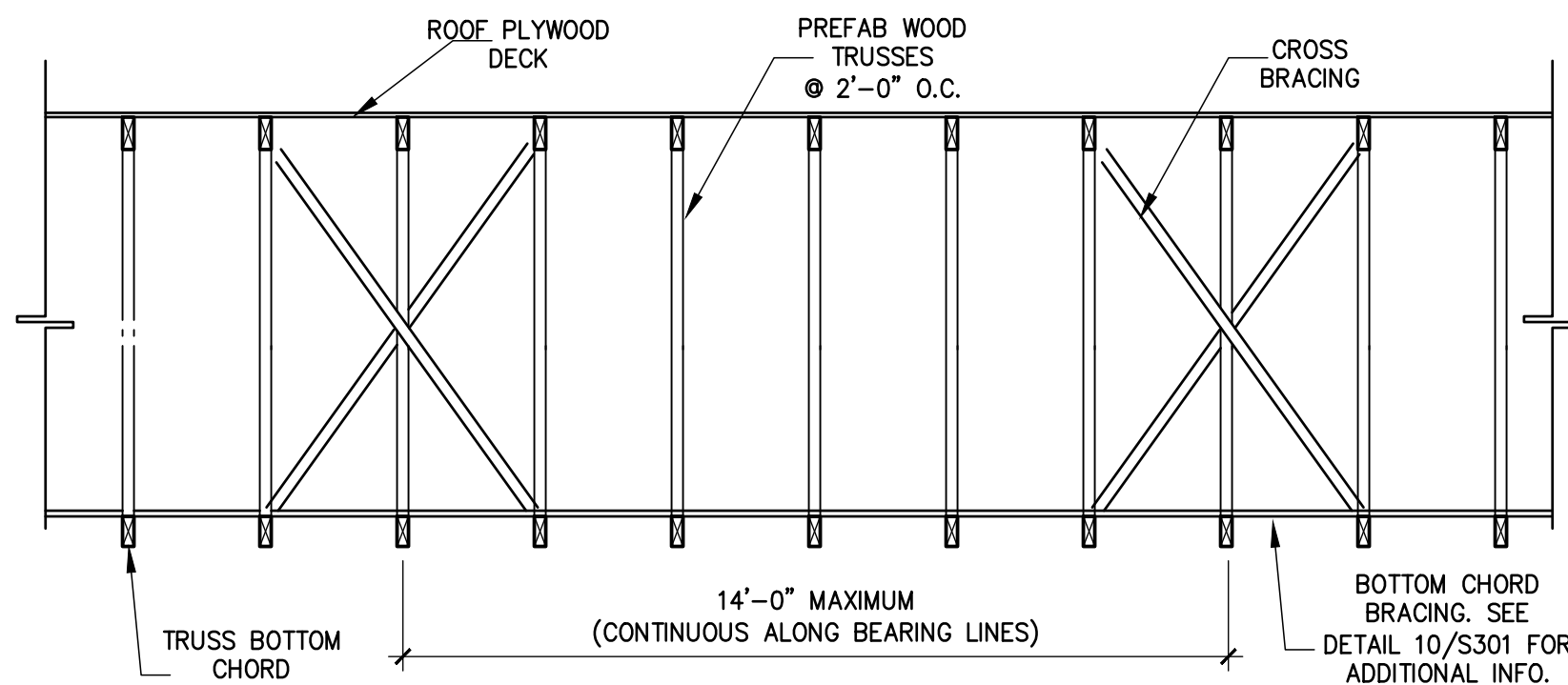
12/15/25

SCALE:

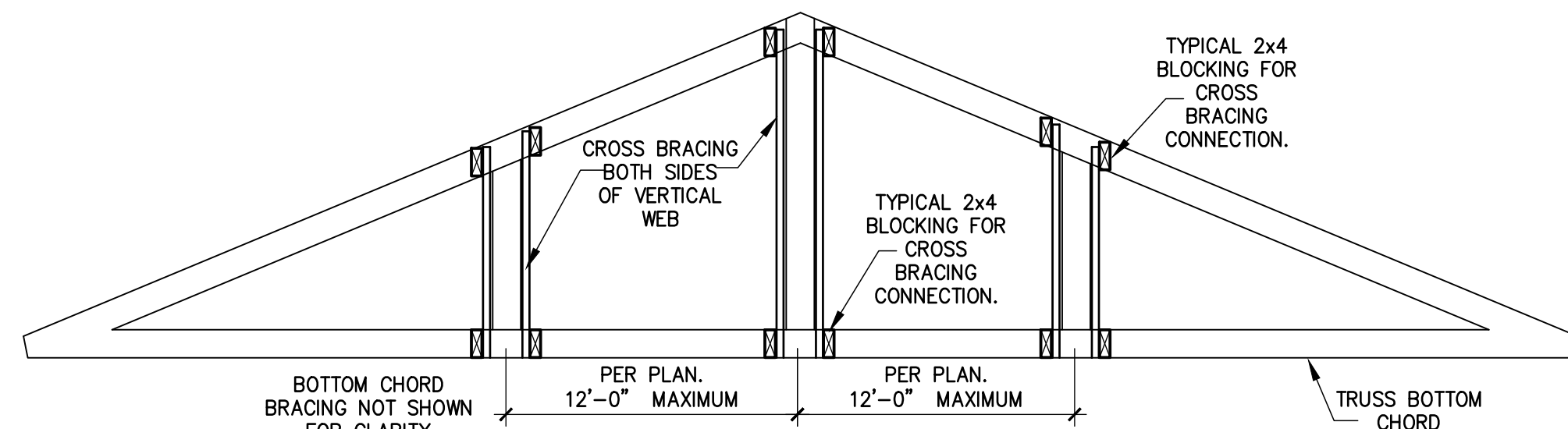
AS NOTED

SHEET NO.:

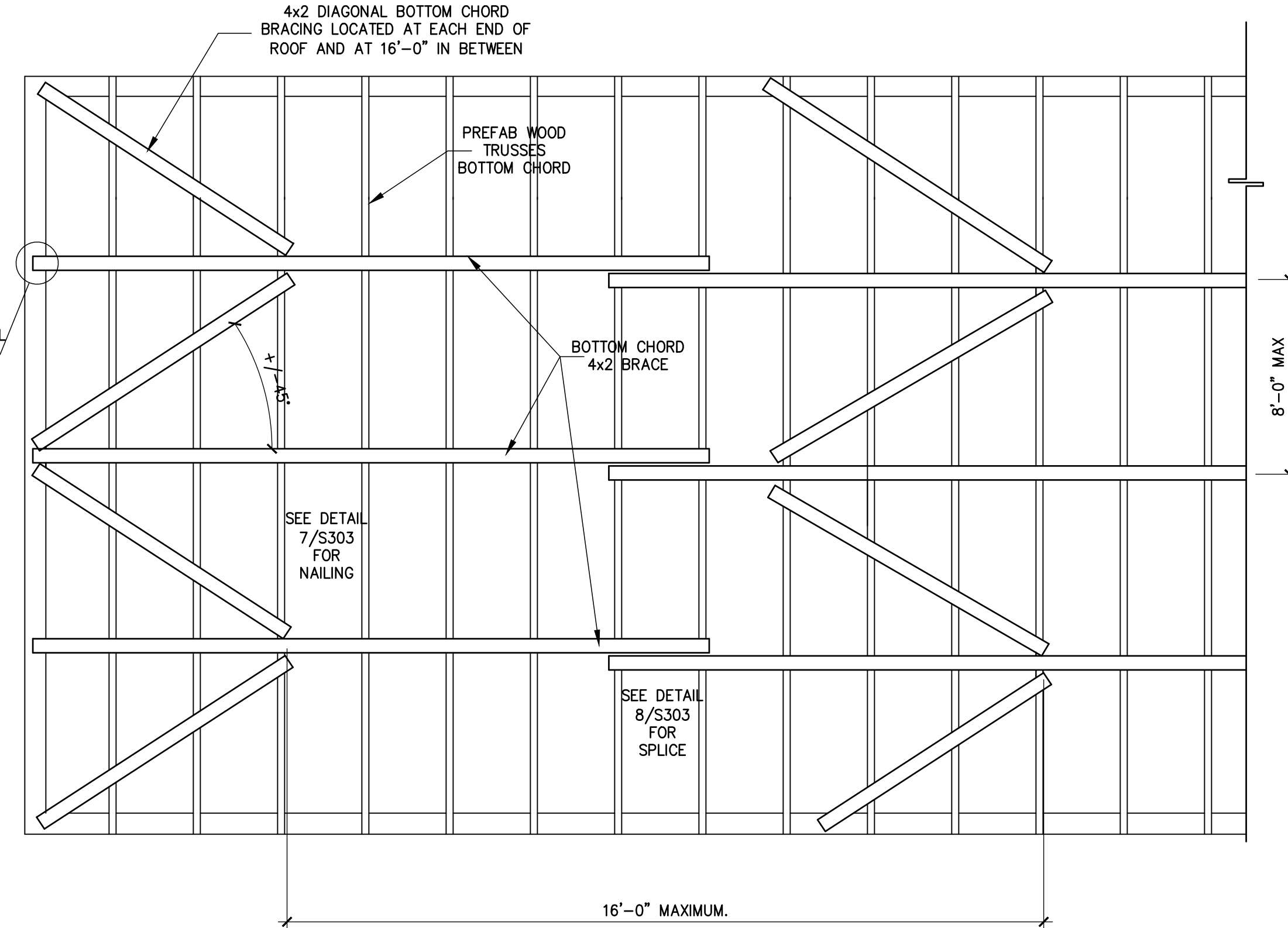
S302



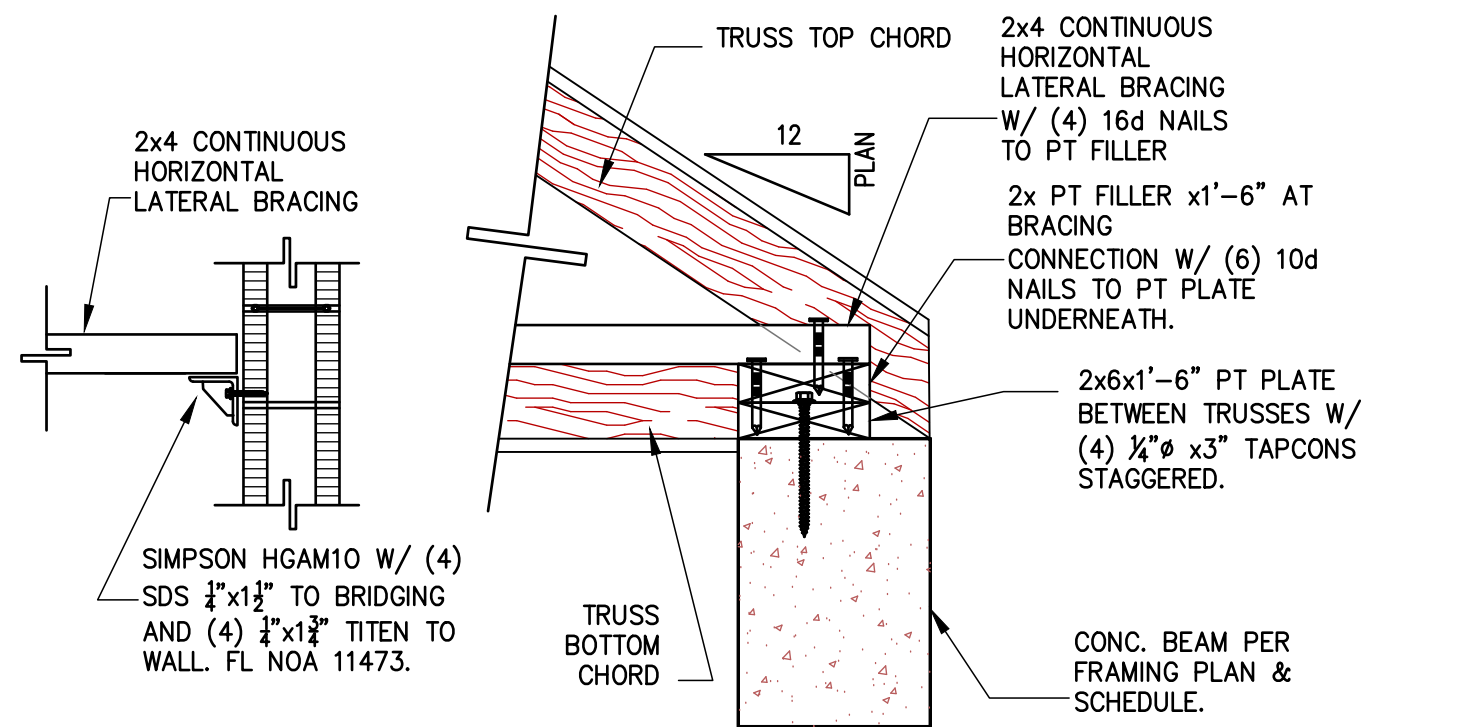
1 ROOF TRUSSES CROSS BRACING SPACING ALONG LENGTH OF BUILDING



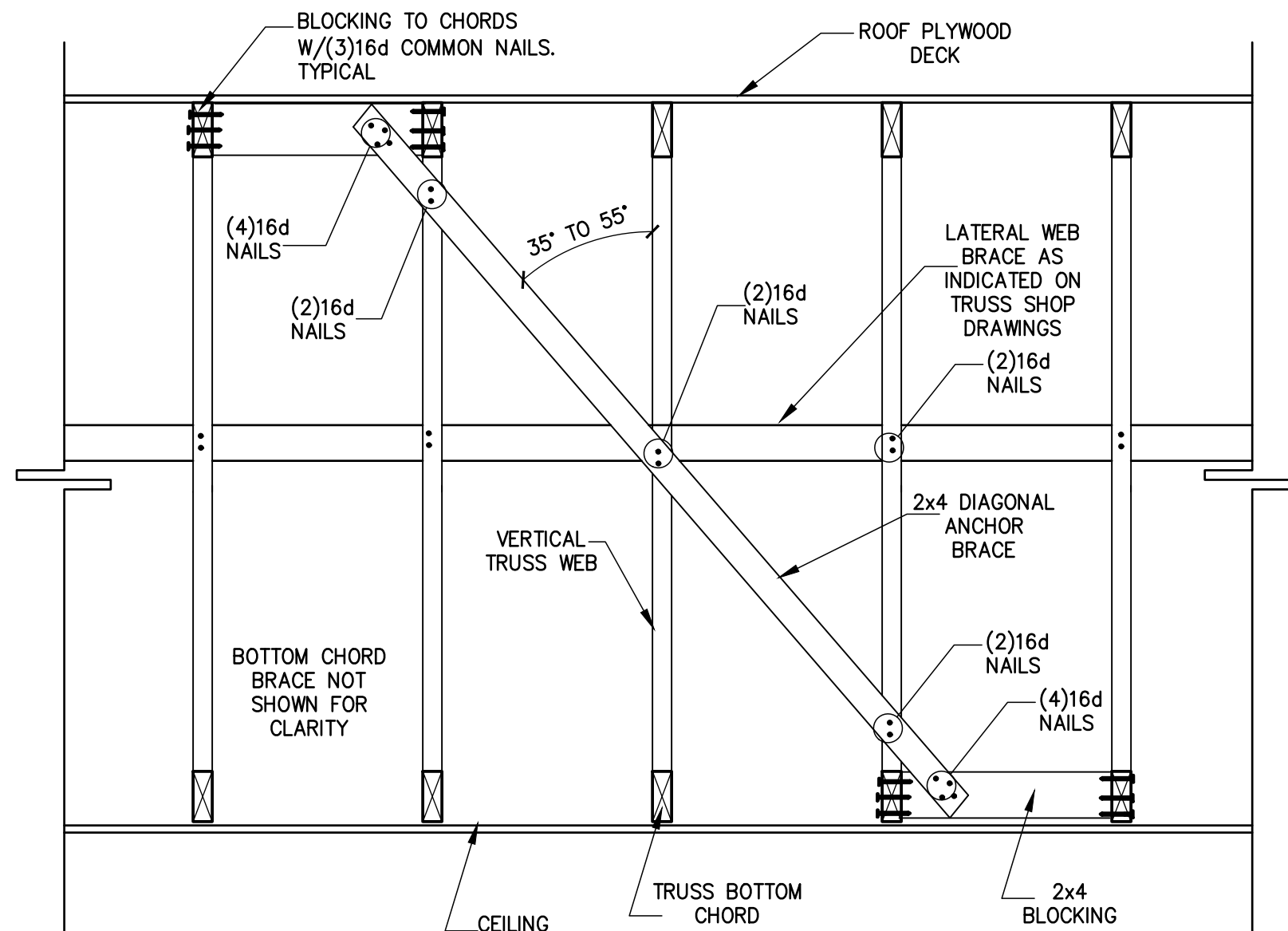
2 ROOF TRUSSES CROSS BRACING SPACING ACROSS WIDTH OF BUILDING



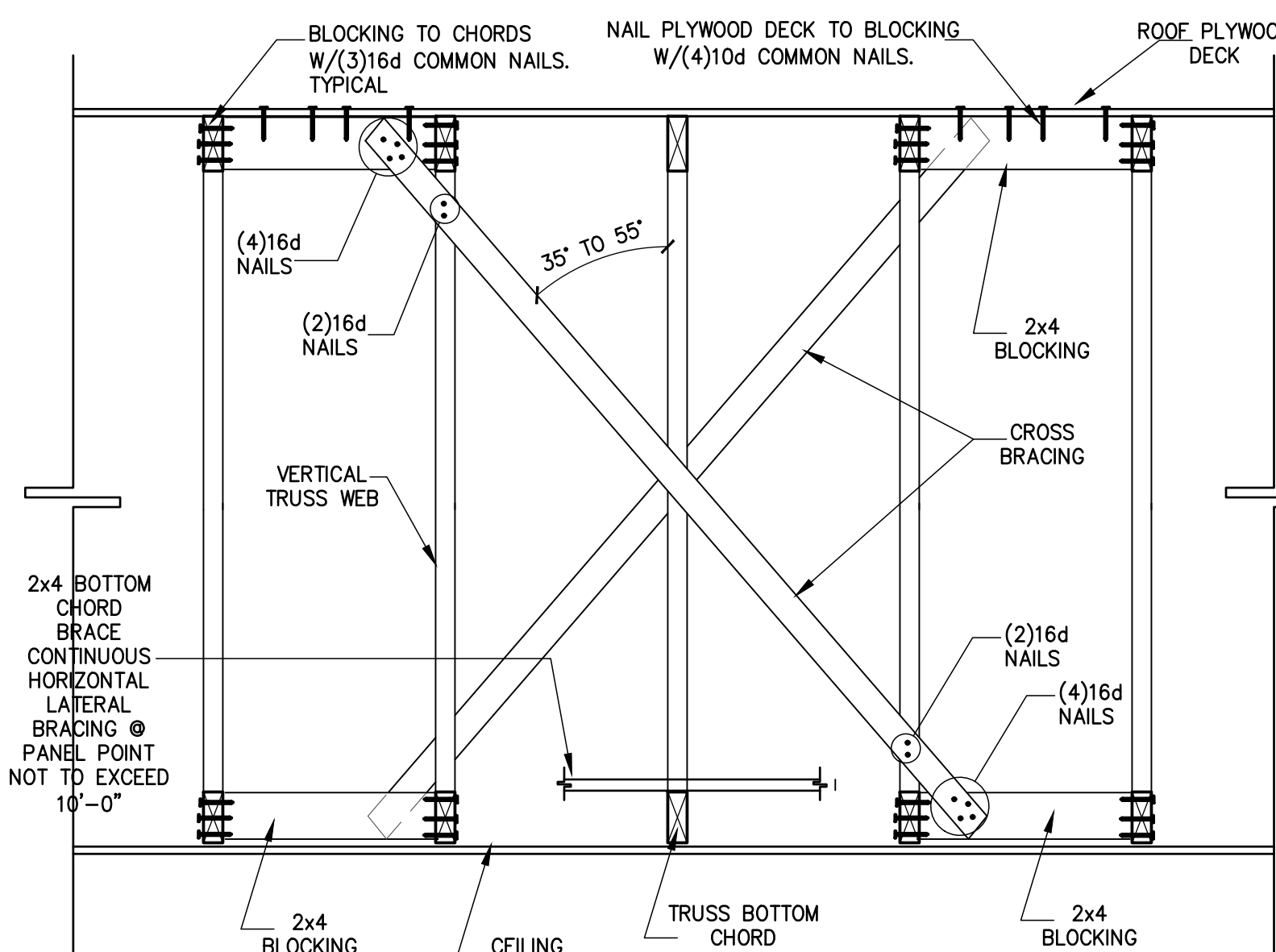
6 PLAN VIEW OF TRUSSES BOTTOM CHORD BRACING



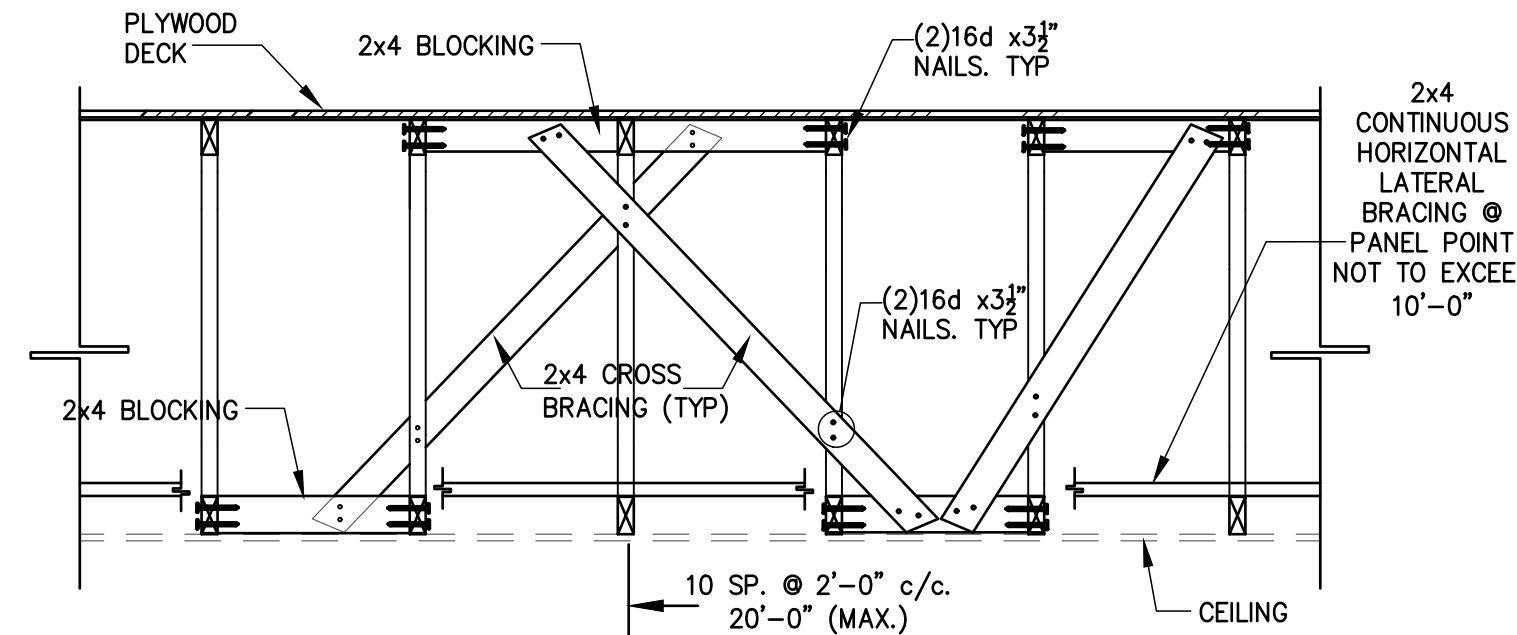
3 HORIZONTAL BRACING TO BEAM



5 TYPICAL ANCHOR BRACING DETAIL FOR LATERAL WEB BRACE



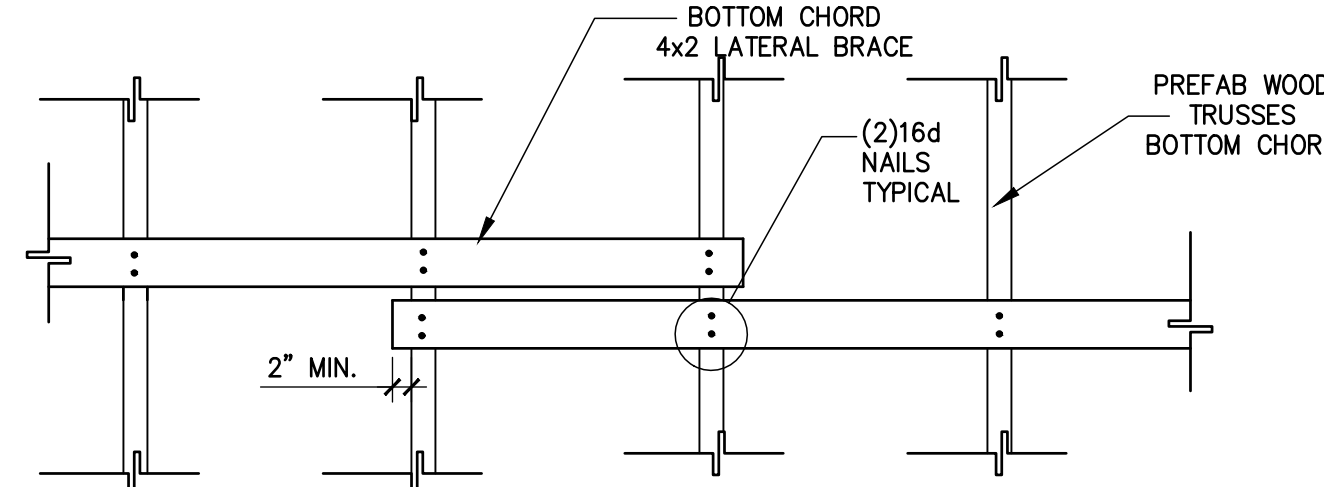
4 TYPICAL CROSS BRACING DETAIL



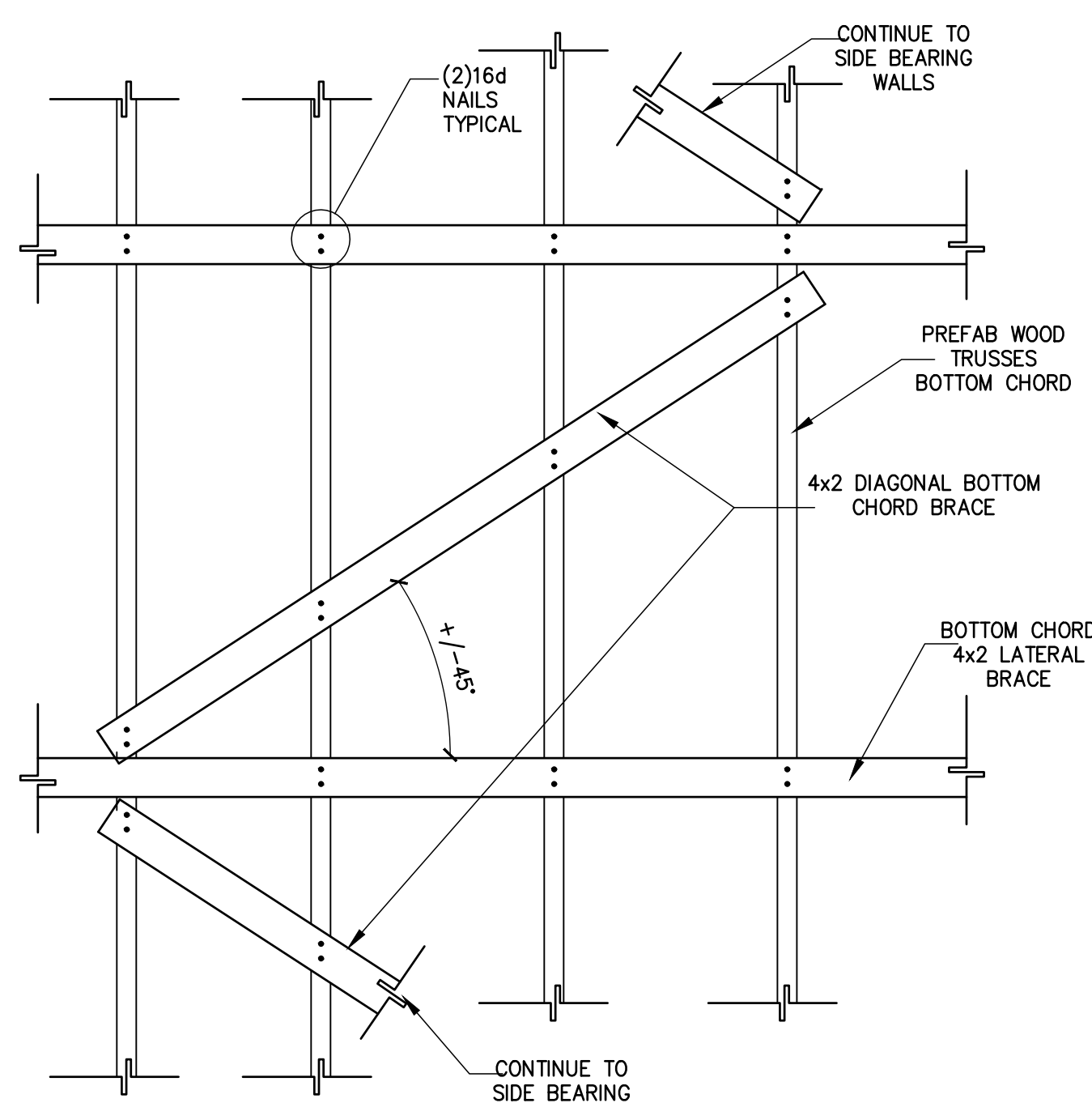
8 TYPICAL BOTTOM CHORD BRACING SPLICE DETAIL PLAN VIEW

- HORIZONTAL BRACING OF BOTTOM CHORD:
1. PROVIDE ONE ROW OF HORIZONTAL BRACING AS SHOWN EVERY 10'-0" OF SPAN OF TRUSS.
 2. BRACING MEMBERS TO BE CONTINUOUS 2x4 WOOD MEMBERS AT SPLICE LOCATIONS, LAP BRACING MEMBERS OVER AT LEAST THREE TRUSSES ATTACHED TO BC W/ (2) 16d x 3". SEE DETAIL 9 THIS SHEET.

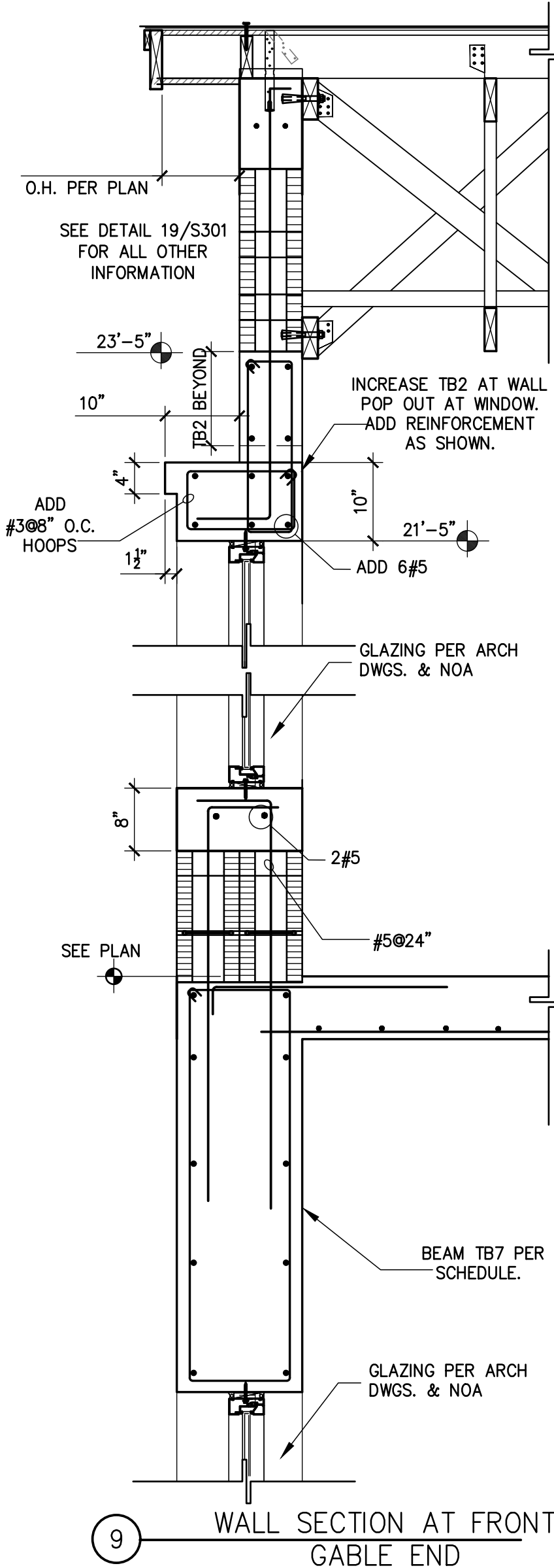
- DIAGONAL BRACING:
1. PROVIDE CROSS BRACING, AS SHOWN, AT EACH END OF EACH ROW OF PERMANENT HORIZONTAL BRACING, AND AT NO MORE THAN 20'-0" SPACING IN DIRECTION OF HORIZONTAL BRACING.
 2. BRACING MEMBERS TO BE 2x4 WOOD MEMBERS.
 3. ALWAYS PROVIDE X-BRACE NEXT TO GIRDER AND SPACE THEM FROM IT.



8 TYPICAL BOTTOM CHORD BRACING SPLICE DETAIL PLAN VIEW



7 TYPICAL BOTTOM CHORD BRACING DETAIL PLAN VIEW



9 WALL SECTION AT FRONT GABLE END

REVISION BY

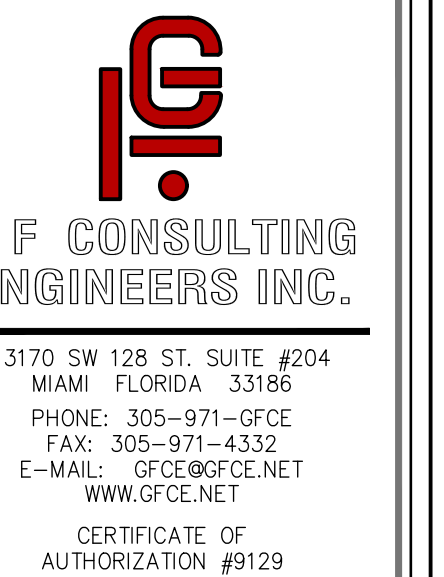
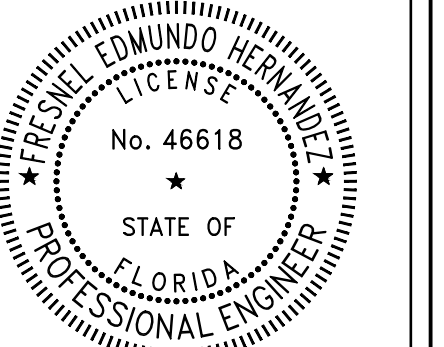


15790 SW 88TH AVE
MIAMI, FL 33157
AR 0017521
786-355-6910



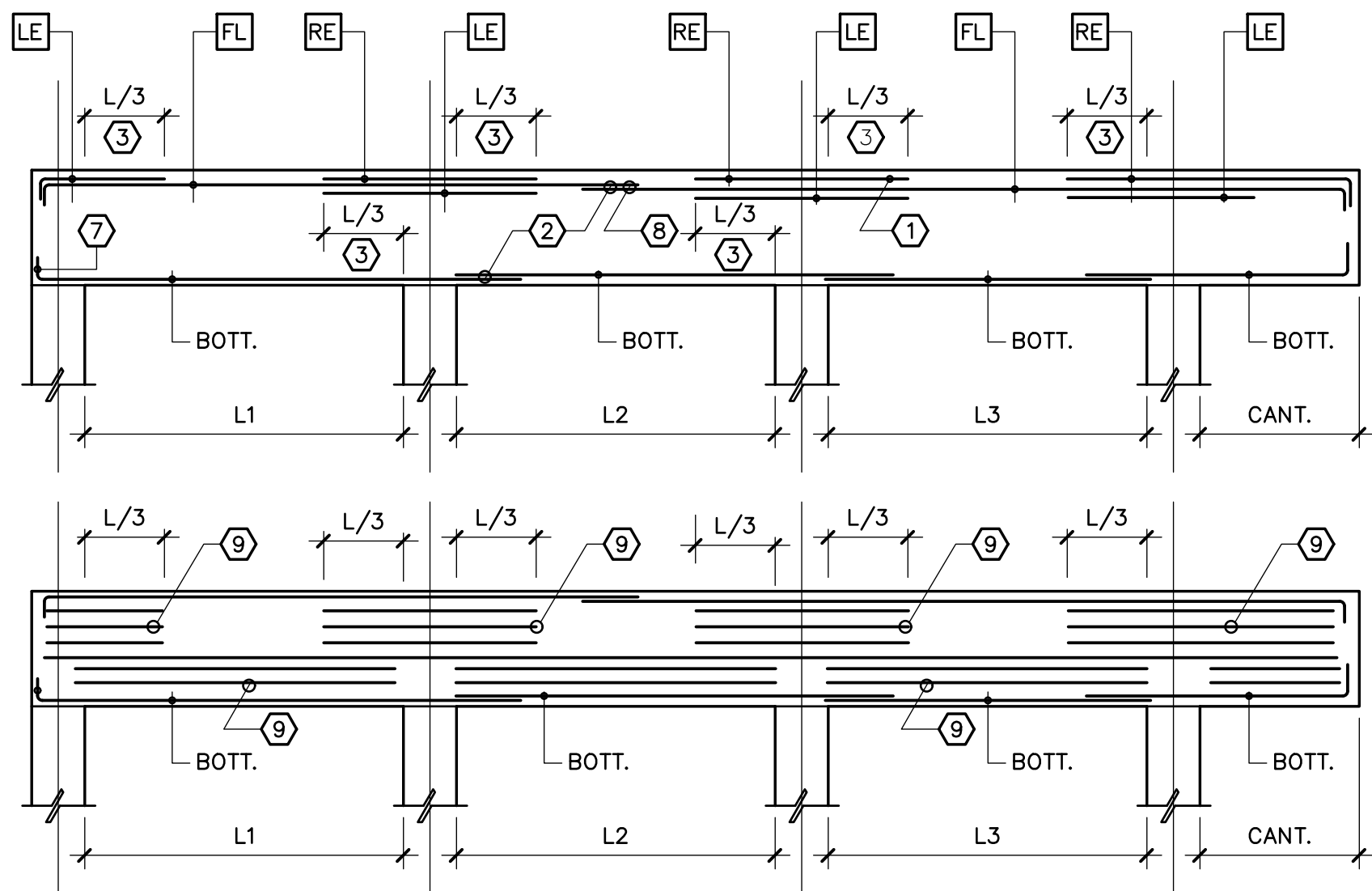
NOTE:
ALL DRAWINGS FOR THIS PROJECT ARE TO BE READ IN CONJUNCTION WITH EACH OTHER. THESE INCLUDE, BUT ARE NOT LIMITED TO: ARCHITECTURAL, SURVEYING, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, SPECIALTY DRAWINGS, & WRITTEN SPECIFICATIONS

THE G.C. IS TO VERIFY ALL EXISTING SITE CONDITIONS AND THOROUGHLY CHECK ELEVATIONS & DIMENSIONS BEFORE COMMENCING WORK. REPORT TO THE ARCHITECT OR ENGINEER ANY DISCREPANCIES, ERRORS OR CONDITIONS THAT WILL ALTER CONSTRUCTION AS INTENDED BY THESE DRAWINGS. ARCHITECT IS NOT RESPONSIBLE FOR ANY WORK AND/OR MATERIALS FURNISHED ON THE JOB.

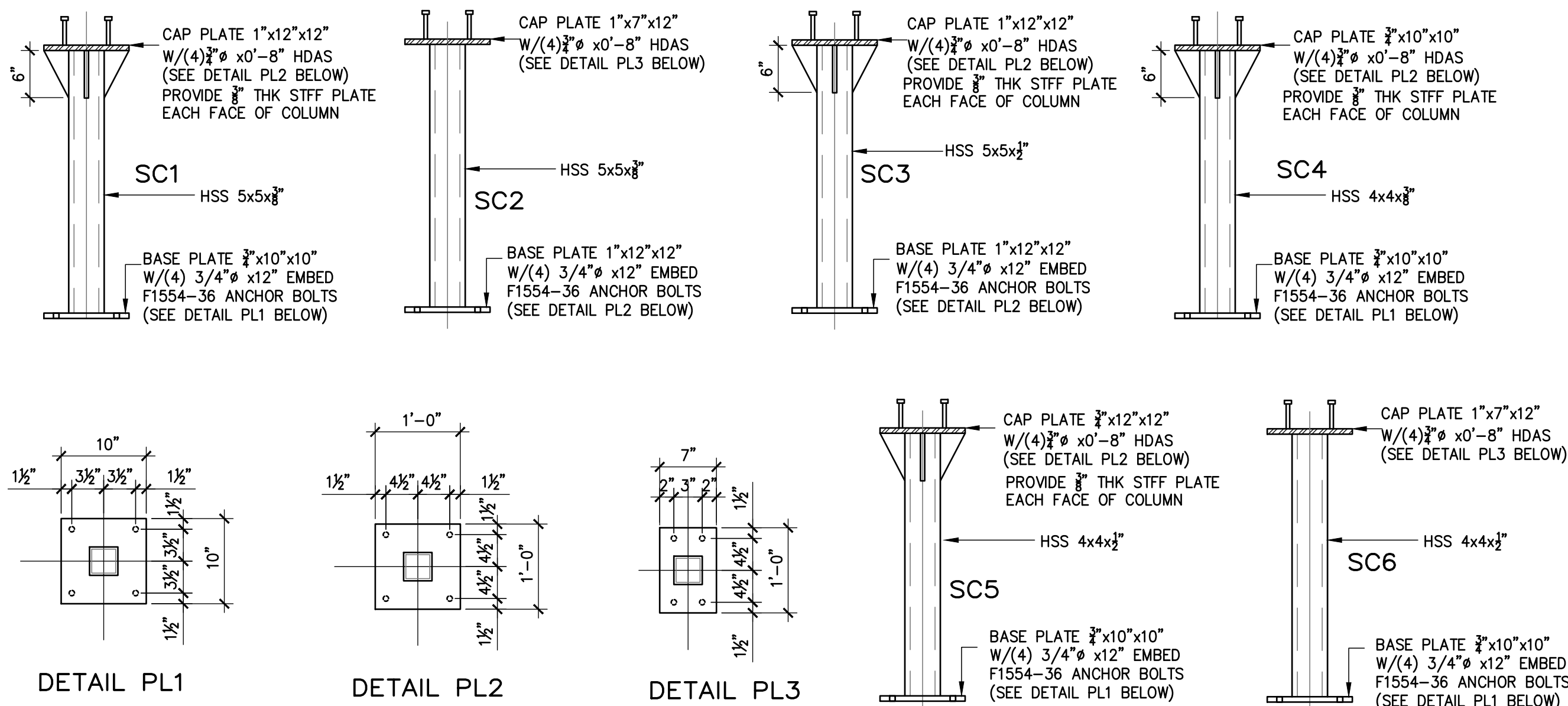
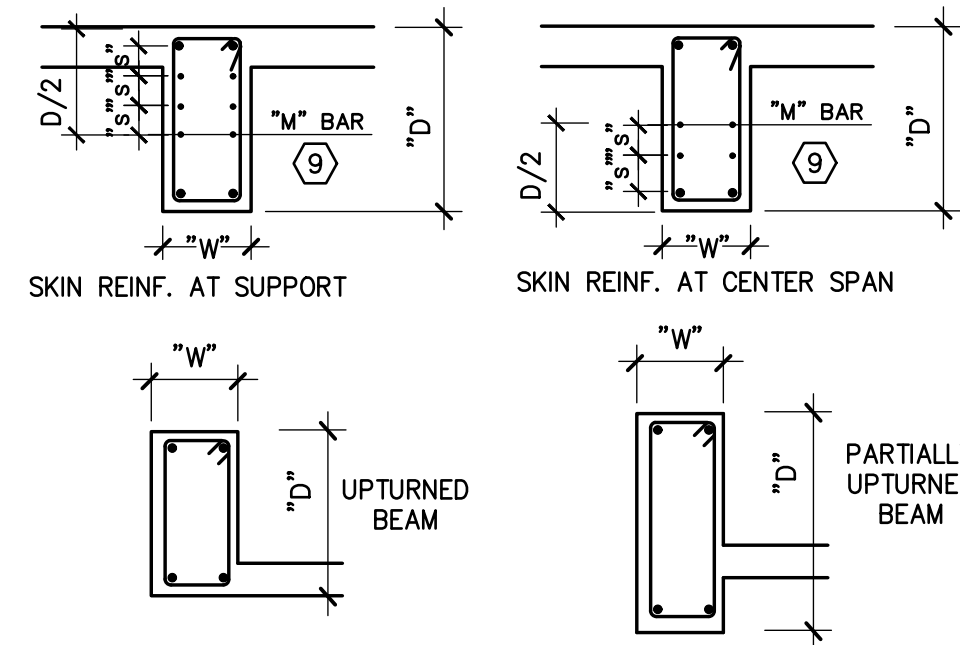


NEW HOUSE FOR:
RKTA 6300 LLC
6300 SW 98 ST
PINECREST, FL

DRAWN BY:
MER
DATE:
12/15/25
SCALE:
AS NOTED
SHEET NO.:
S303



- REINFORCEMENT COVER: 1 1/2" CLEAR TO STIRRUP.
- CLASS "B" TENSION SPLICES PER GENERAL NOTES
- L/3" BASED ON GREATEST ADJACENT SPAN.
- PROVIDE STIRRUPS (#3 SIZE) U.N.O.
- FIRST STIRRUP @ 2" FROM FACE OF COLUMN.
- ALL MEMBERS TO BE READ FROM LEFT TO RIGHT AND BOTTOM TO TOP ON FRAMING PLAN.
- HOOKS ON ALL END BARS TO BE STANDARD 90 DEGREES.
- STAGGER LAPS WHERE SPACING IS LESS THAN 3 BAR DIAMETERS.
- SKIN REINFORCEMENT ("M" BARS) TO BE SPACED AT "S" < 10" O/C. PLACE ON UPPER HALF OF BEAM OVER SUPPORT & LOWER HALF ON CENTER OF SPAN.



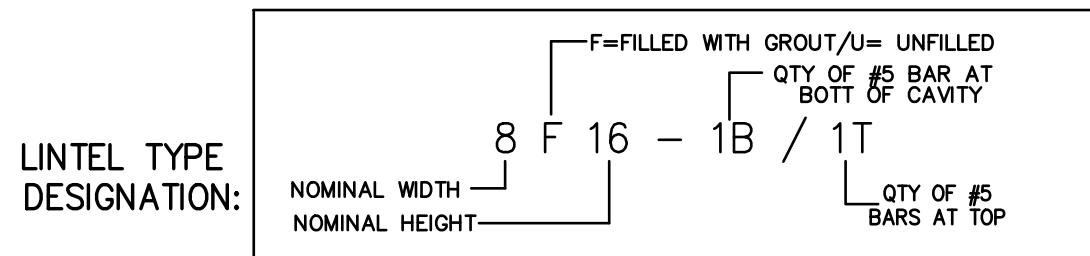
STEEL COLUMNS SCHEDULE

REINFORCED CONCRETE BEAM SCHEDULE											
MARK	SIZE		TOP OF BEAM	BOTTOM BARS	TOP BARS			SIZE	STIRRUPS		REMARKS
	W	D			LE	FL	RE		SHAPE	SPACING	
TB1	8"	12"	PER PLAN	2 # 5	-	2 # 5	-	# 3		4@12"E, BAL. @24"	SEE NOTE (a)
TB2	8"	24"	PER PLAN	2 # 6	-	2 # 6	-	# 3		8" O/C F.L.	-
TB3	8"	42"	11'-6"	2 # 6		2 # 6		# 3		10" O/C F.L.	SEE NOTE (c)
TB4	8"	16"	11'-6"	2 # 6		2 # 6		# 3		4" O/C F.L.	-
TB5	8"	24"	12'-0"	2 # 6	-	2 # 6	-	# 3		10" O/C F.L.	-
TB6	8"	41"	13'-5"	4 # 6		4 # 6		# 3		12" O/C F.L.	SEE NOTE (b) (c)
TB7	16"	53"	13'-5"	2 # 6		2 # 6		# 3		12" O/C F.L.	SEE NOTE (c)
TB8	8"	41"	13'-5"	4 # 6		4 # 6		# 3		8" O/C F.L.	SEE NOTE (b) (d)
											-
RB	8"	8"		1 # 5		1 # 5		# 3		4@6"E, BAL. @12"	RAKED BEAM
2B1	16"	30"	13'-1"	3 # 5		3 # 5		# 3		12" O/C F.L.	ADD 2#4 EA. FACE
2B2	20"	14"	13'-5"	8 # 6		8 # 6		# 3		9@4"E, BAL. @6"	-
2B3	20"	10"	13'-5"	4 # 6		8 # 6		# 3		4" O/C F.L.	-
2B4	36"	16"	13'-5"	15 # 6		14 # 6		# 3		10@5"E, BAL. @7"	-
2B5	36"	12"	13'-5"	12 # 6		14 # 6		# 3		5" O/C F.L.	-
2B6	8"	24"	14'-9"	4 # 6		4 # 6		# 3		8" O/C F.L.	SEE NOTE (b) (e)
2B7	8"	23"	11'-11"	2 # 6		2 # 6		# 3		8" O/C F.L.	SEE NOTE (b) (c) (l)
2B8	8"	44"	15'-2"	4 # 6		4 # 6		# 3		10" O/C F.L.	SEE NOTE (b) (c) (e)
2B9	8"	35"	12'-11"	2 # 6		2 # 6		# 3		10" O/C F.L.	SEE NOTE (c)
2B10	8"	20"	12'-11"	2 # 6	-	2 # 6		# 3		8" O/C F.L.	-
2B11	8"	44"	15'-2"	4 # 8	-	4 # 8	-	# 3		10" O/C F.L.	SEE NOTE (b) (d) (e)
2B12	8"	14"	13'-5"	2 # 6		4 # 6	-	# 3		5" O/C F.L.	SEE NOTE (f)
2B13	8"	29"	15'-5"	4 # 6		4 # 6	-	# 3		10" O/C F.L.	SEE NOTE (b) (c) (e)
2B14	12"	14"	13'-5"	4 # 6		4 # 6	-	# 3		5" O/C F.L.	-
RB1	16"	12"	23'-5"	3 # 5		3 # 5	-	# 3		5" O/C F.L.	-
RB2	16"	12"	11'-6"	4 # 8		4 # 8	-	# 3		5" O/C F.L.	-
RB3	16"	12"	11'-6"	3 # 5		3 # 5	-	# 3		5" O/C F.L.	-
RB4	8"	12"	11'-0"	2 # 6		2 # 6	-	# 3		5" O/C F.L.	SEE NOTE (b) (e)
RB5	16"	29"	12'-11"	3 # 6		3 # 6	-	# 3		10" O/C F.L.	SEE NOTE (c)

- NOTE:
- HOOPS SPACING TO BE AT MAXIMUM SPACING OF 5" ABOVE ALL OPENINGS UNLESS A CLOSER SPACING IS SPECIFIED.
 - BOTTOM AND/OR TOP REINFORCEMENT IN TWO OR MORE LAYERS SEPARATED 1" CLEAR.
 - #300" MAXIMUM "M" BARS EACH FACE.
 - ADD 4 #5 EACH FACE.
 - UPTURNED OR PARTIALLY UPTURNED BEAM.
 - EXTEND TOP REINFORCEMENT 6" INTO ADJACENT SLAB/PARAPET/BEAM.
 - ALL UPTURNED OR PARTIALLY UPTURNED BEAMS MUST BE KEPT 100% SHORED UP UNTIL UPPER/UPTURNED PORTION HAD BEEN POURED AND ATTAINED SPECIFIED CONCRETE F'c.
 - ALL TIE BEAMS WIDTHS ARE NOMINAL, AS THEY ARE POURED ALONG WITH MASONRY.
 - DEPTH OF THE BEAMS AND BEAMS MAY BE ADJUSTED +2"/-1" TO ACCOMMODATE DOORS/WINDOWS OR BLOCK COURSING. (EXCEPT 8"x12" MAY ONLY BE INCREASED). COORDINATE WITH ARCHITECTURAL DRAWINGS/DIMENSIONS.

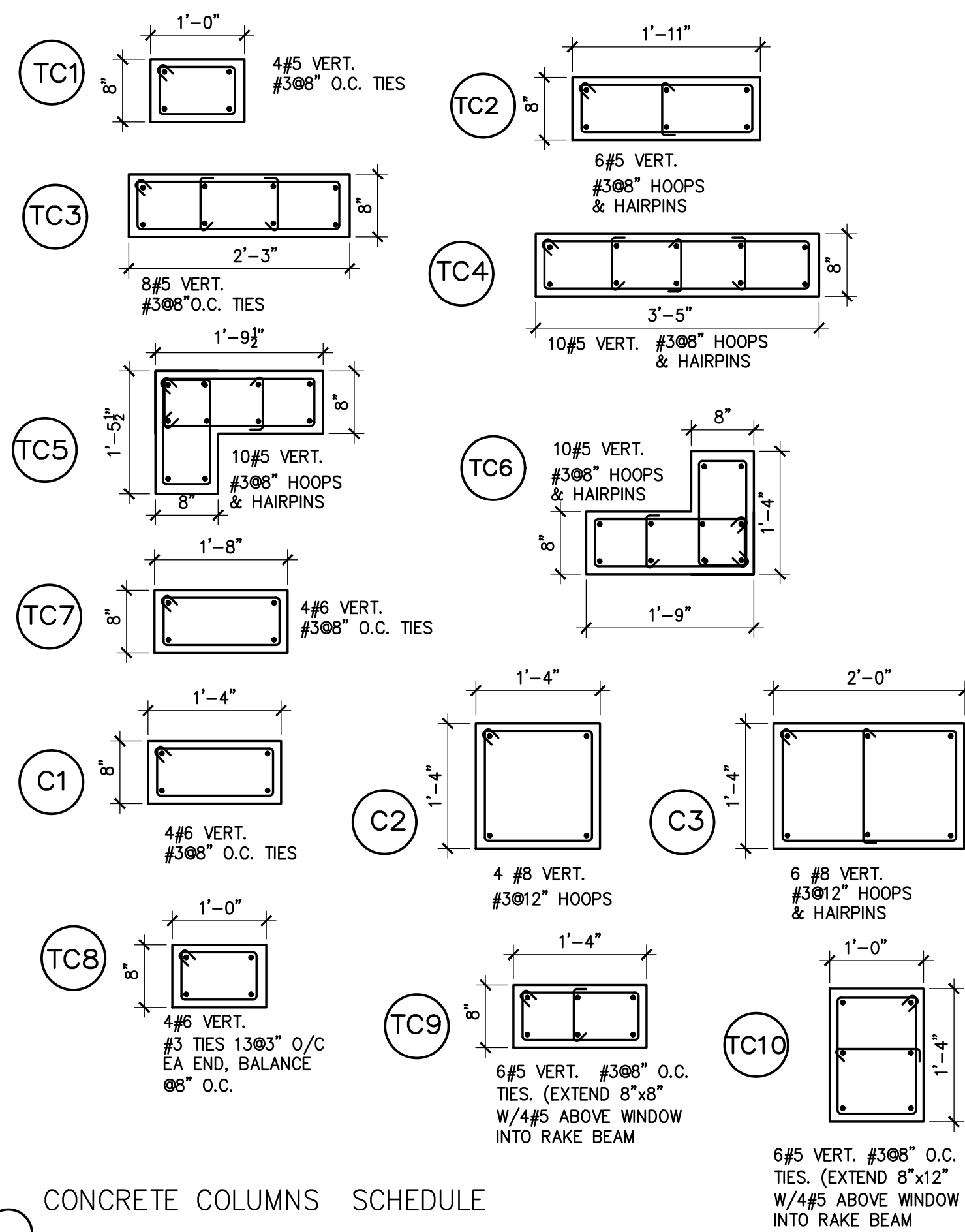
REINFORCED CONCRETE BEAM SCHEDULE

PRECAST LINTEL SCHEDULE					
PROVIDE CAST CRETE PRECAST LINTELS FOR OPENINGS IN MASONRY AS INDICATED IN TABLE BELOW.					
DADE COUNTY N.O.A. # 22-0125.04					
WALL THICKNESS	CLEAR SPAN	LINTEL TYPE	ALLOWABLE LOAD	MINIMUM BEARING	NOTES
8" WALL	UP TO 3'-6"	8F12-1B	4605#LF	8"	
8" WALL	3'-6" TO 6'-6"	8F20-1B	5381#LF	8"	
8" WALL	6'-6" TO 9'-4"	8F28-1B	4705#LF	8"	
8" WALL	9'-6" TO 13'-0"	TIE BEAM TB2		8"	



CONCRETE TIE BEAM DEPTH MAY BE INCREASED AT OPENINGS IN LIEU OF PRECAST LINTEL PROVIDING REINFORCEMENT AS PER DETAIL 6/S303

LINTEL SCHEDULE



CONCRETE COLUMNS SCHEDULE

- NOTES:
- DIMENSIONS ARE NOMINAL. THICKNESS OF THE COLUMNS TO MATCH MASONRY THICKNESS.
 - LENGTH OF THE COLUMNS MAY BE ADJUSTED +2"/-2" TO ACCOMMODATE DOORS/WINDOWS OR BLOCK COURSING. (EXCEPT 8"x12" MAY ONLY BE INCREASED). COORDINATE WITH ARCHITECTURAL DRAWINGS/DIMENSIONS.

MARK	WIDTH	DEPTH	LONG	TRANSVERSE	NOTES
TE1	8"	12" MIN	2 # 5 CONT.	SEE 2/S202	
TE2	12"	12" MIN	2 # 5 CONT.		
TE3	16"	12" MIN	2 # 5 CONT.		
WF6	32"	12"	4#5 CONT T&B.	#5 @ 8" T&B	
WF5	18"	12"	4 # 5 CONT.	# 4 @ 12" TOP.	
WF4	16"	12"	2#5 CONT. T&B	# 4 @ 12" T&B	
WF3	16"	12"	2# 5 CONT.	# 5 @ 24" BOTT	
WF2	24"	12"	3 # 5 CONT.	# 5 @ 12" BOTT	
WF1	24"	12"	3#5 CONT T&B.	#4 @ 12" T&B	

(*) PROVIDE STD HOOK AT EACH END.

WALL FOOTING SCHEDULE

FOOTING SCHEDULE			
MARK	SIZE	REINF.	NOTES
F2.5	2'-6"x2'-6"x12"	3 # 5 E.W.	
F3	3'-0"x3'-0"x16"	3 # 5 E.W.	
F3.5	3'-6"x3'-6"x16"	4 # 5 E.W.	
F4	4'-0"x4'-0"x16"	5 # 5 E.W.	
F4.5	4'-6"x4'-6"x16"	5 # 5 E.W.	
F5	5'-0"x5'-0"x16"	6 # 5 E.W.	
F5.3	5'-4"x5'-4"x16"	6 # 5 E.W.	
F5.8	5'-9"x5'-9"x16"	5 # 6 E.W.	
F6	6'-0"x6'-0"x16"	6 # 6 E.W.	
F6.6	6'-8"x6'-8"x16"	7 # 6 E.W.	
F7.6	7'-8"x7'-8"x16"	7 # 6 E.W.	
F47	4'-0"x7'-0"x16"	7#6 B/S. 4#6 B/L	

- NOTES:
- B: INDICATES BOTTOM BARS
 - T: INDICATES TOP BARS
 - S: INDICATES SHORT BARS. (SHORT DIRECTION)
 - L: INDICATES LONG BARS. (LONG DIRECTION)
 - ALL BOTTOM BARS 6 FT AND SHORTER MUST HAVE STD HOOK AT EACH END. ALL TOP BARS MUST HAVE STD HOOK AT EACH END.

SPREAD FOOTING SCHEDULE

REVISION BY

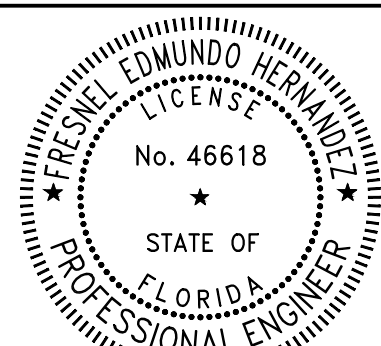


15790 SW 88TH AVE
MIAMI, FL 33157
AR 0017521
786-355-6910



NOTE:
ALL DRAWINGS FOR THIS PROJECT ARE TO BE READ IN CONJUNCTION WITH EACH OTHER. THESE INCLUDE, BUT ARE NOT LIMITED TO: ARCHITECTURAL, SURVEYING, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, SPECIALTY DRAWINGS, & WRITTEN SPECIFICATIONS

THE G.C. IS TO VERIFY ALL EXISTING SITE CONDITIONS AND THOROUGHLY CHECK ELEVATIONS & DIMENSIONS BEFORE COMMENCING WORK. REPORT TO THE ARCHITECT OR ENGINEER ANY DISCREPANCIES, ERRORS OR CONDITIONS THAT WILL ALTER CONSTRUCTION AS INTENDED BY THESE DRAWINGS. ARCHITECT IS NOT RESPONSIBLE FOR ANY WORK AND/OR MATERIALS FURNISHED ON THE JOB.



CERTIFICATE OF AUTHORIZATION #9129

NEW HOUSE FOR:
RKTA 6300 LLC
6300 SW 98 ST
PINECREST, FL

DRAWN BY:
MER
DATE:
12/15/25
SCALE:
AS NOTED
SHEET NO.:
S401