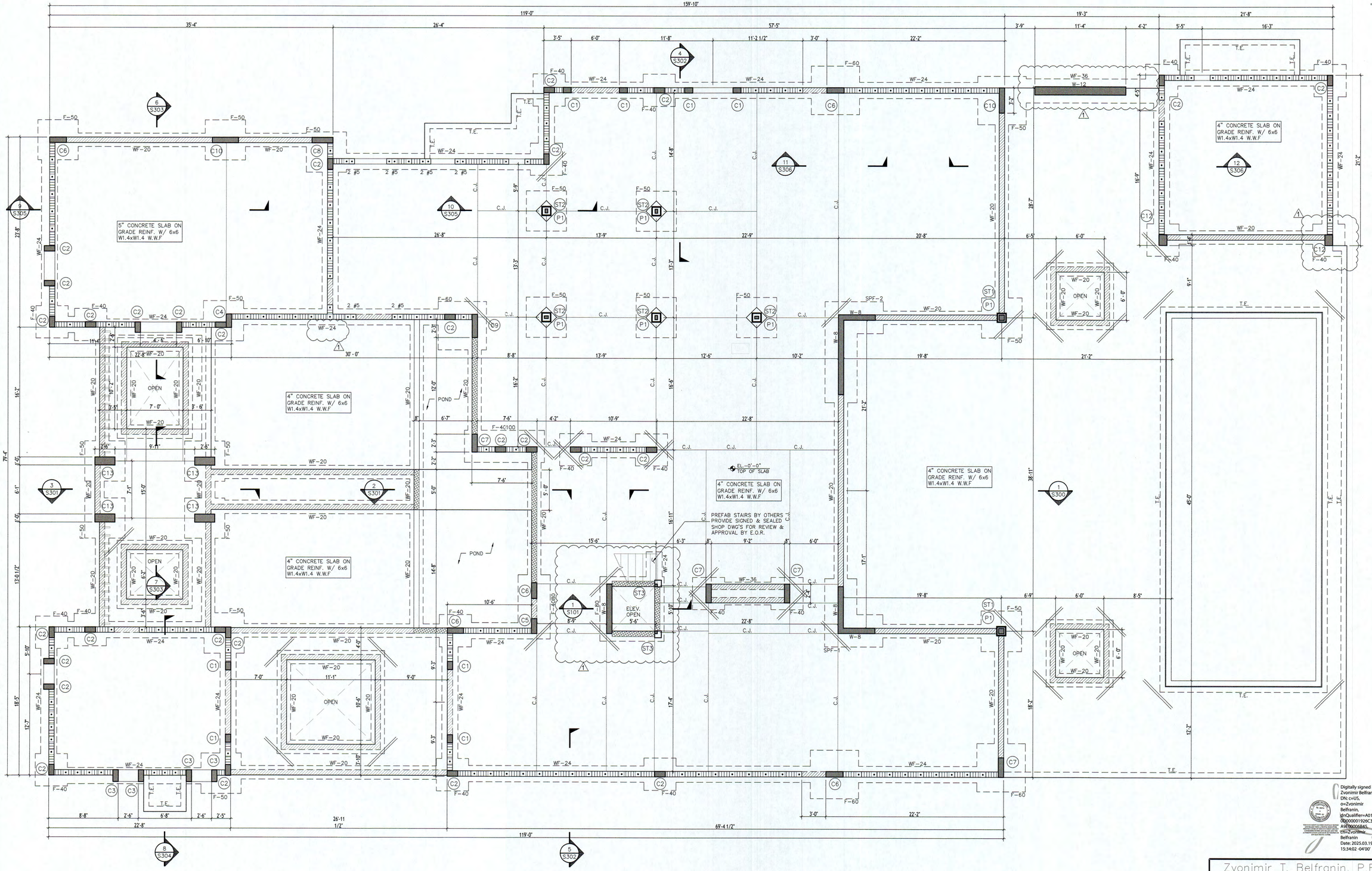

1 FOUNDATION AND FIRST FLOOR FRAMING PLAN
3/16" = 1'-0"

RESIDENCE: GS JPD 10635 LLC

10635 SW 63 AV
MIAMI, FL

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE
1	COMMENTS	3-19-2025

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

JOB NUMBER:	
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ISSUE DATE:	Issue Date
SCALE:	AS NOTED

SHEET TITLE

FOUNDATION AND FIRST FLOOR FRAMING

SHEET NUMBER

S100

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Date: 2025.03.19 15:34:02 -04'00'

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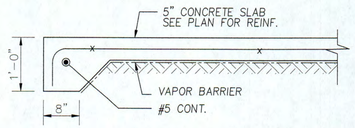
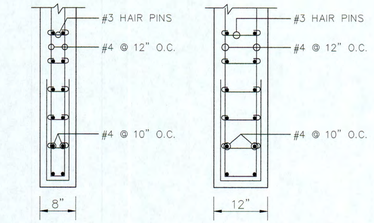
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143

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 2023 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 DETAIL SEE SHEET S200
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.

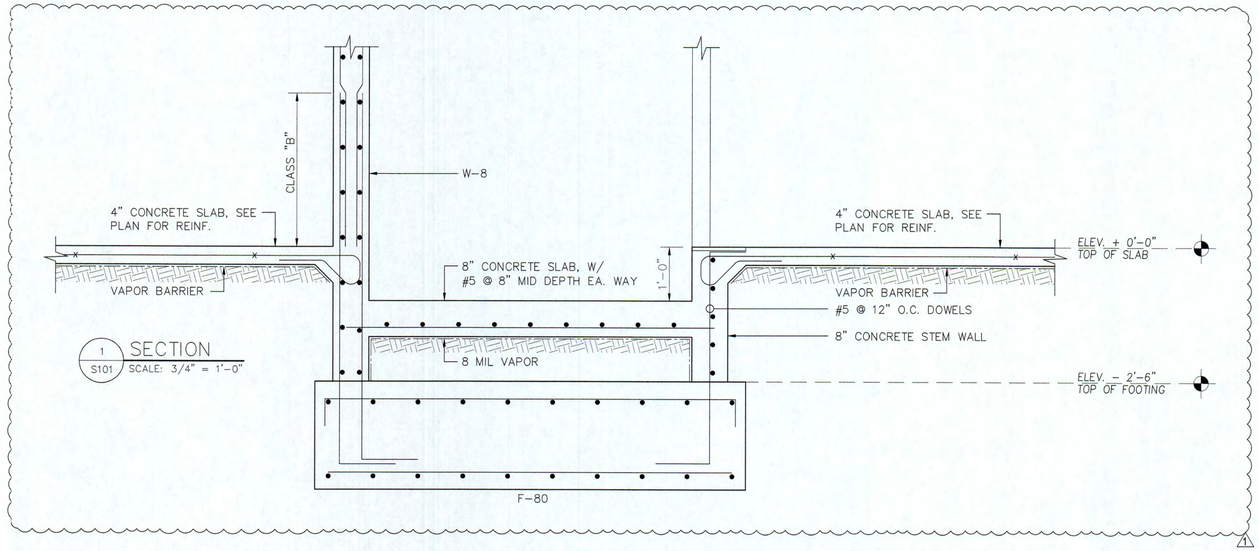


THICKEND EDGE SLAB DETAIL
1/2" = 1'

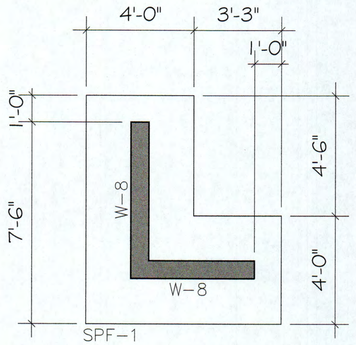


W8 DETAIL

W12 DETAIL

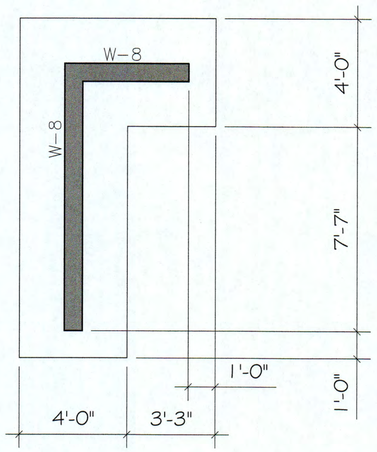


1 / S101 SECTION
SCALE: 3/4" = 1'–0"



SPF-1

THICKNESS = 18"
REINF. W/ #5 @ 10" O.C.
TOP & BOT. E.W.



SPF-2

THICKNESS = 18"
REINF. W/ #5 @ 10" O.C.
TOP & BOT. E.W.

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.	BOTTOM LONG. BAR	TOP SHRT. BAR.	TOP LONG. BAR	REMARKS
WF–20	CONT. 20"x15"	#4 @ 24"	2 #5			
WF–24	CONT. 24"x15"	#4 @ 16"	3 #5			
1 WF–36	CONT. 36"x18"	#4 @ 12"	5 #5	#4 @ 12"	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"	9 #7	9 #7			
1 F–80	8'–0"x8'–0"x24"	10 #7	10 #7	10 #7	10 #7	
F–4080	4'–0"x8'–0"x24"	#6 @ 8"	#6 @ 8"			
1 F–40100	4'–0"x10'–0"x24"	#6 @ 8"	#6 @ 8"			
SPF–1	SEE DETAIL S101					
SPF–2	SEE DETAIL S101					

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ZVONIMIR BELFRANIN No. 33074 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Date: 2025.03.19 15:34:44 -04'00'

PINE

RESIDENCE: GS JPD 10635 LLC

10635 SW 63 AV
MIAMI, FL

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE
1	COMMENTS	3-19-2025

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

JOB NUMBER:	
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SHEET TITLE

PLAN NOTES, SCHEDULES AND DETAIL

SHEET NUMBER

S101

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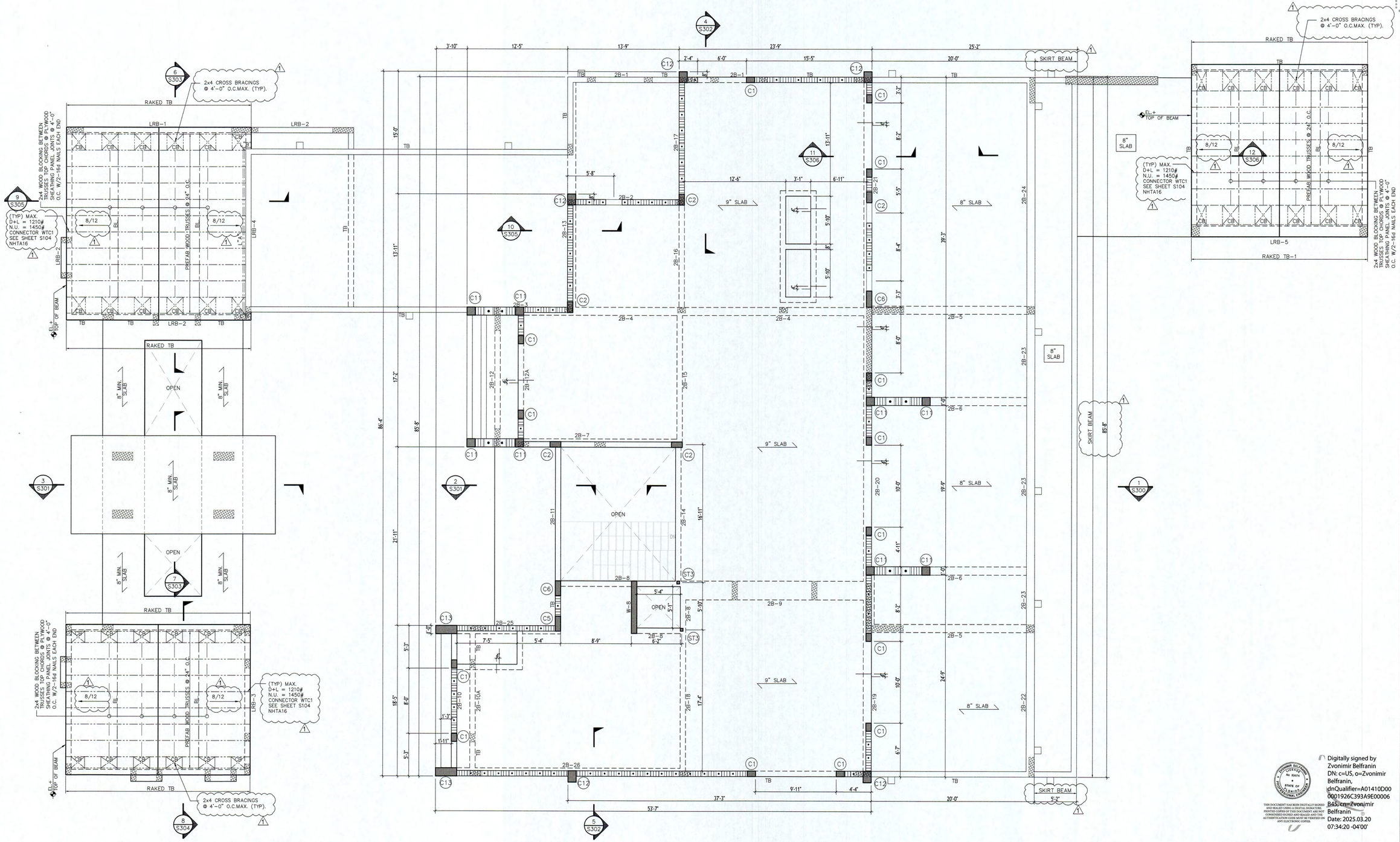

1 SECOND FLOOR FRAMING PLAN
3/16" = 1'-0"

RESIDENCE: GS JPD 10635 LLC

10635 SW 63 AV
MIAMI, FL

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
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REVISIONS

NO.	DESC	DATE
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SHEET TITLE

SECOND FLOOR FRAMING PLAN

SHEET NUMBER

S102

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Date: 2025.03.20 07:34:20 -04'00'

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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	
LRB-1	+10'-3"	8"x22"	2 #8	2 #8				#3	□	@ 6" O.C.	
LRB-2	+10'-11"	8"x16"	2 #6	2 #6				#3	□	@ 6" O.C.	
LRB-3	+10'-3"	8"x27"	2 #6	2 #6			1 #5	#3	□	@ 8" O.C.	
LRB-4	+12'-7"	8"x40"	4 #8*	2 #8			3 #5	#3	□	@ 8" O.C.	* TWO LAYERS
LRB-5	+11'-4"	8"x16"	2 #8	2 #8				#3	□	@ 6" O.C.	
2B-1	ABOVE OPENING	8"x16"	2 #5	2 #5				#3	□	@ 6" O.C.	
2B-2	+14'-6"	8"x42"	2 #6	2 #6			#5 @ 8"	#3	□	@ 12" O.C.	
2B-3	+14'-6"	12"x42"/26"	3 #7	3 #8	2 #7		2 #5	#3	□	@ 6" O.C.	
2B-4	+14'-6"	12"x26"	3 #6	3 #6			1 #5	#3	□	@ 6" O.C.	
2B-5	+14'-2"	12"x22"	3 #6	3 #6				#3	□	@ 6" O.C.	
2B-6	+14'-2"	12"x22"	3 #8	3 #7				#4	□	@ 6" O.C.	
2B-7	+14'-6"	12"x26"	3 #7	3 #8			1 #5	#3	□	@ 6" O.C.	
2B-8	+14'-6"	8"x26"	2 #6	2 #6			1 #5	#3	□	@ 8" O.C.	
2B-9	+14'-6"	28"x26"	6 #6	6 #6			1 #5	#3	□	@ 8" O.C.	
2B-10	+14'-6"	8"x30"	2 #8	2 #8			2 #5	#3	□	@ 6" O.C.	
2B-10A	+14'-6"	8"x30"	2 #6	2 #6			2 #5	#3	□	@ 12" O.C.	
2B-11	+14'-6"	8"x30"	2 #7	2 #7			2 #5	#3	□	@ 8" O.C.	
2B-12	+14'-2"	8"x26"	2 #7	2 #6			1 #5	#3	□	@ 8" O.C.	
2B-12A	+14'-6"	8"x30"	2 #6	2 #6			2 #5	#3	□	@ 8" O.C.	
2B-13	+14'-6"/11'-8"	12"x51"/12"x17"	3 #7	3 #7	2 #6		3 #5	#3	□	@ 6" O.C.	
2B-14	+14'-6"	8"x26"	2 #7	2 #7			1 #5	#3	□	@ 6" O.C.	
2B-15	+14'-6"	8"x26"	2 #8	2 #7			1 #5	#3	□	@ 6" O.C.	
2B-16	+14'-6"	8"x26"	2 #7	2 #7			1 #5	#3	□	@ 6" O.C.	
2B-17	+14'-6"	8"x51"	2 #8	2 #7			#5 @ 8"	#3	□	@ 12" O.C.	
2B-18	+14'-6"	8"x26"	2 #8	2 #7			1 #5	#3	□	@ 6" O.C.	
2B-19	+14'-6"	8"x26"	4 #8*	2 #8			1 #5	#4	□	@ 6" O.C.	* TWO LAYERS
2B-20	+14'-6"	12"x30"	3 #8	3 #8			2 #5	#3	□	@ 6" O.C.	
2B-21	+15'-0"	12"x32"	3 #8	3 #8			2 #5	#3	□	@ 6" O.C.	
2B-22	+15'-0"	12"x32"	3 #8	3 #8			2 #5	#4	□	@ 6" O.C.	
2B-23	+15'-0"	12"x32"	6 #8*	6 #8*			2 #5	#4	□	@ 6" O.C.	* TWO LAYERS
2B-24	+14'-6"	12"x30"	3 #8	3 #8			2 #5	#3	□	@ 6" O.C.	
2B-25	+14'-6"	12"x26"	2 #6	2 #6			1 #5	#3	□	@ 6" O.C.	
2B-26	+14'-6"	12"x26"	3 #8	3 #8			1 #5	#4		@ 6" 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"
RAKED TB	SEE PLAN	8"x12"	2 #6	2 #6				#3	□	@ 8" O.C.	
RAKED TB-1	SEE PLAN	12"x12"	3 #5	3 #5				#3	□	@ 8" 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.

SECOND FLOOR PLAN NOTES

1) ROOF SUPER IMPOSED LOADS
DL = 25 PSF +200# @ TRUSSES BOTTOM CHORD PANEL POINTS
LL = 30 PSF
NET UPLIFT = 40 PSF (ZONE 1)
60 PSF (ZONE 2 & 3)

2) FOR CONNECTION OF PREFAB. WOOD TRUSSES TO CONCRETE SEE WOOD TRUSSES CONNECTOR SCHEDULE IN THIS SHEET

3) FOR SHEATHING OVER PREFAB WOOD TRUSSES PROVIDE MIN. 5/8" CDX PLYWOOD SHEATHING W/ 10d NAILS @ 4" O.C. ALONG EDGES & ALL SUPPORTING TRUSSES

4) 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.

5) FOR ALL PIGGY BACKS PROVIDE RT16T GALV. STRAP BY BY USP @ EACH TRUSS W/ 12 - 16d NAILS @ EACH MEMBER M.D. NOA 07-0306.10

6) PROVIDE 2X4 BOTT. CHORD LATERAL CONT. BRACING @ TRUSS PANEL POINTS OR 10'-0" O.C. W/ 2 - 16d NAILS @ EACH EACH TRUSS. (——— - $\frac{}{BL}$ - ———)

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

8) ALL P/F WOOD TRUSSES W/ MIN. 2x6 TOP & BOTT. CHORDS

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

10) L"B" DENOTES 2x8 P.T. WOOD LEDGER W/ $\frac{5}{8}$" ø ø x 4" PENETRATION KB3 BY HILTI @ 18" O.C.

11) FOR 8" CONCRETE SLAB PROVIDE #5 @ 10" TOP AND BOTTOM E.W. U.O.N ON PLAN

12) FOR 9" CONCRETE SLAB PROVIDE #5 @ 9" TOP AND BOTTOM E.W. U.O.N. ON PLAN

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

14) ↖——↗ DENOTES DIRECTION OF SLAB MAIN REINF. (OUTER MOST LAYER)

15) ----- DENOTES SLAB BOTT. REINF.

16) ⊂—— DENOTES SLAB TOP REINF.

17) 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

WOOD TRUSSES CONNECTOR SCHEDULE

T.C. 1	NVHTA20 BY NU-VUE W/ 18-10d NAILS TO THE TWO STRAPS AND 6-10d NAILS TO SEAT. NOA 18-0312.06
T.C. 2	NVSTA20 BY NU-VUE W/ 9-10d NAILS TO THE STRAP AND 6-10d NAILS TO SEAT NOA 18-0312.06

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RESIDENCE: GS JPD 10635 LLC

10635 SW 63 AV
MIAMI, FL

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE

SCHEMATIC SET

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

JOB NUMBER:	
CHECKED BY:	GB
ISSUE DATE:	Issue Date
SCALE:	AS NOTED

SHEET TITLE

SECOND FLOOR FRAMING PLAN

SHEET NUMBER

S103

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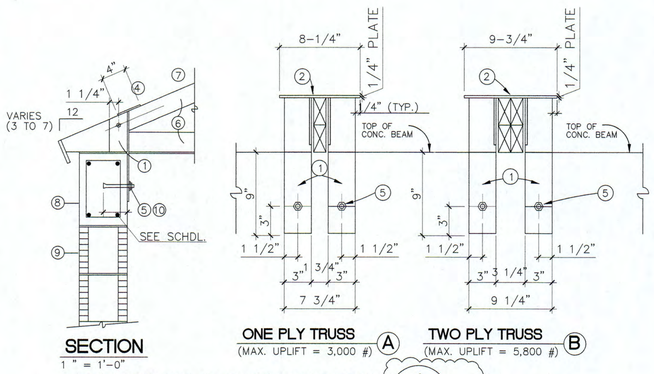


SECTION
1 " = 1'-0"

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

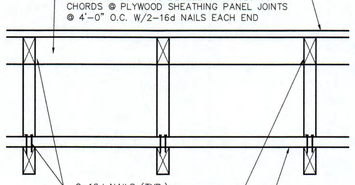
TWO PLY TRUSS (MAX. UPLIFT = 5,800 #) (B)

GIRDER TRUSS ANCHORAGE DETAIL 1/S104

N.T.S.

SCHEDULE

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



WOOD BLOCKING DETAIL B/8104 N.T.S.

ROOF PLAN NOTES

1) SUPER IMPOSED LOADS
DL = 25 PSF +200# @ TRUSSES BOTTOM CHORD PANEL POINTS
LL = 30 PSF
NET UPLIFT = 33 PSF (ZONE 1)
54 PSF (ZONE 2)

2) FOR CONNECTION OF PREFAB. WOOD TRUSSES TO CONCRETE SEE WOOD TRUSSES CONNECTOR SCHEDULE THIS SHEET

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

4) 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.

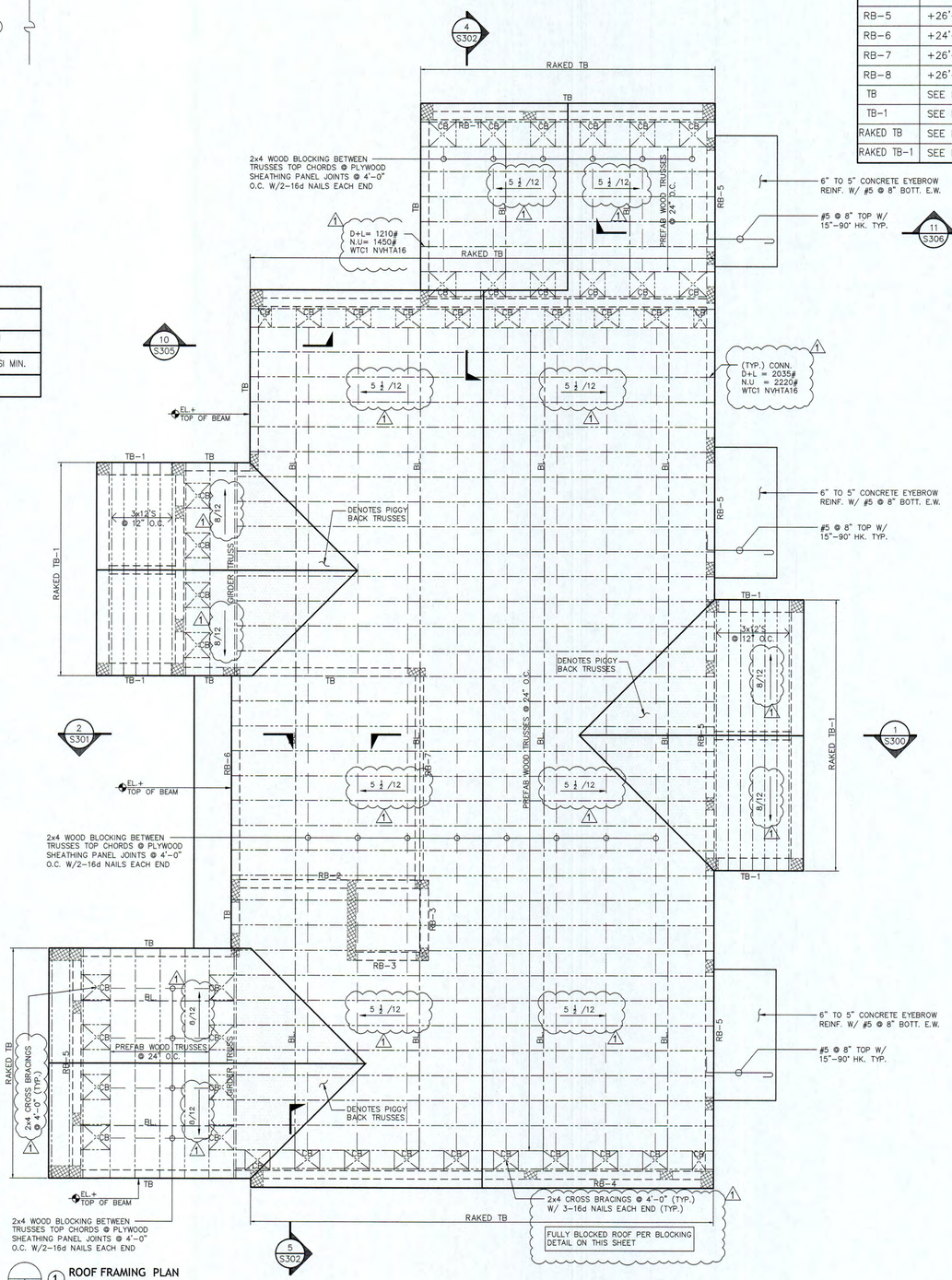
5) FOR ALL PIGGY BACKS PROVIDE NVHTA16 GALV. STRAP BY BY NUE-VUE @ EACH TRUSS W/ 12 - 16d NAILS @ EACH MEMBER M.D. NOA 07-0306.10

6) PROVIDE 2X4 BOTT. CHORD LATERAL CONT. BRACING @ TRUSS PANEL POINTS OR 10'-0" O.C. W/ 2 - 16d NAILS @ EACH EACH TRUSS. (——— BL)

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

8) 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

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



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

ROOF CONCRETE BEAM SCHEDULE

MARK	TOP ELEV.	SIZE WxH	REINFORCING					TIES OR STIRRUPS			
			BOTT.	CONT. TOP	C	E	I	NO.	TYPE	SPACING	REMARKS
RB-1	+26'-8"	8"x26"	2 #6	2 #6			1 #5	#3		@ 6" O.C.	
RB-2	+26'-0"	8"x18"	2 #6	2 #6				#3		@ 6" O.C.	
RB-3	+26'-0"	8"x18"	2 #5	2 #5				#3		@ 8" O.C.	
RB-4	+26'-2"	8"x20"	2 #7	2 #7				#3		@ 6" O.C.	
RB-5	+26'-0"	8"x18"	2 #6	2 #6				#3		@ 6" O.C.	
RB-6	+24'-6"	8"x18"	2 #8	2 #7				#3		@ 6" O.C.	
RB-7	+26'-2"	8"x26"	2 #8	2 #8			1 #5	#3		@ 6" O.C.	
RB-8	+26'-0"	8"x18"	2 #8	2 #8				#4		@ 6" O.C.	
TB	SEE PLAN	8"x12"	2 #5	2 #5				#3		@ 12" O.C.	1#5 TOP&BOTT. CORNER
TB-1	SEE PLAN	12"x12"	3 #5	3 #5				#3		@ 12" O.C.	BARS 2'-6"x2'-6"
RAKED TB	SEE PLAN	8"x12"	2 #6	2 #6				#3		@ 12" O.C.	
RAKED TB-1	SEE PLAN	12"x12"	3 #5	3 #5				#3		@ 12" O.C.	

W.T.C1 NVHTA-16H BY NU-VUE W/ 16-10d NAILS IN 2 STRAPS AND 6-10d NAILS TO SEAT, NOA 17-080207

W.T.C2 NVSTA-16H BY NU-VUE W/ 8-10d NAILS IN STRAP AND 6-10d NAILS TO SEAT, NOA 17-080207

W.T.C3 NVTH-20 BY NU-VUE W/ 08-10d x1.5" NAILS IN STRAPS, NOA 17-080207

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" 2x4 WOOD "CROSS" BRACING CONNECTED TO TRUSSES AT SEAT EACH CONTACT POINT W/ 3-16d NAILS ECH END TYPICAL.
SEE TRUSS MANUFACTURER SHOP DRAWINGS AND CALCULATIONS FOR ADDITIONAL CHORD AND WEB BRACING.

"BL" 2x4 CONTINUOUS HORIZONTAL WOOD BOTTOM CHORD BRACING CONNECTED TO THE TOP OF EVERY TRUSS BOTTOM CHORD W/ 2-8d NAILS. MAXIMUM SPACING BETWEEN BRACING SHALL BE 10'-0" SEE TRUSS MANUFACTURER TO COORDINATE TRUSS BOTTOM CHORD ELEVATION W/ ARCHITECTURAL DRAWINGS.

DESIGN CRITERIA:
- CODE REF. : FLORIDA BUILDING CODE 2023 8TH. EDITION.
- ASCE 7-22
- 185 MPH WIND VELOCITY
- COEFFICIENT OF INTERNAL PRESSURE OF 0.18
- EXPOSURE "D"
- Kd FACTOR = 0.85
- ROOF STRUCTURE DESIGNED BASED ON COMPONENTS & CLADDING

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BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

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1	COMMENTS	3-19-2025

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

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SHEET TITLE

ROOF FRAMING PLAN

SHEET NUMBER

S104

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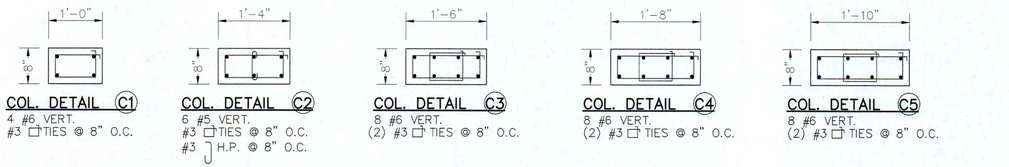
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143

COLUMNS DETAILS
3/4" = 1'



COL. DETAIL (C1)
4 #6 VERT.
#3 □ TIES @ 8" O.C.

COL. DETAIL (C2)
6 #5 VERT.
#3 □ TIES @ 8" O.C.
#3 ⌡ H.P. @ 8" O.C.

COL. DETAIL (C3)
8 #6 VERT.
(2) #3 □ TIES @ 8" O.C.

COL. DETAIL (C4)
8 #6 VERT.
(2) #3 □ TIES @ 8" O.C.

COL. DETAIL (C5)
8 #6 VERT.
(2) #3 □ TIES @ 8" O.C.

COL. DETAIL (C6)
10 #6 VERT.
(2) #3 □ TIES @ 8" O.C.
#3 ⌡ H.P. @ 8" O.C.

COL. DETAIL (C7)
10 #5 VERT.
(2) #3 □ TIES @ 8" O.C.
#3 ⌡ H.P. @ 8" O.C.

COL. DETAIL (C8)
12 #6 VERT.
(3) #3 □ TIES @ 8" O.C.

COL. DETAIL (C9)
12 #6 VERT.
(3) #3 □ TIES @ 8" O.C.

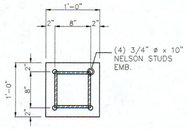
COL. DETAIL (C10)
12 #6 VERT.
(3) #3 □ TIES @ 8" O.C.

COL. DETAIL (C11)
8 #8 VERT.
(2) #3 □ TIES @ 12" O.C.

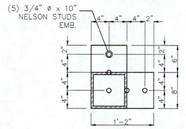
COL. DETAIL (C12)
10 #6 VERT.
(2) #3 □ TIES @ 12" O.C.

COL. DETAIL (C13)
14 #6 VERT.
(3) #3 □ TIES @ 12" O.C.

PEDESTAL DETAIL (P1)
8 #6 VERT.
2 #3 □ TIES @ 12" O.C.

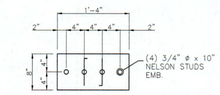


GALV. BASE & CAP PLATE 3/4"

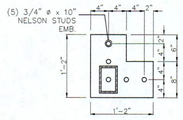


GALV. BASE & CAP PLATE 3/4"
CORNER CONDITION

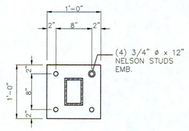
COL. DETAIL (ST1)
HSS. 8x8x1/2"
CONCRETE FILLED



GALV. CAP PLATE 3/4"

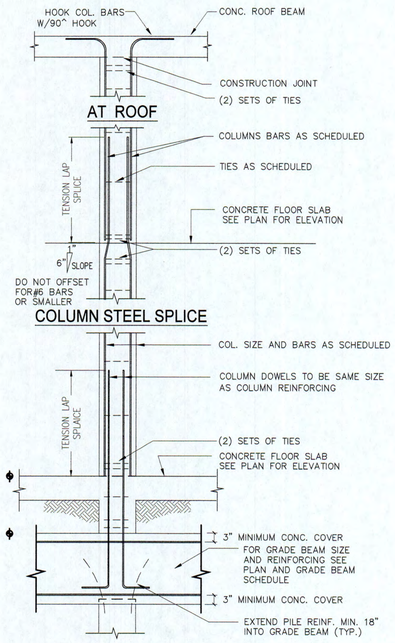


GALV. BASE & CAP PLATE 3/4"
CORNER CONDITION



GALV. BASE & CAP PLATE 3/4"

COL. DETAIL (ST2)
HSS. 4x6x3/8"
CONCRETE FILLED



TYPICAL CONCRETE COLUMN AND GRADE BEAM DETAIL N.T.S.

COLUMN TIE SCHEDULE

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

* USE # 4 TIES FOR # 11 BARS

SCHEDULE OF REBAR SPLICES & EMBEDMENT

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

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STATE OF FLORIDA ZVONIMIR BELFRANIN LICENSE No 33074 PROFESSIONAL ENGINEER

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PINE

RESIDENCE: GS JPD 10635 LLC

10635 SW 63 AV
MIAMI, FL

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BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968
GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

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COLUMN DETAILS AND SCHEDULES

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S200

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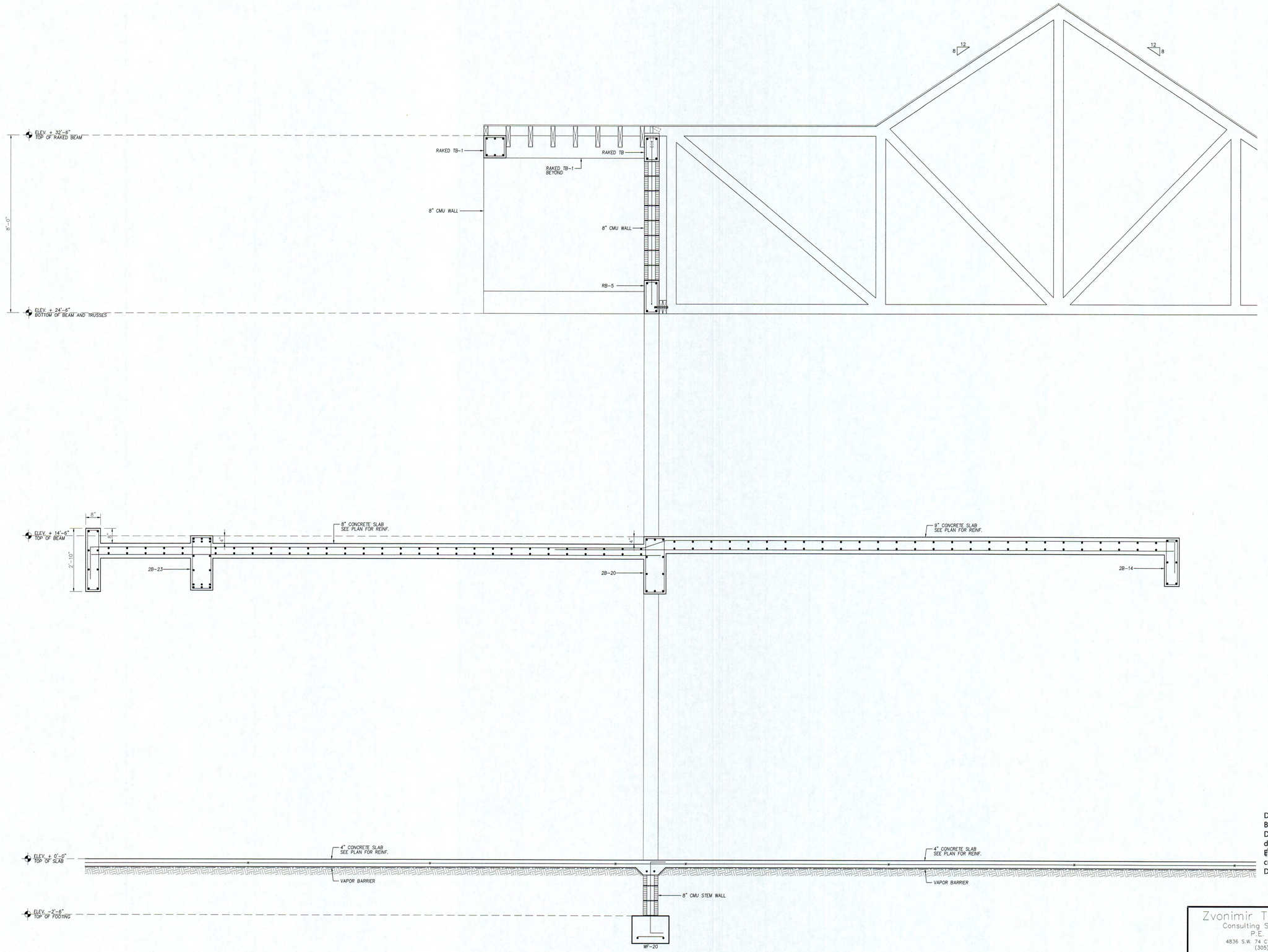

1 S-300 SECTION
SCALE: 1/2" = 1'-0"

RESIDENCE: GS JPD 10635 LLC

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SECTION 1

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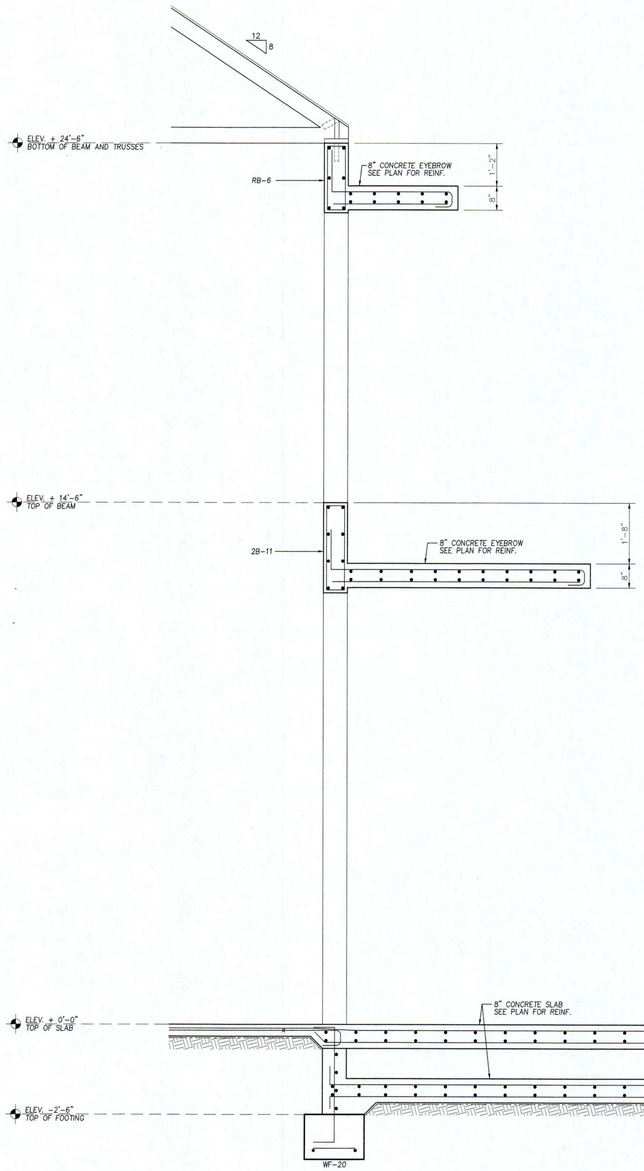

2 S-301 SECTION
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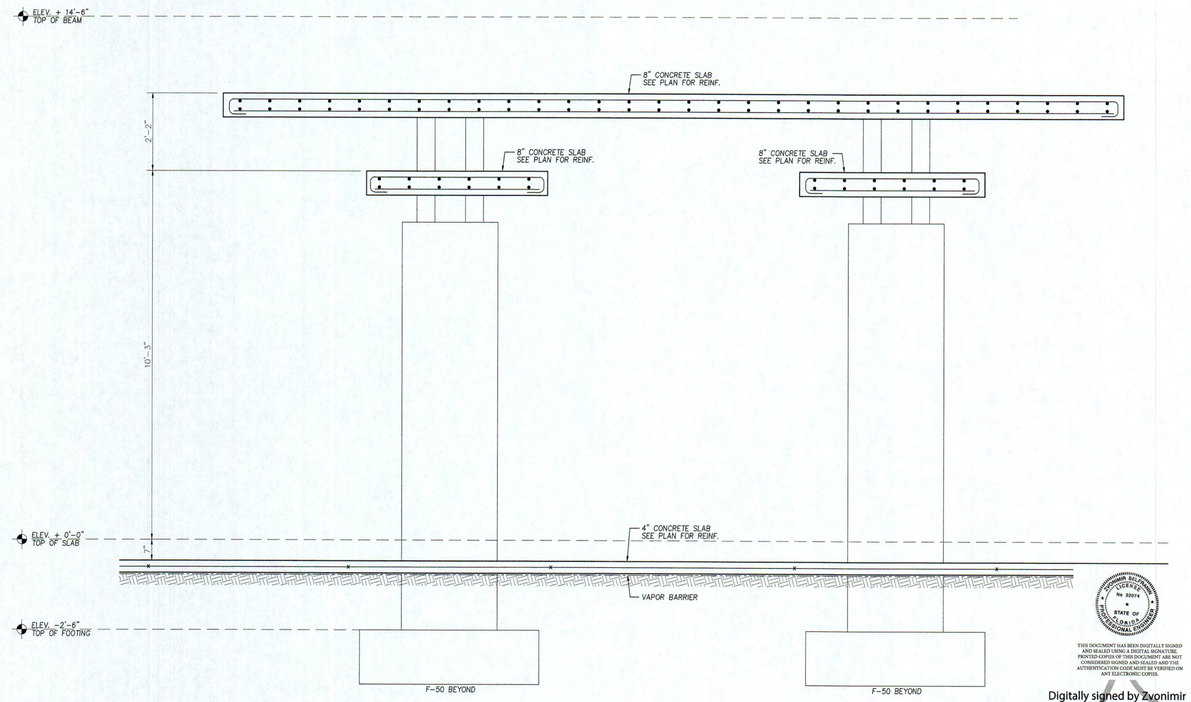

3 S-301 SECTION
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SECTIONS
2 & 3

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S301

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STATE OF
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PROFESSIONAL ENGINEER

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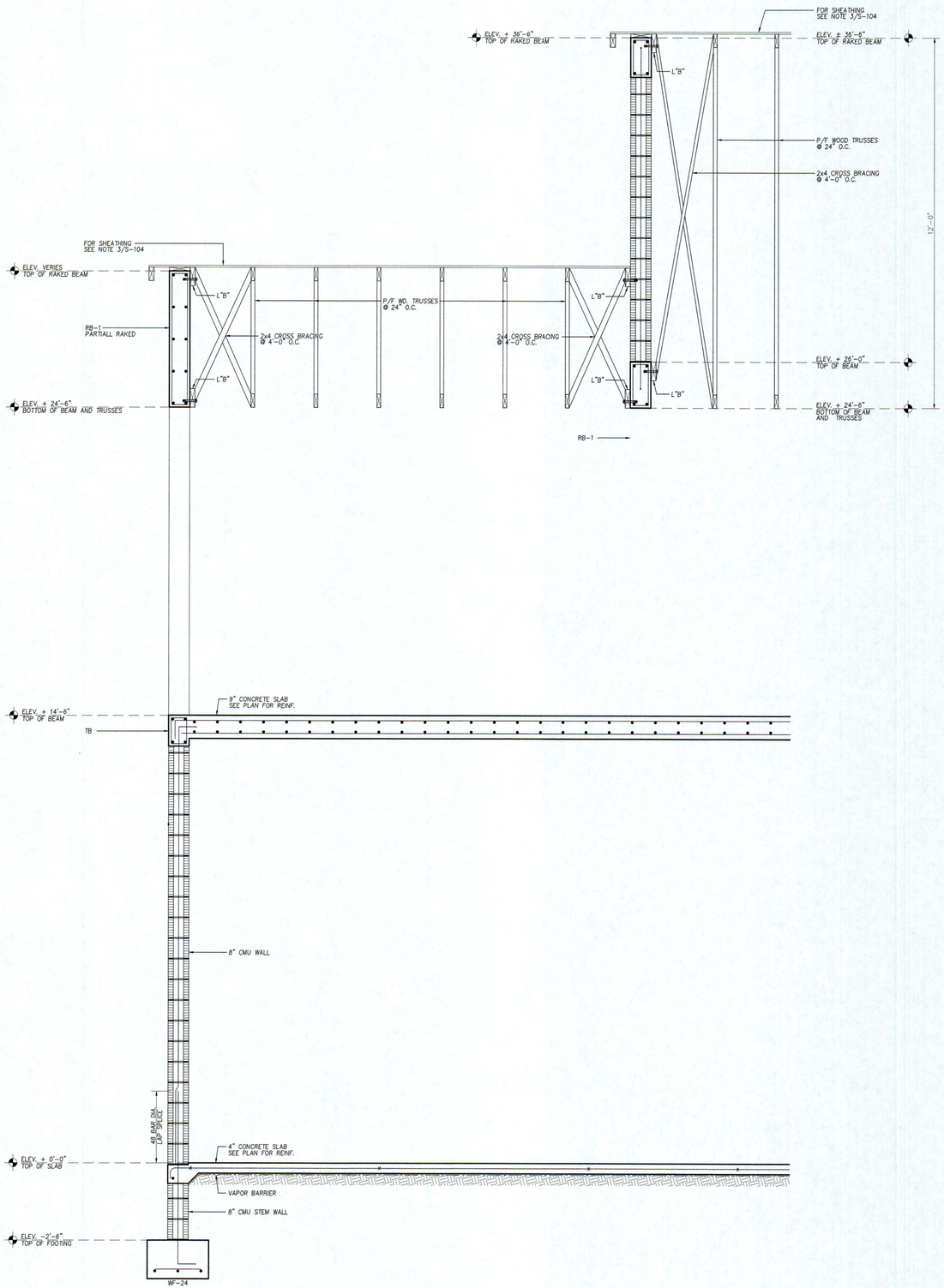

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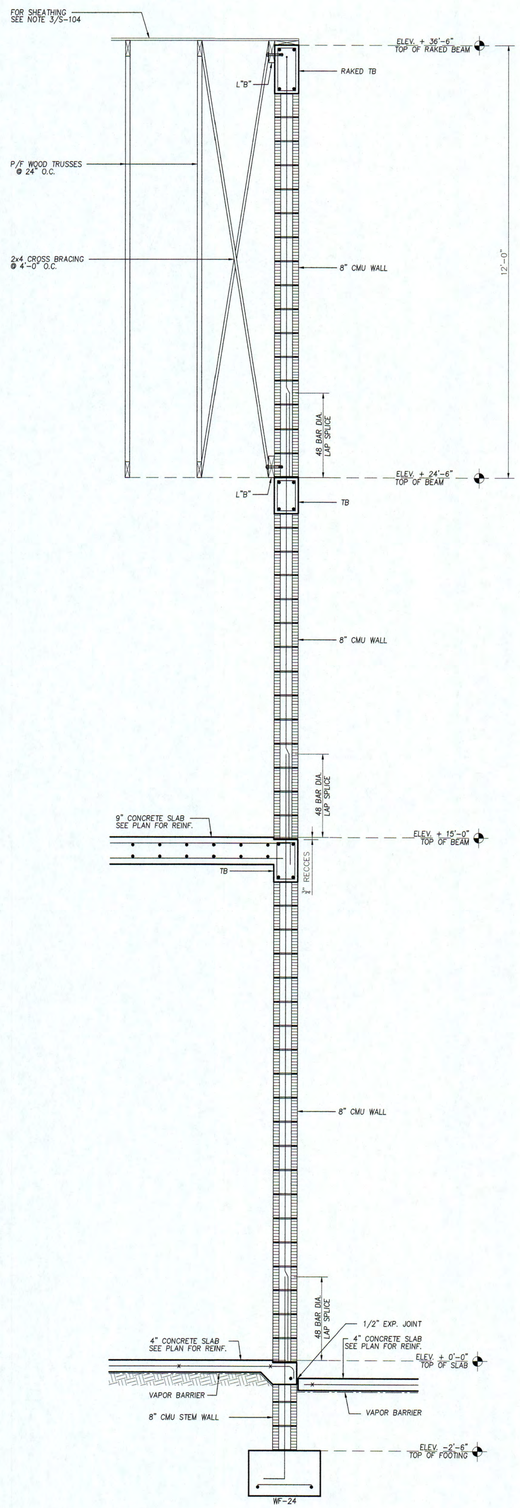

5 S-302 SECTION
SCALE: 1/2" = 1'-0"

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SECTIONS 4 & 5

SHEET NUMBER

S302

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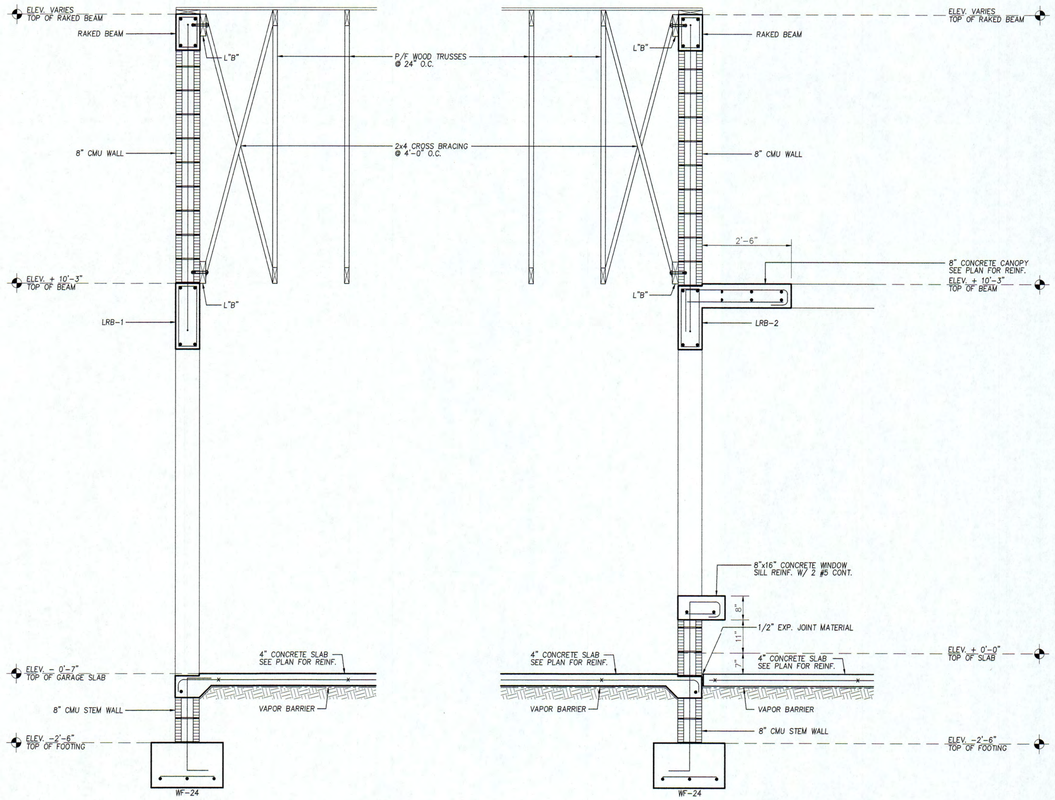
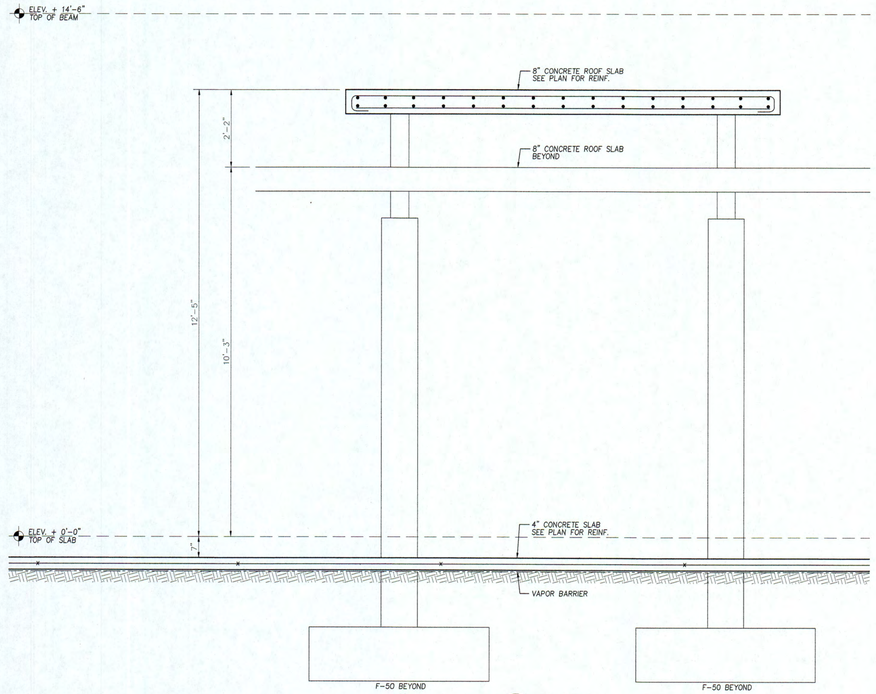


6 S-303 SECTION
SCALE: 1/2" = 1'-0"



7 S-303 SECTION
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STATE OF FLORIDA
PROFESSIONAL ENGINEER
No 33074
LICENSE

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10635 SW 63 AV
MIAMI, FL

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

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SECTIONS
6 & 7

SHEET NUMBER

S303

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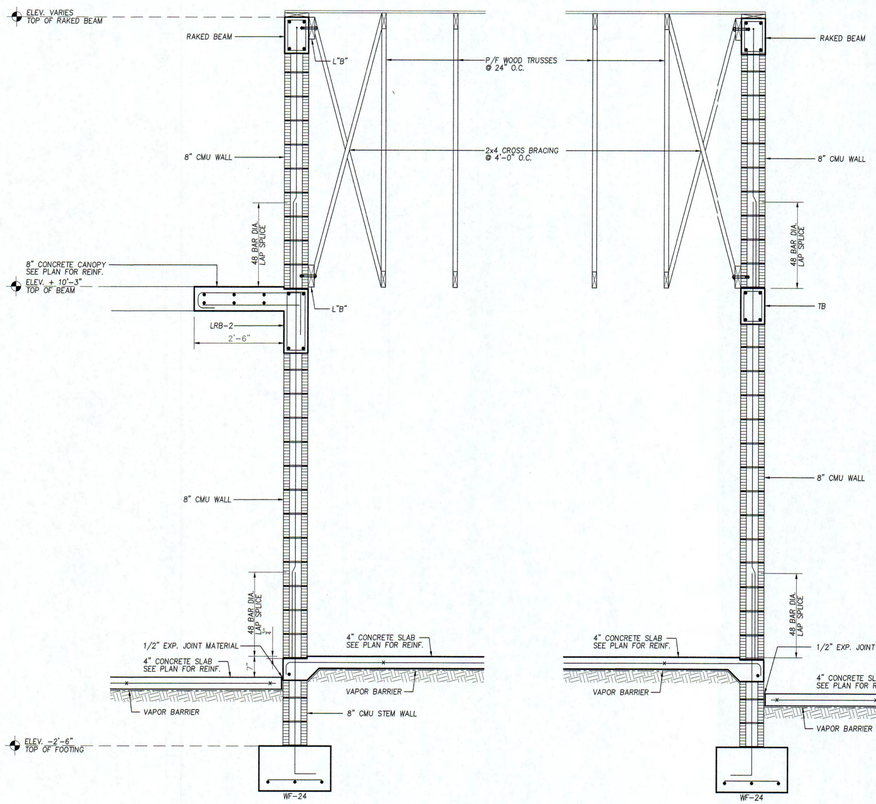

8 / S-304 SECTION
SCALE: 1/2" = 1'-0"

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SECTION
8

SHEET NUMBER

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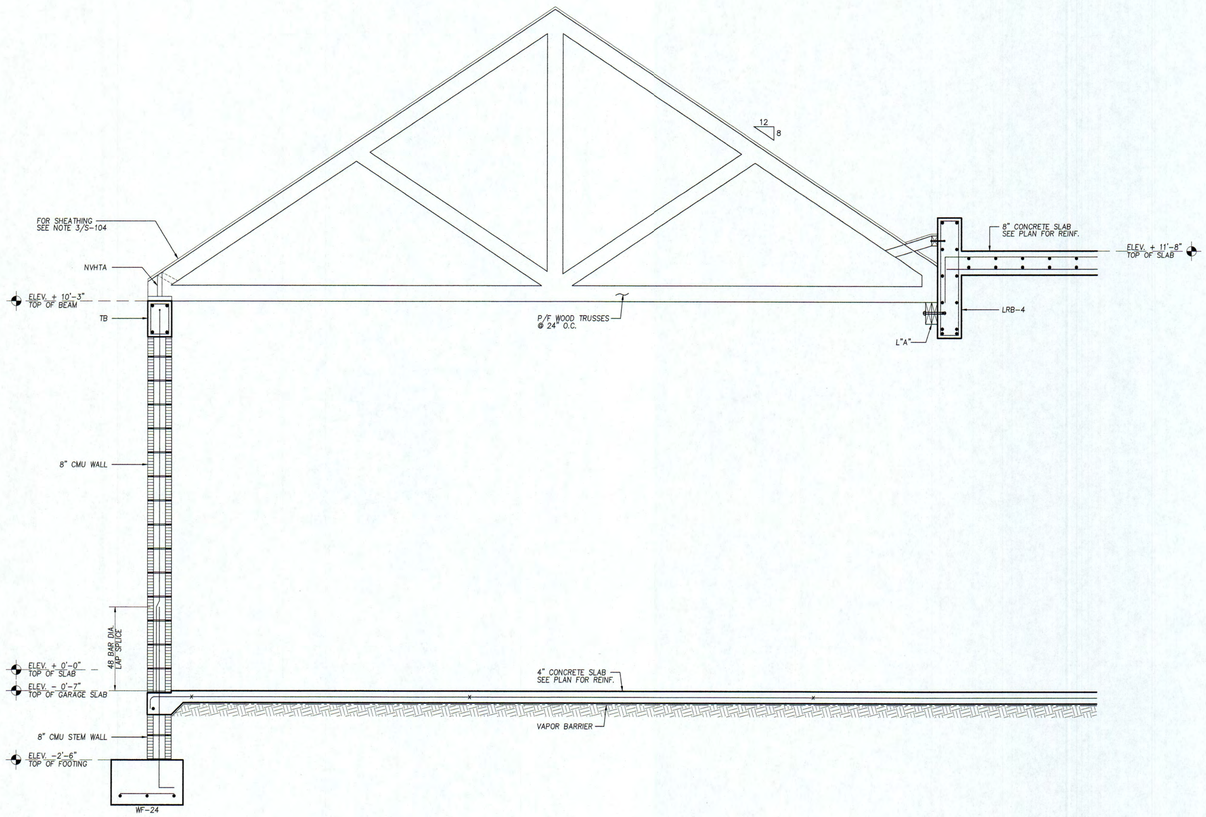

9 SECTION
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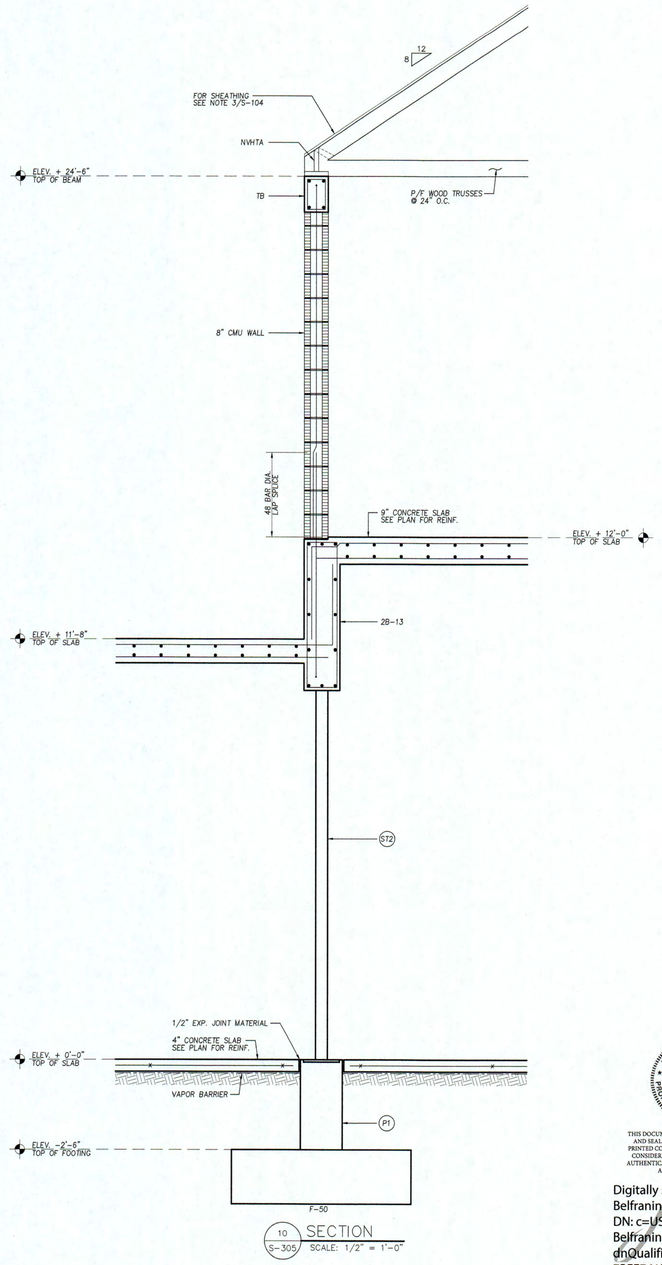

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SECTIONS
9 & 10

SHEET NUMBER

S305

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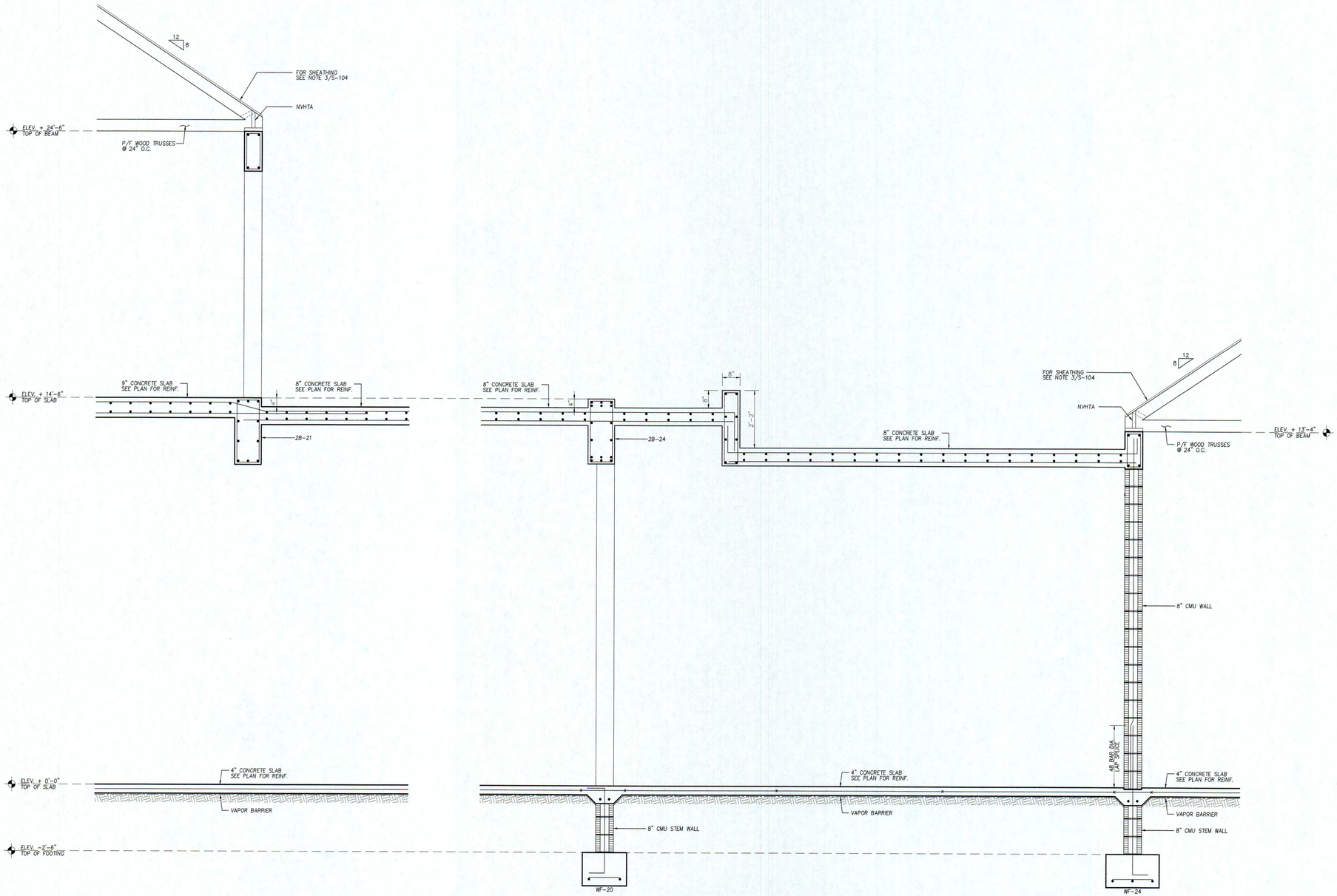

11 S-306 SECTION
SCALE: 1/2" = 1'-0"

12 S-306 SECTION
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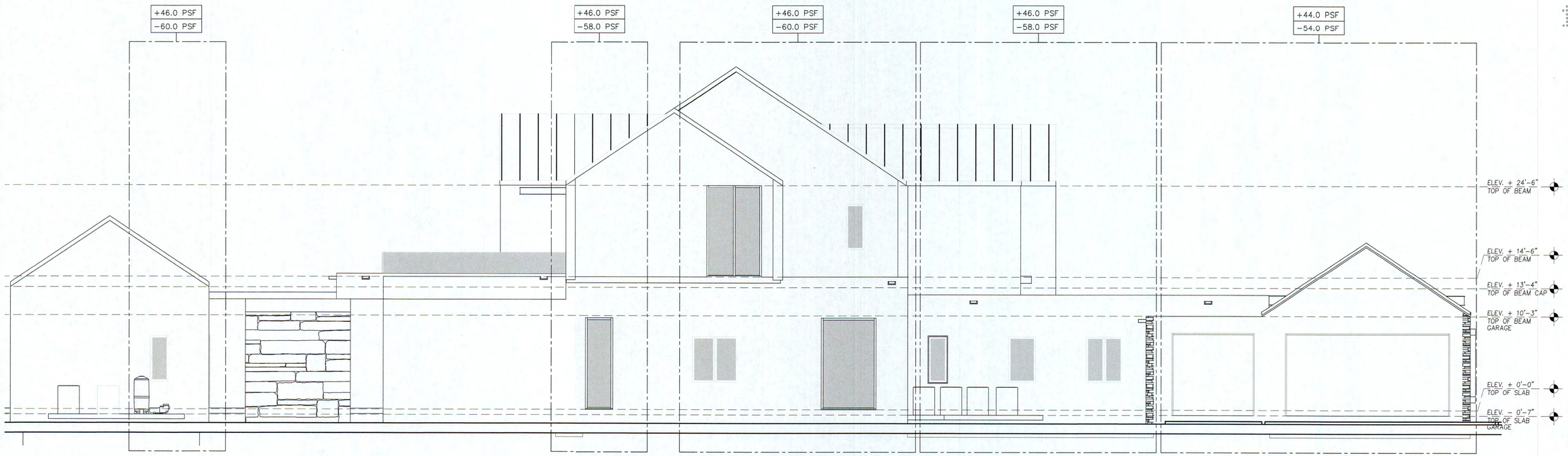
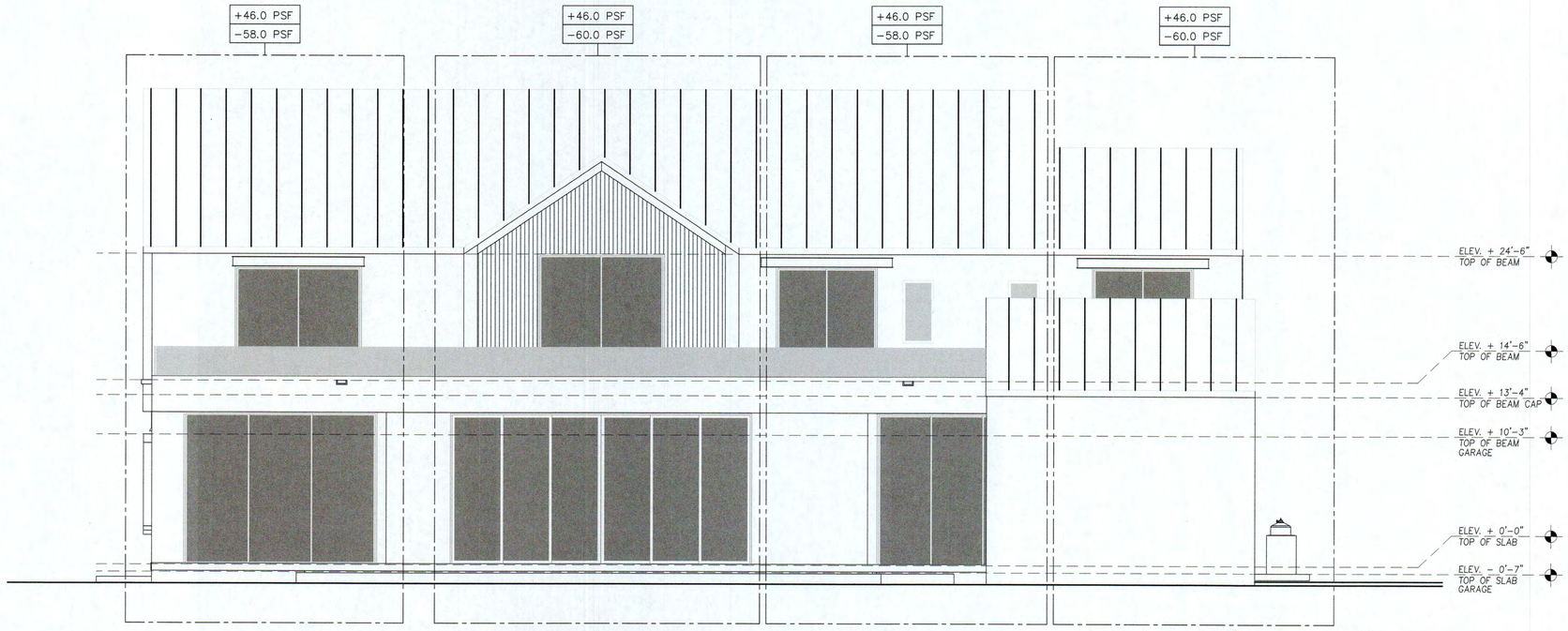


① North Architectural Building Elevation
3/16" = 1'-0"



② East Architectural Building Elevation
3/16" = 1'-0"

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NORTH AND EAST ELEVATIONS

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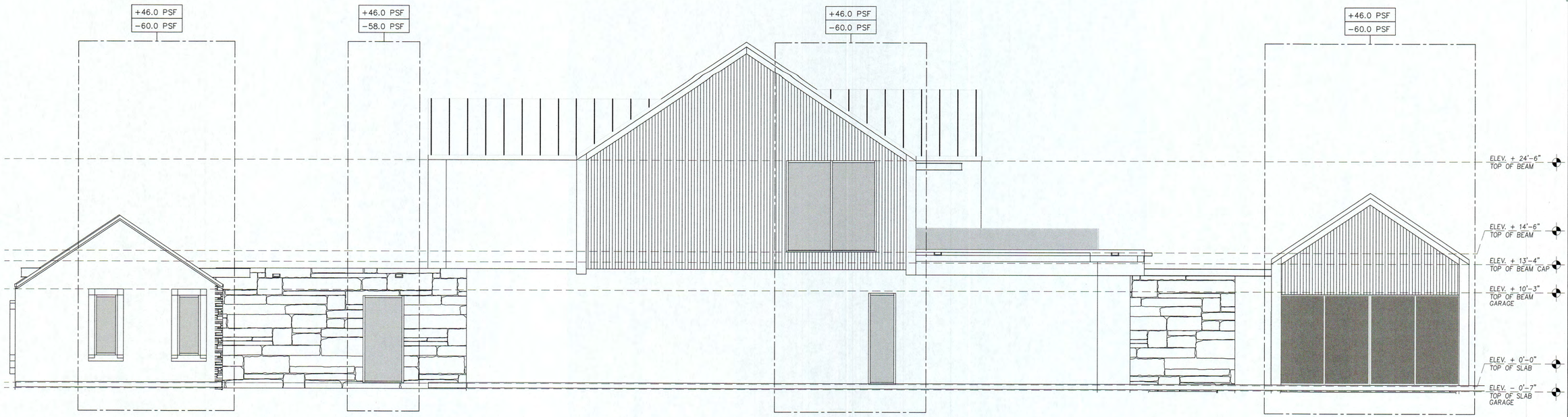
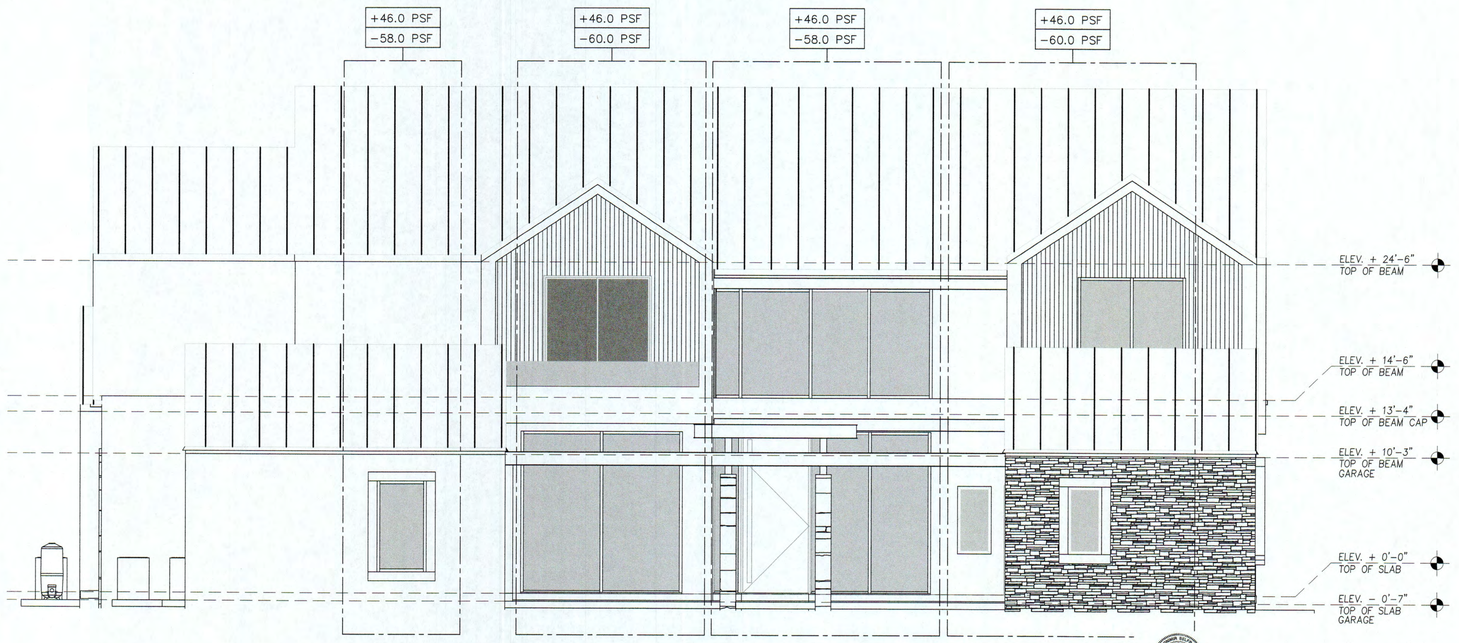


1 South Architectural Building Elevation
3/16" = 1'-0"



2 West Architectural Building Elevation
3/16" = 1'-0"

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SOUTH AND WEST ELEVATIONS

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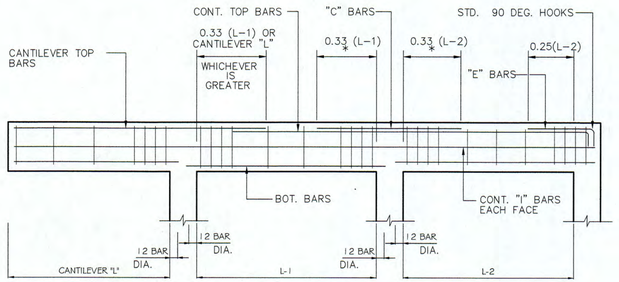


BEAM STEEL PLACEMENT DIAGRAM

N.T.S.

NOTES :

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

GENERAL STRUCTURAL NOTES

A. REFERENCES
1. FLORIDA BUILDING CODE 2023, 8TH. EDITION
2. ASCE 7-2022
B. GENERAL

1. THE CONTRACTOR SHALL FIELD CHECK ALL DIMENSIONS ON THE STRUCTURAL DRAWINGS AND VERIFY SAME ON THE ARCHITECTURAL SET. ARCHITECTURAL DETAILS SUCH AS; SLAB DEPRESSIONS, WATERPROOFING, CURBS, MECHANICAL OPENINGS, FASCIA FRAMING AND BRACING SHALL BE INSTALLED AS SHOWN ON THE ARCHITECTURAL SET.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING AND BRACING TO ENSURE SAFE WORKING CONDITIONS AT ALL TIMES. ALL CONSTRUCTION SHALL CONFORM TO THE FLORIDA BUILDING CODE, 2020

C . CONCRETE

1. SHALL BE A MIX DESIGNED IN ACCORDANCE WITH A.C.I. 301 TO ACHIEVE A 28-DAY COMPRESSIVE STRENGTH OF 5,000 P.S.I. AND A MAXIMUM WATER-CEMENT RATIO OF 0.40 BY WEIGHT AND A SLUMP OF 4" UON ON PLAN.
2. ALL CONCRETE SHALL CONTAIN AN ENGINEER-APPROVED ASTM C-494 TYPE 'D' ADMIXTURE (WATER REDUCING RETARDER), AIR ENTRAINED AGENT SHALL CONFORM TO ASTM C-260, ACCEPTABLE AIR ENTRAINING ADMIXTURE: DAREX "AEA" BY W. R. GRACE & CO., OR APPROVED EQUAL.
3. CONCRETE ON EXPOSED BALCONIES, SLABS, BEAMS AND STAIRS SHALL HAVE THE TOP SURFACE COATED WITH "ALKYL-ALKYOXY SILANE SEALER" OR ENGINEER-APPROVED EQUAL IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. WATER/CEMENT RATIO IN EXPOSED BALCONIES SHALL BE 0.40 BY WEIGHT. THIS CONCRETE SHALL HAVE A STRENGTH OF 5000 P.S.I.
4. TRANSPORTATION, PLACING AND CURING OF CONCRETE SHALL COMPLY WITH A.C.I. 318 BUILDING CODE (2014)
5. ALL CONCRETE STRUCTURAL COMPONENTS SHALL HAVE CONCRETE STRENGTH TESTED IN ACCORDANCE WITH A.S.T.M. STANDARDS, F.B.C. 2020, AND A.C.I. 318. TEST CYLINDERS MUST BE TAKEN EVERY 50 CUBIC YARDS ON CONCRETE PRIOIR TO PLACEMENT. TESTING LAB SHALL PROVIDE COPIES OF CONCRETE TEST RESULTS TO ENGINEER'S OFFICE FOR REVIEW.
6. CONCRETE MIX DESIGN SHALLBE SUBMITTED TO ENGINEERS OFFICE FOR REVIEW.
7. CONTRACTOR SHALL CHECK ALL DRAWINGS AND APPLICABLE MANUFACTURER'S SHOP DRAWINGS FOR LOCATION OF ALL EMBEDDED ITEMS, SUCH AS PIPE SLEEVES, ANCHOR BOLTS, ETC. PRIOR TO PLACING CONCRETE.

8. UNLESS OTHERWISE NOTED ON PLANS, MINIMUM CONCRETE COVER TO REINFORCING STEEL SHALL BE MAINTAINED IN ACCORDANCE WITH CHAPTER 7, SECTIONS 7.7.1, 7.7.2 & 7.7.3 OF ACI 318 EDITION. SPECIFIC CONCRETE COVERS ARE GIVEN IN THE FOLLOWING:

GRADE BEAMS:	BOTT. = 3" CLEAR
	TOP = 2" CLEAR TO TIES
	SIDE = 2" CLEAR TO TIES
SLAB ON GRADE:	BOTT. = 2" CLEAR WHEN POURED ON 6" MIL VAPOR BARRIER
	TOP = 1 1/2" CLEAR
1ST AND 2ND FLOOR SLAB: (INTERIOR, PROTECTED)	BOTT. = 3/4" CLEAR
	TOP = 3/4" CLEAR
(EXTERIOR , UNPROTECTED)	BOTT. = 1" CLEAR
	TOP = 1 1/2" CLEAR
COLUMNS & BEAMS:	AS SHOWN ON DETAILS

9. CONC. DESIGN MIX SHALL BE REVIEWED & APPROVED BY ENGINEER OF RECORD PRIOR PLACING ANY DESIGN MIX.

D. REINFORCING STEEL

1. SHALL BE DEFORMED BARS, FREE FROM LOOSE RUST AND SCALE, & CONFORM TO A.S.T.M. A615 GRADE 60.
2. ALL ACCESSORIES SHALL HAVE UPTURNED LEGS, AND BE PLASTIC DIPPED AFTER FABRICATION. ACCESSORIES FOR REINFORCING SHALL BE INSTALLED IN ACCORDANCE WITH A.C.I. 315.
3. SUPPORT BARS SHALL BE #5 OR GREATER AND NOT SPACED MORE THAN 4'-0" O.C. SUPPORT BARS AND ENDS OF MAIN REINFORCING SHALL NOT EXTEND MORE THAN 1'-8" PAST OUTERMOST CHAIR OR SUPPORT

4. A MINIMUM OF 3 SUPPORT BARS AND 3 INDIVIDUAL HIGH CHAIRS FOR EACH SUPPORT BAR SHALL BE PROVIDED FOR TOP REINFORCING.
5. ALL PLACEMENT OF REINFORCING BARS SHALL BE IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE OF THE CONCRETE REINFORCING STEEL INSTITUTE.
6. PLASTIC TIPPED COLUMN SPACERS SHALL BE PROVIDED FOR VERTICAL COLUMN REINFORCING STEEL, SUCH THAT A 2" MINIMUM CLEARANCE IS MAINTAINED.

E. STRUCTURAL STEEL

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

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

F. WELDING

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

G. MASONRY

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

H. NOA/SPECIALTY ENGINEER

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

I. SHOP DRAWINGS

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

J. BRACING

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

K. WOOD

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

L. SHORING

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

M. LINTELS

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

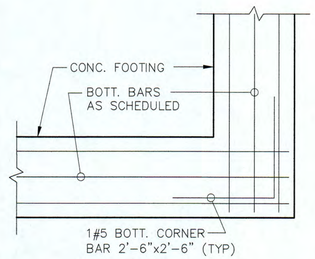
N. CORROSION PROTECTION

1. FOR ALL CONCRETE BALCONIES & EXPOSED CONCRETE PROVIDE WATER BASE SEALER EQUAL TO ENVIROSEAL 40 BY HYDROZO.

O. WOOD TRUSS GENERAL NOTES:
THE TRUSS LAYOUT SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. HOWEVER, THE SUPPORTING SUPERSTRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THAT THE FRAMING SCHEME SHOWN WILL PARALLEL FINAL TRUSS DESIGNERS LAYOUT. THIS FRAMING SCHEME (DIRECTION OF TRUSSES, MAJOR G.T. BEARING POINTS, ETC.) CAN BE MODIFIED ONLY AFTER OBTAINING PERMISSION FROM THE ENGINEER OF RECORD WHO MUST REVIEW PROPOSED CHANGES AND AUTHORIZE STRUCTURAL REVISIONS ACCORDINGLY. FINAL SIGNED AND SEALED ENGINEERED TRUSS DESIGN MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW AS PER GENERAL NOTES. TRUSS DESIGNERS MUST PROVIDE ALL TRUSS TO TRUSS CONNECTIONS AS PART OF THIS DESIGN.

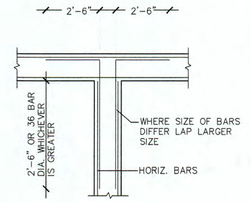
ADDITIONAL NOTES FOR TIE BEAMS :

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



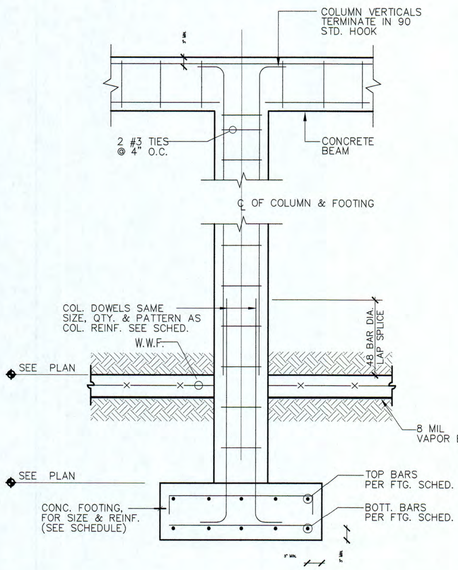
TYP. FOOTING CORNER BAR DTL.

3/4" = 1' — A



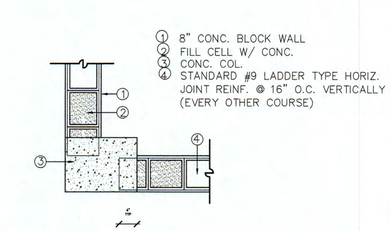
TYP. INTERSECTION DET. FOR TIE BEAM & FTG.

B



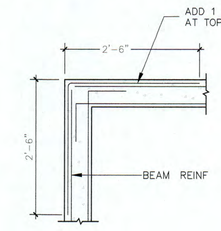
TYP. CONCRETE COLUMN AND FOOTING DETAIL

N.T.S. — D



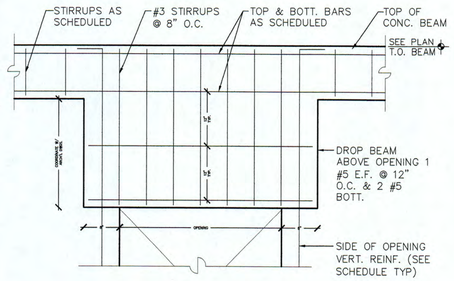
CONC. COL. TO MASONRY CONNECTION DETAIL

N.T.S. — C



TIE BEAM CORNER PLAN DETAIL

SCALE: 3/4" = 1'-0" — E



DROP BEAM DETAIL

SCALE : 3/4" = 1'-0" — F

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STRUCTURAL GENERALNOTES, AND TYP. DETAIL

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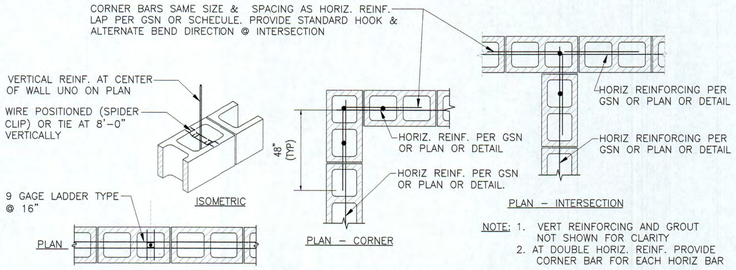
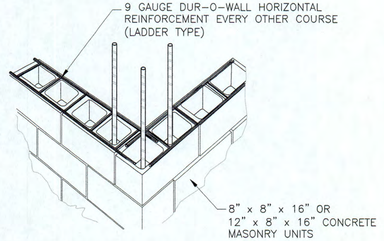
TABLE 1

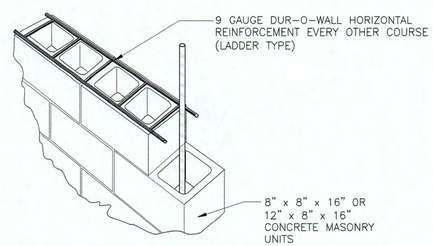
MINIMUM EXTENSIONS FOR REINFORCEMENT IN SLABS WITHOUT BEAMS. (TWO WAYS SLABS)

STRIP	LOCATION	MINIMUM PERCENT As AT SECTION	WITHOUT DROP PANELS	WITH DROP PANELS
COLUMN STRIP	TOP	50	0.30 Ln / 0.20 Ln	0.30 Ln / 0.20 Ln
	TOP	REMINDER	0.30 Ln / 0.20 Ln	0.30 Ln / 0.20 Ln
	BOTTOM	100	6" CONTINUOUS BARS 6" — SPLICES SHALL BE PERMITED IN THIS REGION	
MIDDLE STRIP	TOP	100	0.22 Ln	0.22 Ln
	BOTTOM	50	6" Max. 1.15 Ln	Max. 1.15 Ln 6"
	BOTTOM	REMINDER	6" C1 CLEAR SPAM – Ln FACE OF SUPPORT CENTER TO CENTER SPAM	C1 CLEAR SPAM – Ln C1 FACE OF SUPPORT CENTER TO CENTER SPAM

℄ ℄ ℄

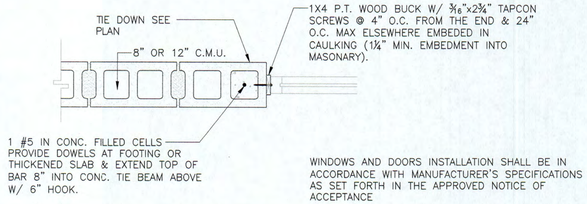






TYP. DUR-O-WALL DETAIL

SCALE: N.T.S.



WINDOWS AND DOORS INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AS SET FORTH IN THE APPROVED NOTICE OF ACCEPTANCE

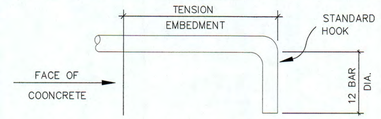
VERTICAL REINFORCING IN MASONRY

SCALE: N.T.S.

TYP. CORNER REINFORCING IN MASONRY WALL

SCALE: N.T.S.

TENSION EMBEDMENT LENGTH (with std. hook) SCHEDULE												
BAR SIZE	f'c = 3000 psi		f'c = 4000 psi		f'c = 5000 psi		f'c = 6000 psi		f'c = 7000 psi		f'c = 8000 psi	
	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT
# 4	12"	8"	10"	7"	9"	6"	9"	6"	9"	6"	9"	6"
# 5	14"	10"	13"	9"	12"	8"	10"	7"	10"	7"	10"	7"
# 6	17"	12"	14"	10"	13"	9"	13"	9"	12"	8"	12"	8"
# 7	20"	14"	17"	12"	16"	11"	14"	10"	13"	9"	13"	9"
# 8	23"	16"	20"	14"	17"	12"	16"	11"	16"	11"	14"	10"
# 9	26"	18"	21"	15"	20"	14"	19"	13"	17"	12"	16"	11"
# 10	28"	20"	24"	17"	23"	16"	20"	14"	19"	13"	17"	12"
# 11	31"	22"	27"	19"	24"	17"	23"	16	21"	15"	20"	14"

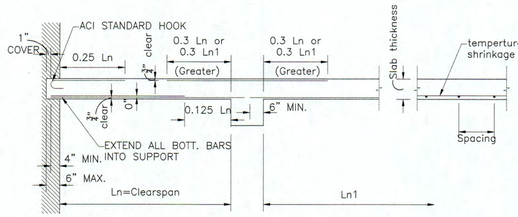


TYPICAL TENSION EMBEDMENT DETAIL

NO SCALE

	CONCRETE COVER	CENTER TO CENTER BAR SPACING		
		< 2 DB	> 2 DB , < 3 DB	> 3 DB
BEAMS, COLUMNS	< 1 DB	CASE 2	CASE 2	CASE 2
	> 1 DB	CASE 2	CASE 1	CASE 1
ALL OTHER	< 1 DB	CASE 2	CASE 2	CASE 2
	> 1 DB	CASE 2	CASE 2	CASE 1

TENSION LAP SPLICES					
Fc (PSI) / BAR SIZE	4000	5000	6000	7000	8000
#4	37"	33"	30"	29"	26"
#5	47"	42"	37"	36"	33"
#6	56"	50"	44"	43"	39"
#7	81"	73"	65"	63"	57"
#8	93"	83"	73"	71"	65"
#9	105"	94"	83"	54"	74"
#10	118"	106"	96"	90"	83"



RECOMMENDED EXTENSIONS FOR REINFORCEMENT IN SLABS WITH BEAMS (ONE WAY SLABS) DETAIL

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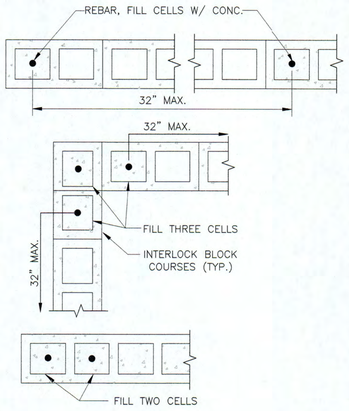
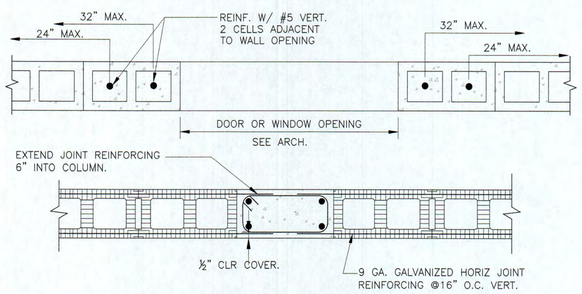
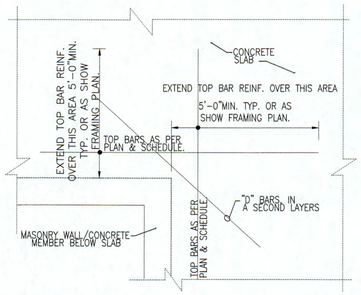




TYP. CORNER REINFORCING IN MASONRY WALL

SCALE: N.T.S.



TYPICAL INTERIOR CORNER CRACK PREVENTION BAR DETAIL

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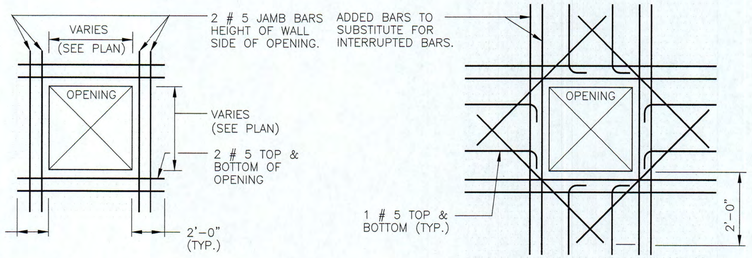

TYP. SLAB OPENING DETAIL

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