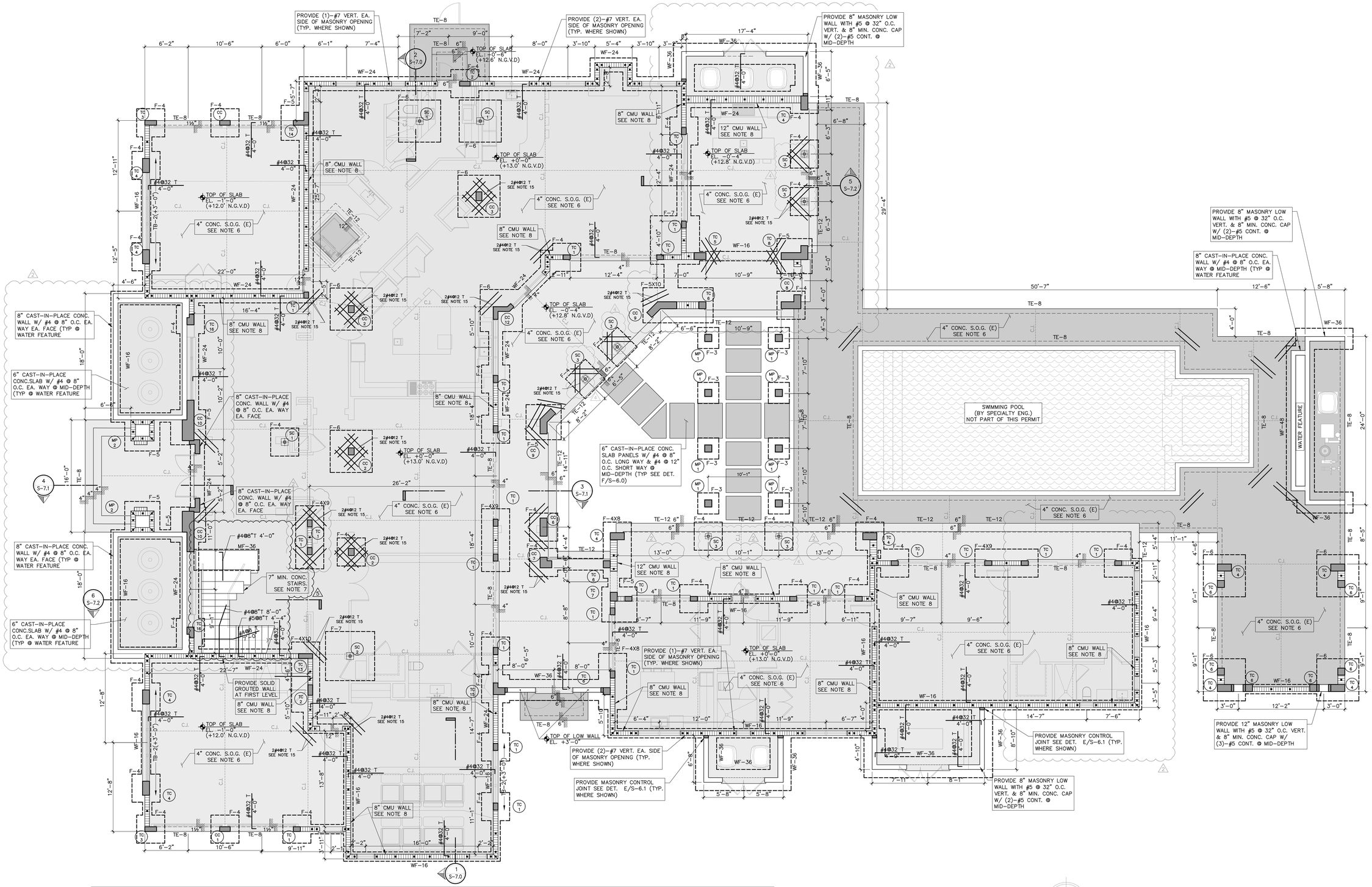

FOUNDATION & GROUND FLOOR PLAN

SCALE : 3/16" = 1'-0"

PLAN NOTES

1. GENERAL CONTRACTOR MUST COORDINATE DIMENSIONS, ELEVATIONS, DRAINS, DRAINAGE SLOPES, WINDOWS & DOOR OPENINGS AND OTHER INFO NOT SHOWN ON THIS PLAN WITH ARCHITECTURAL DRAWINGS.
2. GENERAL CONTRACTOR MUST COORDINATE WITH ARCHITECTURAL & M.E.P. DRAWINGS ALL NECESSARY PENETRATIONS THROUGH STRUCTURAL MEMBERS, WHICH SHALL BE SUBMITTED TO THE E.O.R AND APPROVED BY E.O.R. & ARCHITECT PREVIOUS CONSTRUCTION PHASE.
3. DIMENSIONS SHOWN ON THIS PLAN SHALL BE FIELD-VERIFIED. ANY DISCREPANCY OR FIELD CONDITION DIFFERENT FROM WHAT SHOWN HEREIN SHALL BE NOTIFIED TO THE ARCHITECT & E.O.R. PRIOR TO CONTINUING WITH THE WORK.
4. GENERAL CONTRACTOR SHALL VERIFY THE LOCATION AND DIMENSIONS OF EQUIPMENTS BY SPECIFIC VENDOR PRIOR TO INSTALLATION. G.C. IS RESPONSIBLE FOR CHECKING ADEQUACY OF EQUIPMENT WEIGHTS WITH STATED LOADS USED FOR STRUCTURAL DESIGN, IF LOADS EXCEED THOSE, G.C. WILL BE RESPONSIBLE FOR UPDATE THE DESIGN WITH E.O.R. ACCORDINGLY. PERMITTING TASKS AND TIMELINE COMPLIANCE ASSOCIATED WITH NEW DESIGN WILL BE G.C. RESPONSIBILITY AS WELL.
5. DATUM ELEVATION, +0'-0" = +13.0' N.G.V.D., U.O.N. ON PLANS.
6. GROUND FLOOR SLAB CONSISTS OF A CONCRETE SLAB-ON-GRADE (S.O.G.) OVER 6 MIL VAPOR BARRIER SUPPORTED ON COMPACTED LIMEROCK BASE 95% MODIFIED PROCTOR PER ASTM D1557 & FBC REQUIREMENTS. THICKNESS & ADDITIONAL REINFORCEMENT AS SHOWN ON PLAN. REFER TO SLAB REINFORCEMENT SCHEDULE FOR SLABS REINFORCEMENT. PROVIDE CONTROL JOINTS AS PER DETAIL D/S-6.0.
7. CONCRETE STAIRS SHALL BE REINF. WITH #5 @ 8" O.C. MAIN @ #4 @ 12" O.C. TEMP. BOTTOM. PROVIDE TOP REINF. AS SHOWN ON PLAN. (TYP. U.O.N.)
8. NEW CONCRETE MASONRY WALLS CONFORMING TO ASTM C 90 STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS SHALL HAVE A NET AREA COMPRESSIVE STRENGTH (F'm) OF 1500 PSI. VERTICAL WALL REINFORCEMENT AT THIS LEVEL SHALL BE AS FOLLOWS:

MAIN HOUSE: 2 STORY WALLS
-WALLS WITHIN 5'-6" FROM CORNERS ..... #5 @ 24" O.C. MAX.
-BALANCE ..... #5 @ 32" O.C. MAX.
1 STORY WALLS:
-EXTERIOR WALLS ..... #5 @ 24" O.C. MAX.

INTERIOR WALLS ..... #5 @ 40" O.C. MAX.

* REINFORCEMENT SHALL BE SPLICE CONTINUOUS FROM FOUNDATION TO ROOF BEAMS.

9. PROVIDE #5 VERTICAL IN BLOCK CELL FILLED WITH CONCRETE GROUT @ EACH SIDE OF INTERIOR MASONRY WALL OPENINGS, U.O.N. SEE PLAN FOR EXTERIOR WALL OPENING REINF. SIZE AND QUANTITY.
10. ALL FOOTINGS SHALL BE CENTERED UNDER WALLS & COLUMNS, U.O.N. & SHALL BE A MIN. OF 12" BELOW GRADE PER FBC. REFER TO FOOTING SCHEDULE FOR ELEVATION, DIMENSIONS & REINFORCEMENT ON SHEET S-4.0.
11. POOL SLABS AND WALLS SHALL BE DESIGNED BY CONTRACTOR'S SPECIALTY ENGINEER AND SHALL BE UNDER A SEPARATE PERMIT.
12. EXTERIOR SLABS SHALL SLOPE MIN. 1/4" PER FOOT AWAY FROM HOUSE U.O.N. ON PLAN.
13. RAILINGS SHALL BE DESIGNED BY CONTRACTOR'S SPECIALTY ENGINEER. PROVIDE SIGNED & SEALED CALCULATIONS & SHOP DRAWINGS FOR ARCHITECT/E.O.R. REVIEW AND BUILDING DEPARTMENT APPROVAL. RAILINGS SAFEGUARDS SHALL COMPLY WITH FBC AND NFPA REQUIREMENTS.
14. CORNER BARS SHALL BE (2)#4 X 4'-0" LONG, PLACED ON TOP THIRD OF SLAB WITH FIRST BAR 2" FROM THE CORNER & NEXT BAR 12" APART (TYP. WHERE SHOWN).

LEGEND

F-#	DENOTES CONCRETE SPREAD FOOTING (REFER TO SCHEDULES)
WF-#	DENOTES CONCRETE WALL FOOTING (REFER TO SCHEDULES)
	DENOTES LOAD BEARING CMU WALL
	DENOTES A CONCRETE WALL
	DENOTES A STEMWALL SUPPORT BELOW
CC #	DENOTES A CONCRETE COLUMN (REFER TO SCHEDULES)
SC #	DENOTES A STEEL COLUMN (REFER TO SCHEDULES)
	DENOTES A SLAB ELEVATION CHANGE

TERMITE PROTECTION STATEMENT

BUILDING SHALL BE PROVIDED WITH A TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES EMPLOYING A REGISTERED TERMITICIDE LABELED FOR USE AS PREVENTIVE TREATMENT TO NEW CONSTRUCTION, AS PER FBC SECTION 202. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

7/11/2025

JORGE R. JIMENEZ LICENSE No. 88482 STATE OF FLORIDA PROFESSIONAL ENGINEER

KYTCO ENGINEERING, INC
JORGE R. JIMENEZ
FL P.E. #88482
10540 SW 66TH TERRACE
MIAMI, FLORIDA 33173
PH: (786) 930-7382

PACHECO ARCHITECTURE
PACHECO ARCHITECTURE, PLLC.
AA26002619
4990 SW 72ND AVE, SUITE 101, MIAMI, FL 33155
O: 305.666.2573 F: 305.666.3871
www.pachecoarchitecture.com

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

U.C.M.S. RESIDENCE

NEW RESIDENCE FOR:

9601 S.W. 67th AVENUE - PINECREST, FLORIDA 33156

revisions

4	OWNER 03-28-2025	
2	REV. 01-03-2023	
5	OWNER 07-08-2025	

date	11-01-2021
issued	
drawn	DM, NP
checked	JJ
project no.	21437 KE-21036

sheet no.

S-1.0