

General Notes

1. The governing Code for this project is Florida Building Code 2020, 7th Edition. The FBC prescribes all other applicable codes and standards.

Drawing Notes

1. Via Structural Consulting Engineers, Inc. (EOR) shall be deemed the author and owner of our respective drawings and specifications. The architect, owner and contractor are authorized to use and reproduce the drawings and specifications solely and exclusively for the execution of the work. The architect, owner and contractor may not use the drawings and specifications on other projects or for additions to the project outside the scope of work without specific written consent of Via Structural Consulting Engineers, Inc.

Structural Engineer of Record (EOR) Role During Construction

1. Via Structural Consulting Engineers, Inc. (EOR) reviews and responds to Request for Information within two weeks minimum of request receipt.
2. Via Structural Consulting Engineers, Inc. (EOR) submittal review shall be for the limited purpose of checking for conformance with the design concept expressed in the Contract Documents. The EOR shall not be responsible for the adequacy and accuracy of the services, certifications, and approvals performed or provided by such design professional.
3. Via Structural Consulting Engineers, Inc. (EOR) performs site visits at intervals appropriate to the stage of construction and as defined by the Contract to observe and become generally familiar with the Quality and the progress of the construction work relative to the Primary Structural System.
3. Via Structural Consulting Engineers, Inc. (EOR) reviews reports from testing and inspection agencies to determine conformance of the reported item of work with Structural Contract Documents.

Delegated (Specialty) Engineer

1. A Delegated Engineer is a Florida professional engineer who undertakes a specialty service and provides services or creative work regarding a portion of the engineering project. The delegated engineer of record for that portion of the engineering project.

Contractor Requirements

1. The contractor shall supervise and direct the work. The contractor shall be solely responsible for constructions means, methods, techniques, sequences, and procedures, and for coordinating all portions of the work under the contract documents.
2. The contractor shall; before starting the work; study, compare and observe any conditions at the site. The contractor shall promptly report to EOR any errors, inconsistencies or omissions discovered by or made known to the contractor.
3. The contractor shall review, approve, and submit to the architect submittals as required by the contract documents.
4. The contractor shall provide reasonable protection to prevent damage, injury, or loss to employees and other persons who may be affected thereby and property at the site or adjacent thereto in the course of construction.

Shop Drawings and other Submittals

1. The EOR shall review and approved the Contractor's submittals but only for the limited purpose of checking conformance with the Construction Drawings. Review of such submittal is not for the purpose of determining the accuracy and completeness of other information such as dimensions, quantities, and installation or performance of equipment or systems, which are the Contractor's responsibility.

Design Loads

1. Super Imposed Dead and Live Loads			
Occupancy or Use	Dead Sl Load (psf)	Distributed Live Load (psf)	Concentrated Live Load (lbs)
Residential	20	40	—
Balconies	5	60	—
Stairs	5	40	300
Roof	(See Truss Notes)		
Handrails and guards shall be designed to resist a linear load of 50 plf or a concentrated load of 200 lb applied in any direction through the handrail or top rail.			
2. Wind Design			
Basic design wind speed, V		175 mph	
Allowable stress design wind speed V _{sd}		136 mph	
Risk Category		II	
Wind exposure		C	
Internal Pressure Coefficient		+/- 0.18	

Termite Protection

1. Termite protection shall be provided by registered termiticides. Upon completion of the application of the termite protective treatment, 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."

Foundations

1. The proposed foundations were designed not to exceed an allowable bearing capacity of 2000 psf. The presumptive bearing capacity shall be based on a visual observation of the site; present soil appears to be well compacted sand and gravel rock at the time of construction. The engineer of record shall submit to the building official official a signed and sealed "Presumptive Soil Bearing Capacity Statement" with the project location, a description of the soil and the presumptive bearing capacity of 2000 psf or less.

- Soil Improvement recommendations:
1. Remove all surface vegetation, topsoil, organic material and debris within the proposed construction are plus additional five (5) feet outside the construction footprint. All vegetation, stumps, roots and foreign materials shall be removed prior to placement of any fill.
 2. Compact the cleared area to a minimum compaction of 95% of the dry density as determined by the Modified Proctor Test – ASTM D–1557 prior to the placement of any fill material.
 3. If fill is required, compact fill in lifts not greater than 12 inches of compacted thickness.
 4. Fill material shall be a mixture of limerock with limesand free of vegetation, organic material, construction debris and large rocks. Fill material shall be inorganic containing no more than 5% by weight organic material. Silt–size particles passing through the No. 200 sieve shall be limited to less than 10% by weight. Maximum rock size shall be 3 inches within a 12 inch lift.
2. Compaction of building site shall be verified by means of one Field Density Test for each 2500 square feet or fraction thereof for each lift of compacted soil for building slab. Compaction under wall footings shall be verified by one (1) Field Density Test for every 50 linear feet and one Field Density Test for each isolated footing. Field Density Test shall follow ASTM D–2922.
3. All Geotechnical work must be performed under the supervision of a geotechnical engineer licensed in the state of Florida.

Slab on Grade

1. Place interior slabs on grade over minimum 6–mil thick polyethylene vapor retarder.
2. Use 4" slab or 5" slabs as indicated on plan; reinforced with one layer of welded wire reinforcement 6 x 6 – W2.5 x W2.5 supplied in flat sheets. Lap 12" minimum where required.
3. Provide saw cut joints as indicated on plan or in grids of 12ft x 12ft approximately without exceeding 144 square feet. Avoid L or T shape cuts and panels having an aspect ratios greater than 1.5 to 1. Saw cut slab as early as possible. Saw cuts shall be minimum one (1) inch deep.
4. Refer to architectural drawing for all slab depressions, steps and other requirements.

Reinforced Concrete

1. Reinforced concrete shall comply with ACI 318 and ACI 301
2. Provide structural concrete with the minimum stated concrete strength at 28 days:

Footings.....	3000 PSI
Slab on Grade.....	3000 PSI
Columns.....	4000 PSI
Elevated Beams and Slabs.....	4000 PSI
3. Use normal weight concrete for all structural elements.
4. Reinforcing bars shall conform to ASTM A–615 Grade 60.
5. Welded Wire Reinforcement shall conform to ASTM A–185 and supported on slab bolsters in a way to keep the slab reinforcement at desire location during pouring operations.
6. Provide concrete cover as follows:

Concrete in contact with ground (unformed faces).....	3"
Concrete in contact with ground (formed faces).....	2"
Beams and Columns.....	1 ½"
Interior Slabs.....	¾"
Exterior Slabs (#5 bars or smaller).....	1 ½"
Exterior Slabs (#6 bars or greater).....	2"
7. Contractor shall have available a reasonable amount of extra reinforcement on site for unexpected field corrections.
8. Penetrations, unless shown on the drawings, shall not go through structural elements. Written approval by the structural engineers (EOR) shall be required to perform any penetration.
9. Conduits within slabs are allow within top and bottom reinforcing placed perpendicular to the conduit. Conduits shall not affect in any way steel reinforcement; reinforcement cutting, bending, or displacement from a specified location is not allowed.
10. Chamfer exposed concrete edges ¾".

Shoring, Re–Shoring, Temporary Bracing

1. The structural engineer (EOR) designed the structure to be adequate in it final completed state. The contractor is responsible for the temporary stability of structural elements during construction including but not limited to temporary bracing of masonry walls, shoring and re–shoring, temporary bracing of trusses, etc.
2. Shoring, re–shoring and temporary bracing shall be either standard practice or designed by a delegated specialty engineer license in Florida who specializes and undertakes such projects.

Concrete Masonry

1. Concrete masonry shall comply with ACI 530/TMS402 and ACI530.1/TMS602.
2. Concrete masonry units shall conform to ASTM C–90. Lay masonry in running bond pattern. Design of walls is based on a f'm=2000 psi.
3. Use type S mortar conforming to ASTM C–270. Provide full mortar bed in the starting course and where an adjacent cell is to be grouted. Remove mortar protrusions extending ½" or more into cells to be grouted.
4. Use standard 9 gauge ladder type horizontal reinforcement every other course or not exceeding 16" vertically. Reinforcement is to be mill galvanized or hot dipped galvanized. Lap at least 6". Use prefabricated tees and corners. Extend joint reinforcement minimum 6" into tie columns.
5. Use fine grout conforming to ASTM C–476 with a minimum compressive strength of f'c=2500 psi at 28 days. Provide clean out holes at the based of reinforced cells; the vertical bar tied to the dowel shall be visible. Follow high–lift grouting procedure grouting 5'–0" maximum at a time and allowing half to one hour between grout pours; vibrate grout.
6. Provide reinforcing steel conforming to ASTM A–615 grade 60. Reinforced wall as indicated on drawings, at each corner, at each intersection and at each side of openings.
7. Reinforced masonry construction shall be inspected by a qualified Architect or Engineer licensed in Florida.
8. Pre–casted lintels can be used where shown or where approved by the engineer of record.

Structural Steel

1. Structural steel shall comply with AISC 14th Ed.
2. Structural steel shall meet the following minimum requirements:

Rectangular HSS (ASTM A500 Gr. B)	46 KSI
Plates (ASTM A36)	36 KSI
3. All shop and field welding shall be in accordance with the latest AWS D1.1 code. All weld shall use E70XX electrodes series low hydrogen electrodes.
4. Base plates shall be set on clean concrete free of any band reducing material. Use wedges or other leveling devices as necessary. Follow manufacturer's recommendation for the use of grout material.

Pre–Engineered Wood Trusses

1. Wood shall comply with NDS 2018 Ed.
2. Submit signed and sealed shop drawings by a licensed Florida engineer for review to the engineer of record.
3. The loads, layout and connections presented in the drawings are the minimum to be follow by the delegated design engineer.
4. Minimum design loads for trusses:

Live Load	
30 psf	Dead Load (top cord)
10 psf	Dead Load (bottom cord)
10 psf	50 psf
50 psf	Total Load
5. Minimum deflection criteria

L/360	Plastered ceilings
L/240	Unplastered finished ceilings
L/180	Without ceiling
6. All lumber shall be minimum nominal dimension of 2x4 and No.2 grade or better.

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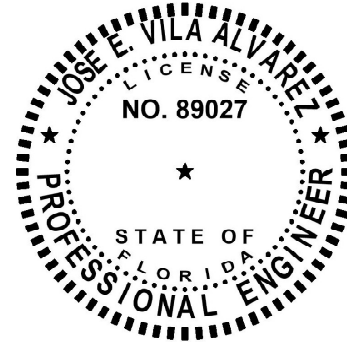
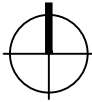
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NEW RESIDENCE
FOR
ELIGES INVESTORS CONSTRUCTION
AT
9841 SW 73rd COURT
PINECREST, FLORIDA 33156

STRUCTURAL ENGINEER:	SEAL:
JOSE E. VILA ALVAREZ, P.E. - 89027 VILA STRUCTURAL CONSULTING ENGINEERS 18701 SW 87TH AVE. MIAMI, FLORIDA 33157 786-537-1061	
MECHANICAL ENGINEER:	
ORLANDO RANGEL, P.E. - 60226 9940 SW 57th STREET, MIAMI, FLORIDA 33165 TEL.: 786-547-3517	
CIVIL ENGINEER:	
ANDRE D. MARTINEZ, P.E. - 85425 AM CIVIL ENGINEERS & PLANNERS 880 SW 21st STREET MIAMI, FLORIDA 33135 TEL.: 786-289-9414 amcu4050@gmail.com	
LANDSCAPE ARCHITECT:	
	ENGINEER: JOSE E. VILA ALVAREZ, PE FL. No. 89027

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KEY PLAN:



JOSE E. VILA ALVAREZ, PROFESSIONAL ENGINEER,
STATE OF FLORIDA, LICENSE No. 89027

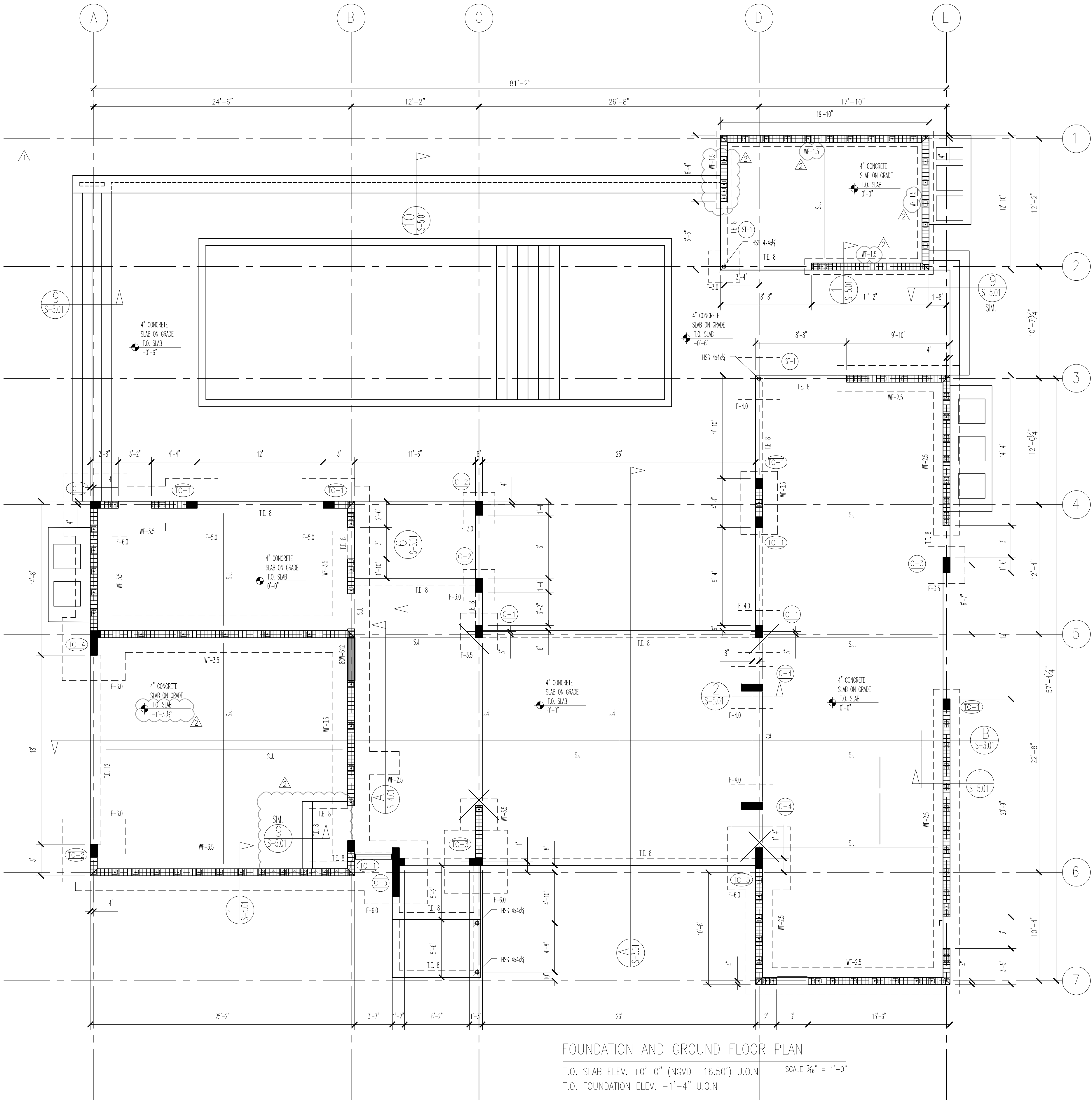
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DRAWN BY:	DG		
CONTENT:	JV		

SHEET NUMBER:

S-0.01



PLAN NOTES

1. T.E. - INDICATES THICKENED EDGE
2. WF-# - INDICATES WALL FOOTING PER SCHEDULE
3. TC-# - INDICATES TIE COLUMN PER SCHEDULE
4. C-# - INDICATES COLUMN PER SCHEDULE
5. ST-# - INDICATES STEEL COLUMN PER SCHEDULE
6. S.J. DENOTES SAW CUT JOINT. PROVIDE SAW CUT JOINTS NOT TO EXCEED 144 SQUARE FEET BY CREATING APPROXIMATE GRID OF 12 FEET BY 12 FEET. PROPOSED SAW CUT (S.J.) PLAN CAN BE MODIFIED TO MATCH ARCHITECTURAL FINISHES OR DUE TO CONSTRUCTION CONSTRAINS.
7. 4" SLAB ON GRADE TO BE REINFORCED WITH WELDED WIRE MESH PLAIN 6 x 6 - W2.5 x W2.5 OR GREATER LOCATED 3/4 OF THE SLAB THICKNESS FROM SLAB BOTTOM. SUPPLIED IN FLAT SHEETS. LAP AT LEAST 12" WHEN SPLICING.
8. PROVIDE 2 #4x4'-0" BARS AT REENTRANT CORNERS TO AVOID CRACKING.
9. 8CW-512 REFER TO AN 8" CONCRETE WALL REINFORCED WITH #5 @ 12" O.C. VERTICAL AND #4 @ 18" O.C. HORIZONTAL.
10. REFER TO DETAIL 8/S-5.01 FOR MECHANICAL EQUIPMENT CONCRETE PAD. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION.

PLAN LEGEND

- INDICATES CMU CELL TO BE REINFORCED AND GROUTED.
- INDICATES 8" CMU WALL REINFORCED AT EACH WALL CORNER, INTERSECTION, OPENING OR AT 48" ON CENTER FOR INTERIOR WALL AND 24" O.C. FOR EXTERIOR WALLS.
- INDICATES COLUMN TERMINATES AT LEVEL ABOVE
- COLUMN TAG; SEE SCHEDULE
- INDICATES COLUMN STARTS AT CURRENT LEVEL
- NOTATION APPLIES TO THE COLUMN TAGS

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MIAMI 255 W FLAGLER ST. SUITE 205 MIAMI, FL 33130
NEW YORK 11 ERIE STREET 2ND FLOOR JERSEY CITY, NJ 07302
REGISTRATION: A.A.26000628
WEBSITE: www.rmaq.com
TELEPHONE: 305-548-3006

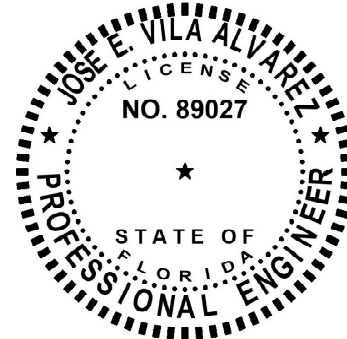
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VILA STRUCTURAL CONSULTING ENGINEERS
18701 SW 87TH AVE.
MIAMI, FLORIDA 33157 786-537-1061
MECHANICAL ENGINEER: ORLANDO RANGEL, P.E. - 60226
9940 SW 37th STREET, MIAMI, FLORIDA 33165
TEL: 786-547-3517
CIVIL ENGINEER: ANDRE D. MARTINEZ, P.E. - 85425
AM CIVIL ENGINEERS & PLANNERS
880 SW 21st STREET MIAMI, FLORIDA 33135
TEL: 786-269-9414 amcu0205@gmail.com
LANDSCAPE ARCHITECT:

ENGINEER:
JOSE E. VILA ALVAREZ, PE
FL. NO. 89027

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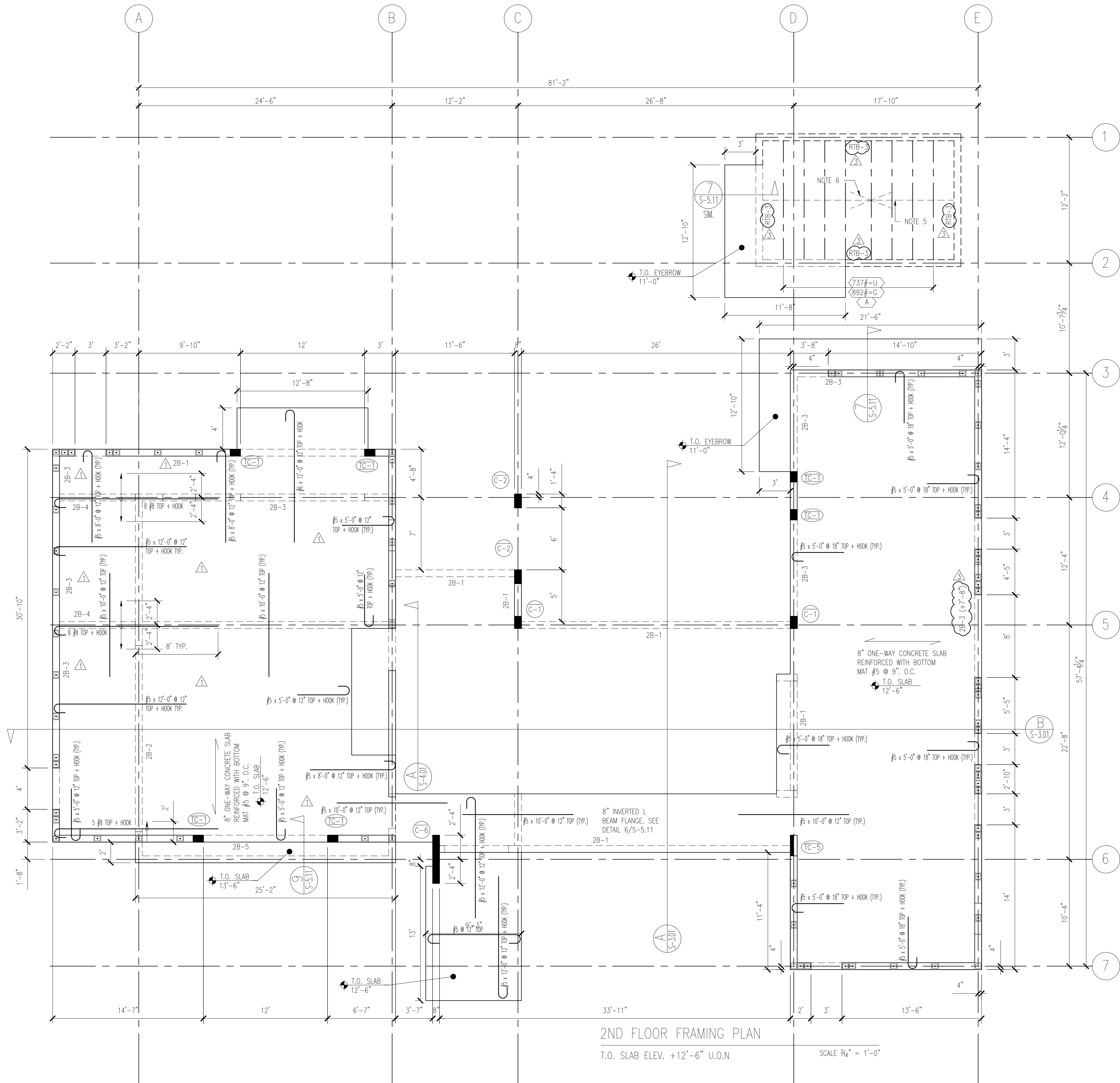
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CONTENT:	JV		

SHEET NUMBER:

S-1.01



2ND FLOOR FRAMING PLAN

T.O. SLAB ELEV. +12'-6" U.O.N

SCALE 3/16" = 1'-0"

PLAN NOTES

- PRE-FABRICATED WOOD TRUSSES DESIGNED BY A DELEGATED SPECIALTY ENGINEER LICENSED IN FLORIDA. TRUSSES SPACED AT 2'-0" MAX. WITH MIN. 5/8" CDX PLYWOOD SHEATHING.
- ALL WOOD CONNECTOR SHOULD BE MIL GALVANIZED OR STAINLESS STEEL. SEE SCHEDULE ON S-6.01
- TRUSS BRACING DURING CONSTRUCTION AND ERECTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
- TRUSS INDIVIDUAL PERMANENT WEB MEMBER BRACING IS THE RESPONSIBILITY OF THE DELEGATED DESIGN ENGINEER.
- PERMANENT STRAIGHT BRACING ALONG THE PLANE OF THE BOTTOM CORD PERPENDICULAR TO TRUSSES. DO NOT EXCEED 10'-0" SPACING FROM ANY WALL OR BRACING.
- PERMANENT CROSS BRACING PERPENDICULAR TO TRUSSES ALONG THE SAME LINE OF NOTE 5 BRACING. DO NOT EXCEED 20'-0" SPACING PERPENDICULAR TO TRUSSES.
- 8" CONCRETE SLAB PROVIDE TEMPERATURE REINFORCEMENT #4 AT 12" O.C. PERPENDICULAR TO THE MAIN REINFORCEMENT.

PLAN LEGEND

- XXXX# = U INDICATES NET UPLIFT REACTION
- XXXX# = G INDICATES GRAVITY REACTION
- 7 INDICATES CONNECTION PER SCHEDULE
- INDICATES CMU CELL TO BE REINFORCED AND GROUTED.
- INDICATES 8" CMU WALL REINFORCED AT EACH WALL CORNER, INTERSECTION, OPENING OR AT 48" ON CENTER.
- INDICATES, COLUMN TERMINATES AT LEVEL ABOVE
- COLUMN TAG, SEE SCHEDULE
- INDICATES, COLUMN STARTS AT CURRENT LEVEL
- NOTATION APPLIES TO THE COLUMN TAGS

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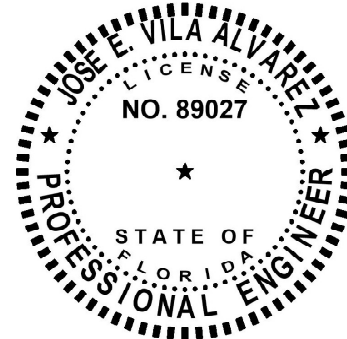
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PINECREST, FLORIDA 33156

STRUCTURAL ENGINEER: JOSE E. VILA ALVAREZ, P.E. - 89027
VILA STRUCTURAL CONSULTING ENGINEERS
18701 SW 87th AVE.
MIAMI, FLORIDA 33157 786-537-1061
MECHANICAL ENGINEER: ORLANDO RANGEL, P.E. - 60226
9940 SW 17th STREET MIAMI, FLORIDA 33165
TEL: 786-547-3517
CIVIL ENGINEER: ANDRE D. MARTINEZ, P.E. - 85425
AM CIVIL ENGINEERS & PLANNERS
890 SW 1st STREET MIAMI, FLORIDA 33135
TEL: 786-269-9414 amcu405@gmail.com
LANDSCAPE ARCHITECT: ENGINEER: JOSE E. VILA ALVAREZ, PE
FL. NO. 89027

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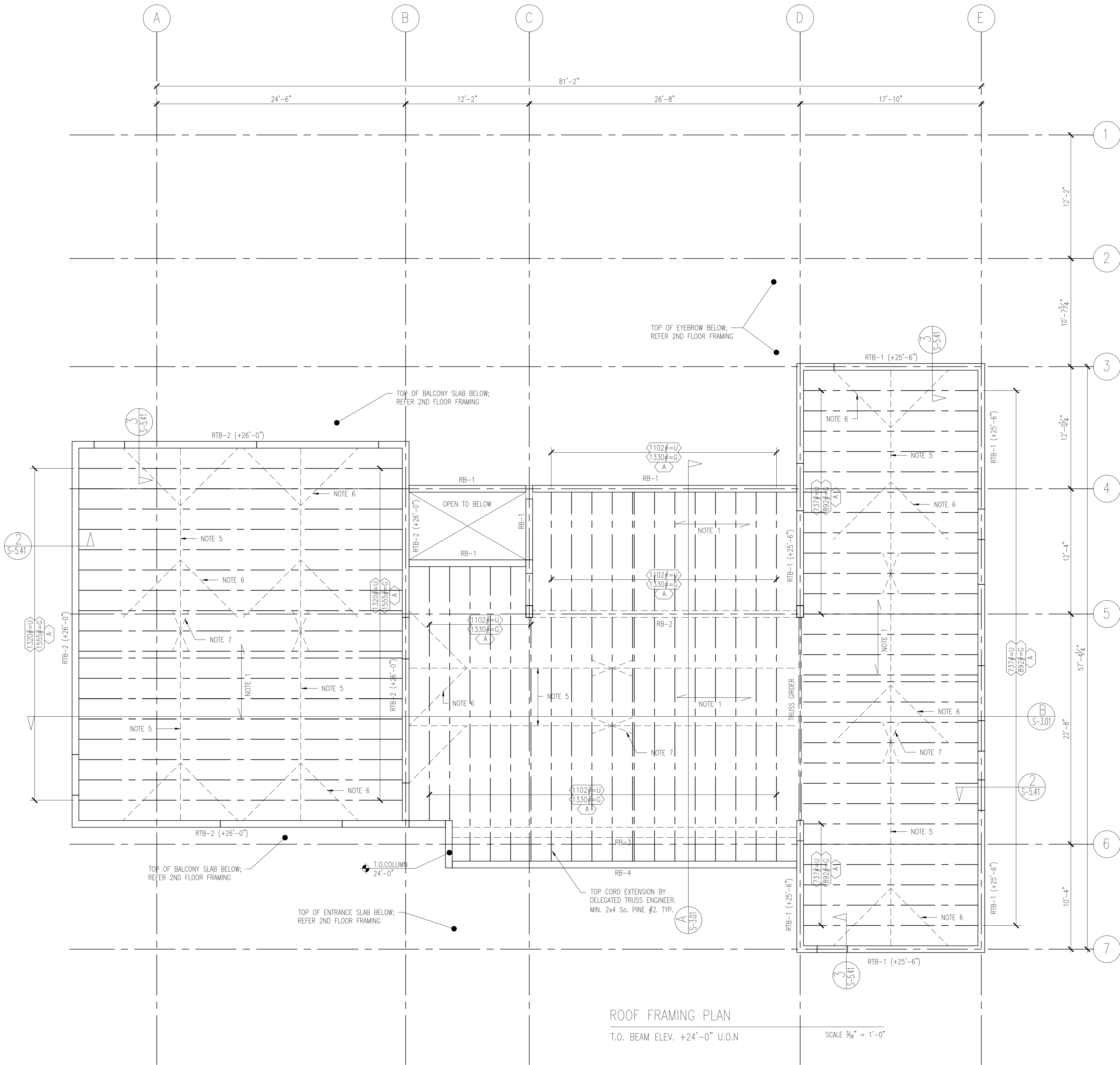
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CONTENT:	JV			

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S-1.02



ROOF FRAMING PLAN

T.O. BEAM ELEV. +24'-0" U.O.N

SCALE 3/16" = 1'-0"

PLAN NOTES

- PRE-FABRICATED WOOD TRUSSES DESIGNED BY A DELEGATED SPECIALTY ENGINEER LICENSED IN FLORIDA. TRUSSES SPACED AT 2'-0" MAX. WITH MIN. 5/8" CDX PLYWOOD SHEATHING.
- ALL WOOD CONNECTOR SHOULD BE MIL GALVANIZED OR STAINLESS STEEL. SEE SCHEDULE ON S-6.01
- TRUSS BRACING DURING CONSTRUCTION AND ERECTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
- TRUSS INDIVIDUAL PERMANENT WEB MEMBER BRACING IS THE RESPONSIBILITY OF THE DELEGATED DESIGN ENGINEER.
- PERMANENT STRAIGHT BRACING ALONG THE PLANE OF THE BOTTOM CORD PERPENDICULAR TO TRUSSES. DO NOT EXCEED 10'-0" SPACING FROM ANY WALL OR BRACING.
- PERMANENT DIAGONAL BRACING ALONG THE PLANE OF THE BOTTOM CORD DIAGONAL 45 DEGREES AT EACH WALL END OF MAX. 20'-0" ON CENTER.
- PERMANENT CROSS BRACING PERPENDICULAR TO TRUSSES ALONG THE SAME LINE OF NOTE 5 BRACING. DO NOT EXCEED 20'-0" SPACING PERPENDICULAR TO TRUSSES

PLAN LEGEND

- <1102#>=U INDICATES NET UPLIFT REACTION
<1330#>=G INDICATES GRAVITY REACTION
<A> INDICATES CONNECTION PER SCHEDULE

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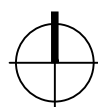
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VILA STRUCTURAL CONSULTING ENGINEERS
18701 SW 87th AVE.
MIAMI, FLORIDA 33157 786-537-1061
MECHANICAL ENGINEER: ORLANDO RANGEL, P.E. - 60226
9940 SW 17th STREET, MIAMI, FLORIDA 33155
TEL.: 786-547-3517

CIVIL ENGINEER: ANDRE D. MARTINEZ, P.E. - 85425
AM CIVIL ENGINEERS & PLANNERS
880 SW 21st STREET MIAMI, FLORIDA 33135
TEL.: 786-289-9414 amcu0205@gmail.com

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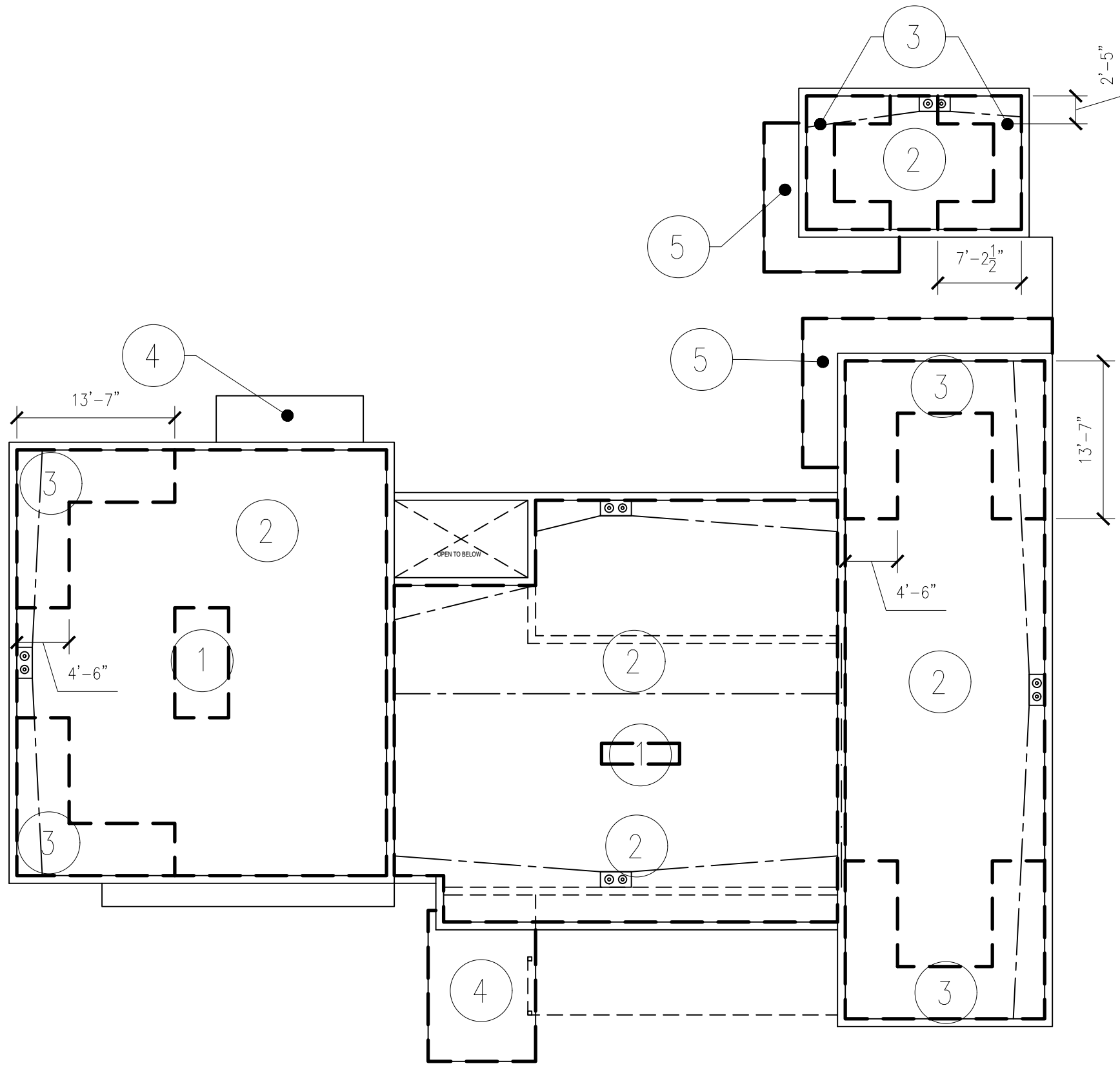
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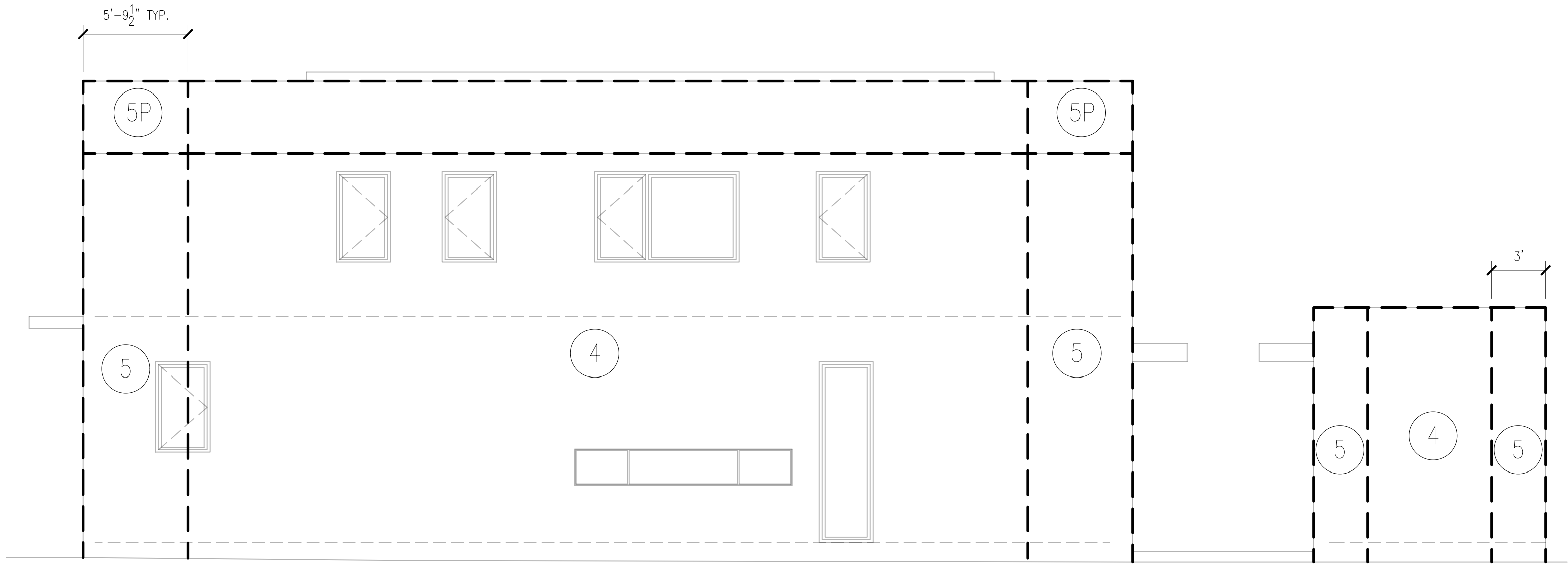
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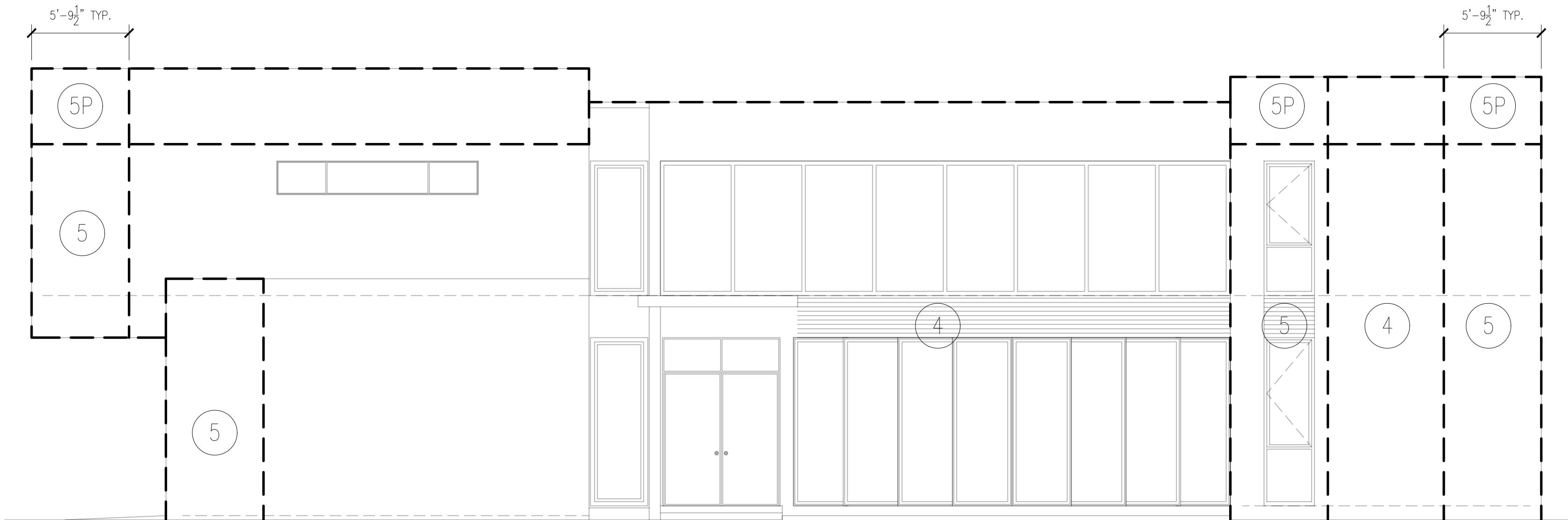
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WIND ROOF DIAGRAM
SCALE 3/32" = 1'-0"



WIND WALL DIAGRAM
RIGHT ELEVATION
SCALE 3/16" = 1'-0"



WIND WALL DIAGRAM
FRONT ELEVATION
SCALE 3/16" = 1'-0"

ROOF WIND PRESSURE (PSF)						
ZONE	AREA (SF)					
	10	20	50	100	200	500
1'	+19/-41	+18/-41	+17/-41	+15/-41	+15/-37	+15/-23
1	+19/-72	+18/-71	+17/-70	+15/-67	+15/-62	+15/-45
2	+19/-95	+18/-94	+17/-92	+15/-88	+15/-81	+15/-60
3	+19/-129	+18/-127	+17/-123	+15/-116	+15/-102	+15/-60

WALL WIND PRESSURE (PSF)						
ZONE	AREA (SF)					
	10	20	50	100	200	500
4	+45/-49	+45/-49	+44/-48	+43/-47	+41/-44	+34/-38
5	+45/-60	+45/-60	+44/-58	+43/-56	+41/-51	+34/-38

- WIND PRESSURES WERE OBTAINED FOLLOWING THE PROCEDURE ON ASCE 7-16, CHAPTER 30 FOR COMPONENTS AND CLADDING.
- WIND PRESSURES TABULATED ARE SERVICE VALUES AND SHOULD BE MULTIPLY BY 1.67 TO OBTAIN FACTORED WIND PRESSURES.
- POSITIVE PRESSURE VALUES INDICATES WIND PUSHING AGAINST THE STRUCTURE AND NEGATIVE PRESSURE VALUES INDICATES WIND PULLING AWAY FROM THE STRUCTURE.
- — — — — DEFINES PRESSURE ZONES IN THE DRAWINGS

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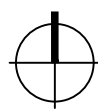
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TEL: 786-289-9414 andrea005@gmail.com

LANDSCAPE ARCHITECT: .

ENGINEER:
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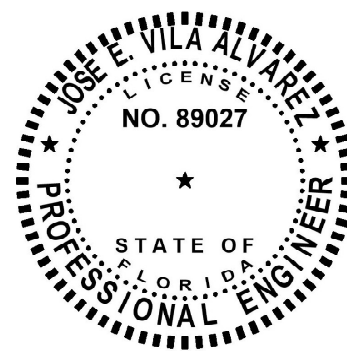
DATE: JANUARY, 2022

DRAWN BY: DG

CONTENT: JV

SHEET NUMBER:

S-2.01



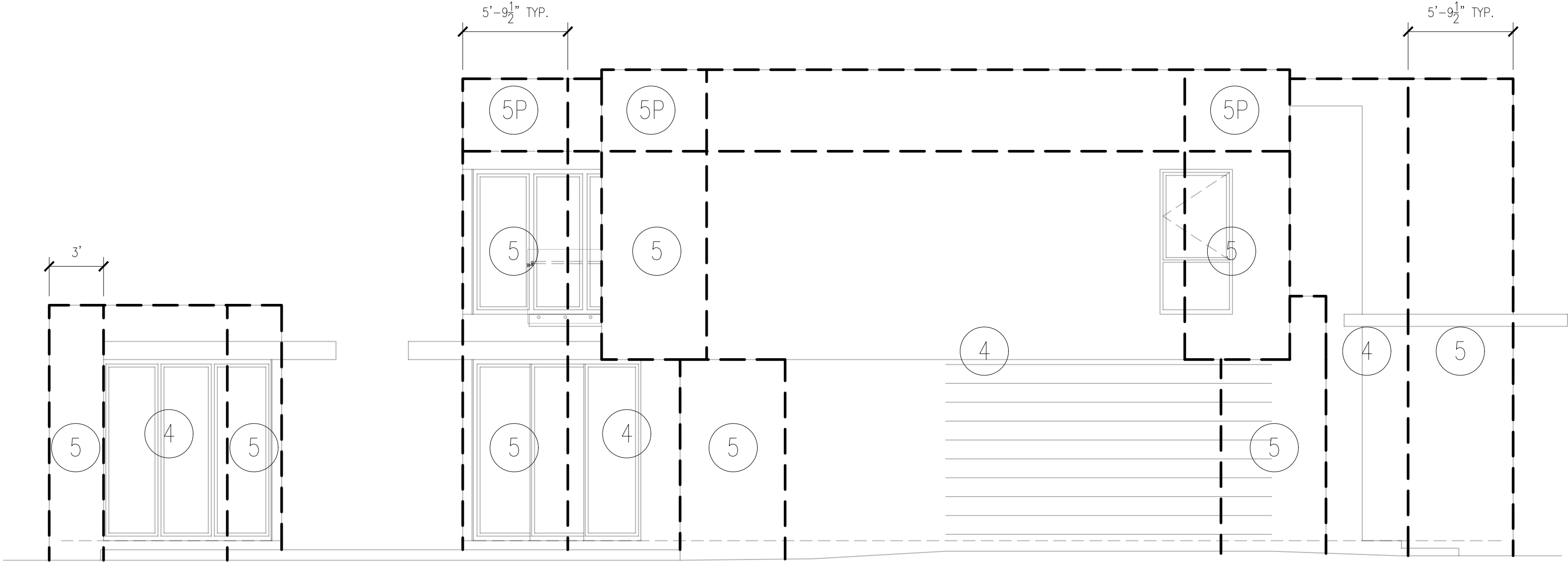
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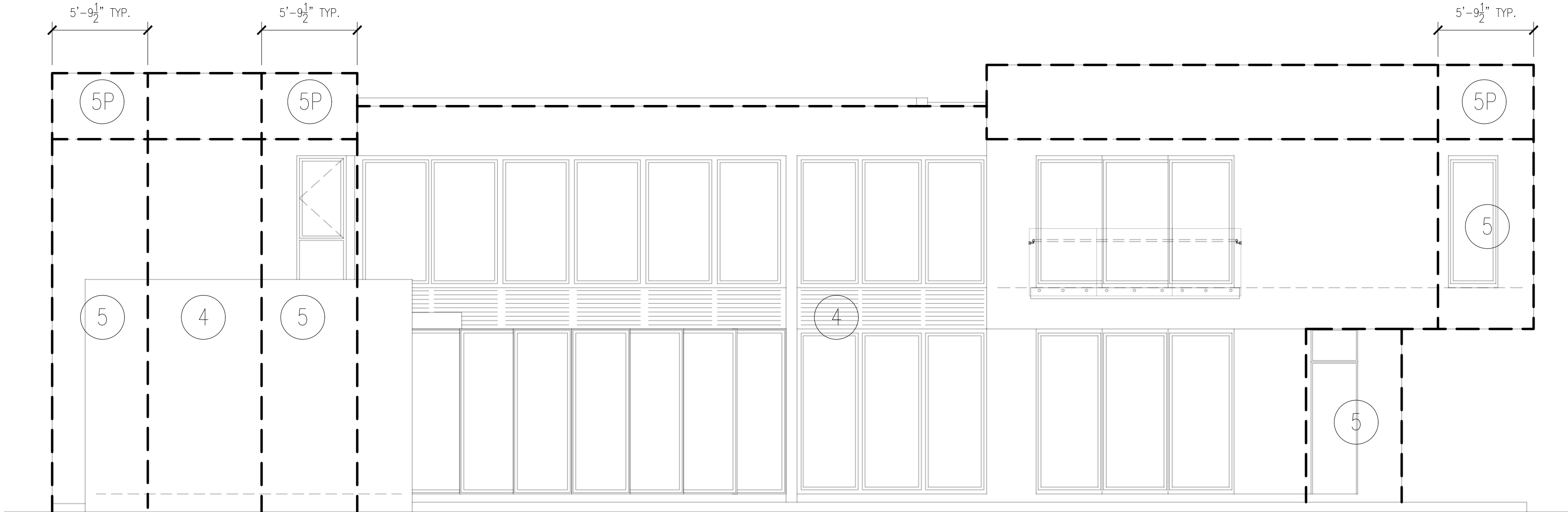
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WALL WIND PRESSURE (PSF)						
ZONE	AREA (SF)					
	10	20	50	100	200	500
4	+45/-49	+45/-49	+44/-48	+43/-47	+41/-44	+34/-38
5	+45/-60	+45/-60	+44/-58	+43/-56	+41/-51	+34/-38

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- — — — — DEFINES PRESSURE ZONES IN THE DRAWINGS



WIND WALL DIAGRAM
LEFT ELEVATION
SCALE 3/16" = 1'-0"



WIND WALL DIAGRAM
REAR ELEVATION
SCALE 3/16" = 1'-0"

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MIAMI, FLORIDA 33157 786-537-1061

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LANDSCAPE ARCHITECT:
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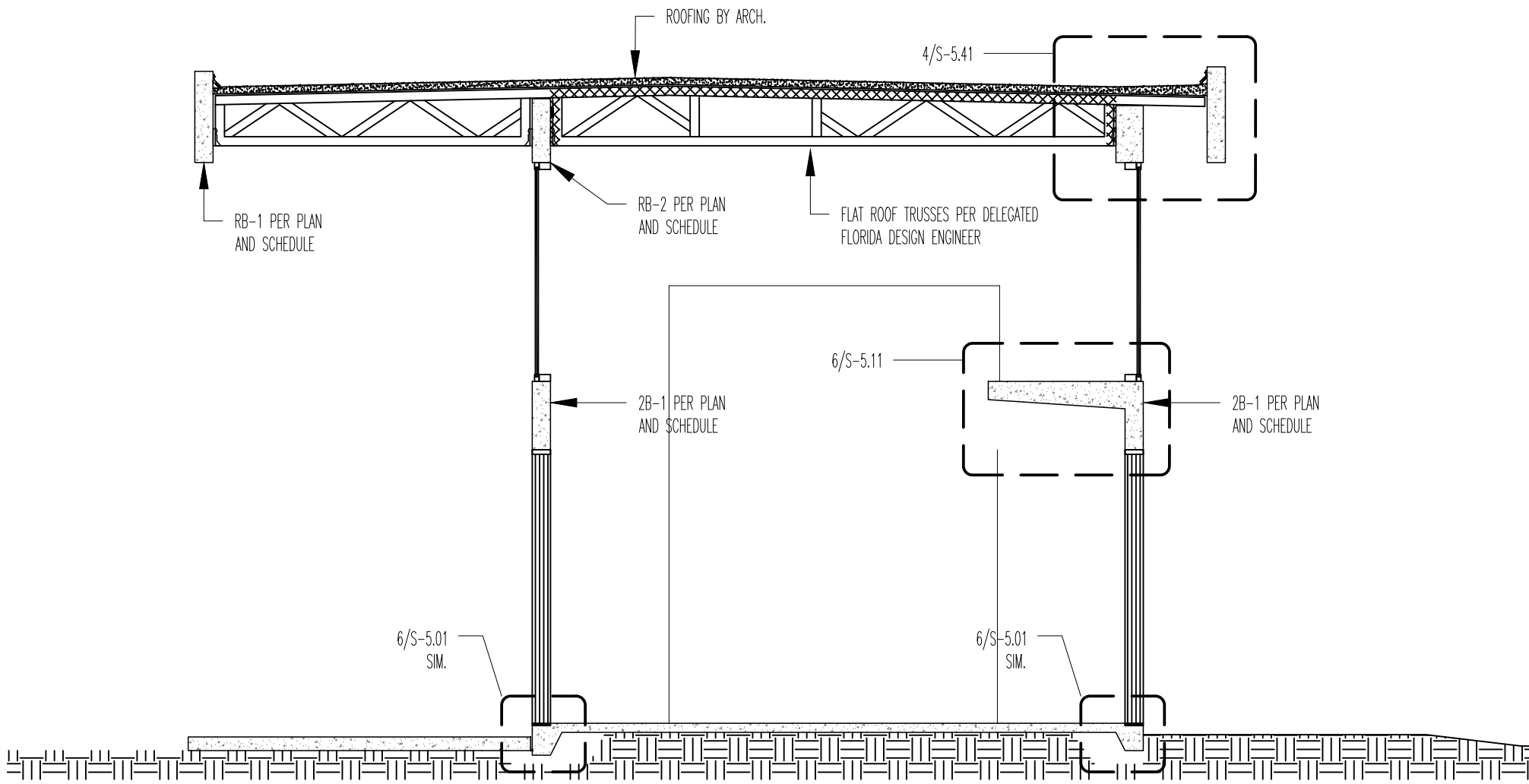
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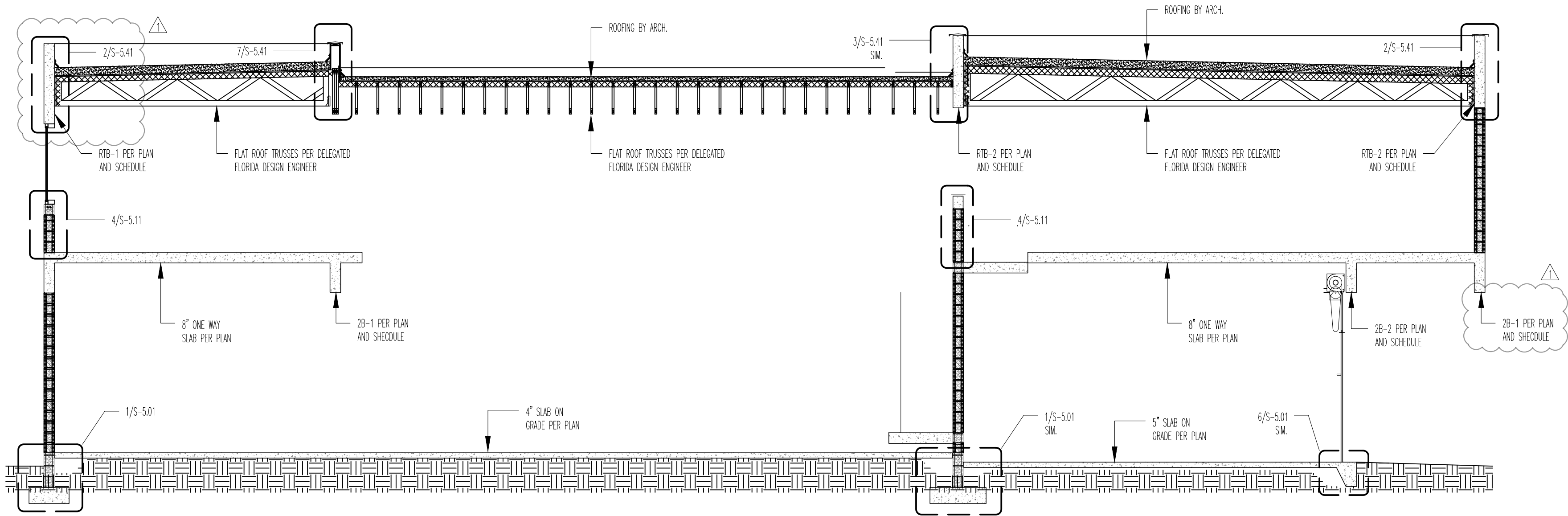
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A BUILDING SECTION
SCALE $\frac{3}{16}" = 1'-0"$



B BUILDING SECTION
SCALE $\frac{3}{16}" = 1'-0"$

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MIAMI, FLORIDA 33157 786-537-1061

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9940 SW 57th STREET, MIAMI, FLORIDA 33165
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AM CIVIL ENGINEERS & PLANNERS
860 SW 21st STREET MIAMI, FLORIDA 33135
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DATE:	JANUARY, 2022						
DRAWN BY:	DG						
CONTENT:	JV						



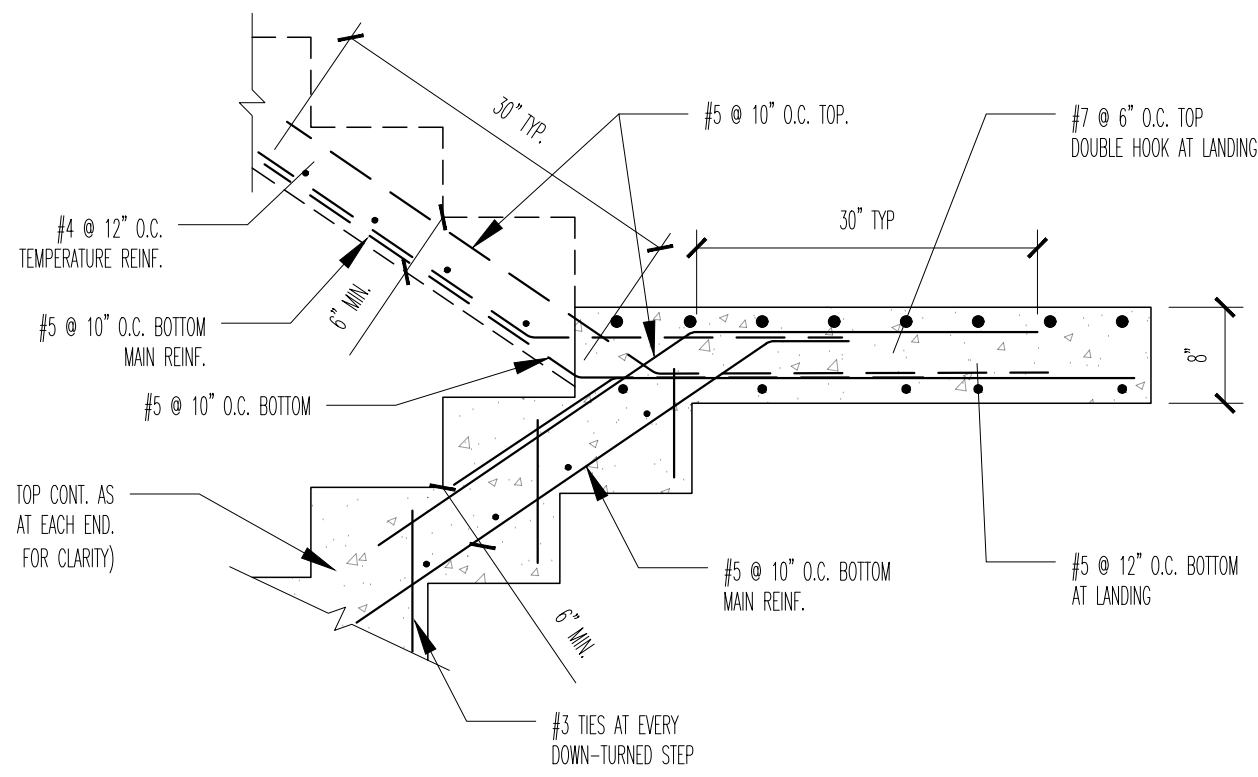
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PROVIDE 4 ADDITIONAL #5 TOP AND BOTTOM, ONE END HOOK AND EXTEND 36" INTO SLAB BEYOND

#5 @ 10" O.C. TOP.

30° TOP

SLAB REINF. PER PLAN

#4 @ 12" O.C. TEMPERATURE REINF.

#5 @ 10" O.C. BOTTOM MAIN REINF.

36" MIN.

#5 @ 10" O.C.

#4 @ 12" O.C. TEMPERATURE REINF.

#5 @ 10" O.C. BOTTOM MAIN REINF.

8"

CC

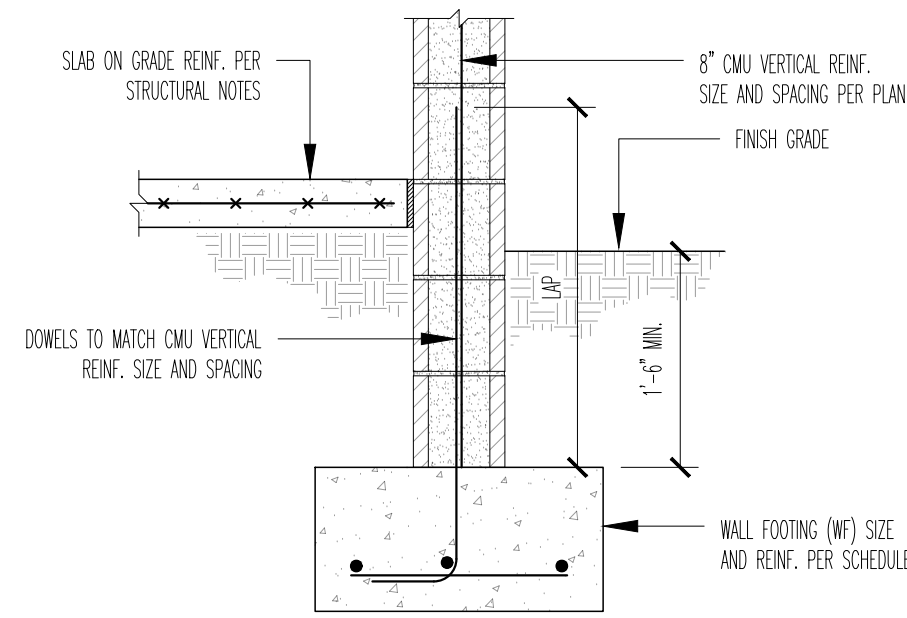
SLAB ON GRADE PLAN

1 #5 FOR EVERY FOOT OF WALL HEIGHT

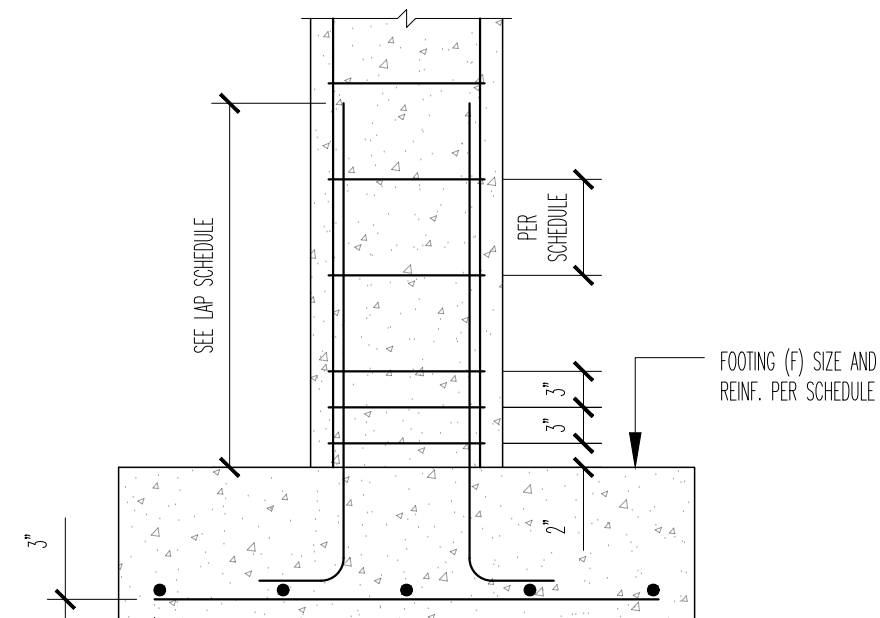
WALL FOOTING PER PLAN AND SCHEDULE

3 STAIR DETAIL
FOUNDATION SCALE $\frac{3}{4}" = 1'-0"$

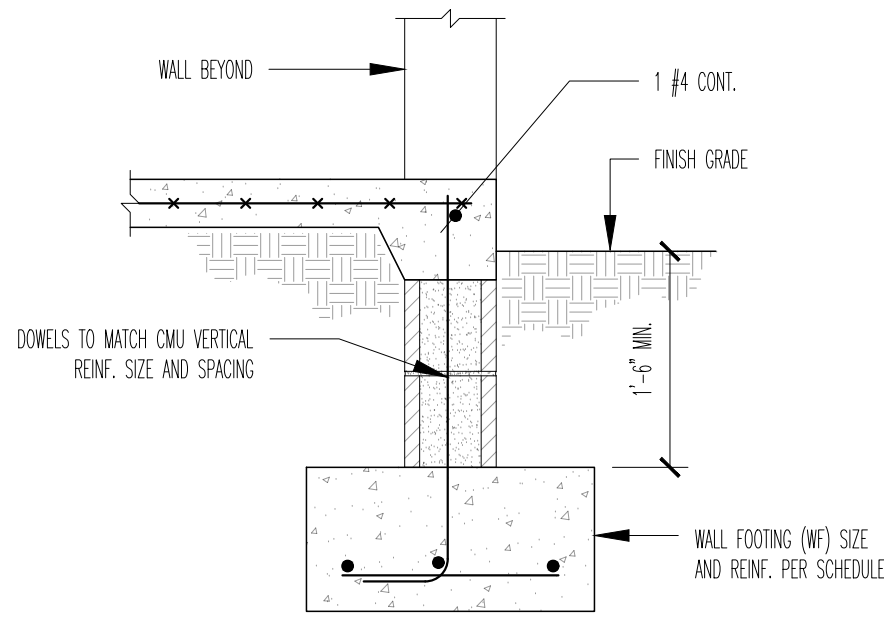
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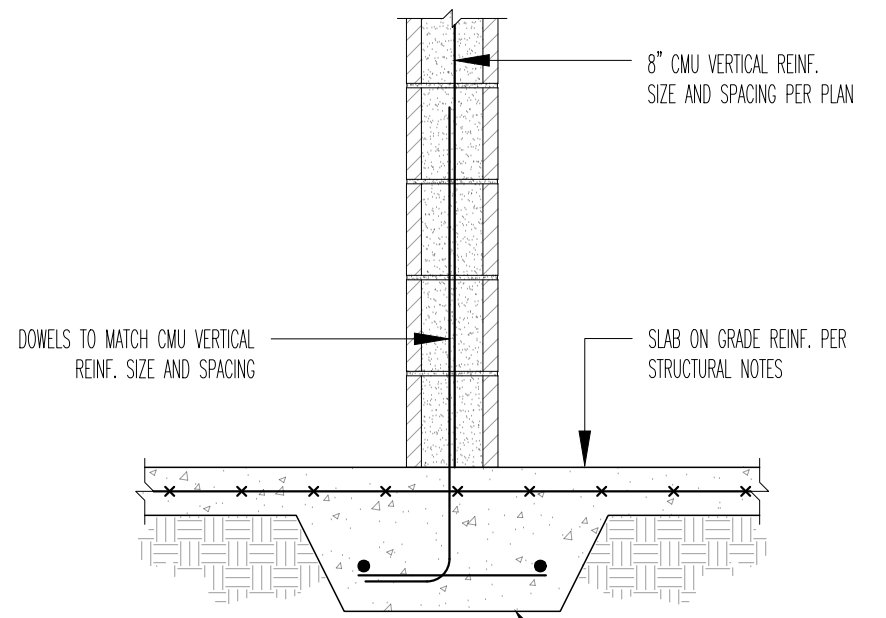
1 WALL FOOTING DETAIL
EXTERIOR
SCALE 3/4" = 1'-0"



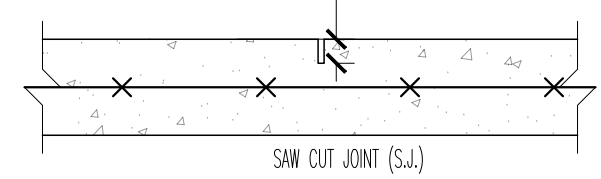
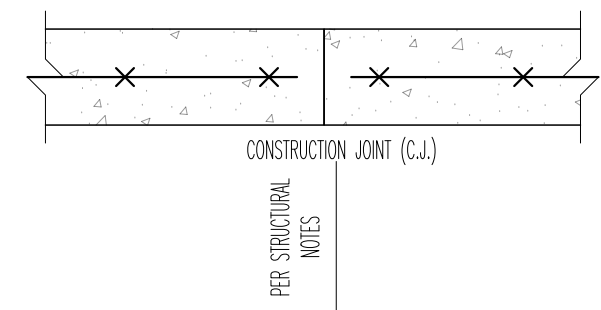
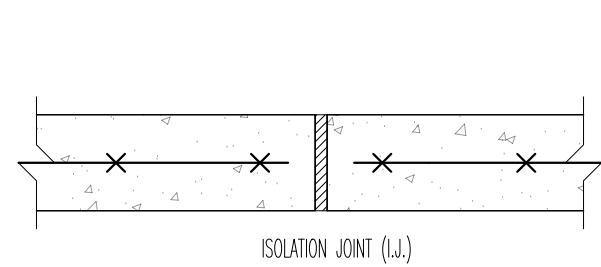
2 ISOLATED COLUMN FOOTING DETAIL
SCALE 3/4" = 1'-0"



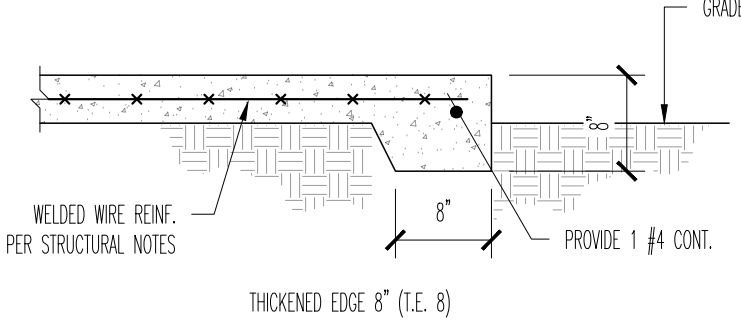
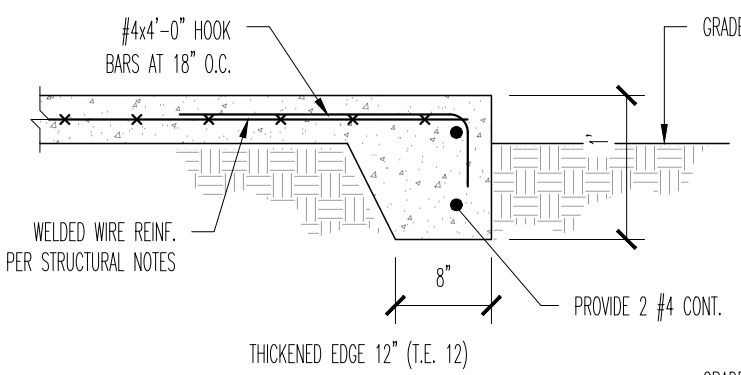
3 WALL FOOTING AT OPENINGS DETAIL
EXTERIOR
SCALE 3/4" = 1'-0"



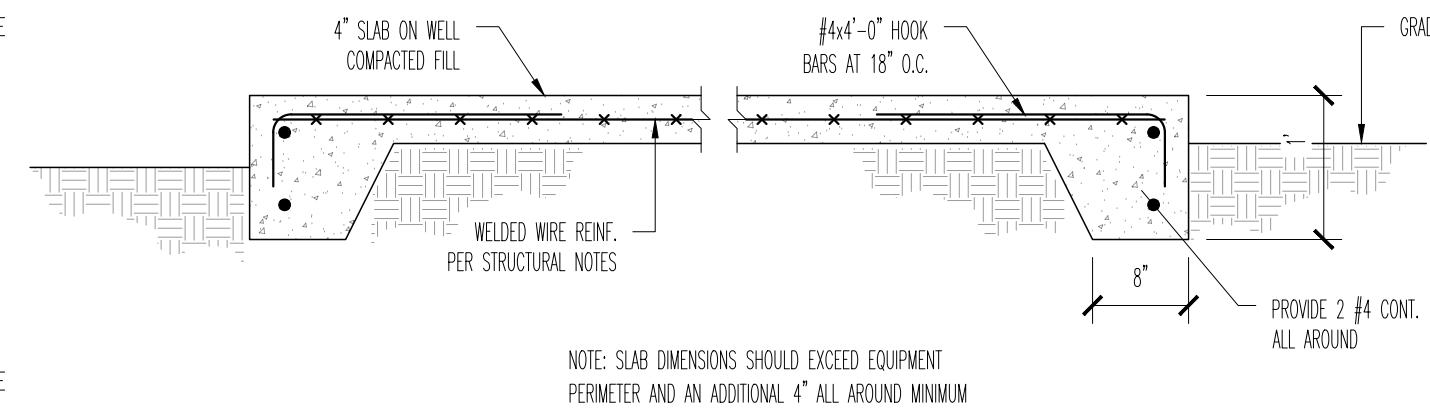
4 MONOLITHIC WALL FOOTING DETAIL
INTERIOR
SCALE 3/4" = 1'-0"



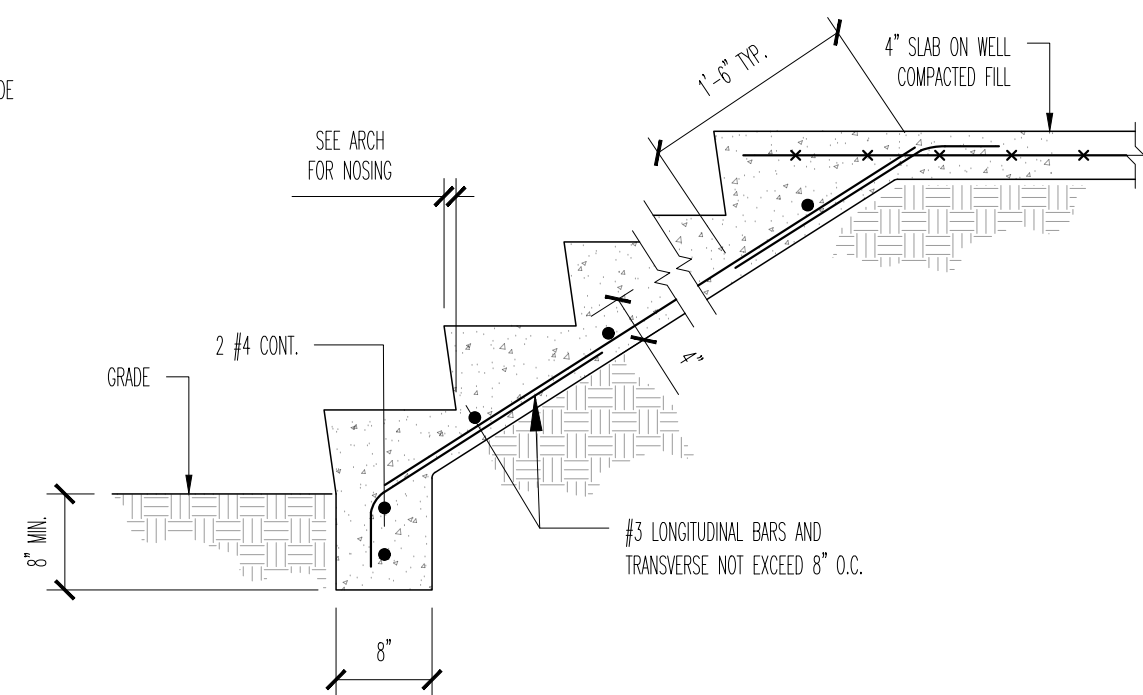
5 SLAB ON GRADE JOINT DETAILS
SCALE 1 1/2" = 1'-0"



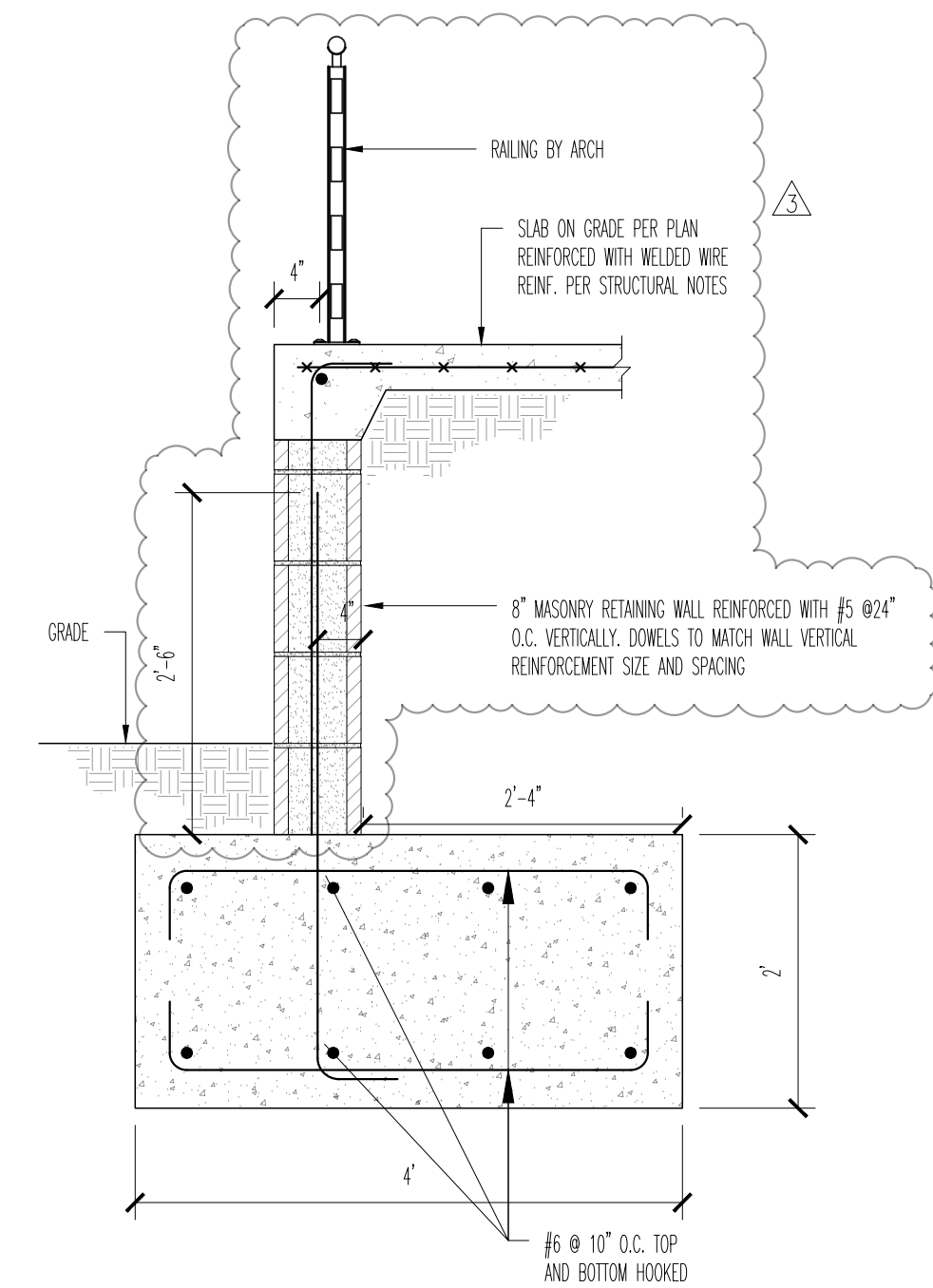
6 TYP. THICKENED EDGE DETAIL
SCALE 3/4" = 1'-0"



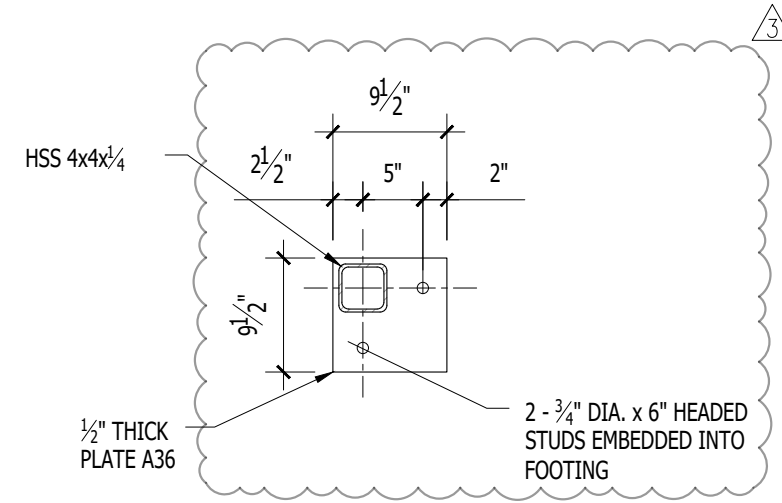
8 TYP. MECHANICAL EQUIPMENT PAD
SCALE 3/4" = 1'-0"



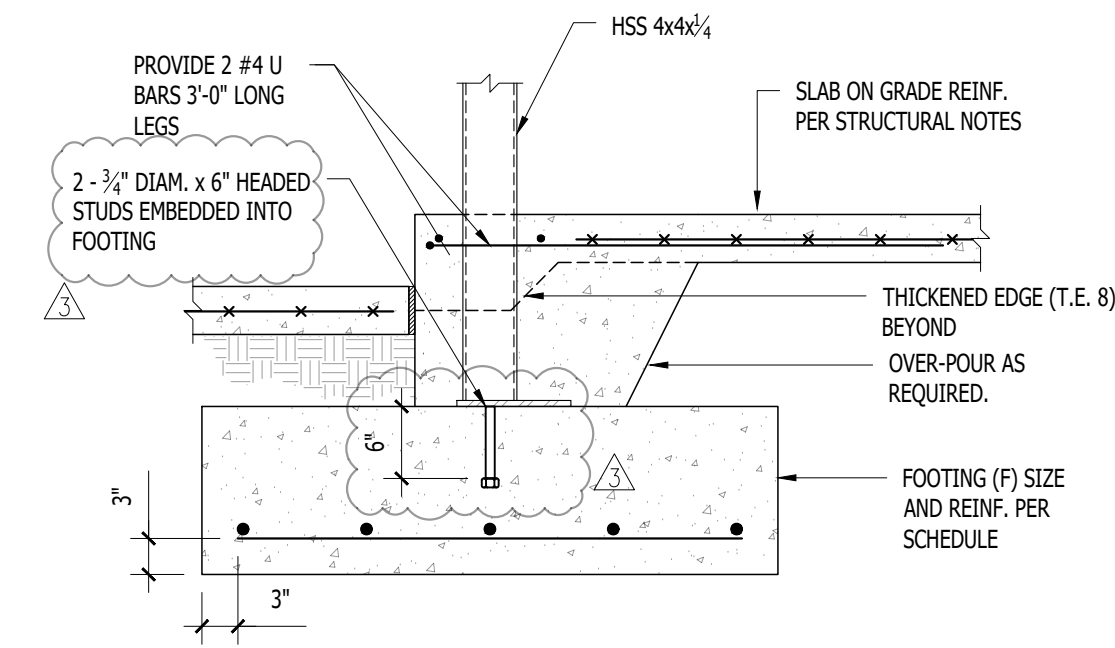
9 TYP. SIDE GRADE STAIR
SCALE 3/4" = 1'-0"



10 POOL DECK RETAINING WALL
SCALE 3/4" = 1'-0"



7 STEEL COLUMN FOOTING DETAIL
SCALE 3/4" = 1'-0"



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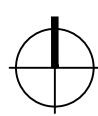
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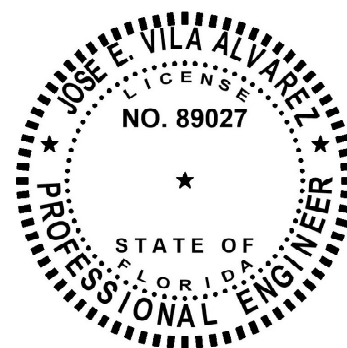
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DATE: JANUARY, 2022
DRAWN BY: DG
CONTENT: JV

NO: 1
REVISION: BLDG. DEPT. COMMENTS
DATE: 08/28/2022

NO: 3
REVISION: OWNER CHANGES
DATE: 12/23/2025

SHEET NUMBER:

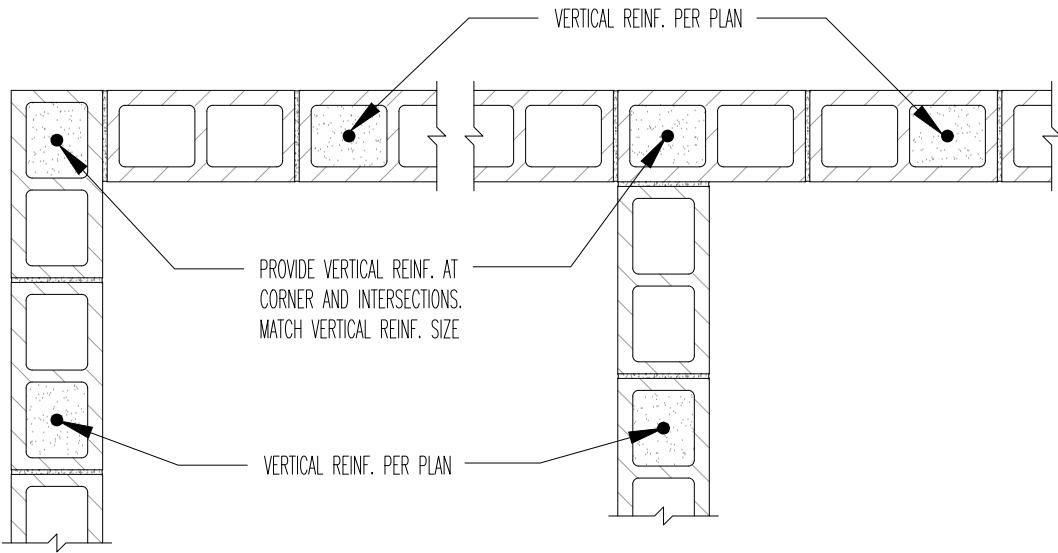
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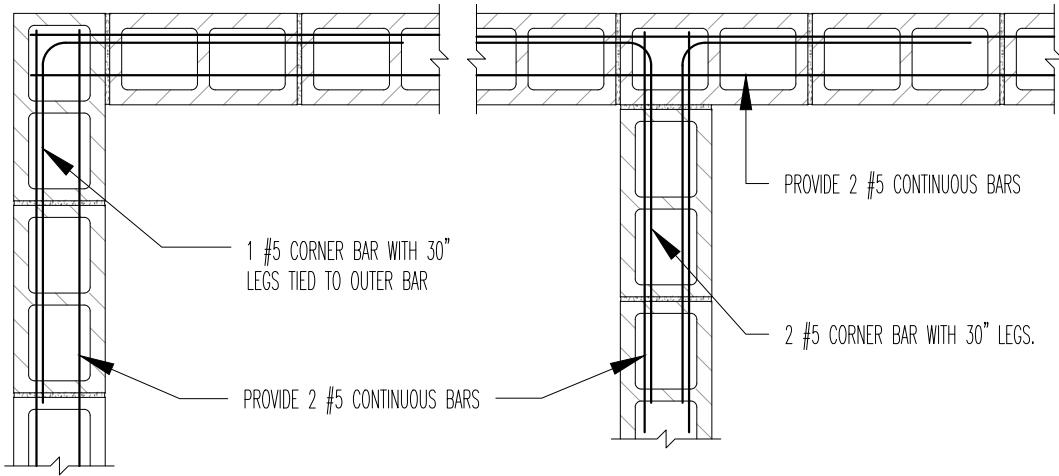
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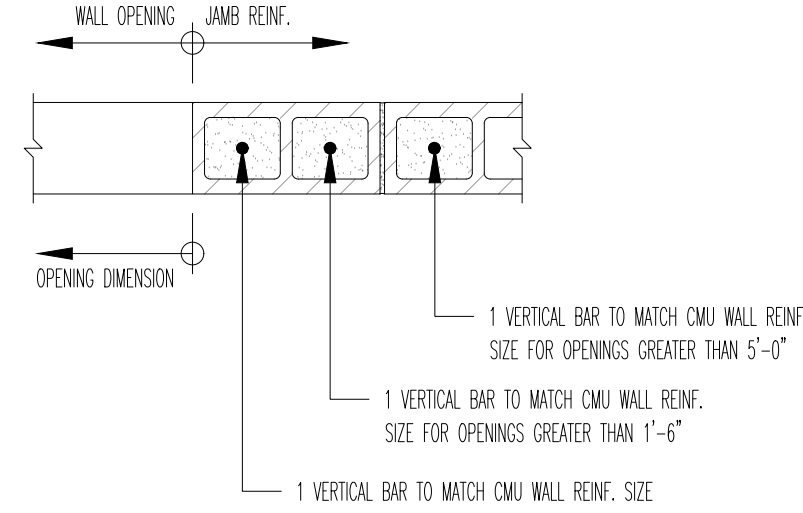
NOTE:
- ALL INTERSECTION AND CORNERS SHALL BE BUILT IN RUNNING BOND

1 TYP. CMU REINF. PLAN DETAIL
8" CMU SCALE 3/4" = 1'-0"

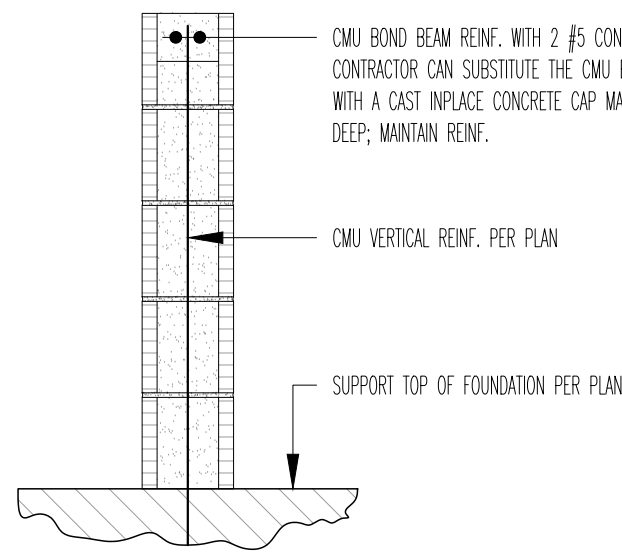


NOTE:
- ALL INTERSECTION AND CORNERS SHALL BE BUILT IN RUNNING BOND
- WALL VERTICAL REINF. AND GROUT NOT SHOWN FOR CLARITY

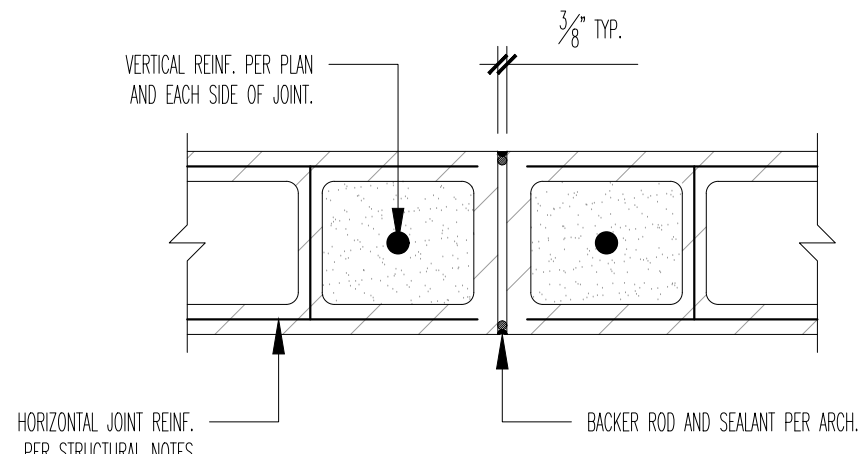
2 TYP. CMU BOND BEAM REINF. PLAN DETAIL
8" CMU SCALE 3/4" = 1'-0"



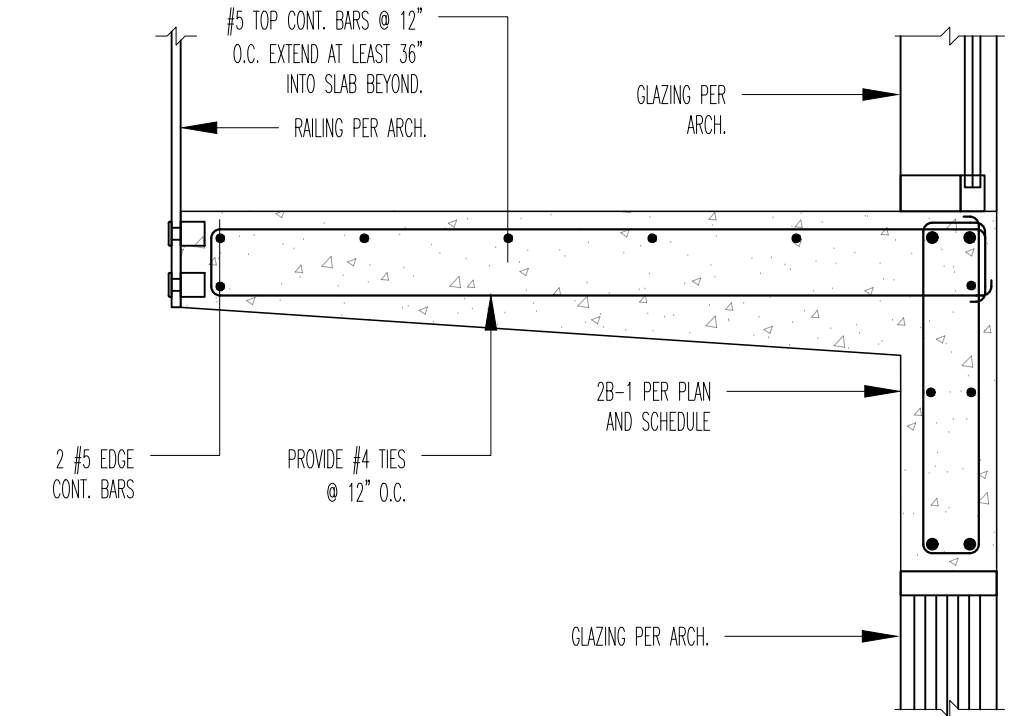
3 TYP. CMU REINF. JAMB PLAN DETAIL
8" CMU SCALE 3/4" = 1'-0"



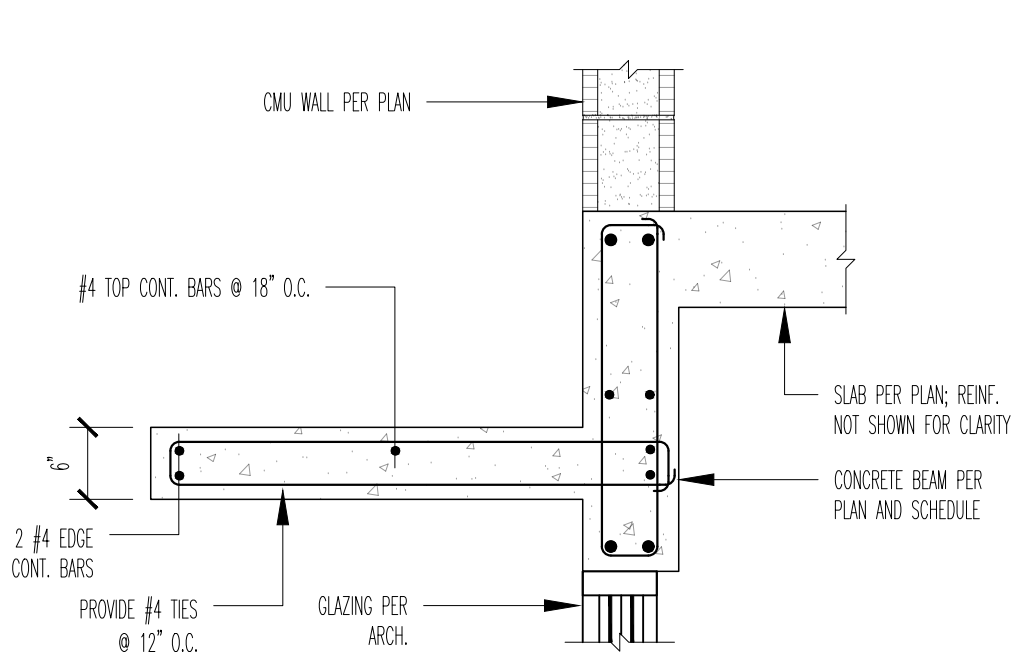
4 TYP. CMU SILL DETAIL
8" CMU SCALE 3/4" = 1'-0"



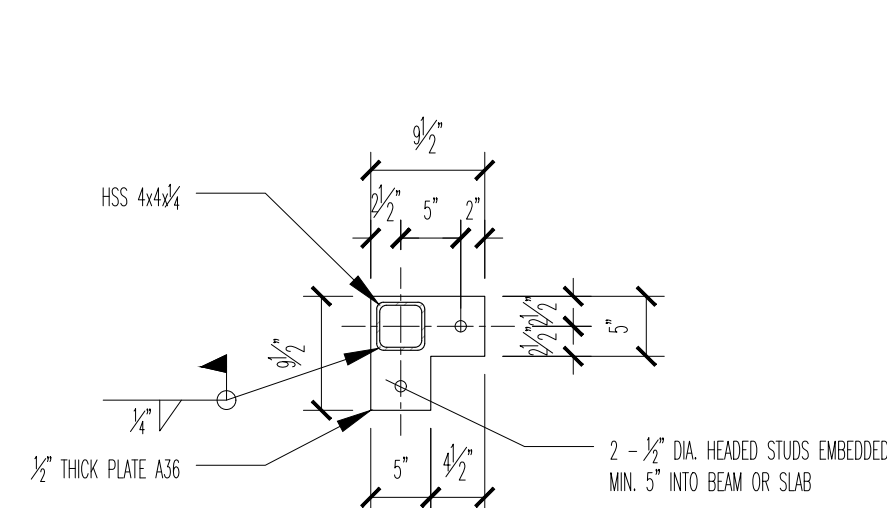
TYPICAL JOINT THROUGH WALL



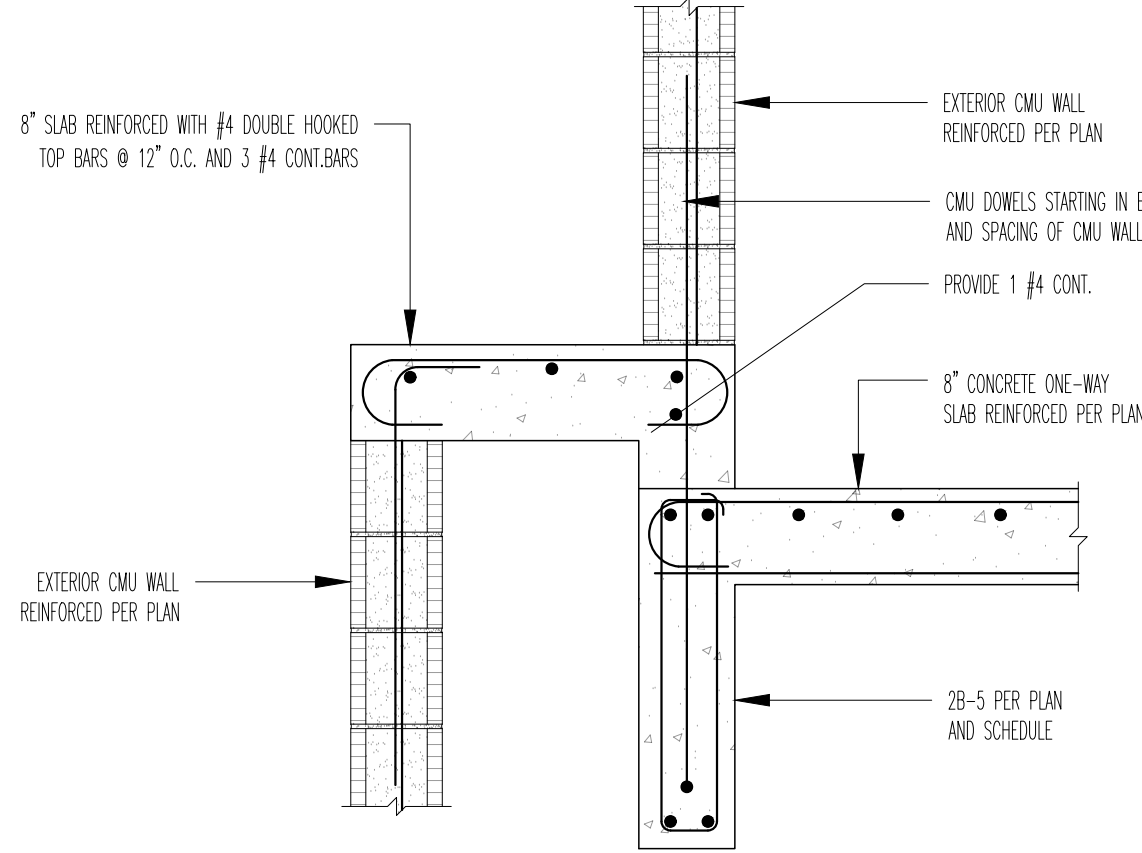
6 CONCRETE BRIDGE DETAIL
SCALE 3/4" = 1'-0"



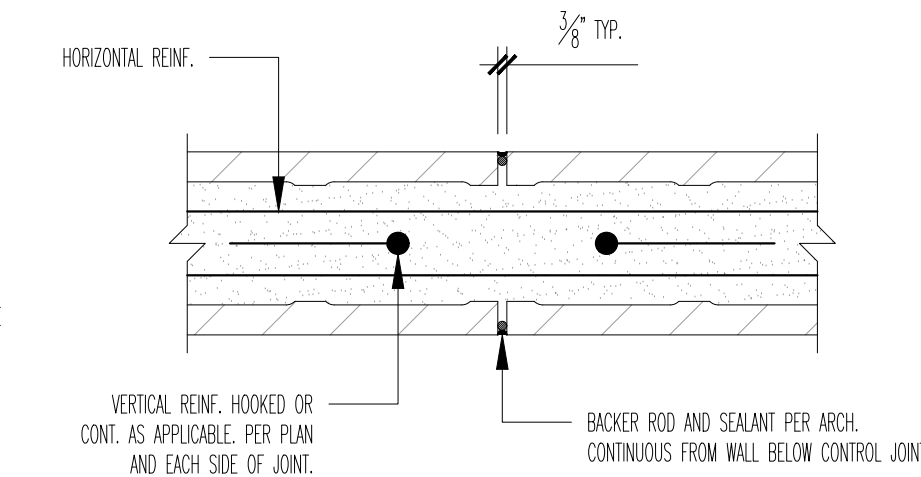
7 CONCRETE EYEBROW DETAIL
SCALE 3/4" = 1'-0"



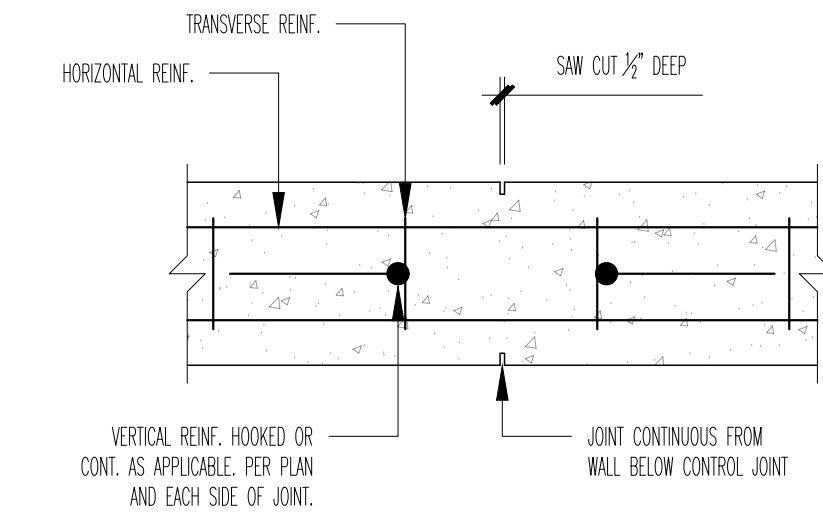
8 STEEL TOP AND BASE PLATE
ABOVE GROUND FLOOR SCALE 3/4" = 1'-0"



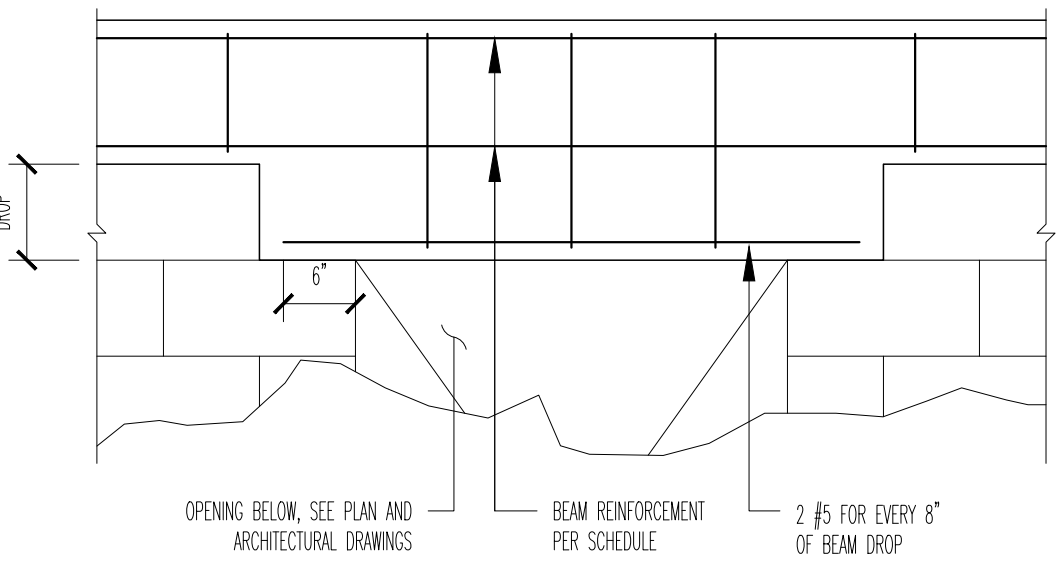
9 EXTERIOR CONCRETE SECTION
GARAGE WALL SCALE 3/4" = 1'-0"



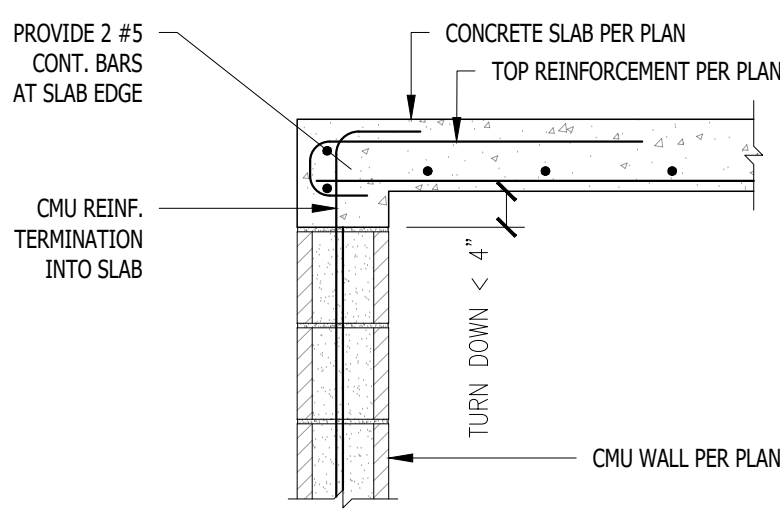
TYPICAL JOINT THROUGH BOND BEAM



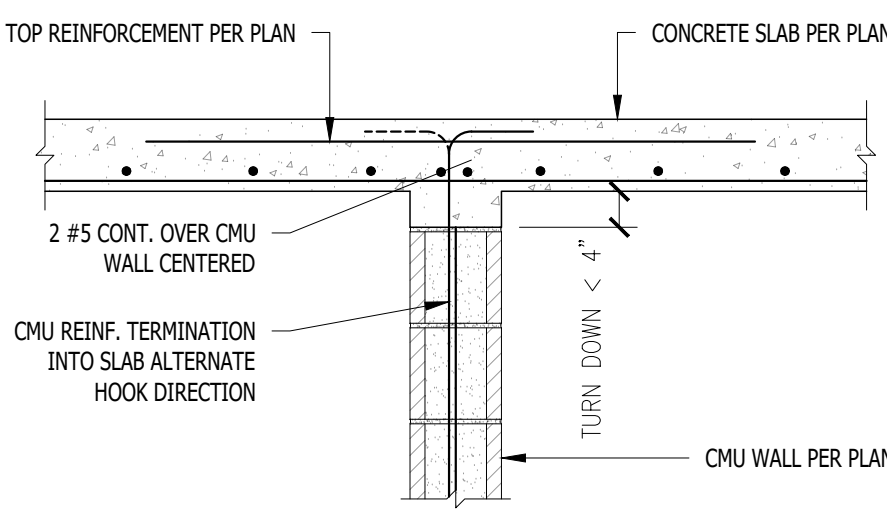
TYPICAL JOINT THROUGH TIE BEAM



10 TYP. BEAM DROP OVER OPENING
SCALE 3/4" = 1'-0"



11 TYP. CMU TO CONCRETE SLAB DETAIL
- EDGE CONDITION SCALE 3/4" = 1'-0"



12 TYP. CMU TO CONCRETE SLAB DETAIL
- INTERIOR CONDITION SCALE 3/4" = 1'-0"

5 TYP. CMU CONTROL JOINT PLAN DETAIL
8" CMU SCALE 1/2" = 1'-0"

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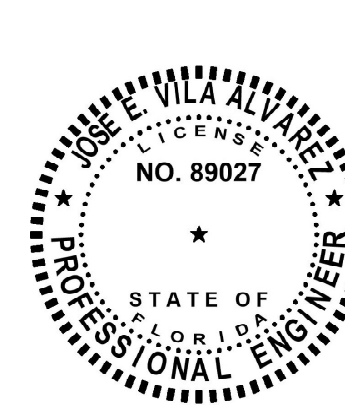
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COMM. NO.:	22CB006	NO.:	1	REVISION:	08/28/2022
DATE:	JANUARY, 2022	NO.:	3	REVISION:	12/23/2025
DRAWN BY:	DG				
CONTENT:	JV				

SHEET NUMBER:

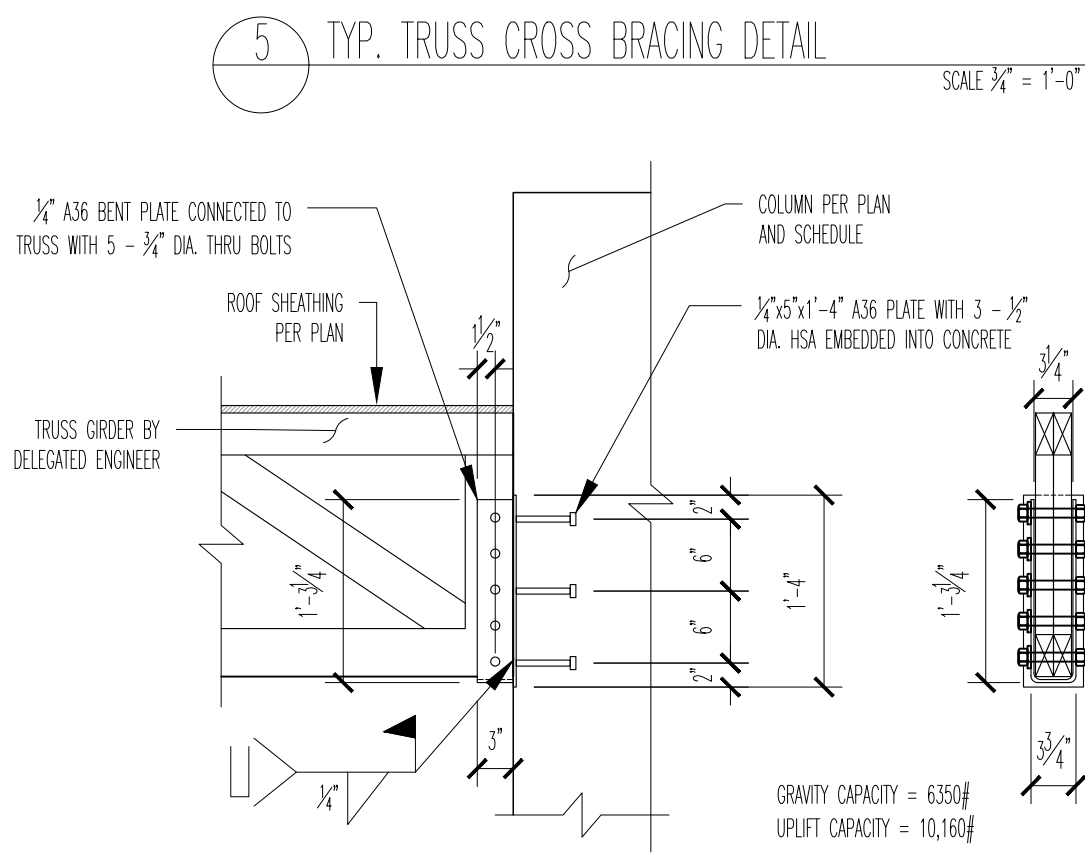
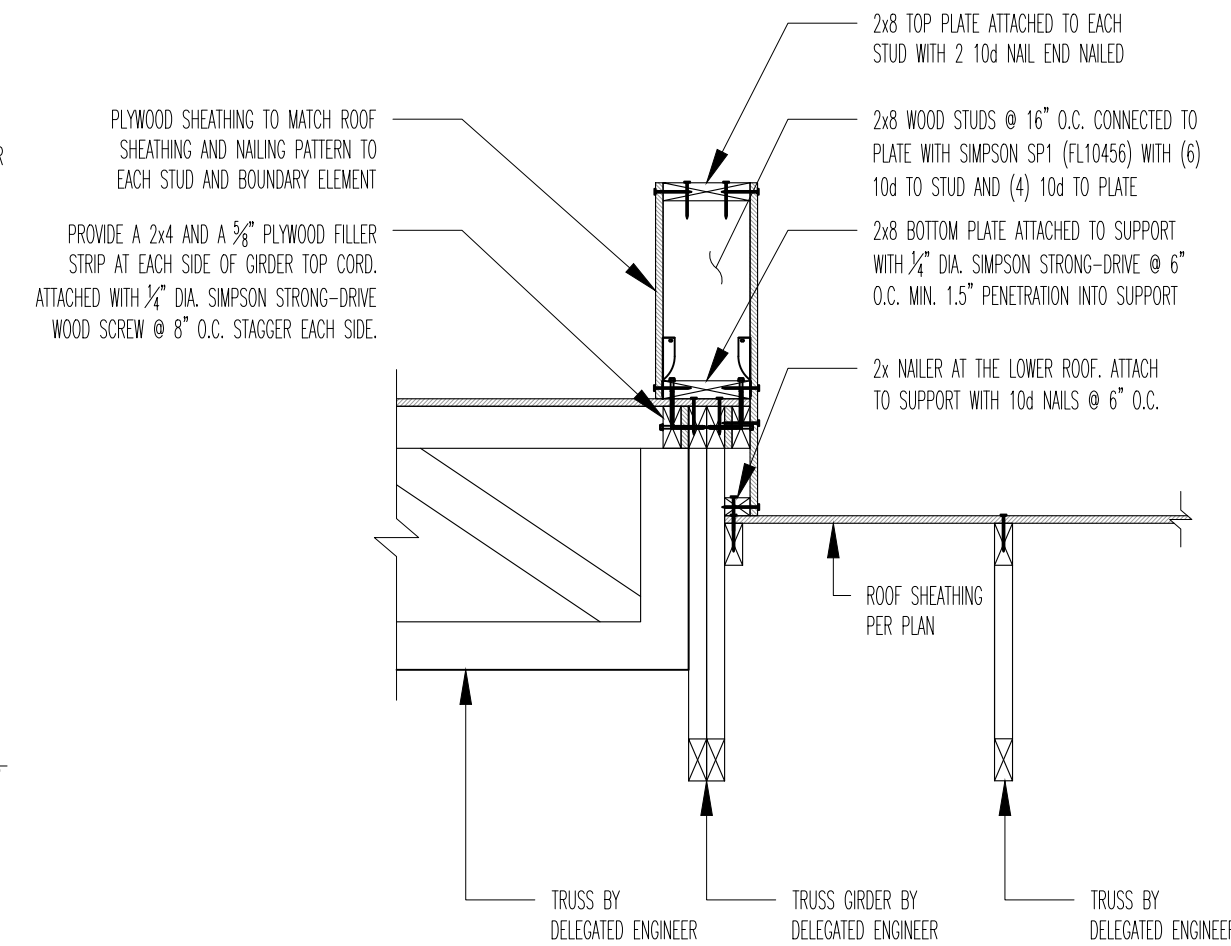
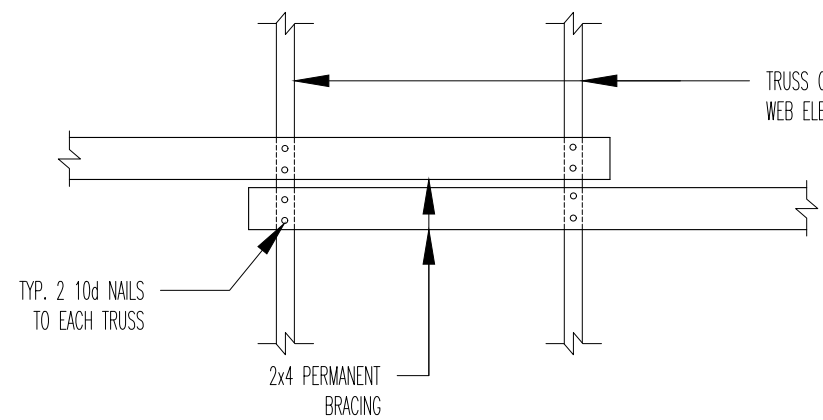
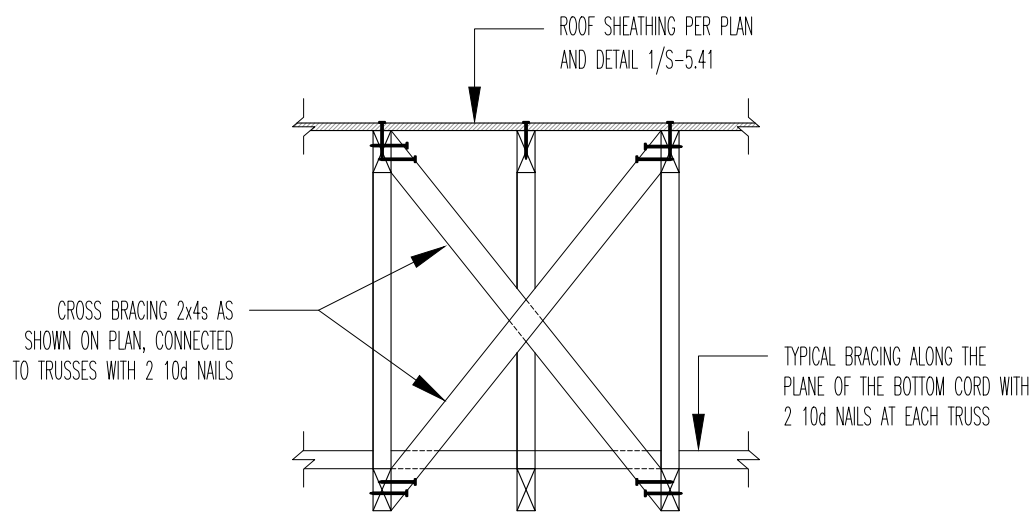
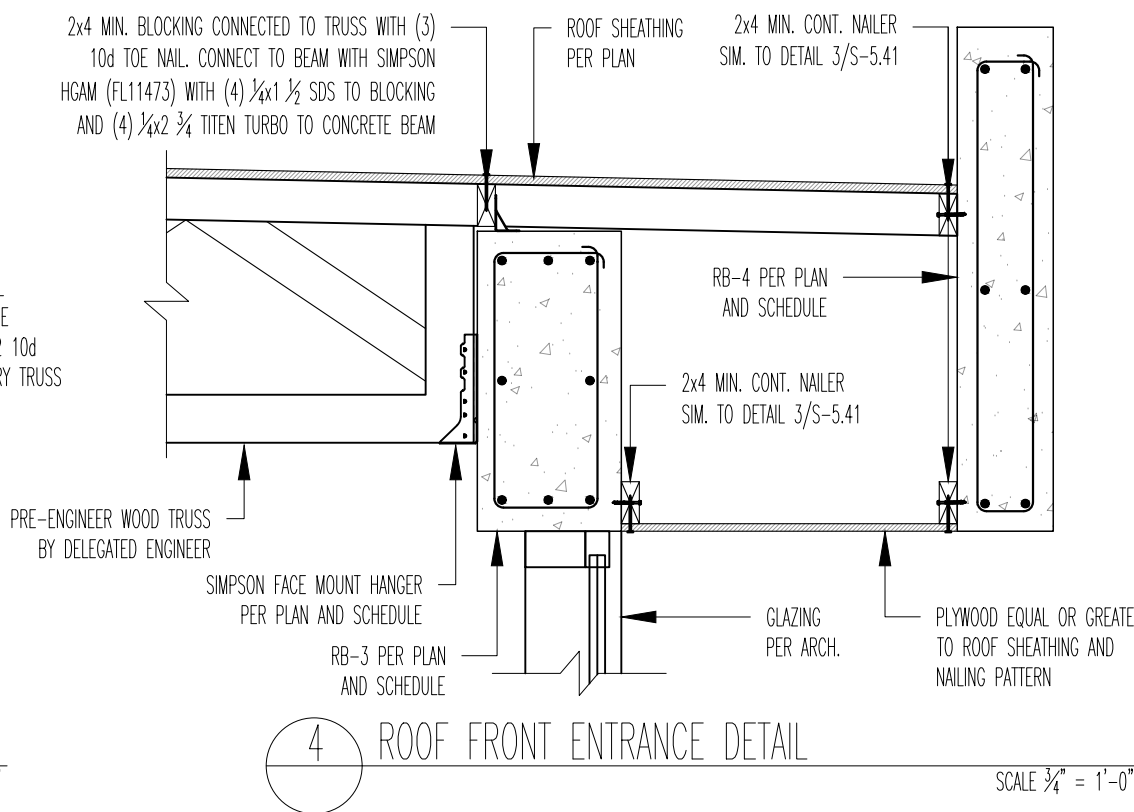
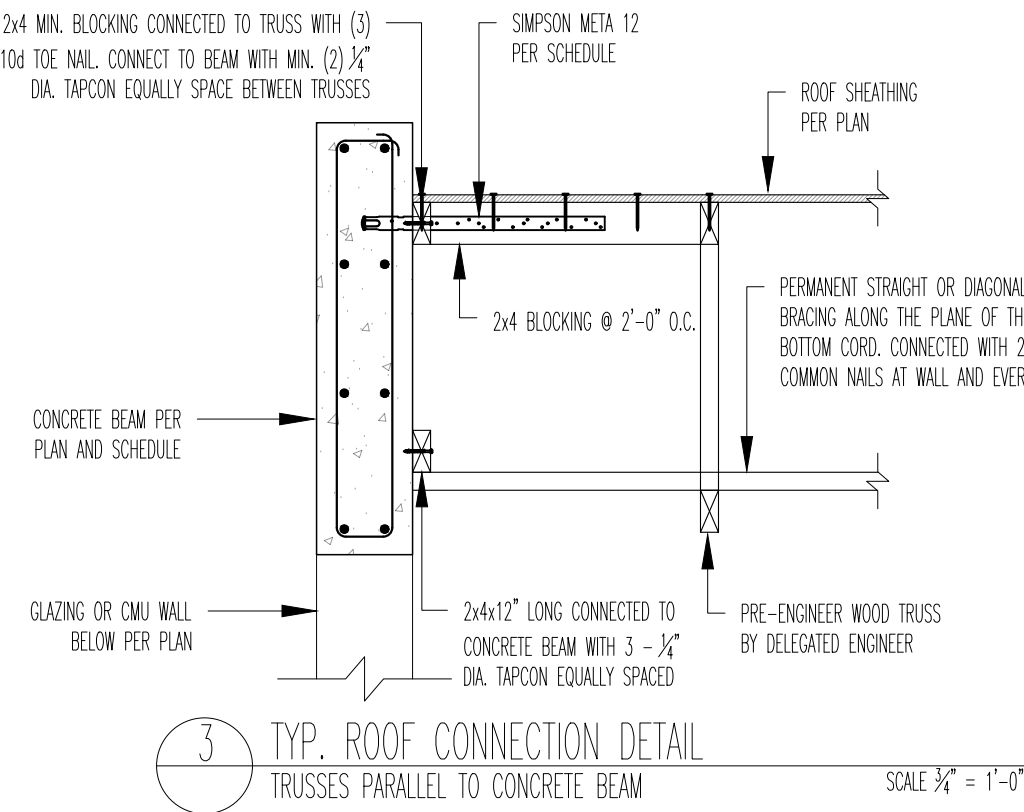
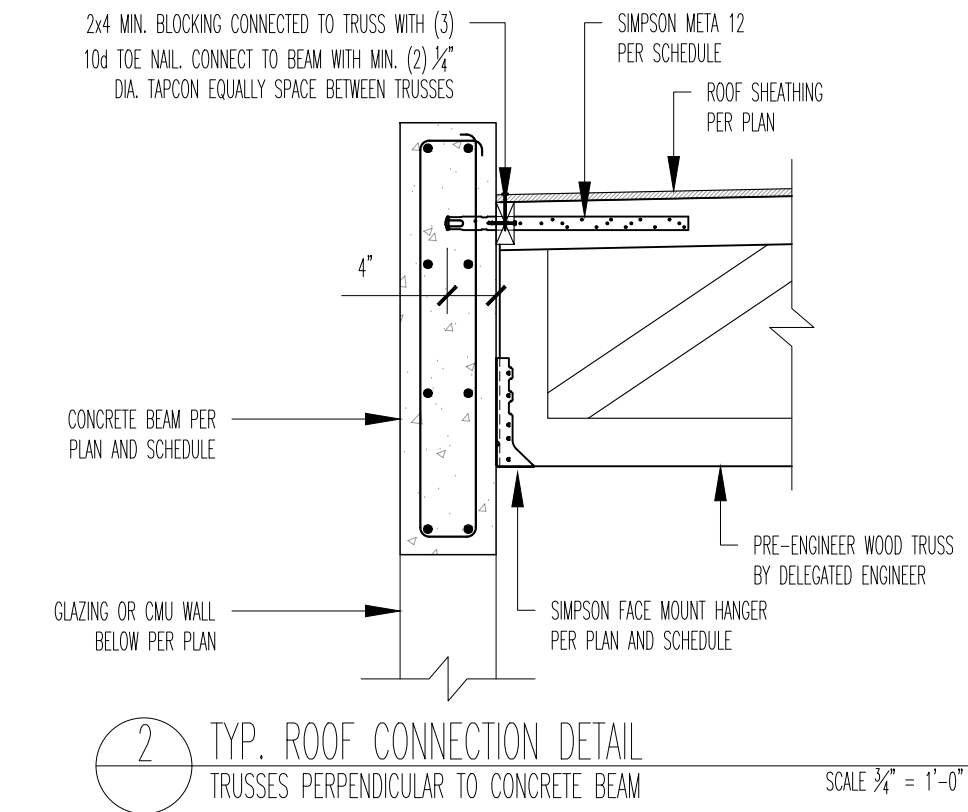
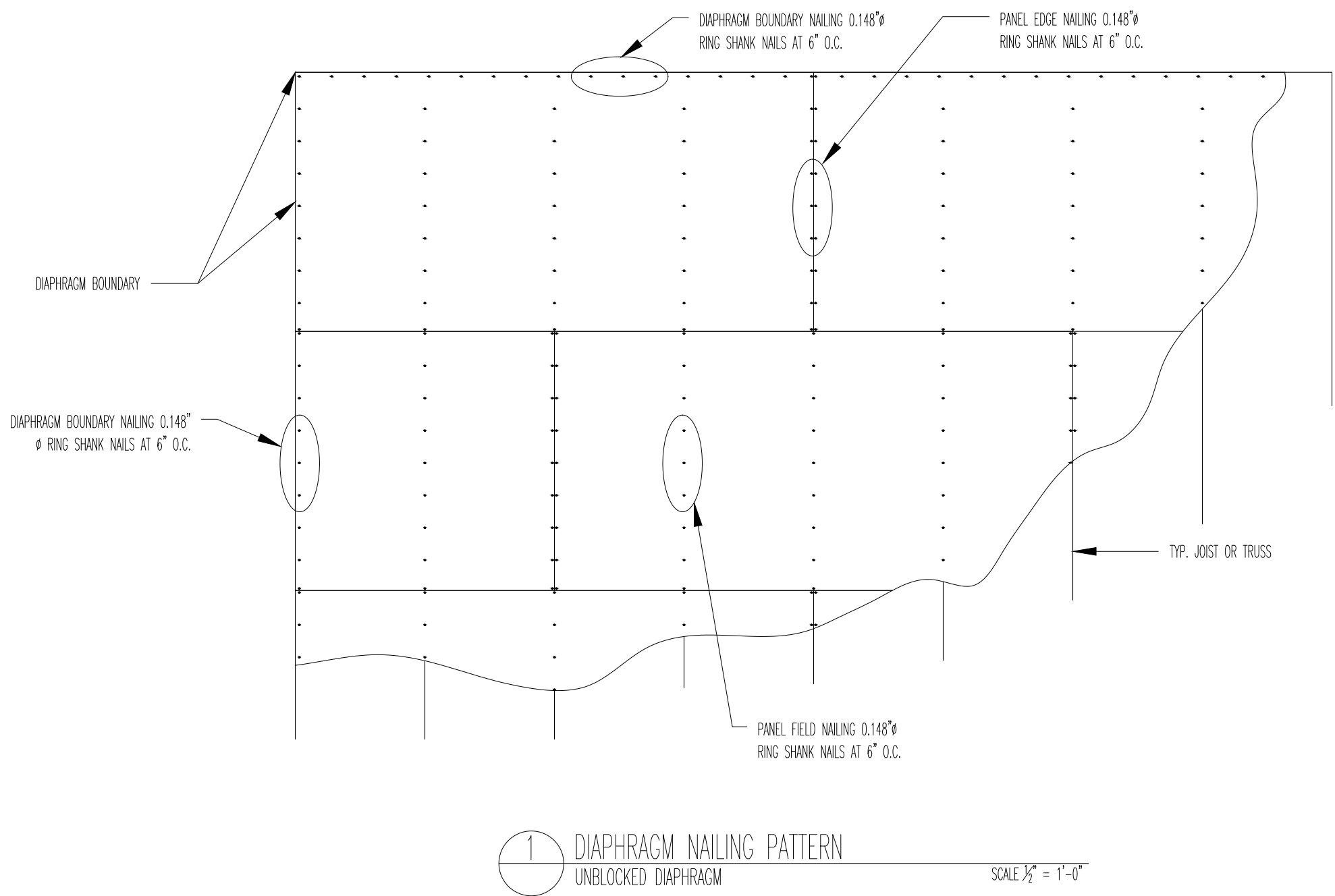


JOSE E. VILA ALVAREZ, PROFESSIONAL ENGINEER,
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NEW YORK 11 ERIE STREET 2nd FLOOR JERSEY CITY, NJ 07302
REGISTRATION: A.A. 28000528
WEBSITE: www.msarq.com
TELEPHONE: 305-548-3006

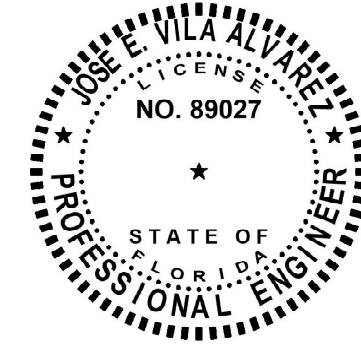
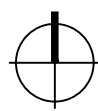
NEW RESIDENCE
FOR
ELIGES INVESTORS CONSTRUCTION
AT
9841 SW 73rd COURT
PINECREST, FLORIDA 33156

STRUCTURAL ENGINEER: JOSE E. VILA ALVAREZ, P.E. - 89027
VILA STRUCTURAL CONSULTING ENGINEERS
18701 SW 87th AVE. MIAMI, FLORIDA 33157 786-537-1061
MECHANICAL ENGINEER: ORLANDO RANGEL, P.E. - 60025
9940 SW 57th STREET, MIAMI, FLORIDA 33165
TEL.: 786-547-3517
CIVIL ENGINEER: ANDRE D. MARTINEZ, P.E. - 85425
AM CIVIL ENGINEERS & PLANNERS
800 SW 21st STREET MIAMI, FLORIDA 33135
TEL.: 786-289-9414 amcu405@gmail.com
LANDSCAPE ARCHITECT:

ENGINEER:
JOSE E. VILA ALVAREZ, PE
FL. NO. 89027

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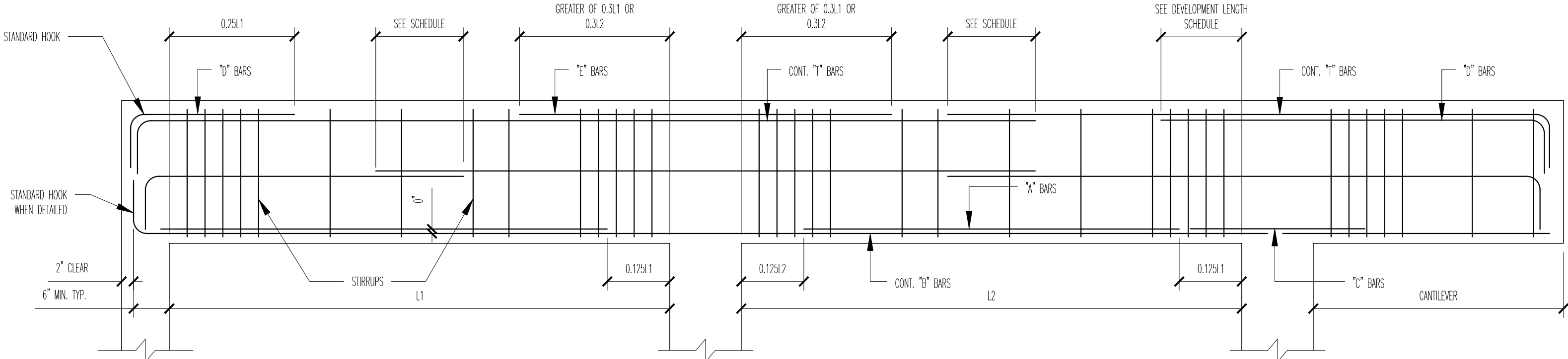
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COMM. NO.: 22CB006
DATE: JANUARY, 2022
DRAWN BY: DG
CONTENT: JV

SHEET NUMBER:

S-5.41



CONCRETE BEAM SCHEDULE												
BEAM MARK	T.O. BEAM ELEV.	SIZE (in) b x d	LONGITUDINAL REINFORCEMENT						No.	TRANSVERSE REINFORCEMENT QUANTITY FROM E.E. ± BALANCE		REMARKS
			B	A	C	D	E	M				
ZB-1	+12'-6"	8 x 30	2 #7	-	-	2 #7	-	-	1 #5	#3	Ø24" O.C.	-
ZB-2	+12'-6"	8 x 60	2 #7	-	-	2 #7	-	-	2 #5	#3	Ø24" O.C.	-
ZB-3	+12'-6"	8 x 30	2 #7	-	-	2 #7	-	-	-	#3	Ø12" O.C.	-
ZB-4	+12'-6"	8 x 30	2 #7	-	-	2 #7	-	-	-	#3	Ø12" O.C.	-
ZB-5	+12'-6"	1-BEAM	2 #6	-	-	2 #6	-	-	-	#3	Ø12" O.C.	BEAM STEM 8" x 30"
ZB-6	+12'-6"	1-BEAM	2 #6	-	-	2 #6	-	-	-	#3	Ø12" O.C.	BEAM STEM 8" x 30"
RB-1	+24'-4"	8 x 40	2 #6	-	-	2 #6	-	-	1 #5	#3	Ø24" O.C.	-
RB-2	+22'-11 1/2"	8 x 28	2 #7	-	-	2 #7	-	-	1 #5	#3	Ø12" O.C.	-
RB-3	+22'-7"	12 x 25	3 #7	-	-	3 #7	-	-	1 #7	#3	Ø12" O.C.	-
RB-4	+24'-0"	8 x 42	2 #6	-	-	2 #6	-	-	1 #5	#3	Ø24" O.C.	-
CONCRETE TIE BEAM SCHEDULE												
TIB-1	+12'-6"	8 x 30	2 #6	-	-	2 #6	-	-	-	#3	Ø48" O.C. PROVIDE Ø12" O.C. OVER OPENINGS	-
TIB-1	+25'-6"	8 x 47	2 #6	-	-	2 #6	-	-	3 #5	#3	Ø48" O.C. PROVIDE Ø12" O.C. OVER OPENINGS	-
TIB-2	+26'-0"	8 x 54	2 #6	-	-	2 #6	-	-	5 #5	#3	Ø48" O.C. PROVIDE Ø12" O.C. OVER OPENINGS	-
TIB-3	+13'-0"	8 x 36	2 #6	-	-	2 #6	-	-	2 #5	#3	Ø48" O.C. PROVIDE Ø12" O.C. OVER OPENINGS	-

TIE COLUMN SCHEDULE				
TIE COLUMN TAG	SIZE (in) b x h	VERTICAL REINF.	COLUMN TIES	FOUNDATION DOWNELS
TC-1	8 x 12	4 #5	#3 Ø 12" O.C.	4 #5
TC-2	8 x 14	4 #5	#3 Ø 12" O.C.	4 #5
TC-3	8 x 15	4 #5	#3 Ø 12" O.C.	4 #5
TC-4	SEE TYPE IV	10 #5	#3 Ø 12" O.C.	10 #5
TC-5	8 x 24	8 #5	#3 Ø 12" O.C.	8 #5

COLUMN SCHEDULE				
TIE COLUMN TAG	SIZE (in) b x h	VERTICAL REINF.	COLUMN TIES / TRANSVERSE REINF.	FOUNDATION DOWNELS
C-1	8 x 14	4 #5	#3 Ø 12" O.C.	4 #5
C-2	8 x 16	6 #5	#3 Ø 12" O.C.	6 #5
C-3	8 x 18	6 #5	#3 Ø 12" O.C.	6 #5
C-4	8 x 24	8 #5	#3 Ø 12" O.C.	8 #5
C-5	SEE TYPE V	10 #5	#3 Ø 12" O.C.	10 #5
C-6	8 x 56	16 #5	#3 Ø 12" O.C.	16 #5

COLUMN NOTES

- HARPPINS ARE TO BE LOCATED AT THE SAME SPACING OF TRANSVERSE REINFORCEMENT, ALTERNATE 135 DEGREE HOOK VERTICALLY.

MASONRY LAP SPICE SCHEDULE	
BAR SIZE	LENGTH
#3	12"
#4	12"
#5	18"
#6	34"
#7	46"
#8	60"
#9	88"

MASONRY LAP SPICE SCHEDULE NOTES

- THE TABULATED VALUES WERE CALCULATED USING $f'm=2000$ PSI.
- TABULATED VALUES WERE DERIVED FROM TMS 402-16 FOR REINFORCEMENT $f_y=60$ KSI NOT CONFORMING TO SEISMIC PROVISIONS.
- NON CONTACT SPLICES ARE ACCEPTABLE IF SPACING IS ONE FIFTH OF THE REQUIRED SPLICE LENGTH BUT NOT EXCEEDING 8'.

ANCHOR MARK	MANUFACTURER	CONNECTOR	FASTENERS		FLORIDA PRODUCT APPROVAL	ANCHOR CAPACITY (LBS)		REMARKS
			TO TRUSS/JOIST	TO SUPPORT		UPLIFT	GRAVITY	
A	SIMPSON	LQUM210-2 1	(8) 1/2" SIMPSON-STRONG DRIVE SDS	(8) 3/4" 11EN HD	FL# 13904	3575	9575	-
B	SIMPSON	META 12	(8) 104 x 1 1/2"	EMBEDDED	FL# 11473	1450	-	340

- THE DESIGN ASSUMPTION FOR FLAT TRUSSES IS THAT THE ELEMENTS ARE PLACED WITH THE WEAK AXIS HORIZONTAL (A 2x WILL LAY FLAT AT EACH CORN).

WALL FOOTING SCHEDULE				
FOOTING TAG	SIZE Cont. x W x Th	REINFORCEMENT		REMARKS
		CONT.	TRANSVERSE	
WF-1.5	1'-6"	12	2 #5	#4 Ø 9" O.C.
WF-2.5	2'-6"	12	3 #5	#4 Ø 9" O.C.
WF-3.5	3'-6"	12	4 #5	#4 Ø 9" O.C.

FOOTING SCHEDULE									
FOOTING TAG	SIZE L x W x Th				BOTTOM REINF.		TOP REINF.		REMARKS
	L	W	Th (in)		LW	SW	LW	SW	
F-3.0	3'-0"	3'-0"	12		3 #5	3 #5			
F-3.5	3'-6"	3'-6"	12		3 #5	3 #5			
F-4.0	4'-0"	4'-0"	12		4 #5	4 #5			
F-5.0	5'-0"	5'-0"	14		5 #5	5 #5			
F-6.0	6'-0"	6'-0"	16		6 #6	6 #6			

FOOTING NOTES

- LW INDICATES REINFORCEMENT LAD IN THE LONG DIMENSION OF THE FOOTING AND SW INDICATES REINFORCEMENT LAD IN THE SHORT DIRECTION OF THE FOOTING.

LAP SPICE SCHEDULE							
BAR SIZE	TENSION SPICE				COMPRESSION SPICE		
	TOP BARS	OTHERS	TOP BARS	OTHERS	TOP BARS	OTHERS	
#3	26"	20"	23"	18"	20"	16"	12"
#4	35"	27"	30"	23"	27"	21"	15"
#5	43"	33"	37"	29"	34"	26"	19"
#6	52"	40"	45"	35"	40"	31"	23"
#7	75"	58"	65"	50"	60"	45"	27"
#8	86"	66"	74"	57"	67"	51"	30"
#9	98"	75"	84"	65"	75"	58"	34"

LAP SPICE SCHEDULE NOTES

- THE TABULATED VALUES ARE FOR UNCOATED BARS. IF EPOXY OR ZINC COATED BARS ARE USED CONSULT WITH THE ENGINEER.
- TABULATED VALUES WERE DERIVED FROM ACI 318-14 FOR REINFORCEMENT $f_y=60$ KSI NOT CONFORMING TO SEISMIC PROVISIONS.
- THE TABULATED VALUES WERE DERIVED UNDER THE ASSUMPTION THAT MINIMUM CONCRETE COVER IS d_b AND MINIMUM CLEAR SPACING OF 2 d_b .

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NEW RESIDENCE FOR ELIGES INVESTORS CONSTRUCTION AT 9841 SW 73rd COURT PINECREST, FLORIDA 33156

STRUCTURAL ENGINEER: JOSE E. VILA ALVAREZ, P.E. - 89027 VILA STRUCTURAL CONSULTING ENGINEERS 118701 SW 40TH AVE. MIAMI, FLORIDA 33157 786-537-1061	SEAL:
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MECHANICAL ENGINEER: ORLANDO RANGEL, P.E. - 60226 9940 SW 57th STREET, MIAMI, FLORIDA 33156 TEL.: 786-547-3517
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CIVIL ENGINEER: ANDRE D. MARTINEZ, P.E. - 85425 AM CIVIL ENGINEERS & PLANNERS 860 SW 21st STREET MIAMI, FLORIDA 33135 TEL.: 786-289-9414 amciv005@gmail.com
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LANDSCAPE ARCHITECT:

ENGINEER: JOSE E. VILA ALVAREZ, PE FL. NO. 89027

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COMM. NO.:	22CB006	NO. REVISION:	DATE:
DATE:	JANUARY, 2022	1. BLDG. DEPT. COMMENTS	08/28/2022
DRAWN BY:	DG	2. BLDG. DEPT. COMMENTS	01/18/2023
CONTENT:	JV	3. CONST. COORD.	12/23/2025

SHEET NUMBER:

S-6.01

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