STRUCTURAL NOTES

(2020 FLORIDA BUILDING CODE)

1. FOUNDATIONS:

A. SOIL IS ASSUMED TO PROVIDE 2000 PSF BEARING CAPACITY, AS FOR VISUAL INSPECTION IT APPPEARS TO BE LIMEROCK AND SILICA SAND, FREE FROM ORGANIC MATERIALS. BEFORE POURING FOUNDATION CALL THE ENGINEER OF RECORD TO OBSERVE THAT THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGNED IS BASED. A LETTER WILL BE SUBMITTED TO THE CITY OF MIAMI DADE, CERTIFYING THAT THE SOIL CONDITIONS ARE THE SAME AS STATED ABOVE.

B. CENTERS OF COLUMNS SHALL COINCIDE WITH CENTERS OF FOOTINGS, UNLESS OTHERWISE NOTED IN FOUNDATION PLANS AND FOOTING DETAILS.

C. PROVIDE ANY BRACING OR SHORING AS REQUIRED IN ORDER TO PREVENT SETTLEMENT OR DISPLACEMENT OF ADJACENT EXISTING FOUNDATIONS AND /OR STRUCTURES.

D. TOP OF FOUNDATION ELEVATIONS SHOWN IN PLAN ARE BASED ON THE BEST AVAILABLE INFORMATION GATHERED FROM SOIL BORING LOADS SOIL CONDITIONS ENCOUNTERED DURING FOUNDATION EXCAVATIONS MIGHT DICTATE TOP OF FOUNDATION ELEVATION TO BE LOWERED IN ORDER TO EMBED FOUNDATIONS A MINIMUN OF 6 INCHES INTO THE EXISTING LIMEROCK BEARING STRATA.

E. ALL FOUNDATION EXCAVATIONS SHALL BE KEPT DRY. FOUNDATION CONCRETE SHALL BE POURED ONLY UNTIL EXCAVATIONS ARE COMPLETELY DRY. TAKE EVERY PRECAUTION DURING DEWATERING OPERATIONS SO THAT EXISTING ADJACENT STRUCTURES, UTILITIES, PIPING, ETC. ARE NOT DAMAGED.

F. FOUNDATION EXCAVATIONS SHALL BE INSPECTED BY ENGINEER OF RECORD AND GEOTECHNICAL ENGINEER AND NO FOUNDATIONS SHALL BE POURED UNTIL GEOTECHNICAL ENGINEER CERTIFIES THAT SOIL CONDITIONS ARE AS PER GEOTECHNICAL REPORT.

G. FOUNDATIONS MAY BE EARTH-FORMED IF SOIL CONDITIONS PERMIT. EXCAVATE TO EXACT FOUNDATION SIZES.

H. SLAB ON GRADE
- FILL AND BACKFILL TO BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AT OPTIMUM MOISTURE AS DETERMINED BY THE MODIFIED PROCTOR TEST. COMPACTION LAYERS NOT TO EXCEED 12". SEE GEOTECHNICAL REPORT.
- ALL CONCRETE SLABS ON GRADE TO BE IN ACCORDANCE WITH THE LATEST 'GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION' (ACI 302).
- JOINTS SHALL BE PROVIDED IN ALL SLABS ON GRADE WHERE INDICATED ON THE PLANS.
- 6 MIL POLYETHYLENE MEMBRANE SHALL BE PROVIDED UNDER ALL SLABS FORMED ON FILL.
- COLUMNS, BEAMS, WALLS OR ANY OTHER STRUCTURAL MEMBER PENETRATING SLABS ON FILL SHALL BE ISOLATED BY PRE-MOLDED JOINT FILLER (½" THK) COMPLYING WITH ASTM D1752, TYPE I.

2. CONCRETE:

A. ALL CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301-11 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS."

B. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE AS FOLLOWS:
FOOTINGS ———— 3000 PSI.
SLABS ON GRADE ———— 3000 PSI.
STRUCTURAL SLABS AND BEAMS ———— 3000 PSI.
COLUMNS ———— 3000 PSI.
ALL OTHER CONCRETE ———— 3000 PSI.

C. ALL FOUNDATIONS AT WATER LEVEL HIGH SHALL BE 5000 P.S.I 0.4 CEMENT RATIO WATER AND GRACE WRDA 64 TYPE A (WATER REDUCING ADMIXTURE).

D. CONTRACTOR TO CONTRACT AN INDEPENDENT TESTING LABORATORY TO PERFORM CONCRETE CYLINDER TESTS AS FOLLOWS: SIX CYLINDER TESTS FOR ANY CONCRETE POURED EACH DAY. ONE CYLINDER SHALL BE TESTED AT 3 DAYS AND 7 DAYS, THREE AT 28 DAYS, AND ONE RESERVED TO BE TESTED AT 56 DAYS IF REQUIRED. FOLLOW ASTM STANDARDS FOR SAMPLING AND TESTING. ONE SLUMP TEST SHALL BE TAKEN FOR EACH SET OF TEST CYLINDERS CAST. SLUMP TEST SHALL CONFORM WITH ASTM C 143. NO CONCRETE TEST WILL BE ACCEPTED IF CONCRETE IS TAMPERED WITH IN ANY WAY AFTER SAID TEST IS PERFORMED. REPEAT TEST IF WATER IS ADDED AFTER INITIAL SAMPLING.

E. TRANSPORTING, PLACING, CURING AND DEPOSITING OF CONCRETE SHALL COMPLY WITH ACI 301-11: SPECIFICATIONS FOR STRUCTURAL CONCRETE.

F. FORMWORK SHALL COMPLY WITH ACI 347-14, " RECOMMENDED PRACTICE FOR CONCRETE WORK."

G. NO WATER SHALL BE ADDED TO THE CONCRETE AT THE JOB SITE.

H. MIX DESIGNS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF ANY CONCRETE WORK. SUBMIT STATISTICAL DATA FOR EACH CLASS OF CONCRETE.

I. MAXIMUM WATER/CEMENT RATIO FOR CONCRETE CONTAINING A SUPERPLASTICIZING ADMIXTURE SHALL BE 0.40. SLUMP AFTER ADDITION OF SUPERPLASTICIZER SHALL BE 6" +/- 1"

J. CONSTRUCTION JOINTS IN STRUCTURAL SLABS AND BEAMS SHALL BE LOCATED AT 1/3 OF THE SPAN WITH REINFORCING CONTINUOUS ACROSS THE JOINT. PROVIDE A CONTINUOUS 2 X 4 SHEAR KEY AT SLABS. AT BEAMS PROVIDE A 1 1/2" DEEP SHEAR KEY WITH A WIDTH 5" SMALLER THAN THE BEAM WIDTH AND A DEPTH 8" SMALLER THAN THE BEAM DEPTH. LOCATIONS SHALL BE APPROVED BY STRUCTURAL ENGINEER OF RECORD BEFORE POUR.

K. MINIMUM CONCRETE COVER FOR REINFORCEMENT:

	BOTTOM	TOP	SIDES
FOOTINGS	3"	2"	3"
BEAMS	1½"	1½"	1½"
COLUMNS	---	---	1½"
INTERIOR SLABS	¾"	¾"	1½"
EXTERIOR SLAB	1"	1½"	1½"
GARAGE GROUND FLOOR SLAB	2"	2"	3"

3. REINFORCING STEEL:

A. REINFORCING STEEL SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI 318-14.
B. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A 615-15 (SI) GRADE 60.
C. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 1064
D. REINFORCING SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES DURING PLACING OF CONCRETE, IN ACCORDANCE WITH CRSI "MANUAL OF STANDARD PRACTICE", 2008.
E. ALL TOP REINFORCING SHALL TERMINATE WITH STANDARD HOOKS AT DISCONTINUOUS EDGES OR ENDS.
F. ALL BOTTOM BARS SHALL BEAR 6" MINIMUM OVER SUPPORTS, U.O.N.
G. ALL REINFORCING BARS MARKED CONTINUOUS SHALL BE LAPPED 30 DIA. AT SPLICES AND CORNERS UNLESS OTHERWISE NOTED. LAP CONTINUOUS TOP BARS AT CENTER BETWEEN SUPPORTS AS REQUIRED. TERMINATE CONTINUOUS BARS AT NON-CONTINUOUS ENDS WITH STANDARD HOOKS, U.O.N.
H. SLAB TOP BARS ARE SHOWN IN PLAN AS SOLID LINES. SLAB BOTTOM BARS ARE SHOWN IN PLAN AS DASHED LINES.
I. IN BEAMS WITH MULTIPLE LAYERS OF REINFORCING AT TOP OR BOTTOM SEPARATE LAYERS WITH #8 SPACER BARS FOR BAR SIZES UP TO #8 AND SAME SPACER BAR AS BAR SIZE FOR #9 BARS AND LARGER.
J. IN BEAMS 8 INCHES WIDE PROVIDEA MAXIMUM OF 2 BARS PER LAYER OF REINFORCING.
K. BEAMS INTERMEDIATE BARS SHALL BE HOOKED AT DISCONTINIOUS ENDS AND SPLICED AT SUPPORTS WITH 30 BAR DIAMETER LAP SPLICES.
L. PROVIDE A 1 TON REINFORCING STEEL ALLOWANCE (BY BUILDING) TO BE USED BY STRUCTURAL ENGINEER OF RECORD AT HIS OWN DISCRETION. BALANCE OF THIS ALLOWANCE NOT USED DURING CONSTRUCTION SHALL BE CREDITED TO THE OWNER AT THE SAME COST PER TON AS ORIGINALLY CHARGED.
M. FOR CLASS "B" TENSION LAP SPLICES FOLLOW CRSI "DESIGN HANDBOOK, 2008", CHAPTER 5.

4. CONCRETE MASONRY WORK:

A. CONCRETE MASONRY WALLS NOTED AS LOAD BEARING WALLS, SHALL BE IN PLACE BEFORE THE SLABS AND BEAMS SUPPORTED BY THEM ARE POURED AS WELL AS THE CONCRETE TIE COLUMNS FRAMING THEM.
B. CONCRETE MASONRY WALLS NOTED AS NON-LOAD BEARING WALLS SHALL BE PLACED AFTER CONCRETE FRAME SUPPORTING THEM ARE 28 DAYS OLD AND ALL SHORING AND RE-SHORING IS COMPLETELY REMOVED FROM BELOW AND ABOVE. HOLD CLEAR OF CONCRETE ABOVE UNTIL ANTICIPATED DEAD LOAD DEFLECTION OF CONCRETE SLAB OR BEAM ABOVE HAS OCCURED. FILL JOINT WITH MORTAR
C. MORTAR SHALL CONFORM TO ASTM C 270, TYPE "M", WITH A MINIMUM AVERAGE STRENGTH OF 2500 PSI.

D. ALL CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C 90, "STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS" WITH A NET AREA COMPRESSIVE STRENGTH OF MASONRY OF 1900 PSI.

E. ALL CMU WALLS SHALL BE HORIZONTALLY REINFORCED WITH STANDARD NO. 9 LADDER-TYPE GALVANIZED STEEL REINFORCING EVERY SECOND COURSE. EXTEND REINFORCING A MINIMUM OF 4 INCHES INTO TIE COLUMNS.
F. FILLED CELLS SHALL BE FILLED WITH 3000 PSI GROUT AS PER ACI 530-11 AND ACI 530.1-11. FILLING OF CELLS SHALL BE DONE IN FOUR FOOT LIFTS WITH A MAXIMUM POUR OF 12 FEET. USE MECHANICAL VIBRATION TO ACHIEVE GROUT-FILLED AND SEAL AS REQUIRED BY ARCHITECTURAL DRAWINGS TO PREVENT WATER INTRUSION. SOLID CELLS. GROUT SHALL CONFORM TO ASTM C476. SLUMP SHALL BE BETWEEN 8" AND 11".
G. VERTICAL REINFORCING IN CMU CELLS SHALL BE SPLICED WITH 48 BAR DIAMETER LAP SPLICES. PROVIDE CLEAN OUT HOLES AT BASE OF FILLED CELLS FOR LAP INSPECTION AND VERIFYING THAT THE CELLS HAVE BEEN FILLED SOLID WITH GROUT.
H. PROVIDE GALVANIZED STEEL DOVETAIL ANCHORS EVERY OTHER COURSE CONNECTING NON LOAD-BEARING WALLS TO CONCRETE COLUMNS AND SHEAR WALLS.
I. ANCHOR BOLTS SHALL BE EMBEDDED IN WALLS IN GROUTED CELLS.
J. REINFORCING BARS BE SHALL CENTERED IN THE BLOCK CELL. DOWELS NOT LINED UP WITH THE BLOCK CELL SHALL NOT BE SLOPED MORE THAN 1 IN 6. HORIZONTAL DISTANCE BETWEEN DOWEL AND REINFORCING BAR MAY BE UP TO 8"(ONE BLOCK CELL APART)
K. GROUTED CELLS WHERE WEDGE ANCHORS ARE TO BE INSTALLED SHALL HAVE THE BLOCK SHELL REMOVED SO THAT WEDGE ANCHOR IS EMBEDDED IN SOLID CONCRETE GROUT. FILL ONE COURSE BELOW AND ABOVE ANCHOR LOCATION.
L. REINFORCING BARS IN GROUTED CELLS SHALL BE SECURED IN PLACE AT BASE OF BAR AND ABOVE BEFORE GROUTING OF CELL WITH GALVANIZED BAR POSITIONERS.
M. ALL CONCRETE MASONRY WORK HAS BEEN DESIGNED AND DETAILED ASSUMING CONCRETE MASONRY WORK WILL BE COMPLETELY INSPECTED BY SPECIAL OR THRESHOLD INSPECTORS.
N. LAY MASONRY UNITS IN RUNNING BOND.
O. PROVIDE 30 LBS. FELT PAPER TO ISOLATE WOOD FROM MASONRY WALLS. USE PRESSURE TREATED WOOD FOR LEDGERS IN CONTACT WITH MASONRY WALL.
P. REINFORCING BARS SHALL BE LOCATED AS INDICATED IN PLAN OR CALLED OUT BY NOTES IN PLANS. WHERE PLANS AND NOTES DISAGREE CONSULT ENGINEER OF RECORD FOR CLARIFICATION.
Q. CONCRETE MASONRY STRENGTH, f'm, SHALL BE A MINIMUM OF 1500 PSI.

5. STRUCTURAL STEEL:

A. STRUCTURAL STEEL SHALL COMPLY WITH AISC "SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION FOR STRUCTURAL STEEL BUILDINGS," NINTH EDITION.
B. STRUCTURAL STEEL PIPES SHALL CONFORM TO ASTM A53, TYPE S, GRADE B, Fy= 35 KSI.
C. ANCHOR BOLTS SHALL CONFORM TO EITHER ASTM A 307 OR ASTM A 36.
D. STRUCTURAL STEEL SHAPES AND PLATES SHALL CONFORM TO ASTM A 36, Fy 36 KSI, U.O.N.
E. STRUCTURAL STEEL TUBES SHALL CONFORM TO ASTM A500, GRADE C, Fy=50 KSI.
F. BOLT HOLES THROUGH STEEL MEMBERS SHALL BE SHOP-DRILLED, CUT OR PUNCHED. DO NOT USE TORCH OR FLAME TO CUT OR ENLARGE HOLES.
G. ALL EXTERIOR STEEL SHAPES, PLATES, NUTS, BOLTS, WASHERS SHALL BE HOT-DIPPED GALVANIZED.
H. FRAMING BOLTS SHALL CONFORM TO ASTM 325, WITH HARDENED WASHERS AND HEX NUTS.
I. SPLICING OF STEEL MEMBERS IS NOT ALLOWED, UNLESS SPECIFIED IN STRUCTURAL DRAWINGS OR APPROVED BY ENGINEER OF RECORD.
J. ALL BOLTS, NUTS AND WASHERS SHALL BE NEW, RUST-FREE, CLEAN AND WELL LUBRICATED.
K. FOR FIREPROOFING OF STRUCTURAL STEEL MEMBERS SEE ARCHITECTURAL DRAWINGS.
L. SEE ARCHITECTURAL, MECHANICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL MISCELLANEOUS STRUCTURAL STEEL NOT SHOWN IN STRUCTURAL DRAWINGS.
M. DO NOT PAINT PARTS OF STEEL MEMBERS TO BE EMBEDDED IN CONCRETE AND SURFACES TO BE IN CONTACT WITH CONCRETE.
N. FOR PAINTING OF NON-GALVANIZED STRUCTURAL STEEL SEE STRUCTURAL STEEL PROJECT SPECIFICATIONS.
O. ALL SHOP AND FIELD WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1 STRUCTURAL WELDING CODE, LATEST EDITION. ALL WELDERS SHALL BE AWS-CERTIFIED. SUBMIT WELDER CERTIFICATES TO ARCHITECT/ENGINEER FOR APPROVAL BEFORE ANY SHOP OR FIELD-WELDING IS STARTED.
P. WELDING SHALL BE DONE WITH E-70 ELECTRODES, UNLESS OTHERWISE NOTED, CONFORMING TO AWS D1.1.

6. COLD-FORMED STEEL MEMBERS:

A. DESIGN COLD-FORMED STEEL MEMBERS SHALL CONFORM WITH "SPECIFICATION FOR THE DESIGN OF COLD-FORM STEEL STRUCTURAL MEMBERS, AISI SG-671, LATEST EDITION, AND "DESIGN GUIDE FOR COLD-FORMED STEEL TRUSSES", AISI RG-9518.
B. RESULTS OF THE DESIGN OF STEEL MEMBERS SHALL BE SIGNED AND SEALED BY A STATE OF FLORIDA REGISTERED ENGINEER AND THE DESIGN SHALL FOLLOW DESIGN METHODOLOGIES RECOMMENDED BY AISI.
C. MEMBERS SHALL COMPLY WITH ASTM A 653/ A 653M GALVANIZED STEEL SHEET, MINIMUM G 60 COATING, MINIMUM YIELD STRENGTH OF 55,000 PSI. MINIMUM GAUGE OF MEMBERS SHALL BE 22 GA.

7. BALCONY AND TERRACE RAILINGS AND STAIR RAILINGS SHALL BE DESIGNED BY MANUFACTURER'S REGISTERED ENGINEER IN THE STATE OF FLORIDA TO RESIST A LOAD OF 50 PLF. APPLIED IN ANY DIRECTION AT TOP OF SUCH BARRIER. POSTS SHALL BE DESIGNED TO RESIST THE REACTION FROM THE RAILINGS OR A MINIMUN LOAD OF 200 LBS. HANDRAILS SHALL BE DESIGNED AND CONSTRUCTED TO RESIST A LOAD OF NOT LESS THAN 200 LBS. APPLIED IN ANY DIRECTION AND AT ANY POINT ON THE RAIL. GUARDRAIL SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED FOR A CONCENTRATED LOAD OF 200 LBS. APPLIED AT ANY POINT AND IN ANY DIRECTION AT THE TOP OF THE GUARDRAIL. GUARDRAIL SYSTEMS LOCATED OTHER THAN IN DWELLING UNITS SHALL BE DESIGNED AND CONSTRUCTED FOR A LOAD OF 50 PLF APPLIED HORIZONTALLY AT THE REQUIRED GUARDRAIL HEIGHT AND A SIMULTANEOUS LOAD OF 100 PLF APPLIED VERTICALLY DOWNWARD AT THE TOP OF THE GUARDRAIL. THE GUARDRAIL SYSTEM SHALL ALSO BE DESIGNED AND CONSTRUCTED TO RESIST A 200 LBS. CONCENTRATED HORIZONTAL LOAD APPLIED ON A 1 SQ. FT. AREA AT ANY POINT IN THE SYSTEM INCLUDING INTERMEDIATE RAILS OR OTHER ELEMENTS SERVING THIS PURPOSE. LOADING CONDITIONS ABOVE SHALL NOT BE APPLIED SIMULTANEOUSLY, BUT EACH SHALL BE APPLIED TO PRODUCE MAXIMUM STRESS IN EACH OF THE RESPECTIVE COMPONENTS OR ANY OF THE SUPPORTING COMPONENTS.

8. DESIGN LOADS :

A. THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE FLA. BLDG. CODE 2020 AND OTHER REFERENCED CODES AND SPECIFICATIONS. ALL REFERENCED CODES SHALL BE LATEST EDITION AT THE TIME OF PERMIT.
B. WIND LOAD CRITERIA:
BASIC LOAD VELOCITY = 175 MPH ASCE 7-16.
RISK CATEGORY II
EXPOSURE CATEGORY: C
WIND DIRECTIONALITY FACTOR, Kd = 0.85

SUPERIMPOSED LOADS:

LIVE LOADS:	DEAD LOADS:
ROOF = 30 PSF	ROOF = 25 PSF + SYSTEM WEIGHT
FLOOR = 40 PSF (U.O.N. ON PLAN)	FLOOR = 20 PSF + SYSTEM WEIGHT

9. SHORING AND RESHORING:

A. SHORING AND RESHORING DRAWINGS SHALL BE PREPARED BY A STATE OF FLORIDA REGISTERED SPECIALTY ENGINEER WITH A MINIMUM OF TEN YEARS OF EXPERIENCE IN SHORING AND RESHORING DESIGN AND DETAILING.
B. SHORING AND RESHORING SUBMITTAL FOR APPROVAL SHALL INCLUDE AT LEAST TWO COPIES FOR THE BUILDING DEPARTMENT, ONE FOR THE ENGINEER OF RECORD, ONE FOR THE THRESHOLD INSPECTOR, AND ONE FOR THE ARCHITECT.
C. SHORING AND RESHORING DRAWINGS SHALL INCLUDE AT LEAST THE FOLLOWING ITEMS: 1.) LOCATION, SIZE, TYPE AND CAPACITY OF ALL SHORING. 2.) LOCATION, SIZE, TYPE, AND CAPACITY OF ALL RESHORING. 3.) LOCATION, SIZE, AND TYPE OF ALL BLOCKING, MUD SILLS, TEMPORARY LATERAL BRACING AND OTHER ACCESSORIES REQUIRED TO ADEQUATELY AND SAFELY SUPPORT AND BRACE THE STRUCTURE DURING CONSTRUCTION. 4.) INSTALLATION PROCEDURE, SEQUENCE OF INSTALLATION, LOAD RELIEF AND REMOVAL OF ALL SHORING AND RESHORING.
D. THE MAXIMUM SUPERIMPOSED CONSTRUCTION LOAD APPLIED TO FLOORS SUPPORTING SHORES OR RESHORES SHALL NOT EXCEED 75% OF THE DESIGN LIVE LOAD SPECIFIED FOR SLABS (AND JOISTS WHERE APPLICABLE) AND 60% OF THE LIVE LOAD SPECIFIED FOR BEAMS. NO CONSTRUCTION LOAD SHALL BE APPLIED TO ANY MEMBER UNTIL THE CONCRETE IS A MINIMUM OF 14 DAYS OLD AND THE 7 DAY STRENGTH THIS 70% OF THE SPECIFIED 28 DAY STRENGTH.
E. FORMS MAY BE REMOVED 72 HOURS AFTER CONCRETE POUR PROVIDED THAT CONCRETE STRENGTH IS 70% OF THE SPECIFIED 28 DAY STRENGTH AND NOT LESS THAN 2100 PSI. RESHORE EACH BAY IMMEDIATELY AFTER FORMS ARE STRIPPED AND REMOVED. REMOVAL OF FORMS IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. REMOVAL OF FORMS SHALL BE CARRIED OUT IN SUCH A WAY AS TO NOT DAMAGE THE STRUCTURE, INSURE SAFETY AND PREVENT CREEP DEFLECTION OF STRUCTURAL MEMBERS.
F. DESIGN, DETAIL AND ERECT FORMS, SHORING AND RESHORING IN COMPLIANCE WITH ACI 347-14, PROJECT SPECIFICATIONS, AND THESE NOTES. FORMS, SHORING AND RESHORING SHALL BE DESIGNED FOR THE WEIGHT OF THE FLOOR OR ROOF, A CONSTRUCTION LOAD OF 50 PSF. AND FOR THE CUMULATIVE LOADS OF THE SUPPORTED HORIZONTAL CONCRETE MEMBERS. USE A DESIGN FACTOR OF SAFETY OF 3 FOR WOOD SHORES AND 2 FOR METAL SHORES.

10. GENERAL:

A. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE FLORIDA BUILDING CODE, 2020 EDITION, HVHZ, ASCE 7-10 MINIMUM DESIGN LOADS FOR BUILDINGS, THE ACI 318-11 BUILDING CODE, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL ORDINANCES.
B. THESE DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, AIR CONDITIONING, MECHANICAL AND ELECTRICAL DRAWINGS TO LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, REGLETS, BOLT SETTINGS, SLEEVES, ETC. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT/ ENGINEER BEFORE PROCEEDING WITH THE WORK. ANY DISCREPANCIES, OMISSIONS OR VARIATIONS FOUND ON THE DRAWINGS OR IN THE SPECIFICATIONS DISCOVERED DURING THE BIDDING PHASE SHALL BE IMMEDIATELLY COMMUNICATED TO ARCHITECT/ ENGINEER.
C. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING HIS CONSTRUCTION DOCUMENTS WITH THE REVISED DRAWINGS AND SPECIFICATIONS, FIELD ORDERS, CHANGE ORDERS AND CLARIFICATION SKETCHES ISSUED DURING THE COURSE OF CONSTRUCTION.
D. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT.
E. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL ACCUMULATED WATER FROM EXCAVATIONS AND DEWATERING OPERATIONS IN SUCH A WAY AS TO NOT CAUSE INCONVENIENCE TO THE WORK AND DAMAGE TO THE STRUCTURAL ELEMENTS.
F. GENERAL CONTRACTOR SHALL PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITY LINES AND CONDUITS FROM DAMAGE. GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLECT.
G. THESE DRAWINGS AND SPECIFICATIONS COMPLY, TO THE BEST OF MY KNOWLEDGE WITH THE FLORIDA BUILDING CODE, 2020 EDITION, HVHZ .
H. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS OF EXISTING STRUCTURES AFFECTING NEW CONSTRUCTION BEFORE COMMENCING ANY WORK. ANY VARIATIONS IN ACTUAL FIELD CONDITIONS/DIMENSIONS FROM THOSE SHOWN IN THE CONTRACT DRAWINGS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR DETERMINING THE NEED OF REDESIGN PRIOR TO CONTRACTOR'S SUBMITTAL OF SHOP WORKING DRAWINGS FOR REVIEW.
I. WHEN PERFORMING WORK BELOW GRADE, CARE SHALL BE TAKEN TO AVOID DAMAGING ANY EXISTING UTILITIES. ALL UNKNOWN UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. ANY DAMAGE TO THE EXISTING UTILITIES SHALL BE REPORTED TO ALL AFFECTED PARTIES, INCLUDING THE ARCHITECT/ENGINEER.
J. BACKFILL AROUND THE EXTERIOR PERIMETER OF WALLS SHALL NOT BE PLACED UNTIL AFTER THE WALLS ARE SUPPORTED BY THE COMPLETION OF INTERIOR FLOOR SYSTEMS. DO NOT PROCEED WITH BACKFILL UNTIL (7) DAYS AS A MINIMUM AFTER THE COMPLETION OF INTERIOR FLOOR SYSTEM UNLESS WALLS ARE ADEQUATELY BRACED. BACKFILL SHALL NOT BE PLACED UNTIL AFTER COMPLETION AND INSPECTION OF WATERPROOFING WHERE WATERPROOFING OCCUR.
K. TYPICAL DETAILS AND NOTES ON THESE DRAWINGS SHALL APPLY UNLESS SPECIFICALLY NOTED OTHERWISE. CONSTRUCTION DETAILS AND SECTIONS NOT COMPLETELY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS AND SECTIONS SHOWN OR NOTED FOR SIMILAR CONDITIONS.
L. STRUCTURAL NOTES SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS. IF A CONFLICT EXISTS, THE MORE STRINGENT GOVERNS.
M. DO NOT SCALE THESE DRAWINGS, USE DIMENSIONS NOTED. IF DIMENSIONS ARE MISSING CONSULT ARCHITECT/ENGINEER FOR ADVISE.
N. GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SAFETY, MEANS AND METHODS OF CONSTRUCTION AND CONSTRUCTION PROCEDURES.

11. SHOP DRAWINGS SUBMITTALS:

A. ALL SHOP DRAWINGS ARE AN AID FOR FIELD PLACEMENT AND ARE SUPERSEDED BY THE STRUCTURAL DRAWINGS. IT SHALL BE THE RESPPONSIBLILY OF THE GENERAL CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION IS IN FULL AGREEMENT WITH THE LATEST STRUCTURAL DRAWINGS.
B. THESE STRUCTURAL DRAWINGS SHALL NOT BE USED TO PRODUCE SHOP DRAWINGS WITHOUT PRIOR EXPRESSED WRITTEN APPROVAL FROM THE STRUCTURE ENGINEER OF RECORD.
C. SHOP DRAWINGS REQUIRING ENGINEERING BY A SPECIALTY ENGINEER SHALL COMPLY WITH THE FOLLOWING:
I. THE SPECIALTY ENGINEER SHALL BE A FLORIDA REGISTERED PROFESSIONAL ENGINEER.
II. THE SPECIALTY ENGINEER SHALL HAVE AT LEAST FIVE YEARS OF SOLID PROFESSIONAL DESIGN EXPERIENCE IN THE DESIGN AND DETAILING OF THE STRUCTURAL COMPONENT AND/OR STRUCTURAL SYSTEM BEING SUBMITTED FOR APPROVAL.
III. THE SPECIALTY ENGINEER SHALL BE AN EMPLOYEE OR OFFICER OF A FABRICATOR, AN EMPLOYEE OR OFFICER OF ANOTHER COMPANY SUPPLYING COMPONENTS TO THE FABRICATOR
D. SHOP DRAWINGS RE-SUBMITTED FOR APPROVAL SHALL BE CLEARLY CLOUDED AND NOTED. RE-REVIEW SHALL BE LIMITED TO THOSE ITEMS WICH CAUSED THE RE-SUBMITTAL.
F. THE CONTRACTOR SHALL SUPPLY THE ENGINEER THREE COPIES OF SHOP DRAWINGS A MINIMUM OF ONE WEEK PRIOR TO PLACEMENT. THE REVIEW OF SHOP DRAWINGS BY THE ENGINEER IS ONLY FOR GENERAL COMPLIANCE WITH THE STRUCTURAL DRAWINGS AND SPECIFICATIONS. THE REVIEW DOES NOT GUARANTEE IN ANY WAY THAT THE SHOP DRAWINGS ARE CORRECT NOR DOES IT INFER THAT THEY SUPERSEDE THE STRUCTURAL DRAWINGS. REVIEW WILL NOT INCLUDE CHECK OF DIMENSIONS, LENGTHS OR QUANTITIES.
E. SUBMITTALS TO STRUCTURAL ENGINEER OF RECORD:
I. CONCRETE TEST REPORTS FOR CAST-IN-PLACE CONCRETE AS PER ACI 301-11.
II. REINFORCING STEEL SHOP DRAWINGS.
III. STRUCTURAL STEEL SHOP DRAWINGS AND ERECTION DRAWINGS.
IV. POST-TENSIONED CONCRETE SHOP DRAWINGS AND DESIGN DATA AS REQUIRED BY STRUCTURAL DRAWINGS.
V. SHORING AND RESHORING SHOP DRAWINGS AND CALCULATIONS.
VI. RAILING AND GUARDRAIL SHOP DRAWINGS AND DESIGN DATA.
VII. PRECAST JOIST SUBMITTAL SIGNED AND SEALED BY SPECIALTY ENGINEER REGISTER IN FLORIDA.
VIII. METAL AIR CONDITIONING COMPRESSOR STAND SHOP DRAWINGS AND NOA.

12. ALUMINUM:
A. ALUMINUM WORK SHALL COMPLY WITH THE ALUMINUM ASSOCIATION, INC. "SPECIFICATIONS FOR ALUMINUM STRUCTURES", "THE COMMENTARY ON SPECIFICATIONS FOR ALUMINUM STRUCTURES", AND "ENGINEERING DATA FOR ALUMINUM STRUCTURES".
B. ALUMINUM WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE, 2020
C. ALUMINUM TUBING, BARS, AND PLATES SHALL CONFORM TO ALLOY 6061-T6.
D. WELDING OF ALUMINUM PARTS AND MEMBERS SHALL DONE WITH AN INERT-GAS-SHIELDING ARC OR RESISTANCE WELDING PROCESS.

13. TERMITES NOTE:

SOIL SHALL BE TREATED FOR TERMITE PROTECTION AS PER F.B.C. 2020, SECTION R 320 . ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. 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."

14. SUBMITTALS TO STRUCTURAL ENGINEER OF RECORD:
I. CONCRETE TEST REPORTS FOR CAST-IN-PLACE CONCRETE AS PER ACI 301-11.
II. REINFORCING STEEL SHOP DRAWINGS.
III. STRUCTURAL STEEL SHOP DRAWINGS AND ERECTION DRAWINGS.
IV. POST-TENSIONED CONCRETE SHOP DRAWINGS AND DESIGN DATA AS REQUIRED BY STRUCTURAL DRAWINGS.
V. SHORING AND RESHORING SHOP DRAWINGS AND CALCULATIONS.
VI. RAILING AND GUARDRAIL SHOP DRAWINGS AND DESIGN DATA.
VII. ALUMINUM WINDOWS, SLIDING GLASS DOOR AND STOREFRONT SYSTEM SHOP DRAWINGS AND NOAs.
VIII. METAL LOUVER SHOP DRAWINGS AND NOA
IX ALUMINUM TRELLIS SYSTEM SHOP DRAWINGS AND STRUCTURAL CALCULATIONS BY SPECIALTY ENGINEER.
X. ALUMINUM CANOPIES WITH METAL ROOF SHOP DRAWINGS AND STRUCTURAL CALCULATIONS BY SPECIALTY ENGINEER.
XI. COMPOSITE WOOD VENEER LIGHT GAGE FRAMING SUPPORT SHOP DRAWINGS AND STRUCTURAL CALCULATIONS BY SPECIALTY ENGINEER.
XII. METAL AIRCONDITIONING COMPRESSOR STAND SHOP DRAWINGS AND NOA.
XIII. EXTERIOR METAL GAGE DROP CEILINGS SHOP DRAWINGS AND STRUCTURAL CALCULATION BY SPECIALTY ENGINEER

15. PRE-FABRICATED WOOD TRUSSES:

TO BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH THE FLORIDA BLDG. CODE, 2020 EDITION, THE TRUSS PLATE INSTITUTE, AND ARCHITECTURAL/STRUCTURAL DRAWINGS. SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL TO ENGINEER OF RECORD AND BUILDING DEPARTMENT PRIOR TO FABRICATION. SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER.

DESIGN LOADS AS FOLLOW :

TOP CHORD =45 P.S.F. BOTTOM CHORD =10 P.S.F
ADDITIONAL 200 LB LOAD IN BOTTOM CHORD PANEL POINT
WIND UPLIFT = ACCORDING TO FLA. BUILDING CODE. ASCE 7-16

SHEATHING PLYWOOD MUST BE MINIMUM 5/8" CDX THICKNESS WITH 8d RING SHANK NAILS @4" O.C. OR 10d COMMON NAILS @4" O.C.

info@divsdesign.com
WWW.diversifiedstructuraldesign.com
305 445 5100 / 305 445 6644 (Fax)
3600 Red Road. Suite 603.
Miramar, Florida, 33025.
J. Eduardo Gonzalez P.E. #24927
STATE OF FL CA-0006188
Project # 2222

DSD
DIVERSIFIED STRUCTURAL DESIGN, INC.

Digitally signed by Jose Eduardo Gonzalez
DN: CN=Jose Eduardo Gonzalez, E=eddyg@aol.com, G=Jose Eduardo, SN=Gonzalez, C=US
Date: 2026.03.17 17:21:42-04'00'

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ADDITION AND RENOVATION
FOR:
LISA AND CHRIS MONTERO
LOCATED AT:
6445 SW 107 STREET
PINECREST, FL. 33156

J L D
A R C H I T E C T
CORPORATION
AA-26003440
8592 s.w. 169th terrace
miami, florida 33157
(305) 310-5992

JOSE L. DIAZ, ARCHITECT
AR-0015547

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OF SHEETS

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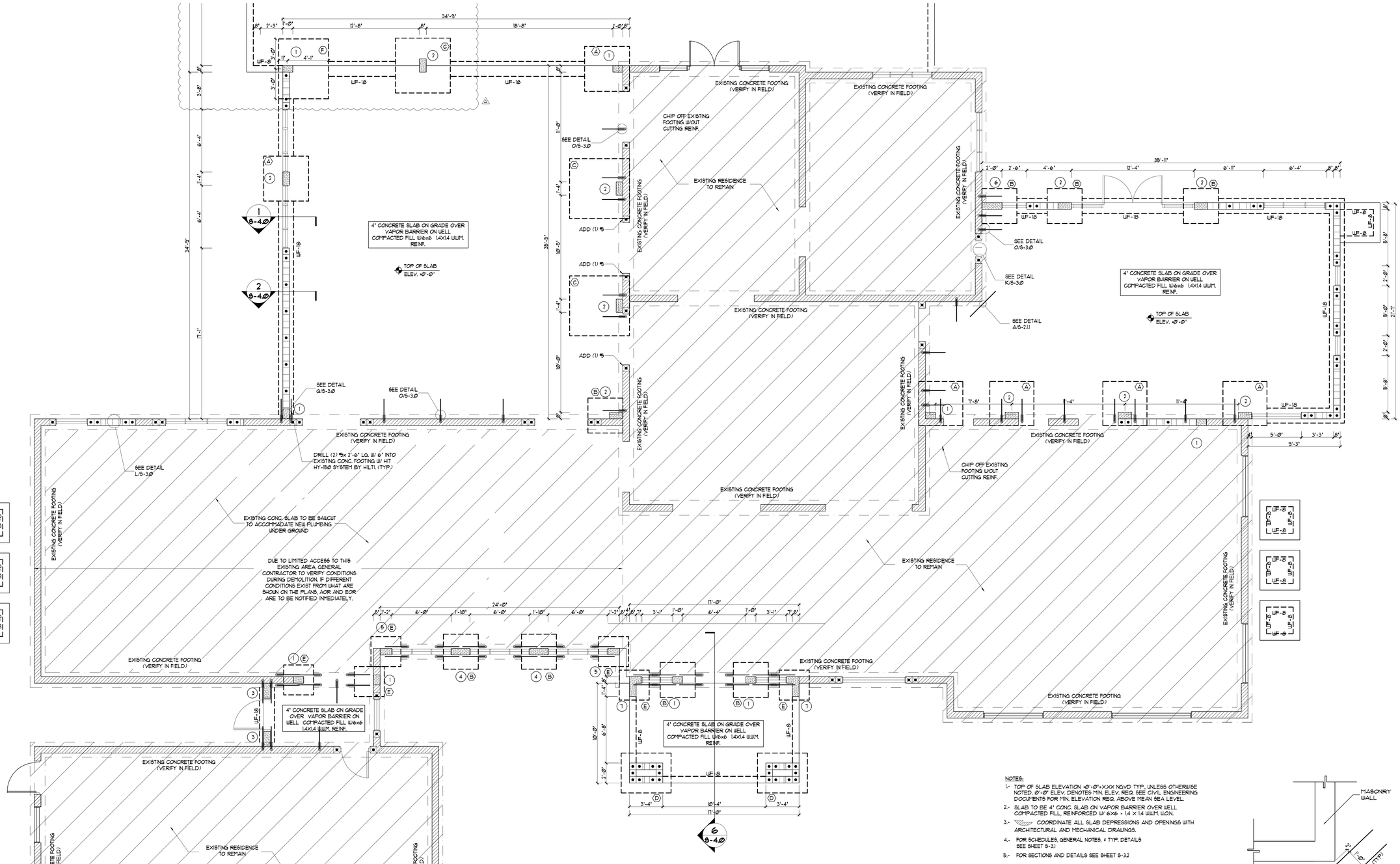


FOUNDATION / GROUND FLOOR FRAMING PLAN

SCALE 1/4" = 1'-0"

NOTES:

1.- TOP OF SLAB ELEVATION ±0'-0"±X.XX NGVD TYP. UNLESS OTHERWISE NOTED. 0'-0" ELEV. DENOTES MIN. ELEV. REQ. SEE CIVIL ENGINEERING DOCUMENTS FOR MIN. ELEVATION REQ. ABOVE MEAN SEA LEVEL.

2.- SLAB TO BE 4" CONC. SLAB ON VAPOR BARRIER OVER WELL COMPACTED FILL, REINFORCED W/ 6X6 - 1.4 X 1.4 WWM. U.O.N.

3.- COORDINATE ALL SLAB DEPRESSIONS AND OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

4.- FOR SCHEDULES, GENERAL NOTES, & TYP. DETAILS SEE SHEET S-3.1

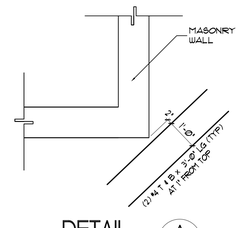
5.- FOR SECTIONS AND DETAILS SEE SHEET S-3.2

6.- SOIL SHALL BE TREATED AS PER FLORIDA BUILDING CODE 2017 EDITION SECTION 1816.1.7.

7.- GENERAL CONTRACTOR MUST VERIFY & COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWING

8.- PLANS & CALCULATIONS HAVE BEEN DESIGNED IN COMPLIANCE W/ F.B.C. 2020 EDITION

9.- TOP OF FOOTING -1'-6" FROM FINISH FLOOR (OUN)



DETAIL A S-2.1.1

SCALE 1/2" = 1'-0"

LEGEND

10.33 FT HEIGHT 8" REINF. MASONRY BLOCK WALLS FILLED W/3000 p.s.i. GROUT AND REINF. W/ #5@40" O.C. MAX. AT ZONE 5 AND #5@48" O.C. MAX. ZONE 4. FOR OPENINGS LEST THAN 6.33 FT USE #5 AT EACH SIDE ON ZONE 5 AND ZONE 4. FOR MORE THAN 6.42 FT USE COLUMNS. (3) # EVERY CORNER & #9 GAUGE LADDER TYPE EVERY 16" O.C. IN ALL WALLS. (TYP.)

12.0 FT HEIGHT, 8" REINF. MASONRY BLOCK WALLS FILLED W/3000 p.s.i. GROUT AND REINF. W/ #5@24" O.C. MAX. AT ZONE 5 AND #5@32" O.C. MAX. ZONE 4. FOR OPENINGS LEST THAN 6.33 FT USE #5 AT EACH SIDE ON ZONE 5 AND ZONE 4. FOR MORE THAN 6.42 FT USE COLUMNS. (3) # EVERY CORNER & #9 GAUGE LADDER TYPE EVERY 16" O.C. IN ALL WALLS. (TYP.)

DENOTES CONC. FOOTING AS SHOWN ON PLAN.

DENOTES CONC. COLUMN

STEP DOWN AT DOOR (UON)

DENOTE EXISTING

DENOTE NEW (1) #5 VERT.

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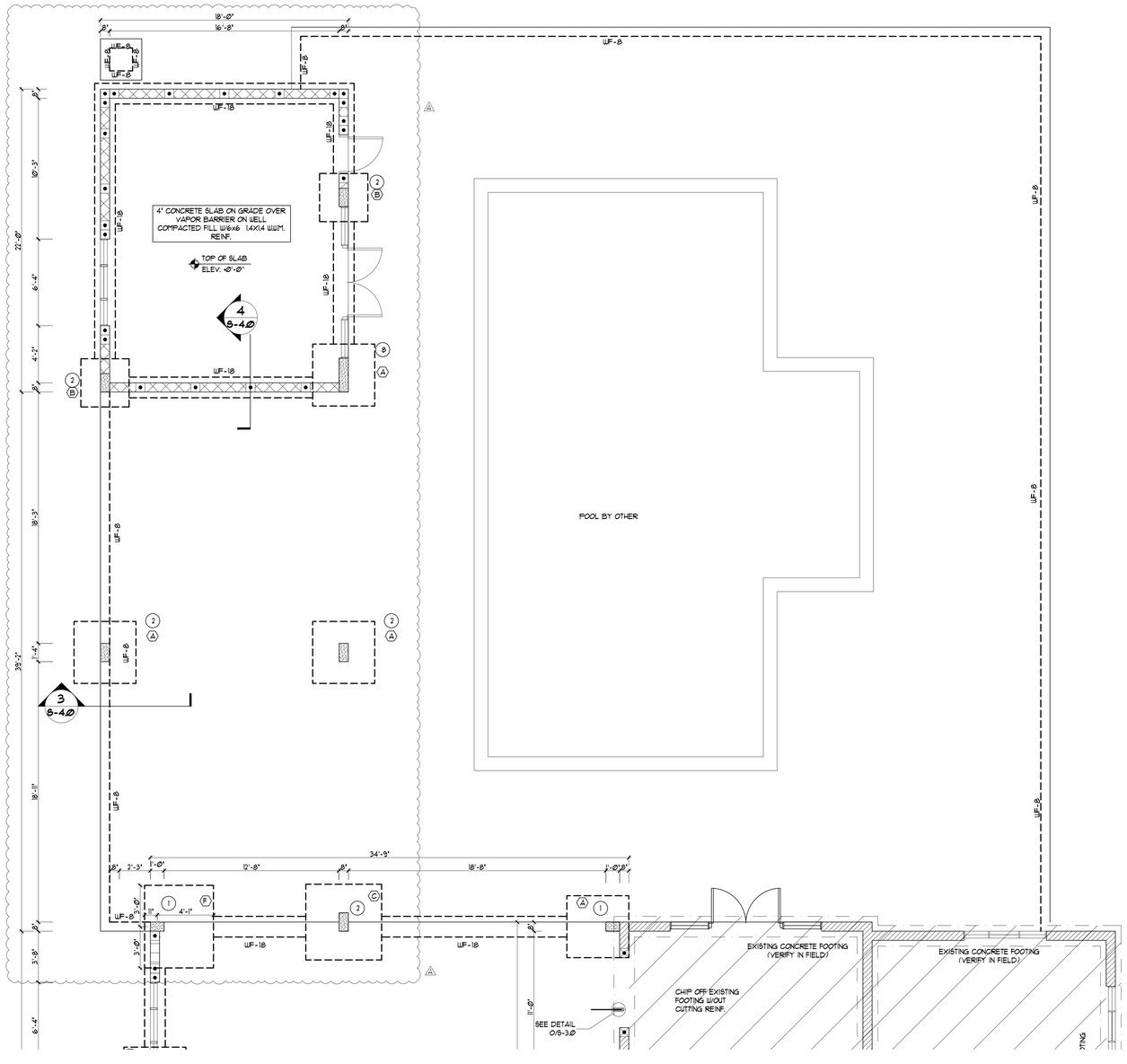

NOTES:

1.- TOP OF SLAB ELEVATION +0'-0"+X.XX NGVD TYP., UNLESS OTHERWISE NOTED. 0'-0" ELEV. DENOTES MIN. ELEV. REQ. SEE CIVIL ENGINEERING DOCUMENTS FOR MIN. ELEVATION REQ. ABOVE MEAN SEA LEVEL.

2.- SLAB TO BE 4" CONC. SLAB ON VAPOR BARRIER OVER WELL COMPACTED FILL, REINFORCED W/ 6X6 - 1.4 X 1.4 W.W.M. U.O.N.

3.- COORDINATE ALL SLAB DEPRESSIONS AND OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

4.- FOR SCHEDULES, GENERAL NOTES, & TYP. DETAILS SEE SHEET S-3.1

5.- FOR SECTIONS AND DETAILS SEE SHEET S-3.2

6.- SOIL SHALL BE TREATED AS PER FLORIDA BUILDING CODE 2017 EDITION SECTION 1816.1.7.

7.- GENERAL CONTRACTOR MUST VERIFY & COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWING

8.- PLANS & CALCULATIONS HAVE BEEN DESIGNED IN COMPLIANCE W/ F.B.C. 2020 EDITION

9.- TOP OF FOOTING -1'-6" FROM FINISH FLOOR (CLN)

LEGEND

	10.33 FT HEIGHT 8" REINF. MASONRY BLOCK WALLS FILLED W/3000 p.s.i. GROUT AND REINF. W/ #5@40" O.C. MAX. AT ZONE 5 AND #5@48" O.C. MAX. ZONE 4. FOR OPENINGS LEST THAN 6.33 FT USE 2#5 AT EACH SIDE ON ZONE 5 AND ZONE 4. FOR MORE THAN 6.42 FT USE COLUMNS. (3) @ EVERY CORNER & #3 GAUGE LADDER TYPE EVERY 16" O.C. IN ALL WALLS. (TYP.)
	12.0 FT HEIGHT, 8" REINF. MASONRY BLOCK WALLS FILLED W/3000 p.s.i. GROUT AND REINF. W/ #5@24" O.C. MAX. AT ZONE 5 AND #5@32" O.C. MAX. ZONE 4. FOR OPENINGS LEST THAN 6.33 FT USE 2#5 AT EACH SIDE ON ZONE 5 AND ZONE 4. FOR MORE THAN 6.42 FT USE COLUMNS. (3) @ EVERY CORNER & #3 GAUGE LADDER TYPE EVERY 16" O.C. IN ALL WALLS. (TYP.)
	DENOTES CONC. FOOTING AS SHOWN ON PLAN.
	DENOTES CONC. COLUMN
	STEP DOWN AT DOOR (UON)
	DENOTE EXISTING
	DENOTE NEW (1) #5 VERT.

FOUNDATION / GROUND FLOOR FRAMING PLAN

SCALE 1/4" = 1'-0"

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Project # 2222

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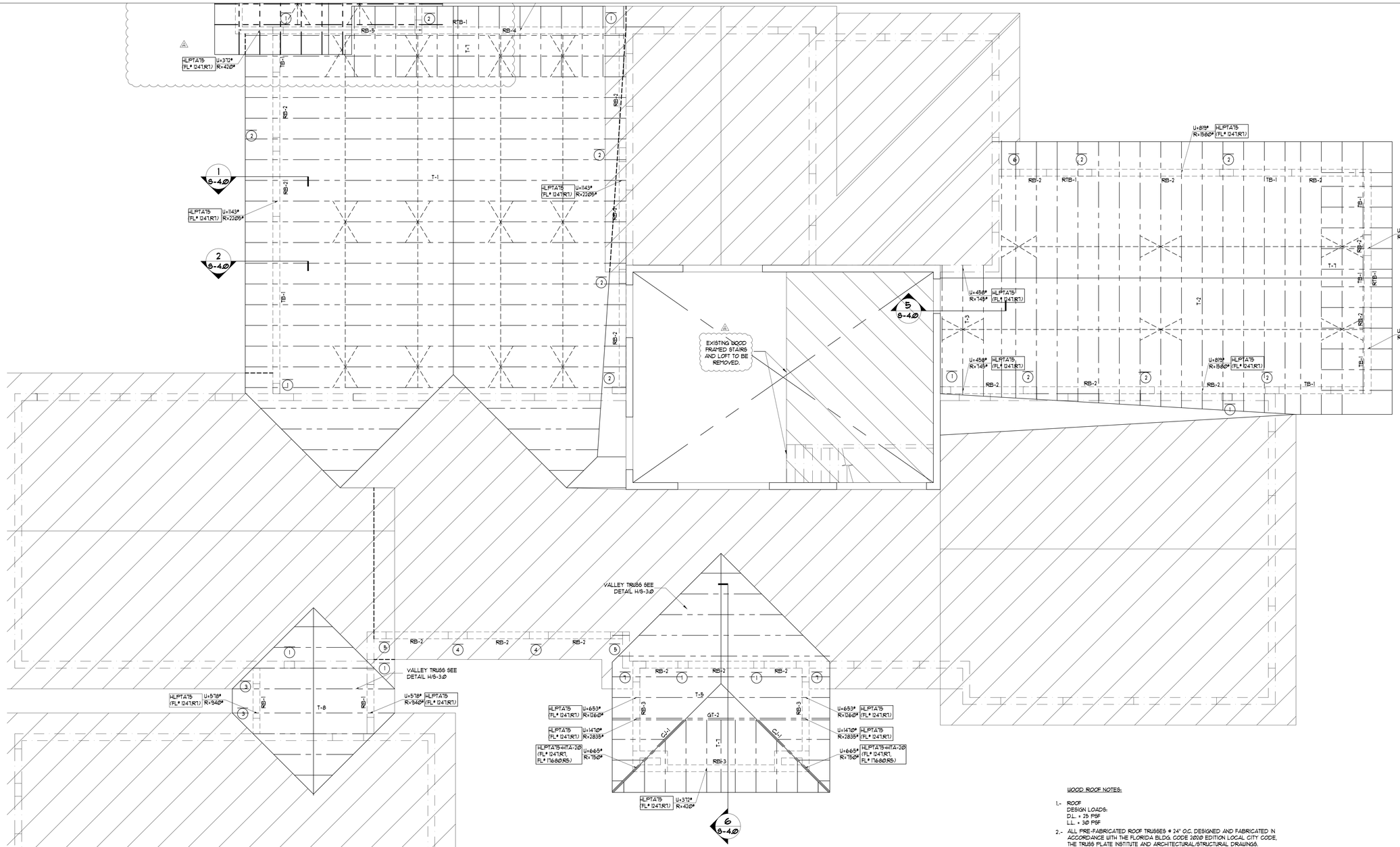


ROOF FRAMING PLAN

SCALE 1/4" = 1'-0"

ROOF FRAMING NOTES

GENERAL CONTRACTOR TO VERIFY ALL EXISTING ROOF PITCHES AND OVERHANGS. IF DIFFERENT CONDITIONS EXIST FROM WHAT ARE SHOWN ON THE PLANS, AOR AND EOR ARE TO BE NOTIFIED.

LEGEND

- PREFABRICATED WOOD ROOF TRUSS @ 24" O.C.
- 2"x4" CONT. PERM. HORIZONTAL BRACING W/(3) 16d NAILS @ E.A. TRUSS @ 8'-0" (MAX). PROVIDE CROSS BRACING AS SHOWN AND AT EA. END ROW OF HORIZONTAL BRACING, AT EA. END OF THE BUILDING, AND NOT MORE THAN 20'-0" SPACING IN DIRECTION OF HORIZONTAL BRACING. SEE DETAIL A/S-3.13
- WOOD LEDGER

WOOD ROOF NOTES:

1.- ROOF
DESIGN LOADS:
D.L. = 25 PSF
L.L. = 30 PSF

2.- ALL PRE-FABRICATED ROOF TRUSSES @ 24" O.C. DESIGNED AND FABRICATED IN ACCORDANCE WITH THE FLORIDA BLDG. CODE 2020 EDITION LOCAL CITY CODE, THE TRUSS PLATE INSTITUTE AND ARCHITECTURAL/STRUCTURAL DRAWINGS.

3.- NET UPLIFT; AS SHOWN ON PLAN TRUSS SHALL BE DESIGNED AS A COMPONENT AND CLADDING.

4.- FOR SCHEDULES & TYP. DETAILS SEE SHEET S-3.0 THRU S-4.1

5.- FOR SECTIONS AND DETAILS SEE SHEET S-4.0 THRU S-4.1

6.- ALL EXPOSURE BALCONIES AND CORRIDOR MUST BE HAVE ⅝" PLYWOOD (FOR SHEATHING SEE GENERAL NOTES) , AT THE BOTTOM CHORD OF THE TRUSS (CEILING).

7.- SEE ARCH. DWG'S. FOR OVERHANG DIMENSION.

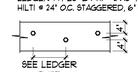
8.- GENERAL CONTRACTOR MUST VERIFY AND COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWING.

9.- PLAN AND CALCULATIONS HAVE BEEN DESIGNED FOR COMPLIANCE WITH F.B.C. 2020 EDITION.

10.- ALL STRAP SHALL BE HLPTA15 (FL# 1241R1) BY USP W/(2) 10d x 1½ SEAT PLATE AND (20) 10d x 1½ TO TRUSS O.U.N. (UPLIFT CAPACITY = 2125 #) FOR UPLIFT MORE THAN 2125 # USE METAL STRAP HLPTA15 (FL# 1241R1) PLUS HTA-20 (FL# 11680R5) BY USP W/10 10d x 1½ (UPLIFT CAPACITY 3110 # BOTH TOGETHER).

11.- GENERAL CONTRACTOR AND TRUSS DESIGNER/MANUFACTURER SHALL COORDINATE WITH ALL ASSOCIATED TRADES (INCLUDING MECHANICAL, PLUMBING, ELECTRICAL AND FIRE PROTECTION) AND SHALL CONFIRM ALL CLEARANCE REQUIRED BY ALL ASSOCIATES TRADES ARE PROVIDED WITHIN THE TRUSS DESIGN PRIOR TO TRUSS FABRICATION AND MANUFACTURING.

12- LEDGER TYPES:
LEDGER TYPES "A". (2) 2"X12" P.T. WOOD LEDGER W/ ⅝"ø KWIK BOLTS @ 12" O.C. STAGGERED, 6" INTO CONCRETE. USE HUS28 METAL HANGER BY USP W/ (22) 16d NAIL TO LEDGER AND (8) 16d NAIL TO TRUSS. MAX. UPLIFT= 1160#, MAX GRAVITY = 4095# (FLI0931R1)
LEDGER TYPES "B". (1) - 2"X8" P.T. WOOD LEDGER W/ (1) ⅝"ø KWIK BOLTS II BY HILTI @ 24" O.C. STAGGERED, 6" INTO CONCRETE.



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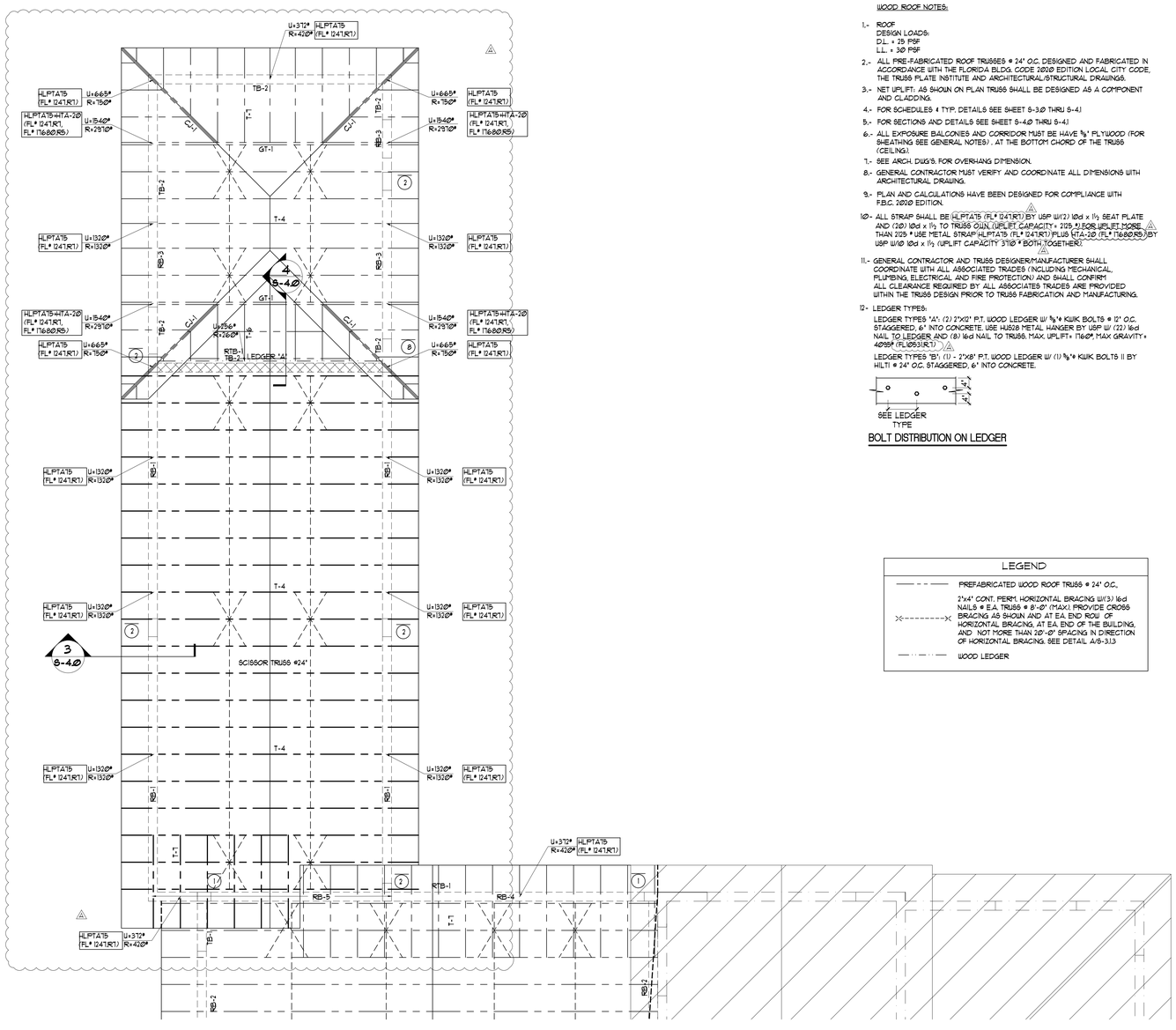

WOOD ROOF NOTES:

1.- ROOF
DESIGN LOADS:
D.L. = 25 PSF
L.L. = 30 PSF

2.- ALL PRE-FABRICATED ROOF TRUSSES @ 24" O.C. DESIGNED AND FABRICATED IN ACCORDANCE WITH THE FLORIDA BLDG. CODE 2020 EDITION LOCAL CITY CODE, THE TRUSS PLATE INSTITUTE AND ARCHITECTURAL/STRUCTURAL DRAWINGS.

3.- NET UPLIFT: AS SHOWN ON PLAN TRUSS SHALL BE DESIGNED AS A COMPONENT AND CLADDING.

4.- FOR SCHEDULES & TYP. DETAILS SEE SHEET S-3.0 THRU S-4.1

5.- FOR SECTIONS AND DETAILS SEE SHEET S-4.0 THRU S-4.1

6.- ALL EXPOSURE BALCONIES AND CORRIDOR MUST BE HAVE ⅝" PLYWOOD (FOR SHEATHING SEE GENERAL NOTES) , AT THE BOTTOM CHORD OF THE TRUSS (CEILING).

7.- SEE ARCH. DWG'S. FOR OVERHANG DIMENSION.

8.- GENERAL CONTRACTOR MUST VERIFY AND COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWING.

9.- PLAN AND CALCULATIONS HAVE BEEN DESIGNED FOR COMPLIANCE WITH F.B.C. 2020 EDITION.

10- ALL STRAP SHALL BE HLPTA15 (FL# 1241R1) BY USP W/(2) 10d x 1½ SEAT PLATE AND (20) 10d x 1½ TO TRUSS O.U.N. (UPLIFT CAPACITY = 2125 #) FOR UPLIFT MORE THAN 2125 # USE METAL STRAP HLPTA15 (FL# 1241R1) PLUS HTA-20 (FL# 11680R5) BY USP W/10 10d x 1½ (UPLIFT CAPACITY 3710 # BOTH TOGETHER).

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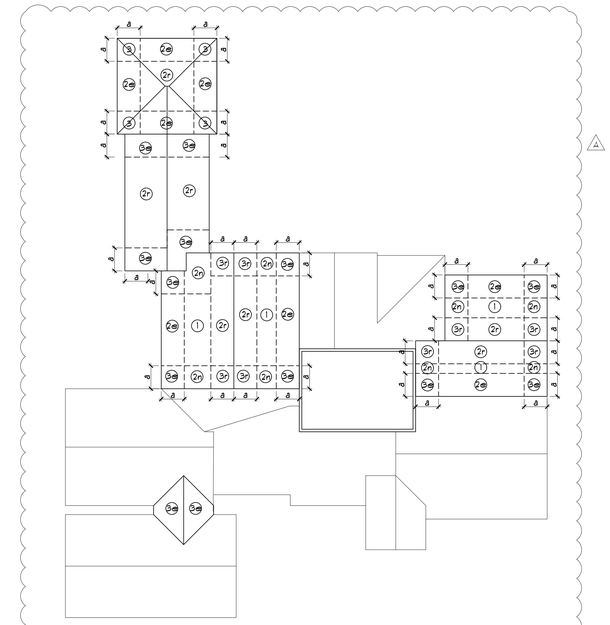
12- LEDGER TYPES:

LEDGER TYPES "A", (2) 2"X12" P.T. WOOD LEDGER W/ ⅝"Ø KWIK BOLTS @ 12" O.C. STAGGERED, 6" INTO CONCRETE. USE HUS28 METAL HANGER BY USP W/ (22) 16d NAIL TO LEDGER AND (8) 16d NAIL TO TRUSS, MAX. UPLIFT= 1760#, MAX GRAVITY= 4095# (FL10531R1).

LEDGER TYPES "B", (1) - 2"X8" P.T. WOOD LEDGER W/ (1) ⅝"Ø KWIK BOLTS II BY HILTI @ 24" O.C. STAGGERED, 6" INTO CONCRETE.

BOLT DISTRIBUTION ON LEDGER

LEGEND	
— — — —	PREFABRICATED WOOD ROOF TRUSS @ 24" O.C.
>———<	2"x4" CONT. PERM. HORIZONTAL BRACING W/(3) 16d NAILS @ E.A. TRUSS @ 8'-0" (MAX.). PROVIDE CROSS BRACING AS SHOWN AND AT EA END ROW OF HORIZONTAL BRACING, AT EA. END OF THE BUILDING, AND NOT MORE THAN 20'-0" SPACING IN DIRECTION OF HORIZONTAL BRACING. SEE DETAIL A/S-3.13
—·—·—	WOOD LEDGER



WIND PRESSURE DIAGRAM

N.T.S.

a = 7'-6"

WIND LOADS DIAGRAM (ASCE 7-22) BY ASD.
N.T.S.

ZONE 1	ZONE 2	ZONE 3
GROSS UPLIFT = -59.78 PSF	GROSS UPLIFT = -95.37 PSF	GROSS UPLIFT = -113.16 PSF
NET UPLIFT = -49.78 PSF	NET UPLIFT = -85.37 PSF	NET UPLIFT = -103.16 PSF

S-4.0

ROOF FRAMING PLAN

SCALE 1/4" = 1'-0"

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3 BCC 4 FINAL COORDINATION 05/15/2024	

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SHEET	S-2.2.2
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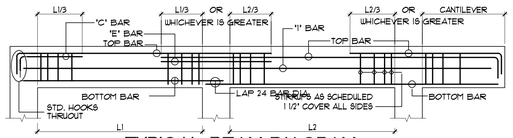


TYPICAL BEAM DIAGRAM

"C" BARS ARE TOP BARS AT NON-CONTINUOS ENDS.
"E" BARS ARE TOP BARS OVER RIGHT INTERIOR SUPPPORTS. @ 6" O.C.
TOP BARS CALLED FOR AS CONTINUOS, WHEN SPLICED, SHALL BE SPLICED IN THE MIDDLE THIRD OF THE SPAN. (LAP SPLICE 36 BAR DIAM.)
"I" INTERMEDIATE BARS IN SCHEDULE SHALL BE PLACED ½" EF.

BEAM SCHEDULE (GROUND FLOOR ELEV 0'-0".)

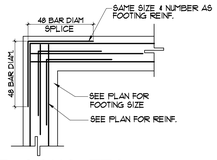
MARK	TOP OF BEAM ELEV	SIZE B X D IN.	REINFORCING B	REINFORCING T	REINFORCING C	REINFORCING I	STIRRUPS No.	STIRRUPS SPACING	REMARKS
RB-1	+11'-4"	8' x 16'	2#7	2#7			3 ▭	@ 6' O.C.	
RB-2	+10'-4"	8' x 16'	2#5	2#5			3 ▭	@ 4' O.C.	
RB-3	+12'-4"	8' x 40'	2#5	2#5		4#5	3 ▭	@ 8' O.C.	
RB-4	+10'-4"	8' x 16'	2#7	2#7			3 ▭	@ 6' O.C.	
RB-5	+11'-4"	8'x16'/28'	2#7	2#7		4#5	3 ▭	@ 8' O.C.	SEE DETAIL A/S-4.0
TB-1	+10'-4"	8'x12'	2#5	2#5			▭ 3	4@12" EE. BAL @48'	TIE-BEAM MATCH TO EXISTING
TB-2	+12'-4"	8'x12'	2#5	2#5			▭ 3	4@12" EE. BAL @48'	TIE-BEAM
RTB-1	VARIES	8'x12'	2#5	2#5			▭ 3	4@12" EE. BAL @48'	RAKE BEAM

FOOTING SCHEDULE

MARK	SIZE	REINFORCEMENT	REMARKS
WF-8	8' x 12'	1 #5 CONT. BOTT.	
WF-18	18' x 12'	2 #5 CONT. BOTT. #5 @ 12" O.C TRANSV. BOTT	
Ⓐ	4'-6" x 4'-6" x 16'	6 #5 EA WAY TOP & BOTT.	
Ⓑ	3'-6" x 3'-6" x 16'	4 #5 EA WAY TOP & BOTT.	
Ⓒ	6'-0" x 6'-0" x 16'	7 #5 EA WAY TOP & BOTT.	
Ⓓ	5'-0" x 4'-0" x 16'	#5@10" EA WAY TOP & BOTT.	
Ⓔ	3'-0" x 3'-0" x 12'	4 #5 EA WAY TOP & BOTT.	
Ⓕ	6'-0" x 5'-0" x 16'	#5@10" EA WAY TOP & BOTT.	

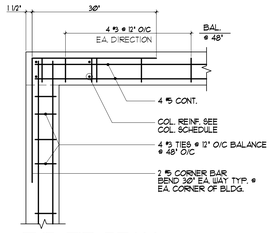
COLUMN SCHEDULE

MARK	SIZE	REINFORCING VERTICAL	REINFORCING STIRRUPS	TYPE	REMARKS
①	8' x 12'	4 #5	#3 @ 8' O.C.	Ⓐ	CONCRETE
②	8' x 16'	4 #6	#3 @ 8' O.C.	Ⓐ	CONCRETE
③	8' x 18'	4 #6	#3 @ 8' O.C.	Ⓐ	CONCRETE
④	8' x 22'	6 #6	#3 @ 8' O.C.	Ⓑ	CONCRETE
⑤	8' x 14'	4 #5	#3 @ 8' O.C.	Ⓐ	CONCRETE
⑥	8' x 24'	6 #6	#3 @ 8' O.C.	Ⓑ	CONCRETE
⑦	8- D-C-D -8-T 24'-15'-8'-7'-16'-8'	8 #6	#3 @ 8' O.C.	Ⓒ	CONCRETE
⑧	8' x 30'	8 #6	#3 @ 8' O.C.	Ⓓ	CONCRETE



TYP. CONC. FTG. CONER LAP DETAIL (A / S-3.0)

N.T.S.



TYP. TIE-BEAM CONER DETAIL (B / S-3.0)

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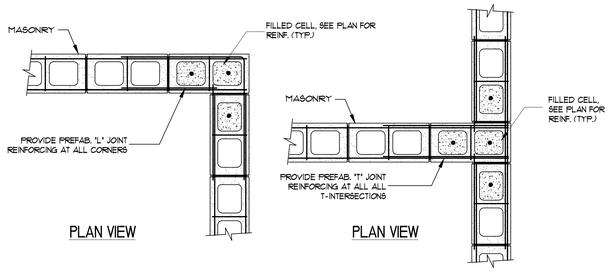
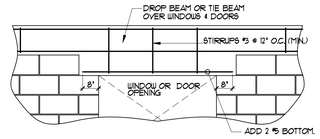


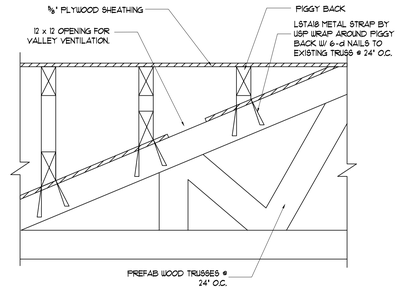
TYPICAL MASONRY DETAILS (C / S-3.0)

SCALE 3/16" = 1'-0"



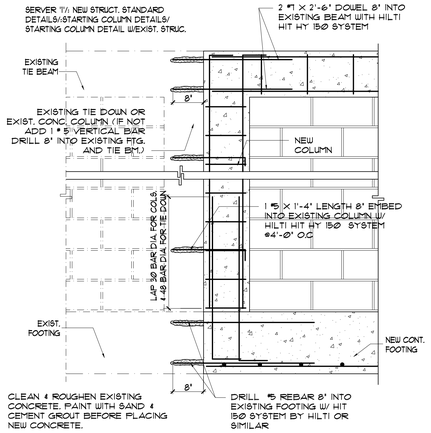
DROP TIE BEAM DETAIL (D / S-3.0)

N.T.S.



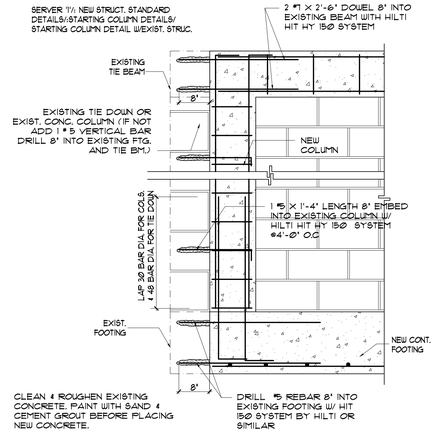
VALLEY TRUSS DETAIL (H / S-3.0)

N.T.S.



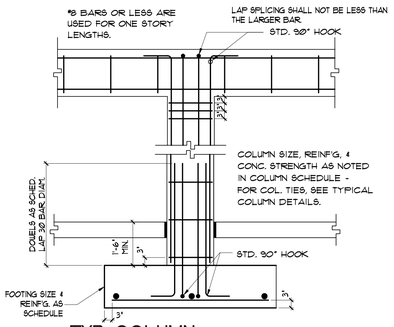
NEW STARTING COL. DETAIL (F / S-3.0)

SCALE 3/4" = 1'-0"



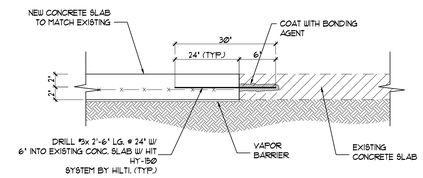
NEW STARTING COL. DETAIL (G / S-3.0)

SCALE 3/4" = 1'-0"



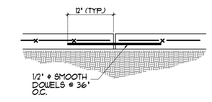
TYP. COLUMN TO FTG. DETAIL (E / S-3.0)

N.T.S.



CONSTRUCTION JOINT (C.S.J.) (O / S-3.0)

N.T.S.



CONSTRUCTION JOINT (C.S.J.) (N / S-3.0)

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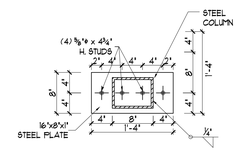
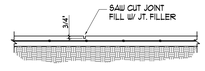


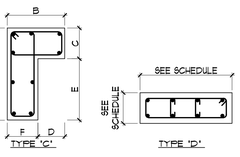
PLATE DETAIL (P / S-3.0)

SCALE 1" = 1'-0"



SLAB CONTROL JOINT DETAIL (M / S-3.0)

N.T.S. (600 SQFT. MAX.)

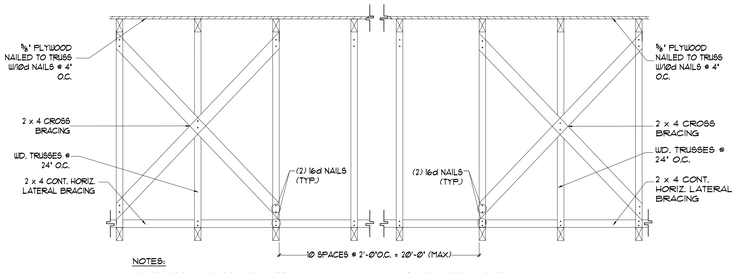


COLUMN TYPES

N.T.S.

STEEL COLUMN SCHEDULE

COLUMN No. / LEVEL				
		(ST-1)		
EL. +0'-0" 1ST. FLOOR	CAP PLATE	16"x8"x¾" 4-⅝" ø x 4" HS SEE DETAIL P/S-3.0		
		HSS 8"x6"x½"		
	BASE PLATE	16"x8"x¾" 4-⅝" ø HS SEE DETAIL P/S-3.0		
	STEEL COLUMN NUMBER	(ST-1)		



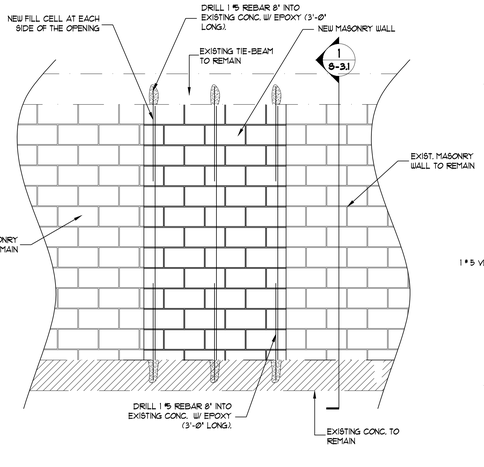
NOTES:

1: HORIZONTAL BRACING OF BOTTOM CHORD:
PROVIDE ONE ROW OF HORIZ. BRACING AS SHOWN EVERY 8'-0" OF SPAN OF TRUSS
BRACING MEMBERS TO BE CONTINUOS 2"x 4" WOOD MEMBER W/(2) 16d NAILS AT EACH TRUSS. AT SPLICE LOCATIONS, LAP BRACING MEMBER OVER AT LEAST TWO TRUSSES.

2: DIAGONAL BRACING:
A: PROVIDE CROSS BRACING, AS SHOWN, AT EACH END ROW OF PERMANENT HORIZONAL BRACING, AT EACH END OF THE BUILDING AND AT NOT MORE THAN 20'-0" SPACING IN DIRECTION OF HORIZONTAL BRACING
B: BRACING MEMBERS TO BE 2x4 WOOD MEMBER.

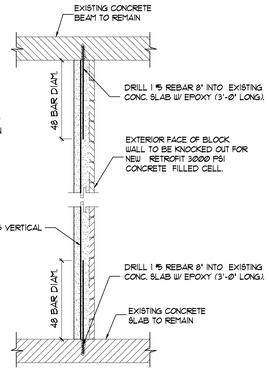
DETAIL OF PERMANENT LATERAL BRACING OF TRUSSES (J / S-3.0)

SCALE: N.T.S



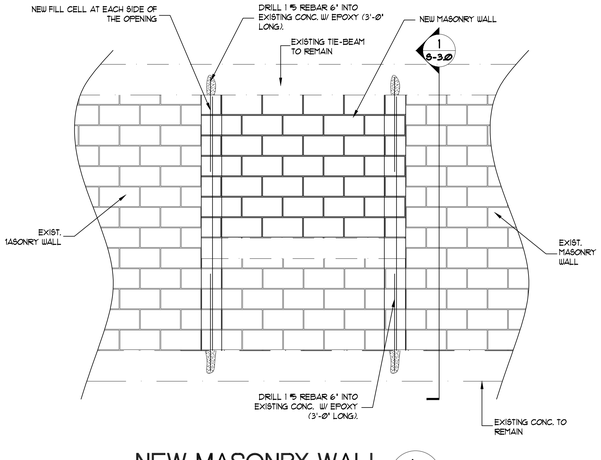
NEW MASONRY WALL (K / S-3.0)

SCALE: 1/2"=1'-0"



SECTION (1 / S-3.0)

SCALE 1/2" = 1'-0"



NEW MASONRY WALL (L / S-3.0)

SCALE: 1/2"=1'-0"

REVISION	BY
△ BIDD & FINAL COORDINATION 05/15/2024	

ADDITION AND RENOVATION
FOR:
LISA AND CHRIS MONTERO
LOCATED AT:
6445 SW 107 STREET
PINECREST, FL. 33156

J L D
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J. Eduardo Gonzalez P.E. #24927
STATE OF FL CA-0006188

DSD

Project # 2222

Digitally signed by Jose Eduardo Gonzalez
DN: CN=Jose Eduardo Gonzalez, E=jedotyg@aol.com, G=Jose Eduardo, SN=Gonzalez, C=US
Date: 2026.03.17 17:22:42-04'00'

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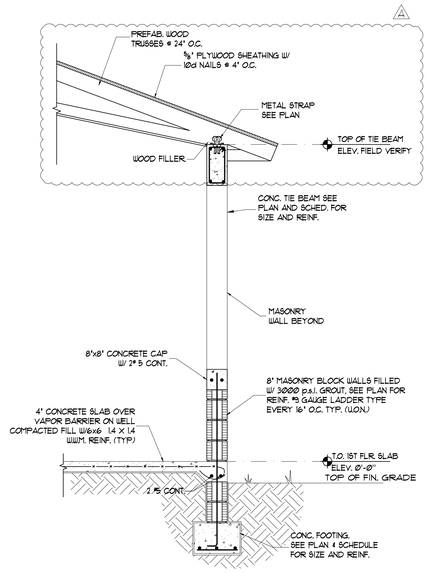
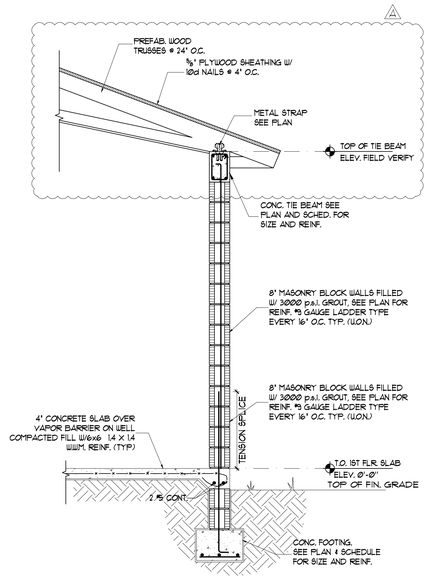
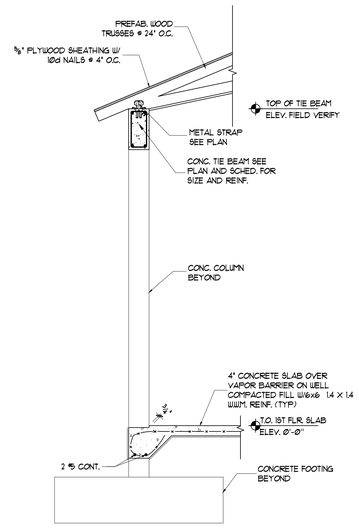


SECTION 1 S-4.0
SCALE 1/2" = 1'-0"



SECTION 2 S-4.0
SCALE 1/2" = 1'-0"



SECTION 3 S-4.0
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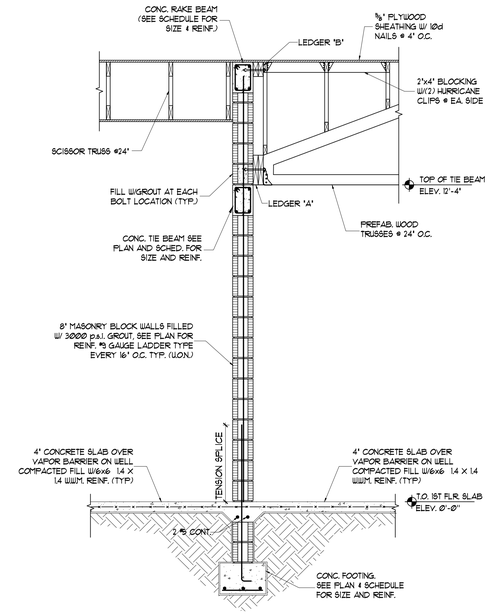
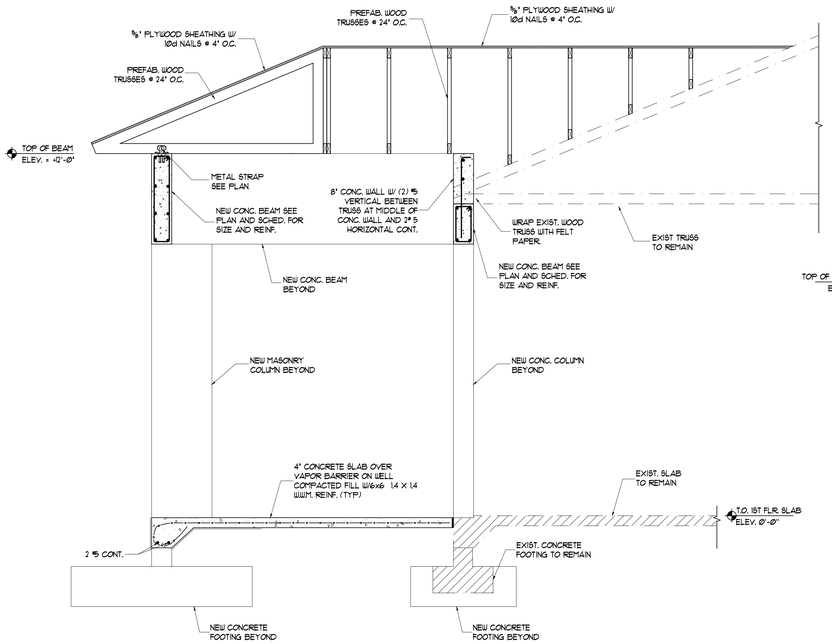
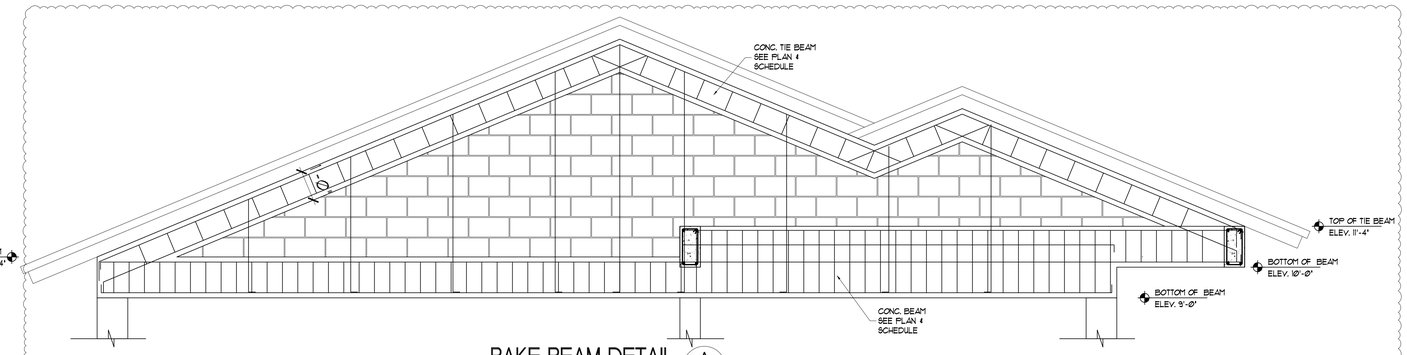


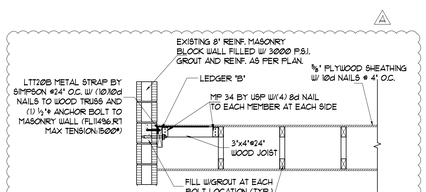
SECTION 4 S-4.0
SCALE 1/2" = 1'-0"



SECTION 6 S-4.0
SCALE 1/2" = 1'-0"



RAKE BEAM DETAIL A S-4.0
SCALE 1/2" = 1'-0"



SECTION 5 S-4.0
SCALE 1/2" = 1'-0"

REVISION	BY
1 BCC & FINAL COORDINATION 05/15/2024	

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Date: 2026.03.17 17:22:54-04'00'

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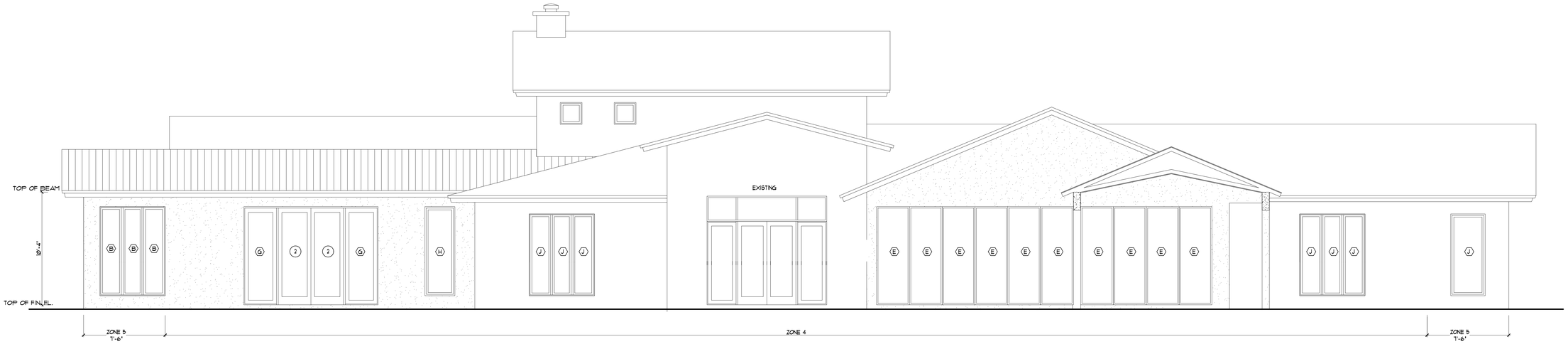
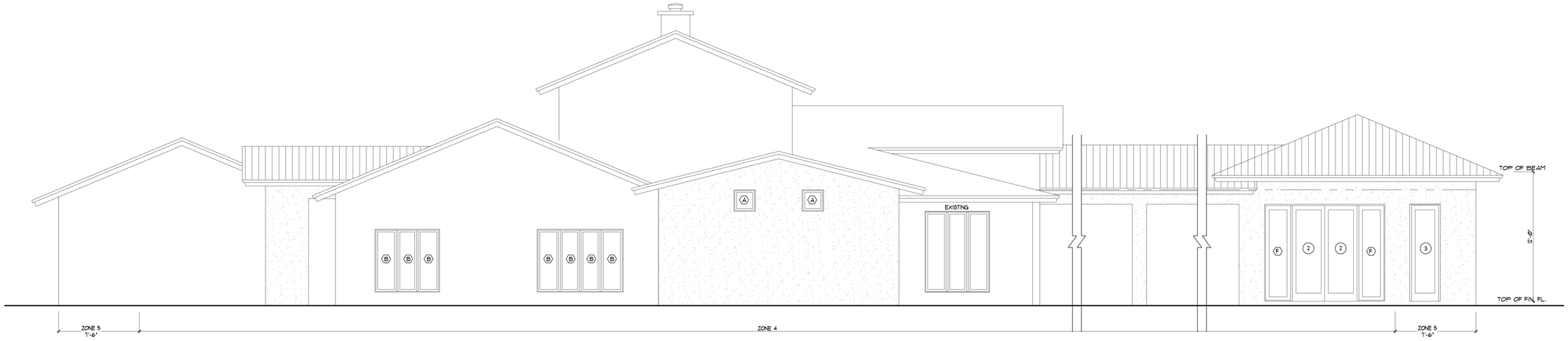


NORTH ELEVATION

SCALE 1/4" = 1'-0"



EAST ELEVATION

SCALE 1/4" = 1'-0"

WINDOWS AND DOORS REQUIREMENTS (ASD)

- SUBMIT CURRENT PRODUCT APPROVALS FOR ALL WINDOWS AND DOORS
- ALL EXTERIOR DOORS, AND OPERATIVE WINDOWS SHALL MEET THE FOLLOWING DESIGN WIND PRESSURE PER FLORIDA BLDG CODE 2023 EDITION AND ASCE 7-22.

8:7'-6"	AREA:	ZONE "4"		ZONE "5"	
		P	S	P	S
WINDOWS A_1	10.00 S.F.	+ 41.99 PSF	- 45.55 PSF	+ 41.99 PSF	- 56.22 PSF
WINDOWS B_1	11.66 S.F.	+ 41.57 PSF	- 45.13 PSF	+ 41.57 PSF	- 55.39 PSF
WINDOWS C_1	15.57 S.F.	+ 40.78 PSF	- 44.34 PSF	+ 40.78 PSF	- 53.81 PSF
WINDOWS D_1	22.25 S.F.	+ 39.81 PSF	- 43.37 PSF	+ 39.81 PSF	- 51.86 PSF
WINDOWS E_1	27.00 S.F.	+ 39.28 PSF	- 42.84 PSF	+ 39.28 PSF	- 50.80 PSF
WINDOWS F_1	27.00 S.F.	+ 39.28 PSF	- 42.84 PSF	+ 39.28 PSF	- 50.80 PSF
WINDOWS G_1	28.53 S.F.	+ 39.13 PSF	- 42.69 PSF	+ 39.13 PSF	- 50.50 PSF
WINDOWS H_1	22.25 S.F.	+ 39.81 PSF	- 43.37 PSF	+ 39.81 PSF	- 51.86 PSF
WINDOWS J_1	18.75 S.F.	+ 40.27 PSF	- 43.83 PSF	+ 40.27 PSF	- 52.79 PSF
WINDOWS K_1	22.50 S.F.	+ 39.78 PSF	- 3.34 PSF	+ 39.78 PSF	- 51.80 PSF
DOORS 1_1	21.33 S.F.	+ 39.92 PSF	- 43.48 PSF	+ 39.92 PSF	- 52.09 PSF
DOORS 2_1	27.00 S.F.	+ 39.28 PSF	- 42.84 PSF	+ 39.28 PSF	- 50.80 PSF
DOORS 3_1	72.00 S.F.	+ 36.60 PSF	- 40.16 PSF	+ 36.60 PSF	- 45.45 PSF

FOR WIND PRESSURE ONLY

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Project # 2222

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DN: CN=Jose Eduardo Gonzalez, E=jedyg@aol.com, G=Jose Eduardo, SN=Gonzalez, C=US
Date: 2026.03.17 17:23:06-04'00'

NOTICE

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REVISION	BY
A BCC & FINAL COORDINATION 05/15/2024	

ADDITION AND RENOVATION
FOR:
LISA AND CHRIS MONTERO
LOCATED AT:
6445 SW 107 STREET
PINECREST, FL. 33156

J L D
A R C H I T E C T
CORPORATION
AA-26003440

8592 s.w. 169th terrace
miami, florida 33157
(305) 310-5992

JOSE L. DIAZ, ARCHITECT
AR-0015547

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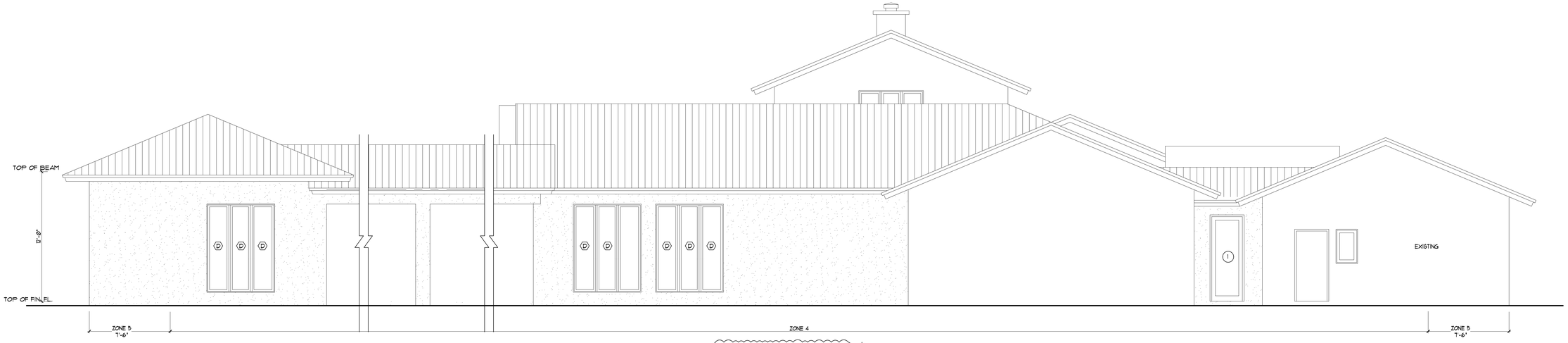
DRAWN	
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	

S-5.1

OF SHEETS

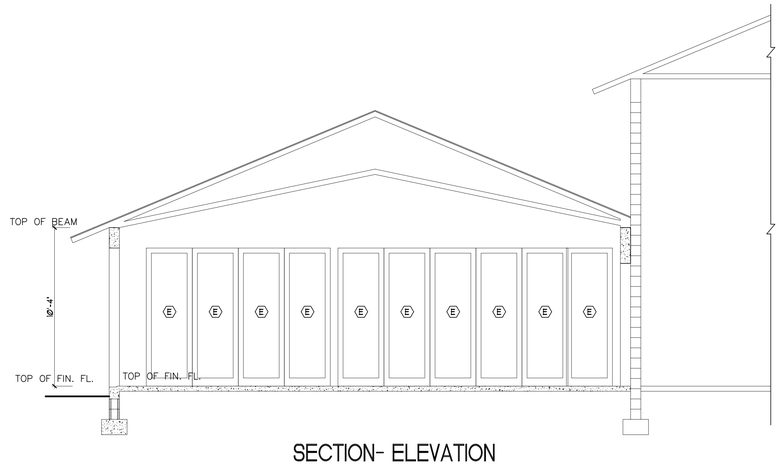


WEST ELEVATION

SCALE 1/4" = 1'-0"

SOUTH ELEVATION

SCALE 1/4" = 1'-0"



SECTION- ELEVATION

SCALE 1/4" = 1'-0"

WINDOWS AND DOORS REQUIREMENTS (ASD)

- SUBMIT CURRENT PRODUCT APPROVALS FOR ALL WINDOWS AND DOORS
- ALL EXTERIOR DOORS, AND OPERATIVE WINDOWS SHALL MEET THE FOLLOWING DESIGN WIND PRESSURE PER FLORIDA BLDG CODE 2023 EDITION AND ASCE 7-22.

a:1'-6'

	AREA:	ZONE '4'		ZONE '5'	
		P	S	P	S
WINDOWS A_1	10.00 S.F.	+ 41.99 PSF	- 45.55 PSF	+ 41.99 PSF	- 56.22 PSF
WINDOWS B_1	11.66 S.F.	+ 41.57 PSF	- 45.13 PSF	+ 41.57 PSF	- 55.39 PSF
WINDOWS C_1	15.57 S.F.	+ 40.78 PSF	- 44.34 PSF	+ 40.78 PSF	- 53.81 PSF
WINDOWS D_1	22.25 S.F.	+ 39.81 PSF	- 43.37 PSF	+ 39.81 PSF	- 51.86 PSF
WINDOWS E_1	27.00 S.F.	+ 39.28 PSF	- 42.84 PSF	+ 39.28 PSF	- 50.80 PSF
WINDOWS F_1	27.00 S.F.	+ 39.28 PSF	- 42.84 PSF	+ 39.28 PSF	- 50.80 PSF
WINDOWS G_1	28.53 S.F.	+ 39.13 PSF	- 42.69 PSF	+ 39.13 PSF	- 50.50 PSF
WINDOWS H_1	22.25 S.F.	+ 39.81 PSF	- 43.37 PSF	+ 39.81 PSF	- 51.86 PSF
WINDOWS J_1	18.75 S.F.	+ 40.27 PSF	- 43.83 PSF	+ 40.27 PSF	- 52.79 PSF
WINDOWS K_1	22.50 S.F.	+ 39.78 PSF	- 3.34 PSF	+ 39.78 PSF	- 51.80 PSF
DOORS I_1	21.33 S.F.	+ 39.92 PSF	- 43.48 PSF	+ 39.92 PSF	- 52.09 PSF
DOORS 2_1	27.00 S.F.	+ 39.28 PSF	- 42.84 PSF	+ 39.28 PSF	- 50.80 PSF
DOORS 3_1	72.00 S.F.	+ 36.60 PSF	- 40.16 PSF	+ 36.60 PSF	- 45.45 PSF

FOR WIND PRESSURE ONLY

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WWW.diversifiedstructuraldesign.com
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3600 Red Road. Suite 603.
Miramar, Florida, 33025.
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STATE OF FL CA-0006188
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