

GENERAL NOTES

- 1) A SPECIAL INSPECTION BY A FLORIDA CERTIFIED ENGINEER OR SPECIAL INSPECTOR WILL BE REQUIRED FOR REINFORCED MASONRY CONSTRUCTION, SOIL COMPACTION, ROOF TRUSSES OVER 35' LONG OR 8'-0" HIGH & STRUCTURAL STEEL CONNECTIONS & PIPE INSTALLATION.
- 2) THE USE OF A SCALE TO OBTAIN DIMENSIONS NOT SHOWN ON THE PLANS IS STRICTLY FORBIDDEN. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ERRORS RESULTING FROM SUCH ACTIONS.
- 3) CONTRACTOR TO LOCATE ALL EXISTING UTILITIES PRIOR TO EXCAVATION.
- 4) ALL SPECIFIED MATERIALS AND CONNECTORS CAN BE SUBSTITUTED WITH EQUAL OR BETTER, WITH THE APPROVAL OF ENGINEER OF RECORD.
- 5) PRIOR TO CONSTRUCTION PROVIDE TERMITES PROTECTION TREATMENT TO SOIL IN ACCORDANCE WITH NATIONAL PEST CONTROL ASSOCIATION' STANDARDS
- POISON SOIL UNDER NEW STRUCTURE FOR WEEDS AND TERMITES AND IN ACCORDANCE WITH LOCAL CODES.
- UPON COMPLETION OF THE APPLICATION OF THE TERMITES 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'.
- 6) IF CONFLICTS OCCUR IN OR BETWEEN ARCHITECTURAL AND ENGINEERING DOCUMENTS, BETWEEN DOCUMENTS AND FIELD CONDITIONS OR OTHERWISE, IMMEDIATELY CONTACT THE ENGINEER FOR CLARIFICATION AND DIRECTION. BEFORE PROCEEDING, COORDINATE ALL DIMENSIONS BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
- 7) THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, PROCEDURES AND SEQUENCES OF CONSTRUCTION PROVIDE APPROPRIATE SUPERVISION THROUGHOUT THE PROJECT. CONSTRUCTION SITE SAFETY, INCLUDING ALL ADEQUATE TEMPORARY BRACING AND SHORING, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EMPLOY THE NECESSARY PROFESSIONAL SERVICES TO DETERMINE THE NECESSARY METHODS AND SUPPORTS REGARDING FORMING AND CONSTRUCTION LOADS. TEMPORARY BRACING AND SHORING SHALL BE DESIGNED TO RESIST ALL CONSTRUCTION LOADS INCLUDING THE WEIGHTS OF ALL SUPPORTED MATERIALS PLUS A LIVE LOAD OF 50 PSF ON HORIZONTAL SURFACES. MAINTAIN TEMPORARY BRACING AND RETAIN IN PLACE UNTIL PERMANENT

WOOD NOTES

1. ROOF DIAPHRAGM SHALL COMPLY WITH THE DESIGN RECOMMENDATIONS OF 'AIA DESIGN / CONSTRUCTION GUIDE - DIAPHRAGMS' AND THE FBC.
2. PLYWOOD ROOF DECKING SHALL BE 1/2" MINIMUM THICKNESS AND SHALL BE CONTINUOUS OVER TWO OR MORE SPANS, WITH FACE GRAIN PERPENDICULAR TO THE SUPPORTS. (SEE TYP. PLYWOOD NAILING DETAIL FOR NAILING INFORMATION).
3. INSPECTIONS SHALL COMPLY WITH THE LOCAL BUILDING CODE REQUIREMENTS FOR INSPECTIONS (BY THE MUNICIPALITY, ARCHITECT OR ENGINEER) OF SPECIFIED COMPONENTS OF THE ROOF STRUCTURE REQUIRING INSPECTIONS.
4. ALL STRUCTURAL LUMBER TO BE SOUTHERN PINE No. 2 OR BETTER. MINIMUM BENDING STRESS:
- | | | |
|-------------------|-----------------|-------------|
| 2x4 Fb= 1800 PSI | E= 14000000 PSI | Fv= 175 PSI |
| 2x6 Fb= 1800 PSI | E= 14000000 PSI | Fv= 175 PSI |
| 2x8 Fb= 1925 PSI | E= 14000000 PSI | Fv= 175 PSI |
| 2x10 Fb= 2400 PSI | E= 14000000 PSI | Fv= 175 PSI |
| 2x12 Fb= 2500 PSI | E= 14000000 PSI | Fv= 175 PSI |

MASONRY NOTES

- 1) PROVIDE CLEANOUT OPENING AT THE BOTTOM OF REINFORCED MASONRY CELLS THAT ARE BEING FILLED TO ENSURE THAT THE CELL IS FILLED. PROVIDE WEEP HOLES AT 1/3 AND 2/3 OF SPAN.
- 2) ALL BLOCK MASONRY WALLS SHALL HAVE 5 GAUGE HORIZONTAL REINFORCEMENT " DUR-O-WALL LADDER TYPE SPACED 16" ON CENTER. MASONRY UNITS SHALL BE 2 CELL HOLLOW UNITS CONFORMING TO ASTM C-90 WITH COMPRESSIVE STRENGTH OF 17413000 PSI ON THE NET CROSS-SECTIONAL AREA AND SHALL BE LAID IN RUNNING BOND.
- 3) MORTAR SHALL COMPLY WITH ASTM 719 MORTAR TYPE S-13000 PSI
- 4) WHERE ANCHOR BOLTS ARE SET IN MASONRY WALL, FILL TWO BLOCK CELLS WITH GROUT * ANCHOR BOLT LOCATIONS
- 5) GROUT USED IN THE WORK SHALL CONFORM TO ASTM C416 WITH A SLUMP MIX OF 8" TO 11". PROVIDE CLEANOUT AND INSPECTION HOLES AT FILLED CELLS AT BOTTOM COURSE. CONTRACTOR TO CONSOLIDATE GROUT LIFTS WITH 3/4" VIBRATOR
- 6) POUR GROUT IN LIFTS NOT TO EXCEED 4'
- 7) GROUT USED IN THE WORK SHALL OBTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS. GROUT SHALL COMPLY WITH ASTM C416.

DESIGN LOADS

WIND DESIGN PER ASCE 7-22 (ALLOWABLE STRESS DESIGN)

MEAN ROOF HEIGHT _____ 39'-0"

WIND DESIGN SPEED _____ 115 MPH

EXPOSURE CATEGORY _____ C

GOLF _____ 1'-0" B

Kd _____ 0.03

STRUCTURAL CATEGORY _____ II

ROOF DESIGN LOADS- PRE FAB WOOD TRUSSES

SUPER IMPOSED DEAD LOAD _____ 25 PSF

LIVE LOAD _____ 20 PSF

FLOOR DESIGN LOADS:

DEAD LOAD BY SLAB _____ 100 PSF

SUPER IMPOSED DEAD LOAD (FLOORS) _____ 30 PSF

LIVE LOAD _____ 40 PSF

STAIR LIVE LOAD _____ 40 PSF (RESIDENTIAL)

CONCRETE NOTES

- 1) CONCRETE SHALL CONFORM WITH ACI-318 IT SHALL REACH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI # 28 DAYS.
- 2) MAXIMUM PERMISSIBLE SLUMP IS 5'-6" IN STRUCTURAL CONCRETE WITH THE EXCEPTION BEING SAND CEMENT GROUT.
- 3) AGGREGATES SHALL BE CLEAN AND GRADED MAXIMUM SIZES 3/4"
- 4) NO ADMIXTURES PERMITTED WITHOUT WRITTEN APPROVAL OF ENGINEER
- 5) CONCRETE TESTING IS REQUIRED AS FOLLOWS: 1 SET OF 5 CYLINDERS FOR EVERY 50 CYL QDS OF CONCRETE
- 6) CLEAR COVER FOR REINFORCING BARS SHALL BE:
- | | | |
|-----------------------------|-----------------------|------------------------------|
| GRADE BEAMS/PILE CAPS... 3" | FORCED FACES ... 3" | BALCONY SLABS ... 1-1/2" |
| BEAMS/COLUMNS ... 1-1/2" | CONTACT WEATHER... 2" | INT. ELEVATED SLABS ... 3/4" |
- 7) ALL CONCRETE WORK IN ACCORDANCE WITH SPECIFICATIONS FOR STRUCTURAL CONCRETE" (ACI-308-16)

REINFORCING STEEL NOTES

- 1) REINFORCING STEEL: fy = 60,000 P.S.I. fs = 24,000 P.S.I. Es = 29,000,000 P.S.I. Ew = 1350,000 P.S.I. N = Ew/Es = 24/60
- 2) REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60. REINFORCING STEEL SHALL BE DETAILED AND FABRICATED ACCORDING TO THE 'MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES'.
- 3) THE BEAMS & FOOTINGS SHALL BE CONTINUOUS REINFORCEMENT PROVIDED BY LAPPING SPLICES NOT LESS THAN 30" CONTINUITY SHALL BE PROVIDED AT ALL CORNERS BY BENDING 2 BARS FROM EACH DIRECTION AROUND THE CORNER 30" (SAME SIZE AND QUANTITY).
- 4) EXTEND BEAM BOTTOM BARS 8" PAST ALL OPENINGS GREATER THAN 3'-0" ON BOTH SIDES.
- 5) CONTINUITY AT COLUMNS SHALL BE PROVIDED BY CONTINUING HORIZONTAL REBARS THRU COLUMNS OR BY BENDING HORIZONTAL REIN. INTO COLUMNS A DISTANCE OF 30".
- 6) HOOK TOP OF VERTICAL BARS IN ALL TERMINATING COLUMNS 3" BELOW TOP OF SLAB AND 3" BELOW TOP OF THE BEAM.

STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING GRADES:
- A. ALL ANGLE BASE PLATES, CORR. PLATES (A501)---ASTM A58 (Fy=36 KSU)
- B. STRUCTURAL TUBE-----ASTM A500 GRADE B (Fy=46 KSU)
- C. STEEL PIPE-----ASTM A53, GRADE B (Fy=35 KSU)
2. GROUT FOR COLUMN BASE PLATES SHALL BE NON-METALLIC, NON SHRINK GROUT SUCH AS MASTER FLOU 10, AS MANUFACTURED BY MASTER BUILDERS OR APPROVED EQUAL.
3. ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD CODE FOR WELDING IN BUILDING CONSTRUCTION OF THE AMERICAN WELDING SOCIETY. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS USING E70-XX ELECTRODES.

SHOP DRAWINGS

- PRIOR TO ANY FABRICATION SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW. SHOP DRAWINGS ARE REQUIRED, BUT NOT LIMITED TO, FOR THE FOLLOWING:
- | | | |
|---------------------|------------------------------|-------------------|
| 1. WOOD TRUSSES | 4. STEEL STAIRS/HAND RAILS | 7. ALUMINUM FENCE |
| 2. STRUCTURAL STEEL | 5. RAILINGS/GUARDRAILS | |
| 3. SHORING | 6. DECORATIVE TRUSS BRACKETS | |

STRUCTURAL DESIGN CRITERIA

- 1) THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE FBC AND OTHER REFERENCED CODES AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT TIME OF PERMIT.
- A. FLORIDA BUILDING CODE 2013 8TH EDITION E. NS 1018 & 1019 2011 FOR WOOD DESIGN & ANALYSIS
- B. ACI 318-19 FOR REINFORCED CONCRETE F. AISI 360-16 CONSTRUCTION MANUAL FOR STEEL DESIGN
- C. ITS 402/403-206 FOR REINFORCED MASONRY G. ADM-2010 FOR ALUMINUM DESIGN
- D. ASCE 7-17 FOR WIND ANALYSIS AND DESIGN

SOIL STATEMENT

- AS PER GEOTECHNICAL REPORT BY N-5 DATED AUGUST 26, 2024 (PROJECT NUMBER 9599) THIS FOUNDATION HAS BEEN DESIGNED AS A SHALLOW FOUNDATION WITH AN ALLOWABLE SOIL BEARING CAPACITY OF 3000 PSF. CONTRACTOR REFER TO THE GEOTECHNICAL REPORT FOR SITE PREPARATION AND ALL OTHER PERTINENT DATA.

SHORING

- N. FORMWORK, SHORING & RESHORING
1. PROVIDE SHORING AND RESHORINGS DRAWINGS PREPARED BY OR UNDER THE DIRECT SUPERVISION OF A SPECIALTY ENGINEER AND CONFORMING TO THE REQUIREMENTS OF SPECIFICATION SECTION 03100 'CONCRETE FORMWORK'.
2. THE DESIGN OF FORMS AND SHORING FOR HORIZONTAL CONCRETE MEMBERS SHALL BE FOR NO LESS THAN DEAD LOAD PLUS 50 PSF CONSTRUCTION LOAD AND FOR THE CUMULATIVE LOADS OF THE SUPPORTED FLOOR. THE DESIGN SHALL INCLUDE A SAFETY FACTOR OF 3 FOR WOOD MEMBERS AND 2 FOR METAL.
3. NO CONSTRUCTION LOAD SHALL BE APPLIED TO ANY MEMBER UNTIL THE CONCRETE HAS ACHIEVED A MINIMUM OF 10% OF THE SPECIFIED 28-DAY STRENGTH.
4. THE MAXIMUM SUPERIMPOSED CONSTRUCTION LOAD TO BE APPLIED ON FLOORS SUPPORTED BY SHORING OR RESHORING SHALL NOT EXCEED 15% OF THE LIVE LOAD SPECIFIED FOR SLABS AND JOISTS. BEAMS SHALL NOT BE LOADED WITH MORE THAN 60% OF THE LIVE LOAD SPECIFIED FOR BEAMS.
5. REMOVAL OF FORMWORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REMOVE FORMS IN SUCH A MANNER TO ENSURE JOB SAFETY AND TO PREVENT EXCESSIVE DEFLECTION OR DAMAGE TO THE STRUCTURE. THE FOLLOWING ARE MINIMUM GUIDELINES FOR THE REMOVAL OF HORIZONTAL FORMWORK:
6. DO NOT REMOVE POST SHORING UNTIL CONCRETE HAS REACHED 75% OF THE SPECIFIED 28-DAY STRENGTH, BUT NO LESS THAN 3000 PSI. AS A MINIMUM, SHORING AND RESHORING SHALL REMAIN IN PLACE AS FOLLOWS: (TIME MEASURED FROM COMPLETION OF CONCRETE PLACEMENT)
- | SLABS, SPANS GREATER THAN 10'-0" | SHORING | RESHORING |
|----------------------------------|---------|-----------|
| JOISTS | 1 DAYS | 1 DAYS |
| BEAMS | 1 DAYS | 1 DAYS |
| BEAMS | 1 DAYS | 14 DAYS |
- | CANTILEVERS | SHORING | RESHORING |
|-------------|---------|-----------|
| SLABS | 1 DAYS | 14 DAYS |
| JOISTS | 1 DAYS | 14 DAYS |
| BEAMS | 1 DAYS | 14 DAYS |
9. THE SHORING AND RESHORING IS TO BE INSPECTED BY THE SPECIALTY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE. PRIOR TO EACH CONCRETE PLACEMENT HE SHALL SUBMIT A WRITTEN INSPECTION REPORT TO THE SPECIAL INSPECTOR AND TO THE CONTRACTOR STATING THAT THE WORK IS IN GENERAL COMPLIANCE WITH THE SHORING AND RESHORING DRAWINGS. THE FIELD REPORTS SHALL BE SIGNED BY THE INDIVIDUAL CONDUCTING THE INSPECTION. COPIES OF THE FIELD REPORTS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER, THE SPECIAL INSPECTOR AND THE BUILDING OFFICIAL UNDER A COVER LETTER SIGNED, SEALED AND DATED BY THE SPECIALTY ENGINEER ON A SEMI-MONTHLY BASIS.

ABBREVIATIONS

- | | |
|---------------------------------|--------------------------------------|
| AB - ANCHOR BOLT | L - ANGLE |
| ALT - ALTERNATE | LG - LONG |
| APPROX - APPROXIMATELY | LP - LOW POINT |
| ARCH - ARCHITECTURAL | LLV - LONG LEG VERTICAL |
| B - BOTTOM | LLH - LONG LEG HORIZONTAL |
| BLDG - BUILDING | MFR - MANUFACTURER |
| BM - BEAM | MAS - MASONRY |
| BOIT - BOTTOM | MO - MASONRY OPENING |
| BRG - BEARING | MATL - MATERIAL |
| BRDG - BRIDGING | MAX - MAXIMUM |
| CB - CONCRETE BEAM | MB - MASONRY BEAM |
| C/C - CENTER TO CENTER | MECH - MECHANICAL |
| CH - CHANNEL | MER - MECHANICAL/ELECTRICAL/PLUMBING |
| CIP - CAST IN PLACE | MF - MONOLITHIC FOUR |
| CJ - CONTROL JOINT | MTL - METAL |
| CL - CENTERLINE | MIN - MINIMUM |
| CLR - CLEAR | MISC - MISCELLANEOUS |
| CMU - CONCRETE MASONRY UNIT | NS - NEAR SIDE |
| COL - COLUMN | NIC - NOT IN CONTRACT |
| CONC - CONCRETE | NTS - NOT TO SCALE |
| CONF - CONFIGURATION | ONC - ON CENTER |
| CONT - CONTINUOUS | OPNG - OPENING |
| CONTR - CONTRACTOR | PART - PARTITION |
| CORR - CORRUGATED | PC - FILE CAP |
| CTR - CENTER | PL - PLATE |
| DBL - DOUBLE | PLF - POUNDS PER LINEAR FOOT |
| DET - DETAIL | PSF - POUNDS PER SQUARE FOOT |
| DIA - DIAMETER | PSI - POUNDS PER INCH |
| DIM - DIMENSION | PT - POST TENSION/PRESSURE TREATED |
| DR - DOOR | REIN - REINFORCED |
| DWG - DRAWING | REM - REMAINDER |
| EA - EACH | REQD - REQUIRED |
| EF - EACH FACE | REV - REVISED/REVISION |
| EJ - EXPANSION JOINT | RM - ROOM |
| EL - ELEVATION | RO - ROUGH OPENING |
| ELECT - ELECTRICAL | REQT - REQUIREMENT |
| ELEV - ELEVATOR | SCHED - SCHEDULE |
| EOB - EDGE OF SLAB | SECT - SECTION |
| EQ - EQUAL | SIM - SIMILAR |
| EW - EACH WAY | SJ - SAUCUT JOINT |
| EXIST - EXISTING | SL - SLOPE |
| EXP - EXPANSION | SQ - SQUARE |
| FE - FORCE | SP - SPIRAL |
| FIN - FINISH | SS - STAINLESS STEEL |
| FLR - FLOOR | STD - STANDARD |
| FND - FOUNDATION | SW - SHEARWALL/SHORT WAY |
| FCM - FACE OF MASONRY | STL - STEEL |
| FS - FAR SIDE | STRUCT - STRUCTURAL |
| FT - FOOT | STRUT - STRUT |
| FTG - FOOTING | TB - TIE BEAM |
| GA - GAGE | TC - TIE COLUMN |
| GALV - GALVANIZED | TE - THICKENED EDGE |
| HC - HOLLOW CORE | THK - THICK |
| HDG - HOT DIPPED GALVANIZED | T/O - THRU OUT |
| HORIZ - HORIZONTAL | T/C - TOP OF CONCRETE |
| HP - HIGH POINT | TOP - TOP |
| IJ - ISOLATION JOINT | TEMP - TEMPERATURE |
| INFO - INFORMATION | TOS - TOP OF STEEL/SLAB |
| INT - INTERIOR | TRE - TREAD |
| JOBT - JOIST | TYP - TYPICAL |
| J - JOINT | UNO - UNLESS NOTED OTHERWISE |
| K - KIPS | VERT - VERTICAL |
| K/FT - KIPS PER FOOT | W/ - WITH |
| KJ - CONST JOINT/KEYSTONE JOIST | WD - WOOD |
| | WUF - WELDED WIRE FABRIC |

INDEX OF STRUCTURAL DWG

- STRUCTURAL NOTES AND SCHEDULES
- | | | |
|---|------|--------------------------|
| 1 | S-0 | GENERAL STRUCTURAL NOTES |
| 2 | S-01 | SCHEDULES |
- PLANS
- | | | |
|---|-----|---------------------------|
| 3 | S-1 | FOUNDATIONS PLANS |
| 4 | S-2 | SECOND FLOOR FRAMING PLAN |
| 5 | S-3 | ROOF FRAMING PLAN |
- DETAILS & SECTIONS
- | | | |
|----|------|---------------------|
| 6 | S-4 | FOUNDATION SECTIONS |
| 7 | S-5 | TYP DETAIL |
| 8 | S-6 | TYP DETAIL |
| 9 | S-1 | BUILDING SECTION |
| 10 | S-8 | SECTIONS |
| 11 | S-81 | SECTIONS |
- WIND LOAD PRESSURES
- | | | |
|----|-----|---------------------|
| 12 | S-9 | CLADDING ELEVATIONS |
|----|-----|---------------------|

NOTE :

THIS DRAWING IS PROPERTY OF SV DESIGN, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF SV DESIGN, INC. THIS DRAWING IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. THE SCALES ARE AS STATED. THE CONTRACTOR SHALL CAREFULLY REVIEW ALL DIMENSIONS AND CONDITIONS SHOWN AND IMMEDIATELY NOTIFY THE ARCHITECT AS TO ANY ERRORS, OMISSIONS, OR INCONSISTENCIES DISCOVERED. COPYRIGHT © SV DESIGN, INC.

CLIENT :

ALBERT MILO
11901 SW 63RD AVE
PINECREST, FL 33132

PROJECT INFORMATION :

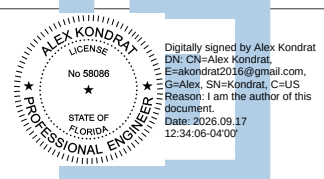
MILO RESIDENCE
11901 SW 63RD AVE
PINECREST, FL 33156

ARCHITECT :

SV DESIGN, INC.
1900 CORAL WAY #301, MIAMI, FL 33145
T. 786.356.3799 F. 305.856.7478 www.svdesigninc.com

Alex Kondrat & Associates, Inc.
Alex Kondrat - P.E.#58086, C.A.#9717
9935 NW 29 Street
Doral, Florida 33172
Ph(305)387-9770 - alexkondrat@alexkondrat.com

SEAL :



THIS SEAL HAS BEEN DIGITALLY SIGNED AND SEALED BY ALEX KONDRAT ON THE DATE INDICATED TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWING INFORMATION :

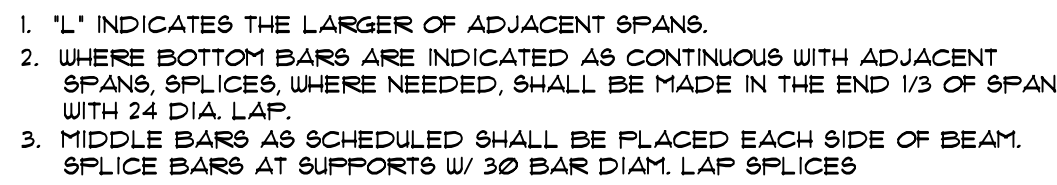
PERMIT SET 4.25.25
1. 2. N/A
3. REV 6-1-26
4. REV 6-26-26

© Copyright 2024 SV Design, Inc. All Rights Reserved

SHEET :

S-0

SCOPE OF WORK FOR REVISION 4 :
OWNER DESIGN CHANGE: REMOVING DOUBLE HEIGHT LIVING ROOM.



N. T. S.

TYPE-H

NOTE: PROVIDE 2# CORNER BARS FOR WF8 AND 3# CORNER BARS FOR WF24 BENT 30° EACH WAY. • ALL CONTINUOUS WALL FOOTING CORNERS.



NOTES:

1. ALL BOTTOM REINFORCEMENT SHALL EXTEND 8 INCHES INTO SUPPORT.
2. FIRE CAST LINTELS TO BEAR ON:
3. VERIFY DOOR & WINDOW OPENINGS W/MANUFACTURER'S SPECS PRIOR TO BEAM PLACEMENT

8"x8" w/ (1) #5
FIRE CAST LINTEL
(SEE-3)

PRODUCT CONTROL NOTICE OF ACCEPTANCE F.E.C. CORPORATION-CAST-GRETE DIVISION
ACCEPTANCE # 22-082802

C2	1	5'x5'x3/8"	---	---	FOR BASE DETAIL SEE 1-2/3-4 FOR CAP DETAIL SEE 1/3-5

4 BARS
TYPE A

6 BARS
TYPE B

10 BARS
TYPE C

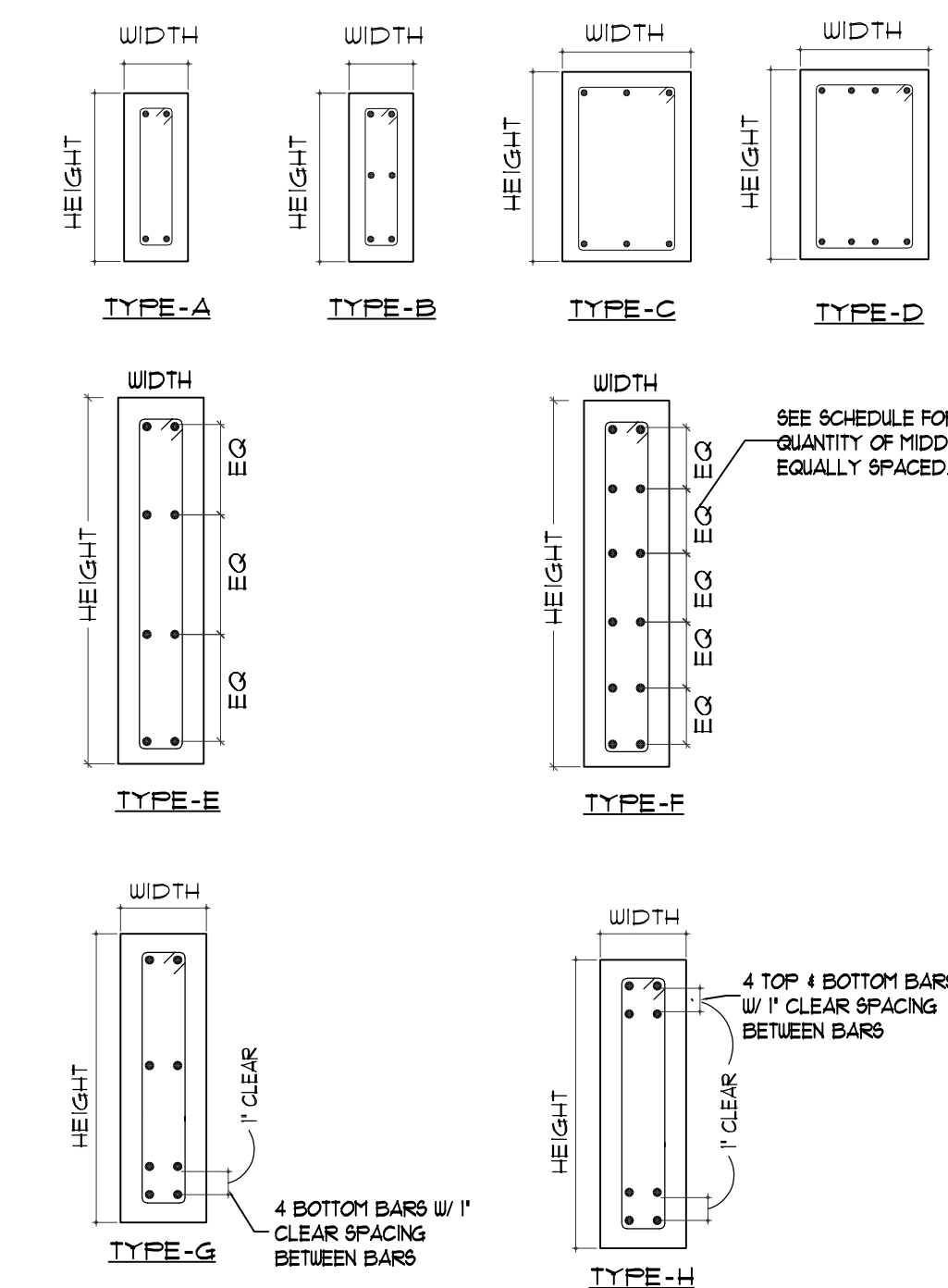
12 BARS
TYPE D

NOTE: FOR ALL COLUMNS, 90° BENDING IS REQUIRED. SPACING AS SCHEDULED, 10% SPACING.



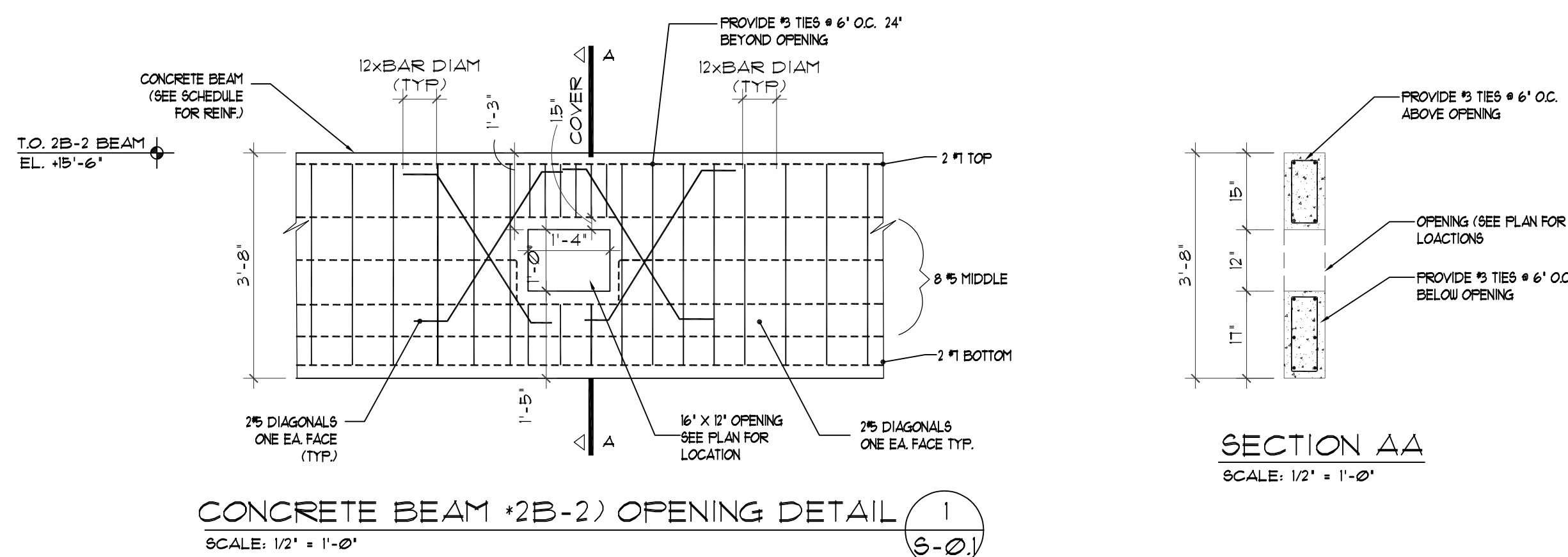
1. L-SHAPE COLUMNS TO HAVE TIES IN EACH DIRECTION SPACED PER SCHEDULE

BEAM TYPES



CONCRETE BEAM NOTES:

1. TIE BEAMS SHALL HAVE (4) * 3 TIES AT 12' O.C. AT ALL CORNERS EA. WAY AND 48' O.C. REMAINDER.
2. PROVIDE (2) * 5 x 60" CORNER BARS, BENT 30° EACH WAY @ ALL CORNERS.
3. PROVIDE 1" MIN. CLEAR SPACING BETWEEN BARS.



CONCRETE BEAM #2B-2) OPENING DETAIL
SCALE: 1/2" = 1'-0"

90 DEGREE ACI HOOK DETAIL

180 DEGREE ACI HOOK DETAIL

DEFINITIONS OF LAP/SPLICE CATEGORIES

CATEGORY	DEFINITION
1	CLEAR SPACING OF BARS BEING DEVELOPED OR SPLICED NOT LESS THAN d_b ; CLEAR COVER NOT LESS THAN d_b ; AND STIRRUPS OR TIES THROUGHOUT NOT LESS THAN THE CODE MINIMUM. OR CLEAR SPACING OF BARS BEING DEVELOPED OR SPLICED NOT LESS THAN $2d_b$; AND CLEAR COVER NOT LESS THAN d_b .
2	OTHER CASES

NOTE

1. TOP BARS ARE DEFINED AS HORIZONTAL REINFORCEMENT SO PLACED THAT MORE THAN 12 INCHES OF FRESH CONCRETE IS CAST IN THE MEMBER BELOW THE DEVELOPMENT LENGTH OR SPLICE.
2. d_b STANDS FOR NOMINAL BAR DIAMETER.

'LC' = 30 BAR DIAMETER FOR f'c 3000 psi

22 BAR DIAMETER FOR f'c R 3000 ps

TABLE 5-3 (C) TENSION DEVELOPMENT LENGTHS, l_d (INCHES) FOR GRADE 60 UNCOATED BARS $f_c=5000$ psi, NORMAL WEIGHT CONCRETE BASED ON ACI 322

BAR SIZE	1d PER SPACING AND COVER CASE			
	CASE 1		CASE 2	
	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
.3	17	13	25	19
.4	22	17	33	26
.5	28	22	42	32
.6	33	26	50	38
.7	49	37	73	56
.8	55	43	83	64
.9	63	48	94	72
.10	70	54	105	81
.11	78	60	117	90
.14	94	72	140	108
.18	125	96	187	144

TABLE 5-4(C) TENSION LAP SPLICE LENGTHS,
ld (INCHES) FOR GRADE 60 UNCOATED BARS
f'c=5000 psi, NORMAL-WEIGHT CONCRETE
BASED ON ACI 308

BAR SIZE	LAP CLASS	LAP LENGTH PER SPACING AND COVER CASE			
		CASE 1		CASE 2	
		TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
# 3	A	11	13	25	18
	B	22	11	33	25
# 4	A	23	12	43	26
	B	23	12	43	33
# 5	A	28	22	42	32
	B	36	28	54	42
# 6	A	33	24	50	38
	B	43	33	65	50
# 7	A	49	31	73	56
	B	63	49	94	73
# 8	A	56	43	83	64
	B	72	55	102	83
# 9	A	63	48	94	72
	B	83	63	122	94
# 10	A	70	54	105	81
	B	91	70	131	105
# 11	A	78	60	111	90
	B	101	78	152	111

THIS DRAWING IS THE PROPERTY OF SV DESIGN, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE, OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF SV DESIGN, INC. THIS DRAWING IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. THE SCALES ARE AS STATED. THE CONTRACTOR SHALL CAREFULLY REVIEW ALL DIMENSIONS AND CONDITIONS SHOWN AND IMMEDIATELY NOTIFY THE ARCHITECT AS TO ANY ERRORS, OMISSIONS, OR INCONSISTENCIES DISCOVERED.
COPYRIGHT (C) SV DESIGN, INC.

ALBERT MILO
11901 SW 63RD AVE
PINECREST, FL 33132

MILO RESIDENCE
11901 SW 63RD AVE
PINECREST, FL 33156


SV DESIGN, INC.
1900 CORAL WAY #301, MIAMI, FL 33141
6356.3799 F. 305.856.7478 www.svdesigninc.com

Alex Kondrat & Associates, Inc.
Alex Kondrat - P.E.#58086, C.A.#9717
9935 NW 29 Street
Doral, Florida 33172
Ph(305) 387-5770 - alexkondrat@bellsouth.net



Digitally signed by Alex Kondrat
DN: cn=Alex Kondrat,
Email=alexkondrat1@gmail.com,
c=United States, o=Alex Kondrat, ou=US
Resident. I am the author of this
document.
Serial: 80,95,95,17
12.34.11.6400

PERMIT SET	4.25.25
1/2 N/A	
3 REV 6-1-26	
4 REV 6-26-26	

S-0.1

© Copyright 2024 SV Design, Inc. All Rights Reserved

FOUNDATION NOTES

- 4" REINFORCED CONCRETE SLAB WITH 6"x6" W/4 W/4 WELDED WIRE MESH (ASTM A185) LOCATED 4" MID SLAB, SUPPORTED W/2" CHAINS SPACED 3'-0" O.C. EACH WAY, OVER 6" MIL VAPOR BARRIER ON CLEAN WELL COMPACTED TERRITE TREATED FILL FREE OF ORGANIC MATTER. MAXIMUM SIZE OF ANY ROCKS WITHIN 12" BELOW THE FLOOR SLAB SHALL BE 4" MAXIMUM OF 3" IN DIAMETER.
- PROVIDE (2) 4" x 36" LONG CORNER CRACK BARS @ ALL CORNERS OF SLAB, PLACE BARS ON TOP THIRD OF THE SLAB WITH FIRST BAR BEING 2" FROM THE CORNER & NEXT ONE 12" APART.
- 1-#5 REINFORCEMENT BAR GRADE 60 IN GROUT FILLED CELL AT ALL CORNERS, NEXT TO ALL OPENINGS, AND 32" O.C.
- 8"x8"x16" CONCRETE MASONRY UNITS WITH NO. 3 GAUGE LADDER TYPE JOINT REINFORCEMENT EVERY OTHER COURSE (16" ON CENTER VERTICALLY).
- CONTRACTOR TO VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. CONTACT ENGINEER IF DISCREPANCIES ARE FOUND PRIOR TO PROCEEDING WORK.
- VERIFY SIZE & LOCATIONS OF ALL WINDOW/DOOR OPENINGS & OPENINGS IN SLAB WITH ARCHITECTURAL DUGS.
- CONCRETE SILLS TO BE A MINIMUM OF 8"x8" W/2-#5 CONTINUOUS FOR 8"x8"x16" CMU WALLS.
- SAW CUT JOINT (S.C.J.) @15'-0" O.C. MAX (TYP) SAWED JOINT SHALL BE CUT WITHIN 24 Hrs. OF CONCRETE PLACEMENT, SEE DETAIL 9/5-4.
- COMPACT INTERIOR FILL TO 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY AS PER ASTM D-1587 AT OPTIMUM MOISTURE CONTENT.
- 8" CONCRETE SLAB PAD FOR GENERATOR EQUIPMENT, REINFORCE SLAB W/ #4 BARS @ 12" O.C. EACH WAY BOTTOM. REFER TO GENERATOR MANUFACTURER SPECS FOR ANCHORAGE TO THE SLAB.
- 8"x8"x16" CONCRETE MASONRY LOW WALL, SUPPORT OF STAIR LANDING

LEGEND

- SECTION CALLOUT
TYP
DETAIL CALLOUT
- BEARING CONCRETE COLUMN OR SHEARWALL
- (#5 SPACED PER PLAN)
REPRESENTS (2) #5
REPRESENTS (3) #5
REPRESENTS (4) #5
8"x8"x16" CMU WALL REINFORCED W/ #5 VERTICAL AS SHOWN
- STRUCTURAL BEARING ELEMENT BELOW
- COLUMN STARTS AT THIS LEVEL
COLUMN CONTINUES THRU THIS LEVEL
COLUMN ENDS AT THIS LEVEL
- PROPOSED CONCRETE SECTION W/ REINFORCEMENT
- CONTRACTOR TO VERIFY ALL BUILDING DIMENSIONS & ELEVATIONS WITH ARCHITECTURAL PLAN

NOTE :

THIS DRAWING IS PROPERTY OF SV DESIGN, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF SV DESIGN, INC. THIS DRAWING IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. THE SCALES ARE AS STATED. THE CONTRACTOR SHALL CAREFULLY REVIEW ALL DIMENSIONS AND CONDITIONS SHOWN AND IMMEDIATELY NOTIFY THE ARCHITECT AS TO ANY ERRORS, OMISSIONS, OR INCONSISTENCIES DISCOVERED. COPYRIGHT © SV DESIGN, INC.

CLIENT :

ALBERT MILO
11901 SW 63RD AVE
PINECREST, FL 33132

PROJECT INFORMATION :

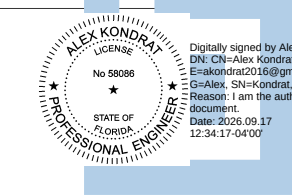
MILO RESIDENCE
11901 SW 63RD AVE
PINECREST, FL 33156

ARCHITECT :

SV DESIGN, INC.
1900 CORAL WAY #301, MIAMI, FL 33145
T: 786.356.3799 F: 305.856.7478 www.svdesigninc.com

Alex Kondrat & Associates, Inc.
Alex Kondrat - P.E.#58086, C.A.#9717
9935 NW 29 Street
Doral, Florida 33172
Ph:(305)387-5770 - alexkondrat@alexkondrat.com

SEAL :



THIS SEAL HAS BEEN DIGITALLY SIGNED AND SEALED BY ALEX KONDRAT ON THE DATE INDICATED TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID AND SHOULD BE USED WITH THE ORIGINAL SEAL. THE SEAL MUST BE VERIFIED ON AN ELECTRONIC COPIES.

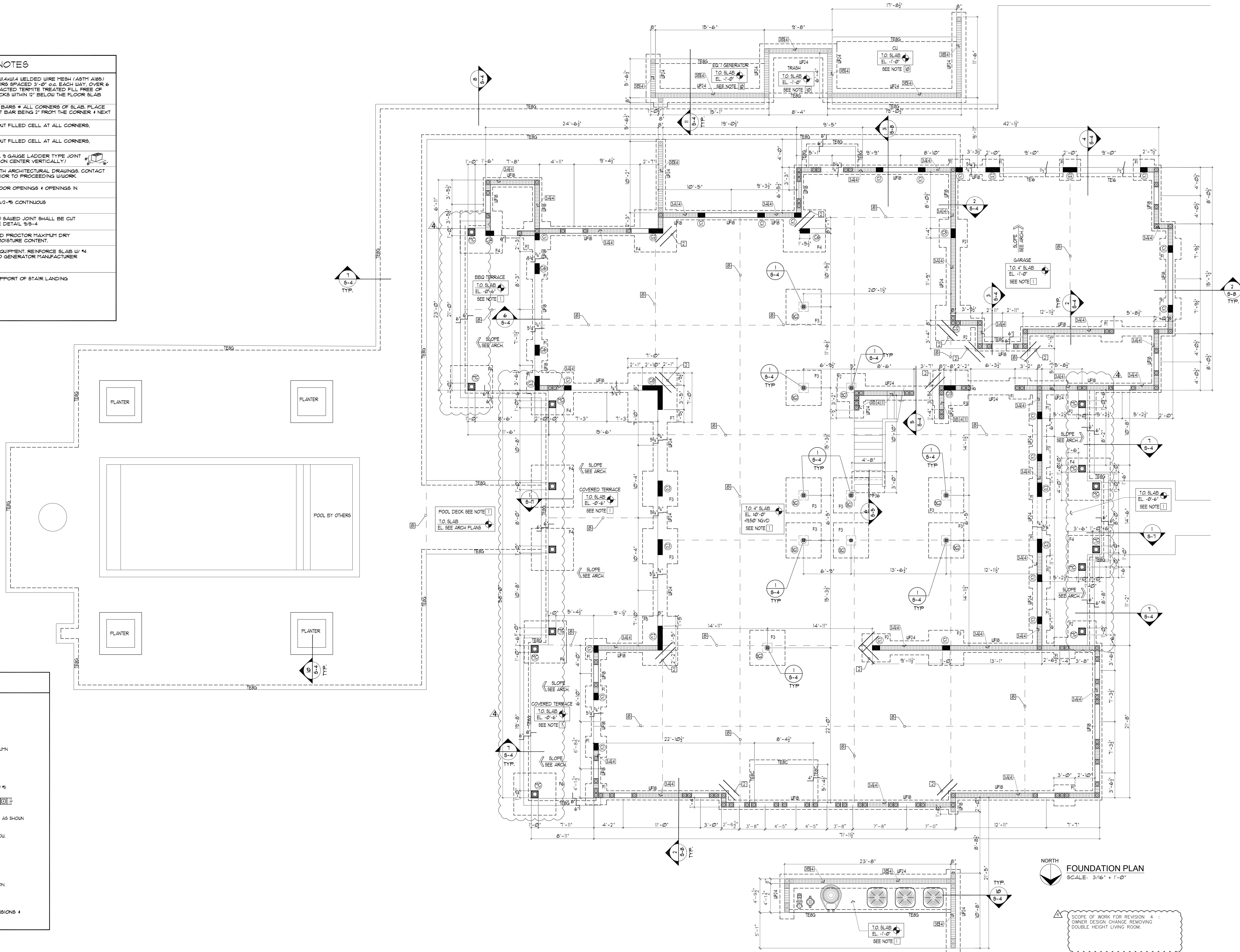
DRAWING INFORMATION :

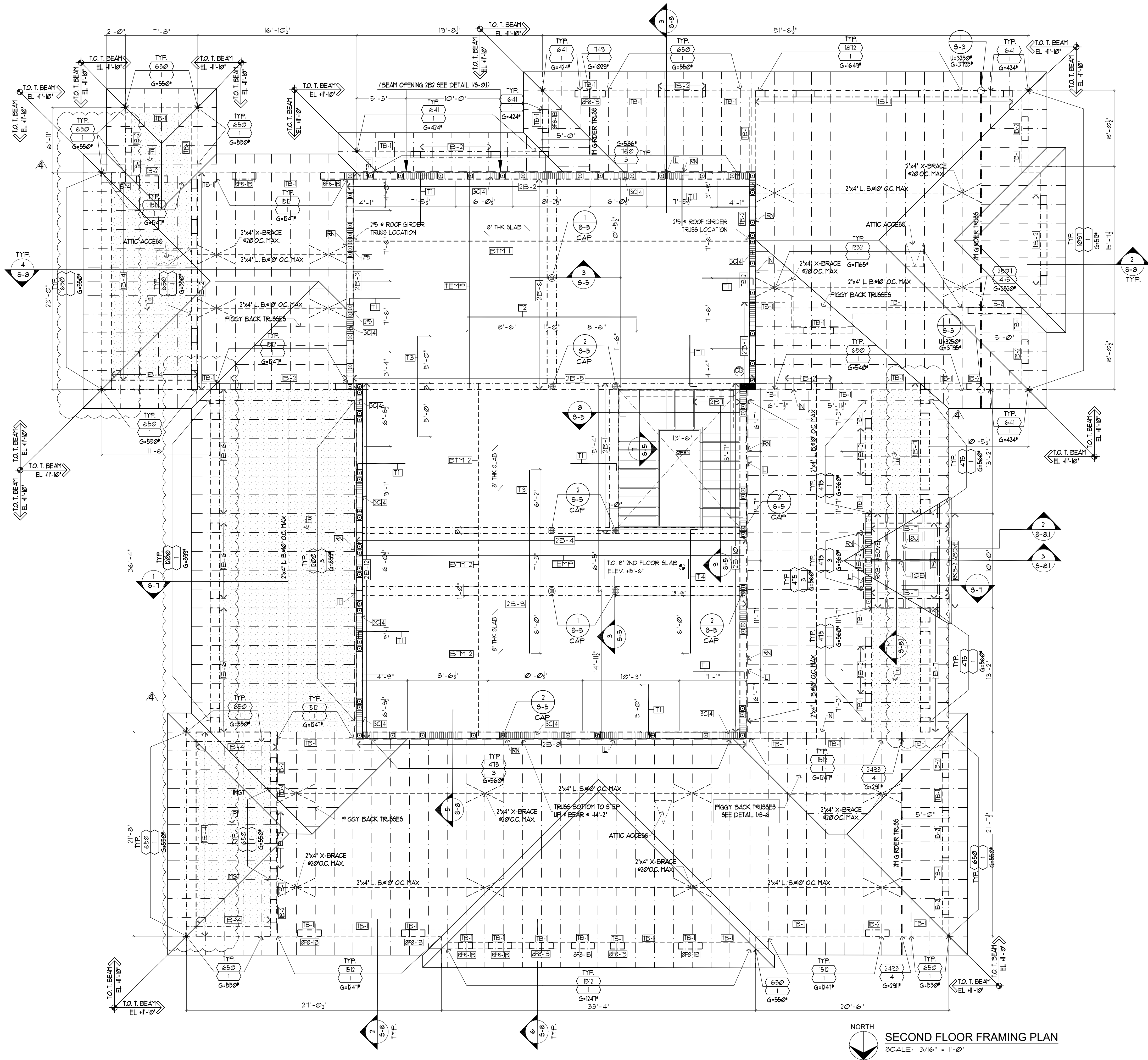
PERMIT SET 4.25.25
1. N/A
2. REV 6-1-26
3. REV 6-26-26

© Copyright 2024 SV Design, Inc. All Rights Reserved

SHEET :

S-1





2ND FLOOR NOTES	
1-5	REINFORCEMENT BAR GRADE 60 IN CONC. FILLED CELL AT ALL CORNERS, NEXT TO ALL OPENINGS AND 40" O.C. TYPICAL FOR ALL SECOND FLOOR WALLS
4	8"x8"x16" CONCRETE MASONRY UNITS WITH NO. 9 GAUGE LADDER TYPE JOINT REINFORCEMENT EVERY OTHER COURSE (16" ON CENTER VERTICALLY)
1	2"x8" PRESSURE TREATED (BYP NO2) WOOD LEDGER ATTACHED TO CONCRETE W/ 3/4" DIAM. HILTI KWIK BOLT 3 EXPANSION ANCHORS @ 12" OC. MIN EMBEDMENT 4.15"
2	2"x4" PRESSURE TREATED ROOF NAILER ANCHORED TO CONCRETE W/ 1/4" DIAM. x 2 3/4" LONG HEX HEADED TAPCONS (EMBEDDED 125") BRACED @ 8' OC. ATTACH ROOF FLYWOOD SHEATHING TO NAILER W/ 8d RS NAILS @ 6" OC.
2x8	PT NAILER ATTACHED TO EACH SIDE OF CONCRETE RAKE BEAM W/ 1" DIAMETER HILTI KWIK BOLT 3 EXPANSION ANCHORS @ 24" OC. ATTACH SHEATHING TO NAILER W/ 8d RS NAILS @ 6" OC.
1/2"	PLYWOOD SOFFIT ATTACHED TO BOTTOM CHORD OF TRUSSES W/ 8d RS NAILS @ 6" OC.
3"x8"	WOOD JOIST (BYP NO 2) @ 24" OC.
HSS 3"x8x1/2"	STEEL TUBE RIDGE BEAM

SLAB REINFORCEMENT LEGEND	
BTM 1	5 BOTTOM @ 6" O.C.
BTM 2	5 BOTTOM @ 12" O.C.
TEMP	4 TEMP @ 12" O.C. PLACED OVER BOTTOM BARS (TYP THROUGHOUT)
1	4x 4'-0" LONG TOP @ 12" O.C. TOP W/ 90° ACI HOOK
2	5 TOP @ 6" O.C. (SEE PLANS FOR LENGTH)
3	5 TOP @ 12" O.C. (SEE PLANS FOR LENGTH)
4	5 TOP @ 12" O.C. TOP W/ 90° ACI HOOK (SEE PLANS FOR LENGTH)
5	4 TOP @ 12" O.C. TOP W/ 90° ACI HOOK BOTH ENDS

LEGEND	
SECTION CALLOUT	8-X TYP 8-X
DETAIL CALLOUT	8-X
BEARING CONCRETE COLUMN OR SHEARWALL	8-X
15 SPACED PER PLAN	REPRESENTS (2) 5
REPRESENTS (3) 5	REPRESENTS (4) 5
8"x8"x16" CMU WALL REINFORCED W/ 5 VERTICAL AS SHOWN	
STRUCTURAL BEARING ELEMENT BELOW	
COLUMN STARTS AT THIS LEVEL	
COLUMN CONTINUES THRU THIS LEVEL	
COLUMN ENDS AT THIS LEVEL	
PROPOSED CONCRETE SECTION W/ REINFORCEMENT	
CONTRACTOR TO VERIFY ALL BUILDING DIMENSIONS & ELEVATIONS WITH ARCHITECTURAL PLAN	

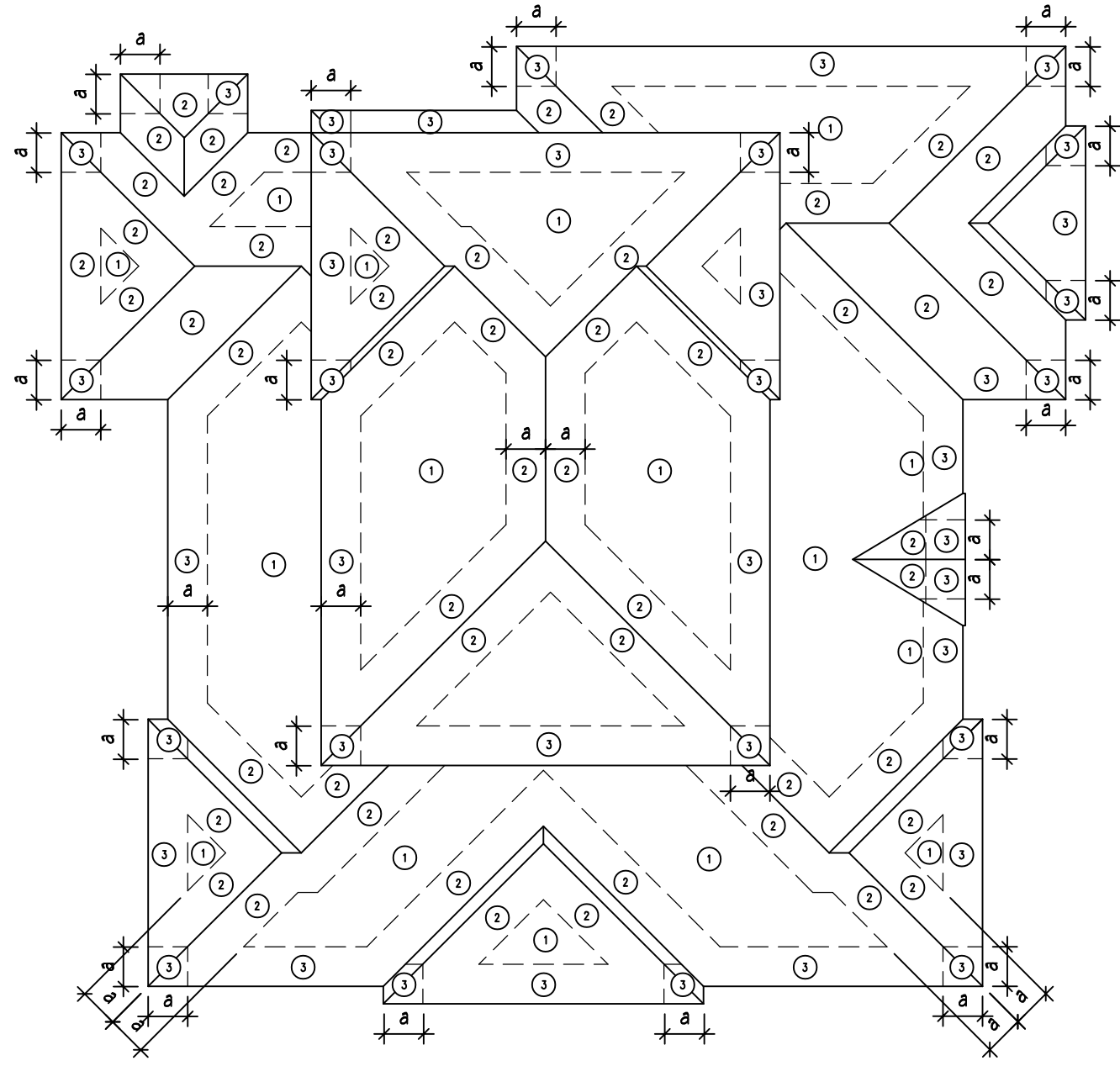
ROOF LEGEND	
HATCH INDICATES 1/2" PLYWOOD ROOF SOFFIT ATTACHED TO TRUSS BOTTOM CHORD W/ 8d RS NAILS @ 6" OC	

ROOF TRUSS ANCHOR SCHEDULE	
ACTUAL UPLIFT	REQUIRED ANCHOR
B.E. - BOTH ENDS OF TRUSS UNO - UNLESS NOTED OTHERWISE U - UPLIFT LOAD G - GRAVITY LOAD TYP - TYPICAL	1 NU-VUE NVHTA16 STRAP ANCHOR W/ 18-120x15" NAILS TO TRUSS AND 6-120x15" NAILS TO SEAT. CAPACITY = 2645# (NOA 24-021307) 2 (NUVUE) NVHTA-16H (1 FLY) GIRDER STRAP W/ (18) 18d x 18" LONG NAILS TO JOIST AND (6) 18d x 18" NAILS TO SEAT PLATE ANCHOR CAPACITY: U-311# (NOA 24-021305) 3 MITEK THD28 HANGER ATTACHED TO LEDGER W/ 18-16d NAILS 4 TO TRUSS W/ 12-120x15" NAILS. ALLOWABLE U-2265# G+ 2645# (FL 1232) 4 (NUVUE) NV358-16 (2 FLY) GIRDER DOUBLE STRAP W/ (18) 18d x 3" LONG NAILS TO JOIST AND (6) 18d x 3" NAILS TO SEAT PLATE ANCHOR CAPACITY: U-336# (NOA 24-021305) 5 (SIMPSON) LG128-2 HANGER W/ (6) 1" DIAM x 2 1/2" LONG SD6 WOOD SCREWS TO TRUSS AND (6) 1" DIAM x 4" TITEN HD CONCRETE ANCHORS TO WALL. U-2435# G+3355# (FLORIDA APPROVAL 15354)

SCOPE OF WORK FOR REVISION 4 :
OWNER DESIGN CHANGE REMOVING
DOUBLE HEIGHT LIVING ROOM.

NOTE : THIS DRAWING IS PROPERTY OF SV DESIGN, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF SV DESIGN, INC. THIS DRAWING IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. THE SCALES ARE AS STATED. THE CONTRACTOR SHALL CAREFULLY REVIEW ALL DIMENSIONS AND CONDITIONS SHOWN AND IMMEDIATELY NOTIFY THE ARCHITECT AS TO ANY ERRORS, OMISSIONS, OR INCONSISTENCIES DISCOVERED. COPYRIGHT © SV DESIGN, INC.		CLIENT : ALBERT MILO 11901 SW 63RD AVE PINECREST, FL 33132		PROJECT INFORMATION : MILO RESIDENCE 11901 SW 63RD AVE PINECREST, FL 33132		ARCHITECT : SV DESIGN, INC. 1900 CORAL WAY #301, MIAMI, FL 33145 T: 786.356.3779 F: 305.856.7478 www.svdesigninc.com		Alex Kondrat & Associates, Inc. Alex Kondrat - P.E.#58086, C.A.#9717 9935 NW 29 Street Doral, Florida 33172 Ph(305)387-5770 - alexkondrat@alexkondrat.com		SEAL : 	DRAWING INFORMATION : PERMIT SET 4.25.25 1.2 N/A 3. REV 6-1-26 4. REV 6-26-26 © Copyright 2024 SV Design, Inc. All Rights Reserved		SHEET : S-2
---	--	---	--	---	--	---	--	--	--	-------------------	--	--	------------------------------

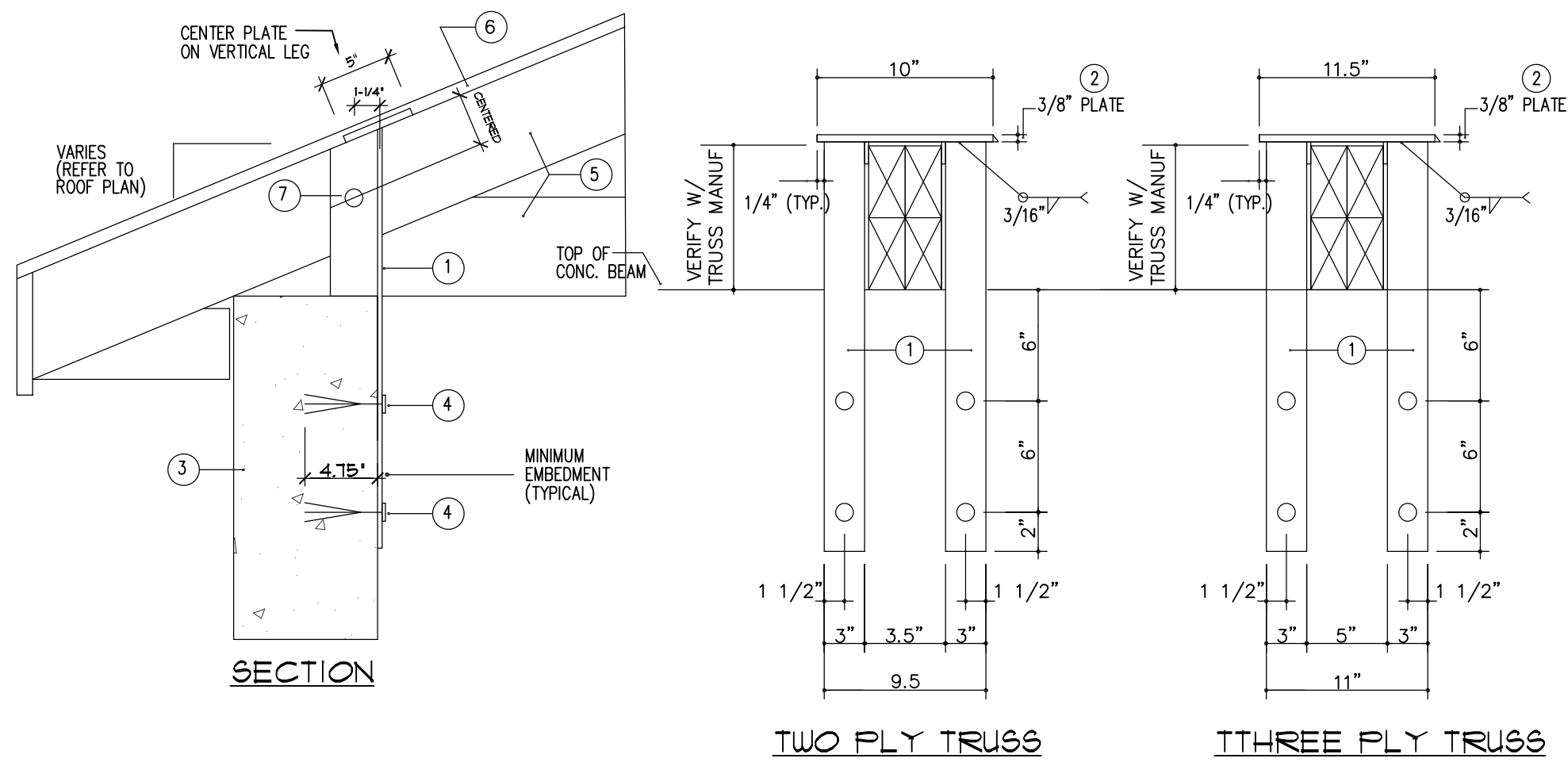
ROOF PRESSURES ZONES	
ZONE 1	0.4.49 PSF & -115.9 PSF (105F AREA)
ZONE 2	0.4.49 PSF & -100.0 PSF (105F AREA)
ZONE 3	0.4.49 PSF & -100.0 PSF (105F AREA)
ZONE 1'1" = 433 FT ALL WIND VALUES ARE ASS. VALUES	



COMPONENT & CLADDING
LOADING DIAGRAMS (NTS)

ROOF TRUSS ANCHOR SCHEDULE	
ACTUAL UP/LIFT	1. NU-VUE NYHTA16 STRAP ANCHOR W/ 18-10dX15" NAILS TO TRUSS AND 6-10dX15" NAILS TO BEAT. CAPACITY: 26.4K (NOA 24-021307)
REQUIRED ANCHOR	2. (NUVUE) NYHTA-16H (1 FLY) GIRDER STRAP W/ (18) 10d x 15" LONG NAILS TO JOIST AND (6) 10d x 15" NAILS TO BEAT PLATE ANCHOR CAPACITY: U-511T* (NOA 24-021305)
B/E = BOTH ENDS OF TRUSS W/O = UNLESS NOTED OTHERWISE U = UP/LIFT LOAD G = GRAVITY LOAD TYP = TYPICAL	3. MITEK THD28 HANGER ATTACHED TO LEDGER W/18-16d NAILS 4 TO TRUSS W/12-10dX15" NAILS. ALLOWABLE U= 22.6K, G= 26.4K (FL17232)
	4. (NUVUE) NY258-16 (2 FLY) GIRDER DOUBLE STRAP W/ (18) 10d x 3" LONG NAILS TO JOIST AND (6) 10d x 3" NAILS TO BEAT PLATE ANCHOR CAPACITY: U-336T* (NOA 24-021305)
	5. (SIMPSON) LGUP28-2 HANGER W/ (6) 1/2" DIAM x 2 1/2" LONG 8D'S WOOD SCREWS TO TRUSS AND (6) 3/8" DIAM x 4" TITEN HD CONCRETE ANCHORS TO WALL. U=24.3K, G=55.9K (FLORIDA APPROVAL #3904)

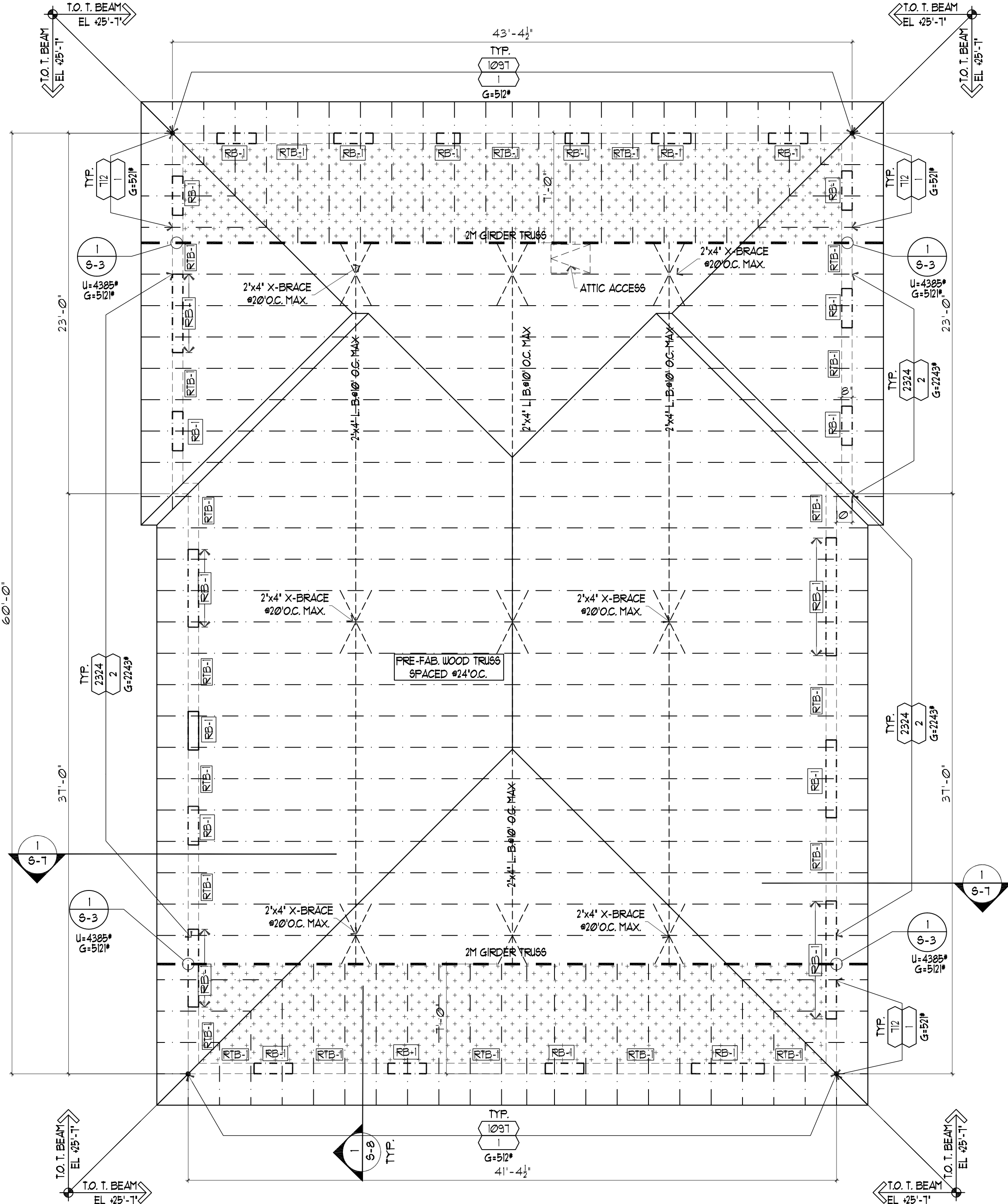
ROOF LEGEND	
HATCHING INDICATES OF 2"x4" BLOCKING @ ALL FLYWOOD BEAMS. ATTACH SHEATHING TO BLOCKING W/ 8d RING SHANK NAILS 4" O.C. EACH SIDE OF BEAM	



MARK	DESCRIPTION
1	ANGLE 3" x 3" x 1/4" W/ EXTENDED LEG (F _y =36KSI) SEE DIAG.
2	STEEL PLATE 10" x 5" x 3/8" (F _y =36 KSI)
3	CONCRETE BEAM (SEE PLANS & SCHED.)
4	(4) 3/4" DIAMETER HILTI KUUK BOLT 3 (4.15" MIN. EMBED.)
5	PREFABRICATED WOOD GIRDER TRUSS
6	18/32" EXTERIOR GRADE FLYWOOD
7	3/4" DIAM THRU BOLT ASTM A307

PER HILTI KUUK BOLT 3
(4) 3/4" DIAMETER ANCHORS IN 3000 PSI CONCRETE (MIN. EMBEDMENT 4.15")
W/6" BRACING + Ø30 REDUCTION
W/6" EDGE + Ø6.1 REDUCTION
SHEAR CAPACITY=6.17K (Ø30) (Ø6.1) x 4 BOLTS=14.0K
PER NDS CAPACITY BEARING CAPACITY F_c(perp)+56.5 F_b
CAPACITY OF (2) MEMBER
AREA OF PLATE FOR BEARING=(B_{eq}-in 2H) x (22.5 sq-in 3H)
ALLOWABLE LOAD=AREA x 56.5 F_b+8.475 (2H) x (12.10" 3H)
ALLOWABLE UP/LIFT CAPACITY = 8.475 x (2H) x (12.10" 3H)

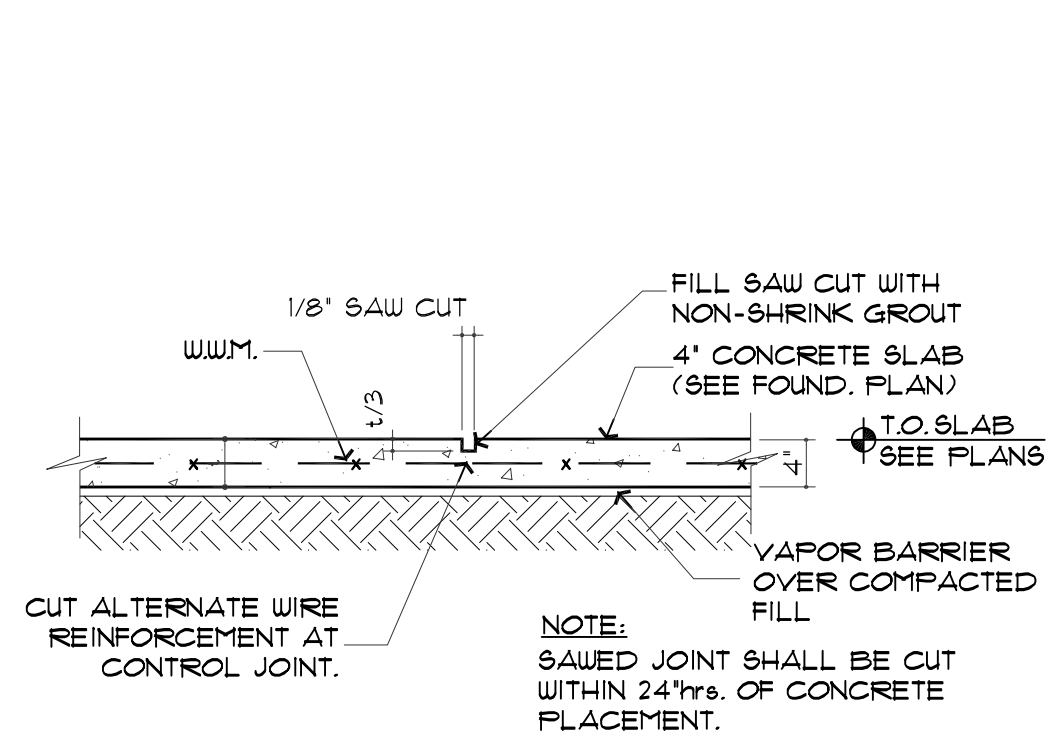
STEEL SCL STRAP DETAIL 1
NTS.



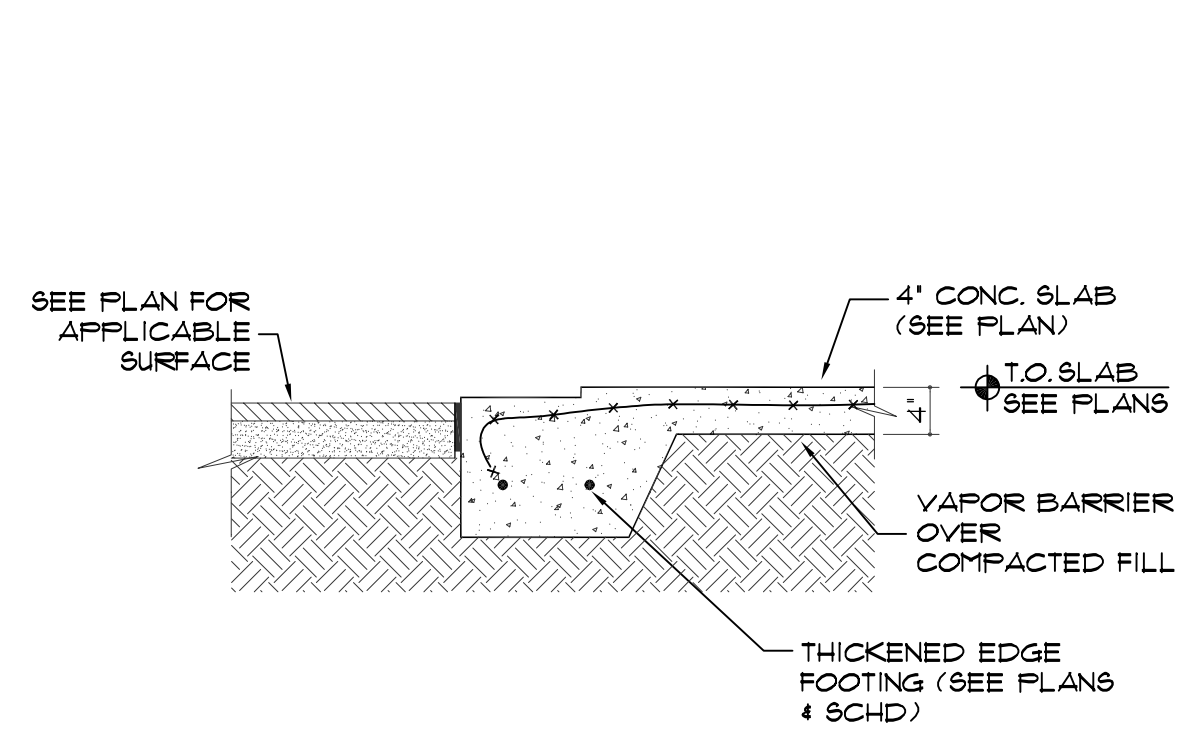
NORTH
ROOF FRAMING PLAN
SCALE: 3/16" = 1'-0"

SCOPE OF WORK FOR REVISION 4 :
OWNER DESIGN CHANGE REMOVING
DOUBLE HEIGHT LIVING ROOM.

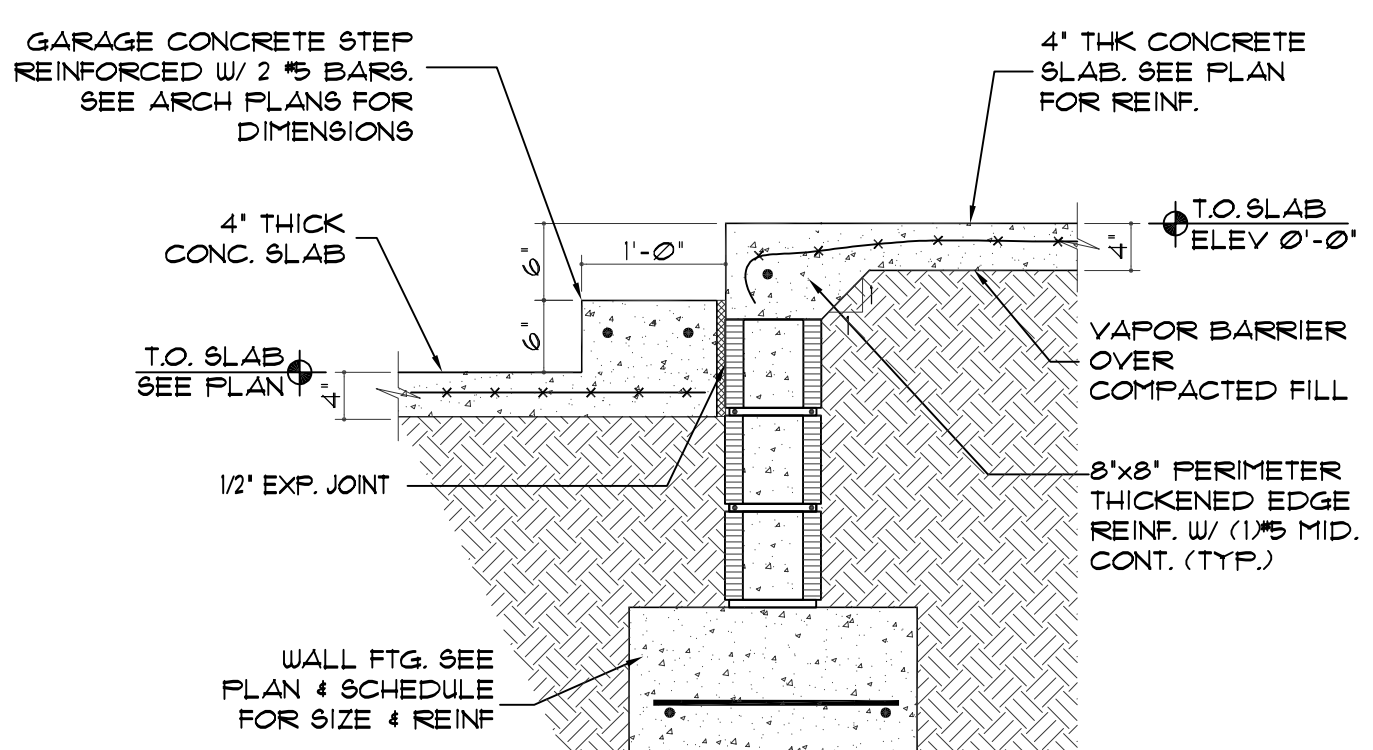
NOTE : THIS DRAWING IS PROPERTY OF SV DESIGN, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF SV DESIGN, INC. THIS DRAWING IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. THE SCALES ARE AS STATED. THE CONTRACTOR SHALL CAREFULLY REVIEW ALL DIMENSIONS AND CONDITIONS SHOWN AND IMMEDIATELY NOTIFY THE ARCHITECT AS TO ANY ERRORS, OMISSIONS OR INCONSISTENCIES DISCOVERED. COPYRIGHT © SV DESIGN, INC.	CLIENT : ALBERT MILO 11901 SW 63RD AVE PINECREST, FL 33132	PROJECT INFORMATION : MILO RESIDENCE 11901 SW 63RD AVE PINECREST, FL 33156	ARCHITECT : SV DESIGN, INC. 1900 CORAL WAY #301, MIAMI, FL 33145 T: 786.356.3779 F: 305.856.7478 www.svdesigninc.com	Alex Kondrat & Associates, Inc. Alex Kondrat - P.E.#58086, C.A.#9717 9935 NW 29 Street Doral, Florida 33172 PH(305)387-5770 - alexkondrat@alexkondrat.com	SEAL : 	DRAWING INFORMATION : PERMIT SET 4.25.25 1. N/A 2. N/A 3. REV 6-1-26 4. REV 6-26-26	SHEET : S-3
---	---	---	---	--	-------------------	---	----------------------------------



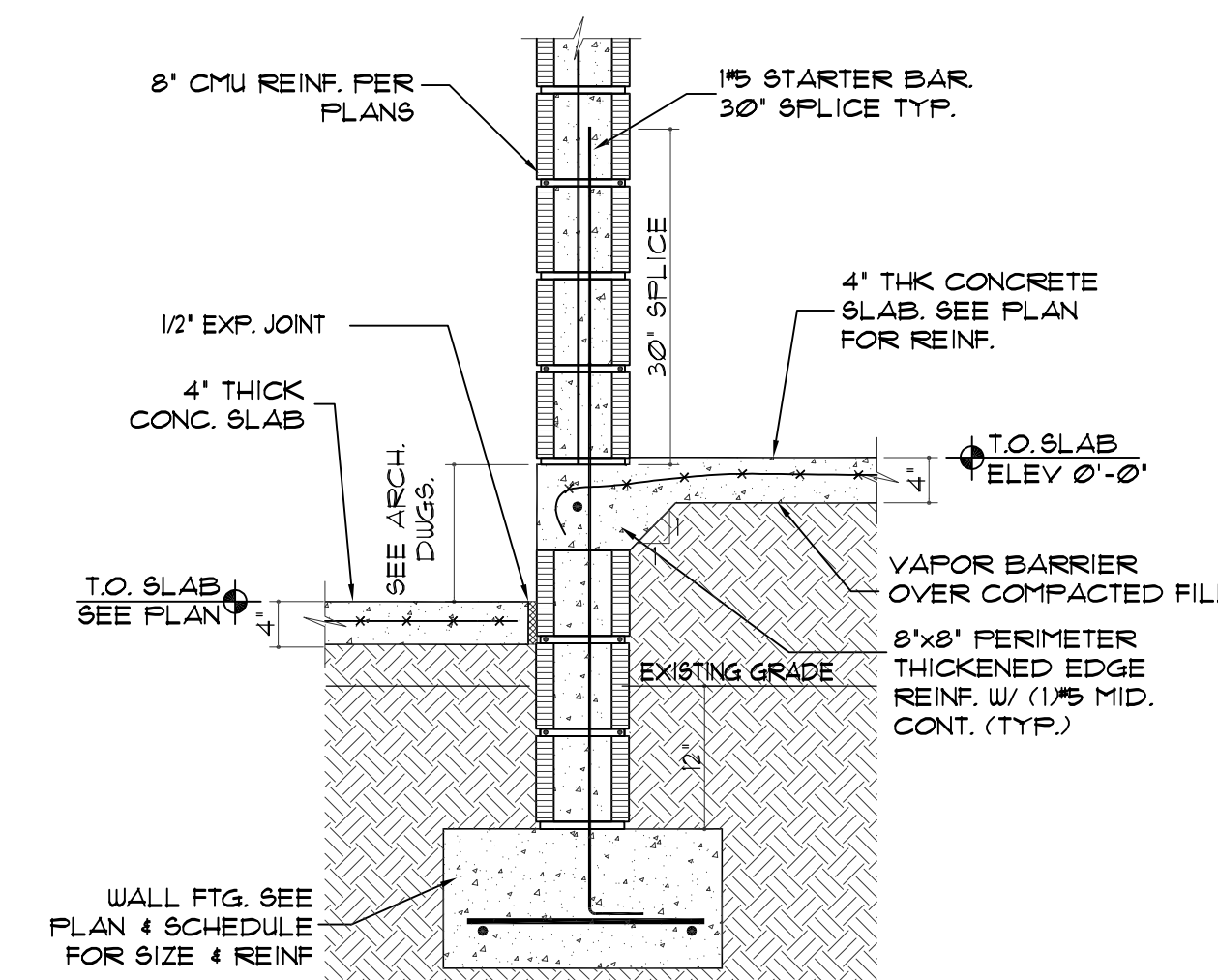
TYP. SAW CUT JOINT
SCALE: 3/4" = 1'-0"



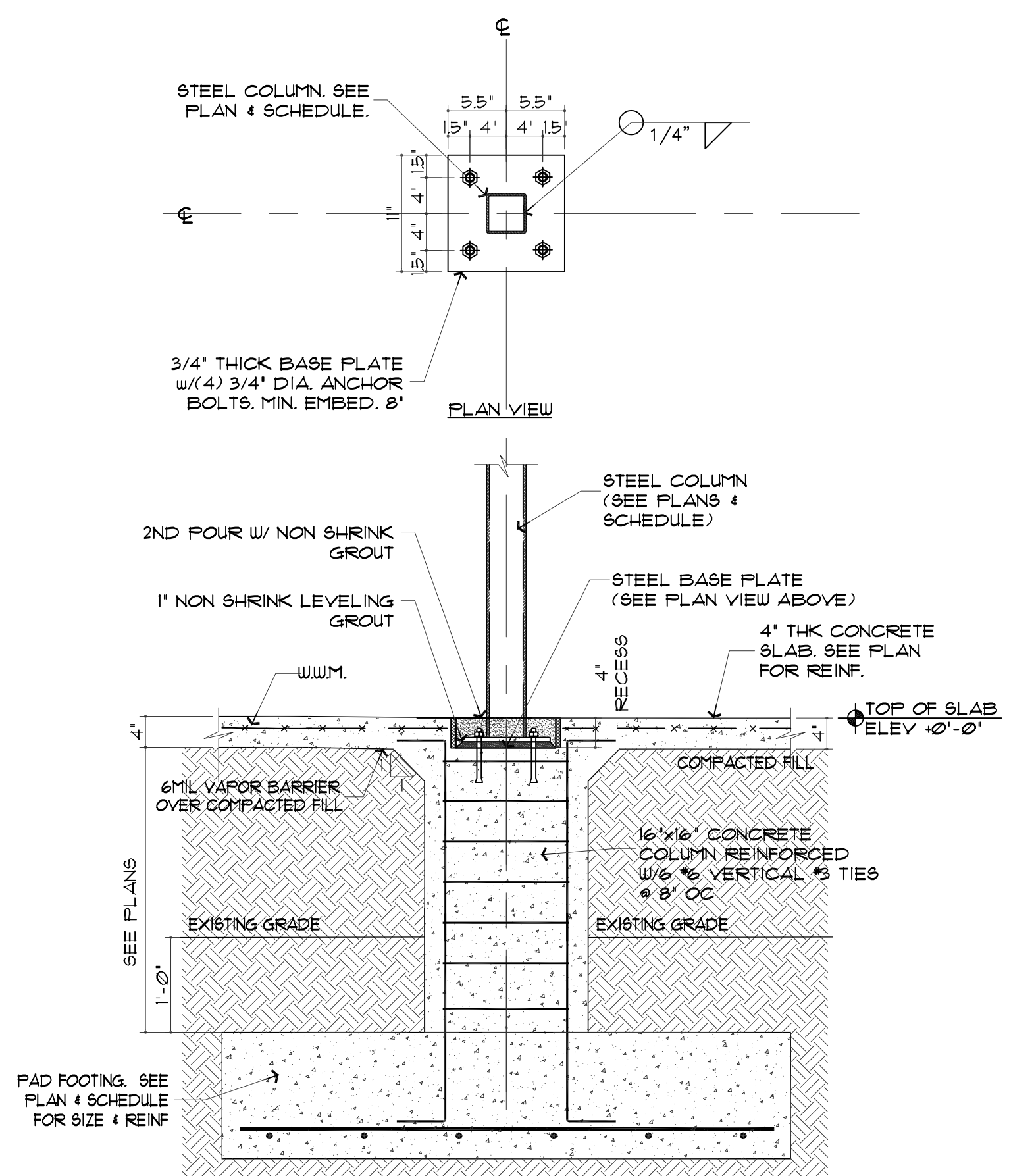
SECTION 4
SCALE: 3/4" = 1'-0"



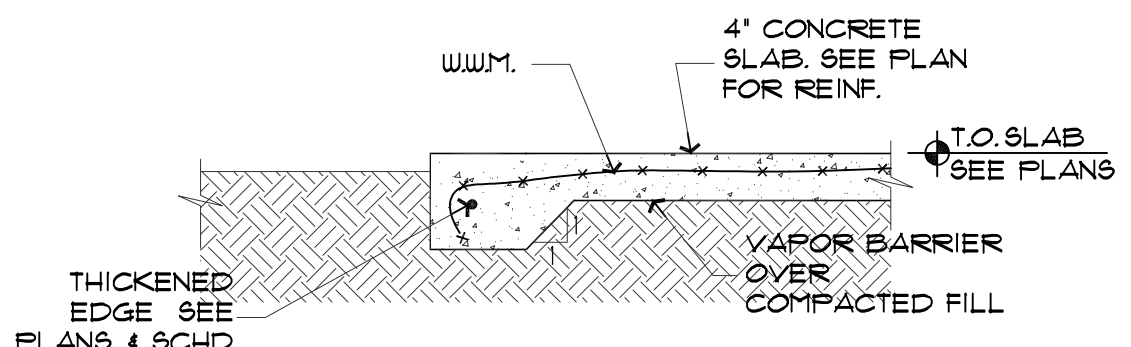
SECTION 3
SCALE: 3/4" = 1'-0"



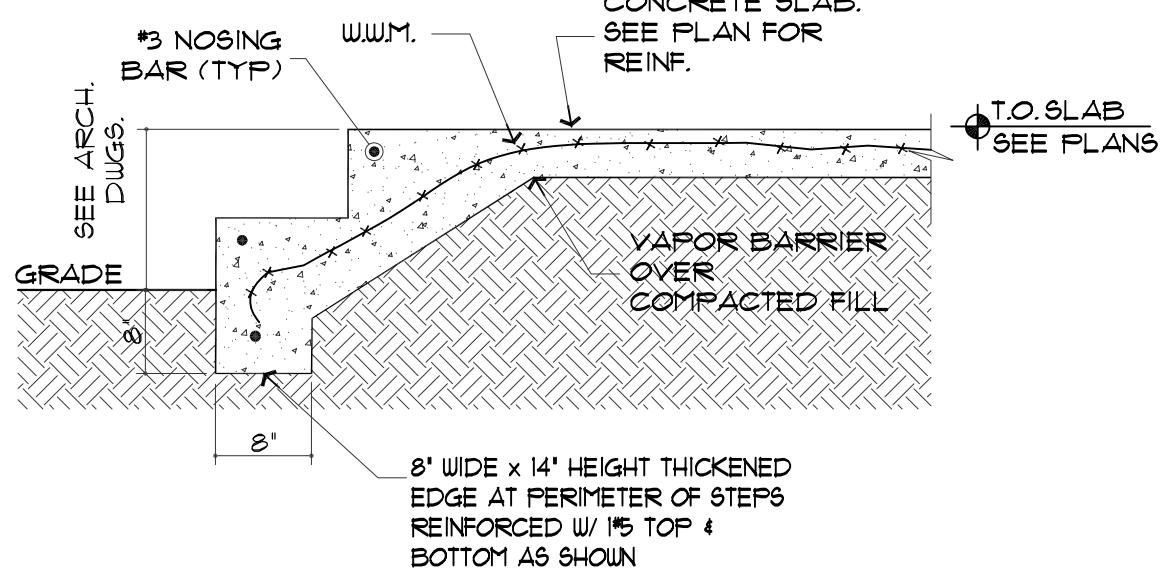
SECTION 2
SCALE: 3/4" = 1'-0"



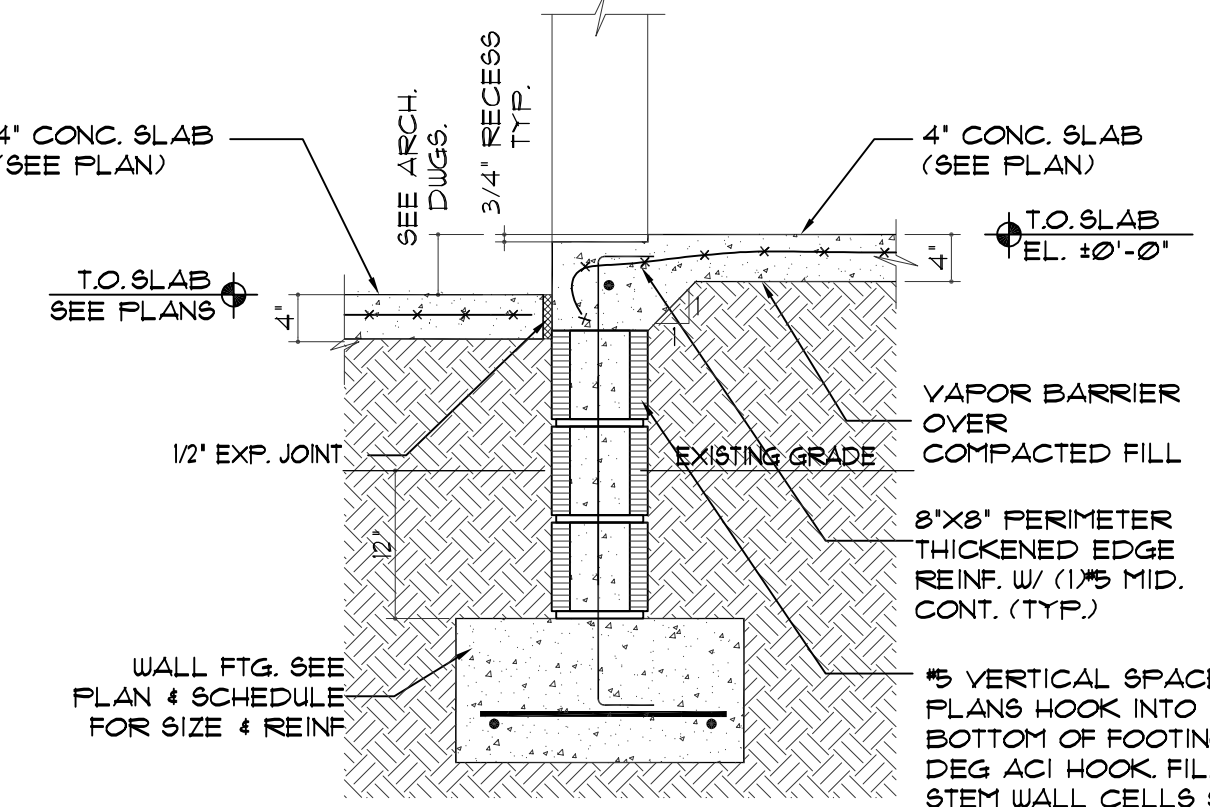
SECTION 1
SCALE: 3/4" = 1'-0"



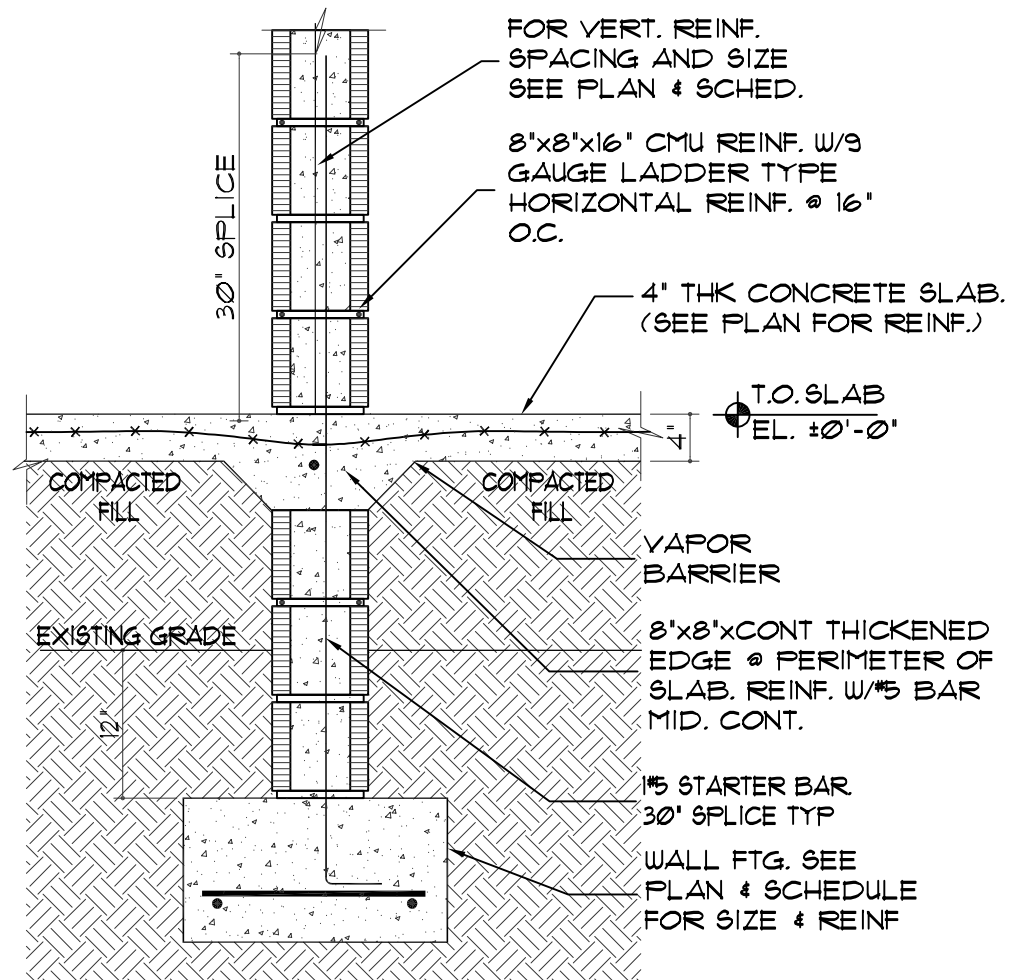
SECTION 8
SCALE: 3/4" = 1'-0"



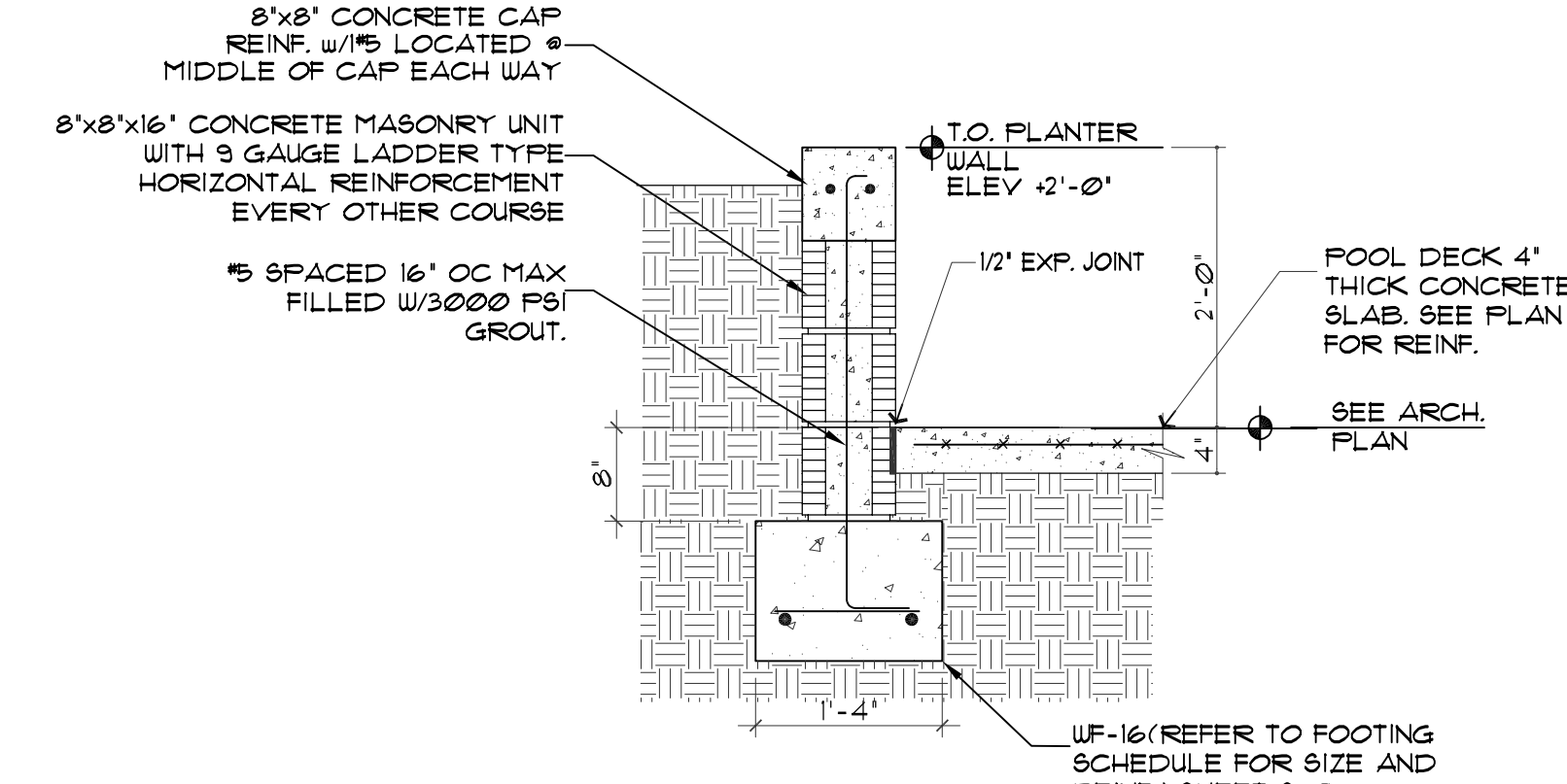
SECTION 7
SCALE: 3/4" = 1'-0"



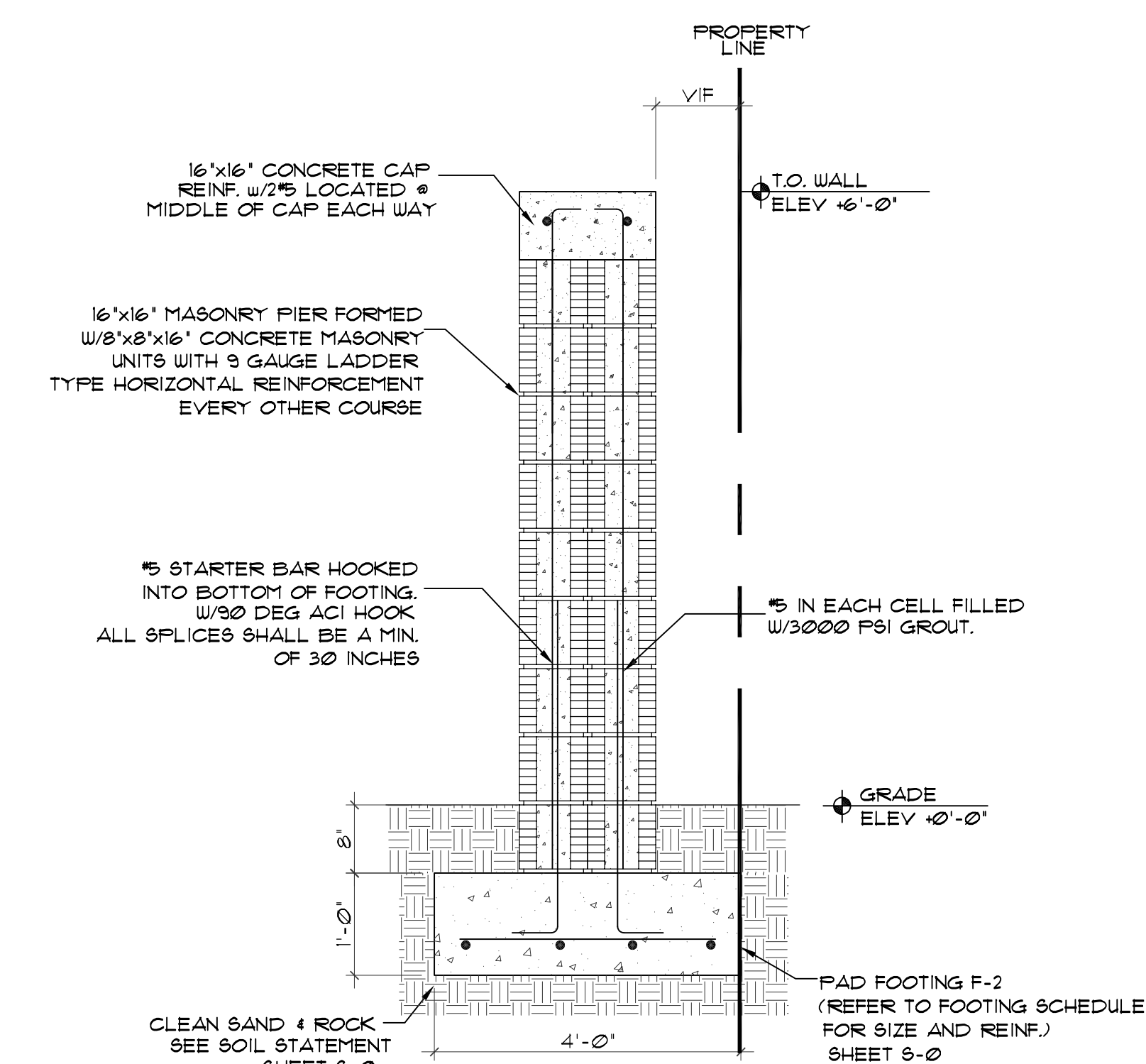
SECTION 6
SCALE: 3/4" = 1'-0"



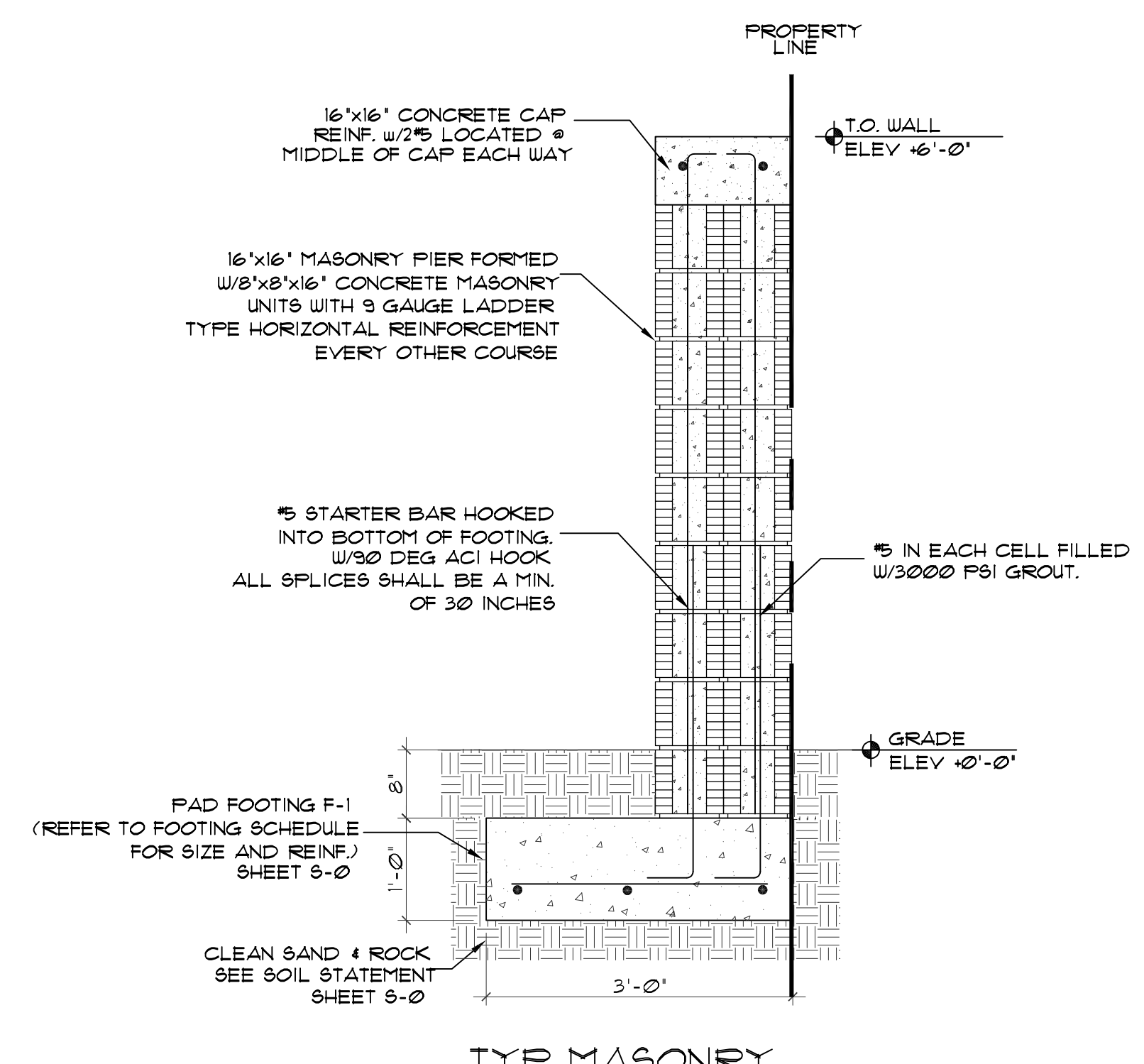
SECTION 5
SCALE: 3/4" = 1'-0"



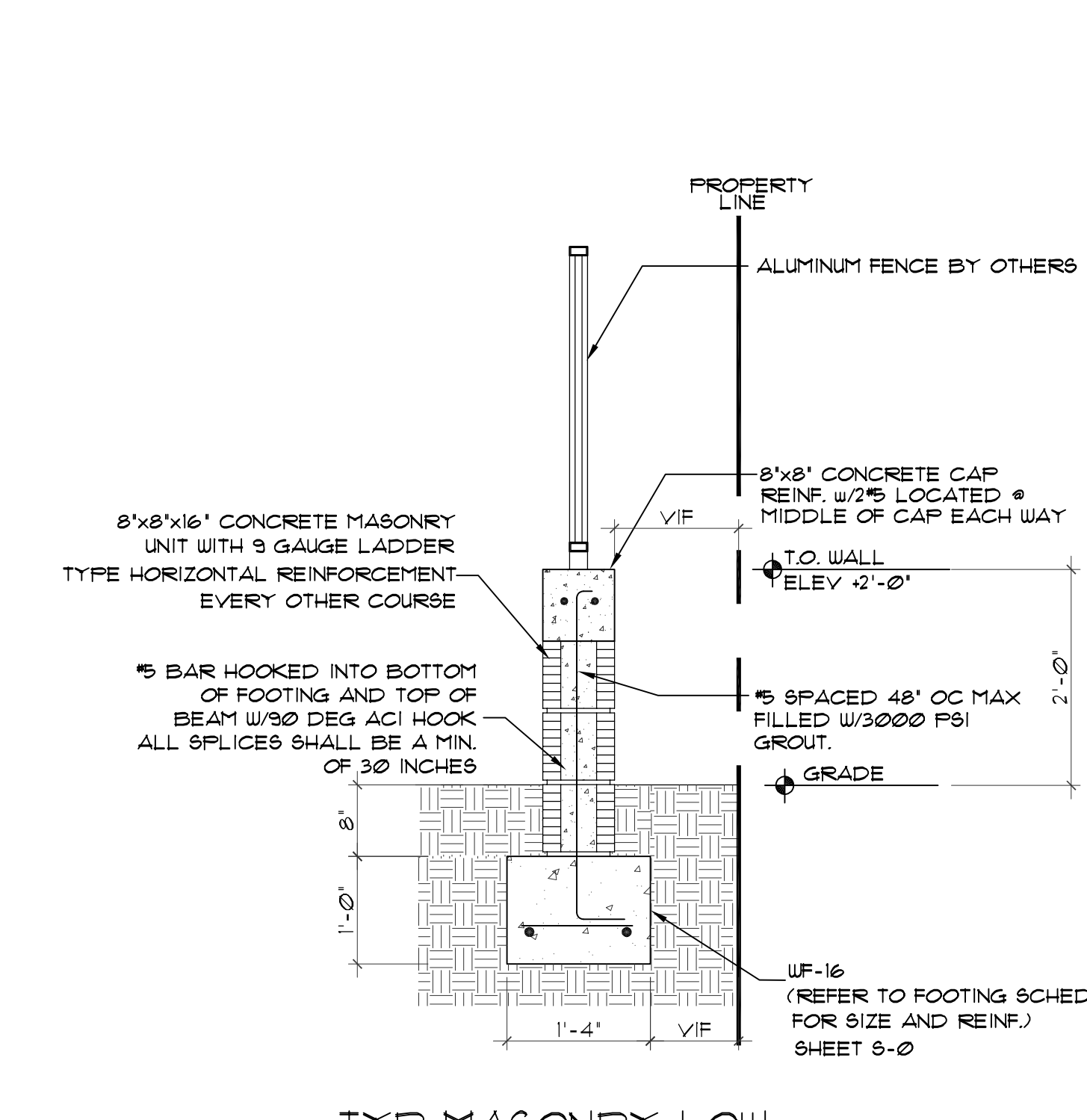
TYP MASONRY PLANTER WALL SECTION
SCALE: 3/4" = 1'-0"



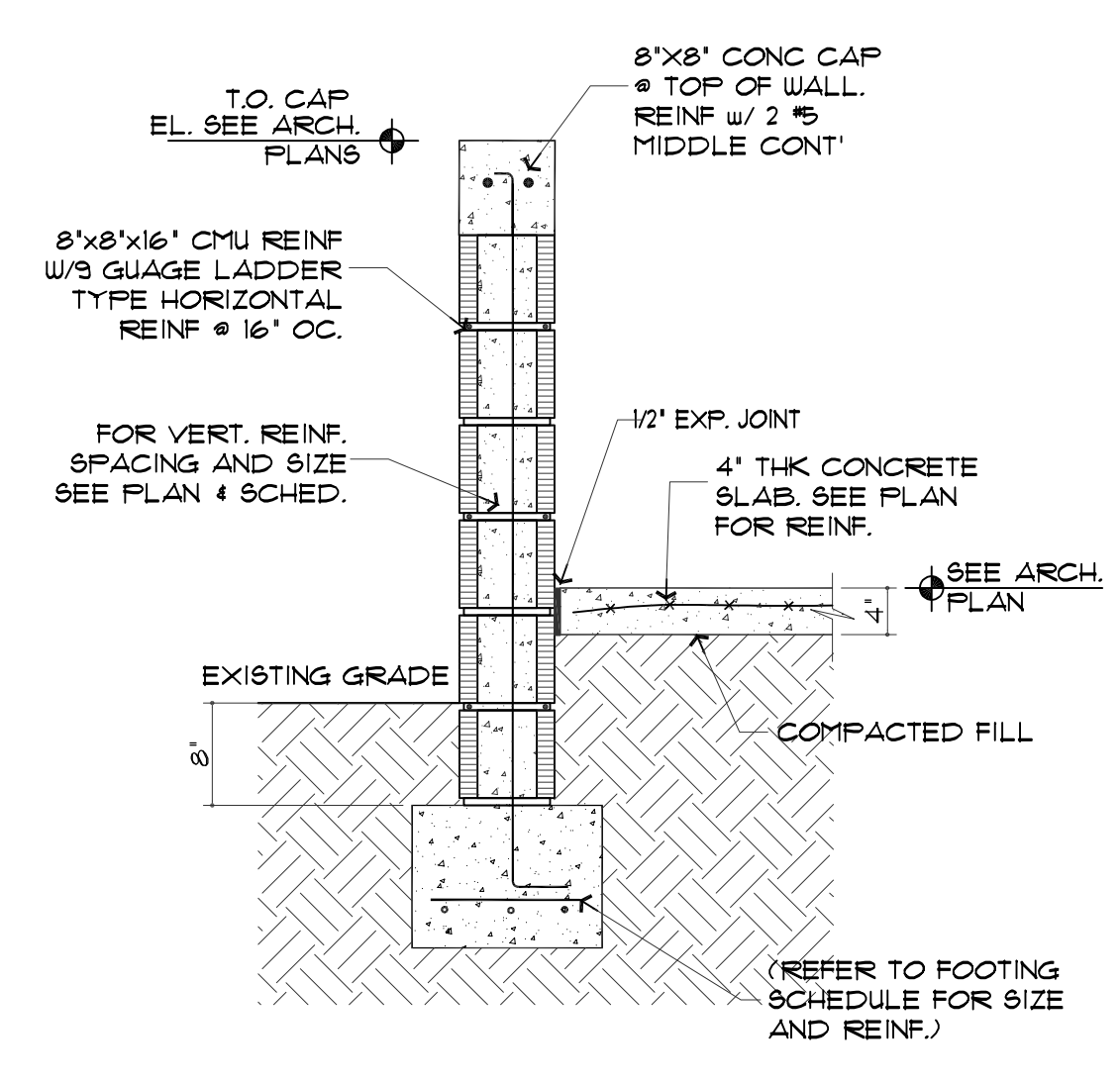
SECTION 01
SCALE: 3/4" = 1'-0" (REF DETAIL 01/A1.1)



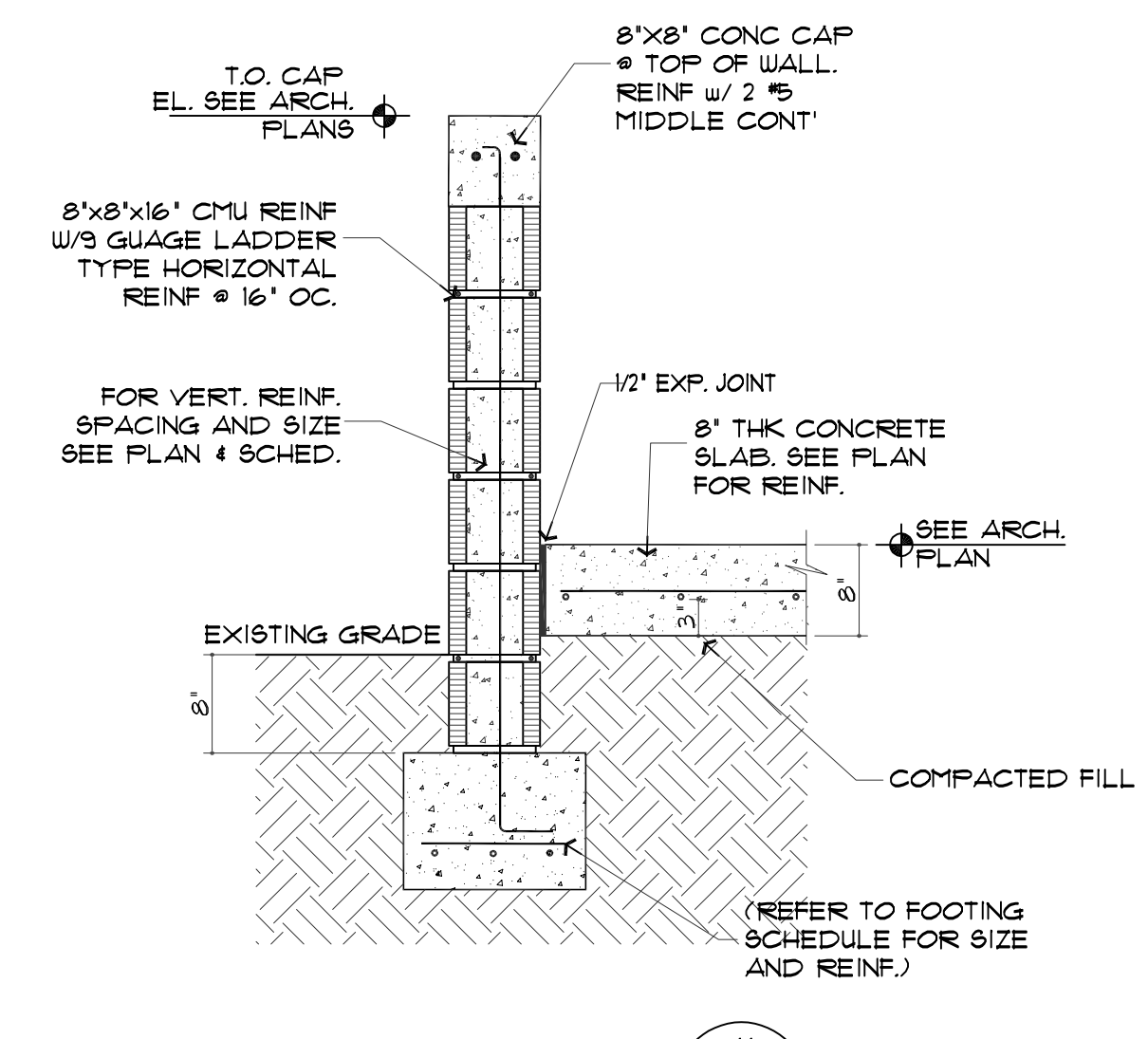
TYP MASONRY PILASTER SECTION
SCALE: 3/4" = 1'-0" (REF DETAIL 02/A1.1)



TYP MASONRY LOW WALL SECTION
SCALE: 3/4" = 1'-0" (REF DETAIL 03/A1.1)



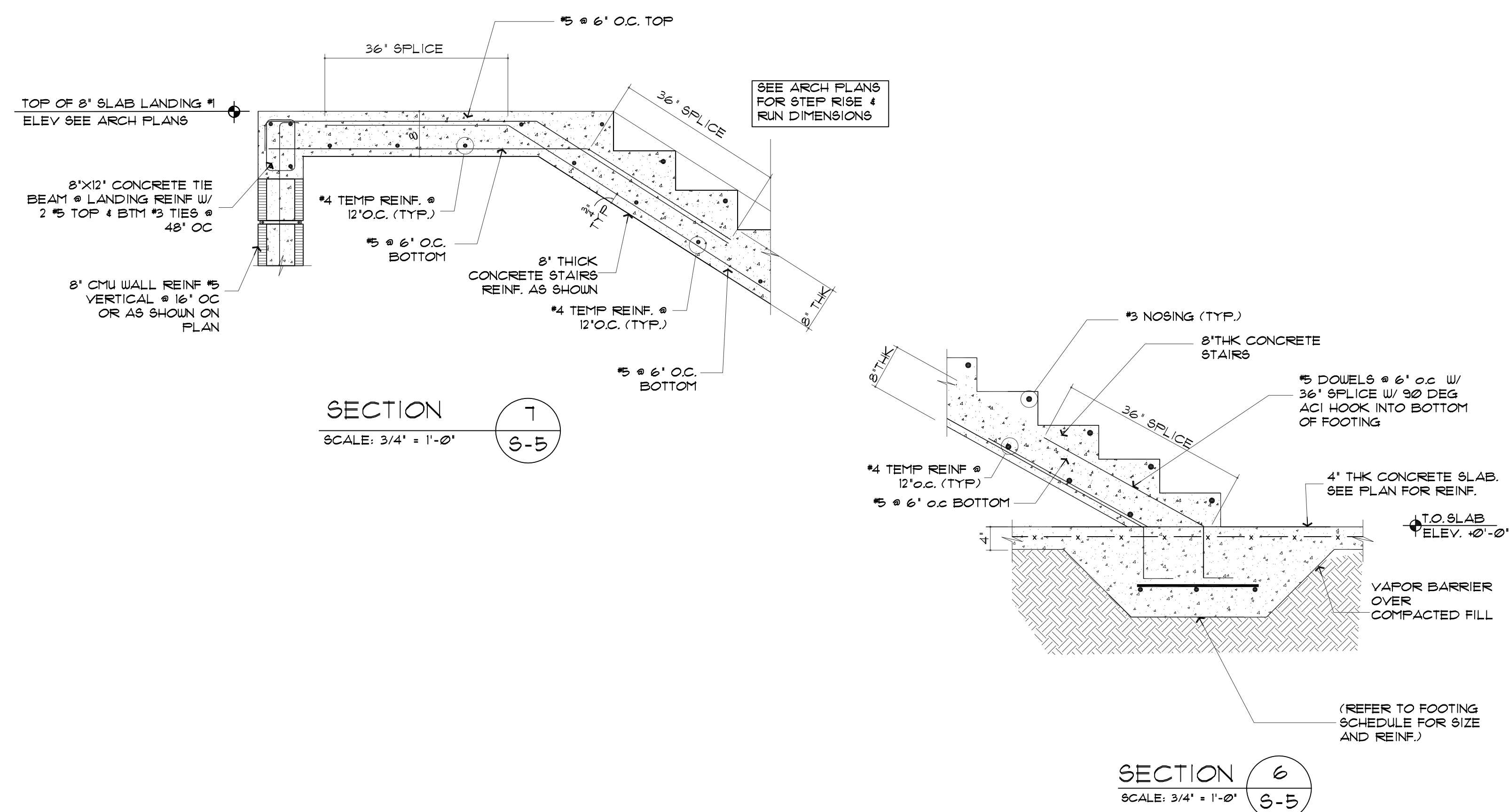
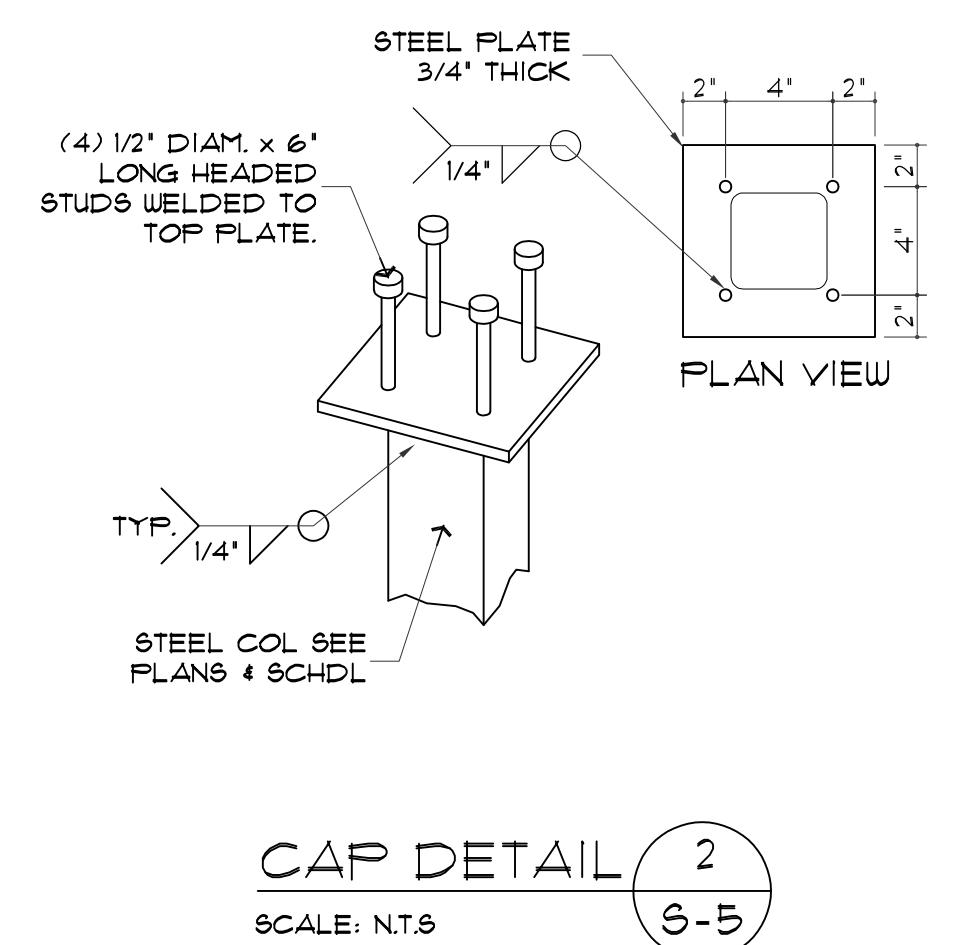
DETAIL 10
SCALE: 3/4" = 1'-0"



DETAIL 11
SCALE: 3/4" = 1'-0"

SCOPE OF WORK FOR REVISION 4 :
OWNER DESIGN CHANGE REMOVING DOUBLE HEIGHT LIVING ROOM.

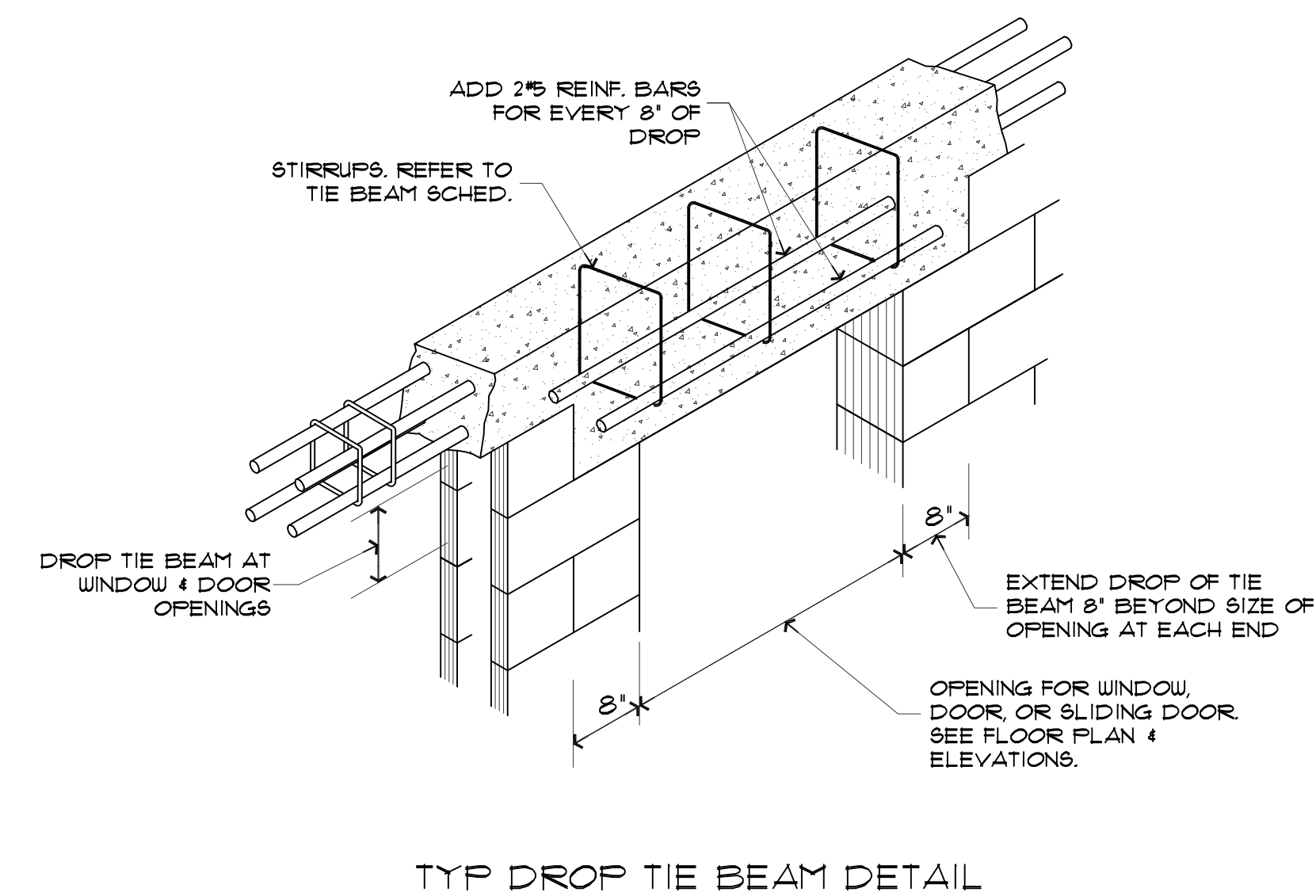
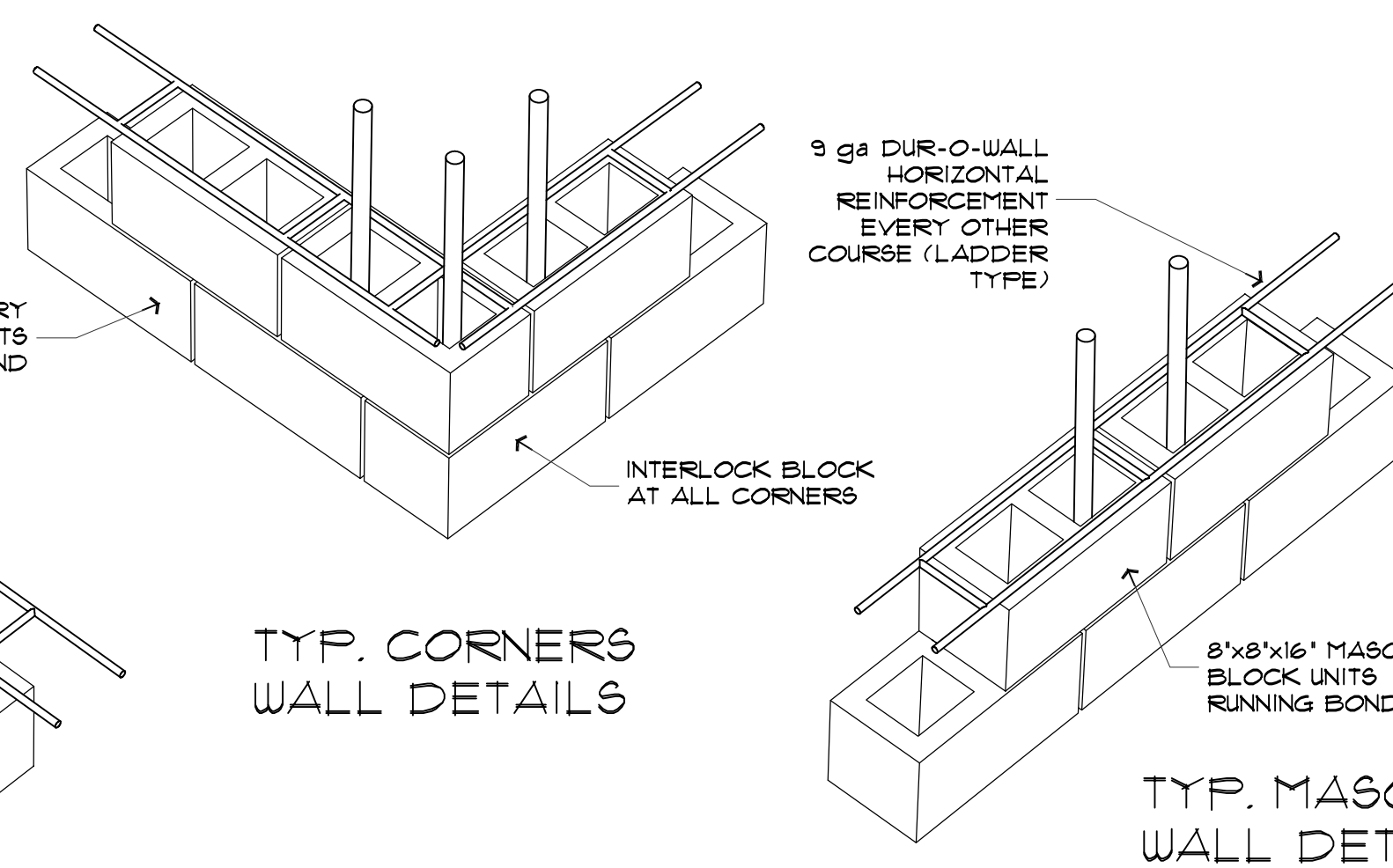
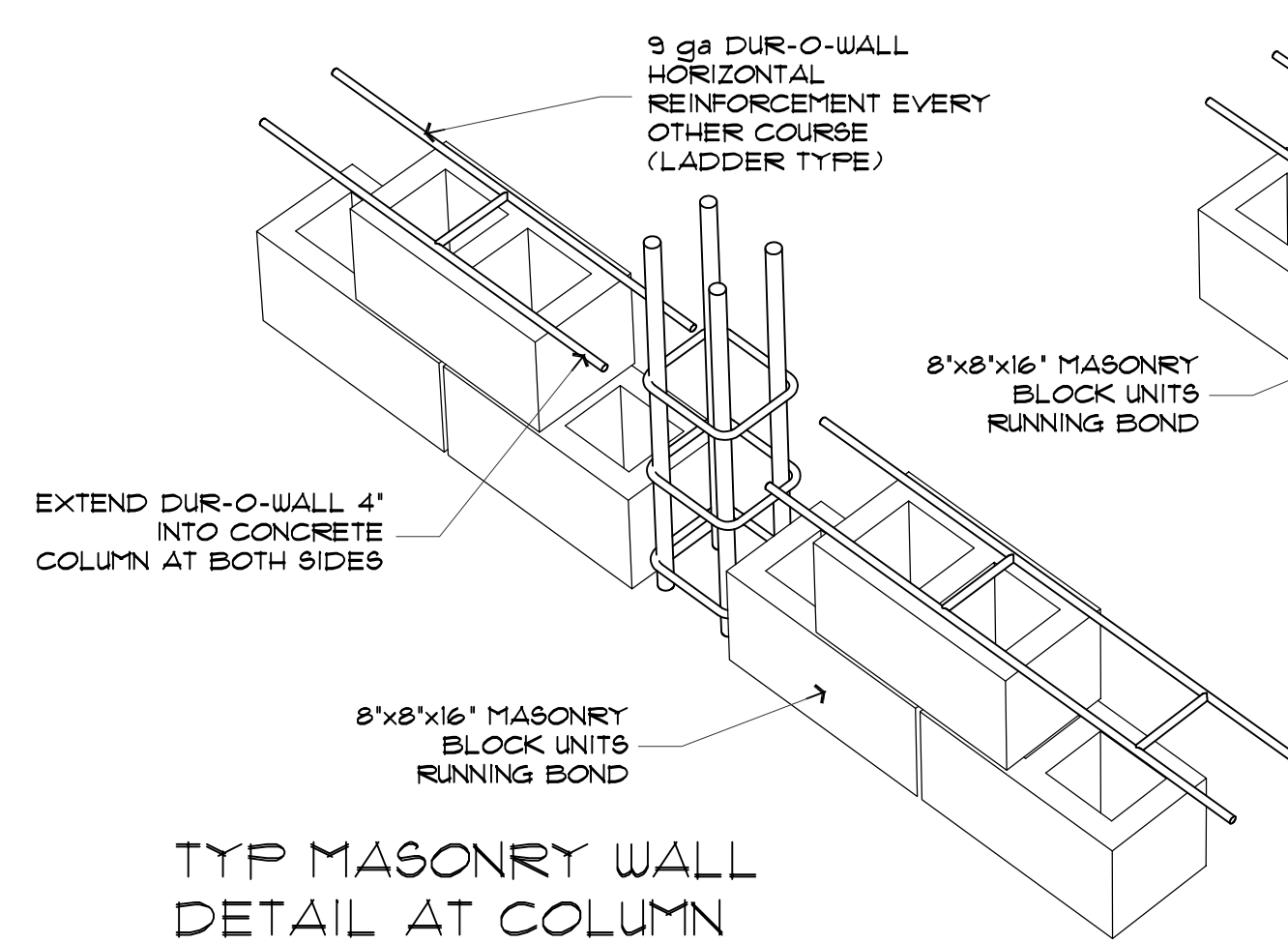
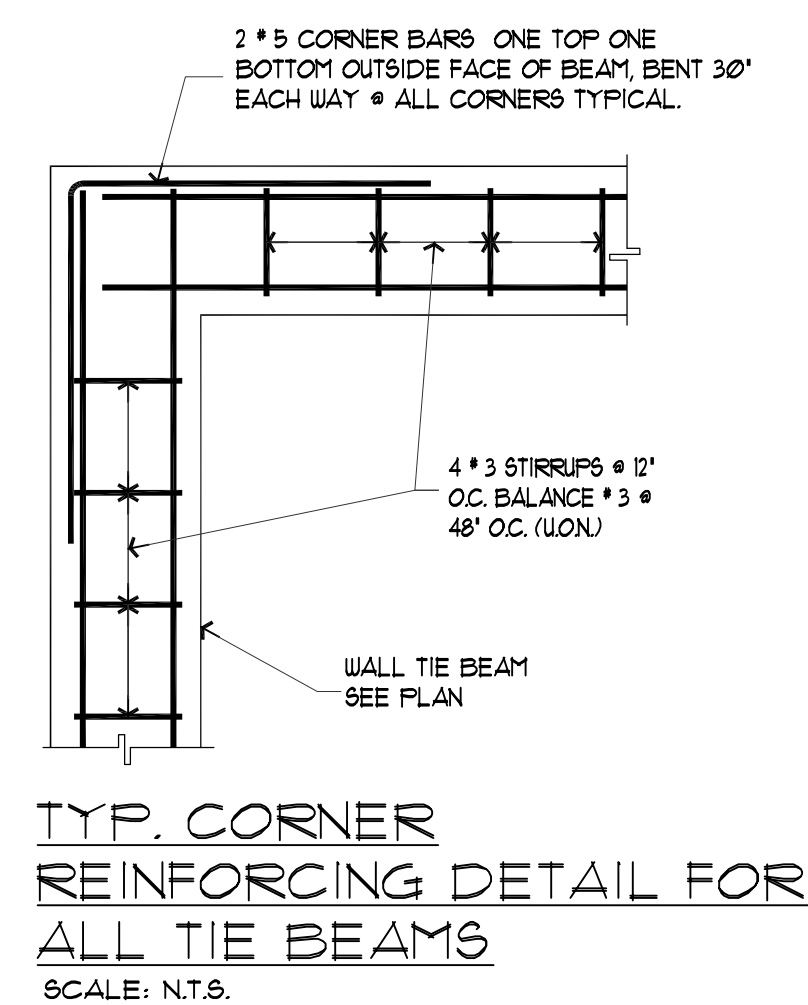
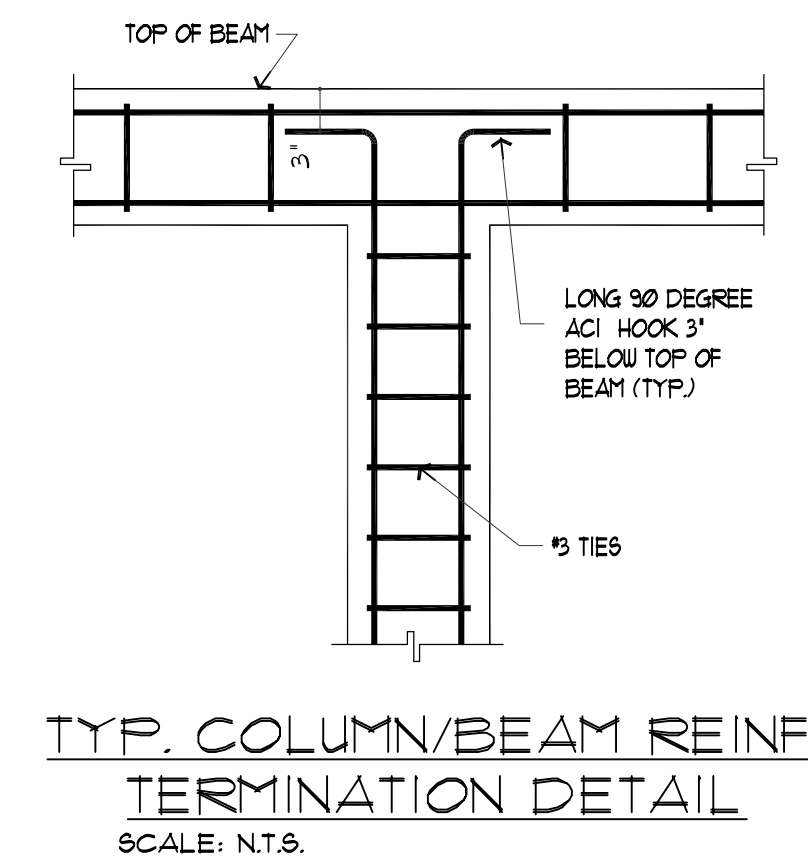
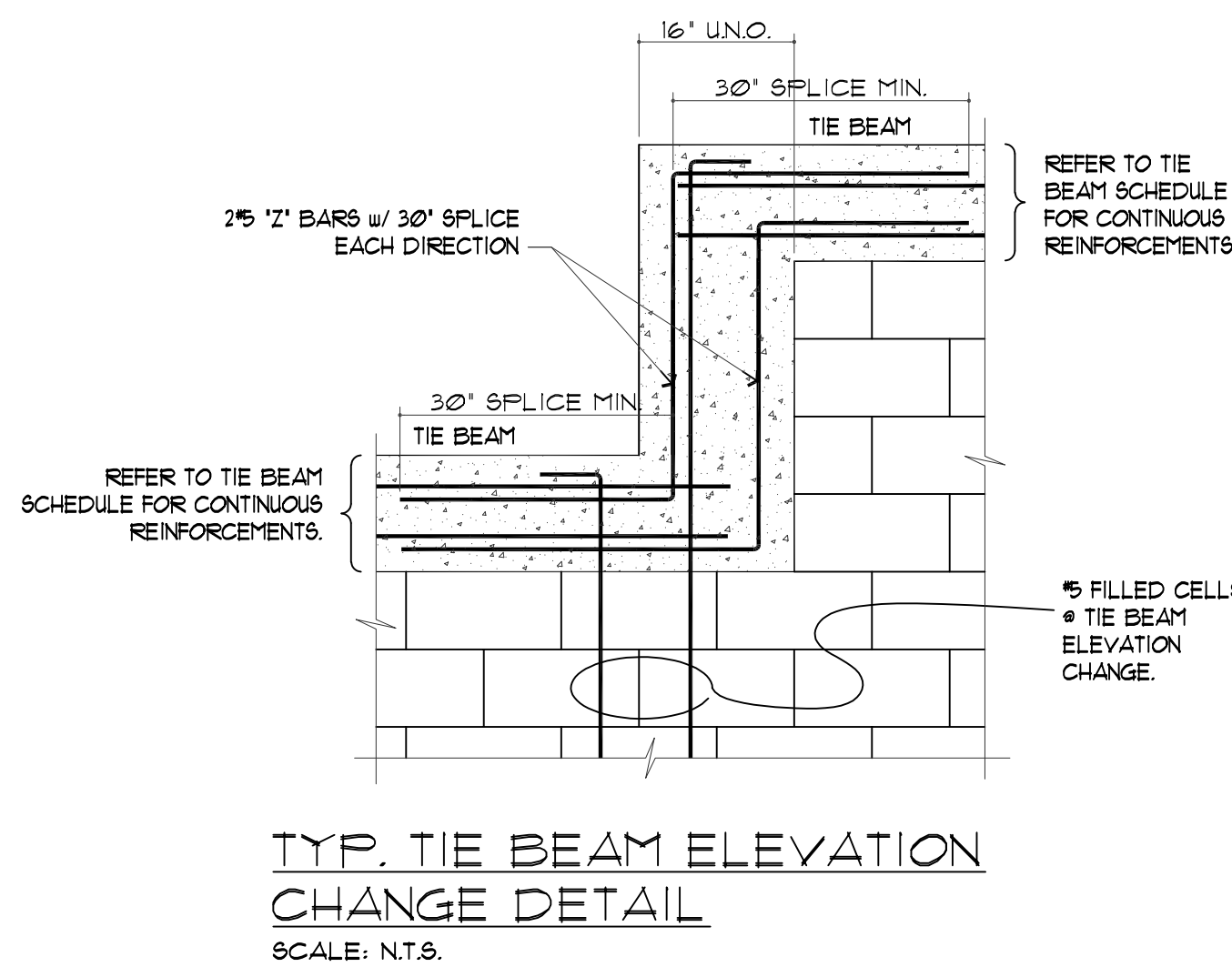
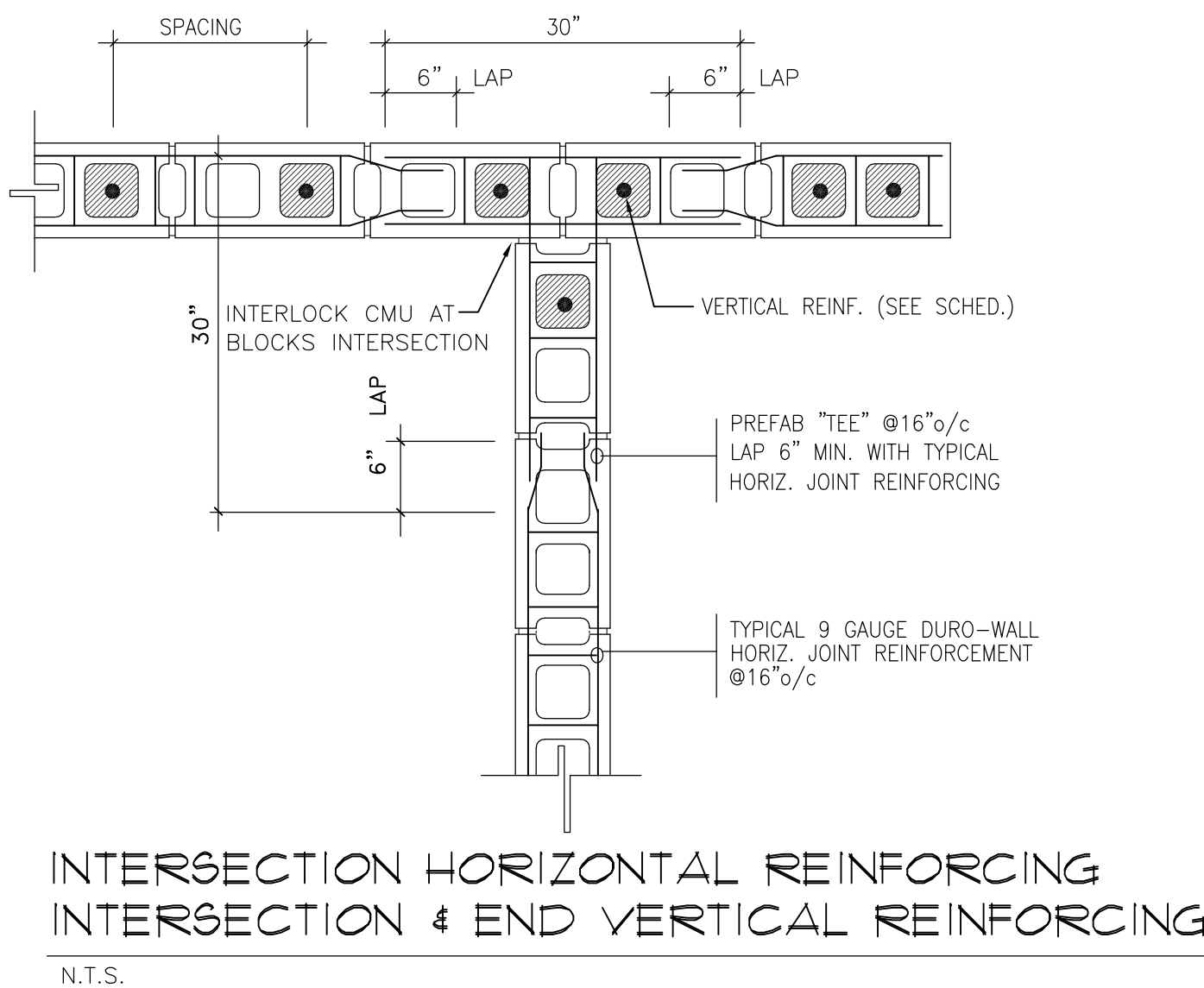
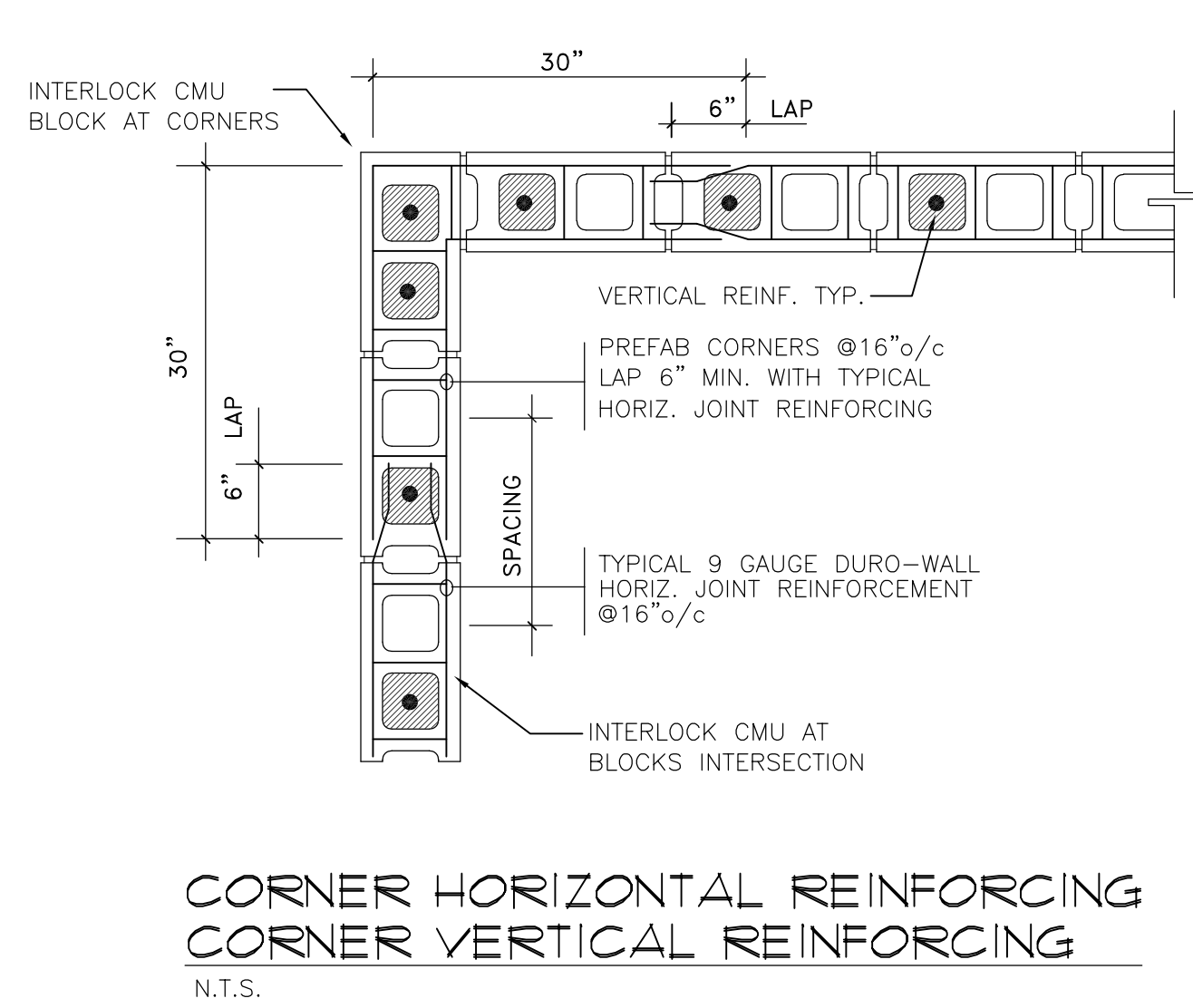
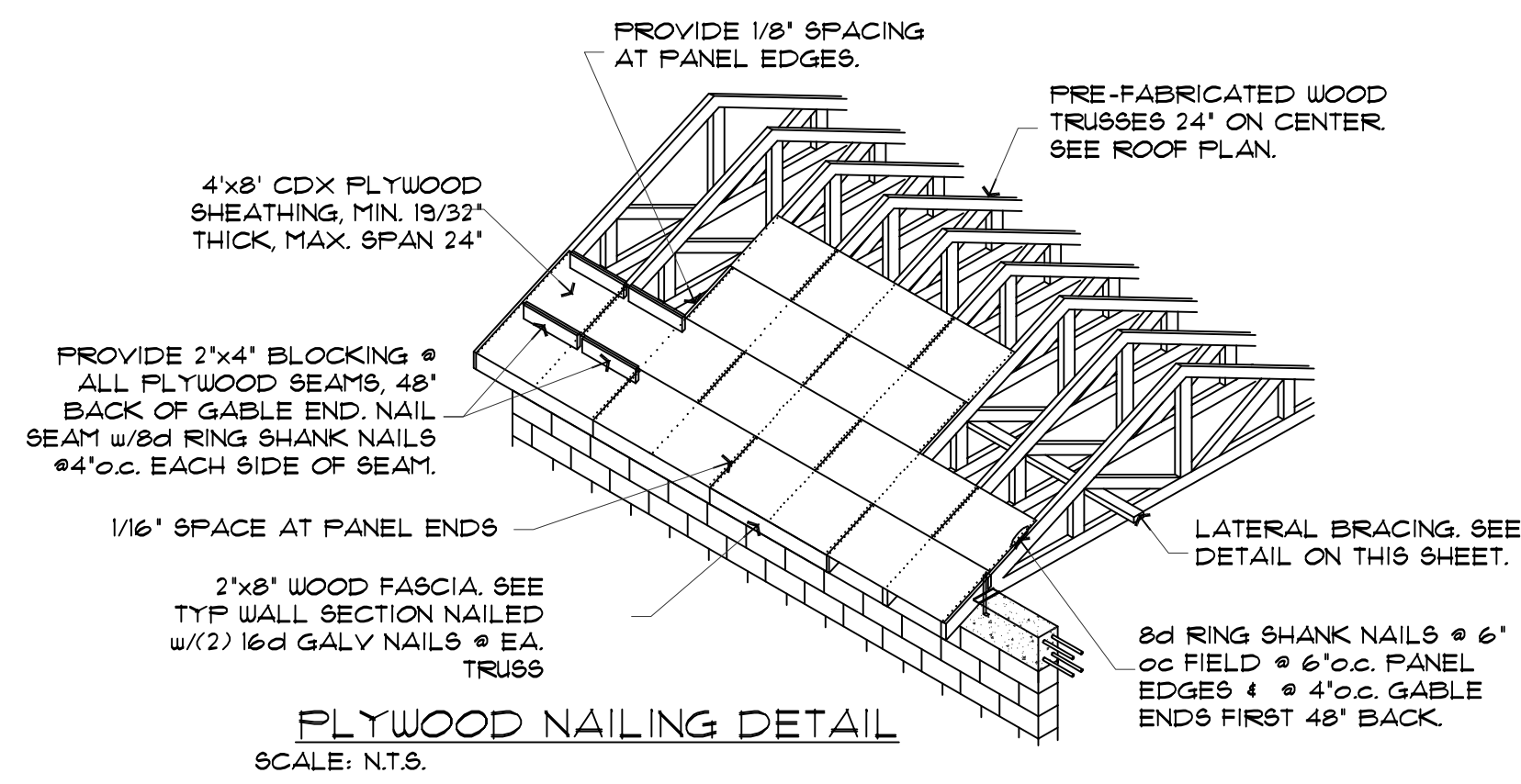
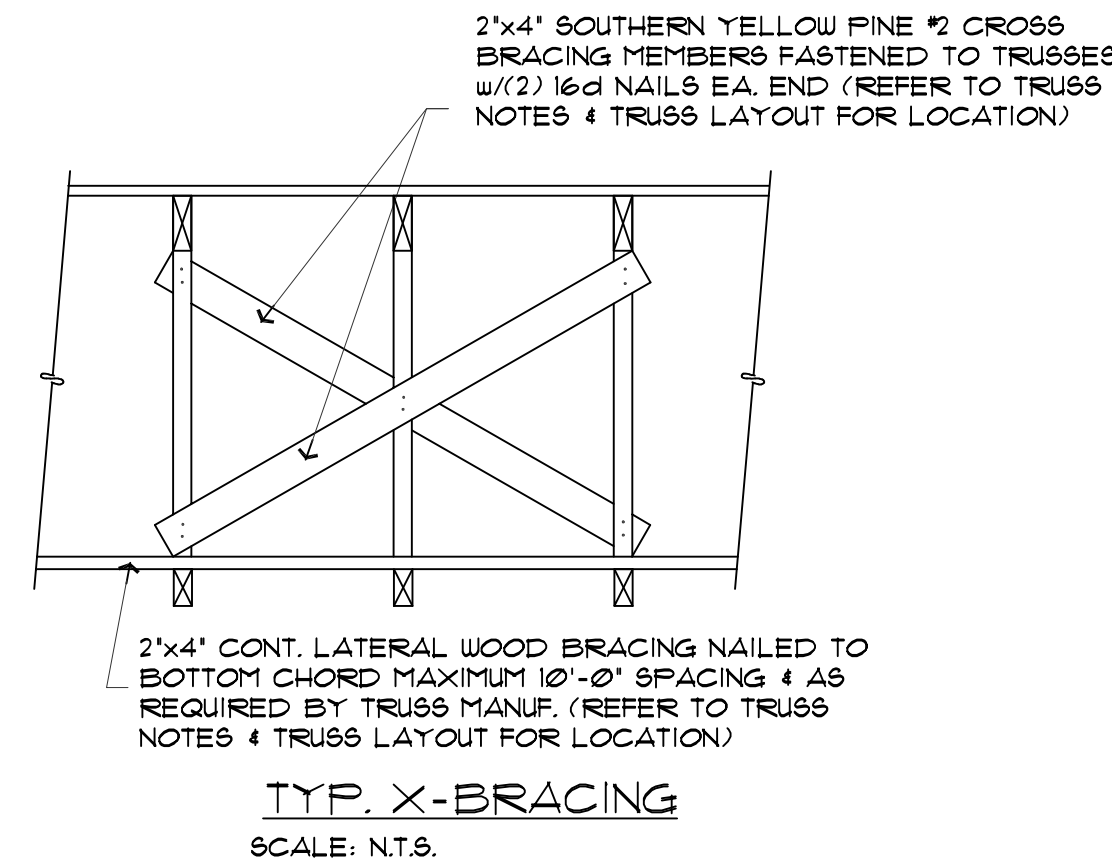
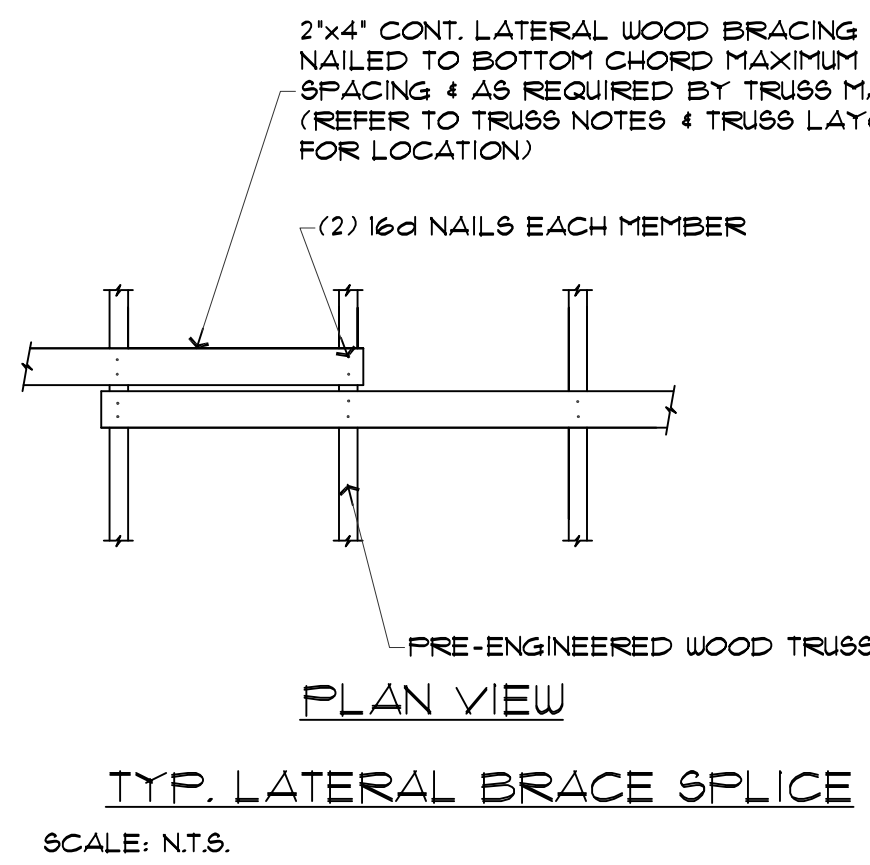
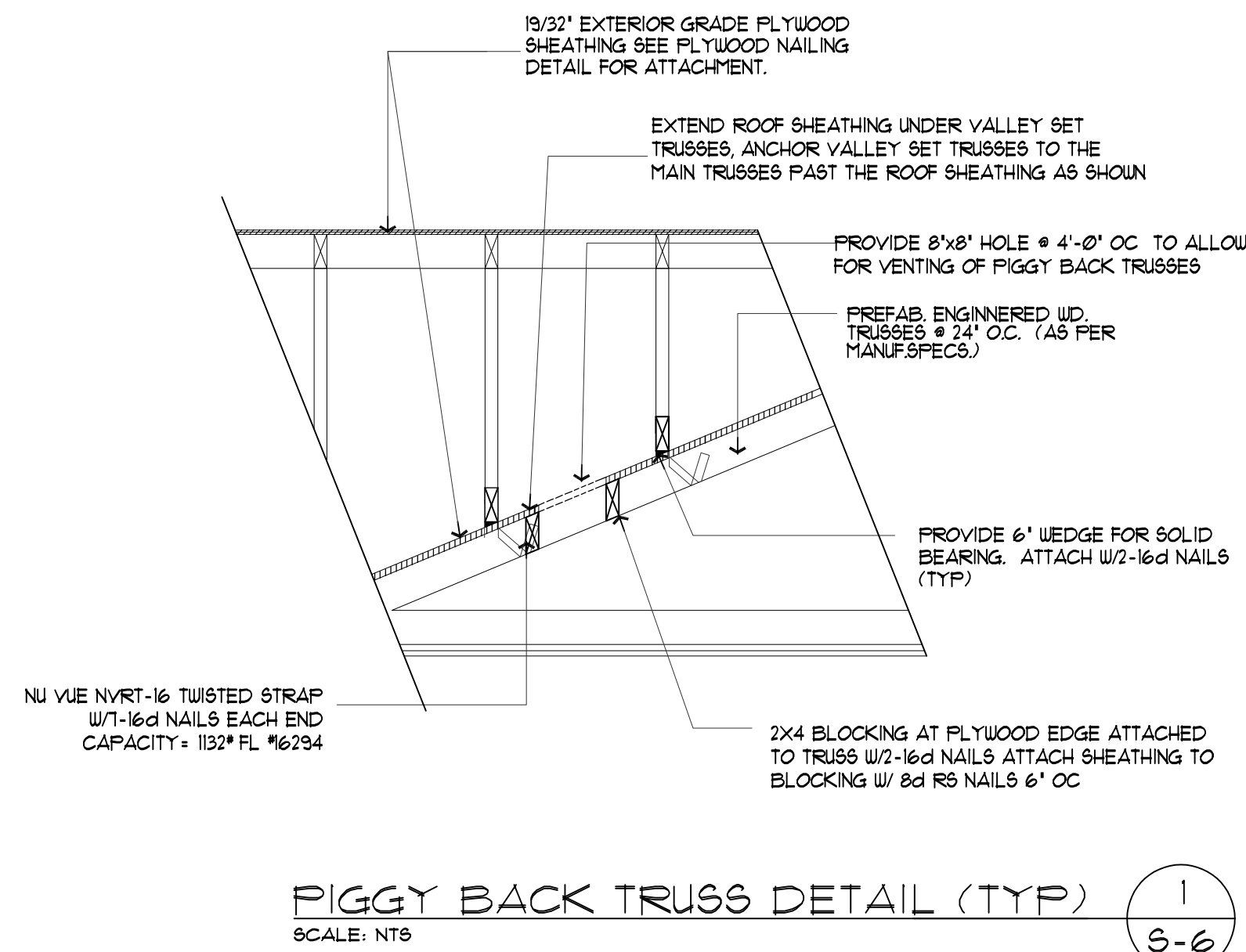
NOTE : THIS DRAWING IS PROPERTY OF SV DESIGN, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF SV DESIGN, INC. THIS DRAWING IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. THE SCALES ARE AS STATED. THE CONTRACTOR SHALL CAREFULLY REVIEW ALL DIMENSIONS AND CONDITIONS SHOWN AND IMMEDIATELY NOTIFY THE ARCHITECT AS TO ANY ERRORS, OMISSIONS, OR INCONSISTENCIES DISCOVERED. COPYRIGHT © SV DESIGN, INC.	CLIENT : ALBERT MILO 11901 SW 63RD AVE PINECREST, FL 33132	PROJECT INFORMATION : MILO RESIDENCE 11901 SW 63RD AVE PINECREST, FL 33156	ARCHITECT : SV DESIGN, INC. 1900 CORAL WAY #301, MIAMI, FL 33145 T. 786.356.3799 F. 305.856.7478 www.svdesigninc.com	Alex Kondrat & Associates, Inc. Alex Kondrat - P.E.#58086, C.A.#9717 9935 NW 29 Street Doral, Florida 33172 Ph(305)387-9770 - alexkondrat@alexkondrat.com	SEAL : THIS DRAWING HAS BEEN DIGITALLY SIGNED AND SEALED BY ALEX KONDRAT ON THE DATE ASSIGNED TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID UNLESS THEY ARE VERIFIED ON AN ELECTRONIC DEVICE.	DRAWING INFORMATION : PERMIT SET 4.25.25 1. N/A 2. N/A 3. REV 6-1-26 4. REV 6-26-26	SHEET : S-4
---	--	--	--	---	--	--	---



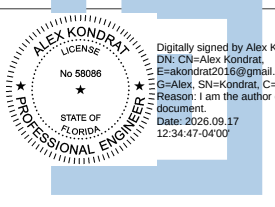
S-5

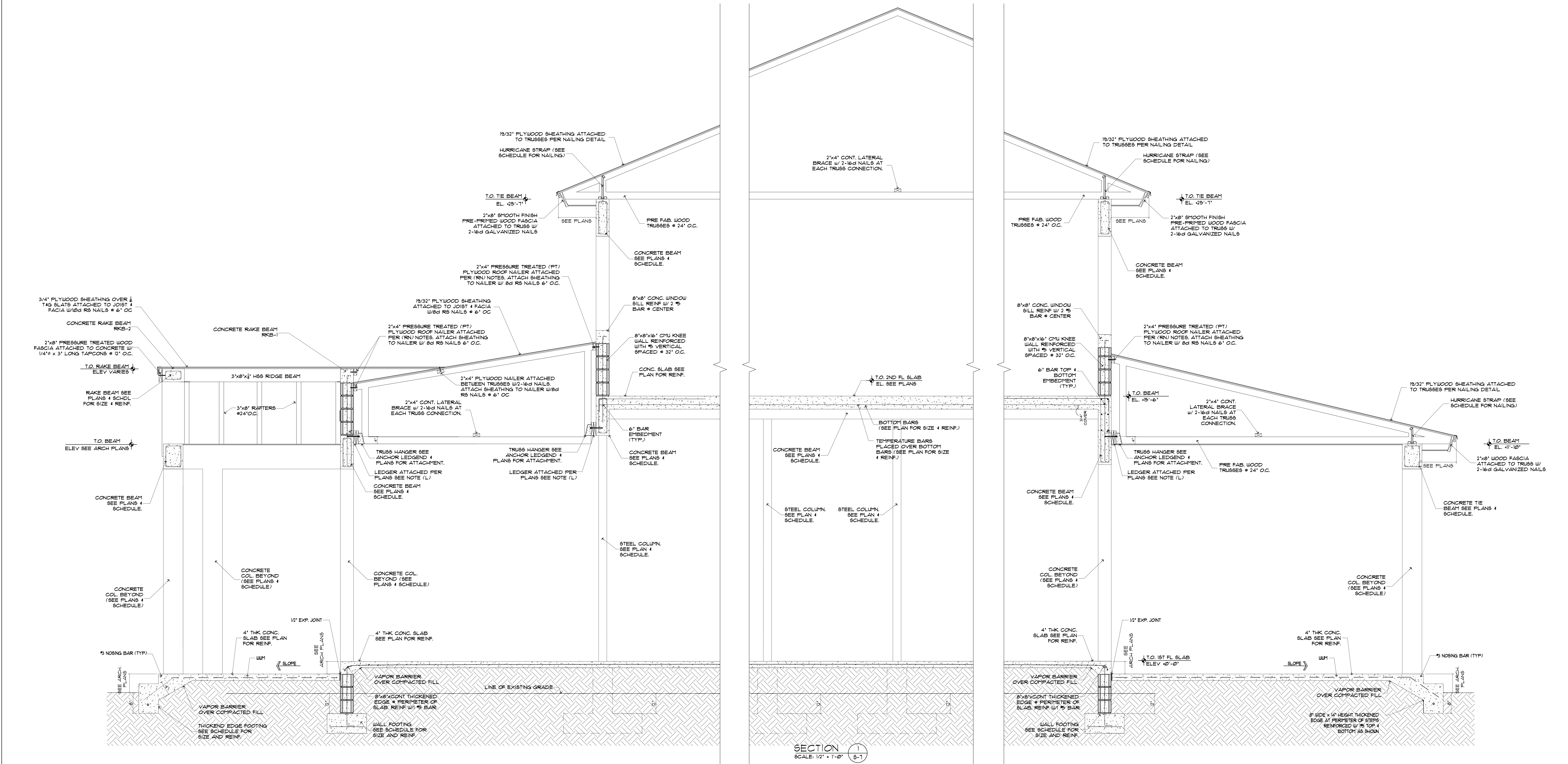
4 SCOPE OF WORK FOR REVISION 4 :
OWNER DESIGN CHANGE REMOVING
DOUBLE HEIGHT LIVING ROOM.

© Copyright 2024 SV Design, Inc. All Rights Reserved

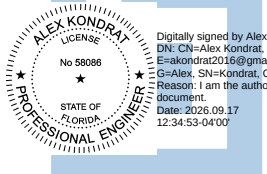


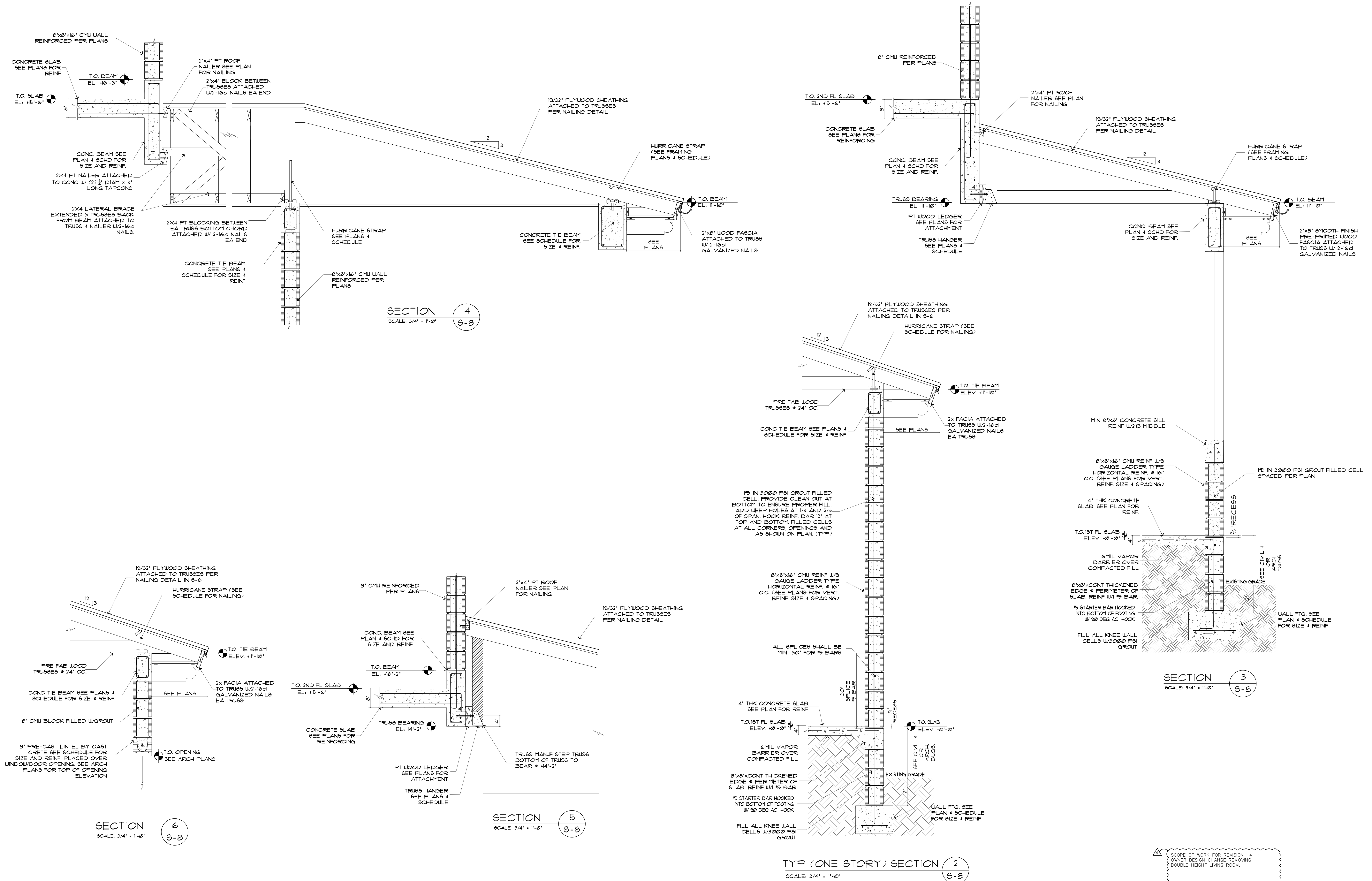
△ SCOPE OF WORK FOR REVISION 4 :
OWNER DESIGN CHANGE: REMOVING
DOUBLE HEIGHT LIVING ROOM.

NOTE : THIS DRAWING IS PROPERTY OF SV DESIGN, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF SV DESIGN, INC. THIS DRAWING IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. THE SCALES ARE AS STATED. THE CONTRACTOR SHALL CAREFULLY REVIEW ALL DIMENSIONS AND CONDITIONS SHOWN AND IMMEDIATELY NOTIFY THE ARCHITECT AS TO ANY ERRORS, OMISSIONS, OR INCONSISTENCIES DISCOVERED. COPYRIGHT © SV DESIGN, INC.	CLIENT : ALBERT MILO 11901 SW 63RD AVE PINECREST, FL 33132	PROJECT INFORMATION : MILO RESIDENCE 11901 SW 63RD AVE PINECREST, FL 33156	ARCHITECT :  SV DESIGN, INC. 1900 CORAL WAY #301, MIAMI, FL 33145 T: 786.356.3799 F: 305.856.7478 www.svdesigninc.com	Alex Kondrat & Associates, Inc. Alex Kondrat - P.E.#58086, C.A.#9717 9935 NW 29 Street Doral, Florida 33172 PH(305)387-9770 - alexkondrat@alexkondrat.com	SEAL : 	DRAWING INFORMATION : PERMIT SET 4.25.25 1. N/A 2. N/A 3. REV 6-1-26 4. REV 6-26-26 © Copyright 2024 SV Design, Inc. All Rights Reserved	SHEET : S-6
---	---	---	--	--	--	---	------------------------------



SCOPE OF WORK FOR REVISION #4:
OWNER DESIGN CHANGE REMOVING
DOUBLE HEIGHT LIVING ROOM.

NOTE : THIS DRAWING IS PROPERTY OF SV DESIGN, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF SV DESIGN, INC. THIS DRAWING IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. THE SCALES ARE AS STATED. THE CONTRACTOR SHALL CAREFULLY REVIEW ALL DIMENSIONS AND CONDITIONS SHOWN AND IMMEDIATELY NOTIFY THE ARCHITECT AS TO ANY ERRORS, OMISSIONS, OR INCONSISTENCIES DISCOVERED. COPYRIGHT © SV DESIGN, INC.	CLIENT : ALBERT MILO 11901 SW 63RD AVE PINECREST, FL 33132	PROJECT INFORMATION : MILO RESIDENCE 11901 SW 63RD AVE PINECREST, FL 33156	ARCHITECT :  SV DESIGN, INC. 1900 CORAL WAY #301, MIAMI, FL 33145 T: 786.356.3799 F: 305.856.7478 www.svdesigninc.com	Alex Kondrat & Associates, Inc. Alex Kondrat - P.E.#58086, C.A.#9717 9935 NW 29 Street Doral, Florida 33172 Ph(305)387-9770 - alexkondrat@alexkondrat.com	SEAL :  THIS SEAL HAS BEEN DIGITALLY SIGNED AND SEALED BY ALEX KONDRAT ON THE DATE ASSIGNED TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID AND REVOKED AS THE ORIGINAL ONE MUST BE VERIFIED ON AN ELECTRONIC DEVICE.	DRAWING INFORMATION : PERMIT SET 4.25.25 1. N/A 2. N/A 3. REV 6-1-26 4. REV 6-26-26 © Copyright 2024 SV Design, Inc. All Rights Reserved	SHEET : S-7
---	---	---	--	--	--	---	----------------------------------



NOTE :

THIS DRAWING IS PROPERTY OF SV DESIGN, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF SV DESIGN, INC. THIS DRAWING IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. THE SCALES ARE AS STATED. THE CONTRACTOR SHALL CAREFULLY REVIEW ALL DIMENSIONS AND CONDITIONS SHOWN AND IMMEDIATELY NOTIFY THE ARCHITECT AS TO ANY ERRORS, OMISSIONS, OR INCONSISTENCIES DISCOVERED. COPYRIGHT © SV DESIGN, INC.

CLIENT :

ALBERT MILO
11901 SW 63RD AVE
PINECREST, FL 33132

PROJECT INFORMATION :

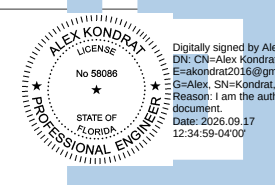
MILO RESIDENCE
11901 SW 63RD AVE
PINECREST, FL 33156

ARCHITECT :

SV DESIGN, INC.
1900 CORAL WAY #301, MIAMI, FL 33145
T: 786.356.3779 F: 305.856.7478 www.svdesigninc.com

Alex Kondrat & Associates, Inc.
Alex Kondrat - P.E.#58086, C.A.#9717
9935 NW 29 Street
Doral, Florida 33172
Ph(305)387-5770 - alexkondrat@alexkondrat.com

SEAL :

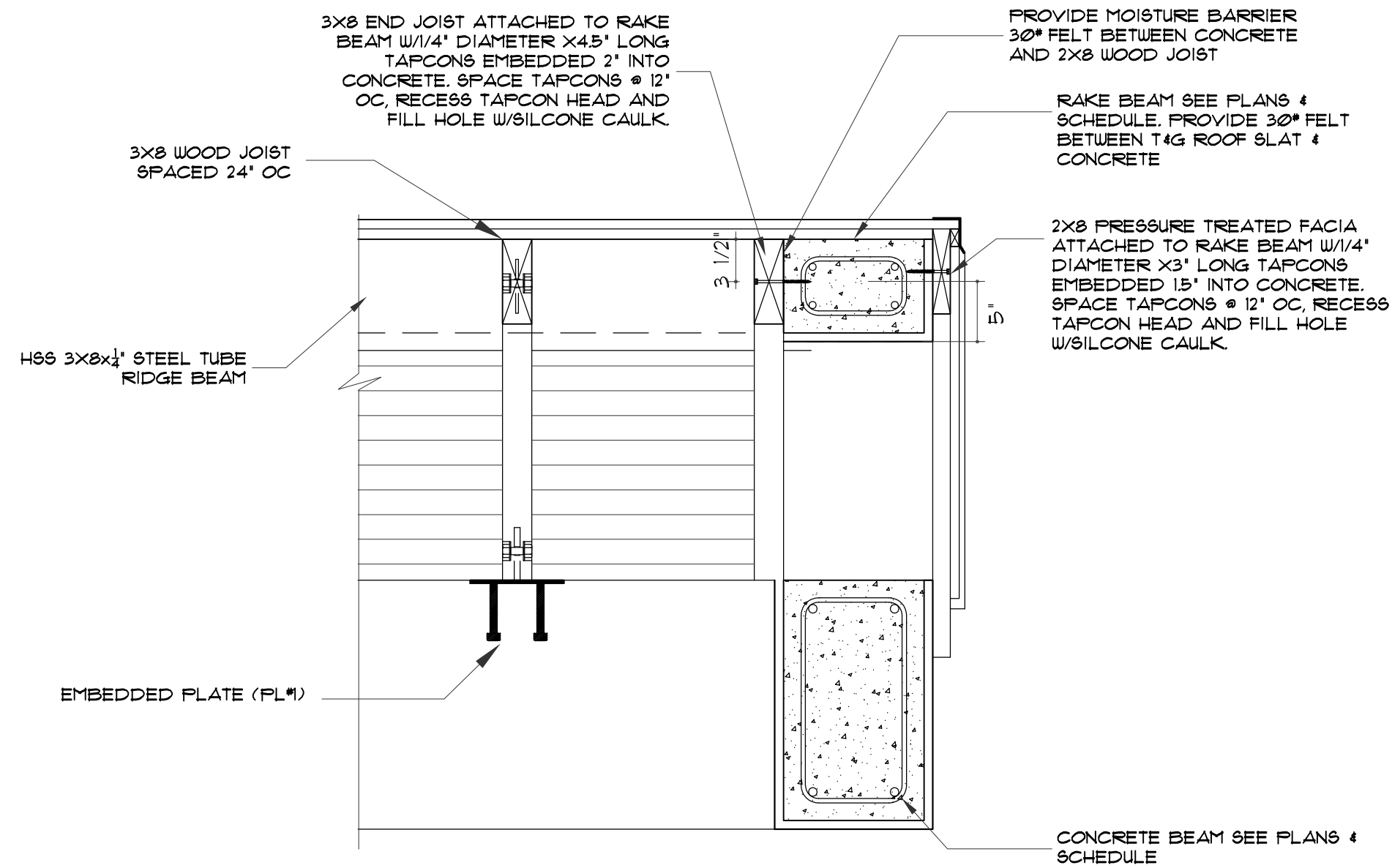


DRAWING INFORMATION :

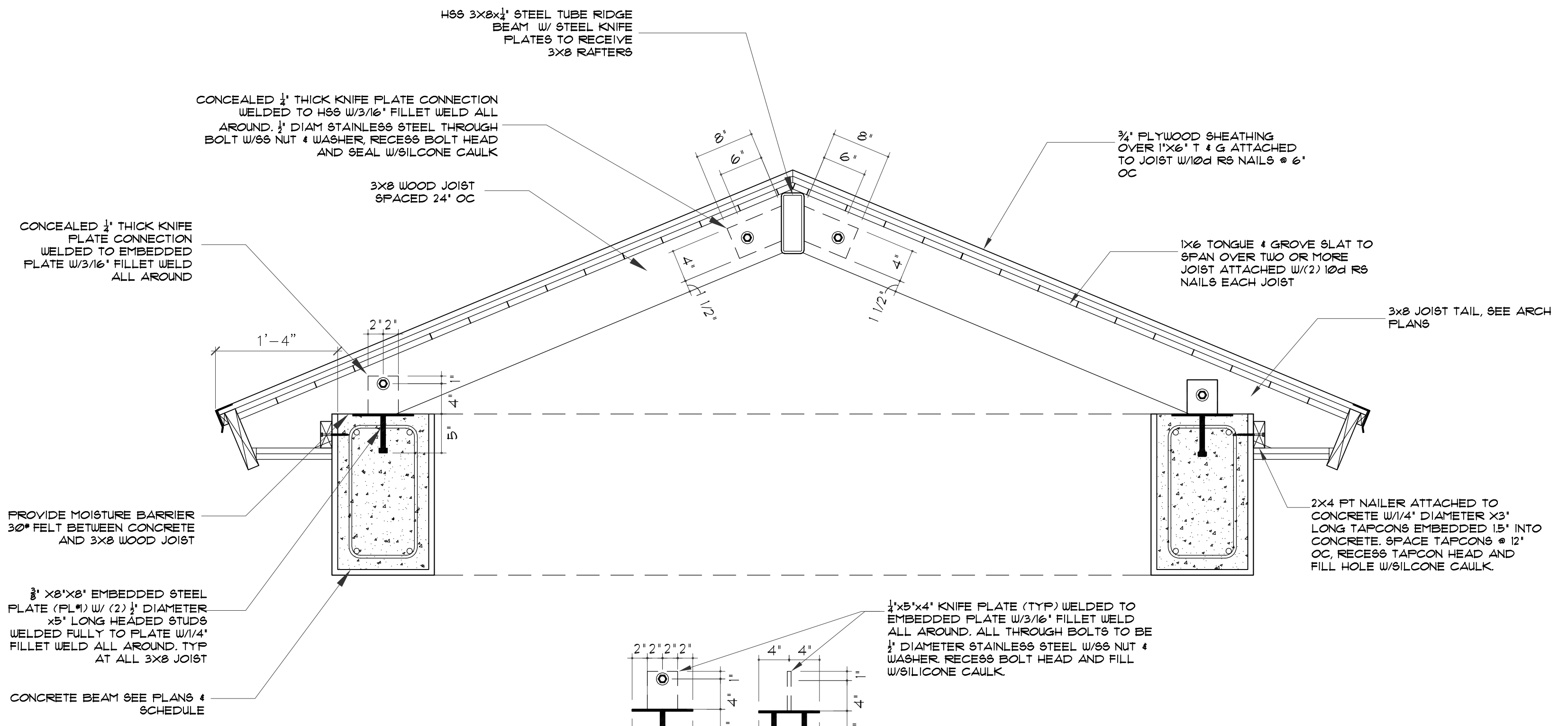
PERMIT SET 4.25.25
1. 2. N/A
3. REV 6-1-26
4. REV 6-26-26

SHEET :

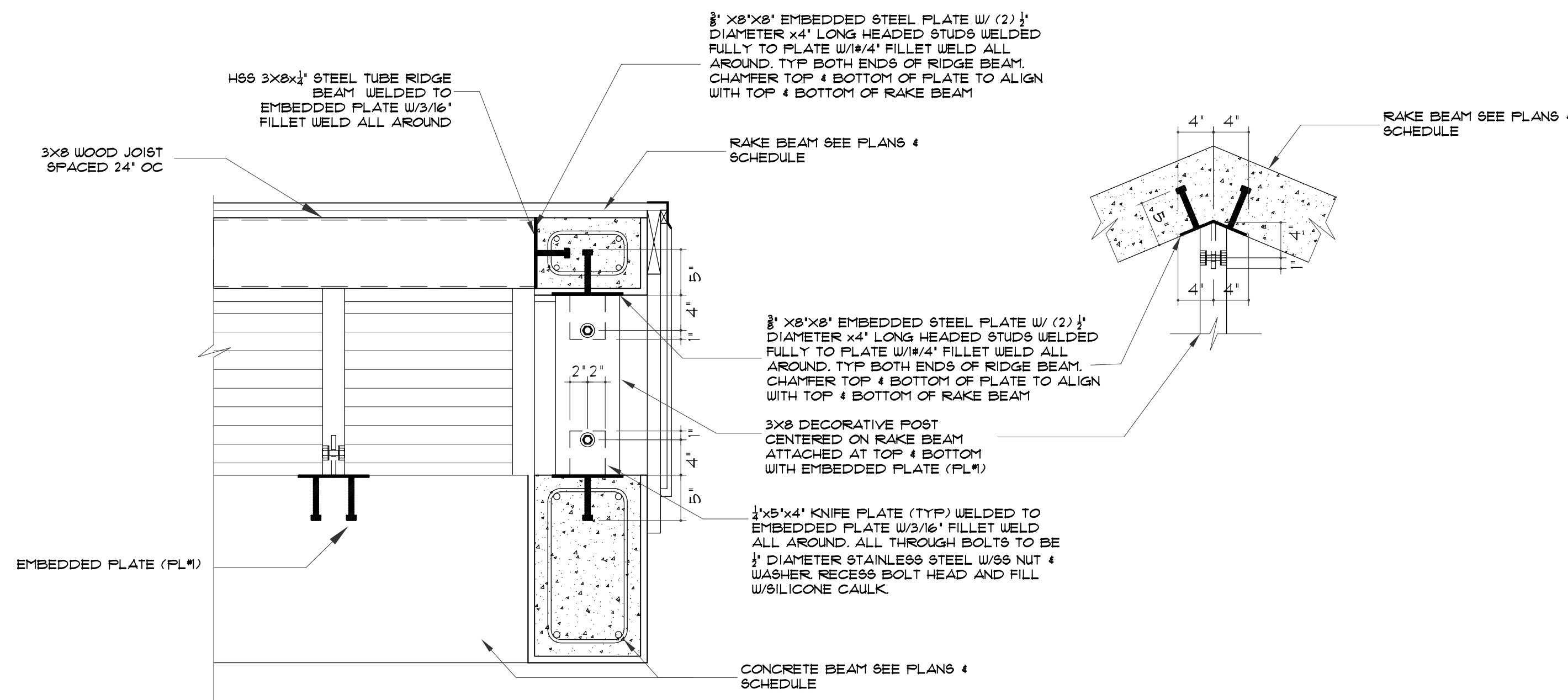
S-8



SECTION 3
SCALE: 1" = 1'-0"



SECTION 1
SCALE: 1" = 1'-0"



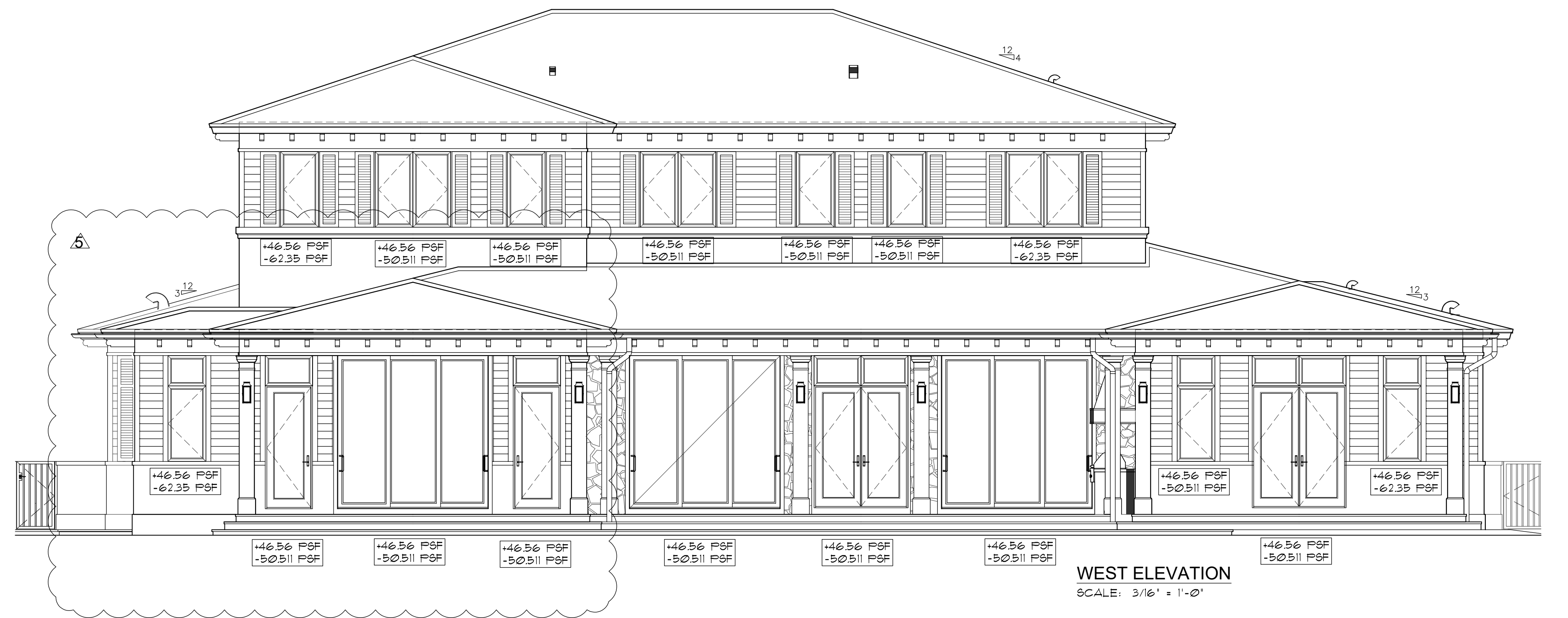
SECTION 2
SCALE: 1" = 1'-0"

SCOPE OF WORK FOR REVISION 4:
OWNER DESIGN CHANGE REMOVING
DOUBLE HEIGHT LIVING ROOM.

NOTE : THIS DRAWING IS PROPERTY OF SV DESIGN, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF SV DESIGN, INC. THIS DRAWING IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. THE SCALES ARE AS STATED. THE CONTRACTOR SHALL CAREFULLY REVIEW ALL DIMENSIONS AND CONDITIONS SHOWN AND IMMEDIATELY NOTIFY THE ARCHITECT AS TO ANY ERRORS, OMISSIONS, OR INCONSISTENCIES DISCOVERED. COPYRIGHT © SV DESIGN, INC.	CLIENT : ALBERT MILO 11901 SW 63RD AVE PINECREST, FL 33132	PROJECT INFORMATION : MILO RESIDENCE 11901 SW 63RD AVE PINECREST, FL 33156	ARCHITECT : SV DESIGN, INC. 1900 CORAL WAY #301, MIAMI, FL 33145 T: 786.356.3799 F: 305.856.7478 www.svdesigninc.com	Alex Kondrat & Associates, Inc. Alex Kondrat - P.E.#58086, C.A.#9717 9935 NW 29 Street Doral, Florida 33172 Ph:(305)387-5770 - alexkondrat@alexkondrat.com	SEAL : Alex Kondrat Professional Engineer No. 58086 State of Florida Exp. 12/31/2025	DRAWING INFORMATION : PERMIT SET 4.25.25 1. N/A 2. N/A 3. REV 6-1-26 4. REV 6-26-26	SHEET : S-8.1
--	--	--	--	--	---	---	---



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

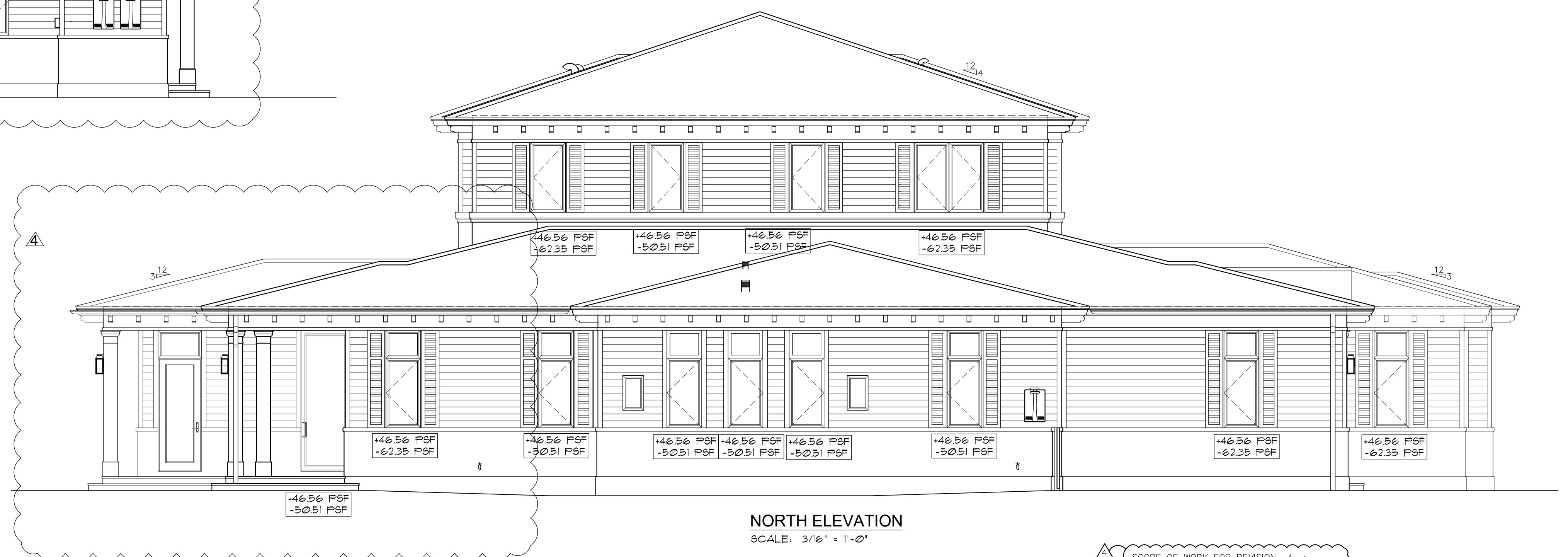


WEST ELEVATION
SCALE: 3/16" = 1'-0"

ALL WIND PRESSURE
VALUES SHOWN ARE ASD
WIND VALUES



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



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

SCOPE OF WORK FOR REVISION 4 :
OWNER DESIGN CHANGE REMOVING
DOUBLE HEIGHT LIVING ROOM.

NOTE :

THIS DRAWING IS PROPERTY OF SV DESIGN, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF SV DESIGN, INC. THIS DRAWING IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. THE SCALES ARE AS STATED. THE CONTRACTOR SHALL CAREFULLY REVIEW ALL DIMENSIONS AND CONDITIONS SHOWN AND IMMEDIATELY NOTIFY THE ARCHITECT AS TO ANY ERRORS, OMISSIONS, OR INCONSISTENCIES DISCOVERED.
COPYRIGHT © SV DESIGN, INC.

CLIENT :

ALBERT MILO
11901 SW 63RD AVE
PINECREST, FL 33152

PROJECT INFORMATION :

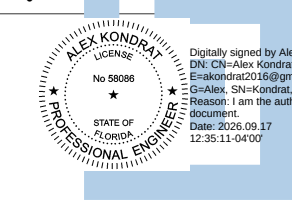
MILO RESIDENCE
11901 SW 63RD AVE
PINECREST, FL 33156

ARCHITECT :

SV DESIGN, INC.
1900 CORAL WAY #301, MIAMI, FL 33145
T: 786.356.3779 F: 305.856.7478 www.svdesigninc.com

Alex Kondrat & Associates, Inc.
Alex Kondrat - P.E.#58086, C.A.#9717
9935 NW 29 Street
Doral, Florida 33172
Ph(305)387-5770 - alexkondrat@alexkondrat.com

SEAL :



THIS DRAWING HAS BEEN DIGITALLY SIGNED AND SEALED BY ALEX KONDRAT ON THE DATE INDICATED TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED UNLESS THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

DRAWING INFORMATION :

PERMIT SET 4.25.25
1. 2. N/A
3. REV 6-1-26
4. REV 6-26-26

SHEET :

S-9