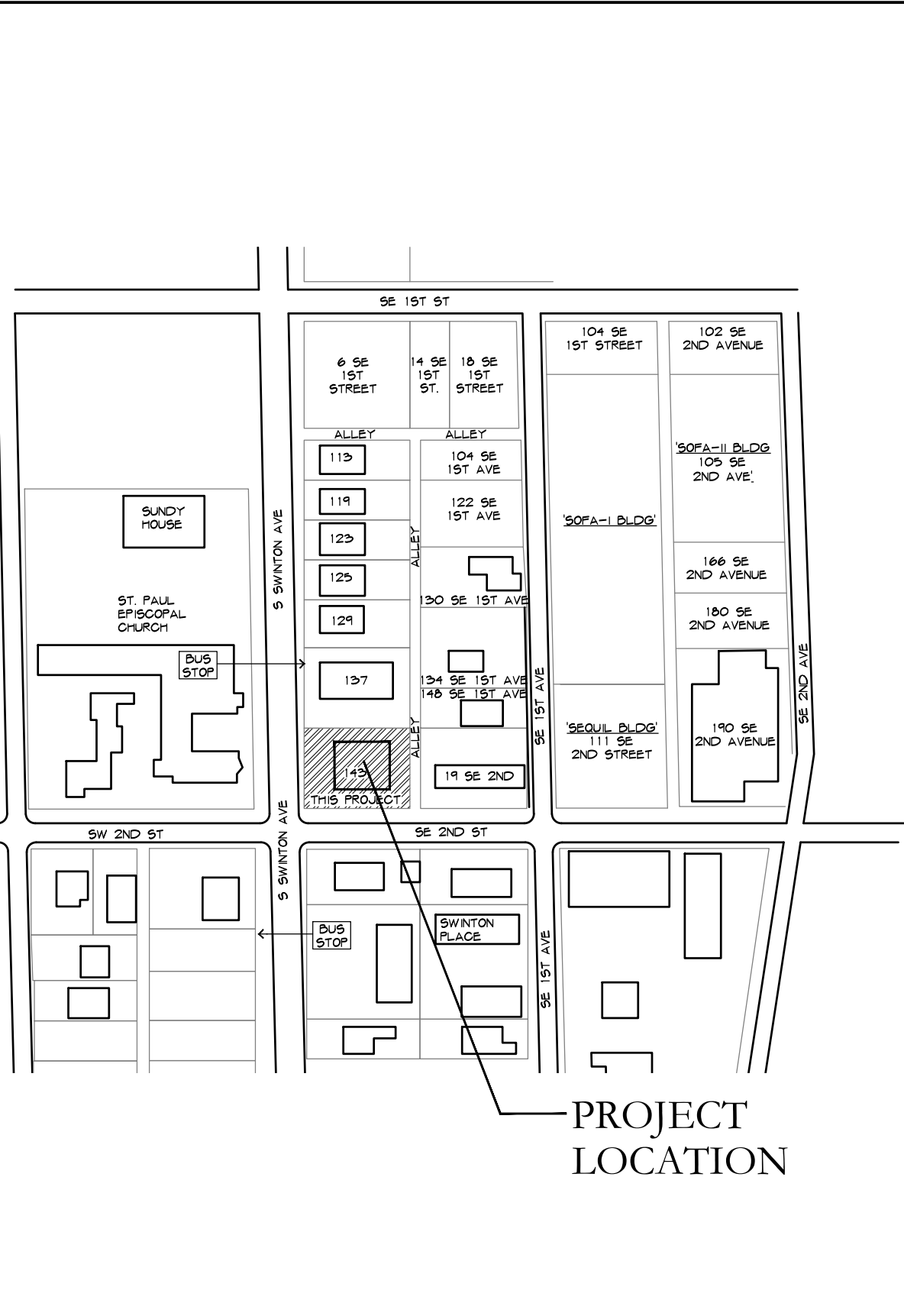


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City of Delray Beach, Florida 33444



ARCHITECTURAL:

- A0.1 SITE PLAN
- A1.0 FLOOR PLAN
- A3.0 ROOF PLAN
- A4.0 SOUTH & WEST ELEVATION
- A4.1 NORTH & EAST ELEVATION
- A5.0 BUILDING SECTIONS
- A5.1 BUILDING SECTIONS
- A5.2 EXTERIOR WALL SECTIONS

STRUCTURAL:

- S0.1 STRUCTURAL NOTES
- S0.2 STRUCTURAL NOTES
- S0.3 STRUCTURAL NOTES
- S0.4 STRUCTURAL NOTES
- S1.0 FOUNDATION PLAN
- S1.1 FOUNDATION PLAN
- S1.2 ROOF FRAMING PLAN
- S1.3 BUILDING SECTION
- S1.0 FOUNDATION PLAN
- S2.0 FOUNDATION DETAILS
- S3.0 ROOF FRAMING DETAILS
- S4.0 MISCELLANEOUS SCHEDULES
- S5.0 WIND PRESSURE

ARCHITECT:
HNM ARCHITECTURE, LLC
3705 N. Federal Hwy.
Delray Beach, FL 33483
Contact: Jaime O. Mayo
T: 561-733-2225

STRUCTURAL ENGINEER:
B B M STRUCTURAL ENGINEERS
399 W. Palmetto Park Road, Suite 200
Boca Raton, FL 33432
Contact: Joel R. Middlebrooks
T: 561-750-1916
E: jmiddlebrooks@bbmstructural.com

VICINITY MAP

STREET MAP

DRAWING INDEX

PROJECT TEAM

ZONING DESIGNATION:
OSSHAD-OLD SCHOOL SQUARE HISTORIC ARTS DISTRICT

FUTURE LAND USE DESIGNATION
OMU - OTHER MIXED USE

OCCUPANCY:
'B' BUSINESS PER 2017 F.B.C

CONSTRUCTION TYPE:
TYPE V-B (NON-SPRINKLERED)

LEVEL OF ALTERATION:
LEVEL 3, AS PER FBC., EXISTING BUILDING 504.1

BUILDING STATS:
EXISTING FLOOR AREA(A/C) 1,571 S.F.
EXISTING FLOOR AREA(A/C) CONVERTED
BACK TO ORIGINAL EXTERIOR PORCH : -254 S.F.
EXISTING FLOOR AREA (A/C) TO REMAIN: 1,317 S.F.

EXISTING FLOOR AREA (A/C) TO REMAIN: 1,317 S.F.
EXISTING ORIGINAL EXTERIOR PORCH : 254 S.F.
NEW ADDITIONAL FLOOR AREA (A/C): 2,826 S.F.
NEW GROSS FLOOR AREA: 4,397 S.F.

GENERAL NOTES:

- BUILDER SHALL COORDINATE ALL THE WORK OF ALL TRADES.
- BUILDER SHALL REVIEW DRAWINGS IN THEIR ENTIRETY BEFORE STARTING WORK. THE BUILDER SHALL ACCEPT FULL RESPONSABILITY FOR ANY ERRORS OR OMISSIONS NOT REPORTED IMMEDIATELY IN WRITING TO THE ARCHITECT. BACKCHARGES WILL NOT BE ACCEPTED. DO NOT SCALE DRAWINGS.
- SUBMIT MINIMUM THREE (3) COPIES OF SHOP DRAWINGS AS REQUIRED BELOW.
- THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE F.B.C. CHAPTER 13 ENERGY EFFICIENCY. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY NOT BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.
- BUILDER IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.
- CABINET SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER.
- WINDOW AND DOOR SUPPLIER TO PROVIDE SHOP DRAWING TO BUILDER.
- ALL WINDOWS AND DOORS SHALL BE CAULKED AND WEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH THE F.B.C. ENERGY CONSERVATION CODE.
- ALL CONSTRUCTION IN BROWARD AND DADE COUNTIES SHALL COMPLY WITH THE HIGH VELOCITY HURRICANE ZONE (HVHZ) SECTIONS OF THE F.B.C.

ALL WORK TO COMPLY W/ THE FOLLOWING CODES:
THIS PROJECT IS TO BE BUILT IN ACCORDANCE WITH ALL CITY OF DELRAY BEACH BUILDING DEPARTMENT REQUIREMENTS AND AMENDMENTS, PALM BEACH COUNTY REQUIREMENTS AND FOLLOWING CODES:

- 2020 FLORIDA BUILDING CODE
- NATIONAL ELECTRICAL CODE 2017
- 2020 THE FLORIDA FIRE PREVENTION CODE
- NFPA-101, 2018 EDITION W/ FLORIDA AMENDMENTS
- NFPA 1 UNIFORM FIRE CODE 2018 W/ FLORIDA AMENDMENTS
- FLORIDA STATUES
- FLORIDA ADMINISTRATIVE CODE

STATISTICS

NOTES

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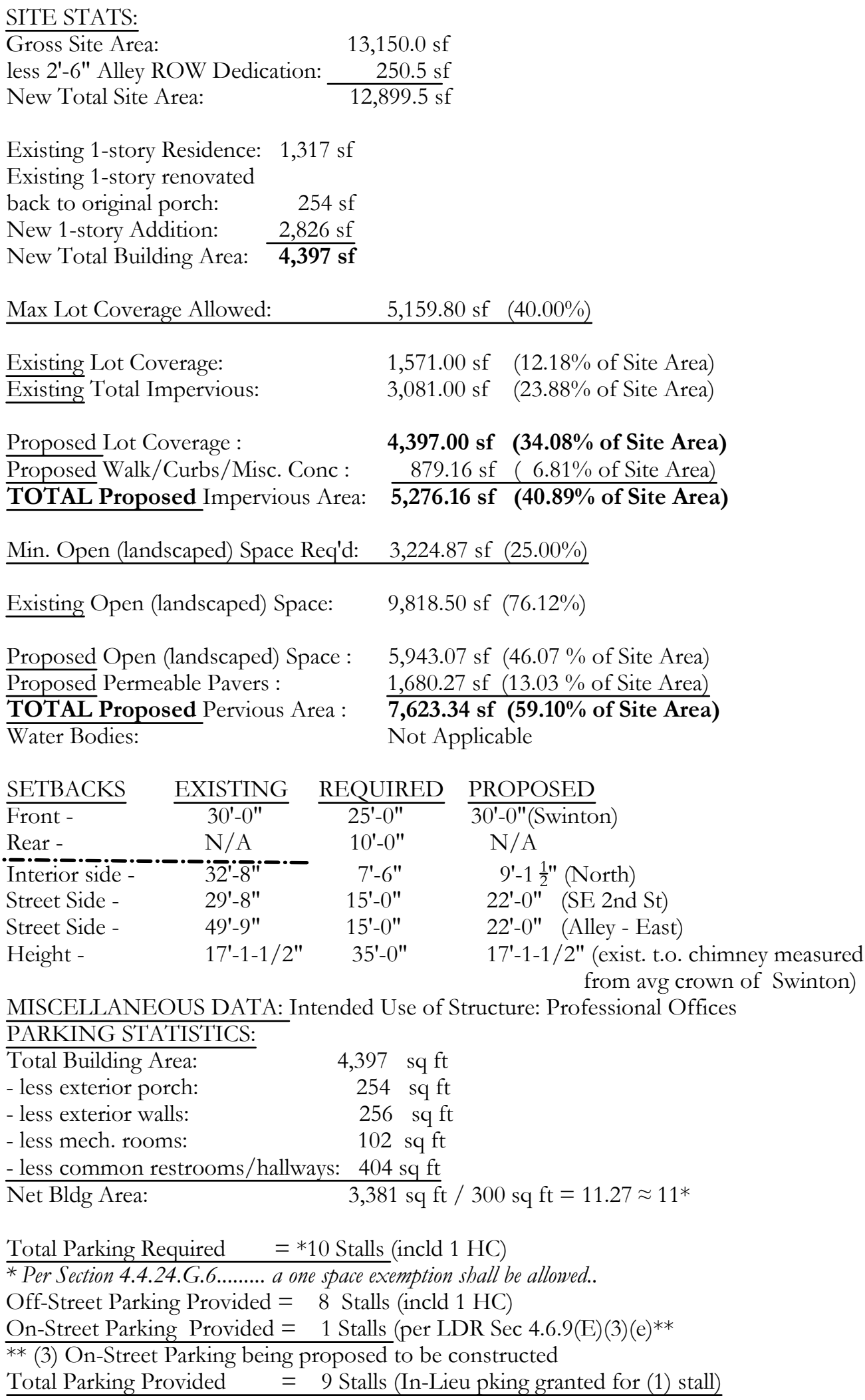


MICHAEL W. HANLON
FLORIDA REGISTERED ARCHITECT - REG. NUMBER: AR0017270
ELECTRONIC SIGNATURE SERIAL NUMBER:

HNM PROJECT NUMBER:	17-030
ISSUED DATE:	2021-08-20
SCALE:	N.T.S

TITLE:
COVER, NOTES,
STATS

DRAWING NUMBER:
A0.0



NO.	DATE REVISION
-----	------------------

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MICHAEL W. HANLON
FLORIDA REGISTERED ARCHITECT . REG. NUMBER: AR0017270
ELECTRONIC SIGNATURE SERIAL NUMBER:

HNM PROJECT NUMBER:	N
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HNIM PROJECT NUMBER: 17-030	
ISSUED DATE: 2021-08-20	

SCALE:
1"=10'-0"

TITLE:	
SITE PLAN	

DRAWING NUMBER: _____

A0.1

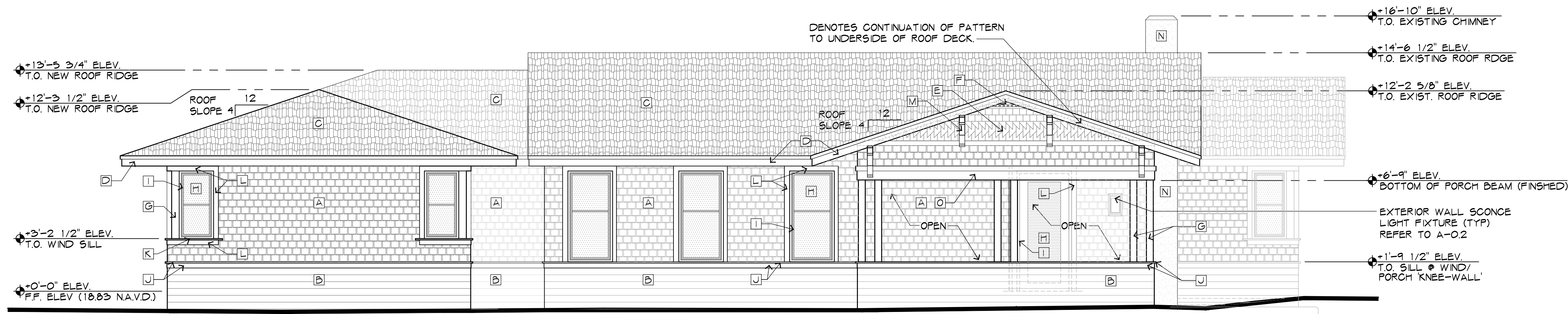
- [A] NATURAL CEDAR WOOD SHINGLE SIDING
PATTERN - 1 (TO MATCH EXISTING)
- [B] HARDIEPLANK SIDING - IRON GRAY
- [C] ASPHALT SHINGLES - SHADOW GRAY
- [D] WOOD FASCIA - EXTRA WHITE - SW 7006
- [E] NATURAL CEDAR WOOD SHINGLE SIDING
PATTERN - 2 (TO MATCH EXISTING)
- [F] NATURAL CEDAR WOOD LATTICE GABLE VENT
PATTERN - 3 (TO MATCH EXISTING)
- [G] PAINTED WOOD COLUMNS - EXTRA WHITE - SW 7006
- [H] GLASS - CLEAR IMPACT
- [I] WINDOW/DOOR FRAME - WHITE ALUMINUM

- [J] PAINTED WOOD SILL 1 BANDING - EXTRA WHITE - SW 7006
- [K] PAINTED WOOD SILL 2 - GAUNLET GRAY - SW 7019
- [L] PAINTED WOOD WINDOW/DOOR CASING
3/4" - EXTRA WHITE - SW 7006
- [M] PAINTED WD. ROOF OUTLOOKERS - EXTRA WHITE - SW 7006
(TO BE SALVAGED AND REUSED)
- [N] NEW SMOOTH STUCCO FINISH - SILVERPLATE - SW 7649
- [O] PAINTED WOOD BEAM WITH TRIM - EXTRA WHITE - SW 7006

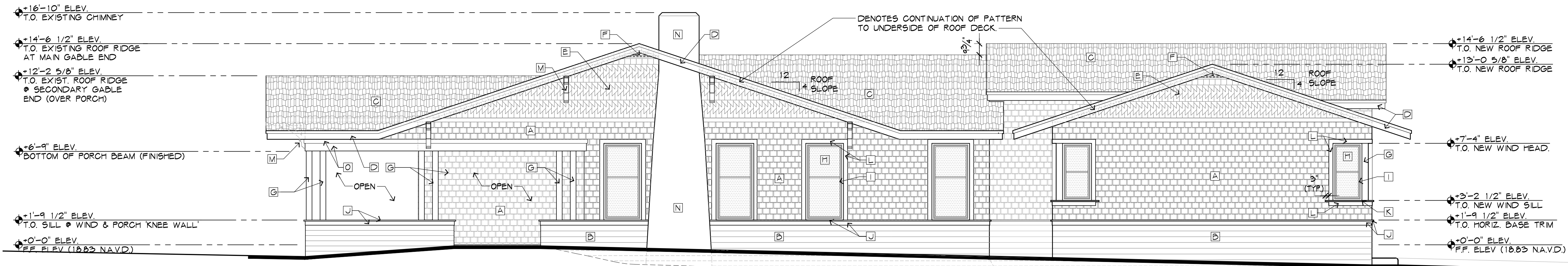
NOTE:

- CONTRACTOR TO PROVIDE PAINT SAMPLE/ MOCK-UP SECTION ON BUILDING FOR ARCHITECT APPROVAL PRIOR TO ORDERING PAINT FOR THE ENTIRE BUILDING.
- ALL OUTLOOKERS AND UNDERSIDE OF ROOF OVERHANG TO BE PAINTED EXTRA WHITE - SW 7006

1
NTS
FINISH LEGEND



2
1/4" = 1'-0"
WEST ELEVATION

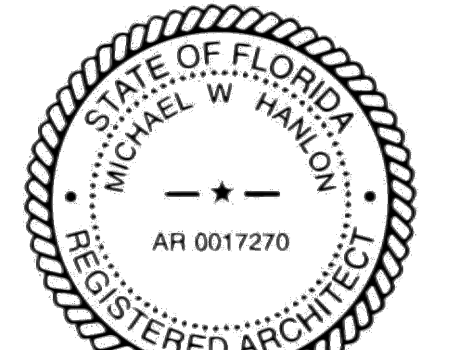


3
1/4" = 1'-0"
SOUTH ELEVATION

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ELECTRONIC SIGNATURE SERIAL NUMBER:

HNM PROJECT NUMBER:
17-030

ISSUED DATE:
2021-08-20

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

TITLE:
WEST & SOUTH
ELEVATION

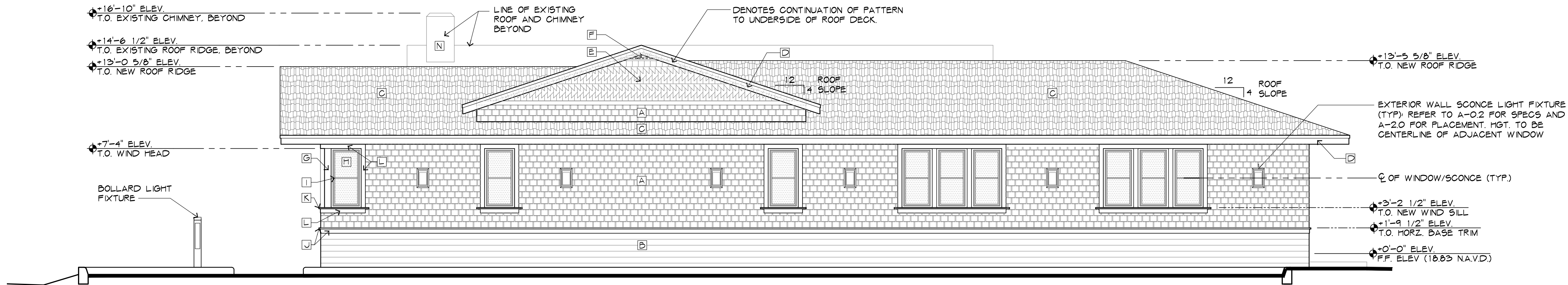
DRAWING NUMBER:
A4.0

[A] NATURAL CEDAR WOOD SHINGLE SIDING PATTERN - 1 (TO MATCH EXISTING)	[J] PAINTED WOOD SILL 1 BANDING - EXTRA WHITE - SW 7006
[B] HARDIEPLANK SIDING - IRON GRAY	[K] PAINTED WOOD SILL 2 - GAUNLET GRAY - SW 7019
[C] ASPHALT SHINGLES - SHADOW GRAY	[L] PAINTED WOOD WINDOW/DOOR CASING 3 1/2" - EXTRA WHITE - SW 7006
[D] WOOD FASCIA - EXTRA WHITE - SW 7006	[M] PAINTED WD. ROOF OUTLOOKERS - EXTRA WHITE - SW 7006 (TO BE SALVAGED AND REUSED)
[E] NATURAL CEDAR WOOD SHINGLE SIDING PATTERN - 2 (TO MATCH EXISTING)	[N] NEW SMOOTH STUCCO FINISH - SILVERPLATE - SW 7649
[F] NATURAL CEDAR WOOD LATTICE GABLE VENT PATTERN - 3 (TO MATCH EXISTING)	[O] PAINTED WOOD BEAM WITH TRIM - EXTRA WHITE - SW 7006
[G] PAINTED WOOD COLUMNS - EXTRA WHITE - SW 7006	
[H] GLASS - CLEAR IMPACT	
[I] WINDOW/DOOR FRAME - WHITE ALUMINUM	
NOTE: - CONTRACTOR TO PROVIDE PAINT SAMPLE/ MOCK-UP SECTION ON BUILDING FOR ARCHITECT APPROVAL PRIOR TO ORDERING PAINT FOR THE ENTIRE BUILDING. - ALL OUTLOOKERS AND UNDERSIDE OF ROOF OVERHANG TO BE PAINTED EXTRA WHITE - SW 7006	

1

NTS

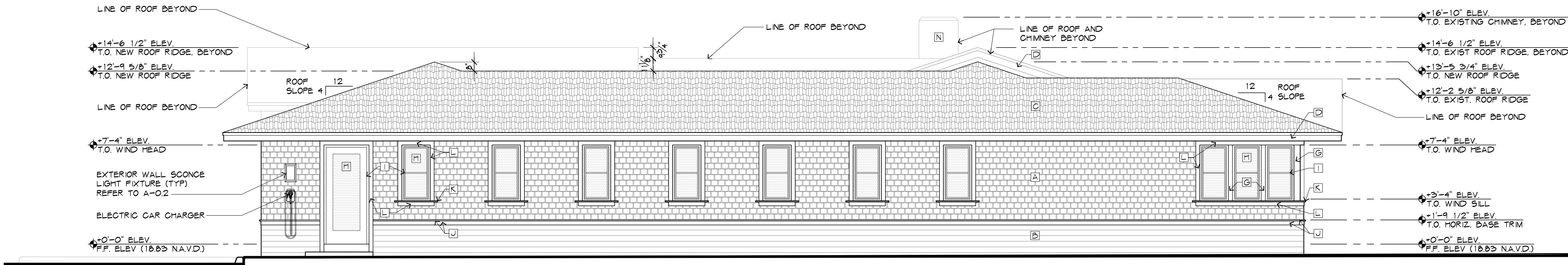
FINISH LEGEND



2

1/4" = 1'-0"

EAST ELEVATION



3

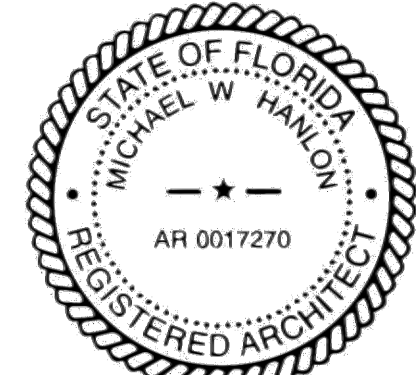
1/4" = 1'-0"

NORTH ELEVATION

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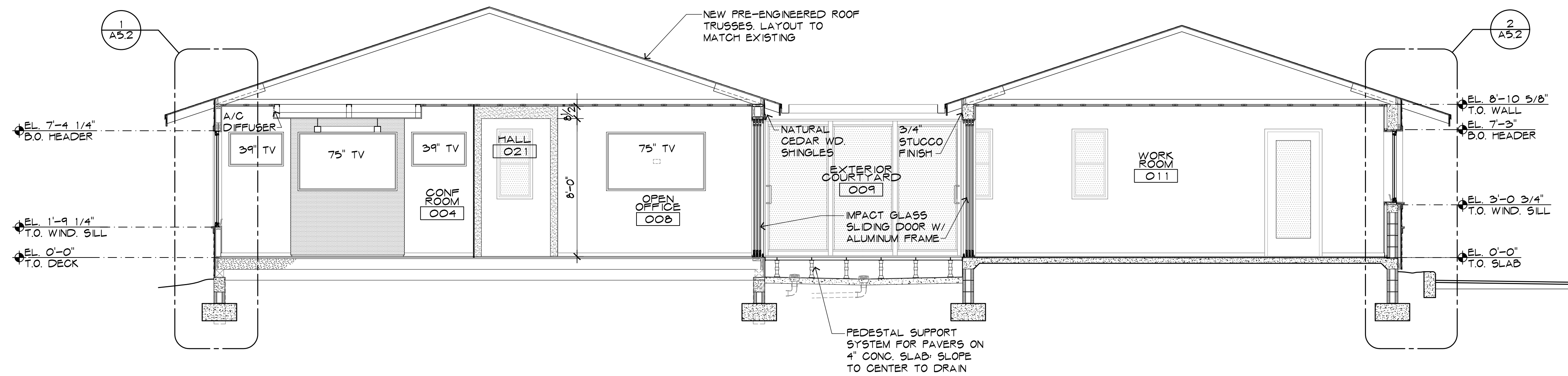


MICHAEL W. HANLON
FLORIDA REGISTERED ARCHITECT - REG. NUMBER: AR0017270
ELECTRONIC SIGNATURE SERIAL NUMBER:

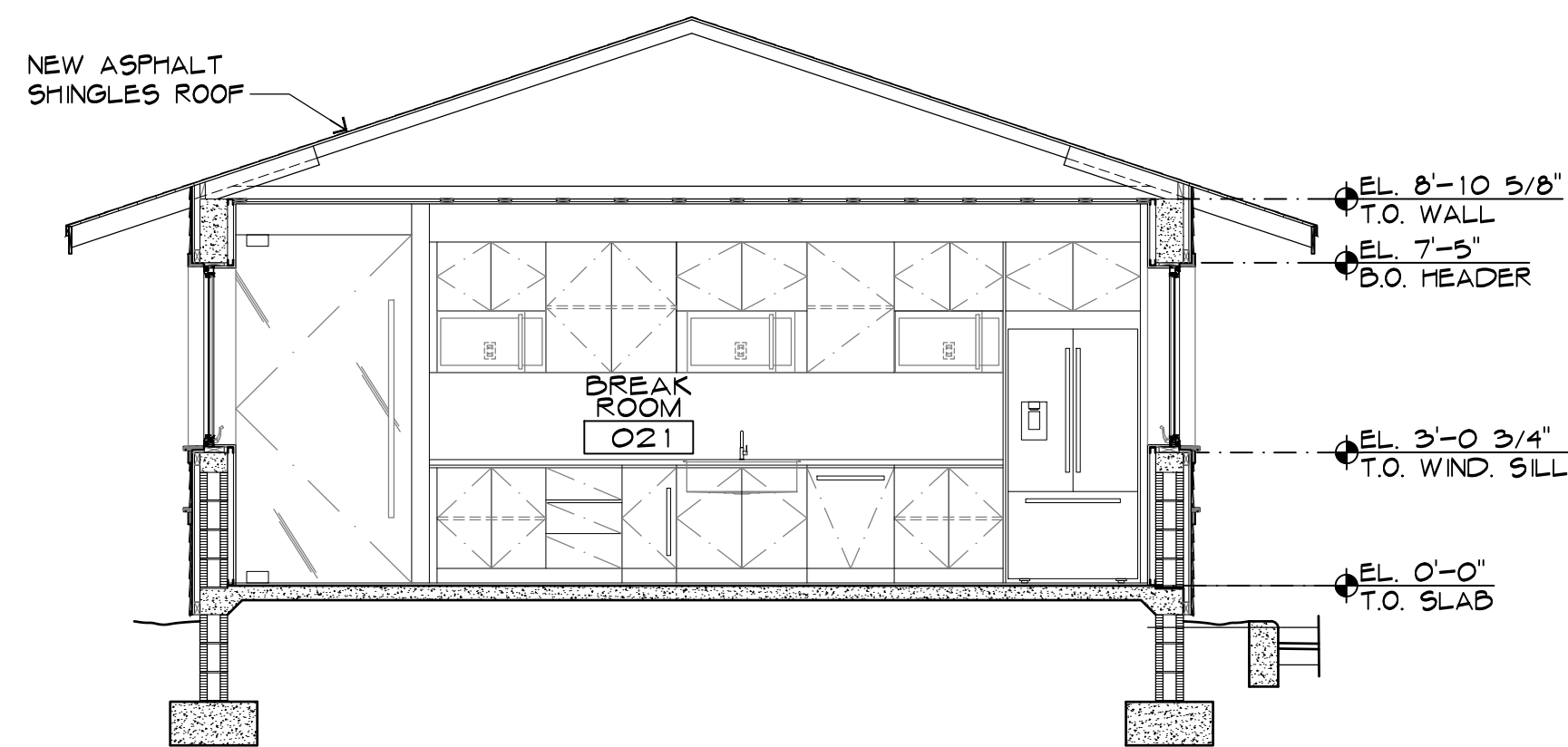
HNM PROJECT NUMBER:
17-030
ISSUED DATE:
2021-08-20
SCALE:
1/4"=1'-0"

TITLE:
EAST & NORTH
ELEVATION

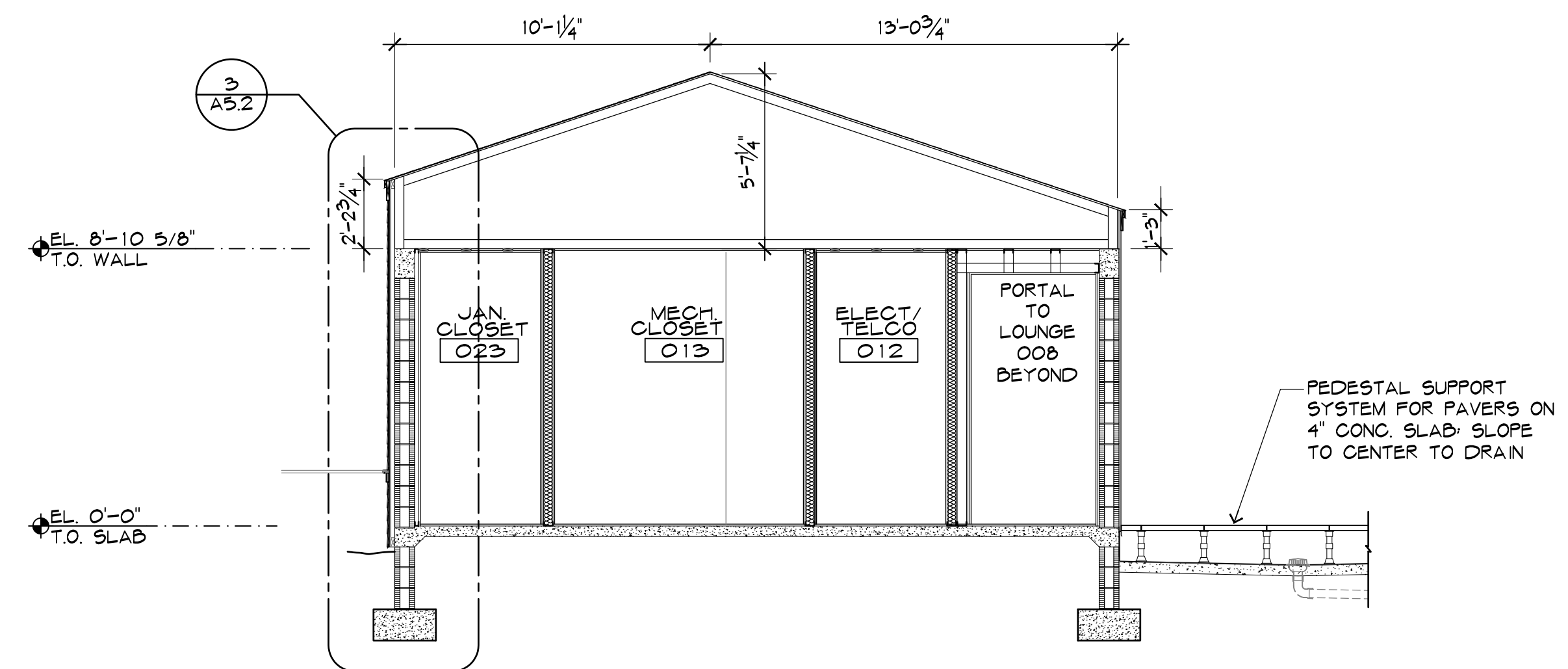
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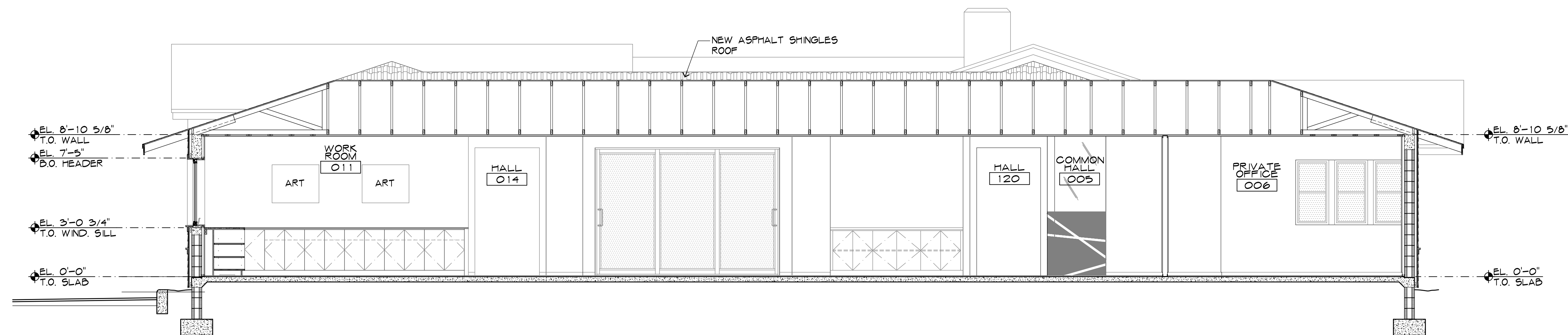
1
1/4"=1'-0" BUILDING SECTION



2
1/4"=1'-0" BUILDING SECTION



3
1/4"=1'-0" BUILDING SECTION



4
1/4"=1'-0" BUILDING SECTION

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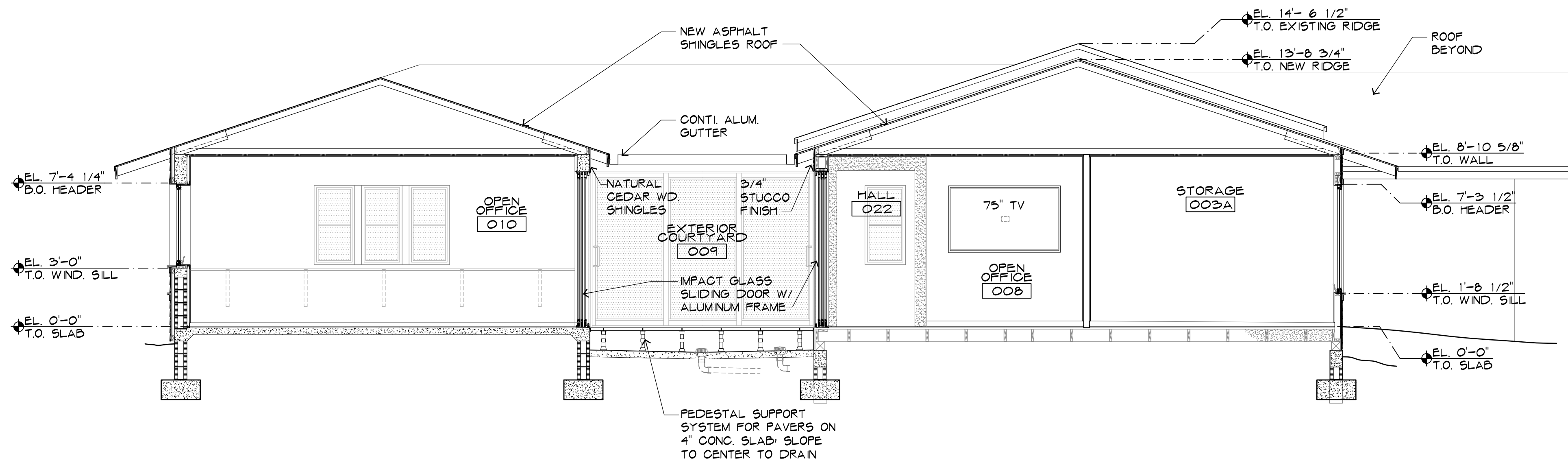


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ELECTRONIC SIGNATURE SERIAL NUMBER:

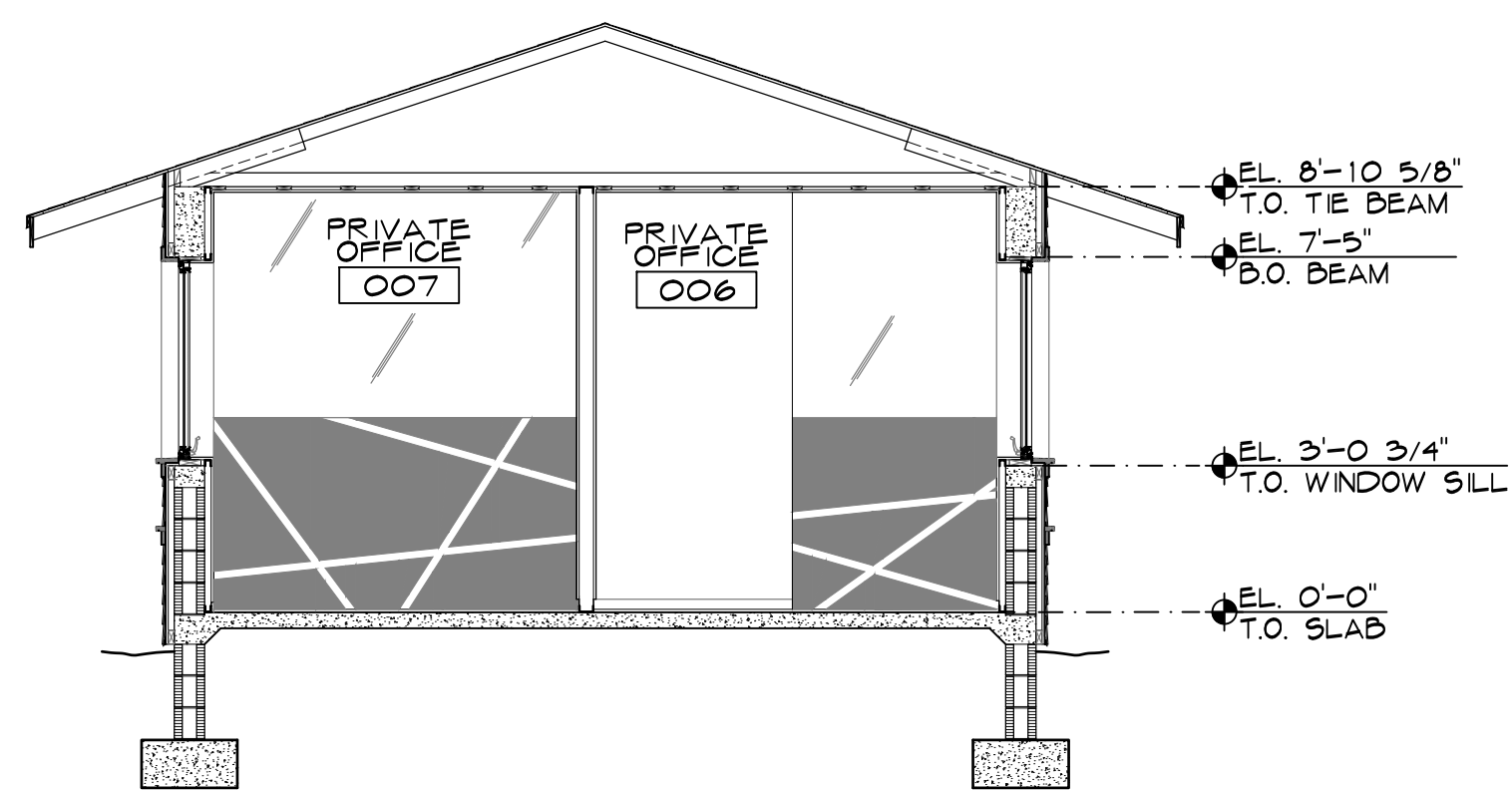
HNM PROJECT NUMBER:
17-030
ISSUED DATE:
2021-08-20
SCALE:
1/4"=1'-0"

TITLE:
BUILDING SECTIONS

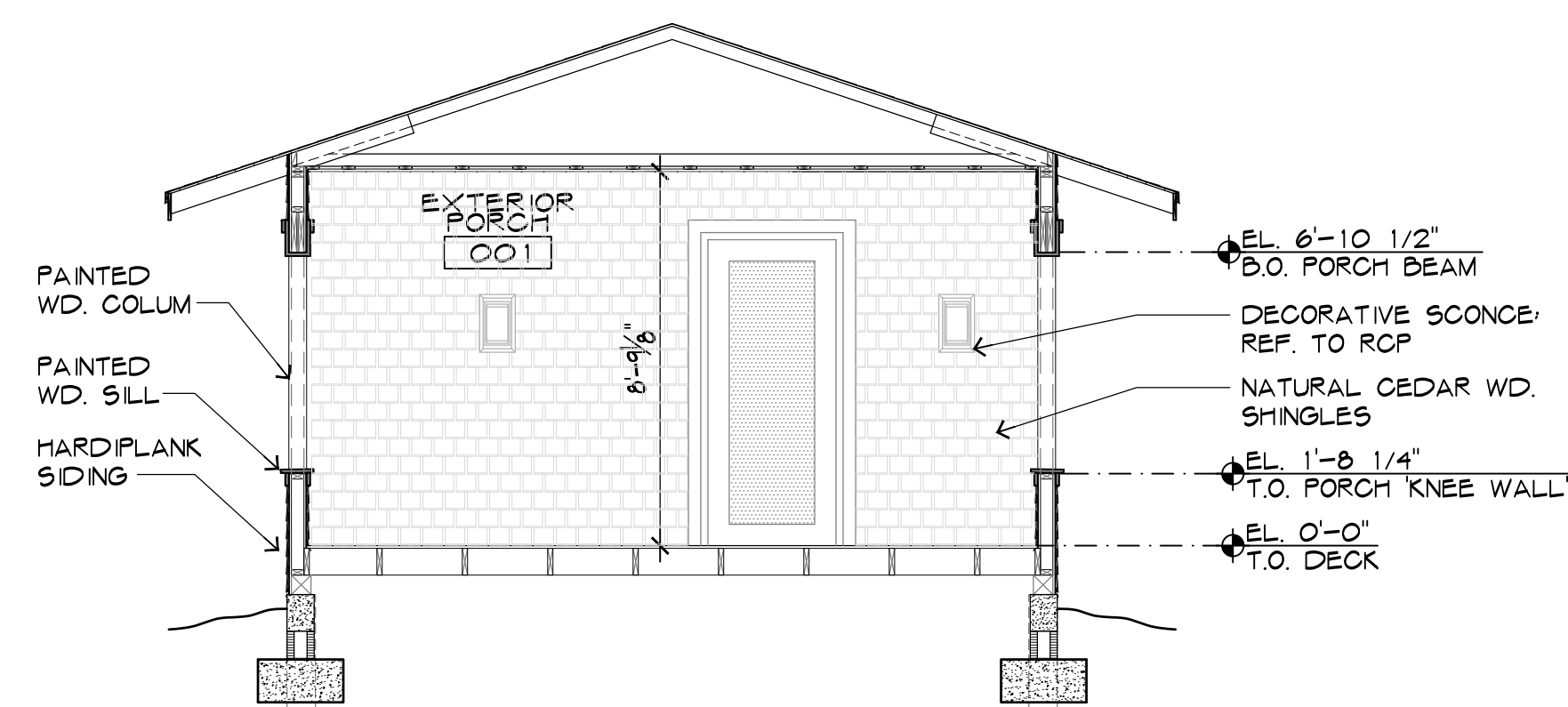
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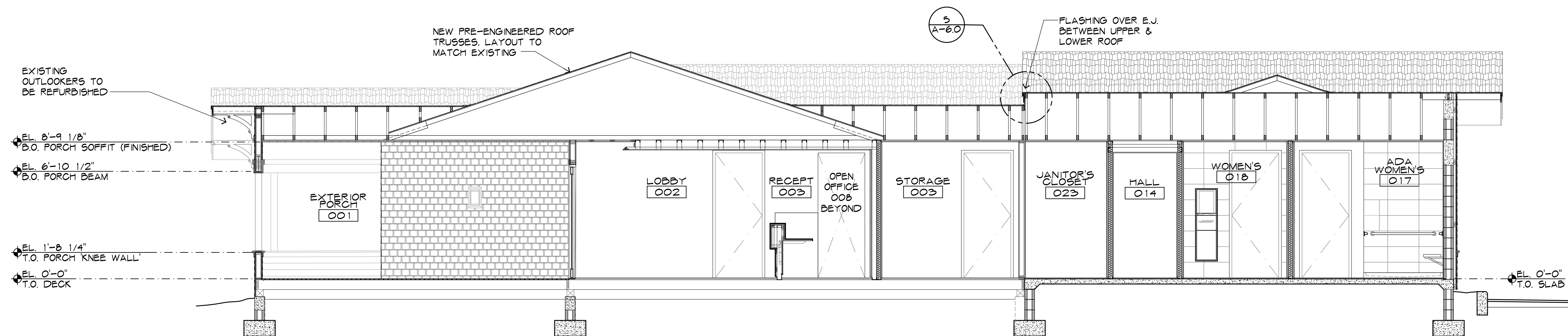
1
1/4"=1'-0" BUILDING SECTION



2
1/4"=1'-0" BUILDING SECTION



3
1/4"=1'-0" BUILDING SECTION



4
1/4"=1'-0" BUILDING SECTION

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ELECTRONIC SIGNATURE SERIAL NUMBER:

HNM PROJECT NUMBER:
17-030
ISSUED DATE:
2021-08-20
SCALE:
1/4"=1'-0"

TITLE:
BUILDING
SECTIONS

DRAWING NUMBER:
A5.1

CLOSED CELL SPRAY FOAM INSULATION, R-20 @ UNDERSIDE OF SHEATHING (TYP.)

ASPHALT SHINGLE ROOF OVER "TYVEK ROOF PROTECT" OVER 5/8" EXTERIOR SHEATHING ON PRE-ENGINEERED WD. ROOF TRUSSES, REFER TO STRUCT. DOCS (TYP.)

2X6 OUTLOOKERS CONNECTED TO PRE-ENGINEERED ROOF TRUSSES, REFER TO STRUCTURAL DOCS.

6"X 5/8" WD. PLANKS TO MATCH EXISTING, PLANKS TO TERMINATE @ WALL (TYP.)

EL. 8'-10 5/8" T.O. WALL

GALV. METAL DRIP EDGE ON 1X3 P.T. NAILER, ON 1X8 PRIMED FASCIA

EL. 7'-4 1/4" B.O. HEADER

CEDAR SHINGLES ON "TYVEK DRAINVENT RAINSCREEN" OVER "TYVEK COMMERCIAL WRAP" ON 5/8" EXTERIOR SHEATHING (TYP.)

LEAVE ADEQUATE VERTICAL GAPS FOR PROPER DRAINAGE (TYP.)

STARTER STRIP (REQ. @ B.O. WALL)

DUPONT FLEX WRAP" OVER GALV. FLASHING 1X3-1/2" HARDE-TRIM SMOOTH, PAINTED (TYP.)

"DUPONT FLEX WRAP" FLASHING @ PERIMETER OF ALL OPENINGS (TYP.)

2 TYP. A-60

EXISTING 2X4 STUDS TO REMAIN, REPLACE W/ NEW IF STRUCTURALLY REQUIRED

5/8" DRYWALL EXISTING FLOOR JOISTS TO REMAIN, REPLACE W/ NEW IF STRUCTURALLY REQUIRED

CONT. VAPOR BARRIER (ALL JOINTS TAPED), ATTACHEMD TO FOUND. WALL PERMETER & SEALED

CLOSED CELL SPRAY FOAM INSUL.

EL. 1'-9 1/4" T.O. WIND. SILL

VENT

EL. 0'-0" T.O. SLAB

EXISTING LEDGER BEAM TO REMAIN, REPLACE W/ NEW IF STRUCTURALLY REQUIRED

CONCRETE FOOTING REFER TO STRUCT. DOCS.

REFER TO STRUCT. DWGS. T.O. FOOTING

TERMITE TREATED WELL COMPACTED SOIL

10 MIL VAPOR BARRIER

EXISTING CONC. PIER TO REMAIN

CLOSED CELL SPRAY FOAM INSULATION, R-20 @ UNDERSIDE OF SHEATHING (TYP.)

ASPHALT SHINGLE ROOF OVER "TYVEK ROOF PROTECT" OVER 5/8" EXTERIOR SHEATHING ON PRE-ENGINEERED WD. ROOF TRUSSES, REFER TO STRUCT. DOCS (TYP.)

2X6 CONNECTED TO PRE-ENGINEERED ROOF TRUSSES

6"X 5/8" WD. PLANKS TO MATCH EXISTING, PLANKS TO TERMINATE @ WALL (TYP.)

EL. 8'-10 5/8" T.O. WALL

GALV. METAL DRIP EDGE ON 1X3 P.T. NAILER, ON 1X8 PRIMED FASCIA

EL. 7'-5" T.O. HEADER

CEDAR SHINGLES ON "TYVEK DRAINVENT RAINSCREEN" OVER "TYVEK COMMERCIAL WRAP" ON 5/8" EXTERIOR SHEATHING (TYP.)

LEAVE ADEQUATE VERTICAL GAPS FOR PROPER DRAINAGE (TYP.)

STARTER STRIP (REQ. @ B.O. WALL), TYP.

1X3-1/2" HARDE-TRIM SMOOTH, PAINTED (TYP.)

"DUPONT FLEX WRAP" FLASHING @ PERIMETER OF ALL OPENINGS (TYP.)

WD. SILL W/ DRIP EDGE, PAINTED (TYP.)

EL. 3'-0 3/4" T.O. WIND. SILL

1X3-1/2" HARDE-TRIM SMOOTH, PAINTED (TYP.)

FLASHING

EL. 1'-9 1/2" T.O. HORIZ. BASE TRIM

PAINTED WD. SILL BANDING ON 1X3-1/2" HARDE-TRIM SMOOTH, PAINTED (TYP.)

EL. 0'-0" T.O. SLAB

GALV. FLASHING @ B.O. SIDING (TYP.)

5/8" GYPSUM WALL BOARD ON 1X4S @ 16" O.C. LEVELED W/ TYP. FRAMING SCREWS

CONT. TIE BEAM, REF. TO STRUCT. DOCS FOR MORE INFO.

3 TYP. A-60

4 TYP. A-60

5/8" DRYWALL OVER 1-5/8" 20 GA. METAL STUD (TYP.)

4" CONCRETE SLAB, REF. TO STRUCT. DOCS.

10 MIL VAPOR BARRIER UNDER SLAB ON GRADE

CONCRETE FOOTING REFER TO STRUCT. DOCS.

TERMITE TREATED WELL COMPACTED SOIL

REFER TO STRUCT. DWGS. T.O. FOOTING

CLOSED CELL SPRAY FOAM INSULATION, R-20 @ UNDERSIDE OF SHEATHING (TYP.)

ASPHALT SHINGLE ROOF OVER "TYVEK ROOF PROTECT" OVER 5/8" EXTERIOR SHEATHING ON PRE-ENGINEERED WD. ROOF TRUSSES, REFER TO STRUCT. DOCS (TYP.)

GALV. METAL DRIP EDGE ON 1X3 P.T. NAILER, ON 1X8 PRIMED FASCIA

EL. 8'-10 5/8" T.O. WALL

CEDAR SHINGLES ON "TYVEK DRAINVENT RAINSCREEN" OVER "TYVEK COMMERCIAL WRAP" ON 5/8" EXTERIOR SHEATHING (TYP.)

5/8" GYPSUM WALL BOARD ON 1X4S @ 16" O.C. LEVELED

CONT. TIE BEAM, REF. TO STRUCT. DOCS FOR MORE INFO.

EL. 1'-9 1/2" T.O. HORIZ. BASE TRIM

PAINTED WD. SILL BANDING ON 1X3-1/2" HARDE-TRIM SMOOTH, PAINTED (TYP.)

EL. 0'-0" T.O. SLAB

GALV. FLASHING @ B.O. SIDING (TYP.)

5/8" DRYWALL OVER 1-5/8" 20 GA. GALV. METAL STUD ON CMU BLOCKS (TYP.)

4" CONCRETE SLAB, REF. TO STRUCT. DOCS.

10 MIL VAPOR BARRIER UNDER SLAB ON GRADE

CONCRETE FOOTING REFER TO STRUCT. DOCS.

TERMITE TREATED WELL COMPACTED SOIL

1
3/4"=1'-0"

WALL SECTION

2
3/4"=1'-0"

WALL SECTION

3
3/4"=1'-0"

WALL SECTION

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ELECTRONIC SIGNATURE SERIAL NUMBER:

HNM PROJECT NUMBER:

17-030

ISSUED DATE:

2021-08-20

SCALE:

3/4"=1'-0"

TITLE:
EXTERIOR WALL
SECTIONS

DRAWING NUMBER:

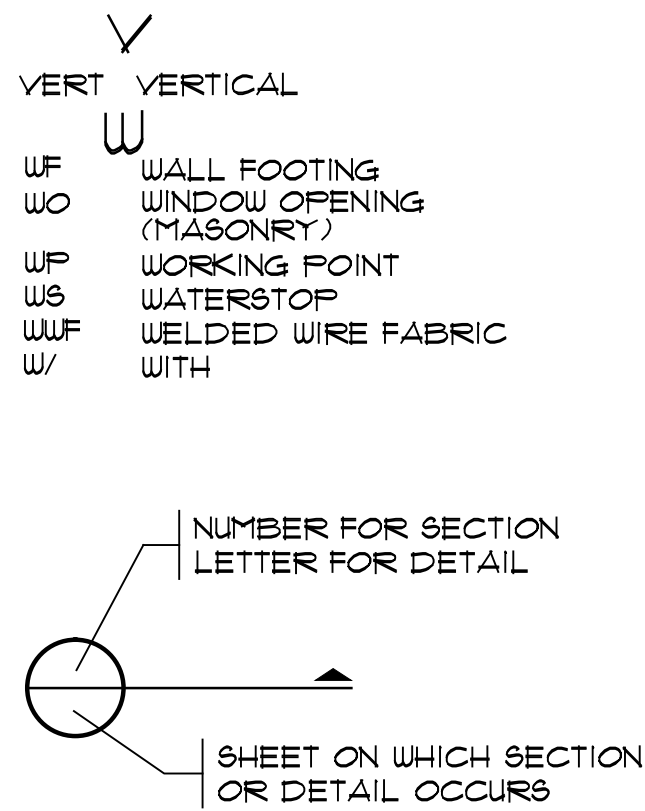
A5.2

STRUCTURAL NOTES

STRUCTURAL ABBREVIATIONS

AB	ANCHOR BOLT	JST	JOIST
ABV	ABOVE	K	KIP
AC.I.	AMERICAN CONCRETE INSTITUTE	KO	KNOCK OUT
ADD'L	ADDITIONAL	LG	LONG
AF	ABOVE FINISH FLOOR	LL	LIVE LOAD
AGGR	AGGREGATE	LLH	LONG LEG HORIZONTAL
A.I.S.C.	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	LLV	LONG LEG VERTICAL
A.I.S.I.	AMERICAN IRON AND STEEL INSTITUTE	LNTL	LINTEL
AL	ALUMINUM	LSL	LONG SLOTTED HOLES
ALT	ALTERNATE	LONG	LONGITUDINAL
ARCH	ARCHITECT(URAL)	MAS	MASONRY
A.S.T.M.	AMERICAN SOCIETY OF TESTING MATERIALS	MAX	MAXIMUM
A.W.S.	AMERICAN WELDING SOCIETY	MBM	METAL BUILDING MFR
B/	BOTTOM OF	MC	MOMENT CONNECTION
BB	BOND BEAM	MCJ	MASONRY CONTROL JT
BLDG	BUILDING	MECH	MECHANICAL
BLW	BELOW	MEZZ	MEZZANINE
BM	BEAM	MFR	MANUFACTURE(ER)
BOT	BOTTOM	MIN	MINIMUM
BP	BASE PLATE	MO	MASONRY OPENING
BRDG	BRIDGING	MS	METAL STUD
BRG	BEARING	MTL	METAL
BRK	BRICK		
BS	BOTH SIDES	N	NEAR SIDE
BTJ	BOLTED TIE JOIST	NTS	NOT TO SCALE
BTUN	BETWEEN		
C/C	CENTER TO CENTER	OA	OVERALL
CANT	CANTILEVER	OC	ON CENTER
CB	CONCRETE BEAM	OD	OUTSIDE DIAMETER
CC	CONCRETE COL	OF	OUTSIDE FACE
CIP	CAST IN PLACE	OPNG	OPENING
CJ	CONSTRUCTION JOINT OR CONTROL JOINT	OPP	OPPOSITE
CL	CENTERLINE	PAF	POWDER ACTUATED FASTENERS
CLR	CLEAR(ANCE)	PEMB	PRE-ENGINEERED
CM	CONCRETE MASONRY		METAL BUILDING
CMU	CONCRETE MASONRY UNIT	PERP	PERPENDICULAR
COL	COLUMN	PC	PRECAST
CONC	CONCRETE	PL	PLATE
CONN	CONNECTION	PLYD	PLYWOOD
CONT	CONTINUOUS	FNL	PANEL
CONTR	CONTRACTOR	FSF	FOUNDS PER SQUARE FOOT
CSK	COUNTER SINK	FSI	FOUNDS PER SQUARE INCH
CTR	CENTER	PTN	PARTITION
CTR'D	CENTERED		
DIA	DIAMETER	R	RADIUS
DL	DEP. LOAD	REF	REFERENCE
DN	DOWN	REINF	REINFORCE(D) (ING)
DTL	DETAIL	REQ	REQUIRED
DWG	DRAWING	REQ'D	REQUIRED
DWL	DOWEL	RF	ROOF
EA	EACH	RTN	RETURN
EE	EACH END	RW	RETAINING WALL
EF	EACH FACE		
EJ	EXPANSION JOINT	S	SCHEDULE
ENG	ENGINEER	SE	SLAB EDGE
EL	ELEVATION	SECT	SECTION
EQ	EQUAL	SHT	SHEET
EQ SP	EQUAL SPACE(S) (ING)	SIM	SIMILAR
ES	EACH SIDE	SJ	SAWCUT JOINT
EW	EACH WAY	SJI	STEEL JOIST INSTITUTE
EXT	EXTERIOR	SL	SLOPE
F/	FACE OF	SP	SPACE(S)
FD	FLOOR DRAIN	SPCS	SPECIFICATIONS
FDN	FOUNDATION	SQ	SQUARE
FIN	FINISH	SS	STAINLESS STEEL
FL	FLOOR	STD	STANDARD
FLG	FLANGE	STL	STEEL
FS	FAR SIDE	STR	STRENGTH
FT	FOOT	STRL	STRUCTURAL
FTG	FOOTING	SW	SHEAR WALL
G	GAGE, GAUGE	SYM	SYMMETRICAL
GALV	GALVANIZE	SYF	SOUTHERN YELLOW PINE
GB	GRADE BEAM	T	TIE BEAM
GC	GENERAL CONTRACTOR	T&B	TOP & BOTTOM
GLB	GLU-LAM BEAM	TC	TIE COLUMN
GR	GRADE	TDs	TURN DOWN SLAB
H	HOLLOW CORE	TEMP	TEMPERATURE
HC	HOLLOW CORE	THK	THICK
HK	HOOK	THNS	THICKEN SLAB
HORIZ	HORIZONTAL	TOPG	TOPPING
HP	HIGH POINT	TYP	TYPICAL
HS	HEADED STUD	T/	TOP OF
I	INSIDE DIAMETER	U	UNLESS NOTED OTHERWISE
ID	INSIDE DIAMETER		
INT	INTERIOR		

SYMBOL LEGEND



SECTION CUTS



GRID BUBBLE



NORTH ARROW



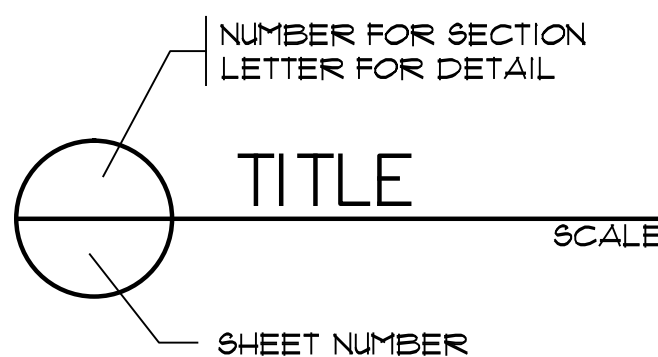
ELEVATION SYMBOL



REVISION MARK



TYP. PLAN CALL OUT SYMBOL



SECTION & DETAIL TITLE

TYPICAL LINETYPES

-----	GRID LINE
-----	EXISTING
-----	MATCH LINE
-----	HIDDEN
-----	DASHED
-----	CONTINUOUS

DESIGN CRITERIA

- D1 ALL WORK SHALL CONFORM TO AT LEAST THE MINIMUM STANDARDS OF THE FLORIDA BUILDING CODE (FBC), SEVENTH EDITION (2020).
- D2 DESIGN LOAD VALUES ARE INDICATED ON THE APPROPRIATE SHEETS AS FOLLOWS:
FOUNDATION DESIGN - S01
ROOF FRAMING DESIGN - S12
WIND DESIGN - S40, S50
- D3 TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE STRUCTURAL PLANS AND SPECIFICATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE BUILDING CODE.
- D4 EVERY REASONABLE EFFORT HAS BEEN MADE TO ENSURE COORDINATION BETWEEN THESE DRAWINGS AND THE BOUND STRUCTURAL SPECIFICATIONS. SHOULD THERE BE ANY DISCREPANCIES, THE CONTRACTOR SHALL THEN REQUEST A CLARIFICATION IN WRITING.

GENERAL

- G1 THE GENERAL CONTRACTOR SHALL REVIEW AND DETERMINE THAT DIMENSIONS ARE COORDINATED BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO FABRICATION OR START OF CONSTRUCTION.
- G2 THE GENERAL CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, THE WORK PERSONS AND OTHER PEOPLE DURING CONSTRUCTION. HE SHALL SUPERVISE AND DIRECT THE WORK AND BE RESPONSIBLE FOR ALL CONSTRUCTION.
- G3 NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED OR OTHERWISE REDUCED IN STRENGTH.
- G4 THE GENERAL CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ANCHORED, EMBEDDED AND SUPPORTED ITEMS WHICH AFFECT THE STRUCTURAL DRAWINGS AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
- G5 ALL SHOP DRAWING SUBMITTALS SHALL BE SUBMITTED VIA ELECTRONIC MEDIA (I.E. PDF OR DWG FORMAT). HARD COPY SUBMITTALS WILL NOT BE ACCEPTED.
1. SUBMITTALS SHALL NOT BE SECURED IN ANY FORMAT THAT WILL PREVENT COMMENTS FROM BEING ADDED.
2. SUBMITTALS THAT ARE REQUIRED TO BE SIGNED AND SEALED SHALL BE SUBMITTED WITH A VISIBLE INK SEAL OR SHADED RAISED SEAL AT TIME OF FIRST SUBMITTAL.
- G6 ANY SUBMITTALS RECEIVED BY ARCH/ENG THAT HAVE NOT BEEN CHECKED BY THE GC AND HIS SUBCONTRACTOR SHALL BE RETURNED WITHOUT REVIEW.
- G7 ALL SECTIONS AND DETAILS SHALL BE CONSTRUED TO BE TYPICAL OR SIMILAR UNLESS ANOTHER SECTION OR DETAIL IS NOTED.
- G8 ANY CONFLICTS NOTICED, OR OBSERVED, BETWEEN THE WRITTEN SPECIFICATIONS AND THE CONSTRUCTION DOCUMENTS DURING PROJECT BIDDING OR PROJECT CONSTRUCTION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE STRUCTURAL ENGINEER-OF-RECORD. IF SUCH DISCREPANCY IS NOT NOTICED OR BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER-OF-RECORD FOR WRITTEN CLARIFICATION, THE CONTRACTOR/SUBCONTRACTOR SHALL PROVIDE, AT PROJECT BID OR DURING PROJECT CONSTRUCTION, THE MORE STRINGENT AND/OR MORE COSTLY OF THE TWO ITEMS IN THE BID AND/OR FINAL INSTALLATION.
- G9 "BBM STRUCTURAL ENGINEERS" ASSUMES NO RISK OR LIABILITY FOR THE SITE SAFETY OR WELL-BEING OF ANY CONTRACTOR, SUBCONTRACTOR NOR THEIR EMPLOYEES DURING THE CONSTRUCTION OF THE PROJECT CONTAINED IN THESE DOCUMENTS.
- G10 GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL SUPPLY ALL SUB-CONTRACTORS WITH THE STRUCTURAL GENERAL NOTE SHEETS AS WELL AS THE STRUCTURAL DRAWINGS.
- G11 THE STRUCTURAL STEEL AND OPEN WEB STEEL JOISTS SHALL BE FABRICATED AND ERECTED IN FULL CONFORMANCE WITH THE "OSHA STEEL ERECTION STANDARD". IF THE CONSTRUCTION DRAWINGS DEVIATE FROM THE OSHA STANDARD THEN THE FABRICATOR SHALL PROVIDE SUBMITTALS THAT CLEARLY INDICATE THE DEVIATION WITH A REVISION CLOUD AND REQUEST APPROVAL FROM "BBM" TO MAKE THE CHANGE SO THAT CONFORMANCE WITH THE OSHA STANDARD IS ASSURED.
- G12 THE CONTRACTOR'S MEANS AND METHODS SHALL FULLY CONFORM TO THE REQUIREMENTS OF 9E/ASCE 31 (DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION) UNTIL ALL OF THE STRUCTURAL ELEMENTS ARE IN PLACE AND HAVE RECEIVED THE INSPECTOR'S APPROVAL.
- G13 REFER TO ARCHITECTURAL DRAWINGS FOR ROOF COVERINGS. ROOF COVERINGS FOR ENHANCED HURRICANE PROTECTION AREA (EHFA) FACILITIES SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST ASTM AND FACTORY MUTUAL STANDARDS FOR MATERIALS AND WIND UPLIFT FORCES. ROOFS SHALL BE INSPECTED BY A LICENSED ENGINEER/ARCHITECT AND A REPRESENTATIVE OF THE ROOFING MANUFACTURER AND REPORTS SHALL BE SUBMITTED TO THE OWNER AND ARCHITECT.

FOUNDATIONS

- F1 A CERTIFIED TESTING AGENCY SHALL BE ENGAGED TO PERFORM INDUSTRY-STANDARD SOIL DENSITY TESTS TO ENSURE CONFORMANCE WITH GEOTECHNICAL SOILS REPORT. SUBMIT REPORTS TO ARCHITECT AND ENGINEER.
- F2 CONTRACTOR, IN CONJUNCTION WITH GEOTECHNICAL FIELD REPRESENTATIVE, SHALL DETERMINE IF ANY UNSUITABLE CONDITIONS ARE DISCOVERED DURING EXCAVATION WHICH WOULD PREVENT ATTAINMENT OF THE DESIGN SOIL PRESSURE RECOMMENDED BY THE SOILS REPORT.
- F3 FOR FOUNDATION DESIGN VALUES, SEE FOUNDATION SCHEDULE. MAXIMUM DESIGN SOIL BEARING PRESSURE DOES NOT EXCEED 2500 P&F. SEE FOOTING SCHEDULE FOR GEOTECHNICAL REPORT INFORMATION AND MAXIMUM ALLOWABLE BEARING PRESSURE.

SLAB ON GRADE

- SOG1 UNLESS NOTED OTHERWISE IN THE GEOTECHNICAL REPORT, COMPACT INTERIOR FILL TO 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557). SOIL COMPACTION SHALL BE FIELD-CONTROLLED BY A REPRESENTATIVE TECHNICIAN OF A QUALIFIED LABORATORY. EACH LAYER OF FILL SHALL NOT EXCEED 12" THICK AND SHALL BE COMPACTED PRIOR TO PLACEMENT OF NEXT LAYER.
- SOG2 MAXIMUM SPACING OF CONTROL JOINTS (I.E. SAWCUT JOINT OR CONSTRUCTION JOINT) SHALL BE AS SET IN THE TABLE BELOW, OR AS NOTED ON PLANS. THE MORE STRINGENT SHALL APPLY. PATTERNS SHALL BE APPROXIMATELY SQUARE WITH A RATIO OF LONG SIDE TO SHORT SIDE NOT EXCEEDING 15 TO 1.
- | SLAB THICKNESS (IN) | * 3/4" OR LARGER AGGREGATE SPACING (FT) | * MIX DESIGNS CONTAINING AGGREGATE LESS THAN 3/4" ARE NOT ACCEPTABLE. |
|---------------------|---|--|
| 4 | 12 | ** SAWCUT SLAB AS SOON AS AGGREGATE DOES NOT DISLODGE (MUST BE WITHIN 12 HOURS OF CONCRETE PLACEMENT). |
| 5 | 13 | |
| 6 | 14 | |
| 7 AND GREATER | 15 | |
- SOG3 GENERAL CONTRACTOR SHALL COORDINATE EXACT LOCATION OF SJ'S AND CJ'S WITH ARCHITECTURAL FLOOR FINISHES TO ENSURE SLAB JOINTS DO NOT READ THROUGH.
- SOG4 SLAB ON GRADE THICKNESS SHALL BE INCREASED AS REQUIRED TO PROVIDE ADEQUATE SUPPORT FOR CRANE LOADS WITHOUT CRACKING SLAB.
- SOG5 SLAB ON GRADE SHALL BE POWER-TROWELLED TO A HARD, SMOOTH, BURNISHED FINISH. THE FINAL TROWEL PASS SHALL BE DONE BY HAND TO ACHIEVE FINISH AS REQUIRED ON ARCHITECTURAL PLANS. WET CURE THE SLAB FOR A MINIMUM OF 7 DAYS.
- SOG6 THE FLOOR AND ROOF SLABS HAVE BEEN DESIGNED FOR THE ALLOWABLE DISTRIBUTED LOADS NOTED ON THE PLAN(S). ANY AND ALL LOADS PLACED UPON THE SLAB DURING THE CONSTRUCTION OR POST- CONSTRUCTION PHASE WHICH EXCEED THE DESIGN LOADS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR OR THE TENANT.

HNM ARCHITECTURE OFFICES

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Delray Beach, Florida

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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.



SEAL

JOEL MIDDLEBROOKS
P.E. 3542

ELECTRONIC SIGNATURE SERIAL NUMBER:

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2020-09-01

SCALE:

AS SHOWN

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GENERAL NOTES

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STRUCTURAL NOTES

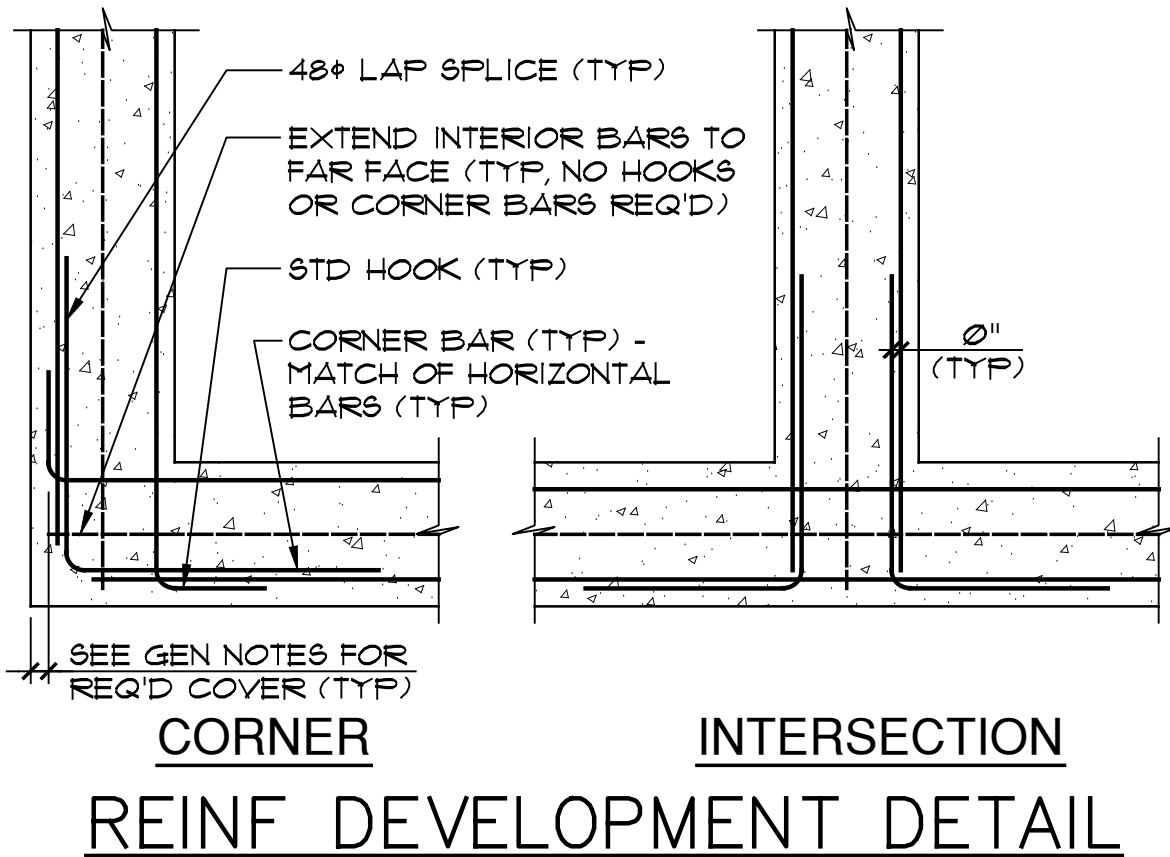
CONCRETE AND REINFORCING

- C1 A CERTIFIED TESTING AGENCY SHALL BE ENGAGED TO PERFORM INDUSTRY STANDARD TESTING INCLUDING SLUMP TESTS AND CYLINDER BREAKS TO ENSURE CONFORMANCE WITH PLANS AND SPECIFICATIONS (IF PROVIDED). SUBMIT REPORTS TO ARCHITECT AND ENGINEER.
- C2 CONCRETE WORK SHALL CONFORM TO ACI 318-08 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
- C3 ALL CONCRETE SHALL HAVE THE FOLLOWING PROPERTIES:

LOCATION	28 DAY STRENGTH	SLUMP	COARSE AGGREGATE(S)	COMMENTS	EXPOSURE CATEGORIES & CLASSES			
					F	S	P	C
SLAB-ON-GRADE: FOOT TRAFFIC	4000 PSI 3000 PSI	4" +/- 1"						
TIE BEAMS AND TIE COLUMNS (MAX 50' BETWEEN COLD JOINTS)	3000 PSI	6" +/- 1"	3/8"					
BEAMS, COLUMNS & ELEVATED STAIRS	4000 PSI	4" +/- 1"	3/8" & 1"					
FOUNDATIONS	3000 PSI	5" +/- 1"	1 1/2"					
FILLED CELL, PRECAST LINTELS & BOND BEAM-GROUT (ASTM C416) - SEE NOTE 6	2500 PSI	8" TO 11"	COARSE GROUT: 3/8" FINE GROUT: NONE					

NOTES:

- SLUMP FOR RAMPS AND SLOPING SURFACES SHALL NOT EXCEED 4".
 - ALL SLAB MIXES SHALL HAVE A MAXIMUM SAND TO TOTAL AGGREGATE RATIO OF 0.50.
 - A 2" OR 3" PUMP SHALL BE ACCEPTABLE FOR COLUMNS, CELL FILL AND TIE BEAMS BUT WILL NOT BE ALLOWED FOR FOUNDATIONS, SLABS, TILT-UP PANELS AND CONCRETE BEAMS.
 - READY MIX SUPPLIER SHALL DESIGN THE MIXES THAT CONTAIN MULTIPLE AGGREGATES TO BE WELL GRADATED.
 - SLABS SHALL NOT BE AIR ENTRAINED.
 - SEE MASONRY NOTE M21 FOR TESTING REQUIREMENTS OF GROUT TO BE USED TO FILL CORES OF CMU.
- C4 CONCRETE MIX DESIGN SUBMITTALS:
- EACH MIX DESIGN SHALL BE LABELED TO INDICATE THE AREA IN WHICH THE CONCRETE IS TO BE PLACED (I.E. FOUNDATIONS, SLAB-ON-GRADE, COLUMNS, ETC.). FAILURE TO DO SO WILL CAUSE DELAY AND/OR REJECTION OF SUBMITTALS.
 - PROPOSED MIX DESIGN SHALL BE IN ACCORDANCE WITH METHOD 1 OR METHOD 2 OF ACI 301. PROVIDE SUPPORTING DATA IN TABULAR FORM FOR EACH SEPARATE PROPOSED MIX.
 - SUBMIT CONCRETE MIX DESIGN FOR EACH PROPOSED CLASS OF CONCRETE.
- C5 REBAR SHALL CONFORM TO ASTM-A615 GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM-A-105 AND SHALL BE LAPPED MINIMUM ONE MESH & 2" WHERE SPLICED. ALL REINFORCING SHALL BE DOMESTICALLY PRODUCED.
- C6 SPLICES AND ANCHORAGE OF REINFORCING SHALL BE AS FOLLOWS (UNLESS OTHERWISE NOTED):
- WELDED WIRE FABRIC: 8"
ALL OTHER: 48 DIA (12" MIN)
- C7 REINFORCEMENT IN WALLS, FOOTINGS AND BEAMS SHALL BE CONTINUOUS AND LAPPED 48 BAR DIA AT SPLICE UNLESS OTHERWISE NOTED. HOOK AND LAP ALL CORNER AND INTERSECTING BARS. (SEE REIN DEVELOPMENT DETAIL.)

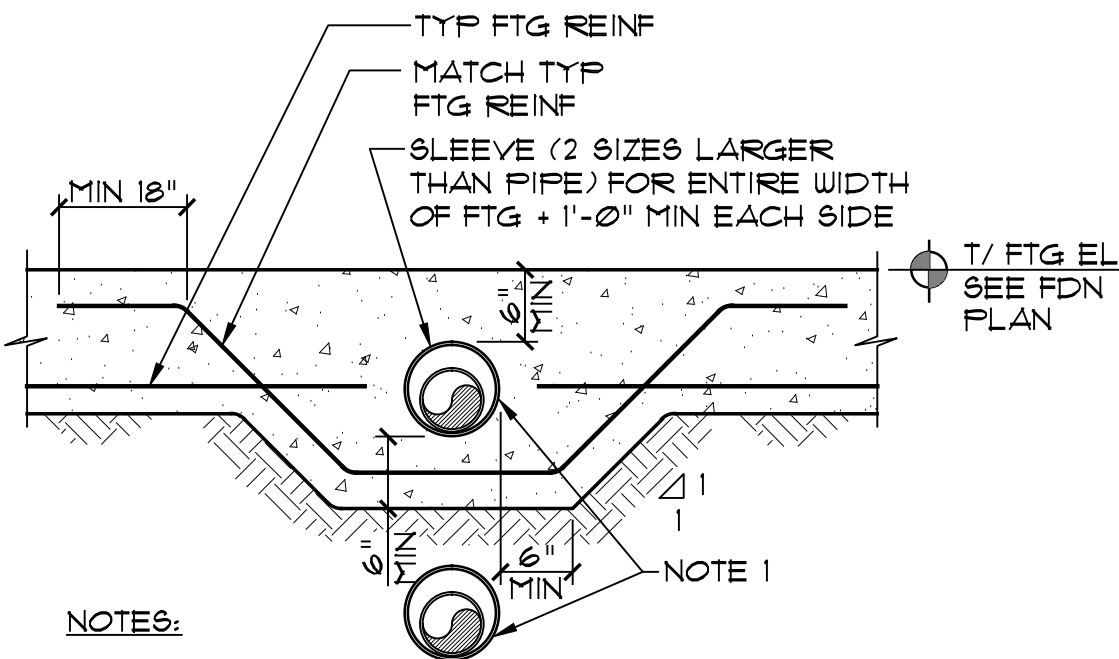
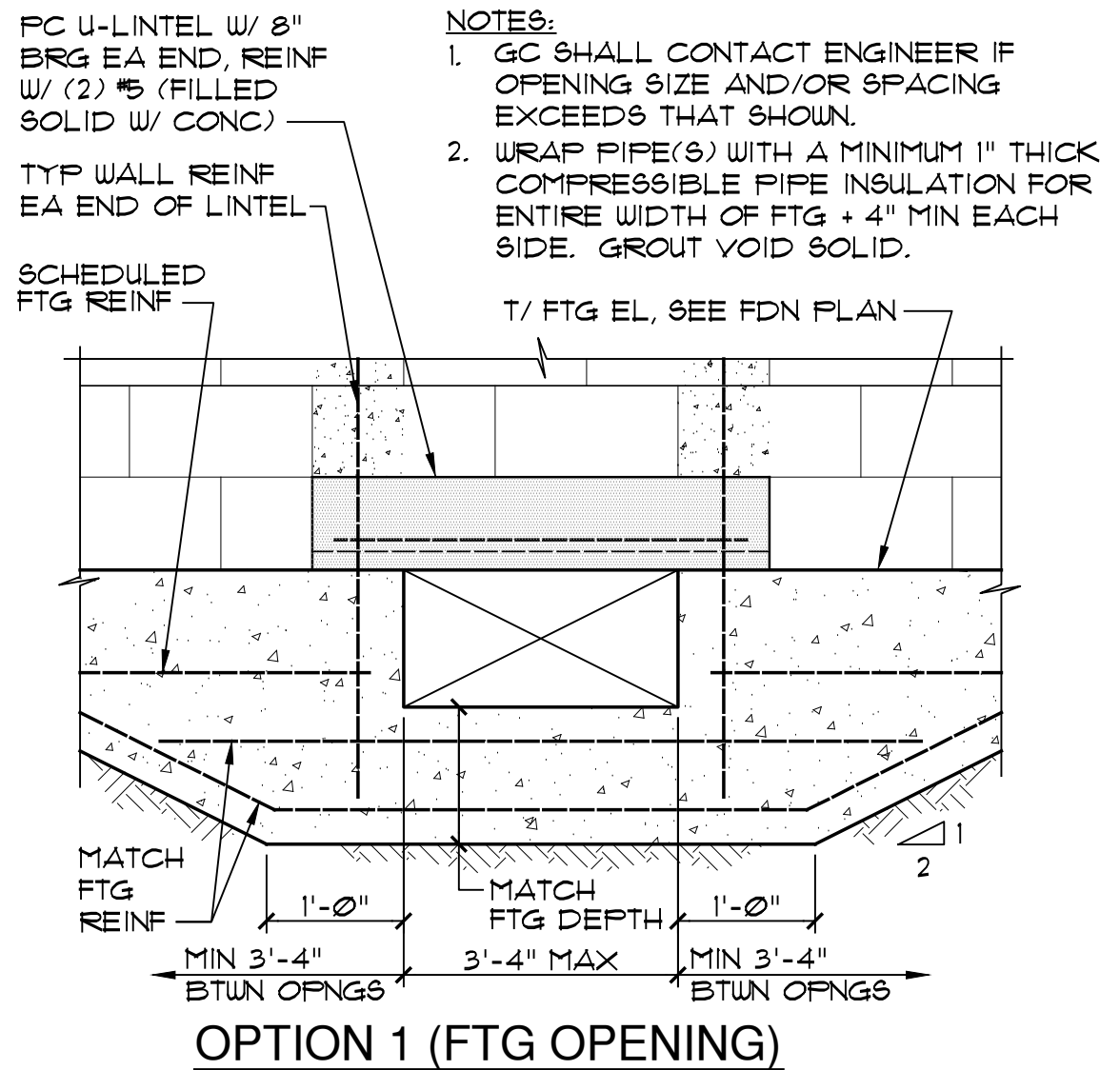


CORNER INTERSECTION
REIN DEVELOPMENT DETAIL

- C8 COVER FOR REINFORCING SHALL BE AS FOLLOWS:

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:	3"
CONCRETE EXPOSED TO EARTH OR WEATHER: #6 THRU #8 BARS: #5 BAR, W31 OR D31 WIRE AND SMALLER:	2" 1 1/2"
CONCRETE NOT EXPOSED TO EARTH OR WEATHER: SLABS, WALLS, JOISTS: #4 AND #8 BARS: #1 BAR AND SMALLER:	1 1/2" 3/4"
BEAMS, COLUMNS: PRIMARY REIN, TIES, STIRRUPS, SPIRALS:	1 1/2"
SHELLS, FOLDED PLATE MEMBERS: #6 BAR AND LARGER: #5 BAR, W31, OR D31 WIRE AND SMALLER:	3/4" 1/2"

- C9 FOOTING PENETRATION DETAILS:

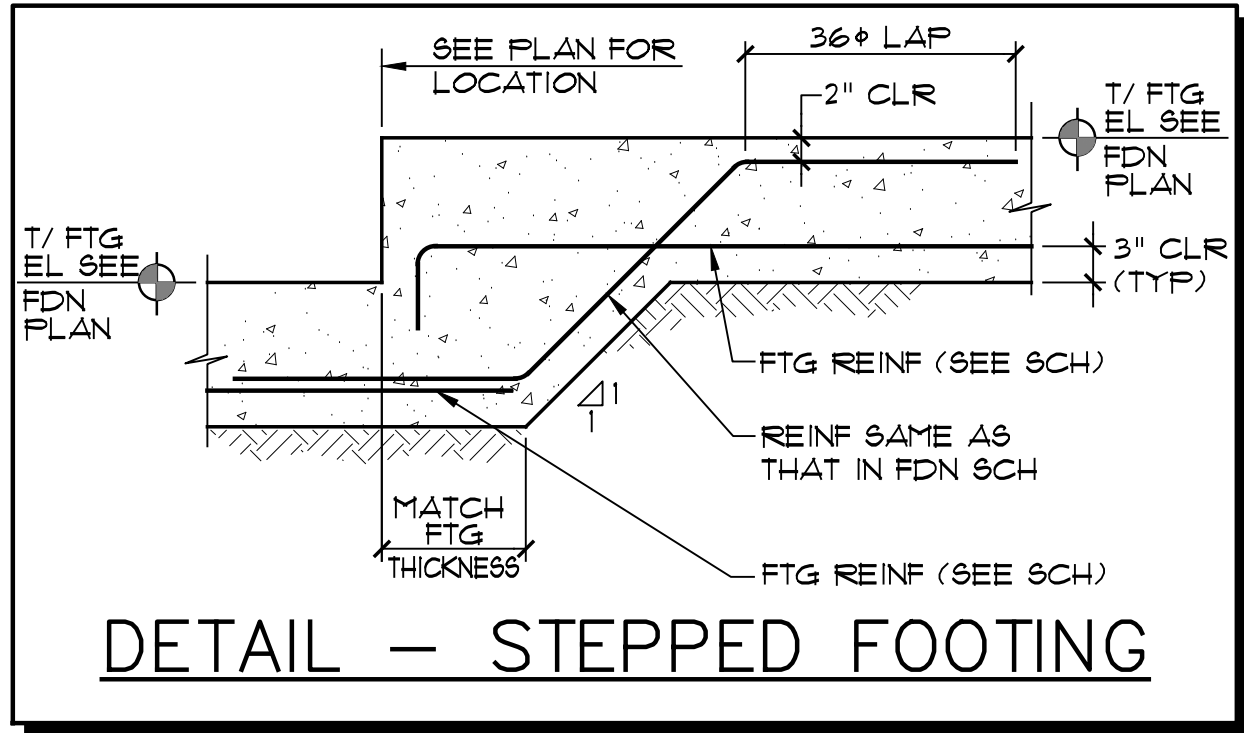


NOTES:

- FILL ANNULAR SPACES BETWEEN SLEEVES AND PIPES WITH A COMPRESSIBLE MATERIAL AS REQUIRED BY THE PLUMBING CODE.
- PIPE MUST BE 90° (±10°) TO WALL FTG.

OPTION 2 (SLEEVED)

- C11 STEPPED FOOTING DETAIL (IF REQUIRED):

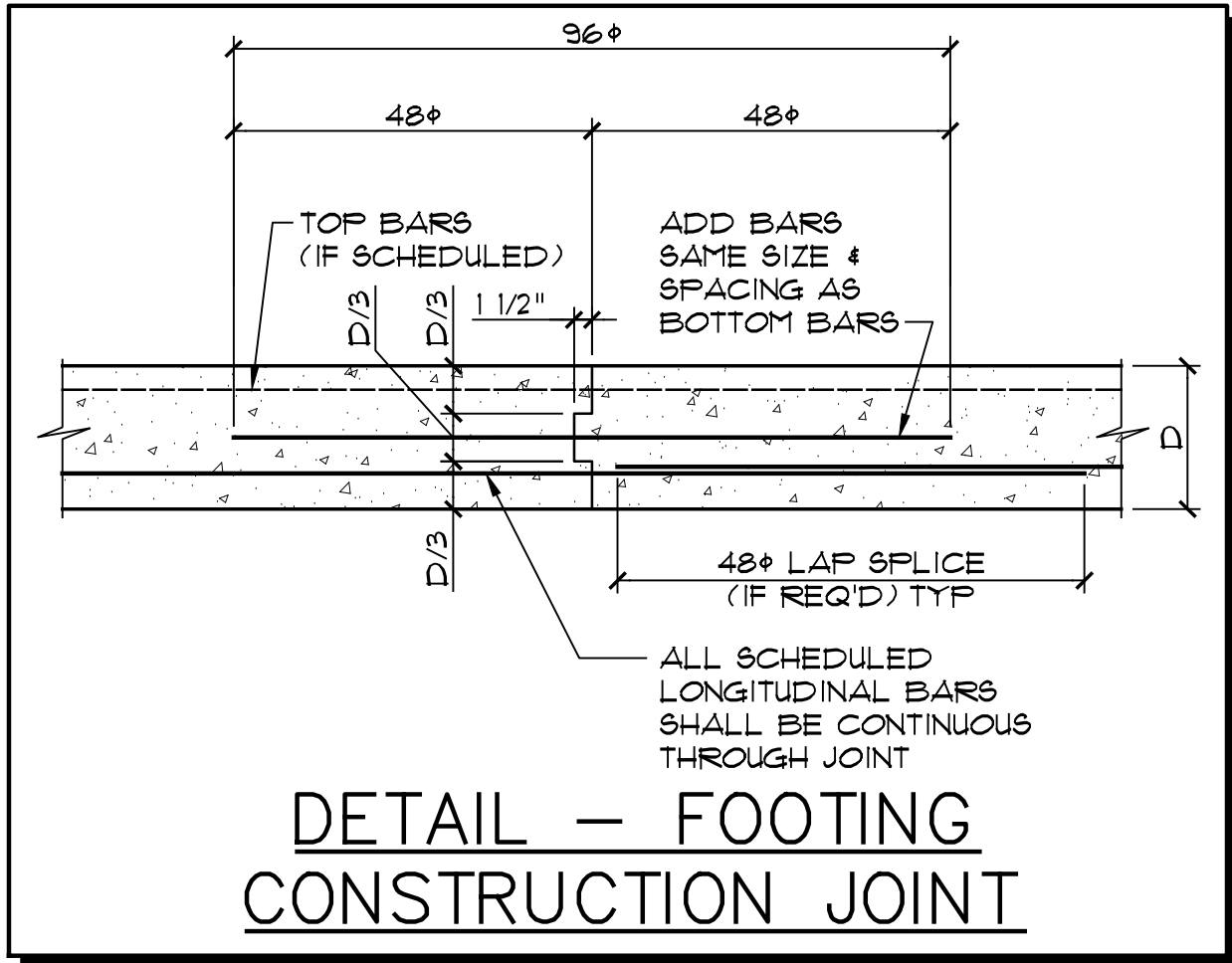


- C12 BASE CONSTRUCTION PRICE SUBMITTED BY CONTRACTOR/SUBCONTRACTOR SHALL INCLUDE 300% OF BOTH #5 AND #6 REINFORCING STEEL AND 100 MAN HOURS (TOTAL) OF LABOR FOR INSTALLATION OF THIS REINFORCING AS DIRECTED BY THE ARCHITECT/ENGINEER.

- C13 TERMINATE ALL DISCONTINUED ELEVATED SLAB TOP BARS WITH A 180 DEGREE STANDARD HOOK UNLESS OTHERWISE NOTED.

- C14 CONTINUOUS TOP BARS SHALL BE SPLICED AT MID-SPAN. CONTINUOUS BOTTOM BARS SHALL BE SPLICED AT CENTER-LINE OF SUPPORTS (OR AS SHOWN ON TYPICAL DETAILS).

- C15 FOOTING CONSTRUCTION JOINT (IF REQUIRED):



- C16 ONE-WAY SLAB CONSTRUCTION JOINT (IF REQUIRED):

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ISSUED FOR PERMIT
07-02-2021

B · B · M



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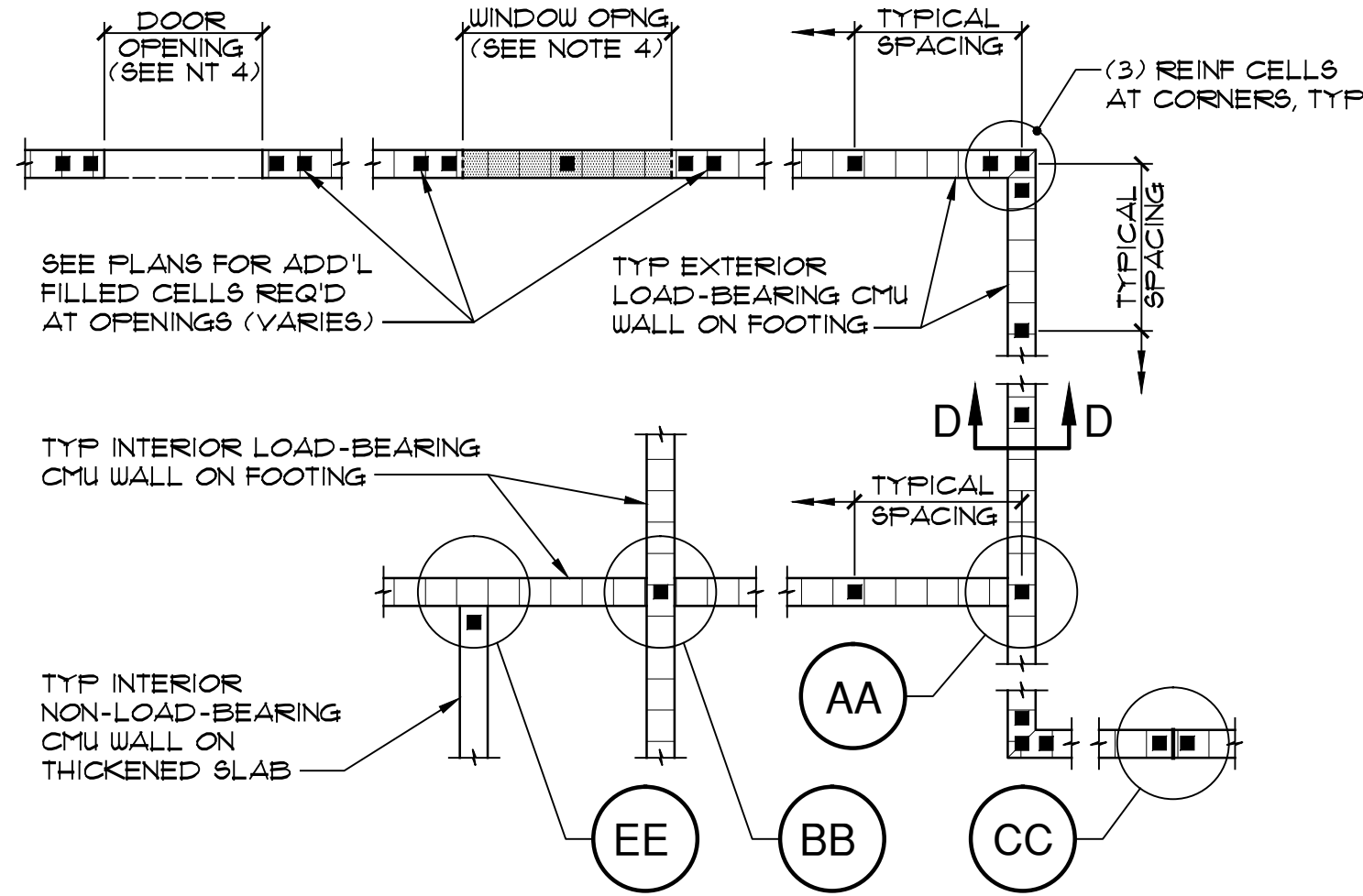
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MASONRY

- M1 MASONRY CONSTRUCTION MATERIALS AND INSPECTIONS SHALL CONFORM TO THE LATEST EDITION OF THE ACI BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES (ACI 530-11), ASCE 5-11, TMS 402-11), SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1-11, ASCE 6-11, TMS 602-11) ASTM C476-02, ASTM C1019-09 AND NCMA TEK 107.
- M2 CONCRETE BLOCKS SHALL CONFORM TO ASTM C-90, (f'm = 1500 PSI) (1900 PSI ON THE NET AREA).
- M3 MORTAR SHALL COMPLY WITH ASTM C270, TYPE 'M' FOR RETAINING WALLS AND WALLS BELOW GRADE, TYPE 'S' FOR TYPICAL WALLS. (COMPRESSIVE STRENGTH = 2500 PSI AND 1800 PSI, RESPECTIVELY. SITE TESTED MORTAR CUBES SHALL ACHIEVE A MINIMUM OF 80% OF THE DESIGN COMPRESSIVE STRENGTH)
- M4 BLOCK SHALL NOT BE MOISTENED BEFORE GROUTING.
- M5 ALL MASONRY CROSS WEBS SHALL BE FULLY BEDDED IN MORTAR AROUND CELLS TO BE GROUTED.
- M6 REINFORCE WALLS WITH LADDER TYPE (ASTM A-153, #3 GAGE WIRE) DEFORMED REINFORCEMENT EQUAL TO DUR-O-WAL IN BED JOINTS AT 16" OC UNO, MEASURED VERTICALLY. PLACE PER THE MFR'S INSTRUCTIONS. LAP ALL HORIZONTAL JOINT REINFORCING 6" MIN.
- M7 VERTICAL REINFORCING MUST HAVE A MINIMUM CLEARANCE OF 1/2" TO INSIDE FACE. VERTICAL REINFORCEMENT IN WALLS SHALL BE SECURED AND LATERALLY SUPPORTED AGAINST DISPLACEMENT AT INTERVALS NOT EXCEEDING 192 x (BAR DIAMETER) OR 10 FT (WHICHEVER IS LESS) WHENEVER A CLEANOUT IS REQUIRED. SEE GROUTING DETAIL NOTE FOR CLEAN-OUT REQUIREMENTS.
- M8 GROUT PLACEMENT STOPPED FOR (1) HOUR OR MORE SHOULD BE STOPPED 1 1/2" BELOW THE TOP OF THE MASONRY UNIT TO PROVIDE A KEY FOR SUBSEQUENT GROUTING.
- M9 TYPICAL VERTICAL REINFORCING SIZE AND SPACING SHALL BE ABOVE AND BELOW ALL WALL OPENINGS.
- M10 TEMPORARY BRACING AND SHORING OF WALLS TO PROVIDE STABILITY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- M11 PROVIDE FILLED PRECAST U-LINTELS AS MANUFACTURED BY CAST-CRETE OR APPROVED EQUAL WITH (2) #5 CONT AT ALL OPENINGS WHERE BEAMS ARE NOT SHOWN, SCHEDULED OR NOTED GREATER THAN 2'-0" WIDE. LINTELS SHALL HAVE MINIMUM UNFILLED CAPACITY OF 400 lb/LF AND BEAR NOMINAL 6" (MIN 6") EACH END ON A GROUT FILLED CELL. PROVIDE PRE-CAST LINTEL MFR'S STANDARD TABULATED LOAD TABLES AS EVIDENCE THAT THE MINIMUM CAPACITIES AS LISTED IN THE BEAM SCHEDULE ARE SATISFIED. REFER TO MASONRY WALL BEAM SCHEDULE FOR TYPICAL PRECAST LINTEL SPANS AND DETAILS.
- M12 STOPPING AND RESUMING WORK: RACK BACK 1/2-UNIT LENGTH IN EACH COURSE. DO NOT TOOTH. CLEAN EXPOSED SURFACES OF SET MASONRY. REMOVE LOOSE MASONRY UNITS AND MORTAR PRIOR TO LAYING FRESH MASONRY.
- M13 REINFORCE MASONRY OPENINGS LESS THAN 2'-0" WIDE, WITH HORIZ JOINT REINF PLACED IN (2) HORIZ JOINTS APPROXIMATELY 8" APART, IMMEDIATELY ABOVE THE GROUT FILLED LINTEL AND IMMEDIATELY BELOW THE GROUT FILLED SILL. EXTEND REINFORCING A MINIMUM OF 2'-0" BEYOND JAMBS OF THE OPENING EXCEPT AT CONTROL JOINTS.
- M14 DO NOT APPLY UNIFORM LOADS TO MASONRY WALLS FOR (3) DAYS.
- M15 DO NOT APPLY CONCENTRATED LOADS TO MASONRY WALLS FOR (7) DAYS.
- M16 EXTEND ALL VERTICAL WALL REINFORCEMENT TO WITHIN 2" OF TOP OF WALL OR BEAM UNLESS NOTED OTHERWISE. TERMINATE REINFORCING WITH STANDARD ACI 90 DEGREE HOOK IF ROOF JOISTS AND/OR TRUSSES BEAR ON TOP OF WALL AND THERE IS NO PARAPET. IF PARAPET EXISTS, HOOK IS NOT REQUIRED.
- M17 MAXIMUM CONTROL JOINT SPACING FOR CONCRETE MASONRY UNITS:
- SPACING FOR CONTROL JOINTS

2 x WALL HEIGHT + SPACING IN FT
(NOT TO EXCEED 30'-0")
- M18 REFER TO ARCHITECTURAL DRAWINGS FOR WATERPROOFING DETAILS AT MASONRY CONTROL JOINTS.
- M19 JOB SITE MIXING OF GROUT SHALL NOT BE PERMITTED. TESTING SHALL CONFORM TO ASTM C1019. SEE TEST MOLD DETAIL BELOW. SEE THE SCHEDULE UNDER CONCRETE NOTES FOR COMPRESSIVE STRENGTH AND SLUMP REQUIREMENTS.

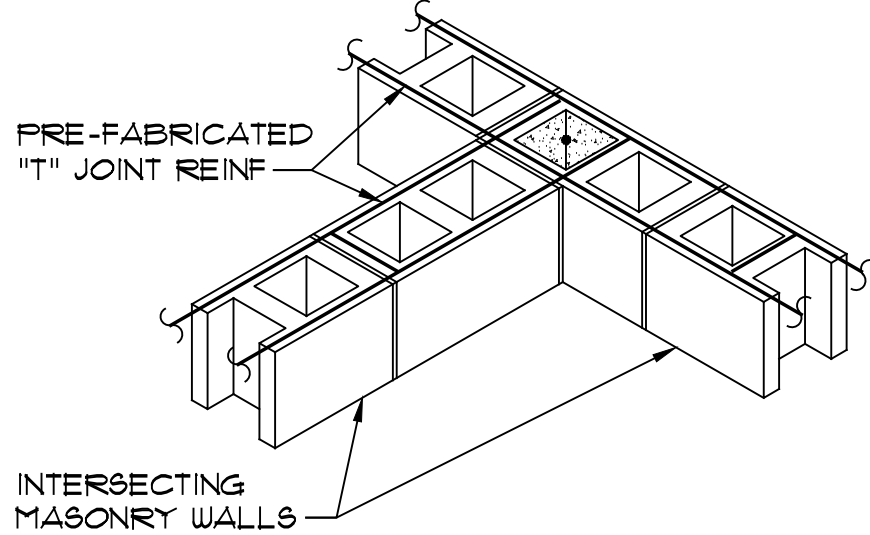
TYPICAL MASONRY DETAILS:



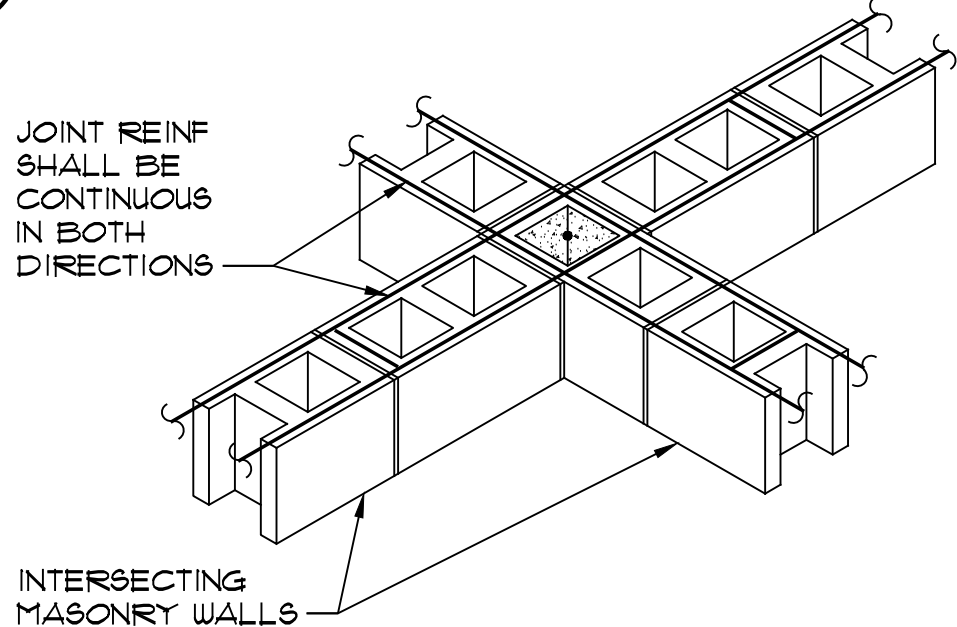
NOTES:

- SEE DETAIL "CC" FOR LOCATING MASONRY CONTROL JOINTS. CONTRACTOR SHALL SUBMIT MCJ PLAN TO ARCHITECT FOR APPROVAL.
- SEE ARCHITECTURAL DRAWINGS FOR OPENING SIZES AND LOCATIONS.
- SEE FDN PLAN NOTES FOR REINFORCED FILLED CELL SIZE + SPACING.
- MULTIPLE FILLED CELLS MAY BE REQUIRED AT JAMBS. ADDITIONAL BARS WILL BE SHOWN ON PLAN(S). IF NONE ARE SHOWN, THEN A SINGLE TYPICAL REINFORCED JAMB CELL IS SUFFICIENT.
- SEE MASONRY NOTES ON GENERAL NOTE SHEETS FOR HORIZONTAL JOINT REINFORCING AND OTHER ADDITIONAL INFORMATION.

ILLUSTRATIVE PLAN OF VARIOUS CMU WALL CONDITIONS

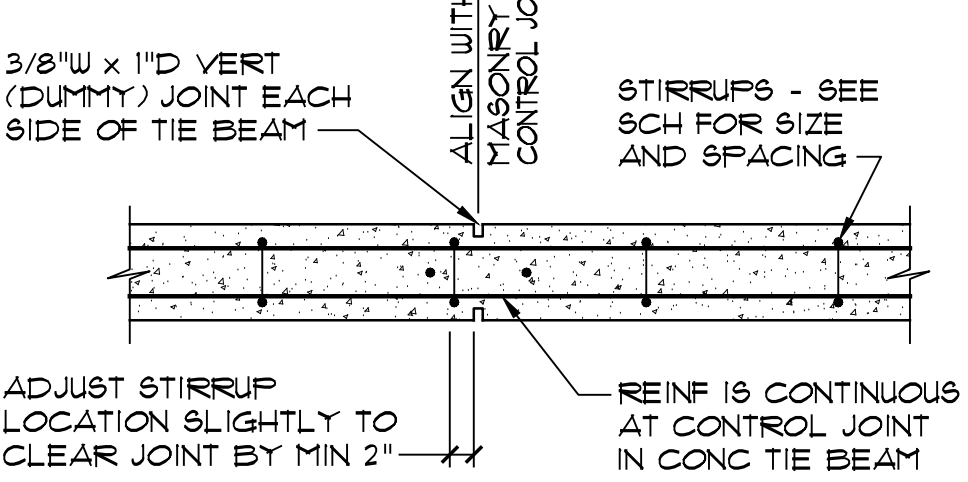


AA WALL INTERSECTION

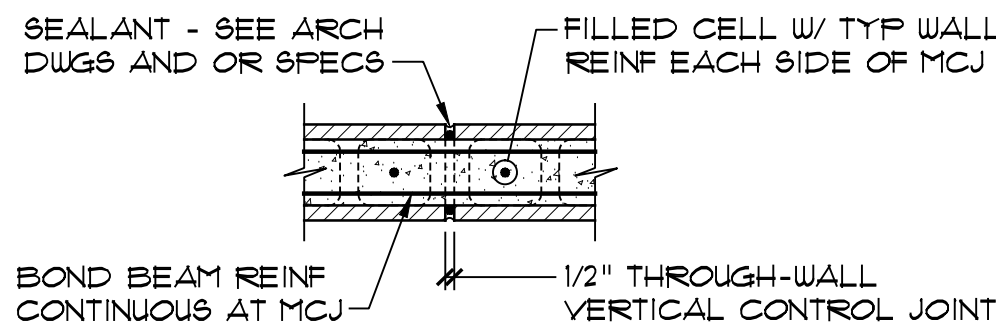


BB WALL INTERSECTION

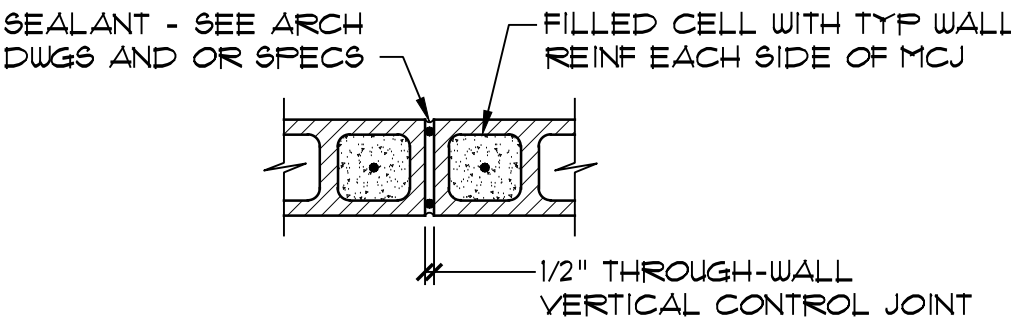
STRUCTURAL NOTES



MCJ @ TIE BEAM



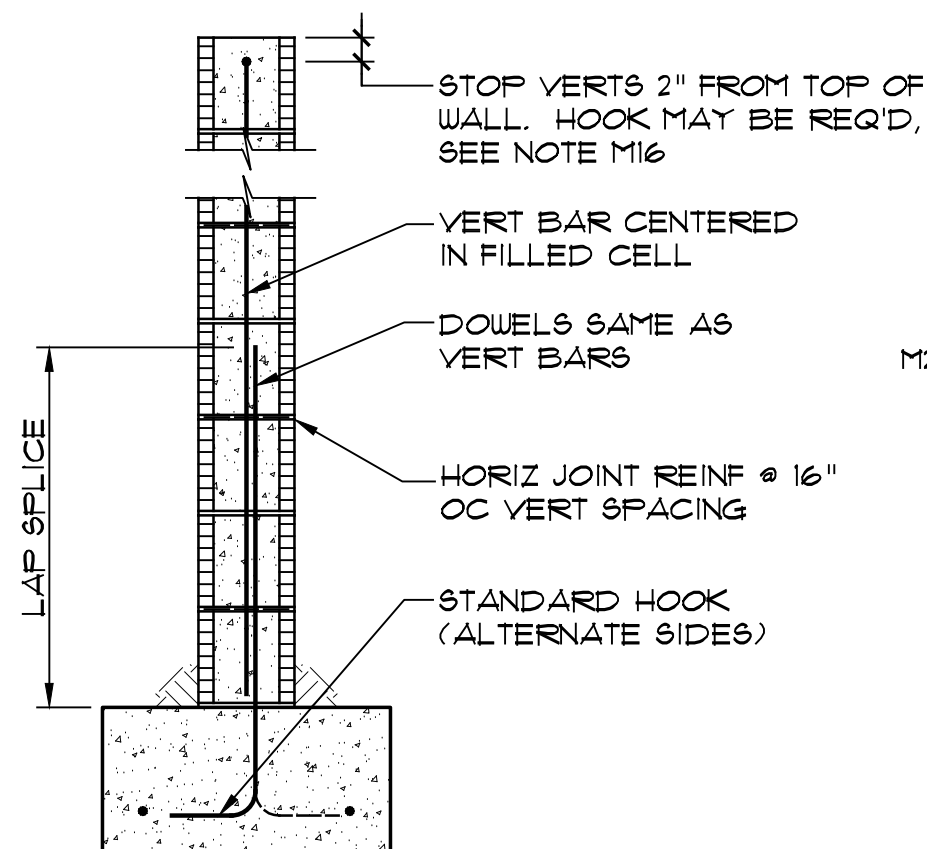
MCJ @ BOND BEAM



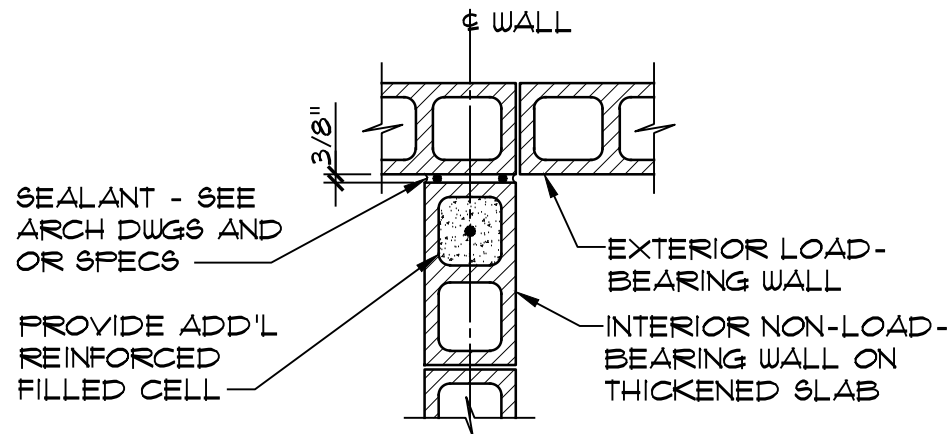
NOTES:

- THROUGH-WALL JOINT SHALL BE CONTINUOUS WITHOUT INTERRUPTION FROM FOUNDATION TO TOP OF WALL.
- TERMINATE TYPICAL HORIZONTAL JOINT REINFORCING 2" FROM JOINT.
- MAXIMUM SPACING OF CONTROL JOINTS SHALL BE 2 x (WALL HEIGHT) OR 30'-0", WHICHEVER IS LESS.

CC MAS CONTROL JOINT (MCJ)

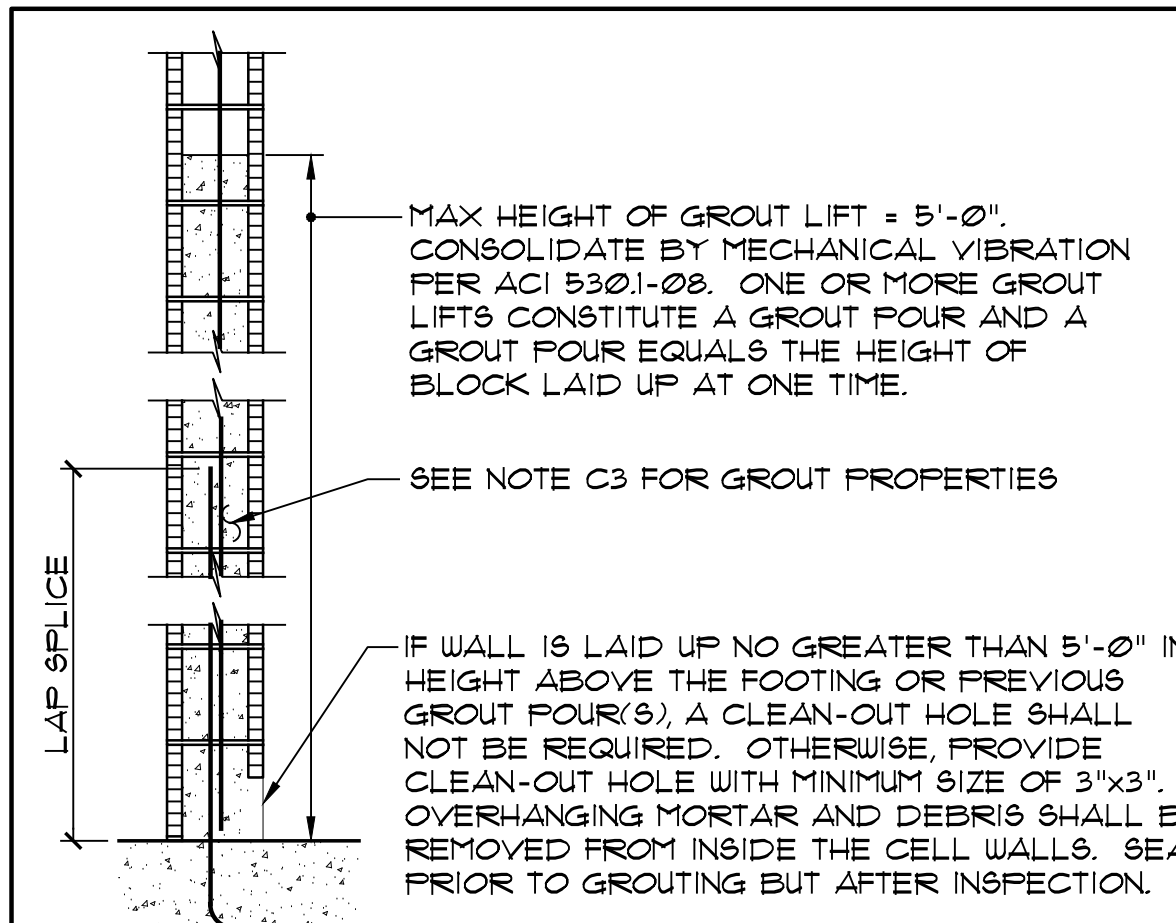


DD TYPICAL FILLED CELL DETAILS



EE INTERSECTION OF LOAD-BRG & NON-LOAD-BRG WALLS

GROUT FOR FILLED CELLS SHALL BE PLACED IN CONFORMANCE WITH ACI 530.1-08 AND AS INDICATED BELOW:



NOTES:

- DO NOT GROUT UNTIL MORTAR HAS SET SUFFICIENTLY TO WITHSTAND THE PRESSURE OF THE GROUT. WAIT NOT LESS THAN 24 HOURS.
- PLACE GROUT WITHIN 90 MINUTES FROM INTRODUCING WATER IN THE MIXTURE AND PRIOR TO INITIAL SET.
- MAXIMUM WALL HEIGHT LAID UP AT ONE TIME SHALL BE 12'-0" FOR COARSE GROUT AND 24'-0" FOR FINE GROUT. GROUT IN LIFTS NOT EXCEEDING 5'-0" UNTIL THE GROUT FOUR HAS REACHED THE TOP OF THE WALL. A GROUT FOUR CONSISTS OF ONE OR MORE LIFTS.
- THE MINIMUM CONTINUOUS UNOBSTRUCTED CLEAR AREA IN CELL TO RECEIVE GROUT MUST BE NOT LESS THAN 3"x3". MORTAR FINS MUST BE REMOVED AS BLOCK PLACEMENT PROCEEDS. MORTAR DROPPINGS MUST BE KEPT OUT OF CELLS WHICH ARE TO BE GROUTED.

GROUTING DETAIL

MINIMUM LAP SPLICES FOR REINFORCED CMU PER 2010 FBC FOR LRFD DESIGNS.

CMU WALLS WITH CENTERED VERTICAL REINFORCING						
#4	#5	#6	#7	#8	#9 (NOTE 1)	#10 (NOTE 2)
21"	26"	36"	48"	72"	82"	

CMU WALLS WITH EACH FACE VERTICAL REINFORCING						
#4	#5	#6	#7	#8	#9 (NOTE 1)	#10 (NOTE 2)
34"	45"	54"	63"	72"	82"	

NOTES:

- #3 BARS ARE NOT ALLOWED IN 8" CMU BUT ACCEPTABLE FOR 10" AND 12" CMU. MAXIMUM BAR DIAMETER SHALL NOT EXCEED ONE-EIGHTH OF THE NOMINAL WALL THICKNESS.
- #10 BARS SHALL BE SPLICED USING MECHANICAL CONNECTORS AND SHALL ONLY BE ALLOWED IN 12" CMU.
- EPOXY COATED BARS SHALL NOT BE USED.
- PROJECTS IN DADE OR BROWARD COUNTY SHALL HAVE A MINIMUM LAP SPLICE OF 48 BAR DIAMETERS. SPLICE LENGTHS LISTED ABOVE THAT ARE LESS THAN 48 BAR DIAMETERS SHALL BE INCREASED TO 48 BAR DIAMETERS.

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ISSUED DATE:	2020-09-01
SCALE:	AS SHOWN
TITLE:	

GENERAL NOTES

DRAWING NUMBER:

S0.3

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07-02-2021

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STRUCTURAL NOTES

PRE-FABRICATED METAL PLATE CONNECTED WOOD TRUSSES

A CERTIFIED TESTING AGENCY SHALL BE ENGAGED TO PERFORM INDUSTRIAL STANDARD INSPECTIONS TO ENSURE CONFORMANCE WITH PLANS AND SPECIFICATIONS (IF PROVIDED). SUBMIT REPORTS TO ARCHITECT AND ENGINEER.

WT2 "BBM STRUCTURAL ENGINEERS" WILL REQUIRE THAT THE ENGINEERED DRAWINGS FOR THE WOOD COMPONENTS ON THE REFERENCED PROJECT BE REVIEWED FOR COMPATIBILITY WITH THE DESIGN INTENT OF THE STRUCTURE PRIOR TO FABRICATION.

WT3 ALL WOOD TRUSSES SHALL BE DESIGNED AND CERTIFIED BY TRUSS MANUFACTURER'S REGISTERED ENGINEER. ALL TRUSS-TO-TRUSS & TRUSS-TO-STRUCTURE CONNECTIONS SHALL BE TRUSS-TO-TRUSS & DETAILED BY THE TRUSS MFR. CONNECTIONS SHALL BE DESIGNED FOR DEAD, LIVE AND WIND (BOTH UPLIFT & LATERAL) LOADS. THE WIND PRESSURE AND SUCTION EXERTED ON THE WALLS MAY BE FOUND IN THE WIND SCHEDULES.

WT4 DESIGN, HANDLING, ERECTION AND TEMPORARY AND PERMANENT BRACING OF METAL PLATE CONNECTED WOOD TRUSSES SHALL BE IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS:

- APPLICABLE BUILDING CODE IDENTIFIED IN THE GENERAL NOTES.
- NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA); NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDG) LATEST EDITION.
- TRUSS PLATE INSTITUTE (TPI) & WOOD TRUSS COUNCIL OF AMERICA (WTCA); BUILDING COMPONENT SAFETY INFORMATION BCSCI 1-03 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES".

WT5 TRUSS REPAIRS REQUIRED DURING THE PROGRESS OF WORK ARE TO BE DESIGNED BY THE TRUSS ENGINEER WITH REQUIRED MATERIALS AND HARDWARE TO BE PROVIDED BY THE TRUSS MANUFACTURER. FIELD REPAIRS MADE TO TRUSSES ARE TO BE SUPERVISED AND INSPECTED BY THE TRUSS MANUFACTURER'S REPRESENTATIVE. WRITTEN CONFIRMATION OF REPAIR ACCEPTANCE BY THE TRUSS MANUFACTURER IS REQUIRED ON ALL REPAIRS AND MUST BE SUBMITTED TO ARCHITECT FOR ACCEPTANCE. NAIL-ON TYPE TRUSS REPAIR PLATES WILL NOT BE ALLOWED IN A BOTTOM CHORD TENSION SPLICE.

WT6 SIGNED & SEALED SHOP DRAWINGS SHALL BE SUBMITTED WHICH INDICATE DESIGN LOADS, DURATION FACTOR, TRUSS LAYOUT, TRUSS CONFIGURATIONS AND TRUSS-TO-TRUSS CONNECTIONS (USE OF NAIL-ON TYPE TRUSS PLATES FOR FIELD SPLICES IN TENSION MUST BE APPROVED BY ENGINEER OF RECORD). SHOP DRAWINGS SHALL SHOW PIECE MARKS, MEMBER SIZES, GRADES AND CONNECTION DETAILS. PERMANENT BRACING SHALL BE INDICATED IN THE TRUSS LAYOUT DRAWINGS AND SHALL BE SUPPLIED AND INSTALLED BY THE FRAMING CONTRACTOR.

WT7 REVIEW ARCHITECTURAL REFLECTED CEILING PLANS AND SECTIONS FOR SPECIAL CEILING CONDITIONS INCLUDING CEILING SLOPES, TROFFERS, COFFERS, TRAYS, STEPS AND OTHER SPECIAL FEATURES.

WT8 REVIEW ARCHITECTURAL FLOOR PLANS FOR OPERABLE WALLS THAT ARE SUSPENDED FROM THE TRUSSES. ANALYSIS FOR CLOSED, PARTIALLY OPEN AND OPEN POSITION LOAD CURVES ARE REQUIRED. SEE WALL MFR FOR SPECIAL DEFLECTION CRITERIA.

WT9 REVIEW MECHANICAL PLANS FOR ROOF TOP UNITS, EXHAUST FANS, KITCHEN HOODS AND OTHER LOADS SUSPENDED OR SUPPORTED BY TRUSSES FOR LOCATION, LOADS AND PHYSICAL SIZE. TRUSS GIRDER AND MULTI-PLY TRUSS CONFIGURATIONS TO ACCOMMODATE OPENINGS AND SPECIAL LOADING SHALL BE PROVIDED BY THE TRUSS MANUFACTURER, UNLESS NOTED OTHERWISE ON PLANS.

WT10 TRUSSES SHALL BE DESIGNED FOR THE LOADS AS INDICATED ON THE FRAMING PLANS. ALLOWABLE STRESS INCREASES SHALL BE AS IDENTIFIED IN NFPA NDG LATEST EDITION UNLESS SUPERSEDED BY REQUIREMENTS OF THE APPLICABLE BUILDING CODE. PRE-FABRICATED TRUSS AND TRUSSES SHALL BE FABRICATED FROM SOUTHERN PINE KILN DRIED #1 GRADE OR BETTER FOR CHORDS AND #3 GRADE OR BETTER FOR WEBS. NO WANE, KNOTS, SKIPS OR OTHER DEFECTS SHALL OCCUR IN THE PLATE CONTACT AREA OR SCARFED AREA OF WEB MEMBERS. PLATES SHALL BE CENTERED WITH ONE REQUIRED EACH SIDE OF TRUSS.

WT11 BEARING LOCATIONS MUST BE MARKED ON TRUSSES BY FABRICATOR TO ENSURE PROPER INSTALLATION. TRUSS ENGINEER TO UTILIZE ONLY LOAD BEARING WALLS INDICATED ON PLAN FOR BEARING AND TIE-DOWN. TRUSS SUPPLIER SHALL PROVIDE GALVANIZED MOISTURE BARRIER WHERE THE TRUSS BEARS ON EITHER MASONRY OR CONCRETE SUPPORTS.

WT12 BOTTOM CHORD BRACING: WHERE BOTTOM CHORDS OF TRUSSES DO NOT HAVE SOLID SHEATHING (REVIEW ARCHITECTURAL REFLECTED CEILING PLAN FOR SUSPENDED CEILING AND/OR OPEN TRUSS WORK), PROVIDE PERMANENT 2x4 x 10' (MIN LENGTH) LATERAL BRACES AT 10'-0" OC (MAX) UNLESS CLOSER BRACING IS REQUIRED BY TRUSS ENGINEER'S ANALYSIS. STAGGER SPLICES MIN 4'-0" AND ATTACH WITH (2) 1/2" NAILS AT EACH TRUSS. TERMINATE BRACING RUNS AT WALLS OR WITH DIAGONAL CROSS BRACE EACH END, CONFORM TO TRUSS PLATE INSTITUTE (TPI) HD-9, "HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES".

WT13 THE SUPPORTS FOR SCISSOR, ARCHED CHORDS OR ANY OTHER SIMILAR TYPE TRUSS, UNLESS NOTED OTHERWISE, SHALL BE DESIGNED WITH A PINNED CONNECTION AT ONE END AND A HORIZONTAL ROLLER AT THE OTHER END. THE SUPPORTING STRUCTURE, UNLESS NOTED OTHERWISE, HAS NOT BEEN DESIGNED FOR ANY GRAVITY LOAD HORIZONTAL FORCE DUE TO DEFLECTION. DO NOT DESIGN THESE TYPE OF TRUSSES WITH PINNED SUPPORTS EACH END.

WOOD

WD1 WOOD CONSTRUCTION SHALL CONFORM TO AISC, NATIONAL DESIGN SPECIFICATIONS AND THE APPLICABLE CODE. SEE NOTE D1 FOR APPLICABLE BUILDING CODE.

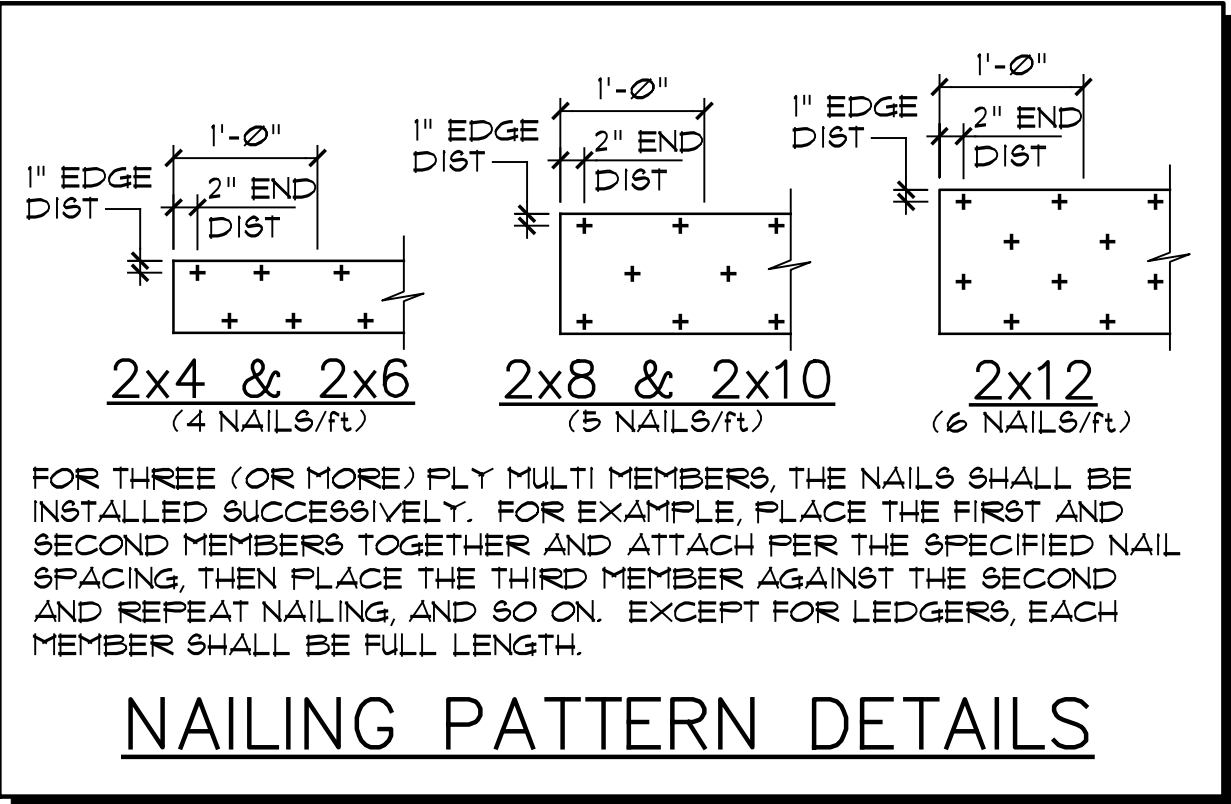
WD2 HURRICANE CLIPS, JOIST HANGERS, POST CAPS AND BASES, BEAM HANGERS AND OTHER STANDARD CONNECTIONS SHALL BE ADEQUATE FOR LOADS. METAL CONNECTORS AND FASTENERS SHALL BE G185 HOT-DIPPED GALVANIZED.

WD3 PROVIDE MEMBERS AS SCHEDULED:

JOISTS, STUDS & HEADERS	F _b (F _b 1)	F _v (F _b 1)	E (F _b 1)	SPECIES AND COMMERCIAL GRADE
2x4	1100	90	1,400,000	NO. 2 SYP
2x6	1000	90	1,400,000	NO. 2 SYP
2x8	925	90	1,400,000	NO. 2 SYP
2x10	800	90	1,400,000	NO. 2 SYP
2x12	750	90	1,400,000	NO. 2 SYP

WD4 WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE-TREATED.

WD5 UNLESS NOTED OTHERWISE, MULTI-MEMBER WOOD RAFTERS, BEAMS AND LEDGERS SHALL BE FASTENED TOGETHER WITH 10d COMMON NAILS (Ø.131"x3") PNEUMATIC FRAMING NAILS ARE AN ACCEPTABLE ALTERNATE IN EVENLY SPACED FRAGGERED PATTERNS AS SHOWN BELOW:



WD6 JOISTS OR RAFTERS SHALL BE Laterally supported at ends by solid blocking or other means to prevent rotation.

WD7 STANDARD WASHERS SHALL BE USED BETWEEN WOOD AND BOLT HEADS AND NUTS. BOLTS AND SCREWS SHALL BE ASTM A307. ALL FASTENERS IN CONTACT WITH TREATED WOOD SHALL BE GIBS HOT-DIPPED GALVANIZED.

MECHANICAL FASTENERS

MF1 EXPANSION ANCHORS SHALL BE "POWER-STUD" BY RAWL, "TRUBOLT" BY ITW RAMSET/REDHEAD OR "KUIK BOLT" BY HILTI OR ENGINEER-APPROVED EQUAL.

MF2 ADHESIVE ANCHORS SHALL BE THE HILTI HIT-RE 500 ADHESIVE ANCHORING SYSTEM OR STRUCTURAL ENGINEER APPROVED ALTERNATE PRODUCT CONSIDERING SUITABILITY, LOAD RESISTANCE, IN-SERVICE AND INSTALLATION TEMPERATURE, AVAILABILITY OF COMPREHENSIVE INSTALLATION INSTRUCTIONS AND CREEP. AT THE ONSET OF EACH APPLICATION, A MANUFACTURER'S REPRESENTATIVE MUST BE PRESENT TO WITNESS AT LEAST FIVE COMPLETE INSTALLATIONS. INSTALLERS MUST BE TRAINED BY THE MANUFACTURER. EACH CERTIFIED INSTALLER WILL BE ISSUED A CERTIFICATION CARD TO VERIFY THEIR TRAINING AND SHALL BE REQUIRED TO CARRY THEIR CERTIFICATION CARD ON THEIR PERSON. CERTIFIED INSTALLERS SHALL PROVIDE WRITTEN DOCUMENTATION THAT ALL ANCHORS HAVE BEEN INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS.

MF3 MASONRY SCREWS SHALL BE "TAPFERS" BY RAWL, "TAPCON" BY ITW RAMSET/REDHEAD OR "KUIK-CON" BY HILTI OR ENGINEER-APPROVED EQUAL.

MF4 POWDER-ACTUATED FASTENERS (PAF) SHALL BE BY ITW RAMSET/REDHEAD, HILTI OR ENGINEER-APPROVED EQUAL.

MF5 REFER TO LIGHT-GAGE FRAMING NOTES (IF APPLICABLE) FOR ADDITIONAL INFORMATION.

MF6 CARBON-STEEL EXPANSION ANCHORS SHALL HAVE A ONE-PIECE ANCHOR BODY WITH A LENGTH IDENTIFICATION CODE. THE ANCHORS SHALL HAVE AN EXPANSION MECHANISM WHICH CONSISTS OF A PAIR OF INTERLOCKING INDEPENDENT WEDGES. CARBON STEEL COMPONENTS SHALL BE PLATED ACCORDING TO ASTM SPECIFICATION B 633. EXPANSION ANCHORS MUST MEET THE DESCRIPTION IN FEDERAL SPECIFICATION FF-8-325 FOR CONCRETE EXPANSION ANCHORS.

MF7 ALL FASTENERS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. REFER TO LIGHT GAGE METAL FRAMING NOTES (IF APPLICABLE) FOR ADDITIONAL INFORMATION.

PLYWOOD ROOF DECKING:

PD1 PLYWOOD USED AS ROOF DECKING OVER WOOD TRUSSES TO BE 19/32" CDX STRUCTURAL, 40/20 SPAN RATED.

PD2 ATTACH PLYWOOD TO SUPPORTING MEMBERS WITH 2d RINK SHANK NAILS AS FOLLOWS 4"o.c. @ EDGES 6"o.c. IN FIELD

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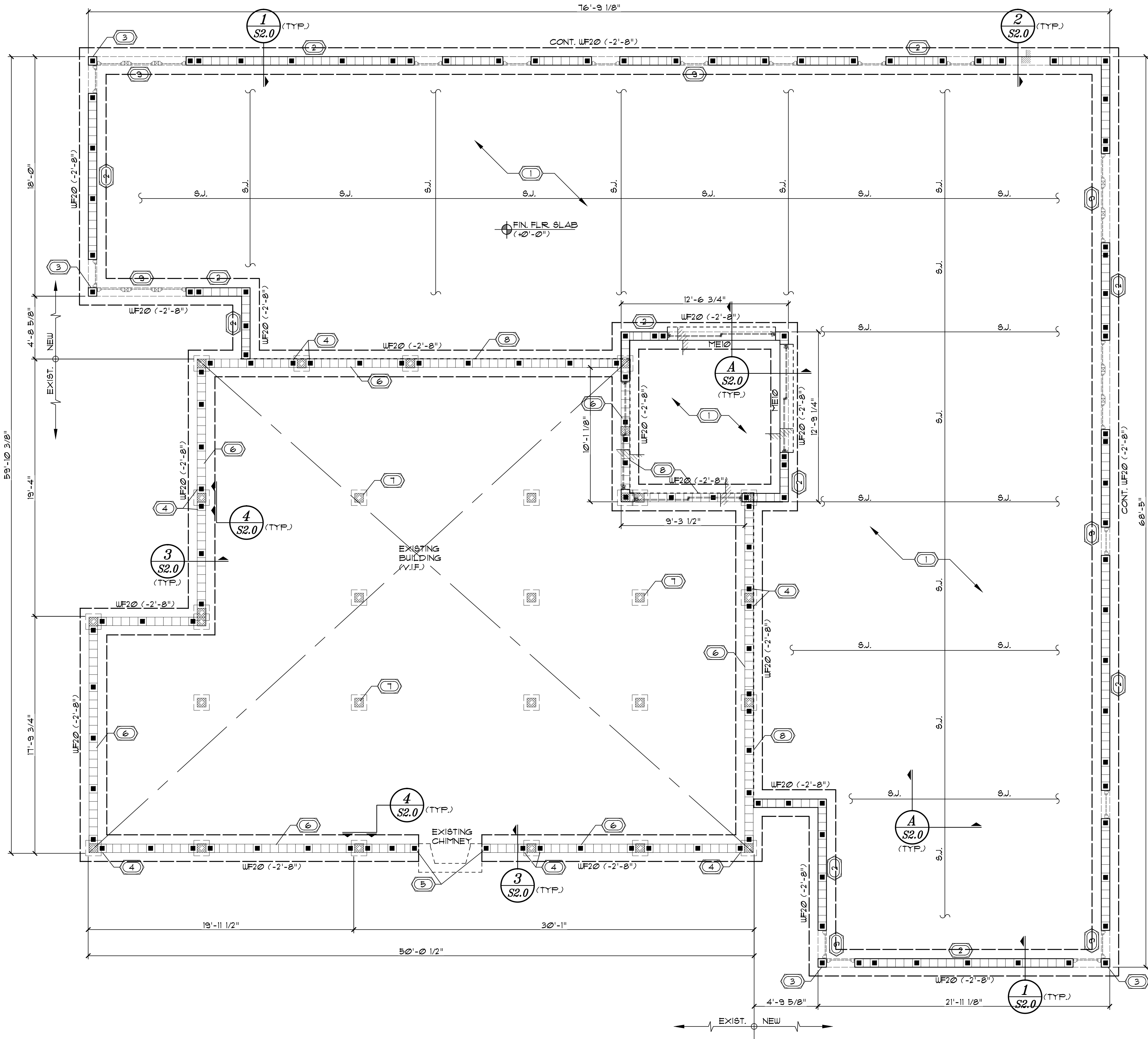
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FOUNDATION PLAN NOTES:

- FLOOR SLAB SHALL BE 4" THICK CONCRETE SLAB REINF W/6x6 W14xW14 WUF OVER CLASS A (MIN 6 MIL.) VAPOR BARRIER (ASTM E 1745) ON COMPACTED AND TERMITE TREATED SUBGRADE. SEE "SLAB-ON-GRADE DETAILS" ON SHEET S2.0.
- T/ SLAB EL = 0'-0" (TYP, UNO). REFERENCE ONLY - SEE CIVIL DWGS FOR ACTUAL ELEVATION.
- T/ FTG EL = -2'-8" (TYP, UNO).
- ALL CMU BEARING WALLS ARE 8" (TYP, UNO).
- STEP AND/OR LOWER FOUNDATIONS WHERE SHOWN AND AS NECESSARY TO AVOID INTERFERENCE WITH OTHER TRADES. SEE CONCRETE GENERAL NOTES FOR DETAILS AND SECTIONS. PARTICULAR ATTENTION SHALL BE PAID TO DOWNSPOUTS ENSURING THAT PROPER ACTIONS HAVE BEEN TAKEN TO PREVENT PIPES FROM CONFLICTING WITH THE FOUNDATION SYSTEM.
- ALL FTGS ARE CENTERED BENEATH BEARING WALLS AND COLUMNS (TYP, UNO).
- REINF LOAD-BEARING CMU WALLS WITH #5 VERT BAR CENTERED IN GROUT-FILLED CELL AT ENDS, CORNERS AND AT MAX SPACING OF 48" OC, TYP. ADDITIONAL FILLED CELLS REQUIRED AT JAMBS ARE SHOWN THUS "■" ON EACH STRUCTURAL PLAN. SEE "ILLUSTRATIVE PLAN OF VARIOUS CMU WALL CONDITIONS" ON SHEET S0.3 FOR ADDITIONAL REQUIRED FILLED CELLS AND OTHER INFORMATION.
- TYP SPACING OF FILLED CELLS SHALL APPLY ABOVE AND BELOW OPENINGS ALSO.
- SEE SHEET S5.0 FOR LINTEL SCHEDULED REQUIRED AT ALL MASONRY OPENINGS, UNO.
- SEE SHEETS S0.1-S0.3 FOR STRUCTURAL GENERAL NOTES.
- MAINTAIN STRUCTURAL SLAB THICKNESS AT ALL FLOOR SLOPES AND DEPRESSIONS.
- THE CONTRACTOR SHALL COORDINATE ALL UNDERGROUND UTILITIES, PIPES, ETC... WITH THE FOUNDATION PLAN AND FOUNDATION ELEVATIONS. FOOTING PENETRATION DETAILS MAY BE FOUND IN THE CONCRETE AND REINFORCING SECTION OF THE STRUCTURAL GENERAL NOTES.

PROPOSED PLAN KEY NOTES:

- NEW 4" SLAB TO BE REINFORCED W/ 6x6 W14xW14 WUF OVER CLASS A (MIN. 10 MIL.) VAPOR BARRIER
- DENOTES NEW 8" CMU WALL W/ #5@48" MAX. REINF., FILLED CELL & AT SIDES OF OPENINGS.
- NEW 8"x8" CMU FILLED CELL (COLUMN) W/ (1) #5 REINF.
- NEW 8"x8" CMU FILLED CELL W/ (1) #5 REINF. ATTACHED TO EXISTING CONCRETE PIER TYPICAL AT OLD PERIMETER WALL. VERIFY IN FIELD FOR LOCATIONS.
- NEW 8"x8" CMU FILLED CELL W/ (1) #5 REINF., ATTACHED TO EXISTING CHIMNEY, VERIFY IN FIELD.
- NEW 8" CMU LOW WALL (BELOW FLOOR DECK) W/ #5@48" MAX. REINF.
- EXISTING CONCRETE PIERS, TYP. VERIFY IN FIELD FOR LOCATIONS.
- NEW 1/2" EXPANSION JOINT BETWEEN NEW CONCRETE SLAB AND EXISTING STRUCTURE, TYP.
- DENOTES NEW WINDOWS, TYP. REF. ARCH'L.

FOUNDATION PLAN:

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



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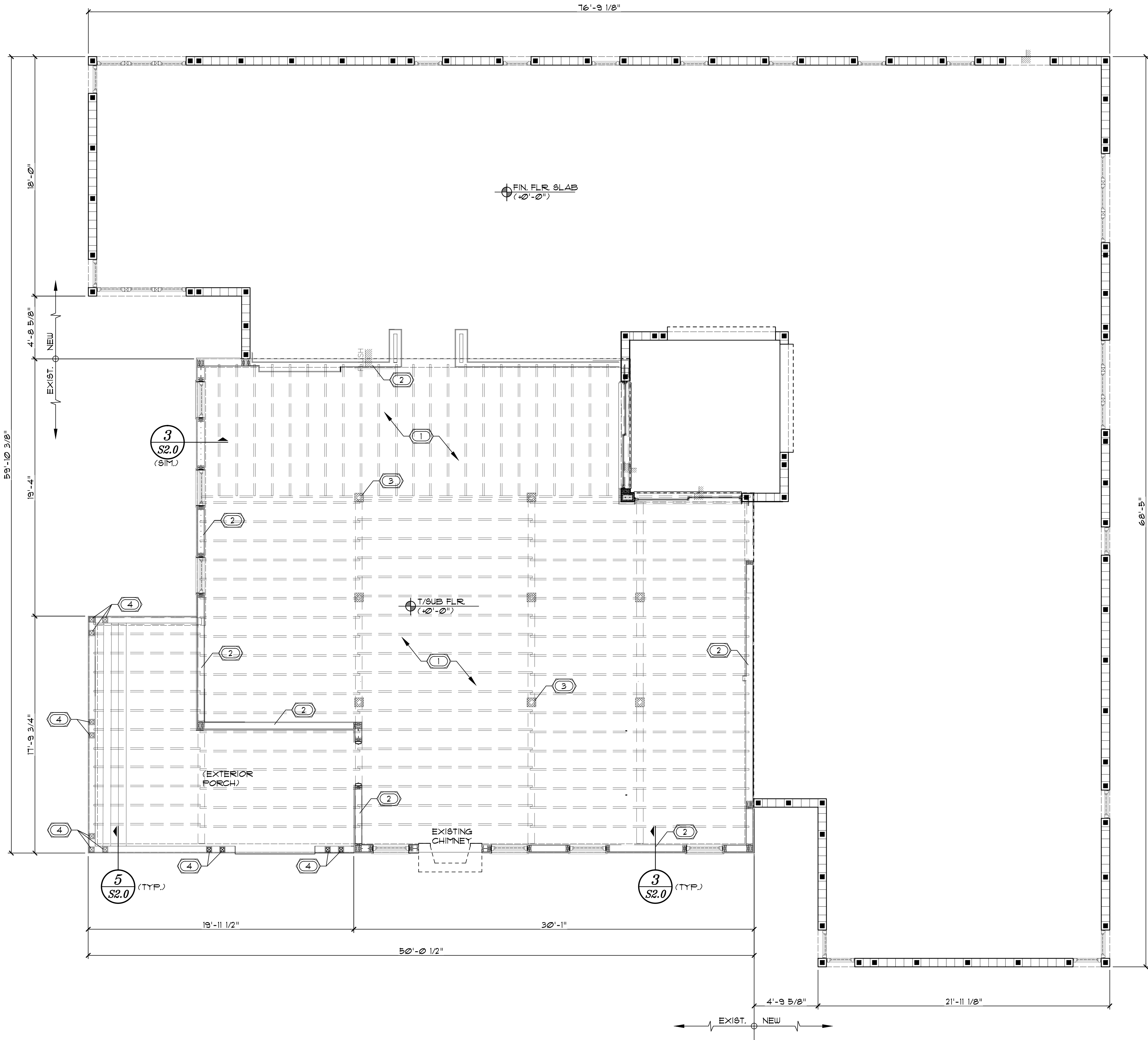


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PROPOSED PLAN KEY NOTES:

- 1 EXISTING FLOOR JOISTS. REPLACE AS NEEDED, VERIFY IN FIELD.
- 2 EXISTING WOOD FRAMED EXTERIOR/INTERIOR WALL WITH NEW 2x4 @ 12" O.C. REMEDIAL STUD FRAMING ATTACHED TO EACH EXISTING STUD WITH 10d NAILS @ 12" O.C. EACH FACE.
- 3 EXISTING CONCRETE PIERS, TYP., REFER TO S1.0.
- 4 DENOTES 4x4 P.T. WOOD POST

NOTE:
PROVIDE TEMPORARY SHORING OF WALLS WHEN REMOVING THE EXISTING ROOF.

FIRST FLOOR FRAMING PLAN:

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



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JOEL MIDDLEBROOKS
P.E. 35422

ELECTRONIC SIGNATURE SERIAL NUMBER:

HNM PROJECT NO.

ISSUED DATE:

2020-09-01

SCALE:

AS SHOWN

TITLE:

FOUNDATION PLAN

DRAWING NUMBER:

S1.1

ISSUED FOR PERMIT
07-02-2021

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+16'-10" ELEV.
T.O. EXISTING CHIMNEY

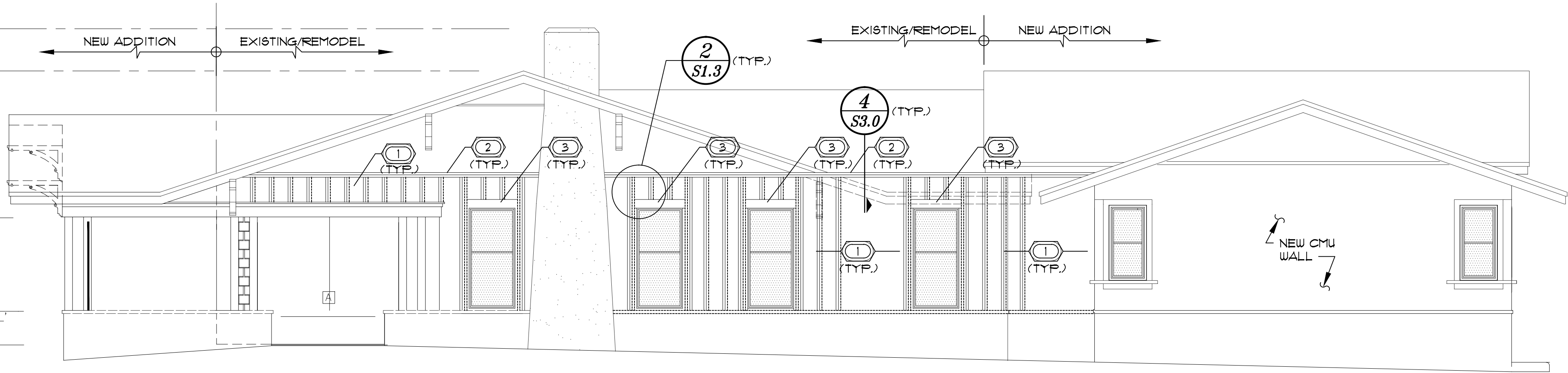
+14'-6 1/2" ELEV.
T.O. EXISTING ROOF RIDGE
AT MAIN GABLE END

+12'-2 5/8" ELEV.
T.O. EXIST. ROOF RIDGE
@ SECONDARY GABLE END
(OVER PORCH)

+6'-9" ELEV.
BOTTOM OF PORCH BEAM (FINISHED)

+1'-9 1/2" ELEV.
T.O. SILL @ WIND & PORCH 'KNEE WALL'

+0'-0" ELEV.
F.F. ELEV (18.83 N.A.V.D.)



SOUTH ELEVATION

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

+16'-10" ELEV.
T.O. EXISTING CHIMNEY

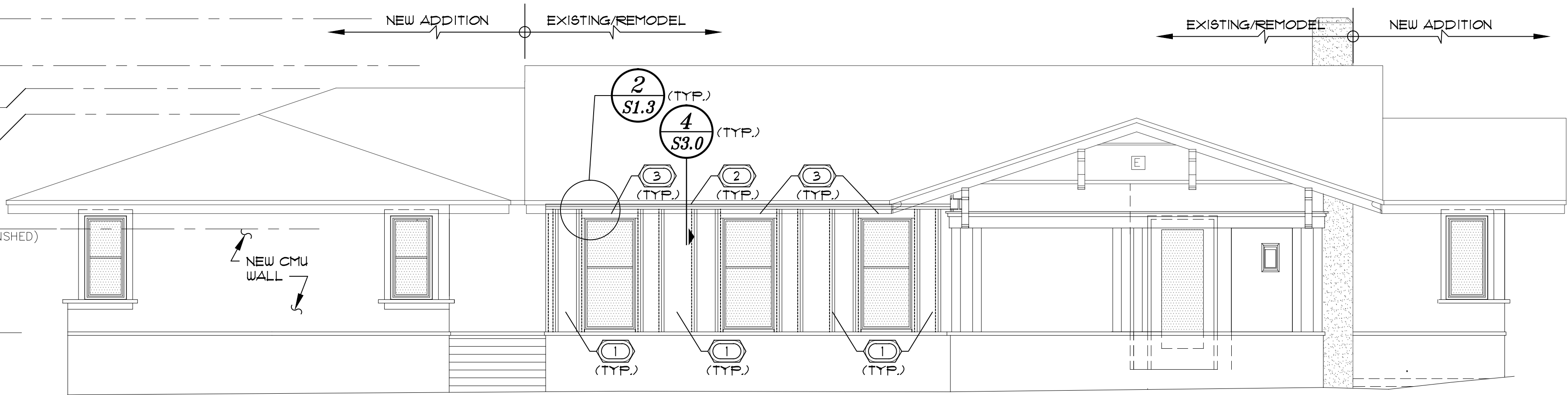
+14'-6 1/2" ELEV.
T.O. EXISTING ROOF RIDGE

+13'-5 3/4" ELEV.
T.O. NEW ROOF RIDGE

+12'-2 5/8" ELEV.
T.O. EXIST. ROOF RIDGE

+6'-9" ELEV.
BOTTOM OF PORCH BEAM (FINISHED)

+1'-9 1/2" ELEV.
T.O. SILL @ WIND/
PORCH 'KNEE-WALL'

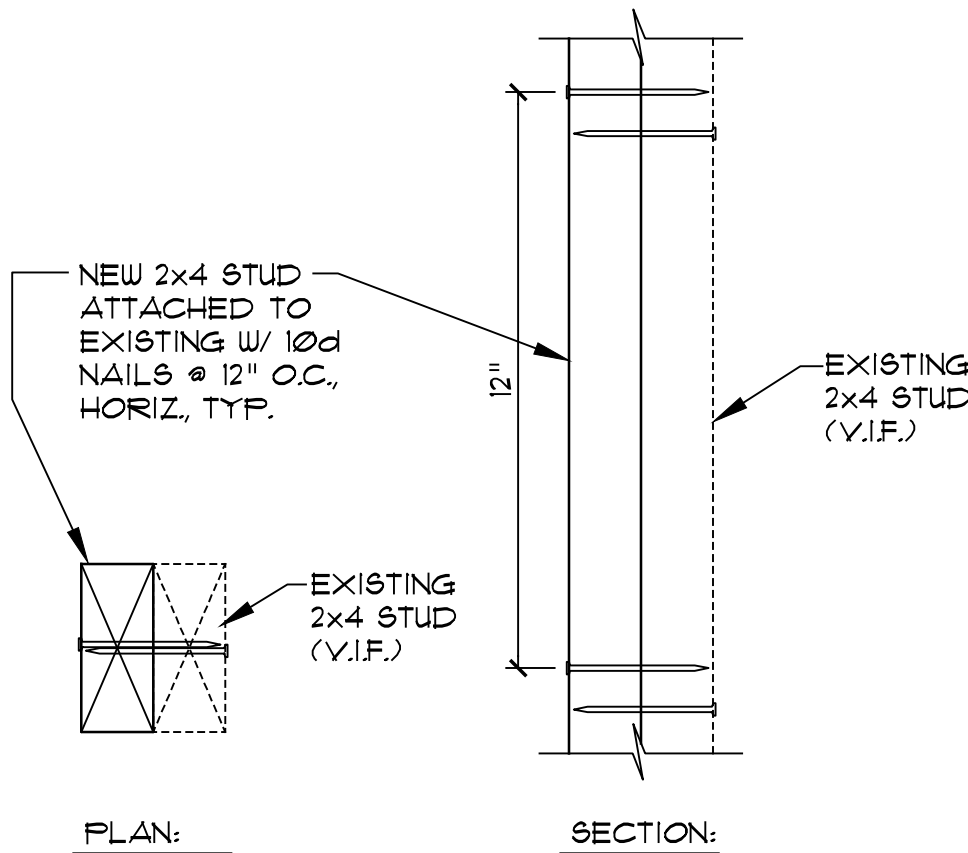


WEST ELEVATION

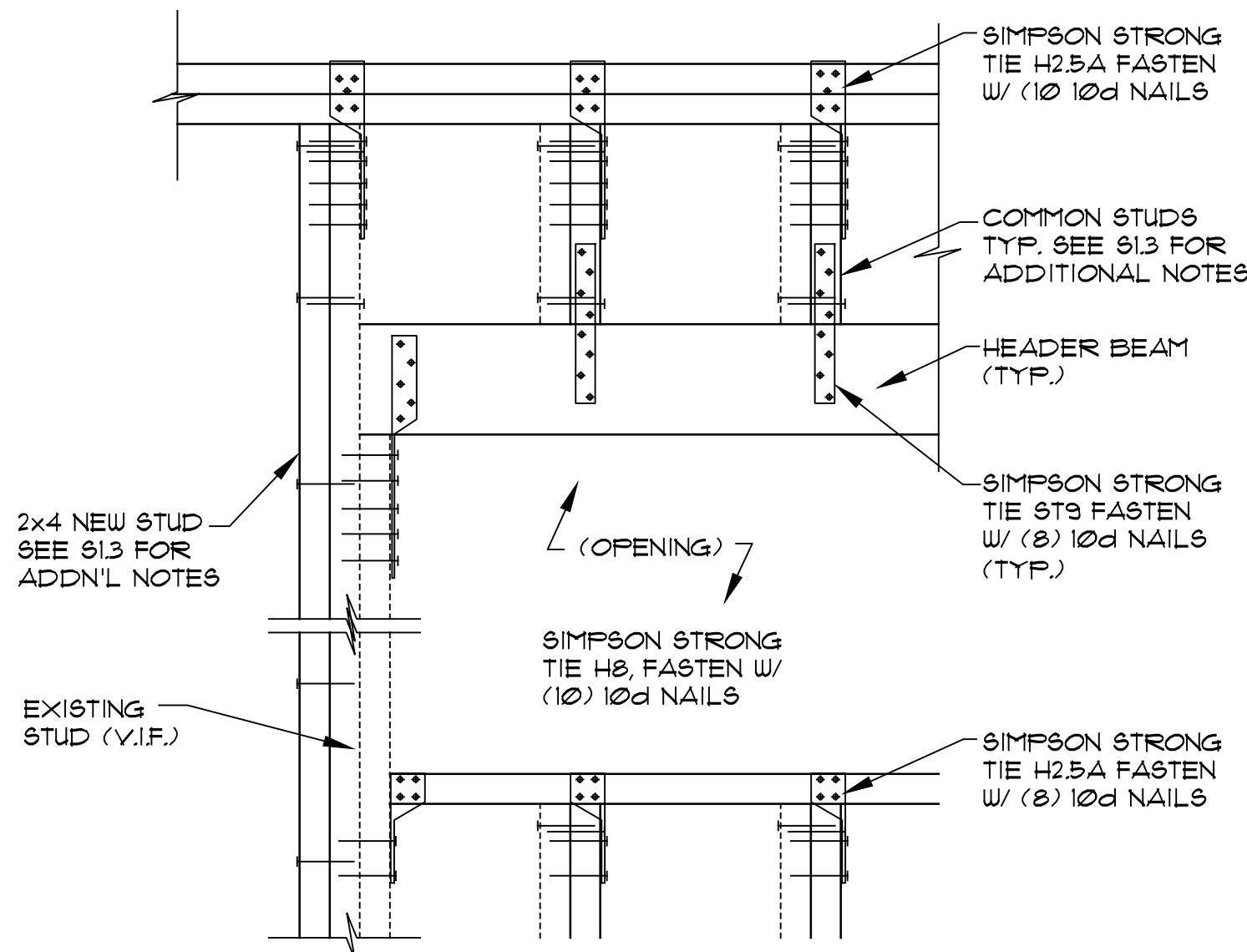
SCALE: 1/4"=1'-0"

PROPOSED PLAN KEY NOTES:

- 1 PROVIDE NEW 2x4 WOOD STUDS AS REQUIRED AND ATTACH TO EXISTING STUD WITH 10d NAILS @ 12" O.C., TYPICAL.
- 2 REMOVE AND REPLACE EXISTING TOP PLATE AND REPLACE WITH (2) 2x4, STAGGER SPLICE JOINTS, TYPICAL.
- 3 REMOVE AND REPLACE EXISTING HEADER AS REQUIRED WITH NEW (2) 2x6 + 1/2" FLYWOOD.



1
S1.3 TYP. DETAILS @ NEW/
EXISTING STUDS N.T.S.



2
S1.3 TYP. DETAILS @ NEW
HEADERS N.T.S.

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P.E. 35422

ELECTRONIC SIGNATURE SERIAL NUMBER:

HNM PROJECT NO.
ISSUED DATE:
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TITLE:
BUILDING SECTION

DRAWING NUMBER:

S1.3

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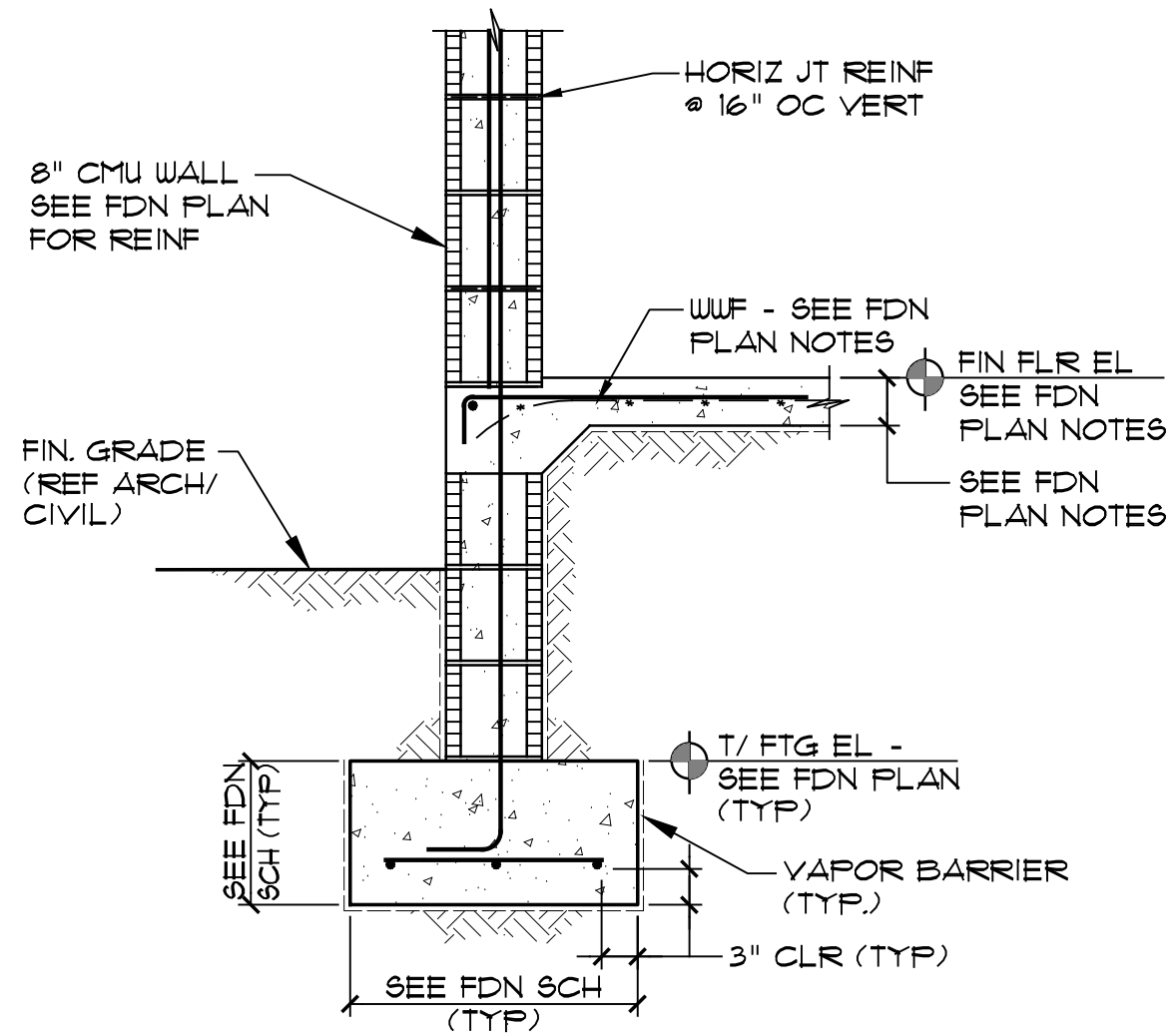


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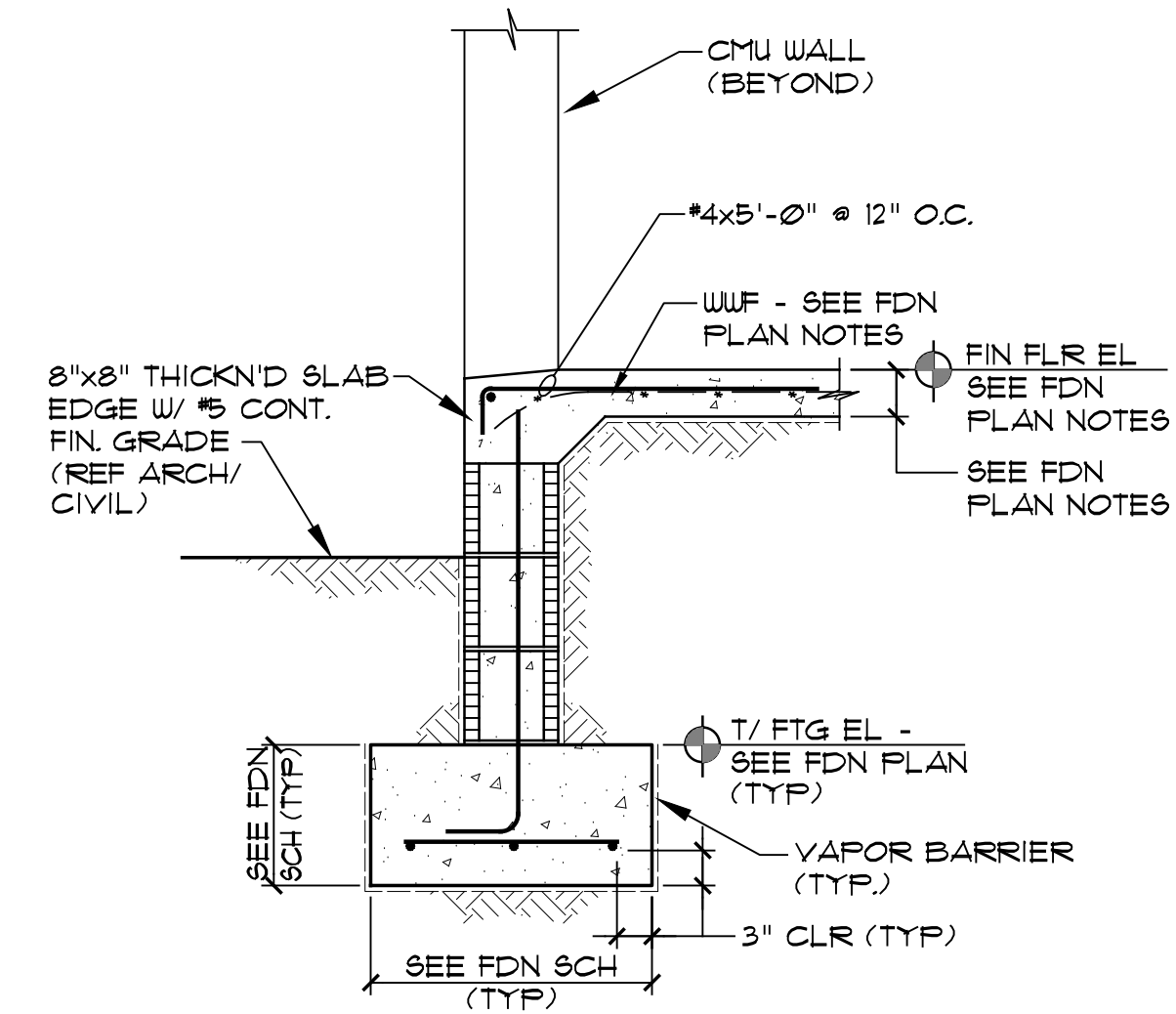
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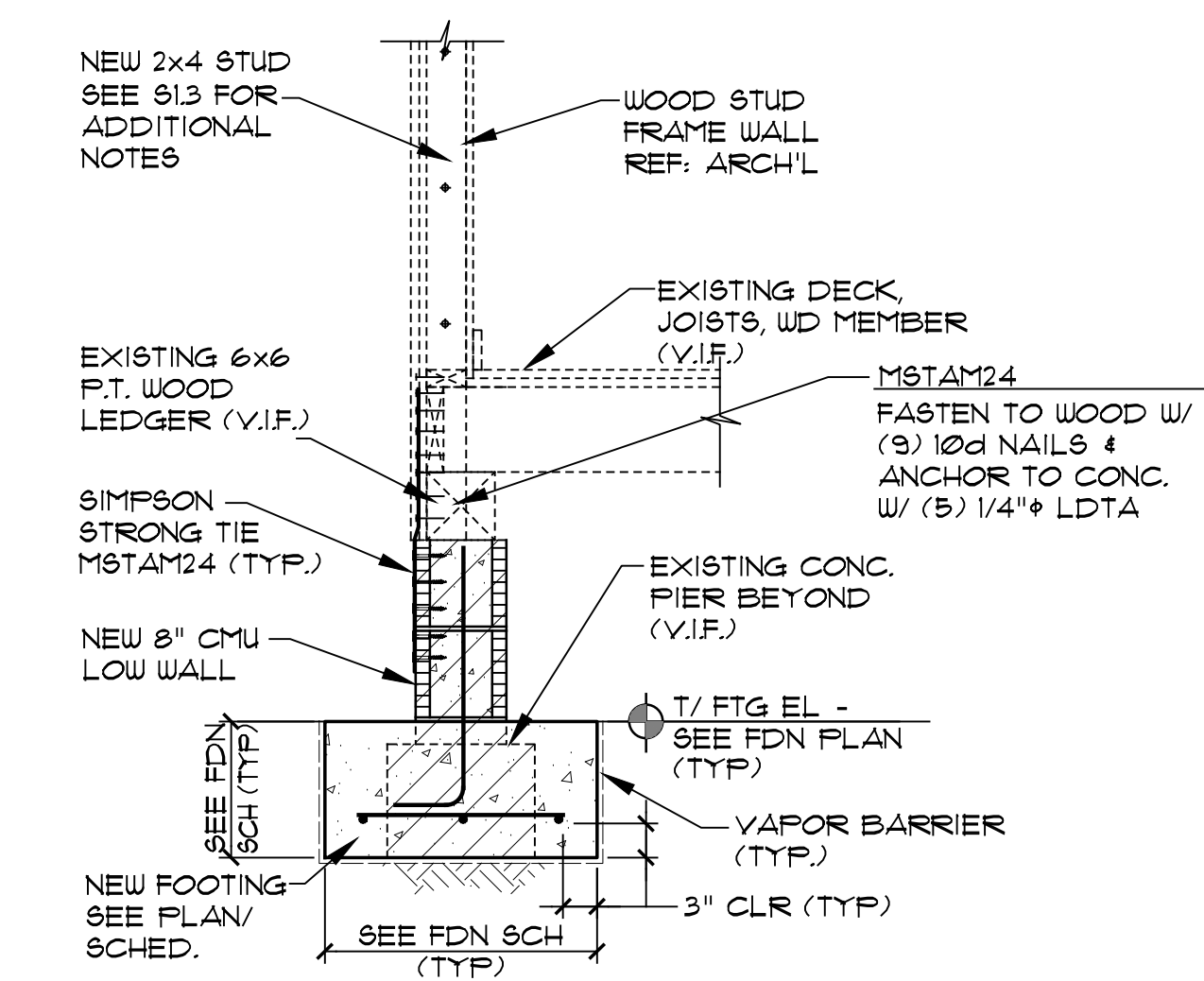
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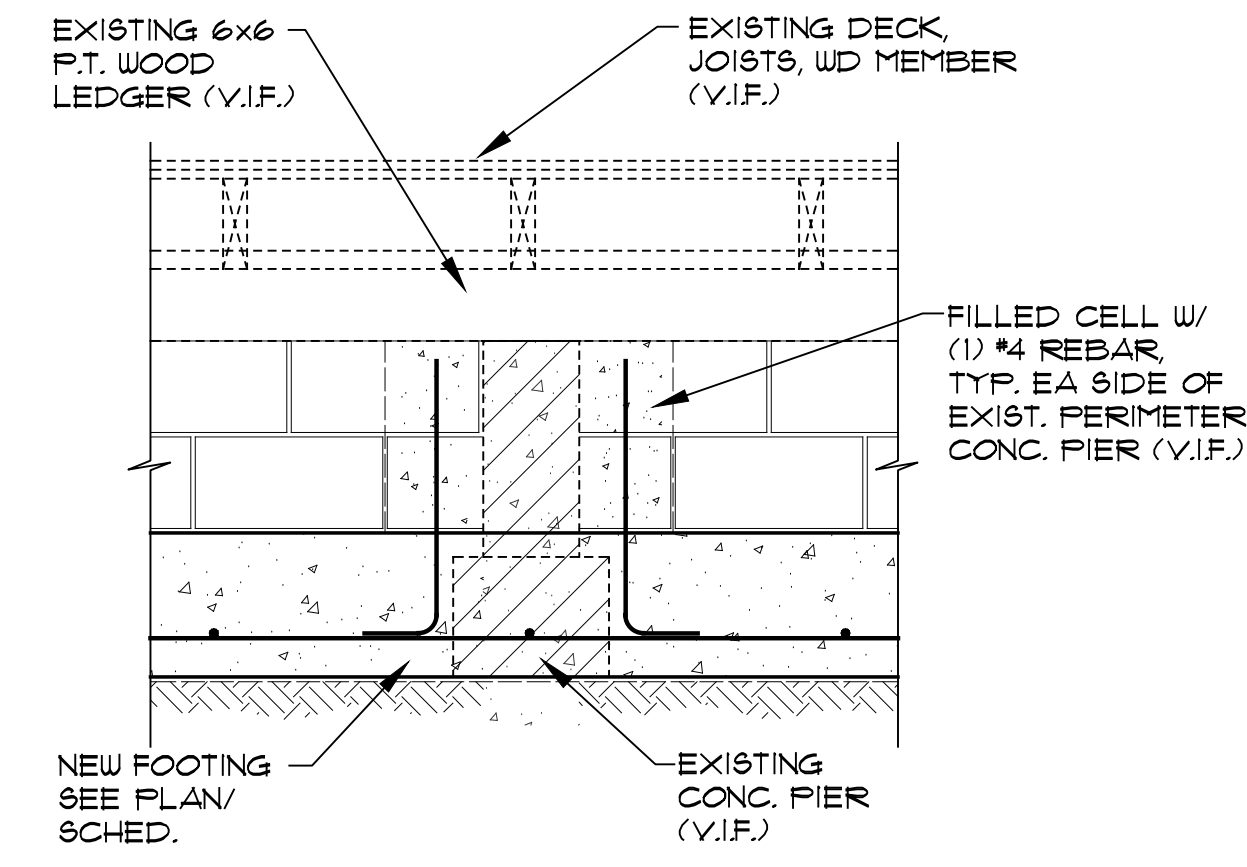
1
SECTION @ EXTERIOR
CMU WALL
SCALE: 3/4"=1'-0"
(TYP. UNO.)



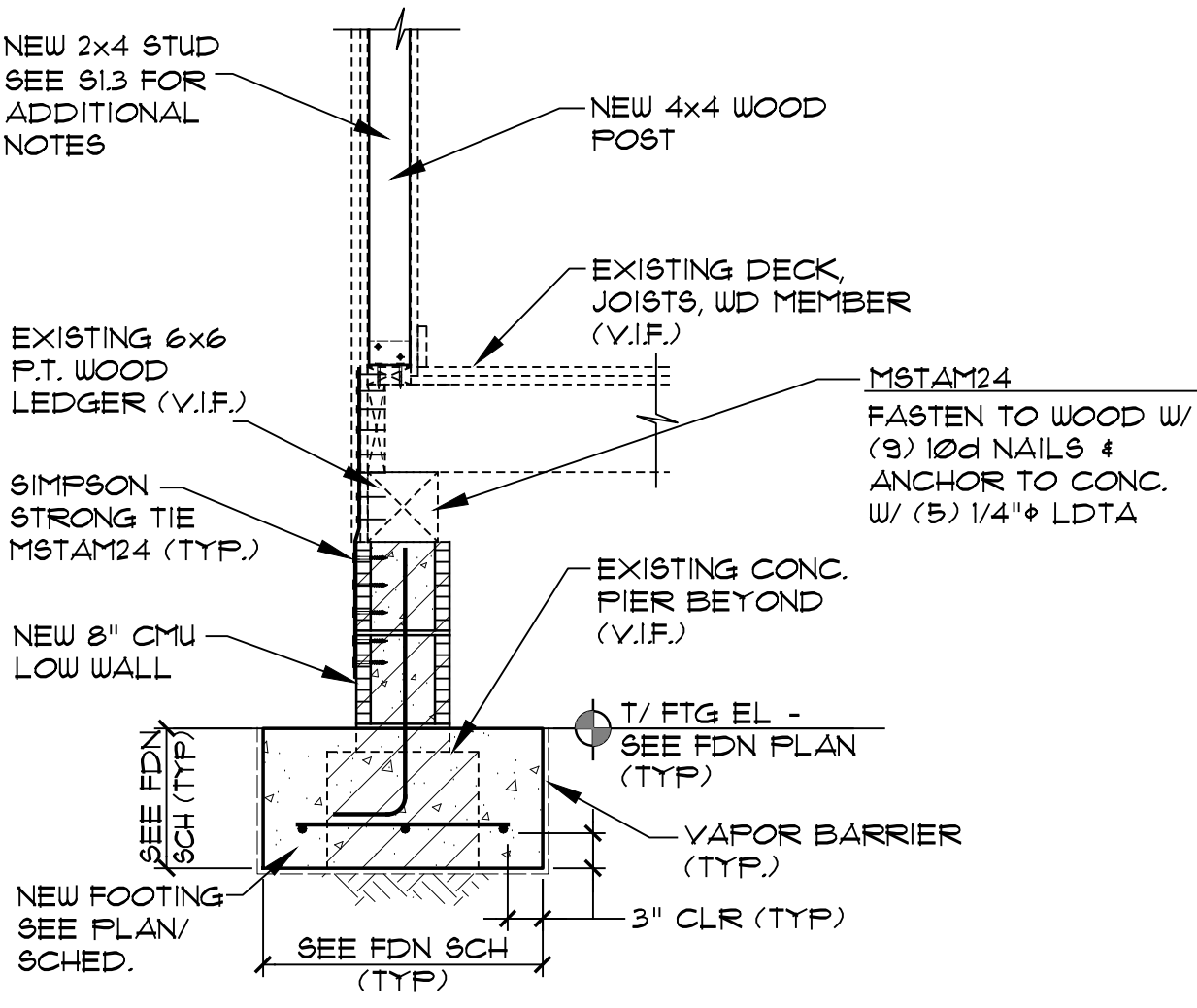
2
SECTION @ CMU WALL
OPENING



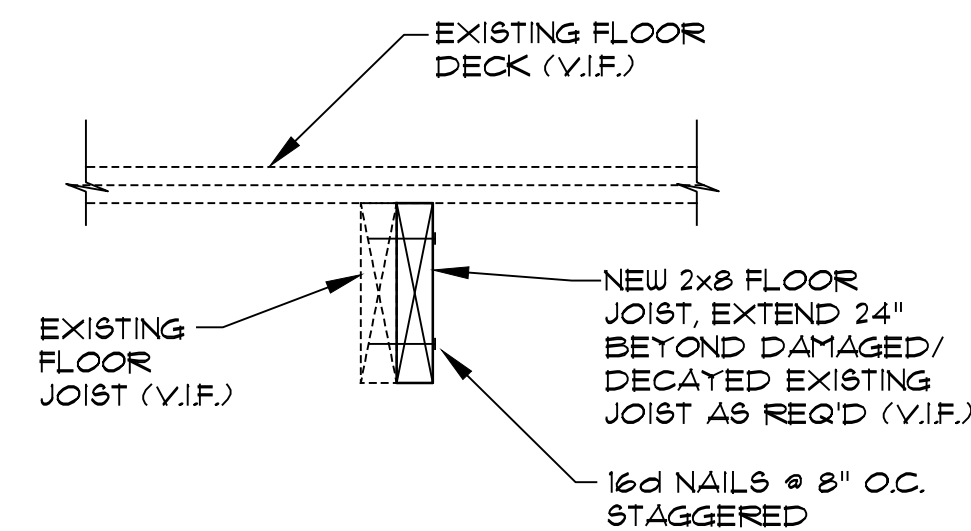
3
SECTION @ NEW CMU LOW WALL
/NEW FTG.



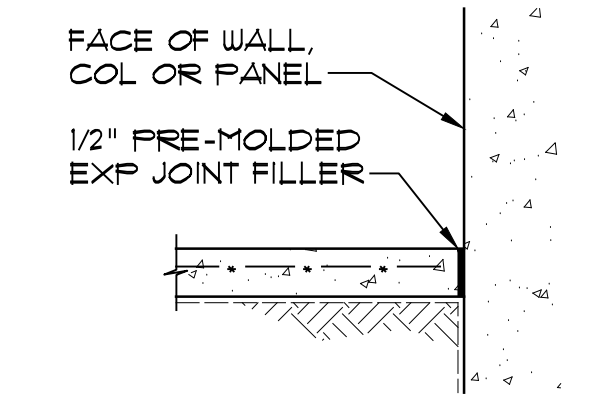
4
SECTION @ EXIST. CONC. PIER
/NEW CMU LOW WALL & FTG.



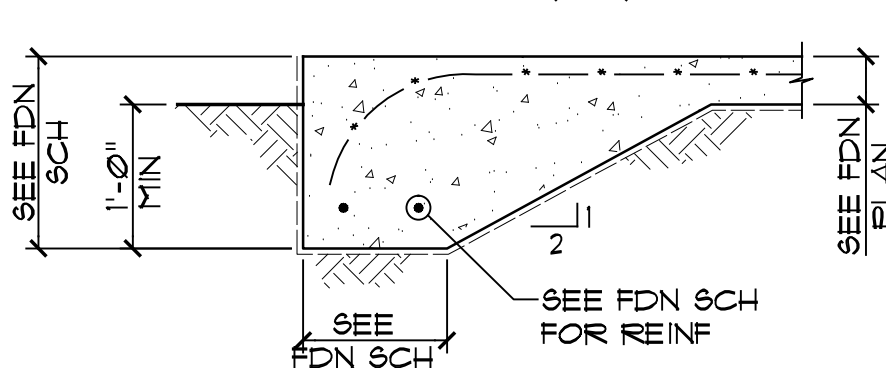
5
SECTION @ NEW CMU LOW WALL
/NEW 4x4 WOOD POST



5
SECTION @ NEW FLOOR JOIST
N.T.S.

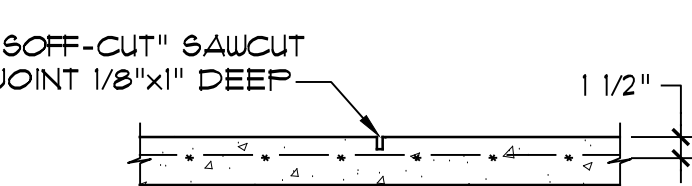


EXPANSION JOINT (EJ)



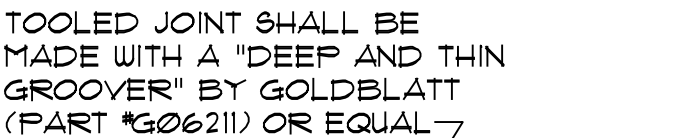
NOTE:
1. SIZE AND REINF VARIES. SEE
FOUNDATION SCHEDULE.
MONOLITHIC EDGE (ME)

A
SLAB-ON-GRADE DETAILS

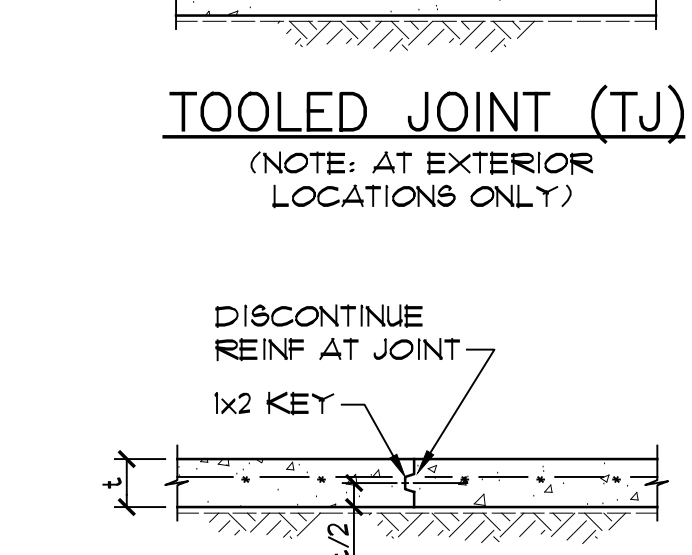


SAWCUT JOINT (SJ)

- NOTES:
- CUT SLAB AS SOON AS AGGREGATE DOES NOT DISLODGE AND BEFORE CONCRETE STARTS TO COOL. WAITING PERIOD WILL TYPICALLY VARY FROM 1 HOUR IN HOT WEATHER TO 4 HOURS IN COLD WEATHER.
 - PLACE REINFORCING 1 1/2" CLEAR.
 - HAND-TOOL JOINT TO FACE OF WALL WHERE SAWCUT DOES NOT REACH.



TOOLED JOINT (TJ)
(NOTE: AT EXTERIOR LOCATIONS ONLY)



CONSTRUCTION JOINT (CJ)
KEYED

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HNM PROJECT NO.

ISSUED DATE:

2020-09-01

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TITLE:

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DRAWING NUMBER:

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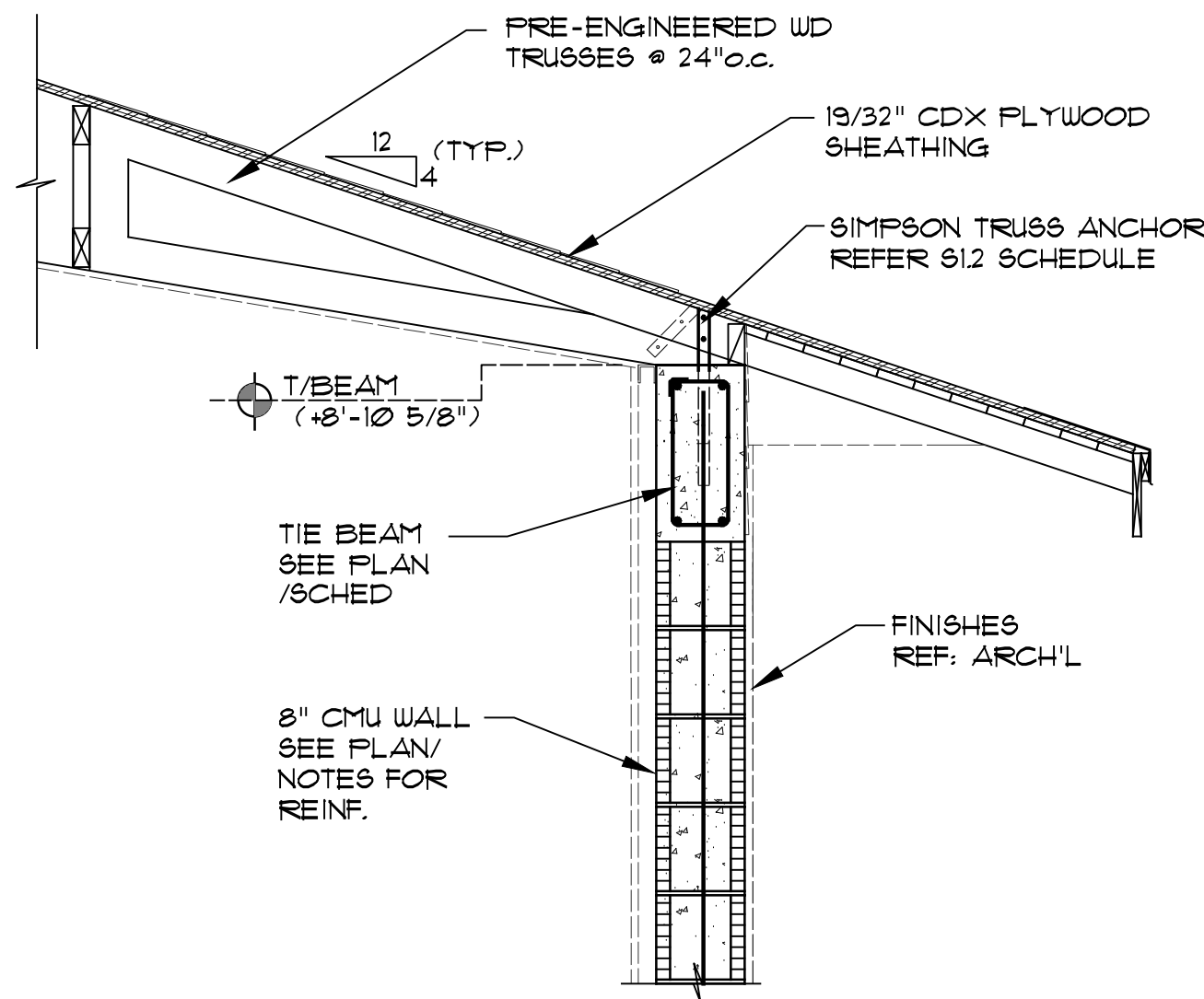
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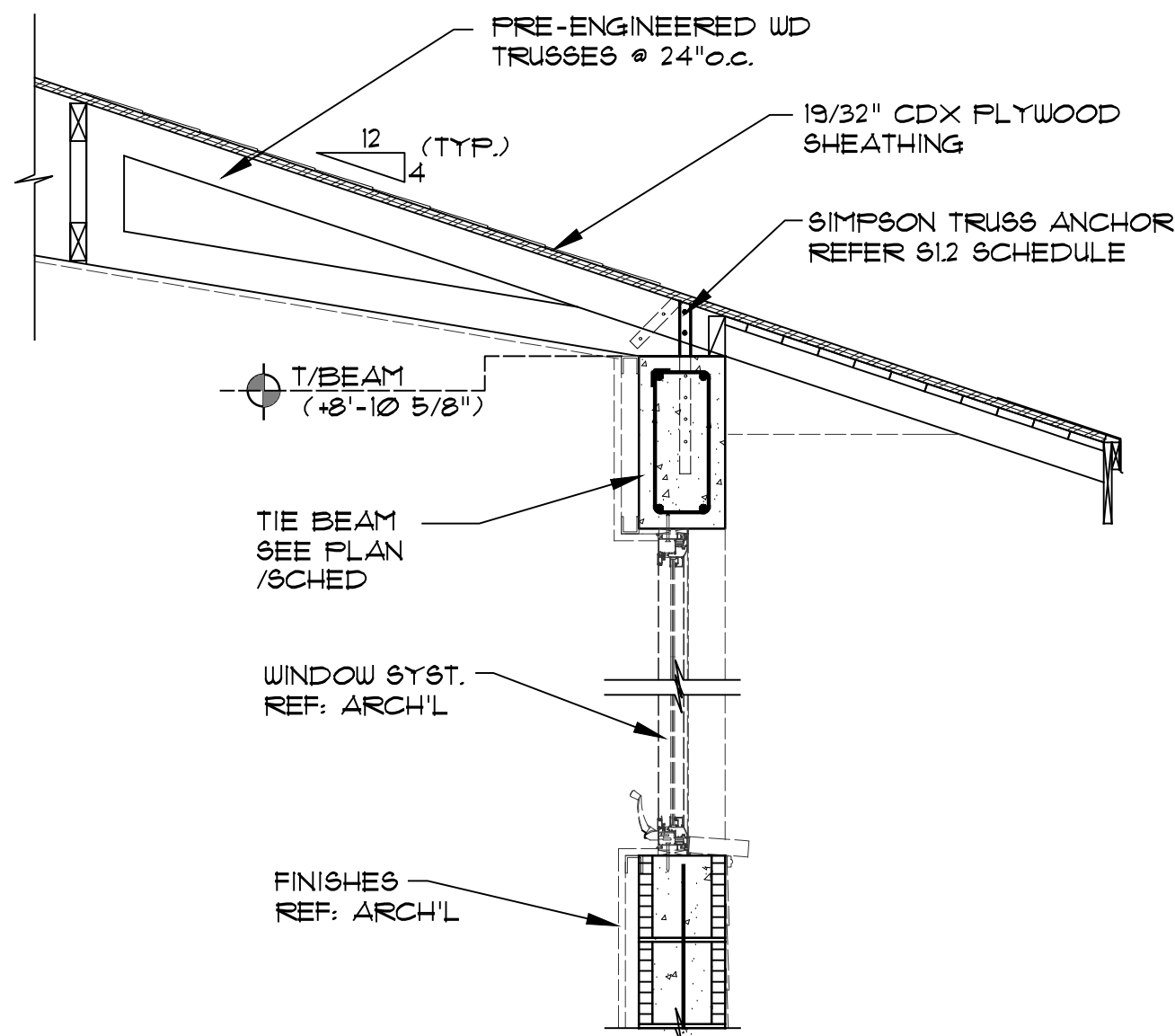
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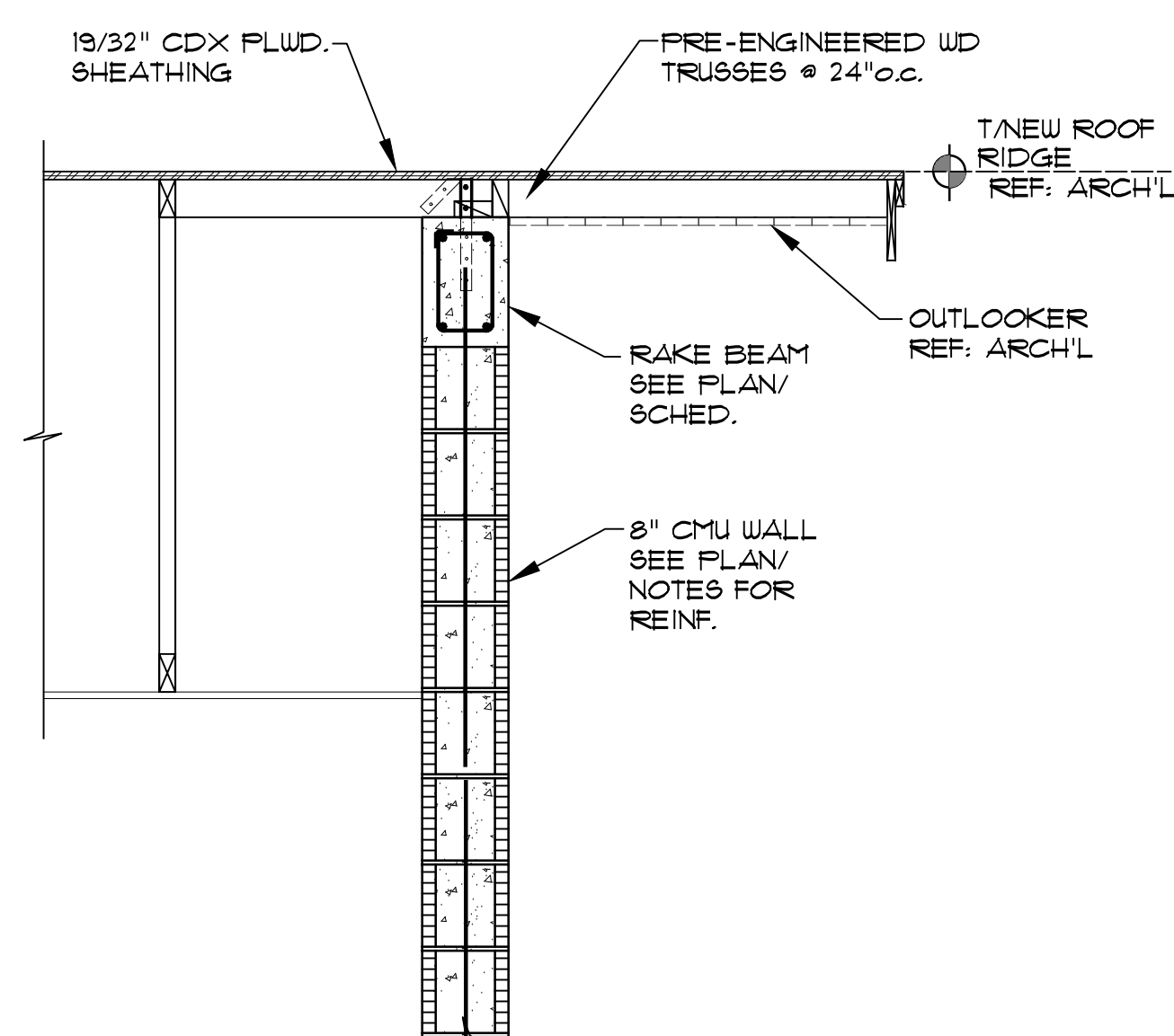
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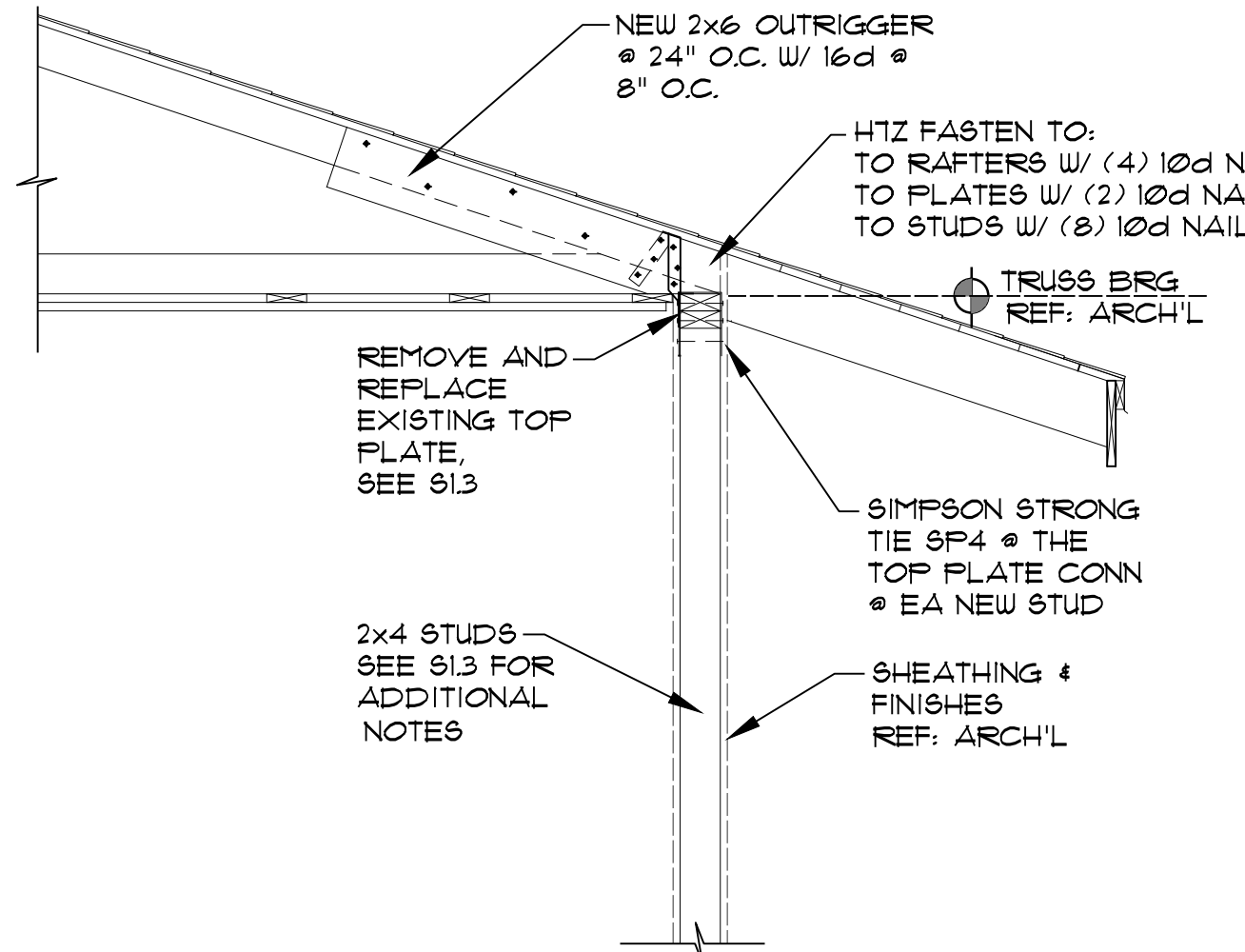
1 SECTION @ BEAM/WOOD TRUSS BRG
S3.0 SCALE: 3/4"=1'-0" (UN.O.)



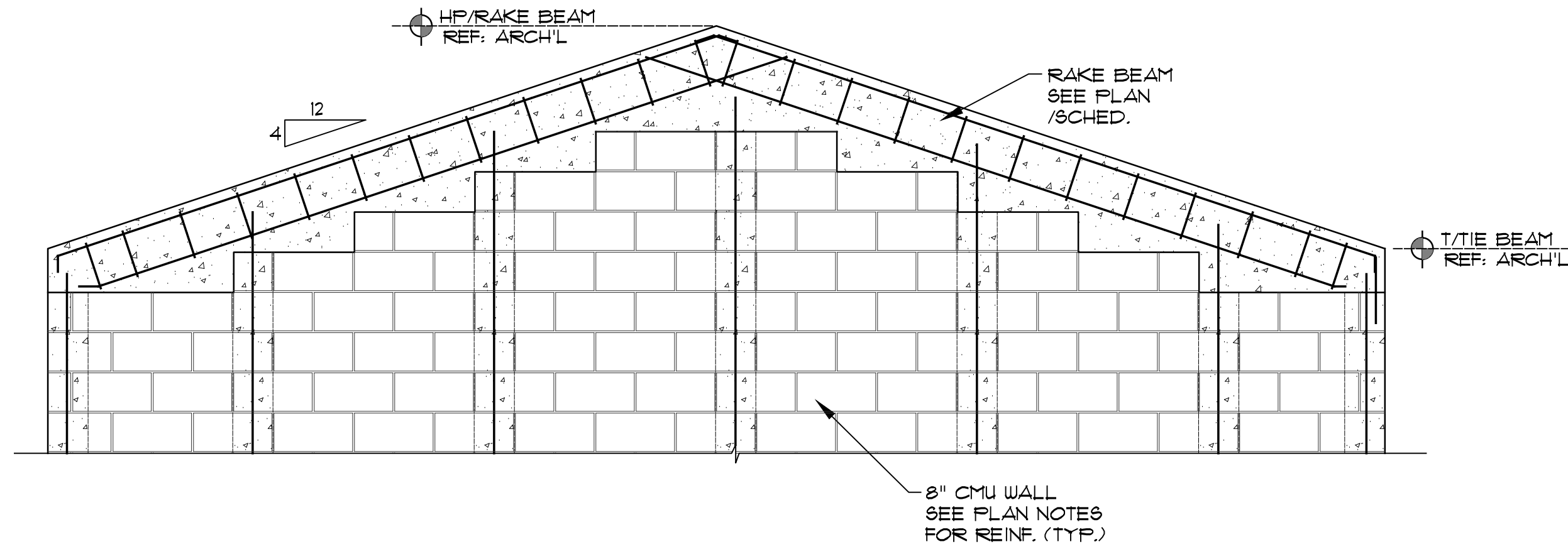
2 SECTION @ WINDOW
S3.0



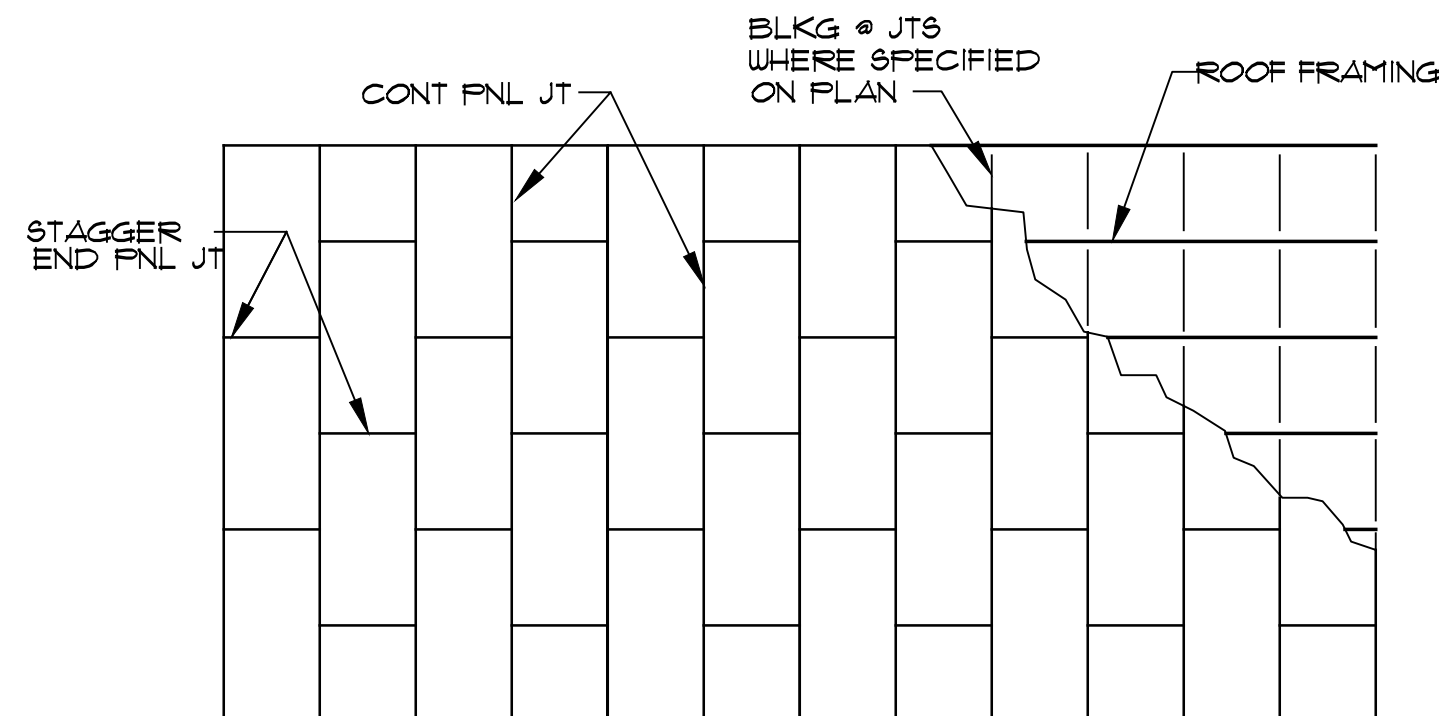
3 SECTION @ RAKE BEAM
S3.0



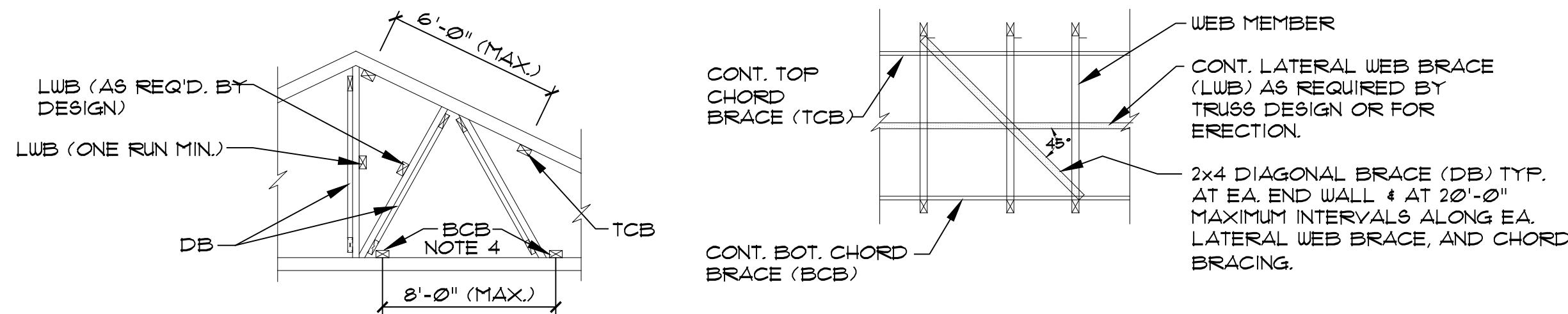
4 SECTION @ STUD WALL
S3.0 SCALE: 3/4"=1'-0" (UN.O.)



5 ELEVATION @ RAKE BEAM/TIE BEAM
S3.0 SCALE: 1/2"=1'-0"



A SHEATHING LAYOUT
S4.0



TRUSS NOTES:

1. PROVIDE TRUSS BRACING DURING ERECTION IN ACCORDANCE WITH PUBLICATION HIB-91 "BRACING WOOD TRUSSES" BY TRUSS PLATE INSTITUTE.
2. ALL BRACING (DB, CBB, BCB) SHOWN ABOVE SHALL BE IN ADDITION TO CONTINUOUS LATERAL BRACING SPECIFIED BY THE TRUSS MANUFACTURER.
3. ALL BRACES SHALL BE 2x4 NOMINAL DIMENSION LUMBER AND SHALL BE ATTACHED WITH 2-16d NAILS AT EACH TRUSS INTERSECTION. MINIMUM LENGTH OF INDIVIDUAL MEMBERS SHALL BE 6'-0".
4. BOTTOM CHORD BRACING IS NOT REQUIRED WHERE RESILIENT CHANNEL FURRING IS PROVIDED AS PART OF THE CEILING ASSEMBLY.

B TYPICAL WOOD TRUSS BRACING DETAIL
S4.0 SCALE: NTS

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ELECTRONIC SIGNATURE SERIAL NUMBER:

HNM PROJECT NO.

ISSUED DATE:

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TITLE:

ROOF FRAMING DETAILS

DRAWING NUMBER:

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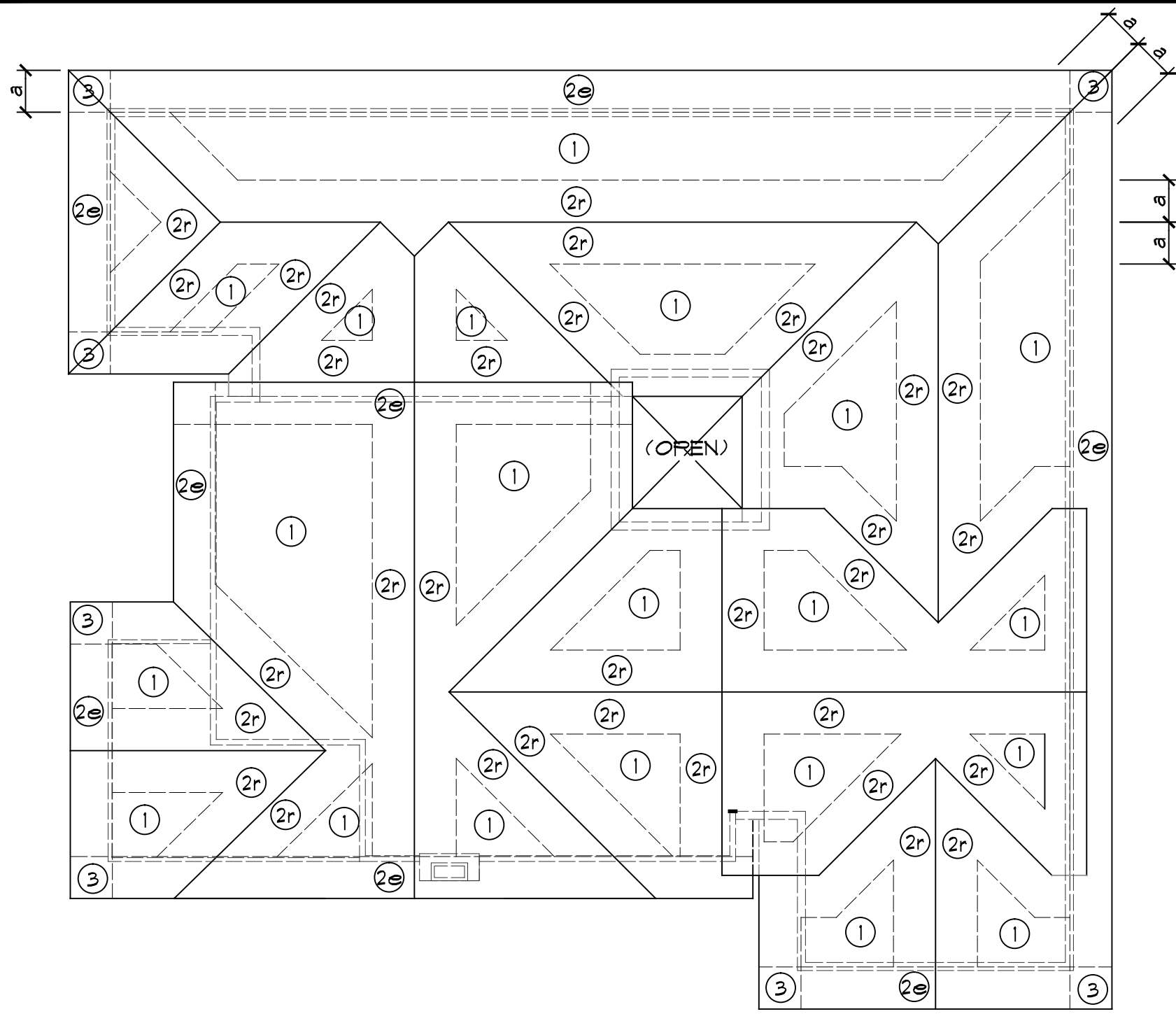
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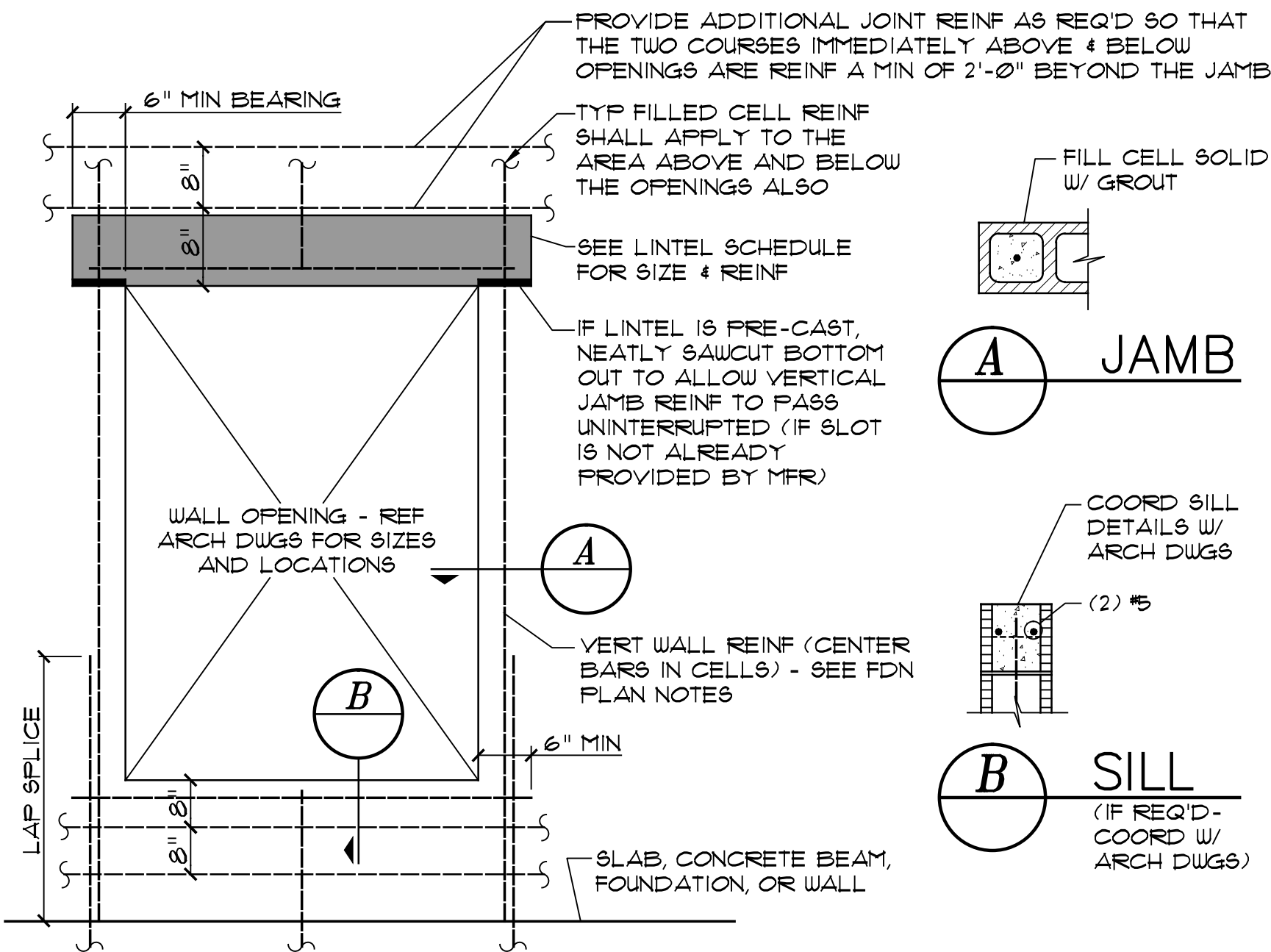
ROOF UPLIFT PLAN

- NOTES:
1. A (Kd) OF 0.85 HAS BEEN USED IN THE DEVELOPMENT OF THESE VALUES. THE USE OF THESE VALUES SHALL ONLY BE APPLIED WHEN USED IN CONJUNCTION WITH LOAD COMBINATIONS SPECIFIED IN SECTIONS 2.3 & 2.4 OF ASCE 7-16.
 2. PRESSURES AND SUCTIONS ON SOFFITS SHALL BE THE SAME AS CORRESPONDING WALL ZONES 4 & 5.
 3. IF THE STRUCTURE IS AN EHPA OR IS INSURED BY FACTORY MUTUAL (FM) THE GROSS UPLIFT DESIGN PRESSURES SHOWN HEREIN SHALL BE DOUBLED FOR ROOF COVERINGS.
 4. THE "ULTIMATE" WIND LOADS SHOWN IN THE COMPONENTS AND CLADDING SCHEDULE SHALL BE MULTIPLIED BY 0.6 TO REDUCE THEM DOWN TO "SERVICE" LEVEL FOR ALL TESTED ASSEMBLIES, INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS AND ROOF ASSEMBLIES.
 5. DEAD LOAD OF 8 PSF SHALL BE USED TO CONVERT GROSS UPLIFT TO NET UPLIFT FOR OPEN-WEB JOIST DESIGN.
 6. a = 60 ft.

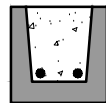
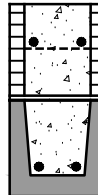
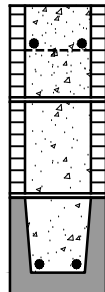
ASCE 7-16 GROSS UPLIFT DESIGN PRESSURES (ULT)				
FOR MONOSLOPE ROOFS WITH ROOF SLOPE 0 < φ ≤ 3 (MRH ≤ 60°) (φ = ROOF SLOPE)				
EFFECTIVE WIND AREA (SQ FEET)	GROSS UPLIFT PRESSURE (PSF)			
	1	2a	2r	3
10	-79.0 +47.0	-105.7 +47.0	-137.7 +47.0	-105.7 +47.0
20	-79.0 +40.5	-97.1 +40.5	-124.1 +40.5	-97.1 +40.5
50	-69.9 +32.1	-85.6 +32.1	-106.2 +32.1	-85.6 +32.1
100	-63.0 +25.6	-77.0 +25.6	-92.6 +25.6	-77.0 +25.6
200	-63.0 +25.6	-68.3 +25.6	-79.0 +25.6	-68.3 +25.6

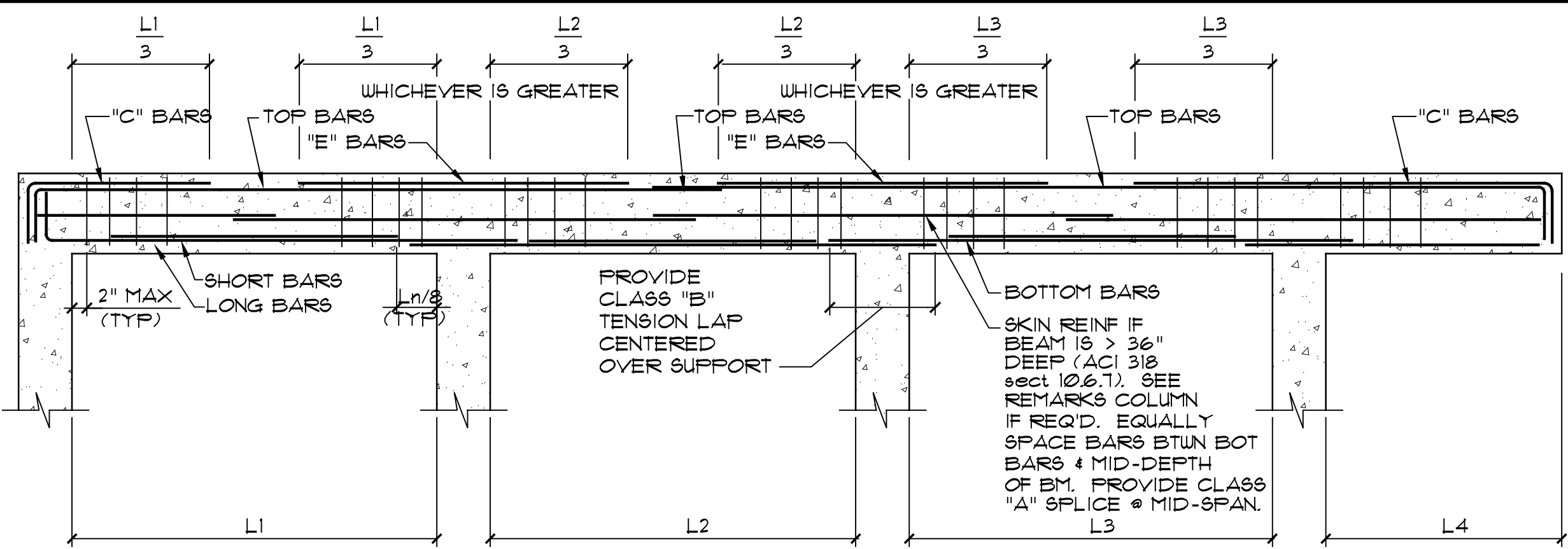
LATERAL DESIGN CRITERIA	
WIND VELOCITY:	170 MPH
RISK CATEGORY:	II
EXPOSURE CATEGORY:	C
INTERNAL PRESSURE COEFFICIENT:	+/- 0.18

ASCE 7-16 GROSS UPLIFT DESIGN PRESSURES (ASD)				
FOR MONOSLOPE ROOFS WITH ROOF SLOPE 0 < φ ≤ 3 (MRH ≤ 60°) (φ = ROOF SLOPE)				
EFFECTIVE WIND AREA (SQ FEET)	GROSS UPLIFT PRESSURE (PSF)			
	1	2a	2r	3
10	-47.4 +28.2	-63.4 +28.2	-97.8 +28.2	-63.4 +28.2
20	-47.4 +24.3	-58.2 +24.3	-94.5 +24.3	-58.2 +24.3
50	-41.9 +19.2	-51.4 +19.2	-83.7 +19.2	-51.4 +19.2
100	-37.8 +15.4	-46.2 +15.4	-75.6 +15.4	-46.2 +15.4
200	-37.8 +15.4	-41.0 +15.4	-47.4 +15.4	-41.0 +15.4



TYPICAL MASONRY WALL OPENING ELEVATION

LINTEL SCHEDULE (8" OR 12" CMU)				
TYPE	HEIGHT	REINFORCING	MAX CLEAR SPAN	MIN CAPACITY (NOTE 1)
FB1	8x8	(2) #5 CONT	UP TO 6'-0"	1150 PLF
FB2	8x16	(2) #5 CONT T4B	UP TO 10'-0"	1450 PLF
FB3	8x24	(2) #5 CONT T4B	UP TO 14'-0"	1600 PLF
TYPES				
				
1	2	3		
NOTE:				
1. "MIN CAPACITY" MUST BE VERIFIED FOR EACH TYPE OF BEAM BASED ON THE MAX SPAN BY THE PRECAST MANUFACTURER AND DOCUMENTATION PROVIDED IN THE SUBMITTALS.				



- NOTES:
1. "E" BARS AS SCHEDULED ALWAYS REFER TO THE RIGHT END OF THE SCHEDULED BEAM.
 2. PLACEMENT OF REINF TO BE PER ACI 318.

CONCRETE BEAM SCHEDULE

BEAM NO.	ELEV. TOP OF BEAM	SIZE (W" x D')	REINFORCING						STIRRUPS		REMARKS
			BOTTOM		TOP	MID*	*C*	*E*	SIZE	SPACING EA END	
			LONG	SHORT							
TB1	+8'-8 1/2"	8x16 1/2	(2) #5		(2) #5				#3	@ 12"	
RAKE BM	VARIES	8xVAR	(2) #5		(2) #5				#3	@ 12"	12" MIN. DEPTH

FOUNDATION SCHEDULE

MARK	SIZE (L x W x D)	REINFORCING	REMARKS
WF20	CONT x 2'-0" x 1'-0"	(3) #5 CONT & #5 @ 24" TRANS, BOT	WALL FOOTING
ME10	CONT. 1'-0" x 1'-0"	(1) #5 CONT, BOT.	MONOLITHIC EDGE

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MISCELLANEOUS SCHEDULES

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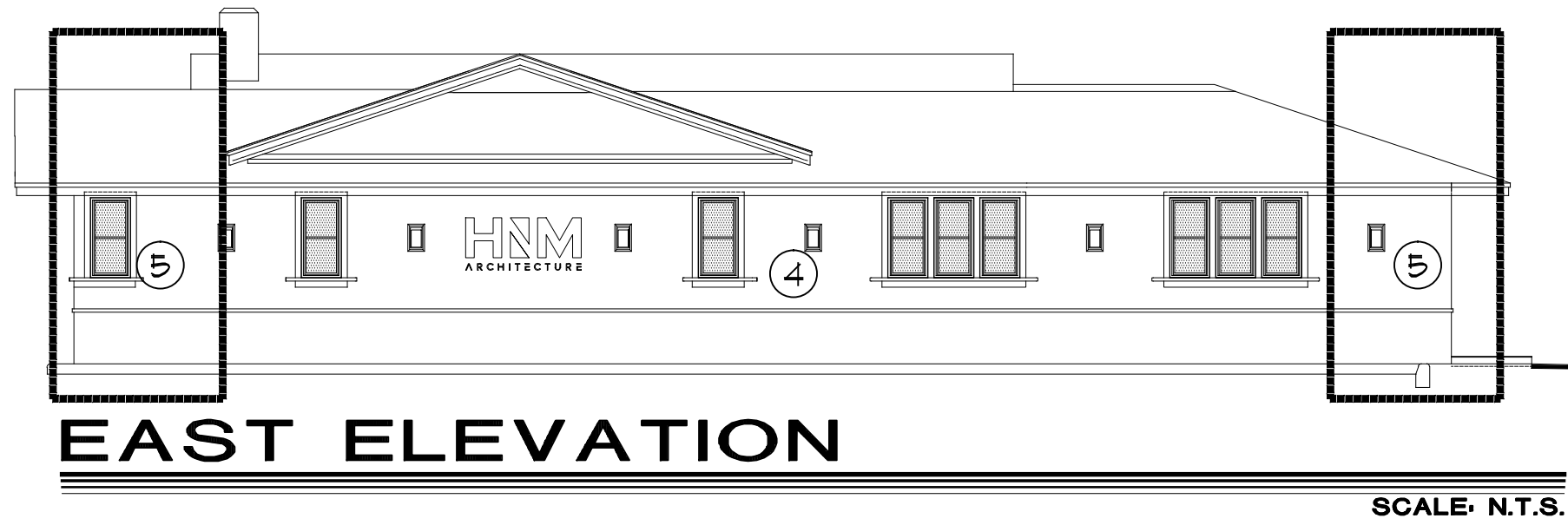
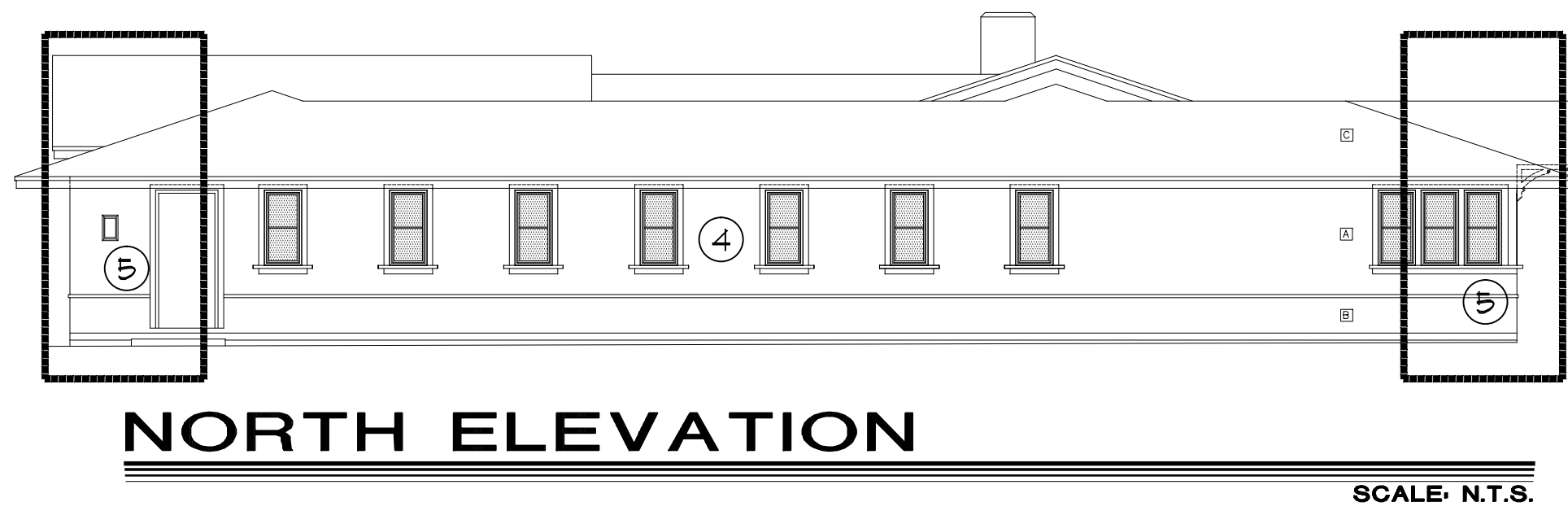
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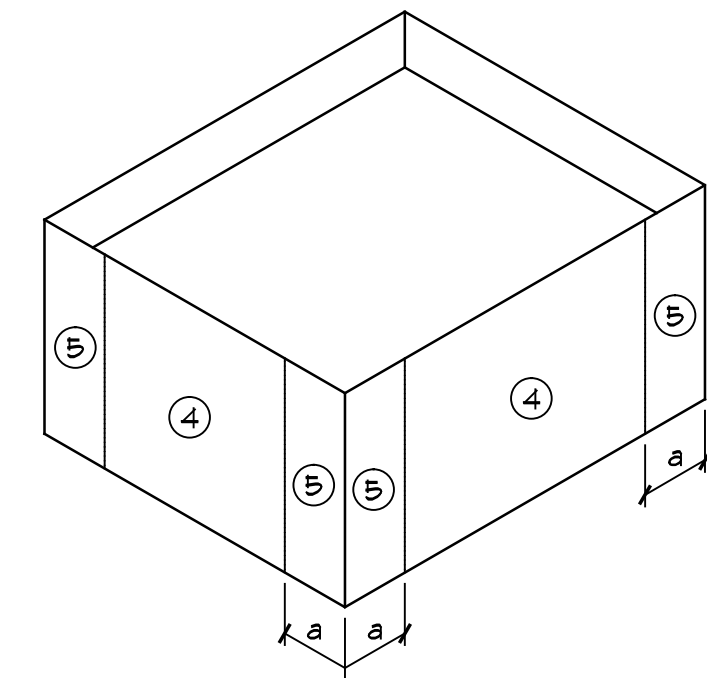
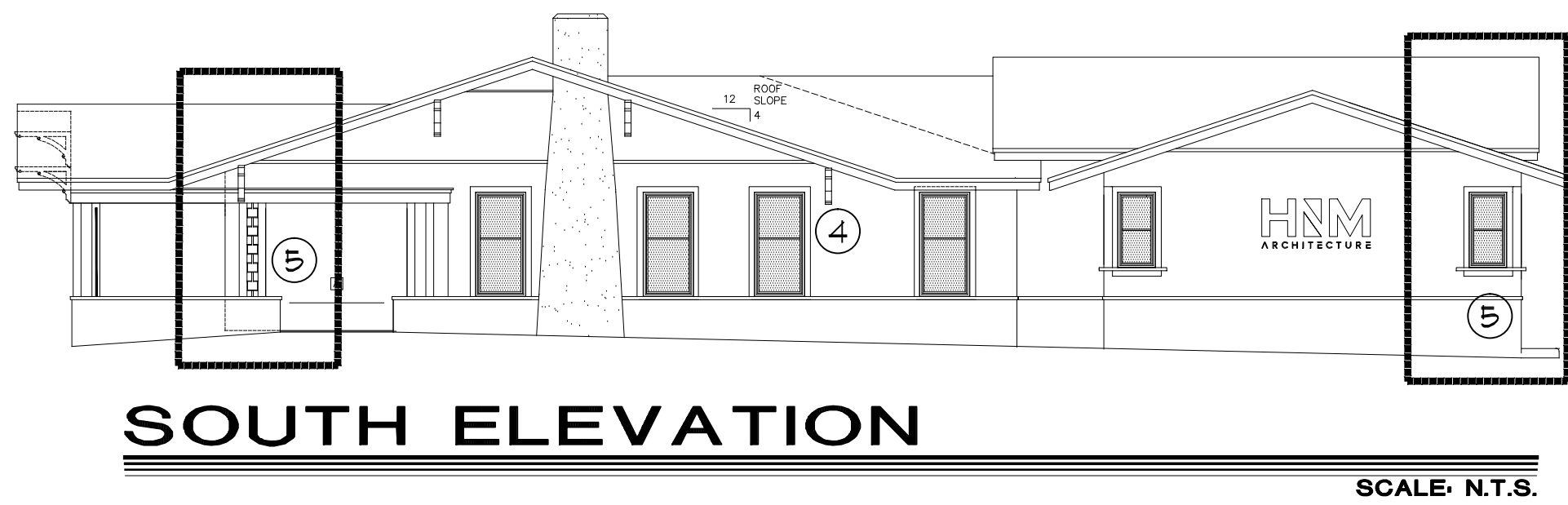
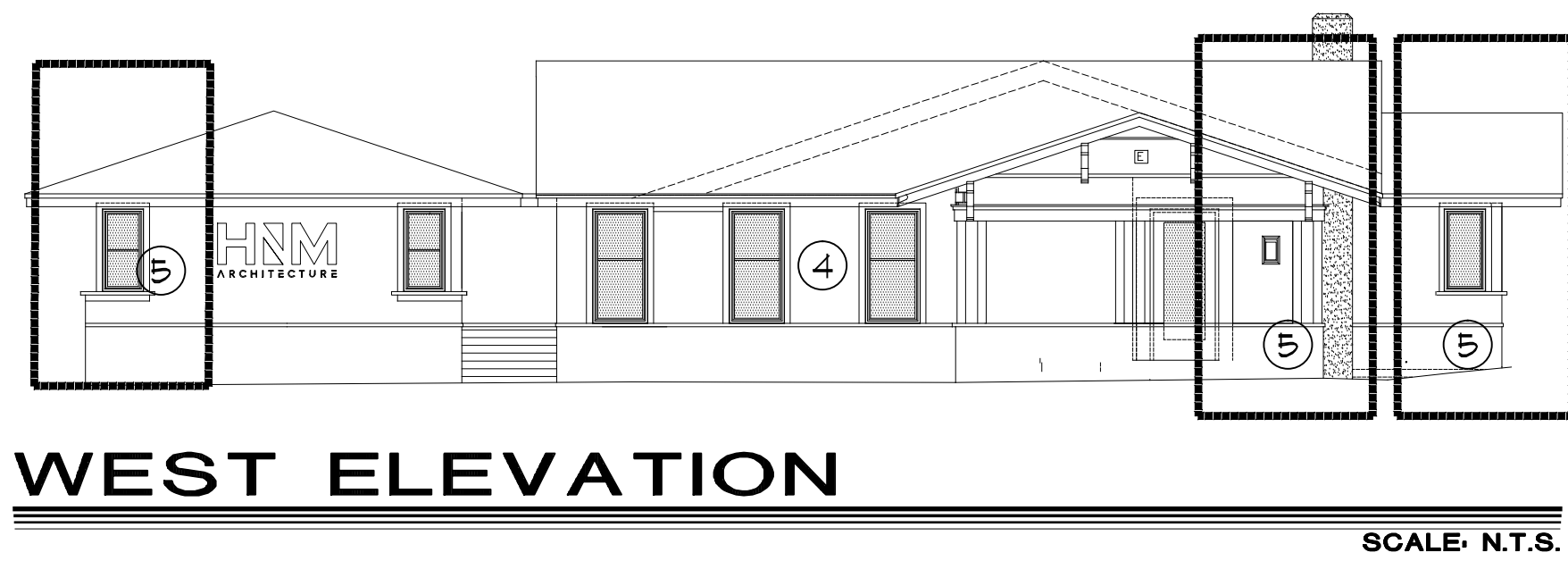
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EP85945
Joel R. Middlebrooks P.E. #35422

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LATERAL DESIGN CRITERIA	
WIND VELOCITY:	170 MPH
RISK CATEGORY:	II
EXPOSURE CATEGORY:	C
INTERNAL PRESSURE COEFFICIENT:	+/- 0.18



- NOTES:
- A (Kd) of 0.85 HAS BEEN USED IN THE DEVELOPMENT OF THESE VALUES. THE USE OF THESE VALUES SHALL ONLY BE APPLIED WHEN USED IN CONJUNCTION WITH LOAD COMBINATIONS SPECIFIED IN SECTIONS 2.3 & 2.4 OF ASCE 7-16.
 - PRESSURES AND SUCTIONS ON SOFFITS SHALL BE THE SAME AS CORRESPONDING WALL ZONES 4 & 5.
 - IF THE STRUCTURE IS AN EHPA OR IS INSURED BY FACTORY MUTUAL (FM) THE GROSS UPLIFT DESIGN PRESSURES SHOWN HEREIN SHALL BE DOUBLED FOR ROOF COVERINGS.
 - THE "ULTIMATE" WIND LOADS SHOWN IN THE COMPONENTS AND CLADDING SCHEDULE SHALL BE MULTIPLIED BY 0.6 TO REDUCE THEM DOWN TO "SERVICE" LEVEL FOR ALL TESTED ASSEMBLIES, INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS AND ROOF ASSEMBLIES.
 - PARAPET WIND LOADS ARE BASED ON A "SOLID" PARAPET WITH NO INTERNAL PRESSURE. ACTUAL PARAPET CONSTRUCTION MAY DICTATE THAT INTERNAL PRESSURE BE ADDED TO THE EXTERNAL PRESSURE IN ACCORDANCE WITH ASCE 7-16 SECTION 30.9.
 - UPLIFT VALUES FOR ZONE 2 MAY BE USED IN LIEU OF ZONE 3 FOR CORNER ZONES IF PARAPET HEIGHT WITH RESPECT TO FINISHED ROOF IS GREATER THAN 3 ft.
 - DEAD LOAD OF 8 PSF (NO FURTHER REDUCTION ALLOWED) SHALL BE USED TO CONVERT GROSS UPLIFT TO NET UPLIFT FOR OPEN WEB JOIST DESIGN.
 - a = 60 ft.

ASCE 7-16 COMPONENTS & CLADDING WALL DESIGN WIND PRESSURES & SUCTIONS (ULT) FOR MEAN ROOF HEIGHT ≤ 60 ft					
EFFECTIVE WIND AREA (SQ FEET)	WIND PRESSURE AND SUCTION (PSF) (+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION		PARAPETS (SOLID)*		
	④	⑤	CASE A		CASE B
			EDGE	CORNERS	EDGE CORNERS
10	-68.3	-84.3			
50	-63.0	-63.0			
100	-61.7	-71.2			
200	-63.0	-63.0			
500	-58.9	-65.5			
	-53.6	-53.6			
	-56.1	-59.8			
	-50.7	-50.7			
	-52.3	-52.3			
	-41.0	-41.0			

ASCE 7-16 COMPONENTS & CLADDING WALL DESIGN WIND PRESSURES & SUCTIONS (ASD) FOR MEAN ROOF HEIGHT ≤ 60 ft					
EFFECTIVE WIND AREA (SQ FEET)	WIND PRESSURE AND SUCTION (PSF) (+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION		PARAPETS (SOLID)*		
	④	⑤	CASE A		CASE B
			EDGE	CORNERS	EDGE CORNERS
10	-41.0	-50.6			
50	-37.8	-37.8			
100	-37.0	-42.7			
200	-33.8	-33.8			
500	-35.3	-39.3			
	-32.1	-32.1			
	-33.6	-35.9			
	-30.4	-30.4			
	-31.4	-31.4			
	-28.2	-28.2			

WIND PRESSURE ELEVATIONS

SCALE: N.T.S.

HNM ARCHITECTURE OFFICES

143 South Swinton Avenue
Delray Beach, Florida

NO. DATE REVISION

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SEAL:

JOEL MIDDLEBROOKS
P.E. 35422

ELECTRONIC SIGNATURE SERIAL NUMBER:

HNM PROJECT NO.

ISSUED DATE:
2020-09-01

SCALE:
AS SHOWN

TITLE:

WIND PRESSURE

DRAWING NUMBER:

S5.0

ISSUED FOR PERMIT
07-02-2021

B · B · M

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