

**LEGEND:**

- DENOTES A NEW 8" LOAD BEARING CMU BLOCK WALL (SEE CONC. MASONRY WALL NOTE)
- ▨ DENOTES 8" CMU NON-LOAD BEARING WALL (SEE CONC. MASONRY WALL NOTE)
- FOOTING'S A CONCRETE
- XX DENOTES A COLUMN STARTING AT THIS LEVEL
- XXX DENOTES A COLUMN ENDING AT THIS LEVEL
- XXX DENOTES A COLUMN CONTINUOUS THRU THIS LEVEL
- FC-2 2 #5 BARS ON FILLED CELLS
- C.J. CONTROL JOINTS
- DENOTES A NEW CONCRETE COLUMN OR WALL

**SUPERIMPOSED LOADS**

STAIRS	DEAD	10 PSF
	LIVE	100 PSF
PARKING	DEAD	10 PSF
	LIVE	40 PSF
MECHANICAL & ELECTRICAL ROOM	DEAD	10 PSF
	LIVE	150 PSF
LOBBY	DEAD	25 PSF
	LIVE	100 PSF
CORRIDORS	DEAD	25 PSF
	LIVE	100 PSF

DIMENSIONS SHOWN SHALL BE FIELD-VERIFIED. ANY DISCREPANCIES SHALL BE NOTED AND THE ENGINEER OF RECORD NOTIFIED BEFORE CONTINUING WITH THE WORK.

"D" BARS: DENOTE 2 # 5 TOP & BOTTOM DIAGONAL BARS X 5'-0" LONG

**FOUNDATION:**

THE FOUNDATION IS DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020 7TH EDITION. EXISTING SOILS, SOILS PREPARATION & ALLOWABLE BEARING AS FOLLOWS:

- FOUNDATION SYSTEM CONSISTS OF SHALLOW SPREAD FOOTINGS DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 3000 PSF. FOOTINGS SHALL BEAR ON UNDISTURBED LIMEROCK, BASED ON GEOTECHNICAL REPORT AND BORINGS BY DYNATECH ENGINEERING CORP. ON, DATED NOVEMBER 15, 2019. THE E.O.R. SHALL CERTIFY THIS LOAD BEARING CAPACITY PRIOR TO POURING THE FOUNDATION.
- ALL AREAS OF NEW CONSTRUCTION SHALL BE STRIPPED OF EXISTING CONSTRUCTION TO BE REMOVED, PLANT, TOP SOIL AND OTHER DELETERIOUS MATERIAL WHERE REQUIRED. THE EXISTING SOIL SHALL BE EXCAVATED SO THAT UNDERLYING LIMEROCK IS EXPOSED. IF NO LIMEROCK IS FOUND AT THE SITE, CONTACT ARCHITECT / ENGINEER FOR DIRECTIONS. THE CONTRACTOR SHALL CONTACT THE ARCHITECT / ENGINEER OF RECORD FOR INSPECTION. THE ENTIRE AREA, PLUS A FIVE FOOT PERIMETER, SHALL BE THOROUGHLY COMPACTED BY AT LEAST TEN OVERLAPPING PASSES IN PERPENDICULAR DIRECTIONS OF A VIBRATORY COMPACTOR TO ACHIEVE A MINIMUM OF 98% OF MAXIMUM DENSITY AS DETERMINED IN ACCORDANCE WITH AASHTO-180C OR ASTM D1557. IF FOOTINGS ARE EXCAVATED AFTER BUILDING AREA COMPACTION, THEN ALL FOOTING BEARING LEVELS SHALL ALSO BE COMPACTED TO MINIMUM OF 98% OF MAXIMUM DENSITY USING A HAND OPERATED VIBRATORY PLATE COMPACTOR. EXISTING CONSTRUCTION SHALL BE CONTINUOUSLY MONITORED DURING SOIL COMPACTION. IF CRACKING OR OTHER SIGNS OF SETTLEMENT OCCUR, CEASE SOIL COMPACTION AND CONTACT ENGINEER. WHERE REQUIRED, CRUSHED LIMEROCK FILL (NO ROCKS GREATER THAN 2 INCHES) SHALL BE PLACED. EXCAVATED MATERIAL MAY BE USED IF FREE OF ORGANIC, MUCK OR OTHER DELETERIOUS MATERIALS. FILL SHALL BE PLACED IN MAXIMUM TWELVE-INCH LIFTS. EACH LIFT SHALL BE COMPACTED TO A MINIMUM OF 98% OF MAXIMUM DENSITY.
- ALL LAYERS OF EXISTING SOILS AND FILL SHALL BE TESTED FOR DENSITY. SUBMIT TEST REPORTS TO THE ARCHITECT/ ENGINEER OF RECORD BEFORE POURING THE FOOTINGS AND SLAB.

**TERMITE NOTE:**

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202, "REGISTERED TERMITICIDE." UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.", PER RESIDENTIAL F.B.C. 2020 (SEVENTH EDITION), SECTION R318, R318.1.

ALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS THROUGH STRUCTURAL MEMBERS SHALL BE COORDINATED BY THE GENERAL CONTRACTOR. LOCATION AND DIMENSIONS OF EQUIPMENTS TO BE VERIFIED BY SPECIFIC VENDOR PRIOR TO INSTALLATION. SPECIFIC VENDOR IS RESPONSIBLE FOR CHECKING ADEQUACY OF EQUIPMENT WEIGHTS WITH STATED LOADS USED FOR STRUCTURAL DESIGN, IF LOADS EXCEED THOSE, VENDOR WILL BE RESPONSIBLE FOR UPDATING THE DESIGN ACCORDINGLY. PERMITTING TASKS AND TIMELINE COMPLIANCE ASSOCIATED WITH NEW DESIGN WILL BE VENDOR RESPONSIBILITY AS WELL.

**CONC. MASONRY NOTE:**

ALL NEW CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C 90 STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS, WITH A NET AREA COMPRESSIVE STRENGTH OF MASONRY OF 1500 PSI.

ALL MASONRY WALLS THIS LEVEL SHALL BE REINFORCED WITH #5 @48" U.O.N.

**NOTES:**

- DIMENSIONS SHOWN SHALL BE FIELD-VERIFIED. ANY DISCREPANCIES SHALL BE NOTED AND THE ENGINEER OF RECORD NOTIFIED BEFORE CONTINUING WITH THE WORK.
- CONTRACTOR TO SUBMIT SIGNED AND SEALED CALCULATIONS AND SHOP DRAWINGS FOR WINDOWS AND DOORS BY FLORIDA PROFESSIONAL ENGINEER BEFORE FABRICATION FOR APPROVAL BY THE ENGINEER OF RECORD TO SHOW COMPLIANCE WITH THE RESIDENTIAL FLORIDA BUILDING CODE 2020 (SEVENTH EDITION).
- TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES.
- A 6-MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" SHALL BE PLACED BETWEEN THE CONCRETE SLAB AND THE BASE COURSE OR THE PREPARED SUBGRADE WHERE NO BASE COURSE EXISTS PER RESIDENTIAL F.B.C. 2020 (SEVENTH EDITION), SECTION R506, R506.2.3.

**CONCRETE SLAB LEGEND**

4" CONC. SLAB ON GRADE 4" CONC. SLAB OVER 6 MIL. VISQUEEN ON CLEAN FINE SAND SUPERVISED FILL COMPACTED IN 12" LAYERS TO 95% OF THE STANDARD PROCTOR DENSITY TEST. REINFORCED W/6x6-W1.4xW1.4 WELDED WIRE FABRIC PLACED 1/2" FROM TOP OF SLAB. SOIL COMPACTION SHALL BE SUPERVISED BY GEOTECHNICAL ENGINEER. (TYPICAL FOR GROUND SLAB ON GRADE).

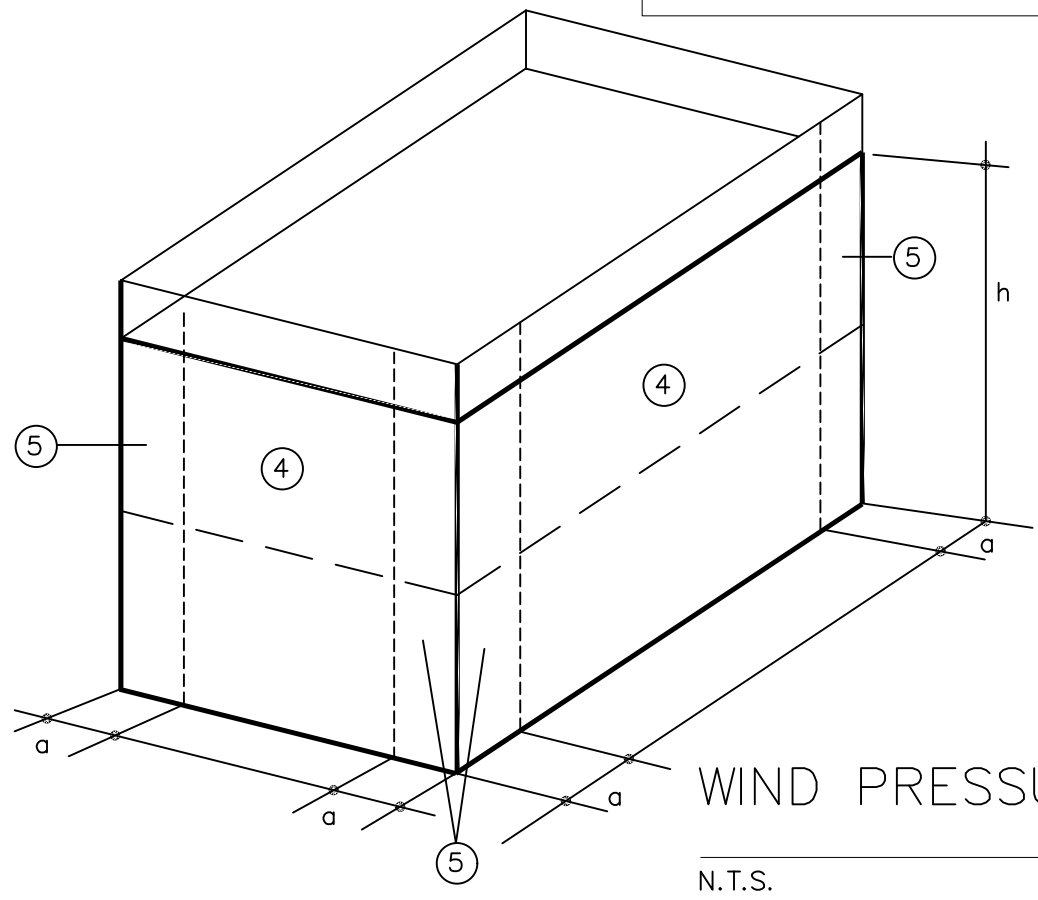
6" CONC. SLAB ON GRADE 6" CONC. SLAB OVER 6 MIL. VISQUEEN ON CLEAN FINE SAND SUPERVISED FILL COMPACTED IN 12" LAYERS TO 95% OF THE STANDARD PROCTOR DENSITY TEST. REINFORCED W/6x6-W1.4xW1.4 WELDED WIRE FABRIC PLACED 1/2" FROM TOP OF SLAB. SOIL COMPACTION SHALL BE SUPERVISED BY GEOTECHNICAL ENGINEER. (TYPICAL FOR GROUND SLAB ON GRADE).

**DESIGN CRITERIA**

ASCE 07-16  
175 MPH WIND VELOCITY  
CATEGORY EXPOSURE "C"  
COEF. OF INTERNAL PRESSURE GCpi=+0.18 REF.:  
RISK CATEGORY II  
HEIGHT=24.0'  
Kd=0.85  
q=37.6 psf  
a=9.0'

**WALL COMPONENTS AND CLADDING SERVICE WIND PRESSURE**

TRIBUTARY AREA	ZONE 4 (PSF)		ZONE 5 (PSF)		a (FT)
	(+)	(-)	(+)	(-)	
33 SF (HEIGHT=10.0')	37.5	40.9	37.5	48.0	9.0'
70 SF (HEIGHT=14.5')	35.6	39.0	35.6	44.1	9.0'
200 SF (HEIGHT=24.5')	32.9	36.3	32.9	39.6	9.0'



WIND PRESSURE DIAGRAMS  
N.T.S.  
FOUNDATION & GROUND FRAMING PLAN

3/16"=1'-0"



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SEAL: Ruben J Pujol  
2022.11.0  
4:13:39  
-04'00"

CONSULTANTS:  
Adonal Design & Construction, Inc.  
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Ste. 501  
Miami, FL 33145

project information:  
**NEW MULTIFAMILY UNITS ( 19 UNITS )**  
895 NW 45 VE  
MIAMI, FL 33126

project history:  
REV 10/22/2022 BDC & COORD.  
REV  
REV  
REV

DATE: JUNE, 2022  
JOB NUMBER:  
TITLE: COVER SHEET  
FOUNDATION & GROUND FLOOR FRAMING PLAN

S03