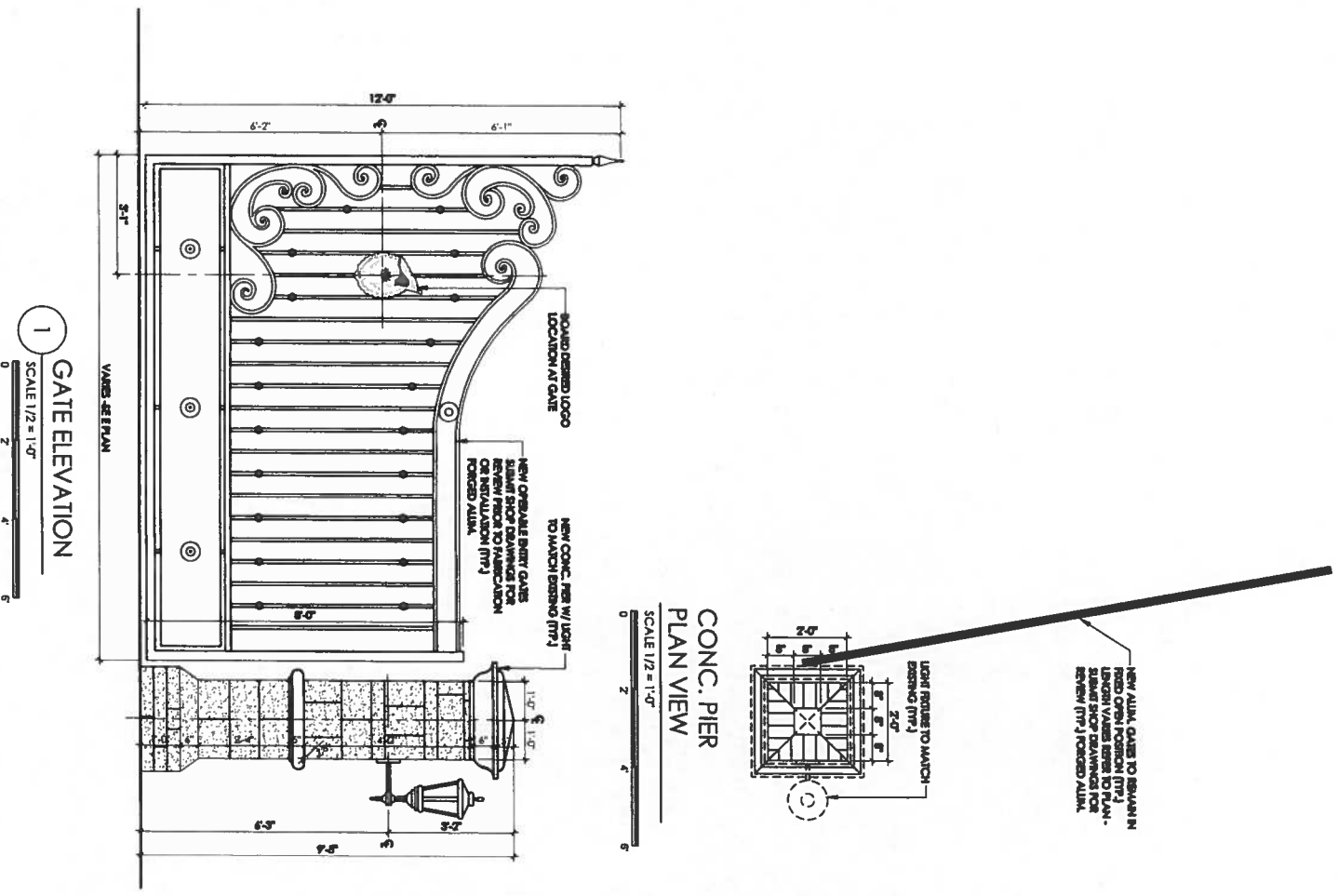
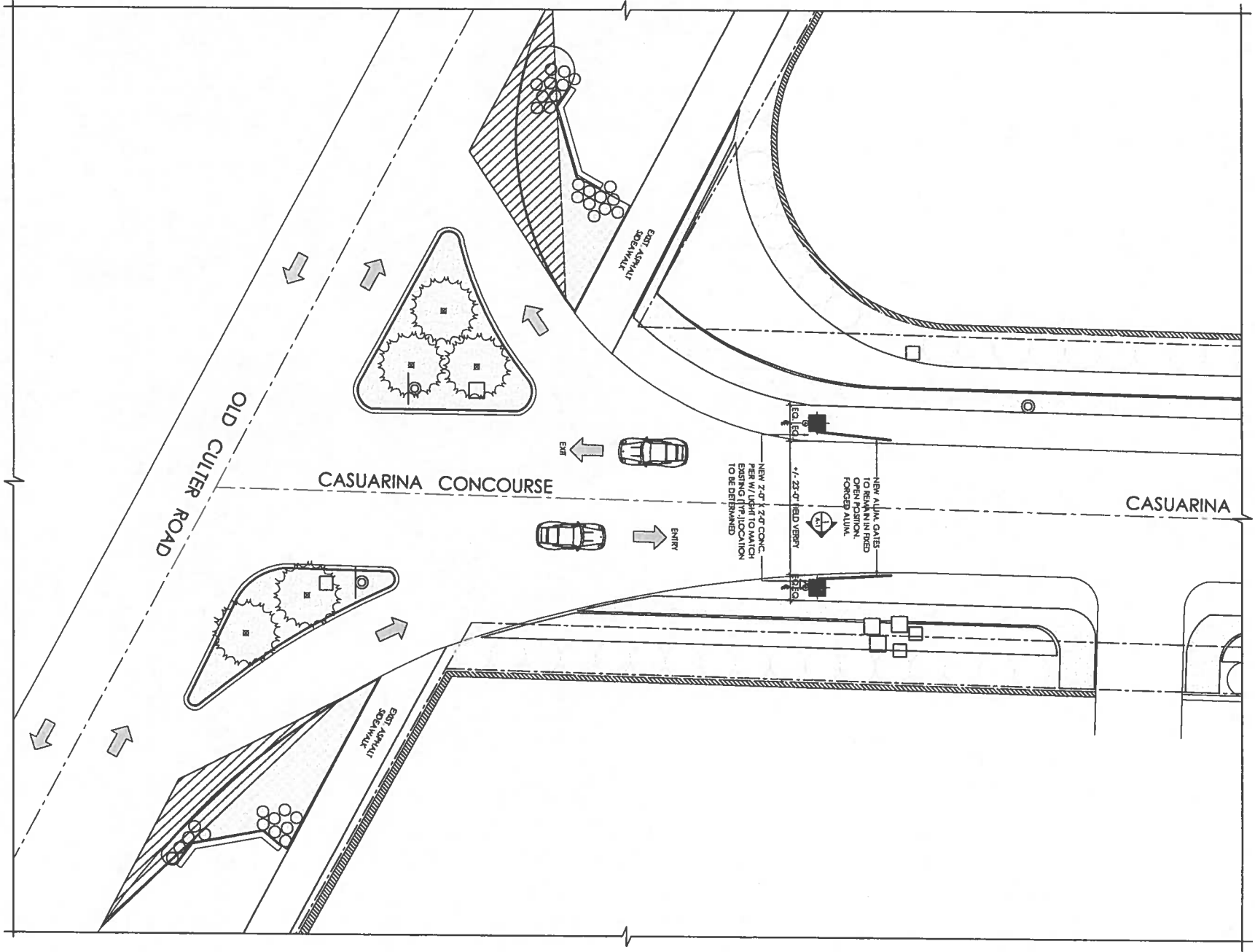


NOTE:
 SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND/OR INSTALLATION (TYP.) ALL ALUMINUM GATES SHALL BE OPERABLE NOT MOTORIZED AND INTENDED FOR DECORATIVE PURPOSES. ALL DECORATIVE GATES SHALL REMAIN OPEN AT ALL TIMES.



1 GATE ELEVATION
 SCALE 1/2" = 1'-0"

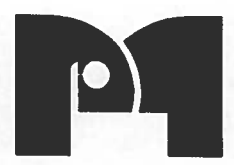
CASUARINA CONCOURSE ENTRY GATES PLAN VIEW
 SCALE 3/32" = 1'-0"



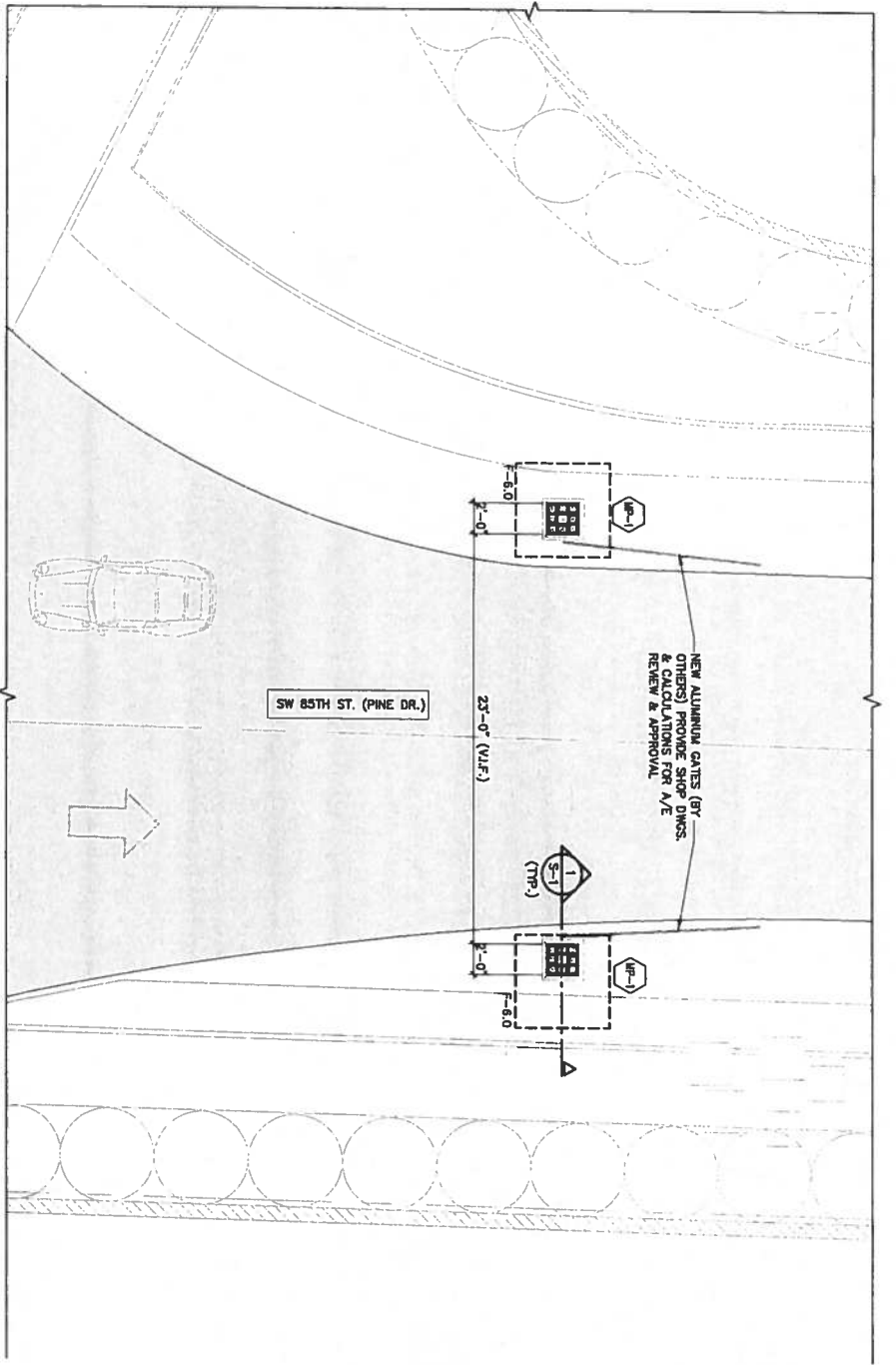
date	revisions
05-28-18	
issued	_____
drawn	HM _____
checked	_____
project no.	1512 _____

NEW ENTRY GATES FOR:
GABLES ESTATES CLUB
 CASUARINA CONCOURSE
 SW 85TH STREET & OLD CUTLER ROAD
 CORAL GABLES, FLORIDA

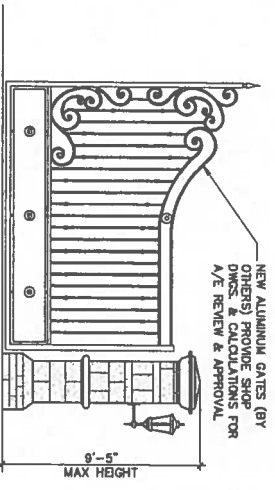
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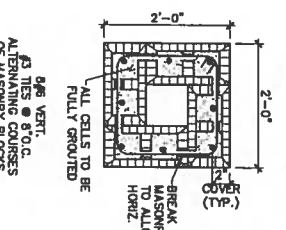
PACHECO-MARTINEZ & ASSOCIATES LLC.
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FOUNDATION & GROUND FLOOR PLAN
SCALE : 3/8" = 1'-0"



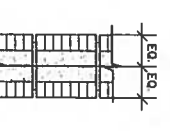
ENTRY GATE ELEVATION
SCALE : 1/4" = 1'-0"



MASONRY PIER DETAIL
SCALE : 1/4" = 1'-0"

BAR SIZE	FORM=1500 PSI	FORM=2000 PSI
#4	12"	12"
#5	12"	12"
#6	12"	12"
#7	12"	12"
#8	12"	12"
#9	12"	12"
#10	12"	12"
#11	12"	12"
#12	12"	12"
#13	12"	12"
#14	12"	12"
#15	12"	12"
#16	12"	12"
#17	12"	12"
#18	12"	12"
#19	12"	12"
#20	12"	12"
#21	12"	12"
#22	12"	12"
#23	12"	12"
#24	12"	12"
#25	12"	12"
#26	12"	12"
#27	12"	12"
#28	12"	12"
#29	12"	12"
#30	12"	12"
#31	12"	12"
#32	12"	12"
#33	12"	12"
#34	12"	12"
#35	12"	12"
#36	12"	12"
#37	12"	12"
#38	12"	12"
#39	12"	12"
#40	12"	12"
#41	12"	12"
#42	12"	12"
#43	12"	12"
#44	12"	12"
#45	12"	12"
#46	12"	12"
#47	12"	12"
#48	12"	12"
#49	12"	12"
#50	12"	12"
#51	12"	12"
#52	12"	12"
#53	12"	12"
#54	12"	12"
#55	12"	12"
#56	12"	12"
#57	12"	12"

LAP SPICE TABLE
SCALE : 1/4" = 1'-0"



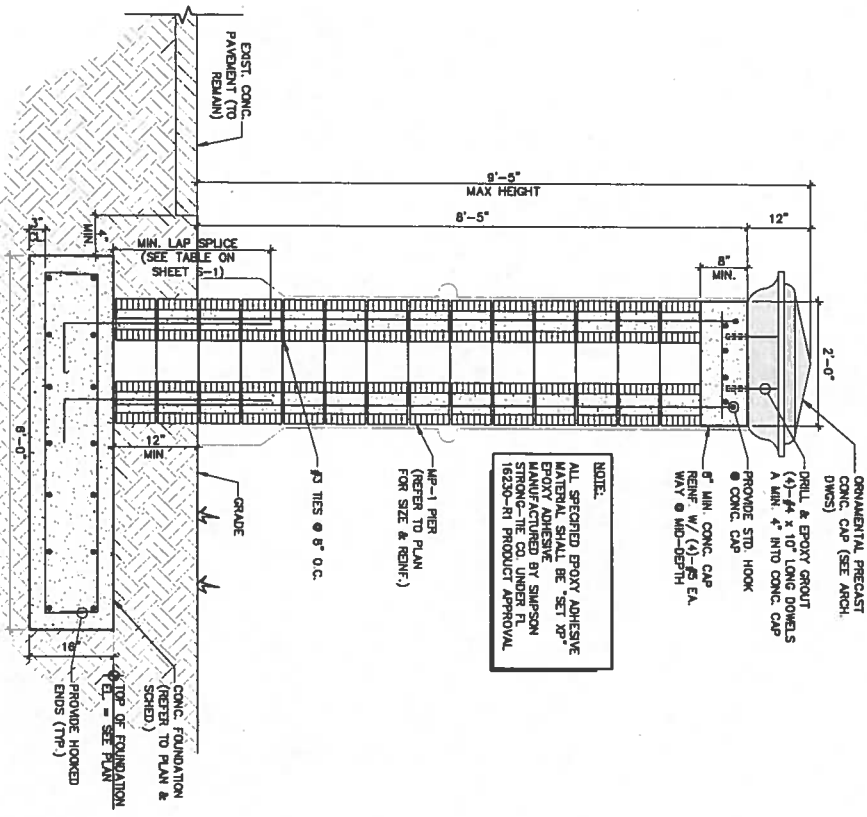
WALL SECTION SINGLE REINFORCING

MARK	ELEV. TOP OF FOOTING	WIDTH (FROM GRADE)	THICK	REINFORCING CONTINUOUS TRANSVERSE	REMARKS
F-6-0	-1'-4"	4'-0" x 4'-0"	16"	#5 @ 8" O.C. EA. WAY BOT. #5 @ 8" O.C. EA. WAY TOP.	

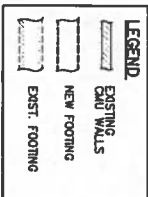
- PLAN NOTES:**
- COORDINATE W/ARCHITECTURAL & OTHER DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
 - COORDINATE ALL WINDOW, DOOR AND OPENING LOCATIONS WITH ARCHITECTURAL DRAWINGS.
 - ALL FOOTINGS SHALL BE CENTERED UNDER WALLS & COLUMNS, U.O.A. & SHALL BE A MIN. 12" BELOW GRADE PER PBC.
 - ALLOWABLE SOIL BEARING PRESSURE IS 4000 PSF. REFER TO GENERAL NOTES AND GEOTECHNICAL REPORT.

TERMITE PROTECTION STATEMENT:
ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER 2014 FBC. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT COMPLETES THE FOLLOWING STATEMENT: THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR SUBTERRANEAN TERMITES IN ACCORDANCE WITH THE RULES & REGULATIONS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES.

NOTE:
ALL SPECIFIED EPOXY ADHESIVE MATERIAL SHALL BE "SET XP" MANUFACTURED BY SUREPOX STRONG-TIE CO. (UBERALL, TEXAS) IN PRODUCT APPROVAL.



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



TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.A.C. 2014, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

ALEXANDER ROQUEL
FL. P.E. #80735
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MIAMI, FL 33156
TEL: 305-666-2573 FAX: 305-666-3871

PROJECT: The above drawings are prepared by the Architect and Engineer in accordance with the contract documents and the applicable laws and regulations of the State of Florida. The Architect and Engineer are not responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by the contractor.



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NEW ENTRY GATES FOR:
GABLES ESTATES CLUB
CASUARINA CONCOURSE
SW 85TH STREET & OLD CUTLER ROAD
CORAL GABLES, FLORIDA

date	revisions
05-28-15	
issued	
drawn	N.C.
checked	A.R.
project no.	151

STRUCTURAL NOTES

1. GENERAL:
 - A. CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY IN WRITING ANY ERRORS, INCONSISTENCIES, OR OMISSIONS ON THE DRAWINGS TO THE ENGINEER FOR CLARIFICATION, PRIOR TO FABRICATION AND INSTALLATION OF ANY STRUCTURAL MEMBERS.
 - B. CONTRACTOR IS RESPONSIBLE AND SHALL COMPLY WITH THE REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE AND ALL LOCAL, STATE AND FEDERAL LAWS.
 - C. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE PRIOR TO CONSTRUCTION. SUCH VERIFICATION IS NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. INSPECTION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
 - D. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING HIS CONSTRUCTION DOCUMENTS WITH ANY REVISED DRAWINGS AND SPECIFICATIONS, OR CLARIFICATION SKETCHES ISSUED DURING THE COURSE OF CONSTRUCTION.
 - E. CONTRACTOR SHALL ADEQUATELY PROTECT HIS WORK, ADJACENT PROPERTY AND THE PUBLIC, AND BE RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLECT.
 - F. NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED OR OTHERWISE REDUCED IN SIZE OR STRENGTH WITHOUT PRIOR APPROVAL IN WRITING FROM THE STRUCTURAL ENGINEER.
 - G. CONTRACTOR SHALL COORDINATE STRUCTURAL AND OTHER DRAWINGS WHICH ARE PART OF THE CONTRACT DOCUMENTS FOR ANCHORED, EMBEDDED OR SUPPORTED ITEMS WHICH MAY AFFECT THE STRUCTURAL DRAWINGS.
 - H. THESE DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT, DESIGN AND EXTENT OF THE WORK AND ARE PARTLY DIAGNOSTIC. THESE DRAWINGS ARE NOT INTENDED TO BE SCALED OR TO SERVE AS SHOP DRAWINGS OR PORTIONS THEREOF.
 - I. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION EXCEPT AS NOTED ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
 - J. DEFERRED WORK SHALL BE REPLACED OR REPAIRED, AS DETERMINED BY THE ENGINEER, AT NO COST TO THE OWNER, INCLUDING ENGINEERING COSTS INCURRED.
 - K. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE DURATION OF THE PROJECT WORK. THE STRUCTURAL ENGINEER WILL NOT ADVISE ON NOR ISSUE DIRECTIONS AS TO SAFETY PRECAUTIONS.
 - L. ALL STRUCTURAL ELEMENTS OF THE PROJECT HAVE BEEN DESIGNED BY THE STRUCTURAL ENGINEER TO RESIST THE CODE-REQUIRED VERTICAL AND LATERAL FORCES THAT COULD OCCUR IN THE FINAL COMPLETED STRUCTURE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL REQUIRED BRACING DURING CONSTRUCTION TO MAINTAIN THE STABILITY OF THE STRUCTURE THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LATERAL-LOAD RESISTING OR STABILITY-PROVIDING SYSTEM IS COMPLETELY INSTALLED AND THE STRUCTURE IS COMPLETELY TIED TOGETHER.
 - M. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT WHEN PLACED ON FLOOR OR ROOF. LOADS SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ACQUIRED DESIGN STRENGTH.
 - N. THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS ISSUED BY THE ARCHITECT. DISCREPANCIES SHALL BE BROUGHT TO ATTENTION TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
 - O. ANY MATERIALS OR PRODUCTS SUBMITTED FOR APPROVAL THAT ARE DEFERRED FROM THOSE SPECIFIED IN THE STRUCTURAL PLANS WILL BE REMOVED AND APPROVED ONLY IF THE FOLLOWING CRITERIA ARE SATISFIED:
 1. A COST SAVING TO THE OWNER IS DOCUMENTED & SUBMITTED WITH THE REQUEST.
 2. THE MATERIAL OR PRODUCT IS IDENTIFIED AND THE MANUFACTURER'S NAME, BRAND NAME AND THE PRODUCT APPROVAL REPORT IS SUBMITTED WITH THE REQUEST.
 3. SUBMITTALS NOT SATISFYING THE ABOVE CRITERIA WILL NOT BE CONSIDERED.
 - P. WHEN PERFORMING WORK BELOW GRADE CARE SHALL BE TAKEN TO AVOID DAMAGING ANY EXISTING UTILITIES. ALL UNKNOWN UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE REPORTED TO ALL AFFECTED PARTIES, INCLUDING THE ARCHITECT/ENGINEER.
 - Q. THE CONTRACTOR SHALL USE EXTREME CAUTION IN THE DESTRUCTION OF EXISTING STRUCTURES. SUCH DEMOLITION SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO REMAIN. PROVIDE TEMPORARY SHORING WHERE REQUIRED.
 - R. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FULLY AWARE OF THE EXISTING CONDITIONS & EXTENT OF WORK REQUIRED TO COMPLETE THE PROJECT PRIOR TO THE START OF WORK.
 - S. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY WORK PERMITS AND APPROVALS REQUIRED BY THE LOCAL AGENCY HAVING JURISDICTION TO PERFORM THE WORK INDICATED.
2. CONCRETE:
 - A. CONCRETE DESIGN AND REINFORCEMENT SHALL BE IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" (ACI 318-11) AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301), PRODUCTION OF CONCRETE, DELIVERY, PLACING AND CURING TO BE IN ACCORDANCE WITH "HOT WEATHER CONCRETE" (ACI 308).
 - B. ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE (145 Pcf) & ACHIEVE A 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI. THE MAXIMUM ALLOWABLE CHLORIDE CONTENT SHALL BE 0.06% BY WEIGHT. THE MAXIMUM OF 5 BARS OF CONCRETE IN EA. WATER-CEMENT RATIO OF 0.50 BY WEIGHT. THE MAXIMUM OF 5 BARS OF CONCRETE IN EA. POUNDING MIX SHALL BE IDENTIFIED BY MIX NUMBER OR OTHER POSITIVE IDENTIFICATION.
 - C. ALL EXISTING SHALL CONFORM TO ASTM C150, TYPE 1. MAXIMUM AVERAGE SIZE SHALL BE 1/4" FOR FOOTINGS & 3/4" FOR WALLS, BEAMS & SLABS CONFORMING TO ASTM C111.
 - D. FOR ALL CONCRETE TO BE PLACED IN SLABS (INCLUDING SLABS ON GRADE) AND WALL PANELS, THE SLUMP SHALL NOT EXCEED 4" (417). NO WATERS OF THIS REQUIREMENT SHALL BE CONSIDERED. SLUMP FOR PUMPED CONCRETE SHALL NOT EXCEED 7" (417).
 - E. PLACING OF CONCRETE IN ALL REINFORCED COLUMNS AND WALLS SHALL BE IN EQUAL LIFTS IN POSITION PRIOR TO CONCRETING.
 - F. ALL CONCRETE STRUCTURAL COMPONENTS SHALL HAVE ITS STRENGTH TESTED IN ACCORDANCE WITH ASTM STANDARDS & ACI 318-11. MINIMUM FOUR TEST COLUMNS MUST BE TAKEN EVERY 50 CUBIC YARDS OR LESS OF CONCRETE PRIOR TO POURING. TESTS SHALL BE MADE FOR 7 DAYS, TWO AT 28 DAYS & ONE HELD IN RESERVE. CONTRACTOR SHALL PROVIDE THE STRUCTURAL ENGINEER'S OFFICE COPIES OF THE CONCRETE TEST RESULTS FOR REVIEW, AS WELL AS COPIES OF THE CONCRETE MIX DESIGN TO BE APPROVED PRIOR TO USE.
 - G. MINIMUM CONCRETE COVER TO REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI 318-11 AND SHALL BE AS FOLLOWS:

REINFORCEMENT POSITION	TOP:	BOTTOM:	SIDE:
BEAMS	1 1/2"	1 1/2"	1 1/2"
COLUMNS/WALLS	1 1/2"	1 1/2"	1 1/2"
SLAB ON GRADE	2"	1"	1"
EXTERIOR STRUCT. SLAB	4"	4"	1"
INTERIOR STRUCT. SLAB	1 1/2"	1 1/2"	1"
 - H. SLAB OPENING SHALL BE MADE BY BLOOMING OUT PIER TO PLACING CONCRETE OR BY CORE DRILLING. NO CHIPPING OF ANY TYPE WILL BE PERMITTED. THE LOCATION OF ALL OPENINGS SHALL BE COORDINATED WITH THE PLUMBING, ELECTRICAL & MECHANICAL PLANS.
 - I. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY COMPROMISE THE STRUCTURAL INTEGRITY. IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS.
 - J. CONCRETE ON EXPOSED BALCONIES, SLABS, BEAMS AND STAIRS SHALL HAVE THE TOP SURFACE COATED WITH ALKYL-ALUTOXY SLANE SEALER OR ENGINEER-APPROVED EQUAL.
 - K. THE CONTRACTOR SHALL EVALUATE ALL WATER FROM WITHIN FORMWORK BEFORE PLACEMENT OF ANY CONCRETE. AFTER DEWATERING AND BEFORE PLACING CONCRETE, REMOVE THE REINFORCING STEEL CLEAN AND FREE OF ALL DEBRIS MATERIAL.
 - L. THE MASONRY BE ALLOWED FROM THE THE THE CURING WATER IS ADDED UNTIL IT IS REPORTED IN ITS FINAL POSITION SHALL NOT EXCEED 18" FOR ANY REASON THERE IS A LONGER DELAY, THE CONCRETE MUST BE DISCARDED.
3. MASONRY:
 - A. ALL MASONRY CONSTRUCTION TO BE IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMMENTARIES" (ACI 530/530.1-11), AND THE 2014 EDITION OF THE FLORIDA BUILDING CODE. ALL MASONRY WALLS TO BE CONSTRUCTED OF UNITS CONFORMING TO ASTM C-80-11 AND REINFORCED WITH #6 GAGE HORIZONTAL REINFORCING LOCATED AT 18" O.C. UNDER TYPE. ALL MASONRY TO BE Laid IN THE "M" MORTAR (2500 Psf) WITH FULL HEAD AND BED JOINTS.
 - B. BLOCK CELLS AT WALL ENDS, CORNERS, INTERSECTIONS AND ADJACENT TO ALL OPENINGS SHALL BE FILLED WITH GROUT AND REINFORCED WITH MINIMUM ONE #6 VERTICAL REINFORCING BAR. DOWELS SHALL BE USED TO PROVIDE CONTINUITY INTO THE STRUCTURE.
 - C. MASONRY NET AREA COMPRESSIVE STRENGTH (F_m) SHALL BE 1500 Psf AND THE NET AREA COMPRESSIVE STRENGTH OF THE MASONRY UNITS SHALL BE 1800 Psf, PER ACI 530/530.1-11.
 - D. ALL REINFORCED MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE PROVISIONS OF THE BUILDING CODE. MASONRY SHALL BE CONSTRUCTED WITH REINFORCING MASONRY. VERTICAL REINFORCING SHALL ANCHOR INTO SUPPORTING CONCRETE MEMBERS A CLASS "C" LAP LENGTH PLUS 3" OR FULL DEPTH, PLUS A STANDARD HOOK. ALL VERTICAL CELLS WITH REINFORCING SHALL BE FILLED WITH COARSE GROUT CONSISTING OF 3000 Psf CONCRETE WITH #6 COARSE AGGREGATE. WHERE HEIGHT OF MASONRY WALL EXCEEDS 4'-0", THE GROUT SHALL BE PLACED IN 4'-0" MAXIMUM HEIGHT LIFTS. THE GROUT SHALL BE PLACED IN 30 TO 60 MINUTE DELAY BETWEEN LIFTS. GROUT SHALL CONFORM TO ASTM C494. SLUMP SHALL BE BETWEEN 8" AND 10".
 - E. MORTAR SHALL COMPLY WITH ASTM C-270-08, TYPE "M", WITH A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 Psf.
 - F. HORIZONTAL REINFORCEMENT SHALL BE DWR-O-WALL STANDARD (9 GA.), ASTM CLASS B-2 HOT DIPPED GALVANIZED OR APPROVED EQUAL.
 - G. VERTICAL REINFORCEMENT SHALL CONFORM TO ASTM A191/A191M-09, GRADE 60, FULL ALL REINFORCED CELLS WITH 3000 Psf CONCRETE OR GROUT. SEE PLAN FOR SIZE AND SPACING OF VERTICAL REINFORCING.
 - H. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF MASONRY WALLS DURING CONSTRUCTION. THE CONTRACTOR SHALL BE TAKEN TO PREVENT INJURY TO PERSONS RESULTING FROM MASONRY WALL FAILURE.
4. REINFORCING STEEL:
 - A. TO BE NEW BUILT STEEL CONFORMING TO THE LATEST ASTM A615, GRADE 60 SPECIFICATIONS, FABRICATED IN ACCORDANCE WITH MINIMUM OF STANDARD PRACTICE OF THE CSI & PLACED IN ACCORDANCE WITH ACI 318 & ACI MANUAL OF STANDARD PRACTICE.
 - B. COLUMN REINFORCEMENT: DOWELS TO BE SAME SIZE AND NUMBER AS VERTICALS ABOVE. #3 BAR DIAMETER OR MINIMUM OF 18" O.C. FROM STANDARD HOOKS FOR ALL VERTICAL REINFORCEMENT AT NON-CONTINUOUS COLUMNS.
 - C. ALL REINFORCING STEEL SHALL BE TIED DOWN AND INDEPENDENTLY SUPPORTED ON CHAINS AND SPACING BARS. REINFORCEMENT SHALL BE FREE OF MUD OR OTHER NONMETALLIC COATINGS THAT ADVERSELY AFFECT BONDING CAPACITY.
 - D. ALL DOWELS FOR COLUMNS AND WALLS TO BE SECURED IN POSITION PRIOR TO CONCRETING. DRILLING OR PUSHING THE DOWELS INTO POSITION IN WET CONCRETE IS NOT PERMITTED.
 - E. WELDED WIRE FABRIC (W.W.F.) SHALL CONFORM TO ASTM A-185. MINIMUM LAP OF W.W.F. SHALL BE 6" IN OR ONE FULL MESH, WHICHEVER IS GREATER.
 - F. ALL REINFORCING BARS MARKED "CONTINUOUS" SHALL BE LAPPED 36 BAR DIA. AT SPICES AND CORNERS UNLESS OTHERWISE NOTED. LAP CONTINUOUS TOP BARS AT CENTER BETWEEN STANDARD HOOKS. USE 18".
 - G. ALL WALLS AND COLUMNS SHALL BE DOWELED INTO FOOTINGS, WALLS, BEAMS, OR SLABS WITH BARS OF THE SAME SIZE AND SPACING AS THE BARS ABOVE. USE A (30) BAR DIAMETER LAP EXCEPT WHERE SPECIFICALLY INDICATED.
 - H. FOR EXTERIOR SLABS SUCH AS BALCONIES, THAT ARE EXPOSED TO WEATHER, TOP REINFORCING SHALL BE EPOXY COATED IN ACCORDANCE WITH THE STANDARD SPECIFICATION FOR EPOXY COATED REINFORCING STEEL BARS, ASTM A775. MINIMUM COVER FOR THESE BARS SHALL BE 1 1/2". (CONCRETE WATER CEMENT RATIO SHALL NOT EXCEED 0.40 BY WEIGHT AND ALSO SHALL BE MINIMUM OF 1 1/2" FROM EXTERIOR SURFACE OF CONSTRUCTION OR FINISH SURFACE OF EXISTING STRUCTURE). CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPROVAL BY THE ARCHITECT/ENGINEER A CONCRETE MIX DESIGN CONTAINING AN APPROVED CORROSION INHIBITOR ADJUTANT IN CONFORMANCE TO ASTM C494 TYPE C.
 - I. ALL REINFORCEMENT SHALL BE BENT COLD, UNLESS OTHERWISE PERMITTED BY THE PROFESSIONAL ENGINEER IN WRITING. ALL TIES SHALL HAVE A 135 DEGREE BEND.
 - J. ALL NEW REINFORCING STEEL THAT WILL BE WELDED SHALL MEET THE REQUIREMENTS OF ASTM A706 GRADE 60 DEFORMED BARS.
5. FOUNDATION:
 - A. ALL FOOTING AND FOUNDATION STEEL SHALL BE DESIGNED IN ACCORDANCE WITH THE SUBSURFACE EXPLORATION REPORT AND RECOMMENDATIONS PREPARED BY ABOUAMIN & ASSOCIATES, INC. UNDER FILE NO. 15-2958, DATED JULY 17, 2015.
 - B. TO SUBSURFACE EXPLORATION REPORT FOR SITE PREPARATION AND COMPACTON. THE ALLOWABLE SOIL BEARING PRESSURE FOR THIS SITE SHALL BE 4000 PSF.
 - C. SHOULD ANY DISCREPANCIES BE FOUND WITH THE RECOMMENDATIONS AND FINING OF SUCH REPORT DURING SITE PREPARATION AND/OR FOUNDATION EXCAVATIONS, ALL WORK SHALL STOP IMMEDIATELY STOP AND THE ARCHITECT AND ENGINEER OF RECORDS SHALL BE NOTIFIED OF SUCH DISCREPANCIES BEFORE ANY FURTHER WORK IS TO CONTINUE.
 - D. URGE EXCAVATION, BRACING AND COMPACTON. THE SOIL SHALL BE TREATED FOR SUBSEQUENT TREATMENT PREVENTION AS REQUIRED BY THE FBC SECTION 1816.
 - E. CONTRACTOR SHALL PROVIDE FOR Dewatering of excavation from either surface water, ground water or seepage.
 - F. ALL EXCAVATIONS SHALL BE PROPERLY BRACED AND/OR SHORED TO COMPLY WITH FLORIDA STATUTE SECTION 553.80 AND 2014 FBC REQUIREMENTS.
 - G. CONTRACTOR SHALL EXCAVATE FOOTINGS TO THE REQUIRED DEPTH, RESPECT THE BOTTOM OF FOOTING. ALL EXCAVATIONS SHALL BE PROPERLY BRACED AND/OR SHORED TO COMPLY WITH SUITABLE STRUCTURAL, TILL OR GRADED AGGREGATES AND RE-COMPACTED.
 - H. ALL STRUCTURAL TILL SHOULD BE PLACED IN 8 TO 12 INCH LIFTS AND COMPACTED TO A MINIMUM OF 95% OF THE MATERIALS ADJACENT PROCTOR MAXIMUM DRY DENSITY (ASTM D1557) AND BE FREE OF GRAVELS, ROOTS OR OTHER DEBRIS MATERIALS.
 - I. THE CONCRETE FOR EACH ISOLATED FOOTING SHALL BE PLACED IN ONE CONTINUOUS POUR. PROVIDE CONSTRUCTION JOINT REINFORCEMENT AT DIFFERENT AND/OR INTERRUPTED POURS. PER DETAILS SHOWN ON THESE DRAWINGS.
6. STRUCTURAL DESIGN CRITERIA:
 - A. THIS STRUCTURE HAS BEEN DESIGNED TO COMPLY WITH THE LOAD REQUIREMENTS OF THE FLORIDA BUILDING CODE (2014 EDITION) AND OTHER REFERENCED CODES & SPECIFICATIONS. WIND LOADS ARE BASED ON ASCE 7-10 & 2014 FBC REQUIREMENTS. 3 SECOND SUSTAINED WIND GUSTS OF 175 MPH AT HURRICANE OCEAN WAVE. EXPOSURE "C" & IMPORTANCE FACTOR "K_d"=0.85 & CATEGORY I BLDG. CLASSIFICATION.

THIS STRUCTURE HAS BEEN DESIGNED AS "ENCLOSED" & REQUIRES IMPACT RESISTANT GLASS OR SHUTTERS TO COMPLY WITH FBC SECTIONS 1809.1.2 & 1828

7. SHOP DRAWINGS:

- A. SUBMIT SHOP DRAWINGS FOR A/E REVIEW & APPROVAL BEFORE STARTING FABRICATION. ALL SHOP DRAWINGS SHALL BE APPROVED BY BUILDING DEPARTMENT PRIOR TO ANY INSTALLATION OR FABRICATION OF SUCH ELEMENTS.
- B. NO SHOP DRAWINGS SHALL SUBMITTED FOR A/E REVIEW UNTIL AFTER THEY HAVE BEEN REVIEWED AND NOTED FOR CONSTRUCTION METHOD, DIMENSIONS AND OTHER TRADE RELATED INFORMATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR DIMENSIONS, QUANTITIES OR CHANGES AS A RESULT OF CHECKING AND REVISIONS ANY SHOP DRAWINGS.
- C. ALL CHANGES AND ADDITIONS MADE ON RE-SUBMITTALS MUST BE CLEARLY PLACED AND ADDED. FEES SHALL BE PAID BY OWNER/CONTRACTOR TO ENGINEER FOR ADD'L REVIEW.
- D. THE REVIEW OF ALL STRUCTURAL SUBMITTALS BY THE STRUCTURAL ENGINEER OF RECORD SHALL BE TO INSURE THAT HIS INTENT HAS BEEN UNDERSTOOD AND THAT THE SPECIFIED MATERIALS HAS BEEN USED. A COPY OF ALL SHOP DRAWING SUBMITTALS WILL BE RETURNED BY THE ENGINEER.
- E. THE CONTRACTOR SHALL SUPPLY THE ENGINEER OF RECORD A MINIMUM OF THREE (3) COPIES OF SHOP DRAWINGS AND CALCULATIONS.
- F. SHOP DRAWINGS SUBMITTALS TO STRUCTURAL ENGINEER SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING:
 - CONCRETE TEST REPORT FOR CAST-IN-PLACE CONCRETE.
 - MASONRY TEST REPORT AND CUT-SHEETS FROM SUPPLIER.
 - REINFORCING STEEL SHOP DRAWINGS.
 - PRE-FABRICATED ROOF TRUSSES SHOP DRAWINGS AND CALCULATIONS.
 - STRUCTURAL STEEL SHOP DRAWINGS.
 - PRE-CAST CONCRETE JOISTS SHOP DRAWINGS AND CALCULATIONS.
 - BRACING AND SHORING SHOP DRAWINGS AND CALCULATIONS.
 - RAILING/SAFETYBARS SHOP DRAWINGS AND CALCULATIONS.

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.A.C. 2014, LATEST EDITION, INCLUDING SECTIONS PERTAINING TO H.A.242.

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date	05-28-15	revisions			
issued					
drawn					
checked					
project no.	1519				

NEW ENTRY GATES FOR:

GABLES ESTATES CLUB

CASUARINA CONCOURSE
SW 85TH STREET & OLD CUTLER ROAD
CORAL GABLES, FLORIDA

NOTICE: The information on these drawings was prepared by the engineer or architect and is based on the information furnished to him. It is the responsibility of the contractor to verify the accuracy of the information furnished to him. The engineer or architect does not accept any liability for errors or omissions in the drawings or for any consequences resulting therefrom.



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