TIE-BEAM SCHEDULE

MARK	SIZE	REINF.	STIRRUPS	REMARKS
TB-1	8" x 12"	2 #5 TOP 2 #5 BOTTOM	#3 STIRRUPS @ 6"O.C.	ADDED TO TIE-BM. OVER WINDOW OPENINGS WIDER THAN 3'-0"

COLUMN SCHEDULE

MARK	SIZE	REINF.	TIES	REMARKS
C-1	8" x 12" STARTER COLUMN	4 #5 VERT.	#3 STIRRUPS @ 12" O.C.	IDENTIFY INTERFACE AS INTO AN EXISTING CONC COLUMN OR HOLLOW BLOCK
C-2	CONC. FILLED BLOCK CELL	1 #5 VERT.	NONE	@ 4'-0" MAX.
C-3	8"x8"x16" CORNER COLUMN	6 #5 VERT.	#3 STIRRUPS @ 12" O.C.	#3 STIRRUPS @ 12" O.C.

MASONRY NOTES: (MIN. F'm=1500 PSI)
1. PROVIDE #9 LADDER TYPE HORIZONTAL MASONRY REINFORCEMENT @ 16" O.C. IN ALL MASONRY WAL
2. IN ALL VERTICAL REINFORCEMENT PROVIDE FOUNDATION DOWELS AND STANDARD HOOKS AT TOP TIE BEAM.
3. SPLICE VERTICAL MASONRY WALL REINFORCEMENT 48 BAR DIAMETERS AS FOLLOWS:
   FOR # 5 BARS: 30"
   FOR # 6 BARS: 36"
   FOR # 7 BARS: 42"
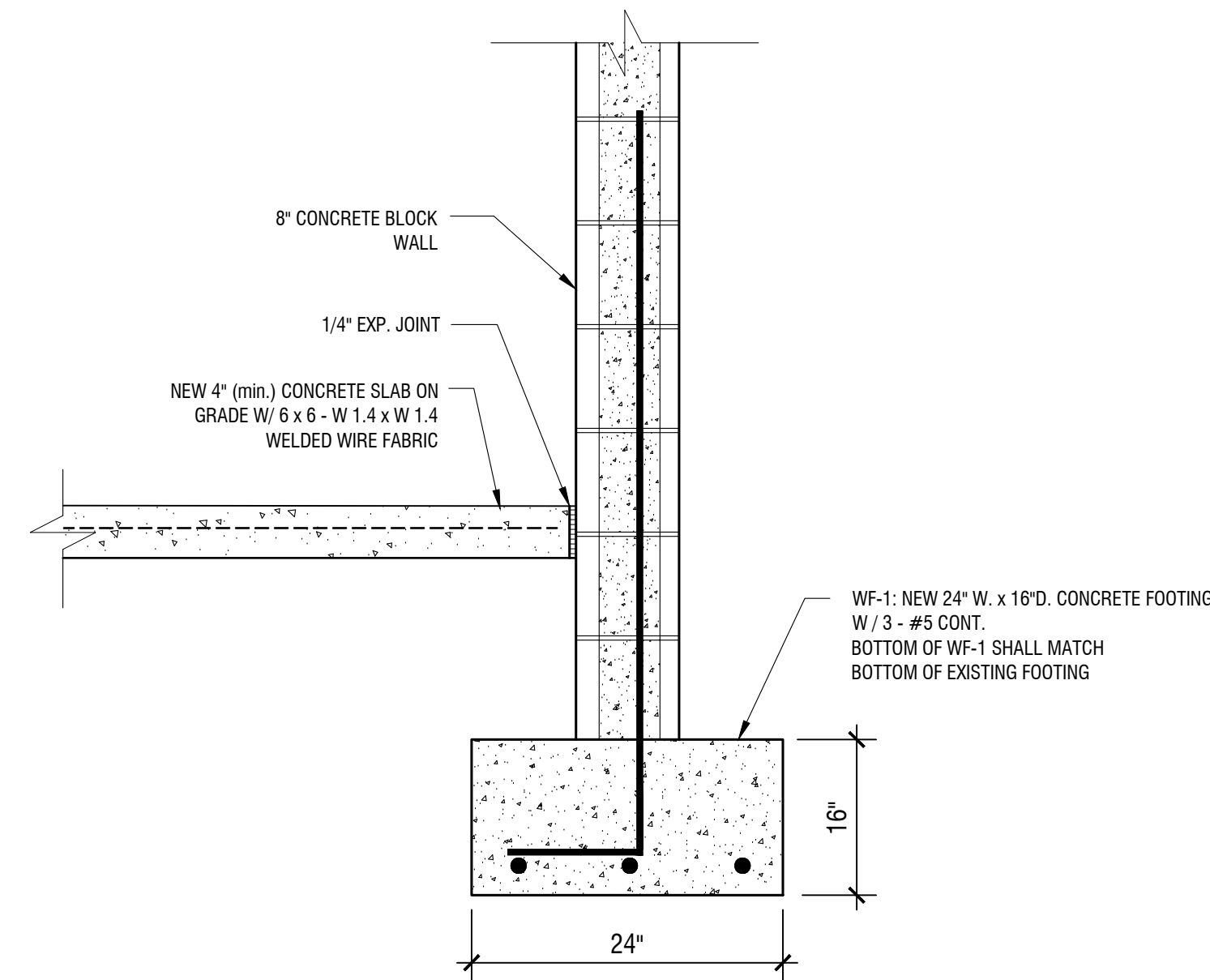4. PROVIDE GROUTED CELLS WITH 1# 5 VERT. AS SHOWN IN PLAN.

TERMITE PROTECTION:
APPLY A FL DEPT. OF AGRICULTURE APPROVED PRE-CONSTRUCTION SOIL TREATMENT FOR SUBTERRANEAN TERMITES TO AREAS UNDER ENTIRE SURFACE OF FLOOR SLAB AND ALL OTHER APPLICABLE CRITICAL AREAS, INCLUDING BUT NOT LIMITED TO PATIOS, WALKS ETC. PRIOR TO PLACEMENT OF VISQUEEN.

SOIL STATEMENT NOTE:
ARCHITECT REQUIRES A MINIMUM TWO SOIL BORINGS TEST OF SOIL BEARING CAPACITY. GENERAL CONTRACTOR TO FOLLOW SOIL PREPARATION IN THE GEOTECHNICAL REPORT.
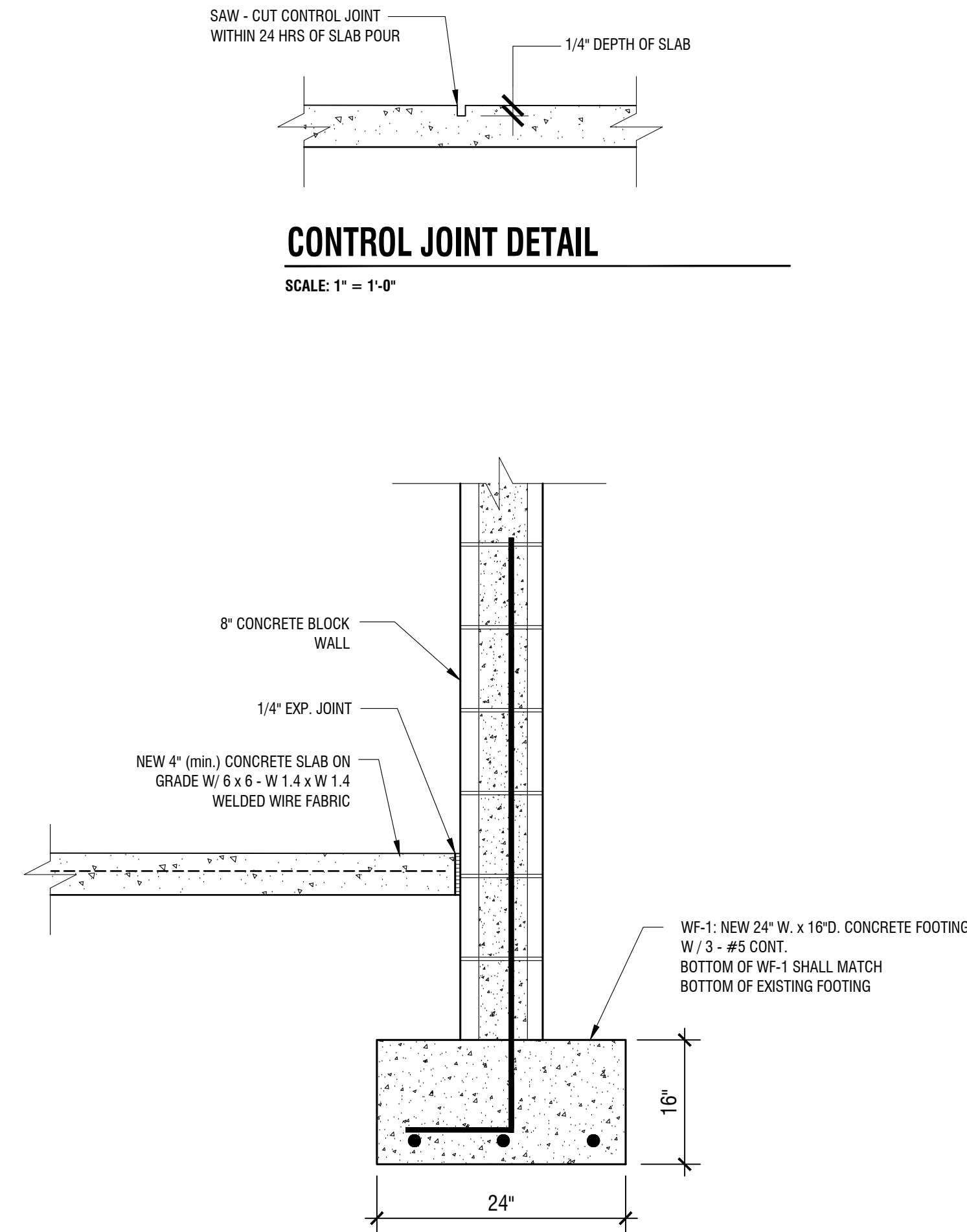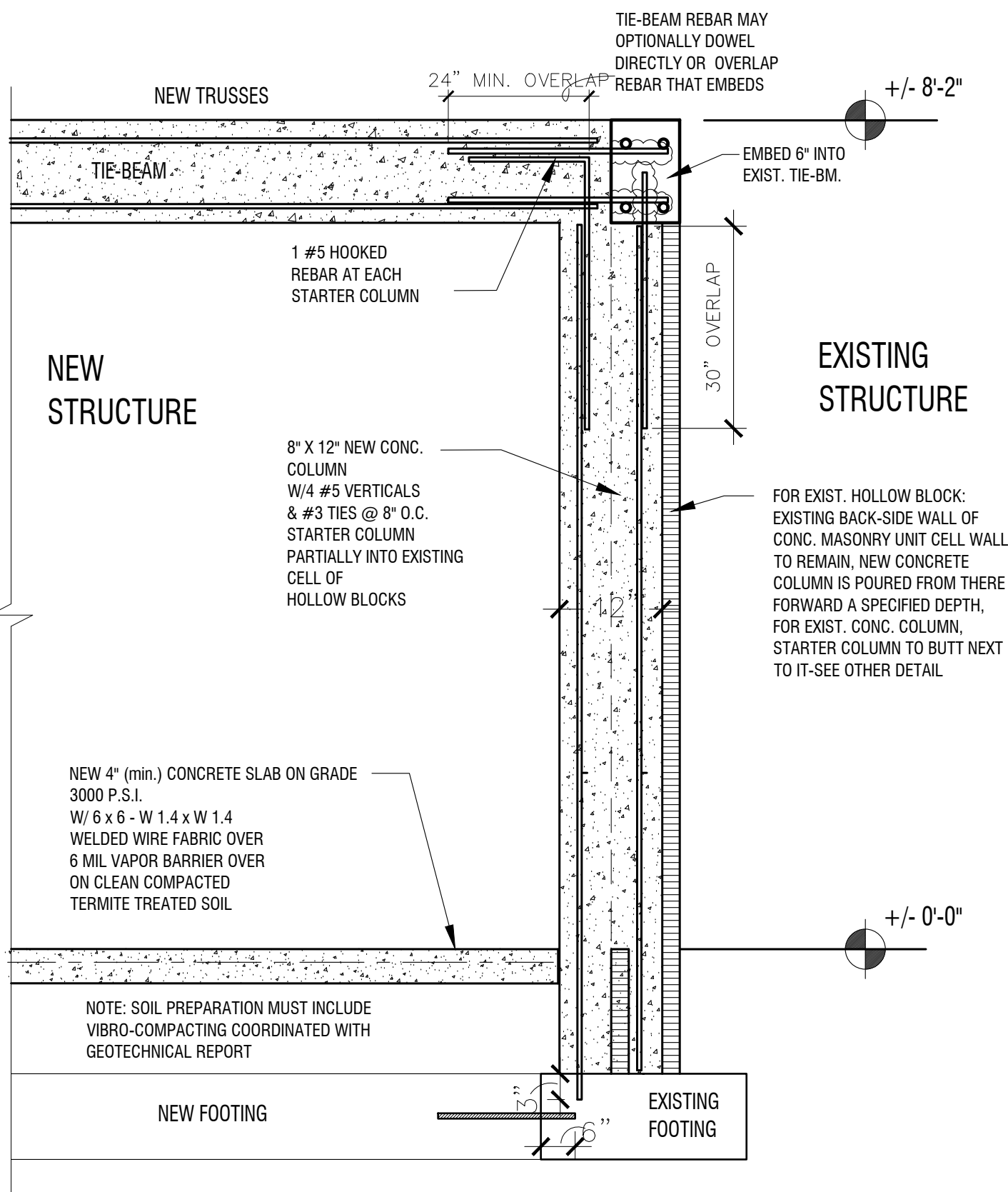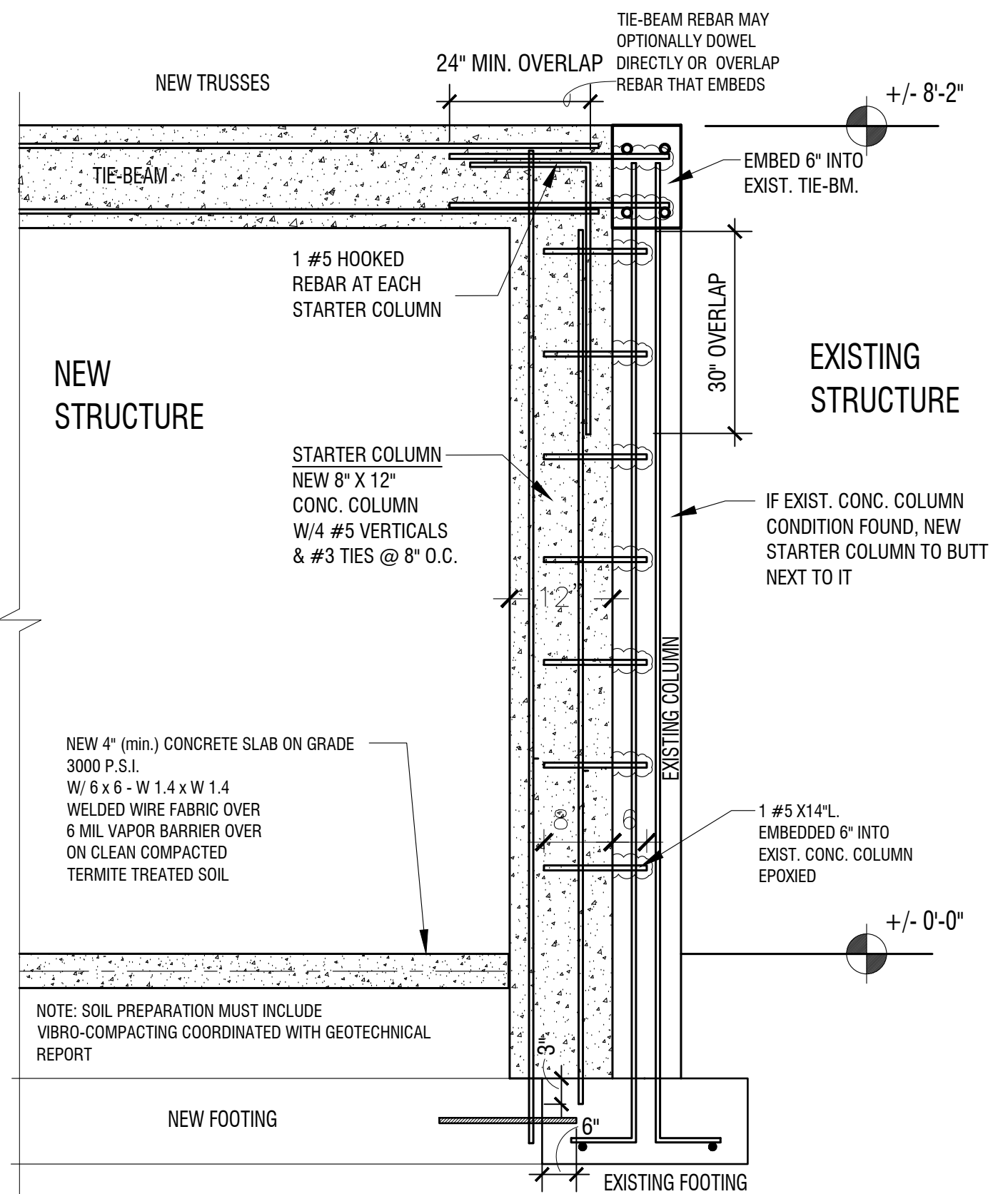

C-1 STARTER COLUMN INTO HOLLOW BLOCK
SCALE 3/4"=1'-0"

NEW TRUSSES
TIE-BEAM REBAR MAY OPTIONALLY DOWEL DIRECTLY OR OVERLAP REBAR THAT EMBEDS
24" MIN. OVERLAP
TIE-BEAM.
+/- 8'-2"
EMBED 6" INTO EXIST. TIE-BM.
NEW STRUCTURE
EXISTING STRUCTURE
1 #5 HOOKED REBAR AT EACH STARTER COLUMN
30" OVERLAP
8" X 12" NEW CONC. COLUMN W/4 #5 VERTICALS & #3 TIES @ 8" O.C. STARTER COLUMN PARTIALLY INTO EXISTING CELL OF HOLLOW BLOCKS
FOR EXIST. HOLLOW BLOCK: EXISTING BACK-SIDE WALL OF CONC. MASONRY UNIT CELL WALL TO REMAIN, NEW CONCRETE COLUMN IS POURED FROM THERE FORWARD A SPECIFIED DEPTH, FOR EXIST. CONC. COLUMN, STARTER COLUMN TO BUTT NEXT TO IT-SEE OTHER DETAIL
NEW 4" (min.) CONCRETE SLAB ON GRADE 3000 P.S.I. W/ 6 x 6 - W 1.4 x W 1.4 WELDED WIRE FABRIC OVER 6 MIL VAPOR BARRIER OVER ON CLEAN COMPACTED TERMITE TREATED SOIL
+/- 0'-0"
NOTE: SOIL PREPARATION MUST INCLUDE VIBRO-COMPACTING COORDINATED WITH GEOTECHNICAL REPORT.
NEW FOOTING
EXISTING FOOTING

CONTROL JOINT DETAIL
SCALE: 1" = 1'-0"

SAW - CUT CONTROL JOINT WITHIN 24 HRS OF SLAB POUR
1/4" DEPTH OF SLAB

STEM WALL SECTION (WF-1)
SCALE: 1" = 1'-0"

8" CONCRETE BLOCK WALL
1/4" EXP. JOINT
NEW 4" (min.) CONCRETE SLAB ON GRADE W/ 6 x 6 - W 1.4 x W 1.4 WELDED WIRE FABRIC
WF-1: NEW 24" W. x 16"D. CONCRETE FOOTING W / 3 - #5 CONT. BOTTOM OF WF-1 SHALL MATCH BOTTOM OF EXISTING FOOTING
16"
24"

C-1 STARTER COLUMN INTO CONCRETE COLUMN
SCALE 3/4"=1'-0"

NEW TRUSSES
24" MIN. OVERLAP
TIE-BEAM REBAR MAY OPTIONALLY DOWEL DIRECTLY OR OVERLAP REBAR THAT EMBEDS
TIE-BEAM.
+/- 8'-2"
EMBED 6" INTO EXIST. TIE-BM.
NEW STRUCTURE
EXISTING STRUCTURE
1 #5 HOOKED REBAR AT EACH STARTER COLUMN
30" OVERLAP
STARTER COLUMN NEW 8" X 12" CONC. COLUMN W/4 #5 VERTICALS & #3 TIES @ 8" O.C.
IF EXIST. CONC. COLUMN CONDITION FOUND, NEW STARTER COLUMN TO BUTT NEXT TO IT
NEW 4" (min.) CONCRETE SLAB ON GRADE 3000 P.S.I. W/ 6 x 6 - W 1.4 x W 1.4 WELDED WIRE FABRIC OVER 6 MIL VAPOR BARRIER OVER ON CLEAN COMPACTED TERMITE TREATED SOIL
1 #5 X14"L. EMBEDDED 6" INTO EXIST. CONC. COLUMN EPOXIED
+/- 0'-0"
NOTE: SOIL PREPARATION MUST INCLUDE VIBRO-COMPACTING COORDINATED WITH GEOTECHNICAL REPORT.
NEW FOOTING
EXISTING FOOTING
EXISTING COLUMN

FOOTING SCHEDULE

MARK	SIZE	REINF.	REMARKS
WF-1	16"W. x24"D.	3 - #5 BOTTOM	MIN. 3000 PSI

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

NEW 8" REINFORCED MASONRY CMU WALL FOR STRUCTURAL DETAILS SEE SHEET S-1 AND S-2
24'-1" NEW ADDITION
3'-7"   16'-11"   WF-1   3'-7"
C3 C2 C2 C2 C2 C2 C2 C2 C3
7'-10"
24'-0" NEW ADDITION
11'-0"
1-1/2" DEEP, x 8" WIDE WATERSTOP RECESS IN FLOOR SLAB UNDER ALL HOUSE PERIMETER CONC. BLOCK, WALLS.
CONTROL JOINT IN SLAB @ 8'-0" O.C. (MAX.) (TYP.)
NEW 4"(min.) 3000 PSI CONCRETE SLAB ON GRADE W/ 6 x 6 - W 1.4 x W 1.4 WELDED WIRE FABRIC OVER 6 MIL VAPOR BARRIER OVER COMPACTED SOIL PER SOIL REPORT
9'-3"
WF-1
WF-1: NEW 24" W. x 16"D. CONCRETE FOOTING W / 3 - #5 CONT. BOTTOM OF WF-1 SHALL MATCH BOTTOM OF EXISTING FOOTING
7'-9"
24'-0"
(3) #5 X 18" L. EPOXIED DOWELS TO CONNECT NEW AND EXISTING FOOTINGS (6" MIN. EMBED.) SEE EMBEDMENTS IN SECTION DRAWINGS (TYP.)
EXIST. STEM WALL FOOTING TO REMAIN
EXIST. STEM WALL FOOTING TO REMAIN
C1
FLUSH
C1
EXIST. HOUSE

DEMETRIOS CHRISTOPOULOS ARCHITECT
KINO-PAUL RICHARDS PROJECT MANAGER
STATE LIC AR97264
434 S.E. 13 COURT
DEERFIELD BEACH
FL 33441
954 821 6707
www.demetriosdesign.net

ADDITION TO:
YONIQUE GORDON
RESIDENCE
6620 NW 29-TH STREET, SUNRISE FL. 33313

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS.

ARCHITECT'S SEAL

COMM. NO.	DRAWN BY KPR
DATE 5/1/2025	CHECKED BY DLC

SHEET NUMBER
S-1
OF 14