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GENERAL NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF THE FLORIDA BUILDING CODE, THE ACI AND AISI SPECIFICATIONS AND RECOMMENDED PRACTICE, AS SPECIFIED IN THE SECTIONS DENOTED BELOW.

2. NO DIMENSIONS SHALL BE SCALED FROM DRAWINGS.

3. GENERAL CONTRACTOR SHALL CHECK, REVIEW AND VERIFY ALL PLANS, DIMENSIONS AND SITE CONDITIONS PRIOR TO CONSTRUCTION. THE ENGINEER OF RECORD SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS, OR ANY VARIATIONS NEEDED IN ORDER TO CONFORM TO THE CODES, RULES AND REGULATIONS.

4. ALL REFERENCED STANDARDS REFER TO THE EDITION ENFORCED AT THE TIME THESE PLANS AND SPECIFICATIONS ARE ISSUED FOR BID.

5. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, AIR CONDITIONING, MECHANICAL AND ELECTRICAL DRAWINGS TO LOCATE DERESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, REGLETS, BOLT SETTINGS, SLEEVES, ETC. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.

6. GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL BEFORE FABRICATION OR ERECTION OF ANY STRUCTURAL SYSTEM.

7. GENERAL CONTRACTOR SHALL RESTRICT AND PROPERLY ISOLATE ALL CONSTRUCTION EQUIPMENT AND LOADS FROM INDUCING OR TRANSMITTING VIBRATIONS TO THE STRUCTURE DURING CONSTRUCTION.

8. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL ACCUMULATED WATER FROM EXCAVATIONS AND DEWATERING OPERATIONS IN SUCH A WAY AS TO NOT CAUSE INCONVENIENCE TO THE WORK AND DAMAGE TO THE STRUCTURAL ELEMENTS.

9. WHEN PERFORMING WORK BELOW GRADE, CARE SHALL BE TAKEN TO AVOID DAMAGING ANY EXISTING UTILITIES. ALL UNKNOWN UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPORTED TO ALL AFFECTED PARTIES, INCLUDING THE ARCHITECT/ENGINEER.

10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING HIS CONSTRUCTION DOCUMENTS WITH ANY REVISED DRAWINGS AND SPECIFICATIONS, FIELD ORDERS, CHANGE ORDERS AND CLARIFICATION SKETCHES ISSUED DURING THE COURSE OF CONSTRUCTION.

11. 'BY OTHERS' DENOTES LABOR AND MATERIALS BY OTHERS. HOWEVER THE GENERAL CONTRACTOR SHALL PROVIDE COORDINATION AND FREE ACCESS FOR THE WORK. REFER TO SPECIALTY ENGINEERING NOTES.

12. 'N.I.C.' DENOTES NOT IN CONTRACT. THE OWNER SHALL BE RESPONSIBLE FOR COORDINATING A TIME SCHEDULE OF THE BASE CONTRACT WITH THE 'N.I.C.' TRADES.

13. TYPICAL DETAILS AND NOTES ON THESE DRAWINGS SHALL APPLY UNLESS SPECIFICALLY NOTED OTHERWISE. CONSTRUCTION DETAILS AND SECTIONS NOT COMPLETELY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS AND SECTIONS SHOWN OR NOTED FOR SIMILAR CONDITIONS.

14. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATIONS INCLUDING LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT.

15. BACKFILL AROUND THE EXTERIOR PERIMETER OF WALLS SHALL NOT BE PLACED UNTIL AFTER THE WALLS ARE SUPPORTED BY THE COMPLETION OF INTERIOR FLOOR SYSTEMS. DO NOT PROCEED WITH BACKFILL UNTIL (7) DAYS AS A MINIMUM AFTER THE COMPLETION OF INTERIOR FLOOR SYSTEMS UNLESS WALLS ARE ADEQUATELY BRACED. BACKFILL SHALL NOT BE PLACED UNTIL AFTER COMPLETION AND INSPECTION OF WATERPROOFING WHERE WATERPROOFING OCCURS.

16. TEMPORARY BRACING SHALL BE PROVIDED AS REQUIRED TO HOLD ALL COMPONENTS OF THE STRUCTURE IN PLACE UNTIL FINAL SUPPORT IS SECURELY ANCHORED.

17. THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES OF EVERY KIND, INCLUDING WATER AND POWER NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHOWN OR INDICATED ON THESE DRAWINGS. ALL MATERIALS SHALL BE NEW MATERIALS AND WORKMANSHIP SHALL BE OF GOOD QUALITY. ALL WORKMEN AND SUBCONTRACTORS SHALL BE SKILLED IN THEIR TRADE.

18. THE CONTRACTOR SHALL ADEQUATELY PROTECT HIS WORK, ADJACENT PROPERTY AND THE PUBLIC, AND BE RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLIGENCE.

19. THE PREMISES SHALL BE KEPT FROM ACCUMULATION OF WASTE MATERIALS, AND DEBRIS, AND AT THE END OF THE JOB THE CONTRACTOR SHALL REMOVE ALL RUBBISH, SURPLUS MATERIALS, AND TOOLS AND LEAVE THE BUILDING BROOM CLEAN.

20. JOB SITE VISITS BY THE ENGINEER DO NOT CONSTITUTE AN OFFICIAL INSPECTION UNLESS SPECIFICALLY CONTRACTED FOR. 'THRESHOLD' INSPECTIONS AS REQUIRED BY THE LOCAL BUILDING DEPARTMENT SHALL BE UNDER A SEPARATE CONTRACT.

21. SHOP DRAWINGS ARE AN AID FOR FIELD PLACEMENT AND ARE SUPERSEDED BY THE STRUCTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION IS IN FULL AGREEMENT WITH THE LATEST STRUCTURAL DRAWINGS.

22. THE CONTRACTOR SHALL SUPPLY THE ENGINEER WITH FOUR COPIES OF SHOP DRAWINGS A MINIMUM OF TWO WEEKS PRIOR TO PLACEMENT. THE REVIEW OF SHOP DRAWINGS BY THE ENGINEER IS ONLY FOR GENERAL COMPLIANCE WITH THE STRUCTURAL DRAWINGS AND SPECIFICATIONS. THIS REVIEW DOES NOT GUARANTEE IN ANY WAY THAT THE SHOP DRAWINGS ARE CORRECT NOR DOES IT INFER THAT THEY SUPERSEDE THE STRUCTURAL DRAWINGS.

23. THE STRUCTURAL FRAMING FOR ALL STOREFRONTS SHOWN ON THE ARCHITECTURAL DRAWINGS SHALL BE DESIGNED BY A SPECIALTY ENGINEER. CONTRACTOR TO FURNISH CLADDING WIND LOADS FROM WIND TUNNEL TEST.

REPAIR NOTES:

THE FOLLOWING SEQUENCE SHALL BE FOLLOWED TO REPAIR CRACKED, SPALLED CONCRETE AND EXPOSED CORRODED REINFORCEMENT STEEL. THE LIMITS OF THE AREAS TO BE REPAIRED SHALL BE SPECIFIED BY THE ENGINEER.

1. CHIP OFF ALL CRACKED, LOOSE AND HOLLOW SOUNDING CONCRETE. CHIP OFF CONCRETE TO THE LIMIT OF CORROSION OF STEEL, MAXIMUM OF 3" BEYOND THE CORRODED BAR.

2. EXPOSE REINFORCING STEEL. REMOVE A MINIMUM OF 1' OF CONCRETE ALL AROUND THE REBAR WHICH SHOWS SIGNS OF CORROSION EXPOSE A MAXIMUM OF 6 INCHES OF GOOD STEEL AT BOTH ENDS OF THE CORRODED STEEL BY CHIPPING OFF CONCRETE. LIMITS OF CHIPPING WILL BE DEFINED BY THE ENGINEER. ALL CHIPPING IN ADDITION TO THE LIMITS AUTHORIZED, SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. CLEAN THE CORRODED REBAR USING A POWERED WIRE BRUSH TO REMOVE ALL OXIDATION AND FLAKES, TO SILVER STEEL SURFACE.

3. IF THE REINFORCING STEEL HAS LOST MORE THAN 15% OR MORE OF ITS CROSS SECTIONAL AREA, SPLICE A NEW REBAR OF SAME DIAMETER AS THAT OF THE EXISTING REBAR WITH MINIMUM OF 48 INES BAR DIAMETER SPLICE LENGTH ON EACH SIDE OF THE LIMITS OF CORROSION. IF SPECIFIED SPLICE LENGTH IS NOT AVAILABLE, EPOXY GROUT THE NEW STEEL DOUEL INTO EXISTING SOUND CONCRETE BY DRILLING HOLES INTO EXISING CONCRETE AND USING HILTI HIT HY-150 EPOXY SYSTEM.

4. THE EXISTING CONCRETE SURFACE OF THE AREA TO RECEIVE REPAIR MORTAR SHALL BE ROUGHENED TO A MINIMUM OF 1/8" AMPLITUDE BY MEANS OF SAND BLASTING OR OTHER APPROVED EQUIVALENT METHOD. CLEAN ROUGHENED SURFACE OF ANY DUST, GREASE, FOREIGN PARTICLES, IMPREGNATIONS AND DISINTEGRATED MATERIALS. APPLY ONE FULL COAT OF Sika ARMATEC-10 TO THE ENTIRE SURFACE OF EXISTING CHIPPED OFF CONCRETE.

5. APPLY ONE FULL COAT OF Sika ARMATEC-10 TO ALL EXPOSED REBARS AND EXISING CONCRETE SURFACES TO BE BONDED TO THE REPAIR MORTAR.

6. REBUILD THE SECTION WITH REPAIR MORTAR TO THE ORIGINAL DIMENSIONS. FOR APPLICATION GREATER THAN 1" THICK, USE REPAIR MORTAR WITH 3/8 INCH COARSE AGGREGATE IN ACCORDANCE WITH MANUFACTURER'S SPECS. CURE AS RECOMMENDED BY MANUFACTURER. STUCCO, PAINT AND FINISH THE REPAIRED SURFACE TO MATCH THE ADJACENT EXISTING SURFACES.

7. CRACK REPAIR BY PRESSURE INJECTION OF EPOXY RESIN ADHESIVE:

A. ENGINEER SHALL SPECIFY THE CRACKS TO BE REPAIRED BY EPOXY INJECTION, AT THE SITE.

B. ALL WORK MUST BE PERFORMED BY 'QUALIFIED APPLICATORS'. A QUALIFIED APPLICATOR SHALL BE A CONTRACTOR APPLICATOR WITH A MINIMUM OF FIVE (5) YEARS OF PRIOR EXPERIENCE TO PERFORM EPOXY INJECTION WORK.

C. THE CONTRACTOR'S APPLICATOR SHALL BE CERTIFIED AS QUALIFIED BY THE EPOXY MANUFACTURER.

D. THE CONTRACTOR SHALL PROVIDE A CERTIFICATE STATING THAT THE EPOXY RESIN ADHESIVE MEETS THE SPECIFIED REQUIREMENTS AND THE MANUFACTURERS PRINTED LITERATURE OF THAT PRODUCT.

E. EPOXY TO REPAIR THE CRACKS IN CONCRETE SHALL BE A LOW VISCOSITY, HIGH MODULUS EPOXY RESIN ADHESIVE SUITABLE FOR BONDING SMALL CRACKS IN CONCRETE. THE MATERIAL SHALL HAVE A MINIMUM SLANT SHEAR STRENGTH OF 5000 PSI AND A MINIMUM COMPRESSIVE MODULUS OF 4X10⁶ PSI. EPOXY FOR INJECTION OF CRACKS IN CONCRETE SHALL BE SIKADUR 35, HI-MOD LV MANUFACTURED BY Sika CORPORATION. APPLICATION SHALL BE AS PER THESE CONTRACT DOCUMENTS AND AS PER MANUFACTURER'S RECOMMENDATIONS.

F. THE PRODUCTS SHALL NOT EXCEED ONE YEAR IN AGE. THE MATERIALS SHALL ARRIVE AT THE SITE IN THEIR ORIGINAL UNOPENED CONTAINERS WITH MANUFACTURER'S NAMES, LABELS AND PRODUCT LITERATURE FOR THE PRODUCT.

G. EPOXY RESIN PASTE SHALL BE USED TO CONFINE THE INJECTION EPOXY RESIN ADHESIVE IN A PARTIAL OR A THROUGH CRACK DURING INJECTION. THE SEAL SHALL HAVE SUFFICIENT STRENGTH TO HOLD THE INJECTION PORTS IN PLACE AND PREVENT ANY LEAKAGE DURING INJECTION.

H. THE SPACING OF THE ONE WAY INJECTION PORTS SHALL NOT BE GREATER THAN THE DEPTH OF THE STRUCTURAL MEMBERS BEING REPAIRED BUT NO MORE THAN 12 INCHES IN ANY CASE.

I. INJECTION OF THE EPOXY RESIN SHALL BE PERFORMED WITH AUTOMATED PRESSURE INJECTION EQUIPMENT.

J. INJECTION EQUIPMENT SHALL BE APPROVED BY THE MANUFACTURER OF THE EPOXY RESIN ADHESIVE. THE CONTRACTOR SHALL PROVIDE A CERTIFICATE OF SUCH APPROVAL AND MANUFACTURER'S LITERATURE.

K. IF PENETRATION OF EPOXY INTO A CRACK IS NOT POSSIBLE, NOTIFY THE ENGINEER IMMEDIATELY. IF MODIFICATION OF THE PROCEDURE SPECIFIED BY THE MANUFACTURER IS REQUIRED, SUBMIT SUCH MODIFICATION IN WRITING TO THE ENGINEER FOR APPROVAL.

L. CONCRETE CORES SHALL BE TAKEN TO DETERMINE THE ADEQUACY OF EPOXY INJECTION PROCEDURE. THERE SHALL BE A MINIMUM OF 4 CORED SAMPLES TAKEN AT THE LOCATIONS SPECIFIED BY THE FIELD ENGINEER. THE CORED SAMPLES SHALL BE 1 1/2 INCH IN DIAMETER 4 UP TO NINE INCHES DEEP. THE COSTS OF THE TESTING SHALL BE PAID FOR BY THE OWNERSHIP. THE CONTRACTOR SHALL REPAIR THE CORED HOLES BY HAND PACKING NON-SHRINK GROUT (SİKATOP 122 OR 123) AND FINISHING THE SURFACE BY STUCCO PATCH TO MATCH THE ADJACENT EXISTING SURFACES.

M. IF THE RESULTS OF THE CORED SAMPLES DETERMINE THAT THE EPOXY DID NOT PENETRATE THE ENTIRE DEPTH OF THE CRACKS, THERE SHALL NOT BE ANY ADDITIONAL CHARGE FOR THE CORRECTIVE MEASURES TAKEN BY THE CONTRACTOR. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PAYMENT TO THE TESTING LAB FOR ALL FAILED CORES.

N. THE SURFACE OF THE REPAIRED CONCRETE WHERE EPOXY INJECTION IS PERFORMED SHALL BE GROUND SMOOTH AND FINISHED TO MATCH THE ADJACENT EXISTING SURFACE.

CHEMICAL (ADHESIVE) ANCHORS:

1. SHALL BE A TWO PART EPOXY POLYMER INJECTION SYSTEM, SUCH AS HILTI HIT HY150, POWERPOW-FAST+, OR SIMPSON SET ADHESIVE SYSTEM, OR ENGINEER APPROVED SUBSTITUTION.

2. EPOXY TYPES AND BRANDS VARY IN THEIR BOND STRENGTH AND SUITABILITY OF USE, DEPENDING ON TYPE OF LOADING, ANCHOR SPACING, WHEN A PARTICULAR TYPE OF EPOXY IS SPECIFIED IN THESE DRAWINGS, A UNIQUE CALCULATION HAS BEEN MADE BASED ON THE PROPERTIES OF THAT SPECIFIC CONDITION SHOWN IN THE DETAIL. SUBSTITUTION OF EPOXY TYPE IS NOT ALLOWED WHERE THE DETAIL SPECIFIES ONLY ONE TYPE OF EPOXY. WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER OF RECORD, NOT ALL EPOXY BRANDS OR TYPES WILL BE ALLOWED AS SUBSTITUTES.

3. SUBSTITUTION OF EPOXIES IN ONE CONDITION SHALL NOT BE CONSTRUED AS APPROVAL TO MAKE SIMILAR SUBSTITUTION OF EPOXIES IN OTHER DIFFERING CONDITIONS. EACH SUBSTITUTION MUST RECEIVE PRIOR WRITTEN APPROVAL BY THE ENGINEER OF RECORD.

4. INSTALL IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

5. THE MANUFACTURER'S REPRESENTATIVE SHALL TRAIN INSTALLERS.

6. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL HOLE CLEAN-OUT REQUIREMENTS ARE FULLY COMPLETE BY THE INSTALLERS PRIOR TO INJECTING EPOXY INTO THE HOLES.

7. NO LOAD SHALL BE APPLIED TO THE EPOXY ANCHORS UNTIL THE EPOXY HAS FULLY CURED AND HAS ACHIEVED ITS SPECIFIED STRENGTH.

8. IF DETAIL SHOWS EPOXY ANCHORS IN SLOTTED HOLES, IT IS IMPERATIVE THAT ANY EXCESS EPOXY IS CLEANED UP FROM AROUND THE ANCHOR ROD, SO THAT IT DOES NOT INTERFERE WITH ADJUSTABILITY OF ANCHOR ROD IN SLOTTED HOLE.

CONCRETE REPAIR PRODUCTS:

1. ALL CONCRETE SURFACES TO RECEIVE CONCRETE REPAIR PRODUCTS SHALL BE CLEANED AND ALL LOOSE CONCRETE REMOVED. REMOVE CONCRETE DOWN TO SOUND CONCRETE WITH CHIPPING HAMMERS AND PREPARE SURFACE AS REQUIRED BY MANUFACTURER'S REQUIREMENTS. REMOVE ALL DETERIORATED CONCRETE BACK TO SOUND CONCRETE. PROVIDE SAW CUT EDGE AROUND REPAIR TO ALLOW FOR CLEAN PATCH.

2. EXPOSED REINFORCING SHALL BE CLEANED BY WIREBRUSH TO REMOVE SCALE AND LOOSE MATERIALS. IN LOCATIONS WHERE SECTION LOSS IN EXCESS OF 15% IS DISCOVERED ON REINFORCING, INSTALL NEW REINFORCING AS DETAILED.

3. ALL CONCRETE REPAIR PRODUCTS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

4. ALL PRODUCTS SPECIFIED SHALL BE EITHER 'SIKA' PRODUCTS AS SPECIFIED MANUFACTURED BY Sika CONSTRUCTION PRODUCTS CORP. 'STO' PRODUCTS AS SPECIFIED MANUFACTURED BY STO CORPORATION, OR OTHERWISE NOTED.

5. CONCRETE PATCH MATERIAL SHALL BE AS FOLLOWS:
A. 'SIKATOP 122 PLUS' FOR VERTICAL AND FLAT SURFACES.
B. 'STO CR31C1 FULL-DEPTH REPAIR MORTAR - C1' FOR VERTICAL AND FLAT SURFACES.
C. 'STO CR31C1X EXTENDED FULL-DEPTH REPAIR MORTAR - C1' FOR DEEP VERTICAL AND FLAT SURFACES.
D. 'SIKATOP 123 PLUS' FOR OVERHEAD REPAIRS.
E. 'STO CR102C1 OVERHEAD MORTAR WITH C1' FOR OVERHEAD REPAIRS.

6. ALL PATCHING MORTARS SHALL HAVE AN INTEGRATED PENETRATING CORROSION INHIBITOR WHEN PATCHING REINFORCED CONCRETE.

7. CONCRETE BONDING AGENT SHALL BE Sika ARMATEC 110 EPOCEM, STO BONDING AGENT AND ADMIXTURE CR245, OR OTHER APPROVED EQUAL.

8. EPOXY FINE CRACK SEALANT SHALL BE SIKADUR 300, STO CR100 THIN COAT MORTAR OR OTHER APPROVED EQUAL.

9. CRACK INJECTION SYSTEM SHALL BE SIKADUR 35 HI-MOD LPL OR APPROVED EQUAL.

10. LARGE CRACKS MAY BE FILLED WITH SIKADUR 31 HI-MOD PER MANUFACTURER'S INSTRUCTIONS.

EXISTING STRUCTURE:

1. INFORMATION SHOWN FOR THE EXISTING STRUCTURE ON THESE DRAWINGS WAS TAKEN FROM SITE OBSERVATIONS, SITE MEASUREMENTS, AND PHOTOGRAPHS. EXISTING AS-BUILT DRAWINGS DO NOT EXIST FOR STRUCTURE.

2. WORK SHOWN ON THESE DRAWINGS ASSUMES THAT THE ORIGINAL CONSTRUCTION WAS PERFORMED IN ACCORDANCE WITH THE ABOVE INDICATED ORIGINAL DRAWINGS INCLUDING (BUT NOT LIMITED TO) DIMENSIONS, ELEVATIONS, MEMBER SIZES, MATERIALS, DETAILS, ETC. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE CONDITIONS RELATING TO THE EXISTING STRUCTURE AND TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR OR CONFLICTS.

3. INFORMATION PRESENTED WITHIN THE CONTRACT DOCUMENTS ASSUMES THAT THE CONDITION SHOWN EXISTS OR MAY VARY TO SOME DEGREE. CONTRACTOR SHALL CONTACT THE ENGINEER OR ARCHITECT FOR CONDITIONS THAT ARE NOT SHOWN OR DO NOT MATCH MATCH WHAT HAS BEEN DISCOVERED IN THE FIELD.

4. EXISTING OR UN-ALTERED STRUCTURE MAY REQUIRE REPAIRS DUE TO AGE OR DETERIORATION OF STRUCTURAL MEMBERS. REPAIRS SHOWN HEREIN HAVE BEEN DESIGNED TO MEET OR EXCEED THE CURRENT STRENGTH OF THE ITEMS BEING REPAIRED.

5. EXISTING STRUCTURE MAY REQUIRE ADDITIONAL REPAIRS NOT ADDRESSED HEREIN, DUE TO SURFACE COVERINGS HIDING DAMAGED CONDITION. CONTRACTOR SHALL INFORM ENGINEER OF DAMAGE PRIOR TO REPAIRS. IF TYPICAL REPAIRS SHOWN WITHIN PROJECT DOCUMENTS DO NOT APPLY.

DEMOLITION NOTES:

1. THE CONTRACTOR IS REQUIRED TO PROVIDE ALL TEMPORARY SCAFFOLDING, PLATFORMS, BARRICADES, RAILINGS, SCREENING, ETC. NECESSARY TO PROTECT EXISTING FACILITIES, STRUCTURES AND THE PUBLIC DURING DEMOLITION AND ERECTION OF THE NEW CONSTRUCTION. AS WELL AS FOR JOB SAFETY, JOB SAFETY, CONSTRUCTION AND DEMOLITION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONS TO MINIMIZE VIBRATION, NOISE, DUST AND DEBRIS IN ALL AREAS ADJACENT TO AREAS OF DEMOLITION.

2. THE CONTRACTOR IS REQUIRED TO COORDINATE WITH THE OWNER FOR THE TEMPORARY SUSPENSION OF USE OF ANY FACILITY OR PORTION THEREOF, AND THE ASSOCIATED BARRICADING REQUIREMENTS WITHIN A MINIMUM OF 7 DAYS PRIOR TO COMMENCING WORK.

3. THE CONTRACTOR IS REQUIRED TO PERFORM HIS WORK IN A MANNER WHICH WILL NOT CONFLICT WITH ANY OPERATION, WHICH IS TO REMAIN FUNCTIONAL DURING THE COURSE OF THE PROJECT, UNTIL SUCH OPERATION IS SCHEDULED TO BE SHUT DOWN.

4. THE CONTRACTOR IS REQUIRED TO COORDINATE WITH OWNER FOR THE TEMPORARY SUSPENSION OF USE OF ANY UTILITY SYSTEM, A MINIMUM OF 3 DAYS PRIOR TO COMMENCING WORK.

5. AT ALL LOCATIONS WHERE NEW CONSTRUCTION WILL INTERFACE WITH EXISTING ELEMENTS, CUT THROUGH EXISTING STRUCTURE IN STRAIGHT AND TRUE LINES TO INSURE A NEAT INTERFACE.

6. AT ALL LOCATIONS WHERE THE DEMOLITION OF A CONCRETE MEMBER LEAVES THE ENDS OF REINFORCING STEEL EXPOSED, PROVIDE THE FOLLOWING:
A. CHIP CONCRETE FROM AROUND THE STEEL TO A DEPTH OF 1".
B. CUT OFF REINFORCING STEEL NOT LESS THAN 3/4" BELOW THE CONCRETE SURFACE.
C. FILL THE CAVITY FLUSH WITH A HIGH MODULUS GEL EPOXY. SEE SPECIFICATION FOR ACCEPTED MANUFACTURERS.

7. BEFORE DEMOLISHING ANY STRUCTURAL ELEMENT, INSTALL ALL REQUIRED TEMPORARY AND/OR PERMANENT BRACING AND SUPPORTS.

8. PROVIDE TEMPORARY CLOSURE OF ALL ROOF FASCIA, WALL AND OTHER OPENINGS TO PROTECT BUILDING FROM EXPOSURE TO UNDESIRABLE ELEMENTS UNTIL NEW CONSTRUCTION IS WEATHERPROOFED. AT WHICH TIME SUCH TEMPORARY CONSTRUCTION SHALL BE REMOVED. ALL TEMPORARY EXTERIOR WALLS THAT ARE SUBJECT TO WIND LOADS ARE TO BE DESIGNED BY A DELEGATED ENGINEER.

9. UPON COMPLETION OF NEW CONSTRUCTION UNDER EACH PHASE, ALL DEMOLISHED AREAS SHALL BE RESTORED TO ACCEPTABLE USAGE ACCORDING TO THE CONTRACT DOCUMENTS AS DETERMINED BY THE A/E.

10. REMOVE COMPLETELY FROM THE SITE AND LEGALLY DISPOSE ALL DEBRIS GENERATED BY THE DEMOLITION WORK AS THE WORK PROGRESSES. STOCKPILING OF DEBRIS AND BURNING OF DEBRIS ON THE PREMISES IS STRICTLY PROHIBITED.

INDEX OF DRAWINGS

NO.	MARK	TITLE OF DRAWINGS
1	802	GENERAL NOTES, FILE NOTES AND INDEX OF DRAWINGS
2	810	KEY PLAN, PARTIAL GROUND FLOOR PLAN 1 OF 3
3	811	KEY PLAN, PARTIAL GROUND FLOOR PLAN 2 OF 3
4	812	KEY PLAN, PARTIAL GROUND FLOOR PLAN 3 OF 3
5	820	SOUTHWEST DEMOLITION: EXIST. PARTIAL ELEVATIONS
6	821	SOUTHWEST DEMOLITION: EXIST. PARTIAL ELEVATIONS
7	822	SOUTHWEST 4 WEST DEMOLITION: EXIST. PARTIAL ELEVATIONS
8	823	NORTHWEST 4 SOUTHEAST DEMOLITION: EXIST. PARTIAL ELEVATIONS
9	830	FACADE BRACING, BRACING FOUNDATION, PILECAPS AND DETAILS
10	831	TYPICAL REPAIR DETAILS
11	832	TYPICAL REPAIR DETAILS

SPECIAL INSPECTIONS:

1. THE CONTRACTOR IS FULLY RESPONSIBLE FOR SCHEDULING THE MANDATORY INSPECTIONS AS REQUIRED BY BUILDING DEPARTMENT, AS WELL AS THE SPECIAL INSPECTIONS AS REQUIRED BY THE OWNER, THE CONTRACT DOCUMENTS AND THE FLORIDA BUILDING CODE.

2. THE CONTRACTOR SHALL INCORPORATE ALL INSPECTIONS AS PART OF THE CONSTRUCTION SCHEDULE.

3. ANY WORK PERFORMED AND CLOSED BY THE CONTRACTOR WITHOUT THE REQUIRED INSPECTIONS WILL BE REJECTED.

4. THE CONTRACTOR SHALL REIMBURSE THE OWNER FOR ALL DIRECT AND INDIRECT COSTS ASSOCIATED WITH THE CONSTRUCTION REINSPECTION OF THE REJECTED WORK.

MECHANICAL ANCHORS:

1. SHALL BE 'DROP-IN' INTERNALLY THREADED, FLUSH MOUNTED EXPANSION ANCHORS.

2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

3. THE MANUFACTURER'S REPRESENTATIVE SHALL TRAIN INSTALLERS.

4. HEAVY DUTY SCREW ANCHORS MAY BE SUBSTITUTED IN PLACE OF EXPANSION ANCHORS OR WEDGE BOLTS. SIMPSON TITEN HD OR APPROVED EQUAL MAY BE USED.

5. ALL MECHANICAL ANCHORS SHALL BE AT A MINIMUM GALVANIZING ACCORDING TO ASTM A193 OR SHOW MANUFACTURER'S STANDARD ZINC PLATING IS ACCEPTABLE. EXTERIOR ANCHORS SHALL BE STAINLESS STEEL UNLESS NOTED OTHERWISE.

HELICAL PILE NOTES

1. HP AND HPC PILES DESIGN LOADS ARE SHOWN BELOW AS PER THE RECOMMENDATION IN LANGAN ENG. GEOTECH. REPORT:

PILE	COMP.	TENSION
HELICAL	10 T	2 T

2. ALL PILE WORK SHALL BE SUPERVISED BY A STATE OF FLORIDA LICENSED PROFESSIONAL ENGINEER.

3. ALL PILE WORK SHALL CONFORM WITH THE FLORIDA BUILDING CODE, LATEST EDITION SUB-ARTICLE 2405.1 'PILE FOUNDATIONS, GENERAL' AND SUB-ARTICLE 2405.8 'SPECIAL PILES'.

4. TOP OF PILE CAPS ARE INDICATED ON PLAN OR THIS: (+ X'-X" NGVD.) GENERAL CONTRACTOR SHALL IDENTIFY THOSE PILE CAPS WHERE CONFLICT WITH OTHER TRADES EXIST AND BRING THEM TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE COMMENCING WORK AT THAT AREA

5. ALL PILES ARE TO BE INSTALLED DOWN TO THE BEARING STRATA AS PER SOIL CONSULTANT'S RECOMMENDATIONS.

6. RECORDS OF PILE PENETRATION OF EVERY PILE, AND THE BEHAVIOR OF SOME DURING INSTALLATION SHALL BE FILED WITH THE BUILDING DEPARTMENT AND SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW

7. A PLAN SHOWING THE IDENTIFICATION AND THE AS-BUILT LOCATION OF ALL PILES SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO POURING OF PILE CAPS AND GRADE BEAMS.

8. THE OWNER SHALL CONTRACT A COMPETENT SOILS LABORATORY TO SUPERVISE THE INSTALLATION OF PILES, PERFORM PILE GROUT TESTS AS PER SPECIFICATIONS AND SOIL REPORT AND SUPERVISE THE LOAD TESTS.

-HELICAL PILES SHALL BE ASB. CHANCE HELICAL PIERS, MODEL 9915 SQUARE SHAFT OR EQUAL WITH 10 TON COMPRESSION AND 6 TON TENSION CAPACITY.

-INSTALLATION SHALL BE AS PER GEOTECHNICAL ENGINEER REPORT AND MANUFACTURER'S RECOMMENDATION.

9. LOAD TESTS SHALL BE PERFORMED AS PER THE FLORIDA BUILDING CODE, LATEST EDITION. IN ADDITION THE LOAD TEST SHALL VERIFY THE PILE TENSION AND LATERAL CAPACITIES.

10. CONTRACTOR SHALL PROTECT FROM CORROSION ANY STEEL EXPOSED TO WEATHER FOR A PROLONGED PERIOD OF TIME DURING CONSTRUCTION.

11. PROVIDE FULL TENSION SPLICES IN ALL REINFORCING. CONFORM TO ALL APPLICABLE REQUIREMENTS OF 'CONCRETE REINFORCEMENT' AND 'CAST-IN-PLACE CONCRETE.' LOCATION TOLERANCE SHALL BE AS FOLLOWS:
SINGLE PILE AND 2 PILE CAPS TRANSVERSE TO LINE OF PILES _____ 2'
ALL OTHERS _____ 3'

12. WHERE AS BUILT PILES ARE OUT OF POSITION BY MORE THAN THE TOLERANCES, OR REJECTED BY THE SUPERVISING GEOTECHNICAL ENGINEER, THE CONTRACTOR SHALL BEAR ALL COSTS OF REVIEWING, CHECKING AND REDESIGNING THE PILE CAPS FOR ADDITIONAL MATERIALS AND LABOR TO CONSTRUCT THE REVISED CAPS, AND FOR ANY ADDITIONAL PILES THAT ARE REQUIRED TO SATISFY THE DESIGN CRITERIA.

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TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE.

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General Notes

Planning Board Final Submittal / 2 March 2016

REVISION

DATE

NO.

PROJECT TITLE
WASHINGTON AVENUE

SITE ADDRESS:
MIAMI BEACH, FLORIDA

OPTIMUS STRUCTURAL DESIGN LLC

C.A. No: 26217
61706
Tanya Howleid PE

7850 NW 146 STREET, SUITE 305
MIAMI LAKES, FLORIDA 33016
Tel. 305.512.5860
Fax 305.512.5861
E-mail: optimussd@bellsouth.net

SEAL: STATE OF FLORIDA

DRAWN BY : J.P.

CHECKED BY: T.H.

DATE : 03-02-16

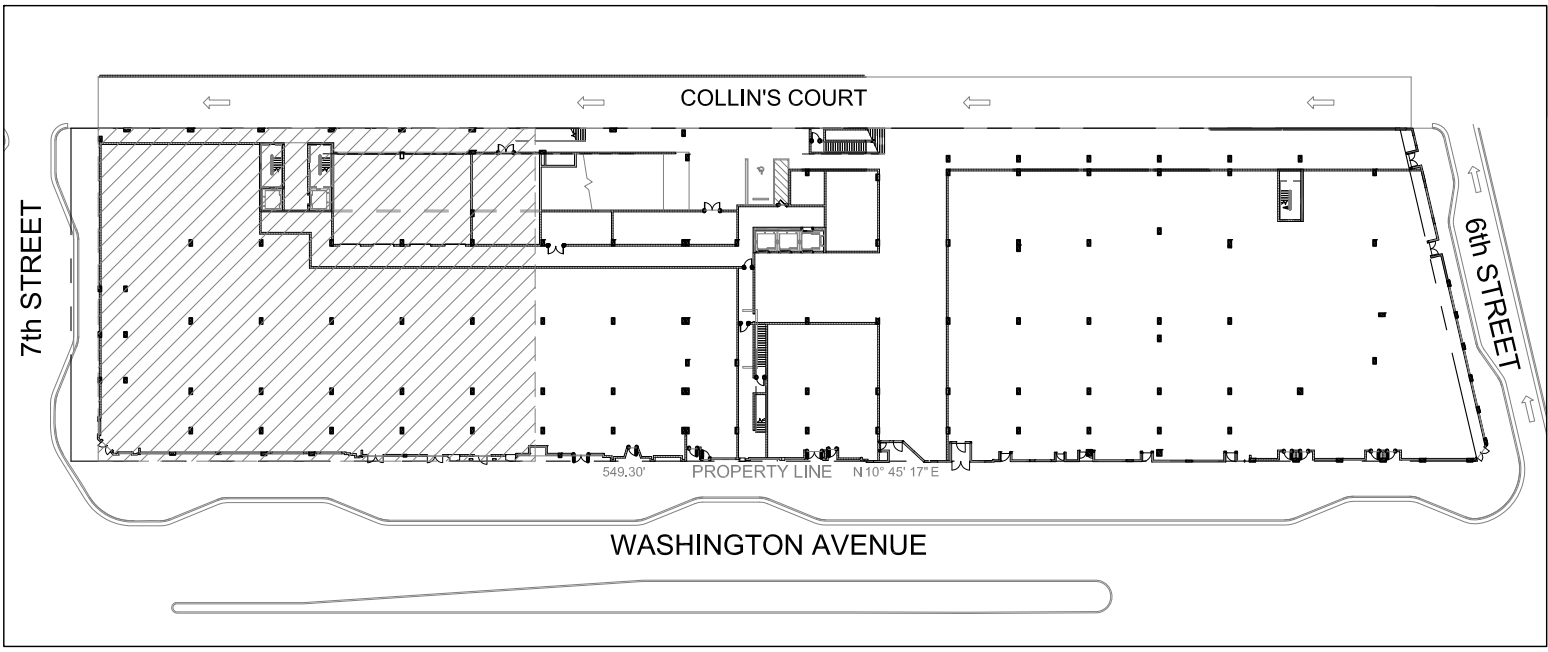
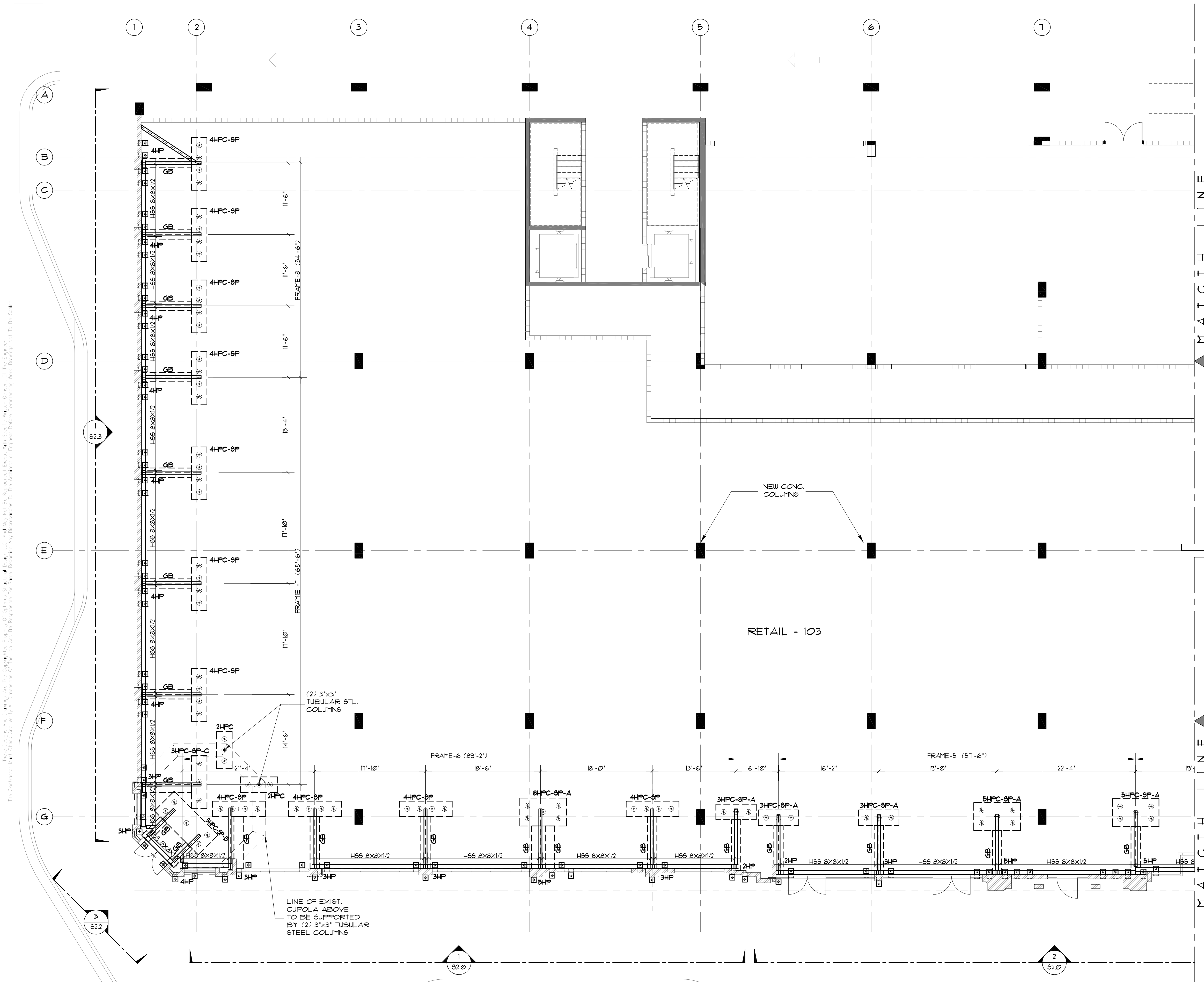
SCALE : AS SHOWN

JOB. NO. :

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1 of 11

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KEY PLAN
SCALE: 1" = 15'-0"

NOTE:
-ALL DIMENSIONS SHOWN MUST
BE VERIFIED ON SITE PRIOR TO
COMMENCEMENT OF CONSTRUCTION

PARTIAL GROUND
FLOOR PLAN 1 OF 3
SCALE: 1/8" = 1'-0"

MA

Morris Adjmi Architects
www.ma.com

O'Brien Lighting Inc

Washington
Squared LLC

Ken Fulk

Raymond Jungles
Inc.

Nichols Brosch
Wurst Wolfe &
Associates

601-685 Washington Ave.
Miami Beach, FL

Partial Ground Floor Plan - 1 of 3

Planning Board Final Submittal / 2 March 2016

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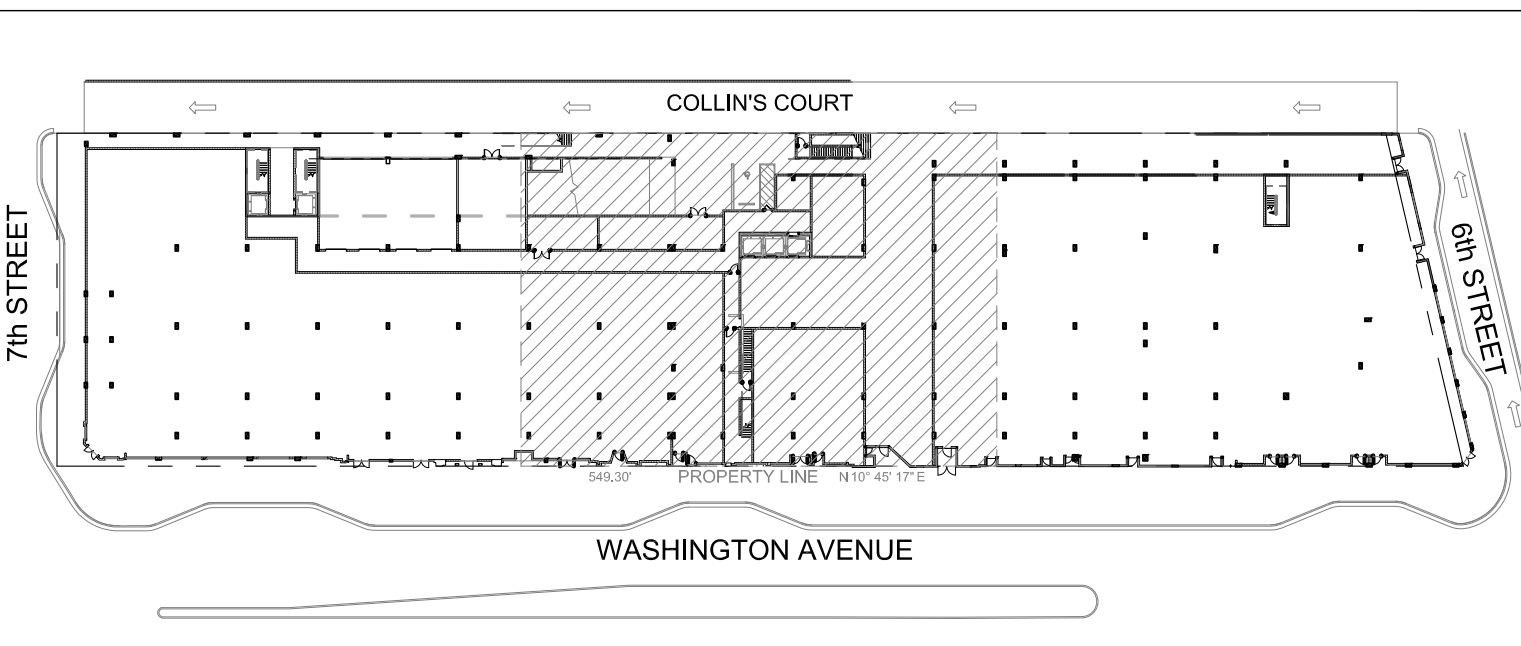
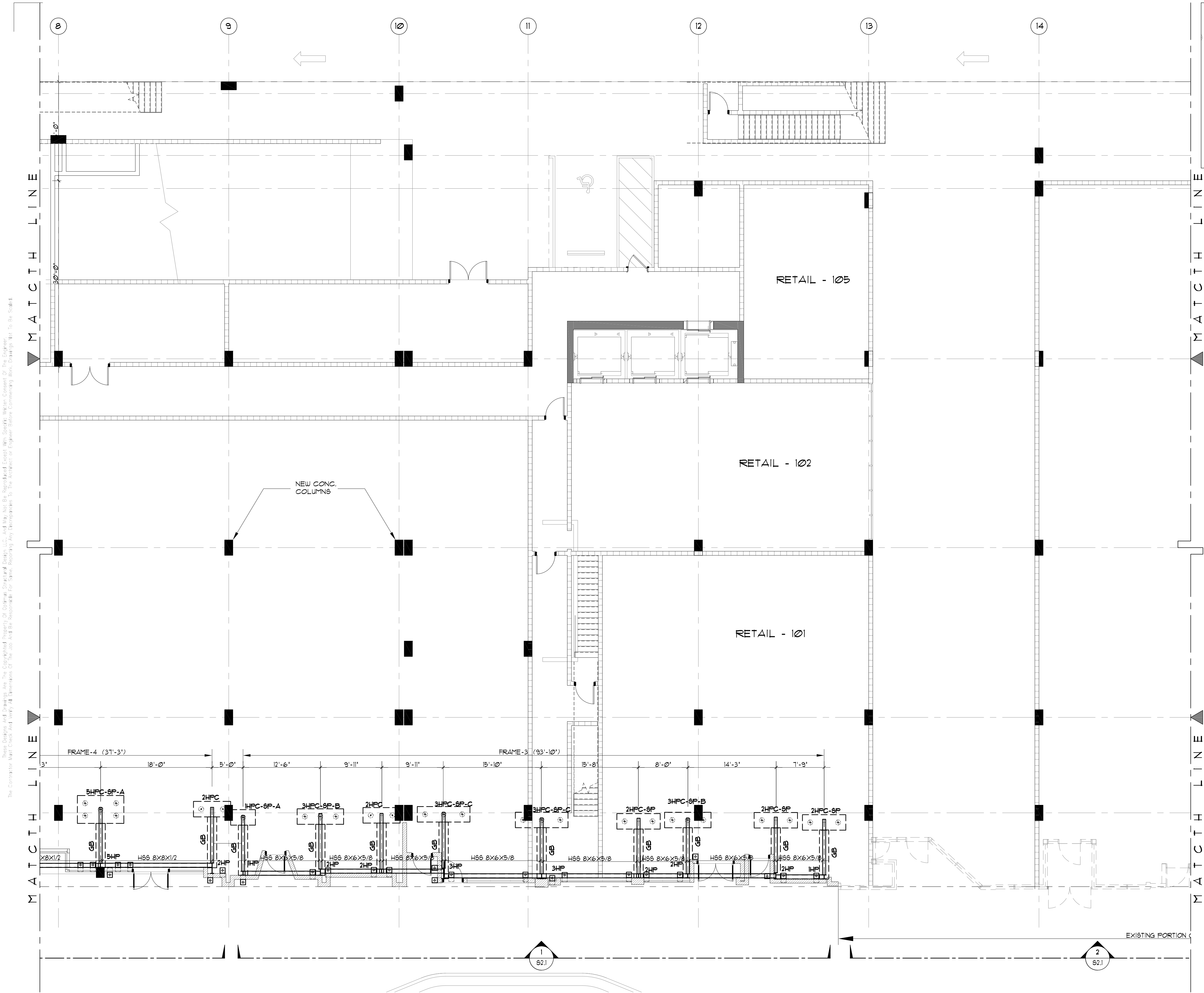
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KEY PLAN
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NOTE:
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PARTIAL GROUND
FLOOR PLAN 2 OF 3
SCALE: 1/8" = 1'-0"



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Partial Ground Floor Plan - 2 of 3

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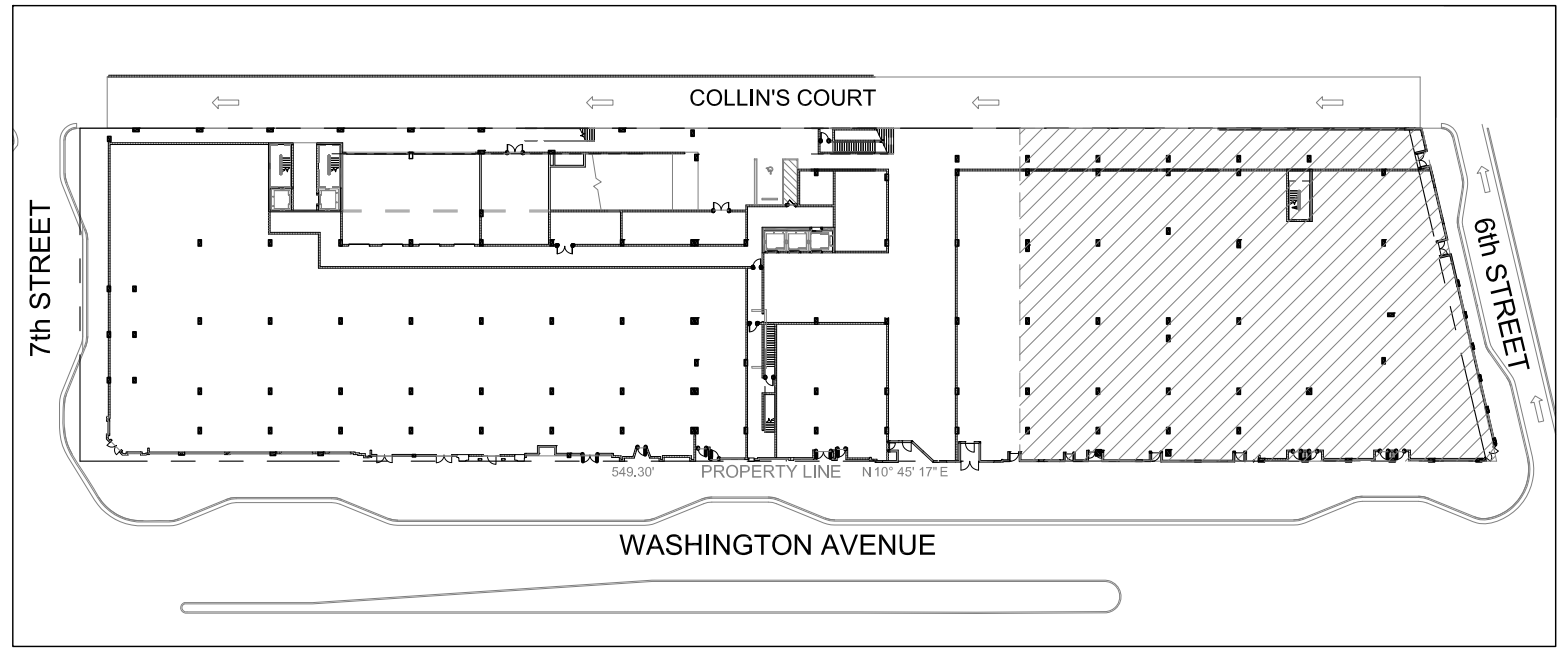
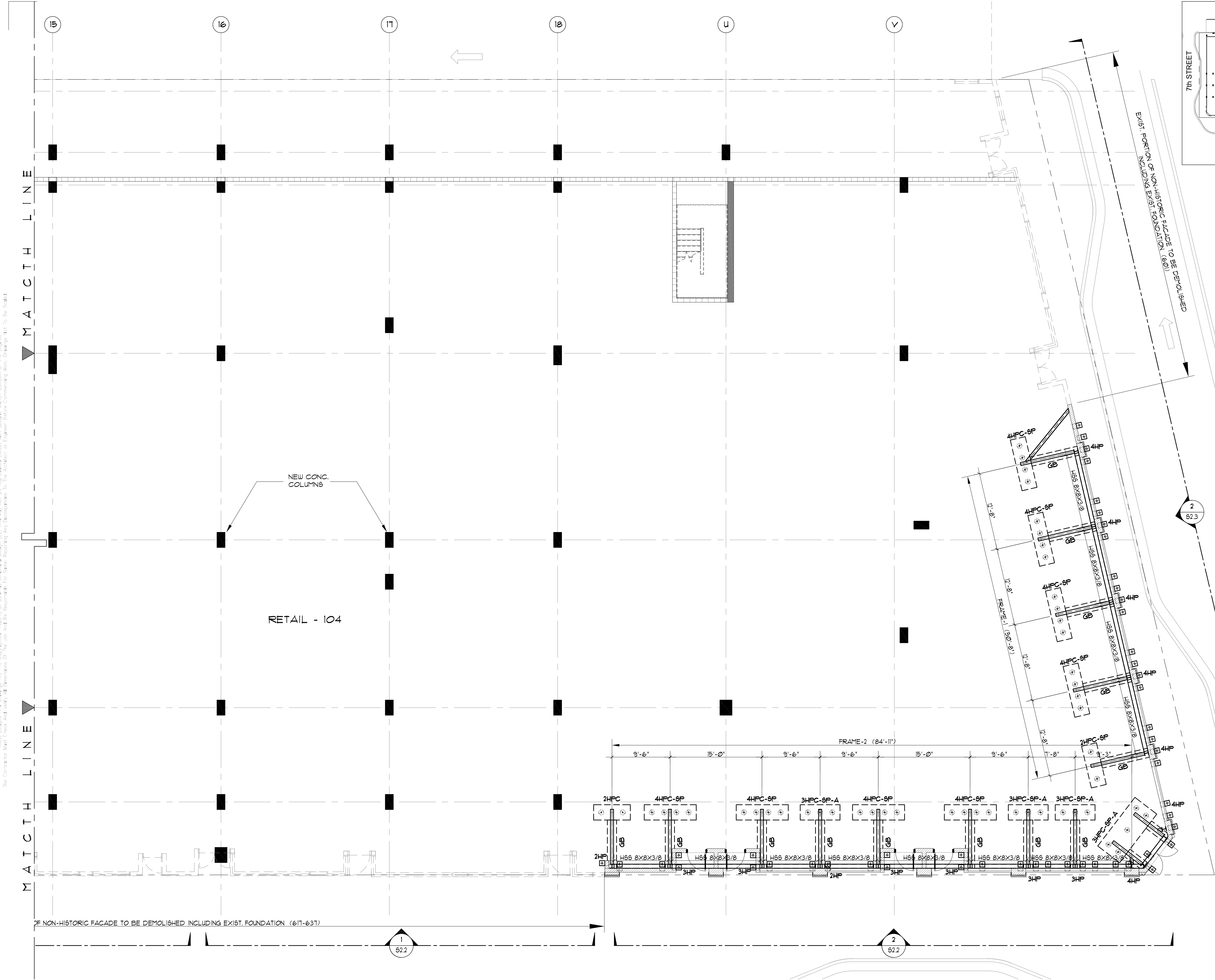
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KEY PLAN
SCALE: 1" = 15'-0"

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PARTIAL GROUND
FLOOR PLAN 3 OF 3
SCALE: 1/8" = 1'-0"



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Partial Ground Floor Plan - 3 of 3

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NOTE:
SEE TYPICAL REPAIR DETAILS FOR
EXIST. DETERIORATED CONCRETE, CRACKING,
STUCCO, ETC. AT THE HISTORIC FACADE.

EXIST. CUPOLA TO REMAIN
PROVIDE TEMP. SUPPORTS AS SHOWN
ON S-10 TO ALLOW FOR INTERIOR DEMOLITION

EXIST. UPPER WINDOWS,
GLASS & FRAMES TO BE
REMOVED (TYP.)

EXIST. DISPLAY WINDOWS,
GLASS & FRAMES TO BE
REMOVED (TYP.)

PORTION OF EXIST. CMU WALL
TO BE REMOVED
(EXIST. CONC. BEAM TO REMAIN)

EXIST. KNEE WALLS
TO BE REMOVED.

EXIST. GLAZED DOORS
& DISPLAY WINDOWS,
GLASS & FRAMES TO
BE REMOVED (TYP.)

EXIST. KNEE WALLS
TO BE REMOVED.

① SOUTHWEST DEMOLITION: PARTIAL EXIST. ELEVATION
SCALE: 1/4"=1'-0"

EXIST. GLAZED DOORS
& DISPLAY WINDOWS,
GLASS & FRAMES TO
BE REMOVED (TYP.)

EXIST. GLAZED DOORS
& DISPLAY WINDOWS,
GLASS & FRAMES TO
BE REMOVED (TYP.)

EXIST. KNEE WALLS
TO BE REMOVED.

EXIST. GLAZED DOOR
& DISPLAY WINDOWS,
GLASS & FRAMES TO
BE REMOVED (TYP.)

EXIST. KNEE WALLS
TO BE REMOVED.

② SOUTHWEST DEMOLITION: PARTIAL EXIST. ELEVATION
SCALE: 1/4"=1'-0"

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www.ma.com

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Ken Fulk

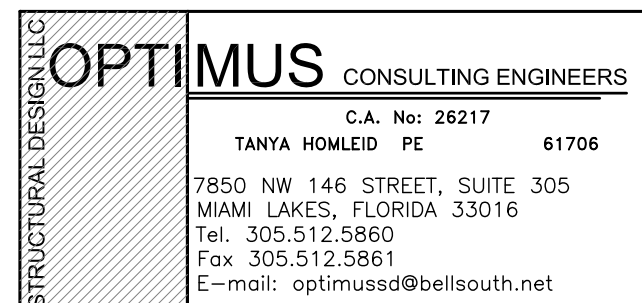
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Partial Elevations

Planning Board Final Submittal / 2 March 2016



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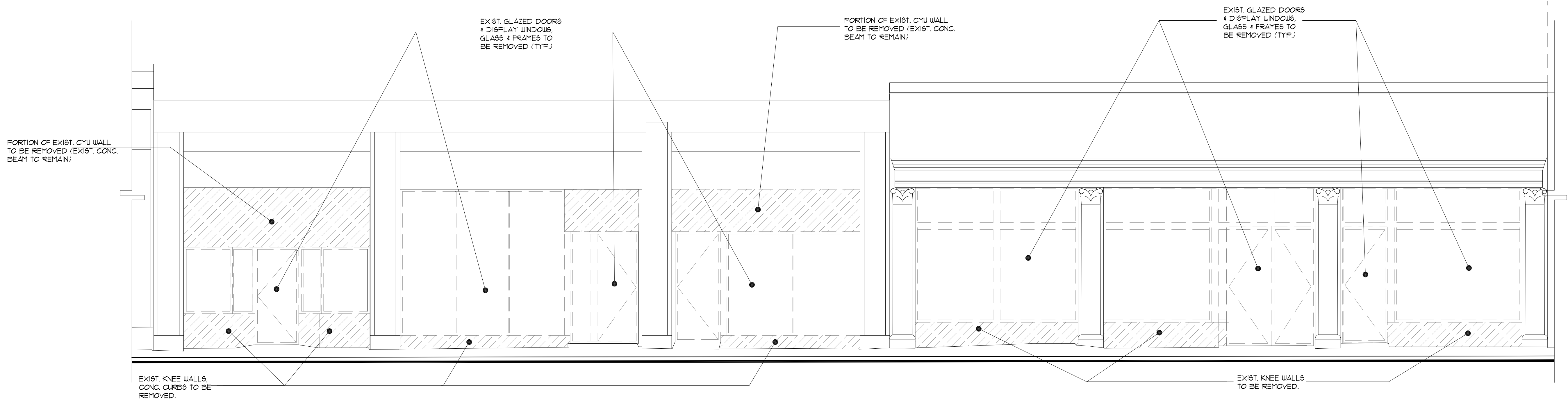
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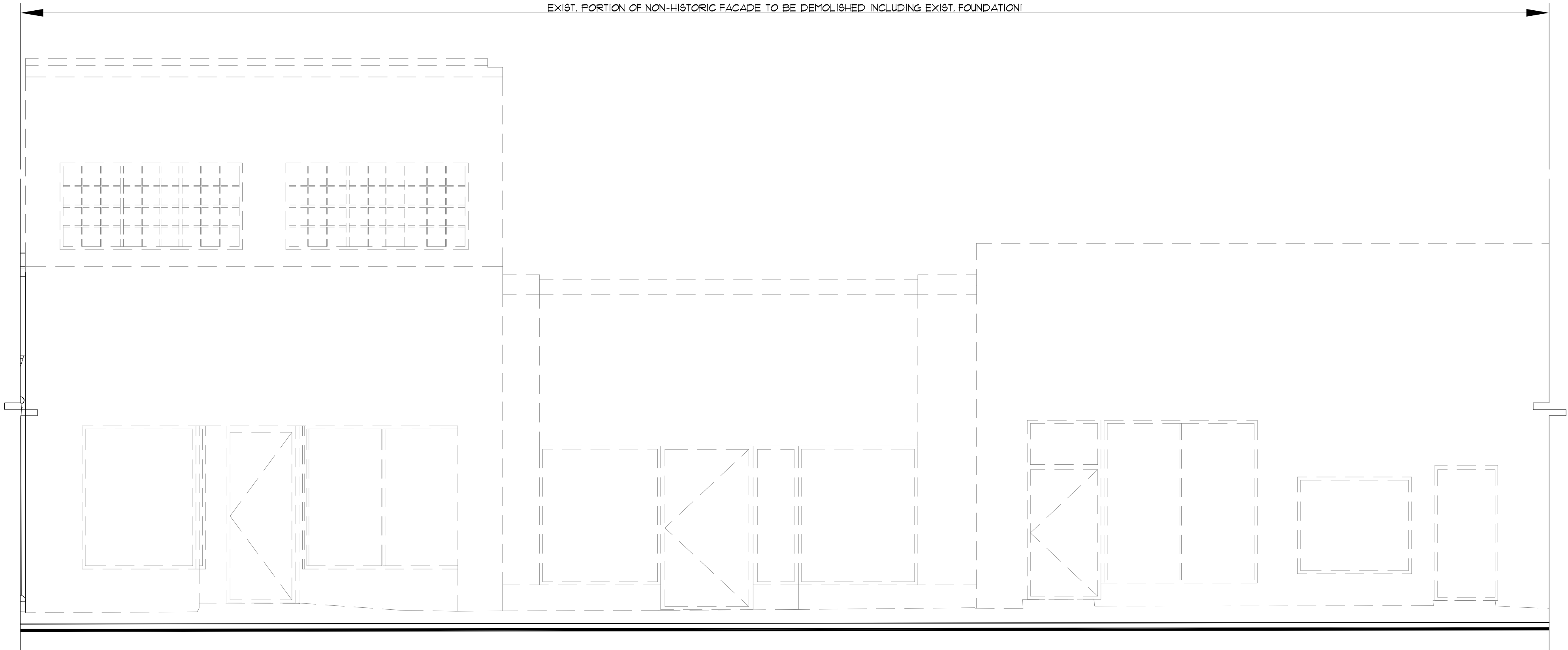
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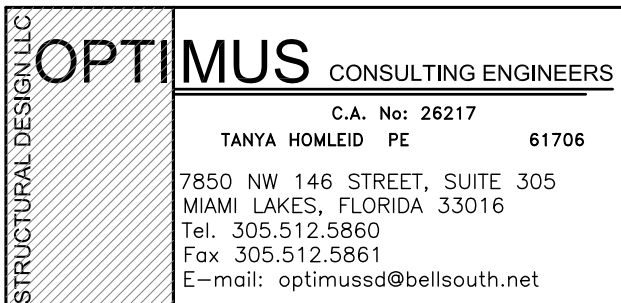
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1 SOUTHWEST DEMOLITION: PARTIAL EXIST. ELEVATION
SCALE: 1/4"=1'-0"



2 SOUTHWEST DEMOLITION: PARTIAL EXIST. ELEVATION
SCALE: 1/4"=1'-0"



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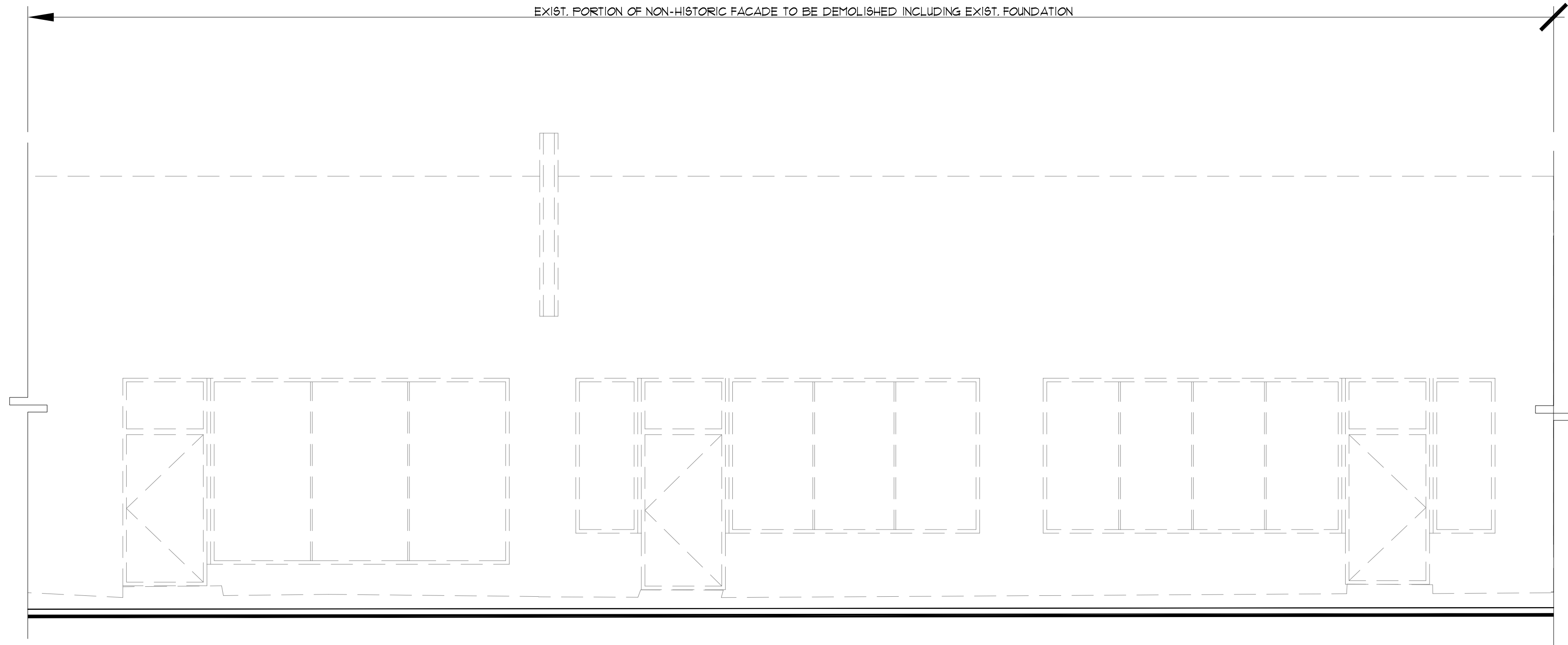
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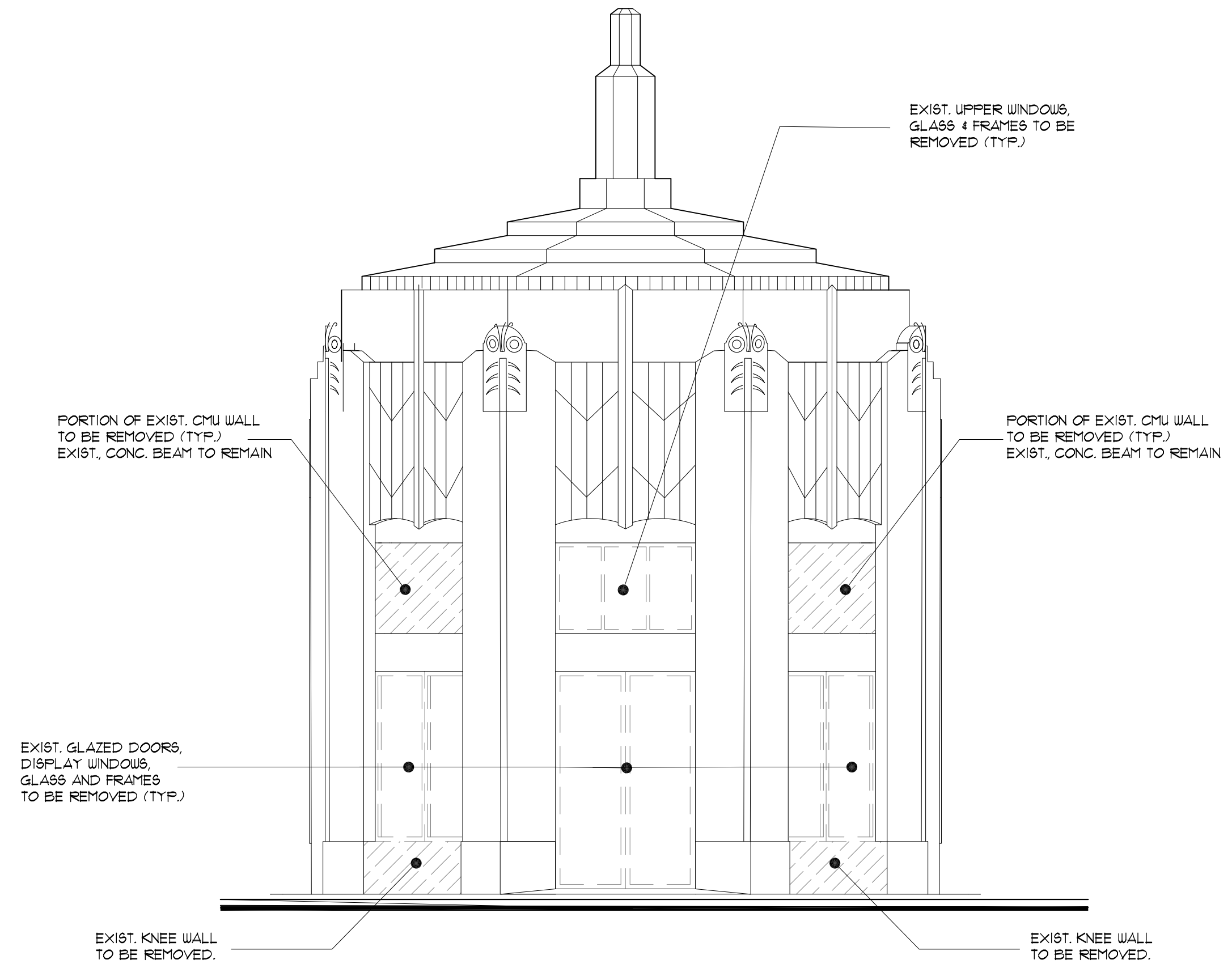
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6 of 11

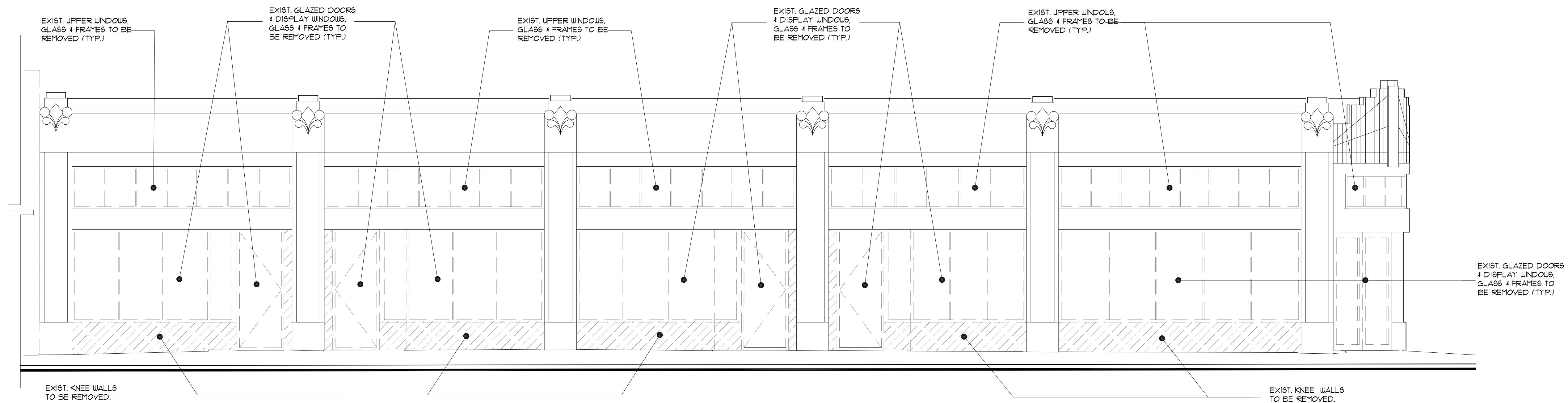
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1 SOUTHWEST DEMOLITION: PARTIAL EXIST. ELEVATION
SCALE: 1/4"=1'-0"



3 WEST ELEVATION
SCALE: 1/4"=1'-0"



2 SOUTHWEST DEMOLITION: PARTIAL EXIST. ELEVATION
SCALE: 1/4"=1'-0"



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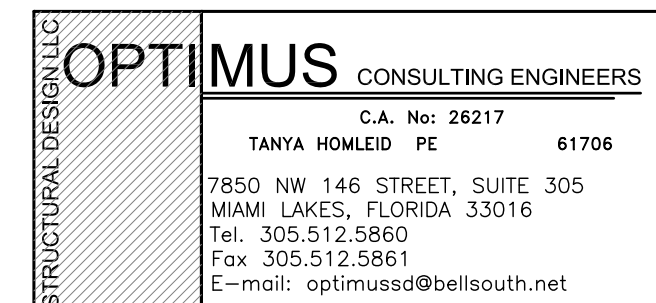
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Partial Elevations

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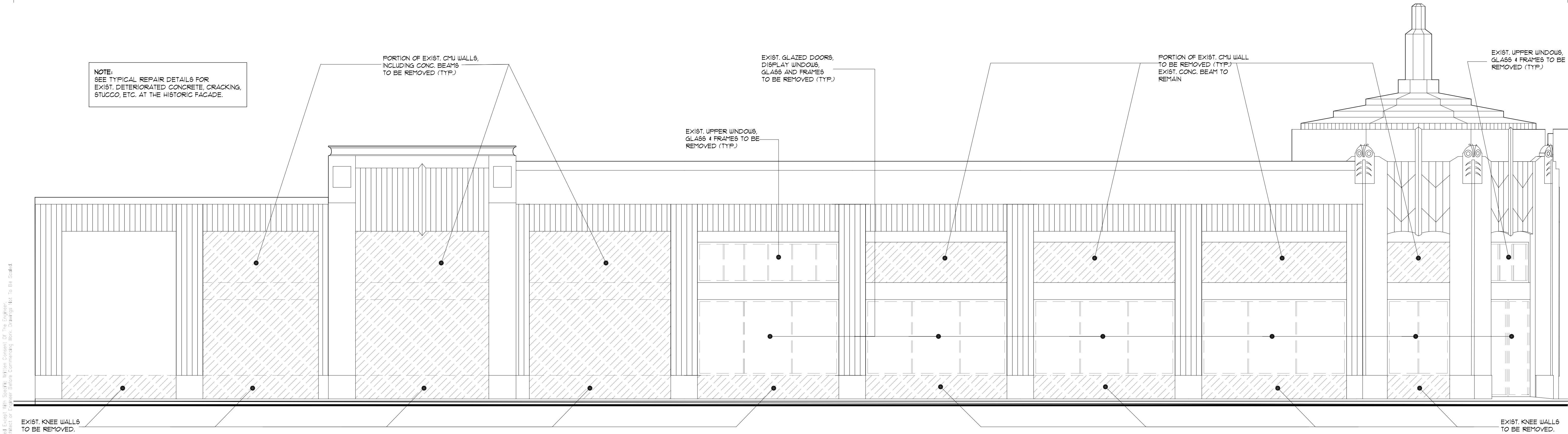
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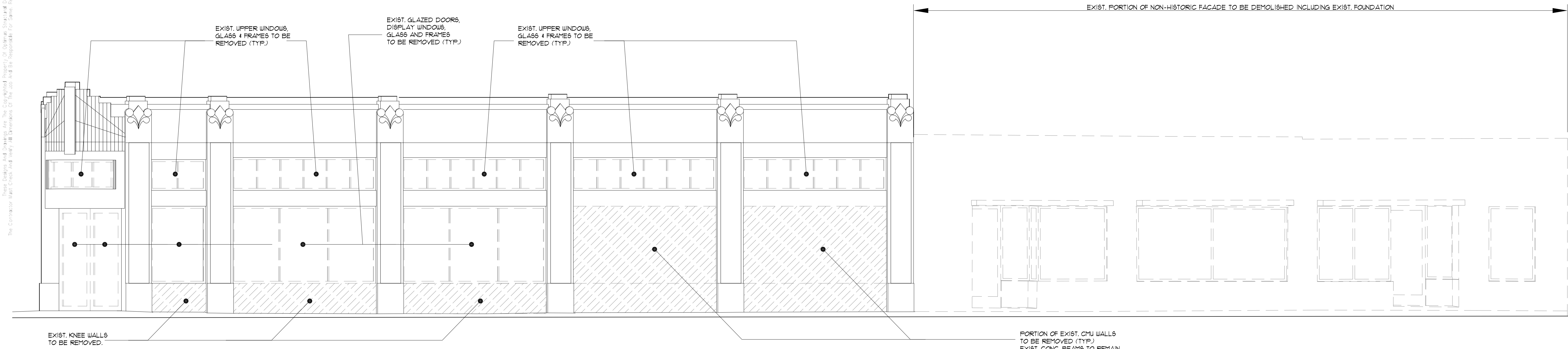
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1 NORTHWEST DEMOLITION: EXIST. ELEVATION
SCALE: 1/4"=1'-0"



2 SOUTHEAST DEMOLITION: EXIST. ELEVATION
SCALE: 1/4"=1'-0"



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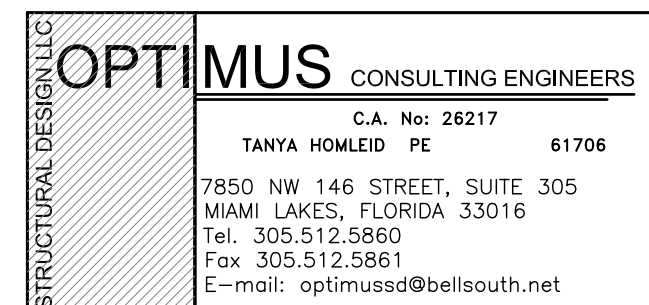
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8 of 11

EXIST. CONCRETE COLUMN OR GROUT FILLED CELL

EXISTING TIE BEAM

EXISTING CONCRETE CAP

I-SHAPED STEEL COLUMN ANCHORED TO EXISTING CONCRETE COLUMN WITH 5/8" DIAM. S.S. HILTI HAS ROD + HIT RE-502-SD EPOXY ANCHORS OR PROVIDE GROUT FILLED CELLS AS INDICATED ON DETAIL 'B' (SEE PLAN FOR COLUMN'S LOCATION)

HSS 8X8X1/2 WELDED TO STEEL COLUMNS AND ANCHORED TO EXISTING TIE BEAM (SEE PLAN FOR LENGTHS AND CONNECTION DETAIL 'A')

I-SHAPED STEEL BRACING (TYP. AT EVERY COLUMN)

30°

17'-0" (V/F)

17'-4 1/2"

3'-0"

TO EXISTING TIE BEAM (V/F)

TO EXISTING TIE BEAM (V/F)

OUTSIDE OF THE BLDG.

INSIDE OF THE BLDG.

NEW HELICAL PILE CAPS (SEE 510, 511 AND 512 FOR SIZE)

2'-0"

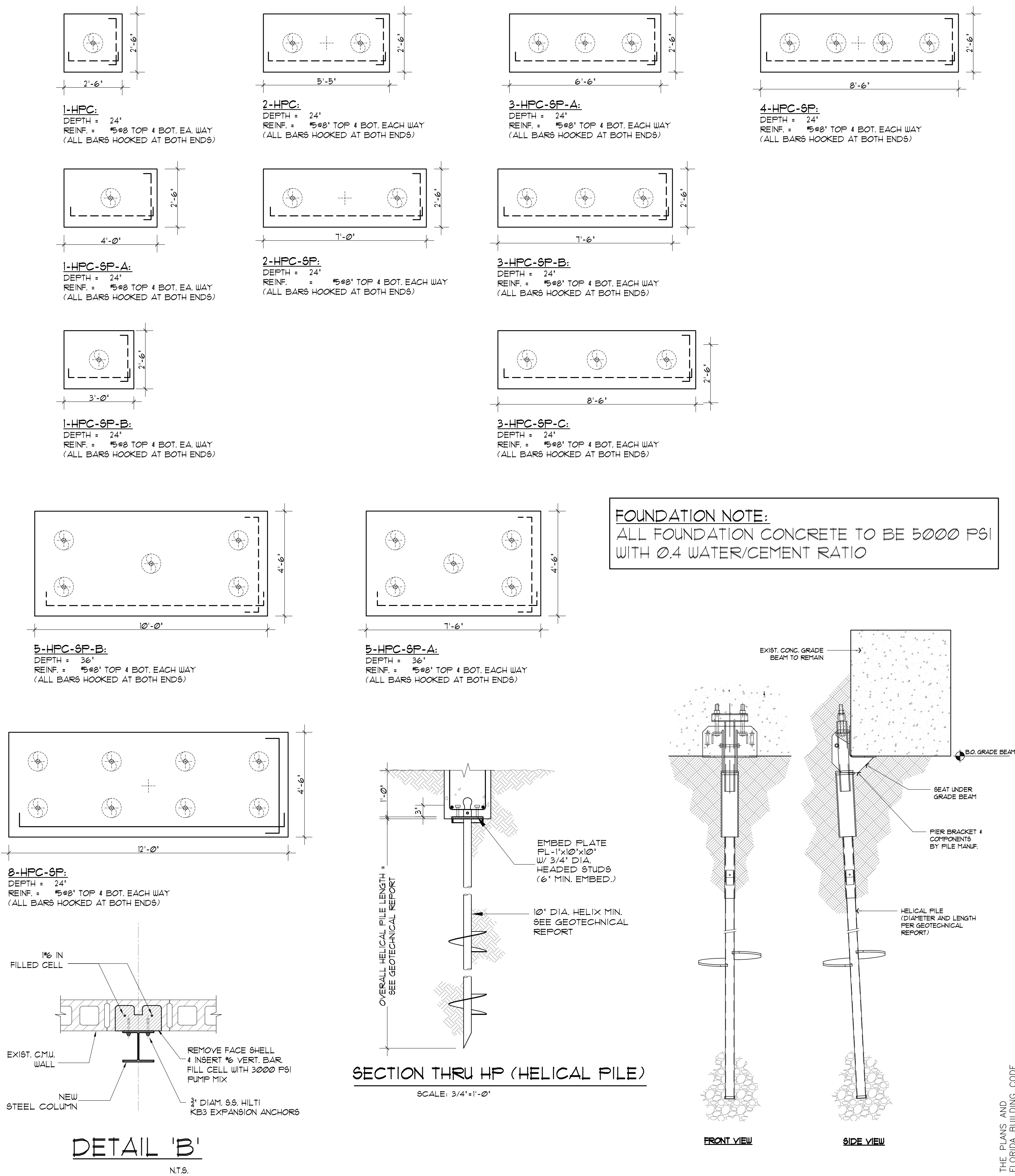
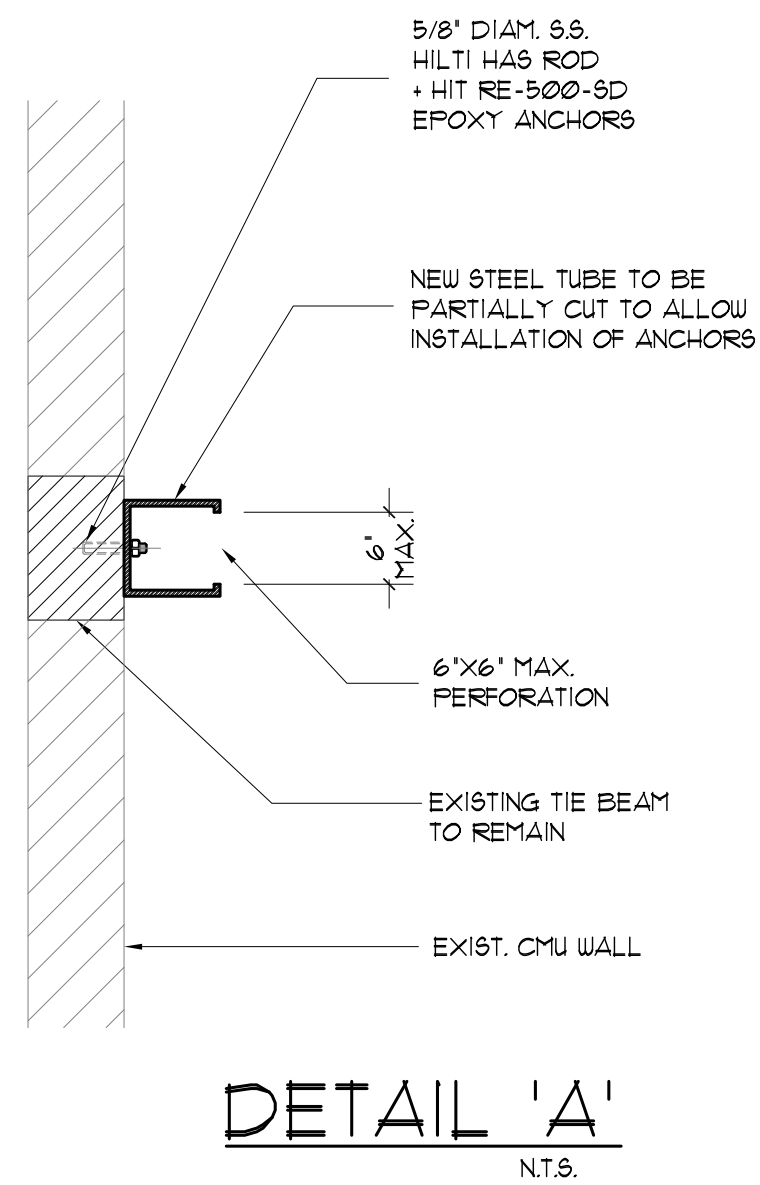
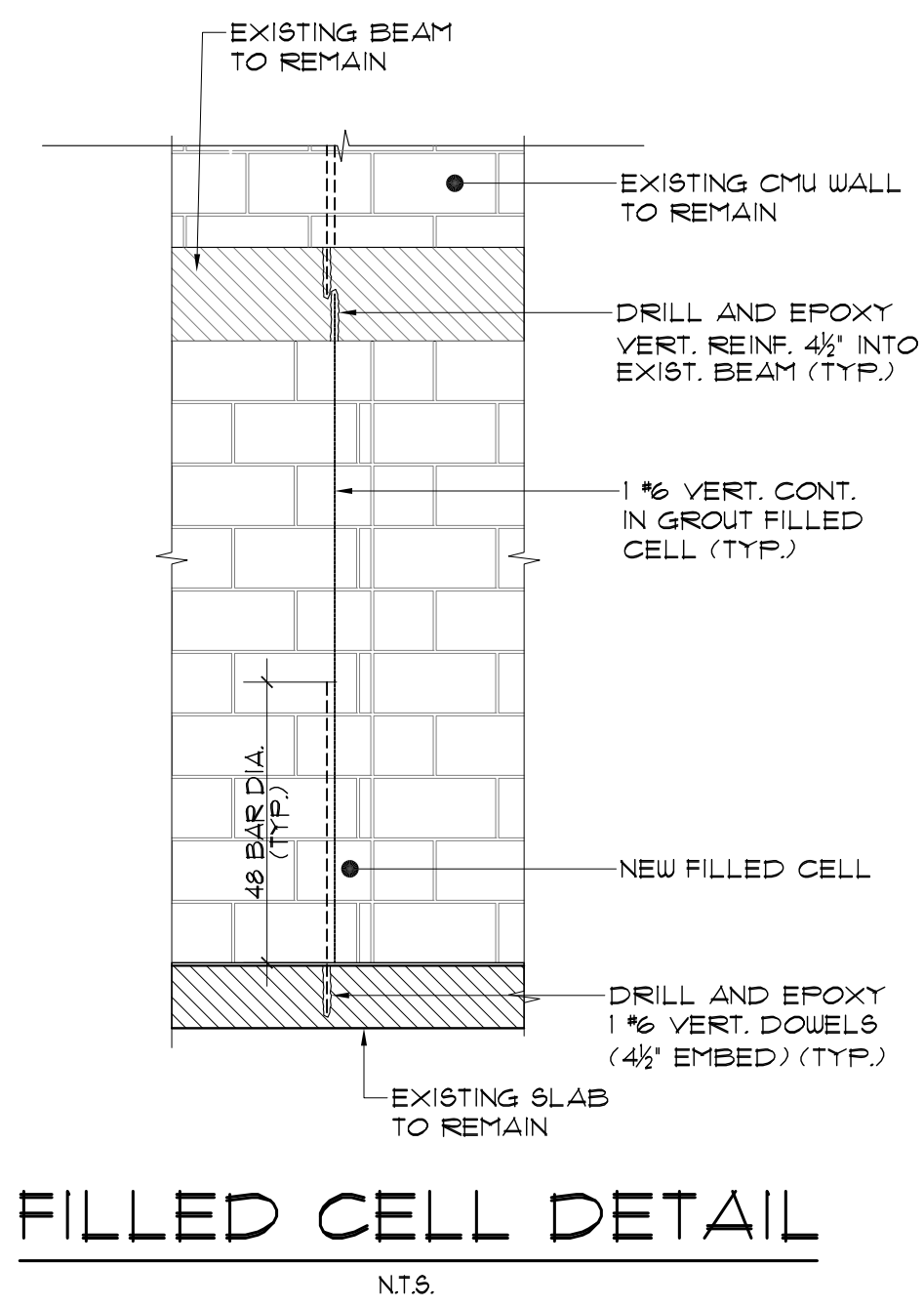
8'-5"

SECTION 1

SCALE: 1/16" = 1'-0"

SCALE: 1/16"=1'-0"

CONCRETE BEAM SCHEDULE												
MARK	ELEVATION	SIZE	BOTTOM	TOP CONT.	'C' BARS		'E' BARS		STIRRUPS		REMARKS	
		B x D	No.	SIZE	No.	SIZE	No.	SIZE	No.	SIZE		SPACING
GB	TO MATCH EXISTING	18'x18'	3	#6	3	#6					#3	1' O.C.



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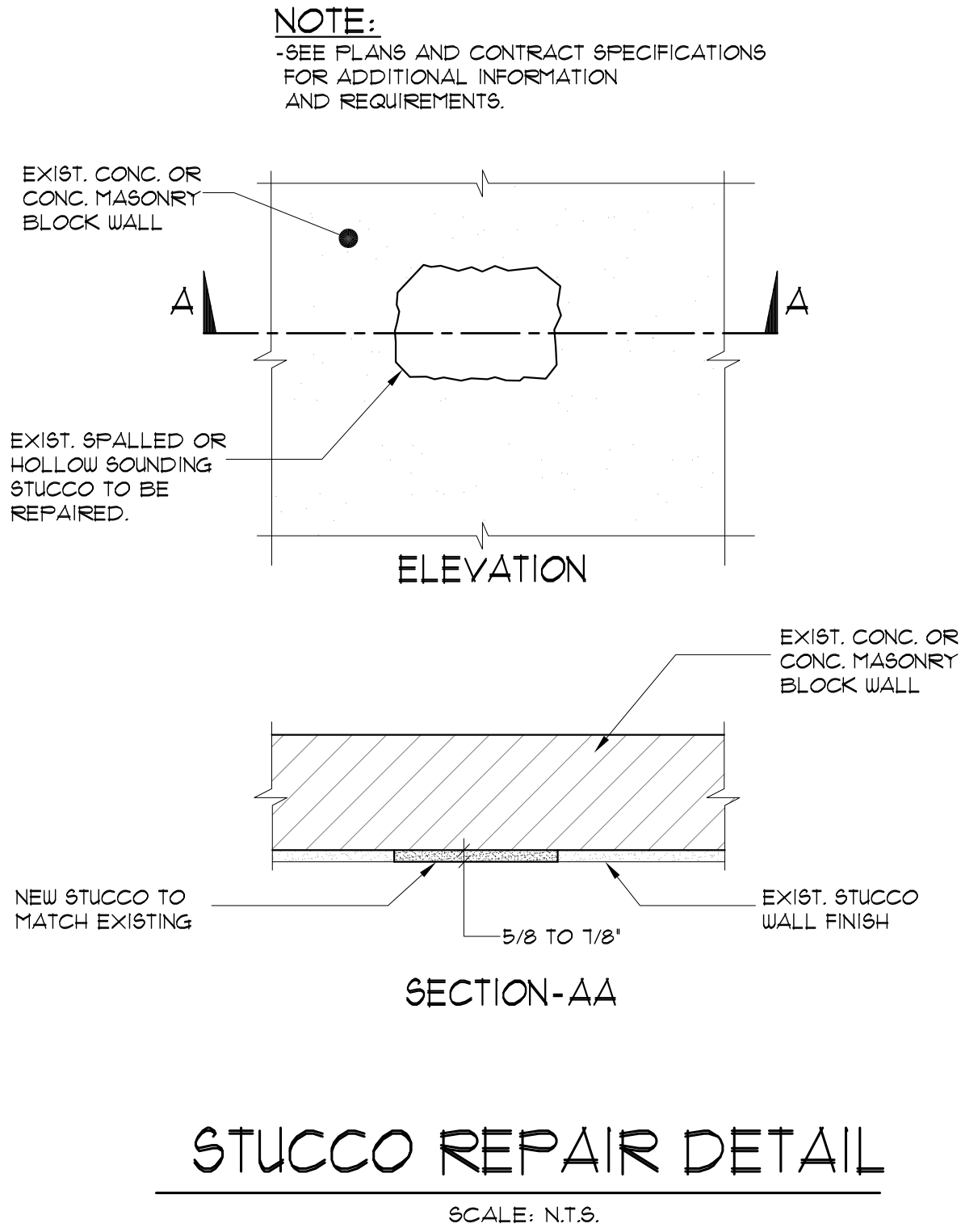
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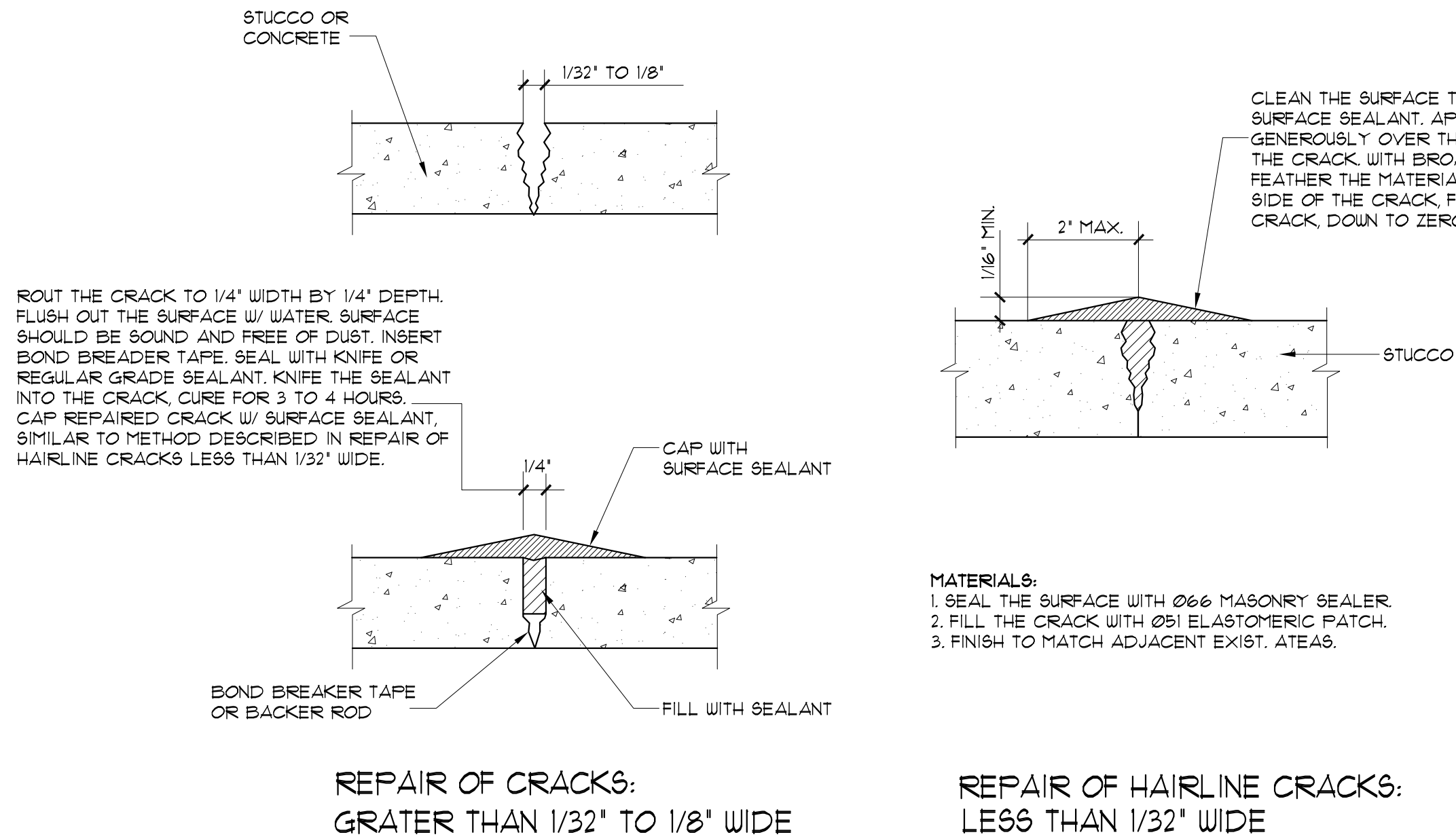
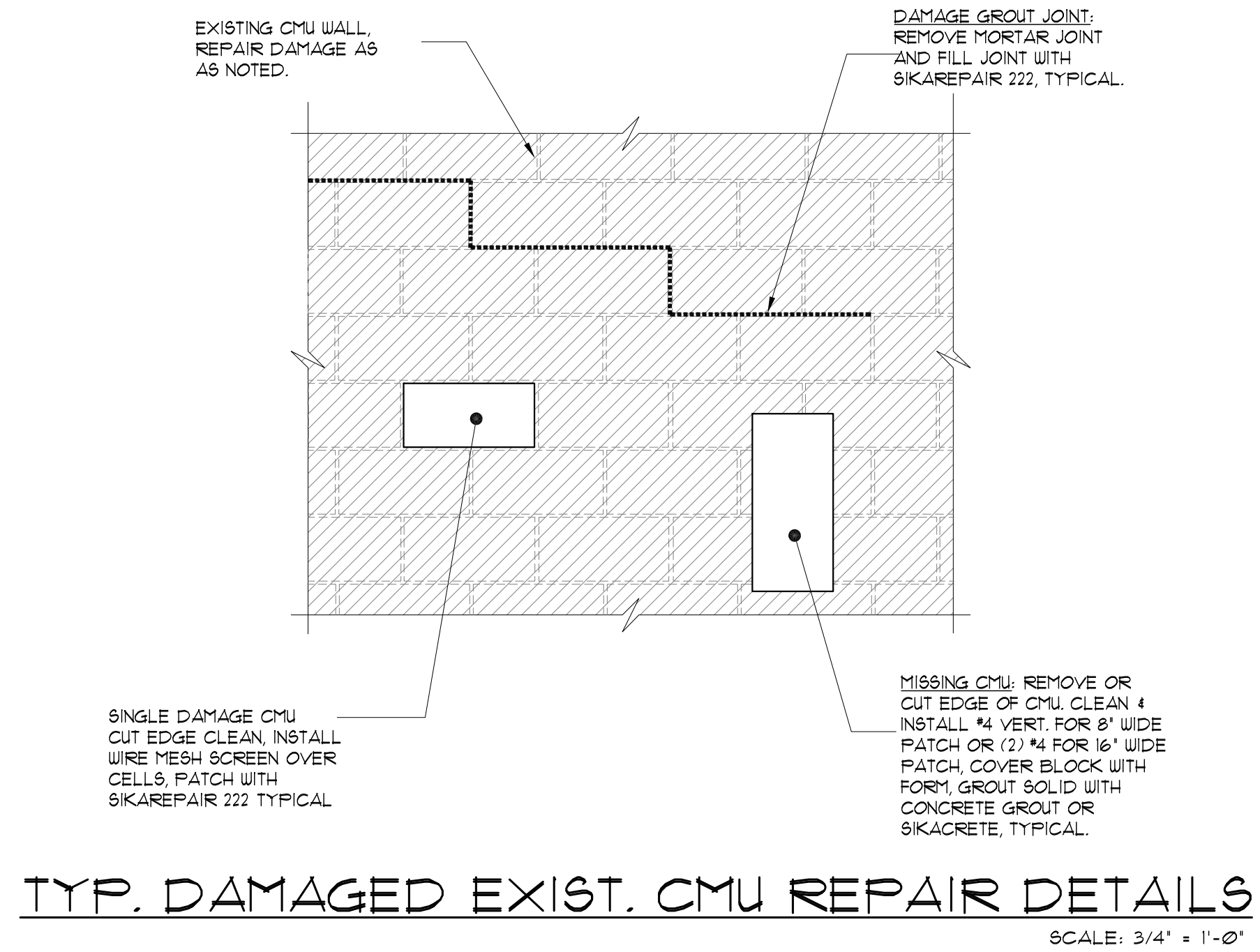
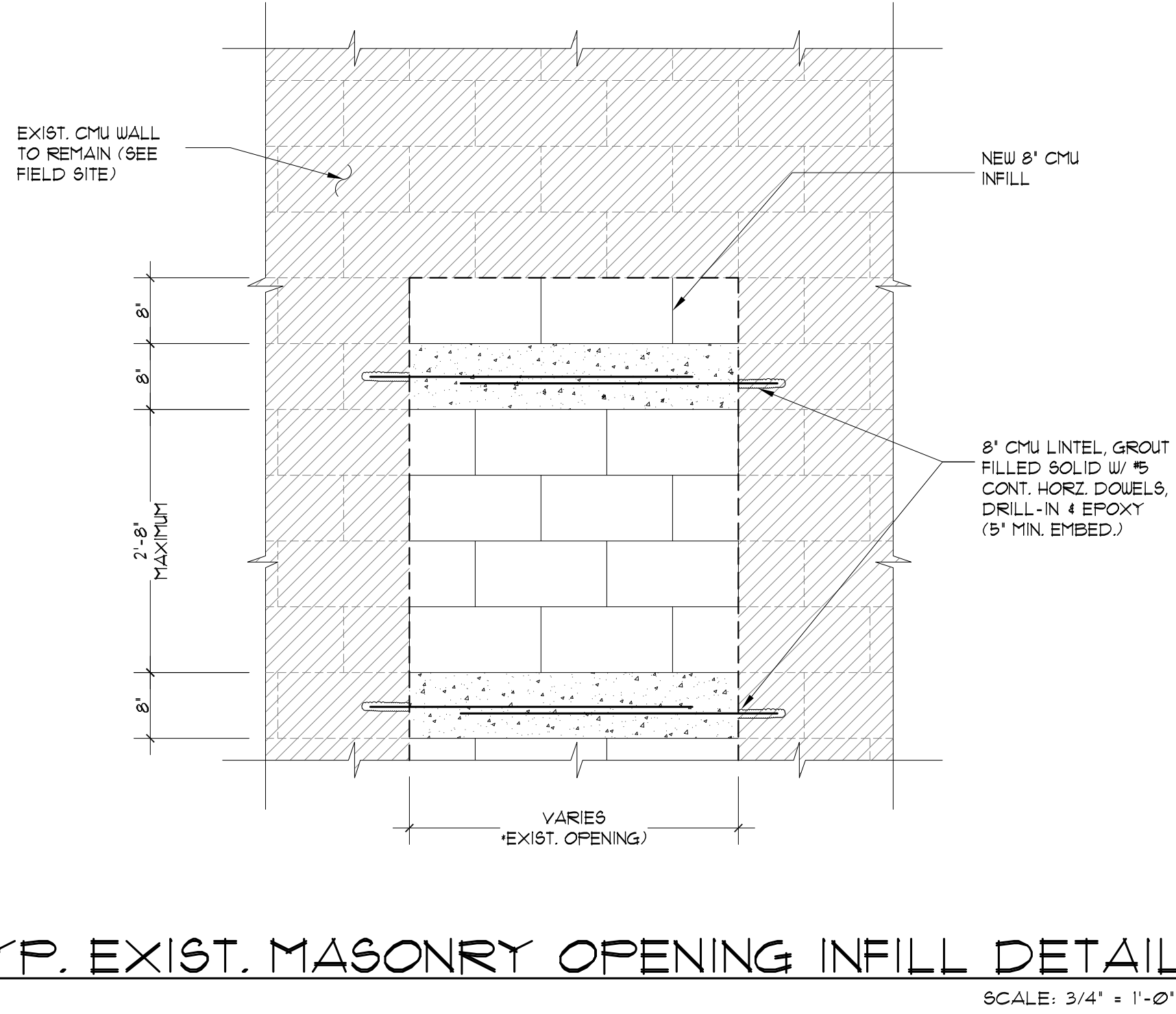
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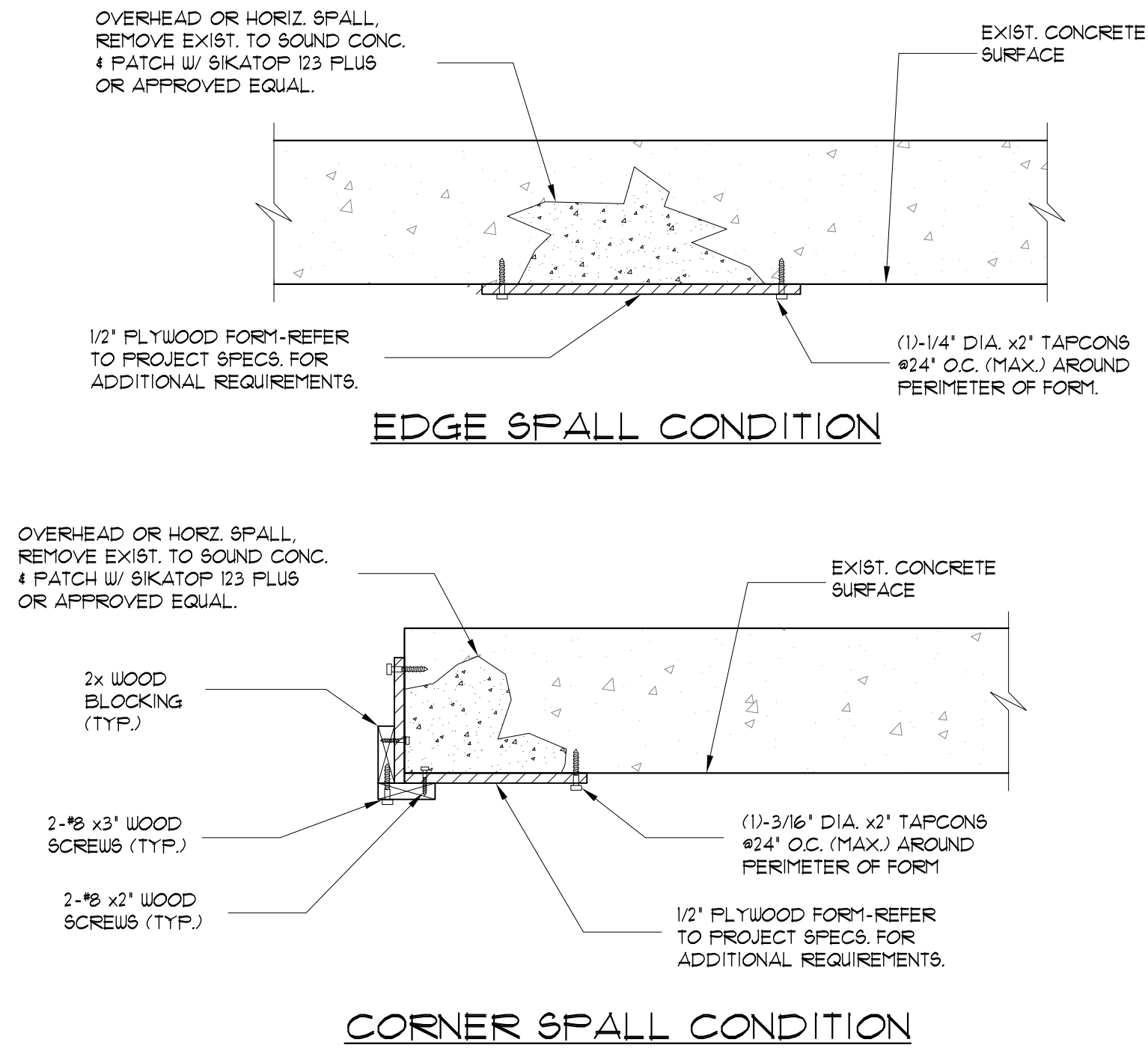
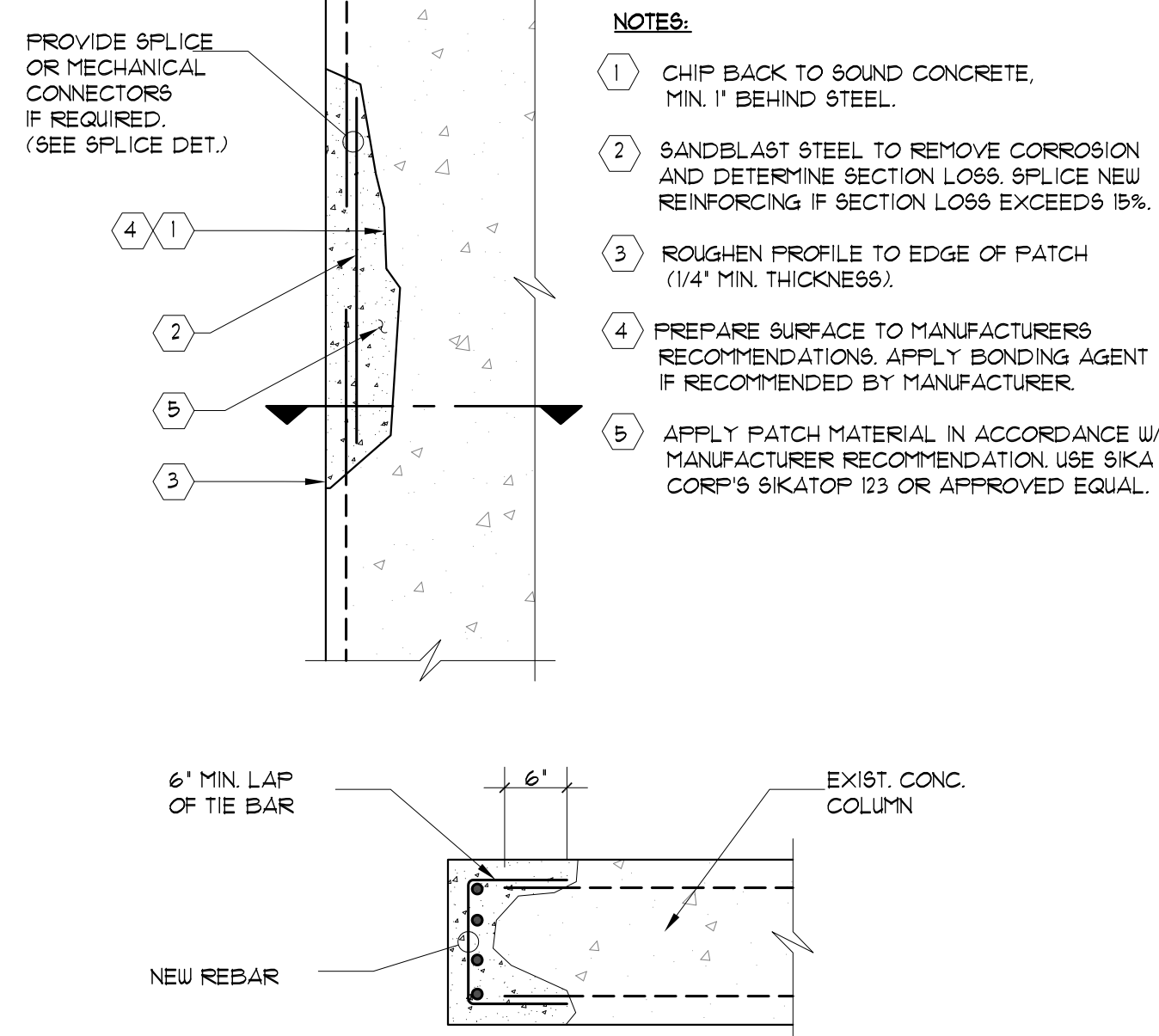


- PROCEDURE:**
1. CHIP-OFF DELAMINATED STUCCO WITH CHISEL AND HAMMER
 2. CLEAN EXIST. SURFACE TO RECEIVE STUCCO.
 3. MECHANICALLY ROUGHEN EXIST. CONG. SURFACE WITH SAND BLASTING OR LIGHT CHIPPING HAMMER AND CHISEL TO EXPOSE FREE CONG. FOR PROPER BONDING. SURFACE MUST BE STRUCTURALLY SOUND, AND CLEAN, FREE OF NY AND ALL OIL, GRASS WAX, DUST, SAND, DIRT, LIANTAGE, PAINT, EFFLORESCENCE, CURRING COMPOUNDS, FORM RELEASE AGENTS AND BASE MATERIAL OF ANY KIND.
 4. COAT PREPARED SURFACE WITH STO BONDING AGENT BY STO PRODUCTS. STUCCO TO PROPERLY BOND WITH EXISTING CONCRETE SURFACE.
 5. APPLY STO ONE COAT No. 501 OVER PREPARED SURFACE.
 6. INSTALL BROWN COAT AND FINISH COAT STUCCO TO MATCH EXIST. COLOR, THICKNESS AND APPEARANCE.



CMU / STUCCO WALL SMALL SURFACE CRACK REPAIR

SCALE: N.T.S.



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SITE ADDRESS:
MIAMI BEACH, FLORIDA

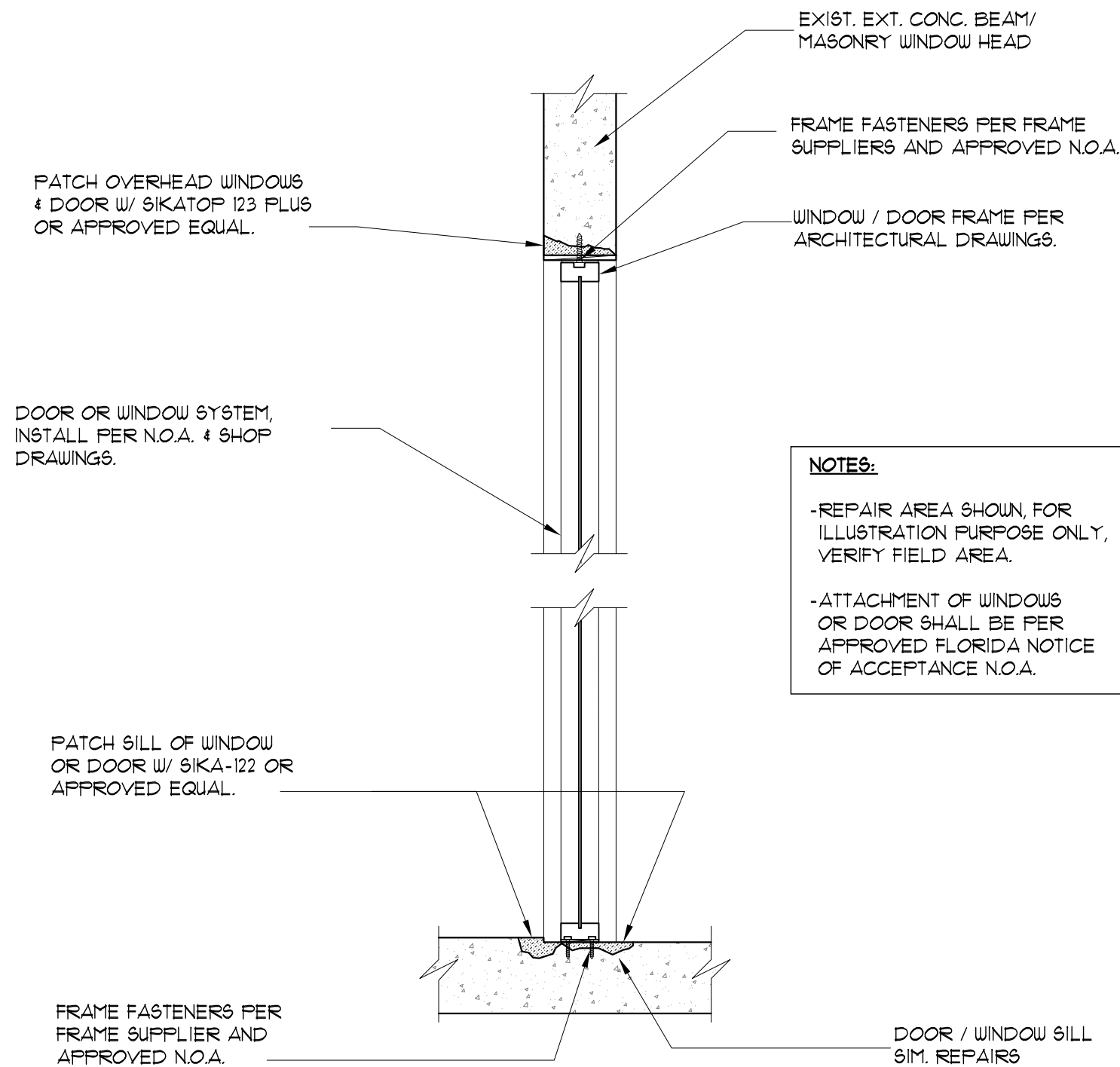
OPTIMUS STRUCTURAL DESIGN LLC
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SEAL: STATE OF FLORIDA

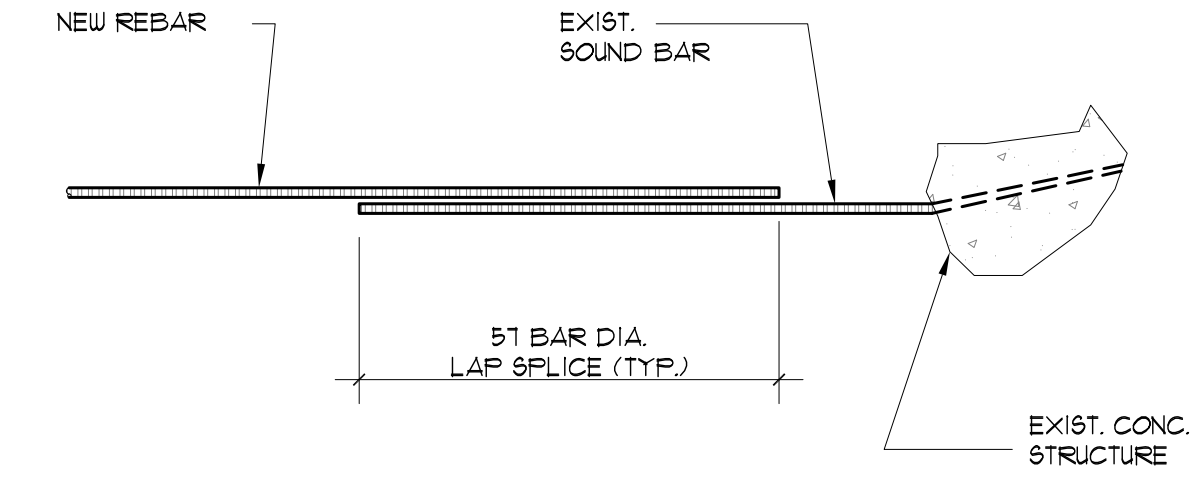
DRAWN BY : J.P.
CHECKED BY: T.H.
DATE : 03-02-16
SCALE : AS SHOWN
JOB. NO. :

S3.1
10 of 11

These Details and Drawings are the Copyrighted Property of Optimus Structural Design LLC. And they shall be Reproduced Except With Specific Written Consent of The Engineer. The Contractor shall ensure that all materials and workmanship are in accordance with the approved engineering plans. No part of these drawings shall be used for any other project without the written consent of the Engineer.



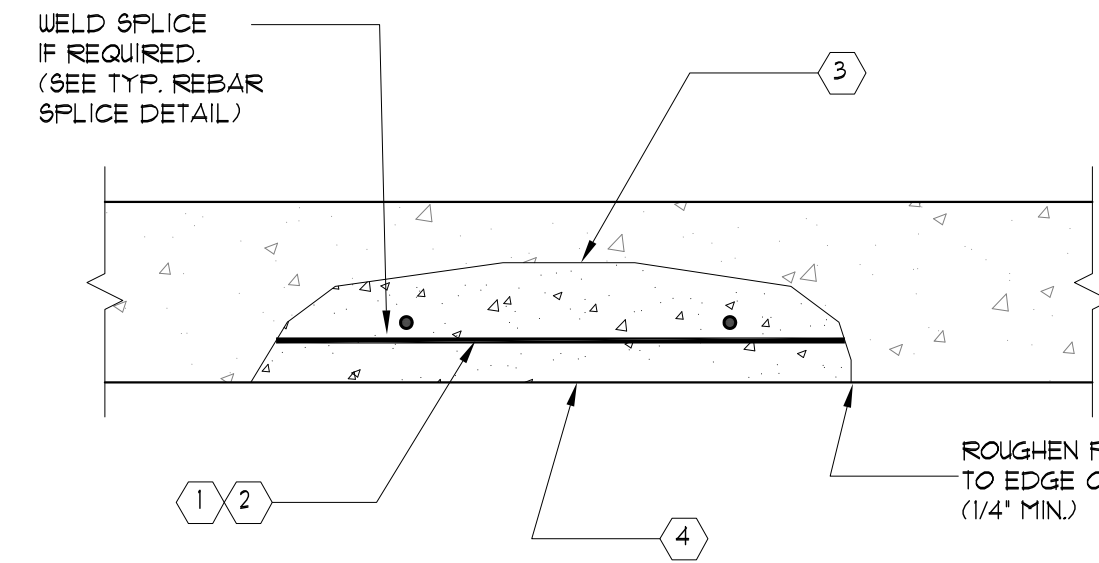
**TYP. DOOR / WINDOW
EDGE REPAIR DETAILS**
SCALE: 3/4" = 1'-0"



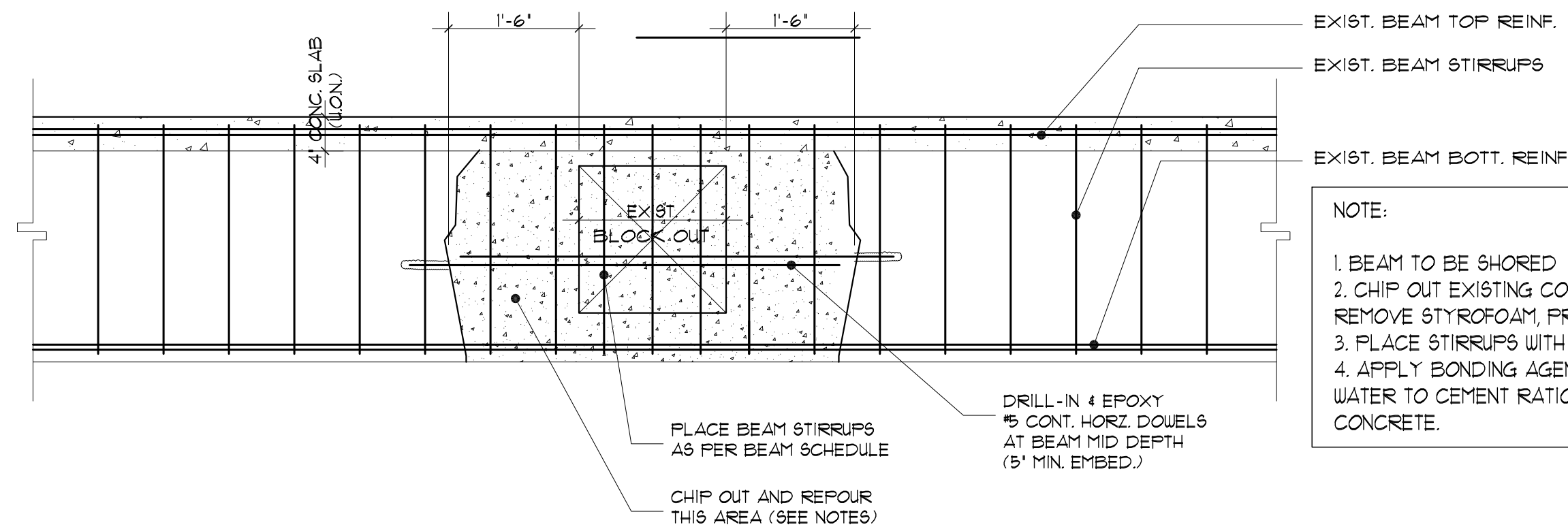
OPTION 1: LAP SPLICE TYP. REINFORCING BAR

OPTION 2: USE MECHANICAL SPLICES, SUBMIT MANUFACTURER INFORMATION FOR APPROVAL. MECHANICAL SPLICE TO PROVIDE 125% MIN. CAPACITY OF YIELD STRENGTH OF SPLICED REBAR.

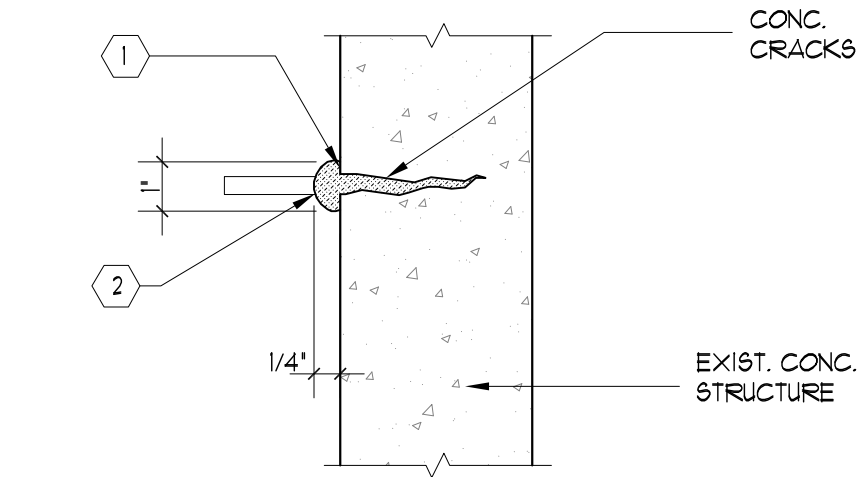
TYP. REBAR SPLICE DETAILS
SCALE: 3/4" = 1'-0"



TYP. OVERHEAD SPALL REPAIR DETAILS
SCALE: 3/4" = 1'-0"



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

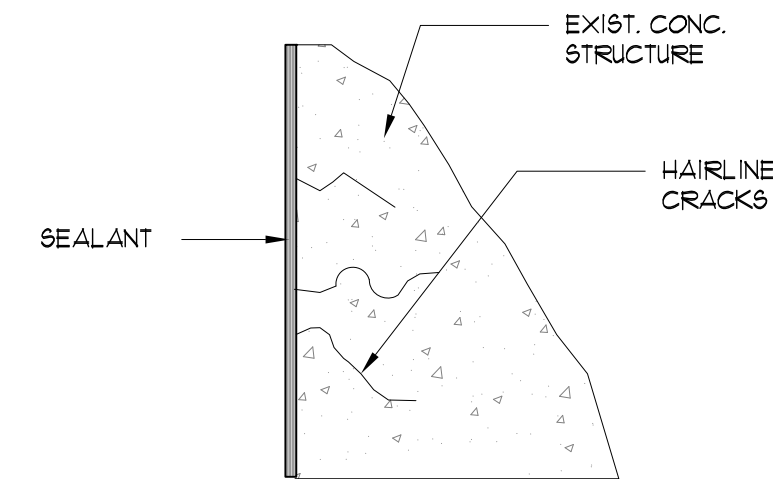


NOTES:

- CLEAN AREA ADJACENT TO CRACK OF BOND INHIBITING MATERIALS W/ TRISODIUM PHOSPHATE / WATER SOLUTION.
- SET PORTING DEVICES OVER CRACKS.
- PLACE EPOXY RESIN ADHESIVE OVER CRACKS AROUND EACH INJECTION PORT W/ MIN. 1" WIDE BY 1/4" THICK. THEN, ALLOW TO SET.
- USE MANUAL METHOD OR AUTOMATED INJECTION EQUIPMENT TO INJECT EPOXY RESIN ADHESIVE.

UTILIZE THIS REPAIR FOR CRACKS FROM 20 MILS TO 1/4" WIDE. (VERIFY EXIST. FIELD CONDITIONS).

TYP. LARGER CRACKS REPAIR DETAILS
SCALE: 3/4" = 1'-0"



NOTES:

- CLEAN AREA ADJACENT TO CRACK OF BOND INHIBITING MATERIALS W/ TRISODIUM PHOSPHATE / WATER SOLUTION.
- APPLY SEALER BY ROLLER, BRUSH OR HAND PRESSURE SPRAY. SEE MANUF. RECOMMENDATION FOR ADDITIONAL INFORMATION.
- SEALANT PRODUCTS SHALL BE SIKADUR 32 HIGH MOD EPOXY OR APPROVED EQUAL.

UTILIZE THIS REPAIR FOR CRACKS LESS THAN 20 MILS WIDE. (VERIFY EXIST. FIELD CONDITIONS).

TYP. HAIRLINE CRACKS REPAIR DETAILS
SCALE: 3/4" = 1'-0"

MA

Morris Adjmi Architects
www.ma.com
O'Brien Lighting Inc

Washington
Squared LLC
Ken Fulk

Raymond Jungles
Inc.
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General Details

Planning Board Final Submittal / 2 March 2016

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TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE.

DRAWN BY : J.P.
CHECKED BY: T.H.
DATE : 03-02-16
SCALE : AS SHOWN
JOB NO. :

S3.2

11 of 11

PROJECT TITLE
WASHINGTON AVENUE
SITE ADDRESS
MIAMI BEACH, FLORIDA

OPTIMUS STRUCTURAL DESIGN LLC
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SEAL: STATE OF FLORIDA

NO. DATE REVISION

601 WASHINGTON AVENUE HOTEL DEVELOPMENT

WASHINGTON AVENUE
MIAMI BEACH, FLORIDA

WASHINGTON SQUARED OWNER LLC
1691 MICHIGAN AVENUE, SUITE 445
MIAMI BEACH, FL 33139

3
CONCEPT STATEMENT

7
VENUES

15
STAFFING LEVELS

16
HOTEL ACCESS

17
DELIVERIES & COLLECTIONS

18
SECURITY

19
CONDITIONAL USE PERMIT SUMMARY

**AN IDYLLIC EXPERIENCE
FROM THE MOMENT
YOU WALK IN.**

THE FOOD AND BEVERAGE COMPONENTS OF 601 WASHINGTON ARE DESIGNED TO TRANSPORT AND REJUVENATE. EFFORTLESSLY CHIC AND RELAXED IN STYLE, THE INDOOR/OUTDOOR DINING AND LOUNGE AREAS ARCHITECTURALLY EMBRACE THE PRISTINE NATURAL BEAUTY OF MIAMI BEACH. INNOVATIVE SEASONAL OFFERINGS THROUGHOUT THE DAY—FROM SMALL BITES AND COCKTAILS TO SHARED PLATES SERVED AT COMMUNAL TABLES—ENHANCE THE ARTISTIC, BOHEMIAN SENSIBILITY.

A HAVEN FOR HOTEL GUESTS, IT'S SURE TO BECOME AN INSTANT DESTINATION FOR LOCALS IN THE KNOW.

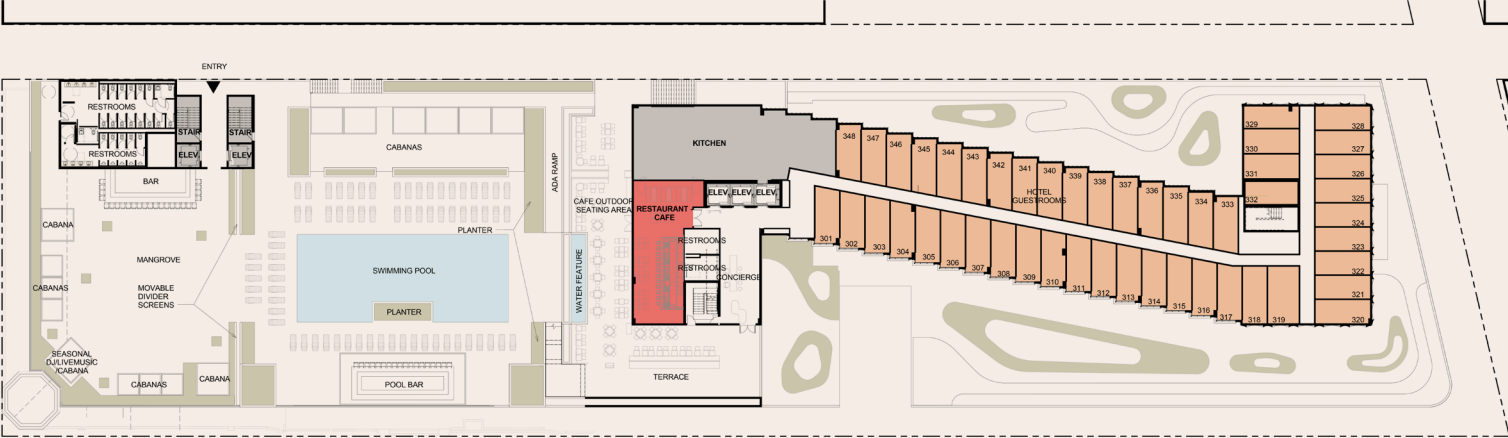


FLOOR PLANS

GROUND FLOOR



THIRD FLOOR



INDOOR RESTAURANT & OUTDOOR CAFE

& INDOOR CAFE CART

OPERATOR: WASHINGTON SQUARED OWNER, LLC

EMPLOYEES: 25 FRONT OF THE HOUSE, 10 BACK OF THE HOUSE

CONCEPT: TBD

HOURS OF OPERATION: 7AM-1AM (LIMITED SERVICE THEREAFTER)

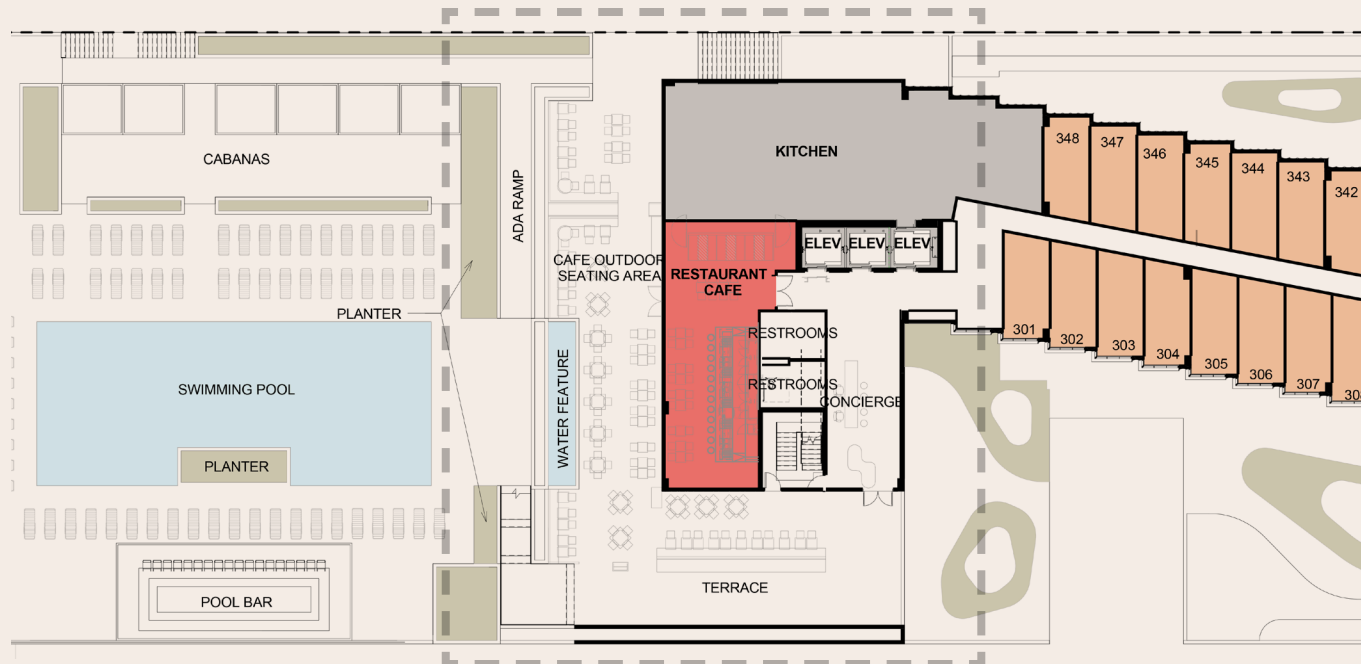
OCCUPANCY: INDOOR 76, OUTDOOR 105, TERRACE 120, CAFE CART 24

MUSIC: INDOOR (DJ/LIVE), 11AM-1AM & OUTDOOR (DJ/LIVE), 11AM-8PM

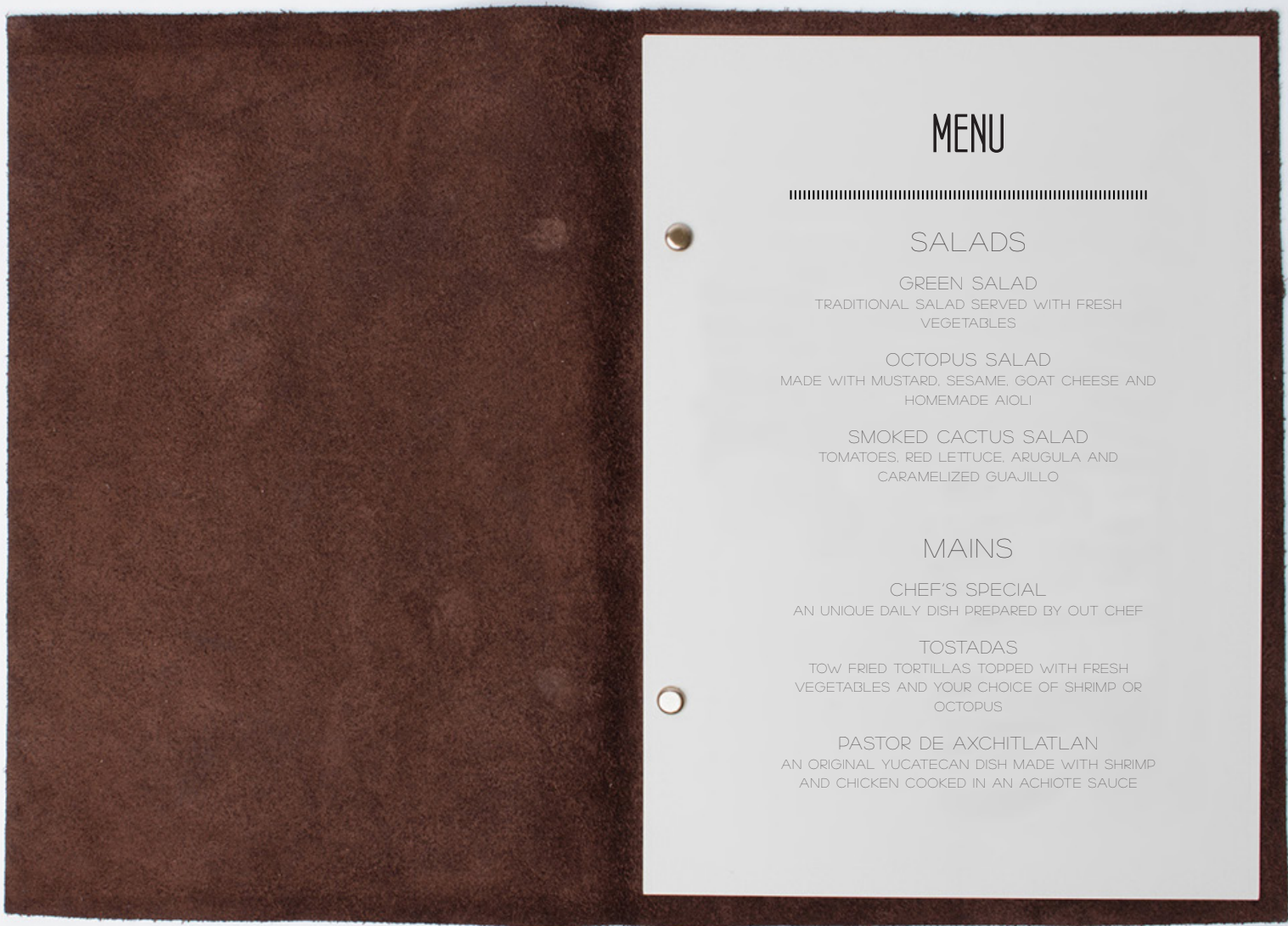
THREE MEAL RESTAURANT AND OUTDOOR CAFE SERVING BREAKFAST, LUNCH, DINNER AND LATE NIGHT BITES. ENTRY THROUGH HOTEL LOBBY OR FROM POOL DECK THROUGH TERRACE.

* POTENTIAL AFTER HOURS GRAB & GO STAND DURING LIMITED SERVICE OPERATION.

** RESTROOMS IN ADJACENT CONCIERGE AREA







MENU



SALADS

GREEN SALAD

TRADITIONAL SALAD SERVED WITH FRESH
VEGETABLES

OCTOPUS SALAD

MADE WITH MUSTARD, SESAME, GOAT CHEESE AND
HOMEMADE AIOLI

SMOKED CACTUS SALAD

TOMATOES, RED LETTUCE, ARUGULA AND
CARAMELIZED GUAJILLO

MAINS

CHEF'S SPECIAL

AN UNIQUE DAILY DISH PREPARED BY OUR CHEF

TOSTADAS

TWO FRIED TORTILLAS TOPPED WITH FRESH
VEGETABLES AND YOUR CHOICE OF SHRIMP OR
OCTOPUS

PASTOR DE AXCHITLATLAN

AN ORIGINAL YUCATECAN DISH MADE WITH SHRIMP
AND CHICKEN COOKED IN AN ACHIOTE SAUCE

POOL VENUE

OPERATOR: WASHINGTON SQUARED OWNER, LLC

EMPLOYEES: 10 POOL, 10 BAR.

CONCEPT: TBD

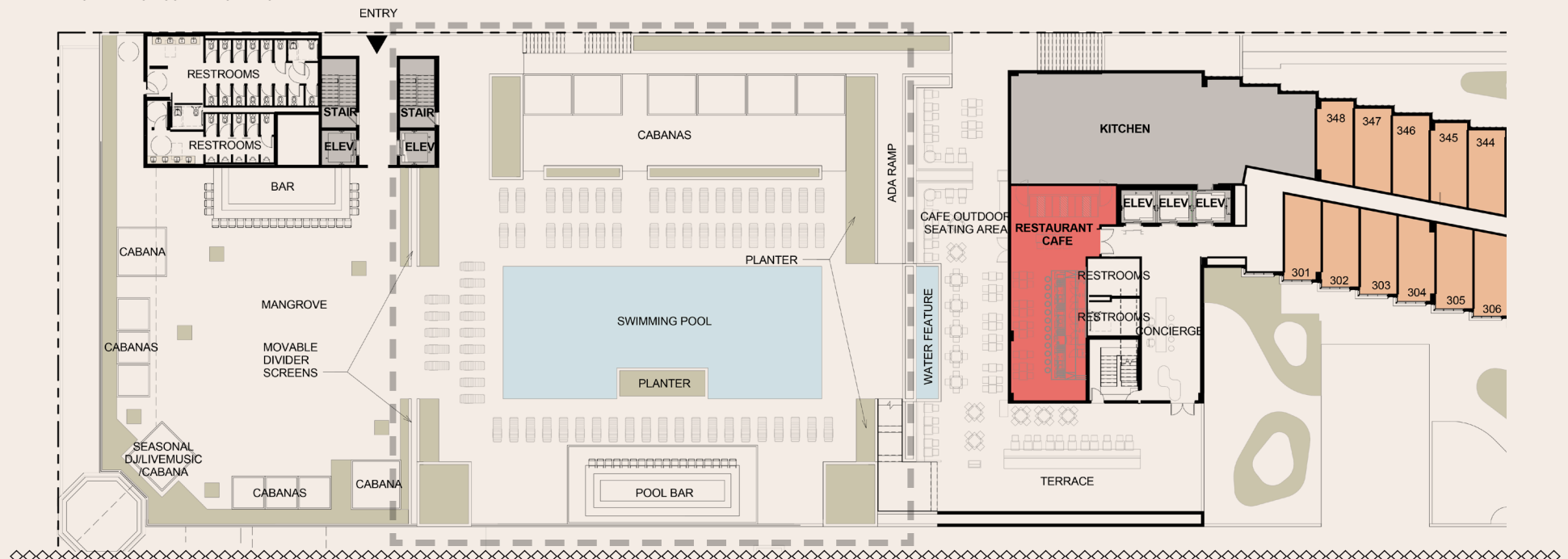
HOURS OF OPERATION: 7AM-1AM

HOURS OF ENTERTAINMENT: 11AM-8PM

OCCUPANCY: 520

MUSIC: DJ & LIVE

DESCRIPTION: THE HOTEL POOL WILL BE OPEN TO THE HOTEL GUESTS AND THE PUBLIC WITH ACCESS THROUGH THE BREEZEWAY COMING FROM WASHINGTON AVENUE OR COLLINS COURT THROUGH HOTEL RECEPTION, UP ELEVATORS TO 3RD FLOOR HOTEL LOBBY. QUEUING ON WEST END OF TERRACE. PAST POOL CHECK IN AND UP STEPS TO POOL DECK. ACCESS TO RESTROOMS AT NORTH EAST CORNER OF PROPERTY.





MANGROVE

OPERATOR: WASHINGTON SQUARED OWNER, LLC

EMPLOYEES: 25

CONCEPT: TBD

DAYS OF OPERATION: SEASONAL, WEEKEND.

HOURS OF OPERATION: 11AM-1AM

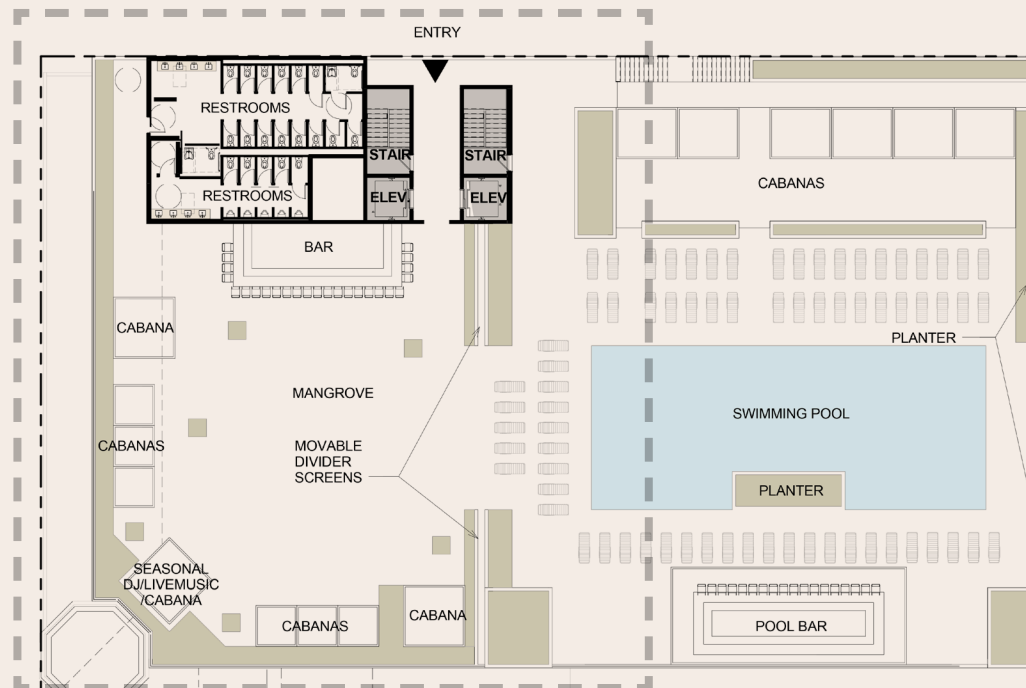
HOURS OF ENTERTAINMENT: 11AM-8PM (AMBIENT MUSIC AFTER 8PM)

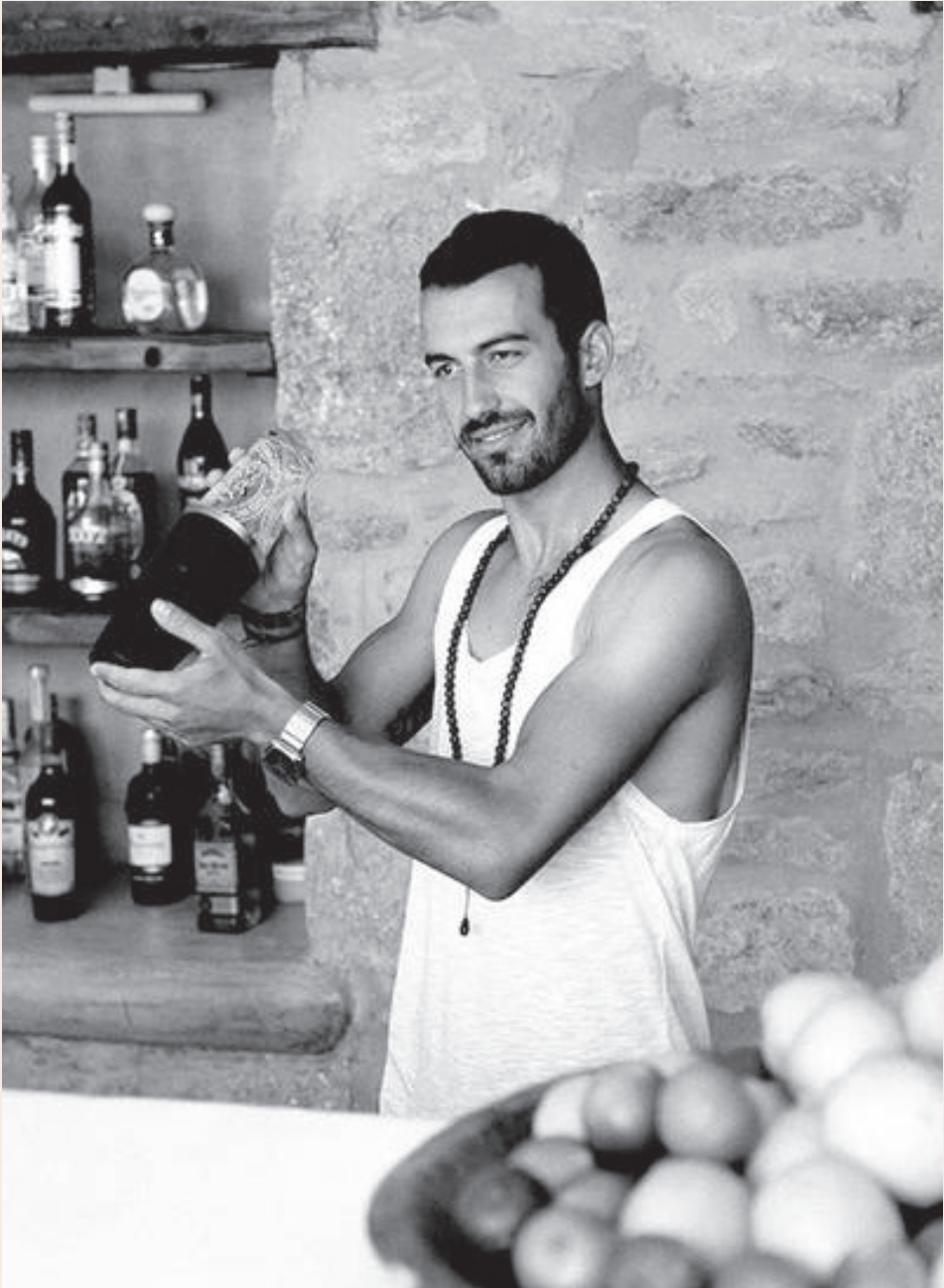
OCCUPANCY: 336

MUSIC: DJ & LIVE

DESCRIPTION: A UNIQUE TYPE OF PARADISE. THE MANGROVE IS DEFINED BY ITS RESERVED VIBE AND CREATIVE PROGRAMMING. LIVE MUSIC AND ACTIVITIES SET THE STAGE FOR RELAXING WITH OLD FRIENDS AND BEING INSPIRED BY NEW ONES.

UTILIZATION OF THE SPACE: POOL EXTENSION FOR SPILLOVER GUESTS. SPACE WILL BE PROGRAMMED ON THE WEEKENDS WITH DJ/LIVE MUSIC. THE MANGROVE WILL BE OPEN TO THE PUBLIC WITH ACCESS COMING FROM COLLINS COURT THROUGH ON PROPERTY ARCADE AND UP THE ELEVATORS TO THE 3RD FLOOR AND DIRECTLY TO OPEN AIR SPACE. ACCESS TO RESTROOMS AT NORTH EAST CORNER OF PROPERTY. MOVABLE SLIDING DIVIDING SCREENS CLOSE OFF THIS AREA TO POOL.







FOOD & BEVERAGE STAFFING LEVELS - HIGH SEASON

OUTLET	FRONT OF HOUSE ASSOCIATES	BACK OF HOUSE ASSOCIATES
INDOOR RESTAURANT, OUTDOOR CAFE & INDOOR CAFE CART	25	10
POOL VENUE	10	10
MANGROVE VENUE	25	NA
TOTAL	60	20

THE EMPLOYEE COUNT AS NOTED ABOVE IS BASED ON HIGH SEASON AND HIGH OCCUPANCY AT ANY GIVEN TIME.

THE FOLLOWING GROUPS MAY ACCESS THE HOTEL AND PUBLIC AREAS:

HOTEL GUESTS

HOTEL GUESTS WILL ARRIVE IN THE BREEZEWAY COMING FROM COLLINS COURT OR WASHINGTON AVE. WHERE THEY MAY VALET THEIR CAR AND BE GREETED BY A HOTEL BELLMAN WHO WILL DIRECT THEM INTO HOTEL RECEPTION ON THE FIRST FLOOR. FROM THERE THEY WILL TAKE ONE OF THREE ELEVATORS UP TO THE LOBBY ON THE 3RD FLOOR WHERE THEY WILL FIND THE CONCIERGE, INDOOR RESTAURANT, OUTDOOR CAFE AND POOL ACCESS.

THE PUBLIC

RESTAURANT AND CAFE PATRONS WILL ARRIVE IN THE SAME FASHION AS DESCRIBED ABOVE FOR HOTEL GUESTS. MANGROVE PATRONS WILL ARRIVE FROM THE ENTRANCE ON 7TH AND COLLINS COURT THROUGH ON PROPERTY ARCADE AND UP THROUGH ELEVATORS TO THE 3RD FLOOR AND OPEN AIR SPACE. ANY QUEUEING TO BE ON PROPERTY AT THE ARCADE ON COLLINS COURT STARTING APPROXIMATELY 60 FEET SOUTH OF 7TH STREET.



DELIVERIES & COLLECTIONS

IN AN EFFORT TO ENSURE MINIMAL IMPACT ON LOCAL RESIDENTS, HOTEL GUESTS AND STREET TRAFFIC, THE FOLLOWING PROCEDURES WILL TAKE PLACE:

· FOOD & BEVERAGE DELIVERIES:

FOOD AND BEVERAGE DELIVERIES WILL BE RECEIVED ON COLLINS COURT THROUGH LOADING DOCK WHERE A RECEIVING AREA IS LOCATED. THE RECEIVING AREA HAS A SECURITY CHECK POINT AND RECEIVING PERSONNEL WHO WILL RECEIVE VENDORS AND VERIFY PRODUCT DELIVERIES THROUGH HOTEL OPERATIONAL PROCEDURES.

DELIVERIES WILL BE DIRECTED FROM THE HOURS OF 6AM TO 5PM. UNDERSTANDING THAT THERE MAY BE CERTAIN CIRCUMSTANCES THAT REQUIRE AUGMENTATION TO THE DELIVERY WINDOW, THE HOTEL MANAGEMENT WILL DO ITS VERY BEST TO ENSURE DELIVERIES HAVE LITTLE IMPACT ON THE ABOVE MENTIONED GROUPS.

· REFUSE & RECYCLING:

REFUSE AND RECYCLING COLLECTION WILL BE ACCEPTED FROM 8AM TO 10:30AM AT LOADING DOCK OFF COLLINS COURT. INTERNAL PROCEDURES WILL BE IMPLEMENTED BY MANAGEMENT TO ENSURE MINIMAL IMPACT IS FELT BY THE HOTEL GUESTS, LOCAL RESIDENTS AND STREET TRAFFIC. HOTEL ENGINEERING WILL BE RESPONSIBLE FOR THE MANAGEMENT OF THE REFUSE AND RECYCLING COLLECTION FOR THE HOTEL, RESTAURANT, CAFE AND MANGROVE. REFUSE RECYCLING WILL BE STORED IN DESIGNATED, SECURED AND REFRIGERATED AREA FOR PICK UP AT SCHEDULED TIMES FROM STAGING AREA IN LOADING DOCK ON PROPERTY OFF OF COLLINS COURT.

SECURITY

PURSUANT TO THE POLICIES OF THE HOTEL, ALL SECURITY WILL BE ADMINISTERED BY HOTEL MANAGEMENT AND THE FOLLOWING MEASURES WILL BE IMPLEMENTED:

1. SECURITY WILL HAVE A 24 HOUR A DAY PRESENCE
2. SECURITY CAMERAS WILL BE LOCATED AT MAJOR ENTRANCE AND EXIT POINTS TO THE PROPERTY
3. SECURITY CAMERAS WILL BE INSTALLED TO MONITOR ALL POINTS OF SALE
4. SECURITY CAMERAS WILL BE INSTALLED IN ELEVATORS TO MONITOR GUEST FLOW
5. EXTRA SECURITY WILL BE SCHEDULED ON HIGH OCCUPANCY DAYS
6. SECURITY TO BE ASSIGNED TO POOL DECK AS REQUIRED

CONDITIONAL USE PERMIT - SUMMARY OF ACCESSORY USES

VENUE NAME	FLOOR	INDOOR/ OUTDOOR	MAX OCCUPANT LOAD	HOURS OF OPERATION	HOURS OF ENTERTAINMENT	ENTERTAINMENT	DANCE HALL LICENSE	FOOD SERVICE AVAILABLE
CAFE. RESTAURANT & CAFE CART	3	INDOOR	76	7AM-5AM	11AM-1AM	YES (LIVE MUSIC/DJ)	NO	YES
		OUTDOOR	105	7AM-1AM	11AM-8PM	YES (LIVE MUSIC/DJ)	YES	YES
		OUTDOOR	120	7AM -1AM	11AM - 8PM	YES (LIVE MUSIC/DJ)	YES	YES
		INDOOR	24	7AM - 5AM	NA	NO	NO	YES
POOL VENUE	3	OUTDOOR	520	7AM-1AM	11AM-8PM	YES (LIVE MUSIC/DJ)	YES	YES
MANGROVE VENUE	3	OUTDOOR	336	11AM-1AM	11AM-8PM	YES (LIVE MUSIC/DJ)	YES	NO
GRAND TOTALS			1181					