



MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

<http://www.miamidade.gov/building/time.asp>

2/11/2022 12:30:29 PM

**DERM**  
**APPROVED**

**MIAMI BEACH**  
**BUILDING DEPARTMENT**

<b>Tracking #</b>	<b>Process #</b>	<b>Permit #</b>
0222003595	M2022003595	2022028943

**THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.**

<b>Process #</b>	<b>Review</b>	<b>Disposition</b>	<b>Reviewer</b>	<b>Date</b>
M2022003595	IMPACT FEES	N	IDARRAGA, MELINA	12/7/2021
M2022003595	UPFRONT FEES	A	WEB APPLICATION ID	12/7/2021
M2022003595	DERM COASTAL	A	SNELL, JENNIFER	2/11/2022
M2022003595	DERM PAVING & DRAINAGE	A	DE TORRES, MAYRA	1/28/2022
M2022003595	DERM CORE	A	FEBLES, NOEL	12/29/2021

**Disclaimer.**

Subject to compliance with all Federal, State, and County Laws, rules and regulations. Miami-Dade County assumes no responsibility for accuracy of or results of these plans.

**NOTICE:** In addition to the requirements of this permit, there may be additional restrictions applicable to the property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies or federal agencies.

<b>Stamp Name</b>	<b>Trade</b>	<b>Disposition</b>	<b>Stamp Description</b>
Approved	DERM	A	Approved
Approved	DPAD	A	Approved

# DERM

**NOTE: ALL SHEETS MUST BE REVIEWED**

MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

Herbert S. Saffir Permitting and Inspection Center

11805 SW 26th Street (Coral Way) • Miami, Florida 33175-2474 • (786) 315-2000

**APPLICATION FOR MUNICIPAL PERMIT APPLICANTS  
THAT REQUIRE PLAN REVIEW FROM MIAMI-DADE FIRE RESCUE  
AND/OR ENVIRONMENTAL SERVICES**

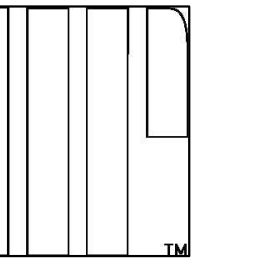
MIAMI BEACH  
BUILDING DEPARTMENT

PROVIDE MUNICIPAL PROCESS NUMBER HERE <u>BR2106013</u>			
LOCATION OF IMPROVEMENTS	Job Address <u>28 STAR ISLAND DR</u>		CONTRACTOR INFORMATION
	Folio <u>0242040010235</u>		
TYPE OF IMPROVEMENTS	<input type="checkbox"/> New Construction on Vacant Land <input type="checkbox"/> Alteration Interior <input type="checkbox"/> Alteration Exterior <input type="checkbox"/> Relocation of Structure <input type="checkbox"/> Enclosure <input type="checkbox"/> Repair <input type="checkbox"/> Repair Due to Fire		Contractor No. <u>CBC1264776</u> Last four (4) digits of Qualifier No. _____ Contractor Name <u>BRODSON LUXURY HOMEW INC</u> Qualifier Name _____ Address <u>120 NE 27TH ST SUITE 100</u> City <u>MIAMI</u> State <u>FL</u> Zip <u>33138</u>
	<input type="checkbox"/> Demolish <input type="checkbox"/> Shell Only <input type="checkbox"/> Addition Attached <input type="checkbox"/> Addition Detached <input type="checkbox"/> Re-Roof <input checked="" type="checkbox"/> Foundation Only <input type="checkbox"/> Tent		
	Lot _____ Block _____ Subdivision _____ PBpg _____ Metes and bounds _____		
	Current use of property <u>RESIDENTIAL - SINGLE FAMILY</u> Description of Work <u>FOUNDATION PERMIT ONLY - COMPLETE BUILDING PLAN WILL BE SUBMITTED AS A REVISION TO THIS PERMIT</u> Sq. Ft. <u>17,300</u> Units _____ Floors _____ Value of Work <u>\$3,851,176</u>		
PERMIT TYPE	<input checked="" type="checkbox"/> MBLD* Category <u>02</u> <input type="checkbox"/> MELE _____ <input type="checkbox"/> MPLU _____ <input type="checkbox"/> MLPG _____ <input type="checkbox"/> MMEC _____ <input type="checkbox"/> FIRE _____	REVIEW STATUS	OWNER'S NAME
	<input type="checkbox"/> Chg. Contractor <input type="checkbox"/> Re-Issue <input type="checkbox"/> Re-Stamp <input type="checkbox"/> Revision <input type="checkbox"/> Not Applicable for Fire		Owner <u>QRIAR ISLAND CORP</u> Address <u>5004 N. BAY RD</u> City <u>MIAMI BEACH</u> State <u>FL</u> Zip <u>33140</u> Phone _____ Last four (4) digits of Owner's Social Security No. _____
PERSON TO PICK UP PLANS	Name <u>DAMIAN GALLO JR</u> Address <u>775 17 ST</u> City <u>MIAMI BEACH</u> State <u>FL</u> Zip <u>33139</u> Phone <u>305 522 5215</u>		ARCHITECT / ENGINEER
			Owner _____ Address _____ City _____ State _____ Zip _____ Phone _____
FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	I am requesting a Special Request Plan Review (SRI) to be scheduled as soon as possible. There is a minimum charge of one-hour. Please contact the Fire Department for current rate. 1 <sup>st</sup> Request: _____ Date: _____ 2 <sup>nd</sup> Request: _____ Date: _____ 3 <sup>rd</sup> Request: _____ Date: _____		
If the applicant is a known named violator with: unpaid civil penalties; unpaid administrative costs of hearing; unpaid County investigative, enforcement, testing, or monitoring costs; or unpaid liens, any or all of which are owed to Miami-Dade County pursuant to the provisions of the Code of Miami-Dade County, Florida, a hold on the review may be placed on this application.			



FOR COMB USE ONLY

ARCHITECT  
 INTERIOR DESIGNER  
 LANDSCAPE ARCHITECT



**URBAN ROBOT LLC**  
 420 LINCOLN ROAD, S. 600  
 MIAMI BEACH, FL 33139  
 T. 786.246.4857

OWNER:

**LUIS FELIPE NEIVA SILVEIRA**  
 28 STAR ISLAND  
 MIAMI BEACH, FL 33139

DESIGN ARCHITECT:

**SAOTA**  
 109 HATFIELD STREET GARDENS  
 CAPE TOWN 8001, SOUTH AFRICA  
 T: +27 (0)21 468 4400

STRUCTURAL ENGINEER:

**YHCE ENGINEERING**  
 99 NW 27 AVENUE  
 MIAMI, FL 33125  
 T: (305) 969-YHCE F: (305) 969-9453

MEP ENGINEER:

**CREDO @ Consulting Engineers, LLC**  
 800 EAST BROWARD BLVD., SUITE 601  
 FORT LAUDERDALE, FL 33301  
 T: (954) 763-2246 F: (954) 763-2247

CIVIL ENGINEER:

**OCEAN ENGINEERING INC.**  
 8101 BISCAYNE BLVD., UNIT 508  
 MIAMI, FL 33138  
 T: (786) 518-2008

LIGHTING CONSULTANT:

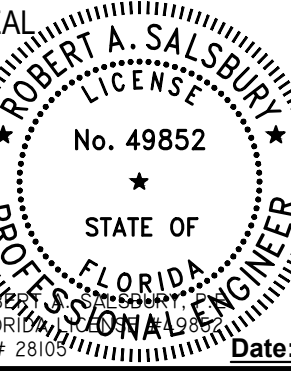
**LUX POPULI S.A. de C.V.**  
 Artega 27, San Angel  
 Mexico City, CP 01000, Mexico  
 T: +55 5025 9105

**28 STAR ISLAND**  
 MIAMI BEACH, FLORIDA 33139

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.

REVISIONS

ID	Revision	Description
002421	FOUNDATION PERMIT	

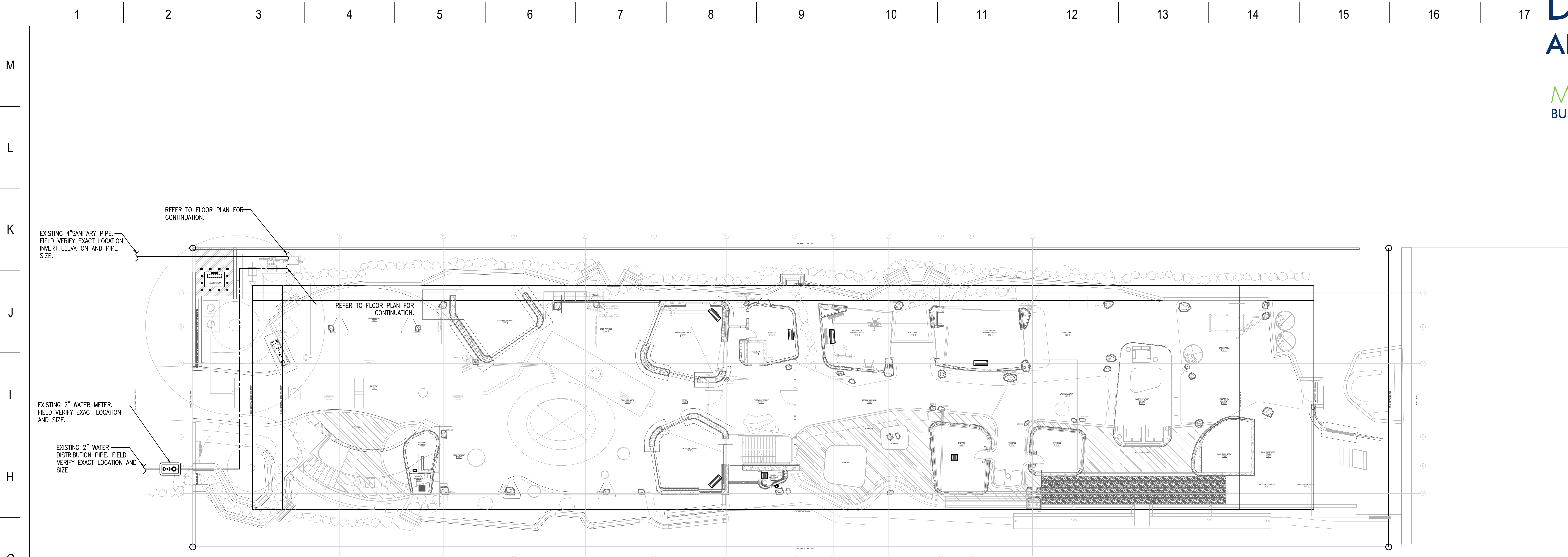


2009 PROJECT NO.

September 24, 2021 DATE

PLUMBING SITE PLAN

P-100

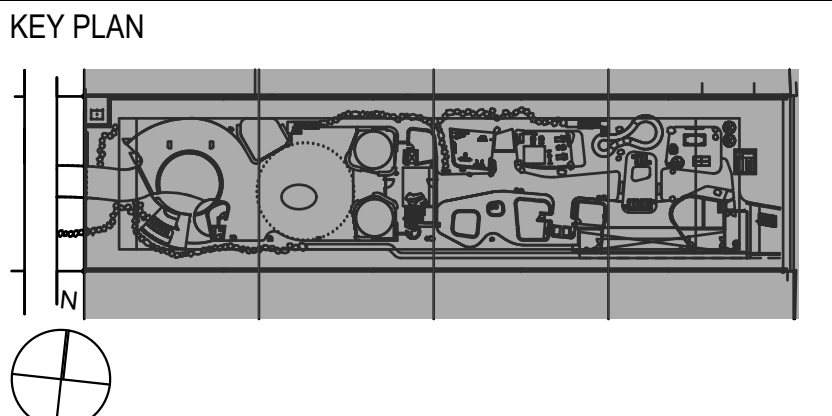


**1 PLUMBING SITE PLAN**  
 P-100 SCALE: 1/16" = 1'-0"

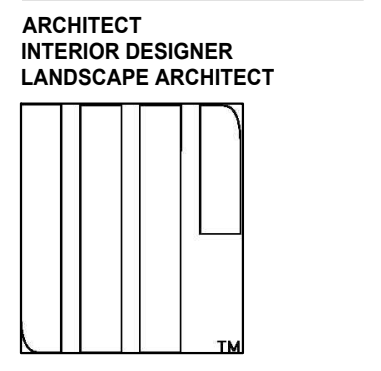
**Robert A. Salsbury**  
 P.E. 49852

Digitally signed by Robert A. Salsbury P.E. 49852  
 DN: c=US, st=Florida, l=Fort Lauderdale, ou=Credo Consulting Engineers LLC, o=Credo Consulting Engineers LLC, cn=Robert A. Salsbury P.E. 49852, email=irina@credo-engineers.com  
 Date: 2021.11.10 16:16:13 -05'00'

**CREDO**  
 CONSULTING ENGINEERS, LLC  
**DESIGN with CONFIDENCE**  
 800 E. BROWARD BLVD., S. 601, FT. LAUDERDALE, FL 33301  
 T: (954) 763-2246  
 P.M. IRINA GOLDENBERG JOB #210103







URBAN ROBOT LLC  
420 LINCOLN ROAD, S. 600  
MIAMI BEACH, FL 33139  
T. 786.246.4857

OWNER:  
LUIS FELIPE NEIVA SILVEIRA  
28 STAR ISLAND  
MIAMI BEACH, FL 33139

DESIGN ARCHITECT:  
SAOTA  
109 HATFIELD STREET GARDENS  
CAPE TOWN 8001, SOUTH AFRICA  
T: +27 (0)21 488 4400

STRUCTURAL ENGINEER:  
YHCE ENGINEERING  
99 NW 27 AVENUE  
MIAMI, FL 33125  
T: (305) 969-7500 F: (305) 969-6453

MEP ENGINEER:  
CREDO Consulting Engineers, LLC  
800 EAST BROWARD BLVD., SUITE 601  
FORT LAUDERDALE, FL 33301  
T: (954) 783-2246 F: (954) 783-2247

CIVIL ENGINEER:  
OCEAN ENGINEERING INC.  
8101 BISCAYNE BLVD., UNIT 508  
MIAMI, FL 33138  
T: (786) 518-2008

LIGHTING CONSULTANT:  
LUX POPULI S.A. de C.V.  
Artega 27, San Angel  
Mexico City, CP 01000, Mexico  
T: +52 55 5025 9105

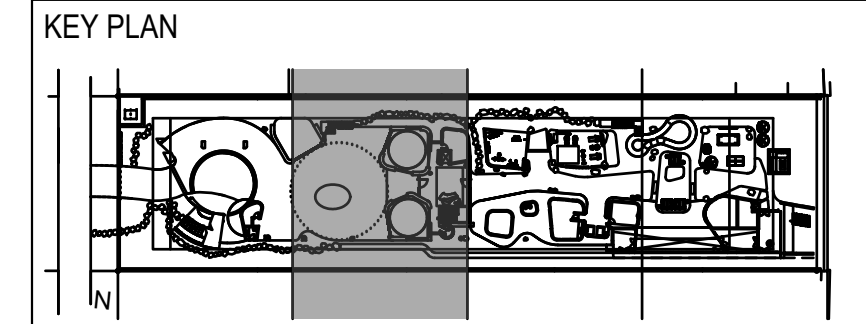
28 STAR ISLAND  
MIAMI BEACH, FLORIDA 33139

Robert A. Salsbury  
P.E. 49852

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Date: 2021.11.10 16:17:41 -05'00'



CONSULTING ENGINEERS, LLC  
DESIGN with CONFIDENCE  
800 E. BROWARD BLVD., S. 601, FT. LAUDERDALE, FL 33301  
T: (954) 783-2246  
P.M. IRINA GOLDENBERG JOB #210103



WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.

REVISIONS table with columns for ID, Revision, and Description.

2009 PROJECT NO: September 24, 2021 DATE

DESIGN BY: CREDOS

PLUMBING UNDERSTORY SANITARY PLAN (B)

P-102

2 PLUMBING (SANITARY) UNDERSTORY FLOOR PLAN B  
P-102 SCALE: 1/4" = 1'-0"

ARCHITECT  
INTERIOR DESIGNER  
LANDSCAPE ARCHITECT  
URBAN ROBOT LLC  
4220 LINCOLN ROAD, S. 600  
MIAMI BEACH, FL 33139  
T. 786.246.4857

OWNER:  
LUIS FELIPE NEIVA SILVEIRA  
28 STAR ISLAND  
MIAMI BEACH, FL 33139

DESIGN ARCHITECT:  
SAOTA  
109 HATFIELD STREET GARDENS  
CAPE TOWN 8001, SOUTH AFRICA  
T: +27 (0)21 468 4400

STRUCTURAL ENGINEER:  
YHCE ENGINEERING  
99 NW 27 AVENUE  
MIAMI, FL 33125  
T: (305) 969-YHCE F: (305) 969-6453

MEP ENGINEER:  
CREDO Consulting Engineers, LLC  
800 EAST BROWARD BLVD., SUITE 601  
FORT LAUDERDALE, FL 33301  
T: (954) 763-2246 F: (954) 763-2247

CIVIL ENGINEER:  
OCEAN ENGINEERING INC.  
8101 BISCAYNE BLVD., UNITE 508  
MIAMI, FL 33138  
T: (786) 518-2008

LIGHTING CONSULTANT:  
LUX POPULI S.A. de C.V.  
Arteaga 27, San Angel  
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T: +52 5025 9105

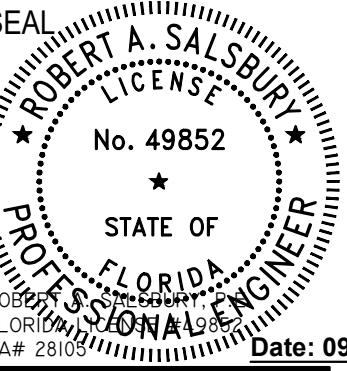
28 STAR ISLAND  
MIAMI BEACH, FLORIDA 33139

Robert A. Salsbury  
P.E. 49852

Digitally signed by Robert A. Salsbury P.E. 49852  
DN: c=US, st=Florida, l=Fort Lauderdale, ou=Credo Consulting Engineers LLC, ou=Credo Consulting Engineers LLC, cn=Robert A. Salsbury P.E. 49852, email=irsina@credo-engineers.com  
Date: 2021.11.10 16:17:09 -05'00'

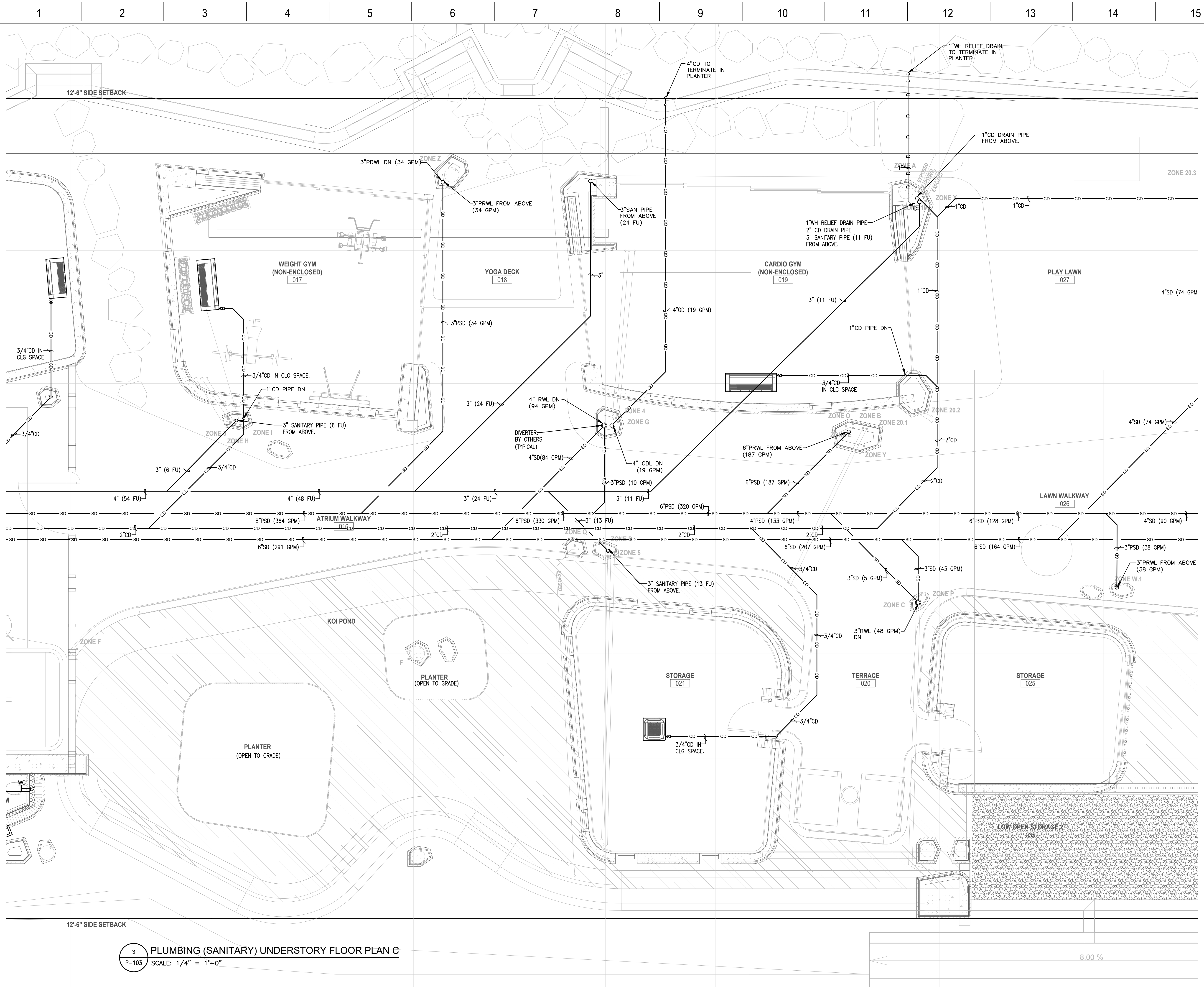
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REVISIONS table with columns for ID, Revision, and Description.



CREDO CONSULTING ENGINEERS, LLC  
DESIGN with CONFIDENCE  
800 E. BROWARD BLVD., S. 601, FT. LAUDERDALE, FL 33301  
T: (954) 763-2246  
P.M. IRINA GOLDENBERG JOB #210103

KEY PLAN  
September 24, 2021  
DATE  
PLUMBING UNDERSTORY SANITARY PLAN (C)  
P-103



3 PLUMBING (SANITARY) UNDERSTORY FLOOR PLAN C  
P-103 SCALE: 1/4" = 1'-0"





APPROVED

MIAMI BEACH BUILDING DEPARTMENT

<b>Office Use Only</b>		<b>Applicant Information (Blue or Black Ink Only)</b>		<b>Building Department</b>	
Submittal Date: _____ Permit #: _____		Parcel / Folio Number: 02-4204-001-0235		1700 Convention Center Drive Miami Beach, Florida 33139 Telephone: 305- 673-7610; Fax: 305-673-7857 <a href="http://www.miamibeachfl.gov/building/">http://www.miamibeachfl.gov/building/</a>	
Property Address: 28 Star Island Dr		Unit #:	Master Permit Number (If applicable):	Violation # (If applicable):	
<b>Permit Type (select one)</b>		<b>Permit Request (select all that apply)</b>		<b>Property Information (select one)</b>	
<input checked="" type="checkbox"/> Building <input type="checkbox"/> Electrical <input type="checkbox"/> Mechanical <input type="checkbox"/> Plumbing <input type="checkbox"/> Roofing <input type="checkbox"/> Phased Permit		<input type="checkbox"/> Demo year built _____ <input type="checkbox"/> Generator <input type="checkbox"/> Temporary Structure <input type="checkbox"/> Fire <input type="checkbox"/> Shop Drawings		<input type="checkbox"/> Commercial <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Residential: Single-Family Residential or Duplex Occupancy Classification: _____ Total Value of Work: \$ _____ Attach a copy of the construction cost affidavit to this form	
<input checked="" type="checkbox"/> New Permit <input type="checkbox"/> Change of Contractor <input type="checkbox"/> Change of Architect/Engineer <input type="checkbox"/> LEED <input type="checkbox"/> Interior, Non-Structural <input type="checkbox"/> 5 Days Review		<input type="checkbox"/> Permit Extension <input type="checkbox"/> Permit Renewal <input type="checkbox"/> Permit Revision <input type="checkbox"/> Change of Use <input type="checkbox"/> Private Provider <input type="checkbox"/> City Project <input type="checkbox"/> Repeive Permit			
<b>Total Value:</b>		<b>Square Footage:</b> 17,300		<b>Alteration/Reconfiguration of Space</b>	
		Value of Work: \$ \$3,851,176		\$	
<b>Description of Work:</b> Foundation Permit Only - Complete building plans will be submitted as a revision to this permit.					
<b>Property Owner</b>			<b>Contractor</b>		
Name: Qriar Island Corp Address: 5004 N. Bay Rd. City: Miami Beach, FL 33140 Driver's License/ State Identification Number: E-Mail Address: Daytime phone:			Name: Brodson Luxury Homes Inc. Address: 120 NE 27th St. Suite 100 City: Miami, FL 33138 State Identification Number/License: CBC1264776 E-Mail Address: andrew@brodsonconstruction.com Daytime phone:		
<b>Architect</b>			<b>Structural Engineer</b>		
Name: Urban Robot, LLC License Number: AR99232 E-Mail Address: jj@urbanrobot.net Daytime phone: 786-246-4857			Name: License Number: E-Mail Address: Daytime phone:		
<b>Notice &amp; Certification</b>					
This application is hereby made to obtain a permit to do the work and installations as indicated. I certify that all work will be performed to meet the standards of all laws and construction regulations in this jurisdiction. I understand that a separate permit must be secured for Electrical, Elevator, Fire, Mechanical, Plumbing, Signs, Wells, Pools, Furnaces, Boilers, Heaters, Tanks, Air Conditioners, etc. <b>Owner's Affidavit:</b> I certify that all the forgoing information is correct. Owner Certifies that the aforementioned Contractor has the authorization to perform the work as specified above. <b>Lessee's Affidavit:</b> Lessee certifies that he has full consent and authorization from owner of subject property to perform the above-mentioned work and to hire above captioned contractor. In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as: the Environmental Division of Miami-Dade County; Permitting, Environment and Regulatory Affairs, Water & Sewer Department, Department of Environmental Protection, South Florida Water Management District, Miami-Dade County Impact Fee, water management districts, state agencies, and/or federal agencies. <b>Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true. Any information found to be false may cause the revocation and/or denial of the permit and/or Certificate of Occupancy. A person who knowingly makes a false declaration is guilty of the crime of perjury by false written declaration, a felony of the third degree, punishable as provided in s. 775.082, s. 775.083, or s. 775.084.</b>					
<b>OWNER'S AND QUALIFIER'S ELECTRONIC SUBMISSION STATEMENT:</b> Under penalties of perjury, I declare that I have read the information contained in this permit application and the facts stated in it are true and correct.					
<input type="checkbox"/> Owner/Lessee for new permits (Documentation establishing ownership may be requested). <input type="checkbox"/> TEMPORARY STRUCTURE PERMIT PACKAGE MUST BE SUBMITTED TWO (2) WEEKS IN ADVANCE. * <input type="checkbox"/> Master Permit Contractor of Record (For sub-permit / change of contractor).					
<b>WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT IS REQUIRED FOR ANY WORK WITH COST EXCEEDING \$2,500.00.</b>					
Signature of Owner/Agent or GC (for Sub-permits): _____ PRINT NAME: Luis Felipe Nebra Silveira STATE OF Florida COUNTY OF Miami-Dade			Signature of Qualifier: _____ PRINT NAME: Andrew Magrin STATE OF Florida COUNTY OF Miami-Dade		
The foregoing instrument was acknowledged before me, by means of <input type="checkbox"/> physical presence or <input checked="" type="checkbox"/> online notarization, this _____ day of October, 2021, by _____ Signature of Notary Public: ANA M. GONZALEZ Print Name: ANA M. GONZALEZ (SEAL) Personally known or Produced Identification Driver License MY COMMISSION # GG 232105 EXPIRES: October 25, 2022 Bonded Thru Notary Public Underwriters			The foregoing instrument was acknowledged before me, by means of <input checked="" type="checkbox"/> physical presence or <input type="checkbox"/> online notarization, this _____ day of October, 2021, by _____ Signature of Notary Public: Andrew Magrin Print Name: Andrew Magrin (SEAL) Personally known or Produced Identification MY COMMISSION # GG 232105 EXPIRES: October 25, 2022 Bonded Thru Notary Public Underwriters		



# DERM APPROVED

23-DECEMBER-2021

Department of Environmental and Resource Management  
Miami Dade County

MIAMIBEACH  
BUILDING DEPARTMENT

**Project Address:** 28 Star Island, Miami Beach, FL 33139  
**Building Permit:** M2022003595 / CS1 2021-0659  
**Re:** Response to Permit Review - DERM - Coastal

**This memo serves to address the most recent plan review for DERM section comments.  
Refer to clouded areas under delta 02.**

1- A review of the subject site plans reveals new structures over tidal waters and work requiring a Class I permit that is depicted on plans as "rock seawall", "by others", "under separate permit", "future", or similar statement. The subject plans cannot be approved unless the required Class I permit has already been obtained for that work. Please accurately depict the seawall as per the existing conditions and delete any new structures and notations from the plans or obtain the required Class I permit prior to this approval. Our records identify that as of this date, Class I permit #CLI 2021-0659 has not been issued for the subject property.

Please review all sheets in all sets of plans and revise regarding the comments above, including but not limited to sheets C500 and contact the Coastal Resources Section at (305) 372-6575 or [dermcr@miamidade.gov](mailto:dermcr@miamidade.gov) if you have any questions regarding their permitting procedures and requirements.

**RESPONSE:** DERM process number and Class 1 permit number have been added to the plans. Refer to sheet C-500.

**End of Document**

# STRUCTURAL NOTES

## GENERAL NOTES

ALL WORK SHALL BE IN CONFORMANCE WITH STRUCTURAL DRAWINGS, SPECIFICATIONS AND THE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE, ("THE BUILDING CODE" REFERENCED IN THE FOLLOWING NOTES).

- 1.-TO THE BEST OF OUR KNOWLEDGE, THE STRUCTURAL DRAWINGS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE GOVERNING BUILDING CODE.
- 2.-CONSTRUCTION IS TO COMPLY WITH THE REQUIREMENTS OF THE GOVERNING BUILDING CODE NOTED ABOVE AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL CODES, STANDARDS, REGULATIONS, AND LAWS.
- 3.-THE CONTRACTOR SHALL COMPARE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL DRAWINGS BEFORE COMMENCING WITH THE WORK AND SHALL NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES REQUIRING CLARIFICATION OR REVISIONS. DO NOT SCALE STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT SHOWN. SEE "DIMENSION" SECTION OF GENERAL NOTES FOR ADDITIONAL NOTES.
- 4.-THE CONTRACTOR SHALL USE STRUCTURAL DRAWINGS IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS TO COORDINATE LOCATION OF DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, REGLETS, BOLT SETTINGS, SLEEVES, DIMENSIONS, ETC. (DRAWINGS ARE NOT TO BE SCALED).
- 5.-DISCREPANCIES BETWEEN INFORMATION PRESENTED WITHIN PROJECT SPECIFICATIONS AND WITHIN STRUCTURAL NOTES ON PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE CONTRACTOR PRIOR TO PRESENTING HIS OR HER BID. IF SUCH A DISCREPANCY IS DISCOVERED SUBSEQUENT TO BIDDING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE OPTION SUBSEQUENTLY SELECTED BY THE ENGINEER AT NO ADDITIONAL COST.
- 6.-CONTRACTORS SHALL BE RESPONSIBLE FOR FINAL VERIFICATION OF ALL DIMENSIONS, ELEVATIONS, CLEARANCES, ETC. OF THE FRAMING SHOWN ON THE STRUCTURAL DRAWINGS AGAINST INFORMATION PROVIDED BY MANUFACTURER OF SELECTED MECHANICAL EQUIPMENT PRIOR TO PROCEEDING WITH ANY RELATED PORTION OF WORK. ITEMS REQUIRING SUCH REVIEW SHALL INCLUDE ELEVATORS (ELEVATOR PITS, BEAMS ABOVE ELEVATORS DOORS, ETC.), ESCALATORS, DUCTS, COOLING TOWERS, ETC. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY REMEDIAL WORK AND FOR ITS IMPACT ON THE WORK SCHEDULE RESULTING FROM FAILURE TO PROVIDE EARLY NOTIFICATION OF SUCH CONFLICTS TO THE DESIGN TEAM.
- 7.-POTENTIAL CONFLICTS, ERRORS OR OMISSIONS PRESENT WITHIN THE DRAWINGS (WHETHER WITHIN STRUCTURAL DRAWINGS OR BETWEEN STRUCTURAL, ARCHITECTURAL, AND M.E.P DRAWINGS) SHALL BE IDENTIFIED BY THE CONTRACTOR DURING HIS/HER EARLY REVIEW OF THE PROJECT DOCUMENTS. SUCH CONFLICTS, ERRORS OR OMISSIONS SHALL BE COMMUNICATED TO THE ARCHITECT IN WRITING PRIOR TO COMMENCEMENT OF WORK. IN THE EVENT OF FAILURE TO PROVIDE SUCH A NOTICE AND SUFFICIENT TIME FOR A RESPONSE, THE CONTRACTOR SHALL BECOME RESPONSIBLE FOR COST OF ALL WORK OR REMEDIAL WORK RESULTING FROM SUCH CONFLICTS, ERRORS OR OMISSION, AS WELL AS FOR ITS IMPACT ON THE PROJECT SCHEDULE.
- 8.-ALL COSTS OF INVESTIGATION AND/OR REDESIGN, DUE TO CONTRACTOR MISLOCATION OR STRUCTURAL ELEMENTS OR OTHER LACK OF CONFORMANCE WITH THE PROJECT DOCUMENTS, SHALL BE AT THE CONTRACTOR'S EXPENSE.
- 9.-IN THE EVENT THAT CERTAIN DETAILS OF THE CONSTRUCTION ARE NOT FULLY SHOWN OR NOTED ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME TYPE AS FOR SIMILAR CONDITIONS WHICH ARE SHOWN AND NOTED, SUBJECT TO THE STRUCTURAL ENGINEER'S APPROVAL. DETAILS LABELED "TYPICAL" APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED, WHETHER OR NOT THEY ARE KEVED IN AT EACH LOCATION. QUESTIONS REGARDING THE APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE PROJECT ARCHITECT.
- 10.-SEE THE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
  - 10.1-SIZE AND LOCATIONS OF ALL CONCRETE CURBS, FLOOR DRAINS, SLOPES, INSERTS, ETC. EXCEPT AS SHOWN.
  - 10.2-SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS EXCEPT AS SHOWN.
  - 10.3-SIZE AND LOCATION OF ROOF AND FLOOR OPENINGS, FLOOR AND ROOD PUNISHES, TYPES OF WATER PROOFING AND DAMP PROOFING.
  - 10.4-FINISHED FLOOR AND EXTERIOR ELEVATIONS.
  - 10.5-DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.
  - 10.6-FIRE PROTECTION REQUIREMENTS.
  - 10.7-MISC. STEEL TUBES, CHANNELS, ANGLES, AND PLATES FOR METAL PANEL WALL AND CURTAIN WALL SUPPORT.
  - 10.8-EMBEDS FOR MISC METAL FRAMING AND CLADDING ANCHORAGE.
  - 10.9-SIZE AND LOCATIONS OF MASONRY, DRYWALL, NON-LOAD BEARING PARTITIONS AND EXTERIOR WALL. PROVIDE SLIP CONNECTIONS THAT ALLOW VERTICAL MOVEMENT AT THE HEADS OF ALL SUCH PARTITIONS. CONNECTIONS SHALL BE DESIGNED TO SUPPORT THE TOP OF THE WALLS LATERALLY FOR THE CODE-REQUIRED LATERAL LOAD.
  - 11.-SEE THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
    - 11.1-PIPE AND DUCT RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC., EXCEPT AS SHOWN OR NOTED.
    - 11.2-ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.
    - 11.3-CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES.
    - 11.4-ANCHOR BOLTS FOR MOTOR MOUNTS, EXCEPT AS SHOWN OR NOTED.
    - 11.5-SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES (HOUSEKEEPING PADS). NOTE THAT HOUSEKEEPING PADS SHOWN ON THE STRUCTURAL DRAWINGS ARE APPROXIMATE AND ARE INCLUDED FOR GENERAL REFERENCE ONLY.
    - 12.-OPENINGS, POCKETS, ETC., LARGER THAN 6" SHALL NOT BE PLACED IN CONCRETE SLABS, DECKS, OR WALLS UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC., LARGER THAN 6" WHICH ARE NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS.
    - 13.-ALL SUSPENDED MECHANICAL, ELECTRICAL, OR OTHER SYSTEM LOADS EXCEEDING 100 POUNDS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION UNLESS SPECIFICALLY DETAILED ON THE DRAWINGS. ANY REINFORCEMENT, ETC. REQUIRED BY SUCH LOADS SHALL BE BY THE TRADE REQUIRING THE EQUIPMENT.
    - 14.-YOUSSEF HACHEM CONSULTING ENGINEERING, INC. (YHCE) SHALL NEITHER HAVE CONTROL OVER OR CHARGE OF, NOR BE RESPONSIBLE FOR, THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RIGHTS AND RESPONSIBILITIES UNDER THE CONTRACT DOCUMENTS YAS SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S OR ANY SUBCONTRACTOR'S FAILURE TO PERFORM THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTY, HIS OWN WORK, AND THE PUBLIC FROM HARM. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY INCLUDING ALL OSHA REQUIREMENTS.
    - 15.-THE STRUCTURE WAS DESIGNED TO BE SELF-SUPPORTING AND STABLE FOLLOWING INSTALLATION OF ALL COMPONENTS AS INDICATED ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE METHOD AND SEQUENCE OF ERECTION PROCEDURES (INCLUDING IMPLEMENTATION OF TEMPORARY SHORING, BRACING, ETC.) AND TO ENSURE SAFETY THROUGH THE PERIOD OF CONSTRUCTION. CONTRACTOR AGREES THAT HE WILL HOLD OWNER, ARCHITECT, ENGINEER, AND/OR ANY OF THEIR EMPLOYEES OR AGENTS, HARMLESS FROM ANY AND ALL DAMAGE AND CLAIMS WHICH MAY ARISE BY A REASON OF ANY NEGLIGENCE ON THE PART OF THE CONTRACTOR, OR ANY OF HIS SUBCONTRACTORS, OR ANY MATERIAL AND EQUIPMENT SUPPLIERS, AND/OR ANY OF THEIR EMPLOYEES OR AGENTS, IN THE PERFORMANCE OF THIS CONTRACT. IN CASE ANY ACTION IS BROUGHT AGAINST THE OWNER, OR ARCHITECT, OR ENGINEER, OR ANY OF THEIR EMPLOYEES OR AGENTS, CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DEFENSE THEREOF, TO THE FULL SATISFACTION OF THE LATTER PARTY.
    - 16.-DO NOT PLACE CONCRETE WITHOUT APPROVED STRUCTURAL SHOP DRAWINGS MECHANICAL/ARCHITECTURAL SHOP DRAWINGS RELATED TO THE CONCRETE WORK. RELATED ITEMS INCLUDE LOCATIONS OF OPENINGS, PIPE SLEEVES, REGLETS, DOVETAIL SLOTS, DRIPS, INSERTS FOR MECHANICAL EQUIPMENTS, HUNG CEILINGS, AND ANY OTHER ITEMS REQUIRED TO BE INSTALLED AND/OR TO BE COORDINATED BY THE ARCHITECTURAL/MECHANICAL TRADES.
    - 17.-CONTRACTOR IS TO PROVIDE DURING CONSTRUCTION AND MAKE ALLOWANCE FOR DESIGN, DETAILING, AND PURCHASE, DURING BID PHASE FOR ALL MISCELLANEOUS STEEL REQUIRED FOR THE SUPPORT OF ARCHITECTURAL FEATURES THAT ARE NOT STRUCTURAL ITEMS TO THE BASE STRUCTURE. SUCH ITEMS INCLUDE MEP HANGINGS, CEILING, AND CURTAIN WALL SUPPORTS.
    - 18.-SUPPLEMENT SKETCHES/DRAWINGS: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FORWARD A COPY OF ALL CORRESPONDENCE AFFECTING THE STRUCTURE TO THE PROJECT'S INSPECTOR THROUGHOUT THE DURATION OF CONSTRUCTION.

## FLOOD LOADS

- 1.-THE BUILDING IS DESIGNED DRY FLOOD PROOFED IN ACCORDANCE WITH ASCE-24.
- 2.-CLASSIFICATION OF STRUCTURE = CATEGORY II (ASCE 24-05, TABLE 1-1).
- 3.-BASE FLOOD ELEVATION (BFE) = +12.00' N.G.V.D.
- 4.-DESIGN FLOOD ELEVATION (DFE) = BFE + 1.00' = 9.00' N.A.V.D.

## WIND ANALYSIS DESIGN PARAMETERS

- 1.-WIND DESIGN HAS BEEN DONE IN ACCORDANCE WITH ASCE 7-16 AND 2020 FBC (7TH EDITION), HVHZ.
- 2.-EXPOSURE "D"
- 3.-RISK CATEGORY: II
- 4.-INTERNAL PRESSURE COEFFICIENT, G<sub>Cpi</sub> = .0.18.
- 5.-ULTIMATE WIND VELOCITY, V = 175 MPH

## FOUNDATIONS

- 1.-FOUNDATION SYSTEM CONSISTS OF 14" ROUND AUGER-CAST CONCRETE PILES SUPPORTING REINFORCED CONCRETE PILE CAPS, GRADE BEAMS AND STRUCTURAL CONCRETE SLAB.
- 2.-14" ROUND PILES SHALL BE INSTALLED TO DEVELOP AN ALLOWABLE COMPRESSION CAPACITY OF 35 TONS , AN ALLOWABLE TENSION CAPACITY OF 15 TONS , AND 2 TONS OF ALLOWABLE LATERAL CAPACITY. MINIMUM PILE LENGTH OR REFUSAL TO BE 38"-0" B.E.S.L.
- 3.-CONCRETE GROUT STRENGTH FOR PILES - 5000 PSI
- 4.-PILE INSTALLATION SHALL BE SUPERVISED BY A STATE OF FLORIDA REGISTERED.
- 5.-PILE INSTALLATION SHALL CONFORM WITH CHAPTER 18 OF THE FLORIDA BUILDING CODE, 2020 7TH EDITION, HVHZ.
- 6.-CONTRACTOR SHALL PROVIDE TO THE STRUCTURAL ENGINEER OF RECORD AN AS-BUILT PLAN SHOWING PRECISE IDENTIFICATION AND LOCATION OF EVERY PILE FOR REVIEW AND APPROVAL PRIOR TO POURING OF PILE CAPS AND CONCRETE SLAB. THE AS-BUILT PLAN SHALL INDICATE IN INCHES, THE RELATIVE POSITION OF THE INSTALLED PILE IN REFERENCE TO ITS THEORETICAL LOCATION AS INDICATED IN THE STRUCTURAL DRAWINGS USING ORTHOGONAL COORDINATES.
- 7.-CONTRACTOR SHALL CONTRACT THE SERVICES OF A STATE OF FLORIDA REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEER TO SUPERVISE PILE INSTALLATION AND CERTIFY IN A PILE LOG REPORT THAT PILE WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND THESE STRUCTURAL DRAWINGS.
- 8.-COMPRESSION AND TENSION LOAD TESTS SHALL BE PERFORMED FOR THE 114" DIAM. PILES. LOAD TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE FL. BLDG. CODE, 2017 SIXTH EDITION.
- 10.-THE ABOVE FOUNDATION DESIGN IS BASED ON GEOTECHNICAL REPORT AND BORINGS BY DYNATECH ENGINEERING CORP. DATED MARCH 3ST, 2021.
- 11.-CENTERS OF COLUMNS SHALL COINCIDE WITH CENTERS OF PILE CAPS AND GRADE BEAMS, UNLESS OTHERWISE NOTED IN FOUNDATION FRAMING PLAN AND PILE CAP DETAILS.

## STRUCTURAL STEEL

- 1.-STRUCTURAL STEEL SHALL COMPLY WITH AISC "SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION FOR STRUCTURAL STEEL BUILDINGS," NINTH EDITION.
- 2.-STRUCTURAL STEEL WIDE FLANGE SHAPES AND PLATES SHALL CONFORM TO ASTM A 572, FY 50 KSI, EXCEPT OTHER SHAPES WHICH SHALL CONFORM TO ASTM A 36, FY 36 KSI.
- 3.-STRUCTURAL STEEL TUBES SHALL CONFORM TO ASTM A500, GRADE B, FY=46 KSI.
- 4.-STRUCTURAL STEEL PIPES SHALL CONFORM TO ASTM A53, TYPE S, GRADE B, FY= 35 KSI.
- 5.-ANCHOR BOLTS SHALL CONFORM TO EITHER ASTM A 307 OR ASTM A 36.
- 6.-FRAMING BOLTS SHALL CONFORM TO ASTM 325, WITH HARDENED WASHERS AND HEX NUTS.
- 7.-ALL EXTERIOR STEEL SHAPES, PLATES, NUTS, BOLTS, WASHERS SHALL BE HOT-DIPPED GALVANIZED.
- 8.-SPRINCING OF STEEL MEMBERS IS NOT ALLOWED, UNLESS SPECIFIED IN STRUCTURAL DRAWINGS OR APPROVED BY ENGINEER OF RECORD.
- 9.-ALL BOLTS, NUTS AND WASHERS SHALL BE NEW, RUST-FREE, CLEAN AND WELL LUBRICATED.
- 10.-BOLT HOLES THROUGH STEEL MEMBERS SHALL BE SHOP-DRILLED, CUT OR PUNCHED. DO NOT USE TORCH OR FLAME TO CUT OR ENLARGE HOLES.
- 11.-ALL STRUCTURAL STEEL TUBE OR PIPE COLUMNS SHALL BE FILLED WITH 3000 PSI. CONCRETE GROUT. PROVIDE 1/4" DIAMETER WEEP HOLES EACH SIDE "3" FROM TOP AND BOTTOM OF COLUMN.
- 12.-DO NOT PAINT PARTS OF STEEL MEMBERS TO BE EMBEDDED IN CONCRETE AND SURFACES TO BE IN CONTACT WITH CONCRETE.
- 13.-FOR FIREPROOFING OF STRUCTURAL STEEL MEMBERS SEE ARCHITECTURAL DRAWINGS.
- 14.-SEE ARCHITECTURAL, MECHANICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL MISCELLANEOUS STRUCTURAL STEEL NOT SHOWN IN STRUCTURAL DRAWINGS.
- 15.-FOR PAINTING OF NON-GALVANIZED STRUCTURAL STEEL SEE STRUCTURAL STEEL PROJECT SPECIFICATIONS.
- 16.-WELDING SHALL BE DONE WITH E-70 ELECTRODES, UNLESS OTHERWISE NOTED, CONFORMING TO AWS D1.1. (WELDING OF GRADE 60 REINFORCEMENT IS NOT PERMITTED).
- 17.-ALL SHOP AND FIELD WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1 STRUCTURAL WELDING CODE, LATEST EDITION. ALL WELDERS SHALL BE AWS-CERTIFIED. SUBMIT WELDER CERTIFICATES TO ARCHITECT/ENGINEER FOR APPROVAL BEFORE ANY SHOP OR FIELD WELDING IS STARTED.
- 18.-HEADED SHEAR STUDS SHALL BE NELSON ANCHORS WITH FLUXED ENDS OR APPROVED. DEFORMED BAR ANCHORS (O.B.A.) SHALL BE NELSON, TYPE D2L, OR APPROVED. STUDS AND D.B.A. SHALL BE AUTOMATICALLY END-WELDED WITH THE MANUFACTURER'S STANDARD EQUIPMENT IN ACCORDANCE WITH THEIR RECOMMENDATIONS.
- 19.-EXPANSION BOLTS SHALL BE HILTI KWIK BOLT 3 OR APPROVED WITH EQUIVALENT ICC ALLOWABLE TENSION AND SHEAR VALUES. EXPANSION BOLTS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS. DO NOT CUT REINFORCING IN NEW OR EXISTING CONCRETE DURING INSTALLATION.
- 20.-THE STEEL STRUCTURE IS DESIGNED AS A WHOLE WITH THE FLOOR AND ROOF DIAPHRAGM ACTION BRACING THE FRAMES AGAINST GRAVITY AND LATERAL AND VERTICAL WIND FORCES. PROVIDE ALL TEMPORY BRACING AS REQUIRED IN ORDER TO MAINTAIN STEEL STRUCTURE STABLE UNTIL THE STRUCTURE IS COMPLETE.

## RAILINGS

BALCONY, TERRACE, AND STAIR RAILINGS SHALL BE DESIGNED BY THE MANUFACTURER'S REGISTERED ENGINEER IN THE STATE OF FLORIDA TO RESIST A LOAD OF 50 PLF. APPLIED IN ANY DIRECTION AT TOP OF SUCH BARRIER. POSTS SHALL BE DESIGNED TO RESIST THE REACTION FROM THE RAILINGS OR A MINIMUM LOAD OF 200 LBS. HANDRAILS SHALL BE DESIGNED AND CONSTRUCTED TO RESIST A LOAD OF NOT LESS THAN 200 LBS. APPLIED IN ANY DIRECTION AND AT ANY POINT ON THE RAIL. GUARDRAIL SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED FOR A CONCENTRATED LOAD OF 200 LBS. APPLIED AT ANY POINT AND IN ANY DIRECTION AT THE TOP OF THE GUARDRAIL. GUARDRAIL SYSTEMS LOCATED OTHER THAN IN DWELLING UNITS SHALL BE DESIGNED AND CONSTRUCTED FOR A LOAD OF 50 PLF APPLIED HORIZONTALLY AT THE REQUIRED GUARDRAIL HEIGHT AND A SIMULTANEOUS LOAD OF 100 PLF APPLIED VERTICALLY DOWNWARD AT THE TOP OF THE GUARDRAIL. THE GUARDRAIL SYSTEM SHALL ALSO BE DESIGNED AND CONSTRUCTED TO RESIST A 200 LBS. CONCENTRATED HORIZONTAL LOAD APPLIED ON A 1 SQ. FT. AREA AT ANY POINT IN THE SYSTEM INCLUDING INTERMEDIATE RAILS OR OTHER ELEMENTS SERVING THIS PURPOSE. LOADING CONDITIONS ABOVE SHALL NOT BE APPLIED SIMULTANEOUSLY, BUT EACH SHALL BE APPLIED TO PRODUCE MAXIMUM STRESS IN EACH OF THE RESPECTIVE COMPONENTS OR ANY OF THE SUPPORTING COMPONENTS.

## TEMPORARY WORK NOTES

- 1.-ALL TEMPORARY WORK SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE APPLICABLE BUILDING CODE.
- 2.-IT IS THE CONTRACTOR'S RESPONSIBILITY TO DESIGN AND PROVIDE PROPER SHEETING, SHORING, AND BRACING WHEREVER NECESSARY. SHOP DRAWINGS SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER AND RETAINED BY THE CONTRACTOR. TEMPORARY BRACING OR THE STEEL FRAME REQUIRED TO MAINTAIN PLUMBNESS AND STABILITY DURING CONSTRUCTION WILL BE THE RESPONSIBILITY OF THE STEEL ERECTOR.
- 3.-CONSTRUCTION LOADS SHALL NOT EXCEED THE CODE REDUCED DESIGN LIVE LOAD PER SQUARE FOOT. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND/OR BRACING TO SUPPORT ANY LOADS WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
- 4.-THE DRAWINGS INDICATE THE COMPLETED STRUCTURE. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ALL TEMPORARY MEASURES NECESSARY FOR ERECTION.

## ALLOWANCE

REINFORCING AND CONCRETE ALLOWANCE:  
THE CONTRACTOR SHALL PROVIDE A 5% OF STEEL REINFORCEMENT TOTAL WEIGHT ALLOWANCE.  
THE CONTRACTOR SHALL ALSO PROVIDE A 5% OF TOTAL CONCRETE VOLUME ALLOWANCE TO USE AT HIS DISCRETION DURING CONSTRUCTION.  
THE CONTRACTOR SHALL GIVE CREDIT TO THE OWNER FOR ANY UNUSED PORTION OF THIS ALLOWANCE AT THE END OF THE PROJECT.

## WELDING

- 1.ALL WELDING SHOULD BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BY A.W.S. BY CERTIFIED WELDERS
- 2.CONTRACTORS TO USE E-70 SERIES LOW HYDROGEN ELECTRODES.

## SHOP DRAWINGS AND SUBMITTALS

- 1.-THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR THE ARCHITECTS REVIEW PRIOR TO COMMENCEMENT OF WORK.
- 2.-SHOP DRAWINGS WILL BE REVIEWED FOR COMPLIANCE WITH CONTRACT DOCUMENTS, CONSTRUCTION METHODS, DIMENSIONING AND OTHER TRADE REQUIREMENTS BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE PROJECT ENGINEER. DRAWINGS WITHOUT CONTRACTOR'S APPROVAL STAMP SHALL BE RETURNED WITHOUT ENGINEER'S REVIEW.
- 3.-IN CASE OF A CONFLICT, INFORMATION PRESENTED ON STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER THAT WITHIN SHOP DRAWINGS, UNLESS SPECIFICALLY ADDRESSED BY THE ENGINEER IN WRITING.
- 4.-THROUGH THE PROCESS OF A CURSORY REVIEW, ENGINEER ASSUMES NO RESPONSIBILITY FOR DIMENSIONS, QUANTITIES, ERRORS OR OMISSIONS. ANY ERRORS OR OMISSIONS IRRESPECTIVE OF ENGINEER'S COMMENTS OR DURATION OR THE REVIEW SHALL BE THE RESPONSIBILITY OF AND MUST BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL SERVICE CHARGE EVEN IF SUCH WORK WAS DONE IN ACCORDANCE WITH THE SHOP DRAWINGS.
- 5.-THE ENGINEER RESERVES TEN WORKING DAYS FOR SHOP DRAWING REVIEW TIME (FROM THE DATE OF RECEIPT). IN CASES WHERE THE VOLUME OF SUBMITTED SHOP DRAWINGS IS VIEWED AS EXCESSIVE, THE ENGINEER RESERVES THE RIGHT TO NOTIFY THE OWNER, ARCHITECT, AND THE CONTRACTOR OR THE ADDITIONAL TIME REQUIRED TO PERFORM A QUALITY REVIEW, ALL STRUCTURAL SHOP DRAWINGS AND PRODUCT SUBMITTALS SHALL BE SUBMITTED ELECTRONICALLY IN FULL SIZE PDF FORMAT. HARD COPY SUBMITTAL WILL NOT BE ACCEPTED.
- 6.-REPRODUCTION OR ANY PORTION OF THE STRUCTURAL CONTRACT DRAWINGS FOR RESUBMITTED AS SHOP DRAWINGS IS PROHIBITED. SHOP DRAWINGS PRODUCED IN SUCH A MANNER WILL BE REJECTED AND RETURNED.
- 7.-ON FIRST SUBMITTAL, CLEARLY FLAG AND CLOUD ALL DIFFERENCES FROM THE CONTRACT DOCUMENTS ON RESUBMITTED, FLAG AND CLOUD ALL CHANGES AND ADDITIONS TO PREVIOUS SUBMITTAL; ONLY CLOUDED ITEMS WILL BE REVIEWED FOR RESUBMITTED SHOP DRAWINGS.
- 8.-THE CONTRACTOR SHALL SUBMIT, FOR REVIEW, DRAWINGS AND CALCULATIONS FOR ALL OF THE FOLLOWING ASSEMBLIES. THE DESIGN OF THESE ASSEMBLIES IS THE RESPONSIBILITY OF THE CONTRACTOR'S DELEGATED/ SPECIALTY ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION ALL SUBMITTALS SHALL BEAR THIS ENGINEER'S SEAL & SIGNATURE. REVIEW SHALL BE FOR GENERAL CONFORMANCE WITH THE PROJECT PARAMETERS AS INDICATED ON THE DRAWINGS AND THE GENERAL NOTES.
- 8.1.-NON-LOAD BEARING STUD WALL AND CURTAIN WALL SYSTEMS AND RELATED CONNECTIONS: DESIGN SHALL TAKE INTO ACCOUNT ALL VERTICAL AND LATERAL LOADS REQUIRED BY APPLICABLE BUILDING CODES. REFER TO SPECIFICATION FOR DETAILED REQUIREMENTS.
- 8.2.-PROVIDE COMPLETE SHORING AND RE-SHORING DRAWINGS PREPARED BY OR UNDER THE DIRECT SUPERVISION OF OR A DELEGATED/SPECIALTY ENGINEER AND CONFORMING TO THE REQUIREMENTS OF THE SPECIFICATIONS AND THE BUILDING CODE.
- 9.-DELEGATED/SPECIALTY ENGINEER SUBMITTALS: SUBMITTALS SHALL BE PREPARED IN ACCORDANCE WITH THE BUILDING CODE. ENGINEERS NAME, LICENSE NUMBER AND BUSINESS ADDRESS SHALL BE LEGIBLY INDICATED ON ALL SIGNED AND SEALED DOCUMENTS. SPECIALTY ENGINEER SHALL BE SOLELY RESPONSIBLE FOR DIRECT CONTACT WITH THE BUILDING DEPARTMENT WHILE OBTAINING BUILDING DEPARTMENT'S APPROVAL FOR HIS/HER PORTION OR WORK (INCLUDING PROVIDING RESPONSES TO REVIEW COMMENTS, SUPPLYING ADDITIONAL CALCULATIONS AND PLANS, ATTENDING MEETINGS, ETC). DELEGATED/SPECIALTY ENGINEER IS DEFINED AS ONE WHO SPECIALIZES IN AND UNDERTAKES THE DESIGN OF STRUCTURAL COMPONENTS OR STRUCTURAL SYSTEMS INCLUDED IN A SPECIFIC SUBMITTAL PREPARED FOR THIS PROJECT AND IS AN EMPLOYEE OR OFFICER OR, OR CONSULTANT TO, THE CONTRACTOR OR FABRICATOR RESPONSIBLE FOR THE SUBMITTAL.
- 10.-IN ADDITION TO THE ABOVE, THE STRUCTURAL ENGINEER'S REVIEW OF DELEGATED/SPECIALTY ENGINEER SUBMITTAL IS LIMITED TO VERIFYING THAT THE SPECIFIED STRUCTURAL SUBMITTAL HAS BEEN FURNISHED, SIGNED AND SEALED BY THE DELEGATED /SPECIALTY ENGINEER AND THAT THE DELEGATED/SPECIALTY ENGINEER HAS UNDERSTOOD THE DESIGN INTENT AND USED THE SPECIFIED STRUCTURAL CRITERIA NO DETAILED CHECK OF CALCULATIONS WILL BE MADE. THE DELEGATED/SPECIALTY ENGINEER IS SOLELY RESPONSIBLE FOR HIS/HER DESIGN, INCLUDING BUT NOT LIMITED TO THE ACCURACY OF HIS/HER CALCULATIONS AND COMPLIANCE WITH THE APPLICABLE CODES AND STANDARDS.
- 11.-TOWER CRANE (SHOP DRAWINGS REQUIRED): FOUNDATIONS AND BRACING FOR THE CRANE SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER. SIGNED AND SEALED SET OF SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED TO THE THRESHOLD INSPECTOR FOR REVIEW PRIOR TO COMMENCEMENT OF CONSTRUCTION. LOCATION SHALL BE APPROVED BY THE ENGINEER/ARCHITECT. ADDITIONAL RE-DESIGN WORK REQUIRED AS A RESULT OF CONFLICT BETWEEN CRANE AND THE STRUCTURE SHALL BE BILLED TO THE CONTRACTOR BY THE ENGINEER OR RECORD AT AN HOURLY RATE. COST ADDITIONAL MATERIALS AND LABOR FOR THE STRUCTURAL REVISIONS ASSOCIATED WITH PLACEMENT OF CRANE SHALL BE COVERED BY THE CONTRACTOR.

## ALUMINUM:

- 1.-ALUMINUM WORK SHALL COMPLY WITH THE ALUMINUM ASSOCIATION, INC. "SPECIFICATIONS FOR ALUMINUM STRUCTURES", "THE COMMENTARY ON SPECIFICATIONS FOR ALUMINUM STRUCTURES", AND "ENGINEERING DATA FOR ALUMINUM STRUCTURES".
- 2.-ALUMINUM WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE, 2017 SIXTH EDITION.
- 3.-ALUMINUM TUBING, BARS, AND PLATES SHALL CONFORM TO ALLOY 6061-T6, U.N.O.
- 4.-WELDING OF ALUMINUM PARTS AND MEMBERS SHALL DONE WITH AN INERT-GAS-SHIELDING ARC OR RESISTANCE WELDING PROCESS.
- 5.-ALUMINUM SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEERS.

## DIMENSIONS

- 1.-WHILE THE POSITION OF MOST CONCRETE, STEEL, AND DECKING MEMBERS ARE DEFINED DIRECTLY ON THE STRUCTURAL DRAWINGS THERE ARE INSTANCES WHERE REFERENCE MUST BE MADE TO ARCHITECTURAL OR OTHER DRAWINGS TO DEDUCE A DIMENSION. THE CONTRACTOR IS RESPONSIBLE FOR SUCH DIMENSIONAL COORDINATION AND CROSS REFERENCING.
- 2.-WITH THE POSITION OF MOST CONCRETE, MASONRY, STEEL, AND DECKING MEMBERS THUS FIXED, THE CONTRACTOR SHALL STILL NEED TO DEDUCE AND COMPUTE OTHER DIMENSIONS THAT ARE DERIVATIVE FROM THE BASIC DIMENSIONS, THESE MAY INCLUDE TRUE DISTANCE BETWEEN WORK POINTS, TRUE LENGTH, AND ORIENTATION OF MEMBERS, AND SO ON. SUCH DERIVATION OR DIMENSIONS IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 3.-TO ENSURE ACCURACY OF THESE DERIVED DIMENSIONS, THE CONTRACTOR IS TO PRODUCE LAYOUT DRAWINGS FOR COORDINATION WITH OTHER TRADES, AS WELL AS DETAILED SHOP DRAWINGS, ALTHOUGH THEY WILL NOT BE CHECKED, THESE LAYOUT DRAWING ARE TO BE SUBMITTED AT THE SAME TIME AS THE RELEVANT SHOP DRAWING.

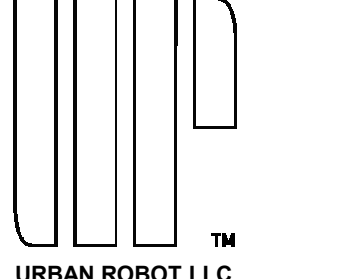
## DEFERRED DESIGNS

- POOL RELATED COORDINATION WITH ANY ATTACHMENT TO THE CONCRETE STRUCTURE.
- SHOP DRAWINGS BY SPECIALTY ENGINEER COLD STUD METAL FRAMING (SECTION 05400) AND PERFORATED METAL GARAGE PANELS (SECTION 05702).
- STEEL STRUCTURES (SECTION 05120) AT THE ENTRY CANOPY.
- ATTACHMENT OF GLASS RAILING AND ALUMINUM RAILING (SECTION 05520 & 05522) TO THE CONCRETE STRUCTURE.
- ATTACHMENT OF STEEL LADDERS TO THE CONCRETE STRUCTURE (SECTION 05500)
- PRE ENGINEERED STRUCTURAL STEEL TRUSSFRAMES FOR MAINTENANCE BUILDING.



# DERM APPROVED

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WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.

ID	Revision #	Description

SEAL

URBAN ROBOT LLC  
A026002760 B26001934 LC26000510  
H210060  
PROJECT NO:  
07-13-2021  
DATE  
JJ / SV / CS / EL / AB  
DRAWN / CHECKED  
GENERAL NOTES  
S001

Save Date: 9/30/2021 4:28:14 PM

# STRUCTURAL NOTES

## MASONRY NOTES

- 1.-ALL MASONRY WORK SHALL BE IN CONFORMANCE WITH THE SPECIFICATION SECTION 04200, THE FOLLOWING NOTES, AND THE BUILDING CODE.
- 1.1.-ACI 530/ASCE 5, "BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES"
- 1.2.-ACI 5.30.1 /ASCE 6, "SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF LOAD-BEARING CONCRETE MASONRY"
- 2.-ALL HOLLOW CONCRETE MASONRY UNITS (C.M.U.) SHALL BE NORMAL WEIGHT UNITS CONFORMING TO ASTM C90, TYPE 1. AGGREGATES SHALL CONFORM TO ASTM C631, ALL HOLLOW AND SOLID C.M.U. SHALL ATTAIN A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 1900 PSI AS DETERMINED BY A.S.T.M. 0-140, YIELDING A PRISM STRENGTH (FM) OF 1500 PSI MINIMUM AS DETERMINED BY ASTM E447. USE 50% SOLID, NOMINAL 16" OR 12"x8"x16" CMU UNITS PER PLAN. SAW OUT UNITS WHICH ARE NOT IN MULTIPLES OF 8" COURSING, UNITS SHALL BE AT LEAST 8" LONG. BOND CORNERS BY LAPPING ENDS 8" IN SUCCESSIVE VERTICAL COURSES.
- 3.-EXCEPT WHERE STACK BOND IS INDICATED ON THE ARCHITECTURAL DRAWINGS; E.G. AT MAIN ENTRY AND LOBBY, LAY UNITS IN RUNNING BOND USING TWO-CORE C.M.LK THROUGHOUT THE PROJECT EXCEPT WHERE SOLID C.M.U. IS SPECIFIED IN THE CONTRACT DOCUMENTS OR REQUIRED FOR MAINTAINING A FIRE-RATED ASSEMBLY.
- 4.-PRIOR TO MASONRY CONSTRUCTION ONE SET OF THREE MASONRY PRISMS SHALL BE BUILT AND TESTED IN ACCORDANCE WITH A.S.T.M. E447. THE MATERIALS AND WORKMANSHIP USED TO BUILD THE PRISMS SHALL BE REPRESENTATIVE OF THOSE THAT WILL BE CONTAINED WITHIN THE ACTUAL PROJECT CONSTRUCTION. THE TEST RESULTS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW WITHIN 24-HOURS OF THE TEST.
- 5.-MASONRY CONSTRUCTION SHALL NOT COMMENCE UNTIL TEST RESULTS HAVE BEEN APPROVED BY BOTH THE ARCHITECT/ENGINEER AND THE GENERAL CONTRACTOR. ALL COSTS ASSOCIATED WITH THIS PRE-CONSTRUCTION TESTING SHALL BE BORNE BY THE GENERAL CONTRACTOR.
- 6.-MINIMUM EQUIVALENT SOLID THICKNESS, AS DETERMINED BY A.S.T.M. 0140, OF INDIVIDUAL C.M.U. AND FIRE-RATED C.M.U. WALLS SHALL BE AS FOLLOWS:  

6.1.-4" CMU : 2.28"	6.5.-ONE HOUR FIRE -RATED WALL: 3.0"
6.2.-6" CMU : 3.21"	6.6.-TWO HOUR FIRE -RATED WALL: 4.5"
6.3.-8" CMU : 4.50"	6.7.-THREE HOUR FIRE-RATED WALL: 5.7"
6.4.-12" CMU : 5.70"	6.8.-FOUR HOUR FIRE-RATED WALL: 6.7"
- 7.-WHERE A C.M.U. WALL IS SPECIFIED IN THE CONTRACT DOCUMENTS AS HAVING A PARTICULAR FIRE-RATING, THE MINIMUM EQUIVALENT SOLID THICKNESS, AS SHOWN HEREIN ABOVE, ASSOCIATED WITH THE SPECIFIED FIRE-RATING SHALL BE MAINTAINED FOR THE LULL HEIGHT AND LENGTH OF THE WALL WHETHER OR NOT THE NOMINAL C.M.U. THICKNESS VARIES WITHIN THE WALL.
- 8.-ALL MORTAR SHALL CONFORM TO ASTM C270, TYPE N OR S, EXCEPT USE TYPE M MORTAR BELOW GRADE, WITH THE FOLLOWING CONSTITUENTS AND PROPORTIONS:  

8.1.-PORTLAND CEMENT: ASTM C150 TYPE 1.
8.2.-HYDRATED LIME ASTM C207, TYPE S.
8.3.-SAND: ASTM 0144
8.4.-WATER: POTABLE.
8.5.-COLOR: AS PER ARCHITECT/ENGINEER.
- 8.6.-PROPORTIONS: ONE PART PORTLAND CEMENT. 1/4 TO 1/2 PARTS HYDRATED LIME, 2 1/4 TO 3 PARTS SAND - ALL MEASURED BY VOLUME OF CEMENT.
- 8.7.-MASONRY CEMENT, BLENDED HYDRAULIC CEMENTS, ELY ASH, POZZOLANS AND GROUND GRANULATED BLAST FURNACE SLAG SHALL NOT BE USED.
- 9.-MORTAR HEAD AND BED JOINTS SHALL BE 3/8" FOR THE THICKNESS. REMOVE MORTAR PROTRUSIONS EXTENDING 1/2" OR MORE INTO THE CELLS TO BE GROUDED.  

9.1.-SOLID UNITS SHALL BE SET WITH LULL HEAD AND BED JOINTS.			
9.2.-HOLLOW UNITS SHALL BE SET WITH LULL MORTAR COVERAGE ON HORIZONTAL AND VERTICAL LACE SHELLS			
9.3.-FACE SHELL, WEBS ARE TO BE FULLY MORTARED IN ALL COURSES OF PIERS, COLUMNS, AND PILASTERS			
9.4.-FULLY MORTAR IN THE STARTING COURSE AND WHERE AN ADJACENT CELL IS TO BE GROUDED.			
10.-ALL GROUT SHALL CONFORM TO ASTM C476 WITH A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT THE END OF 28-DAYS AS DETERMINED BY ASTM C1019, A SLUMP AT POINT OP DISCHARGE OF 8 INCHES TO 10 INCHES AS DETERMINED BY ASTM C143 AND WITH THE FOLLOWING CONSTITUENTS AND PROPORTIONS: <table><tr><td>10.1.-PORTLAND CEMENT: ASTM C150, TYPE 1. FLY ASH, POZZOLANS, AND GROUND IRON BLAST-FURNACE SLAG SHALL NOT BE USED.</td></tr><tr><td>10.2.-AGGREGATES: ASTM C404.</td></tr><tr><td>10.3.-WATER: POTABLE.</td></tr></table>	10.1.-PORTLAND CEMENT: ASTM C150, TYPE 1. FLY ASH, POZZOLANS, AND GROUND IRON BLAST-FURNACE SLAG SHALL NOT BE USED.	10.2.-AGGREGATES: ASTM C404.	10.3.-WATER: POTABLE.
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10.2.-AGGREGATES: ASTM C404.			
10.3.-WATER: POTABLE.			
10.4.-LINE GROUT PROPORTIONS: ONE PART PORTLAND CEMENT, 2 1/4" TO 3 PARTS FINE AGGREGATE ALL MEASURED BY VOLUME OF CEMENT.			
10.5.-COARSE GROUT PROPORTIONS: ONE PART PORTLAND CEMENT, 2 1/4" TO 3 PARTS FINE AGGREGATE, 1 TO 2 PARTS COARSE AGGREGATE (3/8" MAXIMUM STONE SIZE) - ALL MEASURED BY VOLUME OF CEMENT.			
- 11.-ALL GROUTING PROCEDURES SHALL CONFORM TO ASTM C-476 AND NOMA "TEN SERIES #23A". ALL GROUT SHALL BE "FINE" UNLESS OTHERWISE SPECIFIED ON PLANS OR DETAILS.  

11.1.-MINIMUM COMPRESSIVE STRENGTH SHALL BE 3500 PSI IN 28 DAYS.			
11.2.-AGGREGATE TO CONFORM TO ASTM C-404 FOR FINE GROUT, WITH SLUMP OP 8" TO 10".			
11.3.-GROUT ALL MASONRY CONTAINING REINFORCING, ALL CELLS OF 4 HOUR RATED WALLS, AND WHERE INDICATED ON DRAWINGS.			
11.4.-ALLOW MORTAR TO CURE 24 HOURS PRIOR TO GROUTING.			
11.5.-PROVIDE CLEANOUT OPENINGS AT THE BASE OF CELLS CONTAINING REINFORCING STEEL TO CLEAN THE CELL AND TO TIE THE VERTICAL BAR TO THE DOWEL.			
11.6.-IN HIGH-LIFT GROUTING, USE ECO* (MAX) LIFT, WITH 1/2", HOUR TO 1 HOUR BETWEEN LIFTS. VIBRATE EACH LIFT AND RECONSOLIDATE THE PREVIOUS LIFT.			
11.7.-USE LINE GROUT WHEN FILLING BOND BEAMS AND BLOCK CORES WHEN THE LEAST HORIZONTAL DIMENSION OF THE OPENING TO BE FILLED IS LESS THAN 4".			
11.8-USE COARSE GROUT WHEN FILLING BOND BEAMS AND CORES WHEN THE LEAST HORIZONTAL DIMENSION OF THE OPENING TO BE FILLED IS GREATER THAN OR EQUAL TO 4".			
12.-HORIZONTAL JOINT REINFORCING SHALL BE INSTALLED IN EVERY OTHER COURSE. OVERLAP DISCONTINUOUS ENDS MINIMUM 6 INCHES. USE PREFABRICATED CORNERS AND TEES. JOINT REINFORCING SHALL CONFORM WITH THE FOLLOWING: <table><tr><td>12.1.-TWO #9 GAUGE DEFORMED LONGITUDINAL STEEL WIRES CONFORMING TO ASTM A82</td></tr><tr><td>12.2.-#12 GAUGE SMOOTH LADDER-TYPE STEEL CROSS WIRES CONFORMING WITH ASTM A82, WELDED TO THE LONGITUDINAL WIRES AT 8-INCHES ON CENTER.</td></tr><tr><td>12.3.-HOT-DIPPED GALVANIZED COATING AFTER FABRICATION CONFORMING TO ASTM A461, CLASS 1</td></tr></table>	12.1.-TWO #9 GAUGE DEFORMED LONGITUDINAL STEEL WIRES CONFORMING TO ASTM A82	12.2.-#12 GAUGE SMOOTH LADDER-TYPE STEEL CROSS WIRES CONFORMING WITH ASTM A82, WELDED TO THE LONGITUDINAL WIRES AT 8-INCHES ON CENTER.	12.3.-HOT-DIPPED GALVANIZED COATING AFTER FABRICATION CONFORMING TO ASTM A461, CLASS 1
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12.3.-HOT-DIPPED GALVANIZED COATING AFTER FABRICATION CONFORMING TO ASTM A461, CLASS 1			
13.-JOINT REINFORCING AND ANCHORS IN EXTERIOR WALLS SHALL CONFORM TO ASTM A153 CLASS B2, WITH A COATING THICKNESS OF 1.5 OZ/SF; CONFORM TO ASTM A641 FOR INTERIOR WALLS. EXTEND JOINT REINFORCING A MINIMUM OR 4" INTO TIE COLUMNS.			
- 14.-REINFORCING SHALL BE ASTM A615, GRADE 60 KSI. EXCEPT AS OTHERWISE NOTED OR CALLED FOR ON PLANS AND DETAILS THE FOLLOWING MINIMUM REINFORCEMENT SHALL BE PROVIDED IN ALL EXTERIOR AND INTERIOR C.M.U. WALLS BOTH BEARING AND NON-BEARING:  

14.1.-VERTICALS: FOR INTERIOR CONDITION, (i) #5 BAR AT 48" ON CENTER, DOWELED 4B D.D. INTO THE FOUNDATION OR CONCRETE SLAB; FOR EXTERIOR CONDITION, (i) #5 AT 16" ON CENTER (UNO), DOWELED 16x8 D INTO THE FOUNDATION OR CONCRETE SLAB.
14.2.-HORIZONTALS: DUR-O-WALL JOINT REINFORCING AT 16 INCHES ON CENTER WITH PRE-FABRICATED CORNERS AT INTERSECTIONS. LAP JOINT REINFORCING A MINIMUM OF 8".
15.-OPENINGS REQUIRED IN MASONRY ELEMENTS AND NOT SHOWN IN THE STRUCTURAL CONTRACT DOCUMENTS SHALL BE INSTALLED ONLY WITH THE APPROVAL OF THE ENGINEER AND WITH THE PROPER LOOSE LINTELS OR ADDITIONAL REINFORCING AS SHOWN IN THE CONTRACT DOCUMENTS AT MISCELLANEOUS INTERIOR DOOR AND WINDOW OPENINGS PROVIDE LOOSE LINTELS, REINFORCED CONCRETE LINTEL BEAMS, ETC. AS REQUIRED. HOT DIP GALVANIZED (G90) ALL LINTELS INCLUDING RELIED ANGLE, SHELL ANGLES, ETC. AT EXTERIOR WALL, PROVIDE LINTELS OR HEADERS WITH MINIMUM 8" BEARING OVER ALL MASONRY OPENINGS.
16.-ALL BOND BEAMS, MASONRY LINTELS, KNOCK-OUT WEB BLOCK, REINFORCED VERTICAL CORES, AND ALL OTHER CORES SHOWN IN THE CONTRACT DOCUMENTS SHALL BE GROUDED SOLID, THE GROUT FILL SHALL BE VIBRATED. DO NOT USE MORTAR WHERE GROUT IS SPECIFIED.
16.1.-ALL CONCRETE BLOCK BELOW GRADE SHALL BE FILLED SOLID WITH GROUT.
16.2.-ALL PARAPET WALLS SHALL BE SOLIDLY GROUDED.
16.3.-ALL WALL SECTIONS AND PIERS LESS THAN 4 SQUARE FEET IN CROSS-SECTIONAL AREA TO BE FULLY GROUDED OR OR 100% SOLID MASONRY UNITS MAY BE USED IF MASONRY IS NOT REINFORCED.
16.4.-CONCRETE BLOCK BELOW BEAM BEARING POINTS SHALL BE FILLED SOLID FOR A MINIMUM OR TWO COURSES IN DEPTH AND A MINIMUM OF WIDTH 16" WIDER THAN THE BEARING PLATE BUT NOT LESS THAN 32" IN WIDTH, U.O.N. WHERE A STEEL PIPE OR TUBE COLUMN BEARS DIRECTLY ON A BLOCK WALL, FILL ALL BLOCKS SOLID WITHIN A WIDTH OF 32", CENTERED ON THE COLUMN.
17.-WHERE ANCHOR BOLTS, WEDGE ANCHORS, OR ANCHORS SET IN EPOXY ARE INSTALLED IN A MASONRY WALL, FILL CELLS WITH GROUT FOR BOLTED COURSE, ONE COURSE ABOVE AND TWO COURSES BELOW.
18.-PROTECT MASONRY WORK FROM COLD WEATHER IN ACCORDANCE WITH NCMA "TEK-SERIES 16-A".
19.-DURING MASONRY CONSTRUCTION, THE GENERAL CONTRACTOR SHALL DESIGN AND INSTALL TEMPORARY SHORING, BRACING AND SUPPORTS TO RESIST ALL DEAD, CONSTRUCTION AND LIVE LOADS, TO PROVIDE STABILITY FOR WALLS AND SUPPORTS FOR LINTELS, SHORING, BRACING, & SUPPORTS SHALL BE IN ACCORDANCE WITH NCMA "TEK SERIES #72" ALL DESIGNS SHALL BE PREPARED IN ACCORDANCE WITH THE "SPECIFICATIONS"
20.-ALL TEMPORARY SHORING, BRACING AND SUPPORTS SHALL REMAIN SECURELY IN PLACE UNTIL THE NEW PRIMARY STRUCTURAL COMPONENTS HAVE BEEN INSTALLED, CURED, AND CONNECTED SO AS TO PROVIDE THE PERMANENT BRACING AND SUPPORT.
21.-FOR ADDITIONAL REQUIREMENTS, NOTES, AND DETAILS SEE TYPICAL MASONRY DETAIL DRAWINGS.

## POST-TENSIONED CONCRETE

- 1.-DESIGN IS BASED ON EFFECTIVE PRE-STRESSING FORCE OF 0.60 F'S (ULTIMATE STRENGTH), AND ANCHORED AT 0.70 F'S. TENDONS MAY BE STRESSED TO 0.80 F'S TO OVERCOME FRICTION. FORCES SHOWN ON DRAWINGS ARE MINIMUM EFFECTIVE FORCES, AFTER ALL LOSSES ARE INCURRED. THE MAXIMUM EFFECTIVE FORCE SHALL BE TAKEN AS 27 KIPS PER TENDON. POST-TENSION FORCES SHOWN ON THE STRUCTURAL DRAWINGS ARE EFFECTIVE FORCES AFTER ALL LOSSES. THE CONTRACTOR AND HIS POST-TENSION MATERIALS SUPPLIER ARE RESPONSIBLE FOR REVIEWING THE LOCATION OF CONSTRUCTION JOINTS AND/OR POUR STRIPS TO ASSURE ITS ADEQUACY IN ORDER TO ACHIEVE THE REQUIRED PRECOMPRESSION STRESSES ASSUMED IN THE STRUCTURAL DESIGN.
- 2.-CALCULATIONS OF FRICTION LOSSES SHALL BE SUBMITTED FOR APPROVAL. IN CASE FRICTION LOSS IS TOO HIGH TO BE COMPENSATED BY OVER-STRESSING, ADDITIONAL TENDONS SHALL BE PROVIDED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER. IN THE CALCULATION OF FRICTION LOSSES USE THE K AND U VALUES RECOMMENDED IN A.C.I.318-14. THE POST-TENSION MATERIALS SUPPLIER IS RESPONSIBLE FOR PROVIDING THE FINAL EFFECTIVE FORCES SHOWN ON THE STRUCTURAL DRAWINGS.
- 3.-TENDONS SHALL BE SHOP COATED WITH COATING COMPOUND TO PREVENT BOND, REDUCE FRICTION AND RESIST CORROSION. TENDONS SHALL BE ENCASED IN PLASTIC SHEATHING TO FURTHER ASSURE PREVENTION OF BOND. AFTER PLACEMENT OF TENDONS, THEY MUST BE INSPECTED FOR ANY CUTS IN THE SHEATHING OR EXPOSED STEEL AT THE END, AND MUST BE TAPED COMPLETELY TO INSURE PREVENTION OF BONDING. TENDONS SHALL BE DRAPED TO APPROXIMATE PARABOLIC PROFILE BETWEEN SUPPORTS, AND SHALL CONFORM TO THE CONTROL POINTS SHOWN IN THE PROFILE. DIMENSIONS SHOWN ON PLANS LOCATE THE CENTER OF GRAVITY OF THE TENDON OR GROUP OF TENDONS. LOW POINTS ARE AT MID SPAN, U.O.N. ADEQUATE SUPPORT BARS AND CHAIRS SHALL BE FURNISHED TO HOLD TENDONS IN THEIR CORRECT POSITION DURING THE CONCRETE PLACEMENT. THE SUPPORT CHAIRS AND SLAB RUNNERS, SHALL BE SECURELY CONNECTED TO THE SLAB FORM, WITH STAINLESS STEEL STAPLES, IN ORDER TO MAINTAIN TENDONS POSITION. VERTICAL TENDON DIMENSION SHALL NOT VARY MORE THAN 1/8" FROM THE DIMENSION SHOWN. SLIGHT DEVIATIONS IN SPACING OF SLAB TENDONS WILL BE PERMITTED WHERE REQUIRED TO AVOID OPENINGS, INSERTS AND DOWELS. WHERE TENDONS SEEM TO INTERFERE WITH EACH OTHER ONE TENDON MAY BE MOVED SLIGHTLY HORIZONTALLY IN ORDER TO AVOID THIS INTERFERENCE. WHERE THIS IS NOT POSSIBLE, AT SUPPORT POINTS, THEN THE BANDED TENDONS WILL BE RUN ABOVE THE UNIFORM TENDONS, U.O.N. WHERE MILD REINFORCING STEEL INTERFERES WITH TENDON LOCATION, THE TENDON LOCATION WILL CONTROL AND THE REBAR MOVED AS REQUIRED.
- 4.-TENSIONING OPERATIONS SHALL NOT COMMENCE UNTIL TEST CYLINDERS INDICATE THAT CONCRETE HAS REACHED A MINIMUM COMPRESSION STRENGTH OF 3500 P.S.I. ALL POST-TENSIONED CONCRETE SHALL REMAIN SHORED UNTIL TENDONS ARE STRESSED.
- 5.-ANCHORING HARDWARE SHALL MEET THE MINIMUM REQUIREMENTS SET FORTH IN A.C.I.318-14 EDITION, AND POST-TENSIONING INSTITUTE "RECOMMENDATIONS FOR CONCRETE MEMBERS PRE-STRESSED WITH UNBONDED TENDONS" THE SHEATHING SHALL BE CONNECTED TO ALL STRESSING, INTERMEDIATE, AND FIXED ANCHORAGES IN A WATERTIGHT FASHION. THUS PROVIDING A COMPLETE ENCAPSULATION OF THE STRESSING STEEL FROM END TO END. F. SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL. DRAWINGS SHALL INDICATE THE FOLLOWING:  

5.1.-COMPLETE DETAILS OF PRE-STRESSING TENDONS INCLUDING THEIR ARRANGEMENT IN THE MEMBERS, TENDONS, PROFILES, TENDON DESIGNATIONS, TYPES AND POST-TENSIONING ENCLOSURES, EXPECTED ELONGATIONS, ANCHORAGE DETAILS AND STRESSING DATA.
5.2.-CLEARANCE REQUIREMENTS FOR THE HYDRAULIC EQUIPMENT AND THE DEPTH FOR ANY POCKETS IN THE MEMBERS. WHENEVER STRESSING IS TO BE PERFORMED AT AN ANGLE OTHER THAN 90 DEGREES TO THE OUTSIDE EDGE OF THE SLAB, POSITIONING OF BLOCK-OUTS FOR STRESSING ENDS MUST BE DETAILED.
5.3.-LOCATION AND HEIGHT OF CHAIRING DEVICES, PLACING SEQUENCE AND ELONGATION OF STRANDS. (COORDINATE WITH REINFORCING BAR DRAWINGS), CARRYING BARS FOR HIGH POINTS SHALL BE #3 MINIMUM SIZE.
5.4.-SHOP DRAWINGS MUST SHOW GENERAL CONTRACTOR'S PROPOSED LOCATIONS OF ALL CONSTRUCTION JOINTS AND/OR POUR STRIPS.
- 6.-THE POST-TENSIONING MATERIAL SUPPLIER SHALL HAVE TECHNICAL REPRESENTATIVE ON THE SITE TO INSTRUCT THE POST-TENSIONING REINFORCEMENT PLACING CONTRACTOR IN THE PROPER METHOD OF INSTALLATION, INSPECTION, AND STRESSING OF CABLES. IF REQUIRED, REPRESENTATIVE SHALL BE PRESENT TO INSPECT THE PLACING AND THEN THE STRESSING OPERATIONS, OR AT ANY OTHER TIME. THE REPRESENTATIVE WILL ALSO REVIEW ALL THE STRESSING RECORDS AND APPROVE THE SAME. AN INDEPENDENT LABORATORY OR INDEPENDENT ENGINEER WILL BE RETAINED TO MARK THE TENDONS PRIOR TO STRESSING AND RECORD TENDONS ELONGATION AND FORCES, AND WITNESS THE COMPLETE STRESSING OPERATION, SUBMITTING A COPY OF THE ORIGINAL RECORD TO THE ENGINEER AND TO THE TENDON SUPPLIER FOR APPROVAL. NO BURNING-OFF OF TENDONS IS PERMITTED WITHOUT APPROVAL OF ENGINEER AND TENDON SUPPLIER. ACTUAL RECORDED ELONGATIONS ARE TO BE WITHIN 7% (+/-) OF THE CALCULATED ELONGATIONS.
- 7.-PLACING OF THE REINFORCING STEEL AND POST-TENSIONING TO BE DONE BY THE SAME FIRM. SUCH PLACING SUBCONTRACTOR MUST HAVE LOCAL EXPERIENCE IN POST-TENSIONING WORK AND HAVE PLACED AT LEAST TWO OTHER SIMILAR STRUCTURES UNDER THE SAME CORPORATION NAME.
- 8.-ALL POST-TENSIONING STEEL SHALL BE STRESSED BY MEANS OF HYDRAULIC RAMS EQUIPPED WITH ACCURATE READING CALIBRATED HYDRAULIC PRESSURE GAUGES TO PERMIT THE STRESS IN THE POST-TENSIONING STEEL TO BE COMPUTED AT ANY TIME. A CERTIFIED CALIBRATION CURVE SHALL ACCOMPANY EACH RAM. IF INCONSISTENCY BETWEEN THE MEASURED ELONGATION AND THE RAM GAUGE OCCURS, THE JACK GAUGE SHALL BE IMMEDIATELY RE-CALIBRATED. AN AGREEMENT WITHIN 7% SHALL BE SATISFACTORY. SUPERVISION OF CONTRACTOR'S PERSONNEL IN THE STRESSING OPERATION AND STRESSING EQUIPMENT WITH CERTIFIED HYDRAULIC GAUGE SHALL BE PERFORMED BY THE SUPPLIERS TECHNICAL REPRESENTATIVE AND INDEPENDENT LABORATORY OR INDEPENDENT ENGINEER, IN ORDER TO INSURE THAT PROPER CALIBRATION IS MAINTAINED, CARE SHALL BE TAKEN IN HANDLING STRESSING EQUIPMENT. PRECAUTIONS SHALL BE TAKEN TO INSURE THAT THE STRESSING OPERATION IS CONDUCTED IN A SAFE MANNER.
- 9.-ALL INSERTS FOR SUSPENDED MECHANICAL, ELECTRICAL AND ARCHITECTURAL WORK SHALL BE CAST IN PLACE. IF ADDITIONAL FASTENERS ARE REQUIRED, POWER DRIVEN FASTENERS WILL BE PERMITTED ONLY WHERE IT CAN BE SHOWN THAT THE INSERTS ARE LOCATED SO AS TO AVOID THE TENDONS AND MUST SUBMIT TO ENGINEER FOR HIS APPROVAL. UNDER NO CONDITION SHALL A TENDON BE CUT OR OTHERWISE DAMAGED AFTER CONCRETE HAS BEEN PLACED. NO OPENINGS WILL BE PERMITTED WITHOUT THE APPROVAL OF THE ENGINEER AND SUPPLIER. IF A TENDON IS CUT, THE GENERAL CONTRACTOR WILL CONTACT THE ENGINEER AND THE TENDON SUPPLIER FOR RECOMMENDATIONS FOR REPAIRS. NO REPAIRS WILL BE UNDERTAKEN WITHOUT PERMISSION AND APPROVAL OF THE ENGINEER AND SUPPLIER. COSTS FOR SAID REPAIRS WILL BE PAID BY THE GENERAL CONTRACTOR, AT NO COST TO THE OWNER.
- 10.-THE ORDER OF STRESSING OF POST-TENSIONING REINFORCING TENDONS SHALL BE THE UNIFORM CABLES FIRST, THE BANDED TENDONS SECOND AND THE GIRDBERS (IF APPLICABLE) LAST.
- 11.-THE GENERAL CONTRACTOR SHALL COORDINATE THE DETAILING AND PLACING OF TENDONS AND MLD REINFORCING STEEL BETWEEN SUPPLIERS AS REQUIRED.
- 12.-ALL TENDONS SHALL HAVE BEEN STRESSED BEFORE CONCRETE FOR FLOOR ABOVE IS PLACED.
- 13.-GENERAL CONTRACTOR TO SUBMIT SIGNED AND SEALED (BY FLORIDA REGISTERED PROFESSIONAL ENGINEER) SHORING AND RE-SHORING PLANS, AND RE-SHORING SCHEDULE, FOR APPROVAL BY ARCHITECT AND ENGINEER, PRIOR TO COMMENCEMENT OF ANY ELEVATED STRUCTURAL WORK. THE RE-SHORING SCHEDULE IS TO INCLUDE THE EXACT TIME SEQUENCE THAT THE FLOORS ARE TO BE STRIPPED, RESHORED AND RE-SHORES REMOVED.
- 14.-POST-TENSIONING CONTRACTOR SHALL HAVE A MINIMUM OF FIVE YEARS OF SATISFACTORY EXPERIENCE IN PROJECTS OF SIMILAR SIZE AND REQUIRED COMPLEXITY TO THIS PROJECT.
- 15.-POST-TENSIONING DESIGN AND DETAILING SHALL COMPLY WITH ACI 318-14, ACI 423-10R-16RECOMMENDATIONS, AND P. T. 1. POST-TENSIONING MANUAL, 6TH EDITION. SEE PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- 16.-TENDONS SHALL BE 1/2" DIAMETER, 7 WIRE STRANDS WITH AN ULTIMATE TENSILE STRENGTH OF 270 KSI. TENDONS SHALL CONFORM WITH ASTM A-416
- 17.-BANDED TENDON FORCES SHALL BE SHOWN THUS: F=300 K, WHICH IS THE TOTAL EFFECTIVE PRESTRESS FORCE. TENDON BANDS SHALL BE PLACED SYMMETRICALLY OVER THE CENTER LINE OF COLUMN. UNIFORM TENDON FORCES SHALL BE SHOWN THUS: F=10K/FT., WHICH IS THE UNIT EFFECTIVE PRESTRESS FORCE PER FOOT WIDTH OF SLAB.
- 18.-TENDONS SHALL BE PLACED FOLLOWING "TYPICAL TENDON PROFILE" DETAIL, UNLESS OTHERWISE NOTED. TENDONS SHALL BE PLACED PARABOLICALLY BETWEEN SUPPORTS IN ACCORDANCE WITH THE CONTROL POINTS SHOWN IN PLAN. U.O.N. HARPED TENDONS SHALL BE PLACED ON A STRAIGHT LINE BETWEEN CONTROL POINTS. TENDONS LOW POINTS SHALL OCCUR AT MID SPAN, U. O. N. PROFILE VERTICAL DIMENSIONS REFER TO THE CENTER OF GRAVITY OF THE TENDON OR GROUP OF TENDONS (C. G. S.). TO THESE DIMENSIONS ARE MEASURED FROM THE BOTTOM OF THE MEMBER. PLACING TOLERANCES SHALL BE + 1/8".
- 19.-PLACE A MINIMUM OF TWO TENDONS DIRECTLY OVER COLUMN CENTER LINE.
- 20.-CLEARANCE TO TENDONS AROUND SLAB OPENINGS SHALL BE AT LEAST 3 INCHES. MAXIMUM CURVATURE AROUND OPENINGS SHALL BE NO MORE THAN 1 IN 6. V. FOR CURVED TENDONS PLACE #4 HAIRPINS BY APPROPRIATE LENGTH.
- 21.-FOR UNIFORM TENDONS USE #4 SUPPORT BARS @48" PARALLEL TO BAND OF TENDONS.
- 22.-PLACE MIN. 2 #4 BARS CONTINUOUS ALONG SLAB EDGES BEHIND ALL SLAB ANCHORAGES. BARS MUST BE CONTINUOUS AROUND CORNERS. PLACE MIN. 4 #4 X 6" HAIRPINS AT SLAB CORNERS. PLACE MIN. 2 #4 BARS HORIZONTAL AND / OR VERTICAL, WITH APPROPRIATE DEVELOPMENT LENGTH BEHIND ALL BEAM ANCHORAGES. ALTERNATE OR ADDITIONAL BURSTING REINFORCEMENT REQUIRED FOR THE POST-TENSIONING SYSTEM SHALL BE DESIGNED AND DETAILED BY POST-TENSIONING SUPPLIER. Y. PROVIDE CONSTRUCTION JOINTS WITH KEYWAY AND #4 @ 24" X 4" ACROSS JOINT. GENERALLY LOCATE CONSTRUCTION JOINTS WHERE THE C.G. OF THE STRAND COINCIDES WITH C.G. OF THE CONCRETE SECTION. VERIFY ALL JOINT LOCATIONS WITH STRUCTUAL ENGINEER.
- 23.-CALIBRATE RAM AND GAGE TOGETHER, MAINTAIN AS A SET DURING STRESSING WITH CALIBRATION CHART. FURNISH TO STRUCTURAL ENGINEER AND P.T. SUPPLIER A STRESSING RECORD KEPT BY CONTRACTOR UNDER THE OBSERVATION OF AN INDEPENDENT INSPECTOR, INDICATING TENDON NUMBER AND LOCATION, ELONGATION, EQUIVALENT GAGE READING FOR SPECIFIED FORCE (CALIBRATION CHART), JACKING FORCE AND ANCHOR FORCE. STRESS TENDONS ONLY UNDER THE IMMEDIATE CONTROL OF A PERSON EXPERIENCED IN SUCH WORK.
- 24.-CHECK ELONGATIONS AS STRESSING OCCURS. USE SLOTTED SHEET METAL TEMPLATE TO APPLY PAINT MARKS.
- 25.-FIELD READINGS OF ELONGATIONS AND STRESSING FORCES SHALL BE WITHIN 7% OF CALCULATED VALUES. AS SHOWN ON SHOP DRAWINGS RECORD TWO-WAY PULLS AFTER BOTH ENDS ARE STRESSED. SUBMIT A RECORD OF ALL STRESSING FORCES AND FIELD-MEASURED ELOGATIONS TO ARCHITECT/ENGINEER.
- 26.-IF THERE ARE NO EXCEPTIONS TO STRESSING RECORDS, THE CABLE ENDS MAY BE BURNED OFF A MINIMUM OF 7 DAYS AFTER REMOVAL OF FORMWORK. DO NOT HEAT WEDGES WHEN BURNING STRAND. COAT STRESSING ANCHORAGES, INCLUDING WEDGES, WITH CORROSION-RESISTANT COATING WHICH WILL NOT REDUCE THE BOND OF THE GROUT. GROUT FLUSH WITH NON-SHIRINK GROUT COMPATIBLE WITH PRESTRESSING STEEL.
- 27.-DO NOT USE GROUT OR CONCRETE CONTAINING CHLORIDES, FLUORIDES, SULFIDES, NITRATES, OR OTHER SUBSTANCES DETRIMENTAL TO PRESTRESSING STEEL.
- 28.-CAST IN ALL INSERTS AND SLEEVES WHEREVER POSSIBLE. DRILLED AND/ OR POWDER DRIVEN FASTENERS WILL BE PERMITTED ONLY WHEN IT CAN BE SHOWN THAT THE INSERTS OR FASTENERS WILL NOT SPALL THE CONCRETE AND ARE LOCATED SO AS TO AVOID THE TENDONS AND ANCHORAGES. LOCATE TENDONS ON THE SURFACE OF THE SLAB PRIOR TO ANY DRILLING OR CORING.
- 29.-CONTRACTOR SHALL INCLUDE IN THE BASE BID, THE COST OF 4000 LBS. OF ADDITIONAL P-T CABLES, INCLUDING FABRICATION, CONNECTORS, FURNISHING AND PLACING. THIS EXTRA STOCK SHALL BE FURNISHED AND USED FOR SPECIAL CONDITIONS AS DIRECTED BY THE ENGINEER OF RECORD, THE ENGINEERS AGENT OR BY THE OWNER'S CONSTRUCTION SUPERVISOR. THE PRICE OF THE UNUSED EXTRA STOCK BE SHALL CREDITED TO THE OWNERS ACCOUNT.

## SPECIAL INSPECTIONS & TESTING NOTES

- 1.-SPECIAL INSPECTIONS SHALL BE IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE SECTIONS. SIGNED COPIES OF ALL TESTS AND INSPECTIONS REPORTS SHALL BE FILED WITH THE DEPARTMENT OF BUILDINGS THROUGH THE APPLICANT. SPECIAL INSPECTION SHALL FOLLOW GUIDELINE FOR THRESHOLD BUILDING AS DEFINED IN THE CODE.
- 2.-G.C. SHALL PROVIDE THE TESTING AGENCY THE FOLLOWING:  

2.1.-A FULL SET OF STRUCTURAL DRAWINGS AND GENERAL NOTES.
2.2.-SUFFICIENT NOTICE, AS AGREED AT THE START OR THE PROJECT, PRIOR TO THE WORK TO PERFORM TESTING WITHOUT DELAYING THE WORK.
2.3.-EASY ACCESS TO ALL MATERIALS AND COMPONENTS TO BE TESTED.
- 3.-THE TESTING AGENCY SHALL SUBMIT RESULTS OF ALL TESTS TO THE OWNER AND ARCHITECT. THE TESTING AGENCY WILL BE RESPONSIBLE FOR CONDUCTING AND INTERPRETING THE TESTS AND WILL PREPARE REPORTS WHICH STATE WHETHER OR NOT THE RESULTS COMPLY WITH THE CONTRACT DOCUMENTS. REPORTS SHALL SUMMARIZE THE TYPE OF TEST, THE LOCATION OR COMPONENT TESTED, AND RECOMMEND ANY REMEDIAL MEASURES REQUIRED. THE REPORT SHALL ALSO NOTE ANY OTHER DEVIATIONS FROM THE CONTRACT DOCUMENTS.
- 4.-MINIMUM QUALIFICATIONS FOR SPECIAL INSPECTOR:  

4.1.-THRESHOLD: CURRENTLY REGISTERED AS SPECIAL INSPECTOR BY THE STATE OF FLORIDA FOR ALL ITEMS LISTED BELOW.
4.2.-EXCAVATION, STRUCTURAL FILLS, SOIL BEARING, AND RELATED GEOTECH INSPECTIONS: LICENSED PROFESSIONAL ENGINEER WITH RELEVANT EXPERIENCE.
4.3.-REINFORCED CONCRETE: LICENSED PROFESSIONAL ENGINEER WITH RELEVANT EXPERIENCE.
4.4.-MASONRY: CURRENT ICC STRUCTURAL MASONRY CERTIFICATION AND TWO YEARS OR RELEVANT EXPERIENCE.
4.5.-WELDING: CURRENT AWS CERTIFIED WELDING INSPECTOR.
4.6.-HIGH STRENGTH BOLTING AND STEEL FRAMING: LICENSED PROFESSIONAL ENGINEER WITH RELEVANT EXPERIENCE.
- 5.-THE FOLLOWING ITEMS OF WORK, AS APPROPRIATE, SHALL BE SUBJECT TO SPECIAL INSPECTION:  

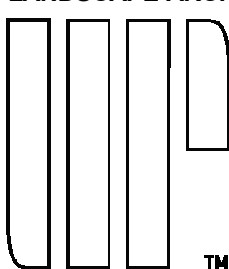
5.1.-GENERAL
5.1.1.-STRUCTURAL STABILITY DURING CONSTRUCTION
5.2.-FOUNDATIONS
5.2.1.-SUBGRADE
5.2.2.-COMPACTION OF FILL
5.2.3.-PIERS, WALLS, AND FOOTINGS, PILE CAPS IF APPLICABLE.
- 5.3.-CONCRETE  

5.3.1.-CONCRETE MIX QUALITY AND STRENGTH AND PLACEMENT OPERATIONS (SEE ADDITIONAL NOTES BELOW)																
5.3.2.-REBAR PLACEMENT.																
5.3.2-FORMWORK.																
5.4.-MASONRY.																
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5.4.2.-MASONRY STRENGTH.																
5.4.3.-GROUT AND MORTAR MIX QUALITY AND STRENGTH AND CONSTRUCTION OPERATIONS																
5.4.4.-REBAR PLACEMENT AND GROUTING																
5.5.-THE OWNER WILL RETAIN AN INDEPENDENT TESTING AGENCY TO CARRY OUT THE SPECIAL INSPECTIONS AND STRUCTURAL OBSERVATIONS SEE NOTES BELOW FOR ADDITIONAL TESTS, ETC. REQUIRED FOR WELDING AND CONCRETE.																
5.6.-CONCRETE TESTING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE. REPORTS OR ALL CONCRETE POURS AND THE LABORATORY CYLINDER TEST REPORTS CORRESPONDING TO THE PERIOD OR POUR SHALL BE SUBMITTED AT A PERIOD NOT TO EXCEED TEN DAYS FROM CONCRETE POUR. CONCRETE TESTING SHALL BE AS FOLLOWS: <table><tr><td>5.6.1.-MIXER TESTING: COMPRESSION TEST SAMPLES WILL BE TAKEN DIRECTLY FROM THE MIXER IN ACCORDANCE WITH ASTM C172, MADE AND CURED IN ACCORDANCE WITH ASTM 031, AND TESTED AT THE AGE OF 28 DAYS IN ACCORDANCE WITH ASTM 039.</td></tr><tr><td>5.6.1.1.-FOUR (4) TEST CYLINDERS WILL BE MOLDED FOR EACH 150 CUBIC YARDS OR FRACTION THEREOF FOR EACH TYPE AND STRENGTH OF CONCRETE PLACED IN ANY ONE DAY'S CONCRETING.</td></tr><tr><td>5.6.1.2-ONE (1) CYLINDER WILL BE TESTED AT 7 DAYS AND THREE CYLINDERS TESTED AT 28 DAYS</td></tr><tr><td>5.6.1.3-EACH CYLINDER SHALL BE SUITABLY IDENTIFIED BY A MARK AND THE AREA WHERE THE CONCRETE IS PLACED SHALL BE RECORDED.</td></tr><tr><td>5.6.2-ADDITIONAL TESTS: TEST CYLINDERS WILL BE MADE FROM CONCRETE TAKEN OUT OF THE BUCKET, HOPPER, OR FORMS AS DIRECTED BY THE ENGINEER DESIGNATED FOR INSPECTION WHEN CONCRETE IS PLACED FROM AN INTERMEDIATE CONVEYANCE.</td></tr><tr><td>5.6.2.1.-THESE TEST CYLINDERS SHALL BE SEPARATE AND DISTINCT FROM THOSE MADE FROM THE MIXER AND SHALL BE MADE FROM THE SAME BATCH, CURED AND TESTED IN THE SAME MANNER AS DESCRIBED FOR THE SAMPLES TAKEN FROM THE MIXER.</td></tr><tr><td>5.6.2.2.-THE NUMBER OR TEST CYLINDERS MADE FROM THE CONCRETE TAKEN OUT OF THE BUCKET, HOPPER OR FORMS MAY BE REDUCED TO A MINIMUM OF ONE (1) SET OF FOUR (4) CYLINDERS FROM EVERY 150 CUBIC YARDS OR FRACTION THEREOF, FOR EACH STRENGTH OF CONCRETE PLACED IN ANY ONE DAY'S CONCRETING.</td></tr><tr><td>5.6.3.-WHEN CONCRETE IS PLACED DIRECTLY FROM THE MIXER INTO THE FORMS, WITHOUT ANY INTERMEDIATE CONVEYANCE, THE ABOVE ADDITIONAL CYLINDER WILL NOT BE REQUIRED.</td></tr><tr><td>5.6.4.-SLUMP TESTS IN COMPLIANCE WITH ASTM C143.</td></tr><tr><td>5.6.5.-ENTRAINED AIR CONTENT COMPLIANCE WITH ASTM C231 FOR AIR ENTRAINED CONCRETE.</td></tr><tr><td>5.6.6.-CONCRETE TEMPERATURE AT POUR AND DENSITY TEST FOR LIGHT WEIGHT CONCRETE.</td></tr><tr><td>5.6.7.-IN CONFORMANCE WITH THE BUILDING CODE, THE AUTHORITY WILL ASSIGN A LICENSED PROFESSIONAL ENGINEER, APPROVED BY THE ENGINEER OR RECORD, TO SUPERVISE THE TESTING OF THE MATERIALS AND THE INSPECTION OF CONCRETE CONSTRUCTION AND TO CHECK THAT ALL REQUIRED TESTS ARE MADE AND LABORATORY TESTS ARE SUBMITTED. 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# DERM APPROVED

## MIAMI BEACH BUILDING DEPARTMENT

INTERIOR DESIGNER  
LANDSCAPE ARCHITECT



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OWNER:

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### 28 STAR ISLAND

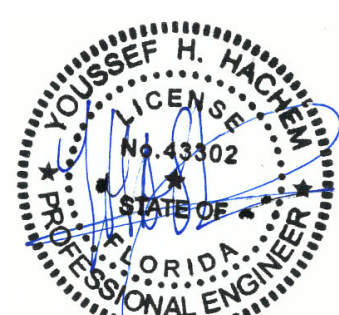
MIAMI BEACH, FLORIDA 33139

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.

REVISIONS:

ID	Revision #	Description

SEAL



Digitally signed by Youssef H Hachem  
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cn=Youssef H Hachem  
Date: 2021.11.02 10:42:42  
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GENERAL NOTES

# S002

# STRUCTURAL NOTES

## CONCRETE AND STEEL REINFORCEMENT NOTES

- ALL CONCRETE WORK SHALL BE IN CONFORMANCE WITH THE SPECIFICATION SECTION 03200 AND 03300, AND AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" AC 318 -11 ("ACI").
  - "ACI MANUAL OF CONCRETE PRACTICE" - PART 1 TO 6, BY AMERICAN CONCRETE INSTITUTE.
  - "MANUAL OF STANDARD PRACTICE" BY CRSI.
  - "ACI DETAILING MANUAL" BY ACI.
- NO CONCRETE LOOTING, FOUNDATION PIER, OR FOUNDATION WALL SHALL BE PLACED UNTIL SUBGRADE FOR SAME HAS BEEN APPROVED BY A LICENSED PROFESSIONAL ENGINEER.
- ALL CONCRETE SHALL BE NORMAL WEIGHT CONTROLLED CONCRETE (U.O.N) AND COMPLY WITH THE BUILDING CODE, PROJECT SPECIFICATIONS, ACI 301, AND ACI 318. APPLICATION FOR CONTROLLED CONCRETE WITH CONCRETE DESIGN MIX PREPARED BY AN APPROVED LABORATORY MUST BE SUBMITTED TO THE ENGINEER FOR RILING WITH THE BUILDING DEPARTMENT. NO CONCRETE SHALL BE PLACED WITHOUT THE DESIGN MIX BEING APPROVED BY THE BUILDING DEPARTMENT.
- CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE AS FOLLOWS:
 

PILE CAPS, GRADE BEAMS	5000 PSI, W/ WATER/CEMENT RATIO OF 0.40.
CONC. WALLS	5000 PSI, W/ WATER/CEMENT RATIO OF 0.40.
POST-TENSIONED CONC. SLABS	6000 PSI, W/ WATER/CEMENT RATIO OF 0.40.
CONC. SLABS ON GRADE	4000 PSI, W/ WATER/CEMENT RATIO OF 0.40.
COLUMNS	(SEE COLUMN SCHEDULE)
SHEAR WALLS	(SEE SHEAR WALL SCHEDULE)
ALL OTHER CONCRETE	5000 PSI
- THE STEEL REINFORCEMENT SHALL BE HOT ROLLED NEW BILLET STEEL, ASTM A615 AS NOTED IN THE FOLLOWINGS AND IN THE DRAWINGS. CONTRACTOR SHALL FURNISH AND INSTALL ALL THE NECESSARY CHAIRS, REBARS, TIES, SPACERS, ETC., TO SECURE AND SUPPORT THE STEEL REINFORCEMENTS WHILE PLACING THE CONCRETE. REINFORCING SHALL BE EPOXY COATED OR GALVANIZED WHERE INDICATED IN THESE NOTES AND/OR ON PLANS.
  - STEEL REINFORCING BARS FOR SIZE #3 TO #10: GRADE 60 (FY =60 KSI, FU = 90 KSI)
  - STEEL REINFORCING BARS FOR SIZE #11 AND #18: GRADE 75 (FY =75 KSI, FU = 100 KSI)
- ALL DETAILING, FABRICATION AND ERECTION OF REINFORCING BARS SHALL COMPLY WITH THE REQUIREMENTS OF ACI 315 AND ACI 318. THE CONTRACTOR MUST SUBMIT REINFORCING SHOP DRAWINGS TO THE STRUCTURAL ENGINEER FOR REVIEW. NO CONSTRUCTION IS TO BE STARTED UNTIL THE SHOP DRAWINGS ARE REVIEWED BY THE ENGINEER AND APPROVED BY THE BUILDING DEPARTMENT.
- THE THRESHOLD INSPECTOR SHALL CHECK AND APPROVE ALL STEEL REINFORCEMENT PRIOR TO CONCRETE PLACEMENT. THE CONTRACTOR SHALL INCLUDE IN HIS BID THE COST OF ADDITIONAL 5% OF THE TOTAL REINFORCING STEEL, INCLUDING MATERIAL, FABRICATION, BENDING, FURNISHING AND PLACING. THIS EXTRA STOCKSHALL BE USED FOR SPECIAL CONDITIONS AS DIRECTED BY THE ARCHITECT, THE ARCHITECT'S AGENT OF THE OWNER'S CONSTRUCTION SUPERVISOR. THE COST OF ALL UN-USED EXTRA STOCK SHALL BE CREDITED TO THE OWNER'S ACCOUNT.
- REINFORCING SHALL BE ACCURATELY PLACED, RIGIDLY SUPPORTED AND FIRMLY TIED IN PLACE, WITH APPROPRIATE BAR SUPPORTS AND SPACERS. LAP CONTINUOUS REINFORCING THE GREATEST OF 48 BAR DIAMETER AND LAP SPLICE TABLES INDICATED ON DRAWING. LAP BOTTOM STEEL OVER SUPPORTS AND TOP STEEL AT MIDSPAN (UNO). HOOK DISCONTINUOUS ENDS OF ALL TOP BARS AND ALL BARS IN WALLS (UNO) PROVIDE COVER REINFORCING AS FOLLOWS:
 

ELEMENTS	BOTTOM	TOP	SIDE
PILE CAPS, GRADE BEAMS	3"	2"	3"
BEAMS ABOVE GRADE	1½"	1½"	1½"
COLUMNS	-	-	1½"
SLABS ON GRADE	3"	1"	2"
SLABS ABOVE GRADE	3/4"	3/4"	1"
SLABS EXPOSED TO WEATHER	1½"	1½"	1½"
WALLS RETAINING FILL	-	-	3"
WALLS ABOVE GRADE	-	-	3/4"
- ALL SPLICES SHALL BE LAPPED IN ACCORDANCE WITH ACI 318. THE LOCATIONS SHALL BE INDICATED ON THE SHOP DRAWINGS AND APPROVED BY THE ENGINEER OR RECORD. GENERALLY, ALL SPLICES SHALL BE STAGGERED AND LOCATED AWAY FROM THE SECTION OF MAXIMUM TENSILE STRESS. ALL REINFORCEMENT SHALL BE ACCURATELY PLACED AND SECURELY WIRED TO PREVENT DISLOCATION FROM PROPER POSITION. PROVIDE CHAIRS FOR SUPPORT OR ALL REINFORCEMENTS. LITTING OF BARS OR MESH DURING PLACEMENT OF CONCRETE IS NOT PERMITTED.
- VERTICAL CONSTRUCTION JOINTS IN ALL WALLS SHALL BE LOCATED AT LEAST 4'-0" FROM ANY SUPPORTING COLUMN OR WALL OPENING. THE DISTANCE BETWEEN JOINTS IN A WALL SHALL BE AS PER SPECS. HORIZONTAL JOINTS IN WALLS, OTHER THAN THOSE DETAILED, SHOULD BE AVOIDED UNLESS UNAVOIDABLE. ADDITIONAL REINFORCING REQUIRED IN SUCH CASES SHALL BE AS DIRECTED BY THE ENGINEER AT NO COST TO THE CLIENT. NO HORIZONTAL JOINTS WILL BE ALLOWED IN GRADE BEAMS.
- THE CONTRACTOR IS TO INSTALL ALL PIPE SLEEVES, BOXED OPENINGS, ANCHOR BOLTS, ETC., AS REQUIRED FOR THE VARIOUS TRADES. WALL POCKETS TO RECEIVE BEAMS AND SLABS SHALL BE PROVIDED AS REQUIRED FOR THE SUPERSTRUCTURE SHOP DRAWINGS SHOWING POSITION OR OPENINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER PRIOR TO PLACING CONCRETE. ALL LOCATIONS ARE TO BE OBTAINED FROM MEP AND ARCHITECTURAL DRAWINGS.
- FOR PIER SIZES SEE STRUCTURAL DRAWINGS. WHERE A PIER IS REQUIRED BUT THE SIZE IS NOT SHOWN ON PLANS: THE SIZE OF THE PIER SHOULD BE 4" LARGER ON EACH SIDE THAN THE BUTTRESS OR COLUMN BASE PLATE, WITH A MINIMUM PIER SIZE OF 24"x24". THE PIER SHOULD BE REINFORCED WITH #9 VERTICAL BARS AND #4@12 TIES.
- PROVIDE POCKETS AND DOWELS FOR ALL BEAMS FRAMING INTO FOUNDATION WALLS. ALL PIER DEPRESSIONS AT COLUMNS OR BEAMS BEARING ON WALLS SHALL BE FILLED WITH CONCRETE TO THE TOP ELEVATION OF ADJACENT WALLS ALTER COLUMNS AND BEAMS ARE IN PLACE KEYS ARE TO BE PROVIDED FOR ALL DEPRESSIONS EXCEEDING 12" IN DEPTH. PROVIDE MINIMUM #5 BARS ALL AROUND OPENINGS HORIZONTALLY, VERTICALLY, AND DIAGONALLY UNLESS OTHERWISE SHOWN ON DETAILS. BARS SHALL BE EXTENDED 2'-0" BEYOND OPENINGS.
- DO NOT INCREASE QUANTITY OF WATER IN EXCESS OF THAT ESTABLISHED BY DESIGN MIX. IF LOSS OF SLUMP OCCURS BECAUSE OF THE USE OF FIBERMESH; ADD SUPERPLASTICIZER IN ACCORDANCE WITH TESTING LABORATORIES INSTRUCTIONS.
- WHEN MEAN-DAILY-TEMPERATURE RISES ABOVE 90E, PROVIDE HOT WEATHER PROTECTION IN ACCORDANCE WITH ACI-305. WHEN MEAN-DAILY-TEMPERATURE FALLS BELOW 40E, PROVIDE COLD WEATHER PROTECTION IN ACCORDANCE WITH ACI 306. SUBMIT PROPOSED METHODS FOR COLD AND/ HOT WEATHER CONCRETING FOR REVIEW.
- DESIGN AND CONSTRUCTION OR FORMWORK IS TO COMPLY WITH THE ACI CODE. PROVIDE 3/4" CHAMFER FOR ALL EXPOSED CORNERS.
- WHERE NO REINFORCEMENT IS SPECIFIED ON DRAWINGS, PROVIDE MINIMUM TEMPERATURE REINFORCEMENT IN ACCORDANCE WITH ACI-318; BUT, NOT LESS THAN #4 REBARS AT 16" ON CENTER.
- WHEN INSTALLING EXPANSION BOLTS OR ADHESIVE ANCHORS, THE CONTRACTOR SHALL TAKE MEASURES TO AVOID DRILLING OR CUTTING OR ANY EXISTING REINFORCING AND DESTRUCTION OF THE CONCRETE. HOLES SHALL BE BLOWN CLEAN PRIOR TO PLACING BOLTS OR ADHESIVE ANCHORS.
- WEATHER RESISTANCE TOP OR FLAT CONCRETE SURFACE REMAINING EXPOSED TO THE ELEMENTS THROUGHOUT THE LIFE OF THE STRUCTURE ARE TO BE TREATED WITH A CLEAR, NONFLAMMABLE PENETRATING SEALER (SONNEBORN PENETRATING SEALER 20, HYDROZO ENVIROSEAL 20 OR AN ENGINEER APPROVED SUBSTITUTE). COORDINATE WITH ARCHITECT PRIOR TO INSTALLATION (COMPATIBILITY WITH FINISHES).
- FORM REMOVAL FORMS SHALL NOT BE REMOVED PRIOR TO STRUCTURAL CONCRETE REACHING A MINIMUM OF 2/3 (COLUMNS) OR 3/4 (BEAMS AND SLAB) OF ITS SPECIFIED 28 DAY COMPRESSIVE STRENGTH.
- DETAILS AND SECTIONS: ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL (WHETHER OR NOT NOTED AS SUCH) AND SHALL BE ASSUMED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, UNLESS A DIFFERENT DETAIL, OR A SECTION, IS SHOWN.
- EMBEDDED ELEMENTS AND FASTENERS AT POST-TENSIONED CONCRETE SLABS/BEAMS TYPE NUMBER LOCATION, ETC. OF ALL EMBEDDED ELEMENTS TO BE CAST IN CONCRETE (INSERTS, STUDS, BOLTS, DOWELS, ETC.) FOR STRUCTURAL, MECHANICAL AND ARCHITECTURAL ITEMS SHALL BE COORDINATED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENT OF LOCATION OF TENDONS (SO AS TO AVOID FUTURE CONFLICT WITH FASTENERS) AND FOR MARKING THE FINAL LOCATION OF TENDONS WITHIN SLAB/BEAM PRIOR PLACEMENT OF CONCRETE (CHALK MARKS ON FORM WORK VISIBLE FOLLOWING REMOVAL OF FORMS) AT ALL LOUVERS, DOORS, SLIDING DOORS, ETC. FASTENED INTO CONCRETE EMBEDMENT DEPTH FOR FASTENERS TO BE USED AT ANY ARBITRARY LOCATION OF SLAB SHALL BE LIMITED TO V AND BEAM TO 1" (CONTRACTOR TO REVIEW SUB-CONTRACTORS DRAWINGS FOR CONFORMANCE). CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR WORK INVOLVING DETERMINATION OF CABLE LOCATIONS AND FOR REPAIR OP DAMAGED CABLES.
- THE STEEL REINFORCEMENT SHALL BE HOT ROLLED NEW BILLET STEEL, ASTM A615 AS NOTED IN THE FOLLOWINGS AND IN THE DRAWINGS CONTRACTOR SHALL FURNISH AND INSTALL ALL THE NECESSARY CHAIRS, REBARS, TIES, SPACERS, ETC., TO SECURE AND SUPPORT THE STEEL REIN FOR CEMENTS WHILE PLACING THE CONCRETE REINFORCING SHALL BE EPOXY COATED OR GALVANIZED WHERE INDICATED IN THESE NOTES AND/OR ON PLANS.
  - STEEL REINFORCING BARS FOR SIZE #3 TO #10: GRADE 60 (FY =60 KSI, FU =90 KSI)
  - STEEL REINFORCING BARS FOR SIZE #11 AND #18: GRADE 75 (FY =75 KSI, FU =100 KSI)
- VOID DORMERS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE RIGID CLOSED CELL EXPANDED POLYSTYRENE CONFORMING TO ASTM 0578. VOID FORMERS SHALL UNDERGO 10% DEFORMATION WHEN SUBJECTED TO THE FOLLOWING LOADS AS PER ASTM D1621.
  - COMPRESSIBLE VOID FORMERS 5.0 PSI
  - RIGID VOID DORMERS 25.0 PSI
- ALL CONCRETE ELEMENTS IN THE FLOOR SYSTEM SHALL BE PLACED MONOLITH 10ALLY CONCRETE IN COLUMNS AND WALLS SHALL BE NO LONGER PLASTIC BEFORE PLACING THE FLOOR MEMBERS SUPPORTED THEREON. BEAMS, GIRDERS, BRACKETS, COLUMN CAPITALS AND HAUNCHES SHALL BE CONSIDERED AS PART OF THE FLOOR SYSTEM AND SHALL BE PLACED MONOLITH 10ALLY THERewith.
- FLOOR SLAB CAMBER NOTES:
  - CONTRACTOR SHALL PROVIDE A LEVEL FLOOR WITHIN CONTRACT SPECIFIED TOLERANCES.
  - PERIODIC LEVEL READINGS SHALL BE SUPPLIED TO THE ENGINEER AND ADJUSTMENTS TO CAMBER BE MADE ON SUBSEQUENT FLOORS AS NECESSARY, BASED ON SUCH READINGS.
  - WHERE CAMBER IS INDICATED (OR FOR SUBSEQUENT FLOORS ROUND REQUIRED BY FIELD MEASUREMENT OF OBSERVATIONS) RAISE BOTTOM FORMS AND SLOPE GRADUALLY. THICKNESS OF CONCRETE SLAB SHALL NOT BE REDUCED.
  - THE CONCRETE SLABS SHALL BE FINISHED FLAT AND LEVEL WITHIN TOLERANCE, TO THE ELEVATION INDICATED ON THE DRAWINGS. CONTRACTOR SHALL PROVIDE ADDITIONAL CONCRETE REQUIRED DUE TO FORM WORK AND FRAMING DEFLECTION TO ACHIEVE THIS FINISHED TOP OP SLAB ELEVATION.

## ANCHORS IN CONCRETE AND MASONRY

- POST INSTALLED ANCHORS SHALL BE USED ONLY WHERE SPECIFIED ON STRUCTURAL DRAWINGS.
- THE INSTALLATION OF POST INSTALLED ANCHORS AS REPAIR FOR MISSING OR MISPLACED CAST IN-PLACE ANCHORS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER OF RECORD (EOR).
- EXISTING REINFORCING BARS IN THE CONCRETE STRUCTURE SHALL NOT BE CUT UNLESS APPROVED BY THE EOR.
- POST-INSTALLED ANCHORS SPECIFIED ON THE DRAWINGS FORM THE BASIS OF DESIGN. SUBSTITUTIONS WITH EQUAL OR BETTER ANCHORS SHALL BE SUBMITTED FOR APPROVAL BY EOR.
- SUBMITTAL OF ALL PROPOSED PRODUCTS, WITH TECHNICAL DATA AND CURRENT ICC-ESR REPORTS IS REQUIRED FOR REVIEW AND APPROVAL BY EOR. ADDITIONAL CALCULATIONS FOR SPECIFIC APPLICATIONS MAY BE REQUIRED BY THE EOR.
- ALL ANCHORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII) IN CONJUNCTION WITH EDGE DISTANCE, SPACING AND EMBEDMENT DEPTH AS INDICATED ON THE DRAWING.
- THE CONTRACTOR SHALL ARRANGE FOR A MANUFACTURER'S FIELD REPRESENTATIVE TO PROVIDE INSTALLATION TRAINING FOR ALL PRODUCTS TO BE USED, PRIOR TO COMMENCEMENT OF WORK. ONLY TRAINED INSTALLERS SHALL PERFORM POST INSTALLED ANCHOR INSTALLATION. A RECORD OF TRAINING SHALL BE KEPT ON SITE AND BE MADE AVAILABLE TO THE EOR AND INSPECTOR AS REQUESTED.
- ADHESIVE ANCHORS INSTALLED IN HORIZONTAL OR UPWARDLY INCLINED ORIENTATIONS TO SUPPORT SUSTAINED TENSION LOADS SHALL BE PERFORMED BY A CERTIFIED ADHESIVE ANCHOR INSTALLER (AAI) AS CERTIFIED THROUGH ACI/CRSI (ACI 318). PROOF OF CURRENT CERTIFICATION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO COMMENCEMENT OF INSTALLATION.
- ADHESIVE ANCHORS MUST BE INSTALLED IN CONCRETE AGED A MINIMUM OF 21 DAYS (ACI 318).
- POST-INSTALLED ANCHORS UTILIZED IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY C, D, E OR F SHALL ADDITIONALLY BE QUALIFIED PER THE PROVISIONS FOR EARTHQUAKE LOADING IN THE APPLICABLE ACCEPTANCE CRITERIA.
- CONCRETE ANCHORS:
  - MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH AC 355.2 AND ICC-ES AC193 FOR CRACKED AND UNCRACKED CONCRETE.
  - ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.4 AND ICC-ES AC308 FOR CRACKED AND UNCRACKED CONCRETE.
  - CAST-IN-PLACE INSERTS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC446 FOR CRACKED AND UNCRACKED CONCRETE.
- MASONRY ANCHORS:
  - MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES OR AC106.
  - ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC58.
- POWER ACTUATED FASTENERS:
  - POWER ACTUATED FASTENERS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC70.
- SPECIAL INSPECTION:
  - SPECIAL INSPECTION REQUIREMENTS:
    - PROVIDE SPECIAL INSPECTION FOR ALL MECHANICAL AND ADHESIVE ANCHORS PER THE APPLICABLE BUILDING CODE AND PER THE CURRENT ICC-ES REPORT.
    - ADHESIVE ANCHORS INSTALLED IN HORIZONTAL OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS SHALL BE CONTINUOUSLY INSPECTED DURING INSTALLATION BY AN INSPECTOR SPECIALLY APPROVED FOR THAT PURPOSE BY THE BUILDING OFFICIAL (ACI 318)

## SPECIALTY ENGINEERING

- RULES ESTABLISHED BY THE FLORIDA STATE BOARD OF PROFESSIONAL ENGINEERS REQUIRE THAT DESIGN RESPONSIBILITIES ASSIGNED TO SPECIALTY ENGINEER BE CLEARLY DEFINED.
- THE SPECIALTY ENGINEER IS TO BE RETAINED BY THE SUPPLIER OF THE SPECIALTY ITEM OR MAY BE AN EMPLOYEE OF THAT SUPPLIER.
- ALL COSTS CONNECTED WITH THE USE OF A SPECIALTY ENGINEER SHALL BE INCLUDED IN THE BID PRICE OF THE SUPPLIER FOR THAT ITEM IN QUESTION.
- THE FOLLOWING DESIGN RESPONSIBILITIES ARE ASSIGNED TO SPECIALTY ENGINEERS. IN ALL CASES CALCULATIONS, WORKING DRAWINGS, ETC. ARE TO BE SENT TO THE ENGINEER OF RECORD. THE SPECIALTY ENGINEER MUST BE REGISTERED AS A PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA AND ALL WORK MUST BE SIGNED AND SEALED:
  - HAND RAIL, GUARD RAIL, STAIR RAIL, CURTAIN WALL & STOREFRONT SYSTEM, TO BE A SPECIALTY ENGINEER.
  - FORM WORK, SHORING, AND BACK SHORING TO BE BY A SPECIALTY ENGINEER.
  - ALL MATERIALS TESTING REQUIRED BY THE SPECIAL INSPECTION PLAN AND BUILDING CODES, SUCH AS CONCRETE CYLINDER TESTS, SLUMP TESTS, MASONRY GROUT TESTS, AND ANY OTHER SPECIAL TESTS REQUIRED BY FIELD CONDITIONS.
  - HAND RAIL, BALCONY RAIL, STAIR RAIL, ETC.
    - THE SPECIALTY ENGINEER RESPONSIBLE FOR RAILING SHALL SUBMIT SIGNED AND SEALED DRAWING AND CALL CALCULATIONS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE FOR THE NOTED WORK. IN ADDITION, WORKING DRAWINGS SHOWING ALL DIMENSIONS, THICKENS, AND ALLOYS SHALL BE SUBMITTED.
    - THE DRAWINGS SHALL INCLUDE ALL PROVISIONS FOR ANCHORAGE OF THE SPECIALTY ITEMS TO THE STRUCTURAL WITH ALL CONNECTIONS IN EACH CONDITION.
  - FORMING, SHORING AND BACK SHORING THE FORMING, SHORING AND BACK SHORING PLANS SHALL INCLUDE, AT A MINIMUM THE FOLLOWINGS:
    - COMPLETE FORMING PLANS, INCLUDING ALL SLABS, BEAMS, AND COLUMNS FORMS WITH BRACES AS REQUIRED.
    - SHORING AND RESHORING PLAN, TO INCLUDE LEVELS OF SHORING REQUIRED, TYPE AND SPACING OF SHORES AND BACK SHORES, CONCRETE STRENGTHS REQUIRED FOR STRIPPING AND DETAILED PROCEDURES FOR THE ENTIRE OPERATION.
    - DESIGN AND DETAILING OF MUD SILLS IF REQUIRED BY THE JOB AND SOIL STRENGTH OF COMPACTION REQUIREMENTS TO CARRY THE MUD SILLS.
    - ANY MULTISTORY FORMING AND SHORING MUST BE COMPLETELY DETAILED WITH ALL LATERAL BRACING SHOWN AND SPLICING REQUIREMENTS IF APPLICABLE.
    - COMPLETE CALCULATIONS OF ALL PARTS OF THE SYSTEM ARE TO BE SUBMITTED TO THE ENGINEER OF RECORD.
    - WHERE WOOD IS USED, MINIMUM TYPE AND GRADE MUST BE SPECIFIED OR IF THE WOOD IS NOT COMPLETELY GRADE MARKED, THE SPECIALTY ENGINEER RESPONSIBLE FOR THE FORMING SHORING AND BACK SHORING DESIGN MUST INSPECT ALL PHASES OF THE FALSE WORK SYSTEMS. THE ENGINEER OF RECORD/THRESHOLD WILL NOT INSPECT OR APPROVE UNGRADED MARKED WOOD USED IN THESE SYSTEMS.
    - IF FILLIES SHORES ARE USED, "T" HEADS SHALL BE PROVIDED ON ALL PERIMETER SHORES. THESE SLABS ARE DESIGNED IN ACCORDANCE WITH ACI 318 WITH DEFLECTIONS CHECKED, NOT BY THE ARBITRARY SLAB DEPTH RATIOS. THE SHORING AND BACK SHORING SEQUENCE MUST KEEP THESE SLABS AND CRACKED BY CONSTRUCTION LOADS, OR THE DESIGN DEFLECTIONS WILL BE EXCEEDED.
    - CRANE AND OTHER HEAVY EQUIPMENT, INCLUDING FOUNDATION AND SHORING:
      - AN ENGINEER SHALL BE EMPLOYED BY THE SHELL CONTRACTOR FOR ALL WORK ASSOCIATED WITH TOWER CRANES, INCLUDING FOUNDATION, BRACING HOLES IN STRUCTURE, SHORING, ETC. THIS ALSO APPLIES TO ANY HEAVY EQUIPMENT THAT IS TO BE ATTACHED TO THE STRUCTURE SUCH AS PUMPS.
      - COMPLETE CALCULATIONS IN ACCORDANCE WITH FLORIDA BUILDING CODE, WIND LOADS OF ALL ELEMENTS ARE TO BE SUBMITTED TO THE ENGINEER OF RECORD, AS WELL AS SIGNED AND SEALED DRAWING IF APPLICABLE.
      - THE ENGINEER DOING THIS WORK SHALL INSPECT ALL PHASES OF IT TO ENSURE COMPLIANCE WITH HIS DESIGN.

## SHORING AND RESHORING

- SHORING AND RESHORING DRAWINGS SHALL BE PREPARED BY A STATE OF FLORIDA REGISTERED SPECIALTY ENGINEER WITH A MINIMUM OF TEN YEARS OF EXPERIENCE IN SHORING AND RESHORING DESIGN AND DETAILING.
- SHORING AND RESHORING DRAWINGS SHALL INCLUDE AT LEAST THE FOLLOWING ITEMS:
  - LOCATION, SIZE, TYPE AND CAPACITY OF ALL SHORING.
  - LOCATION, SIZE, TYPE, AND CAPACITY OF ALL RESHORING.
  - LOCATION, SIZE, AND TYPE OF ALL BLOCKING, MUD SILLS, TEMPORARY LATERAL BRACING AND OTHER ACCESSORIES REQUIRED TO ADEQUATELY AND SAFELY SUPPORT AND BRACE THE STRUCTURE DURING CONSTRUCTION.
  - INSTALLATION PROCEDURE, SEQUENCE OF INSTALLATION, LOAD RELIEF AND REMOVAL OF ALL SHORING AND RESHORING.
  - SHORING AND RESHORING SUBMITTAL FOR APPROVAL SHALL INCLUDE AT LEAST TWO COPIES FOR THE BUILDING DEPARTMENT, ONE FOR THE ENGINEER OF RECORD, ONE FOR THE THRESHOLD INSPECTOR, AND ONE FOR THE ARCHITECT.
  - DESIGN, DETAIL AND ERECT FORMS, SHORING AND RESHORING IN COMPLIANCE WITH ACI 347R-14 PROJECT SPECIFICATIONS, AND THESE NOTES. FORMS, SHORING AND RESHORING SHALL BE DESIGNED FOR THE WEIGHT OF THE FLOOR OR ROOF, A CONSTRUCTION LOAD OF 50 PSF, AND FOR THE CUMULATIVE LOADS OF THE SUPPORTED HORIZONTAL CONCRETE MEMBERS. USE A DESIGN FACTOR OF SAFETY OF 3 FOR WOOD SHORES AND 2 FOR METAL SHORES.
  - THE MAXIMUM SUPERIMPOSED CONSTRUCTION LOAD APPLIED TO FLOORS SUPPORTING SHORES OR RESHORES SHALL NOT EXCEED 75% OF THE DESIGN LIVE LOAD SPECIFIED FOR SLABS (AND JOISTS WHERE APPLICABLE) AND 60% OF THE LIVE LOAD SPECIFIED FOR BEAMS. NO CONSTRUCTION LOAD SHALL BE APPLIED TO ANY MEMBER UNTIL THE CONCRETE IS A MINIMUM OF 14 DAYS OLD AND THE 7 DAY STRENGTH THIS 70% OF THE SPECIFIED 28 DAY STRENGTH.
  - FORMS MAY BE REMOVED 72 HOURS AFTER CONCRETE POUR PROVIDED THAT CONCRETE STRENGTH IS 70% OF THE SPECIFIED 28 DAY STRENGTH AND NOT LESS THAN 3500 PSI. RESHORE EACH BAY IMMEDIATELY AFTER FORMS ARE STRIPPED AND REMOVED. REMOVAL OF FORMS IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. REMOVAL OF FORMS SHALL BE CARRIED OUT IN SUCH A WAY AS TO NOT DAMAGE THE STRUCTURE. INSURE SAFETY AND PREVENT CREEP DEFLECTION OF STRUCTURAL MEMBERS.

## ADDITIONAL NOTES

- THIS SET OF DRAWINGS MUST BE USED WITH THE ARCHITECTURAL AND ALL REMAINING DISCIPLINES INCLUDING MEP.
- DUNNAGE STEEL AND CONCRETE PADS NOT SHOWN WITH THIS SET. THE CONTRACTOR TO REVIEW ARCHITECTURAL AND MEP DRAWINGS AND CARRY AN ALLOWANCE.
  - FLOOD BARRIERS AND REQUIRED STRUCTURE AND CONNECTIONS ARE NOT SHOWN IN THIS SUBMISSION. CONTRACTOR TO REFER TO ARCHITECTURAL DRAWINGS.
  - SHEET PILING NOT SHOWN ON THIS DRAWINGS (MEANS AND METHODS/SPECIALTY DESIGN ITEM).
  - WATERPROOFING IS BY OTHERS. REFER TO ARCHITECTURAL DRAWINGS FOR WATERPROOFING.
  - THE LOCKABLE DOWELS USED ON THE PT FLOORS ARE PRODUCTS ENGINEERED BY OTHERS. HALFEN USA, INC PRODUCTS SHALL BE USED OR APPROVED EQUIVALENT. THE SPECIALTY ENGINEER SHALL PROVIDE FL-PE SIGNED AND SEALED DRAWINGS AND CALCULATIONS TO ACCOMMODATE THE GRAVITY LOADS AND LATERAL (DIAPHRAGM LOADS) AS PROVIDED BY EOR.
  - WHEN PROTECTION OF REBAR IS REQUIRED, SUCH AS THE CASE OF BALCONIES AND EXPOSED AMENITIES DECK (LEVEL 15) AND POOL DECK (LEVEL55), GALVANIZED REBAR IS TO BE PROVIDED AND NOT DCI ADDITIVES.
  - THE CONSTRUCTION JOINTS, WHERE THE LOCKABLE DOWELS ARE INSTALLED, ARE TO BE JOGGED 4" EVERY 3'-0".

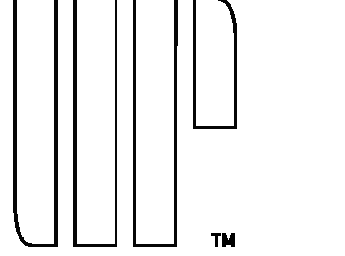
## STRUCTURAL SHEET LIST

Sheet Number	Sheet Name
S001	GENERAL NOTES
S002	GENERAL NOTES
S003	GENERAL NOTES
S101	FOUNDATION AND UNDERSTORY OVERALL FLOOR FRAMING PLAN
S101A	FOUNDATION AND UNDERSTORY ENLARGED FLOOR FRAMING PLAN-A
S101B	FOUNDATION AND UNDERSTORY ENLARGED FLOOR FRAMING PLAN-B
S101C	FOUNDATION AND UNDERSTORY ENLARGED FLOOR FRAMING PLAN-C
S102	FIRST OVERALL FLOOR FRAMING PLAN
S102A	FIRST ENLARGED FLOOR FRAMING PLAN-A
S102B	FIRST ENLARGED FLOOR FRAMING PLAN-B
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S103	SECOND OVERALL FLOOR FRAMING PLAN
S103A	SECOND ENLARGED FLOOR FRAMING PLAN-A
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S103C	SECOND ENLARGED FLOOR FRAMING PLAN-C
S104	ROOF OVERALL FRAMING PLAN
S104A	ROOF ENLARGED FRAMING PLAN-A
S104B	ROOF ENLARGED FRAMING PLAN-B
S303	SECTIONS
S304	SECTIONS
S305	SECTIONS
S306	SECTIONS
S307	SECTIONS
S501	TYPICAL DETAILS
S502	TYPICAL DETAILS
S503	TYPICAL DETAILS
S504	TYPICAL DETAILS
S601	SCHEDULE
S701	PILE CAP DETAILS AND GARDE BEAMS SCHEDULES
S702	PILE CAP DETAILS
S703	PILE CAP DETAILS
S704	PILE CAP DETAILS
S705	PILE CAP DETAILS

# DERM APPROVED

## MIAMI BEACH BUILDING DEPARTMENT

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28 STAR ISLAND  
MIAMI BEACH, FLORIDA 33139

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.

REVISIONS:

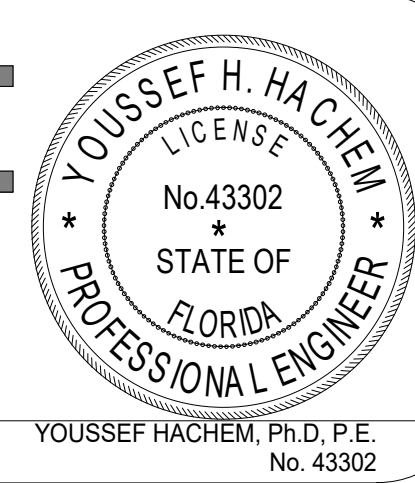
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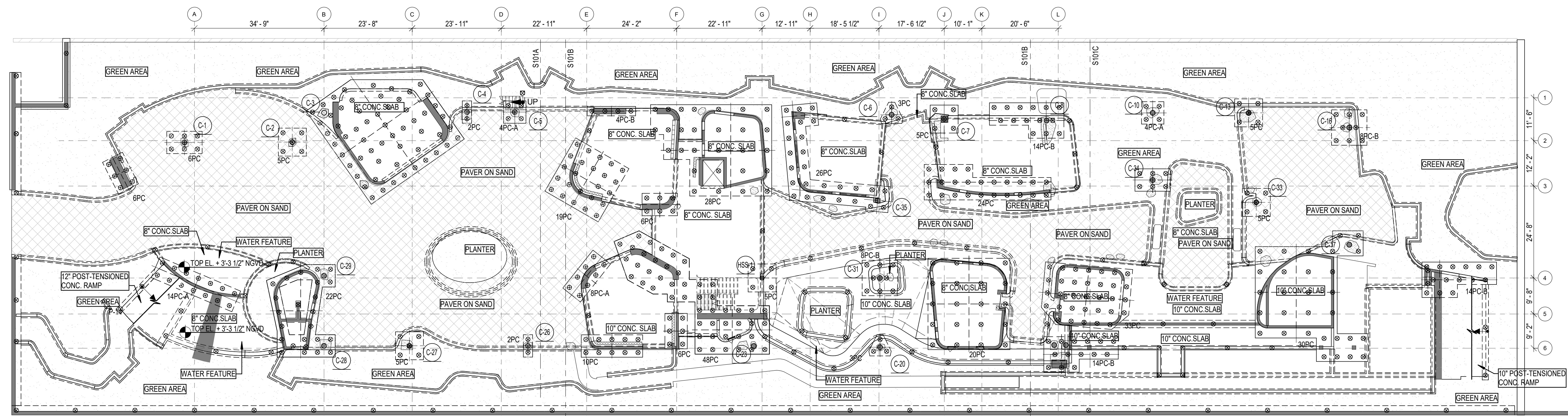
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GENERAL NOTES

# S003



FOUNDATION & UNDERSTORY FLOOR OVERALL FRAMING PLAN  
SCALE: 1/16" = 1'-0"

**SOIL STATEMENT:**  
A. FOUNDATION SYSTEM CONSISTS OF 14" ROUND AUGER-CAST CONCRETE PILES SUPPORTING REINFORCED CONCRETE PILE CAPS AND A STRUCTURAL CONCRETE SLAB.  
B. 14" ROUND PILES SHALL BE INSTALLED TO DEVELOP A COMPRESSION CAPACITY OF 35 TONS, A TENSION CAPACITY OF 15 TONS & A LATERAL CAPACITY OF 2 TONS. MINIMUM PILE LENGTH 38'-0" B.E.S.L. (BELOW EXISTING STREET LEVEL).  
C. PILE INSTALLATION SHALL BE SUPERVISED BY A STATE OF FLORIDA REGISTERED ENGINEER.  
D. PILE INSTALLATION SHALL CONFORM WITH CHAPTER 18 OF THE FLORIDA BUILDING CODE, 2020 SEVENTH EDITION.  
E. CONTRACTOR SHALL PROVIDE TO THE STRUCTURAL ENGINEER OF RECORD AN AS-BUILT PLAN SHOWING PRECISE IDENTIFICATION AND LOCATION OF EVERY PILE FOR REVIEW AND APPROVAL PRIOR TO POURING OF PILE CAPS AND GRADE BEAMS.  
F. THE ABOVE FOUNDATION DESIGN IS BASED ON GEOTECHNICAL REPORT DATED MARCH 3 2021 AND DYNATECH ENGINEERING CORP.

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 UPDATE THE DESIGN ACCORDINGLY.  
PERMITTING TASKS AND TIMELINE COMPLIANCE ASSOCIATED WITH NEW DESIGN WILL BE VENDOR RESPONSIBILITY AS WELL.

**SUPERIMPOSED LOADS:**

STAIRS	DEAD	10 PSF
	LIVE	100 PSF
ENTERTAINMENT AREAS	DEAD	25 PSF
	LIVE	100 PSF
PARKING	DEAD	10 PSF
	LIVE	40 PSF
GYM	DEAD	25 PSF
	LIVE	150 PSF
STORAGE	DEAD	10 PSF
	LIVE	150 PSF

**LEGEND:**

	DENOTES A 14" DIAMETER AUGER CAST PILE (35 TONS COMPRESSION CAPACITY & 15 TONS TENSION CAPACITY)		DENOTES A COLUMN STARTING AT THIS LEVEL
	DENOTES A TENSION PILE		DENOTES A COLUMN ENDING AT THIS LEVEL
	DENOTES AN 8" LOAD BEARING REINFORCED CMU WALL (SEE CONC. MASONRY WALL NOTE)		DENOTES A COLUMN CONTINUOUS THRU THIS LEVEL
	DENOTES A PLANTER		DENOTES A NEW CONCRETE COLUMN OR WALL
	DENOTES A PAVER ON SAND		DENOTES A CONCRETE PILE CAP & GRADE BEAM

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 TERMITICIDES" 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 BUILDING F.B.C. 2020 (SEVENTH EDITION), SECTION 18-16.1.

**NOTES:**  
1-DIMENSIONS SHOWN SHALL BE FIELD-VERIFIED. ANY DISCREPANCIES SHALL BE NOTED AND THE ENGINEER OF RECORD NOTIFIED BEFORE CONTINUING WITH THE WORK.  
2-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).  
3-A 6-MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUBGRADE WHERE NO BASE COURSE EXISTS PER BUILDING F.B.C. 2020 (SEVENTH EDITION), SECTION 1905.2.1

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.

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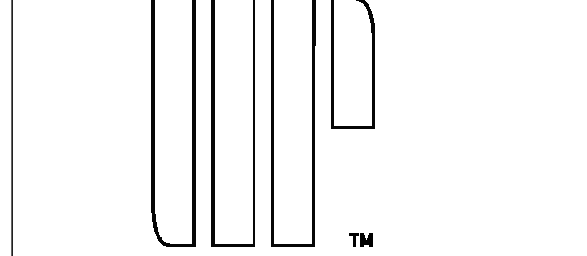
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URBAN ROBOT LLC  
A-26502760 B-26507434 LC26500510  
H210060  
PROJECT NO:  
07-13-2021  
DATE  
JJ / SV / CS / EL / AB  
FOUNDATION AND UNDERSTORY OVERALL FLOOR FRAMING PLAN

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YOUSSEF HACHEM  
CONSULTING ENGINEERING INC.  
CA 26553  
99 NW 27 AVENUE  
MIAMI, FL 33125  
(786) 287-9120  
(305) 969-9453  
www.yhengineering.com

YOUSSEF HACHEM, Ph.D., P.E.  
No. 43302



**URBAN ROBOT LLC**  
420 LINCOLN ROAD, S. 600  
MIAMI BEACH, FL 33139  
T. 786 246 4857

**OWNER:**  
LUIS FELIPE NEVA SILVEIRA  
28 STAR ISLAND  
MIAMI BEACH, FL 33139

**DESIGN ARCHITECT:**  
**SAOTA**  
103 HATHFIELD STREET GARDENS  
CAPE TOWN 8001, SOUTH AFRICA  
T: +27 (0)21 468 4400

**STRUCTURAL ENGINEER:**  
**YHCE ENGINEERING**  
69 NW 27 AVENUE  
MIAMI, FL 33125  
T: (305) 969-YHCE F: (305) 969-9453

**MEP ENGINEER:**  
**CREDO @ Consulting Engineers, LLC**  
800 EAST BROWARD BLVD., SUITE 601  
FORT LAUDERDALE, FL 33301  
T: (854) 763-2246 F: (854) 763-2247

**CIVIL ENGINEER:**  
**OCEAN ENGINEERING INC.**  
8101 BISCAYNE BLVD., UNIT 508  
MIAMI, FL 33138  
T: (786) 518-2008

**LIGHTING CONSULTANT:**  
**LUX POPULI S.A. de C.V.**  
Artega 27, San Angel  
Mexico City, CP 01000, Mexico  
T: +52 5025 9105

**28 STAR ISLAND**  
MIAMI BEACH, FLORIDA 33139

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**REVISIONS:**

ID	Revision #	Description

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URBAN ROBOT LLC  
A-26502760 B-26501534 LC26500510

H210060

PROJECT NO:

07-13-2021

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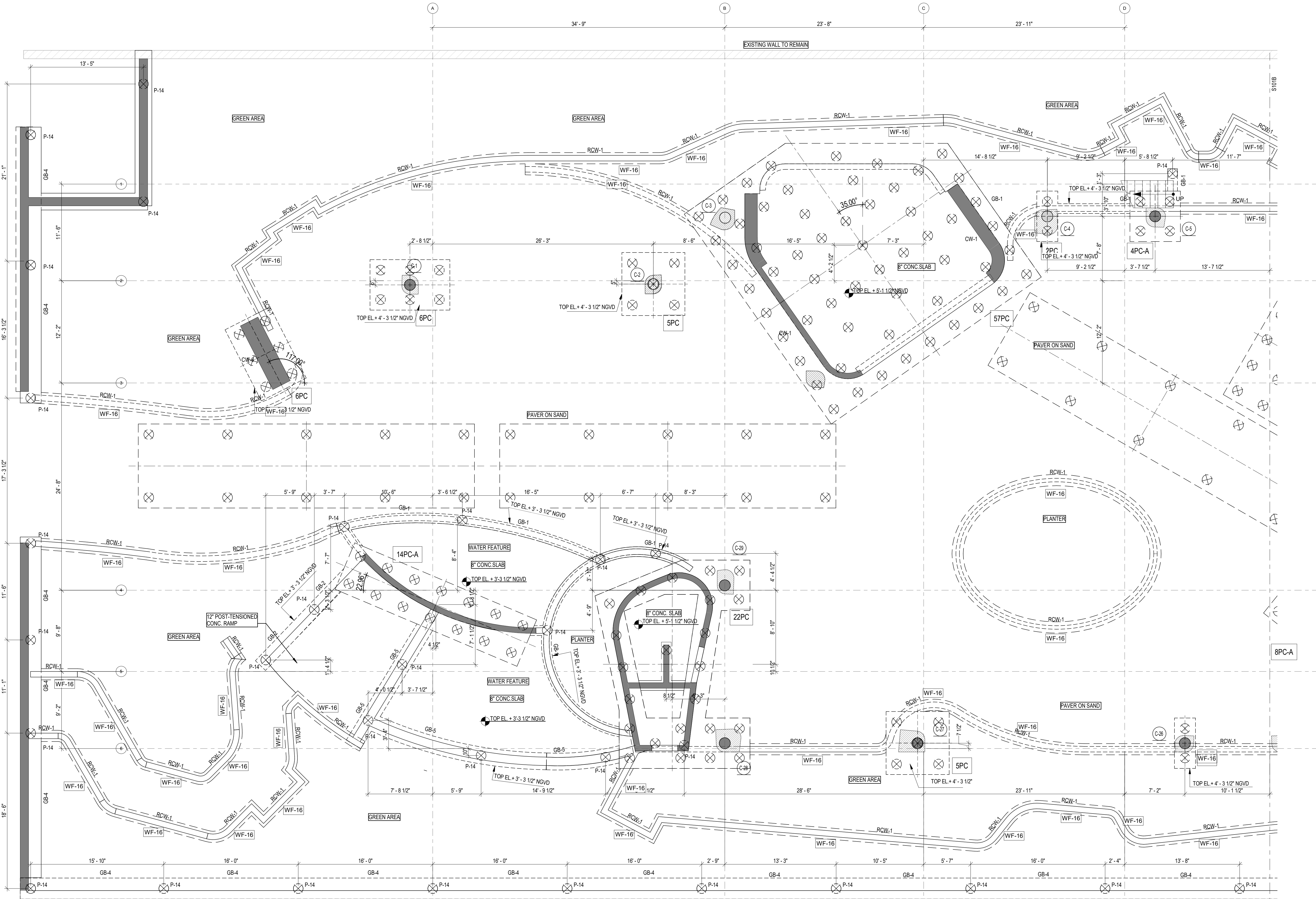
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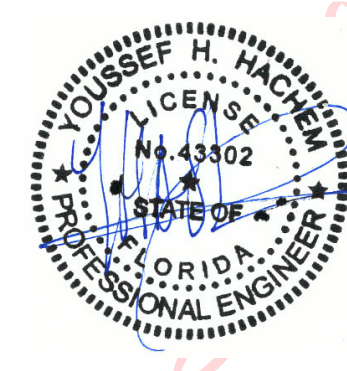
FOUNDATION AND UNDERSTORY ENLARGED FLOOR FRAMING PLAN-A

S101A

YOUSSEF H. HACHEM  
LICENSE  
No. 43302  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER



**FOUNDATION & UNDERSTORY ENLARGED FLOOR FRAMING PLAN-A**  
SCALE: 3/16" = 1'-0"



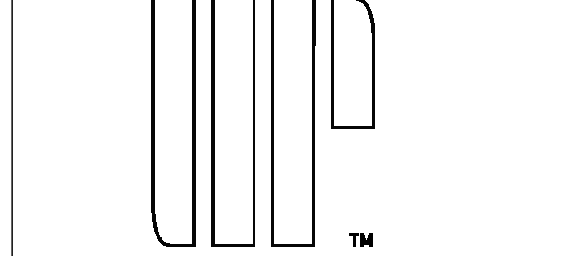
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**YOUSSEF H. HACHEM**  
LICENSE  
No. 43302  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

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URBAN ROBOT LLC  
420 LINCOLN ROAD, S. 600  
MIAMI BEACH, FL 33139  
T. 786 246 4857

OWNER:  
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DESIGN ARCHITECT:  
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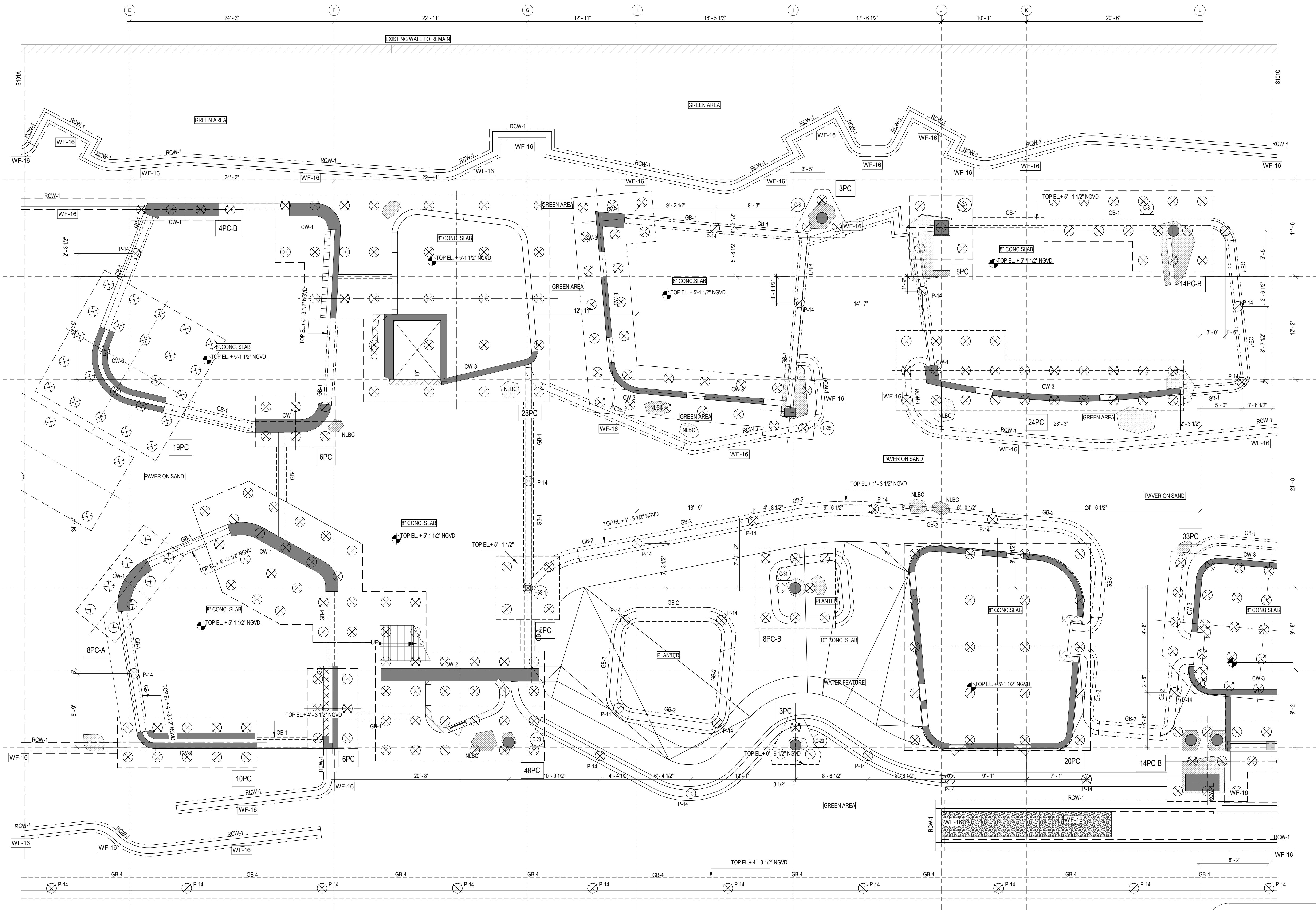
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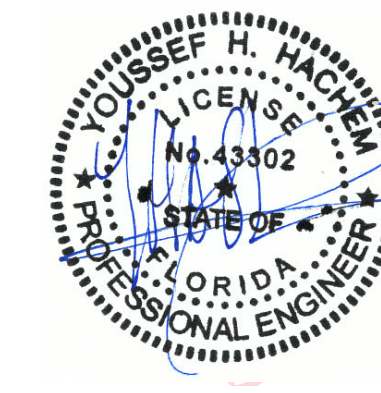
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07-13-2021  
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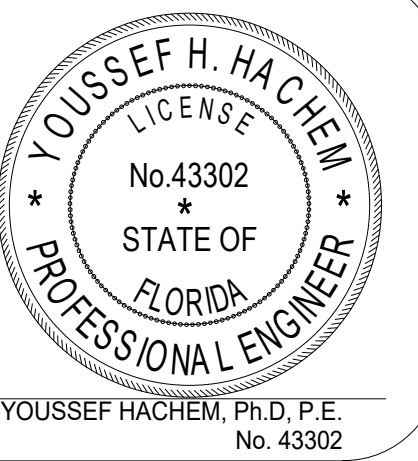
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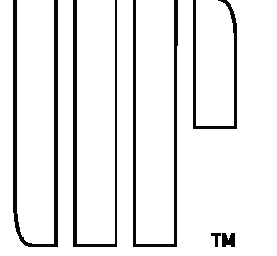
FOUNDATION & UNDERSTORY ENLARGED FLOOR FRAMING PLAN-B  
SCALE: 3/16" = 1'-0"



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Youssef H Hachem  
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cn=Youssef H Hachem  
Date: 2021.11.02  
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Save Date: 9/30/2021 4:28:23 PM



URBAN ROBOT LLC 420 LINCOLN ROAD, S. 600 MIAMI BEACH, FL 33139 T. 786 246 4857

OWNER: LUIS FELIPE NEVA SILVEIRA 28 STAR ISLAND MIAMI BEACH, FL 33139

DESIGN ARCHITECT: SAOTA 103 HATFIELD STREET GARDENS CAPE TOWN 8001, SOUTH AFRICA T. +27 (0)21 468 4400

STRUCTURAL ENGINEER: YHCE ENGINEERING 99 NW 27 AVENUE MIAMI, FL 33125 T. (305) 969-YHCE F. (305) 969-9453

MEP ENGINEER: CREDO @ Consulting Engineers, LLC 800 EAST BROWARD BLVD., SUITE 601 FORT LAUDERDALE, FL 33301 T. (854) 763-2246 F. (854) 763-2247

CIVIL ENGINEER: OCEAN ENGINEERING INC. 8101 BISCAYNE BLVD., UNITE 508 MIAMI, FL 33138 T. (786) 518-2008

LIGHTING CONSULTANT: LUX POPULI S.A. de C.V. Arteaga 27, San Angel Mexico City, CP 01000, Mexico T. +52 5025 9105

28 STAR ISLAND MIAMI BEACH, FLORIDA 33139

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Table with 2 columns: ID, Revision #, Description

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URBAN ROBOT LLC 420 LINCOLN ROAD, S. 600 MIAMI BEACH, FL 33139

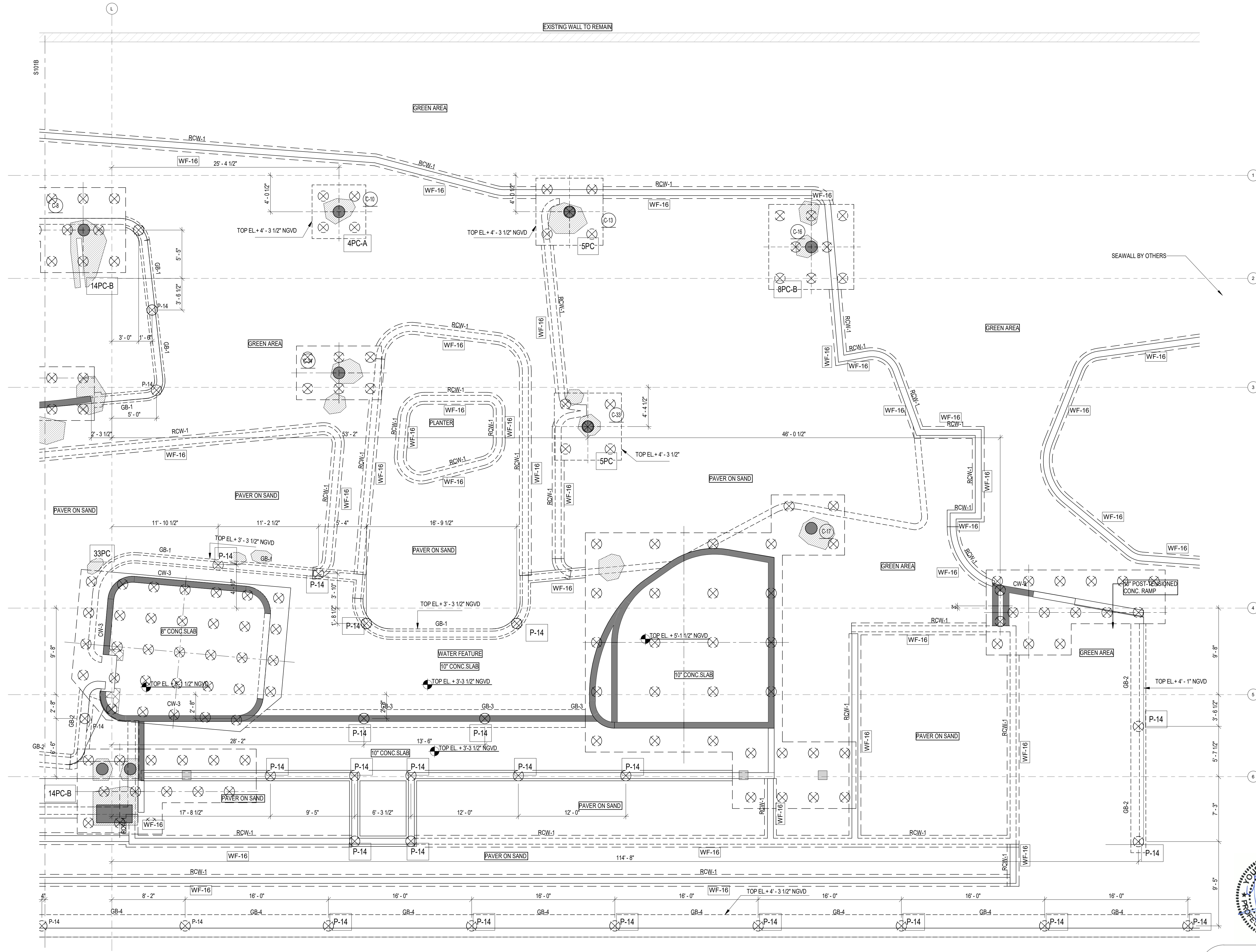
H210060 PROJECT NO.

07-13-2021 DATE

JJ / SV / CS / EL / AB DRAWN / CHECKED

FOUNDATION AND UNDERSTORY ENLARGED FLOOR FRAMING PLAN-C

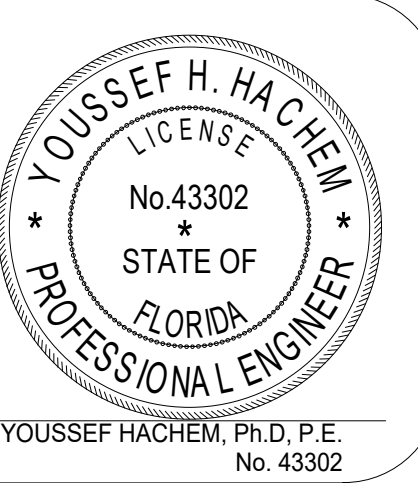
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FOUNDATION & UNDERSTORY ENLARGED FLOOR FRAMING PLAN-C SCALE: 3/16" = 1'-0"

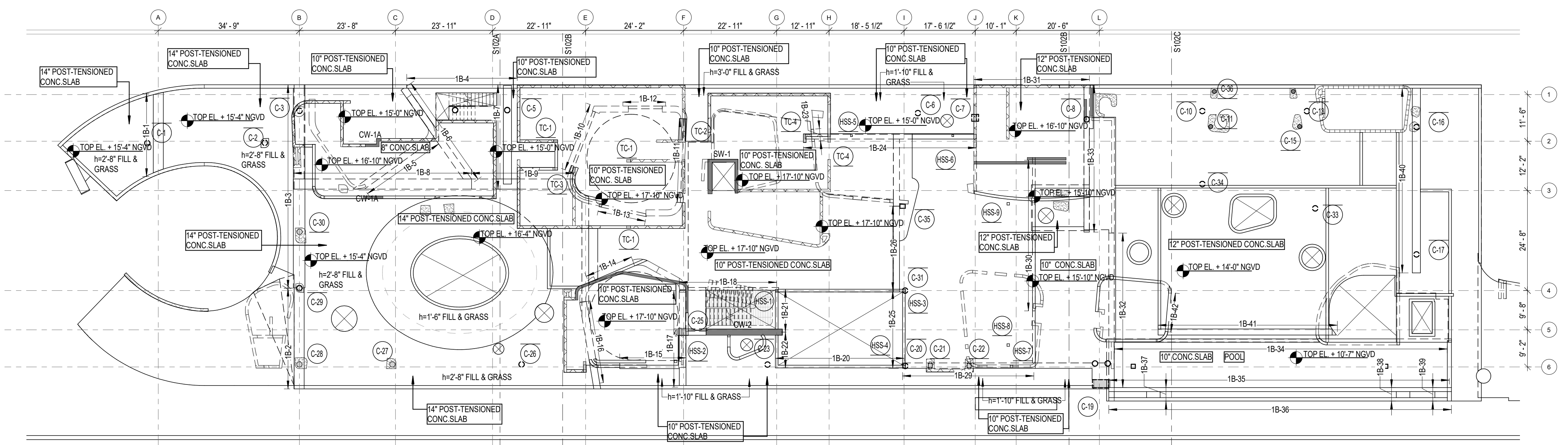


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YOUSSEF HACHEM, Ph.D., P.E. No. 43302

Save Date: 9/30/2021 4:28:26 PM



FIRST OVERALL FLOOR FRAMING PLAN  
SCALE: 1/16" = 1'-0"

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 UPDATE THE DESIGN ACCORDINGLY. PERMITTING TASKS AND TIMELINE COMPLIANCE ASSOCIATED WITH NEW DESIGN WILL BE VENDOR RESPONSIBILITY AS WELL.

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

**CONC. MASONRY NOTE:**  
ALL NEW CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C90 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 @32" O.C.

TO THE BEST OF THE ARCHITECT'S OR 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.

**SUPERIMPOSED LOADS:**

STAIRS	DEAD	10 PSF
	LIVE	100 PSF
HOUSE (INTERIOR)	DEAD	25 PSF
	LIVE	40 PSF
ENTERTAINMENT AREA	DEAD	25 PSF
	LIVE	100 PSF
MECHANICAL ROOMS	DEAD	10 PSF
	LIVE	150 PSF
POOL	DEAD	62.4 PCF
	LIVE	30 PSF
	DEAD	56 PCF
PLANTING AREAS	LIVE	30 PSF

**LEGEND:**

	DENOTES AN 8" LOAD BEARING REINFORCED CMU WALL (SEE CONC. MASONRY WALL NOTE)		DENOTES A NEW CONCRETE COLUMN OR WALL
	DENOTES A COLUMN STARTING AT THIS LEVEL		DENOTES A CONCRETE COLUMN/WALL BELOW
	DENOTES A COLUMN ENDING AT THIS LEVEL		
	DENOTES A COLUMN CONTINUOUS THRU THIS LEVEL		

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**REVISIONS:**

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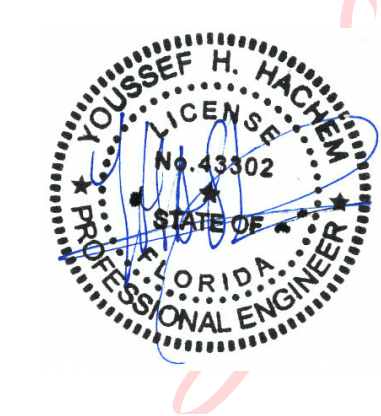
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H210060  
PROJECT NO:  
07-13-2021  
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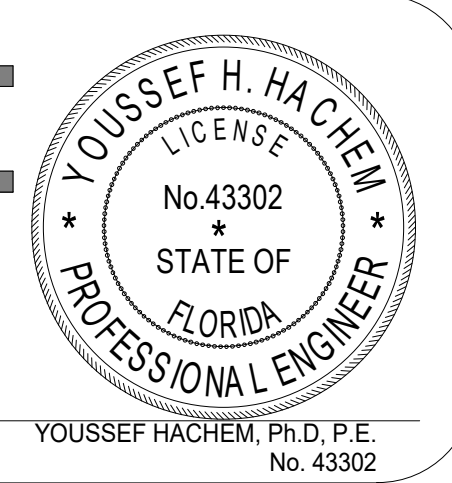
JJ / SV / CS / EL / AB  
DESIGN CHECKED  
FIRST OVERALL FLOOR FRAMING PLAN

S102

FOR REFERENCE ONLY



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Date: 2021.11.02 10:54:44 -04'00'







**URBAN ROBOT LLC**  
420 LINCOLN ROAD, S. 600  
MIAMI BEACH, FL 33139  
T. 786 246 4857

**OWNER:**  
LUIS FELIPE NEVA SILVEIRA  
28 STAR ISLAND  
MIAMI BEACH, FL 33139

**DESIGN ARCHITECT:**  
**SAOTA**  
103 HATFIELD STREET GARDENS  
CAPE TOWN 8001, SOUTH AFRICA  
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**STRUCTURAL ENGINEER:**  
**YHCE ENGINEERING**  
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**MEP ENGINEER:**  
**CREDO @ Consulting Engineers, LLC**  
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FORT LAUDERDALE, FL 33301  
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**CIVIL ENGINEER:**  
**OCEAN ENGINEERING INC.**  
8101 BISCAYNE BLVD., UNIT 508  
MIAMI, FL 33138  
T. (786) 518-2008

**LIGHTING CONSULTANT:**  
**LUX POPULI S.A. de C.V.**  
Artega 27, San Angel  
Mexico City, CP 01000, Mexico  
T. +52 5025 9105

**28 STAR ISLAND**  
MIAMI BEACH, FLORIDA 33139

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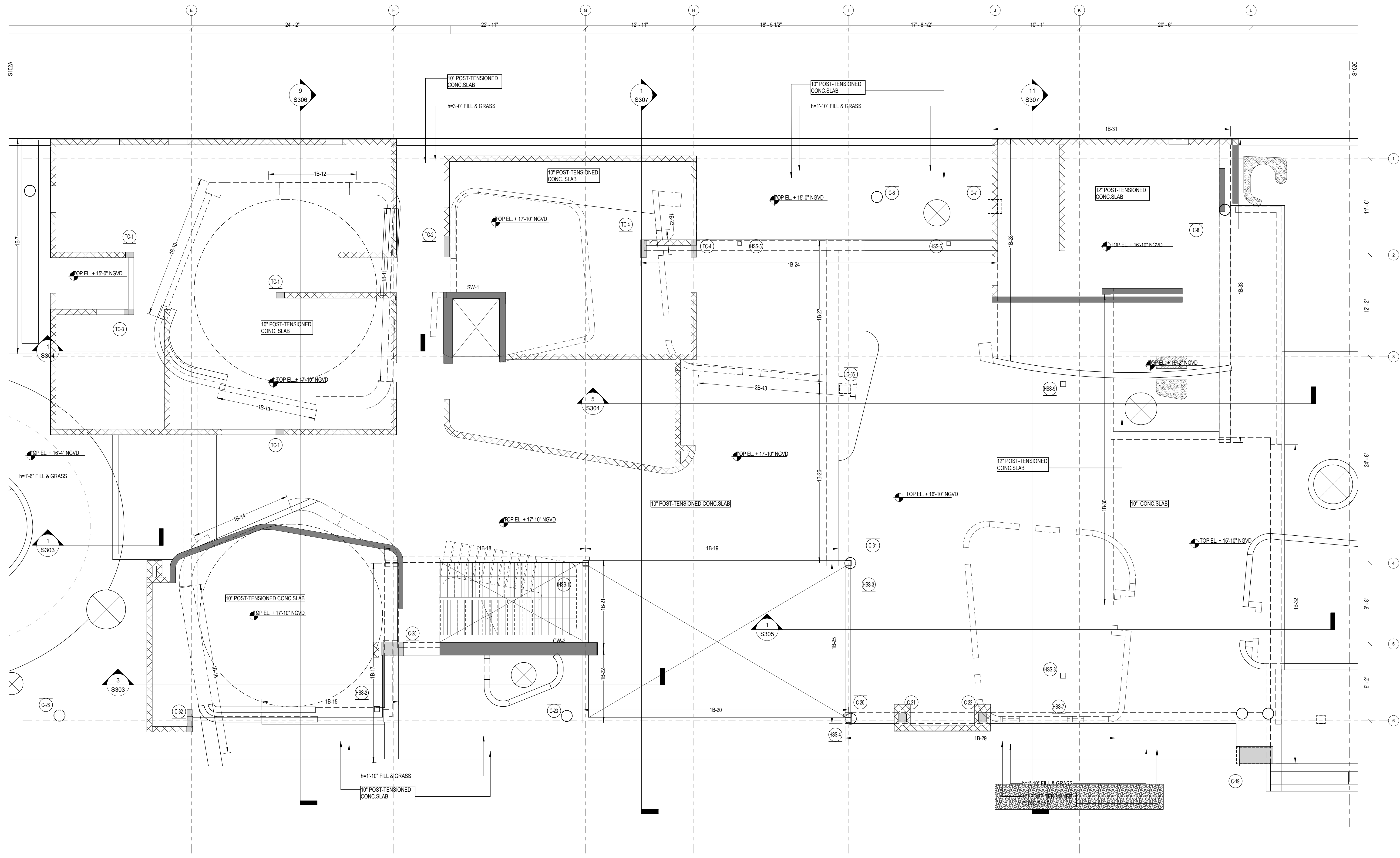
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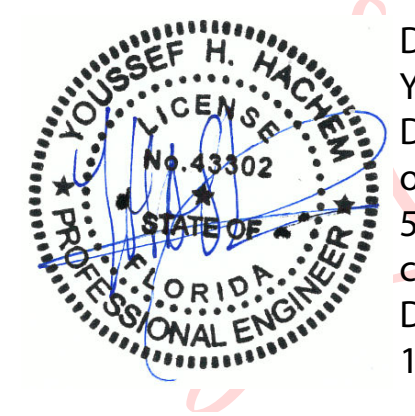
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H210060  
PROJECT NO:  
07-13-2021  
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JJ / SV / CS / EL / AB  
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FIRST ENLARGED FLOOR  
FRAMING PLAN-B

**S102B**



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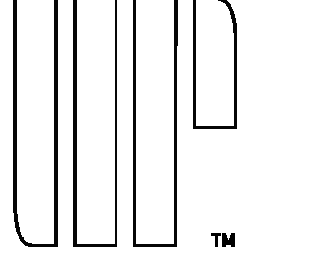
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**YHCE**  
YOUSSEF HACHEM  
CONSULTING ENGINEERING INC.  
CA 26553  
99 NW 27 AVE  
MIAMI, FL 33125  
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(305) 969-9453  
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**YOUSSEF H. HACHEM**  
LICENSE  
No. 43302  
STATE OF  
FLORIDA  
PROFESSIONAL ENGINEER  
YOUSSEF HACHEM, Ph.D., P.E.  
No. 43302

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URBAN ROBOT LLC  
420 LINCOLN ROAD, S. 600  
MIAMI BEACH, FL 33139  
T. 786.246.4857

OWNER:  
LUIS FELIPE NEVA SILVERA  
28 STAR ISLAND  
MIAMI BEACH, FL 33139

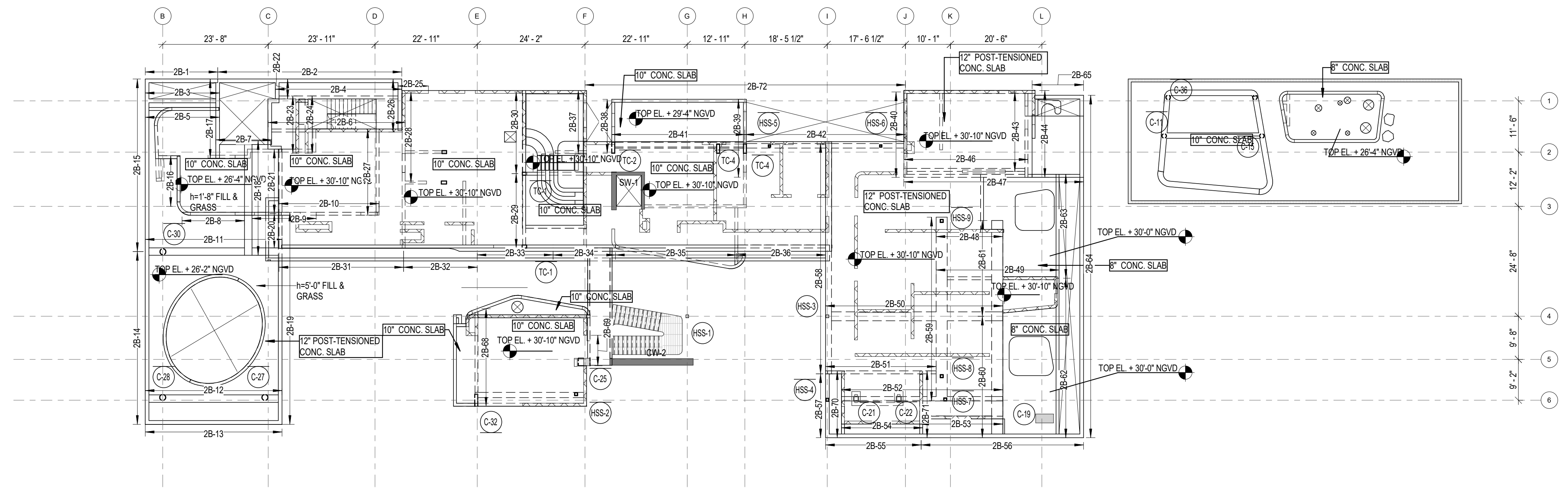
DESIGN ARCHITECT:  
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SECOND OVERALL FLOOR FRAMING PLAN  
SCALE: 1/16" = 1'-0"

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	LIVE	100 PSF
HOUSE (INTERIOR)	DEAD	25 PSF
	LIVE	40 PSF
ENTERTAINMENT AREA	DEAD	25 PSF
	LIVE	100 PSF
MECHANICAL ROOMS	DEAD	10 PSF
	LIVE	150 PSF
ROOF	DEAD	30 PSF
	LIVE	30 PSF
PLANTING AREAS	DEAD	55 PCF
	LIVE	30 PSF

**LEGEND:**

- [Symbol] DENOTES AN 8" LOAD BEARING REINFORCED CMU WALL (SEE CONC. MASONRY WALL NOTE)
- [Symbol] DENOTES A NEW CONCRETE COLUMN OR WALL
- [Symbol] DENOTES A COLUMN STARTING AT THIS LEVEL
- [Symbol] DENOTES A COLUMN ENDING AT THIS LEVEL
- [Symbol] DENOTES A COLUMN CONTINUOUS THRU THIS LEVEL
- [Symbol] DENOTES A CONCRETE COLUMN/WALL BELOW

**CONC. WALL LEGEND:**

CW-1A	DENOTES A 8" CONC. WALL w/ #5 @12" VERTICAL & #5 @10" HORIZONTAL IN TWO LAYERS
CW-2	DENOTES A 12" CONC. WALL w/ #6 @12" VERTICAL & #5 @8" HORIZONTAL IN TWO LAYERS

28 STAR ISLAND  
MIAMI BEACH, FLORIDA 33139

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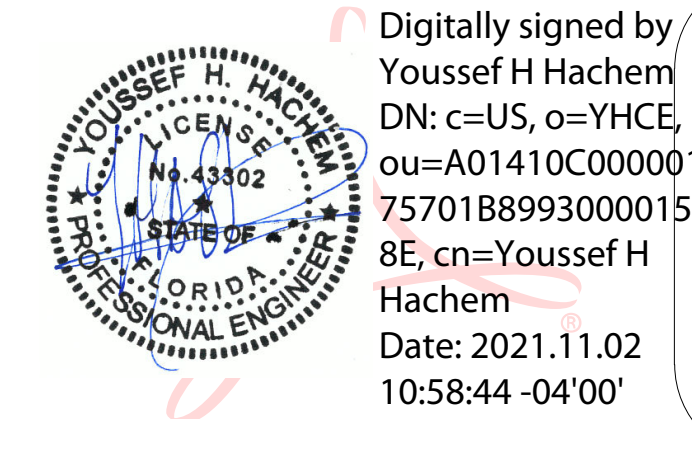
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JJ / SV / CS / EL / AB  
DESIGN CHECKED  
SECOND OVERALL FLOOR FRAMING PLAN

S103

FOR REFERENCE ONLY



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DN: c=US, o=YHCE, ou=A01410C00000175701B89930000158E, cn=Youssef H Hachem  
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**YHCE**  
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www.yhengineering.com

YOUSSEF HACHEM, Ph.D., P.E.  
No. 43302

DERM APPROVED

MIAMI BEACH BUILDING DEPARTMENT

INTERIOR DESIGNER LANDSCAPE ARCHITECT URBAN ROBOT LLC

OWNER: LUIS FELIPE NEVA SILVEIRA

DESIGN ARCHITECT: SAOTA

STRUCTURAL ENGINEER: YHCE ENGINEERING

MEP ENGINEER: CREDO @ Consulting Engineers, LLC

CIVIL ENGINEER: OCEAN ENGINEERING INC.

LIGHTING CONSULTANT: LUX POPULI S.A. de C.V.

28 STAR ISLAND MIAMI BEACH, FLORIDA 33139

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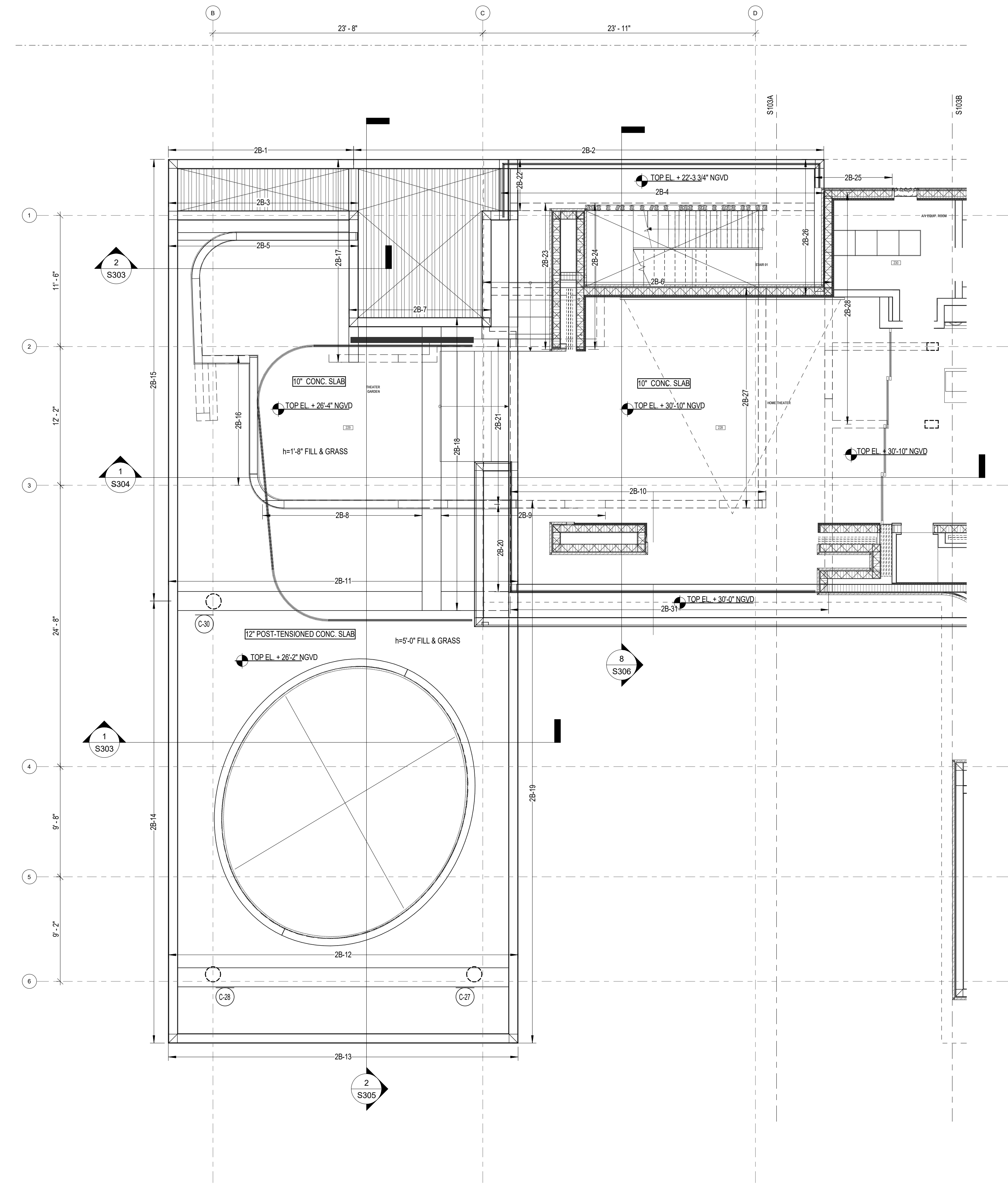
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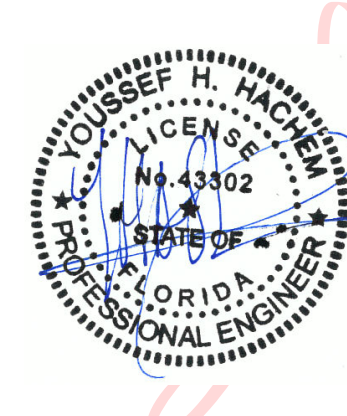
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S103A



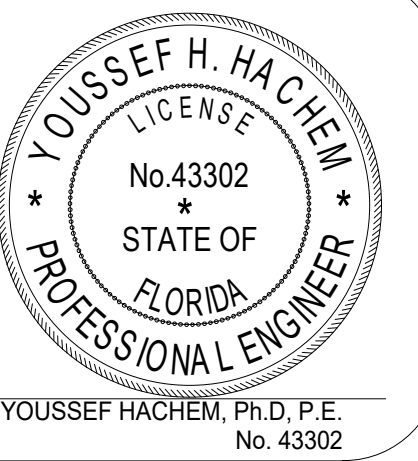
SECOND ENLARGED FLOOR FRAMING PLAN-A SCALE: 3/16" = 1'-0"

FOR REFERENCE ONLY



Digitally signed by Youssef H Hachem DN: c=US, o=YHCE, ou=A01410C00000175701B89930000158E, cn=Youssef H Hachem Date: 2021.11.02 10:59:55 -04'00'

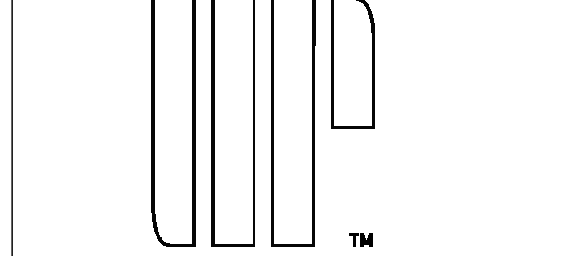
YHCE YOUSSEF HACHEM CONSULTING ENGINEERING INC. CA 26553



YOUSSEF HACHEM, Ph.D., P.E. No. 43302

Save Date: 9/30/2021 4:28:34 PM





URBAN ROBOT LLC  
420 LINCOLN ROAD, S. 600  
MIAMI BEACH, FL 33139  
T. 786 246 4857

OWNER:  
LUIS FELIPE NEVA SILVERA  
28 STAR ISLAND  
MIAMI BEACH, FL 33139

DESIGN ARCHITECT:  
SAOTA  
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CAPE TOWN 801, SOUTH AFRICA  
T: +27 (0)21 468 4400

STRUCTURAL ENGINEER:  
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MEP ENGINEER:  
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T: (954) 763-2246 F: (954) 763-2247

CIVIL ENGINEER:  
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T: (786) 518-2008

LIGHTING CONSULTANT:  
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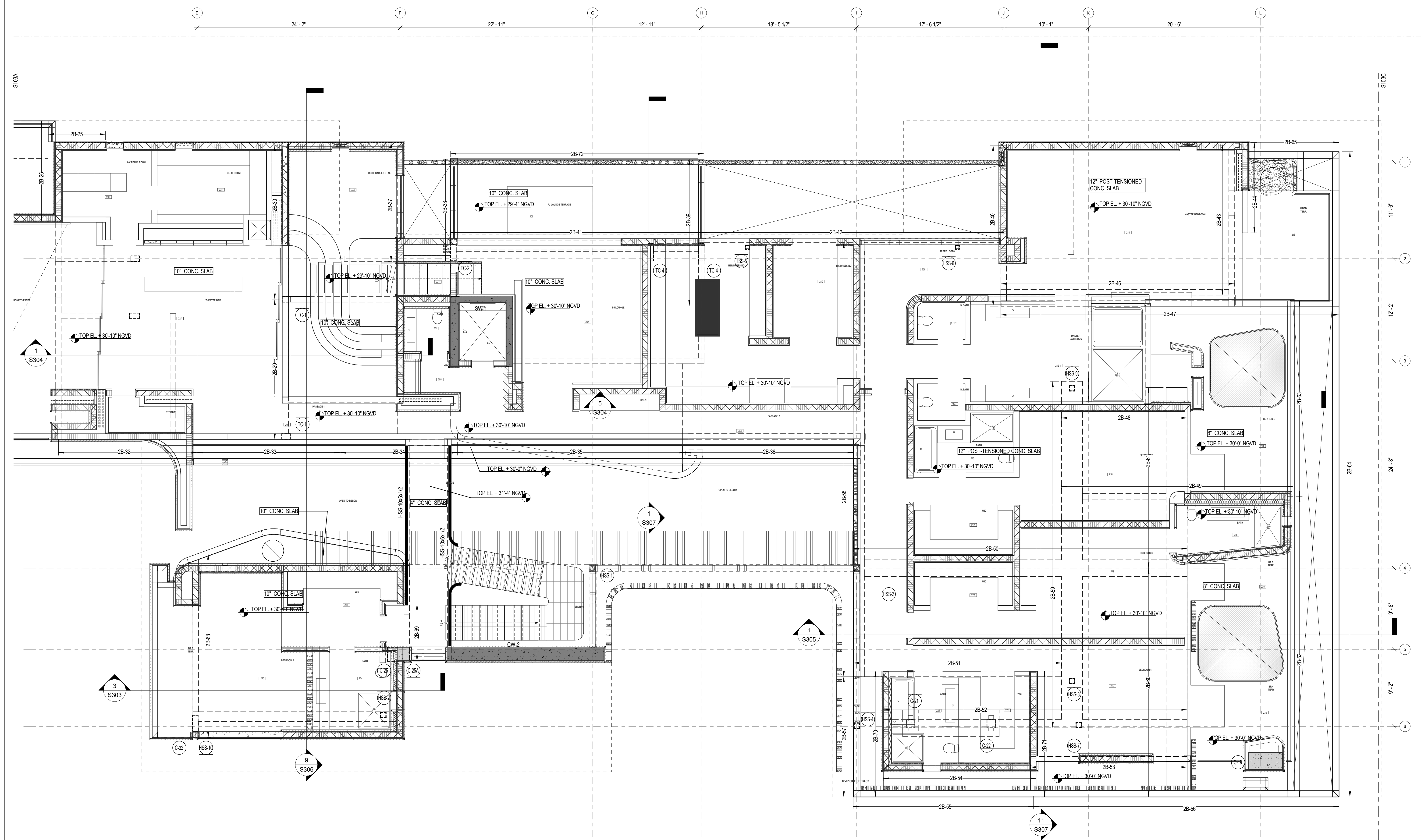
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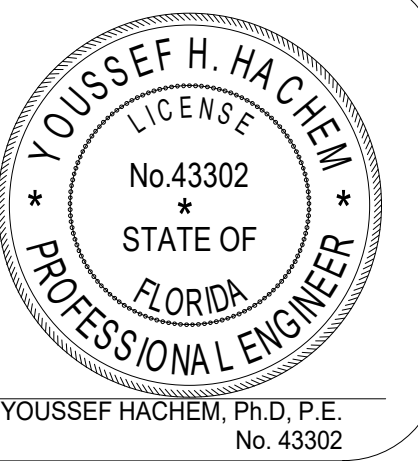
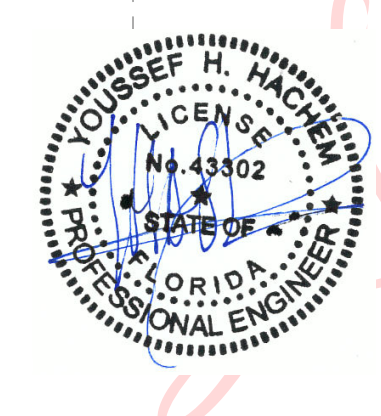
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Mexico City, CP 01000, Mexico  
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SECOND ENLARGED FLOOR FRAMING PLAN-B  
SCALE: 3/16" = 1'-0"

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58E, cn=Youssef H  
Hachem  
Date: 2021.11.02  
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FOR REFERENCE ONLY

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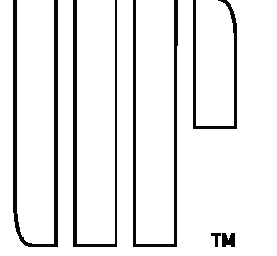
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H210060  
PROJECT NO:  
07-13-2021  
DATE

JJ / SV / CS / EL / AB  
DRAWN / CHECKED  
SECOND ENLARGED FLOOR  
FRAMING PLAN-B

S103B



URBAN ROBOT LLC  
420 LINCOLN ROAD, S. 600  
MIAMI BEACH, FL 33139  
T. 786-246-4857

OWNER:  
LUIS FELIPE NEVA SILVEIRA  
28 STAR ISLAND  
MIAMI BEACH, FL 33139

DESIGN ARCHITECT:  
**SAOTA**  
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28 STAR ISLAND  
MIAMI BEACH, FLORIDA 33139

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REVISIONS:

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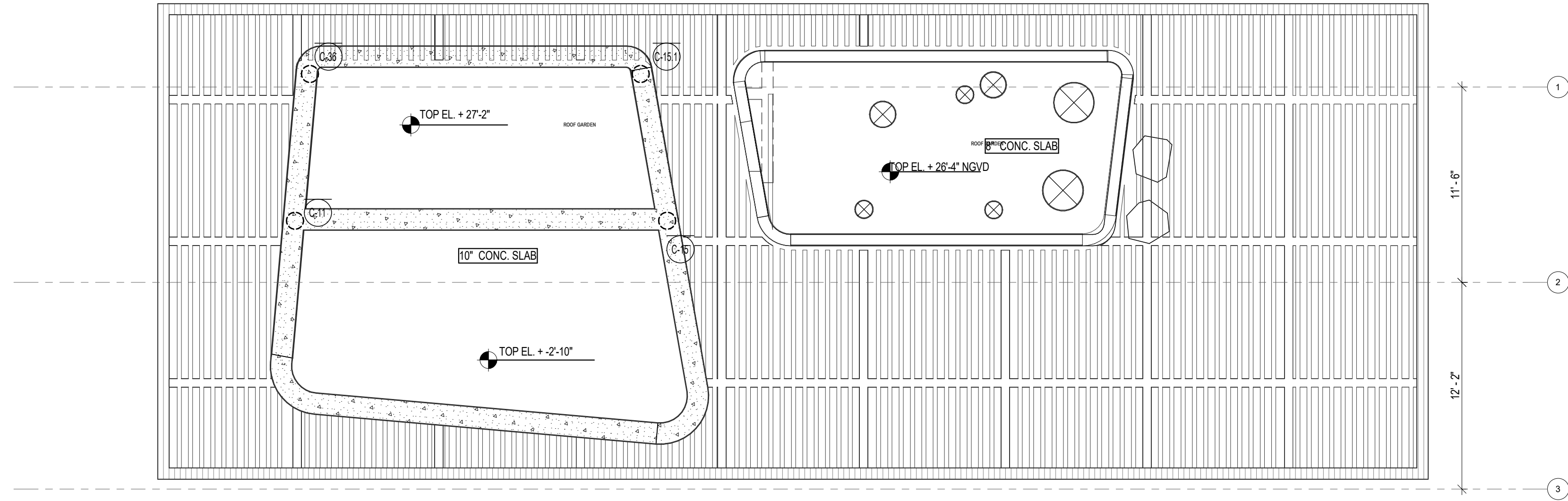
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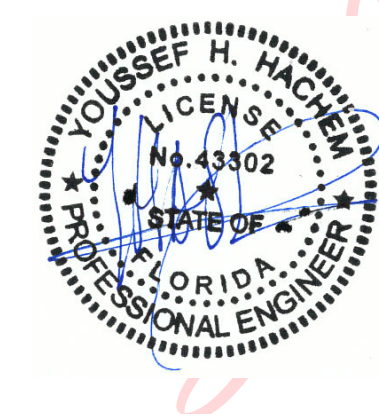
SECOND ENLARGED FLOOR FRAMING PLAN-C

S103C



SECOND ENLARGED FLOOR FRAMING PLAN-C  
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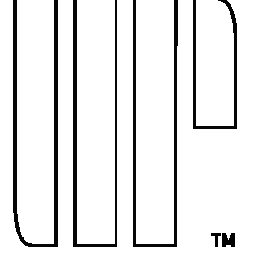
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**YHCE**  
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CA 26553  
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YOUSSEF H. HACHEM  
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PROFESSIONAL ENGINEER  
YOUSSEF HACHEM, Ph.D., P.E.  
No. 43302



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DESIGN ARCHITECT:  
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103 HATHFIELD STREET GARDENS  
CAPE TOWN 8001, SOUTH AFRICA  
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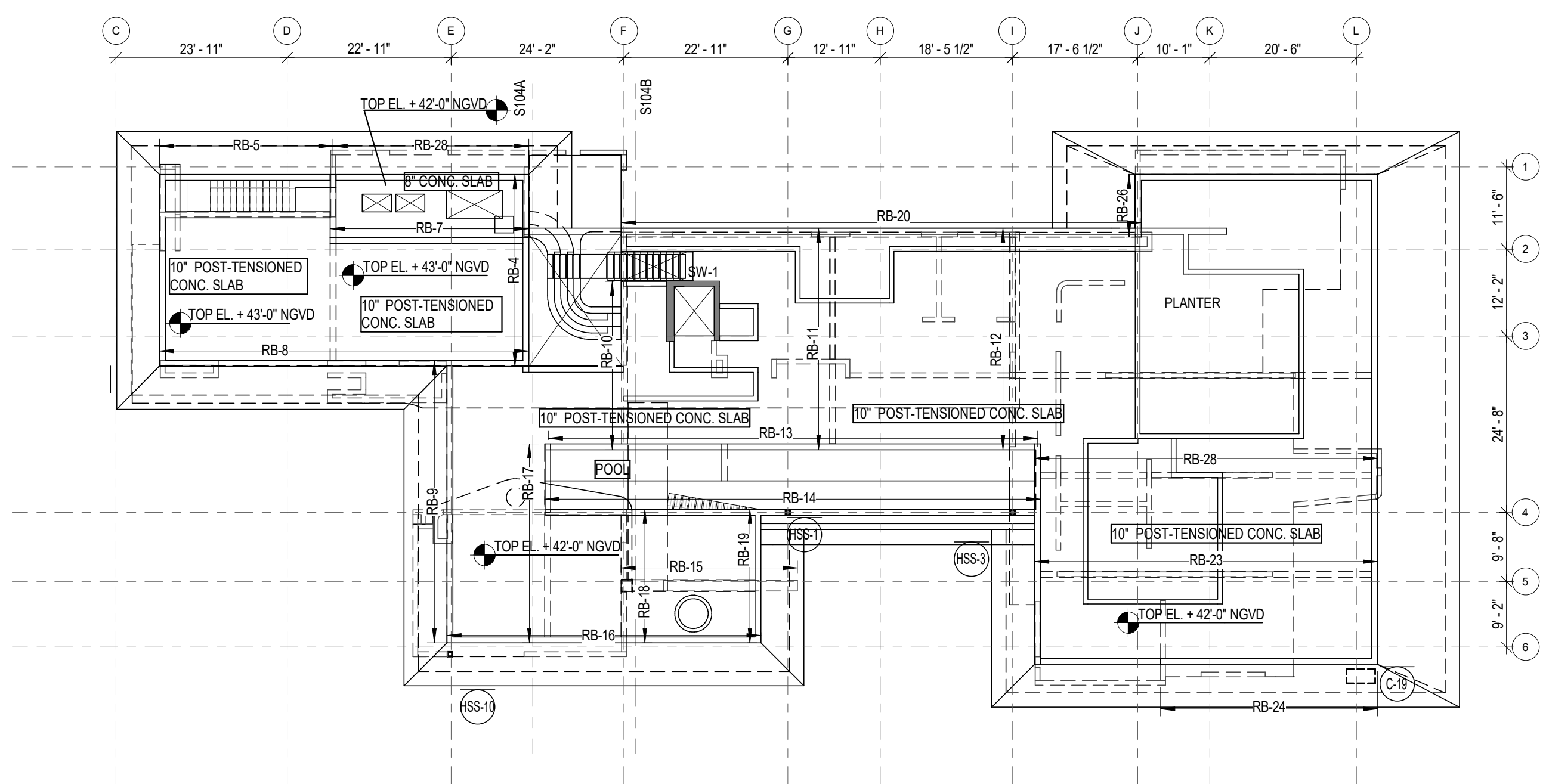
STRUCTURAL ENGINEER:  
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CIVIL ENGINEER:  
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LIGHTING CONSULTANT:  
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28 STAR ISLAND  
MIAMI BEACH, FLORIDA 33139



ROOF OVERALL FRAMING PLAN  
SCALE: 1/16" = 1'-0"

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.

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

**CONC. MASONRY NOTE:**  
ALL NEW CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C90 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 @32" O.C.

TO THE BEST OF THE ARCHITECT'S OR 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.

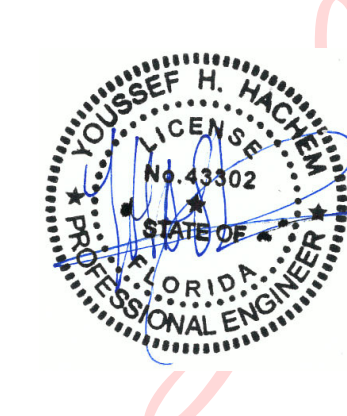
**SUPERIMPOSED LOADS:**

STAIRS	DEAD	10 PSF
	LIVE	100 PSF
POOL	DEAD	62.4 PCF
	LIVE	30 PSF
ENTERTAINMENT AREA	DEAD	25 PSF
	LIVE	100 PSF
MECHANICAL ROOMS	DEAD	10 PSF
	LIVE	150 PSF
ROOF	DEAD	30 PSF
	LIVE	30 PSF
PLANTING AREAS	DEAD	55 PCF
	LIVE	30 PSF

**LEGEND:**

DENOTES AN 8" LOAD BEARING REINFORCED CMU WALL (SEE CONC. MASONRY WALL NOTE)	DENOTES A NEW CONCRETE COLUMN OR WALL
DENOTES A COLUMN ENDING AT THIS LEVEL	DENOTES A CONCRETE COLUMN/WALL BELOW

Digitally signed by Youssef H Hachem  
DN: c=US, o=YHCE, ou=A01410C00000, 175701B89930000, 158E, cn=Youssef H Hachem  
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FOR REFERENCE ONLY

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**YOUSSEF H. HACHEM**  
LICENSE No. 43302  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

YOUSSEF HACHEM, Ph.D., P.E.  
No. 43302

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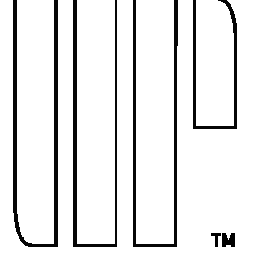
**REVISIONS:**

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SEAL

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A-26002760 B-26001534 LC26000510  
H210060  
PROJECT NO:  
07-13-2021  
DATE  
JJ / SV / CS / EL / AB  
DESIGN CHECKED

ROOF OVERALL FRAMING PLAN  
S104



URBAN ROBOT LLC 420 LINCOLN ROAD, S. 600 MIAMI BEACH, FL 33139 T. 786 246 4857

OWNER: LUIS FELIPE NEVA SILVERA 28 STAR ISLAND MIAMI BEACH, FL 33139

DESIGN ARCHITECT: SAOTA 103 HATFIELD STREET GARDENS CAPE TOWN 8001, SOUTH AFRICA T. +27 (0)21 468 4400

STRUCTURAL ENGINEER: YHCE ENGINEERING 99 NW 27 AVENUE MIAMI, FL 33125 T. (305) 969-YHCE F. (305) 969-9453

MEP ENGINEER: CREDO @ Consulting Engineers, LLC 800 EAST BROWARD BLVD., SUITE 601 FORT LAUDERDALE, FL 33301 T. (954) 763-2246 F. (954) 763-2247

CIVIL ENGINEER: OCEAN ENGINEERING INC. 8101 BISCAYNE BLVD., UNITE 508 MIAMI, FL 33138 T. (786) 518-2008

LIGHTING CONSULTANT: LUX POPULI S.A. de C.V. Arteaga 27, San Angel Mexico City, CP 01000, Mexico T. +52 5025 9105

28 STAR ISLAND MIAMI BEACH, FLORIDA 33139

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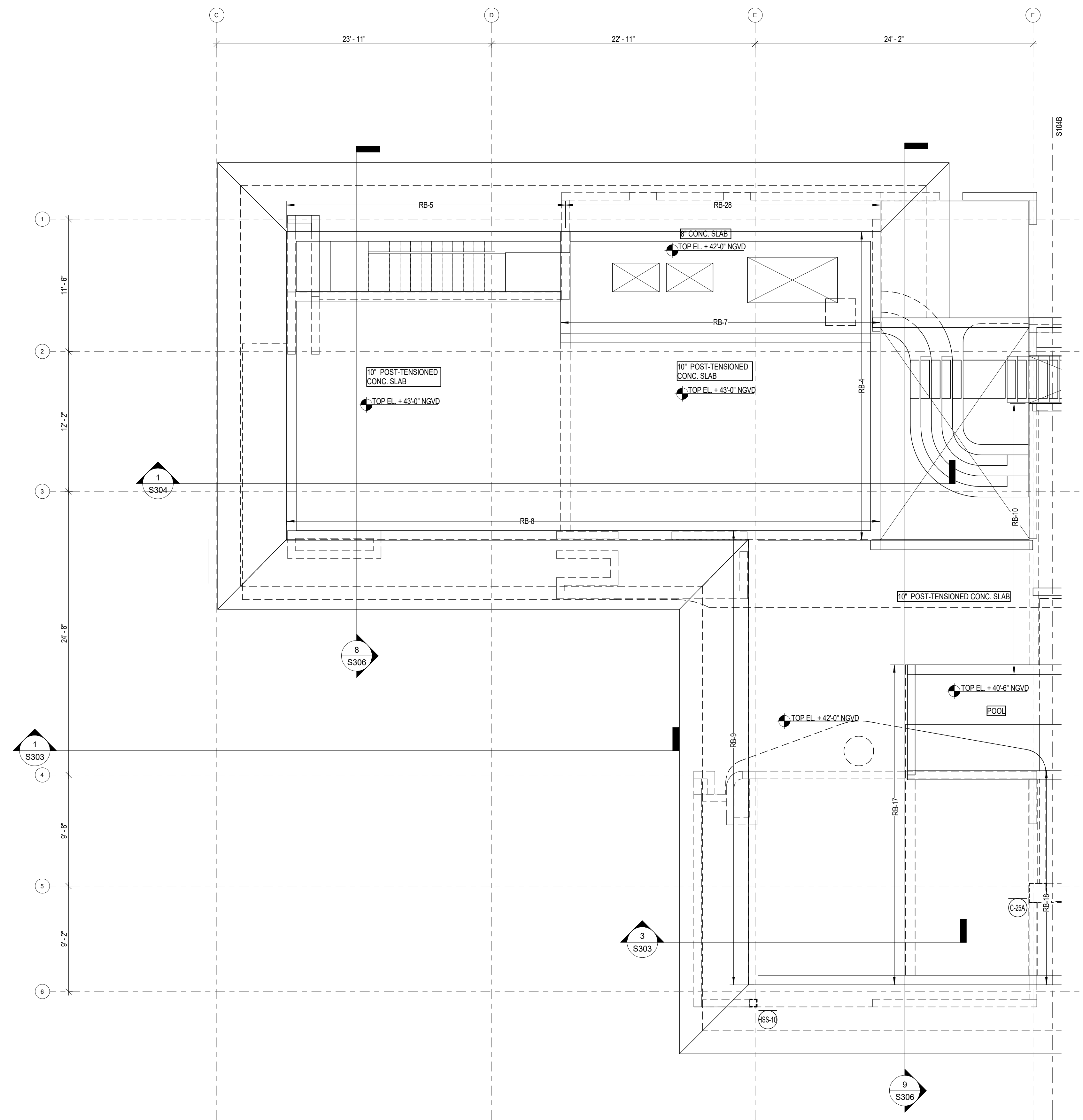
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07-13-2021 DATE

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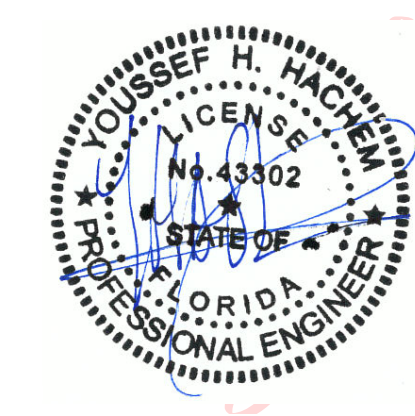
ROOF ENLARGED FRAMING PLAN-A

S104A

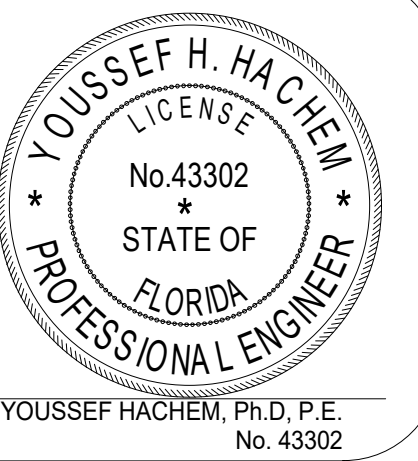


ROOF ENLARGED FRAMING PLAN-A SCALE: 3/16" = 1'-0"

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YOUSSEF HACHEM, Ph.D., P.E. No. 43302



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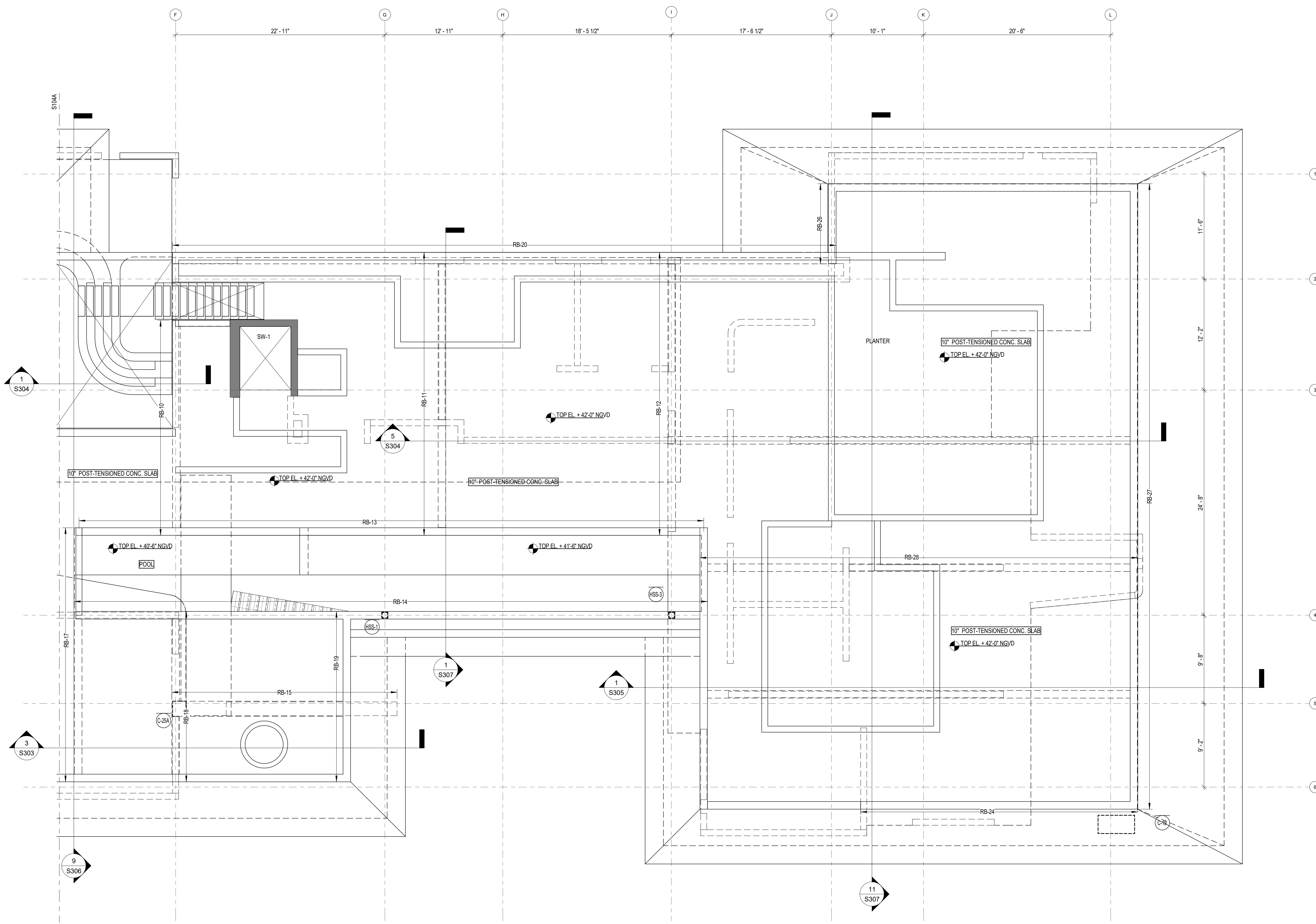
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H210060  
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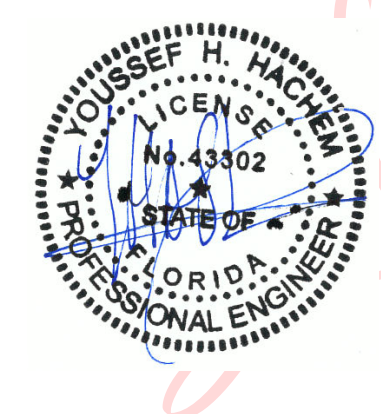
**ROOF ENLARGED FRAMING PLAN-B**

**S104B**

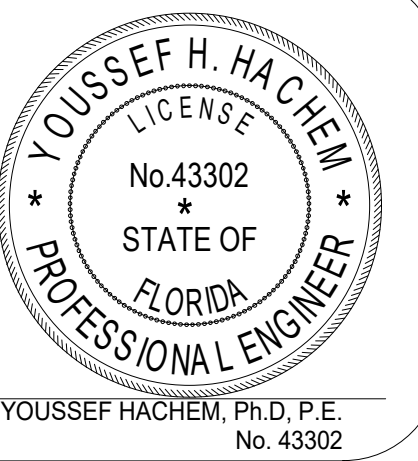


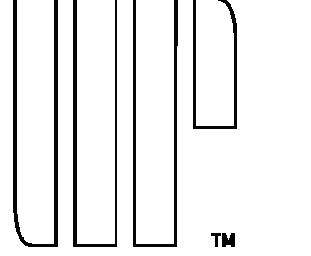
**ROOF ENLARGED FRAMING PLAN-B**  
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T. 786.246.4857

OWNER:  
LUIS FELIPE NEIVA SILVEIRA  
28 STAR ISLAND  
MIAMI BEACH, FL 33139

DESIGN ARCHITECT:  
**SAOTA**  
103 HATFIELD STREET GARDENS  
CAPE TOWN 8001, SOUTH AFRICA  
T: +27 (0)21 468 4400

STRUCTURAL ENGINEER:  
**YHCE ENGINEERING**  
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MIAMI, FL 33125  
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MEP ENGINEER:  
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FORT LAUDERDALE, FL 33301  
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CIVIL ENGINEER:  
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LIGHTING CONSULTANT:  
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Mexico City, CP 01000, Mexico  
T: +52 5025 9105

**28 STAR ISLAND**  
MIAMI BEACH, FLORIDA 33139

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REVISIONS:

ID	Revision #	Description

SEAL

URBAN ROBOT LLC  
IA26002760 IB26019334 LC26000510

H210060  
PROJECT NO:

07-13-2021  
DATE

JJ / SV / CS / EL / AB  
DRAWN / CHECKED

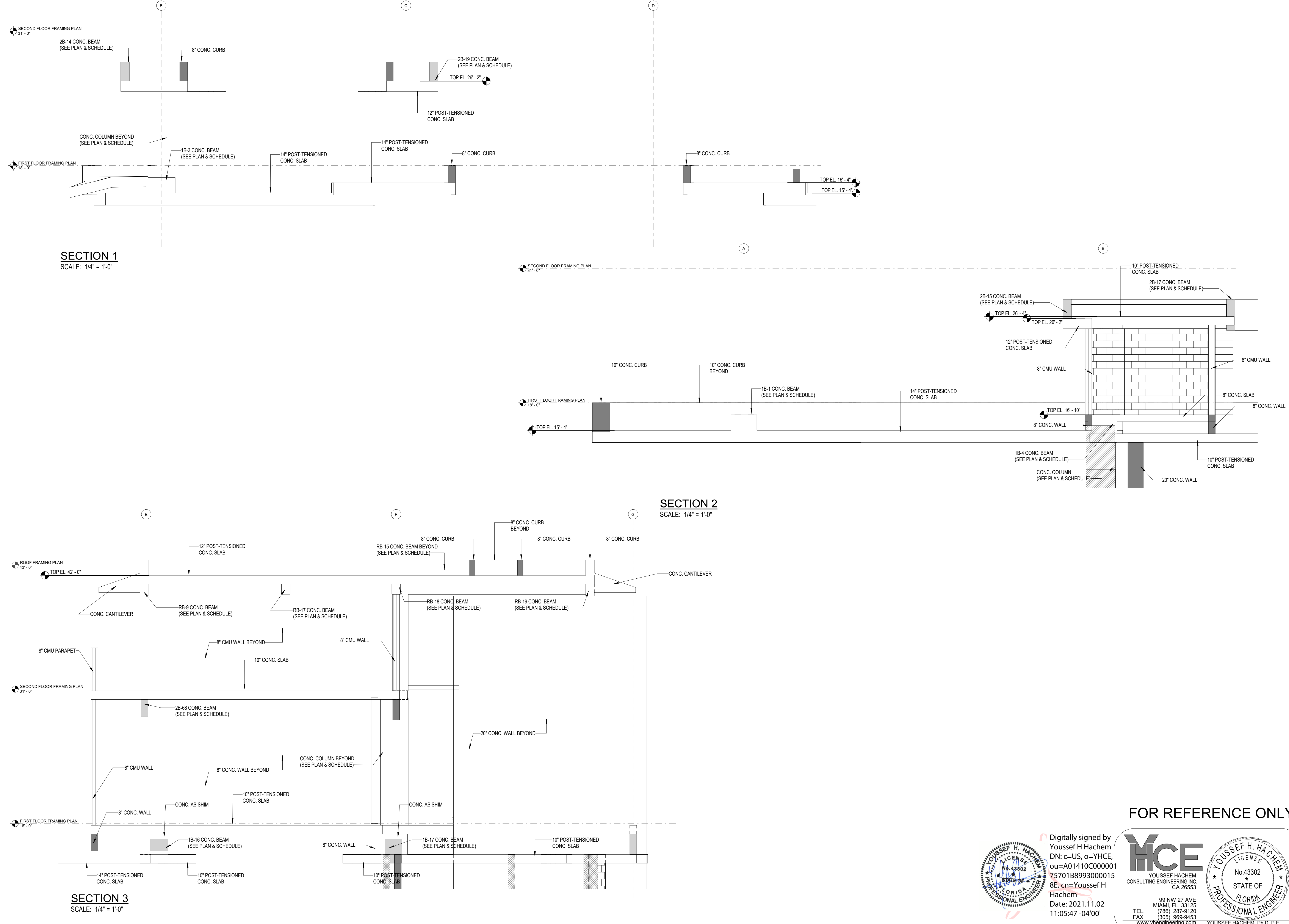
SECTIONS

**S303**

FOR REFERENCE ONLY

**YHCE**  
YOUSSEF HACHEM  
CONSULTING ENGINEERING INC.  
CA 26553  
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YOUSSEF HACHEM, Ph.D., P.E.  
No. 43302

Digitally signed by  
Youssef H Hachem  
DN: c=US, o=YHCE,  
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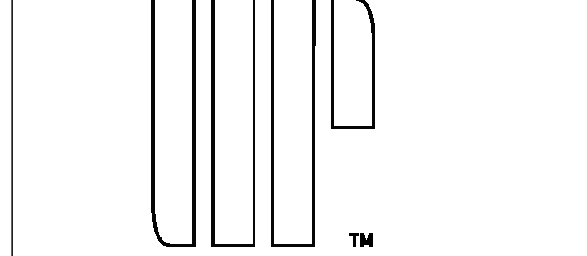


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**SECTION 2**  
SCALE: 1/4" = 1'-0"

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

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URBAN ROBOT LLC  
420 LINCOLN ROAD, S. 600  
MIAMI BEACH, FL 33139  
T. 786.246.4857

OWNER:  
LUIS FELIPE NEVA SILVEIRA  
28 STAR ISLAND  
MIAMI BEACH, FL 33139

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MEP ENGINEER:  
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REVISIONS:

ID	Revision #	Description

SEAL

URBAN ROBOT LLC  
A-26002760 B-26007534 LC26000510

H210060

PROJECT NO:

07-13-2021

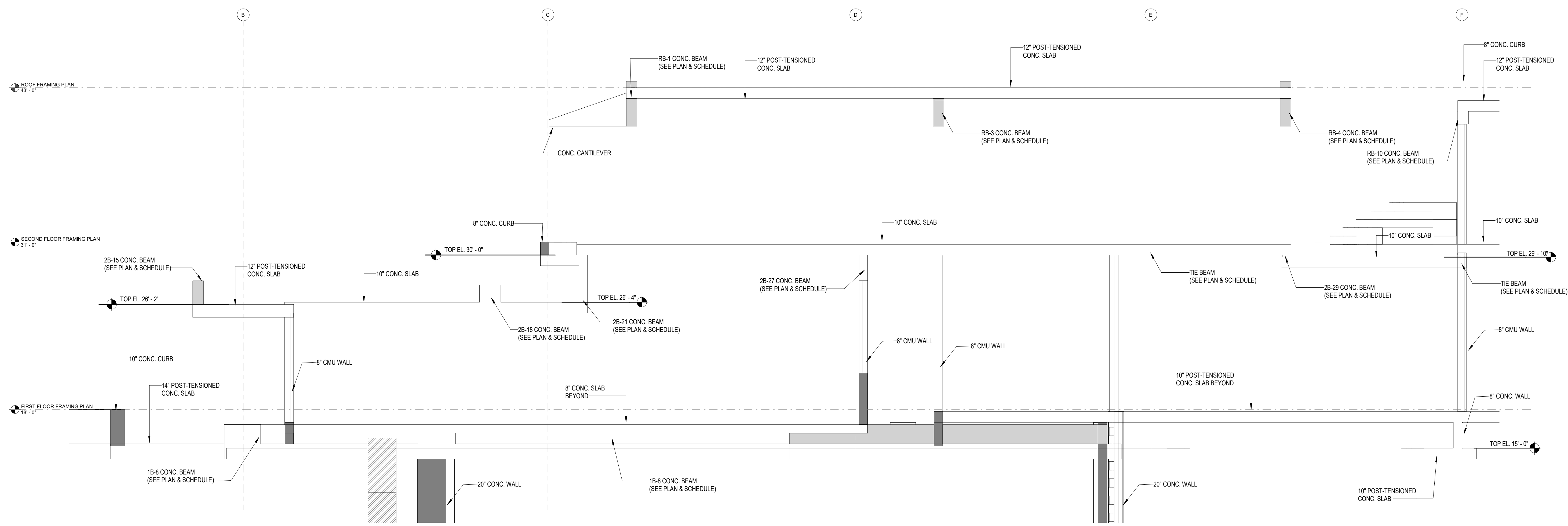
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JJ / SV / CS / EL / AB

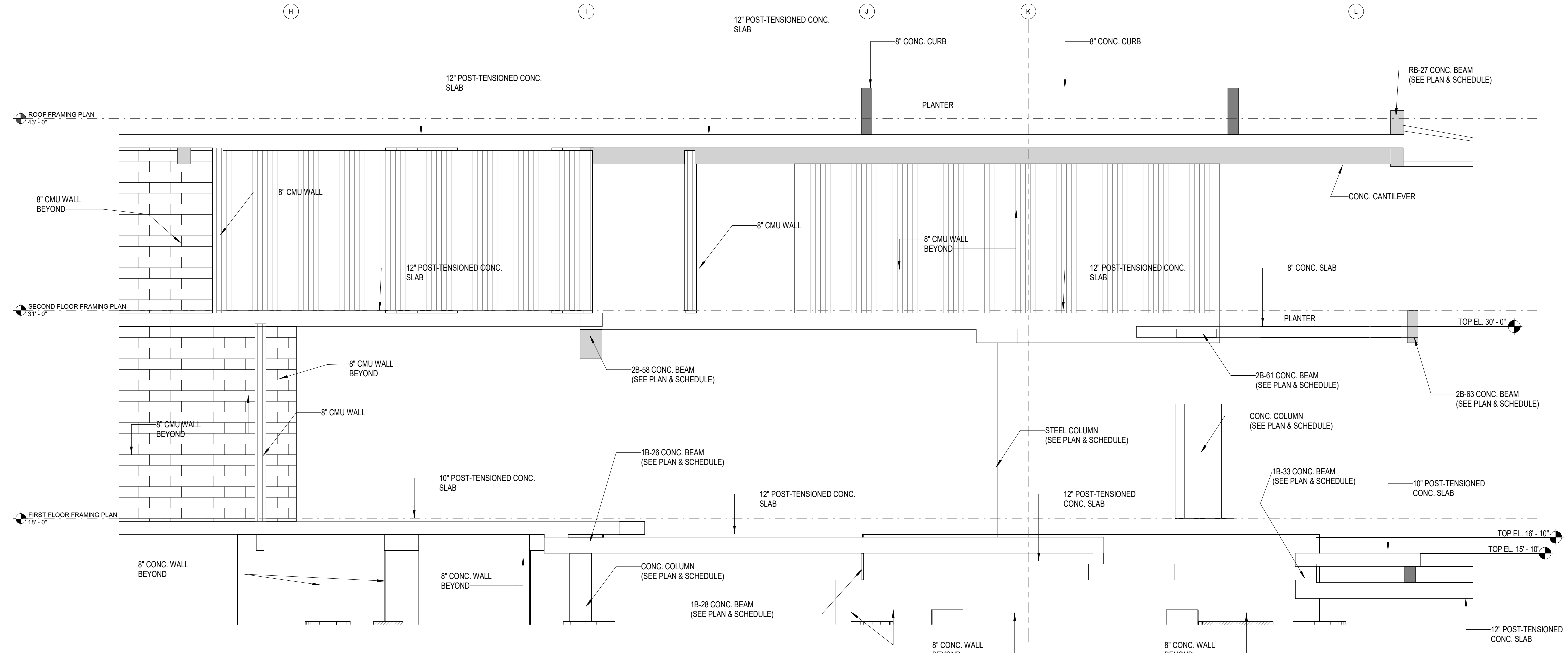
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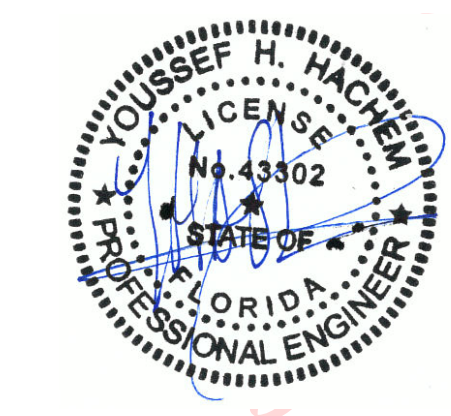
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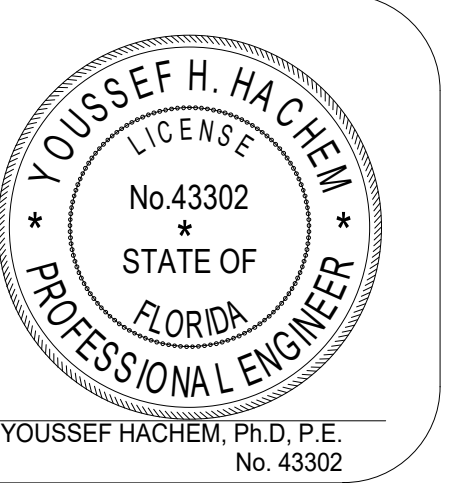


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Digitally signed by Youssef H Hachem  
DN: c=US, o=YHCE, ou=A01410C0000017  
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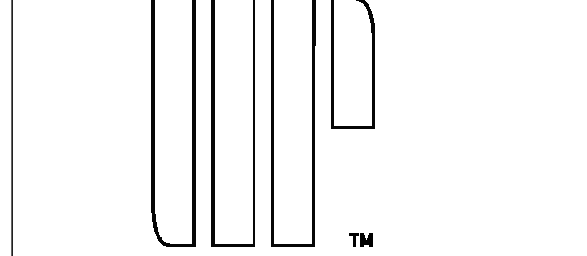
FOR REFERENCE ONLY



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YOUSSEF HACHEM, Ph.D., P.E.  
No. 43302

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URBAN ROBOT LLC  
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T. 786 246 4857

OWNER:  
LUIS FELIPE NEVA SILVEIRA  
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MIAMI BEACH, FL 33139

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REVISIONS:

ID	Revision #	Description

SEAL

URBAN ROBOT LLC  
A=26502760 B=26507534 LC26500510

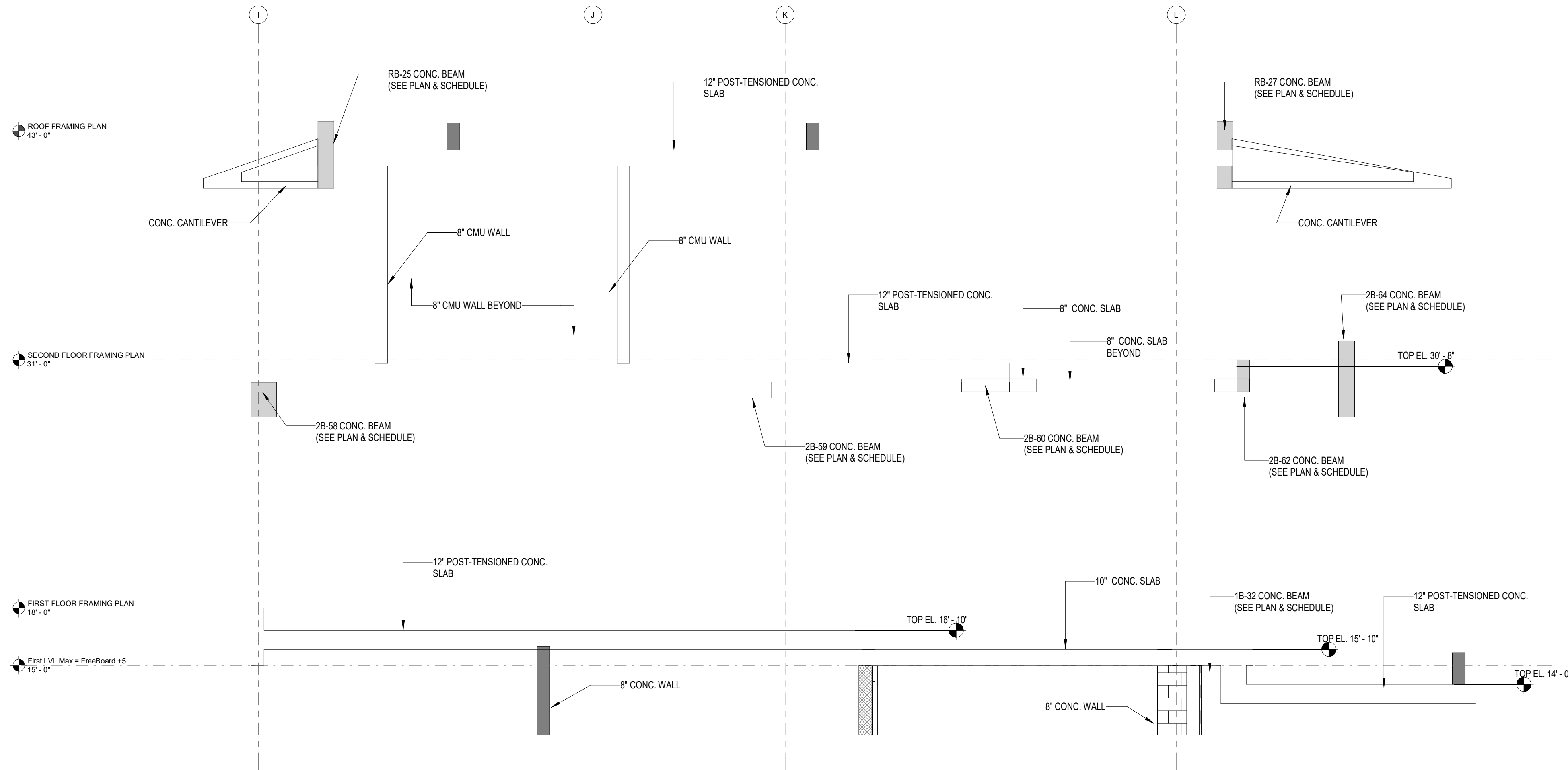
H210060  
PROJECT NO:

07-13-2021  
DATE

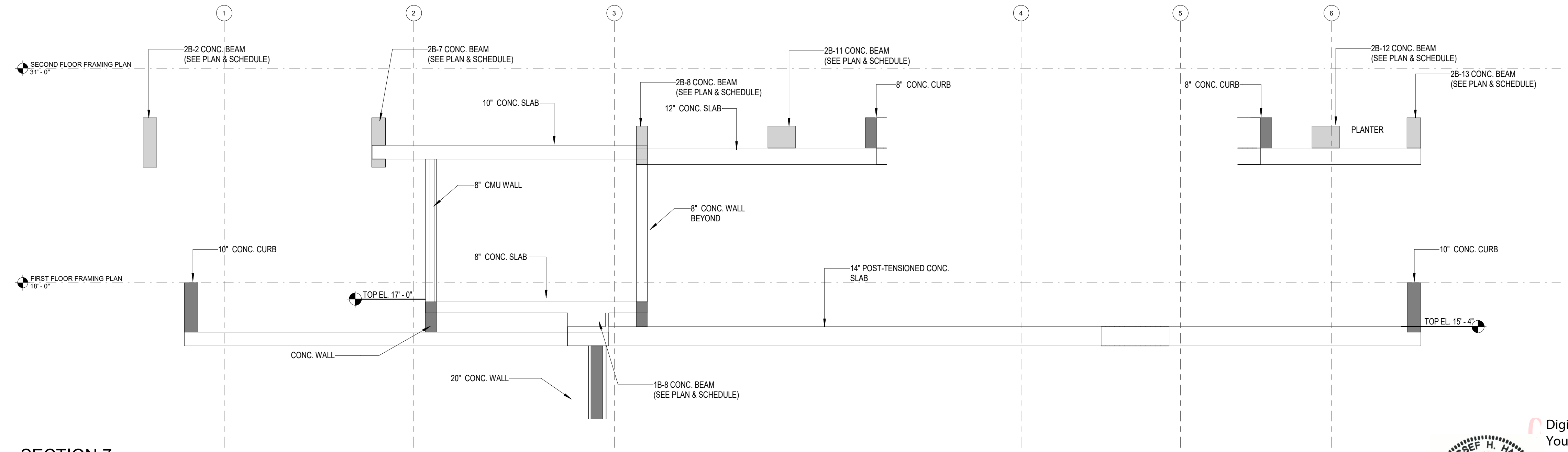
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DRAWN / CHECKED

SECTIONS

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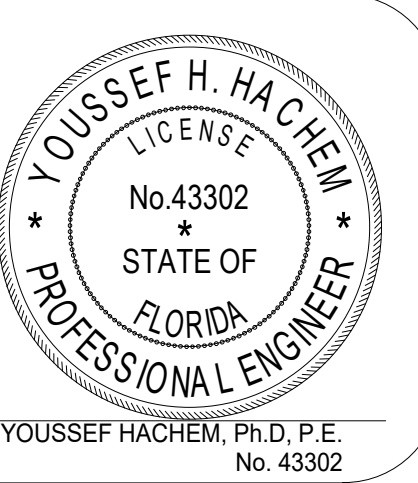


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SECTION 7  
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FOR REFERENCE ONLY

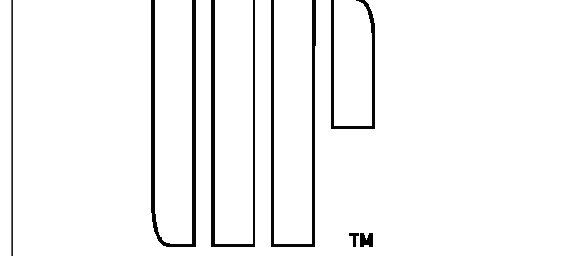


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Save Date: 9/30/2021 4:28:43 PM





URBAN ROBOT LLC  
420 LINCOLN ROAD, S. 600  
MIAMI BEACH, FL 33139  
T. 786 246 4857

OWNER:

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28 STAR ISLAND  
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DESIGN ARCHITECT:

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ID	Revision #	Description

SEAL

URBAN ROBOT LLC  
A=26502760 B=26507534 LC26500510

H210060

PROJECT NO:

07-13-2021

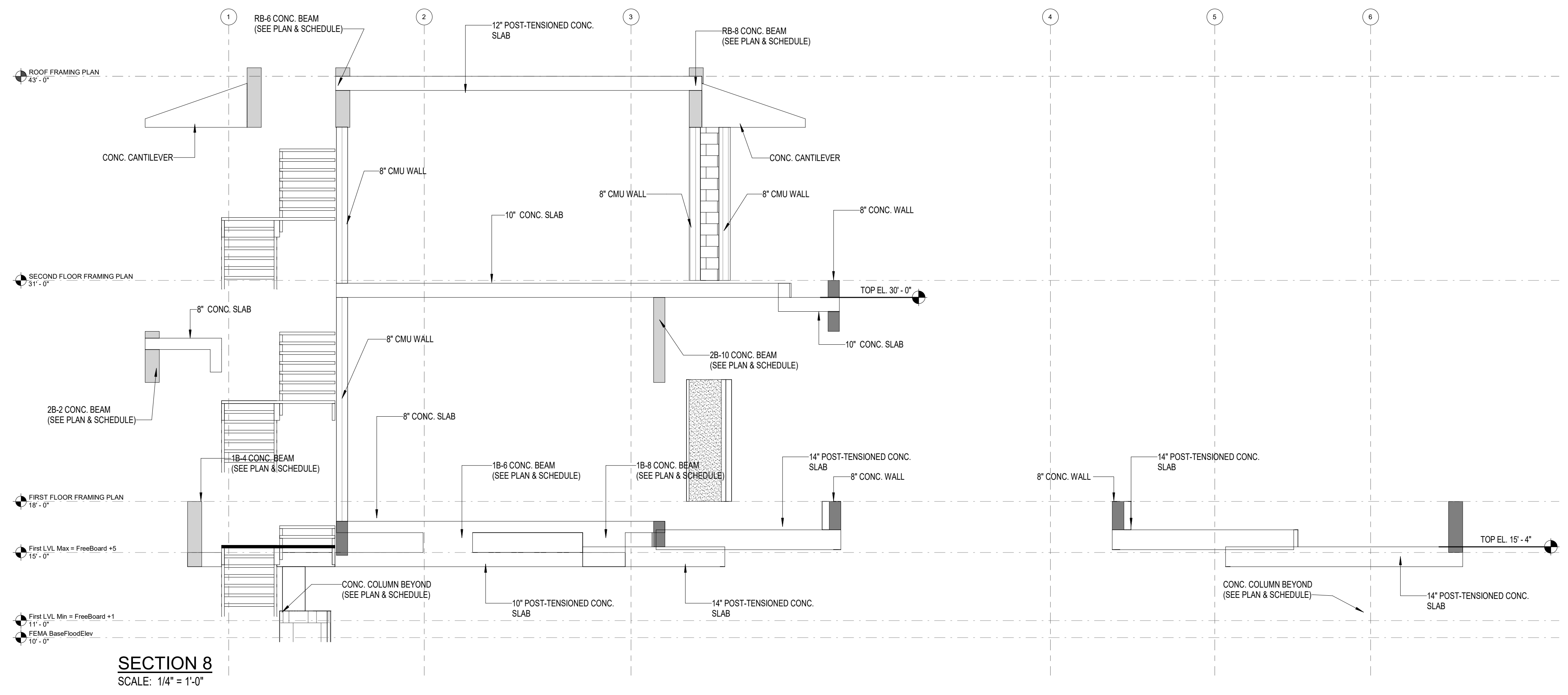
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JJ / SV / CS / EL / AB

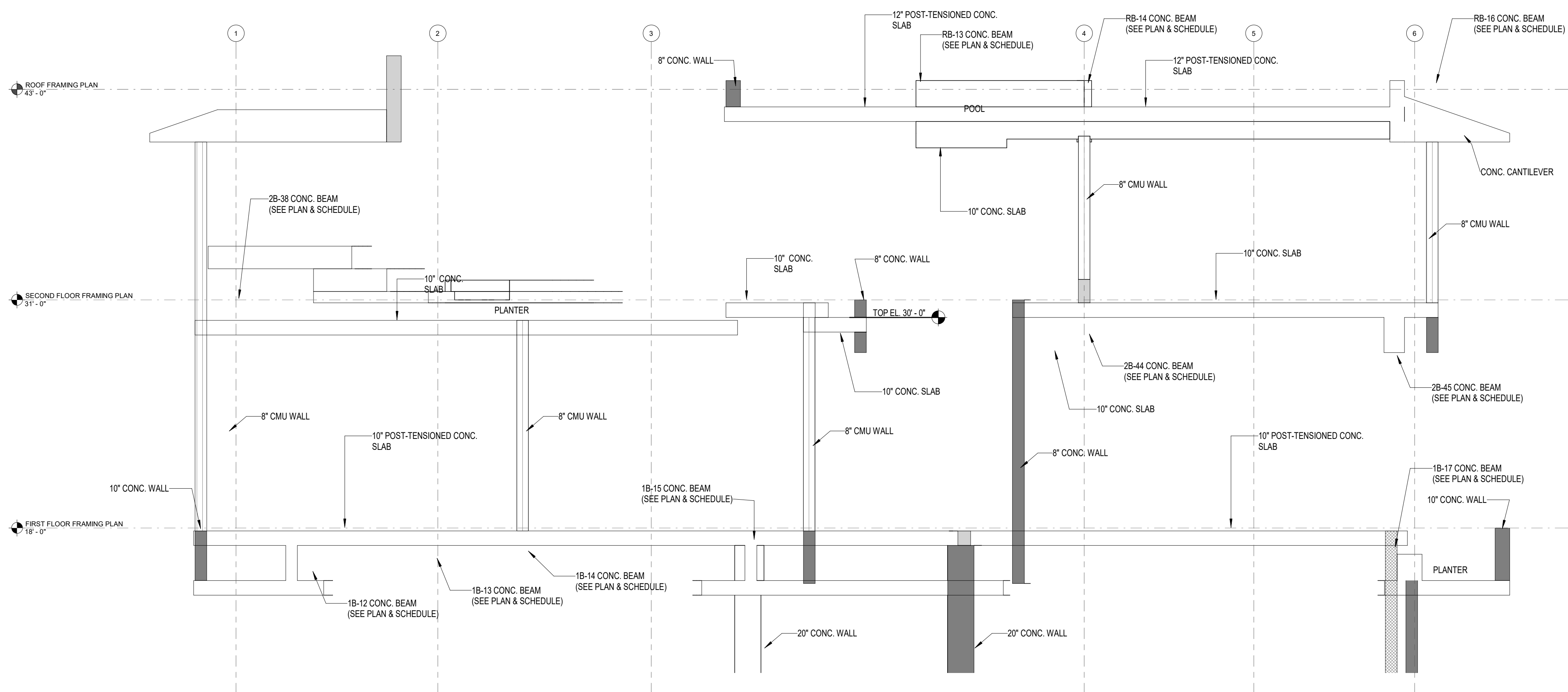
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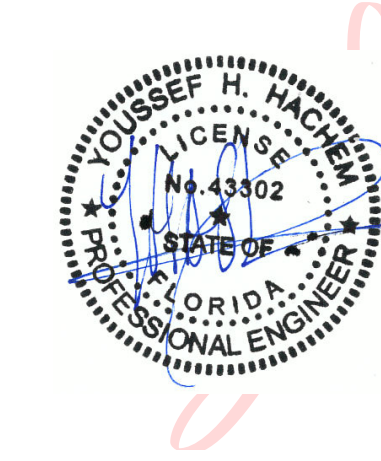


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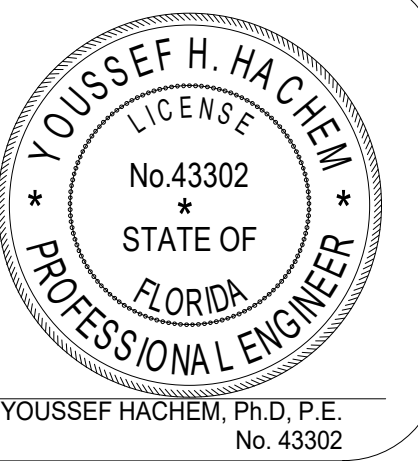


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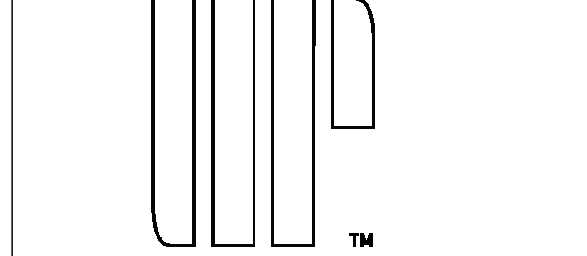
FOR REFERENCE ONLY



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Youssef H Hachem  
DN: c=US, o=YHCE,  
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URBAN ROBOT LLC  
420 LINCOLN ROAD, S. 600  
MIAMI BEACH, FL 33139  
T: 786-246-4857

OWNER:  
LUIS FELIPE NEVA SILVEIRA  
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MIAMI BEACH, FL 33139

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SEAL

URBAN ROBOT LLC  
A-26002760 B-26001934 LC26000510

H210060

PROJECT NO:

07-13-2021

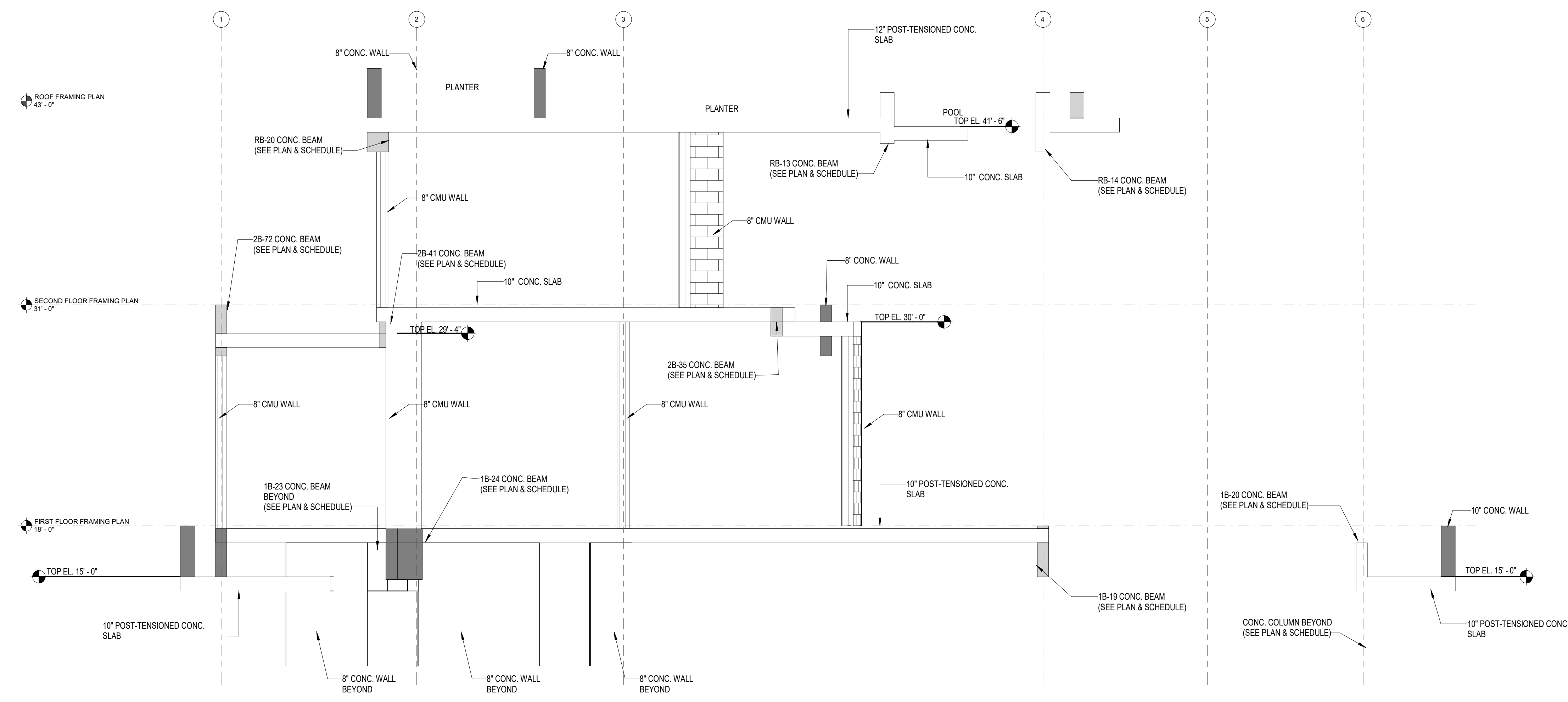
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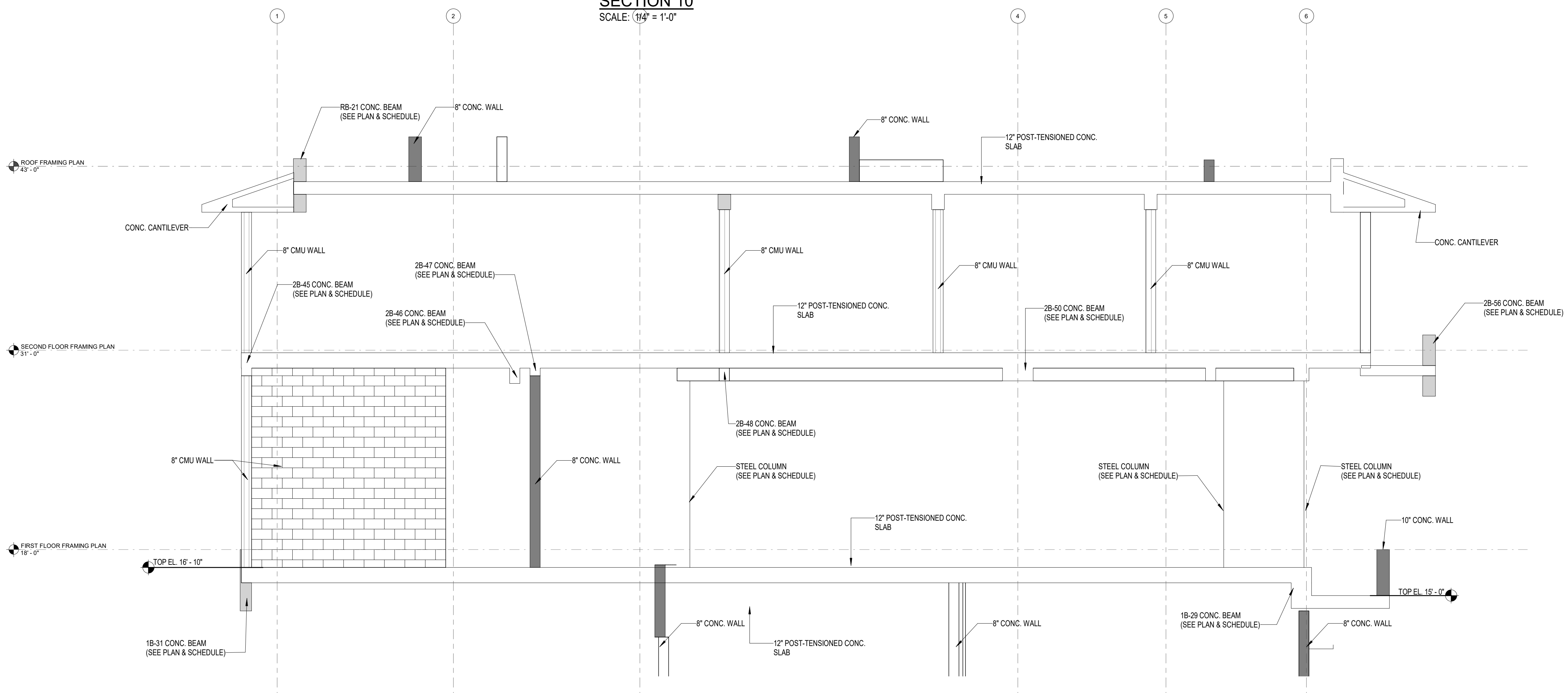
DESIGN TEAM

SECTIONS

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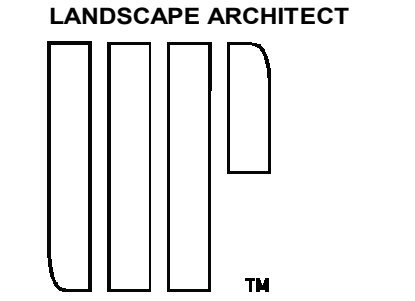


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**URBAN ROBOT LLC**  
420 LINCOLN ROAD, S. 600  
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T. 786 246 4857

OWNER:  
**LUIS FELIPE NEVA SILVERA**  
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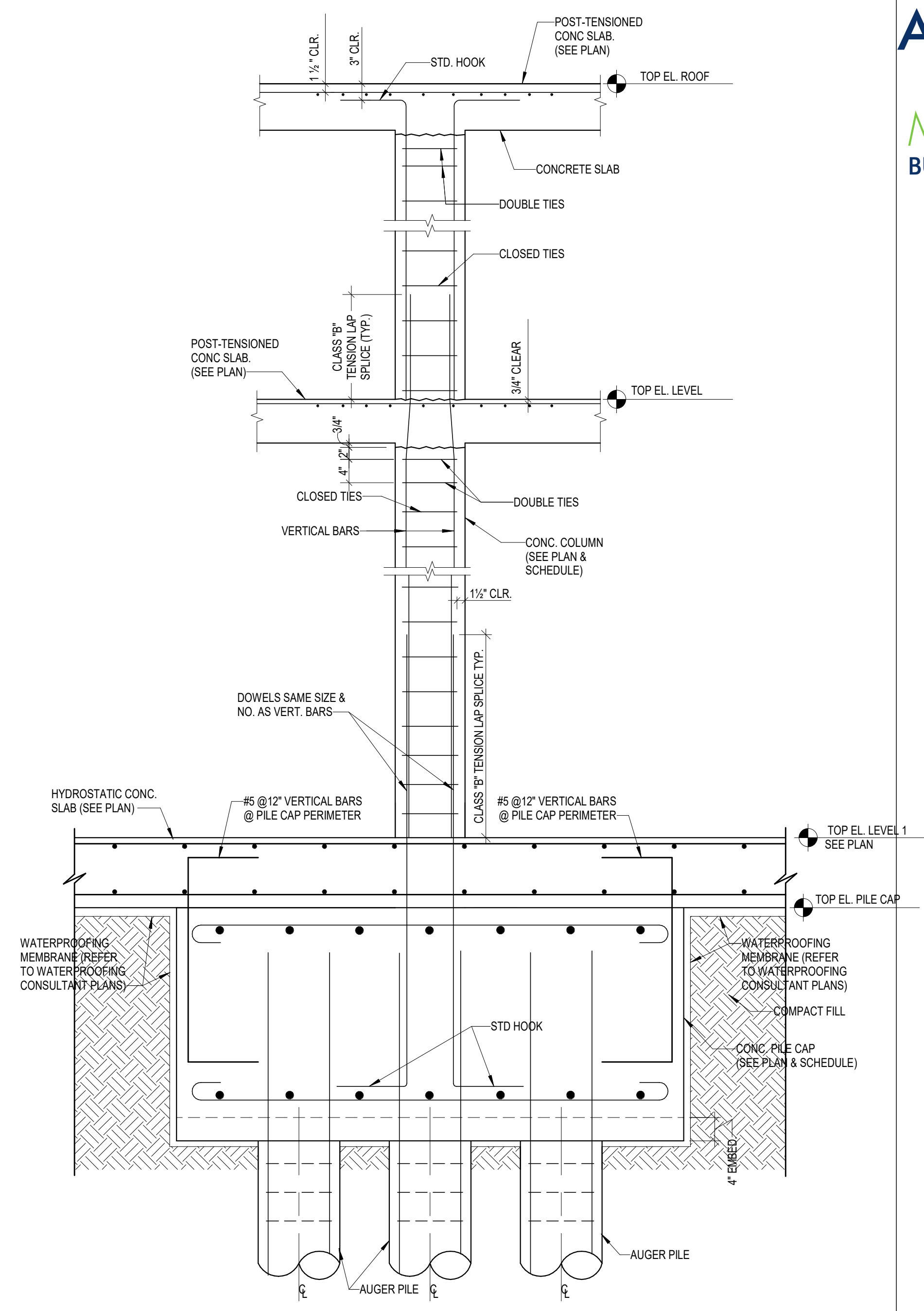
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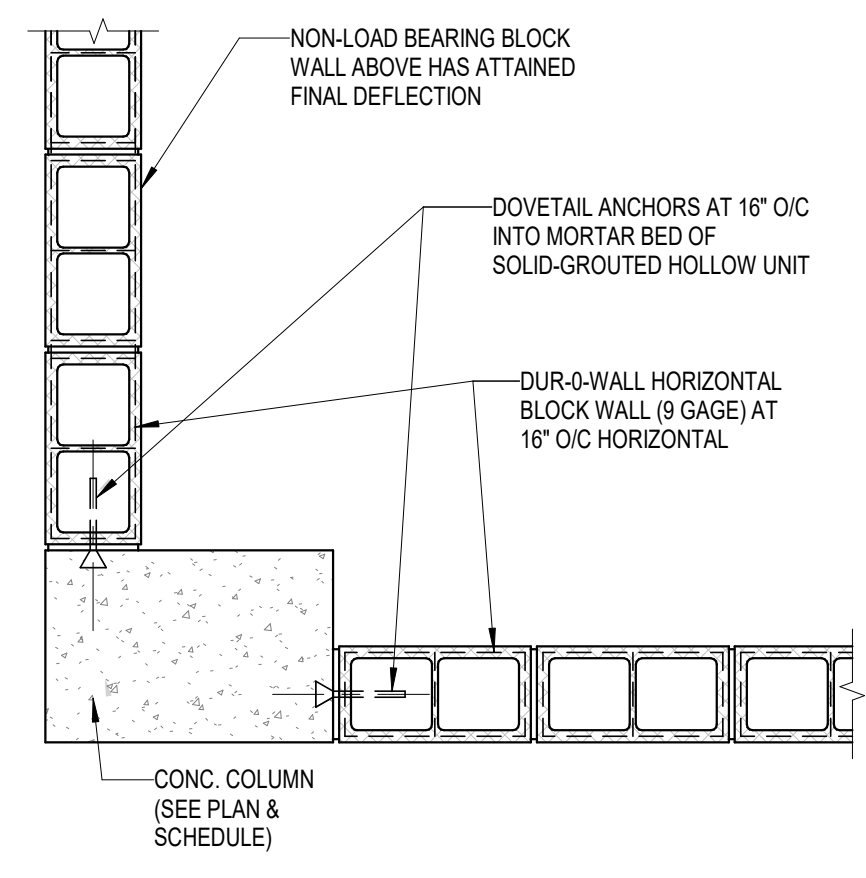
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A226002760 B260079334 LC26000510  
H210060  
PROJECT NO:  
07-13-2021  
DATE

JJ / SV / CS / EL / AB  
DRAWN / CHECKED  
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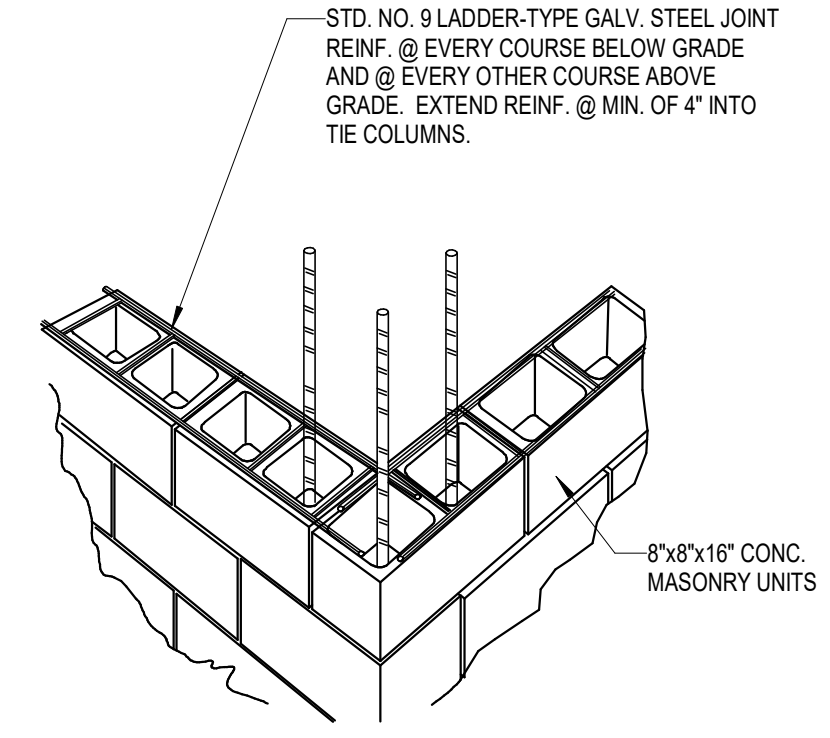
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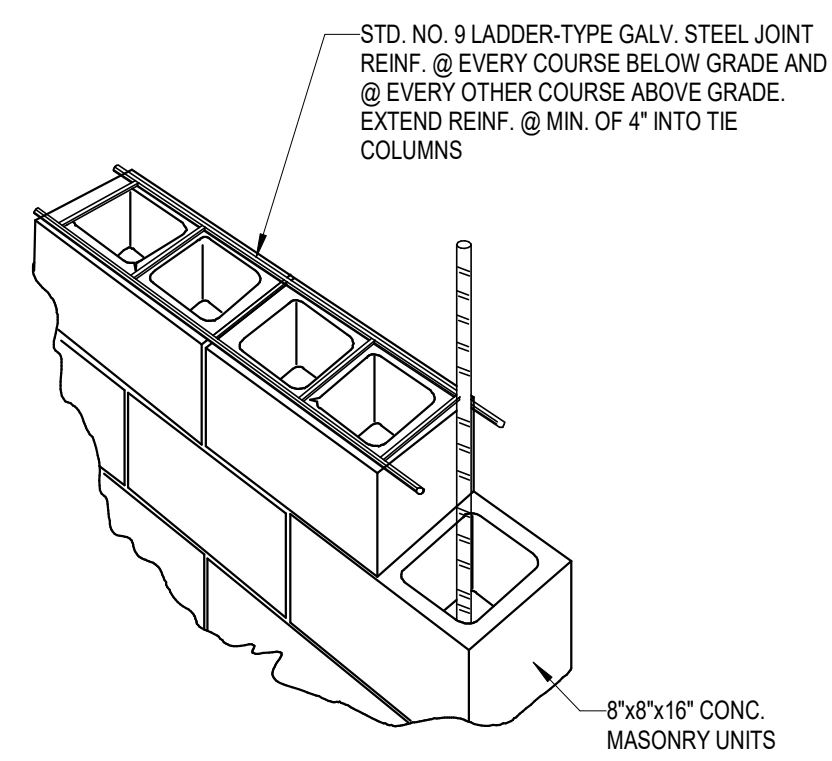
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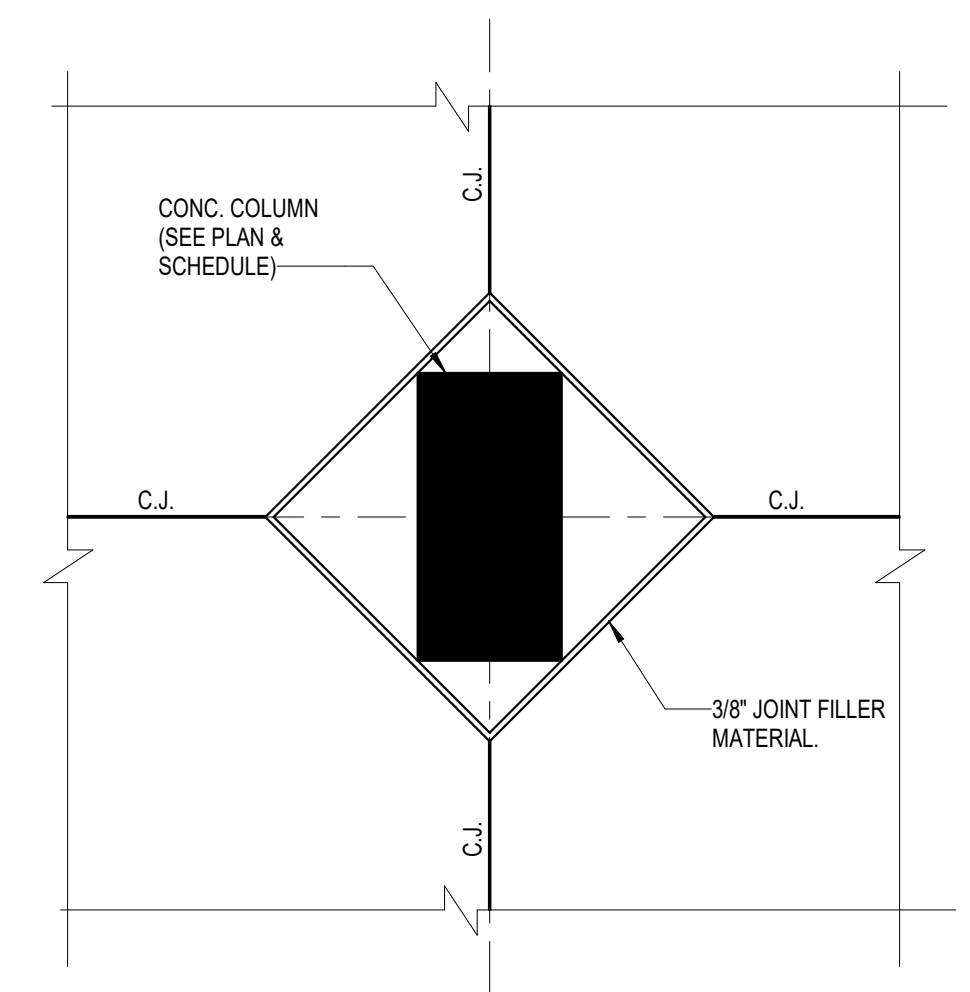
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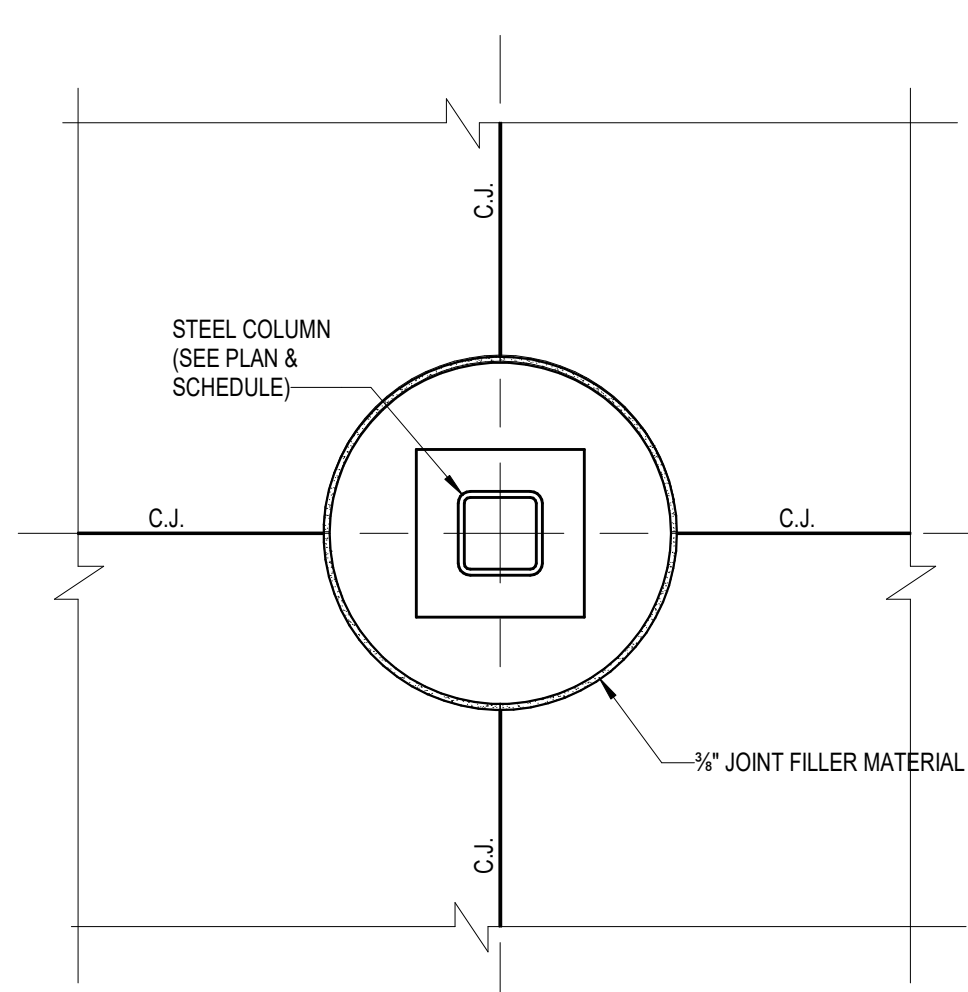
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SCALE: N.T.S.



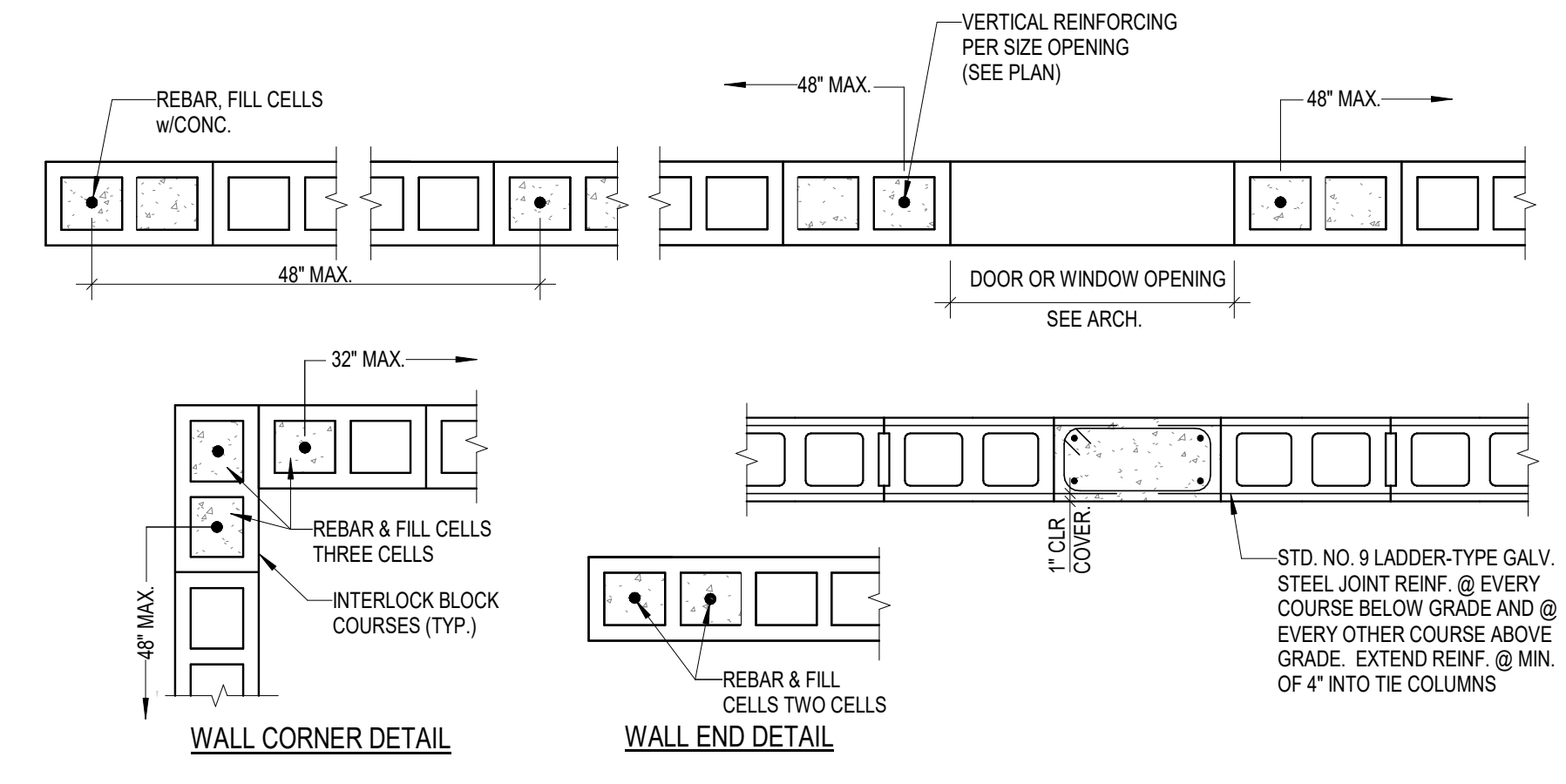
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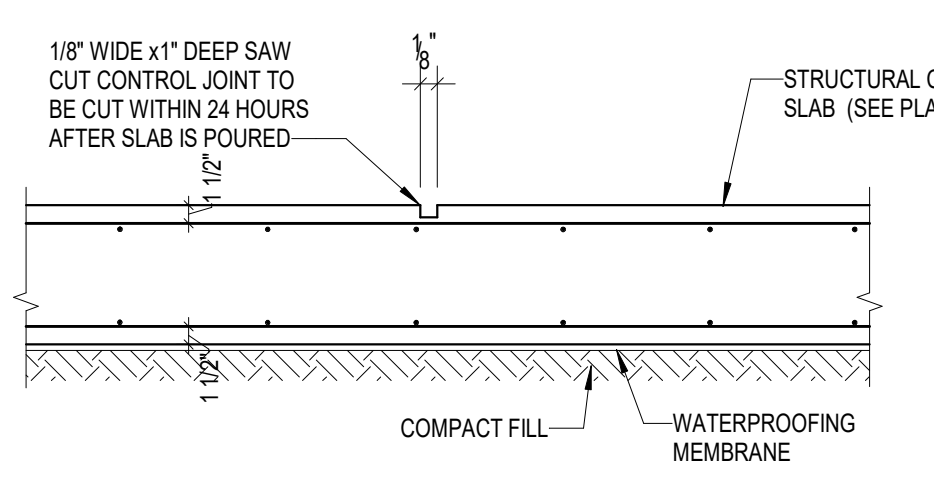
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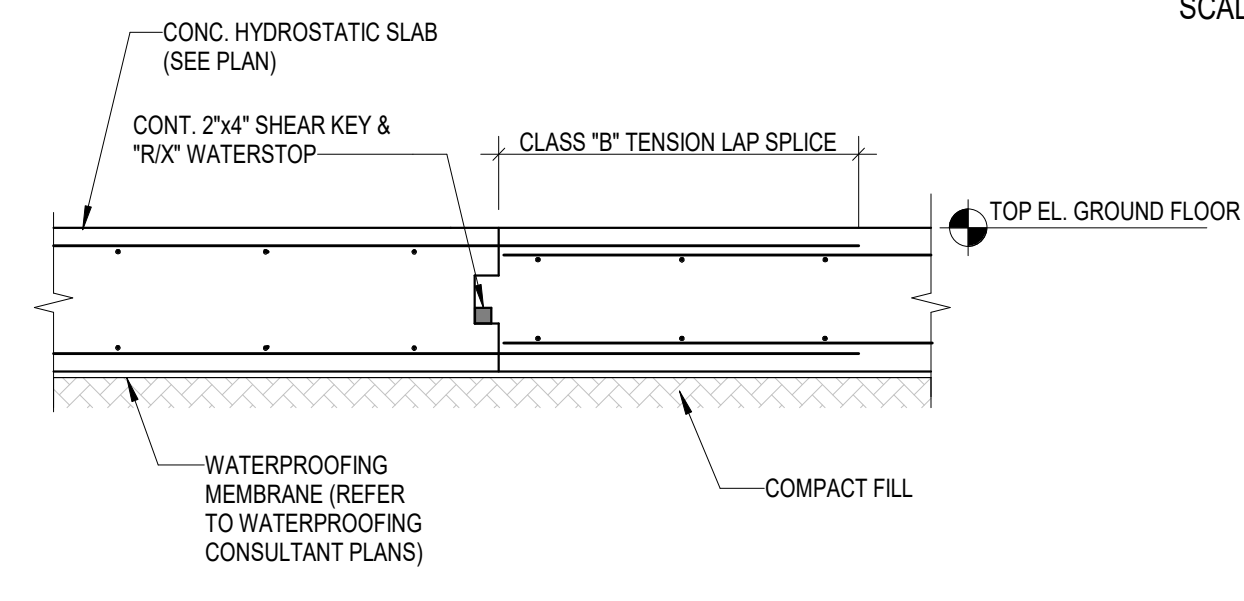
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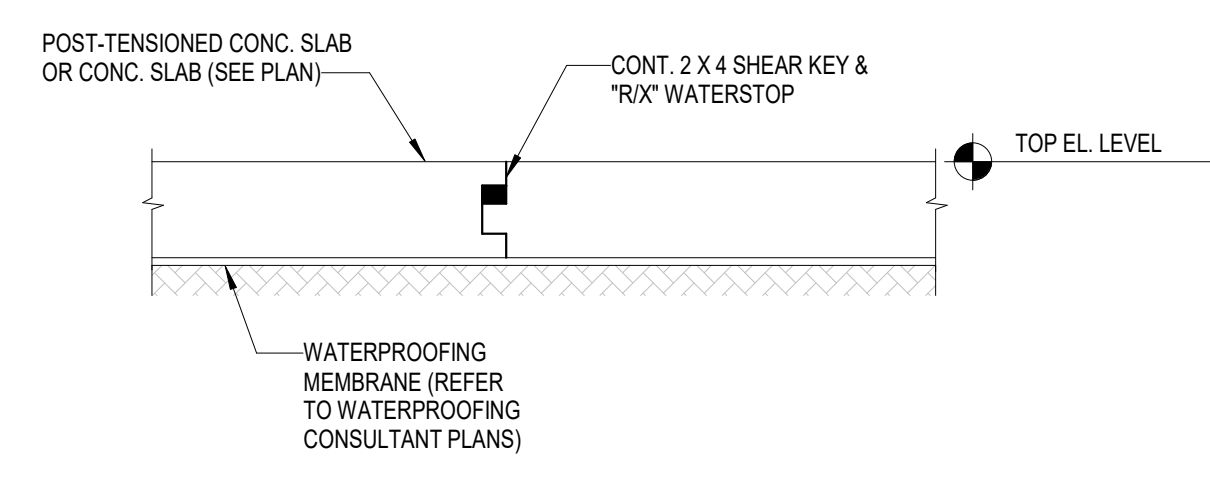
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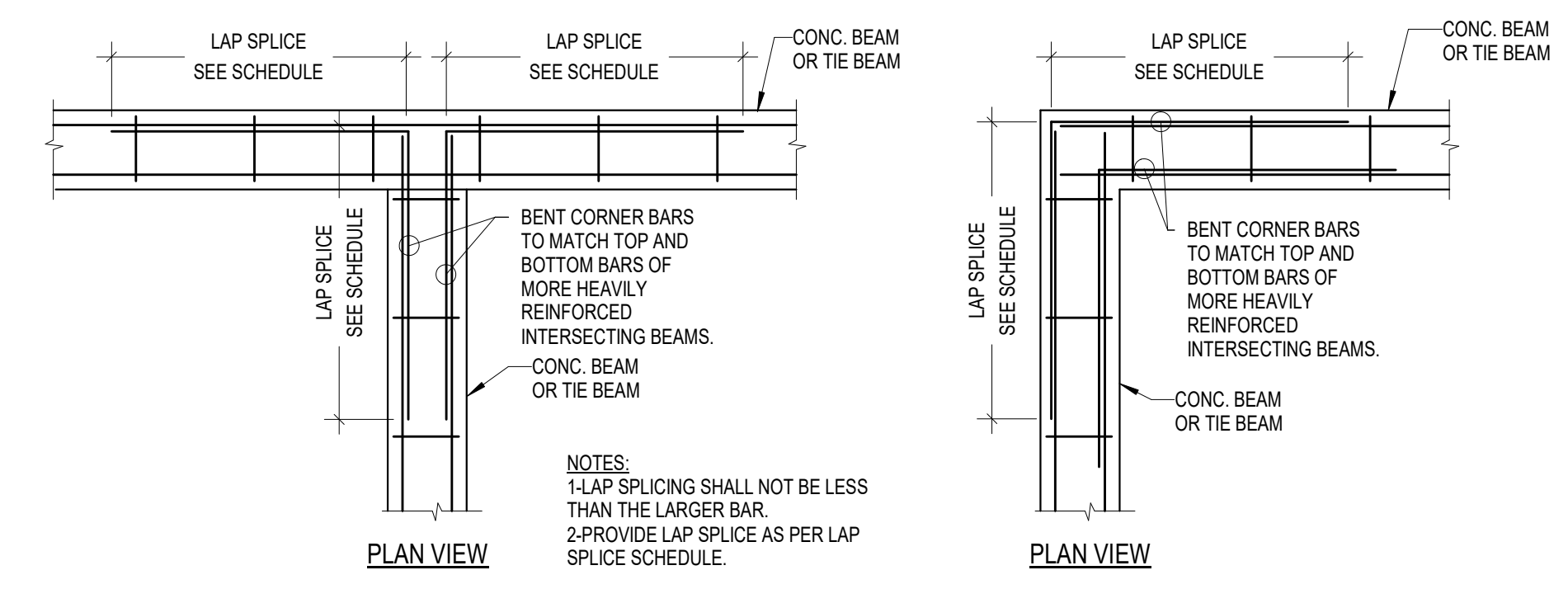
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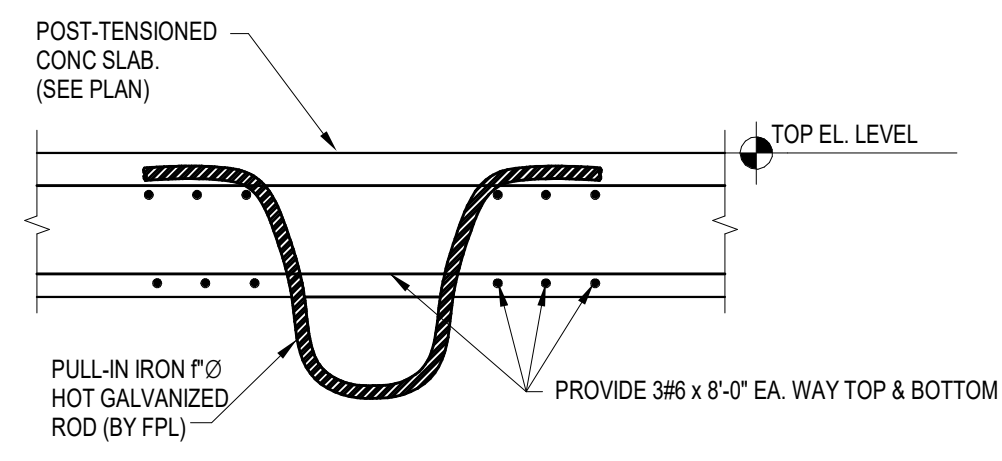
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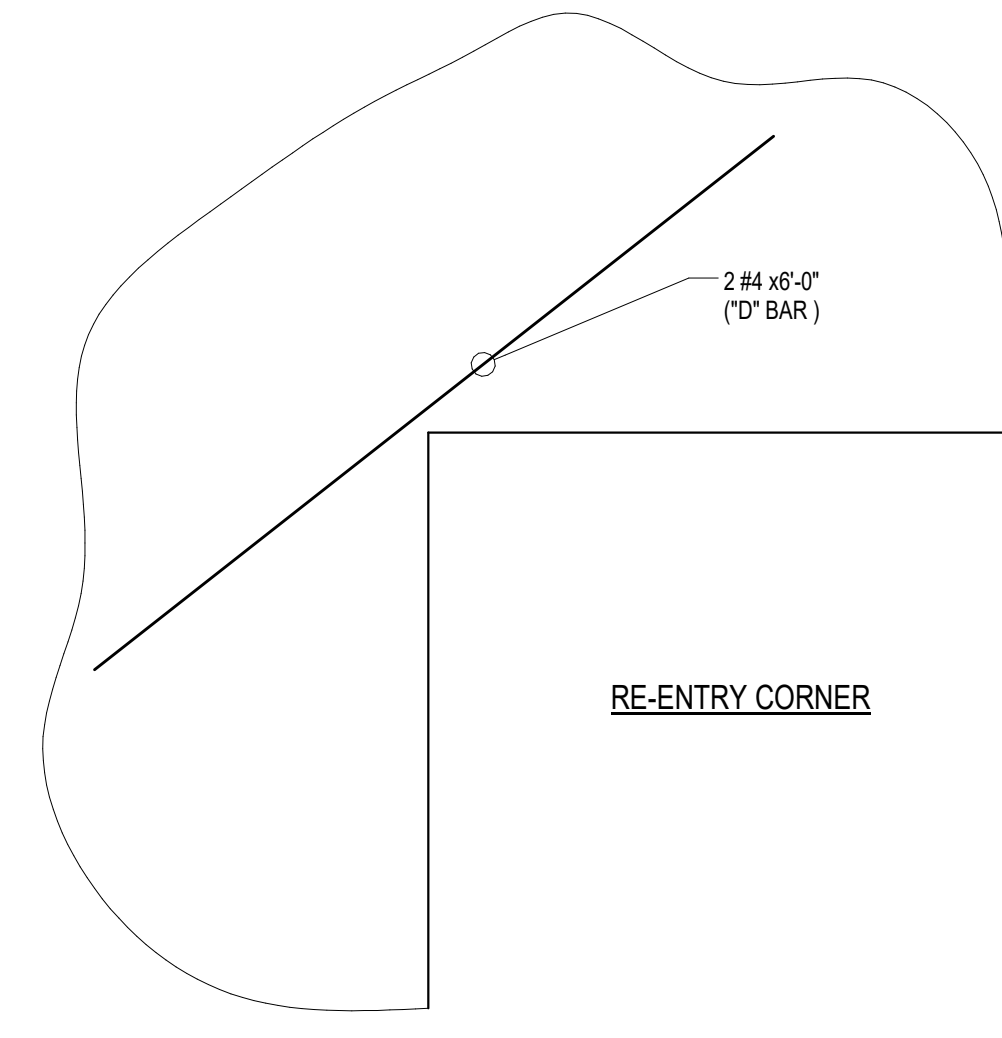
**TYPICAL DETAIL OF CONSTRUCTION JOINT IN CONCRETE SLAB EXPOSED TO WATER/MOISTURE**  
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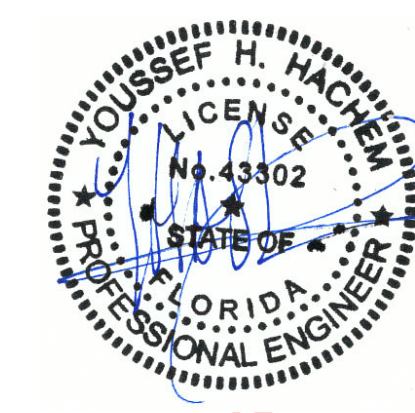
**BEAM CORNER BARS AND INTERSECTION DETAILS**



**FPL PULL-IN IRON DETAIL**  
SCALE: N.T.S.



**TYPICAL REINFORCEMENT SLAB @ RE-ENTRY CORNER DETAIL**  
SCALE: N.T.S.



Digitally signed by Youssef H Hachem  
DN: c=US, o=YHCE, ou=A01410C0000017  
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**FOR REFERENCE ONLY**

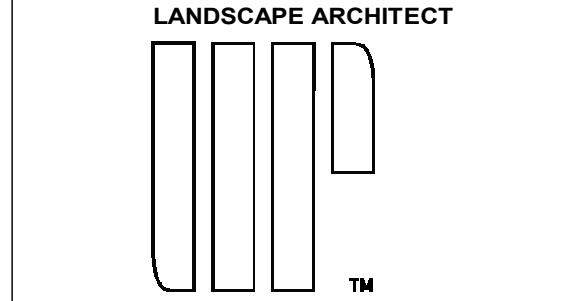
**YHCE**  
YOUSSEF HACHEM CONSULTING ENGINEERING INC. CA 26553

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YOUSSEF H. HACHEM  
LICENSE No. 43302  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

YOUSSEF HACHEM, Ph.D., P.E.  
No. 43302

Save Date: 9/30/2021 4:28:47 PM



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T. +27 (0)21 468 4400

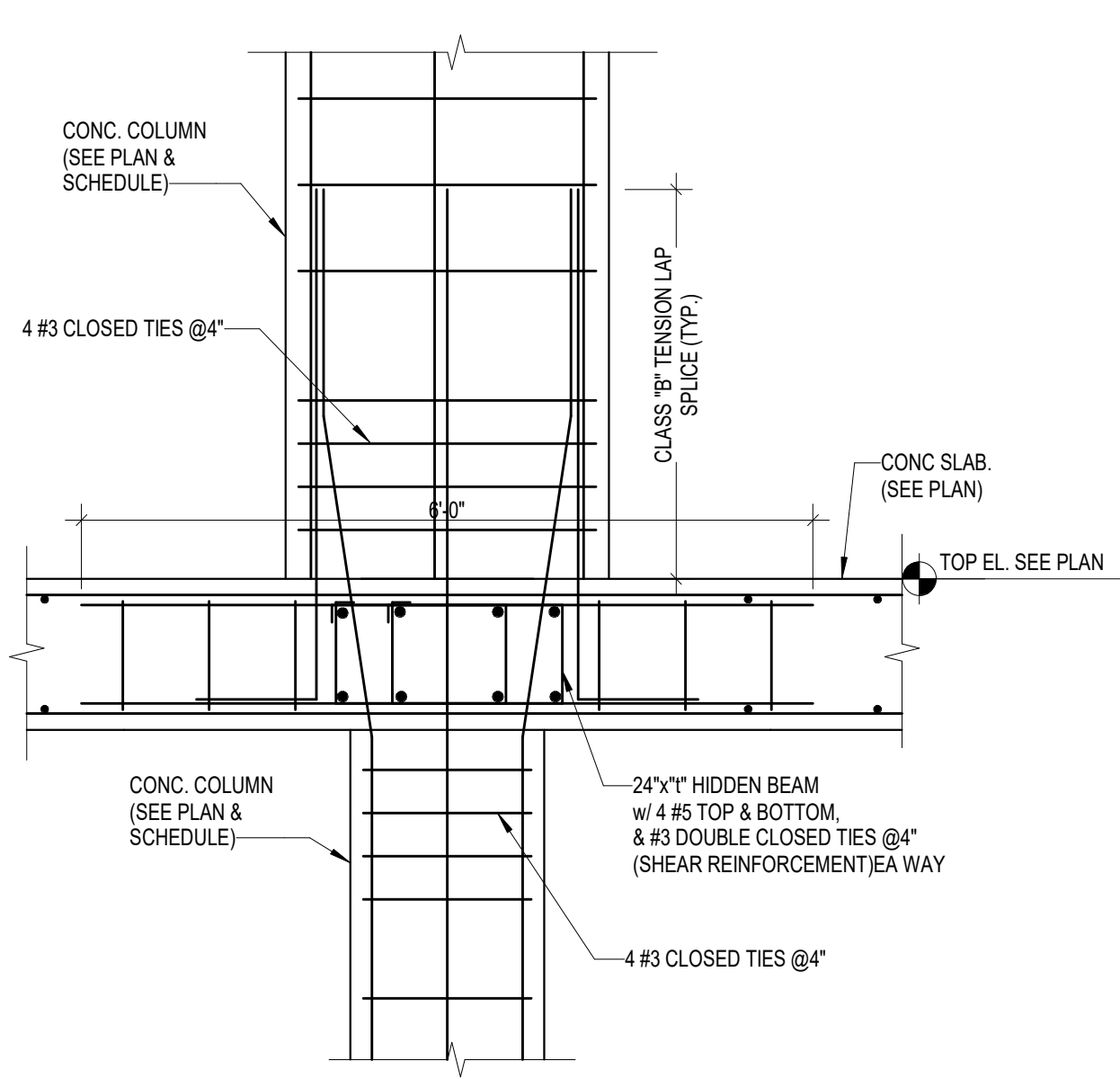
**STRUCTURAL ENGINEER:**  
YHCE ENGINEERING  
89 NW 27 AVENUE  
MIAMI, FL 33125  
T. (305) 969-YHCE F. (305) 969-9453

**MEP ENGINEER:**  
CREDO Consulting Engineers, LLC  
800 EAST BROWARD BLVD., SUITE 601  
FORT LAUDERDALE, FL 33301  
T. (954) 763-2246 F. (954) 763-2247

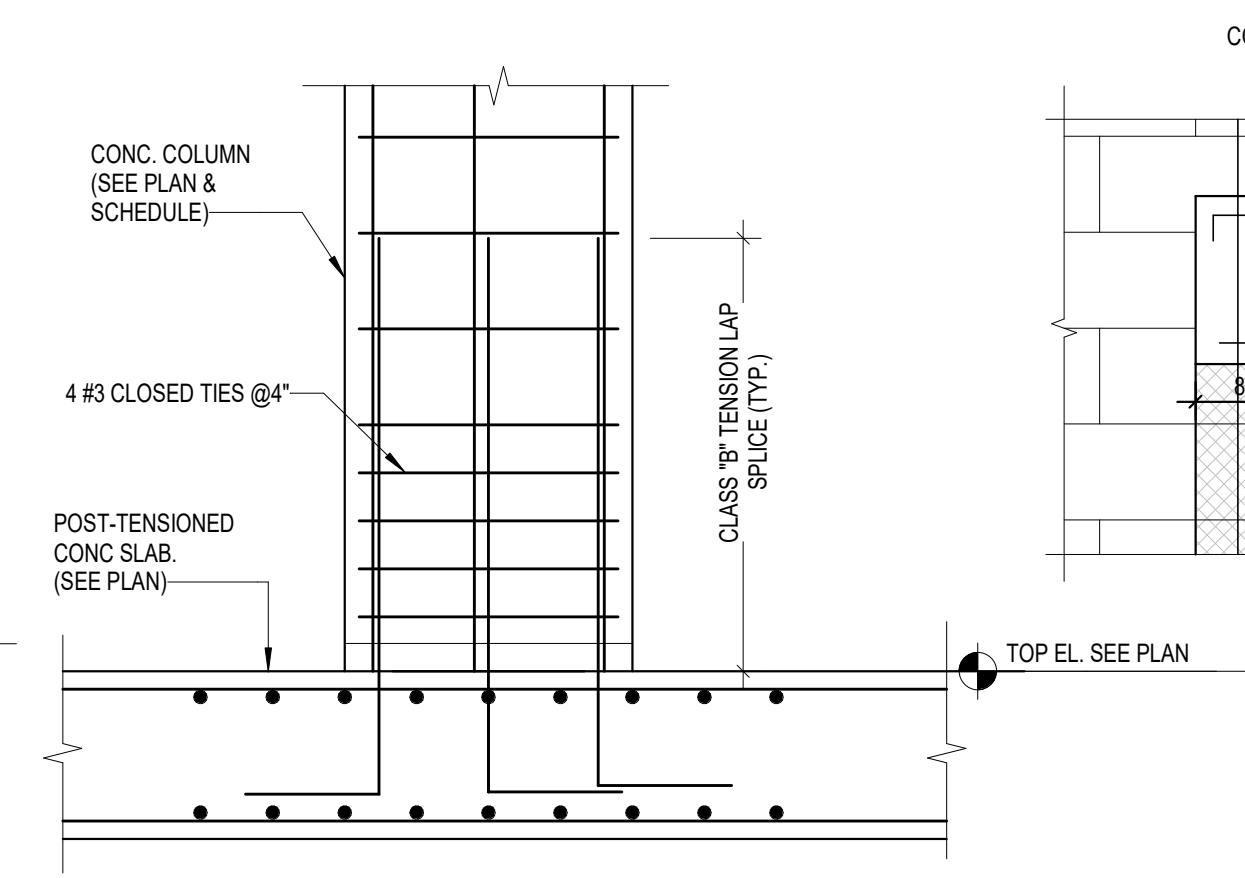
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OCEAN ENGINEERING INC.  
8101 BISCAYNE BLVD., UNIT 508  
MIAMI, FL 33138  
T. (786) 518-2008

**LIGHTING CONSULTANT:**  
LUX POPULI S.A. de C.V.  
Artega 27, San Angel  
Mexico City, CP 01000, Mexico  
T. +52 5025 9105

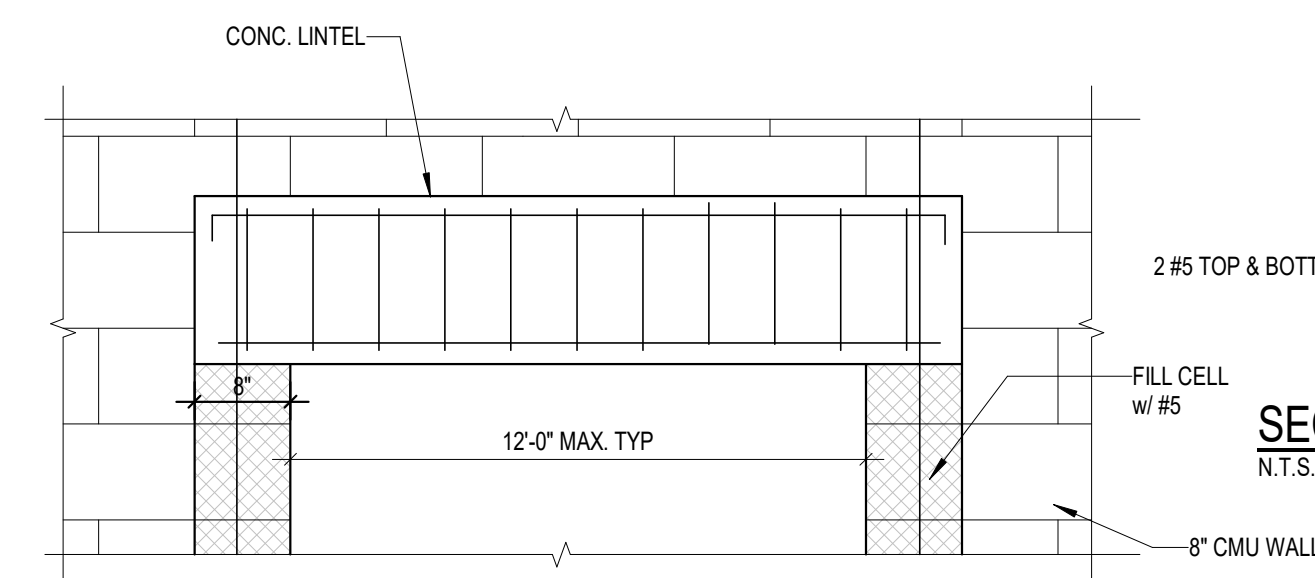
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MIAMI BEACH, FLORIDA 33139



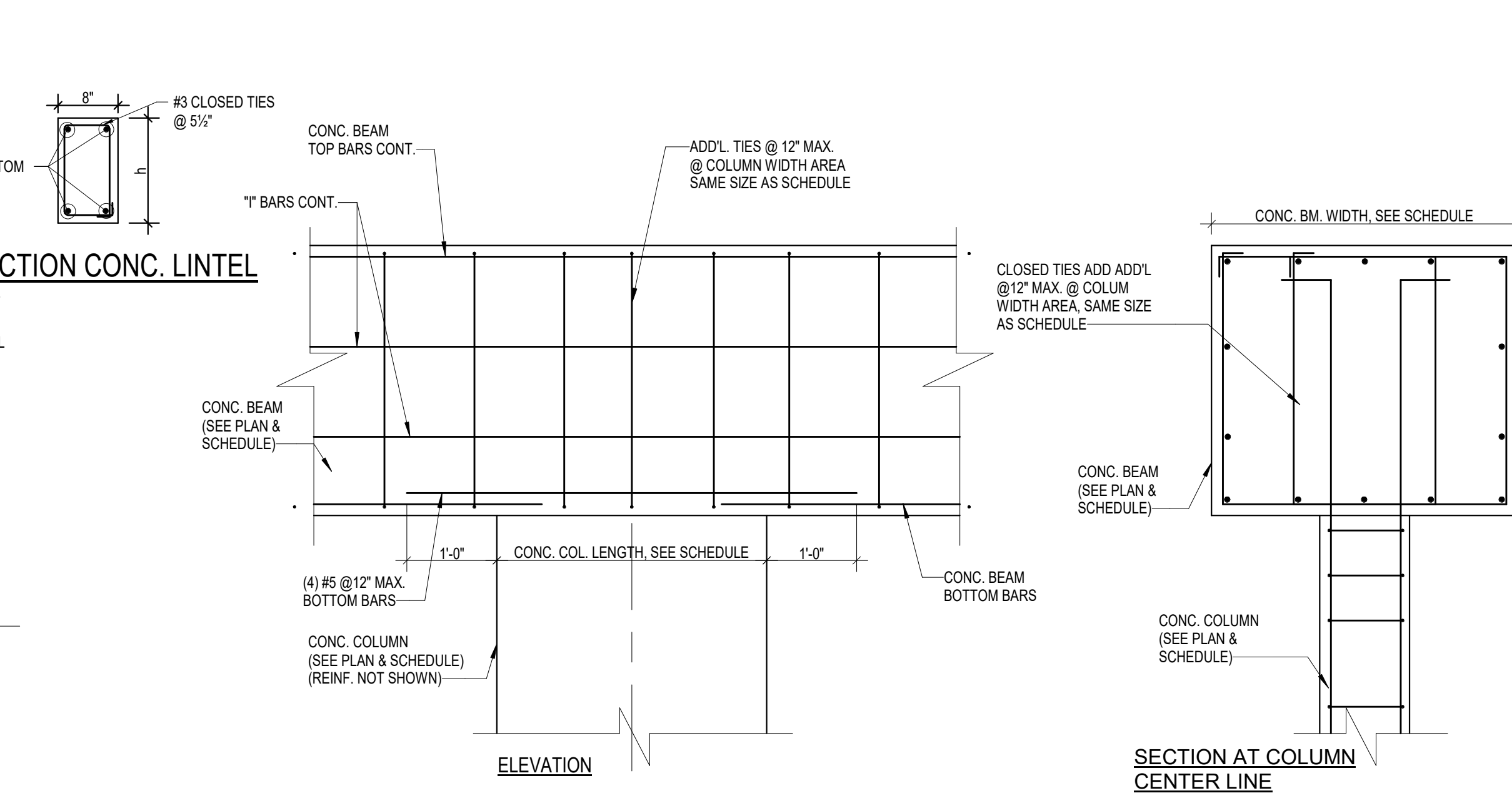
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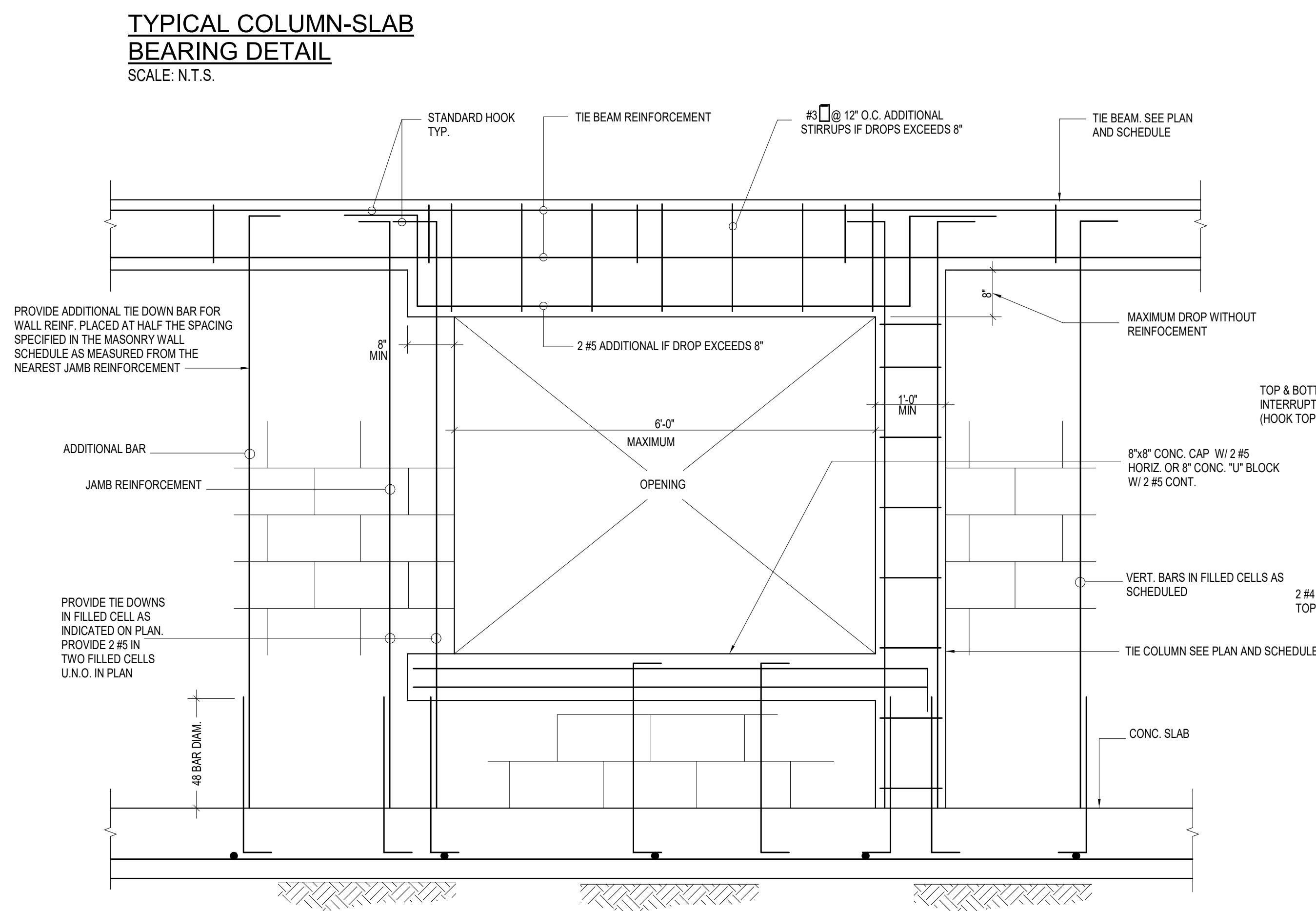
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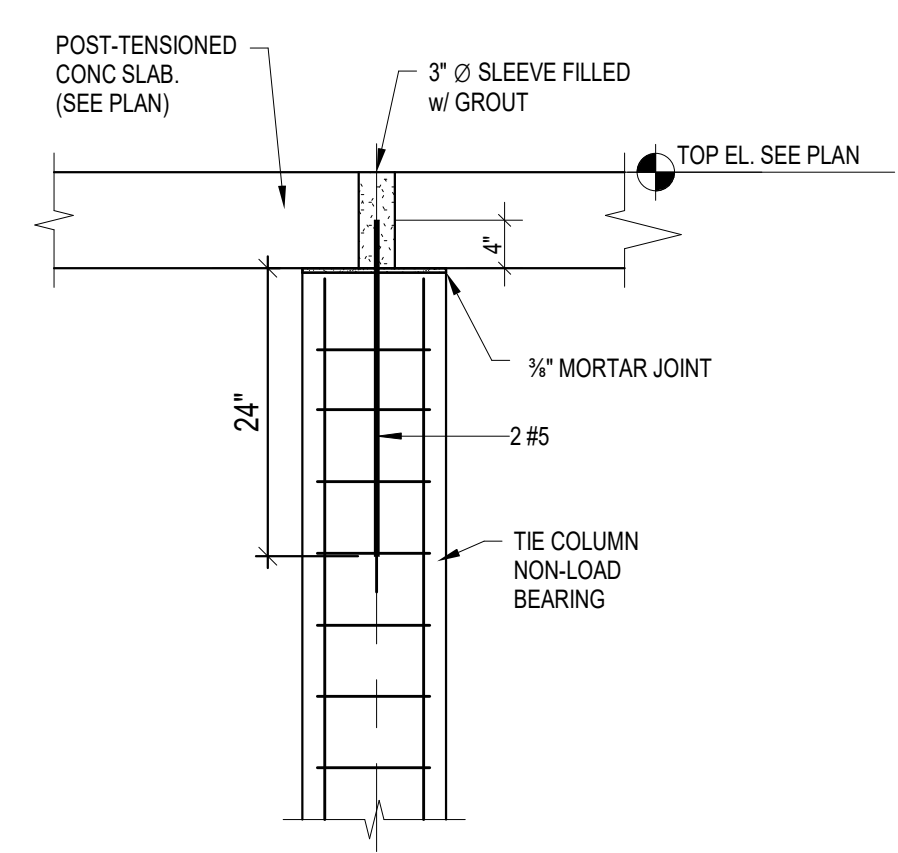
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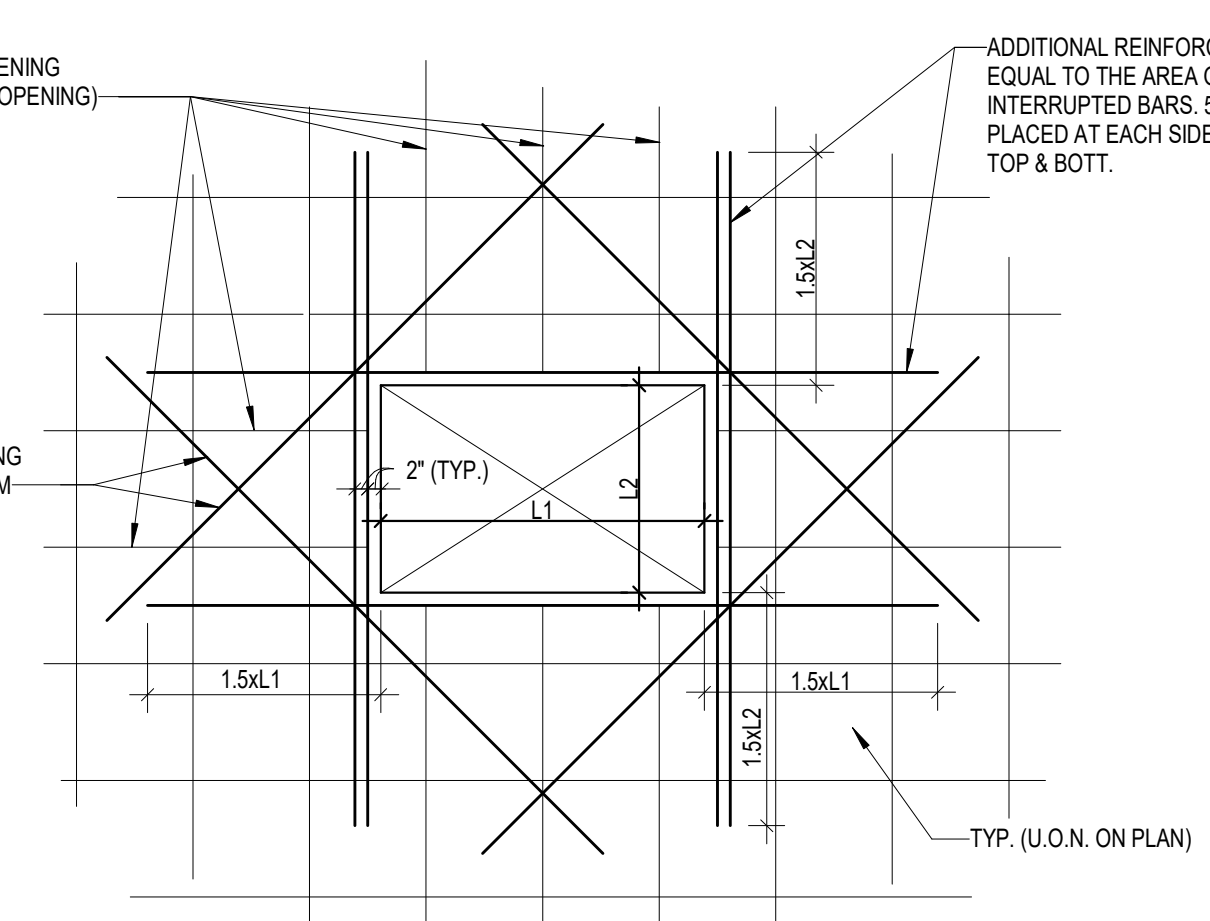
**TYPICAL COLUMN BEAM JOINT DETAIL**  
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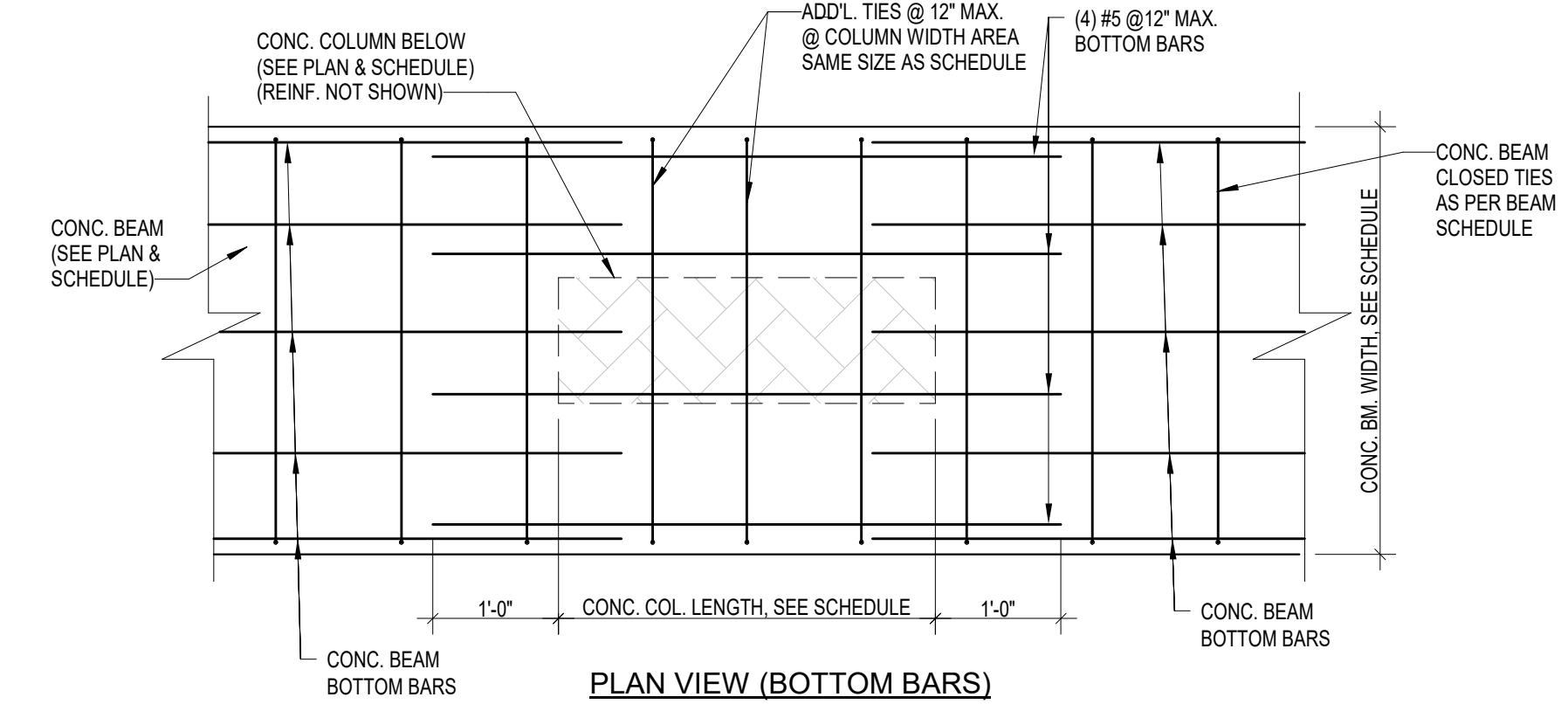
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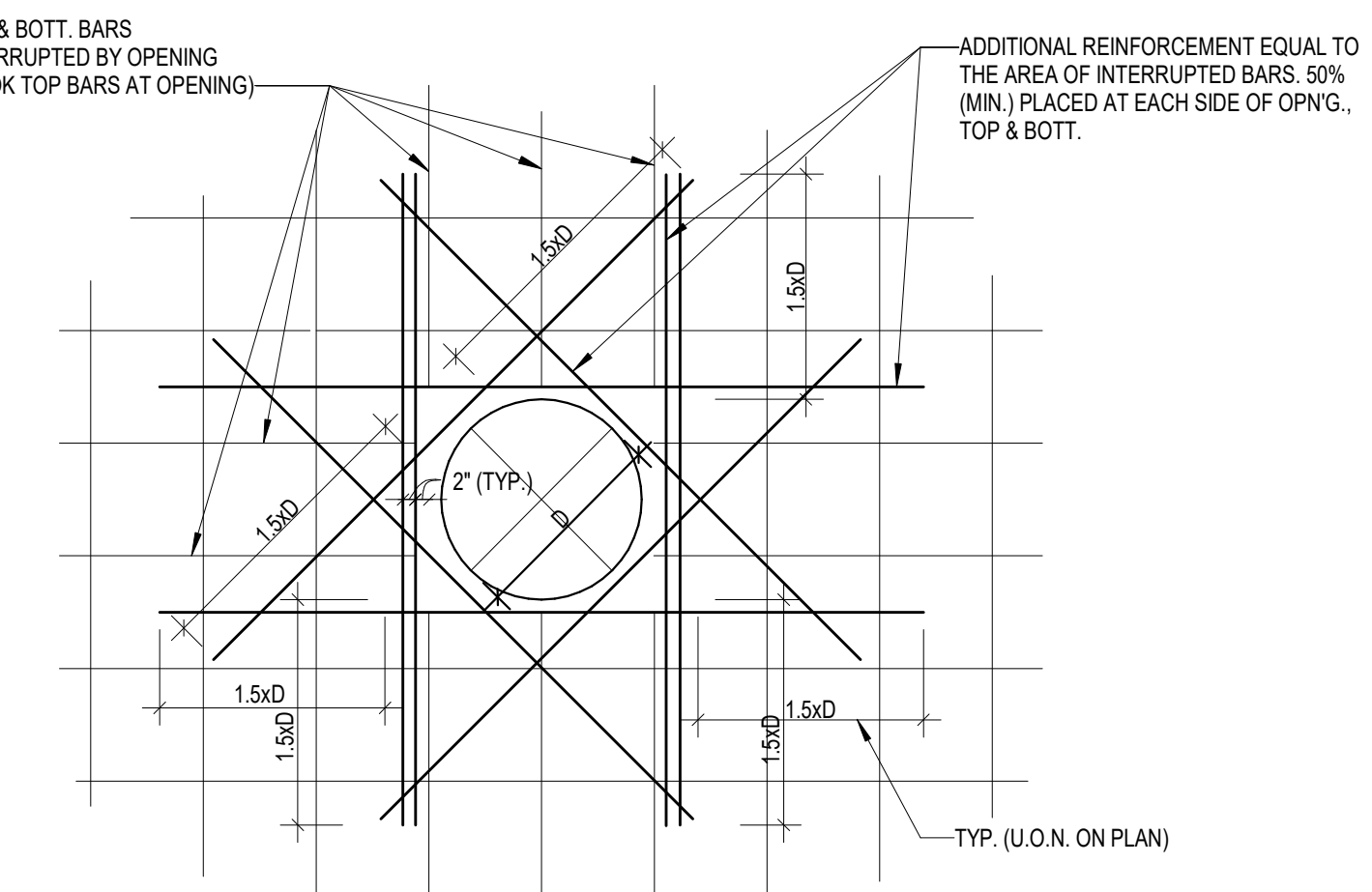
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**TYPICAL SLAB OPENING DETAIL**  
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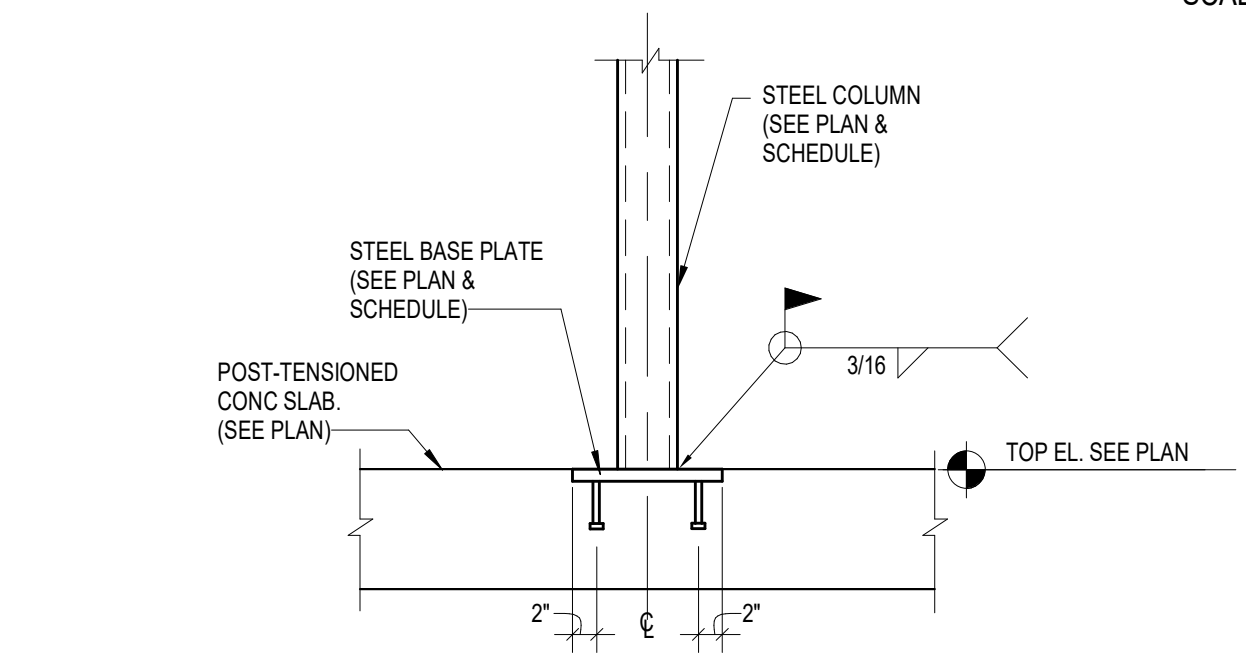


**TYPICAL COLUMN BEAM JOINT DETAIL**  
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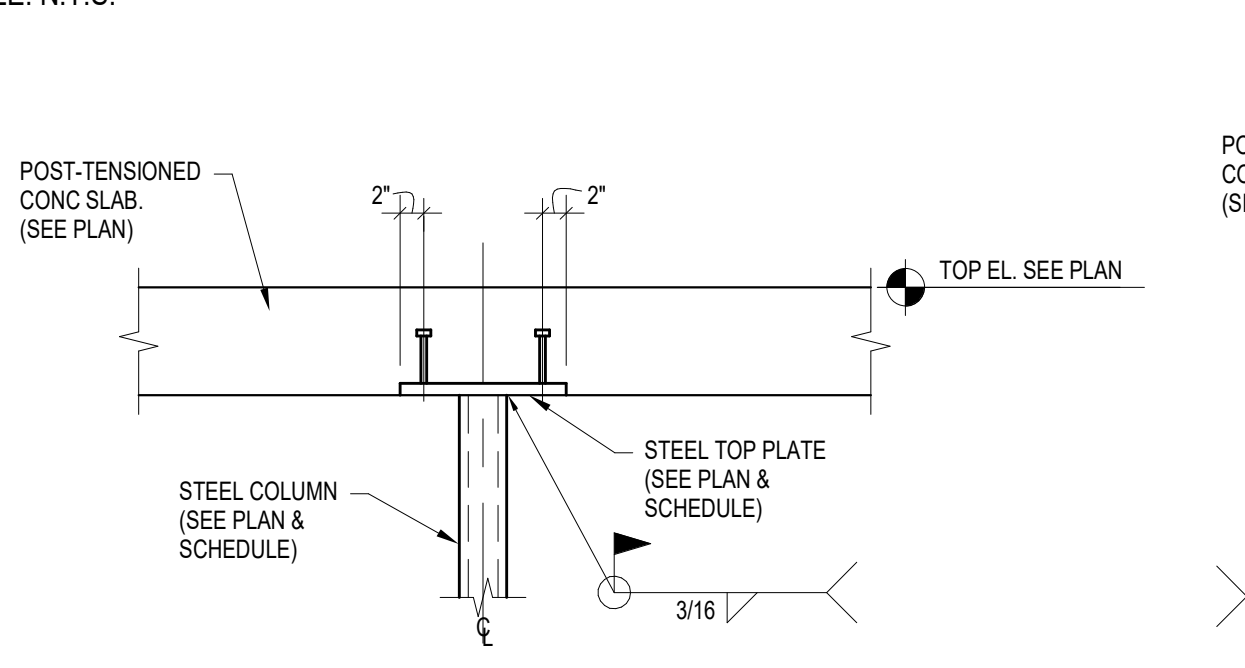


**TYPICAL SLAB OPENING DETAIL**  
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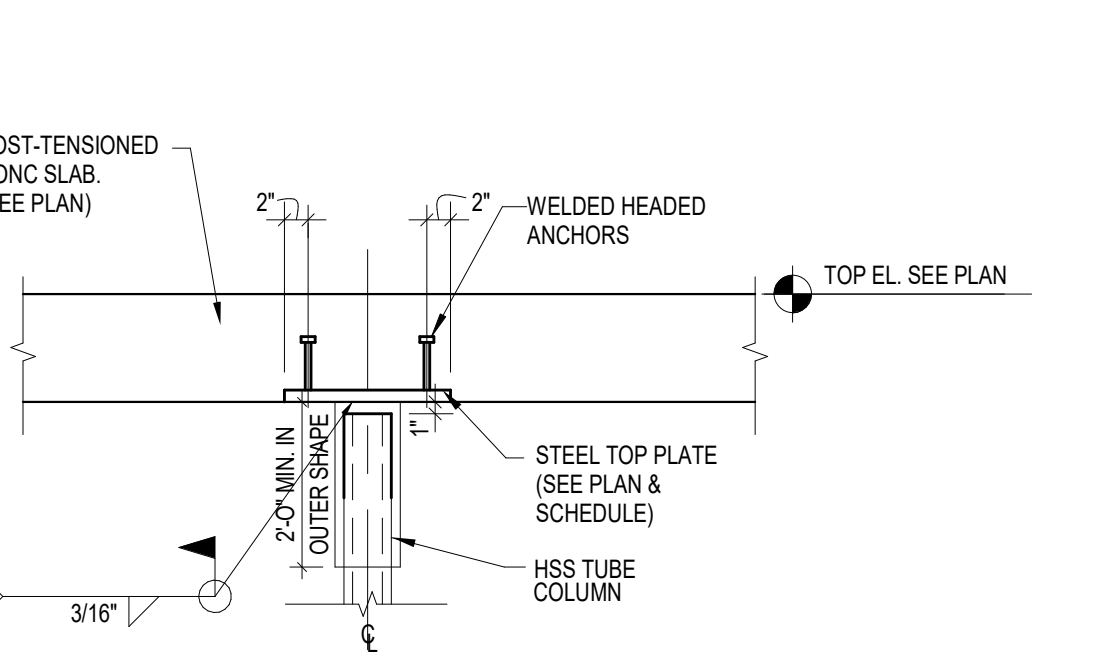
**NOTE:**  
THIS IS A TYPICAL DETAIL SHOWING IN THE LEFT SIDE A MASONRY JAMB CONDITION AND IN THE RIGHT SIDE A TIE COLUMN CONDITION. REFER TO FLOOR PLAN TO DETERMINE WHICH OF THE TWO CONDITIONS APPLY TO EACH PARTICULAR OPENING.



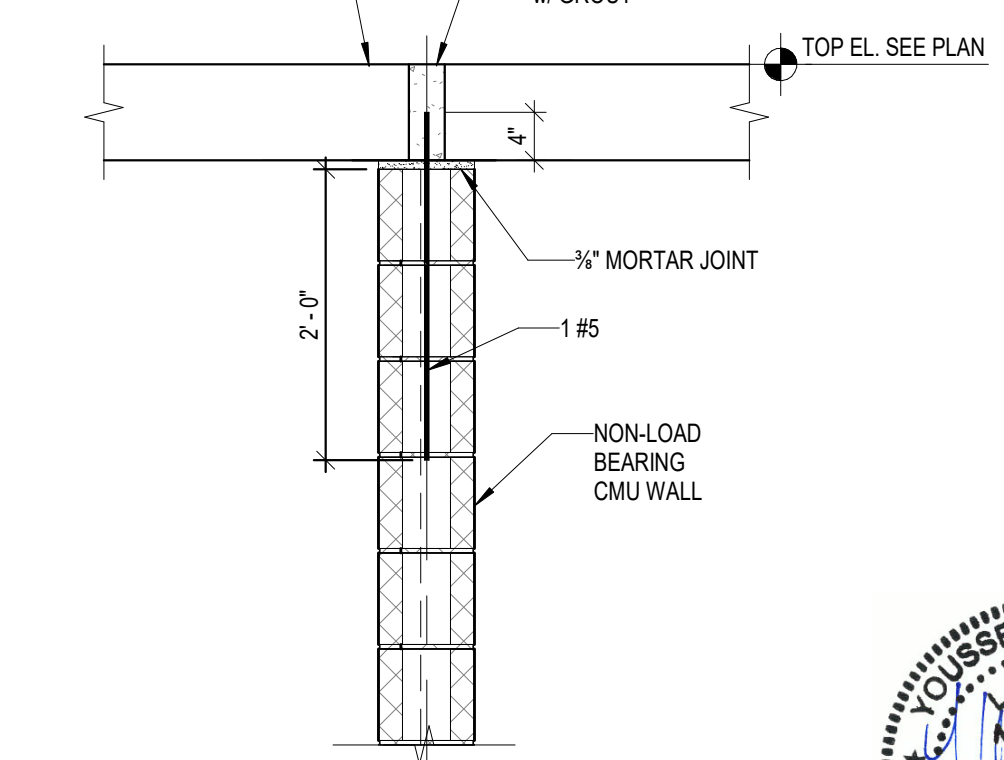
**STEEL COL. SUPPORTED BY POST-TENSIONED CONC. SLAB TYP. DETAIL**  
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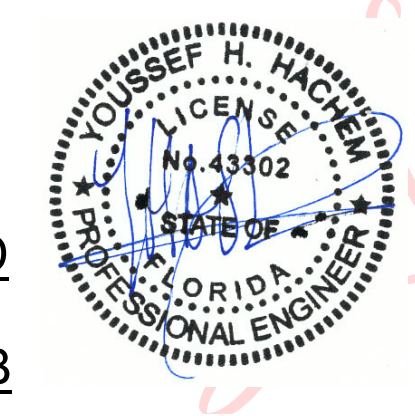
**STEEL COLUMN BELOW POST-TENSIONED CONC. SLAB CONNECTION DETAIL**  
SCALE: N.T.S.



**NON-LOAD BEARING STEEL COL. BELOW POST-TENSIONED CONC. SLAB CONNECTION DETAIL**  
SCALE: N.T.S.



**TYPICAL DETAIL OF NON-LOAD BEARING CMU WALL BELOW POST-TENSIONED CONC. SLAB**  
SCALE: N.T.S.



Digitally signed by Youssef H Hachem  
DN: c=US, o=YHCE, ou=A01410C000017, 5701B89930000158E, cn=Youssef H Hachem  
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**FOR REFERENCE ONLY**



**YOUSSEF H. HACHEM**  
CONSULTING ENGINEERING INC.  
CA 26553  
99 NW 27 AVE  
MIAMI, FL 33125  
(786) 287-9120  
(305) 969-9453  
www.yhengineering.com  
YOUSSEF HACHEM, Ph.D., P.E.  
No. 43302

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.

ID	Revision #	Description

SEAL

URBAN ROBOT LLC  
A-26002760 B-26001534 LC26000510

H210060  
PROJECT NO.

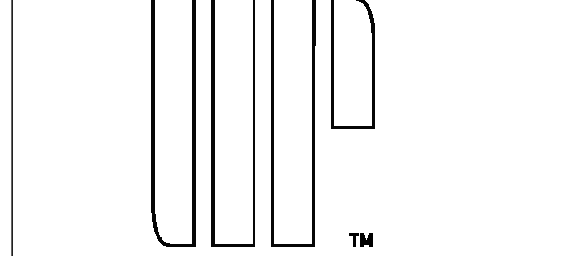
07-13-2021  
DATE

JJ / SV / CS / EL / AB  
DRAWN / CHECKED

TYPICAL DETAILS

**S502**





URBAN ROBOT LLC 420 LINCOLN ROAD, S. 600 MIAMI BEACH, FL 33139 T. 786 246 4857

OWNER: LUIS FELIPE NEVA SILVEIRA 28 STAR ISLAND MIAMI BEACH, FL 33139

DESIGN ARCHITECT: SAOTA 103 HATFIELD STREET GARDENS CAPE TOWN 8001, SOUTH AFRICA T. +27 (0)21 468 4400

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MEP ENGINEER: CREDO Consulting Engineers, LLC 800 EAST BROWARD BLVD., SUITE 601 FORT LAUDERDALE, FL 33301 T. (854) 763-2246 F. (954) 763-2247

CIVIL ENGINEER: OCEAN ENGINEERING INC. 8101 BISCAYNE BLVD., UNIT 508 MIAMI, FL 33138 T. (786) 518-2008

LIGHTING CONSULTANT: LUX POPULI S.A. de C.V. Arteaga 27, San Angel Mexico City, CP 01000, Mexico T. +52 5025 9105

28 STAR ISLAND MIAMI BEACH, FLORIDA 33139

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Table with 2 columns: ID, Revision #, Description

REVISIONS:

SEAL

FOR REFERENCE ONLY

YOUSSEF H. HACHEM LICENSE No. 43302 STATE OF FLORIDA PROFESSIONAL ENGINEER

YOUSSEF H. HACHEM CONSULTING ENGINEERING INC. CA 26553

99 NW 27 AVENUE MIAMI, FL 33125 (786) 287-9120 (305) 969-9453 www.yhengineering.com

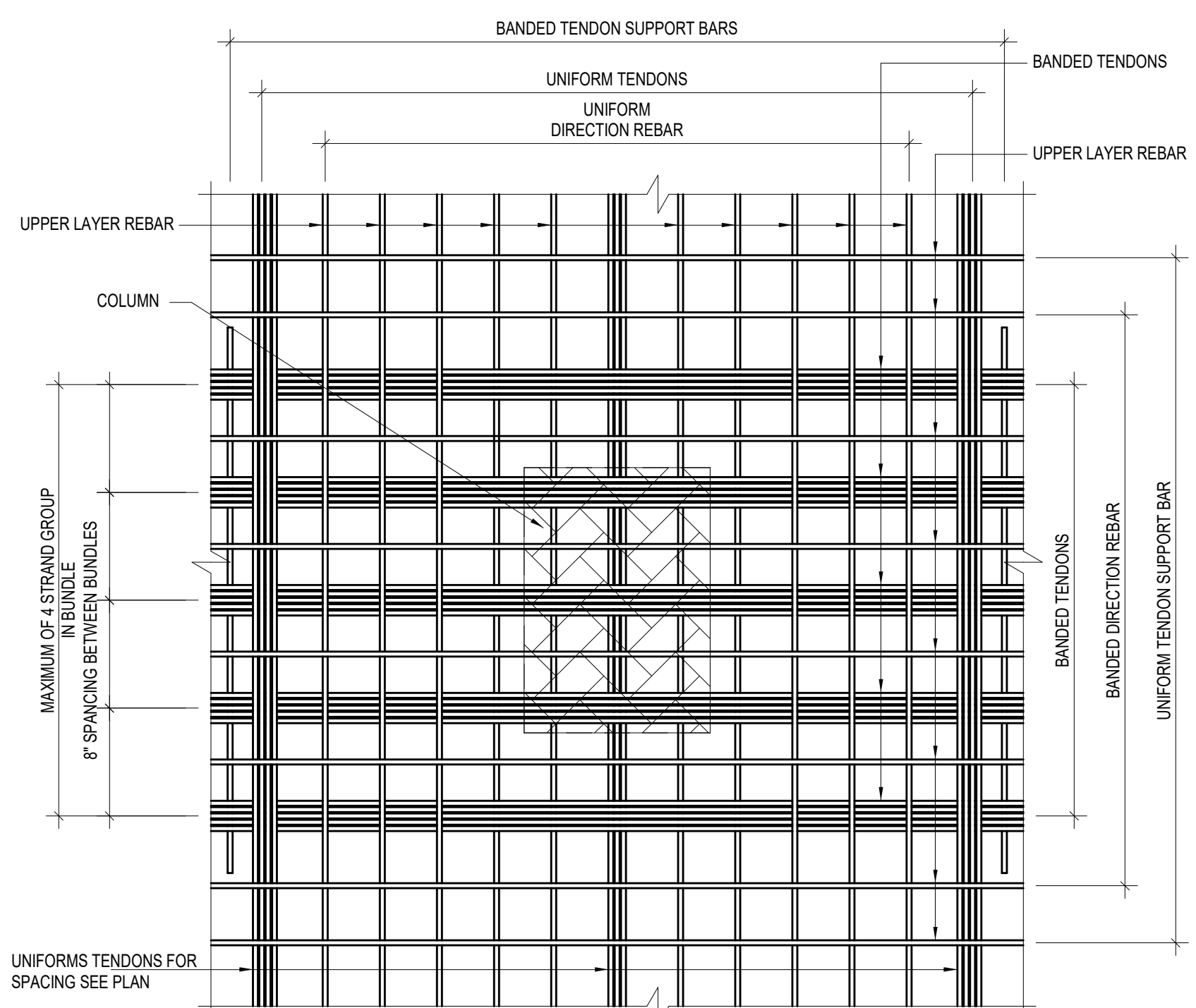
YOUSSEF HACHEM, Ph.D., P.E. No. 43302

DATE: 07-13-2021

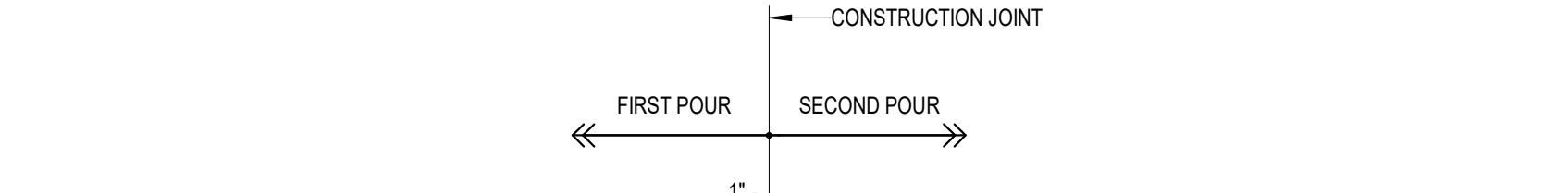
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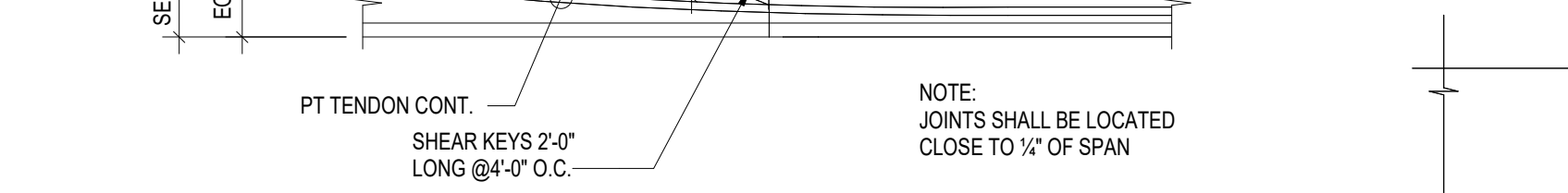
S504



PLAN VIEW AT COLUMN NTS UNIFORM TENDONS AT COLUMN CENTERLINE- TIED UNDER BANDED TENDONS



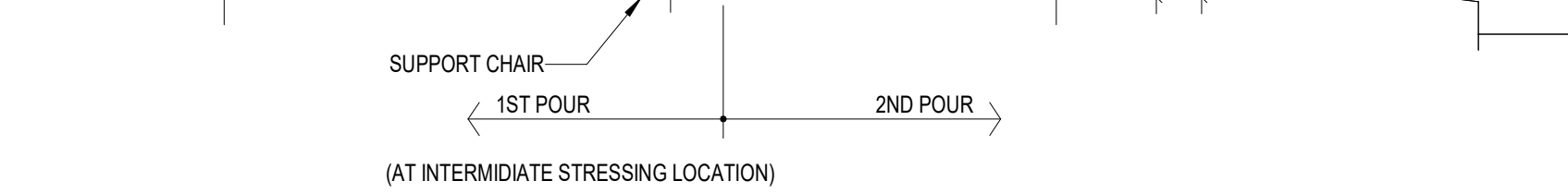
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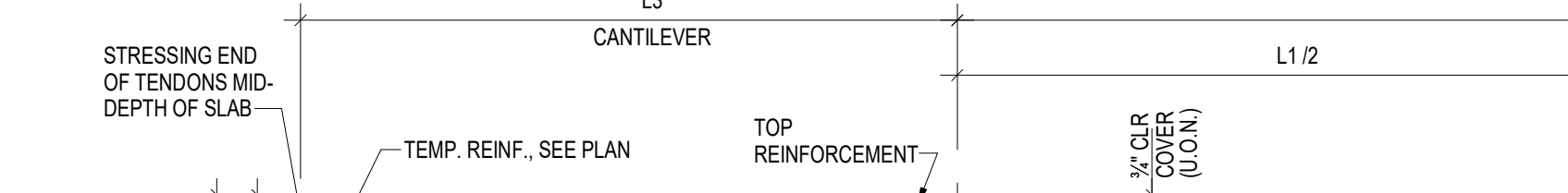
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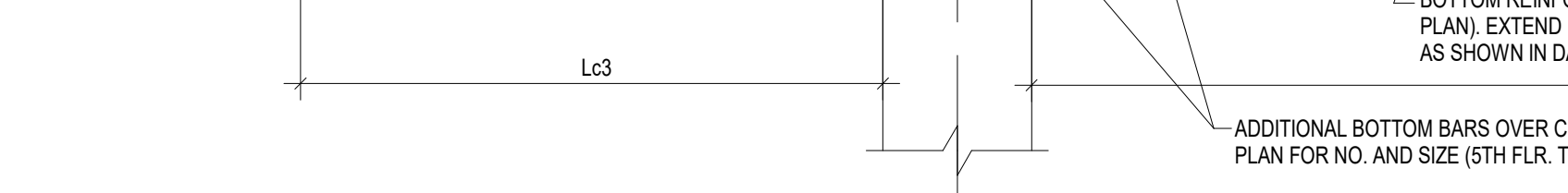
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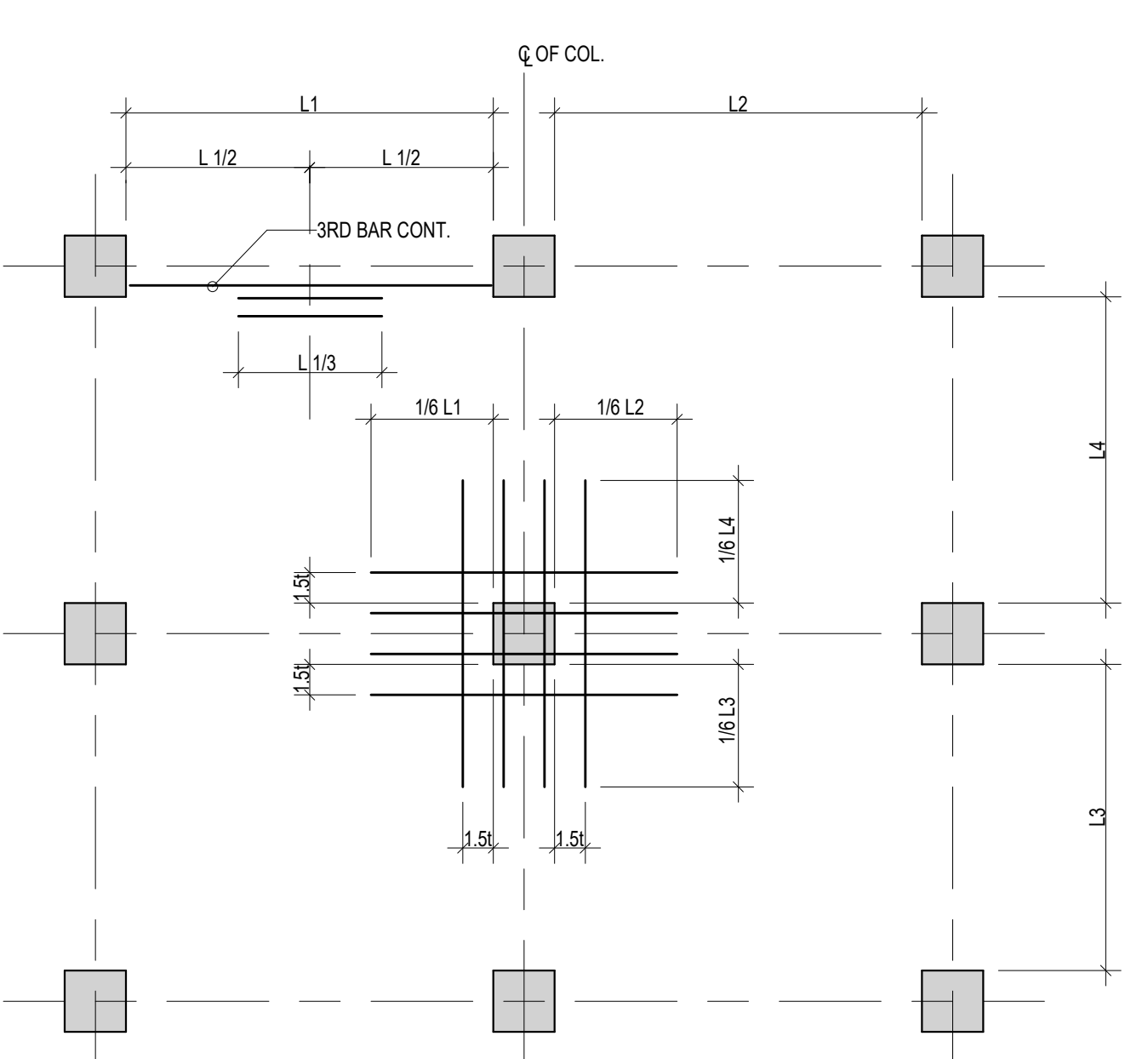
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TYPICAL TENDON PROFILE SCALE: N.T.S.



TYPICAL TENDON PROFILE SCALE: N.T.S.



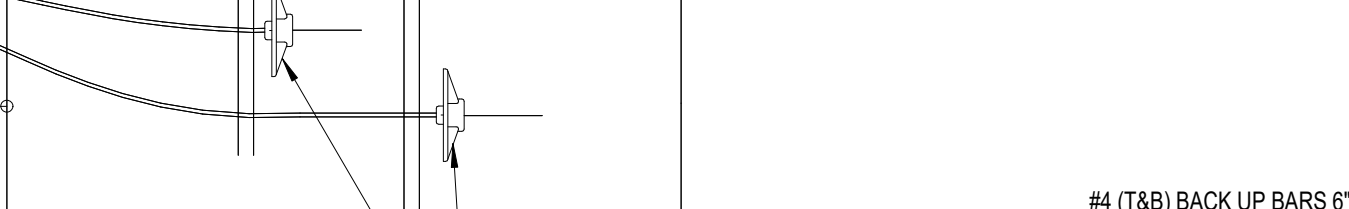
MILD STEEL PLACING PLAN AT COLUMN SCALE: N.T.S.



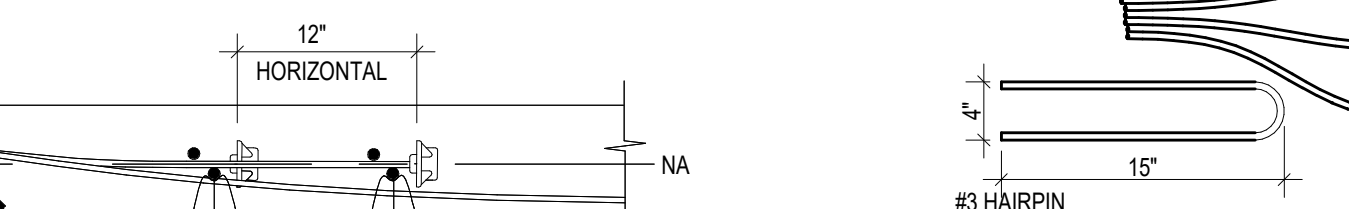
POST TENSIONING SYMBOLS



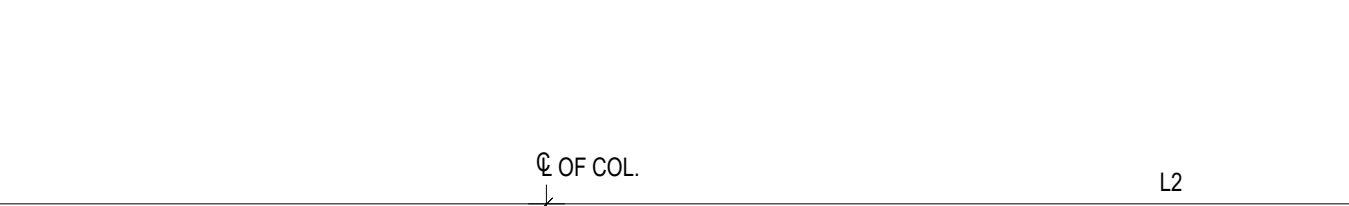
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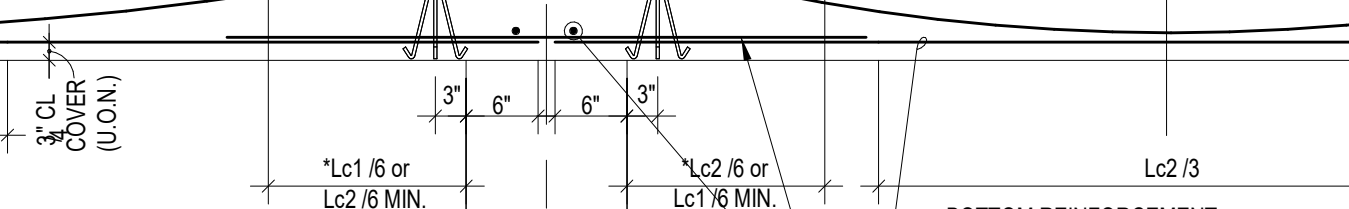
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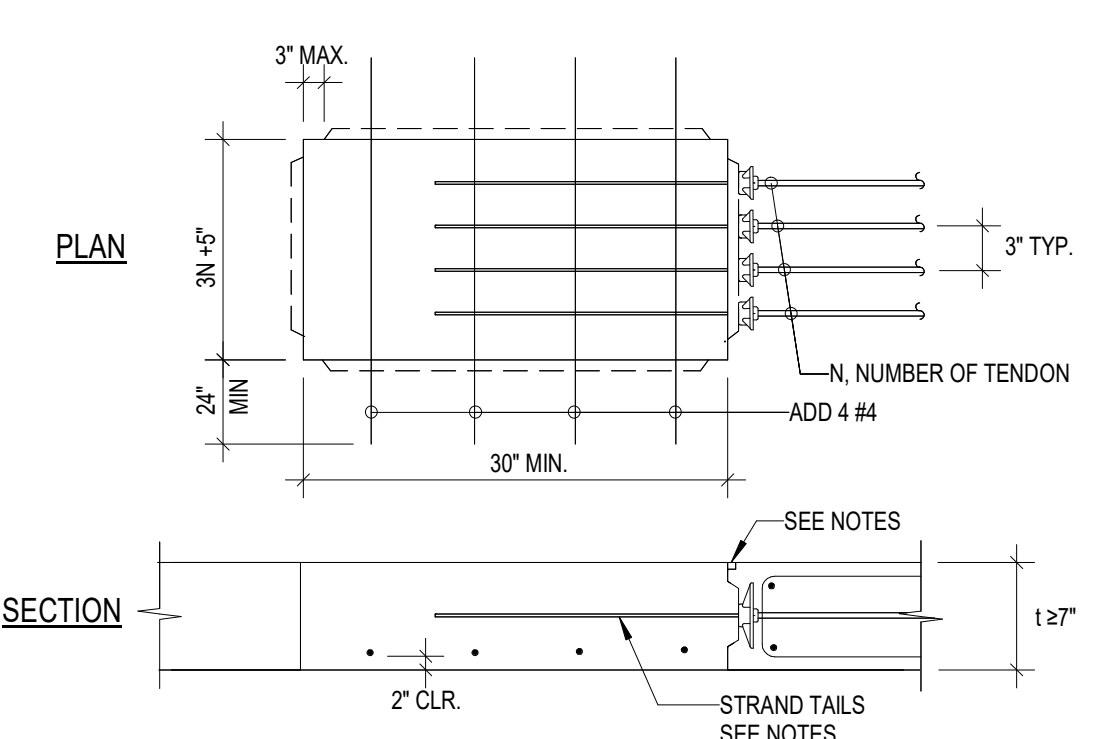


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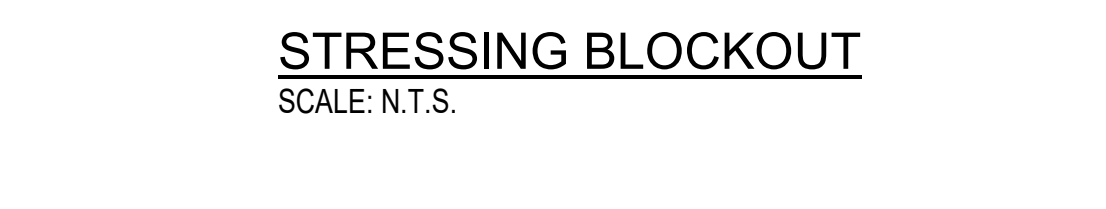


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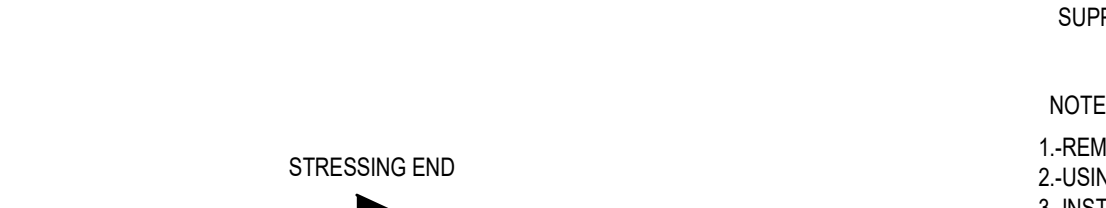
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STRESSING BLOCKOUT SCALE: N.T.S.



DEAD END ANCHOR DETAIL SCALE: N.T.S.



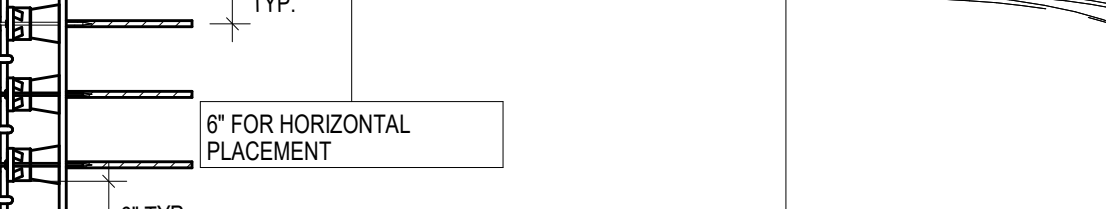
LIVE END ANCHOR DETAIL (L.E.) SCALE: N.T.S.



FLARING OF BANDED TENDONS AT SLAB EDGE SCALE: N.T.S.



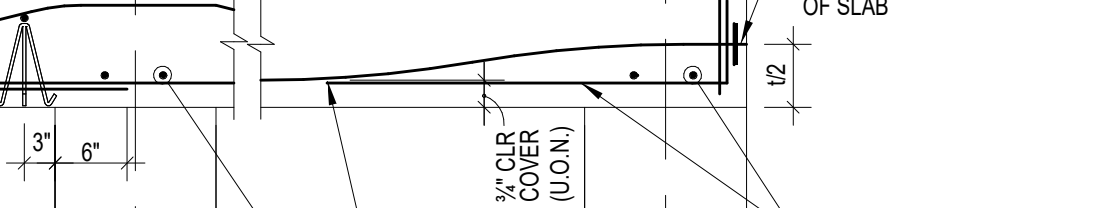
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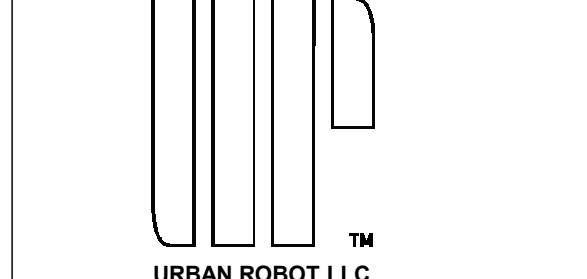
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**URBAN ROBOT LLC**  
420 LINCOLN ROAD, S. 600  
MIAMI BEACH, FL 33139  
T. 786 246 4857

OWNER:  
**LUIS FELIPE NEVA SILVERA**  
28 STAR ISLAND  
MIAMI BEACH, FL 33139

DESIGN ARCHITECT:  
**SAOTA**  
103 HATHFIELD STREET GARDENS  
CAPE TOWN 8001, SOUTH AFRICA  
T: +27 (0)21 468 4400

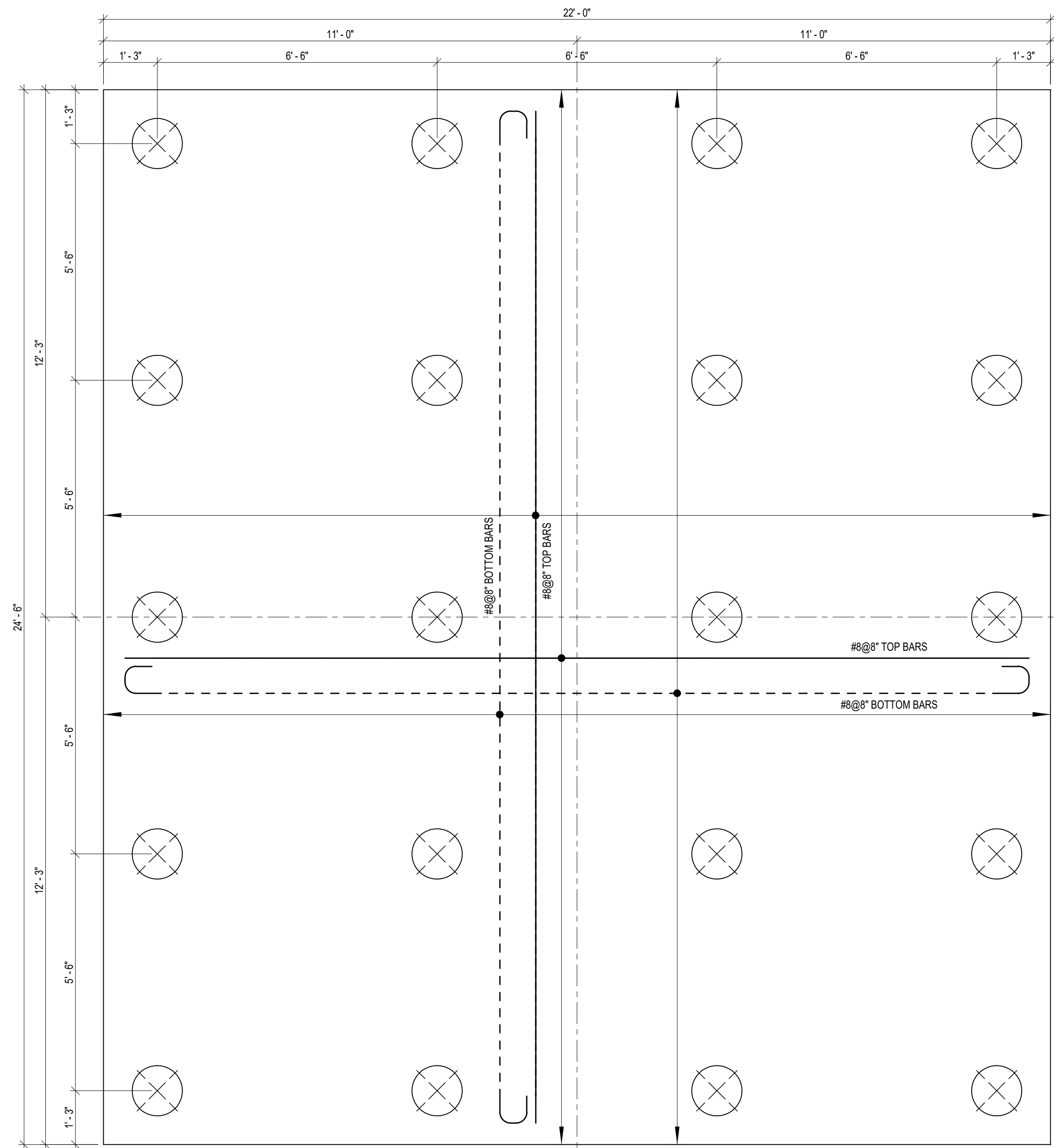
STRUCTURAL ENGINEER:  
**YHCE ENGINEERING**  
69 NW 27 AVENUE  
MIAMI, FL 33125  
T: (305) 969-YHCE F: (305) 969-9453

MEP ENGINEER:  
**CREDO @ Consulting Engineers, LLC**  
800 EAST BROWARD BLVD., SUITE 601  
FORT LAUDERDALE, FL 33301  
T: (854) 763-2246 F: (954) 763-2247

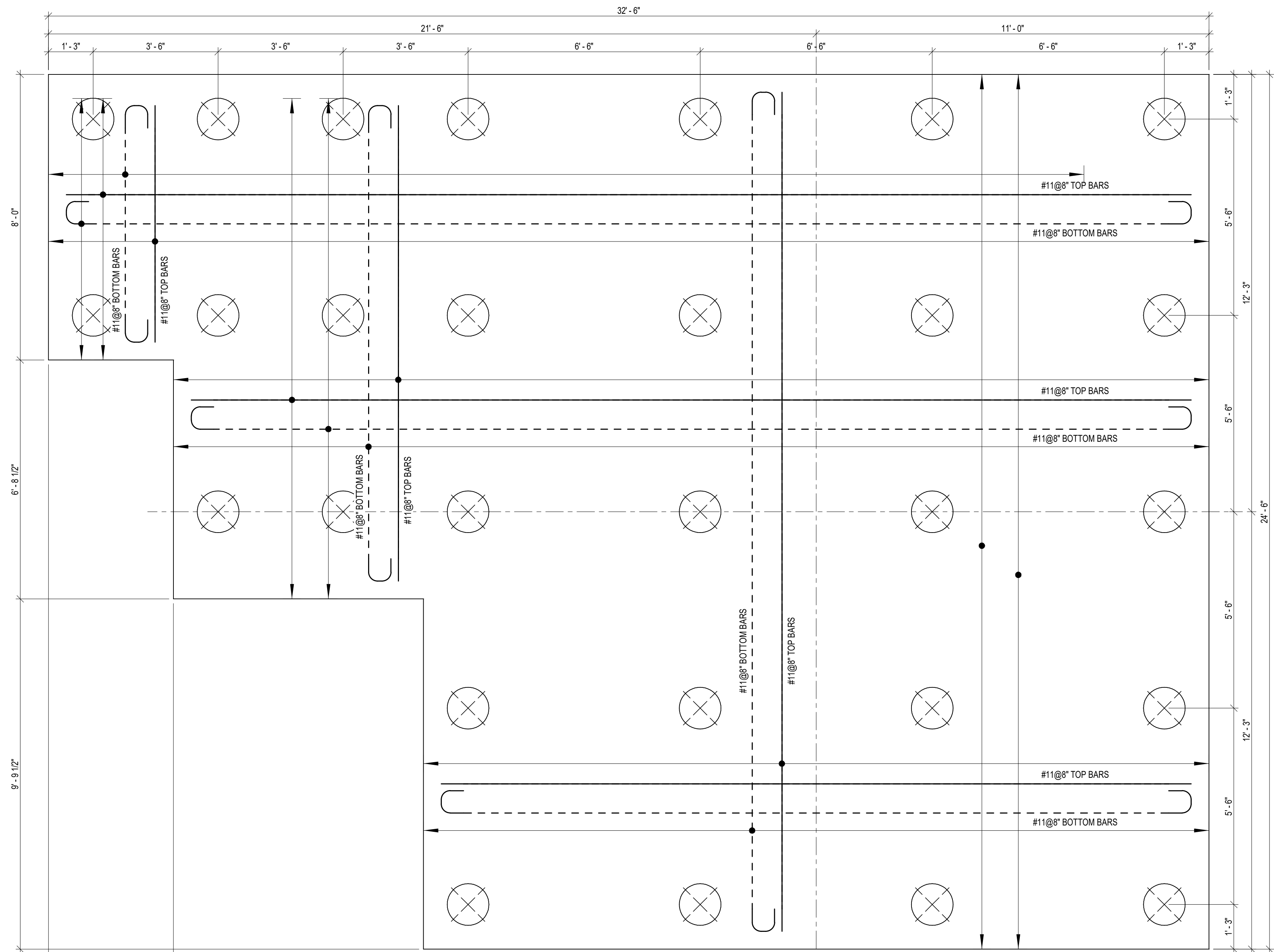
CIVIL ENGINEER:  
**OCEAN ENGINEERING INC.**  
8101 BISCAYNE BLVD., UNIT 508  
MIAMI, FL 33138  
T: (786) 518-2008

LIGHTING CONSULTANT:  
**LUX POPULI S.A. de C.V.**  
Artega 27, San Angel  
Mexico City, CP 01000, Mexico  
T: +52 55 5025 9105

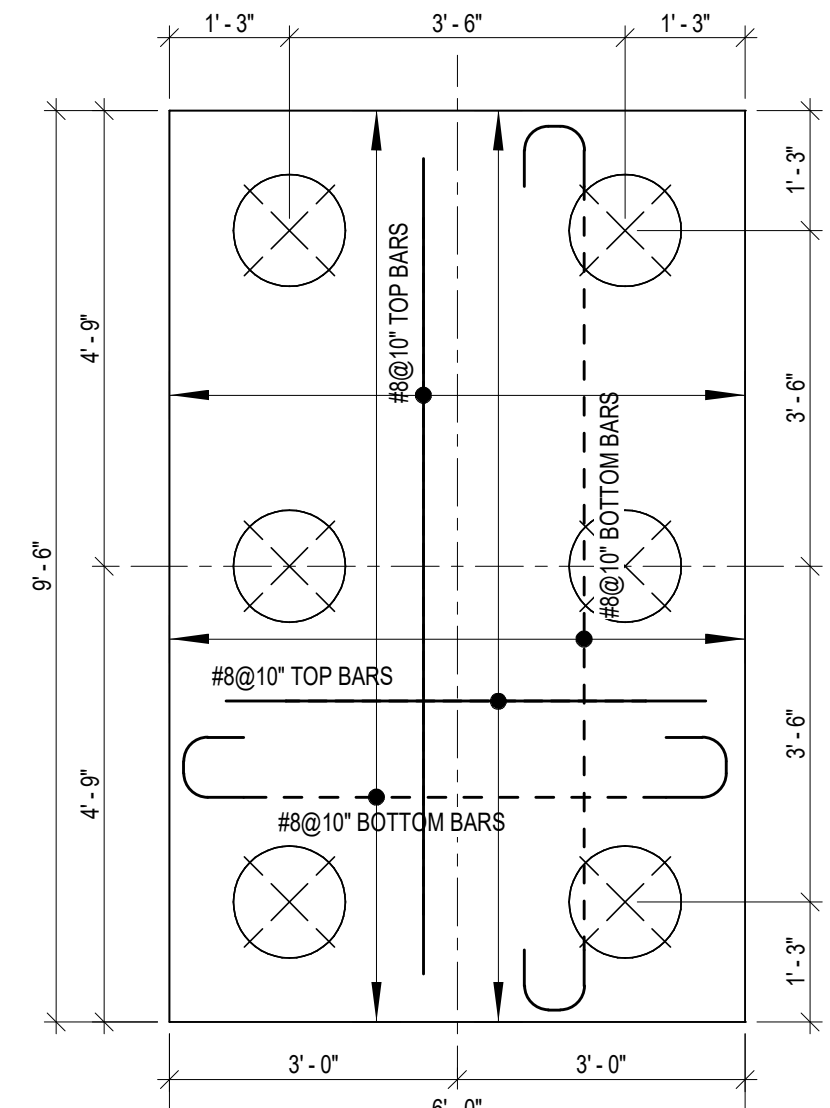
**28 STAR ISLAND**  
MIAMI BEACH, FLORIDA 33139



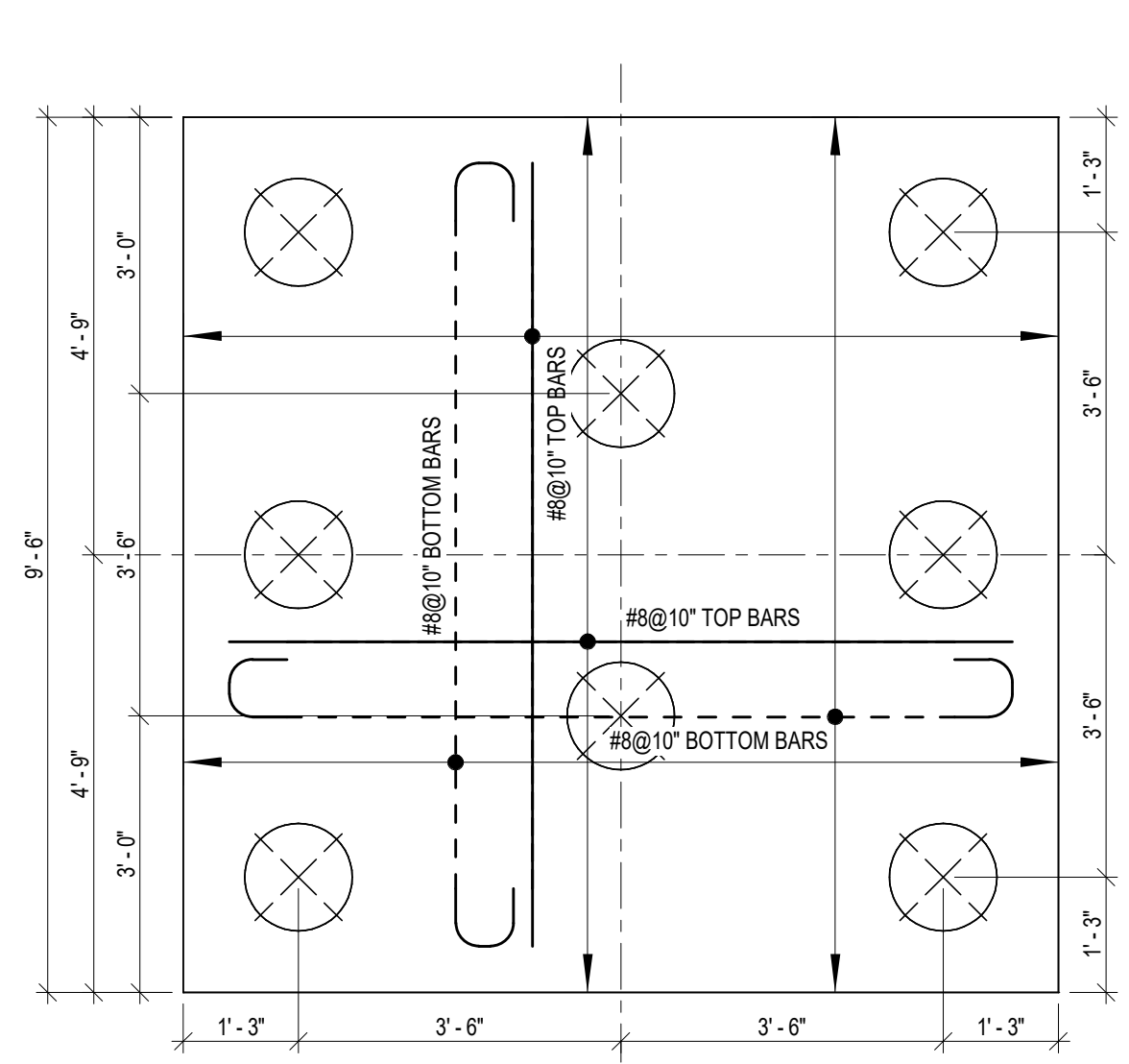
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COMPRESSION CAPACITY  
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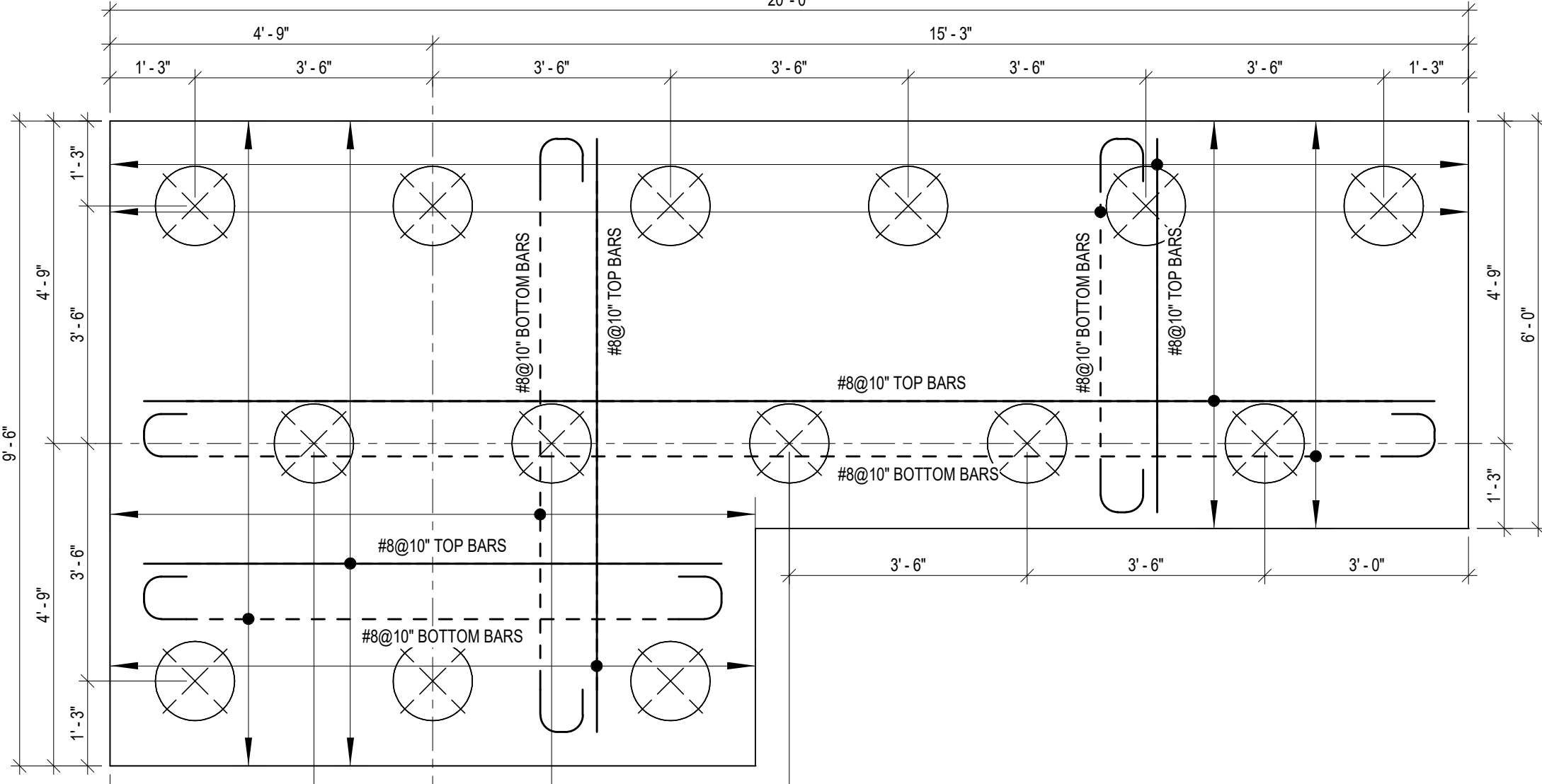
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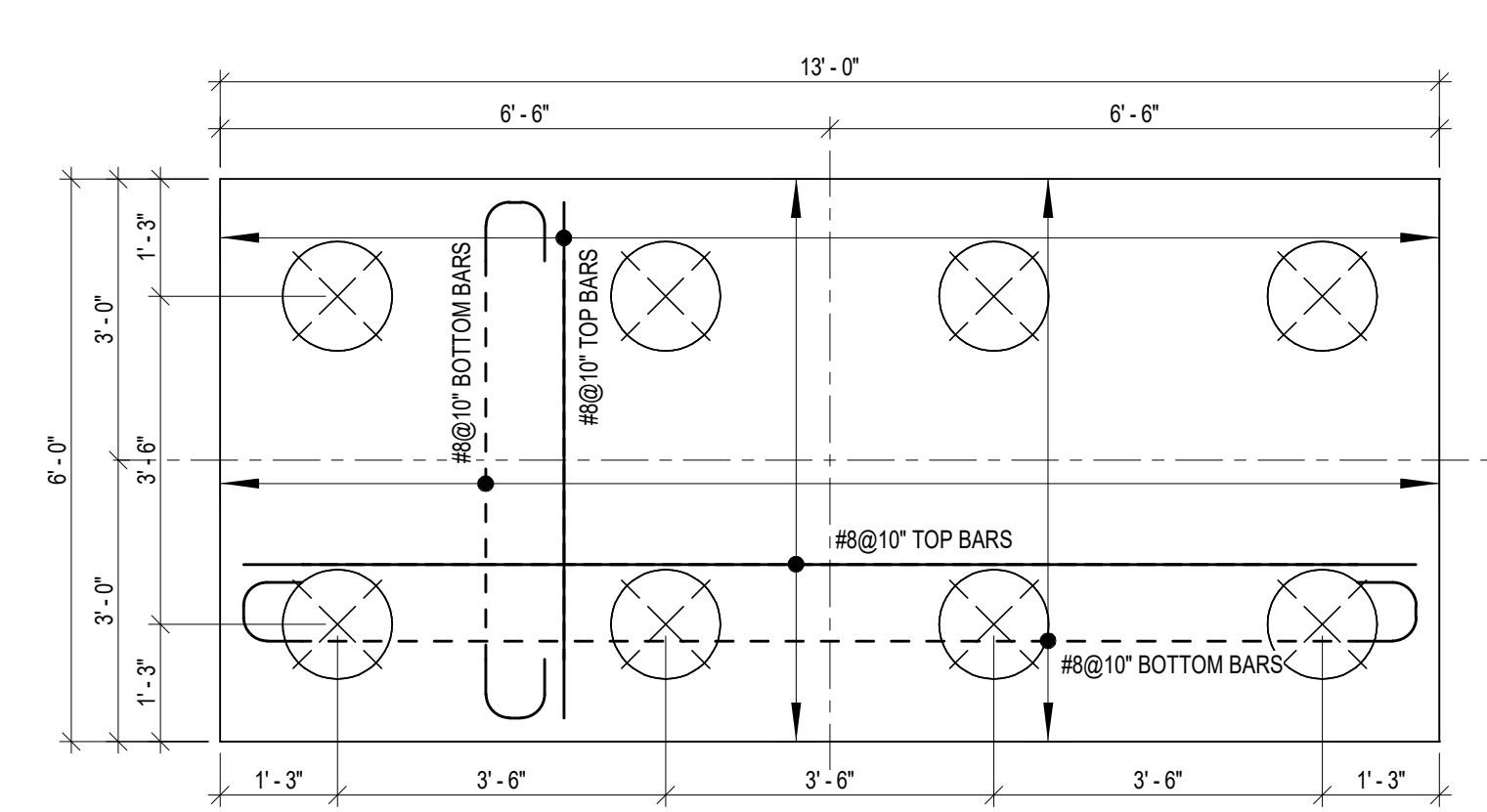
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SCALE: 1/2" = 1'-0"



DEPTH: 40"  
(8) 14" AUGERCAST  
CONC. PILE 35 TON  
COMPRESSION CAPACITY  
**8PC-B**  
SCALE: 1/2" = 1'-0"



DEPTH: 40"  
(14) 14" AUGERCAST  
CONC. PILE 35 TON  
COMPRESSION CAPACITY  
**14PC-B**  
SCALE: 1/2" = 1'-0"



DEPTH: 40"  
(8) 14" AUGERCAST  
CONC. PILE 35 TON  
COMPRESSION CAPACITY  
**8PC-A**  
SCALE: 1/2" = 1'-0"

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REVISIONS:

ID	Revision #	Description

SEAL

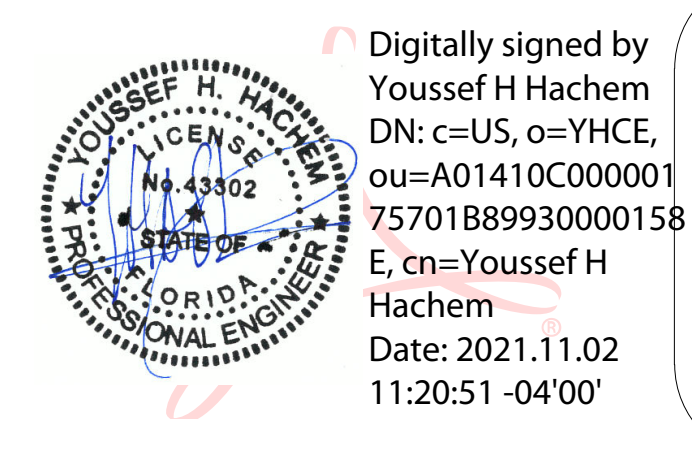
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PROJECT NO:

07-13-2021  
DATE

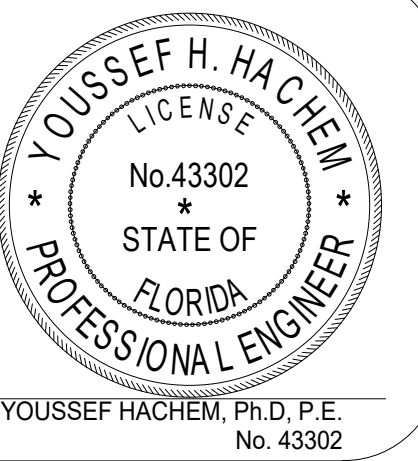
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DRAWN / CHECKED

PILE CAP DETAILS

**S702**



Digitally signed by  
Youssef H Hachem  
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ou=A01410C000001  
75701B89930000158  
E, cn=Youssef H  
Hachem  
Date: 2021.11.02  
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**YHCE**  
YOUSSEF HACHEM  
CONSULTING ENGINEERING INC.  
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99 NW 27 AVE  
MIAMI, FL 33125  
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www.yhceengineering.com

YOUSSEF HACHEM, Ph.D., P.E.  
No. 43302

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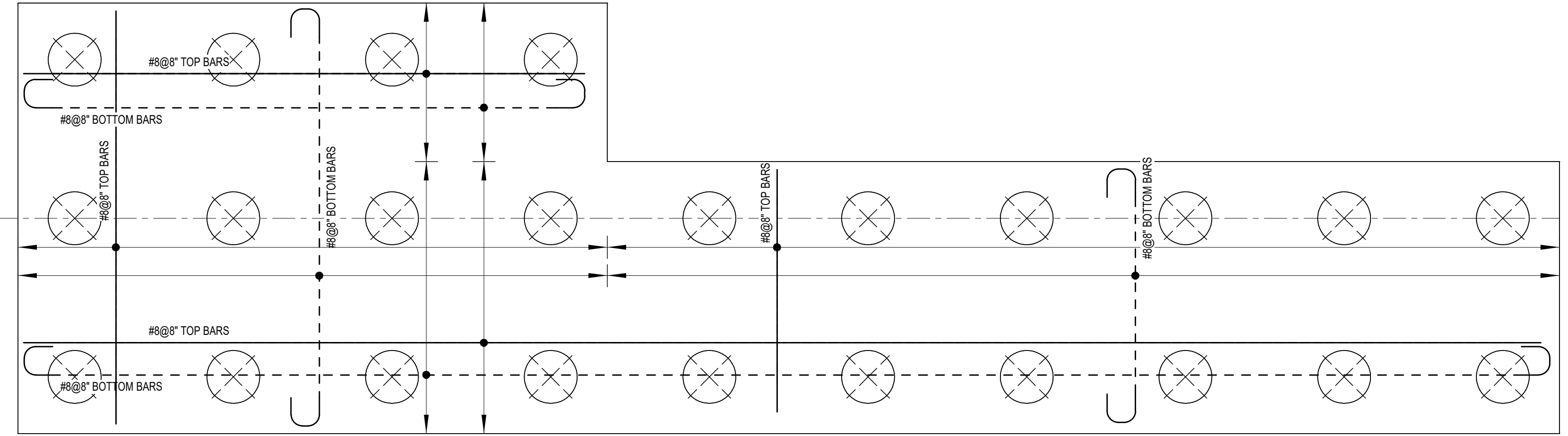
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H210060  
PROJECT NO:  
07-13-2021  
DATE

JJ / SV / CS / EL / AB  
DESIGN CHECKED

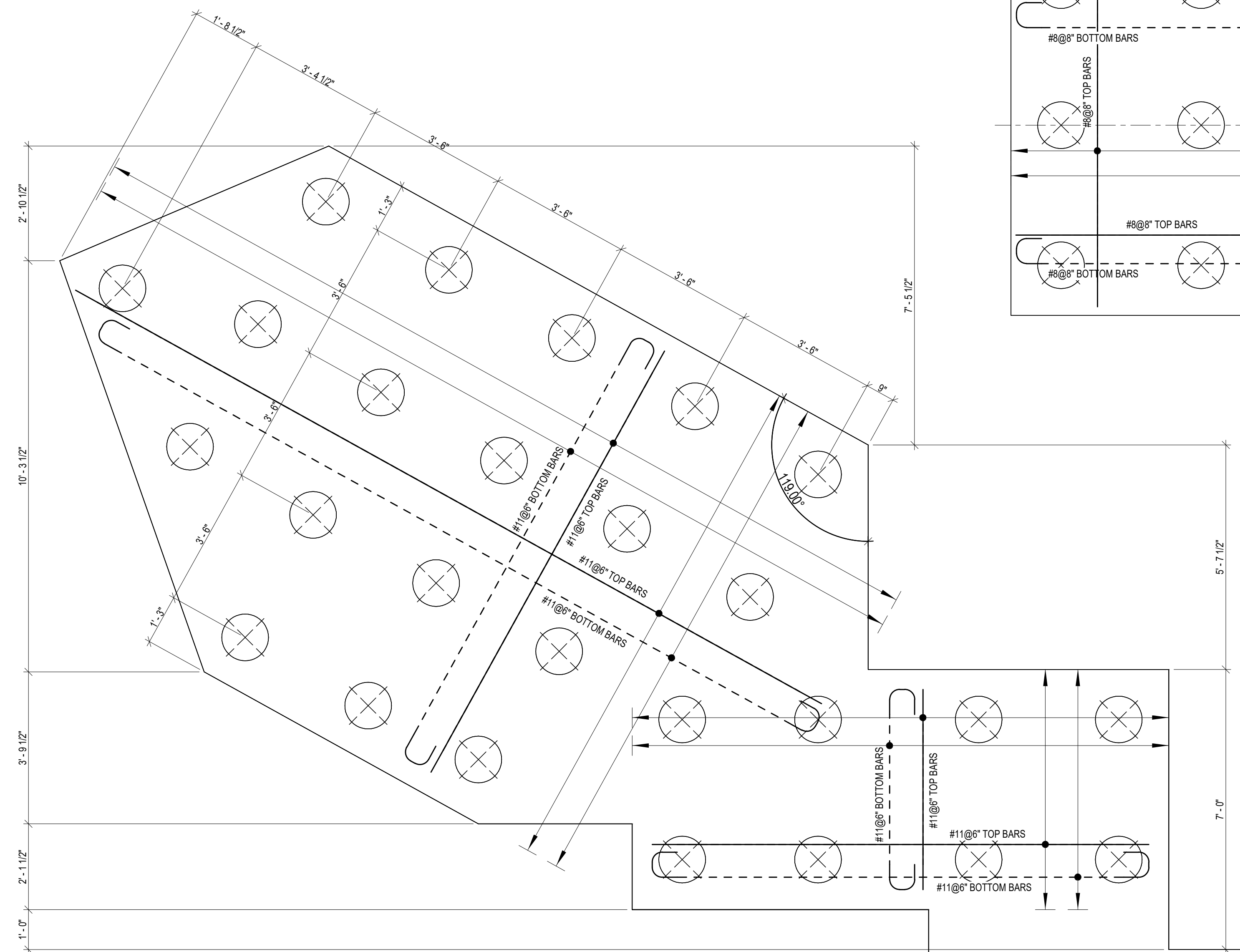
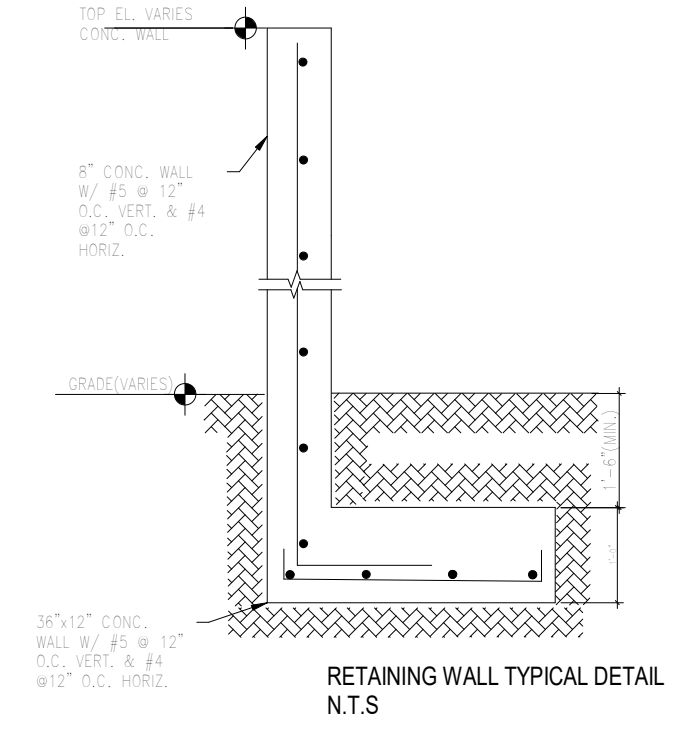
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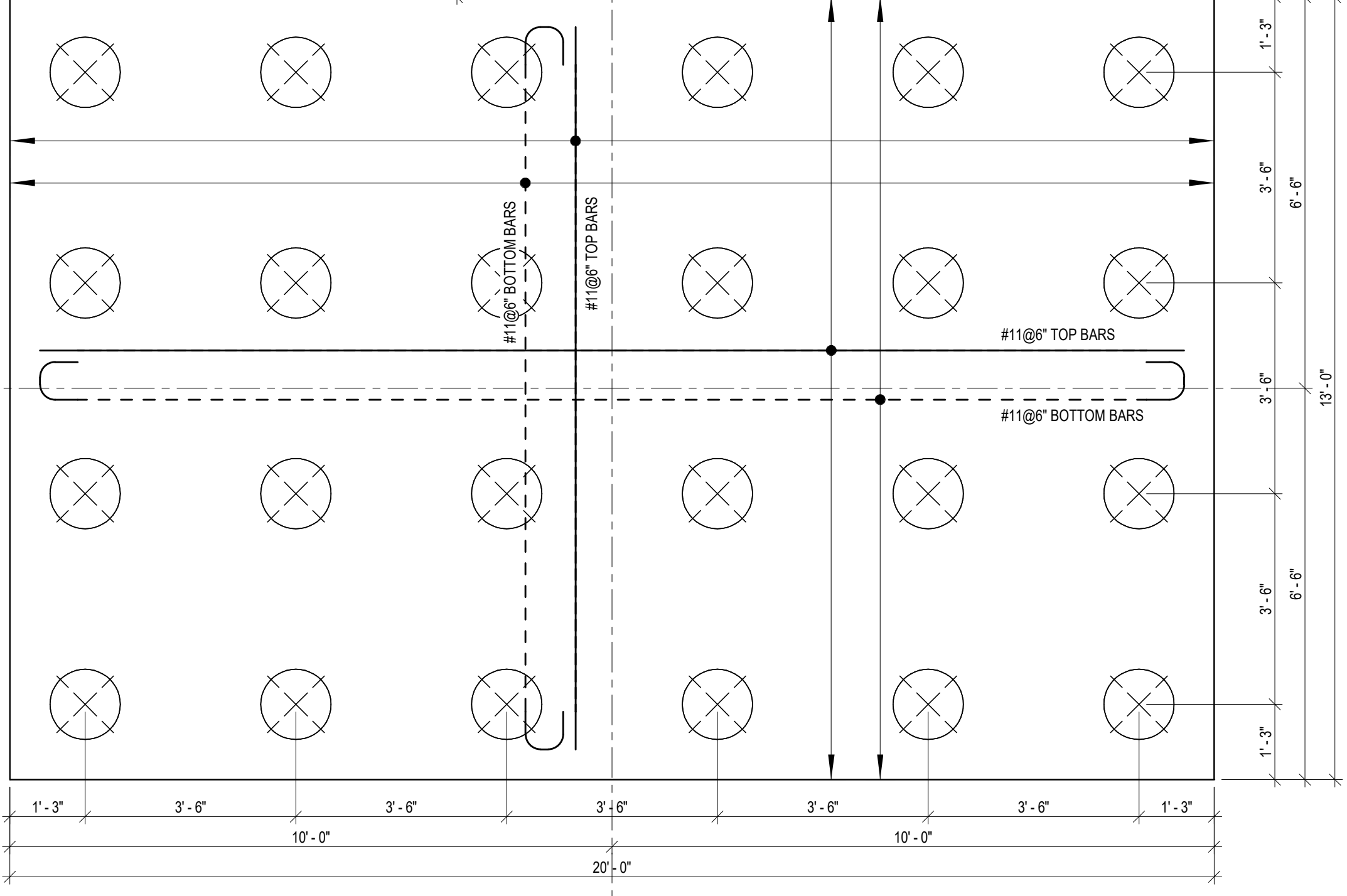
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COMPRESSION CAPACITY

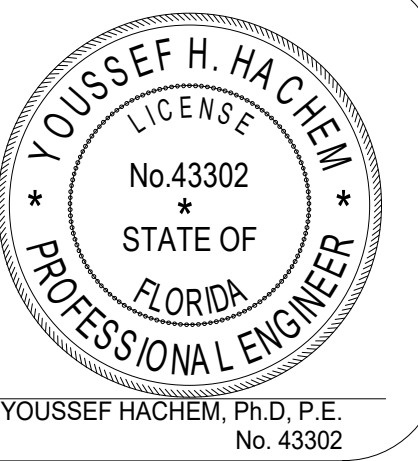


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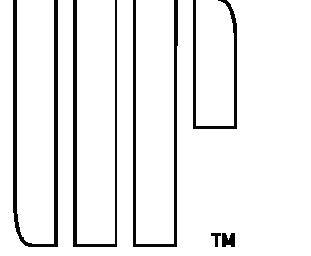
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COMPRESSION CAPACITY



Digitally signed by  
Youssef H Hachem  
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ou=A01410C00000175  
701B89930000158E,  
cn=Youssef H Hachem  
Date: 2021.11.02  
11:21:17 -04'00'







**URBAN ROBOT LLC**  
420 LINCOLN ROAD, S. 600  
MIAMI BEACH, FL 33139  
T. 786.246.4857

OWNER:  
**LUIS FELIPE NEVA SILVEIRA**  
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DESIGN ARCHITECT:  
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**28 STAR ISLAND**  
MIAMI BEACH, FLORIDA 33139

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.

REVISIONS:

ID	Revision #	Description

SEAL

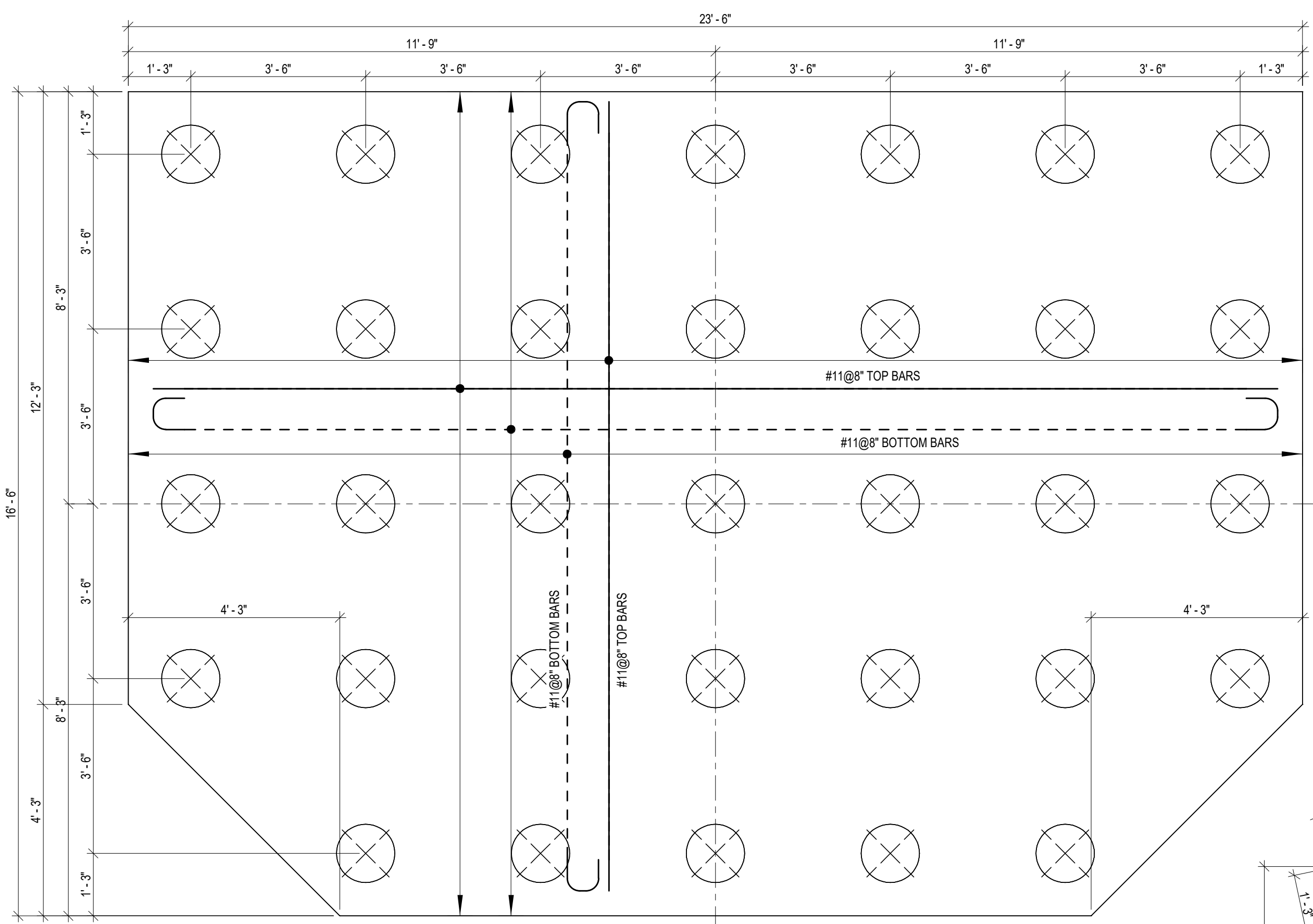
URBAN ROBOT LLC  
A-26002760 B-26001534 LC26000510  
H210060  
PROJECT NO:

07-13-2021  
DATE

JJ / SV / CS / EL / AB  
DRAWN / CHECKED

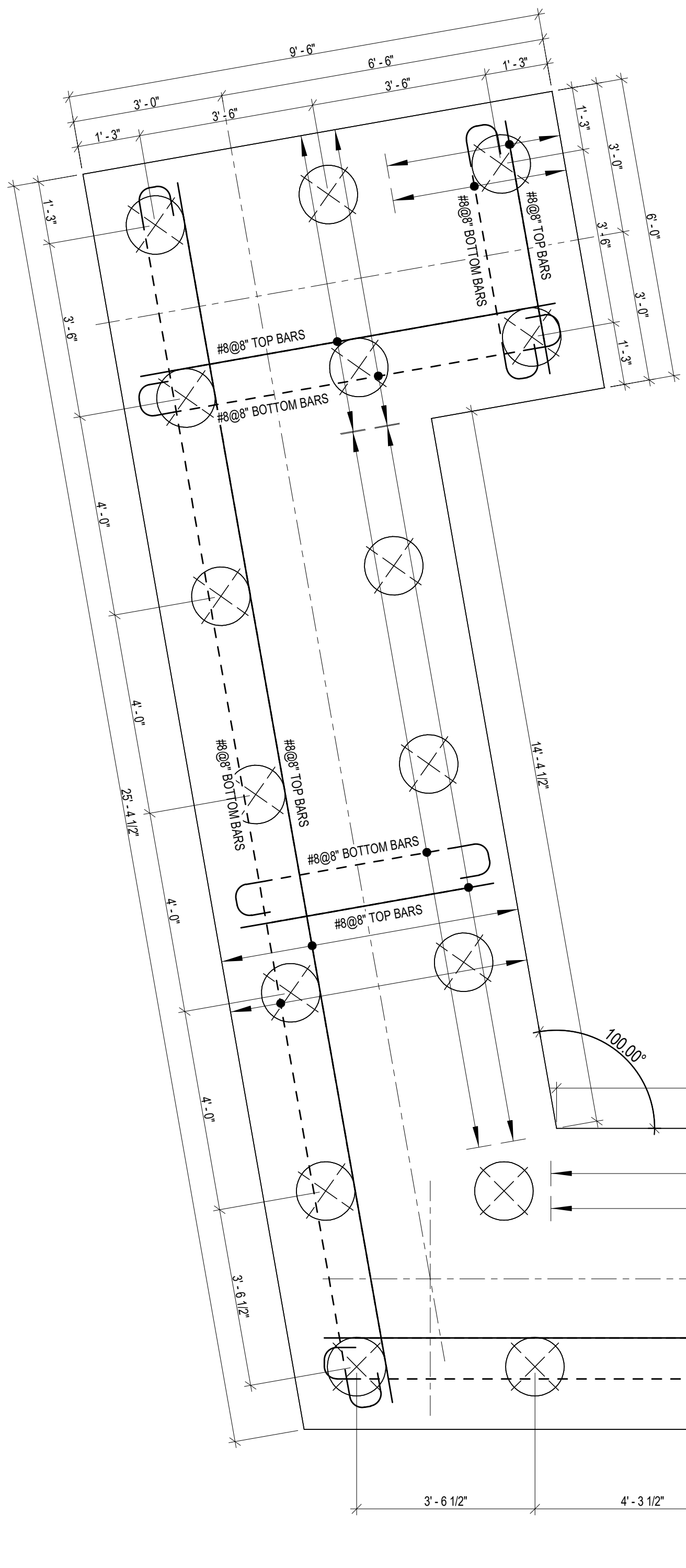
PILE CAP DETAILS

**S705**



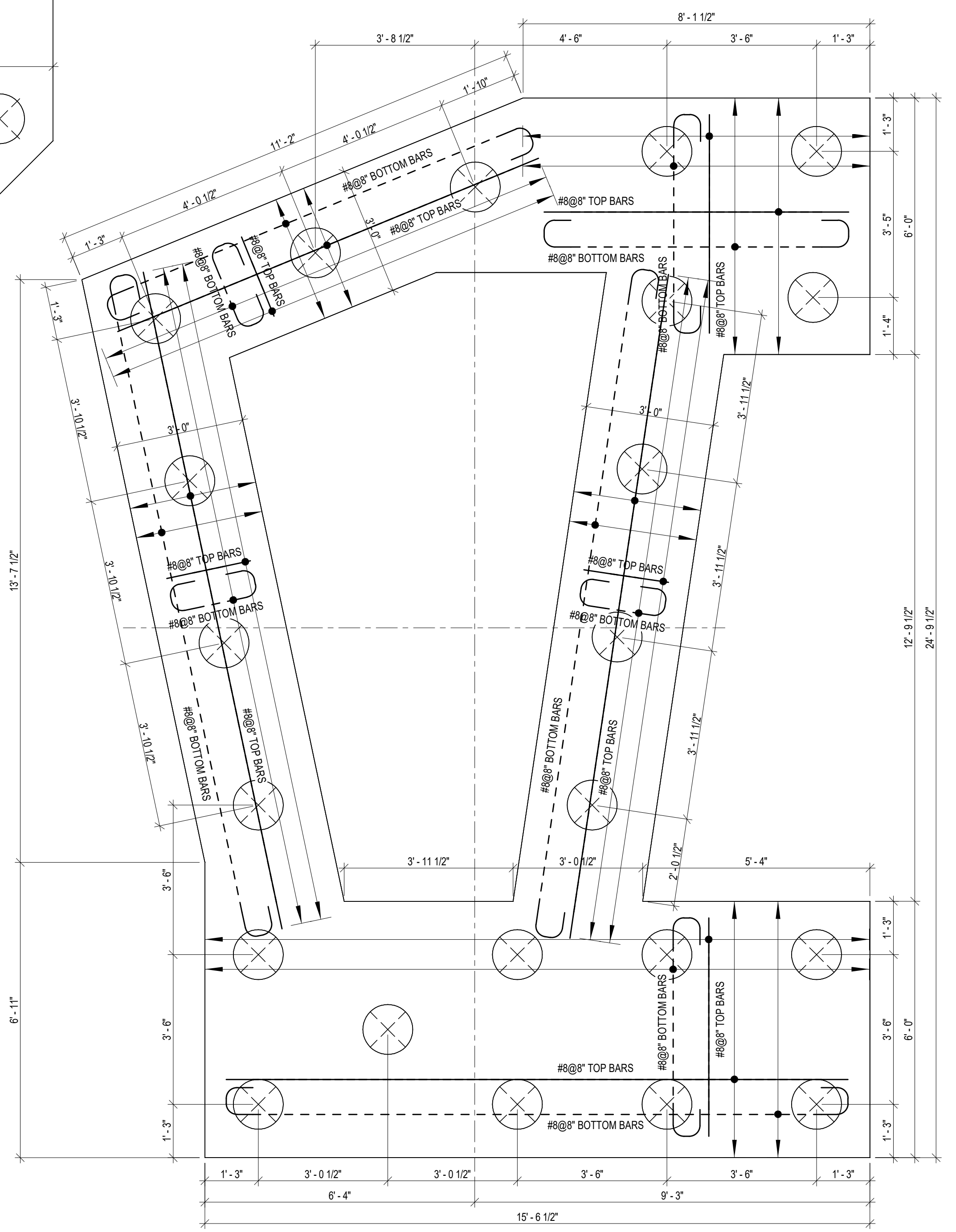
DEPTH: 48"  
(33) 14" AUGERCAST  
CONC. PILE 35 TON,  
COMPRESSION CAPACITY

**33PC**  
SCALE: 1/2" = 1'-0"



DEPTH: 48"  
(26) 14" AUGERCAST  
CONC. PILE 35 TON,  
COMPRESSION CAPACITY

**26PC**  
SCALE: 1/2" = 1'-0"



DEPTH: 47"  
(22) 14" AUGERCAST  
CONC. PILE 35 TON,  
COMPRESSION CAPACITY

**22PC**  
SCALE: 1/2" = 1'-0"



Digitally signed by  
Youssef H Hachem  
DN: c=US, o=YHCE,  
ou=A01410C0000017  
5701B89930000158E,  
cn=Youssef H Hachem  
Date: 2021.11.02  
11:22:07 -04'00'

**YHCE**  
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No. 43302