
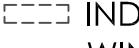
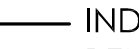
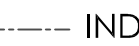
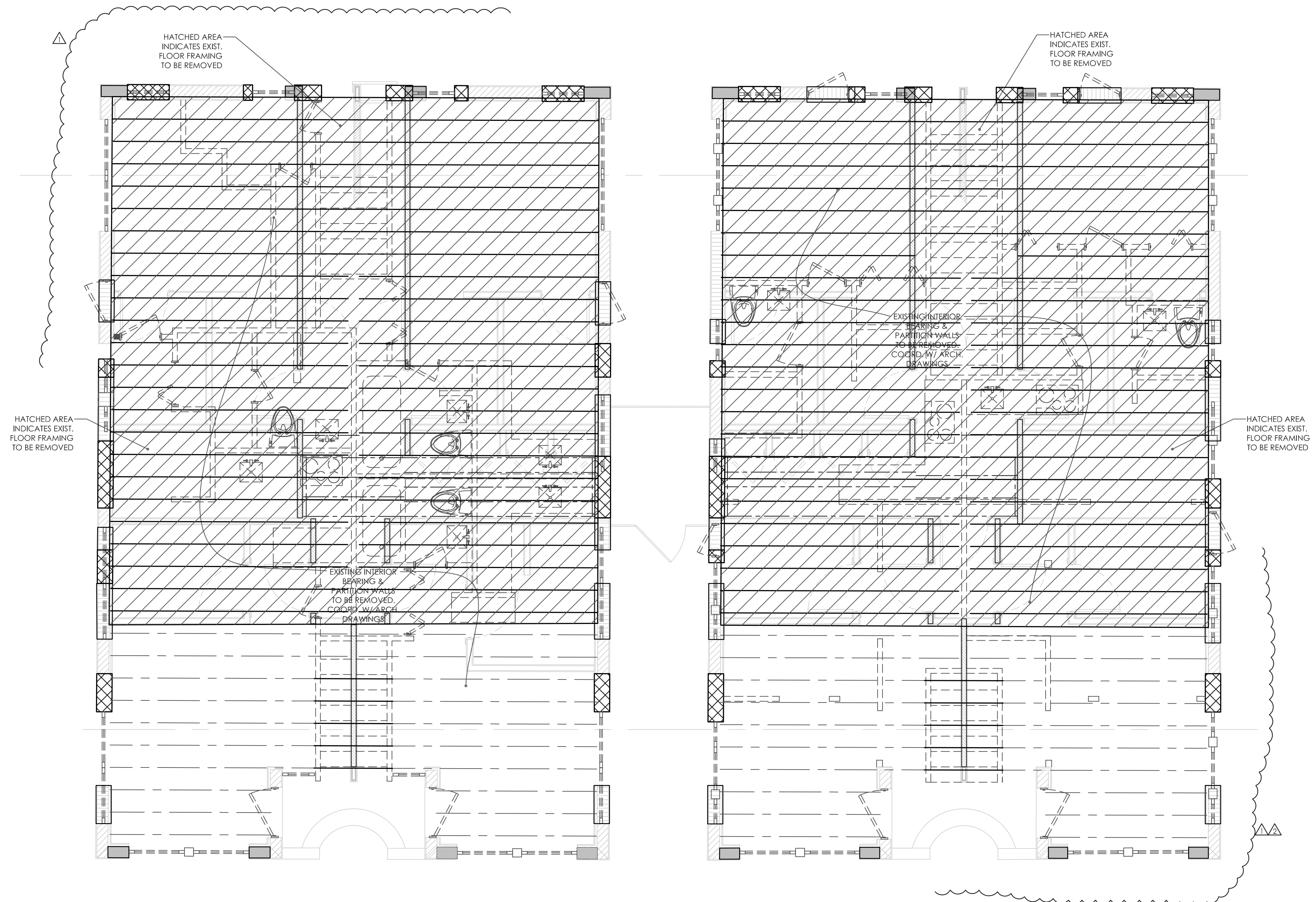


NOTE:
 EXIST. FLOOR FRAMING SHALL BE SHORED PRIOR TO BEGINNING DEMOLITION WORK. PROVIDE SHORING DRAWINGS SIGNED & SEALED BY PROFESSIONAL ENGINEER IN STATE OF FLORIDA. SHORING DRAWINGS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL.

 INDICATES EXISTING 8" CMU WALL TO BE REMOVED
 INDICATES EXISTING PARTITION WALLS, DOORS, WINDOWS & STAIRS TO BE REMOVED
 INDICATES EXISTING FLOOR FRAMING TO BE REMOVED
 INDICATES EXISTING FLOOR FRAMING TO REMAIN



EXISTING FLOOR NOTE:
 ALL EXISTING FLOOR FRAMING TO REMAIN SHALL BE TEMPORARILY SUPPORTED WITH APPROVED SHORING LAYOUT AND PLAN. SHORING MUST BE INSTALLED PRIOR TO ANY DEMOLITION WORK AND REMAIN IN PLACE UNTIL ALL NEW FRAMING IS IN PLACE AND INSPECTED.

NOTE:
 CONTRACTOR SHALL REVIEW EXTENT OF EXISTING FLOOR FRAMING SPECIFIED TO BE REMOVED. IN THE EVENT ADDITIONAL MEMBERS NEED TO BE REMOVED FOR PLACEMENT OF NEW GRADE BEAMS AND PILES, REPLACE WITH NEW FRAMING OF LIKE SIZE.

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NEW APARTMENT - HOTEL AT
 VILLA SOFI
 727 & 735 52ND STREET
 MIAMI BEACH, FLORIDA 33139

FIRST FLOOR
 DEMOLITION PLAN

DATE	04.19.2018
DRAWN BY	
REVISION	DATE
REVIEW	07/1/18
PLAN REVIEW	07/1/18

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SEAL

S-1.0

PLAN NOTES

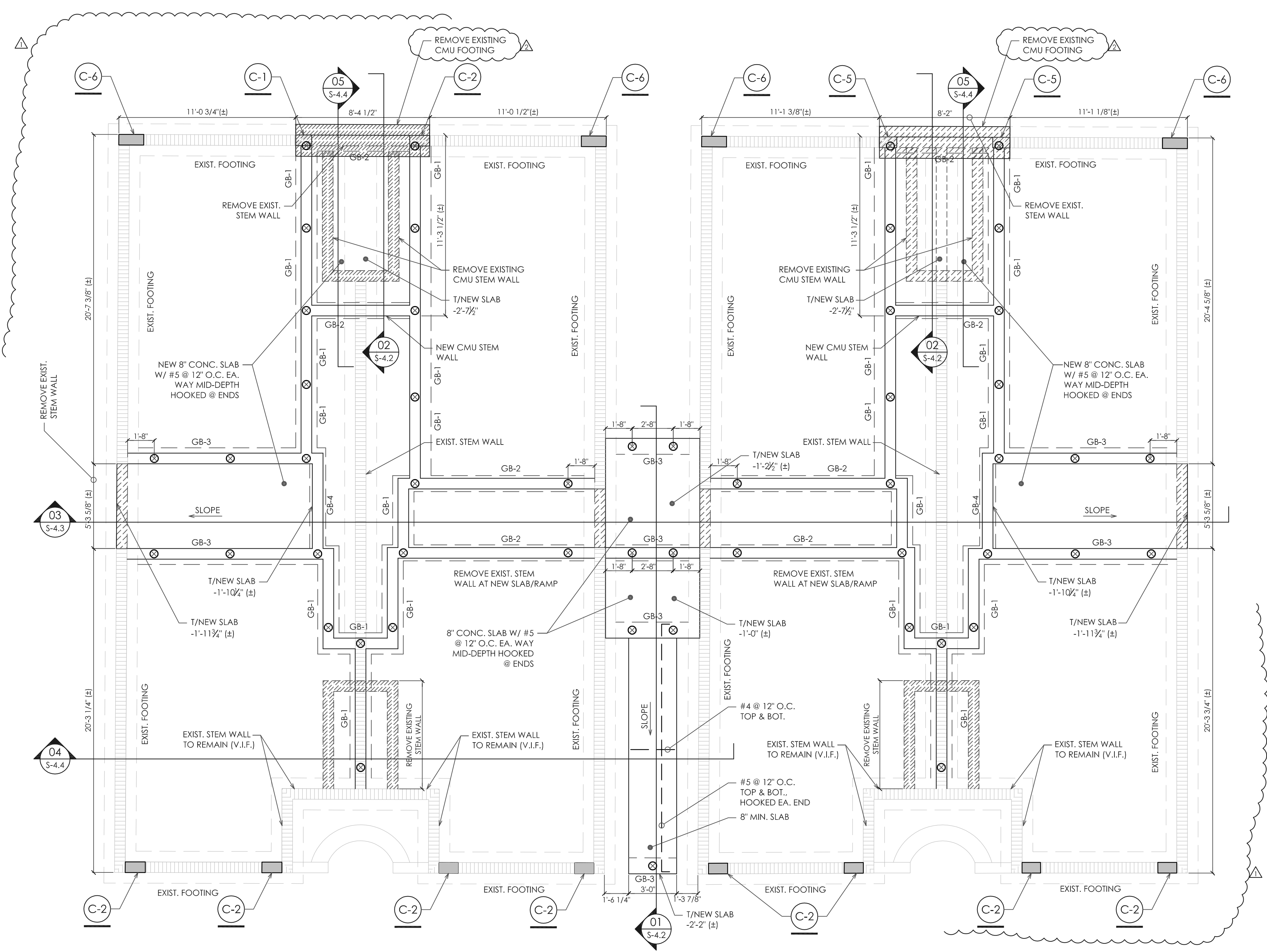
- - INDICATES ADDITIONAL #5 VERTICAL BAR IN GROUT FILLED CELLS.
- NEW CONCRETE SLAB THICKNESS SHALL BE AS NOTED ON PLAN OVER 6 MIL VAPOR BARRIER OVER TERMITES TREATED SOIL.
- ▨ INDICATES EXISTING STEM WALL TO REMAIN.
- TOP OF FLOOR ELEVATION EQUAL 0'-0" IS EQUIVALENT TO +7.5' NGVD (+/-)
- SOIL SHALL BE TREATED WITH TERMITES PROTECTION IN ACCORDANCE W/ SECTION 1816 OF FLORIDA BUILDING CODE
- ⊗ INDICATES 3"Ø SCH. 80 PIN PILE, 5 TON CAPACITY, REFER TO DETAIL 01/S-4.0
- CONTRACTOR SHALL VERIFY SIZES OF EXISTING FOOTINGS
- ALL NEW GRADE BEAMS SHALL BE ISOLATED FROM EXISTING FOOTINGS W/ 1" EXPANSION JOINT MATERIAL.
- ▨ INDICATES EXISTING STEM WALL TO BE REMOVED.
- REFER TO SHEETS S-4.0 & S-4.1 FOR DOORS & WINDOWS WIND PRESSURES.

BEAM SCHEDULE

MARK	ELEV.	DIMENSIONS	REINFORCEMENT
GB-1	-3'-0"	16 x 16	3 - #5 TOP & BOT. W/ #3 STIRRUPS @ 6" O.C.
GB-2	-3'-0"	12 x 16	2 - #5 TOP & BOT. W/ #3 STIRRUPS @ 6" O.C.
GB-3	VARIES*	12 x 24	2 - #6 TOP & BOT. W/ #3 STIRRUPS @ 6" O.C.
GB-4	-1'-10"	12 x 30	3 - #6 TOP & BOT., 2 - #6 MID. W/ #3 STIRRUPS @ 12" O.C.
*	T/ GRADE BEAM		= TOP OF SLAB
2CB-1	+7'-8" (+/-)	8 x 42	2 - #6 TOP & BOT. 2 - #5 MID. W/ #3 STIRRUPS @ 12" O.C.

COLUMN SCHEDULE

MARK	MATERIAL	DIMENSIONS	REINFORCEMENT	DETAIL
⊖	CONCRETE	8" x 12"	4 - #6 VERT. W/ #3 TIES @ 8" O.C.	⊖
⊖	CONCRETE	8" x 15"	4 - #6 VERT. W/ #3 TIES @ 8" O.C.	⊖
⊖	STEEL		HSS 8 x 3 x 5/16	
⊖	STEEL		HSS 8 x 3 x 5/16	
⊖	CONCRETE	8" x 13"	4 - #6 VERT. W/ #3 TIES @ 8" O.C.	⊖
⊖	CONCRETE	8" x 18"	4 - #7 VERT. W/ #3 TIES @ 8" O.C.	⊖



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NEW APARTMENT - HOTEL AT
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 727 & 735 SAND STREET
 MIAMI BEACH, FLORIDA 33139

FOUNDATION PLAN

DATE	04.19.2018
DRAWN BY	
REVISION	DATE
SCALE REVIEW	07/1/18
PLAN REVIEW	8/1/18

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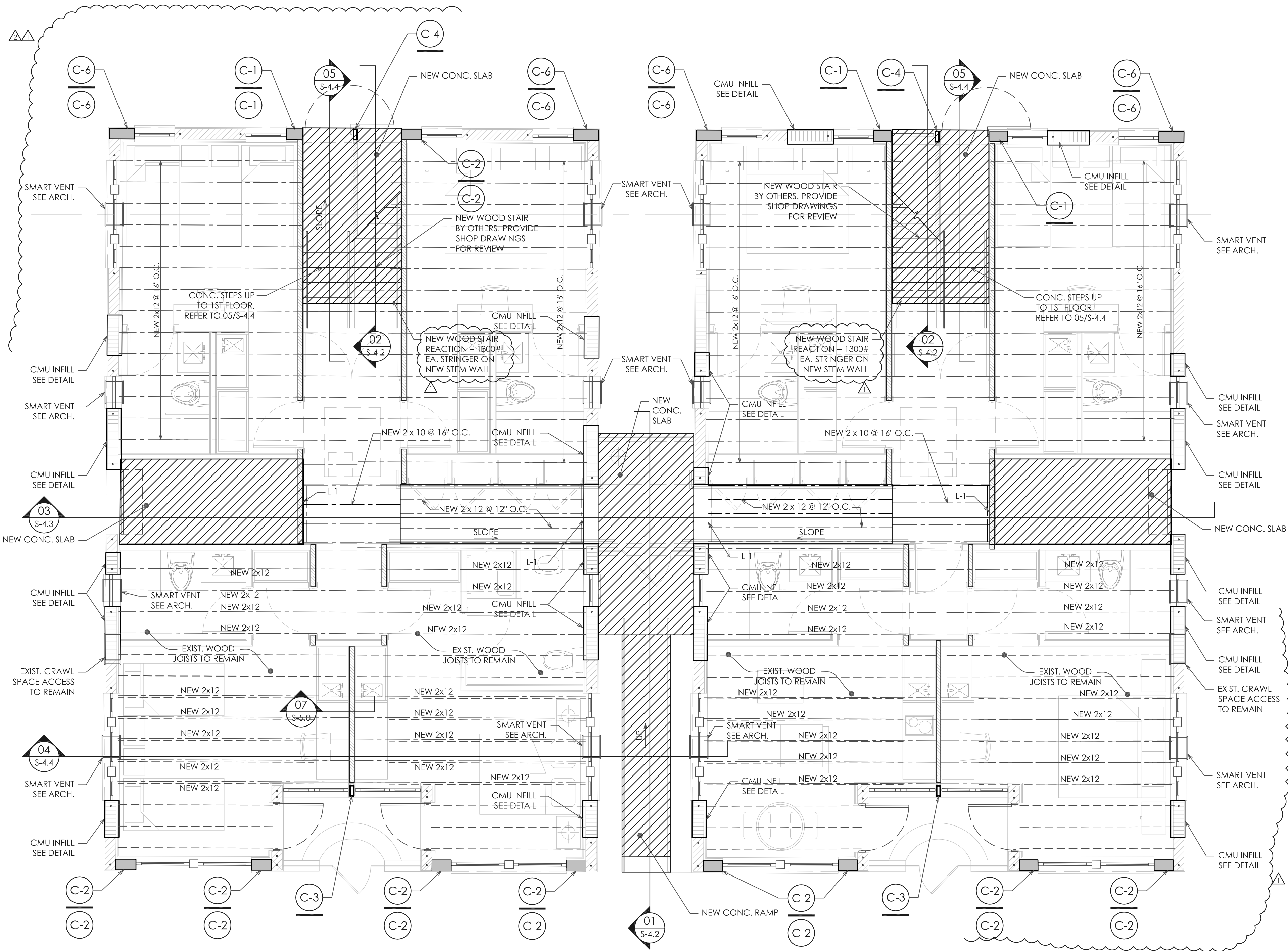
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 FLORIDA REG. NO. 54981

S-1.1



- ### PLAN NOTES
- - INDICATES NEW #5 VERTICAL BAR IN GROUT FILLED CELLS.
 - NEW CONCRETE SLAB THICKNESS SHALL BE AS NOTED ON PLAN OVER 6 MIL VAPOR BARRIER OVER TERMITES TREATED SOIL.
 - ▨ INDICATES NEW CMU WALL INFILL.
 - TOP OF FLOOR ELEVATION EQUAL 0'-0" IS EQUIVALENT TO +7.5' NGVD (+/-)
 - ▨ INDICATES EXISTING CMU WALL TO REMAIN.
 - ▨ INDICATES NEW BEARING WALL 2x4 @ 16" O.C.
 - CONTRACTOR SHALL VERIFY EXISTING OPENINGS.
 - L-1 INDICATES NEW (2) 2x8 CONT. FT LEDGER W/ 3/4" EXP. ANCHORS @ 16" O.C., 5 1/2" EMBEDMENT.
 - REFER TO SHEETS S-4.0 & S-4.1 FOR DOORS & WINDOWS WIND PRESSURES.
 - — — — — INDICATES NEW WOOD FRAMING, SEE PLAN FOR SIZE.
 - — — — — INDICATES EXISTING WOOD FRAMING TO REMAIN.
 - ▨ INDICATES NEW CONCRETE SLAB.

FLOOR LOADS:

CONCRETE SLABS:

LIVE LOAD = 100 PSF @ LOBBY & TRASH ROOM
 LIVE LOAD = 100 PSF @ ENTRY
 DEAD LOAD = 122 PSF

WOOD FLOORS:

LIVE LOAD = 100 PSF @ NEW CORRIDORS
 LIVE LOAD = 40 PSF @ SLEEPING ROOMS
 DEAD LOAD = 25 PSF

STAIRS:

LIVE LOAD = 100 PSF

NOTE:
 CONTRACTOR SHALL REVIEW EXTENT OF EXISTING FLOOR FRAMING SPECIFIED TO REMAIN. IN THE EVENT ADDITIONAL MEMBERS NEED TO BE REMOVED FOR PLACEMENT OF NEW GRADE BEAMS AND PILES, REPLACE WITH NEW FRAMING OF LIKE SIZE

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THE WEBER STUDIO

NEW APARTMENT - HOTEL AT VILLA SOFI
 727 & 735 SAND STREET
 MIAMI BEACH, FLORIDA 33139

DATE	04/19/2018
DRAWN BY	
REVISION	DATE
1	07/11/18
2	07/11/18

FIRST FLOOR STRUCTURAL PLAN

TRIO
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 C.O.A. #27578


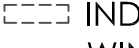


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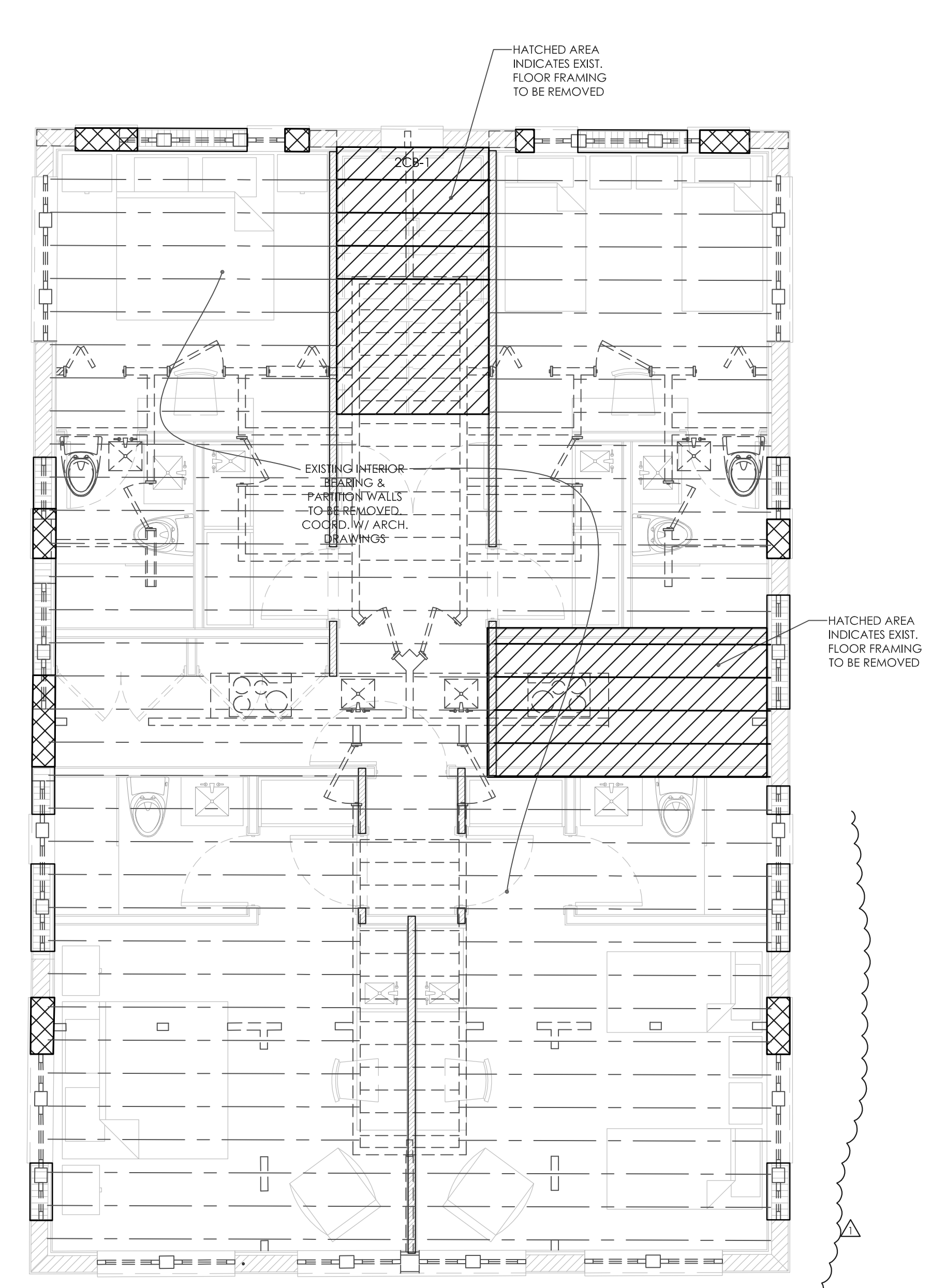
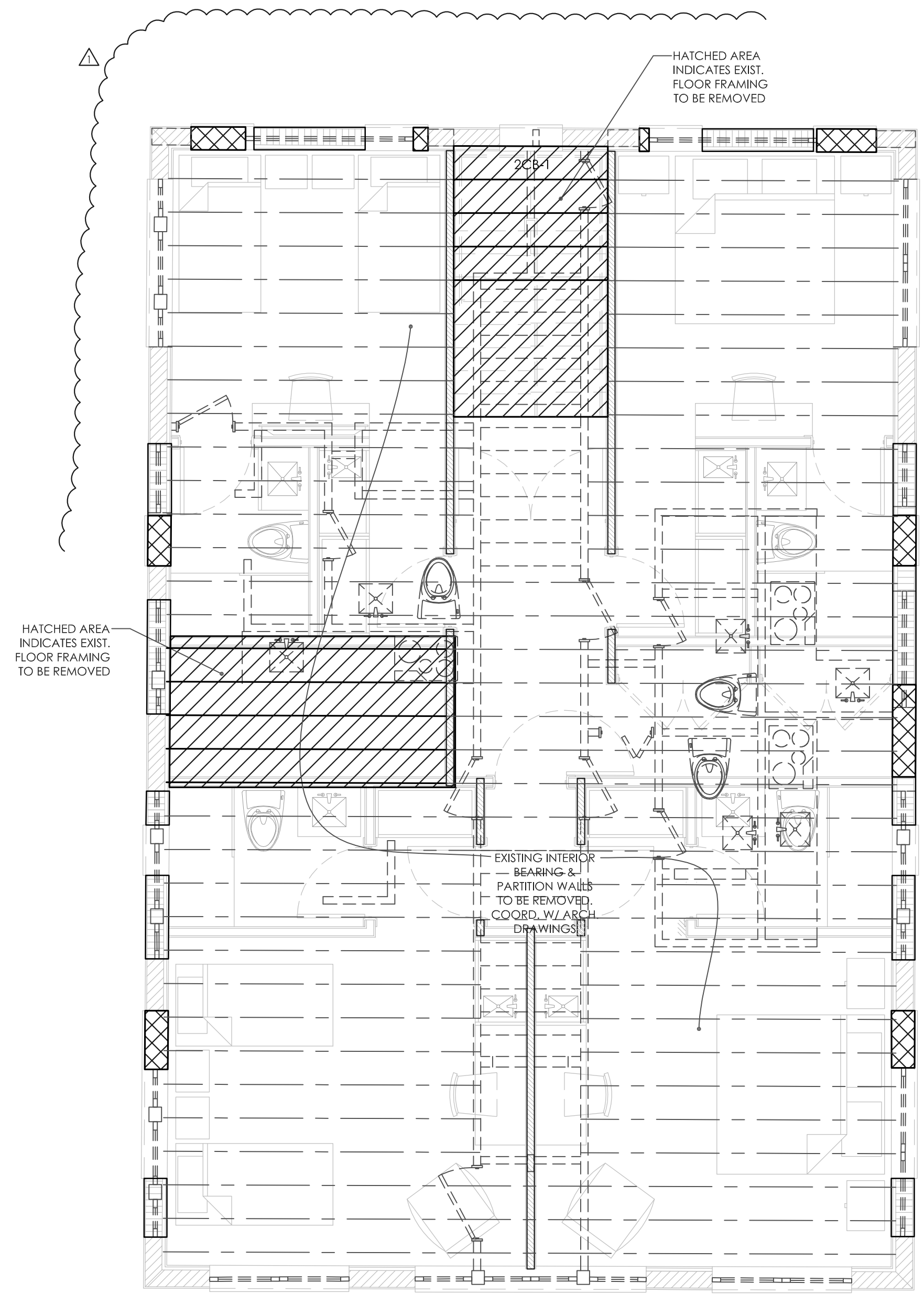
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 FLORIDA REG. NO. 54981

NOTE:
 EXIST. FLOOR FRAMING SHALL BE SHORED PRIOR TO BEGINNING DEMOLITION WORK. PROVIDE SHORING DRAWINGS SIGNED & SEALED BY PROFESSIONAL ENGINEER IN STATE OF FLORIDA. SHORING DRAWINGS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL

 INDICATES EXISTING 8" CMU WALL TO BE REMOVED
 INDICATES EXISTING PARTITION WALLS, DOORS, WINDOWS & STAIRS TO BE REMOVED
 INDICATES EXISTING FLOOR FRAMING TO BE REMOVED
 INDICATES EXISTING FLOOR FRAMING TO REMAIN



EXISTING FLOOR NOTE:
 ALL EXISTING FLOOR FRAMING TO REMAIN SHALL BE TEMPORARILY SUPPORTED WITH APPROVED SHORING LAYOUT AND PLAN. SHORING MUST BE INSTALLED PRIOR TO ANY DEMOLITION WORK AND REMAIN IN PLACE UNTIL ALL NEW FRAMING IS IN PLACE AND INSPECTED.



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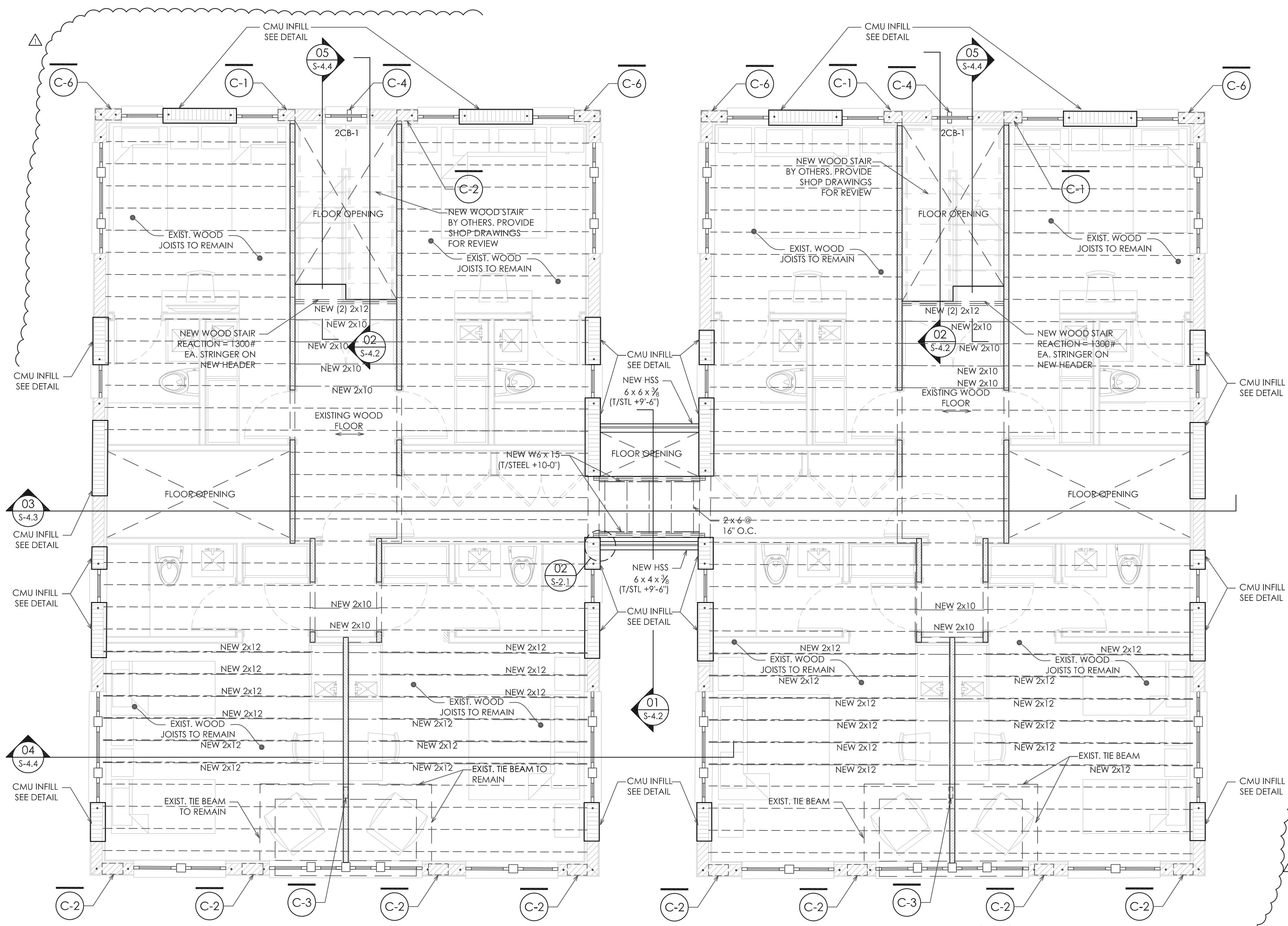
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NEW APARTMENT - HOTEL AT
 VILLA SOFI
 727 & 735 2ND STREET
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DATE	04/19/2018
DRAWN BY	
REVISION	DATE
PLAN REVIEW	07/11/18

SECOND FLOOR
 DEMOLITION PLAN

S-2.0



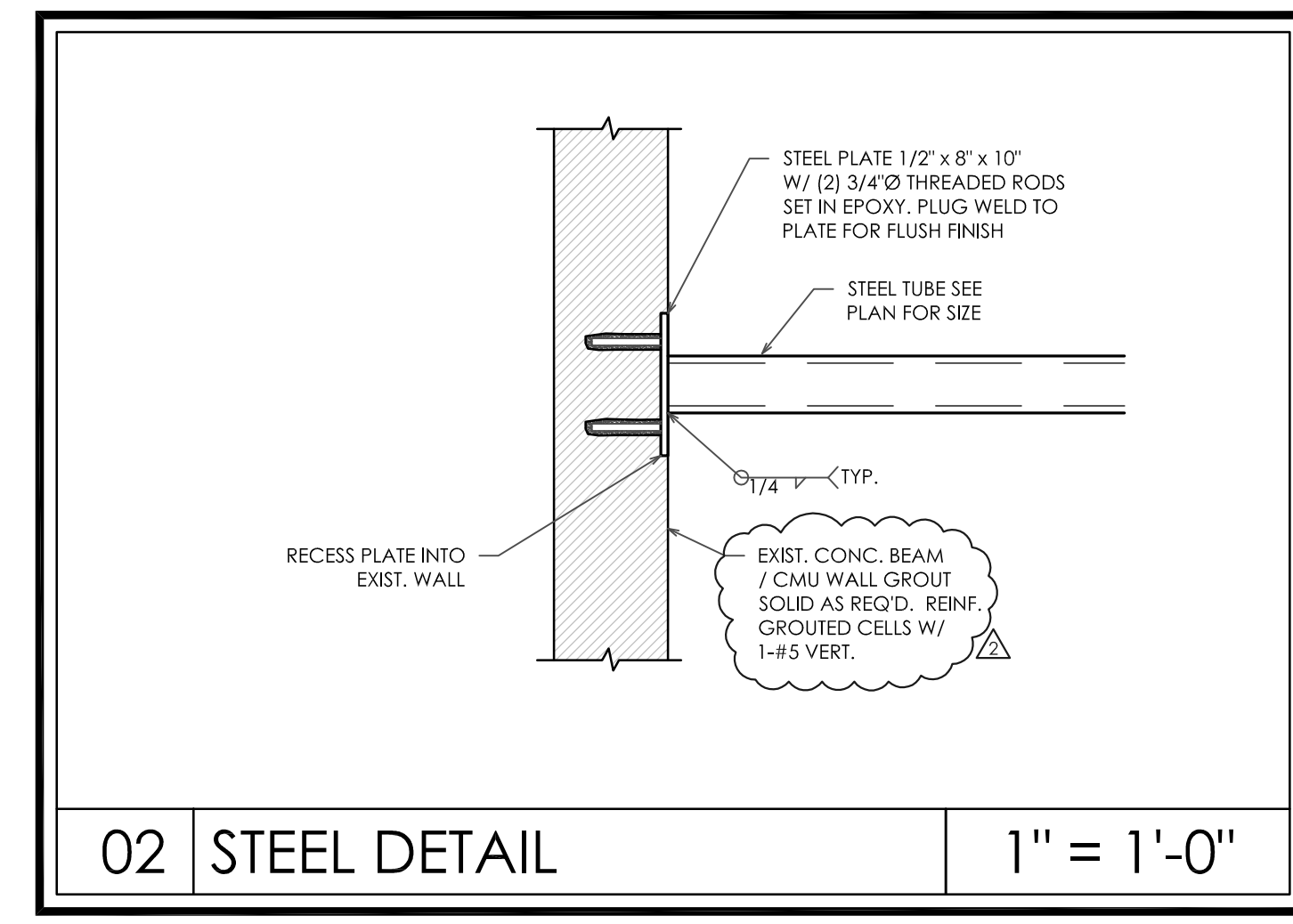
FLOOR NOTE:
 CONTRACTOR SHALL VERIFY FASTENERS FOR EXISTING FLOOR DECK IN FIELD. (2) 10d COMMON WIRE NAILS REQUIRED FOR EACH DECK BOARD TO EXISTING FLOOR JOISTS. PROVIDE ADDITIONAL NAILS AS REQUIRED TO MEET THIS REQUIREMENT.

NOTE:
 CONTRACTOR SHALL REVIEW EXTENT OF EXISTING FLOOR FRAMING SPECIFIED TO REMAIN. IN THE EVENT ADDITIONAL MEMBERS NEED TO BE REMOVED DUE TO ROT OR DAMAGE, OR CONFLICT WITH NEW WORK, REPLACE WITH NEW FRAMING OF LIKE SIZE.

- ### PLAN NOTES
- - INDICATES NEW #5 VERTICAL BAR IN GROUT FILLED CELLS.
 - NEW FLOOR SHEATHING, WHERE REQUIRED, SHALL BE 3/4" PLYWOOD FASTENED TO WOOD FRAMING W/ 10d NAILS @ 6" O.C. (MAX.)
 - ▭▭▭▭ INDICATES NEW CMU WALL INFILL.
 - TOP OF FLOOR ELEVATION EQUAL 0'-0" IS EQUIVALENT TO +7.5' NGVD (+/-)
 - ▨▨▨▨ INDICATES EXISTING CMU WALL TO REMAIN.
 - ▨▨▨▨ INDICATES NEW BEARING WALL 2x4 @ 16" O.C.
 - CONTRACTOR SHALL VERIFY EXISTING OPENINGS
 - REFER TO SHEETS S-4.0 & S-4.1 FOR DOORS & WINDOWS WIND PRESSURES.
 - — — — — INDICATES NEW WOOD FRAMING. SEE PLAN FOR SIZE.
 - — — — — INDICATES EXISTING WOOD FRAMING TO REMAIN.

BEAM SCHEDULE

MARK	ELEV.	DIMENSIONS	REINFORCEMENT
GB-1	-3'-0"	16 x 16	3 - #5 TOP & BOT. W/ #3 STIRRUPS @ 6" O.C.
GB-2	-3'-0"	12 x 16	2 - #5 TOP & BOT. W/ #3 STIRRUPS @ 6" O.C.
GB-3	VARIES*	12 x 24	2 - #6 TOP & BOT. W/ #3 STIRRUPS @ 6" O.C.
GB-4	-1'-10"	12 x 30	3 - #6 TOP & BOT., 2 - #6 MID. W/ #3 STIRRUPS @ 12" O.C.
*	T/ GRADE BEAM = TOP OF SLAB		
2CB-1	+7'-8" (+/-)	8 x 42	2 - #6 TOP & BOT., 2 - #5 MID. W/ #3 STIRRUPS @ 12" O.C.



FLOOR LOADS:
 LIVE LOAD = 100 PSF @ LOBBY
 LIVE LOAD = 40 PSF @ LIVING SPACES
 DEAD LOAD = 25 PSF

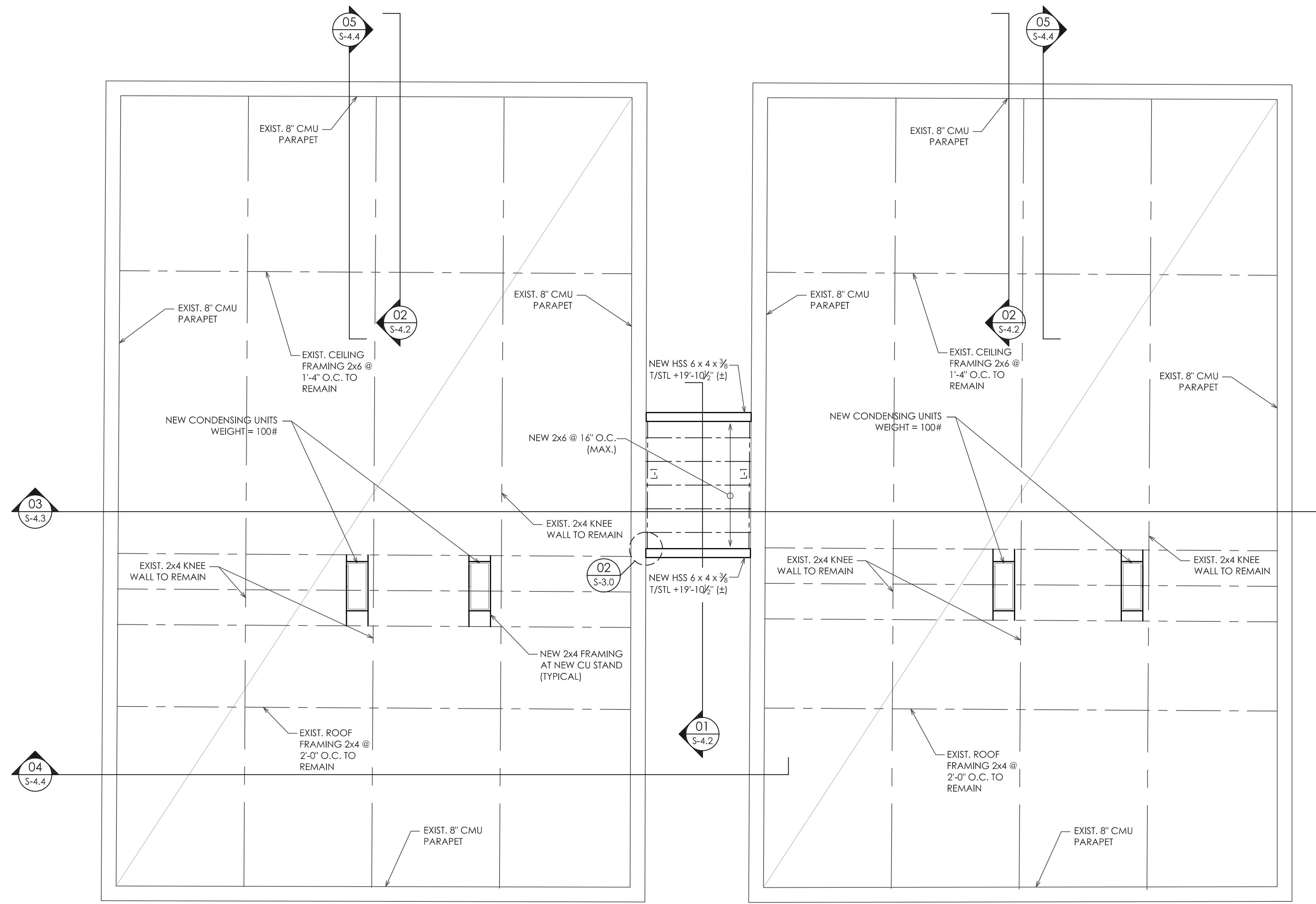
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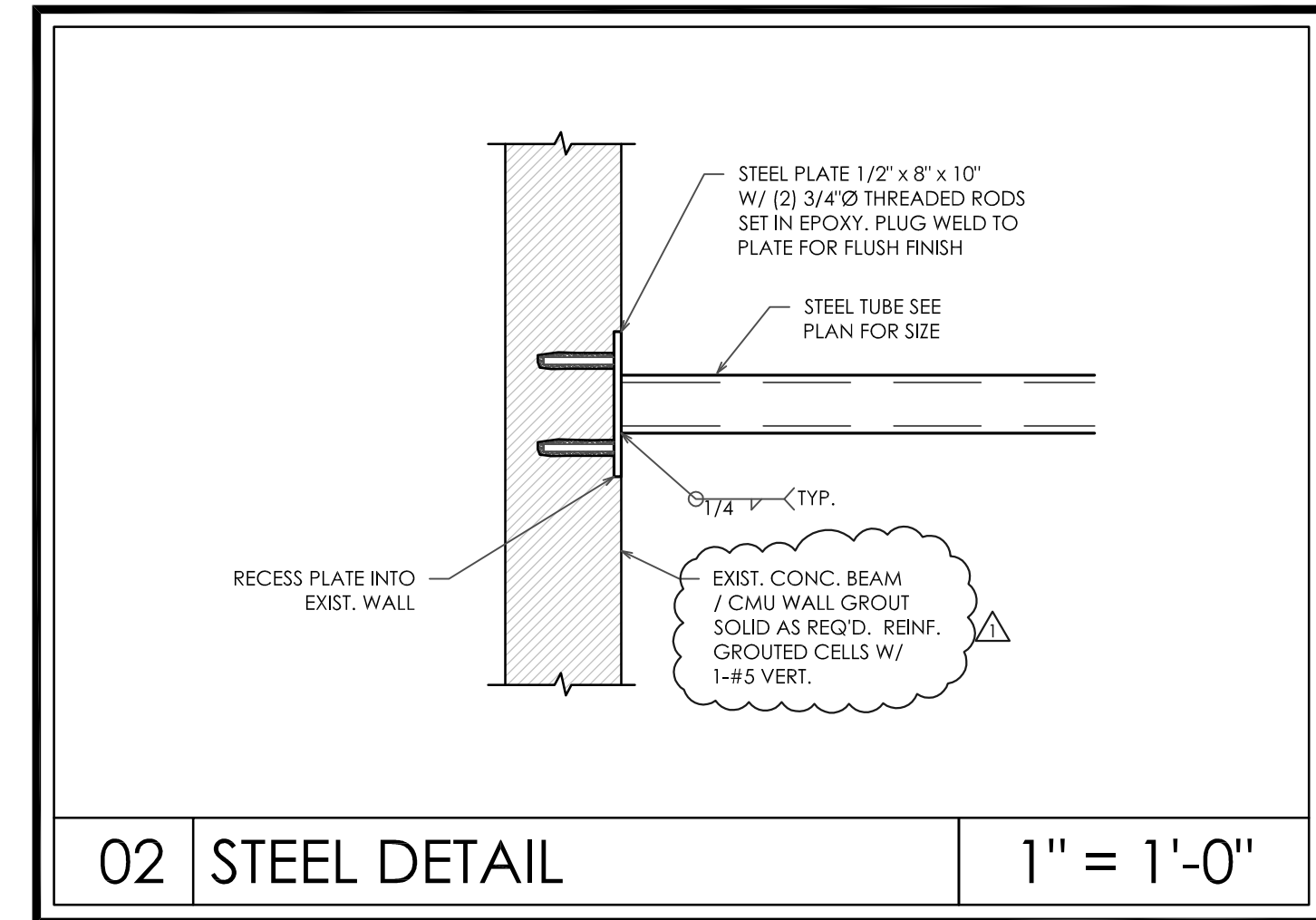
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 FLORIDA REG. NO. 54981



L-1 INDICATES CONT. LEDGER (2) 2x8 W/ 3/4" EXP. ANC. @ 16" O.C., 5/2" EMBED

ROOF NOTE:
 CONTRACTOR SHALL VERIFY FASTENERS FOR EXISTING ROOF DECK IN FIELD.
 (2) 10d COMMON WIRE NAILS REQUIRED FOR EACH DECK BOARD TO EXISTING ROOF RAFTERS. PROVIDE ADDITIONAL NAILS AS REQUIRED TO MEET THIS REQUIREMENT.

NOTE:
 CONTRACTOR SHALL REVIEW CONDITION OF EXISTING ROOF FRAMING AND DECKING TO REMAIN. IN THE EVENT EXISTING MEMBERS NEED TO BE REMOVED DUE TO ROT FROM WATER DAMAGE, REPLACE WITH NEW FRAMING OF LIKE SIZE.



02 STEEL DETAIL 1" = 1'-0"

ROOF LOADS:
 LIVE LOAD = 30 PSF
 DEAD LOAD = 25 PSF


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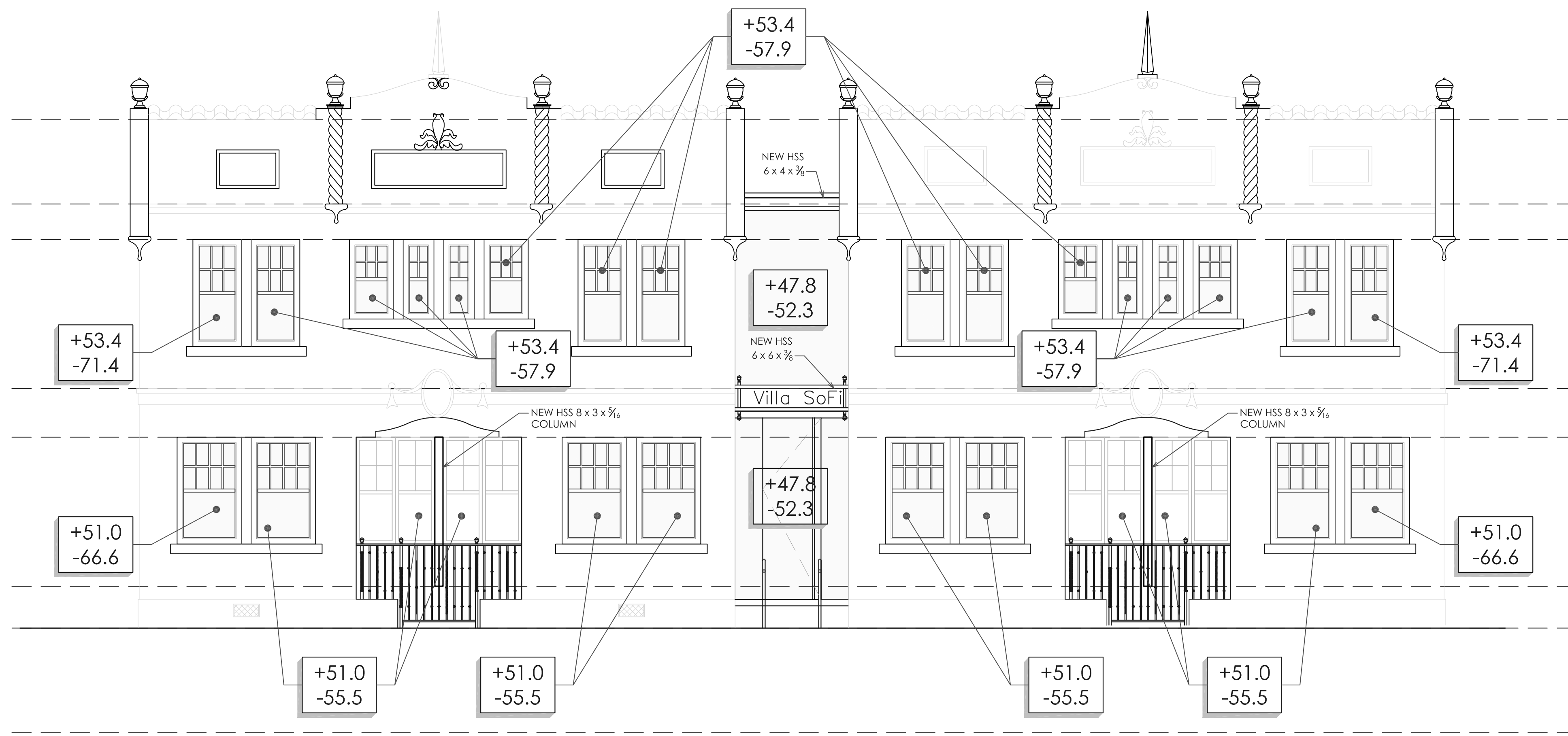
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NEW APARTMENT - HOTEL AT
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ROOF
 STRUCTURAL PLAN

DATE	04.19.2018
DRAWN BY	
REVISION	DATE
1	07/11/18
2	07/11/18

S-3.0



01 SOUTH ELEVATION

1/4" = 1'-0"



02 NORTH ELEVATION

1/4" = 1'-0"

1. WIND PRESSURES ARE ALLOWABLE STRESS DESIGN (ASD) VALUES
2. INDICATES NEW 8" CMU INFILL
3. INDICATES NEW POURED CONC.

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NEW APARTMENT - HOTEL AT
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727 & 735 2ND STREET
MIAMI BEACH, FLORIDA 33139

EXTERIOR
ELEVATIONS

DATE:	04.19.2018
DRAWN BY:	
REVISION:	DATE:

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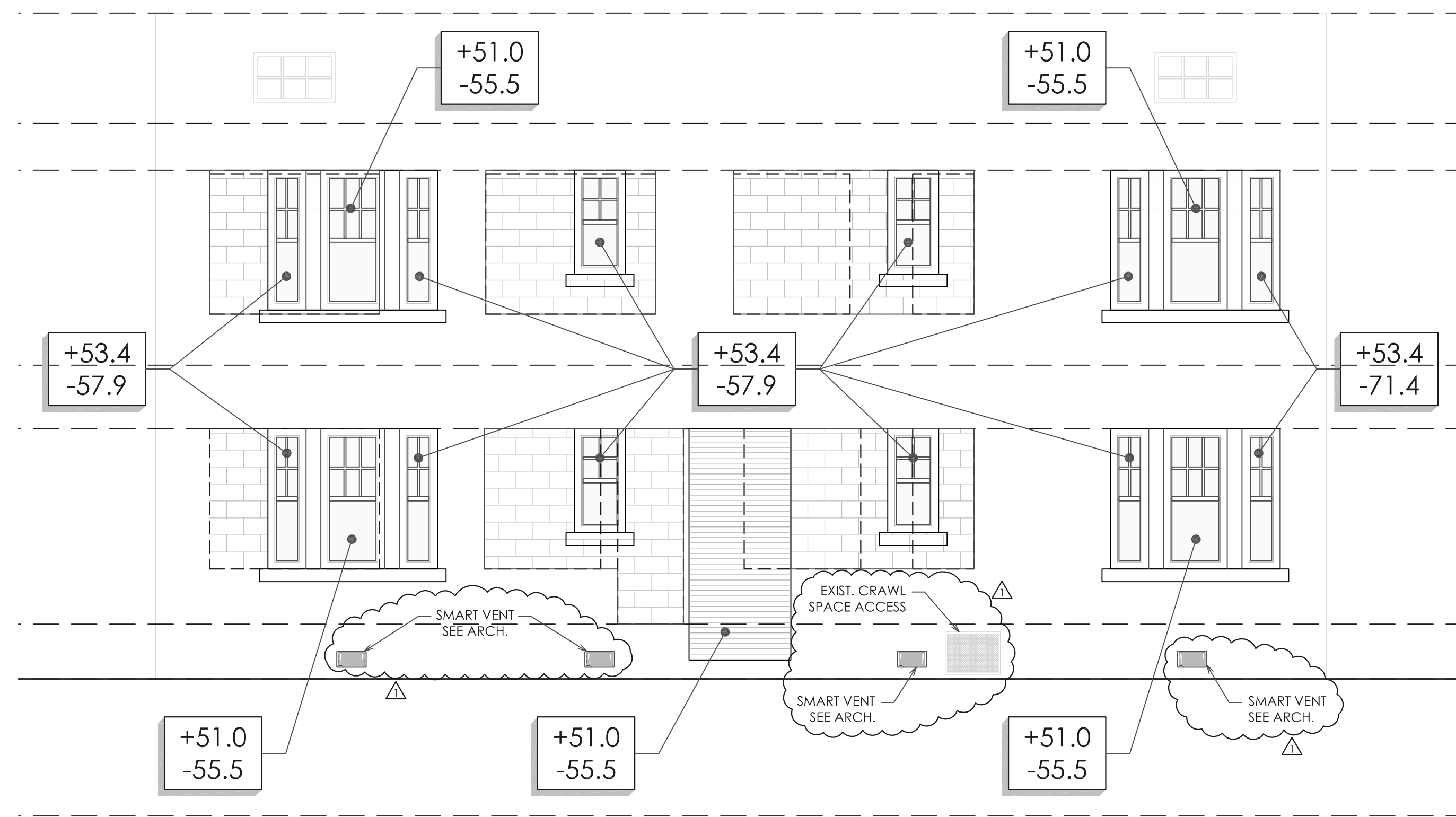
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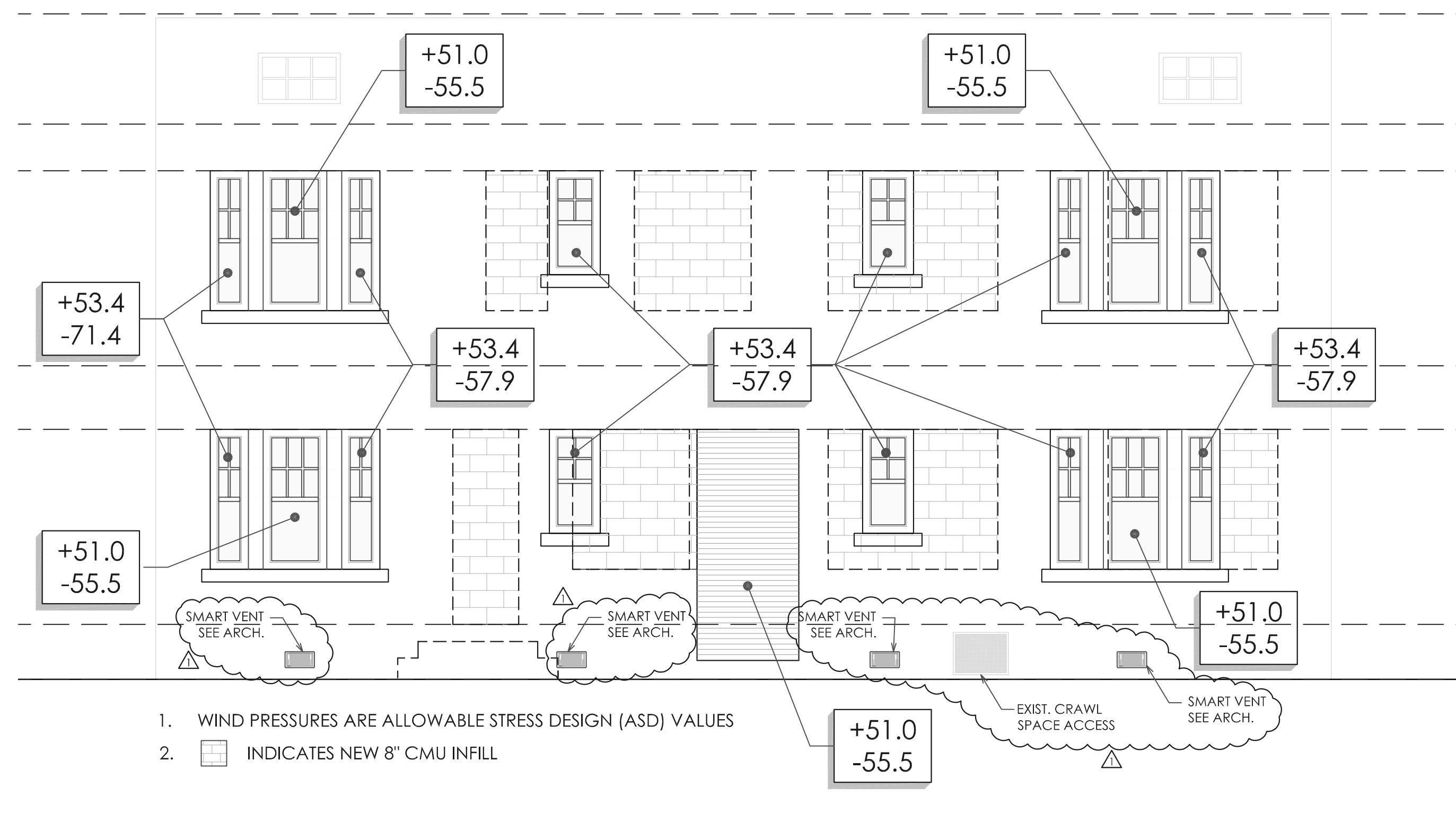
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FLORIDA REG. NO. 54981

S-4.0



01 EAST ELEVATION

1/4" = 1'-0"



1. WIND PRESSURES ARE ALLOWABLE STRESS DESIGN (ASD) VALUES
2. INDICATES NEW 8" CMU INFILL

02 WEST ELEVATION

1/4" = 1'-0"



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NEW APARTMENT - HOTEL AT
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EXTERIOR
ELEVATIONS

DATE	04/19/2018
DRAWN BY	
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PLAN REVIEW	07/11/18

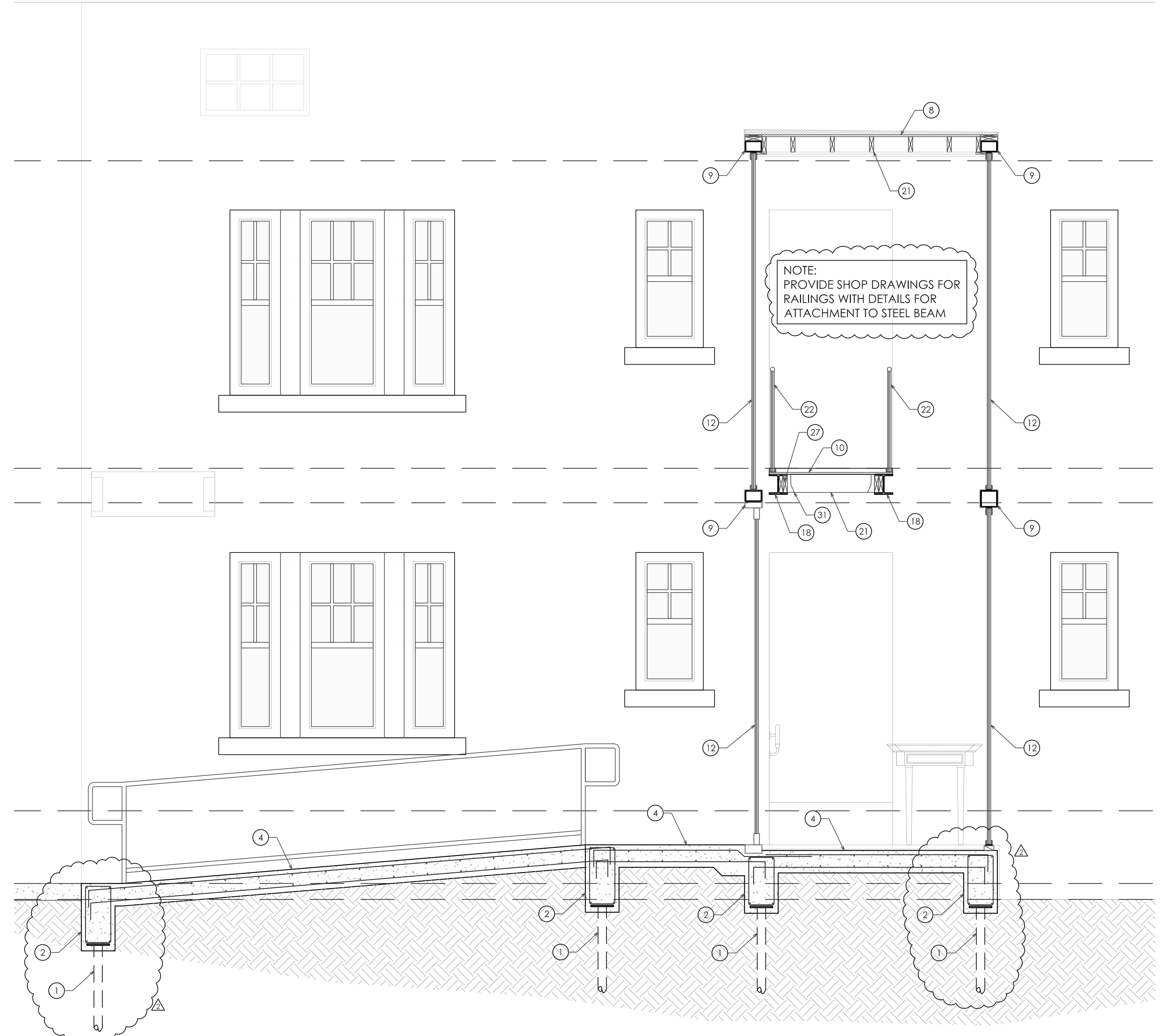
S-4.1

KEYED NOTES

- 1. PILING, SEE PLAN
- 2. GRADE BEAM, SEE PLAN
- 3. 3/4" RECESS @ SLAB EDGE
- 4. CONCRETE SLAB, SEE PLAN
- 5. 8" CMU
- 6. CONCRETE BEAM, SEE PLAN
- 7. CONCRETE TREAD 4 1/2" THICK x 12" WIDE, W/ 3-#5 DOWELS
- 8. 5/8" PLYWOOD
- 9. STEEL TUBE, SEE PLAN
- 10. NEW 3/4" PLYWOOD
- 11. STEEL COLUMN, SEE PLAN
- 12. IMPACT STOREFRONT/WINDOW/DOOR, REFER TO ARCH. DRAWINGS
- 13. NEW (2) 2x6 PT SILL PLATE
- 14. NEW WOOD STAIR, PROVIDE SHOP DRAWINGS PREPARED BY FL REG. ENGINEER FOR APPROVAL
- 15. #3 NOSING BARS
- 16. 8"x8" MIN. POURED SILL W/ 1-#5 CONT.
- 17. NEW (2) 2x10 WOOD HEADER
- 18. NEW STEEL BEAM, SEE PLAN
- 19. NEW 2x4 @ 16" O.C. BEARING WALL
- 20. NEW 2x12 @ 12" O.C.
- 21. NEW 2x6 @ 16" O.C.
- 22. RAILING, SEE ARCH.
- 23. NEW 2x10 @ 16" O.C.
- 24. 8" CMU STEM WALL W/ 1-#5 VERT. @ 32" O.C. ALL CELLS GROUTED SOLID.
- 25. EXISTING CMU WALL
- 26. NEW POURED STAIR, 6" MIN. W/ #4 @ 12" O.C. EA. WAY MID-DEPTH, HOOKED @ ENDS
- 27. ADD NEW 3/4" EXP. ANCHORS @ 16" O.C. W/ 5" EMBED INTO EXIST. GROUTED WALL
- 28. 8" POURED CONC. WALL W/ #4 @ 12" O.C. VERT. & #4 @ 12" O.C. HORIZ.
- 29. SIMPSON HANGER LUS210 W/ 8-16d NAILS TO HEADER & 6-10d x 1-1/2" NAILS TO JOIST
- 30. 8" MIN. THICKENED EDGE W/ 2-#5 CONT.
- 31. SIMPSON HANGER LUS26 W/ 4-10d NAILS TO HEADER & 4-10d NAILS TO JOIST
- 32. NEW (2) 2x6 PT WOOD LEDGER W/ 3/4" EXP. ANCHORS @ 16" O.C., 5" EMBED.
- 33. NEW (2) 2x10 PT WOOD LEDGER W/ 3/4" EXP. ANCHORS @ 16" O.C., 5" EMBED.
- 34. EXISTING CONCRETE BEAM
- 35. EXISTING FOOTING
- 36. EXISTING WOOD FRAMING
- 37. SIMPSON A35 W/ 9-8d x 1-1/2" NAILS
- 38. SIMPSON HGAM10 W/ (4) SDS 1/4" x 1-1/2" TO RAFTERS & (4) 1/4" x 2-3/4" TITENS TO EXIST. CMU

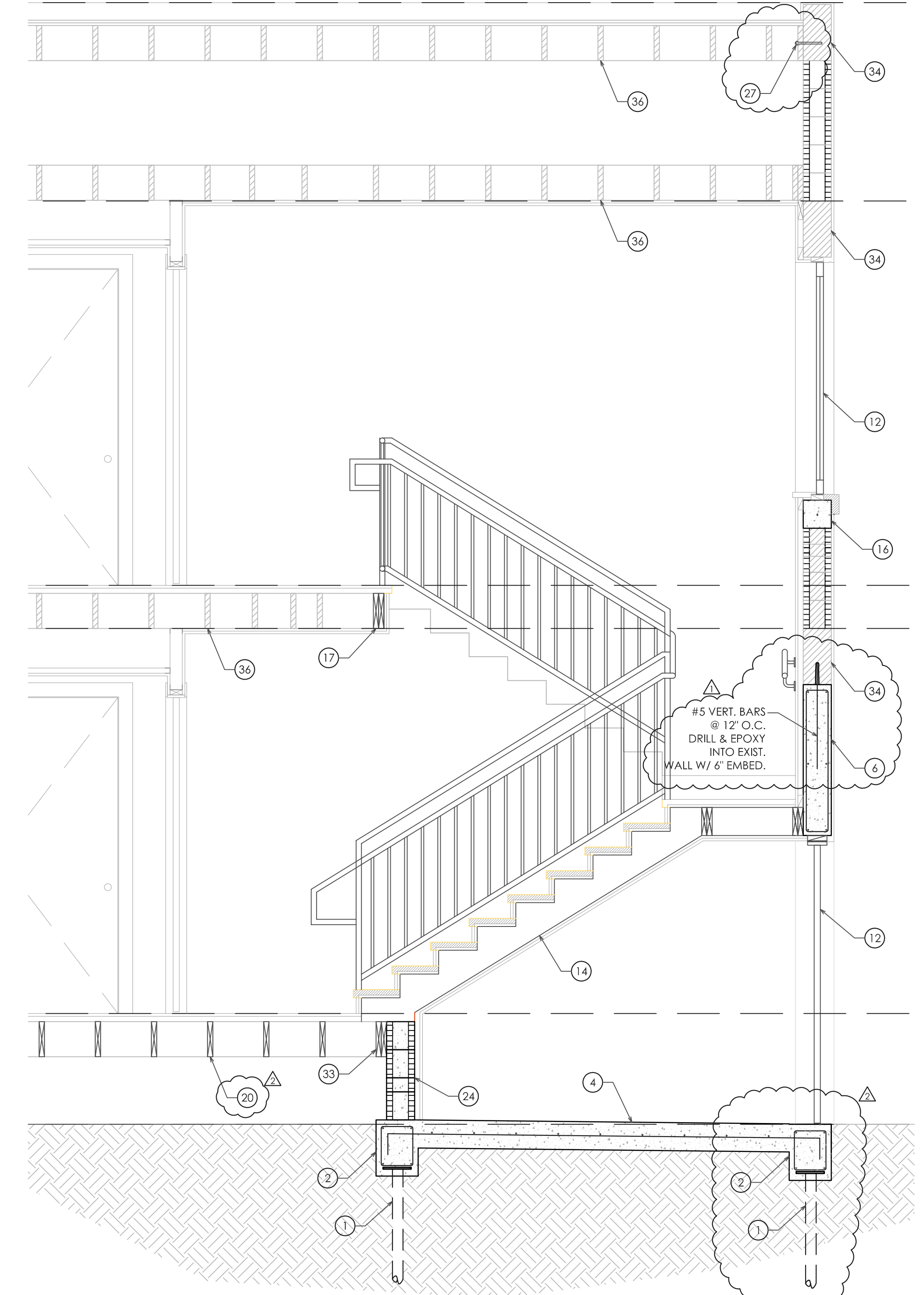
NOTE:
PROVIDE SHOP DRAWINGS FOR
RAILINGS WITH DETAILS FOR
ATTACHMENT TO STEEL BEAM

#5 VERT. BARS
@ 12" O.C.
DRILL & EPOXY
INTO EXIST.
WALL W/ 6" EMBED.



01 SECTION

1/2" = 1'-0"



02 SECTION

1/2" = 1'-0"



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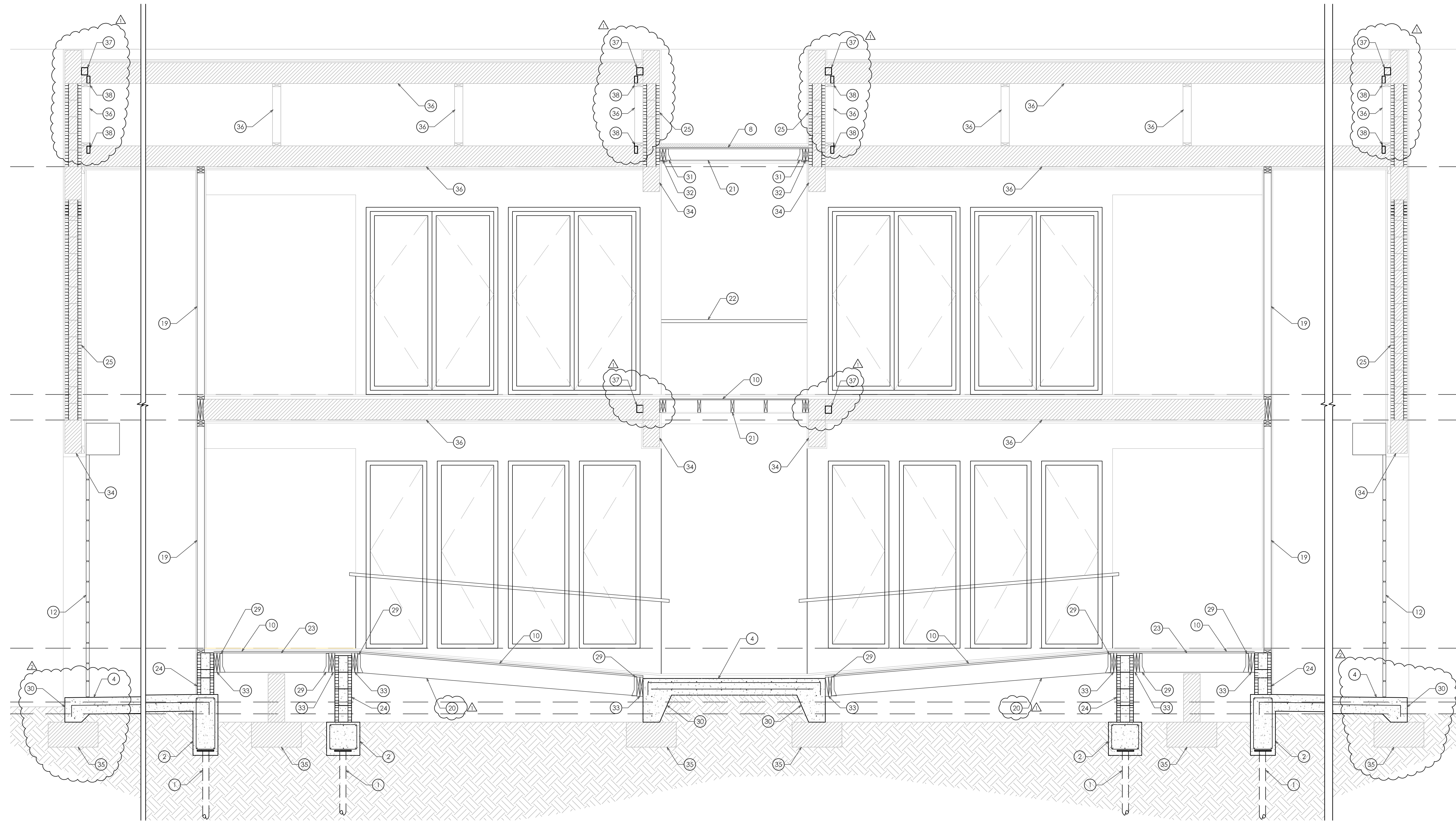
BUILDING SECTIONS

DATE	04.19.2018
DRAWN BY	
REVISION	DATE
REVISION	07/11/18
PLAN REVIEW	07/11/18

S-4.2

KEYED NOTES

- 1. PILING. SEE PLAN
- 2. GRADE BEAM. SEE PLAN
- 3. 3/4" RECESS @ SLAB EDGE
- 4. CONCRETE SLAB. SEE PLAN
- 5. 8" CMU
- 6. CONCRETE BEAM. SEE PLAN
- 7. CONCRETE TREAD 4 1/2" THICK x 12" WIDE, W/ 3-#5 DOWELS
- 8. 5/8" PLYWOOD
- 9. STEEL TUBE. SEE PLAN
- 10. NEW 3/4" PLYWOOD
- 11. STEEL COLUMN. SEE PLAN
- 12. IMPACT STOREFRONT/WINDOW/DOOR. REFER TO ARCH. DRAWINGS
- 13. NEW (2) 2x8 PT SILL PLATE
- 14. NEW WOOD STAIR, PROVIDE SHOP DRAWINGS PREPARED BY FL REG. ENGINEER FOR APPROVAL
- 15. #3 NOSING BARS
- 16. 8"x8" MIN. POURED SILL W/ 1-#5 CONT.
- 17. NEW (2) 2x10 WOOD HEADER
- 18. NEW STEEL BEAM. SEE PLAN
- 19. NEW 2x4 @ 16" O.C. BEARING WALL
- 20. NEW 2x12 @ 12" O.C.
- 21. NEW 2x6 @ 16" O.C.
- 22. RAILING. SEE ARCH.
- 23. NEW 2x10 @ 16" O.C.
- 24. 8" CMU STEM WALL W/ 1-#5 VERT. @ 32" O.C. ALL CELLS GROUTED SOLID.
- 25. EXISTING CMU WALL
- 26. NEW POURED STAIR, 6" MIN. W/ #4@12" O.C. EA. WAY MID-DEPTH, HOOKED @ ENDS
- 27. ADD NEW 3/4" EXP. ANCHORS @ 16" O.C. W/ 5" EMBED INTO EXIST. GROUTED WALL
- 28. 8" POURED CONC. WALL W/ #4 @ 12" O.C. VERT. & #4 @ 12" O.C. HORIZ.
- 29. SIMPSON HANGER LUS210 W/ 8-16d NAILS TO HEADER & 6-10d x 1-1/2" NAILS TO JOIST
- 30. 8" MIN. THICKENED EDGE W/ 2-#5 CONT.
- 31. SIMPSON HANGER LUS26 W/ 4-10d NAILS TO HEADER & 4-10d NAILS TO JOIST
- 32. NEW (2) 2x6 PT WOOD LEDGER W/ 3/4" EXP. ANCHORS @ 16" O.C., 5" EMBED.
- 33. NEW (2) 2x10 PT WOOD LEDGER W/ 3/4" EXP. ANCHORS @ 16" O.C., 5" EMBED.
- 34. EXISTING CONCRETE BEAM
- 35. EXISTING FOOTING
- 36. EXISTING WOOD FRAMING
- 37. SIMPSON A35 W/ 9-8d x 1-1/2" NAILS
- 38. SIMPSON HGAM10 W/ (4) SDS 1/4" x 1-1/2" TO RAFTERS & (4) 1/4" x 2-3/4" TITENS TO EXIST. CMU





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NEW APARTMENT - HOTEL AT
VILLA SOFI
727 & 735 SAND STREET
MIAMI BEACH, FLORIDA 33139

BUILDING SECTIONS

DATE	04/19/2018
DRAWN BY	
REVISION	DATE
1	07/11/18
2	07/11/18

S-4.3

KEYED NOTES

- 1. PILING, SEE PLAN
- 2. GRADE BEAM, SEE PLAN
- 3. 3/4" RECESS @ SLAB EDGE
- 4. CONCRETE SLAB, SEE PLAN
- 5. 8" CMU
- 6. CONCRETE BEAM, SEE PLAN
- 7. CONCRETE TREAD 4 1/2" THICK x 12" WIDE, W/ 3-#5 DOWELS
- 8. 5/8" PLYWOOD
- 9. STEEL TUBE, SEE PLAN
- 10. NEW 3/4" PLYWOOD
- 11. STEEL COLUMN, SEE PLAN
- 12. IMPACT STOREFRONT/WINDOW/DOOR, REFER TO ARCH. DRAWINGS
- 13. NEW (2) 2x8 PT SILL PLATE
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- 30. 8" MIN. THICKENED EDGE W/ 2-#5 CONT.
- 31. SIMPSON HANGER LUS26 W/ 4-10d NAILS TO HEADER & 4-10d NAILS TO JOIST
- 32. NEW (2) 2x6 PT WOOD LEDGER W/ 3/4" EXP. ANCHORS @ 16" O.C., 5" EMBED.
- 33. NEW (2) 2x10 PT WOOD LEDGER W/ 3/4" EXP. ANCHORS @ 16" O.C., 5" EMBED.
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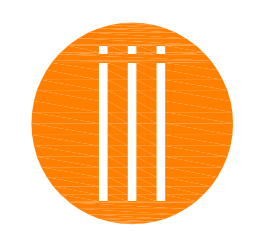
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BUILDING SECTIONS	
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DRAWN BY	
REVISION	DATE
1	07/11/18
2	07/11/18
3	

S-4.4

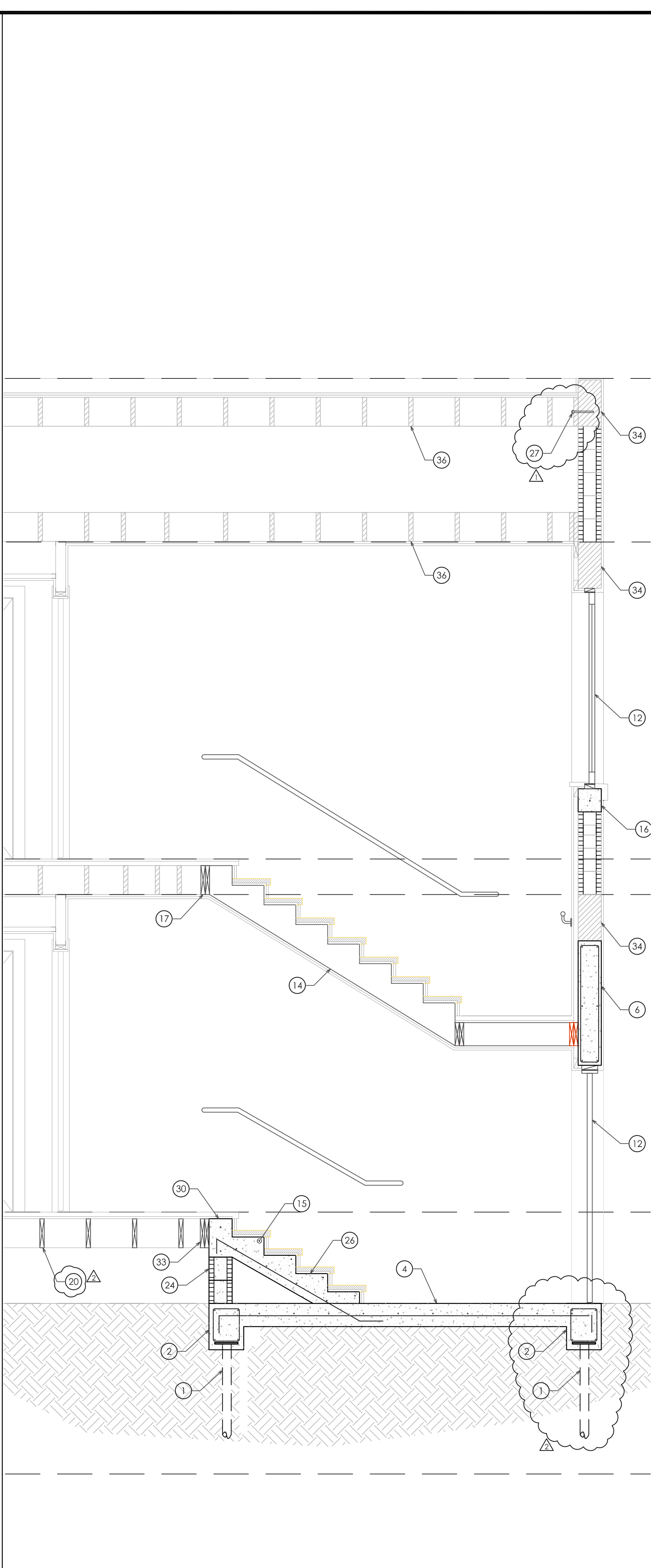
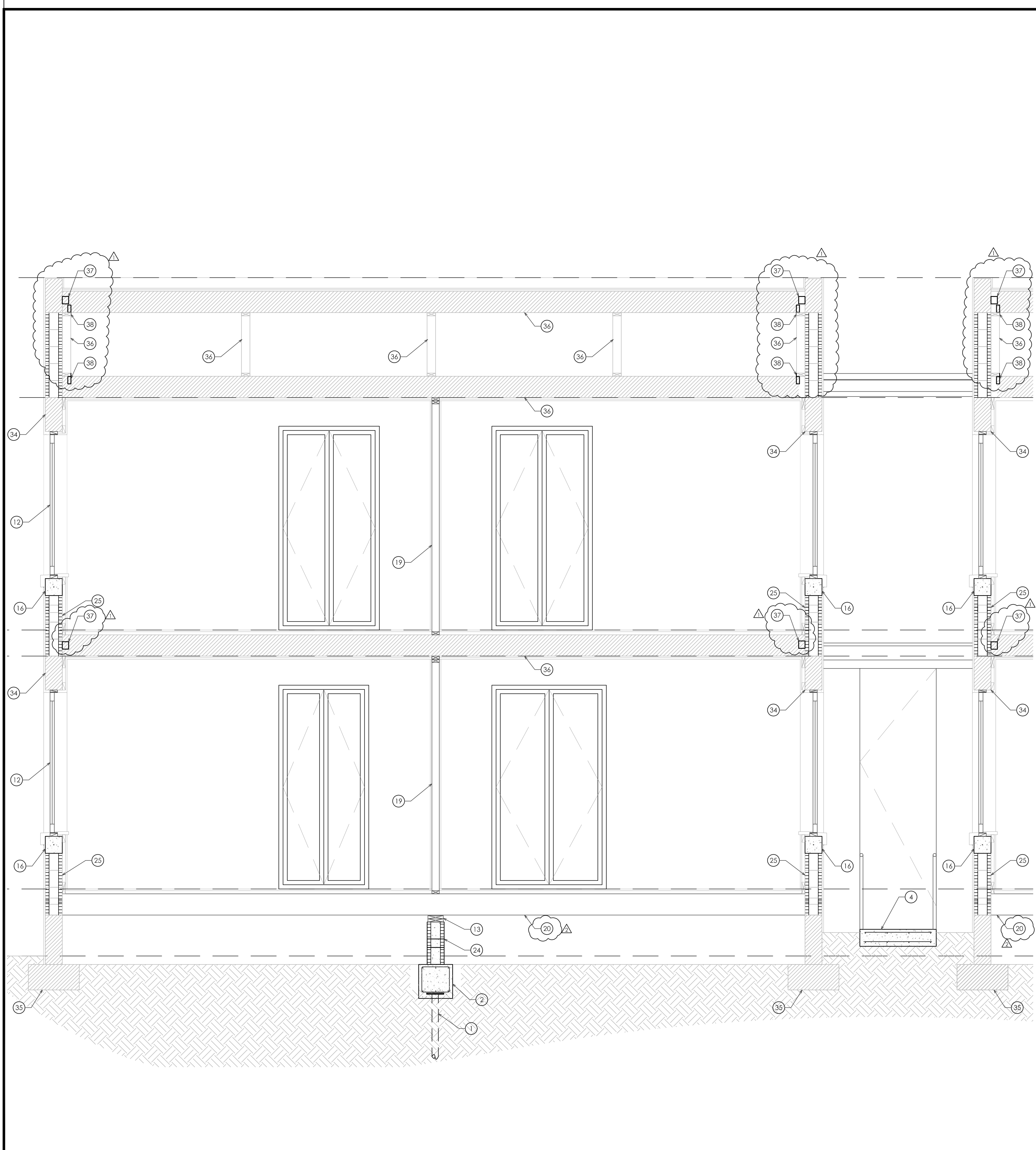


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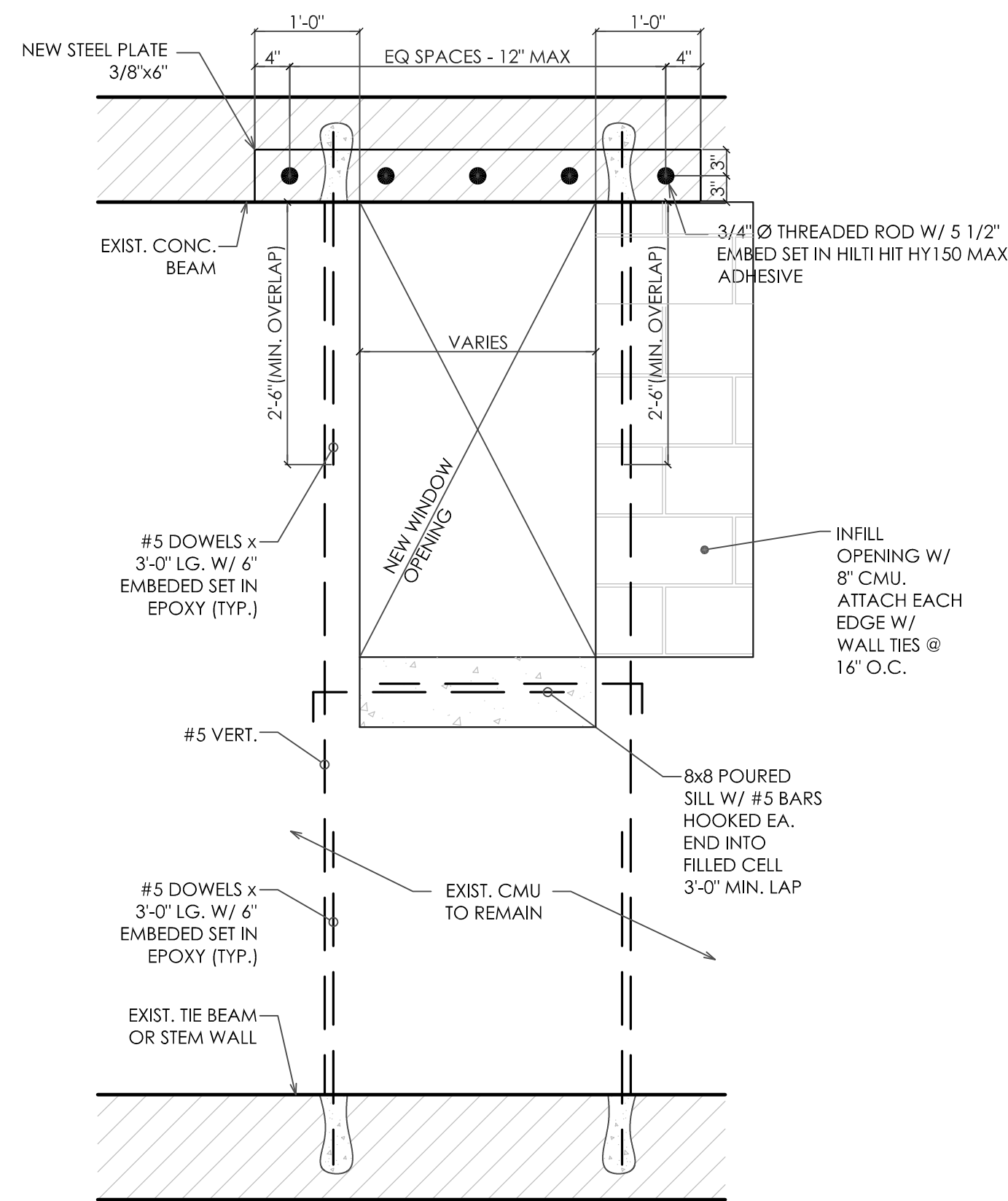


04 SECTION

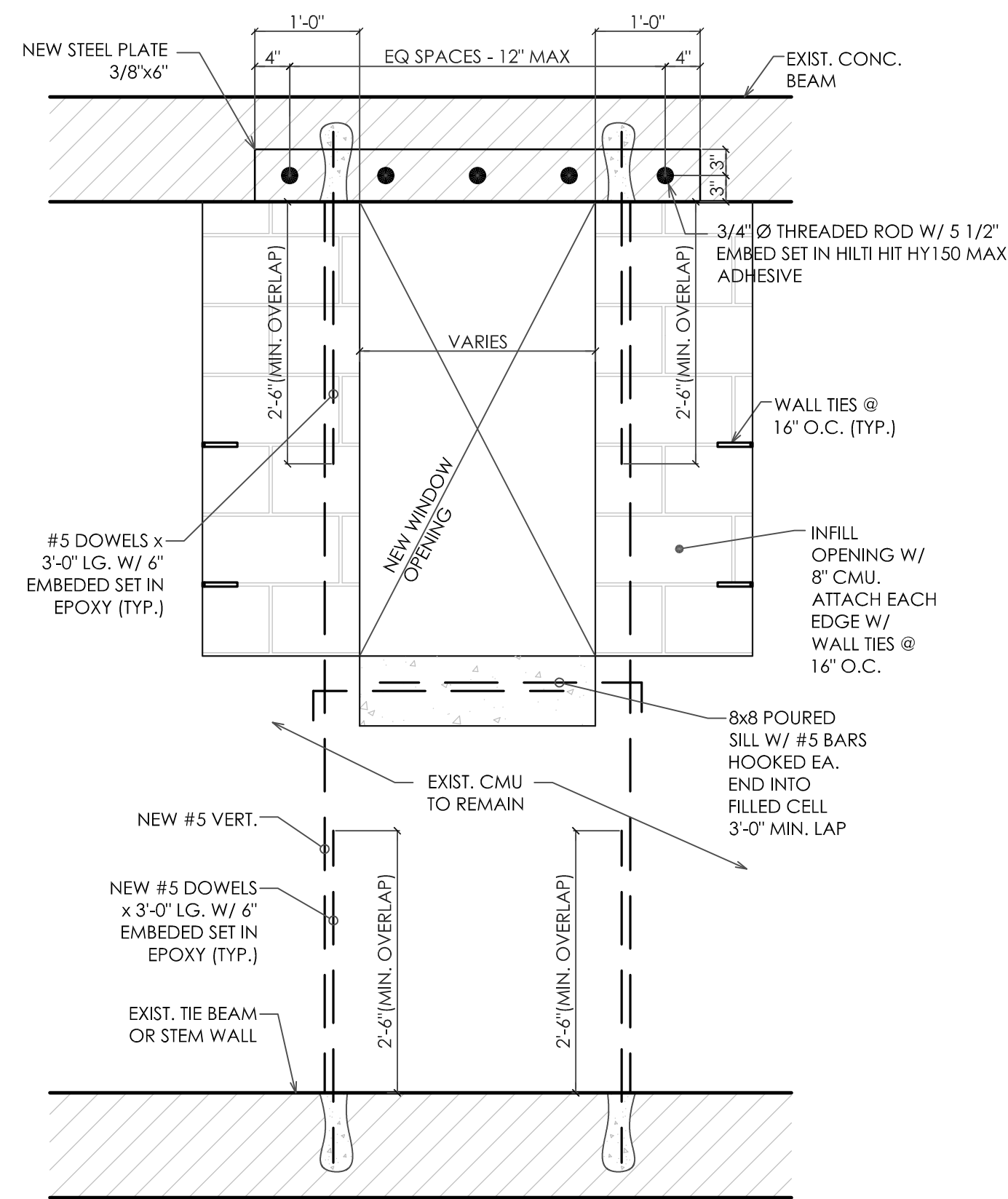
1/2" = 1'-0"

05 SECTION

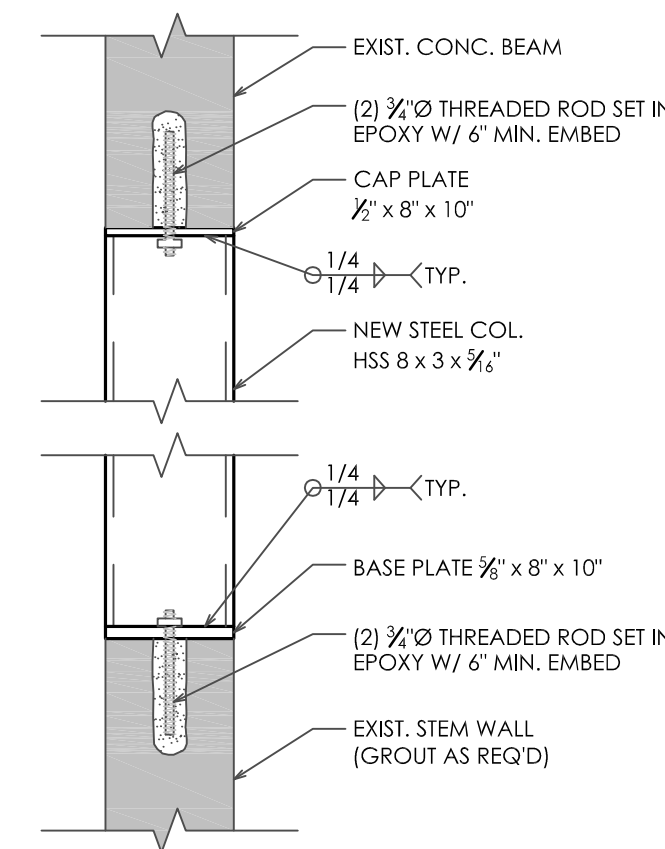
1/2" = 1'-0"



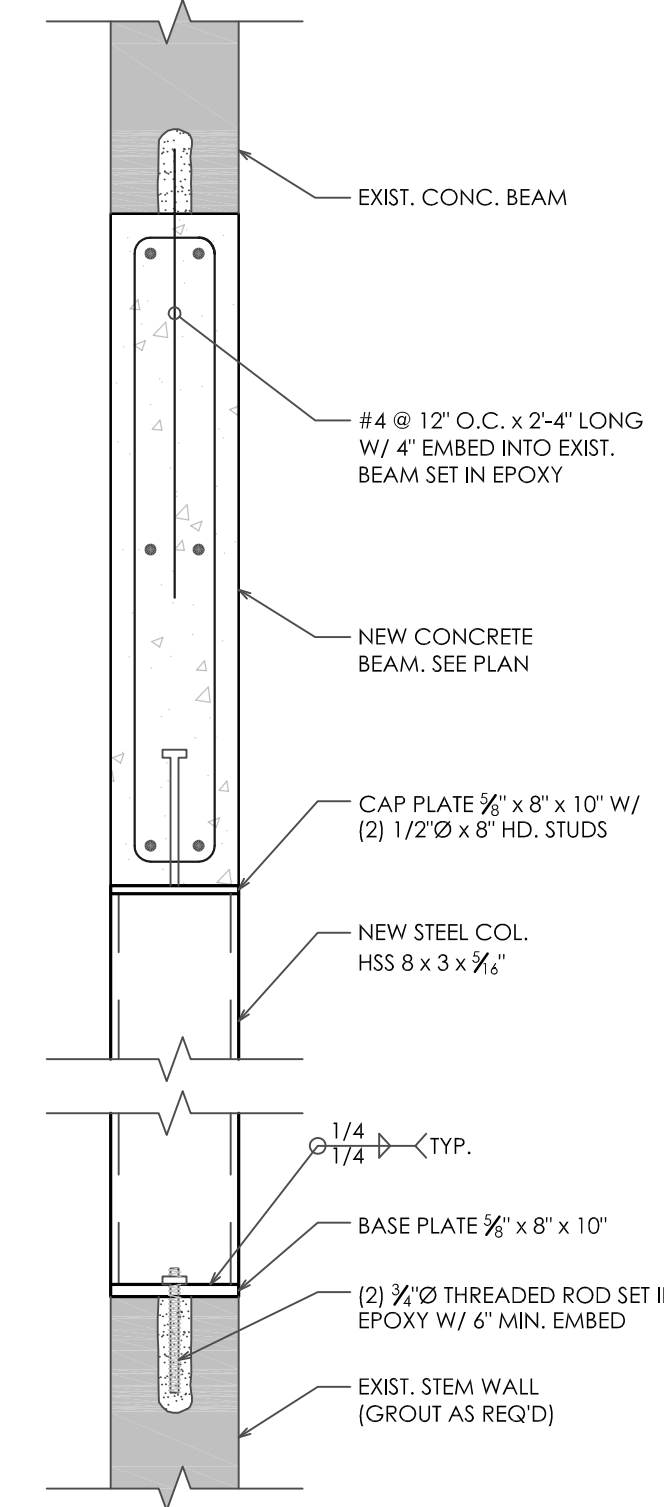
DETAIL @ NEW WINDOW



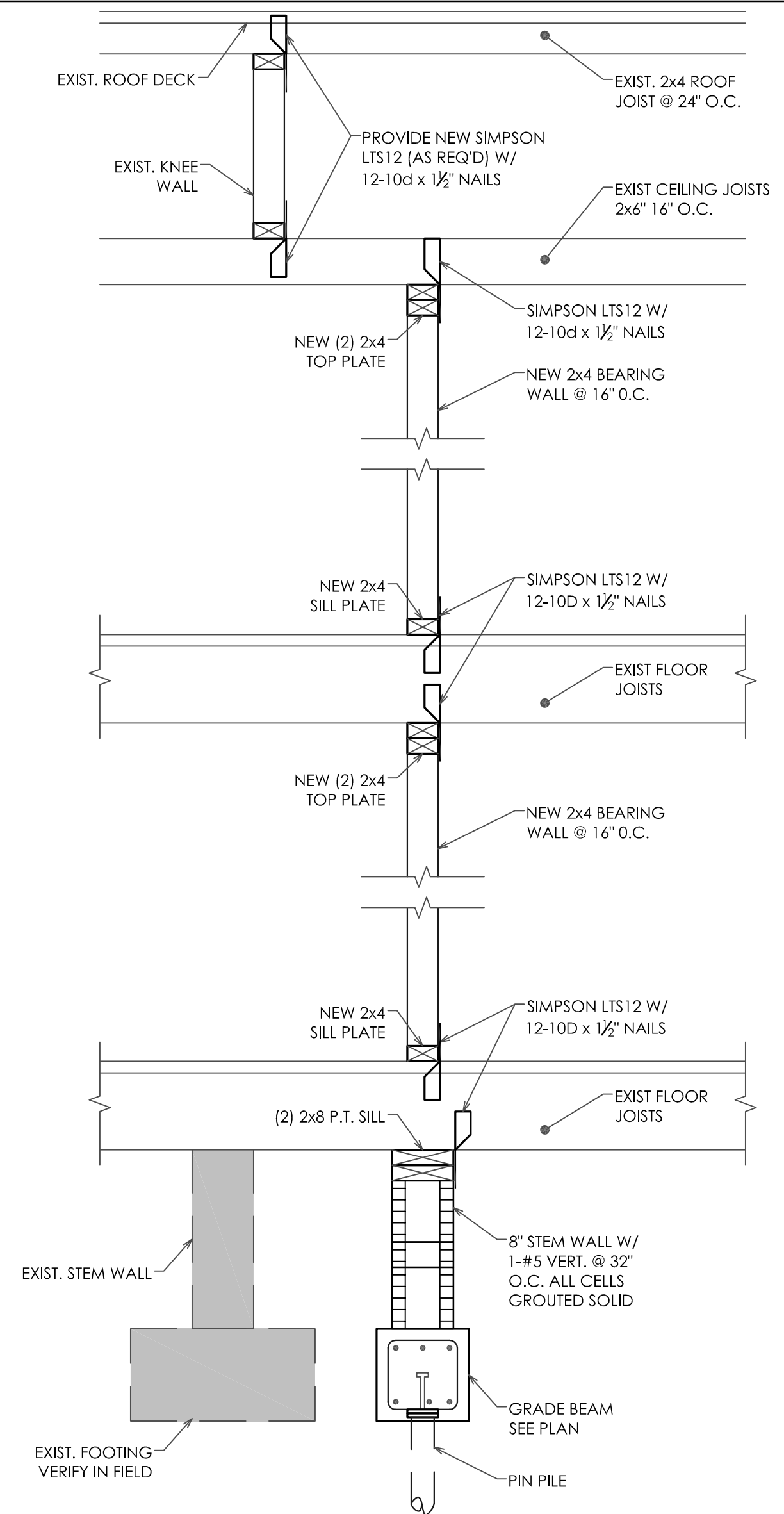
DETAIL @ NEW WINDOW



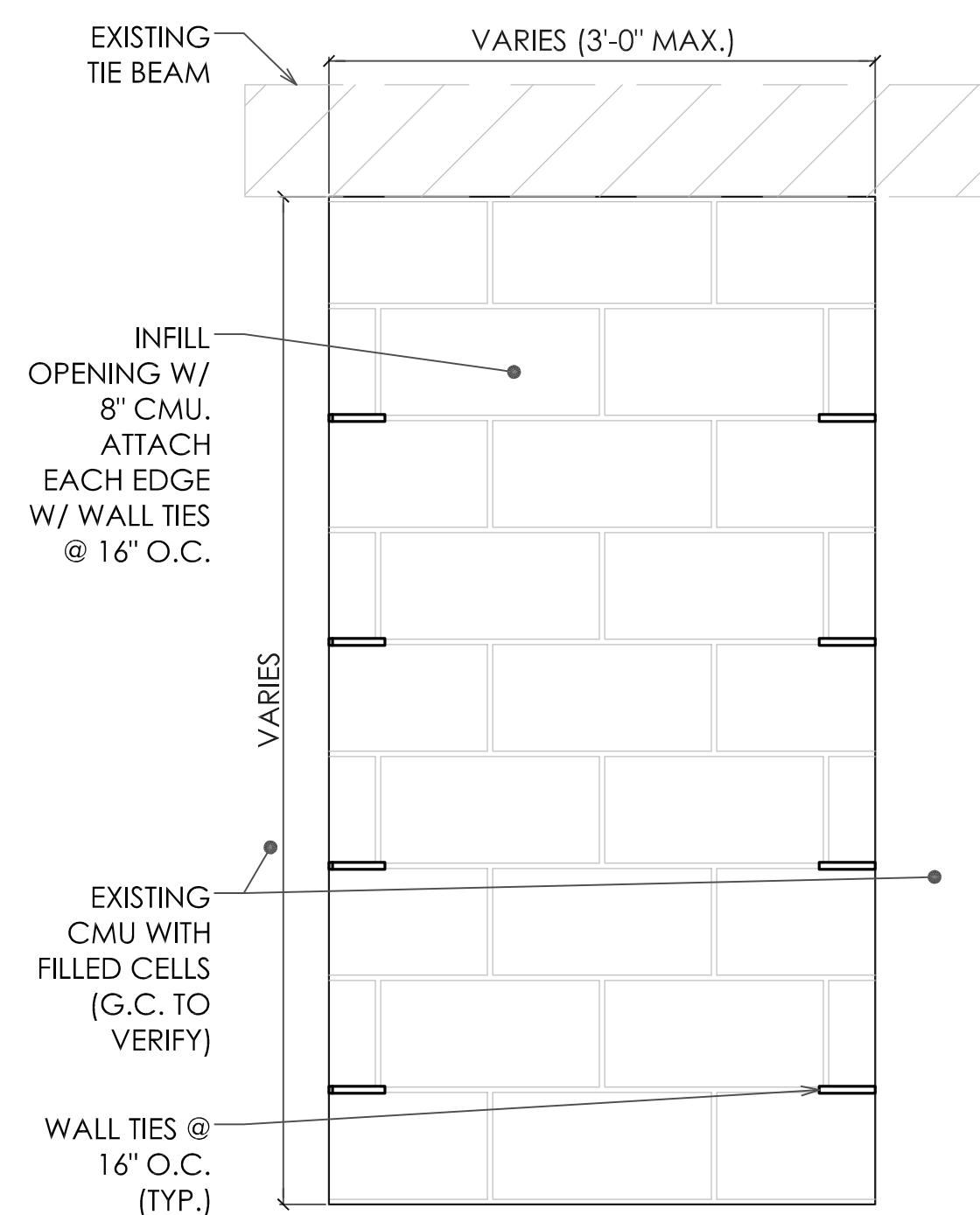
05 C-3 DETAIL 1" = 1'-0"



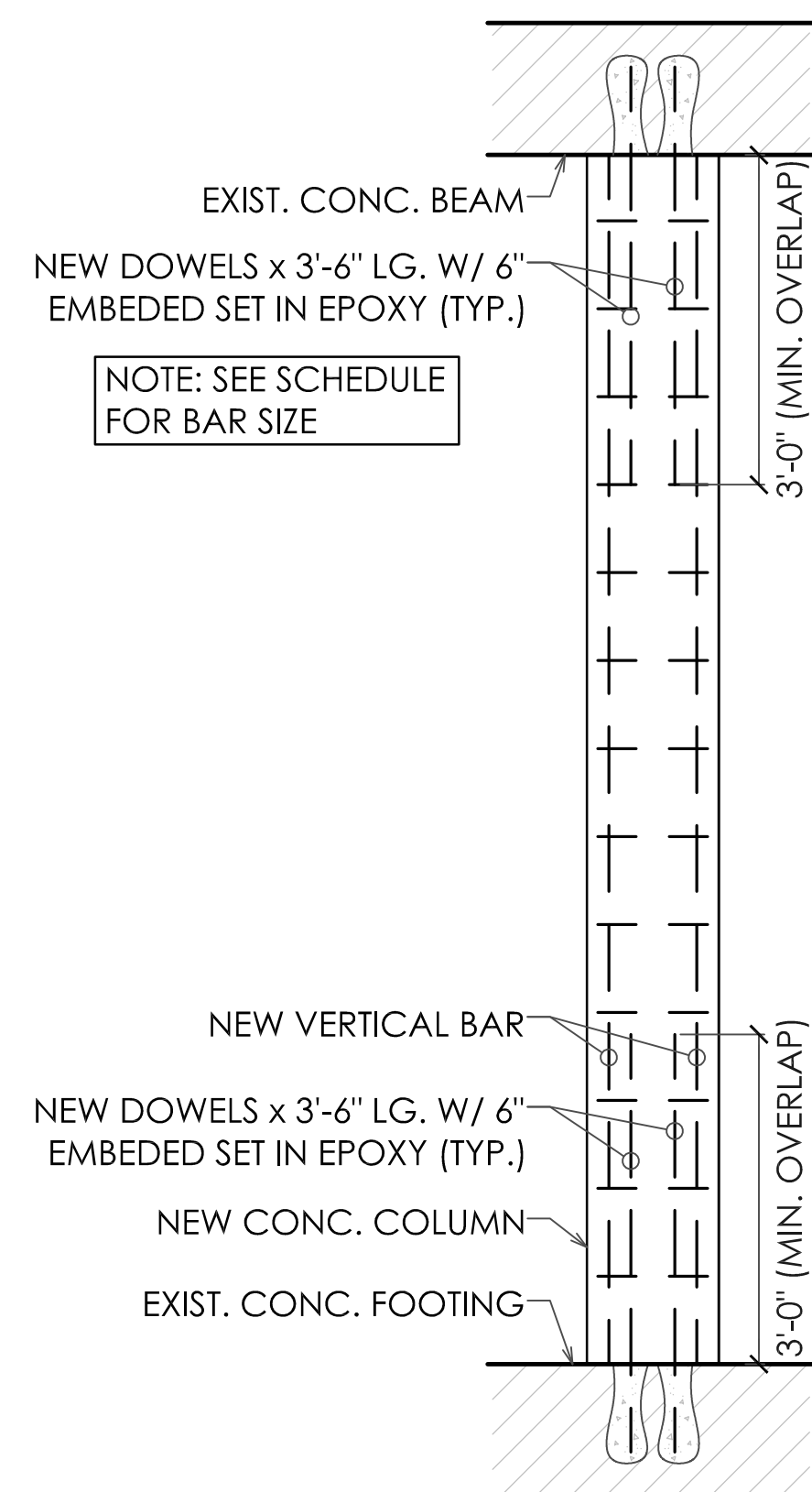
06 C-4 DETAIL 1" = 1'-0"



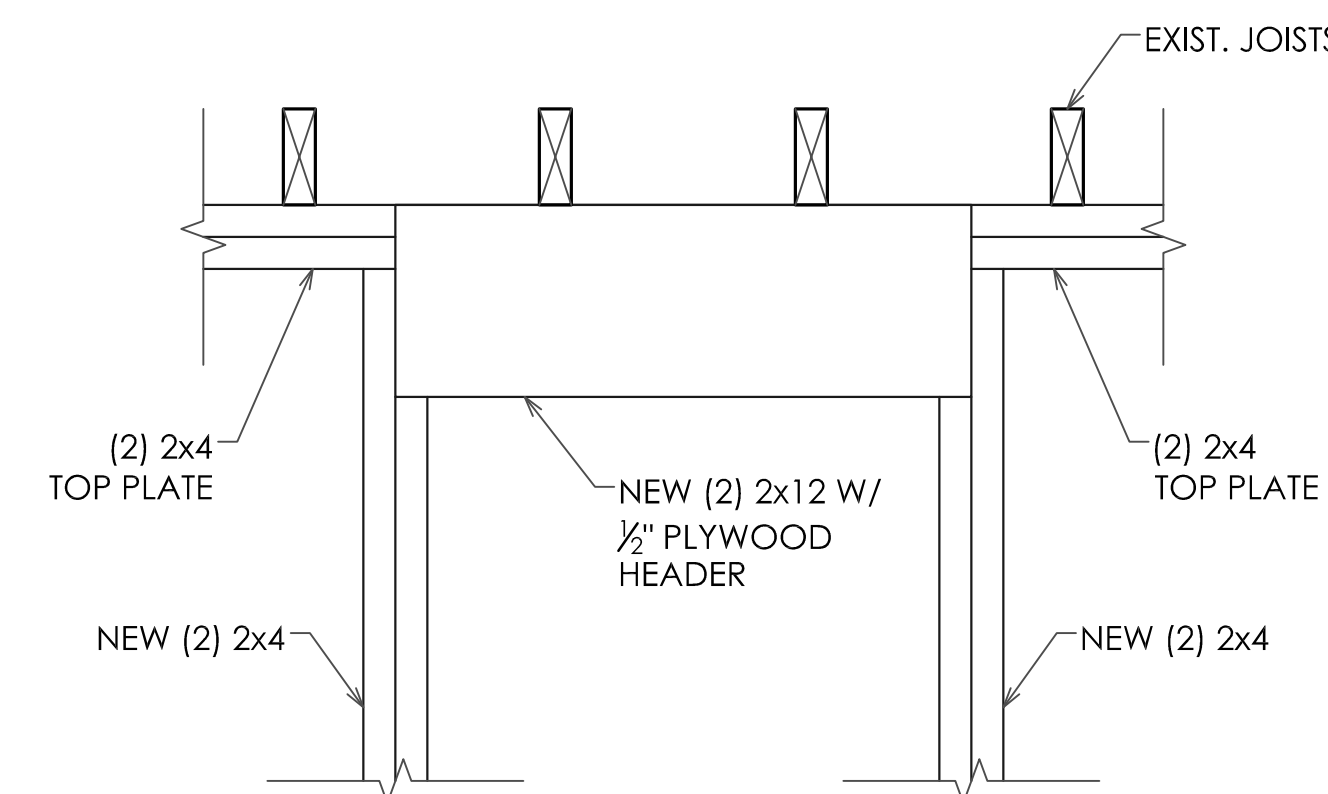
07 SECTION 3/4" = 1'-0"



01 DETAIL @ INFILL 1" = 1'-0"

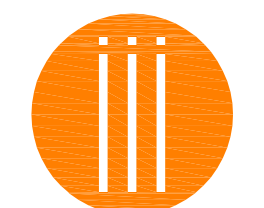


02 DETAIL @ CONCRETE COLUMN 3/4" = 1'-0"



APPLIES TO NEW INTERIOR BEARING WALLS AT NEW DOOR OPENINGS

03 NEW HEADER DETAIL 1" = 1'-0"



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STRUCTURAL DETAILS

DATE	04.19.2018
DRAWN BY	
REVISION	
DATE	

S5.0

CONCRETE:

- ALL CONCRETE WORK IS DESIGNED ON THE BASIS OF "STRENGTH DESIGN" IN ACCORD WITH ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE". ALL CONCRETE WORK SHALL BE CONSTRUCTED IN STRICT ACCORD WITH ACI 318.
- CONCRETE WORK SHALL BE PROPORTIONED IN ACCORD WITH ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE" AND ACI 211.11, "RECOMMENDED PRACTICE FOR SELECTING PROPORTIONS FOR NORMAL WEIGHT CONCRETE" TO PRODUCE THE FOLLOWING:

LOCATION	STRENGTH (F'SI)	TEST AGE (DAYS)	MAX AGGR. SIZE	MAX W/C RATIO	MINIMUM CEMENT (PER CU YD)
GRADE BEAMS	5000	28	3/4"	0.40	500 LBS.
STRUCTURAL SLAB AT GRADE LEVEL	5000	28	3/4"	0.40	500 LBS.
ELEVATED BEAMS/COLUMNS	5000	28	3/4"	0.40	500 LBS.
GROUT FILLED CELLS	3000	28	3/8"	0.60	560 LBS.

* THE USE OF A SUPERPLASTICIZER IS ALLOWED BUT NOT REQUIRED. SHRINKAGE FOR THIS MIX SHALL BE LIMITED TO 0.035% AT 28 DAYS AS TESTED BY ASTM C157. (REFER TO NOTE 5 OF CONCRETE SLAB ON FILL)

CONCRETE DESIGN MIXES SHALL MEET OR EXCEED EACH REQUIREMENT SPECIFIED HERE BOTH STRENGTH AND MAXIMUM WATER-CEMENT RATIO ARE SPECIFIED, THE MOST STRINGENT SHALL APPLY. FOR EXAMPLE, MAXIMUM WATER-CEMENT RATIO MIGHT RESULT IN A STRENGTH GREATER THAN THE MINIMUM SPECIFIED; LIKEWISE, A LOWER WATER-CEMENT RATIO THAN SPECIFIED MAY BE REQUIRED IN ORDER TO ACHIEVE THE REQUIRED STRENGTH.

WATER/CEMENT RATIO, W/C RATIO SHALL BE BASED ON TOTAL CEMENTITIOUS MATERIAL. IF NOT SHOWN ABOVE, W/C RATIO SHALL BE DETERMINED BY SUPPLIER BASED ON STRENGTH ROOMS.

AIR CONTENT, ENTRAINED AIR IS NOT REQUIRED UNLESS SHOWN ABOVE. WHERE AIR CONTENT IS SPECIFIED AND CONCRETE IS BEING PUMPED, TESTING SHALL BE PERFORMED AT THE DISCHARGE END OF THE PUMP OR HOSE. TOLERANCE FOR AIR CONTENT SHALL BE + OR - 1 1/2%.

- CONCRETE SLUMP LIMITATIONS:
 - 4" MINIMUM
 - 6" MAXIMUM
 - 8" MINIMUM, 11" MAXIMUM
- NO WATER SHALL BE ADDED TO THE CONCRETE MIX AT THE JOB SITE WITHOUT APPROVAL OF THE ENGINEER.
- MAXIMUM AGGREGATE SIZE SHALL BE 3/4" INCH. ALL AGGREGATES SHALL CONFORM TO ASTM C-33.
- ADMIXTURES MAY BE USED ONLY AFTER APPROVAL BY THE ENGINEER.
- ALL CONCRETE TO BE PUMPED SHALL BE DESIGNED ACCORDINGLY AND SHALL COMPLY WITH SLUMP LIMITATIONS STATED HEREIN ABOVE AND WITH ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE" AND ACI 304, "PLACING CONCRETE BY PUMPING METHODS COMMITTEE REPORT".
- A MINIMUM OF A 3 INCH INSIDE DIAMETER PUMP AND PIPE SHALL BE USED TO TRANSPORT CONCRETE.
- ALL CONCRETE SHALL BE CONSOLIDATED THROUGH USE OF MECHANICAL VIBRATORS.
- CONCRETE COVER FOR REINFORCING STEEL SHALL BE IN ACCORD WITH ACI 318, AND SHALL BE A MINIMUM AS FOLLOWS, U.N.O.:

SLABS (GRADE LEVEL)	1 1/2"
BEAMS	1 1/2"
FORMED CONCRETE BELOW GRADE	2"
UNFORMED CONCRETE BELOW GRADE	3"

- ADEQUATE VERTICAL AND HORIZONTAL SHORING SHALL BE PROVIDED TO SAFELY SUPPORT ALL CONSTRUCTION LOADS. APPROVED SHORING SHALL BE INSTALLED PRIOR TO DEMOLITION OF ANY WALLS, FLOORS OR COLUMNS.
- ALL STRUCTURAL CONCRETE IS TO BE CURED IN ACCORDANCE WITH ACI 318 SEC. 5.11. COMPOUND SHALL BE APPLIED THE SAME DAY AS THE POUR AND IMMEDIATELY UPON HARDENING WHEN WIND /HUMIDITY DICTATE. SPRAY COMPOUND WITH MINIMUM TWO PASSES AT PERPENDICULAR PLACEMENT.

FOUNDATION AND CONCRETE SLAB ON FILL:

- ALL SLABS ON FILL SHALL BE PLACED ON CLEAN, NON-ORGANIC FILL.
- FILL SHALL BE THOROUGHLY MOISTENED IMMEDIATELY BEFORE CONCRETE IS PLACED AS DESCRIBED BELOW.
- CENTER ALL GRADE BEAMS ON PILES, UNLESS OTHERWISE INDICATED.
- ALL PLATES, ANGLES AND MISCELLANEOUS METAL ITEMS TO BE EMBEDDED IN CONCRETE SHALL BE SECURELY AND ACCURATELY FASTENED TO THE CONCRETE FORM WORK BY A MINIMUM OF TWO (2) FASTENERS PRIOR TO CONCRETE PLACEMENT.
- SLAB SHALL BE CAST ON 6 MIL VISQUEEN.
- ALL EXTERIOR CONCRETE SURFACES SHALL HAVE A LIGHT BROOM FINISH AND ALL INTERIOR SURFACES SHALL HAVE A SMOOTH TROWEL FINISH.
- SOIL PREPARATION SHALL BE BASED ON SUBSURFACE INVESTIGATION BY DYNATECH ENGINEERING, CORP. DATED MARCH 8, 2018, IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

DESIGN LOADS FOR THE PROJECT AS FOLLOWS:

MAIN FRAME SYSTEM WIND LOADS:

STRUCTURE IS DESIGNED ACCORDING TO ASCE 7-10

DESIGN WIND SPEED	VULT = 175 MPH
	VASD = 135 MPH
BUILDING RISK CATEGORY	= II
SITE WIND EXPOSURE	= D
ENCLOSURE CLASSIFICATION	= ENCLOSED
INTERNAL PRESSURE COEFFICIENT	= ±0.18
WIND DESIGN PRESSURE AT ROOF LEVEL	= 88.4 PSF (h=26')

STRUCTURAL STEEL:

- STRUCTURAL STEEL CONSTRUCTION SHALL CONFORM WITH THE REQUIREMENTS OF THE AISC'S SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, LATEST EDITION.
- STRUCTURAL STEEL PLACEMENT DRAWINGS AND MATERIAL LISTS SHALL CONFORM TO AISC'S "STRUCTURAL STEEL DETAILING", LATEST EDITION. SHOP DRAWINGS SHALL BE PREPARED UNDER THE SUPERVISION OF A REGISTERED ENGINEER AND SUBMITTED FOR REVIEW PRIOR TO FABRICATION. (ONE PAPER SEPIA AND ONE PRINT OF EACH DRAWING).
- ALL STRUCTURAL STEEL MEMBERS AND MISC. METALS SHALL CONFORM WITH THE FOLLOWING UNLESS OTHERWISE NOTED:

STRUCTURAL SHAPE	ASTM SPECIFICATIONS	MIN. FY (KSI)
WIDE FLANGE	A992	50
PLATE AND BARS	A36	36
ANGLES	A36	36
SQUARE TUBING	A500 GRADE B	46
RECTANGULAR TUBING	A500 GRADE B	46
- ALL CONNECTIONS SHALL BE WELDED IN ACCORDANCE WITH AWS D1.1, "STRUCTURAL WELDING CODE" USE E70XX ELECTRODE. ALL WELDERS TO BE CERTIFIED BY AWS.
- ALL FIELD BOLTS SHALL BE ASTM A-325N BOLTS.
- STEEL EXPOSED TO THE ELEMENTS SHALL BE HOT DIPPED GALVANIZED.

GENERAL STRUCTURAL NOTES

- GOVERNING CODE: FLORIDA BUILDING CODE, 2017 EDITION; ASCE 7-10 FOR WIND LOADS
- NOTES ON INDIVIDUAL STRUCTURAL DRAWINGS SHALL TAKE PRIORITY OVER NOTES ON THIS SHEET.
- READ STRUCTURAL DRAWINGS IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS AND OTHER CONTRACT DOCUMENTS.
- IN THE EVENT OF DISCREPANCIES BETWEEN PLANS, STANDARDS AND CODES, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS PRIOR TO BEGINNING WORK. CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER AND ARCHITECT OF ANY DISCREPANCIES AFTER VERIFICATION OF EXISTING CONDITIONS.
- IN THE EVENT OMISSIONS AND CONFLICTS EXIST BETWEEN THE PLANS AND SITE CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR SAFETY AT THE SITE, AND FOR STABILITY OF PARTIALLY COMPLETED STRUCTURES DURING CONSTRUCTION.
- ADEQUATE VERTICAL AND HORIZONTAL SHORING SHALL BE PROVIDED TO SAFELY SUPPORT ALL LOADS IMPARTED DURING CONSTRUCTION.
- ACTUAL LOADING IMPARTED TO THE STRUCTURE SHALL NOT EXCEED THE DESIGN LOADS LISTED.
- SHOP DRAWINGS SHALL BE SUBMITTED FOR STEEL BEAMS, AND OTHER BUILDING ENVELOPE ITEMS TO THE ARCHITECT AND ENGINEER FOR REVIEW PRIOR TO FABRICATION.
- THE STRUCTURAL ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS IN ADVANCE FOR OBSERVATION OF WORK AS REQUIRED BY THE OWNER, TO BE DETERMINED IN THE PRE-CONSTRUCTION PHASE.

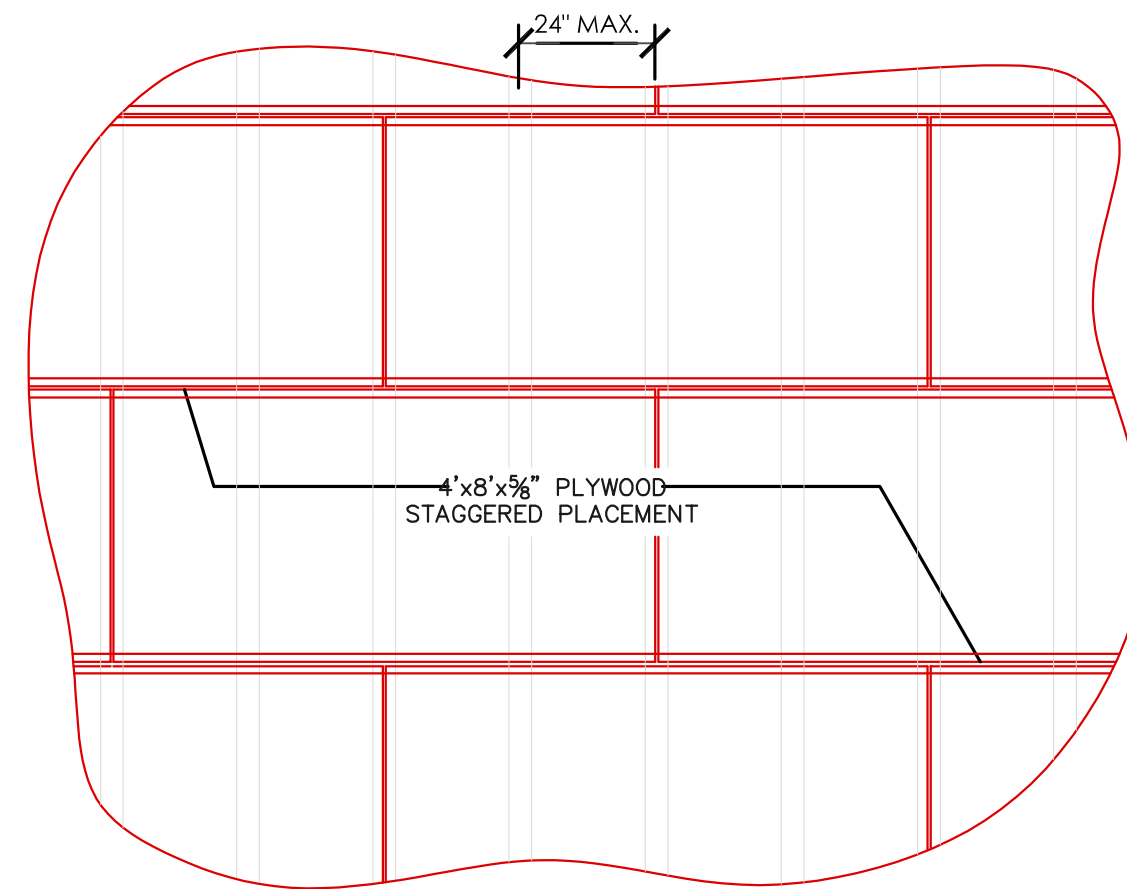
REINFORCING STEEL:

- ALL REINFORCING STEEL SHALL COMPLY WITH ASTM A-615, A-616, AND/OR, A-617.
- ALL REINFORCING STEEL SHALL BE GRADE 60,(60.0 K.S.I. YIELD STRENGTH).
- ALL REINFORCEMENT SPLICES SHALL BE IN ACCORD WITH ACI 318 FOR "STRENGTH DESIGN".
- PLACEMENT DRAWINGS AND BAR LISTS SHALL CONFORM WITH ACI 318, "MANUAL FOR STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES". ALL SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW. (ONE PAPER SEPIA AND ONE PRINT OF EACH DRAWING.)
- DETAILS FOR CONCRETE REINFORCEMENT SHALL BE IN ACCORDANCE WITH THE CONCRETE REINFORCEMENT STEEL INSTITUTE "MANUAL OF STANDARD PRACTICE", UNLESS OTHERWISE INDICATED.
- ALL WELDING OF REINFORCEMENT SHALL BE IN ACCORDANCE WITH THE AWS D12.1.
- ALL REINFORCEMENT STEEL SHALL BE ACCURATELY PLACED, RIGIDLY SUPPORTED, AND FIRMLY TIED IN PLACE WITH BAR SUPPORTS AND SPACERS, IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 301 AND ACI 318.
- ALL REINFORCING STEEL SHALL BE ASSEMBLED AS CAGES OR MATS, WITH BARS EQUALLY SPACED AND TIED TOGETHER AT EACH INTERSECTION BEFORE CONCRETE IS PLACED.
- ALL ACCESSORIES SHALL HAVE UPTURNED LEGS AND BE PLASTIC DIPPED AFTER FABRICATION. ACCESSORIES FOR REINFORCING SHALL BE IN ACCORDANCE WITH AISC CURRENT EDITION.
- SUPPORT BARS SHALL NOT BE SPACED MORE THAN 4'-0" C/C. SUPPORT BARS AND ENDS OF MAIN REINFORCING SHALL NOT EXTEND MORE THAN 1'-6" PAST OUTERMOST CHAIR OR SUPPORT BAR.
- A MINIMUM OF 3 INDIVIDUAL HIGH CHAIRS FOR EACH SUPPORT BAR SHALL BE PROVIDED FOR TOP REINFORCING.
- SPACER TIES SHALL BE PROVIDED FOR VERTICAL COLUMN REINFORCING STEEL SUCH THAT 2" MINIMUM CLEARANCE IS MAINTAINED UNLESS OTHERWISE NOTED ON PLANS.
- HOOK ALL COLUMN VERTICAL REINFORCING INTO SLAB/BEAM ABOVE WHERE COLUMN TERMINATES.
- PROVIDE CORNER BARS AT ALL CONCRETE TIE BEAM INTERSECTIONS. BARS SHALL BE SAME SIZE AND QUANTITY AS BEAM REINFORCING, LAPPING 30" IN BOTH DIRECTIONS.

LAP SPICE SCHEDULE		
BAR SIZE	TOP BAR LAP LENGTH	OTHER BAR LAP LENGTH
#3	24"	19"
#4	35"	25"
#5	40"	31"
#6	48"	37"
#7	70"	55"
#8	81"	61"
#9	91"	70"

WOOD:

- PLYWOOD PANELS:
 - FACTORY-MARK EACH CONSTRUCTION PANEL WITH APA TRADEMARK EVIDENCING COMPLIANCE WITH GRADE REQUIREMENTS.
 - INSTALL PANELS WITH FACE GRAIN PERPENDICULAR TO THE SUPPORTING MEMBERS.
- PLYWOOD SHEATHING:
 - ROOF SHEATHING SHALL HAVE AN EXPOSURE 1 RATING, MIN. 5/8" INCHES THICK, AND HAVE A 32/16 PANEL I.D. INDEX GRADED C-C OR C-D.
 - USE 4'-0"x8'-0" SHEATHING PANELS AS MUCH AS POSSIBLE 2'-0"x4'-0" MIN SIZE OF PLYWOOD SHEET.
 - LONG DIM OF PLYWOOD SHALL RUN ACROSS JOISTS AND TRUSSES.
 - NAILS SHALL HAVE MIN 3/8" EDGE DISTANCE AND SHALL NOT BE OVER-DRIVEN THRU OUTERPLY.
 - PROVIDE 10d NAILS 6" O.C. AT EDGES, AND 6" O.C. INTERMEDIATE, AT ALL ROOF PERIMETER EDGES NAIL SPAING SHALL BE 4" O.C. SEE PLYWOOD PLACEMENT DETAIL THIS SHEET.
- WOOD FRAMING:
 - WOOD FRAMING SHALL BE SOUTHERN PINE NO. 2
 - WOOD FRAMING IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

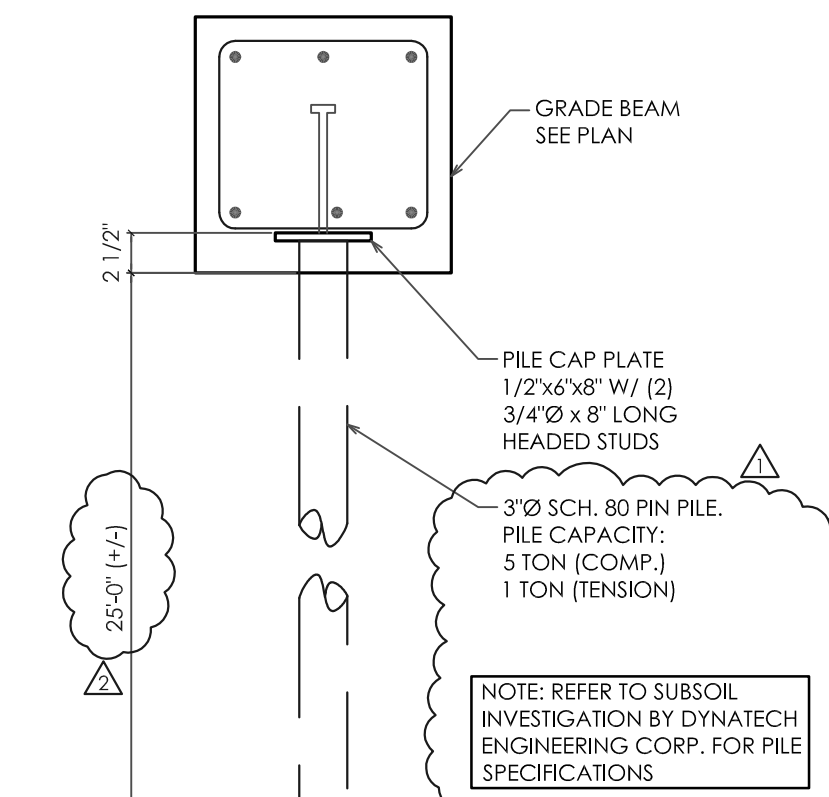


PLYWOOD PLACEMENT DETAIL
N.T.S

REINFORCED MASONRY:

- HOLLOW MASONRY UNITS SHALL CONFORM TO ASTM C-90, TYPE II, GRADE N, WITH A MINIMUM AVERAGE CONCRETE STRENGTH ON GROSS AREA OF 1000 P.S.I. (COMP. STRENGTH ON NET AREA = F_c = 2000 PSI).
- MORTAR SHALL CONFORM TO ASTM C-476, TYPE "M" WITH A 28-DAY STRENGTH OF 2,500 PSI. GROUT SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI AND CONFORM TO ASTM C-476.
- LAY ALL MASONRY WITH FULL FACE HEAD JOINTS AND WITH FACE SHELL MORTAR BEDDING.
- MASONRY ANCHORAGE TO SUPERSTRUCTURE SHALL BE PROVIDED IN ACCORDANCE WITH STRUCTURAL DRAWINGS AND DETAILS.
- THE USE OF ADMIXTURES SHALL NOT BE PERMITTED WITHOUT PRIOR APPROVAL OF THE ENGINEER.
- VERTICAL REINFORCING:
 - ASTM A 615-60 PER REINFORCING SECTION.
 - WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN SIX VERTICAL FOR ALIGNMENT, EVEN THOUGH IT IS AN ADJACENT CELL TO THE VERTICAL WALL REINFORCING.
 - VERTICAL REINFORCING STEEL SHALL HAVE A MINIMUM CLEARANCE OF THREE-QUARTER INCH FROM THE MASONRY.
 - VERTICAL REINFORCEMENT SHALL BE PROVIDED AT EACH SIDE OF OPENINGS IN WALL, AT WALL INTERSECTIONS, CORNERS AND ENDS. THIS REINFORCING SHALL BE THE SAME SIZE AS THE SCHEDULED WALL REINFORCING FOR THE PARTICULAR WALL BUT NEVER LESS THAN #5 - UNLESS NOTED OTHERWISE. SPECIAL CARE SHALL BE TAKEN TO INSURE THAT CELLS TO BE GROUTED LINE UP PROPERLY.
- TERMINATE ALL VERTICAL REINFORCING INTO HIGHEST CONCRETE OR MASONRY BEAM ABOVE AND PROVIDE HOOK BAR ENDS WHERE FILLED CELL TERMINATES.
- PROVIDE HORIZONTAL CORNER BARS AT ALL MASONRY BEAM INTERSECTIONS. BARS SHALL BE SAME SIZE AND QUANTITY AS BEAM REINFORCING EXTENDING, 30" IN BOTH DIRECTIONS.
- PROVIDE #9 GAUGE WIRE REINFORCING - LADDER TYPE IN ALL WALLS, 16" O.C. VERTICAL IN 8' BLOCK.
- WALL DESIGN IS BASED UPON ACI 530-99 / ASCE 5-99 AND SPECIFICALLY THE ELASTIC ANALYSIS SECTIONS.
- MASONRY SHALL BE CHECKED FOR COMPRESSIVE STRENGTH BASED ON THE PRISM TEST METHOD AS MODIFIED IN CONFORMANCE WITH ACI 530.1-88 ART. 1.6.3.2. PROVIDE A SINGLE TEST SET OF THREE (3) PRISMS FOR EACH 5000 SQUARE FEET OF MASONRY. ONE TEST SHALL BE PERFORMED PRIOR TO CONSTRUCTION.
- MASONRY SHALL BE FILLED WITH COURSE GROUT TYPE AND TESTED AS STATED IN THE CONCRETE CYLINDER NOTES.
- TEMPORARY BRACING AND SHORING OF MASONRY WALLS TO PROVIDE STABILITY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

01 PIN PILE DETAIL
1" = 1'-0"



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GENERAL NOTES

DATE	REVISION
04.19.2018	
07/11/18	
07/11/18	

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S6.0

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02 STEEL DETAIL
1" = 1'-0"

