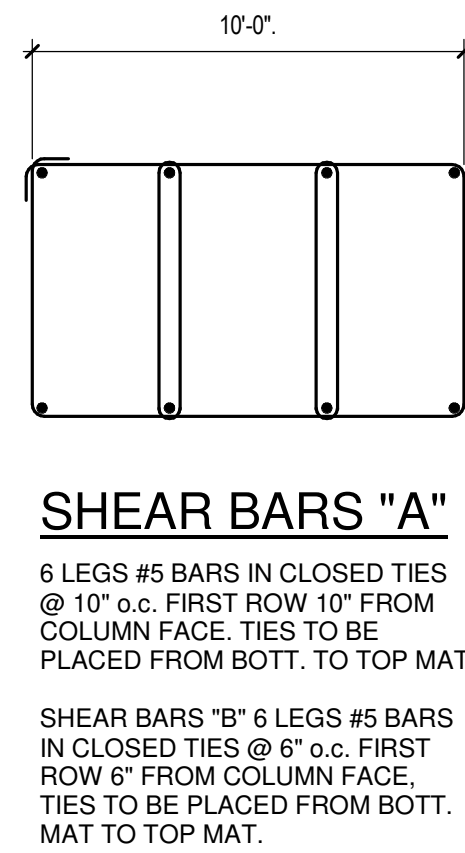
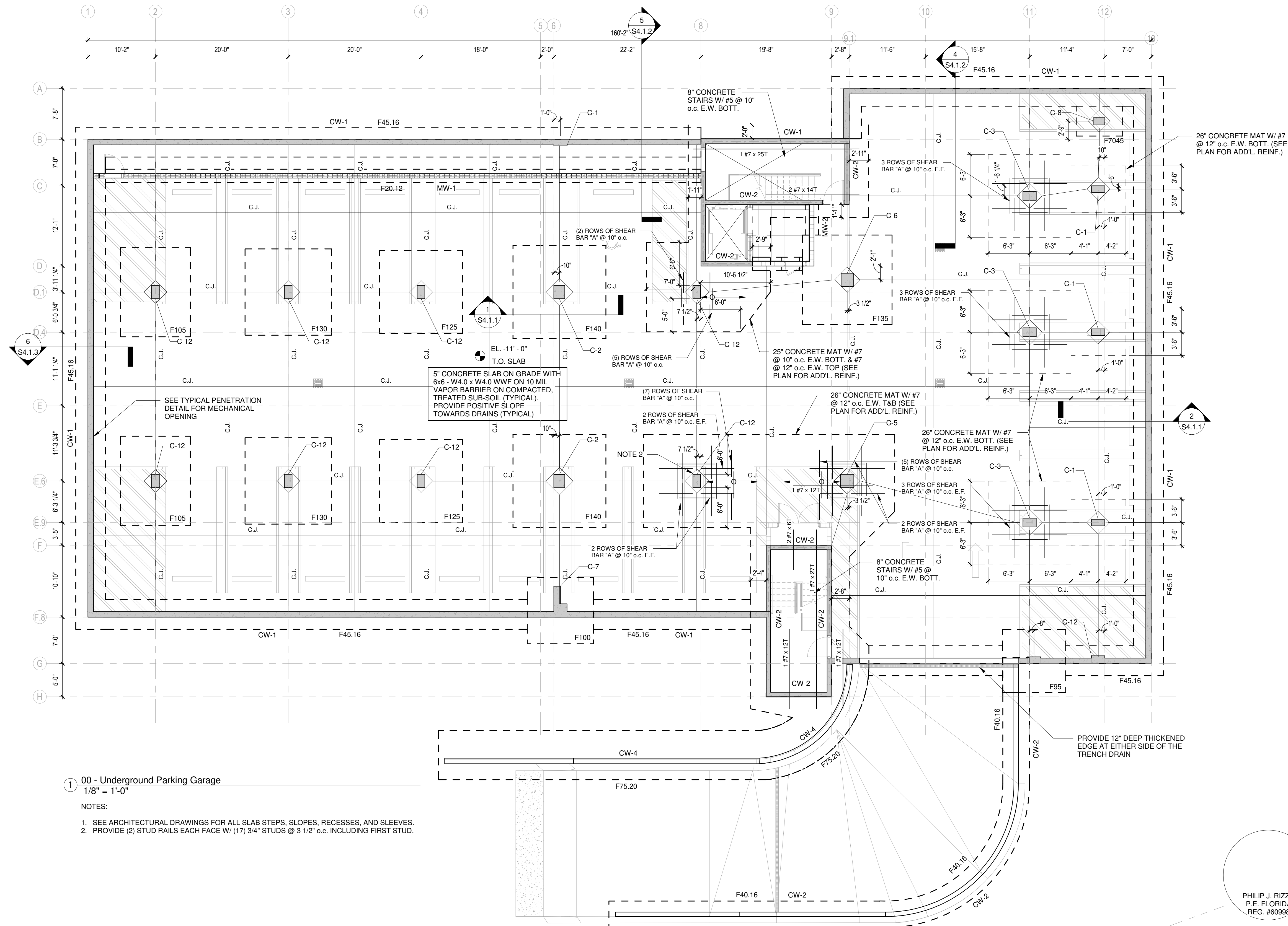




PERMIT SET
05/15/26

ONM
O'Donnell, Naccarato, Mignogna & Jackson
STRUCTURAL ENGINEERS

1655 PALM BEACH LAKES BLVD., SUITE 204
WEST PALM BEACH, FLORIDA 33411
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PHILIP J. RIZZO
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REG. #60998

JOB # 413.1055

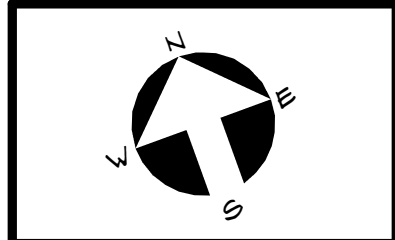
UNDERGROUND PARKING GARAGE FOUNDATION

S1.1.0
CONSTRUCTION DOCUMENTS

New Construction for:
FISHERMAN'S WHARF
OFFICE BUILDING
31 FISHERMANS WAY, JUPITER, FL 33477

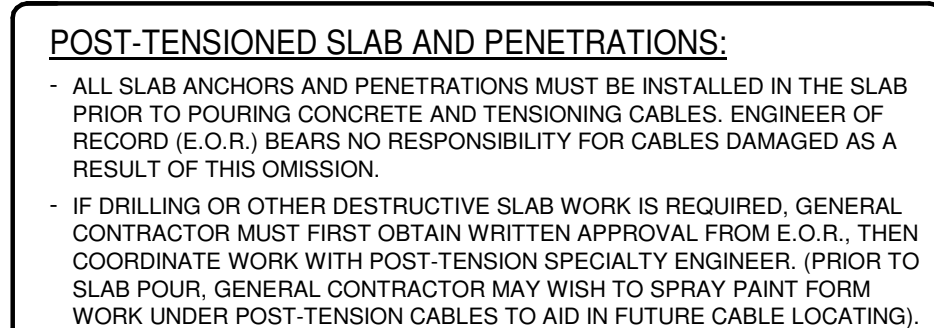
Revisions:

Project no: 25009
Date: 05-15-2026
Drawn by: CB
Project Manager: PR



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FL LIC #A26022999



GENERAL CONTRACTOR NOTE :

- GENERAL CONTRACTOR NOTE:**
- DO NOT SCALE DRAWINGS! COORDINATE DIMENSIONS BETWEEN STRUCTURAL AND ARCHITECTURAL DRAWINGS - NOTIFY STRUCTURAL ENGINEER AND ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
 - INSTALL ALL EMBED PLATES/ ANGLES/ FASTENERS IN SLAB, COLUMNS, BEAMS & CMU WALLS PRIOR TO CONCRETE POURS

NOTE :

MASONRY WALLS ARE NOT TO BE COMPLETED UNTIL THE FLOOR ABOVE HAS BEEN POURED. CABLES TENSIONED AND ALL SHORES AND RESHORES REMOVED. INTERIOR MASONRY WALLS ARE TO STOP 1/2" BELOW CONCRETE SLAB ABOVE.

ALL ELEVATOR HOIST BEAMS, SEPERATOR BEAMS AND CONNECTIONS BY SUPPLIER'S DELEGATED ENGINEER.

NOTE:

NOTE:
A MINIMUM OF TWO TENDONS SHALL BE PROVIDED IN EACH
DIRECTION THROUGH SUPPORT COLUMNS (PER ACI 18.12.6)

LEGEND:

- | | |
|---|--|
|  | INDICATES #4 HAIRPIN |
|  | INDICATES #5 TOP BARS |
|  | INDICATES #5 TOP BARS @ 12"o.c. (5' LONG W/ 10" HOOK) |
|  | INDICATES #5 TOP BARS @ 12"o.c. (12' LONG W/ 10" HOOK) |
|  | INDICATES #5 TOP BARS @ 12"o.c. (10' LONG W/ 10" HOOK) |
|  | INDICATES (1) #5 DIAGONAL TOP & BOTTOM BARS (5' LONG) |
|  | INDICATES #5 TOP BARS @ 12"o.c. (8' LONG W/ 10" HOOK) |
|  | INDICATES #5 TOP BARS U.N.O. |
|  | INDICATES #4 BOTTOM BARS U.N.O. |
|  | INDICATES STUD RAIL PUNCHING SHEAR REINFORCING (FOR PRICING PURPOSE ONLY). REFER TO POST TENSION DELEGATED ENGINEER DRAWINGS FOR STUD RAIL DESIGN. SEE TYPICAL DETAIL ON SHEET SX:XX FOR MORE INFORMATION. |

TYPICAL FRAMING NOTES:

- MASONRY WALLS ARE NOT TO BE STARTED UNTIL THE FLOOR ABOVE HAS BEEN POURED, CABLES TENSIONED AND ALL SHORES AND RESHORES REMOVED.
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- PROVIDE CONTROL JOINTS BETWEEN MASONRY WALLS AND INTERIOR COLUMNS AND SHEAR WALLS, EXCEPT THE AREA OVER THE SPREAD FOOTINGS.
- ALL REINF. BARS ON PLAN ARE #5 U.N.O. AMOUNT OF BARS ARE INDICATED ON PLAN.
- TIE COLUMNS (TC-4) AND STEEL COLUMNS AT GLAZING UNTIL THE FLOOR ABOVE HAS POURED, CABLES TENSIONED AND ALL SHORES AND RESHORES REMOVED.

1 GROUND FLOOR FRAMING PLAN
1/8" = 1'-0"

NOTES:

1. ALL MASONRY WALLS TO BE #5 @ 24" o.c. PROVIDE (1) #5 AT ALL CORNERS AND (2) #5 AT ALL WINDOW AND DOOR JAMBS.
2. PROVIDE (2) #5 T&B x CONT. IN CONCRETE SLAB AT CONCRETE PERIMETER WALL LOCATIONS.
3. WHERE NOTED ON PLAN, PROVIDE 8" RAKED CONCRETE CAP W/ (2) #5 CONT.

PERMIT SET

05/15/26

ONM
O'Donnell, Naccarato, Mignogna
STRUCTURAL ENGINEERS

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JOB # 413.1055

POST-TENSIONED SLAB AND PENETRATIONS:

- ALL SLAB ANCHORS AND PENETRATIONS MUST BE INSTALLED IN THE SLAB PRIOR TO POURING CONCRETE AND TENSIONING CABLES. ENGINEER OF RECORD (E.O.R.) BEARS NO RESPONSIBILITY FOR CABLES DAMAGED AS A RESULT OF THIS OMISSION.
- IF DRILLING OR OTHER DESTRUCTIVE SLAB WORK IS REQUIRED, GENERAL CONTRACTOR MUST FIRST OBTAIN WRITTEN APPROVAL FROM E.O.R., THEN COORDINATE WORK WITH POST-TENSION SPECIALTY ENGINEER. (PRIOR TO SLAB POUR, GENERAL CONTRACTOR MAY WISH TO SPRAY PAINT FORM WORK UNDER POST-TENSION CABLES TO AID IN FUTURE CABLE LOCATING).

GENERAL CONTRACTOR NOTE:

- DO NOT SCALE DRAWINGS! COORDINATE DIMENSIONS BETWEEN STRUCTURAL AND ARCHITECTURAL DRAWINGS - NOTIFY STRUCTURAL ENGINEER AND ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
- INSTALL ALL EMBED PLATES/ ANGLES/ FASTENERS IN SLAB, COLUMNS, BEAMS & CMU WALLS PRIOR TO CONCRETE POURS

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ALL ELEVATOR HOIST BEAMS, SEPARATOR BEAMS AND CONNECTIONS BY SUPPLIER'S DELEGATED ENGINEER.

NOTE:

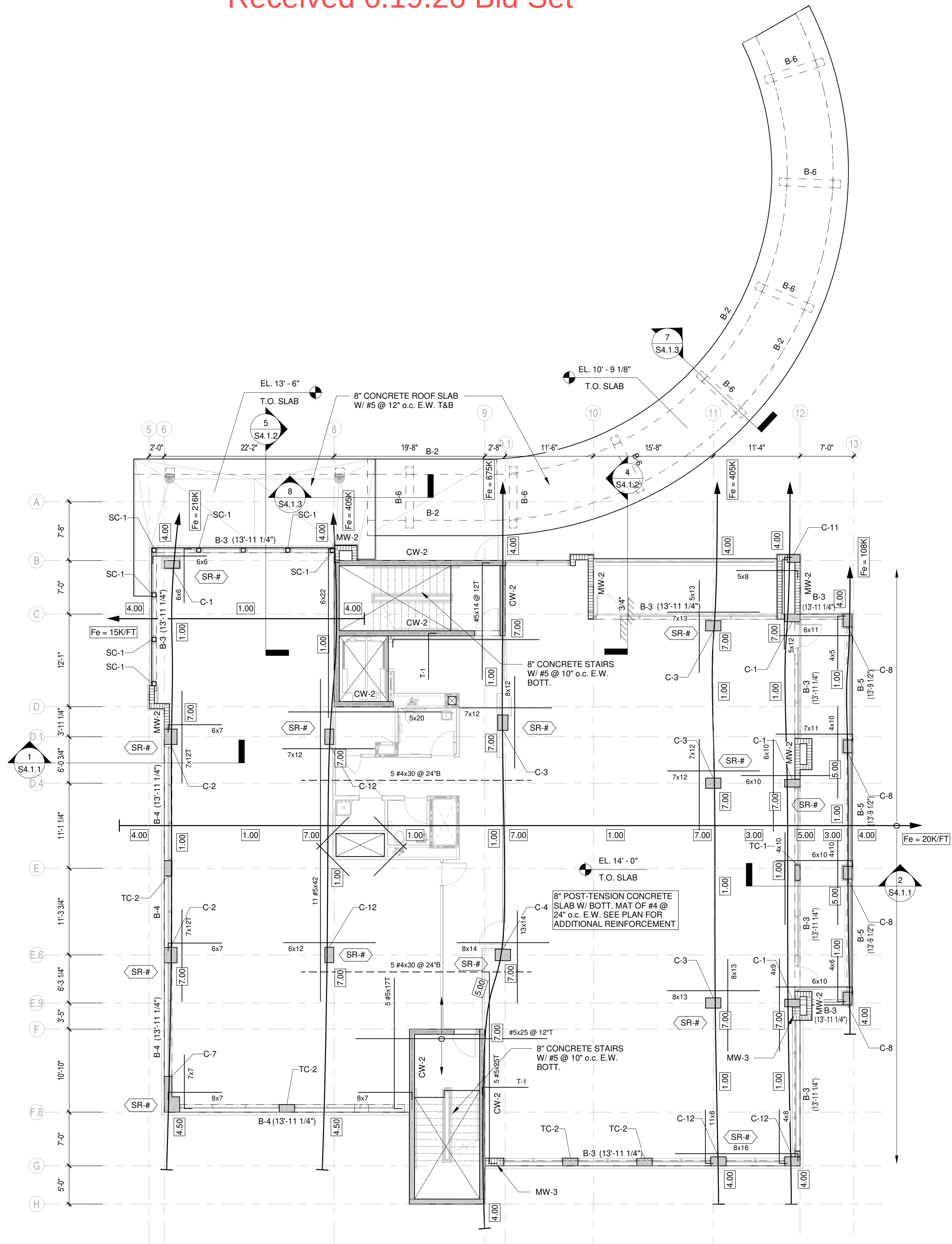
A MINIMUM OF TWO TENDONS SHALL BE PROVIDED IN EACH DIRECTION THROUGH SUPPORT COLUMNS (PER ACI 18.12.6)

LEGEND:

- INDICATES #4 HAIRPIN
- INDICATES #5 TOP BARS
- T-1 INDICATES #5 TOP BARS @ 12" o.c. (5' LONG W/ 10" HOOK)
- T-2 INDICATES #5 TOP BARS @ 12" o.c. (12' LONG W/ 10" HOOK)
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- T-5 INDICATES #5 TOP BARS @ 12" o.c. (8' LONG W/ 10" HOOK)
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- INDICATES STUD RAIL PUNCHING SHEAR REINFORCING (FOR PRICING PURPOSE ONLY). REFER TO POST-TENSION DELEGATED ENGINEER DRAWINGS FOR STUD RAIL DESIGN. SEE TYPICAL DETAIL ON SHEET SX.XX FOR MORE INFORMATION.
- (SR-X) FOR STUD RAIL DESIGN. SEE TYPICAL DETAIL ON SHEET SX.XX FOR MORE INFORMATION.

TYPICAL FRAMING NOTES:

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- ALL REINF. BARS ON PLAN ARE #5 U.N.O. AMOUNT OF BARS ARE INDICATED ON PLAN.
- TIE COLUMNS (TC-#) AND STEEL COLUMNS AT GLAZING UNTIL THE FLOOR ABOVE HAS BEEN POURED, CABLES TENSIONED AND ALL SHORES AND RESHORES REMOVED.



1 SECOND FLOOR FRAMING PLAN
1/8" = 1'-0"

PERMIT SET

05/15/26

ONM & J
O'Donnell, Naccarato, Mignogna & Jackson
STRUCTURAL ENGINEERS

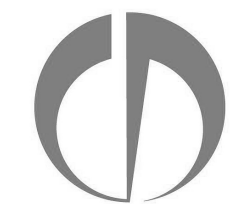
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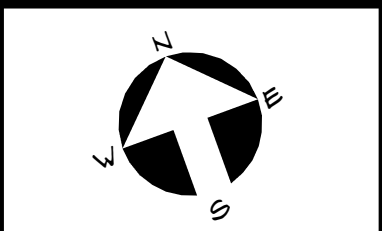
Architecture • Interior Design
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New Construction for:
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Revisions:

Project no: 25009
Date: 05-15-2026
Drawn by: CB
Project Manager: PR



S1.1.2
CONSTRUCTION
DOCUMENTS

SECOND FLOOR FRAMING PLAN

POST-TENSIONED SLAB AND PENETRATIONS:

- ALL SLAB ANCHORS AND PENETRATIONS MUST BE INSTALLED IN THE SLAB PRIOR TO POURING CONCRETE AND TENSIONING CABLES. ENGINEER OF RECORD (E.O.R.) BEARS NO RESPONSIBILITY FOR CABLES DAMAGED AS A RESULT OF THIS OMISSION.
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NOTE:

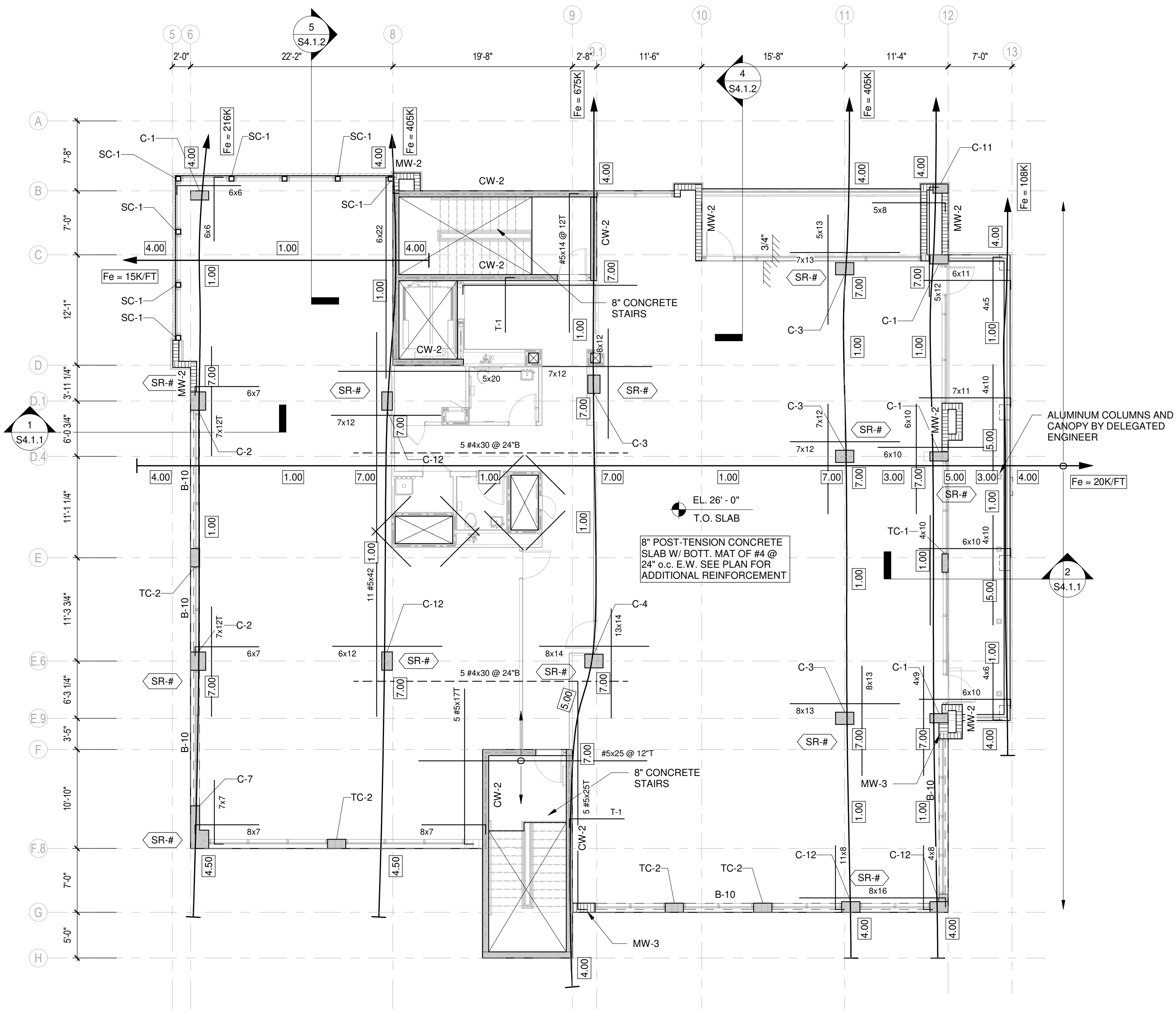
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LEGEND:

- INDICATES #4 HAIRPIN
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1 THIRD FLOOR FRAMING PLAN
1/8" = 1'-0"

PERMIT SET
05/15/26

ONM & J
O'Donnell, Naccarato, Mignogna & Jackson
STRUCTURAL ENGINEERS

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JOB # 413.1055

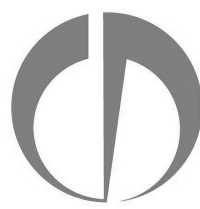
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Revisions:

Project no: 25009
Date: 05-15-2026
Drawn by: CB
Project Manager: PR

S1.1.3
CONSTRUCTION DOCUMENTS



SPINA O'ROURKE
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FL LIC #A26202399

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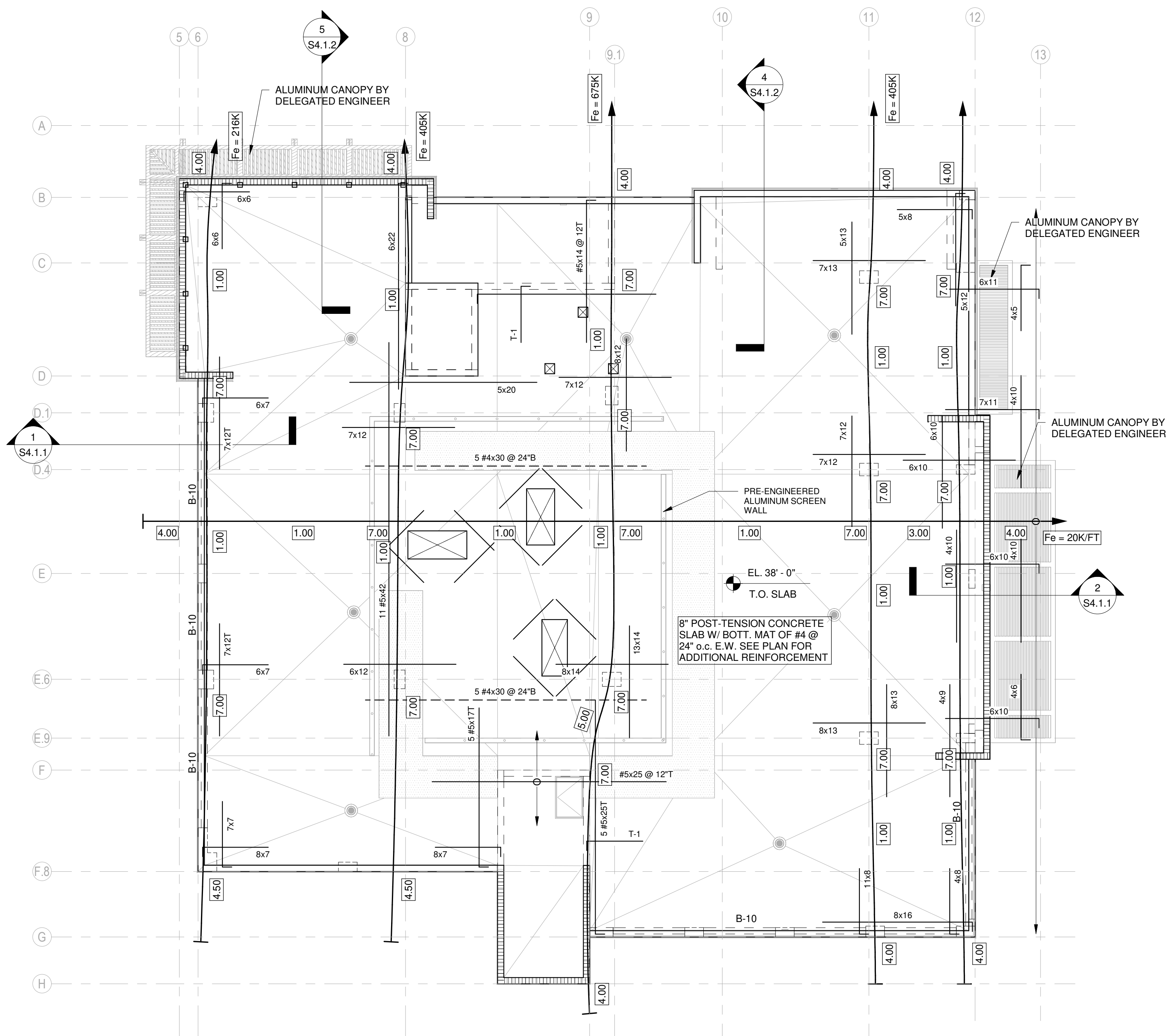
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1 ROOF FRAMING PLAN
1/8" = 1'-0"

PERMIT SET

05/15/26

ONM & J
O'Donnell, Naccarato, Mignogna Jackson
STRUCTURAL ENGINEERS

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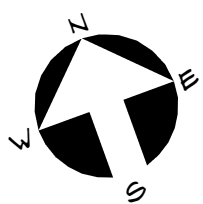
Architecture • Interior Design
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Revisions:

Project no: 25009
Date: 05-15-2026
Drawn by: CB
Project Manager: PR



S2.0.1

CONSTRUCTION
DOCUMENTS

ROOF FRAMING PLAN

STRUCTURAL NOTES

CONTRACTOR NOTE:

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. O'DONNELL, NACCARATO, MIGNOGNA & JACKSON, INC. IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION OR FOR RELATED SAFETY PRECAUTIONS AND PROGRAMS.

010 CODES AND STANDARDS

- WIND LOADS AS PER:
 - SECTION 1609 OF THE FLORIDA BUILDING CODE 8TH EDITION (2023) WITH AN ULTIMATE WIND SPEED VULT = 180 MPH (NOMINAL WIND SPEED VASD = 140 MPH), FOR RISK CATEGORY III, EXPOSURE D AND INTERNAL PRESSURE COEFFICIENT +/- 0.18.
 - THIS BUILDING IS DESIGNED AS AN ENCLOSED BUILDING.

2. DESIGN LOADS:

A. LIVE LOADS - COMMERCIAL:

1. ROOF 30 PSF
2. CORRIDORS ABOVE 1ST FLOOR 80 PSF
3. LOBBY 100 PSF
- 1.4 STAIRS AND EXITS 100 PSF
- 1.5 DINING ROOM 100 PSF
- 1.6 ASSEMBLY 100 PSF
- 1.7A OFFICE 50 PSF
- 1.7B OFFICE CORRIDOR 80 PSF
- ABOVE FIRST FLOOR
- 1.7C OFFICE PARTITION 15 PSF
- 1.8 PARKING 40 PSF

B. ROOF SUPERIMPOSED DEAD LOADS:

- 2.1 MEP / FINISHES 5 PSF
- 2.2 ARCH. FINISHES 10 PSF
- 2.3 CEILING 5 PSF
- 2.4 ROOFING 5 PSF

C. FLOOR SUPERIMPOSED DEAD LOADS:

- 3.1 MEP / MISC 10 PSF
- 3.2 ARCH. FINISHES 15 PSF
- 3.3 CEILING 5 PSF

3. THE PROJECT WAS DESIGNED IN ACCORDANCE WITH THE:

- FLORIDA BUILDING CODE 8TH EDITION (2023).
- BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318 LATEST EDITION).
- MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315 LATEST EDITION).
- MANUAL OF STANDARD PRACTICE FOR WELDING REINFORCNG STEEL, INSERTS & CONNECTIONS IN REINFORCED CONCRETE CONSTRUCTION. AWS, D1.4 LATEST EDITION.
- SPECIFICATION FOR THE DESIGN, FABRICATION & ERECTION OF STRUCTURAL STEEL FOR BUILDINGS. AMERICAN INSTITUTE OF STEEL CONSTRUCTION/ AISI STEEL CONSTRUCTION MANUAL.
- SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS. ACI 301 LATEST EDITION.
- GENERAL DESIGN SPECIFICATION, WOOD CONSTRUCTION NDS LATEST EDITION.
- BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES (TMS 402, 600 LATEST EDITIONS).

4. ARCHITECTURAL AND MECHANICAL DRAWINGS:

- THE STRUCTURAL DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AND DO NOT BY THEMSELVES PROVIDE ALL THE INFORMATION REQUIRED TO PROPERLY COMPLETE THE PROJECT STRUCTURE. THE GENERAL CONTRACTOR SHALL CONSULT THE ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND EVERY OTHER DRAWING CREATED TO CONSTRUCT THIS PROJECT AND COORDINATE THE INFORMATION CONTAINED IN THESE DRAWINGS WITH THE STRUCTURAL DRAWINGS TO PROPERLY CONSTRUCT THE PROJECT.
- REFER TO ARCHITECTURAL, MECHANICAL OR ELECTRICAL DRAWINGS FOR ADDITIONAL OPENINGS, DEPRESSIONS, FINISHES, INSERTS, BOLTS SETTINGS, DRAINS, REGLETS, ETC.
- BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK, THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS TO PROPERLY SIZE OR FIT THE WORK. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED BY THE OWNER RESULTING FROM THE CONTRACTOR'S FAILURE TO COMPLY WITH THIS REQUIREMENT.
- THE GENERAL CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE PROCEEDING WITH ANY WORK.
- ALL STRUCTURES HAVE BEEN DESIGNED TO RESIST THE DESIGN LOADS LISTED ONLY AS COMPLETED STRUCTURES. THE GENERAL CONTRACTOR SHALL FULLY BRACE AND OTHERWISE PROTECT WORK IN PROGRESS UNTIL THE STRUCTURES ARE COMPLETED. THE GENERAL CONTRACTOR SHALL ALSO ENSURE THAT ITS OPERATIONS AND PROCEDURES PROVIDE NO LOADING GREATER THAN THE DESIGN LOADS LISTED ON ANY MEMBER.

5. SECTIONS AND DETAILS:

ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS OTHERWISE SHOWN.

6. MATERIALS AND ASSEMBLY TEST AS FOLLOWS:

- EXTERIOR WINDOWS, SLIDING AND PATIO GLASS DOORS GLASS BLOCK, AND ANY OTHER PRODUCT USED IN THE BUILDING, SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY, AND SHALL BE LABELED WITH AN APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT CERTIFICATION AGENCY, TESTING LABORATORY, EVALUATION ENTITY OR FLORIDA STATE WIDE PRODUCT APPROVAL NUMBER TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF ONE OF THE FOLLOWING SPECIFICATIONS:

AAIA WDMA CSA 1011.S 2/440 OR TAS202 (HVHZ SHALL COMPLY WITH TAS202 AND ATSM E1300 OR FBC SECTION 241)

- EXTERIOR DOOR ASSEMBLIES SHALL BE TESTED FOR STRUCTURAL INTEGRITY IN ACCORDANCE WITH ASTM E530 OR TAS202 (HVHZ SHALL COMPLY WITH TAS202) AT A LOAD OF 1.5 TIMES THE REQUIRED DESIGN PRESSURE LOAD. THE LOAD SHALL BE SUSTAINED FOR 10 SECONDS WITH NO PERMANENT DEFORMATION OF ANY MAIN FRAME OR PANEL MEMBER IN EXCESS OF 0.4 PERCENT OF ITS SPAN AFTER THE LOAD IS REMOVED. HVHZ SHALL COMPLY WITH TAS 202. AFTER EACH SPECIFIED LOADING, THERE SHALL BE NO GLASS BREAKAGE, PERMANENT DAMAGE TO FASTENERS, HARDWARE PARTS, OR ANY OTHER DAMAGE, WHICH CAUSES THE DOOR TO BE INOPERABLE.

- SECTIONAL GARAGE DOORS SHALL BE TESTED FOR DETERMINATION OF STRUCTURAL PERFORMANCE UNDER UNIFORM STATIC AIR PRESSURE DIFFERENCE IN ACCORDANCE WITH ANSI/DASMA 108, ASTM E530 PROCEDURE A OR TAS 202 (HVHZ SHALL COMPLY WITH TAS 202).

- CUSTOM (ONE OF A KIND) EXTERIOR DOOR ASSEMBLIES SHALL BE TESTED BY AN APPROVED TESTING LABORATORY OR BE ENGINEERED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES.
- WINDOW AND DOOR ASSEMBLIES SHALL BE ANCHORED IN ACCORDANCE WITH THE PUBLISHED MANUFACTURER'S RECOMMENDATIONS TO ACHIEVE THE DESIGN PRESSURE SPECIFIED. SUBSTITUTE ANCHORING SYSTEM USED FOR SUBSTRATES NOT SPECIFIED BY THE FENESTRATION MANUFACTURER SHALL PROVIDE EQUAL OR GREATER ANCHORING PERFORMANCE AS DEMONSTRATED BY ACCEPTED ENGINEERING PRACTICE.

- EXTERIOR GLAZED OPENINGS IN BUILDINGS SHALL COMPLY WITH FLORIDA BUILDING CODE 8TH EDITION (2023) BY EITHER BEING DESIGNED FOR IMPACT RESISTANCE OR BEING PROTECTED BY IMPACT PROTECTIVE SYSTEMS.

- FASTENERS DESIGNATED, AS STAINLESS STEEL SHALL CONFORM TO AISI 316 STAINLESS STEEL

011 DELEGATED ENGINEERED PRODUCTS

- THE GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE THE PROPER SUBMISSION OF SPECIALTY ENGINEERED/DELEGATED DRAWINGS WHICH SHALL BE SIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO ASSURE THAT THE DELEGATED ENGINEERED DRAWINGS ARE SUBMITTED IN A TIMELY MANNER AS TO ALLOW REVIEWS AND RESUBMISSIONS AS REQUIRED. ALL ITEMS NOTED BELOW AND SIMILAR ITEMS SHALL BE SUPPLIED AND INCLUDED IN THE CONTRACTORS BID. ALL DELEGATED ENGINEERED PRODUCTS SHALL BE DESIGNED FOR THE APPROPRIATE GRAVITY LOADS AND WIND LOADS INCLUDING UPLIFT AND LATERAL LOADS. DELEGATED ENGINEERED PRODUCTS SHALL BE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
 - LIGHT GAUGE METAL, INCLUDING BUT NOT LIMITED TO, SOFFITS, CLADDING, CEILING, ETC.
 - MISCELLANEOUS METALS INCLUDING STEEL STAIRS, HANDRAILS AND SAFETY RAILS, MECHANICAL EQUIPMENT SUPPORTS, FRAMES THAT SUPPORT MACHINES, HANGERS, PIPES OR OTHER STRUCTURAL METAL USED FOR SUPPORT OF MECHANICAL SYSTEMS.
 - TRELLIS, ARBORS, CHANDELIERS, CABINETS, ARTWORK SUPPORTS, VIDEO OR SOUND EQUIPMENT SUPPORT, METAL FRAMES, LADDERS, RIGGING, HANGING WALLS, RAILINGS, GLAZING FRAMES, CLADDING SUCH AS STONE, PRECAST CONCRETE, ALUMINUM, METAL PANELS, CABLE BARRIER SYSTEMS, ETC. OR ANY OTHER MISCELLANEOUS PRODUCT REQUIRED BY ANY OF THE CONSTRUCTION DOCUMENTS.
 - IN ADDITION TO THE LOADS SHOWN IN THE DESIGN LOAD SCHEDULE, THE DELEGATED ENGINEER SHALL DESIGN FOR THE WEIGHT OF ALL MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT AND FIXTURES, AS WELL AS CHANDELIER FIXTURES, BAR CABINETS, AND ARTWORK / MOBILES.

GENERAL CONTRACTOR TO INCLUDE IN THEIR BID THE COST OF THE ABOVE NOTED DELEGATED ENGINEERING.

013 SHOP DRAWINGS

- THE SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DRAWINGS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUALITY, LENGTH, ELEVATIONS, DIMENSIONS, ETC.
- ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE ARCHITECT/ENGINEER. DRAWINGS SUBMITTED WITHOUT REVIEW WILL BE RETURNED UNCHECKED.
- IN ALL INSTANCES, THE CONTRACT DOCUMENTS WILL GOVERN OVER THE SHOP DRAWINGS UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.
- PRE-ENGINEERED ITEMS SHALL BE SUBMITTED SIGNED AND SEALED BY A SPECIALTY ENGINEER REGISTERED IN THE STATE OF FLORIDA.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED VIA ELECTRONIC FORMAT, UNLESS OTHERWISE REQUIRED FOR A SPECIFIC COMPONENT OR SYSTEM.
- DETAILER SHALL BE RESPONSIBLE FOR CHECKING ALL ARCHITECTURAL, ELECTRICAL AND MECHANICAL DRAWINGS FOR OPENINGS AND EMBEDS, EFFECTING STRUCTURAL MEMBERS.

020 FOUNDATION

- ALL SITE PREPARATION AND EXCAVATION WORK IS TO BE PERFORMED IN STRICT ACCORDANCE WITH THE:
 - REPORT ON SOILS AND FOUNDATION INVESTIGATION PREPARED BY ECS FLORIDA DATED 02/11/2026.
- THE GENERAL CONTRACTOR SHALL SUBMIT THE FINAL GEOTECHNICAL REPORT SIGNED AND SEALED TO THE BUILDING OFFICIAL WHEN SUBMITTING FOR PERMIT.
- THE BUILDING SITE SHOULD BE EXCAVATED TO THE DEPTH AND EXTENT INDICATED IN THE SOILS REPORT. ALL SUBGRADE SHALL BE APPROVED IN WRITING BY THE SOILS ENGINEER PRIOR TO BACKFILLING. GENERAL CONTRACTOR SHALL SUPPLY SURVEYOR'S FLOOD PLAN CERTIFICATION THAT THE FLOOR SLAB ELEVATION IS ABOVE THE GOVERNING AUTHORITY'S REQUIRED FLOOR ELEVATION BEFORE COMMENCING ANY WORK OR ORDERING ANY MATERIALS.
- BOTTOM OF FOOTINGS TO BEAR ON:
 - CONTROLLED COMPACTED FILLCAPABLE OF SAFELY SUPPORTING 3000 PSF.
- SOILS SUPPORTING ALL FOOTINGS MUST BE INSPECTED AND APPROVED BY A REGISTERED SOILS ENGINEER BEFORE COMMENCING WORK. ORDERING MATERIALS, OR MOVING FORWARD IN ANY WAY. APPROVAL IN WRITING MUST INDICATE THE SOIL IS ADEQUATE TO SAFELY SUSTAIN SPECIFIED SOIL BEARING PRESSURE.
- TOP OF FOOTINGS SHALL BE MINIMUM 12" BELOW EXTERIOR FINISH GRADE AND MINIMUM 16" BELOW TOP OF SLAB.
- EXCAVATION & BACKFILL:
 - ALL EXCAVATION SHALL BE KEPT DRY. DE-WATERING WILL BE REQUIRED AND SHALL BE PROVIDED BY THE CONTRACTOR. THE DE-WATERING SHALL BE PROVIDED SO ALL EXCAVATIONS ARE DRY AND THE TESTING AGENCY CAN TAKE THE APPROPRIATE DENSITY TESTS AND ALL OTHER REQUIREMENTS OF THE GEOTECHNICAL REPORT AND PROJECT CONSTRUCTION DOCUMENTS ARE MET. EXCAVATE TO DEPTHS AND DIMENSIONS INDICATED. TAKE EVERY PRECAUTION TO GUARD AGAINST ANY MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES, UTILITIES, PIPING, ETC.
 - PROVIDE ANY BRACING OR SHORING NECESSARY TO AVOID SETTLEMENT OR DISPLACEMENT OF EXISTING FOUNDATION OR STRUCTURES.
- CENTERLINE OF FOOTINGS: SHALL COINCIDE WITH CENTERLINE OF COLUMNS UNLESS OTHERWISE NOTED ON DRAWINGS.
- DIMENSIONS: ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE STRUCTURAL DRAWINGS MUST BE VERIFIED AND COORDINATED WITH THE ARCHITECTURAL DRAWINGS BY THE CONTRACTOR BEFORE PROCEEDING WITH THE CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER IN WRITING BEFORE PROCEEDING WITH ANY WORK.
- DO NOT BACKFILL ANY BASEMENT WALLS UNTIL FIRST FLOOR IS IN PLACE OR THE WALLS ADEQUATELY BRACED.

030 CONCRETE

1. CONCRETE ELEMENTS TO HAVE THE FOLLOWING STRENGTHS:

- FOUNDATIONS 5000 PSI
- SLAB ON GRADE 5000 PSI
- COLUMNS 5000 PSI
- D WALLS 5000 PSI
- BEAMS 5000 PSI
- F TIE BEAMS 5000 PSI
- G STRUCTURAL SLABS 5000 PSI
- H MASONRY GROUT 3000 PSI

ALL OTHER CONCRETE TO BE 5000 PSI UNLESS NOTED OTHERWISE.

2. ALL CONCRETE SHALL BE READY MIX AND MEET THE FOLLOWING REQUIREMENTS:

- A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI @ 28 DAYS
- SLUMPS SHALL BE 3" MINIMUM AND 5" MAXIMUM.
- ALL CONCRETE TO HAVE MAXIMUM WATER/CEMENT RATIO OF 0.40.
- JOBSITE WATER SHALL NOT BE ADDED.

- CEMENT SHALL CONFORM WITH ASTM C150 TYPE 1. SLAG, ASTM C899 SHALL BE LIMITED TO 50% (BY WEIGHT OF CEMENTITIOUS MATERIAL) AND FLY ASH, ASTM C618, CLASS F, SHALL BE LIMITED TO 25% (BY WEIGHT OF CEMENTITIOUS MATERIAL).

3. ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE ACI BUILDING CODE (ACI 318 LATEST EDITION), THE ACI DETAILING MANUAL (ACI 315 1994 EDITION), AND THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301 LATEST EDITION).

CONTRACTOR TO PROVIDE CONCRETE AND ALL OTHER CONCRETE BASED PRODUCTS THAT COMPLY WITH LOCAL, STATE AND FEDERAL REQUIREMENTS REGARDING RADON OFF GASSING.

- CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS REQUIRED BY ACI SPECIFICATIONS. ALL EXTERIOR CONCRETE SLABS SHALL BE SLOPED TO PROVIDE ADEQUATE DRAINAGE.

- WELDED WIRE FABRIC SHALL COMPLY WITH ASTM A1064/A1064M, UNLESS OTHERWISE SPECIFIED. PLACE FABRIC 2" CLEAR FROM TOP OF THE SLAB IN SLAB ON GRADE AND SUPPORT ON SLAB BOLSTERS SPACED AT 3'-0" O.C.

6. REQUIREMENTS:

- REINFORCING STEEL SHALL CONFORM TO ASTM DESIGNATION A 615 GRADE 60.
- WWF SHALL COMPLY WITH ASTM A1064/A1064M.
- PROVIDE 10 MIL VAPOR BARRIER COMPLIANT WITH ASTM E1745 BELOW ALL SLAB ON GRADE.

- LAP ALL BARS WITH CLASS B TENSION LAP SPLICE UNLESS OTHERWISE NOTED ON DRAWINGS. LAP ALL WWF A MINIMUM OF 12 INCHES (UNLESS OTHERWISE NOTED).

8. REINFORCING BARS:

- AT CORNERS OF CONCRETE WALLS, BEAMS AND CONTINUOUS WALL FOOTINGS, PROVIDE MATCHING HORIZONTAL BENT BARS FOR EACH HORIZONTAL BAR SCHEDULED AT EACH FACE. SEE WALL CORNER DETAIL (5'-0" MINIMAL LENGTH).
- WHERE COLUMNS ARE AN INTEGRAL PART OF CONCRETE WALLS, WALL REINFORCEMENT SHALL BE CONTINUOUS THRU THE COLUMNS.
- ALL HOOKS SHOWN IN REINFORCEMENT SHALL BE ACI RECOMMENDED HOOKS UNLESS OTHERWISE NOTED.
- ALL REBARS THAT ARE TO BE DRILLED AND FASTENED WITH ADHESIVE ANCHORS ONLY IN AN OVERHEAD, (INCLUDED UPWARD OR HORIZONTAL POSITION) INTO CONCRETE, REQUIRE THE INSTALLER BE ACI CERTIFIED PER ACI 318 (LATEST EDITION). THE ALTERNATIVE IS TO PERFORM A PULL TEST ON EVERY REBAR.
- CONTRACTOR SHALL INCLUDE IN HIS BASE BID THE COST OF 20 TONS OF ADDITIONAL REINFORCING STEEL, INCLUDING DETAILING, FABRICATION, BENDING, FURNISHING, AND PLACING. THIS EXTRA STOCK SHALL BE FURNISHED AND USED FOR SPECIAL CONDITIONS AS DIRECTED BY THE ARCHITECT. THE ARCHITECTS AGENT OR BY THE OWNER'S CONSTRUCTION SUPERVISOR. THE PRICE OF THE UNUSED EXTRA STOCK SHALL BE CREDITED TO THE OWNERS ACCOUNT.

9. FOR GRADE BEAMS LAP ALL TOP STEEL AT MID-SPAN AND LAP BOTTOM STEEL OVER SUPPORT.

- CONSTRUCTION JOINTS IN STRUCTURAL SLABS AND BEAMS SHALL BE AT MID-SPAN AND KEY JOINTED WITH REINFORCING CONTINUOUS ACROSS JOINT AND ADDITIONAL SHEAR REINFORCING. CONSTRUCTION JOINT LOCATIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. CONSTRUCTION JOINTS IN POST-TENSION SLABS SHALL BE LOCATED AND DESIGNED BY SPECIALTY ENGINEER.

- ALL MECHANICAL COUPLERS SHALL DEVELOP 1.25 FY OF REBAR IN TENSION OR COMPRESSION AND COMPLY WITH ACI 318.

12. CONCRETE LINTELS:

- DROP BOTTOM OF BEAM OR SLAB AT WINDOWS, DOORS, ANY OVERHEAD OPENINGS, AND MASONRY OPENINGS AS REQUIRED BY ANY DRAWINGS, INCLUDING LOUVERS AND ALL OTHER WALL OPENINGS SHOWN IN THE ARCHITECTURAL OR MECHANICAL DRAWINGS. PROVIDE A CONCRETE CLOSURE BETWEEN THE BOTTOM OF THE BEAM AND REQUIRED OPENINGS OR PROVIDE A PRECAST CONCRETE LINTEL, 8"6 - 16", BY CASTCRETE IF NOT NEXT TO A POURED CONCRETE COLUMN.
 - MAXIMUM DROP SHALL BE 24". PROVIDE 2 #5 EACH FACE @12" O.C. AND AT BOTTOM OF DROP INCLUDING 6 #3 TIES @ 24" O.C. EXTENDING TO TOP OF BEAM REINFORCING. IF THE LINTEL EXCEEDS THE ABOVE LIMIT OF DROP, A SEPARATED LINTEL SHALL BE PROVIDED AS FOLLOWS:
 - OPENING LESS THAN 60" WIDE 8" X 8" W/2 #5 BOTTOM BARS.
 - OPENING BETWEEN 60" AND 120" WIDE 8" X 16" W/2 #6 TOP AND BOTTOM BARS AND #3 @ 6" O.C.
 - LINTELS TO HAVE 8" MINIMUM BEARING AT EACH END.
 - IF THE MASONRY OPENING HAS AN END ADJACENT TO A CONCRETE COLUMN PROVIDE (2) #5 OR #6 DOWELS, AS THE CASE MAY BE, IN THE CONCRETE COLUMN WITH SHEAR KEY 1-1/2 INCH DEEP BY LINTEL'S DEPTH AND WIDTH FOR ITS SUBSEQUENT CONSTRUCTION.

032 POST-TENSION CONCRETE

- ENGAGE THE SERVICES OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA TO PREPARE AND SUBMIT COMPLETE SHOP DRAWINGS AND COMPLETE STRUCTURAL DESIGN COMPUTATIONS, INCLUDING STRESS LOSS CALCULATIONS, FOR THE WORK OF THIS SECTION. DRAWINGS SHALL BE SIGNED AND BEAR THE ENGINEERS PROFESSIONAL SEAL. POST-TENSION SHOP DRAWINGS SHALL INCLUDE REBAR LAYOUT PLAN FROM POST-TENSION SPECIALTY ENGINEER RESULTING FROM SPECIALTY ENGINEERS CALCULATIONS.
- DESIGN COMPUTATIONS SHALL INCLUDE LOADS SHOWN IN THE DESIGN LOAD SCHEDULE AND THE WEIGHT OF ALL MECHANICAL, PLUMBING, AND ELECTRICAL EQUIPMENT AND FIXTURES, AS WELL AS CHANDELIER FIXTURES, BAR CABINETS AND ART WORK.
- PRE-STRESSING SHALL CONFORM TO THE STANDARDS OF THE ACI BUILDING CODE 318 LATEST EDITION.

- POST TENSIONING CABLES SHALL HAVE A CORROSION PROTECTION SYSTEM, WHICH IS IN ACCORDANCE WITH THE RECOMMENDATION OF PRESTRESSED CONCRETE INSTITUTE FOR CABLES USED IN A CORROSIVE ENVIRONMENT.

- TENDONS FOR PRE-STRESSING SHALL CONFORM TO THE ASTM SPECIFICATION A416 AND SHALL BE 270K GRADE WITH A MINIMUM ULTIMATE STRENGTH OF 270,000 PSI AND A YIELD STRENGTH OF 240,000 PSI.

5. ALL TENDONS SHALL BE UNBONDED.

- FORCES SHOWN ON STRUCTURAL PLANS ARE EFFECTIVE AFTER ALL LOSSES.

- ALL TENDONS SHALL HAVE PARABOLIC DRAPE (U.N.O.).

- C.G.S. IS THE CENTER OF GRAVITY OF THE TENDONS MEASURED FROM THE MEMBER SOFFIT, SEE TYPICAL TENDONS PROFILE.

- TENDONS REQUIRED TO PROVIDE THE EXTRA FORCE SCHEDULED FOR END SPANS ARE TO BE ANCHORED AT THE QUARTER POINT OF ADJACENT SPAN.

- THE STRENGTH OF CONCRETE AT TRANSFER, F CI, SHALL BE ADEQUATE FOR THE REQUIREMENT OF THE ANCHORAGES. THE MINIMUM STRENGTH AT TRANSFER SHALL BE 3000 PSI. THERE MUST BE A MINIMUM PERIOD OF 48 HOURS BETWEEN CONCRETE POURING AND CABLE TENSIONING.

- AFTER STRESSING IS COMPLETED AND ELONGATIONS VERIFIED IN WRITING BY THE DELEGATED ENGINEER, TENDONS SHALL BE SHEARED OFF (NO BURNING ALLOWED), AND ENCAPSULATION SYSTEM INSTALLED IN ACCORDANCE WITH THE DELEGATED ENGINEERING DOCUMENTS. STRAND LENGTH PROTRUDING FROM THE WEDGES AFTER CUTTING SHALL BE AS SPECIFIED BY THE ENCAPSULATION SYSTEM MANUFACTURER. CLEAR COVER FROM THE FACE OF THE SLAB TO THE ENCAPSULATION CAP COVERING THE TENDON END SHALL BE PER THE MANUFACTURER'S REQUIREMENTS.

- PROVIDE #4 HAIRPINS AS REQUIRED TO MAINTAIN HORIZONTAL CURVE IN CABLES.

- SLAB BURSTING REINFORCING SHALL BE MINIMUM #4 TOP AND BOTTOM CONTINUOUS ALONG SLAB EDGE AS SHOWN OR LARGER IF REQUIRED BY POST-TENSIONING SUPPLIERS SYSTEM.

- PROVIDE #4 TOP AND BOTTOM CONTINUOUS, EXTERIOR CRACK CONTROL BARS AT ALL SLAB EDGES.

- CONSTRUCTION JOINTS IN POST-TENSIONED MEMBERS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER, PRIOR TO CONSTRUCTION.
- REBAR SHOP DRAWINGS, SHEAR HEAD AND SHEAR RAIL SHOP DRAWINGS SHALL BE SUBMITTED CONCURRENTLY WITH POST-TENSION SHOP DRAWINGS AND CALCULATIONS.

- POST-TENSIONED CABLE ENDS TO BE MECHANICALLY CUT, TORCHING NOT PERMITTED. POST-TENSIONED STRAND LENGTHS PROTRUDING FROM THE WEDGES AFTER CUTTING SHALL BE AS SPECIFIED BY THE ENCAPSULATION SYSTEM MANUFACTURER. CLEAR COVER FROM THE FACE OF THE SLAB TO THE ENCAPSULATION CAP COVERING THE TENDON END SHALL BE PER THE MANUFACTURER'S REQUIREMENTS.

- ALSO, GO TO COORDINATE ALL SLEEVE OPENINGS IN SLABS WITH THE MEP AND ARCHITECTURAL DRAWINGS. SLEEVES TO BE INDICATED ON THE POST-TENSIONED DELEGATED ENGINEER DRAWINGS.

040 MASONRY

1. MASONRY UNITS SHALL BE

- LOAD BEARING ASTM C30
- TYPE I NON-MOISTURE CONTROLLED
- NORMAL WEIGHT
- ALL CMU SHALL BE LAID IN A FULL BED OF MORTAR IN RUNNING BOND (U.N.O.).

- THE COMPRESSIVE STRENGTH OF MASONRY (FM) SHALL BE 2,000 PSI AS CALCULATED IN ACCORDANCE WITH ASTM C1314 WITH TYPE M OR S MORTAR AS REQUIRED.

- MORTAR SHALL BE IN ACCORDANCE WITH ASTM SPECIFICATION C270.

- FROM FIELD OBTAINED TEST CUBES. (MIN. OF TWO)

- GROUT SHALL BE A HIGH SLUMP MIX

- IN ACCORDANCE WITH ASTM SPECIFICATION C476
- HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI

- FROM FIELD OBTAINED TEST CUBES. (MIN. OF TWO)

5. ALL CONCRETE MASONRY BEARING AND SHEAR WALLS SHALL BE

- CONSTRUCTED

IN ACCORDANCE WITH THE "BUILDING CODE REQUIREMENT FOR MASONRY STRUCTURES" (ACI 530/ASCE 5/TSM 402) AND "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530.1/ASCE 5/TSM 602) LATEST EDITIONS.

- PROVIDE 8" X 8" MASONRY BEAM WITH 2 #5 CONT. AT EVERY WINDOW SILL. EXTEND BEAM 8" BEYOND EDGE OF OPENING.

- PROVIDE HOT DIPPED GALVANIZED LADDER TYPE HORIZONTAL JOINT REINFORCING (9 GA) AT 16" ON CENTER VERTICAL. IN ALL MASONRY WALLS. PROVIDE DOVE TAIL SLOT ANCHORS AT CONCRETE COLUMNS.

- FOR JOINT REINFORCEMENT, WALL TIES, ANCHORS AND INSERTS, APPLY A MINIMUM COAT OF 5 DUNCES PER SQUARE FOOT (PSF) (450 G/M2) COMPLY WITH THE REQUIREMENTS OF ASTM A153, CLASS B.

- PROVIDE CONTROL JOINTS IN MASONRY WALLS AT A SPACING OF 25' +/- O.C. AND ALIGN WITH ARCHITECTURAL CONTROL JOINTS.

- EPOXY GROUT SHALL BE NON-SHRINK HIGH CREEP RESISTANT, AND SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE PROPERTIES: TENSILE STRENGTH, ASTM C 307: 1,500 PSI FLEXURAL STRENGTH, ASTM C 580: 4,000 PSI COMPRESSIVE STRENGTH, ASTM C 579: 1,500 PSI/7 DAYS.

- MINIMUM LAP SPLICES FOR REINFORCED CMU AS FOLLOWS:

- LAP SPLICES SHALL OCCUR DIRECTLY ABOVE FOOTINGS AND SLABS. NO SPLICES ARE ALLOWED AT MID-HEIGHT OF WALL.

- LAP SPLICE THAT OCCUR AT MID HEIGHT OF WALL SHALL BE INCREASED BY 50% TO 72 BAR DIAMETERS.

- LAP SPLICES THAT OCCUR AT CANTILEVERED WALLS SUCH AS: PARAPETS, RETAINING WALLS, ETC. SHALL HAVE LAP SPLICE LENGTHS INCREASED BY 50% TO 72 BAR DIAMETERS.

- MASONRY LINTELS:

- A PRECAST CONCRETE LINTEL, 8"6 - 16" BY CASTORETE OR EQUAL MAY BE PROVIDED OVER MASONRY WALL OPENINGS UNLESS A CAST-IN-PLACE LINTEL IS REQUIRED IN THE CONCRETE LINTEL NOTES. THE LINTEL SHALL BE FULLY GROUTED.

- LINTELS TO HAVE 4" MINIMUM BEARING AT EACH END.

- SHORE PRECAST LINTEL PER MANUFACTURER'S INSTRUCTIONS.

12. MASONRY JAMBS

- ADJACENT TO ANY EXTERIOR/INTERIOR WALL OPENING, PLACE (1) MATCHING VERTICAL BARS IN CELLS GROUTED SOLID FULL HEIGHT UNLESS NOTED OTHERWISE PER THE DRAWINGS.

- AT END, CORNERS, AND INTERSECTION OF WALLS PLACE (1) MATCHING VERTICAL IN CELL GROUTED SOLID FULL HEIGHT. U.N.O.

050 STEEL

- ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST AISI CODE. STRUCTURAL STEEL SHALL CONFORM TO:

- ASTM SPECIFICATION A 992 GRADE 50 FOR ALL WIDE FLANGE BEAMS.
- ASTM SPECIFICATION A 36 FOR MISCELLANEOUS STEEL SHAPES (ANGLES, PLATES, ETC.).
- SQUARE OR RECTANGULAR HSS SHALL CONFORM TO ASTM SPECIFICATION A 500 GRADE B (FY=46 KSI).
- ROUND HSS SHALL CONFORM TO ASTM SPECIFICATION A500, GRADE B (FY=42 KSI). ROUND HSS WITH A WALL THICKNESS GREATER THAN 5/8", SHALL CONFORM TO ASTM A53, GRADE B (FY=35 KSI).
- ALL STEEL TO HAVE A SHOP COAT OF RUST INHIBITIVE PAINT.
- DELETE PAINT ON ALL STEEL TO RECEIVE SPRAYED ON FIREPROOFING OR CONCRETE ENCASEMENT.
- ALL EXTERIOR STRUCTURAL STEEL SHALL BE HOT DIPPED GALVANIZED.

- ALL SHOP AND FIELD WELDING SHALL BE PERFORMED BY WELDERS QUALIFIED, AS DESCRIBED IN "AMERICAN WELDING SOCIETY'S STANDARD QUALIFICATION PROCEDURE" (AWS D1.1), TO PERFORM THE TYPE OF WORK REQUIRED.

- ALL CONNECTIONS SHALL BE BOLTED WITH 3/4" DIAMETER, A-325 HIGH STRENGTH BOLTS OR WELDED (UNLESS SHOWN OTHERWISE ON THE DRAWINGS).

- FULL DEPTH DOUBLE CLIP ANGLE CONNECTIONS ARE TO BE USED ON ALL GIRDER AND BEAM CONNECTIONS TO COLUMNS. BOLTS TO BE AT 3-INCH O/C VERTICAL.

- ALL CONNECTIONS TO HOLLOW STRUCTURAL SECTION (HSS) COLUMNS ARE TO BE THRU-PLATE UNLESS NOTED OTHERWISE.

- ALL CONNECTIONS SHALL BE DOUBLE ANGLES UNLESS NOTED OTHERWISE.

- THE STEEL FABRICATOR SHALL BE RESPONSIBLE FOR DESIGNING THE CONNECTIONS AND PROVIDING SIGNED AND SEALED CALCULATIONS.

- ALL ALUMINUM AND STEEL MEMBERS TO BE TREATED OR PROPERLY SEPARATED TO PREVENT GALVANIC AND CORROSIVE EFFECTS.

- ALL STEEL WELDING RODS SHALL BE E70XX ELECTRODES.

- SUBMIT ALL STEEL SHOP DRAWINGS FOR APPROVAL PRIOR TO ANY FABRICATION.

- STAINLESS STEEL SHALL CONFORM TO THE LATEST AISI CODE. STAINLESS STEEL ROD MATERIAL SHALL MEET THE REQUIREMENTS OF ASTM F593 (AISI 304). STAINLESS STEEL WASHERS SHALL MEET ANSI B16.22.1 (LATEST EDITION, TYPE A PLAN, REQUIREMENTS. STAINLESS STEEL NUTS SHALL MEET ASTM F594 REQUIREMENTS.

8. EQUIPMENT SUPPORTS:

PROVIDE ALL SUPPORTING STEEL NOT INDICATED ON PLAN AS REQUIRED FOR THE INSTALLATION OF MECHANICAL EQUIPMENT AND MATERIALS, INCLUDING ANGLES, CHANNELS, BEAMS, HANGERS, ETC. DO NOT SUPPORT EQUIPMENT OR PIPING FROM METAL DECKING.

040 MASONRY

1. MASONRY UNITS SHALL BE

- LOAD BEARING ASTM C30
- TYPE I NON-MOISTURE CONTROLLED
- NORMAL WEIGHT
- ALL CMU SHALL BE LAID IN A FULL BED OF MORTAR IN RUNNING BOND (U.N.O.).

- THE COMPRESSIVE STRENGTH OF MASONRY (FM) SHALL BE 2,000 PSI AS CALCULATED IN ACCORDANCE WITH ASTM C1314 WITH TYPE M OR S MORTAR AS REQUIRED.

- MORTAR SHALL BE IN ACCORDANCE WITH ASTM SPECIFICATION C270.

- FROM FIELD OBTAINED TEST CUBES. (MIN. OF TWO)

- IN ACCORDANCE WITH ASTM SPECIFICATION C476
- HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI

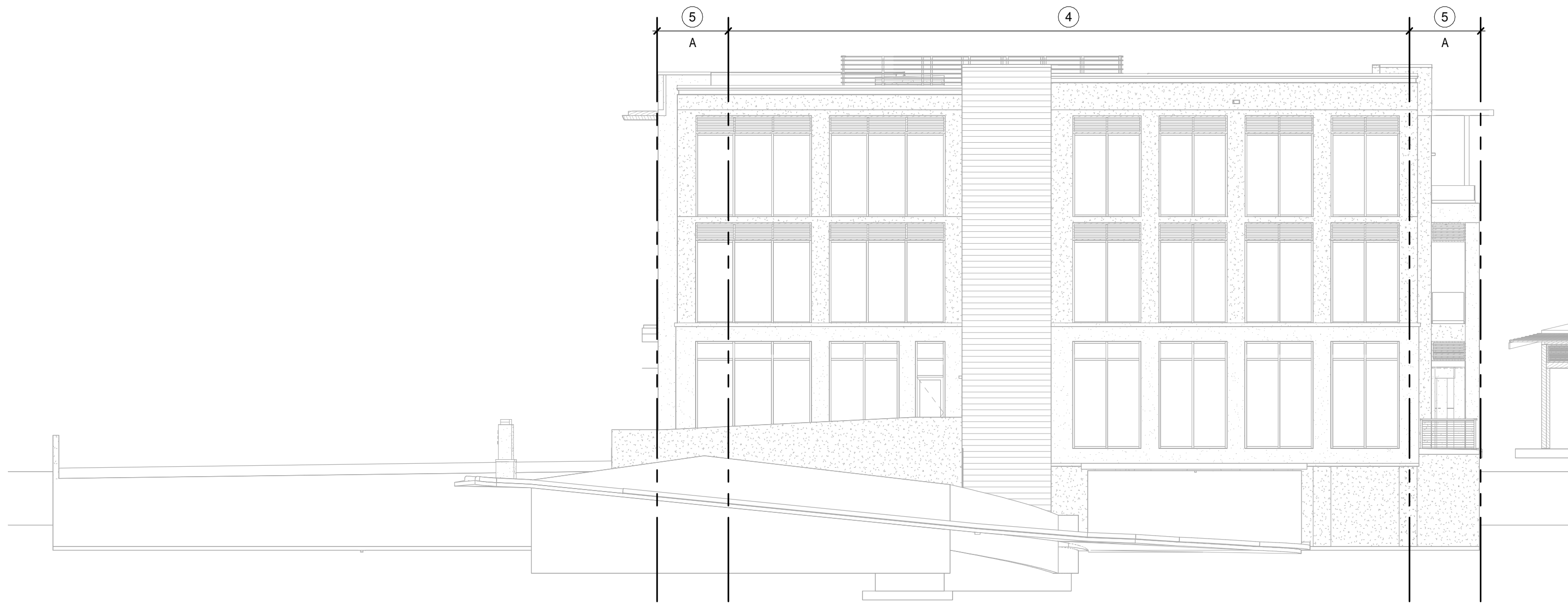
- FROM FIELD OBTAINED TEST CUBES. (MIN. OF TWO)



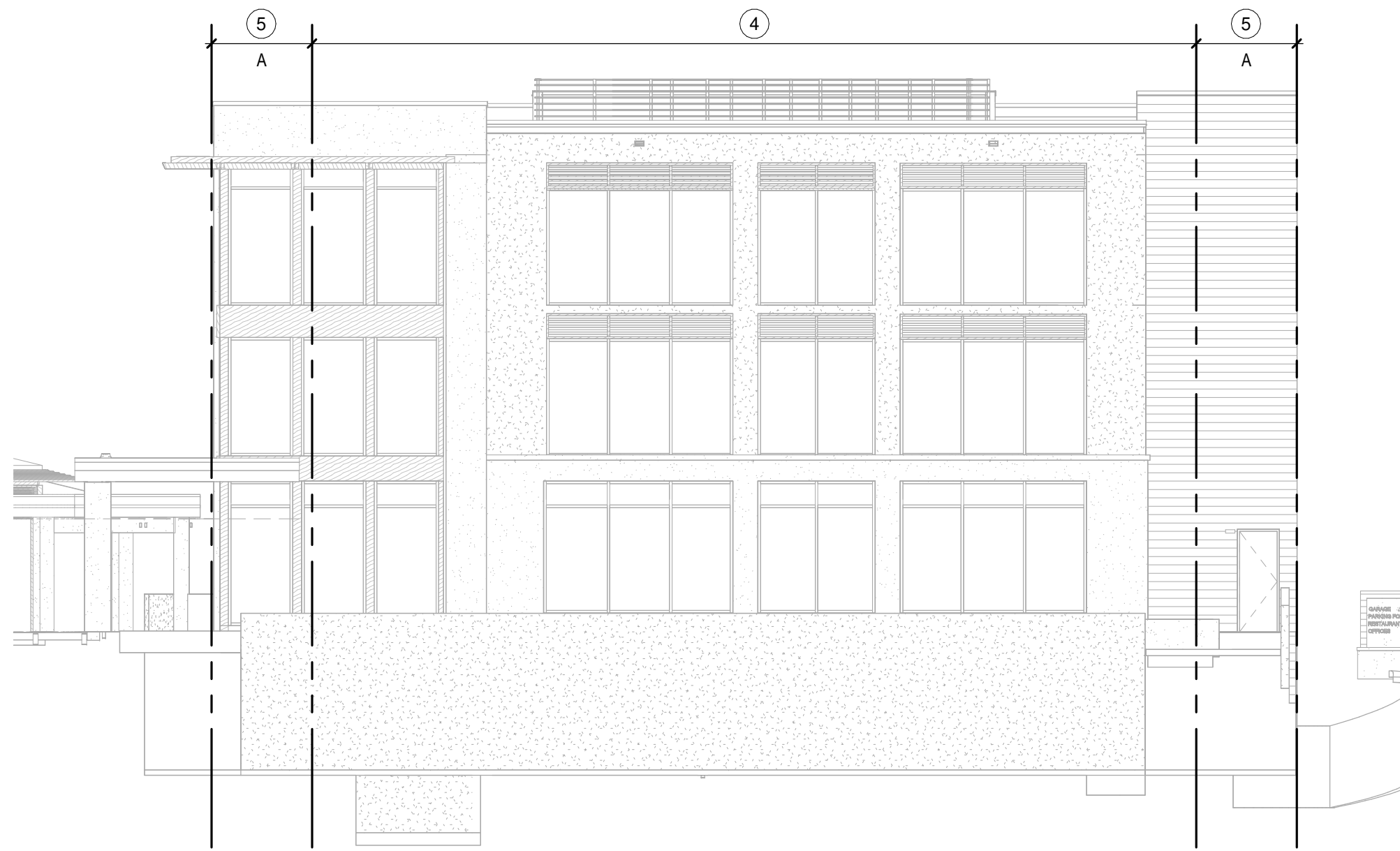
2 North Elevation
3/32" = 1'-0"



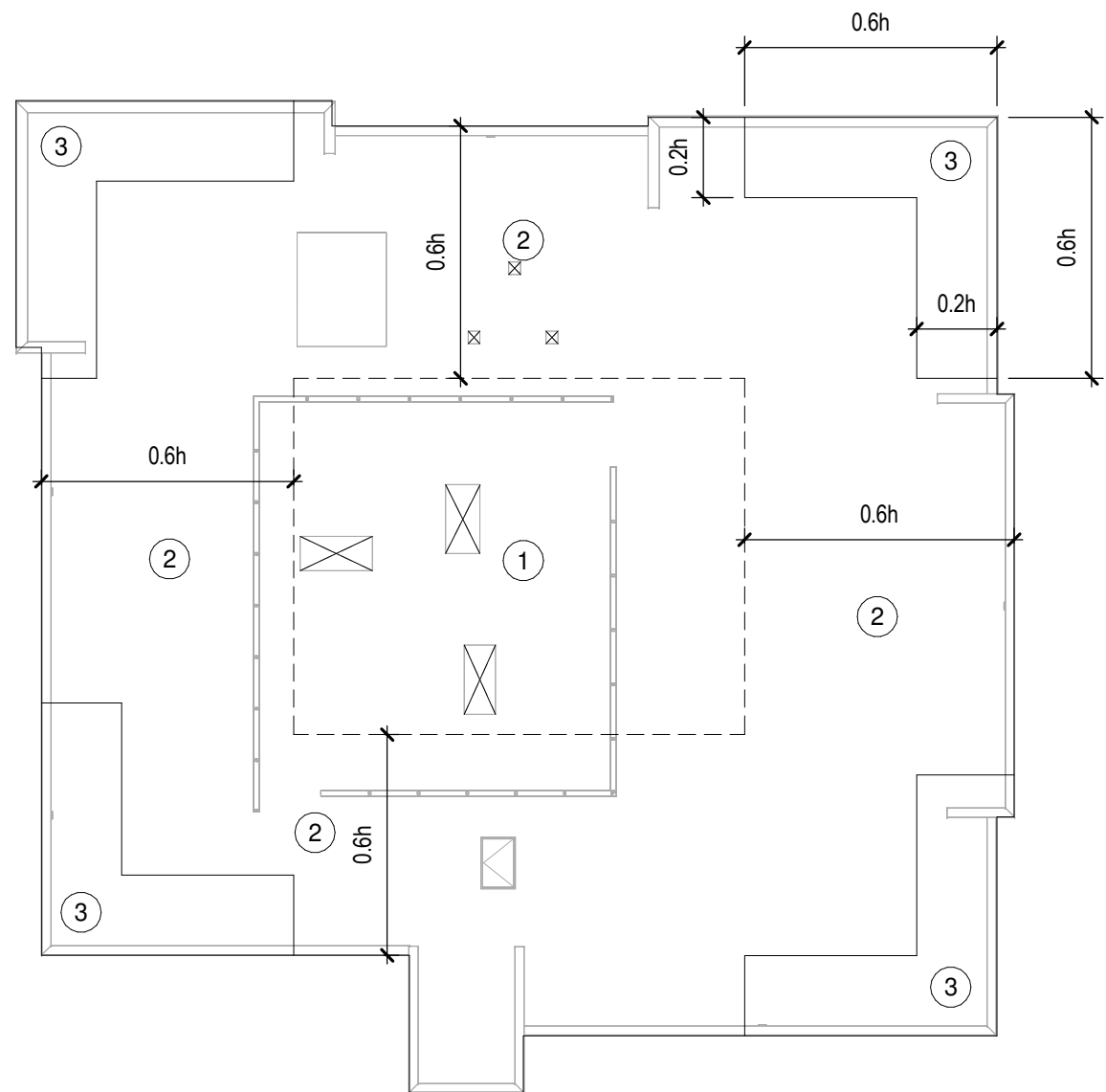
1 East Elevation
3/32" = 1'-0"



3 South Elevation
3/32" = 1'-0"



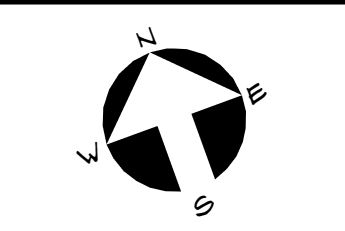
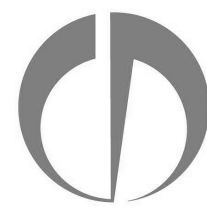
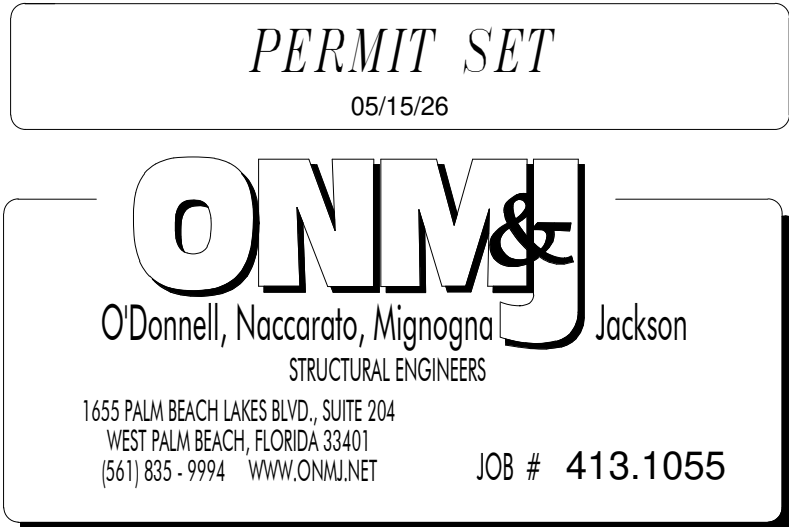
4 West Elevation
3/32" = 1'-0"

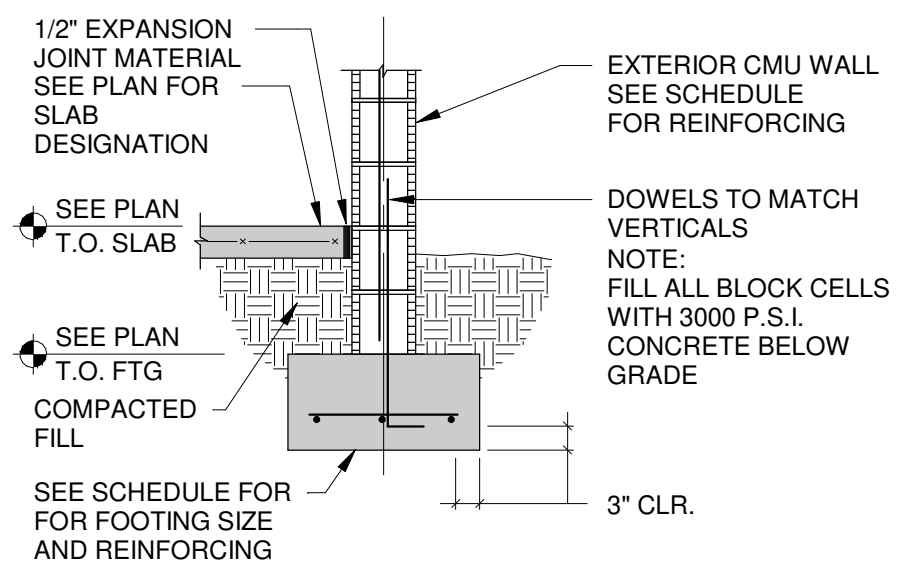


6 ROOF PLAN
1/16" = 1'-0"

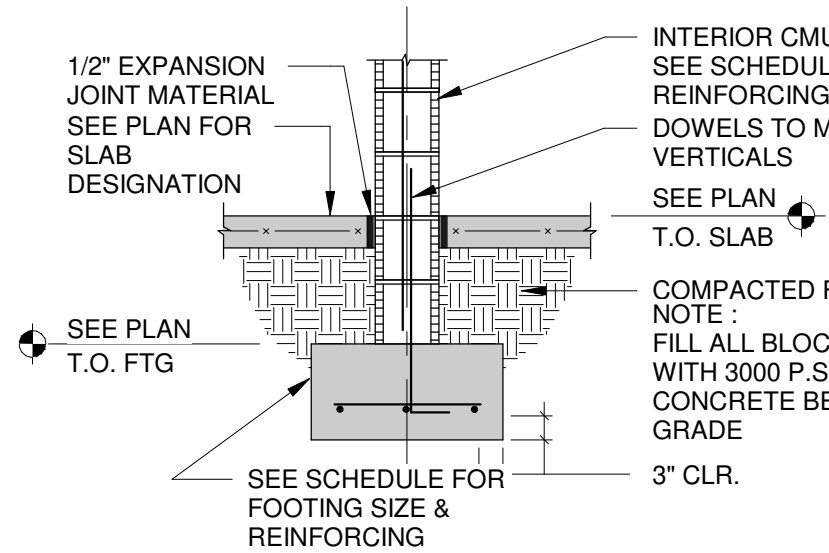
ALLOWABLE					
COMPONENT & CLADDING WIND DESIGN PRESSURES					
PRESSURES BASED ON V_{50}	ROOF WIND LOADS			WALL WIND LOADS (SEE NOTE 1)	
	ROOF AREA (10 SF)			WALL AREA (10 SF)	
Kd IS INCLUDED	1	2	3	4	5
PRESSURE (PSF)	+22	+50	+50	+50	+50
SUCTION (PSF)	-87	-115	-115	-54	-67

1. REFER TO STRUCTURAL NOTES FOR ALL WIND LOAD PARAMETERS.
2. CORNER DISTANCE, A = 8 FEET
.6h = 22 FEET
.2h = 7 FEET

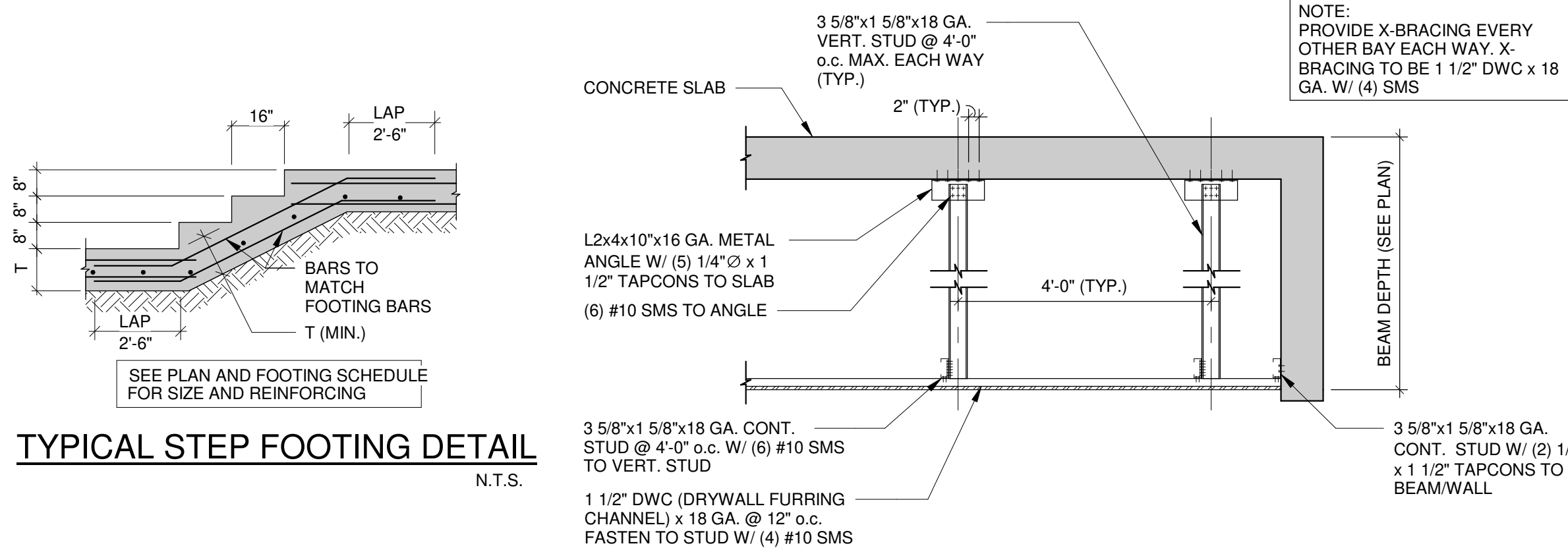




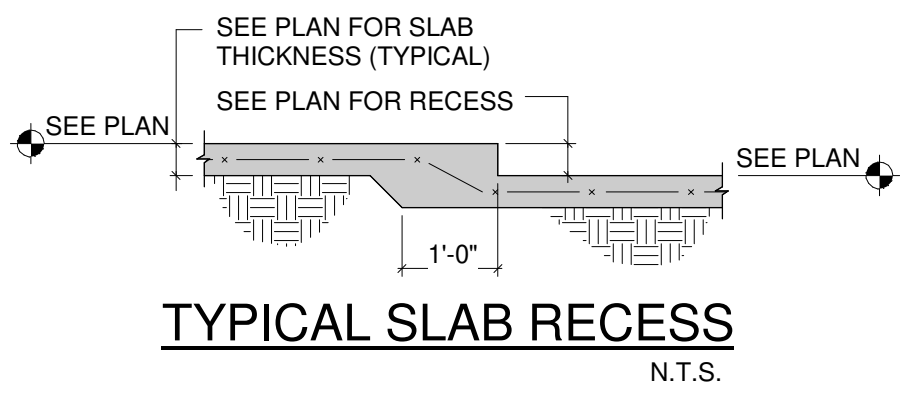
TYPICAL EXTERIOR WALL FOOTING
N.T.S.



TYPICAL INTERIOR STEM WALL FOOTING
N.T.S.

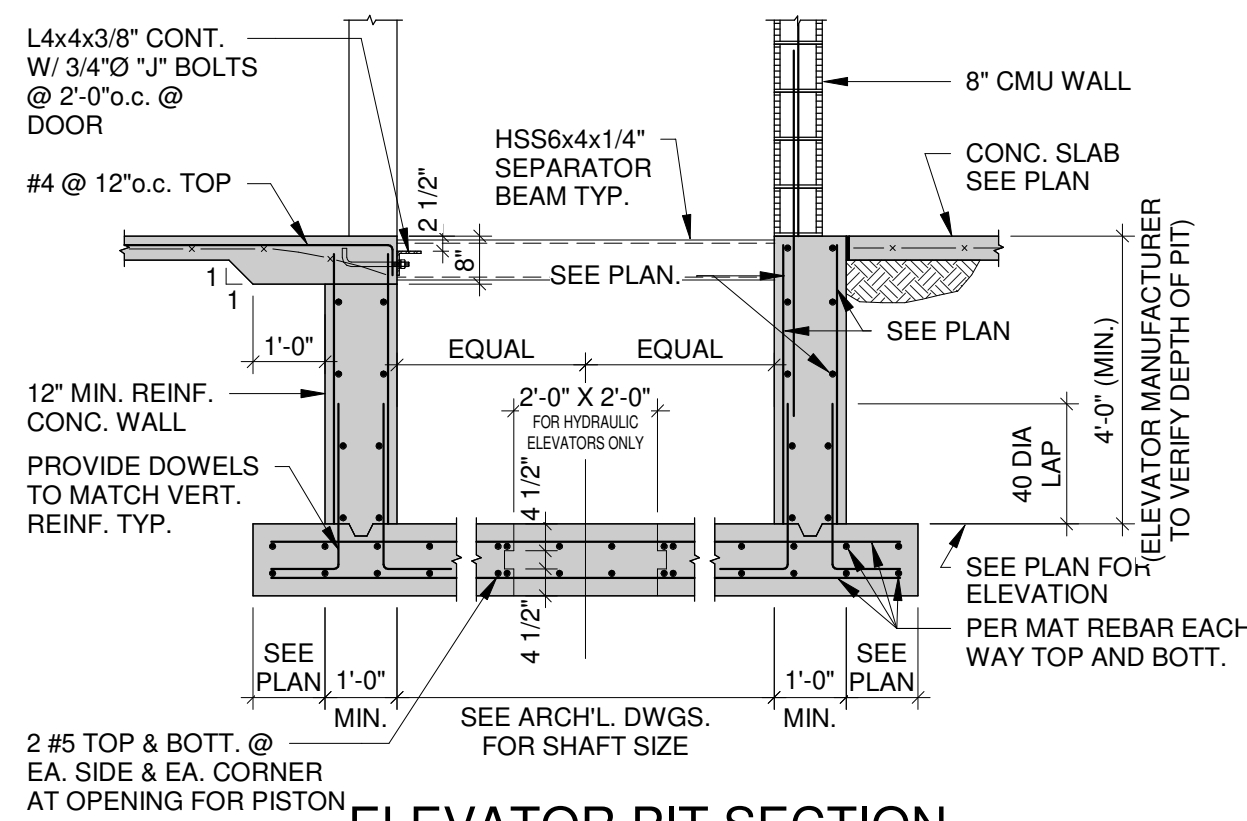


TYPICAL STEP FOOTING DETAIL
N.T.S.

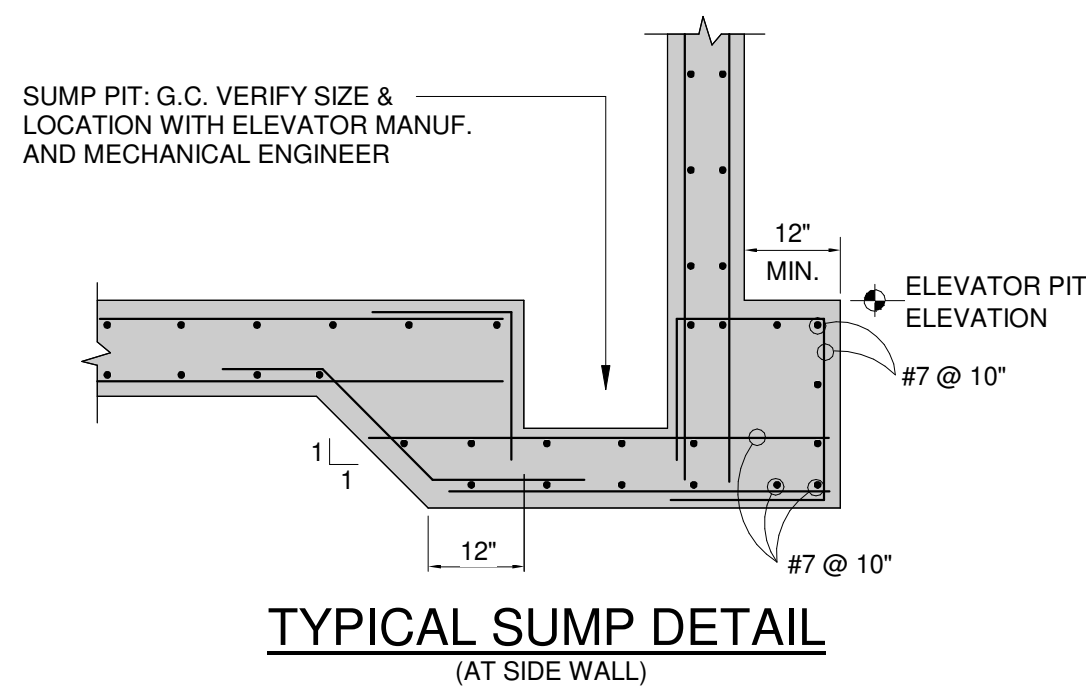


TYPICAL SLAB RECESS
N.T.S.

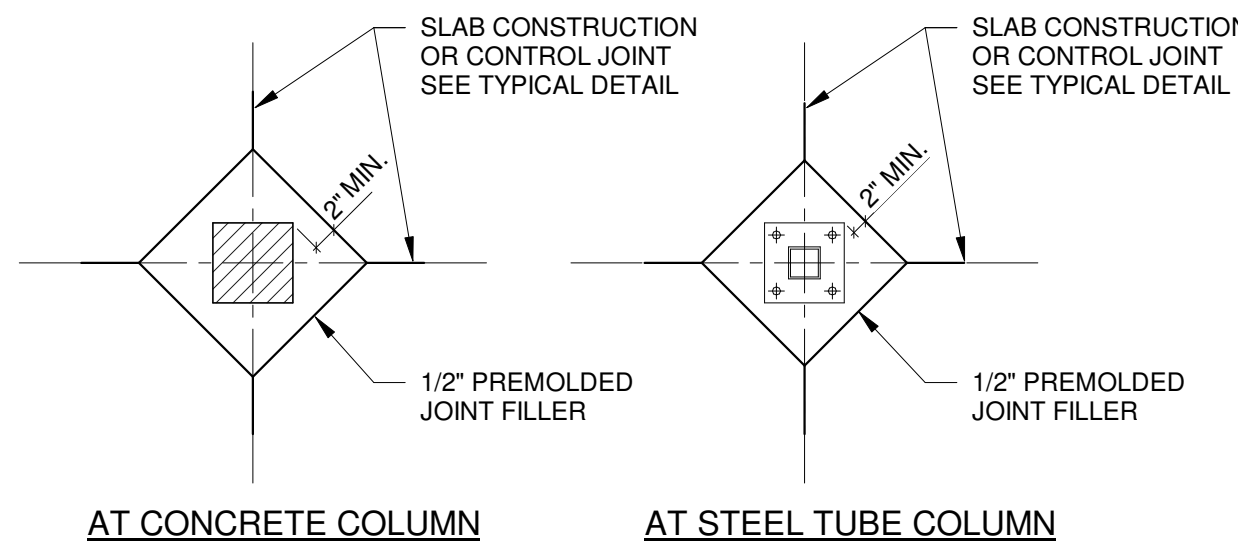
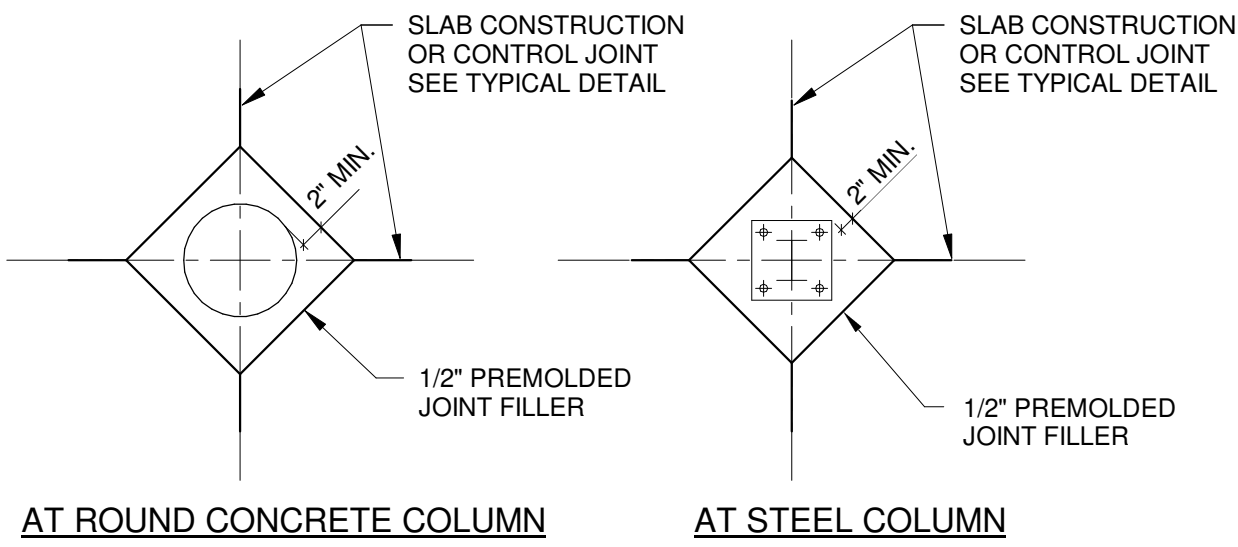
TYPICAL CEILING FRAMING ATTACHMENT TO CONCRETE SLAB
(THIS FRAMING IS REQUIRED FOR ALL EXTERIOR SOFFITS)
N.T.S.



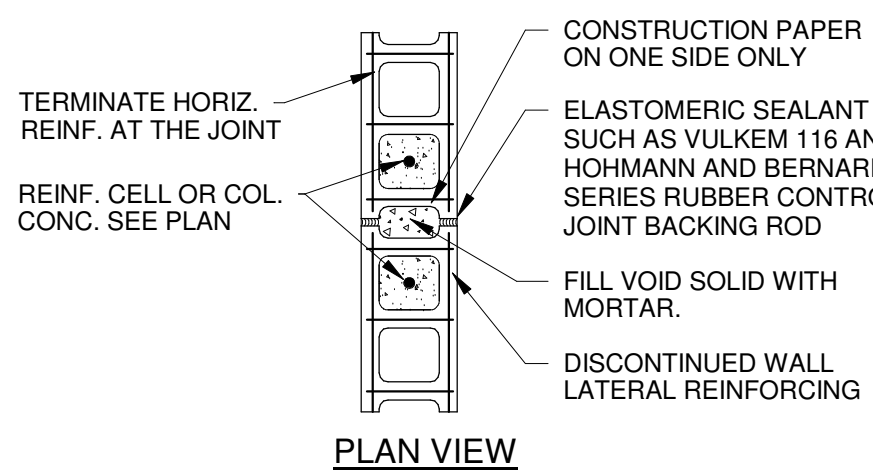
ELEVATOR PIT SECTION
N.T.S.



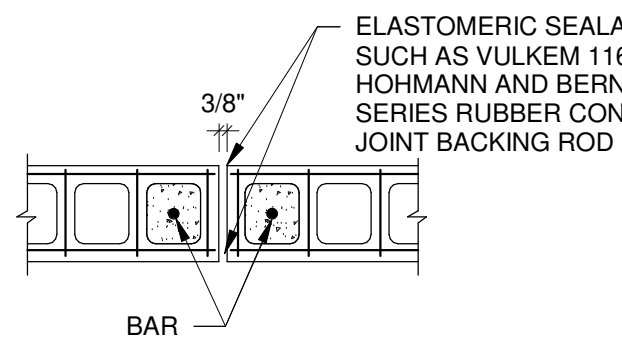
TYPICAL SUMP DETAIL
(AT SIDE WALL)



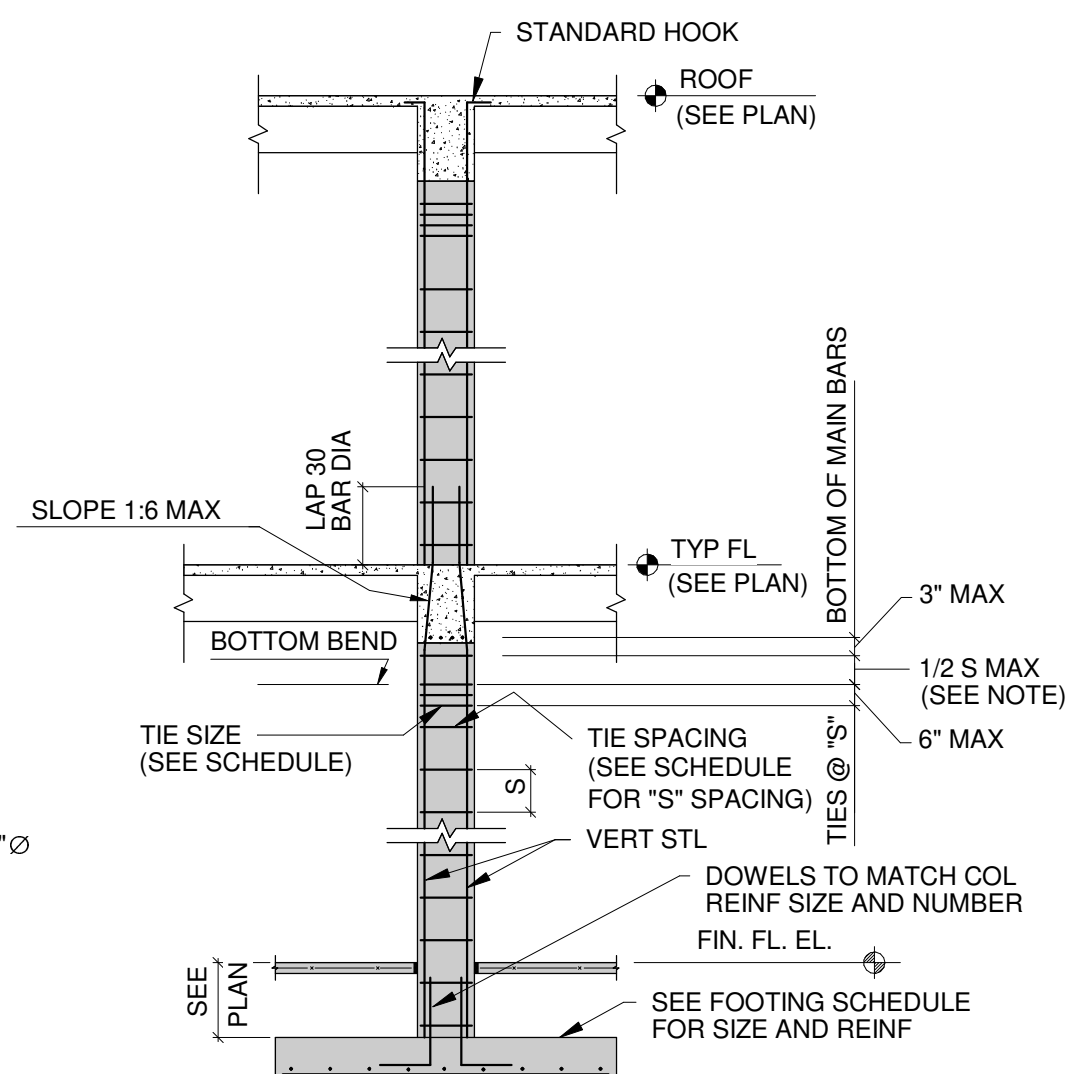
TYPICAL ISOLATION JOINTS AT COLUMNS
N.T.S.



- NOTES:
1. SAW CUT BOND BEAMS. TIE BEAMS 1" DEEP TO CONTINUE WALL CONTROL JOINT TO TOP OF WALL.
 2. CONTROL JOINT SPACING IS NOT TO EXCEED 25'-0" o.c. IN WALLS WITH MORE THAN 25'-0" OF UNINTERRUPTED MASONRY. REFER TO DWG'S. FOR ADDITIONAL SPECIFIED LOCATIONS AS NOTED THUS (WCJ).
 3. CONTINUE ALL BOND BEAMS, TIE BEAMS REINF. THROUGH THE JOINT.

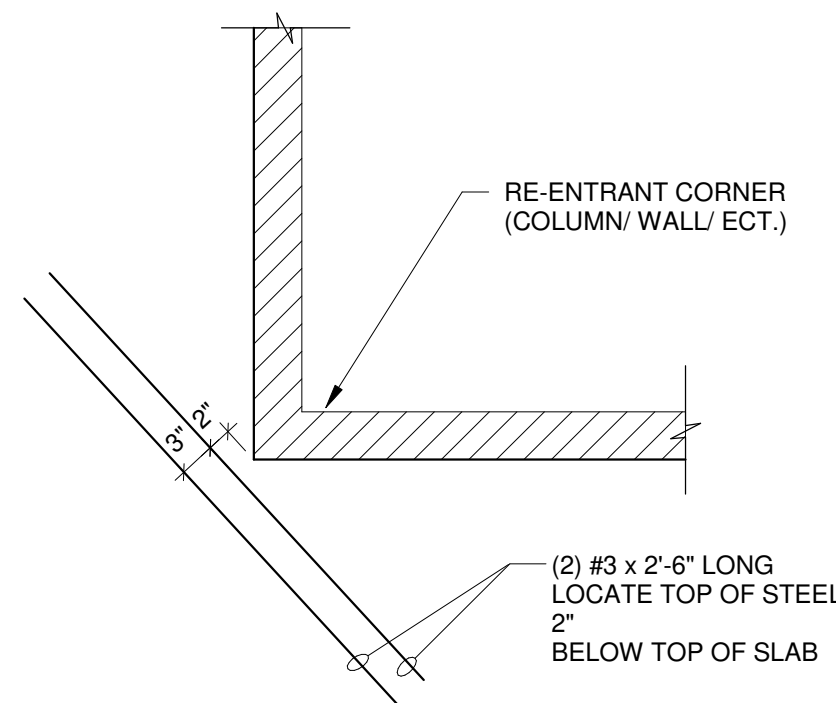


CMU WALL CONTROL JOINT (WCJ) DETAIL
N.T.S.

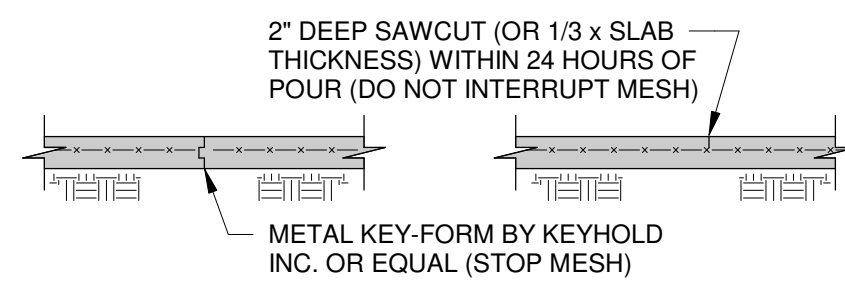


- NOTE:
1. ADD EXTRA TIES IF THE DISTANCE BETWEEN BOTTOM LAYER OF SLAB REINFORCEMENT AND LOWER POINT OF OFFSET BENT IS MORE THAN 1/2 S (HALF SCHED. TIES SPACING).
 2. WHERE COLUMN IS SPLICED BETWEEN FLOORS, PROVIDE CLASS B TENSION LAP SPLICE.

TYPICAL CONCRETE COLUMN DETAIL
N.T.S.

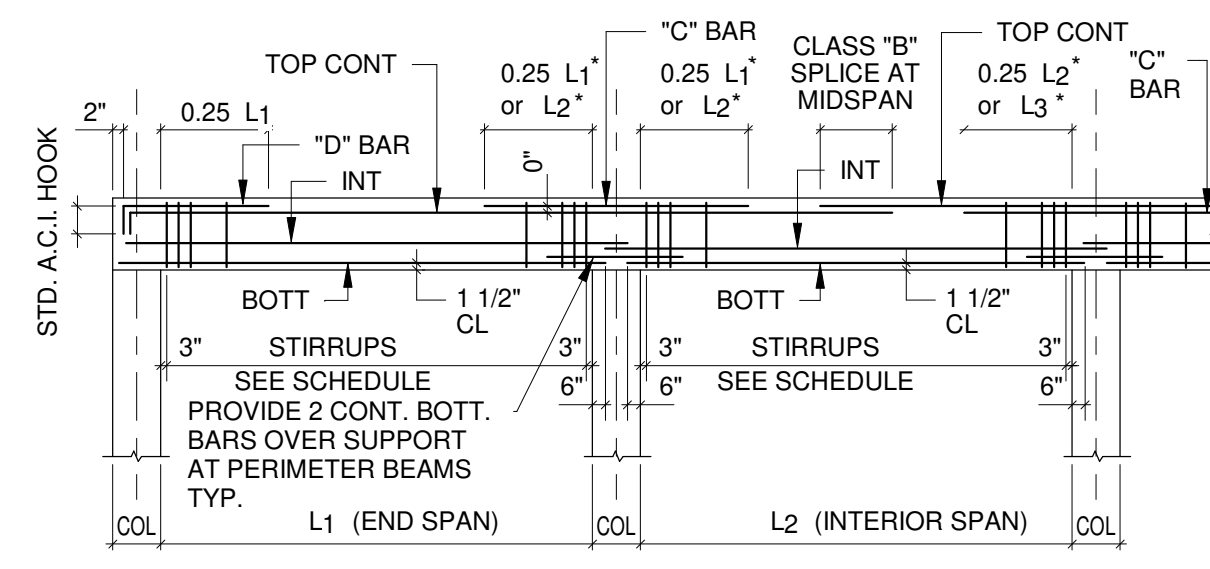


ADDITIONAL DIAGONAL REINFORCING BARS AT RE-ENTRANT CORNERS IN SLAB ON GRADE
N.T.S.

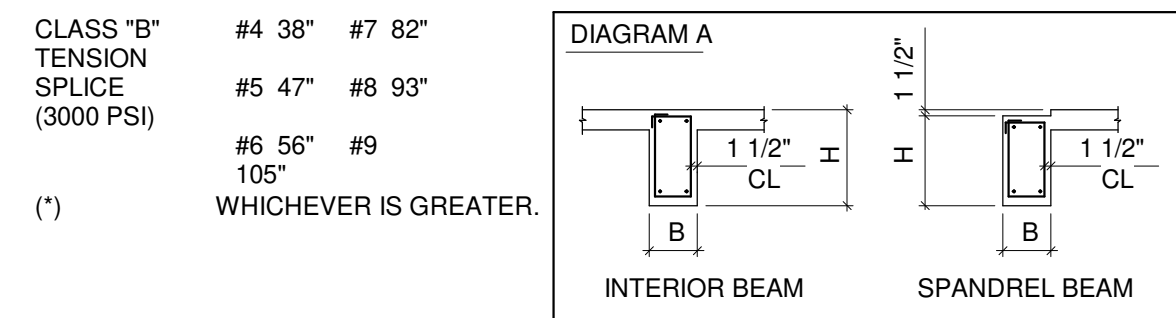


TYPICAL SLAB-ON-GRADE
N.T.S.

NOTE: CONTROL JOINTS/CONSTRUCTION JOINTS SHALL CREATE PANELS OF 144 SQ. FEET (MAXIMUM) AND THE LENGTH TO WIDTH RATIO OF THE JOINT SPACING SHALL NOT EXCEED 1.25.



- NOTES:
- "C" BAR : TOP BAR AT INTERIOR SUPPORT (IN ADDITION TO TOP CONT BARS) PLACE IN SAME LAYER AS TOP CONT BARS (U.O.N.). LOCATE AT RIGHT SUPPORT OF SPAN INDICATED IN SCHEDULE.
- "D" BAR : TOP BAR AT EXTERIOR SUPPORT (IN ADDITION TO TOP CONT BARS) PLACE IN SAME LAYER AS TOP CONT BARS (U.O.N.).
- "INT" BARS : INTERMEDIATE BARS LOCATED AT A SPACING EQUAL TO THE WIDTH OF THE BEAM BUT NOT GREATER THAN 12" ABOVE BOTT BARS. IF MORE THAN ONE PAIR, PLACE IN LAYERS OF TWO.



- NOTES:
- WHEN ADJACENT BEAMS OR TIE BEAMS HAVE TOP CONT BARS OF DIFFERENT SIZE, THE TRANSITION SHOULD BE MADE AT MIDSPAN OF THE BEAM WITH SMALLER SCHEDULED BARS. USE LAP SPLICE LENGTH OF SMALLER SIZE BAR.

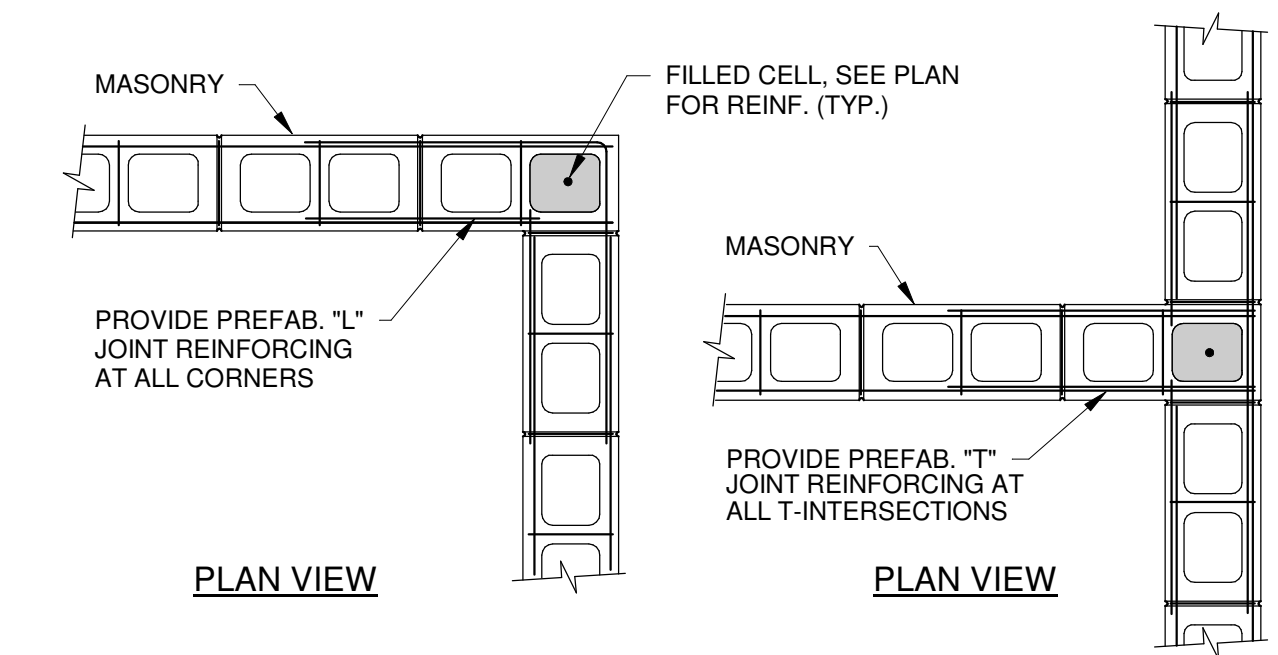
(2L) - INDICATES BARS PLACE IN TWO LAYERS. WHERE BARS ARE PLACED IN TWO LAYERS, THE SECOND LAYER BARS MUST BE PLACED DIRECTLY UNDER BARS IN THE FIRST LAYER (IF TOP BAR) OR DIRECTLY OVER BAR IN THE FIRST LAYER (IF BOTT BAR). PROVIDE 1" CLEAR DISTANCE BETWEEN LAYERS OR ONE BAR DIAMETER, WHICHEVER IS THE GREATER DISTANCE.

SCHEDULED BEAM SIZES : [SEE DIAGRAM A]

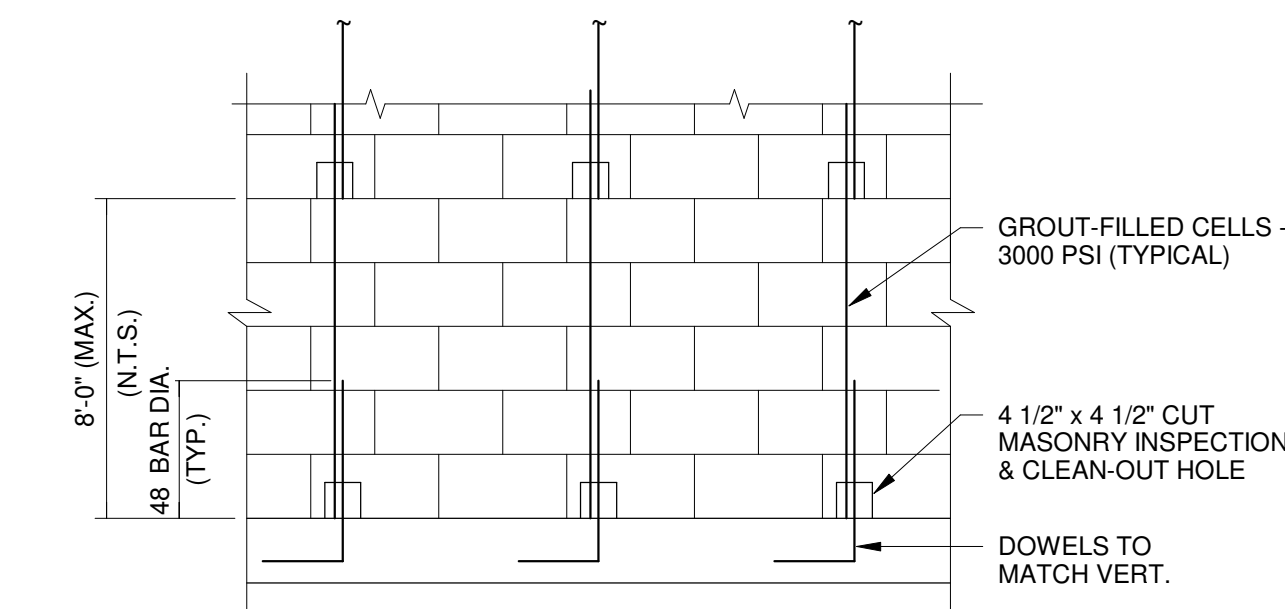
"B" INDICATES BEAM WIDTH DIMENSION. WHEN BEAM IS OVER A BLOCK WALL, USE ACTUAL BLOCK WIDTH (7 5/8" or 11 5/8").

"H" INDICATES BEAM DEPTH DIMENSION. LESS 1 1/2" FOR RECESS FOR BLOCK WALL DEDUCTED WHERE APPLICABLE, OR MINIMUM DEPTH IN A VARIABLE DEPTH BEAM. COORDINATE BEAM CONFIGURATION WITH ARCHITECTURAL DRAWINGS.

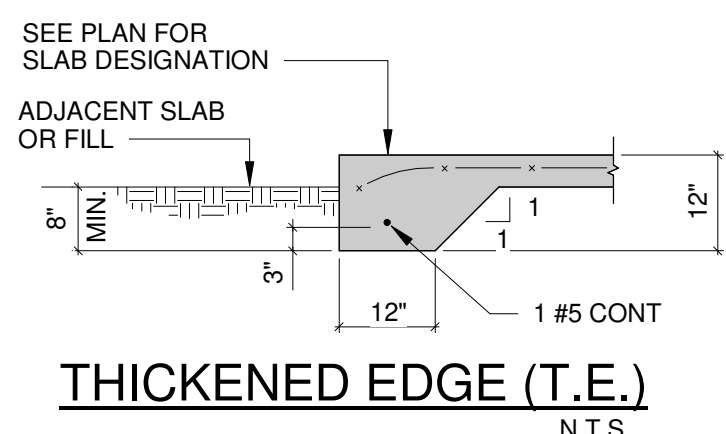
TYPICAL BEAM BAR PLACEMENT DIAGRAM
N.T.S.



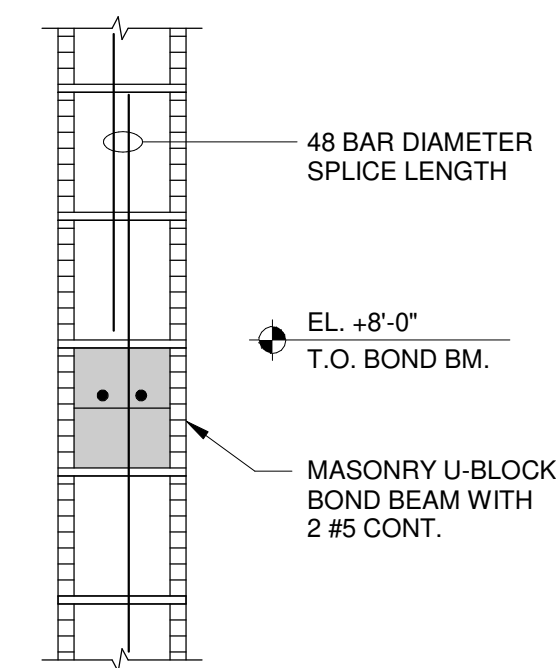
TYPICAL MASONRY DETAILS
N.T.S.



TYPICAL MASONRY FILLED CELL DETAIL
N.T.S.



- NOTES:
1. WHERE HEIGHT OF MASONRY WALL SEGMENT EXCEEDS 12'-0", INTERMEDIATE BOND BEAM IS REQUIRED.
 2. BOND BEAM REINFORCEMENT MUST BE CONT. HOOK BARS INTO REINFORCED JAMB AT WALL OPENINGS.
 3. OMIT BOND BEAMS WHERE IT COINCIDES WITH OPENING HEADERS (LINTELS/BEAMS). REINFORCEMENT MUST BE CONTINUOUS AT SUCH LOCATIONS.



TYPICAL BOND BEAM DETAIL
N.T.S.

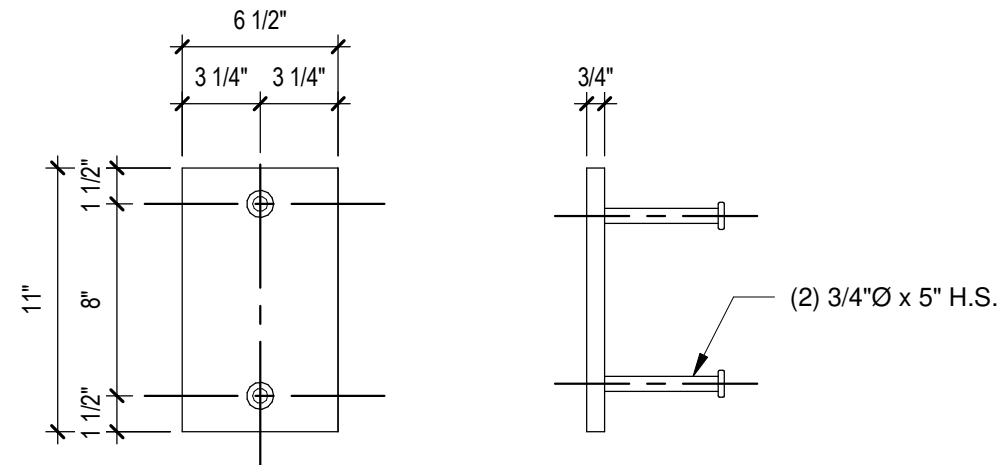


PLATE "B"
N.T.S.

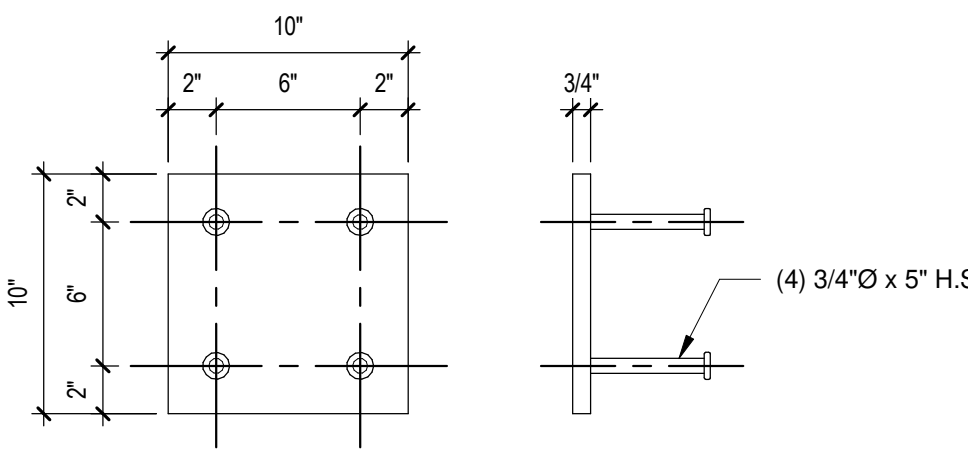
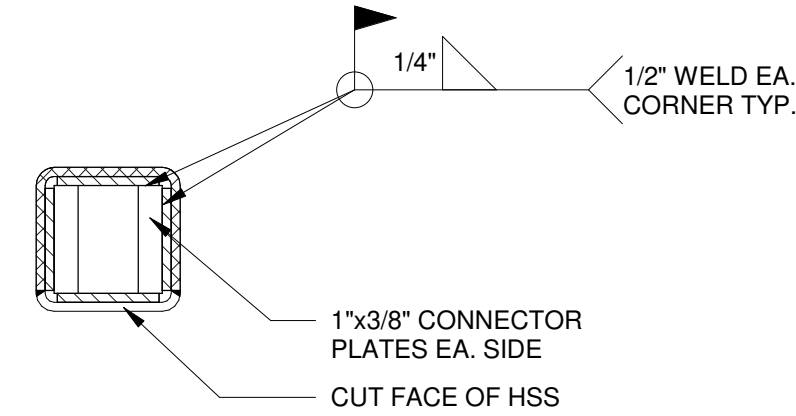
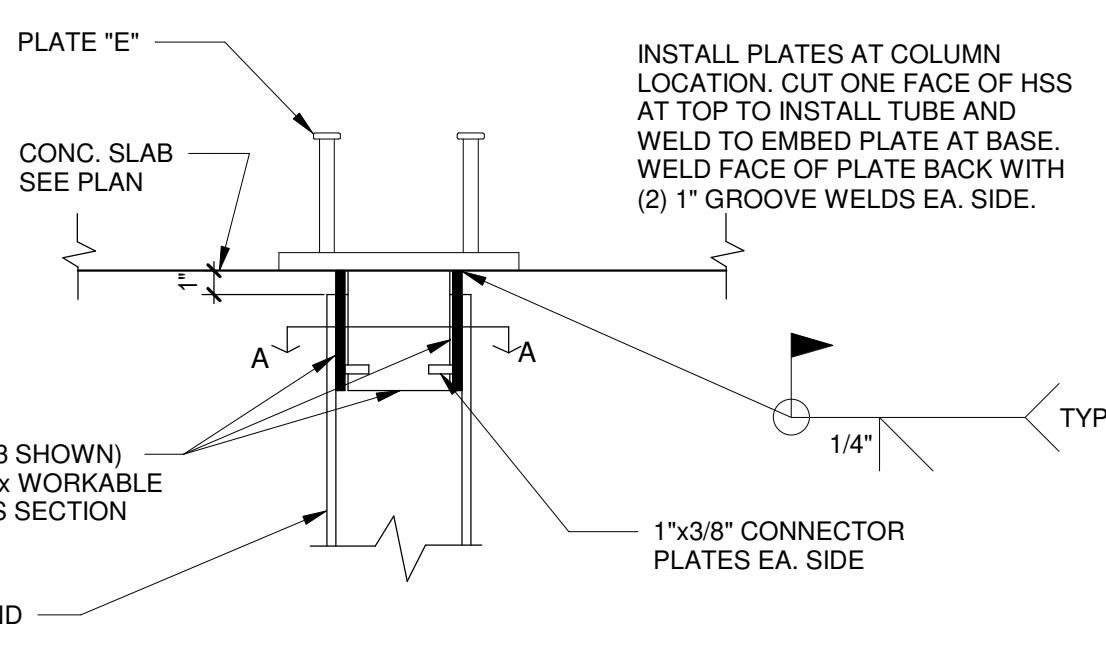


PLATE "E"
N.T.S.



SECTION A-A



SLIP CONNECTION AT POST TENSION SLAB FOR HSS WIND COLUMN
N.T.S.

PERMIT SET
05/15/26

ONNM
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STRUCTURAL ENGINEERS

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FL LIC #A26202399

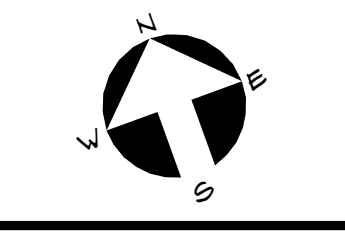
SPINAOROURKE
+ PARTNERS
Architecture • Interior Design
Keith W. Spina #A013419

New Construction for:
FISHERMAN'S WHARF
OFFICE BUILDING
31 FISHERMANS WAY, JUPITER, FL 33477

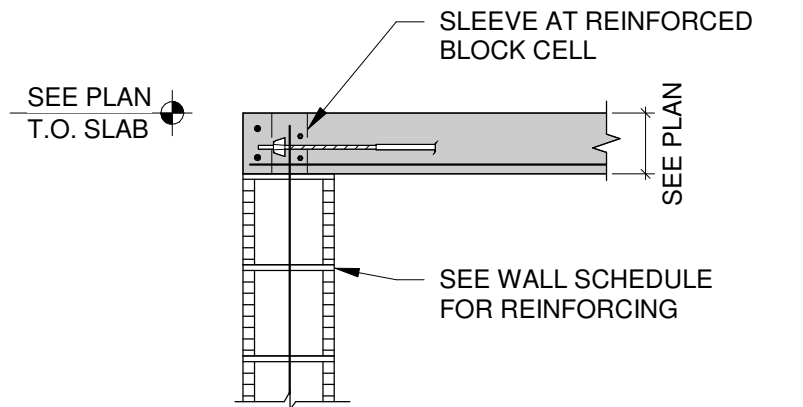
THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED.

Revisions:

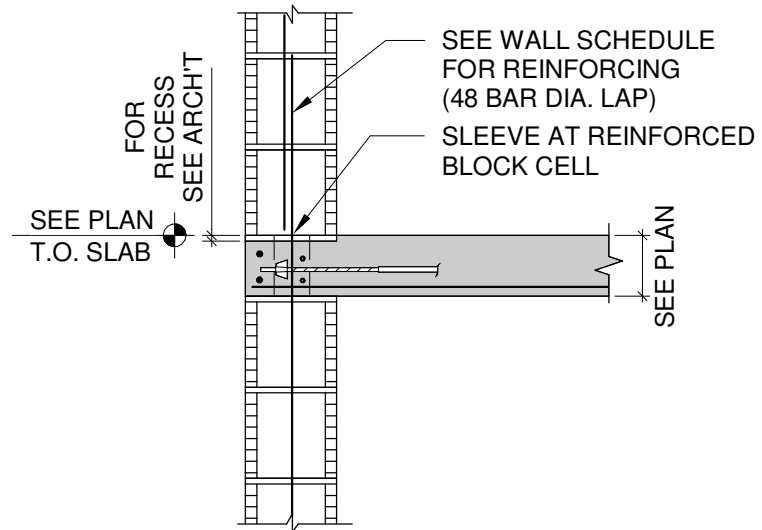
Project no: 25009
Date: 05-15-2026
Drawn by: CB
Project Manager: PR



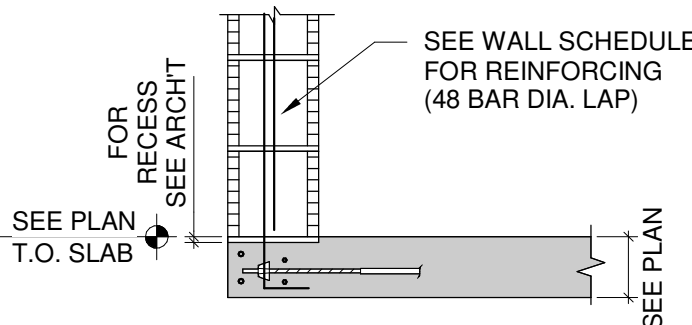
TYPICAL DETAILS
S3.1.3
CONSTRUCTION DOCUMENTS



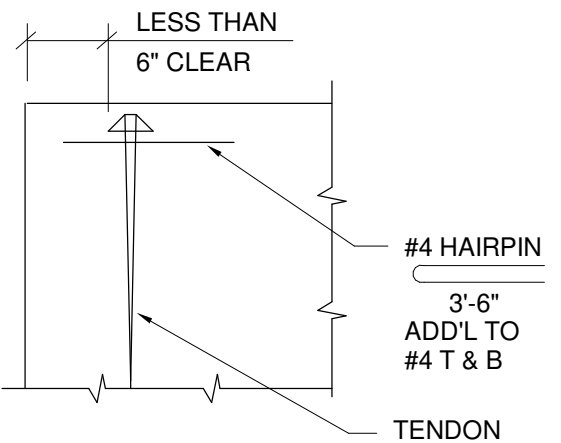
TYPICAL SECTION THRU EXTERIOR WALL
3/4" = 1'-0"



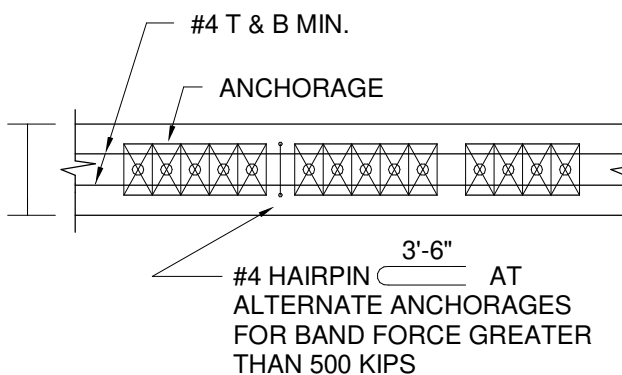
TYPICAL SECTION THRU EXTERIOR WALL
3/4" = 1'-0"



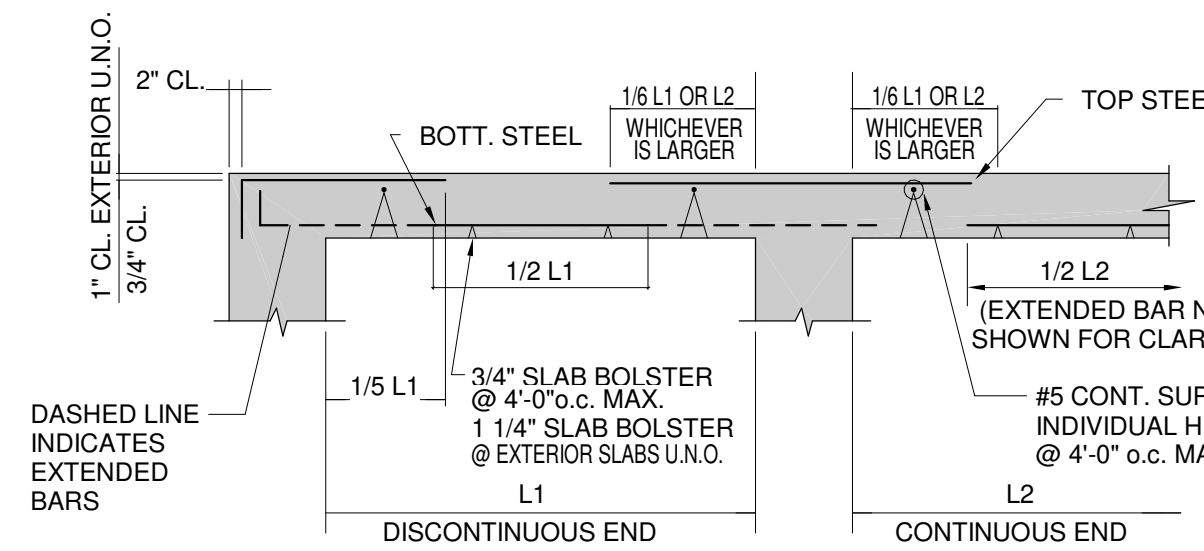
TYPICAL SECTION THRU EXTERIOR WALL
3/4" = 1'-0"



SLAB CORNER W/ TENDON
WITHIN 6" OF SLAB EDGE
N.T.S.

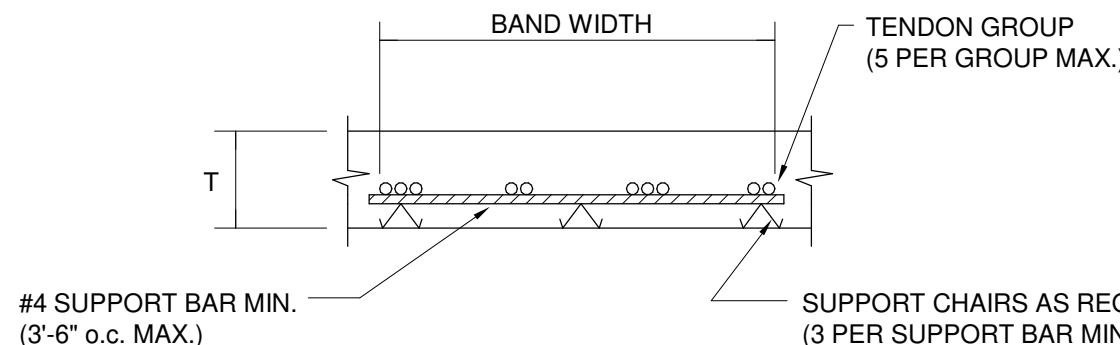


TENDON ELEVATION WITH 5
OR LESS TENDON GROUPS
N.T.S.

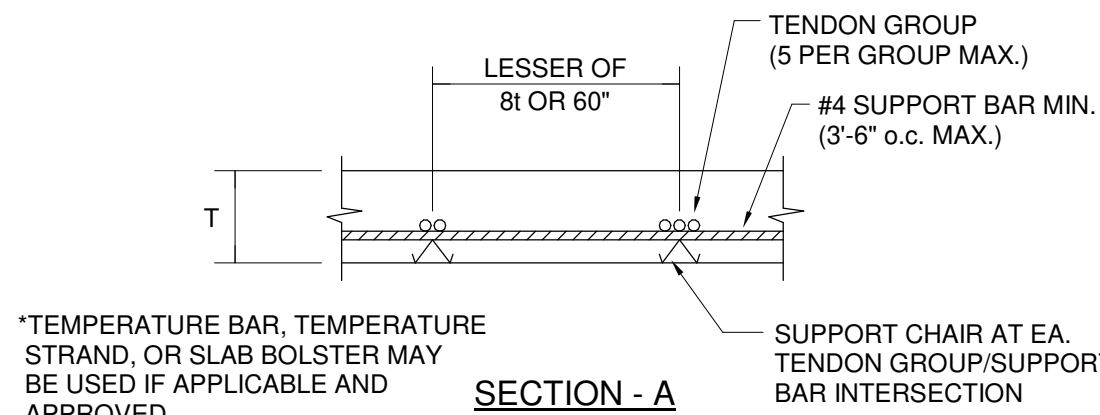


TYPICAL POST TENSIONED SLAB
REINFORCEMENT PLACEMENT DETAIL
N.T.S.

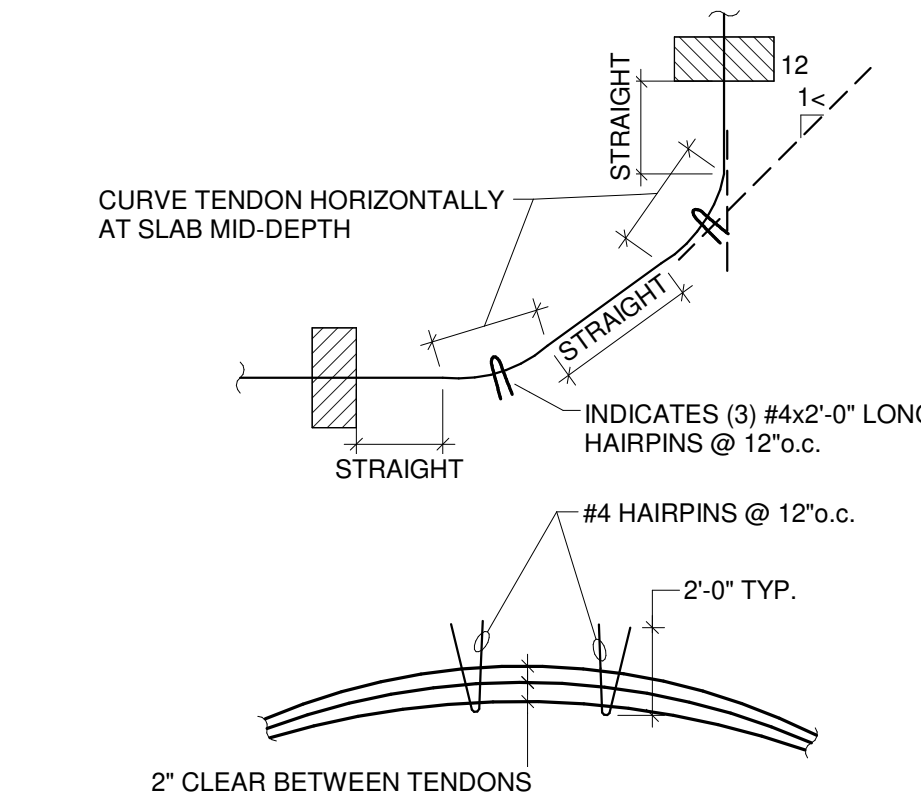
- NOTE:
- 1) EXTEND 1/4 OF INTERIOR SPAN BOTTOM BARS AND 1/3 OF EXTERIOR SPAN BOTTOM BARS TO A MINIMUM OF 18" BEYOND CENTERLINE OF SUPPORTS OR PROVIDE A STANDARD HOOK PER ACI. LAP BOTTOM BARS THAT ARE EXTENDED TO THE SUPPORT WITH A CLASS "A" LAP SPLICE.



TYPICAL BANDED SLAB TENDON SUPPORT
N.T.S.

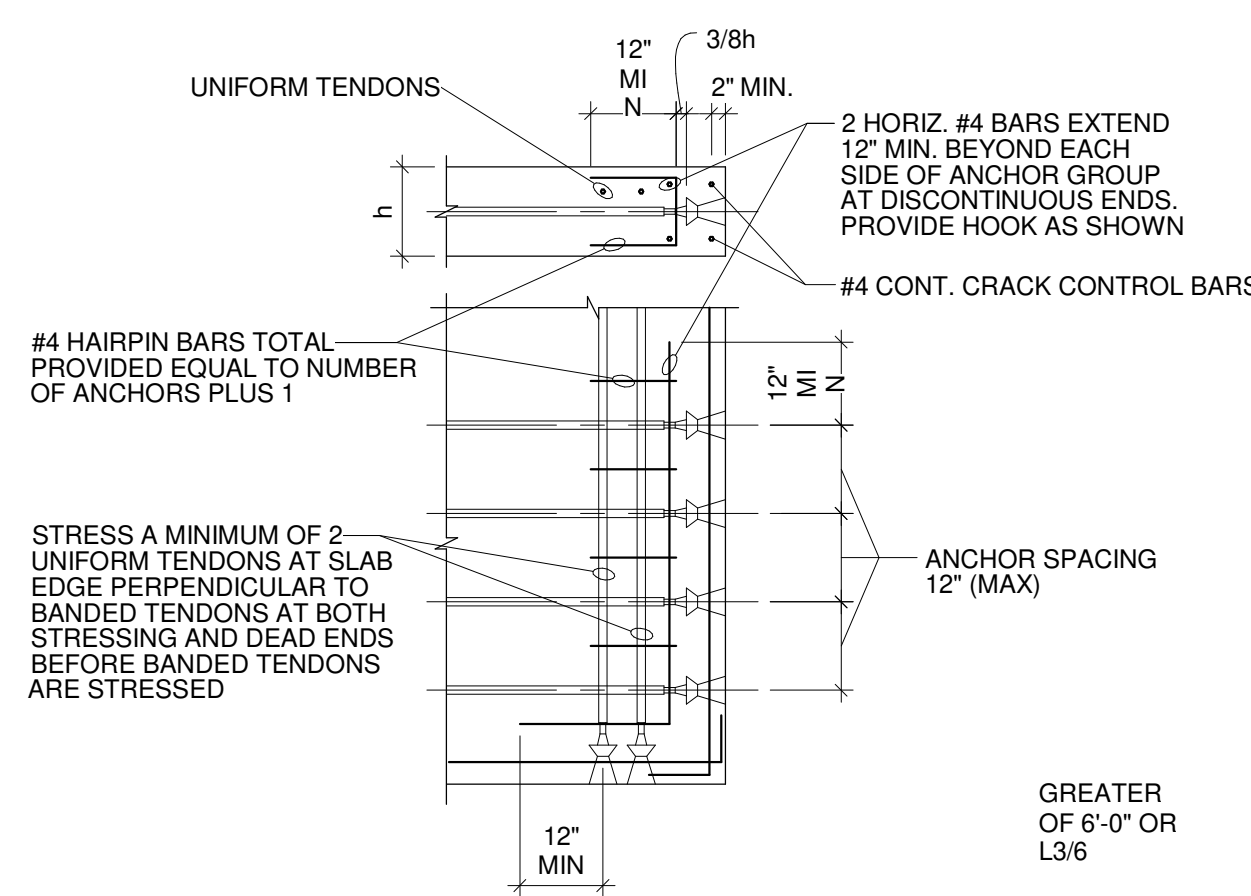


TYPICAL UNIFORM SLAB TENDON SUPPORT
N.T.S.



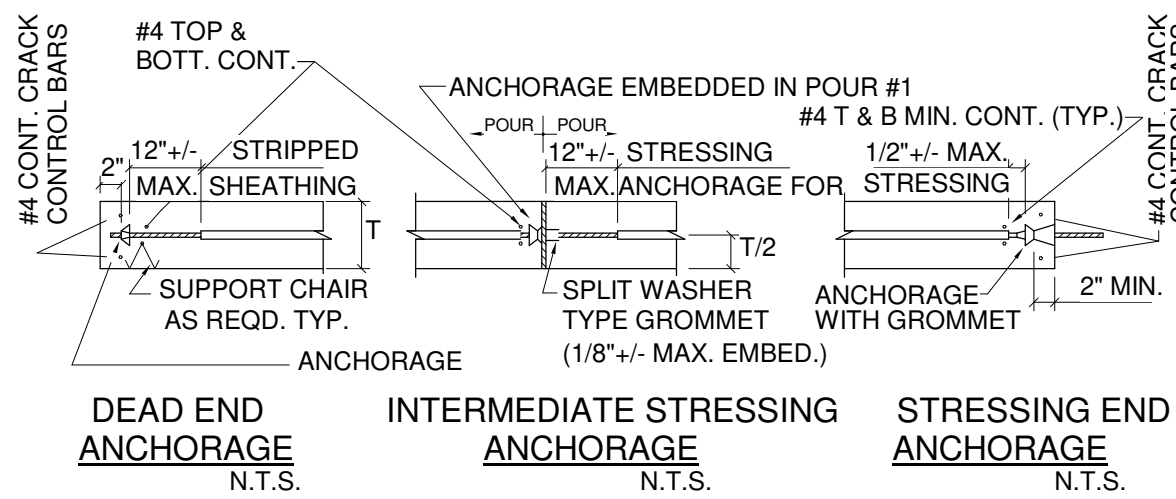
TYPICAL HAIRPIN PLACEMENT DETAIL
N.T.S.

NOTE:
POST-TENSION CABLES SHALL
USE AN ENCAPSULATED CORROSION
PROTECTION SYSTEM.



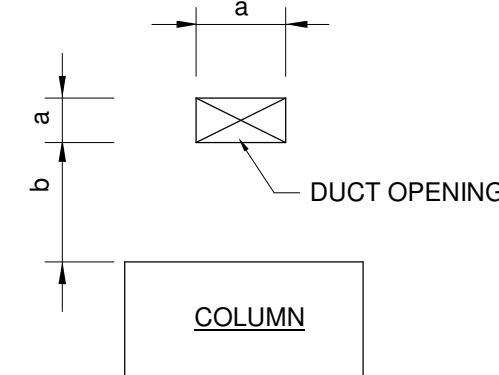
TYPICAL ANCHOR ZONE REINFORCEMENT FOR
SIX OR MORE TENDONS ANCHORAGES IN SLABS
N.T.S.

- NOTE:
- 1) FOR SLAB LESS THAN 7" PLACE ANCHORS HORIZONTAL WITH MINIMUM CENTER TO CENTER SPACING OF 6"
 - 2) FOR SLABS 7" OR GREATER ANCHORS MAY BE PLACED VERTICAL WITH A MINIMUM CENTER TO CENTER SPACING OF 3".



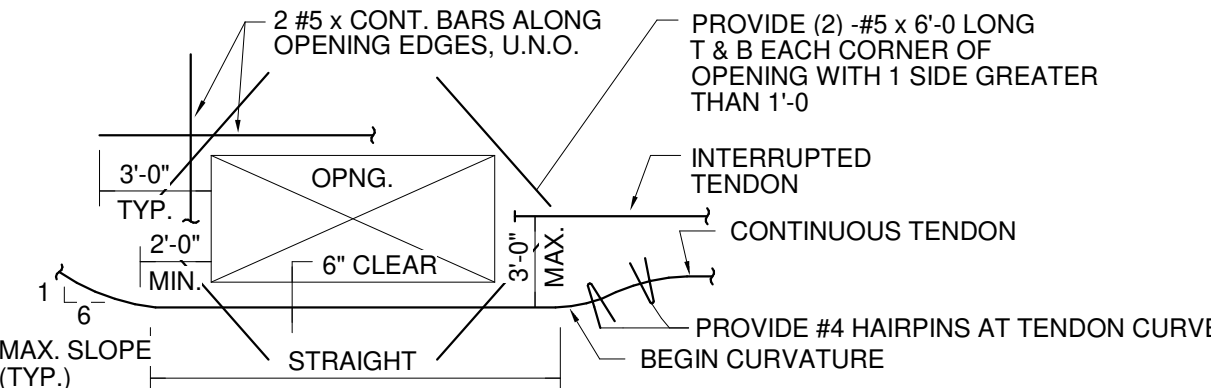
- NOTE:
- 1) FOR SLAB LESS THAN 7" PLACE ANCHORS HORIZONTAL WITH MINIMUM CENTER TO CENTER SPACING OF 6"
 - 2) FOR SLABS 7" OR GREATER ANCHORS MAY BE PLACED VERTICAL WITH A MINIMUM CENTER TO CENTER SPACING OF 3".
 - 3) PLACE TENDONS IN GROUPS OF 5 OR LESS
 - 4) AT EXTERIOR SLAB CONDITIONS #4 CRACK BARS SHALL BE GALVANIZED.

a DIM.	b DIM.
12"	3'-0"
14"	3'-4"
16"	3'-8"
18"	4'-2"
20"	4'-6"
22"	4'-10"
24" OR LARGER	5'-2"

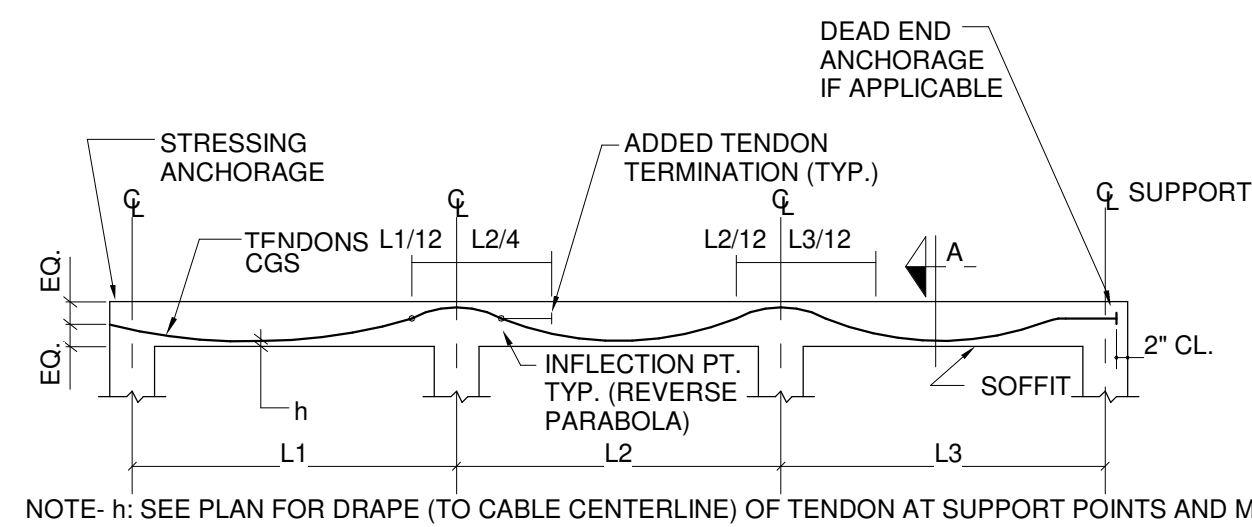


DUCT OPENINGS AT COLUMNS TYP. DETAIL
N.T.S.

- NOTE:
- 1) DUCT OPENINGS MAY OCCUR ONLY ON ONE FACE OF A COLUMN
 - 2) DUCT OPENINGS MAY NOT OCCUR NEAR COLUMNS WITH PIPE SLEEVES OR VISE VERSA.
 - 3) PUNCHING SHEAR REINFORCEMENT MAY BE REQUIRED OR MAY BE INCREASED AS A RESULT OF FINAL DUCT OPENING DIMENSION AND LAYOUT. G.C. AND MEP ENGINEER SHALL SUBMIT FINAL COORDINATED DUCT OPENING LAYOUT TO ENGINEER OF RECORD AND POST-TENSION SPECIALTY ENGINEER FOR FINAL REVIEW.
 - 4) RELATIONSHIP OF a TO b DIMENSIONS MAY BE REVISED ONLY WITH APPROVAL FROM STRUCTURAL ENGINEER.

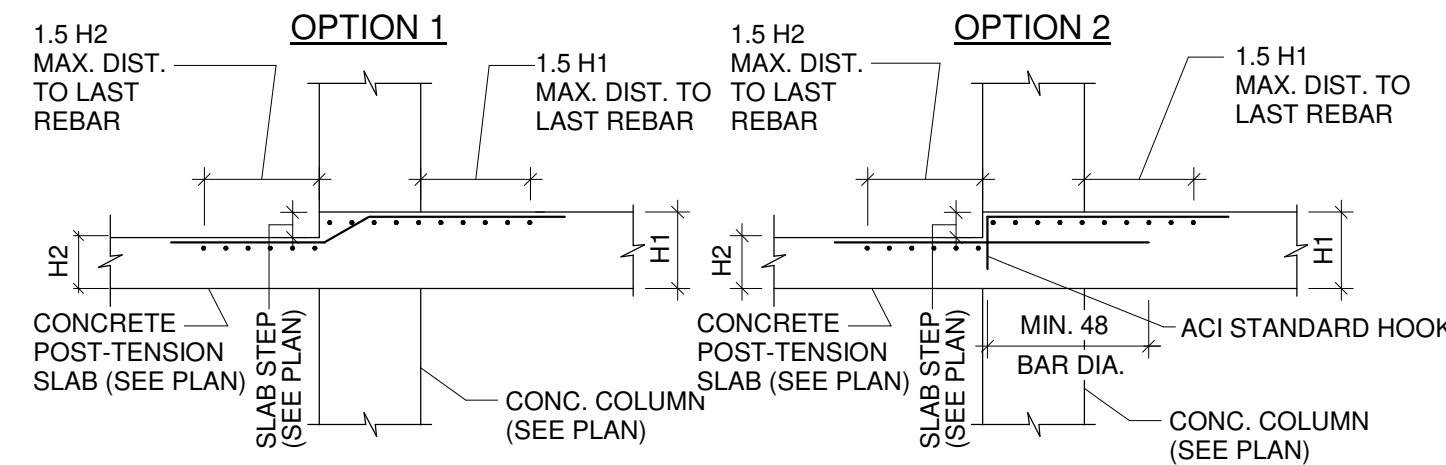


TYPICAL POST TENSIONED SLAB OPENING
N.T.S.



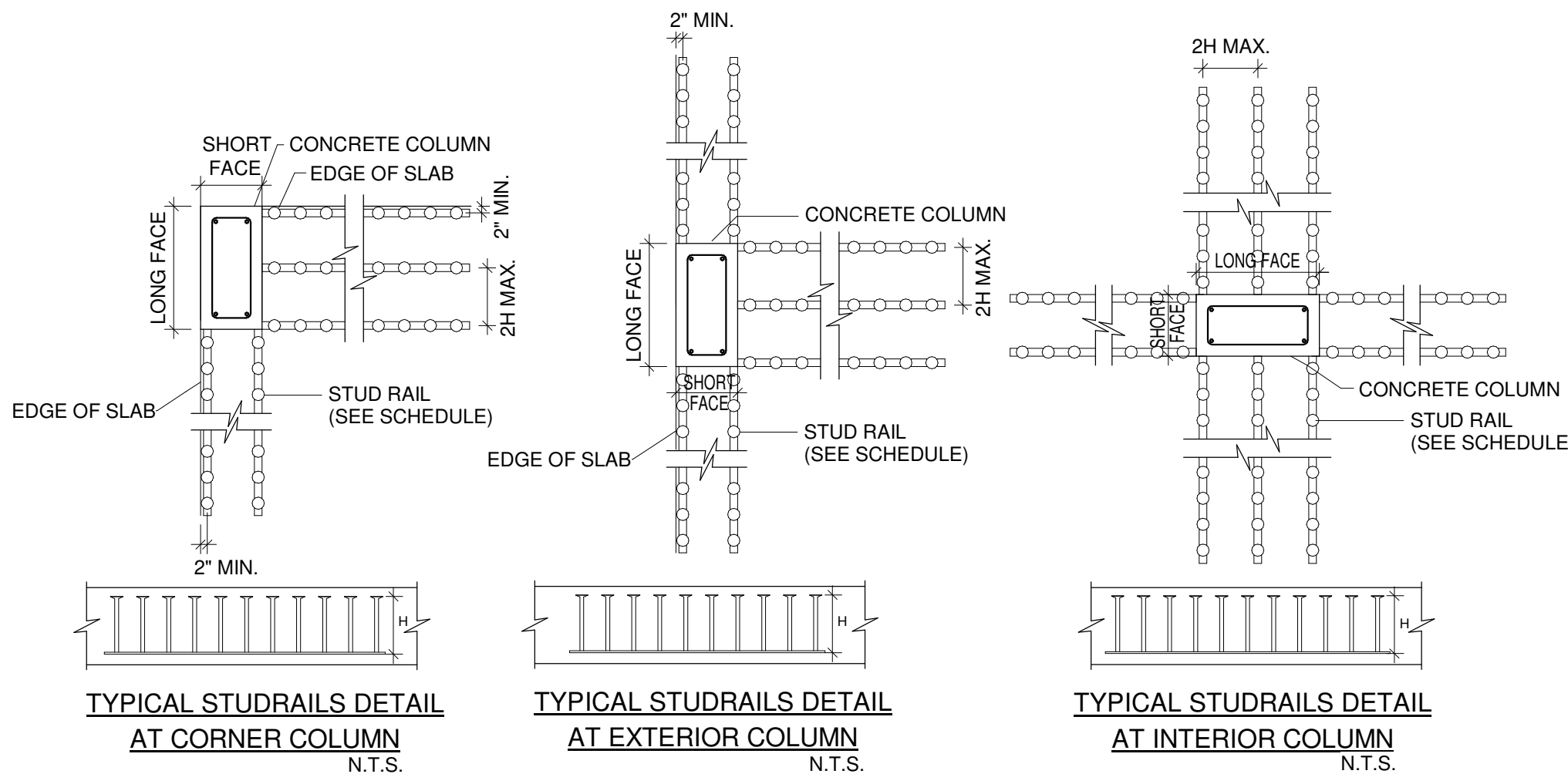
NOTE- h: SEE PLAN FOR DRAPE (TO CABLE CENTERLINE) OF TENDON AT SUPPORT POINTS AND MID-SPAN.

TYPICAL SLAB TENDON FORCE PROFILE
N.T.S.



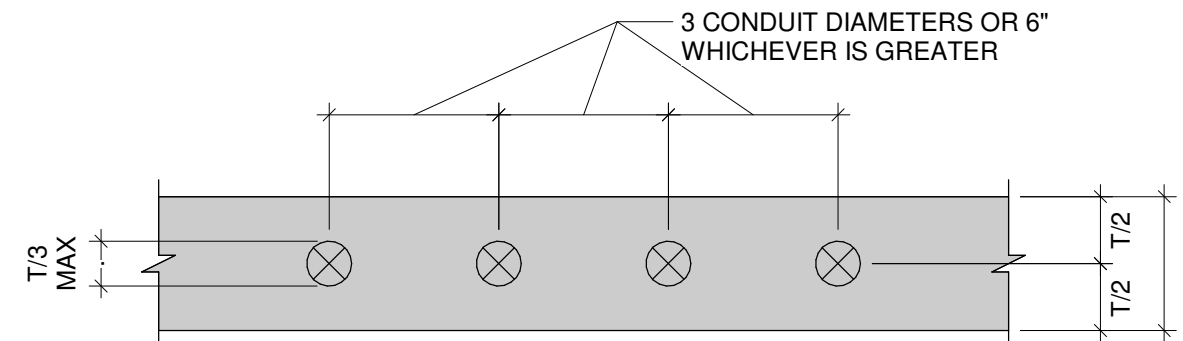
TYPICAL 2-WAY PT SLABS TOP REINFORCEMENT DETAIL @ SLAB STEPS
N.T.S.

- NOTE:
- 1) PT CABLE & SHEAR REINFORCING NOT SHOWN FOR CLARITY.
 - 2) CONCRETE COVER PER ACI CODE.



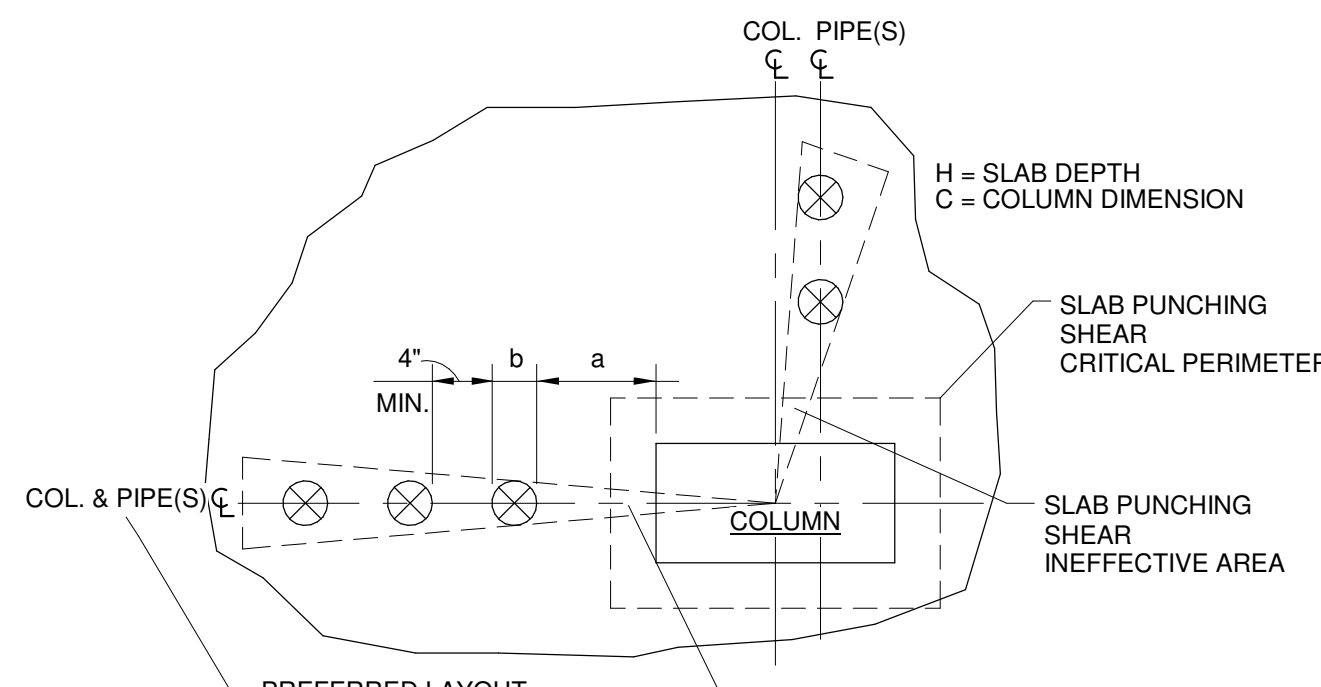
STUDRAIL SLAB SHEAR REINFORCING DETAILS
N.T.S.

- NOTE:
1. NO SLAB PENETRATIONS IN STUDRAIL CONFIGURATION WITHOUT APPROVAL FROM ENGINEER OF RECORD.
 2. STUDRAILS AT AREAS EXPOSED TO WEATHER SHALL BE GALVANIZED.



- NOTES:
1. CONDUITS SHALL NOT BE LARGER IN OUTSIDE DIAMETER THAN 1/3 THE OVERALL THICKNESS OF THE SLAB IN WHICH THEY ARE EMBEDDED.
 2. CONDUITS SHALL NOT BE SPACED CLOSER THAN THREE DIAMETERS OR WIDTHS ON CENTER. NO MORE THAN 3 CONDUITS SHALL BE PLACED IN A 6' STRIP OF SLAB WITHOUT ENGINEERS APPROVAL
 3. CONDUITS AND PIPES OF ALUMINUM SHALL NOT BE EMBEDDED IN STRUCTURAL SLABS.
 4. CONDUITS SHALL BE PLACED BETWEEN TOP AND BOTTOM SLAB REINFORCEMENT AND SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE MID-DEPTH OF THE SLAB.
 5. MINIMUM CONCRETE COVER FOR CONDUITS SHALL BE THE SAME AS THAT OF THE SLAB MAIN REINFORCEMENT.
 6. CONDUIT SHALL NEVER BE PLACED IN SUCH A MANNER THAT IT INTERFERES WITH THE POSITION OF THE POST-TENSION REINFORCEMENT. POST TENSIONING SHALL TAKE PRECEDENCE OVER CONDUIT IN ALL CASES. CONSULT ENGINEER OF RECORD WITH ALL INTERFERENCES.
 7. CONDUIT SHALL BE PLACED AT 90° OR PARALLEL TO THE DIRECTION OF POST-TENSION STEEL.
 8. CONDUIT SHALL NOT PASS THROUGH COLUMN PUNCHING SHEAR REINFORCEMENT WITHOUT ENGINEERS APPROVAL

CONDUITS EMBEDDED IN POST-TENSIONED
STRUCTURAL SLABS
N.T.S.



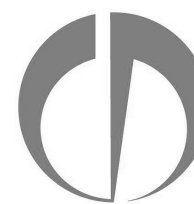
- 1.- DIMENSION a = 2 x b (MIN.) BUT NOT LESS THAN H OR 12" WHICHEVER IS LARGER.
- 2.- b = OUTSIDE DIMENSION OF PIPE SLEEVE.
- 3.- MIN. SPACING OF PIPE SLEEVES = 4"
- 4.- PIPE SLEEVES MUST NOT BE GROUPED OR PLACED IN A STRING ALONG THE FACE OF COLUMN.
- 5.- PIPE SLEEVES MAY BE STRUNG OUT PERPENDICULAR TO ANY OF TWO FACES OF INTERIOR COLUMNS AS SHOWN.
- 6.- PIPE SLEEVES MAY BE STRUNG OUT PERPENDICULAR TO ANY OF ONE FACE OF EXTERIOR COLUMNS (NOT SHOWN).

PIPE SLEEVES AT COLUMNS TYPICAL DETAIL
N.T.S.

- NOTE:
- 1) PUNCHING SHEAR REINFORCEMENT MAY BE REQUIRED OR MAYBE INCREASED AS A RESULT OF FINAL SLEEVE DIMENSION AND LAYOUT. G.C. AND MECHANICAL/ELECTRICAL ENGINEER SHALL SUBMIT FINAL SLEEVE COORDINATED LAYOUT TO ENGINEER OF RECORD AND POST TENSION SPECIALTY ENGINEER FOR FINAL REVIEW.
 - 2) G.C. VERIFY PIPE SLEEVE BACKGROUND DATE USED ON STRUCTURAL PLAN AND CONTACT ARCHITECT OR ENGINEER IMMEDIATELY WITH ANY DISCREPANCIES WITH BACKGROUND DATE OR LAYOUT ON STRUCTURAL AND MECHANICAL-ELECTRICAL-PLUMBING PLANS. DO NOT ADD PIPE SLEEVE NOT SHOWN ON STRUCTURAL PLANS WITHOUT WRITTEN AUTHORIZATION FROM STRUCTURAL ENGINEER
 - 3) THIS DETAIL PROVIDES GUIDELINES TO MINIMIZE THE IMPACT OF THE SLEEVE DIMENSION AND LAYOUT ON THE SLAB REINFORCEMENT AT THE COLUMNS. IGNORING THIS GUIDELINE WILL MAXIMIZE THE SLAB SHEAR INTEGRITY.

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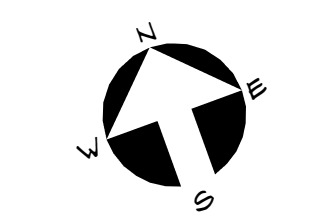
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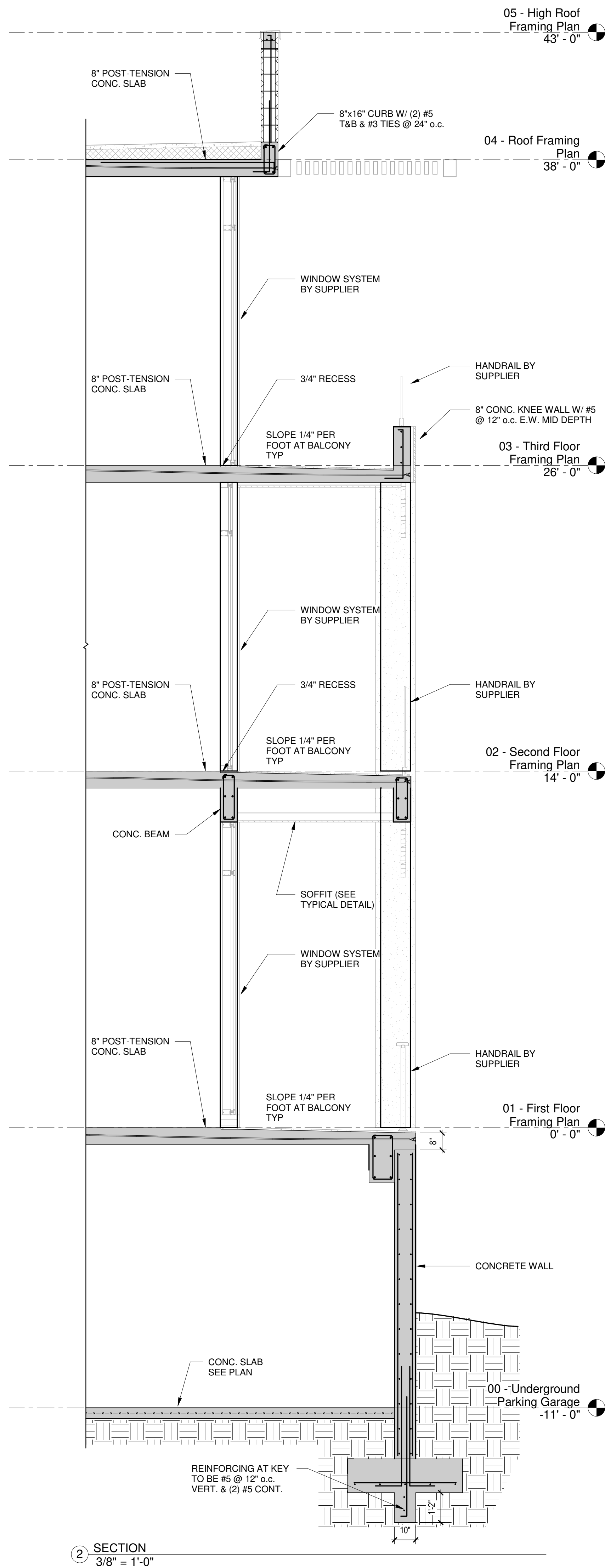


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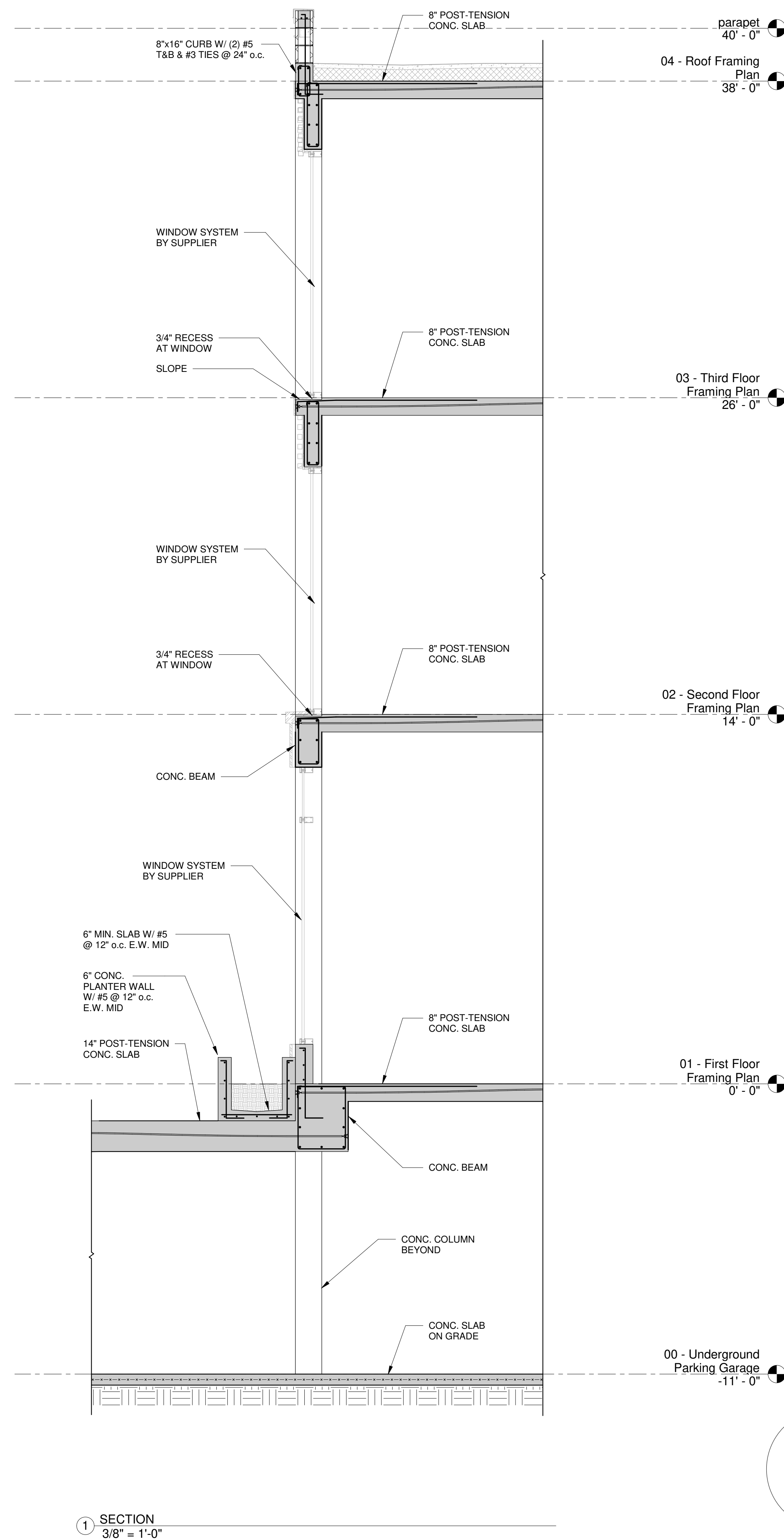
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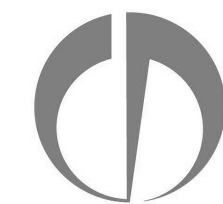
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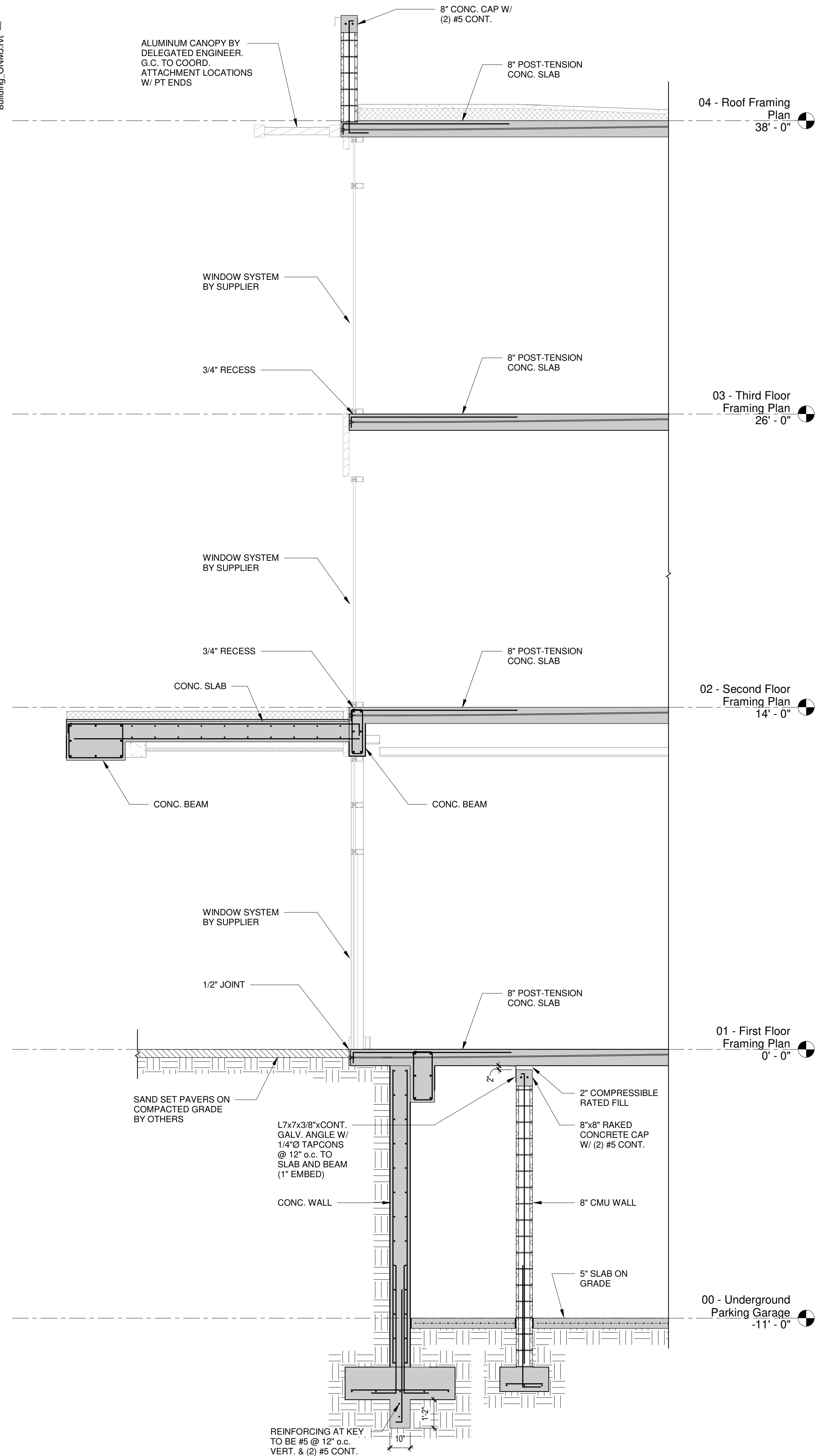
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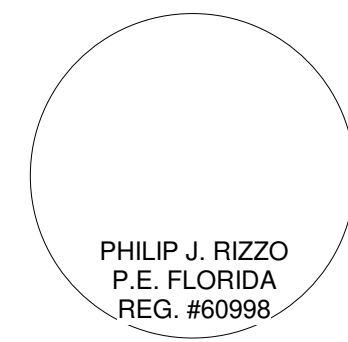
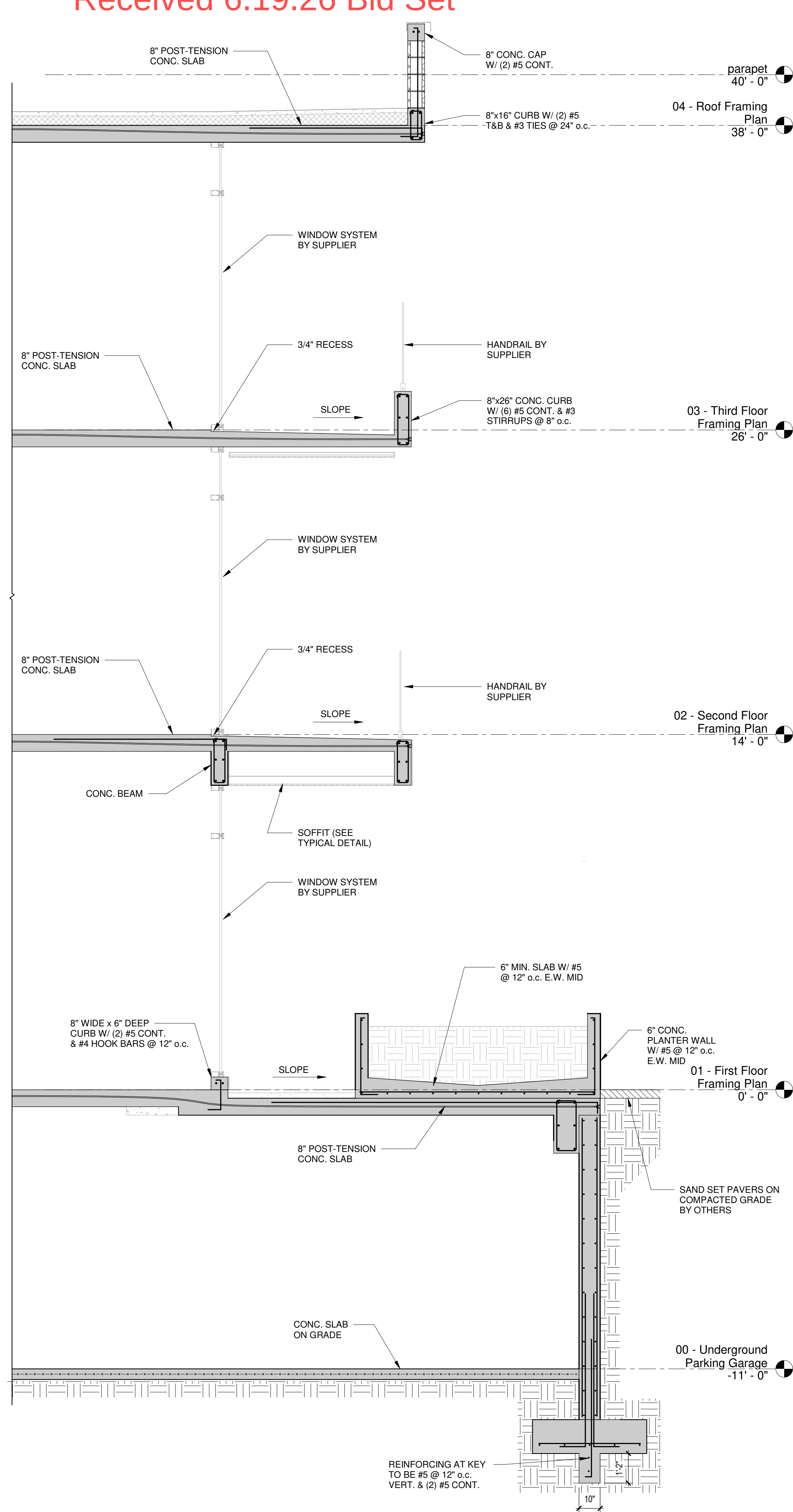


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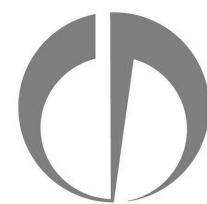
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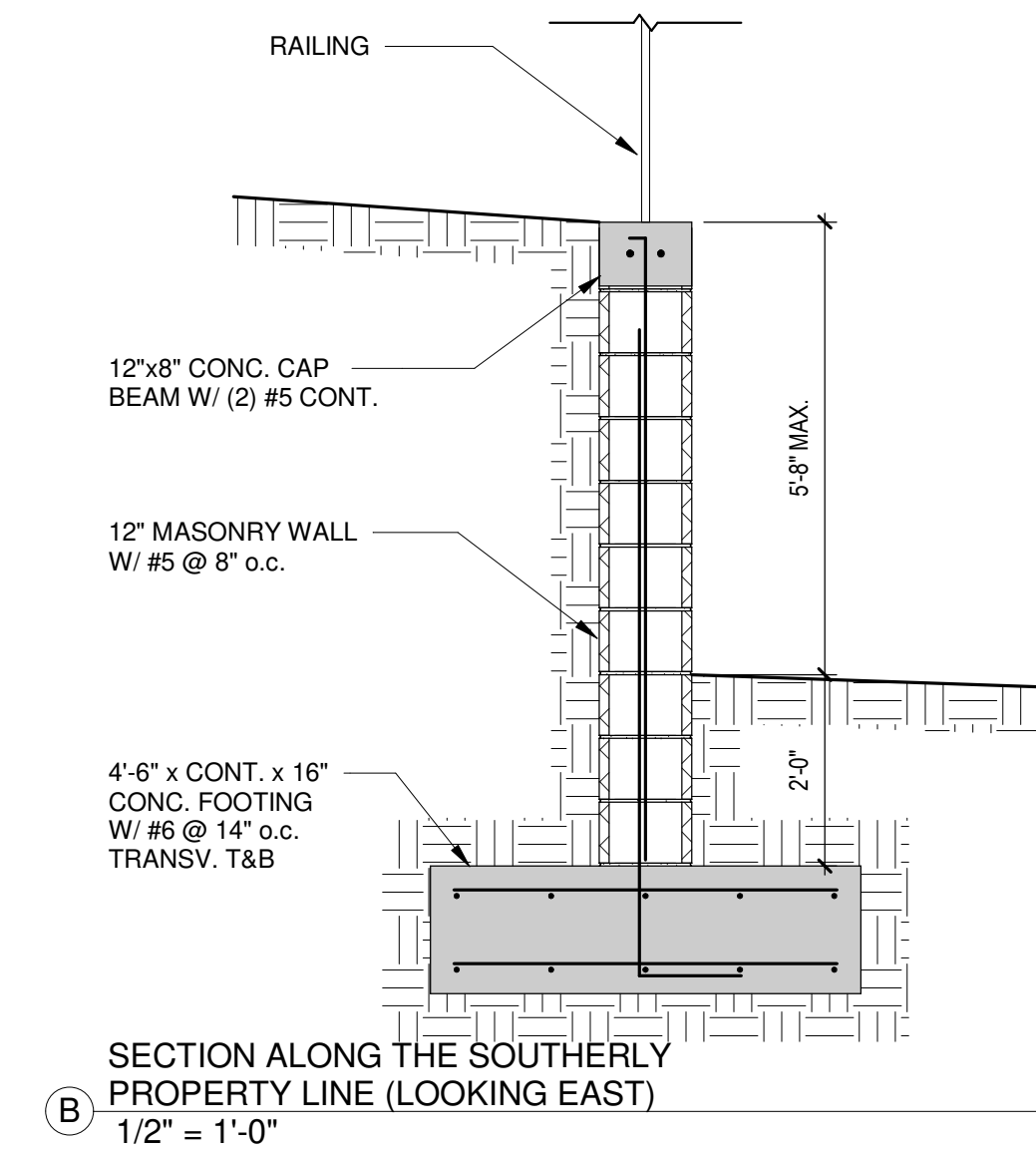
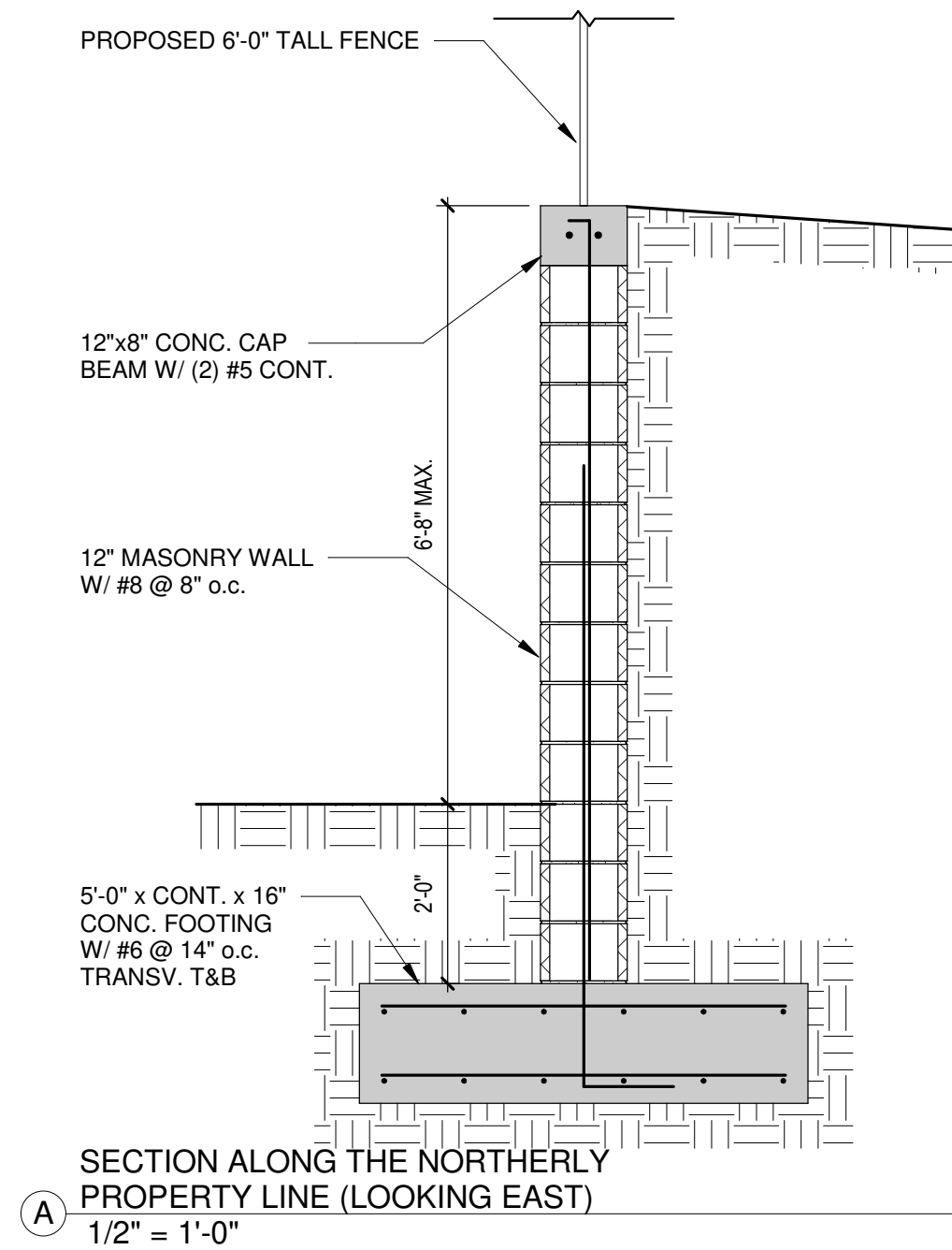
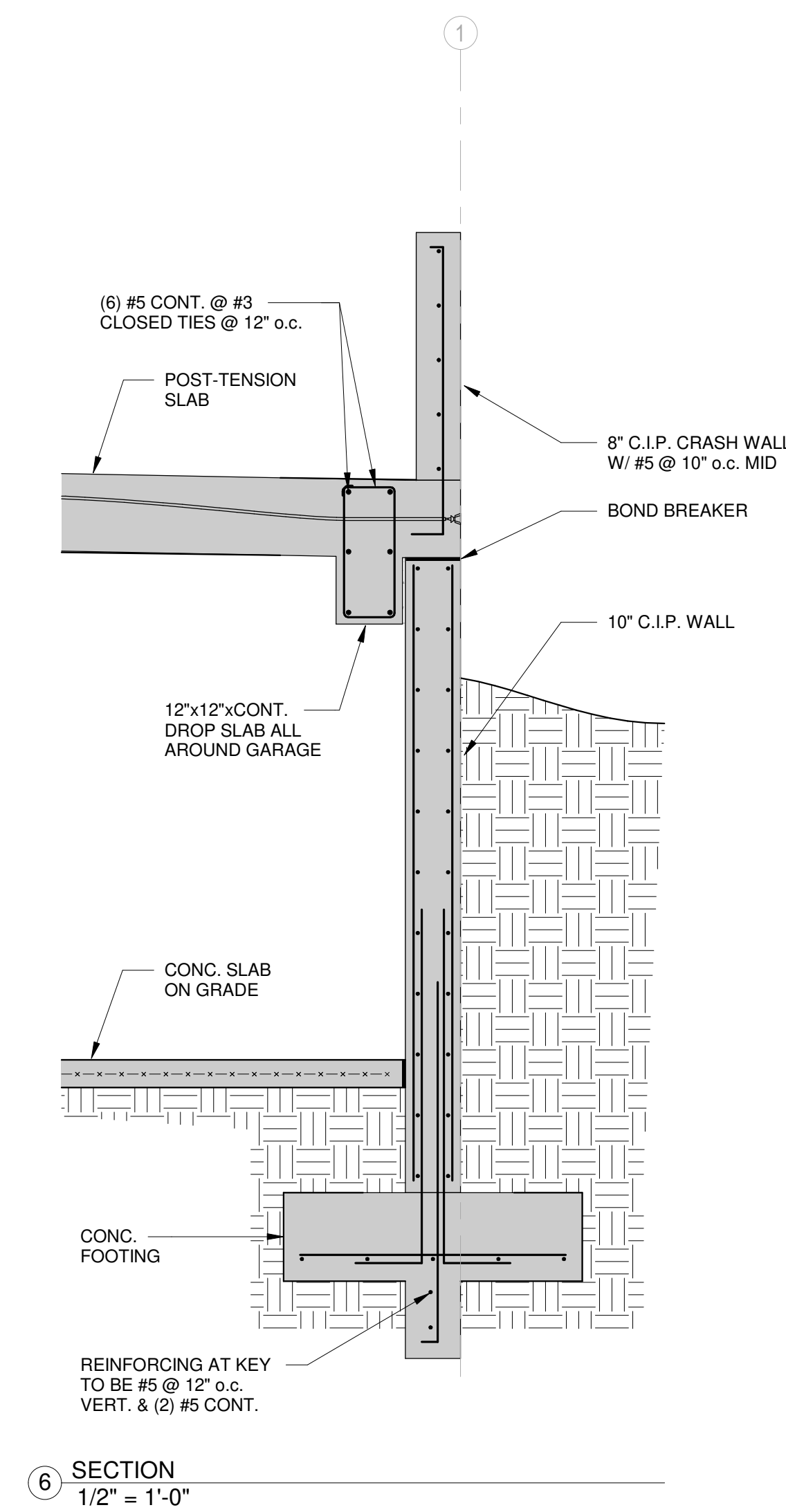
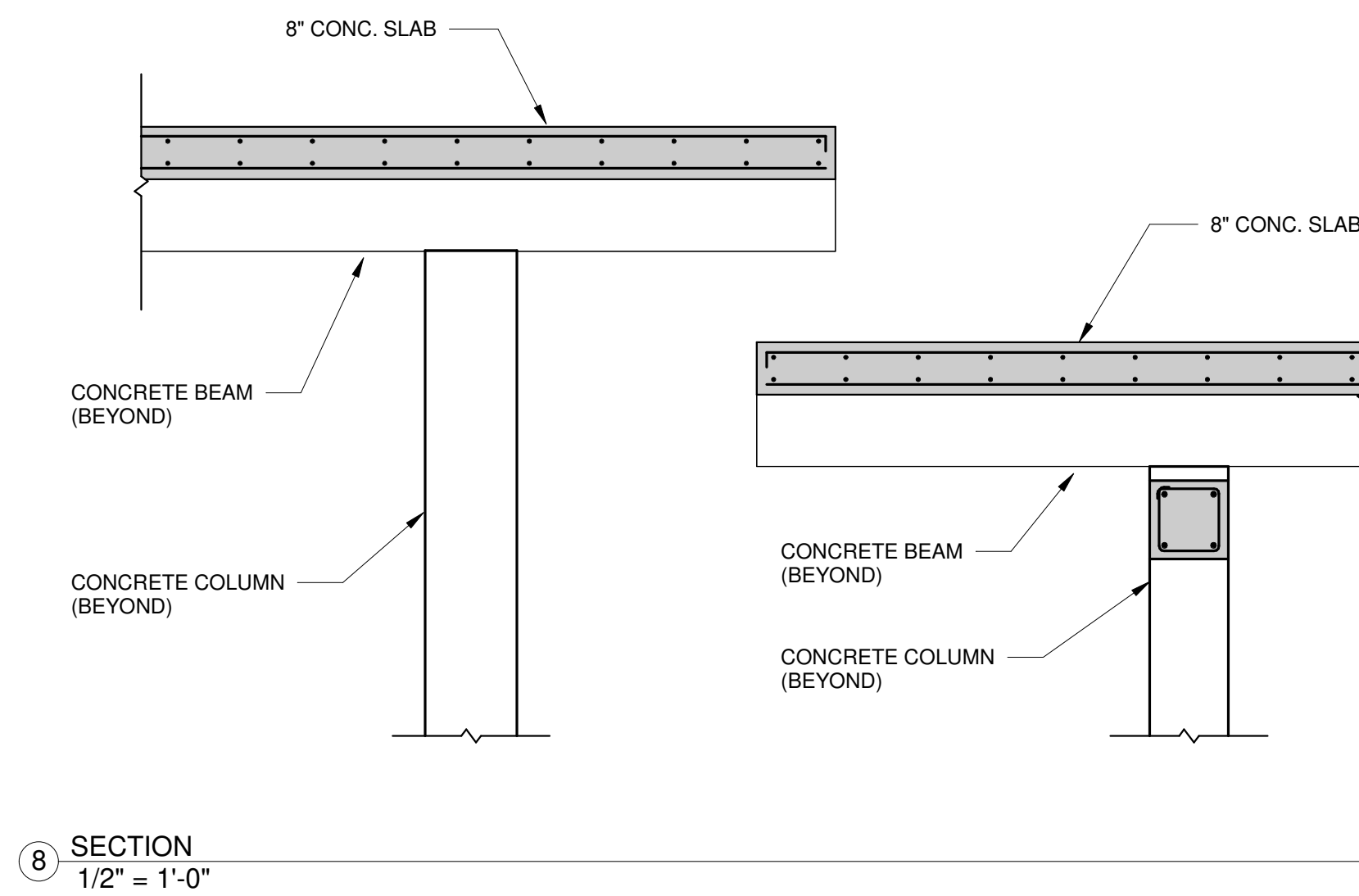
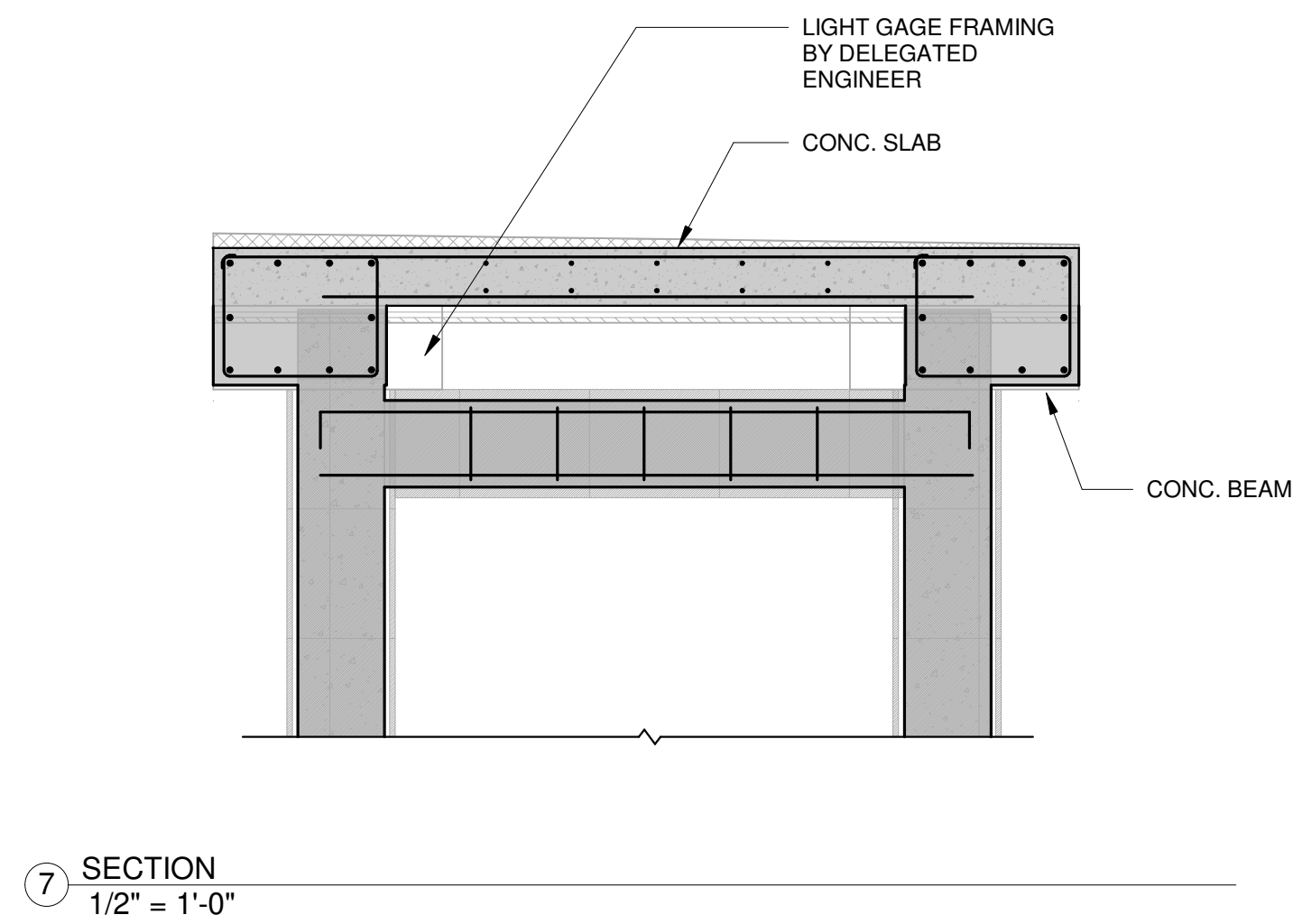
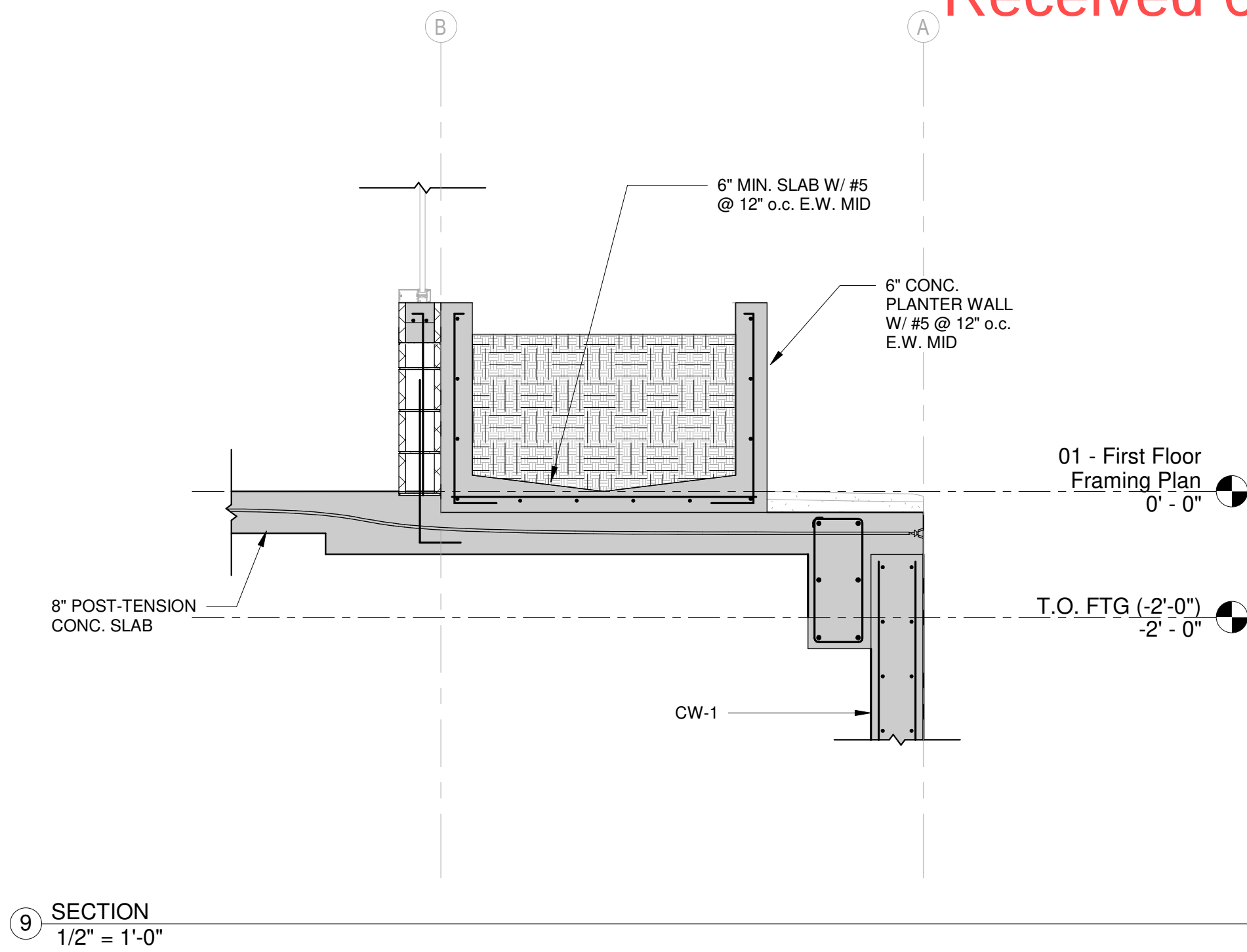
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