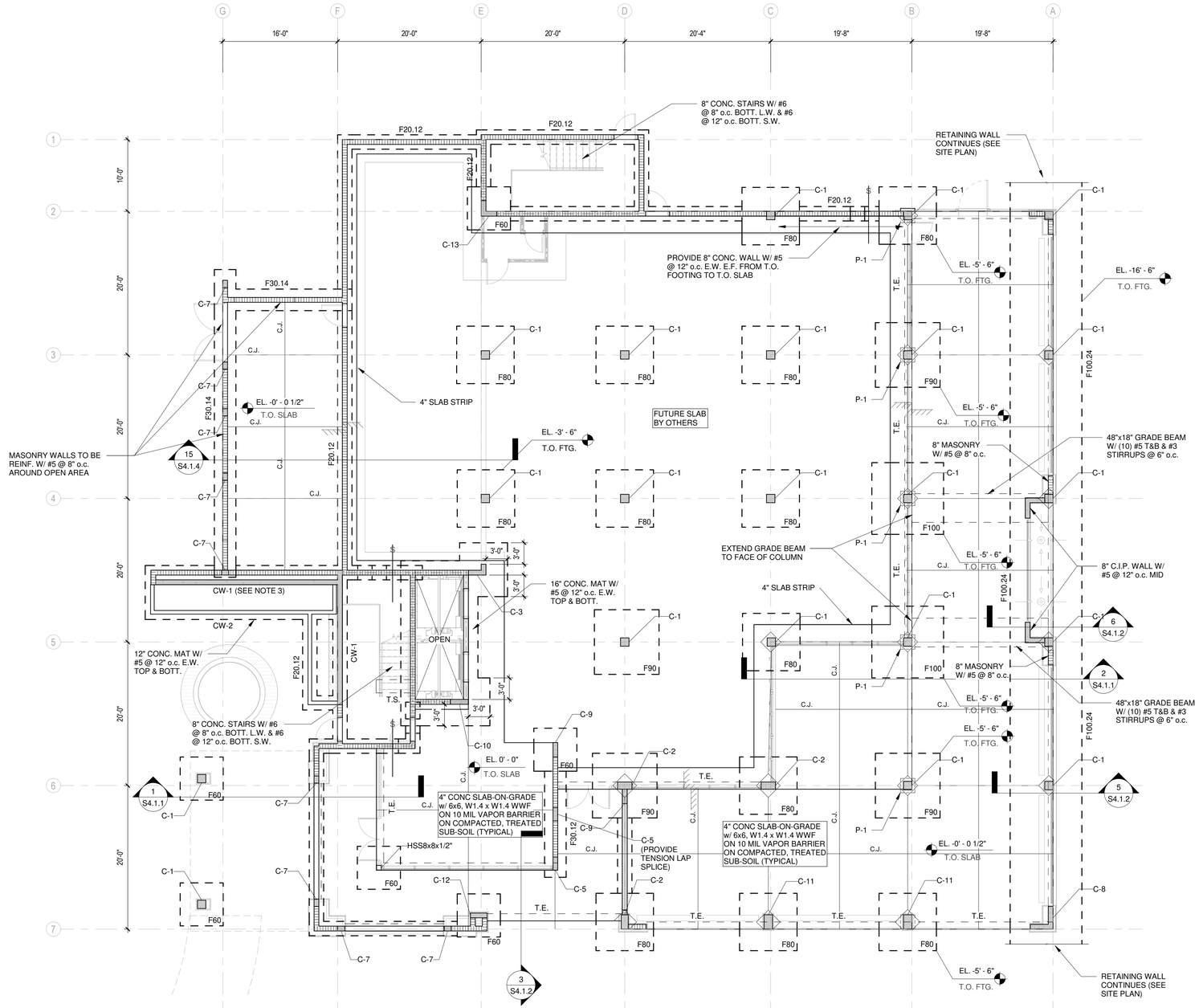

1 FOUNDATION PLAN
1/8" = 1'-0"

NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR ALL SLAB STEPS, SLOPES, RECESSES, AND SLEEVES.
2. ALL MASONRY WALLS TO BE #5 @ 24" o.c. U.N.O.
3. PROVIDE CW-1 FROM FOOTING TO T.O. PLANTER. CW-1 TRANSITION TO MASONRY WALL AT THIS POINT.
4. ALL EXTERIOR STEEL EXPOSED TO WEATHER TO BE HOT DIPPED GALVANIZED.
5. P-1 INDICATES A 24" x 24" CONC. PIER W/ (12) #5 (SIDES EQUAL) & #3 TIES @ 8" o.c.

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New Construction for:
FISHERMAN'S WHARF
RESTAURANT BUILDING
43 FISHERMANS WAY, JUPITER, FL 33477

Revisions:

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

PERMIT SET
05/15/26

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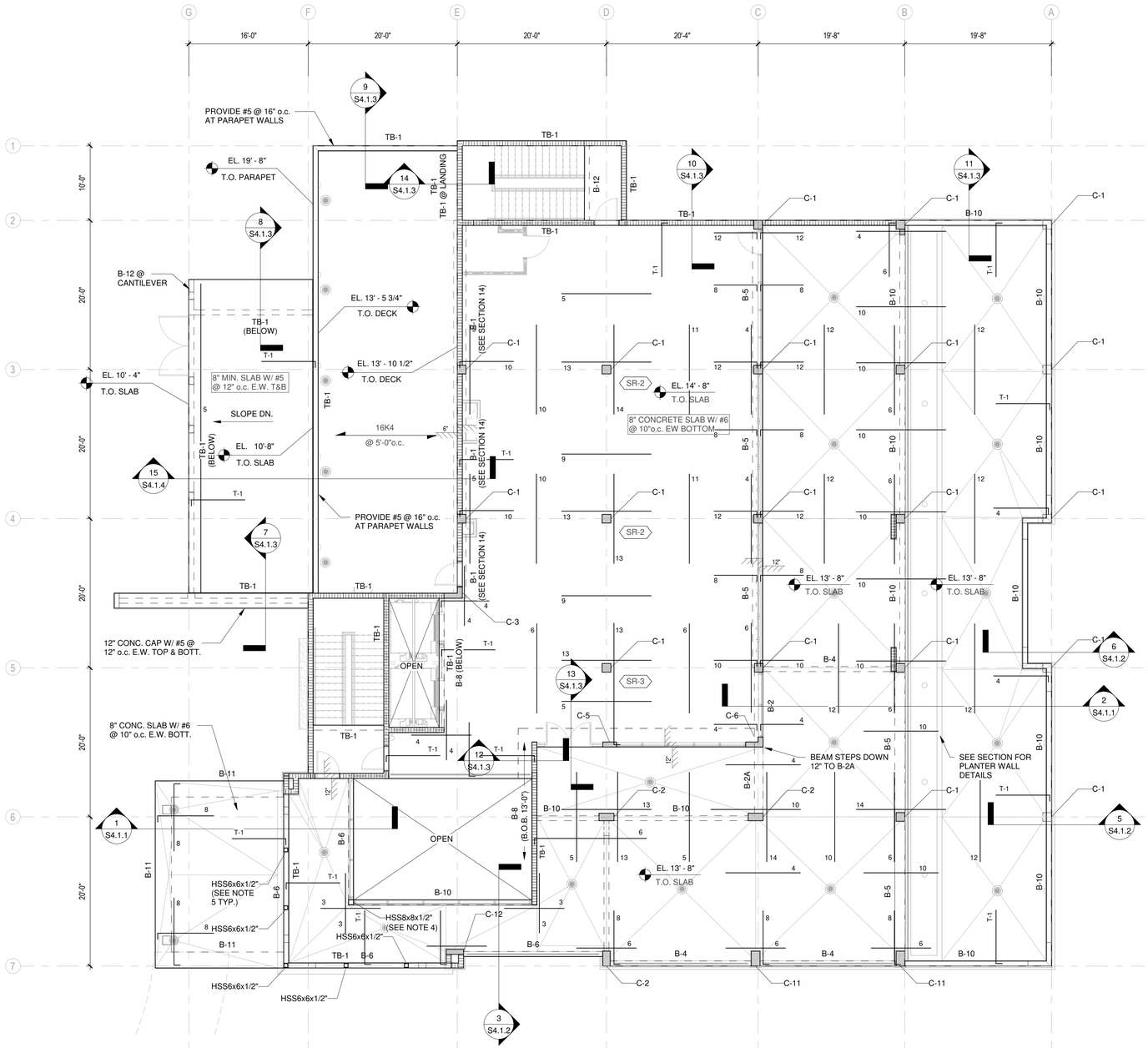
FOUNDATION PLAN

S1.1.1

95% CONSTRUCTION DOCUMENTS / BID SET



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

NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR ALL SLAB STEPS, SLOPES, RECESSES, AND SLEEVES.
2. ALL MASONRY WALLS TO BE #5 @ 24" o.c. U.N.O.
3. PROVIDE 8"x8" BOND BEAM W/ (2) #5 CONT. @ T.O. PARAPETS.
4. AT THE HSS8x8 PROVIDE A 12"x12"x3/4" EMBED PLATE W/ (4) 3/4"Ø STUDS (6" EMBED).
5. AT THE HSS6x6 PROVIDE A 8"x12"x3/4" EMBED PLATE W/ (3) 3/4"Ø STUDS (6" EMBED). AT CORNERS PROVIDE 8"x12"x12" EMBED PLATE W/ (3) 3/4"Ø HEADED STUDS (6" EMBED). USE THE SAME PLATE SIZE AND STUDS FOR EMBEDDED CAP PLATES.
6. COORDINATE ALL DOOR HEIGHTS AND WINDOW HEIGHTS W/ ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
7. ALL EXTERIOR STEEL EXPOSED TO WEATHER TO BE HOT DIPPED GALVANIZED.

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.

LEGEND:

- INDICATES #6 TOP BARS
- T-1 INDICATES #6 TOP BARS @ 12"o.c. (5' LONG W/ 10" HOOK)
- T-2 INDICATES #6 TOP BARS @ 12"o.c. (12' LONG W/ 10" HOOK)
- INDICATES #6 BOTTOM BARS U.N.O.
- SR-X 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.
- ALL MASONRY WALLS TO HAVE A REINFORCED, GROUT FILLED CELL AT EVERY CORNER, BOTH EDGES OF EVERY OPENING. FOR EXTERIOR WALLS ONLY PROVIDE FILLED CELLS ON EACH SIDE OF OPENING W/ MATCHING VERTICAL REINFORCING PER THE MASONRY WALL SCHEDULE (U.N.O.).
- INTERIOR MASONRY WALLS ARE TO STOP 1/2" BELOW CONCRETE SLAB ABOVE.
- 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.

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Project Manager: PR

SECOND FLOOR FRAMING PLAN

S1.1.2

95% CONSTRUCTION DOCUMENTS / BID SET

PERMIT SET
05/15/26

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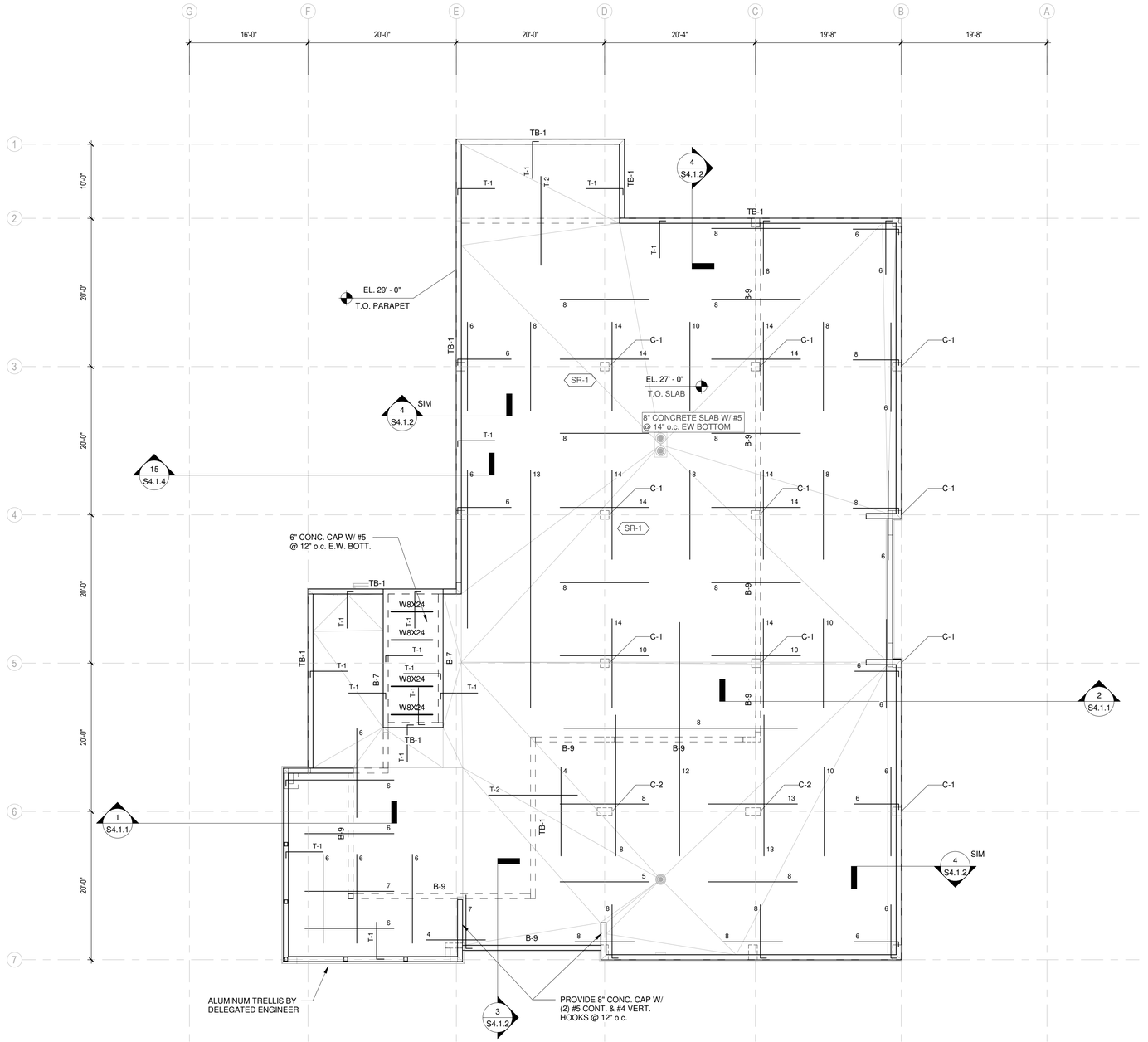

1 03 - Roof Framing Plan
1/8" = 1'-0"

NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR ALL SLAB STEPS, SLOPES, RECESSES, AND SLEEVES.
2. PROVIDE TB-1 @ TOP OF ALL MASONRY WALLS U.N.O.
3. PROVIDE 8"x8" BOND BEAM W/ (2) #5 CONT. AT TOP OF ALL PARAPETS.

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.

LEGEND:

- T-1 — INDICATES #5 TOP BARS @ 12"o.c. (5' LONG W/ 10" HOOK)
- T-2 — INDICATES #5 TOP BARS @ 12"o.c. (10' LONG)
- ——— INDICATES #5 TOP BARS U.N.O.
- - - - INDICATES #5 BOTTOM BARS U.N.O.
- SR-X — 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.
- ALL MASONRY WALLS TO HAVE A REINFORCED, GROUT FILLED CELL AT EVERY CORNER, BOTH EDGES OF EVERY OPENING, FOR EXTERIOR WALLS ONLY PROVIDE FILLED CELLS ON EACH SIDE OF OPENING W/ MATCHING VERTICAL REINFORCING PER THE MASONRY WALL SCHEDULE (U.N.O.).
- INTERIOR MASONRY WALLS ARE TO STOP 1/2" BELOW CONCRETE SLAB ABOVE.
- 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.

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ROOF FRAMING PLAN

S2.0.1

95% CONSTRUCTION DOCUMENTS / BID SET

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

1. WIND LOADS AS PER:

A. 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.

B. THIS BUILDING IS DESIGNED AS AN ENCLOSED BUILDING.

2. DESIGN LOADS:

A. LIVE LOADS - COMMERCIAL:

1.1 ROOF 30 PSF
1.2 CORRIDORS ABOVE 1ST FLOOR 80 PSF
1.3 LOBBY 100 PSF
1.4 STAIRS AND EXITS 100 PSF
1.5 DINING ROOM 100 PSF
1.6 ASSEMBLY 100 PSF

B. ROOF SUPERIMPOSED DEAD LOADS:

2.1 MEP / MISC 5 PSF
2.2 ARCH'L 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'L FINISHES 15 PSF
3.3 CEILING 5 PSF

3. THE PROJECT WAS DESIGNED IN ACCORDANCE WITH THE:

A. FLORIDA BUILDING CODE 8TH EDITION (2023).

B. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318/LATEST EDITION).

C. MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315/ LATEST EDITION).

D. MANUAL OF STANDARD PRACTICE FOR WELDING REINFORCING STEEL, INSERTS & CONNECTIONS IN REINFORCED CONCRETE CONSTRUCTION. AWS. D1.4/LATEST EDITION.

E. SPECIFICATION FOR THE DESIGN, FABRICATION & ERECTION OF STRUCTURAL STEEL FOR BUILDINGS. (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) AISC STEEL CONSTRUCTION MANUAL.

F. SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS, ACI 301/LATEST EDITION.

G. NATIONAL DESIGN SPECIFICATION, WOOD CONSTRUCTION NDS/LATEST EDITION.

H. BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES (TMS 402, 602/LATEST EDITIONS).

4. ARCHITECTURAL AND MECHANICAL DRAWINGS:

A. 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.

B. REFER TO ARCHITECTURAL, MECHANICAL OR ELECTRICAL DRAWINGS FOR ADDITIONAL OPENINGS, DEPRESSIONS, FINISHES, INSERTS, BOLTS SETTINGS, DRAINS, REGLETS, ETC.

C. 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.

D. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE PROCEEDING WITH ANY WORK.

E. 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:

A. EXTERIOR WINDOWS, SLIDING AND PATIO GLASS DOORS GLASS BLOCK, AND ANY OTHER PRODUCT USED IN THE EXTERIOR OF 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:

AAMA/WDMA/CSA 101/I.S.2/A440 OR TAS202 (HVHZ SHALL COMPLY WITH TAS202 AND ATSM E1300 OR FBC SECTION 2411)

B. EXTERIOR DOOR ASSEMBLIES SHALL BE TESTED FOR STRUCTURAL INTEGRITY IN ACCORDANCE WITH ASTM E330 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.

D. 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.

E. 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.

F. 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.

7. ALL FASTENERS DESIGNATED, AS STAINLESS STEEL SHALL CONFORM TO AISI 316 STAINLESS STEEL.

011 DELEGATED ENGINEERED PRODUCTS

1. 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 CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT THE DELEGATED ENGINEERED DRAWINGS ARE SUBMITTED IN A TIMELY MANNER SO 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:

A. LIGHT GAUGE METAL, INCLUDING BUT NOT LIMITED TO, SOFFITS, CLADDING, CEILINGS, ETC.

B. 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.

C. 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.

D. 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

1. 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.

2. ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE ARCHITECT/ENGINEER. DRAWINGS SUBMITTED WITHOUT REVIEW WILL BE RETURNED UNCHECKED.

3. IN ALL INSTANCES, THE CONTRACT DOCUMENTS WILL GOVERN OVER THE SHOP DRAWINGS UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.

4. PRE-ENGINEERED ITEMS SHALL BE SUBMITTED SIGNED AND SEALED BY A SPECIALTY ENGINEER REGISTERED IN THE STATE OF FLORIDA.

5. ALL SHOP DRAWINGS SHALL BE SUBMITTED VIA ELECTRONIC FORMAT, UNLESS OTHERWISE REQUIRED FOR A SPECIFIC COMPONENT OR SYSTEM.

6. DETAILER SHALL BE RESPONSIBLE FOR CHECKING ALL ARCHITECTURAL, ELECTRICAL AND MECHANICAL DRAWINGS FOR OPENINGS AND EMBEDS, EFFECTING STRUCTURAL MEMBERS.

016 SHORING AND RESHORING

1. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SHORING, BRACING AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION. SHORING DRAWINGS ARE TO BE PREPARED AND SIGNED AND SEALED BY AN ENGINEER EXPERIENCED IN SUCH WORK AND LICENSED IN THE STATE OF FLORIDA. SUBMIT DRAWINGS TO THE SPECIAL INSPECTOR AND BUILDING OFFICIAL AS REQUIRED. SHORING AND RESHORING DESIGN AND CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE ENGINEER IN HIS EMPLOY.

THE ENGINEER WHO PREPARES THE SHORING AND RESHORING DRAWINGS SHALL INSPECT THE SHORING AND RESHORING AND PROVIDE FIELD REPORTS OF EACH INSPECTION.

020 FOUNDATION

1. ALL SITE PREPARATION AND EXCAVATION WORK IS TO BE PERFORMED IN STRICT ACCORDANCE WITH THE:

A. 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.

2. THE BUILDING SITE SHOULD BE EXCAVATED TO THE DEPTH AND EXTENT INDICATED IN THE SOILS REPORT. ALL SUBGRADES SHALL BE APPROVED IN WRITING BY THE SOILS ENGINEER PRIOR TO BACKFILLING. GENERAL CONTRACTOR SHALL SUPPLY SURVEYOR'S FLOOD PLAIN CERTIFICATION THAT THE FLOOR SLAB ELEVATION IS ABOVE THE GOVERNING AUTHORITY'S REQUIRED FLOOR ELEVATION BEFORE COMMENCING ANY WORK OR ORDERING ANY MATERIALS.

3. BOTTOM OF FOOTINGS TO BEAR ON:

A. CONTROLLED COMPACTED FILL

CAPABLE OF SAFELY SUPPORTING 3000 PSF.

4. 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.

5. TOP OF FOOTINGS SHALL BE MINIMUM 12" BELOW EXTERIOR FINISH GRADE AND MINIMUM 16" BELOW TOP OF SLAB.

6. EXCAVATION & BACKFILL:

A. 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.

B. PROVIDE ANY BRACING OR SHORING NECESSARY TO AVOID SETTLEMENT OR DISPLACEMENT OF EXISTING FOUNDATION OR STRUCTURES.

7. CENTERLINE OF FOOTINGS: SHALL COINCIDE WITH CENTERLINE OF COLUMNS UNLESS OTHERWISE NOTED ON DRAWINGS.

8. 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.

9. 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:

A. FOUNDATIONS 5000 PSI
B. SLAB-ON-GRADE 5000 PSI
C. COLUMNS 5000 PSI
D. WALLS 5000 PSI
E. 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. A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI @ 28 DAYS

B. SLUMPS SHALL BE 3" MINIMUM AND 5" MAXIMUM.

C. ALL CONCRETE TO HAVE MAXIMUM WATER/CEMENT RATIO OF 0.40.

D. JOBSITE WATER SHALL NOT BE ADDED.

E. CEMENT SHALL CONFORM WITH ASTM C150 TYPE 1. SLAG, ASTM C989 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.

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

5. 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:

A. REINFORCING STEEL SHALL CONFORM TO ASTM DESIGNATION A 615 GRADE 60.

B. WWF SHALL COMPLY WITH ASTM A1064/A1064M.

C. PROVIDE 10 MIL VAPOR BARRIER COMPLIANT WITH ASTM E1745 BELOW ALL SLAB ON GRADE.

7. 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:

A. 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).

B. WHERE COLUMNS ARE AN INTEGRAL PART OF CONCRETE WALLS, WALL REINFORCEMENT SHALL BE CONTINUOUS THRU THE COLUMNS.

C. ALL HOOKS SHOWN IN REINFORCEMENT SHALL BE ACI RECOMMENDED HOOKS UNLESS OTHERWISE NOTED.

D. ALL REBARS THAT ARE TO BE DRILLED AND FASTENED WITH ADHESIVE ANCHORS (ONLY IN AN OVERHEAD, INCLINED 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.

EPOXY INJECTION ADHESIVE ANCHOR SYSTEM SHALL BE PURE 110+ BY DENALT, SET 3G BY SIMPSON OR HIT RESOD Y HILII (OR APPROVED EQUAL).

E. CONTRACTOR SHALL INCLUDE IN HIS BASE BID THE COST OF 10 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 ARCHITECT'S AGENT OR BY THE OWNER'S CONSTRUCTION SUPERVISOR. THE PRICE OF THE UNUSED EXTRA STOCK SHALL BE CREDITED TO THE OWNER'S ACCOUNT.

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

10. CONSTRUCTION JOINTS IN STRUCTURAL SLABS AND BEAMS SHALL BE AT MID-SPAN AND KEY JOINTED WITH REINFORCING CONTINUOUS ACROSS JOINT AND ADDITIONAL SHEAR FRICTION 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.

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

12. CONCRETE LINTELS:

A. 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, 8F8 – 1B, BY CASTCRETE IF NOT NEXT TO A POURED CONCRETE COLUMN.

B. MAXIMUM DROP SHALL BE 24". PROVIDE 2 #5 EACH FACE @12" O.C. AND AT BOTTOM OF DROP INCLUDING #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:

L1. OPENING LESS THAN 6'0" WIDE 8" X 8" W/2 #5 BOTTOM BARS.
L2. OPENING BETWEEN 6'0" AND 12'0" WIDE 8" X 16" W/2 #6 TOP AND BOTTOM BARS AND #3 @ 6"0 O.C.

C. LINTELS TO HAVE 8" MINIMUM BEARING AT EACH END.

D. 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.

040 MASONRY

1. MASONRY UNITS SHALL BE

A. LOAD BEARING ASTM C90
B. TYPE II NON-MOISTURE CONTROLLED
C. NORMAL WEIGHT
D. ALL CMU SHALL BE LAID IN A FULL BED OF MORTAR IN RUNNING BOND (U.N.O.).

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

3. ALL MORTAR SHALL BE IN ACCORDANCE WITH ASTM SPECIFICATION C270.

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

4. GROUT SHALL BE A HIGH SLUMP MIX

A. IN ACCORDANCE WITH ASTM SPECIFICATION C476

B. HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI

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

5. ALL CONCRETE MASONRY BEARING AND SHEAR WALLS SHALL BE

A. 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 6/TSM 602)/ LATEST EDITIONS.

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

7. PROVIDE HOT DIPPED GALVANIZED LADDER TYPE HORIZONTAL JOINT REINFORCEMENT (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 1.5 OUNCES PER SQUARE FOOT (PSF) (458/G/M2) COMPLY WITH THE REQUIREMENTS OF ASTM A153, CLASS B.

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

9. 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: 1,600 PSI/7 DAYS.

10. MINIMUM LAP SPLICES FOR REINFORCED CMU AS FOLLOWS:

BAR SIZE (48DB)				
#4	#5	#6	#7	#8
24"	30"	36"	42"	48"

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

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

C. 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.

11. MASONRY LINTELS:

A. A PRECAST CONCRETE LINTEL, 8F8 – 1B BY CASTCRETE 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.

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

C. SHORE PRECAST LINTEL PER MANUFACTURER'S INSTRUCTIONS.

12. MASONRY JAMBS

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

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

050 STEEL

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

A. ASTM SPECIFICATION A 992 GRADE 50 FOR ALL WIDE FLANGE BEAMS.

B. ASTM SPECIFICATION A 36 FOR MISCELLANEOUS STEEL SHAPES (ANGLES, PLATES, ETC.).

C. SQUARE OR RECTANGULAR HSS SHALL CONFORM TO ASTM SPECIFICATION A 500 GRADE B (FY=46 KSI).

D. ALL STEEL TO HAVE A SHOP COAT OF RUST INHIBITIVE PAINT.

E. DELETE PAINT ON ALL STEEL TO RECEIVE SPRAYED ON FIREPROOFING OR CONCRETE ENCASEMENT.

F. ALL EXTERIOR STRUCTURAL STEEL SHALL BE HOT DIPPED GALVANIZED.

2. 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.

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

A. 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.

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

C. ALL CONNECTIONS SHALL BE DOUBLE ANGLES UNLESS NOTED OTHERWISE.

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

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

5. ALL STEEL WELDING RODS SHALL BE E70XX ELECTRODES.

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

7. SHEAR CONNECTORS TO BE HEADED STUD TYPE, AWS D1.1-TYPE B FU=65KSI, COLD FINISHED CARBON STEEL, WITH DIMENSIONS COMPLYING WITH AISC SPECIFICATIONS.

8. STAINLESS STEEL SHALL CONFORM TO THE LATEST AISC CODE. STAINLESS STEEL ROD MATERIAL SHALL MEET THE REQUIREMENTS OF ASTM F593 (AISI 304). STAINLESS STEEL WASHERS SHALL MEET ANSI B18.22.1/LATEST EDITION, TYPE A PLAIN, REQUIREMENTS. STAINLESS STEEL NUTS SHALL MEET ASTM F594 REQUIREMENTS.

9. 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.

10. DECK SUPPORTS:

PROVIDE 1/4" BENT PLATES AT ALL HIPS, VALLEYS, SKEWED BEAMS AND OTHER AREAS FOR DECK SUPPORT.

052 STEEL STAIRS

1. ENGINEERED CONCRETE FILLED STEEL STAIR SYSTEM AND ALL CONNECTIONS OF THE SAME TO THIS STRUCTURE SHALL BE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA. SUBMIT SHOP DRAWINGS BEARING THE EMBOSSED SEAL AND THE SIGNATURE OF THE ENGINEER FOR REVIEW PRIOR TO FABRICATION. THE CONFIGURATION OF THE STEEL STAIR SYSTEM SHALL BE SHOWN ON THE ARCHITECTURAL DRAWINGS. STEEL STAIR SYSTEM AND ALL CONNECTIONS SHALL BE DESIGNED FOR ALL APPLICABLE LOADS AS INDICATED ON THE PLANS AND IN ALL APPLICABLE BUILDING CODES. THE LOADS SHALL BE CLEARLY INDICATED ON ALL SHOP DRAWINGS. SHOP DRAWINGS SHALL SHOW AND SPECIFY ALL CONNECTIONS UTILIZED WITHIN THE STEEL STAIR SYSTEM AS WELL AS CONNECTIONS TO AND LOADS IMPOSED UPON THE STRUCTURAL SYSTEM SHOWN OF THESE PLANS.

054 JOISTS

1. ALL JOISTS SHALL HAVE A SHOP COAT OF RUST INHIBITIVE NON BITUMINOUS PAINT.

2. JOIST FABRICATOR SHALL HAVE A SPECIALTY ENGINEER REGISTERED IN THE STATE OF FLORIDA SIGN AND SEAL ALL STEEL JOIST SHOP DRAWINGS. THESE SHOP DRAWINGS SHALL CONTAIN A STATEMENT CERTIFYING THAT THE STEEL JOISTS CAN SAFELY RESIST THE WIND UPLIFT FORCES AS NOTED.

IN ADDITION TO THE LOADS SHOWN IN THE DESIGN LOAD SCHEDULE, THE SPECIALTY ENGINEER SHALL DESIGN FOR THE WEIGHT OF ALL MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT AND FIXTURES, AS WELL AS CHANDELIER FIXTURES, BAR CABINETS, AND ART WORK / MOBILES.

3. STEEL JOISTS SHALL BE DESIGNED, FABRICATED AND ERECTED TO THE REQUIREMENTS OF THE SPECIFICATIONS OF THE STEEL JOIST INSTITUTE FOR:

A. SERIES K JOISTS

MANUFACTURER SHALL BE A MEMBER OF THE STEEL JOIST INSTITUTE. PROVIDE BRIDGING IN ACCORDANCE WITH SJI STANDARDS UNLESS NOTED OTHERWISE ON THE DRAWINGS.

JOIST SHALL HAVE THE FOLLOWING CAMBERS UNDER THEIR OWN WEIGHTS:

30' SPAN OR LESS - CAMBER = 0
30' SPAN TO 60' SPAN - CAMBER = 1" MAXIMUM
60' SPAN TO 100' SPAN - CAMBER = 1-1/2" MAXIMUM

4. JOIST MANUFACTURER MUST DESIGN BRIDGING ASSUMING NO BRACING IS GIVEN BY THE ROOF DECK.

055 DECK

1. STEEL ROOF DECK SHALL BE:

A. 1-1/2", 20 GA. TYPE B METAL DECK, GALVANIZED, WITH MINIMAL COATING CLASS OF G90 AS SHOWN ON ROOF PLAN AS MANUFACTURED BY VULCRAFT/ NUCOR OR APPROVED EQUAL. MANUFACTURER SHALL BE A MEMBER OF THE STEEL DECK INSTITUTE. ROOF DECK MUST COMPLY WITH STEEL DECK INSTITUTE STANDARDS. ALL ROOF DECK SHALL BE CONTINUOUS OVER A MINIMUM OF THREE SPANS. ROOF DECK WITH LIGHTWEIGHT INSULATING CONCRETE SHALL BE VENTED.

2. ALL ROOF DECK TO BE DESIGNED, MANUFACTURED, AND INSTALLED IN ACCORDANCE WITH LATEST FACTORY MUTUAL STANDARDS.

3. WELDING WASHERS ARE TO BE USED ON ALL CONNECTIONS OF STEEL DECK WITH METAL THICKNESS LESS THAN 22 GA. TO STRUCTURAL STEEL SUPPORTS.

4. IN AREAS OF WARPED ROOF DECK, SELF DRILLING SCREWS ARE TO BE USED ON CONNECTIONS OF STEEL ROOF DECK TO STRUCTURAL STEEL SUPPORTS. SCREW SIZES TO COMPLY WITH MANUFACTURER'S AND FACTORY MUTUAL REQUIREMENTS. ATTACH DECK TO ALL SUPPORTING ROOF JOISTS.

5. 1-1/2" METAL ROOF DECK IS TO BE ATTACHED TO STRUCTURAL STEEL SUPPORTS WITH 5/8" DIAMETER PUDDLE WELDS (MINIMUM OF 5 WELDS PER SHEET PER JOIST). SIDE JOINTS SHALL BE FASTENED TOGETHER WITH #10 SELF DRILLING SCREWS AT MID SPAN BETWEEN SUPPORTS (MINIMUM OF 3 PER SPAN), UNLESS INDICATED OTHERWISE ON THE DRAWINGS. ROOF DECK WITH LIGHTWEIGHT INSULATING CONCRETE SHALL BE VENTED. G.C. SHALL VERIFY AND COORDINATE DECK FASTENING WITH ROOFING AND INSULATION NOA'S.

6. ALL ROOF DECK SHALL BE VENTED AND FILLED WITH LIGHTWEIGHT INSULATING CONCRETE (OR APPROVED EQUAL) WITH 2.5" MINIMUM THICKNESS. LIGHTWEIGHT INSULATING CONCRETE SHALL BE APPROVED BY FBC AND HAVE MIAMI-DADE COUNTY PRODUCT APPROVAL.

CONCRETE COLUMN SCHEDULE

MARK	SIZE (inches)	VERT. REINF.	TIES	SPACING	TYPE
C-1	14 x 14	8 #6	#3	@ 8" o.c.	
C-2	12 x 24	12 #6	#3	@ 8" o.c.	
C-3	8 x 18 x 29 1/2	13 #6	#3	@ 8" o.c.	
C-5	8 x 22	6 #6	#3	@ 8" o.c.	
C-6	8 x 16 x 28	13 #6	#3	@ 8" o.c.	
C-7	8 x 12	4 #6	#3	@ 8" o.c.	
C-8	8 x 38 x 38	17 #6	#3	@ 8" o.c.	
C-9	8 x 24	8 #6	#3	@ 8" o.c.	
C-10	8 x 30	8 #6	#3	@ 8" o.c.	
C-11	14 x 24	12 #6	#3	@ 8" o.c.	
C-12	8 x 28	8 #6	#3	@ 8" o.c.	
C-13	8 x 26 x 26	13 #6	#3	@ 8" o.c.	

FOOTING SCHEDULE

MARK	SIZE	REINFORCING
F20.12	2'-0" x CONT. x 12"	3 #5 CONT. BOTT. & #5 @ 40"o.c. TRANSV. BOTT.
F30.12	3'-0" x CONT. x 12"	3 #5 CONT. BOTT. & #5 @ 14"o.c. TRANSV. BOTT.
F30.14	3'-0" x CONT. x 14"	3 #5 CONT. BOTT. & #5 @ 14"o.c. TRANSV. BOTT.
F60	6'-0" x 6'-0" x 16"	7 #5 E.W. BOTT.
F80	8'-0" x 8'-0" x 22"	10 #7 BOTT. E.W.
F90	9'-0" x 9'-0" x 22"	12 #7 BOTT. E.W.
F100	10'-0" x 10'-0" x 24"	9 #7 BOTT. E.W.
F100.24	10'-0" x CONT. x 24"	#7 @ 12"o.c. E.W.TOP & BOTT.

BEAM SCHEDULE

MARK	SIZE BxH (inches)	REINFORCING			STIRRUPS	
		BOTT	TOP	INT	TIES	SPACING
B-1	SEE SECT. 14/S4.1.4					
B-2	14 x 56	6 #6*	6 #6*	8 #6	#3	@ 12"o.c.
B-2A	12 x 44	6 #6*	6 #6*	6 #6	#3	@ 10"o.c.
B-3	8 x 24	2 #6	2 #6	2 #6	#3	@ 8"o.c.
B-4	8 x 44	2 #5	2 #5	6 #6	#3	@ 12"o.c.
B-5	16 x 20	6 #7*	6 #7*	2 #5	#3	@ 4"o.c.
B-6	8 x 32	2 #6	2 #6	4 #6	#3	-
B-7	8 x 23	2 #6	2 #6	2 #6	#3	@ 8"o.c.
B-8	8 x 20	2 #7	2 #7	2 #6	#3	@ 6"o.c.
B-9	8 x 28	4 #6*	4 #6*	2 #6	#3	@ 8"o.c.
B-10	8 x 44	2 #6	2 #6	6 #6	#3	@ 15"o.c.
B-11	26 x 18	5 #6	5 #6	2 #6	#3	@ 7"o.c.
B-12	8 x 12	2 #5	2 #5	-	#3	@ 4"o.c.
TB-1	8 x 12	2 #5	2 #5	-	#3	@ 24"o.c.
TB-2	8 x 18	2 #5	2 #5	-	#3	@ 24"o.c.

* INDICATES 2 LAYERS

STUD RAIL SCHEDULE

COL. MARK	COL. TYPE	NO. OF RAILS PER COLUMN FACE	NO. OF STUDS PER RAIL	DIAMETER OF STUDS	HGT. OF STUDS	STUD SPACING	DISTANCE TO 1ST STUD
SR-1	INT	3 EF	12	1/2"	NOTE 1	4 1/4"	2 3/4"
SR-2	INT	3 EF	12	1/2"	NOTE 1	4 1/2"	3"
SR-3	INT	3 EF	12	1/2"	NOTE 1	3"	3"

L.F. = LONG FACE OF COLUMN
S.F. = SHORT FACE OF COLUMN
E.F. = EACH FACE OF COLUMN
(*) INDICATES ADJUST STUD HEIGHT FOR SLAB STEP.
(**) INDICATES RAIL LENGTH FOR EDGE OF SLAB CONDITION IF NECESSARY.

NOTES:

1. SHEAR STUD PROVIDER COORDINATE WITH SLAB THICKNESS FOR HEIGHT OF STUDS, SUBMIT SHOP DRAWINGS FOR REVIEW & APPROVAL.
2. LESS STUDS PER RAIL TOWARD CORNER.

CONCRETE WALL SCHEDULE

MARK	THICKNESS	REINFORCING
CW-1	8"	#5 @ 12" o.c. E.W. EACH FACE
CW-2	6"	#4 @ 12" o.c. E.W. MID DEPTH

PERMIT SET
05/15/26

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New Construction for:
FISHERMAN'S WHARF
RESTAURANT BUILDING
43 FISHERMANS WAY, JUPITER, FL 33477

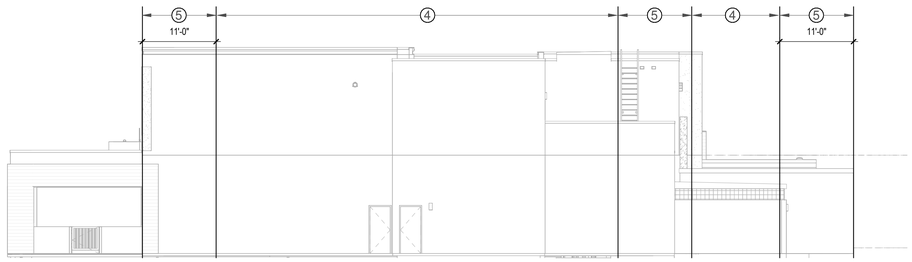
Revisions:

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

NOTES & SCHEDULES

S3.1.1

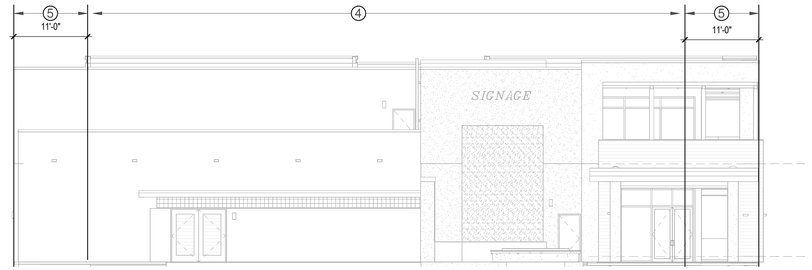
95% CONSTRUCTION DOCUMENTS / BID SET



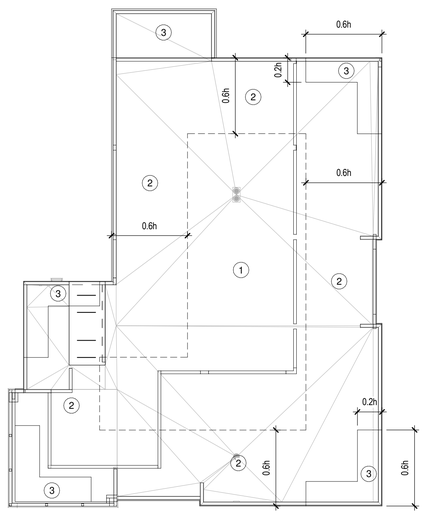
2 NORTH ELEVATION
3/32" = 1'-0"

1 EAST ELEVATION
3/32" = 1'-0"

3 SOUTH ELEVATION
3/32" = 1'-0"



4 WEST ELEVATION
3/32" = 1'-0"



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

ALLOWABLE					
COMPONENT & CLADDING WIND DESIGN PRESSURES					
PRESSURES BASED ON V_{ult}	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 = 11 FEET
.6h = 17 FEET
.2h = 5.5 FEET

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WIND LOADS

S3.1.2

95% CONSTRUCTION DOCUMENTS / BID SET

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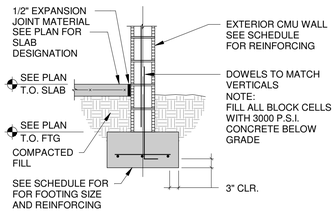
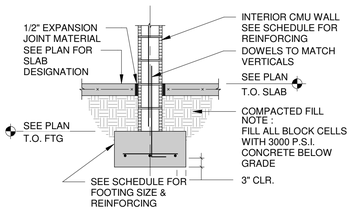


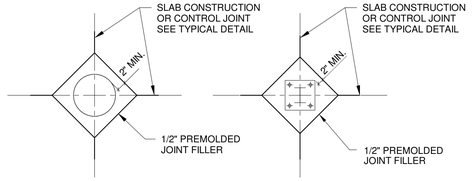
TYPICAL EXTERIOR WALL FOOTING

N.T.S.

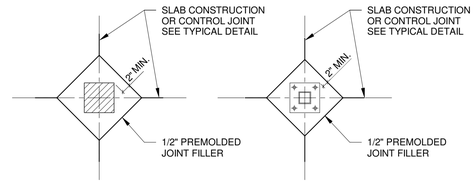


TYPICAL INTERIOR STEM WALL FOOTING

N.T.S.



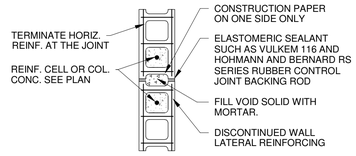
AT ROUND CONCRETE COLUMN AT STEEL COLUMN



AT CONCRETE COLUMN AT STEEL TUBE COLUMN

TYPICAL ISOLATION JOINTS AT COLUMNS

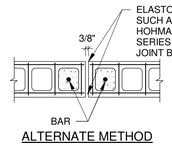
N.T.S.



PLAN VIEW

NOTES :

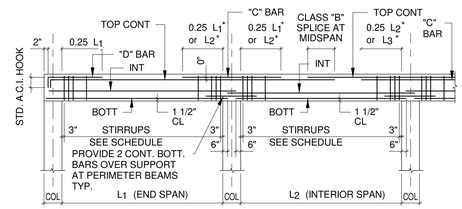
1.- SAW CUT BOND BEAMS, TIE BEAMS 1" DEEP TO CONTINUE WALL CONTROL JOINT TO TOP OF WALL.
2.- CONTROL JOINT SPACING IS NOT TO EXCEED 25'-0"o.c. IN WALLS WITH MORE THAN 25'-0" OF UNINTERRUPTED MASONRY. REFER TO DWG'S. FOR ADDITIONAL SPECIFIED LOCATIONS AS NOTED THUS (WCJ).
3.- CONTINUE ALL BOND BEAMS,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



ALTERNATE METHOD

CMU WALL CONTROL JOINT (WCJ) DETAIL

N.T.S.

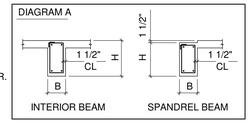


"C" BAR : (IF NOTED IN SCHED.) TOP BAR AT INTERIOR SUPPORT (IN ADDITION TO TOP CONT BARS) PLACE IN SAME LAYER AS TOP CONT BARS (U.O.N.), LOCATE AT RIGHT SUPPORT OF SPAN INDICATED IN SCHEDULE.

"D" BAR : (IF NOTED IN SCHED.) 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.

CLASS "B" TENSION SPLICE (3000 PSI)
#4 38" #7 82"
#5 47" #8 93"
#6 56" #9 105"
(*) WHICHEVER IS GREATER.



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.

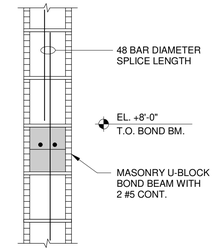
(2L) - INDICATES BARS PLACE IN TWO LAYERS. WHERE BARS ARE PLACED IN TWO LAYERS, THE SECOND LAYER BARS MUST BE PLACED DIRECTLY UNDER BARS IN THE FIRST LAYER (IF TOP BAR) OR DIRECTLY OVER BAR IN THE FIRST LAYER (IF BOTT BAR). PROVIDE 1" CLEAR DISTANCE BETWEEN LAYERS OR ONE BAR DIAMETER, WHICHEVER IS THE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

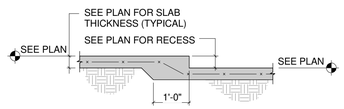


NOTES:

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.

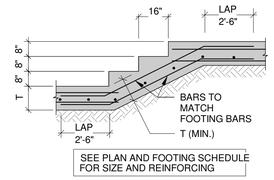
TYPICAL BOND BEAM DETAIL

N.T.S.



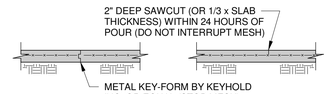
TYPICAL SLAB RECESS

N.T.S.



TYPICAL STEP FOOTING DETAIL

N.T.S.

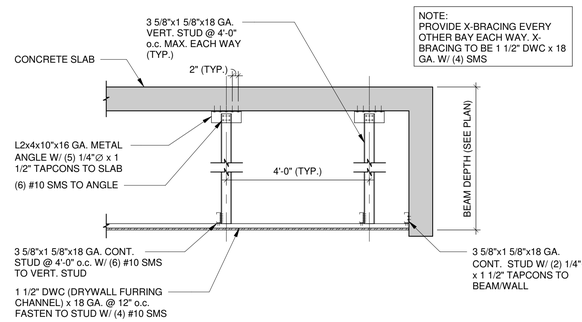


CONSTRUCTION JOINT CONTROL JOINT

TYPICAL SLAB-ON-GRADE

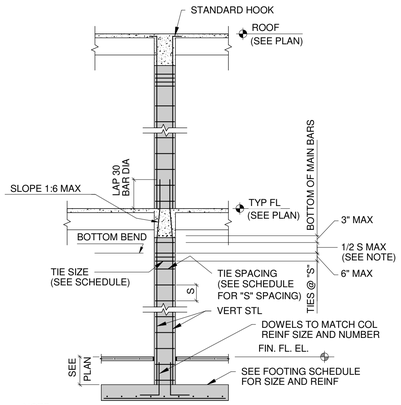
N.T.S.

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.



TYPICAL CEILING FRAMING ATTACHMENT TO CONCRETE SLAB

(THIS FRAMING IS REQUIRED FOR ALL EXTERIOR SOFFITS) N.T.S.

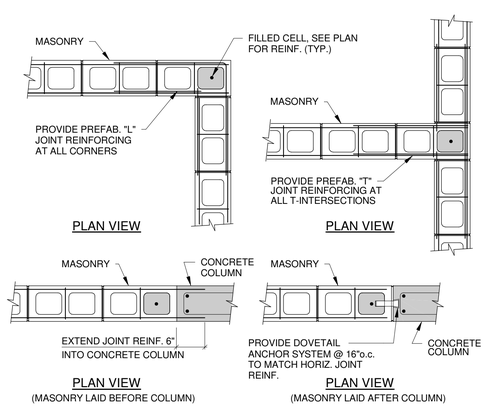


NOTE:

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.

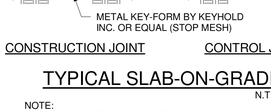
TYPICAL CONCRETE COLUMN DETAIL

N.T.S.



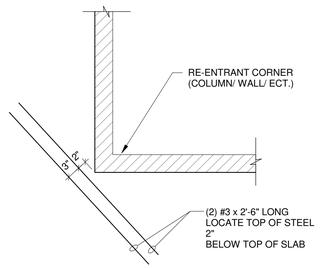
TYPICAL MASONRY DETAILS

N.T.S.



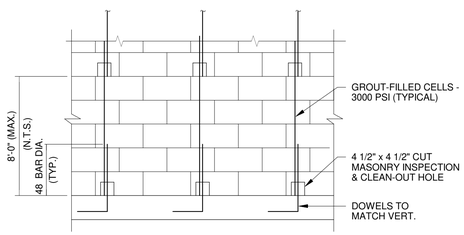
THICKENED EDGE (T.E.)

N.T.S.



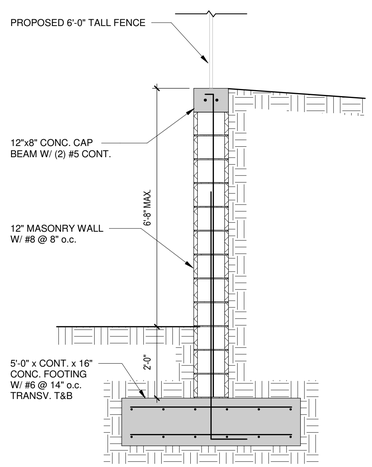
ADDITIONAL DIAGONAL REINFORCING BARS AT RE-ENTRANT CORNERS IN SLAB ON GRADE

N.T.S.

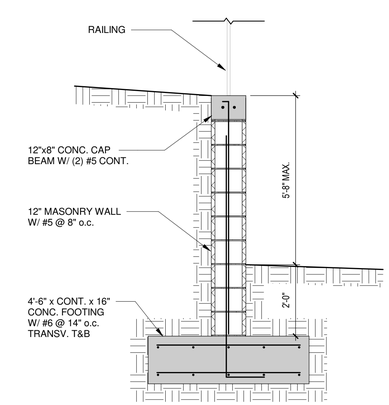


TYPICAL MASONRY FILLED CELL DETAIL

N.T.S.



A SECTION ALONG THE NORTHERLY PROPERTY LINE (LOOKING EAST)
1/2" = 1'-0"



B SECTION ALONG THE SOUTHERLY PROPERTY LINE (LOOKING EAST)
1/2" = 1'-0"

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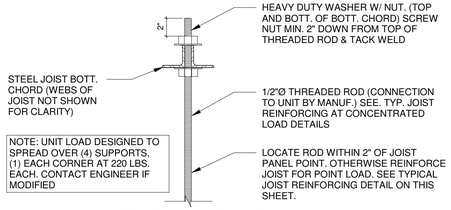
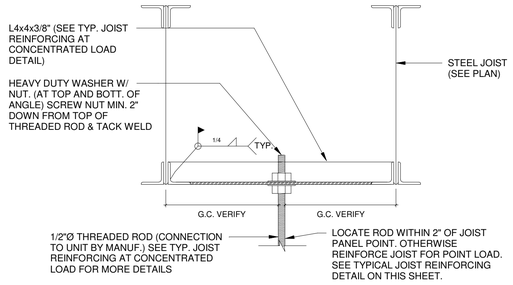
TYPICAL DETAILS

S3.1.3

95% CONSTRUCTION DOCUMENTS / BID SET



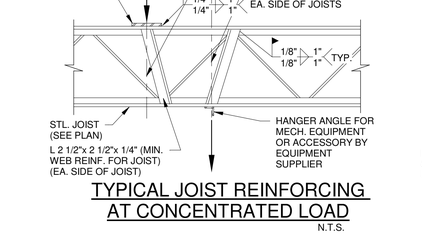
SUPPORT LOCATED AT STEEL JOIST



SUPPORT LOCATED BETWEEN STEEL JOIST

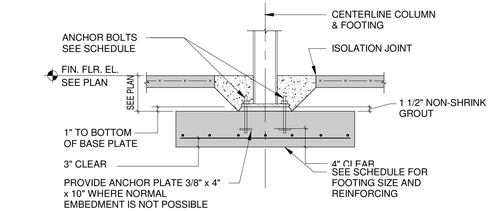
TYPICAL HANGING SUPPORT DETAIL

N.T.S.



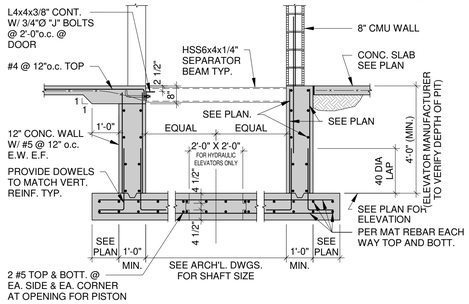
TYPICAL FOOTING DETAIL @ PIPE PENETRATIONS

N.T.S.



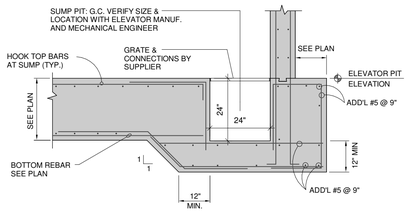
TYPICAL STEEL COLUMN FOOTING

N.T.S.



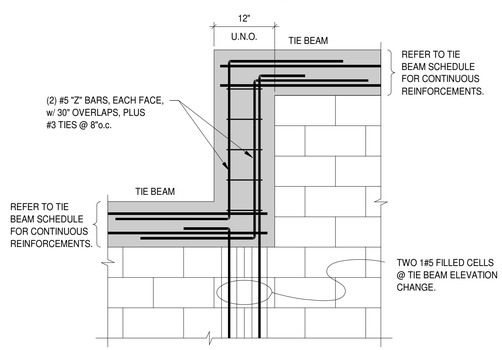
ELEVATOR PIT SECTION

N.T.S.



TYPICAL SUMP DETAIL

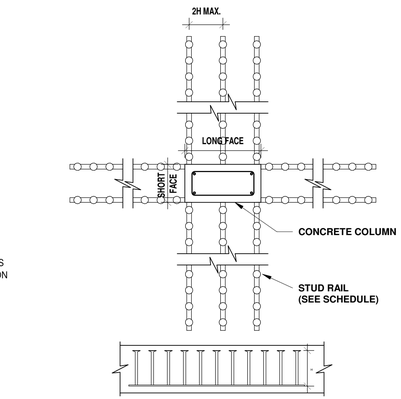
(AT SIDE WALL)



TIE BEAM ELEVATION CHANGE DETAIL

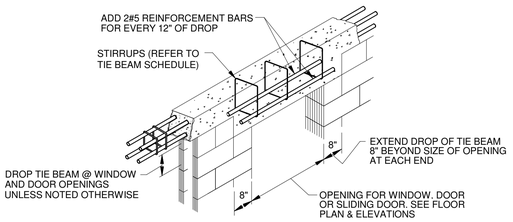
TYPICAL JOIST REINFORCING AT CONCENTRATED LOAD

N.T.S.



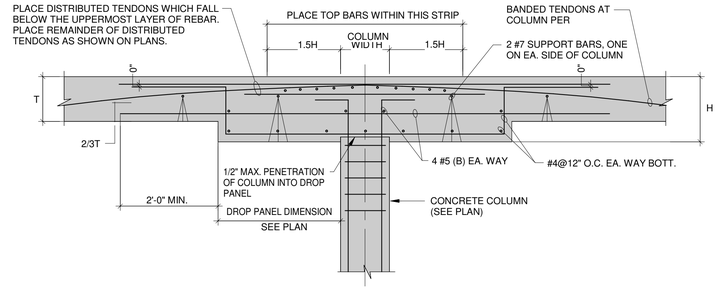
TYPICAL STUD RAILS DETAIL AT INTERIOR COLUMN

N.T.S.



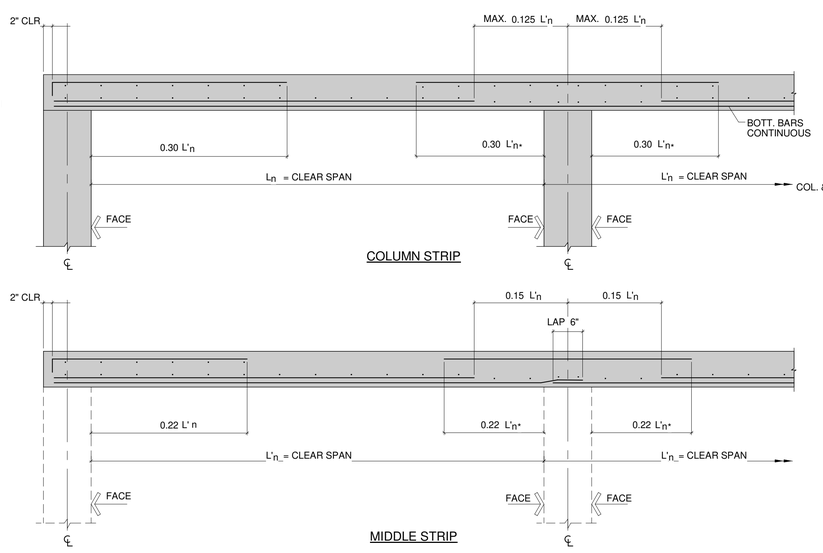
TYPICAL TIE BEAM DROP AT OPENINGS

N.T.S.



TYPICAL DROP PANEL SECTION

N.T.S.

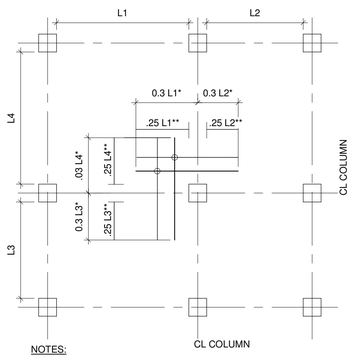


* WHICHEVER IS LONGER IN TWO CONSECUTIVE SPANS, DIVIDE EQUALLY OVER COLUMN CENTERLINE.

TYP. TWO WAY SLAB BAR PLACEMENT DIAGRAM

N.T.S.

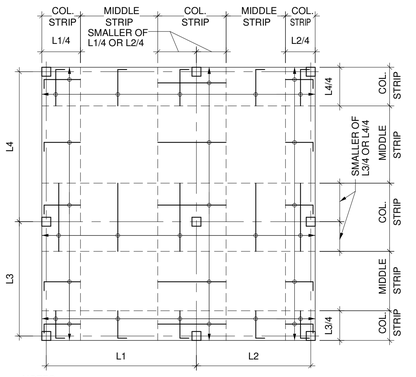
NOTES:
1. REFER TO PLAN FOR REBAR SIZE AND QUANTITY.
2. REFER TO "TWO WAY SLAB AND REINFORCEMENT LAYOUT DETAIL" FOR PLACING.



NOTES:
1) SPACE BARS EQUALLY, BUT NOT TO EXCEED TWO TIMES THE SLAB THICKNESS.
2) * WHICHEVER IS LONGER IN TWO CONSECUTIVE SPANS OR AS LENGTH GIVEN ON PLAN. DIVIDE EQUALLY AT COLUMN CENTERLINE.
3) ** WHICHEVER IS SHORTER IN TWO CONSECUTIVE SPANS, BARS SPACED EQUALLY OVER COLUMN STRIP.

TYPICAL TWO WAY SLAB TOP REINFORCEMENT REQUIREMENT DETAIL

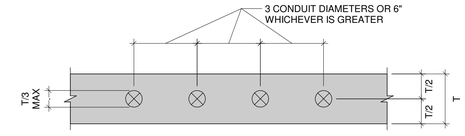
N.T.S.



NOTES:
1) REINFORCEMENT SHOWN ARE TOP BARS, REFER TO PLAN FOR NUMBER AND SIZE.
2) SLAB REINFORCEMENT SHALL BE SPACED EQUALLY WITHIN THE COLUMN AND MIDDLE STRIPS.
3) REFER TO TYP. REINFORCEMENT REQUIREMENT DETAIL FOR LENGTH OF REINFORCEMENTS.
4) WHERE COLUMN GRIDS ARE NOT SQUARE, SIMILAR LAYOUT FOR COLUMN AND MIDDLE STRIP SHALL BE USED.

TYPICAL TWO WAY SLAB AND REINFORCEMENT LAYOUT DETAIL

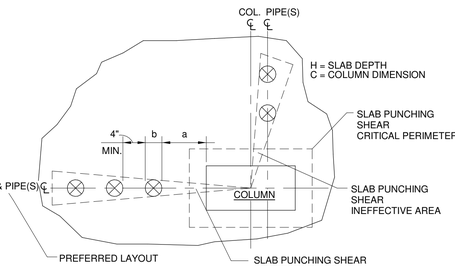
N.T.S.



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 NOT PASS THROUGH COLUMN PUNCHING SHEAR REINFORCEMENT WITHOUT ENGINEERS APPROVAL

CONDUITS EMBEDDED IN 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).

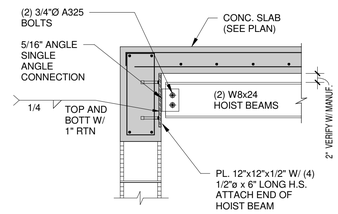
PIPE SLEEVES AT COLUMNS TYPICAL DETAIL

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 MINIMZE THE IMPACT OF THE SLEEVE DIMENSION AND LAYOUT ON THE SLAB REINFORCEMENT AT THE COLUMNS. IGNORING THIS GUIDELINE WILL MAXIMIZE THE SLAB SHEAR INTEGRITY.



TYPICAL HOIST BEAM CONNECTION AT PASSENGER AND SERVICE ELEVATORS

N.T.S.

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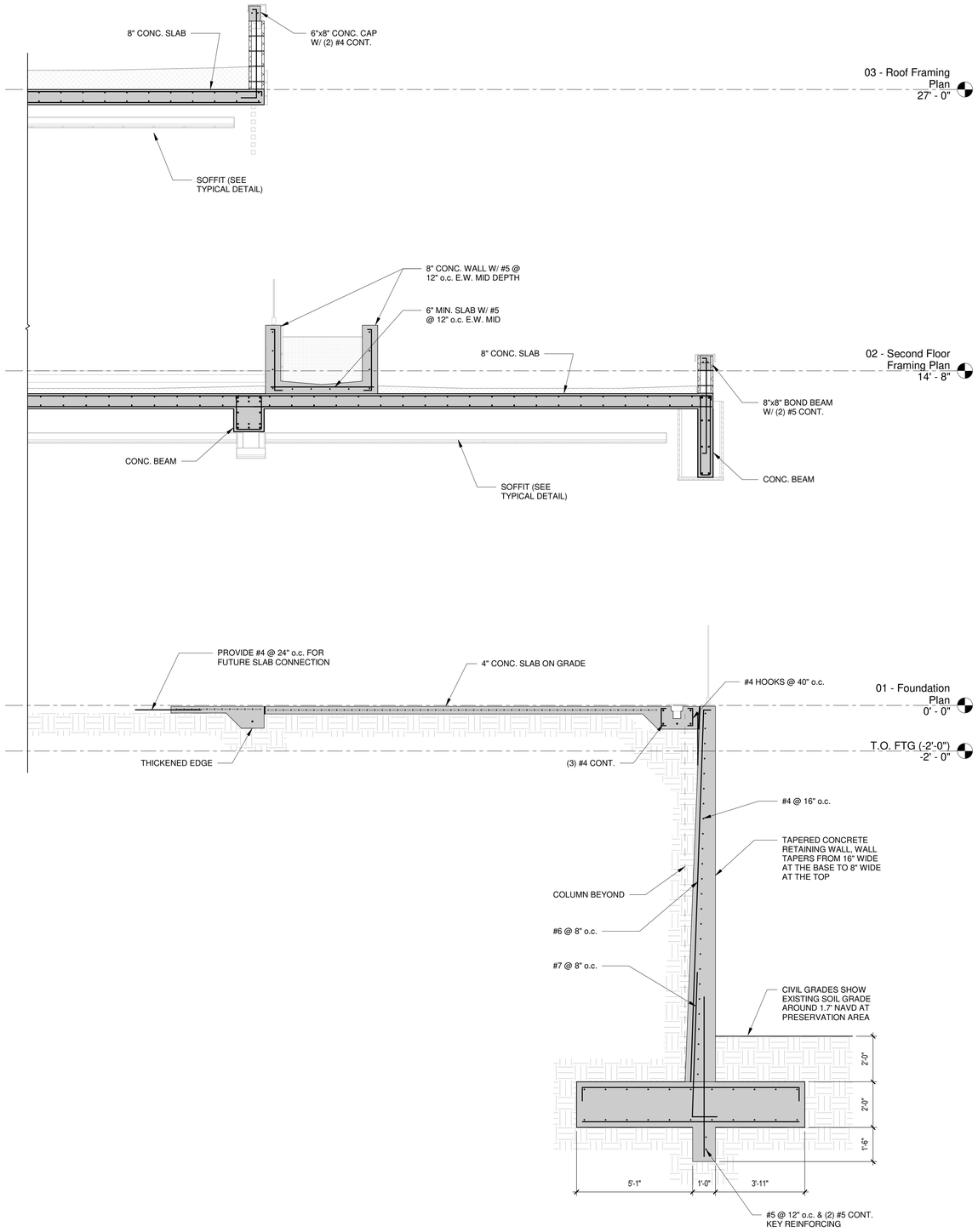
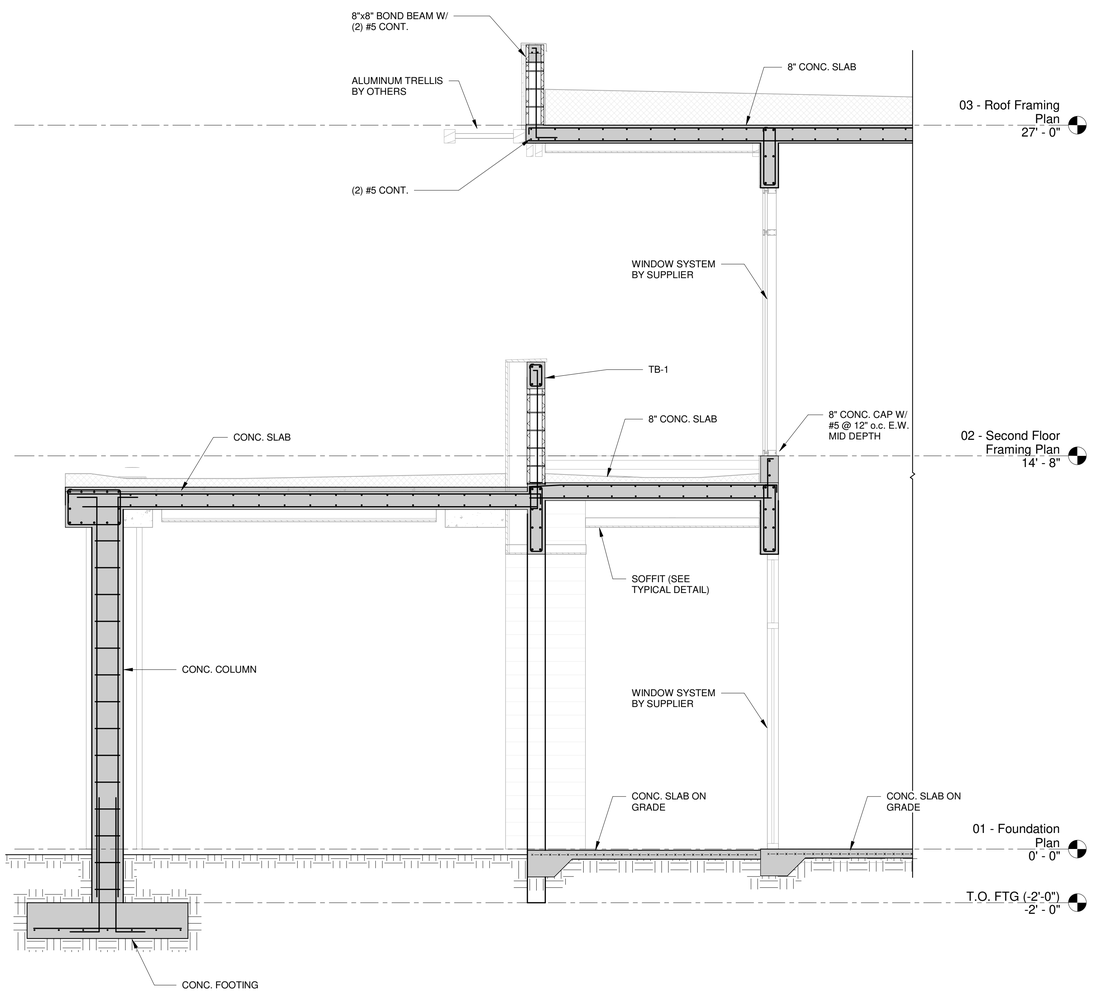
TYPICAL DETAILS

S3.1.4

95% CONSTRUCTION DOCUMENTS / BID SET



2 SECTION
3/8" = 1'-0"



1 SECTION
3/8" = 1'-0"

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JOB # 413.1055

SECTIONS

S4.1.1

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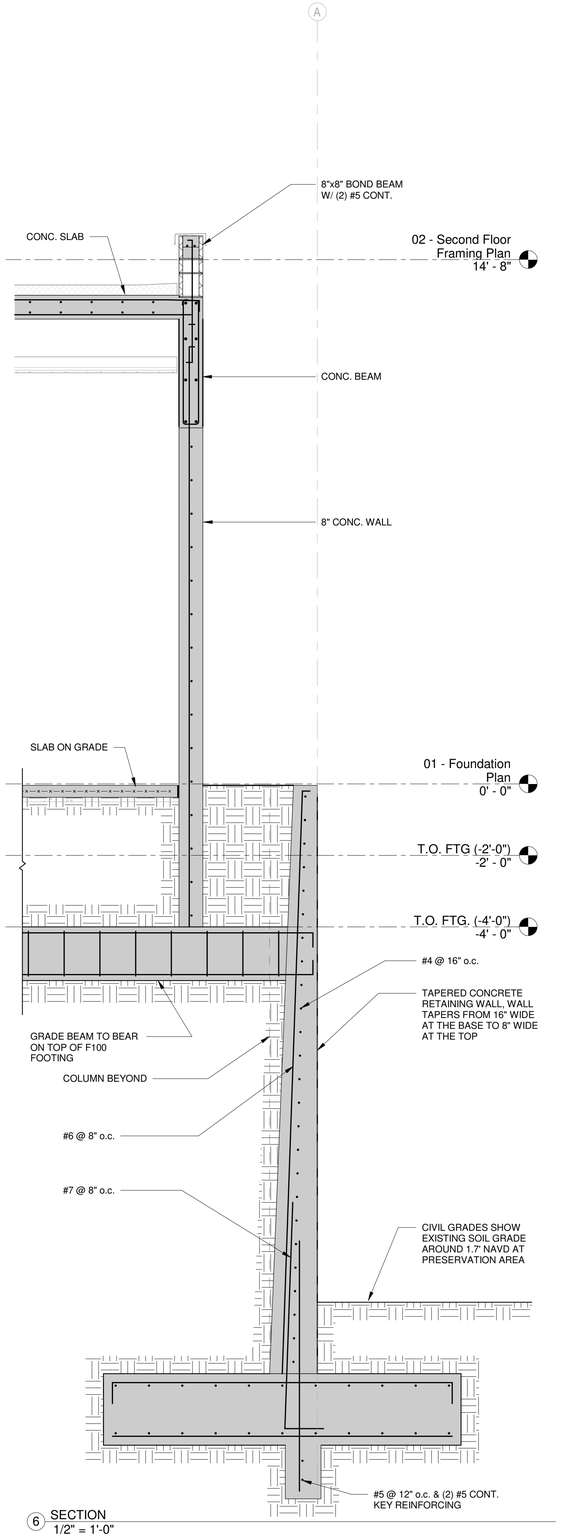
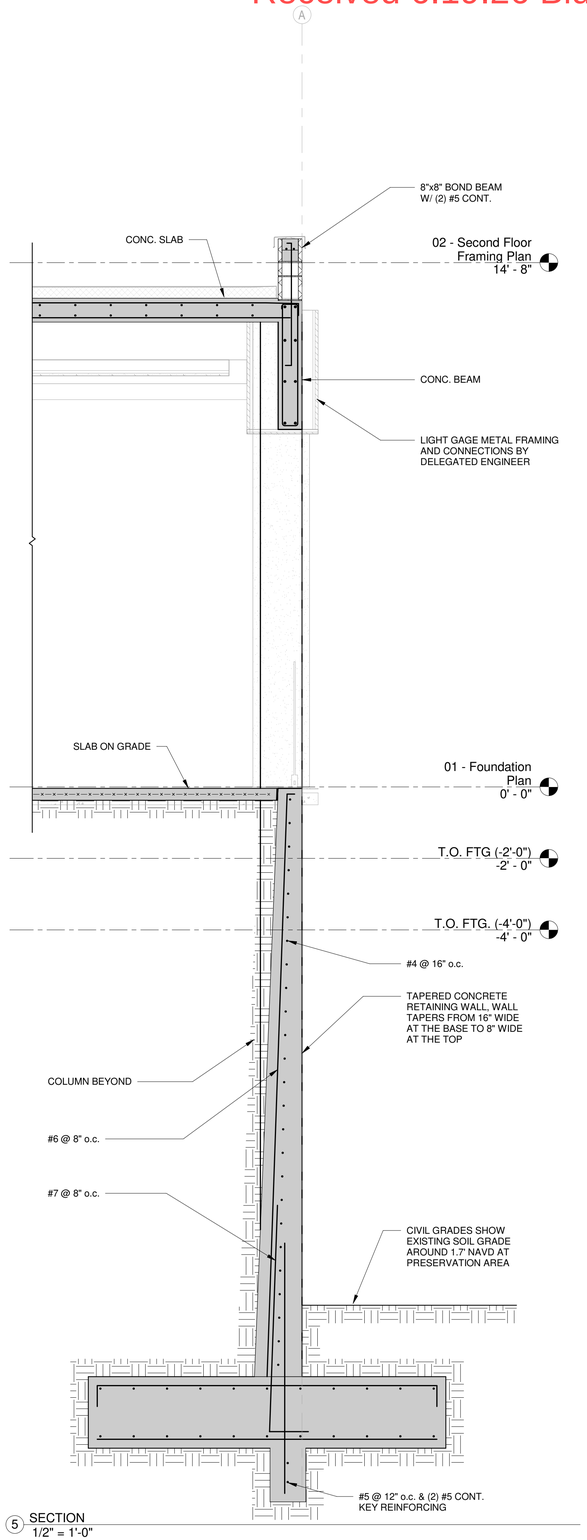
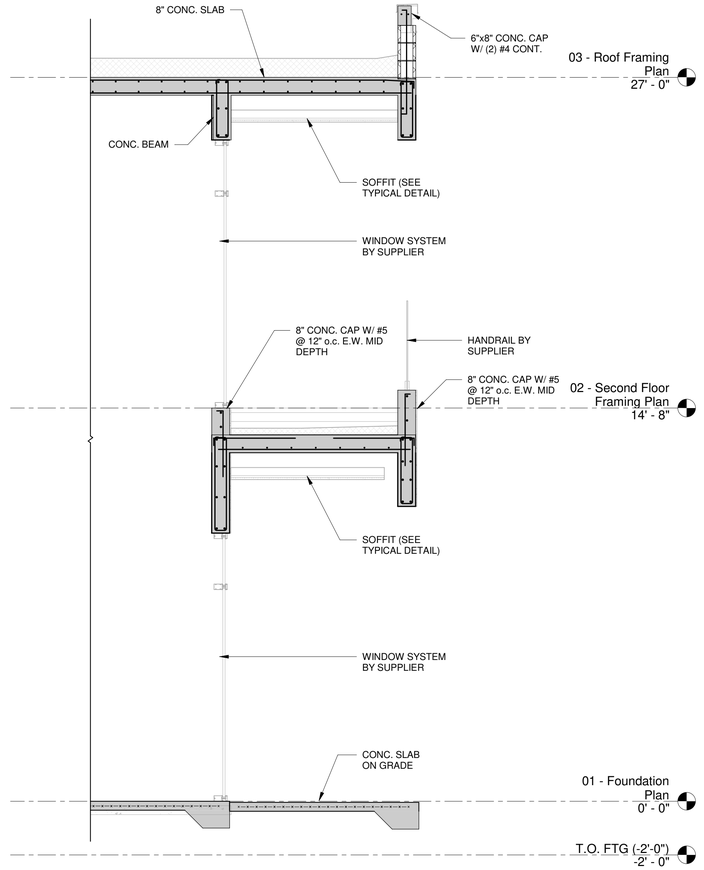


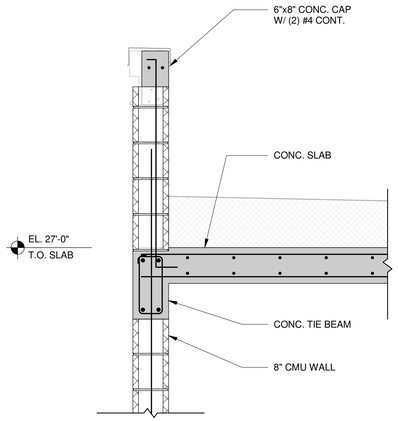
6 SECTION
1/2" = 1'-0"



5 SECTION
1/2" = 1'-0"



3 SECTION
3/8" = 1'-0"



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

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SPINA O'ROURKE + PARTNERS
Architecture • Interior Design
Keith M. Spina # AR13419

New Construction for:
FISHERMAN'S WHARF
RESTAURANT BUILDING
43 FISHERMANS WAY, JUPITER, FL 33477

Revisions:

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

PERMIT SET
05/15/26

PHILIP J. RIZZO
P.E. FLORIDA
REG. #60998

O'Donnell, Naccarato, Mignogna Jackson
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JOB # 413.1055

SECTIONS

S4.1.2

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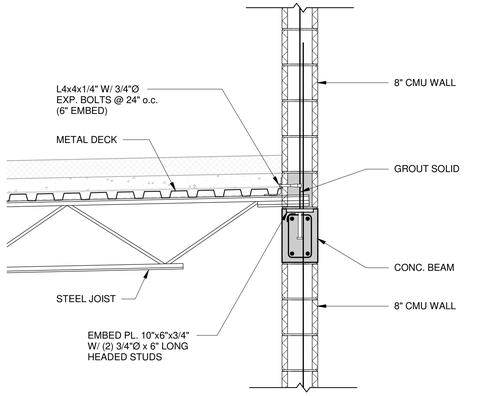

14 SECTION
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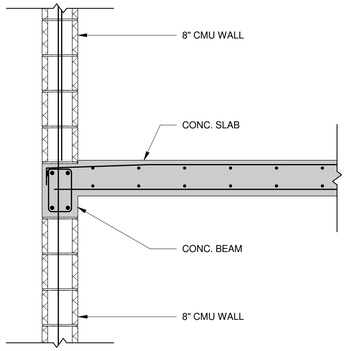
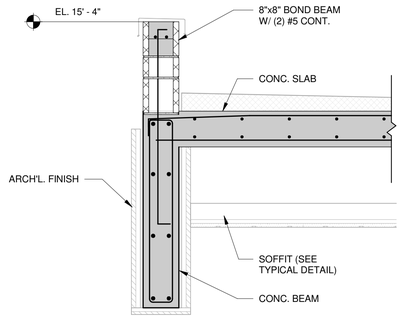


10 SECTION
3/4" = 1'-0"



11 SECTION
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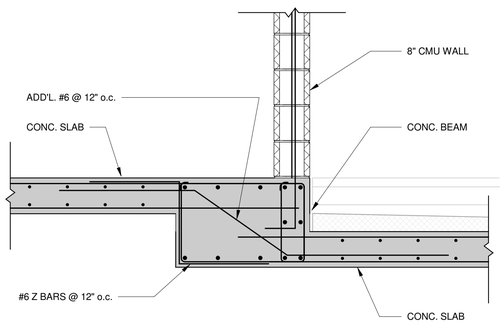

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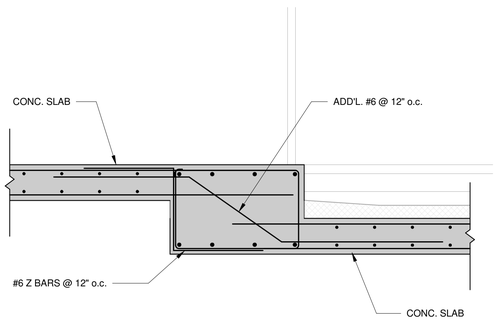
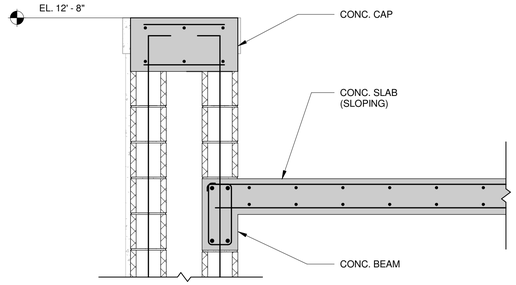


13 SECTION
3/4" = 1'-0"



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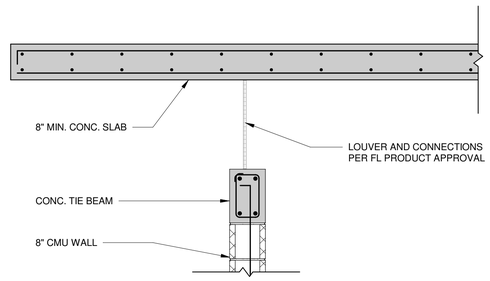
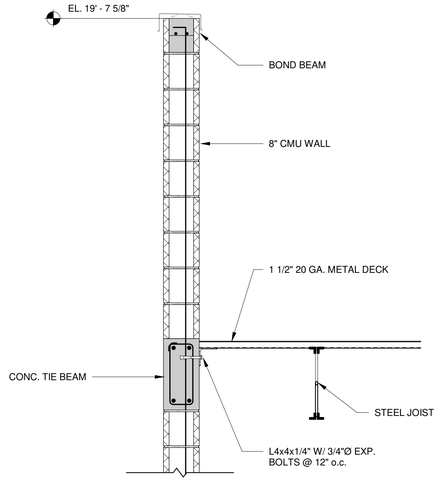


8 SECTION
3/4" = 1'-0"



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

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SECTIONS

S4.1.3

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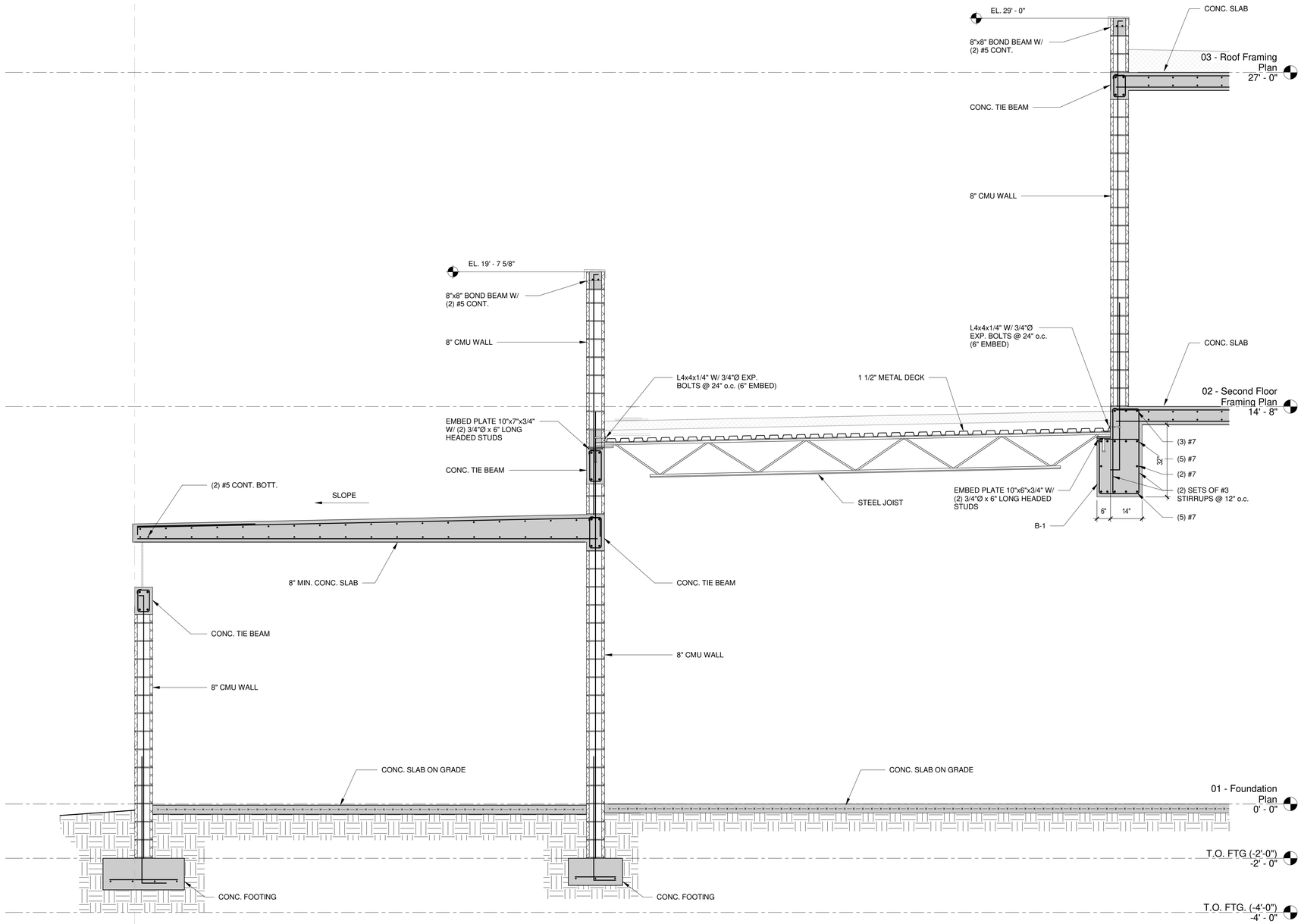

15 SECTION
1/2" = 1'-0"

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