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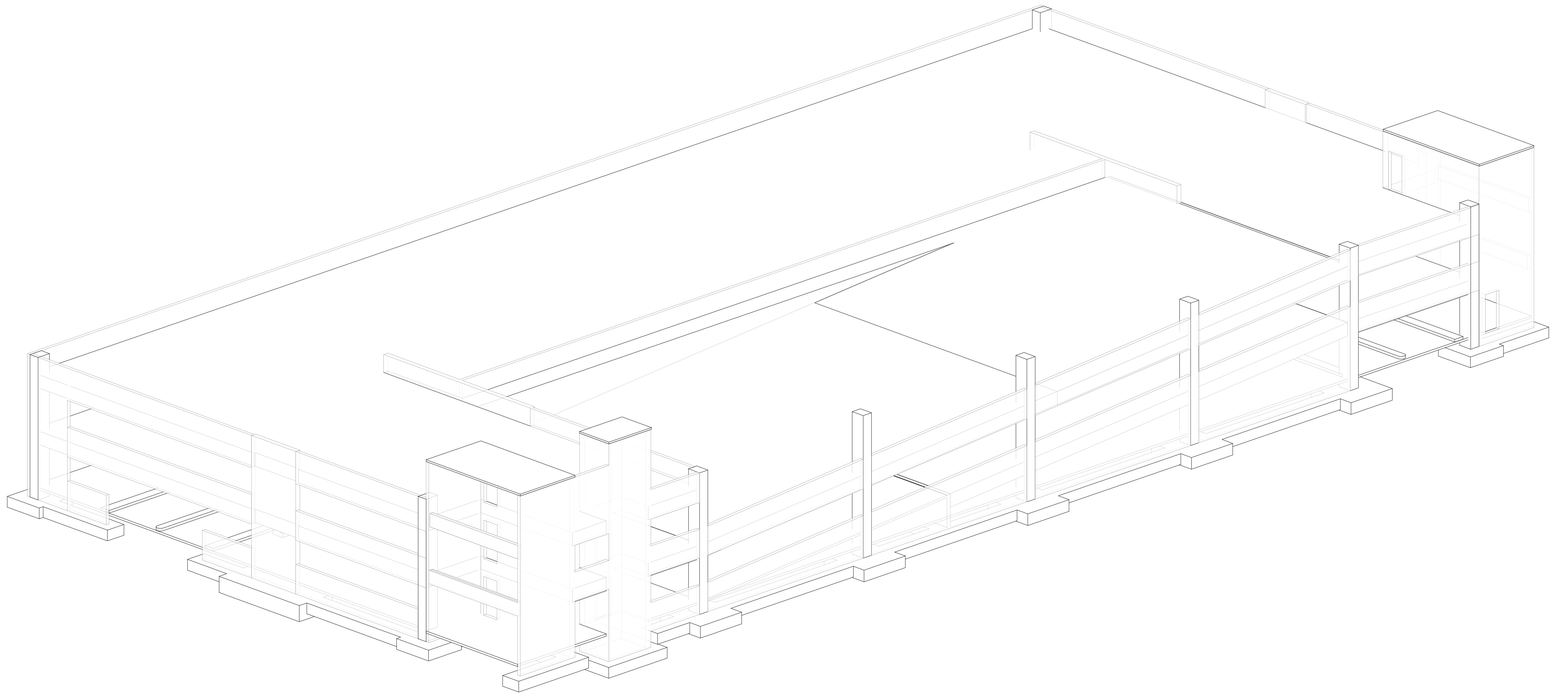

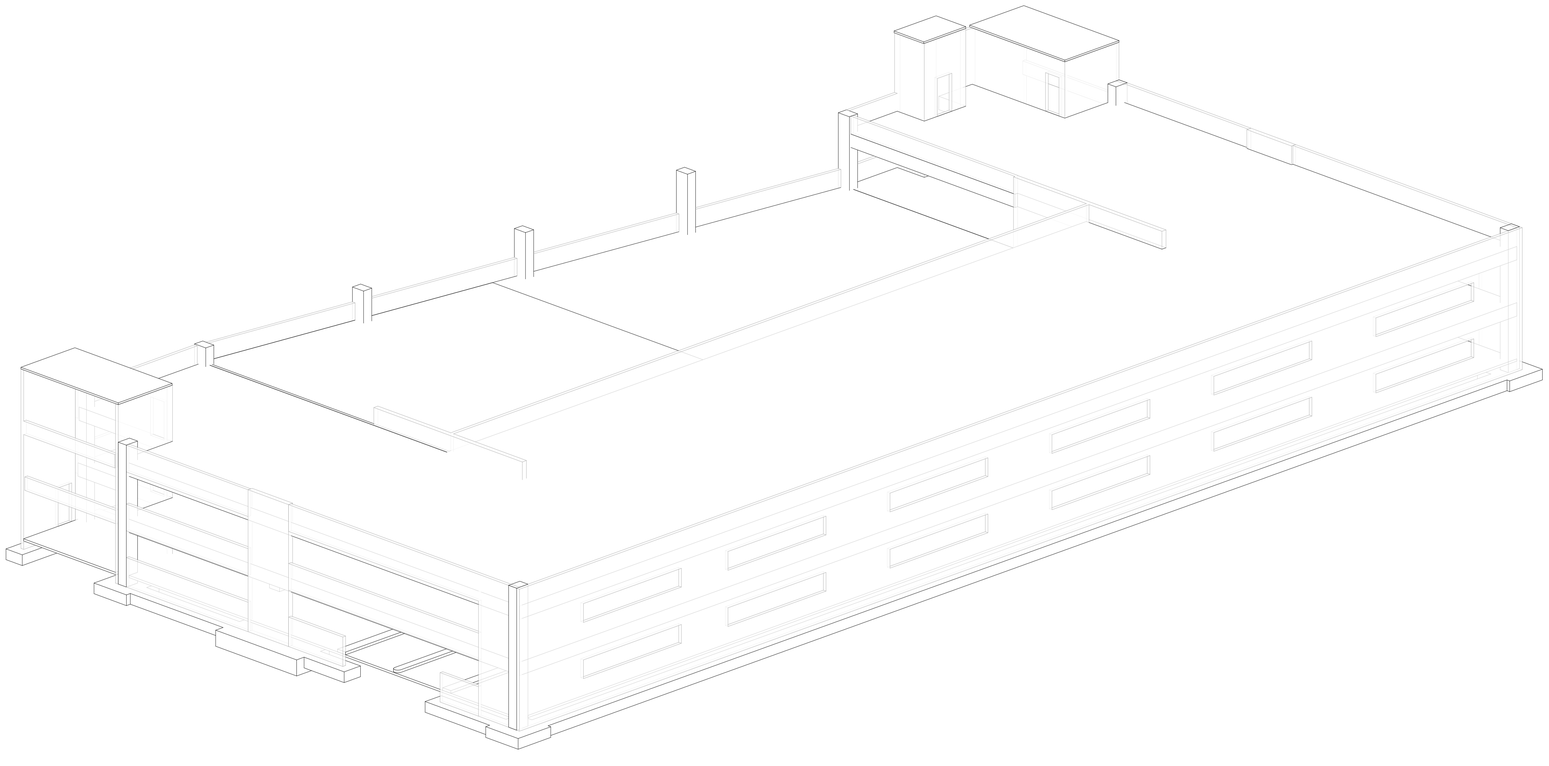

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	06/12/2026	PERMIT SET

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ELIE EL ZGHAYAR
LICENSE
No.78483
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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TAMBONE COMPANIES

SEACOAST BANK PARKING GARAGE

815 SOUTH COLORADO AVE
STUART, FL 34994

PROJECT NO:
240089.00

COVER SHEET

SHEET NUMBER:
S000

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GENERAL:

1. All work shall comply with the requirements of the 2020 Florida Building Code (7th Edition) (IBC 2018).
2. All dimensions and conditions shall be field verified prior to commencing work. Where dimensions and elevations of existing construction could affect the new construction, it is the Contractor's responsibility to make field measurements in time for their incorporation in the Shop Drawings. The Architect and Engineer shall be notified of any discrepancies that may exist.
3. Refer to architectural drawings for floor elevations, slopes, locations of depressed floor areas, and floor openings. The Contractor shall compare the structural drawings with the architectural drawings and report any discrepancy to the Architect and Engineer prior to construction.
4. Principal openings through the framing are shown on these drawings. The Contractor shall examine the structural, architectural and MEP drawings for the required openings and verify the size and location of all openings with the MEP Contractor. Provide all openings required by the Mechanical, Electrical, or Plumbing trades, whether shown or not shown in the structural drawings, however, any deviation from the openings shown on the structural drawings shall be brought to the Engineer's attention for review.
5. The Contractor shall furnish and place all supports, temporary and permanent, whether shoring, bracing, needling, underpinning, or sheet piling, necessary to brace existing walls or framing to remain, such that horizontal or vertical settlement concerns at nearby adjacent structures are mitigated. Keep temporary supports in place until permanent supports are installed. Design of these supports shall be by a Structural Engineer registered in the state in which the project is permitted and under the employ of the Contractor.
6. Alternate connection details may be approved if such details are submitted to the Engineer for review and acceptance is granted. The Engineer shall be the sole judge of acceptability and the Contractor's bid shall anticipate the use of those specific details shown on the drawings. Design of these proposed alternate connection details shall be by a Structural Engineer registered in the state in which the project is permitted and under the employ of the Contractor.
7. The safety of adjacent structures, property, workers, and the public, as affected by the construction of this project is the sole responsibility of the Contractor.
8. All Contractors are required to examine the drawings and specifications carefully, visit the site and fully inform themselves as to all existing conditions and limitations, prior to agreeing to perform the work. Failure to visit the site and familiarize themselves with the existing conditions and limitations will in no way relieve the Contractor from furnishing any materials or performing any work in accordance with drawings and specifications without additional cost to the Owner.
9. Structural drawings may represent construction with a reference scale. Due to the inherent process of drawing development and presentation, not all work may be shown "exact" in that scale. The drawings shall not be 'scaled' to obtain any missing information or to interpret any information not specifically dimensioned for "exact" detailing or construction purposes.
10. The Contract Documents represent final conditions. Stability of the structure during construction, as well as means and methods that impose temporary loading conditions on the incomplete structure is the sole responsibility of the General Contractor. This responsibility includes, but is not limited to, the design and installation of any temporary supports, shoring, and/or bracing required for the safety and stability of the structure during construction.
11. Proprietary products specified within these drawings are identified as a basis-of-design for an established performance criteria. Product substitutions shall be submitted to the Structural Engineer for approval prior to the procurement of the affected work. The product substitution request should include, at a minimum, the following:
    A. Product to be substituted with clear reference to the intended use in the structural specifications and drawings.
    B. Reasons for substitution, including changes to the contract cost and schedule.
    C. Manufacturer technical product data sheets, certifications, and test reports for the new product.
    D. A published statement of the new product's compliance with the building code adopted by the local jurisdiction.
    E. A statement of the new product's compatibility with the affected portions of the work.

SUBMITTAL REVIEW:

1. Review of Contractor Submittals, including but not limited to Shop Drawings, Product Data, Manufacturer Cut Sheets, etc. shall be for the limited purpose of checking for conformance with the information given and the design concept expressed in the Contract Documents. Review of such submittals shall not be for the purpose of determining the accuracy and completeness of other information, including but not limited to dimensions, elevations, and quantities. The review shall not constitute approval of safety precautions or, unless otherwise stated in the Contract Documents, any construction means, methods, techniques, sequences or procedures. Approval of a specific item shall not indicate approval of an assembly of which the item is a component.
2. Review shall be limited only to those elements listed on the transmittal that are indicated to have been submit for approval, even if other elements are included (e.g. a fabricator's model or erection plan). Changes to previously reviewed elements shall not be reviewed unless requested as Revise and Resubmit or unless a design change bulletin creates a change to the element. In the event of a change bulletin, only those elements affected by that bulletin, and which are clearly indicated as a change by clouds or similar distinguishing means, shall be reviewed.
3. Submittals and shop drawings are the property of the Contractor.
4. Submittals will not be reviewed unless first reviewed by the Contractor and indicated as such on the submittal.
5. Submittals sent "For Record" or "For Field Use" shall not be not reviewed.
6. Structural Submittals pertain to elements designed by the Engineer of Record and shown in the Contract Documents.
7. Structural Delegated Design Submittals pertain to elements where the Contract Documents specifically require the Contractor to provide professional design services or certifications by a licensed design professional (Delegated Design Professional) related to systems, materials or equipment. The Contract Documents specify the appropriate performance and design criteria that such services must satisfy. Submittals and Shop Drawings shall bear the seal and signature of the Delegated Design Professional and will be reviewed for conformance with the design criteria. The Engineer of Record shall be entitled to rely upon the adequacy, accuracy and completeness of the services, certifications and approvals performed or provided by the Delegated Design Professional.
8. Non-Structural Component Submittals shall be reviewed for the effect on the structure only. Component loads imposed on the structure shall be indicated directly on the submittal. The design of the components shall not be reviewed. Structural review and comments shall be limited to the overall effect on the building structure. The Engineer of Record shall be entitled to rely upon the adequacy, accuracy and completeness of the information provided.

DESIGN LOADS:

GRAVITY LOADING TABLE

OCCUPANCY:	SUPERIMPOSED DEAD LOAD:	LIVE LOAD:	LIVE LOAD REDUCTION:
OFFICES	20 PSF	50 PSF NOTE 1	YES
LOBBIES, COMMON AND ASSEMBLY AREAS	30 PSF	100 PSF	NO
RESTROOMS	30 PSF	60 PSF	YES
MECHANICAL	20 PSF	100 PSF NOTE 2	NO
STAIRS	5 PSF NOTE 3	100 PSF 300LB CONC.	YES
STORAGE (LIGHT)	15 PSF	125 PSF	NO
ROOF	30 PSF	20 PSF	YES

GRAVITY LOADING TABLE NOTES:

1. In addition to the tabulated live load, a non-reducible 20 psf partition live load shall be included.
2. Where unit/equipment weights are indicated on the drawings, the live load in these areas shall be revised accordingly.
3. The Superimposed Dead Load identified for the stairs includes miscellaneous attachments to the stairs. It does not include the self-weight of the stair structural framing members nor the weight of any non-structural architectural toppings/finishes.
4. For joist uplift calculations, assume SDL = 6 psf and LL = 0 psf. Deck SW = 3 psf

TRANSIENT LOADING TABLE

DESCRIPTION:	REMARKS:
WIND DESIGN DATA:	
ULTIMATE WIND SPEED (V_{ULT})	162 MPH
NOMINAL WIND SPEED (V_{ASD})	126 MPH
RISK CATEGORY	II
WIND EXPOSURE	B
ENCLOSURE CATEGORY	ENCLOSED
INTERNAL PRESSURE COEFFICIENT (GC_{PI})	+/- 0.18
RAIN DESIGN DATA:	
RAIN LOAD	12 PSF (NOTE 3)
RAIN INTENSITY (100-YEAR RETURN PERIOD)	4.5 IN/HR

TRANSIENT LOADING TABLE NOTES:

1. Design lateral loads for the main wind force resisting systems are in accordance with ASCE 7-16 Chapter 27.
2. Design lateral loads for building components and cladding are in accordance with ASCE 7-16 Chapter 30. Refer to the Components and Cladding Wind Pressures Table for additional information.
3. The Rain Load pressure identified herein is based on the following assumptions. These assumptions shall be verified based on the final selected roofing system, primary drainage system, and secondary drainage system.
    A. Depth of water on undeflected roof up to inlet of secondary drainage system: ds = 1"
    B. Additional depth of water above the inlet of the secondary drainage system resulting from net accumulation (hydraulic head): dh = 1 1/4"

MOVEMENT & DEFLECTIONS:

1. DRIFT: Provisions shall be made for the building cladding system to accommodate a horizontal displacement at the top of any story relative to the bottom of the same story of H/400, where "H" is the height of the respective story. This drift shall correspond to a 25-year mean recurrence interval wind event. The Delegated tilt-up panel engineer's shear wall design shall comply with these drifts limits.
2. FLOOR & ROOF DEFLECTIONS: Provisions shall be made for the building cladding system, flooring systems, ceilings, interior partitions, glass walls, and other components attached to the floor or roof structure to accommodate floor or roof deflections as follows, where "L" is the respective member span:
    A. Floor Members:
       - Live Load: L/360
       - Total Load: L/240
    B. Roof Members:
       - Live Load: L/240
       - Total Load: L/180
3. VIBRATION: The Structural design does not account for vibrations, or perception thereof, resulting from external sources.

SPECIALTY ENGINEERING:

1. Specialty engineered items shall be designed by an engineer licensed in the state in which the project is permitted. The delegated engineering services shall be retained by the Supplier of that specialty item. The Specialty Engineer shall prepare detailed shop drawings that bear the seal and signature of the Delegated Design Professional responsible for the Specialty Engineering design. Signed-and-sealed calculations shall be provided for each unique item that requires delegated design. The following design responsibilities shall be assigned to a Specialty Engineer.
    A. Cold-formed metal framing.
    B. Curtainwall and storefront systems and all connections to superstructure required for them.
    C. Entrance canopies and connections to superstructure.
    D. Steel stair and all connections required for them.
    E. Handrail, guardrail, stair rail, fences, gates, other misc. metals, etc.
    F. Mechanical tie-downs to superstructure, mechanical support curbs, mechanical duct support, piping supporters, hanging equipment supports, and all associated connections to the superstructure.
    G. Form work, shoring, reshoring, etc.
    H. Precast concrete elements including precast concrete façade panels, soffit beams, joists, double tees, inverted tees, spandrels columns, and all connections to superstructure required for them.
    I. Brick-tie lateral supports.
    J. Crane and other heavy equipment, including foundation and shoring. A Specialty Engineer shall be employed by the contractor for all work associated with tower cranes, including foundation, bracing, holes in structure shoring, etc. This also applies to any heavy equipment that is to be attached to/or loaded on the structure. Complete signed-and-sealed shop drawings and calculations shall be provided for all affected elements and submitted to the Engineer of Record.
    K. All material testing required by the special inspection plan and building codes such as concrete cylinder tests, slump tests, masonry grout test and any other special tests required.
2. The Specialty Engineer responsible for their particular design discipline shall inspect all phases of it to ensure compliance with the design.
3. All costs associated with the use of a Specialty Engineer shall be included within the Supplier's bid price for the procured item.
4. Where additional structural steel supports are required/requested by a delegated engineer and/or their supplier, the Contractor shall account for it in their budget and the design shall be provided by their delegated engineer. This is applicable to cold-formed steel, architectural precast, prefabricated elements, and all other instances where a delegated engineer is making connections back to the structure.

FOUNDATIONS:

1. Refer to the Geotechnical Report for soil preparation and foundation installation procedures. The foundation design is based on the recommendations provided in the following Geotechnical Report:
    a. Report No.: AACE 25-101 (Rev2)
    b. Report Title: Subsurface Soil Exploration and Geotechnical Engineering Evaluation Seacoast Bank New Headquarters, Stuart, Martin County, Florida
    c. Prepared By: Anderson Andre Consulting Engineers, Inc
    d. Dated: December 29, 2025
2. All footings shall bear on soil having a minimum net allowable bearing capacity of 6,000 psf. Allowable bearing pressures are increased by XXX% for combined gravity and lateral loads.
3. The Geotechnical Engineer shall specify the test procedures required to verify allowable bearing pressures. Structural Engineer of Record shall be sent the tests results for review.
4. The foundation design is based on the following soil parameters as provided in the referenced Geotechnical Report:
    1. Soil Moist Unit Weight = 110 pcf
    2. Base/Soil Friction Coefficient = 0.45
    3. Ultimate Passive Resistance (Equiv. Fluid Pressure) = 50 pcf
5. Center all foundations underneath their supported elements unless noted otherwise.
6. Do not place foundations in water. Provide continuous control of surface and underground water as required during construction such that the work is achieved in a dry condition. Ensure groundwater levels under adjacent structures are not lowered during construction.
7. Building retaining walls rely on the completed floor slabs for lateral support. If required by the construction sequence, temporarily brace all building retaining walls until all floor slabs laterally supporting the walls are in place and have attained at least 75% of their specified design strength. Design of temporary braces shall be by a Structural Engineer licensed in the state in which the project is permitted under the employ of the Contractor.
8. Where foundation elements are to have fill on both sides, fill each side simultaneously, maintaining a common elevation.
9. Unless noted otherwise, retaining walls specified within these plans have not been designed to resist hydrostatic pressure that results from water build-up on the retained face of these walls. Positive drainage shall be provided to alleviate hydrostatic pressure build-up on these walls. This design shall be a coarse-aggregate encased drainage system or other similar means and shall be provided by others.
10. Refer to the Geotechnical report for soil compaction requirements beneath foundations and slabs-on-grade. Verification that soil compaction requirements have been met shall be made by the Geotechnical Engineer or their designated representative before any foundations are placed.
11. All finished foundation excavations shall be inspected and approved by the Geotechnical Engineer or their designated representative before any foundations are placed.
12. Coordinate under floor drain requirements with architectural and MEP drawings, as well as the requirements of the Geotechnical Engineer.

PRECAST STRUCTURAL CONCRETE:

1. Precast Structural Concrete work shall comply with ACI 318-19 "Building Code Requirements for Structural Concrete", ACI 301-16 "Specifications for Structural Concrete", and PCI Standards.
2. Precast Structural Concrete shall be manufactured by a PCI-Certified Plant and erected by a PCI-Certified Erector. The certification shall be within the PCI Certification Category relevant to the affected work.
3. Refer to the Architectural plans and specifications for all Precast Architectural Concrete as well as additional detailing requirements at all exposed Precast Structural Concrete for special finishes, colors, and other aesthetic information.
4. Precast Structural Concrete elements shall be designed by a registered engineer licensed in the state in which the project is permitted. The delegated engineering services shall be retained by the Precast Concrete Supplier. The Precast Concrete Supplier shall prepare detailed shop drawings that bear the seal and signature of the Delegated Design Professional responsible for the Precast Concrete design. Signed-and-sealed calculations shall be provided for each unique condition that requires delegated design.
5. The Contractor shall submit Production Drawings and Erection Drawings to the Architect and Structural Engineer for review.
6. The Precast Supplier shall furnish and install all precast concrete elements, all connecting and supporting hardware, grout and other work required to provide a functional precast concrete system.
7. The Contractor may propose modifications to the Precast Concrete element configuration and connection details indicated on these drawings. These proposed modifications shall be submit to the Architect and Structural Engineer for review and approval. In this proposal, the Contractor shall include a clear description of the modifications including the impacts to the design of the affected components and any changes to the construction cost and schedule.
8. Precast Structural Concrete shall have a minimum 28-day compressive strength of 5,000 psi.
9. Grout used for bearing connections for precast concrete elements is part of the load transfer mechanism for these members. Grout shall be placed and sufficiently cured prior to any loading being applied to these members. Grout shall be non-shrink, pre-mixed and have a minimum 3-day compressive strength of 5,000 psi. Where the compressive strength of the supported precast element exceeds 5,000 psi, the grout strength shall equal or exceed that of the precast element.
10. All mild reinforcing steel shall be deformed bars complying with ASTM A615, Grade 60, unless noted otherwise.
11. Reinforcing steel specified to be welded shall comply with ASTM A706, Grade 60.
12. All prestressing steel shall be low-relaxation, seven-wire steel strands complying with ASTM A416, Grade 270.

CAST-IN-PLACE CONCRETE:

1. All concrete work shall comply with ACI 318-14 "Building Code Requirements for Structural Concrete", ACI 301-10 "Specifications for Structural Concrete" and ACI 117-10 "Specification for Tolerances for Concrete Construction and Materials".
2. Provide normal weight concrete, unless noted otherwise, with sand and gravel aggregate complying with ASTM C33 and Type I or Type II Portland Cement in compliance with ASTM C150.
3. All concrete shall be manufactured and delivered to the construction site in accordance with ASTM C94.
4. The time between the initial mixing of water into the cement and aggregate mix and the discharge of the concrete in its final position shall not exceed 90 minutes.
5. Concrete strength testing specimen shall be made and cured in conformance with ASTM C31 and tested in accordance with ASTM C39. Three (3) 4 in. by 8 in. cylinders shall be made at each occurrence of concrete placement for each individual mix with an additional cylinder taken at a frequency of every 50 cubic yards. Material test results shall be provided to the Structural Engineer within 7 days of testing.
6. Provide a construction submittal for each proposed concrete mix design including, at a minimum, the locations of placement, concrete materials, mixture proportions, and historical testing data demonstrating the mix design can meet the specified requirements.
7. Concrete mixes shall be well-graded, and shall contain aggregates that vary in size. It shall be permissible to use #89 stone (pea rock) as a filler aggregate, however, a larger sized coarse aggregate (#67 or #57 stone) shall be used where size restrictions allow.
8. Provide an air entrainment admixture for all concrete exposed to weather.
9. Construction joint locations, other than those shown on the drawings, shall be submitted to the Structural Engineer of Record for approval. Place all concrete without horizontal construction joints, unless noted otherwise. Provide continuous horizontal reinforcement through vertical construction joints. Provide a construction submittal identifying the intended concrete placement sequence and locations of construction joints.
10. Verify that all reinforcement and embedded items are properly installed and secured in accordance with the Contract Documents prior to concrete placement.
11. Pipes and conduits shall not be placed in concrete slabs closer than 3 diameters on center. Maximum outside diameter shall be 1/3 of the slab thickness. Conduits shall be located within the middle third of the slab. Position pipes and conduits so that they do not interfere with slab reinforcement. Aluminum conduits shall not be permitted to be placed in concrete.
12. Grout under column base plates and under other bearing plates shall be non-shrink, non-metallic grout with a minimum compressive strength of 5000 psi at 3 days.
13. All keys shall be 2" x 4" (nominal) unless otherwise shown on the drawings.
14. Chamfer all exposed edges of concrete members 3/4" unless noted otherwise on architectural drawings.
15. Begin placement of concrete cast on sloped surfaces at the lowest elevation and continue monolithically toward the higher elevations until the intended pour is completed.
16. Refer to architectural drawings for concrete finish requirements. Where concrete finish is not specified, comply with the requirements of ACI 301.
17. Refer to architectural drawings for concrete details at door and window openings, drip grooves and edges, wash slopes, reglets, finishes, and miscellaneous embedded items.
18. Concrete placement tolerances shall conform with ACI 117 for placement tolerances.
19. Vertical concrete elements (columns, walls, etc...) shall be poured continuously (monolithically) from floor to floor, unless otherwise approved by the EOR. Floors that are not engaged (bypassed) by double-height elements shall not be considered when determining the extents of the concrete pour.
20. Where a topping slab is placed on top of foam fill, the foam fill shall be lightweight structural foam conforming to requirements ASTM D6817 EPS15 (0.90 pcf weight) with a minimum compressive resistance of 3.6 psi at 1% deformation.
21. The concrete structural members are designed to receive the specified loading in the final design state. Temporary formwork required for constructing the concrete elements is the responsibility of the GC. Constructability related items including (but not limited to) formwork, form removal, shoring, and reshoring shall be designed and specified by a delegated engineer licensed in the state of Florida. The items listed below shall be specified by the Delegated Engineer responsible for Formwork/Shoring Design and shall not be less than these minimum requirements:
    A. For PT slabs, formwork is not permitted to be removed until all tendons are stressed.
    B. The following minimum percentages of the specified compressive strength (f'_c) shall be achieved prior to formwork removal:
       a. For Pile Caps: Minimum 20%
       b. For Concrete Columns: Minimum 40%
       c. For Concrete Walls: Minimum 20
       d. For Other Concrete Elements Besides Floor Structures: Minimum 75%
       e. For Concrete Floor Structures: Minimum 85%
    C. Following formwork removal, reshoring shall be provided until 100% of f'_c is achieved.
22. Refer to the 'Schedules' sheet series for the Classes of Concrete Schedule.

REINFORCING STEEL:

1. Concrete reinforcing steel detailing, fabrication, and placement shall comply with ACI and CRSI Standards and Specifications.
2. Indicate on the shop drawings, all necessary accessories to hold reinforcing securely in position. Bar supports shall consist of bolsters and chairs with a spacing not to exceed 4'-0". Refer to the CRSI Manual of Standard Practice for bar support recommendations.
3. Refer to the applicable schedules for dimensions of Tension Development Length (L_d), Tension Development Length of a Standard Hook (L_{dh}), and Class B Lap Splice Length. All lap splices specified in the plans shall be Class B Lap Splices, unless noted otherwise.
4. Where continuous bars are called for, run them continuously around corners and lap them at necessary splices, or provide hooks at discontinuous ends. Lap lengths shall be as given in the splice and development table. Lap beam top bars at mid-span and beam bottom bars at supports, unless noted otherwise.
5. Reinforcing bar splices shall be reviewed by (and at the discretion of) the structural engineer of record. Do not splice bars when length is less than or equal to 50'-0".
6. All stirrup legs shall hook around a longitudinal bar, no exceptions. Where the number of stirrup legs exceeds the specified number of longitudinal bars in a member, provide supplemental #4 bars as required to meet this requirement. The supplemental bars shall be spliced as required, and shall be developed with straight or with a standard hook at termination.
7. All hooks shown on drawings shall be ACI standard hooks, unless noted otherwise.
8. Provide welded wire reinforcing WWR in flat sheets. Lap all WWR one mesh plus two inches at splices.
9. All reinforcing steel shall be deformed bars complying with ASTM A615, Grade 60, unless noted otherwise.
10. Reinforcing steel specified to be welded shall comply with ASTM A706, Grade 60.
11. Inspection of concrete reinforcing steel shall refer to ACI 117-10 for tolerances regarding bar fabrication, assembly, and placement.

CONCRETE COVER TABLE

CONDITION			COVER
SURFACES CAST AGAINST EARTH			3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER	#5 BARS AND SMALLER		1 1/2"
	#6 BARS AND LARGER		2"
FORMED SURFACES NOT EXPOSED TO EARTH OR WEATHER	SLABS, WALLS, AND JOISTS	#11 BARS AND SMALLER	3/4"
		#14 BARS AND LARGER	1 1/2"
	BEAMS, COLUMNS, AND PIERS		1 1/2"
EXTERIOR POST-TENSIONED SLABS	TOP AND BOTTOM		1"
SLABS ON METAL DECK	TOP AND BOTTOM		3/4"
SLABS ON METAL DECK (PARKING)	TOP		1 1/2"
	BOTTOM		3/4"

POST-INSTALLED CONCRETE ANCHORS:

1. Mechanical Anchors: Refer to the plans for mechanical anchor type, size, and quantity. The mechanical anchor system shall be evaluated per ICC-ES Acceptance Criteria AC193 and be recognized as in compliance with the adopted building code by a published ICC-ES Evaluation Service Report (ESR). The specified mechanical anchor system shall be installed in accordance with manufacturer requirements.
2. Adhesive Anchors: Refer to the plans for adhesive anchor type, size, and quantity. The adhesive anchor system shall be evaluated per ICC-ES Acceptance Criteria AC308 and be recognized as in compliance with the adopted building code by a published ICC-ES Evaluation Service Report (ESR). The specified adhesive anchor system shall be installed in accordance with manufacturer requirements.
3. Unless otherwise authorized by the EOR, contractor shall perform a survey using ground penetration radar, or other concrete imaging methods, to locate existing reinforcement prior to installing post-installed anchors. Drilling/coring into existing reinforcement shall not be permitted.
4. The EOR shall be notified if the as-installed location of the post-installed anchor deviates more than 1/2" from the specified location.

MASONRY:

1. All concrete masonry work shall comply with TMS 402-16/ACI 530-16/ASCE 5-16 "Building Code Requirements for Masonry Structures" and TMS 602-16/ACI 530.1-16/ASCE 6-16 "Specification for Masonry Structures".
2. Specified Compressive Strength of Masonry (f'm): Refer to the Masonry Wall Schedule for the specified compressive strength of masonry (f'm). Concrete masonry compliance with the specified f'm shall be verified by the Unit Strength Method. Submit mix designs, test results, and material certificates for concrete masonry units, mortar, grout and other accessories used in the concrete masonry construction. The unit weight of masonry shall not exceed 135 pcf.
3. Concrete Masonry Units: Refer to the Masonry Material Properties Table for the minimum compressive strength of masonry units. Concrete masonry units shall be sampled and tested to verify compliance with ASTM C90.
4. Mortar: Mortar for concrete masonry construction shall be Type M or S and comply with ASTM C270. Face shells and webs of concrete masonry units shall be fully-bed in mortar. Mortar thickness at bed and head joints shall be 3/8" except at foundations. Refer to TMS 602 for mortar bed joint thickness requirements at foundations.
5. Grout: Refer to the Masonry Material Properties Table for the minimum compressive strength of grout (f'g). Grout for concrete masonry construction shall comply with ASTM C476 and shall be sampled and tested in accordance with ASTM C1019.
6. Vertical Reinforcement: Vertical reinforcement shall be deformed reinforcing bars complying with ASTM A615, Grade 60. Vertical reinforcement shall be centered in masonry cells unless noted otherwise.
7. Welded Reinforcement: Deformed reinforcing bars specified to be welded shall comply with ASTM A706.
8. Horizontal Joint Reinforcement: Horizontal joint reinforcement shall be ladder type steel wire ties complying with ASTM A951 with minimum yield stress of 70 ksi. Wall thicknesses 8" and less shall have horizontal joint reinforcement W1.7 (9 gage, MW 11) spaced at 16" OC vertically. Wall thicknesses 10" and greater shall have horizontal joint reinforcement W2.8 (3/16", MW 17) spaced at 16" OC vertically.
9. Vertical Control Joints: Refer to architectural plans for masonry wall vertical control joint locations (spacing of vertical control joints shall not exceed 24'-0"). Horizontal joint reinforcement shall be discontinued at vertical control joints.
10. Bond-Beams: Refer to plan and Masonry Beam Schedule for bond-beam sizes and reinforcement. At a minimum, provide a bond-beam course at the top of walls, top of parapets, load bearing courses, and diaphragm connection courses. Unless noted otherwise, reinforce 8" wide (and smaller) units with (1)#5, and 10" wide (and larger) units with (2)#5 continuous.
11. Openings: Unless noted otherwise, provide (1)#5 in two consecutive cells on each side of wall openings. Reinforcement shall continue to floor (or foundation) above and below opening and terminate at bond beams in standard hooks.
12. Lap Splice Length: The minimum lap splice length for reinforcing bars embedded in grout shall be 48 bar diameters, unless noted otherwise.
13. Grout and Reinforcement Placement: All cells containing vertical reinforcement shall be filled solid with grout. Reinforcing bars shall be placed and properly secured before grouting. Place grout with a slump between 8" and 11" and in lifts not exceeding 5 feet. Consolidate each lift by mechanical vibration. The next lift of the pour may be made after the initial water loss and reconsolidation of the prior lift is achieved (while it is still plastic). Provide cleanouts in masonry wall pours greater than 5'-4". All masonry wall courses in contact with soil (below grade, et. al.) shall be filled solid with grout.
14. Masonry Bond Pattern: Masonry shall be laid in running bond unless noted otherwise.

MASONRY MATERIAL PROPERTIES TABLE

SPECIFIED COMPRESSIVE STRENGTH OF MASONRY (f'm)	MIN. COMPRESSIVE STRENGTH OF MASONRY UNIT (WITH TYPE M OR S MORTAR)	MIN. COMPRESSIVE STRENGTH OF GROUT (f'g)
1900 PSI	1900 PSI	2000 PSI
2000 PSI	2000 PSI	2000 PSI
2500 PSI	3250 PSI	2500 PSI
3000 PSI	4500 PSI	3000 PSI

COLD-FORMED METAL FRAMING:

1. Cold-formed metal framing information shown in these drawings is generally schematic. It is intended to define the spatial relationship of the framed members and show a feasible method of making a connection to the structure.
2. Cold-formed metal framing shall be designed by a registered engineer licensed in the state in which the project is permitted. The delegated engineering services shall be retained by the Cold-Formed Metal Supplier. The Cold-Formed Metal Supplier shall prepare detailed shop drawings that bear the seal and signature of the Delegated Design Professional responsible for the Cold-Formed Metal framing design. Signed-and-sealed calculations shall be provided for each unique condition that requires delegated design.

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TAMBONE COMPANIES

SEACOAST BANK PARKING GARAGE

815 SOUTH COLORADO AVE
STUART, FL 34994

PROJECT NO:
240089.00

GENERAL NOTES

SHEET NUMBER:
S001

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEETS ORIGINAL PAGE SIZE

ABBREVIATIONS LIST

(E)	EXISTING
/	PER
@	AT
Ø	DIAMETER
ANCH	ANCHOR
ADDL	ADDITIONAL
AESS	ARCHIECTURALLY EXPOSED STRUCTURAL STEEL
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECT
BF	BRACED FRAME
BLDG	BUILDING
BM	BEAM
B/	BOTTOM OF
B.O.	BOTTOM OF
B.O.S.	BOTTOM OF STEEL
BOT	BOTTOM
BRDG	BRIDGING
BRG	BEARING
BTWN	BETWEEN
C	CHANNEL
CANT	CANTILEVER
CF	COLD-FORMED
CFMF	COLD-FORMED METAL FRAMING
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CJP	COMPLETE JOINT PENETRATION
CL	CENTERLINE
CLNG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
COORD	COORDINATE
CTR	CENTER
Db	BAR DIAMETER
DBA	DEFORMED BAR ANCHOR
DBL	DOUBLE
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DL	DEAD LOAD
DN	DOWN
DTL	DETAIL
DWG	DRAWING
DWL	DOWEL
EW	EACH WAY
EA	EACH
EE	EACH END
EF	EACH FACE
EJ	EXPANSION JOINT
EL	ELEVATION
ELEV	ELEVATION
EMBD	EMBED
ENGR	ENGINEER
EOR	ENGINEER OF RECORD
EOS	EDGE OF SLAB
EQ	EQUAL
EQ SP	EQUAL SPACING
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ES	EACH SIDE
EW	EACH WAY
EXP	EXPANSION
EXT	EXTERIOR
FA	FACE
FAB	FABRICATE
FD	FLOOR DRAIN
FDN	FOUNDATION
FF	FINISH FLOOR
FIN	FINISH
FLR	FLOOR
FS	FAR SIDE
FT	FOOT
FTG	FOOTING
GA	GAGE
GALV	GALVANIZE
GB	GRADE BEAM
GEN	GENERAL
GR	GRADE
HAS	HEADED ANCHOR STUD
HDG	HOT DIP GALVANIZED
HNGR	HANGER
HK	HOOK
HORIZ	HORIZONTAL
HSS	HOLLOW-STRUCTURAL SECTION
HT	HEIGHT
HVAC	HEATING VENTILATION AND A/C
ID	INSIDE DIAMETER / INTERIOR DESIGN
IF	INSIDE FACE
IN	INCH
INT	INTERIOR
JT	JOINT
K	KIP (1000 POUNDS)
KSF	KIP PER SQUARE FOOT
KSI	KIP PER SQUARE INCH
LB	POUND
L_D	DEVELOPMENT LENGTH (TENSION) OF STRAIGHT REBAR
L_{DC}	DEVELOPMENT LENGTH (COMPRESSION) OF STRAIGHT REBAR
L_{DH}	DEVELOPMENT LENGTH (TENSION) OF STANDARD HOOK REBAR
L_{SC}	LAP SPLICE (COMPRESSION)
LL	LIVE LOAD
LLBB	LONG LEG BACK-TO-BACK
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LONG	LONGITUDINAL
LT	LIGHT
LWC	LIGHT-WEIGHT CONCRETE
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MC	MOMENT CONNECTION
MECH	MECHANICAL
MEP	MECHANICAL/ELECTRICAL/PLUMBING
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MLS	MASONRY LAP SPLICE
MTL	METAL
N	NORTH
NS	NON-SHRINK
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OVS	OVERSIZED
PAF	POWDER ACTUADED FASTENER
PC	PRECAST CONCRETE
PEN	PENETRATION
PERP	PERPENDICULAR
PL	PLATE
PLF	POUNDS PER LINEAR FOOT
PREFAB	PREFABRICATED
PRELIM	PRELIMINARY
PS	PRE-STRESSED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POST-TENSIONED / PRESSURE TREATED
QTY	QUANTITY
RAD	RADIUS
RE	REGARDING
REF	REFERENCE
REINF	REINFORCEMENT
REQD	REQUIRED
RET	RETURN
REV	REVISION
RTU	ROOF TOP UNIT
S	SOUTH
SC	SLIP CRITICAL
SCHED	SCHEDULE
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SLBB	SHORT LEG BACK-TO-BACK
SLH	SHORT LEG HORIZONTAL
SLV	SHORT LEG VERTICAL
SOG	SLAB-ON-GRADE
SP	SPACE
SPEC	SPECIFICATION
SPRT	SUPPORT
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STIFF	STIFFENER
STIR	STIRRUP
STL	STEEL
STR	STRUCTURAL
SW	SHEAR WALL
SYM	SYMMETRICAL
T	TOP
T&B	TOP AND BOTTOM
THK	THICK
T.O.	TOP OF
T.O.F.	TOP OF FOUNDATION
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
TRANS	TRANSVERSE
TYP	TYPICAL
ULT	ULTIMATE
UNO	UNLESS NOTHED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
WF	WIDE FLANGE
WP	WOOD POST OR WORK POINT
WT	WIDE FLANGE T SECTION
WWR	WELDED WIRE REINFORCEMENT
WxH	WIDTHxHEIGHT

STRUCTURAL MARKS LEGEND

FOUNDATIONS

GB-##: GRADE BEAM
PLAN VIEW — GB-01
SECTION VIEW
SLAB-ON-GRADE
GRADE BEAM MARK
EDGE OF CONCRETE GRADE BEAM

F#.#: SPREAD FOOTING
PLAN VIEW — F4.0 (100'-0")
CONCRETE SPREAD FOOTING
FOOTING MARK
TOP OF FOOTING ELEVATION RELATIVE TO DATUM
CENTER OF COLUMN

PC##: PILE CAP
PLAN VIEW — PC04 (100'-0")
CONCRETE PILE CAP
PILE CAP MARK
TOP OF PILE CAP ELEVATION RELATIVE TO DATUM
TYPICAL COMPRESSION PILE DESIGNATION
TYPICAL TENSION PILE DESIGNATION
CENTER OF COLUMN

TSF#.#: THICKENED SLAB FOOTING
PLAN VIEW — TSF2.0
SECTION VIEW
SLAB-ON-GRADE
THICKENED SLAB MARK
EDGE OF THICKENED SLAB FOOTING WIDTH
EDGE OF THICKENED SLAB FOOTING WIDTH

WF#.#: WALL FOOTING
PLAN VIEW — WF3.0 (100'-0")
CONCRETE WALL FOOTING
SUPPORTED ELEMENT
WALL FOOTING MARK
TOP OF FOOTING ELEVATION RELATIVE TO DATUM

MASONRY

BB-##: BOND BEAM
PLAN VIEW — BB-01
SECTION VIEW
ELEVATION VIEW — BB-01
BOND BEAM MARK
MASONRY WALL
BOND BEAM MARK
BOND BEAM
MASONRY WALL (COURSING NOT SHOWN)

NOTE:
REFER TO THE PLANS AND GENERAL NOTES FOR ALL LOCATIONS WHERE A BOND BEAM IS REQUIRED. BOND BEAMS CALLED OUT ON PLAN ARE FOR LOCATIONS WITH REQUIREMENTS MORE STRINGENT THAN THE MINIMUM BOND BEAM REQUIREMENTS IDENTIFIED IN THE GENERAL NOTES AND APPLICABLE DETAILS.

MC-##: MASONRY COLUMN
PLAN VIEW — MC-01
MASONRY COLUMN MARK
MASONRY COLUMN
MASONRY WALL (RUNNING BOND WITH MASONRY COLUMN, UNO)

MW-##: MASONRY WALL
PLAN VIEW — MW-01
MASONRY WALL
MASONRY WALL MARK

TC-##: TIE COLUMN
PLAN VIEW — TC-01
TIE COLUMN MARK
CONCRETE TIE COLUMN
MASONRY WALL (ADJACENT CELLS POURED INTEGRAL WITH TIE COLUMN)

TB-##: TIE BEAM
PLAN VIEW — TB-01
SECTION VIEW
ELEVATION VIEW — TB-01
CONCRETE TIE BEAM MARK
MASONRY WALL
TIE BEAM MARK
CONCRETE TIE BEAM
MASONRY WALL (COURSING NOT SHOWN)

NOTE:
REFER TO THE PLANS AND GENERAL NOTES FOR ALL LOCATIONS WHERE A TIE BEAM IS REQUIRED. TIE BEAMS CALLED OUT ON PLAN ARE FOR LOCATIONS WITH REQUIREMENTS MORE STRINGENT THAN THE MINIMUM TIE BEAM REQUIREMENTS IDENTIFIED IN THE GENERAL NOTES AND APPLICABLE DETAILS.

CONCRETE

CB-##: MILD-REINFORCED CONCRETE BEAM
PLAN VIEW — CB-01
SECTION VIEW
ELEVATED CONCRETE SLAB
MILD-REINFORCED CONCRETE BEAM MARK
EDGE OF CONCRETE BEAM
MILD-REINFORCED CONCRETE BEAM
ELEVATED CONCRETE SLAB

CC-##: CONCRETE COLUMN
PLAN VIEW (RECT.) — CC-01
PLAN VIEW (ROUND) — CC-01
CONCRETE COLUMN MARK
CONCRETE COLUMN

CW-##: CONCRETE WALL
PLAN VIEW — CW-01
CONCRETE WALL MARK
CONCRETE WALL

LB-##: LINK BEAM
PLAN VIEW — LB-01
ELEVATION VIEW — LB-01
LINK BEAM MARK
CONCRETE LINK BEAM
CONCRETE LINK BEAM
REFER TO APPLICABLE SECTIONS/DETAILS FOR REINF REQUIREMENTS

P-##: PLINTH
PLAN VIEW (RECT.) — P-01
PLAN VIEW (ROUND) — P-01
PLINTH MARK
CONCRETE PLINTH

PB-##: POST-TENSIONED CONCRETE BEAM
PLAN VIEW — PB-01
SECTION VIEW
ELEVATED CONCRETE SLAB
POST-TENSIONED CONCRETE BEAM MARK
EDGE OF CONCRETE BEAM
POST-TENSIONED CONCRETE BEAM
ELEVATED CONCRETE SLAB

PIL-##: PILASTER
PLAN VIEW — PIL-01
PILASTER MARK
CONCRETE PILASTER
CONCRETE WALL

PC-C##: PRECAST CONCRETE COLUMN
PLAN VIEW (RECT.) — PC-C01
PLAN VIEW (ROUND) — PC-C01
PRECAST CONCRETE COLUMN MARK
PRECAST CONCRETE COLUMN

TU-W##: TILT-UP CONCRETE WALL
PLAN VIEW — TU-W01
TILT-UP CONCRETE WALL MARK
TILT-UP CONCRETE WALL

TU-P##: TILT-UP CONCRETE WALL PIER
PLAN VIEW — TU-P01, TU-P01
ELEVATION VIEW — TU-P01, TU-P01
TILT-UP CONCRETE WALL PIER MARK
TILT-UP CONCRETE WALL PIER
OPENING
OPENING
TILT-UP CONCRETE WALL PIER

TU-S##: TILT-UP CONCRETE WALL SPANDREL
PLAN VIEW — TU-SP01
ELEVATION VIEW — TU-SP01
TILT-UP CONCRETE WALL SPANDREL MARK
TILT-UP CONCRETE WALL SPANDREL
TILT-UP CONCRETE WALL SPANDREL
REFER TO APPLICABLE SECTIONS/DETAILS FOR REINF REQUIREMENTS

STEEL

SC-##: STEEL COLUMN
PLAN VIEW (W-COLUMN) — SC-01
PLAN VIEW (HSS-RECT COLUMN) — SC-01
PLAN VIEW (HSS-RND COLUMN) — SC-01
STEEL COLUMN MARK
STEEL COLUMN

SR-##: STUD RAILS
PLAN VIEW — SR-01
STEEL STUD RAIL MARK
ELEVATED CONCRETE SLAB
STEEL STUD RAILS
CONCRETE COLUMN

WOOD

WBW-##: WOOD BEARING WALL
PLAN VIEW — WBW-01
WOOD BEARING WALL MARK
WOOD BEARING WALL

WP-##: WOOD POST
PLAN VIEW — WP-01
WOOD POST MARK
WOOD POST

WSW-##: WOOD SHEAR WALL
PLAN VIEW — WSW-01
WOOD SHEAR WALL MARK
WOOD SHEAR WALL

STRUCTURAL MATERIAL LEGEND

CONCRETE	SURFACE PATTERN; CUT PATTERN (PLAN); CUT PATTERN (SECTION)
MASONRY	SURFACE PATTERN (ELEVATION); CUT PATTERN (PLAN)
MASONRY (NON LOAD BEARING)	SURFACE PATTERN (ELEVATION); CUT PATTERN (PLAN)
STRUCTURAL STEEL	CUT PATTERN
WOOD	CUT PATTERN
WOOD (SHEAR WALL)	CUT PATTERN
PRECAST CONCRETE	CUT PATTERN
TILT UP CONCRETE	CUT PATTERN

STRUCTURAL ANNOTATIONS LEGEND

ELEVATION MARKER
100'-0" — ELEVATION RELATIVE TO DATUM
T.O. SLAB — DESCRIPTION

REINFORCING STEEL
(14)#5x10-0"T — TOP REINFORCING
(14)#5x10-0"B — BOTTOM REINFORCING

SPAN DIRECTION
SPAN DIRECTION

EXISTING STRUCTURAL ELEMENTS
(E) W24x62
INDICATES EXISTING ELEMENT (FIELD VERIFY)
DESCRIPTION OF EXISTING ELEMENT

STEEL BEAMS
45k W24x62[65] 45k
C=1" [0'-3"]
BEAM SIZE
TOTAL QUANTITY OF COMPOSITE SLAB SHEAR STUDS PER BEAM
ULTIMATE FACTORED BEAM REACTIONS:
- STRONG-AXIS SHEAR (K)
- 'M' STRONG AXIS MOMENT (K-FT)
- 'P' AXIAL (K)
- 'H' WEAK-AXIS SHEAR (K)
- 'MH' WEAK-AXIS MOMENT (K-FT)
- 'T' TORSION (K-FT)
ELEVATION RELATIVE TO DATUM
SHOP CAMBER
MOMENT CONNECTION SYMBOL (NOTE 1)
BRACED FRAME SYMBOL
BEAM BOTTOM FLANGE KICKER
EMBED PLATE
SUPPORTING ELEMENT

NOTES:
1. MOMENT CONNECTIONS INDICATED ON PLAN SHALL BE DESIGNED FOR THE FULL PLASTIC MOMENT CAPACITY (LRFD) AS INDICATED IN THE AISC MANUAL. SEE STRUCTURAL STEEL GENERAL NOTES FOR MORE INFORMATION.

POST-TENSIONING
480k; 4.0"; 972k; 26.7klf
PT TENDONS ADDED AT INTERMEDIATE LOCATION
TOTAL EFFECTIVE POST-TENSIONING FORCE (AFTER ALL LOSSES) FOR CONTINUOUS BANDED PT TENDONS
TOTAL EFFECTIVE POST-TENSIONING FORCE (AFTER ALL LOSSES) FOR DISTRIBUTED PT TENDONS
POST-TENSIONING LIVE END
DISTANCE FROM SLAB SOFFIT TO CENTER-OF-GRAIVTY OF POST-TENSIONING TENDONS
POST-TENSIONING DEAD END

WOOD TRUSSES
TYPICAL WOOD FLOOR/ROOF TRUSS
WOOD FLOOR/ROOF GIRDER TRUSS (SHOWN AS MULTI-PLY CONCEPTUALLY)
WOOD FLOOR/ROOF COLLECTOR/DRAG TRUSS

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ELIE EL ZGHAYAR LICENSE No.78483 STATE OF FLORIDA PROFESSIONAL ENGINEER

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TAMBONE COMPANIES

SEACOAST BANK PARKING GARAGE

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PROJECT NO:
240089.00

LEGENDS

SHEET NUMBER:
S003

THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL 22x34 SHEETS ORIGINAL PAGE SIZE

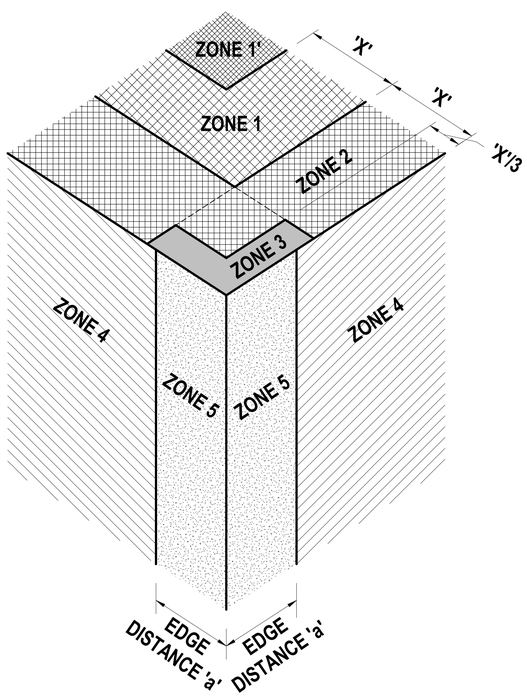
COMPONENTS AND CLADDING PRESSURE TABLE

WALL EDGE DISTANCE (a)	11'-0"
ROOF EDGE DISTANCE (x)	26'-0"

LOCATION		ZONE	EFFECTIVE AREA (FT^2)	NEGATIVE PRESSURE (PSF)	POSITIVE PRESSURE (PSF)
WALL	INTERIOR	4	10	- 58.2	+ 53.7
			20	- 55.8	+ 51.3
			50	- 52.7	+ 48.2
			100	- 50.3	+ 45.8
			500	- 44.8	+ 40.3
	EDGE	5	10	- 71.6	+ 53.7
			20	- 66.8	+ 51.3
			50	- 60.6	+ 48.2
			100	- 55.8	+ 45.8
			500	- 44.8	+ 40.3
PARAPET	INTERIOR	4P	10	- 111.9	+ 177.0
			20	- 107.1	+ 166.7
			50	- 100.9	+ 153.1
			100	- 96.1	+ 145.8
			500	- 85.1	+ 118.9
	EDGE	5P	10	- 125.3	+ 165.8
			20	- 118.1	+ 156.2
			50	- 108.8	+ 143.6
			100	- 101.6	+ 133.9
			500	- 85.1	+ 111.7
ROOF	INTERIOR	1'	10	- 53.7	+ 23.9
			20	- 53.7	+ 22.4
			50	- 53.7	+ 20.4
			100	- 53.7	+ 18.9
			500	- 36.3	+ 18.9
	INTERIOR	1	10	- 93.5	+ 23.9
			20	- 87.3	+ 22.4
			50	- 79.2	+ 20.4
			100	- 73.0	+ 18.9
			500	- 58.7	+ 18.9
	EDGE	2	10	- 123.3	+ 53.7
			20	- 115.4	+ 51.3
			50	- 104.9	+ 48.2
			100	- 97.0	+ 45.8
			500	- 78.6	+ 40.3
	CORNER	3	10	- 123.3	+ 53.7
			20	- 115.4	+ 51.3
			50	- 104.9	+ 48.2
			100	- 97.0	+ 45.8
			500	- 78.6	+ 40.3
PORTE COCHERE			10	- 62.2	+ 65.9
			100	- 40.3	+ 43.9

NOTES:

1. WIND PRESSURES ACT NORMAL (ORTHOGONAL) TO THE RESPECTIVE SURFACE. POSITIVE PRESSURES ARE APPLIED TOWARD THE SURFACE, NEGATIVE PRESSURES ARE APPLIED AWAY FROM THE SURFACE.
2. THE PRESSURES LISTED ABOVE ARE ULTIMATE STRENGTH WIND PRESSURES. FOR SERVICE LEVEL (OR ASD) WIND PRESSURES, MULTIPLY THE ABOVE VALUES BY 0.6.



A2
S004
TYPICAL C&C EDGE/CORNER SCHEMATIC (ASCE 7-16)
SCALE: 6" = 1'-0"

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TO THE BEST OF THE ARCHITECTS OR ENGINEER'S KNOWLEDGE AND ABILITY THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

ELIE EL ZGHAYAR
LICENSE
No.78483
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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Elie El Zghayar, PhD, PE on **06/10/2026**
(FL PE No. 78483)
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TAMBONE COMPANIES

SEACOAST BANK PARKING GARAGE

815 SOUTH COLORADO AVE
STUART, FL 34994

PROJECT NO:
240089.00

COMPONENTS AND CLADDING WIND PRESSURES

SHEET NUMBER:
S004

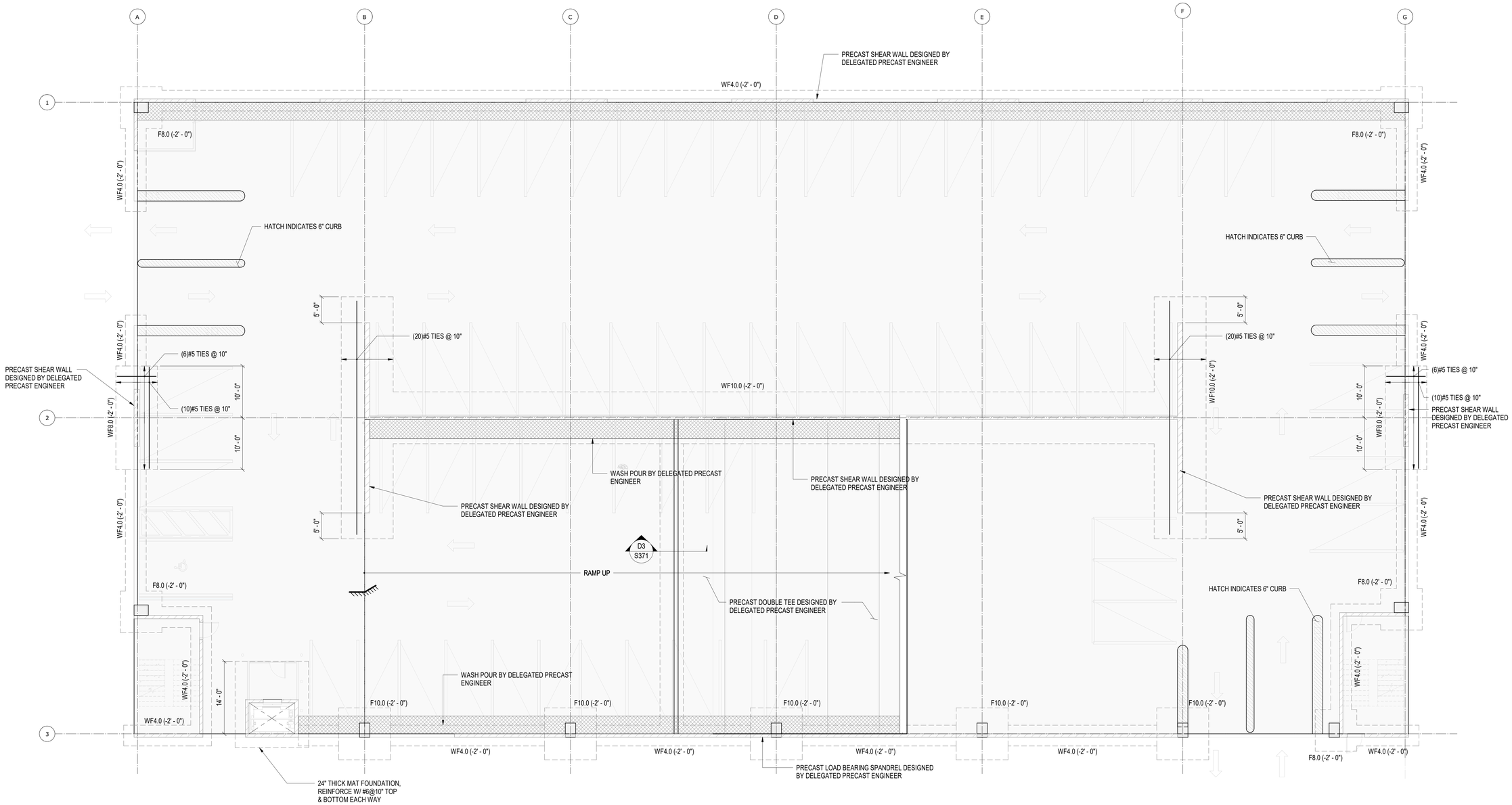
THE LINE SHOWN ABOVE IS 5" LONG ON ORIGINAL PLAN SHEET ORIENTAL PAGE SIZE

DESIGN NOTES:

- **THE PRECAST STRUCTURAL FRAMING SHOWN IN THESE DRAWINGS IS PROVIDED AT THE DESIGN DEVELOPMENT LEVEL TO ILLUSTRATE THE DESIGN INTENT AND GENERAL STRUCTURAL LAYOUT ONLY. THE PRECAST CONCRETE SYSTEM, INCLUDING ALL MEMBERS, CONNECTIONS, REINFORCEMENT, AND DETAILS, SHALL BE DESIGNED BY THE PRECAST MANUFACTURER AND THEIR DELEGATED SPECIALTY ENGINEER.**
- **THE DELEGATED ENGINEER SHALL SUBMIT SIGNED AND SEALED STRUCTURAL CALCULATIONS AND SHOP DRAWINGS FOR REVIEW IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.**
- **MCNAMARA • SALVIA WILL DESIGN THE FOUNDATIONS BASED ON THE FINAL REACTIONS AND LOADS PROVIDED BY THE PRECAST MANUFACTURER'S DELEGATED ENGINEER.**
- **THE PRECAST FRAMING SHOWN IN THESE DOCUMENTS SHALL NOT BE USED FOR FABRICATION OR CONSTRUCTION PURPOSES. ALL CONSTRUCTION SHALL BE BASED ON THE APPROVED PRECAST SHOP DRAWINGS PREPARED BY THE PRECAST MANUFACTURER AND THEIR DELEGATED ENGINEER.**

FOUNDATION & SLAB-ON-GRADE PLAN NOTES:

1. FOUNDATION DETAILS SHOWN ARE PLACE HOLDERS.
2. CIVIL DRAWINGS ELEVATION 11'-0" = DATUM ELEVATION 0'-0".
3. REFER TO PLAN FOR TOP OF FOUNDATION ELEVATION. TOP OF SLAB-ON-GRADE ELEVATION SHALL BE 0'-0" UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS HAVE BEEN GENERATED BY THE ARCHITECT AND SHOULD BE VERIFIED WITH THE LATEST SET OF ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
5. REFER TO ARCHITECTURAL FOR SLAB DEPRESSIONS, OPENINGS, AND OTHER INFORMATION NOT SHOWN HERE.
6. STRUCTURAL DRAWINGS SHALL NOT BE USED AS ERECTION DRAWINGS.
7. SLAB-ON-GRADE CONSTRUCTION: SHALL BE NORMAL-WEIGHT CONCRETE. THICKNESS AND REINFORCING SHALL BE AS FOLLOWS:
   A. TYPICAL SLABS-ON-GRADE SHALL BE 5" THICK REINFORCED WITH WWR 4x4-W4.0xW4.0 OR WWR 6x6-W5.5xW5.5.
   B. MECHANICAL ROOM SLABS-ON-GRADE SHALL BE 5" THICK REINFORCED WITH WWR 4x4-W4.0xW4.0 OR WWR 6x6-W5.5xW5.5.
8. MAINTAIN SLAB-ON-GRADE THICKNESS AT ALL DEPRESSIONS AND SLOPES. PROVIDE CONTROL JOINTS IN AN ORTHOGONAL GRID, AT A SPACING NOT EXCEEDING 12'-0" AND WITH A PLAN ASPECT RATION NOT EXCEEDING 2:1. PROVIDE A VAPOR BARRIER AS SPECIFIED B THE WATERPROOFING CONSULTANT AND/OR ARCHITECT.
9. REFER TO TYPICAL DETAILS FOR ADDITIONAL REINFORCEMENT REQUIREMENTS AT CONTINUOUS FOUNDATION CORNERS & INTERSECTIONS, AS WELL AS AT SLAB REENTRANT CORNERS, THICKENED SLAB CORNERS & INTERSECTIONS.
10. FOUNDATIONS (CONTINUOUS & ISOLATED) SHALL BE CENTERED ON THEIR RESPECTIVE SUPPORTED ELEMENT UNLESS NOTED OTHERWISE.
11. REFER TO CIVIL AND MEP DRAWINGS FOR SLAB PENETRATION LOCATIONS & UNDERGROUND UTILITY INFORMATION. INSTALLATION OF UNDERGROUND UTILITIES SHALL NOT UNDERMINE FOUNDATION OR SLAB ELEMENTS. CONTRACTOR TO COORDINATE SEQUENCING AS REQUIRED.
12. CORING THROUGH THE SLAB-ON-GRADE IS NOT PERMITTED. IN LIEU OF CORING, PROVIDE SLEEVES CAST-IN WITH THE SLAB POUR. SLEEVE SIZES AND LOCATIONS SHALL BE IDENTIFIED ON THE SHOP DRAWINGS AND COORDINATED WITH THE EOR PRIOR TO CONSTRUCTION.
13. FINAL PLAN LOCATIONS, ELEVATIONS, QUANTITIES, ETC... FOR ALL ELEVATOR STEEL SHALL BE COORDINATED WITH ARCHITECTURAL & ELEVATOR MANUFACTURER DRAWINGS.



A1 / S101 SLAB ON GRADE PLAN

SCALE: 1/8" = 1'-0"

Baker Barrios

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ELIE EL ZGHAYAR
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PROFESSIONAL ENGINEER

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TAMBONE COMPANIES

SEACOAST BANK PARKING GARAGE

815 SOUTH COLORADO AVE
STUART, FL 34994

PROJECT NO.:
240089.00

SLAB ON GRADE PLAN

SHEET NUMBER:
S101

THE LINE SHOWN ABOVE IS 1" WHEN PLOTTED ON ORIGINAL SHEET ORIGINAL PAGE SIZE

DESIGN NOTES:

- **THE PRECAST STRUCTURAL FRAMING SHOWN IN THESE DRAWINGS IS PROVIDED AT THE DESIGN DEVELOPMENT LEVEL TO ILLUSTRATE THE DESIGN INTENT AND GENERAL STRUCTURAL LAYOUT ONLY. THE PRECAST CONCRETE SYSTEM, INCLUDING ALL MEMBERS, CONNECTIONS, REINFORCEMENT, AND DETAILS, SHALL BE DESIGNED BY THE PRECAST MANUFACTURER AND THEIR DELEGATED SPECIALTY ENGINEER.**
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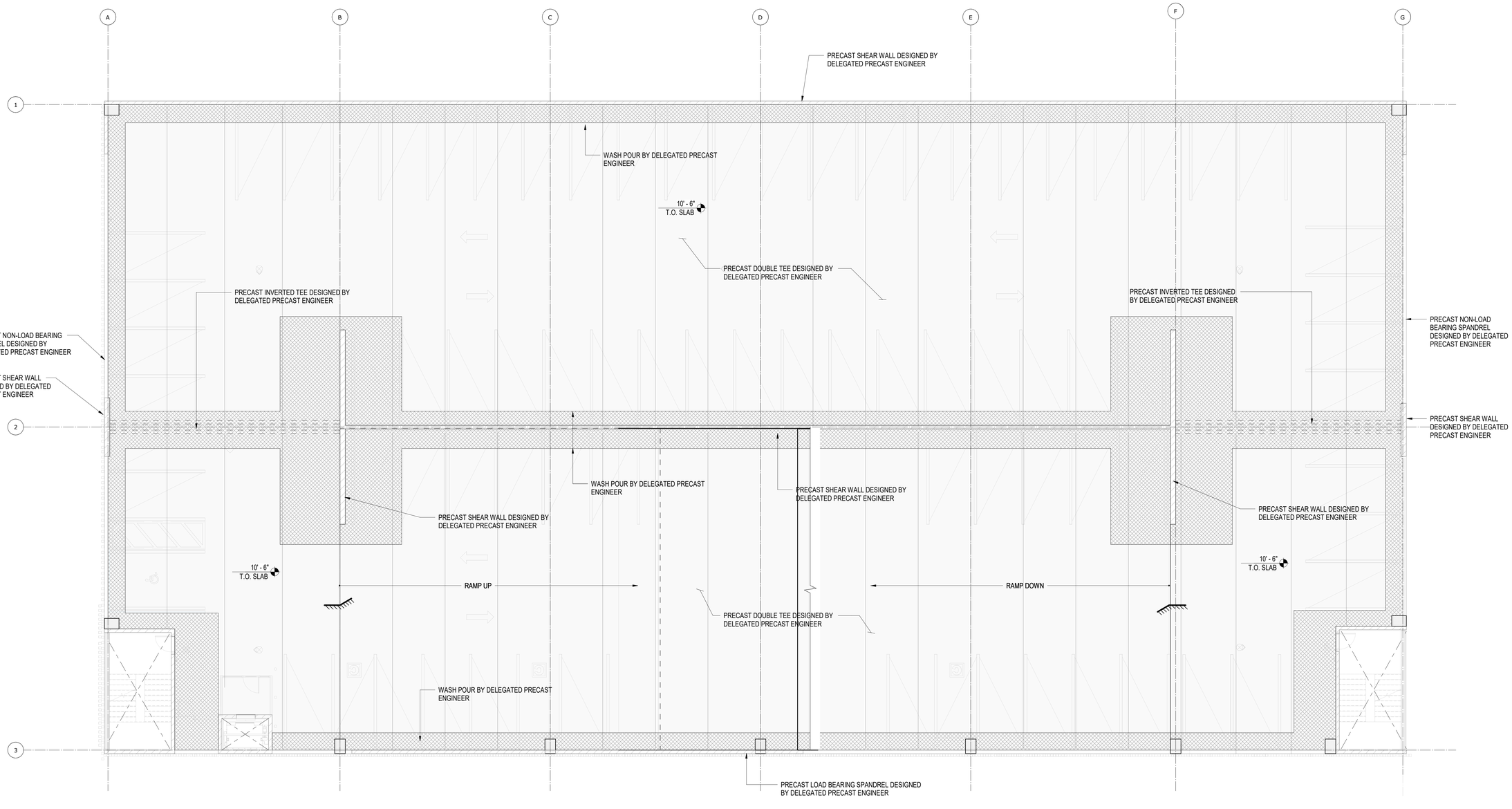
GARAGE FRAMING PLAN NOTES:

1. THE PRECAST FLOOR IS COMPRISED OF 30" PRECAST DOUBLE TEES WHICH INCLUDE A 6" TOPPING BY MANUFACTURER U.N.O. THE DOUBLE TEES ARE SUPPORTED BY INVERTED TEE BEAMS, LOAD BEARING SPANDRELS AND LIGHT WALLS. ALL HORIZONTAL FRAMING ELEMENTS ARE SUPPORTED BY PRECAST COLUMNS OR WALLS. ALL PRECAST ELEMENTS ARE DESIGNED BY THE DELEGATED PRECAST ENGINEER.
2. REFER TO TYPICAL DETAILS FOR ADDITIONAL INFORMATION.
3. ALL PRECAST TO PRECAST CONNECTIONS ARE TO BE DESIGNED, SUPPLIED, AND LAID OUT BY PRECAST MANUFACTURER.
4. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING FOR PENETRATIONS NOT SHOWN.
5. REFER TO ARCHITECTURAL FOR PRECAST, REVEALS, ETC AROUND PERIMETER OF GARAGE.
6. ENSURE TOP OF SLAB SLOPES TOWARDS THE INTERIOR OF THE GARAGE.



A1 S102 **LEVEL 2 FRAMING PLAN**
SCALE: 1/8" = 1'-0"

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TAMBONE COMPANIES

SEACOAST BANK PARKING GARAGE

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STUART, FL 34994

PROJECT NO:
240089.00

LEVEL 2 FRAMING PLAN

SHEET NUMBER:
S102

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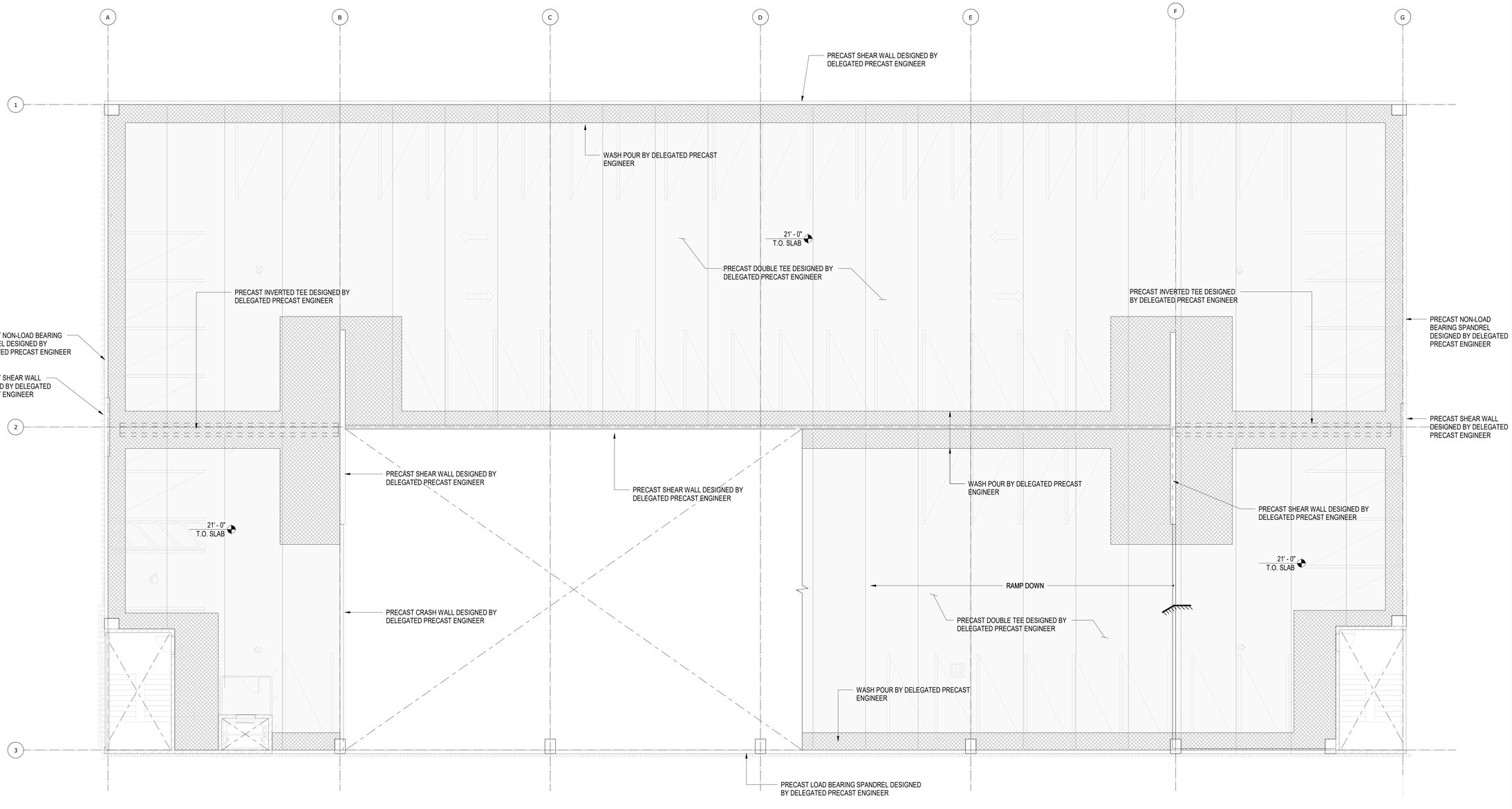
6. ENSURE TOP OF SLAB SLOPES TOWARDS THE INTERIOR OF THE GARAGE.



A1 S103 **LEVEL 3 FRAMING PLAN**
SCALE: 1/8" = 1'-0"

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TAMBONE COMPANIES

SEACOAST BANK PARKING GARAGE

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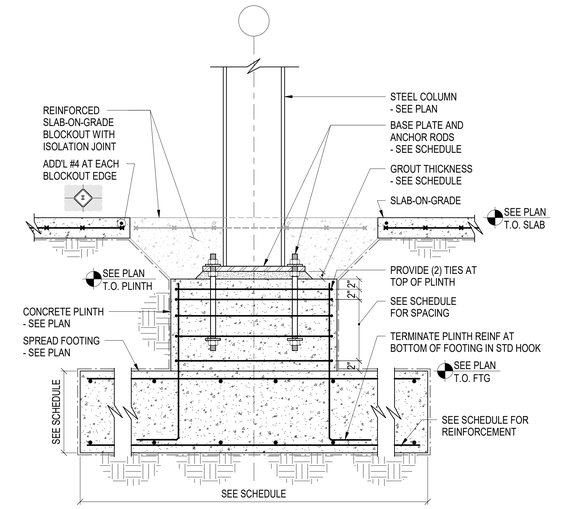
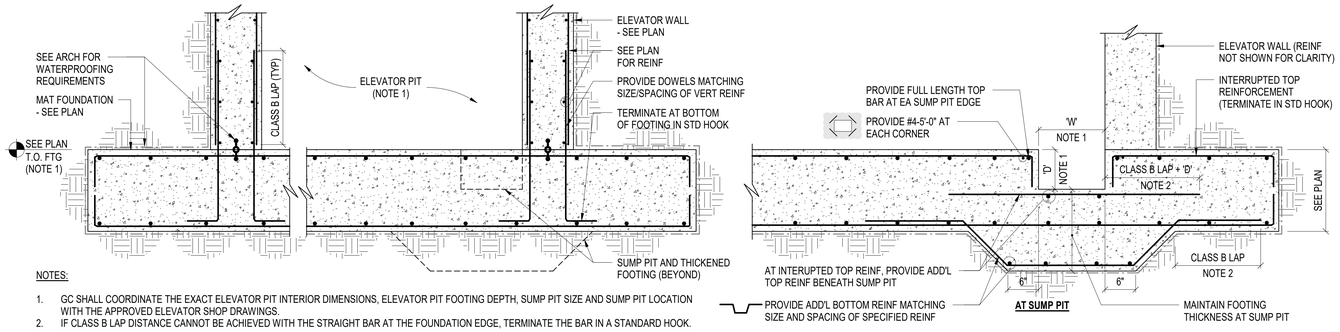
PROJECT NO:
240089.00

LEVEL 3 FRAMING PLAN

SHEET NUMBER:
S103



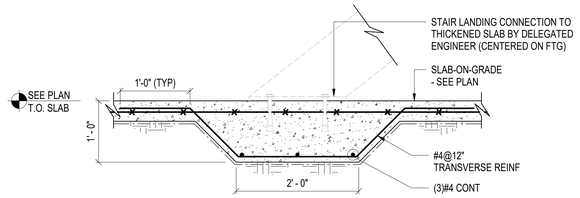
D1 S301 **TYPICAL STEEL COLUMN ON SPREAD FOOTING (PLINTH)**
SCALE: 1" = 1'-0"



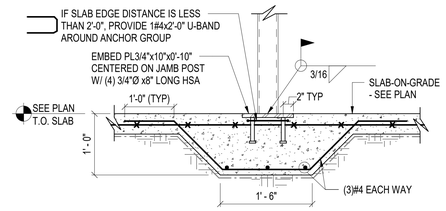
NOTES:

1. GC SHALL COORDINATE THE EXACT ELEVATOR PIT INTERIOR DIMENSIONS, ELEVATOR PIT FOOTING DEPTH, SUMP PIT SIZE AND SUMP PIT LOCATION WITH THE APPROVED ELEVATOR SHOP DRAWINGS.
2. IF CLASS B LAP DISTANCE CANNOT BE ACHIEVED WITH THE STRAIGHT BAR AT THE FOUNDATION EDGE, TERMINATE THE BAR IN A STANDARD HOOK.

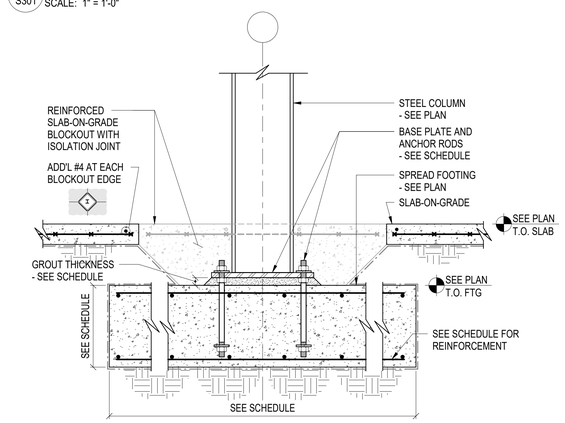
D3 S301 **TYPICAL ELEVATOR PIT DETAIL**
SCALE: 1" = 1'-0"



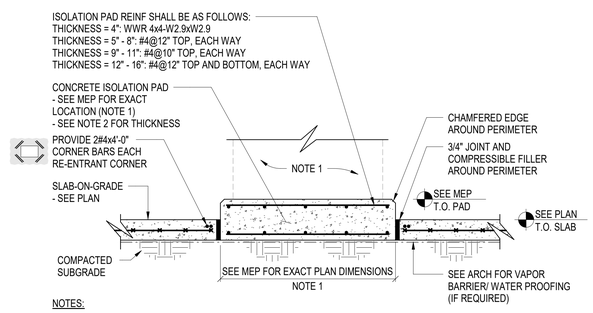
D2 S301 **TYPICAL THICKENED SLAB AT STAIR LANDING**
SCALE: 1" = 1'-0"



D4 S301 **TYPICAL THICKENED SLAB AT INTERIOR JAMB POST**
SCALE: 1" = 1'-0"



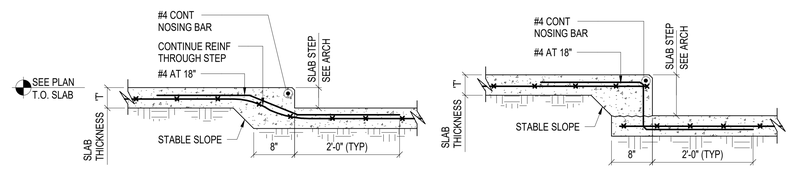
C1 S301 **TYPICAL STEEL COLUMN ON SPREAD FOOTING**
SCALE: 1" = 1'-0"



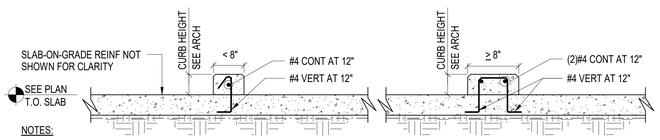
NOTES:

1. SEE THE MEP/ARCHITECTURAL PLANS FOR THE EXACT LOCATION AND ALL OTHER INFORMATION REGARDING EQUIPMENT TO BE PLACED ON THE CONCRETE ISOLATION PAD. THE PERMANENT ANCHORAGE OF EQUIPMENT TO THE PAD SHALL BE PROVIDED BY THE CONTRACTOR AND THE EQUIPMENT SUPPLIER.
2. THE EXACT THICKNESS OF THE CONCRETE PAD SHALL BE DETERMINED BY THE FOLLOWING:
   A. TOP OF PAD ELEVATION SHALL BE DETERMINED BASED ON MEP AND ARCHITECTURAL REQUIREMENTS.
   B. BOTTOM OF PAD SHALL NOT BE ABOVE THE BOTTOM OF SLAB-ON-GRADE ELEVATION.

B2 S301 **TYPICAL ISOLATION PAD DETAIL**
SCALE: 1" = 1'-0"



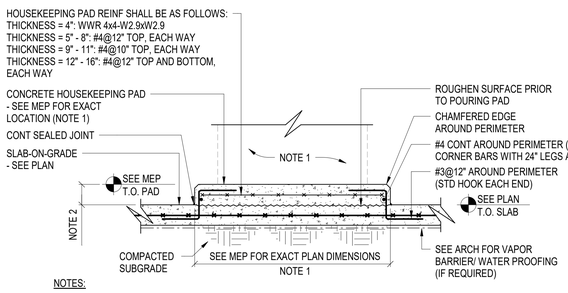
C4 S301 **TYPICAL SLAB-ON-GRADE STEP DETAILS**
SCALE: 1" = 1'-0"



NOTES:

1. MINIMUM CURB WIDTH SHALL BE 6". MAXIMUM CURB WIDTH SHALL BE 16".
2. MAXIMUM CURB HEIGHT SHALL BE 14"

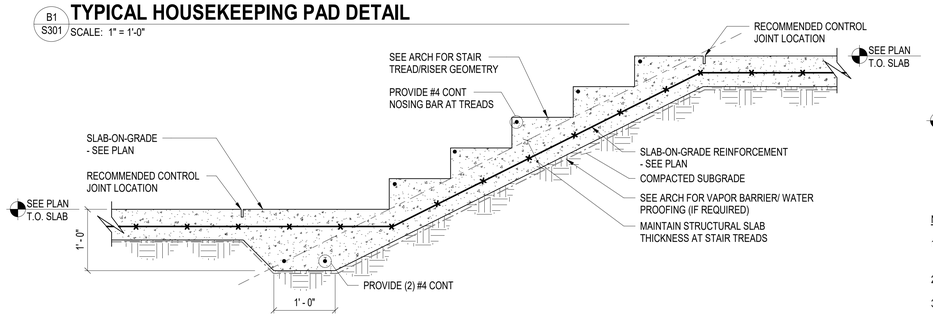
B4 S301 **TYPICAL SLAB-ON-GRADE CURB DETAIL**
SCALE: 1" = 1'-0"



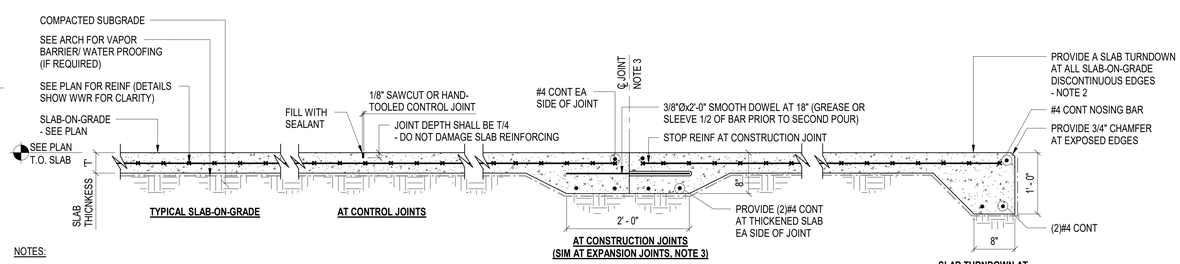
NOTES:

1. SEE THE MEP/ARCHITECTURAL PLANS FOR THE EXACT LOCATION AND ALL OTHER INFORMATION REGARDING EQUIPMENT TO BE PLACED ON THE CONCRETE HOUSEKEEPING PAD. THE PERMANENT ANCHORAGE OF EQUIPMENT TO THE PAD SHALL BE PROVIDED BY THE CONTRACTOR AND THE EQUIPMENT SUPPLIER.
2. THE TOP OF PAD ELEVATION SHALL BE DETERMINED BASED ON MEP AND ARCHITECTURAL REQUIREMENTS.

B1 S301 **TYPICAL HOUSEKEEPING PAD DETAIL**
SCALE: 1" = 1'-0"



A1 S301 **TYPICAL STAIR-ON-GRADE DETAIL**
SCALE: 1" = 1'-0"



NOTES:

1. SAW CUT CONTROL JOINTS SHALL BE PLACED AS SOON AS THE CONCRETE WILL SUPPORT A PERSON'S WEIGHT WITHOUT PERMANENT DEFORMATION AND THE JOINT CUTTING PROCESS DOES NOT DISLODGE AGGREGATES. THE CONTROL JOINT PANEL AREA SHALL NOT EXCEED 15'-0" X 15'-0" AND SHALL BE LOCATED WITH AN ASPECT RATIO AS CLOSE AS POSSIBLE TO 1:1. SUBMIT SAW CUT LOCATIONS TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION..
2. WHERE A DISCONTINUOUS SLAB EDGE ABUTS A VERTICAL SURFACE (i.e. SLAB OR WALL) PROVIDE 1/2" ISOLATION JOINT WITH COMPRESSIBLE FILLER MATERIAL. THIS DOES NOT APPLY TO SLAB EDGES DETAILED TO CONNECT TO ADJACENT SURFACES.
3. WHERE SLAB-ON-GRADE EXPANSION JOINTS ARE SPECIFIED ON PLAN, PROVIDE A MIN. 3/4" WIDE JOINT BETWEEN BOTH THICKENED EDGE SECTIONS AND PROVIDE A COMPRESSIBLE JOINT FILLER WITHIN THE JOINT GAP AND AN ELASTOMERIC JOINT SEALER AT THE TOP OF THE JOINT. ALL REINFORCING SHOWN FOR THE CONSTRUCTION JOINT IS APPLICABLE FOR THE THICKENED EDGES AT AN EXPANSION JOINT.

A3 S301 **TYPICAL SLAB-ON-GRADE DETAILS**
SCALE: 1" = 1'-0"

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SEACOAST BANK PARKING GARAGE

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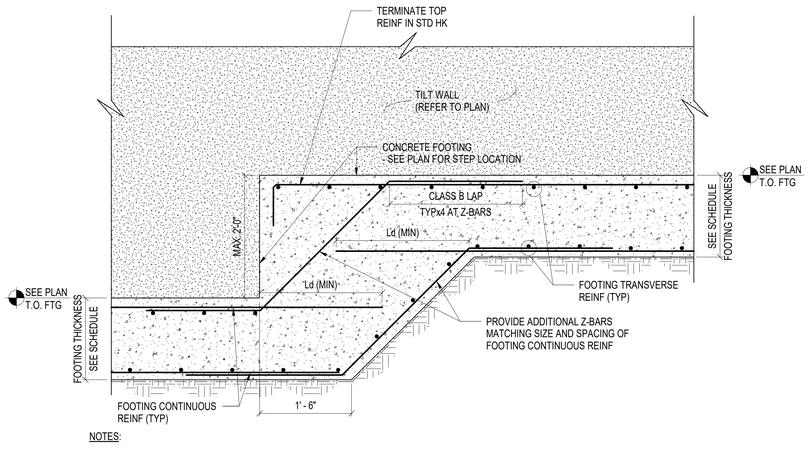
PROJECT NO:
240089.00

FOUNDATION AND SOG TYPICAL DETAILS

SHEET NUMBER:
S301

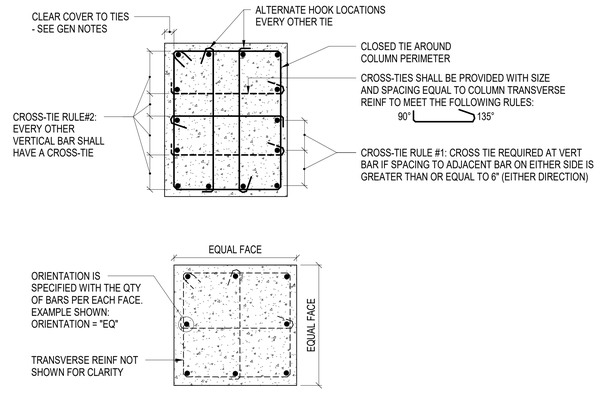


NOTES:

1. DETAIL ALSO APPLIES TO HELICAL PILE CAPS. REFER TO PLAN FOR STEP LOCATIONS.

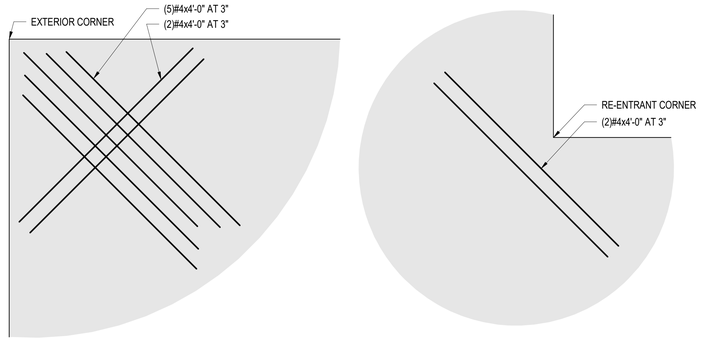
D1 S302 TYPICAL WALL FOOTING STEP AT TILT UP WALL

SCALE: 1" = 1'-0"



D3 S302 TYPICAL CONCRETE PLINTH REINFORCEMENT

SCALE: 1" = 1'-0"

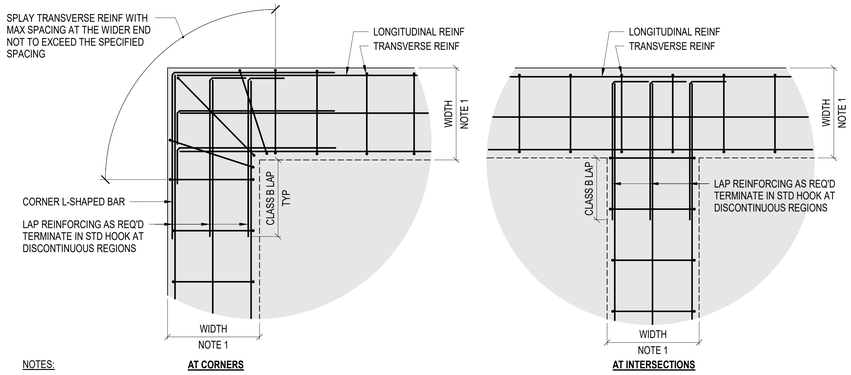


AT EXTERIOR CORNER

AT INTERIOR RE-ENTRANT CORNER

D5 S302 TYPICAL SLAB-ON-GRADE REINFORCEMENT AT CORNERS

SCALE: 1" = 1'-0"



NOTES:

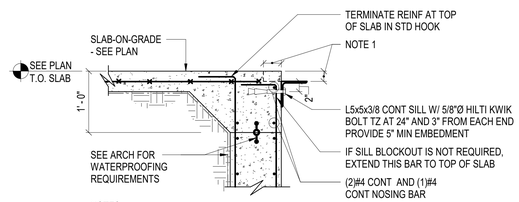
AT CORNERS

AT INTERSECTIONS

1. THIS DETAIL ALSO APPLIES TO CONTINUOUS THICKENED SLABS, THICKENED SLAB EDGES, WALL FOOTINGS, AND OTHER SIMILAR CONDITIONS.

C1 S302 TYPICAL ADDITIONAL REINFORCEMENT AT CORNERS AND INTERSECTIONS

SCALE: 1" = 1'-0"

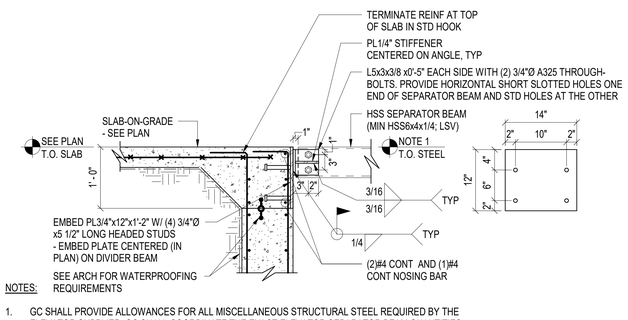


NOTES:

1. GC SHALL PROVIDE ALLOWANCES FOR ALL MISCELLANEOUS STRUCTURAL STEEL REQUIRED BY THE ELEVATOR SUPPLIER. GC SHALL COORDINATE THE EXACT ELEVATOR SILL ANGLE QUANTITES ELEVATIONS, LOCATIONS, AND OTHER REQUIREMENTS WITH THE APPROVED ELEVATOR SHOP DRAWINGS.

C3 S302 TYPICAL ELEVATOR SILL AT SLAB-ON-GRADE

SCALE: 1" = 1'-0"

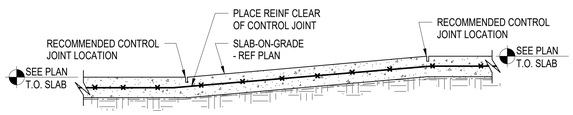


NOTES:

1. GC SHALL PROVIDE ALLOWANCES FOR ALL MISCELLANEOUS STRUCTURAL STEEL REQUIRED BY THE ELEVATOR SUPPLIER. GC SHALL COORDINATE THE EXACT ELEVATOR SEPARATOR BEAM QUANTITIES ELEVATIONS, LOCATIONS, AND OTHER REQUIREMENTS WITH THE APPROVED ELEVATOR SHOP DRAWINGS.

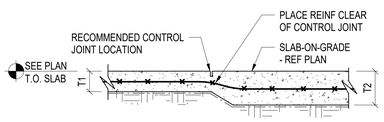
C5 S302 TYPICAL ELEVATOR SEPARATOR BEAM DETAIL

SCALE: 1" = 1'-0"



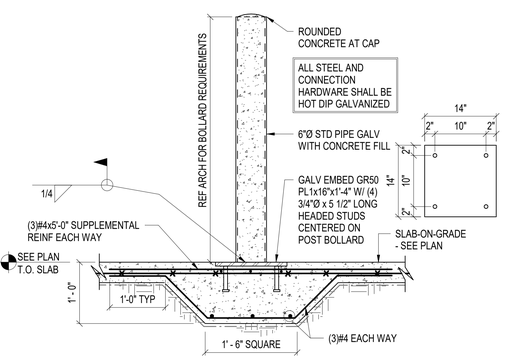
B6 S302 TYPICAL SLAB-ON-GRADE RAMP

SCALE: 1" = 1'-0"



B5 S302 TYPICAL SLAB-ON-GRADE THICKNESS TRANSITION

SCALE: 1" = 1'-0"

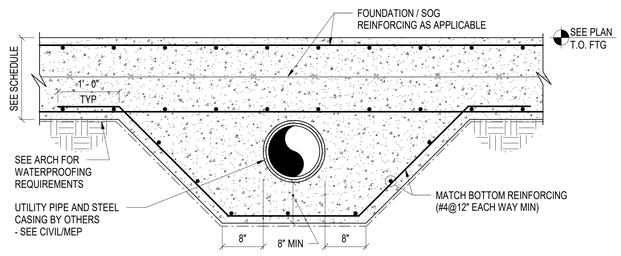


NOTES:

1. THIS DETAIL IS APPLICABLE FOR BOLLARDS REQUIRED TO ACT AS A VEHICLE BARRIER FOR PASSENGER VEHICLES. THUS, IT IS DESIGNED TO RESIST A 6,000 LB WORKING LOAD APPLIED AT A DISTANCE 2'-3" MAX. FROM THE FLOOR SURFACE.
2. WHERE THE SLAB EDGE DISTANCE IS GREATER THAN 2'-0", THE U-BAND SUPPLEMENTAL REINFORCEMENT IS NOT REQUIRED. SUPPLEMENTAL REINFORCEMENT REQUIREMENTS ARE TYPICAL IN EACH DIRECTION.

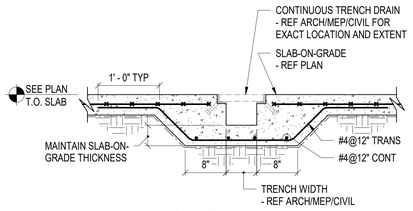
A1 S302 TYPICAL BOLLARD ON GRADE

SCALE: 1" = 1'-0"



A3 S302 TYPICAL ENCASED PIPE AT FOUNDATION / SLAB-ON-GRADE

SCALE: 1" = 1'-0"



A5 S302 TYPICAL SLAB-ON-GRADE TRENCH DRAIN

SCALE: 1" = 1'-0"

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PROJECT NO.:
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FOUNDATION AND SOG TYPICAL DETAILS

SHEET NUMBER:
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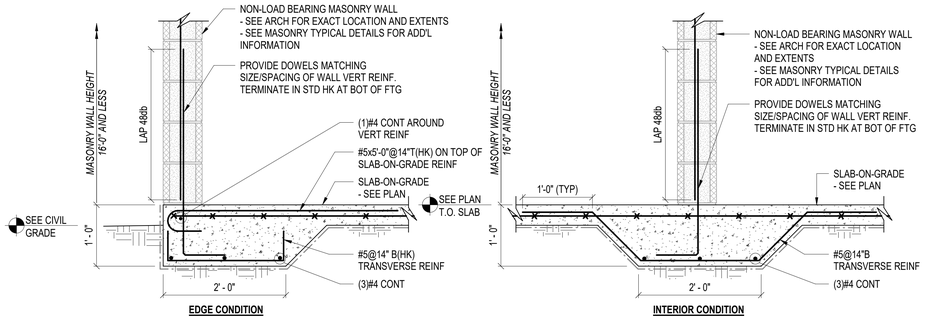
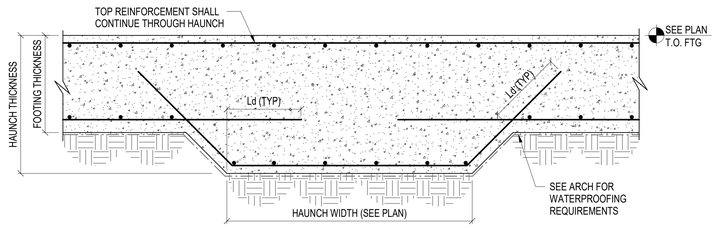


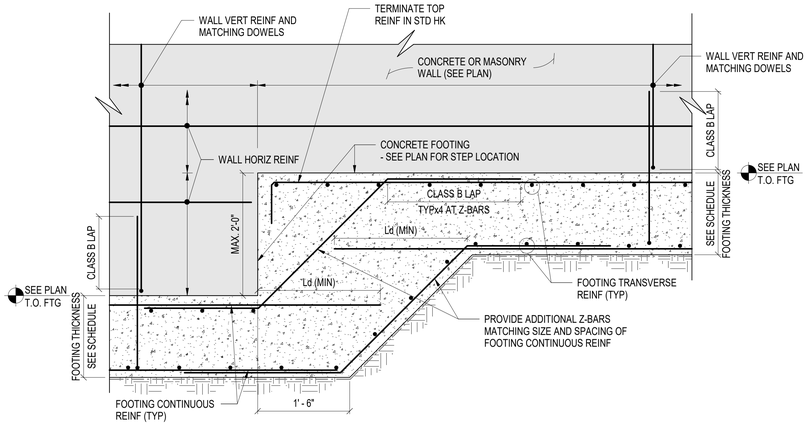
D1 / S303 TYPICAL THICKENED SLAB AT NON-LOAD BEARING MASONRY (WALL HEIGHT 16'-0" AND LESS)

SCALE: 1" = 1'-0"



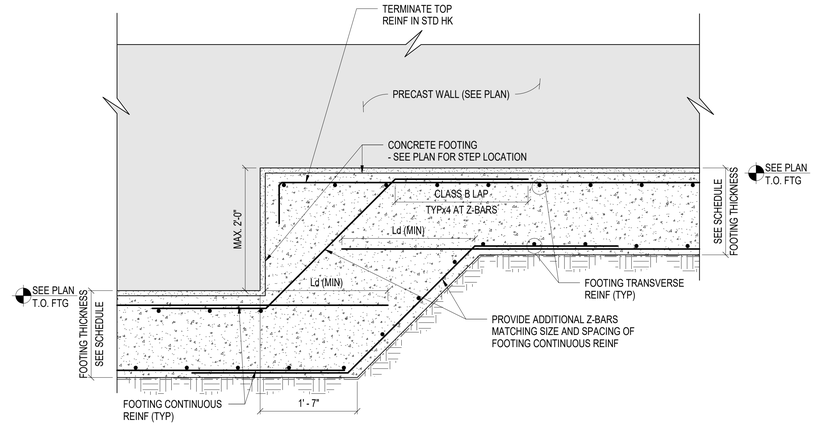
D4 / S303 TYPICAL HAUNCHED FOOTING DETAIL

SCALE: 1" = 1'-0"



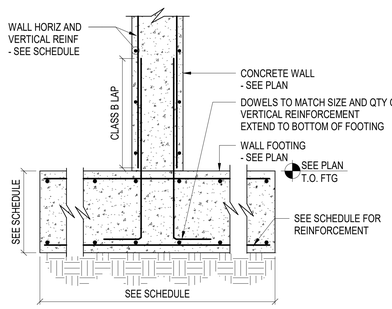
C1 / S303 TYPICAL WALL FOOTING STEP

SCALE: 1" = 1'-0"



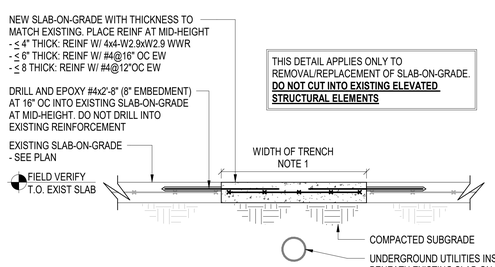
C3 / S303 TYPICAL WALL FOOTING STEP AT PRECAST WALL

SCALE: 1" = 1'-0"



B1 / S303 TYPICAL CONCRETE WALL ON STRIP FOOTING

SCALE: 1" = 1'-0"



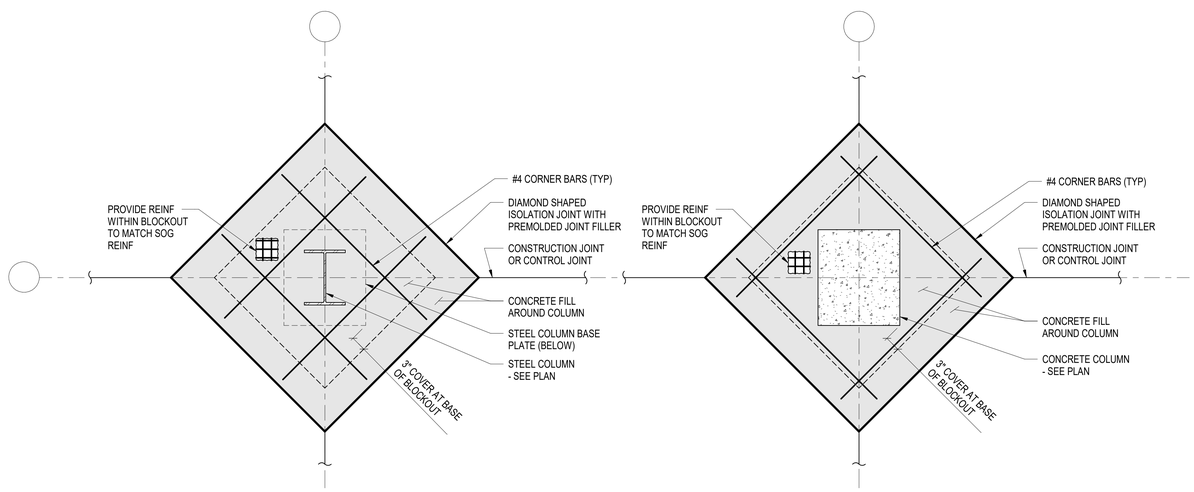
THIS DETAIL APPLIES ONLY TO REMOVAL/REPLACEMENT OF SLAB-ON-GRADE. **DO NOT CUT INTO EXISTING ELEVATED STRUCTURAL ELEMENTS**

NOTES:

1. NEATLY CUT/REMOVE EXISTING SLAB-ON-GRADE FOR THE INSTALLATION OF NEW UNDERGROUND UTILITIES. THE WIDTH OF TRENCHING SHALL BE DETERMINED AS REQUIRED FOR THE UTILITY INSTALLATION.
2. REFER TO THE CIVIL/MEP PLANS FOR EXACT LOCATIONS OF PROPOSED UNDERGROUND UTILITIES. GC SHALL COORDINATE EXISTING UTILITIES SUCH THAT THEY ARE NOT DAMAGED DURING EXISTING SLAB-ON-GRADE DEMOLITION.

A1 / S303 SLAB-ON-GRADE TRENCHING DETAIL

SCALE: 1" = 1'-0"



A3 / S303 TYPICAL SLAB-ON-GRADE BLOCKOUT AT COLUMN

SCALE: 1" = 1'-0"

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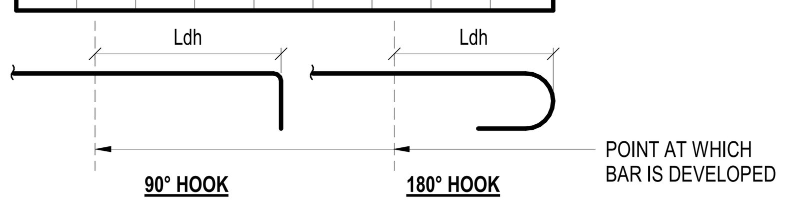
240089.00

FOUNDATION AND SOG TYPICAL DETAILS

SHEET NUMBER:
S303

TENSION DEVELOPMENT LENGTH OF STANDARD HOOK (L_{dh}) TABLE

BAR SIZE	CONCRETE COMPRESSIVE STRENGTH, f'c (PSI)							
	3000	4000	5000	6000	7000	8000	9000	10000
#3	9	8	7	6	6	6	6	6
#4	11	10	9	8	8	7	7	6
#5	14	12	11	10	9	9	8	8
#6	17	15	13	12	11	11	10	9
#7	20	17	15	14	13	12	12	11
#8	22	19	17	16	15	14	13	12
#9	25	22	20	18	17	16	15	14
#10	28	24	22	20	18	17	16	15
#11	31	27	24	22	20	19	18	17



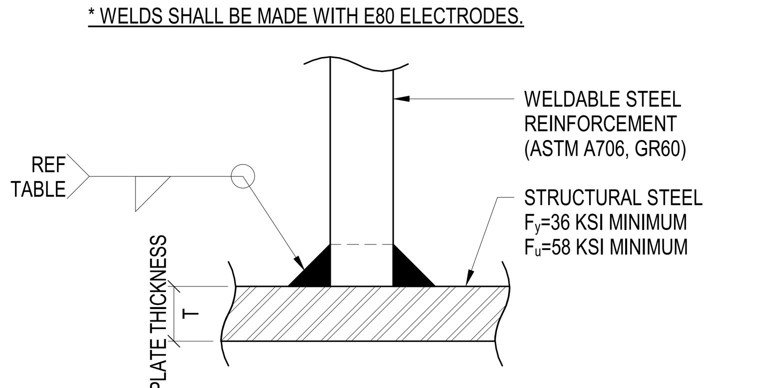
TENSION DEVELOPMENT LENGTH OF STANDARD HOOK TABLE:

1. TABLE IS BASED ON GRADE 60 REINFORCEMENT IN NORMAL-WEIGHT CONCRETE.
2. FOR EPOXY-COATED, OR ZINC-AND-EPOXY DUAL COATED REINFORCEMENT, MULTIPLY BY 1.2.
3. Ldh DIMENSION SHALL BE TAKEN FROM THE OUTSIDE FACE OF BAR AT THE HOOKED END.
4. STANDARD HOOKS SHOWN ON PLAN CAN BE 90 DEGREE OR 180 DEGREE INTERCHANGEABLY AS REQUIRED FOR GEOMETRIC FIT UP (UNO).
5. REFER TO THE STANDARD HOOK GEOMETRY TABLES FOR ADDITIONAL INFORMATION.

WELDABLE STEEL REINFORCEMENT TABLE (PERPENDICULAR TO STEEL)

REINFORCEMENT SIZE	NOMINAL WELD SIZE	MIN. PLATE THICKNESS (T)
#3	3/16	1/4"
#4	1/4	1/4"
#5	5/16	3/8"
#6	5/16	1/2"
#7	3/8	1/2"
#8	1/2	5/8"
#9	1/2	5/8"
#10	5/8	3/4"
#11	5/8	3/4"

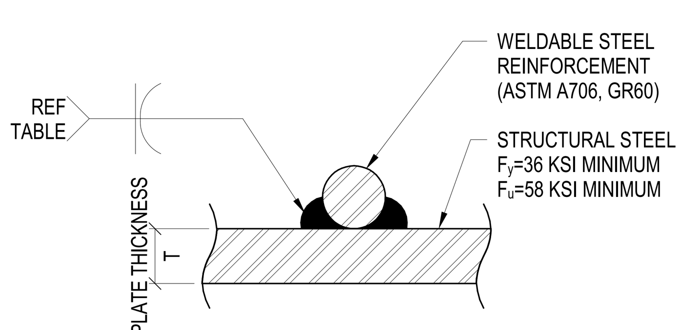
* WELDS SHALL BE MADE WITH E80 ELECTRODES.



WELDABLE STEEL REINFORCEMENT TABLE (PARALLEL TO STEEL)

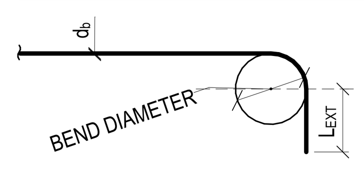
REINFORCEMENT SIZE	EFFECTIVE THROAT SIZE	MIN. WELD LENGTH (PLATE THICKNESS < 1/2")	MIN. WELD LENGTH (PLATE THICKNESS ≥ 1/2")
#3	0.075"	3"	3"
#4	0.100"	3"	3"
#5	0.125"	3"	3"
#6	0.150"	4"	4"
#7	0.175"	6"	5"
#8	0.200"	7"	5"
#9	0.230"	9"	6"
#10	0.260"	11"	6"
#11	0.290"	13"	7"

* WELDS SHALL BE MADE WITH E80 ELECTRODES.

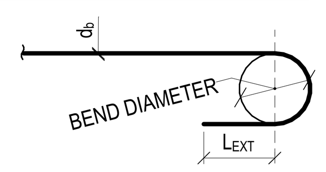


STANDARD HOOK GEOMETRIES FOR DEFORMED BARS IN TENSION

STD HOOK TYPE	BAR SIZE	MINIMUM INSIDE BEND DIAMETER (INCH)	STRAIGHT EXTENSION L_{EXT} (INCH)
90°	#3 - #8	$6d_b$	$12d_b$
	#9 - #11	$8d_b$	
	#14, #18	$10d_b$	
180°	#3 - #8	$6d_b$	LARGER OF $4d_b$ AND 2 1/2"
	#9 - #11	$8d_b$	
	#14, #18	$10d_b$	



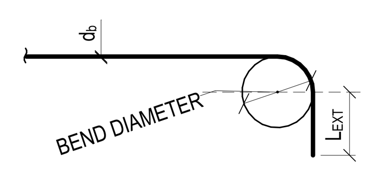
90° HOOK



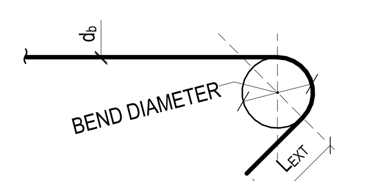
180° HOOK

STANDARD HOOK GEOMETRIES FOR STIRRUPS, TIES, AND HOOPS

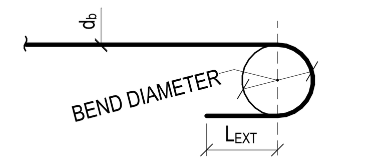
STD HOOK TYPE	BAR SIZE	MINIMUM INSIDE BEND DIAMETER (INCH)	STRAIGHT EXTENSION L_{EXT} (INCH)
90°	#3 - #5	$4d_b$	LARGER OF $6d_b$ AND 3"
	#6 - #8	$6d_b$	$12d_b$
135°	#3 - #5	$4d_b$	LARGER OF $6d_b$ AND 3"
	#6 - #8	$6d_b$	
90°	#3 - #5	$4d_b$	LARGER OF $4d_b$ AND 2 1/2"
	#6 - #8	$6d_b$	



90° HOOK



135° HOOK



180° HOOK

COMPRESSION DEVELOPMENT (L_{dc}) AND COMPRESSION LAP SPLICE (L_{sc}) LENGTH TABLE

BAR SIZE	CONCRETE COMPRESSIVE STRENGTH, f'c (PSI)			
	f'c ≤ 4000		f'c ≥ 5000	
	L_{dc}	COMP. LAP (L_{sc})	L_{dc}	COMP. LAP (L_{sc})
#3	12"	12"	12"	12"
#4	12"	15"	12"	15"
#5	12"	19"	12"	19"
#6	15"	23"	14"	23"
#7	17"	27"	16"	27"
#8	19"	31"	19"	31"
#9	22"	34"	21"	34"
#10	25"	39"	23"	39"
#11	27"	43"	26"	43"

COMPRESSION DEVELOPMENT AND LAP SPLICE LENGTH TABLE NOTES:

1. TABLE IS BASED ON GRADE 60 REINFORCEMENT IN NORMAL-WEIGHT CONCRETE.
2. WHEN LAP SPLICING BARS OF DIFFERENT SIZES, THE REQUIRED SPLICE LENGTH SHALL BE TAKEN AS THE LARGER OF THE SMALLER BAR LAP SPLICE LENGTH, AND THE LARGER BAR DEVELOPMENT LENGTH.

TENSION DEVELOPMENT (L_d) AND LAP SPLICE LENGTH TABLE (HORIZONTAL REINFORCEMENT)

BAR SIZE	CASTING POSITION	CONDITION	3000 CLASS A (L_d)	3000 CLASS B	4000 CLASS A (L_d)	4000 CLASS B	5000 CLASS A (L_d)	5000 CLASS B	6000 CLASS A (L_d)	6000 CLASS B	7000 CLASS A (L_d)	7000 CLASS B	8000 CLASS A (L_d)	8000 CLASS B	9000 CLASS A (L_d)	9000 CLASS B	10000 CLASS A (L_d)	10000 CLASS B
#3	BOTTOM	I	17	22	15	19	13	17	12	16	12	14	12	14	12	13	12	12
		II	25	33	22	28	20	25	18	23	17	21	16	20	15	19	14	18
	OTHER	I	22	28	19	25	17	22	16	20	14	19	14	18	13	17	12	16
		II	33	42	28	37	25	33	23	30	21	28	20	26	19	25	18	23
#4	BOTTOM	I	22	29	19	25	17	23	16	21	15	19	14	18	13	17	12	16
		II	33	43	29	37	26	34	24	31	22	28	21	27	19	25	18	24
	OTHER	I	29	38	25	33	23	29	21	27	19	25	18	23	17	22	16	21
		II	43	56	37	49	34	44	31	40	28	37	27	35	25	33	24	31
#5	BOTTOM	I	28	36	24	31	22	28	20	26	18	24	17	22	16	21	15	20
		II	42	54	36	47	32	42	30	38	27	35	26	33	24	31	23	30
	OTHER	I	36	47	31	41	28	36	26	33	24	31	22	29	21	27	20	26
		II	54	70	47	61	42	54	38	50	35	46	33	43	31	41	30	39
#6	BOTTOM	I	33	43	29	37	26	34	24	31	22	28	21	27	19	25	18	24
		II	50	65	43	56	39	50	35	46	33	42	31	40	29	37	27	36
	OTHER	I	43	56	37	49	34	44	31	40	28	37	27	35	25	33	24	31
		II	65	84	56	73	50	65	46	59	42	55	40	52	37	49	36	46
#7	BOTTOM	I	48	63	42	54	38	49	34	45	32	41	30	39	28	36	27	35
		II	72	94	63	81	56	73	51	67	48	62	45	58	42	54	40	52
	OTHER	I	63	81	54	71	49	63	45	58	41	54	39	50	36	47	35	45
		II	94	122	81	106	73	95	67	86	62	80	58	75	54	71	52	67
#8	BOTTOM	I	55	72	48	62	43	56	39	51	36	47	34	44	32	42	30	39
		II	83	107	72	93	64	83	59	76	54	70	51	66	48	62	45	59
	OTHER	I	72	93	62	81	56	72	51	66	47	61	44	57	42	54	39	51
		II	107	139	93	121	83	108	76	99	70	91	66	86	62	81	59	77
#9	BOTTOM	I	62	81	54	70	48	63	44	57	41	53	38	50	36	47	34	44
		II	93	121	81	105	72	94	66	85	61	79	57	74	54	70	51	66
	OTHER	I	81	105	70	91	63	81	57	74	53	69	50	64	47	61	44	58
		II	121	157	105	136	94	121	85	111	79	103	74	96	70	91	66	86
#10	BOTTOM	I	69	90	60	78	54	69	49	63	45	59	42	55	40	52	38	49
		II	103	134	89	116	80	104	73	95	68	88	63	82	60	78	57	74
	OTHER	I	90	116	78	101	69	90	63	82	59	76	55	71	52	67	49	64
		II	134	174	116	151	104	135	95	123	88	114	82	107	78	101	74	96
#11	BOTTOM	I	76	98	66	85	59	76	54	70	50	65	47	60	44	57	42	54
		II	113	147	98	128	88	114	80	104	74	97	70	90	66	85	62	81
	OTHER	I	98	128	85	111	76	99	70	90	65	84	60	78	57	74	54	70
		II	147	191	128	166	114	148	104	135	97	125	90	117	85	111	81	105

(Column groups 3000–10000 are CONCRETE COMPRESSIVE STRENGTH, f'c (PSI).)

- HORIZONTAL REINFORCEMENT VALUES APPLY TO HORIZONTALLY-ORIENTED (AND INCLINED) REINFORCEMENT FOR CONCRETE BEAMS, GIRDERS, SLABS, MAT FOUNDATIONS AND OTHER SIMILAR HORIZONTAL CONCRETE ELEMENTS (UNLESS NOTED OTHERWISE).
- THIS TABLE ALSO APPLIES TO WALL HORIZONTAL REINFORCEMENT.

TENSION DEVELOPMENT (L_d) AND LAP SPLICE LENGTH TABLE (VERTICAL REINFORCEMENT)

BAR SIZE	CONDITION	3000 CLASS A (L_d)	3000 CLASS B	4000 CLASS A (L_d)	4000 CLASS B	5000 CLASS A (L_d)	5000 CLASS B	6000 CLASS A (L_d)	6000 CLASS B	7000 CLASS A (L_d)	7000 CLASS B	8000 CLASS A (L_d)	8000 CLASS B	9000 CLASS A (L_d)	9000 CLASS B	10000 CLASS A (L_d)	10000 CLASS B
#5	I	28	36	24	31	22	28	20	26	18	24	17	22	16	21	15	20
	II	42	54	36	47	32	42	30	38	27	35	26	33	24	31	23	30
#6	I	33	43	29	37	26	34	24	31	22	28	21	27	19	25	18	24
	II	50	65	43	56	39	50	35	46	33	42	31	40	29	37	27	36
#7	I	48	63	42	54	38	49	34	45	32	41	30	39	28	36	27	35
	II	72	94	63	81	56	73	51	67	48	62	45	58	42	54	40	52
#8	I	55	72	48	62	43	56	39	51	36	47	34	44	32	42	30	39
	II	83	107	72	93	64	83	59	76	54	70	51	66	48	62	45	59
#9	I	62	81	54	70	48	63	44	57	41	53	38	50	36	47	34	44
	II	93	121	81	105	72	94	66	85	61	79	57	74	54	70	51	66
#10	I	69	90	60	78	54	69	49	63	45	59	42	55	40	52	38	49
	II	103	134	89	116	80	104	73	95	68	88	63	82	60	78	57	74
#11	I	76	98	66	85	59	76	54	70	50	65	47	60	44	57	42	54
	II	113	147	98	128	88	114	80	104	74	97	70	90	66	85	62	81

(Column groups 3000–10000 are CONCRETE COMPRESSIVE STRENGTH, f'c (PSI).)

- VERTICAL CONCRETE REINFORCEMENT VALUES APPLY TO VERTICALLY-ORIENTED REINFORCEMENT FOR CONCRETE COLUMNS, PIERS, PLINTHS, PILES, WALLS, AND OTHER SIMILAR VERTICAL CONCRETE ELEMENTS (UNLESS NOTED OTHERWISE).
- THIS TABLE *DOES NOT* INCLUDE TENSION DEVELOPMENT/LAP REQUIREMENTS FOR WALL HORIZONTAL REINFORCEMENT.

TENSION DEVELOPMENT AND LAP SPLICE LENGTH TABLE NOTES (APPLIES TO VERTICAL AND HORIZONTAL CONCRETE ELEMENT TABLES):

1. CONDITION I OR CONDITION II IS DETERMINED AS FOLLOWS. FOR A GIVEN CONCRETE ELEMENT, THE MOST FREQUENT BAR SPACING PATTERN SHALL BE USED TO DETERMINE THE CONDITION.
   A. CONDITION I: CLEAR SPACING OF BARS BEING DEVELOPED OR LAP-SPLICED IS NOT LESS THAN TWO TIMES THE BAR DIAMETER, AND THE CLEAR COVER IS AT LEAST EQUAL TO THE BAR DIAMETER.
   B. CONDITION II: ALL OTHER CASES.
2. FOR EPOXY-COATED, OR ZINC AND EPOXY DUAL-COATED REINFORCEMENT, MULTIPLY VALUES AS FOLLOWS:
   A. WHERE CLEAR COVER IS LESS THAN THREE TIMES THE BAR DIAMETER, OR WHERE CLEAR SPACING IS LESS THAN SIX TIMES THE BAR DIAMETER, MULTIPLY VALUES BY 1.5.
   B. FOR ALL OTHER CONDITIONS, MULTIPLY VALUES BY 1.2.
   GALVANIZED (ZINC-COATED) REINFORCEMENT NEED NOT BE FACTORED FROM THE TABULATED VALUES.
3. TABLE IS BASED ON GRADE 60 REINFORCEMENT IN NORMAL-WEIGHT CONCRETE.
4. BAR DEVELOPMENT LENGTH (L_d) SHALL EQUAL THE CLASS A SPLICE LENGTHS FROM THE TABLE. ALL LAP SPLICES SHALL BE OF THE CLASS B VARIETY, UNLESS NOTED OTHERWISE.
5. AT SPLICES, WHERE THE CLEAR BAR SPACING IS LESS THAN TWO TIMES THE BAR DIAMETER, STAGGER EVERY LAP SPLICE SUCH THAT ADJACENT LAP SPLICE REGIONS DO NOT OVERLAP AT ANY POINT.
6. WHEN LAP SPLICING BARS OF DIFFERENT SIZES, THE REQUIRED SPLICE LENGTH SHALL BE TAKEN AS THE LARGER OF THE SMALLER BAR LAP SPLICE LENGTH, AND THE LARGER BAR DEVELOPMENT LENGTH.

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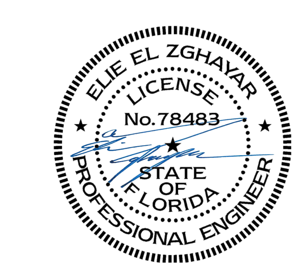

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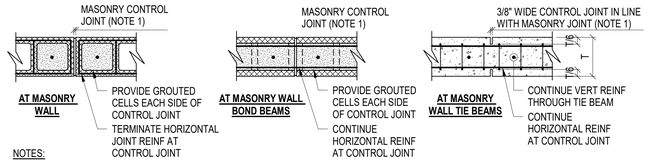
CONCRETE TYPICAL DETAILS

SHEET NUMBER:
S311

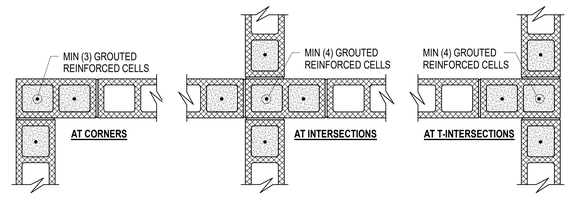


NOTES:

1. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF MASONRY CONTROL JOINTS AND ADDITIONAL SEALANT/ WATERPROOFING DETAILS. SPACING OF VERTICAL CONTROL JOINTS SHALL NOT EXCEED 24'-0".

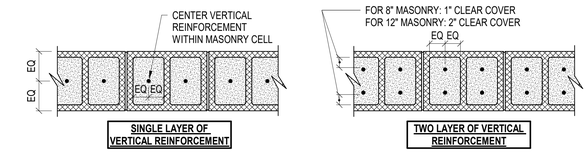
C1 / S341 TYPICAL MASONRY CONTROL JOINTS

SCALE: 1" = 1'-0"



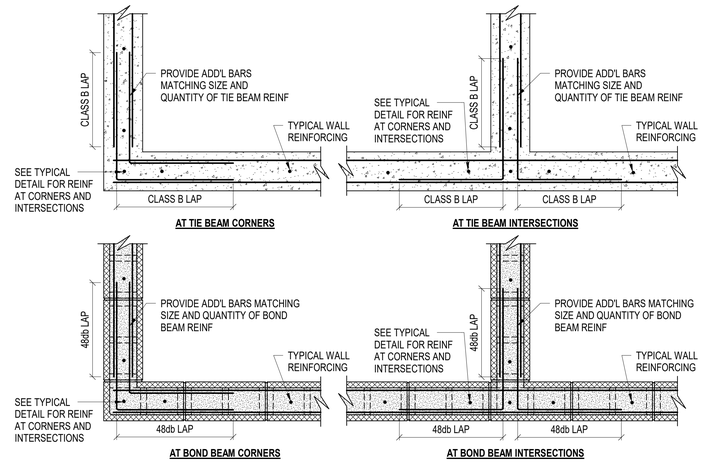
D1 / S341 TYPICAL MASONRY GROUTED CELLS AT CORNERS AND INTERSECTIONS

SCALE: 1" = 1'-0"



E4 / S341 TYPICAL MASONRY VERTICAL REINFORCEMENT PLACEMENT

SCALE: 1" = 1'-0"



C4 / S341 TYPICAL MASONRY WALL BEAM REINFORCING AT CORNERS AND INTERSECTIONS

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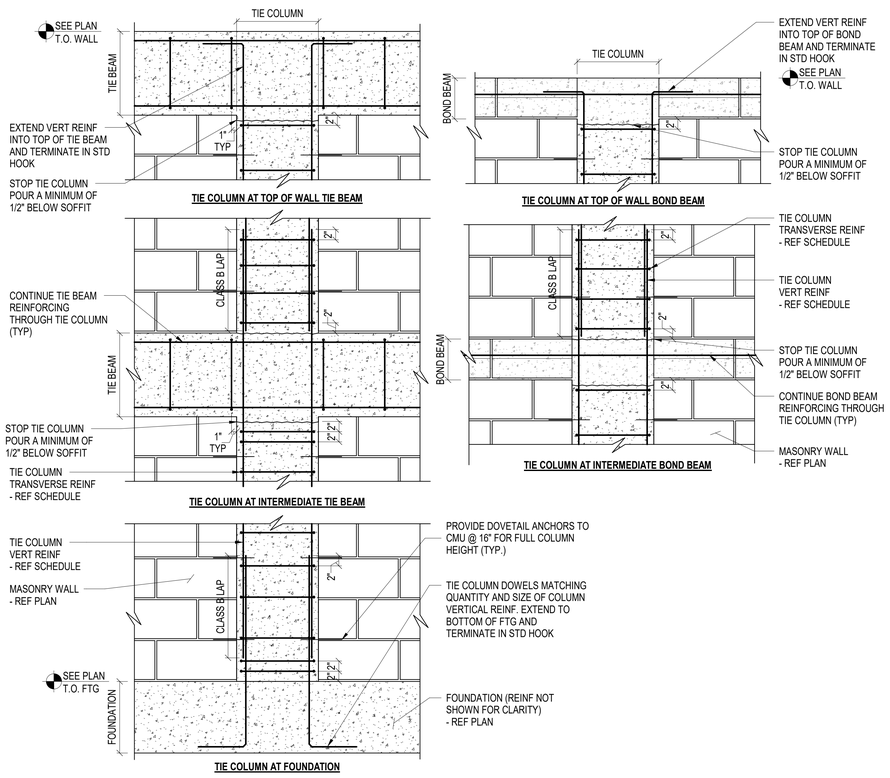
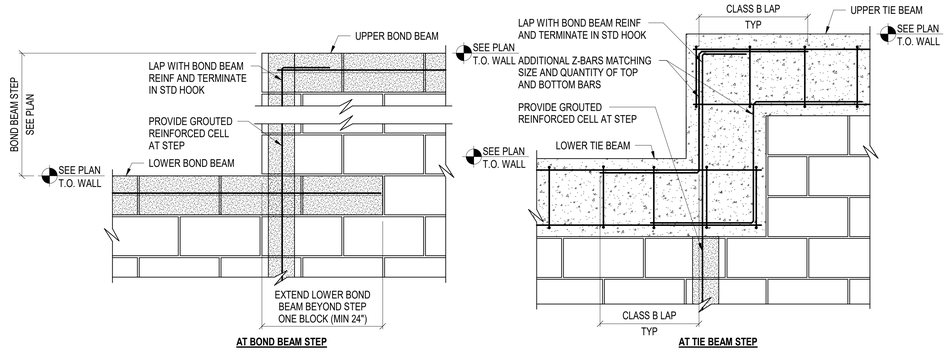


A1 / S341 MASONRY WALL TIE COLUMN REINFORCING

SCALE: 1" = 1'-0"



B4 / S341 TYPICAL BOND BEAM AND TIE BEAM STEP

SCALE: 1" = 1'-0"

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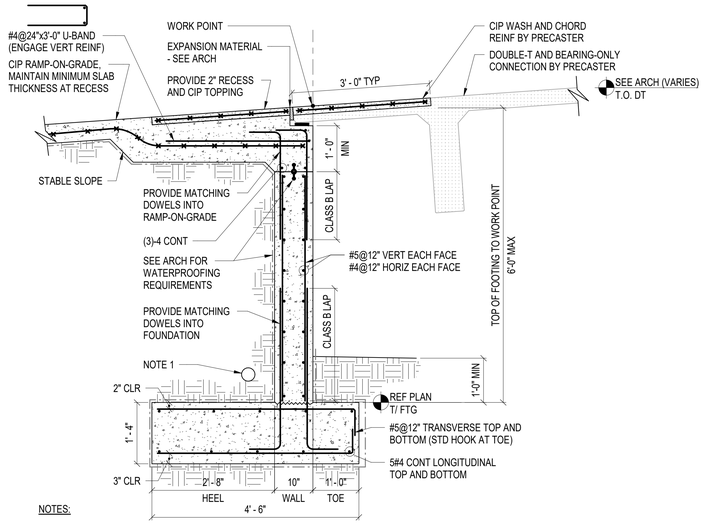
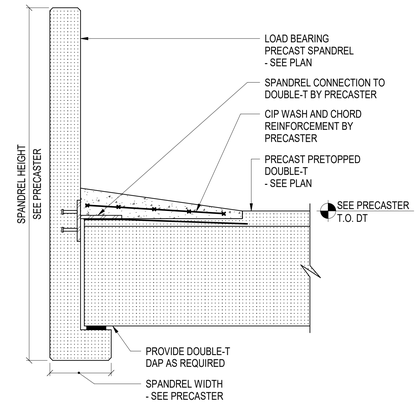


NOTES:

1. THIS RETAINING WALL HAS NOT BEEN DESIGNED TO RESIST HYDROSTATIC PRESSURE THAT RESULTS FROM WATER BUILD-UP ON THE RETAINED FACE OF THE WALL. POSITIVE DRAINAGE SHALL BE PROVIDED TO ALLEVIATE HYDROSTATIC PRESSURE BUILD-UP ON THIS WALL. THIS DESIGN SHALL BE A COARSE-AGGREGATE ENCASED DRAINAGE SYSTEM OR OTHER SIMILAR MEANS AND SHALL BE PROVIDED BY OTHERS.

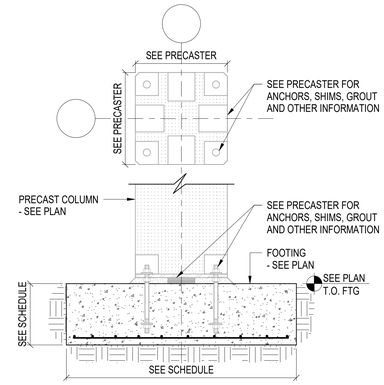
D3 / S371 CIP RAMP-ON-GRADE TO PRECAST DT TRANSITION

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



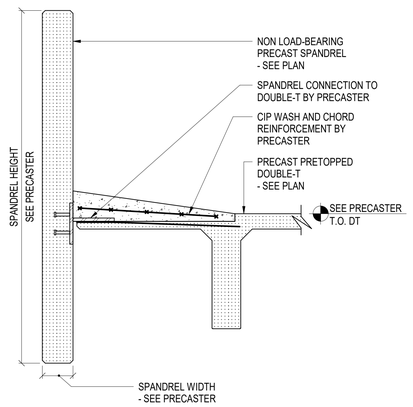
D5 / S371 TYPICAL PRECAST PRETOPPED DT TO LOAD-BEARING SPANDREL CONNECTION

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



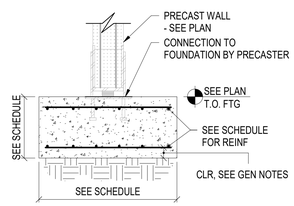
C3 / S371 TYPICAL PRECAST COLUMN CONNECTION TO FOUNDATION

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



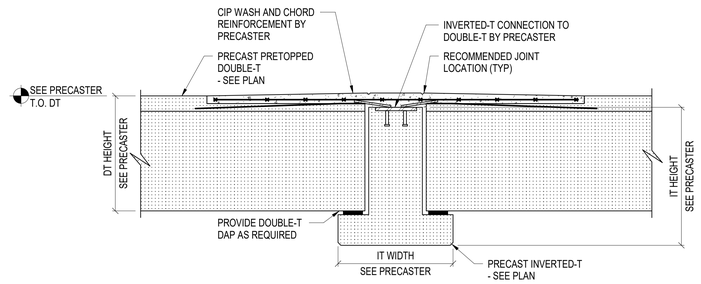
C5 / S371 TYPICAL PRECAST PRETOPPED DT TO NON LOAD-BEARING SPANDREL CONNECTION

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



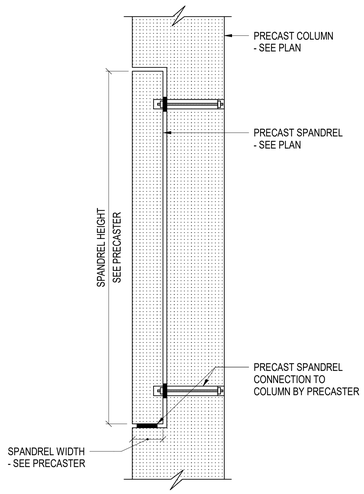
B3 / S371 TYPICAL PRECAST WALL TO CIP FTG

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



A3 / S371 TYPICAL PRECAST PRETOPPED DT TO IT CONNECTION

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



A5 / S371 TYPICAL PRECAST SPANDREL TO COLUMN CONNECTION

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

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TAMBONE COMPANIES

SEACOAST BANK PARKING GARAGE

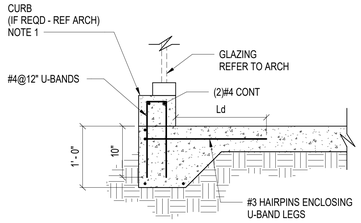
815 SOUTH COLORADO AVE
STUART, FL 34994

PROJECT NO:
240089.00

PRECAST CONCRETE TYPICAL DETAILS

SHEET NUMBER:
S371

THE LINE SHOWN ABOVE IS 5" LONG ON ORIGINAL PAGE SIZE
SCALE 1:1 ORIGINAL PAGE SIZE



NOTES:

1. REFER TO ARCH FOR CURB EXTENTS AND PLAN LOCATIONS. CURB SHALL BE MIN 7" WIDE AND MAX 8" TALL.

D5
S401

SLAB-ON-GRADE EDGE DETAIL AT GLAZING

SCALE: 1" = 1'-0"

Baker Barrios

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Straticon
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Elie El Zghayar, PhD, PE on **06/10/2026**
(FL PE No. 78483)
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FRAMING SECTIONS AND DETAILS

SHEET NUMBER:
S401

THE LINE SHOWN ABOVE IS 1" WHEN PLOTTED ON ANSI D SHEETS ORIGINAL PAGE SIZE

CLASSES OF CONCRETE SCHEDULE

CONCRETE USAGE	MIN. 28-DAY COMPRESSIVE STRENGTH ($f'c$)	ACI EXPOSURE CLASS	MAX. W/CM RATIO	MAX. AGGREGATE SIZE
SHALLOW FOUNDATIONS				
SPREAD FOOTINGS	4000 PSI	F0, S0, W1, C1	0.50	1 1/2"
MAT FOUNDATIONS	4000 PSI	F0, S0, W1, C1	0.50	1 1/2"
WALL FOOTINGS	4000 PSI	F0, S0, W1, C1	0.50	1 1/2"
PLINTHS	4000 PSI	F0, S0, W1, C1	0.50	1"
SLABS-ON-GRADE				
TYPICAL SLABS-ON-GRADE	4000 PSI	F0, S0, W0, C0	0.45	1"
TOPPING SLABS	3000 PSI	F0, S0, W0, C0	0.45	3/4"
ELEVATED FLOORS				
SLABS ON METAL DECK	3500 PSI	F0, S0, W0, C0	0.45	3/4"
WALLS				
PIT / RETAINING WALLS	4000 PSI	F0, S0, W1, C1	0.45	1"
MISCELLANEOUS				
CURBS (NOTE 1)	3000 PSI	F0, S0, W0, C0	0.50	3/4"
FILLER SLABS FOR METAL PAN STAIRS (NOTE 1)	3000 PSI	F0, S0, W0, C0	0.50	3/4"

CLASSES OF CONCRETE SCHEDULE NOTES:

1. FOR THIS APPLICATION, IT WILL BE PERMISSIBLE TO USE #89 STONE (PEAROCK) AS THE LARGEST AGGREGATE SIZE.
2. ALL CONCRETE SHALL BE NORMAL-WEIGHT CONCRETE, UNLESS NOTED OTHERWISE.
3. IT SHALL BE PERMISSIBLE TO PROVIDE 56-DAY COMPRESSIVE STRENGTH MIXES FOR SHALLOW FOUNDATION AND DEEP FOUNDATION ELEMENTS ONLY.

CEMENTITIOUS MATERIAL CONTENT SCHEDULE

MAX. AGGREGATE SIZE	MINIMUM CEMENTITIOUS MATERIAL CONTENT (LB/YD^3)
1 1/2"	470
1"	520
3/4"	540
3/8"	610

CEMENTITIOUS MATERIAL CONTENT SCHEDULE:

1. UNLESS NOTED OTHERWISE, AT LEAST 35% OF CEMENTITIOUS CONTENT SHALL CONSIST OF A CEMENT REPLACEMENT MATERIAL (SLAG, FLY ASH, OR SILICA FUMES). MAXIMUM AMOUNT OF CEMENT REPLACEMENT MATERIAL SHALL BE 65%.
2. FOR FLOOR FRAMING, WHEN FLY ASH IS USED AS A SUPPLEMENTARY CEMENTITIOUS METERIAL, ITS QUANTITY SHALL NOT BE LESS THAN 15% NOR MORE THAN 25% BY WEIGHT OF TOTAL CEMENTITIOUS MATERIAL, UNLESS OTHERWISE SPECIFIED.

SPREAD FOOTING SCHEDULE

MARK	WIDTH	LENGTH	THICKNESS	REINFORCEMENT BOTTOM	REINFORCEMENT TOP	REMARKS
F8.0	8' - 0"	8' - 0"	24"	(8)#7 EACH WAY		
F10.0	10' - 0"	10' - 0"	26"	(12)#8 EACH WAY		

WALL FOOTING SCHEDULE

MARK	WIDTH	LENGTH	THICKNESS	REINFORCEMENT BOTTOM	REINFORCEMENT TOP	REMARKS
WF4.0	4' - 0"	CONT	24"	#6@8" EACH WAY		
WF8.0	8' - 0"	CONT	36"	(6)#8 EACH WAY	#8@8" EACH WAY	SEE TIES WITH PLAN
WF10.0	10' - 0"	CONT	36"	#8@10" EACH WAY	#8@10" EACH WAY	SEE TIES WITH PLAN

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SCHEDULES

SHEET NUMBER:
S501