

GOLDEN GATE CONDOMINIUM
Concrete Restoration & General Improvements Project

Property Location: 440-460 East 23rd St. Hialeah, Florida 3301

SCOPE OF WORK: New Roof System, Balconies & Facades Concrete Restoration,
Waterproofing and Expansion Joints Rehabilitation.



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LOCATION MAP

GOLDEN GATE CONDO
440-460 East 23rd, Hialeah
MIAMI FLORIDA

CONCRETE RESTORATION &
GENERAL IMPROVEMENT PROJECT

SEAL P.E. REG.: #65666
Expires: 02/28/25

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CA # 35414

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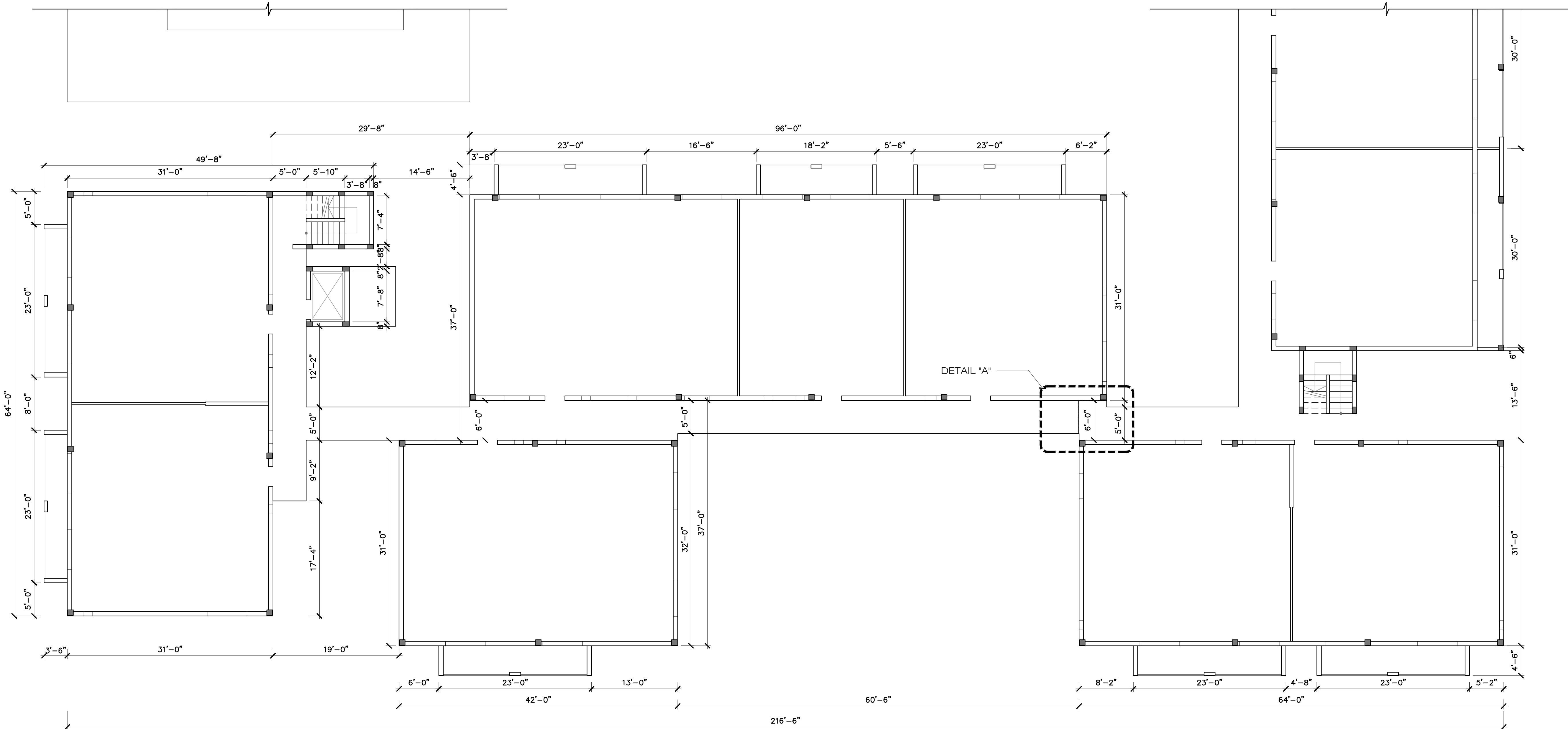
Project No.: 23-0721

Date: 02/05/2023

Scale: As indicated

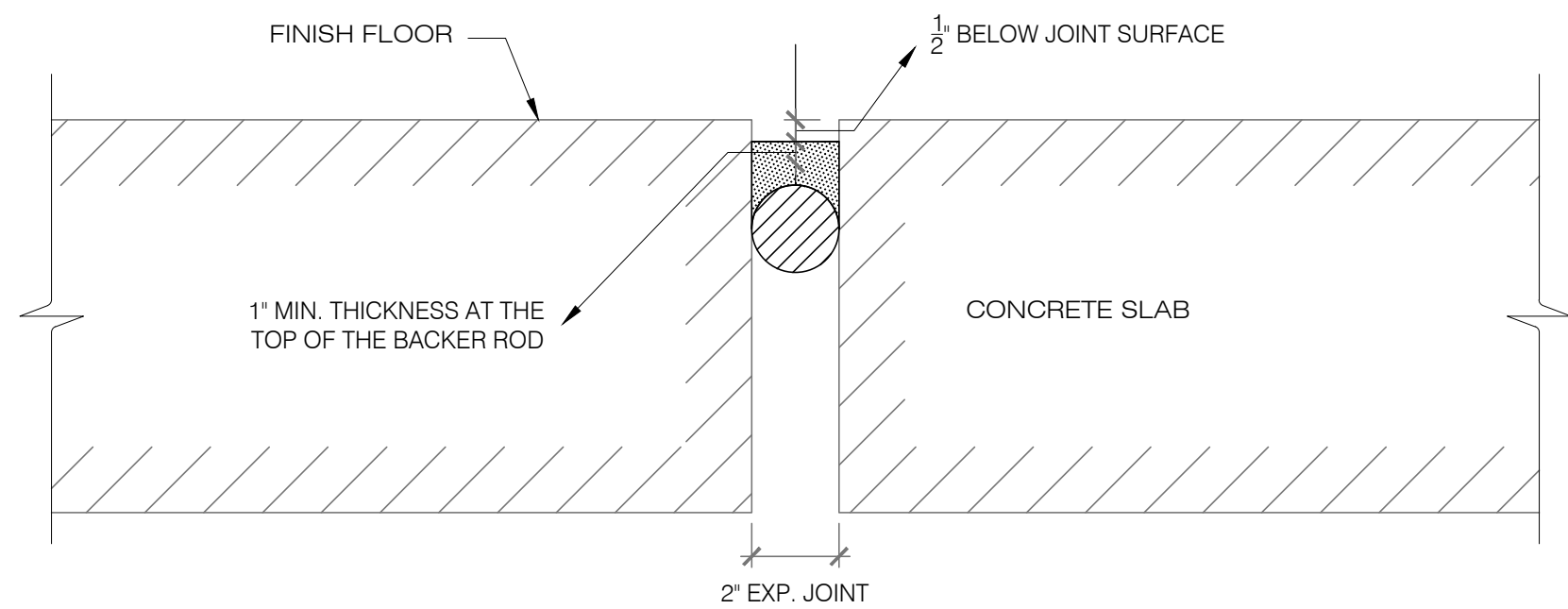
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COVER SHEET

Sheet No.:
S-0

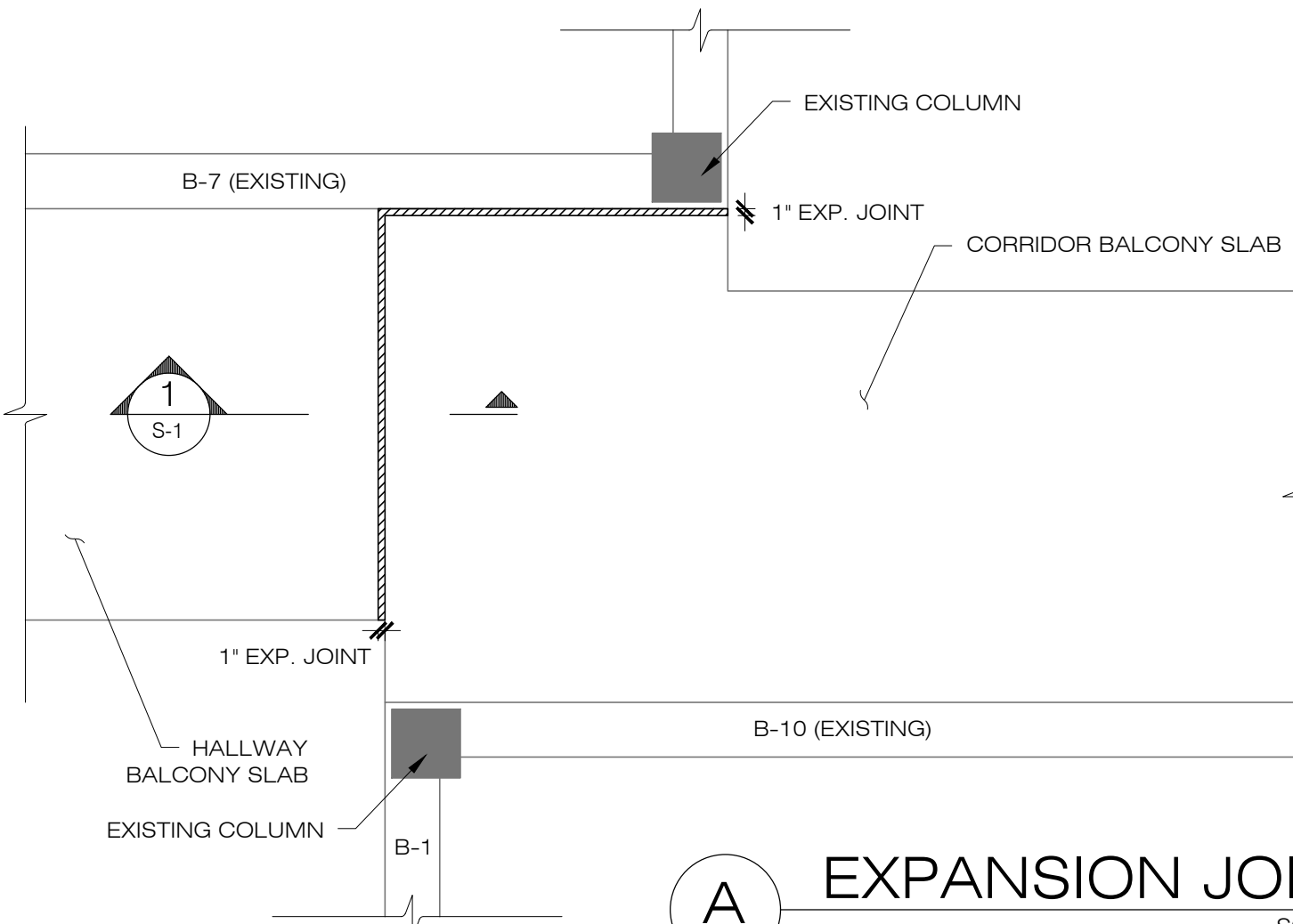


TYPICAL FLOOR PLAN
440 E 23rd St. (Part 1)

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

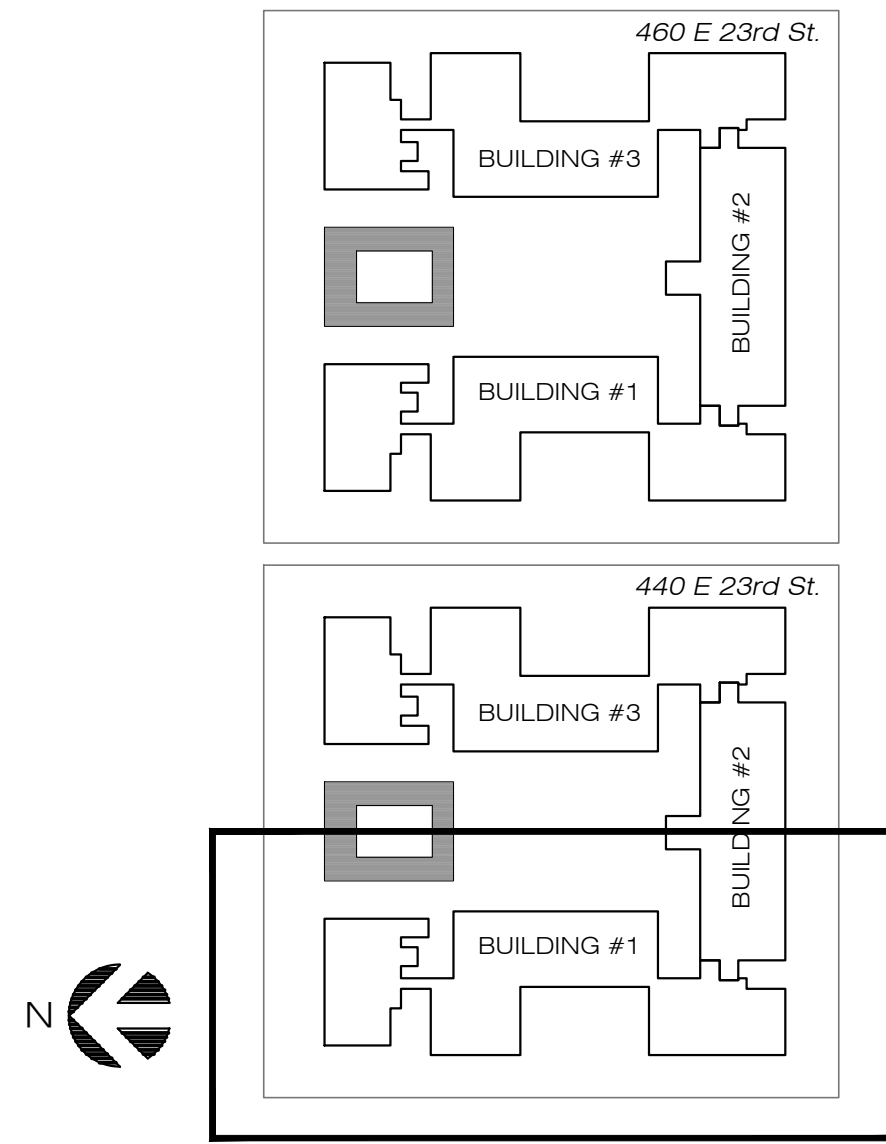


1
S-1
EXPANSION JOINT
SC: 6" = 1'-0"



A
EXPANSION JOINTS
SC: 1/2" = 1'-0"

- EXPANSION JOINTS REHABILITATION PROCEDURE:
1. REMOVE ALL FOREIGN MATERIALS AND DEBRIS ACCUMULATED INSIDE THE EXISTING EXP. JOINT GAP (1").
 2. PROCEED TO PERFORM CONCRETE RESTORATION TECHNIQUES ALONG THE EDGES OF THE JOINT ON AN AS NEEDED BASIS.
 3. INSTALL BACKER ROD TO THE DEPTH INDICATED OR AS RECOMMENDED BY MANUFACTURER.
 4. POUR SILICONE; REFER TO SECTION X FOR DETAIL INFORMATION.



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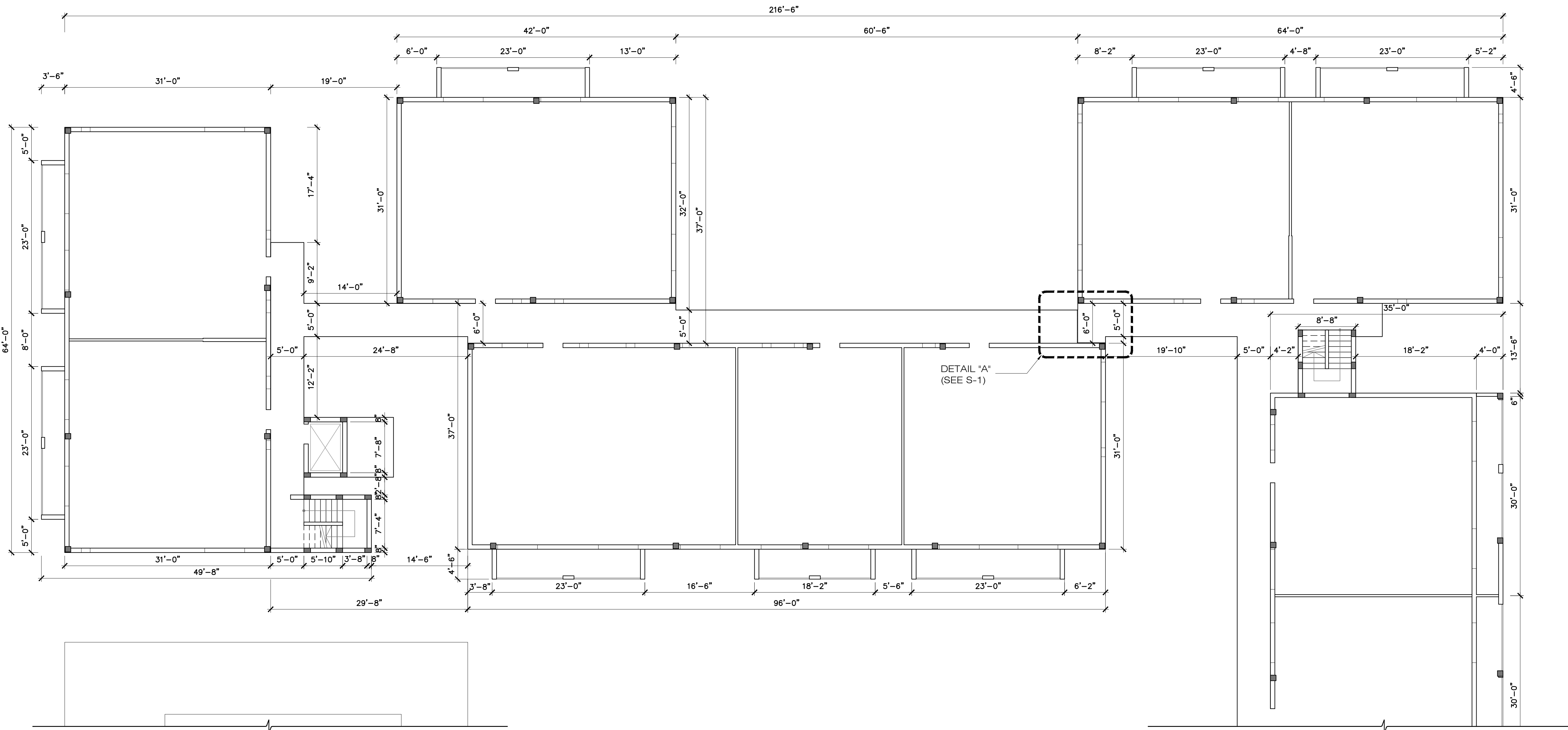
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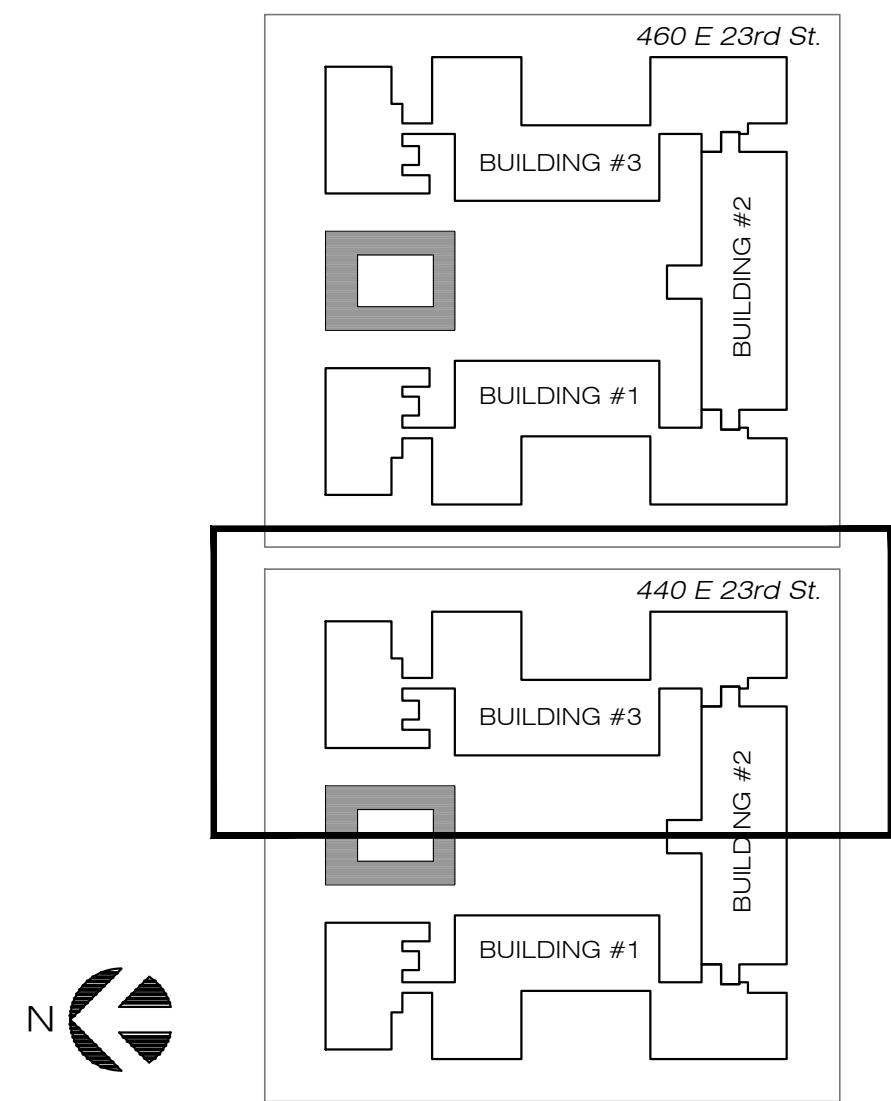
Sheet Title:
440 E 23rd St.
TYPICAL FLOOR PLAN (Part 1)

Sheet No.:
S-1



TYPICAL FLOOR PLAN
440 E 23rd St. (Part 2)

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



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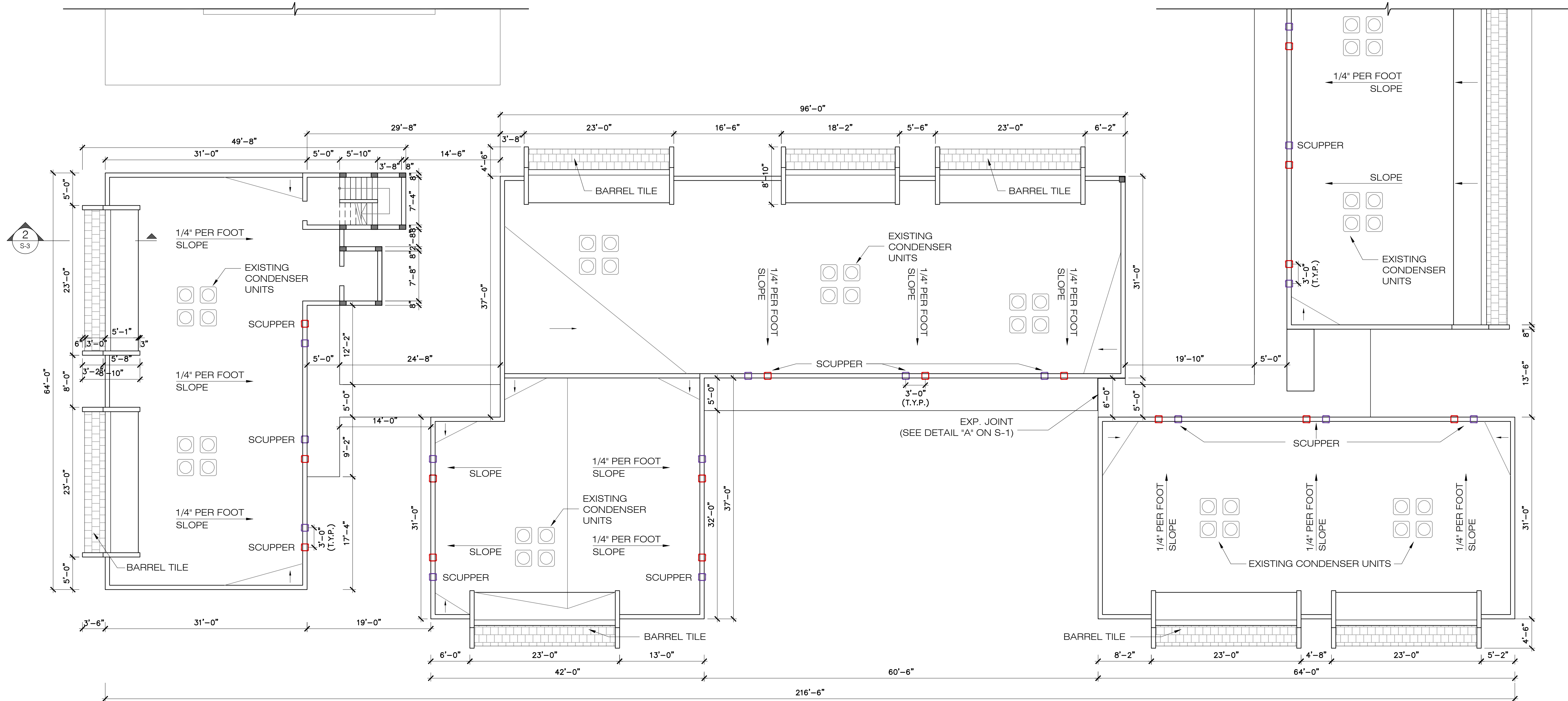
Project No.: 23-0721

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TYPICAL FLOOR PLAN (Part 2)

Sheet No.:
S-2

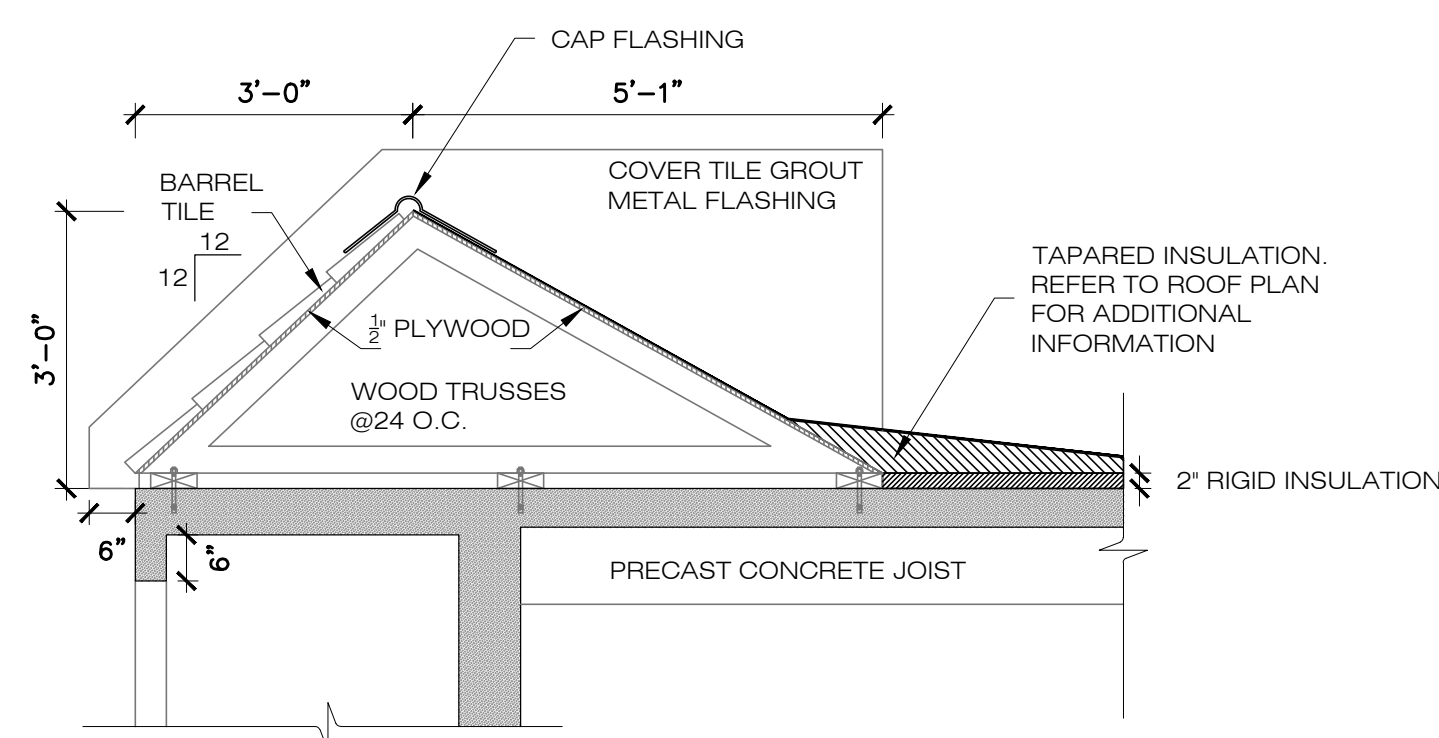


ROOF PLAN
440 E 23rd St. (Part 1)

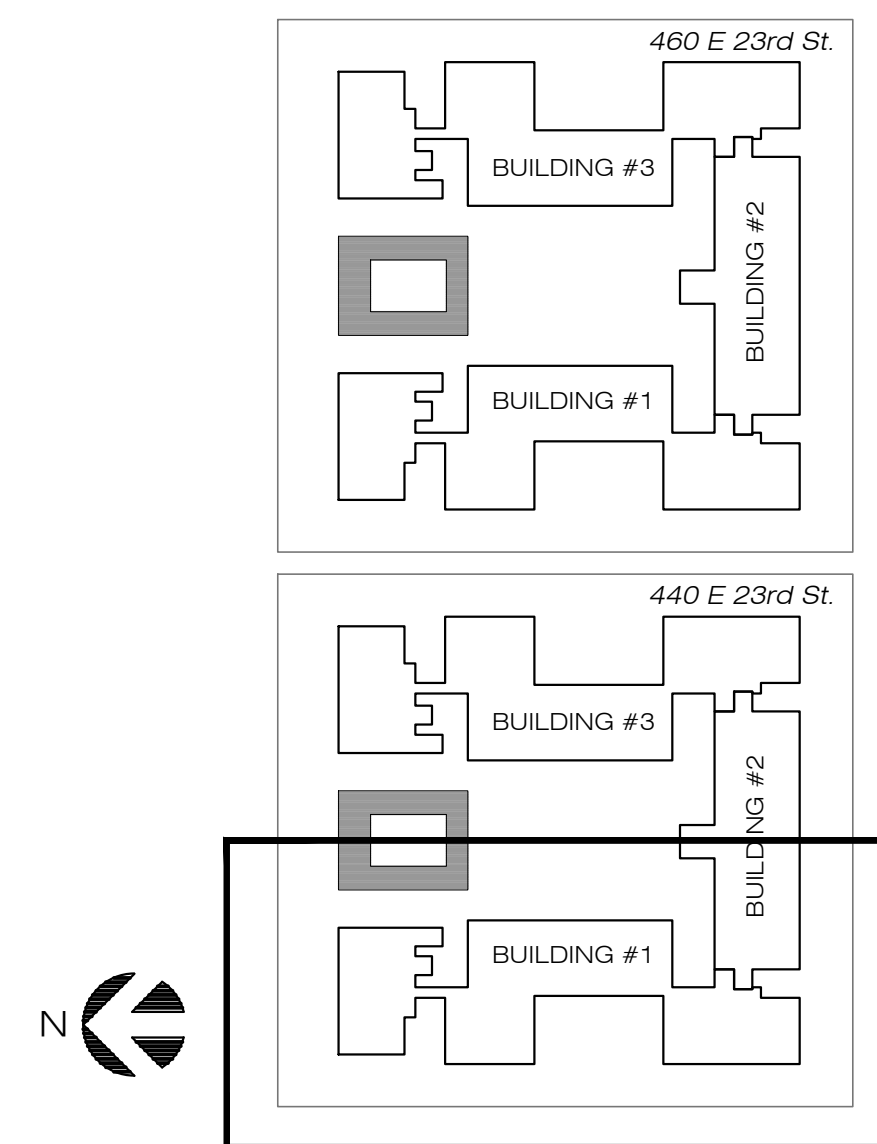
SC: 1/8" = 1'-0"

LEGEND:

- 12" WIDE X 6" HIGH SCUPPER (PRIMARY)
- 12" WIDE X 6" HIGH OVERFLOW SCUPPER (SECONDARY)
- AC CONDENSER UNITS



SECTION
SC: 1/2" = 1'-0"



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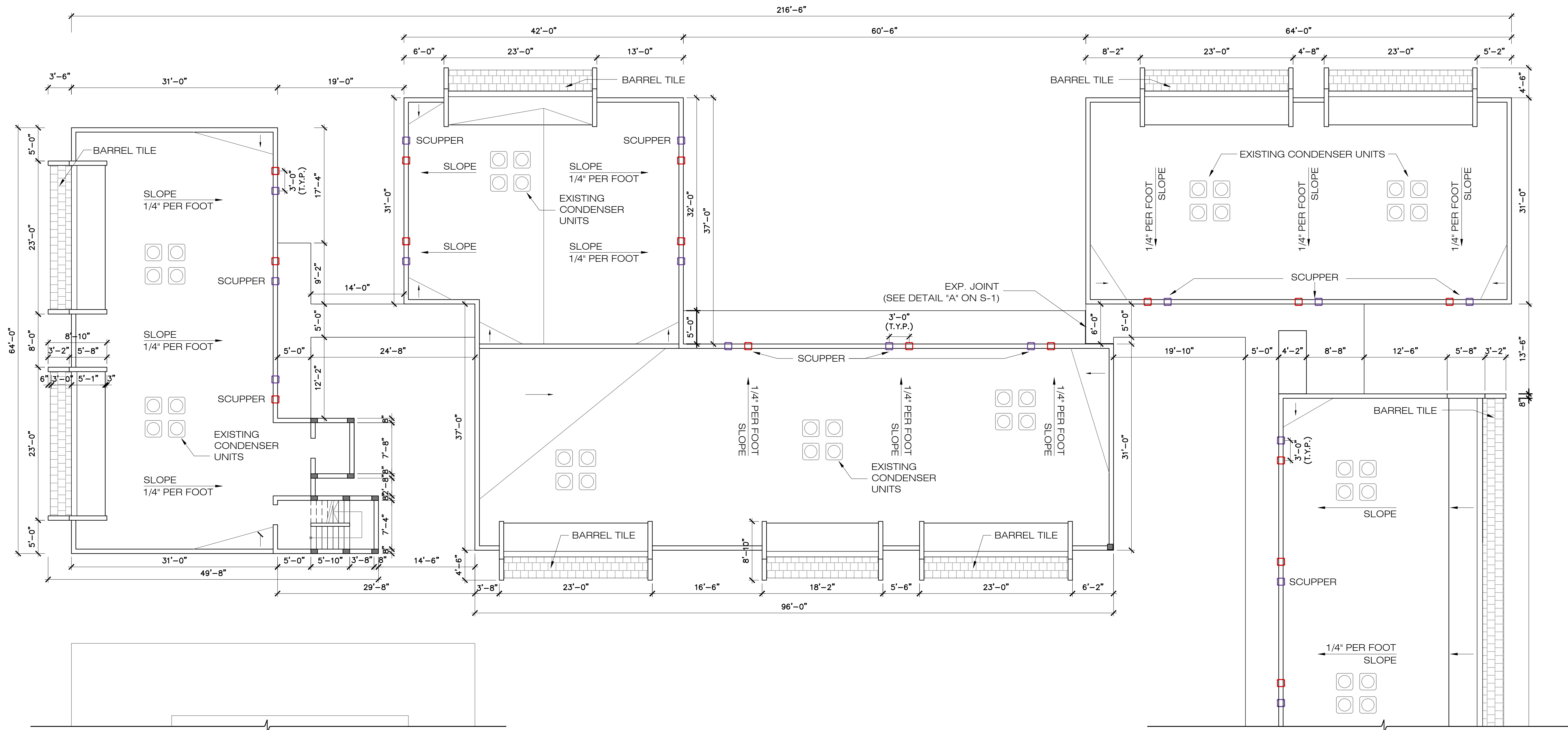
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440 E 23rd St.
ROOF PLAN (Part 1)

Sheet No.:
S-3

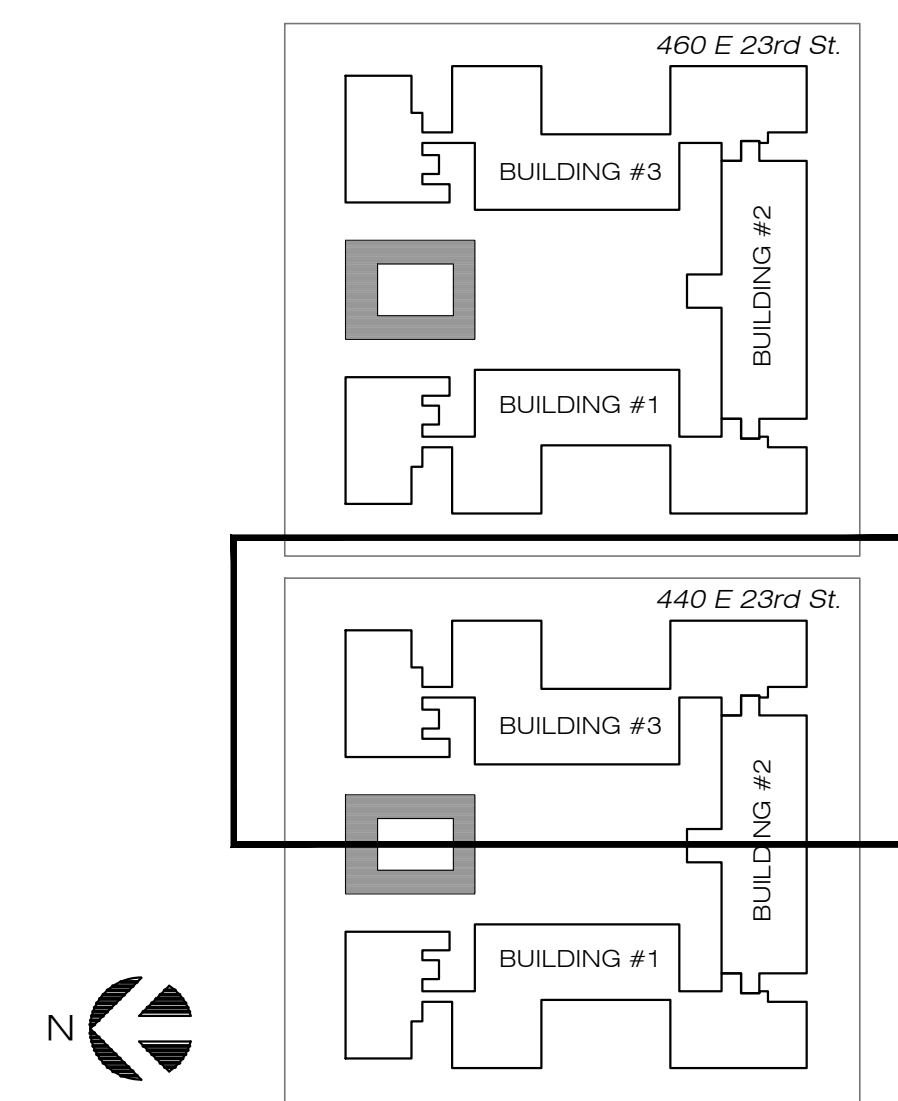


ROOF PLAN
440 E 23rd St. (Part 2)

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

LEGEND:

- 12" WIDE X 6" HIGH SCUPPER (PRIMARY)
- 12" WIDE X 6" HIGH OVERFLOW SCUPPER (SECONDARY)
- AC CONDENSER UNITS



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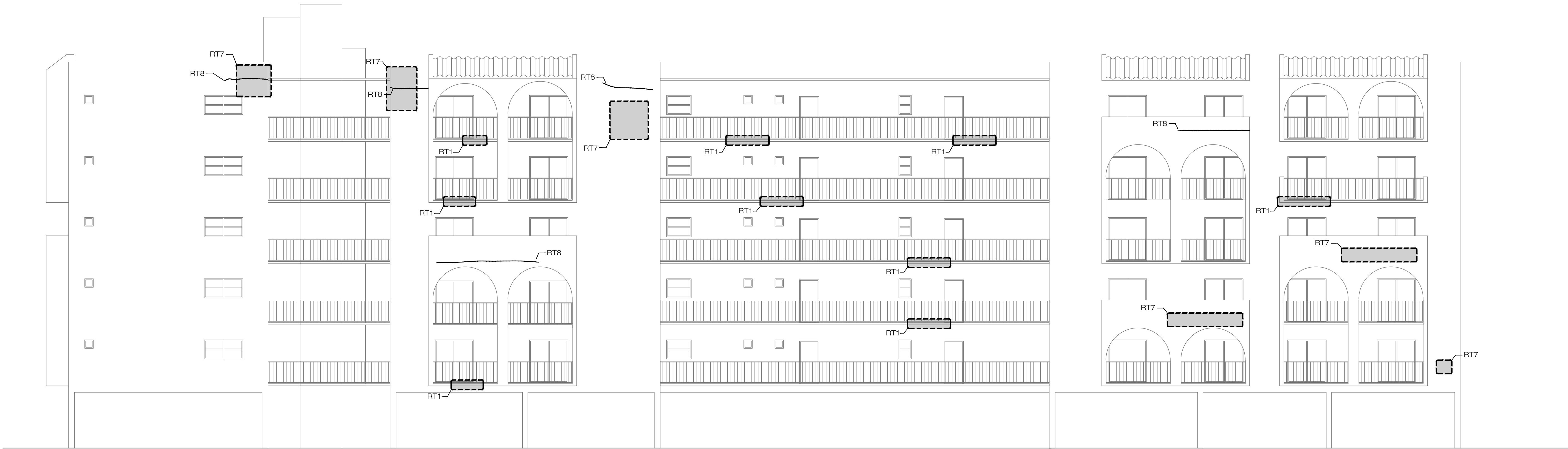
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440 E 23rd St.
ROOF PLAN (Part 2)

Sheet No.:

S-4



ELEVATION N°1 (WEST)
440 E 23rd St. BUILDING #1

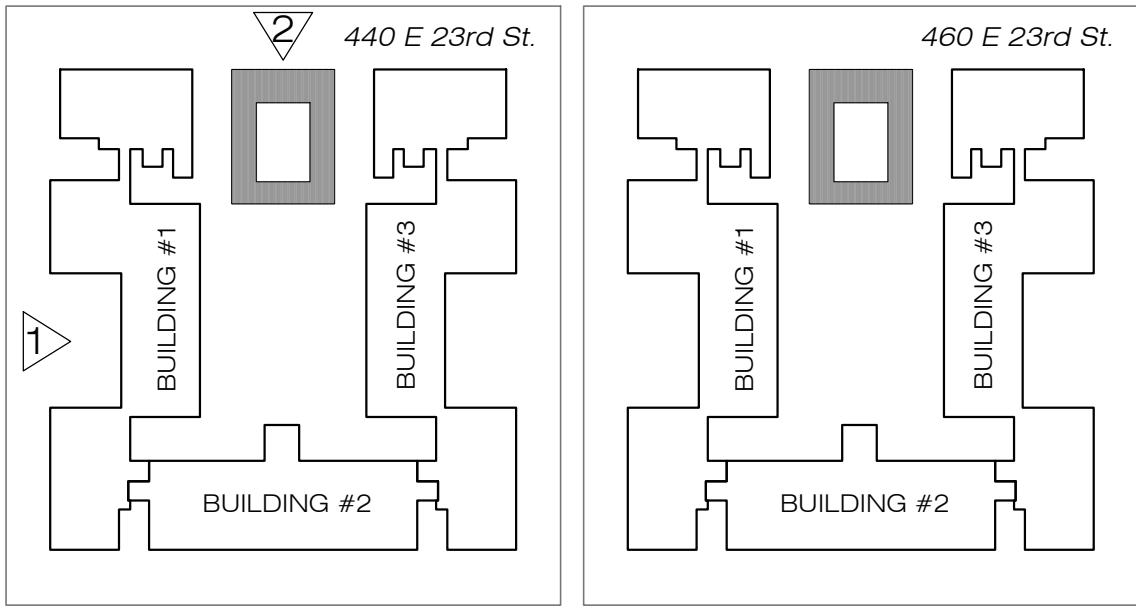
SC: 1/8" = 1'-0"

LEGEND:

- RT1: REPAIR TYPE 1 ASSOCIATED WITH DEFICIENCY 'SLAB EDGE SPALL'. MAY ALSO BE COMBINED WITH RT7 (REPAIR TYPE 7 - 'STUCCO DELAMINATION').
- RT7: REPAIR TYPE 7 ASSOCIATED WITH DEFICIENCY 'STUCCO DELAMINATION'.
- RT8: REPAIR TYPE 8 ASSOCIATED WITH DEFICIENCY 'STUCCO CRACK'. MAY ALSO BE COMBINED WITH RT7 (REPAIR TYPE 7 - 'STUCCO DELAMINATION').

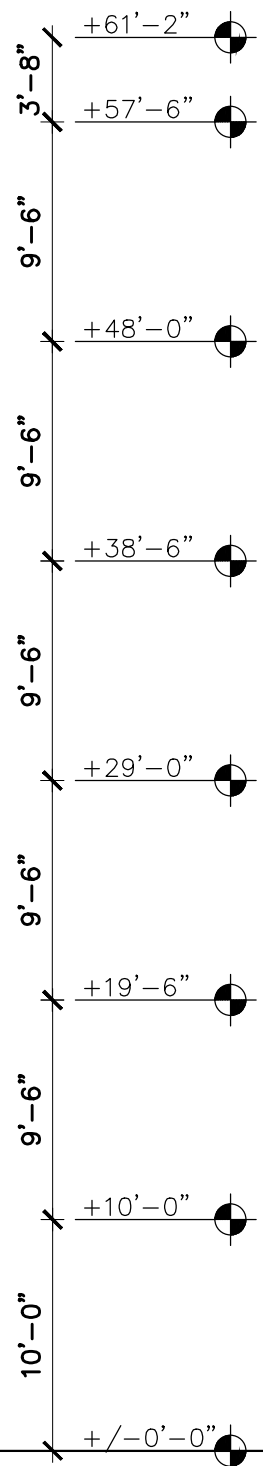
NOTES:

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- PLEASE, REFER TO SUMMARY OF QUANTITIES PER REPAIR TYPE ON SHEET S-17.



ELEVATION N°2 (NORTH)
440 E 23rd St. BUILDING #2

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



GOLDEN GATE CONDO
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Sheet Title:
ELEVATIONS N°1 & 2
(WEST & NORTH)

Sheet No.:
S-5

ELEVATION N°3 (EAST)
440 E 23rd St. BUILDING #3

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

END:

: REPAIR TYPE 1 ASSOCIATED WITH DEFICIENCY 'SLAB
EDGE SPALL' MAY ALSO BE COMBINED WITH RT7
(REPAIR TYPE 7 - 'STUCCO DELAMINATION').

LEGEND:

RT1: REPAIR TYPE 1 ASSOCIATED WITH DEFICIENCY 'SLAB
EDGE SPALL' MAY ALSO BE COMBINED WITH RT7
(REPAIR TYPE 7 - 'STUCCO DELAMINATION').

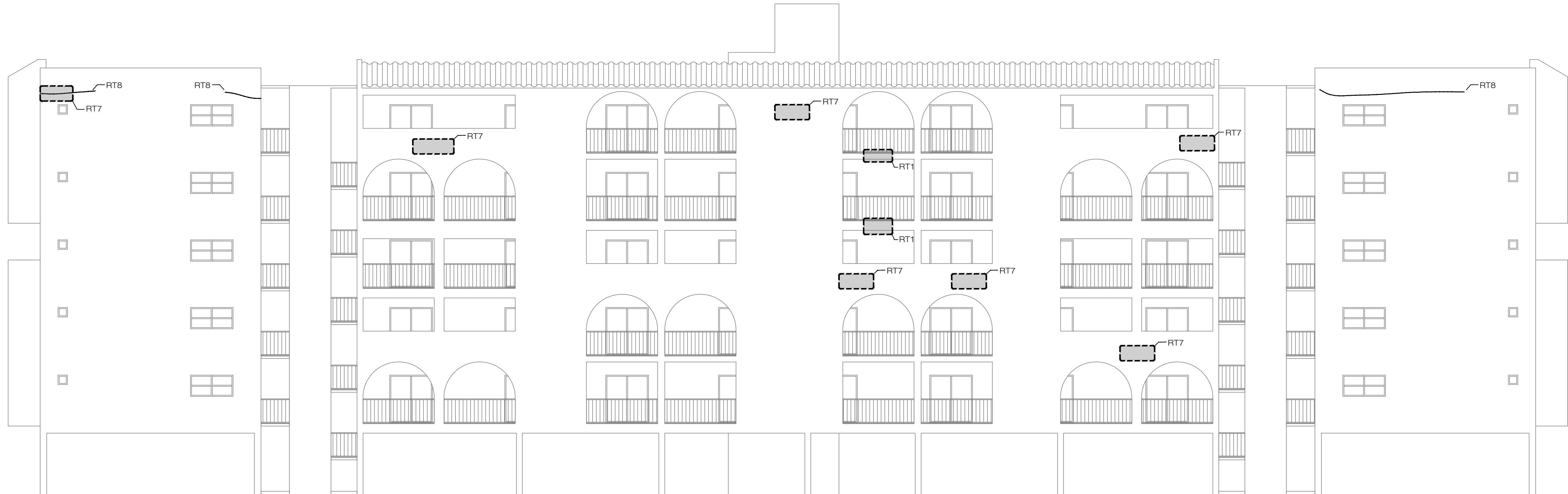
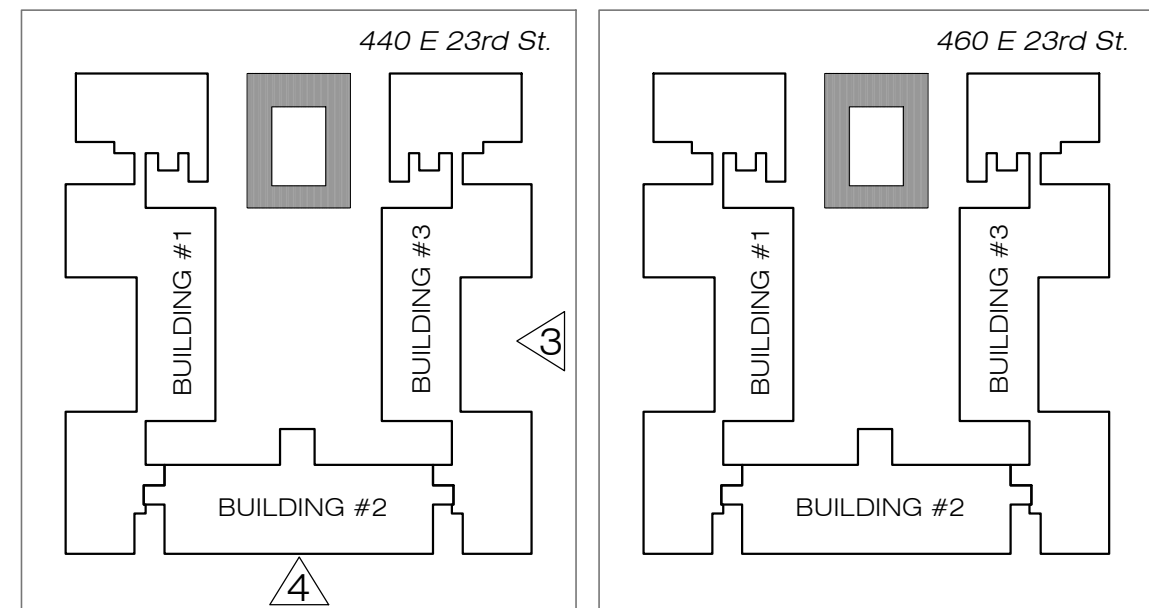
RT7: REPAIR TYPE 7 ASSOCIATED WITH DEFICIENCY
'STUCCO DELAMINATION'.

RT8: REPAIR TYPE 8 ASSOCIATED WITH DEFICIENCY
'STUCCO CRACK', MAY ALSO BE COMBINED WITH
RT7 (REPAIR TYPE 7 - 'STUCCO DELAMINATION').

NOTES:

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ELEVATION N°4 (SOUTH)
440 E 23rd St. BUILDING #2

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

GOLDEN GATE CONDO
440 East 23rd, Hialeah
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Scale: As indicated

Sheet Title:
ELEVATIONS N°3 & 4
(EAST & SOUTH)

Sheet No.:
S-6



ELEVATION N°5 (PATIO)
440 E 23rd St. BUILDING #3

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

LEGEND:

RT1: REPAIR TYPE 1 ASSOCIATED WITH DEFICIENCY 'SLAB
EDGE SPALL' MAY ALSO BE COMBINED WITH RT7
(REPAIR TYPE 7 - 'STUCCO DELAMINATION').

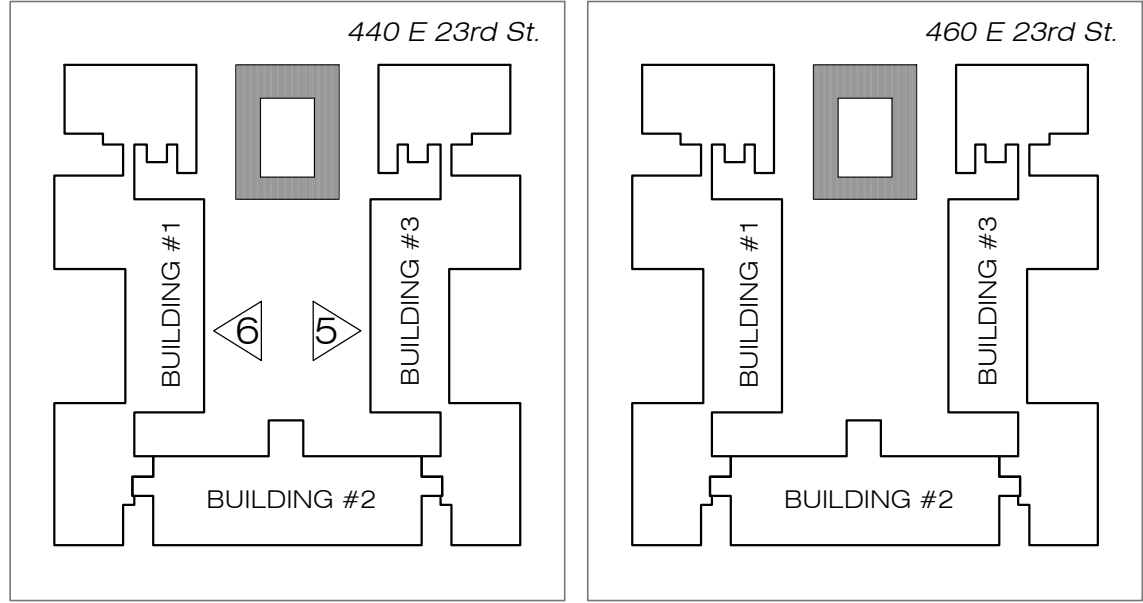
RT7: REPAIR TYPE 7 ASSOCIATED WITH DEFICIENCY
'STUCCO DELAMINATION'.

RT8: REPAIR TYPE 8 ASSOCIATED WITH DEFICIENCY
'STUCCO CRACK' MAY ALSO BE COMBINED WITH
RT7 (REPAIR TYPE 7 - 'STUCCO DELAMINATION').

NOTES:

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THE ENGINEER OF RECORD.

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REPAIR TYPE ON SHEET S-17.



ELEVATION N°6 (PATIO)
440 E 23rd St. BUILDING #1

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

GOLDEN GATE CONDO
440 East 23rd, Hialeah
MIAMI FLORIDA

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Sheet Title:
ELEVATIONS N°5 & 6
(PATIO)

Sheet No.:
S-7



ELEVATION N°7 (PATIO)
440 E 23rd St. BUILDING #2

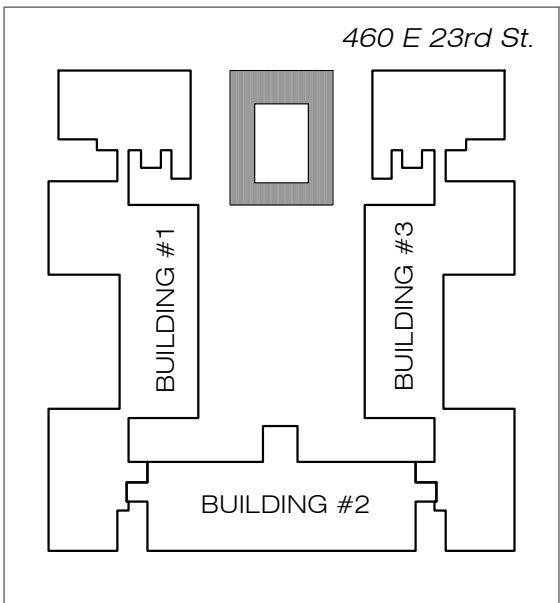
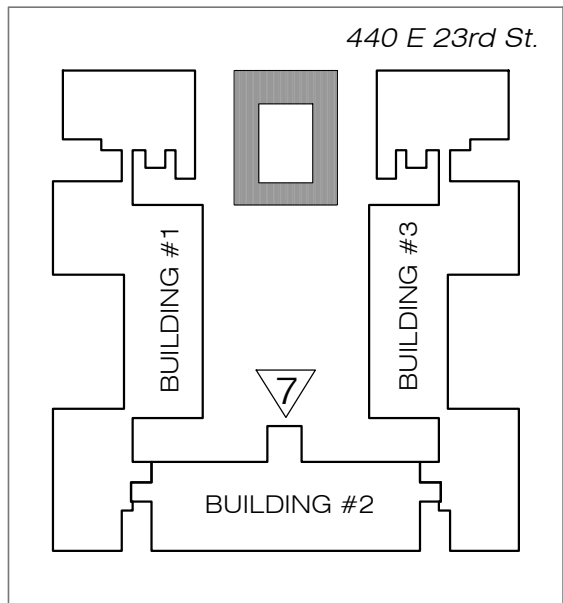
SC: 1/8" = 1'-0"

LEGEND:

- RT1: REPAIR TYPE 1 ASSOCIATED WITH DEFICIENCY "SLAB EDGE SPALL." MAY ALSO BE COMBINED WITH RT7 (REPAIR TYPE 7 - "STUCCO DELAMINATION").
- RT7: REPAIR TYPE 7 ASSOCIATED WITH DEFICIENCY "STUCCO DELAMINATION".
- RT8: REPAIR TYPE 8 ASSOCIATED WITH DEFICIENCY "STUCCO CRACK." MAY ALSO BE COMBINED WITH RT7 (REPAIR TYPE 7 - "STUCCO DELAMINATION").

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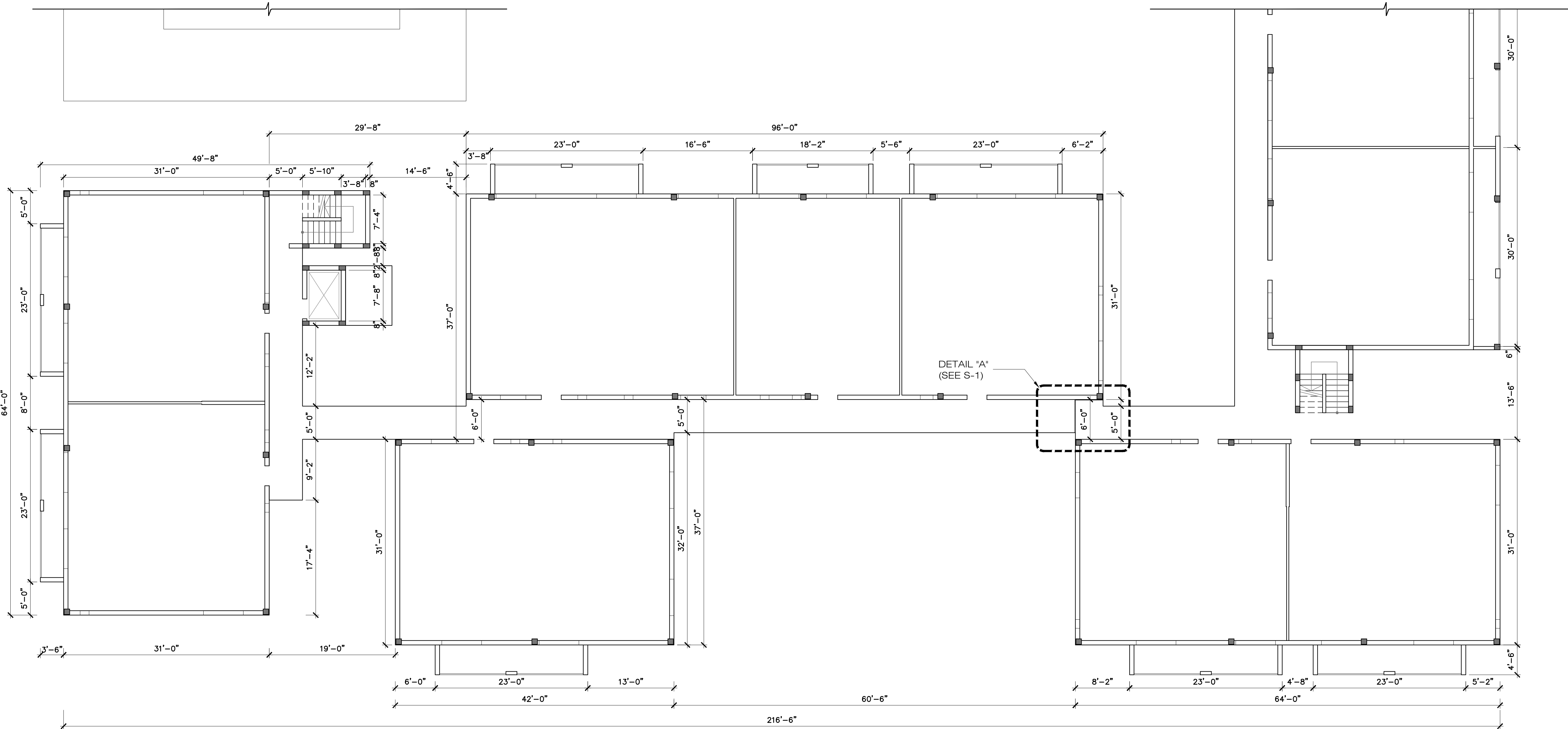
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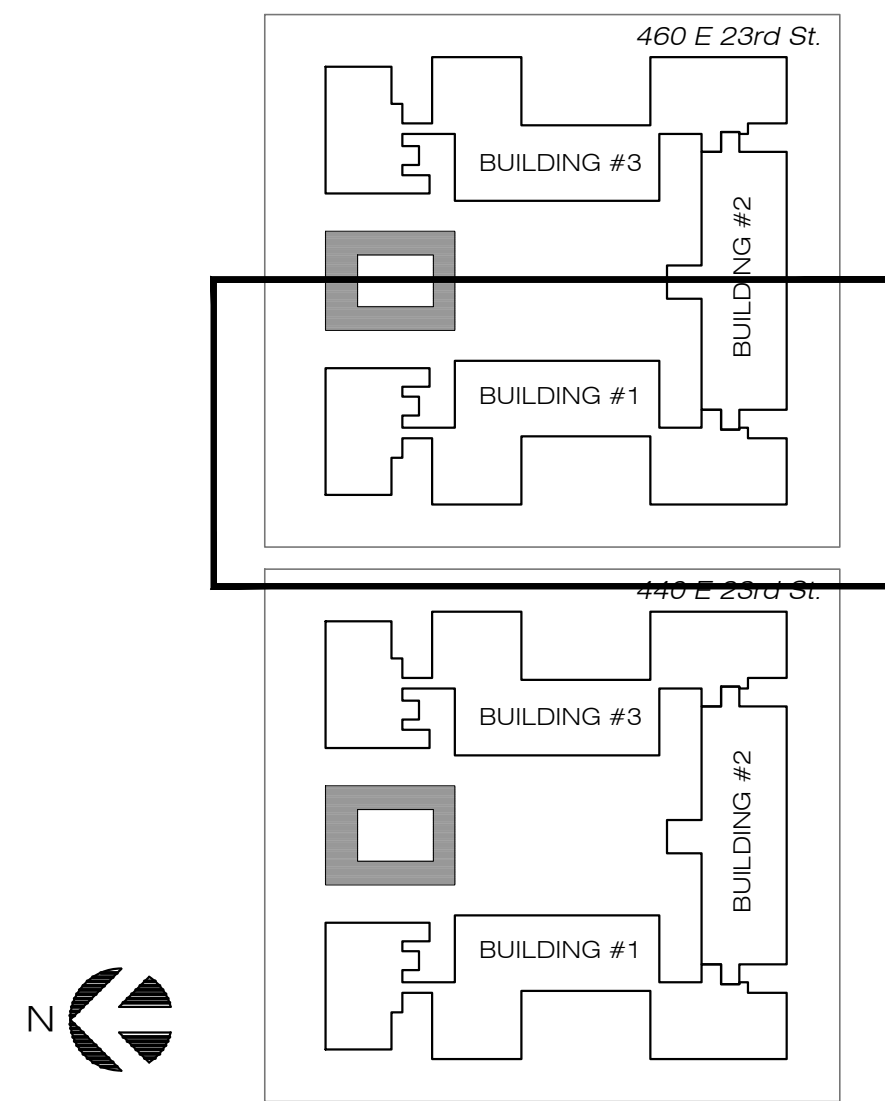
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ELEVATION N°7
(PATIO)

Sheet No.:
S-8



TYPICAL FLOOR PLAN
460 E 23rd St. (Part 1)

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



GOLDEN GATE CONDO
460 East 23rd, Hialeah
MIAMI FLORIDA

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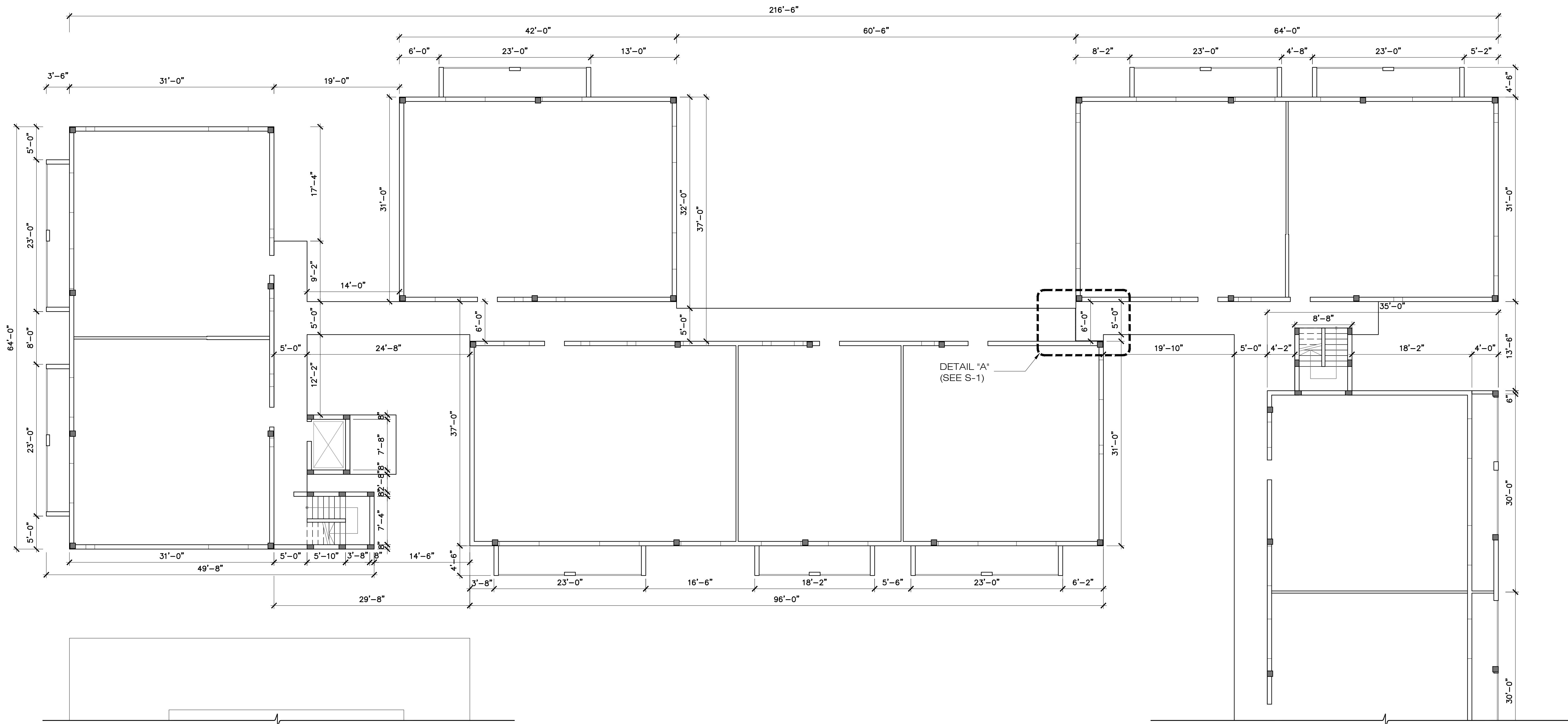
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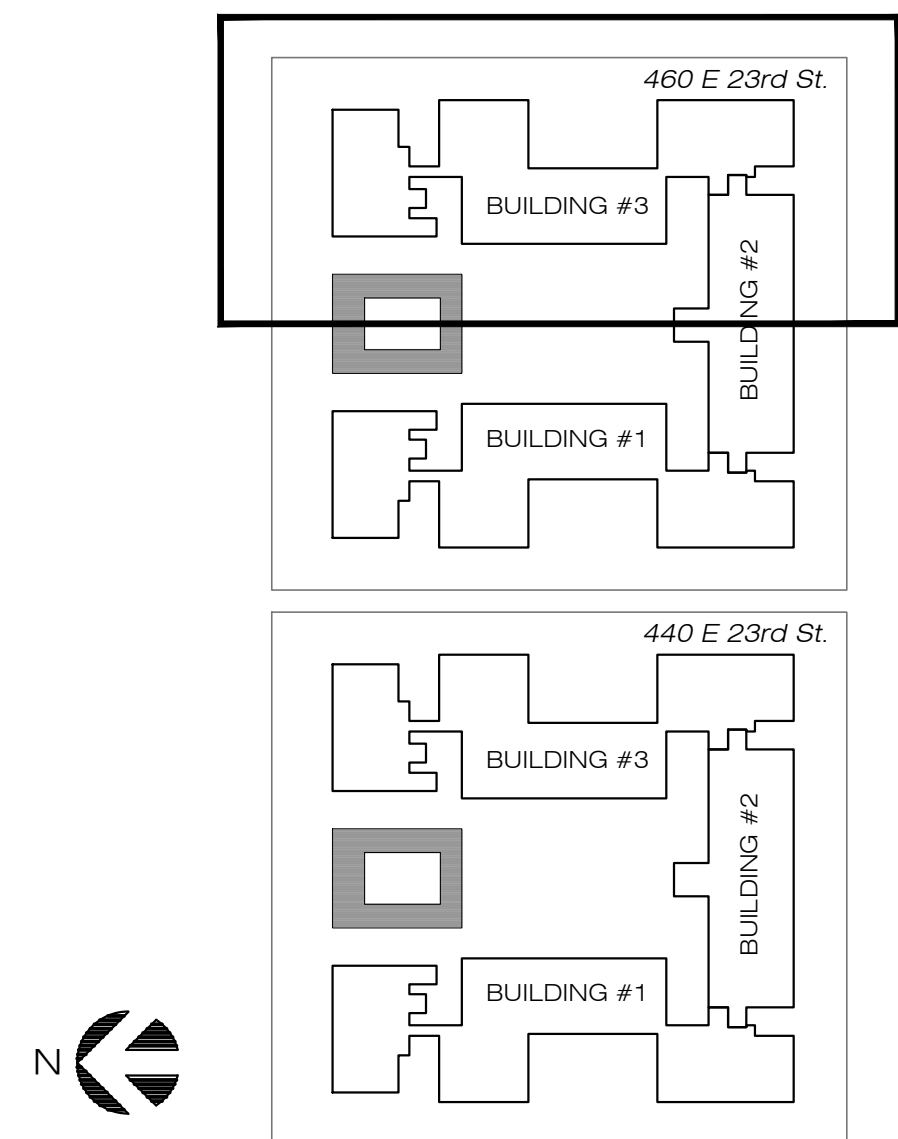
Sheet Title:
460 E 23rd St.
TYPICAL FLOOR PLAN (Part 1)

Sheet No.:
S-9



TYPICAL FLOOR PLAN
460 E 23rd St. (Part 2)

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



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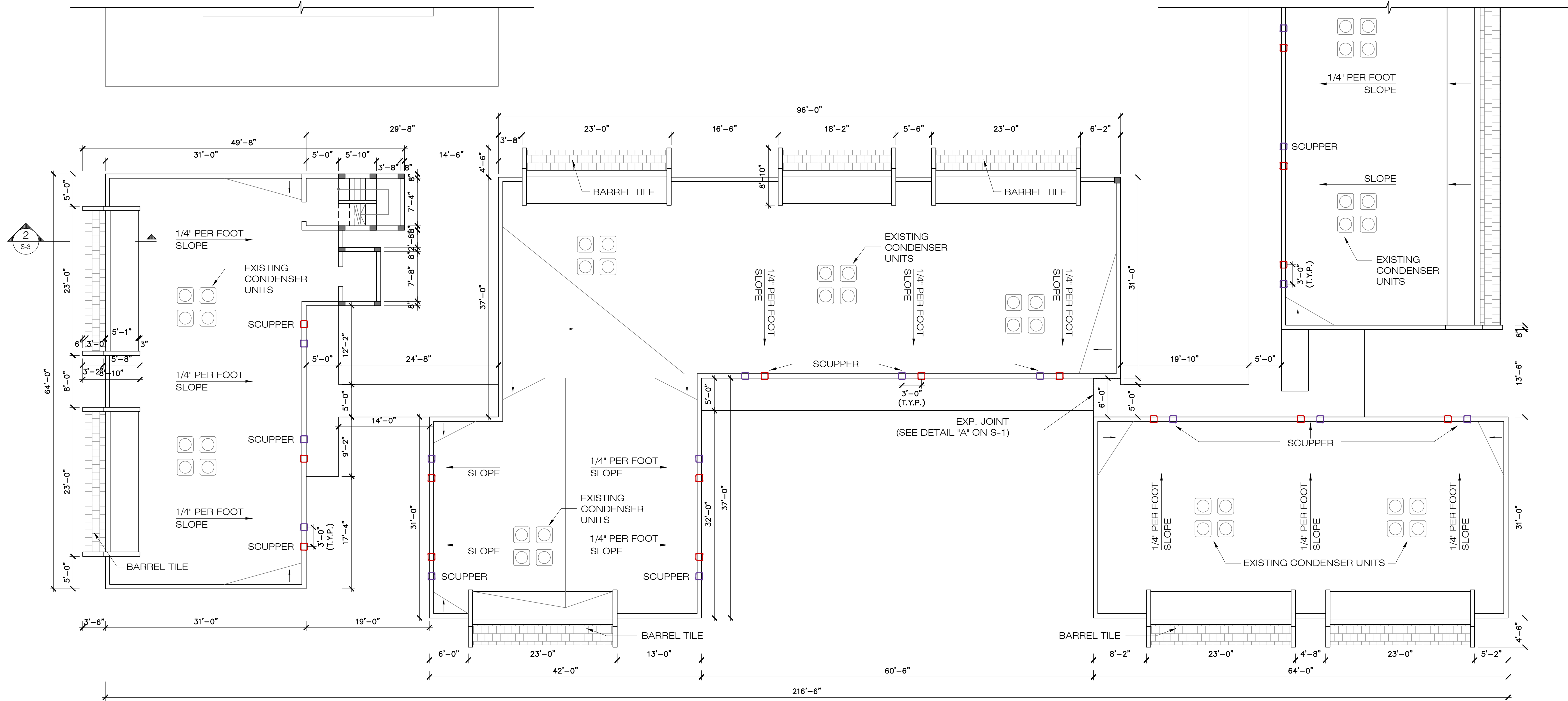
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Sheet Title:
460 E 23rd St.
TYPICAL FLOOR PLAN (Part 2)

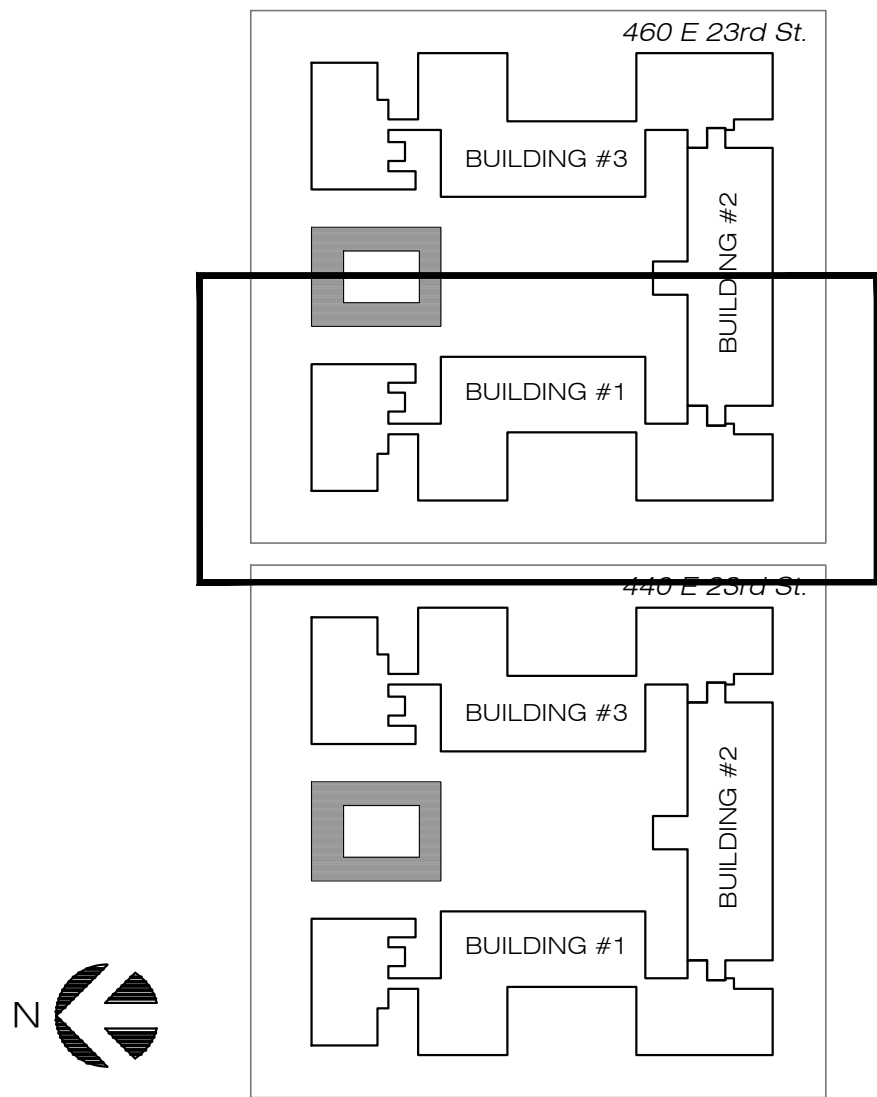
Sheet No.:
S-10



ROOF PLAN
460 E 23rd St. (Part 1)

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

- LEGEND:
- 12" WIDE X 6" HIGH SCUPPER (PRIMARY)
 - 12" WIDE X 6" HIGH OVERFLOW SCUPPER (SECONDARY)
 - AC CONDENSER UNITS



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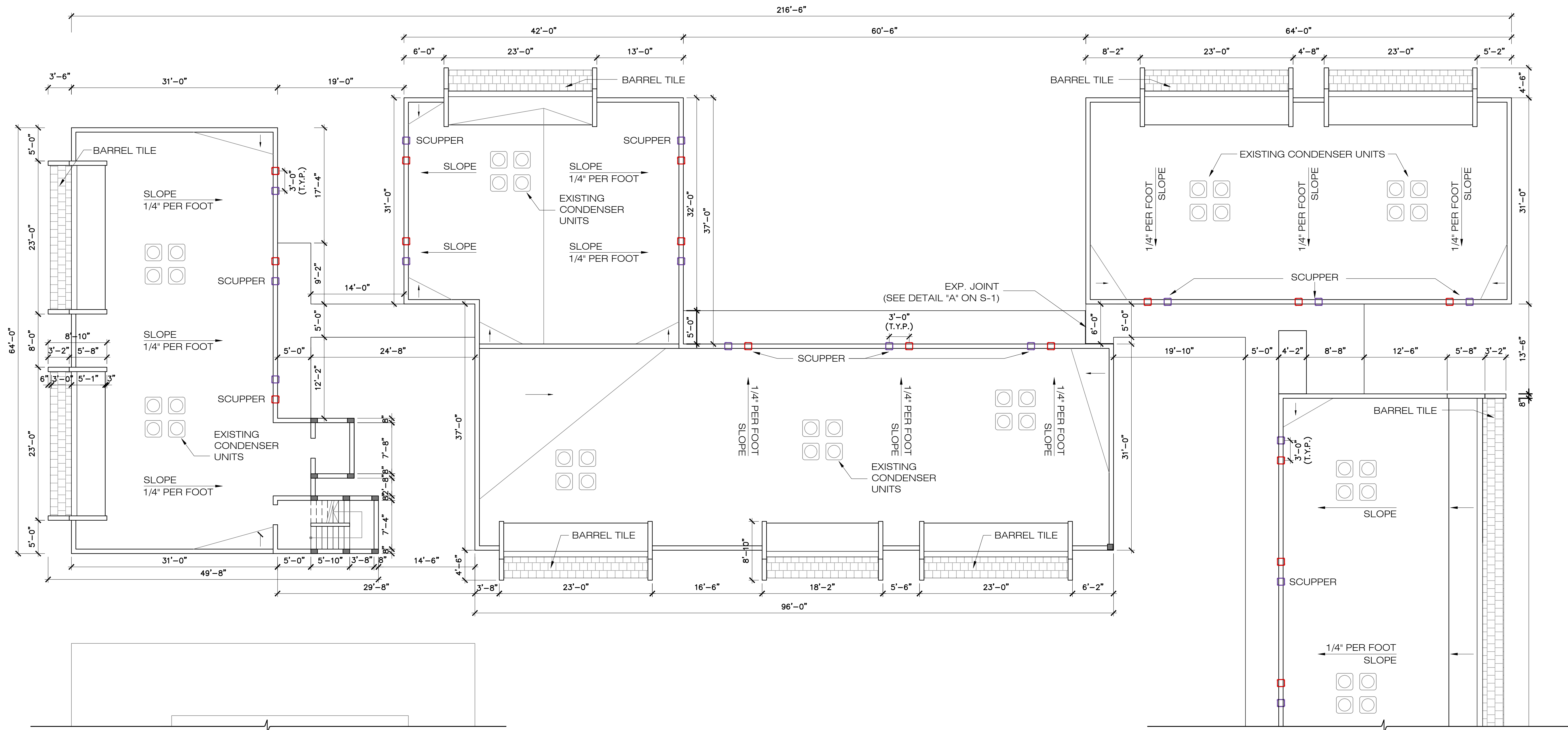
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460 E 23rd St.
ROOF PLAN (Part 1)

Sheet No.:
S-11

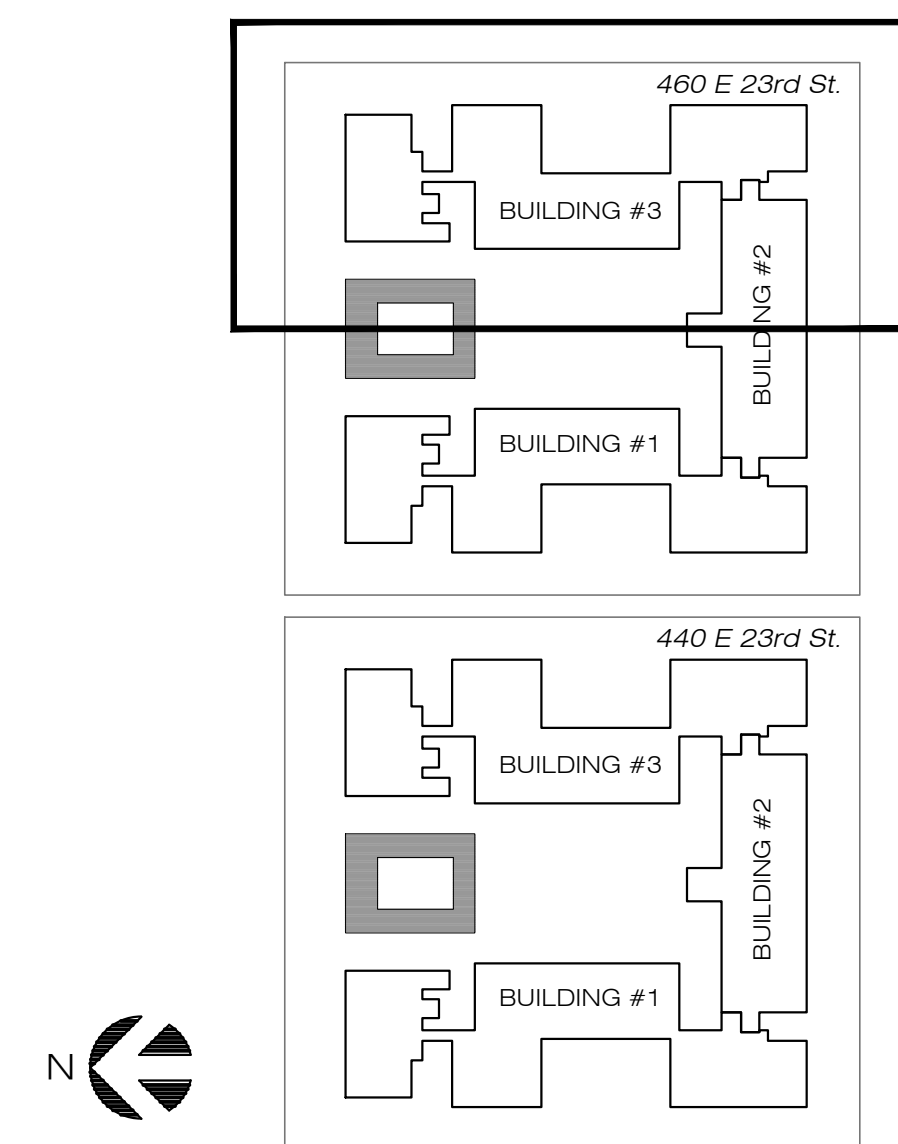


ROOF PLAN
460 E 23rd St. (Part 2)

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

LEGEND:

- 12" WIDE X 6" HIGH SCUPPER (PRIMARY)
- 12" WIDE X 6" HIGH OVERFLOW SCUPPER (SECONDARY)
- AC CONDENSER UNITS



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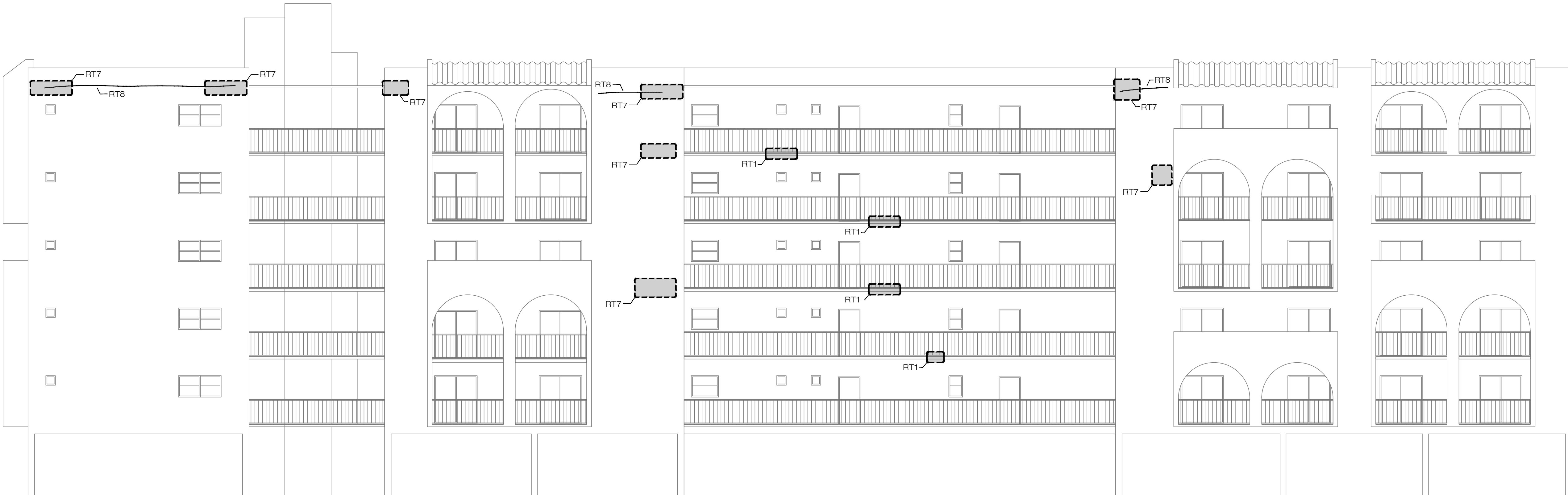
Date: 02/05/2023

Scale: As indicated

Sheet Title:
460 E 23rd St.
ROOF PLAN (Part 2)

Sheet No.:

S-12



ELEVATION N°8 (WEST)
460 E 23rd St. BUILDING #1

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

LEGEND:

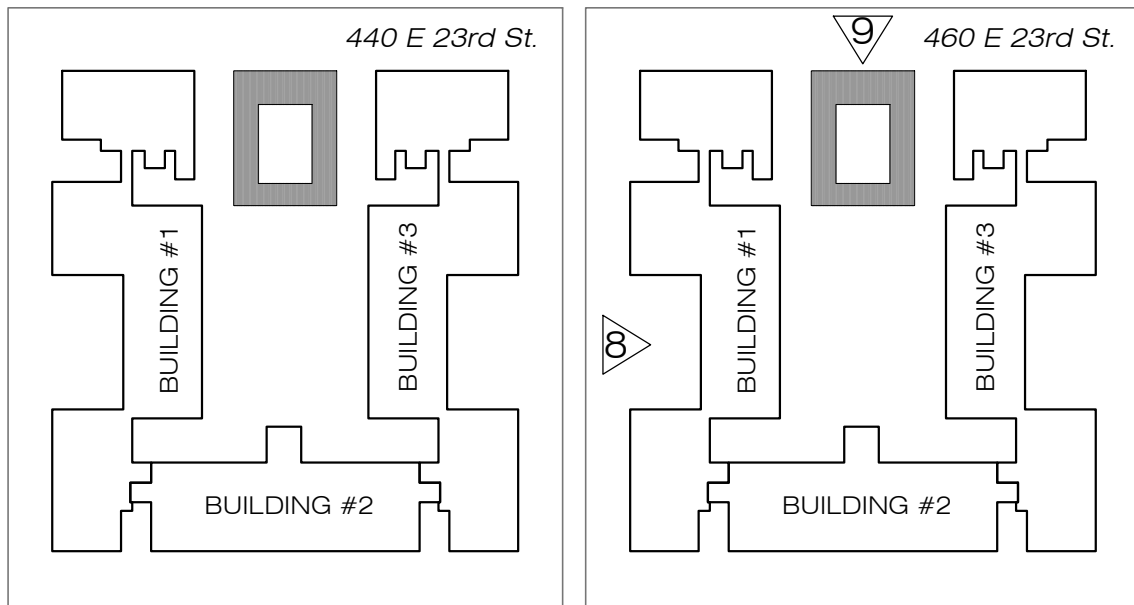
RT1: REPAIR TYPE 1 ASSOCIATED WITH DEFICIENCY "SLAB EDGE SPALL" MAY ALSO BE COMBINED WITH RT7 (REPAIR TYPE 7 - "STUCCO DELAMINATION").

RT7: REPAIR TYPE 7 ASSOCIATED WITH DEFICIENCY "STUCCO DELAMINATION".

RT8: REPAIR TYPE 8 ASSOCIATED WITH DEFICIENCY "STUCCO CRACK" MAY ALSO BE COMBINED WITH RT7 (REPAIR TYPE 7 - "STUCCO DELAMINATION").

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- PLEASE, REFER TO SUMMARY OF QUANTITIES PER REPAIR TYPE ON SHEET S-17.



ELEVATION N°9 (NORTH)
460 E 23rd St. BUILDING #2

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

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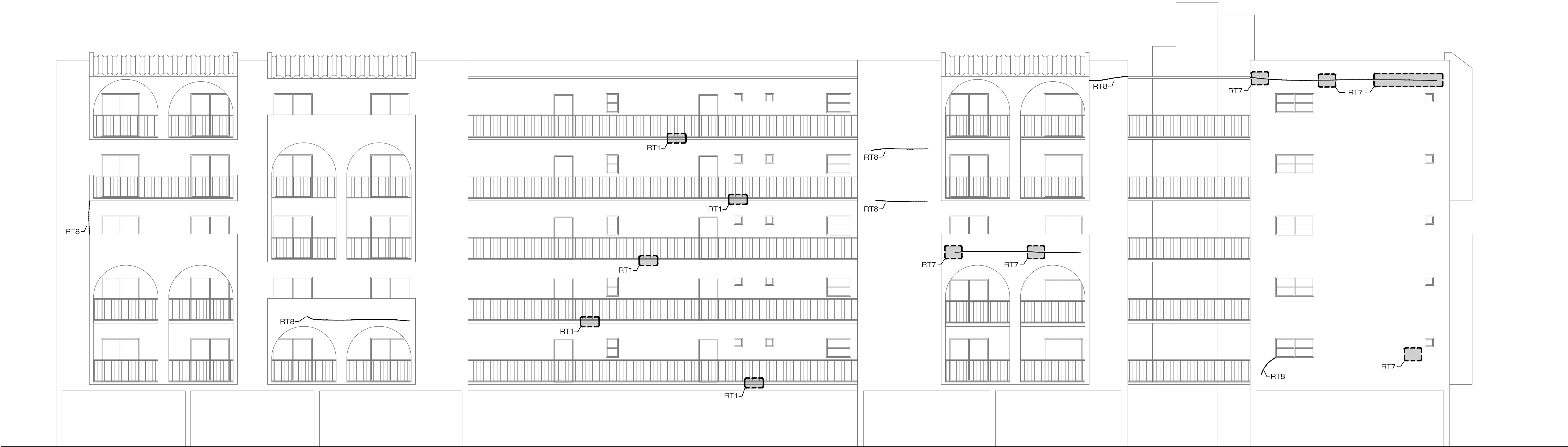
Date: 02/05/2023

Scale: As indicated

Sheet Title:
ELEVATIONS N°8 & 9
(WEST & NORTH)

Sheet No.:

S-13



ELEVATION N°10 (EAST)
460 E 23rd St. BUILDING #3

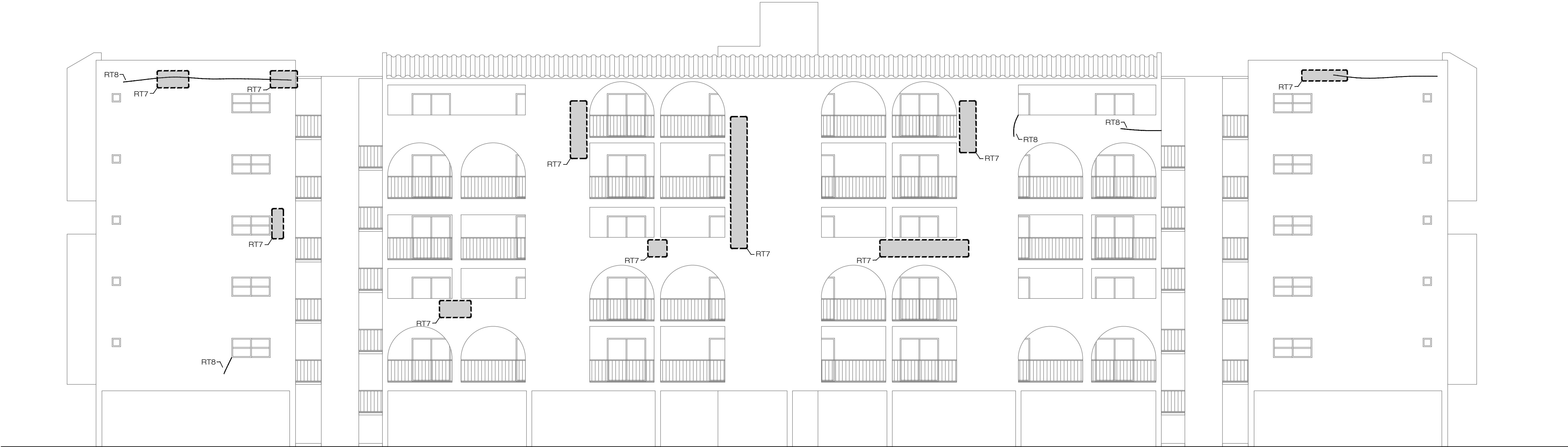
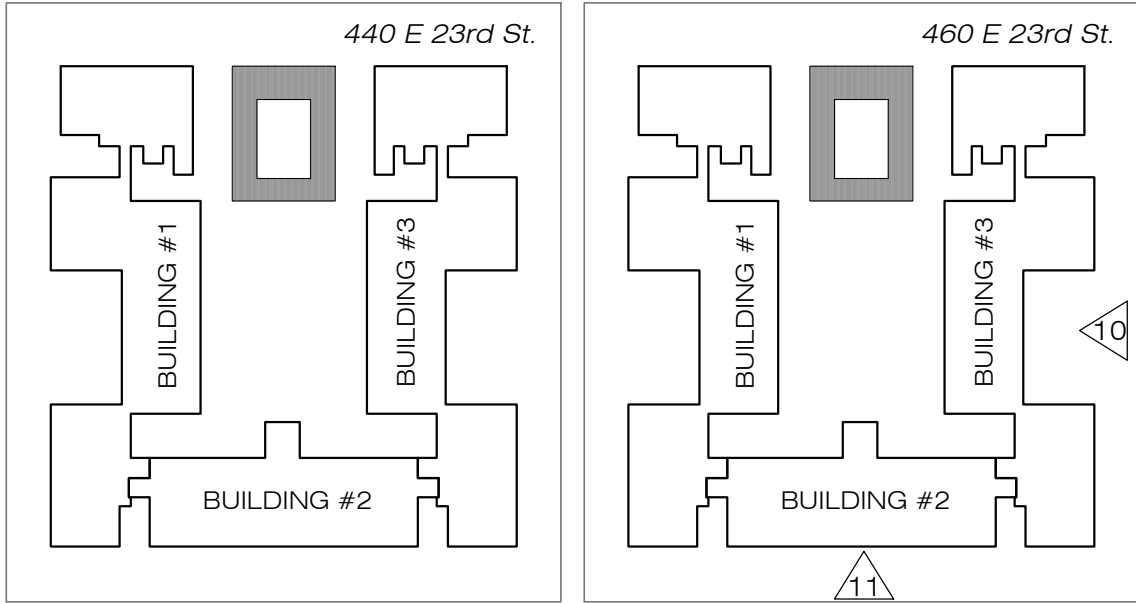
SC: 1/8" = 1'-0"

LEGEND:

- RT1: REPAIR TYPE 1 ASSOCIATED WITH DEFICIENCY 'SLAB EDGE SPALL'. MAY ALSO BE COMBINED WITH RT7 (REPAIR TYPE 7 - 'STUCCO DELAMINATION').
- RT7: REPAIR TYPE 7 ASSOCIATED WITH DEFICIENCY 'STUCCO DELAMINATION'.
- RT8: REPAIR TYPE 8 ASSOCIATED WITH DEFICIENCY 'STUCCO CRACK'. MAY ALSO BE COMBINED WITH RT7 (REPAIR TYPE 7 - 'STUCCO DELAMINATION').

NOTES:

- THIS STRUCTURE INSPECTION WAS PERFORMED ON NOVEMBER 2nd 2023. QUANTITIES PROVIDED ARE APPROXIMATED AND FINAL QUANTITIES WILL BE DETERMINED AT THE TIME OF THE REPAIR UNDER STRICT SUPERVISION AND APPROVAL OF THE ENGINEER OF RECORD.
- PLEASE, REFER TO SUMMARY OF QUANTITIES PER REPAIR TYPE ON SHEET S-17.



ELEVATION N°11 (SOUTH)
460 E 23rd St. BUILDING #2

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

GOLDEN GATE CONDO
460 East 23rd, Hialeah
MIAMI FLORIDA

CONCRETE RESTORATION &
GENERAL IMPROVEMENT PROJECT

SEAL

P.E. REG.: #65666
Expires: 02/28/25

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CA # 35414

No.	Date	Revisions

DESIGNED	AP	DRAWN	CB
CHECKED	CMS	APROVED	PMB

Project No.: 23-0721

Date: 02/05/2023

Scale: As indicated

Sheet Title:
ELEVATIONS N°10 & 11
(EAST & SOUTH)

Sheet No.:

S-14



ELEVATION N°12 (PATIO)
460 E 23rd St. BUILDING #3

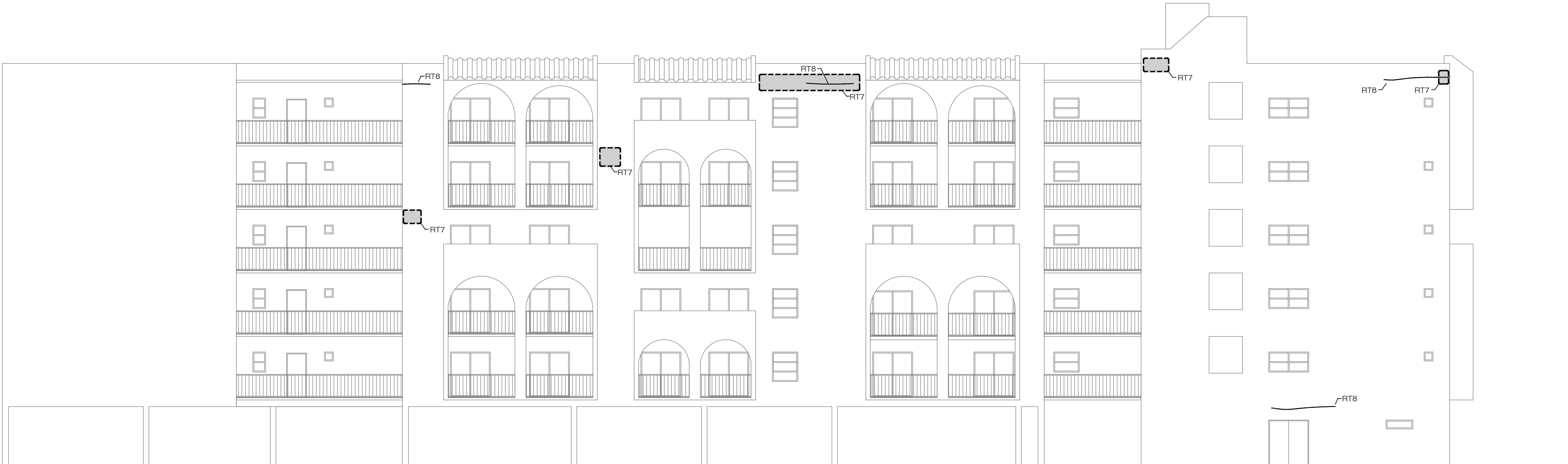
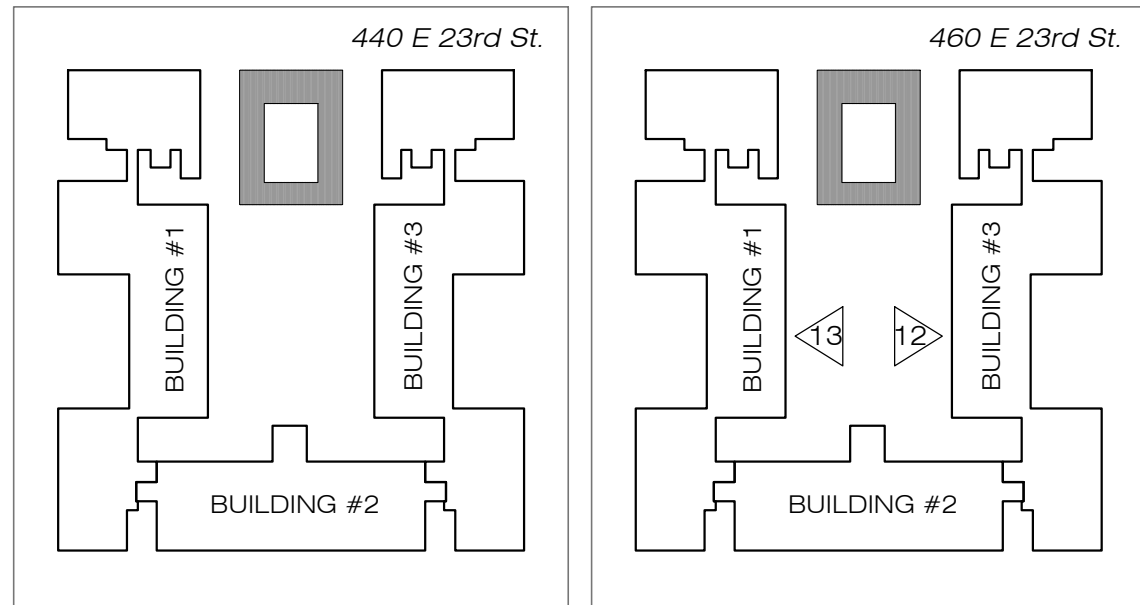
SC: 1/8" = 1'-0"

LEGEND:

RT1: REPAIR TYPE 1 ASSOCIATED WITH DEFICIENCY 'SLAB
EDGE SPALLS' MAY ALSO BE COMBINED WITH RT7
(REPAIR TYPE 7 - 'STUCCO DELAMINATION').
RT7: REPAIR TYPE 7 ASSOCIATED WITH DEFICIENCY
'STUCCO DELAMINATION'.
RT8: REPAIR TYPE 8 ASSOCIATED WITH DEFICIENCY
'STUCCO CRACK'; MAY ALSO BE COMBINED WITH
RT7 (REPAIR TYPE 7 - 'STUCCO DELAMINATION').

NOTES:

- THIS STRUCTURE INSPECTION WAS PERFORMED
ON NOVEMBER 2nd 2023. QUANTITIES PROVIDED
ARE APPROXIMATED AND FINAL QUANTITIES WILL
BE DETERMINED AT THE TIME OF THE REPAIR
UNDER STRICT SUPERVISION AND APPROVAL OF
THE ENGINEER OF RECORD.
- PLEASE, REFER TO SUMMARY OF QUANTITIES PER
REPAIR TYPE ON SHEET S-17.



ELEVATION N°13 (PATIO)
460 E 23rd St. BUILDING #1

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

GOLDEN GATE CONDO
460 East 23rd, Hialeah
MIAMI FLORIDA

CONCRETE RESTORATION &
GENERAL IMPROVEMENT PROJECT

SEAL

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Project No.: 23-0721

Date: 02/05/2023

Scale: As indicated

Sheet Title:
ELEVATIONS N°12 & 13
(PATIO)

Sheet No.:

S-15



ELEVATION N°14 (PATIO)
460 E 23rd St. BUILDING #2

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

LEGEND:

RT1: REPAIR TYPE 1 ASSOCIATED WITH DEFICIENCY "SLAB EDGE SPALL"; MAY ALSO BE COMBINED WITH RT7 (REPAIR TYPE 7 - "STUCCO DELAMINATION").

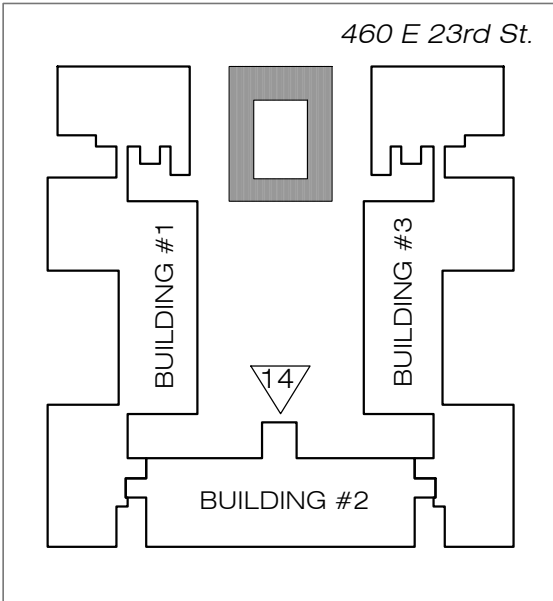
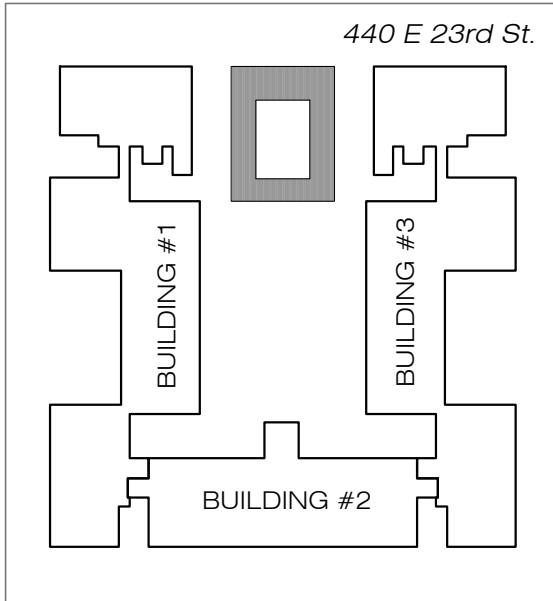
RT7: REPAIR TYPE 7 ASSOCIATED WITH DEFICIENCY "STUCCO DELAMINATION".

RT8: REPAIR TYPE 8 ASSOCIATED WITH DEFICIENCY "STUCCO CRACK"; MAY ALSO BE COMBINED WITH RT7 (REPAIR TYPE 7 - "STUCCO DELAMINATION").

NOTES:

- THIS STRUCTURE INSPECTION WAS PERFORMED ON NOVEMBER 2nd 2023. QUANTITIES PROVIDED ARE APPROXIMATED AND FINAL QUANTITIES WILL BE DETERMINED AT THE TIME OF THE REPAIR UNDER STRICT SUPERVISION AND APPROVAL OF THE ENGINEER OF RECORD.

- PLEASE, REFER TO SUMMARY OF QUANTITIES PER REPAIR TYPE ON SHEET S-17.



GOLDEN GATE CONDO
460 East 23rd, Hialeah
MIAMI FLORIDA

CONCRETE RESTORATION &
GENERAL IMPROVEMENT PROJECT

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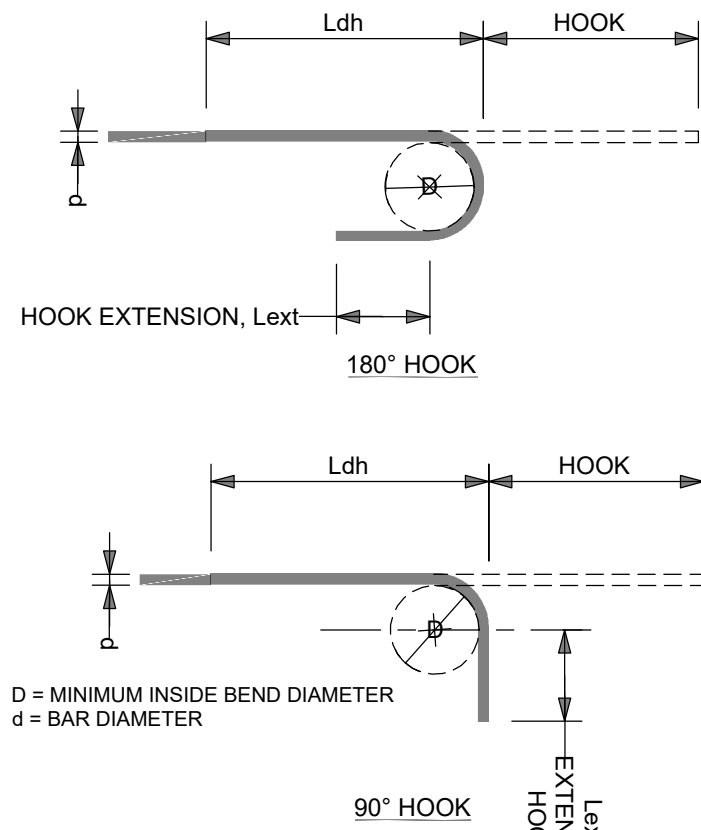
Scale: As indicated

Sheet Title:
ELEVATION N°14
(PATIO)

Sheet No.:

S-16

ACI STANDARD HOOKS OTHER THAN BEAM & COLUMN TIES / STIRRUPS				
BAR SIZE	180° HOOK		90° HOOK	
	HOOK EXTENSION LENGTH, "Leht"	MINIMUM BEND DIAMETER, "D"	HOOK EXTENSION LENGTH, "Leht"	MINIMUM BEND DIAMETER, "D"
#3	3"	2-1/4"	5"	2-1/4"
#4	3"	3"	6"	3"
#5	3"	3-3/4"	8"	3-3/4"
#6	3"	4-1/2"	9"	4-1/2"
#7	4"	5-1/4"	11"	5-1/4"
#8	4"	6"	12"	6"
#9	5"	9"	14"	9"
#10	5"	10"	15"	10"
#11	6"	11"	17"	11"

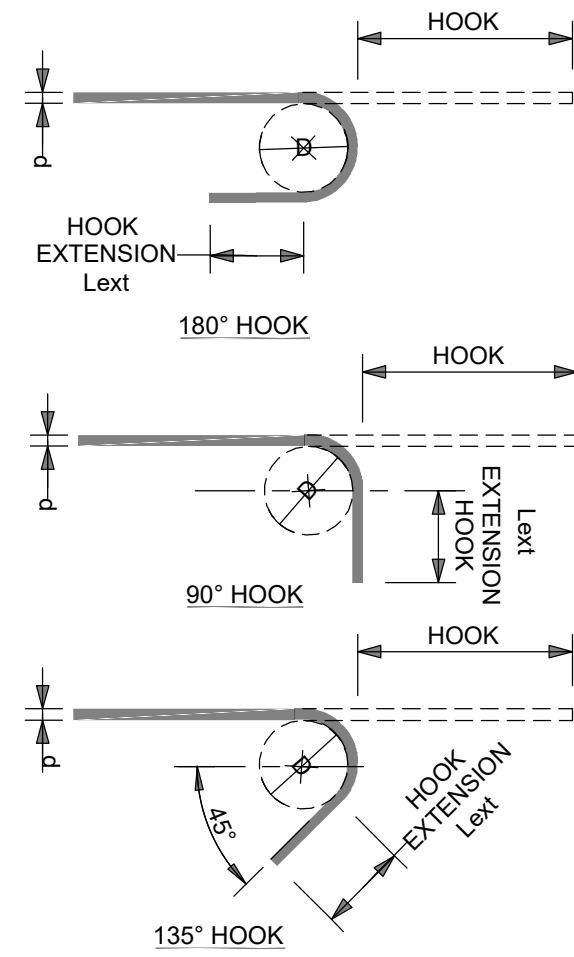


STIRRUPS AND TIES BEAMS AND COLUMNS						
BAR SIZE	180° HOOK		90° HOOK		135° HOOK	
	HOOK EXTENSION LENGTH, "Leht"	MINIMUM BEND DIAMETER, "D"	HOOK EXTENSION LENGTH, "Leht"	MINIMUM BEND DIAMETER, "D"	HOOK EXTENSION LENGTH, "Leht"	MINIMUM BEND DIAMETER, "D"
#3	3"	1-1/2"	3"	1-1/2"	3"	1-1/2"
#4	3"	2"	3"	2"	3"	2"
#5	3"	2-1/2"	4"	2-1/2"	3-3/4"	2-1/2"
#6	3"	4-1/2"	9"	4-1/2"	4-1/2"	4-1/2"
#7	4"	5-1/4"	11"	5-1/4"	5-1/4"	5-1/4"

- NOTES:
- ALL REINFORCING BARS SHALL BE MEASURED, CUT, BENT, AND INSTALLED TO WITHIN THE ALLOWABLE TOLERANCES INDICATED IN THE ACI 318, ACI 317, ACI 315/315R, AND CONCRETE REINFORCING STEEL INSTITUTE (CRSI) MANUAL.
 - ALL BARS SHALL BE BENT COLD UNLESS APPROVED BY ENGINEER-OF-RECORD.
 - REINFORCING BARS SHALL NOT BE FIELD BENT AFTER BEING PARTIALLY EMBEDDED IN CONCRETE U.N.O.
 - D = MINIMUM INSIDE BEND DIAMETER
 - d = BAR DIAMETER

MINIMUM HOOK DEVELOPMENT LENGTH, Ldh MULTIPLE ALL VALUES BY 1.5 FOR EPOXY COATED REINFORCEMENT			
BAR SIZE	F'c = 3 ksi	5 ksi > F'c > 3 ksi	F'c = 5 ksi OR GREATER
#3	9"	8"	7"
#4	11"	10"	9"
#5	14"	12"	11"
#6	17"	15"	13"
#7	20"	17"	15"
#8	22"	19"	17"
#9	25"	22"	20"
#10	28"	25"	22"
#11	31"	27"	24"

- NOTES:
- ALL REINFORCING BARS SHALL BE MEASURED, CUT, BENT, AND INSTALLED TO WITHIN THE ALLOWABLE TOLERANCES INDICATED IN THE ACI 318, ACI 317, ACI 315/315R, AND CONCRETE REINFORCING STEEL INSTITUTE (CRSI) MANUAL.
 - ALL BARS SHALL BE BENT COLD UNLESS APPROVED BY ENGINEER-OF-RECORD.
 - REINFORCING BARS SHALL NOT BE FIELD BENT AFTER BEING PARTIALLY EMBEDDED IN CONCRETE U.N.O.
 - WHERE BAR BEND LENGTH IS INDICATED AS "STD" OR "STANDARD", BEND BAR PER ACI STANDARD HOOKS TABLE.
 - WHERE LIGHT WEIGHT CONCRETE IS USED, THE HOOK DEVELOPMENT LENGTHS (Ldh) SHOWN IN THE SCHEDULE SHALL BE MULTIPLIED BY 1.33.



CONCRETE RESTORATION

REPAIR TABLE

BUILDING 440 East 23rd

TYPE REPAIR	QUANTITY	UNIT OF MEASURE AREA / LENGHT	REMARKS
RT1: SLAB EDGE REPAIR	525	LF	REFER TO SHEETS S-18 & S-19 FOR REPAIR PROCEDURE AND DETAILS
RT7: STUCCO DELAMINATION	936	SF	
RT8: STUCCO CRACK REPAIR	386	LF	

BUILDING 460 East 23rd

TYPE REPAIR	QUANTITY	UNIT OF MEASURE AREA / LENGHT	REMARKS
RT1: SLAB EDGE REPAIR	172	LF	REFER TO SHEETS S-18 & S-19 FOR REPAIR PROCEDURE AND DETAILS
RT7: STUCCO DELAMINATION	760	SF	
RT8: STUCCO CRACK REPAIR	565	LF	

COMPRESSION DEVELOPMENT & SPLICE LENGTHS [Ldc & Lsc] (in)

BAR SIZE	F'c = 3 ksi				5 ksi > F'c > 3 ksi				F'c = 5 ksi (or greater)			
	ENCLOSED WITH #4 TIES AT <= 4" o/c		OTHER		ENCLOSED WITH #4 TIES AT <= 4" o/c		OTHER		ENCLOSED WITH #4 TIES AT <= 4" o/c		OTHER	
	Ld	LS	Ld	LS	Ld	LS	Ld	LS	Ld	LS	Ld	LS
#3	8	12	9	12	8	12	8	12	8	12	8	12
#4	8	13	11	15	8	13	10	15	8	13	9	15
#5	11	16	14	19	9	16	12	19	9	16	11	19
#6	13	19	17	23	11	19	14	23	10	19	14	23
#7	15	22	20	27	13	22	17	26	11	22	16	26
#8	17	25	22	30	14	25	19	30	14	25	18	30
#9	19	28	25	34	16	28	22	34	15	28	20	34
#10	21	32	28	38	18	32	24	38	17	32	23	38
#11	23	35	31	42	20	35	27	42	19	35	26	42

- NOTES:
- EPOXY REBAR NOR LIGHTWEIGHT CONCRETE DOES NOT AFFECT COMPRESSION DEVELOPMENT OR LAP LENGTH.
 - Fy = 60 KSI ONLY

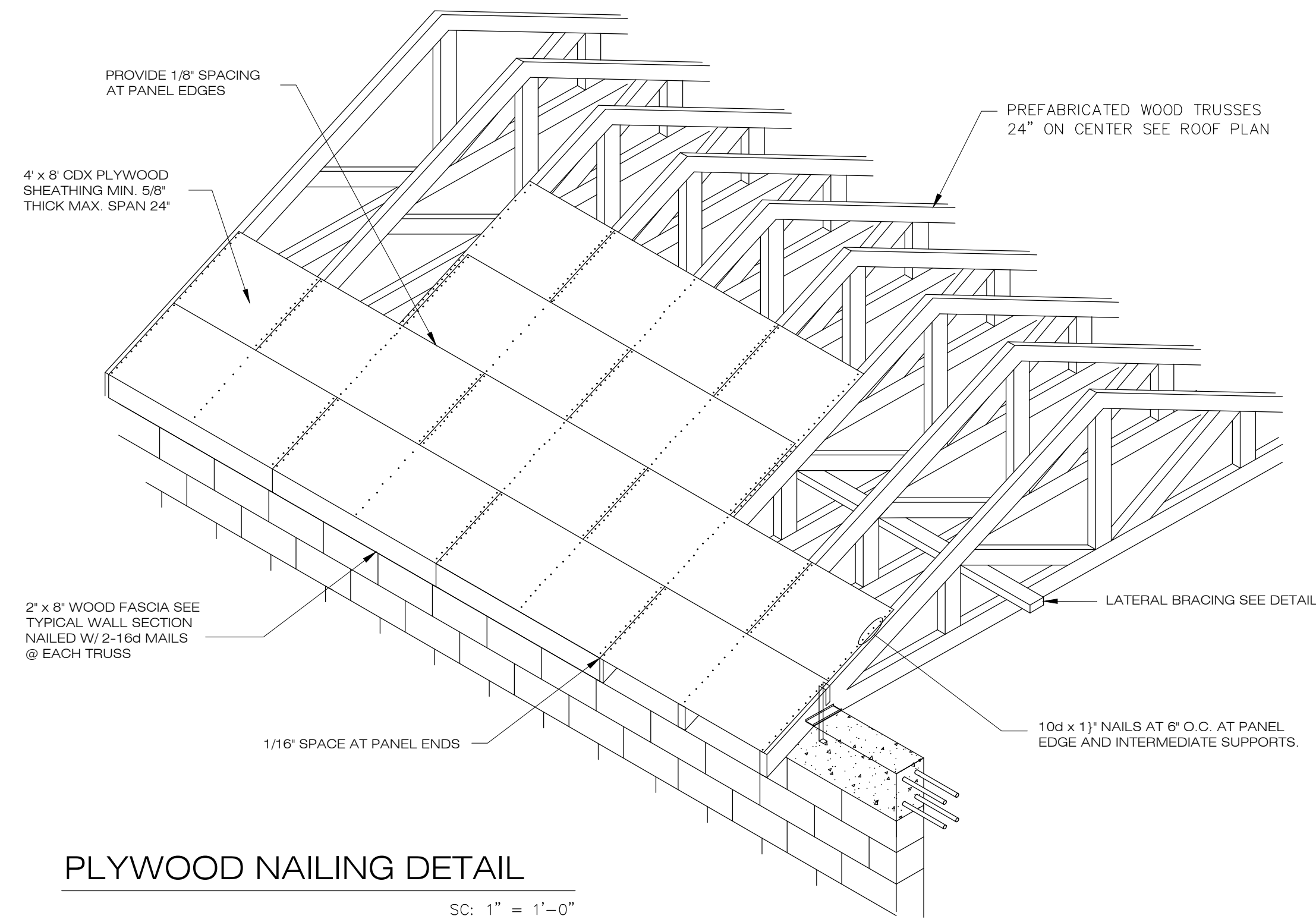
TENSION LAP SPLICE LENGTHS [Ls] (in)

BAR SIZE	LOCATION	F'c = 3 ksi & 3.5 ksi				F'c = 4 ksi & 4.5 ksi				F'c = 5 ksi OR GREATER			
		MINIMUM (UNO)		MAY USE REDUCED LENGTH WHEN:		MINIMUM (UNO)		MAY USE REDUCED LENGTH WHEN:		MINIMUM (UNO)		MAY USE REDUCED LENGTH WHEN:	
		MEMBERS WITH CONCRETE COVER > = 3/4" AND (BAR SPACING > = 4" OR > = 6db)	MEMBERS WITH CONCRETE COVER > = 1 1/2" AND (BAR SPACING > = 4" OR > = 6db)	MEMBERS WITH CONCRETE COVER > = 3/4" AND (BAR SPACING > = 4" OR > = 6db)	MEMBERS WITH CONCRETE COVER > = 1 1/2" AND (BAR SPACING > = 4" OR > = 6db)	MEMBERS WITH CONCRETE COVER > = 3/4" AND (BAR SPACING > = 4" OR > = 6db)	MEMBERS WITH CONCRETE COVER > = 1 1/2" AND (BAR SPACING > = 4" OR > = 6db)	MEMBERS WITH CONCRETE COVER > = 3/4" AND (BAR SPACING > = 4" OR > = 6db)	MEMBERS WITH CONCRETE COVER > = 1 1/2" AND (BAR SPACING > = 4" OR > = 6db)	MEMBERS WITH CONCRETE COVER > = 3/4" AND (BAR SPACING > = 4" OR > = 6db)	MEMBERS WITH CONCRETE COVER > = 1 1/2" AND (BAR SPACING > = 4" OR > = 6db)	MEMBERS WITH CONCRETE COVER > = 3/4" AND (BAR SPACING > = 4" OR > = 6db)	MEMBERS WITH CONCRETE COVER > = 1 1/2" AND (BAR SPACING > = 4" OR > = 6db)
#3	TOP BARS	42			17		17		15		33		13
	OTHER BARS	32			13		13		12		25		12
#4	TOP BARS	56			28		23		49		43		18
	OTHER BARS	43			22		18		15		34		14
#5	TOP BARS	70			41		28		36		54		22
	OTHER BARS	54			32		22		28		42		17
#6	TOP BARS	84			56		34		49		65		26
	OTHER BARS	65			43		26		37		50		20
#7	TOP BARS	122			90		55		78		95		43
	OTHER BARS	94			69		43		60		73		33
#8	TOP BARS	139			112		70		97		108		54
	OTHER BARS	107			86		54		74		83		42
#9	TOP BARS	157			135		89		117		122		69
	OTHER BARS	121			104		68		90		94		53
#10	TOP BARS	177			162		112		140		137		87
	OTHER BARS	136			125		87		108		106		67
#11	TOP BARS	196			190		138		165		152		107
	OTHER BARS	151			146		107		127		117		83

TENSION DEVELOPMENT LENGTHS [Ld] (in)

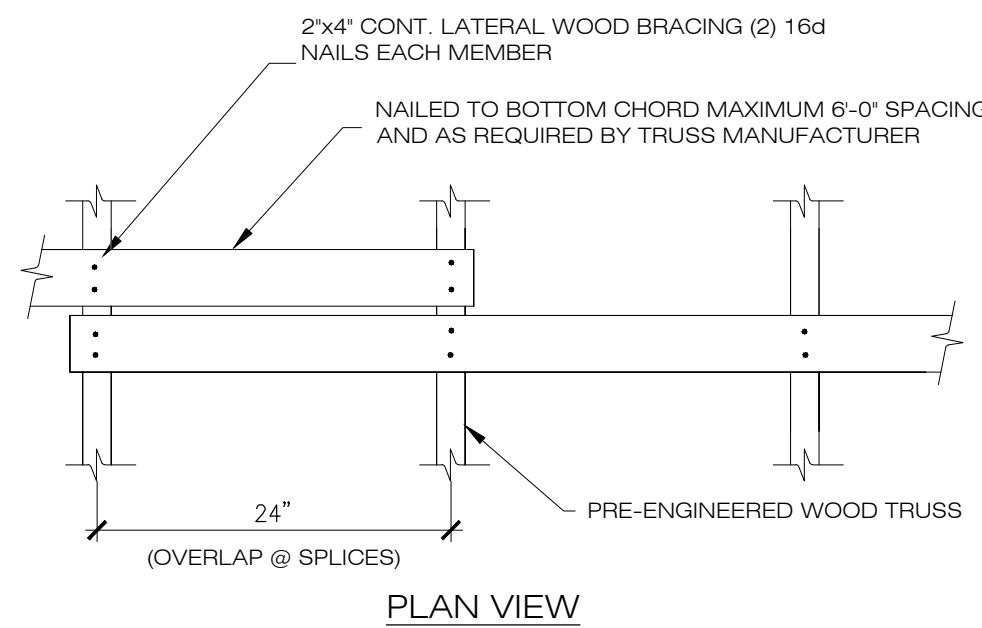
BAR SIZE	LOCATION	F'c = 3 ksi & 3.5 ksi				F'c = 4 ksi & 4.5 ksi				F'c = 5 ksi OR GREATER			
		MINIMUM (UNO)		MAY USE REDUCED LENGTH WHEN:		MINIMUM (UNO)		MAY USE REDUCED LENGTH WHEN:		MINIMUM (UNO)		MAY USE REDUCED LENGTH WHEN:	
		MEMBERS WITH CONCRETE COVER > = 3/4" AND (BAR SPACING > = 4" OR > = 6db)	MEMBERS WITH CONCRETE COVER > = 1 1/2" AND (BAR SPACING > = 4" OR > = 6db)	MEMBERS WITH CONCRETE COVER > = 3/4" AND (BAR SPACING > = 4" OR > = 6db)	MEMBERS WITH CONCRETE COVER > = 1 1/2" AND (BAR SPACING > = 4" OR > = 6db)	MEMBERS WITH CONCRETE COVER > = 3/4" AND (BAR SPACING > = 4" OR > = 6db)	MEMBERS WITH CONCRETE COVER > = 1 1/2" AND (BAR SPACING > = 4" OR > = 6db)	MEMBERS WITH CONCRETE COVER > = 3/4" AND (BAR SPACING > = 4" OR > = 6db)	MEMBERS WITH CONCRETE COVER > = 1 1/2" AND (BAR SPACING > = 4" OR > = 6db)	MEMBERS WITH CONCRETE COVER > = 3/4" AND (BAR SPACING > = 4" OR > = 6db)	MEMBERS WITH CONCRETE COVER > = 1 1/2" AND (BAR SPACING > = 4" OR > = 6db)	MEMBERS WITH CONCRETE COVER > = 3/4" AND (BAR SPACING > = 4" OR > = 6db)	MEMBERS WITH CONCRETE COVER > = 1 1/2" AND (BAR SPACING > = 4" OR > = 6db)
#3	TOP BARS	32			13		13		12		25		12
	OTHER BARS	25			12		12		12		20		12
#4	TOP BARS	43			22		18		15		34		14
	OTHER BARS	33			17		14		15		26		12
#5	TOP BARS	54			32		22		28		42		17
	OTHER BARS	42			25		17		21		32		13
#6	TOP BARS	65			43		26		37		50		20
	OTHER BARS	50			33		20		29		39		16
#7	TOP BARS	94			69		43		60		73		33
	Z OTHER BARS	72			53		33		46		56		26
#8	TOP BARS	107			86		54		74		83		42
	OTHER BARS	83			66		42		57		64		32
#9	TOP BARS	121			104		68		90		94		53
	OTHER BARS	93			80		53		69		72		41
#10	TOP BARS	136			125		87		108		106		67
	OTHER BARS	105			96		67		91		81		52
#11	TOP BARS	151			146		107		131		117		83
	OTHER BARS	116			113		82		98		90		64

- NOTES:
- TOP BARS = HORIZONTAL BARS WITH MORE THAN 12 IN. OF CONCRETE BELOW.
 - db = REINFORCING BAR DIAMETER.
 - BAR SPACING = CENTER TO CENTER SPACING BETWEEN BARS. WHEN MULTIPLE BARS LOCATED IN THE SAME PLANE ARE SPLICED AT THE SAME SECTION, THE CENTER TO CENTER SPACING IS THE MINIMUM DISTANCE BETWEEN ADJACENT SPLICES.
 - NORMAL WEIGHT CONCRETE ONLY. WHERE LIGHT WEIGHT CONCRETE IS USED, THE SPLICE LENGTHS SHOWN IN THE SCHEDULE SHALL BE MULTIPLIED BY 1.33.
 - WHERE EPOXY BARS ARE USED, THE SPLICE LENGTHS IN THE SCHEDULE SHALL BE MULTIPLIED BY 1.5.
 - Fy = 60 KSI ONLY.
 - MINIMUM LENGTHS ARE BASED ON MEMBERS WITH BAR SPACING > = 2db.



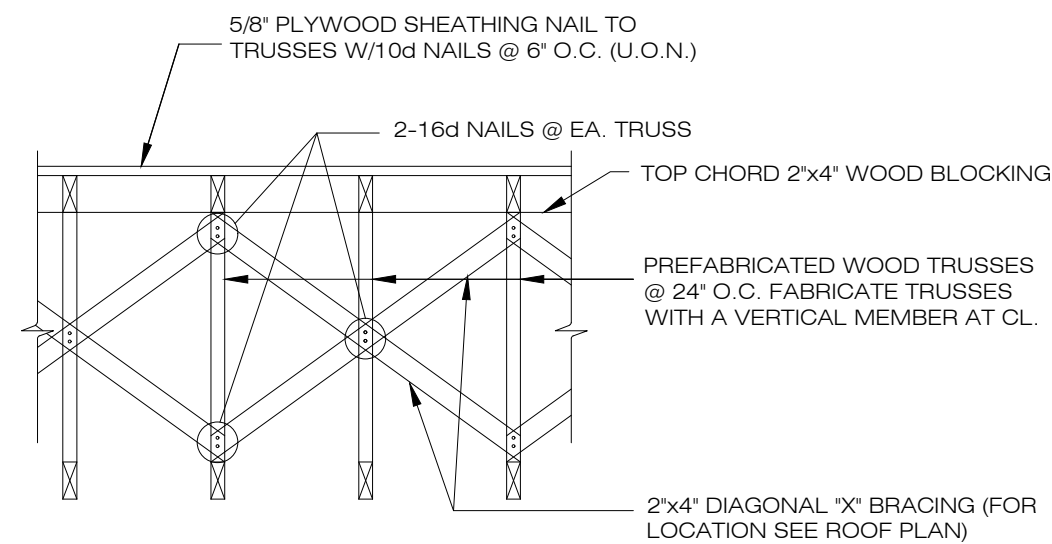
PLYWOOD NAILING DETAIL

SC: 1" = 1'-0"



TYPICAL LATERAL BRACE SPLICE

SC: 1" = 1'-0"



TYPICAL DIAGONAL BRACING DETAIL FOR WOOD TRUSSES

SC: 1" = 1'-0"

GOLDEN GATE CONDO
440-460 East 23rd, Hialeah
MIAMI FLORIDA

CONCRETE RESTORATION &
GENERAL IMPROVEMENT PROJECT

SEAL P.E. REG.: #65666
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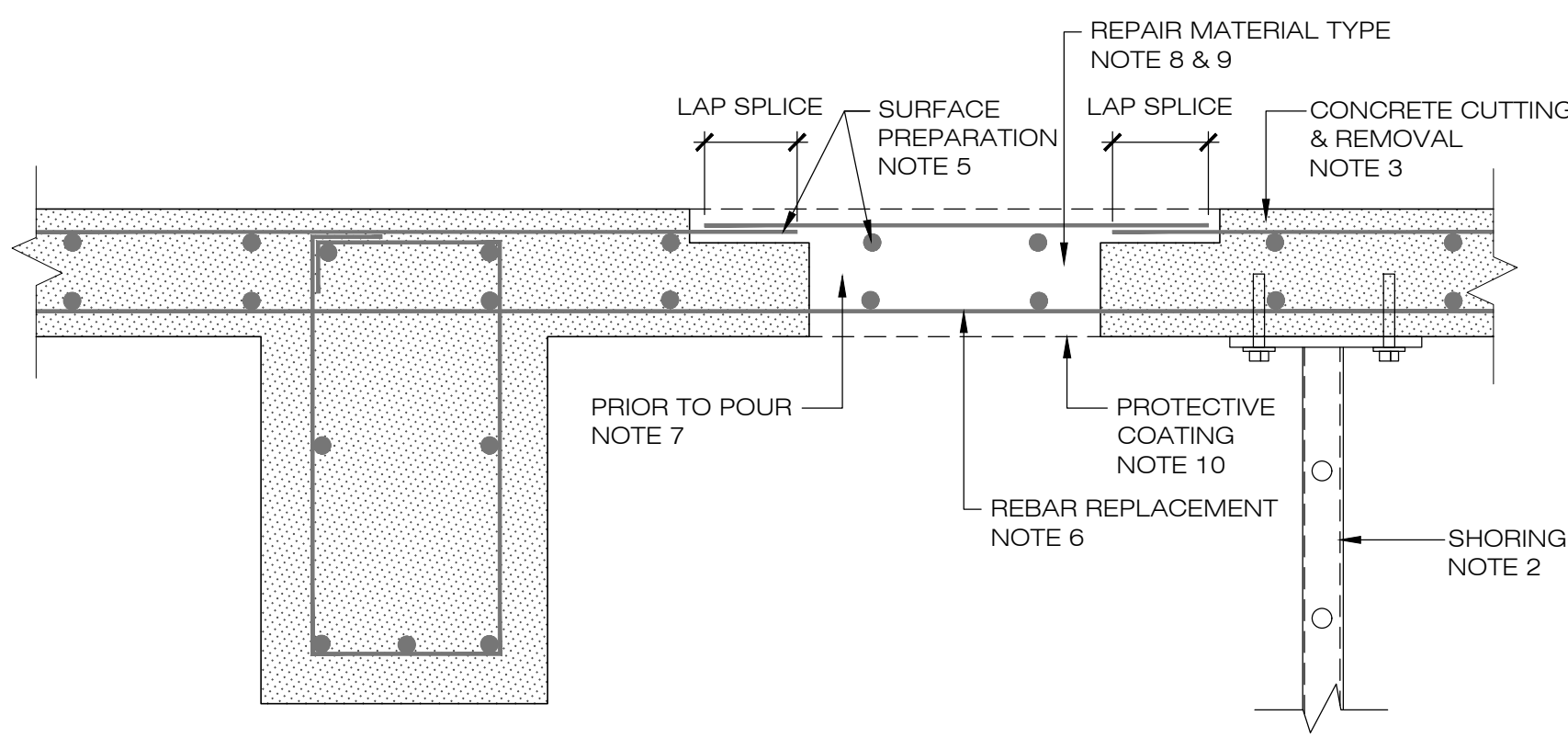
Sheet Title:
REPAIR TABLE

Sheet No.:

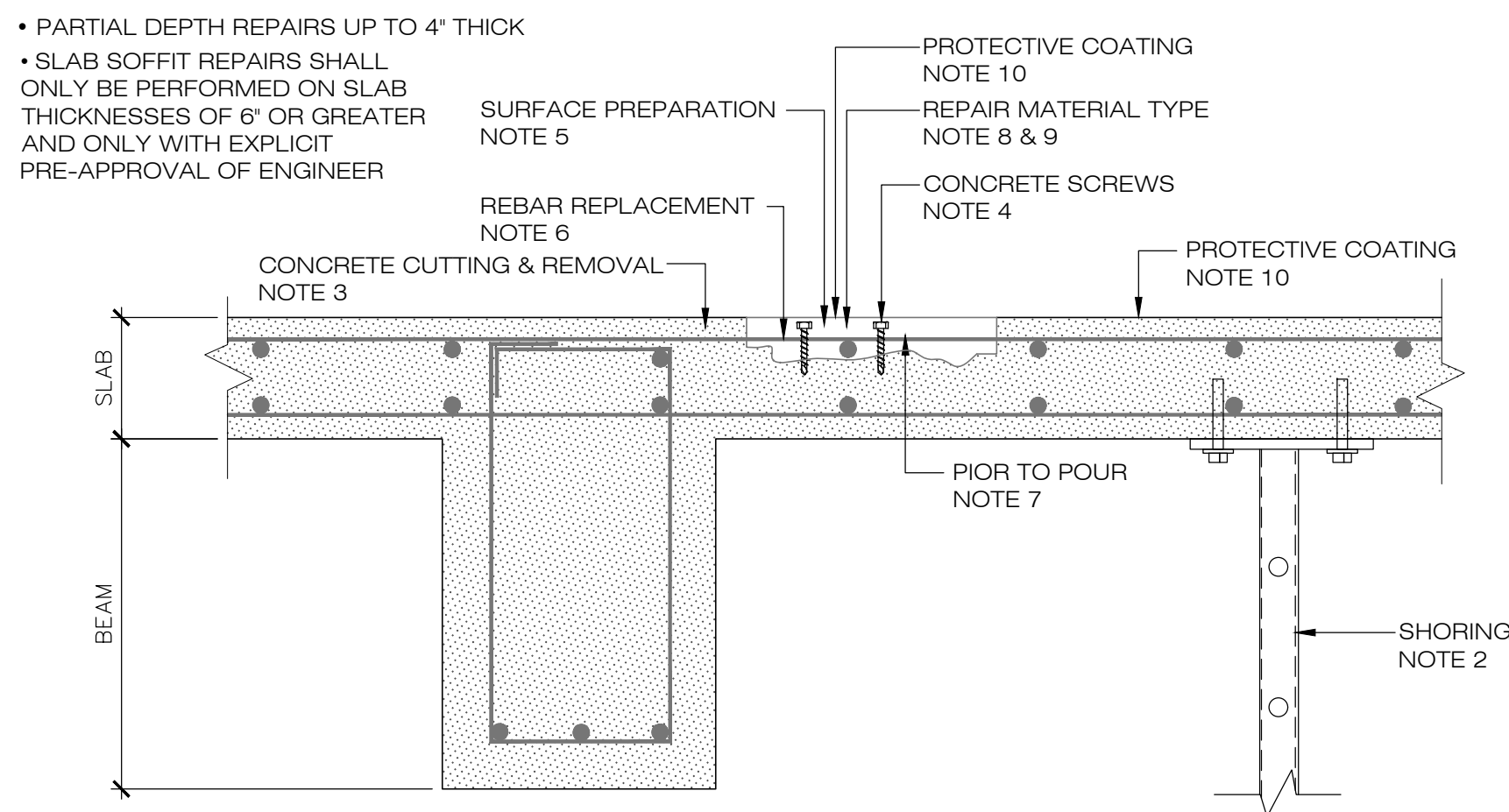
S-17

REPAIR PROCEDURES

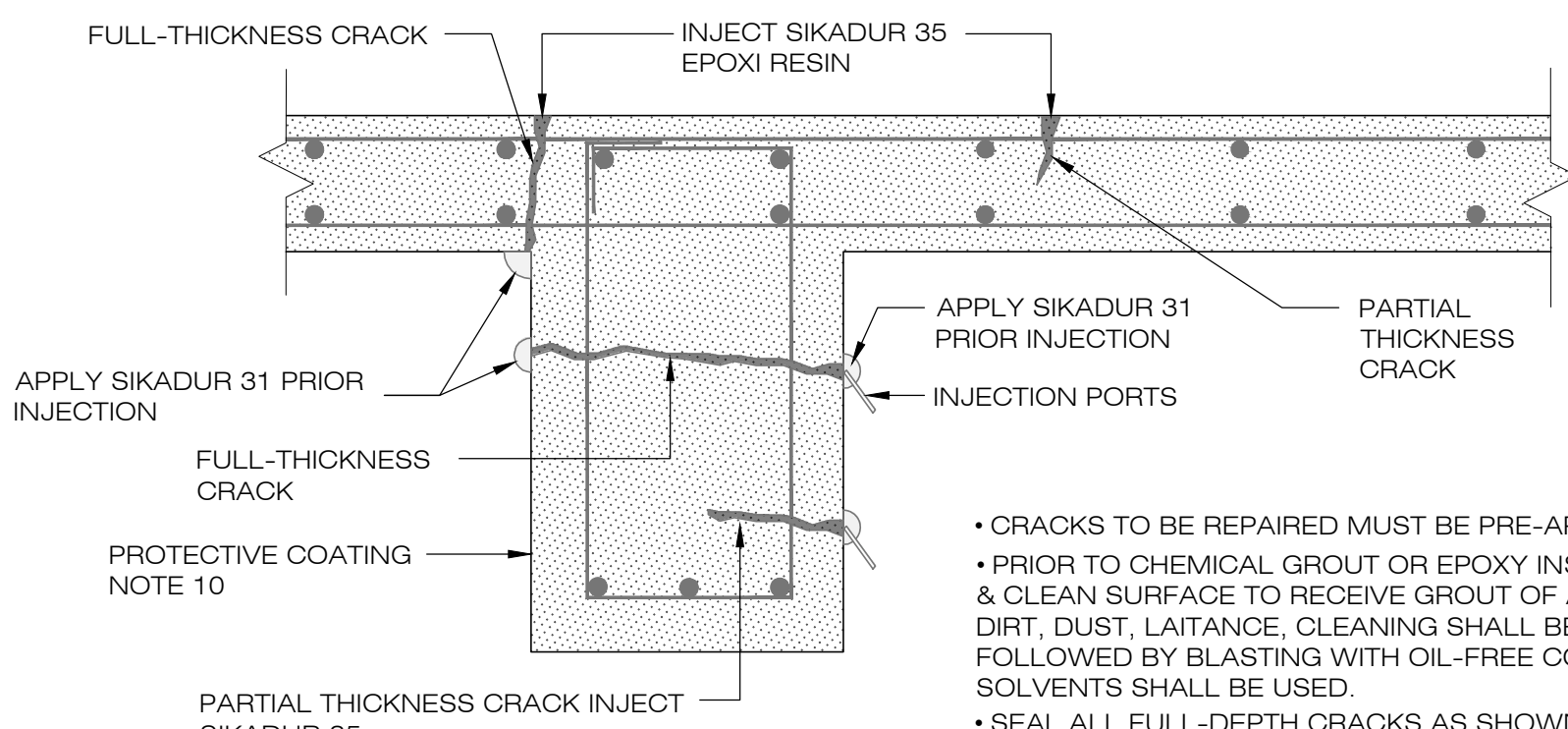
- Marking Identify:**
Areas of unsound concrete and deteriorated reinforcing shall be identified and marked by Contractor. Where possible, removal areas shall be rectangular in shape in plan/elevation view. It is in the interest of the Owner to repair all concrete facade defects within the work limits shown regardless of whether or not all defects are indicated on the contract documents and/or identified by the Contractor.
- Shoring:**
Temporarily shore all existing concrete slabs, beams and columns which are damaged prior to performing the necessary repairs. Shoring shall be designed by a registered professional engineer retained by the Contractor. Shoring shall be designed for all superimposed loads during construction in addition to self-weight of structure. Shoring engineer shall be responsible for all required sequencing and re-shoring as required. Shoring plans and calculations shall be submitted to the Engineer-Of-Record for review.
- Concrete Cutting & Removal:**
Saw cut remove all unsound concrete and square cut the edges. Selective demolition unless otherwise approved. Do not hammer around rebar with larger than 15 pound hammers.
- Concrete Screws:**
Where exposed portions of the existing reinforcing are not soundly bonded to the remaining concrete, or if more than 1/2 of the rebar diameter/thickness is exposed, the Contractor shall remove concrete around and under the reinforcing. All freely exposed reinforcing shall be no closer than 3/4" to existing concrete. When existing reinforcing is not properly exposed (or no rebar is present) the Contractor shall install 1/4" Ø concrete screws L: 1'-3/4" at 6" on center each way (1" minimum embedment into sound concrete) unless otherwise shown in details or directed in field.
- Concrete Surface Preparation:**
Remove all dirt, grease, oil, laitance and curing compounds from existing concrete surfaces and substrates by sandblasting or mechanical roughening. Provide manufacturer-required CRSI concrete surface profile (CSP) for each repair product to be used.
- Rebar Replacement:**
Add new rebar to replace any rusted or defective existing reinforcing as directed by engineer. Provide proper reinforcing lap splices as required. See specifications for further information.
- Prior To Pour:**
Presoak all existing horizontal and vertical concrete surfaces to receive repair concrete to achieve a saturated surface dry (SSD) condition before applying cementitious repair concrete/mortar. Install proprietary concrete repair material per manufacturer's requirements and recommendations. Apply "scrub", "slurry", or "peanut butter" coat on SSD concrete if recommended by manufacturer's written data sheet.
- Repair Material Type For Applications Up To 2" (Mortar):**
Horizontal surfaces: up to 2": SIKATOP 122. for applications greater than 1" a depth, extend with 3/8" aggregate.
Vertical surfaces: up to 2": SIKAQUICK VOH. c- overhead surfaces: up to 2": SIKAQUICK VOH.
Note: apply SIKA ARMATEC 110 to all concrete surfaces and exposed reinforcing steel prior to pour.
- Repair Material Type For Applications Deeper Than 2" (Concrete):**
Horizontal surfaces - 2" to 8": SIKACRETE 211 SCC plus.
Vertical surfaces - min 2" / max 6" - formed & poured: SIKACRETE 211 SCC plus.
Full depth - up to 8": SIKACRETE 211 SCC plus.
Apply SIKA ARMATEC 110 to all concrete surfaces and exposed reinforcing steel prior to pour.
- Protecting Coating:**
After all concrete repair patches have fully cured, and if required by the bid form, all surfaces shall be coated with a acrylic concrete coating with color to match existing. Pressure wash and prepare existing surfaces to receive coating per manufacturer's requirements and recommendations.



RT3 SLAB FULL-DEPTH REPAIR
SC: 1 1/2" = 1'-0"

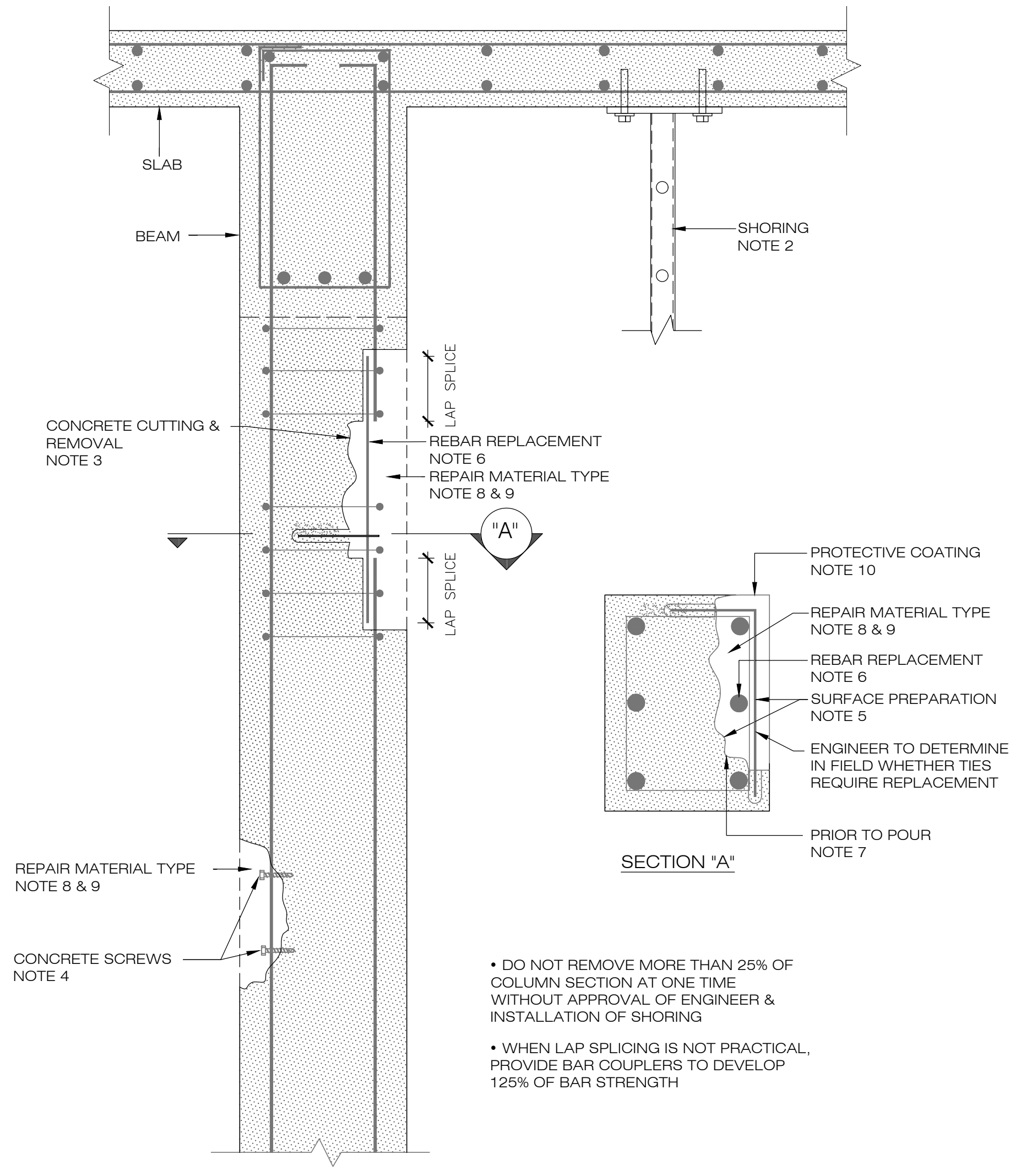


RT5 HORIZONTAL / PARTIAL DEPTH SLAB REPAIR
SC: 1 1/2" = 1'-0"

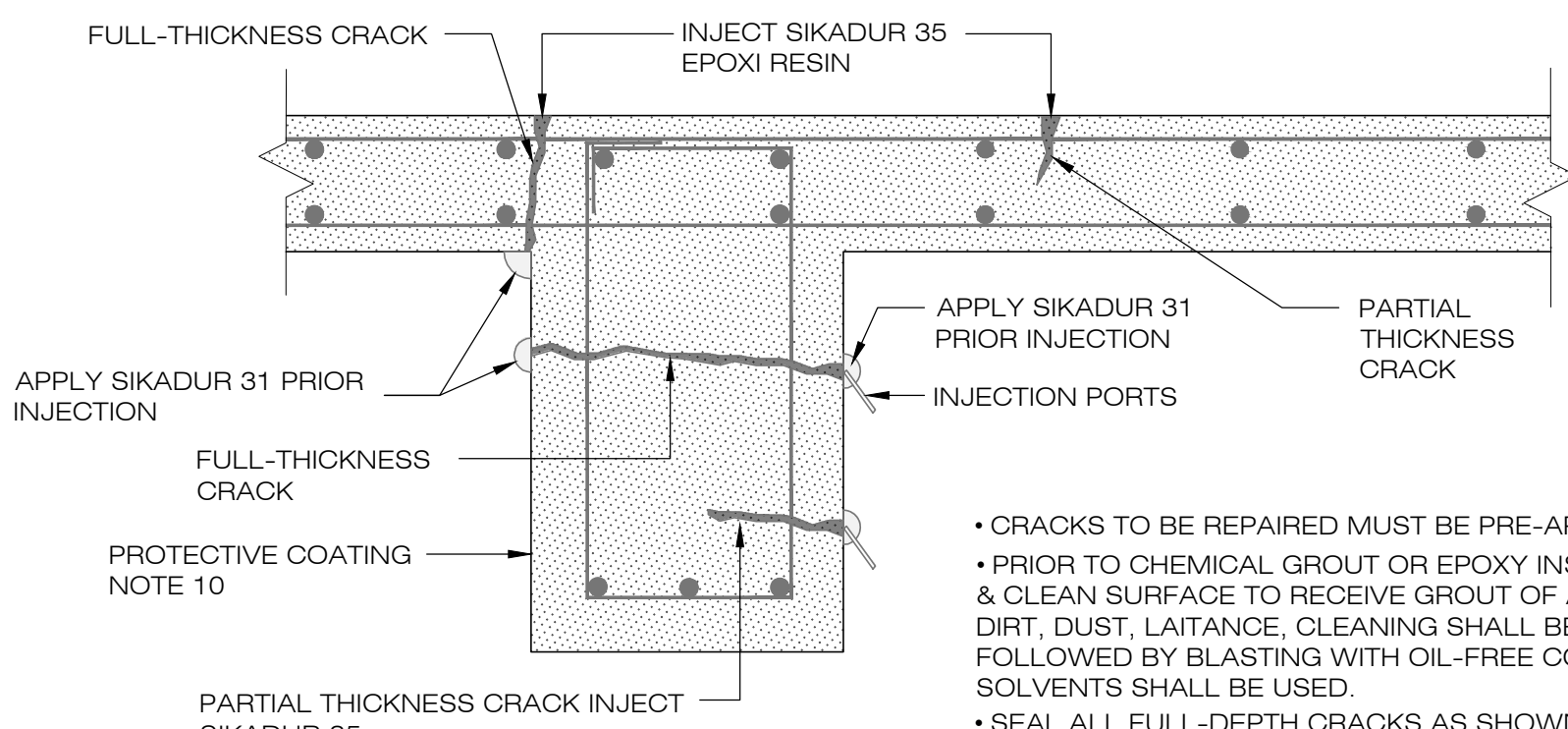


STRUCTURAL CRACK & GRAVITY FED

RT6 CONCRETE CRACK REPAIR
SC: 1 1/2" = 1'-0"

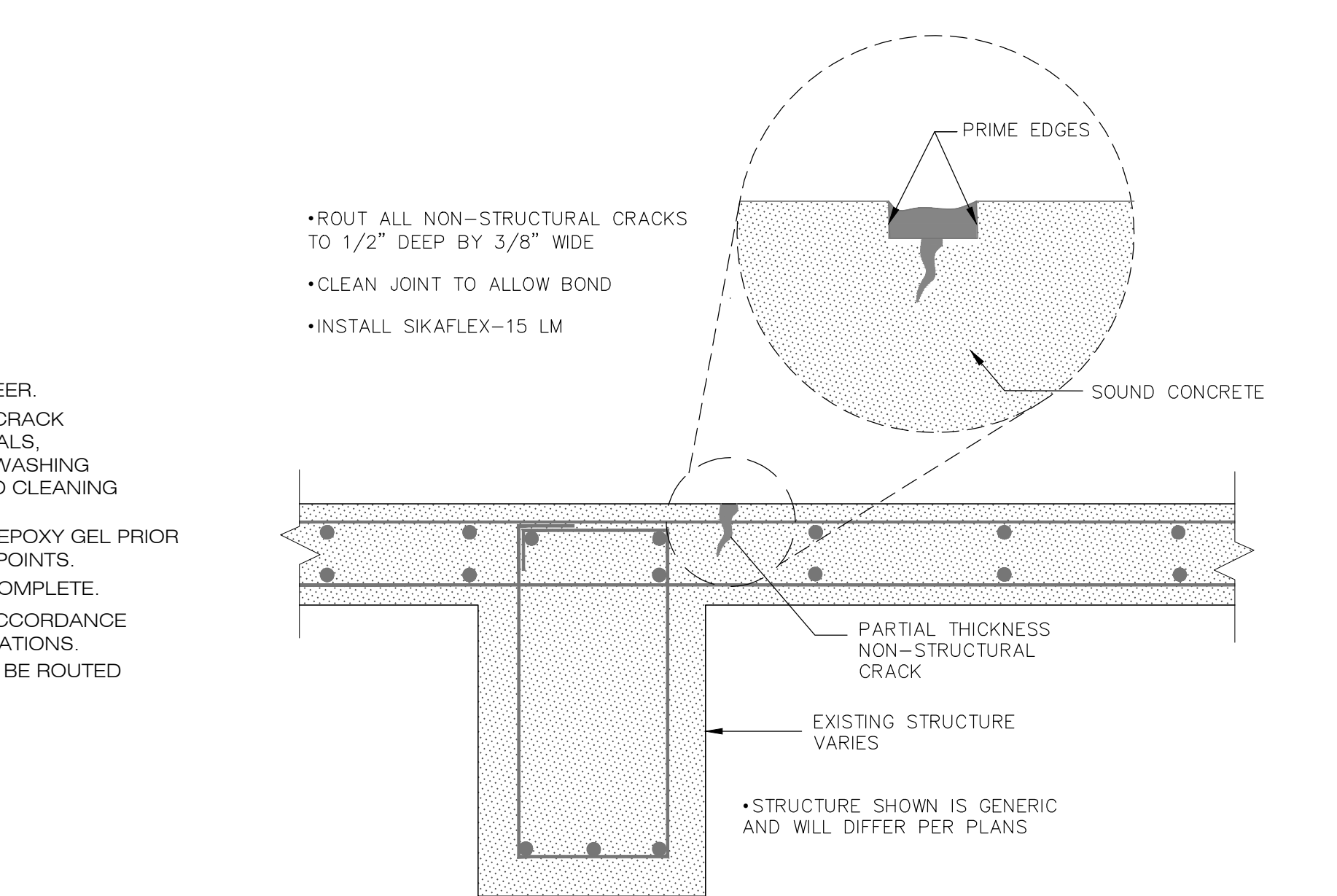


RT4 VERTICAL / COL & WALL REPAIR
SC: 1 1/2" = 1'-0"

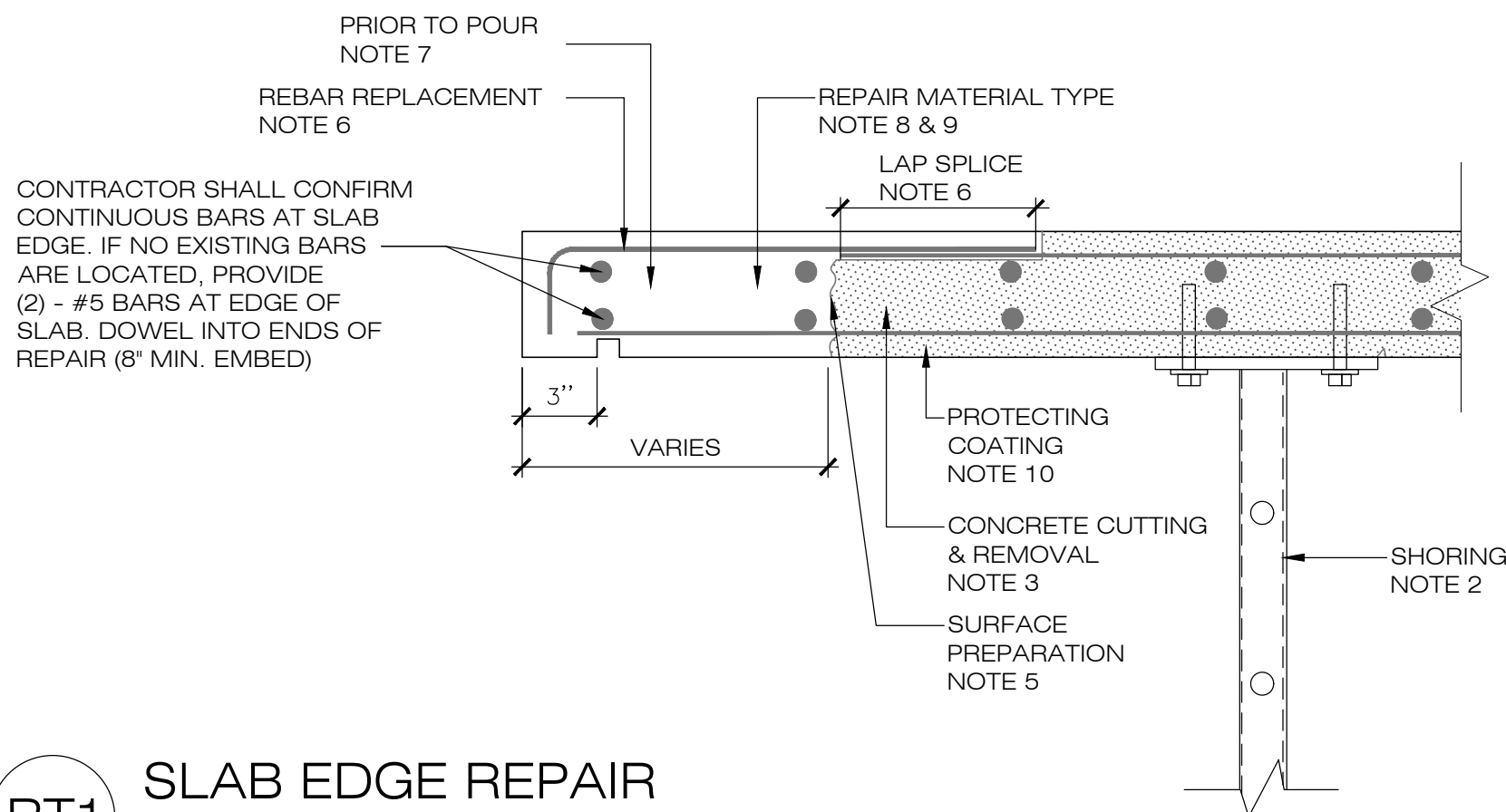


STRUCTURAL CRACK & GRAVITY FED

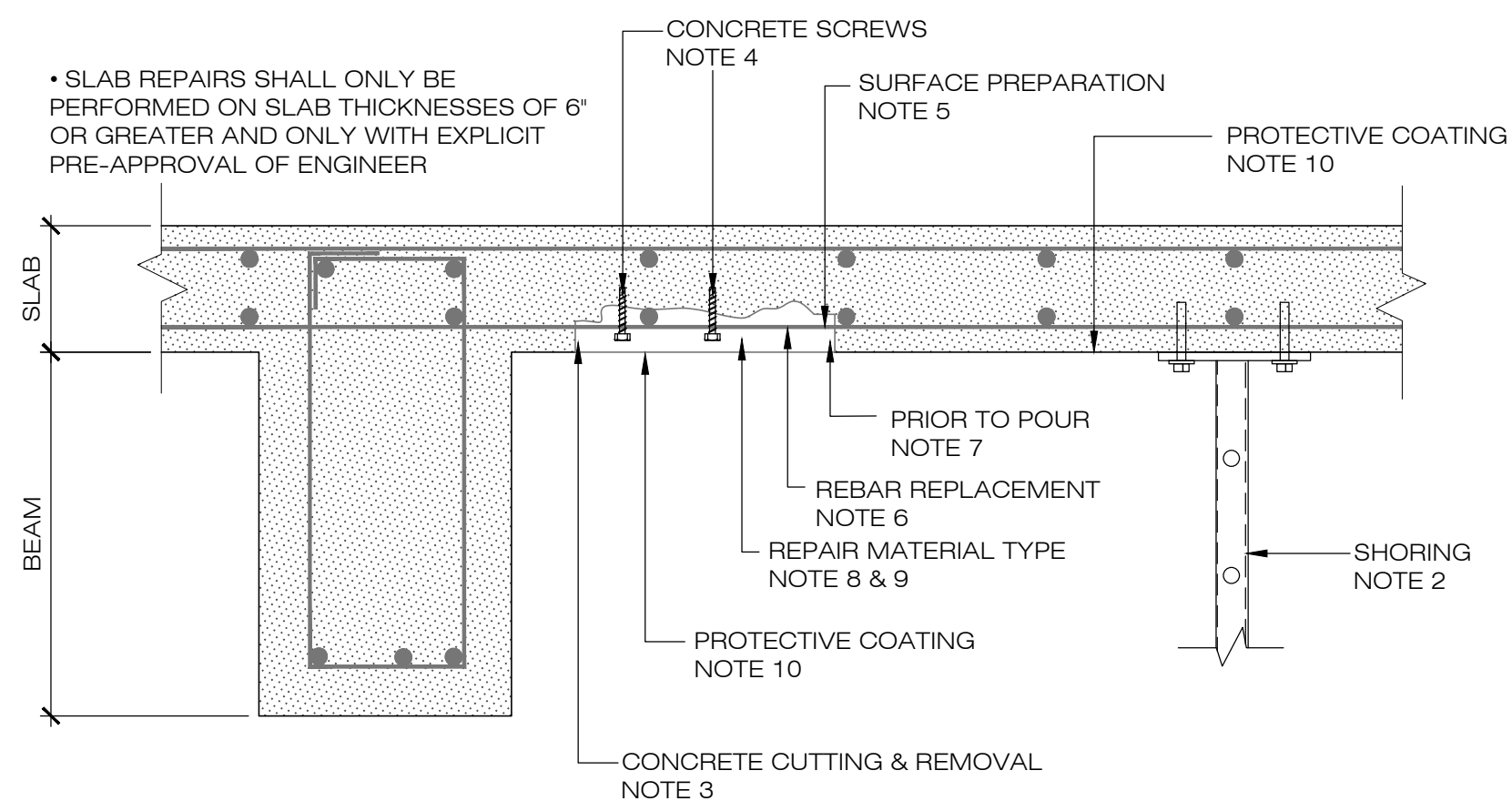
RT6 CONCRETE CRACK REPAIR
SC: 1 1/2" = 1'-0"



NON STRUCTURAL CRACKS (SEALANT)



RT1 SLAB EDGE REPAIR
SC: 1 1/2" = 1'-0"



RT2 OVER-HEAD SLAB/BEAM REPAIR
SC: 1 1/2" = 1'-0"

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440-460 East 23rd, Hialeah
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CONCRETE RESTORATION &
GENERAL IMPROVEMENT PROJECT

SEAL P.E. REG.: #65666
Expires: 02/28/25

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CA # 35414

No.	Date	Revisions

DESIGNED	AP	DRAWN	CB
CHECKED	CMS	APROVED	PMB

Project No.: 23-0721

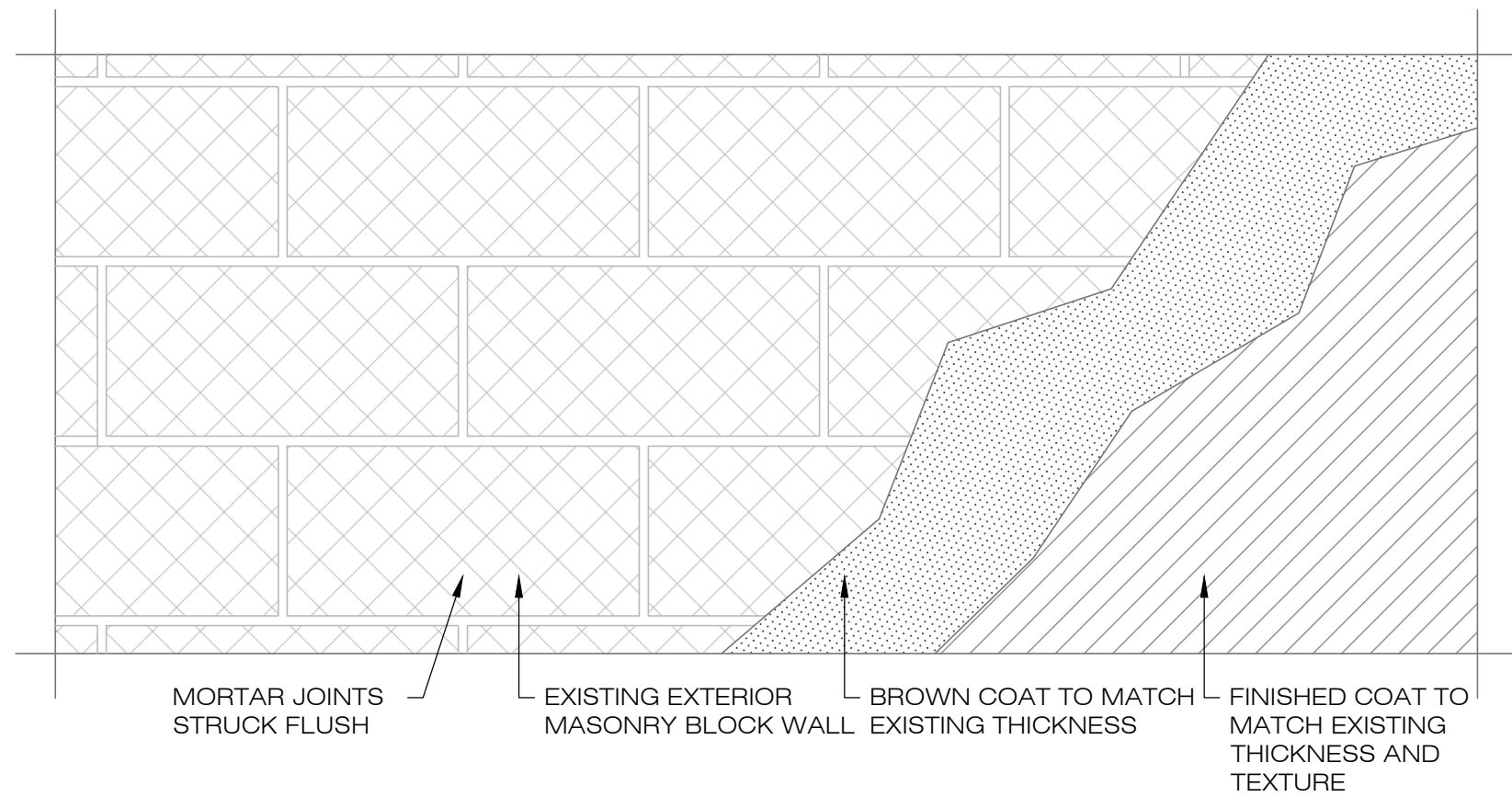
Date: 02/05/2023

Scale: As indicated

Sheet Title:
REPAIR PROCEDURE,
NOTES & REPAIR DETAILS

Sheet No.:

S-18

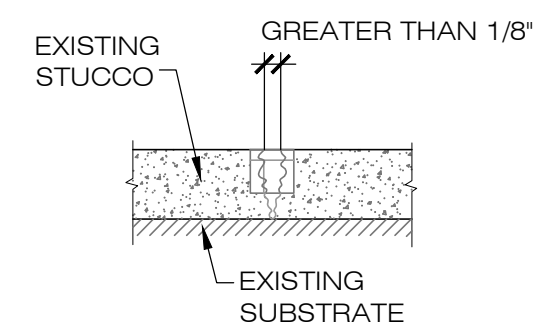


1. CHIP-OFF ALL DELAMINATED STUCCO WITH CHISEL AND HAMMER.
2. PROPERLY CLEAN EXISTING SURFACE TO RECEIVE STUCCO REPAIR.
3. MECHANICALLY ROUGHEN EXISTING BROWN COAT SURFACE WITH SAND BLASTING OR LIGHT CHIPPING HAMMER OR HAMMER AND CHISEL TO REMOVE LOOSE MATERIAL TO ASSURE PROPER BONDING. SURFACE MUST BE STRUCTURALLY SOUND AND CLEAN, FREE OF ANY AND ALL OIL, GREASE, WAX, DUST, SAND, DIRT, LAITANCE, PAINT, EFFLORESCENCE, CURING COMPOUNDS, FORM RELEASE AGENTS AND BASE MATERIALS OF ANY KIND.
4. COAT PREPARED SURFACE WITH WELD-CRETE BONDING AGENT
5. NEW STUCCO SHALL MATCH THE EXISTING STUCCO
6. TOUCH-UP BROWN COAT AND INSTALL NEW FINISH COAT OF STUCCO TO MACH EXISTING IN COLOR, THICKNESS AND APPEARANCE.

STUCCO PATCHING REPAIR (OVER MASONRY / CONC. SURFACES)

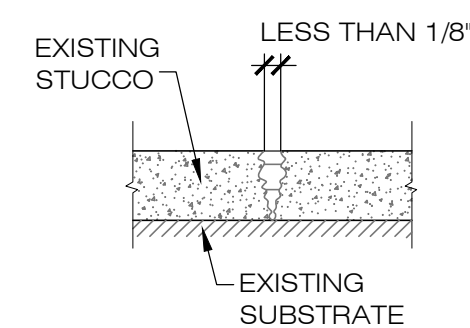
RT7

SC: 1 1/2" = 1'-0"



1. CRACKS TO BE REPAIRED SHALL BE ROUTED TO A MINIMUM WIDTH AND DEPTH OF 1/4" TO ACCOMMODATE STUCCO FILL. THE EDGES OF THE CRACK SHALL BE UNDERCUT WHERE POSSIBLE. BRUSH CRACKS CLEAN OF LOOSE DEBRIS WITH A SOFT BRUSH.
2. THE AREA TO RECEIVE THE STUCCO FILL SHALL BE THOROUGHLY WETTED TO PREVENT DEHYDRATION OF THE STUCCO. RE-WET AS NECESSARY.
3. FILL THE CRACK THE CRACK WITH NEW STUCCO AND WORK STUCCO IN AS TIGHTLY AS POSSIBLE UNTIL FLUSH WITH ADJOINING SURFACE. REMOVE EXCESS STUCCO.
4. PROTECT FILLED AREAS WITH PLASTIC SHEETING AND RE-WET PERIODICALLY TO ALLOW A FULL CURE.

REPAIR OF STUCCO CRACKS GREATER THAN 1/8" WIDE



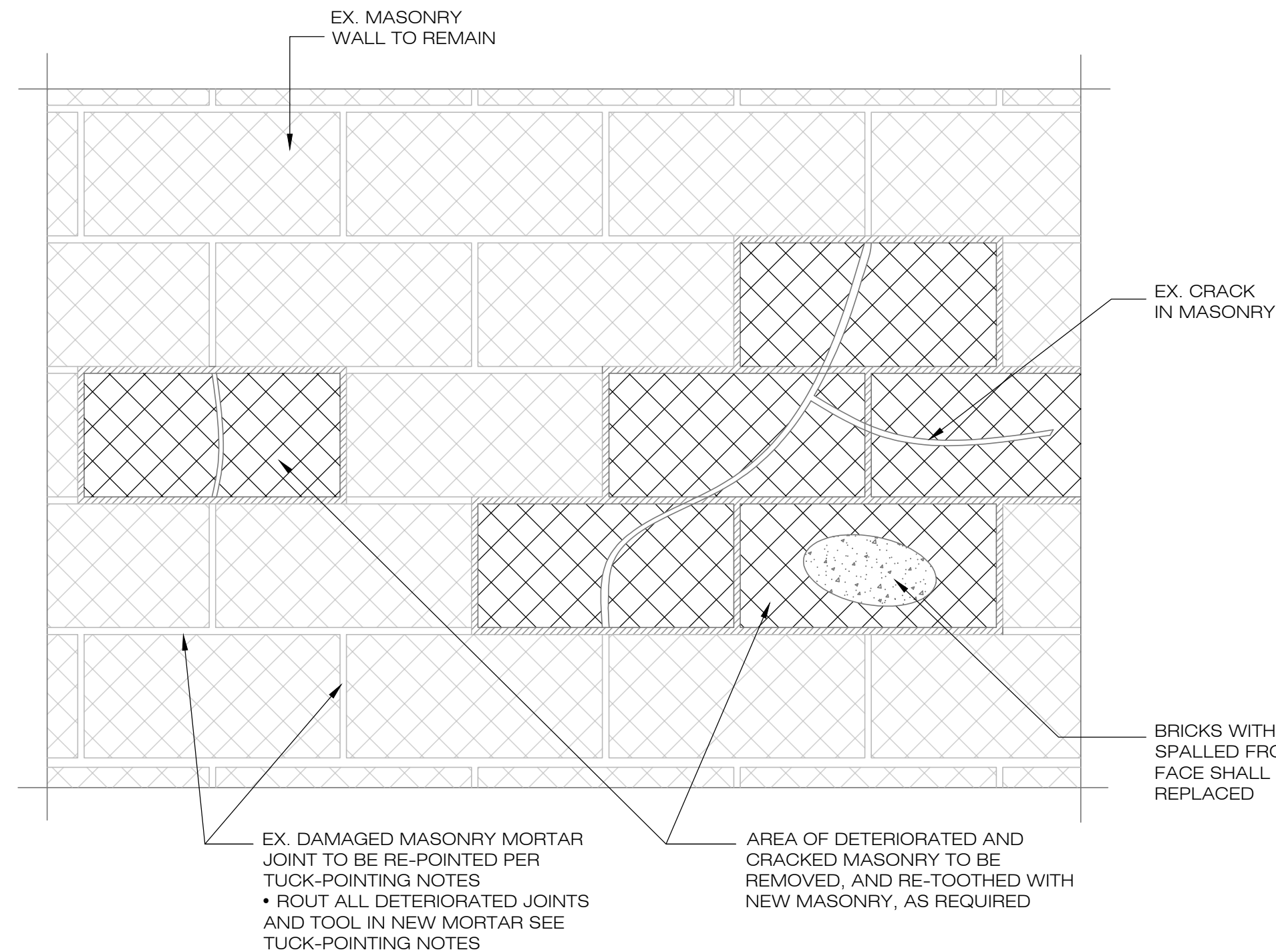
1. CRACK SHOULD BE FREE FROM DIRT, GREASE, AND VEGETATION. BLOW CRACKS CLEAN WITH COMPRESSED AIR, NOT TO EXCEED 150 PSI.
2. INJECT SIKAFLEX 1A POLYURETHANE-BASED SEALANT

REPAIR OF STUCCO CRACKS LESS THAN 1/8" WIDE

RT8

CONCRETE CRACK REPAIR

SC: 1 1/2" = 1'-0"



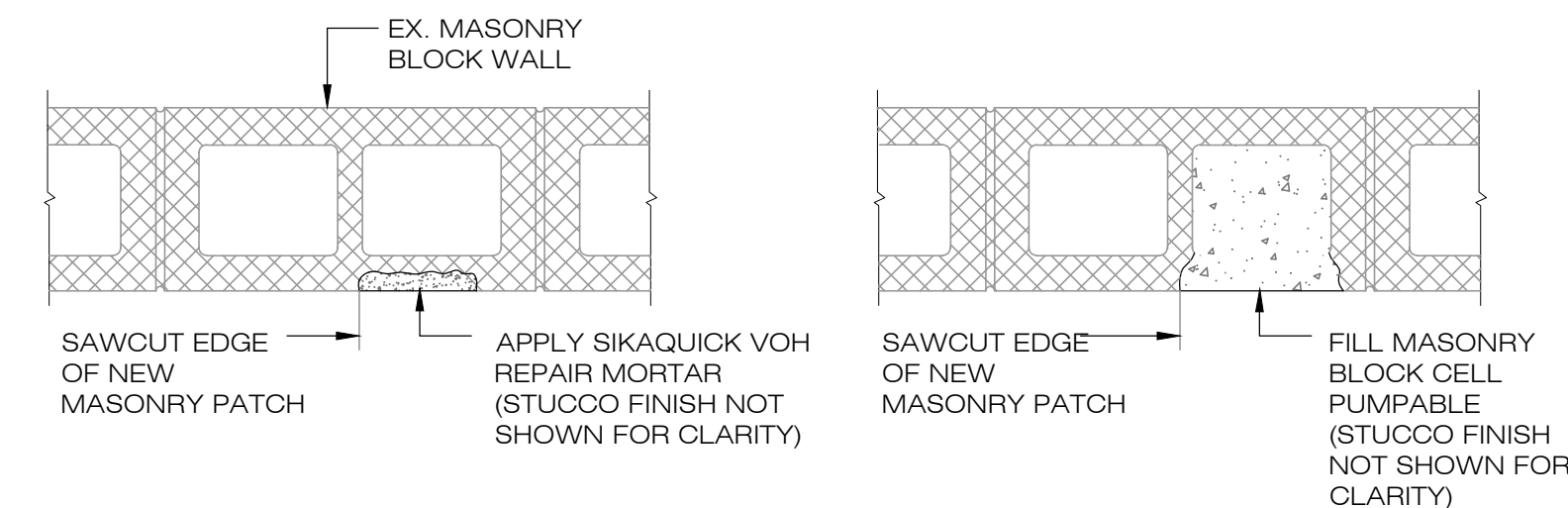
EXISTING MASONRY BLOCK REPAIRS

RT9

SC: 1 1/2" = 1'-0"

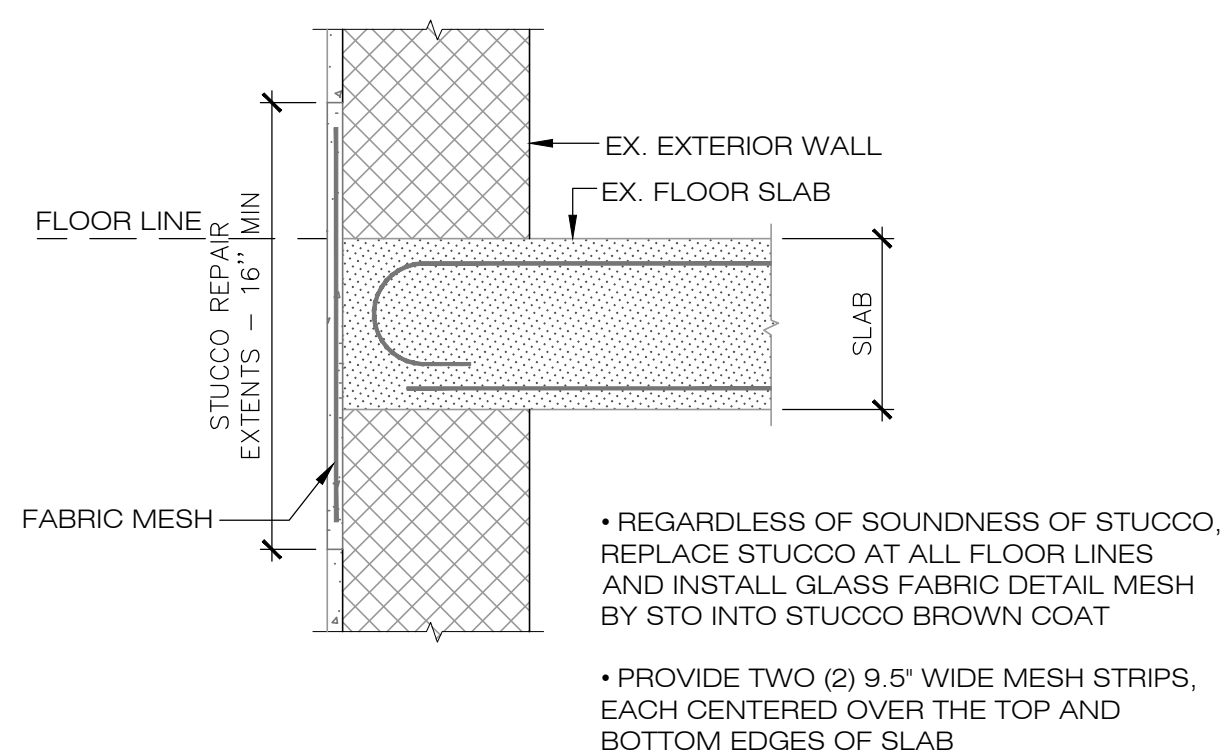
TUCK-POINTING MASONRY NOTES:

1. REMOVE ALL LOOSE AND CRACKED MORTAR WITH CHISELS, GRINDING WHEELS, ADN OTHER APPROPRIATE EQUIPMENT DOWN TO A MINIMUM DEPTH OF 1/2". THE REPAIRED JOINTS SHALL BE CLEANED WITH A STIFF BRUSH ALONG WITH A LIGHT HOSE STREAM
2. THE REPAIR MORTAR SHALL BE AMERIMIX AMX 420 TUCK POINTING MORTAR. THE PROPER PRE-HYDRATION PROCESS IS AS FOLLOWS:
A. ALL DRY INGREDIENTS SHALL BE THOROUGHLY MIXED PRIOR TO ADDITION OF WATER
B. ONLY ENOUGH CLEAN WATER SHALL BE ADDED TO THE DRY MIX TO PRODUCE A DAMP, WORKABLE CONSISTENCY WHICH WILL RETAIN ITS SHAPE WHEN FORMED INTO A BALL
C. THE MORTAR SHALL STAND IN THIS DAMPENED CONDITION FOR 1 TO 1-1/2 HOURS
3. THE JOINTS TO BE TUCK-POINTED SHALL BE DAMPENED TO A SATURATED SURFACE DRY CONDITION. TO ENSURE A GOOD BOND, THE BRICKWORK MUST ABSORB ALL SURFACE WATER
4. WATER SHOULD BE ADDED TO THE PRE-HYDRATED MORTAR TO BRING IT TO A WORKABLE CONSISTANCY (SOMEWHAT DRIER THAN CONVENTIONAL MORTAR)
5. THE MORTAR SHALL BE PACKED TIGHTLY INTO THE JOINTS IN THIN LAYERS (1/4" MAXIMUM). EACH LAYER SHALL BECOME 'THUMBPRINT' HARD BEFORE APPLYING THE NEXT LAYER
6. THE JOINTS SHALL BE TOOLED TO A CONCAVE PROFILE AFTER THE LAST LAYER OF MORTAR IS 'THUMBPRINT' HARD

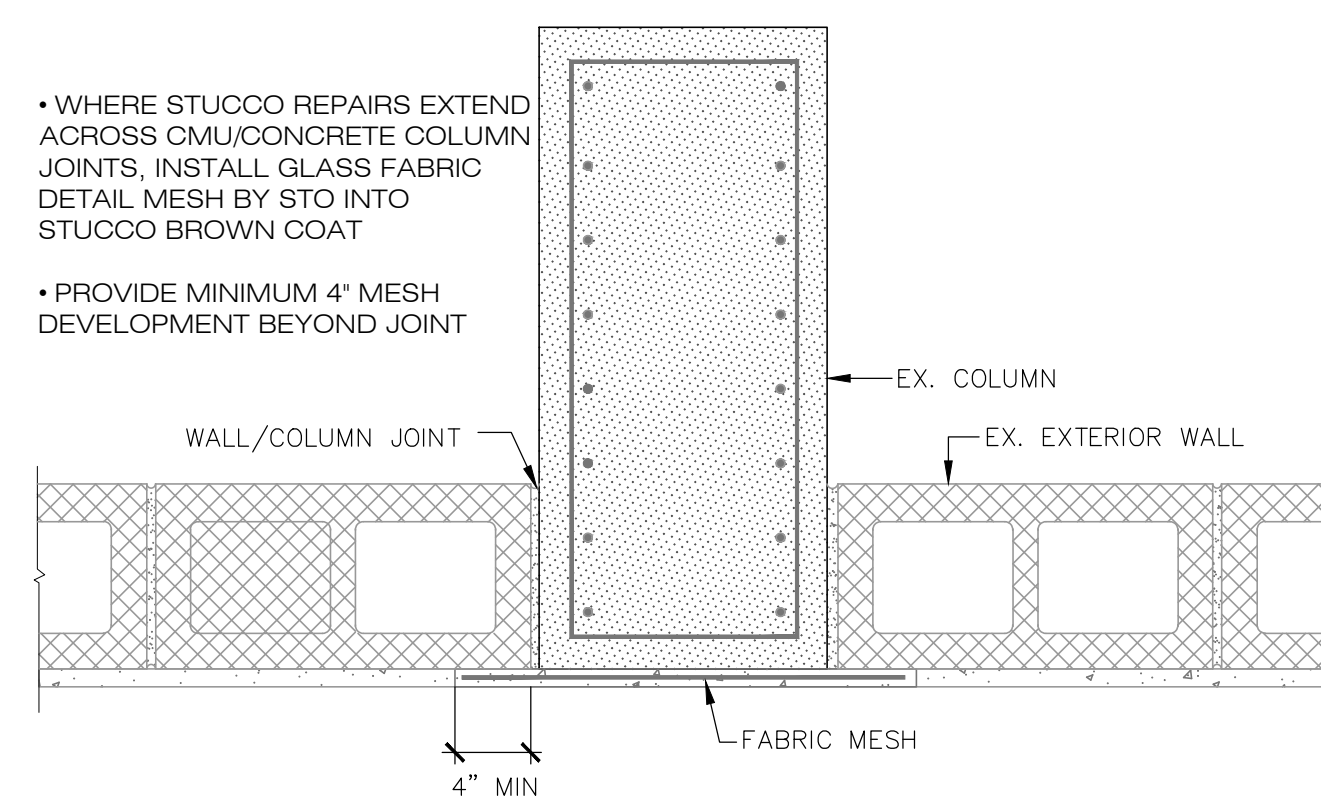


PARTIAL DEPTH MASONRY WALL REPAIR

SC: 1 1/2" = 1'-0"

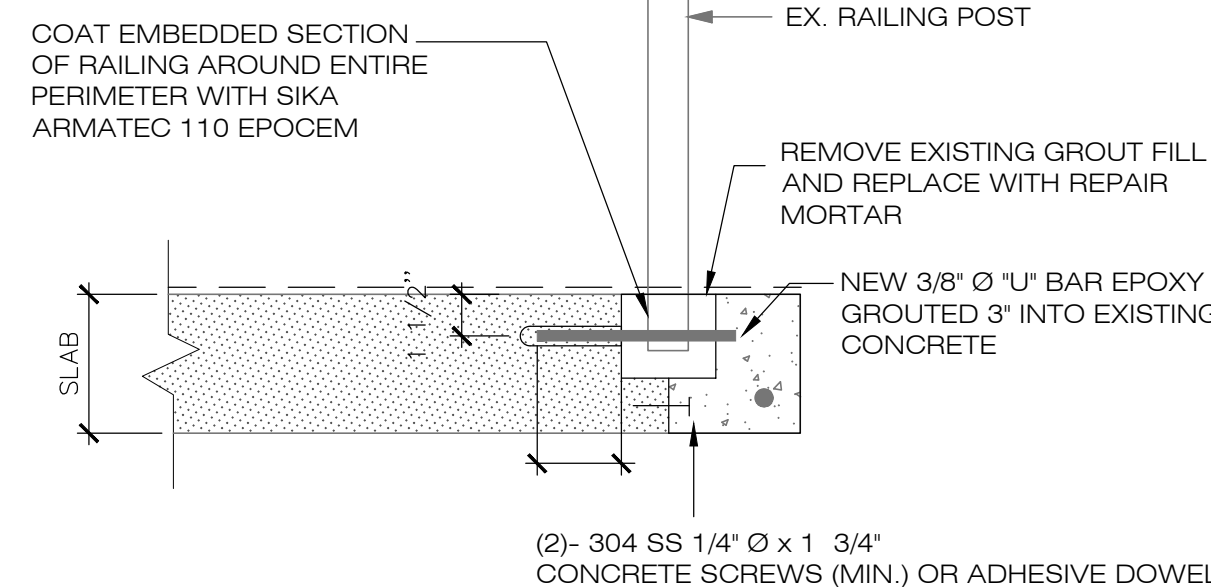


STUCCO REINFORCEMENT AT FLOOR LINES



STUCCO REINFORCEMENT AT WALL AND COLUMN JOINTS

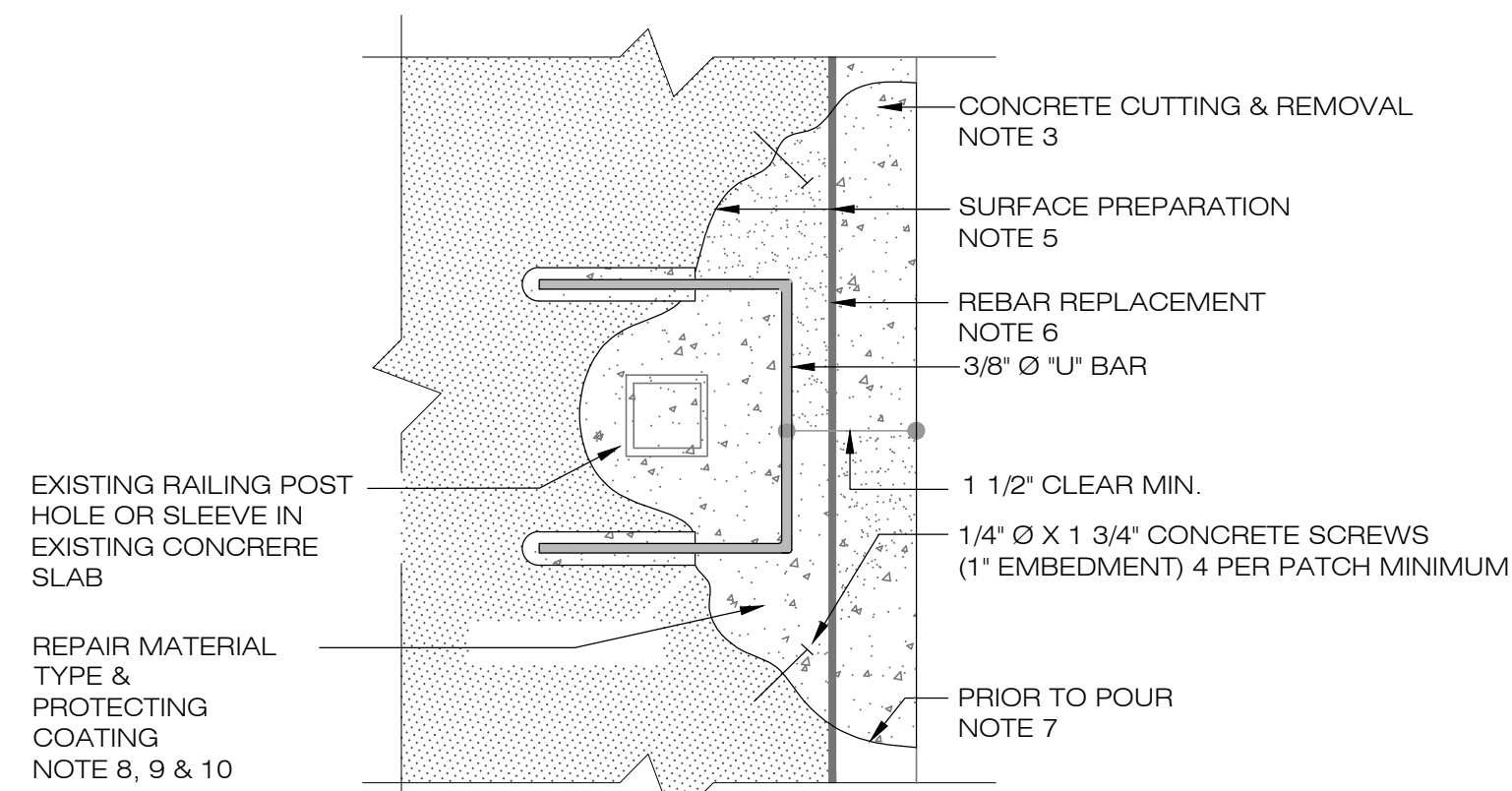
IN LIEU OF TAPCON SCREWS AS SHOWN, THE CONTRACTOR MAY OPTION TO USE AN ADHESIVE DOWEL AS NOTED BELOW;
OPTION 1:
ADHESIVE DOWEL SHALL BE 3/8" DIAMETER STAINLESS STEEL THREADED ROD ANCHORED WITH HY-200 ADHESIVE MANUFACTURED BY HILTI OR APPROVED EQUAL (2" MINIMUM EMBEDMENT)
OPTION 2:
ADHESIVE DOWEL SHALL BE #3 MINIMUM DEFORMED REBAR (GRADE 60) ANCHORED WITH HY-200 ADHESIVE MANUFACTURED BY HILTI OR APPROVED EQUAL (2" MINIMUM EMBEDMENT)



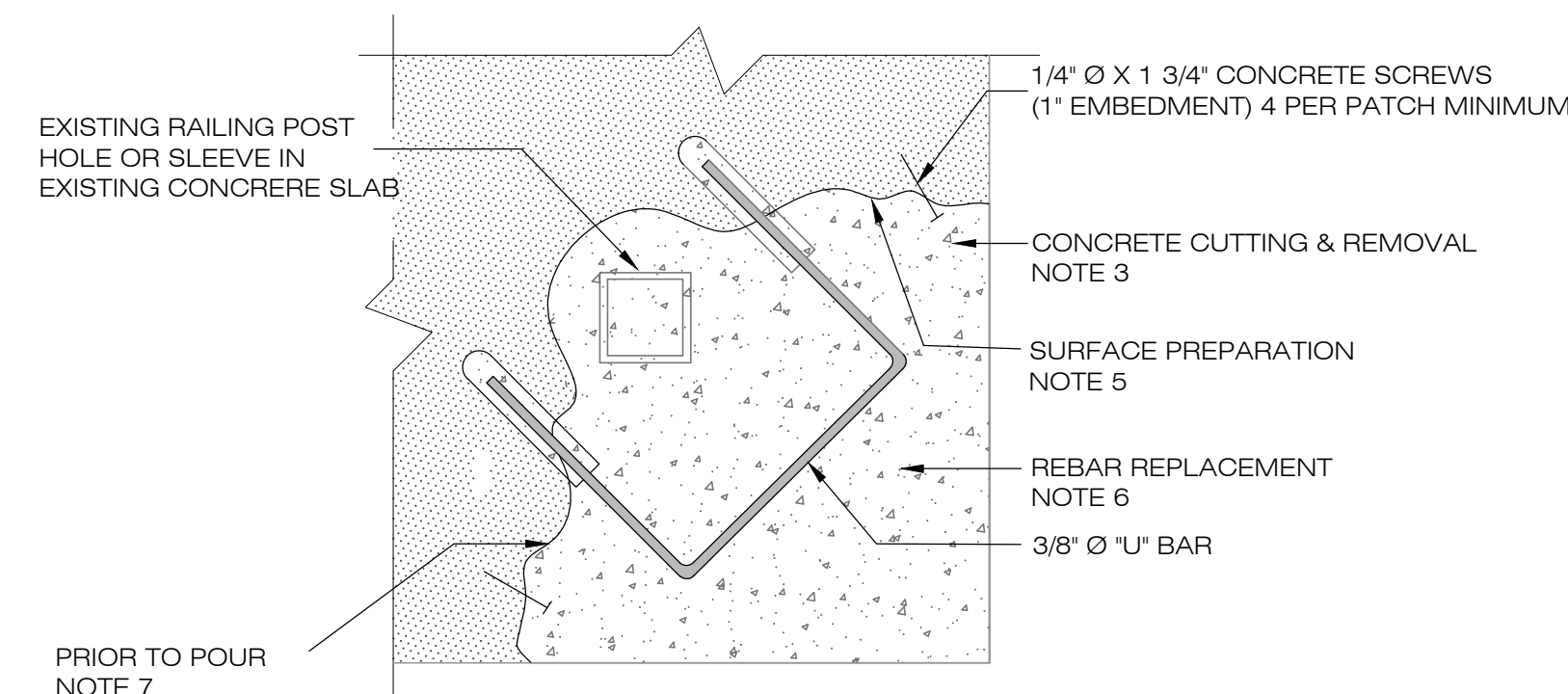
RT10

RAILING CONNECTION CONCRETE SPALL REPAIR

SC: 1 1/2" = 1'-0"



TYPICAL POST PLAN VIEW



CORNER POST PLAN VIEW

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Project No.: 23-0721

Date: 02/05/2023

Scale: As indicated

Sheet Title:
REPAIR DETAILS

Sheet No.:
S-19

GENERAL NOTES

DESIGN DATA

Building Code: Florida Building Code 7TH ED - FBC 2020, Existing FBC 2020

GENERAL

- The drawings are intended to show the general arrangement, design and extent of the work and are partially diagrammatic, they are not intended to be scaled for rough-in measurements, or to serve as shop drawings or portions thereof.
- All details and sections shown on the drawings are intended to be typical and shall be construed to apply to any similar situation elsewhere on the project, except where a different detail or section is shown.
- Prior to start of construction, the contractor and all the subcontractors shall verify all grades, lines, levels, dimensions and coordinate existing conditions at the job site with the plans and specifications. They shall report any inconsistencies or errors in the above to the architect/engineer before commencing work. The contractor and his subcontractors shall lay out their work from established reference points and be responsible for all lines, elevations and measurements in connection with their work.
- If any errors or omissions appear in the drawings, general notes or other documents, the contractor shall notify the engineer in writing of such omission or error prior to proceeding with any work which appears in question. In the event of the contractor's failing to give such an advanced notice, he shall be held responsible for the results of any such errors or omissions and the cost of rectifying the same.
- The contractor shall use the structural drawings and specifications together with the architectural, mechanical, electrical and other trade drawings and shop drawings, to locate depressed slabs, slopes, drains, outlets, recesses, openings, bolt setting, sleeves, dimensions, etc. Notify architect/engineer, in writing, of any potential conflicts before proceeding with the work.

CONCRETE:

Normal weight concrete having a minimum 28 day compressive strength (f'c) as follows:
all concrete, uno 4000 psi

- All concrete work shall conform to all the provisions of the "Specifications for Structural Concrete for Buildings" (ACI 301) and to the "Building Code Requirements for Reinforced Concrete" (ACI 318).
- Concrete properties for each structural element is defined in the design data section on this sheet.
- Concrete shall conform to all the provisions of "Recommended Practice for Hot Weather Concreting" (ACI 305) and "Recommended Practice for Cold Weather Concreting" (ACI 306).
- All formwork shall be in accordance with the American Concrete Institute "Formwork for Concrete" special publication No. 4 and ACI's "Standard Recommended Practice for Concrete Formwork" (ACI 347).
- All concrete shall be cured with liquid sealing compound conforming to ASTM C-309, type i or other approved method which is compatible with flooring adhesives and other surface treatments.
- All concrete left exposed at the completion of the project shall be treated with a clear, penetrating acrylic base polymer capable of preventing infiltration of water borne chlorides.
- Contractor shall support adjacent structures, utilities, and excavations as required for completion of work.
- One set of compressive test cylinders for each 100 cubic yards poured, but not less than one set for each day's pour and each class of concrete, along with slump tests shall be performed by a testing laboratory approved by the structural engineer.
- No concrete shall be placed until concrete design mixes have been submitted for each class of concrete and have been approved by the engineer.

REINFORCING STEEL:

Fy = 60.000 PSI

- Reinforcing steel shall be deformed bars in accordance with ASTM A615, GRADE 60.
- Bends and hooks are to be fabricated in accordance with ACI SP-66 ACI detailing manual and as per details.
- Place main reinforcing steel so as to provide 3" minimum cover for foundations poured on earth, 2" minimum cover for beams and columns, 3/4" minimum cover for slabs and 1 1/2" for all rebar in exposed concrete (except as otherwise in details).
- Lap deformed bars in accordance with lap splice schedule on these drawings, uno.
- Hooks shall be standard hooks, uno. provide accessories and bar supports in accordance with the manual of standard practice for detailing reinforced concrete structures (ACI 315).
- Provide accessories and bar supports in accordance with the Manual Of Standard Practice For Detailing Reinforced Concrete Structures (ACI 315).
- Welded wire fabric shall conform to ASTM A1064, uno.
- End laps of all WWF reinforcing shall be lapped (1) square.

REPAIR MATERIAL:

- CONCRETE:
 - Horizontal surfaces - 2" to 8": Sikacrete 211 SCC Plus
 - Vertical Surfaces - min 2" / max 6" - Formed & Poured: Sikacrete 211 SCC Plus
 - Full depth - up to 8": Sikacrete 211 SCC Plus
- MORTAR:
 - Horizontal surfaces - up to 2": Sikatop 122. for applications grater than 1" depth, extend with 3/8" aggregate.
 - Vertical surfaces - up to 2": Sikaquick Voh.
 - Overhead surfaces - up to 2": Sikaquick Voh.
- NON-SHRINK GROUT:
 - Sikagrout 212
- BONDING AGENT:
 - Sika Armatec 110

CONTRACTORS RESPONSIBILITIES:

- Contractor shall verify condition in the field and immediately notify the Engineer-Of-Record of any conditions not as assumed; he shall take field measurements as required and be responsible for the same.
- Contractor shall coordinate with all related trades for detailing, fabrication and erection prior to submitting shop drawings for approval.
- All structural work shall be coordinated with architectural, mechanical, electrical, plumbing, requirements. discrepancies and/or interferences shall be reported to the EOR immediately.
- The EOR takes no responsibility for construction means and methods or jobsite safety during construction.
- Processing and/or approved submittals made by the Contractor which may contain information related to construction methods of safety issues, or participation in meetings where such issues might be discussed, shall not be construed as voluntary assumption by the engineer of any responsibility of each contractor to follow all applicable safety codes and regulations during all phases of construction.
- The Engineer-Of-Record is not engaged in and does not supervise construction.

EXISTING CONDITIONS:

- All dimensions and elevations of existing structures shown on the drawings are obtained from available sources, and are not guaranteed to be true and exact. The General Contractor shall verify these dimensions and elevations by actual field measurements prior to fabrication of any materials and start of any work, and report any discrepancies to the Engineer-Of-Record.
- For additional information on the existing construction, the contractor shall refer to drawings of the existing structure.
- In as much as the remodeling and/or rehabilitation of an existing building requires that certain assumptions be made regarding existing conditions, and because some of these assumptions cannot be verified without expending great sums of additional money, or destroying otherwise adequate or serviceable portions of the building, the owner agrees that, except for negligence on the part of Engineer-Of-Record, the owner will hold harmless and indemnify The EOR for and against any all claims, damages, awards, and costs of defense arising out of the deficiencies in the original building structure.

LOAD LIMITATIONS:

- Construction activities shall not exceed the following load limitations:

Roofs: 20 psf
Typical floor 50 psf
- Construction loads imposed by heavy equipment or other construction activity thought to exceed this limit shall be evaluated by an independent engineer to be hired by the contractor and submitted to the Engineer-Of-Record for approval.

OWNERSHIP OF DOCUMENTS:

- The contractor acknowledges these plans and specifications prepared by Engineer-Of-Record as instruments of professional service.
- Nevertheless, the plans and specifications prepared under this agreement shall remain the property of the Engineer-Of-Record upon completion of the work.
- The contractor agrees to hold harmless and indemnify ANP-PE, against all damages, claims, and losses, including defense costs, arising out of any reuse of the plans and specifications without the written authorization of the Engineer-Of-Record.

SHOP DRAWINGS AND DELEGATED ENGINEERING:

- All shop drawings shall be submitted for the Engineer-Of-Record review only after they have been thoroughly reviewed by the contractor for construction methods, dimensions and other trade requirements, and stamped with the contractor's approval stamp. The Engineer-Of-Record assumes no responsibility for dimensions, quantities, engineering design by delegated engineers, errors or omissions as a result of reviewing any shop drawings. Any errors or omissions must be made good by the contractor, irrespective or receipt, checking or review of drawings by the Engineer-Of-Record and even though work is done in accordance with such drawings.
- Before structural inspections can be made on a portion of the structure, all relates shop drawings, delegated engineering, product approval, manufacturer's data and other related information, must be reviewed and accepted by the Engineer-Of-Record and approved by the Building Department.
- All shop drawings shall contain the minimum information, outlined in current edition of the Florida Building Code.
- All delegated engineer's shop drawings shall comply with all the requirements of current edition of the Florida Building Code. Shop drawings shall contain all information shown on the structural plans (related to the delegated design) including all design loads, in addition to the information required by the delegated engineer's design.
- EOR shall review all shop drawings, prepared and signed and sealed by the Contractor's delegated engineer, only for general compliance with the design intent, required loading and coordination with the structure designed by the EOR.

STRUCTURAL STEEL

- All structural steel to be domestic ASTM A36 (Fy=36 KSI and designed in accordance with AISC "Specification for the Design, Fabrication and Erection of Structural Steel for Buildings" (AISC curretn edition) and the Code Of Standard Practice.
- All shop and field welding shall conform to the AWS D1.1 Structural Welding Code by the American Welding Society. Use welding electrodes conforming to AWS D1.1 E70 series, U.O.N. clean and rust proof all field welds with heavy duty rut proofing paint.
- Use 2 coats of zinc paint for corrosion protection for all steel members. All connections and fasteners must be galvanized.

PLYWOOD ROOF DIAPHRAGM:

- Roof diaphragm shall comply with the design recommendations of "A.P.A Design Construction Guide - Diaphragms" and the Florida Building Code.
- Plywood roof decking shall be 19/32" minimum thickness, and shall be continuous over two or more spans, with face grain perpendicular to the supports.
- Connect plywood diaphragm to structure with 10d galv. nails, spaced AT 6" O.C. max at supported edges and AT 6" O.C. along the intermediated supports.
Gable ends nail spacing shall be 4" on centers maximum.
- Inspections: Comply with the Florida Building Code And Dade County requirements for inspections (by the county, architect or engineer) of specified component of the roof structure requiring inspections.

WOOD TRUSSES: (DELEGATED ENGINEERED SHOP DRAWING REQUIRED)

- Designed and fabricated in accordance with "National Design Specifications For Stress Grade Lumber And Its Fastener" by NFPA (latest revision).
- Trusses shall be designed, signed and sealed by a Florida Registered Professional Engineer, who shall be assigned as a Delegated Engineer for the Contractor. The Delegated Engineer shall design and indicate on the shop drawings all truss components, temporary bracing, bridging, hardware, metal hangers, anchor and metal shapes as required by design or as indicated on the plans, all metal parts to be galvanized.
- Shop drawings shall comply with the Florida Building Code regarding modification of the framing (from the one shown on the structural plans), indicating all permanent bracing (as shown on the structural plans) and individual member bracing.
- Truss designer engineer shall indicate the net wind uplift reactions for each truss and girder truss. Each truss shall be strapped to the support with a hurricane strap (as per detail on the plan). The size of strap and amount of nails shall be selected based on the uplift data of the strap and the truss shop drawings.
- All seats for the wood girder trusses will be designed by the Engineer-Of-Record and will be completed after receiving the pre-engineered wood truss shop drawings, showing locations of girders and end reactions at their bearing points.
- The structural plans indicate all the required lateral permanent bridging, as recommended by the "Truss Plate Institute". Truss designer engineer shall provide information and show on plan, all lateral bracing of any truss individual members, as required by truss design.
- Truss shall be installed with out of plumb and out of plane tolerances, as per the "Truss Plate Institute". Any truss exceeding the specified tolerance must be realigned or replaced.
- Installation of trusses longer than 35 ft. or higher than 6 ft. shall be made under the direct supervision of a licensed building or General Contractor or a licensed structure engineer or architect.

MASONRY WALLS:

- Stucco finish applied to exterior masonry and concrete surfaces, scratch and floated in two cost standard operation in thickness and finish as shown on plans, unless otherwise notice.
 - Masonry cement: Domestic ASTM C91.
 - Portland cement: ASTM C150 TYPE 1.
 - Waterrepellent agent: Omicron or equal.
 - Stucco: 1 part Portland cement, 1 part Masonry cement. 4-5 part fine sand. Add water repellent in final coat.
 - Aggregate: ASTM C33.
 - Water: Potable
- Painting: (Manufactured by Benjamin Moore, Sherwin Williams, Glidden, Olympic Stains, Cabots Stains or approved equivalent).
 - Exterior: (Selected by Owner/Architect).
Stucco: 1 coat masonry primer, 2 coats exterior latex.
Interior: (Selected by Owner/Interior Designer).
 - Drywall surfaces: 1 coat primer-sealer, 2 coats finish latex.
Wood surfaces: 1 coat primer, 2 coats enamel, or stained and sealed.
 - Apply as per manufacturers recommendations.

ALUMINUM RAILINGS DETAILS (DELEGATED ENGINEERING SHOP DRAWINGS REQUIRED):

- Material

Sheet and plate up to 4" thick	6061-T6 (Ftu = 42 KSI, Fty = 35 KSI)*
Bars, wire and rod	6061-T6 (Ftu = 42 KSI, Fty = 35 KSI)*
Extrusions, tube, pipes & forgings	6061-T6 (Ftu = 38 KSI, Fty = 35 KSI)*

*Nominal stresses. Weld-affected stresses accounted for where required.
Weld filler (AWS D1 2) 5356 (Ftuw = 35 KSI, Ftyw = 14 KSI)
Bolts (ASTM F468 / B316) 2024-T4 (Fsu = 37 KSI, Ftu = 62 KSI)
- All rails shall be designed for the loads specified in the Florida Building Code. They shall be designed to resist a uniform load of 50 plf and a concentrated load of 200 lbs applied in any direction at the top and transferred through the support to the structure. Intermediate rails, balusters and panel fillers shall be designed for a uniform load of 25 psf. Exterior railings shall also be designed for wind loads calculated in accordance with Chapter 16 of the Florida Building Code (Existing).
- Guards shall be located for all structures located 30" above the grade or floor below. The minimum height of the guard shall be 42". The baluster or ornamental patterns of the guards shall reject a 4" diameter sphere. Guards shall comply with Section 1013 of the Florida Building Code.
- The following documents shall be submitted for EOR's approval:
 - A plan view showing the locations of the rails.
 - The typical elevations of the rails showing the height, post and baluster spacing and the spacing between the finished floor and the bottom rail. All dimensions shall be provided. The sizes and thicknesses of the structural elements shall be specified.
 - Provide typical sections showing the connection of the post to the floor.
 - If the rail is for new concrete construction, a sleeve should be provided for metal railing in the slab during the casting of the slab. The post shall be embedded in the slab with epoxy grouting. Details of the connections of the posts and the concrete shall be provided. If the railing is made of wood, then the post shall be connected after the concrete construction and shall be detailed according to item "f" described below.
 - If the rail is for existing concrete construction, it is advised to use a metal plate at the bottom of the post to connect it with the existing concrete. The detail of the connection shall be shown in the typical section of the rail. A plan view showing the plate (size and thickness) with the connectors and their spacing and edge distances shall be provided. If embedment of the post in the existing concrete is desired then the reinforcing of the slab shall be located by means of an X-ray method. The Contractor shall be instructed on the drawings to avoid any interference with the steel or cutting of steel.
 - For wood railings, show the connections of the post to the floor. Specify the connector size, model and the manufacturer with the nailing schedule and shear & tension capacities.
 - Steel, aluminum and wood railings shall comply with chapters 22, 20 & 23 of the Florida Building Code respectively.
 - The structural notes shall consist of material specifications, standards & strengths of materials and the design criteria.
 - A test certificate for glass rails tested in accordance with section 1618.4.3 of the Florida Building Code shall be provided.
 - Structural calculations consisting of analysis of the forces, design of the members and connections shall be provided.
 - The shop drawings and structural calculations shall be prepared, signed and sealed by a Professional Engineer licensed in the state of Florida.
- The Architect and the Engineer of Record shall review the shop drawings for compliance with the design load criteria, relevant building codes, material specifications and architectural design. They shall apply a shop drawing stamp confirming the compliance.

WATERPROOFING SYSTEM (BALCONIES):

- Top surface: SIKALASTIK 710/715/735 AL System or approved equal.
- Sides & bottom surfaces: SIKAGARD 670W
Water dispersed, acrylic, protective coating prevents moisture ingress, is water vapor permeable and a carbonation barrier.
- Installation as per manufacturer written instructions.

ROOF MEMBRANE AND TAPERED INSULATION NOTES:

ROOF NOTES:

GENERAL:

- All flat roofs to receive $\frac{1}{2}$ " per foot tapered rigid insulation minimum unless otherwise noted.
- Field verify all dimensions. Perform test cuts at each roof prior to the bid.
- All materials are new unless otherwise noted "Existing".
- All wood blocking, plywood and nailers to be pressure treated. (p.t.)
- All wood blocking indicated in details are to be anchored to the existing structure.
- All membrane flashing indicated is to extend a minimum of 8" (vertical or horizontal).
- Contractor is to survey the existing roof decks w/ a level (after demolition) to verify the slopes indicated on plan are accurate. Notify Engineer immediately of any discrepancies prior to performing any additional roofing operations.
- Contractor assumes all responsibility during project and will replace any & all damaged equipment w/no additional cost to Owner.
- All crickets are to be sloped $\frac{1}{2}$ " minimum per foot. Coordinate crickets around exist. Existing AC units as required to avoid ponding.
- Contractor is responsible for the removal and re-installation of all HVAC units including any electrical or mechanical connections. This may include the extension of existing electrical and ductwork systems to accommodate new mechanical unit curbing and new roofing system.

GOLDEN GATE CONDO

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S-20