Indian River County Purchasing Division
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ADDENDUM NO. 2

Issue Date: September 20, 2023

Project Name: Renovation of the Jones' Pier Conservation Area Bungalow

Bid Number: 2024009

Bid Opening Date: October 6, 2023

This addendum is being released to answer questions received to date, provide clarification to the bid documents, and to schedule bungalow access.

The information and documents contained in this addendum are hereby incorporated in the invitation to bid. **This addendum must be acknowledged where indicated on the bid form, or the bid may be declared non-responsive.**

Attachments:
Revised Sheet S1.20
SECTION 07463 PLASTIC BEAD BOARD SHEETS
Utility As-Builts (2)
Revised Bid Form – Addendum 2

Questions and Answers

1.	Will all existing interior wall Bead Board be removed?
	All existing wall Bead Board is to be removed along with any sub material if found during demolition.
2.	How shall existing exterior studs be handled in the bid, if found to be damaged/dry rotted once exposed from removal of the existing sheathing and siding?
	Provide these costs on the updated bid form, attached.

Clarifications

1. Sheet A2.20 – Construction Legend:
    a. Wall type EW1 shall be revised to read…insultation & (1) layer ½" drywall and PVC bead board wall panel @ interior side.
    b. Wall type B1 shall be revised to read: …w/ (1) layer ½" drywall and bead board wall panel @ each side.

   c. Key notes 6 shall be revised to read: Interior walls to be finished with PVC bead board panels over (1) layer ½" drywall.
2. Sheet D2.10 – Demolition Notes:
   a. Add Key Note 22 as follows: All existing interior walls to have Bead Board removed along with any sub material if found during demolition.
3. Sheet A4.10 Section 03 Typical Wall Section, revise interior side wall notes as follows:
   a. ½" Plywood Sheathing note for interior side of wall shall read: (1) layer ½" drywall.
   b. Pre-finished Bead Board Paneling. Contractor to Verify… note for interior side of wall shall read: PVC Bead Board Wall Panels.
4. Sheet A6.10 Finish Schedule:
   a. WP Wall abbreviation shall be revised to read: WP – PVC Bead Board Paneling, See SECTION 07463 PLASTIC SIDING.
   b. Room 102, 104 and 105 Material Designation on North, South, East and West Wall shall be revised to read: WP/GYP.
   c. H2 WINDOW HEAD Detail revised interior side wall note as follows: (1) layer ½" drywall with PVC Bead Board Wall Panels.
5. Specifications:
   a. See attached new SECTION 07463 PLASTIC BEAD BOARD SHEETS

Bungalow Access

The County will have Staff at the Jones' Pier Conservation Area on September 27, 2023, from 1pm to 2pm, to provide access to the interior of the bungalow. Any Contractor questions are to be directed in writing to purchasing@indianriver.gov

SECTION 07463 PLASTIC BEAD BOARD SHEETS (**BASIS OF DESIGN)**

GENERAL

1.1 SECTION INCLUDES

A. Paintable PVC Board and Batten and Accessories.

B. PVC Board and Batten and Accessories.

1.2 RELATED SECTIONS:

A. Section 06100 – Rough Carpentry.

1.3 DEFINITIONS:

A. PVC: Cellular polyvinyl chloride.

1.4 SUBMITTALS

A. Submit in accordance with requirements of Section 01330 - Administrative Requirements.

B. Product Data: For each product specified include the following:
   1. Manufacturer's technical product data, including component descriptions, construction details, and test results showing compliance with specified performance criteria.
   2. Manufacturer's surface preparation and installation instructions.
   3. Safety Data Sheets (SDS).

C. Selection Samples: Provide 5 by 7-inch samples depicting the manufacturer's full range of options.

D. Verification Samples: Provide two samples of specified board, full board width by minimum 48 inches in length.

E. Informational Submittals:
   1. Installer qualifications.
   2. Product test reports.
   3. Sample warranties.

F. Closeout Submittals:
   1. Maintenance data for installed system.

1.5 QUALITY ASSURANCE

A. Installer's Qualifications: An entity with demonstrated experience installing systems similar in scope and complexity to those specified.

B. Mock-Up: Arrange for the construction of a mock-up of the products specified in this section. Example must include one cladding section for each type specified, including the selected color and finish. Owner and Architect will verify acceptance of products and workmanship.
   1. Accepted mockups may be incorporated into the work.
   2. Provide mockups as indicated on the drawings.

1.6 DELIVERY, STORAGE AND HANDLING

A. Deliver, store and handle materials and products in accordance with the manufacturer's instructions and recommendations and industry standards.

B. Store all materials in the manufacturer’s original packaging until ready for installation. Protect all products from damage or exposure to adverse weather conditions or excessive heat.

C. Cover stored products with white, breathable protective wraps to minimize heat gain.

1.7 PROJECT CONDITIONS

A. Schedule work around the ambient conditions required by the manufacturer. Do not perform work outside manufacturer's recommended limits for environmental conditions.

B. Prior to fabrication, verify that dimensions are consistent with those found in the construction drawings. Where discrepancies exist, confirm the proper dimensions with the Architect before proceeding with work.

1.8 WARRANTY

A. Warranty: Manufacturer agrees to replace or refund the purchase price of nonconforming products that fail in workmanship within the specified warranty period.
   1. Failure Methods: Corrosion, rotting, splitting, splintering, delamination, warping or swelling excessively from moisture.
   2. Commercial Warranty Period: 20 years from date of purchase.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. **Basis of Design** Manufacturer: AZEK Building Products.
   1. Address: 1330 W Fulton Street, Suite 350 Chicago, IL 60607.
   2. Phone: (877) 275-2935
   3. Website: www.azekexteriors.com

2.2 PERFORMANCE REQUIREMENTS:

A. Rate and Extent of Burn: No sustained combustion beyond 30 seconds or 1 inch (25 mm) when tested in accordance with ASTM D635.

B. Ignition Resistance: Pass; when tested in accordance with NFPA 268.

C. Surface-Burning Characteristics: Meet the following values when tested in accordance with ASTM E84:
   1. Class A Flame-Spread Index: 25.

D. Ignition Temperature of Plastics: No less than the below values when tested in accordance with ASTM D1929.
   1. Self-Ignition: Minimum 450 degrees C.
   2. Flash Ignition: Minimum 380 degrees C.

E. Heat Shrinkage: Less than 0.12% linear change when tested in accordance with ASTM D1042.

F. Coefficient of Thermal Expansion: Between 2.6×10^{-5} in/in/°F to 2.8×10^{-5} in/in/°F; when tested in accordance with ASTM D696.

G. Surface Distortion: No effect at 120°F when tested in accordance with ASTM D3679 Section 6.12.

H. Flexural Rigidity: Not less than the below values when tested in accordance with ASTM D790.
   1. Flexural Strength: 1866 psi.
   2. Modulus of Elasticity: 83,620 psi.

I. Water Absorption and Resistance: No observed water droplets when tested in accordance with ASTM D570 and AATCC 127.

2.3 PAINTABLE PVC BEAD BOARD SHEETS

A. General: ASTM D3679, PVC siding board in accordance with ICC-ES AC227.
   1. Basis of Design Product: Bead Board Sheets with PaintPro Technology, by AZEK Building Products.

B. Physical Characteristics:
   1. Sheet Texture: Smooth.
      a. Size: 8 feet by 48 inches by 1/2 inch.

2.4 ACCESSORIES

A. Bead Board Accessories, General: Provide edge trim, outside and inside corner caps, and other items as recommended by manufacturer for building configuration.

B. Fasteners: Provide fasteners in accordance with manufacturer's written instructions and authorities having jurisdiction.
   1. Concealed Fasteners:
      a. Basis of Design Product: Cortex, by AZEK Building Products.
         1) Material: Electric coated epoxy painted carbon steel.
         2) Size: Minimum #10 x 2 inch carbon steel fasteners.
         3) Installation: Counter-bored.
         4) Corrosion Resistance: Pass; when tested in compliance with ASTM B117.

PART 3 EXECUTION

3.1 EXAMINATION

A. Examine substrates for compliance with requirements for installation tolerances and other conditions affecting the performance of PVC Bead Board Sheets and related accessories, including the following:
   1. Interior wall sheathing is in place and properly installed.

B. Do not begin work until adjacent substrates have been properly prepared to receive work specified in this section. Commencement of work will constitute acceptance of substrates to receive the work.

3.2 PREPARATION

A. General: Comply with manufacturer’s printed installation instructions, clean substrates of projections and substances detrimental to application.

B. Protect adjacent finishes and substrates not to receive PVC Bead Board.

3.3 INSTALLATION

A. General: Install in accordance with manufacturer's current installation instructions, industry recognized best practices, all code bodies having jurisdiction, and approved shop drawings. Do not install damaged products.
   1. Do not install damaged components.
   2. Install sheets vertically to maintain finish texture and minimize horizontal joints.
   3. Install fasteners every 8 inches vertically along the left and right sides of the sheet, 1/2 inch from the edge, and 2 inches from the top and bottom edge.
   4. Install fasteners every 12 inches vertically spanning the batten, 1/2 inch from the top and bottom edge.

B. Install PVC Bead Board Sheets level, plumb, true, and aligned with adjacent materials.
   1. Use concealed shims where necessary for alignment.
   2. Scribe and cut exterior finish carpentry to fit adjoining work.
   3. Refinish visible cuts as recommended by manufacturer.
   4. Install to tolerance of 1/8-inch in 96 inches (3 mm in 2438 mm) for level and plumb. Install adjoining exterior finish carpentry with 1/32-inch (0.8-mm) maximum offset for flush installation and 1/16-inch (1.5-mm) maximum offset for reveal installation.
   5. Leave gaps at the following conditions:
      a. Vertical Seams: 1/16-inch.
      b. Horizontal Joints: 1/4-inch above flashing.
      c. Perimeter, Openings, and Trims: 1/8-inch.
   6. Seal vertical butt joints at inside and outside corners and at trim locations.
   7. Coordinate interior finish carpentry with materials and systems in or adjacent to it.
   8. Provide cutouts for mechanical and electrical items that penetrate interior finish carpentry.
   9. Conceal fasteners to greatest practical extent.

C. Field Painting: Apply paint in accordance with manufacturer's current finishing instructions, paint manufacturer's instructions, and industry recognized best practices.
   1. Apply paint within 180 days of installation.
   2. Ensure that surface is clean, dry, and free of foreign materials.
   3. Do not apply primer.
   4. Provide one of the following in compliance with Section 09911 "Exterior Painting."
      a. Acrylic Latex: Subject to compliance with manufacturer's recommendations, provide 100% acrylic latex exterior paint with light reflective value greater than 55.
      b. Vinyl-Safe Latex: Subject to compliance with manufacturer's recommendations, provide 100% acrylic latex exterior paint from a pre-set vinyl-safe palette.
      c. Specialty Paint: Subject to compliance with manufacturer's recommendations, provide specialty exterior paint with solar reflective pigments.

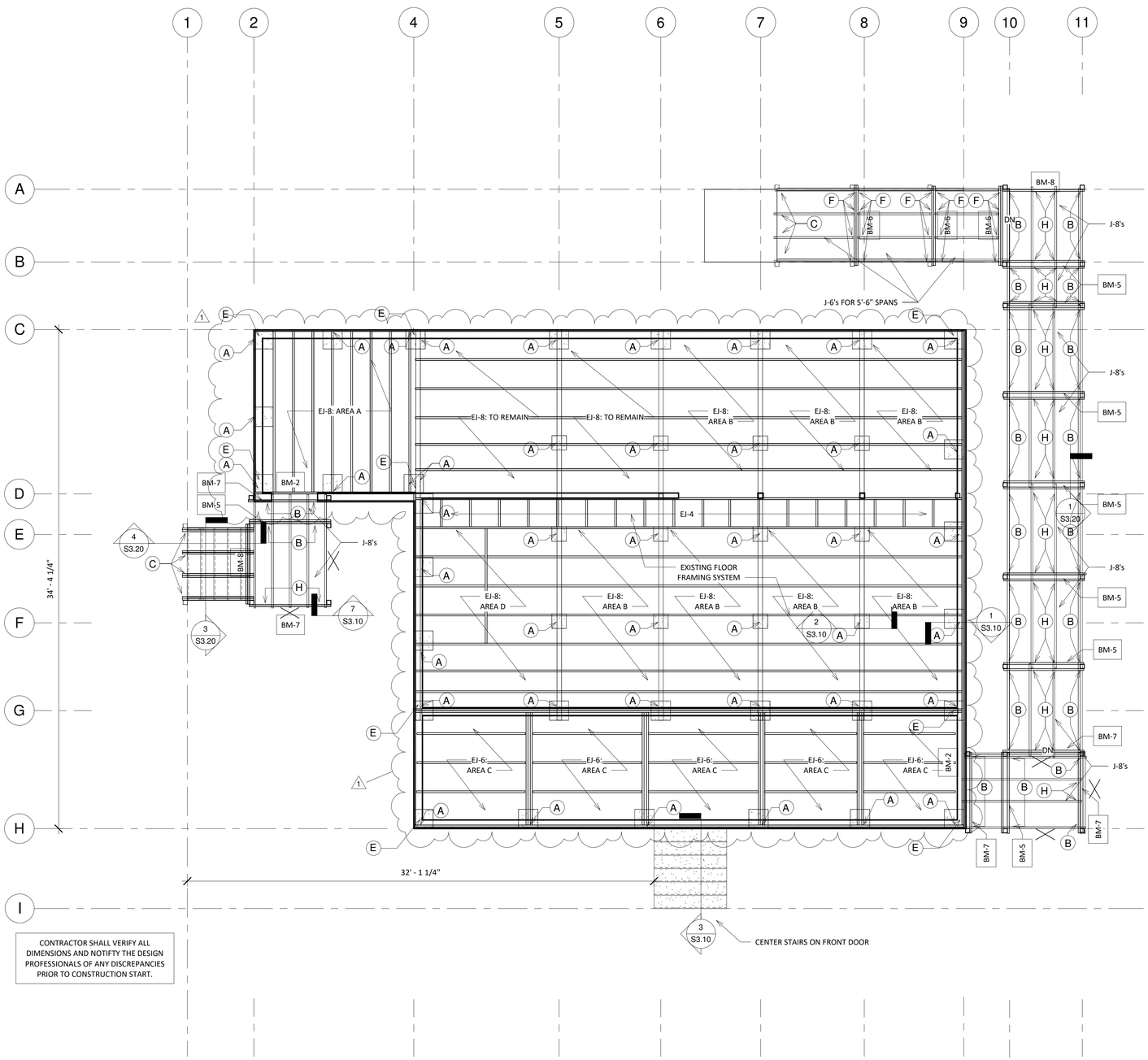
3.4 CLEANING AND PROTECTION

A. Clean and remove all stains, grime, or other soils using manufacturer's recommended methods. Only use materials and methods approved by the manufacturer for use on the finishes specified.

B. Damaged products must be repaired or replaced prior to substantial completion.

C. Protect installed products until completion of work specified in this section.

END OF SECTION 07463



CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND NOTIFTY THE DESIGN PROFESSIONALS OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION START.

1 S1.20 Proposed Floor Framing
1/4" = 1'-0"

Connector Schedule

Member Type/ Mark	Connector Type	Connectors	Uplift Needed	Uplift Provided	Comments
A - Strap at CMU to 4x6	LTA2	(10) .148"x1.5" Nails and Embed in Pier	1,000 lbs (Lat.)	1,180 lbs	Simpson or Equal
B - Truss Strap at Wood	H2.5A	(10) 8d's	350 lbs	600 lbs	Simpson or Equal
C - Angle to Conc.	A34	(4) 1/4"x2" Tapcons & (4) 10dx1.5"	300 lbs	765 lbs	Simpson or Equal
D - 4x4 Post	ABU44Z	(1) 5/8" Anchor D&E 4" Embed. & (12) .162"x3.5" SDS Screws	700 lbs	1,900 lbs	Min. 2" Conc. Coverage All Sides
E - Threaded Rod	5/8" Threaded Rod	Drill and Epoxy to Pier w/6" Embed. Min. W/ Washer and Nut at Bott. Plate	2,000 lbs	2,000 lbs	Stainless Steel
F - Hanger - Standard	HUS26	(20) 16d's	1,500 lbs	2,735 lbs	Simpson or Equal
G - Strap - Middle Stringer	H10A-2	(18) SS 10d's x 1.5"	800 lbs	1,040 lbs	Simpson or Equal
G Alt. - Strap - Middle Stringer	H10A-SS	(18) 10d x 1.5"	800 lbs	970 lbs	Simpson or Equal
H - Strap - Stringer	H10ASS	(18) SSN10	800 lbs	970 lbs	Simpson or Equal
I - Hanger	HUC26	(20) 16d's	850 lbs	1,135 lbs	Simpson or Equal
J - Post Base Connector	ABU44Z	(1) 5/8" Anchor Thru Bolted to Floor Beam & (12) .162"x3.5" SDS Screws	875 lbs	1,900 lbs	Simpson or Equal
K - Post Cap Connector	AC4	(28) 0.162" Diam. x 3.5" Nails	875 lbs	2,490 lbs	Simpson or Equal
L - Hangar - (2)2x	LUS26-2	(8) .162"x3.5" Nails	925 lbs (Down)	1,060 lbs	Simpson or Equal
M - Twist Strap	MTS 16	(14) .148"x1.5" Nails	875 lbs	990 lbs	Simpson or Equal

Beam/Joist Schedule

Mark	Beam / Column	Comment
BM-1	(1) 2x8	P.T. SYP Beam attach to Exist. Beam
BM-2	(1) 2x12	P.T. SYP Beam attach to Exist. Beam
BM-3	(2) 2x12	P.T. SYP Beam attach to Exist. Beam
BM-4	(2) 2x12 with 8"x4"x1/2" Steel Angle	P.T. SYP Beam attach to Exist. Beam
BM-5	(2) 2x12	P.T. SYP Beam
BM-6	(2) 2x10	P.T. SYP Beam
BM-7	2x12	P.T. SYP Beam
BM-8	(2) 2x8	P.T. SYP Beam
BM-9	(2) 1.75"x7.25" LVL	2.0 Species, 2850 Fb Grade
EJ-4	2x4	Existing to Remain
EJ-6	2x6	Existing to Remain
EJ-8	2x8	Existing to Remain
J-6	2x6	P.T. SYP Joist
J-8	2x8	P.T. SYP Joist

Floor Framing Scope:

AREA A:	SISTER NEW 2x8 TO EXISTING 2x8's AND ADD NEW (2) 2x8 IN BETWEEN EXISTING JOISTS FOR 12" ON CENTER SPACING
AREA B:	ADD NEW 2x8 IN BETWEEN EXISTING 2x8's FOR 12" ON CENTER SPACING
AREA C:	SISTER NEW 2x6 TO EXISTING 2x6's AND ADD NEW (2) 2x6 IN BETWEEN EXISTING JOISTS FOR 12" ON CENTER SPACING
AREA D:	REMOVE BLOCKING AND ALL NOTCHED/DAMAGED JOISTS AND SISTER NEW 2x8 TO EXISTING 2x8's AND ADD NEW (2) 2x8 IN BETWEEN JOISTS FOR 12" ON CENTER SPACING

1

- 2x4 SYP BRACING W/(2) 12d's TO BOT. CHORD OF EACH TRUSS
- 2x4 CROSS BRACING AT POSTS W/ (3) #10 SCREWS
- (A) CONNECTOR - SEE SCHEDULE
- BM-1 BEAM - SEE SCHEDULE
- L-1 LEDGER - SEE SCHEDULE
- EJ-1 EXISTING JOIST -SEE SCHEDULE
- J-1 JOIST - SEE SCHEDULE

Framing Legend
N.T.S.

PROJECT NUMBER:
19B013

No.	Description	Date
1	Floor Framing Structural Scope of Work Addendum #2	09-18-2023

ISSUE DATE: 08/17/2023
STATUS: BID SET
DRAWN BY: AM
REVIEWED BY: TS

COL 3:12-17

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FLOOR FRAMING
7770 JUNGLE TRAIL
VERO BEACH, FL INDIAN RIVER COUNTY, 32963

Floor Framing Plan

S1.20

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ABBREVIATIONS:

AB	ANCHOR BOLT	MATL	MATERIAL
AFF	ABOVE FINISHED FLOOR	MAX	MAXIMUM
ADJ	ADJACENT	MECH	MECHANICAL
ARCH	ARCHITECTURAL	MIN	MINIMUM
BLDG	BUILDING	NTS	NOT TO SCALE
BM	BEAM	O.C.	ON CENTER
BOT	BOTTOM	OPT	OPTIONAL
BRG	BEARING	OSB	ORIENTED STRAND BOARD
CJ	CONTROL JOINT	PLY	PLYWOOD
CL	CENTERLINE	PSI	POUNDS PER SQUARE INCH
CMU	CONCRETE MASONRY UNIT	PSF	POUNDS PER SQUARE FOOT
COL	COLUMN	PT	PRESSURE TREATED
CONC	CONCRETE	REINF	REINFORCEMENT
COND	CONDITION	REQD	REQUIRED
CONT	CONTINUOUS	RO	ROUGH OPENING
CONST	CONSTRUCTION	RTU	ROOF TOP UNIT
CLG	CEILING	SCH	SCHEDULE
DBL	DOUBLE	SHTHG	SHEATHING
DIA	DIAMETER	SIM	SIMILAR
DR	DOOR	SMS	SHEET METAL SCREWS
DWG	DRAWING	SP / SYP	SOUTHERN YELLOW PINE
EA	EACH	SPF	SPRUCE PINE FIR
EJ	EXPANSION JOINT	STL	STEEL
ELECT	ELECTRICAL	STR	STRUCTURAL
EOR	ENGINEER OF RECORD	SGD	SLIDING GLASS DOOR
EQUIP	EQUIPMENT	SQ	SQUARE
FF	FINISH FLOOR	T&G	TONGUE AND GROOVE
FT	FOOT / FEET	TOB	TOP OF BEARING
GA	GAUGE	TYP	TYPICAL
GC	GENERAL CONTRACTOR	UNO	UNLESS OTHERWISE NOTED
GYP	GYPSUM	VERT	VERTICAL
HGT	HEIGHT	W/	WITH
HORIZ	HORIZONTAL	WIC	WALK IN CLOSET
HB	HOSE BIB	WD	WOOD
INS	INSULATION	WWF	WELDED WIRE FABRIC
KSI	KIPS PER SQUARE INCH	W/O	WITHOUT
MAS	MASONRY	WDW	WINDOW

Sheet List

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6	Structural Sections and Details 2	S3.20
7	Structural Details & Cross Section	S3.30

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STRUCTURAL ENGINEERING SCOPE OF WORK
1. BUILD NEW RAMPS, AND STAIRS PER THE SRUCTURAL PLANS AND ARCHITECTURAL PLANS.
2. REINFORCE THE FLOOR FRAMING SYSTEM PER PLANS TO INCREASE THE LOAD CAPACITY.
3. REINFORE THE ROOF FRAMING SYSTEM TO INCREASE THE WIND RESISTANCE STRENGTH PER THE PLANS.
4. SEE THE CIVIL AND ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.

GENERAL NOTES:

1. **DESIGN CODE**
   A. TO THE BEST OF THE DESIGN PROFESSIONALS KNOWLEDGE, THESE DOCUMENTS HAVE BEEN PREPARED WITH AND ARE IN COMPLIANCE WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTERS 553 AND 633 OF THE FLORIDA STATUTES. THESE DOCUMENTS MEET OR EXCEED THE REQUIREMENTS OF:
      a. 2020 FLORIDA BUILDING CODE, SEVENTH EDITION, BUILDING, FBC.
2. **DESIGN CRITERIA**
   A. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) 318 AND 332.
   B. ALL MASONRY WORK SHALL BE IN ACCORDANCE WITH ACI 530/530.1: AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE); TMS 402.
   C. REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI 318.
   D. ALL WOOD FRAMING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS LISTED IN THE FLORIDA BUILDING CODE OF THE FOLLOWING REFERENCED DOCUMENTS:
      1. NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION BY THE AMERICAN WOOD FOREST AND PAPER ASSOCIATION (AFPA)
      2. TIMBER CONSTRUCTION MANUAL BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION
      3. ROOF AND WALL SHEATHING SHALL BE IN ACCORDANCE WITH APA PS1-95 OR NER-108D.
      4. AMERICAN WOOD PROTECTION ASSOCIATION STANDARDS.
3. **DESIGN LOADS**
   A. FLOOR LOADING:
      a. DEAD LOAD (DECK AND RAMPS) 10 PSF
      b. DEAD LOAD (INTERIOR) 20 PSF
      c. LIVE LOAD (INTERIOR) 60 PSF (BUSINESS AREAS)
      d. LIVE LOAD (INTERIOR) 100 PSF (ASSEMBLY AREAS)
      e. LIVE LOAD (BALCONY/STAIRS) 100 PSF or 300 LB POINT LOAD
   B. GUARDRAIL/HANDRAIL 50 PLF AND 200 LBS IN ANY DIRECTION NON-CONCURRENT
4. **STRUCTURE SPECIFICATION**
   A. BUILDING OCCUPANCY CATEGORY: II
   B. CONSTRUCTION TYPE: V-B
   C. WIND SPEED
      a. ULTIMATE (LRFD) = 160 MPH
      b. ALLOWABLE (ASD) = 124 MPH
   D. WIND EXPOSURE CATEGORY: D
   E. ENCLOSURE CLASSIFICATION: ENCLOSED (BUILDING)
   F. INTERNAL PRESSURE COEFFICIENT: +/-0.18 (BUILDING)
   G. ENCLOSURE CLASSIFICATION: OPEN (DECK)
   H. INTERNAL PRESSURE COEFFICIENT: +/-0.00 (DECK)
   I. WIND-BORNE DEBRIS AREA: YES
   J. REFER TO DRAWINGS FOR STRUCTURE HEIGHT AND AREA
   K. STRUCTURAL LOADS AND DESIGN PRESSURES LISTED IN THESE PLANS ARE ALLOWABLE (ASD) UNLESS NOTED OTHERWISE.
5. **PROJECT REQUIREMENTS:**
   A. THESE PLANS SHALL REMAIN ON THE PROJECT AT ALL TIMES.
   B. THE CONTRACTOR AND SUB-CONTRACTORS SHALL STRICTLY ADHERE TO ALL APPLICABLE CODES DURING THE COURSE OF CONSTRUCTION, INCLUDING ALL STATE, CITY AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES, AS WELL AS ANY APPLICABLE HOMEOWNER ASSOCIATION REQUIREMENTS.
   C. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE DESIGN PROFESSIONAL OF RECORD OF ANY DISCREPANCIES OR CONFLICT WITH APPLICABLE CODES PRIOR TO CONSTRUCTION.
   D. THE ARCHITECT / ENGINEER SHALL NOT BE RESPONSIBLE FOR SAFETY PROCEDURES, THE MEANS AND METHODS OF CONSTRUCTION, TECHNOLOGIES OR THE FAILURE OF THE CONTRACTOR TO COMPLETE THE WORK IN ACCORDANCE WITH DRAWINGS, SPECIFICATIONS OR THE RELATED CODES.
   E. THE CONTRACTOR SHALL FULLY REVIEW ALL ITEMS CONTAINED IN THE DRAWINGS AND SHALL COORDINATE ALL DIMENSIONS, LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, EMBEDS, SLEEVES, ETC.
   F. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCING. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR HIRING A DESIGN PROFESSIONAL FOR TEMPORARY SHORING OR LIFTING PROGRAMS.
   G. NOTES, DETAILS, AND SECTIONS ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. "TYPICAL" DETAILS SIMPLY REFER TO ALL CONDITIONS TREATED SIMILARLY. CONTRACTOR SHALL MAKE MINOR MODIFICATIONS TO ACCOMMODATE MINOR SIMILAR VARIATIONS.
   H. THE CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES OR MODIFICATIONS WITHOUT EXPRESSED WRITTEN APPROVAL OF THE ENGINEER OF RECORD IN ADVANCE.

SITE WORK:

1. **SOIL**
   A. ALL WORK SHALL CONFORM TO THE FINAL GEOTECHNICAL REPORT AND THE FINAL GRADING PLAN ACCEPTED BY THE AUTHORITY HAVING JURISDICTION.
   B. IF THE SOILS REPORT IS NOT AVAILABLE, SOIL BEARING CAPACITY IS ASSUMED TO BE A MINIMUM OF 1,800 PSF.
   C. CONTRACTOR SHALL VERIFY COMPACTION REQUIREMENTS PRIOR TO THE EXECUTION OF WORK. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL PRIOR TO COMMENCEMENT OF WORK.
   D. FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL OR COMPACTED FILL, FREE OR ORGANIC MATTER AND COMPACTED TO 95% OF THE MODIFIED PROCTOR, UNLESS OTHERWISE NOTED IN THE GEOTECHNICAL REPORT.
   E. THE SOILS WITHIN 15 FEET OF THE PROPOSED BUILDING PAD SHALL BE FREE OF ANY WOOD, VEGETATION. STUMPS, CARDBOARD, TRASH, OR OTHER DELETERIOUS MATERIAL.
   F. WATER MANAGEMENT AT THE PERIMETER SHALL BE MAINTAINED AND SHALL INCLUDE:
      a. CONDENSATE DRAINS AND ROOF DOWN SPOUTS SHALL DISCHARGE AT LEAST 12" FROM BUILDING.
      b. IRRIGATION / SPRINKLER SYSTEMS, INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 16" OF BUILDING.
      c. LANDSCAPE SHALL BE INSTALLED AT LEAST 24" AWAY FROM BUILDING PERIMETER.
   G. ANY FILL BROUGHT TO THE SITE SHALL MEET PROJECT REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
2. **SOIL TREATMENT**
   A. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES BAITING SYSTEMS, AND/OR PESTICIDES APPLIED TO WOOD OR OTHER APPROVED METHODS.
   B. BOXED AREAS IN CONCRETE FLOORS FOR INSTALLATION OF TRAPS, ETC. SHALL BE MADE WITH PERMANENT METAL OR APPROVED PLASTIC FORMS. FORMS SHALL BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER INITIAL TREATMENT.
   C. PROVIDE VAPOR BARRIER IMMEDIATELY FOLLOWING SOIL TREATMENT.
   D. A LICENSED PEST CONTROL COMPANY SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE BUILDING DEPARTMENT AT COMPLETION OF TREATMENT.
   E. AFTER COMPLETION OF WORK, ALL LOOSE WOOD, CONSTRUCTION DEBRIS, AND ORGANIC MATERIAL SHALL BE REMOVED FROM WITHIN 16" OF BUILDING PERIMETER.

CONCRETE:

1. **MATERIALS**
   A. ALL WORK SHALL BE MIXED, PLACED, AND CURED IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE ACI 318.
   B. CONCRETE SHALL HAVE THE FOLLOWING SPECIFICATIONS UNLESS NOTED OTHERWISE:

AREA	STRENGTH (PSI)	SLUMP	AGGREGATE SIZE
SLAB	2,800 PSI (28 DAYS)	4"-6"	3/4" - 2"
FOOTER	3,000 PSI (28 DAYS)	4"-6"	3/4" - 2"

   C. GENERAL CONTRACTOR SHALL SUBMIT MIX DESIGN TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO PLACING ANY CONCRETE.
   D. MATERIAL FOR CONCRETE SHALL CONFORM TO THE FOLLOWING:
      a. PORTLAND CEMENT - ASTM C150
      b. AGGREGATES: COURSE AGGREGATE: ASTM C33, LIGHTWEIGHT: ASTM C330, FINE: ASTM C33
   E. WATER SHALL BE FREE OF CONTAMINANTS, CLEAN AND POTABLE.
   F. WATER SHALL NOT BE ADDED TO THE MIX ONSITE UNLESS SPECIFICALLY APPROVED IN THE MIX DESIGN SPECIFICATIONS PER THE SPECIFIED VOLUME.
   G. ADMIXTURES SHALL CONFORM TO THE MIX DESIGN.
2. **TESTING AND SAMPLING**
   A. ALL TESTING SHALL BE DONE BY AN INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH ASTM REQUIREMENTS. TEST REPORTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD PRIOR TO FURTHER CONSTRUCTION.
   B. THREE CYLINDER TEST SAMPLES SHALL BE MADE DURING EACH DAYS SEQUENCE PER EVERY 50 YARDS. TWO SLUMP TESTS (PER ASTM C143) SHALL BE PERFORMED AND RECORDED FOR EACH BATCH, ONE AT THE BEGINNING AND ONE AT THE END.
      a. ONE CYLINDER SHALL BE BROKEN AT 7 DAYS AND ONE AT 28 DAYS. RESERVE CYLINDER WILL BE NEEDED IF SECOND TEST FAILS SPECIFICATIONS.
   C. SUBMIT TEST RESULTS TO ENGINEER OF RECORD WITHIN FIVE DAYS OF RESULTS.
3. **GROUT**
   A. GROUT SHALL BE IN ACCORDANCE WITH ASTM C476 HAVING A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI.
   B. CONTRACTOR SHALL ADD PLASTICIZER TO GROUT MIXTURE
   C. FILL CMU CELLS SOLID WITH GROUT AT ALL UNITS RECEIVING REINFORCEMENT AND AS NOTED ON DRAWINGS AND SECTIONS.
   D. FILL SOLID FIRST COURSE BELOW CHANGE IN WALL THICKNESS AND AT TOP OF ALL CMU WALLS.
   E. GROUT SHALL BE PLACED FLUSH TO THE TOP OF ALL LINTELS AND BOND BEAMS. CONSOLIDATE AND RE-CONSOLIDATE GROUT WITH VIBRATOR FOR FULL HEIGHT OF FILLED CELLS, BOND BEAMS, AND LINTELS.
4. **REINFORCING**
   A. REINFORCING SHALL HAVE GRADE IDENTIFICATION MARKS AND SHALL CONFORM TO ASTM A615, GRADE 60.
   B. REINFORCING SHALL BE FREE OF RUST, SCALE OR OTHER BOND REDUCING COATINGS.
   C. REINFORCING SHALL BE PLACED IN CONCRETE TO PROVIDE MINIMUM COVERAGE IN ACCORDANCE WITH ACI 318 OR AS INDICATED IN THE DRAWINGS.
      a. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH - 3"
      b. CONCRETE EXPOSED TO EARTH OR WEATHER - 1.5"
      c. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND - 3/4"
   D. MINIMUM LAP SPLICE (UNLESS NOTED OTHERWISE)

BAR SIZE	MASONRY	CONCRETE		
	1500 PSI	2000 PSI	3000 PSI	4000 -5000 PSI
#4	24"	21"	27"	15"
#5	30"	26"	21"	19"
#6	36"	31"	26"	22"

   E. ACCURATELY PLACE AND SUPPORT REINFORCING WITH CHAIRS, BAR SUPPORTS, SPACERS, OR HANGERS AS RECOMMENDED BY ACI DETAILING MANUAL.
   F. PLACE (1) ONE ACI STANDARD LAP SPLICE BAR, OF THE SAME SIZE AS FOUNDATION REINFORCING, LOCATED AT THE OUTSIDE BAR OF FOUNDATION CORNERS.
5. **PLACEMENT AND FINISHING**
   A. ALL CONCRETE PLACED UNDER ROOF PROTECTION SHALL BE PLACED OVER 6 MIL POLYETHYLENE VAPOR BARRIER, LAPPED 8 INCHES MINIMUM WITH ALL SEAMS TAPED UNLESS NOTED OTHERWISE.
   B. PLACE ALL EMBEDDED ITEMS (ANCHOR BOLTS, DOWELS, ETC.) IMMEDIATELY PRIOR TO PLACEMENT OF CONCRETE OR DURING CONCRETE OPERATIONS.
   C. PROTECT ALL CONCRETE FROM DAMAGE AFTER PLACEMENT.
   D. CONCRETE SHALL BE PLACED WITHIN 90 MINUTES OF BATCHING UNLESS MIX DESIGN SPECIFIES OTHERWISE.
   E. CONCRETE SHALL BE PLACED WITHIN THE SLUMP LIMITS SPECIFIED IN THE DESIGN MIX.
   F. WATER ADDED AT THE SITE SHALL BE KEPT TO A MINIMUM AND WITHIN THE SPECIFIED SLUMP. RUN MIXER FOR THIRTY REVOLUTIONS AT 8-12 RPM FOLLOWING THE ADDITION OF WATER AT THE SITE.
   G. CONCRETE SHALL NOT BE PLACED DURING RAIN. FOLLOWING PLACEMENT OF CONCRETE, PROTECT FROM RAIN PRIOR TO INITIAL SET.
   H. PLACEMENT SHALL BE CONTINUOUS UNTIL ALL WORK IS COMPLETED.
   I. DO NO USE CONTAMINATED, DETERIORATED, OR RETEMPERED CONCRETE.
   J. THOROUGHLY WORK CONCRETE AROUND REINFORCING BARS.
   K. PLACE CONCRETE TO GRADES AND ELEVATIONS REQUIRED FOR PROJECT.
   L. REMOVE ALL GRADE STAKES AFTER PLACEMENT OF CONCRETE.
   M. AT SLABS GREATER THAN 20 FEET IN ANY DIRECTION
      a. PROVIDE SAW CUT CONTROL JOINTS IN CONCRETE AFTER INITIAL SET AND PRIOR TO HARDENING
      b. SAWCUT JOINTS SHALL BE 1/3 THE DEPTH OF THE SLAB.
      c. ANY SLAB EXCEEDING 20 FEET SHALL BE DIVIDED AT ALL CORNERS AND SHALL EXTEND IN EACH 90 DEGREE DIRECTION.
   N. PROVIDE SURFACE FINISH REQUIRED FOR INTENDED FINAL APPLICATION.
   O. SILL PLATE ANCHORS SHALL BE AS SPECIFIED IN SPECIFICATIONS.
   P. CONSOLIDATE CONCRETE THOROUGHLY DURING CONCRETE OPERATIONS.
   Q. CURE CONCRETE FOR THREE DAYS TO MINIMIZE SHRINKAGE CRACKS.

MASONRY:

1. **MATERIALS**
   A. ALL HOLLOW LOAD BEARING CONCRETE BLOCK SHALL CONFORM TO ASTM C90, GRADE N, TYPE II.
   B. COMPRESSIVE STRENGTH OF ALL CONCRETE MASONRY UNITS (CMU) SHALL BE 2000 PSI MINIMUM BASED ON THE NET CROSS SECTIONAL AREA.
   C. MORTAR SHALL BE TYPE S AND SHALL CONFORM TO ASTM C270.
   D. GROUTING SHALL BE AS SPECIFIED IN NOTES.
2. **EXECUTION**
   A. ALL CONCRETE MASONRY UNITS SHALL BE LAID IN FULL SETTING BED AND IN RUNNING BOND UNLESS NOTED ON DRAWINGS.
   B. ALL EXTERIOR MASONRY WALLS SHALL HAVE 9 GAUGE "LADDER TYPE" HORIZONTAL REINFORCEMENT LOCATED EVERY 16" ON CENTER VERTICAL. CORNERS SHALL USE PRE-FAB "L" AND "T" SECTIONS.
   C. OVER ALL MASONRY OPENINGS AND WALLS , PROVIDE PRE-CAST LINTELS, CAST-IN-PLACE CONCRETE TIE-BEAMS, BOND BEAMS, OR OTHER HEADERS AS INDICATED ON DRAWINGS.
      a. LINTELS AND BOND BEAMS SHALL BE REINFORCED AND FULLY GROUTED SOLID UNLESS OTHERWISE INDICATED ON DRAWINGS.
      b. TIE-BEAMS SHALL BE REINFORCED AND POURED SOLID WITH CONCRETE
      c. VERTICAL REINFORCING AT OPENINGS SHALL BE AS INDICATED ON DRAWINGS.
   D. VERTICAL FILLED CELLS SHALL MEET THE FOLLOWING:
      a. HAVE A MINIMUM OF ONE #5 REBAR, LAPPED FOR FULL LENGTH OF FILLED CELL
      b. VERTICAL REINFORCING SHALL BE LAPPED TO FOUNDATION DOWEL EMBEDDED IN FOOTING.
      c. TERMINATE VERTICAL REINFORCING AT THE TOP WITH A STANDARD ACI HOOK, LAPPED TO HORIZONTAL REINFORCING IN BOND BEAM, TIE-BEAM, OR LINTEL.
      d. REFER TO CONCRETE NOTES FOR GROUT AND REINFORCEMENT REQUIREMENTS.
   E. PROVIDE TEMPORARY BRACING FOR ALL CMU WALLS AND STEM WALLS DURING CONSTRUCTION.
   F. PROVIDE MASONRY CONTROL JOINTS AS REQUIRED BY ACI 530.
   G. IF DOWELS ARE MISPLACED OR MISSING, THE FOLLOWING REMEDIAL ACTION SHALL BE TAKEN AS APPROPRIATE:
      a. IF THE WALL HAS NOT BEEN BUILT; DRILL A 3/4" DIAMETER HOLE 6" DEEP AT THE CORRECT LOCATION, INSTALL A 36" LONG #5 REBAR WITH SIMPSON TIE "SET EPOXY". FOLLOW THE MANUFACTURERS REQUIREMENT REQUIRING CLEANING THE HOLE AND MIXING THE EPOXY.
      b. IF THE WALL HAS BEEN BUILT: PRIOR TO LINTEL POUR OPEN THE WALL AT THE CORRECT LOCATION, APPROXIMATELY 16" HIGH AND 14" WIDE AT THE FLOOR, DRILL AND EPOXY THE REBAR AS DESCRIBED ABOVE, LAP VERTICAL STEEL TO THE TIE OR BOND BEAM. FORM WALL AND POUR SOLID WITH GROUT, CONSOLIDATING AS NECESSARY.
   H. CURE MASONRY SURFACES FOR 3 DAYS.

WOOD FRAMING COMPONENTS:

LUMBER

1. **MATERIALS**
   A. ALL WOOD AND WOOD CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING SPECIFICATIONS AND CODES INDICATED IN THE DESIGN CRITERIA:
   B. LUMBER SHALL BE IN ACCORDANCE WITH THE NATIONAL GRADING RULES AND SHALL BEAR GRADE STAMP OF SPIB, OR OTHER ASSOCIATION RECOGNIZED BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
   C. LUMBER 2" OR LESS IN NOMINAL THICKNESS SHALL NOT EXCEED 19% IN MOISTURE CONTENT AT THE TIME OF INSTALLATION AND SHALL BE STAMPED "S-DRY", "K-D", OR "MC15". ALL LUMBER SHALL BE S4S.
   D. ALL FRAMING MEMBERS SHALL BE SOUTHERN PINE #2 GRADE OR BETTER.
2. **EXECUTION**
   A. WOOD FASTENING SHALL BE SPECIFIED IN THE DRAWINGS.
   B. FASTENING NOT SPECIFICALLY IDENTIFIED ON DRAWINGS SHALL COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODE.
   C. INTERIOR BEARING AND EXTERIOR WOOD FRAMED WALLS SHALL BE NOMINAL 4 INCHES WIDE SPACED AT 16" ON CENTER MAXIMUM, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
   D. ALL LUMBER SHALL BE PRESSURE TREATED.
   E. SQUASH BLOCKS SHALL BE INSTALLED BELOW ALL COLUMNS AND BUILT UP MEMBERS (INCLUDING JACKS AND KINGS AT OPENINGS) BETWEEN BOTTOM OF FLOOR SHEATHING AND TOP OF WALL BELOW. SQUASH BLOCKS SHALL BE OF THE SAME GRADE AND SIZE OF THE MEMBER ABOVE.
   F. PROVIDE APPROVED SEPARATING MATERIAL AT TOP OF PIERS UNDER FRAMING COMPONENTS.

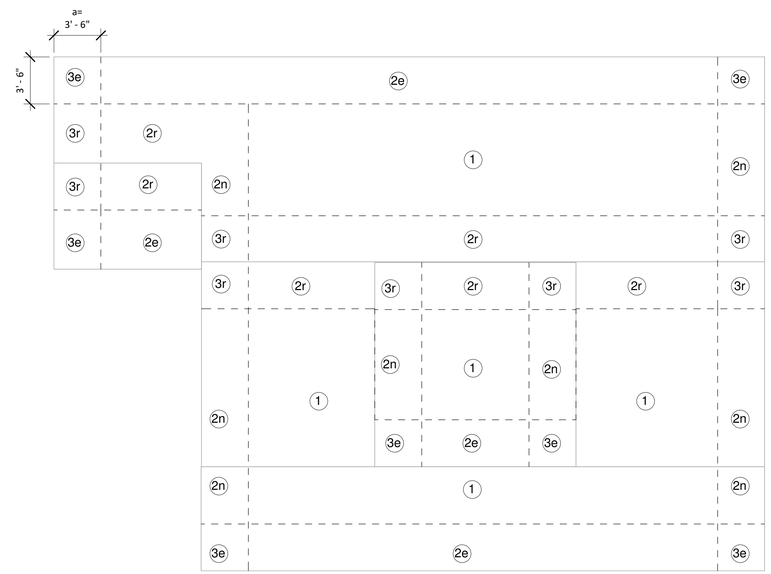
FASTENERS:

1. **MATERIALS**
   A. WOOD CONNECTORS AND HOLD-DOWNS SHALL BE AS SPECIFIED IN THE DRAWINGS AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
   B. FASTENERS AND CONNECTORS USED ON UN-TREATED WOOD EXPOSED TO THE WEATHER SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
   C. FASTENERS AND CONNECTORS (INCLUDING TRUSS PLATES, NAILS, BOLTS, ANCHORS, ETC.) USED IN CONTACT WITH TREATED WOOD SHALL BE COMPATIBLE WITH THE TREATMENT METHOD AND AS FOLLOWS:
      a. WOOD TREATED WITH DOT SODIUM BORATE - MINIMUM G90 ZINC COATING
      b. WOOD TREATED WITH ACQ-C OR ACQ-D OR OTHER BORATE (NON-DOT) - MINIMUM G185 ZINC COATING
      c. FOR ALL OTHER TREATMENT - COMPLY WITH THE RECOMMENDATIONS OF THE PRESERVATIVE WOOD SUPPLIER
      d. STAINLESS STEEL CONNECTORS MAY BE USED FOR ANY TYPES OF TREATED OR UNTREATED WOOD
      e. SEE CHART BELOW FOR NAIL SIZE CONVERSION WITH CONNECTOR CHARTS.
         - TYPE / DIAMETER
         - 8d COMMON / 0.131"
         - 10d / 12 COMMON / 0.148"
         - 16d COMMON / 0.162"
2. **EXECUTION**
   A. HANGARS AND FRAMED COMPONENTS SHALL BE FURNISHED BY THE MANUFACTURER WITH NAILS FOR SPECIFIC USE AND INSTALLATION.
   B. ALL PRE-MANUFACTURED CONNECTORS SHALL HAVE NAILS / SCREWS / ANCHORS INSTALLED IN ACCORDANCE WITH THE CONNECTOR SCHEDULE AND MANUFACTURERS SPECIFICATIONS, FULLY DRIVEN.
   C. ALL SOLE PLATES SHALL BE AS DESCRIBED HEREIN AND SHALL MEET THE FOLLOWING:
      a. ALL ANCHOR BOLTS SHALL HAVE 2"x2"x1/4" PLATE WASHERS UNLESS NOTED OTHERWISE.
      b. BOLTS SHALL BE LOCATED AT CORNERS AND JAMBS AND WITHIN 6" OF EACH END OR JOINT IN PLATE.
      c. PLATES LESS THAN 20 INCHES IN LENGTH SHALL HAVE ONE ANCHOR INSTALLED IN THE MIDDLE THIRD OF THE PLATE LENGTH.
      d. SLEEVE ANCHORS AND EXPANSION ANCHORS ARE NOT PERMITTED AT EXTERIOR WALLS.
   D. REFER TO THE SOLE PLATE ANCHORAGE SCHEDULE ATTACHMENTS OF PLATE TO CONCRETE OR MASONRY.

COMPONENTS AND CLADDING WIND PRESSURE FOR ROOF SHEATHING (PSF)

	ASD	NAIL SPACING
ZONE 1 - INTERIOR:	+22/-57	6" O.C.
ZONE 2e - PERIMETER:	+10/-72	6" O.C.
ZONE 2n - PERIMETER:	+10/-97	6" O.C.
ZONE 2r - RIDGE:	+22/-77	6" O.C.
ZONE 3r - CORNER:	+10/-134	6" O.C.
ZONE 3e - CORNER:	+10/-126	4" O.C.

NOTES: EDGE DISTANCE = 3'-6"
THE EFFECTIVE AREA FOR ZONES 1 AND 2 ARE 32 SF.
THE EFFECTIVE AREA FOR ZONE 3 IS 13 SF.
ROOF SHEATHING SHALL BE 19/32" MIN.
ATTACHMENT SHALL BE 10d RINGSHANK NAILS 0.120" DIAMETER x 1.5" EMBEDMENT, FIELD AND EDGE SPACING SHALL BE THE SAME.



1 / S0.10 Roof Zone Plan
3/16" = 1'-0"

Florida Product Approval Listings

Category - Subcategory	Approval Number	Manufacturer	Model Number	Building Design Pressures (+PSF / -PSF)	Product Design Pressures (+PSF / -PSF)
Panel Walls - Siding	NOA 22-0810.06	James Hardie Building Products, Inc.	Artisan Fiber Cement Siding	-57.3	-94.6
Roofing - Metal	NOA 22-0909.13	Drexel Metals, Inc.	26 Ga. 5V crimp	-90	-121
Roofing - Underlayment	NOA 22-1221.01	Polyglass USA, Inc.	Roof Underlayment	N/A	N/A
Windows - Single Hung	NOA 20-0722.13	CGI Windows & Doors, Inc.	Series "360" (Impact)	+43/-58	+100/-210

PRODUCT APPROVAL NOTE:
I HAVE REVIEWED THE ABOVE COMPONENTS OR CLADDING AND I HAVE APPROVED THEIR USE IN THIS STRUCTURE. THESE PRODUCTS PROVIDE ADEQUATE RESISTANCE TO THE WIND LOADS SPECIFIED BY CURRENT CODE PROVISIONS.
HARD COPIES OF THE PRODUCT APPROVALS SHALL BE AVAILABLE ON SITE FOR INSPECTIONS.

PROJECT NUMBER: 19B013

No.	Description	Date
1	Floor Framing Structural Scope of Work	09-18-2023

ISSUE DATE: 08/17/2023
STATUS: BID SET
DRAWN BY: AM
REVIEWED BY: TS

COL 3:12-17

T.E. SCHLITT ENGINEERING
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7770 JUNGLE TRAIL
VERO BEACH, FL INDIAN RIVER COUNTY, 32963

Structural Notes

S0.10

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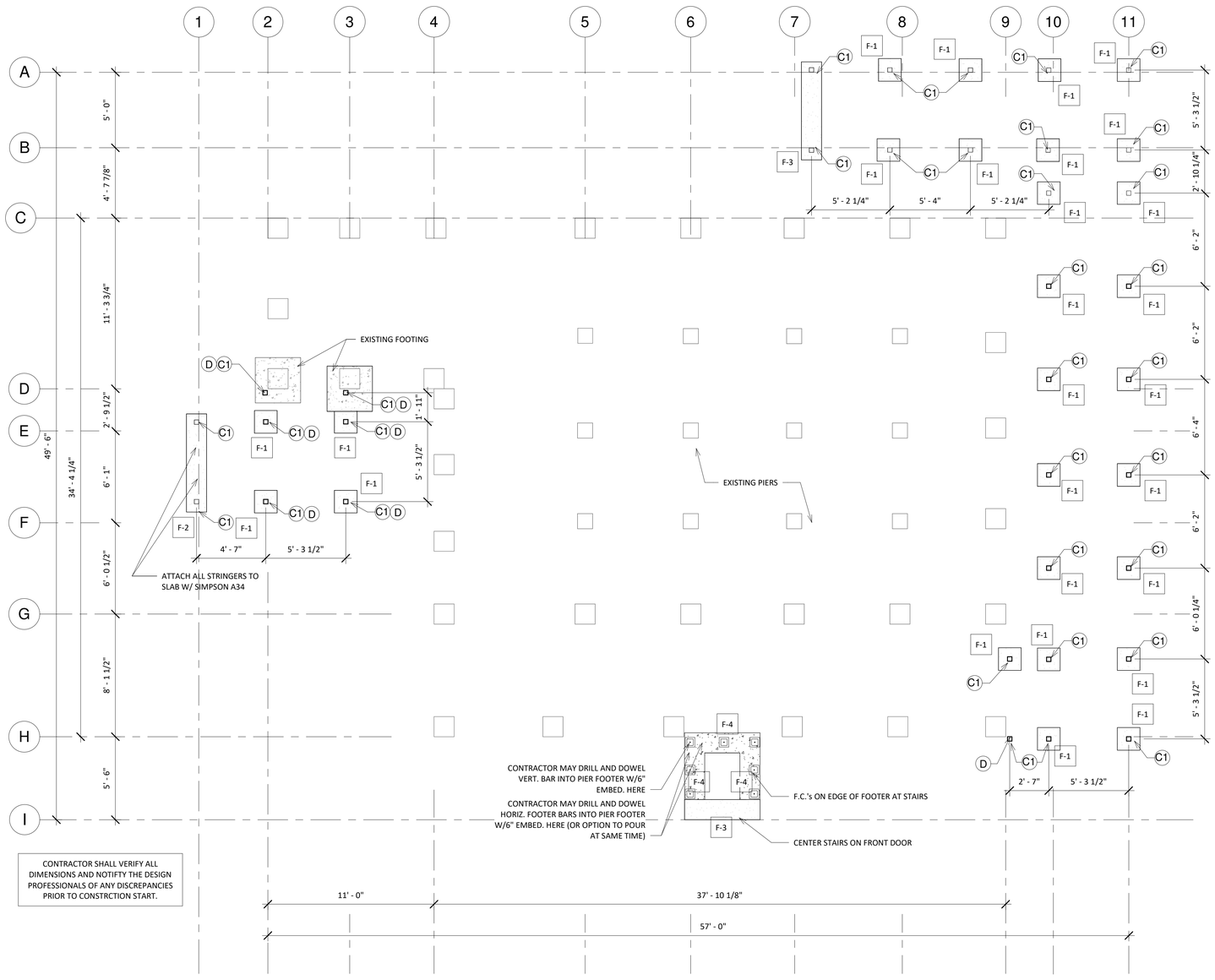

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND NOTIFTY THE DESIGN PROFESSIONALS OF ANY DISCREPANCIES PRIOR TO CONSTRCTION START.

1 S1.10 Foundation Plan
1/4" = 1'-0"

Connector Schedule

Member Type/ Mark	Connector Type	Connectors	Uplift Needed	Uplift Provided	Comments
A - Strap at CMU to 4x6	LTA2	(10) .148"x1.5" Nails and Embed in Pier	1,000 lbs (Lat.)	1,180 lbs	Simpson or Equal
B - Truss Strap at Wood	H2.5A	(10) 8d's	350 lbs	600 lbs	Simpson or Equal
C - Angle to Conc.	A34	(4) 1/4"x2" Tapcons & (4) 10dx1.5"	300 lbs	765 lbs	Simpson or Equal
D - 4x4 Post	ABU44Z	(1) 5/8" Anchor D&E 4" Embed. & (12) .162"x3.5" SDS Screws	700 lbs	1,900 lbs	Min. 2" Conc. Coverage All Sides
E - Threaded Rod	5/8" Threaded Rod	Drill and Epoxy to Pier w/6" Embed. Min. W/ Washer and Nut at Bott. Plate	2,000 lbs	2,000 lbs	Stainless Steel
F - Hanger - Standard	HUS26	(20) 16d's	1,500 lbs	2,735 lbs	Simpson or Equal
G - Strap - Middle Stringer	H10A-2	(18) SS 10d's x 1.5"	800 lbs	1,040 lbs	Simpson or Equal
G Alt. - Strap - Middle Stringer	H10A-SS	(18) 10d x 1.5"	800 lbs	970 lbs	Simpson or Equal
H - Strap - Stringer	H10ASS	(18) SSN10	800 lbs	970 lbs	Simpson or Equal
I - Hanger	HUC26	(20) 16d's	850 lbs	1,135 lbs	Simpson or Equal
J - Post Base Connector	ABU44Z	(1) 5/8" Anchor Thru Bolted to Floor Beam & (12) .162"x3.5" SDS Screws	875 lbs	1,900 lbs	Simpson or Equal
K - Post Cap Connector	AC4	(28) 0.162" Diam. x 3.5" Nails	875 lbs	2,490 lbs	Simpson or Equal
L - Hangar - (2)2x	LUS26-2	(8) .162"x3.5" Nails	925 lbs (Down)	1,060 lbs	Simpson or Equal
M - Twist Strap	MTS 16	(14) .148"x1.5" Nails	875 lbs	990 lbs	Simpson or Equal

Beam/Joist Schedule

Mark	Beam / Column	Comment
BM-1	(1) 2x8	P.T. SYP Beam attach to Exist. Beam
BM-2	(1) 2x12	P.T. SYP Beam attach to Exist. Beam
BM-3	(2) 2x12	P.T. SYP Beam attach to Exist. Beam
BM-4	(2) 2x12 with 8"x4"x1/2" Steel Angle	P.T. SYP Beam attach to Exist. Beam
BM-5	(2) 2x12	P.T. SYP Beam
BM-6	(2) 2x10	P.T. SYP Beam
BM-7	2x12	P.T. SYP Beam
BM-8	(2) 2x8	P.T. SYP Beam
BM-9	(2) 1.75"x7.25" LVL	2.0 Species, 2850 Fb Grade
EJ-4	2x4	Existing to Remain
EJ-6	2x6	Existing to Remain
EJ-8	2x8	Existing to Remain
J-6	2x6	P.T. SYP Joist
J-8	2x8	P.T. SYP Joist

Foundation Schedule

Mark	WxDxL	Type	Reinforcement
F-1	18"x30"x18"	Pad Footer	(1) #5 Bar Each Way in Post
F-2	16"x16"x78"	Strip Footer - Flush to Grade	(2) #5 Bars Cont. & #5 Bar in Post
F-3	20"x14"x60"	Strip Footer - Recessed Below Grade	(2) #5 Bars Cont.
F-4	20"x16"x Cont.	Stem Wall Footer	(3) #5 Bars Cont. & #3 Lat. at 24" O.C. Max

Column Schedule

Mark	Type	Size	Reinforcement
C1	Wood - SYP P.T. Post	4x4	See Detail
C2	Wood - SYP Built Up Post	(2) 2x4	

F-1 COLUMN FOOTER - SEE SCHEDULE
C1 COLUMN - SEE SCHEDULE
P-1 PAD - SEE SCHEDULE
4" STEP DOWN IN ELEVATION
#5 BAR VERTICAL IN FILLED CELL
#5 BAR VERTICAL IN STEM WALL CELL

Foundation Legend
1/4" = 1'-0"

PROJECT NUMBER: 19B013

No.	Description	Date

ISSUE DATE: 08/17/2023
STATUS: BID SET
DRAWN BY: AM
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Foundation Plan

S1.10

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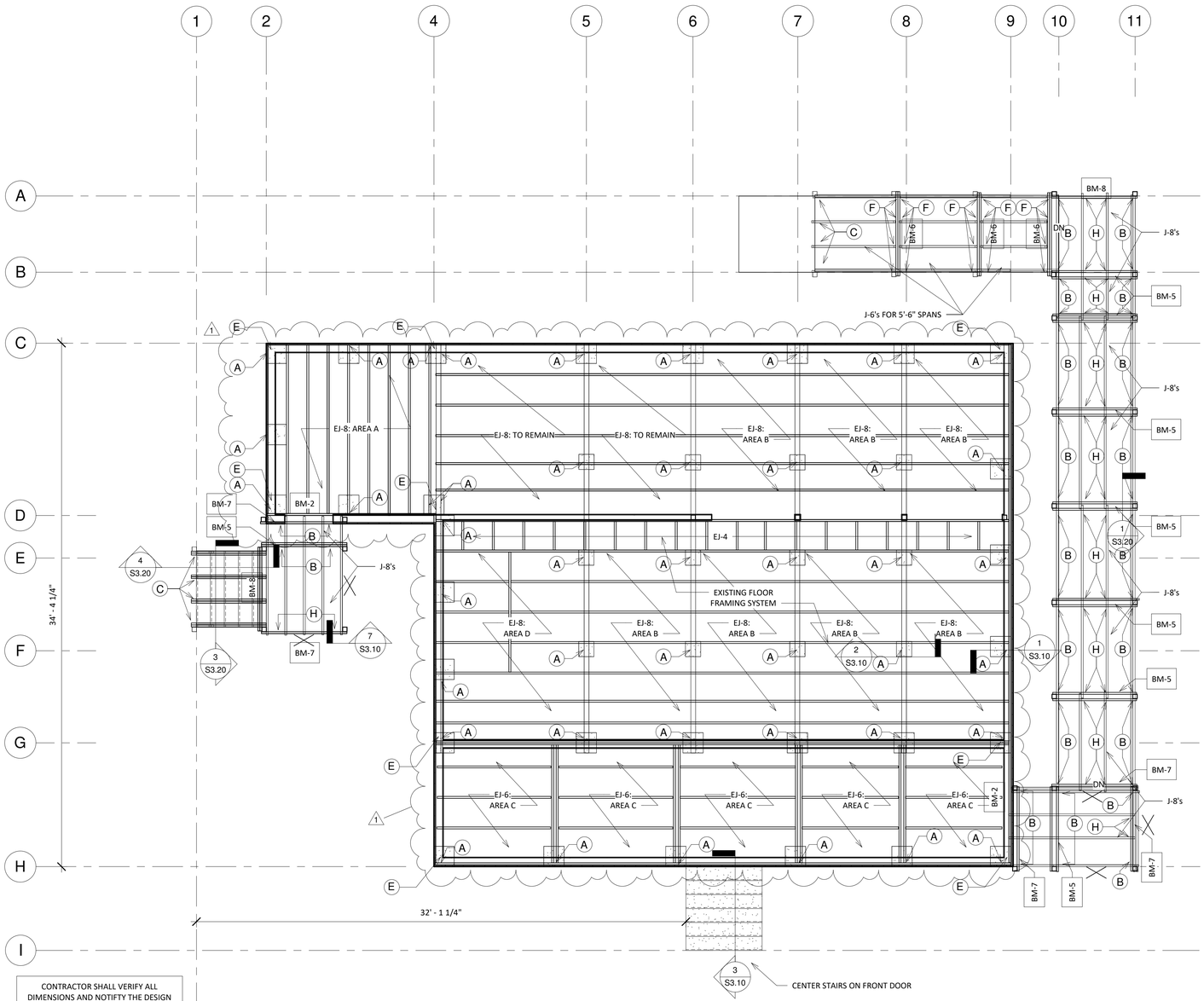

1 S1.20 Proposed Floor Framing
1/4" = 1'-0"

Connector Schedule

Member Type/ Mark	Connector Type	Connectors	Uplift Needed	Uplift Provided	Comments
A - Strap at CMU to 4x6	LTA2	(10) .148"x1.5" Nails and Embed in Pier	1,000 lbs (Lat.)	1,180 lbs	Simpson or Equal
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EJ-6	2x6	Existing to Remain
EJ-8	2x8	Existing to Remain
J-6	2x6	P.T. SYP Joist
J-8	2x8	P.T. SYP Joist

Floor Framing Scope:

AREA A:	SISTER NEW 2x8 TO EXISTING 2x8's AND ADD NEW (2) 2x8 IN BETWEEN EXISTING JOISTS FOR 12" ON CENTER SPACING
AREA B:	ADD NEW 2x8 IN BETWEEN EXISTING 2x8's FOR 12" ON CENTER SPACING
AREA C:	SISTER NEW 2x6 TO EXISTING 2x6's AND ADD NEW (2) 2x6 IN BETWEEN EXISTING JOISTS FOR 12" ON CENTER SPACING
AREA D:	REMOVE BLOCKING AND ALL NOTCHED/DAMAGED JOISTS AND SISTER NEW 2x8 TO EXISTING 2x8's AND ADD NEW (2) 2x8 IN BETWEEN JOISTS FOR 12" ON CENTER SPACING

1

- 2x4 SYP BRACING W/(2) 12d's TO BOT. CHORD OF EACH TRUSS
- 2x4 CROSS BRACING AT POSTS W/ (3) #10 SCREWS
- (A) CONNECTOR - SEE SCHEDULE
- BM-1 BEAM - SEE SCHEDULE
- L-1 LEDGER - SEE SCHEDULE
- EJ-1 EXISTING JOIST -SEE SCHEDULE
- J-1 JOIST - SEE SCHEDULE

Framing Legend
N.T.S.

PROJECT NUMBER:
19B013

No.	Description	Date
1	Floor Framing Structural Scope of Work	09-18-2023

ISSUE DATE: 08/17/2023
STATUS: BID SET
DRAWN BY: AM
REVIEWED BY: TS

COL 3:12-17

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Floor Framing Plan

S1.20

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RAMPS AND STAIRS
100 PSF LIVE LOAD

OFFICE / BUSINESS USE
60 PSF LIVE LOAD

MUSEUM / GENERAL ASSEMBLY USE
100 PSF LIVE LOAD

Floor Capacities
3/8" = 1'-0"

2x4 SYP BRACING W/(2) 12d's TO BOT. CHORD OF EACH TRUSS

2x4 CROSS BRACING AT POSTS W/ (3) #10 SCREWS

(A) CONNECTOR - SEE SCHEDULE

BM-1 BEAM - SEE SCHEDULE

L-1 LEDGER - SEE SCHEDULE

EJ-1 EXISTING JOIST -SEE SCHEDULE

J-1 JOIST - SEE SCHEDULE

Framing Legend
N.T.S.

Connector Schedule

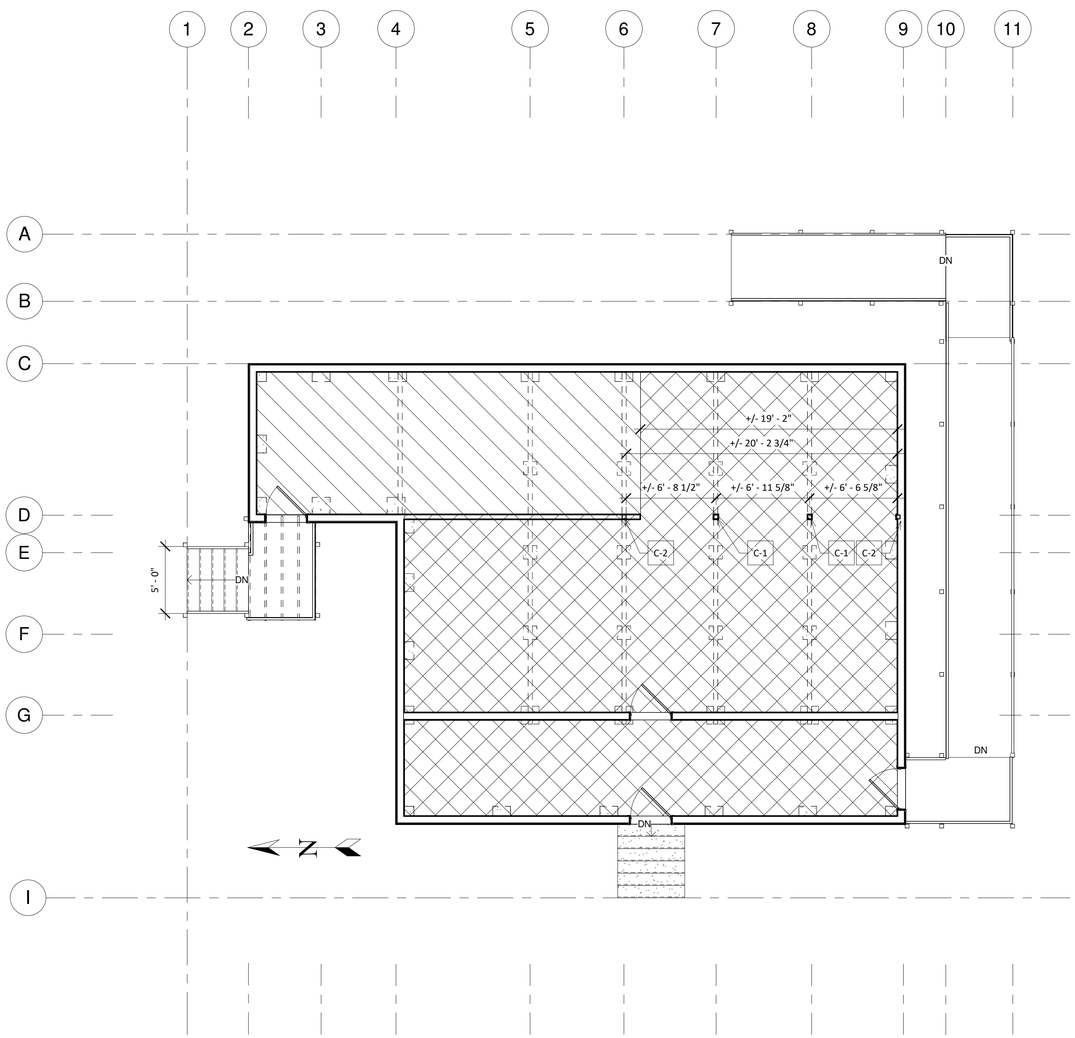
Member Type/ Mark	Connector Type	Connectors	Uplift Needed	Uplift Provided	Comments
A - Strap at CMU to 4x6	LTA2	(10) .148"x1.5" Nails and Embed in Pier	1,000 lbs (Lat.)	1,180 lbs	Simpson or Equal
B - Truss Strap at Wood	H2.5A	(10) 8d's	350 lbs	600 lbs	Simpson or Equal
C - Angle to Conc.	A34	(4) 1/4"x2" Tapcons & (4) 10dx1.5"	300 lbs	765 lbs	Simpson or Equal
D - 4x4 Post	ABU44Z	(1) 5/8" Anchor D&E 4" Embed. & (12) .162"x3.5" SDS Screws	700 lbs	1,900 lbs	Min. 2" Conc. Coverage All Sides
E - Threaded Rod	5/8" Threaded Rod	Drill and Epoxy to Pier w/6" Embed. Min. W/ Washer and Nut at Bott. Plate	2,000 lbs	2,000 lbs	Stainless Steel
F - Hanger - Standard	HUS26	(20) 16d's	1,500 lbs	2,735 lbs	Simpson or Equal
G - Strap - Middle Stringer	H10A-2	(18) SS 10d's x 1.5"	800 lbs	1,040 lbs	Simpson or Equal
G Alt. - Strap - Middle Stringer	H10A-SS	(18) 10d x 1.5"	800 lbs	970 lbs	Simpson or Equal
H - Strap - Stringer	H10ASS	(18) SSN10	800 lbs	970 lbs	Simpson or Equal
I - Hanger	HUC26	(20) 16d's	850 lbs	1,135 lbs	Simpson or Equal
J - Post Base Connector	ABU44Z	(1) 5/8" Anchor Thru Bolted to Floor Beam & (12) .162"x3.5" SDS Screws	875 lbs	1,900 lbs	Simpson or Equal
K - Post Cap Connector	AC4	(28) 0.162" Diam. x 3.5" Nails	875 lbs	2,490 lbs	Simpson or Equal
L - Hangar - (2)2x	LUS26-2	(8) .162"x3.5" Nails	925 lbs (Down)	1,060 lbs	Simpson or Equal
M - Twist Strap	MTS 16	(14) .148"x1.5" Nails	875 lbs	990 lbs	Simpson or Equal

Beam/Joist Schedule

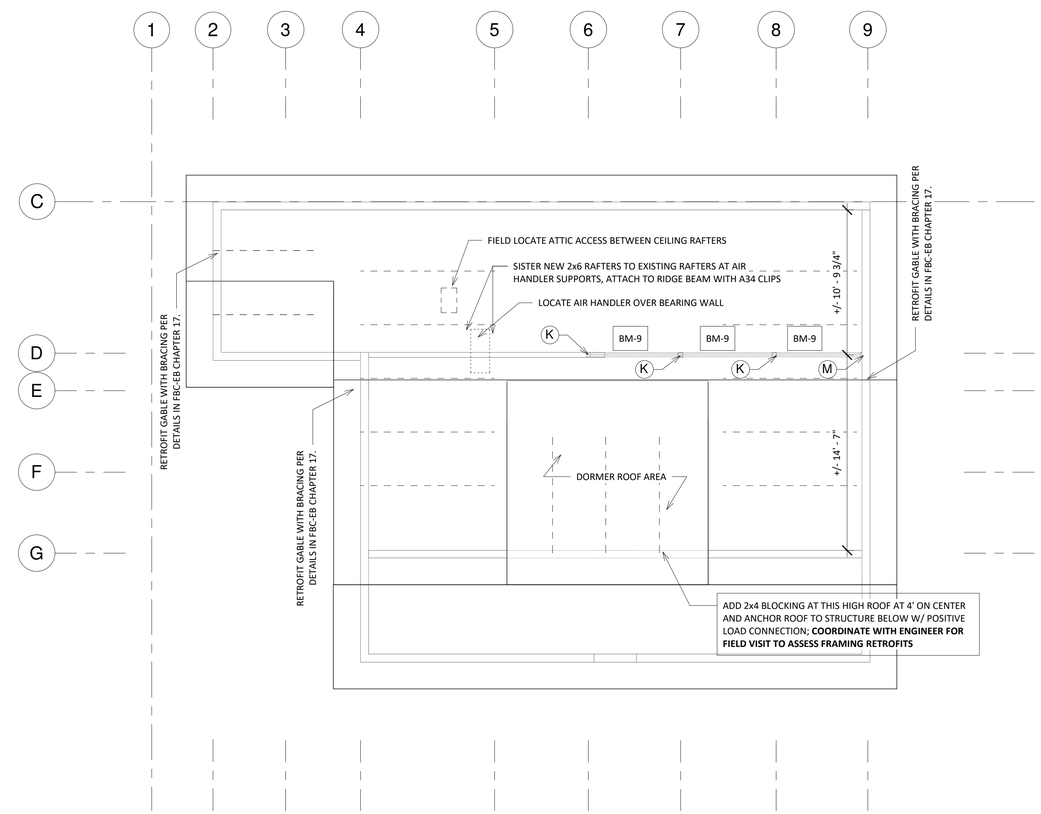
Mark	Beam / Column	Comment
BM-1	(1) 2x8	P.T. SYP Beam attach to Exist. Beam
BM-2	(1) 2x12	P.T. SYP Beam attach to Exist. Beam
BM-3	(2) 2x12	P.T. SYP Beam attach to Exist. Beam
BM-4	(2) 2x12 with 8"x4"x1/2" Steel Angle	P.T. SYP Beam attach to Exist. Beam
BM-5	(2) 2x12	P.T. SYP Beam
BM-6	(2) 2x10	P.T. SYP Beam
BM-7	2x12	P.T. SYP Beam
BM-8	(2) 2x8	P.T. SYP Beam
BM-9	(2) 1.75"x7.25" LVL	2.0 Species, 2850 Fb Grade
EJ-4	2x4	Existing to Remain
EJ-6	2x6	Existing to Remain
EJ-8	2x8	Existing to Remain
J-6	2x6	P.T. SYP Joist
J-8	2x8	P.T. SYP Joist

Column Schedule

Mark	Type	Size	Reinforcement
C1	Wood - SYP P.T. Post	4x4	See Detail
C2	Wood - SYP Built Up Post	(2) 2x4	



2 S2.10 Proposed Floor Plan Loading - STR
3/16" = 1'-0"



1 S2.10 Roof Framing Plan
3/16" = 1'-0"

PROJECT NUMBER:
19B013

No.	Description	Date

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Structural Floor Plan and Roof Framing Plan

S2.10

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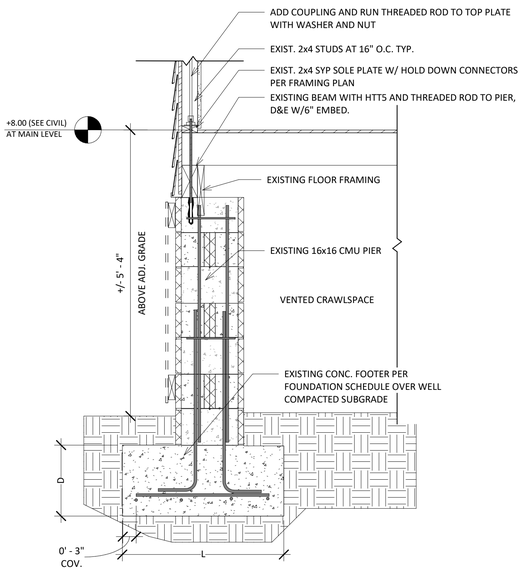
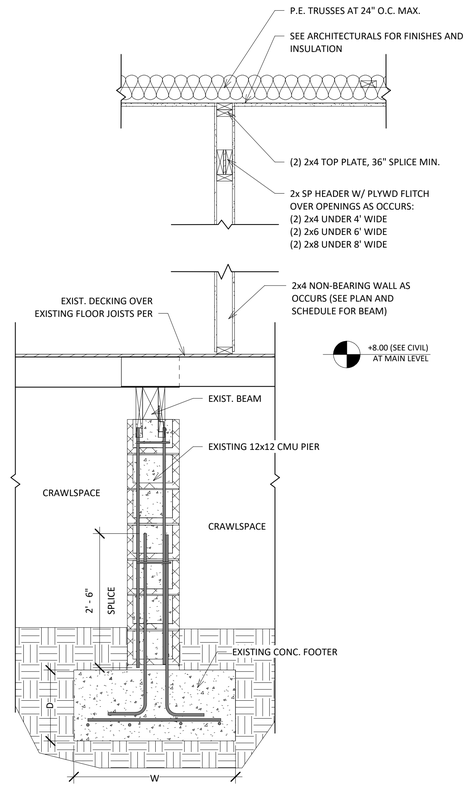
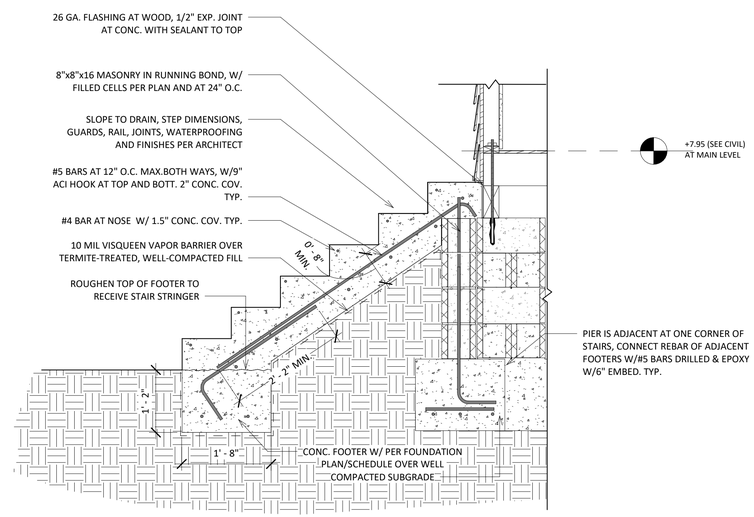


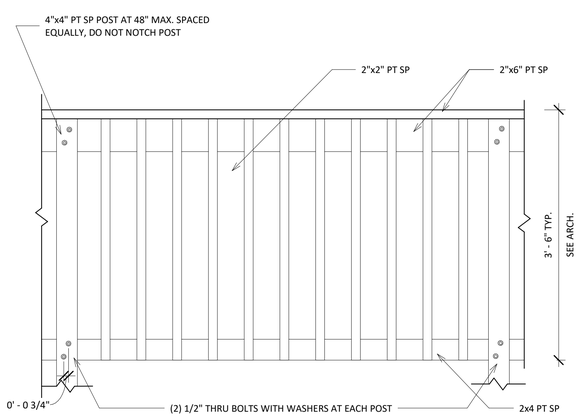
1 S3.10 Pier Found. w/ Wood Wall Section - A
3/4" = 1'-0"



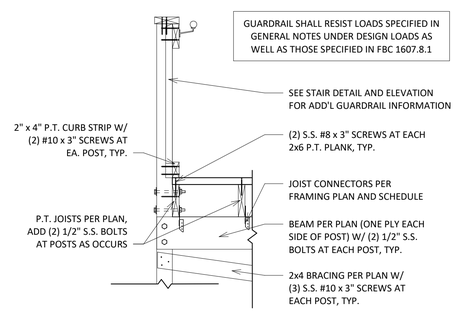
2 S3.10 Pier Found. Detail W/ Int. Wall Section
3/4" = 1'-0"



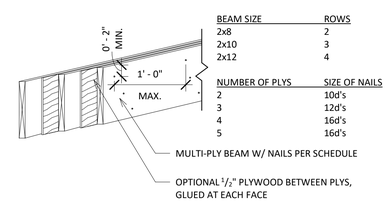
3 S3.10 Concrete Stair Section
3/4" = 1'-0"



6 S3.10 Guardrail Elevation
1" = 1'-0"



7 S3.10 Ramp Section
3/4" = 1'-0"



BEAM SIZE	ROWS
2x8	2
2x10	3
2x12	4

NUMBER OF PLYS	SIZE OF NAILS
2	10d's
3	12d's
4	16d's
5	16d's

5 S3.10 Multi Ply Beam Detail
1" = 1'-0"

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Structural Pier Sections and Details

S3.10

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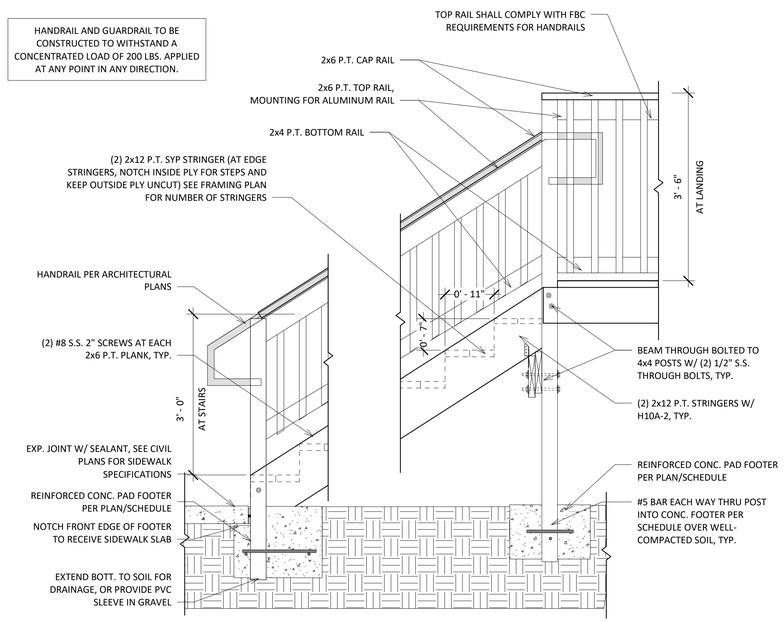
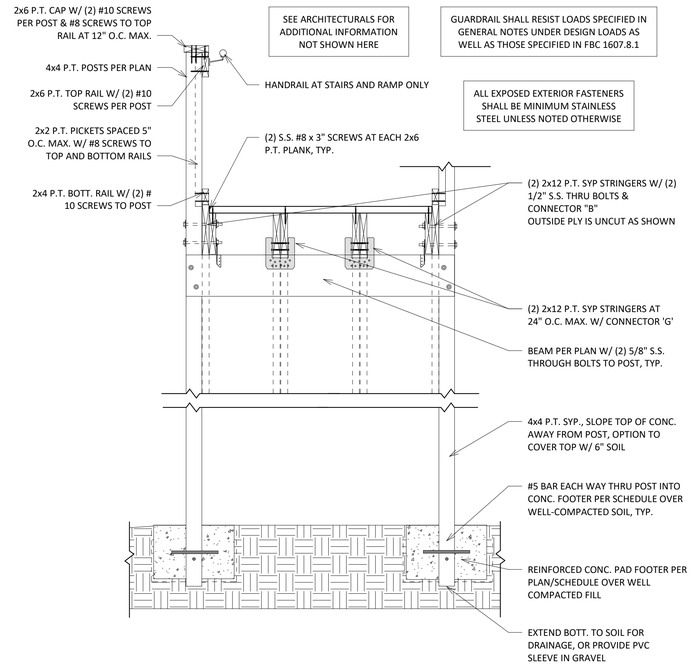
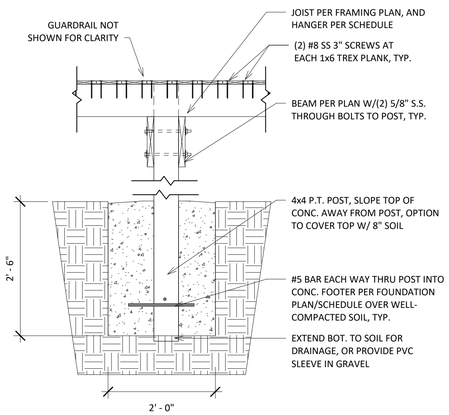


4 S3.20 Structural Stair Section
3/4" = 1'-0"



3 S3.20 Inside Stringer Stair Detail
3/4" = 1'-0"



1 S3.20 4x4 Post at Ramp
3/4" = 1'-0"

PROJECT NUMBER:
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Structural Sections and Details 2

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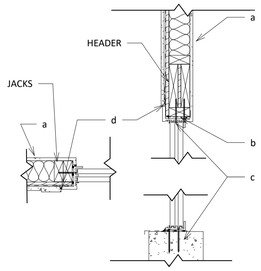
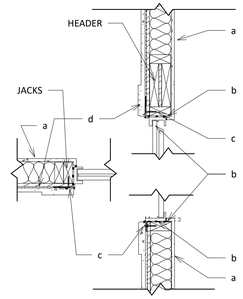


a. SEE ARCHITECTURALS FOR INSULATION, INTERIOR FINISHES, TRIM
b. $^{3}/_{4}$" MAX. NON-DEGRADABLE SHIM W/ BACKER ROD, TRIM SHIMS $^{1}/_{4}$" FROM FACE
c. $^{1}/_{4}$"ø TAPCONS AT 10" O.C. MAX. STAGGERED OR PER MANUF.
d. EXT. FINISH, SEE ARCHITECTURALS

NOTES:
1. SCREWS TO WOOD SHALL HAVE 1.5" EMBEDMENT MINIMUM.
2. DO NOT INSTALL ANCHORS IN SILL UNLESS NOTED BY PRODUCT APPROVAL.
3. SEE PRODUCT APPROVAL FOR ALTERNATE ATTACHMENT METHOD.

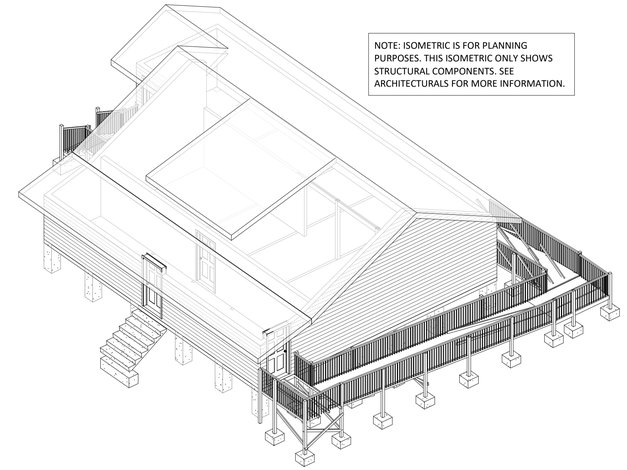
1 S3.30 Door Detail at Frame
1" = 1'-0"



a. SEE ARCHITECTURALS FOR INSULATION, FINISHES, TRIM
b. $^{3}/_{4}$" MAX. NON-DEGRADABLE SHIM W/ BACKER ROD, TRIM SHIMS $^{1}/_{4}$" FROM FACE
c. $^{1}/_{4}$"ø SCREWS AT 8" O.C. MAX. & 4" FROM CORNERS
d. EXT. FINISH, SEE ARCHITECTURALS

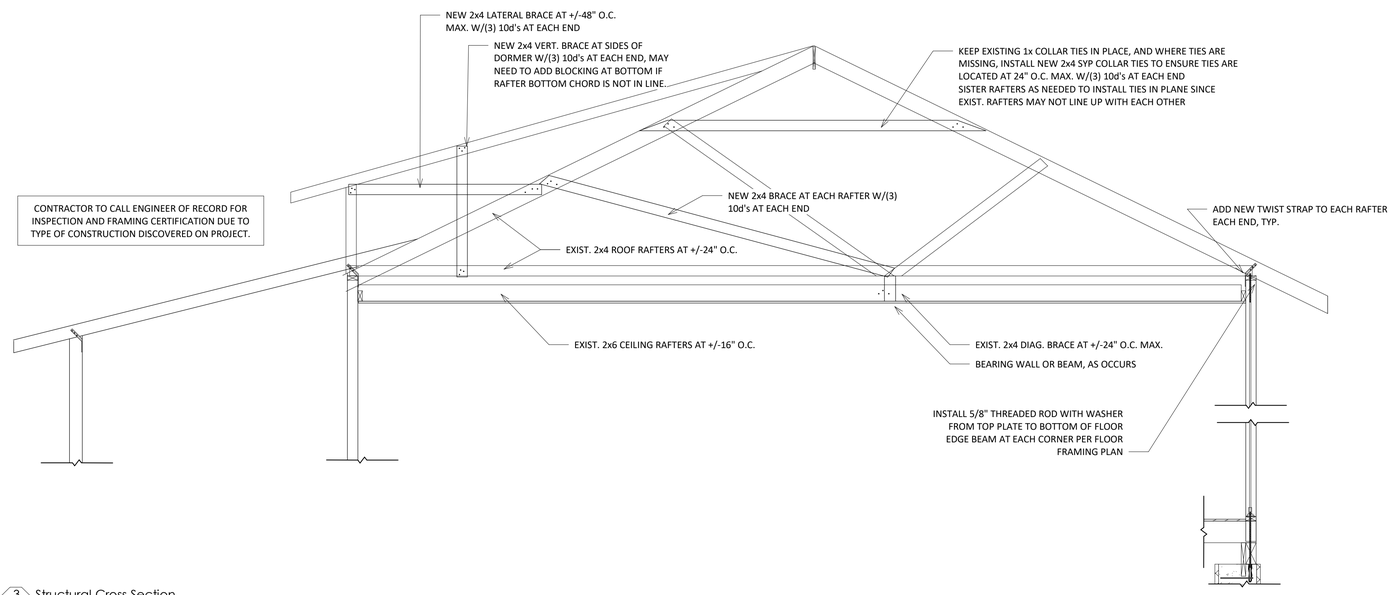
NOTES:
1. SCREWS TO WOOD SHALL HAVE 1.5" EMBEDMENT MINIMUM.
2. DO NOT INSTALL ANCHORS IN WINDOW SILL UNLESS NOTED BY PRODUCT APPROVAL.
3. SEE PRODUCT APPROVAL FOR ALTERNATE ATTACHMENT METHOD.

2 S3.30 Window Detail at Frame
1" = 1'-0"

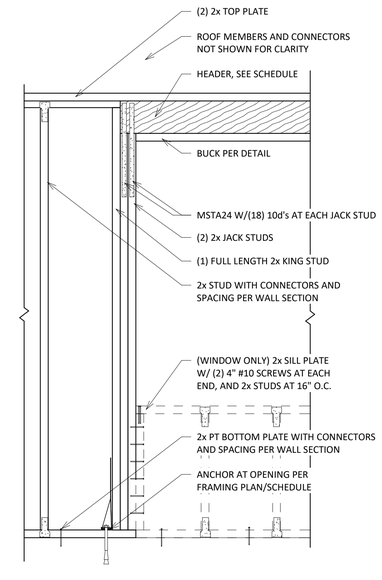


NOTE: ISOMETRIC IS FOR PLANNING PURPOSES. THIS ISOMETRIC ONLY SHOWS STRUCTURAL COMPONENTS. SEE ARCHITECTURALS FOR MORE INFORMATION.

5 S3.30 Isometric



3 S3.30 Structural Cross Section
1/2" = 1'-0"



4 S3.30 Typical Header Detail
3/4" = 1'-0"

PROJECT NUMBER:
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Structural Details & Cross Section

S3.30

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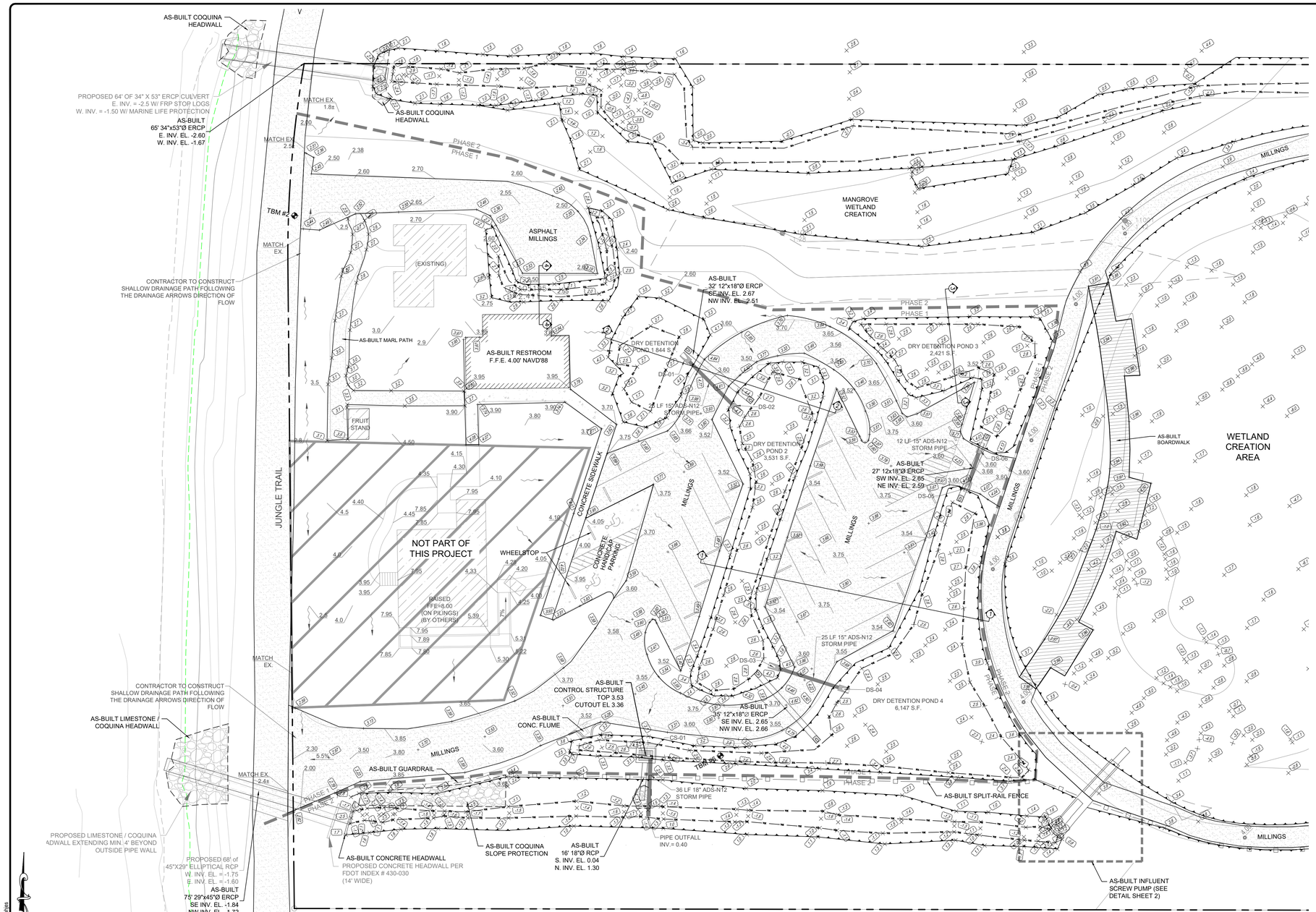


DRAINAGE STRUCTURE SCHEDULE							
STRUCTURE NUMBER	RIM ELEV.	INVERT ELEVATION N	INVERT ELEVATION S	INVERT ELEVATION E	INVERT ELEVATION W	BOTTOM ELEV.	DESCRIPTION
DS-01	-	-	-	~~2.70~~ 2.51	-	-	MITERED END SECTION
DS-02	-	-	-	-	~~2.70~~ 2.67	-	MITERED END SECTION
DS-03	-	-	~~2.70~~ 2.66	-	-	-	MITERED END SECTION
DS-04	-	~~2.70~~ 2.65	-	-	-	-	MITERED END SECTION
DS-05	-	-	~~2.70~~ 2.65	-	-	-	MITERED END SECTION
DS-06	-	~~2.70~~ 2.59	-	-	-	-	MITERED END SECTION
~~DS-07~~	~~2.70~~	~~-~~	~~-~~	~~0.10~~	~~-~~	~~-1.90~~	EXISTING INLET REMOVED ~~EXISTING INLET~~
CS-01	~~3.50~~ 3.53	-	~~0.0~~ 1.30	-	-	-0.60	MODIFIED TYPE 'C' CONTROL STRUCTURE W/ WEIR at ~~el. 3.32~~ 3.36

DESCRIPTION AS FURNISHED BY CLIENT:

"THE NORTH 16.5 ACRES OF THE SOUTH 33 ACRES OF GOVERNMENT LOTS 8 & 9, SECTION 36, TOWNSHIP 31 SOUTH, RANGE 39 EAST, ALL LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA. LESS RIGHT OF WAY FOR JUNGLE TRAIL SURVEY BASELINE PER MAINTENANCE MAP AS RECORDED IN PLAT BOOK 9, PAGE 40, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA."

CONTAINING: 699,307 SQUARE FEET / 16.05 ACRES

SURVEYOR'S GENERAL NOTES AND REPORT:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
2. THE LAST DAY OF FIELD WORK PERFORMED FOR THE INITIAL SURVEY EFFORT WAS OCTOBER 26, 2021. SUBSEQUENT ADDITIONS, DELETIONS AND/OR UPDATES, IF ANY, ARE REFLECTED IN THE DRAWING REVISIONS.
3. UNLESS A DIFFERENCE IS SHOWN, OBSERVED AND RECORD DIMENSIONS ARE THE SAME. ALL DIMENSIONS SHOWN HEREON ARE DISPLAYED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
4. THIS TOPOGRAPHIC SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSONS AND/OR ENTITIES NAMED HERON FOR THE PURPOSES IDENTIFIED HEREON ONLY. UNLESS OTHERWISE STATED, CERTIFICATION OF THIS SURVEY MAP APPLIES ONLY TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE CERTIFICATION IN NO WAY CONSTITUTES NEITHER GUARANTY NOR WARRANTY TO ANY OTHER INFORMATION NOT SHOWN HEREON. ADDITIONS, DELETIONS OR REVISIONS TO THIS DRAWING BY OTHERS ARE NOT PERMITTED AND THIS SURVEY MAY NOT BE TRANSFERRED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SIGNING SURVEYOR. THIS TOPOGRAPHIC SURVEY IS NOT VALID FOR ANY OTHER PURPOSE OTHER THAN INTENDED BY THE SIGNING SURVEYOR.
5. THIS SURVEY MEETS THE REQUIREMENTS AS STATED IN THE STANDARDS OF PRACTICE (5J-17) FLORIDA ADMINISTRATIVE CODE AND MEETS THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) RECOMMENDED CLASSIFICATION FOR SUBURBAN PROPERTY SURVEYS HAVING AN ACCEPTABLE RELATIVE POSITIONAL ACCURACY OF 0.13 FEET (40 MM) PLUS 100 PPM.
*ACCURACY IS GIVEN AT THE 95 PERCENT CONFIDENCE LEVEL.
6. WITH EXCEPTION TO WHAT HAS BEEN FIELD LOCATED AND SHOWN ON THIS SURVEY, THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. SUBSURFACE AND/OR AERIAL ENCROACHMENTS, IF ANY, WERE NOT LOCATED AND/OR DEPICTED ON THIS SURVEY UNLESS NOTED OR IDENTIFIED.
7. THE HEREON DESCRIBED PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE 'AE', AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12061C0232, COMMUNITY NUMBER 120121, PANEL 0232, SUFFIX 'Y' MAP REVISED DATE DECEMBER 4, 2012, MAP INDEX DATE DECEMBER 4, 2012. NO ADDITIONAL SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED. THERE MAY BE ADDITIONAL MAP AMENDMENTS AFFECTING THIS PROPERTY.
8. TREE LOCATIONS, IF SHOWN HEREON ARE GENERALLY ACCURATE TO 1/2 THE DIAMETER OF THAT PARTICULAR TREE. THE DIAMETER IS DISPLAYED IN INCHES MEASURED AT BREAST HEIGHT. ONLY TREES WITH A BREAST HEIGHT DIAMETER OF 4" OR LARGER OR WITH 10 FEET OF CLEAR TRUNK WERE FIELD LOCATED.

VERTICAL DATUM AND CONTROL NOTES:

THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AND ARE DISPLAYED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.

ORIGINATING BENCH MARK(S)

DESIGNATION: A 633
PID: DM032
STATE/COUNTY: FL/INDIAN RIVER
USGS QUAD: VERO BEACH (1983)
NAVD 88 ORTHO HEIGHT: 2.496 (METERS) 8.19 (FEET)
GEOID HEIGHT: -27.91 (METERS)
DYNAMIC HEIGHT: 2.492 (METERS) 8.18 (FEET)
DESCRIPTION: STAINLESS STEEL ROD W/NGS LOGO CAP STAMPED "A 633 2005"
LOCATION: FROM THE JUNCTION OF STATE HIGHWAY 60 WEST (BEACHLAND BLVD) AND STATE HIGHWAY A1A IN VERO BEACH, GO NORTH ON STATE HIGHWAY A1A FOR 5.75 MILES TO THE JUNCTION OF OLD WINTER BEACH ROAD ON THE LEFT ANF THE MARK ON THE LEFT, LOCATED 110.5 FEET SOUTH OF THE APPROXIMATE CENTERLINE OF OLD WINTER BEACH ROAD, 42.5 FEET NORTH OF A CONCRETE RIGHT OF WAY MARKER, 30.7 FEET WEST OF THE WEST EDGE OF THE PAVEMENT OF STATE HIGHWAY A1A, 7.0 FEET EAST OF A 6-FOOT TALL CHAINLINK FENCE AND A CARSONITE WITNESS POST IN THE FENCELINE AND 5.0 FEET WEST OF THE WEST EDGE OF THE SIDEWALK.

DESIGNATION: 88 78 A 15
PID: AF6857
STATE/COUNTY: FL/INDIAN RIVER
USGS QUAD: VERO BEACH (1983)
NAD 83(2011) POSITION: 27 44 25.14972(N) 080 23 07.80581(W)
NAD 83(2011) ELLIP HEIGHT: -24.943 (METERS)
NAVD 88 ORTHO HEIGHT: 2.983 (METERS) 9.79 (FEET)
GEOID HEIGHT: -27.925 (METERS)
DYNAMIC HEIGHT: 2.979 (METERS) 9.77 (FEET)
DESCRIPTION: SURVEY DISK SET IN TOP OF A CONCRETE MONUMENT W/FLDT LOGO CAP STAMPED "88 78 A 15"
LOCATION: FROM THE JUNCTION OF STATE HIGHWAY 60 WEST (BEACHLAND BLVD.) AND STATE HIGHWAY A1A IN VERO BEACH, GO NORTH ON STATE HIGHWAY A1A FOR 6.35 MILES TO THE MARK ON THE RIGHT ,LOCATED 25.0 FEET EAST-NORTHEAST OF THE CENTERLINE OF STATE HIGHWAY A1A, 18.1 FEET WEST-SOUTHWEST OF A POWER POLE AND 5.0 FEET SOUTHWEST OF A CARSONITE WITNESS POST.

TEMPORARY BENCHMARK(S):

TBM #2 FOUND 1/2" DIA. REBAR/CAP STAMPED "TRAV. PT. LB 205"
N 1236916.26
E 852366.09
EL. 2.37' N.A.V.D. 1988

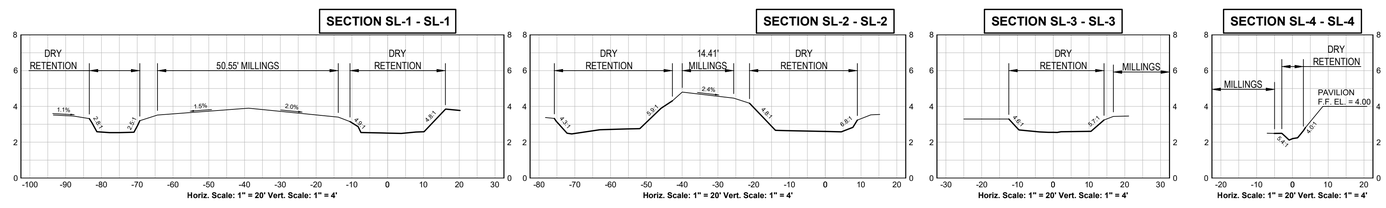
TBM #5 FOUND 1/2" DIA. REBAR/CAP STAMPED "TRAV. PT. LB 205"
N 1236623.01
E 852368.68
EL. 2.23' N.A.V.D. 1988

TBM #6 FOUND 1/2" DIA. REBAR/CAP STAMPED "TRAV. PT. LB 205"
N 1236707.50
E 852530.57
EL. 1.31 N.A.V.D. 1988

TBM #7 FOUND 1/2" DIA. REBAR/CAP STAMPED "TRAV. PT. LB 205"
N 1236917.76
E 852825.36
EL. 1.68 N.A.V.D. 1988

LEGEND

- EXISTING ELEVATION
- PROPOSED ELEVATION
- DRAINAGE FLOW PATTERN
- LIMITS OF CONSTRUCTION/ PHASE LINE
- AS-BUILT GRADE



REFERENCES:

PLAN TITLED "PHASE 1 PAVING, GRADING AND DRAINAGE PLAN" PROJECT NUMBER 17-0133, DATED MARCH 2018. PREPARED BY MBV ENGINEERING ,INC.

PLAN TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR FLORIDA COMMUNITIES TRUST, PART OF GOVERNMENT LOTS 8 & 9, SECTION 36, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA" FLORIDA" PROJECT NUMBER 17-345 S, DRAWING NUMBER 20585-C DATED JUNE 2017. FIELD BOOK 729/21+; 850/56+, PREPARED BY CARTER ASSOCIATES, INC

PLAN TITLED "JONES PIER WETLAND RESTORATION AND CONSERVATION IMPROVEMENTS-PHASE 2 FOR PARKS DIVISION, INDIAN RIVER COUNTY, FLORIDA" PROJECT NUMBER 18-39 E, DATED NOVEMBER 2019, PREPARED BY CARTER ASSOCIATES, INC.

P:\18-39 Jones Pier\dwg\As Built\18-39-ASBUILT.dwg, MBV PHASE 1 AB, Clint Rahjes
Mar 31 '22 - 12:7PM

NO.	REVISION	BY	DATE
5			
4			
3			
2			
1			

BOARD OF COUNTY COMMISSIONERS
INDIAN RIVER COUNTY
1801 27th STREET
VERO BEACH, FLORIDA 32960
TEL: 772-589-9223 FAX: 772-589-6119

CAI Serving Florida Since 1911
CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21st STREET, VERO BEACH, FL 32960
TEL: (772) 562-4191 FAX: (772) 562-7180

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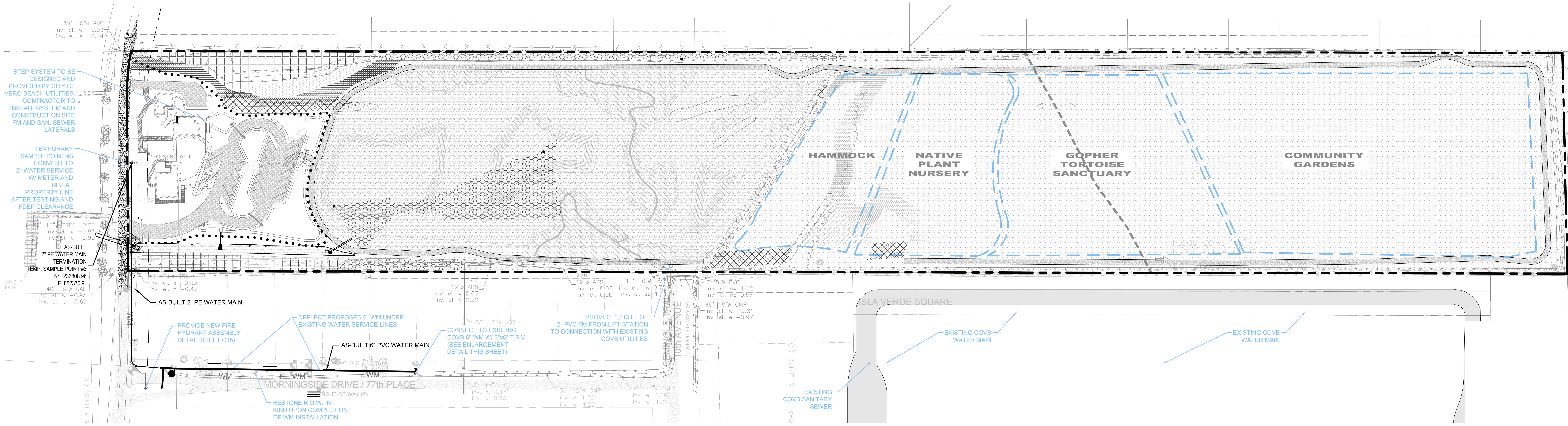
DAVID E. LUETHJE
FLORIDA LICENSE No. 5728
CARTER ASSOCIATES, INC.
SIGNATURE DATE
COA 205 / LB 205

DATE : 11/4/21
PROJ. # : 18-39E
DRAWN BY: DJM
APPD. BY : DEL/JHB
PLOT BY : Clint Rahjes
FILE NAME : 18-39-ASBUILT.dwg
REF. # : 17-345S
F.B. & PG. : 729/21+;850/56+

JONES PIER
WETLAND RESTORATION AND CONSERVATION IMPROVEMENTS
INDIAN RIVER COUNTY, FLORIDA

AS-BUILT SURVEY

SHEET
1 of 1
Dwg. #: 20585-C-1



OVERALL UTILITY PLAN

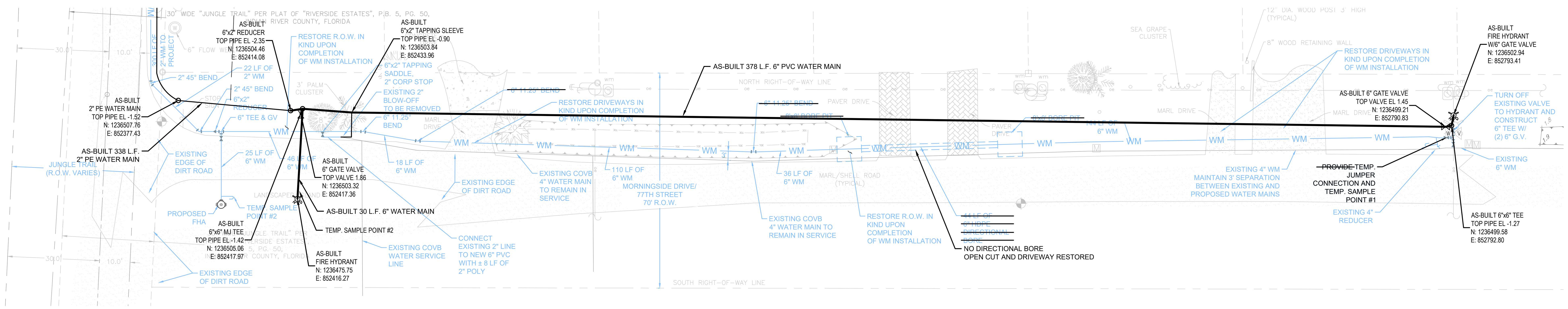
SCALE: 1" = 80'

GRAPHIC SCALE

0 80 160

(IN FEET)

1 inch = 80 ft.



WATER MAIN DETAIL AT FIRE HYDRANT

SCALE: 1" = 20'

AS-BUILT DRAWING

1. THIS INFORMATION IS A RECORD AS-BUILT ONLY OF THE CONSTRUCTED PLAN IMPROVEMENTS, NOTED HEREON AND IS NOT INTENDED FOR ENGINEERING DESIGN PURPOSES AND MUST BE FIELD VERIFIED BY A CONTRACTOR BEFORE ANY KIND OF CONSTRUCTION.
2. FOR ENGINEERING DESIGN PLANS REFERENCE PLAN TITLED "JONES PIER WETLAND RESTORATION AND CONSERVATION IMPROVEMENTS PHASE 1" PROJECT NUMBER 17-0133, DATED MARCH 22, 2018, ISSUE DATE OCTOBER 28, 2019, LATEST REVISION DATED APRIL 14, 2020. PREPARED BY MBV ENGINEERING, INC.
3. FOR EXISTING SURVEY INFORMATION REFERENCE PLAN TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY PART OF GOVERNMENT LOTS 8 AND 9, SECTION 36, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, BOUNDARY SURVEY" PROJECT NUMBER 17-345S, DRAWING NUMBER 20585-C DATED JUNE 12, 2017. PREPARED BY CARTER ASSOCIATES, INC.
4. THE LAST DAY OF FIELD WORK PERFORMED FOR THE AS-BUILT SURVEY EFFORT WAS JULY 30, 2020.
5. WITH EXCEPTION TO WHAT HAS BEEN FIELD LOCATED AND SHOWN ON THIS AS-BUILT SURVEY, THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. ONLY THE LOCATIONS REFERENCED WITH COORDINATE AS-BUILT INFORMATION HAVE BEEN VERIFIED BY THIS SURVEY.
6. ALL ELEVATIONS DEPICTED HEREON AS "AS-BUILT" REFERENCE NORTH AMERICAN VERTICAL DATUM OF 1988.
7. AS-BUILT WATERLINE AS SHOWN PER FIELD OBSERVATION OF STAND PIPE AND INFORMATION PROVIDED BY CONTRACTOR AND OBSERVED BY CITY OF VERO BEACH INSPECTOR. AS-BUILT PERFORMED POST CONSTRUCTION INSTALLATION.

REVISIONS TO AS-BUILT:

1.	REVISED PER ENGINEERS COMMENTS	DJM	08/12/2020
2.	REVISED PER ENGINEERS COMMENTS	DJM	09/29/2020

72 HOURS BEFORE DIGGING CALL TOLL FREE 811

Know what's **below.** **Call** before you dig.

CONFLICT TABLE

CONFLICT NUMBER	GROUND ELEV.	UPPER PIPE	UPPER PIPE BOTTOM	LOWER PIPE	LOWER PIPE TOP	SEPARATION
1	2.60	EX. 12" STORM	(-) 0.89	2" WM	(-) 2.39	1.50
2	2.40	EX. 15" STORM	(-) 0.75	2" WM	(-) 2.25	1.50

CERTIFICATION:
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

I HEREBY CERTIFY THAT THE DATA SHOWN FOR WATER MAIN **ONLY** ON THIS AS-BUILT SURVEY IS A TRUE AND CORRECT REPRESENTATION RELATIVE TO THE PROPOSED PLAN IMPROVEMENTS BY OTHERS. SEE AS-BUILT NOTE 2.

SIGNATURE DATE

DAVID E. LUETHJE, P.S.M.
FLORIDA LICENSE NO. 5728
CARTER ASSOCIATES, INC. COA 205 / LB 205

LEGEND

- PROPOSED ASPHALT MILLINGS DRIVEWAY & PARKING LOT
- PROPOSED WALKING PATH
- PROP. MARL WALKING PATH BETW. BLDGS.
- PROPOSED CONCRETE
- CREATED UPLAND BUFFER AREA
- CREATED WETLAND AREA
- CONVERTED TO WETLAND AREA
- ENHANCED WETLAND AREA
- FILLED WETLAND AREA
- W — EXISTING WATER MAIN
- SS — EXISTING SANITARY SEWER
- F — EXISTING FORCE MAIN
- WM — PROPOSED WATER MAIN
- FM — PROPOSED WATER MAIN
- 2 — UTILITY CONFLICT (SEE TABLE)
- WETLAND LINE
- LIMITS OF CONSTRUCTION/ PHASE LINE

PE	POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
HDPE	HIGH-DENSITY POLYETHYLENE PIPE

FDEP SEPARATION CRITERIA:

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610,F.A.C.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PREASSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610,F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2),F.S., AND RULE 64E-6.002, F.A.C.

(2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUME-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL THE WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(3) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES

(A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.

(B) EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY-OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

REVISIONS

		DATE
8	PATH GRADING	03-16-2020
7	CONSTRUCTIBILITY REVEW	10-28-2019
6	L.S. TO STEP SYSTEM	09-11-2019
5	FORCE MAIN	08-09-2019
4	PHASING COORDINATION	03-22-2019
3	15' U.E.TO CITY OF VERO BEACH	11-21-2018
2	PER COVB UTIL DEPT	10-31-2018
1	PER COVB AND IRC COMMENTS	10-17-2018

JOB NO.	
DESIGNED	ND
DRAWN	RT
DATE	03-22-2018
CHECKED	AB
DATE ISSUED	

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
1835 - 20TH STREET
VERO BEACH, FL 32960
PH. (772) 569-0035
FX. (772) 778-3617
MELBOURNE, FL - PH (321) 253-1510
FT. PIERCE, FL - PH (772) 468-9055

OVERALL UTILITY PLAN

JONES PIER WETLAND RESTORATION AND CONSERVATION IMPROVEMENTS PHASE 1

INDIAN RIVER COUNTY FLORIDA

AARON G. STANTON LICENSE No. 72460 STATE OF FLORIDA PROFESSIONAL ENGINEER

AARON G. STANTON
FL. P.E. #72460 DATE:

SHEET
C8
OF 15
17-0133

ITEMIZED BID SCHEDULE - ADDENDUM 2*

PROJECT NAME: Renovation of the Jones' Pier Conservation Area Bungalow

BID NO. 2024009

BIDDER'S NAME:_____

Item No.	Description	Unit	Quantity	Unit Price	Amount
Division 1	General Requirements	LS	1		
Division 3	Concrete	LS	1		
Division 4	Masonry	LS	1		
Division 6	Wood and Plastics	LS	1		
Division 7	Thermal and Moisture Protection	LS	1		
Division 8	Doors and Windows	LS	1		
Division 9	Finishes	LS	1		
Division 10	Specialties - 10520 Fire Protection Specialties	LS	1		
Division 12	Furnishings - 12355 Institutional Casework	LS	1		
Division 15	Mechanical	LS	1		
Division 16	Electrical	LS	1		
				SUB TOTAL	
999-25	**FORCE ACCOUNT**				78,000.00
	TOTAL BID AMOUNT (INCLUDING FORCE ACCOUNT)			**TOTAL**	

LS=Lump Sum EA=Each PI=Per Intersection AS=Assembly SF= Square Foot SY=Square Yard
GAL=Gallon LF=Linear Foot CY=Cubic Yard TN=TON HR = Hourly Rate

NOTE: IF THERE IS A DISCREPANCY BETWEEN THE PLANS (SUMMARY OF PAY ITEMS) AND THE ITEMIZED BID SCHEDULE, THE BID SCHEDULE WILL BE UTILIZED FOR BIDDING PURPOSES.

TOTAL PROJECT BID AMOUNT IN WORDS_____

REPLACEMENT OF EXISTING EXTERIOR STUDS

	Description	Unit	Quantity	Unit Price	Amount
	Labor Rate for Carpenter	HR	1		
	Labor Rate for Superintendent	HR	1		
	Pressure Treated 2X Wood Stud Material	EA	1		