STRUCTURAL NOTES

GENERAL NOTES:

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.

ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK. DO NOT SCALE DRAWINGS.

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS.

ELECTRONIC VERSIONS OF THE STRUCTURAL DRAWINGS ARE THE SOLE, COPYRIGHTED PROPERTY OF SNELL ENGINEERING AND ARE NOT TO BE USED OR TRANSFERRED WITHOUT THE EXPRESS, WRITTEN PERMISSION OF SNELL ENGINEERING.

DESIGN LOADS:

THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 7TH EDITION (2020). THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:

ROOF:

FLAT ROOFS:

LIVE LOAD	-	20 PSF.
DEAD LOAD	-	30 PSF. (3" MAX. LIGHT-WEIGHT INSULATING CONCRETE (48 PCF))
MECH. EQUIPMENT	-	AS SHOWN

SLOPED ROOFS:

LIVE LOAD	-	20 PSF.
DEAD LOAD	-	25 PSF.

STAIRWAYS:

LIVE LOAD	-	100 PSF.

LIVING AREAS:

LIVE LOAD	-	40 PSF.
DEAD LOAD	-	30 PSF.

AMENITY AREAS/COMMUNITY ROOMS/YOGA STUDIO:

LIVE LOAD	-	100 PSF.
DEAD LOAD	-	30 PSF.

CORRIDORS:

LIVE LOAD	-	SAME AS OCCUPANCY SERVED
DEAD LOAD	-	30 PSF.

WIND:

ASCE 7-16

ULTIMATE WIND SPEED	-	150 MPH
ALLOWABLE WIND SPEED	-	116 MPH

EXPOSURE C
ENCLOSED STRUCTURE
RISK FACTOR II

SEISMIC:

RISK CATEGORY-II
SEISMIC IMPORTANCE FACTOR Ie -1.0
SITE CLASS D
SEISMIC DESIGN CATEGORY A

Ss - 0.048 g S1 - 0.027 g
Sds - 0.051 g Sd1 - 0.043 g

SEISMIC LATERAL FORCE RESISTING SYSTEMS:
ORDINARY REINFORCED MASONRY SHEAR WALLS
R = 2
Cd = 2

SHOP DRAWING REVIEW:

SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS, ETC.

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

ONE SET OF PRINTS WILL BE RETAINED BY THE ENGINEER AND ONE BY THE ARCHITECT, THE CONTRACTOR SHALL RECEIVE THE REMAINING PRINTS FOR SUBMITTAL TO THE BUILDING DEPARTMENT AND AS REQUIRED FOR DISTRIBUTION.

IN ALL INSTANCES THE CONTRACT DOCUMENTS WILL GOVERN OVER THE SHOP DRAWINGS UNLESS OTHERWISE SPECIFIED IN A REQUEST FOR INFORMATION (RFI) OR SIMILAR DOCUMENTATION BY THE ENGINEER. SUBMITTALS SHALL CLEARLY IDENTIFY THE SPECIFIC PROJECT, APPLICABLE CODES AND DESIGN CRITERIA, AND DETAILING OF ALL COMPONENTS NECESSARY TO ENSURE PROPER INSTALLATION OF THE COMPONENTS AND SYSTEM.

SHOP DRAWINGS SHOULD BE SUBMITTED FOR ALL COMPONENTS OF THE STRUCTURAL FRAMING SYSTEM, AS REQUIRED BY THE ARCHITECT, AND AS NOTED ELSEWHERE IN THESE NOTES, INCLUDING, BUT NOT LIMITED TO:
CONCRETE MIX DESIGNS
MASONRY BLOCK
MASONRY BLOCK ACCESSORIES
MASONRY REINFORCING
CONCRETE REINFORCEMENT
STRUCTURAL STEEL (INCLUDING ANCHOR BOLTS)
PRE-ENGINEERED ALUMINUM FRAMING
PRECAST DRIVEN PILE LAYOUT AND DETAILS
PRE-ENGINEERED STEEL STAIRS
PRE-ENGINEERED CONCRETE STAIRS
PRECAST CONCRETE COMPONENTS
PRECAST PARKING GARAGE
ANY ALTERNATE MATERIAL/PRODUCT SUBSTITUTIONS

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL TRADES AND CONSULTANTS, CROSS REFERENCE THEIR DRAWINGS WITH THE OVERALL DESIGN, AND PROVIDE TO EACH A COMPLETE SET OF DRAWINGS AND SUBMITTALS TO INSURE COMPATIBILITY OF CONSTRUCTION PER DESIGN INTENT.

THE GENERAL CONTRACTOR, OR THEIR SUB-CONTRACTOR, SHALL PROVIDE A SLAB PENETRATION PLAN. THIS PLAN SHALL INCLUDE ALL CHASES, SHAFTS, PENETRATIONS WITHIN 48" OF COLUMNS AND WALLS, AND ALL PENETRATIONS EXCEEDING 3" DIAMETER. THE PENETRATION PLAN SHALL BE COORDINATED WITH STRUCTURAL, ARCHITECTURAL, MEP, AND LANDSCAPING PLANS. THIS PLAN MUST BE APPROVED BY THE DESIGN TEAM AND UTILIZED IN THE DEVELOPMENT OF THE PRECAST SLAB SUBMITTAL.

FOUNDATIONS:

SEE THE FOLLOWING REPORT FOR COMPLETE GEOTECHNICAL RECOMMENDATIONS AND INSTALLATION PROCEDURES. SITE PREPARATION AND FOUNDATION INSTALLATION SHALL COMPLY WITH
REPORT NO.: 41:2862
DATED: REVISED JULY 12,2022
PREPARED BY: ECS FLORIDA, LLC
TITLED: GEOTECHNICAL ENGINEERING REPORT - CITY SIDE DEVELOPMENT.
THIS REPORT SHALL BE CONSIDERED PART OF THE CONTRACT DOCUMENTS.

SHALLOW FOUNDATION DESIGN FOR IS BASED ON A SOIL BEARING PRESSURE OF 4,000 PSF. ALL FOUNDATIONS SHALL BE SUPPORTED ON REMEDIATED SOILS USING VIBRO-REPLACEMENT (STONE COLUMNS) WITH AN ALLOWABLE SOIL BEARING PRESSURE OF AT LEAST 4,000 PSF. SEE ABOVE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

AT PARKING GARAGE ENTRANCE, COMPACTOR ROOM, AND ACCESS TO COMPACTOR ROOM SLAB ON GRADE HAVE REINFORCED SLABS ON GRADE. THE MODULOUS OF SUBGRADE REACTION IS ASSUMED TO BE 150 LB/IN³. FOLLOW COMPACTION AND FILL GUIDELINES AS STIPULATED IN THE GEOTECHNICAL REPORT TO ACHIEVE THIS MODULOUS.

PARKING GARAGE:

LOADS USED IN THE FOUNDATION DESIGN WERE SUPPLIED BY THE DELEGATED PARKING GARAGE ENGINEER AND TAKEN FROM DRAWINGS THAT WERE:

TITLED:	BAYSIDE PARKING GARAGE
LOCATION:	SARASOTA, FL
DATED:	10/05/2022
PRECASTER:	METROMONT
ENGINEER:	TRC WORLDWIDE ENGINEERING

LOADING PLANS:

TITLED:	BAYSIDE PS
ENGINEER:	TRC WORLDWIDE ENGINEERING
DATED:	12/01/2022

THE SYSTEM SHALL BE DESIGNED AND DETAILED BY THE MANUFACTURER TO SUSTAIN THE DESIGN LOADS SPECIFIED. THE DESIGN SHALL BE IN ACCORDANCE WITH PCI DESIGN HANDBOOK, AISC, ACI 318, AND FLORIDA BUILDING CODE.

THE PRECAST SUPPLIER SHALL BE REGULARLY ENGAGED IN PRECAST MEMBER DESIGN AND MANUFACTURING. MANUFACTURER'S STANDARD COMPONENTS SHALL BE USED AND ARE TO BE IN FULL CONFORMANCE TO ALL APPLICABLE CODES.

THE PRECAST SUPPLIER SHALL COORDINATE WITH ELECTRICAL, MECHANICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS, AND SUBCONTRACTORS FOR THESE SERVICES, TO ACCOMMODATE ALL LOADINGS IMPOSED ON THE STRUCTURE. SHOP DRAWINGS SHALL CLEARLY IDENTIFY ALL LOCATIONS OF LOADING FROM ELECTRICAL, MECHANICAL, PLUMBING, AND FIRE PROTECTION AND SIGNED/SEALED STRUCTURAL CALCULATIONS SHALL BE SUBMITTED FOR REVIEW BY THE STRUCTURAL ENGINEER OF RECORD.

SHOP DRAWINGS AND A LETTER OF CERTIFICATION SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO FABRICATION, AND SHOP DRAWINGS SHALL BEAR THE SIGNATURE AND IMPRESSED SEAL OF A FLORIDA REGISTERED PROFESSIONAL ENGINEER. SHOP DRAWINGS SHALL INDICATE THE DESIGN LOADS AND JOB NAME AND NUMBER. THEY SHALL INCLUDE DRAWINGS OF THE FRAMING MEMBERS WITH THE CONNECTIONS AND REACTIONS. THE ATTACHMENT OF THE PRECAST MEMBERS TO THE FOUNDATIONS SHALL BE DESIGNED AND DETAILED BY THE PARKING GARAGE DELEGATED ENGINEER.

THE FINAL DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED AS A SHOP DRAWING FOR REVIEW. NO FABRICATION SHALL PROCEED UNTIL THE SHOP DRAWING IS APPROVED. THE SHOP DRAWING MUST BE SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER.

FORMWORK AND SHORING:

NO STRUCTURAL CONCRETE SHALL BE STRIPPED UNTIL IT HAS REACHED AT LEAST TWO-THIRDS OF THE 28 DAY DESIGN STRENGTH. DESIGN, ERECTION AND REMOVAL OF ALL FORMWORK, SHORES AND RESHORES SHALL MEET THE REQUIREMENTS SET FORTH IN ACI STANDARDS 347 AND 301.

PENETRATIONS:

NO PENETRATIONS SHALL BE MADE IN ANY STRUCTURAL MEMBERS WITHOUT PREVIOUS APPROVAL OF THE EOR, EXCEPT THOSE PENETRATIONS SHOWN ON THE STRUCTURAL DRAWINGS. THE CONTRACTOR SHOULD SUBMIT DRAWINGS SHOWING: ANY LOCATION WHERE OPENINGS, PENETRATIONS, OR ANY PLACE MORE THAN 3 PIPES OR CONDUITS ARE LOCATED IN A SLAB SYSTEM; ANY LOCATION IN A BEAM OR COLUMN WHERE MORE THAN 4% OF THE MEMBER SECTION IS REMOVED IN ANY ORIENTATION.

PLUMBING SLEEVES:

MINIMUM SLEEVE SPACING SHALL BE THREE DIAMETERS CENTER TO CENTER OF THE LARGER SLEEVE OR 6" CLEAR BETWEEN SLEEVES, WHICHEVER IS GREATER. PRIOR TO CONSTRUCTION SLEEVE LOCATIONS AND SIZES SHALL BE APPROVED BY THE ENGINEER. CONDUITS, PIPES AND SLEEVES SHALL BE PLACED AND SPACED IN ACCORDANCE WITH ACI 318 6.3.

REINFORCING STEEL:

SHALL BE ASTM A615 GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. SECURE APPROVAL OF SHOP DRAWINGS PRIOR TO COMMENCING FABRICATION.

WELDED WIRE FABRIC:

TO CONFORM TO ASTM A-185, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES.

CONCRETE:

SHALL BE PER AN APPROVED MIX DESIGN PROPORTIONED TO ACHIEVE A STRENGTH AT 28 DAYS AS LISTED BELOW WITH A PLASTIC AND WORKABLE MIX:

3000 PSI FOR SHALLOW FOUNDATIONS AND 4" SLABS ON GRADE.
4000 PSI FOR ALL STRUCTURAL SLABS ON GRADE (SLABS ON GRADE >4").
5000 PSI FOR THE SECOND FLOOR TRANSFER SLAB.
6000 PSI FOR ALL CONCRETE TRANSFER BEAMS AND CONCRETE BEAMS AND TIE BEAMS SUPPORTING THE SECOND FLOOR TRANSFER SLAB.
4000 PSI FOR ALL CONCRETE TIE BEAMS, UNLESS NOTED OTHERWISE ABOVE.
6000 PSI FOR ALL CONCRETE COLUMNS BELOW THE SECOND FLOOR TRANSFER SLAB.
4000 PSI FOR ALL OTHER STRUCTURAL CONCRETE, UNO.

WATER/CEMENT RATIO FOR CONCRETE AT EXTERIOR BALCONIES SHALL NOT EXCEED 0.40 BY WEIGHT AND HAVE 5,000 PSI MINIMUM 28-DAY COMPRESSIVE CAPACITY. ALL EXTERIOR CONCRETE SHALL BE COVERED, SEALED, OR OTHERWISE PROTECTED FROM WEATHER UNLESS NOTED OTHERWISE. THE GENERAL CONCTRACTOR SHALL CONFIRM WITH THE ARCHITECTURAL PLANS. NOTIFY THE SEOR OF ANY CONFLICTS.

SUBMIT PROPOSED MIX DESIGN FOR EACH PORTION OF WORK PRIOR TO USE. ALL MIX DESIGNS SHALL BE ACCOMPANIED BY A MINIMUM OF 15 FIELD STRENGTH TEST RECORDS, AS NOTED IN ACI 301 4.2.3.2(A); NO OTHER DOCUMENTATION OF AVERAGE COMPRESSIVE STRENGTH WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL BY THE SEOR. MIX SHALL BE UNIQUELY IDENTIFIED BY MIX NUMBER OR OTHER POSITIVE IDENTIFICATION. MIX SHALL MEET THE REQUIREMENTS OF ASTM C33 FOR COARSE AGGREGATE. FOR ALL FLATWORK, AT LEAST 75% OF LARGE AGGREGATE SHALL CONSIST OF #57 STONE. CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ASTM STANDARD C94 FOR MEASURING, MIXING, TRANSPORTING, ETC. CONCRETE TICKETS SHALL BE TIME STAMPED WHEN CONCRETE IS BATCHED.

ALL CONCRETE MIX DESIGNS SHALL INCLUDE A WRITTEN DESCRIPTION INDICATING WHERE EACH PARTICULAR MIX IS TO BE PLACED WITHIN THE STRUCTURE.

CONCRETE SHALL BE PLACED AND CURED ACCORDING TO ALL STANDARDS AND SPECIFICATIONS, INCLUDING ALL ACI REQUIREMENTS.

THE MAXIMUM TIME ALLOWED FROM THE TIME THE MIXING WATER IS ADDED UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED ONE AND ONE HALF (1-1/2) HOURS. IF FOR ANY REASON THERE IS A LONGER DELAY THAN THAT STATED ABOVE, THE CONCRETE SHALL BE DISCARDED. IT SHALL BE THE RESPONSIBILITY OF THE TESTING LAB TO NOTIFY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR OF ANY NONCOMPLIANCE WITH THE ABOVE. ALL SLABS SHALL BE CURED USING A DISSIPATING CURING COMPOUND MEETING ASTM STANDARD C309 TYPE 1-D AND SHALL HAVE A FUGITIVE DYE. THE COMPOUND SHALL BE PLACED AS SOON AS THE FINISHING IS COMPLETED OR AS SOON AS THE WATER HAS LEFT THE UNFINISHED CONCRETE. ALL SCUFFED OR BROKEN AREAS IN THE CURING MEMBRANE SHALL BE RECOATED DAILY. CALCIUM CHLORIDES SHALL NOT BE UTILIZED; OTHER ADMIXTURES MAY BE USED ONLY WITH THE APPROVAL OF THE SEOR.

THE GENERAL CONTRACTOR SHALL NOTIFY THE SEOR A MINIMUM OF 48 HOURS PRIOR PLACEMENT OF ANY STRUCTURAL CONCRETE.

UNLESS NOTED OTHERWISE ON PLANS, THE FOLLOWING CONCRETE CLEAR COVER SHALL BE PROVIDED FOR ALL NON-PRESTRESSED CONCRETE REINFORCEMENT PER ACI 318:

CONCRETE CAST AGAINST EARTH:	ALL BARS	-	3"
CONCRETE EXPOSED TO EARTH (FORMED FACE):	ALL BARS	-	2"
CONCRETE EXPOSED TO WEATHER:	#6 BARS AND GREATER	-	2"
	#5 BARS AND SMALLER	-	1 1/2"
WHERE NOT EXPOSED TO EARTH OR WEATHER:			
SLABS, WALLS, AND JOISTS:	#14 & #18 BARS	-	1 1/2"
	#11 BARS AND SMALLER	-	1"
BEAMS AND COLUMNS:	ALL BARS	-	1 1/2"

SEE ACI 318 FOR ADDITIONAL REQUIREMENTS AND MORE INFORMATION.

CONCRETE TESTING: AN INDEPENDENT TESTING LABORATORY SHALL PERFORM THE FOLLOWING TESTS ON CAST IN PLACE CONCRETE:

A) ASTM C143 - "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE." MAXIMUM SLUMP SHALL BE 4-6 INCHES, PRIOR TO ADDING A SUPER PLASTICIZER.
B) ASTM C39 - "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS." A SEPARATE TEST SHALL BE CONDUCTED FOR EACH CLASS, FOR EVERY 50 CUBIC YARDS (OR FRACTION THEREOF), PLACED PER DAY. REQUIRED CYLINDER(S) QUANTITIES AND TEST AGE AS FOLLOWS:
1 AT 7 DAYS
2 AT 28 DAYS

ONE ADDITIONAL RESERVE CYLINDER TO BE TESTED UNDER THE DIRECTION OF THE ENGINEER, IF REQUIRED. IF 28 DAY STRENGTH IS ACHIEVED, THE ADDITIONAL CYLINDER(S) MAY BE DISCARDED.

POUR STRUCTURAL CONCRETE WITHIN THE FOLLOWING TOLERANCES:

VARIATION FROM PLUMB:	1/4" IN 10'-0"
VARIATION FROM LEVEL IN TOPS OF PILASTERS:	1/8" IN 10'-0"
VARIATION FOOTINGS:	
PLAN DIMENSIONS:	+2", - 1/2"
THICKNESS:	- 0"

NON-SHRINK GROUT:

NON-SHRINK GROUT SHALL BE A HIGH-STRENGTH MORTAR OR GROUT WITH A MINIMUM COMPRESSIVE STRENGTH OF (2X) TIMES THAT OF THE SUPPORTING CONCRETE AT 28 DAYS. THE GROUT IS TO BE NON-METALLIC, NON-CORROSIVE, CEMENT-BASED AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM C1107. IT SHALL BOND PERMANENTLY TO A CLEAN METAL BASEPLATE AND CONCRETE SUBSTRATE AND WILL NOT SHRINK IN ITS PLASTIC STATE, AS TESTED IN ACCORDANCE WITH ASTM C827.

HOLLOW-CORE SLABS:

FLOORS SHALL BE PRESTRESSED CONCRETE HOLLOW-CORE SLABS DESIGNED IN ACCORDANCE WITH ACI 318-14 FOR THE SUPERIMPOSED LOADS SHOWN IN THE DESIGN LOADS ABOVE.

SHOP DRAWINGS AND CALCULATIONS SHALL BE PREPARED FOR ALL WORK AND SUBMITTED FOR REVIEW. SHOP DRAWINGS SHALL BEAR THE SIGNATURE AND IMPRESSED SEAL OF A FLORIDA REGISTERED PROFESSIONAL ENGINEER.

MATERIALS:

A. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150 TYPE I OR TYPE II, EXCEPT HIGH EARLY TYPE III MAY BE SUBSTITUTED.

B. AGGREGATES SHALL CONFORM TO ASTM C-33 OR C-330.

C. REINFORCING SHALL CONFORM TO ASTM A-615.

D. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.

E. STRAND SHALL BE COLD DRAWN STRESS-RELIEVED CLEAN AND FREE FROM CORROSION, HAVING A GUARANTEED MINIMUM TENSILE STRENGTH OF 270 KSI, 3/8" DIAMETER AND CONFORMING TO ASTM A-416.

F. TRUSSES SHALL BE RESISTANCE WELDED, FABRICATED FROM LOW CARBON AISI WELDABLE STEEL RODS AND FLAT BARS AND HAVE MINIMUM YIELD STRENGTH OF 40 KSI.

G. ADDITIVES CONTAINING CHLORIDES SHALL NOT BE USED.

SHOP DRAWINGS: DRAWINGS SHALL SHOW THE GENERAL ARRANGEMENT OF SLAB UNITS IN THE STRUCTURE AND DETAILS OF DEPTH, WIDTH, LENGTH, REINFORCING, PLACEMENT, SHORING, RE-SHORING, ETC. SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR REVIEW PRIOR TO FABRICATION. SHOP DRAWINGS SHALL BEAR THE SIGNATURE AND IMPRESSED SEAL OF A FLORIDA REGISTERED PROFESSIONAL ENGINEER.

PHYSICAL PARAMETERS:

A. TOLERANCES WIDTH +/- 1/8 INCH
LENGTH +/- 1/2 INCH
THICKNESS +/- 1/4 INCH

B. TOP SURFACE SHALL BE VIBRATOR FORMED AND SHALL PROVIDE A ROUGH SURFACE FOR THE ADHERENCE OF THE FIELD-PLACED CONCRETE.

TESTING:

A. CONCRETE: PROVIDE SLUMP TESTS FOR EACH TRUCK LOAD IN ACCORDANCE WITH ASTM C-172 AND ASTM C-143. TWO CYLINDERS SHALL BE TAKEN FOR EACH CASTING BED AND COMPRESSIONS TESTS MADE IN ACCORDANCE WITH ASTM C-192, ASTM C-617 AND ASTM C-39.

B. STRANDS AND REINFORCING: MILL TEST REPORTS SHOWING COMPLIANCE WITH THE APPLICABLE ASTM SPECIFICATION SHALL BE AVAILABLE UPON REQUEST.

CONCRETE STAIRS:

ENGINEERED PRECAST CONCRETE STAIR SYSTEM AND ALL CONNECTIONS OF SAME TO THIS STRUCTURE SHALL BE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA. SUBMIT SHOP DRAWINGS BEARING THE EMBOSSED SEAL AND THE SIGNATURE OF THE ENGINEER FOR REVIEW PRIOR TO FABRICATION.

THE CONFIGURATION OF THE STAIR SYSTEM SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS. THE STAIR SYSTEM AND ALL CONNECTIONS (INCLUDING CONNECTIONS TO THE STRUCTURE) SHALL BE DESIGNED FOR ALL APPLICABLE LOADS AS INDICATED BELOW AND IN THE BUILDING CODE WHICHEVER IS GREATER. THE LOADS SHALL BE CLEARLY INDICATED ON ALL SHOP DRAWINGS.

MINIMUM STAIR DESIGN LOADS:

UNIFORM LIVE LOAD	100 PSF.
CONCENTRATED LIVE LOAD	300 LBS
ADDITIONAL DEAD LOAD	15 PSF.

SHOP DRAWINGS SHALL SHOW AND SPECIFY ALL CONNECTIONS UTILIZED WITHIN THE STAIR SYSTEM AS WELL AS CONNECTIONS (INCLUDING CONNECTIONS TO THE STRUCTURE) AND LOADS IMPOSED UPON THE STRUCTURAL SYSTEM SHOWN ON THESE PLANS.

CHEMICAL ANCHORS:

SHALL BE AN EQUAL TWO PART EPOXY POLYMER INJECTION SYSTEM, SUCH AS SIMPSON SET-XP "STRUCTURAL ANCHORING ADHESIVE", HILTI HIT-HY 150 MAX-SD OR ENGINEER APPROVED SUBSTITUTION, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. INSTALLERS SHALL BE TRAINED BY THE MANUFACTURER'S REPRESENTATIVE. BRUSH AND BLOW OUT ALL HOLES.

MASONRY WALLS:

MASONRY UNITS SHALL MEET ASTM C-90 FOR HOLLOW LOAD BEARING TYPE MASONRY WITH UNIT STRENGTH OF 3000 PSI ON THE NET AREA (F'M = 3000 PSI) UP TO LEVEL 2, UNIT STRENGTH OF 2500 PSI ON THE NET AREA (F'M = 2500 PSI) AT LEVEL 3. UNIT STRENGTH OF 2000 PSI ON THE NET AREA (F'M = 2000 PSI) ELSEWHERE. MORTAR SHALL BE TYPE "M" OR "S" AND MEET ASTM C-270. GROUT SHALL BE 3000 PSI MINIMUM COMPRESSIVE STRENGTH AND MEET ASTM C-476. PROVIDE HOOKED DOWELS IN FOOTINGS FOR ALL VERTICAL REINFORCING ABOVE. LAP SPLICES 48 BAR DIAMETERS.

MASONRY CONSTRUCTION SHALL BE LAID IN RUNNING BOND CONFIGURATION UNLESS OTHERWISE NOTED.

BLOCK CELLS AS SHOWN ON PLANS SHALL BE GROUT FILLED WITH VERTICAL REINFORCING BARS. SEE PLAN NOTES FOR BAR SIZE AND SPACING. DOWELS SHALL BE USED TO PROVIDE CONTINUITY INTO THE STRUCTURE ABOVE AND/OR BELOW, UNLESS NOTED OTHERWISE. USE METAL LATH, MORTAR, OR SPECIAL UNITS TO CONFINE CONCRETE AND GROUT TO AREA REQUIRED. CELLS TO BE GROUT FILLED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED, CONTINUOUS VERTICAL GROUT SPACE.

PROVIDE 9 GAUGE GALVANIZED HORIZONTAL JOINT REINFORCING (DUR-O-WALL OR ENGINEER APPROVED SUBSTITUTION) AT ALTERNATE BLOCK COURSES, BEGINNING 8" ABOVE FOOTINGS AND FLOOR LEVELS. MASONRY WALLS ABOVE OPENINGS SHALL BE REINFORCED AT THE SAME SPACING AS THE WALL WITH DOWELS HOOKED INTO THE BEAM OR LINTEL ABOVE THE OPENING.

GROUT LIFT: AN INCREMENT OF GROUT HEIGHT WITHIN A TOTAL GROUT POUR.
GROUT POUR: THE TOTAL HEIGHT OF MASONRY TO BE GROUTED PRIOR TO ERECTION OF ADDITIONAL MASONRY. A GROUT POUR CONSISTS OF ONE OR MORE GROUT LIFTS. GROUT POURS SHALL SET FOR A MINIMUM OF 4 HOURS BEFORE ANY ADDITIONAL GROUT PLACEMENT.

GROUT SHALL HAVE A SLUMP BETWEEN 8 AND 11 INCHES, EXCEPT SELF-CONSOLIDATING GROUT. JOB-SITE PROPORTIONING OF SELF-CONSOLIDATING GROUT IS NOT PERMITTED.

MASONRY CONT.:

MASONRY GROUTING REQUIREMENTS:

1. FIELD-MIXED GROUT SHALL BE PLACED WITHIN 1-1/2 HOURS FROM INTRODUCING WATER INTO THE MIXTURE AND BEFORE INITIAL SET.
2. GROUT SLUMP REQUIREMENTS:
3. FOR GROUT SLUMP BETWEEN 8 AND 10 INCHES, THE MAXIMUM GROUT LIFT HEIGHT IS 5 FEET.
4. FOR GROUT SLUMP BETWEEN 10 AND 11 INCHES, THE MAXIMUM GROUT LIFT HEIGHT IS 12.67 FEET.
5. FOR SELF-CONSOLIDATING GROUT, THE GROUT LIFT HEIGHT SHALL NOT EXCEED THE GROUT POUR HEIGHT (24 FEET MAX.).
6. GROUT LIFT HEIGHTS EXCEEDING 5 FEET SHALL MEET THE FOLLOWING REQUIREMENTS:
7. MASONRY MORTAR HAS CURED FOR AT LEAST 4 HOURS.
8. GROUT SLUMP IS BETWEEN 10 AND 11 INCHES.
9. NO INTERMEDIATE BOND BEAMS ARE PLACED BETWEEN THE TOP AND BOTTOM OF THE GROUT LIFT HEIGHT.
10. EACH GROUT LIFT SHALL BE CONSOLIDATED BY MECHANICAL VIBRATION AT THE TIME OF PLACEMENT. CONSOLIDATION IS NOT REQUIRED FOR SELF-CONSOLIDATING GROUT.
11. EACH GROUT LIFT SHALL BE RECONSOLIDATED BY MECHANICAL VIBRATION AFTER INITIAL WATER LOSS AND SETTLEMENT HAS OCCURRED, AND BEFORE ADDING THE SUBSEQUENT GROUT LIFT. RECONSOLIDATION IS NOT REQUIRED FOR SELF-CONSOLIDATING GROUT.
12. THE TIME BETWEEN PLACING GROUT LIFTS SHALL NOT EXCEED 1 HOUR.
13. THE MAXIMUM POUR HEIGHT IS 24 FEET.
14. A GROUT KEY SHALL BE PROVIDED AT THE TOP OF EACH GROUT LIFT AND GROUT POUR. GROUT KEYS SHOULD BE FORMED BY TERMINATING THE GROUT 1-1/2 INCHES BELOW A MORTAR JOINT.

MASONRY WALLS MARKED AS "LOAD-BEARING" ARE DESIGNED TO CARRY GRAVITY FLOOR LOADS AND MUST BE CONSTRUCTED TO SUPPORT THE FLOOR SYSTEM, CONCURRENTLY WITH ALL OTHER LOAD-BEARING CONCRETE AND STEEL COLUMNS.

AT SILLS OF MASONRY OPENINGS IN LOAD-BEARING MASONRY WALLS, PROVIDE AN 8" KNOCKOUT COURSE, GROUTED SOLID AND REINFORCED WITH 1 #5 CONTINUOUS HORIZONTAL BAR, TYPICAL UNLESS NOTED OTHERWISE ON PLAN OR DETAILS.

ALL WALLS EXCEEDING 16 FEET TALL SHALL HAVE A MID-HEIGHT DOUBLE-KNOCK OUT BLOCK, GROUTED SOLID WITH (2)#5 BARS CONT. IN EACH COURSE, UNLESS A CONCRETE TIE-BEAM OR BOND BEAM IS NOTED.

TIE BEAMS:

BEAMS WITH THE PREFIX "TB" SHALL BE OF CONCRETE POURED AFTER THE MASONRY WALLS BELOW ARE IN PLACE AND ARE INTENDED TO BE FULLY SUPPORTED BY THE MASONRY WALL REINFORCING SHALL BE CONTINUOUS THROUGH TIE BEAMS FOR THE FULL LENGTH OF THE MASONRY WALL WITH MINIMUM LAP SPLICES OF 48 BAR DIAMETERS AND BENT BARS AT CORNERS. USE METAL LATH, MORTAR, OR SPECIAL UNITS TO CONFINE CONCRETE TO AREA REQUIRED, IN ACCORDANCE WITH ACI 530.1, SECTION 4.3.3.3 (SOLID METAL OR FELT CAVITY CAPS ARE PROHIBITED). WHERE TIE BEAMS ARE NOTED AS KNOCK-OUT (K.O.) BLOCKS, KNOCK-OUT BLOCKS SHALL BE GROUT-FILLED AS SPECIFIED IN THE MASONRY SECTION ABOVE.

UNLESS NOTED ON PLAN OR SCHEDULED, AN 8"X16" CONCRETE TIE BEAM SHALL BE PROVIDED AT THE TOP OF ALL MASONRY WALLS. TOP OF TIE BEAM SHALL BE TOP OF WALL ELEVATION AND REINFORCED WITH (2)#5 BARS TOP AND BOTTOM, WITH #3 STIRRUPS AT 24" O.C. MAX.

TIE COLUMNS:

CONCRETE TIE COLUMNS SHALL BE PLACED AFTER THE MASONRY CMU WALLS. THE MASONRY UNIT FACE SHELL FACING THE TIE COLUMN SHALL BE REMOVED SO THAT WHEN THE CONCRETE TIE COLUMN IS PLACED, THE CONCRETE WILL FLOW INTO THE BLOCK CELL INTERLOCKING THE TIE COLUMN WITH THE BLOCK. THIS SHALL OCCUR AT THE TOP AND BOTTOM OF THE WALL AND AT 24" ON CENTER FOR THE FULL HEIGHT OF THE INTERFACE BETWEEN THE BLOCK AND THE TIE COLUMN.

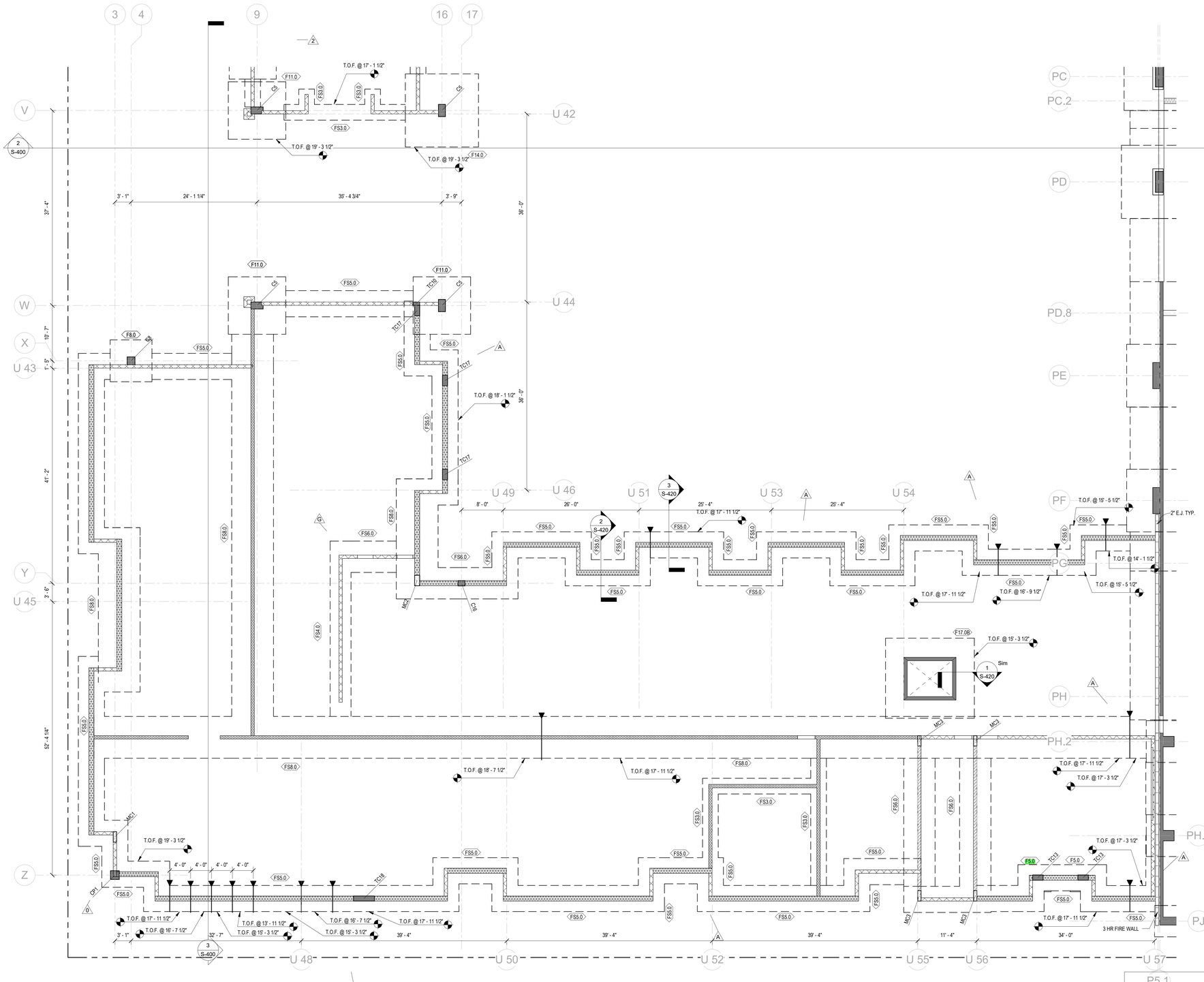
MASONRY LINTELS/WALL OPENINGS:

ALL OPENINGS IN MASONRY WALLS SHALL BE SPANNED WITH A CONCRETE BEAM OR PRECAST CONCRETE LINTEL. THE BEAM OR LINTEL SHALL SPAN THE FULL WIDTH OF THE OPENING AS A CONTINUOUS WIDTH AND DEPTH UNLESS NOTED OTHERWISE ON THE PLANS.

MASONRY OPENINGS LESS THAN 4 FEET SHALL BE SPANNED WITH AN 8" SPAN RATED PRECAST/PRESTRESSED CONCRETE LINTEL. ALL PRECAST LINTELS SHALL BEAR A MINIMUM OF 8" AT EACH END ON A GROUT FILLED CELL.

MASONRY OPENINGS BETWEEN 4 AND 8 FEET SHALL BE SPANNED WITH AN 8" SPAN RATED PRECAST/PRESTRESSED CONCRETE LINTEL WITH 1#5 BAR CONTINUOUS. PRECAST LINTEL AND ALL CELLS ABOVE, TO THE BOTTOM OF THE TIE BEAM OR BOND BEAM, SHALL BE GROUTED SOLID. ALL PRECAST LINTELS SHALL BEAR A MINIMUM OF 8" AT EACH END ON A GROUT FILLED CELL.

WHERE A CONCRETE COLUMN OR CONCRETE TIE COLUMN IS WITHIN 8" O



PARTIAL BUILDING PLAN - FOUNDATION - 1000A
1/8" = 1'-0"

T.O.F. ELEVATIONS ADJUSTED.

MASONRY UNIT STRENGTH PER LEVEL	
F'M	FLOOR
2000 PSI	TOP OF PARAPET ROOF
2000 PSI	FIFTH FLOOR
2000 PSI	FOURTH FLOOR
2500 PSI	THIRD FLOOR
3000 PSI	SECOND FLOOR
3000 PSI	FOUNDATION

WALL LEGEND

INDICATES A FULLY GROUTED 12" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, END, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS AND AT 16" O.C. MAX.

INDICATES A 12" MASONRY LOAD BEARING WALL BELOW PLANK BEARING. SEE PLAN FOR ELEVATIONS. WALL TO BE FULLY GROUTED AND REINFORCED W/ (1) #6 AT CELL CORNERS, INTERSECTIONS, EACH SIDE OF PLUMBING PENETRATIONS, AND AT 24" O.C.

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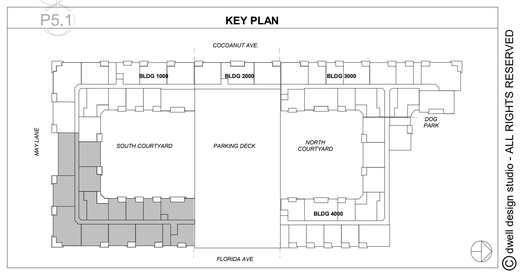
P5.1 KEY PLAN



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800 COCOANUT AVE.
SARASOTA, FL 34236

ISSUE

DATE	DESCRIPTION	INCLUDED
03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	GMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
01/15/2024	ADD. 2 FOUNDATION PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
01/15/24	MTO FOUND 1 PERMIT COMMENTS	4
01/15/24	ADD. 2 FOUNDATION PERMIT	5
03/15/2024	STRUCTURAL BLDG PRECAST IFC	6
04/12/2024	ISSUED FOR CONSTRUCTION	7
05/31/2024	ASI# 01	8

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Cordell S. Van Nostrand
FL P.E. # 67580

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SHEET NAME:
PARTIAL BUILDING PLAN - FOUNDATION - 1000A

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

DRAWN BY: BGN
CHECKED BY: EM

S-100A

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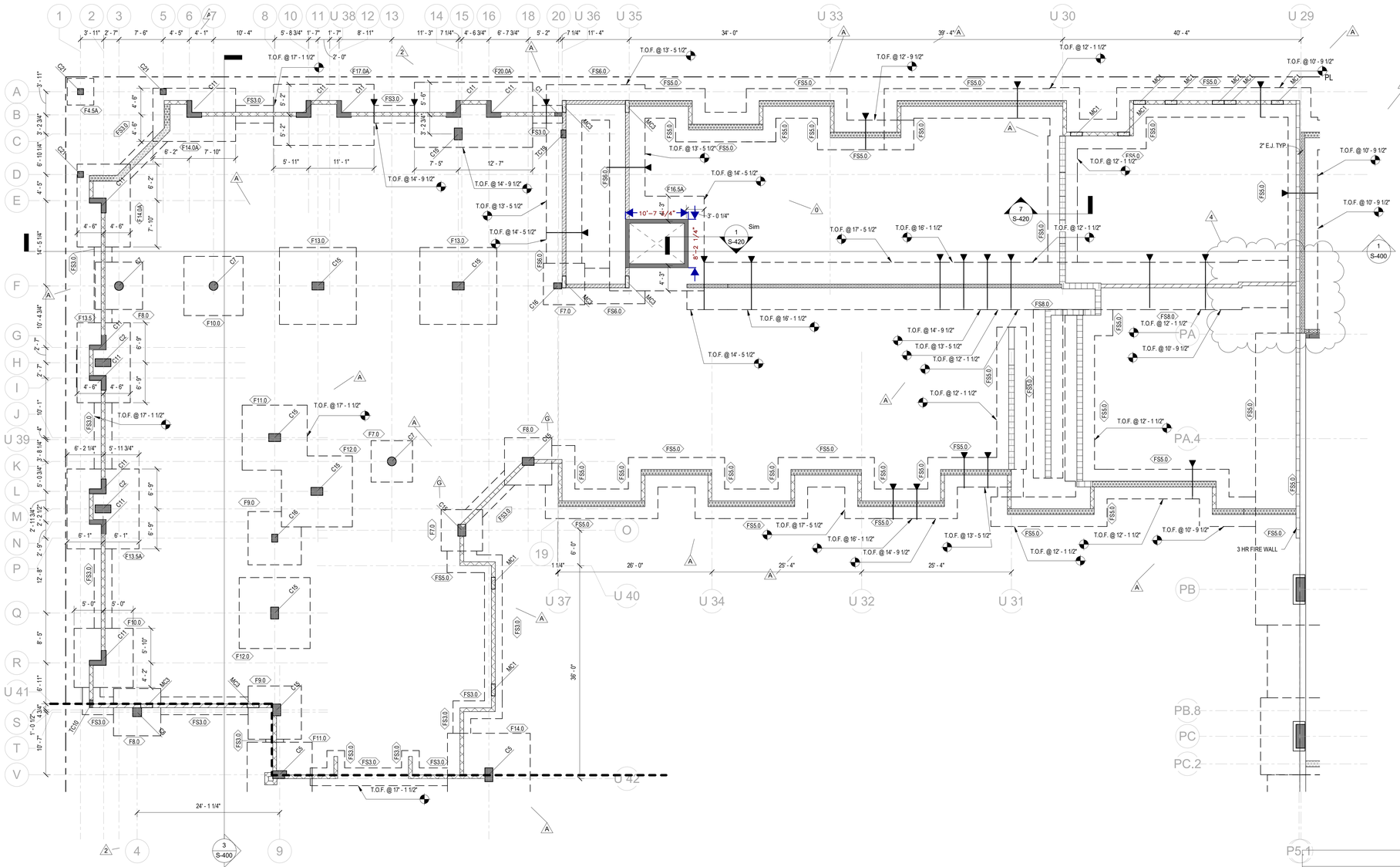

PARTIAL BUILDING PLAN - FOUNDATION - 1000B
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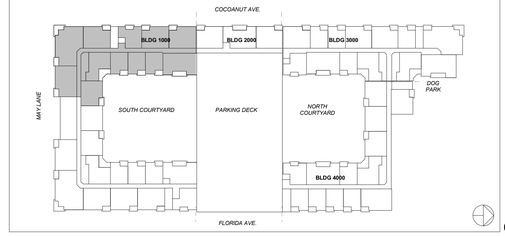

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ISSUE

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03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	GMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
03/20/24	ADD. 2 FOUNDATION PERMIT	X
03/06/2024	STRUCTURAL BLDG PRECAST IFC	X
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04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
03/15/23	MTG ROUND 1 PERMIT COMMENTS	A
01/15/24	ADD. 2 FOUNDATION PERMIT	A
03/15/2024	STRUCTURAL BLDG PRECAST IFC	O
04/12/2024	ISSUED FOR CONSTRUCTION	1
06/31/2024	ASI#1	2
08/20/2024	ASI #3	4

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SHEET NAME:

PARTIAL BUILDING PLAN - FOUNDATION - 1000B

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

DRAWN BY	CHECKED BY
BGN	EM

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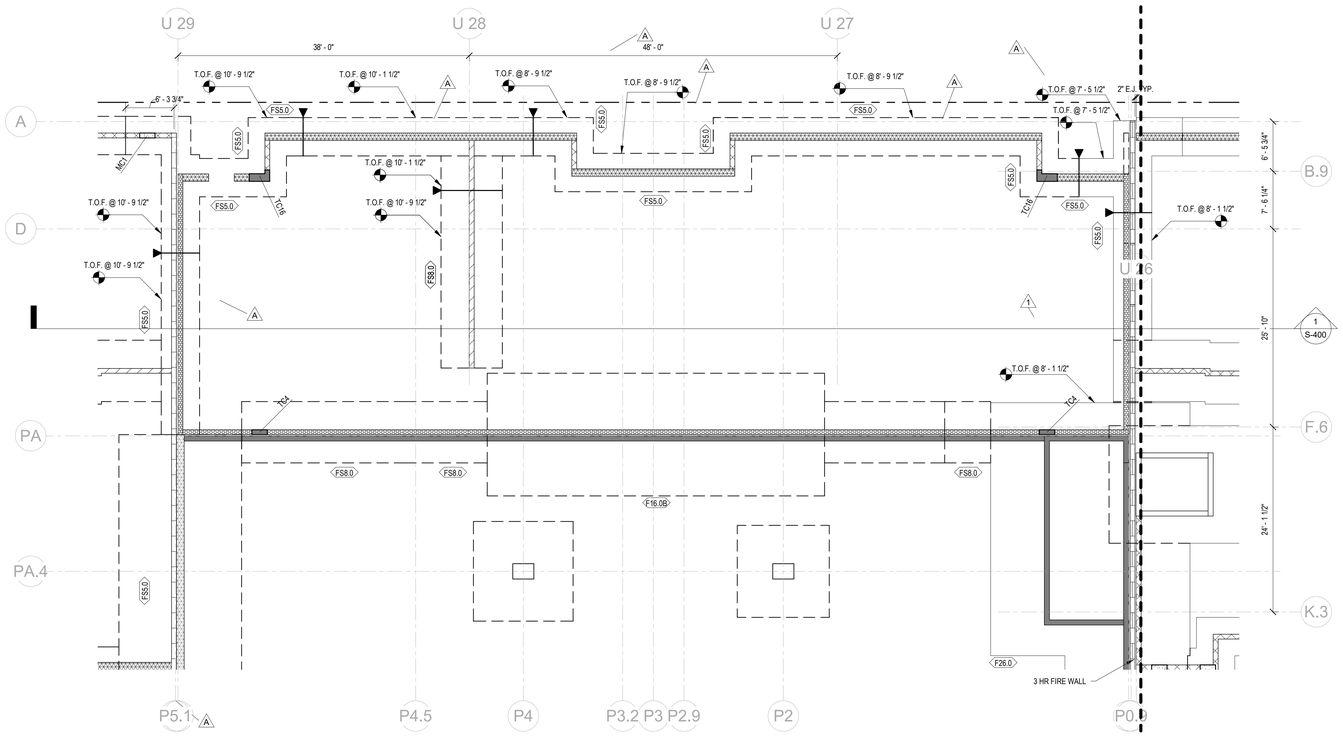

PARTIAL BUILDING PLAN - FOUNDATION - 2000
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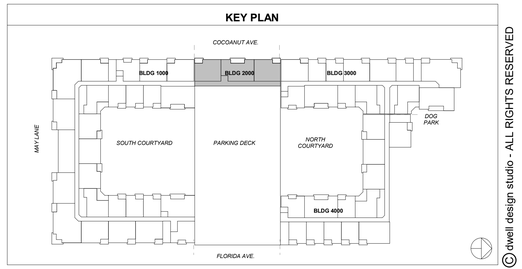
KEY PLAN



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SARASOTA, FL 34236

ISSUE

DATE	DESCRIPTION	INCLUDED
03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	GMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
03/24/2023	STRUCTURAL FOUND PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
03/19/23	MTO ROUND 1 PERMIT COMMENTS	A
01/10/24	ADD 2 FOUNDATION PERMIT	B
04/12/2024	ISSUED FOR CONSTRUCTION	0
05/13/2024	REV 12	1

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ENGINEER OF RECORD
Cordell S. Van Nostrand
FL P.E. # 67580

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SHEET NAME:

PARTIAL BUILDING PLAN - FOUNDATION - 2000

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

DRAWN BY: BGN
CHECKED BY: EM

S-100C

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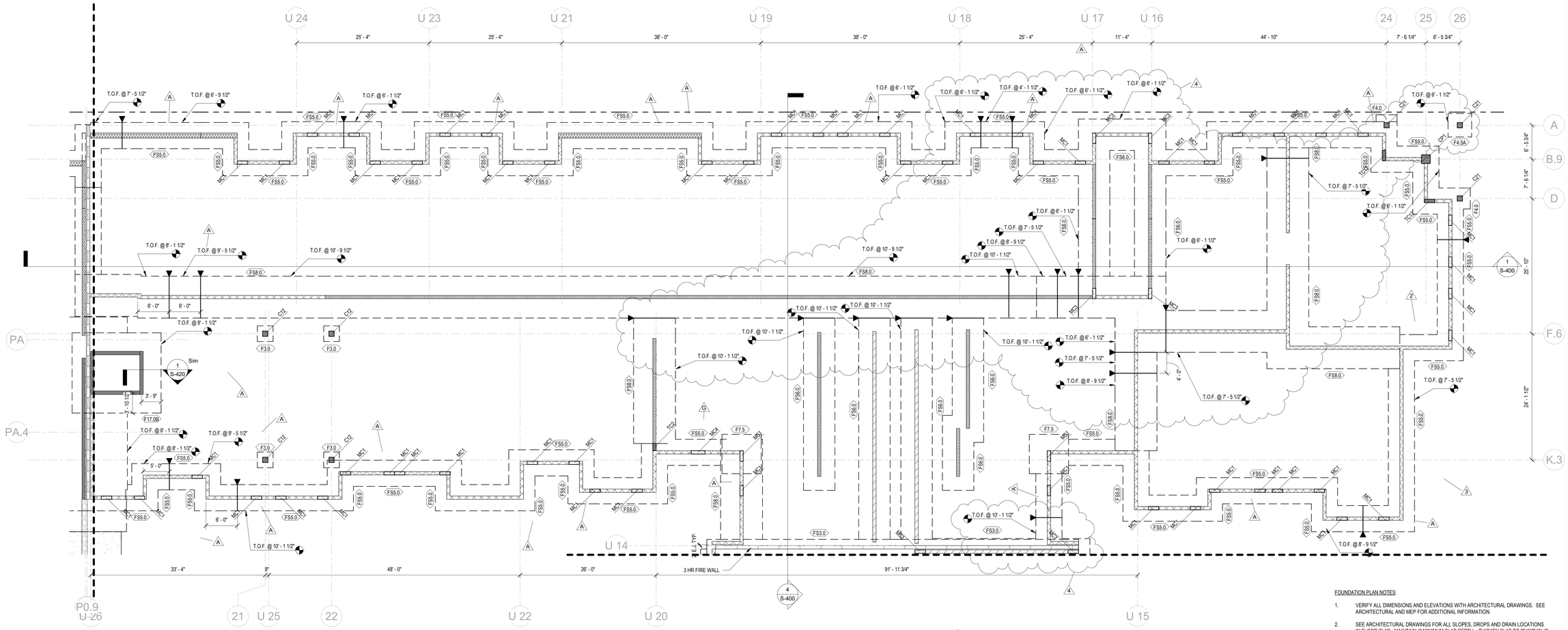


PARTIAL BUILDING PLAN - FOUNDATION - 3000
1/8" = 1'-0"

T.O.F. ELEVATIONS ADJUSTED.

WALL LEGEND

2

- INDICATES A FULLY GROUTED 12" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, END, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS AND AT 16" O.C. MAX.
- INDICATES A 12" MASONRY LOAD BEARING WALL BELOW PLANK BEARING. SEE PLAN FOR ELEVATIONS. WALL TO BE FULLY GROUTED AND REINFORCED W/ (1) #5 AT CELL CORNERS, INTERSECTIONS, EACH SIDE OF PLUMBING PENETRATIONS, AND AT 24" O.C.
- INDICATES AN 8" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#5 AT 24" O.C. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING (2) CELLS FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.
- INDICATES AN 8" MASONRY SHEAR WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#6 AT 16" O.C. AND BOND BEAM W/ 2#5 AT 32" O.C. MAX. AT THIRD AND FOURTH FLOOR PROVIDE 1#5 AT 24" O.C. MAX.. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING 1 CELL FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.
- INDICATES AN 8" MASONRY SHEAR WALL. SEE PLAN FOR LOCATIONS. AT FIRST FLOOR PROVIDE 1#7 AT 8" O.C. AT SECOND FLOOR PROVIDE 1#6 AT 16" O.C. AT THIRD AND FOURTH FLOOR PROVIDE 1 #5 AT 24" O.C. MAX. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING (2) CELLS FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.
- INDICATES A PRE-ENGINEERED PRECAST CONCRETE PARKING GARAGE WALL BY DELEGATED ENGINEER. CONNECTIONS OF WALL TO FOUNDATIONS, OTHER WALLS, DOUBLE-TEES, BEAMS, ETC, BY PRECAST ENGINEER. SEE PARKING GARAGE PLANS FOR ADDITIONAL INFORMATION.
- INDICATES AN 8" MASONRY SHEAR WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#5 AT 16" O.C. AT THIRD AND FOURTH FLOOR PROVIDE 1 #5 AT 24" O.C. MAX.. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING 1 CELL FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.
- INDICATES A NON-LOAD BEARING 8" MASONRY WALL. REINFORCE WITH #5 BARS IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND AT 32" O.C. MAX.
- INDICATES A 8" MASONRY LOAD BEARING WALL BELOW PLANK BEARING. SEE PLAN FOR ELEVATIONS. WALL TO BE FULLY GROUTED AND REINFORCED W/ (1)#5 AT CELL CORNERS, INTERSECTIONS, EACH SIDE OF PLUMBING PENETRATIONS, AND AT 24" O.C.
- INDICATES A STAND ALONE NON-LOAD BEARING 8" 3 HR-FIREWALL. MASONRY WALL. REINFORCE WITH #5 BARS IN GROUTED CELLS AT ENDS AND AT 40" O.C. MAX. REFER TO ARCHITECTURAL FOR ADDITIONAL REQUIREMENTS.

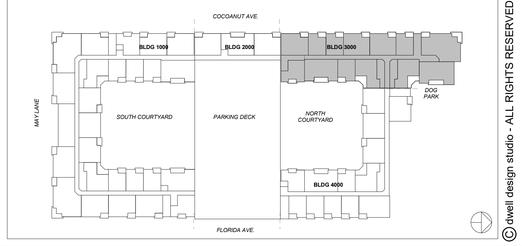
FOUNDATION PLAN NOTES:

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL AND MEP FOR ADDITIONAL INFORMATION.
2. SEE ARCHITECTURAL DRAWINGS FOR ALL SLOPES, DROPS AND DRAIN LOCATIONS IN FLOOR SLAB. MAINTAIN 4" MINIMUM SLAB DEPTH. THICKEN SLAB TO 8" WITHIN 4" OF ALL SLAB STEPS; MAINTAIN 4" MINIMUM SLAB DEPTH ELSEWHERE.
3. ALL ELEVATIONS ARE SET AT N.A.V.D.
4. SEE S-200 FOR FOOTING SCHEDULE. CENTERLINES OF WALLS AND COLUMNS SHALL COINCIDE WITH CENTERLINES OF FOOTINGS AT ALL INTERIOR LOCATIONS.
5. TOF INDICATES TOP OF FOOTING ELEVATION. SEE PLAN FOR TOP OF FOOTING ELEVATION. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED PLUMBING PENETRATIONS THROUGH STEM-WALLS AND ELEVATIONS. NO PENETRATIONS ARE PERMITTED THROUGH FOOTINGS. FOOTINGS MAY STEP AS SHOWN IN THE TYPICAL DETAIL ON S-301. NOTIFY ENGINEER OF STEP LOCATIONS BEFORE PROCEEDING WITH WORK.
6. GROUND FLOOR SHALL BE 4" CONCRETE SLAB-ON-GRADE, U.N.O. REINFORCE W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH.
7. WHERE CONTINUOUS FOOTING INTERSECT WITH PAD FOOTINGS, CONTINUOUS FOOTING REINFORCING SHALL BE CONTINUOUS THROUGH THE PAD FOOTING OR EXTEND A FULL DEVELOPMENT LENGTH INTO THE PAD FOOTING.

PLAN LEGEND

- ▼ INDICATES FOOTING STEP. SEE PLAN FOR ELEVATION. SEE TYPICAL DETAILS ON S-301.
- ABOVE / THRU / BELOW INDICATES COLUMN MARK. COLUMNS ARE ABOVE, BELOW, OR THROUGH AS SHOWN.

KEY PLAN



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ISSUE

DATE	DESCRIPTION	INCLUDED
03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	CMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
03/31/2023	STRUCTURAL GARAGE PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
03/15/23	MTO ROUND 1 PERMIT COMMENTS	A
01/15/24	ADD: 2 FOUNDATION PERMIT	0
03/06/2024	ISSUED FOR STRUCTURAL GARAGE IFC	1
04/12/2024	ISSUED FOR CONSTRUCTION	2
05/31/2024	ASI# 01	3
06/28/2024	ASI #02	4
08/05/2024	ASI #03	4

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SHEET NAME:

PARTIAL BUILDING PLAN - FOUNDATION - 3000

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

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BGN	EM

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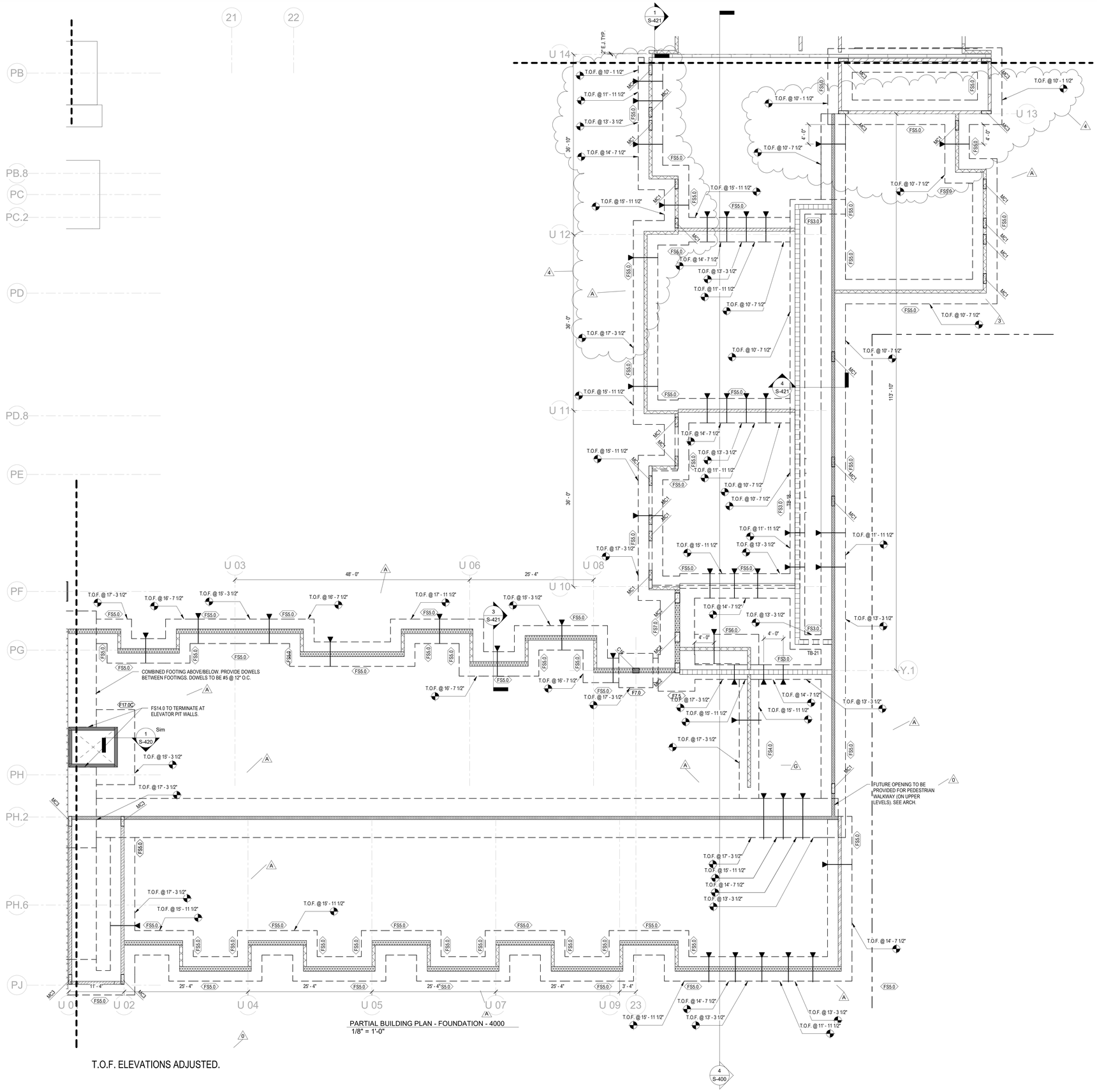

PARTIAL BUILDING PLAN - FOUNDATION - 4000
1/8" = 1'-0"

T.O.F. ELEVATIONS ADJUSTED.

WALL LEGEND

INDICATES A FULLY GROUTED 12" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, END, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS AND AT 16" O.C. MAX.

INDICATES A 12" MASONRY LOAD BEARING WALL BELOW PLANK BEARING. SEE PLAN FOR ELEVATIONS. WALL TO BE FULLY GROUTED AND REINFORCED W/ (1) #6 AT CELL CORNERS, INTERSECTIONS, EACH SIDE OF PLUMBING PENETRATIONS, AND AT 24" O.C.

INDICATES AN 8" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#5 AT 24" O.C. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING (2) CELLS FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

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INDICATES A 8" MASONRY LOAD BEARING WALL BELOW PLANK BEARING. SEE PLAN FOR ELEVATIONS. WALL TO BE FULLY GROUTED AND REINFORCED W/ (1)#5 AT CELL CORNERS, INTERSECTIONS, EACH SIDE OF PLUMBING PENETRATIONS, AND AT 24" O.C.

INDICATES A STAND ALONE NON-LOAD BEARING 8" 3 HR-FIREWALL MASONRY WALL. REINFORCE WITH #5 BARS IN GROUTED CELLS AT ENDS AND AT 40" O.C. MAX. REFER TO ARCHITECTURAL FOR ADDITIONAL REQUIREMENTS.

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3. ALL ELEVATIONS ARE SET AT N.A.V.D.
4. SEE S-200 FOR FOOTING SCHEDULE. CENTERLINES OF WALLS AND COLUMNS SHALL COINCIDE WITH CENTERLINES OF FOOTINGS AT ALL INTERIOR LOCATIONS.
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7. WHERE CONTINUOUS FOOTING INTERSECT WITH PAD FOOTINGS, CONTINUOUS FOOTING REINFORCING SHALL BE CONTINUOUS THROUGH THE PAD FOOTING OR EXTEND A FULL DEVELOPMENT LENGTH INTO THE PAD FOOTING.

PLAN LEGEND

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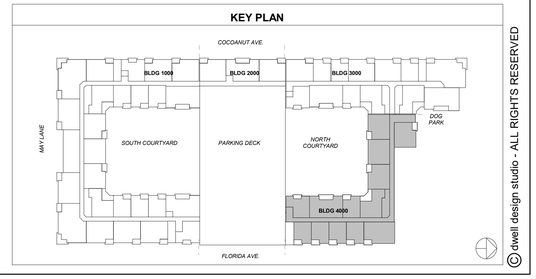
ABOVE THRU BELOW INDICATES COLUMN MARK. COLUMNS ARE ABOVE, BELOW, OR THROUGH AS SHOWN.

KEY PLAN



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DATE	DESCRIPTION	INCLUDED
03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	GMP PERMIT	X
01/13/2023	GMP PERMIT ADDENDUM 1	X
01/16/2024	ADD. 2 FOUNDATION PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
03/15/23	MTG ROUND 1 PERMIT COMMENTS	A
01/15/24	ADD. 2 FOUNDATION PERMIT	B
03/18/2024	STRUCTURAL BLDG PRECAST IFC	C
04/12/2024	ISSUED FOR CONSTRUCTION	D
06/28/2024	ASI #02	E
08/05/2024	ASI #03	F

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SHEET NAME:
PARTIAL BUILDING PLAN - FOUNDATION - 4000

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

DRAWN BY	CHECKED BY
BGN	EM

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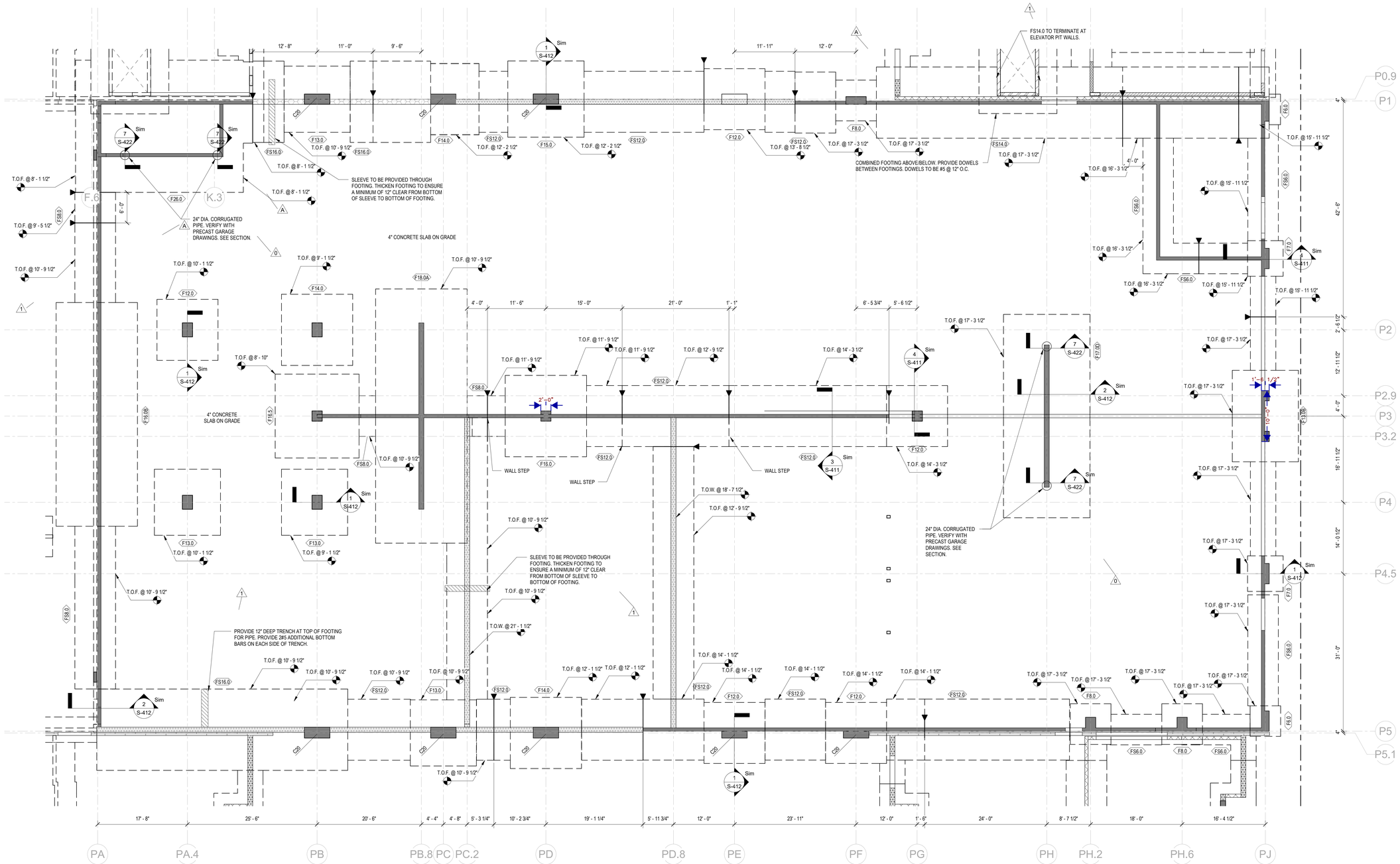


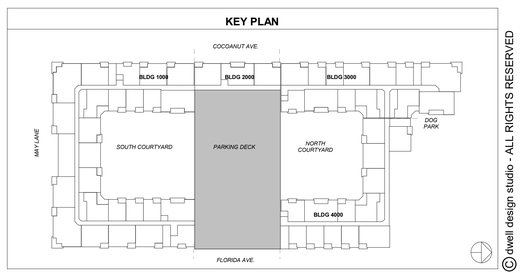
OVERALL PARKING DECK - FOUNDATION
1/8" = 1'-0"

PARKING DECK WALL LEGEND

- INDICATES 12" CONCRETE RETAINING WALL, REINFORCED WITH #5 @ 12" VERTICAL BARS AND #4 @ 12" HORIZONTAL BARS, EACH FACE.
- INDICATES 12" CONCRETE RETAINING WALL, REINFORCED WITH #6 @ 12" VERTICAL BARS AND #4 @ 12" HORIZONTAL BARS, EACH FACE.
- INDICATES 8" CONCRETE WALL, REINFORCED WITH #5 @ 8" VERTICAL BARS AND #4 @ 8" HORIZONTAL BARS, CENTERED IN WALL.
- INDICATES A PRE-ENGINEERED PRECAST CONCRETE PARKING GARAGE WALL BY DELEGATED ENGINEER. CONNECTIONS OF WALL TO FOUNDATIONS, OTHER WALLS, DOUBLE-TEES, BEAMS, ETC, BY PRECAST ENGINEER. SEE PARKING GARAGE PLANS FOR ADDITIONAL INFORMATION.

T.O.F. ELEVATIONS ADJUSTED.

KEY PLAN



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06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	GMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
01/16/2024	ADD. 2 FOUNDATION PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
04/10/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

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03/10/23	MTG ROUND 1 PERMIT COMMENTS	A
01/15/24	ADD. 2 FOUNDATION PERMIT	B
04/12/2024	ISSUED FOR CONSTRUCTION	C
09/10/2024	RFI 12	1

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SHEET NAME:
OVERALL PARKING DECK PLAN - FOUNDATION

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

DRAWN BY	CHECKED BY
BGN	EM

S-100F

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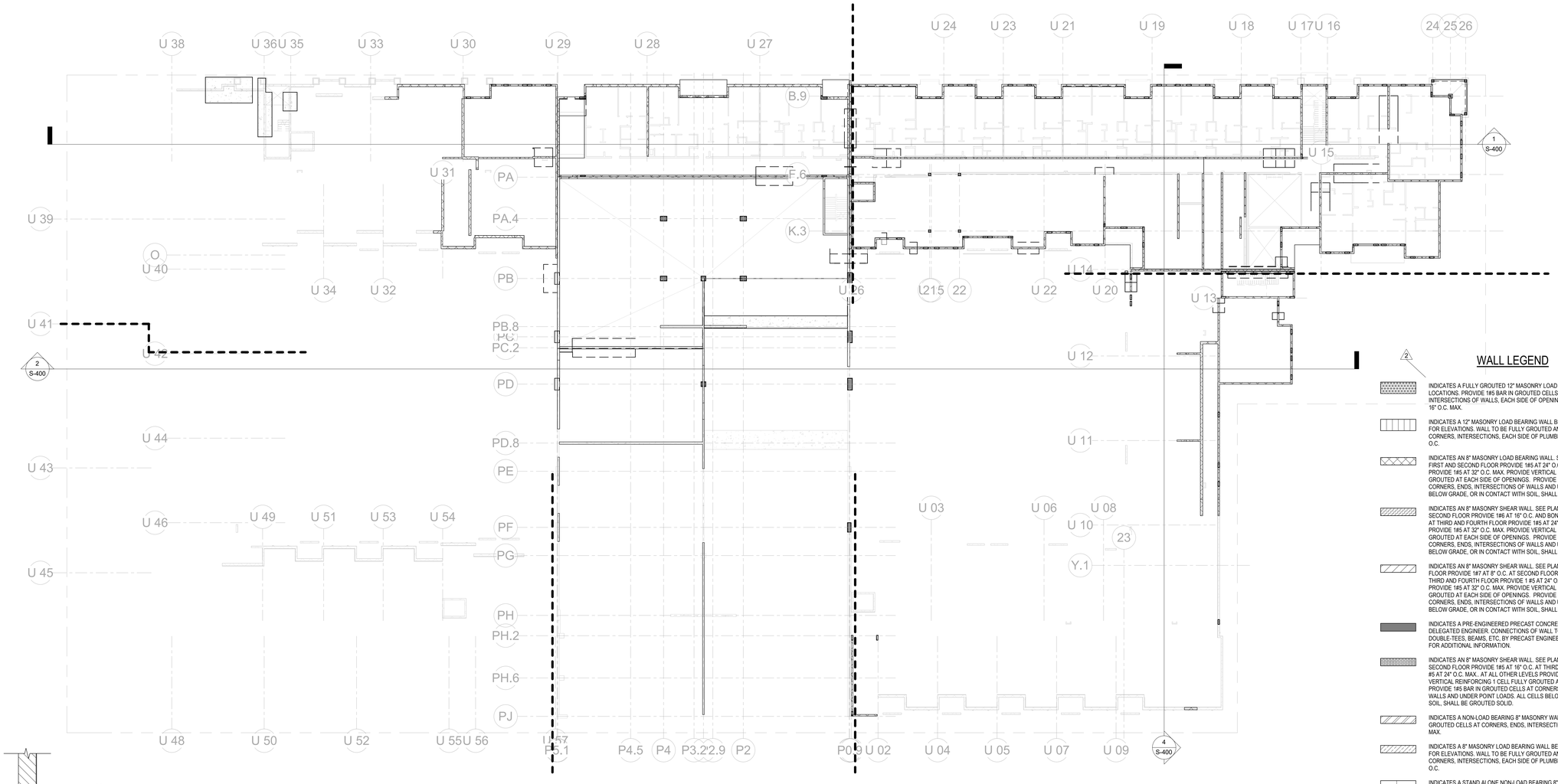

00_OVERALL BUILDING PLAN - GROUND FLOOR
1" = 20'-0"

WALL LEGEND

2

- INDICATES A FULLY GROUTED 12" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, END, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS AND AT 16" O.C. MAX.
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- INDICATES AN 8" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#5 AT 24" O.C. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING (2) CELLS FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.
- INDICATES AN 8" MASONRY SHEAR WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#6 AT 16" O.C. AND BOND BEAM W/ 2#5 AT 32" O.C. MAX. AT THIRD AND FOURTH FLOOR PROVIDE 1#5 AT 24" O.C. MAX.. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING 1 CELL FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.
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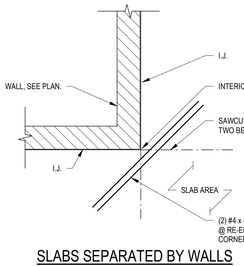
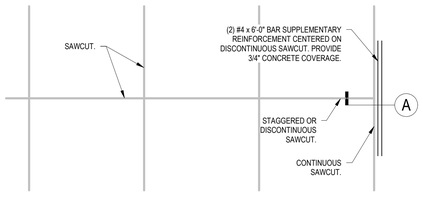
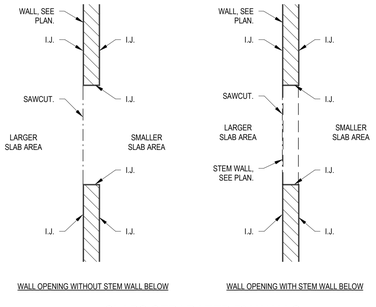
- INDICATES A STAND ALONE NON-LOAD BEARING 8" 3 HR-FIREWALL MASONRY WALL. REINFORCE WITH #5 BARS IN GROUTED CELLS AT ENDS AND AT 40" O.C. MAX. REFER TO ARCHITECTURAL FOR ADDITIONAL REQUIREMENTS.



SLABS SEPARATED BY WALLS
SCALE: NTS



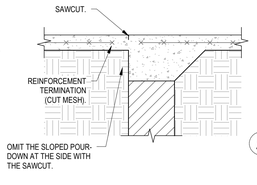
STAGGERED / DISCONTINUED JOINT DETAIL
SCALE: NTS



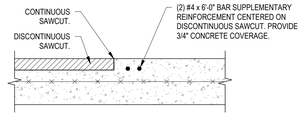
WALL OPENING WITHOUT STEM WALL BELOW

WALL OPENING WITH STEM WALL BELOW

SLABS SEPARATED BY WALLS
SCALE: NTS



CONTROL JOINTS IN SLAB-ON-GRADE DETAIL
SCALE: NTS

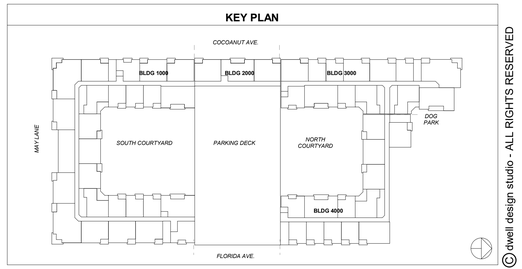


A STAGGERED / DISCONTINUED JOINT DETAIL
SCALE: NTS

FOUNDATION PLAN NOTES:

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL AND MEP FOR ADDITIONAL INFORMATION.
2. SEE ARCHITECTURAL DRAWINGS FOR ALL SLOPES, DROPS AND DRAIN LOCATIONS IN FLOOR SLAB. MAINTAIN 4" MINIMUM SLAB DEPTH. THICKEN SLAB TO 8" WITHIN 4" OF ALL SLAB STEPS; MAINTAIN 4" MINIMUM SLAB DEPTH ELSEWHERE.
3. ALL ELEVATIONS ARE SET AT N.A.V.D.
4. SEE S-200 FOR FOOTING SCHEDULE. CENTERLINES OF WALLS AND COLUMNS SHALL COINCIDE WITH CENTERLINES OF FOOTINGS AT ALL INTERIOR LOCATIONS.
5. TOF INDICATES TOP OF FOOTING ELEVATION. SEE PLAN FOR TOP OF FOOTING ELEVATION. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED PLUMBING PENETRATIONS THROUGH STEM WALLS AND ELEVATIONS. NO PENETRATIONS ARE PERMITTED THROUGH FOOTINGS. FOOTINGS MAY STEP AS SHOWN IN THE TYPICAL DETAIL ON S-301. NOTIFY ENGINEER OF STEP LOCATIONS BEFORE PROCEEDING WITH WORK.
6. GROUND FLOOR SHALL BE 4" CONCRETE SLAB-ON-GRADE, U.N.O. REINFORCE W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH.
7. WHERE CONTINUOUS FOOTING INTERSECT WITH PAD FOOTINGS, CONTINUOUS FOOTING REINFORCING SHALL BE CONTINUOUS THROUGH THE PAD FOOTING OR EXTEND A FULL DEVELOPMENT LENGTH INTO THE PAD FOOTING.

KEY PLAN



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SNELL ENGINEERING CONSULTANTS
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SARASOTA BAYSIDE
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ISSUE

DATE	DESCRIPTION	INCLUDED
03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	GMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
03/06/2024	STRUCTURAL GARAGE PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV

SEAL:

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ENGINEER OF RECORD
Cordell S. Van Nostrand
FL P.E. # 67580

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SHEET NAME:
00_OVERALL BUILDING PLAN - GROUND FLOOR

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

DRAWN BY	CHECKED BY
BGN	EM

S-101

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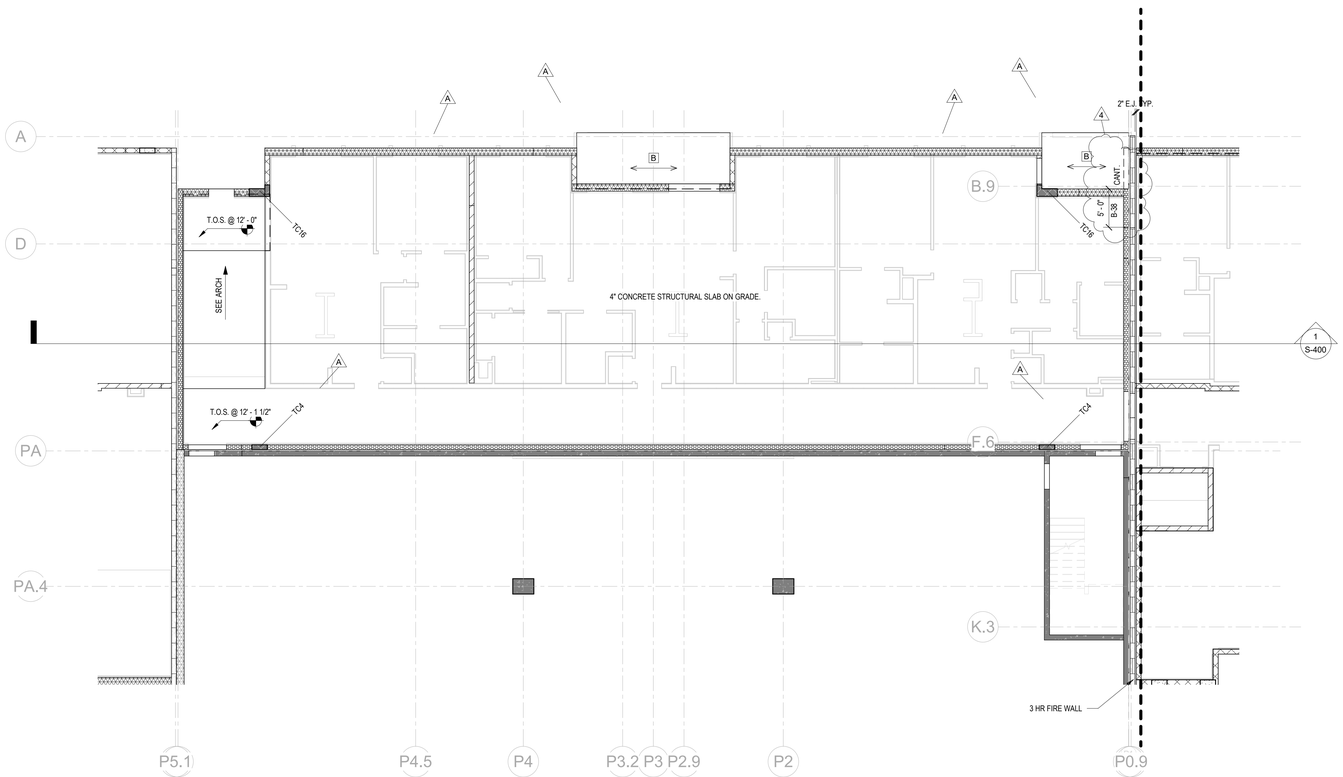

00_PARTIAL BUILDING PLAN - GROUND FLOOR - 2000
1/8" = 1'-0"

WALL LEGEND

2

INDICATES A FULLY GROUTED 12" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, END, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS AND AT 16" O.C. MAX.

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3. ALL ELEVATIONS ARE SET AT N.A.V.D.
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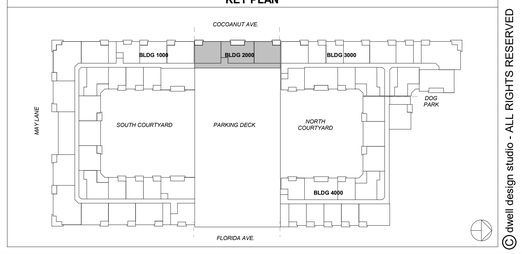
6. PROVIDE CONTROL JOINTS IN ALL SLABS ON GRADE. CONTROL JOINTS SHALL BE TOOLED OR SAWCUT AS SOON AS POSSIBLE WITHOUT RAVELING. THE PATTERN SHALL BE APPROXIMATELY SQUARE AND LIMITED TO AN AREA OF 144 SF.

PLAN LEGEND

▼ INDICATES FOOTING STEP. SEE PLAN FOR ELEVATION. SEE TYPICAL DETAILS ON S-301.

ABOVE THRU BELOW INDICATES COLUMN MARK. COLUMNS ARE ABOVE, BELOW, OR THROUGH AS SHOWN.

KEY PLAN



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...Supporting Architecture

SARASOTA BAYSIDE

800 COCOANUT AVE.
SARASOTA, FL 34236

ISSUE

DATE	DESCRIPTION	INCLUDED
03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
01/06/2023	50% CD'S	X
01/13/2023	GMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
01/10/2024	ADD. 2 FOUNDATION PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
03/16/23	MTG ROUND 1 PERMIT COMMENTS	A
06/06/24	ADD. #1 FOUNDATION PERMIT	B
08/05/24	AD. #2	C

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ENGINEER OF RECORD
Cordell S. Van Nostrand
FL P.E. # 67580

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SHEET NAME:

00_PARTIAL BUILDING PLAN - GROUND FLOOR - 2000

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

DRAWN BY	CHECKED BY
BGN	EM

S-101C

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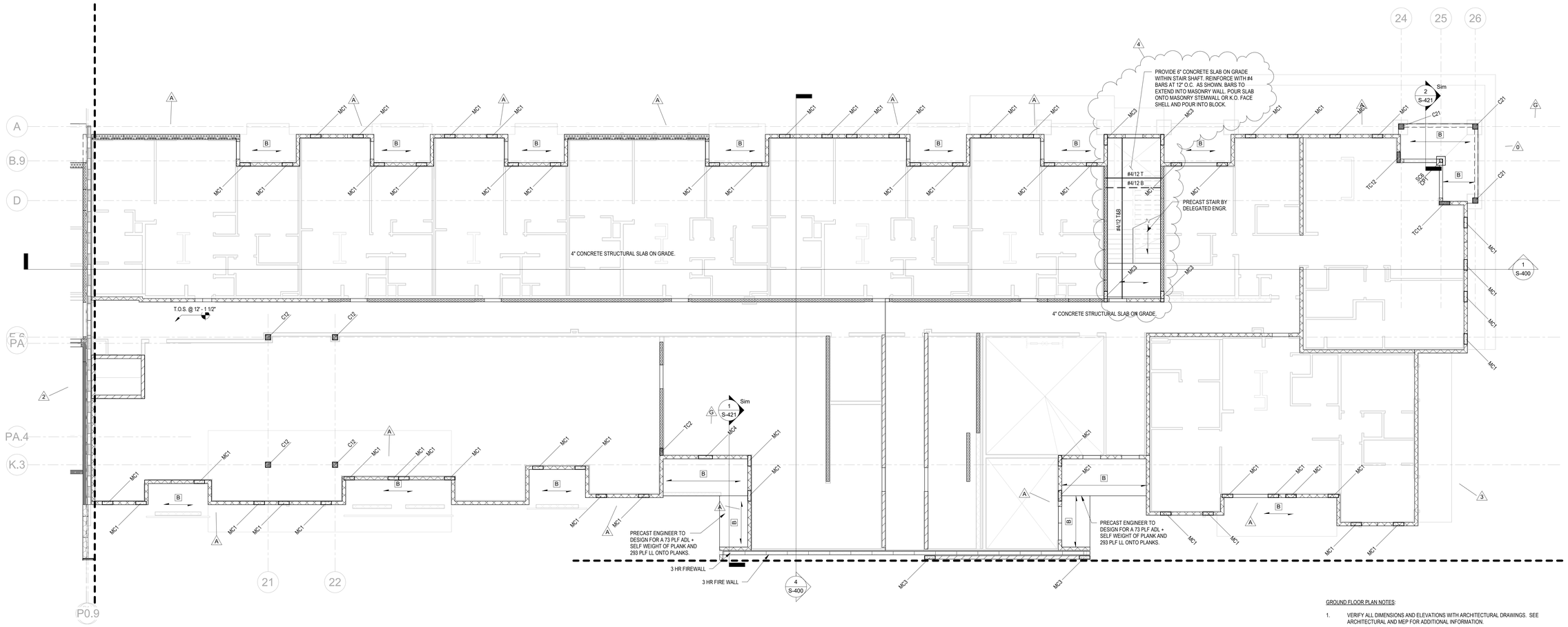

00_PARTIAL BUILDING PLAN - GROUND FLOOR - 3000
1/8" = 1'-0"

WALL LEGEND

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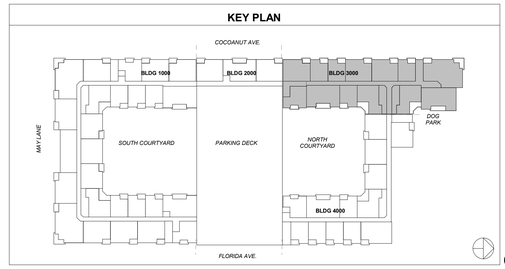

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10/26/2022	50% CDs	X
01/13/2023	90% CD'S	X
03/17/2023	PRICING ADDENDUM 1	X
01/15/2024	ADD. 2 FOUNDATION PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
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REVISION

DATE	DESCRIPTION	REV
03/15/23	MTO ROUND 1 PERMIT COMMENTS	A
01/15/24	ADD. 2 FOUNDATION PERMIT	0
03/15/24	STRUCTURAL BLDG PRECAST IFC	1
04/12/2024	ISSUED FOR CONSTRUCTION	2
05/31/2024	ASI# 01	3
06/28/2024	ASI #02	4
08/05/2024	ASI #03	4

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ENGINEER OF RECORD
Cordell S. Van Nostrand
FL P.E. # 67580

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SCALES AS SHOWN ARE VALID ONLY FOR A FULL SIZE ORIGINAL DRAWING ONLY. THE DIMENSIONS OF WHICH ARE 24 x 36 INCHES.

SHEET NAME:
00_PARTIAL BUILDING PLAN - GROUND FLOOR - 3000

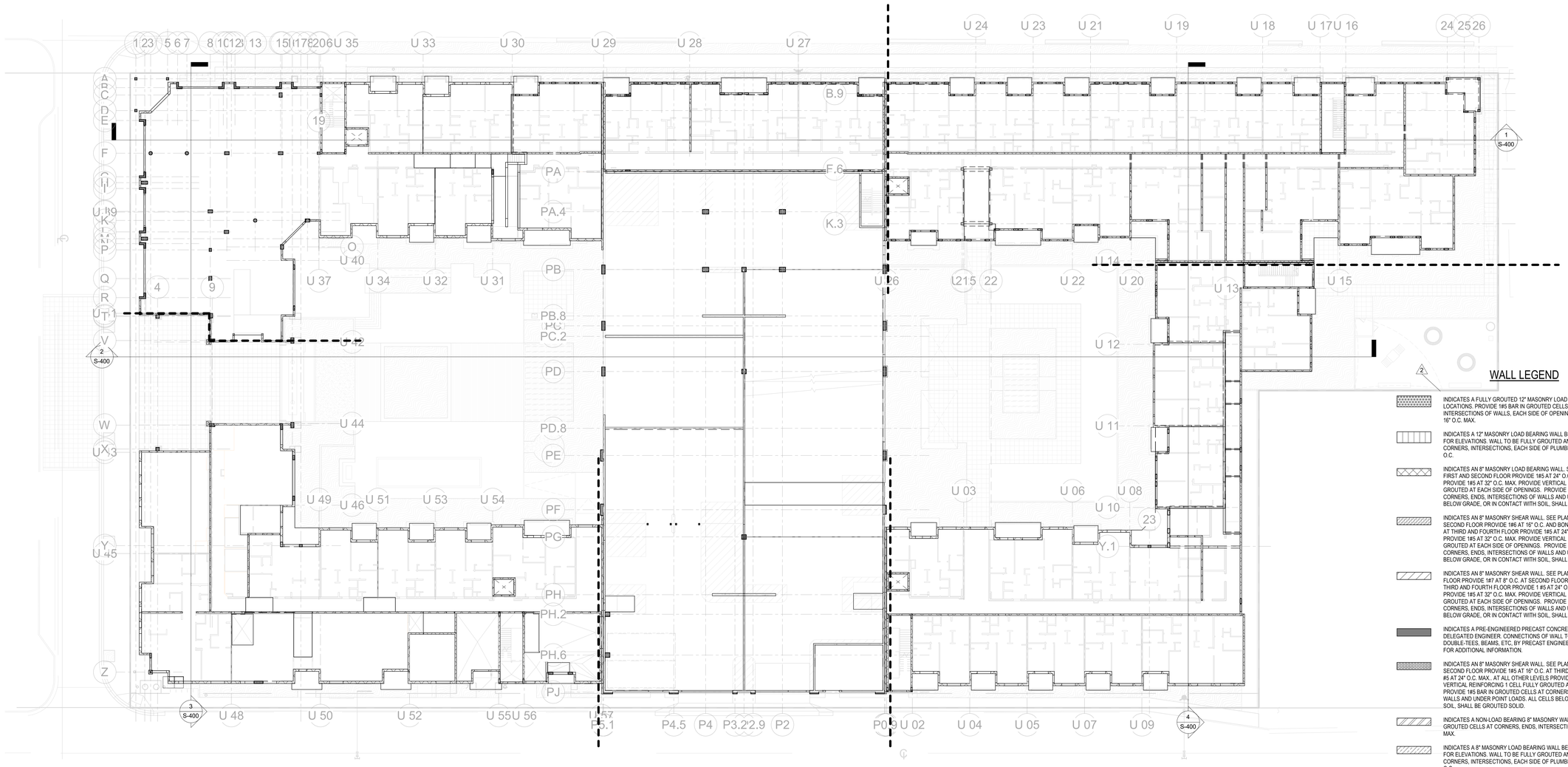
ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

DRAWN BY BGN
CHECKED BY EM

S-101D

8/23/2024 3:29:26 PM Autodesk Docs://2007106_Allen Morris_Bayside_Sarasota FL/Sarasota Bayside Struct R22.rvt



01_OVERALL BUILDING PLAN - FIRST FLOOR
1" = 20'-0"

WALL LEGEND

INDICATES A FULLY GROUTED 12" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, END, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS AND AT 16" O.C. MAX.

INDICATES A 12" MASONRY LOAD BEARING WALL BELOW PLANK BEARING. SEE PLAN FOR ELEVATIONS. WALL TO BE FULLY GROUTED AND REINFORCED W/ (1) #6 AT CELL CORNERS, INTERSECTIONS, EACH SIDE OF PLUMBING PENETRATIONS, AND AT 24" O.C.

INDICATES AN 8" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#5 AT 24" O.C. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING (2) CELLS FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

INDICATES AN 8" MASONRY SHEAR WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#6 AT 16" O.C. AND BOND BEAM W/ 2#5 AT 32" O.C. MAX. AT THIRD AND FOURTH FLOOR PROVIDE 1#5 AT 24" O.C. MAX.. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING 1 CELL FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

INDICATES AN 8" MASONRY SHEAR WALL. SEE PLAN FOR LOCATIONS. AT FIRST FLOOR PROVIDE 1#7 AT 8" O.C. AT SECOND FLOOR PROVIDE 1#6 AT 16" O.C. AT THIRD AND FOURTH FLOOR PROVIDE 1 #5 AT 24" O.C. MAX.. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING (2) CELLS FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

INDICATES A PRE-ENGINEERED PRECAST CONCRETE PARKING GARAGE WALL BY DELEGATED ENGINEER. CONNECTIONS OF WALL TO FOUNDATIONS, OTHER WALLS, DOUBLE-TEES, BEAMS, ETC, BY PRECAST ENGINEER. SEE PARKING GARAGE PLANS FOR ADDITIONAL INFORMATION.

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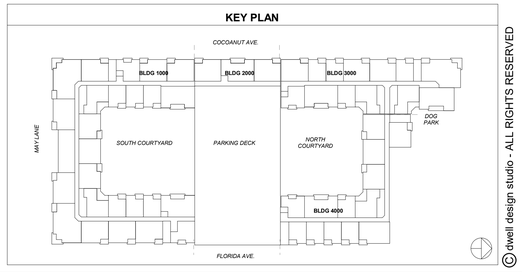
INDICATES A STAND ALONE NON-LOAD BEARING 8" 3 HR-FIREWALL MASONRY WALL. REINFORCE WITH #5 BARS IN GROUTED CELLS AT ENDS AND AT 40" O.C. MAX. REFER TO ARCHITECTURAL FOR ADDITIONAL REQUIREMENTS.

GROUND FLOOR PLAN NOTES:

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL AND MEP FOR ADDITIONAL INFORMATION.
2. SEE ARCHITECTURAL DRAWINGS FOR ALL SLOPES, DROPS AND DRAIN LOCATIONS IN FLOOR SLAB. MAINTAIN 4" MINIMUM SLAB DEPTH. THICKEN SLAB TO 8" WITHIN 4" OF ALL SLAB STEPS; MAINTAIN 4" MINIMUM SLAB DEPTH ELSEWHERE.
3. ALL ELEVATIONS ARE SET AT N.A.V.D.
4. SEE S-200 FOR FOOTING SCHEDULE. CENTERLINES OF WALLS AND COLUMNS SHALL COINCIDE WITH CENTERLINES OF FOOTINGS AT ALL INTERIOR LOCATIONS.
5. GROUND FLOOR SHALL BE 4" CONCRETE SLAB-ON-GRADE, U.N.O. REINFORCE W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH.
6. PROVIDE CONTROL JOINTS IN ALL SLABS ON GRADE. CONTROL JOINTS SHALL BE TOOLED OR SAWCUT AS SOON AS POSSIBLE WITHOUT RAVELING. THE PATTERN SHALL BE APPROXIMATELY SQUARE AND LIMITED TO AN AREA OF 144 SF.

KEY PLAN



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800 COCOANUT AVE.
SARASOTA, FL 34236

ISSUE

DATE	DESCRIPTION	INCLUDED
03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	GMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
01/16/2024	ADD. 2 FOUNDATION PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV

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SHEET NAME:
01_OVERALL BUILDING PLAN - FIRST FLOOR

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

DRAWN BY	CHECKED BY
BGN	EM

S-102

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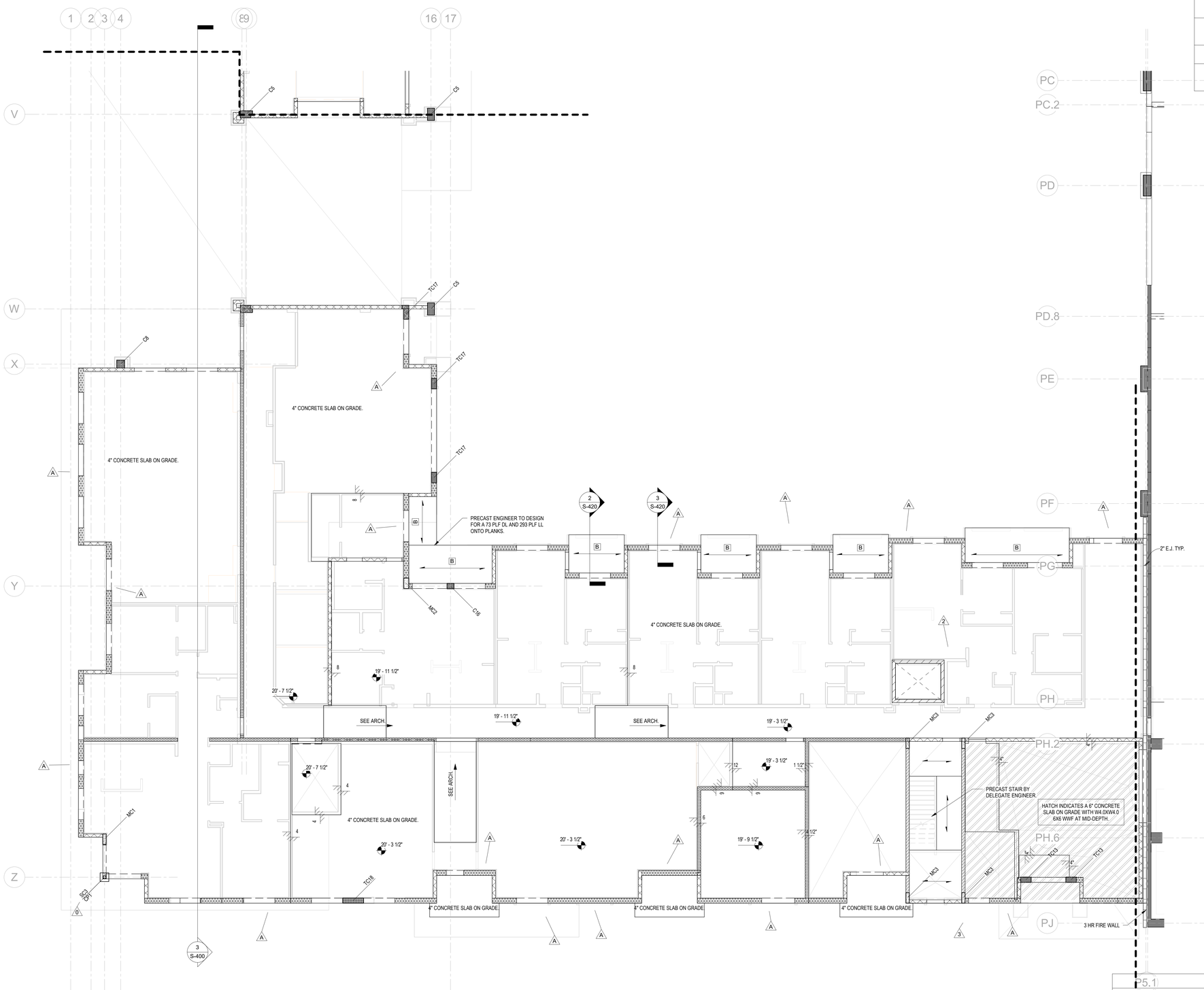

01_PARTIAL BUILDING PLAN - FIRST FLOOR - 1000A
1/8" = 1'-0"

HOLLOWCORE SLAB LEGEND

MARK	TYPE
A	10" PRECAST HOLLOW CORE SLAB W/ 3" MIN. CONCRETE COMPOSITE TOPPING AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
B	6" PRECAST HOLLOW CORE SLAB W/ 3" MIN AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. COMPOSITE TOPPING SLOPE TOPPING TO EDGE. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
C	10" PRECAST HOLLOW CORE SLAB, UNTOPPED. GROUT ALL KEYWAYS BETWEEN SLABS. SEE SECTIONS FOR EDGE POURS.
D	12" PRECAST HOLLOW CORE SLAB W/ 3" MIN AT SUPPORTS. COMPOSITE TOPPING SLOPE TOPPING TO EDGE. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F.AT MID-DEPTH.

WALL LEGEND

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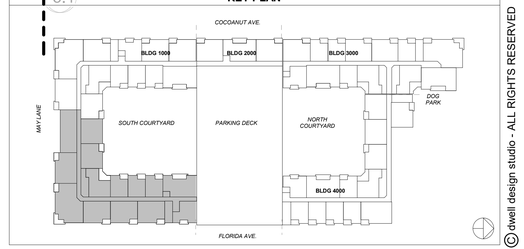
PLAN LEGEND

▼ INDICATES FOOTING STEP. SEE PLAN FOR ELEVATION. SEE TYPICAL DETAILS ON S-301.

ABOVE THRU BELOW INDICATES COLUMN MARK. COLUMNS ARE ABOVE, BELOW, OR THROUGH AS SHOWN.

KEY PLAN



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10/26/2022	50% CDs	X
01/13/2023	GMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
01/10/2024	ADD. 2 FOUNDATION PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
04/10/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
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01/10/24	ADD. 2 FOUNDATION PERMIT	B
04/12/2024	ISSUED FOR CONSTRUCTION	C
05/13/2024	ASI #01	D
06/28/2024	ASI #02	E

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SHEET NAME:

01_PARTIAL BUILDING PLAN - FIRST FLOOR - 1000A

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

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BGN	EM

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HOLLOWCORE SLAB LEGEND

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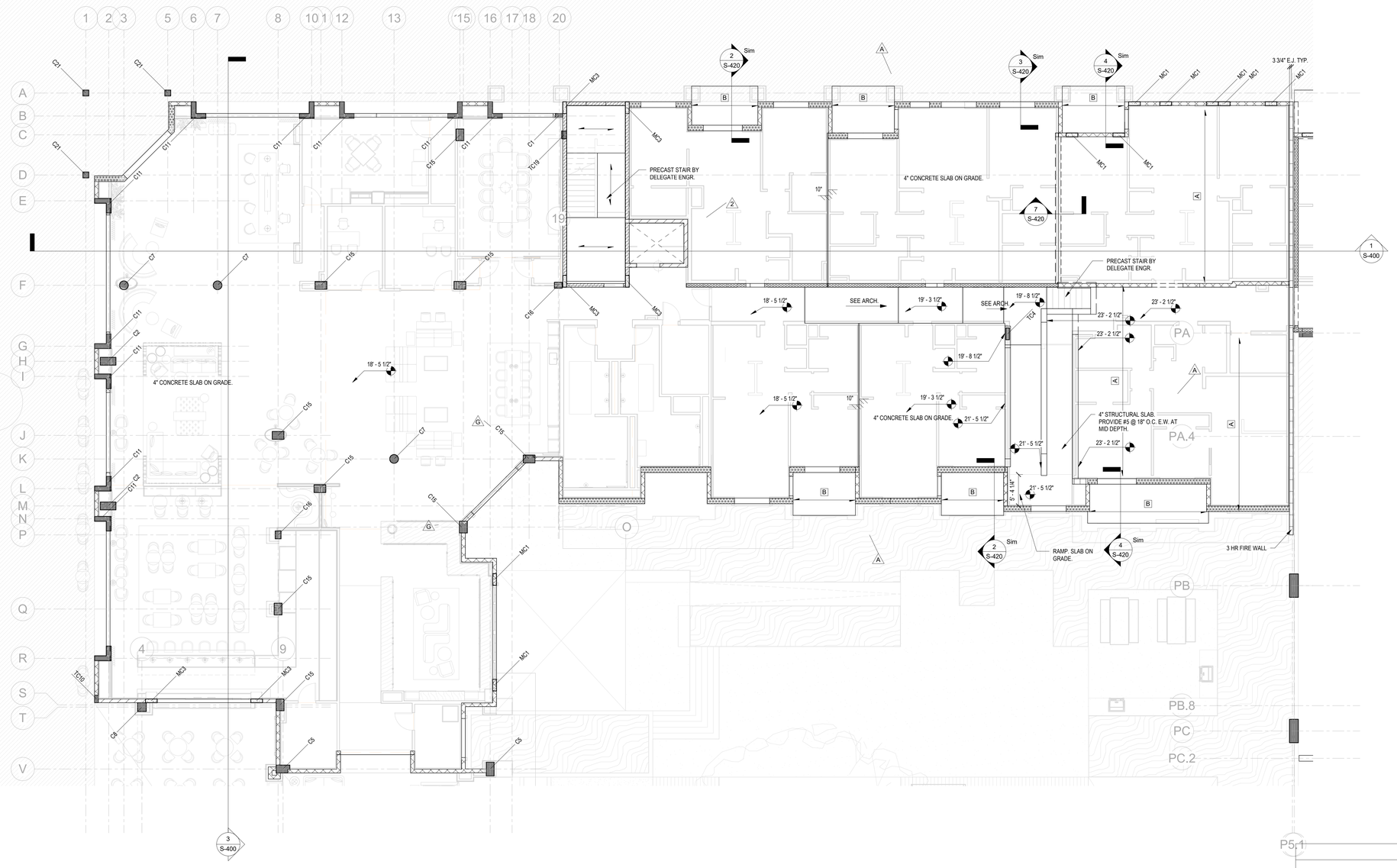

01_PARTIAL BUILDING PLAN - FIRST FLOOR - 1000B
1/8" = 1'-0"

WALL LEGEND

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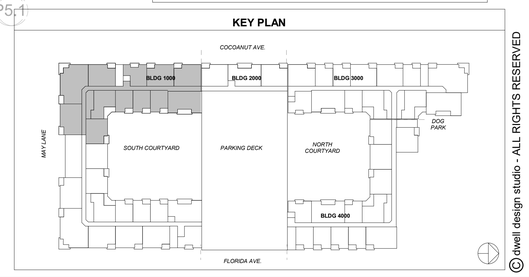

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SARASOTA BAYSIDE

800 COCOANUT AVE.
SARASOTA, FL 34236

ISSUE

DATE	DESCRIPTION	INCLUDED
03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	GMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
03/29/2024	ADD. 2 FOUNDATION PERMIT	X
03/05/2024	STRUCTURAL BLDG PRECAST IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
03/1923	MTG ROUND 1 PERMIT COMMENTS	A
01/15/24	ADD. 2 FOUNDATION PERMIT	0
03/15/2024	STRUCTURAL BLDG PRECAST IFC	0
05/31/2024	ASI#101	1

SEAL:

8/23/2024 3:29:34 PM
ENGINEER OF RECORD
Cordell S. Van Nostrand
FL P.E. # 67580

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SCALES AS NOTED ON THIS DRAWING ARE VALID ON THE ORIGINAL DRAWING ONLY. THE DIMENSIONS OF WHICH ARE 36 x 24 INCHES.

SHEET NAME:
01_PARTIAL BUILDING PLAN - FIRST FLOOR - 1000B

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

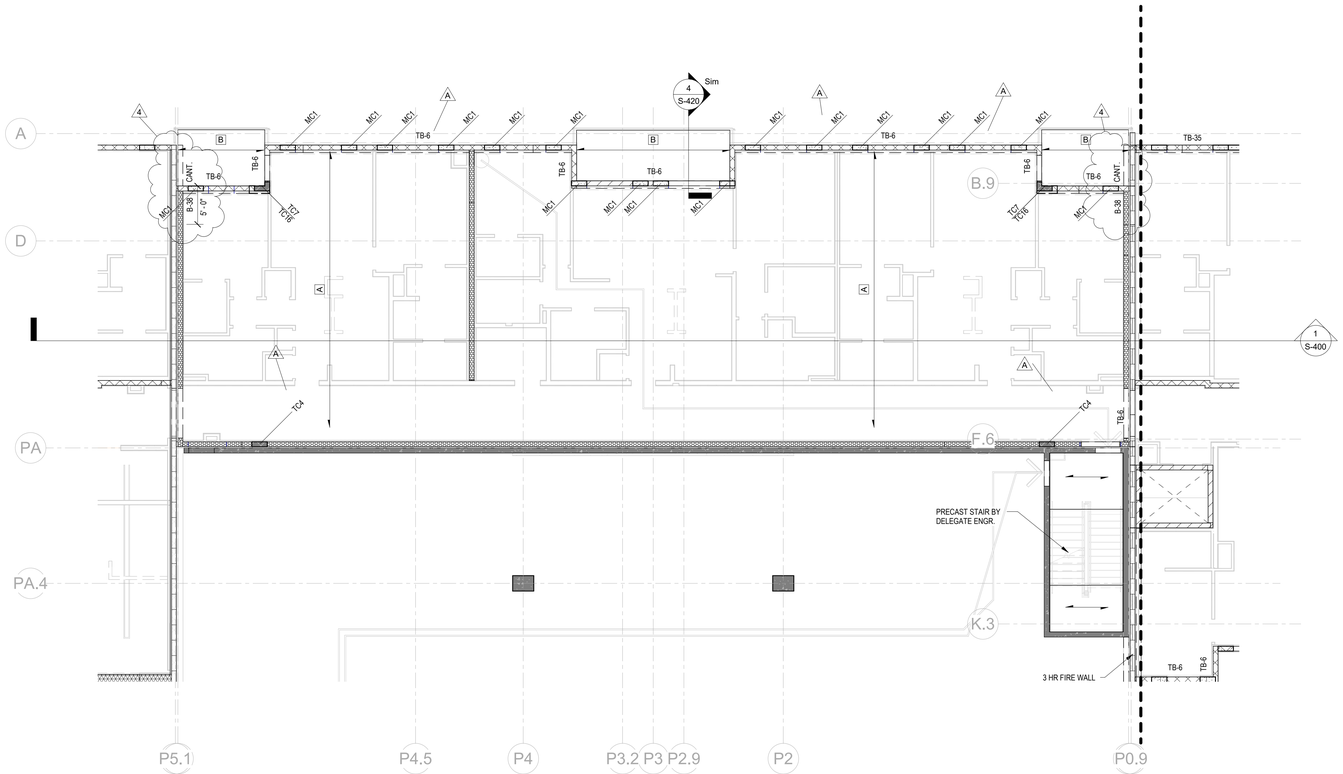
DRAWN BY	CHECKED BY
BGN	EM

S-102B

8/23/2024 3:29:34 PM Autodesk Docs://2007106_Allen Morris_Bayside_Sarasota FL/Sarasota Bayside Struct R22.rvt

HOLLOWCORE SLAB LEGEND

MARK	TYPE
A	10" PRECAST HOLLOW CORE SLAB W/ 3" MIN. CONCRETE COMPOSITE TOPPING AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
B	6" PRECAST HOLLOW CORE SLAB W/ 3" MIN AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. COMPOSITE TOPPING SLOPE TOPPING TO EDGE. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
C	10" PRECAST HOLLOW CORE SLAB, UNTOPPED. GROUT ALL KEYWAYS BETWEEN SLABS. SEE SECTIONS FOR EDGE POURS.
D	12" PRECAST HOLLOW CORE SLAB W/ 3" MIN AT SUPPORTS. COMPOSITE TOPPING SLOPE TOPPING TO EDGE. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F.AT MID-DEPTH.



01_PARTIAL BUILDING PLAN - FIRST FLOOR - 2000
1/8" = 1'-0"

WALL LEGEND

INDICATES A FULLY GROUTED 12" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, END, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS AND AT 16" O.C. MAX.

INDICATES A 12" MASONRY LOAD BEARING WALL BELOW PLANK BEARING. SEE PLAN FOR ELEVATIONS. WALL TO BE FULLY GROUTED AND REINFORCED W/ (1) #6 AT CELL CORNERS, INTERSECTIONS, EACH SIDE OF PLUMBING PENETRATIONS, AND AT 24" O.C.

INDICATES AN 8" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#5 AT 24" O.C. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING (2) CELLS FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

INDICATES AN 8" MASONRY SHEAR WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#6 AT 16" O.C. AND BOND BEAM W/ 2#5 AT 32" O.C. MAX. AT THIRD AND FOURTH FLOOR PROVIDE 1#5 AT 24" O.C. MAX. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING 1 CELL FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

INDICATES AN 8" MASONRY SHEAR WALL. SEE PLAN FOR LOCATIONS. AT FIRST FLOOR PROVIDE 1#7 AT 8" O.C. AT SECOND FLOOR PROVIDE 1#6 AT 16" O.C. AT THIRD AND FOURTH FLOOR PROVIDE 1 #5 AT 24" O.C. MAX.. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING (2) CELLS FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

INDICATES A PRE-ENGINEERED PRECAST CONCRETE PARKING GARAGE WALL BY DELEGATED ENGINEER. CONNECTIONS OF WALL TO FOUNDATIONS, OTHER WALLS, DOUBLE-TEES, BEAMS, ETC. BY PRECAST ENGINEER. SEE PARKING GARAGE PLANS FOR ADDITIONAL INFORMATION.

INDICATES AN 8" MASONRY SHEAR WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#5 AT 16" O.C. AT THIRD AND FOURTH FLOOR PROVIDE 1 #5 AT 24" O.C. MAX.. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING 1 CELL FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, ON TOP OF SOLID.

INDICATES A NON-LOAD BEARING 8" MASONRY WALL. REINFORCE WITH #5 BARS IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND AT 32" O.C. MAX.

INDICATES A 8" MASONRY LOAD BEARING WALL BELOW PLANK BEARING. SEE PLAN FOR ELEVATIONS. WALL TO BE FULLY GROUTED AND REINFORCED W/ (1)#5 AT CELL CORNERS, INTERSECTIONS, EACH SIDE OF PLUMBING PENETRATIONS, AND AT 24" O.C.

INDICATES A STAND ALONE NON-LOAD BEARING 8" 3 HR-FIREWALL MASONRY WALL. REINFORCE WITH #5 BARS IN GROUTED CELLS AT ENDS AND AT 40" O.C. MAX. REFER TO ARCHITECTURAL FOR ADDITIONAL REQUIREMENTS.

FLOOR FRAMING PLAN NOTES:

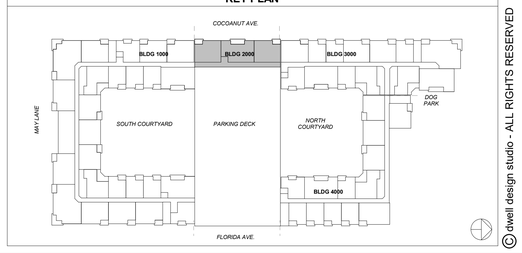
1. VERIFY ALL DIMENSIONS, ELEVATIONS, AND SLAB FINISHES WITH THE ARCHITECTURAL DRAWINGS BEFORE COMMENCING CONSTRUCTION. FOR ADDITIONAL DIMENSIONAL INFORMATION SEE ARCHITECTURAL DRAWINGS.
2. ELEVATIONS SHOWN ARE RELATIVE TO THE INTERIOR GROUND FLOOR SLAB SURFACE. REFER TO BUILDING SECTION FOR REF. ELEVATION AT GROUND FLOOR SLAB SURFACE.
3. SEE S-200 FOR ALL SCHEDULES.
4. SEE HOLLOW CORE KEYNOTE LEGEND FLOOR FRAMING. AT LOCATIONS WITH COMPOSITE TOPPING MAINTAIN A 3" COMPOSITE TOPPING AT BEARING LOCATIONS, AND 2" MINIMUM COMPOSITE TOPPING WHERE SLAB IS CAMBERED. SEE PLAN FOR LOCATIONS.
5. GENERAL CONTRACTOR SHALL COORDINATE ALL SLAB PENETRATIONS WITH PRECAST SUPPLIER. VERIFY SIZE AND LOCATIONS WITH ARCH. AND MEP.
6. TOP OF STEEL BEAMS SET AT ELEVATION AT TOP OF HOLLOW CORE PLANKS, U.N.O. ALL STRUCTURAL ELEMENTS NOTED ON PLAN (X'-X") ARE THE TOP OF BEAM REFERENCED IN N.A.V.D.
7. STRUCTURAL STEEL BEAM CONNECTIONS SHALL BE DESIGNED AND DETAILED BY STEEL SUPPLIER, SEE SERVICE BEAM SHEAR VALUES GIVEN ON S-001. CONNECTIONS DESIGNED BY STEEL SUPPLIER SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER. (NOTE: SHEARS ARE SHOWN ON PLAN - THE DELEGATED CONNECTIONS WILL INCLUDE BEAM TO BEAM DOUBLE-ANGLE CONNECTIONS, SINGLE ANGLE CONNECTIONS, AND BEAM TO COLUMN KNIFE/THRU PLATE CONNECTIONS).
8. CONCRETE TIE BEAM SHALL BE PLACED AT TOP OF ALL MASONRY WALLS, UNLESS NOTED OTHERWISE. TOP OF BEAM IS SET AT HOLLOWCORE PLANK BEARING ELEVATION. SEE BEAM SCHEDULE FOR MORE INFORMATION.

PLAN LEGEND

▼ INDICATES FOOTING STEP. SEE PLAN FOR ELEVATION. SEE TYPICAL DETAILS ON S-301.

ABOVE THRU BELOW INDICATES COLUMN MARK. COLUMNS ARE ABOVE, BELOW, OR THROUGH AS SHOWN.

KEY PLAN



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03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	GMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
01/15/2024	ADD. 2 FOUNDATION PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
04/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/15/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
03/15/23	MTO ROUND 1 PERMIT COMMENTS	A
01/15/24	ADD. 2 FOUNDATION PERMIT	B
06/05/2024	ASI #03	A

SEAL

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SHEET NAME:

01_PARTIAL BUILDING PLAN - FIRST FLOOR - 2000

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

DRAWN BY BGN | CHECKED BY EM

S-102C

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HOLLOWCORE SLAB LEGEND

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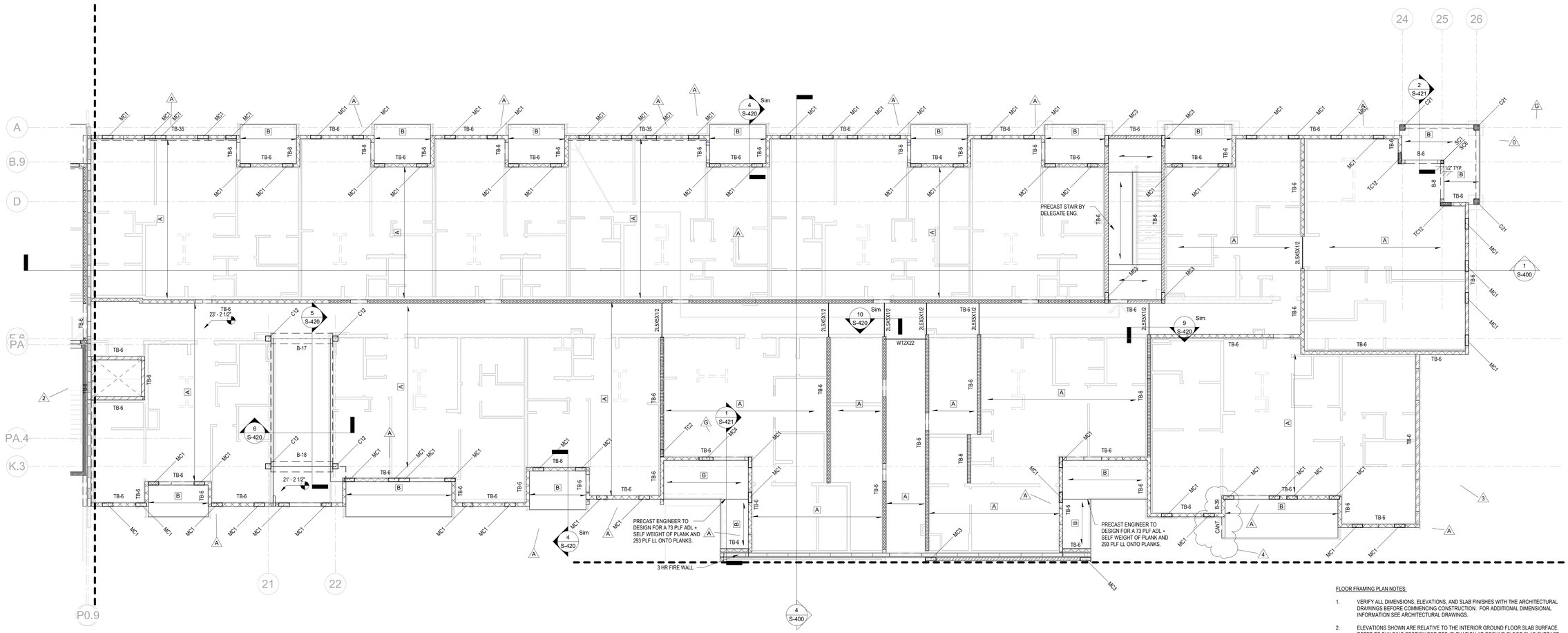

01_PARTIAL BUILDING PLAN - FIRST FLOOR - 3000
1/8" = 1'-0"

WALL LEGEND

2

INDICATES A FULLY GROUTED 12" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, END, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS AND AT 16" O.C. MAX.

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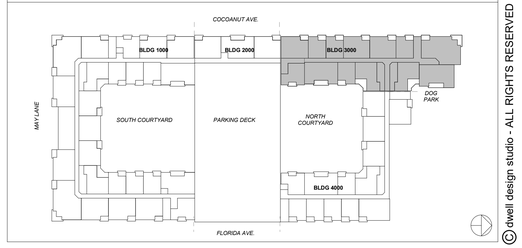
KEY PLAN



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10/26/2022	50% CDs	X
12/21/2022	PERMIT SUBMITTAL	X
03/17/2023	PRICING ADDENDUM 1	X
01/15/2024	ADD. 2 FOUNDATION PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
01/15/24	MTD ROUND 1 REPORT COMMENTS	A
01/15/24	ADD. 2 FOUNDATION PERMIT	B
03/06/2024	STRUCTURAL BLDG PRECAST IFC	C
04/12/2024	ISSUED FOR CONSTRUCTION	1
05/31/2024	ASI# 01	2
06/26/2024	ASI #02	3
08/23/2024	ASI #03	4

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SHEET NAME:

01_PARTIAL BUILDING PLAN - FIRST FLOOR - 3000

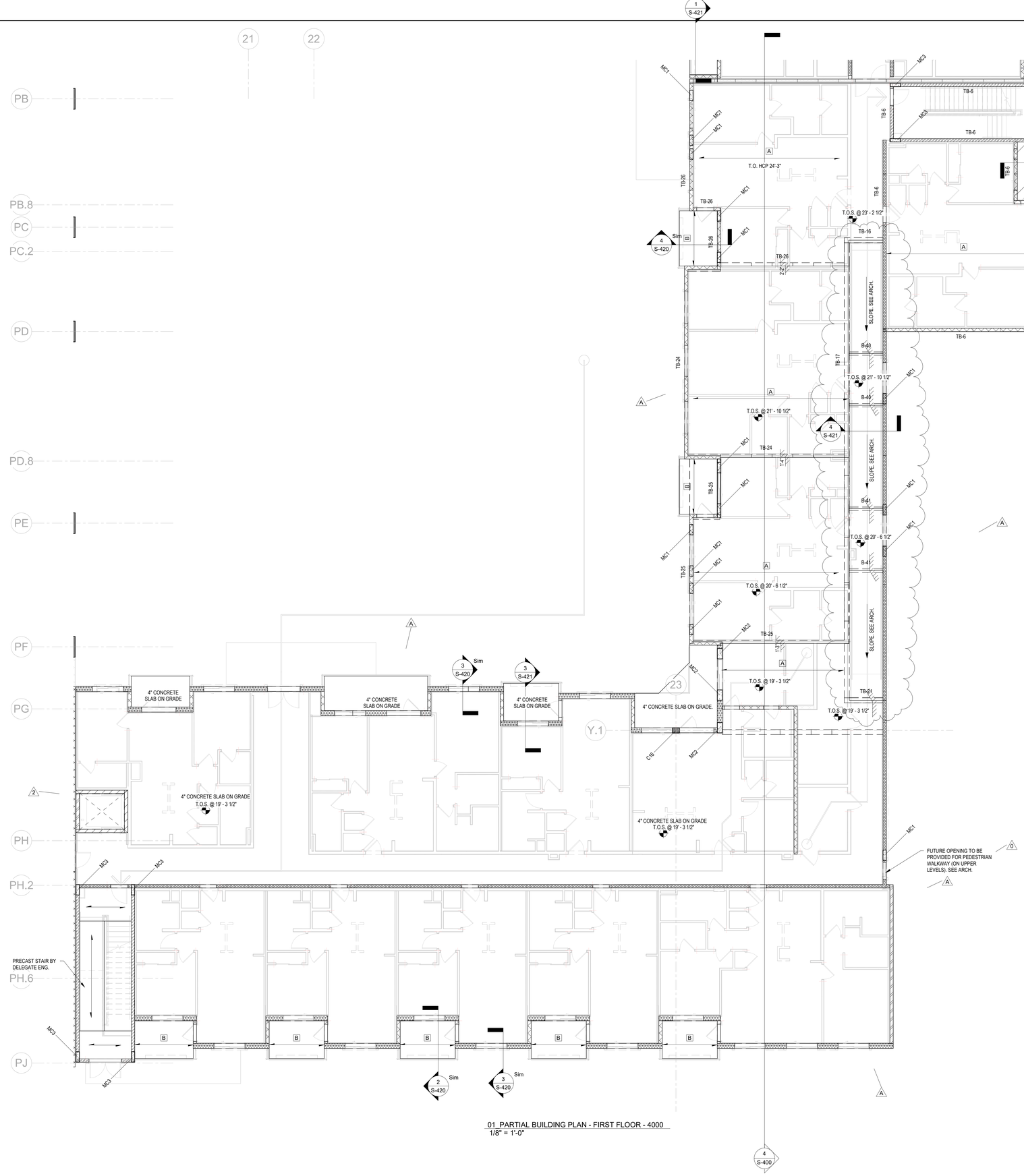
ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

DRAWN BY: BGN
CHECKED BY: EM

S-102D

8/23/2024 3:29:37 PM Autodesk Docs://2007106_Allen Morris_Bayside_Sarasota FL/Sarasota Bayside Struct R22.rvt



01_PARTIAL BUILDING PLAN - FIRST FLOOR - 4000
1/8" = 1'-0"

HOLLOWCORE SLAB LEGEND

MARK	TYPE
A	10" PRECAST HOLLOW CORE SLAB W/ 3" MIN. CONCRETE COMPOSITE TOPPING AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
B	6" PRECAST HOLLOW CORE SLAB W/ 3" MIN AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. COMPOSITE TOPPING SLOPE TOPPING TO EDGE. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
C	10" PRECAST HOLLOW CORE SLAB, UNTOPPED. GROUT ALL KEYWAYS BETWEEN SLABS. SEE SECTIONS FOR EDGE POURS.
D	12" PRECAST HOLLOW CORE SLAB W/ 3" MIN AT SUPPORTS. COMPOSITE TOPPING SLOPE TOPPING TO EDGE. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F.AT MID-DEPTH.

WALL LEGEND

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INDICATES A 12" MASONRY LOAD BEARING WALL BELOW PLANK BEARING. SEE PLAN FOR ELEVATIONS. WALL TO BE FULLY GROUTED AND REINFORCED W/ (1) #6 AT CELL CORNERS, INTERSECTIONS, EACH SIDE OF PLUMBING PENETRATIONS, AND AT 24" O.C.

INDICATES AN 8" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#5 AT 24" O.C. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING (2) CELLS FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

INDICATES AN 8" MASONRY SHEAR WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#6 AT 16" O.C. AND BOND BEAM W/ 2#5 AT 32" O.C. MAX. AT THIRD AND FOURTH FLOOR PROVIDE 1#5 AT 24" O.C. MAX.. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING 1 CELL FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

INDICATES AN 8" MASONRY SHEAR WALL. SEE PLAN FOR LOCATIONS. AT FIRST FLOOR PROVIDE 1#7 AT 8" O.C. AT SECOND FLOOR PROVIDE 1#6 AT 16" O.C. AT THIRD AND FOURTH FLOOR PROVIDE 1 #5 AT 24" O.C. MAX.. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING (2) CELLS FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

INDICATES A PRE-ENGINEERED PRECAST CONCRETE PARKING GARAGE WALL BY DELEGATED ENGINEER. CONNECTIONS OF WALL TO FOUNDATIONS, OTHER WALLS, DOUBLE-TEES, BEAMS, ETC, BY PRECAST ENGINEER. SEE PARKING GARAGE PLANS FOR ADDITIONAL INFORMATION.

INDICATES AN 8" MASONRY SHEAR WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#5 AT 16" O.C. AT THIRD AND FOURTH FLOOR PROVIDE 1 #5 AT 24" O.C. MAX.. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING 1 CELL FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

INDICATES A NON-LOAD BEARING 8" MASONRY WALL. REINFORCE WITH #5 BARS IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND AT 32" O.C. MAX.

INDICATES A 8" MASONRY LOAD BEARING WALL BELOW PLANK BEARING. SEE PLAN FOR ELEVATIONS. WALL TO BE FULLY GROUTED AND REINFORCED W/ (1)#5 AT CELL CORNERS, INTERSECTIONS, EACH SIDE OF PLUMBING PENETRATIONS, AND AT 24" O.C.

INDICATES A STAND ALONE NON-LOAD BEARING 8" 3 HR-FIREWALL MASONRY WALL. REINFORCE WITH #5 BARS IN GROUTED CELLS AT ENDS AND AT 40" O.C. MAX. REFER TO ARCHITECTURAL FOR ADDITIONAL REQUIREMENTS.

GROUND FLOOR PLAN NOTES:

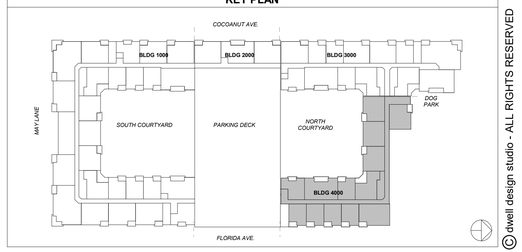
1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL AND MEP FOR ADDITIONAL INFORMATION.
2. SEE ARCHITECTURAL DRAWINGS FOR ALL SLOPES, DROPS AND DRAIN LOCATIONS IN FLOOR SLAB. MAINTAIN 4" MINIMUM SLAB DEPTH. THICKEN SLAB TO 8" WITHIN 4" OF ALL SLAB STEPS; MAINTAIN 4" MINIMUM SLAB DEPTH ELSEWHERE.
3. ALL ELEVATIONS ARE SET AT N.A.V.D.
4. SEE S-200 FOR FOOTING SCHEDULE. CENTERLINES OF WALLS AND COLUMNS SHALL COINCIDE WITH CENTERLINES OF FOOTINGS AT ALL INTERIOR LOCATIONS.
5. GROUND FLOOR SHALL BE 4" CONCRETE SLAB-ON-GRADE, U.N.O. REINFORCE W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH.
6. PROVIDE CONTROL JOINTS IN ALL SLABS ON GRADE. CONTROL JOINTS SHALL BE TOOLED OR SAWCUT AS SOON AS POSSIBLE WITHOUT RAVELING. THE PATTERN SHALL BE APPROXIMATELY SQUARE AND LIMITED TO AN AREA OF 144 SF.

PLAN LEGEND

▼ INDICATES FOOTING STEP. SEE PLAN FOR ELEVATION. SEE TYPICAL DETAILS ON S-301.

ABOVE THRU BELOW INDICATES COLUMN MARK. COLUMNS ARE ABOVE, BELOW, OR THROUGH AS SHOWN.

KEY PLAN



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SNELL ENGINEERING CONSULTANTS
...Supporting Architecture

SARASOTA BAYSIDE

800 COCOANUT AVE.
SARASOTA, FL 34236

ISSUE

DATE	DESCRIPTION	INCLUDED
03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	GMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
01/15/2024	ADD. 2 FOUNDATION PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
01/15/23	MTG FOUND 1 PERMIT COMMENTS	1
01/15/24	ADD. 2 FOUNDATION PERMIT	2
04/12/2024	ISSUED FOR CONSTRUCTION	3
05/31/2024	ASI#1#2	4
08/20/2024	ASI #03	5

SEAL:

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ENGINEER OF RECORD
Cordell S. Van Nostrand
FL P.E. # 67580

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SHEET NAME:

01_PARTIAL BUILDING PLAN - FIRST FLOOR - 4000

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

DRAWN BY	CHECKED BY
BGN	EM

S-102E

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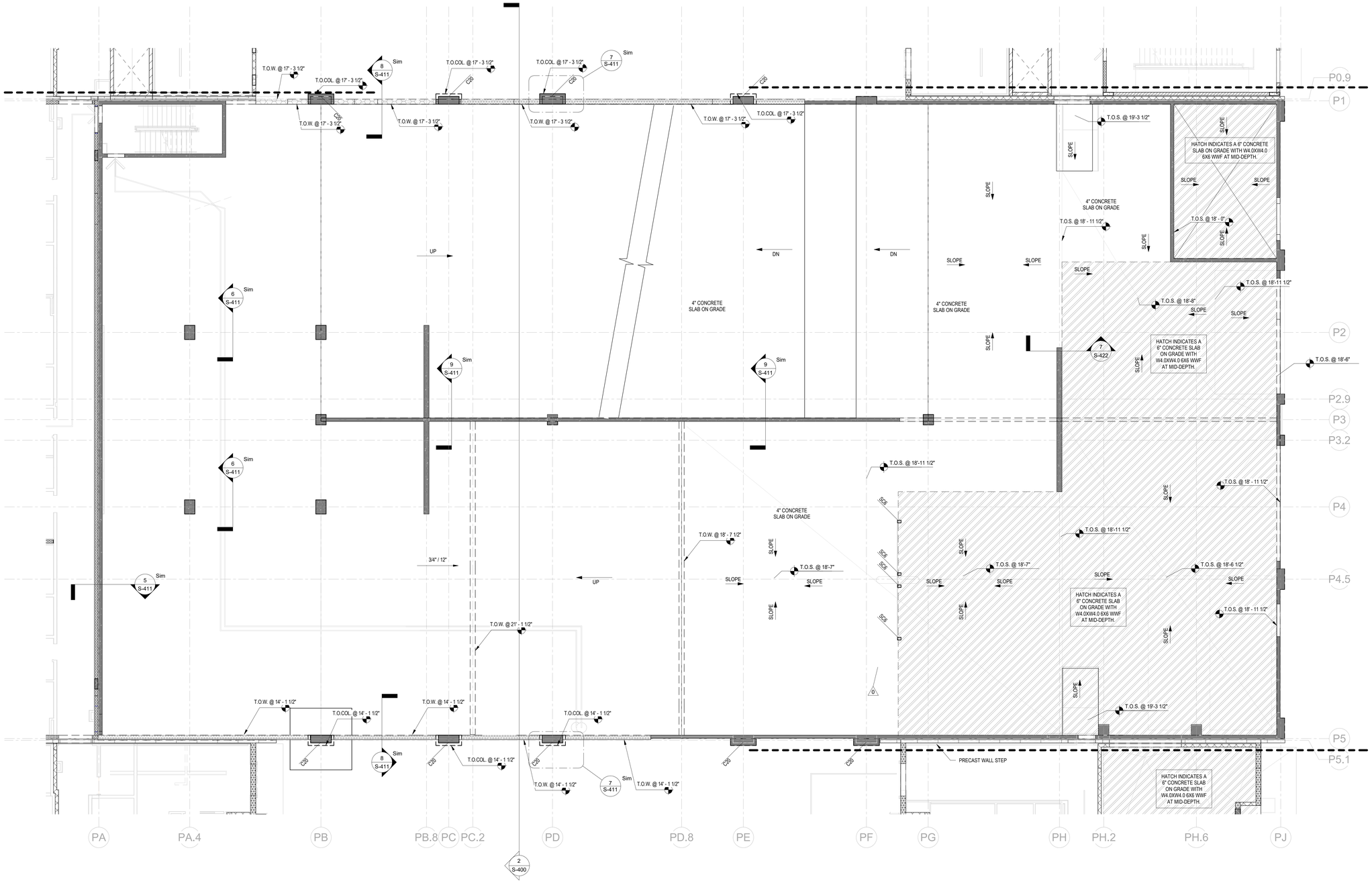


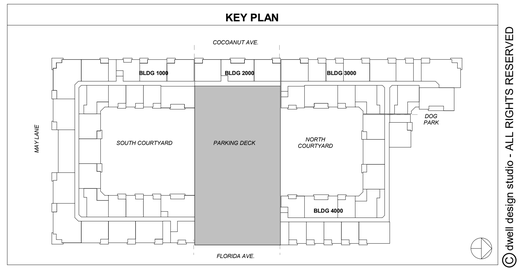
01_OVERALL PARKING DECK - FIRST FLOOR
1/8" = 1'-0"

ELEVATION CALLOUTS ADJUSTED.

PARKING DECK WALL LEGEND

- INDICATES 12" CONCRETE RETAINING WALL, REINFORCED WITH #5 @ 12" VERTICAL BARS AND #4 @ 12" HORIZONTAL BARS, EACH FACE.
- INDICATES 12" CONCRETE RETAINING WALL, REINFORCED WITH #6 @ 12" VERTICAL BARS AND #4 @ 12" HORIZONTAL BARS, EACH FACE.
- INDICATES 8" CONCRETE WALL, REINFORCED WITH #5 @ 8" VERTICAL BARS AND #4 @ 8" HORIZONTAL BARS, CENTERED IN WALL.
- INDICATES A PRE-ENGINEERED PRECAST CONCRETE PARKING GARAGE WALL BY DELEGATED ENGINEER. CONNECTIONS OF WALL TO FOUNDATIONS, OTHER WALLS, DOUBLE-TEES, BEAMS, ETC. BY PRECAST ENGINEER. SEE PARKING GARAGE PLANS FOR ADDITIONAL INFORMATION.

KEY PLAN



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ISSUE

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10/26/2022	50% CDs	X
01/13/2023	PERMIT SUBMIT	X
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01/10/2024	ADD. 2 FOUNDATION PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
04/12/2024	ISSUED FOR CONSTRUCTION	0

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SHEET NAME:

OVERALL PARKING DECK PLAN - FIRST FLOOR

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

DRAWN BY	CHECKED BY
BGN	EM

S-102F

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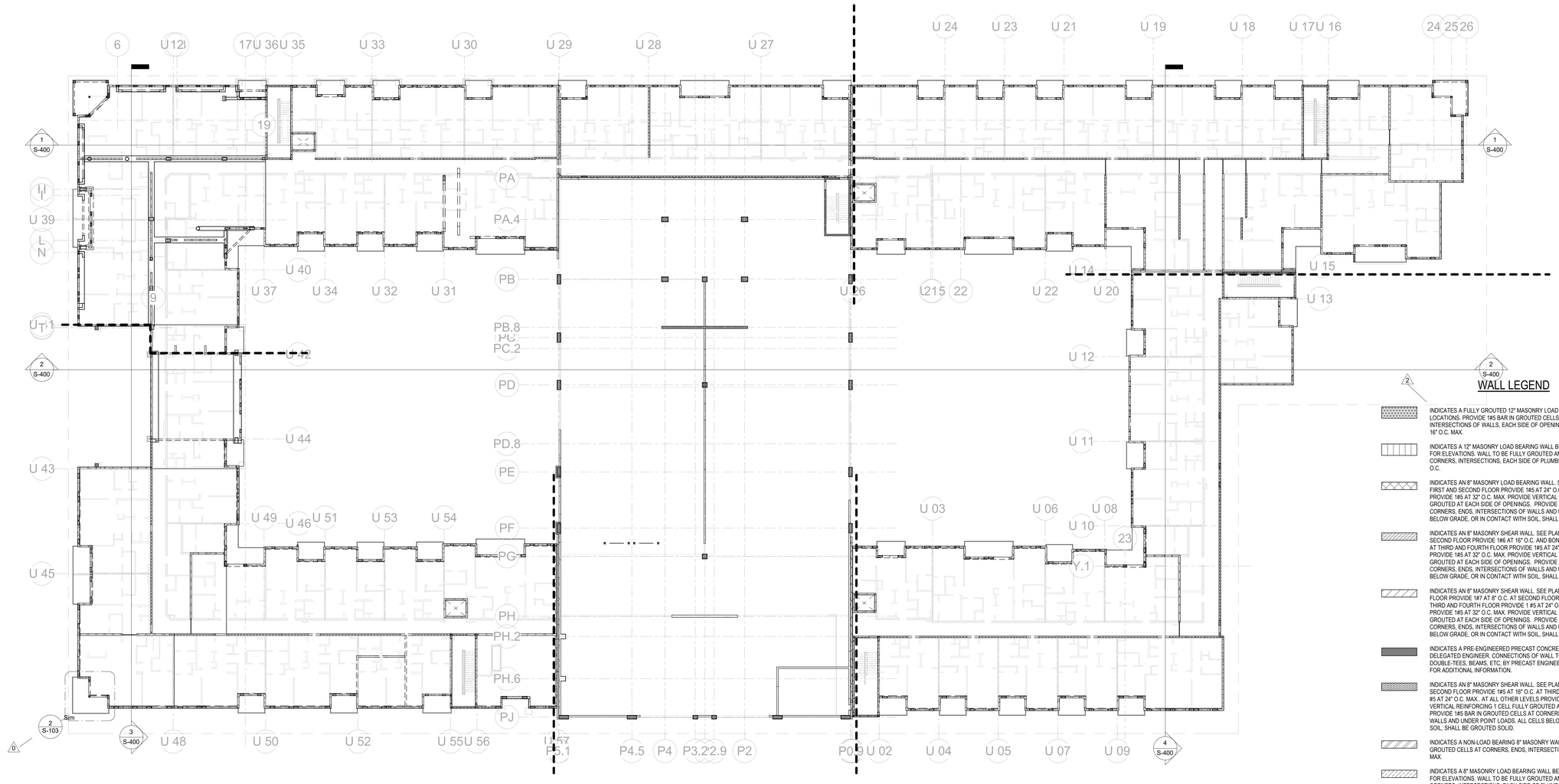

02_OVERALL BUILDING PLAN - SECOND FLOOR
1" = 20'-0"

WALL LEGEND

INDICATES A FULLY GROUTED 12" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, END, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS AND AT 16" O.C. MAX.

INDICATES A 12" MASONRY LOAD BEARING WALL BELOW PLANK BEARING. SEE PLAN FOR ELEVATIONS. WALL TO BE FULLY GROUTED AND REINFORCED W/ (1) #6 AT CELL CORNERS, INTERSECTIONS, EACH SIDE OF PLUMBING PENETRATIONS, AND AT 24" O.C.

INDICATES AN 8" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#5 AT 24" O.C. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING (2) CELLS FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

INDICATES AN 8" MASONRY SHEAR WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#5 AT 16" O.C. AND BOND BEAM W/ 2#5 AT 32" O.C. MAX. AT THIRD AND FOURTH FLOOR PROVIDE 1#5 AT 24" O.C. MAX.. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING 1 CELL FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

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INDICATES A PRE-ENGINEERED PRECAST CONCRETE PARKING GARAGE WALL BY DELEGATED ENGINEER. CONNECTIONS OF WALL TO FOUNDATIONS, OTHER WALLS, DOUBLE-TEES, BEAMS, ETC, BY PRECAST ENGINEER. SEE PARKING GARAGE PLANS FOR ADDITIONAL INFORMATION.

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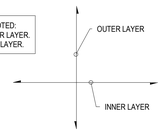
FOUNDATION PLAN NOTES:

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL AND MEP FOR ADDITIONAL INFORMATION.
2. SEE ARCHITECTURAL DRAWINGS FOR ALL SLOPES, DROPS AND DRAIN LOCATIONS IN FLOOR SLAB. MAINTAIN 4" MINIMUM SLAB DEPTH. THICKEN SLAB TO 8" WITHIN 4" OF ALL SLAB STEPS; MAINTAIN 4" MINIMUM SLAB DEPTH ELSEWHERE.
3. ALL ELEVATIONS ARE SET AT N.A.V.D.
4. SEE S-200 FOR FOOTING SCHEDULE. CENTERLINES OF WALLS AND COLUMNS SHALL COINCIDE WITH CENTERLINES OF FOOTINGS AT ALL INTERIOR LOCATIONS.
5. TOF INDICATES TOP OF FOOTING ELEVATION. SEE PLAN FOR TOP OF FOOTING ELEVATION. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED PLUMBING PENETRATIONS THROUGH STEM-WALLS AND ELEVATIONS. NO PENETRATIONS ARE PERMITTED THROUGH FOOTINGS. FOOTINGS MAY STEP AS SHOWN IN THE TYPICAL DETAIL ON S-301. NOTIFY ENGINEER OF STEP LOCATIONS BEFORE PROCEEDING WITH WORK.
6. GROUND FLOOR SHALL BE 4" CONCRETE SLAB-ON-GRADE, U.N.O. REINFORCE W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH.
7. WHERE CONTINUOUS FOOTING INTERSECT WITH PAD FOOTINGS, CONTINUOUS FOOTING REINFORCING SHALL BE CONTINUOUS THROUGH THE PAD FOOTING OR EXTEND A FULL DEVELOPMENT LENGTH INTO THE PAD FOOTING.

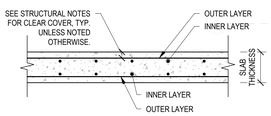
UNLESS NOTED:
O.L.= OUTER LAYER.
I.L.= INNER LAYER.



REBAR LAYERING DIRECTION

UNLESS NOTED OTHERWISE NOT TO SCALE

UNLESS NOTED:
O.L.= OUTER LAYER.
I.L.= INNER LAYER.



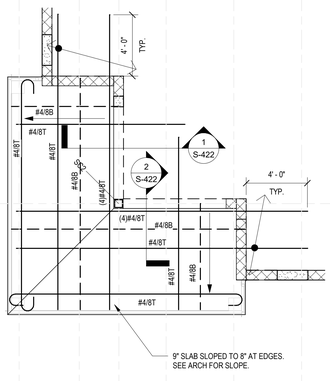
REBAR LAYERING DIAGRAM

NOT TO SCALE

STEEL SYMBOLS

#4 / 12 T

BAR SIZE (I.E. #4 BAR)
BAR SPACING (I.E. 12" O.C.)
BAR PLACEMENT T=TOP; B= BOTTOM

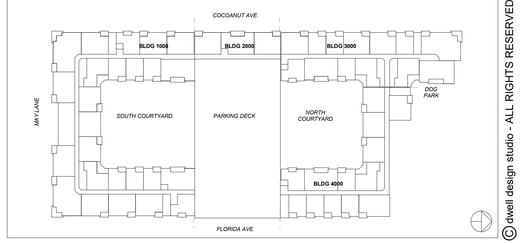


2 OUTSIDE CORNER CONCRETE SLAB REINFORCING PLAN
S-103 1/4" = 1'-0"

OUTSIDE CORNER CONCRETE SLAB REINFORCING PLAN NOTES:

1. FLOOR FRAMING SHALL BE AN 9" SLOPED CONCRETE TWO-WAY FLAT PLATE SLAB. SEE TYPICAL DETAILS. BARS SHOWN ON PLAN ARE THE TOP AND BOTTOM MATS. PROVIDE 36" MIN. LAP LENGTH FOR ALL BARS. BAR SPACING SHOULD NOT BE MORE THAN 8" O.C. ANYWHERE.
2. REINFORCING BARS SHOWN ON PLAN AS SOLID LINES ARE TOP BARS. BARS SHOWN AS DASHED LINES ARE BOTTOM BARS, UNLESS SPECIFICALLY SHOWN OTHERWISE.
3. PROVIDE (1) BAR TOP AND BOTTOM CONTINUOUS AT EDGES OF SLAB ALL AROUND. BAR SIZE SHALL MATCH TYPICAL BAR SIZE SHOWN.
4. EXTERIOR COLUMNS ON THIS BALCONY TO BE NON-LOAD BEARING LIGHT GAUGE FRAMING BY DELEGATED ENGINEER.

KEY PLAN



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03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	GMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
01/16/2024	ADD. 2 FOUNDATION PERMIT	
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/10/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
04/10/2024	ISSUED FOR CONSTRUCTION	X

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SHEET NAME:
02_OVERALL BUILDING PLAN - SECOND FLOOR

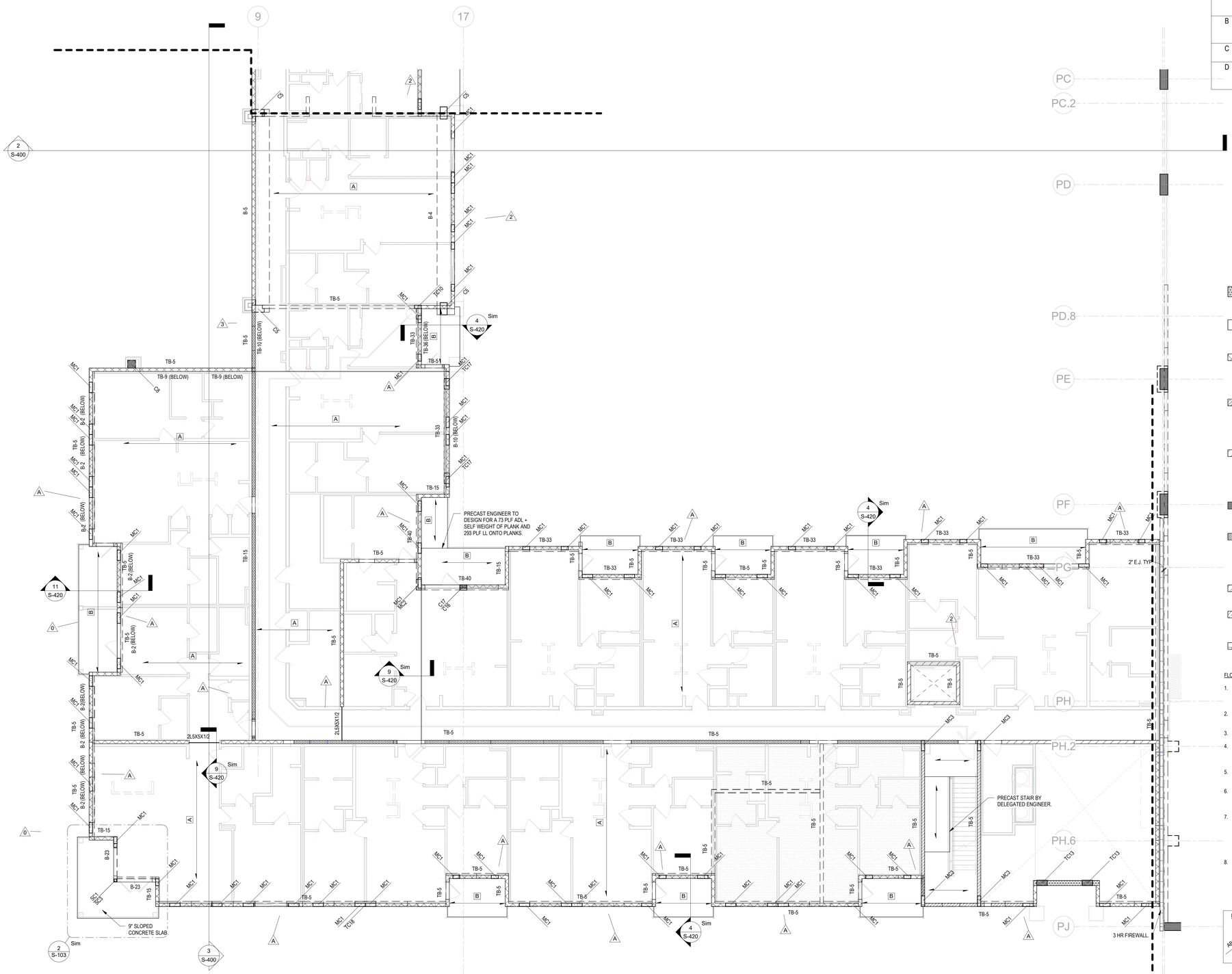
ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

DRAWN BY	CHECKED BY
BGN	EM

S-103

8/23/2024 3:29:46 PM Autodesk Docs://2007106_Allen Morris_Bayside_Sarasota FL/Sarasota Bayside Struct R22.rvt



02_PARTIAL BUILDING PLAN - SECOND FLOOR - 1000A
1/8" = 1'-0"

HOLLOWCORE SLAB LEGEND

MARK	TYPE
A	10" PRECAST HOLLOW CORE SLAB W/ 3" MIN. CONCRETE COMPOSITE TOPPING AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
B	6" PRECAST HOLLOW CORE SLAB W/ 3" MIN AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. COMPOSITE TOPPING SLOPE TOPPING TO EDGE. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
C	10" PRECAST HOLLOW CORE SLAB, UNTOPPED. GROUT ALL KEYWAYS BETWEEN SLABS. SEE SECTIONS FOR EDGE POURS.
D	12" PRECAST HOLLOW CORE SLAB W/ 3" MIN AT SUPPORTS. COMPOSITE TOPPING SLOPE TOPPING TO EDGE. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F.AT MID-DEPTH.

WALL LEGEND

INDICATES A FULLY GROUTED 12" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, END, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS AND AT 16" O.C. MAX.

INDICATES A 12" MASONRY LOAD BEARING WALL BELOW PLANK BEARING. SEE PLAN FOR ELEVATIONS. WALL TO BE FULLY GROUTED AND REINFORCED W/ (1) #6 AT CELL CORNERS, INTERSECTIONS, EACH SIDE OF PLUMBING PENETRATIONS, AND AT 24" O.C.

INDICATES AN 8" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#5 AT 24" O.C. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING (2) CELLS FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

INDICATES AN 8" MASONRY SHEAR WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#5 AT 16" O.C. AND BOND BEAM W/ 2#5 AT 32" O.C. MAX. AT THIRD AND FOURTH FLOOR PROVIDE 1#5 AT 24" O.C. MAX.. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING 1 CELL FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

INDICATES AN 8" MASONRY SHEAR WALL. SEE PLAN FOR LOCATIONS. AT FIRST FLOOR PROVIDE 1#7 AT 8" O.C. AT SECOND FLOOR PROVIDE 1#6 AT 16" O.C. AT THIRD AND FOURTH FLOOR PROVIDE 1 #5 AT 24" O.C. MAX.. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING (2) CELLS FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

INDICATES A PRE-ENGINEERED PRECAST CONCRETE PARKING GARAGE WALL BY DELEGATED ENGINEER. CONNECTIONS OF WALL TO FOUNDATIONS, OTHER WALLS, DOUBLE-TEES, BEAMS, ETC. BY PRECAST ENGINEER. SEE PARKING GARAGE PLANS FOR ADDITIONAL INFORMATION.

INDICATES AN 8" MASONRY SHEAR WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#5 AT 16" O.C. AT THIRD AND FOURTH FLOOR PROVIDE 1 #5 AT 24" O.C. MAX.. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING 1 CELL FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

INDICATES A NON-LOAD BEARING 8" MASONRY WALL. REINFORCE WITH #5 BARS IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND AT 32" O.C. MAX.

INDICATES A 8" MASONRY LOAD BEARING WALL BELOW PLANK BEARING. SEE PLAN FOR ELEVATIONS. WALL TO BE FULLY GROUTED AND REINFORCED W/ (1)#5 AT CELL CORNERS, INTERSECTIONS, EACH SIDE OF PLUMBING PENETRATIONS, AND AT 24" O.C.

INDICATES A STAND ALONE NON-LOAD BEARING 8" 3 HR-FIREWALL. MASONRY WALL. REINFORCE WITH #5 BARS IN GROUTED CELLS AT ENDS AND AT 40" O.C. MAX. REFER TO ARCHITECTURAL FOR ADDITIONAL REQUIREMENTS.

FLOOR FRAMING PLAN NOTES:

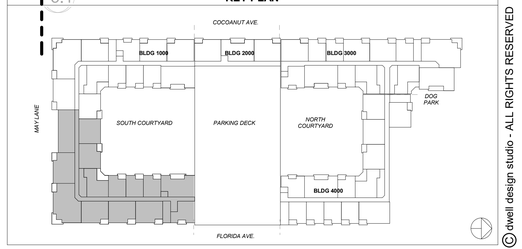
1. VERIFY ALL DIMENSIONS, ELEVATIONS, AND SLAB FINISHES WITH THE ARCHITECTURAL DRAWINGS BEFORE COMMENCING CONSTRUCTION. FOR ADDITIONAL DIMENSIONAL INFORMATION SEE ARCHITECTURAL DRAWINGS.
2. ELEVATIONS SHOWN ARE RELATIVE TO THE INTERIOR GROUND FLOOR SLAB SURFACE. REFER TO BUILDING SECTION FOR REF. ELEVATION AT GROUND FLOOR SLAB SURFACE.
3. SEE S-200 FOR ALL SCHEDULES.
4. SEE HOLLOW CORE KEYNOTE LEGEND FLOOR FRAMING, AT LOCATIONS WITH COMPOSITE TOPPING MAINTAIN A 3" COMPOSITE TOPPING AT BEARING LOCATIONS, AND 2" MINIMUM COMPOSITE TOPPING WHERE SLAB IS CAMBERED. SEE PLAN FOR LOCATIONS.
5. GENERAL CONTRACTOR SHALL COORDINATE ALL SLAB PENETRATIONS WITH PRECAST SUPPLIER. VERIFY SIZE AND LOCATIONS WITH ARCH. AND MEP.
6. TOP OF STEEL BEAMS SET AT ELEVATION AT TOP OF HOLLOW CORE PLANKS, U.N.O. ALL STRUCTURAL ELEMENTS NOTED ON PLAN (X'-X") ARE THE TOP OF BEAM REFERENCED IN N.A.V.D.
7. STRUCTURAL STEEL BEAM CONNECTIONS SHALL BE DESIGNED AND DETAILED BY STEEL SUPPLIER, SEE SERVICE BEAM SHEAR VALUES GIVEN ON S-001. CONNECTIONS DESIGNED BY STEEL SUPPLIER SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER. (NOTE: SHEARS ARE SHOWN ON PLAN - THE DELEGATED CONNECTIONS WILL INCLUDE BEAM TO BEAM DOUBLE-ANGLE CONNECTIONS, SINGLE ANGLE CONNECTIONS, AND BEAM TO COLUMN KNIFE/THRU PLATE CONNECTIONS).
8. CONCRETE TIE BEAM SHALL BE PLACED AT TOP OF ALL MASONRY WALLS, UNLESS NOTED OTHERWISE. TOP OF BEAM IS SET AT HOLLOWCORE PLANK BEARING ELEVATION. SEE BEAM SCHEDULE FOR MORE INFORMATION.

PLAN LEGEND

▼ INDICATES FOOTING STEP. SEE PLAN FOR ELEVATION. SEE TYPICAL DETAILS ON S-301.

ABOVE / BELOW / THRU INDICATES COLUMN MARK. COLUMNS ARE ABOVE, BELOW, OR THROUGH AS SHOWN.

KEY PLAN



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SNELL ENGINEERING CONSULTANTS ...Supporting Architecture

SARASOTA BAYSIDE

800 COCOANUT AVE.
SARASOTA, FL 34236

ISSUE

DATE	DESCRIPTION	INCLUDED
03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	GMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
01/16/2024	ASD, 2 FOUNDATION PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
03/13/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
03/10/23	MTG ROUND 1 PERMIT COMMENTS	A
01/15/24	ASD 2 FOUNDATION PERMIT	B
04/12/2024	ISSUED FOR CONSTRUCTION	1
06/13/2024	ASI #01	2
06/28/2024	ASI #02	3

SEAL:

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ENGINEER OF RECORD
Cordell S. Van Nostrand
FL P.E. # 67580

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SHEET NAME:
02_PARTIAL BUILDING PLAN - SECOND FLOOR - 1000A

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

DRAWN BY	CHECKED BY
BGN	EM

S-103A

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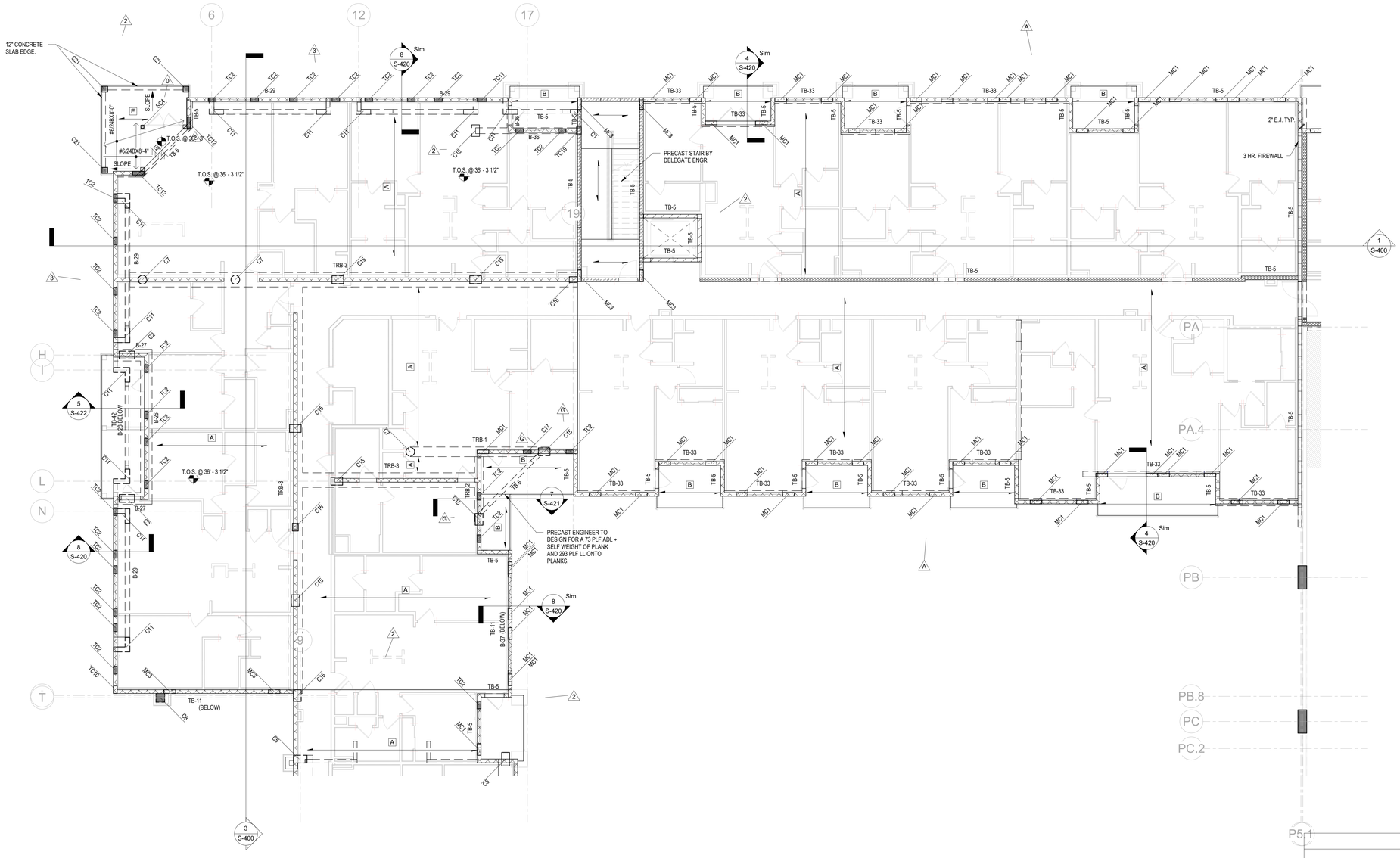
HOLLOWCORE SLAB LEGEND

MARK	TYPE
A	10" PRECAST HOLLOW CORE SLAB W/ 3" MIN. CONCRETE COMPOSITE TOPPING AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
B	6" PRECAST HOLLOW CORE SLAB W/ 3" MIN AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. COMPOSITE TOPPING SLOPE TOPPING TO EDGE. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
C	10" PRECAST HOLLOW CORE SLAB, UNTOPPED. GROUT ALL KEYWAYS BETWEEN SLABS. SEE SECTIONS FOR EDGE POURS.
D	12" PRECAST HOLLOW CORE SLAB W/ 3" MIN AT SUPPORTS. COMPOSITE TOPPING SLOPE TOPPING TO EDGE. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F.AT MID-DEPTH.

ELEVATED SLAB SCHEDULE

MARK	TYPE	REINF.
E	12" CONCRETE SLAB	REINFORCE WITH #6 @ 12" O.C. T & B.E.W.



02_PARTIAL BUILDING PLAN - SECOND FLOOR - 1000B
1/8" = 1'-0"

WALL LEGEND

INDICATES A FULLY GROUTED 12" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, END, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS AND AT 16" O.C. MAX.

INDICATES A 12" MASONRY LOAD BEARING WALL BELOW PLANK BEARING. SEE PLAN FOR ELEVATIONS. WALL TO BE FULLY GROUTED AND REINFORCED W/ (1) #6 AT CELL CORNERS, INTERSECTIONS, EACH SIDE OF PLUMBING PENETRATIONS, AND AT 24" O.C.

INDICATES AN 8" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#5 AT 24" O.C. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING (2) CELLS FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

INDICATES AN 8" MASONRY SHEAR WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#6 AT 16" O.C. AND BOND BEAM W/ 2#5 AT 32" O.C. MAX. AT THIRD AND FOURTH FLOOR PROVIDE 1#5 AT 24" O.C. MAX. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING 1 CELL FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

INDICATES AN 8" MASONRY SHEAR WALL. SEE PLAN FOR LOCATIONS. AT FIRST FLOOR PROVIDE 1#7 AT 8" O.C. AT SECOND FLOOR PROVIDE 1#6 AT 16" O.C. AT THIRD AND FOURTH FLOOR PROVIDE 1 #5 AT 24" O.C. MAX.. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING (2) CELLS FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

INDICATES A PRE-ENGINEERED PRECAST CONCRETE PARKING GARAGE WALL BY DELEGATED ENGINEER. CONNECTIONS OF WALL TO FOUNDATIONS, OTHER WALLS, DOUBLE-TEES, BEAMS, ETC. BY PRECAST ENGINEER. SEE PARKING GARAGE PLANS FOR ADDITIONAL INFORMATION.

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INDICATES A STAND ALONE NON-LOAD BEARING 8" 3 HR-FIREWALL. MASONRY WALL. REINFORD WITH #5 BARS IN GROUTED CELLS AT ENDS AND AT 40" O.C. MAX. REFER TO ARCHITECTURAL FOR ADDITIONAL REQUIREMENTS.

FLOOR FRAMING PLAN NOTES:

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3. SEE S-200 FOR ALL SCHEDULES.
4. SEE HOLLOW CORE KEYNOTE LEGEND FLOOR FRAMING. AT LOCATIONS WITH COMPOSITE TOPPING MAINTAIN A 3" COMPOSITE TOPPING AT BEARING LOCATIONS. AND 2" MINIMUM COMPOSITE TOPPING WHERE SLAB IS CAMBERED. SEE PLAN FOR LOCATIONS.
5. GENERAL CONTRACTOR SHALL COORDINATE ALL SLAB PENETRATIONS WITH PRECAST SUPPLIER. VERIFY SIZE AND LOCATIONS WITH ARCH. AND MEP.
6. TOP OF STEEL BEAMS SET AT ELEVATION AT TOP OF HOLLOW CORE PLANKS, U.N.O. ALL STRUCTURAL ELEMENTS NOTED ON PLAN (X'-X") ARE THE TOP OF BEAM REFERENCED IN N.A.V.D.
7. STRUCTURAL STEEL BEAM CONNECTIONS SHALL BE DESIGNED AND DETAILED BY STEEL SUPPLIER, SEE SERVICE BEAM SHEAR VALUES GIVEN ON S-001. CONNECTIONS DESIGNED BY STEEL SUPPLIER SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER. (NOTE: SHEARS ARE SHOWN ON PLAN - THE DELEGATED CONNECTIONS WILL INCLUDE BEAM TO BEAM DOUBLE-ANGLE CONNECTIONS, SINGLE ANGLE CONNECTIONS, AND BEAM TO COLUMN KNIFE/THRU PLATE CONNECTIONS).
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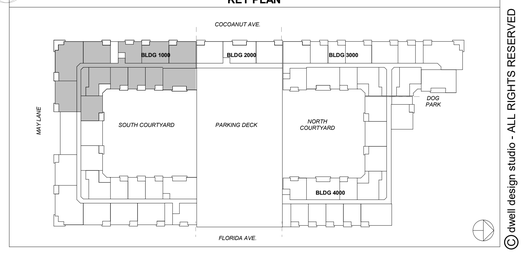
PLAN LEGEND

▼ INDICATES FOOTING STEP. SEE PLAN FOR ELEVATION. SEE TYPICAL DETAILS ON S-301.

ABOVE / THRU / BELOW INDICATES COLUMN MARK. COLUMNS ARE ABOVE, BELOW, OR THROUGH AS SHOWN.

KEY PLAN



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SARASOTA, FL 34236

ISSUE

DATE	DESCRIPTION	INCLUDED
03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
09/09/2022	50% CD'S	X
01/13/2023	GMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
01/10/2024	ADD. 2 FOUNDATION PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/10/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
05/16/23	NTC# 1 GROUND - PERMIT COMMENTS	A
09/15/23	ADD. 1 FOUNDATION PERMIT	1
03/15/2024	STRUCTURAL BLDG PRECAST IFC	2
04/10/2024	ISSUED FOR CONSTRUCTION	3
05/31/2024	ASI# 01	4
06/28/2024	ASI #02	5

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SHEET NAME:

02_PARTIAL BUILDING PLAN - SECOND FLOOR - 1000B

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

DRAWN BY	CHECKED BY
BGN	EM

S-103B

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HOLLOWCORE SLAB LEGEND

MARK	TYPE
A	10" PRECAST HOLLOW CORE SLAB W/ 3" MIN. CONCRETE COMPOSITE TOPPING AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
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C	10" PRECAST HOLLOW CORE SLAB, UNTOPPED. GROUT ALL KEYWAYS BETWEEN SLABS. SEE SECTIONS FOR EDGE POURS.
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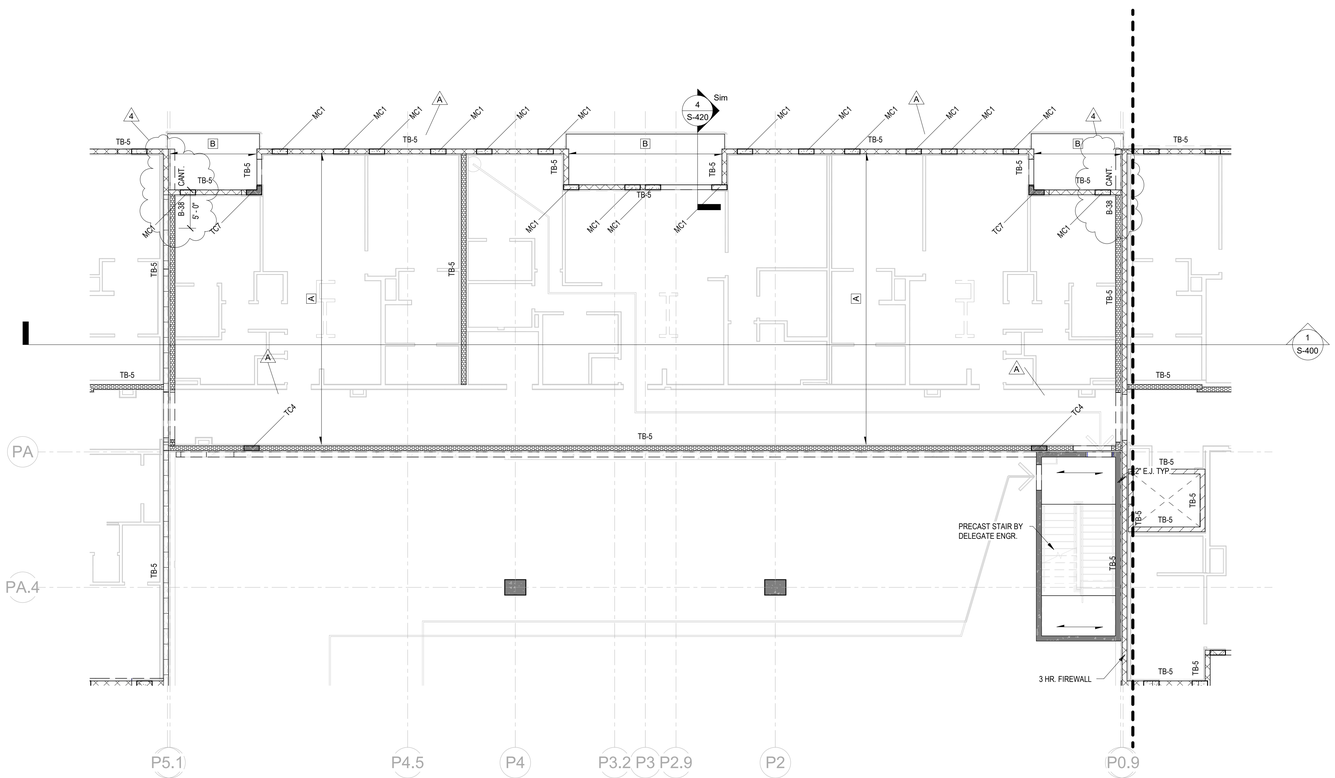

02_PARTIAL BUILDING PLAN - SECOND FLOOR - 2000
1/8" = 1'-0"

WALL LEGEND

INDICATES A FULLY GROUTED 12" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, END, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS AND AT 16" O.C. MAX.

INDICATES A 12" MASONRY LOAD BEARING WALL BELOW PLANK BEARING. SEE PLAN FOR ELEVATIONS. WALL TO BE FULLY GROUTED AND REINFORCED W/ (1) #6 AT CELL CORNERS, INTERSECTIONS, EACH SIDE OF PLUMBING PENETRATIONS, AND AT 24" O.C.

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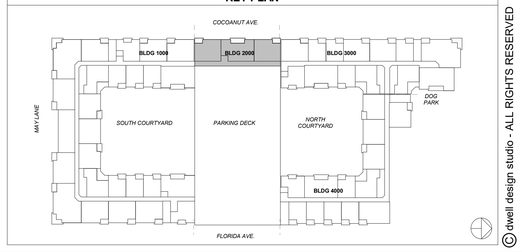
KEY PLAN



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800 COCOANUT AVE.
SARASOTA, FL 34236

ISSUE

DATE	DESCRIPTION	INCLUDED
03/29/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/28/2022	CD'S	X
12/12/2022	GMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
01/16/2024	ADD. 2 FOUNDATION PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
03/15/23	MTG ROUND 1 PERMIT COMMENTS	A
01/16/24	ADD. 2 FOUNDATION PERMIT	B
06/20/2024	AR 493	A

SEAL:

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ENGINEER OF RECORD
Cordell S. Van Nostrand
FL P.E. # 67580

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SHEET NAME:

02_PARTIAL BUILDING PLAN - SECOND FLOOR - 2000

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

DRAWN BY	CHECKED BY
BGN	EM

S-103C

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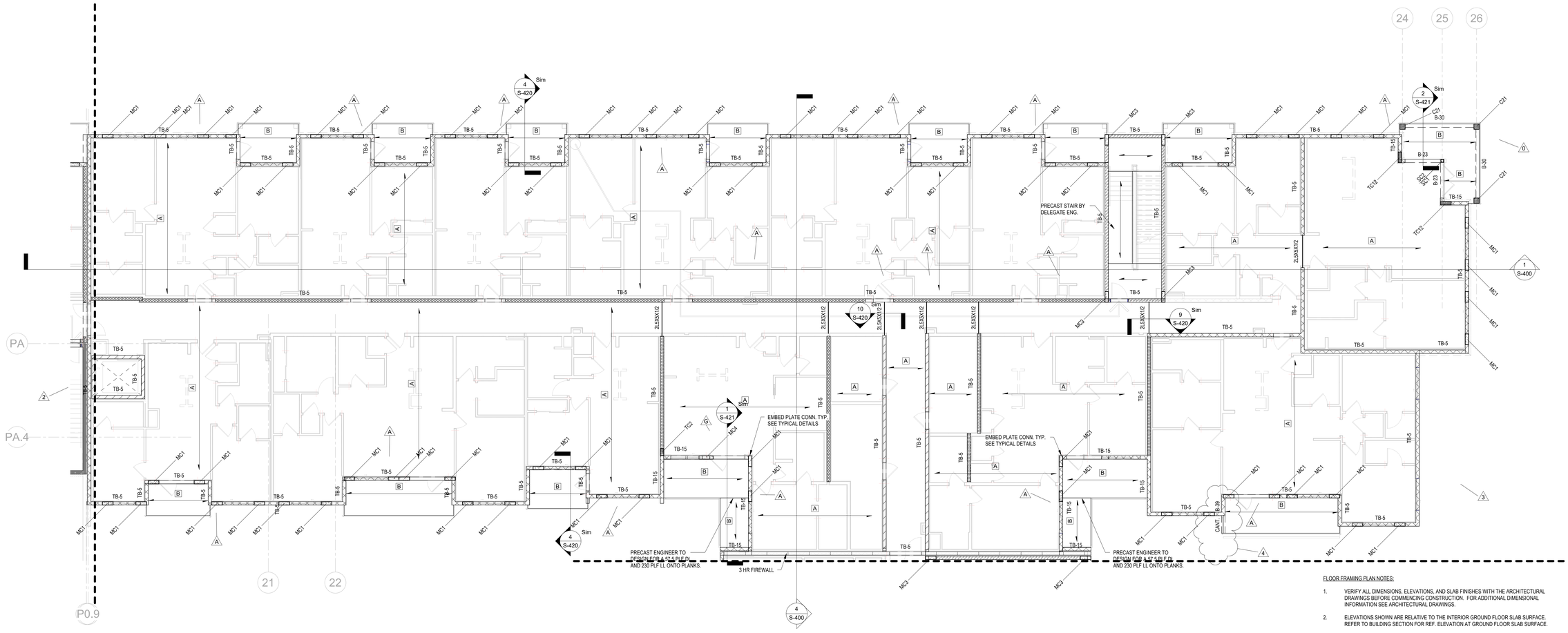
HOLLOWCORE SLAB LEGEND

MARK	TYPE
A	10" PRECAST HOLLOW CORE SLAB W/ 3" MIN. CONCRETE COMPOSITE TOPPING AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
B	6" PRECAST HOLLOW CORE SLAB W/ 3" MIN AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. COMPOSITE TOPPING SLOPE TOPPING TO EDGE. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
C	10" PRECAST HOLLOW CORE SLAB, UNTOPPED. GROUT ALL KEYWAYS BETWEEN SLABS. SEE SECTIONS FOR EDGE POURS.
D	12" PRECAST HOLLOW CORE SLAB W/ 3" MIN AT SUPPORTS. COMPOSITE TOPPING SLOPE TOPPING TO EDGE. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F.AT MID-DEPTH.



02_PARTIAL BUILDING PLAN - SECOND FLOOR - 3000
1/8" = 1'-0"

WALL LEGEND

INDICATES A FULLY GROUTED 12" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, END, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS AND AT 16" O.C. MAX.

INDICATES A 12" MASONRY LOAD BEARING WALL BELOW PLANK BEARING. SEE PLAN FOR ELEVATIONS. WALL TO BE FULLY GROUTED AND REINFORCED W/ (1) #6 AT CELL CORNERS, INTERSECTIONS, EACH SIDE OF PLUMBING PENETRATIONS, AND AT 24" O.C.

INDICATES AN 8" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#5 AT 24" O.C. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING (2) CELLS FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

INDICATES AN 8" MASONRY SHEAR WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#6 AT 16" O.C. AND BOND BEAM W/ 2#5 AT 32" O.C. MAX. AT THIRD AND FOURTH FLOOR PROVIDE 1#5 AT 24" O.C. MAX.. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING 1 CELL FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

INDICATES AN 8" MASONRY SHEAR WALL. SEE PLAN FOR LOCATIONS. AT FIRST FLOOR PROVIDE 1#7 AT 8" O.C. AT SECOND FLOOR PROVIDE 1#6 AT 16" O.C. AT THIRD AND FOURTH FLOOR PROVIDE 1 #5 AT 24" O.C. MAX.. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING (2) CELLS FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

INDICATES A PRE-ENGINEERED PRECAST CONCRETE PARKING GARAGE WALL BY DELEGATED ENGINEER. CONNECTIONS OF WALL TO FOUNDATIONS, OTHER WALLS, DOUBLE-TEES, BEAMS, ETC, BY PRECAST ENGINEER. SEE PARKING GARAGE PLANS FOR ADDITIONAL INFORMATION.

INDICATES AN 8" MASONRY SHEAR WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#5 AT 16" O.C. AT THIRD AND FOURTH FLOOR PROVIDE 1 #5 AT 24" O.C. MAX.. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING 1 CELL FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

INDICATES A NON-LOAD BEARING 8" MASONRY WALL. REINFORCE WITH #5 BARS IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND AT 32" O.C. MAX.

INDICATES A 8" MASONRY LOAD BEARING WALL BELOW PLANK BEARING. SEE PLAN FOR ELEVATIONS. WALL TO BE FULLY GROUTED AND REINFORCED W/ (1)#5 AT CELL CORNERS, INTERSECTIONS, EACH SIDE OF PLUMBING PENETRATIONS, AND AT 24" O.C.

INDICATES A STAND ALONE NON-LOAD BEARING 8" 3 HR-FIREWALL. MASONRY WALL. REINFORCE WITH #5 BARS IN GROUTED CELLS AT ENDS AND AT 40" O.C. MAX. REFER TO ARCHITECTURAL FOR ADDITIONAL REQUIREMENTS.

FLOOR FRAMING PLAN NOTES:

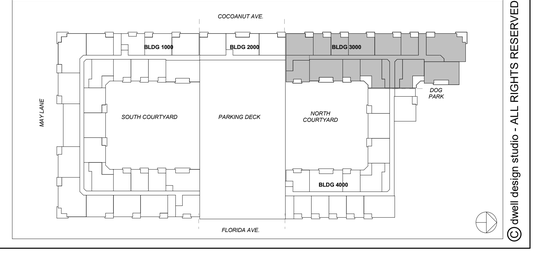
1. VERIFY ALL DIMENSIONS, ELEVATIONS, AND SLAB FINISHES WITH THE ARCHITECTURAL DRAWINGS BEFORE COMMENCING CONSTRUCTION. FOR ADDITIONAL DIMENSIONAL INFORMATION SEE ARCHITECTURAL DRAWINGS.
2. ELEVATIONS SHOWN ARE RELATIVE TO THE INTERIOR GROUND FLOOR SLAB SURFACE. REFER TO BUILDING SECTION FOR REF. ELEVATION AT GROUND FLOOR SLAB SURFACE.
3. SEE S-200 FOR ALL SCHEDULES.
4. SEE HOLLOW CORE KEYNOTE LEGEND FLOOR FRAMING. AT LOCATIONS WITH COMPOSITE TOPPING MAINTAIN A 3" COMPOSITE TOPPING AT BEARING LOCATIONS, AND 2" MINIMUM COMPOSITE TOPPING WHERE SLAB IS CAMBERED. SEE PLAN FOR LOCATIONS.
5. GENERAL CONTRACTOR SHALL COORDINATE ALL SLAB PENETRATIONS WITH PRECAST SUPPLIER. VERIFY SIZE AND LOCATIONS WITH ARCH. AND MEP.
6. TOP OF STEEL BEAMS SET AT ELEVATION AT TOP OF HOLLOW CORE PLANKS, U.N.O. ALL STRUCTURAL ELEMENTS NOTED ON PLAN (X'-X") ARE THE TOP OF BEAM REFERENCED IN N.A.V.D.
7. STRUCTURAL STEEL BEAM CONNECTIONS SHALL BE DESIGNED AND DETAILED BY STEEL SUPPLIER, SEE SERVICE BEAM SHEAR VALUES GIVEN ON S-001. CONNECTIONS DESIGNED BY STEEL SUPPLIER SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER. (NOTE: SHEARS ARE SHOWN ON PLAN - THE DELEGATED CONNECTIONS WILL INCLUDE BEAM TO BEAM DOUBLE-ANGLE CONNECTIONS, SINGLE ANGLE CONNECTIONS, AND BEAM TO COLUMN KNIFE/THRU PLATE CONNECTIONS).
8. CONCRETE TIE BEAM SHALL BE PLACED AT TOP OF ALL MASONRY WALLS, UNLESS NOTED OTHERWISE. TOP OF BEAM IS SET AT HOLLOWCORE PLANK BEARING ELEVATION. SEE BEAM SCHEDULE FOR MORE INFORMATION.

PLAN LEGEND

▼ INDICATES FOOTING STEP. SEE PLAN FOR ELEVATION. SEE TYPICAL DETAILS ON S-301.

ABOVE / THRU / BELOW INDICATES COLUMN MARK. COLUMNS ARE ABOVE, BELOW, OR THROUGH AS SHOWN.

KEY PLAN



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800 COCOANUT AVE.
SARASOTA, FL 34236

ISSUE

DATE	DESCRIPTION	INCLUDED
03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	CMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
03/31/2023	STRUCTURAL GARAGE PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
03/15/23	MTG ROUND 1 PERMIT COMMENTS	A
01/15/24	ADD: 2 FOUNDATION PERMIT	0
03/06/2024	STRUCTURAL BLDG PRECAST IFC	A
04/12/2024	ISSUED FOR CONSTRUCTION	1
05/31/2024	ASI# 01	2
06/28/2024	ASI #02	3
08/05/2024	ASI #03	4

SEAL:

8/23/2024 3:30:04 PM
ENGINEER OF RECORD
Cordell S. Van Nostrand
FL P.E. # 67580

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SHEET NAME:

02_PARTIAL BUILDING PLAN - SECOND FLOOR - 3000

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

DRAWN BY: BGN
CHECKED BY: EM

S-103D

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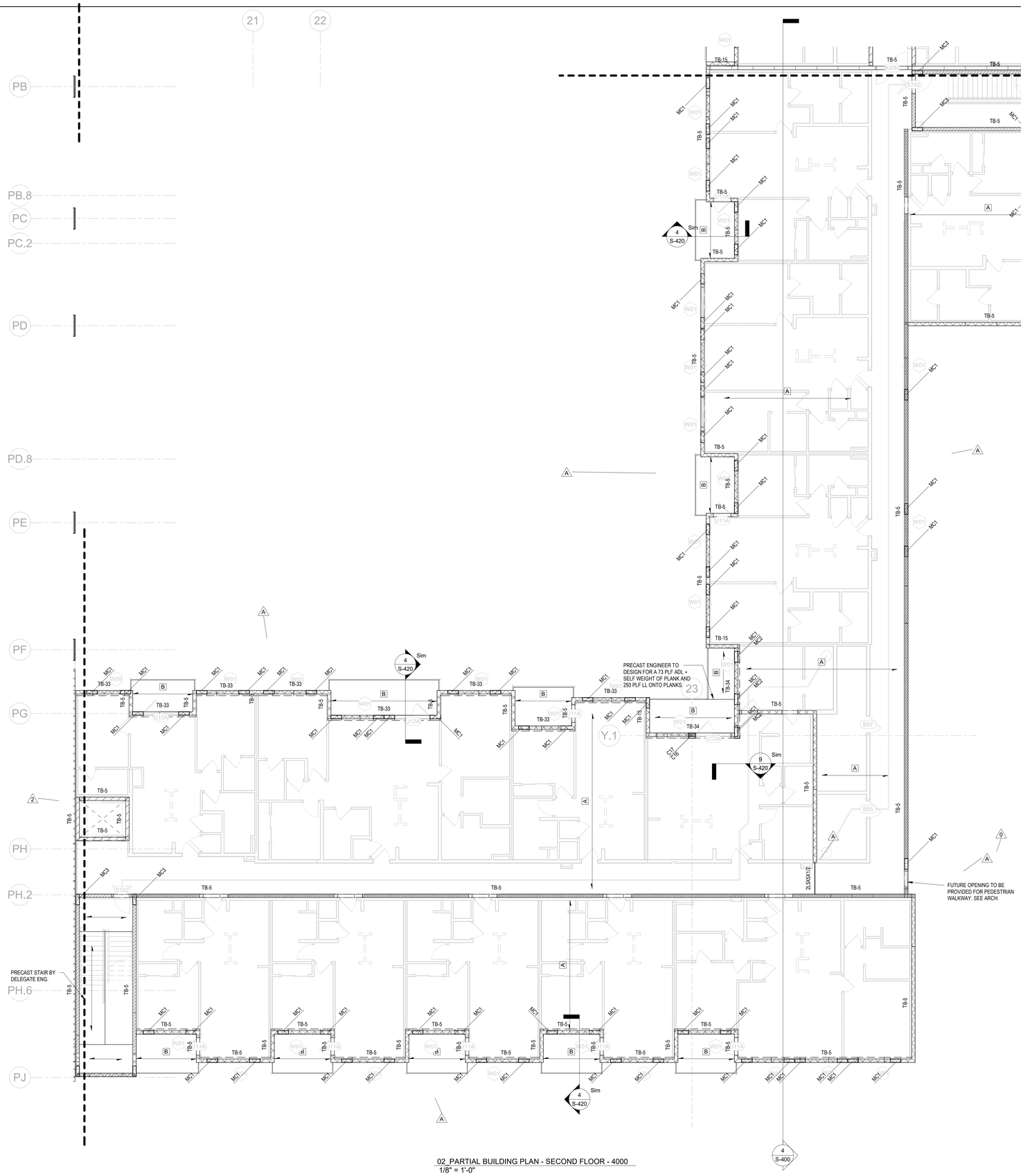

02_PARTIAL BUILDING PLAN - SECOND FLOOR - 4000
1/8" = 1'-0"

HOLLOWCORE SLAB LEGEND

MARK	TYPE
A	10" PRECAST HOLLOW CORE SLAB W/ 3" MIN. CONCRETE COMPOSITE TOPPING AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
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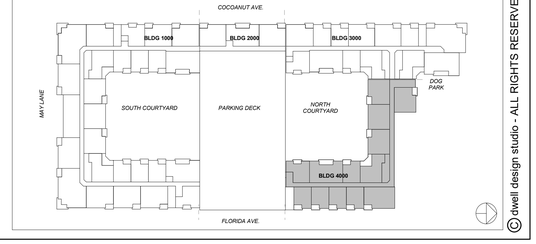
ABOVE THRU BELOW INDICATES COLUMN MARK. COLUMNS ARE ABOVE, BELOW, OR THROUGH AS SHOWN.

KEY PLAN



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ISSUE

DATE	DESCRIPTION	INCLUDED
02/25/2022	SCHEMATIC DESIGN	X
09/09/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	GMP/ PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
01/15/2024	ADD. 2 FOUNDATION PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/10/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV #
05/13/2024	MTO ROUND 1 PERMIT COMMENTS	1
01/15/24	ADD. 2 FOUNDATION PERMIT	A
04/10/2024	ISSUED FOR CONSTRUCTION	0
05/31/2024	ASI# 01	1
		2

SEAL:

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ENGINEER OF RECORD
Cordell S. Van Nostrand
FL P.E. # 67580

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SHEET NAME:

02_PARTIAL BUILDING PLAN - SECOND FLOOR - 4000

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

DRAWN BY	CHECKED BY
BGN	EM

S-103E

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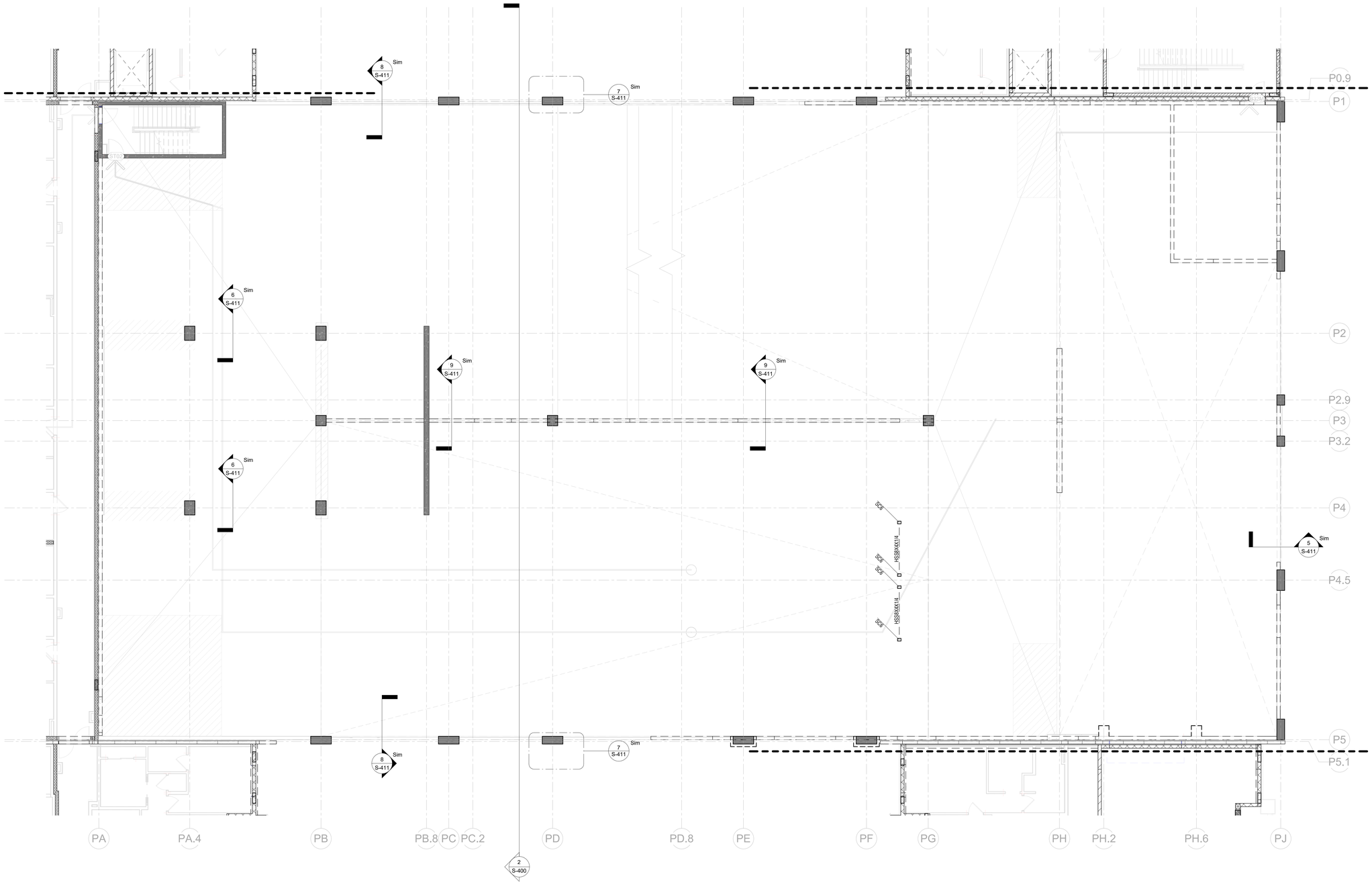

02_OVERALL PARKING DECK - SECOND FLOOR
1/8" = 1'-0"

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ISSUE

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03/25/2022	SCHEMATIC DESIGN	X
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10/26/2022	50% CDs	X
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01/15/2024	ADD. 2 FOUNDATION PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV

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SHEET NAME:

OVERALL PARKING DECK PLAN - SECOND FLOOR

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

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BGN	EM

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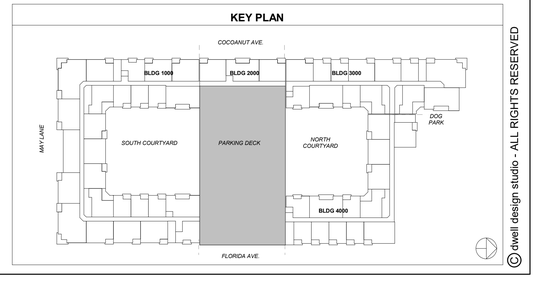
KEY PLAN



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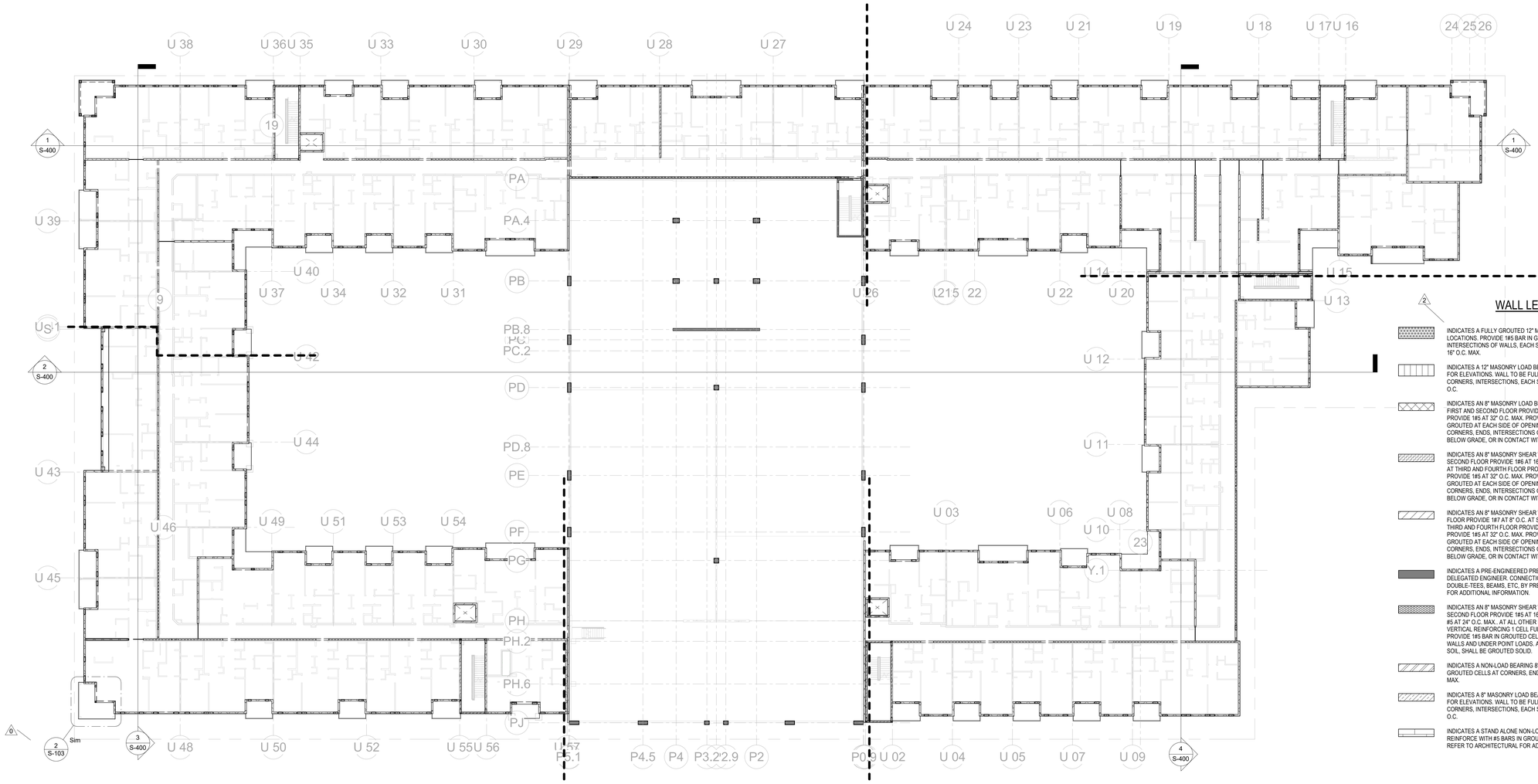

03_OVERALL BUILDING PLAN - THIRD FLOOR
1" = 20'-0"

WALL LEGEND

2

INDICATES A FULLY GROUTED 12" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, END, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS AND AT 16" O.C. MAX.

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INDICATES AN 8" MASONRY SHEAR WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#5 AT 16" O.C. AT THIRD AND FOURTH FLOOR PROVIDE 1 #5 AT 24" O.C. MAX.. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING 1 CELL FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

INDICATES A NON-LOAD BEARING 8" MASONRY WALL. REINFORCE WITH #5 BARS IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND AT 32" O.C. MAX.

INDICATES A 8" MASONRY LOAD BEARING WALL BELOW PLANK BEARING. SEE PLAN FOR ELEVATIONS. WALL TO BE FULLY GROUTED AND REINFORCED W/ (1)#5 AT CELL CORNERS, INTERSECTIONS, EACH SIDE OF PLUMBING PENETRATIONS, AND AT 24" O.C.

INDICATES A STAND ALONE NON-LOAD BEARING 8" 3 HR-FIREWALL MASONRY WALL. REINFORCE WITH #5 BARS IN GROUTED CELLS AT ENDS AND AT 40" O.C. MAX. REFER TO ARCHITECTURAL FOR ADDITIONAL REQUIREMENTS.

FLOOR FRAMING PLAN NOTES:

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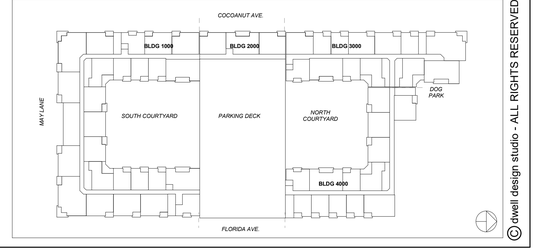
2. ELEVATIONS SHOWN ARE RELATIVE TO THE INTERIOR GROUND FLOOR SLAB SURFACE. REFER TO BUILDING SECTION FOR REF. ELEVATION AT GROUND FLOOR SLAB SURFACE.
3. SEE S-200 FOR ALL SCHEDULES.
4. SEE HOLLOW CORE KEYNOTE LEGEND FLOOR FRAMING. AT LOCATIONS WITH COMPOSITE TOPPING MAINTAIN A 3" COMPOSITE TOPPING AT BEARING LOCATIONS, AND 2" MINIMUM COMPOSITE TOPPING WHERE SLAB IS CAMBERED. SEE PLAN FOR LOCATIONS.
5. GENERAL CONTRACTOR SHALL COORDINATE ALL SLAB PENETRATIONS WITH PRECAST SUPPLIER. VERIFY SIZE AND LOCATIONS WITH ARCH. AND MEP.
6. TOP OF STEEL BEAMS SET AT ELEVATION AT TOP OF HOLLOW CORE PLANKS, U.N.O. ALL STRUCTURAL ELEMENTS NOTED ON PLAN (X'-X") ARE THE TOP OF BEAM REFERENCED IN N.A.V.D.
7. STRUCTURAL STEEL BEAM CONNECTIONS SHALL BE DESIGNED AND DETAILED BY STEEL SUPPLIER, SEE SERVICE BEAM SHEAR VALUES GIVEN ON S-001. CONNECTIONS DESIGNED BY STEEL SUPPLIER SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER. (NOTE: SHEARS ARE SHOWN ON PLAN - THE DELEGATED CONNECTIONS WILL INCLUDE BEAM TO BEAM DOUBLE-ANGLE CONNECTIONS, SINGLE ANGLE CONNECTIONS, AND BEAM TO COLUMN KNIFE/THRU PLATE CONNECTIONS).
8. CONCRETE TIE BEAM SHALL BE PLACED AT TOP OF ALL MASONRY WALLS, UNLESS NOTED OTHERWISE. TOP OF BEAM IS SET AT HOLLOWCORE PLANK BEARING ELEVATION. SEE BEAM SCHEDULE FOR MORE INFORMATION.

KEY PLAN



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SNELL ENGINEERING CONSULTANTS
...Supporting Architecture

SARASOTA BAYSIDE

800 COCOANUT AVE.
SARASOTA, FL 34236

ISSUE

DATE	DESCRIPTION	INCLUDED
03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	GMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
01/16/2024	ADD. 2 FOUNDATION PERMIT	
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
04/12/2024	ISSUED FOR CONSTRUCTION	0

SEAL

8/23/2024 3:30:17 PM

ENGINEER OF RECORD
Cordell S. Van Nostrand
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SHEET NAME:

03_OVERALL BUILDING PLAN - THIRD FLOOR

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

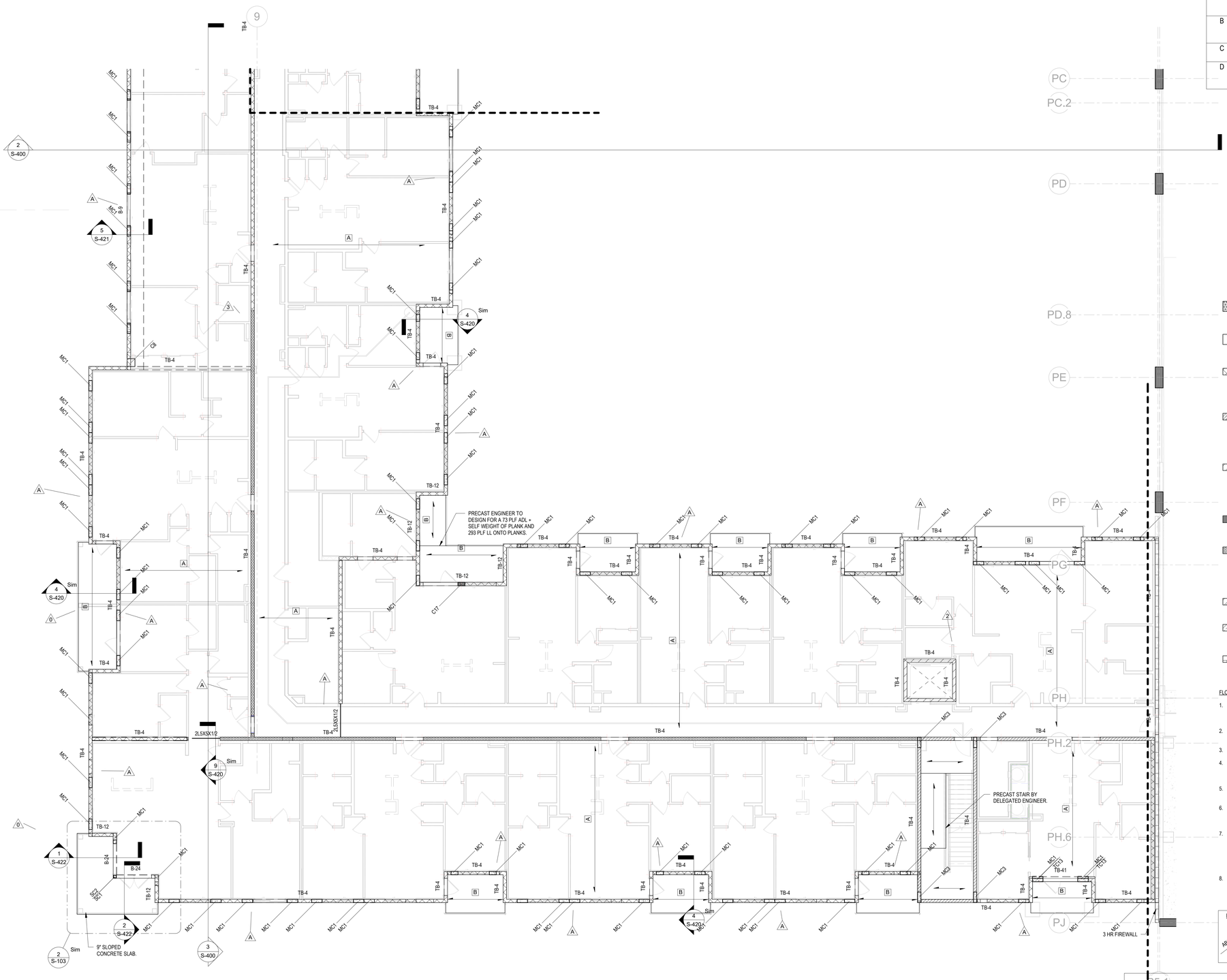
DRAWN BY	CHECKED BY
BGN	EM

S-104

8/23/2024 3:30:17 PM Autodesk Docs://2007106_Allen Morris_Bayside_Sarasota FL/Sarasota Bayside Struct R22.rvt

HOLLOWCORE SLAB LEGEND

MARK	TYPE
A	10" PRECAST HOLLOW CORE SLAB W/ 3" MIN. CONCRETE COMPOSITE TOPPING AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
B	6" PRECAST HOLLOW CORE SLAB W/ 3" MIN AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. COMPOSITE TOPPING SLOPE TOPPING TO EDGE. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
C	10" PRECAST HOLLOW CORE SLAB, UNTOPPED. GROUT ALL KEYWAYS BETWEEN SLABS. SEE SECTIONS FOR EDGE POURS.
D	12" PRECAST HOLLOW CORE SLAB W/ 3" MIN AT SUPPORTS. COMPOSITE TOPPING SLOPE TOPPING TO EDGE. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F.AT MID-DEPTH.



03_PARTIAL BUILDING PLAN - THIRD FLOOR - 1000A
1/8" = 1'-0"

WALL LEGEND

INDICATES A FULLY GROUTED 12" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, END, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS AND AT 16" O.C. MAX.

INDICATES A 12" MASONRY LOAD BEARING WALL BELOW PLANK BEARING. SEE PLAN FOR ELEVATIONS. WALL TO BE FULLY GROUTED AND REINFORCED W/ (1) #5 AT CELL CORNERS, INTERSECTIONS, EACH SIDE OF PLUMBING PENETRATIONS, AND AT 24" O.C.

INDICATES AN 8" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#5 AT 24" O.C. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING (2) CELLS FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

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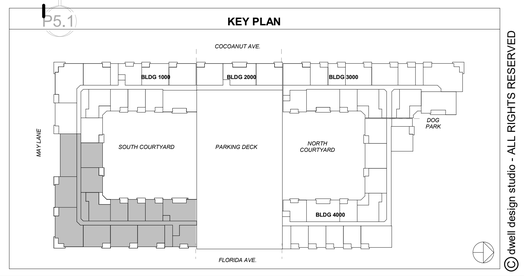
PLAN LEGEND

▼ INDICATES FOOTING STEP. SEE PLAN FOR ELEVATION. SEE TYPICAL DETAILS ON S-301.

ABOVE THRU BELOW INDICATES COLUMN MARK. COLUMNS ARE ABOVE, BELOW, OR THROUGH AS SHOWN.

KEY PLAN



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ISSUE

DATE	DESCRIPTION	INCLUDED
03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	GMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
01/16/2024	ADD. 2 FOUNDATION PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
01/16/23	MTG FOUND 1 PERMIT COMMENTS	4
01/16/24	ADD. 2 FOUNDATION PERMIT	6
04/12/2024	ISSUED FOR CONSTRUCTION	7
05/31/2024	ASI#1#7	7
06/28/2024	ASI #02	9

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SHEET NAME:

03_PARTIAL BUILDING PLAN - THIRD FLOOR - 1000A

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

DRAWN BY BGN | CHECKED BY EM

S-104A

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HOLLOWCORE SLAB LEGEND

MARK	TYPE
A	10" PRECAST HOLLOW CORE SLAB W/ 3" MIN. CONCRETE COMPOSITE TOPPING AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
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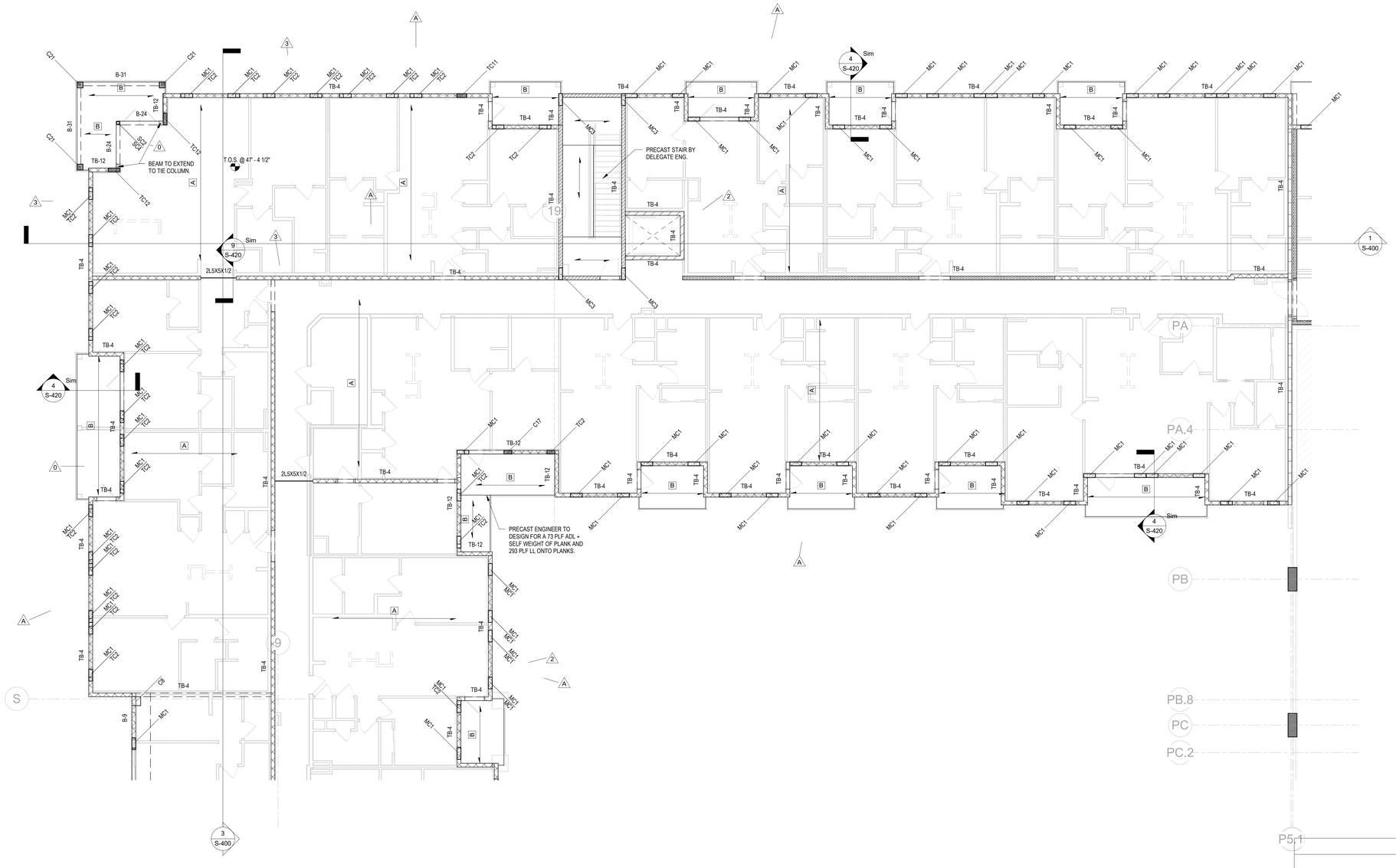

03_PARTIAL BUILDING PLAN - THIRD FLOOR - 1000B
1/8" = 1'-0"

WALL LEGEND

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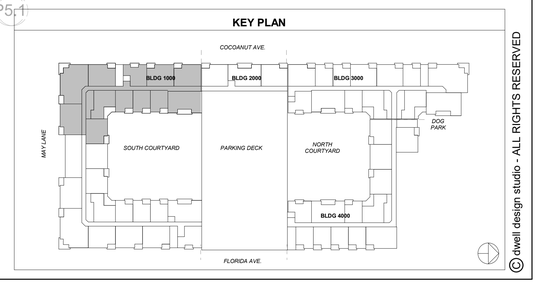

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ISSUE

DATE	DESCRIPTION	INCLUDED
03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	PERMIT SUBMIT	X
03/17/2023	PRICING ADDENDUM 1	X
01/15/2024	ADD. 2 FOUNDATION PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
03/15/23	MTO ROUND 1 PERMIT COMMENTS	A
01/15/24	ADD. 2 FOUNDATION PERMIT	1
03/06/2024	STRUCTURAL GARAGE IFC	2
08/31/2024	ASI#-01	3
06/28/2024	ASI #02	3

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ENGINEER OF RECORD
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SHEET NAME:
03_PARTIAL BUILDING PLAN - THIRD FLOOR - 1000B

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

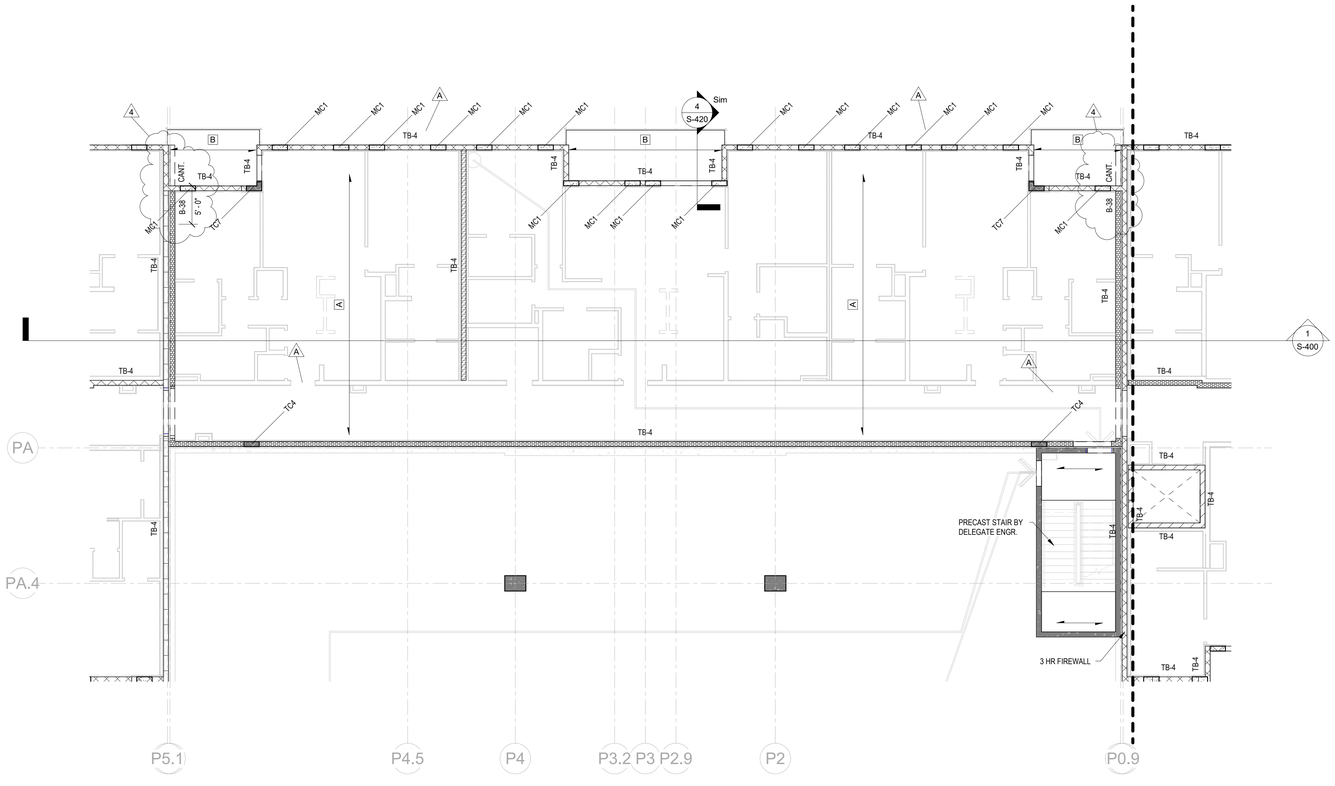
DRAWN BY	CHECKED BY
BGN	EM

S-104B

8/23/2024 3:30:26 PM Autodesk Docs://2007106_Allen Morris_Bayside_Sarasota FL/Sarasota Bayside Struct R22.rvt

HOLLOWCORE SLAB LEGEND

MARK	TYPE
A	10" PRECAST HOLLOW CORE SLAB W/ 3" MIN. CONCRETE COMPOSITE TOPPING AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
B	6" PRECAST HOLLOW CORE SLAB W/ 3" MIN AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. COMPOSITE TOPPING SLOPE TOPPING TO EDGE. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
C	10" PRECAST HOLLOW CORE SLAB, UNTOPPED. GROUT ALL KEYWAYS BETWEEN SLABS. SEE SECTIONS FOR EDGE POURS.
D	12" PRECAST HOLLOW CORE SLAB W/ 3" MIN AT SUPPORTS. COMPOSITE TOPPING SLOPE TOPPING TO EDGE. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F.AT MID-DEPTH.



03_PARTIAL BUILDING PLAN - THIRD FLOOR - 2000
1/8" = 1'-0"

WALL LEGEND

INDICATES A FULLY GROUTED 12" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, END, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS AND AT 16" O.C. MAX.

INDICATES A 12" MASONRY LOAD BEARING WALL BELOW PLANK BEARING. SEE PLAN FOR ELEVATIONS. WALL TO BE FULLY GROUTED AND REINFORCED W/ (1) #6 AT CELL CORNERS, INTERSECTIONS, EACH SIDE OF PLUMBING PENETRATIONS, AND AT 24" O.C.

INDICATES AN 8" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#5 AT 24" O.C. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING (2) CELLS FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

INDICATES AN 8" MASONRY SHEAR WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#6 AT 16" O.C. AND BOND BEAM W/ 2#5 AT 32" O.C. MAX. AT THIRD AND FOURTH FLOOR PROVIDE 1#5 AT 24" O.C. MAX.. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING 1 CELL FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

INDICATES AN 8" MASONRY SHEAR WALL. SEE PLAN FOR LOCATIONS. AT FIRST FLOOR PROVIDE 1#7 AT 8" O.C. AT SECOND FLOOR PROVIDE 1#6 AT 16" O.C. AT THIRD AND FOURTH FLOOR PROVIDE 1 #5 AT 24" O.C. MAX.. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING (2) CELLS FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

INDICATES A PRE-ENGINEERED PRECAST CONCRETE PARKING GARAGE WALL BY DELEGATED ENGINEER. CONNECTIONS OF WALL TO FOUNDATIONS, OTHER WALLS, DOUBLE-TEES, BEAMS, ETC, BY PRECAST ENGINEER. SEE PARKING GARAGE PLANS FOR ADDITIONAL INFORMATION.

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INDICATES A NON-LOAD BEARING 8" MASONRY WALL. REINFORCE WITH #5 BARS IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND AT 32" O.C. MAX.

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FLOOR FRAMING PLAN NOTES:

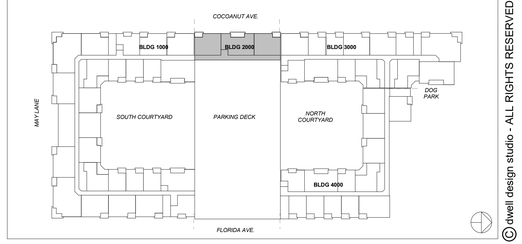
1. VERIFY ALL DIMENSIONS, ELEVATIONS, AND SLAB FINISHES WITH THE ARCHITECTURAL DRAWINGS BEFORE COMMENCING CONSTRUCTION. FOR ADDITIONAL DIMENSIONAL INFORMATION SEE ARCHITECTURAL DRAWINGS.
2. ELEVATIONS SHOWN ARE RELATIVE TO THE INTERIOR GROUND FLOOR SLAB SURFACE. REFER TO BUILDING SECTION FOR REF. ELEVATION AT GROUND FLOOR SLAB SURFACE.
3. SEE S-200 FOR ALL SCHEDULES.
4. SEE HOLLOW CORE KEYNOTE LEGEND FLOOR FRAMING. AT LOCATIONS WITH COMPOSITE TOPPING MAINTAIN A 3" COMPOSITE TOPPING AT BEARING LOCATIONS, AND 2" MINIMUM COMPOSITE TOPPING WHERE SLAB IS CAMBERED. SEE PLAN FOR LOCATIONS.
5. GENERAL CONTRACTOR SHALL COORDINATE ALL SLAB PENETRATIONS WITH PRECAST SUPPLIER. VERIFY SIZE AND LOCATIONS WITH ARCH. AND MEP.
6. TOP OF STEEL BEAMS SET AT ELEVATION AT TOP OF HOLLOW CORE PLANKS, U.N.O., ALL STRUCTURAL ELEMENTS NOTED ON PLAN (X'-X") ARE THE TOP OF BEAM REFERENCED IN N.A.V.D.
7. STRUCTURAL STEEL BEAM CONNECTIONS SHALL BE DESIGNED AND DETAILED BY STEEL SUPPLIER, SEE SERVICE BEAM SHEAR VALUES GIVEN ON S-001. CONNECTIONS DESIGNED BY STEEL SUPPLIER SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER. (NOTE: SHEARS ARE SHOWN ON PLAN - THE DELEGATED CONNECTIONS WILL INCLUDE BEAM TO BEAM DOUBLE-ANGLE CONNECTIONS, SINGLE ANGLE CONNECTIONS, AND BEAM TO COLUMN KNIFE/THRU PLATE CONNECTIONS).
8. CONCRETE TIE BEAM SHALL BE PLACED AT TOP OF ALL MASONRY WALLS, UNLESS NOTED OTHERWISE. TOP OF BEAM IS SET AT HOLLOWCORE PLANK BEARING ELEVATION. SEE BEAM SCHEDULE FOR MORE INFORMATION.

PLAN LEGEND

▼ INDICATES FOOTING STEP. SEE PLAN FOR ELEVATION. SEE TYPICAL DETAILS ON S-301.

ABOVE THRU BELOW INDICATES COLUMN MARK. COLUMNS ARE ABOVE, BELOW, OR THROUGH AS SHOWN.

KEY PLAN



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SNELL ENGINEERING CONSULTANTS
...Supporting Architecture

SARASOTA BAYSIDE

800 COCOANUT AVE.
SARASOTA, FL 34236

ISSUE

DATE	DESCRIPTION	INCLUDED
03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
09/16/2022	50% CD'S	X
01/13/2023	GMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
01/10/2024	ADD. 2 FOUNDATION PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
03/15/23	NTC ROUND 1 PERMIT COMMENTS	A
01/10/24	ADD. 2 FOUNDATION PERMIT	B
06/06/24	AD. #23	A

SEAL:

8/23/2024 3:30:29 PM

ENGINEER OF RECORD
Cordell S. Van Nostrand
FL P.E. # 67580

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SHEET NAME:

03_PARTIAL BUILDING PLAN - THIRD FLOOR - 2000

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

DRAWN BY: BGN
CHECKED BY: EM

S-104C

8/23/2024 3:30:29 PM Autodesk Docs://2007106_Allen Morris_Bayside_Sarasota FL/Sarasota Bayside Struct R22.rvt

HOLLOWCORE SLAB LEGEND

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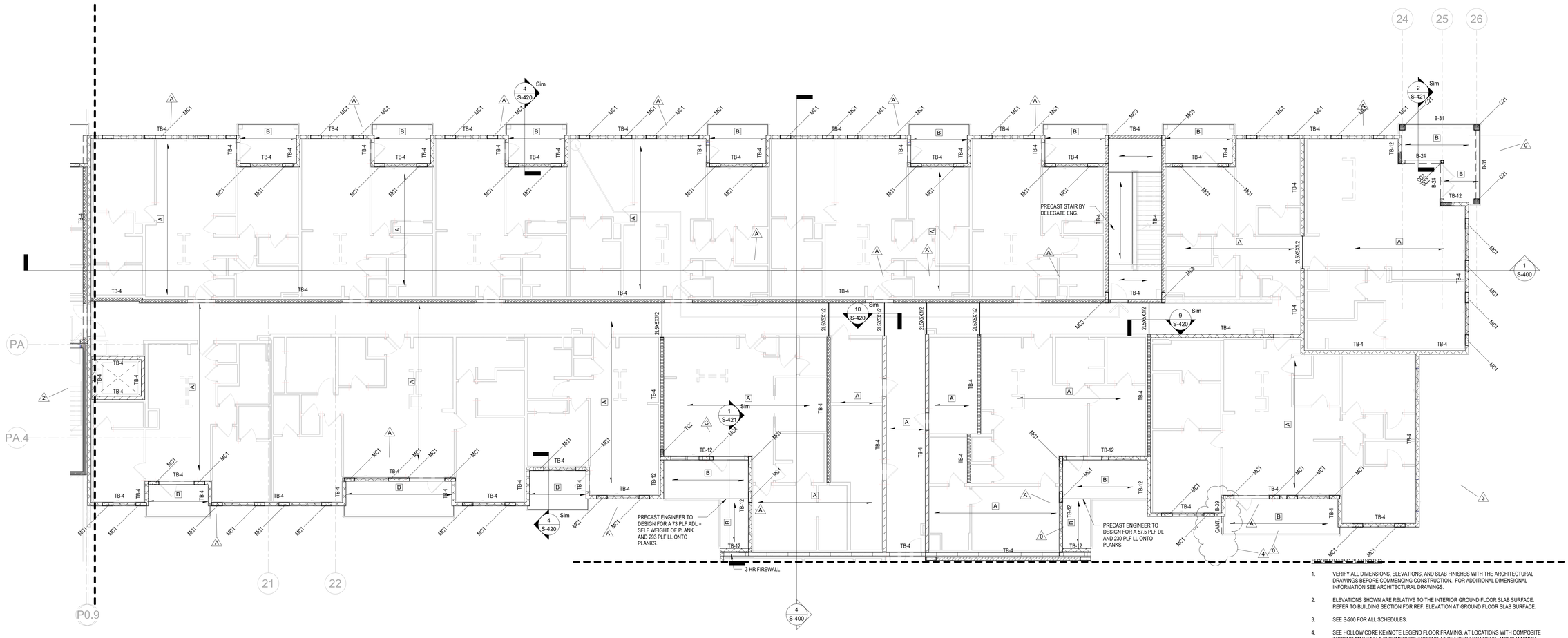

03_PARTIAL BUILDING PLAN - THIRD FLOOR - 3000
1/8" = 1'-0"

WALL LEGEND

INDICATES A FULLY GROUTED 12" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, END, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS AND AT 16" O.C. MAX.

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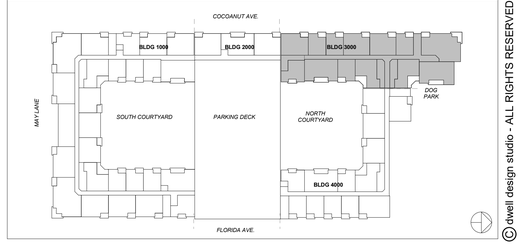
ABOVE THRU BELOW INDICATES COLUMN MARK. COLUMNS ARE ABOVE, BELOW, OR THROUGH AS SHOWN.

KEY PLAN



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SNELL ENGINEERING CONSULTANTS
...Supporting Architecture

SARASOTA BAYSIDE

800 COCOANUT AVE.
SARASOTA, FL 34236

ISSUE

DATE	DESCRIPTION	INCLUDED
03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
12/21/2022	90% CD SUBMIT	X
03/17/2023	PRICING ADDENDUM 1	X
01/15/2024	ADD. 2 FOUNDATION PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
01/15/24	MTD ROUND 1 REPORT COMMENTS	A
01/15/24	ADD. 2 FOUNDATION PERMIT	1
03/15/2024	STRUCTURAL BLDG PRECAST IFC	6
04/12/2024	ISSUED FOR CONSTRUCTION	7
05/31/2024	ASI# 01	2
06/26/2024	ASI #02	3
08/05/2024	ASI #03	4

SEAL:

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ENGINEER OF RECORD
Cordell S. Van Nostrand
FL P.E. # 67580

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SHEET NAME:

03_PARTIAL BUILDING PLAN - THIRD FLOOR - 3000

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

DRAWN BY BGN | CHECKED BY EM

S-104D

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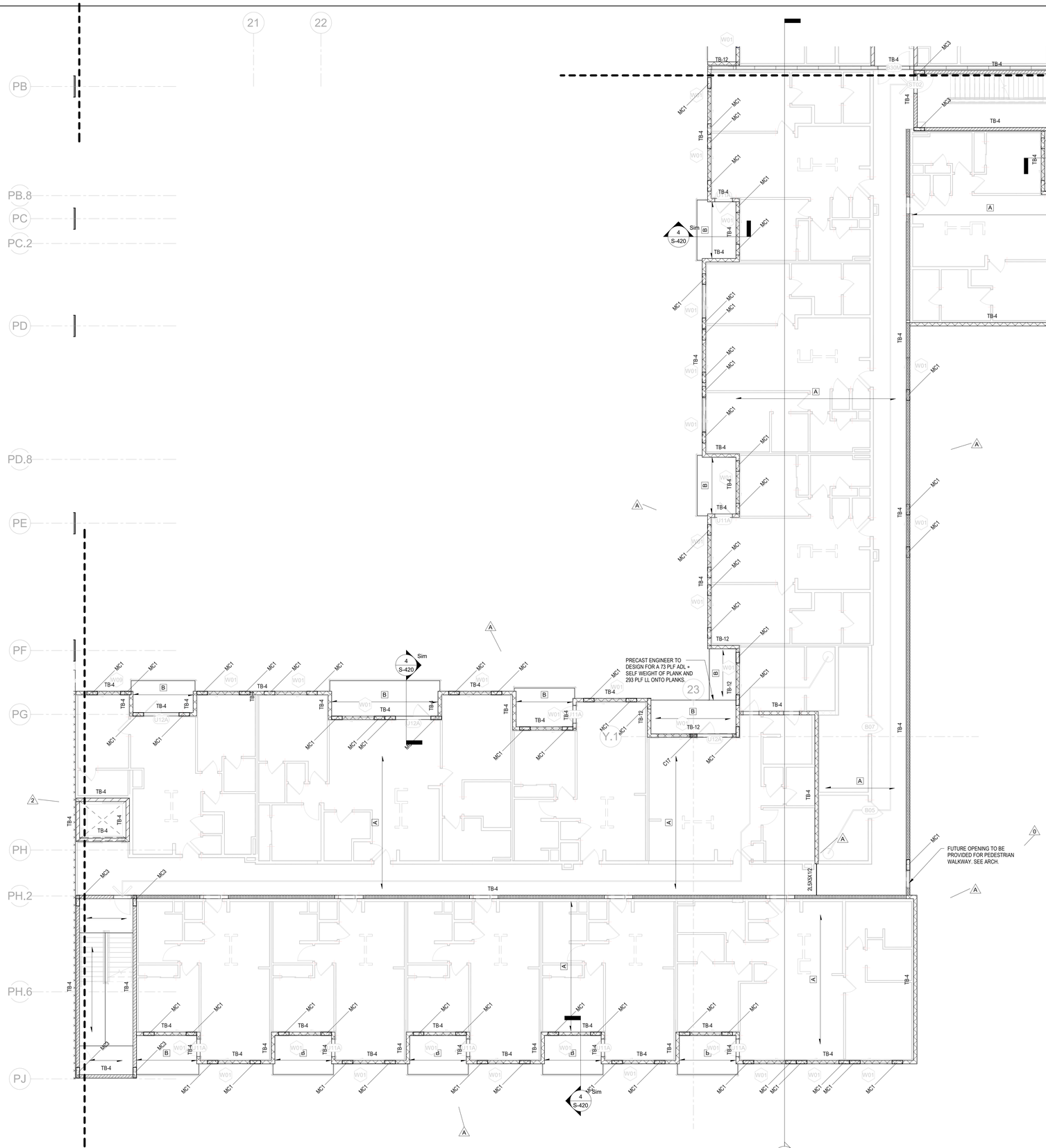

03_PARTIAL BUILDING PLAN - THIRD FLOOR - 4000
1/8" = 1'-0"

HOLLOWCORE SLAB LEGEND

MARK	TYPE
A	10" PRECAST HOLLOW CORE SLAB W/ 3" MIN. CONCRETE COMPOSITE TOPPING AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
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D	12" PRECAST HOLLOW CORE SLAB W/ 3" MIN AT SUPPORTS. COMPOSITE TOPPING SLOPE TOPPING TO EDGE. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F.AT MID-DEPTH.

WALL LEGEND

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INDICATES AN 8" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#5 AT 24" O.C. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING (2) CELLS FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

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INDICATES A STAND ALONE NON-LOAD BEARING 8" 3 HR-FIREWALL MASONRY WALL. REINFORCE WITH #5 BARS IN GROUTED CELLS AT ENDS AND AT 40" O.C. MAX. REFER TO ARCHITECTURAL FOR ADDITIONAL REQUIREMENTS.

FLOOR FRAMING PLAN NOTES:

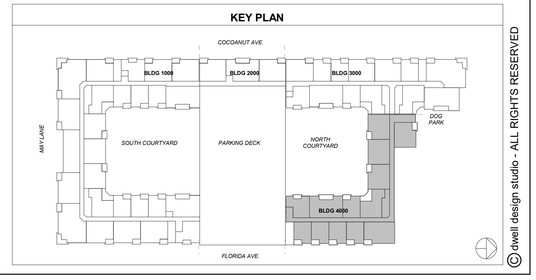
1. VERIFY ALL DIMENSIONS, ELEVATIONS, AND SLAB FINISHES WITH THE ARCHITECTURAL DRAWINGS BEFORE COMMENCING CONSTRUCTION. FOR ADDITIONAL DIMENSIONAL INFORMATION SEE ARCHITECTURAL DRAWINGS.
2. ELEVATIONS SHOWN ARE RELATIVE TO THE INTERIOR GROUND FLOOR SLAB SURFACE. REFER TO BUILDING SECTION FOR REF. ELEVATION AT GROUND FLOOR SLAB SURFACE.
3. SEE S-200 FOR ALL SCHEDULES.
4. SEE HOLLOW CORE KEYNOTE LEGEND FLOOR FRAMING. AT LOCATIONS WITH COMPOSITE TOPPING MAINTAIN A 3" COMPOSITE TOPPING AT BEARING LOCATIONS, AND 2" MINIMUM COMPOSITE TOPPING WHERE SLAB IS CAMBERED. SEE PLAN FOR LOCATIONS.
5. GENERAL CONTRACTOR SHALL COORDINATE ALL SLAB PENETRATIONS WITH PRECAST SUPPLIER. VERIFY SIZE AND LOCATIONS WITH ARCH. AND MEP.
6. TOP OF STEEL BEAMS SET AT ELEVATION AT TOP OF HOLLOW CORE PLANKS, U.N.O. ALL STRUCTURAL ELEMENTS NOTED ON PLAN (X'-X") ARE THE TOP OF BEAM REFERENCED IN N.A.V.D.
7. STRUCTURAL STEEL BEAM CONNECTIONS SHALL BE DESIGNED AND DETAILED BY STEEL SUPPLIER, SEE SERVICE BEAM SHEAR VALUES GIVEN ON S-001. CONNECTIONS DESIGNED BY STEEL SUPPLIER SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER. (NOTE: SHEARS ARE SHOWN ON PLAN - THE DELEGATED CONNECTIONS WILL INCLUDE BEAM TO BEAM DOUBLE-ANGLE CONNECTIONS, SINGLE ANGLE CONNECTIONS, AND BEAM TO COLUMN KNIFE/THRU PLATE CONNECTIONS).
8. CONCRETE TIE BEAM SHALL BE PLACED AT TOP OF ALL MASONRY WALLS, UNLESS NOTED OTHERWISE. TOP OF BEAM IS SET AT HOLLOWCORE PLANK BEARING ELEVATION. SEE BEAM SCHEDULE FOR MORE INFORMATION.

PLAN LEGEND

▼ INDICATES FOOTING STEP. SEE PLAN FOR ELEVATION. SEE TYPICAL DETAILS ON S-301.

ABOVE THRU BELOW INDICATES COLUMN MARK. COLUMNS ARE ABOVE, BELOW, OR THROUGH AS SHOWN.

KEY PLAN



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800 COCOANUT AVE.
SARASOTA, FL 34236

ISSUE

DATE	DESCRIPTION	INCLUDED
03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	90% CD SET	X
03/17/2023	PRICING ADDENDUM 1	X
01/15/2024	ADD. 2 FOUNDATION PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
03/19/23	MTO ROUND 1 PERMIT COMMENTS	A
01/15/24	ADD. 2 FOUNDATION PERMIT	B
04/12/2024	ISSUED FOR CONSTRUCTION	C
05/31/2024	ASIF 01	D

SEAL

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ENGINEER OF RECORD
Cordell S. Van Nostrand
FL P.E. # 67580

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SHEET NAME:
03_PARTIAL BUILDING PLAN - THIRD FLOOR - 4000

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

DRAWN BY BGN | CHECKED BY EM

S-104E

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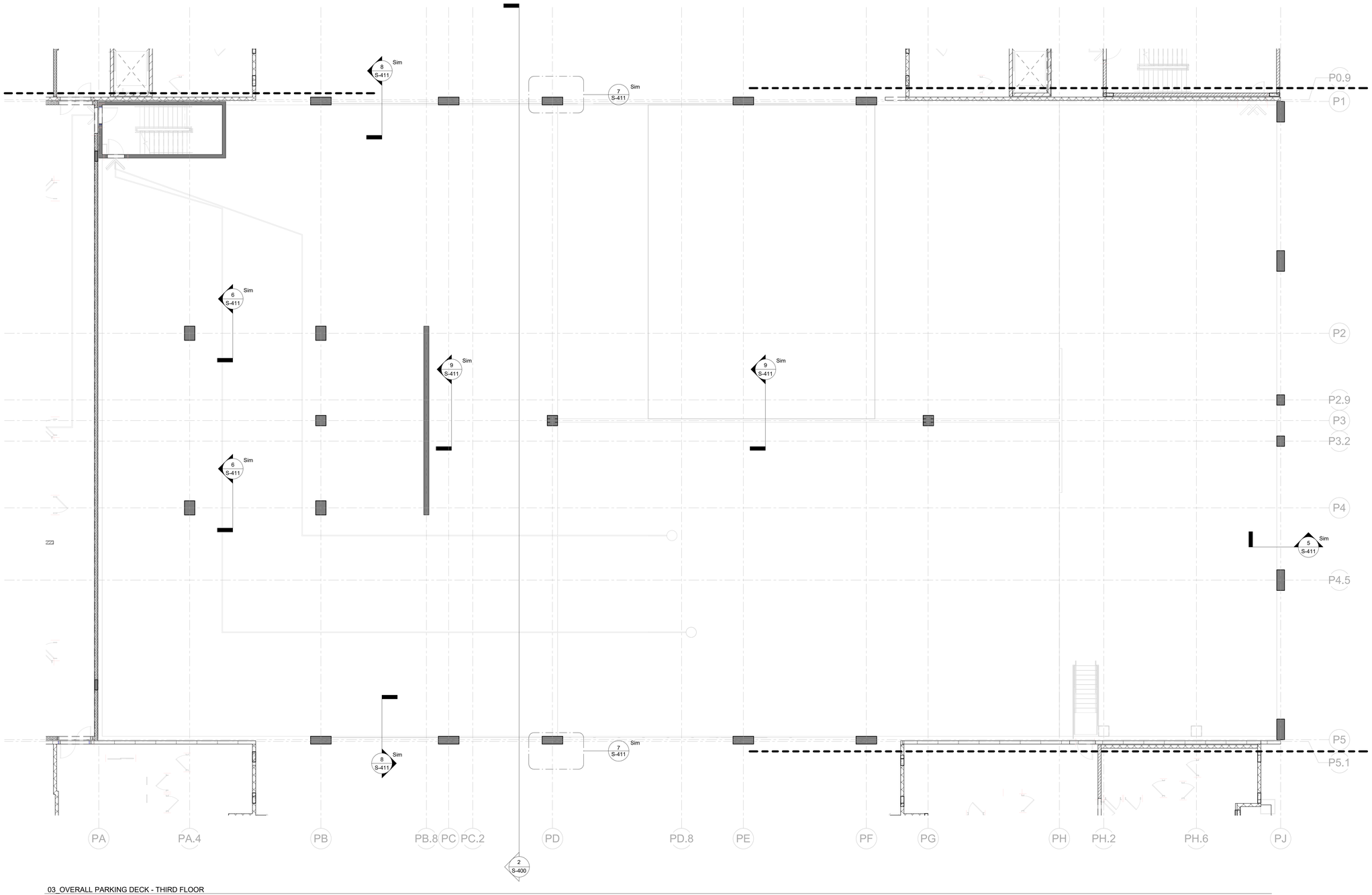
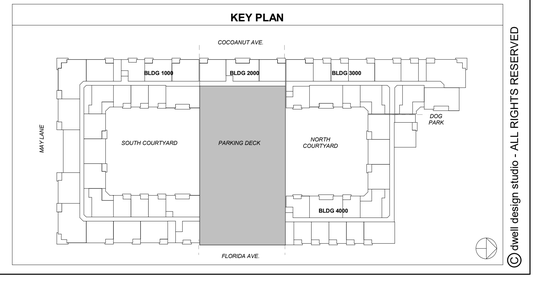


03_OVERALL PARKING DECK - THIRD FLOOR
1/8" = 1'-0"



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ISSUE

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06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	GMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
01/15/2024	ADD. 2 FOUNDATION PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
06/30/23	CITY COMMENT RESPONSE	B

SEAL:

8/23/2024 3:30:41 PM
ENGINEER OF RECORD
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SHEET NAME:
OVERALL PARKING DECK PLAN - THIRD FLOOR

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

DRAWN BY	CHECKED BY
BGN	EM

S-104F

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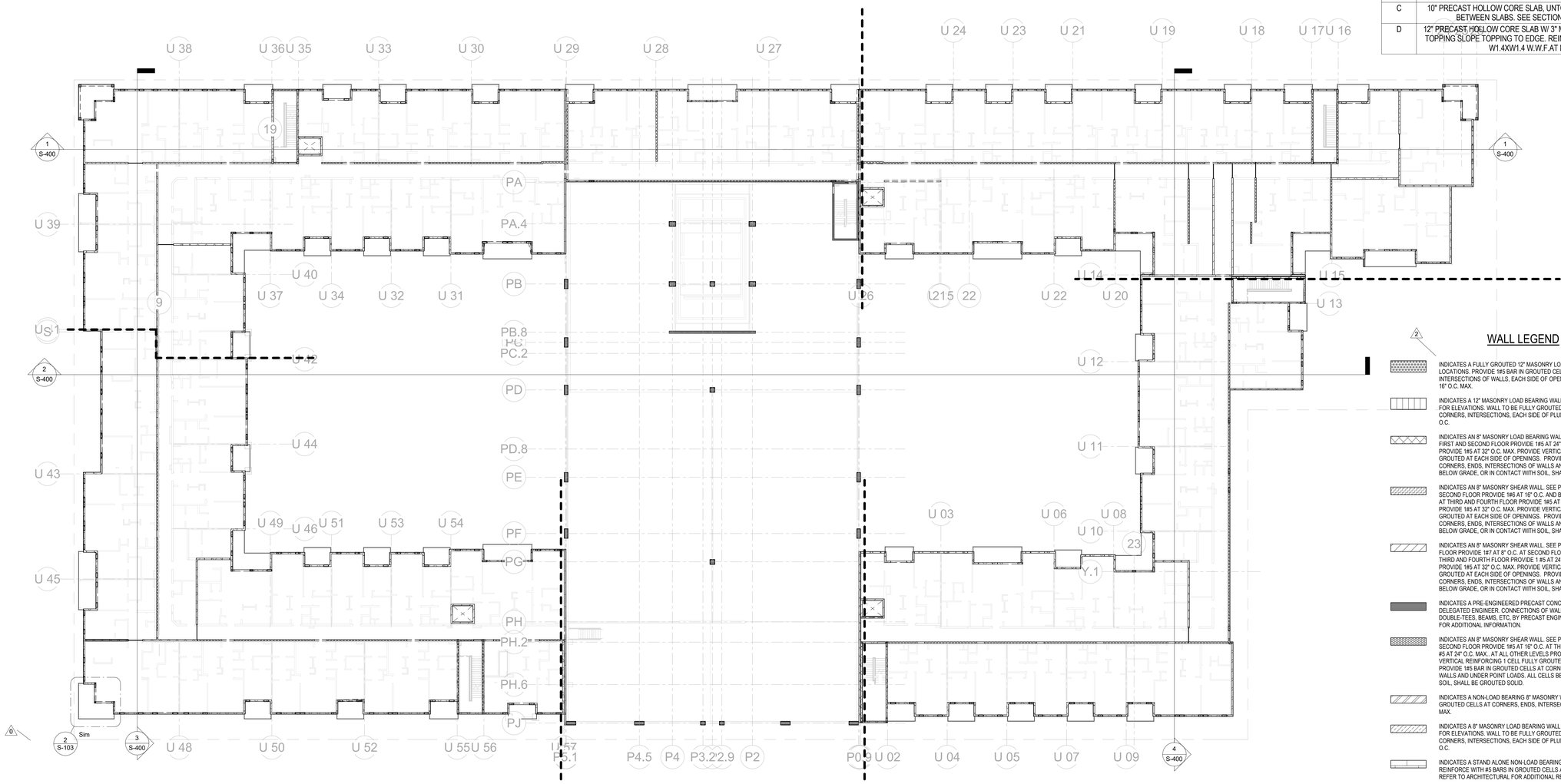
HOLLOWCORE SLAB LEGEND

MARK	TYPE
A	10" PRECAST HOLLOW CORE SLAB W/ 3" MIN. CONCRETE COMPOSITE TOPPING AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
B	6" PRECAST HOLLOW CORE SLAB W/ 3" MIN AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. COMPOSITE TOPPING SLOPE TOPPING TO EDGE. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
C	10" PRECAST HOLLOW CORE SLAB, UNTOPPED. GROUT ALL KEYWAYS BETWEEN SLABS. SEE SECTIONS FOR EDGE POURS.
D	12" PRECAST HOLLOW CORE SLAB W/ 3" MIN AT SUPPORTS. COMPOSITE TOPPING SLOPE TOPPING TO EDGE. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F.AT MID-DEPTH.



04_OVERALL BUILDING PLAN - FOURTH FLOOR
1" = 20'-0"

WALL LEGEND

2

INDICATES A FULLY GROUTED 12" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, END, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS AND AT 16" O.C. MAX.

INDICATES A 12" MASONRY LOAD BEARING WALL BELOW PLANK BEARING. SEE PLAN FOR ELEVATIONS. WALL TO BE FULLY GROUTED AND REINFORCED W/ (1) #6 AT CELL CORNERS, INTERSECTIONS, EACH SIDE OF PLUMBING PENETRATIONS, AND AT 24" O.C.

INDICATES AN 8" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#5 AT 24" O.C. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING (2) CELLS FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

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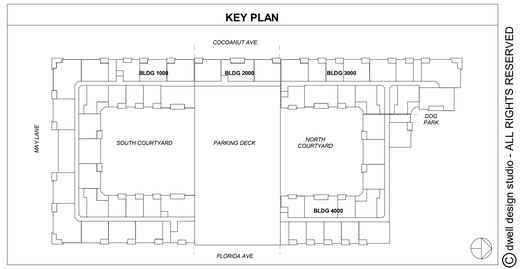
KEY PLAN



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ISSUE

DATE	DESCRIPTION	INCLUDED
03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	GMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
01/15/2024	ADD. 2 FOUNDATION PERMIT	
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
04/12/2024	ISSUED FOR CONSTRUCTION	X

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8/23/2024 3:30:47 PM

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SHEET NAME:

04_OVERALL BUILDING PLAN - FOURTH FLOOR

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

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BGN	EM

S-105

8/23/2024 3:30:47 PM Autodesk Docs://2007106_Allen Morris_Bayside_Sarasota FL/Sarasota Bayside Struct R22.rvt

HOLLOWCORE SLAB LEGEND

MARK	TYPE
A	10" PRECAST HOLLOW CORE SLAB W/ 3" MIN. CONCRETE COMPOSITE TOPPING AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
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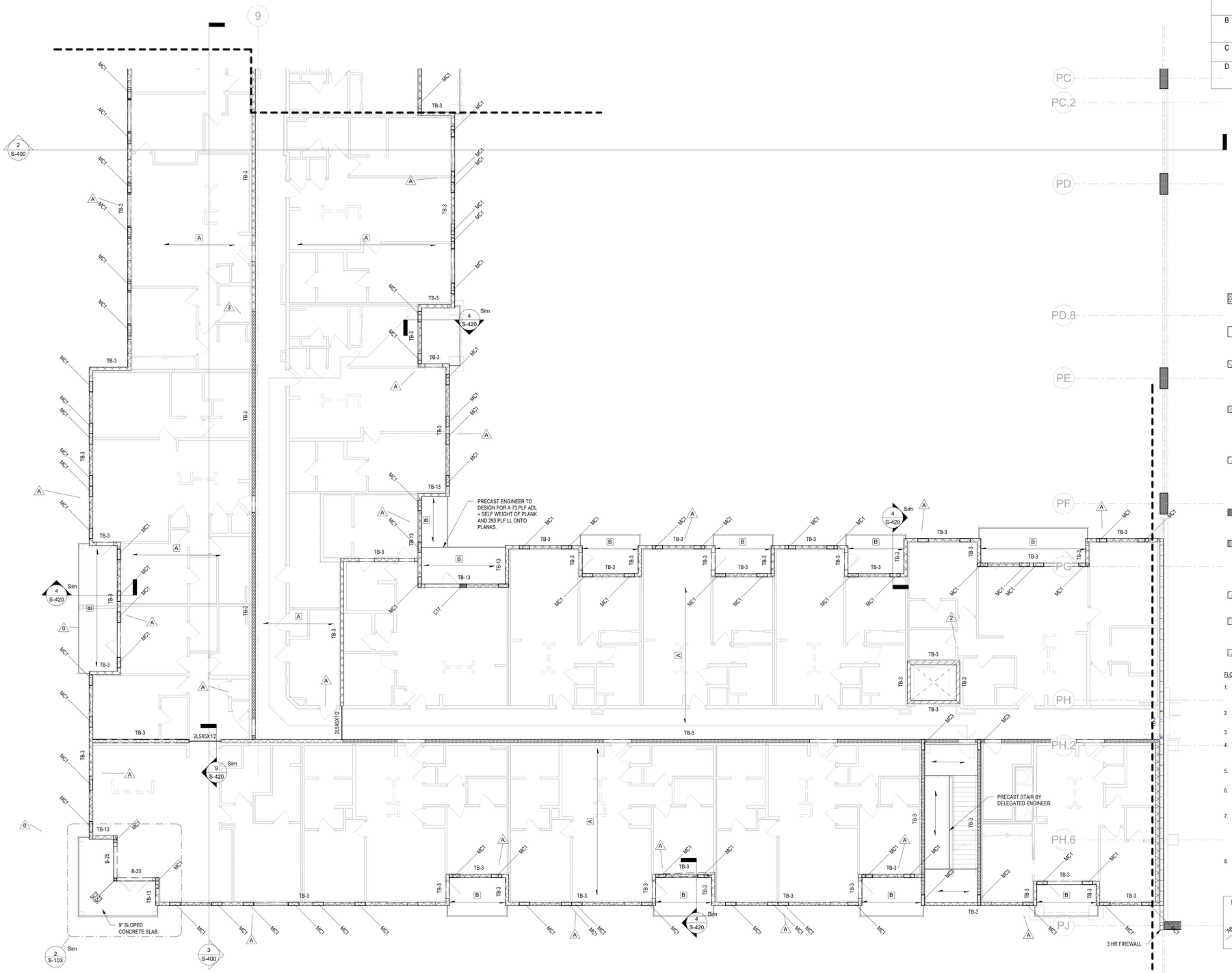

04_PARTIAL BUILDING PLAN - FOURTH FLOOR - 1000A
1/8" = 1'-0"

WALL LEGEND

INDICATES A FULLY GROUTED 12" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, END, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS AND AT 16" O.C. MAX.

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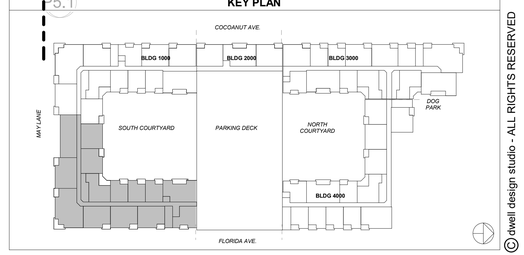

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DATE	DESCRIPTION	INCLUDED
03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	CMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
03/31/2023	STRUCTURAL FOUNDATION PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
03/19/23	MTG ROUND 1 - PERMIT COMMENTS	1
01/15/24	ADD. 2 FOUNDATION PERMIT	2
04/12/2024	ISSUED FOR CONSTRUCTION	3
05/16/2024	ASI #1	4
06/26/2024	ASI #02	5

SEAL

8/23/2024 3:30:52 PM
ENGINEER OF RECORD
Cordell S. Van Nostrand
FL P.E. # 67580

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SCALES AS NOTED ARE VALID ONLY WHEN PLOTTED AT THE ORIGINAL DRAWING ONLY. THE DIMENSIONS OF WHICH ARE 36 x 48 INCHES.

SHEET NAME:
04_PARTIAL BUILDING PLAN - FOURTH FLOOR - 1000A

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

DRAWN BY	CHECKED BY
BGN	EM

S-105A

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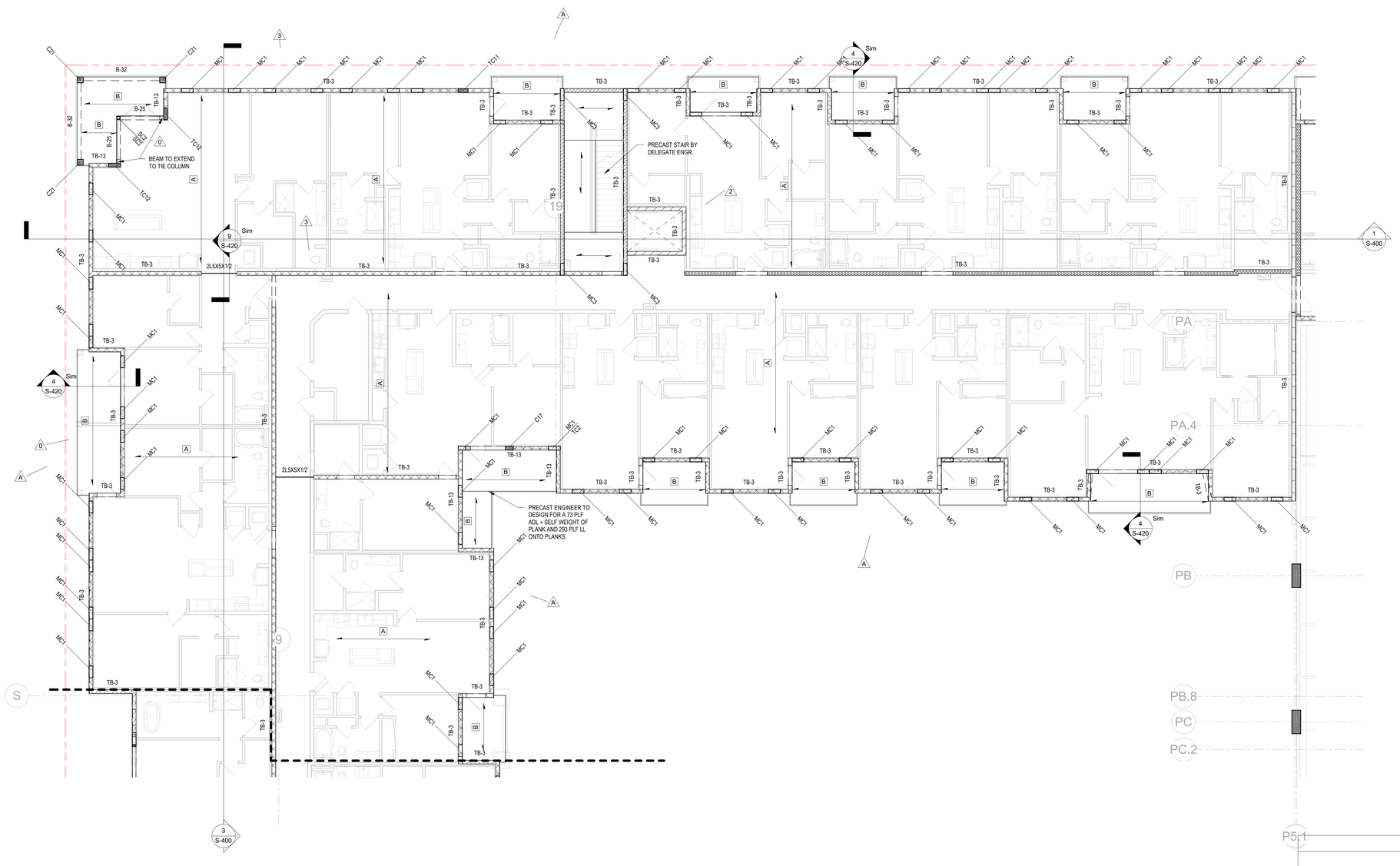
HOLLOWCORE SLAB LEGEND

MARK	TYPE
A	10" PRECAST HOLLOW CORE SLAB W/ 3" MIN. CONCRETE COMPOSITE TOPPING AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
B	6" PRECAST HOLLOW CORE SLAB W/ 3" MIN AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. COMPOSITE TOPPING SLOPE TOPPING TO EDGE. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
C	10" PRECAST HOLLOW CORE SLAB, UNTOPPED. GROUT ALL KEYWAYS BETWEEN SLABS. SEE SECTIONS FOR EDGE POURS.
D	12" PRECAST HOLLOW CORE SLAB W/ 3" MIN AT SUPPORTS. COMPOSITE TOPPING SLOPE TOPPING TO EDGE. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F.AT MID-DEPTH.



04_PARTIAL BUILDING PLAN - FOURTH FLOOR - 1000B
1/8" = 1'-0"

WALL LEGEND

INDICATES A FULLY GROUTED 12" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, END, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS AND AT 16" O.C. MAX.

INDICATES A 12" MASONRY LOAD BEARING WALL BELOW PLANK BEARING. SEE PLAN FOR ELEVATIONS. WALL TO BE FULLY GROUTED AND REINFORCED W/ (1)#6 AT CELL CORNERS, INTERSECTIONS, EACH SIDE OF PLUMBING PENETRATIONS, AND AT 24" O.C.

INDICATES AN 8" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#5 AT 24" O.C. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING (2) CELLS FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

INDICATES AN 8" MASONRY SHEAR WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#6 AT 16" O.C. AND BOND BEAM W/ 2#5 AT 32" O.C. MAX. AT THIRD AND FOURTH FLOOR PROVIDE 1#5 AT 24" O.C. MAX.. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING 1 CELL FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

INDICATES AN 8" MASONRY SHEAR WALL. SEE PLAN FOR LOCATIONS. AT FIRST FLOOR PROVIDE 1#7 AT 8" O.C. AT SECOND FLOOR PROVIDE 1#6 AT 16" O.C. AT THIRD AND FOURTH FLOOR PROVIDE 1 #5 AT 24" O.C. MAX.. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING (2) CELLS FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

INDICATES A PRE-ENGINEERED PRECAST CONCRETE PARKING GARAGE WALL BY DELEGATED ENGINEER. CONNECTIONS OF WALL TO FOUNDATIONS, OTHER WALLS, DOUBLE-TEES, BEAMS, ETC, BY PRECAST ENGINEER. SEE PARKING GARAGE PLANS FOR ADDITIONAL INFORMATION.

INDICATES AN 8" MASONRY SHEAR WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#5 AT 16" O.C. AT THIRD AND FOURTH FLOOR PROVIDE 1 #5 AT 24" O.C. MAX.. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING 1 CELL FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

INDICATES A NON-LOAD BEARING 8" MASONRY WALL. REINFORCE WITH #5 BARS IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND AT 32" O.C. MAX.

INDICATES A 8" MASONRY LOAD BEARING WALL BELOW PLANK BEARING. SEE PLAN FOR ELEVATIONS. WALL TO BE FULLY GROUTED AND REINFORCED W/ (1)#5 AT CELL CORNERS, INTERSECTIONS, EACH SIDE OF PLUMBING PENETRATIONS, AND AT 24" O.C.

INDICATES A STAND ALONE NON-LOAD BEARING 8" 3 HR-FIREWALL MASONRY WALL. REINFORCE WITH #5 BARS IN GROUTED CELLS AT ENDS AND AT 40" O.C. MAX. REFER TO ARCHITECTURAL FOR ADDITIONAL REQUIREMENTS.

FLOOR FRAMING PLAN NOTES:

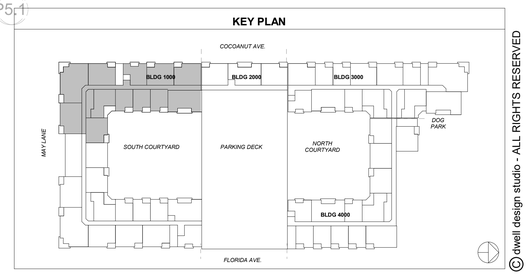
1. VERIFY ALL DIMENSIONS, ELEVATIONS, AND SLAB FINISHES WITH THE ARCHITECTURAL DRAWINGS BEFORE COMMENCING CONSTRUCTION. FOR ADDITIONAL DIMENSIONAL INFORMATION SEE ARCHITECTURAL DRAWINGS.
2. ELEVATIONS SHOWN ARE RELATIVE TO THE INTERIOR GROUND FLOOR SLAB SURFACE. REFER TO BUILDING SECTION FOR REF. ELEVATION AT GROUND FLOOR SLAB SURFACE.
3. SEE S-200 FOR ALL SCHEDULES.
4. SEE HOLLOW CORE KEYNOTE LEGEND FLOOR FRAMING. AT LOCATIONS WITH COMPOSITE TOPPING MAINTAIN A 3" COMPOSITE TOPPING AT BEARING LOCATIONS, AND 2" MINIMUM COMPOSITE TOPPING WHERE SLAB IS CAMBERED. SEE PLAN FOR LOCATIONS.
5. GENERAL CONTRACTOR SHALL COORDINATE ALL SLAB PENETRATIONS WITH PRECAST SUPPLIER. VERIFY SIZE AND LOCATIONS WITH ARCH. AND MEP.
6. TOP OF STEEL BEAMS SET AT ELEVATION AT TOP OF HOLLOW CORE PLANKS, U.N.O. ALL STRUCTURAL ELEMENTS NOTED ON PLAN (X'-X") ARE THE TOP OF BEAM REFERENCED IN N.A.V.D.
7. STRUCTURAL STEEL BEAM CONNECTIONS SHALL BE DESIGNED AND DETAILED BY STEEL SUPPLIER, SEE SERVICE BEAM SHEAR VALUES GIVEN ON S-001. CONNECTIONS DESIGNED BY STEEL SUPPLIER SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER. (NOTE: SHEARS ARE SHOWN ON PLAN - THE DELEGATED CONNECTIONS WILL INCLUDE BEAM TO BEAM DOUBLE-ANGLE CONNECTIONS, SINGLE ANGLE CONNECTIONS, AND BEAM TO COLUMN KNIFE/THRU PLATE CONNECTIONS).
8. CONCRETE TIE BEAM SHALL BE PLACED AT TOP OF ALL MASONRY WALLS, UNLESS NOTED OTHERWISE. TOP OF BEAM IS SET AT HOLLOWCORE PLANK BEARING ELEVATION. SEE BEAM SCHEDULE FOR MORE INFORMATION.

PLAN LEGEND

▼ INDICATES FOOTING STEP. SEE PLAN FOR ELEVATION. SEE TYPICAL DETAILS ON S-301.

ABOVE THRU BELOW INDICATES COLUMN MARK. COLUMNS ARE ABOVE, BELOW, OR THROUGH AS SHOWN.

KEY PLAN



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SNELL ENGINEERING CONSULTANTS
...Supporting Architecture

SARASOTA BAYSIDE

800 COCOANUT AVE.
SARASOTA, FL 34236

ISSUE

DATE	DESCRIPTION	INCLUDED
03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	GMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
03/06/2024	STRUCTURAL GARAGE PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
03/19/23	MTO ROUND 1 PERMIT COMMENTS	A
01/15/24	ADD: 2 FOUNDATION PERMIT	0
04/12/24	ISSUED FOR CONSTRUCTION	1
06/10/2024	ASI #2	2
08/26/2024	ASI #03	3

SEAL:

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ENGINEER OF RECORD
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FL P.E. # 67580

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SHEET NAME:

04_PARTIAL BUILDING PLAN - FOURTH FLOOR - 1000B

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

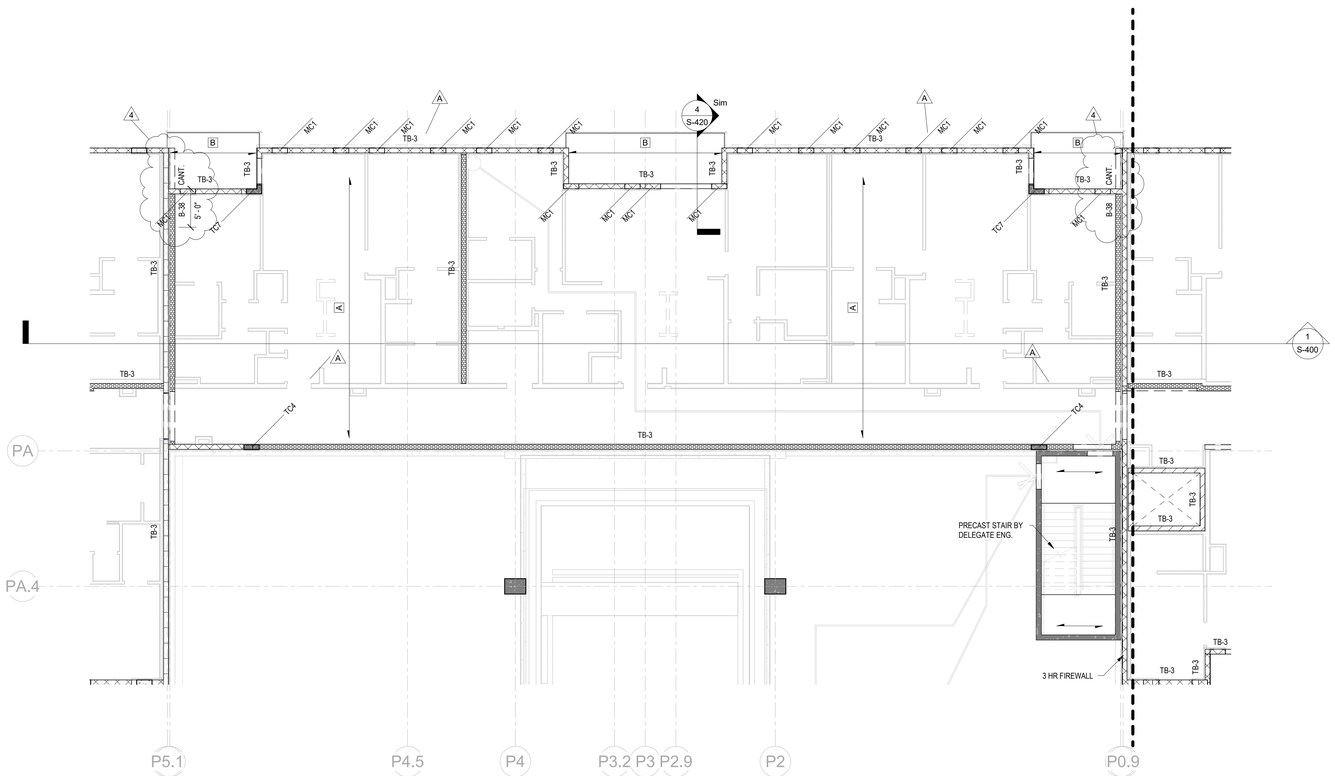
DRAWN BY: BGN
CHECKED BY: EM

S-105B

8/23/2024 3:30:58 PM Autodesk Docs://2007106_Allen Morris_Bayside_Sarasota FL/Sarasota Bayside Struct R22.rvt

HOLLOWCORE SLAB LEGEND

MARK	TYPE
A	10" PRECAST HOLLOW CORE SLAB W/ 3" MIN. CONCRETE COMPOSITE TOPPING AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
B	6" PRECAST HOLLOW CORE SLAB W/ 3" MIN AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. COMPOSITE TOPPING SLOPE TOPPING TO EDGE. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
C	10" PRECAST HOLLOW CORE SLAB, UNTOPPED. GROUT ALL KEYWAYS BETWEEN SLABS. SEE SECTIONS FOR EDGE POURS.
D	12" PRECAST HOLLOW CORE SLAB W/ 3" MIN AT SUPPORTS. COMPOSITE TOPPING SLOPE TOPPING TO EDGE. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F.AT MID-DEPTH.



04_PARTIAL BUILDING PLAN - FOURTH FLOOR - 2000
1/8" = 1'-0"

WALL LEGEND

INDICATES A FULLY GROUTED 12" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, END, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS AND AT 16" O.C. MAX.

INDICATES A 12" MASONRY LOAD BEARING WALL BELOW PLANK BEARING. SEE PLAN FOR ELEVATIONS. WALL TO BE FULLY GROUTED AND REINFORCED W/ (1) #6 AT CELL CORNERS, INTERSECTIONS, EACH SIDE OF PLUMBING PENETRATIONS, AND AT 24" O.C.

INDICATES AN 8" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#5 AT 24" O.C. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING (2) CELLS FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

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INDICATES AN 8" MASONRY SHEAR WALL. SEE PLAN FOR LOCATIONS. AT FIRST FLOOR PROVIDE 1#7 AT 8" O.C. AT SECOND FLOOR PROVIDE 1#6 AT 16" O.C. AT THIRD AND FOURTH FLOOR PROVIDE 1 #5 AT 24" O.C. MAX.. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING (2) CELLS FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

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INDICATES A STAND ALONE NON-LOAD BEARING 8" 3 HR-FIREWALL. MASONRY WALL. REINFORCE WITH #5 BARS IN GROUTED CELLS AT ENDS AND AT 40" O.C. MAX. REFER TO ARCHITECTURAL FOR ADDITIONAL REQUIREMENTS.

FLOOR FRAMING PLAN NOTES:

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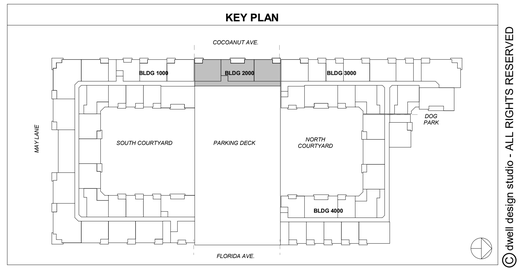
PLAN LEGEND

▼ INDICATES FOOTING STEP. SEE PLAN FOR ELEVATION. SEE TYPICAL DETAILS ON S-301.

ABOVE THRU BELOW INDICATES COLUMN MARK. COLUMNS ARE ABOVE, BELOW, OR THROUGH AS SHOWN.

KEY PLAN



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SNELL ENGINEERING CONSULTANTS
...Supporting Architecture

SARASOTA BAYSIDE

800 COCOANUT AVE.
SARASOTA, FL 34236

ISSUE

DATE	DESCRIPTION	INCLUDED
03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/06/2022	50% CDs	X
01/13/2023	GMP PERMIT	X
03/17/2023	ASI 001 ADDENDUM 1	X
01/16/2024	ADD. 2 FOUNDATION PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
03/10/23	MTG ROUND 1 PERMIT COMMENTS	A
01/15/24	ADD. 2 FOUNDATION PERMIT	B
06/05/2024	ASI #03	4

SEAL:

8/23/2024 3:31:02 PM

ENGINEER OF RECORD
Cordell S. Van Nostrand
FL P.E. # 67580

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SCALES AS NOTED ON THIS DRAWING AND VALID ON THE ORIGINAL DRAWING ONLY. THE DIMENSIONS OF WHICH ARE 30 x 42 INCHES.

SHEET NAME:

04_PARTIAL BUILDING PLAN - FOURTH FLOOR - 2000

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

DRAWN BY	CHECKED BY
BGN	EM

S-105C

8/23/2024 3:31:02 PM Autodesk Docs://2007106_Allen Morris_Bayside_Sarasota FL/Sarasota Bayside Struct R22.rvt

HOLLOWCORE SLAB LEGEND

MARK	TYPE
A	10" PRECAST HOLLOW CORE SLAB W/ 3" MIN. CONCRETE COMPOSITE TOPPING AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
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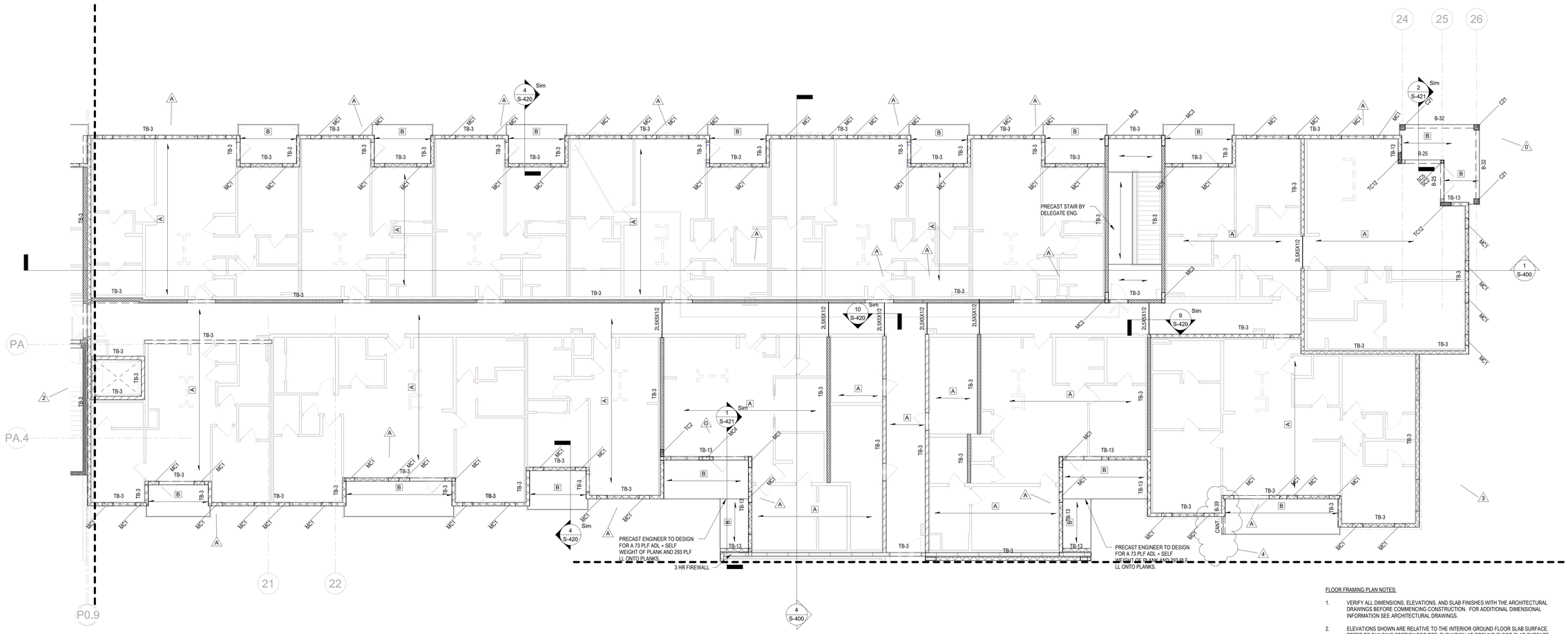

04_PARTIAL BUILDING PLAN - FOURTH FLOOR - 3000
1/8" = 1'-0"

WALL LEGEND

2

- INDICATES A FULLY GROUTED 12" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, END, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS AND AT 16" O.C. MAX.
- INDICATES A 12" MASONRY LOAD BEARING WALL BELOW PLANK BEARING. SEE PLAN FOR ELEVATIONS. WALL TO BE FULLY GROUTED AND REINFORCED W/ (1) #6 AT CELL CORNERS, INTERSECTIONS, EACH SIDE OF PLUMBING PENETRATIONS, AND AT 24" O.C.
- INDICATES AN 8" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#5 AT 24" O.C. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING (2) CELLS FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.
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- INDICATES A PRE-ENGINEERED PRECAST CONCRETE PARKING GARAGE WALL BY DELEGATED ENGINEER. CONNECTIONS OF WALL TO FOUNDATIONS, OTHER WALLS, DOUBLE-TEES, BEAMS, ETC, BY PRECAST ENGINEER. SEE PARKING GARAGE PLANS FOR ADDITIONAL INFORMATION.
- INDICATES AN 8" MASONRY SHEAR WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#5 AT 16" O.C. AT THIRD AND FOURTH FLOOR PROVIDE 1 #5 AT 24" O.C. MAX.. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING 1 CELL FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.
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- INDICATES A 8" MASONRY LOAD BEARING WALL BELOW PLANK BEARING. SEE PLAN FOR ELEVATIONS. WALL TO BE FULLY GROUTED AND REINFORCED W/ (1)#5 AT CELL CORNERS, INTERSECTIONS, EACH SIDE OF PLUMBING PENETRATIONS, AND AT 24" O.C.
- INDICATES A STAND ALONE NON-LOAD BEARING 8" 3 HR-FIREWALL MASONRY WALL. REINFORCE WITH #5 BARS IN GROUTED CELLS AT ENDS AND AT 40" O.C. MAX. REFER TO ARCHITECTURAL FOR ADDITIONAL REQUIREMENTS.

FLOOR FRAMING PLAN NOTES:

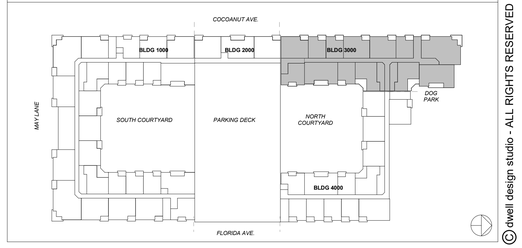
1. VERIFY ALL DIMENSIONS, ELEVATIONS, AND SLAB FINISHES WITH THE ARCHITECTURAL DRAWINGS BEFORE COMMENCING CONSTRUCTION. FOR ADDITIONAL DIMENSIONAL INFORMATION SEE ARCHITECTURAL DRAWINGS.
2. ELEVATIONS SHOWN ARE RELATIVE TO THE INTERIOR GROUND FLOOR SLAB SURFACE. REFER TO BUILDING SECTION FOR REF. ELEVATION AT GROUND FLOOR SLAB SURFACE.
3. SEE S-200 FOR ALL SCHEDULES.
4. SEE HOLLOW CORE KEYNOTE LEGEND FLOOR FRAMING. AT LOCATIONS WITH COMPOSITE TOPPING MAINTAIN A 3" COMPOSITE TOPPING AT BEARING LOCATIONS, AND 2" MINIMUM COMPOSITE TOPPING WHERE SLAB IS CAMBERED. SEE PLAN FOR LOCATIONS.
5. GENERAL CONTRACTOR SHALL COORDINATE ALL SLAB PENETRATIONS WITH PRECAST SUPPLIER. VERIFY SIZE AND LOCATIONS WITH ARCH. AND MEP.
6. TOP OF STEEL BEAMS SET AT ELEVATION AT TOP OF HOLLOW CORE PLANKS, U.N.O. ALL STRUCTURAL ELEMENTS NOTED ON PLAN (X'-X") ARE THE TOP OF BEAM REFERENCED IN N.A.V.D.
7. STRUCTURAL STEEL BEAM CONNECTIONS SHALL BE DESIGNED AND DETAILED BY STEEL SUPPLIER, SEE SERVICE BEAM SHEAR VALUES GIVEN ON S-001. CONNECTIONS DESIGNED BY STEEL SUPPLIER SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER. (NOTE: SHEARS ARE SHOWN ON PLAN - THE DELEGATED CONNECTIONS WILL INCLUDE BEAM TO BEAM DOUBLE-ANGLE CONNECTIONS, SINGLE ANGLE CONNECTIONS, AND BEAM TO COLUMN KNIFE/THRU PLATE CONNECTIONS).
8. CONCRETE TIE BEAM SHALL BE PLACED AT TOP OF ALL MASONRY WALLS, UNLESS NOTED OTHERWISE. TOP OF BEAM IS SET AT HOLLOWCORE PLANK BEARING ELEVATION. SEE BEAM SCHEDULE FOR MORE INFORMATION.

PLAN LEGEND

▼ INDICATES FOOTING STEP. SEE PLAN FOR ELEVATION. SEE TYPICAL DETAILS ON S-301.

ABOVE THRU BELOW INDICATES COLUMN MARK. COLUMNS ARE ABOVE, BELOW, OR THROUGH AS SHOWN.

KEY PLAN



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SARASOTA, FL 34236

ISSUE

DATE	DESCRIPTION	INCLUDED
03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	90% CONSTRUCT	X
03/17/2023	PRICING ADDENDUM 1	X
01/15/2024	ADD. 2 FOUNDATION PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
01/15/24	MTD ROUND 1 REPORT COMMENTS	A
01/15/24	ADD. 2 FOUNDATION PERMIT	B
03/15/2024	STRUCTURAL BLDG PRECAST IFC	C
04/12/2024	ISSUED FOR CONSTRUCTION	1
05/31/2024	ASI# 01	2
06/26/2024	ASI #02	3
08/05/2024	ASI #03	4

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ENGINEER OF RECORD
Cordell S. Van Nostrand
FL P.E. # 67580

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SCALES AS NOTED ARE VALID ONLY WHEN PLOTTED ON THE ORIGINAL DRAWING ONLY. THE DIMENSIONS OF WHICH ARE 24 x 36 INCHES.

SHEET NAME:
04_PARTIAL BUILDING PLAN - FOURTH FLOOR - 3000

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

DRAWN BY BGN | CHECKED BY EM

S-105D

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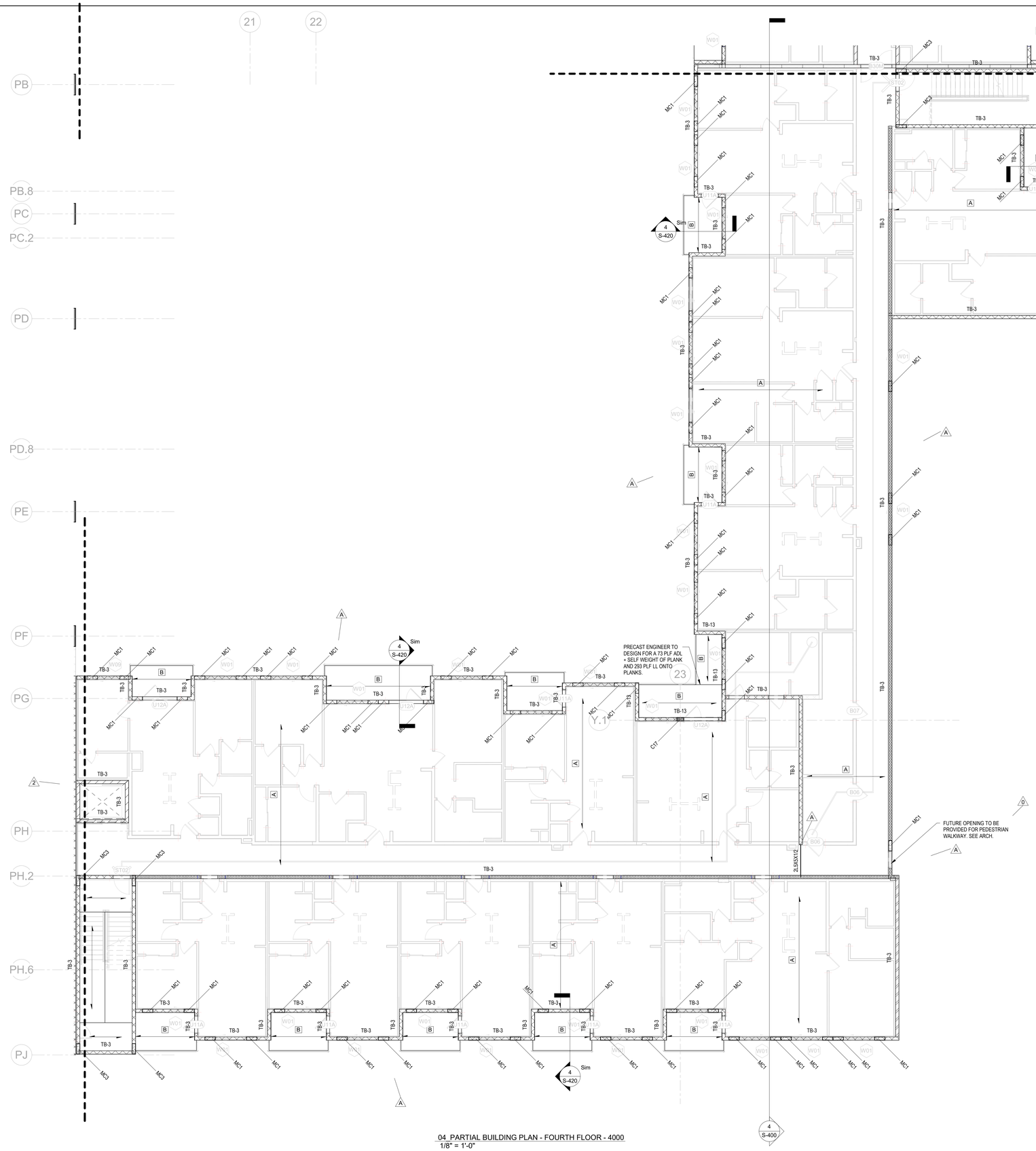

04_PARTIAL BUILDING PLAN - FOURTH FLOOR - 4000
1/8" = 1'-0"

HOLLOWCORE SLAB LEGEND

MARK	TYPE
A	10" PRECAST HOLLOW CORE SLAB W/ 3" MIN. CONCRETE COMPOSITE TOPPING AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
B	6" PRECAST HOLLOW CORE SLAB W/ 3" MIN AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. COMPOSITE TOPPING SLOPE TOPPING TO EDGE. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
C	10" PRECAST HOLLOW CORE SLAB, UNTOPPED. GROUT ALL KEYWAYS BETWEEN SLABS. SEE SECTIONS FOR EDGE POURS.
D	12" PRECAST HOLLOW CORE SLAB W/ 3" MIN AT SUPPORTS. COMPOSITE TOPPING SLOPE TOPPING TO EDGE. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F.AT MID-DEPTH.

WALL LEGEND

INDICATES A FULLY GROUTED 12" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, END, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS AND AT 16" O.C. MAX.

INDICATES A 12" MASONRY LOAD BEARING WALL BELOW PLANK BEARING. SEE PLAN FOR ELEVATIONS. WALL TO BE FULLY GROUTED AND REINFORCED W/ (1) #6 AT CELL CORNERS, INTERSECTIONS, EACH SIDE OF PLUMBING PENETRATIONS, AND AT 24" O.C.

INDICATES AN 8" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#5 AT 24" O.C. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING (2) CELLS FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

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7. STRUCTURAL STEEL BEAM CONNECTIONS SHALL BE DESIGNED AND DETAILED BY STEEL SUPPLIER, SEE SERVICE BEAM SHEAR VALUES GIVEN ON S-001. CONNECTIONS DESIGNED BY STEEL SUPPLIER SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER. (NOTE: SHEARS ARE SHOWN ON PLAN - THE DELEGATED CONNECTIONS WILL INCLUDE BEAM TO BEAM DOUBLE-ANGLE CONNECTIONS, SINGLE ANGLE CONNECTIONS, AND BEAM TO COLUMN KNIFE/THRU PLATE CONNECTIONS).
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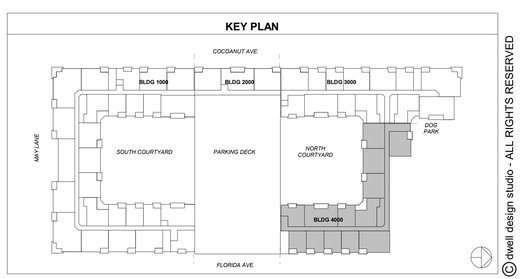
PLAN LEGEND

▼ INDICATES FOOTING STEP. SEE PLAN FOR ELEVATION. SEE TYPICAL DETAILS ON S-301.

ABOVE THRU BELOW INDICATES COLUMN MARK. COLUMNS ARE ABOVE, BELOW, OR THROUGH AS SHOWN.

KEY PLAN



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ISSUE

DATE	DESCRIPTION	INCLUDED
02/25/2022	SCHEMATIC DESIGN	X
08/05/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	GMP/ PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
01/15/2024	ADD. 2 FOUNDATION PERMIT	X
03/06/2024	STRUCTURAL GARAGE P/C	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/10/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV.
05/13/2024	MTO ROUND 1 PERMIT COMMENTS	1
01/15/24	ADD. 2 FOUNDATION PERMIT	A
04/10/2024	ISSUED FOR CONSTRUCTION	0
05/31/2024	ASI# 01	1
06/28/2024	ASI #02	3

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SHEET NAME:
04_PARTIAL BUILDING PLAN - FOURTH FLOOR - 4000

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

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BGN	EM

S-105E

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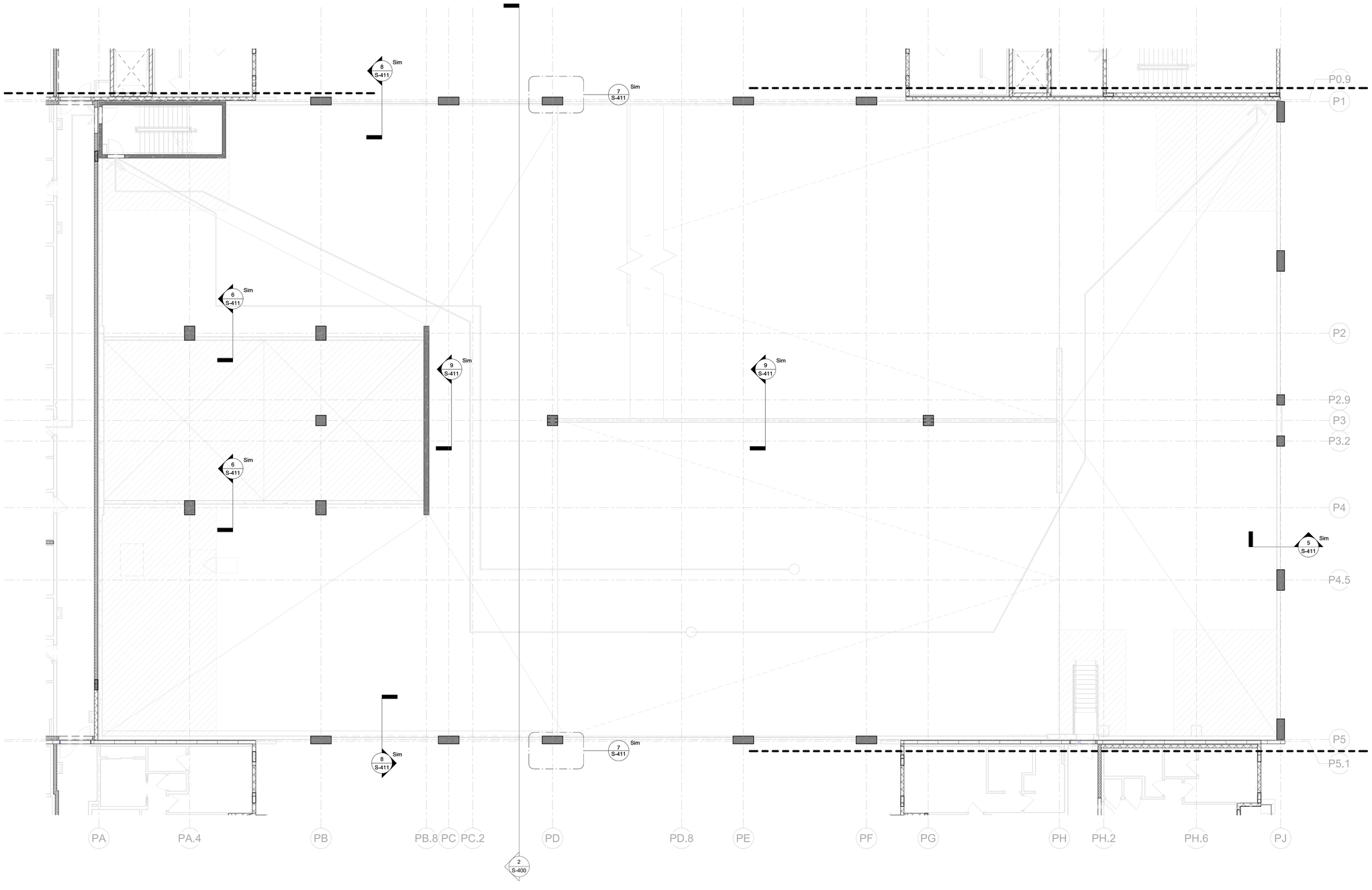
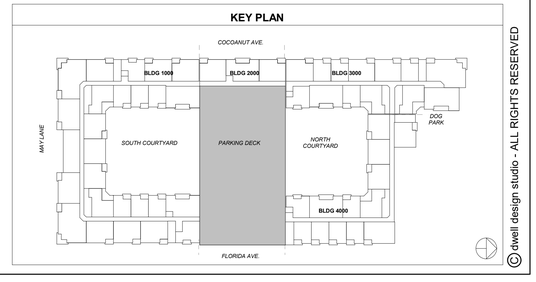


04_OVERALL PARKING DECK - FOURTH FLOOR
1/8" = 1'-0"

KEY PLAN



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ISSUE

DATE	DESCRIPTION	INCLUDED
03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	GMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
03/17/2023	STRUCTURAL GARAGE PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
06/30/23	CITY COMMENT RESPONSE	B

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SHEET NAME:

OVERALL PARKING DECK PLAN - FOURTH FLOOR

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

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BGN	EM

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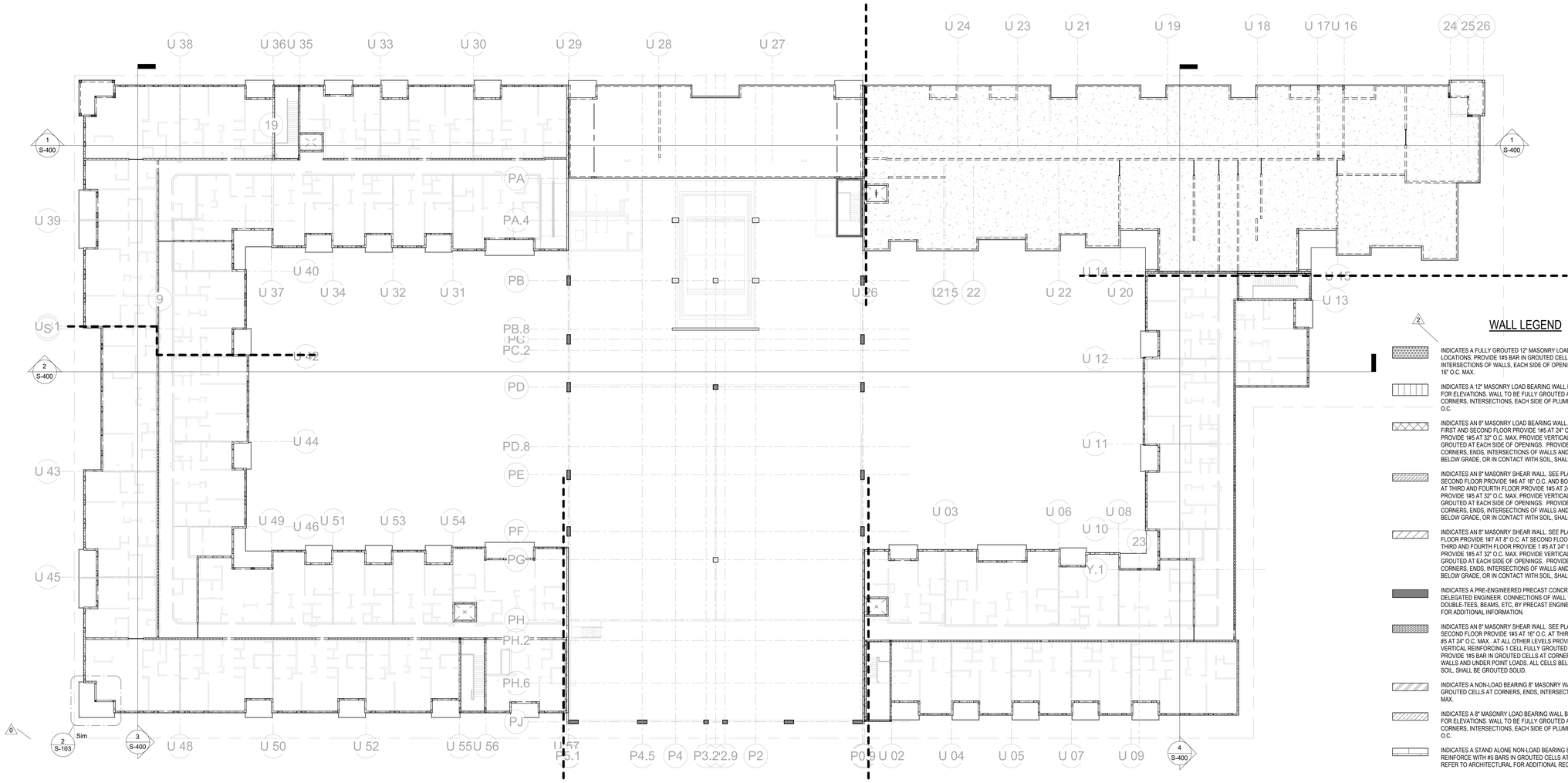

05_OVERALL BUILDING PLAN - FIFTH FLOOR
1" = 20'-0"

WALL LEGEND

INDICATES A FULLY GROUTED 12" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, END, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS AND AT 16" O.C. MAX.

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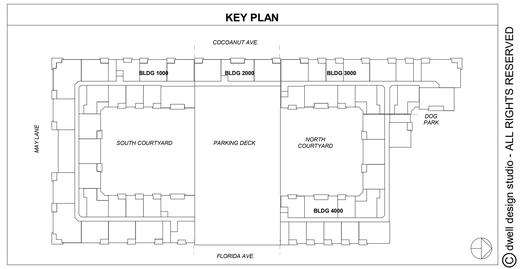
FOUNDATION PLAN NOTES:

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL AND MEP FOR ADDITIONAL INFORMATION.
2. SEE ARCHITECTURAL DRAWINGS FOR ALL SLOPES, DROPS AND DRAIN LOCATIONS IN FLOOR SLAB. MAINTAIN 4" MINIMUM SLAB DEPTH. THICKEN SLAB TO 8" WITHIN 4" OF ALL SLAB STEPS; MAINTAIN 4" MINIMUM SLAB DEPTH ELSEWHERE.
3. ALL ELEVATIONS ARE SET AT N.A.V.D.
4. SEE S-200 FOR FOOTING SCHEDULE. CENTERLINES OF WALLS AND COLUMNS SHALL COINCIDE WITH CENTERLINES OF FOOTINGS AT ALL INTERIOR LOCATIONS.
5. TOF INDICATES TOP OF FOOTING ELEVATION. SEE PLAN FOR TOP OF FOOTING ELEVATION. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED PLUMBING PENETRATIONS THROUGH STEM-WALLS AND ELEVATIONS. NO PENETRATIONS ARE PERMITTED THROUGH FOOTINGS. FOOTINGS MAY STEP AS SHOWN IN THE TYPICAL DETAIL ON S-301. NOTIFY ENGINEER OF STEP LOCATIONS BEFORE PROCEEDING WITH WORK.
6. GROUND FLOOR SHALL BE 4" CONCRETE SLAB-ON-GRADE, U.N.O. REINFORCE W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH.
7. WHERE CONTINUOUS FOOTING INTERSECT WITH PAD FOOTINGS, CONTINUOUS FOOTING REINFORCING SHALL BE CONTINUOUS THROUGH THE PAD FOOTING OR EXTEND A FULL DEVELOPMENT LENGTH INTO THE PAD FOOTING.

KEY PLAN



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SNELL ENGINEERING CONSULTANTS
...Supporting Architecture

SARASOTA BAYSIDE

800 COCOANUT AVE.
SARASOTA, FL 34236

ISSUE

DATE	DESCRIPTION	INCLUDED
03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	GMP PERMIT	X
01/13/2023	ADD 1 ADDENDUM 1	X
01/16/2024	ADD 2 FOUNDATION PERMIT	
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
04/12/2024	ISSUED FOR CONSTRUCTION	0

SEAL:

8/23/2024 3:31:18 PM
ENGINEER OF RECORD
Cordell S. Van Nostrand
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DONUS AS NOTED THE DIMENSIONS HAVE PRECEDENCE OVER DRAWING SCALE. THE DIMENSIONS OF WHICH ARE TO BE ACHIEVED.

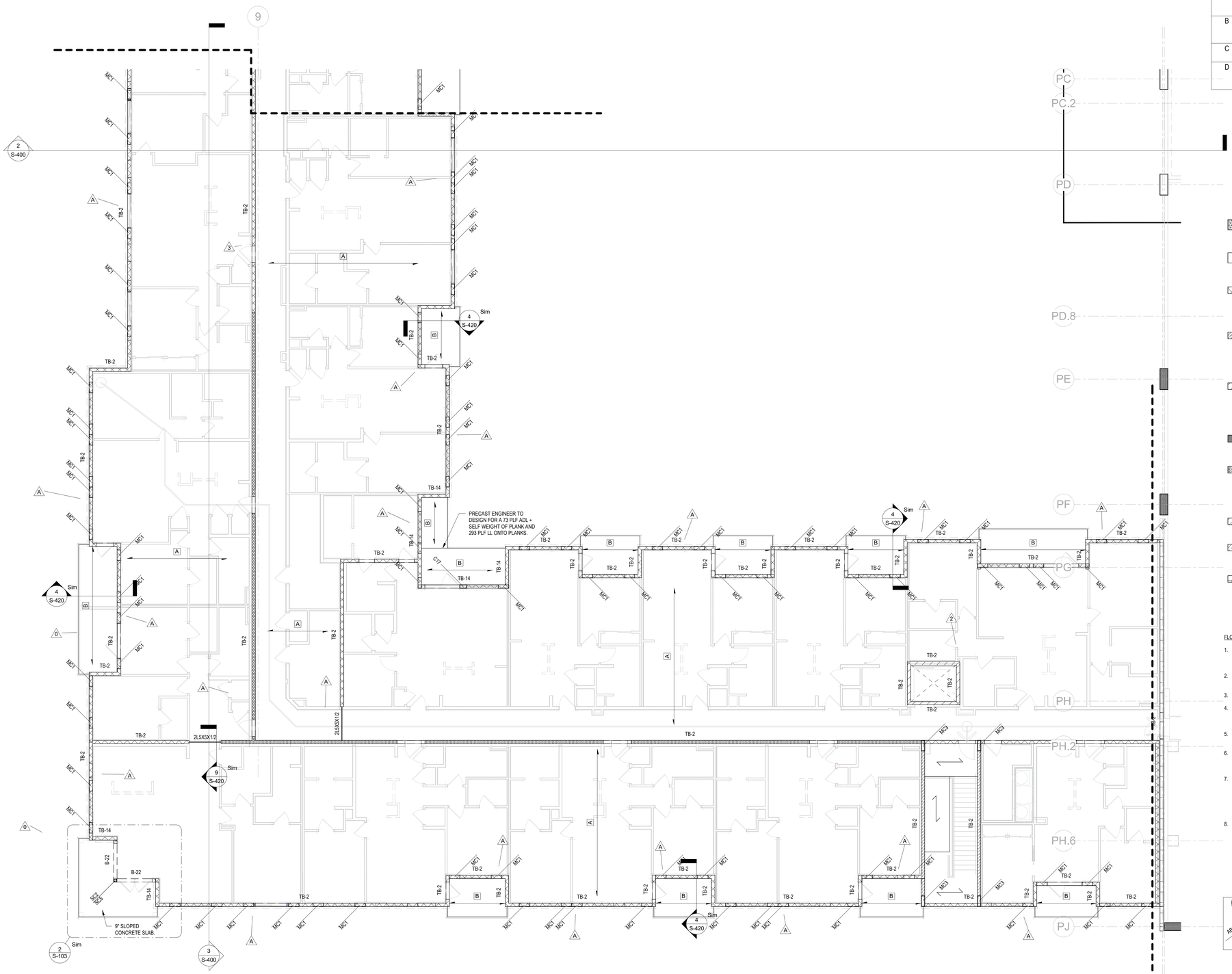
SHEET NAME:
05_OVERALL BUILDING PLAN - FIFTH FLOOR

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

DRAWN BY	CHECKED BY
BGN	EM

S-106



05_PARTIAL BUILDING PLAN - FIFTH FLOOR - 1000A
1/8" = 1'-0"

HOLLOWCORE SLAB LEGEND

MARK	TYPE
A	10" PRECAST HOLLOW CORE SLAB W/ 3" MIN. CONCRETE COMPOSITE TOPPING AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
B	6" PRECAST HOLLOW CORE SLAB W/ 3" MIN AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. COMPOSITE TOPPING SLOPE TOPPING TO EDGE. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
C	10" PRECAST HOLLOW CORE SLAB, UNTOPPED. GROUT ALL KEYWAYS BETWEEN SLABS. SEE SECTIONS FOR EDGE POURS.
D	12" PRECAST HOLLOW CORE SLAB W/ 3" MIN AT SUPPORTS. COMPOSITE TOPPING SLOPE TOPPING TO EDGE. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F.AT MID-DEPTH.

WALL LEGEND

INDICATES A FULLY GROUTED 12" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, END, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS AND AT 16" O.C. MAX.

INDICATES A 12" MASONRY LOAD BEARING WALL BELOW PLANK BEARING. SEE PLAN FOR ELEVATIONS. WALL TO BE FULLY GROUTED AND REINFORCED W/ (1) #6 AT CELL CORNERS, INTERSECTIONS, EACH SIDE OF PLUMBING PENETRATIONS, AND AT 24" O.C.

INDICATES AN 8" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#5 AT 24" O.C. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING (2) CELLS FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

INDICATES AN 8" MASONRY SHEAR WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#6 AT 16" O.C. AND BOND BEAM W/ 2#5 AT 32" O.C. MAX. AT THIRD AND FOURTH FLOOR PROVIDE 1#5 AT 24" O.C. MAX.. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING 1 CELL FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

INDICATES AN 8" MASONRY SHEAR WALL. SEE PLAN FOR LOCATIONS. AT FIRST FLOOR PROVIDE 1#7 AT 8" O.C. AT SECOND FLOOR PROVIDE 1#6 AT 16" O.C. AT THIRD AND FOURTH FLOOR PROVIDE 1 #5 AT 24" O.C. MAX.. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING (2) CELLS FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

INDICATES A PRE-ENGINEERED PRECAST CONCRETE PARKING GARAGE WALL BY DELEGATED ENGINEER. CONNECTIONS OF WALL TO FOUNDATIONS, OTHER WALLS, DOUBLE-TEES, BEAMS, ETC, BY PRECAST ENGINEER. SEE PARKING GARAGE PLANS FOR ADDITIONAL INFORMATION.

INDICATES AN 8" MASONRY SHEAR WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#5 AT 16" O.C. AT THIRD AND FOURTH FLOOR PROVIDE 1 #5 AT 24" O.C. MAX.. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING 1 CELL FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

INDICATES A NON-LOAD BEARING 8" MASONRY WALL. REINFORCE WITH #5 BARS IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND AT 32" O.C. MAX.

INDICATES A 8" MASONRY LOAD BEARING WALL BELOW PLANK BEARING. SEE PLAN FOR ELEVATIONS. WALL TO BE FULLY GROUTED AND REINFORCED W/ (1)#5 AT CELL CORNERS, INTERSECTIONS, EACH SIDE OF PLUMBING PENETRATIONS, AND AT 24" O.C.

INDICATES A STAND ALONE NON-LOAD BEARING 8" 3 HR-FIREWALL MASONRY WALL. REINFORCE WITH #5 BARS IN GROUTED CELLS AT ENDS AND AT 40" O.C. MAX. REFER TO ARCHITECTURAL FOR ADDITIONAL REQUIREMENTS.

FLOOR FRAMING PLAN NOTES:

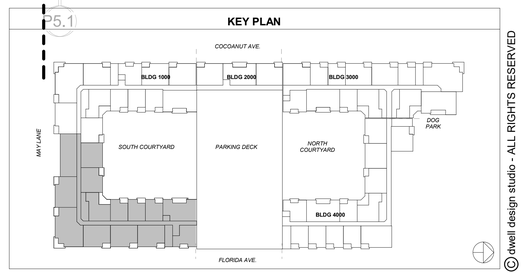
1. VERIFY ALL DIMENSIONS, ELEVATIONS, AND SLAB FINISHES WITH THE ARCHITECTURAL DRAWINGS BEFORE COMMENCING CONSTRUCTION. FOR ADDITIONAL DIMENSIONAL INFORMATION SEE ARCHITECTURAL DRAWINGS.
2. ELEVATIONS SHOWN ARE RELATIVE TO THE INTERIOR GROUND FLOOR SLAB SURFACE. REFER TO BUILDING SECTION FOR REF. ELEVATION AT GROUND FLOOR SLAB SURFACE.
3. SEE S-200 FOR ALL SCHEDULES.
4. SEE HOLLOW CORE KEYNOTE LEGEND FLOOR FRAMING. AT LOCATIONS WITH COMPOSITE TOPPING MAINTAIN A 3" COMPOSITE TOPPING AT BEARING LOCATIONS, AND 2" MINIMUM COMPOSITE TOPPING WHERE SLAB IS CAMBERED. SEE PLAN FOR LOCATIONS.
5. GENERAL CONTRACTOR SHALL COORDINATE ALL SLAB PENETRATIONS WITH PRECAST SUPPLIER. VERIFY SIZE AND LOCATIONS WITH ARCH. AND MEP.
6. TOP OF STEEL BEAMS SET AT ELEVATION AT TOP OF HOLLOW CORE PLANKS, U.N.O. ALL STRUCTURAL ELEMENTS NOTED ON PLAN (X'-X") ARE THE TOP OF BEAM REFERENCED IN N.A.V.D.
7. STRUCTURAL STEEL BEAM CONNECTIONS SHALL BE DESIGNED AND DETAILED BY STEEL SUPPLIER, SEE SERVICE BEAM SHEAR VALUES GIVEN ON S-001. CONNECTIONS DESIGNED BY STEEL SUPPLIER SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER. (NOTE: SHEARS ARE SHOWN ON PLAN - THE DELEGATED CONNECTIONS WILL INCLUDE BEAM TO BEAM DOUBLE-ANGLE CONNECTIONS, SINGLE ANGLE CONNECTIONS, AND BEAM TO COLUMN KNIFE/THRU PLATE CONNECTIONS).
8. CONCRETE TIE BEAM SHALL BE PLACED AT TOP OF ALL MASONRY WALLS, UNLESS NOTED OTHERWISE. TOP OF BEAM IS SET AT HOLLOWCORE PLANK BEARING ELEVATION. SEE BEAM SCHEDULE FOR MORE INFORMATION.

PLAN LEGEND

▼ INDICATES FOOTING STEP. SEE PLAN FOR ELEVATION. SEE TYPICAL DETAILS ON S-301.

ABOVE THRU BELOW INDICATES COLUMN MARK. COLUMNS ARE ABOVE, BELOW, OR THROUGH AS SHOWN.

KEY PLAN



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03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	GMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
01/19/2024	ADD. 2 FOUNDATION PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
04/10/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
03/15/23	MTG ROUND 1 PERMIT COMMENTS	4
01/15/24	ADD. 2 FOUNDATION PERMIT	5
04/12/2024	ISSUED FOR CONSTRUCTION	2
05/31/2024	ASI# 01	1
06/28/2024	ASI #02	3

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SHEET NAME:
05_PARTIAL BUILDING PLAN - FIFTH FLOOR - 1000A

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

DRAWN BY	CHECKED BY
BGN	EM

S-106A

8/23/2024 3:31:23 PM Autodesk Docs://200106_Allen Morris_Bayside_Sarasota FL/Sarasota Bayside Struct R22.rvt

HOLLOWCORE SLAB LEGEND

MARK	TYPE
A	10" PRECAST HOLLOW CORE SLAB W/ 3" MIN. CONCRETE COMPOSITE TOPPING AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
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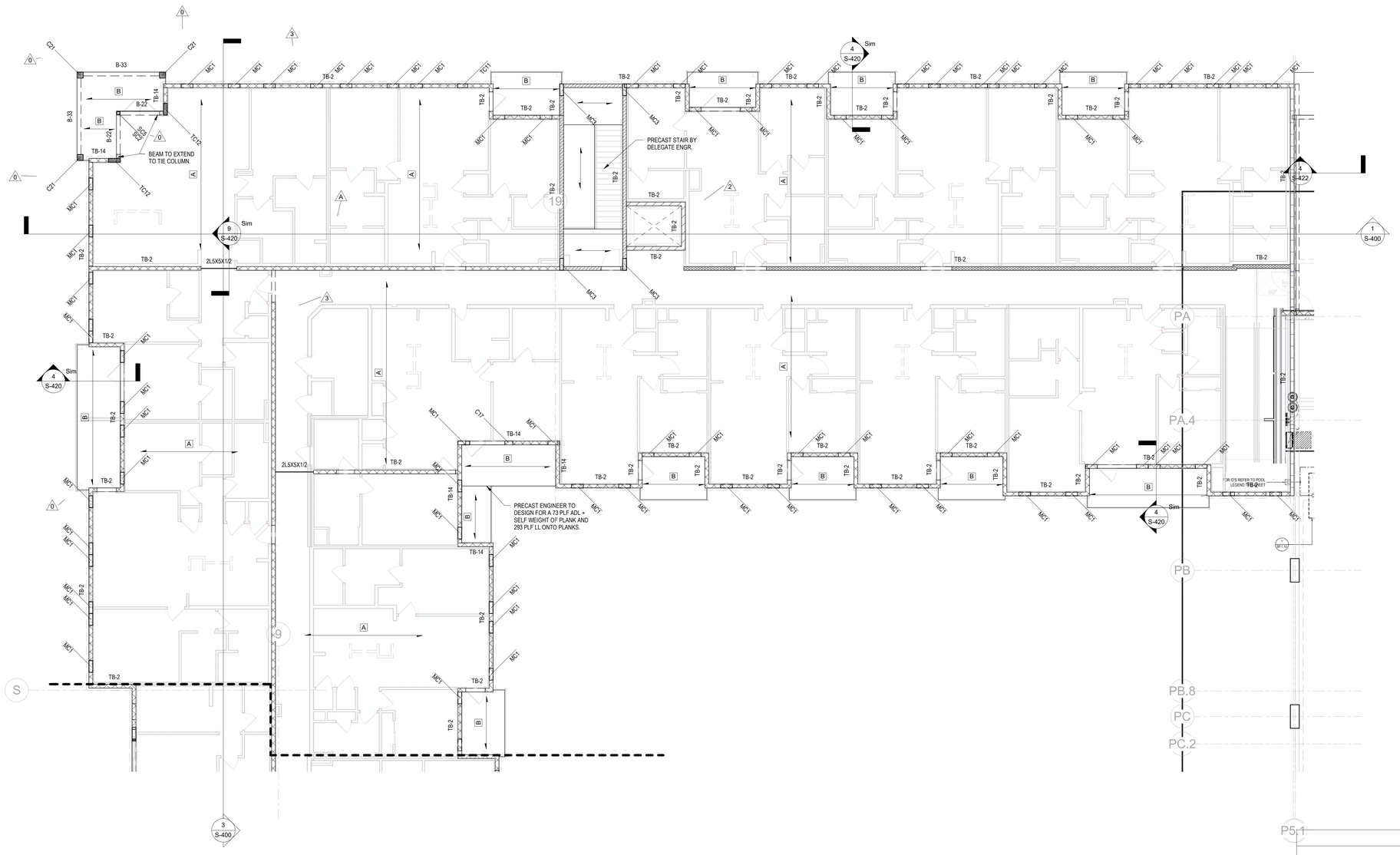

05_PARTIAL BUILDING PLAN - FIFTH FLOOR - 1000B
1/8" = 1'-0"

WALL LEGEND

INDICATES A FULLY GROUTED 12" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, END, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS AND AT 16" O.C. MAX.

INDICATES A 12" MASONRY LOAD BEARING WALL BELOW PLANK BEARING. SEE PLAN FOR ELEVATIONS. WALL TO BE FULLY GROUTED AND REINFORCED W/ (1) #6 AT CELL CORNERS, INTERSECTIONS, EACH SIDE OF PLUMBING PENETRATIONS, AND AT 24" O.C.

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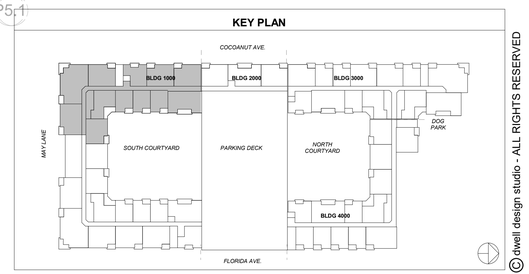
PLAN LEGEND

▼ INDICATES FOOTING STEP. SEE PLAN FOR ELEVATION. SEE TYPICAL DETAILS ON S-301.

ABOVE THRU BELOW INDICATES COLUMN MARK. COLUMNS ARE ABOVE, BELOW, OR THROUGH AS SHOWN.

KEY PLAN



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ISSUE

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10/26/2022	50% CDs	X
01/13/2023	GMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
03/24/2023	STRUCTURAL GARAGE PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
03/18/23	MTO ROUND 1 PERMIT COMMENTS	1
01/10/24	ADD: 2 FOUNDATION PERMIT	2
04/12/2024	ISSUED FOR CONSTRUCTION	3
05/31/2024	ASI# 01	4
06/28/2024	ASI #02	5

SEAL

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ENGINEER OF RECORD
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SCALES AS SHOWN ARE VALID ONLY IF THIS IS THE ORIGINAL DRAWING ONLY, THE DIMENSIONS OF WHICH ARE 24 X 36 INCHES.

SHEET NAME:
05_PARTIAL BUILDING PLAN - FIFTH FLOOR - 1000B

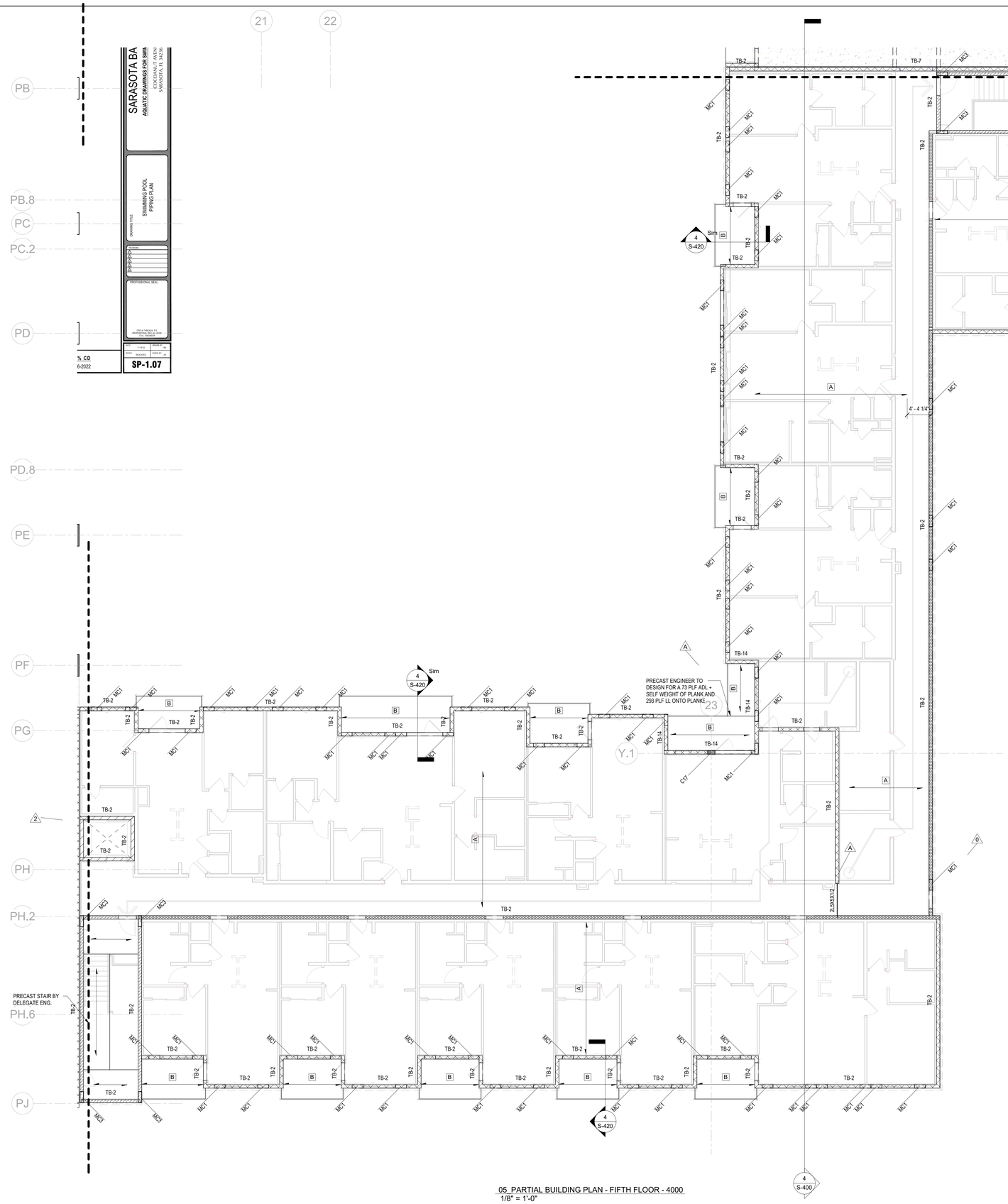
ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

DRAWN BY: BGN
CHECKED BY: EM

S-106B

8/23/2024 3:31:27 PM Autodesk Docs://2007106_Allen Morris_Bayside_Sarasota FL/Sarasota Bayside Struct R22.rvt



05_PARTIAL BUILDING PLAN - FIFTH FLOOR - 4000
1/8" = 1'-0"

HOLLOWCORE SLAB LEGEND

MARK	TYPE
A	10" PRECAST HOLLOW CORE SLAB W/ 3" MIN. CONCRETE COMPOSITE TOPPING AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
B	6" PRECAST HOLLOW CORE SLAB W/ 3" MIN AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. COMPOSITE TOPPING SLOPE TOPPING TO EDGE. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
C	10" PRECAST HOLLOW CORE SLAB, UNTOPPED. GROUT ALL KEYWAYS BETWEEN SLABS. SEE SECTIONS FOR EDGE POURS.
D	12" PRECAST HOLLOW CORE SLAB W/ 3" MIN AT SUPPORTS. COMPOSITE TOPPING SLOPE TOPPING TO EDGE. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F.AT MID-DEPTH.

WALL LEGEND

2

INDICATES A FULLY GROUTED 12" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, END, INTERSECTIONS OF WALLS, EACH SIDE OF OPENINGS, UNDER POINT LOADS AND AT 16" O.C. MAX.

INDICATES A 12" MASONRY LOAD BEARING WALL BELOW PLANK BEARING. SEE PLAN FOR ELEVATIONS. WALL TO BE FULLY GROUTED AND REINFORCED W/ (1) #6 AT CELL CORNERS, INTERSECTIONS, EACH SIDE OF PLUMBING PENETRATIONS, AND AT 24" O.C.

INDICATES AN 8" MASONRY LOAD BEARING WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#5 AT 24" O.C. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING (2) CELLS FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

INDICATES AN 8" MASONRY SHEAR WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#6 AT 16" O.C. AND BOND BEAM W/ 2#5 AT 32" O.C. MAX. AT THIRD AND FOURTH FLOOR PROVIDE 1#5 AT 24" O.C. MAX.. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING 1 CELL FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

INDICATES AN 8" MASONRY SHEAR WALL. SEE PLAN FOR LOCATIONS. AT FIRST FLOOR PROVIDE 1#7 AT 8" O.C. AT SECOND FLOOR PROVIDE 1#6 AT 16" O.C. AT THIRD AND FOURTH FLOOR PROVIDE 1 #5 AT 24" O.C. MAX.. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING (2) CELLS FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

INDICATES A PRE-ENGINEERED PRECAST CONCRETE PARKING GARAGE WALL BY DELEGATED ENGINEER. CONNECTIONS OF WALL TO FOUNDATIONS, OTHER WALLS, DOUBLE-TEES, BEAMS, ETC, BY PRECAST ENGINEER. SEE PARKING GARAGE PLANS FOR ADDITIONAL INFORMATION.

INDICATES AN 8" MASONRY SHEAR WALL. SEE PLAN FOR LOCATIONS. AT FIRST AND SECOND FLOOR PROVIDE 1#5 AT 16" O.C. AT THIRD AND FOURTH FLOOR PROVIDE 1 #5 AT 24" O.C. MAX.. AT ALL OTHER LEVELS PROVIDE 1#5 AT 32" O.C. MAX. PROVIDE VERTICAL REINFORCING 1 CELL FULLY GROUTED AT EACH SIDE OF OPENINGS. PROVIDE 1#5 BAR IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND UNDER POINT LOADS. ALL CELLS BELOW GRADE, OR IN CONTACT WITH SOIL, SHALL BE GROUTED SOLID.

INDICATES A NON-LOAD BEARING 8" MASONRY WALL. REINFORCE WITH #5 BARS IN GROUTED CELLS AT CORNERS, ENDS, INTERSECTIONS OF WALLS AND AT 32" O.C. MAX.

INDICATES A 8" MASONRY LOAD BEARING WALL BELOW PLANK BEARING. SEE PLAN FOR ELEVATIONS. WALL TO BE FULLY GROUTED AND REINFORCED W/ (1)#5 AT CELL CORNERS, INTERSECTIONS, EACH SIDE OF PLUMBING PENETRATIONS, AND AT 24" O.C.

INDICATES A STAND ALONE NON-LOAD BEARING 8" 3 HR-FIREWALL MASONRY WALL. REINFORCE WITH #5 BARS IN GROUTED CELLS AT ENDS AND AT 40" O.C. MAX. REFER TO ARCHITECTURAL FOR ADDITIONAL REQUIREMENTS.

FLOOR FRAMING PLAN NOTES:

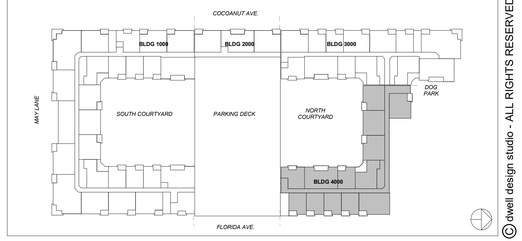
1. VERIFY ALL DIMENSIONS, ELEVATIONS, AND SLAB FINISHES WITH THE ARCHITECTURAL DRAWINGS BEFORE COMMENCING CONSTRUCTION. FOR ADDITIONAL DIMENSIONAL INFORMATION SEE ARCHITECTURAL DRAWINGS.
2. ELEVATIONS SHOWN ARE RELATIVE TO THE INTERIOR GROUND FLOOR SLAB SURFACE. REFER TO BUILDING SECTION FOR REF. ELEVATION AT GROUND FLOOR SLAB SURFACE.
3. SEE S-200 FOR ALL SCHEDULES.
4. SEE HOLLOW CORE KEYNOTE LEGEND FLOOR FRAMING. AT LOCATIONS WITH COMPOSITE TOPPING MAINTAIN A 3" COMPOSITE TOPPING AT BEARING LOCATIONS, AND 2" MINIMUM COMPOSITE TOPPING WHERE SLAB IS CAMBERED. SEE PLAN FOR LOCATIONS.
5. GENERAL CONTRACTOR SHALL COORDINATE ALL SLAB PENETRATIONS WITH PRECAST SUPPLIER. VERIFY SIZE AND LOCATIONS WITH ARCH. AND MEP.
6. TOP OF STEEL BEAMS SET AT ELEVATION AT TOP OF HOLLOW CORE PLANKS, U.N.O. ALL STRUCTURAL ELEMENTS NOTED ON PLAN (X'-X") ARE THE TOP OF BEAM REFERENCED IN N.A.V.D.
7. STRUCTURAL STEEL BEAM CONNECTIONS SHALL BE DESIGNED AND DETAILED BY STEEL SUPPLIER, SEE SERVICE BEAM SHEAR VALUES GIVEN ON S-001. CONNECTIONS DESIGNED BY STEEL SUPPLIER SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER. (NOTE: SHEARS ARE SHOWN ON PLAN - THE DELEGATED CONNECTIONS WILL INCLUDE BEAM TO BEAM DOUBLE-ANGLE CONNECTIONS, SINGLE ANGLE CONNECTIONS, AND BEAM TO COLUMN KNIFE/THRU PLATE CONNECTIONS).
8. CONCRETE TIE BEAM SHALL BE PLACED AT TOP OF ALL MASONRY WALLS, UNLESS NOTED OTHERWISE. TOP OF BEAM IS SET AT HOLLOWCORE PLANK BEARING ELEVATION. SEE BEAM SCHEDULE FOR MORE INFORMATION.

PLAN LEGEND

▼ INDICATES FOOTING STEP. SEE PLAN FOR ELEVATION. SEE TYPICAL DETAILS ON S-301.

ABOVE / THRU / BELOW INDICATES COLUMN MARK. COLUMNS ARE ABOVE, BELOW, OR THROUGH AS SHOWN.

KEY PLAN



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03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	CMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
03/24/2023	STRUCTURAL PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

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DATE	DESCRIPTION	REV
03/19/23	MTG ROUND 1 PERMIT COMMENTS	A
01/15/24	ADD. 2 FOUNDATION PERMIT	B
04/12/2024	ISSUED FOR CONSTRUCTION	1
05/31/2024	ASI# 01	2

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SHEET NAME:

05_PARTIAL BUILDING PLAN - FIFTH FLOOR - 4000

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JOB NUMBER: 22037

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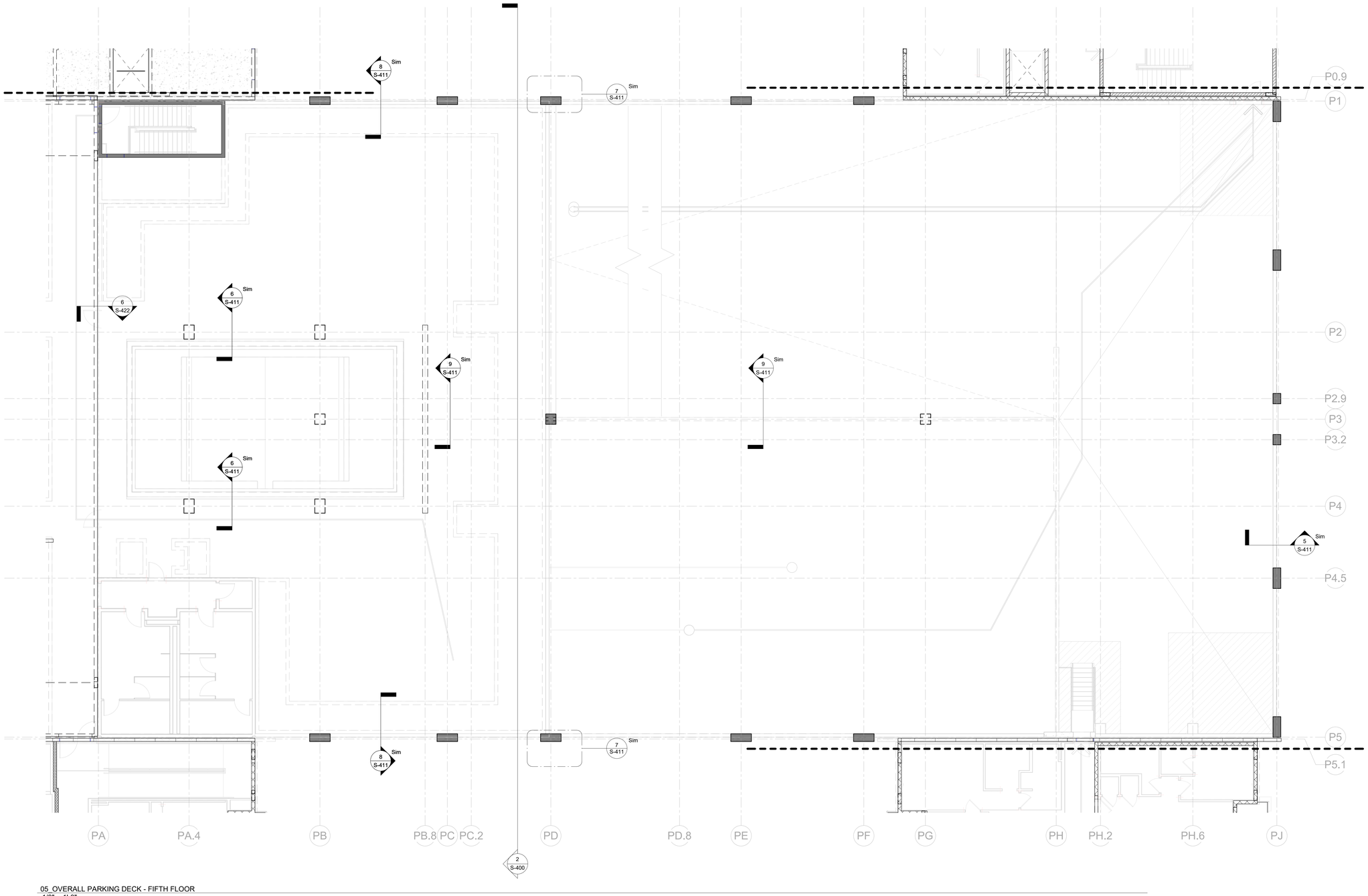
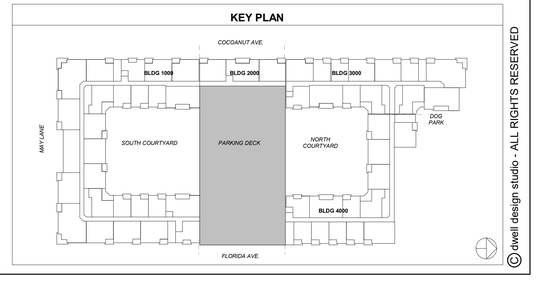


05_OVERALL PARKING DECK - FIFTH FLOOR
1/8" = 1'-0"

KEY PLAN



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06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	CMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
03/06/2024	STRUCTURAL GARAGE PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

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06/06/23	CITY COMMENT RESPONSE	B

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OVERALL PARKING DECK PLAN - FIFTH FLOOR

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

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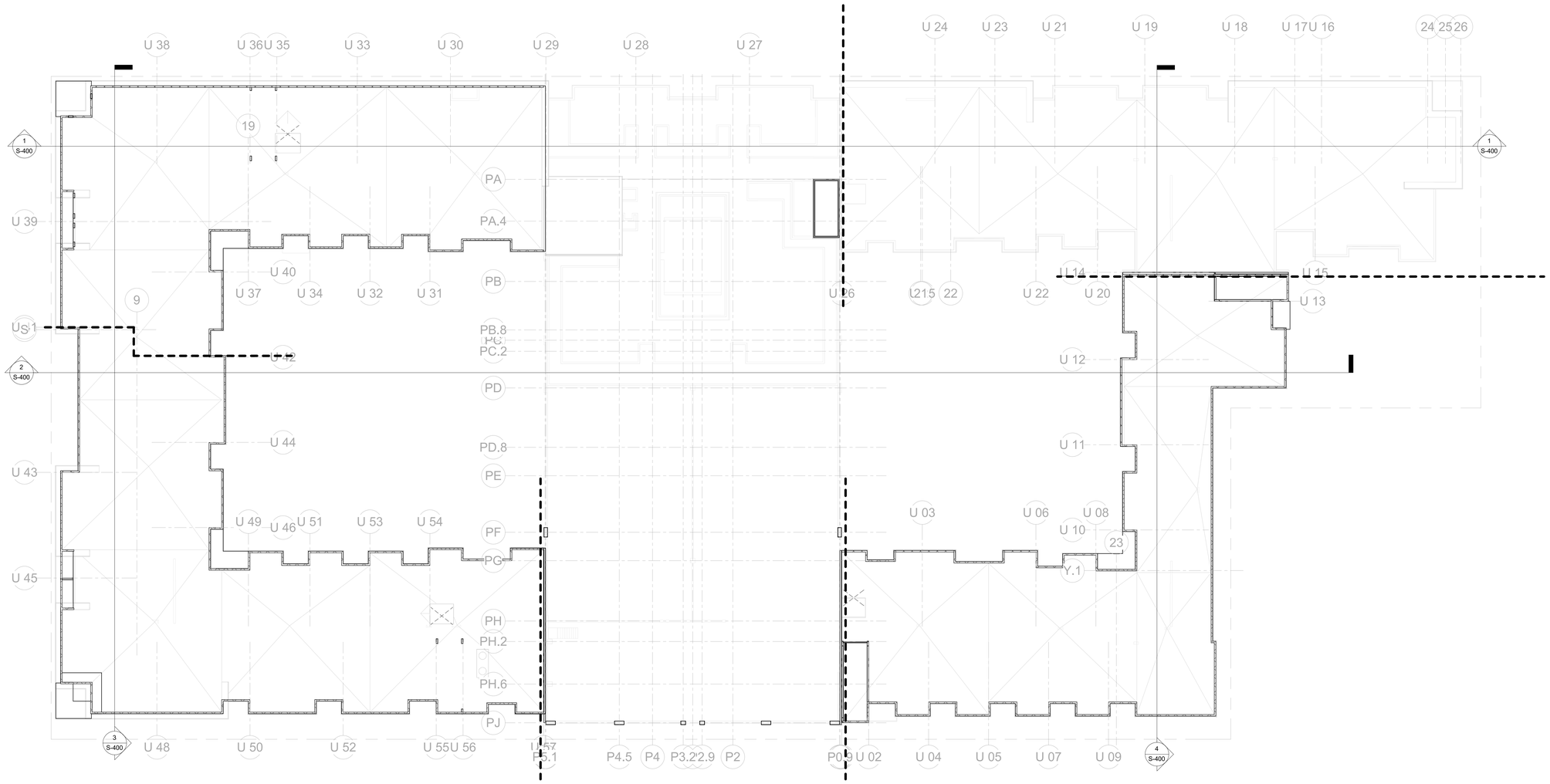


06_OVERALL BUILDING PLAN - ROOF
1" = 20'-0"

FLOOR FRAMING PLAN NOTES:

1. VERIFY ALL DIMENSIONS, ELEVATIONS, AND SLAB FINISHES WITH THE ARCHITECTURAL DRAWINGS BEFORE COMMENCING CONSTRUCTION. FOR ADDITIONAL DIMENSIONAL INFORMATION SEE ARCHITECTURAL DRAWINGS.

2. ELEVATIONS SHOWN ARE RELATIVE TO THE INTERIOR GROUND FLOOR SLAB SURFACE. REFER TO BUILDING SECTION FOR REF. ELEVATION AT GROUND FLOOR SLAB SURFACE.

3. SEE S-200 FOR ALL SCHEDULES.

4. SEE HOLLOW CORE KEYNOTE LEGEND FLOOR FRAMING. AT LOCATIONS WITH COMPOSITE TOPPING MAINTAIN A 3" COMPOSITE TOPPING AT BEARING LOCATIONS, AND 2" MINIMUM COMPOSITE TOPPING WHERE SLAB IS CAMBERED. SEE PLAN FOR LOCATIONS.

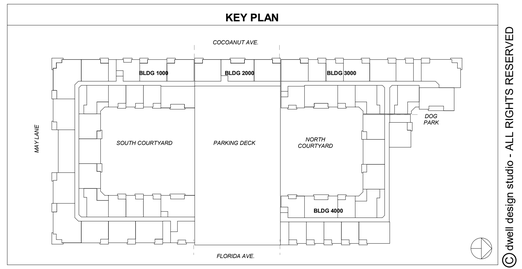
5. GENERAL CONTRACTOR SHALL COORDINATE ALL SLAB PENETRATIONS WITH PRECAST SUPPLIER. VERIFY SIZE AND LOCATIONS WITH ARCH. AND MEP.

6. TOP OF STEEL BEAMS SET AT ELEVATION AT TOP OF HOLLOW CORE PLANKS, U.N.O. ALL STRUCTURAL ELEMENTS NOTED ON PLAN (X'-X") ARE THE TOP OF BEAM REFERENCED IN N.A.V.D.

7. STRUCTURAL STEEL BEAM CONNECTIONS SHALL BE DESIGNED AND DETAILED BY STEEL SUPPLIER, SEE SERVICE BEAM SHEAR VALUES GIVEN ON S-001. CONNECTIONS DESIGNED BY STEEL SUPPLIER SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER. (NOTE: SHEARS ARE SHOWN ON PLAN - THE DELEGATED CONNECTIONS WILL INCLUDE BEAM TO BEAM DOUBLE-ANGLE CONNECTIONS, SINGLE ANGLE CONNECTIONS, AND BEAM TO COLUMN KNIFE/THRU PLATE CONNECTIONS).

8. CONCRETE TIE BEAM SHALL BE PLACED AT TOP OF ALL MASONRY WALLS, UNLESS NOTED OTHERWISE. TOP OF BEAM IS SET AT HOLLOWCORE PLANK BEARING ELEVATION. SEE BEAM SCHEDULE FOR MORE INFORMATION.

KEY PLAN



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03/25/2022	SCHEMATIC DESIGN	X
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10/26/2022	50% CDs	X
01/13/2023	GMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
01/16/2024	ADD. 2 FOUNDATION PERMIT	
03/06/2024	STRUCTURAL GARAGE IFC	X
04/10/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

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SHEET NAME:
06_OVERALL BUILDING PLAN - ROOF

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JOB NUMBER: 22037

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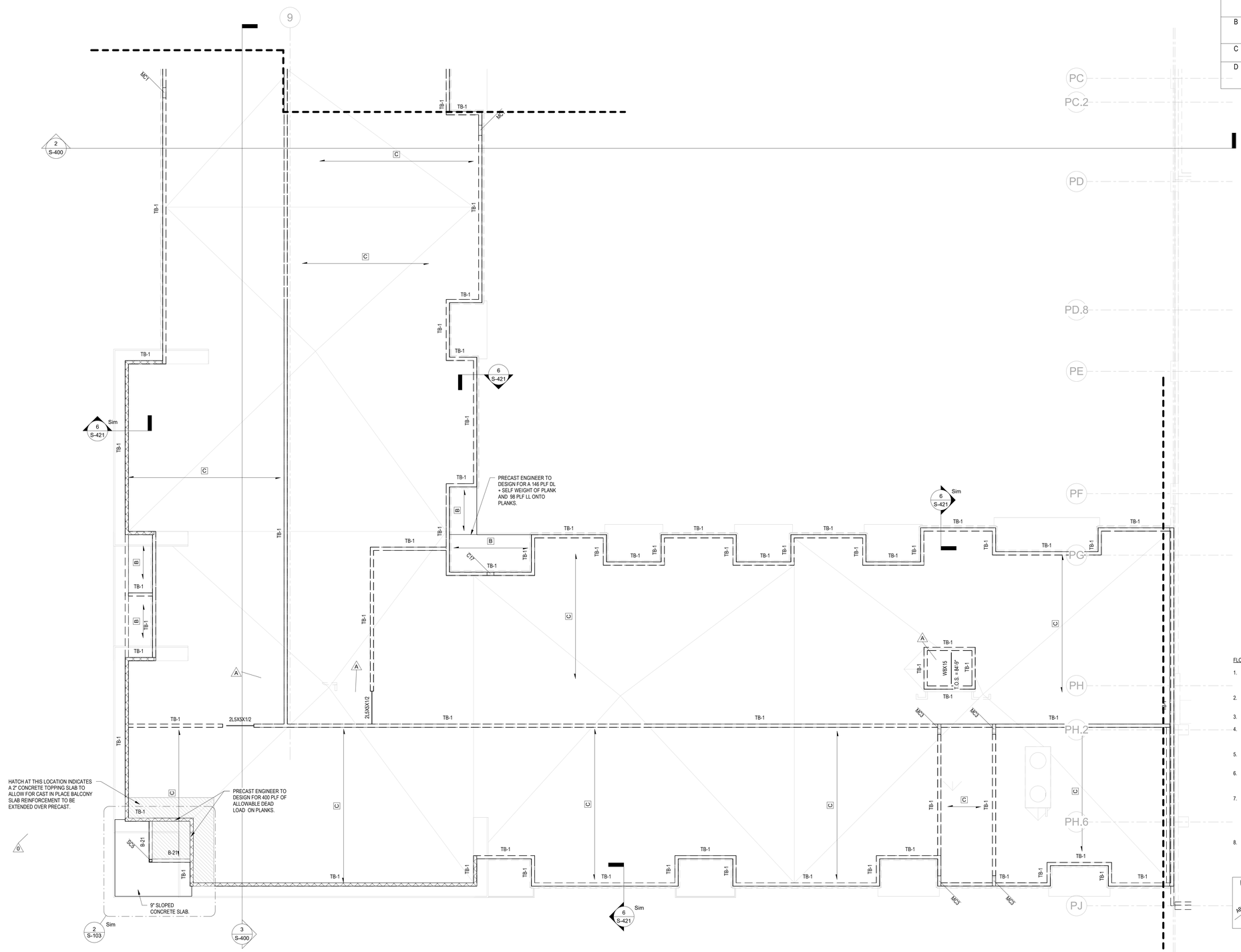


06_PARTIAL ROOF PLAN - 1000A
1/8" = 1'-0"

HOLLOWCORE SLAB LEGEND

MARK	TYPE
A	10" PRECAST HOLLOW CORE SLAB W/ 3" MIN. CONCRETE COMPOSITE TOPPING AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
B	6" PRECAST HOLLOW CORE SLAB W/ 3" MIN AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. COMPOSITE TOPPING SLOPE TOPPING TO EDGE. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
C	10" PRECAST HOLLOW CORE SLAB, UNTOPPED. GROUT ALL KEYWAYS BETWEEN SLABS. SEE SECTIONS FOR EDGE POURS.
D	12" PRECAST HOLLOW CORE SLAB W/ 3" MIN AT SUPPORTS. COMPOSITE TOPPING SLOPE TOPPING TO EDGE. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F.AT MID-DEPTH.

FLOOR FRAMING PLAN NOTES:

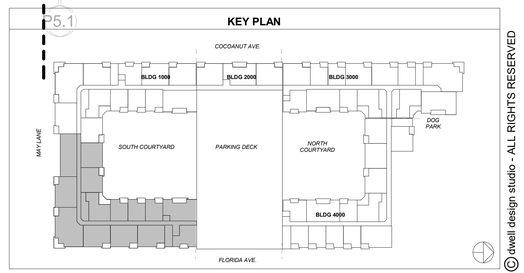
1. VERIFY ALL DIMENSIONS, ELEVATIONS, AND SLAB FINISHES WITH THE ARCHITECTURAL DRAWINGS BEFORE COMMENCING CONSTRUCTION. FOR ADDITIONAL DIMENSIONAL INFORMATION SEE ARCHITECTURAL DRAWINGS.
2. ELEVATIONS SHOWN ARE RELATIVE TO THE INTERIOR GROUND FLOOR SLAB SURFACE. REFER TO BUILDING SECTION FOR REF. ELEVATION AT GROUND FLOOR SLAB SURFACE.
3. SEE S-200 FOR ALL SCHEDULES.
4. SEE HOLLOW CORE KEYNOTE LEGEND FLOOR FRAMING. AT LOCATIONS WITH COMPOSITE TOPPING MAINTAIN A 3" COMPOSITE TOPPING AT BEARING LOCATIONS, AND 2" MINIMUM COMPOSITE TOPPING WHERE SLAB IS CAMBERED. SEE PLAN FOR LOCATIONS.
5. GENERAL CONTRACTOR SHALL COORDINATE ALL SLAB PENETRATIONS WITH PRECAST SUPPLIER. VERIFY SIZE AND LOCATIONS WITH ARCH. AND MEP.
6. TOP OF STEEL BEAMS SET AT ELEVATION AT TOP OF HOLLOW CORE PLANKS, U.N.O. ALL STRUCTURAL ELEMENTS NOTED ON PLAN (X'-X") ARE THE TOP OF BEAM REFERENCED IN N.A.V.D.
7. STRUCTURAL STEEL BEAM CONNECTIONS SHALL BE DESIGNED AND DETAILED BY STEEL SUPPLIER, SEE SERVICE BEAM SHEAR VALUES GIVEN ON S-001. CONNECTIONS DESIGNED BY STEEL SUPPLIER SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER. (NOTE: SHEARS ARE SHOWN ON PLAN - THE DELEGATED CONNECTIONS WILL INCLUDE BEAM TO BEAM DOUBLE-ANGLE CONNECTIONS, SINGLE ANGLE CONNECTIONS, AND BEAM TO COLUMN KNIFE/THRU PLATE CONNECTIONS).
8. CONCRETE TIE BEAM SHALL BE PLACED AT TOP OF ALL MASONRY WALLS, UNLESS NOTED OTHERWISE. TOP OF BEAM IS SET AT HOLLOWCORE PLANK BEARING ELEVATION. SEE BEAM SCHEDULE FOR MORE INFORMATION.

PLAN LEGEND

▼ INDICATES FOOTING STEP. SEE PLAN FOR ELEVATION. SEE TYPICAL DETAILS ON S-301.

ABOVE THRU BELOW INDICATES COLUMN MARK. COLUMNS ARE ABOVE, BELOW, OR THROUGH AS SHOWN.

KEY PLAN



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10/26/2022	50% CDs	X
01/13/2023	GMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
01/16/2024	ADD. 2 FOUNDATION PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
03/15/23	MTO ROUND 1 PERMIT COMMENTS	A
01/15/24	ADD. 2 FOUNDATION PERMIT	B
04/12/2024	ISSUED FOR CONSTRUCTION	0

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SHEET NAME:

06_PARTIAL ROOF PLAN - 1000A

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JOB NUMBER: 22037

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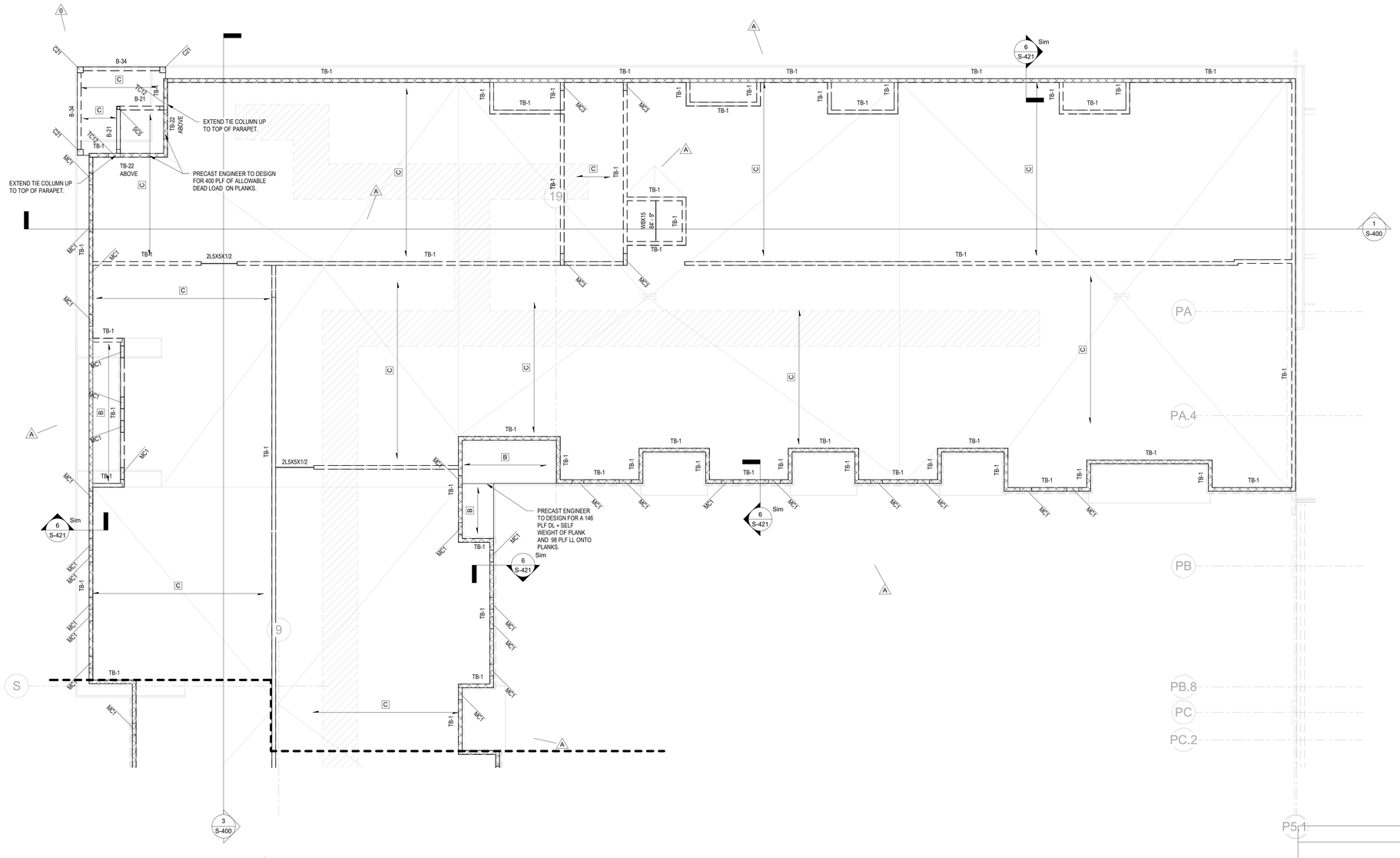
HOLLOWCORE SLAB LEGEND

MARK	TYPE
A	10" PRECAST HOLLOW CORE SLAB W/ 3" MIN. CONCRETE COMPOSITE TOPPING AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
B	6" PRECAST HOLLOW CORE SLAB W/ 3" MIN AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. COMPOSITE TOPPING SLOPE TOPPING TO EDGE. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
C	10" PRECAST HOLLOW CORE SLAB, UNTOPPED. GROUT ALL KEYWAYS BETWEEN SLABS. SEE SECTIONS FOR EDGE POURS.
D	12" PRECAST HOLLOW CORE SLAB W/ 3" MIN AT SUPPORTS. COMPOSITE TOPPING SLOPE TOPPING TO EDGE. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F.AT MID-DEPTH.



06_PARTIAL ROOF PLAN - 1000B
1/8" = 1'-0"

ROOF FRAMING PLAN NOTES:

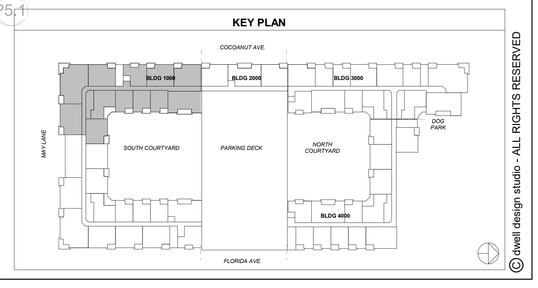
1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS AND THE MEP PLANS. SEE MEP PLANS FOR ANY ROOF-TOP UNIT LOCATIONS AND WEIGHTS.
2. ELEVATIONS SHOWN ARE IN N.G.V.D.
3. SEE S-200 FOR ALL SCHEDULES.
4. ROOF FRAMING SHALL BE PRE-ENGINEERED 8" PRECAST HOLLOW CORE SLAB (H.C.S), UNTOPPED. SEE PLAN FOR LOCATIONS.
5. GENERAL CONTRACTOR SHALL COORDINATE ALL SLAB PENETRATIONS WITH PRECAST SUPPLIER. VERIFY SIZE AND LOCATION WITH ARCH AND MEP.
6. THE PRECAST ENGINEER SHALL DESIGN FOR ALL UNITS WEIGHING MORE THAN 500 LBS AND ALL UNITS WITH WEIGHTS LISTED ON PLAN. ALL OTHER UNITS WEIGHTS HAVE BEEN INCORPORATED IN THE DISTRIBUTED ROOF LOADS.
7. ALL STRUCTURAL ELEMENTS NOTED ON PLAN (X'-X") ARE THE TOP OF BEAM REFERENCED IN N.G.V.D.
8. ROOF FRAMING AT ELEVATOR SHAFTS SHALL BE 6" CONCRETE SLAB U.N.O., PROVIDE #5@12" EACH WAY CENTERED IN SLAB. REFER TO ARCH FOR TOP OF SLAB ELEVATIONS.

PLAN LEGEND

▼ INDICATES FOOTING STEP. SEE PLAN FOR ELEVATION. SEE TYPICAL DETAILS ON S-301.

ABOVE THRU BELOW INDICATES COLUMN MARK. COLUMNS ARE ABOVE, BELOW, OR THROUGH AS SHOWN.

KEY PLAN



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01/13/2023	CMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
03/17/2023	STRUCTURAL FOUNDATION PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
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04/12/2024	ISSUED FOR CONSTRUCTION	0

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SHEET NAME:
06_PARTIAL ROOF PLAN - 1000B

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

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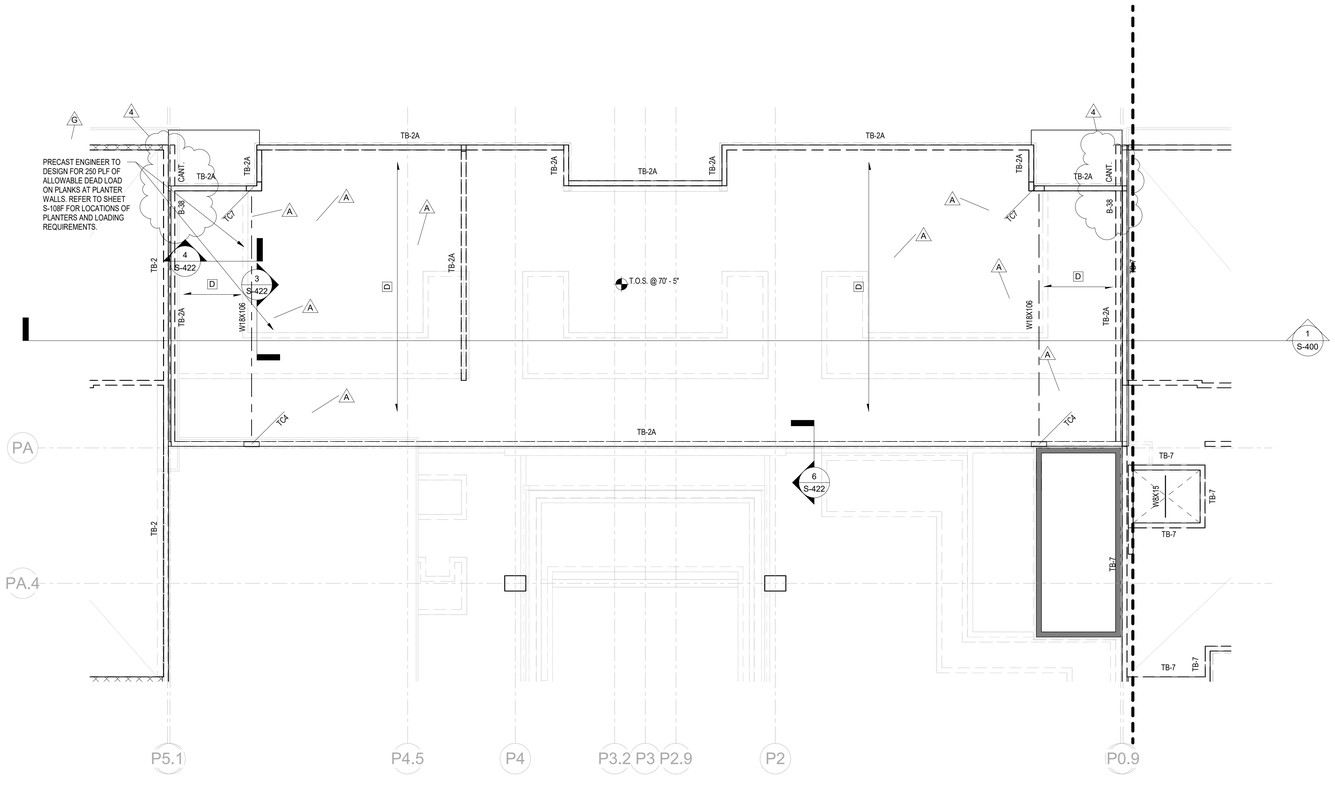
S-107B

8/23/2024 3:31:46 PM Autodesk Docs://2007106_Allen Morris_Bayside_Sarasota FL/Sarasota Bayside Struct R22.rvt

HOLLOWCORE SLAB LEGEND

MARK	TYPE
A	10" PRECAST HOLLOW CORE SLAB W/ 3" MIN. CONCRETE COMPOSITE TOPPING AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
B	6" PRECAST HOLLOW CORE SLAB W/ 3" MIN AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. COMPOSITE TOPPING SLOPE TOPPING TO EDGE. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
C	10" PRECAST HOLLOW CORE SLAB, UNTOPPED. GROUT ALL KEYWAYS BETWEEN SLABS. SEE SECTIONS FOR EDGE POURS.
D	12" PRECAST HOLLOW CORE SLAB W/ 3" MIN AT SUPPORTS. COMPOSITE TOPPING SLOPE TOPPING TO EDGE. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F.AT MID-DEPTH.



06_PARTIAL ROOF PLAN - 2000
1/8" = 1'-0"

ROOF FRAMING PLAN NOTES:

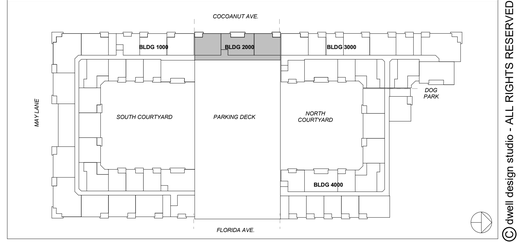
1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS AND THE MEP PLANS. SEE MEP PLANS FOR ANY ROOF-TOP UNIT LOCATIONS AND WEIGHTS.
2. ELEVATIONS SHOWN ARE IN N.G.V.D.
3. SEE S-200 FOR ALL SCHEDULES.
4. ROOF FRAMING SHALL BE PRE-ENGINEERED 8" PRECAST HOLLOW CORE SLAB (H.C.S), UNTOPPED. SEE PLAN FOR LOCATIONS.
5. GENERAL CONTRACTOR SHALL COORDINATE ALL SLAB PENETRATIONS WITH PRECAST SUPPLIER. VERIFY SIZE AND LOCATION WITH ARCH AND MEP.
6. THE PRECAST ENGINEER SHALL DESIGN FOR ALL UNITS WEIGHING MORE THAN 500 LBS AND ALL UNITS WITH WEIGHTS LISTED ON PLAN. ALL OTHER UNITS WEIGHTS HAVE BEEN INCORPORATED IN THE DISTRIBUTED ROOF LOADS.
7. ALL STRUCTURAL ELEMENTS NOTED ON PLAN (X'-X") ARE THE TOP OF BEAM REFERENCED IN N.G.V.D.
8. ROOF FRAMING AT ELEVATOR SHAFTS SHALL BE 6" CONCRETE SLAB U.N.O., PROVIDE #5@12" EACH WAY CENTERED IN SLAB. REFER TO ARCH FOR TOP OF SLAB ELEVATIONS.

PLAN LEGEND

▼ INDICATES FOOTING STEP. SEE PLAN FOR ELEVATION. SEE TYPICAL DETAILS ON S-301.

ABOVE THRU BELOW INDICATES COLUMN MARK. COLUMNS ARE ABOVE, BELOW, OR THROUGH AS SHOWN.

KEY PLAN



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SARASOTA BAYSIDE

800 COCOANUT AVE.
SARASOTA, FL 34236

ISSUE

DATE	DESCRIPTION	INCLUDED
03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	GMP/PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
01/15/2024	ADD. 2 FOUNDATION PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
03/15/23	MTG FOUND 1 PERMIT COMMENTS	4
01/15/24	ADD. 2 FOUNDATION PERMIT	5
03/15/2024	STRUCTURAL BLDG PRECAST IFC	6
06/20/2024	ASI #03	4

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SHEET NAME:
06_PARTIAL ROOF PLAN - 2000

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

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S-107C

HOLLOWCORE SLAB LEGEND

MARK	TYPE
A	10" PRECAST HOLLOW CORE SLAB W/ 3" MIN. CONCRETE COMPOSITE TOPPING AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
B	6" PRECAST HOLLOW CORE SLAB W/ 3" MIN AT SUPPORTS, AND 2" MIN AT CAMBER LOCATIONS. COMPOSITE TOPPING SLOPE TOPPING TO EDGE. REINFORCE SLAB TOPPING W/ 6X6 W1.4XW1.4 W.W.F. AT MID-DEPTH
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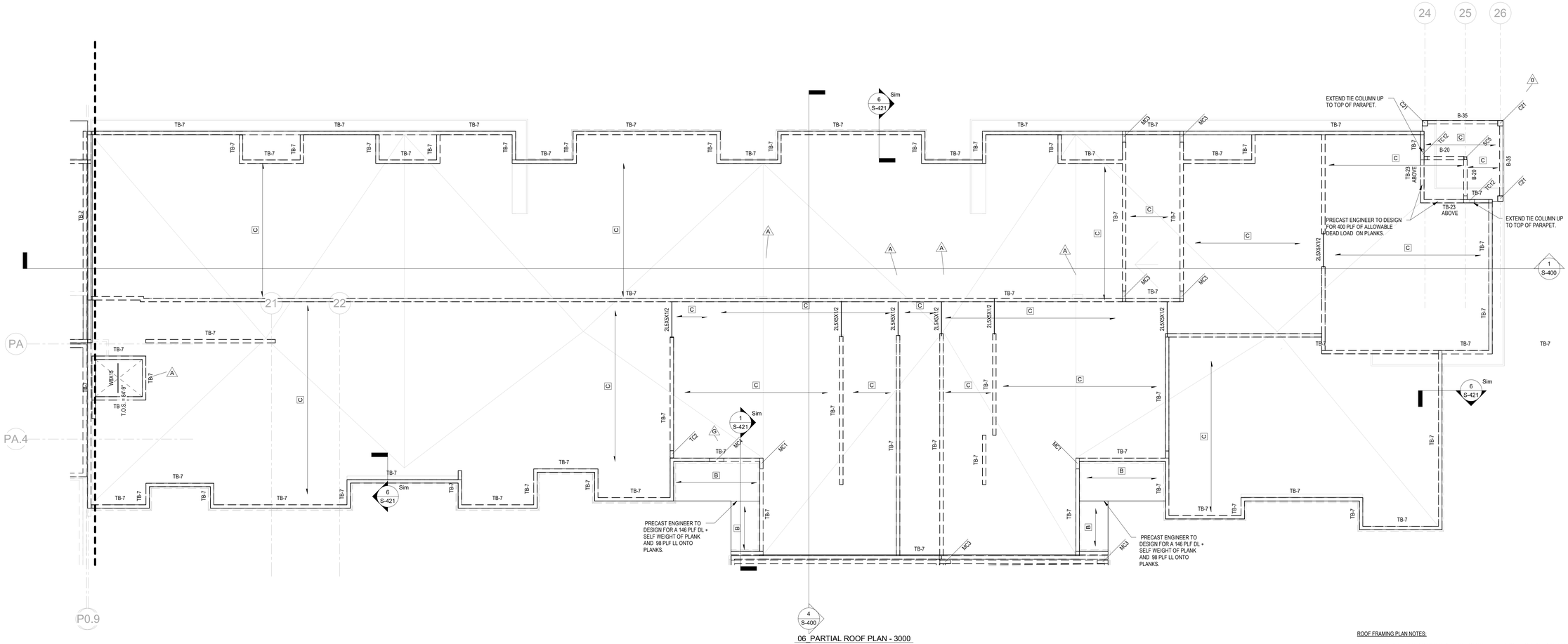


06_PARTIAL ROOF PLAN - 3000
1/8" = 1'-0"

ROOF FRAMING PLAN NOTES:

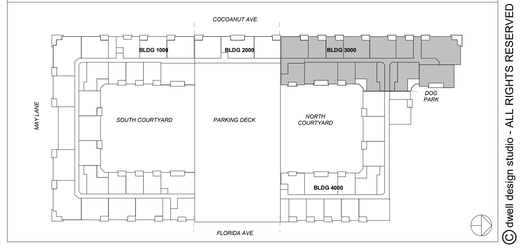
1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS AND THE MEP PLANS. SEE MEP PLANS FOR ANY ROOF-TOP UNIT LOCATIONS AND WEIGHTS.
2. ELEVATIONS SHOWN ARE IN N.G.V.D.
3. SEE S-200 FOR ALL SCHEDULES.
4. ROOF FRAMING SHALL BE PRE-ENGINEERED 8" PRECAST HOLLOW CORE SLAB (H.C.S), UNTOPPED. SEE PLAN FOR LOCATIONS.
5. GENERAL CONTRACTOR SHALL COORDINATE ALL SLAB PENETRATIONS WITH PRECAST SUPPLIER. VERIFY SIZE AND LOCATION WITH ARCH AND MEP.
6. THE PRECAST ENGINEER SHALL DESIGN FOR ALL UNITS WEIGHING MORE THAN 500 LBS AND ALL UNITS WITH WEIGHTS LISTED ON PLAN. ALL OTHER UNITS WEIGHTS HAVE BEEN INCORPORATED IN THE DISTRIBUTED ROOF LOADS.
7. ALL STRUCTURAL ELEMENTS NOTED ON PLAN (X'-X") ARE THE TOP OF BEAM REFERENCED IN N.G.V.D.
8. ROOF FRAMING AT ELEVATOR SHAFTS SHALL BE 6" CONCRETE SLAB U.N.O., PROVIDE #5@12" EACH WAY CENTERED IN SLAB. REFER TO ARCH FOR TOP OF SLAB ELEVATIONS.

PLAN LEGEND

▼ INDICATES FOOTING STEP. SEE PLAN FOR ELEVATION. SEE TYPICAL DETAILS ON S-301.

ABOVE / BELOW / THRU INDICATES COLUMN MARK. COLUMNS ARE ABOVE, BELOW, OR THROUGH AS SHOWN.

KEY PLAN



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ISSUE

DATE	DESCRIPTION	INCLUDED
03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	90% CDs REPORT	X
03/17/2023	PRICING ADDENDUM 1	X
01/15/2024	ADD. 2 FOUNDATION PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
03/15/23	MTO ROUND 1 PERMIT COMMENTS	A
01/15/24	ADD. 2 FOUNDATION PERMIT	B
03/15/2024	STRUCTURAL BLDG PRECAST IFC	C
04/12/2024	ISSUED FOR CONSTRUCTION	D

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06_PARTIAL ROOF PLAN - 3000

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JOB NUMBER: 22037

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BGN	EM

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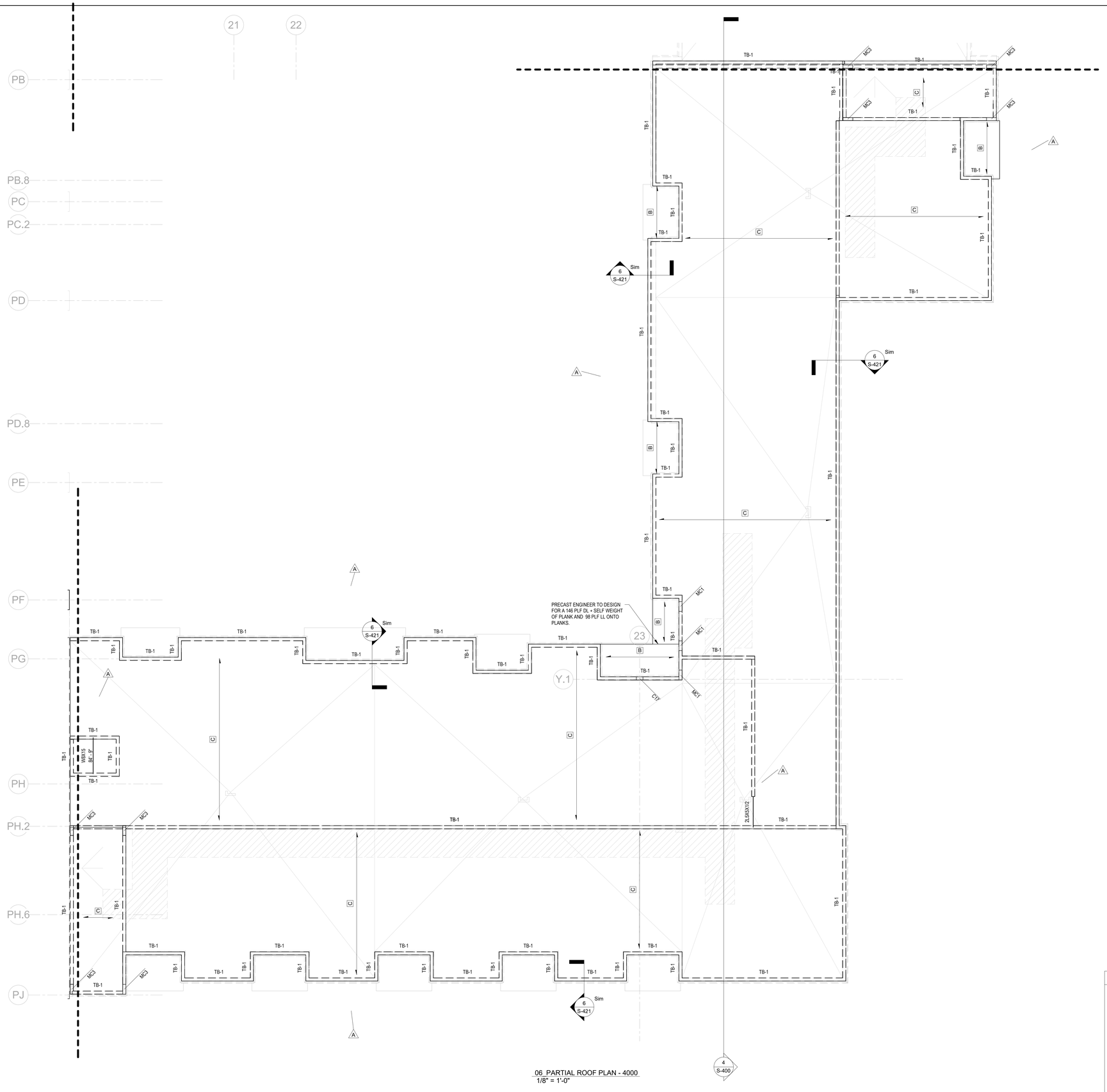

06_PARTIAL ROOF PLAN - 4000
1/8" = 1'-0"

HOLLOWCORE SLAB LEGEND

MARK	TYPE
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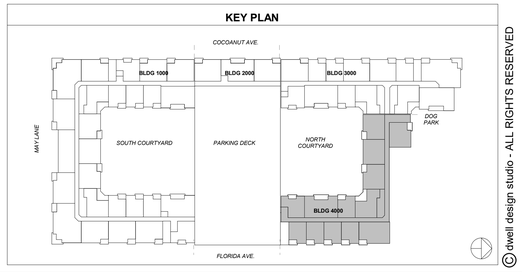
KEY PLAN



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ISSUE

DATE	DESCRIPTION	INCLUDED
03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	GMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
01/15/2024	ADD. 2 FOUNDATION PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
04/19/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
03/16/23	MTG ROUND 1 / PERMIT COMMENTS	A
01/15/24	ADD. 2 FOUNDATION PERMIT	B

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SHEET NAME:
06_PARTIAL ROOF PLAN - 4000

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

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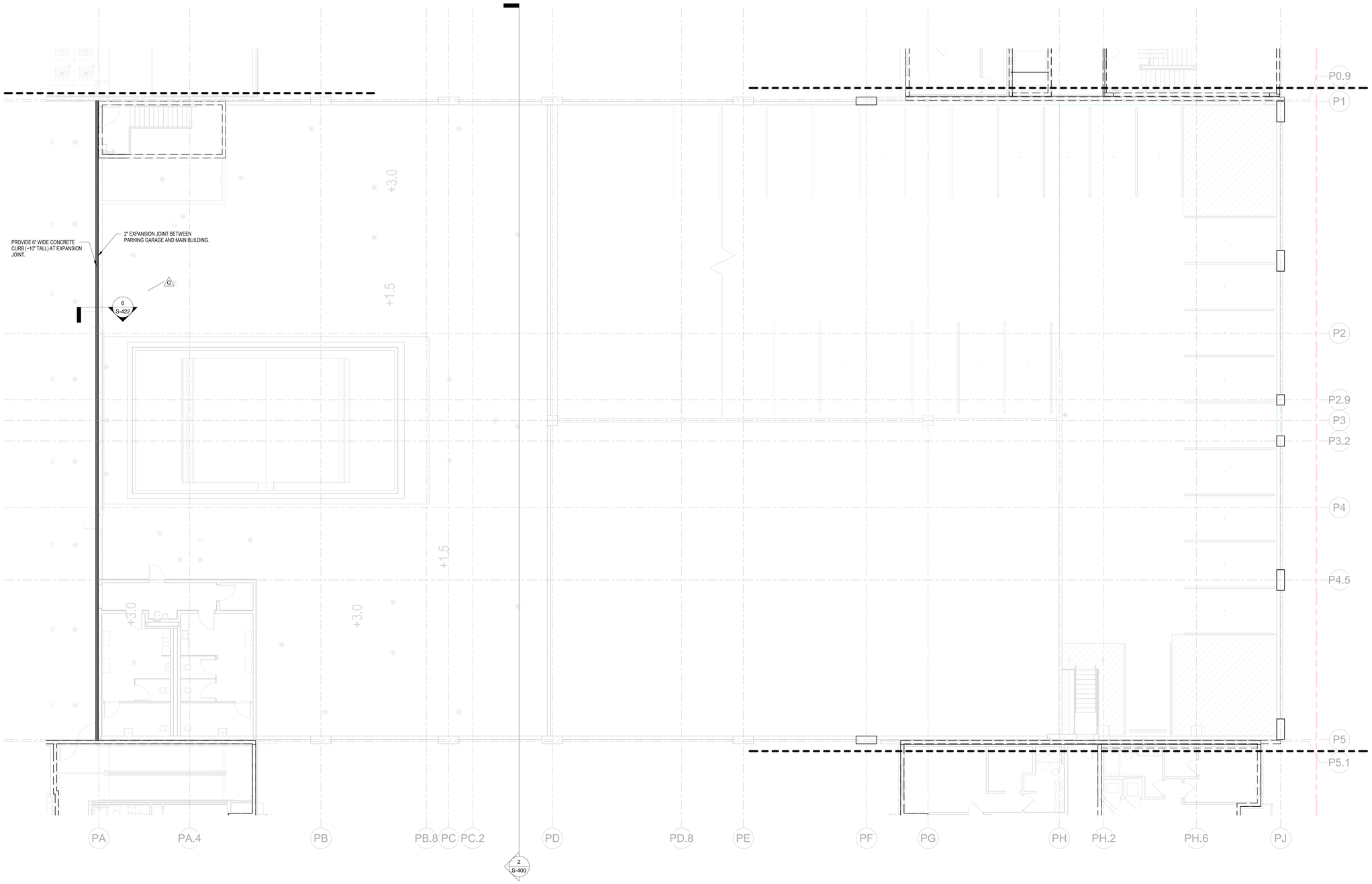
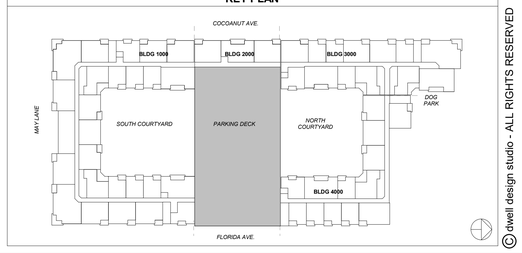


06_OVERALL PARKING DECK - AMENITY
1/8" = 1'-0"

B

KEY PLAN



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03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	PERMIT SUBMIT	X
03/17/2023	PRICING ADDENDUM 1	X
01/15/2024	ADD. 2 FOUNDATION PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
06/30/23	CITY COMMENT RESPONSE	B
03/15/2024	STRUCTURAL BLDG PRECAST IFC	C

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SHEET NAME:

OVERALL PARKING DECK PLAN - AMENITY DECK

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

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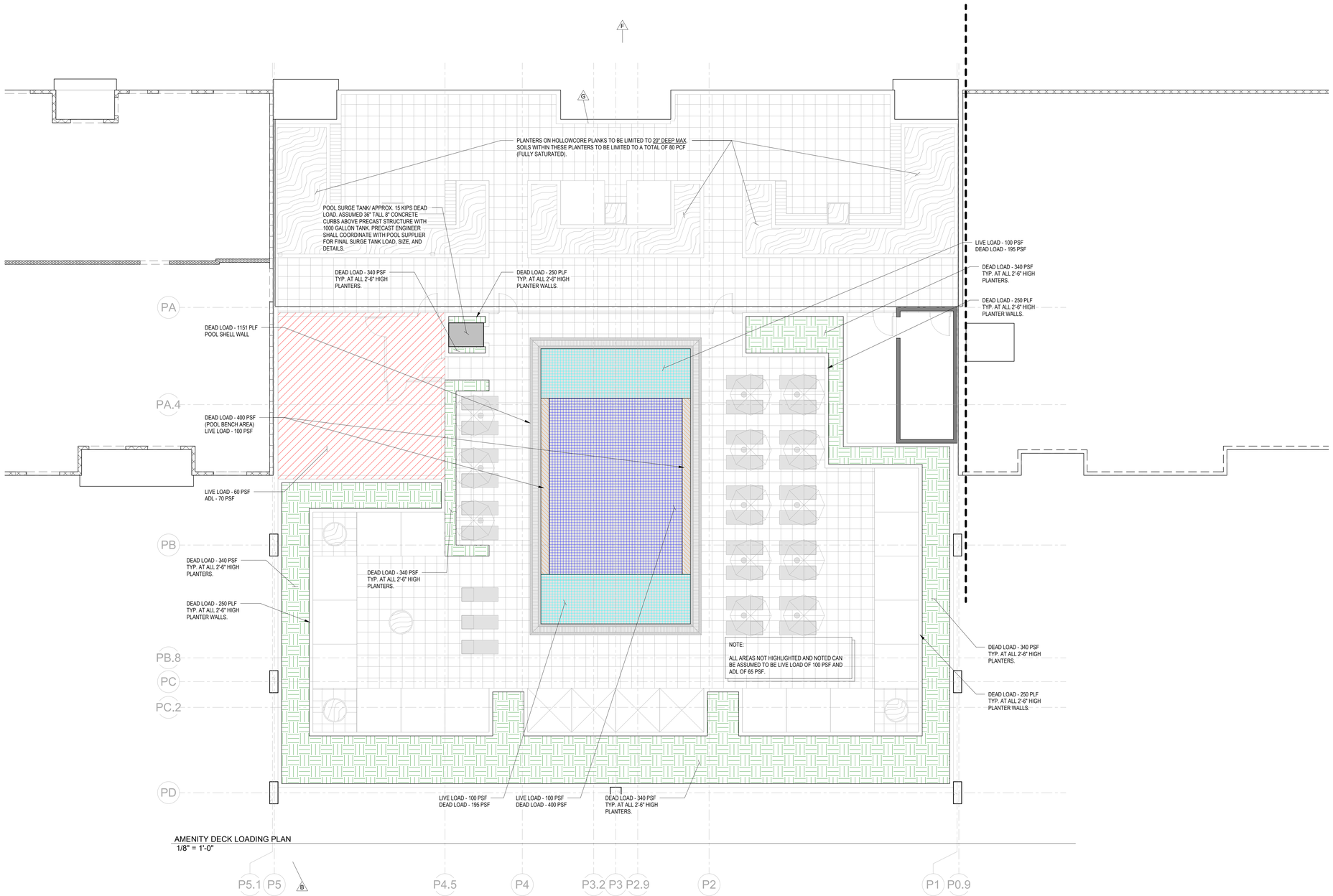
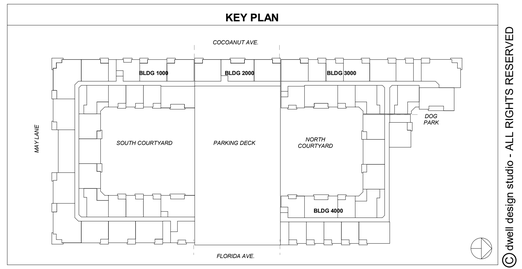


AMENITY DECK LOADING PLAN
1/8" = 1'-0"

KEY PLAN



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ISSUE

DATE	DESCRIPTION	INCLUDED
03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	GMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
01/19/2024	ADD. 2 FOUNDATION PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
06/26/23	CITY COMMENT RESPONSE	B
02/06/24	POOL DECK LOADING	F
03/15/2024	STRUCTURAL BLDG PRECAST IFC	G

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SHEET NAME:

OVERALL PARKING DECK PLAN - AMENITY DECK LOADING

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

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WIND LOAD SCHEDULE

PROJECT NAME: **SARASOTA BAYSIDE**

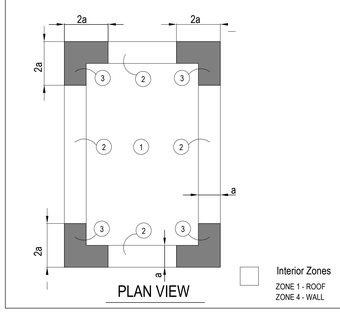
PROJECT #: **22037**

SCHEDULE OF COMPONENTS AND CLADDING LOADS

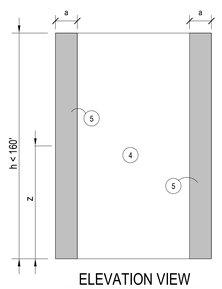
ZONE	ZONE DESCRIPTION	TRIBUTARY AREA (SF)	IN (PRESSURE) (+ PSF)	OUT (PRESSURE) (- PSF)
1	ROOF INTERIOR ZONE	LESS THAN 20	10.0	53.7
		20 - 100	10.0	50.6
		MORE THAN 100	10.0	43.8
2	ROOF EDGE ZONE	LESS THAN 20	10.0	84.2
		20 - 100	10.0	80.1
		MORE THAN 100	10.0	70.3
3	ROOF CORNER ZONE	LESS THAN 20	10.0	114.8
		20 - 100	10.0	109.3
		MORE THAN 100	10.0	96.8
4	WALL INTERIOR ZONE	LESS THAN 20	36.7	36.7
		20 - 50	35.0	36.7
		50 - 100	33.6	34.6
		MORE THAN 100	31.6	33.3
5	WALL EDGE ZONE	LESS THAN 20	31.6	67.2
		20 - 50	36.7	67.2
		50 - 100	36.7	59.4
		MORE THAN 100	33.6	53.7

NOTE: WIND PRESSURES SHOWN ARE BASED ON Vasd

CODE =	ASCE 7-16
ULTIMATE WIND SPEED Vult (MPH) =	150
ALLOWABLE WIND SPPED Vasd (MPH) =	117
RISK CATEGORY =	II
EXPOSURE =	C
ENCLOSURE CLASSIFICATION =	ENCLOSED
INTERNAL PRESSURE COEFFICIENT (Gcpi) =	± 0.18
a (FT) =	26.4
2a (FT) =	52.8



PLAN VIEW



ELEVATION VIEW

FLAT ROOF (Θ = 0 °)

SCALE: N.T.S.

Interior Zones
ZONE 1 - ROOF
ZONE 4 - WALL

End Zones
ZONE 2 - ROOF
ZONE 5 - WALL

Corner Zones
ZONE 3 - ROOF

FOUNDATION SCHEDULE

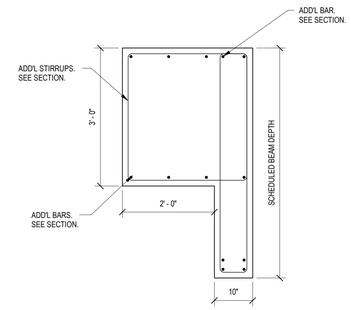
MARK	WIDTH	LENGTH	DEPTH	REINFORCING	REMARKS
F3.0	3' - 0"	3' - 0"	1' - 2"	3#5 B.E.W.	
F4.0	4' - 0"	4' - 0"	1' - 2"	3#5 B.E.W.	
F4.5A	4' - 6"	4' - 6"	1' - 1"	5#5 B.E.W.	
F5.0	5' - 0"	5' - 0"	1' - 4"	6#5 B.E.W.	
F6.0	6' - 0"	6' - 0"	1' - 8"	6#6 B.E.W.	
F7.0	7' - 0"	7' - 0"	2' - 3"	9#6 B.E.W.	
F7.5	7' - 6"	7' - 6"	2' - 0"	9#6 B.E.W.	
F8.0	8' - 0"	8' - 0"	2' - 3"	8#7 B.E.W.	
F9.0	9' - 0"	9' - 0"	2' - 6"	10#7 B.E.W.	
F10.0	10' - 0"	10' - 0"	2' - 6"	11#7 B.E.W.	
F11.0	11' - 0"	11' - 0"	2' - 9"	13#7 B.E.W.	
F12.0	12' - 0"	12' - 0"	2' - 9"	11#8 B.E.W.	
F13.0	13' - 0"	13' - 0"	3' - 0"	13#8 B.E.W.	
F13.0B	13' - 0"	18' - 0"	2' - 9"	#8 @ 12" T. E.W. & B. E.W.	
F13.5	9' - 0"	13' - 6"	2' - 10"	10#9 T&B S.W. 9#9 T&B L.W.	
F13.5A	12' - 2"	13' - 6"	2' - 10"	#8 @ 12" O.C. B. E.W.	
F14.0	14' - 0"	14' - 0"	3' - 0"	14#8 B.E.W.	
F14.0A	9' - 0"	14' - 0"	3' - 0"	11#9 T&B S.W. 8#7 T&B L.W.	
F15.0	15' - 0"	15' - 0"	3' - 2"	16#8 B.E.W.	
F16.0	16' - 0"	16' - 0"	3' - 6"	20#9 T&B S.W. 16#9 T&B L.W.	
F16.0B	16' - 0"	44' - 0"	3' - 4"	#9 @ 12" T. E.W. & B. E.W.	
F16.5	16' - 6"	16' - 6"	3' - 6"	19#9 B.E.W.	
F16.5A	16' - 0"	16' - 0"	3' - 6"	16#9 B.E.W.	EACH DIRECTION
F17.0A	17' - 0"	10' - 4"	3' - 6"	16#9 T&B S.W. 10#7 T&B L.W.	COLUMN SITS ON PEDESTAL. REFER TO TYPICAL DETAILS.
F17.0B	17' - 0"	15' - 4"	3' - 6"	16#9 TOP & BOT. S.W. 13#9 TOP & BOT. L.W.	
F17.0C	17' - 0"	15' - 4"	3' - 1"	16#8 TOP & BOT. L.W. 18#8 TOP & BOT. S.W.	
F17.0D	17' - 0"	40' - 0"	3' - 6"	#9 @ 12" EACH DIRECTION TOP & BOTTOM	COLUMN SITS ON PEDESTAL. REFER TO TYPICAL DETAILS.
F18.0A	18' - 0"	50' - 0"	3' - 8"	#10 @ 12" B.E.W.	
F20.0A	11' - 0"	20' - 0"	4' - 0"	17#10 T&B S.W. 11#7 T&B L.W.	
F26.0	26' - 0"	33' - 0"	3' - 4"	#9 @ 12" B.E.W.	
FS3.0	3' - 0"	CONT.	2' - 0"	4#6 BOT. CONT.	
FS4.0	4' - 0"	CONT.	1' - 6"	4#6 BOT. CONT.	
FS5.0	5' - 0"	CONT.	1' - 6"	5#6 BOT. CONT. #6 @ 14" TRANSVERSE.	
FS6.0	6' - 0"	CONT.	1' - 6"	9#6 BOT. CONT. #6 @ 14" TRANSVERSE.	
FS7.0	7' - 0"	CONT.	1' - 7"	5#6 BOT. CONT. #6 @ 14" TRANSVERSE	
FS8.0	8' - 0"	CONT.	1' - 10"	9#6 BOT. CONT. #6 @ 14" TRANSVERSE.	
FS12.0	12' - 0"	CONT.	2' - 7"	11#8 BOT. CONT. #8 @ 12" TRANSVERSE.	
FS14.0	14' - 0"	CONT.	3' - 0"	14#8 BOT. CONT. #8 @ 10" TRANSVERSE.	
FS16.0	16' - 0"	CONT.	3' - 4"	14#9 BOT. CONT. #9 @ 12" TRANSVERSE.	

CONCRETE TRANSFER BEAM SCHEDULE

MARK	ELEV.	SIZE (WxH)	REINF. BOT.	REINF. TOP	TIE SIZE/ SPACING	REMARKS
TRB-1	36' - 3 1/2"	20 X 46	10#10	5#8	(2) #4 @ 7" O.C.	BOTTOM REINFORCING IN (2) ROWS OF 5 BARS.
TRB-2	36' - 3 1/2"	18 X 30	10#10	5#8	(2) #4 @ 5" O.C.	BOTTOM REINFORCING IN (2) ROWS OF 5 BARS.
TRB-3	36' - 3 1/2"	30 X 30	20#8	20#8	(3) #4 @ 4" O.C.	TOP AND BOTTOM REINFORCING IN (2) ROWS OF 10 BARS

BEAM SCHEDULE NOTES:

1. TOP STEEL CONTINUOUS UNLESS OTHERWISE NOTED.
2. IF BEAM OCCURS ACROSS A STEP LOCATION, DROP TOP STEEL FOR SMALLER BEAM HEIGHT.
3. TOP OF BEAM ELEVATION IS IN REFERENCE TO DEEPEST PORTION OF BEAM.
4. SEE MULTISTIRRUP DETAIL ON THIS SHEET MULTIPLE STIRRUPS ARE REQUIRED.
5. TOP STEEL IN CONTINUOUS BEAMS SHALL TAKE PRECEDENT OVER INTERSECTING SINGLE-SPAN BEAMS AT INTERSECTIONS.
6. PROVIDE CORNER BARS FOR ALL TIE BEAMS AND BOND BEAMS.
7. FOR BEAMS GREATER THAN 36" DEEP, PROVIDE #4 BARS @ 6" O.C. ON EACH FACE OF BEAM U.N.O. PROVIDE CLASS "B" LAP SPLICES FOR ALL BARS.
8. (#) INDICATES THE NUMBER OF CLOSED STIRRUPS NEEDED.



B-29 REIF. DETAIL

CONCRETE BEAM SCHEDULE

MARK	ELEV.	SIZE (WxH)	REINF. BOT.	REINF. TOP	TIE SIZE/ SPACING	REMARKS
B-2	32' - 1 1/2"	12X24	4#6	4#6	#4 @ 12" O.C.	
B-3	29' - 9 3/4"	7 5/8 X 36	2#7	2#5	#3 @ 8" O.C.	REINF. BOT. AND TOP (2) ROWS OF 2#8
B-4	36' - 3 1/2"	40X48	22#9	11#9	(2)#4 @ 6" O.C.	REINF. BOT (2) ROWS
B-5	36' - 3 1/2"	40X54	26#10	13#10	(4)#4 @ 7" O.C.	REINF. BOT (2) ROW
B-8	22' - 1 1/2"	7 5/8 X 16	2#5	2#5	#3 @ 8" O.C.	
B-9	47' - 4 1/2"	38x60	20#10	8#8	(2) #4 @ 8" O.C.	REINF. BOT. (2) ROWS OF 10#10 PROVIDE #4 BARS AT 6" O.C. ON EACH FACE. L BEAM. SEE SECTION
B-10	32' - 5 1/2"	12X24	4#6	4#6	#4 @ 12" O.C.	
B-17	22' - 1 1/2"	24X12	4#5	4#5	#3 @ 12" O.C.	
B-18	20' - 3 1/2"	24X12	4#5	4#5	#3 @ 12" O.C.	
B-20	69' - 9 1/2"	7 5/8 X 16	2#5	2#5	#3 @ 8" O.C.	
B-21	80' - 10 1/2"	7 5/8 X 16	2#5	2#5	#3 @ 8" O.C.	
B-22	68' - 5 1/2"	7 5/8 X 16	2#5	2#5	#3 @ 8" O.C.	
B-23	35' - 2 1/2"	7 5/8 X 16	2#5	2#5	#3 @ 8" O.C.	
B-24	46' - 3 1/2"	7 5/8 X 16	2#5	2#5	#3 @ 8" O.C.	
B-25	57' - 4 1/2"	7 5/8 X 16	2#5	2#5	#3 @ 8" O.C.	
B-26	35' - 2 1/2"	24X40	10#9	5#7	(3)#3 @ 6" O.C.	BOTTOM REINFORCING IN (2) ROWS.
B-27	35' - 2 1/2"	24X40	6#9	6#9	(4) #3 @ 6" O.C.	
B-28	32' - 6 1/2"	7 5/8 X 25	6#10	6#10	(2) #4 @ 7" O.C.	
B-29	36' - 3 1/2"	34 X 70	4#9	4#9	(2) #3 @ 7" O.C.	
B-30	35' - 2 1/2"	8 X 16	2#6	2#6	#3 @ 6" O.C.	
B-31	46' - 3 1/2"	8 X 16	2#6	2#6	#3 @ 6" O.C.	
B-32	57' - 4 1/2"	8 X 16	2#6	2#6	#3 @ 6" O.C.	BOTTOM REINFORCING IN (2) ROWS. SEE DETAIL.
B-33	68' - 5 1/2"	8 X 16	2#6	2#6	#3 @ 6" O.C.	
B-34	80' - 10 1/2"	8 X 16	2#6	2#6	#3 @ 6" O.C.	
B-35	69' - 9 1/2"	8 X 16	2#6	2#6	#3 @ 6" O.C.	
B-36	36' - 3 1/2"	12X36	8#9	8#7	(2)#4 @ 6" O.C.	REINF. BOT (2) ROWS OF 4#9
B-37	30' - 5 1/2"	7 5/8 X 36	2#7	2#7	#3 @ 8" O.C.	
B-38	<varies>	7 5/8 X 16	2#5	2#5	#3 @ 6" O.C.	T.O. BEAM SET AT PLANK BEARING. T.O. BEAM STEPS AS REQUIRED AT BALCONY. BEAM EXTENDS 5'-0" INTO BUIDLING FROM EXTERIOR WALL FACE.
B-39	<varies>	7 5/8 X 16	2#5	2#5	#3 @ 6" O.C.	T.O. BEAM SET AT PLANK BEARING. T.O. BEAM STEPS AS REQUIRED AT BALCONY.
B-40	20' - 9 1/2"	8 X 16	2#5	2#5	#3 @ 6" O.C.	
B-41	19' - 5 1/2"	8 X 16	2#5	2#5	#3 @ 6" O.C.	

CONCRETE TIE-BEAM SCHEDULE

MARK	ELEV.	SIZE (WxH)	REINF. BOT.	REINF. TOP	TIE SIZE/ SPACING	REMARKS
TB-1	80' - 10 1/2"	7 5/8 X 16	2#5	2#5	#3 @ 12" O.C.	(2) 8" K.O. BLOCKS. PROVIDE CORNER BARS.
TB-2	68' - 5 1/2"	7 5/8 X 16	2#5	2#5	#3 @ 12" O.C.	(2) 8" K.O. BLOCKS. PROVIDE CORNER BARS.
TB-2A	69' - 5"	7 5/8 X 16	2#5	2#5	#3 @ 12" O.C.	(2) 8" K.O. BLOCKS. PROVIDE CORNER BARS.
TB-3	57' - 4 1/2"	7 5/8 X 16	2#5	2#5	#3 @ 12" O.C.	(2) 8" K.O. BLOCKS. PROVIDE CORNER BARS.
TB-4	46' - 3 1/2"	7 5/8 X 16	2#5	2#5	#3 @ 12" O.C.	(2) 8" K.O. BLOCKS. PROVIDE CORNER BARS.
TB-5	35' - 2 1/2"	7 5/8 X 16	2#5	2#5	#3 @ 12" O.C.	(2) 8" K.O. BLOCKS. PROVIDE CORNER BARS.
TB-6	22' - 1 1/2"	7 5/8 X 16	2#5	2#5	#3 @ 12" O.C.	(2) 8" K.O. BLOCKS. PROVIDE CORNER BARS.
TB-7	69' - 9 1/2"	7 5/8 X 16	2#5	2#5	#3 @ 12" O.C.	(2) 8" K.O. BLOCKS. PROVIDE CORNER BARS.
TB-9	31' - 5 1/2"	7 5/8 X 16	2#5	2#5	#3 @ 12" O.C.	
TB-10	31' - 11 1/2"	7 5/8 X 16	2#5	2#5	#3 @ 12" O.C.	
TB-11	35' - 2 1/2"	7 5/8 X 16	2#5	2#5	#3 @ 12" O.C.	
TB-12	46' - 3 1/2"	7 5/8 X 24	2#5	2#5	#3 @ 12" O.C.	L BEAM. SEE SECTION.
TB-13	57' - 4 1/2"	7 5/8 X 24	2#5	2#5	#3 @ 12" O.C.	L BEAM. SEE SECTION.
TB-14	68' - 5 1/2"	7 5/8 X 24	2#5	2#5	#3 @ 12" O.C.	L BEAM. SEE SECTION.
TB-15	35' - 2 1/2"	7 5/8 X 24	2#5	2#5	#3 @ 12" O.C.	L BEAM. SEE SECTION.
TB-16	22' - 1 1/2"	12X24	2#5	2#5	#3 @ 12" O.C.	(2) 12" K.O. BLOCKS. PROVIDE CORNER BARS.
TB-17	20' - 7 1/2"	12X24	2#5	2#5	#3 @ 12" O.C.	(2) 12" K.O. BLOCKS. PROVIDE CORNER BARS.
TB-18	19' - 5 1/2"	12X24	2#5	2#5	#3 @ 12" O.C.	(2) 12" K.O. BLOCKS. PROVIDE CORNER BARS.
TB-19	20' - 9 1/2"	12X24	2#5	2#5	#3 @ 12" O.C.	(2) 12" K.O. BLOCKS. PROVIDE CORNER BARS.
TB-20	19' - 5 1/2"	12X24	2#5	2#5	#3 @ 12" O.C.	(2) 12" K.O. BLOCKS. PROVIDE CORNER BARS.
TB-21	18' - 2 1/2"	12X24	2#5	2#5	#3 @ 12" O.C.	(2) 12" K.O. BLOCKS. PROVIDE CORNER BARS.
TB-22	86' - 4 1/2"	7 5/8 X 16	2#5	2#5	#3 @ 12" O.C.	(2) 8" K.O. BLOCKS. PROVIDE CORNER BARS.
TB-23	75' - 3 1/2"	7 5/8 X 16	2#5	2#5	#3 @ 12" O.C.	(2) 8" K.O. BLOCKS. PROVIDE CORNER BARS.
TB-24	20' - 9 1/2"	7 5/8 X 24	2#5	2#5	#3 @ 12" O.C.	
TB-25	19' - 5 1/2"	7 5/8 X 24	2#5	2#5	#3 @ 12" O.C.	
TB-26	22' - 1 1/2"	7 5/8 X 24	2#5	2#5	#3 @ 12" O.C.	
TB-33	35' - 2 1/2"	11 5/8 X 16	2#5	2#5	#3 @ 12" O.C.	(2) 12" K.O. BLOCKS. PROVIDE CORNER BARS.
TB-34	35' - 2 1/2"	11 5/8 X 24	2#5	2#5	#3 @ 12" O.C.	L BEAM. SEE SECTION.
TB-35	22' - 1 1/2"	11 5/8 X 16	2#5	2#5	#3 @ 12" O.C.	(2) 12" K.O. BLOCKS. PROVIDE CORNER BARS.
TB-36	31' - 11 1/2"	11 5/8 X 16	2#5	2#5	#3 @ 12" O.C.	
TB-40	35' - 2 1/2"	11 5/8 X 24	2#5	2#5	#3 @ 12" O.C.	L BEAM. SEE SECTION.
TB-41	46' - 3 1/2"	11 5/8 X 16	2#5	2#5	#3 @ 12" O.C.	(2) 12" K.O. BLOCKS. PROVIDE CORNER BARS.
TB-42	35' - 2 1/2"	7 5/8 X 8	2#6	2#6	#3 @ 8" O.C.	

STEEL COLUMN SCHEDULE

MARK	TYPE	BOTTOM PLATE	TOP CAP	REMARKS
SC1	HSS6X6X1/2	1/2"x7-5/8"x10"x10" 'L'-SHAPED EMBED. PLATE W/ (3) 1/2"x4" HEADED STUDS TO CONCRETE BEAM.	1/2"x7-5/8"x10"x10" 'L'-SHAPED EMBED. PLATE W/ (3) 1/2"x4" HEADED STUDS TO CONCRETE BEAM.	
SC2	HSS6X6X3/8	3/4"x7-5/8"x10"x10" 'L'-SHAPED EMBED. PLATE W/ (3) 1/2"x4" HEADED STUDS TO CONCRETE BEAM.	3/4"x7-5/8"x10"x10" 'L'-SHAPED EMBED. PLATE W/ (3) 1/2"x4" HEADED STUDS TO CONCRETE BEAM.	
SC3	HSS6X6X5/8	1-1/4"x12"x12" BASE PLATE W/ (4) 3/4" ANCHOR BOLTS W/ DOUBLE-NUT AND OVERSIZED WASHER WITH 8" MIN. EMBED.	7/8"x7-5/8"x10"x10" 'L'-SHAPED EMBED. PLATE W/ (3) 1/2"x4" HEADED STUDS TO CONCRETE BEAM.	
SC4	HSS6X6X1/2	3/4"x12"x12" EMBED. PLATE W/ (4) 1/2"x4" HEADED STUDS.	1/2"x7-5/8"x10"x10" 'L'-SHAPED EMBED. PLATE W/ (3) 1/2"x4" HEADED STUDS TO CONCRETE BEAM.	
SC5	HSS6X6X1/4	1/2"x7-5/8"x10"x10" 'L'-SHAPED EMBED. PLATE W/ (3) 1/2"x4" HEADED STUDS TO CONCRETE BEAM.	1/2"x7-5/8"x10"x10" 'L'-SHAPED EMBED. PLATE W/ (3) 1/2"x4" HEADED STUDS TO CONCRETE BEAM.	
SC6	HSS8X6X1/4	1/2"x12"X10" EMBED. PLATE W/ (2) 5/8"x5" HEADED STUDS	3/8"x6"x3-1/2" BENT PLATE (LLV) W/ (2) DIABZ5 TO PRECAST. PROVIDE CONNECTION ON BOTH COLUMN FACES. PROVIDE 3/4" THRU. BOLT W/ VERT SLOTTED HOLE.	COLUMN AND BEAM TO BE HDG. GC SHALL COORDINATE WIDTH AND LOCATION OF HSS IS ADEQUATE FOR CHOSEN DOOR.

STEEL COLUMN SCHEDULE NOTES

1. ALL CAP PLATES ARE SHOP WELDED TO COLUMNS UNLESS NOTED OTHERWISE.
2. WHERE REMARKS REQUIRE COLUMNS TO BE HOT-DIP GALVANIZED, COLUMN BASE AND CAP PLATES SHALL BE ATTACHED TO THE COLUMN PRIOR TO ENTIRE ASSEMBLY BEING HOT-DIP GLAVANIZED, EXCEPT ANY BASE PLATE NOTED AS FIELD WELDED.
3. FOR HOT-DIP GALVANIZED COLUMNS TO BE FIELD WELDED, PAINT ANY EFFECTED AREA OF GALVANIZATION WITH ZINC-RICH PRIMER AND ENCAPSULATE WITH LIQUID-APPLIED SEALANT/WATERPROOFING.
4. WHERE AN 'EMBED PLATE' IS PROVIDED, FIELD WELD COLUMN TO EMBED PLATE WITH 1/4" FILLET WELD ALL-AROUND UNLESS NOTED OTHERWISE.
5. WHERE BOTTOM OR TOP PLATE ARE SUPPORTED BY OR SUPPORTING A STEEL BEAM, REPSECTIVELY, MATCH WIDTH 'W' TO BEAM FLANGE.
6. ALL COLUMNS SHALL BE INSTALLED PRIOR TO INSTALLATION OF STRUCTURAL MEMBERS ABOVE, UNLESS THE COLUMN IS NOTED AS "INFILL."

TIE COLUMN SCHEDULE

MARK	SIZE (BxH)	VERT. REINF.	TIE SIZE/ SPACING	TIE CONFIG.	REMARKS
TC2	7 5/8 X 16	6#6	#3 @ 8" O.C.	TYPE B	
TC4	7 5/8 X 24	10#7	#3 @ 8" O.C.	TYPE D	
TC7	7-5/8 X 24 X 14	12#7	#3 @ 8" O.C.	TYPE J	
TC10	7 5/8 X 15 5/8	8#6	#3 @ 8" O.C.	TYPE A	
TC11	7 5/8 X 20	8 #6	#3 @ 8" O.C.	TYPE A	
TC12	7 5/8 X 24	4#7	#3 @ 8" O.C.	TYPE H	EXTEND TIE COLUMN UP TO TOP OF PARAPET
TC13	12 X 24	10#7	#3 @ 8" O.C.	TYPE D	
TC16	32 X 12 X 8 X 18	12#7	#3 @ 8" O.C.	TYPE M	
TC17	11 5/8 X 24	10#7	#3 @ 8" O.C.	TYPE D	
TC18	11 5/8 X 48	14#7	#3 @ 8" O.C.	TYPE N	
TC19	10 X 16	6#7	#3 @ 8" O.C.	TYPE B	

CONCRETE COLUMN SCHEDULE

MARK	SIZE (BxH)	VERT. REINF.	TIE SIZE/ SPACING	TIE CONFIG.	REMARKS
C1	8 X 16	6#6	#3 @ 8" O.C.	TYPE B	
C2	16 X 32	14#8	#3 @ 16" O.C.	TYPE C	
C5	16 X 28	8#8	#3 @ 16" O.C.	TYPE A	
C7	18" DIA.	10#8	#3 @ 18" O.C.	TYPE F	
C8	18 X 18	12#8	#3 @ 12" O.C.	TYPE G	
C11	34 X 30 X 10	12#7	#3 @ 8" O.C.	TYPE K	
C12	12 X 12	4#7	#3 @ 12" O.C.	TYPE H	
C15	16 X 24	8#7	#3 @ 16" O.C.	TYPE A	
C16	12 X 16	8#7	#3 @ 8" O.C.	TYPE A	
C17	7 5/8 X 16	4#7	#3 @ 8" O.C.	TYPE A	
C20	24 X 60	14#10	#3 @ 18" O.C.	TYPE L	
C21	12 X 12	4#7	#3 @ 12" O.C.	TYPE H	
CP1	20 X 20	8#8	#3 @ 12" O.C.	TYPE P	SEE STEEL COLUMN SCHEDULE FOR ATTACHMENT OF SC6 INTO TOP OF CP1. AT TOP OF COLUMN PROVIDE (3)#3 TIES SPACED AT 3" O.C.

MASONRY COLUMN SCHEDULE

MARK	COLUMN SIZE (BxH)	VERT. REINF.	REMARKS
MC1	7 5/8 X 24	1#5 IN EA. CELL	USE BAR PARTITITIONERS
MC2	11 5/8 X 24	1#5 IN EA. CELL	
MC3	7 5/8 X 24	1#7 IN EA. CELL	
MC4	7 5/8 X 32	1#7 IN EA. CELL	

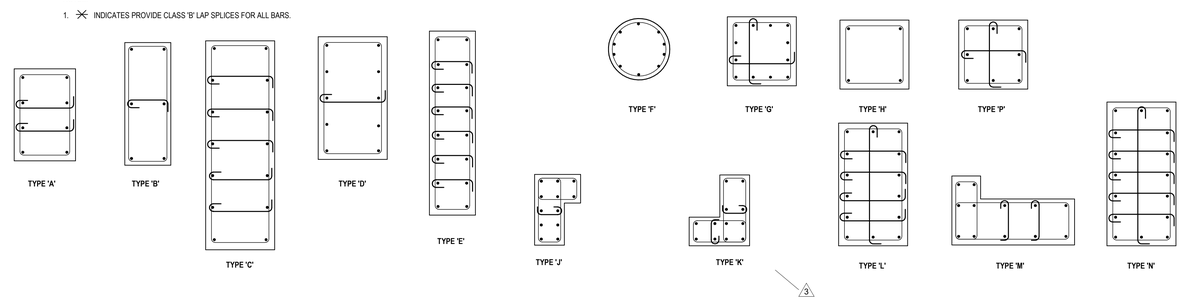
MASONRY COLUMN SCHEDULE NOTES:

1. MASONRY WALL SHALL BE LAID IN RUNNING BOND CONFIGURATION.
2. EACH CELL OF PILASTER SHALL BE GROUTED SOLID WITH REINFORCING AS SHOWN ABOVE.
3. PROVIDE DOWELS FOR ALL BARS IN EACH CELL.
4. WHERE MULTIPLE REINFORCING BARS ARE SHOWN, BARS SHALL BE BUNDLED AND CENTERED IN CELL, UNLESS NOTED OTHERWISE.
5. PILASTER WIDTH (W) SHALL MATCH WALL WIDTH, UNLESS NOTED OTHERWISE.

CONCRETE COLUMN TIE CONFIGURATIONS

NOTES:

1. ✕ INDICATES PROVIDE CLASS 'B' LAP SPLICES FOR ALL BARS.



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ISSUE

DATE	DESCRIPTION	INCLUDED
03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	CMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
01/19/2024	ADD. 2 FOUNDATION PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
04/10/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
03/10/23	MTG ROUND 1 PERMIT COMMENTS	A
01/19/24	ADD. 2 FOUNDATION PERMIT	A
04/12/2024	ISSUED FOR CONSTRUCTION	1
05/13/2024	ASI#1	2
05/31/2024	ASI#1.01	3
06/28/2024	ASI #02	4
08/20/2024	ASI #03	5

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ENGINEER OF RECORD
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SHEET NAME:
SCHEDULES

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

DRAWN BY	CHECKED BY
BGN	EM

S-200

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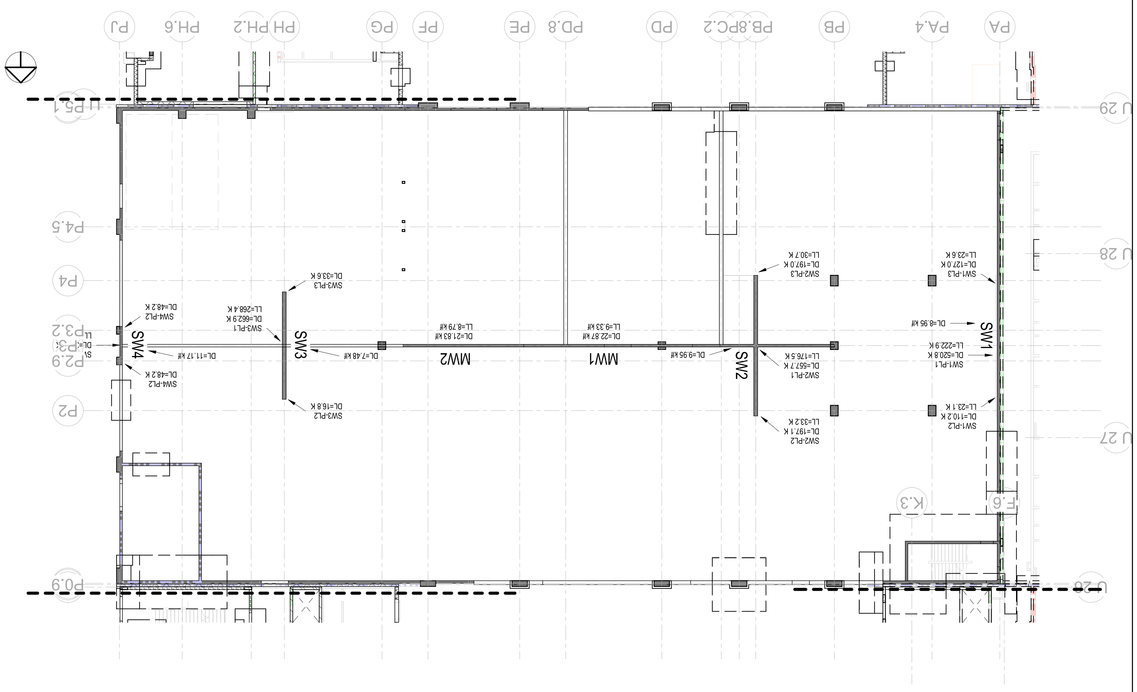

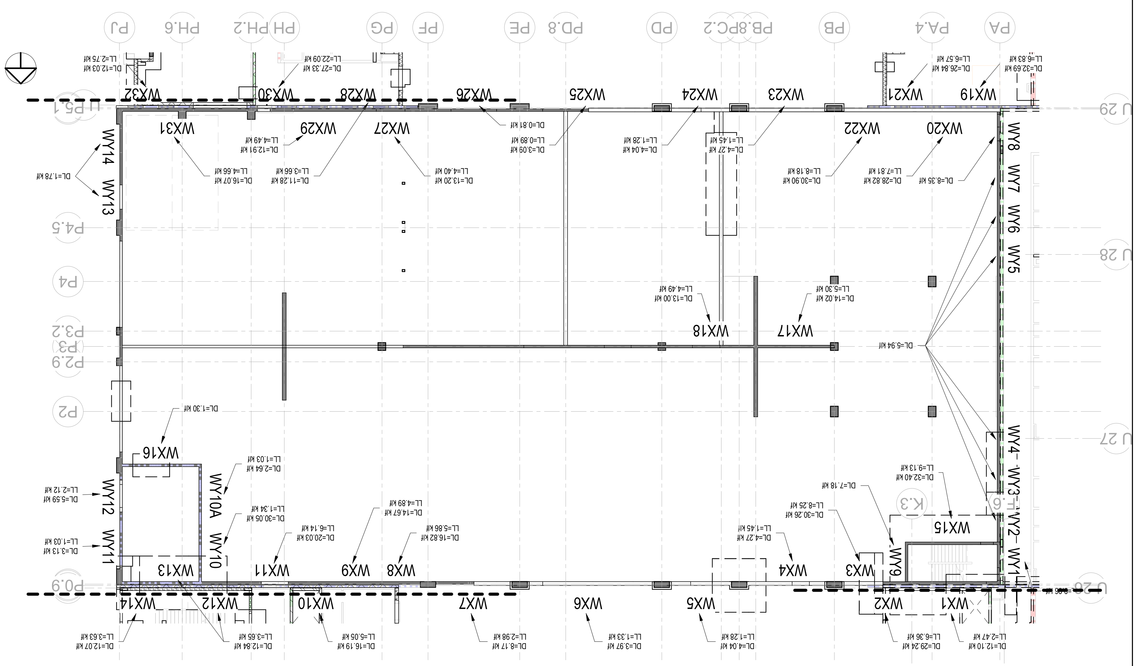

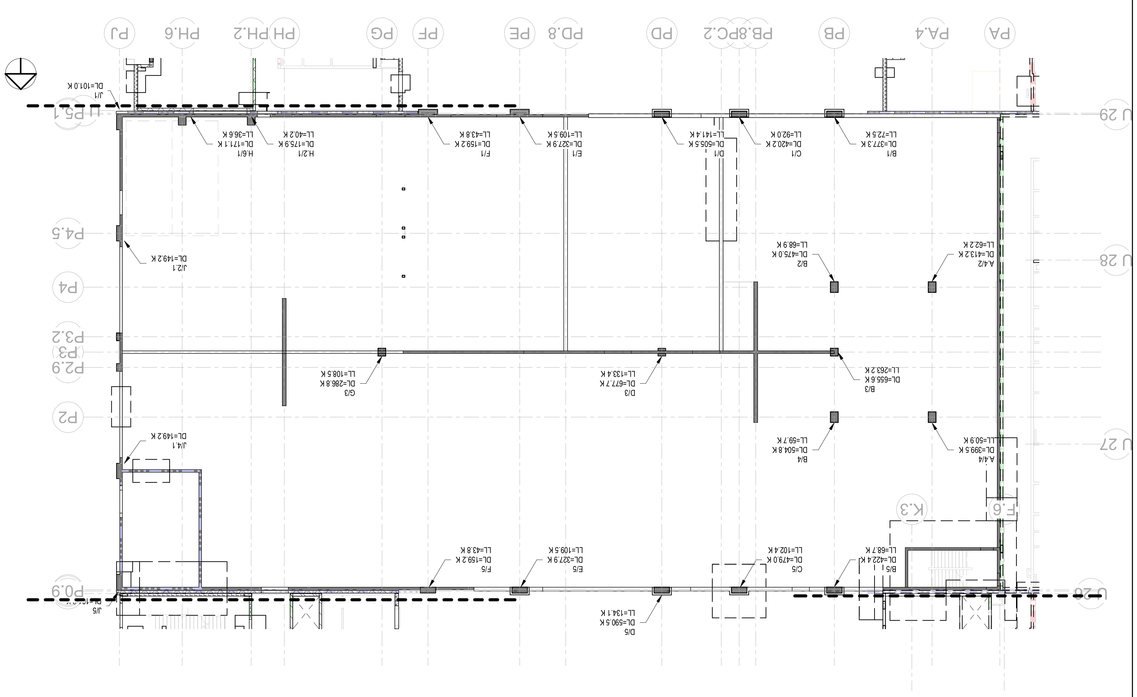

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SNELL ENGINEERING CONSULTANTS
...Supporting Architecture

SARASOTA BAYSIDE

800 COCOANUT AVE.
SARASOTA, FL 34236

ISSUE

DATE	DESCRIPTION
08/30/2022	PRICING SET
09/30/2022	PRICING SET REVISED
10/28/2022	DEFERED SUBMITTAL
01/13/2023	PERMIT
03/10/2023	PERMIT REVISION #1
03/24/2023	PERMIT REVISION #2
05/08/2024	STRUCTURAL GARAGE PC
05/08/2024	STRUCTURAL GARAGE PC
08/23/2024	PERMIT
08/23/2024	BIDDING/PRICING/CONSTRUCTION

REVISION

DATE	DESCRIPTION	REV

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ELECTRONICALLY SIGNED
Cordell S. Van Nostrand
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SHEET NAME
WALL LOADING AND COLUMN LOADING PLAN

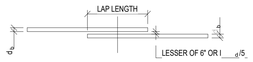
ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

DRAWN BY: BGN
CHECKED BY: EM

S-201

BAR SIZE	TENSION (CLASS 'B') LAP SPLICE LENGTH								COMPRESSION LAP / SPLICE LENGTH
	TOP BARS				OTHER BARS				ALL BARS
	3000 PSI	4000 PSI	5000 PSI	6000 PSI	3000 PSI	4000 PSI	5000 PSI	6000 PSI	ALL CONCRETE WITH f'_c=3000 psi
#3	28	24	22	20	22	19	17	15	12
#4	37	32	29	26	29	25	22	20	15
#5	47	40	36	33	36	31	28	25	19
#6	56	48	43	40	43	37	33	31	23
#7	81	70	63	58	63	54	49	44	27
#8	93	80	72	66	72	62	55	51	30
#9	105	91	81	74	81	70	63	57	34
#10	118	102	91	83	91	79	70	64	38
#11	131	113	101	93	101	87	78	71	43
#14	121	105	94	104	93	81	72	80	-
#18	161	139	125	114	124	107	96	88	-



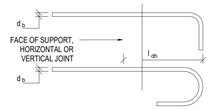
NOTES:

1. REFER TO "HOOKED REINFORCEMENT TENSION DEVELOPMENT LENGTH SCHEDULE" WHEN THE STRAIGHT DEVELOPMENT LENGTH IN TENSION CANNOT BE ACCOMMODATED IN THE CONCRETE SECTION .
2. ALWAYS USE TENSION LAP SPLICE LENGTH VALUES, UNLESS THE PLANS OR DETAILS NOTE OTHERWISE.
3. TABULATED DEVELOPMENT AND LAP SPLICE LENGTHS ARE BASED ON REINFORCING STEEL YIELD STRENGTH F_Y=60 KSI, NORMAL WEIGHT CONCRETE, AND CLASS B LAPS.
4. TOP BARS ARE DEFINED AS HORIZONTAL BARS WITH MORE THAN 12 INCHES OF FRESH CONCRETE CAST IN THE MEMBER BELOW THE DEVELOPMENT LENGTH OR SPLICE. TOP BAR FACTOR DOES NOT APPLY TO BARS IN WALLS.
5. WHEN DIFFERENT BAR DIAMETERS ARE SPLICED, USE SMALLER BAR LAP SPLICE LENGTH.
6. ALL TABULATED VALUES ARE MINIMUM LENGTH, IN CASE OF CONFLICT WITH PLANS, SECTIONS, OR DETAILS USE LONGER LENGTH.
7. d_b = BAR DIAMETER
8. l_d = DEVELOPMENT, LAP OR SPLICE LENGTH.
9. ADJUST TABULATED LENGTH BY THE FOLLOWING FACTORS WHERE APPLICABLE. NOTE THAT FACTORS ARE CUMULATIVE: (E.G. 1.30x1.50 = 1.95)
   - A. LIGHT WEIGHT CONCRETE: 1.30
   - B. 3 OR LESS BUNDLED BARS: 1.20
   - C. 4 OR MORE BUNDLED BARS: 1.33
   - D. CLEAR SPACING LESS THAN 2d$_b$ AND CLEAR COVER LESS THAN d$_b$: 1.50
   - E. CLASS A LAP SPLICE: 0.77
   - F. EPOXY COATED BARS: 1.50
10. WELDED AND/OR MECHANICAL SPLICES MAY BE USED AT THE GENERAL CONTRACTOR'S OPTION PROVIDED THAT THE SPLICE IS CAPABLE OF DEVELOPING AT LEAST 125% OF THE YIELD STRENGTH OF THE LARGER BAR IN TENSION. WHERE WELDED AND/OR MECHANICAL SPLICES ARE TO BE USED, THE GENERAL CONTRACTOR SHALL SUBMIT FULL DATA OF THE PROPOSED MATERIAL, PROCEDURES, AND INSTALLATION INSTRUCTIONS TO THE ENGINEER FOR REVIEW AS A SHOP DRAWING SUBMISSION.
11. USE MECHANICAL COUPLERS FOR #14 AND LARGER BARS.
12. LAP SPLICES IN CONCRETE MASONRY SHALL BE AS SPECIFIED IN STRUCTURAL NOTES.

TYP. STRAIGHT REINFORCEMENT DEVELOPMENT AND SPLICE LENGTH SCHEDULE

SCALE: NTS

BAR SIZE	HOOKED TENSION DEVELOPMENT LENGTH (l_{dh}) INCHES			
	3000 PSI	4000 PSI	5000 PSI	6000 PSI
#3	9	7	7	6
#4	11	10	9	8
#5	14	12	11	10
#6	17	15	13	12
#7	19	17	15	14
#8	22	19	17	16
#9	25	22	19	18
#10	28	24	22	20
#11	31	27	24	22
#14	37	32	29	27
#18	50	43	39	35



NOTES:

1. SEE TYPICAL TIE AND STIRRUP HOOKS DETAIL FOR ADDITIONAL INFORMATION.
2. TABULATED DEVELOPMENT LENGTH ARE BASED ON REINFORCING STEEL YIELD STRENGTH F_Y = 60 KSI AND NORMAL WEIGHT CONCRETE
3. ALL TABULATED VALUES ARE MINIMUM LENGTHS. IN CASE OF CONFLICT WITH THE PLANS, SECTIONS, OR DETAILS USE THE LONGER LENGTH.
4. d_b = BAR DIAMETER
5. l_{dh} = DEVELOPMENT LENGTH
6. ADJUST TABULATED LENGTHS BY THE FOLLOWING FACTORS WHERE APPLICABLE. NOTE THAT THE FACTORS ARE CUMULATIVE
   - A. REINFORCING BAR STRENGTH OTHER THAN 60 KSI: (F_Y/60 KSI)
   - B. LIGHT WEIGHT CONCRETE: 1.30
   - C. EPOXY COATED BARS: 1.20

TYP. HOOKED REINFORCEMENT TENSION DEVELOPMENT LENGTH SCHEDULE

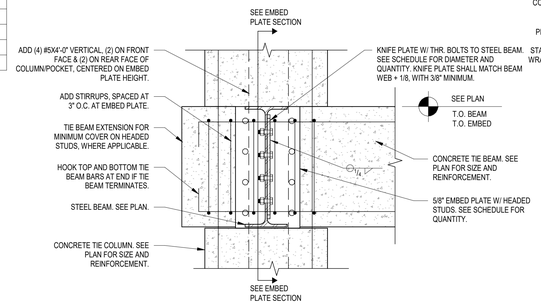
SCALE: NTS

EMBED PLATE SCHEDULE

BEAM SIZE	EMBED SIZE WXH	TOTAL NO. OF STUDS	HEADED STUD DIAMETER	HEADED STUD LENGTH	TOTAL NO. OF THRU BOLTS	THRU BOLT DIAMETER
W12	7 5/8" X 21"	10	1/2"	2 3/4"	3	3/4"
W18	8" X 25"	12	5/8"	3 1/2"	4	3/4"

NOTE:

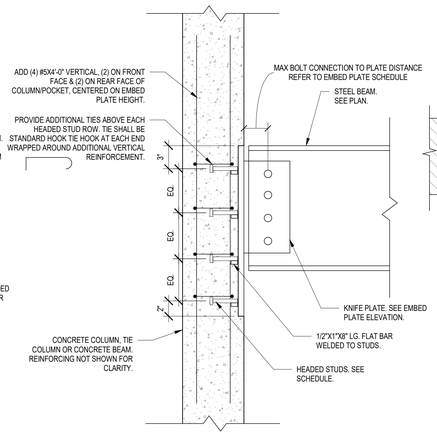
1. FOR W12S MAX BOLT CONNECTION DISTANCE TO PLATE 2". STUD COLUMN SPACING 2 1/2".
2. FOR W18S MAX BOLT CONNECTION DISTANCE TO PLATE 2". STUD COLUMN SPACING 5"



EMBED PLATE ELEVATION

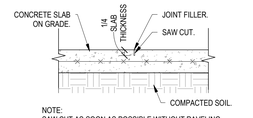
SCALE: N.T.S.

NOTE: IF NO CONCRETE BEAM OR COLUMN EXISTS AT THE HOIST BEAM ELEVATION, ENSURE A MINIMUM OF (2) FILLED CELLS BELOW WITHIN WALL. PROVIDE A 24"x24" CONCRETE POCKET. CONTINUE TIE BEAM OR BOND BEAM CONT.STEEL THROUGH POCKET AREA, AND PROVIDE ADDITIONAL STIRRUPS PER EMBED DETAILS BELOW.



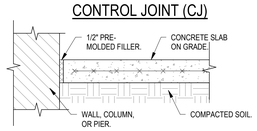
EMBED PLATE SECTION

SCALE: N.T.S.

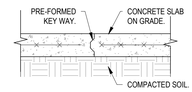


NOTE:
SAW CUT AS SOON AS POSSIBLE WITHOUT RAVELING CONCRETE (4 TO 16 HOURS AFTER POURING CONCRETE).

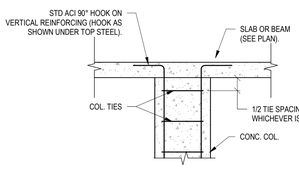
CONTROL JOINT (CJ)



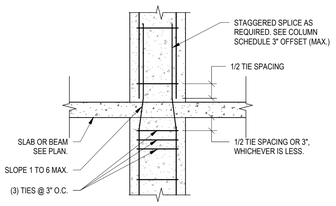
ISOLATION JOINT (IJ)



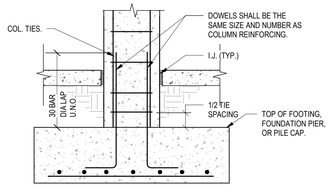
CONSTRUCTION JOINT (KJ)



CONCRETE COL TERMINATION AT SLAB OR BEAM



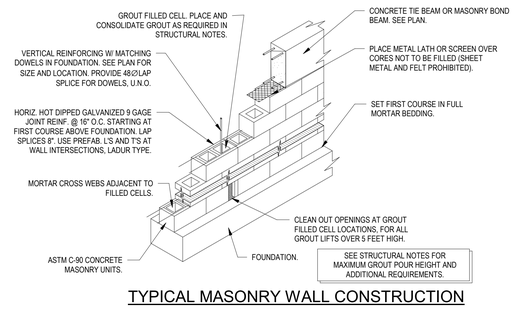
CONCRETE COL SPLICE AT SLAB OR BEAM



CONCRETE COLUMN BASE

TYPICAL COLUMN REINFORCEMENT DETAIL

SCALE: NTS



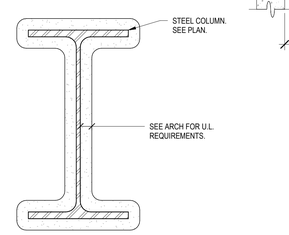
TYPICAL MASONRY WALL CONSTRUCTION

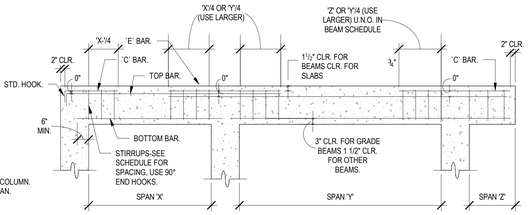
SCALE: NTS

BEAM SIZE	NUMBER OF 3/4"" ∅ A325 -N BOLTS	PLATE THICKNESS	PLATE LENGTH	WELD SIZE	CONNECTION CAPACITY (KIPS)
W8, W10	2	3/8"	6"	5/12"	8.16
W12, W14	3	3/8"	9"	5/12"	16.4
W16	4	3/8"	12"	5/12"	26.3
W18	5	3/8"	15"	5/12"	36.3
W21, W24	6	3/8"	18"	5/12"	46.3
W27	7	3/8"	21"	5/12"	56.3

NOTE:

1. MINIMUM BEAM WEB THICKNESS OF SUPPORTING BEAM TO BE 0.23". WHEN BEAN WEB THICKNESS IS LESS THAN 0.23", MULTIPLY LISTED CAPACITY BY RATIO OF ACTUAL THICKNESS TO LISTED MINIMUM THICKNESS.

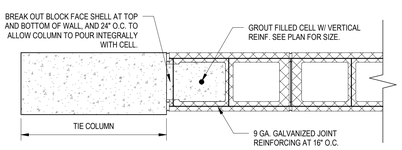




NOTES:
1. START STIRRUP SPACING AT FACE OF SUPPORT.
2. ADD 1#4 LONGITUDINAL WHERE CORNER OF STIRRUP IS VACANT.

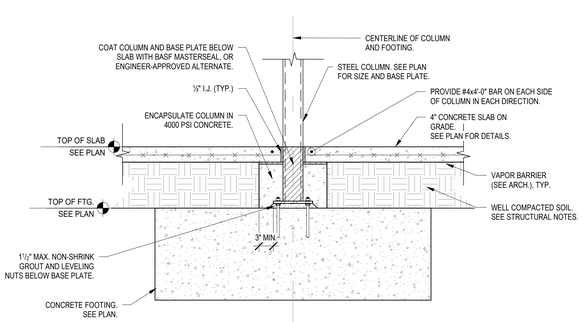
TYPICAL BENDING DIAGRAM FOR BEAMS AND ONE WAY SLABS

SCALE: NTS



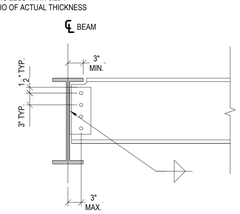
TIE COLUMN REINFORCING

SCALE: N.T.S.



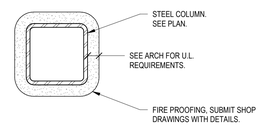
TYPICAL STEEL COLUMN ATTACHMENT

SCALE: N.T.S.



ASD - SINGLE PLATE SHEAR CONNECTION BEAM TO BEAM

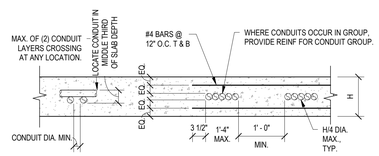
SCALE: NTS



NOTE: 1. STEEL COLUMN LAYOUT ASSUMES 1" CLEAR ON ALL SIDES TO ACCOMMODATE FIRE PROOFING. GC TO COORDINATE.
2. GC SHALL COORDINATE ALL COLUMN TOP AND BASE REQUIREMENTS.

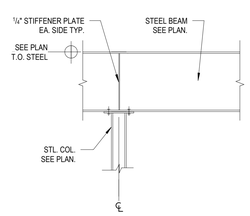
STRUCTURAL STEEL FIRE-RESISTANCE DETAIL

SCALE: N.T.S.



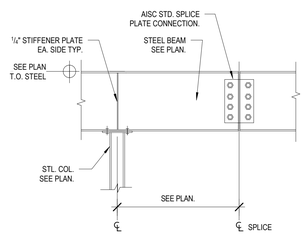
NOTES:

1. DO NOT PLACE CONDUIT WITHIN 4'-0" OF COLUMN FACE OR THROUGH SLAB SHEAR REINFORCING STUD RAILS.
2. KEEP CONSULT AT LEAST 2'-0" AWAY FROM POST-TENSIONED TENDON ANCHORAGE.
3. MAINTAIN A MINIMUM HORIZONTAL CLEARANCE FROM PARALLEL PT TENDONS OF 1'-0" AND A MINIMUM VERTICAL CLEARANCE OF ONE INCH FROM PT TENDONS BEING CROSSED.
4. CONGESTED AREAS OF CONDUIT THAT DO NOT MEET THIS CRITERIA SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW. ADDITIONAL REINFORCEMENT MAY BE NECESSARY.
5. DO NOT TIE CONDUIT DIRECTLY TO REINFORCEMENT PARALLEL TO CONDUIT. PROVIDE MINIMUM db, BUT NOT LESS THAN ONE INCH CLEAR BETWEEN CONDUIT AND REINFORCEMENT.



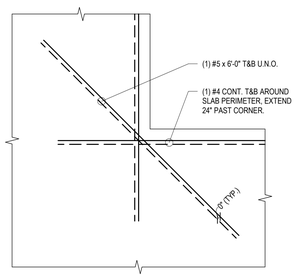
CONTINUOUS BEAM DETAIL AT STEEL COLUMN SUPPORT

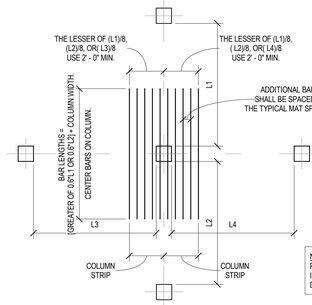
SCALE: NTS



HUNG SPAN DETAIL

SCALE: NTS

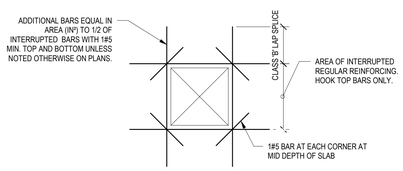




NOTE:
PROVIDE ADDITIONAL TOP BARS IN EACH DIRECTION. ONLY ONE DIRECTION SHOWN FOR CLARITY.

ADDITIONAL TOP BARS AT COLUMNS IN SLABS WITH DOUBLE REINF. MATS

N.T.S.



NOTES:
1. OMIT ADDED BARS AT OPENINGS OF 10" OR LESS AND RUN NORMAL REINFORCING BY SIDE OF OPENING.
2. HOOK BARS AT AFFECTED ENDS WHERE BARS CANNOT BE EXTENDED PAST OPENING.
3. HOOK ALL TOP BARS WHERE INTERRUPTED.
4. OPENINGS SHALL BE SHOWN ON THE STEEL PLACING DRAWINGS AND REINFORCED ACCORDINGLY.

TYP. REINFORCEMENT AT SLAB OPENING

SCALE: N.T.S.

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800 COCOANUT AVE.
SARASOTA, FL 34236

ISSUE

DATE	DESCRIPTION	INCLUDED
03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	GMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
01/15/2024	ADD. 2 FOUNDATION PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
09/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
03/19/23	MTG ROUND 1 PERMIT COMMENTS	A

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8/23/2024 3:32:16 PM
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FL P.E. # 67580

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SHEET NAME:
TYPICAL DETAILS

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

DRAWN BY BGN | CHECKED BY EM

S-300

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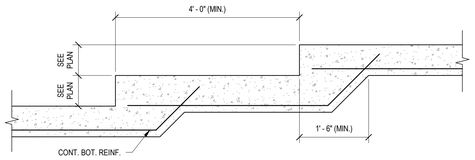
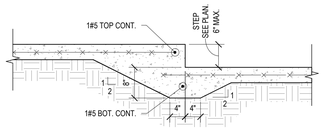
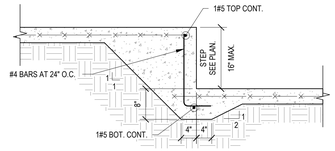


8" STEP FOOTING DETAIL

SCALE: NTS

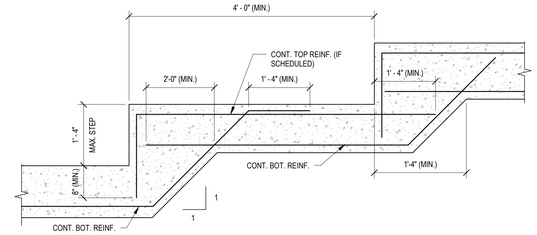


STEPS 6" OR LESS



STEPS GREATER THAN 6"

SLAB ON GRADE STEP TYPICAL DETAILS



16" STEP FOOTING DETAIL

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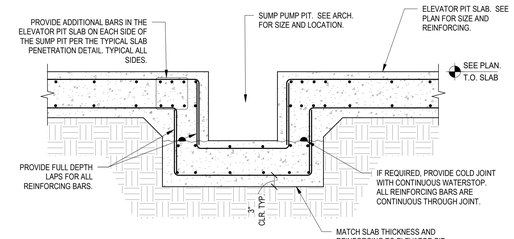
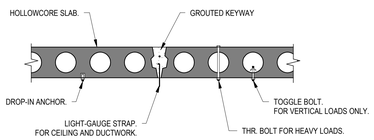


SUMP PIT DETAIL



HOLLOWCORE SLAB FASTENER DETAILS

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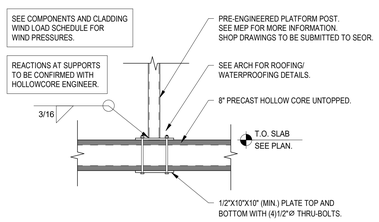

RTU SUPPORT DETAIL

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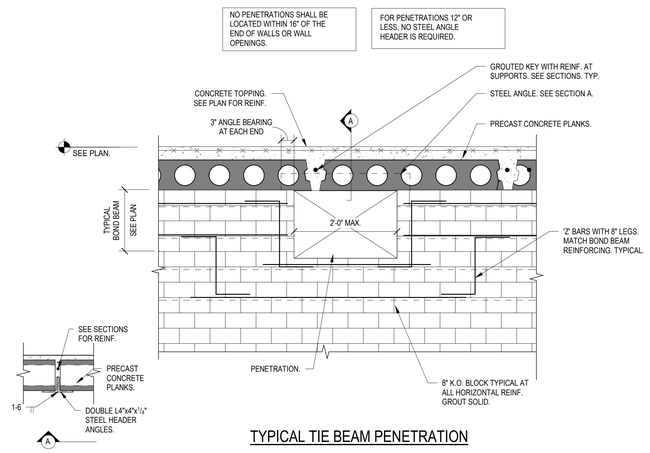
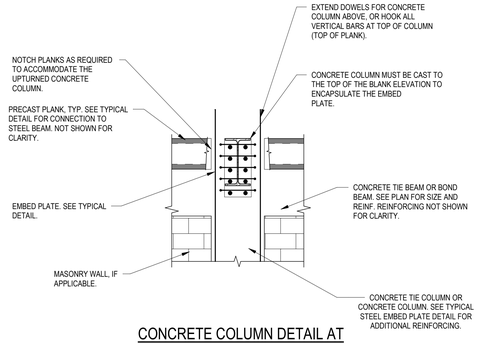


TYPICAL TIE BEAM PENETRATION

SCALE: NTS



CONCRETE COLUMN DETAIL AT UPTURNED STEEL BEAM EMBED PLATE

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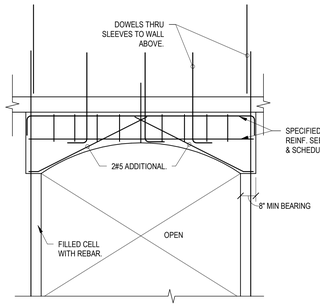

TYPICAL ARCH REINFORCING

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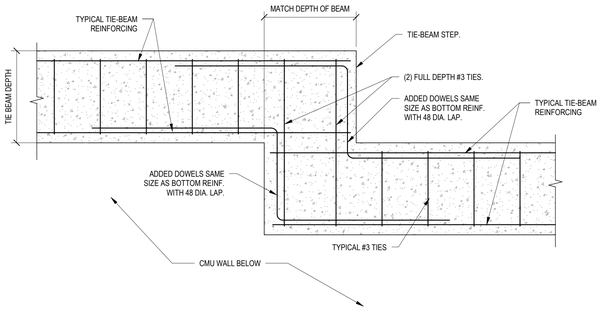

TYPICAL STEPPED TIE-BEAM REINFORCING

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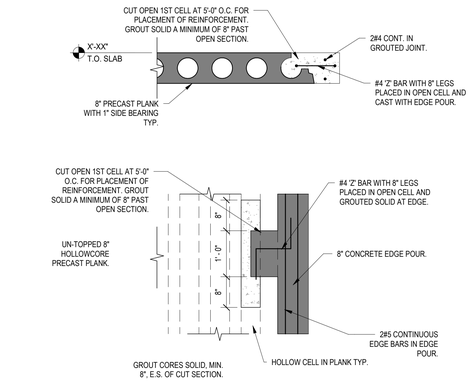
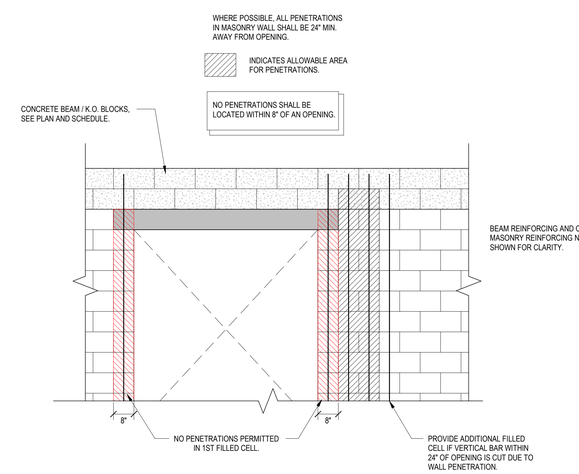


TYPICAL EDGE CONDITION FOR HCP AT BALCONIES

SCALE: N.T.S.



TYPICAL MASONRY WALL PENETRATION

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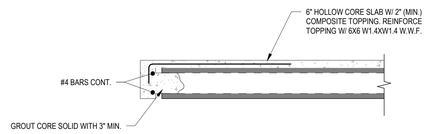

TYPICAL EDGE CONDITION FOR HCP AT BALCONIES

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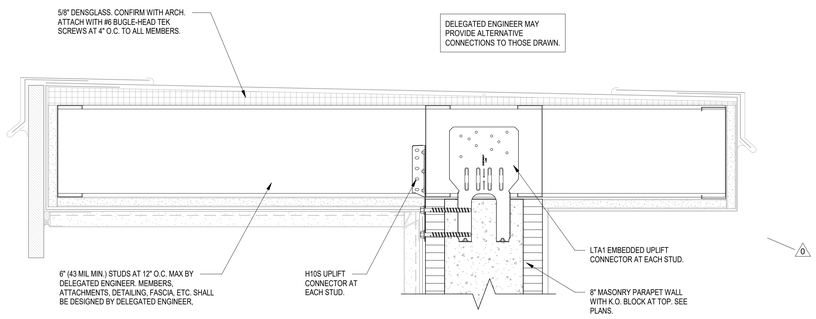

TYPICAL ENLARGED DETAIL AT STUCCO PROFILE

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SARASOTA BAYSIDE
800 COCOANUT AVE.
SARASOTA, FL 34236

ISSUE

DATE	DESCRIPTION	INCLUDED
03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	GMP/ PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
01/15/2024	ADD. 2 FOUNDATION PERMIT	
03/06/2024	STRUCTURAL GARAGE PERMIT	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/15/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV #
04/15/2024	ISSUED FOR CONSTRUCTION	A

SEAL:

8/23/2024 3:32:18 PM

ENGINEER OF RECORD
Cordell S. Van Nostrand
FL P.E. # 67580

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SHEET NAME:

TYPICAL DETAILS

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

DRAWN BY	CHECKED BY
BGN	EM

S-301

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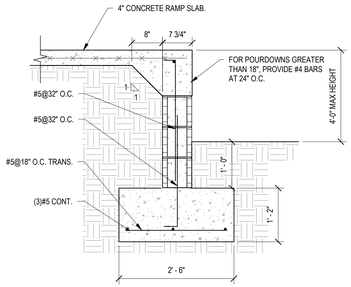

TYPICAL RAMP / LOW RETAINING WALL DETAIL

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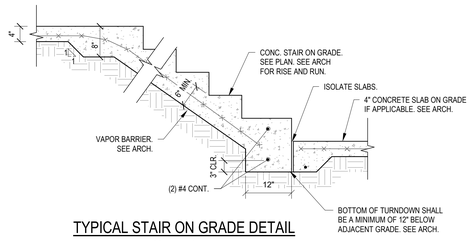

TYPICAL STAIR ON GRADE DETAIL

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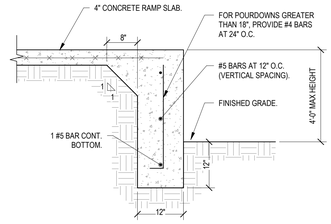

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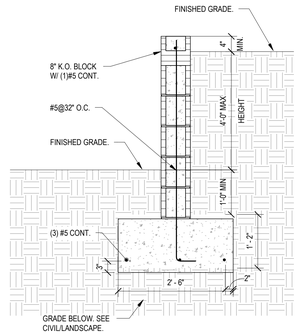

TYPICAL RETAINING HIGH WALL DETAIL

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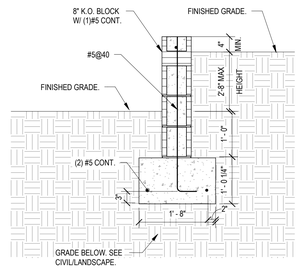

TYPICAL RETAINING LOW WALL DETAIL

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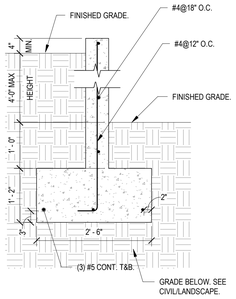

TYPICAL PLANTER WALL DETAIL

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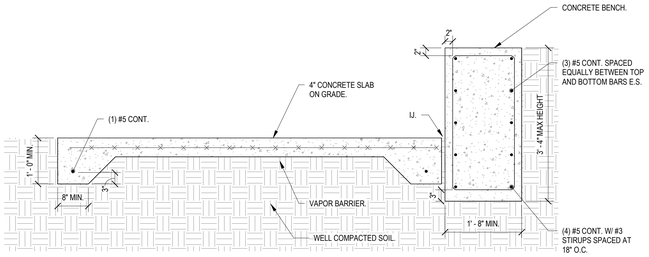

TYPICAL BENCH INTEGRATED WITH SOG DETAIL

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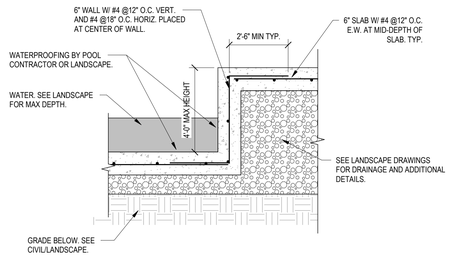

TYPICAL WATER FEATURE WALL DETAIL

SCALE: N.T.S.

LANDSCAPE TYPICAL DETAIL NOTES:

1. A CONCRETE STRENGTH AT 28 DAYS SHALL BE 3000 PSI FOR ALL LANDSCAPE FOUNDATIONS, WALLS, AND SLABS. CONCRETE CONSTRUCTION SHALL MEET ALL REQUIREMENTS FOUND IN STRUCURAL NOTES.
2. REFER TO STRUCUTRAL NOTES FOR REINFORCEMENT CLEAR COVER FOR ALL CONCRETE FOUNDATIONS, WALLS AND SLABS.
3. REFER TO TYPICAL DETAILS FOR LAP LENGTH AND HOOK LENGTH FOR REINFORCEMENT.
4. CONTRACTOR TO NOTIFY E.O.R IF WALL HEIGHT EXCEED VALUE SHOWN IN TYPICAL DETAILS.

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800 COCOANUT AVE.
SARASOTA, FL 34236

ISSUE

DATE	DESCRIPTION	INCLUDED
03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	GMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
01/15/2024	ADD. 2 FOUNDATION PERMIT	
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV

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ENGINEER OF RECORD
Cordell S. Van Nostrand
FL P.E. # 67580

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SHEET NAME:

LANDSCAPE TYPICAL DETAIL

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

DRAWN BY	CHECKED BY
BGN	EM

S-302

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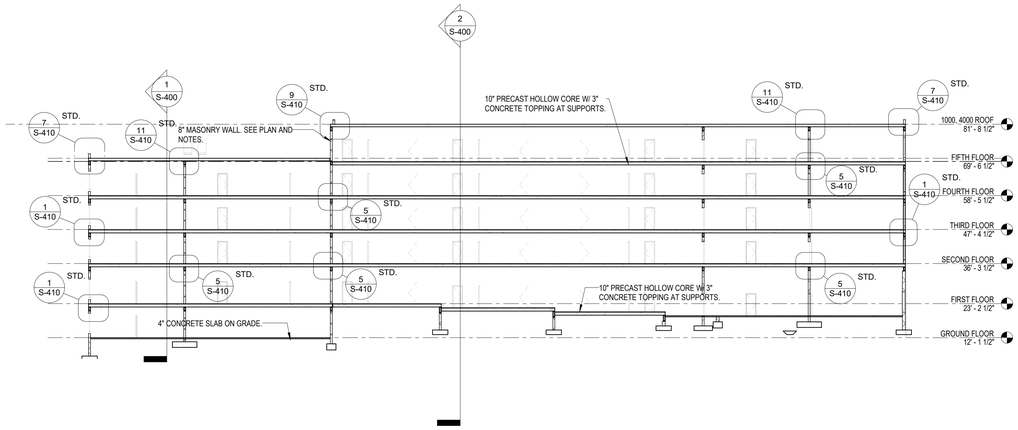

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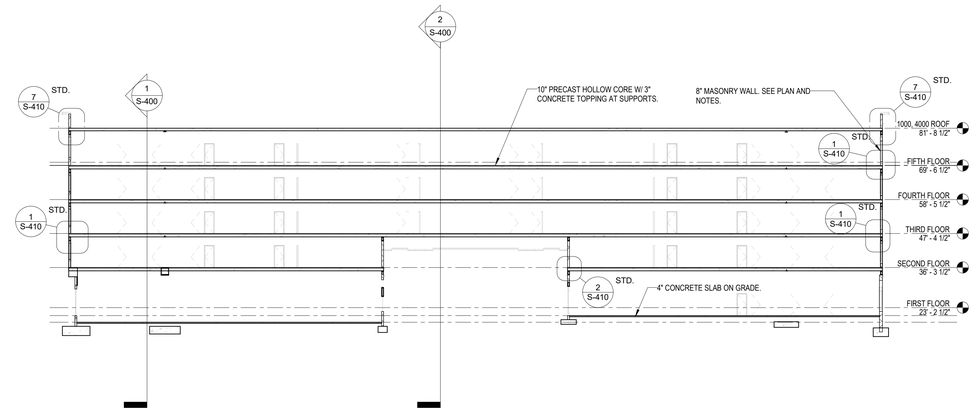

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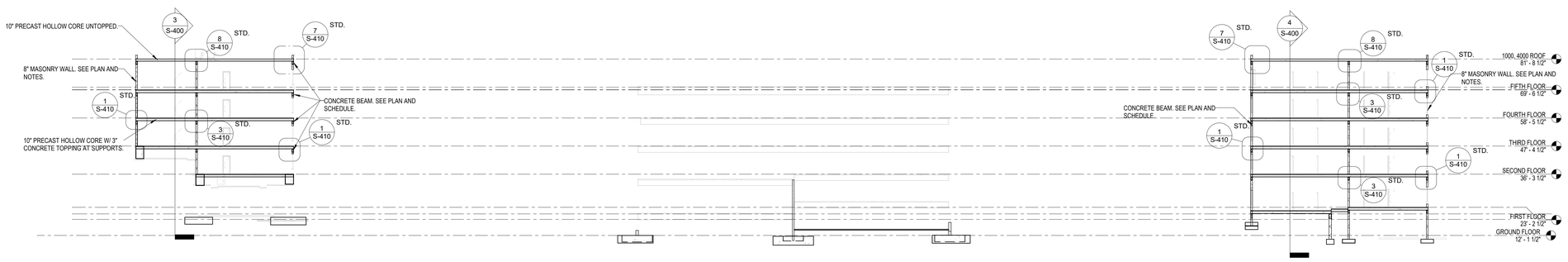

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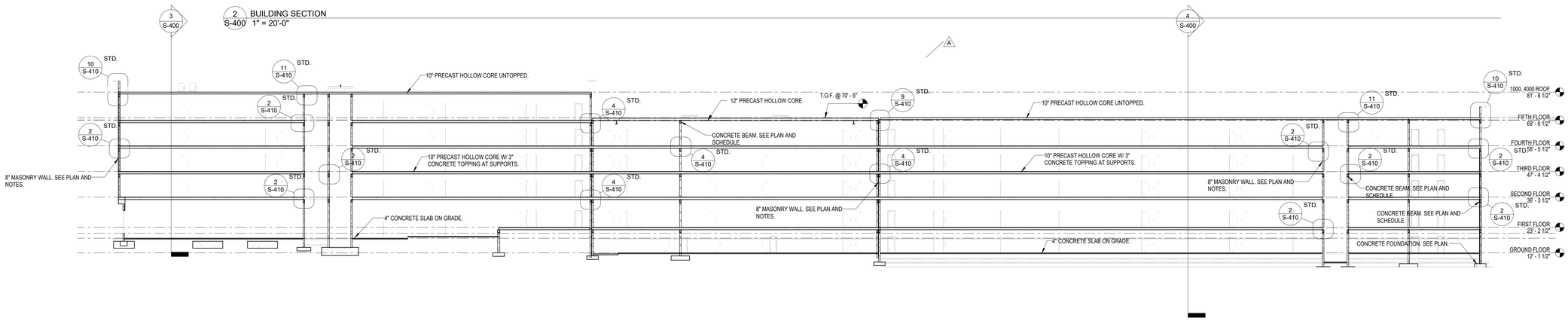

1 S-400 BUILDING SECTION 1" = 20'-0"

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ISSUE

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03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	GMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
01/16/2024	ADD. 2 FOUNDATION PERMIT	
03/06/2024	STRUCTURAL GARAGE IFC	X
04/10/2024	STRUCTURAL SLAB PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
05/18/23	MTG ROUND 1 PERMIT COMMENTS	A

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ENGINEER OF RECORD
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SHEET NAME:

BUILDING SECTIONS

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

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S-400

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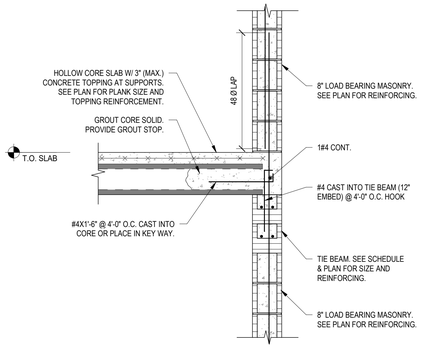

1 STANDARD SECTION
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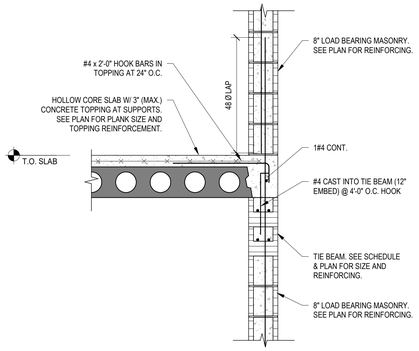

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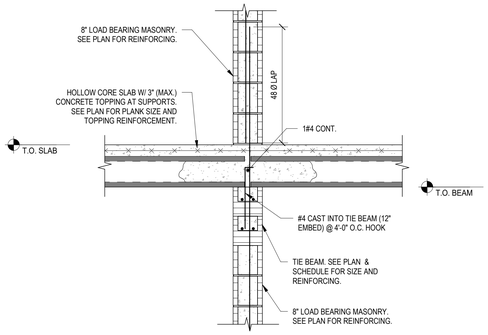

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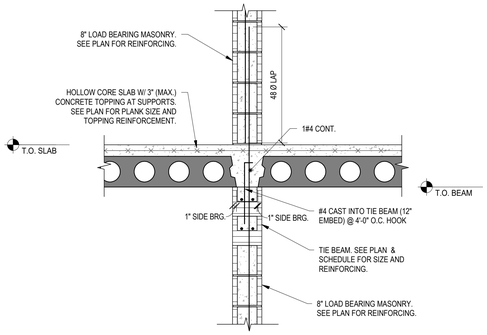

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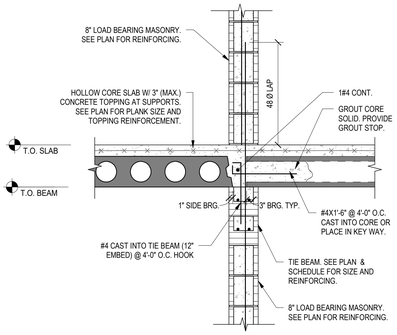

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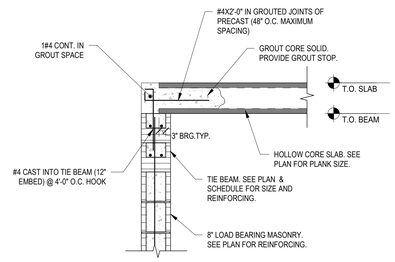

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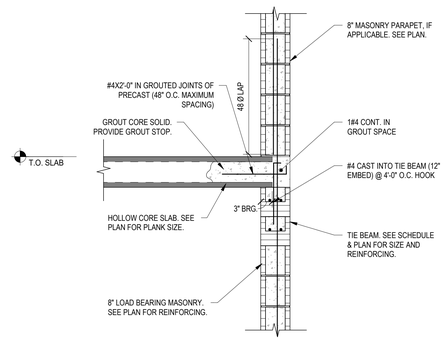
S-410 3/4" = 1'-0"



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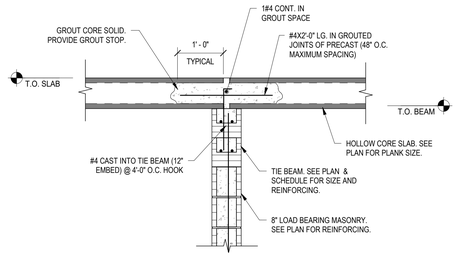

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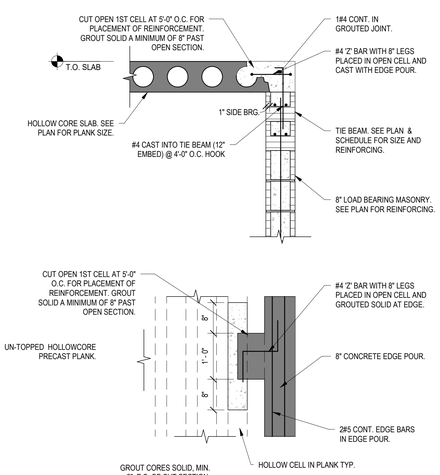

9 STANDARD SECTION
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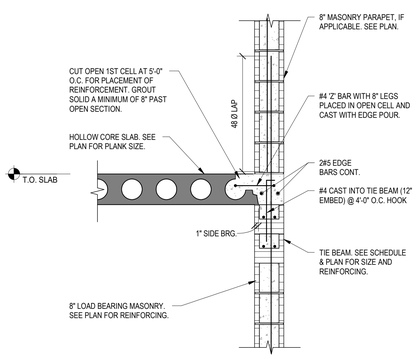

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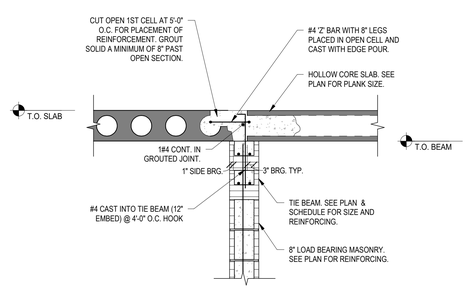

11 STANDARD SECTION
S-410 3/4" = 1'-0"

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ISSUE

DATE	DESCRIPTION	INCLUDED
03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	GMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
01/16/2024	ADD. 2 FOUNDATION PERMIT	
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV

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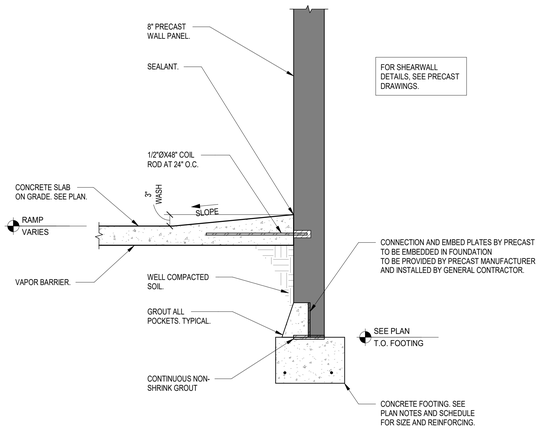

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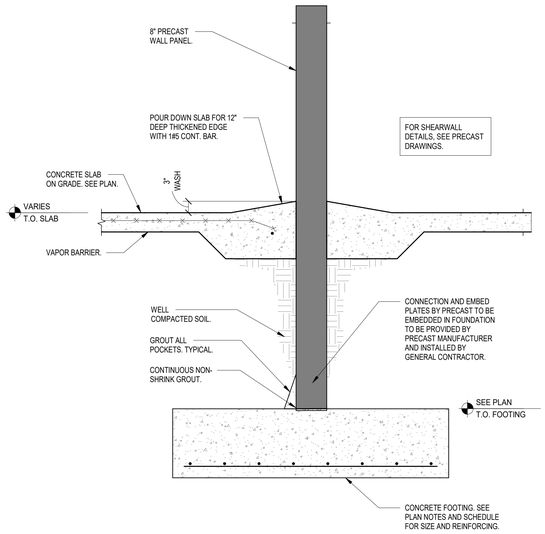

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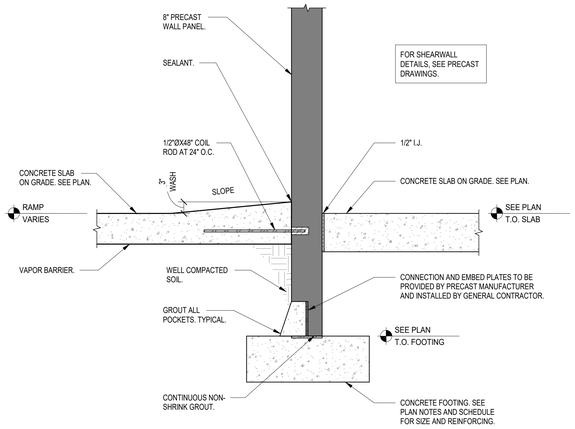

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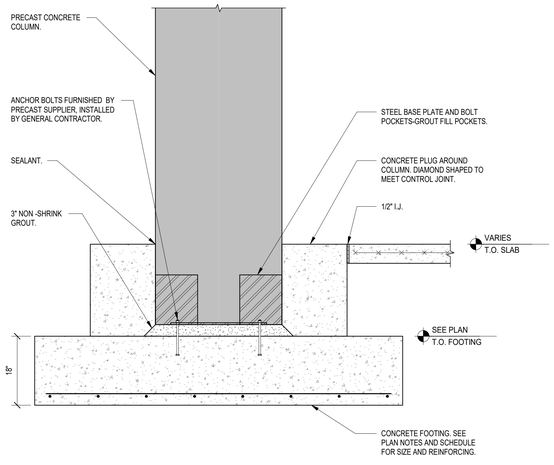

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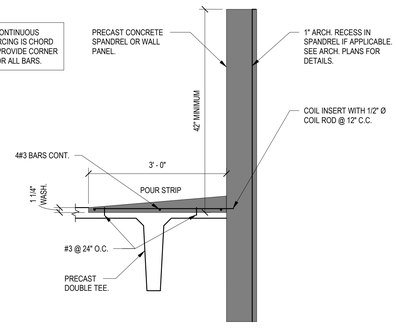

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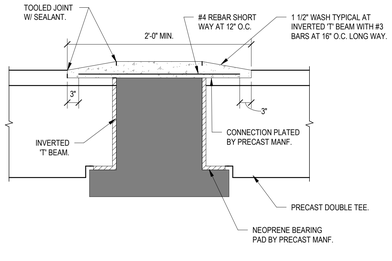

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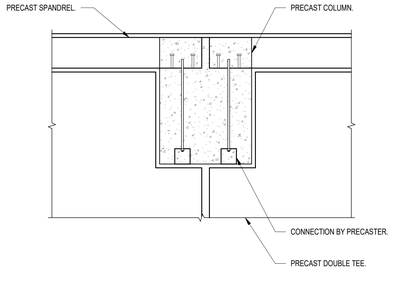

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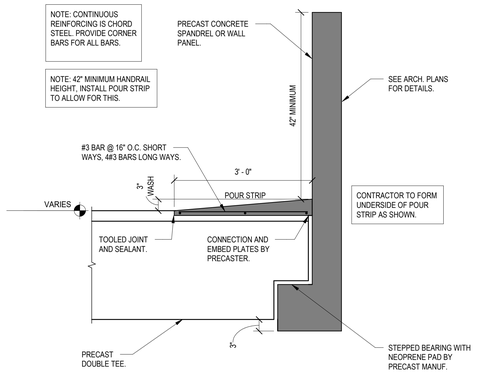

8 SECTION
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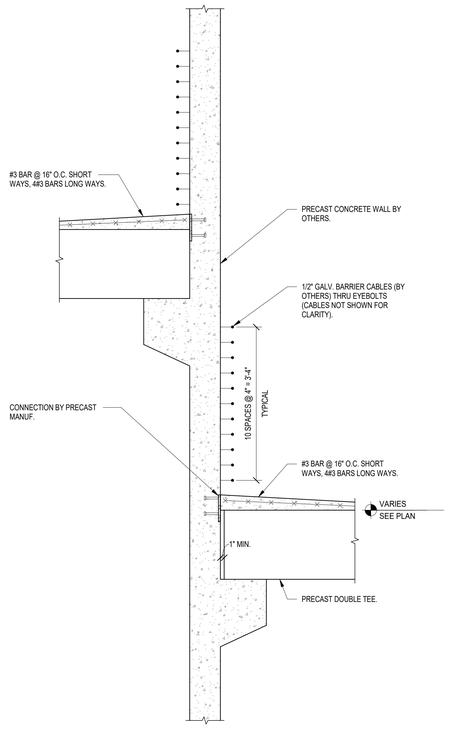

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DATE	DESCRIPTION	INCLUDED
03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
09/30/2022	DD SET	X
01/13/2023	GMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
01/10/2024	ADD. 2 FOUNDATION PERMIT	
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
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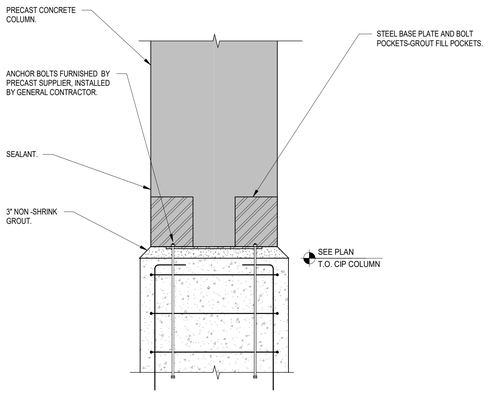

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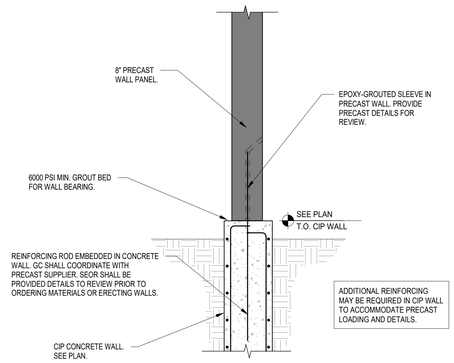

2 SECTION
S-412 3/4" = 1'-0"

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10/26/2022	50% CDs	X
01/13/2023	PERMIT SUBMIT	X
03/17/2023	PRICING ADDENDUM 1	X
01/15/2024	ADD. 2 FOUNDATION PERMIT	
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
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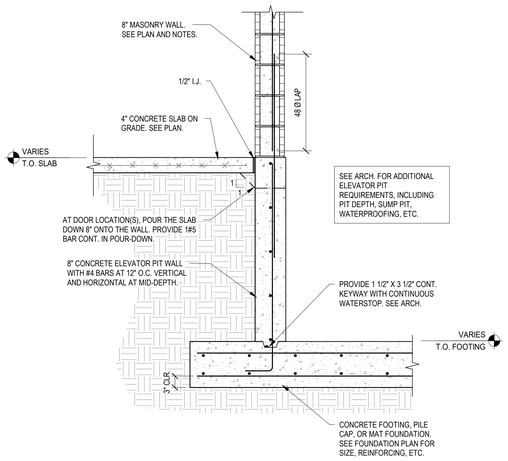

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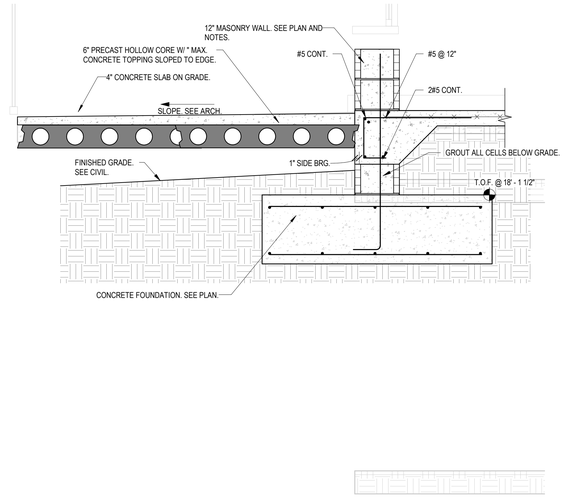

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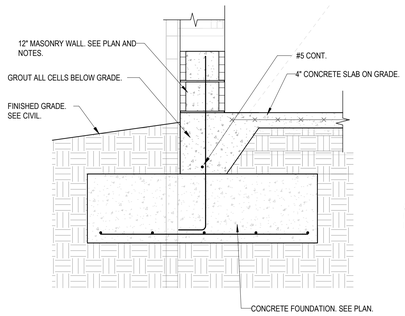

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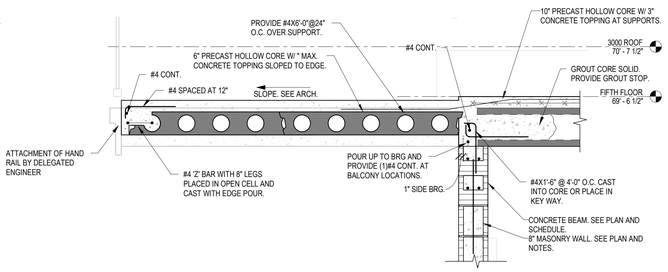

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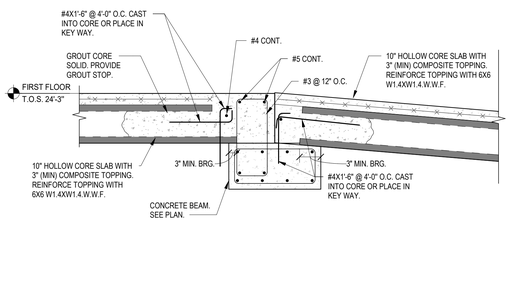

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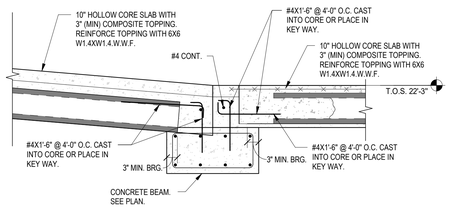

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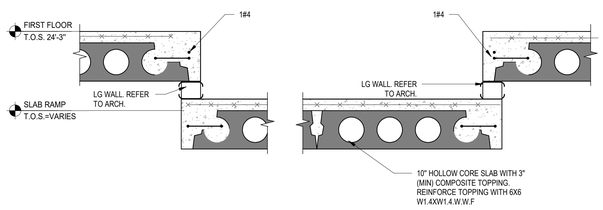

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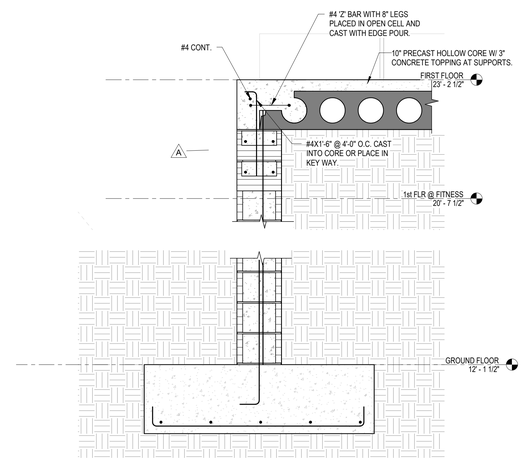

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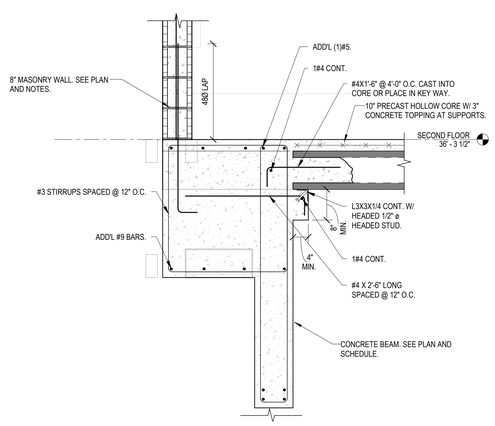

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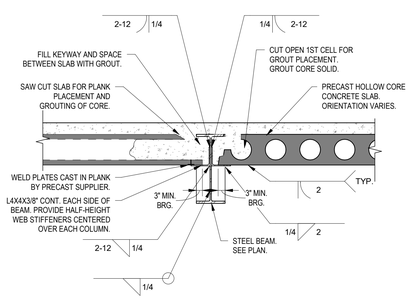

9 SECTION
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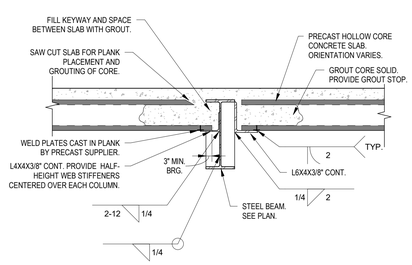

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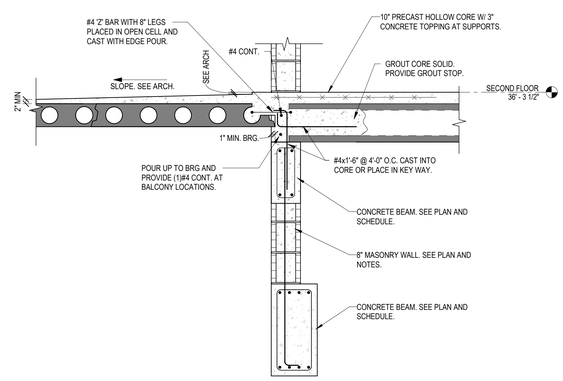

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03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	CMP PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
01/15/2024	ADD. 2 FOUNDATION PERMIT	
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
03/15/23	MTG ROUND 1 PERMIT COMMENTS	A
03/15/2024	STRUCTURAL BLDG PRECAST IFC	G

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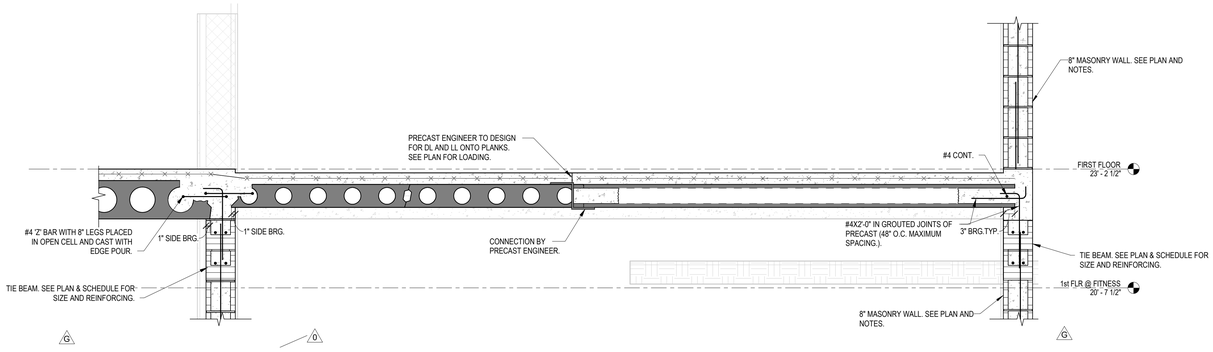

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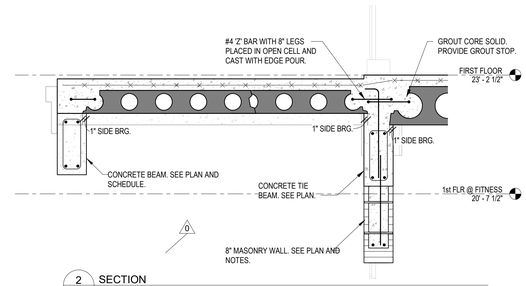

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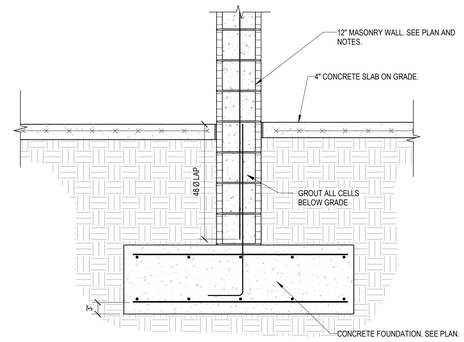

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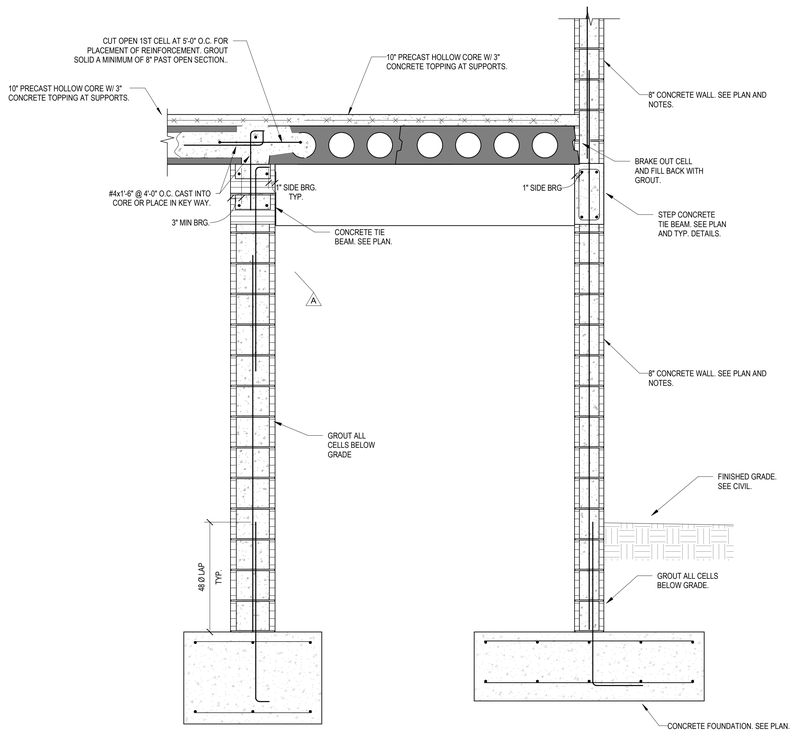

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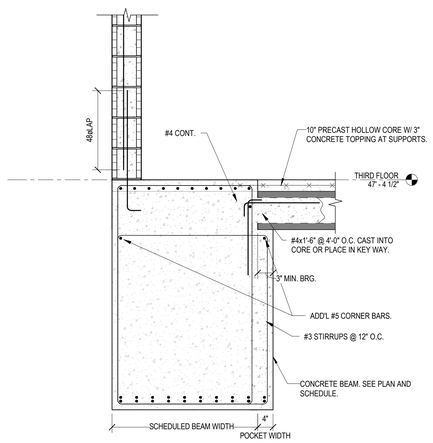

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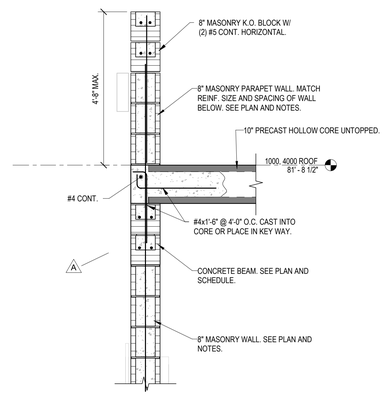

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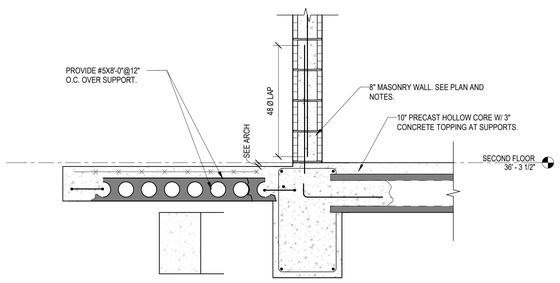

7 S-421 SECTION 3/4" = 1'-0"

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03/06/2024	STRUCTURAL GARAGE PERMIT	X
03/06/2024	STRUCTURAL GARAGE IFC	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
03/19/23	MTG ROUND 1 PERMIT COMMENTS	A
03/15/2024	STRUCTURAL BLDG PRECAST IFC	0
04/12/2024	ISSUED FOR CONSTRUCTION	1

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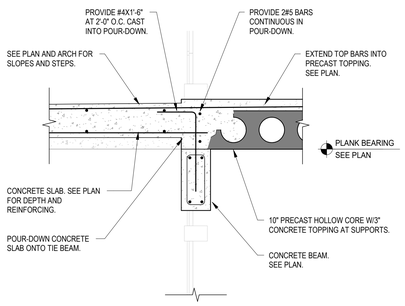
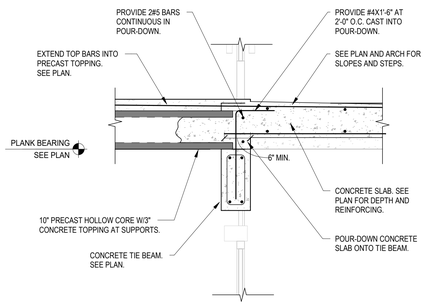
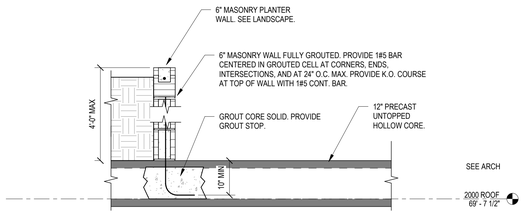


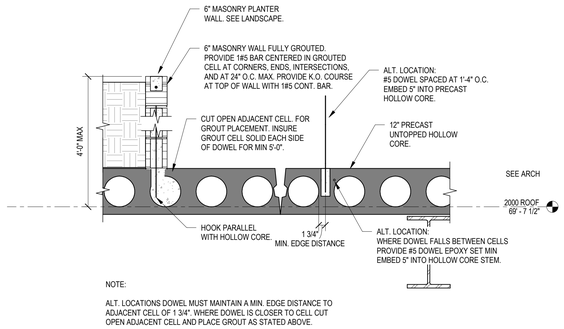
1 SECTION
S-422 3/4" = 1'-0"



2 SECTION
S-422 3/4" = 1'-0"



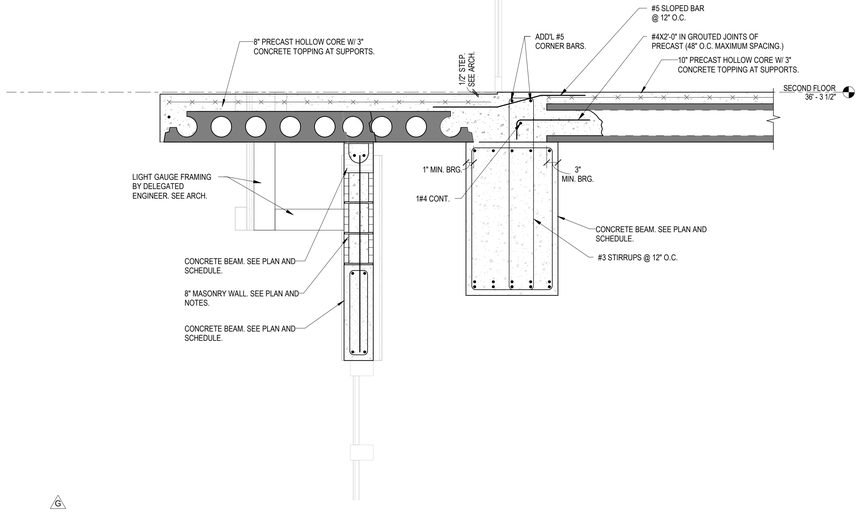
3 SECTION
S-422 3/4" = 1'-0"



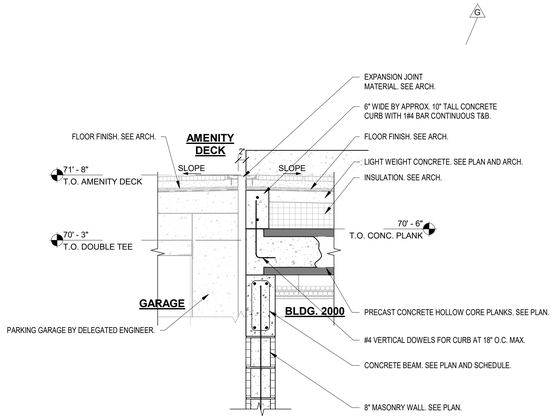
NOTE:

ALT. LOCATIONS DOWEL MUST MAINTAIN A MIN. EDGE DISTANCE TO ADJACENT CELL OF 1 3/4". WHERE DOWEL IS CLOSER TO CELL CUT OPEN ADJACENT CELL AND PLACE GROUT AS STATED ABOVE.

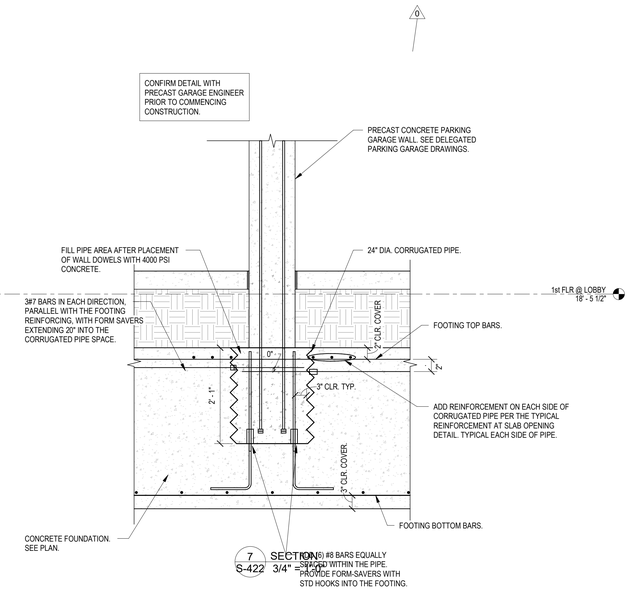
4 SECTION
S-422 3/4" = 1'-0"



5 SECTION
S-422 3/4" = 1'-0"



6 SECTION
S-422 3/4" = 1'-0"



7 SECTION
S-422 3/4" = 1'-0"

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ISSUE

DATE	DESCRIPTION	INCLUDED
03/25/2022	SCHEMATIC DESIGN	X
06/10/2022	DESIGN DEVELOPMENT	X
10/26/2022	50% CDs	X
01/13/2023	GMP/ PERMIT	X
03/17/2023	PRICING ADDENDUM 1	X
01/15/2024	ADD. 2 FOUNDATION PERMIT	X
03/06/2024	STRUCTURAL GARAGE PRECAST	X
03/15/2024	STRUCTURAL BLDG PRECAST IFC	X
04/12/2024	ISSUED FOR CONSTRUCTION	X

REVISION

DATE	DESCRIPTION	REV
03/15/23	MTG ROUND 1 PERMIT COMMENTS	A
03/15/2024	STRUCTURAL BLDG PRECAST IFC	A
04/12/2024	ISSUED FOR CONSTRUCTION	B

SEAL:

8/23/2024 3:32:42 PM

ENGINEER OF RECORD
Cordell S. Van Nostrand
FL P.E. # 67580

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SHEET NAME:

SECTIONS

ISSUED FOR CONSTRUCTION

JOB NUMBER: 22037

DRAWN BY	CHECKED BY
BGN	EM

S-422

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