SMALL PROJECT AGREEMENT

(Coconut Blvd Entry Feature – Steel Domes Installation)

THIS SMALL PROJECT AGREEMENT is made and entered into this 2nd day of August, 2023, by and between:

AVENIR COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the City of Palm Beach Gardens, Palm Beach County, Florida, and with offices at 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the "District"),

and

BISON STEEL, LLC., a Florida limited liability company, d/b/a **AAA STEEL FABRICATORS**, whose principal address is 1669 SW 45th Way, Deerfield Beach, Florida 33442, and whose mailing address is 14624 Bubbling Spring Road, Botyds Maryland 20841 (the "Contractor").

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District desires to have furnished and installed steel domes and associated work on two (2) newly constructed entry features located within the boundaries of the District (collectively, the "Project"), in accordance with the Permit Set, dated August 23, 2022, and prepared by Randall Stofft Architects which Permit Set is incorporated herein by reference and made a part hereof as Exhibit A (the "Project Specifications"); and

WHEREAS, the Project is more particularly described in Contractor's proposal number 22009.010, dated February 9, 2023, attached hereto and made a part hereof as Exhibit B (the "Proposal"); and

WHEREAS, the Board of Supervisors of the District has authorized the proper District officials to enter into this Agreement with Contractor authorizing completion of the Project in accordance with the Project Specifications and in accordance with this Agreement; and

WHEREAS, Contractor represents that it is qualified and possesses the necessary equipment, skill, labor, licenses, and experience to perform and complete the Project.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

SECTION 2. DUTIES.

A. The duties, obligations, and responsibilities of the Contractor are those as more particularly described in this Agreement and the exhibits attached hereto and incorporated herein.

B. The Project shall be performed in accordance with this Agreement, the Proposal, and Project Specifications.

C. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met in accordance with this Agreement and industry standards.

D. Contractor shall report to the District Manager or his or her designee.

E. Contractor shall furnish all materials, supplies, machines, equipment, tools, superintendents, labor, insurance, bonds, maintenance of traffic, and other accessories and services necessary to complete said Project in accordance herewith and with the conditions and prices as stated herein, in the Proposal.

E. Contractor shall furnish all tools, equipment, materials and supplies necessary to do all the work associated with the Project in a substantial and workmanlike manner.

F. Contractor shall perform all the work and labor pursuant to this Agreement and as necessary to complete the Project.

G. Contractor shall remove and clean up all rubbish, debris, excess material, tools and equipment from streets, rights-of-way, alleys, parkways, swales, facilities, stormwater management areas, and adjacent property in connection with the Project and Contractor's performance of this Agreement.

H. Contractor will be held and shall be responsible for the care, protection and condition of all work until final completion and acceptance thereof and will be required to make good at his own cost any damage or injury occurring from any cause resulting from Contractor's acts or omissions or the acts or omissions of its subcontractors or suppliers.

I. With respect to securing the building and other permits associated with the Project, Contractor shall submit, and follow up on through issuance, all necessary permit applications associated with the Project. District agrees to work with Contractor and to timely provide to Contractor, upon request, with all information and required signatures required to such permit applications.

SECTION 3. COMPENSATION. District agrees to compensate the Contractor for the Project in the total amount of **ONE HUNDRED SEVENTY – SEVEN THOUSAND SEVEN HUNDRED SEVENTY AND 00/100 ($177,770.00) DOLLARS** (the "Contract Amount"). District shall pay

Contractor twenty-five percent (25%) of the Contract Amount which amounts to **$44,442.50** upon execution of this Agreement. The parties agree that a mutual payment draw schedule will be produced before the Project commences. Payment of the Final Payment of the Contract Amount will be made upon completion of the work necessary to complete the Project, all work under the Project has been performed, and after the Project has passed final inspection by the District and any other applicable permitting agencies. Payment for any Additional Costs or Extra Work associated with the construction and installation of the Project shall be made upon completion of such additional work and upon District's receipt and review of sufficient supporting documentation for such items, provided such Additional Work has first been authorized in writing by the District or the District Manager of the District. Invoices shall be generated from the Contractor, addressed to the District, and delivered to the District so that payments can be made in accordance with the agreed upon payment draw schedule as indicated above.

With each invoice the Contractor shall submit conditional waivers and releases of lien from itself and its sub-contractors identifying the portion of the invoice that correspond to each. The District will issue joint checks payable to the Contractor and any subcontractor(s) for the portion(s) of the invoice(s) that correspond to the subcontractor(s), if necessary and appropriate in the determination of the District.

SECTION 4. EXAMINATION OF SITE. The Contractor agrees that it shall be held responsible for having examined the site(s), the location of all proposed work associated with the Project and has satisfied himself from his own personal knowledge and experience or professional advice as to the character, condition, location of the site, its gas facilities, its electric facilities, and other conditions surrounding and affecting the Project, and any physical characteristics of the job, in order that all costs pertaining to the Project have been included in the Contract Amount.

SECTION 5. INDEPENDENT CONTRACTOR. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. The Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Agreement shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations relating to the use of Contractor's funds provided for herein. The Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between the Contractor and the District and the District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

SECTION 6. TERM AND TIME OF PERFORMANCE. This Agreement shall commence upon signature and shall continue until the scope of work for the Project as described in this Agreement is completed. The Project shall be completed in an expeditious and regular manner, without

interruption, to limit the inconvenience to the residents of Avenir and the general public utilizing the District's facilities and improvements. The District shall provide the Contractor with all schedules of work and with any other information necessary for the prompt completion of the Project. Additional Work may be added to this Agreement through the approval of an amendment to this Agreement, providing for a description of the additional work, the compensation to be paid to the Contractor, such Additional Work, and the timeframe in which such Additional Work must be completed.

SECTION 7. INDEMNIFICATION.

A. Contractor shall indemnify, defend, and save harmless the District and its officials, agents, servants, and employees from and against any claim, demand, or cause of action of whatsoever kind or nature arising out of error, omission or negligent act of Contractor, its agents, servants, or employees in the performance of services under this Agreement.

B. Contractor shall indemnify, defend, and save harmless District and its agents, servants and employees from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney's and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property caused in whole or in part by any act, omission, or default of the Contractor, its agents, servants or employees arising from this contract or its performance. The Contractor and the District hereby agree and covenant that the Contractor has incorporated in the original cost proposal, which constitutes the contract sum payable by the District to the Contractor, specific additional consideration in the amount of ten dollars ($10.00) sufficient to support this obligation of indemnification provided for in this paragraph. The indemnification required pursuant to the Agreement shall in no event be less than $1 million per occurrence or no more than the limits of insurance required of the Contractor by the Agreement, whichever is greater. It is the District's and Contractor's full intention that this provision shall be enforceable and said provision shall be in compliance with Section 725.06, Florida Statutes.

C. The execution of this Agreement by the Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in Section 12 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other.

D. The obligation of the Contractor to indemnify the District is not subject to any offset, limitation or defense as a result of any insurance proceeds available to either the District or the Contractor.

E. Nothing herein is intended to be construed, by either party, as a waiver of the protections, immunities, and limitations of liability afforded a governmental entity pursuant to Section 768.28, Florida Statutes or the doctrine of sovereign immunity.

SECTION 8. ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

SECTION 9. RECOVERY OF COSTS AND FEES. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party, to the extent permitted by Florida law, shall be entitled to recover from the other party all expenses, fees and costs incurred, including reasonable attorneys' fees and costs.

SECTION 10. CANCELLATION. The District shall also have the right to cancel this Agreement at no cost or expense whatsoever to District (1) for convenience at anytime prior to the issuance of a permit for the Project by the governing authority and (2) after seven (7) days written notice to Contractor for Contractor's failure to perform in accordance with the terms of this Agreement and Contractor's failure the cure the non-compliance.

SECTION 11. DEFECTIVE WORK; WARRANTY.

A. The Contractor warrants its work against defects in materials or workmanship for a period of one (1) year from date of certificate of completion from Palm Beach Gardens Building Department, and further agrees to assign any and all applicable manufacturer's warranties to the District. Any defects noted within this time period shall be timely corrected by Contractor at Contractor's expense. Contractor shall make the necessary corrections within ten (10) days of receipt of the written notice from District. To the extent any Contractor's or manufacturer's warranty, if any, is greater than that which is provided for in this Section 11, the longer warranty shall prevail.

B. Within ten (10) calendar days after being notified in writing of defective work, should the Contractor fail or refuse to correct any defective work performed, or to make any necessary repairs in a manner acceptable to the District and in accordance with the requirements of the Agreement, within the same time stated in said written notice, the District may cause the unacceptable or defective work to be corrected, or authorize such repairs, which the Contractor has filed or refused to make after being duly notified shall be paid for out of any monies due or which may become due the Contractor under this Agreement. Failure or refusal on part of the Contractor to make any or all necessary repairs promptly, fully and in a manner acceptable to District shall be sufficient cause for the District to declare the Contractor in default, in which case the District at its option may cancel the Agreement and contract with any other individual, firm or corporation to perform the Project. All costs and expenses incurred by reason of Contractor's default thereby shall be charged against the defaulting Contractor and the amount thereof deducted from any monies due, or which may become due him. Any special work performed as described herein, shall not relieve the Contractor in any way from his responsibility for the Project, or portions thereof, performed by him.

SECTION 12. INSURANCE.

A. Contractor shall procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

(i) Worker's Compensation Insurance for statutory obligations imposed by Worker's Compensation or Occupational Disease Laws, including, where applicable, the

United States Longshoreman's and Harbor Worker's Act, the Federal Employers' Liability Act and the Jones Act. Employer's Liability Insurance shall be provided with a minimum of one hundred thousand and xx/100 dollars ($100,000.00) per accident. Contractor shall be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.

(ii) Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

1. Premises and Operations;
2. Independent Contractors;
3. Product and Completed Operations Liability;
4. Broad Form Property Damage; and
5. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.

(iii) Automobile Liability with the following minimum limits of liability, with no restrictive endorsements:

$1,000,000 Combined Single Limit, per occurrence

B. Prior to any work being performed pursuant to this Agreement, Contractor shall submit to District copies of its required insurance coverages, specifically providing that the Avenir Community Development District (defined to mean the District, its officers, agents, employees, volunteers, and representatives) is an additional insured with respect to the required coverages and the operations of the Contractor.

C. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the contract and extension there under is in effect. District and Contractor shall not continue to complete the Project required by this Agreement unless all required insurance remains in full force and effect.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor's interest or liabilities, but are merely minimum requirements utilized by the District.

E. Insurance companies selected by Contractor must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or

endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

F. The required insurance coverage shall be issued by an insurance company authorized an licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

SECTION 13. CHANGES IN WORK.

A. District, without invalidating the Agreement, may order extra work or make changes by altering, adding to or deducting from the work, the Agreement sum being adjusted accordingly. All such work shall be executed under the conditions of the original Agreement. Any claim for extension of time caused thereby shall be made in writing at the time such change is ordered.

B. All change orders and adjustments shall be in writing and approved in advance, prior to work commencing, by the District, otherwise, no claim for extras will be allowed.

C. Claim of payment for extra work shall be submitted by the Contractor upon certified statement supported by receipted bills. No claim for extra work shall be allowed unless same was ordered, in writing, as aforesaid and the claim presented at the time of the first estimate after the work is complete.

SECTION 14. REMEDY FOR DELAY.

A. In the event of any delay in the Project caused by any act or omission of the District, its agents or employees, by delays in the County's permitting/approval of the Project, by the act or omission of any other party other than the Contractor, its agents, employees or subcontractors, or delay caused by weather conditions or unavailability of materials, the sole remedy available to Contractor shall be by extension of the time allocated to complete the Project.

B. NO MONETARY DAMAGES SHALL BE CLAIMED BY OR AWARDED TO CONTRACTOR IN ASSOCIATION WITH ANY SUCH DELAY(s) IN THE PROJECT.

C. Failure on the part of Contractor to timely process a request for an extension of time to complete the work shall constitute a waiver by Contractor and Contractor shall be held responsible for completing the work within the time allocated by this Agreement.

D. All requests for extension of time to complete the work shall be made in writing to the District.

SECTION 15. NOTICES. Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be by U.S. certified mail, return receipt requested, or by any of the following overnight couriers: UPS, Airborne, FEDEX, and addressed as follows:

DISTRICT:	**Avenir Community Development District** 2501A Burns Road Palm Beach Gardens, Florida 33410 Attention: District Manager
With copy to:	**District Counsel** Billing, Cochran, Lyles, Mauro & Ramsey, P.A. Las Olas Square, Suite 600 515 East Las Olas Boulevard Fort Lauderdale, Florida 33301 Attention: Michael J. Pawelczyk1s, Esq.
CONTRACTOR:	**Titan Stone, LLC.** 14624 Bubbling Spring Road Botyds, Maryland 20841 Attention: Nathan Mikus, Owner

Except as otherwise provided in this agreement, any notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 PM (at the place of delivery) or on a non-business day, shall be deemed received the next business day. If any time for giving notice contained in this Agreement would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom notices are to be sent or copied may notify the other parties and addressees of any changes in name or address to which notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

SECTION 16. E-VERIFY. The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the CDD is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the CDD has a good faith belief that the Contractor is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the CDD shall terminate this Agreement. The Contractor

shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the CDD has a good faith belief that a subcontractor of the Contractor is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the CDD promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs incurred by the CDD as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

SECTION 17. PUBLIC RECORDS.

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and

2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and

3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and

4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

SPECIAL DISTRICT SERVICES, INC.
2501A BURNS ROAD
PALM BEACH GARDENS, FLORIDA 33410
TELEPHONE: (561) 630-4922
EMAIL: BBARBA@SDSINC.ORG

SECTION 18. INTERPRETATION OF AGREEMENT; AMBIGUITIES. It is expressly agreed that, under no circumstances, conditions or situations, shall this contract be more strongly construed against the District than against the Contractor. Any ambiguity or uncertainties in the specifications shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

SECTION 19. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 20. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

SECTION 21. ASSIGNMENT. Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 22. APPLICABLE LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The Contractor shall be familiar with all federal, state and local laws, ordinances, rules and regulations that in any manner affect the Project. Ignorance on the part of the Contractor will in no way relieve contractor from responsibility.

SECTION 23. CONFLICTS. In the event of a conflict between any provision(s) of this main Agreement instrument and the terms and conditions of Exhibit A, or Exhibit B then this main Agreement instrument shall control. In the event of a conflict between Exhibit A and Exhibit B, Exhibit A shall control.

SECTION 24. ACCEPTANCE OF PROPOSAL. District' acceptance of the Proposal set forth in Exhibit B is expressly contingent upon the parties executing this Agreement instrument in full and with the understanding by all parties that Contractor is being ordered to perform the services set forth therein.

SECTION 25. MEDIATION. Any claims arising out of or related to this Agreement shall be subject to mediation. Meditation shall be a condition precedent to arbitration. The request may be made concurrently with the filing of a demand for arbitration but, in such event, mediation shall proceed in advance of arbitration, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in Ft. Lauderdale, Florida.

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IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

AVENIR COMMUNITY DEVELOPMENT DISTRICT

Print name: Jason Pierman
Secretary/Assistant Secretary

Print name: CHAIR
Chair/Vice-Chair

2 day of Aug., 2023

WITNESSES:

Ryan Renuis
[PRINT NAME OF WITNESS]

ROBERT KELLY
[PRINT NAME OF WITNESS]

CONTRACTOR:

BISON STEEL LLC., a Florida limited liability company

By: _____

Nathan Mikus, Owner

2nd day of August, 2023

EXHIBIT A

PROJECT SPECIFICATIONS

ABBREVIATIONS

ABV.	ABOVE
ACOUS.	ACOUSTICAL
ADJ.	ADJUSTABLE
AL.	ALUMINUM
APPROX.	APPROXIMATE
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BOT.	BOTTOM
CAB.	CABINET
CER.	CERAMIC
C.I.	CAST IRON
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONT.	CONTINUOUS
CTSK.	COUNTERSUNK
DECOR.	DECORATIVE
DET.	DETAIL
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
D.S.	DOWN SPOUT
DWG.	DRAWING
EA.	EACH
EL.	ELEVATION
ELEV.	ELEVATOR
ELEC.	ELECTRICAL
EQ.	EQUAL
EXH.	EXHAUST
EXP.	EXPANSION
EXT.	EXTERIOR
EXIST.	EXISTING
F.F.	FINISH FLOOR
FLASH.	FLASHING
FLUOR.	FLUORESCENT
FT.	FOOT/FEET
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
GL.	GLASS
GR.	GRADE
GYP.	GYPSUM
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HDWD.	HARDWOOD
HDWE.	HARDWARE
HGT.	HEIGHT
HORIZ.	HORIZONTAL
I.D.	INSIDE DIAMETER
INCAND.	INCANDESCENT
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
LAM.	LAMINATE
LAV.	LAVATORY
LOC.	LOCATION
MAX.	MAXIMUM
MECH.	MECHANICAL
MET.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTD.	MOUNTED
MUL.	MULLION
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.A.	OVERALL
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFF.	OFFICE
OPNG.	OPENING
OPP.	OPPOSITE
PL.	PLATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PR.	PAIR
PRCST.	PRECAST
P.T.	PRESSURE TREATED
PTN.	PARTITION
Q.T.	QUARRY TILE
RAD.	RADIUS
REINF.	REINFORCE
REQ.	REQUIRED
RM.	ROOM
R.O.	ROUGH OPENING
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.C.	SOLID CORE
SCHED.	SCHEDULE
SHT.	SHEET
SIM.	SIMILAR
SQ.	SQUARE
SST.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
T.C.	TOP OF CURB
TEL.	TELEPHONE
T&G	TONGUE AND GROOVE
THK.	THICK
T.O.C.	TOP OF CHIMNEY
T.O.FR.	TOP OF FRAMING
T.O.L.	TOP OF LEDGER
T.O.P.	TOP OF PLATE
T.O.PL.	TOP OF PLATE
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
VEST.	VESTIBULE
V.G.D.F.	VERTICAL GRAIN
W/	WITH
W/O	WITHOUT
W.C.	WATER CLOSET
WD.	WOOD
WDW.	WINDOW
W.H.	WATER HEATER
WSCT.	WAINSCOT
WT.	WEIGHT
SYMB.	SYMBOLS
&	AND
∠	ANGLE
@	AT
Ø	CENTER LINE DIAMETER OR ROUND
#	POUND OR NUMBER

COCONUT BLVD. ENTRY FEATURE

ARTIST RENDERING. DETAILS CONTAINED IN THESE DOCUMENTS SHALL GOVERN

DESIGN PARAMETERS

BUILDING CLASSIFICATION:

FBC 2020 CHAPTER 3, UTILITY AND MISCELLANEOUS GROUP U OCCUPANCY

CONSTRUCTION TYPE:

FBC2020 CHAPTER 6, TABLE 601

V-B

TABLE 504.3a: ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE:

40'-0", NON-SPRINKLED

TABLE 504.4: ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE:

1-STORIES, NON-SPRINKLED

TABLE 506.2: ALLOWABLE AREA FACTOR:

5,500, NON-SPRINKLED

CODE EDITIONS:
FLORIDA BUILDING CODE (FBC) 2020
NATIONAL ELECTRICAL CODE (NEC) 2017

WIND LOADS AS PER FBC 2017 EDITION
AND ANSI/ASCE 7-10

SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL DESIGN PARAMETERS.

PROJECT TEAM

ARCHITECT:
RANDALL STOFFT ARCHITECTS
42 NORTH SWINTON AVE., SUITE 1
DELRAY BEACH, FL. 33444
561-243-0799 (T)
CONTACT: DON DURANTE
EMAIL: don@stofft.com

STRUCTURAL ENGINEER
PROJECT CLASSIC, LLC.
7318 TEXAS TRAIL
BOCA RATON, FL. 33487
561-544-7397 (T), 561-685-5438 (F)
CONTACT: FARID ABUGATTAS, P.E.
EMAIL: farid@projectclassic.com

MEP ENGINEER
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CONSTRUCTION NOTES, SPECIFICATIONS AND GENERAL REQUIREMENTS

ARCHITECT'S STATUS:

A. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND HE OR SHE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE OR HAVE CONTROL OR CHARGE OVER THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.

CODES:

A. ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT, INCLUDING ALL APPLICABLE STATE, CITY AND COUNTY BUILDING, ZONING, ELECTRICAL, PLUMBING, FIRE SAFETY AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS AND BRING ANY DISCREPANCY BETWEEN THE CODES AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT.

THE PROJECT WAS DESIGNED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-14 EDITION), (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) AISC ASD/13th EDITION, BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530-13/TMS 402-16), BUILDING CODE REQUIREMENTS AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (ANSI/AF&PA NDS-2018).

B. THESE PLANS AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODES IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.

PERMITS:

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING AND TRADE PERMITS AND FOR THEIR RESPECTIVE COSTS

JOB CONDITIONS:

A. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTAL OF BID AND / OR CONTRACT NEGOTIATIONS. AND HE SHALL VERIFY EXISTING CONDITIONS WITH THE CONSTRUCTION DOCUMENTS. DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION IN WRITING FOR CLARIFICATION. BIDS SHALL NOT BE SUBMITTED OR CONSTRUCTION CONTRACTS NEGOTIATED BY THE CONTRACTOR PRIOR TO CLARIFICATION OF THE INTENT OF THE CONSTRUCTION DOCUMENTS WHERE SUCH INTENT IS IN DOUBT. BACK CHARGES WILL NOT BE ACCEPTED.

B. DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER SCALE AND GRAPHICS. DO NOT SCALE DRAWINGS.

C. IF WORK IS BEING PERFORMED IN AN EXISTING BUILDING AND / OR AS AN ADDITION OR ALTERATION(S) TO AN EXISTING BUILDING, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS WITH REFERENCE TO ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION IN WRITING PRIOR TO THE SUBMISSION OF BIDS OR CONTRACT NEGOTIATIONS. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE WORK BY TRADES, SUPPLIERS, SUBCONTRACTORS AND OTHER PROVIDERS TO INSURE THAT THE WORK, WHEN COMPLETED WILL BE IN ACCORDANCE WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS.

D. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL AND NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.

WORK NECESSARY TO COMPLETE CONSTRUCTION:

A. IT IS THE PURPOSE OF THESE PLANS AND SPECIFICATIONS TO DESCRIBE A COMPLETE AND FINISHED PROJECT OTHER THAN ITEMS MARKED "N.I.C" (NOT IN CONTRACT)

CLEAN UP / REPAIR:

A. THE CONTRACTOR SHALL MAINTAIN THE PREMISE CLEAN AND FREE OF ALL TRASH, DEBRIS, AND WEEDS. PROTECT SURFACES FROM DAMAGE. SOILING, PAINT OVER-SPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.

B. THE CONTRACTOR SHALL REPAIR AND / OR REPLACE ALL ITEMS DAMAGED BY THE PROCESS OF CONSTRUCTION AND SHALL FINISH ALL PATCHWORKS AND REPAIRS TO MATCH ADJACENT AREAS AND SURFACES.

CLIMATE & GEOGRAPHIC DESIGN CRITERIA:

A. PER 2020 FBC-RESIDENTIAL, TABLE R301.2(1), "SUBJECT TO DAMAGE FROM WEATHERING IS CLASSIFIED AS **"NEGLIGIBLE"**, TERMITE DAMAGE IS CLASSIFIED AS **"VERY HEAVY."** SEE ADDITIONAL NOTES UNDER EARTHWORK.

EARTH WORK:

A. PERFORM ALL WORK IN CONFORMANCE WITH THE FINAL SOILS, COMPACTION AND GEOLOGICAL REPORTS.

B. FOUNDATIONS SHALL BE MONOLITHIC OR SPREAD FOOTINGS BASED ON A SOIL BEARING CAPACITY OF 2000 PSF. FINAL WRITTEN VERIFICATION SHALL BE SENT TO THE OWNER AND ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

C. AFTER STANDARD CLEANING AND GRUBBING HAS BEEN COMPLETED AND APPROVED, APPLY VIBRATORY COMPACTOR WITH A MINIMUM OF FOUR PASSES.

D. SOIL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR (ASTM D1557). TO A DISTANCE OF 5 FEET BEYOND ALL BUILDING EDGES. AT LEAST ONE FIELD DENSITY TEST SHALL BE PERFORMED FOR EACH 2500 SQUARE FEET OF AREA. DENSITY TESTS HAVE TO BE MADE 12 INCHES BELOW THE COMPACTED SURFACES. RESULTS OF PROCTOR TEST(S) AND FIELD DENSITY TEST(S) SHALL BE FURNISHED TO THE ARCHITECT/ENGINEER.

E. FILL SHALL BE CLEAN, WELL GRADED SAND, CLASSIFICATION SW PER ASTM D2487-69 (75) WITH LESS THAN 12% PASSING 200 SIEVE. FILL MATERIAL SHALL BE PLACED IN LIFTS OF NOT MORE THAN 12" AND COMPACTED AS ABOVE.

F. TERMITE PROTECTION SHALL BE IN ACCORDANCE WITH SECTION 1816 OF THE FL BUILDING CODE 2020.

CONCRETE:

A. GENERAL: ALL CONCRETE WORK SHALL CONFORM TO ALL RECOMMENDATIONS AND REQUIREMENTS OF ACI 318-14.

B. PORTLAND CEMENT: ASTM C-150 TYPES I OR II. LOW ALKALI, SILL TESTED AND CERTIFIED. USE TYPE V CEMENT FOR SOIL CONTAINING SULFATE CONCENTRATIONS OF MORE THAN 0.2 PERCENT.

C. WATER: FROM DOMESTIC SOURCES, CLEAN, POTABLE, AND FREE FROM ALL ORGANIC OR OTHER DELETERIOUS MATERIALS.

D. AGGREGATES: ASTM C-33 FOR SLABS ON GRADE.

E. SAND: ASTM C-33 FOR SLABS ON GRADE.

F. FOUNDATIONS: INSTALL AS INCLUDED IN THESE DWG'S. OR AS AMENDED BY THE FINAL SOILS REPORT.

G. VAPOR BARRIER: BENEATH SLABS TO BE 6 MIL. POLYETHYLENE.

H. CONCRETE SHALL BE READY MIX & HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS - EXCEPTION PILINGS SHALL BE 5,000 PSI. ALL CONCRETE WORK SHALL COMPLY W/ THE REQUIREMENTS OF THE ACI BUILDING CODE (ACI 318-14) THE ACI DETAILING MANUAL (ACI 315/LATEST EDITION), AND THE SPECS. FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301/LATEST EDITION). CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS REQUIRED BY THE LATEST ACI SPECIFICATIONS. WELDED WIRE FABRIC SHALL COMPLY WITH ASTM A-185, UNLESS OTHERWISE SPECIFIED. PLACE FABRIC 2" CLEAR FROM TOP OF THE SLAB IN SLAB ON GRADE LAP ALL WWF A MINIMUM OF 6 INCHES U.N.O. ALL REINFORCING STEEL SHALL BE MANUF. FROM HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM DESIGNATION A-615 GRADE 60. LAP ALL BARS MINIMUM 48 DIA. U.N.O. ON DRAWINGS. ALL HOOKS SHOWN IN REINFORCEMENT SHALL BE ACI RECOMMENDED HOOKS U.N.O.

REINFORCING STEEL:

A. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE, EXCEPT WHERE MORE EXACTING REQUIREMENTS ARE SPECIFIED IN THE CONTRACT DOCUMENTS.

B. MINIMUM CONCRETE COVERAGE OF REINFORCING STEEL.
* SLAB ON VAPOR BARRIER 2" (ELEVATED 1 ½")
* BEAMS AND COLUMNS 1 1/2 "
* FORMED CONCRETE BELOW GRADE 2"
* UNFORMED BELOW GRADE 3"
* FOOTING 3"CLEAR AT BOTTOM & SIDES 2"CLEAR OF TOP
* WALLS 2" CLEAR OUTSIDE FACE, 1 1/2" CLEAR INSIDE
* SLABS 3/4" CLEAR AT TOP (INTERIOR), 1 ½" CLEAR AT TOP (EXTERIOR)
* BEAMS 1 1/2" CLEAR TO STIRRUPS
* COLUMNS 1 1/2" CLEAR TO TIES

C. REINFORCING MESH: ON-GRADE BUILDING SLABS SHALL BE AC-13-15 ELECTRICALLY WELDED WIRE FABRIC, SIZES AND GAUGES AS SHOWN ON THE DRAWINGS.

D. GENERAL BEAM NOTES:
1) SCHEDULE HOOPS OR STIRRUPS SHALL BE PLACED AT EACH END OF BEAM U.N.O.
2) BUNDLE ALL STR. BEAM TOP BARS IN PAIRS OVER SUPPORT W/ TOP BARS FROM ADJ. BEAMS.
3) ALL TIE BEAM REINFORCING SHALL EXTEND INTO SPAN OF ANY ADJ. STR. BEAM PER STANDARD ASTM BENDING DIAGRAM.
4) TIE BEAM DEPTHS ARE MIN. AND MAY BE INCREASED (8" MAX.) TO FIT BLOCK WORK AND WINDOW AND DOOR HEADS.
5) DROP BOTTOM OF TIE BEAMS, AS REQUIRED, AT WINDOW & DOOR HEADS (28" MAX. BEAM DEPTH) & ADD 2 #5 BOTTOM, 8" DROP EXCEEDS 8" U.N.O. ON PLANS.
6) ALL ADDED LONGITUDINAL BEAM REINFORCING SHALL EXTEND 8" MIN. INTO SUPPORT U.N.O.

TRUSSES:

A. THE TRUSS LAYOUT SHOWN ON CONSTRUCTION DOCUMENTS IS SCHEMATIC IN NATURE. HOWEVER, THE SUPPORTING SUPERSTRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THAT THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL THE FINAL TRUSS MFG. LAYOUT. THIS FRAMING SCHEME (DIRECTION OF TRUSSES, MAJOR G.T. BEARING POINTS, ETC.) CAN BE MODIFIED ONLY AFTER OBTAINING PERMISSION FROM THE PRIME PROFESSIONAL OF RECORD WHO MUST REVIEW PROPOSED CHANGES AND MAKE STRUCTURAL REVISIONS ACCORDINGLY. FINAL SIGNED AND SEALED ENGINEERING TRUSS DRAWINGS MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO POURING OF FOUNDATION.

B. WOOD ROOF TRUSSES ARE TO BE DESIGNED FOR THE WOOD FABRICATOR BY A PROFESSIONAL SPECIALTY ENGINEER REGISTERED IN THE STATE OF FLORIDA. TRUSS FABRICATOR TO PROVIDE PRE-FABRICATED HANGERS AS REQUIRED.

C. DESIGN, FABRICATION, AND INSTALLATION OF WOOD TRUSSES AND SHEET METAL CONNECTORS SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS.

D. DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD ROOF TRUSSES PER TPI 1-2014; DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED PARALLEL CHORD TRUSSES PER PCT 80; HANDLING, INSTALLATING, RESTRAINING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES PER BCSI 2013 EDITION

CONCRETE UNIT MASONRY:

A. THIS PROJECT IS DESIGNED AS ENGINEERED UNIT MASONRY. STRUCTURAL DESIGN SHALL BE IN ACCORDANCE WITH ACI 530-13/ASCE 5-13/TMS 402-16, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND THE COMMENTARY ON BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES.

B. REINFORCING STEEL: LAP REINFORCING NOT LESS THAN 48 BAR DIAMETERS AT SPLICES IN WALL REINFORCING. LAP HORIZONTAL REINFORCING A MINIMUM OF 18" AROUND CORNERS. HORIZONTAL BARS SHALL BE TIED TO VERTICAL BARS AS THE WORK PROGRESSES AND SHALL BE EMBEDDED IN GROUT. PLACING OF HORIZONTAL REINFORCING IN JOINTS OR MORTAR WILL NOT BE PERMITTED EXCEPT FOR WIRE JOINT REINFORCING.

C. FOUNDATION DOWELS: SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL TO 6 VERTICAL TO ALIGN WITH BLOCK CORE.

D. CLEAN OUT OPENINGS SHALL BE PROVIDED AT BOTTOM OF GROUTED CELLS. SEAL AFTER CLEANING AND INSPECTION.

E. MASONRY UNITS SHALL BE ASTM C-90 TYPE I WITH MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI ON NET AREA OF INDIVIDUAL UNITS. ALL CMU SHALL BE LAID IN A FULL BED OF MORTAR IN RUNNING BOND U.N.O. ALL REINFORCING STEEL SHALL BE MANUFACTURED FROM HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM DESIGNATION A-615 GRADE 60.

F. ALL MORTAR SHALL BE TYPE S IN ACCORDANCE WITH ASTM SPECIFICATION C-270 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI AT 28 DAYS. NO TESTING FOR MORTAR STRENGTH IS REQUIRED FOR THIS PROJECT

G. GROUT SHALL BE A HIGH SLUMP MIX (8"-11") IN ACCORDANCE WITH ASTM SPECIFICATION C-476 HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI. NO TESTING FOR GROUT STRENGTH IS REQUIRED FOR THIS PROJECT.

H. PROVIDE 9 GAUGE HORIZONTAL JOINT REINFORCEMENT (LADDER TYPE ONLY) AT EVERY SECOND COURSE FOR ALL EXTERIOR WALLS.

I. ALL CONCRETE MASONRY BEARING AND SHEAR WALLS MUST BE INSPECTED BY A QUALIFIED ENGINEER JUST PRIOR TO POURING OF THE FOUNDATION, 1ST & 2ND FLOOR TIE BEAMS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "SPECIFICATION FOR THE DESIGN AND CONSTRUCTION OF LOAD BEARING CONCRETE MASONRY" PUBLISHED BY THE NATIONAL CONCRETE MASONRY ASSOCIATION.

STRUCTURAL STEEL:

A. WORKMANSHIP: WORK SHALL COMPLY WITH A.I.S.C. LRFD 15TH EDITION, UNLESS MORE EXACTING REQUIREMENTS ARE SPECIFIED IN THE CONTRACT DOCUMENTS.

B. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST AISC CODE. STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATION A36. ALL STEEL TUBING & PIPE SHALL CONFORM TO ASTM SPECIFICATION A-500 GRADE B (FY=46KSI). ALL STEEL TO HAVE A SHOP COAT OF RUST INHIBITIVE PAINT. ALL SHOP AND FIELD WELDING SHALL BE PERFORMED BY WELDERS QUALIFIED, AS DESCRIBED IN "AMERICAN WELDING SOCIETY'S STANDARD QUALIFICATION PROCEDURE" (ASW D1.1), TO PERFORM THE TYPE OF WORK REQUIRED. ALL STEEL WELDING RODS SHALL BE E70XX ELECTRODES.

ROUGH CARPENTRY:

A. ALL BEAMS INSTALLED WITH CROWN UP UNLESS OTHERWISE NOTED. CANTILEVERED BEAMS SHALL BE INSTALLED WITH CROWN DOWN.

B. 3" MINIMUM BEARING BY BEAMS AND GIRDERS ON MASONRY OR CONCRETE.

C. PROVIDE 4"X4" POSTS OR (2) 2"X4" STUDS MINIMUM UNDER ALL BEAMS AND HEADERS UNLESS OTHERWISE NOTED.

D. ALL SUB-SILLS, OVER 6'-0" IN LENGTH SHALL BE DOUBLE 2"X4"s.

E. DOUBLE 2"X4"s, SPIKED TOGETHER w/ 16d'S @ 9" O/C STAGGERED MAY BE USED IN LIEU OF 4"X4" POSTS WHERE CONTAINED WITHIN WALLS UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS.

F. ALL LUMBER IN DIRECT CONTACT WITH STEEL OR CONCRETE SHALL BE PRESSURE TREATED, HAVE AN APPROVED SEPARATING MATERIAL OR HAVE A GALVANIZED ANCHOR SEAT.

G. BUILDING PAPER: FEDERAL SPECIFICATIONS UU-B-790, INSTALL UNDER ROOFING AND TRIM AND CAREFULLY APPLY SO AS TO FORM A WATERTIGHT MEMBRANE. EACH COURSE OF PAPER SHALL OVERLAP THE COURSE BENEATH IT 6" MINIMUM. WHERE PAPER MEETS ANY OPENING, THE PAPER SHALL BE CAREFULLY LAPPED OVER THE FRAME TO PREVENT THE PASSAGE OF WATER BEHIND THE FRAME. INSTALL SILKA KRAFT PAPER AT EXTERIOR DOORS AND WINDOW FRAMES.

H. ALL BEARING PARTITIONS SHALL BE SECURED TO ADJACENT PARTITIONS, AND SHALL HAVE AT LEAST A DOUBLE STUD POST AT ALL ENDS, CORNERS AND EACH SIDE OF ALL WINDOW AND DOOR OPENINGS.

I. ROOF SHEATHING: 19/32" THICK STANDARD PLYWOOD SHEATHING, EXTERIOR GLUE, C-D GRADE, 4 PLY, INDEX 24/0, APA GRADE TRADEMARKED, APPLY WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND STAGGER JOINTS

J. HANGERS, FRAMING ANCHORS AND FASTENERS: STAMPED AMD FABRICATED STEEL OF THE TYPE INDICATED, NAILS TO BE THOSE FURNISHED OR RECOMMENDED BY MANUFACTURER FOR THIS SPECIFIC USE. NAILS SHALL BE FULLY DRIVEN IN ALL HOLES IN THE ANCHOR, ALL HANGERS AND ANCHORS SHALL BE GALVANIZED.

K. DRAFTSTOPPING: IN FLOOR AND CEILING ASSEMBLIES NOT TO EXCEED 1,000 S/F. IN ATTICS FOR AREAS OVER 3,000 S/F

L. FIRE-BLOCKING: INSTALL IN CONCEALED SPACES BOTH VERTICAL AND HORIZONTAL, SUCH AS BUT NOT LIMITED TO, STUD WALLS, FURRED SPACES, SOFFITS, DROP CEILINGS, COVES, STAIR STRINGERS (TOP AND BOTTOM) OPENINGS FOR VENTS, PIPES, DUCTS, CHIMNEYS, FLOOR JOISTS OR TRUSSES.

SHOP DRAWINGS:

A. THE CONTRACTOR SHALL SUBMIT THREE COPIES OF ALL SHOP DRAWINGS, ALL FABRICATED ITEMS AND EQUIPMENT FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION AND COMMENCEMENT OF THE WORK.

B. CABINET SUPPLIER SHALL PROVIDE SHOP DRAWINGS.

C. WINDOW AND DOOR SUPPLIER SHALL PROVIDE SHOP DRAWINGS.

SECTION AND DETAILS

ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE U.N.O.

PLUMBING FIXTURES:

A. ALL SHOWER HEADS SHALL HAVE ANTI-SCALDING PROTECTION

TIMBER

A. STRUCTURAL TIMBER TO BE SOUTHERN PINE #2 (MIN.) STRESS GRADE LUMBER OR APPROVED EQUAL. THE MIN. ALLOWANCE PROPERTIES ARE AS FOLLOWS:
" FB = 1,150 PSI FV = 90 PSI E = 1,600,000 PSI AND PRESSURE TREATED FOR USE AGAINST CONCRETE AND MASONRY.

B. ALL TIMBER AND TIMBER CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS AND CODES AS SPECIFIED BELOW:
AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, TIMBER CONSTRUCTION MANUAL; NATIONAL FOREST PRODUCTS ASSOCIATION, NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION; AMERICAN PLYWOOD ASSOCIATION, PLYWOOD DESIGN SPECIFICATION; AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS; NATIONAL LUMBER MANUFACTURERS ASSOCIATION, NATIONAL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS.

C. ALL TIMBER CONNECTIONS ARE TO BE MADE USING PREFABRICATED CONNECTORS. TOE NAILING WILL NOT BE PERMITTED. SUBMIT MANUFACTURER'S DATE FOR APPROVAL. FASTENERS TO BE AS MANUFACTURED BY USP OR SIMPSON.

D. LUMBER USED FOR LOAD SUPPORTING SHALL HAVE GRADE MARKS COMPLYING WITH AND PROCEDURES AND AGENCIES APPROVED BY US PROCEDURE PS 20-94.

E. PLYWOOD: PRODUCT STANDARD PS-1-73 AND RULES FOR DFPA GRADE TRADEMARKS OF AMERICAN PLYWOOD ASSOCIATION.

F. MARKING: WOOD AND LUMBER SHALL BE MARKED WITH IT'S GRADE AND PLYWOOD WITH IT'S GRADE TRADEMARK IN ACCORDANCE WITH THE REFERENCED STANDARDS. A PIECE WITH DEFECTS SHALL NOT BE USED REGARDLESS OF GRADING.

G. EXTERIOR PLYWOOD SHEATHING SHALL BE GROUP I STANDARD (C-D) EXT-DFPA, (C-C) EXT-DFPA, STRUCTURAL I (C-D) EXT-DFPA OR STRUCTURAL I (C-C) EXT-DFPA.

DOORS AND WINDOWS:

A. PER FBC 408.3.2.1 DOOR OPENINGS BETWEEN THE GARAGE AND DWELLING TO BE SOLID CORE NOT LESS THAN 1⅜" THICK OR BE IN COMPLIANCE WITH FBC 716.5.3 WITH A FIRE PROTECTION RATING NOT LESS THAN 20 MINUTES. DOORS SHALL BE SELF CLOSING AND SELF LATCHING.

B. DOORS CONTAINING GLAZING MATERIAL NOT GREATER THAN 9 SQUARE FEET IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY I AND SHALL BE CAPABLE OF WITHSTANDING A 150 FOOT-POUND IMPACT TEST.

C. DOORS , BATH & SHOWER ENCLOSURES, AND SLIDING GLASS DOORS CONTAINING GLAZING MATERIAL GREATER THAN 9 SQUARE FEET IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY II AND SHALL BE CAPABLE OF WITHSTANDING A 400 FOOT-POUND IMPACT TEST

D. THE GLAZING IN SLIDING AND SWINGING DOORS AND IN SHOWER OR TUB ENCLOSURES, INCLUDING ANY GLAZING WITHIN 60 INCHES OF THE FINISHED FLOOR IN WALLS SURROUNDING TUB & SHOWER ENCLOSURES SHALL BE SAFETY GLAZED FOR CATEGORY II GLAZING PRODUCTS.

E. GLASS OR MIRRORS IMMEDIATELY SURROUNDING A BATHTUB OR SHOWER ENCLOSURE SHALL BE SAFETY GLAZING WHERE THE GLASS OR MIRRORS ARE LESS THAN 60" ABOVE THE FLOOR OF THE TUB OR SHOWER.

F. EGRESS WINDOWS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS. THEY SHALL PROVIDE A CLEAR OPENING OF NOT LESS 20" WIDE, 24" HIGH AND 5.7 SQUARE FEET MINIMUM AREA. THE BOTTOM OF OPENING SHALL NOT BE MORE THAN 44" ABOVE FLOOR AND LATCH AT 54" ABOVE FLOOR (MAX).

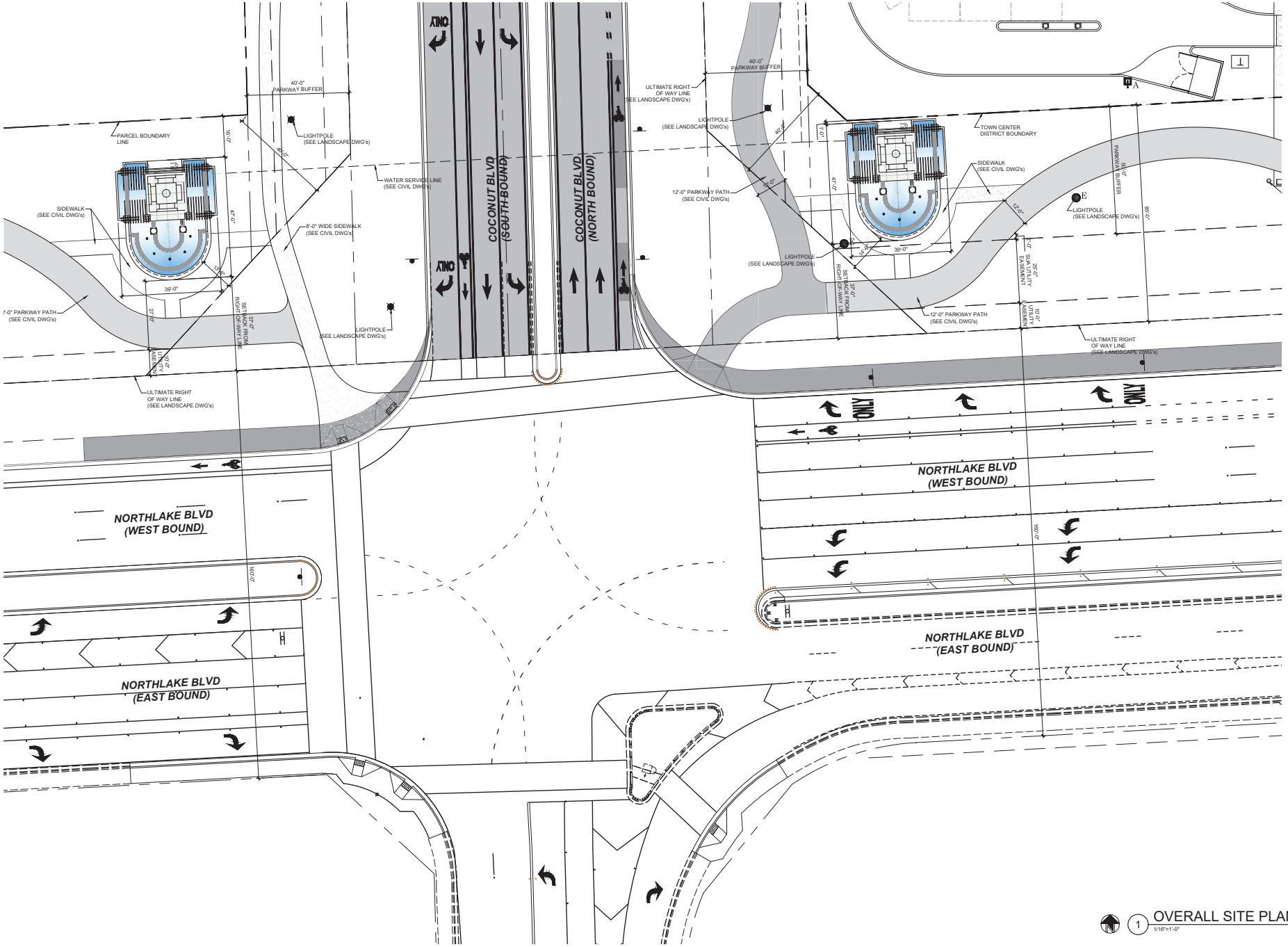
G. WINDOW UNITS SHALL DISP. LABELS SHOWING COMPLIANCE WITH THE FL ENERGY CODE.

H. ALL NEW SINGLE-FAMILY HOUSES, DUPLEXES, TRI-PLEXES, CONDOMINIUMS AND TOWNHOUSES SHALL PROVIDE AT LEAST ONE BATHROOM, LOCATED WITH MAX. POSSIBLE PRIVACY; WHERE BATHROOMS ARE PROVIDED ON HABITABLE GRADE LEVELS, WITH A DOOR THAT HAS A MIN. 29" CLEAR OPENING.

THERMAL MOISTURE PROTECTION:

A. INSULATION: INSULATION SHALL BE PROVIDED AND INSTALLED PER FBC 2020 ENERGY CONSERVATION CODE. PRESCRIPTIVE REQUIREMENTS INCLUDE:
MINIMUM OF R-30 CLG INSUL IN CLIMATE ZONE 1, R-38 CLG INSUL IN CLIMATE ZONE 2.
MASONRY WALLS A MINIMUM OF R-4 IN CLIMATE ZONE 1, R-6 IN CLIMATE ZONE 2.
FRAME WALLS A MINIMUM OF R-13 IN BOTH CLIMATE ZONE 1 & 2.
VERIFY REQUIRED INSULATION VALUES TO BE INSTALLED AGAINST FBC ENERGY CONSERVATION ENERGY CALCULATIONS AS SUBMITTED.

B. ROOF / TILE: TILE SHALL BE AS SHOWN ON DRAWINGS AND AS SELECTED BY ARCHITECT/DESIGNER. INSTALLATION SHALL BE PER MANUFACTURER'S RECOMMENDATIONS AND FLORIDA BUILDING CODE 2020. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL FURNISH A ROOFERS WRITTEN GUARANTEE COVERING WORKMANSHIP. MATERIAL MANUFACTURERS GU



1 OVERALL SITE PLAN
1/16"=1'-0"

PERMIT SET 08.23.22

REVISIONS	BY	DATE
1 PERMIT SETS ISSUED	DWD	08.26.22

AVENIR COCONUT BLVD.
ENTRY FEATURE
PALM BEACH GARDENS, FLORIDA

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A101

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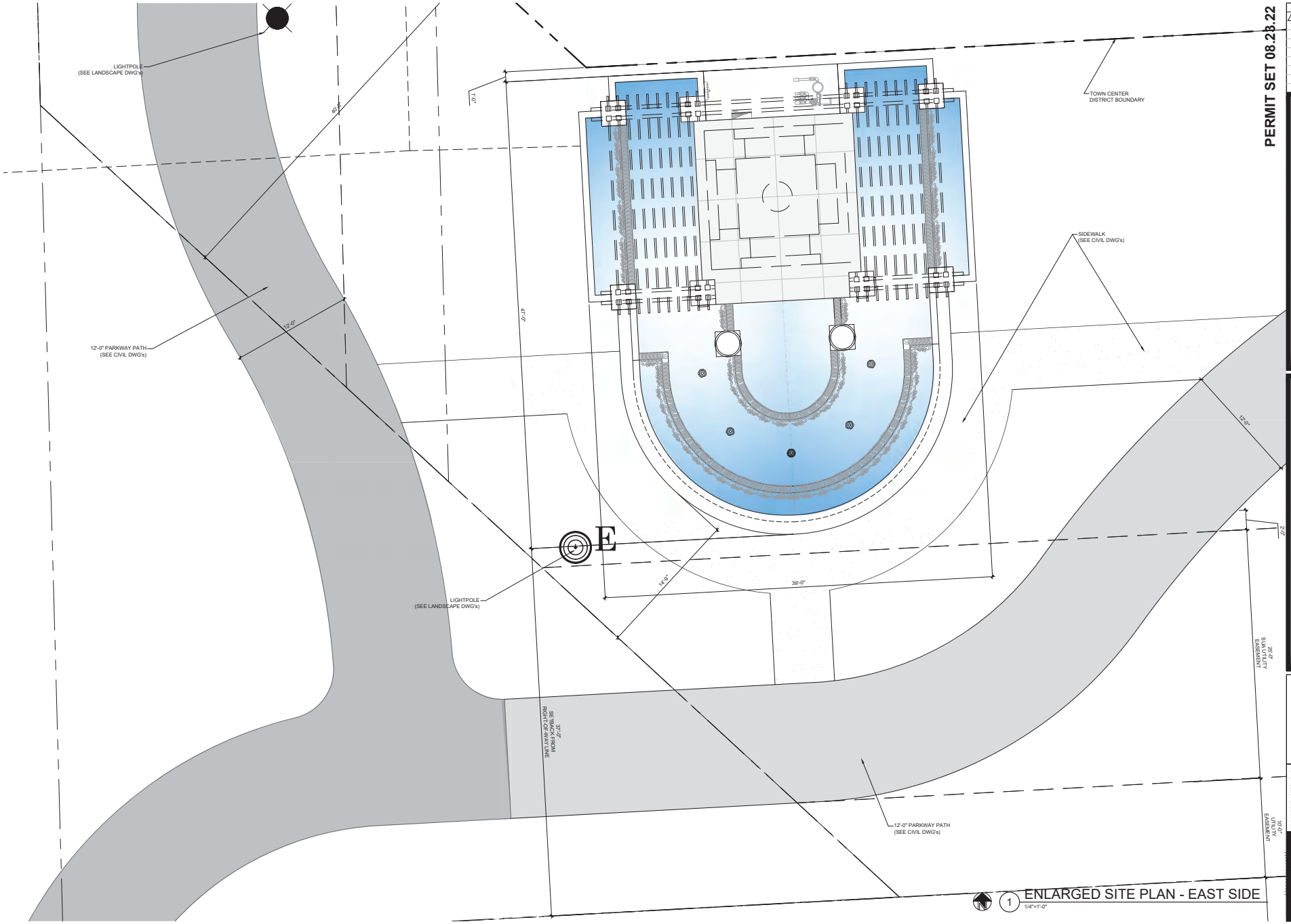

1 ENLARGED SITE PLAN - EAST SIDE
1/4"=1'-0"

PERMIT SET 08.28.22

REVISIONS	BY	DATE
1 PERMIT SETS ISSUED	DWO	08.28.22

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A102

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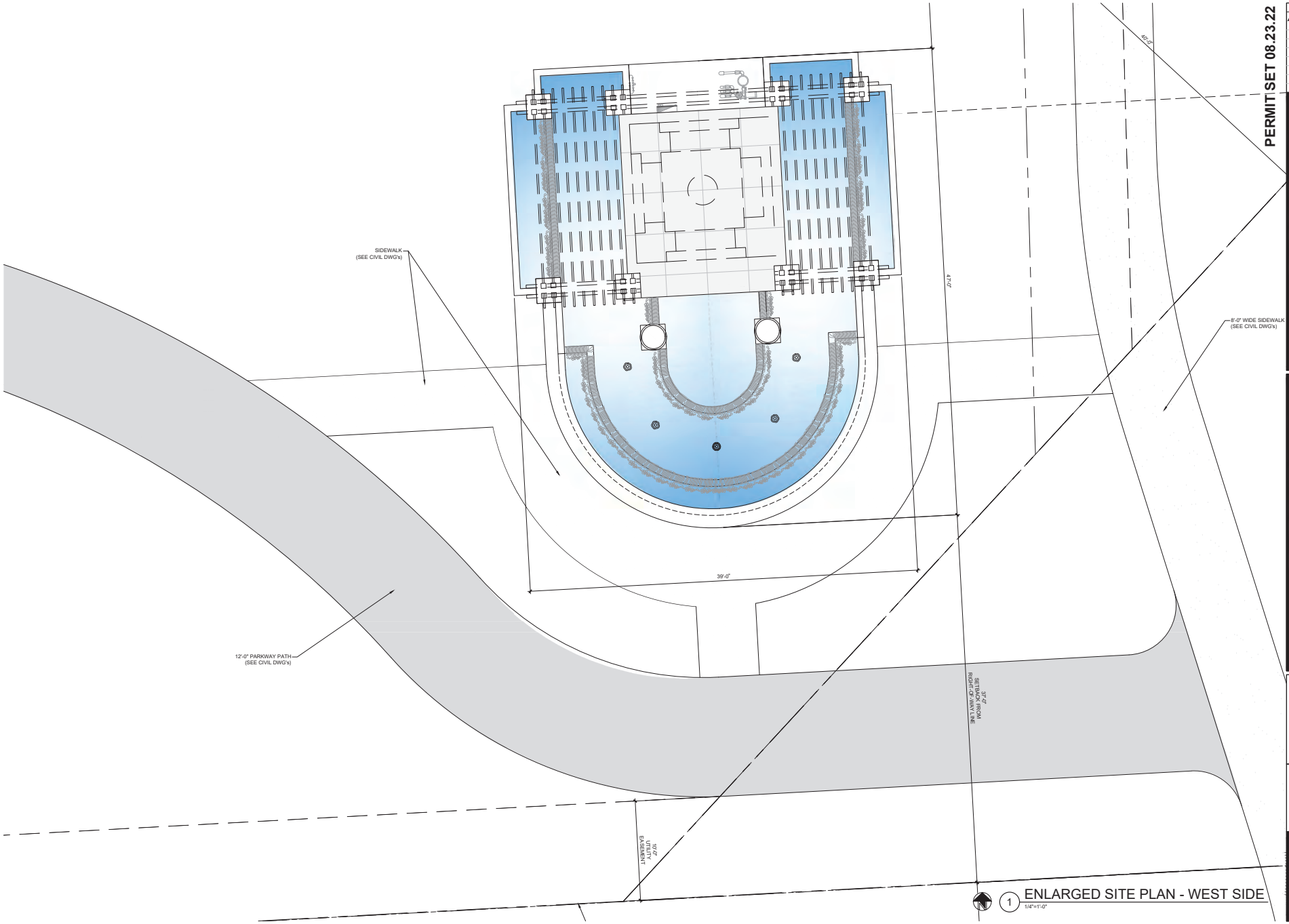

1 ENLARGED SITE PLAN - WEST SIDE
1/4"=1'-0"

PERMIT SET 08.23.22

REVISIONS	BY	DATE
1 PERMIT SETS ISSUED	DWD	08.26.22

AVENIR COCONUT BLVD.
ENTRY FEATURE
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A103

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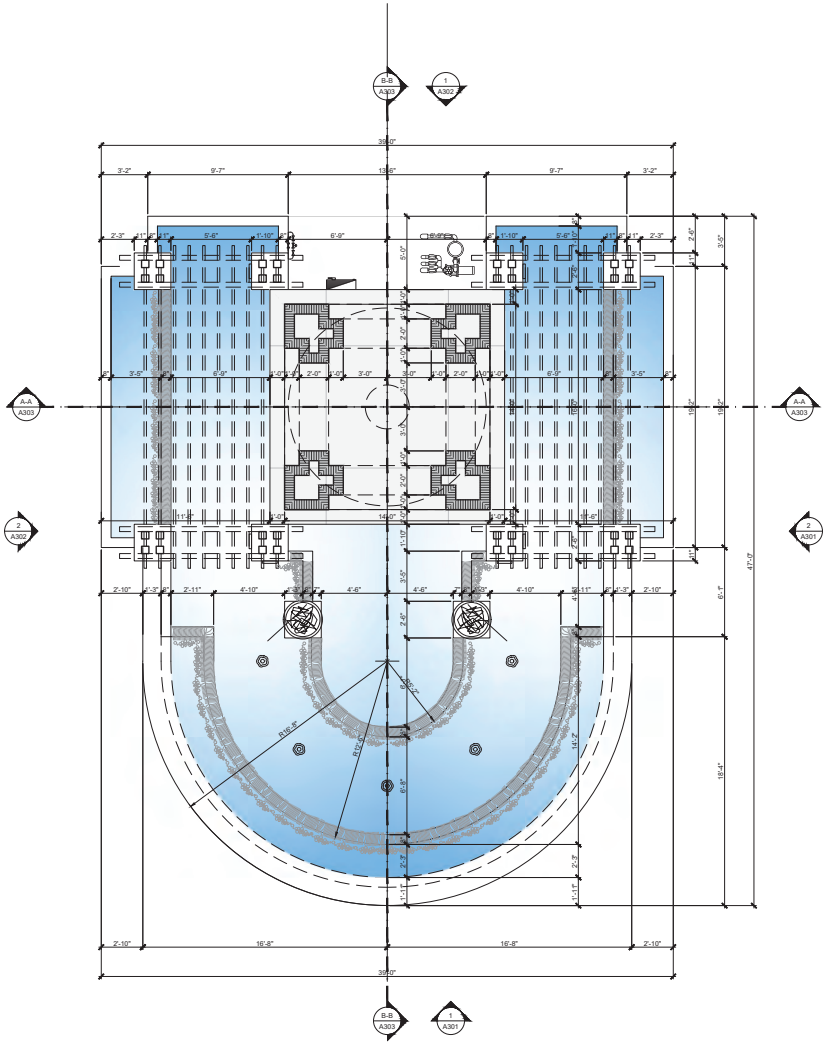

DIMENSION PLAN
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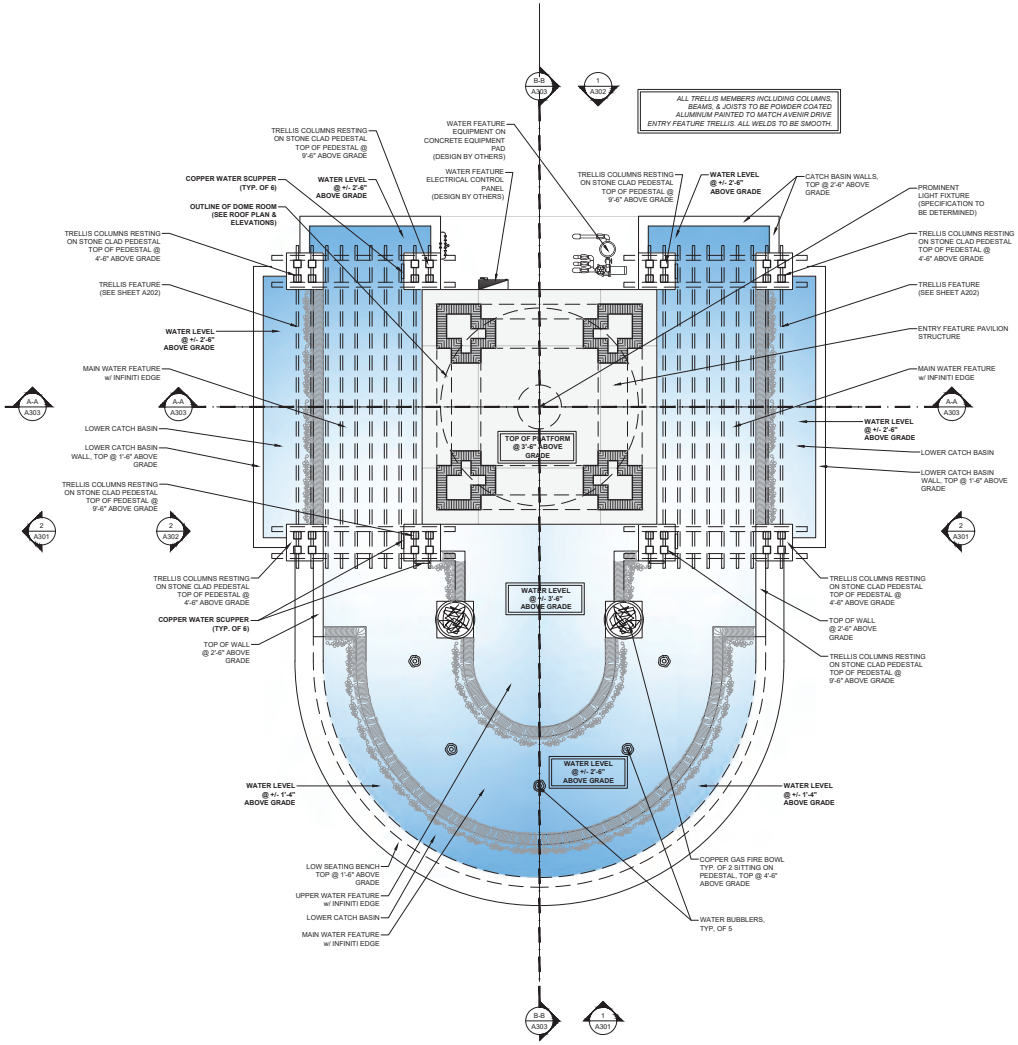

NOTE PLAN
1/4"=1'-0"

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1 PERMIT SETS ISSUED	DKO	08.26.22

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FL-00[illegible] FIRM-AA[illegible]

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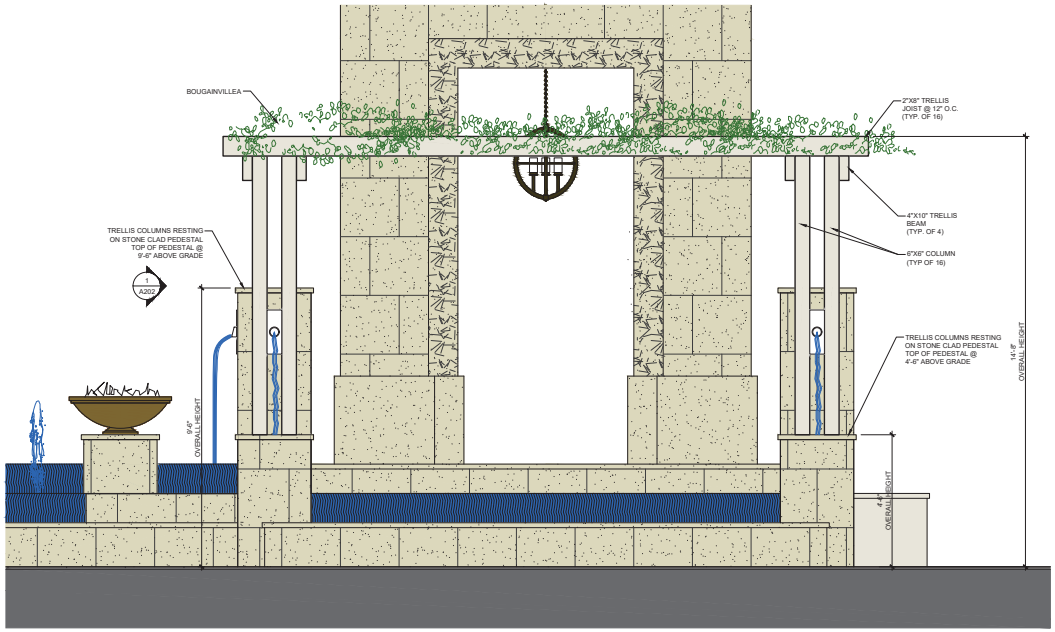
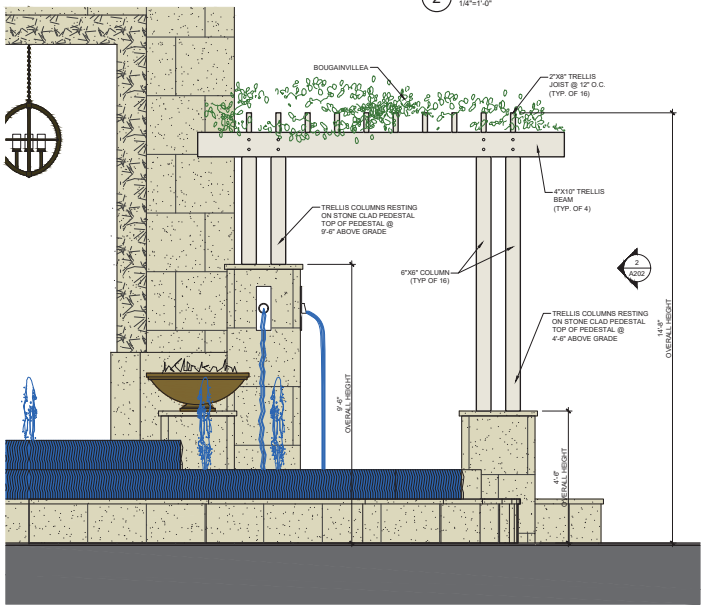
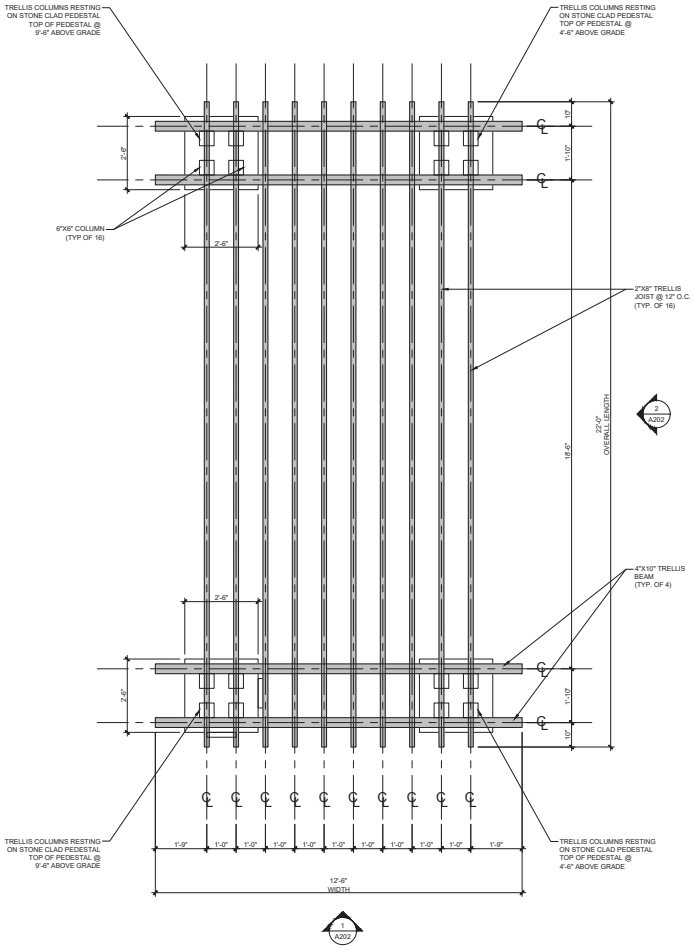
A201



2 TRELLIS SIDE ELEVATION
1/4"=1'-0"



1 TRELLIS FRONT ELEVATION
1/4"=1'-0"



TRELLIS PLAN
1/4"=1'-0"

PERMIT SET 08.23.22

REVISIONS	BY	DATE
1 PERMIT SETS ISSUED	DKO	08.26.22

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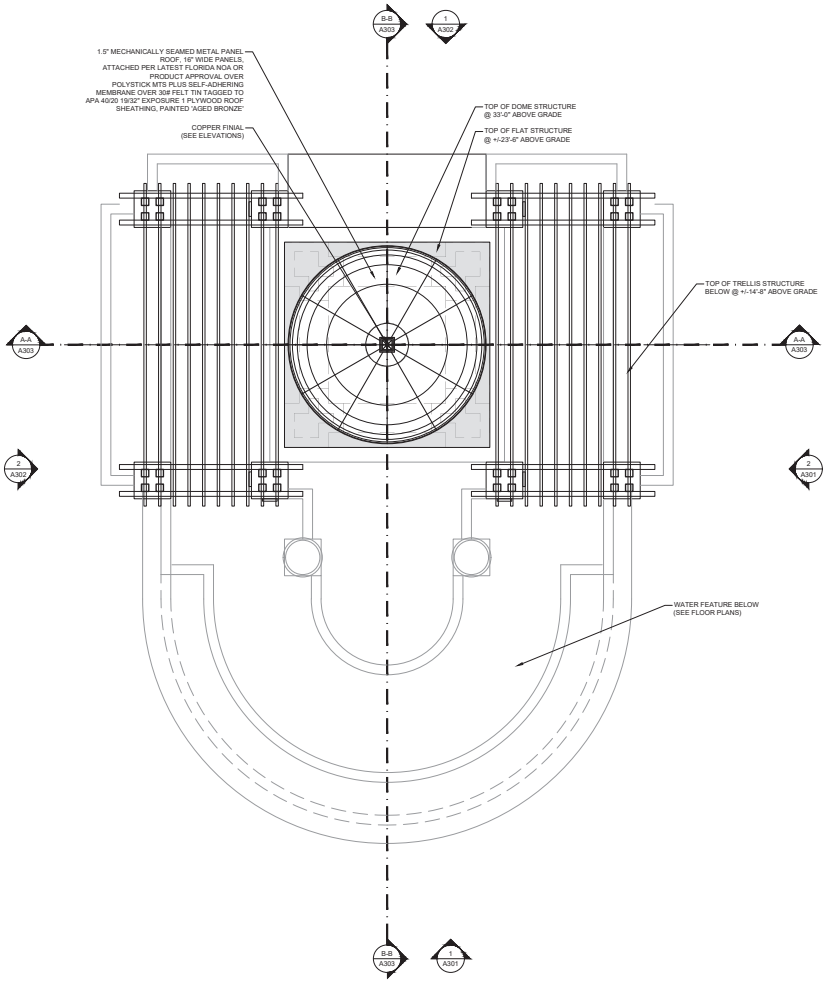
A202



1 ROOF PLAN
1/4"=1'-0"

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FL-00[illegible] FIRM-AA00379

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A210

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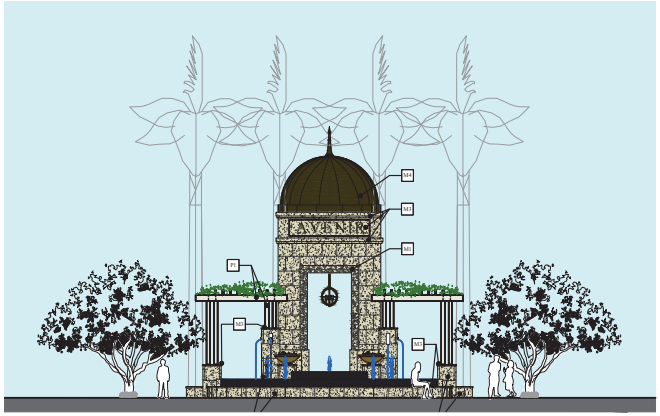
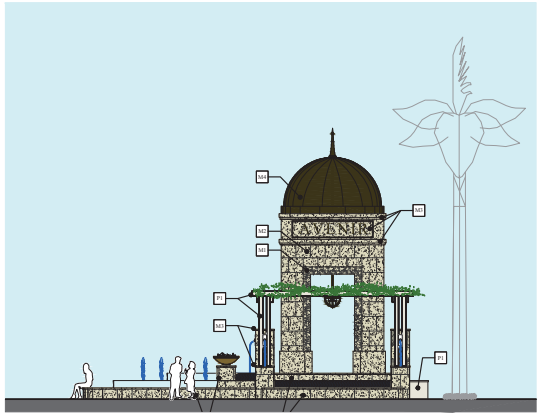
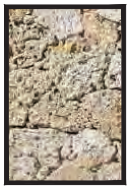


SOUTH SIDE ELEVATION
1/8" = 1'-0"



EAST SIDE ELEVATION
1/8" = 1'-0"



WALL CLADDING
FLORIDA 'OOLITE' STONE
NATURAL COLOR, HATCHET CUT
M1

WALL CLADDING
TREADS & RISERS
FLORIDA 'OOLITE' STONE
NATURAL COLOR, SAW CUT
M2

WALL BANDINGS
PRE-CAST STONE
LIMESTONE FINISH,
M3

PAINTED METAL ROOF
& ENGRAVED TEXT
AGED BRONZE
M4

PAINTED STUCCO &
PAINTED ALUMINUM
OC-141
'CHINA WHITE'
P1

PERMIT SET 08.23.22

REVISIONS	BY	DATE
1 PERMIT SETS ISSUED	DWD	08.23.22

AVENIR COCONUT BLVD.
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A300

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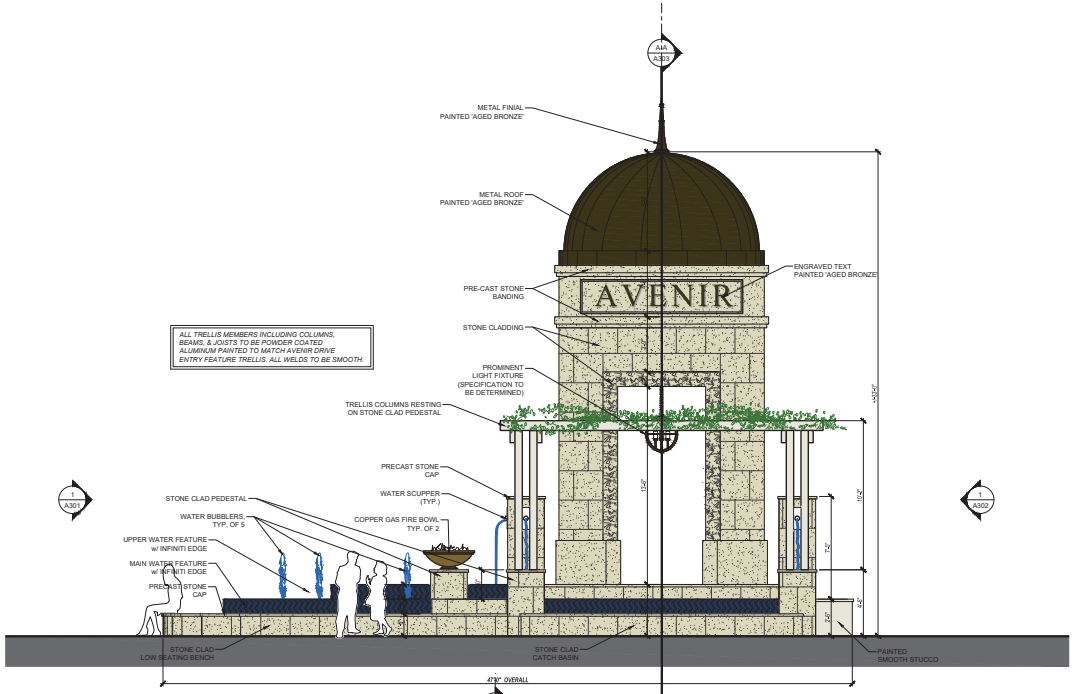
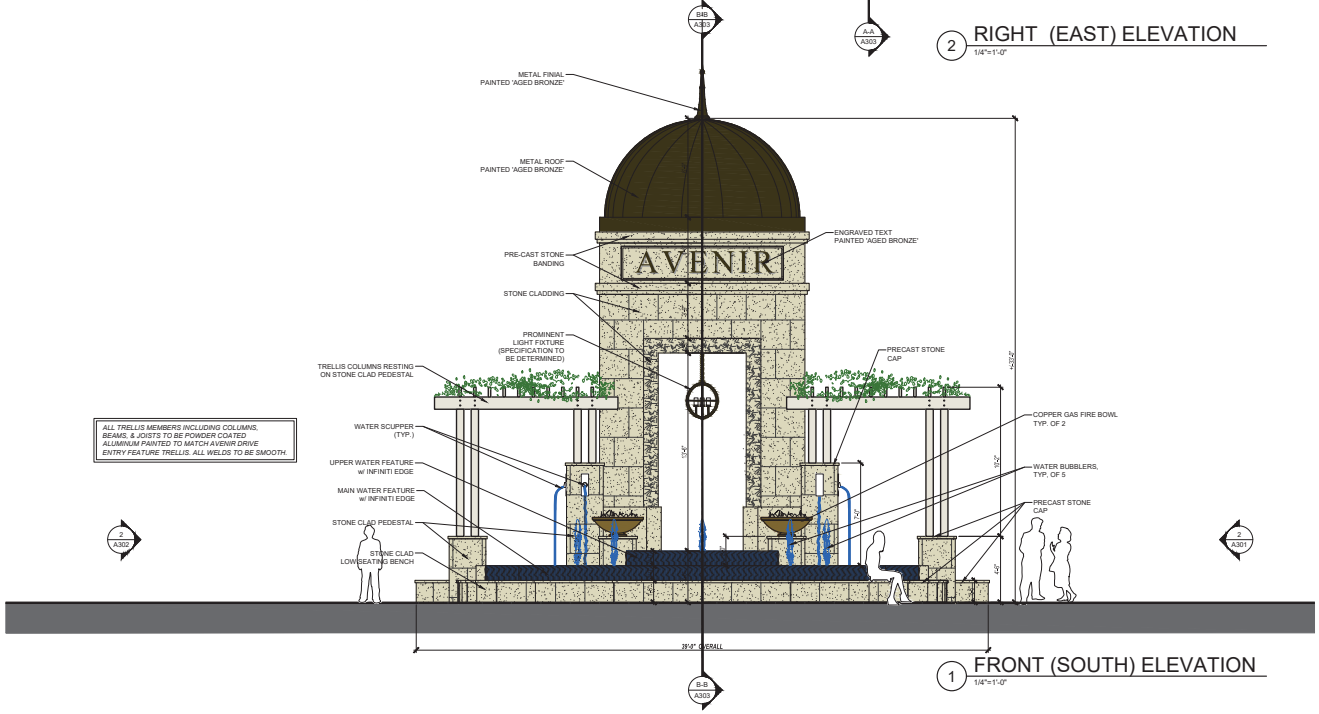


2 RIGHT (EAST) ELEVATION
1/4"=1'-0"



1 FRONT (SOUTH) ELEVATION
1/4"=1'-0"

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A301

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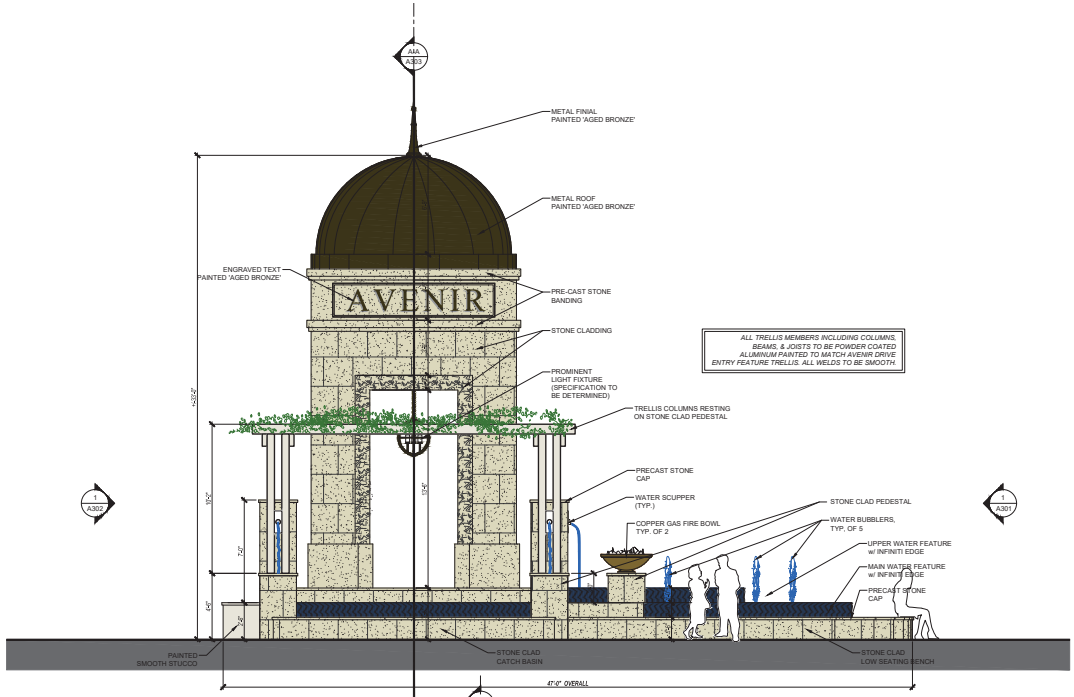
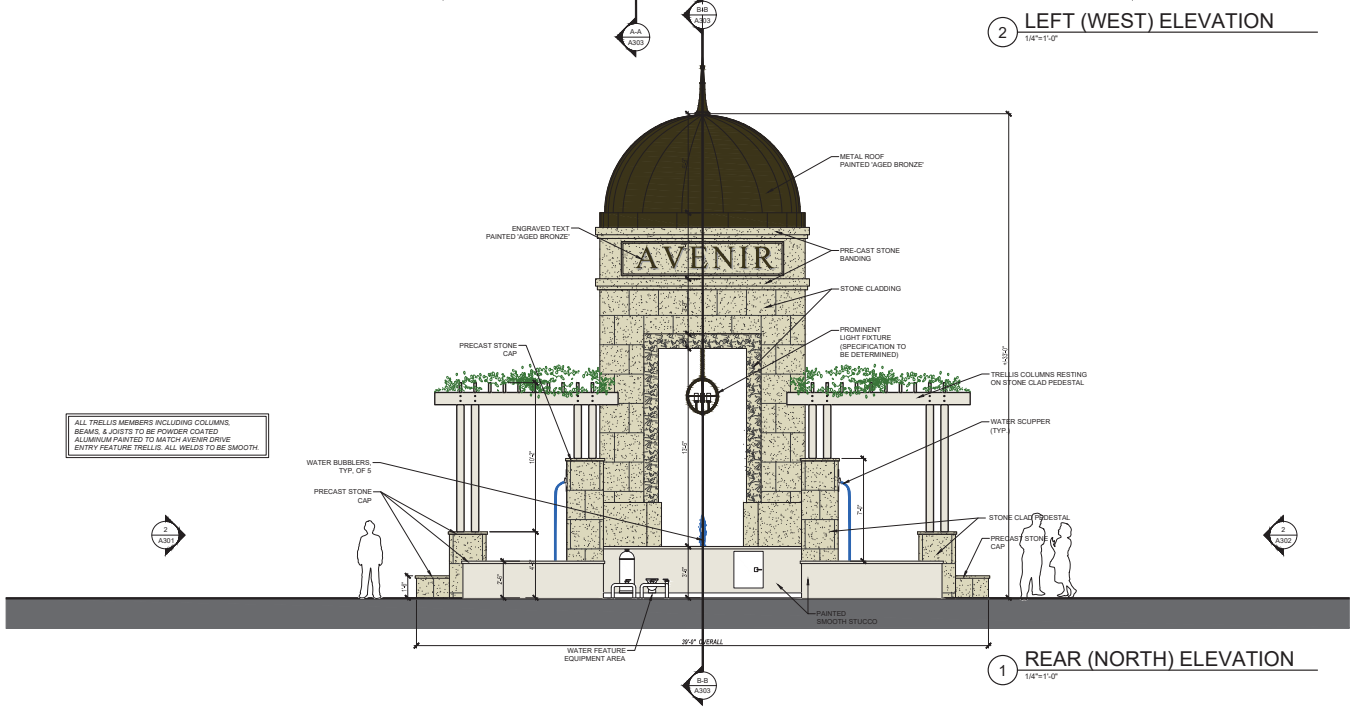


ALL TRELLIS MEMBERS INCLUDING COLUMNS, BEAMS, & JOISTS TO BE POWDER COATED ALUMINUM PAINTED TO MATCH AVENIR DRIVE ENTRY FEATURE TRELLIS. ALL WELDS TO BE SMOOTH.

2 LEFT (WEST) ELEVATION
1/4"=1'-0"



ALL TRELLIS MEMBERS INCLUDING COLUMNS, BEAMS, & JOISTS TO BE POWDER COATED ALUMINUM PAINTED TO MATCH AVENIR DRIVE ENTRY FEATURE TRELLIS. ALL WELDS TO BE SMOOTH.

1 REAR (NORTH) ELEVATION
1/4"=1'-0"

PERMIT SET 08.23.22

REVISIONS	BY	DATE
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A302

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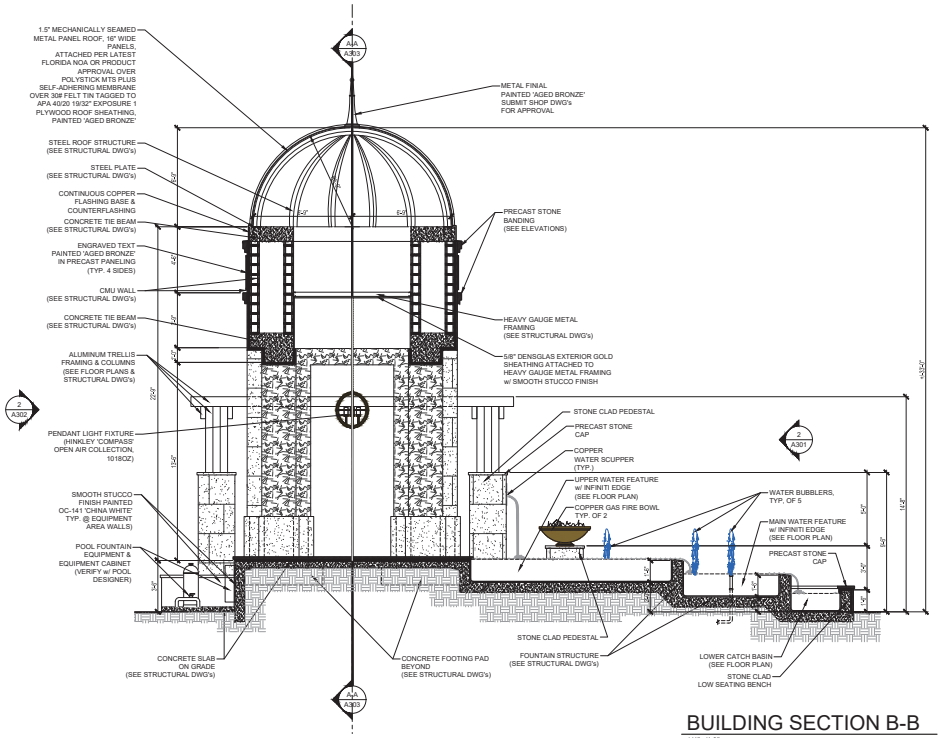

BUILDING SECTION B-B

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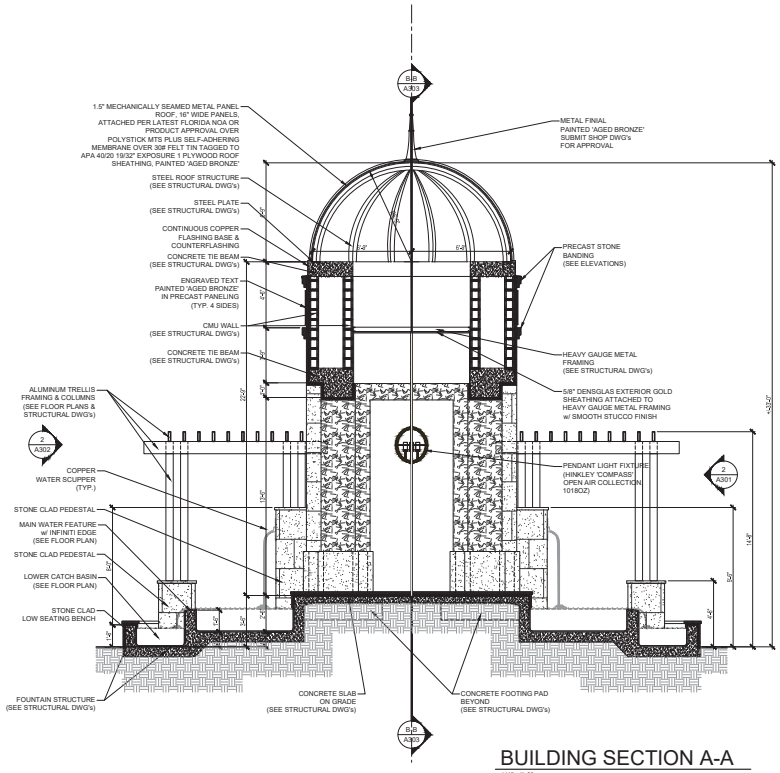

BUILDING SECTION A-A

1/4"=1'-0"

PERMIT SET 08.23.22

REVISIONS	BY	DATE
1 PERMIT SETS ISSUED	DKO	08.26.22

AVENIR COCONUT BLVD.

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A303

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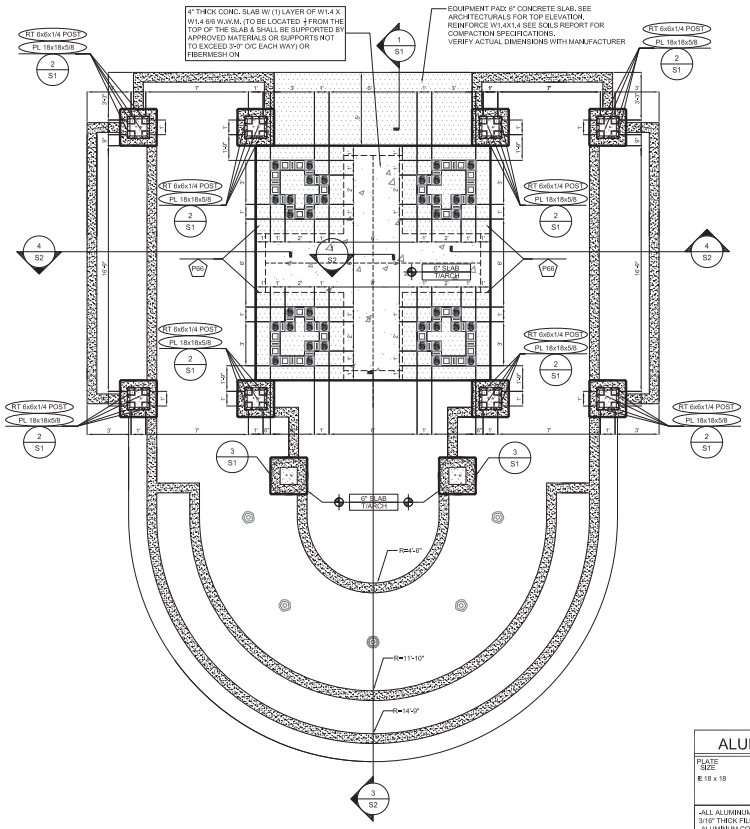


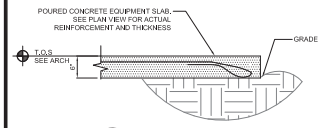
FOUNDATION AND FIRST FLOOR COLUMN PLAN

3/16"=1' 0' 4' 8' 12'

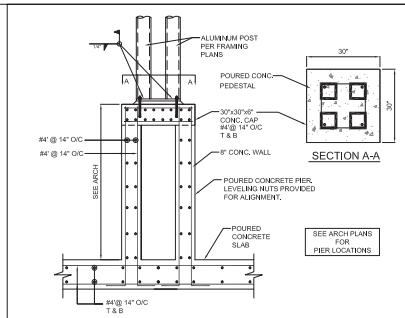
ALUMINUM PLATE SCHEDULE

PLATE SIZE	SUBSTRATE MATERIAL	ANCHORS
18 x 18	CONCRETE	(4) 3/4"x8" HEADED STUDS(SQUARE) CONNECTING COLUMN PLATE AND STEEL BEAM FLANGE

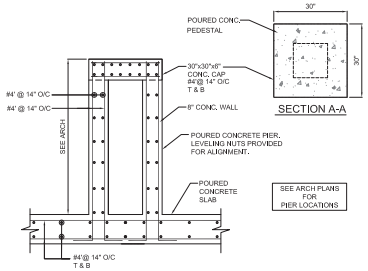
-ALL ALUMINUM COLUMN CONNECTIONS TO TOP AND BASE PLATES TO HAVE A 3/16" THICK FILLET WELD ALL AROUND
-ALUMINUM COLUMN THICKNESS MAY BE INCREASED IF AVAILABILITY OF MATERIALS REQUIRES IT (MAINTAIN OUTSIDE DIMENSIONS CONSTANT). NOTE: HEADED STUDS MAY BE SUBSTITUTED FOR EXPANSION BOLTS ONLY WHEN ATTACHING TO A FOOTING, GRADE BEAM OR PILE CAP.
-UNLESS SPECIFICALLY NOTED OTHERWISE ON A DETAIL OR PLAN VIEW, ALUMINUM COLUMN PLATE HEADED STUDS MAY BE SUBSTITUTED BY EQUAL DIAMETER AND LENGTH EXPANSION BOLTS.



1 S1 EQUIPMENT PAD
SCALE: 3/4" = 1'



2 S1 STEEL COLUMN TO CONCRETE PIER
SCALE: 1/2" = 1'



3 S1 STEEL COLUMN TO CONCRETE PIER
SCALE: 1/2" = 1'

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PROJECT CLASSIC LLC. Structural Engineering

08/19/2022

PROJECT# 9889

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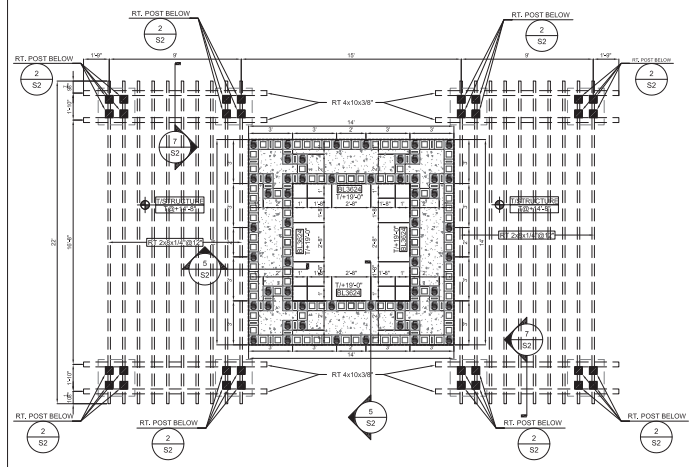
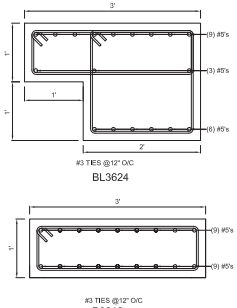
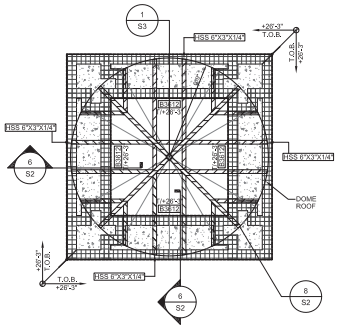


LOWER ROOF TRELLIS

3/16"=1' 0' 4' 8' 12'

SECTION BEAMS





UPPER ROOF

3/16"=1' 0' 4' 8' 12'

CONCRETE & CMU COLUMN SCHEDULE

COORDINATE COLUMN EDGE LOCATION WITH THE ARCHITECTURALS AND WITH THE DOOR/WINDOW SUPPLIER

M5	■	8"x8" FORMED COL. OR CMU COL. w/ (1) # 5 REINF. BAR (30" LAPS) SEE FNDN & FRMNG PLAN FOR LOCATIONS FILL w/ GROUT - SEE STRUCTURAL NOTES.

FOOTING SCHEDULE

CODE	WIDTH	LENGTH	DEPTH	BOTTOM OF FOOTING	FOOTING SUPPORTING	REINFORCEMENT DIAMETER AND COUNT: SHORT WAY	REINFORCEMENT DIAMETER AND COUNT: LONG WAY	ADDITIONAL REQUIREMENTS
P86	6'	6'	14"	12"		(9) # 5's BOTTOM	(9) # 5's BOTTOM	-

AVENIR COCONUT BLVD.
ENTRY FEATURE
PALM BEACH GARDENS, FLORIDA

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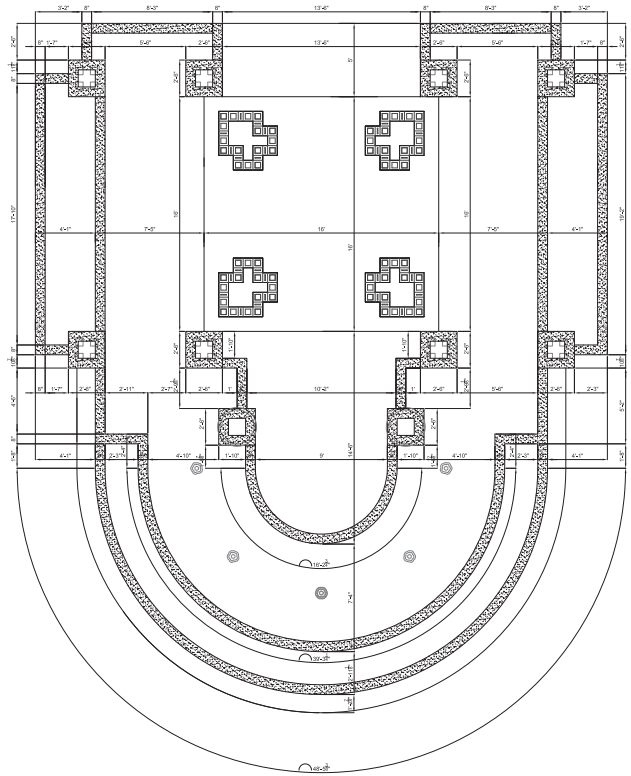
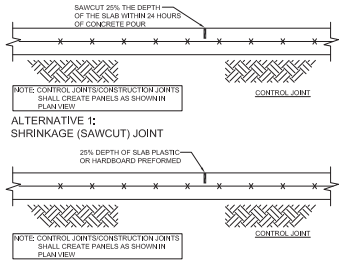
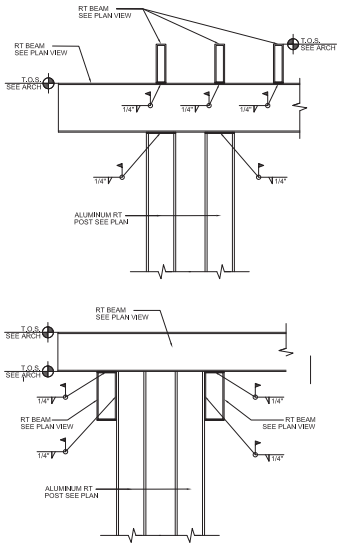


DIMENSION PLAN

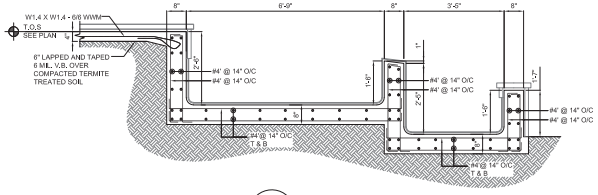
3/16"=1' 0' 4' 8' 12'



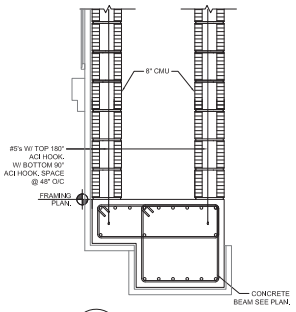
1 S2 SHRINKAGE JOINT (SELECT ONE OF THE TWO SHOWN)
SCALE: 3/16" = 1'



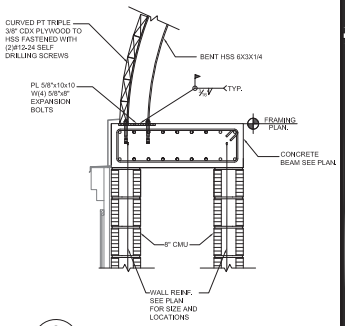
2 S2 SECTION
SCALE: 1" = 1'



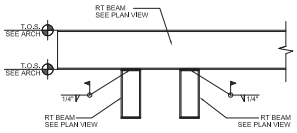
4 S2 SECTION
SCALE: 1/2" = 1'



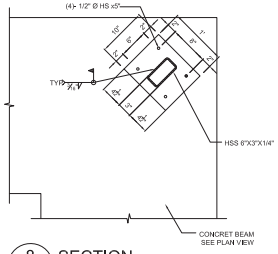
5 S2 SECTION
SCALE: 3/4" = 1'



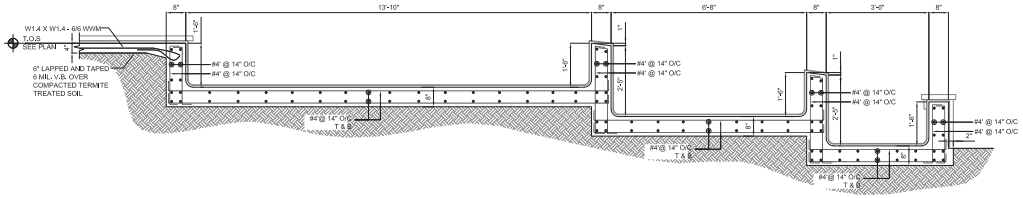
6 S2 SECTION
SCALE: 3/4" = 1'



7 S2 SECTION
SCALE: 1" = 1'



8 S2 SECTION
SCALE: 1" = 1'



3 S2 SECTION
SCALE: 1/2" = 1'

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STRUCTURAL NOTES

GENERAL

ALL INFORMATION THAT IS STRUCTURAL IN NATURE SHOWN IN THESE STRUCTURAL SHEETS SHALL TAKE PRECEDENCE OVER STRUCTURAL ITEMS IN OTHER TRADES' PLANS.
EXCEPTIONS: NOTES IN OTHER TRADES' PLANS ADDRESSING SPECIAL ITEMS (SUCH AS MINIMUM CONCRETE STRENGTH FOR FIRE RATING) SHALL GOVERN WHEN MORE STRINGENT THAN HERE SHOWN.

REQUEST FOR INFORMATION

PLEASE USE HAND SKETCHES AND OTHER VISUAL/WRITTEN METHODS TO COMMUNICATE A CONSTRUCTION QUESTION. SEND TO US THE RFI FORM.

CONTRACTING NOTES

- THE CONTRACTOR SHALL INCLUDE IN HIS INITIAL BID A 1% ADDITIONAL (BASED ON THE TOTAL AMOUNT OF THE SHELL BID) AS AN ALLOWANCE FOR ADDITIONAL REINFORCEMENT, CONCRETE, WOOD, STRAPPING, FORMWORK, ANCHORS, ETC. THAT MAY BE REQUIRED TO ACCOMMODATE ANY SHORTCOMINGS IN THE INDUSTRY ACCEPTED STANDARDS, CODES, AND ACCEPTABLE PRACTICES NECESSARY TO THE INDUSTRY. THE CONTRACTOR OR ENGINEER IN ORDER TO ENSURE THE INTEGRITY OF THE STRUCTURE, PROPERLY CONSTRUCT THE SHELL AND CORRECT ANY MISINTERPRETATION OR INCORRECT ORDERING OF PARTS AND DETAILS.
- GENERAL CONTRACTOR MUST FAMILIARIZE HIMSELF WITH THE STRUCTURAL PLANS AND HOW THEY INTERACT WITH OTHER SPECIALTIES PLANS (ARCHITECTURAL, M.E.P., ETC). ALTHOUGH TRADE COORDINATION HAS BEEN PRIOR TO THE CONSTRUCTION PHASE, THE CONTRACTOR IS CONSTRUCTED IN CASE THE CONTRACTOR FINDS MISSING, AMBIGUOUS, OR CONFLICTING INFORMATION.
- THE CONTRACTOR SHALL ALWAYS REFER AND SEE THE LATEST REVISION OF THE SIGNED AND SEALED STRUCTURAL PLANS, APPROVED SHOP DRAWINGS AND PRODUCT APPROVALS.
- ALL OPENINGS BELOW 60x0" TO BE PROTECTED FROM IMPACT OF WINDBORNE DEBRIS.
- GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL ACTIVITIES RELATED TO WORK SAFETY.
- CONSTRUCTION LOADS SHOULD BE CAREFULLY DISTRIBUTED TO AVOID LOADING ANY MEMBERS IN EXCESS OF THEIR CAPACITY.
- THE APPROVAL BY THE STRUCTURAL INSPECTOR OF ANY WORK DOES NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE FLORIDA BUILDING CODE AND THE APPROVED STRUCTURAL PLANS.
- ALL PRECAST BEAMS BEARING PRECAST SHALL HAVE STEEL POST SHORES @10' O/C, RESHORED TO THE GROUND LEVEL DURING PRECAST DECK LOADING.

PROJECT SPECIFIC CODES USED:

ALL STRUCTURAL ELEMENTS FOR THIS PROJECT HAVE BEEN DESIGNED PER FLORIDA BUILDING CODE, 2020, THIS IMPLIES THE USE OF THE BELOW LISTED CODES (FBC TAKES PRECEDENCE OVER CONFLICTING ITEMS).

PROJECT PLANS, DETAILS & ARCHITECTURAL BACKGROUNDS

ALL DETAILS AND SECTIONS SHOWN ARE INTENDED TO BE TYPICAL UNLESS OTHERWISE SPECIFIED. DETAILS THAT ARE REFERENCED SPECIFIC SCHEDULES AND INTENDED TO BE SCHEDULED SHALL TAKE PRECEDENCE IN ALL CONFLICTING ITEMS.
ALL ELEMENTS INTENDED TO ORIGINATE FROM OTHER TRADES' DRAWINGS (ELEVATIONS, PARTITION LOCATIONS, ETC) HAVE BEEN INCLUDED FOR THEIR BENEFIT. ADDITION TO STRUCTURAL ITEMS ONLY, REFER TO THE CORRESPONDING TRADE'S PLANS FOR FINAL LAYOUTS AND DETAILS.
THE ARCHITECT HAS THE PRIMARY RESPONSIBILITY FOR DIMENSIONS OF ANY PLAN OR DETAIL DRAWINGS. IF THE DIMENSION NEEDED IS UNAVAILABLE, PLEASE CONTACT THIS OFFICE.

VAPOR BARRIER

SHALL CONSIST OF 6 MIL POLYETHYLENE WITH JOINTS LAPPED NOT LESS THAN 12 INCHES.

GRAVITY LOADING (ASCE 7-16)

SEE GRAVITY LOADING CHART FOR DESIGN LOADS.

REQUEST ACTUAL PRODUCT CUT SHEETS FROM SUPPLIERS FOR ANY EQUIPMENT HEAVIER THAN 200 LB.
SPECIALTY ENGINEERS MUST CONSIDER THE MINIMUM SERVICE WEIGHTS FOR THE FOLLOWING, HOWEVER THE ACTUAL CUT SHEET GOVERNS:
POOL TABLE = 1,500 LB
BATH TUBS = 300 LB
SPA TUBS = 2,000 LBS
FISH TANKS = VARY CONSIDERABLY, 4000 LB.
A/C COMPRESSORS = 300 LB.
GENERATORS = 3000 LB.

WIND LOADING (ASCE 7-16)

WIND SPEED=170 MPH (ULTIMATE, 3 SECOND GUST) AND 132MPH (ASD)

EXPOSURE = C
BUILDING TYPE= ENCLOSED, RIGID
MRH= 30'
STRUCTURE CATEGORY = II
ICS=1.65 - OTHER ASD OR LRFD LOAD COMBINATIONS PER ASCE 7-16 HAVE BEEN USED FOR DESIGNING THE VARIOUS STRUCTURAL ELEMENTS IN THIS PROJECT.
INTERNAL PRESSURE COEFFICIENT = +/- 0.18

COMPONENTS & CLADDING DESIGN WIND PRESSURES:

WALLS:
- ZONE 4 = +56.69 PSF -62.69 PSF
- ZONE 5 = +56.69 PSF -76.24 PSF

ROOF:SEE ROOF WIND ZONE PRESSURE DIAGRAM FOR ZONE LAYOUT, SIZE AND PRESSURE.

DEFLECTION DESIGN CRITERIA

ALL MEMBERS (BEAMS, SLABS, TRUSSES, JOISTS, ETC) (COMPOSING FLOORS HAVE BEEN DESIGNED AND SHALL BE DESIGNED BY THE DELEGATED ENGINEER (IF APPLICABLE) FOR:
- REINFORCED CONCRETE STRUCTURAL ELEMENTS: LIVE LOAD + LONG TERM SPAN/ 360
- WALL INSULATIONS: L/175
- MARBLE AND STONE TILE SUPPORTING FLOORS: LIVE LOAD, SPAN/ 720
- ROOF MEMBERS SUPPORTING NON PLASTER CEILINGS: LIVE LOAD, TOTAL: L/180 PER FBC TABLE 1604.3

SHALLOW FOUNDATION - SOILS REPORT PENDING

A SOILS REPORT IS NOT CURRENTLY AVAILABLE TO THE STRUCTURAL ENGINEER.
A FRAMING CONTRACTOR MUST BE GIVEN ACCESS TO THE DESIGNED SHALLOW FOUNDATION.
THE FRAMING CONTRACTOR SHALL HAVE A GEOTECHNICAL ENGINEER SHALL BE HIRED BY THE CONTRACTOR TO VERIFY THE ASSUMED BEARING CAPACITY BY MEANS OF A SEALED AND SIGNED REPORT BASED ON A SOILS BORING TEST. SHOULD A DIFFERENT CONDITION BE OBSERVED THAT PREVENTS THE ASSUMED BEARING CAPACITY, THE ENGINEER OF RECORD SHALL BE INFORMED IN WRITING SO THAT THE FOOTINGS CAN BE ANALYZED AGAIN FOR THE SITE CONDITIONS.
REQUEST COMPACTION INSPECTIONS AS REQUIRED.

TERMITE PROTECTION.

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202 "REGISTERED TERMITICIDE" UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT PERFORMED THE TREATMENT. THE CERTIFICATE SHALL CONTAIN THE PESTICIDE USED, THE METHOD FOR THE PREVENTION OF SUBTERRANEAN TERMITES, TREATMENT PLAN IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, THE INITIAL CHEMICAL SOIL TREATMENT INSIDE THE FOUNDATION PERIMETER SHALL BE DONE AFTER ALL EXCAVATION, BACKFILLING AND COMPACTIONS COMPLETE.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SOIL AREA DISTURBED AFTER INITIAL CHEMICAL SOIL TREATMENT SHALL BE RETREATED WITH A CHEMICAL SOIL TREATMENT, INCLUDING SPACES BOXED OR FORMED.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SPACE IN CONCRETE FLOORS BOXED OUT OR FORMED FOR THE SUBSEQUENT INSTALLATION OF PLUMBING TRAPS, DRAINS OR ANY OTHER PURPOSE SHALL BE DRESSED BY USING PLASTIC OR METAL PERMANENTLY PLACED FORMS OF SUFFICIENT DEPTH TO ELIMINATE ANY PLANNED SOIL DISTURBANCE AFTER INITIAL CHEMICAL SOIL TREATMENT.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CHEMICALLY TREATED SOIL SHALL BE PROTECTED WITH A MINIMUM 6 MILIMETER VAPOR RETARDER TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED, ANY WORK, INCLUDING PLACEMENT OF REINFORCING STEEL, DONE AFTER CHEMICAL TREATMENT, UNTIL THE CONCRETE FLOOR IS POURED, SHALL BE DONE IN SUCH MANNER AS TO AVOID PENETRATING OR DISTURBING TREATED SOIL.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CONCRETE OVERPOUR OR MORTAR ACCUMULATED ALONG THE EXTERIOR FOUNDATION PERIMETER SHALL BE REMOVED PRIOR TO EXTERIOR CHEMICAL SOIL TREATMENT, TO ENHANCE VERTICAL PENETRATION OF THE CHEMICALS.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CHEMICAL SOIL TREATMENTS SHALL ALSO BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1 FOOT (305 MM) OF THE PRIMARY STRUCTURE SIDEWALLS. ALSO, A VERTICAL CHEMICAL BARRIER SHALL BE APPLIED PROMPTLY AFTER CONSTRUCTION IS COMPLETE. ALL VERTICAL CHEMICAL BARRIERS SHALL BE PATCHED OR REPLENISHED AS NECESSARY TO ENSURE CONTINUITY.

IF A REGISTERED TERMITICIDE FORMULATED AND REGISTERED AS A BAIT SYSTEM IS USED FOR SUBTERRANEAN TERMITE PREVENTION A SIGNED CONTRACT ASSURING THE INSTALLATION, MAINTENANCE AND MONITORING OF THE BAITING SYSTEM THAT IS IN COMPLIANCE WITH THE REQUIREMENTS FLORIDA STATUTES SHALL BE PROVIDED TO THE BUILDING OFFICIAL PRIOR TO THE POURING OF THE SLAB, AND THE SYSTEM MUST BE INSTALLED PRIOR TO FINAL BUILDING APPROVAL. THE PESTICIDE USED AS PART OF THE BAIT SYSTEM DOES NOT REQUIRE A MONITORING PHASE PRIOR TO INSTALLATION. THE PESTICIDE USED AS PART OF THE INSTALLATION OF THE MONITORING PHASE COMPONENTS SHALL BE DEEMED TO CONSTITUTE INSTALLATION OF THE SYSTEM.

IF A REGISTERED TERMITICIDE FORMULATED AND REGISTERED AS A WOOD TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, APPLICATION OF A WOOD TREATMENT TERMITICIDE SHALL BE AS REQUIRED BY LABEL DIRECTIONS FOR USE, AND MUST BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL. CHANGES IN FRAMING OR ADDITIONS TO FRAMING IN AREAS OF THE STRUCTURE REQUIRING TREATMENT THAT OCCUR AFTER THE INITIAL WOOD TREATMENT MUST BE TREATED PRIOR TO FINAL BUILDING APPROVAL.

PENETRATION.

PENETRATIONS PIPES AROUND PIPING PENETRATING CONCRETE SLAB-ON-GRADE FLOORS SHALL NOT BE OF CELLULOSE CONTAINING MATERIALS. IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PROTECTION, THE SLEEVE SHALL HAVE A MAXIMUM INSIDE DIAMETER OF 1.0 INCH, AND BE SEALED WITH THE SLAB USING A NONCORROSIVE CLAMPING DEVICE TO ELIMINATE THE ANNULAR SPACE BETWEEN THE PIPE AND THE SLEEVE. NO TERMITICIDES SHALL BE APPLIED INSIDE THE SLEEVE.
INITIAL REFERENCE ONLY.

CONSTRUCTION JOINTS

ALL OLD CONCRETE FACES IN CONTACT WITH NEW CONCRETE MUST HAVE A COAT OF SIKA ARMATEC 110 BONDING AGENT, EXCEPTION: SLABS ON COMPACTED GRADE.

CONCRETE STRENGTH (ACI 318-14 LRFD)

MONOLITHIC OR STEMWALL FOOTINGS: 3000 PSI
SLABS SUPPORTED ON GRADE LEVEL WHEN REINFORCED WITH WWM.: 3000 PSI
COLUMNS: CAST IN PLACE WALLS AND SHEARWALLS: 3000 PSI
ELEVATED BEAMS AND SLABS: 3000 PSI
MASONRY GROUT IN CELLS: 3000 PSI

3000 PSI CONCRETE

WHEN SPECIFIED UNDER THE "CONCRETE STRENGTH" STRUCTURAL NOTES, READY MIX CONCRETE TO ACHIEVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
SLABS ON GRADE SHALL BE REINFORCED WITH WELDED WIRE FABRIC SHALL COMPLY WITH ASTM A-185, FABRIC SHALL BE PLACED 1/3 FROM THE TOP OF THE SLAB. LAPS SHALL BE 8" MIN. WWM SHALL BE OVERLAPPED NOT AT PERIMETERS. CONCRETE MIX SUBMITTALS SHALL DESCRIBE WHICH LOCATION IN THE STRUCTURE THE MIX IS TO BE PLACED.

CONCRETE PLACEMENT

NO WORKER SHALL BE ALLOWED DIRECTLY UNDER THE FORMS DURING CONCRETE PLACEMENT.
CURING AGENTS USED ON ROOF'S SHALL BE CHECKED FOR COMPATIBILITY WITH ROOFING MATERIALS.

CONCRETE TIE BEAM

OCCASIONALLY, A LOWER CONCRETE HEADER BEAM IS SPECIFIED. THEN CMU BLOCK IS SPECIFIED ON TOP WITH A TIE BEAM AT THE TOP OF THE WALL. THIS IS DONE WITH THE INTENT TO ECONOMIZE IN THE FORMING, REBAR AND CONCRETING. HOWEVER, DUE TO THIS REQUIRING SEPARATE CONCRETE POURS, THE CONTRACTOR MAY ELECT TO FULLY THE BEAM AT THE SAME TIME. ONE SINGLE DEEP BEAM, THIS IS ALWAYS ACCEPTABLE AS LONG AS 285 MID BARS ARE ADDED FOR EVERY 12" OF BLOCK HEIGHT BEING REPLACED. ALSO THE LOW HEADER BEAM SPECIFIED STIRRUP SPACING MUST BE MADE FULL HEIGHT.

GENERAL CONTRACTOR IS TO VERIFY BEAM DEPTHS & ELEVATIONS WITH ARCHITECTURAL PLANS & NOTIFY ARCHITECT OF ANY DISCREPANCIES. COORDINATE ALL MASONRY OPENINGS WITH WINDOW MANUFACTURER & MUGA.
FOR ARCHED BEAMS ADD (2) # 3'S DIAGONAL EACH END OF THE BEAM, ADD (1) EXTRA #5 DIAGONAL EACH SIDE FOR EVERY 4" EXTRA WIDTH.
BEAM DEPTHS ARE MINIMUM REQUIRED. ADD 2#5 MIDDLE FOR EVERY ADDITIONAL 12" OF DEPTH REQUIRED

TYPICAL TIE BEAM OVER WALLS TO BE 8"x12" w/ (2) #5's TOP AND BOTTOM, (#) #3 TIES @ EACH SIDE OF EVERY BEND. CORNER AND TRANSITION. TIE BALANCE @48" O/C. TIE BEAM DROPS DOWN TO TOP OF OPENING - SEE FRAMING PLANS. FOR WIDER THAN 8" TIE BEAMS, INCREASE TOP AND BOTTOM LONGITUDINAL STEEL BY (1) # 5 PER EXTRA 4" OF WIDTH.

"PCL" REFERS TO PRECAST LINTEL MANUFACTURED BY CASTCRETE WITH CURRENT NOA, USE 12" WIDE LINTEL FOR 12" THICK WALLS
TIES AT INTERMEDIATE AND END SUPPORT SPACING REFERS TO TIES TO EACH SIDE OF EACH INTERMEDIATE COLUMN OR WALL SUPPORT
BALANCE REFERS TO THE SPACING OF THE REMAINING TIES AFTER THE TIES AT EACH END HAVE BEEN INSTALLED. IF NO END TIES SHOWN USE BALANCE THROUGHOUT THE ENTIRE LENGTH OF THE BEAM.
GC TO VERIFY DEPTH OF BEAMS WITH WINDOW AND DOOR HEIGHTS, COORDINATE WITH GLAZING MANUFACTURER.
WHEN THE BEAM SPECIFIED IN THE STRUCTURAL PLAN RUNS OVER A CMU WALL, IT'S ACTUAL WIDTH IS TO BE THE ACTUAL WIDTH OF THE WALL, WHICH WOULD BE 7-5/8" OVER 8" CMU.

CONCRETE TESTING

QUALIFIED TESTING TECHNICIANS SHALL PREPARE SPECIMENS (APPLIES FOR ALL CONCRETE, INCLUDING FIELD AND PREFABRICATED YARD OR ANYWHERE THAT CONCRETE IS PRODUCED THAT WILL BE USED IN THIS PROJECT) REQUIRED FOR CURING UNDER FIELD CONDITIONS AND RECORD THE TEMPERATURE OF THE FRESH CONCRETE WHEN PREPARING SPECIMENS FOR LABORATORY STRENGTH TESTS.

ACCOUNTING SEPARATELY FOR EACH CLASS OF CONCRETE AND EACH DAY, ONE TEST (CONSISTING OF BREAKING (2) 6"Ø DIAMETER x 12" HIGH CONCRETE CYLINDER SAMPLES, MOLDED AS PER ASTM C31 AND TESTED PER ASTM C39) SHALL BE PERFORMED ACCORDING TO THE MOST FREQUENT OF:
- ONCE A DAY
- ONCE EVERY 150 CUBIC YARDS
- ONCE EVERY 5000 SQUARE FEET OF SLAB OR WALL SURFACE AREA

7 DAY, 14 DAY AND 28 DAY TEST REPORTS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD FOR REVIEW. THE CLERK SHALL RETAIN A REPUTABLE TESTING COMPANY TO BE ON SITE AT THE TIME OF CONCRETE POUR AND INDEPENDENTLY COLLECT CYLINDERS AND PERFORM COMPRESSIVE TESTING.

CONCRETE REINFORCEMENT

TEMPERATURE REINFORCEMENT IN STRUCTURAL SLABS SHALL BE INSTALLED CONTINUOUSLY (WITHOUT BREAKS OR INTERRUPTIONS) IN ALL AREAS OF THE SLAB AND RUNS PERPENDICULAR TO THE MAIN REINFORCEMENT. OVERLAP TEMPERATURE BARS WHERE NEEDED A MIN OF 24"

CONCRETE REINFORCEMENT BARS, STIRRUPS AND TIES SHALL BE IN ACCORDANCE WITH ASTM A-615 (GRADE 60). REINFORCING BARS THAT ACT AS LAP DOWELS AND ARE TO BE WELDED TO STRUCTURAL STEEL SHALL CONFORM TO ASTM A-706 (GRADE 60). REINFORCING BARS CONTAINING A LIGHT COAT OF RUST SHALL BE ALLOWED.
ACH HOOKS TO BE PROVIDED FOR ALL REQUIRED CONDITIONS PER DETAILS PRESENTED IN THIS PROJECT.

FIELD WATER IS NOT PERMITTED TO BE ADDED TO THE CONCRETE MIX.

ALL EXTERIOR SLAB REBAR SHALL BE SEPARATED BY PLASTIC CHAIRS FROM ANY CONCRETE FACES.
WELDED REINFORCEMENT SHALL CONFORM TO AWS D1.4 OR BE ASTM A706 GRADE 60.
ANCHOR EMBEDMENT LENGTH INCLUDE STRUCTURAL CONCRETE ONLY (DOES NOT INCLUDE STUCCO).
ALL CONCRETE SURFACES TO BE KEPT IN A MOIST CONDITION FOR 7 DAYS AFTER POUR.

CONCRETE COVER SHOULD BE AS FOLLOWS UNLESS NOTED OTHERWISE:

CONCRETE PLACED DIRECTLY IN CONTACT WITH GROUND:
- ALL BAR SIZES 3"

FACE OF CONCRETE ELEMENT EXPOSED TO WEATHER OR GROUND AFTER FORM REMOVAL:
- #6 BARS OR SMALLER 1-1/2"
- ALL OTHER BAR SIZES 2"

FACE OF CONCRETE ELEMENT NOT EXPOSED TO WEATHER OR GROUND
- SLABS, CAST IN PLACE WALLS 3/4"
- BEAMS AND COLUMNS 1-1/2"

COLUMN AND FILLED CELL LAP SPLICES SHALL BE 48 BAR DIAMETERS.
THE CONTRACTOR SHALL ALLOW FOR AN ADDITIONAL 1% AMOUNT OF REBAR TO BE USED AT THE DISCRETION OF THE STRUCTURAL INSPECTOR IN ORDER TO RECTIFY OR STRENGTHEN ANY CONDITIONS FOUND TO BE CRITICAL DURING CONSTRUCTION.

ALL OTHER TRADES PLANS SHALL BE VERIFIED TO IDENTIFY THE LOCATION OF DEPRESSIONS, RECESSES, PIPES, PENETRATIONS, SLEEVES, ETC. SAID PENETRATIONS, SPECIALLY WHERE THEY CROSS CONCRETE BEAMS AND COLUMNS MUST BE BLOCKED OUT FROM THE POUR, DISPLACING THE LEAST AMOUNT OF CONCRETE. PRIOR TO THE POUR, ANY PENETRATIONS LARGER THAN 6" DIAMETER MUST BE APPROVED BY THIS OFFICE.

ALL FRESH CONCRETE TO EXISTING CONCRETE CONTACT FACES SHALL HAVE AN APPROVED FRESH CONCRETE EPOXY BONDING AGENT APPLIED AS PER THE MANUFACTURER'S SPECIFICATIONS.

ALL FORMS SHALL BE FLOWED WITH COMPRESSED AIR IN ORDER TO REMOVE ANY DIRT, LAITANCE, DEBRIS, ETC. PRIOR TO THE PLACEMENT OF ANY CONCRETE.

FOR PIPES THAT RUN ON THE INSIDE OF THE REINFORCING CAGE OF CONCRETE COLUMNS AND CONCRETE BEAMS, REINFORCING BARS TO BE BENT LESS THAN 12" AWAY FROM COVER AGAINST PVC PIPES DUE TO INEVITABLE FIELD COORDINATION ISSUES. PVC PIPES TO BE FIELD SPRAY GALVANIZED 4" TO EACH SIDE OF EACH HRC. NO REBAR SHALL HAVE LESS THAN 3/4" COVER AGAINST A PIPE.

ANY CONSTRUCTION JOINT BETWEEN TWO SLABS, REQUIRES CONNECTION DOWELS TO PREVENT DIFFERENTIAL SETTLEMENT THAT COULD CRACK, FLOOD/MIX OR OTHER FINISHES, UNLESS NOTED OTHERWISE, USE #3 REBAR, SINGLE EDGE EXCEPTIONS 12" INTO EACH OF BOTH SLABS, SPACED @ 12" O/C AND 4" FROM EACH SIDE.

CONSTRUCTION JOINTS

A KOINTED, AND CONSTRUCTION JOINT LAYOUT SHALL BE PROPOSED BY THE GENERAL CONTRACTOR FOR REVIEW BY THE ENGINEER OF RECORD. THE LAYOUT SHALL DIVIDE THE SLAB INTO PANELS BY JOINTS AS DEPICTED BY THE INDUSTRY STANDARDS. THE SIZES OF DRAINED PANELS WITHIN WHICH DIAGONAL MEASUREMENTS OF SLAB PANELS (DELIMITED JOINTS) SHALL BE WITHIN THE RANGE OF 24 TO 36 TIMES THE THICKNESS OF THE CONCRETE SLAB.

ALUMINUM AA ADM 2015 (ASD)

ALL ALUMINUM STRUCTURAL MEMBERS SHALL BE ALLOY T6061-T6.
ALL BOLTS USED IN CONNECTIONS OF ALUMINUM MEMBERS SHALL BE (PER SPECIFICATION SECTION 5.2.1)
- ALUMINUM BOLTS CONFORMING TO 7075-T6 WITH A MINIMUM OF 2 MIL THICK ANODIC COATING.
- STRUCTURES OF INTERIOR WEATHER EXPOSURE: CARBON STEEL; ASTF HOT DIPPED GALVANIZED TO ASTM A153 OR ELECTRO GALVANIZED TO ASTM B633.
- STRUCTURES OF EXTERIOR WEATHER EXPOSURE: OUTDOOR: 300 SERIES STAINLESS STEEL.

ALL SCREWS SHALL BE 300 SERIES STAINLESS STEEL.

MASONRY (TMS402-16/ACI 530/ASCE 5 & TMS602, ACI530.1/ASCE 6)

THIS PROJECT IS DESIGNED AS ENGINEERED UNIT MASONRY.

MASONRY UNITS SHALL BE ASTM C-90 TYPE II WITH MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI (NET AREA OF UNIT) AND MINIMUM UNIT WEIGHT OF 105 PCF. ALL MASONRY SHALL BE CONSTRUCTED IN RUNNING BOND. ALL REINFORCING STEEL SHALL BE MANUFACTURED FROM HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM DESIGNATION A-615 GRADE 60. ALL CMU WALL UNDERGROUND SHOULD BE SOLID GROUTED

ALL MORTAR SHALL BE TYPE S IN ACCORDANCE WITH ASTM SPECIFICATION C-270 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI AT 28 DAYS. NO TESTING FOR MORTAR STRENGTH IS REQUIRED FOR THIS PROJECT. MORTAR MAY BE RE-TEMPERED WITH WATER TO REGAIN WORKABILITY FOR NO MORE THAN 2.5 HOURS AFTER INITIAL MIXING.

THE FINAL CMU BLOCK AND MORTAR SHALL ACHIEVE AN F'M = 1500 PSI.

GROUT SHALL BE A HIGH SLUMP MIX (8"-11") IN ACCORDANCE WITH ASTM SPECIFICATION C-476 HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI.

PROVIDE 9 GAUGE HORIZONTAL JOINT REINFORCEMENT (LADDER TYPE ONLY) AT EVERY SECOND COURSE FOR ALL EXTERIOR WALLS. THIS REINFORCEMENT SHALL EXTEND MIN 4" INTO ALL CONCRETE COLUMNS.

IN THE HIGH VELOCITY HURRICANE ZONE (BROWARD AND DADE COUNTIES) ALL CONCRETE MASONRY TIE BEAMS, TIE COLUMNS AND REINFORCED UNIT MASONRY SHALL BE INSPECTED BY A REGISTERED ENGINEER OR ARCHITECT PRIOR TO GROUTING. UPON INSPECTION APPROVAL, AN ENGINEER WHO SIGNED, SEALED AND DATED LETTER WILL BE PROVIDED TO THE GENERAL CONTRACTOR AS REQUIRED BY THE AHJ.
NO PIPES OR CONDUITS ARE ALLOWED IN MASONRY CELLS CONTAINING A REINFORCING BAR.

IN THE HIGH VELOCITY HURRICANE ZONE (BROWARD AND DADE COUNTIES) FOR REINFORCED UNIT MASONRY MANDATORY INSPECTION REQUIRES A LEVEL 3 QUALITY ASSURANCE PROGRAM AS DESCRIBED BY MSJC TABLE 1 WHICH STATES THE GENERAL CONTRACTOR SHALL PROVIDE TO THE INSPECTOR CERTIFICATES OF MATERIALS USED IN MASONRY CONSTRUCTION SUCH AS MASONRY BLOCK COMPLYING WITH ASTM C90. THE MINIMUM NET COMPRESSIVE STRENGTH OF MASONRY UNITS AND THE GRADE OF STEEL REINFORCEMENT REINFORCEMENT TO BE USED WITH THE SPECIAL INSPECTOR PRIOR TO THE PLACEMENT OF THE REINFORCEMENT, REINFORCEMENT DIMENSIONS AND LOCATIONS FOR WALLS, TIE BEAMS AND CONCRETE COLUMNS.

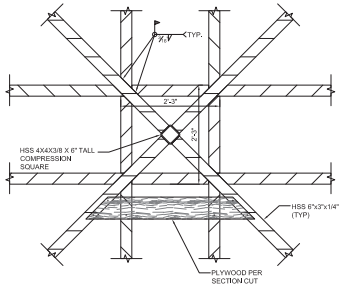
ALL CONCRETE SLAB EDGES AND CONCRETE BEAMS SUPPORTING EXTERIOR WALLS SHALL BE RECESSED A MINIMUM OF 3/4" BELOW TOP OF SLAB FOR A WIDTH OF THE EXTERIOR WALL.

ABBREVIATION LEGEND:

ADDL	- ADDITIONAL	MCJ	- MASONRY CONTROL JOINT
AB	- ANCHOR BOLT	MO	- MASONRY OPENING
ACI	- AMERICAN CONCRETE INSTITUTE	MFR	- MANUFACTURER
AISI	- AMERICAN IRON AND STEEL INSTITUTE	MIN	- MINIMUM
AISC	- AMERICAN INSTITUTE OF STEEL CONSTRUCTION	MID	- MIDDLE
AL	- ALUMINUM	MISC	- MISCELLANEOUS
ASD	- ALLOWABLE STRESS DESIGN	NTS	- NOT TO SCALE
BAL	BALANCE, REMAINING	O/C	- ON CENTER SPACING
BP	- BASE PLATE	OD	- OUTSIDE DIAMETER
BOT	- BOTTOM	PT	- PRESSURE TREATED WOOD
CANT	- CANTILEVERED	PSI	- 1 LB PER SQUARE INCH
CIP	- CAST IN PLACE	PSF	- 1 LB PER SQUARE FOOT
CL	- CENTER LINE	PLF	- 1 LB PER LINEAR FOOT
CLG	- CEILING	PL	- PLATE
CLR	- CLEAR	R,S,	- RING SHANK NAIL
CONC	- CONCRETE	RC	- REINFORCED CONCRETE
COL	- COLUMN	REINF	- REINFORCEMENT
CJ	- CONTROL JOINT / CONSTRUCTION JOINT	SDS	- SELF DRILLING SCREW
CONN	- CONNECTION	STD	- STANDARD
CMU	- CONCRETE MASONRY UNIT	SLBB	- STEEL ANGLES WITH SHORT LEGS BACK TO BACK
DBA	- DEFORMED BAR ANCHOR	SCHED	- SCHEDULE
DET	- DETAIL	SJI	- STEEL JOIST INSTITUTE
DL	- DEAD LOAD	SDI	- STEEL DECK INSTITUTE
DIA	- DIAMETER	SW	- SHEAR WALL
DIM	- DIMENTION	SW	- SHORT WAY
EA	- EACH	TON	- 2000 LB
E.E.	- EACH END	TYP	- TYPICAL
E,W,	- EACH WAY	TI	- MEMBERS TOP ELEVATION
EWTB	- EACH WAY, TOP AND BOTTOM	TISTRUCTURE	- THE TOP ELEVATION OF THE CONCRETE SLAB, BEAM OR PLYWOOD.
EF	- EACH FACE	ARCHITECTURAL FINISHES ARE APPLIED ABOVE THIS ELEVATION.	
EJ	- EXPANSION JOINT	TS	- TUBE STEEL (HOLLOW STRUCTURAL SECTION)
FBC	- FLORIDA BUILDING CODE	TOS	- TOP OF SLAB
FF	- FINISHED STRUCTURAL FLOOR ELEVATION	TOB	- TOP OF BEAM
FR	- FINISHED STRUCTURAL ROOF	UNO	- UNLESS NOTED OTHERWISE
FNDN	- FOUNDATION	UL	- UPLIFT VALUE IN LB
FRAMG	- FRAMING ELEVATION	VERT	- VERTICAL
FTG	- FOOTING	VIF	- VERIFY IN FIELD
GA	- GAUGE	VB	- VAPOR BARRIER
GC	- GENERAL CONTRACTOR	WI	- WITH
HS	- HEADED STUD / NELSON STUD	WWF	- WELDED WIRE FABRIC
HC	- HOLLOWCORE	Ø	- DIAMETER
HDG	- HOT DIPPED GALVANIZED	1 KIP	- 1000 LB
HSS	- HOLLOW STRUCTURAL SECTION		
KLF	- 1000 PER LINEAR FOOT		
KO	- KNOCK-OUT		
KSI	- 1000 LB PER SQUARE INCH		
LW	- LONG WAY		
LRFD	- LOAD AND RESISTANCE FACTOR DESIGN		
LL	- LIVE LOAD		
LLBB	- STEEL ANGLES WITH LONG LEGS BACK TO BACK		

SYMBOL LEGEND

SYMBOL	DESCRIPTION
4@08-INNER, 4@8T-INNER, 4@8T-OUTER, 4@8B-OUTER	STEEL REINFORCEMENT LEGEND: 4@8 : #4's @ 8" O/C; -B : BOTTOM; -T: TOP; -OUTER: OUTERMOST LAYER; -INNER: INNERMOST LAYER; -TEMP: TEMPERATURE AND SHRINKAGE REINF.
3 / S1	SECTION MARK - DETAIL NUMBER / SHEET NUMBER
P1	CONCRETE PAD FOOTING - SEE FOOTING SCHEDULE
ABOVE BELOW C	STEEL COLUMN
	PARTITION
	FILLED CELL - SEE CONC. COL SCHED.
	CMU WALL CURRENT LEVEL
	CMU WALL ONE LEVEL BELOW
	CONCRETE WALL (PRECAST OR CAST IN PLACE)
	SOIL
4" d	NEW CONCRETE SLAB
	NEW CONCRETE BEAM
	NEW CONCRETE FOOTING
TYP.	WELD SYMBOLS
FF +0'-0"	ELEVATION MARKER - SEE ARCH PLANS FOR +0'-0"
	CONCRETE WALL VERTICAL REINFORCEMENT, SEE FOUNDATION / FRAMING PLANS FOR LOCATIONS
B48, T48 14-0	CONCRETE BEAM, 8" WIDE x 40" DEEP, TOP @ +14'-0" SEE BEAM SECTION OR PROFILE FOR REINFORCEMENT



1 / S3 SECTION
SCALE: 3/4" = 1'

FARID ABUGATTAS, P.E.
STRUCTURAL ENGIN

ELECTRICAL SYMBOL LEGEND

SYMBOL	DESCRIPTION
	DUPLEX RECEPTACLE, 20 AMP., 125V., MOUNTED IN BOTTOM OF CEILING SOFFIT FOR SHOW WINDOW LIGHTING.
	DUPLEX RECEPTACLE, 15AMP OR 20 AMP., 125V., (M.H.=18"A.F.F.).
	DUPLEX RECEPTACLE, 15AMP OR 20 AMP., 125V., TOP HALF SWITCHED, M.H. = 18" A.F.F. UNLESS OTHERWISE NOTED.
	SINGLE RECEPTACLE, 20 AMP., 125V., COORDINATE M.H. WITH EQUIPMENT.
	TWO DUPLEX RECEPTACLES WITH COMMON COVER (18" AFF).
	SPECIAL PURPOSE OUTLET (RANGE OUTLET, DRYER – COORD. W/ EQUIP SPECS.).
	DUPLEX RECEPTACLE, 15AMP OR 20 AMP, 125V., MOUNTED @6" ABOVE COUNTER OR @42"AFF.
	GFCI DUPLEX RECEPTACLE, 15AMP OR 20AMP,125V., (M.H.=18"A.F.F.).
	GFCI DUPLEX RECEPTACLE, 20 AMP., 125V., MTD. ABOVE COUNTER (VERIFY HEIGHT).
WP	DENOTES WEATHERPROOF
GFI	GROUND FAULT INTERRUPTER
	JUNCTION BOX, MOUNTING AS SHOWN
	EXHAUST FAN OR ELECTRIC MOTOR
	DISCONNECT SWITCH, SIZE AS NOTED
F	# OF POLES "X" DENOTES FUSE SIZE "XX" DENOTES FRAME SIZE ENCLOSURE TYPE: NEMA 3R – FOR EXTERIOR NEMA 1 – FOR INTERIOR
	GROUND OR GROUND ROD AS NOTED CONDUIT RUN
	ELECTRICAL BRANCH CIRCUIT PANELBOARD OR LOADCENTER, RECESS MOUNTED. (SEE PANEL SCHEDULE FOR DETAILS).
	ELECTRICAL BRANCH CIRCUIT PANELBOARD OR LOADCENTER, SURFACE MOUNTED. (SEE PANEL SCHEDULE FOR DETAILS).
	HIDDEN DUPLEX RECEPTACLE
	FLOOR OUTLET BOX AND DUPLEX RECEPT. 20 AMP., 125V., WITH APPROPRIATE FLANGE.
SP	SPARK POWER
	ELECTRICAL METER
	COMPUTER/TELEPHONE OUTLET IN A SINGLE–GANG BOX MOUNTED AT 18" A.F.F.
	TELEVISION SIGNAL WALL OUTLET (M.H. = 18" A.F.F.) IN SINGLE–GANG BOX.
SD	SMOKE/CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR – CEILING MOUNTED 110 V HARD WIRED W/ BATTERY BACKUP AND SOUNDER BASE
	SMOKE DETECTOR – WALL MOUNTED 110 V HARD WIRED W/ BATTERY BACKUP AND SOUNDER BASE
SD	SMOKE/CARBON MONOXIDE (CO) COMBINATION ALARMS W/ BATTERY BACKUP AND ALARM/VOICE MESSAGE
	TOGGLE SWITCH 120/277V. 15 OR 20 AMP., (M.H. = 48" A.F.F.).
S	TOGGLE SWITCH 120/277V. 15 OR 20 AMP., (M.H. = 48" A.F.F.), 3–WAY.
F	FAN SWITCH 120/277V., 15 OR 20 AMP, (HORSEPOWER RATED).
D	DIMMER SWITCH 120/277V., 15 OR 20 AMP, (M.H.=48" A.F.F.).
4	TOGGLE SWITCH 120/277V., 15 OR 20 AMP., (M.H. = 48" A.F.F.), 4–WAY.
WP	SWITCH, WATERPROOF
M	WALL MOUNTED – OCCUPANCY SENSOR SWITCH,(M.H.=48"A.F.F.) MFGR./MODEL# (SENSOR SWITCH/#WSD–PDT–1P(2P) IF NEEDED)
R	SWITCH FOR SWITCHED RECEPTACLE 120/277V. 15 OR 20 AMP., (M.H. = 48" A.F.F.).
	CEILING MOUNTED OCCUPANCY SENSOR – LIGHTING CIRCUIT CONTROLLER. MFGR./MODEL# (SENSOR SWITCH/#CM–PDT)
T	THERMOSTAT
	LOW VOLTAGE CNTRL. SWITCH

NOTES:

1. CONTRACTOR TO VERIFY MOUNTING HEIGHT OF ALL DEVICES WITH ARCHITECT/OWNER/INTERIOR DESIGNER PRIOR TO ROUGH–IN. REFER TO PLANS FOR ADDITIONAL INFORMATION.
2. SOME SYMBOLS SHOWN ON THIS LEGEND MAY NOT PERTAIN TO THIS PROJECT.
3. MOUNTING HEIGHT (M.H.) SPECIFIED TO CENTER OF DEVICE UNLESS NOTED OTHERWISE.

SPECIFICATIONS

NO.	DESCRIPTION
1.	DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED FOR THE EXACT LOCATION OF EQUIPMENT, CABLEWAYS OR OTHER ITEMS. REFER TO THE ARCHITECTURAL PLAN AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT AND CONFIRM WITH OWNERS' REPRESENTATIVES.
2.	THESE PLANS DO NOT SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND MEET ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
3.	ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL ELEMENTS OF THE FLORIDA BUILDING CODE (2020, 7TH EDITION) INCLUDING, BUT NOT LIMITED TO, THE BELOW SECTIONS OF THE NFPA. IN ADDITION, ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH APPLICABLE NATIONAL, STATE AND LOCAL CODES, RULES, AND ORDINANCES. 70-17 (NATIONAL ELECTRIC CODE, 2017 EDITION) 72-16 (NATIONAL FIRE ALARM AND SIGNALING CODE, 2016 EDITION) 101-18 (LIFE SAFETY CODE, 2018 EDITION)
4.	THE ELECTRICAL SYSTEM SHALL BE COMPLETELY AND EFFECTIVELY GROUNDED AS REQUIRED IN ARTICLE 250, NATIONAL ELECTRICAL CODE.
5.	THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF POWER, LIGHT COMPANY AND TELEPHONE COMPANY.
6.	ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR IN A FIRST CLASS, WORKMAN-LIKE MANNER. THE COMPLETED SYSTEM SHALL BE OPERATIVE AND ACCEPTANCE BY ENGINEER/ARCHITECT SHALL BE A CONDITION OF ANY SUB-CONTRACT.
7.	THE ELECTRICAL CONTRACTOR SHALL PROVIDE A WRITTEN WARRANTY THAT SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR ONE YEAR FROM THE DATE OF FINAL WORK ACCEPTANCE BY THE OWNER OR OWNERS REPRESENTATIVE
8.	ARCHITECTURAL AND/OR ENGINEERING EXPENSES THAT ARE INCURRED DUE TO REVISIONS OR SUBSTITUTIONS REQUESTED FOLLOWING THE ISSUE OF APPROVED DRAWINGS SHALL BE PAID FOR BY THE CONTRACTOR.
9.	ALL 15A AND 20A, 120V, GENERAL BRANCH CIRCUITS, CARBON MONOXIDE/SMOKE ALARM COMBO UNITS AND LIGHTS ARE TO BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTING BREAKER-PER NEC WITH THE EXCEPTION OF GARAGES AND THE EXTERIOR. ALL WET AREAS, INCLUDING BUT NOT LIMITED TO, KITCHENS, BATHROOMS, UTILITY/LAUNDRY ROOMS, AND THE EXTERIOR, SHALL BE PROTECTED BY GROUND FAULT INTERRUPTING CIRCUIT BREAKERS PER NEC. PROVIDE TAMPER RESISTANT TYPE RECEPTACLES PER NEC, NORMALLY USED FOR GENERAL POWER AND ILLUMINATION.
10.	UNLESS OTHERWISE NOTED, ALL CONDUCTORS SHALL BE COPPER, WITH "THHN" INSULATION FOR SIZE #10 AND SMALLER. CONDUCTORS LARGER THAN #10 SHALL HAVE "THWN" INSULATION. ALL CONDUCTORS #10 AND SMALLER MAY BE SOLID. ALL CONDUCTORS #8 AND LARGER SHALL BE STRANDED.
11.	THE CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS, AND TESTS.
12.	THE CONTRACTOR SHALL BE THOROUGHLY FAMILIARIZED WITH ALL ASPECTS OF THE PROJECT AND SHALL VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION.
13.	ALL INSTALLATIONS SHALL BE COORDINATED BY THE CONTRACTOR WITH OTHER TRADES TO AVOID IMPACTS.
14.	ALL REQUIRED CONSTRUCTION INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK SHALL BE PROVIDED BY THE CONTRACTOR.
15.	CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY PHASE OF THE INSTALLATION WHICH MAY BE DAMAGED.
16.	THE ELECTRICAL CONTRACTOR SHALL VERIFY ALL EQUIPMENT FOR PROPER VOLTAGE, PHASE, AND CURRENT BEFORE CONNECTION TO CIRCUITS.
17.	ELECTRICAL CONTRACTOR SHALL CHECK AND VERIFY EQUIPMENT FURNISHED AGAINST THOSE SPECIFIED OR INTENDED AND REVISE BRANCH CIRCUITS AS MAY BE REQUIRED WITH PRIOR APPROVAL OF ENGINEER/ARCHITECT.
18.	ALL MATERIALS SHALL BE NEW AND SHALL BEAR UNDERWRITERS LABEL WHERE APPLICABLE.
19.	EQUIPMENT SHALL BE U.L. APPROVED.
20.	OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
21.	DISCONNECT SWITCHES SHALL BE H.P. RATED, HEAVY DUTY, QUICK MAKE, QUICK BREAK, WITH ENCLOSURES AS REQUIRED BY EXPOSURE.
22.	CIRCUITS SHOWN ON PLANS ARE TO DETERMINE LOAD DATA AND PANEL SIZE. THE CONTRACTOR SHALL PROVIDE CIRCUITS TO SUIT JOB CONDITIONS. ANY DEVIATIONS FROM THE APPOVED PLANS SHALL GENERATE A REVISION, REVISED PLANS SHALL BE PRESENTED FOR REGULATORY REVIEW AND APPROVAL PRIOR TO THE FINAL INSPECTION APPROVAL.
23.	FURNISH AND INSTALL LIGHTING FIXTURES AND LAMPS AS CALLED FOR ON PLANS, OR AS SELECTED BY OWNER.
24.	SERVICE ENTRANCE EQUIPMENT FOR ALL ELECTRICAL ELEMENTS TO HAVE MIN. A.I.C. RATING OF 42,000 AMPS AND BE NEMA-3R RATED.
25.	ALL ELECTRICAL EQUIPMENT AND CABLING RATED @ 75°C CONTINUOUS DUTY.

GENERAL NOTES

NO.	DESCRIPTION
1.	THE PURPOSE OF THIS DRAWING IS TO PROVIDE POWER ROUTING AND CONSTRUCTION DETAILS. THESE PLANS DETAIL THE FINAL ARRANGEMENT OF EQUIPMENT AND THEIR ASSOCIATED APPENDAGES.
2.	ANY AND ALL QUESTIONS AS TO THE INTENT OF, OR PROCEDURES SET FORTH IN THESE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE SUBMISSION OF A BID. LACK OF KNOWLEDGE OR UNDERSTANDING OF PLANS SHALL NOT JUSTIFY ANY CLAIMS OR EXTRA COMPENSATION.
3.	ALL SYMBOLS MAY NOT BE USED FOR THIS PROJECT.
4.	PRIOR TO CONSTRUCTION, THE ELECTRICAL CONTRACTOR SHALL: a. VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. b. PRIOR TO CONSTRUCTION, THE ELECTRICAL CONTRACTOR SHALL COORDINATE THE ELECTRICAL SERVICE WITH THE UTILITY'S REPRESENTATIVE. c. NOTIFY THE ENGINEER OF ANY CHANGES REQUIRED TO COMPLETE NEW CONSTRUCTION.
5.	ALL LIGHTING FIXTURES TO BE SELECTED BY OWNER/ARCHITECT, UNLESS OTHERWISE NOTED.
6.	ARCHITECT TO SET MOUNTING HEIGHT FOR ALL FIXTURES WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
7.	CONTRACTOR TO CONFIRM CABLE LENGTH FROM UTILITY TRANSFORMER/METER TO FIRST CONNECTION POINT MEET THE NEC MINIMUM VOLTAGE DROP REQUIREMENTS.
8.	ELECTRICAL CONTRACTOR SHALL VERIFY THE HEIGHT OF ALL EQUIPMENT PRIOR TO INSTALLATION.
9.	SWITCHES ARE TO BE MOUNTED AT 42" ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED.
10.	ALL EXTERIOR EQUIPMENT TO BE NEMA 3R RATED.
11.	ALL BONDING OF PIPE AND FOUNDATION STEEL SHALL BE IN ACCORDANCE WITH NEC 250.104

ELECTRICAL PANEL SCHEDULE

PNL TAG	"A" GENERAL HOUSE PWR. (2)	PANEL TYPE	LOAD CENTER (1)	PANEL AMPS	200	MOUNTING	SURFACE
VOLTS	120/240 1Ø-3W	MFG	SQUARED OR EQUAL	POSITIONS	12	MIN. A.I.C.	10,000 AMPS SERIES RATED

BUS KVA A	BUS KVA B	LOAD	COND.	WIRE SIZE	POLE	AMPS	CKT	BUS	CKT	AMPS	POLE	WIRE SIZE	COND.	LOAD	BUS KVA A	BUS KVA B
0.4		LIGHT FIXTURE (2)	1/2"	12	1	20	1	X	2	35	2	8	3/4"	POOL PUMP (2) (5) (7) (9)	3.1	
	0.0	SPARE	-	14	1	15	3	X	4	"	"	"	"	"		3.1
1.4		RECEPT. EXTERIOR	1/2"	14	1	15	5	X	6	15	1	14	1/2"	POOL LIGHTS (2) (5) (7)	0.5	
	0.5	FIREBOWL (2)	1/2"	14	1	15	7	X	8	15	1	14	1/2"	POOL TIME CLOCK		0.5
0.5		FIREBOWL (2)	1/2"	14	1	15	9	X	10	35	2	8	3/4"	POOL PUMP (2) (5) (7) (9)	3.1	
							11	X	12	"	"	"	"	"		3.1
							13	X	14	100	2	3	1) 1-1/4"	"B" GENERAL HOUSE PWR.		
							15	X	16	"	"	"	"	"		
							17	X	18							
							19	X	20							

3Ø A	18.0 KVA
3Ø B	14.4 KVA

FEEDER QTY	1
FEEDER CU	3/0
GRND CU	(1) 6
COND.	(1) 2"

PANEL LOAD CALCULATIONS	
GENERAL KVA	32.4 KVA
LIGHTS @125%	1.1 KVA
MOTOR = LARGEST @125%	14.0 KVA
REMAINDER @100%	13.3 KVA
PANEL KVA	28.3 KVA
PANEL SERVICE AMPS	117.9

REMARKS:
(1) MAIN LUGS ONLY.
(2) CONFIRM ELECTRICAL REQUIREMENTS.
(3) PROVIDE ARC-FAULT INTERRUPTING CIRCUIT BREAKER.
(4) NON-CONCURRENT LOADS. PROVIDE "HACR" RATED BREAKER.
(5) VERIFY LOCATION.
(6) POWER EVAPORATOR UNIT THROUGH CONDENSING UNIT. SEE MNF. INSTALL DIRECTION.
(7) POOL/SPA EQUIP. TO BE SUPPLIED W/ GFI BREAKER IAW NEC 680.22 (B).
(8) CONTROLLED THROUGH TIME CLOCK
(9) NEMA 3R ENCLOSURE

ELECTRICAL PANEL SCHEDULE

PNL TAG	"B" GENERAL HOUSE PWR. (2)	PANEL TYPE	LOAD CENTER (1)	PANEL AMPS	100	MOUNTING	SURFACE
VOLTS	120/240 1Ø-3W	MFG	SQUARED OR EQUAL	POSITIONS	12	MIN. A.I.C.	10,000 AMPS SERIES RATED

BUS KVA A	BUS KVA B	LOAD	COND.	WIRE SIZE	POLE	AMPS	CKT	BUS	CKT	AMPS	POLE	WIRE SIZE	COND.	LOAD	BUS KVA A	BUS KVA B
0.4		LIGHT FIXTURE (2)	1/2"	12	1	20	1	X	2	35	2	8	3/4"	POOL PUMP (2) (5) (7) (9)	3.1	
	0.0	SPARE	-	14	1	15	3	X	4	"	"	"	"	"		3.1
1.4		RECEPT. EXTERIOR	1/2"	14	1	15	5	X	6	15	1	14	1/2"	POOL LIGHTS (2) (5) (7)	0.5	
	0.5	FIREBOWL (2)	1/2"	14	1	15	7	X	8	15	1	14	1/2"	POOL TIME CLOCK		0.5
0.5		FIREBOWL (2)	1/2"	14	1	15	9	X	10	35	2	8	3/4"	POOL PUMP (2) (5) (7) (9)	3.1	
							11	X	12	"	"	"	"	"		3.1

3Ø A	9.0 KVA
3Ø B	7.2 KVA

FEEDER QTY	1
FEEDER CU	3
GRND CU	(1) 8
COND.	(1) 1-1/4"

PANEL LOAD CALCULATIONS	
GENERAL KVA	16.2 KVA
LIGHTS @125%	0.5 KVA
MOTOR = LARGEST @125%	14.0 KVA
REMAINDER @100%	2.9 KVA
PANEL KVA	17.3 KVA
PANEL SERVICE AMPS	72.3

REMARKS:
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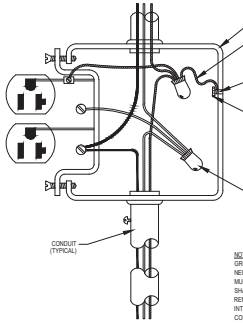
(3) PROVIDE ARC-FAULT INTERRUPTING CIRCUIT BREAKER.
(4) NON-CONCURRENT LOADS. PROVIDE "HACR" RATED BREAKER.
(5) VERIFY LOCATION.
(6) POWER EVAPORATOR UNIT THROUGH CONDENSING UNIT. SEE MNF. INSTALL DIRECTION.
(7) POOL/SPA EQUIP. TO BE SUPPLIED W/ GFI BREAKER IAW NEC 680.22 (B).
(8) CONTROLLED THROUGH TIME CLOCK
(9) NEMA 3R ENCLOSURE

MEP EQUIPMENT SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION +1 FOOT, EXCEPT AS REQUIRED TO ADDRESS LIFE SAFETY REQUIREMENTS.

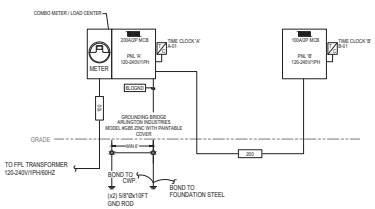


NOTE:
GROUNDING CONDUCTOR & NEURAL CONDUCTOR IN MULTI-WIRE BRANCH CIRCUITS SHALL BE CONTINUOUS SO THAT REMOVAL OF DEVICE WILL NOT INTERFERE WITH CONDUCTOR CONTINUITY.

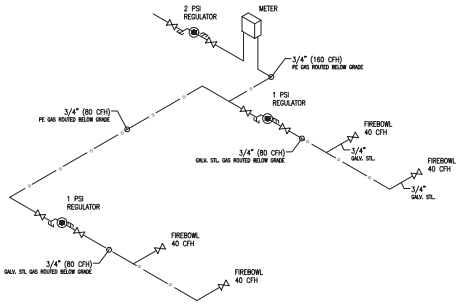
TYPICAL OUTLET GROUNDING DETAIL (C4)
SCALE: N.T.S.

FEEDER SCHEDULE KEY NOTES

NO.	DESCRIPTION
100	200 AMP 2P, 3 WIRE FEEDER - (1) RUNS OF (1) 2" CONDUIT WITH (3) #3/0 MCM KCMIL COPPER WITH (1) 6 EQUIPMENT GROUND
200	100 AMP 2P, 3 WIRE FEEDER - (1) RUNS OF (1) 2" CONDUIT WITH (3) #2/0 COPPER WITH (1) 8 EQUIPMENT GROUND (2.7% VD AT 250 FT CABLE RUN)
BLD GRDN	PROVIDE (1) #2/0 GROUNDING ELECTRODE IN 1" PVC CONDUIT AND BONDED TO STRUCTURAL STEEL IN BUILDING FOOTER, METAL UNDERGROUND WATER PIPE AND METAL UNDERGROUND GAS PIPE (IF AVAILABLE) IN ACCORDANCE WITH NEC 250-50, PART III. PROVIDE MADE ELECTRODES CONSISTING OF COPPER CLADE GROUND RODS (IF FLUSH TEST WELLS) 5/8" X 10'-0". MEASURE RESISTANCE TO GROUND ADD ADDITIONAL GROUND RODS IF REQUIRED TO REACH THE 5 OHM LEVEL.



POWER RISER (A4)
SCALE: N.T.S.



GAS ISOMETRIC (A1)
SCALE: N.T.S.

JWL ENGINEERING

JOHN W. LANGFORD ENGINEERING, LLC.
1801 NW SPANISH RIVER BLVD. #201
BOCA RATON, FLORIDA 33431
Tel. (561) 232-5220
Fax. (561) 237-0840
www.JWLENGINEERING.com

"ANY DESIGN CHANGES TO THE SYSTEM DESCRIBED IN THESE PLANS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ENGINEER OF RECORD WILL VOID THESE PLANS. ALL EXPENSES INCURRED DUE TO THESE CHANGES WILL BE THE RESPONSIBILITY OF THE PARTY PERFORMING SUCH CHANGES."

REVISIONS	BY	DATE
1 INITIAL ISSUE	JWLE	OPEN

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION 08.12.22

AVENIR COCONUT BLVD.
ENTRY FEATURE
PALM BEACH GARDENS, FLORIDA

RANDALL STOFFT ARCHITECTS
42 N SWINTON AVE - DELRAY BEACH - FL 33444 (561)243-0199 NAICS:B-FL C035262-7877

I HEREBY CERTIFY THAT THESE PLANS WERE MADE UNDER MY RESPONSIBLE CHARGE. THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO SECTION 471.025 OF THE FLORIDA STATUTES AND 61G15 OF THE FLORIDA ADMINISTRATIVE CODE.

JOHN LANGFORD, FL#69962

JOHN WILLIAM LANGFORD LICENSE No. 69962 STATE OF FLORIDA PROFESSIONAL ENGINEER

August 12, 2022

POWER NOTES, CALCS, EQUIP. & RISER

E101

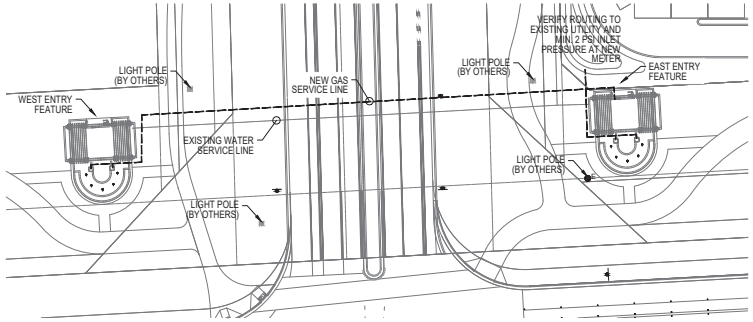
01 OF 02

22136-DRW-321-100-00_00

FILE NAME: G:_SHORTCUT-TARGETS-BY-ID\1FO7CXUWXQULF3CTS-UWXBYC-L27BHWHW\PROJECTS\2022\22136_AVENIR ENTRY (COCONUT)\DEL\DRW (1)\321 PWR PLAN\R00 - OPEN\22136-DRW-321-100-00_00.DWG

PLOT DATE: 8/12/2022 10:56 AM; SHT SIZE: ARCH D; PLOT SCALE: 1:1;

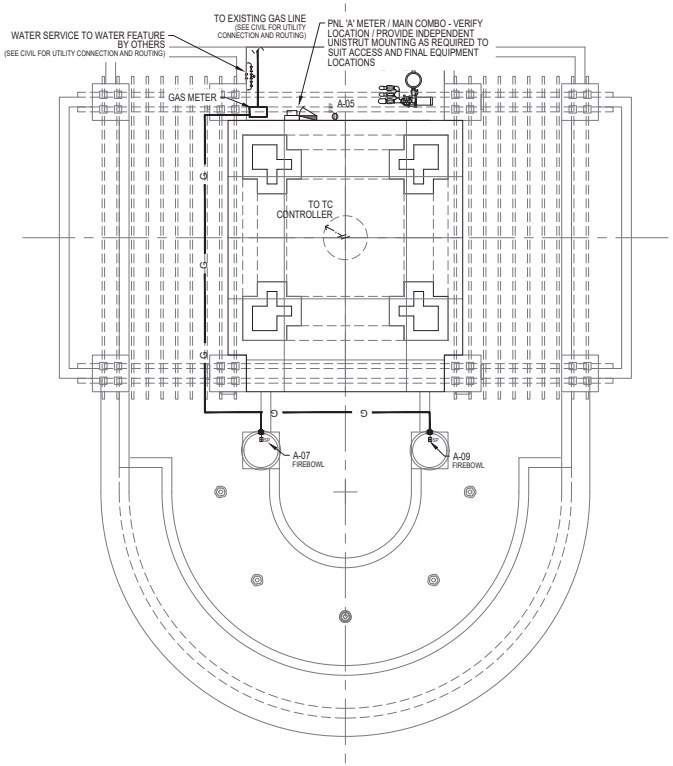
RANDALL E. STOFFT NUMBER:-0001003 FIRM-AA0003919



OVERALL SITE PLAN - TYPICAL

SCALE: 1/32" = 1'-0"

PLAN NORTH



ENLARGED PLAN - TYPICAL FEATURE (EAST SHOWN FOR REFERENCE)

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

PLAN NORTH

JWL ENGINEERING

JOHN W. LANGFORD ENGINEERING, LLC.
189 NW SPANISH RIVER BLVD, #200
BOCA RATON, FLORIDA 33431
Tel. (561) 237-5223
Fax. (561) 237-5680
www.JWLENGINEERING.com

ANY DESIGN CHANGES TO THE SYSTEM DESCRIBED IN THESE PLANS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ENGINEER OF RECORD WILL VOID THESE PLANS. ALL EXPENSES INCURRED DUE TO THESE CHANGES WILL BE THE RESPONSIBILITY OF THE PARTY PERFORMING SUCH CHANGES.

REVISIONS	BY	DATE
1 INITIAL ISSUE	JWLE	OPEN

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION 08.12.22

AVENIR COCONUT BLVD.
ENTRY FEATURE
PALM BEACH GARDENS, FLORIDA

RANDALL STOFFT ARCHITECTS
architecture, landscape architecture, interior design

I HEREBY CERTIFY THAT THESE PLANS WERE MADE UNDER MY RESPONSIBLE CHARGE. THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO SECTION 471.025 OF THE FLORIDA STATUTES AND 61G15 OF THE FLORIDA ADMINISTRATIVE CODE.

JOHN LANGFORD, FL#69962

JOHN WILLIAM LANGFORD LICENSE No. 69962 STATE OF FLORIDA PROFESSIONAL ENGINEER

August 12, 2022

POWER PLAN
1ST LEVEL

E201

42 N SWINTON AVE - DELRAY BEACH - FL 33444 (561)243-0199 NAICEB-FL C059262-927

RANDALL E. STOFFT NUMBER-001803 FIRM-AA003979

FILE NAME: G:_SHORTCUT-TARGETS-BY-ID\1FO7CXUWXQULF3CTS-UWXBYL-L27BHWHW\PROJECTS\2022\22136_AVENIR ENTRY (COCONUT)\DEL\DRW (1)\321 PWR PLAN\R00 - OPEN\22136-DRW-321-100-00_00.DWG

PLOT DATE: 8/12/2022 10:56 AM; SHT SIZE: ARCH D; PLOT SCALE: 1:1;

22136-DRW-321-100-00_00

EXHIBIT B

PROPOSAL

AAA STEEL FABRICATORS
Architectural + Structural Steel

1669 SW 45TH WAY
DEERFIELD BEACH FL 33442
PH. 954.570.7211

PROPOSAL

TO	AVENIR COMMUNITY DEVELOPMENT DISTRICT	**PH NO.**	561-630-4922
ATTN	JASON PIERMAN	**EMAIL**	jpierman@sdsinc.org
PROJECT	AVENIR COCONUT BLVD	**ADDRESS**	AVENIR COCONUT BLVD. W.P.B. FL
PROPOSAL NO.	**22009.010**	**DATE**	Thursday, February 9, 2023

SCOPE OF WORK

FURNISH AND INSTALL	**SITE WELDING**
(4) Aluminum Trellis 12'-6" x 22'-0". Powder coated	*(2) Domes stitched welding together before installation.*
(8) Aluminum (4) Tubes Column HSS6x6x1/4 @ 9'-6". Powder coated	
(8) Aluminum (4) Tubes Column HSS6x6x1/4 @ 4'-6". Powder coated	
(16) Aluminum Base Plates PL5/8x18x18. Powder coated	
(2) Steel Domes 6'-9" high x 6'-9" Radius. Prime painted	
HSS6x2x1/4 Material. Prime painted	
Base plates PL5/8x10x1-0 w/Wedge anchors. Prime painted	

TOTAL AMOUNT	**$177,770.00**

ESTIMATE PREPARED BY: *JOHN MUÑOZ*

PRICE INCLUDES

*shop drawings
* tools and fasteners as needed
*equipment as needed for placement and erection
*placement, erection, and field welding of all material
*prime paint of steel at domes
*powder coating of all aluminum members at trellis
*fabrication by AWS certified welders
*all applicable taxes

*****Due to rapidly changing mill prices, all quoted prices are subject to change at time of order placement. This price is valid an order is receive by 2/9/2023*****

PRICE EXCLUDES

*any items not listed above
*engineering

TAKEOFF INFORMATION

DRAWINGS REVIEWED	A001, A101, A102, A103, A201, A202, A2210, A300, A301, A302, A303, S1, S2, S3		
DRAWINGS DATED	8/23/2022	**ENGINEER**	FARID ABUGATTAS P. E.

Terms & Conditions

The Proposal is valid for 90 Days from date of delivery unless accepted in writing by the "Customer". Customer shall pay 25% with the return of the signed proposal. A mutually agreed upon payment draw schedule will be produced before work commences. Final payment shall be made to "Fabricator" 30 days after completion of "Fabricator's" work.

1. "Fabricator" shall mean "AAA Steel Fabricators" and or AAA Architectural Fabricators", and "Customer" shall refer to the entity to whom this Proposal and/or Work Order was submitted.

2. Structural steel will be furnished to this Project in accordance with the terms and conditions of the bidding documents and the American Institute of Steel Construction Code of Standard Practice for Buildings and Bridges, current edition.

3. DRAWINGS, PLANS AND SPECIFICATIONS. Fabricator shall be entitled to rely upon the plans and specifications which were provided by Customer. If the design is not complete at the time of this bid, released for construction drawings will be required before detailing, material purchases, or fabrication can commence and Fabricator reserves the right to additional compensation.

4. TIME. The project schedule and any modification shall allow Fabricator a reasonable time to complete its Work in an efficient manner considering the contract completion date or times set forth in this contract. Fabricator shall not be required to commence or continue work unless sufficient areas are ready to ensure continuous work. Customer shall promptly provide the Fabricator with all schedules of work and with any other information necessary for the proper schedule of Fabricator's Work. Fabricator will not be bound by any schedule that was not included in bidding documents, or to any schedule revisions absent prior written agreement. Fabricator shall be entitled to an equitable adjustment in the price of the Work, including but not limited to, any increased costs of labor, including overtime, or materials, resulting from any change of schedule, acceleration, out of sequence work or delay caused by others for whom Fabricator is not responsible.

5. FORCE MAJEURE. Notwithstanding anything to the contrary in these Terms and Conditions, deliveries and/or performance may be suspended or delayed by acts of God; acts of civil or military authorities; war, riot; fire, or explosion; flood; sabotage or acts of terrorism; lack of adequate fuel, power, raw materials, labor, containers or transportation facilities; changes in applicable government laws, regulations; failure of machinery or apparatus; labor disputes; acts or omissions of Customer, its employees, officers or agents, or any other event, whether or not of the class or kind enumerated herein, beyond the reasonable control of Fabricator which makes impractical the performance of the Work, or the manufacturer, transportation, or shipment of the products or of a material or other resource upon which the manufacturer or transportation of the products depend. Fabricator reserves the right, in its sole discretion, to allocate inventories and current production and to substitute suitable materials when, in its opinion, circumstances warrant such allocation or substitution. Fabricator shall be entitled to an equitable adjustment in the price and the time for the performance of the Work resulting from any Force Majeure event.

6. ESCALATION. Fabricator's material prices are based on current prices at the time of the Proposal. Any significant price increases (meaning a price increase exceeding 5%) in materials necessary to perform the Work, that occur during the period of time between the date of this Proposal and Substantial Completion of the Project, shall cause the contract price to be equitably adjusted by an amount reasonably necessary to cover any such increase.

7. FREIGHT. Freight will be noted as either an inclusion or an exclusion in a proposal. Freight is calculated as a set price based upon mileage and number of expected trips. Any changes to the scope or assumptions regarding phasing of delivery may result in an additional freight surcharge.

8. TIME OF PAYMENT. Payment must be made to Fabricator within thirty (30) days of the date of Fabricator's invoice. Payments not received when due shall incur service charges at the rate of three percent (1.5%) per month (18% per annum) until paid. If Customer fails to pay Fabricator, in accordance with this provision, Fabricator may, without prejudice to any other available remedies, limit or cancel the credit of Customer, suspend further deliveries or performance, or terminate this contract. The contract amount shall be increased, by appropriate adjustment, by the amount of Fabricator's demobilization, delay and remobilization costs. Fabricator shall be entitled to recover its costs and attorney fees incurred for any non-payment of amounts due.

9. FAILURE TO GIVE ADEQUATE ASSURANCES. If Customer's financial condition gives Fabricator, in its judgment, reasonable grounds for insecurity concerning Customer's ability to perform its obligations under the Contract, Fabricator may require full or partial cash payment in advance or may suspend any further deliveries or performance until Customer's financial condition materially improves and all unpaid sums due to Fabricator have been paid.

10. RELEASES. Any form or release wherein the Fabricator purports to release the Customer, Owner or Design Professional is hereby qualified by the following language, whether or not the Fabricator specifically adds the language: "This release shall apply only to work for which payment has been received in full by Fabricator; and it shall not apply to retainage, unbilled changes, or claims or amounts not yet paid." The Fabricator will not agree to an advance waiver of its lien rights, its right to delay damages, its right to consequential damages, or to withholding payment for disputes between Contractor and Owner unrelated to Fabricator's work.

11. RETAINAGE. Customer shall be permitted to withhold 10% retainage for this project until it is 50% complete. After 50% completion, Customer shall only withhold 5% of the total contract amount until substantial completion. Final payment, including release of retainage, shall be due within 30 days after completion of Fabricator's Work.

12. CHANGE ORDERS. If conditions are encountered at the site which are concealed physical conditions which differ from those indicated in any plans, specifications, reports, surveys, or other information provided to Fabricator, then the Subcontract Price shall be equitably adjusted for such concealed or unknown conditions by Change Order upon the claim of either party.

13. TITLE AND RISK OF LOSS. Title to and risk of loss of the materials provided to the project by Fabricator shall pass to Customer upon delivery. Fabricator shall retain a security interest and right of possession in the materials until Customer makes full payment for those materials.

14. WARRANTY, LIMITATION OF LIABILITY, AND ASSUMPTION OF RISK. Fabricator agrees to correct all Work under this contract which proves to be defective in workmanship or materials. These warranties shall commence on the date of substantial completion of the Work or of a designated portion thereof and shall continue for a period of one year therefrom or for such longer periods of time as may be set forth in writing as agreed to by the Fabricator. Fabricator disclaims and Customer waives, all other warranties, express or implied, including but not limited to the warranties of habitability, merchantability, and fitness for a particular purpose. Fabricator's liability for any action shall be limited to the Proposal Price. If Customer or Owner claims that Fabricator's work is defective, they shall give Fabricator written notice within 5 days of when they knew or could have known of the alleged deficiency. Fabricator shall be given a reasonable opportunity to cure such alleged deficiency (and at its sole discretion Fabricator may repair or replace with equal quality any limited warranty items) upon receipt of such written notice. Failure to provide Fabricator with such notice and an opportunity to cure such alleged deficiencies shall constitute a waiver of such claims.

15. INDEMNIFICATION. To the maximum extent allowed by law, Customer shall defend, indemnify, and hold harmless Fabricator and its employees and agents against all sums, costs, liabilities, losses, obligations, suits, actions, damages, penalties, fines and other expenses (including investigation costs, litigation costs, and attorney fees) that Fabricator may incur or be obligated to pay to the extent of Customer's (i) negligence, (ii) violation or alleged violation of any federal, state, county or local laws or regulations, (iii) breach of this Contract, or (iv) other negligence for which Customer is responsible. Fabricator will take full responsibility for its own actions and negligence. It will not agree to indemnify any other party for the consequences of that party's actions or negligence.

16. MEDIATION. Any claims arising out of or related to this contract shall be subject to mediation. Mediation shall be a condition precedent to arbitration. The request may be made concurrently with the filing of a demand for arbitration but, in such event, mediation shall proceed in advance of arbitration, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in Ft. Lauderdale Fl.

17. COLLECTION COSTS $ ATTORNEY FEES. In the event that Fabricator hires a collection company or institutes legal proceeding against Customer to collect any monies due to Fabricator hereunder, or if Fabricator successfully defends any lawsuit instituted by Customer, whether based on contract, tort or any other legal theory of recovery, then Fabricator shall be entitled to recover its costs and expenses, including reasonable attorney's fees, from Customer.

18. GOVERNING LAW. The validity, interpretation and performance of this contract and any dispute connected herewith shall be governed by and construed in accordance with the laws of the state of Florida, without regard to its conflicts of law provision.

Terms & Conditions

19. SUBCONTRACT DOCUMENTS. No terms and conditions contained in the contract between the Owner and Customer, if applicable, shall be binding on the Fabricator unless a copy of such terms and conditions has been furnished to Fabricator and accepted in a writing signed by the Fabricator.

20. PERFORMANCE OF WORK PRIOR TO EXECUTION OF CONTRACT. In the event that Fabricator is given a notice to proceed, directed to purchase material, or otherwise directed by Customer to commence any of the Work contemplated by this Proposal prior to the Customer signing this Proposal, Customer shall be deemed to have accepted all of the Terms and Conditions of this Proposal and/or Work Order as set forth herein. No amendment or modification of any provision of these Terms and Conditions shall be binding unless the same is in writing, signed by the party to be bound, and is specifically described as an amendment or modification of these Terms and Condition.

21. SOLVENCY. Customer hereby represents and warrants to Fabricator that Customer is solvent (on a balance sheet basis) and both has and will have the unrestricted ability to its debts in the ordinary course of business as and when such debts are due and payable. Customer also acknowledges and agrees that each of the Customer's acceptance of material and or labor supplied by Fabricator shall constitute a written reaffirmation of Customer's representation of solvency as of the date of the Customer's acceptance of material and labor, which representation shall be deemed to grant to Fabricator the maximum right of reclamation available at law or in equity under either the Commercial Code or any other applicable state law, or in bankruptcy or insolvency proceeding.

The above prices, specifications, terms and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

DATE

OFFICER OF THE COMPANY