

SITE DATA

SITE ADDRESS: 5301 OCEAN TERRACE, MARATHON, FL 33050
LEGAL DESC.: TRADE WINDS WEST CONDOMINIUM INC PT LOTS 3&4 BLOCK J& PT LOTS 1&2 BLOCK K
MARMEADE SUB PB3-185 MARATHON FLORIDA OR549-581/663DEC OR885-1822/1823AMD OR1563-573/580AMD
OR1631-1652/53AMD OR1717-722/723AMD OR1733-1929AMD OR2457-446/447AMD
FLOOD ZONE: EL.(AE 7')
LOT AREA: 26,504 SQFT
SETBACKS: FRONT 10', SIDE 5', BACK 10'
MAX BUILDING COVERAGE: 6,600 SQFT
MIN. OPEN SPACE: 20%
F.L.U.M.: RESIDENTIAL HIGH
ZONING: RESIDENTIAL HIGH (RH)

DESIGN CODE

- 2020 FLORIDA BUILDING CODE, 7th EDITION, BUILDING, FBC
- 2020 FLORIDA BUILDING CODE, 7th EDITION, RESIDENTIAL, FBC-R
- 2020 FLORIDA MECHANICAL CODE FBC-M
- 2017 NATIONAL ELECTRICAL CODE, NEC 2017
- 2020 FLORIDA PLUMBING CODE, FBC-P
- 2020 FLORIDA FUEL GAS CODE, 7th EDITION, FFPC
- FLORIDA FIRE PREVENTION CODE, FBC-FG
- NATIONAL FIRE PROTECTION ASSOCIATION, NEBA

DESIGN DATA

DESIGN LOADS (MINIMUM):

A.	ROOF DEAD LOAD	17 PSF (METAL)
B.	ROOF LIVE LOAD	20 PSF
C.	DEAD LOAD FOR UPLIFT CALCULATION	7 PSF
D.	FLOOR DEAD LOAD (WOOD FRAMING)	20 PSF
E.	FLOOR DEAD LOAD (12" CONCRETE)	150 PSF
F.	FLOOR LIVE LOAD (LIVING AREAS)	100 PSF
G.	FLOOR LIVE LOAD (BALCONY AREAS)	100 PSF
H.	STAIRS LIVE LOAD	100 PSF AND 300 LBS NON-CONCURRENT
I.	GUARD RAILS/HANDRAILS	200 LBS

WIND DESIGN SPECIFICATIONS:

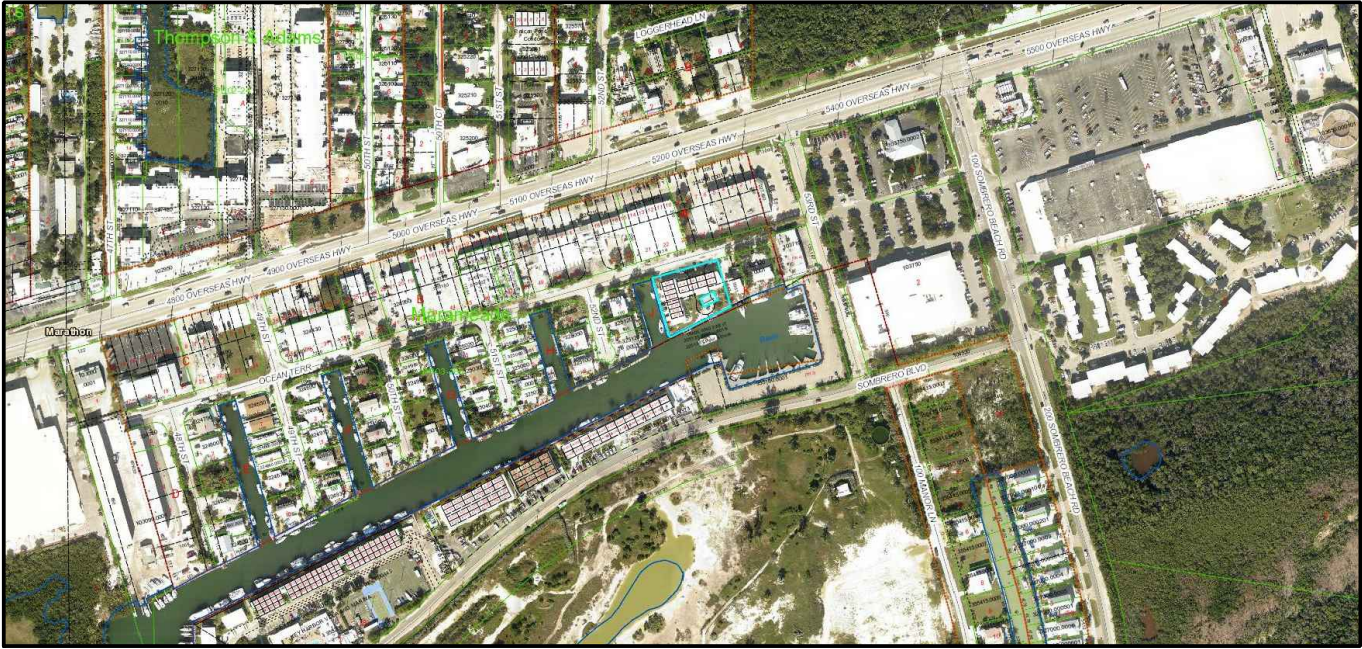
A.	BUILDING OCCUPANCY CATEGORY	R-1
B.	CONSTRUCTION TYPE	V-B
C.	OCCUPANCY CLASSIFICATION	RESIDENTIAL
D.	WIND SPEED	
	a.) ULTIMATE (LRFD) =	180 MPH
	b.) ALLOWABLE (ASD)=	140 MPH
E.	WIND EXPOSURE CATEGORY	D
F.	ENCLOSURE CLASSIFICATION	ENCLOSED
G.	INTERNAL PRESSURE COEFFICIENT	+/- 0.18
H.	WIND-BORNE DEBRIS AREA	YES
I.	REFER TO DRAWINGS FOR STRUCTURE HEIGHT AND AREA	
J.	STRUCTURAL LOADS AND DESIGN PRESSURES LISTED IN THESE PLANS ARE ALLOWABLE (ASD) UNLESS NOTED OTHERWISE	

SCOPE OF WORK

PROPOSED CONSTRUCTION:
DEMO / REPAIR

- REPAIR SPALLING PER PLAN
- REMOVE EXISTING POOL HOUSE & REPLACE W/ NEW CONC. SLAB FOR POLL EQUIPMENT AS PER PLANS

5301 OCEAN TERRACE
(TRADEWINDS WEST CONDO),
MARATHON, FL



SITE KEY PLAN
N.T.S.

DRAWING INDEX

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S1	REPAIR LOCATION PICTURES
S2	CONC. SLAB DETAILS

COVER SHEET

ABBREVIATIONS

A.B.	Anchor Bolt	F.G.	Fixed Glass	Plt Ht.	Plate Height
Abv.	Above	Flr.	Floor	Plt Sh.	Plant Shelf
A/C	Air-Conditioner	Fnd.	Foundation	PSF	Pounds per square foot
Adj.	Adjustable	Flr. Sys.	Floor System	P.T.	Pressure Treated
A.F.F.	Above Finished Floor	F/P	Fireplace	Pwd.	Powder Room
A.H.U.	Air Handler Unit	Ft.	Foot / Feet	Rad.	Radius
ALT.	Alternate	Fig.	Footing	Ref.	Refrigerator
B.C.	Base Cabinet	F.V.	Field Verify	Req'd.	Required
B.F.	Bifold Door	FX	Fixed	Rm.	Room
B.F.F.	Below Finished Floor	Galv.	Galvanized	Rnd.	Round
Bk Sh	Book Shelf	G.C.	General Contractor	R & SH	Rod and Shelf
Bm.	Beam	G.F.I.	Ground Fault Interrupter	SD.	Smoke Detector
BOT.	Bottom	G.T.	Girder Truss	S.F.	Square Ft.
B.P.	Bypass door	Hdr.	Header	Sh.	Shelves
Brg.	Bearing	Hgt.	Height	SHT	Sheet
Cir.	Circle	HB	Hose Bibb	S.L.	Side Lights
Cld.	Ceiling	Int.	Interior	S.P.F.	Spruce Pine Fir
Col.	Column	K/Wall	Kneewall	Sq.	Square
Comp.	A/C Compressor	K.S.	Knee Space	S.Y.P.	Southern Yellow Pine
C.T.	Ceramic Tile	Laun.	Laundry	Temp.	Tempered
D	Dryer	Lav.	Lavatory	Thick'n.	Thicken
Dec.	Decorative	L.F.	Linear Ft.	T.O.B.	Top of Block
Ded.	Dedicated Outlet	L.T.	Laundry Tub	T.O.M.	Top of Masonry
Dbl.	Double	Mas.	Masonry	T.O.P.	Top of Plate
Dia.	Diameter	Max.	Maximum	Trans.	Transom Window
Disp.	Disposal	M.C.	Medicine Cabinet	Typ.	Typical
Dist.	Distance	Mfr.	Manufacturer	UCL	Under Cabinet Lighting
D.S.	Drawer Stack	Micro.	Microwave	U.N.O.	Unless Noted Otherwise
D.V.	Dryer Vent	Min.	Minimum	VB	Vanity Base
D.W.	Dishwasher	M.L.	Microfilm	Vert.	Vertical
Ea.	Each	Mir.	Mirror	V.S.	Versalamin
E.W.	Each Way	Mono	Monolithic	VP	Vapor Protected
Elec.	Electrical	N.T.S.	Not to Scale	VTR	Vent through Roof
Elev.	Elevation	Op'n'g.	Opening	W	Washer
Ext.	Exterior	Opt.	Optional	w/	With
Exp.	Expansion	Pc.	Piece	W.C.	Water Closet
F.B.C.	Florida Bldg. Code	Ped.	Pedestal	W.A.	Wedge Anchor
F.B.C.R.	Florida Bldg. Code Resid.	P.L.	Parallam	Wd.	Wood
F.F.	Finished Floor	PLF	Pounds per linear foot	WP	Water Proof

CONSTRUCTION PROPOSED FOR
THE FOLLOWING LOCATION:

5301 OCEAN TERRACE
(TRADEWINDS WEST CONDO),
MARATHON, FLORIDA

CAMPBELL ENGINEERING
CONSULTANTS LLC

William R. Campbell, P.E. License #: 79269
Email: will@cecfk.com CA/Reg #: 31437
Phone #: 305-735-4626

PLANS ARE NOT VALID
UNLESS SIGNED AND
DATED

PROJECT #:

3206

Date:

MAY 2, 2022

SHEET 1 of 6

SHEET #

CS

GENERAL NOTES

Structural Lumber

- All wood members shall meet or exceed requirements stated in "ANSI/AF&PA National Design Specification for Wood Construction" and all referenced standards.
- All wood members shall be Southern Pine #2, MC 19%, NO. 2 Dense or greater kiln dried as referenced in the Standards.
- All wood members exposed to the exterior or directly contacting concrete or steel shall be Pressure Treated (PT) UC3B grade per AWPA Standards and treated with chemicals to protect from insects and decay. Allow wood to dry after treatment.
- All field cuts in Pressure Treated lumber shall be treated on site.
- Nailing shall be in accordance with FBC 2020. Nails and other fasteners for Pressure Treated wood shall be Stainless Steel or ACQ Approved treated.
- Sheathing shall be $\frac{3}{8}$ " CDX Plywood Sheathing Grade, unless otherwise stated specified in the plans.
- Use 10d ring-shank nails with spacing of 4" o.c. on all edges and 6" o.c. in the field with all edges blocked.
- Cutting and notching of wood members including but not limited to floor joist shall not exceed one-sixth of the depth of the member and cannot be located in the middle one-third of the span.
- The depth of the notching at the ends of the wood members shall not exceed one-fourth of the depth of the member.
- Beams, joist, and rafters with a thickness equal or greater than 4" shall only be notched at the ends of the members and shall not be notched on the tension side of the member.
- Holes cut into wood members shall have a diameter less than one-third of the depth of the member and shall not be located closer than two inches to the top or bottom of the member.
- Blocking shall be placed between all joist at a spacing not to exceed 8' on center.
- Install Simpson LUS Series Galvanized Joist Hangers at locations where structural wood members including but not limited to joist and beams connect into other members

Hardware

- Hardware shall meet or exceed 304 Stainless Steel properties or be Zmax galvanized for non exposed Simpson products, unless otherwise specified.
- All connectors shall have stainless steel screws and fasteners or ACQ Approved treated for non exposed areas.
- All connectors and fasteners shall be applicable for use and compatible with pressure treated wood.
- Apply a bond breaker between the wood surface an any connector or fastener that is not compatible with pressure treated wood.
- All connectors and fasteners shall be manufactured by Simpson Strong Tie or an approved equal and installed as per the manufactures recommendations prior to loading the connected wood member.
- All structural members shall have a connector or fastener securing and anchoring the member for hurricane protection.

Cast In Place Concrete

- The concrete shall have the following properties:
 - Compressive strength at 28 days equal to or greater than 4000PSI
 - Ready Mix as per ASTM C94
 - Type 1 Portland Cement shall adhere to ASTM C 150
 - Normal weight aggregates shall adhere to ASTM C33
 - Light weight aggregates shall adhere to ASTM C330
 - No calcium chloride
 - Air entraining shall adhere to ASTM C260
 - Water reducing shall adhere to ASTM C494
 - Water used shall be fresh water which is clean and potable
 - Concrete slump range shall be within the range of 3" to 5" unless otherwise stated.
 - Applicable code is ACI 318 latest addition and ACI 301.

Foundation and Concrete

- All footings including shall be placed on firm, undisturbed, natural rock unless otherwise noted.
- All footings shall be centered under the walls, columns, or specified line unless otherwise noted
- Auger piles shall be drilled no less than 3" into the cap rock and must be 16" in diameter unless otherwise noted.
- All exposed concrete edges shall be constructed and finished with a $\frac{1}{2}$ " chamfer edge.
- All concrete works including but not limited to mixing, placing, and curing shall conform with ACI 305R Hot Weather Concrete.
- Concrete shall be water cured with a continuous flow of water over the surface of the concrete for 7 days or until 75% concrete compressive strength has been achieved. At this time, a concrete curing compound shall be applied to the surface of the concrete while the concrete is still damp or moist from the prior water curing event.
- All soil below the concrete slab on grade shall be treated and covered with a 10ML vapor barrier.

Reinforcing Steel

- The reinforcing steel shall be ASTM A615 Grade 60.
- The splicing length shall be 45 times the bar diameter unless otherwise noted.
- The rebar shall have a minimum clear cover of 3" for concrete placed at the existing grade elevation and a 2" minimum clear cover for concrete placed above the referenced elevation unless otherwise noted.
- The welded wire fabric shall be in conformance with ASTM A-185.
- The splice length of the welded wire fabric shall be one full mesh section with the ends and sides connected by tie wire.
- All rebar accessories including but not limited to rebar chairs shall be installed in accordance with ACI 318.

General Requirements

- Prior to starting any work the Contractor shall review these plans and site conditions and notify the Engineer if any discrepancies are discovered or conflicts with these plans, specifications, or dimensions which affect the execution of construction or safety .
- This set of plans is solely intended to be utilized for construction at the specified location.
- The Contractor shall not scale the drawings and shall request additional information required for construction from the Engineer of Record.
- The Contractor shall be responsible for calling Sunshine Utility Locate Service prior to performing any construction activities in any areas which underground utilities may be present. The Engineer of Record shall not be responsible for providing the location of utilities.
- The Engineer of Record is not responsible for the supervision of the Contractor nor their employees during the construction.
- The Contractor is responsible for providing and implementing the means and methods for the construction process and perform all works in conformance with the standards and requirements of the 2020 Florida Building Code, manufacturer's recommendations, local county and city codes and ordinances, and specifications referenced within these plans.
- The Contractor must complete the construction in accordance with the Building Envelope Energy Requirements of the Florida Model Energy Code.
- Quality of the work must meet or exceed the industry standard practices.
- Any deviations from these plans shall be reviewed and approved by the Engineer of Record.
- Install shoring as required for all structural members of the existing structure.
- Contractor is responsible for all means and methods as required to improve or maintain the existing condition, structural integrity, and safety of the structure including but not limited to the design and installation of structural shoring or tie-downs and diligently performing works. The contractor is responsible for the safety of all personnel entering the designated working area.
- The Contractor shall coordinate their work with all other trades in order to avoid scheduling conflicts.
- The Engineer of Record certifying this document shall not be held liable for any financial or time related damages including but not limited to damages to the structure, personnel, time related delays, and structural issues that result from the construction in accordance with the applicable specifications of this certified document. The Contractor shall notify the Engineer of Record if any conditions or issues arise that do not adhere to the details specified.

PORTLAND CEMENT PLASTERING STUCCO NOTES

- The Contractor shall perform all work in conformance with the 2020 Florida Building Code.
- Comply with ASTM C 926 in regards to project conditions while performing plastering/stucco works.
- PVC Lath shall be fabricated from PVC, paper backed, and self furring. The product shall be Plastic Components, Inc. Ultra Plastic Lath or approved equal.
- All accessories shall comply with ASTM C 1063
- Plastic accessories shall be high impact PVC.
- Corner beads shall be small nose corner beads with perforated flanges.
- Casing beads shall be bull nose style.
- Control joints shall be one piece, M-shaped configuration, with perforated flanges and removable protective tape on plaster face of control joint.

PORTLAND CEMENT PLASTERING STUCCO NOTES (cont'd)

- Expansion joints shall be two piece, formed with a slip joint and square edge 1 -1/2" wide reveal with perforated concealed flanges.
- Water for mixing shall be potable and free of any contaminants.
- Fiber for base coat shall be alkaline resistant glass or polypropylene fibers 1 /2 inch long, free of contaminants, manufactured for use in portland cement plaster.
- The bonding compound shall conform with ASTM C 932
- Steel drill screws shall comply with ASTM C 1002 or ASTM C 954
- Fasteners used for attaching the PVC lath to the substrates shall comply with the lath manufacturers requirements.
- Fasteners used for attaching metal lath to substrates shall comply with ASTM C 1063
- The Contractor shall perform all work in conformance with the 2020 Florida Building Code.
- Masonry cement shall conform with ASTM C 91 Type N
- Lime shall comply with ASTM C 206 Type S or ASTM C 207
- Sand aggregate shall comply with ASTM C 897
- Perlite aggregate shall comply with ASTM C 35
- Plaster mixes shall comply with ASTM C 926
- Comply with fiber manufacturers recommendations for quantity of fiber and mixing procedure.
- Control joints shall be delineated into areas with the maximum sizes for vertical surfaces at 144 SQ. FT. and non vertical surfaces at 100 SQ. FT. with length to width ratios of $2\frac{1}{2}$:1.
- Distances between control joints shall not exceed 18 FT.
- Install control joints at locations where control joints occur in the main wall behind the plaster.
- The plaster application shall conform with ASTM C 926.
- The plaster application shall not deviate more than $\frac{1}{4}$ " in 10 FT.
- Three coat plaster work shall contain base coat mixes for over PVC lath with scratch and brown coats.

FRAMING NOTES

- Unless stated otherwise, all framing lumber shall be Southern Pine #2, MC 19%, NO. 2 Dense
- All timber construction shall conform to the latest edition of AFTC, T.P.I, and National Design Specifications for Wood Construction.
- All wood shall be PT(Pressure Treated) to prevent decay and protect from insects and must be dry prior to use.
- All wood fasteners and connectors shall be compatible with PT wood.
- For all non-compatible members with PT wood, building paper or an approved equal material must be used as a barrier between the referenced members.
- All PT wood framing connections must utilize a products manufactured by Simpson Strong Tie or an approved equal and must be installed as per the manufacturers recommendations.
- Blocking must be placed between all joist with a spacing not to exceed 8" O.C.
- Simpson LUS Type Joist Hangars must be used at intersection points of all structural wood members including but not limited to joist and beams.
- All structural wood members shall have a fiber stress of at least 1200PSI
- Wood Studs shall be stress graded standard American Lumber (Fb=625 PSI, Fv=400PSI Minimum, E=1,000,000 PSI) #2 Southern Yellow Pine
- General Sheathing Notes: 10d Ring Shank Nails, 4" O.C. for Short Side, 6" O.C. Long Side, 6" O.C. Field
- General Bucking Notes: Exterior Windows: 1"x6" PT Buck on Jambs and Head, Exterior Doors: 2"x6" PT Buck on Jambs and Head, Install sufficient fasteners of specified type in order to meet or exceed stated loads.
- Fasteners shall be spaced in equal distance across the length of the buck and shall be no closer than 2" or further than 4" from the end of the buck
- The minimum fasteners for a top buck is 2 and the minimum fasteners for a side buck is 3.
- The approved fasteners are as follows: $\frac{5}{16}$ " Tapcon with $1\frac{3}{4}$ " Penetration and 230LBS of Connection Strength Capacity; $\frac{1}{4}$ " Tapcon with 2" Penetration and 380LBS of Connection Strength Capacity.
- Refer to manufacturers installation recommendations and specifications for the fasteners required for entry doors and windows

STRUCTURAL NOTES

- The design and applicable scope of work is intended to comply with the 2020 Florida Building Code and ASCE 7-16.
- The structure referenced in these documents is designed to withstand the applicable forces from 180MPH wind load and a floor live load of 40PSF in accordance with ASCE 7-16.
- The soil bearing capacity must meet or exceed 2,000LBS per SQ. FT. Compaction required (Modified Proctor) typical under slabs, pile caps, grade beams, and foundation or where concrete is in contact with the soils at 98%.
- The engineer must be notified and submit a written approval for all modifications or deviations from the specified design.
- The contractor shall provide all temporary shoring as required to resist all loads generated from wind or the construction sequence until all structural members, connectors, and fasteners are installed including shear walls and decking.
- The contractor must submit material certifications/specifications, shop drawings and erection plans/drawings for all components and construction methods required for the structure to be constructed.
- All major structural shop drawings must be submitted with calculations and the seal of a Florida Professional Engineer.

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THE FOLLOWING LOCATION:

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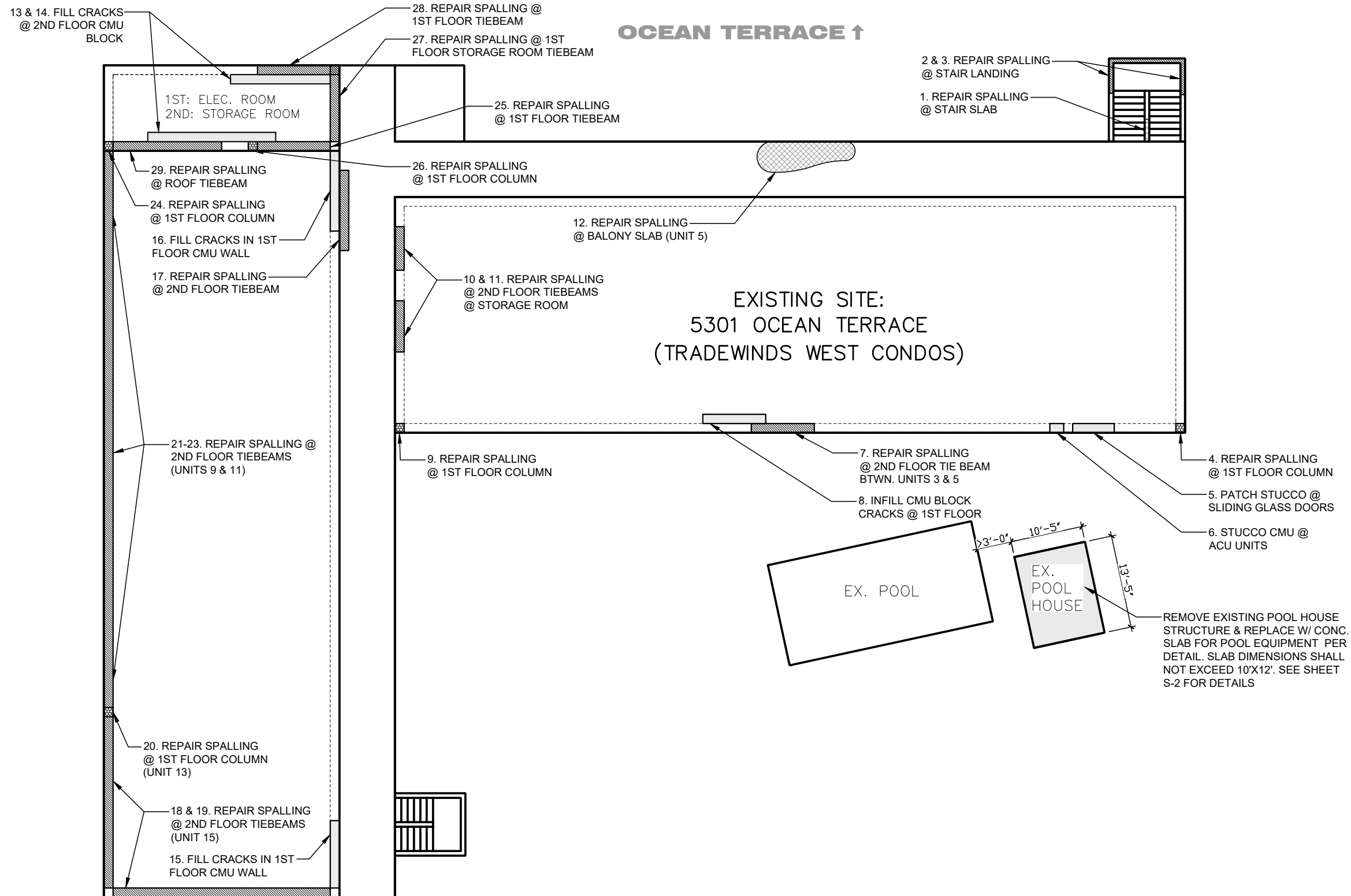
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MAY 2, 2022

SHEET 2 of 6

SHEET #

GN



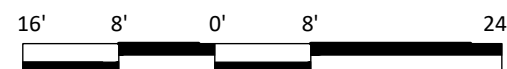
SCOPE OF WORK

PROPOSED CONSTRUCTION: DEMO / REPAIR

- REPAIR SPALLING PER PLAN
- REMOVE EXISTING POOL HOUSE & REPLACE W/ NEW CONC. SLAB FOR POLL EQUIPMENT AS PER PLANS

SITE / REPAIR PLAN

SCALE: 1/16" = 1'



GRAPHIC SCALE: 1/16" = 1'



LEGEND

	SPALLING: BEAM
	SPALLING: ELEV. SLAB
	SPALLING: COLUMN
	EX. BEAM
	EX. COLUMN

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PROJECT #:

3206

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SHEET 3 of 6

SHEET #

SP

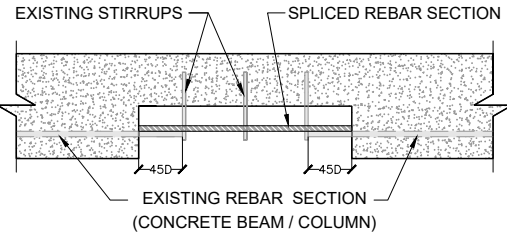
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CONCRETE REPAIR PROCEDURE

1. IDENTIFY SPALLED CONCRETE AREA BY SOUNDING CONCRETE WITH SMALL HAMMER.
2. INSTALL SHORING AS REQUIRED FOR ALL STRUCTURAL MEMBERS OF THE EXISTING STRUCTURE. CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS AS REQUIRED TO MAINTAIN THE STRUCTURAL INTEGRITY AND SAFETY OF THE EXISTING STRUCTURE INCLUDING BUT NOT LIMITED TO THE DESIGN AND INSTALLATION OF STRUCTURAL SHORING OR TIE-DOWNS.
3. SAW CUT THE PERIMETER OF THE REPAIR AREA AT A DEPTH OF APPROXIMATELY 3/4" IN A STRAIGHT PARALLEL OR PERPENDICULAR LINE WITH REFERENCE TO THE ANGLE OF THE CONCRETE MEMBER. CAUTION IS TO BE TAKEN IN ORDER TO NOT CUT OR DAMAGE THE EXISTING REBAR. IT IS RECOMMENDED THAT THE REPAIR AREA DOES NOT EXCEED 4 LINEAR FEET AT ANY GIVEN TIME WITH RESPECT TO THE LENGTH OF THE BEAM OR 50% OF THE SECTION AREA WITH RESPECT TO THE WIDTH OF THE COLUMN.
4. REMOVE SPALLED OR UNSOUND CONCRETE WITHIN THE IDENTIFIED AREA BY USE OF A CHIPPING HAMMER WITH A CAPACITY OF 15LBS OR LESS.
5. REMOVE CONCRETE 1.5" BEHIND EXISTING REBAR IN ORDER TO ALLOW FOR FULL ENCASEMENT OF REBAR UPON APPLICATION OF CONCRETE.
6. THE EXISTING REBAR SHALL BE SANDBLASTED OR WIRE BRUSHED TO REMOVE ALL CORROSION UNTIL A GREY METAL/NEAR WHITE CONDITION IS ACHIEVED. APPLY CORROSEAL TO THE ENTIRE SURFACE OF THE EXPOSED REBAR.
7. IF THE EXISTING REBAR HAS GREATER THAN 50% SECTION LOSS, IT SHALL BE REMOVED AND REPLACED WITH A REBAR SECTION EQUIVALENT TO THAT REMOVED. REPLACEMENT OF THE EXISTING REBAR SHALL BE INSTALLED WITH A SPLICE LENGTH OF 45 TIMES THE DIAMETER OF THE REBAR SECTION. IF SPLICING THE REBAR IS NOT POSSIBLE, THEN THE REBAR MUST BE INSTALLED BY DOWELING INTO THE EXISTING CONCRETE WITH THE APPLICATION OF EPOXY AS PER THE MANUFACTURES RECOMMENDATIONS. THE RECOMMENDED EPOXY FOR THIS APPLICATION IS "RED HEAD EPCON C6 EPOXY." THE MINIMUM DEPTH OF EMBEDMENT FOR THE REBAR SHALL BE 20 TIMES THE DIAMETER OF THE BAR UNLESS A GREATER DEPTH IS SPECIFIED BY THE EPOXY MANUFACTURER.
8. PRIOR TO PLACEMENT OF NON SHRINK GROUT, THE CONCRETE SURFACE OF THE REPAIR AREA SHALL BE CLEANED WITH A PRESSURE WASHER OR BY OTHER MEANS TO REMOVE ANY DUST OR SMALL DEBRIS.
9. SIKA ARMATEC 110 EPOCEM SHALL BE PLACED ON THE EXISTING REBAR PRIOR TO PLACEMENT OF CONCRETE PER MANUFACTURER'S RECOMMENDATIONS.
10. THE MINIMUM CONCRETE COVER TO THE REBAR SHALL BE 2" UNLESS NOTED OTHERWISE.
11. INSTALL SACRIFICIAL ANODES ON EACH EXISTING REBAR REMAINING IN REPAIR AREA AT 24" O/C USING SIKA GALVASHIELD XP OR APPROVED EQUAL INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
12. SIKACRETE 211 OR APPROVED EQUAL SHALL BE USED FOR REPAIR AREAS UP TO 4" IN DEPTH PER MANUFACTURER'S RECOMMENDATIONS.
13. FOR REPAIRS GREATER THAN 4" IN DEPTH, USE 4,000PSI CONCRETE WITH W/C RATIO OF 0.40 AND RUST INHIBITING ADMIXTURE.
14. FOR SHALLOW OVERHEAD REPAIRS COMPLETED WITHOUT FORMWORK, SIKAQUICK VOH OR SIKATOP 122 PLUS SHALL BE USED PER MANUFACTURERS RECOMMENDATIONS.
15. ALL REPAIRS SHALL BE MOIST CURED FOR 4 DAYS AFTER CONCRETE PLACEMENT
16. ALL REINFORCEMENT THAT IS REMOVED AND REPLACED SHALL MATCH THE EXISTING REBAR AND SPACING OF THE STRUCTURAL MEMBER WHICH THE WORK IS BEING PERFORMED UPON.
17. ALL EXTERIOR PERIMETER TIE BEAMS TO BE FORMED W/ 1/2" CONTINUOUS DRIP EDGE.

TRUSS FASTENING SCHEDULE:

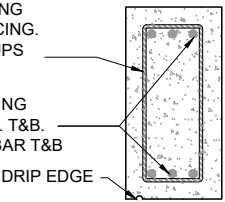
COLUMN TO WOOD FLOOR TRUSS: SIMPSON HD5B W/ (2) IN CORNERS, OR SIMPSON VGT
TIE BEAM TO WOOD FLOOR TRUSS: SIMPSON HSTM20
TIE BEAM TO TYP. ROOF TRUSS: SIMPSON HETA20, OR SIMPSON H10S, OR SIMPSON HGAM10
TIE BEAM TO GIRDER ROOF TRUSS: SIMPSON VGT
CANTILEVER TO WOOD DECK JOIST: SIMPSON HETA 20



EXCAVATION AREA FOR SPALL REPAIR
DETAIL #1

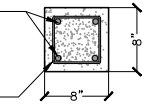
MATCH EXISTING
STIRRUP SPACING.
MIN #3 STIRRUPS
@ 8" O/C

MATCH EXISTING
REBAR HORIZ. T&B.
MIN (3) #6 REBAR T&B



CONC. TIE BEAM
DETAIL #2

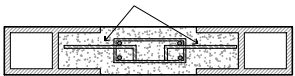
MATCH EXISTING
VERTICAL REBAR SIZE.
(MIN (4) #5 REBAR)



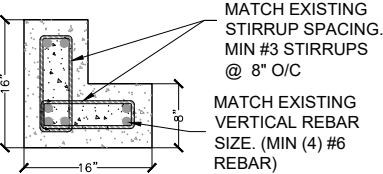
MINIMUM 4000 PSI CONCRETE

8"X8" CONC. COLUMN
DETAIL #3

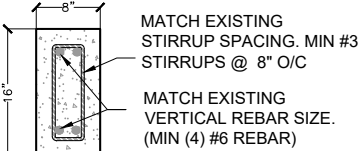
#4 REBAR W/ 4"x12" HOOK EPOXY
DOWELED 6" INTO CMU FILL CELL 16" O/C



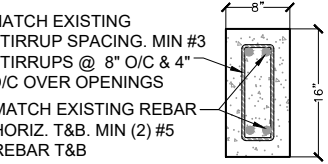
CONCRETE COLUMN CROSS
SECTION @ CMU WALL
DETAIL #5



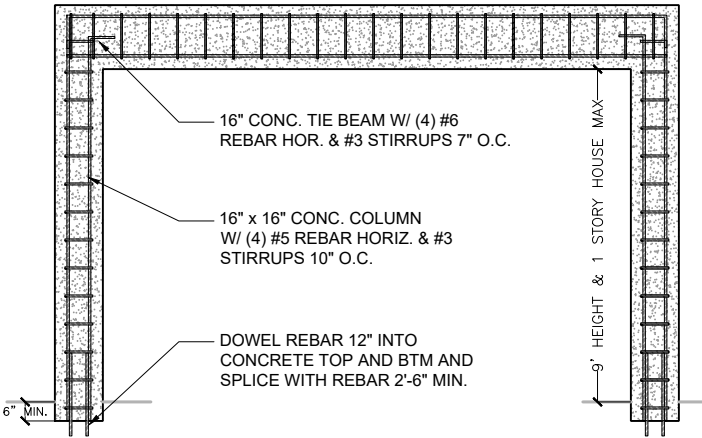
8"X16" CONC. CORNER COLUMN
DETAIL #4



8"X16" CONC. COLUMN
DETAIL #7



8"X16" CONC. TIE BEAM
DETAIL #8



CONCRETE TIE BEAM/COLUMN CROSS SECTION
DETAIL #6

8" X 16" CMU WALL W/ #5 REBAR DOWELS & 3,000PSI GROUTED CELLS LOCATED 32" O/C, ADJACENT TO ALL WINDOW & DOOR OPENINGS, AND ADJACENT TO ALL COLUMNS W/ 9 GAGE HDG LADDER WIRE EVERY OTHER COURSE. MATCH EXISTING STUCCO FINISH ON HOUSE.

CANTILEVERED
CONC. BALCONY OR
ELEV. PORCH SLAB
W/ DRIP EDGE

BALCONY HANDRAIL TO BE
CONSTRUCTED TO WITHSTAND
A CONCENTRATED LOAD OF
200LBS AT ANY POINT IN ANY
DIRECTION. OPEN SPACE
BETWEEN VERT. MEMBERS
SHALL BE LESS THAN 4".

PROP. REBAR TO BE
SPLICED 36" ONTO EXIST.
SLAB REINF. (MATCH SIZE
AND SPACING OF EXISTING
REBAR IN STRUCTURE)

EXISTING HOUSE

EXIST. ELEV. CONC. SLAB

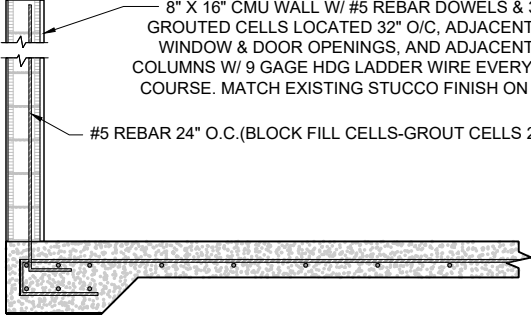
CONC. TIE BEAM

CONCRETE TIE BEAM & CANTILEVERED CONCRETE BALCONY CROSS SECTION

DETAIL #12

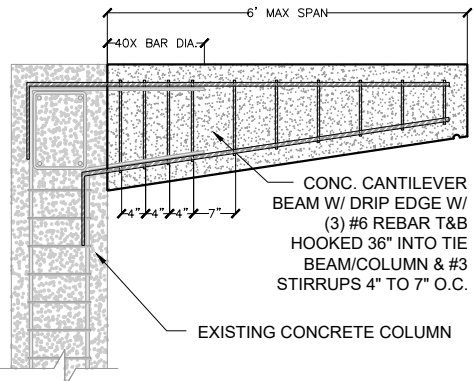
8" X 16" CMU WALL W/ #5 REBAR DOWELS & 3,000PSI GROUTED CELLS LOCATED 32" O/C, ADJACENT TO ALL WINDOW & DOOR OPENINGS, AND ADJACENT TO ALL COLUMNS W/ 9 GAGE HDG LADDER WIRE EVERY OTHER COURSE. MATCH EXISTING STUCCO FINISH ON HOUSE.

#5 REBAR 24" O.C.(BLOCK FILL CELLS-GROUT CELLS 24" O.C.)



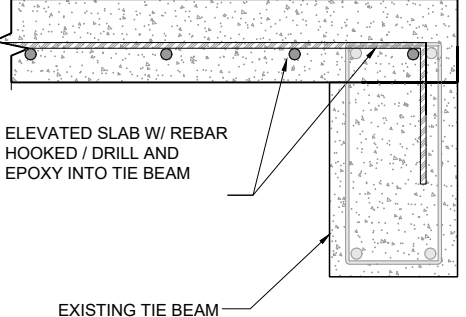
CONCRETE THICKENED EDGE AND
FLOOR SLAB CROSS SECTION

DETAIL #11

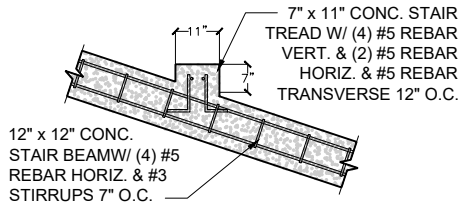


CONCRETE CANTILEVER
BEAM CROSS SECTION

DETAIL #10

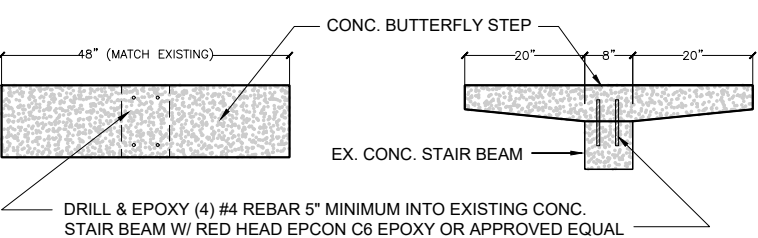


TIE BEAM W/ ELEVATED SLAB
DETAIL #9



CONCRETE STAIR BEAM &
STAIR TREAD CROSS SECTION

DETAIL #13



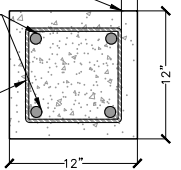
PRECAST CONCRETE BUTTERFLY STEP INSTALLATION DETAILS

DETAIL #14

2" CLEAR ON ALL STEEL

MATCH EXISTING
VERTICAL REBAR SIZE.
(MIN (4) #6 REBAR)

MATCH EXISTING
STIRRUP SPACING.
MIN #3 STIRRUPS
@ 8" O.C.



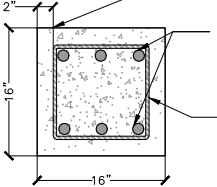
12"X12" CONC. COLUMN
(1) STORY HOUSE

DETAIL #15

2" CLEAR ON ALL STEEL

MATCH EXISTING
VERT. REBAR SIZE.
(MIN (4) #6 REBAR)

MATCH EXISTING
STIRRUP SPACING.
MIN #3 STIRRUPS
@ 8" O.C.



16"X16" CONC. COLUMN
(2) STORY HOUSE

DETAIL #16

NOTE #1: SPLICED REBAR SECTION SHALL MATCH THE SIZE AND DIMENSION OF THE EXISTING REBAR SECTION

NOTE #2: SPLICED REBAR SECTION SHALL OVERLAP THE EXISTING REBAR SECTION BY A LENGTH OF 45 TIMES THE DIAMETER OF THE REBAR

NOTE #3: ALL REINFORCEMENT THAT IS REMOVED AND REPLACED SHALL MATCH OR EXCEED THE SIZE OF THE EXISTING REBAR AND SPACING OF THE STRUCTURAL MEMBER FOR WHICH THE WORK IS BEING PERFORMED UPON. THIS NOTE TAKES PRECEDENCE OVER THE NOTES PROVIDED ON THIS SHEET ONLY WITH REGARDS TO THE REBAR SIZE SPECIFIED.

CONSTRUCTION PROPOSED FOR
THE FOLLOWING LOCATION:

5301 OCEAN TERRACE
(TRADEWINDS WEST CONDO),
MARATHON, FLORIDA

CAMPBELL ENGINEERING
CONSULTANTS LLC

William R. Campbell, P.E. License #: 79269
Email: will@cecfk.com CA/Reg #: 31437
Phone #: 305-735-4626

PLANS ARE NOT VALID
UNLESS SIGNED AND
DATED

PROJECT #:

3206

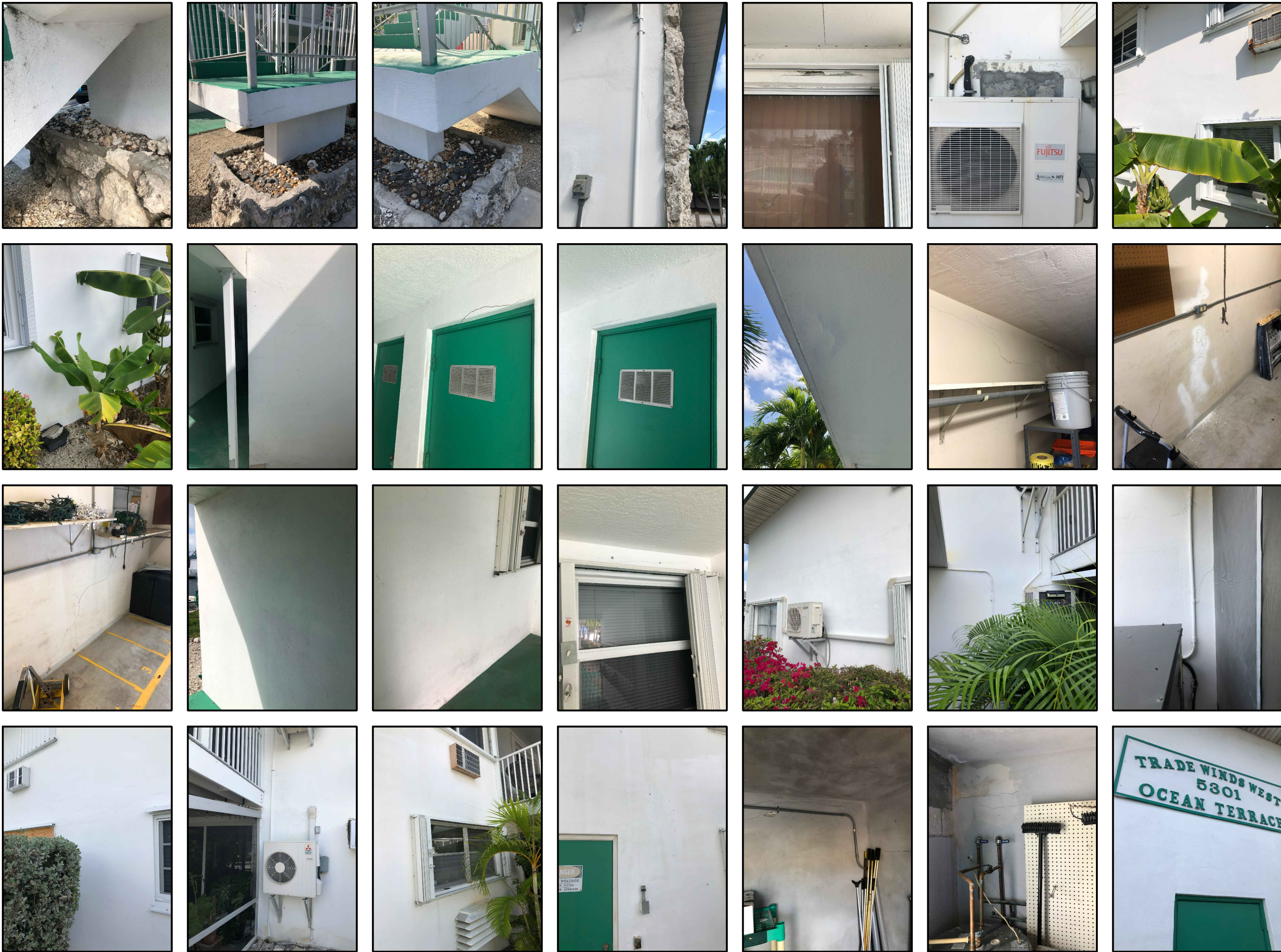
Date:

MAY 2, 2022

SHEET 4 of 6

SHEET #

SD



REPAIR LOCATION PICTURES

CONSTRUCTION PROPOSED FOR
THE FOLLOWING LOCATION:

5301 OCEAN TERRACE
(TRADEWINDS WEST CONDO),
MARATHON, FLORIDA

CAMPBELL ENGINEERING
CONSULTANTS LLC

William R. Campbell, P.E. License #: 79269
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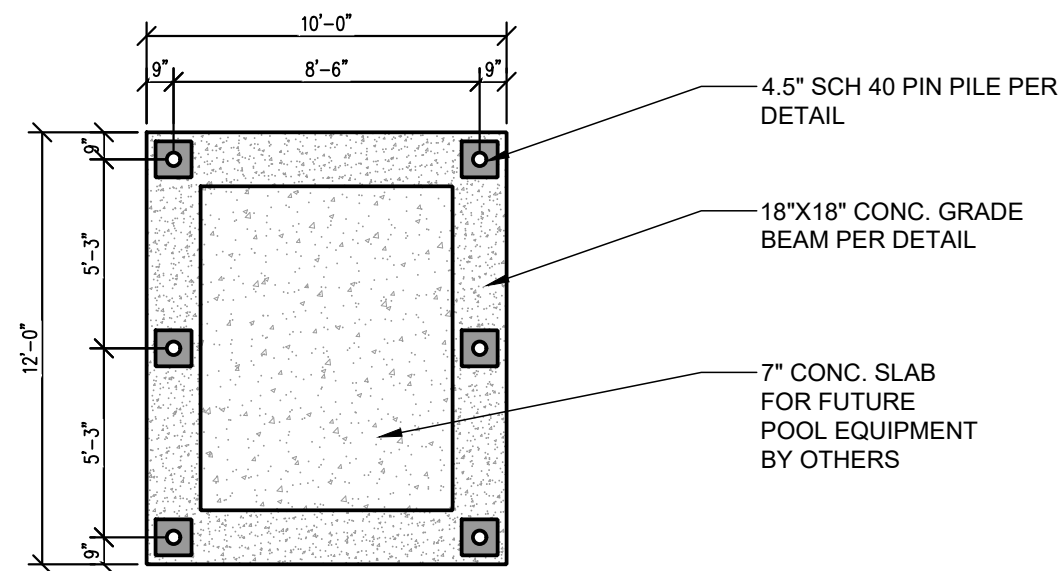
PLANS ARE NOT VALID
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DATED

PROJECT #:
3206
Date:
MAY 2, 2022

SHEET 5 of 6

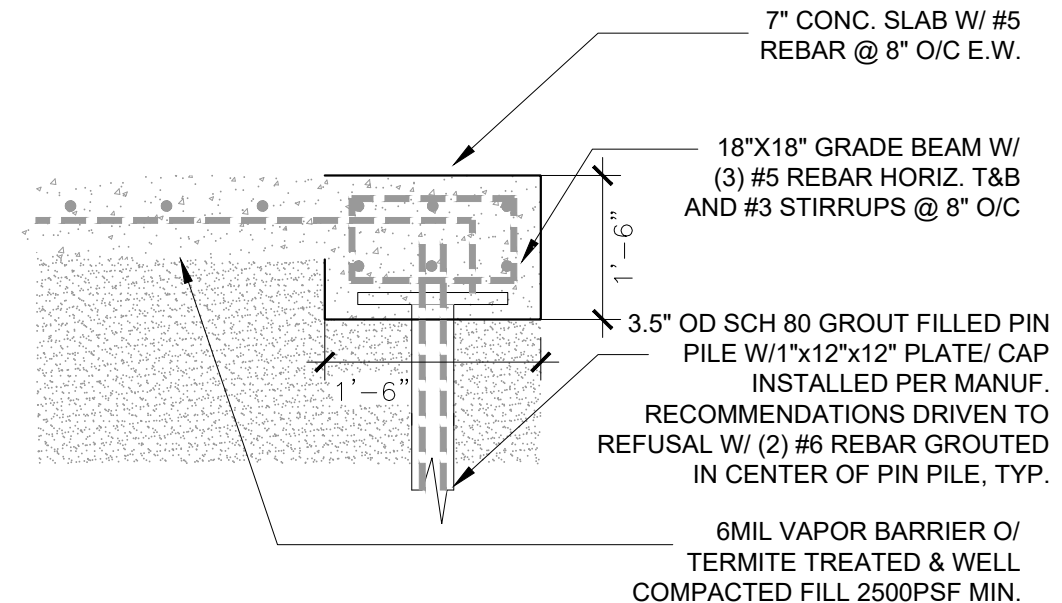
SHEET #
S1

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CONC. SLAB PLAN

SCALE: 3/16" = 1'



CONC. SLAB SECTION

SCALE: 3/4" = 1'

CONSTRUCTION PROPOSED FOR THE FOLLOWING LOCATION:	
5301 OCEAN TERRACE (TRADEWINDS WEST CONDO), MARATHON, FLORIDA	
CAMPBELL ENGINEERING CONSULTANTS LLC	
William R. Campbell, P.E. License #: 79269 Email: will@cecfk.com CA/Reg #: 31437 Phone #: 305-735-4626	
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SHEET 6 of 6	
SHEET #	
S2	