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NOTE: THESE DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE PROJECT MANUAL ISSUED BY DELTA ENGINEERING AND INSPECTION, INC.

ABBREVIATIONS:

AB	ANCHOR BOLT	EXIST	EXISTING	PLF	POUNDS PER LINEAR FOOT
ADDL	ADDITIONAL	FDN	FOUNDATION	PLYWD	PLYWOOD
AFF	ABOVE FINISH FLOOR	FF	FINISHED FLOOR	PNL	PANEL
AL	ALUMINUM	FLR	FLOOR	PSF	POUNDS PER SQUARE FOOT
ALT	ALTERNATE	FS	FAR SIDE	PSI	POUNDS PER SQUARE INCH
AR	ANCHOR ROD	FTG	FOOTING	PT	PRESSURE TREATED
BM	BEAM	GA	GALVANIZE	P.T.	POST TENSION
BOT	BOTTOM	GALV	GALVANIZE(D)	R	RADIUS
BP	BASE PLATE	GLB	GLU-LAM BEAM	RC	REINFORCED CONCRETE
BRG	BEARING	HC	HOLLOW-CORE	REF	REFERENCE
BS	BOTH SIDES	HORZ	HORIZONTAL	REINF	REINFORCE(D) (ING)
CB	CATCH BASIN	HSS	HOLLOW STRUCTURAL SECTION	REQ'D	REQUIRED
C/C	CENTER TO CENTER	HWH	HEX WASHER HEAD	RM	ROOM
CFS	COLD-FORMED STEEL	ID	INSIDE DIAMETER	RW	RETAINING WALL
CONC	CONCRETE	IF	INSIDE FACE	SCH	SCHEDULE
CIP	CAST-IN-PLACE	INT	INTERIOR	SHT	SHEET
CJ	CONSTRUCTION JOINT (OR CONTROL JOINT)	JST	JOIST	SIM	SIMILAR
CL	CENTERLINE	KO	KNOCK-OUT	SJI	STEEL JOIST INSTITUTE
CLR	CLEARANCE	LTG-P	LIGHT POLE	SL	SLOPE
CMU	CONCRETE MASONRY UNIT	LSL	LONG SLOTTED	SLAB	SHORT LEG BACK TO BACK
CONN	CONNECTION	LP	LOW POINT	SOG	SLAB ON GRADE
CONT	CONTINUOUS	LW	LONG WAY	SPECS	SPECIFICATIONS
CSP	ICRI CONCRETE SURFACE PROFILE	MAX	MAXIMUM	SS	STAINLESS STEEL
CTR	CENTER	MB	MACHINE BOLT	SSD	SURFACE SATURATE DRY
DAFS	DIRECT APPLIED FINISH SYSTEM	MC	MOMENT CONNECTION	SSL	SHORT SLOT
DIA	DIAMETER	MCJ	MASONRY CONTROL JOINT	SMS	SHEET METAL SCREW
DN	DOWN	MFR	MANUFACTURE(ER)	STD	STANDARD
DS	DOWNSPOUT	MH	MANHOLE	STL	STEEL
DTL	DETAIL	MIN	MINIMUM	SW	SHORT WAY / SHEAR WALL
DWG	DRAWING	MISC	MISCELLANEOUS	SYMM	SYMMETRICAL
EA	EACH	MTL	METAL	SYP	SOUTHERN YELLOW PINE
EB	ELECTRICAL BOX	NS	NOT IN CONTRACT	T&B	TOP & BOTTOM
EE	EACH END	NIC	NOT IN CONTRACT	TB	TIE BEAM
EF	EACH FACE	NS	NEAR SIDE	TC	TIE COLUMN
EIFS	EXTERIOR INSULATED FINISH SYSTEM	NTS	NOT TO SCALE	TOPG	TOPPING
EJ	EXPANSION JOINT	OC	ON CENTER	TYP	TYPICAL
EL	ELEVATION	OD	OUTSIDE DIAMETER	TF	TOP OF
EQ	EQUAL	OH	OPPOSITE HAND / OVERHEAD	UNO	UNLESS NOTED OTHERWISE
EQ SP	EQUAL SPACE(S) (ING)	OPNG	OPENING	VIF	VERIFY IN FIELD
ES	EACH SIDE	OPP	OPPOSITE	VERT	VERTICAL
EW	EACH WAY	PAF	POWDER-ACTUATED FASTENER(S)	WD	WOOD
EXP	EXPANSION	PEMB	PRE-ENGINEERED METAL BUILDING	WFT	WET FILM THICKNESS
EMBED	EMBEDMENT	PERP	PERPENDICULAR	WWF	WELDED WIRE FABRIC
EXT	EXTERIOR	PC	PRECAST	w	WITH
		PL	PLATE		

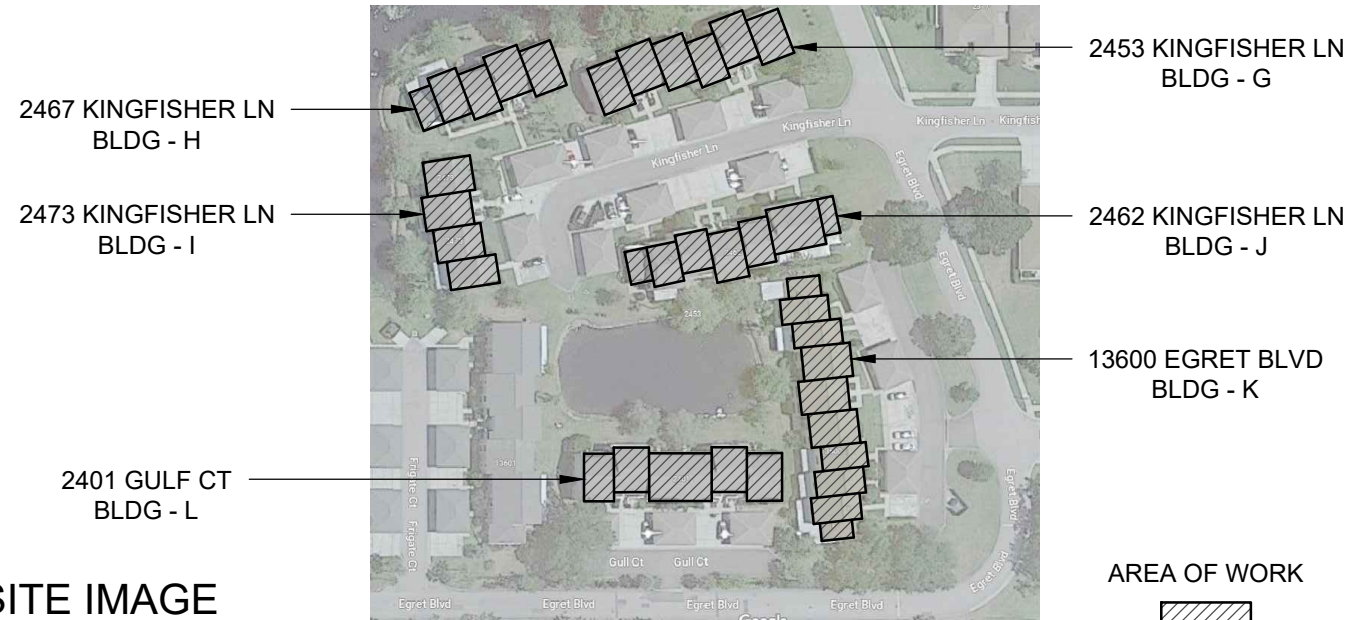
SYMBOL LEGEND:

	DETAIL/SECTION NUMBER		NORTH ARROW		WINDOW NUMBER
	SHEET NUMBER		REVISION NUMBER & CLOUD		DOOR NUMBER
	WIND ZONE				PARTITION TYPE
	PRESSURE				

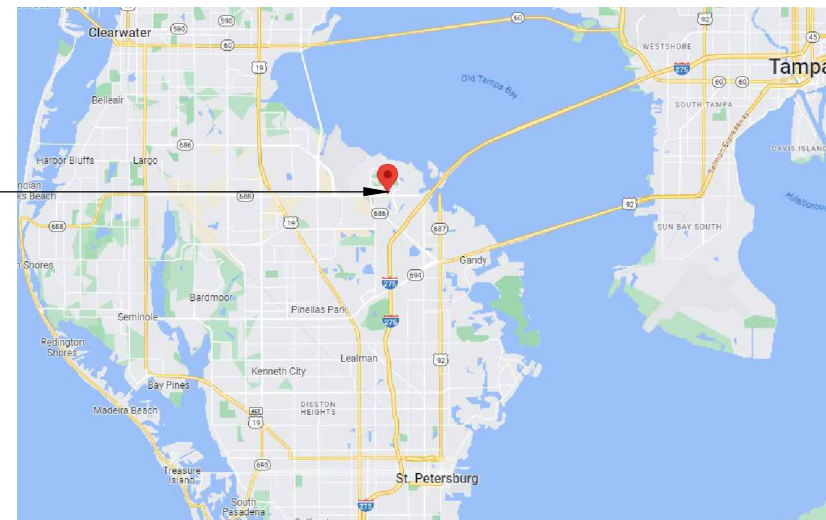
BUILDINGS REPAIRS & RELATED WORK

BORDEAUX VILLAGE
13600 EGRET BLVD
CLEARWATER, FL 33762

CLASSIFICATION OF WORK: REPAIRS



1 SITE IMAGE
NTS



2 LOCATION MAP
NTS

This item has been digitally signed and sealed by Bruce D. Miller, PE 43721 on 06/12/2024. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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PROJECT NAME:
BUILDINGS REPAIRS & RELATED WORK
BORDEAUX VILLAGE
13600 EGRET BLVD
CLEARWATER, FL 33762

CLIENT: BORDEAUX VILLAGE ASSOCIATION, NO. 2, INC
1401 MANATEE AVE., SUITE 300
BRADENTON, FL 34205

PROJECT NO.: 100211969 / UR2301-313
DRAWN BY: DEW
CHECKED BY: GWW
APPROVED BY: BDM

DRAWING SET ISSUE / REVISIONS

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FR	6-16-2023	FOR REVIEW
FP	6-11-2024	FOR PERMIT

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BRUCE D. MILLER
LICENSE
No 43721
STATE OF
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PROFESSIONAL ENGINEER
BRUCE D. MILLER, P.E.
LIC. # 43721

COVER SHEET

S-0.0

I. CODE REQUIREMENTS & BUILDING DATA:

A. CODES AND STANDARDS:

1. THE WORK DEPICTED HEREIN HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 8TH EDITION (2023), EXISTING BUILDING.
2. CLASSIFICATION OF WORK: "ALTERATIONS - LEVEL 1" (FBC - EXISTING, CHAPTER 7)

B. OCCUPANCY CLASSIFICATION:

RESIDENTIAL OCCUPANCY R-2, FBC: BUILDING, SECTION 310.4

C. CONSTRUCTION TYPE:

ROOF HEIGHT: 21 FEET

II. DESIGN LOADS: (FBC: BUILDING, CHAPTER 16)

A. LIVE LOADS:

BALCONIES: 60 PSF / ORIGINAL DESIGN, NO CHANGES TO EXISTING STRUCTURE

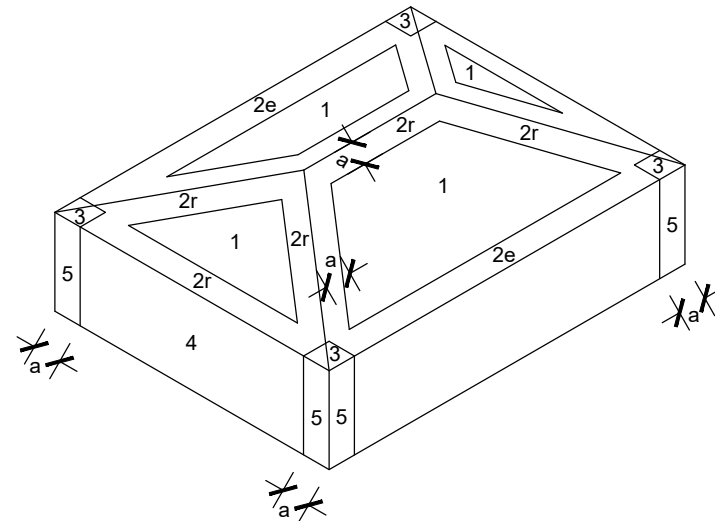
B. GUARDRAIL: TOP RAIL OF GUARDS SHALL BE CAPABLE OF WITHSTANDING THE FOLLOWING LOADS APPLIED AS INDICATED:

1. CONCENTRATED LOAD OF 200 LBF APPLIED AT ANY POINT AND IN ANY DIRECTION.
2. UNIFORM LOAD OF 50 LBF/FT APPLIED IN ANY DIRECTION ALONG HANDRAIL OR TOP RAIL.
3. INTERMEDIATE RAILS, BALUSTERS AND PANEL FILLERS SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL CONCENTRATED LOAD OF 50 LBF APPLIED AT ANY POINT TO AN AREA NOT TO EXCEED 12IN. BY 12IN.

WIND LOADS: ASCE 7-22

WIND DESIGN DATA	VALUES
V_{ult} - ULTIMATE DESIGN WIND SPEED (3-SEC. GUST)	145 MPH
V_{asd} - NOMINAL DESIGN WIND SPEED (PER 1609.3.1)	113 MPH
K_d - WIND DIRECTIONALITY FACTOR	0.85
RISK CATEGORY	II
EXPOSURE CATEGORY	C
ENCLOSURE CLASSIFICATION	PARTIALLY ENCLOSED
GC_{pi} - INTERNAL PRESSURE COEFFICIENT	± 0.55
ROOF HEIGHT	± 21 FT

COMPONENTS AND CLADDING WIND PRESSURES (BASED ON V_{asd}) MAIN BUILDING					
EFFECTIVE AREA (ft ²)	ROOF (psf)			WALL (psf)	
	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5
10				+42/-44	+42/-52



WIND PRESSURE ZONES

a = 6'

III. GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 8TH EDITION (2023), & THE FLORIDA FIRE PREVENTION CODE, 8TH EDITION (2023), EXCEPT WHERE REQUIREMENTS OF THE CONTRACT DOCUMENTS OR OF GOVERNING CODES AND GOVERNING AUTHORITIES ARE MORE STRINGENT.
2. THESE DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ORIGINAL CONSTRUCTION PLANS, PROJECT SPECIFICATIONS (IF PROVIDED) JOB SPECIFICATIONS AND THE EXISTING CONDITIONS.
3. DIMENSIONS AND EXISTING CONDITIONS SHALL BE FIELD VERIFIED. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLIANCE WITH APPLICABLE LOCAL STATE AND FEDERAL ORDINANCES AND MATERIAL TESTING WHICH MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO ASBESTOS AND LEAD PAINT TESTING.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION PROCEDURES, INCLUDING LAGGING, SHORING AND PROTECTION OF OWNERS PROPERTY, ADJACENT PROPERTY, STRUCTURES, STREETS, UTILITIES, AS WELL AS ANY MATERIAL TESTING WHICH MAY BE REQUIRED, INCLUDING, BUT NOT LIMITED TO, ASBESTOS AND LEAD PAINT TESTING.
6. UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING AND SHORING REQUIRED FOR ALL LOADS AND INSTABILITY OCCURRING DURING CONSTRUCTION. THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ALL SUCH MEASURES.
7. THE CONTRACTOR SHALL MAKE PROVISIONS FOR PROVIDING TEMPORARY SHORING AND BRACING TO RESIST STRESSES AND STABILITY OF THE BUILDING DURING THE RESTORATION PROJECT.
8. IF INFORMATION IS MISSING OR IN CONFLICT WITH THE PLANS AND SPECIFICATIONS THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD FOR CLARIFICATION OR RESOLUTION. CONTRACTOR SHALL NOT PROCEED WITH THE CONSTRUCTION OF STRUCTURAL ELEMENTS WHERE DETAILS ARE NOT CLEAR.

9. A COPY OF ALL REQUIRED PERMITS, LICENSES, CERTIFICATIONS AND APPROVALS SHALL BE DELIVERED TO THE OWNER. ADDITIONALLY, A COPY SHALL BE POSTED AT THE JOB SITE, IN A LOCATION ACCEPTABLE TO THE OWNER.
10. THE CONTRACTOR SHALL GIVE NOTICE OF COMMENCEMENT AND COMPLY WITH LAWS, ORDINANCES, RULES AND REGULATIONS, AND ORDERS OF PUBLIC AUTHORITY BEARING ON THE SCOPE OF WORK. SHOULD THE CONTRACTOR NOTICE A DISCREPANCY BETWEEN THE CONTRACT DOCUMENTS AND THE AFORE MENTIONED, HE SHALL NOTIFY THE ENGINEER IN WRITING. IF THE CONTRACTOR PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO SUCH LAWS, ORDINANCES, RULES AND REGULATIONS, AND ORDERS OF PUBLIC AUTHORITY LAWS AND/OR WITHOUT SUCH NOTICE TO THE ENGINEER, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY AND BEAR ANY ATTRIBUTED COSTS INCURRED.
11. THE OWNER SHALL PROVIDE ELECTRICITY AND WATER ACCESS TO THE CONTRACTOR UNLESS OTHERWISE NOTED OR AGREED UPON.
12. THE CONTRACTOR SHALL PROVIDE SAFETY BARRIERS AT THE PERIMETER OF THE WORK AREAS TO PREVENT ACCESS AND SHALL KEEP THE BARRIERS IN PLACE UNTIL THE AFFECTED AREA HAS BEEN COMPLETED.
13. THE CONTRACTOR SHALL PROVIDE WASTE RECEPTACLES AND SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION WASTE REMOVAL. ALL DEBRIS AROUND AFFECTED AREAS SHALL BE CLEANED AND REMOVED DAILY PRIOR TO LEAVING THE JOB SITE.
14. PROPOSED CHANGES AND REQUEST FOR INFORMATION OR SUBSTITUTIONS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD AND REVIEWED FOR APPROVAL BEFORE CHANGES IN THE FIELD CAN PROCEED.
15. THE CONTRACTOR SHALL SUPPLY A WRITTEN NOTIFICATION TO THE OWNER COVERING ADDITION, DELETION OR REVISION IN THE AGREED SCOPE OF WORK AND SHALL NOT PROCEED UNTIL WRITTEN APPROVAL OF CHANGE ORDER HAS BEEN ISSUED AND APPROVED.
16. AT THE COMPLETION OF THE REPAIR WORK, THE EFFECTED AREAS SHALL BE REPAIRED TO MATCH EXISTING.
17. THE CONTRACTOR SHALL KEEP ALL RECORDS OF QUANTITIES OF MATERIAL USED AND ALL RECORDS SHALL SUBMIT TO OWNER ALONG WITH THE REQUEST OF PAYMENT.
18. THE CONTRACTOR SHALL MAINTAIN THE FOLLOWING:
 - RECORD OF QUANTITIES OF MATERIAL USED AND ALL RECORDS SHALL BE SUBMITTED TO OWNER ALONG WITH THE REQUEST OF PAYMENT
 - LOCATION OF MATERIALS MARKED ON PLANS (IF REQUESTED BY OWNER)
 - PHOTOGRAPH DOCUMENTING THE REPAIR IN EACH AREA (IF REQUESTED BY OWNER)

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 BORDEAUX VILLAGE
 13800 EGRET BLVD
 CLEARWATER, FL 33762

CLIENT: BORDEAUX VILLAGE ASSOCIATION, NO. 2, INC
 1401 MANATEE AVE., SUITE 300
 BRADENTON, FL 34205

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BRUCE D. MILLER
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 No 43721
 STATE OF
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 PROFESSIONAL ENGINEER

BRUCE D. MILLER, P.E.
 LIC. # 43721

NOTES & SPECIFICATIONS
 S-0.1

IV. PERMITS AND FEES:

1. APPLY FOR, OBTAIN, AND PAY FOR PERMITS, FEES, AND UTILITY COMPANY BACK-CHARGES REQUIRED TO PERFORM THE WORK. SUBMIT COPIES TO ENGINEER.
2. A COPY OF ALL REQUIRED PERMITS, LICENSES, CERTIFICATES AND APPROVALS SHALL BE DELIVERED TO THE ENGINEER AND A COPY SHALL BE POSTED AT THE JOB SITE IN A LOCATION ACCEPTABLE TO THE OWNER.
3. THE CONTRACTOR SHALL GIVE NOTICE OF COMMENCEMENT AND COMPLY WITH LAWS, ORDINANCES, RULES AND REGULATIONS, AND ORDERS OF PUBLIC AUTHORITY BEARING ON THE SCOPE OF WORK. SHOULD THE CONTRACTOR NOTICE A DISCREPANCY BETWEEN THE CONTRACT DOCUMENTS AND THE AFORE- MENTIONED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING. IF THE CONTRACTOR PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO SUCH LAWS, ORDINANCES, RULES AND REGULATIONS, AND ORDERS OF PUBLIC AUTHORITY LAWS, AND WITHOUT SUCH NOTICE TO THE ENGINEER, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY AND SHALL BEAR ANY ATTRIBUTED COSTS INCURRED.

V. SHOP DRAWINGS:

1. SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS, ETC. ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE ENGINEER. DRAWINGS SUBMITTED WITHOUT REVIEW WILL BE RETURNED UNCHECKED. SHOP DRAWINGS SUBMITTALS SHALL INCLUDE FOUR SETS. ONE SET OF PRINTS WILL BE RETAINED BY THE ENGINEER, ONE BY THE LOCAL BUILDING DEPARTMENT (WHERE REQUIRED) AND THE CONTRACTOR SHALL MAKE COPIES FROM THE FOURTH SET AS REQUIRED FOR DISTRIBUTION. IN ALL INSTANCES THE CONTRACT DOCUMENTS WILL GOVERN OVER THE SHOP DRAWINGS UNLESS OTHERWISE SPECIFIED IN WRITING BY THE ENGINEER.
2. THE SCREEN ENCLOSURE WITH INTEGRAL GUARDRAILS, AND RELATED CONNECTIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA. RAILING SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRINCIPLES AND GOVERNING CODES. THE CONFIGURATION AND DIMENSIONS OF THE RAILING SYSTEMS SHALL BE AS SHOWN ON THE ENGINEERING DRAWINGS. SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. SHOP DRAWINGS SHALL CLEARLY INDICATE ALL DETAILS INCLUDING CONNECTIONS. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA.

VI. SUMMARY:

1. THE WORK TO BE PERFORMED UNDER THE TERMS AND CONDITIONS OF THIS CONTRACT INCLUDES: THE FURNISHING OF ALL MATERIALS, LABOR, SERVICES, PERMIT FEES, SUPERVISION, QUALITY CONTROL, INSPECTIONS REQUIRED BY CODE, STAGING, PORTABLE SANITATION, DUMPSTERS, AND EQUIPMENT REQUIRED OR INCIDENTAL TO THE CONCRETE REPAIRS AND RELATED WORK.
2. THE CONTRACTOR SHALL REALIZE THAT THE FACILITY WILL BE OCCUPIED AND FULLY FUNCTIONAL DURING THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL PROCEED WITH THE WORK IN A MANNER THAT DOES NOT INTERFERE WITH DAILY OPERATION OF THE FACILITY. ANY ACTION BY THE CONTRACTOR, THAT MAY AFFECT THE OPERATION OF THE FACILITY, WILL BE ADDRESSED TO THE OWNER AND ENGINEER. NOTIFICATION FROM THE CONTRACTOR SHALL BE PROVIDED IN WRITING, SEVEN (7) DAYS PRIOR TO PROCEEDING WITH THAT PORTION OF WORK AND MUST BE APPROVED BY THE OWNER.
3. THESE DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE PROJECT MANUAL ISSUED BY DELTA ENGINEERING & INSPECTION, INC
4. SEE PROJECT MANUAL SECTION 011100 SUMMARY FOR FULL SCOPE.

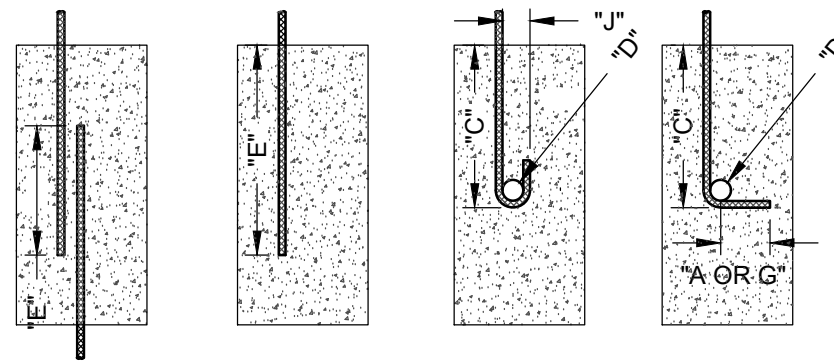
REINFORCING STEEL EMBEDMENT / SPLICE TABLE

BAR SIZE	STANDARD HOOK DIMENSIONS				MINIMUM EMBEDMENT / LAP FOR (f _c = 4,000psi)		
	BEND DIAMETER	180° HOOK	90° HOOK	STANDARD HOOK	CLASS B CASE 1	CLASS A CASE 2	
	"D"	"A OR G"	"J"	"A OR G"	"C"	"E"	"E"
#4	3"	6"	4"	8"	10"	25"	29"
#5	3-3/4"	7"	5"	10"	12"	31"	36"
#6	4-1/2"	8"	6"	12"	15"	37"	43"

*DESIGN NOTES (PER ACI 318 & ACI DETAILING MANUAL):

12.2 DEVELOPMENT - OTHER THAN TOP BARS WITH <12" CONCRETE BELOW:
CASE 1 = COVERAGE AND SPACING GREATER THEN 2D
CASE 2 = COVERAGE AND SPACING ≤ 2D

12.15 SPLICES
CLASS A = TWICE DESIGN / 50% OF THE AREA OF STEEL
CLASS B = 1.3 x STANDARD DEVELOPMENT



LAP SPLICE SCALE = N.T.S. **STRAIGHT** SCALE = N.T.S. **180° HOOK** SCALE = N.T.S. **90° HOOK** SCALE = N.T.S.

EPOXY ADHESIVE ANCHORING TABLE

BAR SIZE	MINIMUM EMBEDMENT	CRITICAL EDGE DISTANCE
#4	6"	9"
#5	8"	12"
#6	11 1/2"	16"
#7	13"	20"
#8	15"	22"

NOTES:

1. f_c = 4,000psi
2. IF TABULATED EMBEDMENT DIFFERS FROM THE EMBEDMENT SHOWN ON PLANS & DETAILS, USE THE GREATER EMBEDMENT DEPTH. USE ENGINEER APPROVED EPOXY

GENERAL CONCRETE NOTES:

REPAIR MORTAR: f_c = 4000 PSI MINIMUM @ 28 DAYS.

REINFORCING STEEL: ASTM A615 GRADE 60.

REINFORCING COVER: 1 1/2" MINIMUM. IF 1 1/2" COVER IS NOT ATTAINABLE, CONTACT ENGINEER FOR ALTERNATE CORROSION PREVENTIVE TECHNIQUES REQUIRED BY ACI.

REFERENCES:

- INTERNATIONAL BUILDING CODE
- ACI / ICRI CONCRETE REPAIR MANUAL - 4th EDITION
- ICRI TECH GUIDELINE No. 310.1R (FORMERLY 03730) - GUIDE FOR SURFACE PREPARATION FOR THE REPAIR OF DETERIORATED CONCRETE RESULTING FROM REINFORCING STEEL CORROSION
- ICRI TECH GUIDELINE No. 320.1R (FORMERLY 03731) - GUIDE FOR SELECTING APPLICATION METHODS FOR THE REPAIR OF CONCRETE SURFACES
- ICRI TECH GUIDELINE No. 130.1R (FORMERLY 03735) - GUIDE FOR METHODS OF MEASUREMENT AND CONTRACT TYPES FOR CONCRETE REPAIR WORK
- ACI 318 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- ACI 562 - CODE REQUIREMENTS FOR EVALUATION, REPAIR, AND REHABILITATION OF CONCRETE BUILDINGS
- ACI 546 - GUIDE TO CONCRETE REPAIR

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NOTES & SPECIFICATIONS

S-0.2



BUILDING LEGEND

BLDG	ADDRESS
G	2453 KINGFISHER LN
H	2467 KINGFISHER LN
I	2473 KINGFISHER LN
J	2462 KINGFISHER LN
K	13600 EGRET BLVD
L	2401 GULF CT

1 SITE PLAN
SCALE: NTS



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OFFICE: (941) 727-2600, FAX: (941) 758-5012

F.L.E.B. #8301
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PROJECT NAME:

BUILDINGS REPAIRS & RELATED WORK

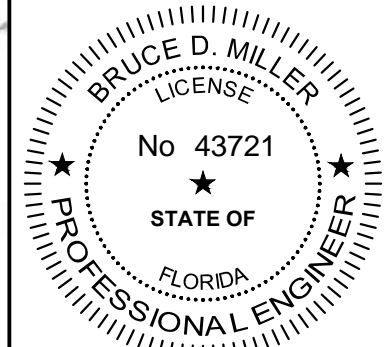
BORDEAUX VILLAGE
13600 EGRET BLVD
CLEARWATER, FL 33762

CLIENT: BORDEAUX VILLAGE ASSOCIATION, NO. 2, INC
1401 MANATEE AVE., SUITE 300
BRADENTON, FL 34205

PROJECT NO.: 100211969 / UR2301-313
DRAWN BY: DEW
CHECKED BY: GWM
APPROVED BY: BDM

DRAWING SET ISSUE / REVISIONS		
REVISION:	DATE:	DESCRIPTION:
FR	6-16-2023	FOR REVIEW
FP	6-11-2024	FOR PERMIT

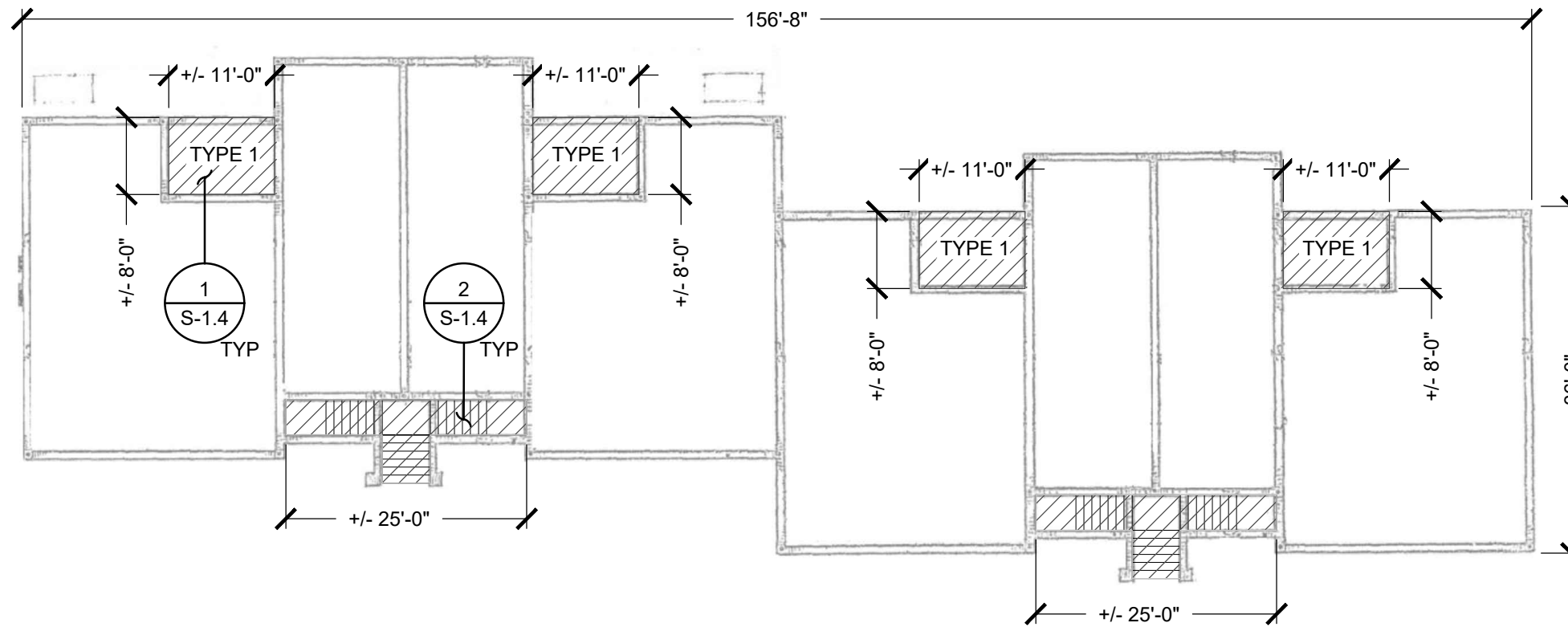
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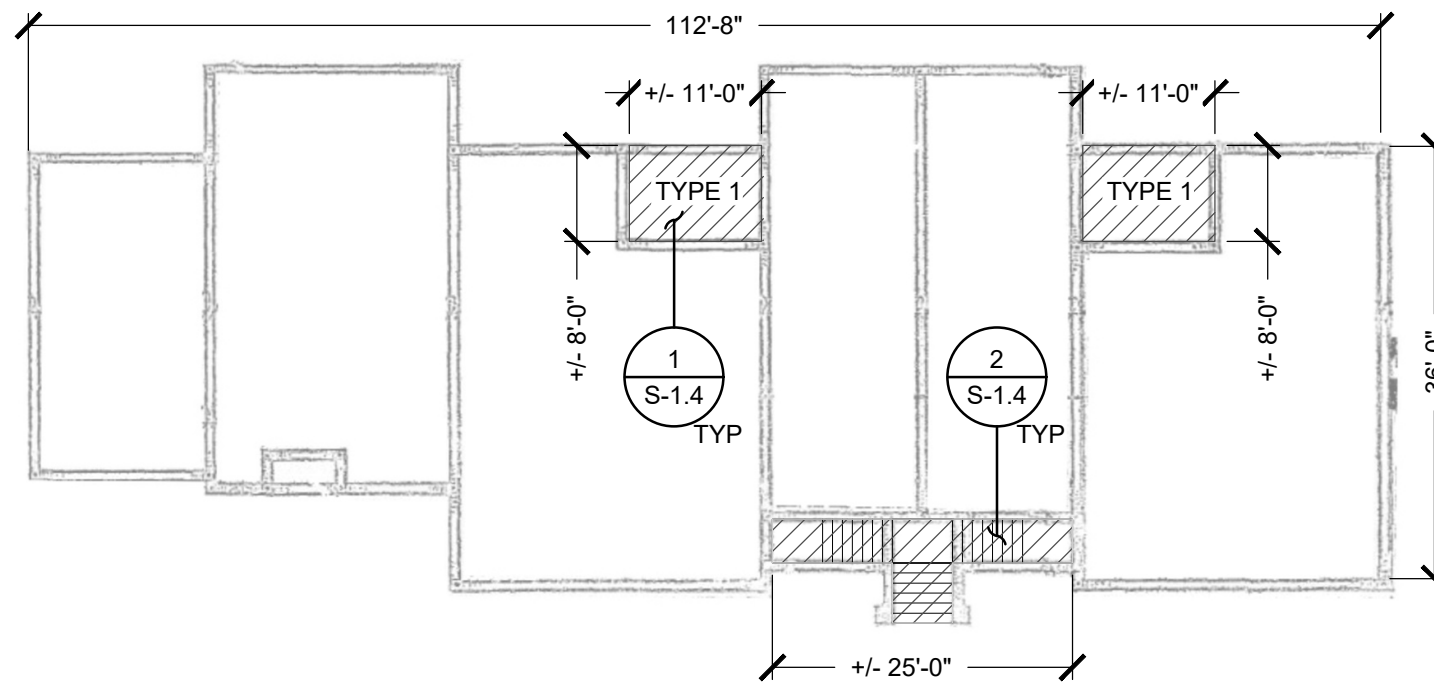
BRUCE D. MILLER, P.E.
LIC. # 43721

SITE PLAN

S-1.0



1 FLOOR PLAN - BLDG G
SCALE: NTS



2 FLOOR PLAN - BLDG H
SCALE: NTS

NOTES:

- DO NOT SCALE DRAWINGS.
- QUANTITY VERIFICATION SURVEY: A SURVEY SHALL BE MADE TO THE BUILDING EXTERIOR, UNIT BALCONIES, AND COVERED PARKING TO VERIFY EXISTING CONDITIONS, LOCATIONS AND QUANTITIES OF ASSEMBLIES / COMPONENTS.
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- DECK WATERPROOFING AND REMOVAL & REPLACEMENT OF SCREEN ENCLOSURES TO BE PERFORMED AT 2ND FLOOR LEVEL BALCONIES ONLY.

KEY NOTE LEGEND:

AREA OF WORK

RIMKUS
RIMKUS CONSULTING GROUP, INC.
10405 TECHNOLOGY TERRACE
LAKEWOOD RANCH, FL 34211
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PROJECT NAME:
**BUILDINGS REPAIRS
& RELATED WORK**
BORDEAUX VILLAGE
13600 EGRET BLVD
CLEARWATER, FL 33762

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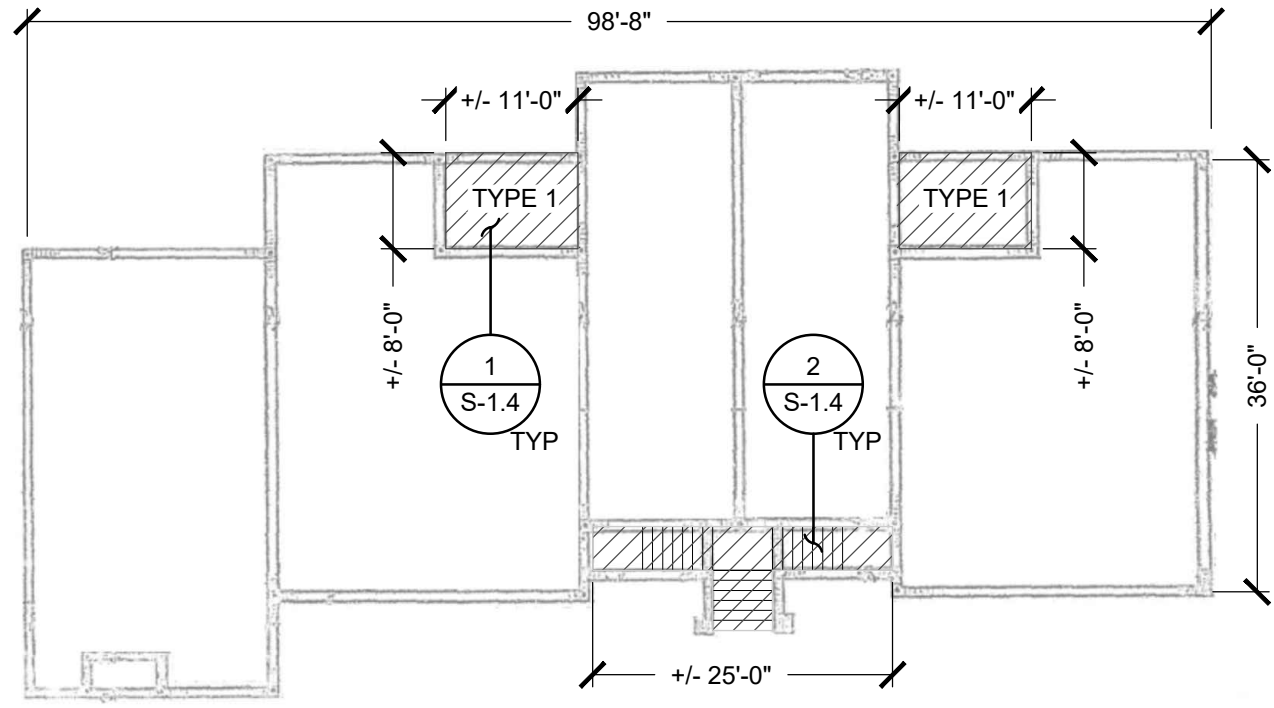
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BRUCE D. MILLER
LICENSE
No 43721
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
BRUCE D. MILLER, P.E.
LIC. # 43721

FLOOR PLAN
BUILDINGS G & H


S-1.1



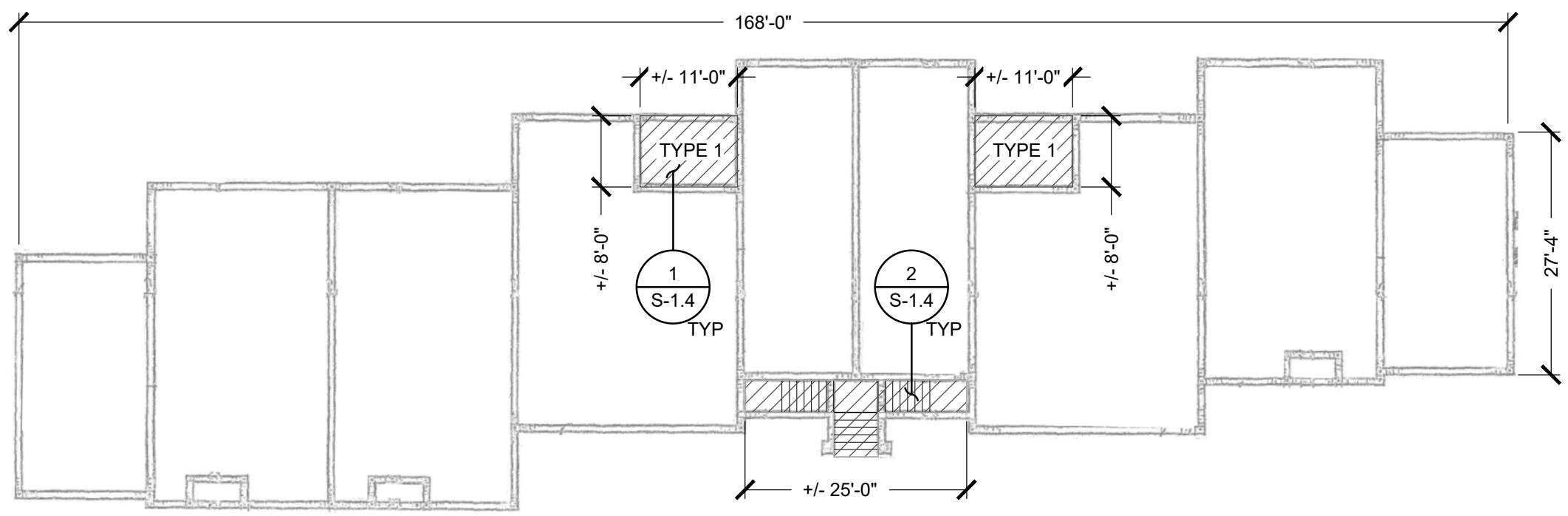
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KEY NOTE LEGEND:

 AREA OF WORK

1 FLOOR PLAN - BLDG I
SCALE: NTS



2 FLOOR PLAN - BLDG J
SCALE: NTS

RIMKUS
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PROJECT NAME:
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13600 EGRET BLVD
CLEARWATER, FL 33762

CLIENT: BORDEAUX VILLAGE ASSOCIATION, NO. 2, INC
1401 MANATEE AVE., SUITE 300
BRADENTON, FL 34205

PROJECT NO.: 100211969 / UR2301-313
DRAWN BY: DEW
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DRAWING SET ISSUE / REVISIONS

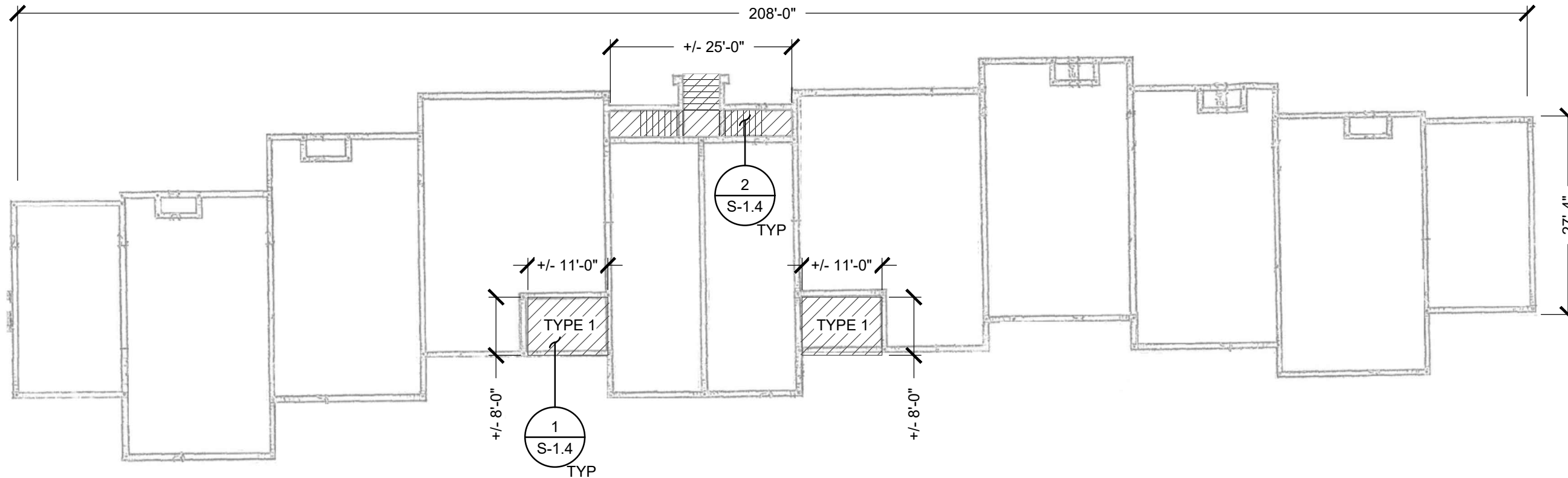
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BRUCE D. MILLER
LICENSE
No 43721
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

BRUCE D. MILLER, P.E.
LIC. # 43721

FLOOR PLAN
BUILDINGS I & J
S-1.2



1 FLOOR PLAN - BLDG K
SCALE: NTS

RIMKUS
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PROJECT NAME:
BUILDINGS REPAIRS & RELATED WORK
BORDEAUX VILLAGE
13600 EGRET BLVD
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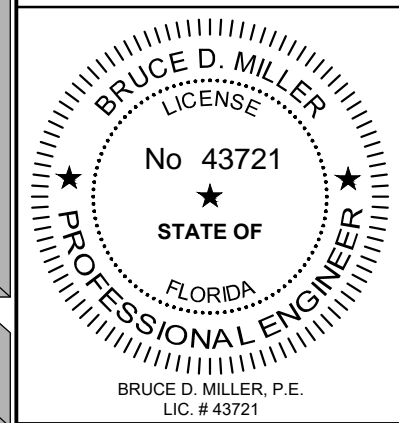
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BRADENTON, FL 34205

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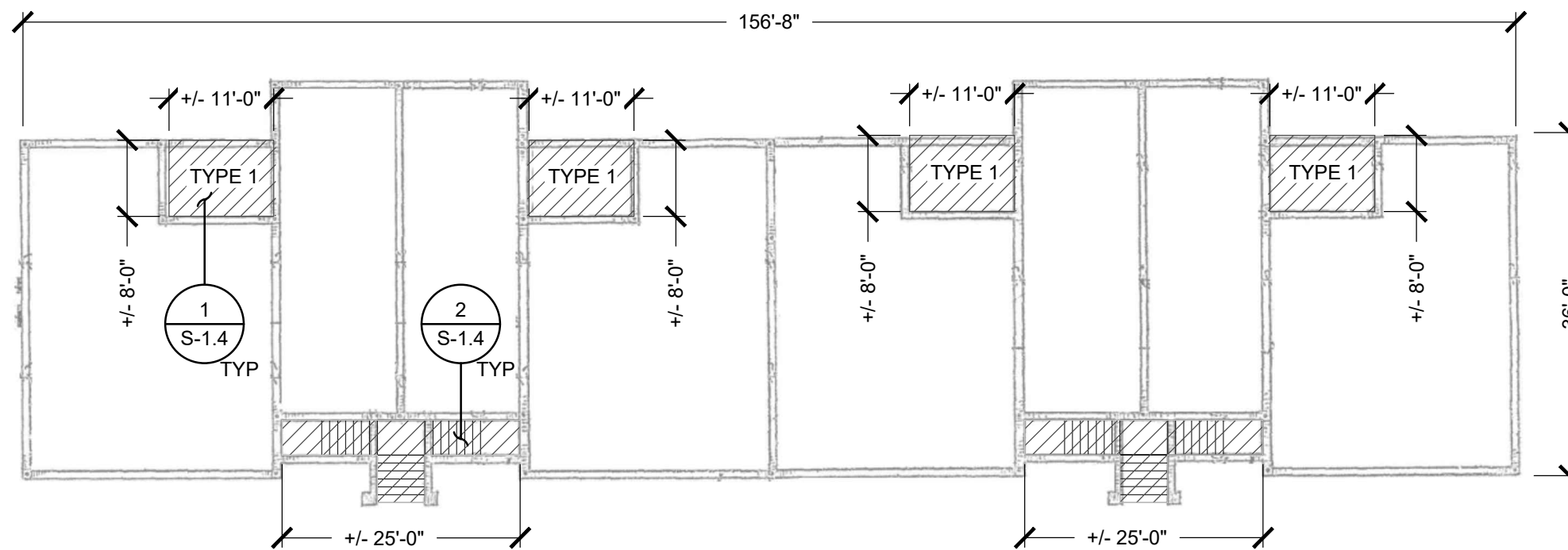
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FLOOR PLAN
BUILDINGS K & L
S-1.3



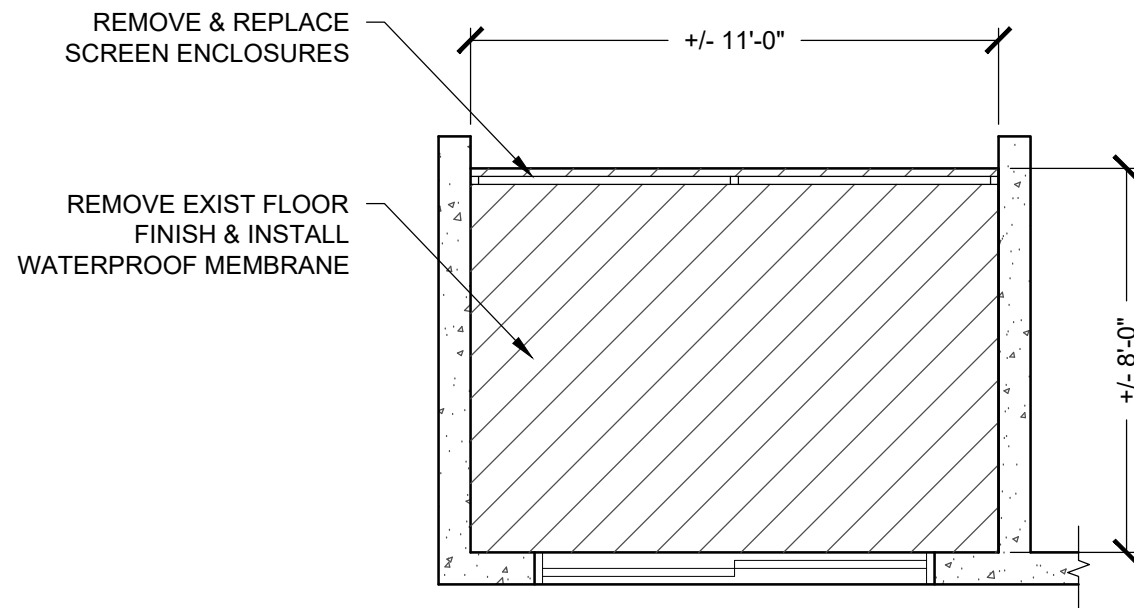
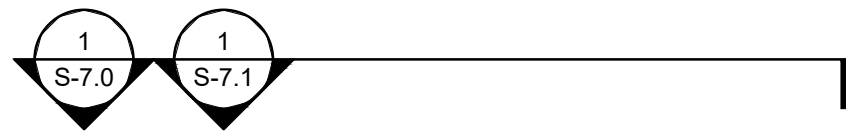
2 FLOOR PLAN - BLDG L
SCALE: NTS

NOTES:

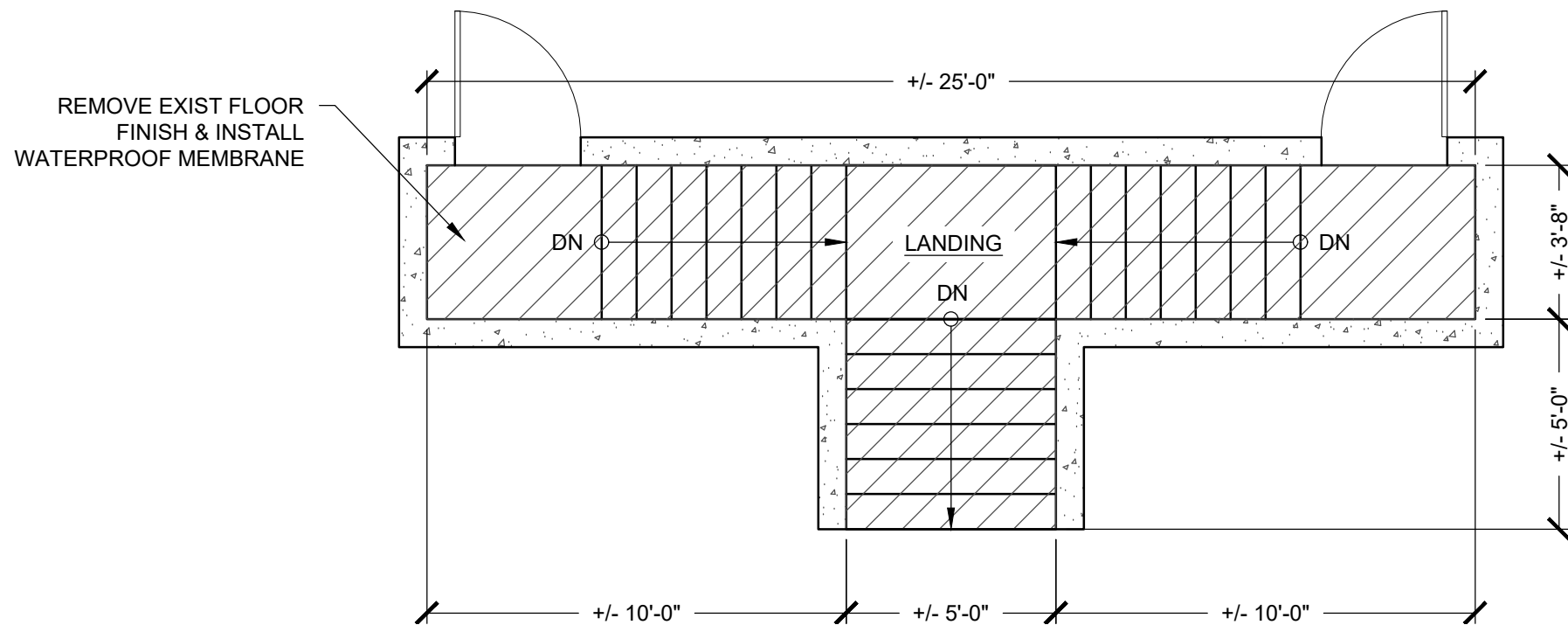
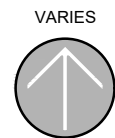
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KEY NOTE LEGEND:

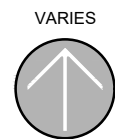
△ AREA OF WORK



1 TYPICAL BALCONY PLAN
SCALE: NTS



1 TYPICAL ENTRY STAIR PLAN
SCALE: NTS



- NOTES:**
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KEY NOTE LEGEND:

AREA OF WORK

RIMKUS
RIMKUS CONSULTING GROUP, INC.
10405 TECHNOLOGY TERRACE
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BUILDINGS REPAIRS & RELATED WORK

BORDEAUX VILLAGE
13800 EGRET BLVD
CLEARWATER, FL 33762

CLIENT: BORDEAUX VILLAGE ASSOCIATION, NO. 2, INC
1401 MANATEE AVE., SUITE 300
BRADENTON, FL 34205

PROJECT NO.: 100211969 / UR2301-313

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BRUCE D. MILLER, P.E.
LIC. # 43721



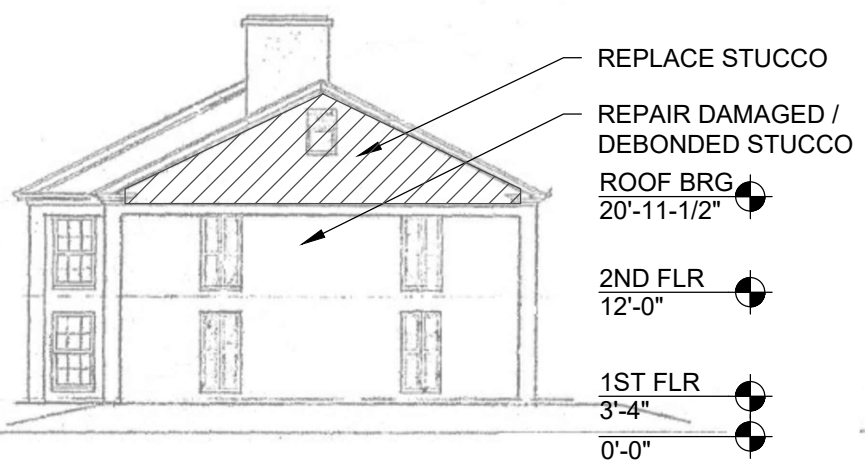
ROOF BRG
20'-11-1/2"

2ND FLR
12'-0"

1ST FLR
3'-4"

0'-0"

1 FRONT ELEVATION - BLDG G
SCALE: NTS



REPLACE STUCCO

REPAIR DAMAGED /
DEBONDED STUCCO

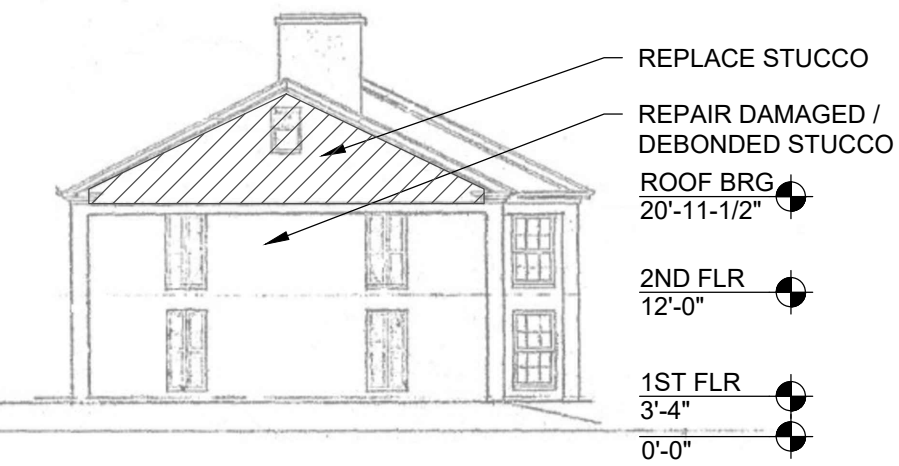
ROOF BRG
20'-11-1/2"

2ND FLR
12'-0"

1ST FLR
3'-4"

0'-0"

2 RIGHT ELEVATION - BLDG G
SCALE: NTS



REPLACE STUCCO

REPAIR DAMAGED /
DEBONDED STUCCO

ROOF BRG
20'-11-1/2"

2ND FLR
12'-0"

1ST FLR
3'-4"

0'-0"

3 LEFT ELEVATION - BLDG G
SCALE: NTS

SCOPE OF WORK NOTES:

1. THE CONTRACTOR WITH THE ASSISTANCE OF THE ENGINEER SHALL PERFORM A PRE-CONSTRUCTION DAMAGE SURVEY. THIS SURVEY SHALL INCORPORATE VISUAL OBSERVATIONS AND MECHANICAL SOUNDING (HAMMER TAP METHOD) TO IDENTIFY AREAS OF UNBONDED STUCCO, AND QUANTIFY FOR VERIFICATION BY THE ENGINEER.
2. CONTRACTOR TO NOTIFY THE ENGINEER IF ANY DAMAGES ARE SEEN BENEATH THE DEBONDED STUCCO REPAIRS.
3. REMOVE AND REPLACE SEALANTS AT ALL EXTERIOR PERIMETER JOINTS ON RESIDENTIAL BUILDING.
4. PREP, PRIME, AND PAINT BUILDING AND ACCESSORY COMPONENTS.

NOTES:

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KEY NOTE LEGEND:

AREA OF WORK



ROOF BRG
20'-11-1/2"

2ND FLR
12'-0"

1ST FLR
3'-4"

0'-0"

4 REAR ELEVATION - BLDG G
SCALE: NTS

RIMKUS

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10405 TECHNOLOGY TERRACE
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BRUCE D. MILLER
LICENSE
No 43721
STATE OF
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PROFESSIONAL ENGINEER

BRUCE D. MILLER, P.E.
LIC. # 43721

ELEVATIONS
BUILDING G

S-2.0



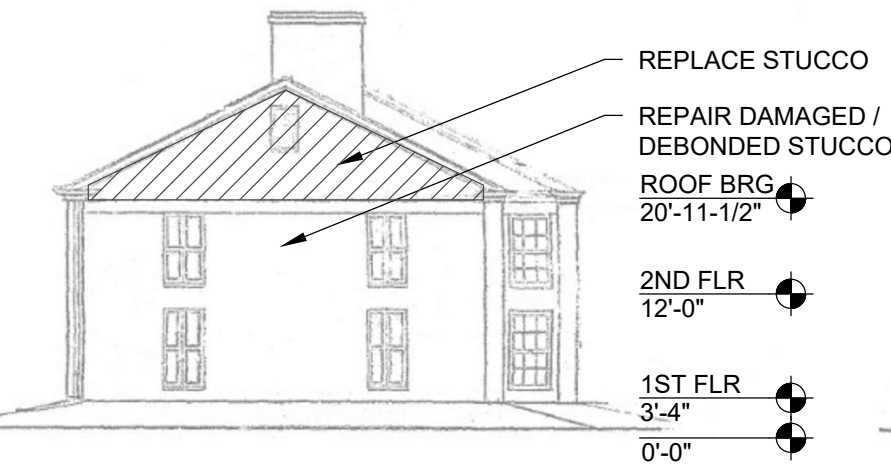
ROOF BRG
20'-11-1/2"

2ND FLR
12'-0"

1ST FLR
3'-4"

0'-0"

1 FRONT ELEVATION - BLDG H
SCALE: NTS



REPLACE STUCCO

REPAIR DAMAGED /
DEBONDED STUCCO

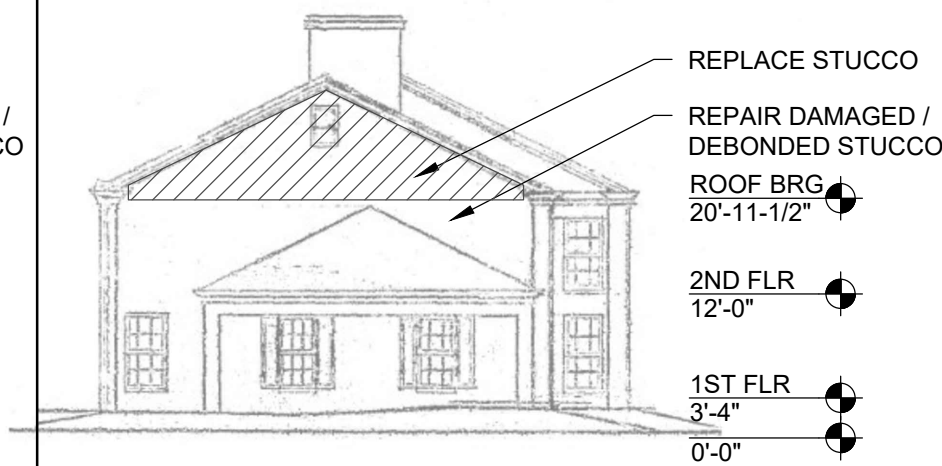
ROOF BRG
20'-11-1/2"

2ND FLR
12'-0"

1ST FLR
3'-4"

0'-0"

2 RIGHT ELEVATION - BLDG H
SCALE: NTS



REPLACE STUCCO

REPAIR DAMAGED /
DEBONDED STUCCO

ROOF BRG
20'-11-1/2"

2ND FLR
12'-0"

1ST FLR
3'-4"

0'-0"

3 LEFT ELEVATION - BLDG H
SCALE: NTS

SCOPE OF WORK NOTES:

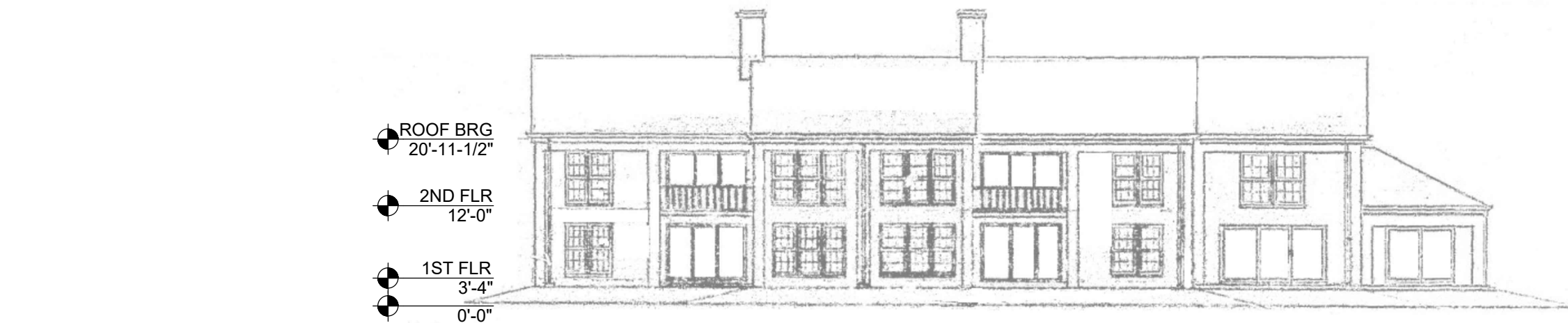
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KEY NOTE LEGEND:

AREA OF WORK



ROOF BRG
20'-11-1/2"

2ND FLR
12'-0"

1ST FLR
3'-4"

0'-0"

4 REAR ELEVATION - BLDG H
SCALE: NTS



RIMKUS CONSULTING GROUP, INC.
10405 TECHNOLOGY TERRACE
LAKEWOOD RANCH, FL 34211
OFFICE: (941) 727-2600, FAX: (941) 768-5012

F.L.E.B. #8301

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PROJECT NAME:

**BUILDINGS REPAIRS
& RELATED WORK**

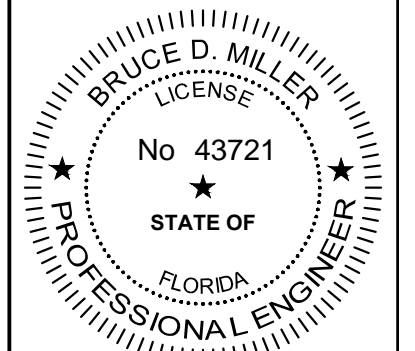
BORDEAUX VILLAGE
13600 EGRET BLVD
CLEARWATER, FL 33762

CLIENT: BORDEAUX VILLAGE
ASSOCIATION, NO. 2, INC
1401 MANATEE AVE., SUITE 300
BRADENTON, FL 34205

PROJECT NO.: 100211969 / UR2301-313
DRAWN BY: DEW
CHECKED BY: GWW
APPROVED BY: BDM

DRAWING SET ISSUE / REVISIONS		
REVISION:	DATE:	DESCRIPTION:
FR	6-16-2023	FOR REVIEW
FP	6-11-2024	FOR PERMIT

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THESE DRAWINGS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE 8TH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 553 AND CHAPTER 633 OF THE FLORIDA STATUTES. THIS DRAWING AND DESIGN IS VALID FOR A PERIOD OF ONE YEAR AFTER THE DATE IT IS SIGNED OR UNTIL A NEWER VERSION OF THE BUILDING CODE HAVING JURISDICTION IS ADOPTED, WHICHEVER OCCURS FIRST.



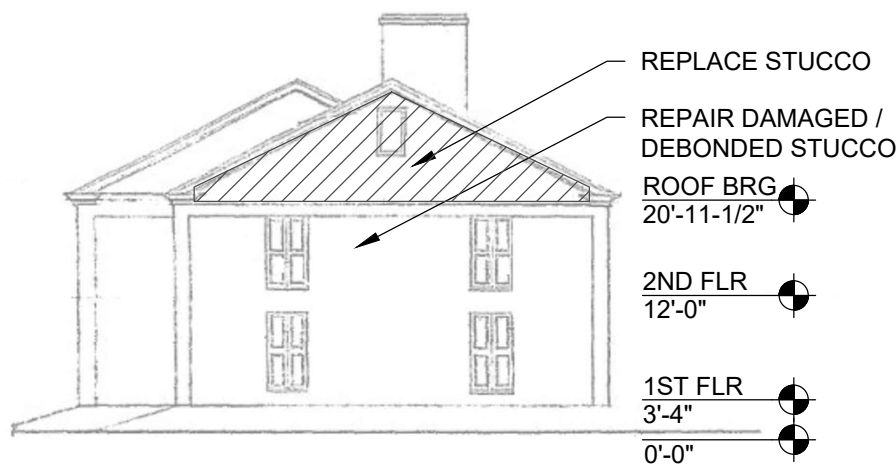
BRUCE D. MILLER, P.E.
LIC. # 43721

ELEVATIONS
BUILDING H

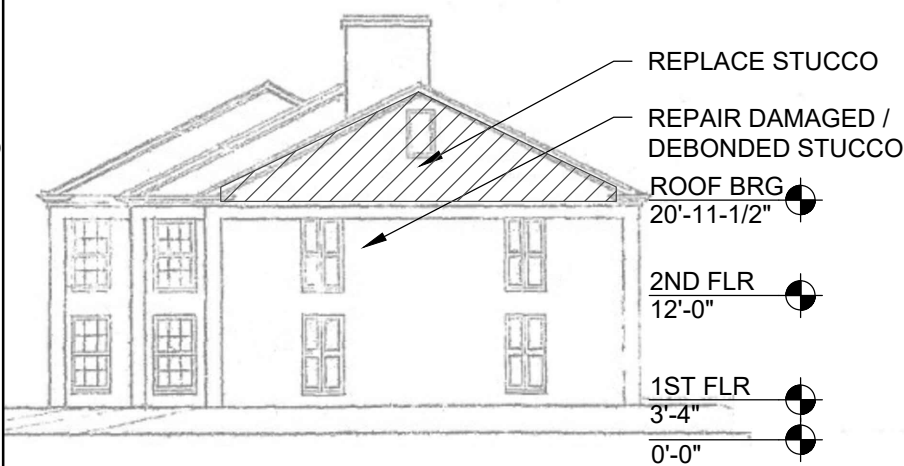
S-2.1



1 FRONT ELEVATION - BLDG I
SCALE: NTS



2 RIGHT ELEVATION - BLDG I
SCALE: NTS



3 LEFT ELEVATION - BLDG I
SCALE: NTS


SCOPE OF WORK NOTES:

1. THE CONTRACTOR WITH THE ASSISTANCE OF THE ENGINEER SHALL PERFORM A PRE-CONSTRUCTION DAMAGE SURVEY. THIS SURVEY SHALL INCORPORATE VISUAL OBSERVATIONS AND MECHANICAL SOUNDING (HAMMER TAP METHOD) TO IDENTIFY AREAS OF UNBONDED STUCCO, AND QUANTIFY FOR VERIFICATION BY THE ENGINEER.
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3. REMOVE AND REPLACE SEALANTS AT ALL EXTERIOR PERIMETER JOINTS ON RESIDENTIAL BUILDING.
4. PREP, PRIME, AND PAINT BUILDING AND ACCESSORY COMPONENTS.

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KEY NOTE LEGEND:

 AREA OF WORK



4 REAR ELEVATION - BLDG I
SCALE: NTS

RIMKUS

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CLEARWATER, FL 33762

CLIENT: BORDEAUX VILLAGE ASSOCIATION, NO. 2, INC
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BRADENTON, FL 34205

PROJECT NO.: 100211969 / UR2301-313

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APPROVED BY: BDM

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No 43721
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STATE OF
FLORIDA
PROFESSIONAL ENGINEER

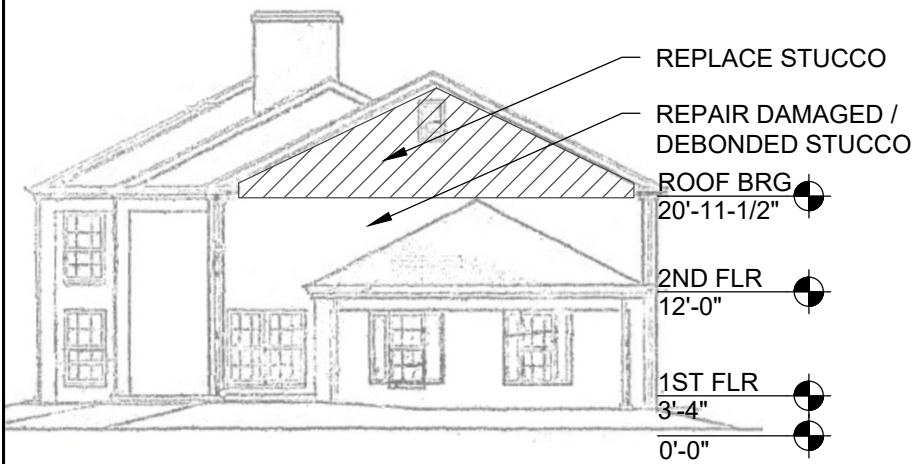
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ELEVATIONS
BUILDING I

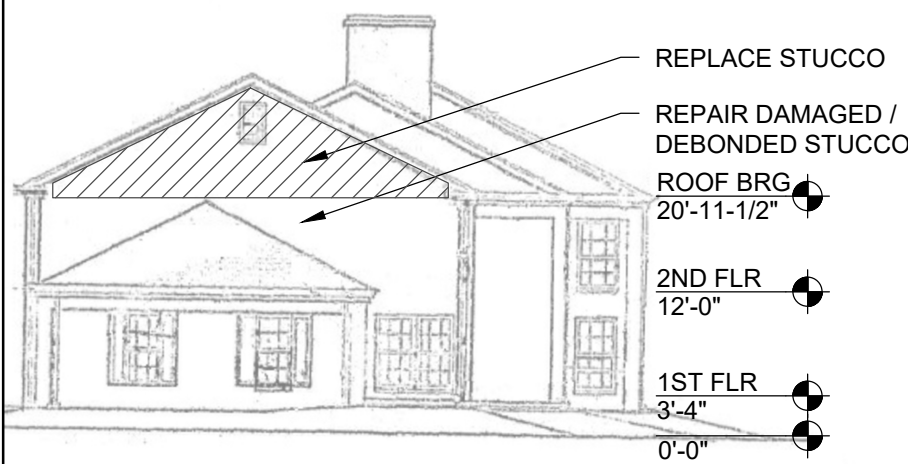
S-2.2



1 FRONT ELEVATION - BLDG J
SCALE: NTS



2 RIGHT ELEVATION - BLDG J
SCALE: NTS



3 LEFT ELEVATION - BLDG J
SCALE: NTS

SCOPE OF WORK NOTES:

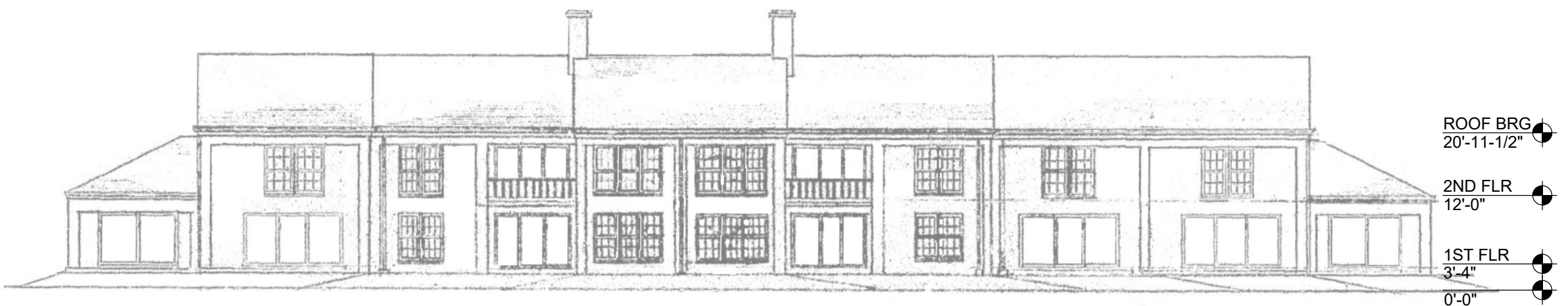
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KEY NOTE LEGEND:

AREA OF WORK



4 REAR ELEVATION - BLDG J
SCALE: NTS

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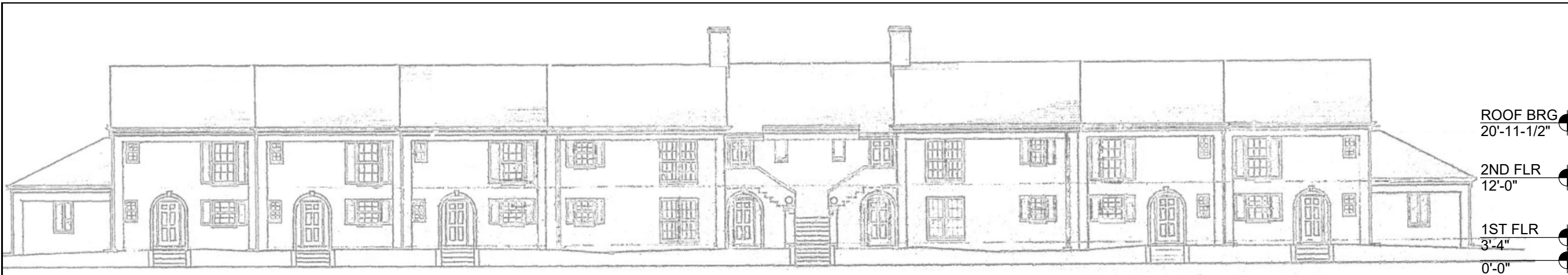
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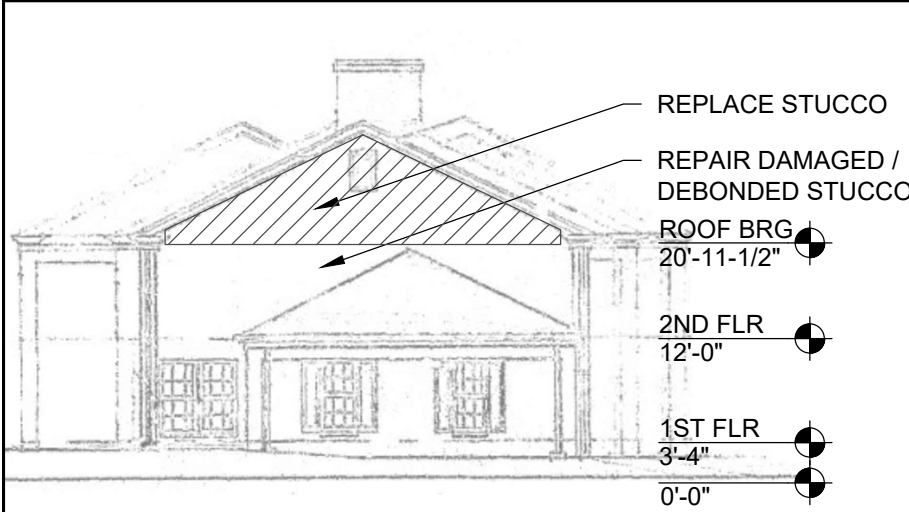
BRUCE D. MILLER
LICENSE
No 43721
★ STATE OF FLORIDA ★
PROFESSIONAL ENGINEER

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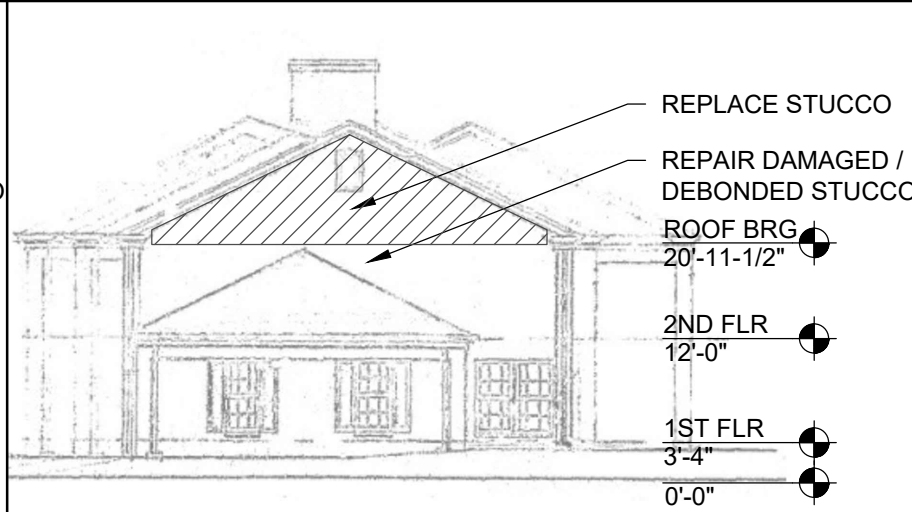
ELEVATIONS
BUILDING J
S-2.3



1 FRONT ELEVATION - BLDG K
SCALE: NTS



2 RIGHT ELEVATION - BLDG K
SCALE: NTS



3 LEFT ELEVATION - BLDG K
SCALE: NTS

SCOPE OF WORK NOTES:

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KEY NOTE LEGEND:

AREA OF WORK



4 REAR ELEVATION - BLDG K
SCALE: NTS

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BRUCE D. MILLER
LICENSE
No 43721
★ STATE OF FLORIDA ★
PROFESSIONAL ENGINEER
BRUCE D. MILLER, P.E.
LIC. # 43721

ELEVATIONS
BUILDING K
S-2.4



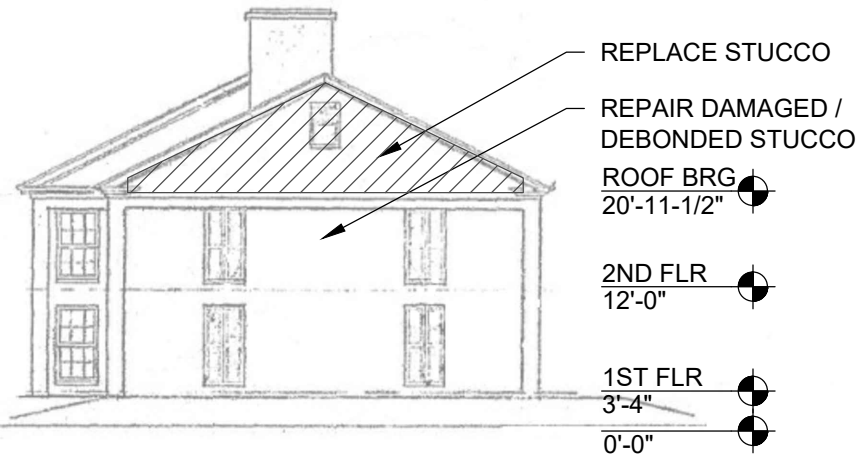
ROOF BRG
20'-11-1/2"

2ND FLR
12'-0"

1ST FLR
3'-4"

0'-0"

1 FRONT ELEVATION - BLDG L
SCALE: NTS



REPLACE STUCCO

REPAIR DAMAGED / DEBONDED STUCCO

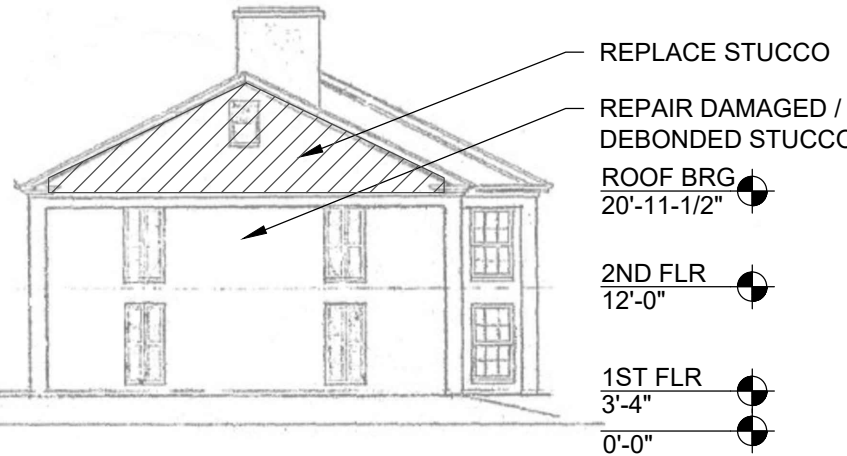
ROOF BRG
20'-11-1/2"

2ND FLR
12'-0"

1ST FLR
3'-4"

0'-0"

2 RIGHT ELEVATION - BLDG L
SCALE: NTS



REPLACE STUCCO

REPAIR DAMAGED / DEBONDED STUCCO

ROOF BRG
20'-11-1/2"

2ND FLR
12'-0"

1ST FLR
3'-4"

0'-0"

3 LEFT ELEVATION - BLDG L
SCALE: NTS

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KEY NOTE LEGEND:

AREA OF WORK



ROOF BRG
20'-11-1/2"

2ND FLR
12'-0"

1ST FLR
3'-4"

0'-0"

4 REAR ELEVATION - BLDG L
SCALE: NTS

RIMKUS

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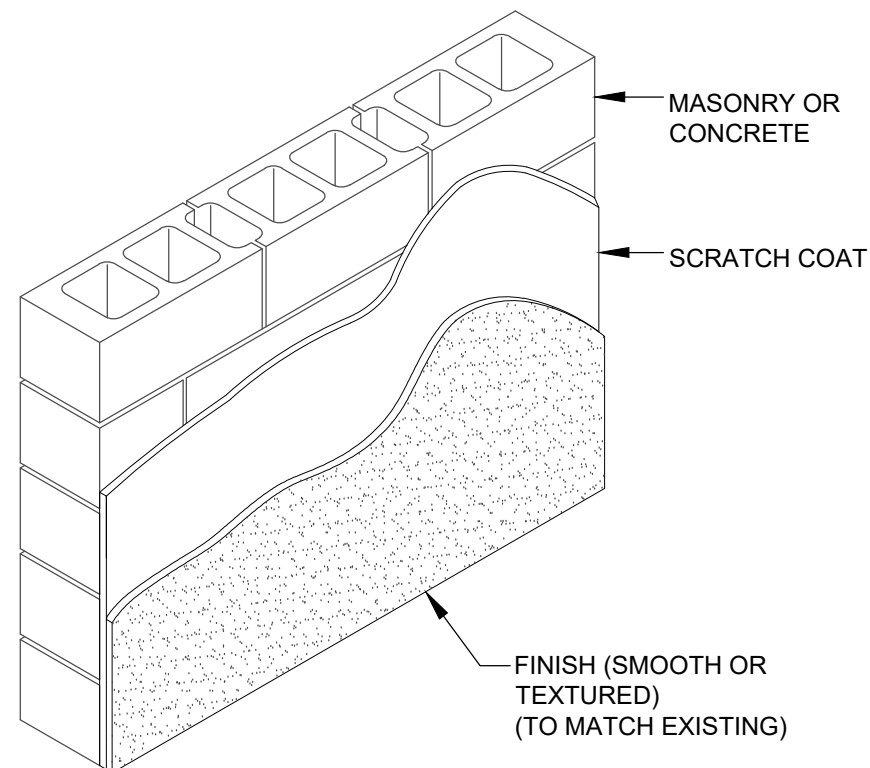
BRUCE D. MILLER, P.E.
LIC. # 43721

ELEVATIONS
BUILDING L

S-2.5

STUCCO NOTES:

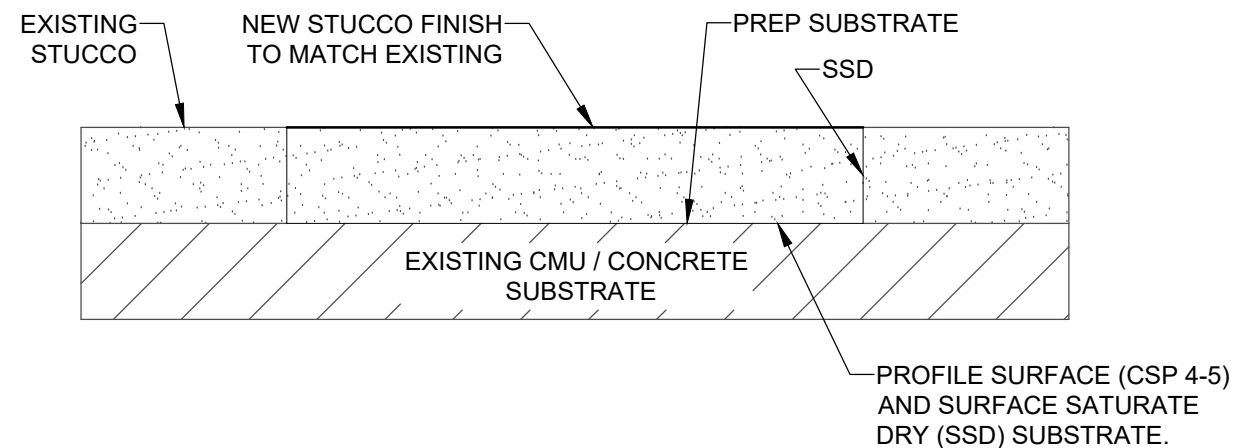
1. INSTALL STUCCO PER MANUFACTURER'S INSTRUCTIONS AND THE FOLLOWING STANDARDS
 - A. ASTM C926 SPECIFICATION FOR APPLICATION OF PORTLAND CEMENT BASED PLASTER
 - B. ACI (AMERICAN CONCRETE INSTITUTE) 524 GUIDE TO PORTLAND CEMENT BASED PLASTER
 - C. ASTM C150 SPECIFICATION FOR PORTLAND CEMENT
 - D. ANSI A42.2 SPECIFICATION FOR PORTLAND CEMENT PLASTERING, EXTERIOR (STUCCO)
 - E. PCA (PORTLAND CEMENT ASSOCIATION) PLASTER MANUAL
2. INSTALL ACCESSORIES IN ACCORDANCE WITH ASTM C1063, AND COORDINATE DEPTH OF TRIM AND ACCESSORIES WITH THICKNESS AND NUMBER OF PLASTER COATS REQUIRED
3. APPLY THE STUCCO IN DISCRETE PANELS WITHOUT INTERRUPTION TO AVOID COLD JOINTS AND DIFFERENCES IN APPEARANCE. ABUT WET STUCCO TO SET STUCCO AT NATURAL OR ARCHITECTURAL BREAKS IN THE WALL SUCH AS EXPANSION JOINTS, PILASTERS, TERMINATION, OR CHANGE IN PLANE. ADJUST APPLICATION, SCHEDULING AND CURING OF STUCCO TO PREVENT RAPID LOSS OF MOISTURE ARE NECESSARY TO ACHIEVE A SATISFACTORY STUCCO INSTALLATION. DO NOT INSTALL STUCCO DURING EXTREMELY HOT, DRY AND/OR WINDY CONDITIONS. COMPLETELY EMBED LATH AND FLANGES OF ACCESSORIES AND COMPLETELY COVER ATTACHMENTS WITH STUCCO. MOIST CURE STUCCO MINIMUM 48 HOURS FOR OPTIMUM STRENGTH GAIN AND RESISTANCE TO CRACKING. THE FINISHED INSTALLATION MUST BE TRUE, PLUMB AND SQUARE. SHOULD STUCCO GET INTO CONTROL OR EXPANSION JOINTS, REMOVE THE STUCCO FROM WITHIN THE JOINT BEFORE THE STUCCO SETS.
4. SEE SECTION 09243 AND LATH INSPECTION CHECKLIST FOR ADDITIONAL CLASSIFICATIONS.



1 **2-COAT STUCCO SYSTEM**
SCALE: NTS

STUCCO REPAIRS (CMU / CONC.) SHALL CONFORM TO THE FOLLOWING:

1. APPLICATION OF ALL MATERIALS SHALL BE PERFORMED IN CONFORMANCE TO RECOMMENDATIONS TO THE MANUFACTURER'S RECOMMENDATIONS.
2. UNSOUND SUBSTRATE SHALL BE REMOVED. VOIDS CREATED BY THE REMOVAL OF UNSOUND MATERIAL SHALL BE FILLED WITH A HIGH-STRENGTH, NON-SHRINK GROUT.
3. ALL VOIDS IN THE SUBSTRATE SHALL BE FILLED WITH A HIGH STRENGTH, NON SHRINK GROUT TO BRING THE SUBSTRATE TO A CONSISTENT LEVEL SURFACE. A LEVELING COAT SHALL BE USED, AS REQUIRED, TO CORRECT THE ALIGNMENT OF UNTRUE OR WARPED PLANES OF THE SUBSTRATE.
4. PREPARE SUBSTRATES STRIP & PREP AND CLEAN REPAIR SURFACES
5. PROFILE SURFACE (CSP 4-5).
6. SUBSTRATES SHALL BE SATURATE SURFACE DRY (SSD) PRIOR TO APPLICATION OF REPAIR PLASTERS.
7. APPLY REPAIR PLASTER WHEN AMBIENT TEMPERATURE IS GREATER THAN 40°F
8. REPAIR PLASTERS SHALL BE APPLIED IN CONFORMANCE TO ASTM C 926, TWO-COAT SYSTEM WITH THE EXCEPTION THAT THE TOTAL THICKNESS OF THE REPAIR PLASTER SHALL MATCH SURROUNDING STUCCO MATERIAL, U.N.O.
9. ADEQUATE PRESSURE SHALL BE EXERTED DURING THE APPLICATION OF THE REPAIR PLASTER TO PLACE NEW MATERIAL INTO VOIDS AT THE SUBSTRATE AND BACK-BEVELED AREAS OF EXISTING STUCCO.
10. FINISH STUCCO TO MATCH EXISTING TEXTURE & FINISH
11. STUCCO SHALL BE CURED IN ACCORDANCE WITH ASTM C926 METHODS, U.N.O.
12. REVIEW THE REPAIR PLASTER AREAS AFTER A 7-DAY CURING PERIOD, AND REPAIR CRACKS OR REMOVE UNSUITABLE MATERIAL AS REQUIRED.
13. FINISH REPAIR AREAS TO MATCH EXISTING



2 **STUCCO REPAIR DETAIL**
SCALE: NTS



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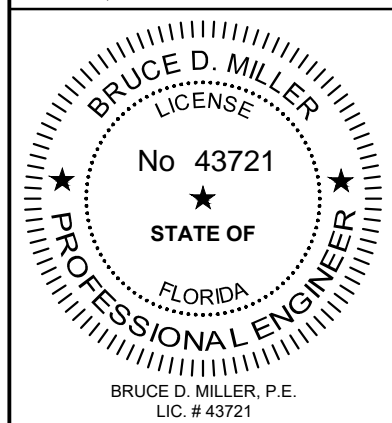
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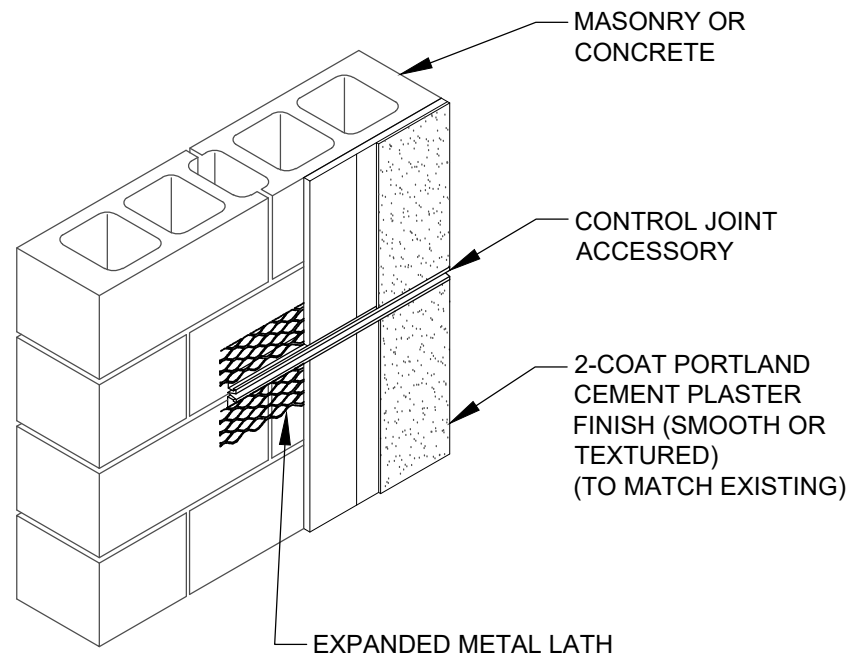
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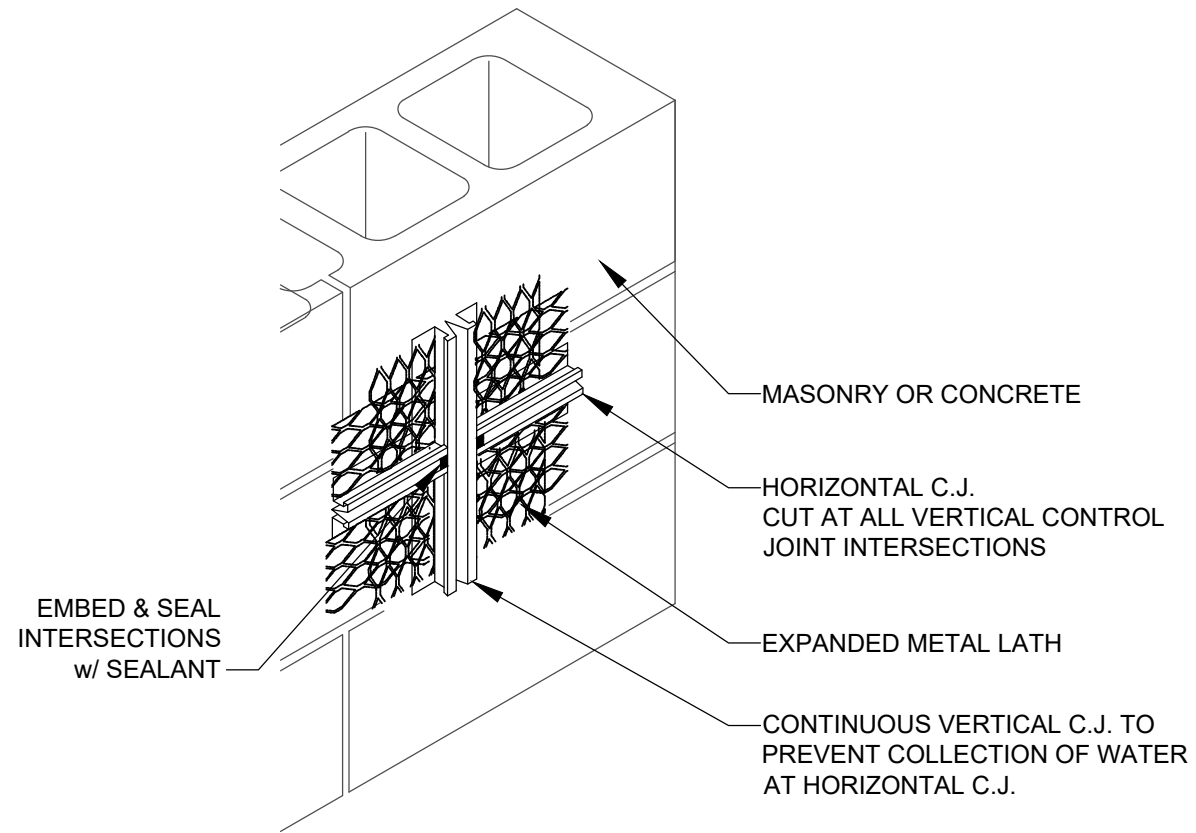


STUCCO DETAILS

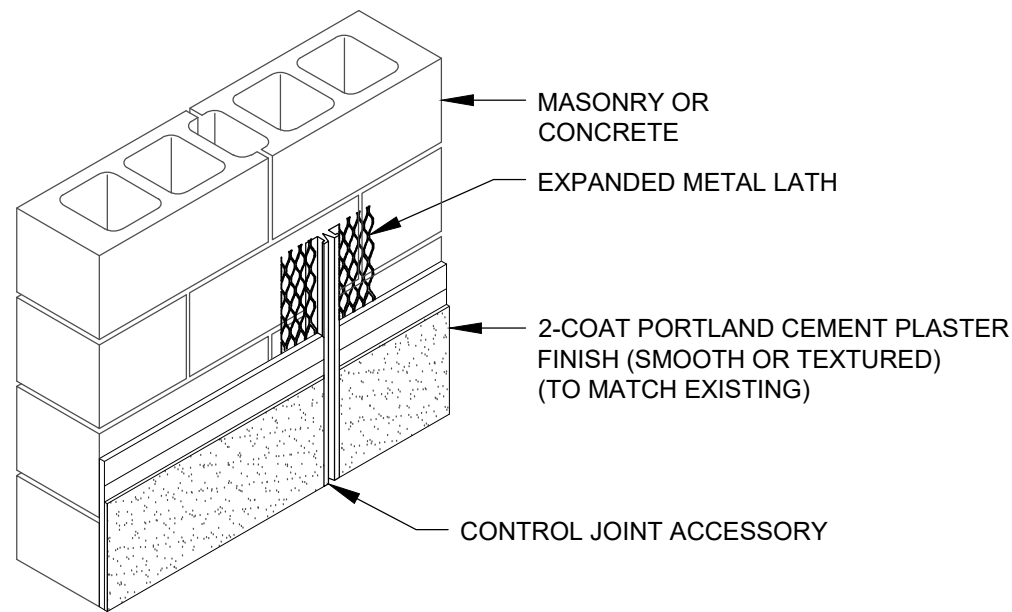
S-4.0



1 HORIZONTAL CONTROL JOINT
SCALE: NTS



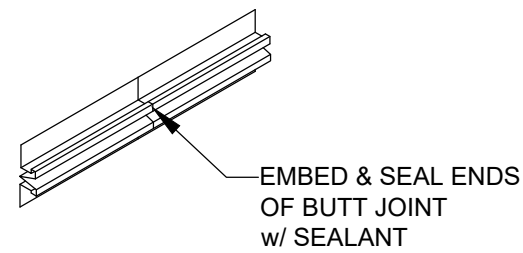
2 CONTROL JOINT INTERSECTION
SCALE: NTS



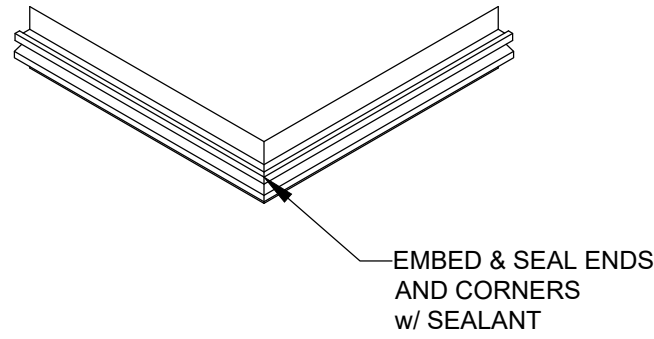
3 VERTICAL CONTROL JOINT
SCALE: NTS

STUCCO ACCESSORY NOTES:

1. EMBED CONTROL JOINT IN SEALANT, AT ALL INTERSECTIONS.
2. CUT FLANGES OF CONTROL JOINT SO AS TO CREATE A TIGHT FIT WITH A UNIFORM DEPTH.
3. PROVIDE BEDDING SEALANT AREA BEHIND CONTROL JOINT INTERSECTION



4 CONTROL JOINT ENDS / CORNERS
SCALE: NTS



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PROJECT NAME:
BUILDINGS REPAIRS & RELATED WORK
BORDEAUX VILLAGE
13800 EGRET BLVD
CLEARWATER, FL 33762

CLIENT: BORDEAUX VILLAGE ASSOCIATION, NO. 2, INC
1401 MANATEE AVE., SUITE 300
BRADENTON, FL 34205

PROJECT NO.: 100211969 / UR2301-313
DRAWN BY: DEW
CHECKED BY: GWW
APPROVED BY: BDM

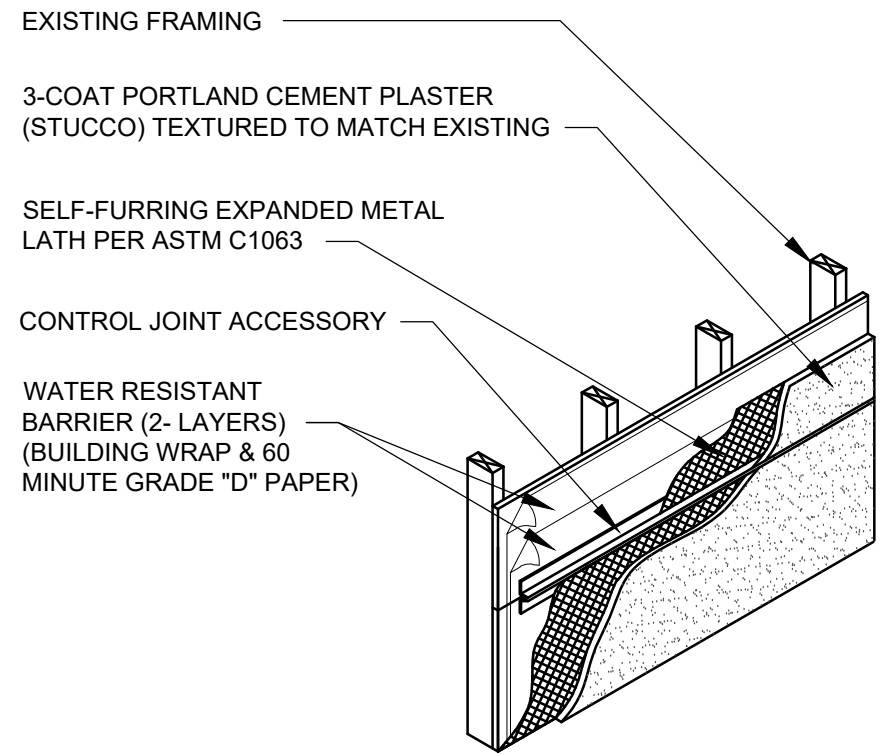
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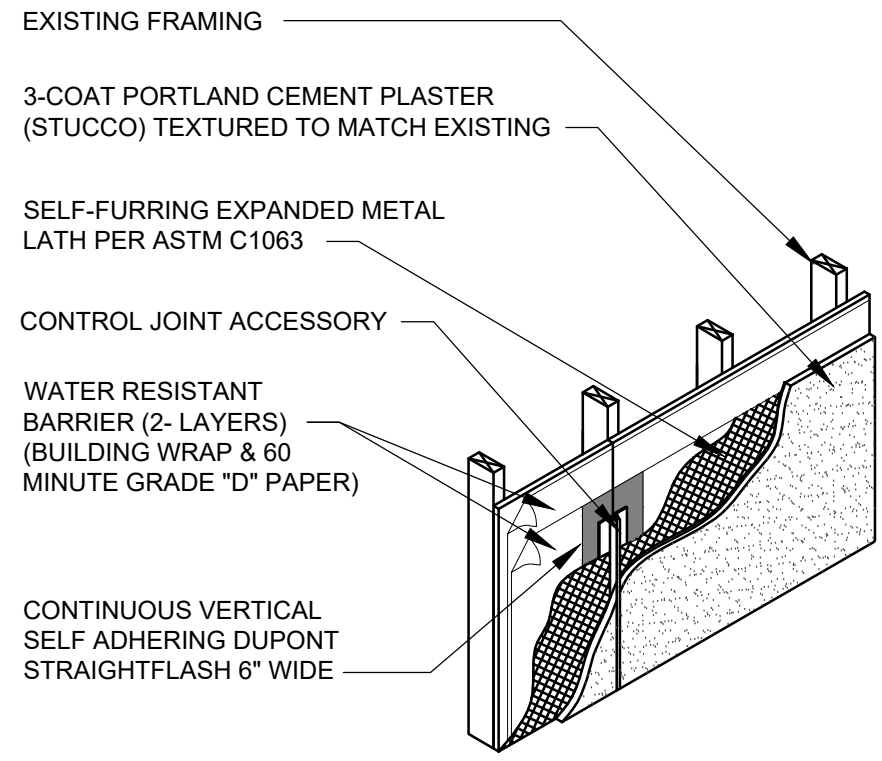
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PROFESSIONAL ENGINEER

BRUCE D. MILLER, P.E.
LIC. # 43721



1 HORIZONTAL CONTROL JOINT
SCALE: NTS



2 VERTICAL CONTROL JOINT
SCALE: NTS

EXTERIOR LATH INSPECTION CHECKLIST (PER ASTM C1063)

INSTALLATION:

WALL SHEATHING

- WHEN PLYWOOD IS USED FOR SHEATHING, A MINIMUM OF 1/8" SEPARATION SHALL BE PROVIDED BETWEEN ADJOINING SHEETS TO ALLOW FOR EXPANSION (TABLE 3, NOTE A).

CONTROL JOINTS

- INSTALLED WHERE AN EXPANSION JOINT OCCURS IN THE BASE EXTERIOR WALL (7.11.4.3).
- INSTALLED IN WALLS TO DELINEATE AREAS NOT MORE THAN 144 SQUARE FEET FOR WALLS AND 100 SQUARE FEET FOR CEILINGS (7.11.4.1).
- DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 18 FEET WITH A LENGTH-TO-WIDTH RATIO NOT EXCEEDING 2½ TO 1 (7.11.4.2).
- FLANGES SECURED AT NO MORE THAN 7" INTERVALS (7.11.1.1).
- CASING BEADS MUST BE USED TO SEPARATE DISSIMILAR MATERIALS (7.11.3).
- CONTROL JOINT SEPARATION NO LESS THAN 1/8" (7.11.4) (CLEAN CONTROL JOINTS TO MAINTAIN THE MINIMUM 1/8" SPACE).

LATH

- SHALL NOT BE CONTINUOUS THROUGH CONTROL JOINTS BUT MUST BE TIED AT EACH SIDE (7.10.1.4)
- SHALL BE ATTACHED TO FRAMING MEMBERS SPACED NO MORE THAN 7" (7.9) (7.10.2.1).
- PAPER BACKING SHALL LAP MINIMUM 2" (7.8.3.1). METAL LATH SHALL LAP MINIMUM ½" AT SIDES AND 1" AT ENDS WITH PAPER TO PAPER AND WIRE TO WIRE (7.8.2) (7.8.3).
- SIDE LAPS OF METAL PLASTER BASES SECURED TO FRAMING MEMBER OR TIED BETWEEN SUPPORTS WITH 0.0475" WIRE AT INTERVALS NO MORE THAN 9" O.C. (7.8.1).
- LATH APPLIED WITH LONG DIMENSION AT RIGHT ANGLES TO SUPPORTS (7.10.1.2).
- ENDS OF ADJOINING PLASTER BASES STAGGERED (7.10.1.3).

MATERIALS:

EXPANDED METAL LATH - TO MEET ASTM C847, GALVANIZED (2.1)

- METAL PLASTER BASES SHALL BE FURRED AWAY FROM VERTICAL SUPPORTS OR SOLID SURFACES AT LEAST ¼". SELF-FURRING LATH MEETS FURRING REQUIREMENTS; EXCEPT, FURRING OF EXPANDED METAL LATH IS NOT REQUIRED ON SUPPORTS HAVING A BEARING SURFACE OF 1 5/8" OR LESS (TABLE 3, NOTE B). (PAPER-BACKED DIAMOND-MESH FLAT LATH COMMONLY FOUND IN CONSTRUCTION MAY NOT BE USED WHEN APPLIED OVER SOLID WALL SHEATHING).
- A SELF-FURRING METAL PLASTER BASE HAS EVENLY-SPACED INDENTATIONS THAT HOLD THE BODY OF THE LATH APPROXIMATELY ¼" AWAY FROM SOLID SURFACES (3.2.4).

FASTENERS

- NAILS - FOR ATTACHING TO WOOD SUPPORTS, 0.1205" (11 GAUGE) DIAMETER, 7/16" HEAD, BARBED, GALVANIZED ROOFING OR COMMON NAILS (6.7.1); NOT LESS THAN ¾" LONG (6.7.1.1).
- 1½" ROOFING NAILS TO HORIZONTAL MEMBERS AND 6D COMMON NAILS OR 1" ROOFING NAILS TO VERTICAL MEMBERS, OR 1" WIRE STAPLES WITH CROWNS NOT LESS THAT ¾" ENGAGING AT LEAST THREE STRANDS OF LATH. ALL FASTENERS TO PENETRATE NOT LESS THAN ¾" TO STRUCTURAL MEMBERS (7.10.2.2).
- SCREWS - SHALL HAVE 7/16" DIAMETER WAFER PAN HEAD AND 0.120" DIAMETER SHANK. #8 SCREWS FOR ATTACHING TO METAL FRAMING SHALL BE SELF-DRILLING AND SELF-TAPPING. SCREWS FOR ATTACHING TO WOOD FRAMING SHALL BE SHARP-POINT (6.7.2).

FRAMING MEMBERS - DEFINED AS STUDS, JOIST, OR RUNNER TRACK IN WOOD OR LIGHT GAGE STEEL (3.2.5). (THIS MEANS THAT STRUCTURAL PLYWOOD, OSB, OR OTHER SHEATHING ARE NOT FRAMING MEMBERS).

STUCCO REPAIR:

1. APPLICATION OF STUCCO TO COMPLY WITH ASTM C926.
2. WIRE LATH: HOT DIPPED GALVANIZED DIAMOND MESH.
3. CORNER CASING BEADS TO BE PLASTIC.
4. INSTALL CORNER BEAD & WIRE LATH AND ACCESSORIES AS REQUIRED TO PROVIDE A UNIFORM, AND CONTINUOUS TRANSITION BETWEEN THE REPAIR AND EXISTING UNDISTURBED AREAS.
5. APPLY STUCCO FINISH TO AREAS DESIGNATED FOR REPAIR

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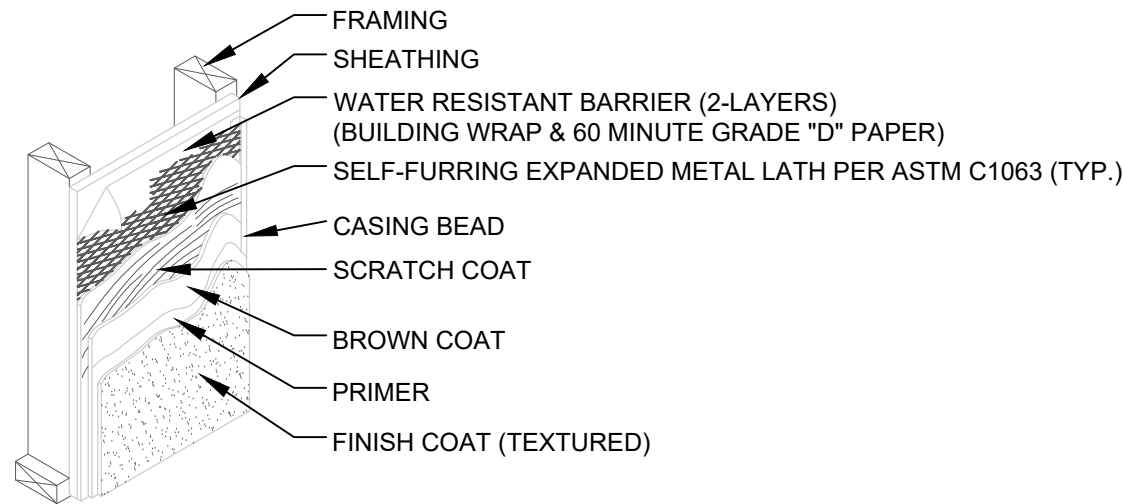
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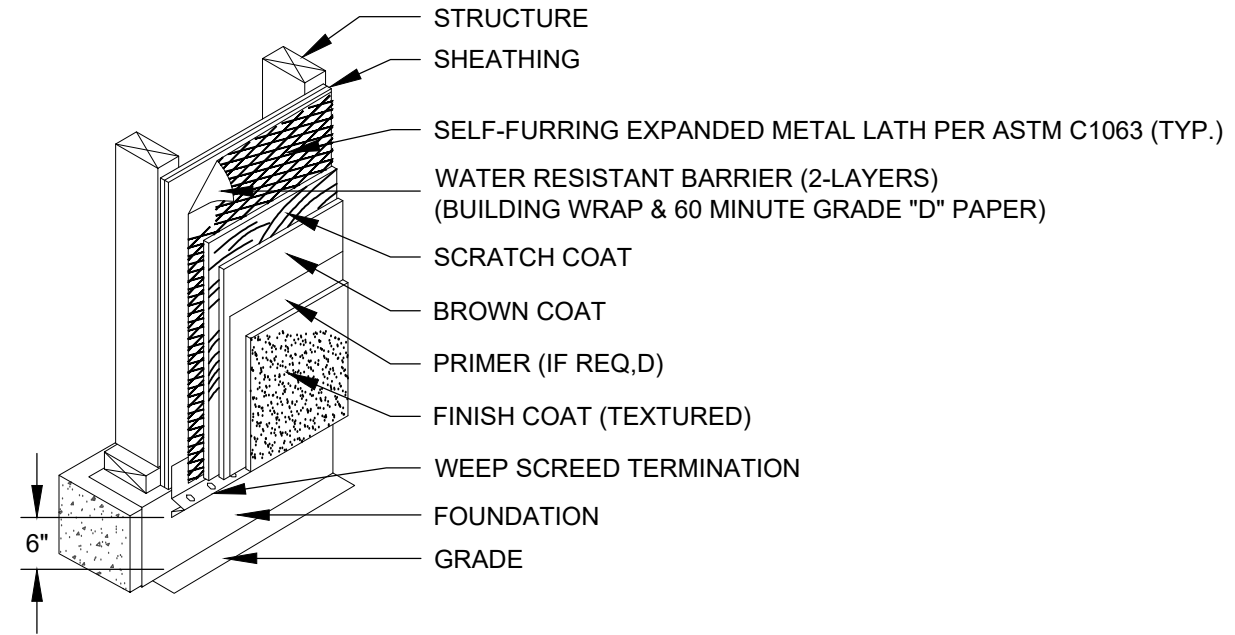
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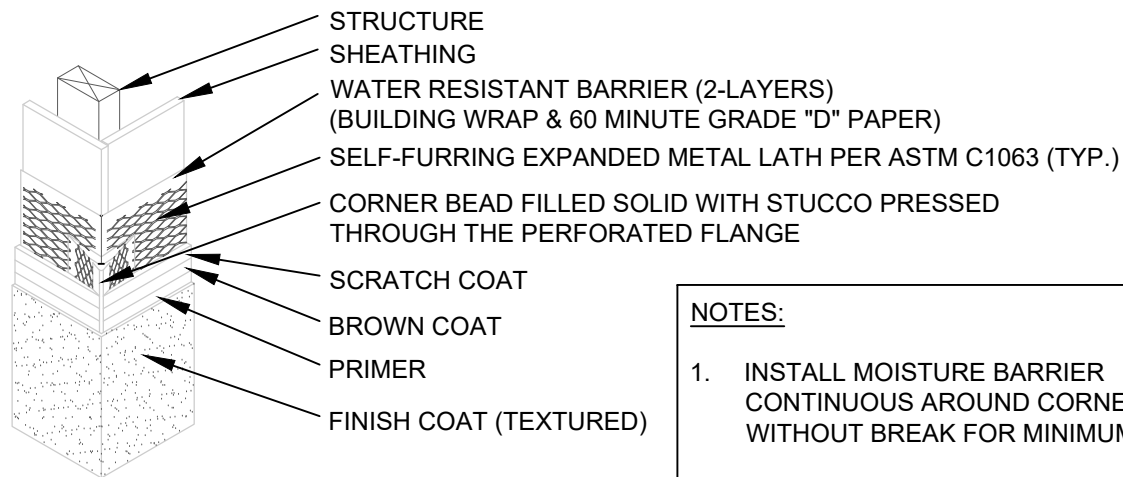
STUCCO DETAILS
S-4.2



1 SYSTEM COMPONENTS
SCALE: NTS



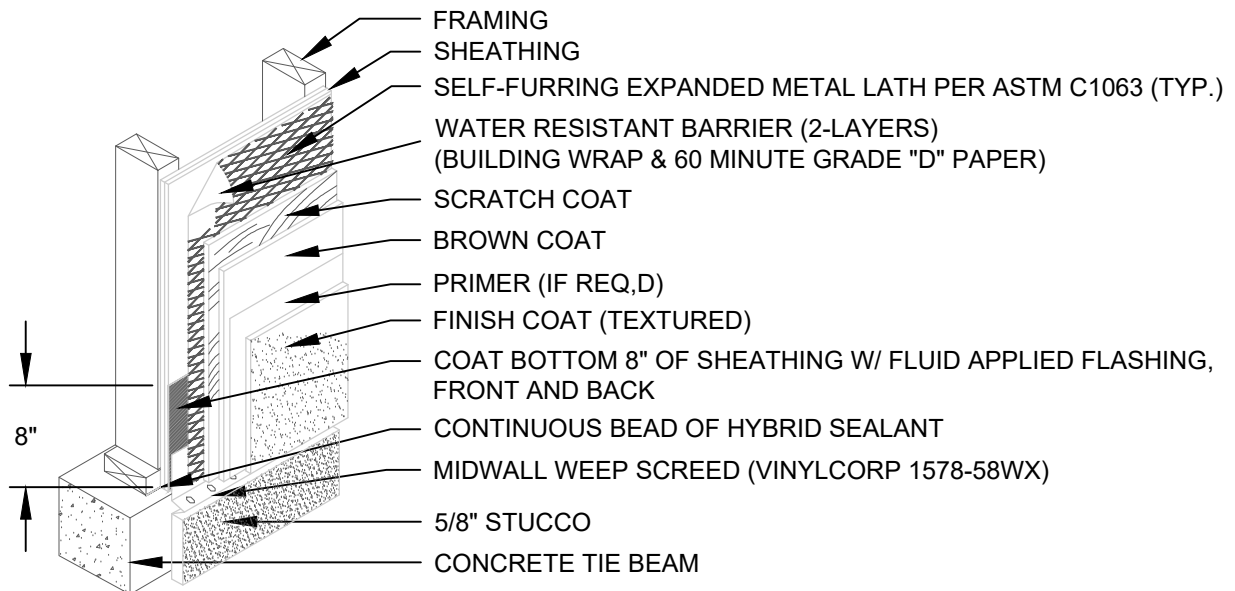
2 STUCCO TERMINATION AT GRADE
SCALE: NTS



NOTES:

- INSTALL MOISTURE BARRIER CONTINUOUS AROUND CORNER WITHOUT BREAK FOR MINIMUM 12".
- ATTACH CORNER BEAD OVER LATH.

3 OUTSIDE CORNER
SCALE: NTS



4 STUCCO TRANSITION
SCALE: NTS

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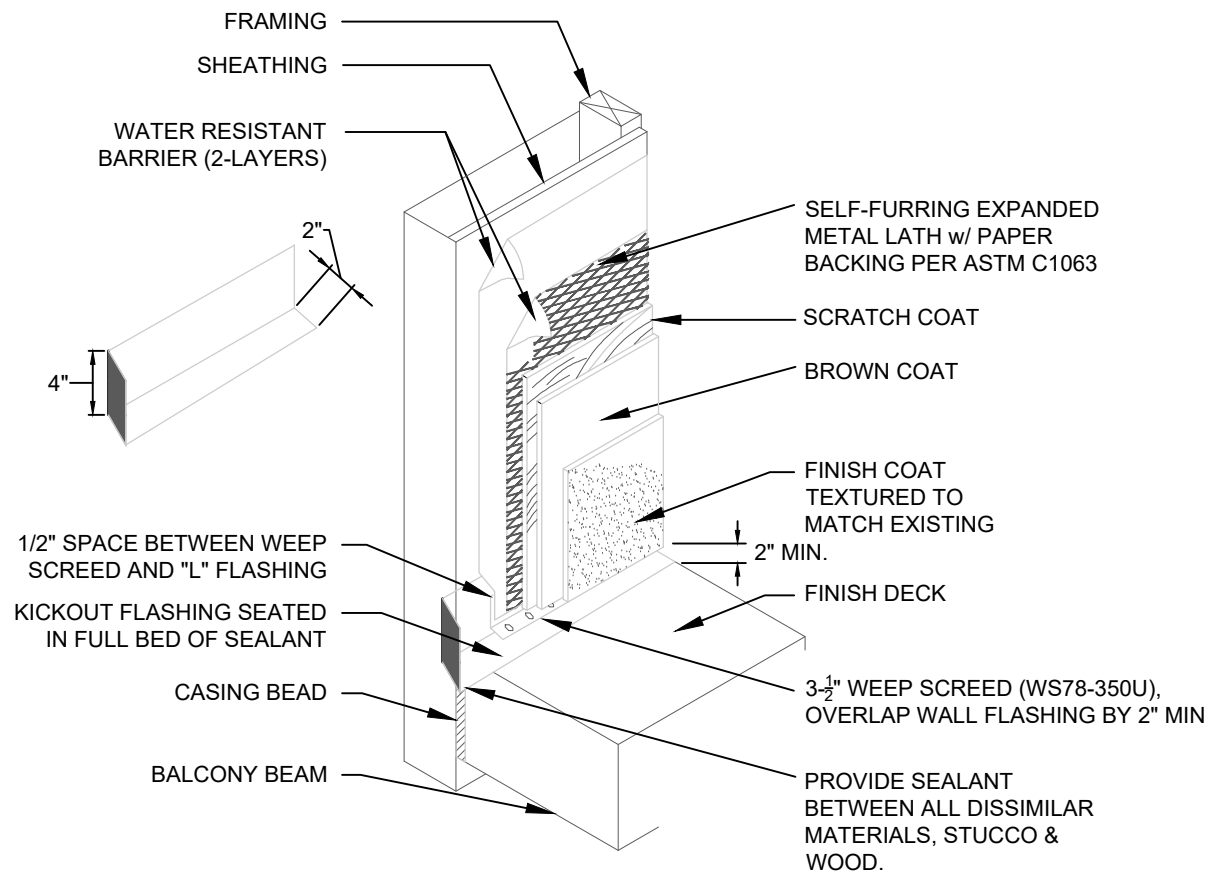
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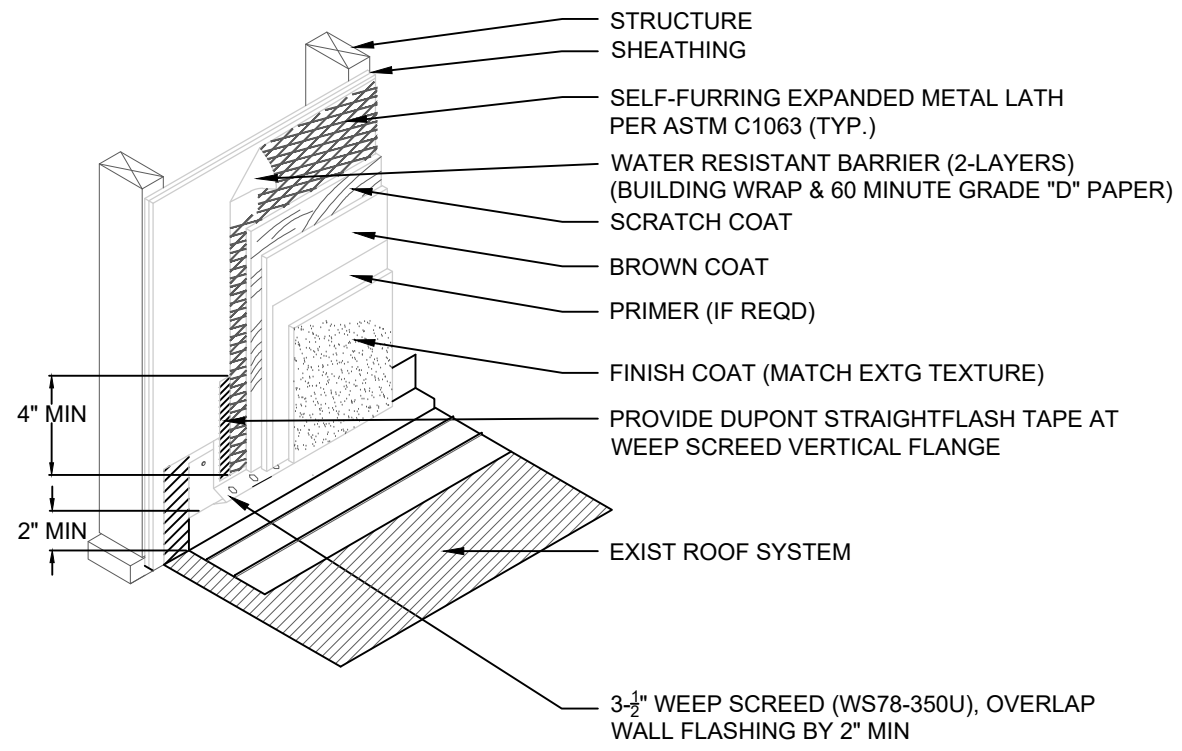
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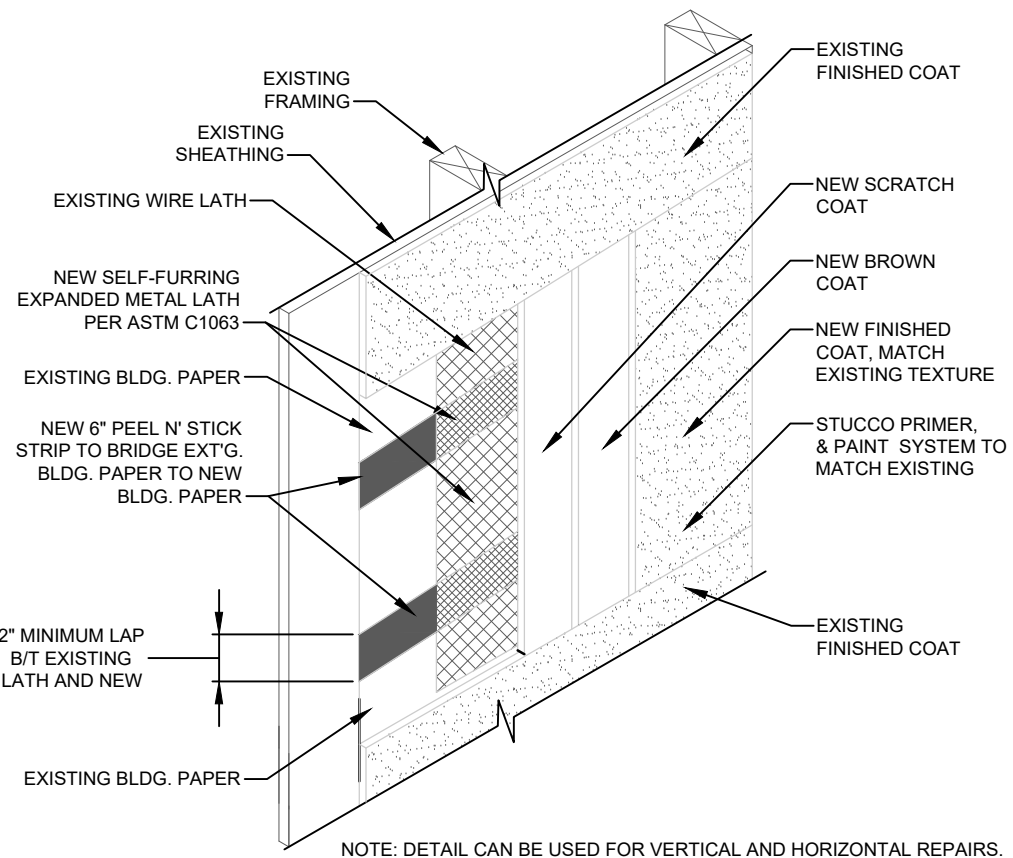
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1 STUCCO AT BALCONY FLASHING DETAIL
SCALE: NTS



2 STUCCO TERMINATION AT ROOF TO WALL
SCALE: NTS



3 EXISTING TO NEW STUCCO DETAIL
SCALE: NTS

NOTE: DETAIL CAN BE USED FOR VERTICAL AND HORIZONTAL REPAIRS.

STUCCO NOTES:

1. INSTALL STUCCO PER MANUFACTURER'S INSTRUCTIONS AND THE FOLLOWING STANDARDS
 - A. ASTM C926 SPECIFICATION FOR APPLICATION OF PORTLAND CEMENT BASED PLASTER
 - B. ACI (AMERICAN CONCRETE INSTITUTE) 524 GUIDE TO PORTLAND CEMENT BASED PLASTER
 - C. ASTM C150 SPECIFICATION FOR PORTLAND CEMENT
 - D. ANSI A42.2 SPECIFICATION FOR PORTLAND CEMENT PLASTERING, EXTERIOR (STUCCO)
 - E. PCA (PORTLAND CEMENT ASSOCIATION) PLASTER MANUAL
2. STUCCO OVER FRAMED, SHEATHED WALLS.
 - A. INSTALL CODE COMPLAINT MOISTURE RESISTANT BARRIER PER SPECIFICATION SECTION.
 - B. GALVANIZED DIAMOND MESH METAL LATH PER ASTM C1063.
 - C. STUCCO THICKNESS SHALL BE 7/8" APPLIED IN (3) COATS.
3. INSTALL ACCESSORIES IN ACCORDANCE WITH ASTM C1063, AND COORDINATE DEPTH OF TRIM AND ACCESSORIES WITH THICKNESS AND NUMBER OF PLASTER COATS REQUIRED
4. APPLY THE STUCCO IN DISCRETE PANELS WITHOUT INTERRUPTION TO AVOID COLD JOINTS AND DIFFERENCES IN APPEARANCE. ABUT WET STUCCO TO SET STUCCO AT NATURAL OR ARCHITECTURAL BREAKS IN THE WALL SUCH AS EXPANSION JOINTS, PILASTERS, TERMINATION, OR CHANGE IN PLANE. ADJUST APPLICATION, SCHEDULING AND CURING OF STUCCO TO PREVENT RAPID LOSS OF MOISTURE AS NECESSARY TO ACHIEVE A SATISFACTORY STUCCO INSTALLATION. DO NOT INSTALL STUCCO DURING EXTREMELY HOT, DRY AND/OR WINDY CONDITIONS. COMPLETELY EMBED LATH AND FLANGES OF ACCESSORIES AND COMPLETELY COVER ATTACHMENTS WITH STUCCO. MOIST CURE STUCCO MINIMUM 48 HOURS FOR OPTIMUM STRENGTH GAIN AND RESISTANCE TO CRACKING. THE FINISHED INSTALLATION MUST BE TRUE, PLUMB AND SQUARE. SHOULD STUCCO GET INTO CONTROL OR EXPANSION JOINTS, REMOVE THE STUCCO FROM WITHIN THE JOINT BEFORE THE STUCCO SETS.
5. SEE SHEET S-5.1 FOR LATH INSPECTION CHECKLIST AND ADDITIONAL CLARIFICATIONS.

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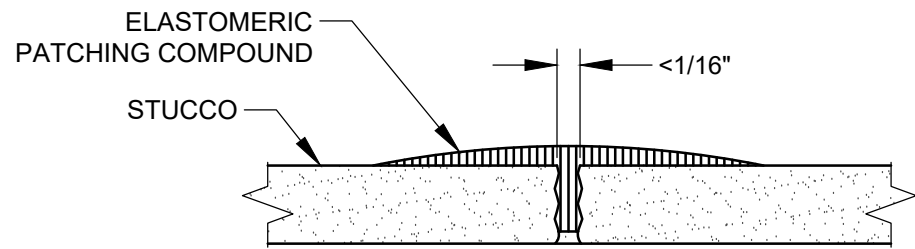
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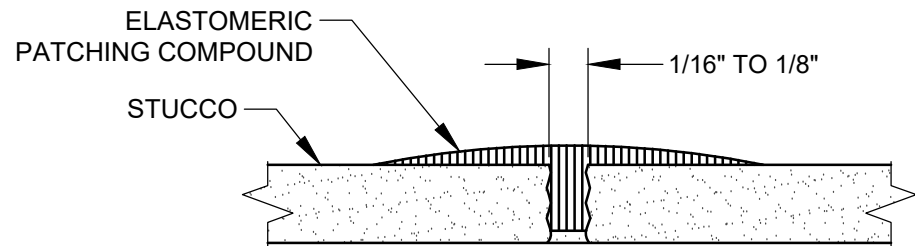


SHRINKAGE OR HAIRLINE CRACKS (UP TO 1/16"):

1. APPLY A DETAIL COAT OF A BRUSH GRADE ELASTOMERIC PATCHING COMPOUND (SMOOTH OR TEXTURED) GENEROUSLY WORKING FIRMLY INTO CRACK OR VOID.
2. USING A BROAD KNIFE OR A BRUSH, "FEATHER" OR STIPPLE THE MATERIAL ON EACH SIDE, REDUCTION IN THICKNESS HELPS CONCEAL THE PATCH AND ALLOWS THE ELONGATION CHARACTERISTICS OF THE PATCHING COMPOUND TO WORK EFFECTIVELY.
3. ALLOW PATCHING COMPOUND TO THOROUGHLY CURE BEFORE TOP COATING.

1 STUCCO CRACK REPAIR #1

SCALE: NTS

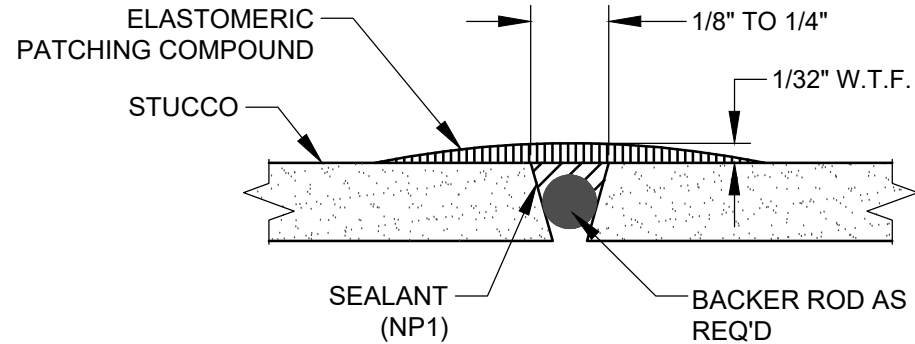


CRACKS (1/16" TO 1/8"):

1. CRACKS 1/16" TO 1/8" SHOULD BE RAKED OUT WITH A KNIFE, FLUSH CLEAN WITH WATER, ALLOW TO DRY THOROUGHLY.
2. SEAL WITH SURFACE CONDITIONER/PRIMER.
3. USING A BROAD KNIFE OR A BRUSH, "FEATHER" OR STIPPLE THE MATERIAL ON EACH SIDE, THICKNESS OF 1/32" AT CENTER SHOULD BE SMOOTHED TO 0" OVER A 2" AREA. HIS GRADUAL REDUCTION IN THICKENS HELPS CONCEAL THE PATCH AND ALLOWS THE ELONGATION CHARACTERISTICS OF THE PATCHING COMPOUND TO WORK EFFECTIVELY.
4. ALLOW PATCHING COMPOUND TO THOROUGHLY CURE BEFORE TOP COATING.

2 STUCCO CRACK REPAIR #2

SCALE: NTS



CRACKS (1/8" TO 1/4"):

1. CRACKS 1/8" TO 1/4" SHOULD BE ROUTED LARGER THAN 1/4" WIDE AND 1/4" DEEP TO FORM A V-SHAPE, FLUSH WITH WATER, ALLOW TO DRY THOROUGHLY.
2. SEAL WITH SURFACE CONDITIONER/PRIMER.
3. INSERT APPROPRIATE SIZE CLOSED CELL FOAM BACKER ROD, IF NEEDED.
4. APPLY POLYURETHANE SEALANT. GUN MATERIAL FIRMLY INTO CRACK (FIRMLY SECURE BACKER ROD, IF USED), LEAVING NO POCKETS.
5. ALLOW POLYURETHANE SEALANT TO THOROUGHLY CURE.
6. ALLOW SEALANT TO DRY AND COAT WITH KNIFE GRADE ELASTOMERIC PATCHING COMPOUND (SMOOTH OR TEXTURED) THICKNESS SHOULD BE MIN. 1/32" W.F.T. AT CENTER.
7. USING A BROAD KNIFE OR A BRUSH, "FEATHER" OR STIPPLE THE MATERIAL ON EACH SIDE, THICKNESS OF 1/32" AT CENTER SHOULD BE SMOOTHED TO 0" OVER A 2" AREA. HIS GRADUAL REDUCTION IN THICKENS HELPS CONCEAL THE PATCH AND ALLOWS THE ELONGATION CHARACTERISTICS OF THE PATCHING COMPOUND TO WORK EFFECTIVELY.
8. ALLOW PATCHING COMPOUND TO THOROUGHLY CURE BEFORE TOP COATING.

3 STUCCO CRACK REPAIR #3

SCALE: NTS



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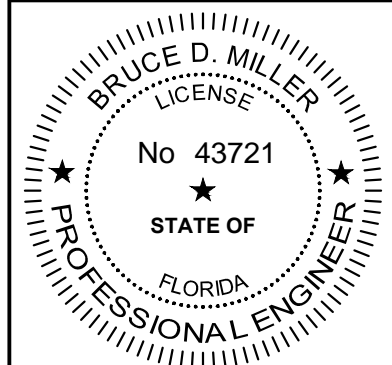
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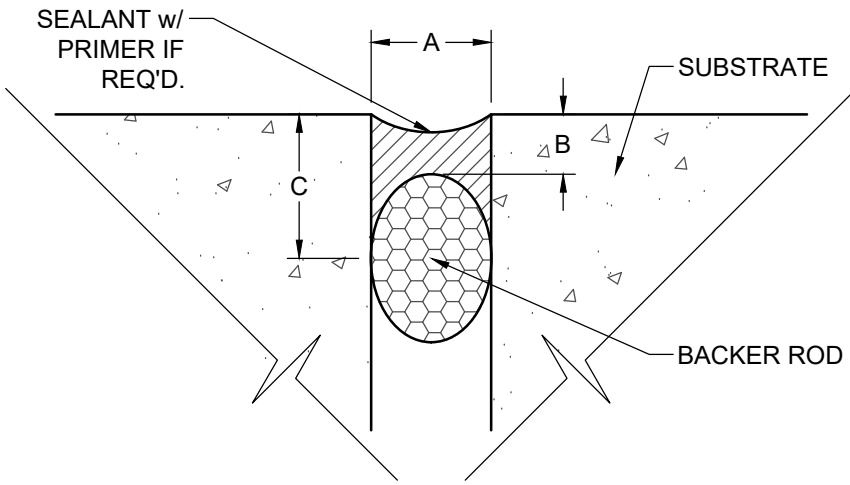
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CRACK REPAIR
DETAILS

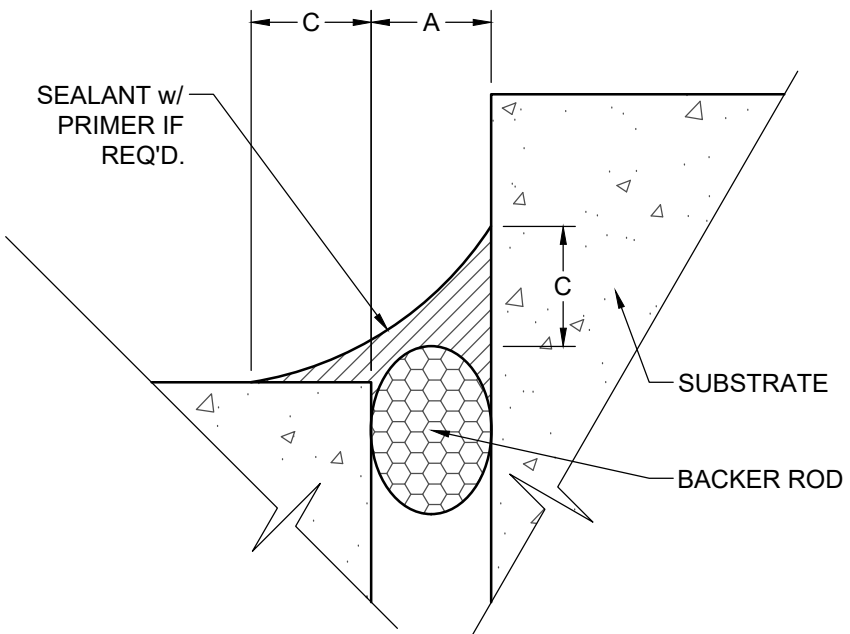
S-4.5

SEALANT REMOVAL NOTES:

- CUT OUT EXT'G SEALANT AND REMOVE EXT'G BACKER ROD.
- USING MECHANICAL ABRASION, COMPLETELY REMOVE ALL TRACES OF THE EXT'G SEALANT FROM THE SUBSTRATE AND ADJACENT SURFACES. REMOVE THE EXT'G RESIDUE FROM THE INSIDE OF THE JOINT. EXTREME CARE MUST BE TAKEN TO AVOID DAMAGING THE SUBSTRATE.
- BLOW JOINTS WITH OIL-FREE COMPRESSED AIR TO REMOVE ALL DUST AND DEBRIS. THE JOINTS MUST BE THOROUGHLY CLEAN, DRY AND FROST FREE BEFORE INSTALLING SEALANT.



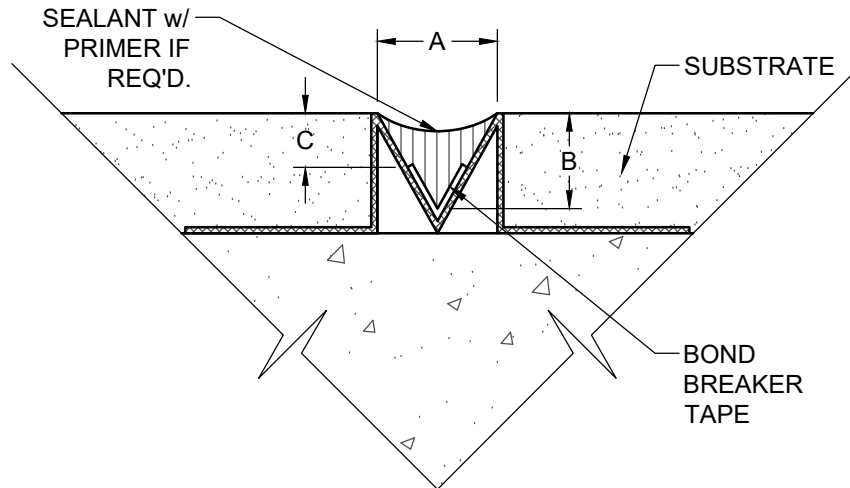
1 TYP. SEALANT BUTT JOINT
SCALE: NTS



2 TYP. SEALANT FILLET JOINT
SCALE: NTS

SURFACE PREPARATION AND SEALANT APPLICATION:

- INSTALL PRIMER IF REQUIRED TO OBTAIN ADHESION, BACKER ROD AND SEALANT IN ACCORDANCE WITH MFR'S AND SWRI'S GUIDELINES.
- FIELD ADHESION TESTS ARE REQUIRED TO ENSURE SEALANT PERFORMANCE.
- JOINT PREPARATION AND SEAL APPLICATION:
 - CLEAN - JOINT SURFACES MUST BE CLEAN, DRY, DUST FREE AND FROST FREE
 - PRIME - IF REQUIRED TO OBTAIN ADHESION, PRIMER IS APPLIED TO THE CLEANED SURFACE(S)
 - PACK - BACKER ROD OR BOND BREAKER AS REQUIRED
 - SHOOT - SEALANT IS APPLIED BY "PUSHING THE BEAD" INTO THE JOINT CAVITY
 - TOOL - DRY TOOLING IN ACCORDANCE WITH SWRI'S GUIDELINES TO STRIKE A FLUSH JOINT AND TO MAKE CERTAIN THE SEALANT HAS THE PROPER CONFIGURATION AND FULLY CONTACTS THE JOINT WALLS.

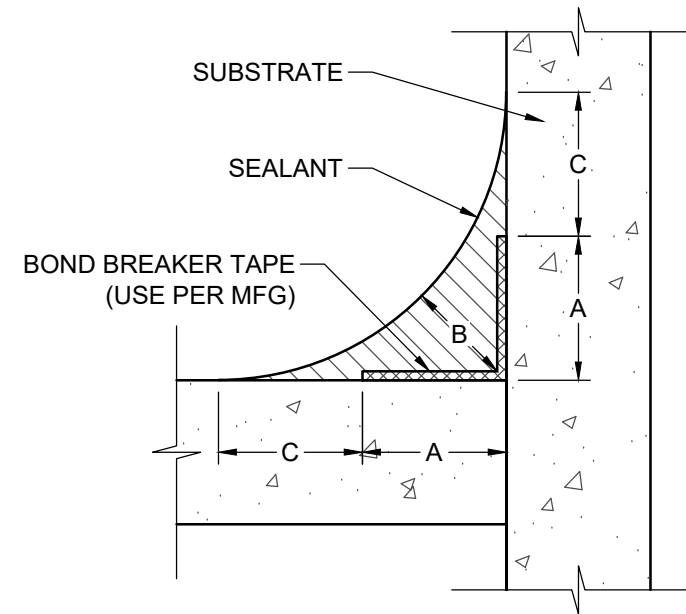


3 STUCCO ACCESSORY SEALANT JOINT
SCALE: NTS

GENERAL NOTES:

- DIMENSIONS A AND C - 1/4" MIN
- RATIO OF A:B - APPROX. 2:1 MIN (BUTT JOINTS ONLY)
- DIMENSION B - 1/4" MIN, 1/2" MAX
- DIMENSION A - 1-1/2" MAX (BUTT JOINTS ONLY)
- BOND BREAKER TAPE OR BACKER ROD MUST BE PRESENT IF JOINT MOVEMENT IS ANTICIPATED
- BACKER ROD Ø - APPROX. 1-1/2 TIMES THE JOINT WIDTH
- TOOL JOINT SURFACE CONCAVE
- AT HORIZONTAL TO VERTICAL JOINTS, TOOL SEALANTS TO ENSURE POSITIVE RUNOFF OF WATER

A	JOINT WIDTH
B	SEALANT DEPTH
C	CONTACT WIDTH



4 TYP. SEALANT FILLET JOINT
SCALE: NTS

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PROJECT NAME:
BUILDINGS REPAIRS & RELATED WORK
BORDEAUX VILLAGE
13800 EGRET BLVD
CLEARWATER, FL 33762

CLIENT: BORDEAUX VILLAGE ASSOCIATION, NO. 2, INC
1401 MANATEE AVE., SUITE 300
BRADENTON, FL 34205

PROJECT NO.: 100211969 / UR2301-313

DRAWN BY: DEW
CHECKED BY: GWW
APPROVED BY: BDM

DRAWING SET ISSUE / REVISIONS

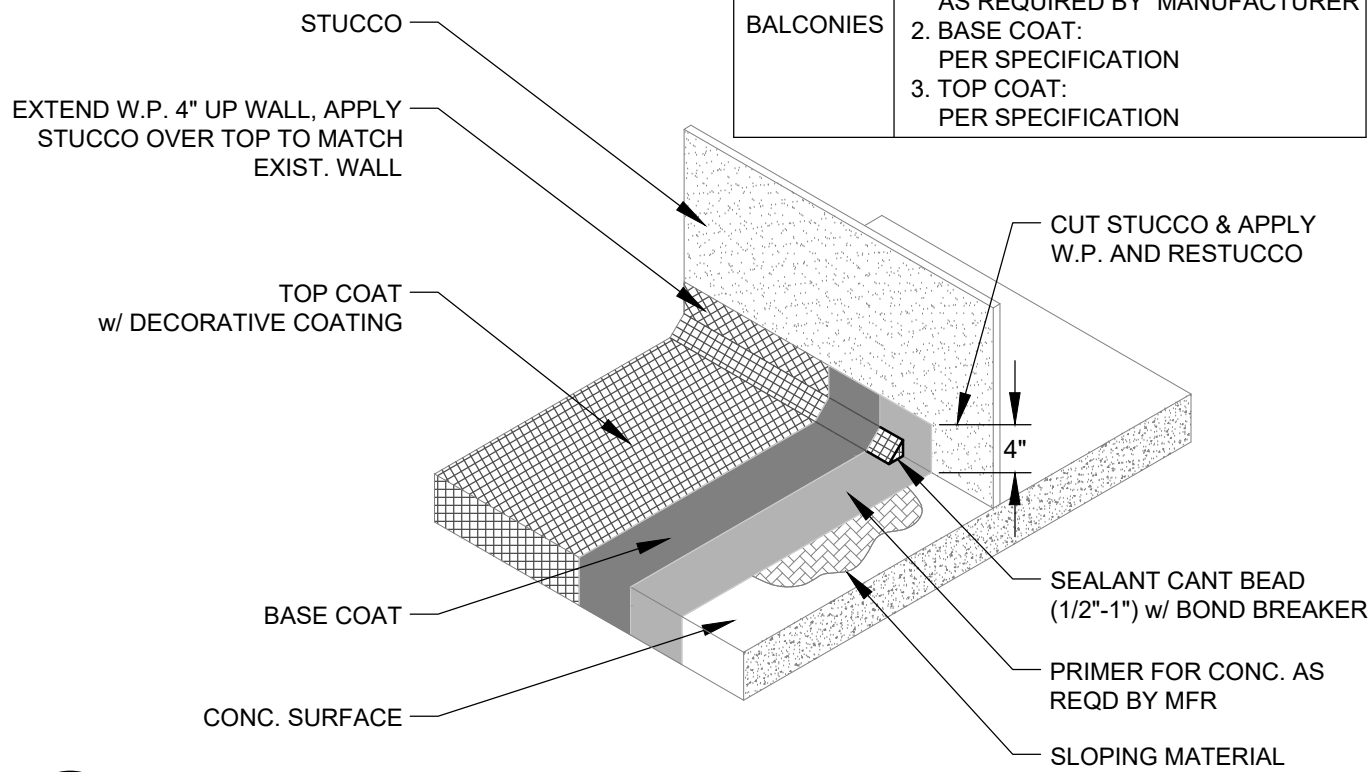
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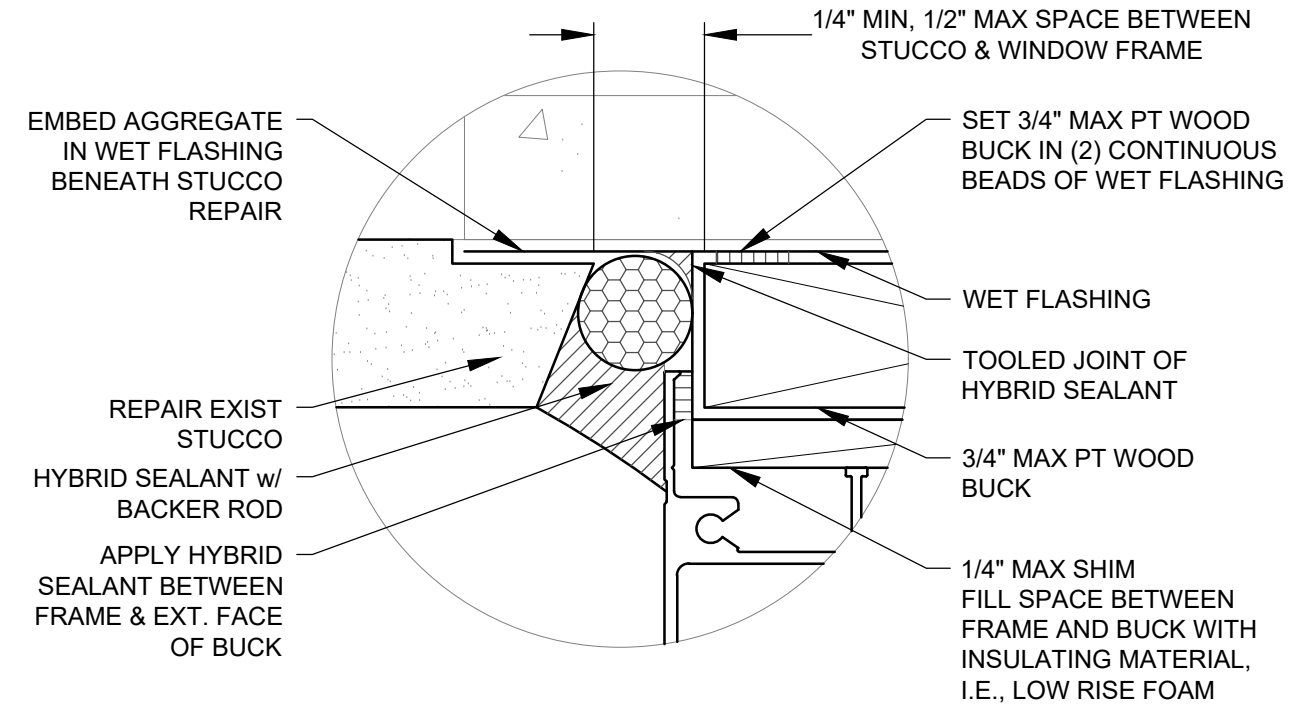
BRUCE D. MILLER
LICENSE
No 43721
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

BRUCE D. MILLER, P.E.
LIC. # 43721

WATERPROOFING MEMBRANE	
BALCONIES	1. CONCRETE PRIMER: AS REQUIRED BY MANUFACTURER 2. BASE COAT: PER SPECIFICATION 3. TOP COAT: PER SPECIFICATION



1 WATERPROOFING AT BALCONIES
SCALE: NTS



2 WINDOW SEALANT DETAIL
SCALE: NTS

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 13600 EGRET BLVD
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WATERPROOFING & SEALANT DETAILS

GENERAL NOTES:

REPAIR MORTAR: SEE PROJECT MANUAL SECTION 031330 CONCRETE REHABILITATION.

REINFORCING STEEL: ASTM A615 GRADE 60.

REINFORCING BAR COVER: MINIMUM 1-1/2". IF 1-1/2" COVER IS NOT ATTAINABLE, CONTACT ENGINEER FOR ALTERNATE CORROSION PREVENTIVE TECHNIQUES ALLOWED BY ACI.

REFERENCES:

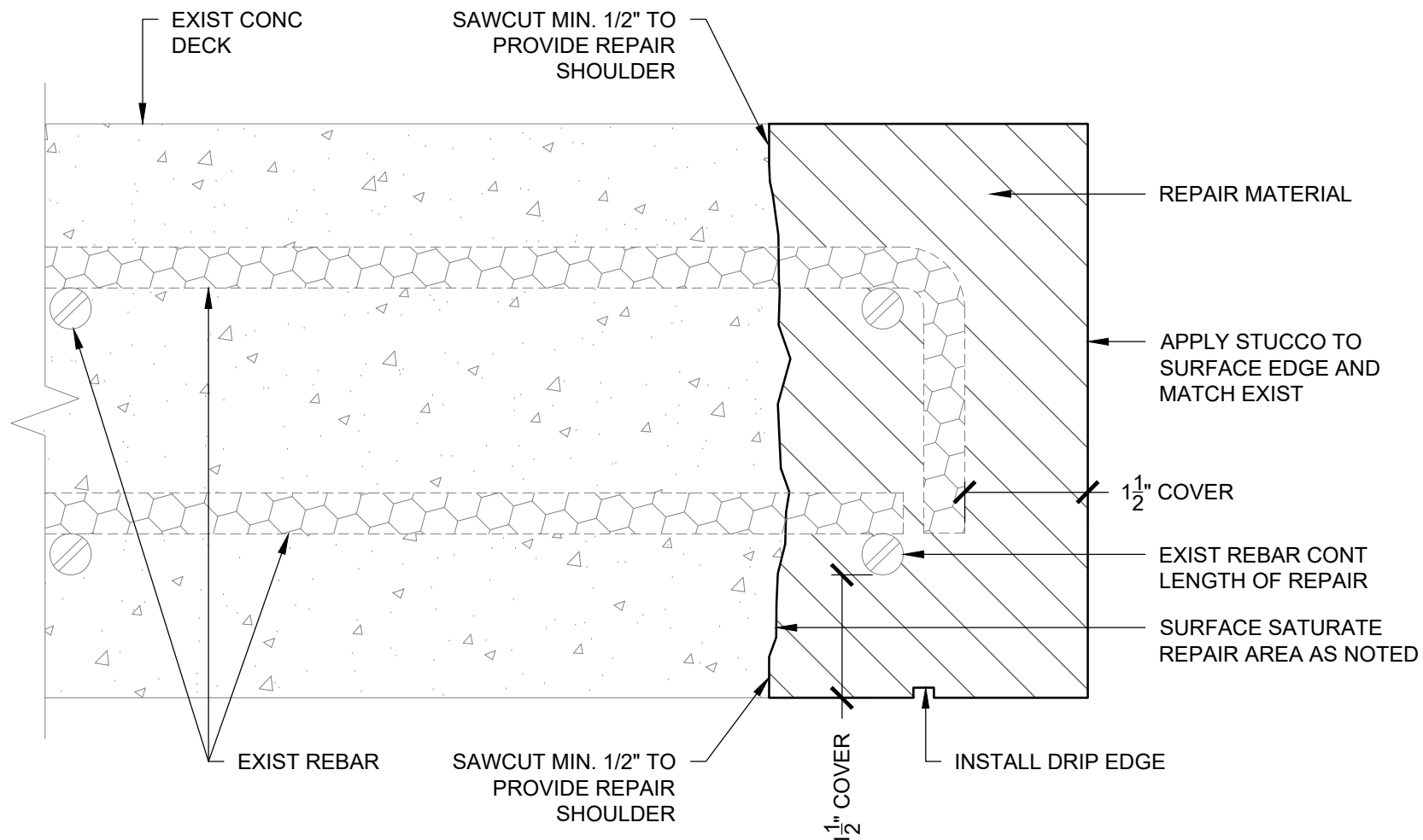
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- ACI 318 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
- ACI 562 - CODE REQUIREMENTS FOR ASSESSMENT, REPAIR & REHABILITATION OF EXISTING CONCRETE STRUCTURES.
- ACI 546 - MATERIALS SELECTION FOR CONCRETE REPAIR.

NOTE:

- REINFORCING STEEL INDICATED MAY NOT BE REPRESENTATIVE OF EXISTING CONDITIONS, CONTRACTOR MUST VERIFY IN THE FIELD & NOTIFY ENGINEER OF ANY DISCREPANCIES.
- CONTACT ENGINEER IF EXISTING REINFORCING STEEL HAS LOST SIGNIFICANT CROSS SECTIONAL AREA (GREATER THAN 20%).

CONCRETE REPAIR NOTES:

1. PRIOR TO REPAIR, DETERMINE THE EFFECTS OF THE REMOVAL OF CONCRETE ON THE STRUCTURE AND PROVIDE SHORING AS NECESSARY.
2. DETERMINE APPROXIMATE BOUNDARY EDGES OF THE DAMAGED CONCRETE.
3. PROVIDE A MINIMUM 1/2" DEPTH SAW CUT USING STRAIGHT EDGE REGULAR SHAPED PATTERNS, SAW CUT 90 DEGREES AROUND THE LIMITS OF THE REPAIR TO PREVENT FEATHERING OF THE PATCH MATERIAL. DO NOT CUT ANY REINFORCING, EXCEPT AS DIRECTED BY THE ENGINEER.
4. REMOVE ALL SPALLED, LOOSE, AND UNSOUND CONCRETE IN THE AREA OF DETERIORATION SHALL BE PERFORMED WITH SMALL POINTED TOOLS TO PREVENT MICRO CRACKING USING A MAXIMUM 15-POUND CHIPPING HAMMER (U.N.O.).
5. CONCRETE SHALL BE REMOVED COMPLETELY AROUND REINFORCING STEEL, PROVIDING A MINIMUM OF 3/4" BETWEEN THE REINFORCING STEEL AND THE CONCRETE.
6. THE AREA OF CONCRETE TO BE REMOVED SHALL EXTEND ALONG THE LENGTH OF THE REINFORCING STEEL TO LOCATIONS FREE OF BOND INHIBITING CORROSION AND TO A POINT WHERE THE CONCRETE IS WELL BONDED TO THE REINFORCING STEEL.
7. IF NON-CORRODED REINFORCING STEEL IS EXPOSED, CARE WILL BE TAKEN NOT TO DAMAGE THE REINFORCING STEEL BOND TO THE SURROUNDING CONCRETE.
8. PREPARE ALL CONCRETE SURFACES TO RECEIVE THE REPAIR MATERIAL TO ANCHOR THE PATCH MATERIAL ADEQUATELY. A SURFACE PROFILE EXPOSED EQUIVALENT TO CSP-7 SHOULD BE ACHIEVED.
9. REMOVE ALL RUST AND SCALING OF THE REINFORCING STEEL THOROUGHLY BY MECHANICAL MEANS OR SAND BLASTING.
10. THE PREPARED CONCRETE SURFACE SHALL BE SATURATED SURFACE DRY (SSD) AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
11. APPLY APPROVED REINFORCING STEEL BAR COATING WITH A STIFF BRISTLE AS RECOMMENDED BY THE MANUFACTURER TO COVER ALL EXPOSED STEEL.
12. APPLY A SCRUB COAT TO REPAIR AREA FILLING ALL PORES AND VOIDS. WHILE SCRUB COAT IS STILL WET. APPLY AND CURE REPAIR MORTAR / CONCRETE SUITABLE FOR **VERTICAL OR FORM & POUR** PLACEMENT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
13. FORM WORK SHALL REMAIN IN PLACE UNTIL CONCRETE HAS OBTAINED ADEQUATE STRENGTH.



1 CONCRETE SLAB EDGE FULL DEPTH REPAIR
SCALE: NTS

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BUILDINGS REPAIRS & RELATED WORK

BORDEAUX VILLAGE
13800 EGRET BLVD
CLEARWATER, FL 33762

CLIENT: BORDEAUX VILLAGE ASSOCIATION, NO. 2, INC
1401 MANATEE AVE., SUITE 300
BRADENTON, FL 34205

PROJECT NO.:	100211969 / UR2301-313	
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CHECKED BY:	GWV	
APPROVED BY:	BDM	
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LIC. # 43721

CONCRETE REPAIR DETAILS
S-6.0

GENERAL NOTES:

REPAIR MORTAR: SEE PROJECT MANUAL SECTION 031330 CONCRETE REHABILITATION.

REINFORCING STEEL: ASTM A615 GRADE 60.

REINFORCING BAR COVER: MINIMUM 1-1/2". IF 1-1/2" COVER IS NOT ATTAINABLE, CONTACT ENGINEER FOR ALTERNATE CORROSION PREVENTIVE TECHNIQUES ALLOWED BY ACI.

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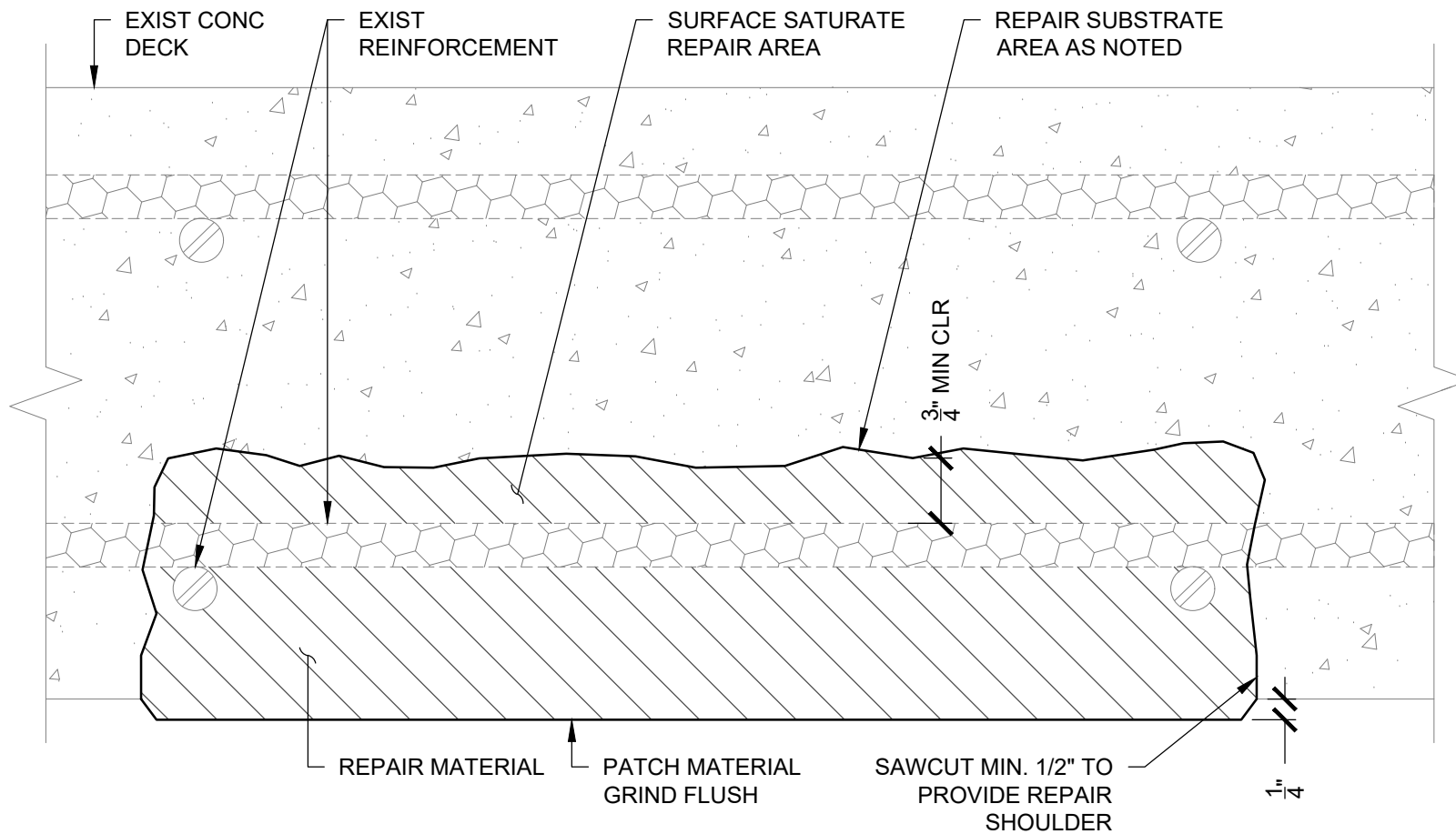
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13. FORM WORK SHALL REMAIN IN PLACE UNTIL CONCRETE HAS OBTAINED ADEQUATE STRENGTH.



1 CONCRETE OVERHEAD REPAIR
SCALE: NTS

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PROJECT NAME:
BUILDINGS REPAIRS & RELATED WORK

BORDEAUX VILLAGE
13600 EGRET BLVD
CLEARWATER, FL 33762

CLIENT: BORDEAUX VILLAGE ASSOCIATION, NO. 2, INC
1401 MANATEE AVE., SUITE 300
BRADENTON, FL 34205

PROJECT NO.: 100211969 / UR2301-313

DRAWN BY: DEW
CHECKED BY: GWW
APPROVED BY: BDM

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BRUCE D. MILLER, P.E.
LIC. # 43721

CONCRETE REPAIR DETAILS

S-6.1

GENERAL NOTES:

REPAIR MORTAR: SEE PROJECT MANUAL SECTION 031330 CONCRETE REHABILITATION.

REINFORCING STEEL: ASTM A615 GRADE 60.

REINFORCING BAR COVER: MINIMUM 1-1/2". IF 1-1/2" COVER IS NOT ATTAINABLE, CONTACT ENGINEER FOR ALTERNATE CORROSION PREVENTIVE TECHNIQUES ALLOWED BY ACI.

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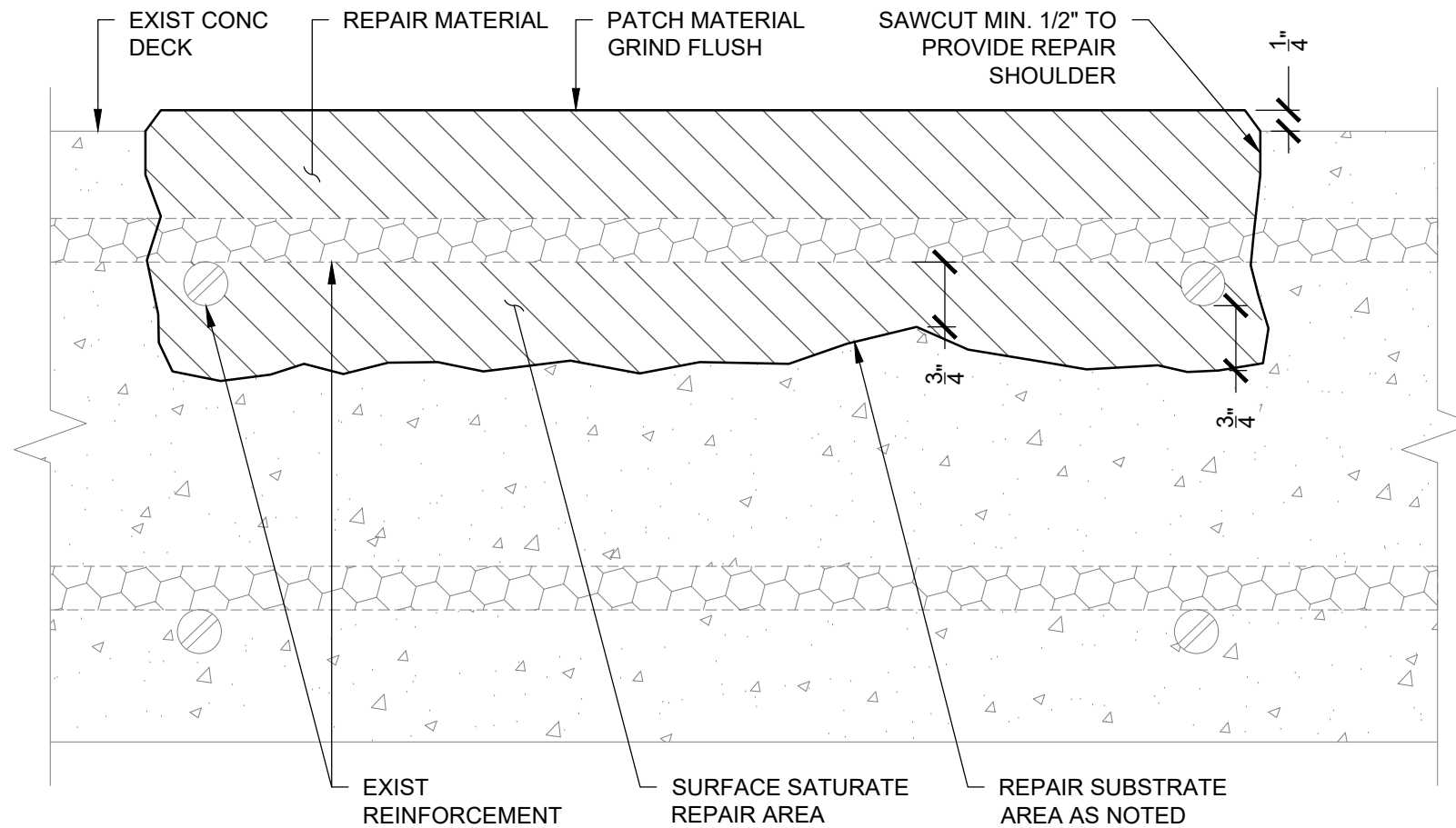
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13. FORM WORK SHALL REMAIN IN PLACE UNTIL CONCRETE HAS OBTAINED ADEQUATE STRENGTH.



1 CONCRETE SURFACE REPAIR
SCALE: NTS

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LIC. # 43721

CONCRETE REPAIR DETAILS
S-6.2

GENERAL NOTES:

REPAIR MORTAR: SEE PROJECT MANUAL SECTION 031330 CONCRETE REHABILITATION.

REINFORCING STEEL: ASTM A615 GRADE 60.

REINFORCING BAR COVER: MINIMUM 1-1/2". IF 1-1/2" COVER IS NOT ATTAINABLE, CONTACT ENGINEER FOR ALTERNATE CORROSION PREVENTIVE TECHNIQUES ALLOWED BY ACI.

REFERENCES:

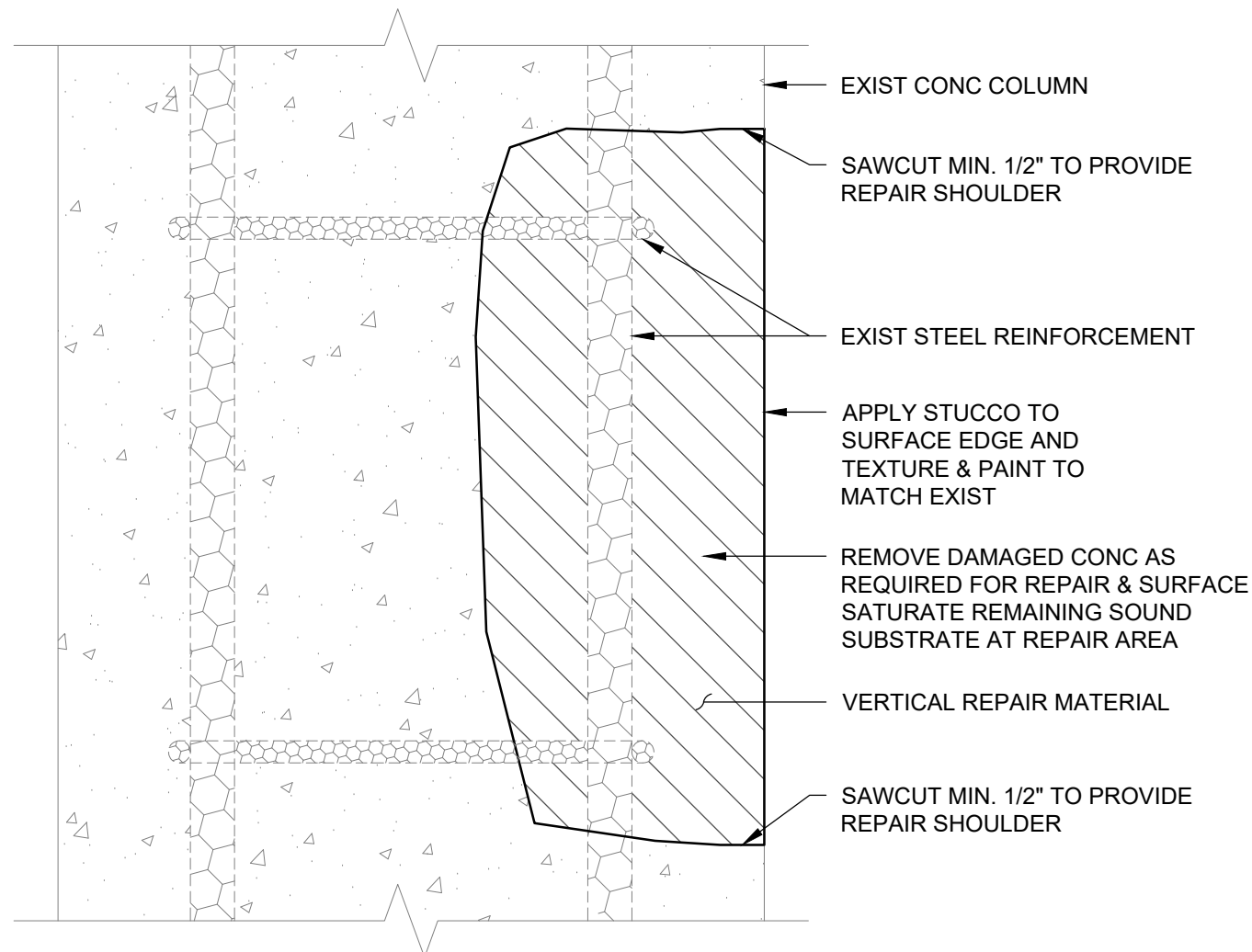
- FLORIDA BUILDING CODE LATEST EDITION
- ICRI CONCRETE REPAIR MANUAL
- ICRI GUIDE # **310.1R** - SURFACE PREPARATION FOR THE REPAIR OF DETERIORATED CONCRETE.
- ICRI GUIDE # **320.1** - SELECTING APPLICATION METHODS FOR THE REPAIR OF CONCRETE.
- ICRI GUIDE # **130.1R** - METHODS OF MEASUREMENT FOR CONCRETE REPAIR
- ACI **318** - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
- ACI **562** - CODE REQUIREMENTS FOR ASSESSMENT, REPAIR & REHABILITATION OF EXISTING CONCRETE STRUCTURES.
- ACI **546** - MATERIALS SELECTION FOR CONCRETE REPAIR.

NOTE:

- REINFORCING STEEL INDICATED MAY NOT BE REPRESENTATIVE OF EXISTING CONDITIONS, CONTRACTOR MUST VERIFY IN THE FIELD & NOTIFY ENGINEER OF ANY DISCREPANCIES.
- CONTACT ENGINEER IF EXISTING REINFORCING STEEL HAS LOST SIGNIFICANT CROSS SECTIONAL AREA (GREATER THAN 20%).

CONCRETE REPAIR NOTES:

1. PRIOR TO REPAIR, DETERMINE THE EFFECTS OF THE REMOVAL OF CONCRETE ON THE STRUCTURE AND PROVIDE SHORING AS NECESSARY.
2. DETERMINE APPROXIMATE BOUNDARY EDGES OF THE DAMAGED CONCRETE.
3. PROVIDE A MINIMUM 1/2" DEPTH SAW CUT USING STRAIGHT EDGE REGULAR SHAPED PATTERNS, SAW CUT 90 DEGREES AROUND THE LIMITS OF THE REPAIR TO PREVENT FEATHERING OF THE PATCH MATERIAL. DO NOT CUT ANY REINFORCING, EXCEPT AS DIRECTED BY THE ENGINEER.
4. REMOVE ALL SPALLED, LOOSE, AND UNSOUND CONCRETE IN THE AREA OF DETERIORATION SHALL BE PERFORMED WITH SMALL POINTED TOOLS TO PREVENT MICRO CRACKING USING A MAXIMUM 15-POUND CHIPPING HAMMER (U.N.O.).
5. CONCRETE SHALL BE REMOVED COMPLETELY AROUND REINFORCING STEEL, PROVIDING A MINIMUM OF 3/4" BETWEEN THE REINFORCING STEEL AND THE CONCRETE.
6. THE AREA OF CONCRETE TO BE REMOVED SHALL EXTEND ALONG THE LENGTH OF THE REINFORCING STEEL TO LOCATIONS FREE OF BOND INHIBITING CORROSION AND TO A POINT WHERE THE CONCRETE IS WELL BONDED TO THE REINFORCING STEEL.
7. IF NON-CORRODED REINFORCING STEEL IS EXPOSED, CARE WILL BE TAKEN NOT TO DAMAGE THE REINFORCING STEEL BOND TO THE SURROUNDING CONCRETE.
8. PREPARE ALL CONCRETE SURFACES TO RECEIVE THE REPAIR MATERIAL TO ANCHOR THE PATCH MATERIAL ADEQUATELY. A SURFACE PROFILE EXPOSED EQUIVALENT TO CSP-7 SHOULD BE ACHIEVED.
9. REMOVE ALL RUST AND SCALING OF THE REINFORCING STEEL THOROUGHLY BY MECHANICAL MEANS OR SAND BLASTING.
10. THE PREPARED CONCRETE SURFACE SHALL BE SATURATED SURFACE DRY (SSD) AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
11. APPLY APPROVED REINFORCING STEEL BAR COATING WITH A STIFF BRISTLE AS RECOMMENDED BY THE MANUFACTURER TO COVER ALL EXPOSED STEEL.
12. APPLY A SCRUB COAT TO REPAIR AREA FILLING ALL PORES AND VOIDS. WHILE SCRUB COAT IS STILL WET. APPLY AND CURE REPAIR MORTAR / CONCRETE SUITABLE FOR **VERTICAL OR FORM & POUR** PLACEMENT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
13. FORM WORK SHALL REMAIN IN PLACE UNTIL CONCRETE HAS OBTAINED ADEQUATE STRENGTH.



1 CONCRETE COLUMN REPAIR
SCALE: NTS

RIMKUS
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PROJECT NAME:
BUILDINGS REPAIRS & RELATED WORK

BORDEAUX VILLAGE
13800 EGRET BLVD
CLEARWATER, FL 33762

CLIENT: BORDEAUX VILLAGE ASSOCIATION, NO. 2, INC
1401 MANATEE AVE., SUITE 300
BRADENTON, FL 34205

PROJECT NO.: 100211969 / UR2301-313

DRAWN BY: DEW
CHECKED BY: GWW
APPROVED BY: BDM

DRAWING SET ISSUE / REVISIONS

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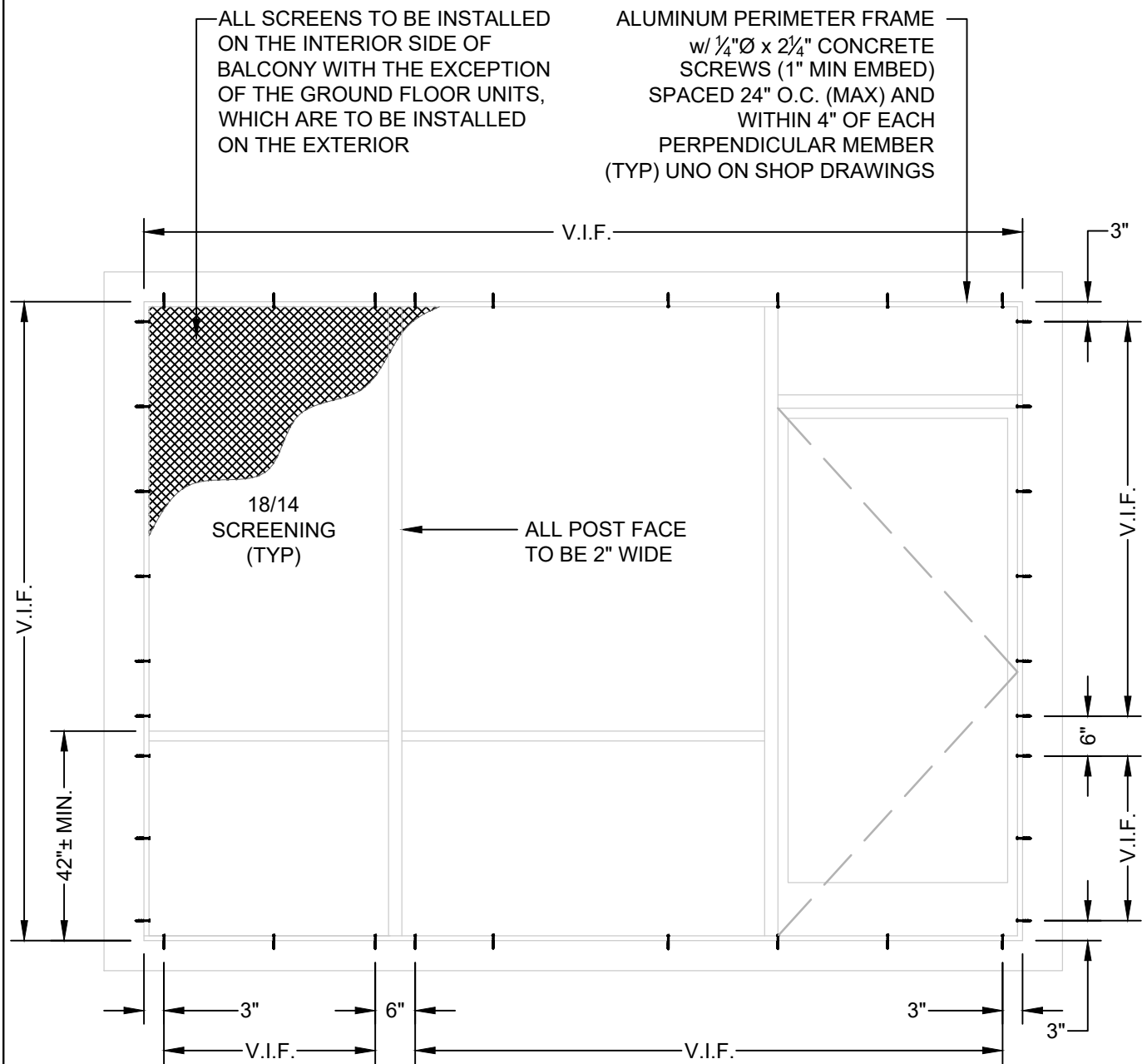
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BRUCE D. MILLER
LICENSE
No 43721
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

BRUCE D. MILLER, P.E.
LIC. # 43721

CONCRETE REPAIR DETAILS

S-6.3



SCREEN ENCLOSURE NOTES:

1. ENCLOSURES SHALL RESIST WIND LOAD PRESSURES IN ACCORDANCE WITH ASCE 7 AND DESIGN PRESSURES SPECIFIED BY THE ENGINEER OF RECORD FOR THE STRUCTURE.
2. TOP RAIL OF GUARDS SHALL BE CAPABLE OF WITHSTANDING THE FOLLOWING LOADS APPLIED AS INDICATED:
 - A. CONCENTRATED LOAD OF 200 LBF APPLIED AT ANY POINT AND IN ANY DIRECTION.
 - B. UNIFORM LOAD OF 50 LBF/FT APPLIED ANY DIRECTION.
 - C. INFILL AREAS OF GUARDS SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL CONCENTRATED LOAD OF 50 LBF APPLIED TO A 1 SQ FT AT ANY POINT IN THE SYSTEM.
3. PREVENT GALVANIC ACTION AND OTHER FORMS OF CORROSION BY INSULATING METAL AND OTHER MATERIALS FROM DIRECT CONTACT WITH INCOMPATIBLE MATERIALS.
4. VERIFY ALL EXISTING SCREEN ENCLOSURE CONFIGURATION TYPES AND DIMENSIONS BY FIELD MEASUREMENTS BEFORE FABRICATION AND INDICATE MEASUREMENTS ON SHOP DRAWINGS.
5. ASSEMBLY SHALL BE ALUMINUM w/ AAMA 2605 FINISH, U.N.O.
6. COLOR TO BE APPROVED BY THE OWNERS PRIOR TO FAB.
7. ALL FASTENERS SHALL BE STAINLESS STEEL WITH ISOLATION WASHERS. FASTENERS TO BE DIPPED IN SEALANT PRIOR TO INSTALLATION.
8. CONCRETE FASTENERS SHALL BE A MINIMUM OF 4" SPACING AND 3" FROM THE EDGE OF THE CONCRETE.
9. DESIGN PARAMETERS BASED ON MINIMUM 3000 PSI CONCRETE STRENGTH. VERIFICATION REQUIRED PRIOR TO INSTALLATION.
10. ELEVATED ENCLOSURE WILL BE 1/4" ABOVE FLOOR WITH FILTER FABRIC MATERIAL TO PROVIDE DRAINAGE. CUT FLOOR TILE BACK TO INSTALL SCREEN ENCLOSURE ON CONCRETE SUBSTRATE UNLESS OTHERWISE INDICATED. MINIMUM 1-INCH DISTANCE BETWEEN TILE AND EDGE BOTTOM SHALL BE PROVIDED UNLESS OTHERWISE INDICATED. AREA UNDER BOTTOM RAIL SHALL PROVIDE DRAINAGE. BOTTOM ENCLOSURE FRAME SHALL BE CLEANED OF DEBRIS TO ENSURE DRAINAGE.
11. PEDESTRIAN TRAFFIC COATING SYSTEM TO BE INSTALLED UNDERNEATH NEW SCREEN ENCLOSURE ON EXPOSED CONCRETE SURFACES FROM EDGE OF TILE TO SLAB EDGE.
12. ALL MESH SCREENING TO BE INSTALLED ON INTERIOR SIDE OF BALCONIES WITH EXCEPTION TO GROUND FLOOR UNITS, WHICH ARE TO HAVE SCREENING INSTALLED ON EXTERIOR.
13. SCREEN ENCLOSURE CONFIGURATIONS TO BE APPROVED BY OWNER (i.e. NUMBER OF VERTICAL POSTS, SCREEN DOOR LOCATION).

1 TYPICAL SCREEN ENCLOSURE w/ DOOR
SCALE: 1/2" = 1'-0"



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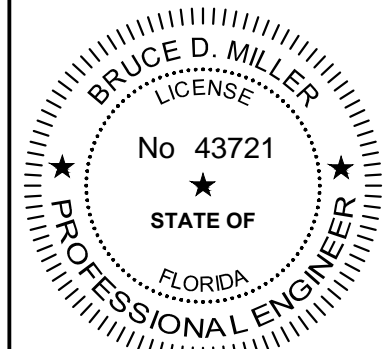
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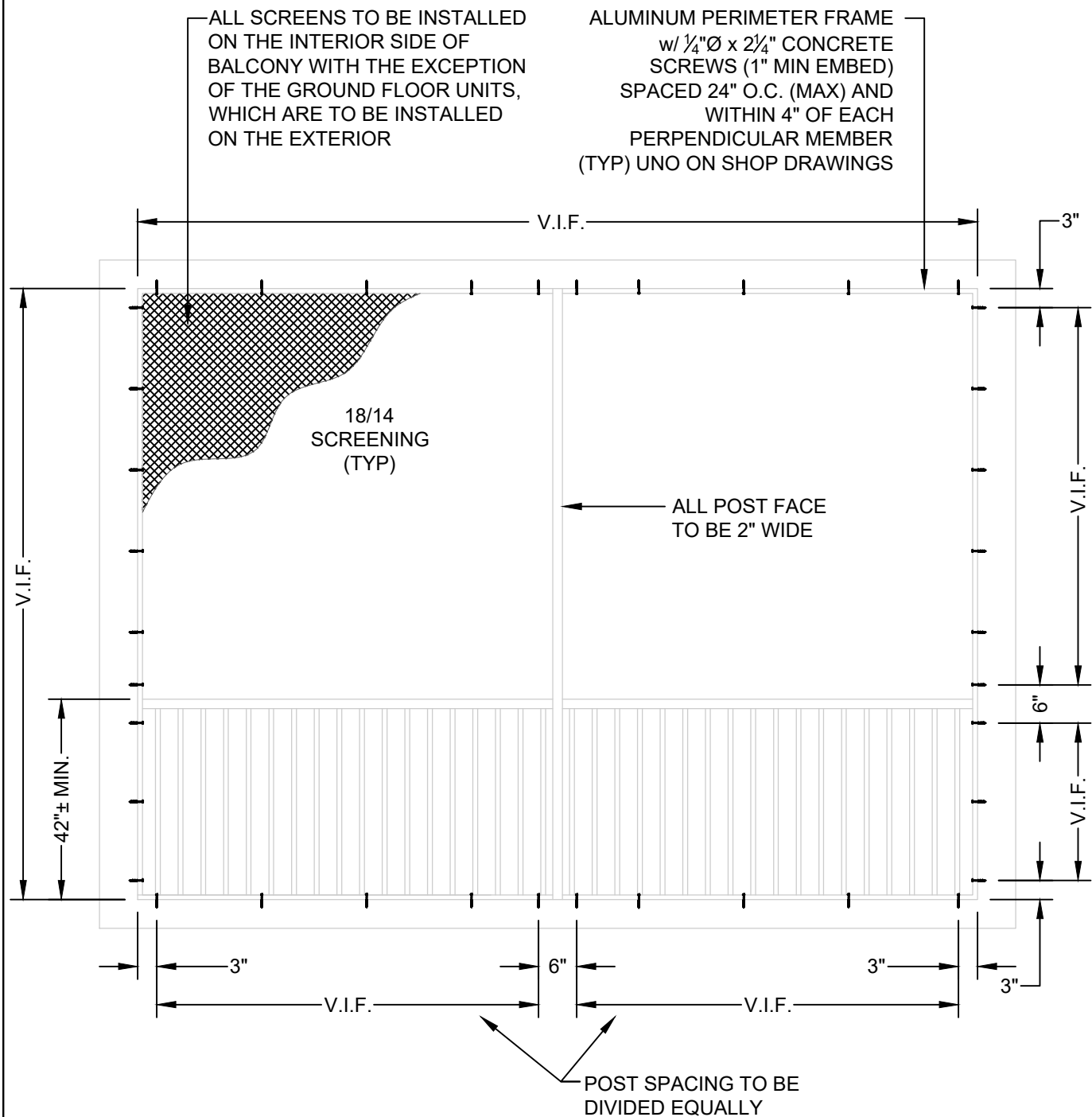
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SCREEN ENCLOSURE
DETAILS

S-7.0



ALL SCREENS TO BE INSTALLED ON THE INTERIOR SIDE OF BALCONY WITH THE EXCEPTION OF THE GROUND FLOOR UNITS, WHICH ARE TO BE INSTALLED ON THE EXTERIOR

ALUMINUM PERIMETER FRAME w/ 1/4"Ø x 2 1/4" CONCRETE SCREWS (1" MIN EMBED) SPACED 24" O.C. (MAX) AND WITHIN 4" OF EACH PERPENDICULAR MEMBER (TYP) UNO ON SHOP DRAWINGS

V.I.F.

3"

18/14 SCREENING (TYP)

ALL POST FACE TO BE 2" WIDE

V.I.F.

6"

V.I.F.

V.I.F.

42"± MIN.

V.I.F.

V.I.F.

POST SPACING TO BE DIVIDED EQUALLY

1

TYPICAL SCREEN ENCLOSURE w/ GUARDRAIL

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

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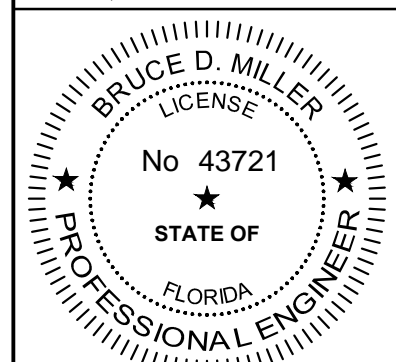
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SCREEN ENCLOSURE
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