GENERAL NOTES:

ALL CONSTRUCTION, REPAIRS, ALTERATIONS, AND ADDITIONS SHALL BE IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE, 8TH EDITION, AND WITH APPLICABLE LOCAL CODES AND ORDINANCES.

THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEATHING, TEMPORARY BRACING, AND TIE DOWNS.

ALL DIMENSION AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK. DRAWINGS SHALL NOT BE SCALED. REFER TO DIMENSIONAL INFORMATION PROVIDED OR CONTACT THE ENGINEER FOR CLARIFICATION.

NO STRUCTURAL MEMBER OR COMPONENT SHALL BE CUT, NOTCHED, OR OTHERWISE ALTERED WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL COSTS INCURRED FROM FAILURE TO OBTAIN SAID APPROVAL, INCLUDING ENGINEERING SERVICE FEES.

DETERIORATION OR DAMAGE TO MEMBERS NOT REFERENCED HEREIN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR ADDITIONAL REVIEW AS REQUIRED. ADDITIONAL REPAIR DETAILS WILL RESULT IN ADDITIONAL FEES FROM THE ENGINEER. REPAIR DETAILS TO ADDRESS EXISTING CONDITIONS SHALL BE THE RESPONSIBILITY OF THE OWNER. THE COST OF REPAIR DETAILS REQUESTED BY THE CONTRACTOR, OR NECESSARY AS A RESULT OF THE CONTRACTORS WORK, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

THE DESIGN PROFESSIONAL WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE ALLEGED.

DESCRIPTION OF WORK:

REPAIR/RESTORATION OF SPECIFIED DEFICIENCIES, INCLUDING BUT NOT LIMITED TO CONCRETE REPAIRS, STUCCO REPAIRS, SLOPING, WATERPROOFING, REMOVAL AND REPLACEMENT OF SCREEN ENCLOSURES AS NECESSARY FOR REPAIRS, AND PAINTING.

DESIGN CRITERIA:

STRUCTURAL DOCUMENTS ARE PREPARED IN COMPLIANCE WITH THE 2023 FLORIDA BUILDING CODE (F.B.C.), 8th EDITION.

DESIGN LOADS:

WIND:

V_ULT = 155 MPH

WIND EXPOSURE B

RISK CATEGORY II

MATERIAL DESIGN CRITERIA:

SEE SPECIFICATIONS

SUBMITTAL REVIEW:

SUBMITTALS ARE ONLY REVIEWED FOR GENERAL CONFORMANCE WITH THE DESIGN INTENT OF THE STRUCTURAL DOCUMENTS AND FOR COMPLIANCE WITH APPLICABLE CODES AND/OR REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL OTHER ITEMS. SUBMITTALS SHALL BE APPROVED BY THE CONTRACTOR OR THEY WILL BE RETURNED WITHOUT REVIEW.

THE STRUCTURAL DOCUMENTS TAKE PRIORITY OVER SUBMITTALS. APPROVAL OF SUBMITTALS IS NOT ACCEPTANCE OF CHANGES TO THE STRUCTURAL DOCUMENTS. PROPOSED CHANGES SHALL ONLY BE ACCEPTED BY THE ENGINEER OF RECORD AS A CHANGE ORDER, INCLUDING ENGINEERING CHARGES FOR REDESIGN OF AFFECTED BUILDING STRUCTURAL COMPONENTS.

THE FOLLOWING SUBMITTALS SHALL BE PREPARED BY A SPECIALTY ENGINEER IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND IN COMPLIANCE, WHERE APPLICABLE, WITH CHAPTER 61G15-31, FLORIDA STATUTES:

CONCRETE REPAIR MATERIALS
SHORING
SCREEN ENCLOSURES/GUARDRAIL

SUBMITTALS SHALL CONSIST OF BOTH SHOP DRAWINGS AND ACCOMPANYING CALCULATIONS. A DETAILED CHECK OF CALCULATIONS WILL NOT BE CONDUCTED. SUBMITTALS REQUIRE THE SEAL, DATE, AND SIGNATURE OF THE FLORIDA LICENSED DELEGATED ENGINEER.

CONCRETE:

CONCRETE SHALL BE PLACED AND CURED IN ACCORDANCE WITH ACI STANDARDS AND SPECIFICATIONS. SUBMIT PROPOSED MIX DESIGNS TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL. EACH MIX SHALL BE UNIQUELY IDENTIFIED BY MIX NUMBER. THE INTENDED LOCATION OF PLACEMENT OF EACH MIX DESIGN SHALL BE CLEARLY STATED. PROVIDE THREE QUARTER (0.75) INCH CHAMFER AT ALL EXPOSED CORNERS OF BEAMS, WALLS ETC, UNLESS OTHERWISE NOTED.

MECHANICAL EXPANSION TYPE ANCHORS:

MECHANICAL EXPANSION ANCHORS SHALL BE HILTI KWIK BOLT 3, POWERS POWER-STUD, SIMPSON STRONG-BOLT, OR ENGINEER APPROVED SUBSTITUTION. ANCHOR FINISH SHALL BE HOT-DIP GALVANIZED (UON).

MECHANICAL HEAVY-DUTY SCREW ANCHORS:

MECHANICAL HEAVY-DUTY SCREW TYPE ANCHORS (3/8" DIA. OR GREATER) SHALL BE RED HEAD LDT (LARGE DIAMETER TAPCON), DEWALT SCREW-BOLT+, OR SIMPSON TITEN HD. ANCHOR FINISH SHALL BE HOT-DIP GALVANIZED (UON). ALL FASTENERS SHALL HAVE PENETRATION SEALED WITH UV STABLE SEALANT PRIOR TO INSTALLATION. SEALANT TO BE MASTERSEAL NP100 OR ENGINEER APPROVED ALTERNATE.

TAPCON TYPE SCREW ANCHORS:

TAPCON TYPE SCREW ANCHORS (1/4" DIA. OR LESS) SHALL BE ITW BUILDEX "TAPCON", OR POWERS "TAPPER". ANCHOR FINISH SHALL BE CLIMASEAL (UON). ALL FASTENERS SHALL HAVE PENETRATION SEALED WITH UV STABLE SEALANT PRIOR TO INSTALLATION. SEALANT TO BE MASTERSEAL NP100 OR ENGINEER APPROVED ALTERNATE. ALL FASTENERS SHALL HAVE PENETRATION SEALED WITH UV STABLE SEALANT PRIOR TO INSTALLATION. SEALANT TO BE MASTERSEAL NP100 OR ENGINEER APPROVED ALTERNATE.

REINFORCING STEEL:

REINFORCING STEEL SHALL BE FREE OF OIL, SCALE, AND RUST AND SHALL BE PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. SUBMIT SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND CONSTRUCTION.

PENETRATIONS:

PENETRATIONS SHALL NOT BE PERMITTED IN ANY STRUCTURAL MEMBERS OTHER THAN THOSE SPECIFICALLY INDICATED ON THE STRUCTURAL DRAWINGS WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD. THE CONTRACTOR SHALL SUBMIT DRAWINGS TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL INDICATING ANY CONCENTRATION OF PIPES, OPENINGS OR PENETRATIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS PRIOR TO CONCRETE POURS.

1 S1 SITE PLAN
NOT TO SCALE

N

2 S1 PROJECT LOCATION
NOT TO SCALE

REVIEW SET - NOT FOR CONSTRUCTION

CREVALE CONSULTING LLC
PO Box 4448
North Fort Myers, FL 33918
(239) 990-4972
www.crevalleconsulting.com
CERT. OF AUTH. 36646

DRAWN:	JDG & KJ
DATE:	09/23/2024
CHECKED:	JRM
JOB NUMBER:	24-048

PINEWOOD SOUTH
4790 S CLEVELAND AVE.
BUILDING 18
FORT MYERS, FL 33907

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

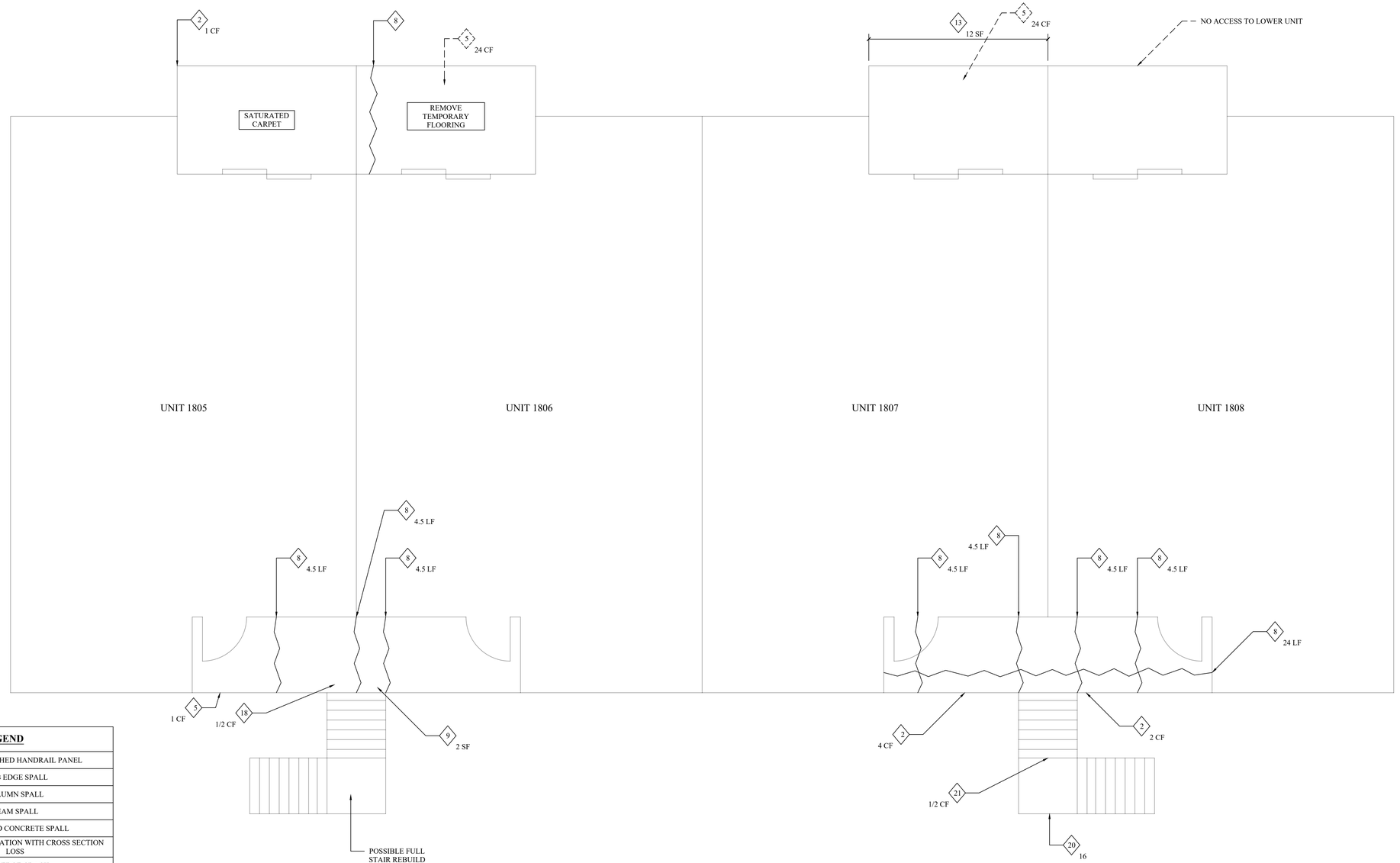
NOTES, SITE PLAN, & PROJECT LOCATION

S-1

Joshua R Michalski PE# 91348

This item has been digitally signed and sealed by Joshua Michalski, PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



LEGEND	
1	LOOSE/DETACHED HANDRAIL PANEL
2	SLAB EDGE SPALL
3	COLUMN SPALL
4	BEAM SPALL
5	OVERHEAD CONCRETE SPALL
6	EXPOSED DETERIORATION WITH CROSS SECTION LOSS
7	SLAB EDGE CRACK
8	CRACK IN CONCRETE SLAB
9	UNSOUND CONCRETE
10	CRACKED OR LOOSE HANDRAIL GROUT POCKET
11	DETERIORATED WATERPROOFING MEMBRANE
12	PONDING WATER: SLOPING REQUIRED
13	UNSOUND TILE/FLOOR FINISHES
14	UNSOUND STUCCO
15	RUST BLEED OR MISC. FERROUS OBJECT
16	SCREEN ENCLOSURE DAMAGE
17	DETERIORATED SCREEN ENCLOSURE FASTENERS
18	TOPPING SPALL
19	SEPARATION OF FRAMED WALL
20	CRACKED HANDRAIL GROUT POCKET - PREVIOUSLY REPAIRED
21	STAIR TREAD SPALL

NOTE: ◇ DENOTES DETERIORATION ON UNDERSIDE OF SLAB

◇ DENOTES DETERIORATION ON TOP SURFACE OF SLAB/SLAB EDGE

1/S2 BUILDING 18 SECOND FLOOR
NOT TO SCALE

N

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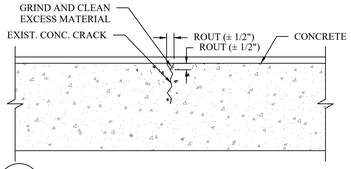
BUILDING 18
DEFICIENCIES

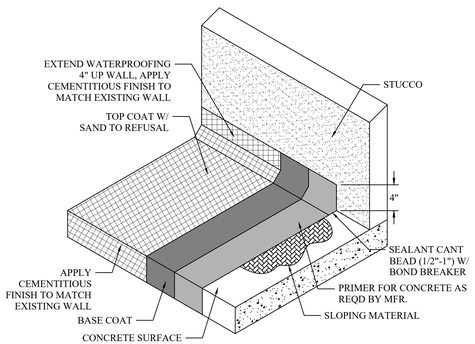
S-2



1 S3 CONCRETE CRACK REPAIR (EPOXY INJECTION)
NOT TO SCALE

NOTES

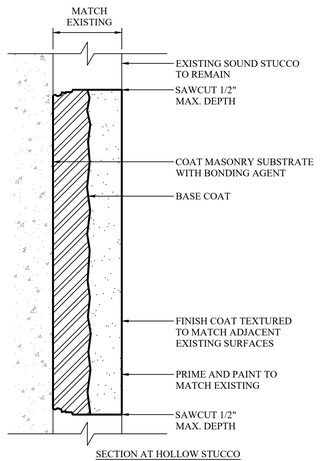
1. ALL CRACKS HAVING A WIDTH OF 1/16" AND GREATER SHALL BE REPAIRED AS SHOWN IN DETAIL ABOVE OR AS SHOWN IN 2/S2, AT THE DIRECTION OF THE DESIGN PROFESSIONAL. CRACKS LESS THAN 1/16" IN WIDTH ARE NOT REQUIRED TO BE REPAIRED.
2. ROUT CRACK IN A V SHAPED GROOVE. GRAVITY FEED LOW VISCOSITY EPOXY ADHESIVE (EA01) INTO A V SHAPED GROOVE UNTIL COMPLETELY FILLED. APPLICATION OF GRAVITY FEED LOW VISCOSITY ADHESIVE (EA01) SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



5 S3 WATERPROOFING UNDER TILE
NOT TO SCALE

NOTES

1. SEE SPEC FOR WATERPROOFING SYSTEM
2. APPLY SECOND TOP COAT OVER SAND PER MANUFACTURER SPEC FOR WALK READY WATERPROOFING APPLICATION
3. TILE TO BE INSTALLED BY UNIT OWNER UNLESS OTHERWISE NOTED

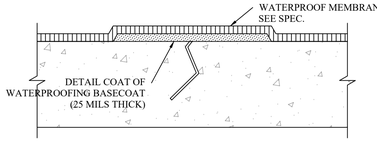


SECTION AT HOLLOW STUCCO

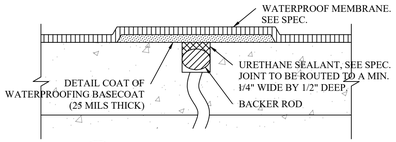
9 S3 STUCCO REPAIR DETAIL
NOTES

1. AREAS OF UNSOUND STUCCO TO BE VERIFIED BY ENGINEER PRIOR TO REMOVAL.
2. SAWCUT EDGE OF EFFECTED AREA USING A STRAIGHT EDGED REGULAR SHAPED PATTERN.
3. WATER SOLUBLE BONDING AGENTS SHALL NOT BE ALLOWED FOR USE.

TREATMENT OF CRACKS LESS THAN 1/16"



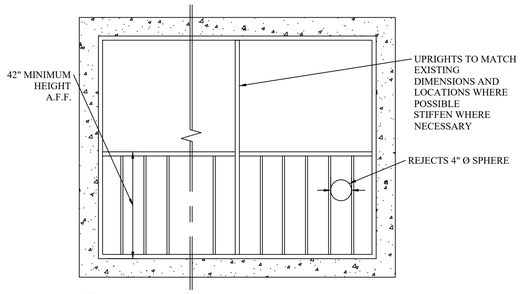
TREATMENT OF CRACKS GREATER THAN 1/16"



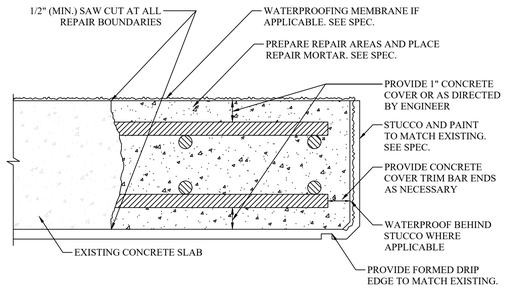
2 S3 CONCRETE CRACK REPAIR
NOT TO SCALE

NOTES

1. FOR APPLICATION TO SOUND CONCRETE SURFACES ONLY. REFER TO HORIZONTAL CONCRETE REMOVAL AND REPAIR DETAIL AND PROCEDURES WHEN CONCRETE IS UNSOUND OR CORROSION IS PRESENT.
2. REMOVE DUST AND DEBRIS WITH WIRE BRUSH AND OIL FREE COMPRESSED AIR AND VACUUM.



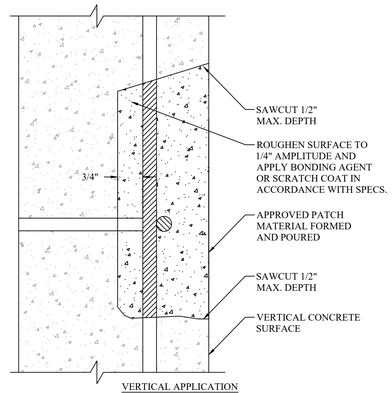
6 S3 GENERAL SCREEN INSTALLATION DETAIL
NOT TO SCALE



10 S3 CANTILEVERED CONCRETE SLAB FULL DEPTH EDGE REPAIR
NOT TO SCALE

NOTES

1. SAWCUT EDGE OF EFFECTED AREA USING A STRAIGHT EDGED REGULAR SHAPED PATTERN. CHIP ALL LOOSE AND DETERIORATED CONCRETE TO SOUND CONCRETE. IF PRESENT, MECHANICALLY CLEAN ALL EXPOSED STEEL.
2. COAT EXPOSED STEEL WITH CORROSION INHIBITING AND BONDING AGENT PER MANUFACTURER RECOMMENDATIONS. FORM AND POUR EXCAVATED AREA USING AGGREGATE EXTENDED REPAIR MORTAR PER MANUFACTURES RECOMMENDATIONS.
3. IF MORE THAN 10% OF REINFORCING BAR CROSS-SECTION AREA HAS BEEN LOST DUE TO CORROSION, ETC., CONTACT ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
4. IF THE REPAIR TO THE STRUCTURAL ELEMENT APPEARS TO EXCEED 25% OF THE CROSS-SECTIONAL AREA, CONTACT THE ENGINEER PRIOR TO THE COMMENCEMENT OF THE WORK.
5. ALL REPAIRS SHALL BE FULL DEPTH UNLESS OTHERWISE APPROVED BY EOR.

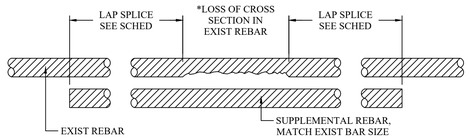


VERTICAL APPLICATION

3 S3 CONCRETE SPALL REPAIR AT CRACKS/COLUMNS
NOT TO SCALE

NOTES

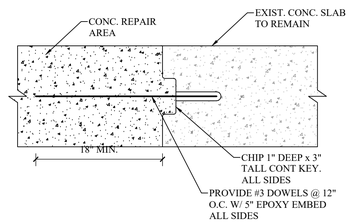
1. SAWCUT EDGE OF EFFECTED AREA USING A STRAIGHT EDGED REGULAR SHAPED PATTERN. CHIP ALL LOOSE AND DETERIORATED CONCRETE TO SOUND CONCRETE. IF PRESENT, MECHANICALLY CLEAN ALL EXPOSED STEEL.
2. COAT EXPOSED STEEL WITH CORROSION INHIBITING AND BONDING AGENT PER MANUFACTURER RECOMMENDATIONS. FORM AND POUR EXCAVATED AREA USING AGGREGATE EXTENDED REPAIR MORTAR PER MANUFACTURES RECOMMENDATIONS.
3. IF MORE THAN 10% OF REINFORCING BAR CROSS SECTIONAL AREA HAS BEEN LOST DUE TO CORROSION, CONTACT ENGINEER.
4. CONCRETE SHALL NOT BE REMOVED FROM BEHIND BARS ON MORE THAN ONE SIDE OF COLUMN AT A TIME UNLESS OTHERWISE DIRECTED BY ENGINEER.
5. REFER TO SPECIFICATIONS FOR INSTALLATION OF CATHODIC PROTECTION IF APPLICABLE.
6. ENGINEER TO INSPECT PREPARATION OF SUBSTRATE AND REINFORCING PRIOR TO PLACEMENT OF REPAIR MORTAR



BAR SIZE	#3	#4	#5	#6	#7	#8	#9	#10	#11
SPLICE LENGTH	1'-4"	1'-6"	2'-4"	3'-3"	4'-5"	5'-10"	7'-5"	9'-4"	11'-6"

* LOSSES LESS THAN 10% OF CROSS SECTION ARE ACCEPTABLE AND DO NOT REQUIRE SUPPLEMENTAL STEEL

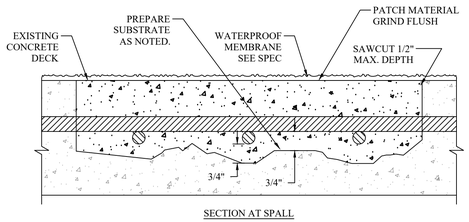
7 S3 SUPPLEMENTAL STEEL AT CORRODED REBAR
NOT TO SCALE



11 S3 SUPPLEMENTAL REINF. AT SLAB IN-FILL
NOT TO SCALE

NOTE

1. EXISTING REINF. NOT SHOWN FOR CLARITY PURPOSES

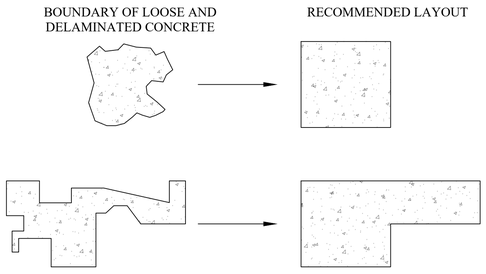


SECTION AT SPALL

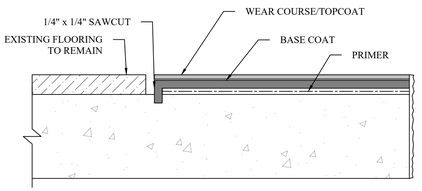
4 S3 PARTIAL DEPTH CONCRETE DECK AND OVERHEAD SPALLS
NOT TO SCALE

NOTES

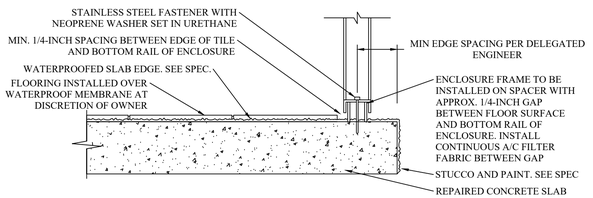
1. SAWCUT EDGE OF AFFECTED AREA USING A STRAIGHT EDGED REGULAR SHAPED PATTERN. CHIP ALL LOOSE AND DETERIORATED CONCRETE TO SOUND CONCRETE. IF PRESENT, CLEAN ALL EXPOSED STEEL AND MECHANICALLY REMOVE LOOSE RUST.
2. COAT EXPOSED STEEL WITH SPECIFIED CORROSION INHIBITING BONDING AGENT. POUR BACK EXCAVATED AREA USING FLOWABLE AGGREGATE EXTENDED REPAIR MORTAR SUITABLE FOR HORIZONTAL APPLICATION. SEE SPEC. CURE PER MANUFACTURERS RECOMMENDATIONS.
3. IF MORE THAN 10% OF REINFORCING BAR CROSS-SECTIONAL AREA HAS BEEN LOST DUE TO CORROSION, ETC., CONTACT ENGINEER.
4. FOR OVERHEAD SPALLS, FORM UNDERSIDE OF SLAB AND POUR FROM ABOVE OR USE NON-SAG POLYMER MODIFIED MORTAR SUITABLE FOR OVERHEAD PLACEMENT.
5. PARTIAL DEPTH CONCRETE REPAIRS SHALL ONLY BE PERMITTED BY EOR.



8 S3 EXAMPLE CONCRETE REPAIR LAYOUT
NOT TO SCALE



12 S3 HORIZONTAL TERMINATION OF WATERPROOFING AT SLAB EDGE
NOT TO SCALE



13 S3 GENERAL SCREEN ENCLOSURE ATTACHMENT DETAIL
NOT TO SCALE

REVIEW SET - NOT FOR CONSTRUCTION

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REPAIR DETAILS

S-3

TYP. SEALANT BUTT JOINT
NOT TO SCALE

TYP. SEALANT FILLET JOINT
NOT TO SCALE

TYP. SEALANT FILLET JOINT
NOT TO SCALE

SEALANT REMOVAL NOTES

1. CUT OUT EXISTING SEALANT AND REMOVE EXISTING BACKER ROD.
2. COMPLETELY REMOVE EXISTING SEALANT FROM THE SUBSTRATE AND ADJACENT SURFACES. REMOVE THE EXISTING RESIDUE FROM THE INSIDE OF THE JOINT.
3. BLOW JOINTS WITH OIL-FREE COMPRESSED AIR TO REMOVE ALL DUST AND DEBRIS. THE JOINTS MUST BE THROUGHLY CLEAN, DRY AND FROST FREE BEFORE INSTALLING THE SEALANT.

1/S4 TYP. SEALANT JOINT DETAILS
NOT TO SCALE

NOTES

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

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REPAIR DETAILS CONT.

S-4