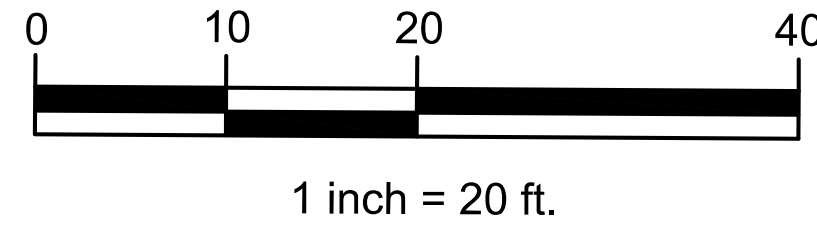


## SKETCH OF SURVEY

SCALE: 1" = 20'



Phone/Fax: (877) 894-8001  
www.FloridaLandSurveying.com

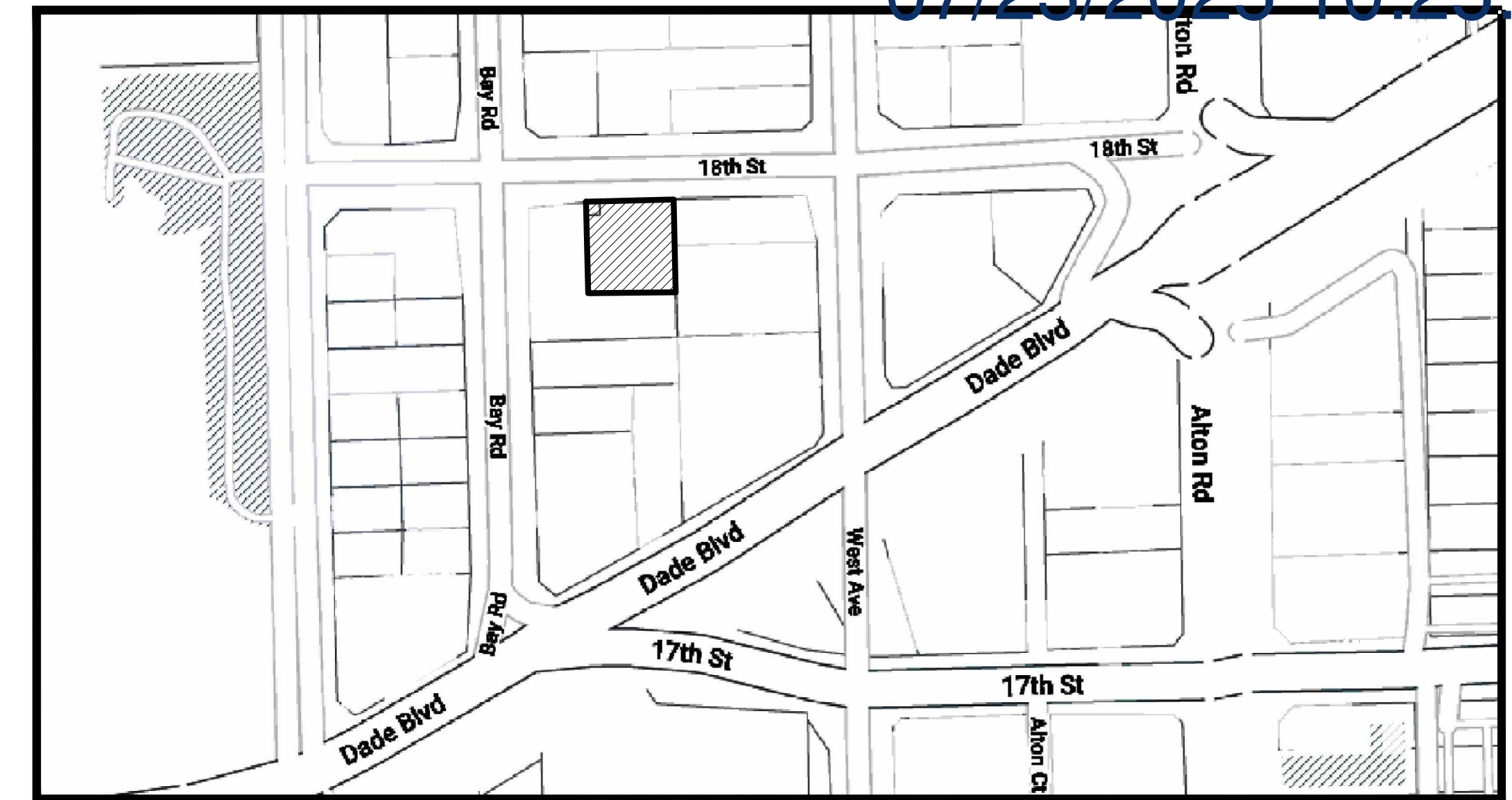
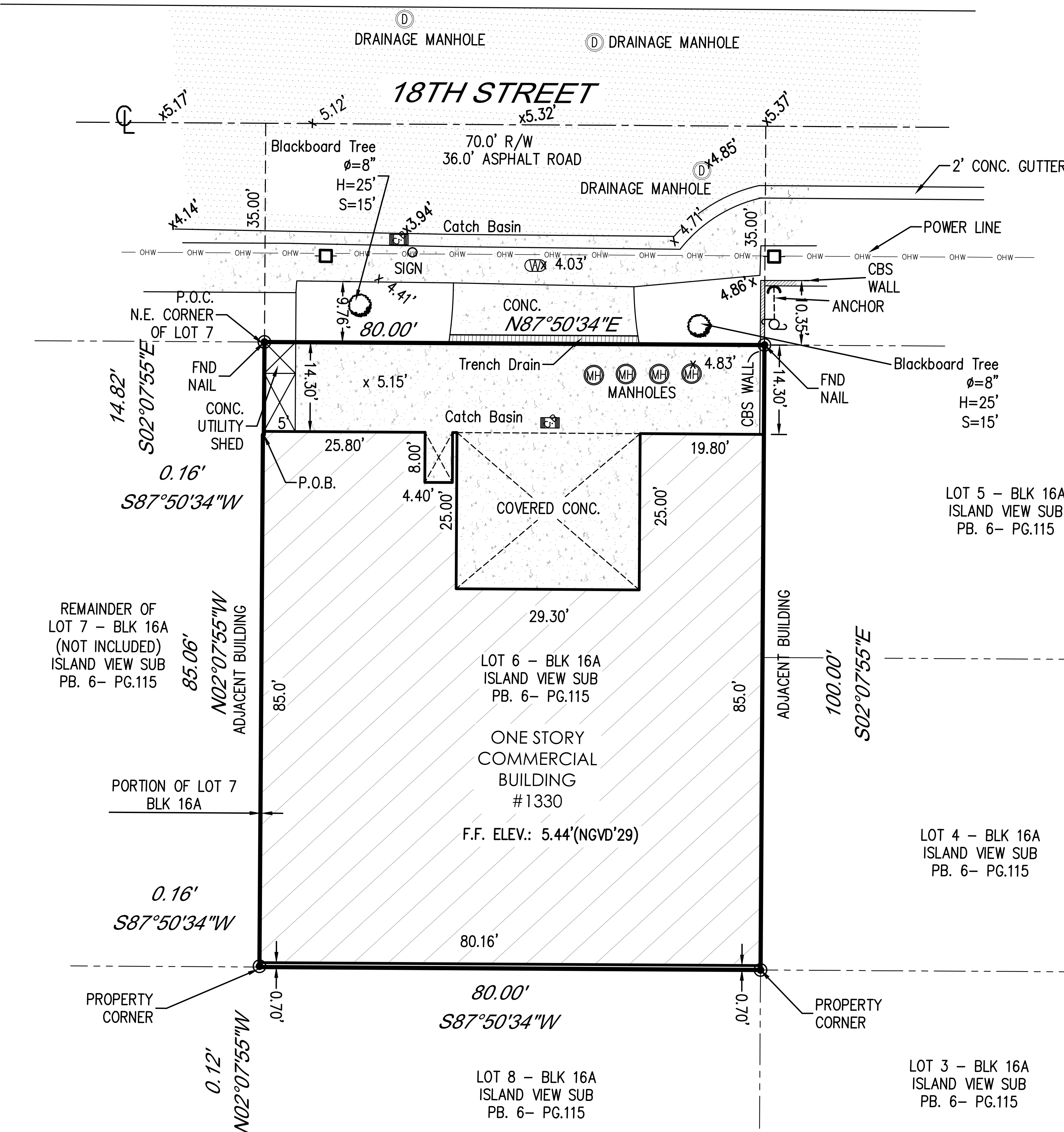
PROUDLY SERVING FLORIDA COAST TO COAST

12555 BISCAYNE BOULEVARD # 834,  
MIAMI, FLORIDA 33131

Reviewed For Compliance

# BC2424812

07/23/2025 10:25:45 AM



LOCATION SKETCH  
SCALE 1" = NOT TO SCALE

Digitally signed by Carlos Hernandez  
Date: 2025.01.09 15:29:35 -05'00'

### LEGAL DESCRIPTION:

Lot 6, Block 16A, of Island View Subdivision, according to the Plat thereof, as recorded in Plat Book 6, Page 115, of the Public Records of Miami-Dade County, Florida; and that portion of Lot 7, Block 16A, of Island View Subdivision, according to the plat thereof, as recorded in Plat Book 6, Page 115, of the Public Records of Dade County, Florida, described as follows:  
Commence at the Northeast corner of said Lot 7, thence run Southerly along the East boundary of Lot 7, a distance of 14.82 feet to the Point of Beginning of the Parcel of land hereinafter described, thence continue Southerly along the East boundary of said Lot 7, a distance of 85.06 feet to a point; said point being 0.12 feet North of the Southeast corner of said Lot 7, thence run Westerly 0.16 feet to a point, thence run Northerly 85.06 feet to a point, said point being 0.12 feet West of the East boundary line of said Lot 7, thence run Easterly a distance of 0.12 feet to the point of beginning.

### FLOOD INFO:

COMMUNITY: MIAMI-DADE COUNTY  
CITY OF MIAMI BEACH : 120651  
Map & Panel #: 12086 C 0317  
Suffix: L Date: 9/11/2009  
Flood Zone: AE Elevation: 8'(NGVD'29)

### CERTIFIED TO:

LUEY LLC.

This Survey has been prepared for the exclusive use of the entities named herein and the Certification does not extend to any unnamed party.

### SURVEYOR'S NOTES:

- 1- OWNERSHIP IS SUBJECT TO OPINION OF TITLE
- 2- NO UNDERGROUND IMPROVEMENTS WERE LOCATED
- 3- ELEVATIONS ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (UNLESS ASSUMED).
- 4- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN IN THIS SURVEY THAT MAY BE FOUND IN THE COUNTY PUBLIC RECORDS
- 5- LEGAL DESCRIPTION PROVIDED BY CLIENT
- 6- UNLESS OTHERWISE NOTED RECORDED AND MEASURED
- 7- BEFORE ANY CONSTRUCTION THE SET BACKS MUST BE CHECKED
- 8- ALL FIELD MEASUREMENTS TAKEN FOR THIS SURVEY WERE MADE WITH ELECTRONIC TRANSIT AND/OR STEEL TAPE W/ACCU. 1:7500
- 9- THIS SURVEY IS FOR USE AS PER REQUEST AND NOT FOR ANY OTHER PURPOSE.
- 10- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENTS FOR TITLE INSURANCE
- 11- DATE OF FIELD WORK: 9/22/2023 (UPDATED 01/08/2025)

WPP	WOOD POWER POLE
LP	LIGHT POLE
FH	FIRE HYDRANT
CB	CATCH BASIN
WM	WATER METER
S.V.	SEWER VALVE
CP	CONCRETE UTILITY POLE
SAN.	SANITARY MANHOLE
S.S.	DRAINAGE MANHOLE

NOTE: THE FLOOD DATA PROVIDED IS FOR INFORMATION PURPOSES ONLY. THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION PROVIDED BY THE LOCAL F.E.M.A. AGENCY SHOULD BE CONTACTED FOR VERIFICATION.

BASIS OF BEARING:  
PLAT ANGLES

### ADDRESS:

1330 18 STREET MIAMI BEACH, FLORIDA 33139

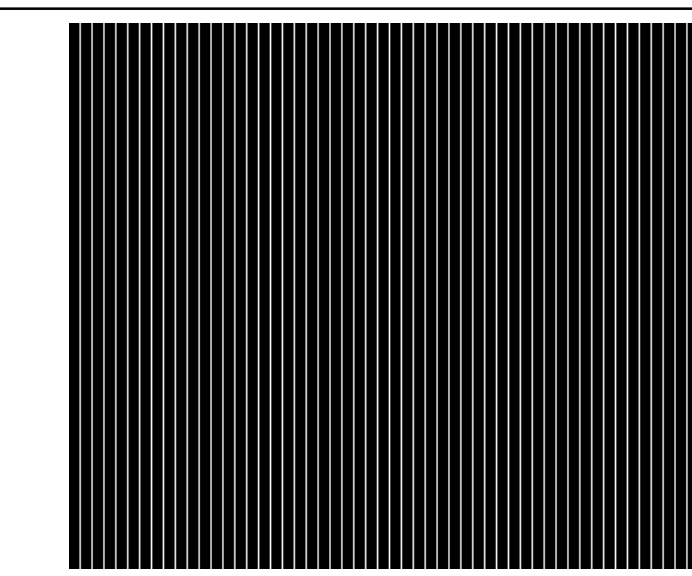
### LEGEND:

R.	Record	P.O.C.	Point of Commencing
M.	Measured	P.O.B.	Point of Beginning
C.	Calculated	C.B.W.	Concrete Block Wall
C/P	Concrete Patch	P.V.M.T.	Pavement
F.I.P.	Found Iron Pipe	R/W	RiGH of Way
I.R.F.	Iron Rod Found	W.F.	Wood Fence
C.	Centerline	C.L.F.	Chain Link Fence
Ø	Diameter	A/C	Air Conditioner
H	Height	U.E.	Utility Easement
S	Spread	B.O.B.	Basis of Bearing
Swk	Sidewalk	R.O.H.	Roof Overhang
Conc	Concrete	P.C.	Point of Curvature
CBS	Concrete Block Structure	C&G	Curb & Gutter
RES	Residence	O.H.W.	Overhead Wire Line
FB	Fire Hydrant	LB	Licenses Business
W/R	Wood Roof	RES	Residence
PKWY	Parkway	F.F.E.	Finish Floor Elev.
FND N/D	Found Nail & Disk	B.C.	Block Corner
C/B	Catch Basin	ENCR.	Encroachment
		A/R	Aluminum Roof
		A/S	Aluminum Shed



CARLOS HERNANDEZ  
PROFESSIONAL SURVEYOR AND MAPPER  
LB 7619 01/08/2025  
ELECT FILE CODE #1330 18 STREET MIAMI BEACH  
Survey is not valid without the signature and raised/digital seal of the Florida Registered Professional Land Surveyor and Mapper

The boundary survey of the property shown hereon is in accordance with the description furnished by the client. No search of public records has been made by this office for accuracy or omissions. Subject to opinion title and any dedications, limitations, restrictions or easements of record. No underground improvements and/or utilities were located.  
I Herby Certify: that the attached boundary survey of the property described below is to the best of my knowledge and belief accurate as recently surveyed under my direction; also that there are no above ground encroachments other than those shown, and that this survey meets the minimum technical standards of practice set by the Florida Board of Land Surveyors as set forth in Section 472.027 (F.S.) Chapter 5J-17.051 and 5J-17.052 of The Florida Administrative Code.



LRM Structural Design LLC  
Structural Engineers

5790 NW 35th Avenue  
Miami, Florida 33142  
EB 33522

Digitally signed by Wesley C. Foster  
Date: 2025.07.03 16:01:13-04'00'

Table with 3 columns: No., Description, Date

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2023, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

> Seal

Digitally signed by Leonardo J Rogliero  
Date: 2025.07.03 11:17:33-04'00'

This item has been electronically signed and sealed by Leonardo Jose Rogliero, PE, on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

LEONARDO J. ROGLIERO, P.E.  
FLORIDA P.E. No.: 87923

> Project

BEY BEY RESTAURANT & CAFE  
1330 18th Street  
Miami Beach, FL 33139

> Sheet Title

GENERAL STRUCTURAL NOTES

Project No. | 24006

Date | 01/08/2025

Designer | LR

Approved | LR

S001

ISSUED FOR CONSTRUCTION

GENERAL STRUCTURAL NOTES

ABBREVIATIONS

Table of abbreviations: A ADDL Additional, ADJ. Adjacent, A/E Architect/Engineer, ALT Alternate, ARCH. Architectural, A.F.F. Above Finished Floor, B BLDG Building, BOT. Bottom, B.O. Bottom of, C CFMF Cold Formed Metal Framing, C.G.S. Center of Gravity of Strand, C.J. Connection Joint, CL Centerline, CLR. Clear, CMU Concrete Masonry Unit, COL. Column, COORD. Coordinate, CONC. Concrete, CONN. Connection, CONT. Continuous, D DBA Deformed Bar Anchor, DIM Dimension, DWL Dowel, E EA Each, E.E. Each End, E.F. Each Face, E.S. Each Side, E.W. Each Way, ELEV. Elevation, Elevator, EMBED. Embedment, eq. Equal, EXIST. Existing, EXP.JT. Expansion Joint, F FTG Footing, FND. Foundation, G GALV. Galvanized, GC General Contractor, GR Grade (Material), H HK HORIZ. Hook Horizontal, I I.F. INFO. Inside Face Information, J JT Joint, K K KSF Kips per Square Foot, L LLH Long Leg Horizontal, LLV Long Leg Vertical, M MANUF. MAX. MECH. MEP. MIN. MISC. Manufacturer Maximum Mechanical, Electrical, Plumbing Minimum Miscellaneous, O o.c. OPG. OPP. O.H. On Center Opening Opposite Opposite Hand, P PL. PT. PCF. PSF Plate Post-tensioned Pounds per Cubic Foot Pounds per Square Foot, R REINF. REQ'D Reinforcement, Reinforcing Required, S SCHED. SIM. S.O.G. STIFF. SYM. Schedule Similar Slab-on-Ground Stiffener Symmetric, T TEMP. T&B T.O. TYP. Temperature Top and Bottom Bars Top of Typical, U UNO Unless Noted Otherwise, V VERT. Vertical, W WF W.P. WWF w/ Wide Flange Work Point Welded Wire Fabric With

1.00 CODES

1.01 ALL WORK SHALL CONFORM TO THE FLORIDA BUILDING CODE 2023, 8th EDITION AND ALL OTHER APPLICABLE LOCAL CODES.  
1.02 ALL STANDARDS REFERENCED IN THESE DRAWINGS SHALL REFER TO THE EDITIONS OF SUCH STANDARDS AS LISTED IN FBC 2023, CHAPTER 35, "REFERENCED STANDARDS"

2.00 DESIGN CRITERIA

2.01 A. MEZZANINE LOADS (GRAVITY):  
LIVE LOAD: 40 PSF  
SUPERIMPOSED DEAD LOAD: 25 PSF  
B. WIND LOADS: IN ACCORDANCE WITH ASCE 7-22 [RISK CATEGORY II; 175 MPH ULTIMATE DESIGN WIND SPEED; EXPOSURE D; INTERNAL PRESSURE COEFFICIENT ± 0.18]. SEE CALCULATIONS FOR ADDITIONAL INFORMATION.  
C. FLOOD DESIGN CRITERIA:  
1. FLOOD ZONE: AH  
2. BASE FLOOD ELEVATION (NAVD 88): 6.0 FT.

3.00 BUILDING PERMIT

3.01 OBTAIN BUILDING PERMIT.  
3.02 COMPLY WITH THE REQUIREMENTS OF THE BUILDING PERMIT AND WITH OTHER REQUIREMENTS OF THE PERMITTING AUTHORITY.  
3.03 IF CHANGES TO THE STRUCTURAL DESIGN ARE ISSUED BY THE ENGINEER, SUBMIT CHANGES TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL. MAINTAIN PERMIT APPROVALS CONCURRENT WITH CONSTRUCTION.

4.00 CONSTRUCTION DOCUMENTS

4.01 EXAMINE AND STUDY ALL CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF WORK. DIRECT ANY QUESTIONS TO THE ENGINEER.

5.00 ELEVATION DATUM:

5.01 ALL ELEVATIONS ON THESE STRUCTURAL DRAWINGS REFER TO TOP OF INTERIOR GROUND FLOOR SLAB + 40'-0"

6.00 COORDINATION AND DIMENSIONS

6.01 VERIFY ALL DIMENSIONS AND CONDITIONS RELATED TO EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. BRING ANY DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE ENGINEER. WRITTEN DIMENSION TAKE PRECEDENCE OVER SCALE. SCALE IS FOR GUIDELINE PURPOSES ONLY. IF DIMENSIONS ARE UNCLEAR, DO NOT SCALE. REQUEST CLARIFICATION FROM THE ENGINEER.  
6.02 COORDINATE THE STRUCTURAL WORK WITH THE WORK OF ALL OTHER TRADES.

7.00 CONFLICTS IN DOCUMENTS

7.01 IF CONFLICTS OCCUR IN OR BETWEEN DOCUMENTS AND FIELD CONDITIONS OR OTHERWISE, IMMEDIATELY CONTACT THE ENGINEER FOR CLARIFICATION AND DIRECTION BEFORE PROCEEDING.

8.00 METHODS & SAFETY

8.01 THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, PROCEDURES AND SEQUENCES OF CONSTRUCTION. PROVIDE APPROPRIATE SUPERVISION THROUGHOUT THE PROJECT. CONSTRUCTION SITE SAFETY, INCLUDING ALL THE ADEQUATE TEMPORARY BRACING AND SHORING, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EMPLOY THE NECESSARY PROFESSIONAL SERVICES TO DETERMINE THE NECESSARY METHODS AND SUPPORTS REGARDING FORMING AND CONSTRUCTION LOADS. TEMPORARY BRACING AND SHORING SHALL BE DESIGNED TO RESIST ALL CONSTRUCTION LOADS INCLUDING THE WEIGHTS OF ALL SUPPORTED MATERIALS PLUS A LIVE LOAD OF 50 PSF ON HORIZONTAL SURFACES. MAINTAIN TEMPORARY BRACING AND RETAIN IN PLACE UNTIL PERMANENT STRUCTURAL SYSTEMS ARE CAPABLE OF RESISTING ALL CONSTRUCTION PHASE LOADS.

8.02 CONTRACTOR IS SOLELY RESPONSIBLE FOR THE SAFE AND APPROPRIATE USE OF ALL PRODUCTS AND MATERIALS. STRICTLY CONFORM TO ALL OF THE MANUFACTURERS', PROVIDERS' OR INDUSTRY'S RESTRICTIONS, RECOMMENDATIONS, PRECAUTIONS, AND PROTECTIONS (INCLUDING AS INDICATED IN THE MATERIAL/PRODUCT SAFETY DATA SHEET) FOR EACH PRODUCTS OR MATERIAL'S STORAGE, HANDLING, USE, APPLICATION, CLEAN-UP AND DISPOSAL.

9.00 CONSTRUCTION INSPECTION

9.01 NOTIFY THE BUILDING INSPECTOR FOR INSPECTION OF ALL STRUCTURAL ELEMENTS. VERIFY THAT EACH AND EVERY STRUCTURAL ITEM HAS BEEN ACCEPTED BY THE INSPECTOR PRIOR TO PROCEEDING WITH SUBSEQUENT WORK AND/OR CONCEALING ANY STRUCTURAL ITEM. ANY STRUCTURAL ITEM WHICH HAS NOT BEEN SPECIFICALLY ACCEPTED BY THE INSPECTOR AND/OR ANY CONCEALING CONSTRUCTION WILL BE SUBJECT TO REMOVAL AND RECONSTRUCTION.

9.02 IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT ALL REQUIRED STRUCTURAL INSPECTIONS HAVE BEEN PERFORMED AND THAT THE INDICATE ACCEPTANCE

10.00 SPECIAL INSPECTION (SELECTED SYSTEMS)

10.01 BY PROVISION OF THE FLORIDA BUILDING CODE 2023 AND THE MIAMI-DADE COUNTY CODE (SECTION 8), SPECIAL INSPECTION IS REQUIRED FOR COMPACTION OF SOIL UNDER SLABS-ON-GROUND, REINFORCED MASONRY, WELDING AND HIGH STRENGTH BOLTING FOR STRUCTURAL STEEL, AND AS MAY OTHERWISE BE REQUIRED BY THE BUILDING OFFICIAL.

10.02 NOTIFY SPECIAL INSPECTOR FOR INSPECTION OF ALL COMPONENTS OF THESE SYSTEMS PRIOR TO THEIR CONCEALMENT BY OTHER CONSTRUCTION. DO NOT CONCEAL ANY COMPONENT OF THESE SYSTEMS UNTIL ACCEPTED BY SPECIAL INSPECTOR AND UNTIL SO INDICATED ON THE SPECIAL INSPECTION LOG. THE SPECIAL INSPECTION LOG WILL BE PREPARED BY SPECIAL INSPECTOR AND GIVEN TO CONTRACTOR FOR KEEPING ON SITE. KEEP THE SPECIAL INSPECTION LOG IN A CLEAN DRY AREA AT THE SITE AND MAKE IT AVAILABLE TO THE SPECIAL INSPECTOR AND TO THE MUNICIPAL BUILDING INSPECTOR UPON REQUEST. THE SPECIAL INSPECTOR WILL MAKE ENTRIES ON THE LOG FOR EACH SITE VISIT AND WILL INDICATE ACCEPTANCE OR REJECTION OF THE ITEMS OBSERVED. ACCEPTANCE APPLIES ONLY TO THOSE SPECIFIC ITEMS SO INDICATED. NO OTHER ITEMS OR AREAS ARE TO BE ASSUMED TO BE ACCEPTED.

10.03 ANY COMPONENTS OF THE STRUCTURAL SYSTEMS WHICH HAVE BEEN CONCEALED WITHOUT SPECIFIC ACCEPTANCE BY THE SPECIAL INSPECTOR WILL BE REJECTED, AND ANY CONCEALING CONSTRUCTION MUST BE REMOVED. UPON ACCEPTANCE OF ALL COMPONENTS OF ALL SYSTEMS, RETURN SPECIAL INSPECTION LOG TO THE SPECIAL INSPECTOR. COMPLY WITH ALL REQUIREMENTS OF THE BUILDING OFFICIAL.

10.04 AT THE COMPLETION OF THE WORK, THE SPECIAL INSPECTOR SHALL SUBMIT A SIGNED AND SEALED "SPECIAL INSPECTOR FINAL CERTIFICATE" STATING THAT THE WORK WAS DONE SUBSTANTIALLY IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF THE PERMITTED CONSTRUCTION DOCUMENTS.

11.00 DELEGATED ENGINEERED SYSTEM

11.01 DELEGATED ENGINEERED SYSTEMS FOR THIS PROJECT CONSIST OF PREFABRICATED STEEL STAIR .  
11.02 THE DELEGATED ENGINEER SHALL CONFORM TO CURRENT RULES ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL ENGINEERS.  
11.03 THE DELEGATED ENGINEER SHALL BE RETAINED BY THE DELEGATED SYSTEM SUPPLIER OR MAY BE AN EMPLOYEE OF THE SUPPLIER.  
11.04 INCLUDE ALL COSTS FOR THE DELEGATED ENGINEER IN THE CONSTRUCTION BID.

11.05 DELEGATED ENGINEER SHALL DESIGN DELEGATED SYSTEM IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2023, ALL OTHER APPLICABLE CODES AND ORDINANCES AND REFERENCED STANDARDS AND AT LEAST IN ACCORDANCE WITH THE STANDARD OF CARE EXERCISED BY OTHER PROFESSIONALS ON SIMILAR PROJECTS. DELEGATED ENGINEER MUST BE A LICENSED ENGINEER IN THE STATE OF FLORIDA AND MUST BE EXPERIENCED AND COMPETENT IN THE DESIGN OF THE DELEGATED SYSTEM.

11.06 DELEGATED ENGINEER SHALL ANALYZE AND DESIGN THE DELEGATED SYSTEM AND PREPARE SHOP DRAWINGS FOR THE DELEGATED SYSTEM. SHOP DRAWINGS SHALL INDICATE LAYOUT, DIMENSIONS, MATERIALS, MATERIALS PROPERTIES, MEMBER SIZES, CONNECTIONS, ANCHORAGES, INSTALLATION INFORMATION, AND ALL OTHER INFORMATION TO CLEARLY CONVEY THE SYSTEM IN ITS ENTIRETY AND TO ASSURE PROPER FABRICATION AND INSTALLATION. THE DELEGATED ENGINEER SHALL SUBMIT SIGNED AND SEALED DRAWINGS AND DESIGN CALCULATIONS TO THE ENGINEER-OF-RECORD AND TO THE BUILDING DEPARTMENT. DO NOT INSTALL ANY COMPONENTS OF THE DELEGATED SYSTEM UNTIL DRAWINGS AND CALCULATIONS HAVE BEEN REVIEWED AND ACCEPTED BY BOTH THE ENGINEER-OF-RECORD AND THE BUILDING DEPARTMENT.

13.00 SOILS PREPARATION & ALLOWABLE BEARING

13.01 PRIOR TO COMMENCING WORK, VERIFY THAT METHODS AND PROCEDURES WILL NOT CAUSE DAMAGE TO NEARBY EXISTING STRUCTURES.

13.02 PRIOR TO START OF WORK, THOROUGHLY PHOTOGRAPH AND/OR VIDEO RECORD EXISTING NEARBY CONSTRUCTION AND SITE CONDITIONS ALL AROUND THE BUILDING SITE (INCLUDING AN APPROPRIATE DISTANCE BEYOND THE PROPOSED CONSTRUCTION). MAKE SPECIFIC NOTE OF CRACKS, SETTLEMENTS OR OTHER DEFECTS IN EXISTING CONSTRUCTION. SUBMIT RECORD TO ENGINEER PRIOR TO THE START OF WORK.

13.03 STRIP ALL AREAS OF NEW CONSTRUCTION PLUS A FIVE FOOT PERIMETER OF EXISTING CONSTRUCTION TO BE REMOVED (PLANT, TOP SOIL AND OTHER DELETERIOUS MATERIAL). WHERE REQUIRED, EXCAVATE THE EXISTING SOIL TO THE BOTTOM OF PROPOSED SLAB OR FOOTING ELEVATION. VISUALLY INSPECT THE ENTIRE BUILDING AREA. IF SOILS DIFFERENT FROM THOSE INDICATED ABOVE ARE ENCOUNTERED, NOTIFY THE ENGINEER FOR DIRECTION.

13.04 THOROUGHLY COMPACT ENTIRE AREA, INCLUDING THE FIVE FOOT PERIMETER BY AT LEAST EIGHT PASSES IN EACH OF TWO PERPENDICULAR DIRECTIONS OF A VIBRATING COMPACTOR TO ACHIEVE A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D-1557. WHERE REQUIRED, PLACE CRUSHED LIMESTONE FILL (NO ROCKS GREATER THAN 2 INCHES). EXCAVATED MATERIAL MAY BE USED FOR BACKFILL IF FREE OF ORGANIC, MUCK OR OTHER DELETERIOUS MATERIALS AND IF DEEMED TO BE ACCEPTABLE BY THE GEOTECHNICAL ENGINEER. PLACE FILL IN MAXIMUM EIGHT INCH LIFTS. COMPACT EACH LIFT TO A MINIMUM OF 95% OF MAXIMUM DENSITY. PRIOR TO COMPACTION, MOISTEN OR DRY SOIL TO ACHIEVE A MOISTURE CONTENT WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D-1557.

13.05 DRAINAGE COURSE: PLACE A MINIMUM 6 INCH THICK DRAINAGE COURSE BELOW ALL CONCRETE SLABS CAST ON UNDER-SLAB VAPOR-GAS RETARDER. DRAINAGE COURSE MATERIAL SHALL CONSIST OF A NARROWLY GRADED MIXTURE OF CRUSHED OR UNCRUSHED STONE OR GRAVEL, ASTM D448, WITH 100% PASSING A 1-1/2" SIEVE AND LESS THAN 5% PASSING A No. 8 SIEVE (OR OTHER MATERIAL APPROVED BY THE ENGINEER WHICH MINIMIZES UPWARD CAPILLARY FLOW).

13.06 TEST ALL LAYERS OF SOILS, INCLUDING EXPOSED EXISTING SOILS, FILL, BACKFILL AND DRAINAGE COURSE FOR DENSITY. SUBMIT TEST REPORTS TO THE ENGINEER. CONDUCT A MINIMUM OF ONE TEST IN EACH ISOLATED FOOTING, FOR EACH 2,000 SQUARE FEET OF FLOOR OR PAVEMENT AREA, FOR EACH 50 LINEAR FEET OF WALL FOOTING AND AS OTHERWISE DIRECTED BY THE ENGINEER.

13.07 ALL SOIL PREPARATION OPERATIONS SHALL BE MONITORED BY A GEOTECHNICAL ENGINEER (SPECIAL INSPECTOR), WHO SHALL ISSUE A STATEMENT OF COMPLIANCE.

13.08 WITH THE SOILS PREPARATION DESCRIBED ABOVE, THE ALLOWABLE SOIL BEARING CAPACITY IS EXPECTED TO BE AT LEAST 1,500 PSF.

13.09 PRIOR TO PLACING VAPOR-GAS RETARDER SHEET ON COMPACTED SOIL FOR CONCRETE SLABS-ON-GROUND, TREAT THE SOIL UNDER ENTIRE INTERIOR AREA OF THE BUILDING PLUS MINIMUM 1'-0" ALL AROUND EXTERIOR PERIMETER FOR TERMITES IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1816 OF THE FLORIDA BUILDING CODE 2023. UPON COMPLETION OF TERMITE PROTECTIVE TREATMENT, SUBMIT CERTIFICATE OF COMPLIANCE TO THE BUILDING DEPARTMENT IN ACCORDANCE WITH FLORIDA BUILDING CODE 2023, PARAGRAPH 1816.1.

14.00 TERMITE PROTECTION

14.01 EXCEPT FOR AREAS OF EXISTING CONSTRUCTION, PROVIDE TERMITE PROTECTION FOR ALL AREAS OF CONSTRUCTION.

14.02 CONFORM TO THE REQUIREMENTS OF SECTION 1816 OF THE FLORIDA BUILDING CODE, 2023.

14.03 PROVIDE TREATMENT CERTIFICATE TO THE BUILDING DEPARTMENT.

15.00 CONCRETE (CAST-IN-PLACE)

15.01 STANDARDS: ACI301, ACI 347, ACI 207, ACI 117, ACI 308.1 & ACI 318 (EXCEPT AS MODIFIED BY FBC 2023, SECTION 1905).

15.02 CONCRETE MIXES

- A. SUBMIT CONCRETE MIX DESIGNS TO ENGINEER FOR REVIEW PRIOR TO USE.
B. PROPORTION ALL NORMAL-WEIGHT CONCRETE IN ACCORDANCE WITH ACI 301 TO ATTAIN A COMPRESSIVE STRENGTH OF 5,000 PSI @ 28 DAYS AND A MAXIMUM WATER/CEMENT RATIO OF 0.4
C. SLUMP SHALL BE 4" (±1") FOR REGULAR MIXES AND NOT GREATER THAN 9" FOR MIXES WITH WATER-REDUCING ADMIXTURES. ADD NO WATER TO THE CONCRETE AT THE SITE, UNLESS OTHERWISE APPROVED BY THE ENGINEER IN ADVANCED AND ONLY IF TEST SAMPLES ARE TAKEN AFTER ADDITION OF THE APPROVED WATER.
D. CEMENTITIOUS MATERIALS:
1. CEMENT: ASTM C150, TYPE I, UNLESS OTHERWISE NOTED. BLENDED HYDRAULIC CEMENTS (ASTM C595) MAY BE USED WITH PRIOR APPROVAL BY THE ENGINEER
2. FLY ASH: ASTM C618, CLASS F
3. GROUND GRANULATED BLAST-FURNACE SLAG: ASTM C989 GRADE 100 OR 120
4. LIMIT PERCENTAGE OF FLY ASH, SLAG OR COMBINATION FLY ASH AND SLAG TO 25% BY WEIGHT OF TOTAL OF CEMENTITIOUS MATERIALS, UNLESS OTHERWISE NOTED OR APPROVED BY THE ENGINEER.
5. LARGE- AGGREGATE PUMP MIXES WITH WATER-REDUCING ADMIXTURES MAY BE USED WITH PRIOR APPROVAL OF THE ENGINEER. PEA ROCK PUMP MIXES WILL NOT BE APPROVED.
6. COARSE AGGREGATE SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-33.
7. WATER: ASTM C-94.
8. READY-MIX CONCRETE: ASTM C-94.

15.03 CONTRACT AN INDEPENDENT TESTING LABORATORY TO PERFORM THE CONCRETE CYLINDER SAMPLING AND TESTING AS REQUIRED BY SECTION 26.12 OF ACI 318-14. SUBMIT TEST REPORT TO THE ENGINEER TIMELY.

15.04 PROVIDE ALL FORMING AND TEMPORARY SHORING.

15.05 REINFORCEMENT

- A. STANDARD: ASTM A-615, GRADE 60.
B. WELDED WIRE FABRIC (W.W.F.): ASTM A 1064, PLAIN, GALVANIZED FOR ALL EXTERIOR LOCATIONS AND WHERE OTHERWISE INDICATED IN THESE DRAWINGS.
C. REINFORCEMENT PLACEMENT TOLERANCES: COMPLY WITH SECTION 2.2 OF ACI 117-10.

15.06 CONCRETE COVER OVER REINFORCEMENT: UNLESS OTHERWISE INDICATED IN THESE DRAWINGS, PROVIDE CONCRETE COVER OVER REINFORCEMENT AS FOLLOW:

- A. 3 INCHES WHERE CAST AGAINST EARTH .
B. 2 INCHES FOR NO. 6 AND LARGER AND 1 - 1/2 INCHES FOR NO. 5 AND SMALLER DIAMETER BARS WHERE CAST IN FORMS OR ON VAPOR-GAS RETARDER SHEET AND PERMANENTLY EXPOSED TO WEATHER OR EARTH.
C. 1-1/2 INCHES FOR INTERIOR COLUMNS AND BEAMS.

15.07 CASTING TOLERANCES: THESE TOLERANCES ARE A MINIMUM STANDARD FOR GENERAL STRUCTURAL PERFORMANCE. PROVIDE MORE STRINGENT TOLERANCES WHERE REQUIRED ELSEWHERE IN THE CONTRACT DOCUMENTS FOR AESTHETICS , FINISH SYSTEMS, EQUIPMENT OR OTHER CONSTRUCTION.

15.08 EMBEDMENT OF REINFORCEMENT: UNLESS OTHERWISE INDICATED IN THESE DRAWINGS, EMBED ALL REINFORCING BARS TO THE FAR SIDE ( LESS APPROPRIATE COVERAGE) OF CONNECTING AND SUPPORTING MEMBERS.

15.09 REINFORCING LAP SPLICES
A. UNLESS OTHERWISE INDICATED OR APPROVED BY THE ENGINEER IN ADVANCE, MAKE SPLICES FOR REINFORCING BARS BY LAPPING BARS. UNLESS OTHERWISE NOTED FOR BEAMS, PLACE LAP SPLICES FOR TOP BARS WITHIN THE MIDDLE THIRD OF THE SPANS AND PLACE LAP SPLICES FOR BOTTOM BARS AND INTERMEDIATE BARS CENTERED OVER SUPPORTS, OR WHEN THIS IS NOT POSSIBLE, PLACE THEM WITH IN ONE THIRD OF THE SPAN LENGTH FROM THE CENTERLINE OF THE SUPPORTING COLUMN OR WALL. U.O.N.; LENGTHS OF TENSION LAP SPLICES SHALL BE IN ACCORDANCE WITH "TENSION DEVELOPMENT AND LAP SPLICE LENGTHS FOR REINFORCEMENT BARS" ON SHEET No. S002.

15.10 FINISH ALL CONCRETE IN ACCORDANCE WITH ACI 117-10 AND ACI 301-05, AS INDICATED IN THESE DRAWINGS AND AS APPROPRIATE FOR THE ARCHITECTURAL FINISHES INDICATED IN THE ARCHITECTURAL DRAWINGS. GIVE A LIGHT BROOM FINISH TO ALL EXTERIOR CONCRETE WALKING SURFACES AND TO ALL SURFACES WHICH ARE TO RECEIVE A TILE OR STONE FINISH.

15.11 CURE ALL CONCRETE FOR MINIMUM OF SEVEN DAYS. COMPLY WITH ACI 308.1. THE CURING SHALL ENTAIL MAINTENANCE OF THE MOISTURE IN THE CONCRETE. GENERALLY, THIS IS ACCOMPLISHED BY TREATING EXPOSED CONCRETE SURFACES WITH A CHEMICAL CURING COMPOUND IMMEDIATELY AFTER FINISHING AND IMMEDIATELY AFTER REMOVAL OF FORMS. FORMS SHALL BE KEPT MOIST BY FREQUENT WATER SPRAYING PRIOR TO REMOVAL. CURING COMPOUND SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-309. VERIFY COMPATIBILITY OF CURING COMPOUND WITH PROPOSED FINISHES, OR COMPLETELY REMOVE CURING COMPOUND PRIOR TO APPLYING FINISHES. CONTRACTOR MAY USE OTHER CURING METHODS IN ACCORDANCE WITH ACI 308.1.

15.12 ALLOWANCE FOR MITIGATION OF CONCRETE CRACKS: CRACK MITIGATION TECHNIQUES HAVE BEEN INCORPORATED IN THE DESIGN OF THIS PROJECT. HOWEVER, CONCRETE HAS AN INHERENT TENDENCY TO DEVELOP CRACKS. RELATIVELY NARROW CRACKS DO NOT NORMALLY SIGNIFICANTLY IMPAIR THE STRENGTH PERFORMANCE OF THE CONCRETE MEMBERS. IT MAY BE DESIRED TO SEAL OR EPOXY-FILL CRACKS TO PREVENT AIR AND/OR WATER INFILTRATION. APPROXIMATELY TWO YEARS AFTER THE LAST CASTING OF STRUCTURAL CONCRETE, THE CONTRACTOR OR OWNER SHALL RETAIN A PROFESSIONAL ENGINEER TO EXAMINE THE STRUCTURAL CONCRETE MEMBERS, DETERMINE IF CRACKS ARE PRESENT AND DETERMINE IF SEALING AND/OR EPOXY FILLING ARE WARRANTED. CONTRACTOR'S/OWNER'S ENGINEER SHALL PROVIDE SPECIFICATIONS (AND DRAWINGS IF APPROPRIATE) FOR ACTIONS TO BE TAKEN. CONTRACTOR OR OWNER SHALL ASSURE THE RECOMMENDED ACTIONS ARE ACCOMPLISHED.

16.00 UNDER-SLAB VAPOR-GAS RETARDER:

16.01 PLACE VAPOR-GAS RETARDER SHEET CONTINUOUSLY UNDER ALL CONCRETE SLABS PLACED ON GROUND.

16.02 COMPLY WITH ASTM E1745 (LATEST EDITION), CLASS C OR BETTER, WITH MAXIMUM WATER VAPOR PERMEANCE OF 0.4 PERMS (AS DETERMINED IN ACCORDANCE WITH ASTM E96 OR ASTM E154), COORDINATE WITH PROPOSED FLOOR FINISH PRODUCTS, AND PROVIDE A VAPOR-GAS RETARDER SYSTEM WITH PROPOSED FLOOR FINISH PRODUCTS, AND PROVIDE A VAPOR-GAS RETARDER SYSTEM WITH A PERMEANCE OF LESS THAN 0.1 PERMS IF RECOMMENDED OR REQUIRED BY THE FLOOR FINISH PRODUCT MANUFACTURER.

16.03 SUBMIT PRODUCT DATA SHEETS FOR VAPOR-GAS RETARDER SHEET AND ALL ACCESSORIES, TAPE, ADHESIVES, ETC. AS REQUIRED FOR A COMPLETE INSTALLATION IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS.

16.04 COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, APPENDICES B, C AND/OR E AS APPLICABLE THE PROJECT.

16.05 LAP SPLICE ALL JOINTS A MINIMUM OF 12-INCHES (OR OTHERWISE AS REQUIRED BY SHEET MANUFACTURER). SEAL ALL LAP JOINTS CONTINUOUSLY W/ PRESSURE-SENSITIVE, MINIMUM 2-INCH WIDE VINYL TAPE (OR OTHERWISE AS REQUIRED BY SHEET MANUFACTURER). SEAL AROUND ALL PENETRATIONS OF VAPOR-GAS RETARDER SHEET BY EXTENDING SHEET TO WITHIN 1/2-INCH OF PENETRATING OBJECT AND SEALING TO OBJECT ALL AROUND WITH MINIMUM 2-INCH WIDE PRESSURE-SENSITIVE VINYL TAPE (OR OTHERWISE AS REQUIRED BY SHEET MANUFACTURER). EXTEND VAPOR-GAS RETARDER SHEET MINIMUM 1-INCH ON TO STEM WALL, GRADE BEAM OR FOOTING ( OR OTHERWISE AS REQUIRED BY SHEET MANUFACTURER). IF THIS IS NOT POSSIBLE, ASSURE SHEET CONTACT WITH VERTICAL STRUCTURAL MEMBER AND EXTEND VERTICALLY MINIMUM 1-INCH UP VERTICAL STRUCTURAL MEMBER (BUT NOT MORE THAN ONE HALF OF SLAB THICKNESS AND SEAL WITH MINIMUM 2-INCH WIDE PRESSURE-SENSITIVE VINYL TAPE) (OR OTHERWISE AS REQUIRED BY SHEET MANUFACTURER).

16.06 DO NOT DAMAGE SHEET. SUPPORT REINFORCEMENT ON CONCRETE BRICKS OR 6"x6" ASPHALTIC HARDBOARD PADS OR OTHER DEVICES RECOMMENDED BY SHEET MANUFACTURER. EXAMINE VAPOR-GAS RETARDER SHEET PRIOR TO PLACING CONCRETE, AND REPAIR ANY HOLES OR TEARS IN SHEET BY INSTALLING AN OVERLAY SHEET EXTENDING MINIMUM 2-INCHES BEYOND DAMAGED AREA AND SEALED TO LOWER SHEET WITH PRESSURE-SENSITIVE, MINIMUM 2-INCH WIDE VINYL TAPE (OR OTHERWISE AS REQUIRED BY SHEET MANUFACTURER). DO NOT DAMAGE VAPOR-GAS RETARDER SHEET AFTER REPAIRS AND WHILE CASTING CONCRETE.

16.07 AFTER SLAB-ON-GROUND HAS CURED, EXAMINE SLAB FOR CRACKS. ALL CRACKS GREATER THAN 1/32" WIDE AND ALL SLAB JOINTS (CONTROL JOINTS AND EXPANSION JOINTS) AND ALL PENETRATIONS SHALL BE SEALED USING A POLYURETHANE, POLYSULFIDE OR EPOXY SEALANT CONFORMING TO ASTM C920. INSTALL SEALANT IN ACCORDANCE WITH ASTM C1193.

SEE ADDITIONAL "GENERAL STRUCTURAL NOTES" ON SHEET S002

# GENERAL STRUCTURAL NOTES (CONT'D)

- 17.00 **STRUCTURAL LUMBER**
- 17.01 STRUCTURAL LUMBER: SOUTHERN PINE, MINIMUM GRADE NO. 1, UNLESS OTHERWISE NOTED.
- 17.02 MINIMUM ALLOWABLE BENDING STRESS (FB):
  - A. 2x4: 1,500 PSI
  - B. 2x6: 1,350 PSI
  - C. 2x8: 1,250 PSI
  - D. 2x10: 1,050 PSI
  - E. 2x12: 1,000 PSI
- 17.03 ALL LUMBER INDICATED IN THESE DRAWINGS SHALL BE PRESSURE PRESERVATIVE TREATED IN ACCORDANCE WITH AWPA U1 USING IN AWPA-APPROVED PRESERVATIVE SUBMIT PRODUCT DATA FOR PRESERVATIVE.
  - A. LUMBER SHALL BE CERTIFIED FOR USE CATEGORY **UC3B**.
  - B. COMPLY WITH AWPA M4, STANDARD FOR THE CARE OF PRESERVATIVE - TREATED WOOD PRODUCT, AT ALL WOOD SURFACES EXPOSED AFTER PRESSURE TREATMENT (CUTS, NOTCHES, HOLES, ETC.), APPLY BY BRUSH OR SPRAY, MINIMUM TWO COATS OF 2% COPPER NAPHTHENATE OR OXIDE COPPER SOLUTION. ALLOW FIRST COAT TO ABSORB AND DRY BEFORE APPLYING SECOND COAT.
- 17.04 MAXIMUM MOISTURE CONTROL AT TIME OF DELIVERY SHALL BE 19%. SUBMIT TEST RESULTS FROM PROVIDER. PROTECT WOOD FROM WEATHER UNTIL INSTALLED AND ENCLOSED.
- 17.05 ALL MANUFACTURED STEEL CONNECTING DEVICES (SUCH AS CLIPS, EMBEDDED ANCHORS, STRAPS, ETC.) SHALL BE GALVANIZED WITH A MINIMUM G185 COATING WHEN IN CONTACT WITH PRESSURE PRESERVATIVE TREATED WOOD (UNLESS OTHERWISE DEMONSTRATED TO THE ENGINEER THAT PRESERVATIVE CHEMICAL USED DOES NOT REQUIRE ENHANCED CORROSION PROTECTION).
- 17.06 COMPLY WITH REQUIREMENTS OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
- 17.07 UNLESS OTHERWISE NOTED, ALL NAILS SHALL BE COMMON, GALVANIZED (AST, A-153) STEEL NAILS WITH THE FOLLOWING DIMENSIONS:
  - A. 16d COMMON NAIL: 3-1/2" LONG AND 0.162" DIAM.
  - B. 10d COMMON NAIL: 3" LONG AND 0.148" DIAM.
  - C. 8d COMMON NAIL: 2-1/2" LONG AND 0.131" DIAM.
- 18.00 **REINFORCED CONCRETE MASONRY:**
- 18.01 HOLLOW CONCRETE MASONRY UNITS: ASTM C 90 "STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS." MINIMUM ALLOWABLE COMPRESSIVE STRESS ON NET AREA SHALL BE FC=1900 PSI, OR AS OTHERWISE REQUIRED. C.M.U. SHALL MEET THE MINIMUM EQUIVALENT THICKNESS FOR 2-HOUR FIRE-RATED WALLS AS INDICATED IN TABLE 721.1(2) OF THE FLORIDA BUILDING CODE 2023. SUBMIT CERTIFICATES OF FIRE RATING FROM C.M.U. MANUFACTURER.
- 18.02 REINFORCED CONCRETE MASONRY PRISM STRENGTH SHALL BE MINIMUM FC =1,900 PSI, AND SHALL BE VERIFIED BY CERTIFICATION OF MASONRY UNIT STRENGTH AND FIELD SAMPLING AND LABORATORY TESTING OF MORTAR AND GROUT. ALTERNATIVELY, PRISM STRENGTH MAY BE VERIFIED BY PRISM TESTING IN ACCORDANCE WITH ASTM E447, METHOD B AND AS OTHERWISE MODIFIED IN ACI 530.1, 1.4.
- 18.03 MORTAR SHALL COMPLY WITH ASTM C270, TYPE M OR S.
- 18.04 REINFORCEMENT BARS: ASTM A615, GRADE 60.
- 18.05 PLACE CONCRETE MASONRY UNITS: IN STANDARD RUNNING BOND PATTERN. BOND MASONRY WITH OVERLAPPING UNITS AT WALLS CORNERS AND INTERSECTION, UNLESS OTHERWISE NOTED. ALL MORTAR JOINTS SHALL BE 3/8" THICK. WHEN PERMANENTLY EXPOSED TO VIEW, TOOL MORTAR JOINTS WITH ROUNDED JOINTER. FOR OTHER LOCATIONS, STRIKE JOINTS FLUSH WITH C.M.U. FACES. FULLY MORTAR FACE SHELLS AT ALL HORIZONTAL AND VERTICAL JOINTS. FULLY MORTAR WEB SHELLS AS WELL AT FOUNDATION. FULLY MORTAR WEB SHELLS AT ALL CELLS WHICH ARE TO BE GROUTED. UNUSED MORTAR SHALL BE DISCARDED WITHIN 2 1/2 AFTER INITIAL MIXING.
- 18.06 WHEREVER ANCHOR BOLT IS TO BE SET IN MASONRY, FILL C.M.U. CELLS WITH CONCRETE. GROUT FOR MINIMUM 8 INCHES ALL AROUND BOLT.
- 18.07 INSTALL HOT DIPPED GALVANIZED STEEL HORIZONTAL JOINT REINFORCEMENT (No.9 GAGE, LADDER TYPE) AT EVERY COURSE IN PARAPET WALLS AND AT EVERY OTHER COURSE AT ALL OTHER WALLS (U.O.N.) EXTEND HORIZONTAL JOINT REINFORCEMENT MINIMUM 4 INCHES INTO ALL CONCRETE TIE COLUMNS AND WALLS. PROVIDE PREFABRICATE "L" AND "T" SHAPED REINFORCEMENT UNIT AT ALL CORNERS AND INTERSECTIONS RESPECTIVELY. LAP SPLICE REINFORCEMENT MINIMUM 6 INCHES
- 18.08 GROUT: MINIMUM FC=3000 PSI (OR AS OTHERWISE REQUIRED TO ACHIEVE SPECIFIED FC WHEN VERIFYING MASONRY STRENGTH BY PRISM TESTING) CONCRETE GROUT CONFORMING TO THE REQUIREMENTS OF ASTM C476.
- 18.09 COMPLY WITH THE REQUIREMENTS OF SECTION 2122 OF THE FLORIDA BUILDING CODE 2023 AND THE REQUIREMENTS OF ACI 530 AND ACI 530.1.
- 18.10 LINTELS: ANY C.M.U. WALL OPENINGS WHICH ARE NOT OTHERWISE FRAMED WITH CONCRETE SHALL HAVE 8"x8" CONCRETE LINTELS UNLESS OTHERWISE NOTED. BLOCK WITH 2#5 BOTTOM. EXTEND REINFORCEMENT MINIMUM 6" PAST OPENING AND CAST LINTEL WITH MINIMUM 8" BEARING ON ADJACENT COLUMNS OR REINFORCED CELLS.
- 18.11 SILLS: UNLESS OTHERWISE FRAMED IN CONCRETE, PROVIDE 8"x8" CONCRETE (FORMED OR BOND-BEAM BLOCK) WITH #4 MID-DEPTH AT ALL SILLS. EXTEND REINFORCEMENT MINIMUM 6" INTO ADJACENT COLUMN OR REINFORCED CELL AND CAST CONCRETE/GROUT MINIMUM 8" INTO ADJACENT COLUMN OR REINFORCED CELL.
- 18.12 REINFORCEMENT PLACEMENT
  - A. PLACE ALL HORIZONTAL BARS IN BOND BEAM UNITS. WHEN TWO BARS ARE USED, STAGGER LAPS A MINIMUM OF 5'-0".
  - B. VERTICAL REINFORCING SHALL BE HELD IN POSITION USING REBAR POSITIONERS AT TOP AND BOTTOM AND AT INTERVALS NOT EXCEEDING 200 BAR DIAMETERS.
  - C. FOR PARTIALLY GROUTED WALLS, METAL LATH STRIPS, CELL CAPS OR EQUAL SHALL BE USED AS GROUT STOPS AT THE BOTTOM OF STRUCTURAL CONCRETE BEARING ON C.M.U. AND AT THE BOTTOM OF C.M.U. COURSES TO BE FILLED FOR THE EMBEDMENT OF HORIZONTAL BARS. DO NOT USE PAPER OR OTHER UNAPPROVED MATERIAL.
  - D. LAP SPLICE BARS ONLY WHERE NECESSARY. ALL LAP SPLICE LENGTHS SHALL BE A MINIMUM OF 2'-6".
- 18.13 PROVIDE CLEANOUTS HOLES AT BOTTOM OF ALL VERTICALLY REINFORCED CELLS. REMOVE ALL DEBRIS AND EXCESS MORTAR. INSPECT FOR COMPLETE GROUT PLACEMENT UPON REMOVAL OF FORM OVER CLEANOUTS HOLE.
- 18.14 GROUT LIFT HEIGHT: PLACE GROUT IN LIFTS NOT EXCEEDING 5 FEET AND MAXIMUM PLACEMENT OF 12 FEET 8 INCHES.
- 18.15 GROUT CONSOLIDATION: CONSOLIDATE ALL GROUT BY MECHANICAL VIBRATION USING A 3/4"Ø HEAD LOW-VELOCITY VIBRATOR FOR A COUPLE OF SECONDS IN EACH FILLED CELL. RECONSOLIDATION BY VIBRATION MUST BE DONE AFTER THE INITIAL WATER LOSS AND BEFORE INITIAL SET HAS OCCURRED. WHEN GROUTING IS STOPPED FOR A PERIOD OF 1 HOUR OR LONGER, FORM HORIZONTAL CONSTRUCTION JOINTS BY STOPPING THE GROUT POUR 1-1/2 INCHES MINIMUM BELOW THE UPPERMOST UNIT, EXCEPT AT TOP OF WALL.
- 18.16 CAST ALL TIE COLUMNS (AND WALLS WHICH ARE/ACT AS TIE COLUMNS) TIE BEAMS, LINTELS AND SILLS DIRECTLY INTO OR ON TO C.M.U. UNITS SO THAT THEY ARE FULLY ENGAGED WITH C.M.U. USE FABRICATED NON-CORROSIVE CELL CAPS WHERE CONCRETE IS CAST ON TOPS OF UN-GROUTED CELLS.
- 18.17 DO NOT EMBED PIPES, CONDUIT OR ANY OTHER CONSTRUCTION IN MASONRY WALLS WITHOUT PRIOR APPROVAL OF ENGINEER.

- 19.00 **PLYWOOD FLOOR SHEATHING:**
- 19.01 5/8" PLYWOOD, EXPOSURE I, FLOOR SHEATHING WITH 48/24 SPAN RATING
- 19.02 PLYWOOD FLOOR SHEATHING SHALL BE PRESSURE PRESERVATIVE TREATED IN ACCORDANCE WITH AWPA U1 AND CERTIFIED FOR UC3B.
- 19.03 EDGES OF PLYWOOD PANELS AND JOINTS BETWEEN PLYWOOD PANELS SHALL BE CONTINUOUSLY SUPPORTED BY WOOD BLOCKING, MINIMUM 2x4's SPANNING BETWEEN PRIMARY FRAMING MEMBERS AND FASTENED TO THEM WITH MINIMUM (2) 10d TOE NAILS BOTH SIDES, BOTH ENDS.
- 19.04 LAY PLYWOOD PANELS CONTINUOUS OVER TWO OR MORE SPANS AND WITH FACE GRAIN PERPENDICULAR TO THE JOISTS. PLACE END JOINTS AT CENTER OF JOIST WITH BOTH PANELS FASTENED TO JOIST. END JOINTS SHALL BE STAGGERED. PROVIDE 1/8" GAP AT ALL PANEL JOINTS. HOLD EDGES OF PANELS 1/2" AWAY FROM MASONRY WALLS.
- 19.05 FASTEN PLYWOOD SHEATHING PANELS TO SUPPORTING JOISTS (AND BLOCKING) WITH 10d COMMON NAILS AT 6" O.C. MAXIMUM. FIRST LAYER OF 5/8" PLYWOOD SHALL BE NAILED TO BUILT-UP WD. JOISTS BEFORE SECOND LAYER OF 5/8" PLYWOOD IS SET.
- 20.00 **PLYWOOD WALL SHEATHING:**
- 20.01 5/8", EXTERIOR GRADE, STRUCTURAL 1 PLYWOOD OR PLYWOOD SHEATHING, APA-RATED FOR 24" SPAN.
- 20.02 CONTINUOUSLY SUPPORT EDGES OF PLYWOOD PANELS BETWEEN PRIMARY FRAMING MEMBERS WITH MINIMUM 2x4 WOOD BLOCKING SPANNING BETWEEN PRIMARY FRAMING MEMBERS. FASTEN BLOCKING TO PRIMARY FRAMING MEMBERS WITH (2) 10d TOE NAILS BOTH SIDES, BOTH ENDS.
- 20.03 LAY PLYWOOD PANELS CONTINUOUS OVER THREE OR MORE SPANS AND WITH FACE GRAIN PERPENDICULAR TO PRIMARY FRAMING MEMBERS. PLACE END JOINTS AT CENTER OF PRIMARY FRAMING MEMBERS WITH BOTH PANELS FASTENED TO IT. STAGGER END JOINTS. PROVIDE 1/8" GAP AT ALL PANEL JOINTS.
- 20.04 FASTEN PLYWOOD WALL SHEATHING PANELS TO ALL SUPPORTING MEMBERS AND BLOCKING WITH 10d (ASTM A-153 GALVANIZED) COMMON NAILS AT 6" O.C. (4" ON CENTER TO CORNER STUDS).
- 22.00 **STRUCTURAL STEEL**
- 22.01 ALL STRUCTURAL STEEL CONSTRUCTION SHALL CONFORM TO THE AISC 360 "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS".
- 22.02 SHOP DRAWINGS PREPARED IN ACCORDANCE WITH THE "STRUCTURAL STEEL DETAILING MANUAL" OF THE AISC SHALL BE SUBMITTED FOR APPROVAL. NO FABRICATION SHALL BEGIN UNTIL SHOP DRAWINGS ARE COMPLETED AND APPROVED.
- 22.03 UNLESS NOTED OTHERWISE, STRUCTURAL STEEL WIDE FLANGES AND TEES SHALL CONFORM TO ASTM A992, GRADE 50, ROUND, SQUARE AND RECTANGULAR HSS SECTIONS SHALL CONFORM TO ASTM A500, GRADE C; ROUND PIPES SHALL CONFORM TO ASTM A53, GRADE B; AND ALL OTHER SHAPES AND PLATES SHALL CONFORM TO ASTM A36 OR A572, GRADE 50.
- 22.04 STEEL FRAMING CONNECTIONS SHALL BE BOLTED OR WELDED.
  - BOLTED JOINTS SHALL CONFORM TO RCSC "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS". BOLTS SHALL CONFORM TO ASTM A325, AND SHALL BE MINIMUM 3/4" DIAMETER, UNLESS NOTED OTHERWISE. ALL BOLTS SHALL BE CONSIDERED BEARING TYPE WITH BOLTS PRE-TENSIONED, UNLESS OTHERWISE NOTED. PROVIDE DIRECT TENSION INDICATORS (LOAD INDICATING WASHERS) IN ACCORDANCE WITH ASTM F959 OR TENSION CONTROL BOLTS (TWIST OFF BOLTS) IN ACCORDANCE WITH ASTM F1852 FOR ALL HIGH STRENGTH BOLTS.
  - WELDS SHALL CONFORM TO THE "STRUCTURAL WELDING CODE" OF THE AMERICAN WELDING SOCIETY, AWS D1.1. USE E70XX ELECTRODES. WELDING PROCESSES AND OPERATORS SHALL BE QUALIFIED IN ACCORDANCE WITH AWS "STANDARD QUALIFICATIONS PROCEDURES". WELDERS SHALL CARRY PROOF OF QUALIFICATIONS ON THEIR PERSONS.
- 22.05 ANCHOR RODS SHALL CONFORM TO ASTM F1554, GR 55.S1, (WELDABLE) UNLESS OTHERWISE NOTED. FOR ANCHOR RODS TO BE GALVANIZED, THE END OF THE ANCHOR ROD INTENDED TO PROJECT FROM THE CONCRETE SHALL BE STEEL DIE STAMPED WITH THE GRADE IDENTIFICATION AS REQUIRED BY SUPPLEMENT S3.
- 22.06 DO NOT USE GAS CUTTING TORCHES FOR CORRECTING FABRICATION ERRORS IN THE STRUCTURAL FRAMING.
- 22.07 UNLESS NOTED OTHERWISE BEAM END CONNECTIONS SHALL BE PROPORTIONED AS FOLLOWS:
  - MINIMUM 5/16" THICK DOUBLE ANGLE, OR 3/8" THICK SINGLE-PLATE SHEAR CONNECTIONS FULL DEPTH OF THE BEAM, WELDED OR BOLTED WITH VERTICAL BOLT SPACING = 3", AND
  - WHERE BEAM REACTIONS ARE SHOWN, CONNECTIONS SHALL DEVELOP THE REACTION GIVEN, OR
  - WHERE BEAM REACTIONS ARE NOT SHOWN, CONNECTIONS SHALL BE PROPORTIONED TO SUPPORT 80% OF THE TOTAL UNIFORM LOAD CAPACITY (ULC) SHOWN IN THE UNIFORM LOAD TABLES OF THE AISC MANUAL, FOR THE SPECIFIED BEAM SIZE, SPAN, AND GRADE OF STEEL. FOR COMPOSITE BEAMS, PROPORTION CONNECTIONS FOR 90% OF THE ULC.
- 22.08 PROVIDE A SHOP COAT OF STANDARD PRIMER PAINT. PRIMER SHALL BE COMPATIBLE WITH FINISH COAT. TOUCH UP AREAS DAMAGED IN HANDLING AND ERECTION WITH THE SAME PAINT USED FOR SHOP COAT. STEEL SURFACES TO BE WELDED OR ENCASED IN CONCRETE OR FIREPROOFING, CONNECTIONS DESIGNATED AS SLIP CRITICAL TYPE, OR SURFACES RECEIVING WELDED SHEAR CONNECTORS IN THE FIELD SHALL NOT BE PAINTED.
- 22.09 PLACE NON-SHRINK, HIGH STRENGTH GROUT (MINIMUM 6,000 PSI) UNDER BASE PLATES AFTER SETTING AND LEVELING, AND PRIOR TO PLACING ELEVATED SLAB CONCRETE.
- 22.10 STEEL CONSTRUCTION SHALL BE INSPECTED BY A QUALIFIED SPECIAL INSPECTOR. SEE SCHEDULE OF SPECIAL INSPECTIONS FOR ADDITIONAL INFORMATION.
  - BOLTED CONNECTIONS SHALL BE INSPECTED IN ACCORDANCE WITH RCSC "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS".
  - ALL FILLET WELDS SHALL BE VISUALLY INSPECTED.
  - ALL COMPLETE PENETRATION WELDS IN MATERIALS 5/16" INCH THICK OR GREATER SHALL BE ULTRASONIC TESTED IN ACCORDANCE WITH AWS D1.1 AND ASTM E164.
  - WELDING OF HEADED STUD CONCRETE ANCHORS AND DBA'S SHALL BE INSPECTED IN ACCORDANCE WITH AWS D1.1. TEST 15% OF ALL STUDS. RETEST ALL STUDS AND DBA'S ON ANY MEMBER WHOSE STUDS FAILED INITIAL TESTING.
  - WRITTEN REPORTS SHALL BE SUBMITTED DESCRIBING ALL INSPECTIONS AND INDICATING ANY NON-CONFORMING WORK.
  - RE-INSPECT NON-CONFORMING WORK AFTER IT IS CORRECTED.
- 22.11 PROVIDE TEMPORARY BRACING OF STRUCTURAL FRAMING UNTIL ALL PERMANENT BRACING, MOMENT CONNECTIONS AND FLOOR AND ROOF DECKS (DIAPHRAGMS) ARE COMPLETELY INSTALLED. THE STRUCTURAL ELEMENTS ARE UNSTABLE UNTIL THE STRUCTURE IS COMPLETED IN ACCORDANCE WITH THE PLANS.
- 22.12 PROVIDE CAP PLATES AT ALL COLUMNS. AT BEARING CONDITIONS, PROVIDE 3/4" MINIMUM THICKNESS. AT NON-BEARING CONDITIONS, PROVIDE 1/4" THICKNESS. WELD CAP PLATES ALL AROUND TO COLUMNS.
- 22.13 UNLESS NOTED OTHERWISE, ALL EXPOSED STRUCTURAL AND MISCELLANEOUS STEEL, PLATES, BOLTS, AND ANCHORS SHALL BE GALVANIZED OR PAINTED WITH APPROVED RUST INHIBITING PRIMER. CLEAN AREAS WHERE GALVANIZING IS DAMAGED OR MISSING AND REPAIR GALVANIZING TO COMPLY WITH ASTM A 780.

# STRUCTURAL DWG INDEX

SHEET NUMBER	SHEET NAME
S001	GENERAL STRUCTURAL NOTES
S002	GENERAL STRUCTURAL NOTES
S003	SCHEDULES AND TYPICAL DETAILS
S004	SCHEDULES AND TYPICAL DETAILS
S101	GROUND FLOOR PLAN
S102	MEZZANINE FRAMING PLAN
S103	PARTIAL ROOF PLAN, SECTIONS AND DETAILS
S200	SECTIONS AND DETAILS

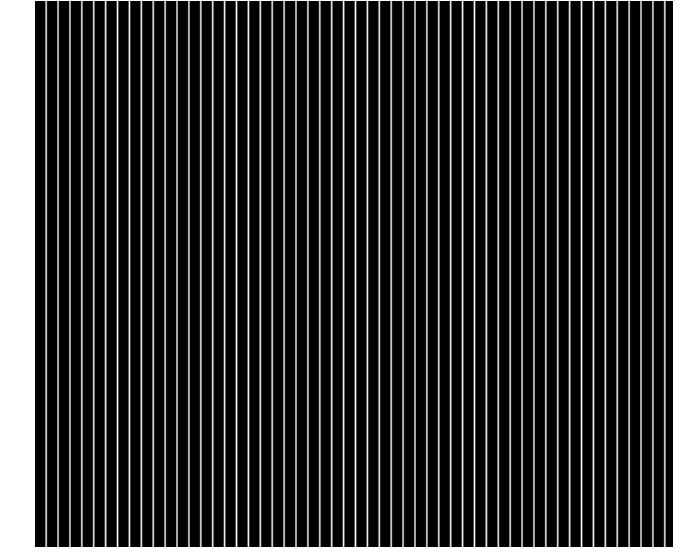
BAR SIZE	CLASS	NORMALWEIGHT CONCRETE, f <sub>c</sub> (psi)			
		3,000	4,000	5,000	6,000
#6 OR SMALLER	A	44 DIAM	38 DIAM	34 DIAM	31 DIAM
	B	57 DIAM	49 DIAM	44 DIAM	40 DIAM
#7 OR LARGER	A	55 DIAM	47 DIAM	42 DIAM	39 DIAM
	B	71 DIAM	62 DIAM	55 DIAM	50 DIAM

- NOTES:**
- PROVIDE CONTINUOUS REINFORCING WHEREVER POSSIBLE.
  - SPLICE ONLY AS SHOWN OR APPROVED.
  - STAGGER SPLICES WHERE POSSIBLE.
  - USE CLASS "B" TENSION SPLICE UNLESS NOTED OTHERWISE. DOWELS SHALL MATCH THE SIZE AND SPACING OF THE PECIFIED REINFORCING AND SHALL BE LAPPED WITH CLASS "B" TENSION SPLICES.
  - INCREASE THE LAP LENGTHS BY A FACTOR OF 1.3 FOR TOP BARS AND FOR LIGHTWEIGHT CONCRETE.

1  
S002

# REBAR DEVELOPMENT & LAP SPLICE SCHEDULE

SCALE: 1/8" = 1'-0"



**LRM Structural Design LLC**  
Structural Engineers  
5790 NW 35th Avenue  
Miami, Florida 33142  
EB 33522

Digitally signed by Wesley C Foster  
Date: 2025.07.03 16:01:14-04'00'

> No.	> Description	> Date

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2023, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

> Seal

Digitally signed by Leonardo J Rogliero  
Date: 2025.07.03 11:17:40-04'00'

This item has been electronically signed and sealed by Leonardo Jose Rogliero, PE, on the date adjacent to the seal using a SHA authentication code.  
Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

LEONARDO J. ROGLIERO, P.E.  
FLORIDA P.E. No.: 87923

> Project

**BEY BEY RESTAURANT & CAFE**  
1330 18th Street  
Miami Beach, FL 33139

> Sheet Title

# GENERAL STRUCTURAL NOTES

Project No. | 24006

Date | 07/08/2025

Designer | LJR

Approved | LJR

**S002**

ISSUED FOR CONSTRUCTION

**CONCRETE COLUMN SCHEDULE**

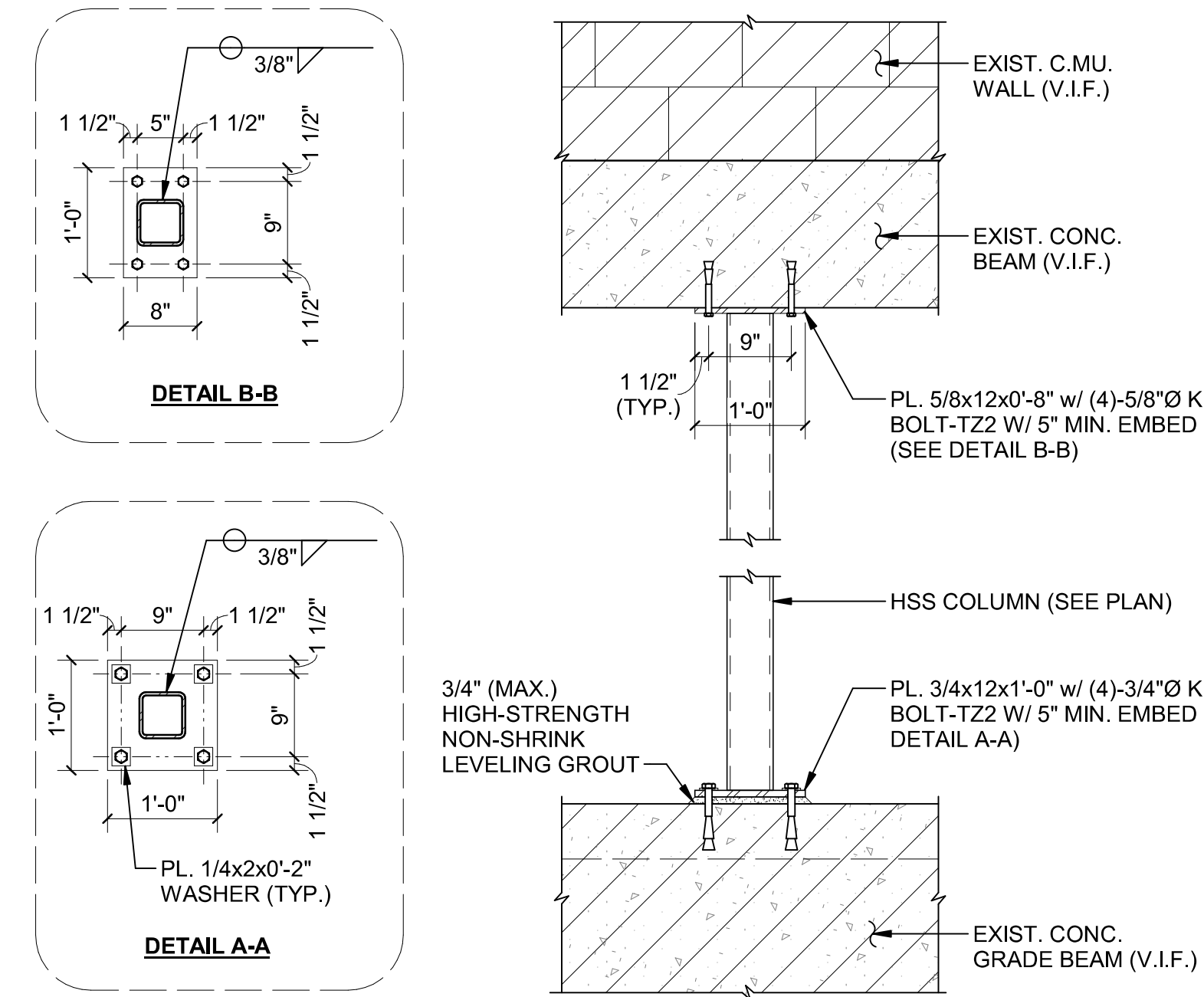
MARK	SIZE (INCHES)	TYPE	REINFORCEMENT		REMARKS
			VERTICAL	TIES	
C1	8" x 12"	C	6#5	#3@8" O.C.	CONC. COLUMN
TC1	8" x 8"	A	4#5	#3@8" O.C.	CONC. TIE COLUMN COLUMN

**COLUMN NOTES:**

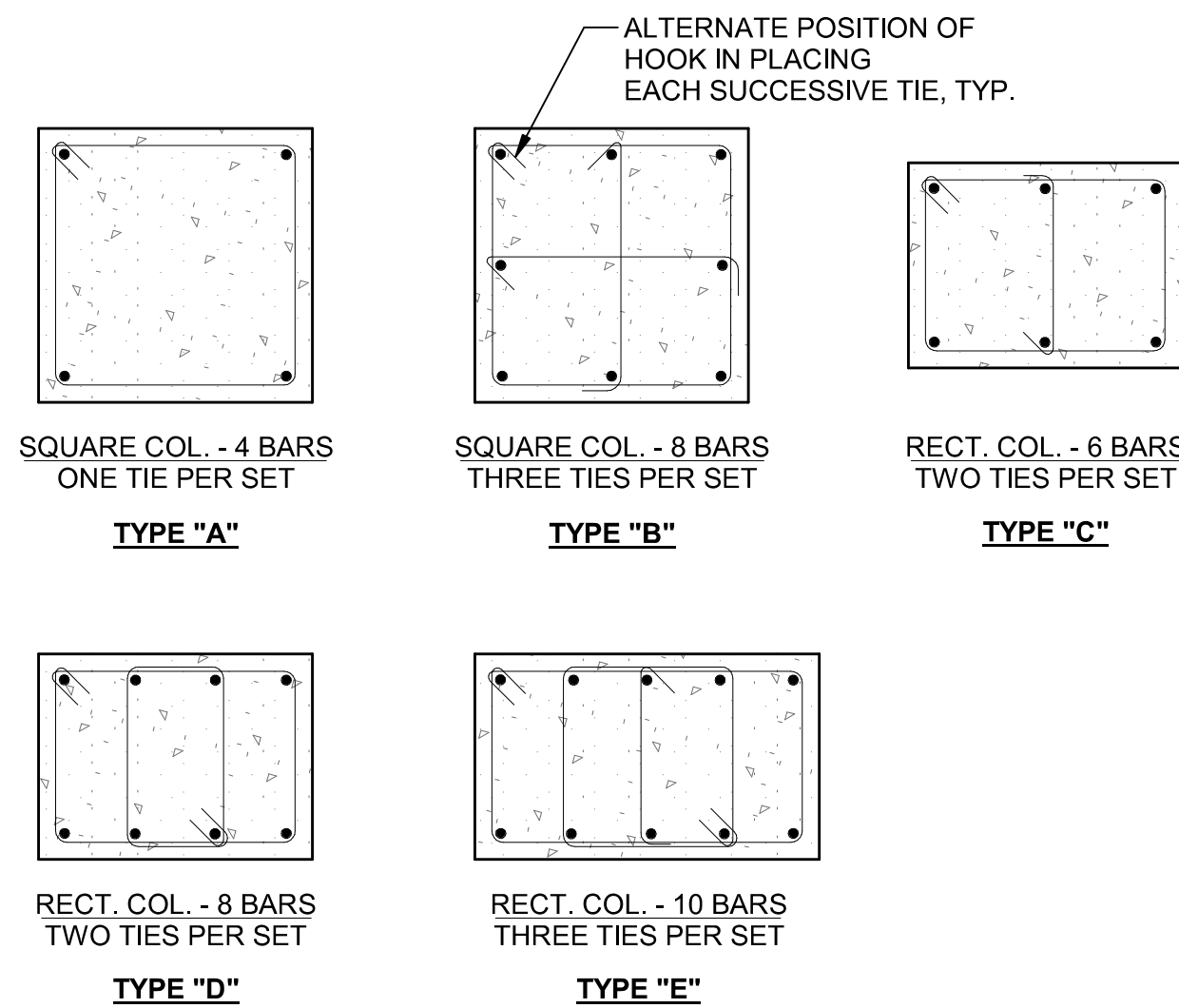
- HOOKED DOWELS (SAME SIZE AND NUMBER AS VERTICAL REINFORCEMENT) SHALL BE EMBEDDED TO SUPPORTING MEMBERS BELOW AND SHALL LAP WITH VERTICAL REINFORCEMENT IN COLUMNS.
- HOOK ALL VERTICAL COLUMN REINFORCEMENT AT TOP.
- WHERE COLUMNS CONTINUE THROUGH A FLOOR, EXTEND VERTICAL BARS FROM LOWER FLOOR (WITH OFFSET BENDS) AND LAP SPLICE WITH VERTICAL BARS IN COLUMN ABOVE FLOOR.
- INSTALL FIRST TIE AT 1/3 TIE SPACING ABOVE FLOOR. INSTALL TIE AT BENDS IN VERTICAL BARS AND AT 3" O.C. BELOW BOTTOM OF SHALLOWEST MEMBER AT FLOOR/ROOF.
- WHERE COLUMNS FORM JAMBS FOR DOORS AND WINDOWS, COORDINATE COLUMNS DIMENSIONS AND LOCATIONS WITH MANUFACTURER'S REQUIRED MASONRY OPENINGS.
- WHERE COLUMNS ADJOINT C.M.U., CAST COLUMNS AS TIE COLUMNS WITH C.M.U. ERECTED FIRST, WITH COLUMNS CAST INTO STRECHER ENDS OF C.M.U. OR OPENED CELLS AND WITH HORIZONTAL JOINT REINFORCEMENT IN MASONRY EXTENDING MINIMUM 4" INTO COLUMN.

**STEEL COLUMN SCHEDULE**

MARK	DESCRIPTION	BASE PLATE		TOP PLATE	
		PLATE	ANCHOR	PLATE	ANCHOR
HSS2	HSS5x5x3/8	SEE 8/S003	SEE 8/S003	SEE 8/S003	SEE 8/S003



**8 SECTION**  
 S003 SCALE: 3/4" = 1'-0"



NOT USED

**1 TYPICAL COLUMN TIES**

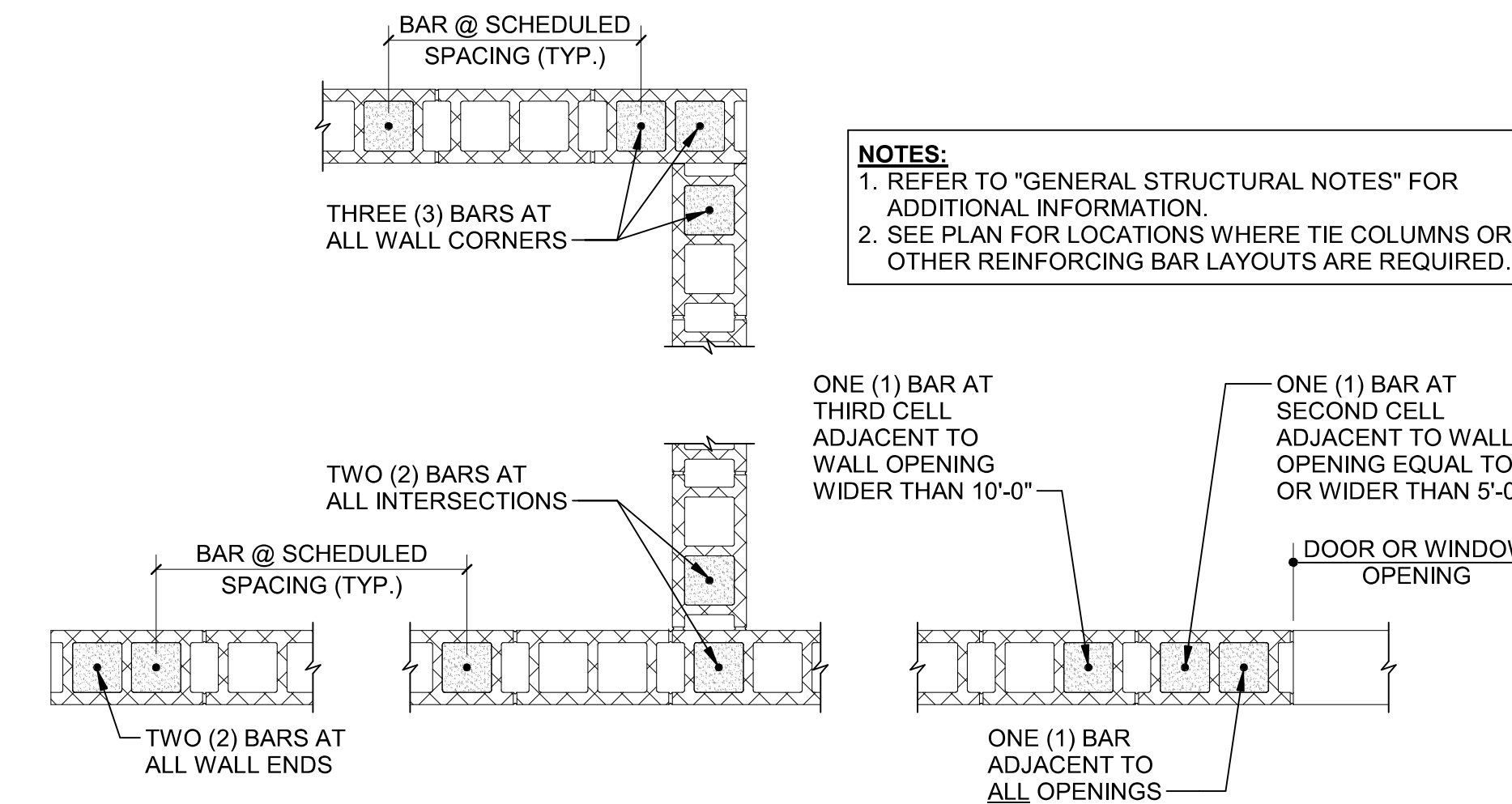
S003 SCALE: 3/4" = 1'-0"

**2 NOT USED**

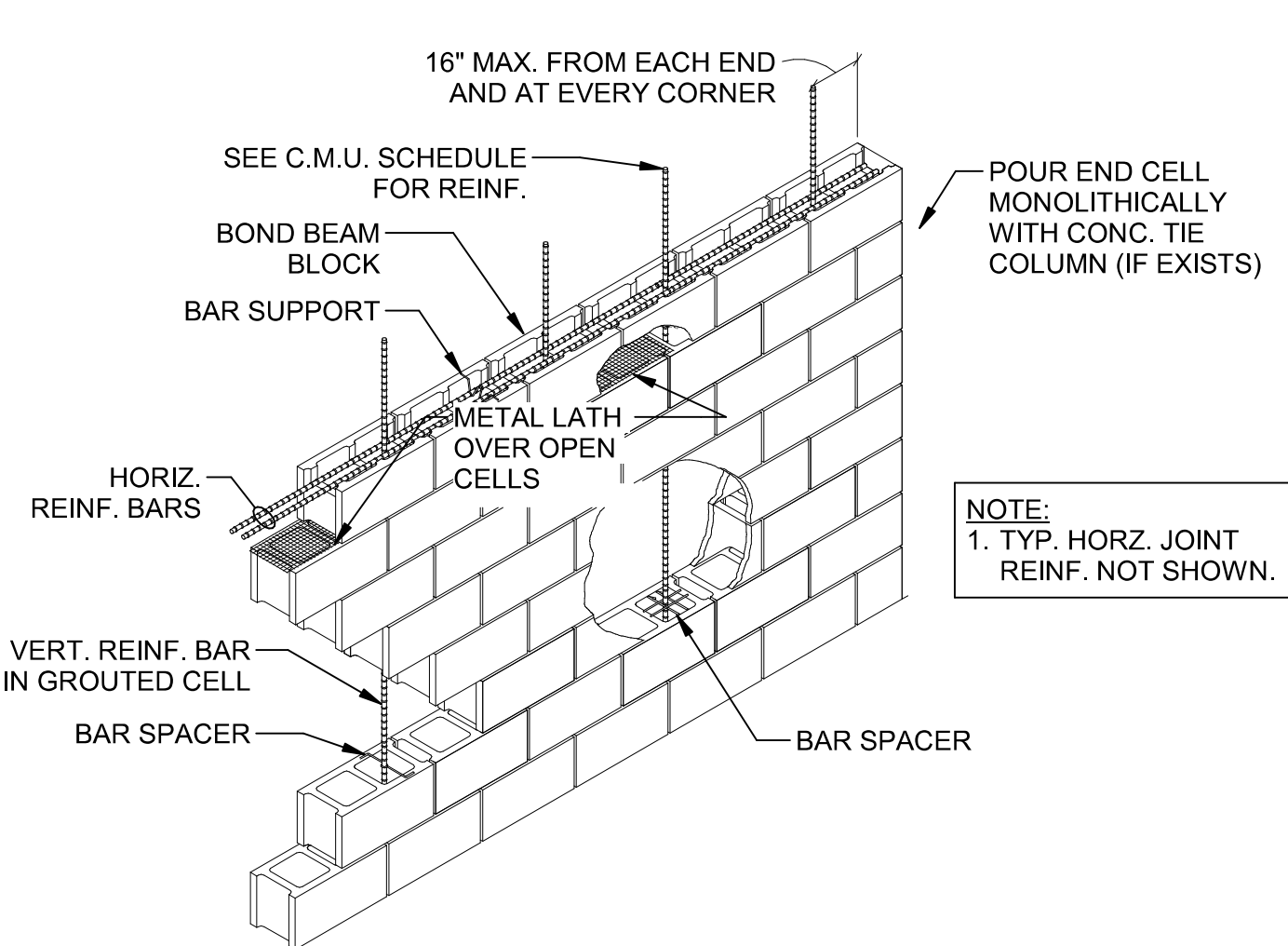
S003 SCALE: 1/8" = 1'-0"

**3 TYP. LAYOUT FOR VERT. REINF. IN C.M.U. WALL**

S003 SCALE: 3/4" = 1'-0"

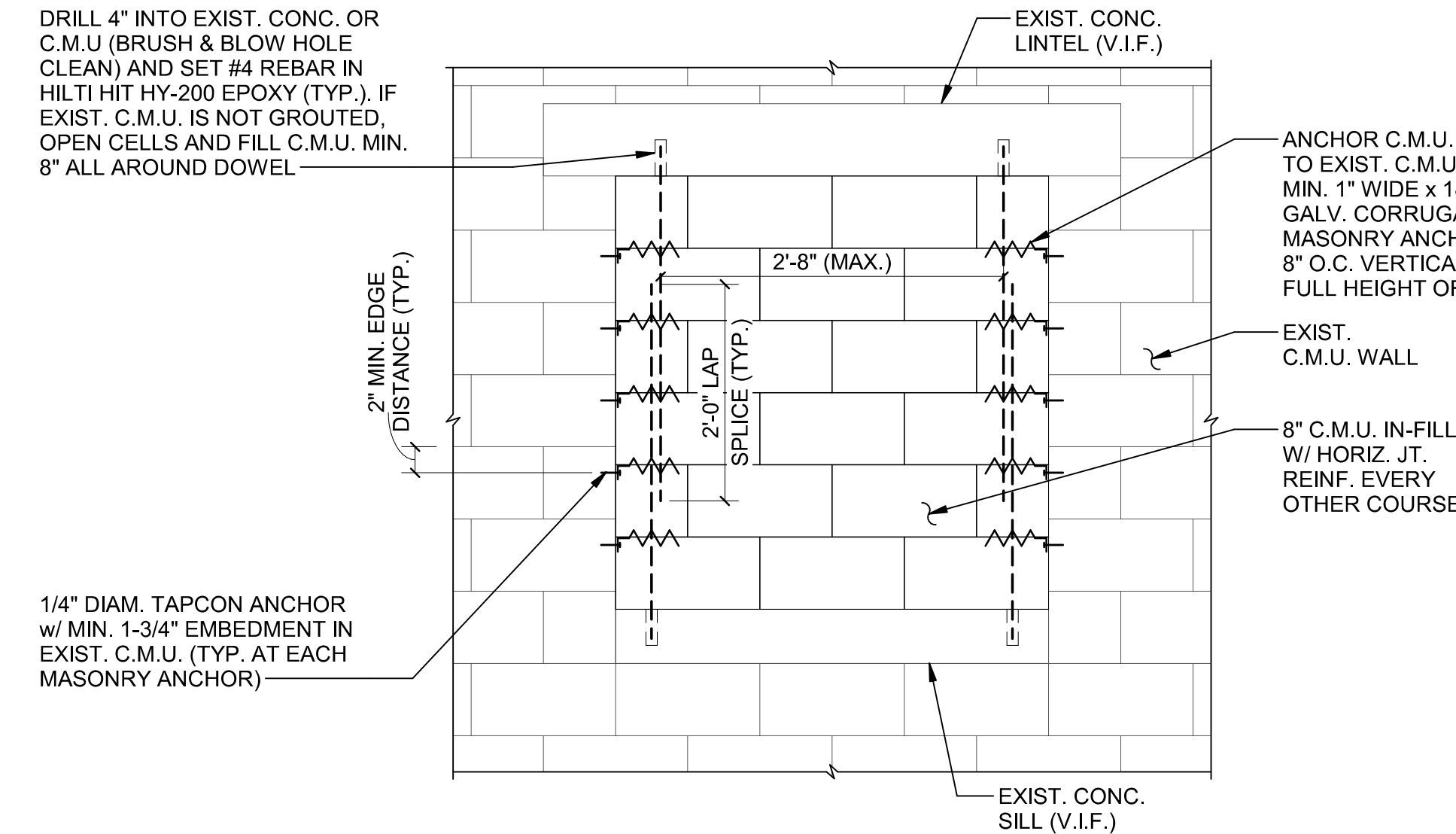


- NOTES:**
- REFER TO "GENERAL STRUCTURAL NOTES" FOR ADDITIONAL INFORMATION.
  - SEE PLAN FOR LOCATIONS WHERE TIE COLUMNS OR OTHER REINFORCING BAR LAYOUTS ARE REQUIRED.



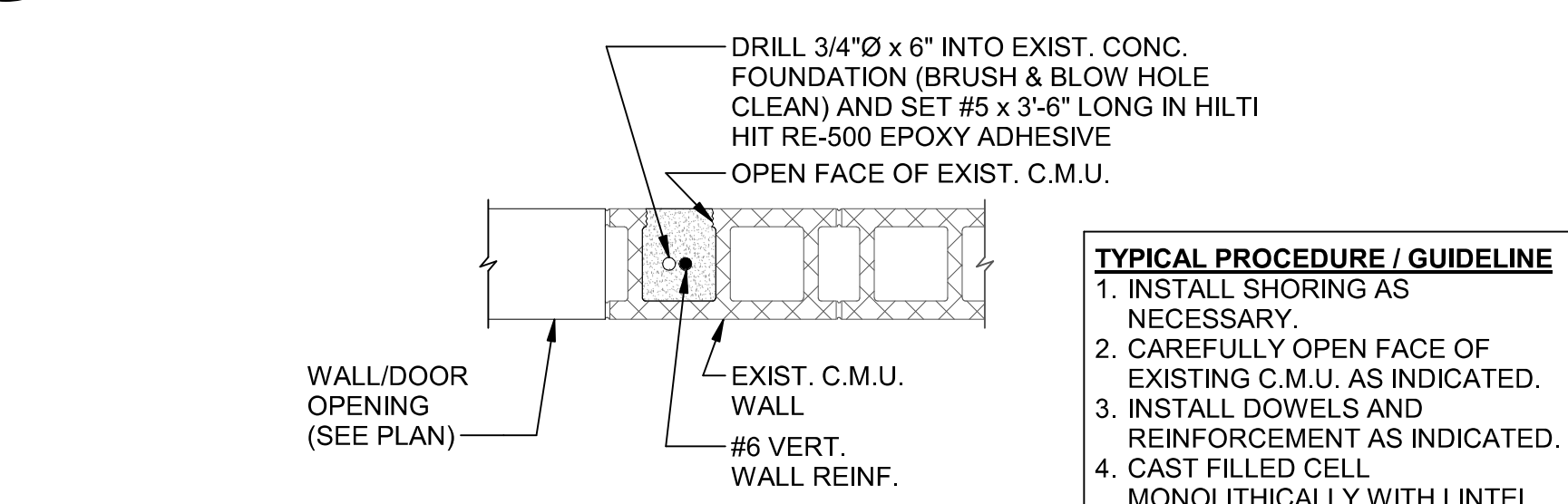
**4 TYPICAL CMU WALL REINFORCING LAYOUT**

S003 SCALE: 1/8" = 1'-0"



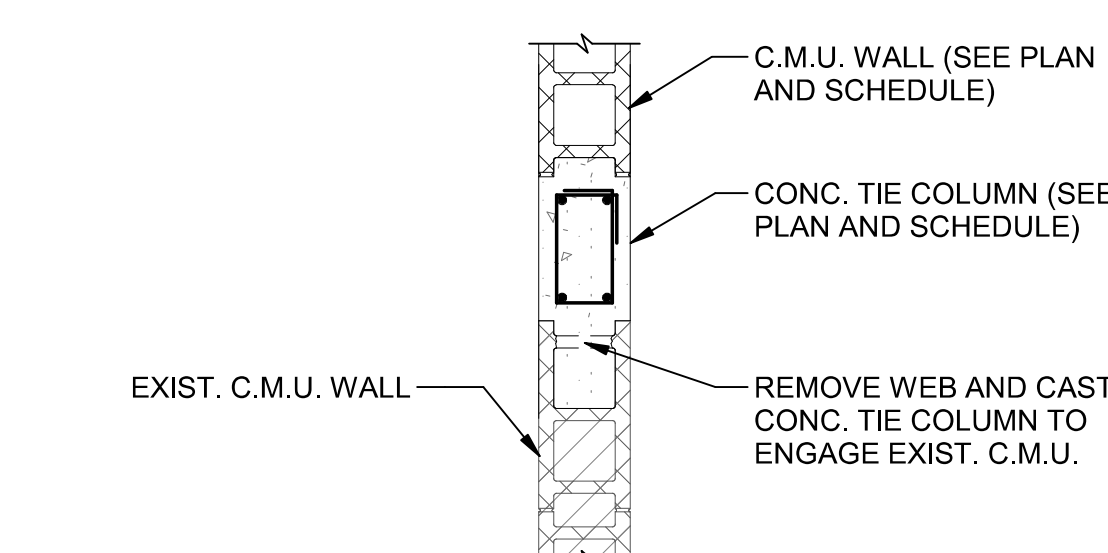
**5 EXIST. OPENING IN-FILL DETAIL**

S003 SCALE: 3/4" = 1'-0"



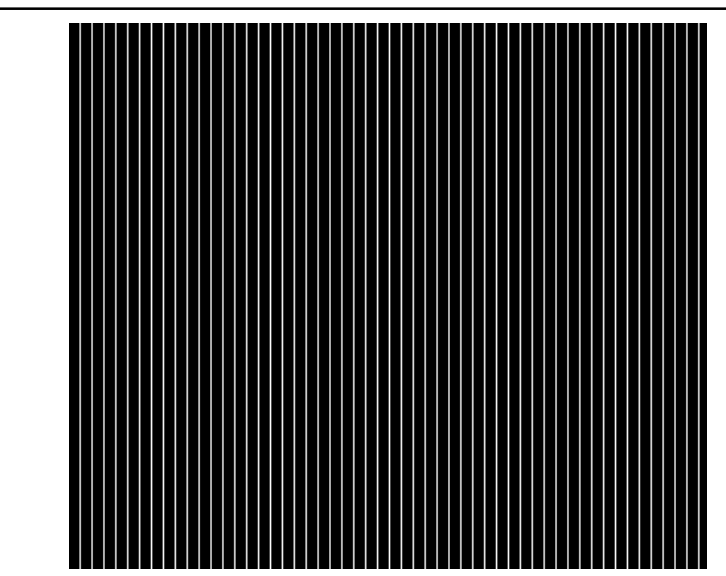
**6 TYP. EXIST. JAMB REINF. DETAIL**

S003 SCALE: 1" = 1'-0"



**7 PLAN DETAIL**

S003 SCALE: 3/4" = 1'-0"



**LRM Structural Design LLC**  
 Structural Engineers  
 5790 NW 35th Avenue  
 Miami, Florida 33142  
 EB 33522

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 Date: 2025.07.03 16:01:15-04'00"

No.	Description	Date
1	OWNER'S REQUEST	04/07/2025

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C. 2023, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

> Seal

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 Date: 2025.07.03 11:17:46-04'00"

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LEONARDO J. ROGLIERO, P.E.  
 FLORIDA P.E. No.: 87923

> Project  
**BEY BEY RESTAURANT & CAFE**  
 1330 18th Street  
 Miami Beach, FL 33139

> Sheet Title  
**SCHEDULES AND TYPICAL DETAILS**

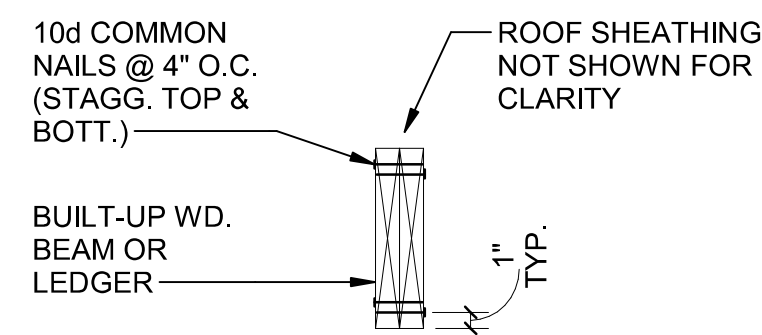
Project No. | 24006  
 Date | 01/08/2025  
 Designer | LJR  
 Approved | LJR

**S003**

ISSUED FOR CONSTRUCTION

CONCRETE BEAM SCHEDULE									
MARK	SIZE		REINF.			STIRRUPS			REMARKS
	WIDTH (INCHES)	DEPTH (INCHES)	BOT.	INT. (E.F.)	TOP	SIZE	TYPE (NOTE 3)	SPACING E.E. (UNO)	
TB-1	8	12	2#5	--	2#5	#3	S	1@3", R@12"	CONC. TIE BEAM

- CONCRETE BEAM NOTES:**
- AT ALL CORNERS AND INTERSECTIONS, PROVIDE 2#5 L-SHAPED CORNER BARS WITH 30" LONG LEGS (TOP AND BOTTOM).
  - HOOK ALL TOP, BOTTOM AND INTERMEDIATE BARS AT ENDS. WHERE POSSIBLE TOP BARS SHALL EXTEND INTO SLAB BEYOND OR FAR FACE OF COLUMN.
  - ALL BEAM STIRRUPS SHALL BE CLOSED TIES WITH 135 DEGREE HOOKS.



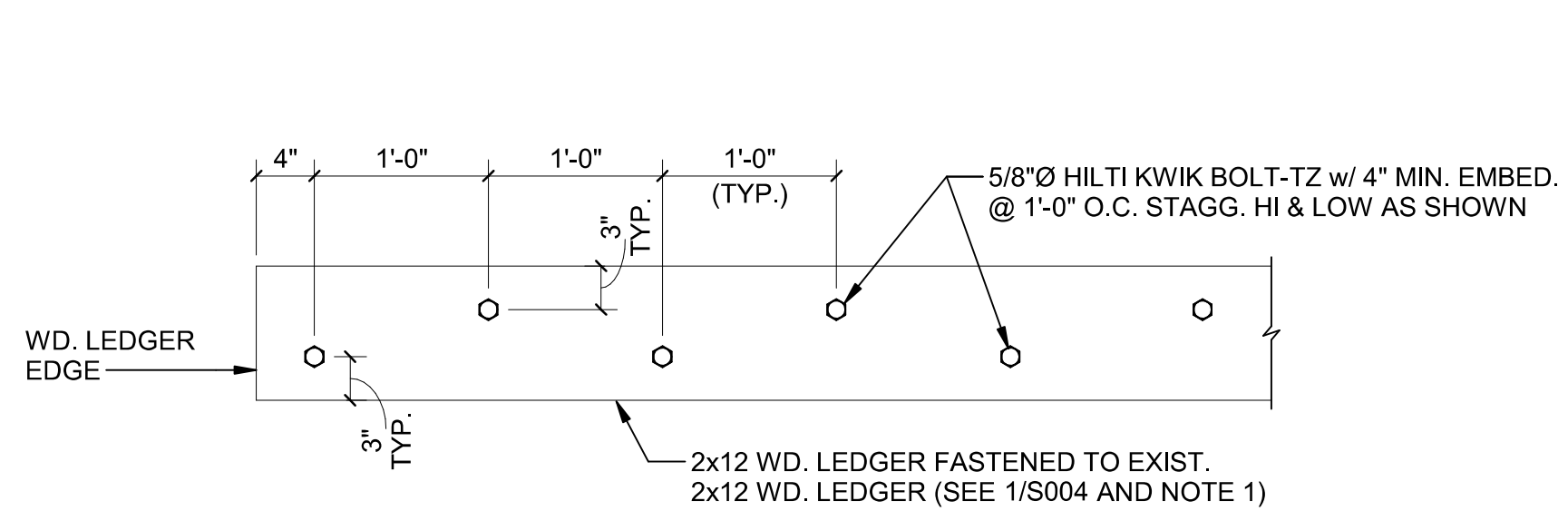
NOT USED

WD. TRUSS CONNECTOR SCHEDULE						
STRUCTURAL CONN. MARK	PRODUCT/ MODEL NUMBER	CONN. TO TRUSS OR JOIST (MAIN MEMBER)	CONN. TO LEDGER/WOOD OR CARRYING MEMBER	TO C.M.U. WALL OR CONC. EMBEDMENT	UPLIFT CAPACITY	FLORIDA APPROVAL #
A	SIMPSON LUS210-2	(6) 0.162" x 3-1/2" LONG NAILS	(8) 0.162" x 3-1/2" LONG NAILS	--	1,445 LBS	FL10531.16
B	SIMPSON LUS210	(4) 0.148" x 3" LONG NAILS	(8) 0.148" x 3" LONG NAILS	--	1,165 LBS	FL10531.16
C	SIMPSON HHUS210-3	(10) 0.162" x 3-1/2" LONG NAILS	(30) 0.162" x 3-1/2" LONG NAILS	--	3,405 LBS	FL11468.1
D	SIMPSON HU210-3	(6) 0.148" x 3" LONG NAILS	--	(14) 1/4" x 2-1/4" TITEN TUBO ANCHOR	1,135 LBS	FL10531.10

- NOTES:**
- SEE PRODUCT APPROVALS & SECTIONS FOR NAIL SIZE, TYPE, COATING & QUANTITY.
  - ALL STEEL CONNECTION DEVICES SHALL BE GALVANIZED WITH MINIMUM G-185 COATING.

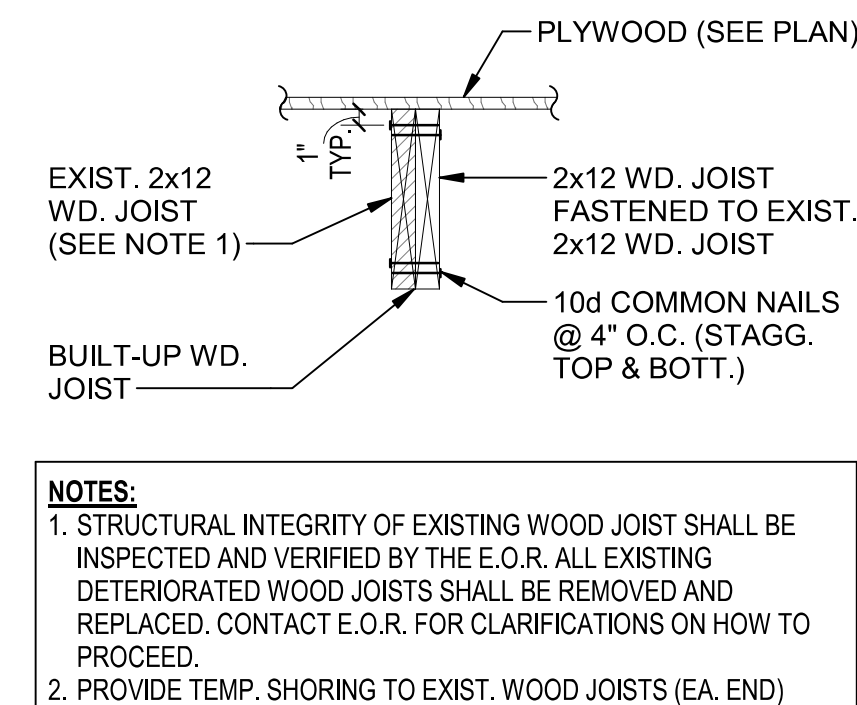
**1**  
 S004 TYP. BUILT-UP WD. LEDGER DETAIL  
 SCALE: 1" = 1'-0"

**2**  
 S004 NOT USED  
 SCALE: 1" = 1'-0"



**WD. LEDGER #2 (WL-2)**

- NOTE:**
- STRUCTURAL INTEGRITY OF EXISTING WOOD LEDGER SHALL BE INSPECTED AND VERIFIED BY THE E.O.R. ALL EXISTING DETERIORATED WOOD LEDGER SHALL BE REMOVED AND REPLACED. CONTACT E.O.R. FOR CLARIFICATIONS ON HOW TO PROCEED.

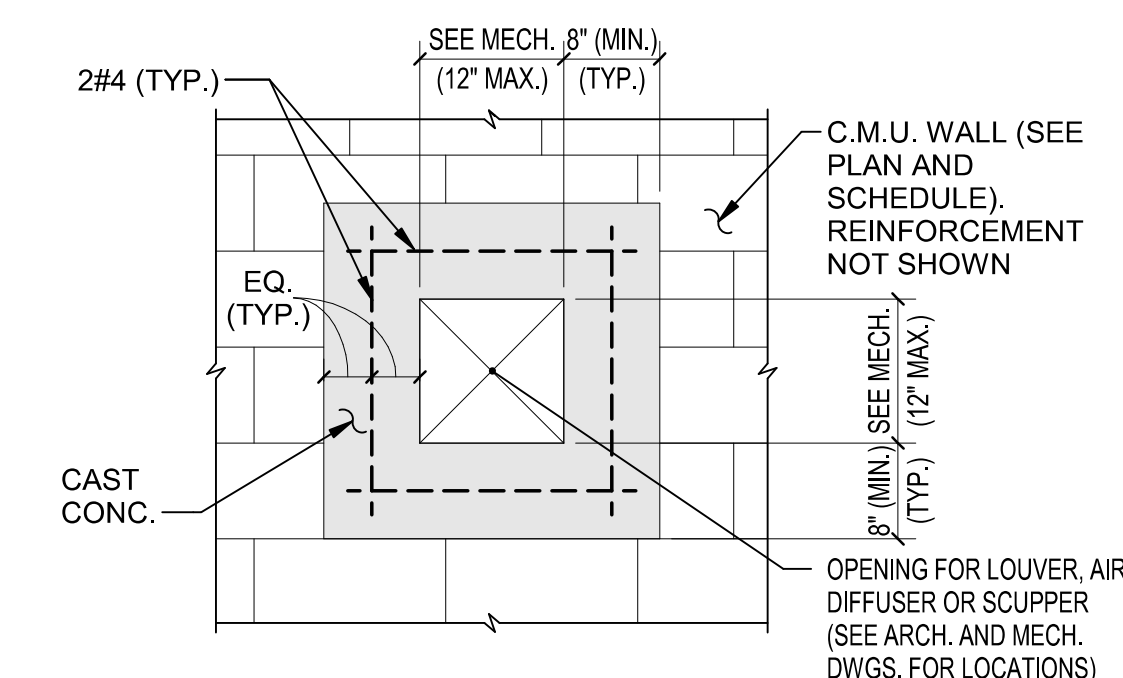


- NOTES:**
- STRUCTURAL INTEGRITY OF EXISTING WOOD LEDGER SHALL BE INSPECTED AND VERIFIED BY THE E.O.R. ALL EXISTING DETERIORATED WOOD JOISTS SHALL BE REMOVED AND REPLACED. CONTACT E.O.R. FOR CLARIFICATIONS ON HOW TO PROCEED.
  - PROVIDE TEMP. SHORING TO EXIST. WOOD JOISTS (EA. END)

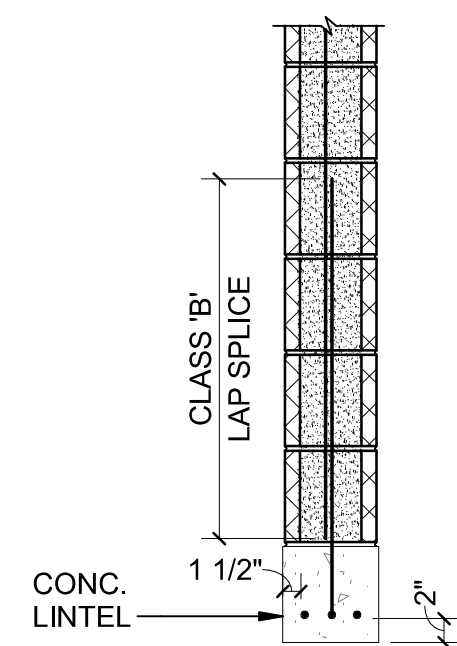
**4**  
 S004 SECTION  
 SCALE: 1" = 1'-0"

**5**  
 S004 TIE BEAM DETAIL  
 SCALE: 1" = 1'-0"

**6**  
 S004 TYP. DETAIL AT LOUVER  
 SCALE: 3/4" = 1'-0"



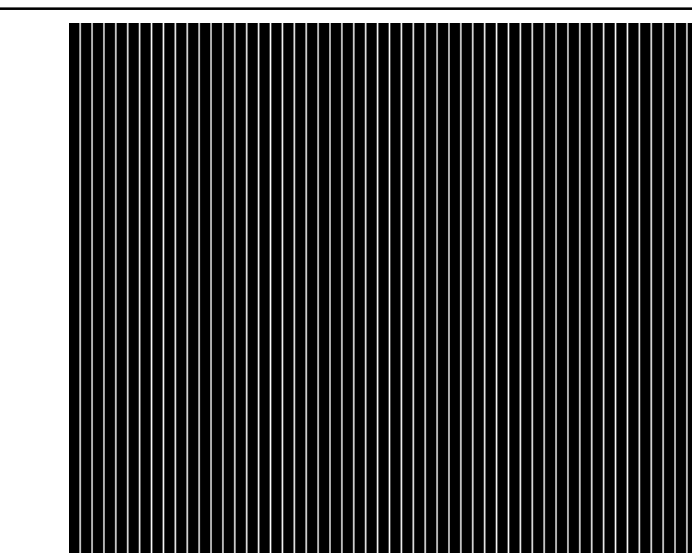
**3**  
 S004 WD. LEDGER #2 (WL-2) - ELEVATION  
 SCALE: 1" = 1'-0"



- NOTES:**
- MINIMUM BEARING 8" EACH END.
  - EXTEND BARS 6" BEYOND FACE OF SUPPORT.
  - SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS.
  - CONTRACTOR MAY SUBSTITUTE C.I.P. LINTEL W/ PRECAST LINTEL. SHOP DRAWINGS MUST BE SUBMITTED FOR PRECAST LINTELS FOR REVIEW AND APPROVAL.

LINTEL SCHEDULE						
MAX. SPAN	MIN. SIZE	TOP REINF.	MID. REINF.	BOTT. REINF.	TIES	
6'-0"	8" x 8"	--	--	2#5	--	

**7**  
 S004 TYP. LINTEL DETAIL AND SCHEDULE  
 SCALE: 3/4" = 1'-0"



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 Structural Engineers  
 5790 NW 35th Avenue  
 Miami, Florida 33142  
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No.	Description	Date
1	OWNER'S REQUEST	04/07/2025

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LEONARDO J. ROGLIERO, P.E.  
 FLORIDA P.E. No.: 87923

> Project

**BEY BEY RESTAURANT & CAFE**  
 1330 18th Street  
 Miami Beach, FL 33139

> Sheet Title

**SCHEDULES AND TYPICAL DETAILS**

Project No. | 24006

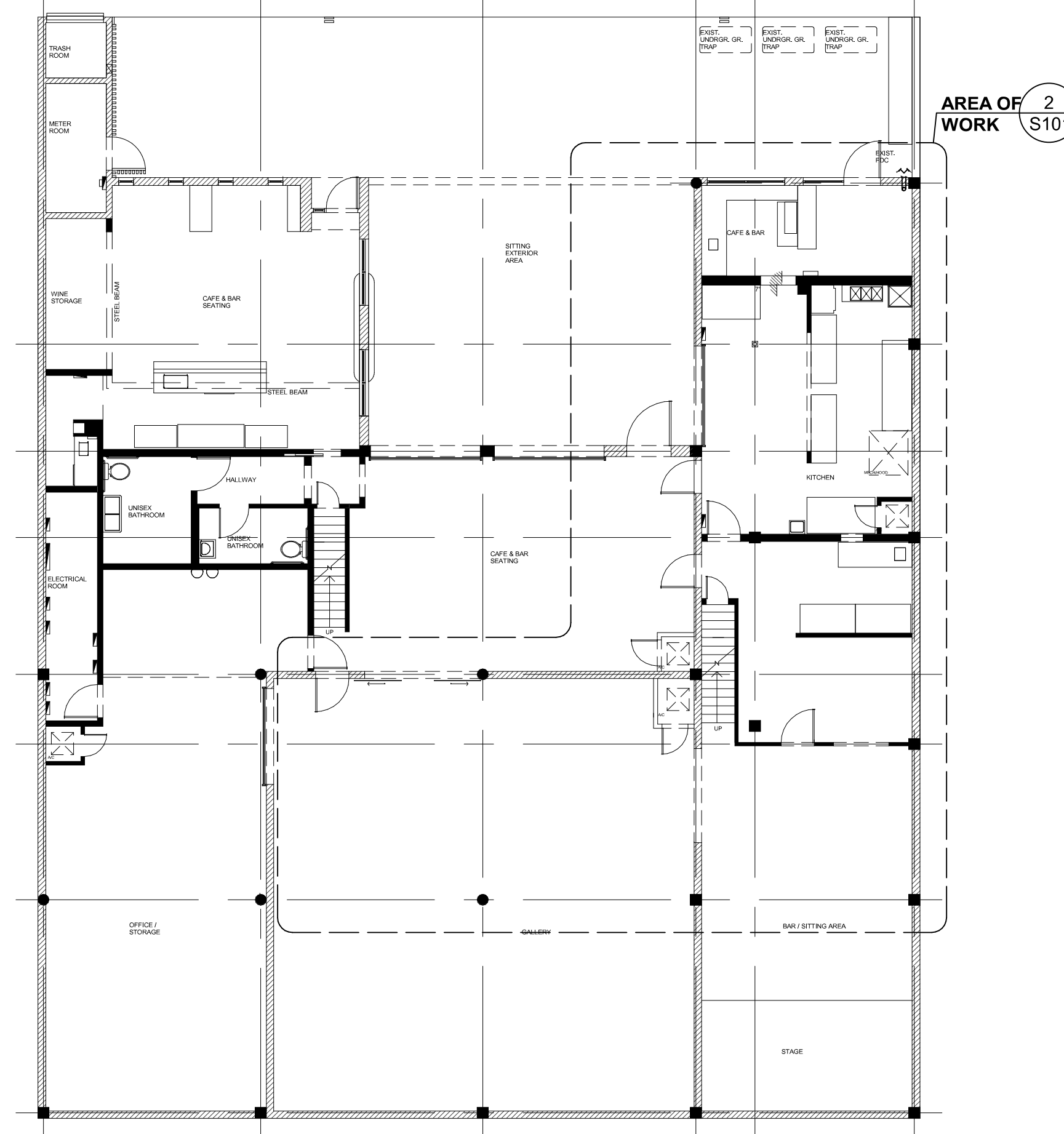
Date | 07/08/2025

Designer | LJR

Approved | LJR

**S004**

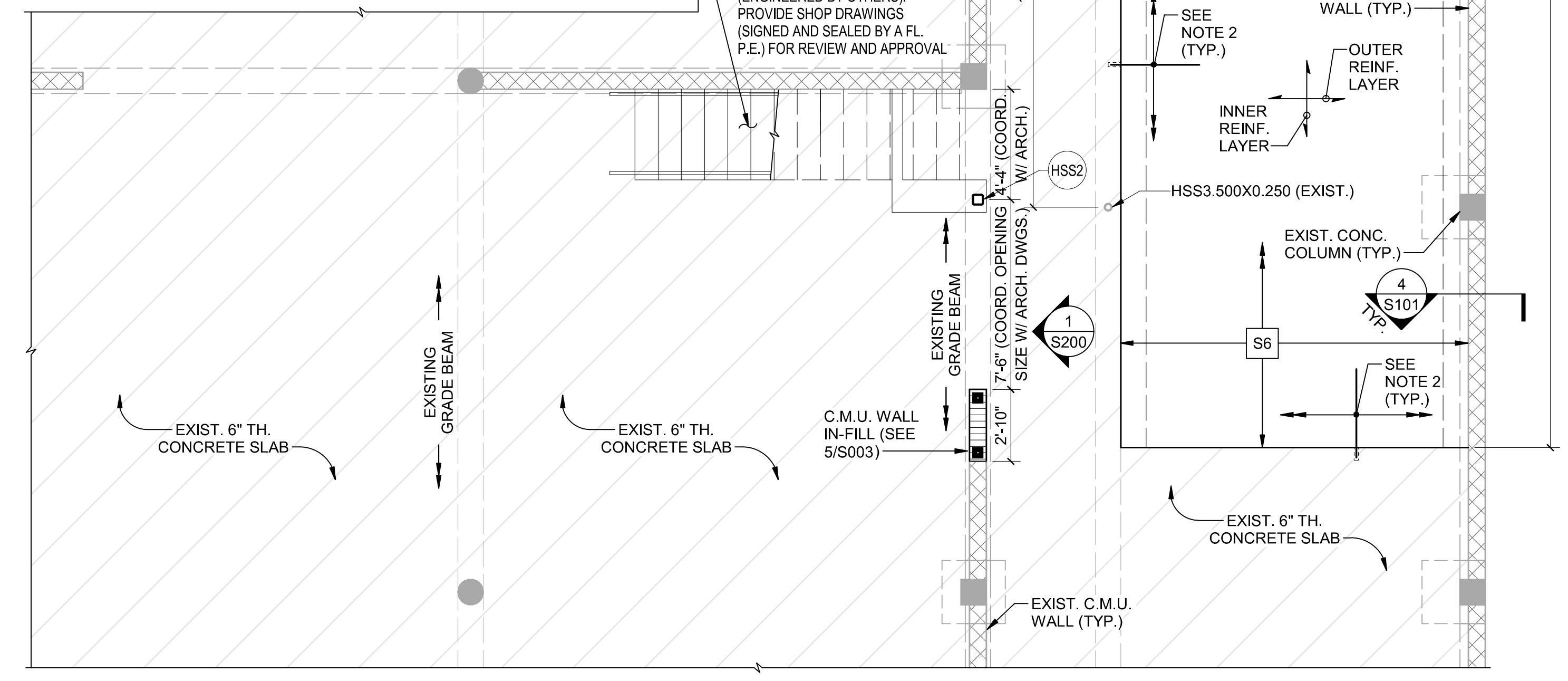
ISSUED FOR CONSTRUCTION



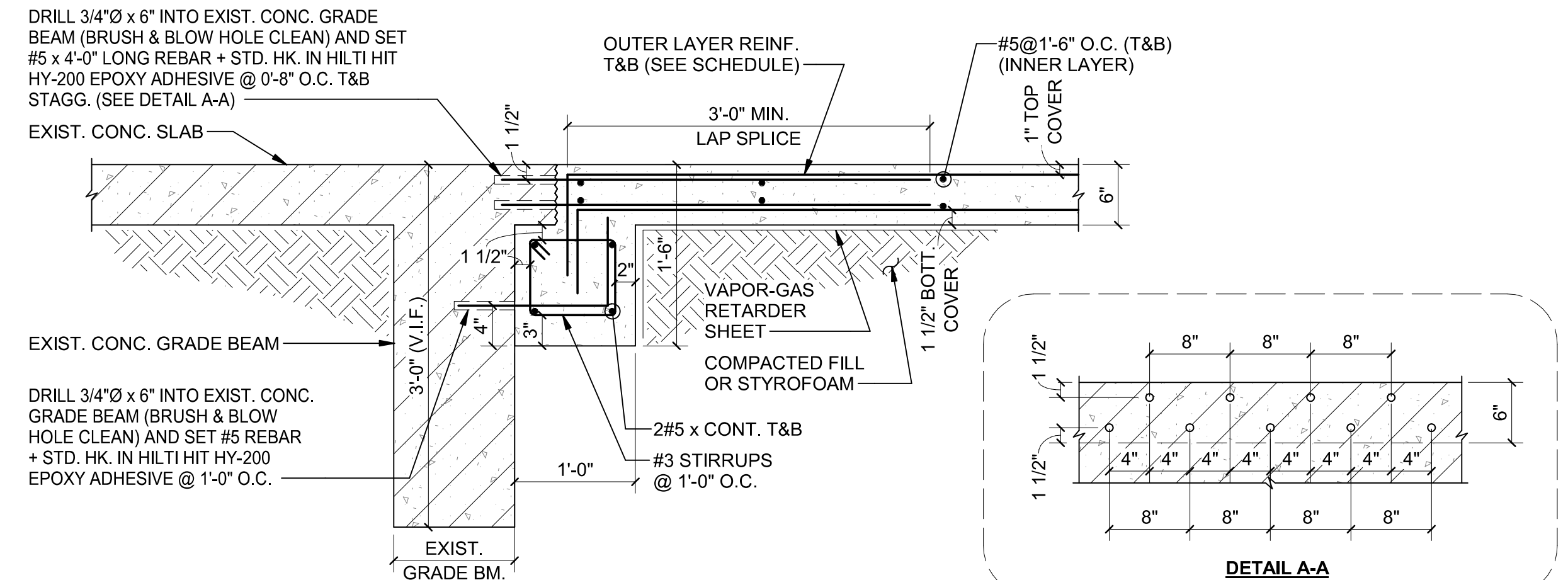
**1 EXISTING GROUND FLOOR FRAMING PLAN**  
 S101 SCALE: 3/32" = 1'-0"

CONCRETE SLAB SCHEDULE						
SLAB MARK	THICKNESS	REINFORCEMENT				REMARKS
		OUTER LAYER		INNER LAYER		
		TOP	BOT.	TOP	BOT.	
S6	6"	#5 @ 8" + STD. HK. EA. END	#5 @ 8" + STD. HK. EA. END	#5 @ 18"	#5 @ 18"	5,000 PSI SEE PLAN FOR OUTER AND INNER LAYERS ORIENTATION

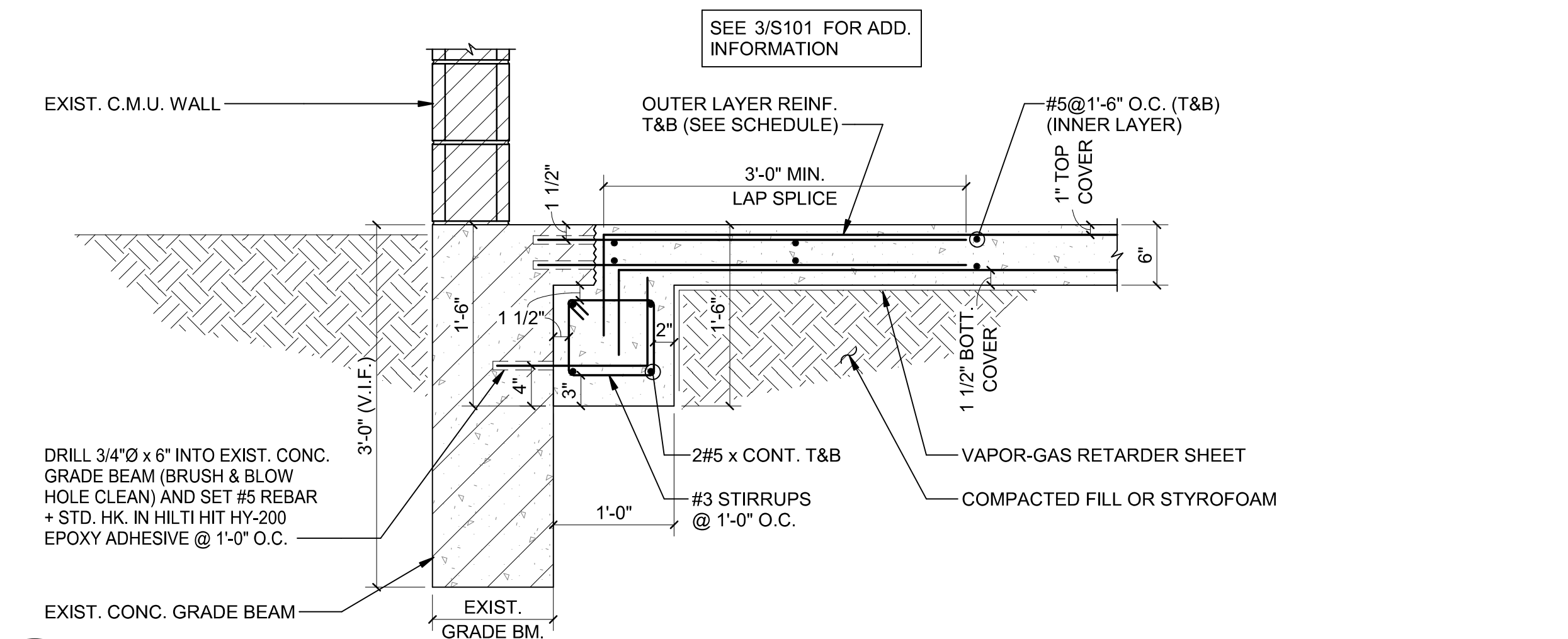
FRAMING PLAN LEGEND	
	DENOTES C.M.U. FILLED CELL, PROVIDED FOR REFERENCE ONLY. SEE TYP. DETAIL 5/S003 FOR ADD. INFO.
	DENOTES CONCRETE SLAB. SEE SCHEDULE ON THIS SHEET.
	DENOTES CONC. COLUMN. SEE SCHEDULE ON SHEET S003



**2 PARTIAL GROUND FLOOR - PROPOSED**  
 S101 SCALE: 1/4" = 1'-0"



**3 SECTION**  
 S101 SCALE: 1" = 1'-0"



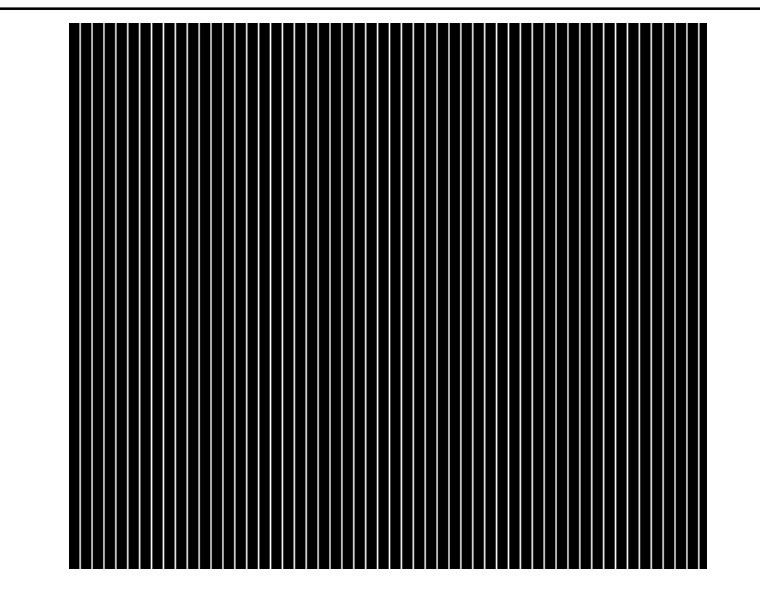
**4 SECTION**  
 S101 SCALE: 1" = 1'-0"

**GROUND FLOOR PLAN NOTES:**  
 1. REFER TO GENERAL STRUCTURAL NOTES ON SHEETS S001 AND S002 FOR ADD. INFORMATION.  
 2. DRILL 3/4"Ø x 6" INTO EXIST. CONC. GRADE BEAM (BRUSH & BLOW HOLE CLEAN) AND SET #5 x 4'-0" LONG REBAR + STD. HK. IN HILTI HIT HY-200 EPOXY ADHESIVE @ 0'-8" O.C. T&B STAGG. (SEE 3/S101)

**CONTRACTOR TO VERIFY AND CONFIRM ALL STRUCTURAL MEMBERS ARE AS ASSUMED PRIOR TO ANY DEMOLITION WORK, OTHERWISE CONTACT E.O.R. FOR CLARIFICATIONS ON HOW TO PROCEED.**

**COORDINATE ALL DIMENSIONS ON THESE STRUCTURAL DRAWINGS WITH ARCH. DRAWINGS AND ALL OTHER TRADES PRIOR TO PROCEEDING WITH THE WORK.**

**ALL STEEL MEMBERS (BEAMS, COLUMNS, BOLTS, PLATES, ETC.) SHALL BE HOT-DIP GALVANIZED. TOUCH UP ALL FIELD WELDS AND DAMAGED/UNCOATED AREAS WITH GALV. REPAIR PAINT. REFER TO "GENERAL STRUCTURAL NOTES" No. 22.13 FOR ADDITIONAL INFORMATION.**



**LRM Structural Design LLC**  
 Structural Engineers  
 5790 NW 35th Avenue  
 Miami, Florida 33142  
 EB 33522

No.	Description	Date
1	OWNER'S REQUEST	04/07/2025

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 Date: 2025.07.03 11:18:00-04'00'

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 FLORIDA P.E. No.: 87923

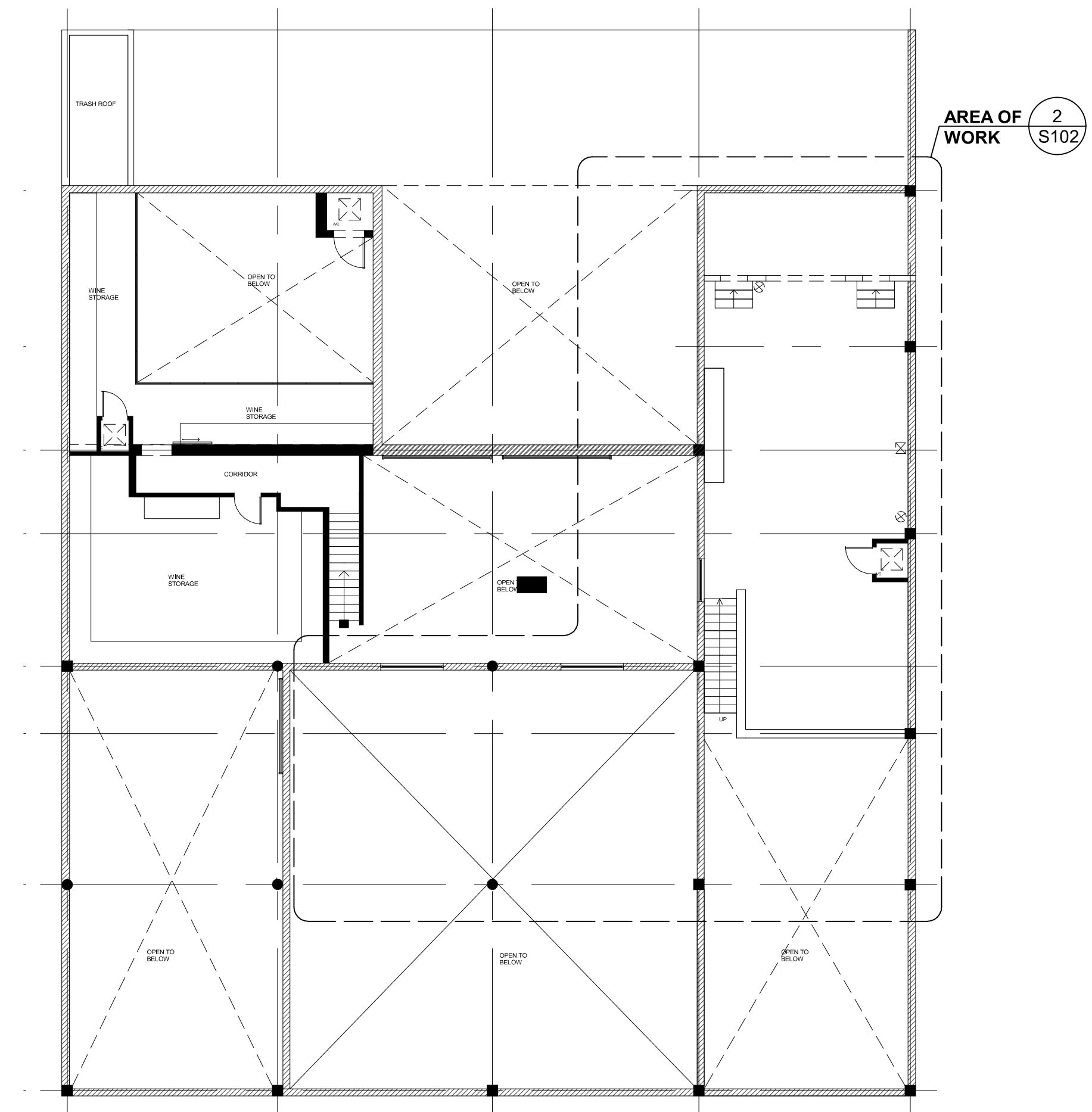
**Project**  
**BEY BEY RESTAURANT & CAFE**  
 1330 18th Street  
 Miami Beach, FL 33139

**Sheet Title**  
**GROUND FLOOR PLAN**

Project No. | 24006  
 Date | 01/08/2025  
 Designer | LJR  
 Approved | LJR

**S101**

ISSUED FOR CONSTRUCTION

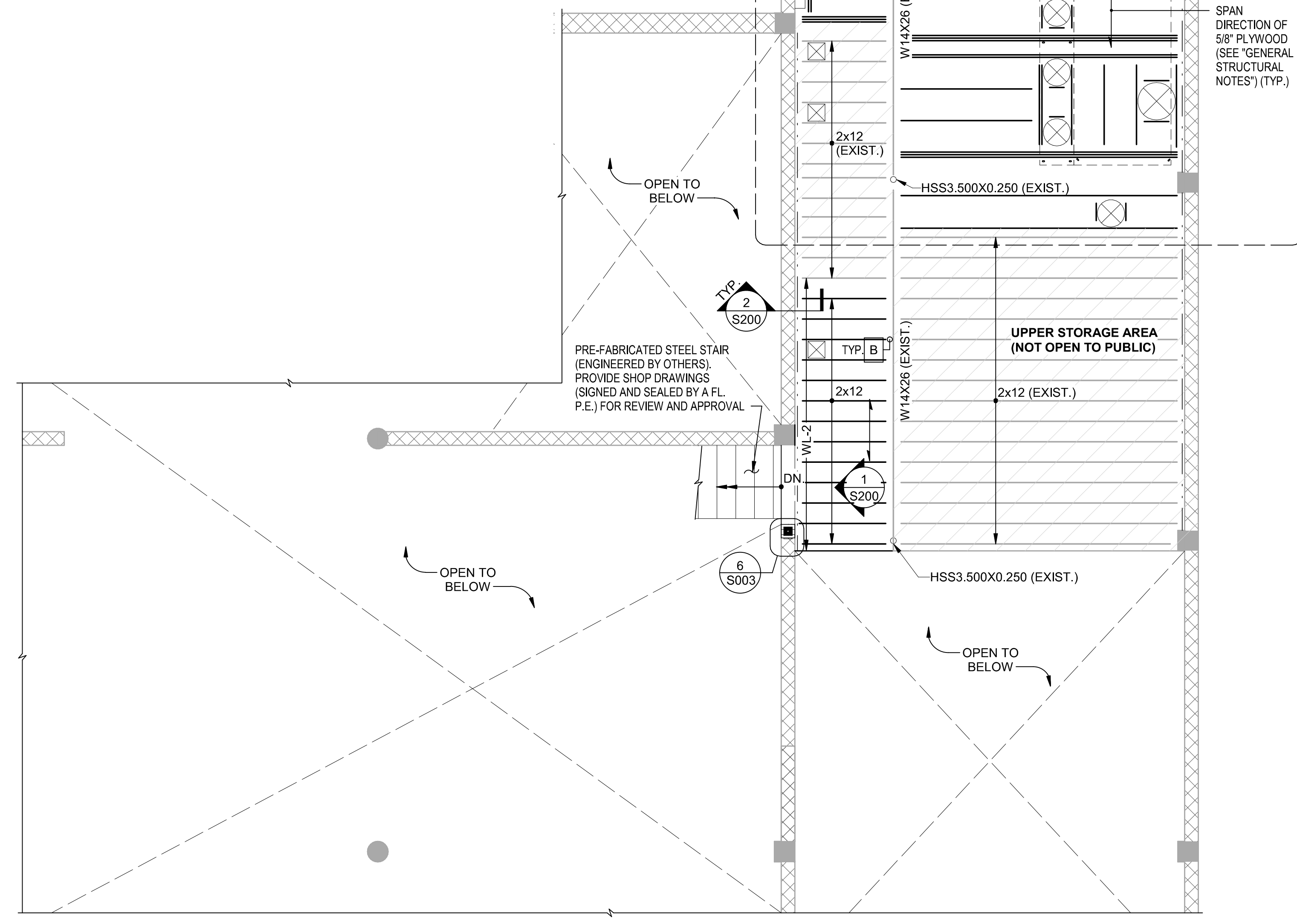


**1**  
**S102**  
 EXISTING MEZZANINE FRAMING PLAN  
 SCALE: 3/32" = 1'-0"

**MEZZANINE FRAMING PLAN LEGEND**

- DENOTES C.M.U. FILLED CELL. PROVIDED FOR REFERENCE ONLY. SEE C.M.U. SCHEDULE ON SHEET S004 FOR MAXIMUM SPACING AND TYP. DETAILS FOR ADD. INFO.
- 2x12** DENOTES 2x12 WOOD JOIST PRESSURE PRESERVATIVE TREATED, SOUTHERN PINE, MINIMUM GRADE NO. 1
- WL-X** DENOTES WOOD LEDGER. SEE DETAILS ON SHEET S004
- DENOTES SPAN DIRECTION OF 5/8" PLYWOOD ROOF SHEATHING. REFER TO "GENERAL STRUCT. NOTES" No. 19 FOR ADD. INFO.
- DENOTES TRUSS ANCHOR CONNECTOR. SEE SCHEDULE ON SHEET S004

**NOTE:**  
 COORDINATE LOCATION OF WOOD JOISTS SUPPORTING THE HOODS WITH ARCHITECT, MEP AND HOOD MANUFACTURER.



**2**  
**S102**  
 PARTIAL MEZZANINE FLOOR - PROPOSED  
 SCALE: 1/4" = 1'-0"

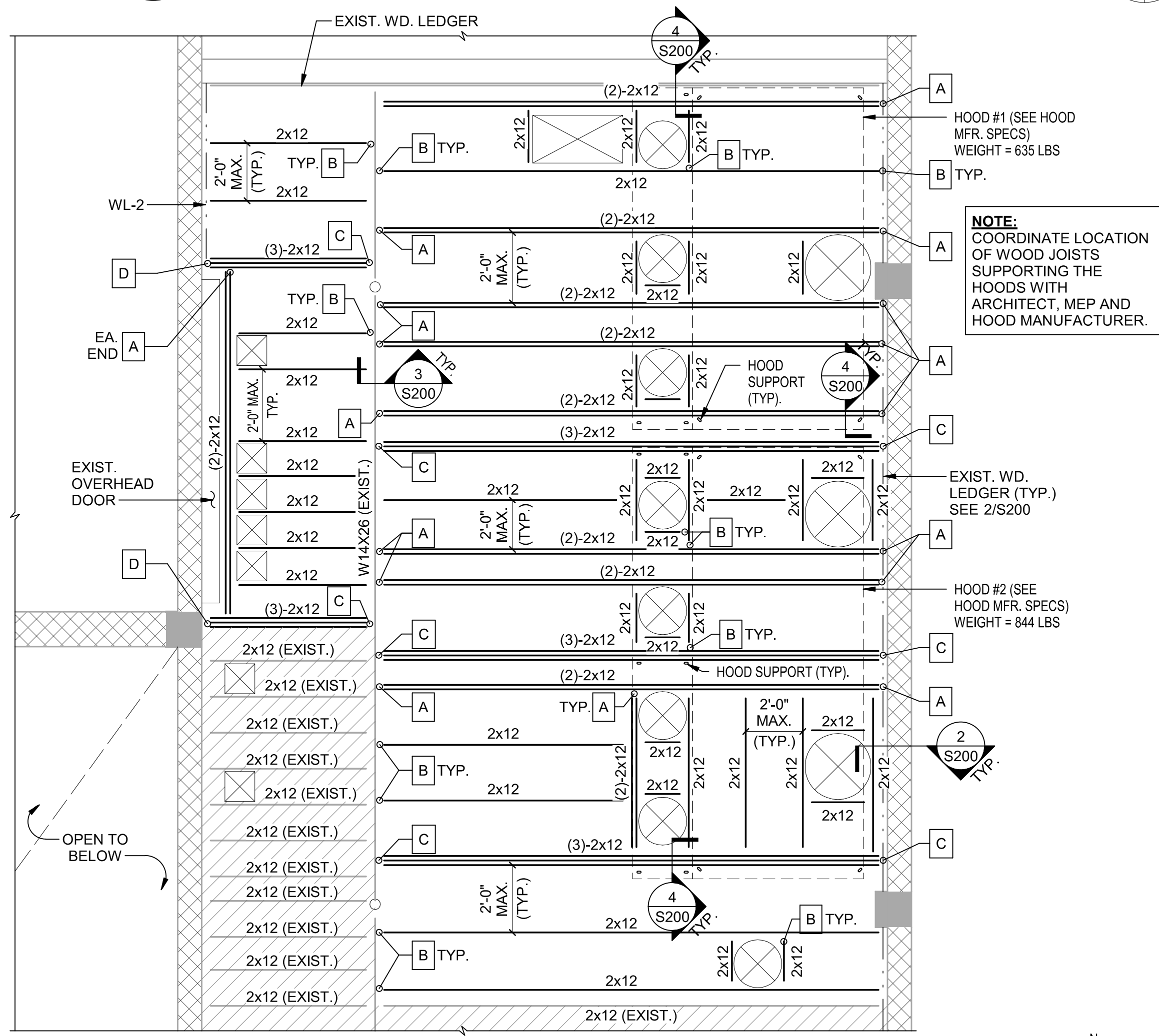
**MEZZANINE NOTES:**

- STRUCTURAL INTEGRITY OF EXISTING WOOD JOIST SHALL BE INSPECTED AND VERIFIED BY THE E.O.R. ALL EXISTING DETERIORATED WOOD JOISTS SHALL BE REMOVED AND REPLACED. CONTACT E.O.R. FOR CLARIFICATIONS ON HOW TO PROCEED.
- PROVIDE TEMP. SHORING TO EXIST. STEEL BEAM AND EXIST. 2x12 WOOD JOISTS.
- PROVIDE 2x12 BRIDGING AS SHOWN ON PLAN. ATTACH TO WD. FRAMING w/ (2) 10d TOE NAILS BOTH ENDS, BOTH SIDES.

**CONTRACTOR TO VERIFY AND CONFIRM ALL STRUCTURAL MEMBERS ARE AS ASSUMED PRIOR TO ANY DEMOLITION WORK, OTHERWISE CONTACT E.O.R. FOR CLARIFICATIONS ON HOW TO PROCEED.**

**COORDINATE ALL DIMENSIONS ON THESE STRUCTURAL DRAWINGS WITH ARCH. DRAWINGS AND ALL OTHER TRADES PRIOR TO PROCEEDING WITH THE WORK.**

**ALL STEEL MEMBERS (BEAMS, COLUMNS, BOLTS, PLATES, ETC.) SHALL BE HOT-DIP GALVANIZED. TOUCH UP ALL FIELD WELDS AND DAMAGED/UNCOATED AREAS WITH GALV. REPAIR PAINT. REFER TO "GENERAL STRUCTURAL NOTES" No. 22.13 FOR ADDITIONAL INFORMATION.**



**3**  
**S102**  
 PARTIAL MEZZANINE FLOOR PLAN - HOOD SUPPORT  
 SCALE: 3/8" = 1'-0"

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 Structural Engineers  
 5790 NW 35th Avenue  
 Miami, Florida 33142  
 EB 33522

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Project  
**BEY BEY RESTAURANT & CAFE**  
 1330 18th Street  
 Miami Beach, FL 33139

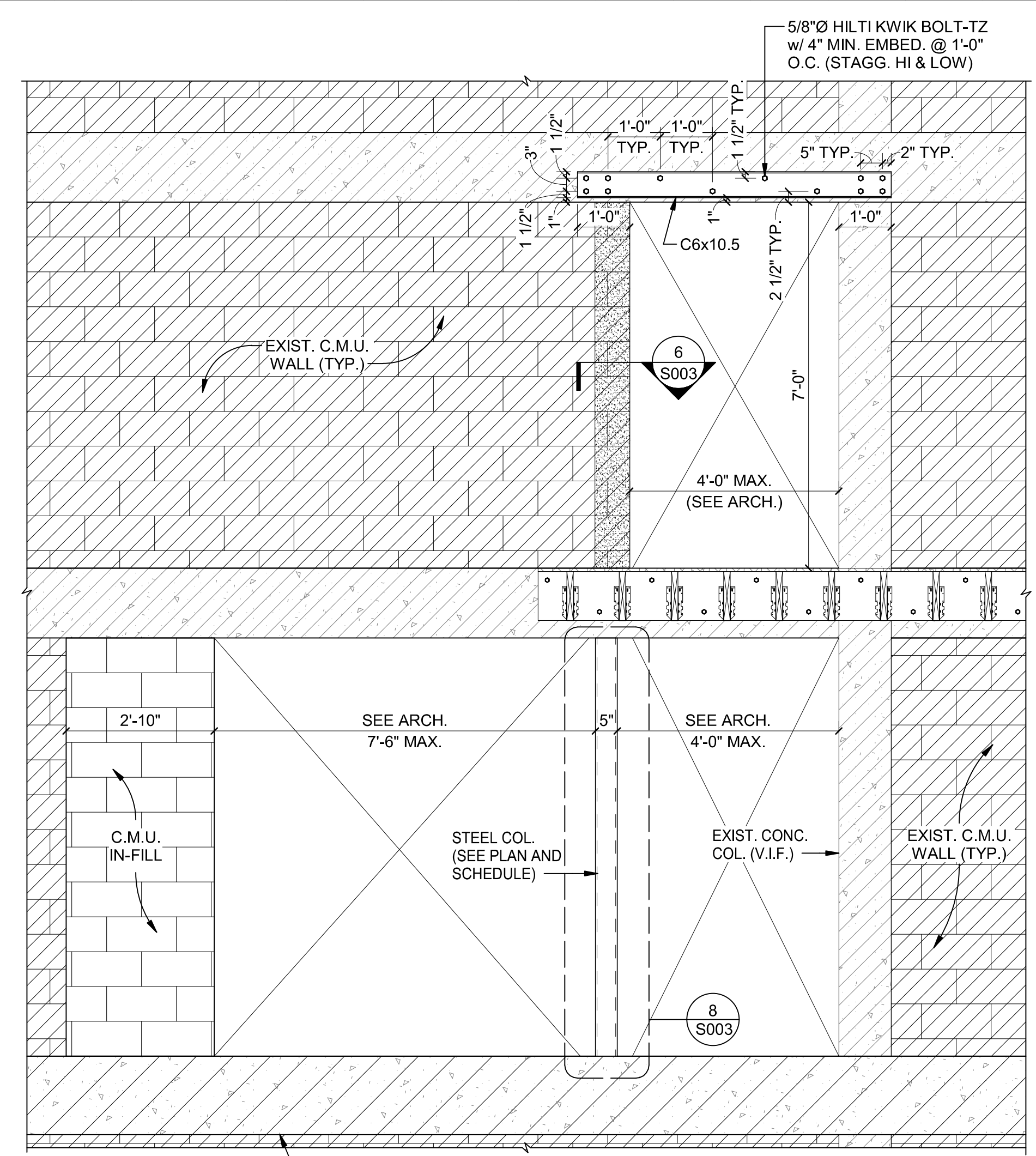
Sheet Title  
**MEZZANINE FRAMING PLAN**

Project No. | 24006  
 Date | 07/08/2025  
 Designer | LJR  
 Approved | LJR

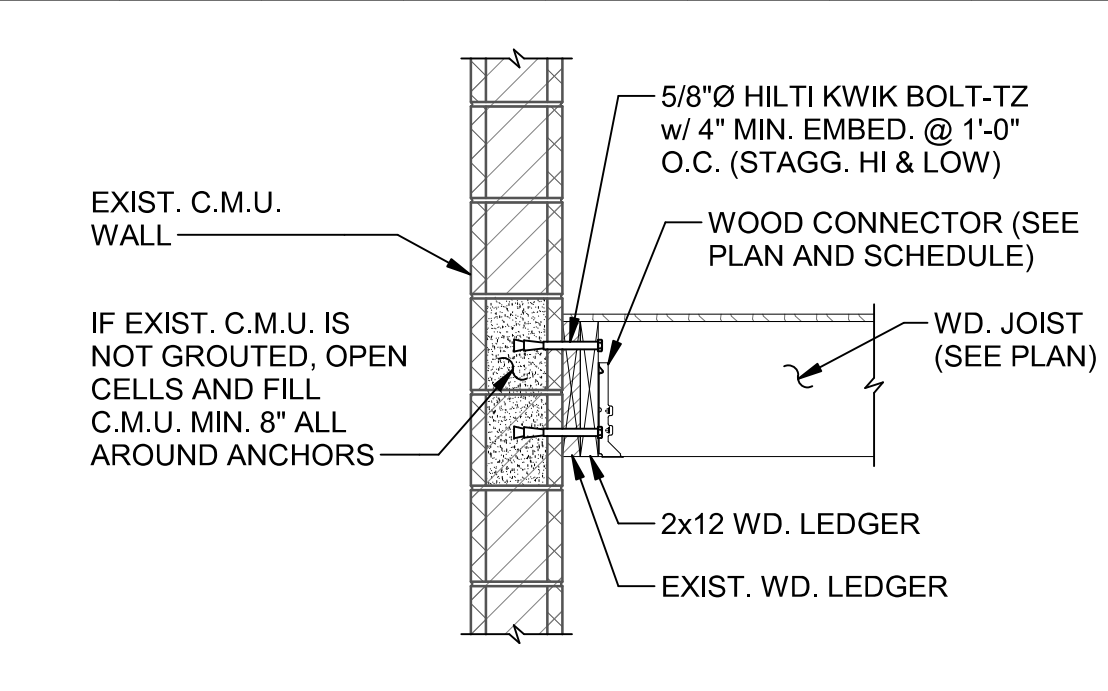
**S102**

ISSUED FOR CONSTRUCTION

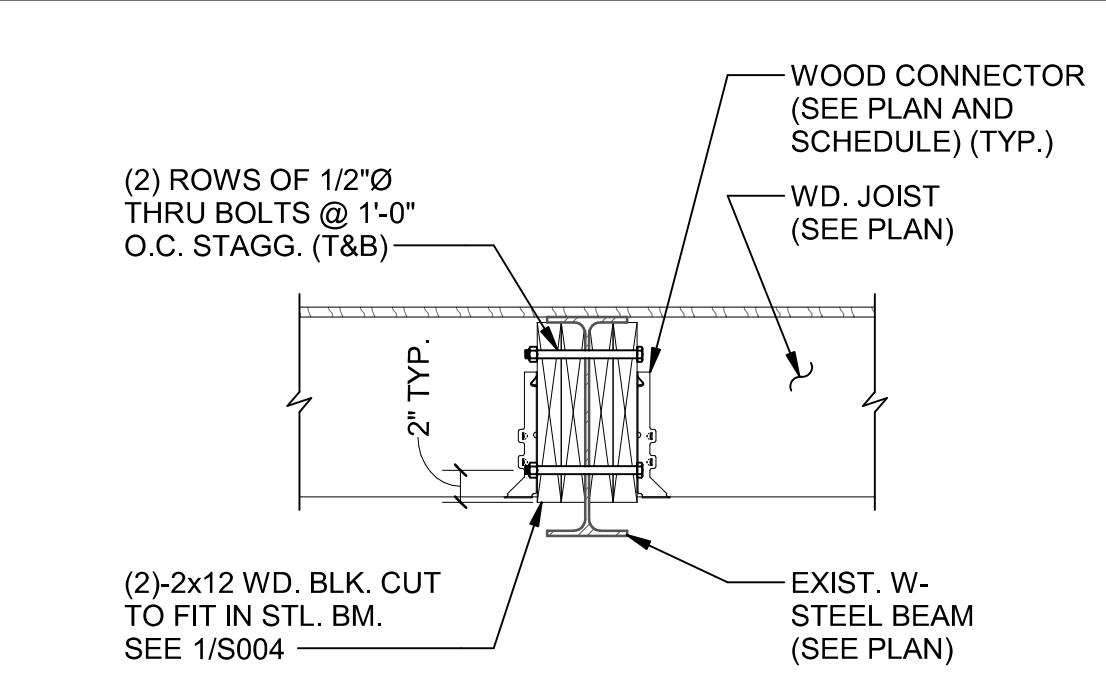




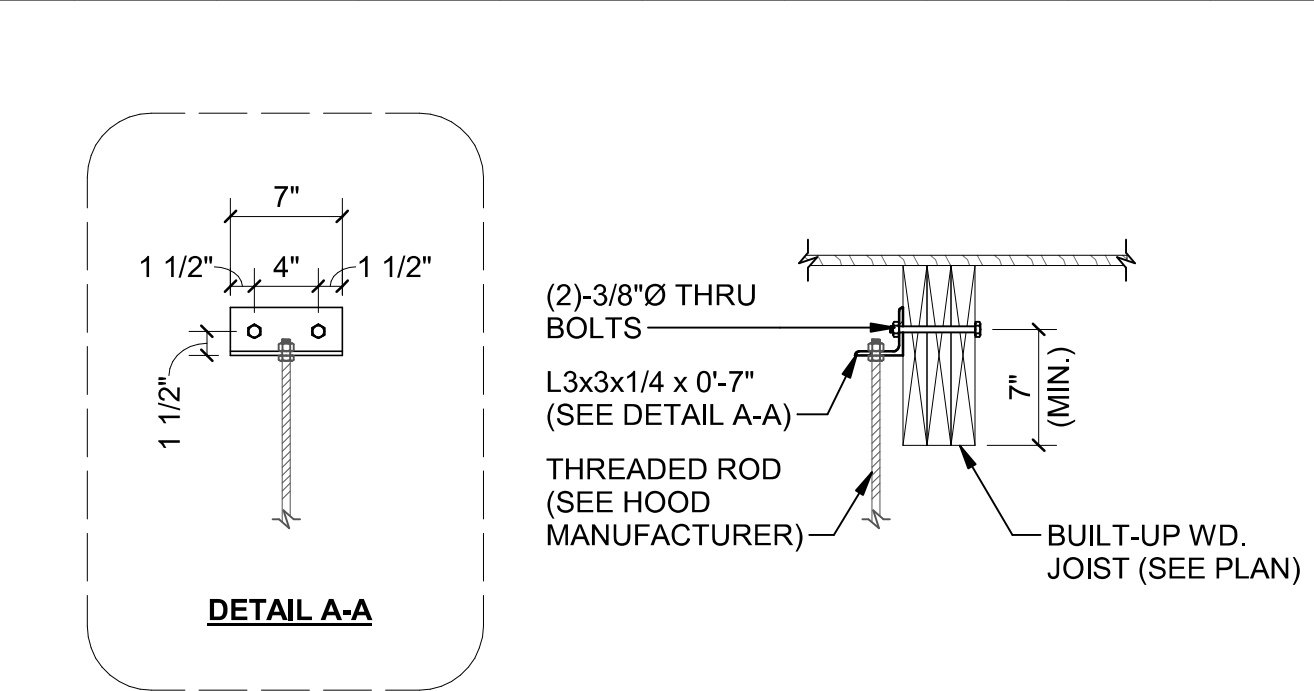
**1 ELEVATION**  
S200 SCALE: 1/2" = 1'-0"



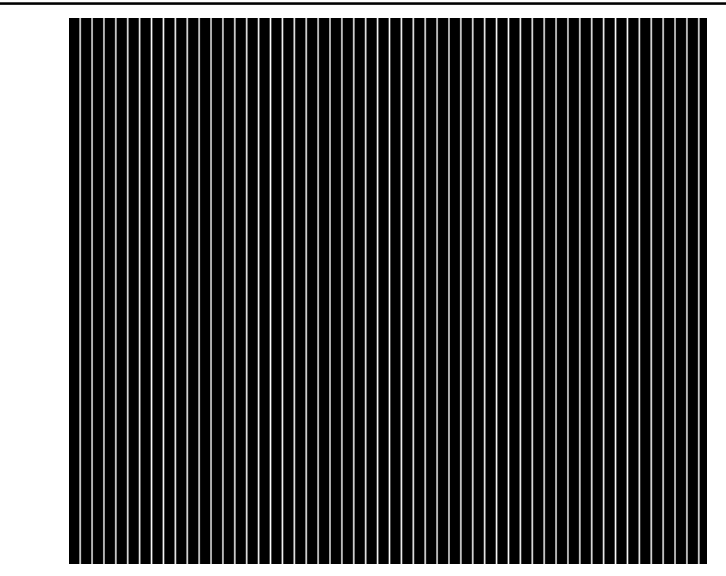
**2 SECTION**  
S200 SCALE: 3/4" = 1'-0"



**3 SECTION**  
S200 SCALE: 1" = 1'-0"



**4 TYP. DETAIL AT HOOD SUPPORT**  
S200 SCALE: 1" = 1'-0"



**LRM Structural Design LLC**  
Structural Engineers  
5790 NW 35th Avenue  
Miami, Florida 33142  
EB 33522

Digitally signed by Wesley C. Foster  
Date: 2025.07.03 16:01:17-04'00'

No.	Description	Date
1	OWNER'S REQUEST	04/07/2025

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FLORIDA P.E. No.: 87923

> Project

**BEY BEY RESTAURANT & CAFE**  
1330 18th Street  
Miami Beach, FL 33139

> Sheet Title

**SECTIONS AND DETAILS**

Project No. | 24006

Date | 01/08/2025

Designer | LJR

Approved | LJR

**S200**

ISSUED FOR CONSTRUCTION







































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BELLINSON GOMEZ

ARCHITECTS/PL

ARCHITECTURE AAC01082  
JOSE L. GOMEZ ARO015416  
8101 BISCAYNE BLVD.  
SUITE 309  
MIAMI FL 33138-4664  
TEL (305) 559-1250  
FAX (305) 551-1740  
bellinsonarchitectspa.com

BEY BEY RESTAURANT  
1330 18TH STREET  
MIAMI BEACH, FL 33139

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1330 EAST BROWARD BLVD., SUITE 801  
FORT LAUDERDALE, FLORIDA 33301  
407-953-7030

Robert A. Salsbury P.E. 49852  
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Reason: I am the author of this document  
Location: Date: 2025-02-19 15:30:00-00

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LICENSE  
No. 49852  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

02.10.25  
SIGNATURE  
ROBERT A. SALSBURY, P.E.  
FLORIDA LICENSE #49852  
DATE: 02/19/25  
PROJECT MANAGER  
IRINA GOLDENBERG  
408 841103

DWG. TITLE PLUMBING GENERAL NOTES, LEGENDS, SYMBOLS  
SCALE AS SHOWN  
PROJECT NO. 2024-30  
DATE 11-27-24  
SHEET NUMBER P001

GENERAL PLUMBING NOTES

- CODE:  
THE ENTIRE INSTALLATION SHALL BE DONE IN ACCORDANCE WITH APPLICABLE BUILDING CODES:  
FLORIDA BUILDING CODE (2023 8TH EDITION)  
FLORIDA PLUMBING CODE (2023 8TH EDITION)  
FLORIDA FUEL GAS CODE (2023 8TH EDITION)  
FLORIDA ACCESSIBILITY CODE (2023 8TH EDITION)  
AND THE LATEST EDITIONS OF ALL LOCAL CODES, RULES AND ORDINANCES HAVING JURISDICTION:  
FLORIDA STATE MIAMI DADE COUNTY MIAMI BEACH CITY
- CONTRACTOR SHALL PROVIDE WRITTEN GUARANTEE OF ALL MATERIALS & WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE BY OWNER. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE & SHALL INCLUDE REPLACEMENT OR REPAIR PARTS OR EQUIPMENT.
- CONTRACTOR SHALL VISIT THE JOB SITE & THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS PRIOR TO BIDDING/BEGINNING ANY WORK & SHALL ADVISE ARCHITECT/ENGINEER OF ANY CONDITIONS WHICH MODIFY THE SCOPE OF WORK AS SHOWN ON THE DOCUMENTS. SUBMISSION OF A BID PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE & LATER CLAIMS FOR MOBILIZATION, LABOR, EQUIPMENT, AND/OR MATERIALS REO'D BECAUSE OF DIFFICULTIES ENCOUNTERED WILL NOT BE RECOGNIZED.
- ALL MATERIALS SHALL BE NEW & BEAR UNDERWRITER'S LABEL (UL) WHERE APPLICABLE.
- ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE & ACCEPTANCE BY THE ARCHITECT/ENGINEER MUST BE A CONDITION OF THIS CONTRACT.
- ALL EXCAVATION & BACKFILL AS REQ'D FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT.
- REQUIRED INSURANCE SHALL BE PROVIDED BY THE CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY & PROPERTY DAMAGE FOR THE DURATION OF WORK.
- CONTRACTOR SHALL SECURE & PAY FOR ALL PERMITS, FEES, SERVICE REQUESTS, INSPECTIONS, & TESTS.
- CONTRACTOR SHALL INCLUDE BID FOR GROUND PENETRATING RADAR (GPR) OR X-RAY TO SLAB IN ORDER TO LOCATE EXISTING UTILITIES IN REINFORCED CONCRETE (POST TENSION CABLES, ELECTRIC CABLES, PLUMBING, FIBER OPTICS). IN CONCRETE REBAR, VOIDS, SLABS THICKNESS, CONDUITS EMBEDDED IN CONCRETE (SLABS, WALLS, BALCONIES, AND COLUMNS).
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION. ADVISE ARCHITECT OF DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
- VERIFY LOCATION, SIZE, & INVERTS OF ALL EXISTING UTILITIES PRIOR TO BIDDING/BEGINNING CONSTRUCTION. ADVISE ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
- PIPING MATERIALS:  
WATER: TYPE "L" COPPER FOR 2" AND UNDER (ALL LEAD-FREE SOLDER) TYPE "K" COPPER FOR 2-1/2" AND ABOVE ALL UNDERGROUND WATER PIPING SHALL BE TYPE "K" COPPER IN PVC SLEEVE. INSULATE FIRST 8"-0" OF COLD WATER LINE FROM WATER HEATERS (REFER TO NOTE 14 BELOW)  
DRAIN, WASTE, & VENT: SCHEDULE 40 DWV PVC. CAST IRON IS ACCEPTABLE BY OWNER APPROVAL.  
CONDENSATE: TYPE "L" COPPER IN 3/4" ARMAFLEX, USE HEAT WRAP UNDER FREEZING CONDITIONS AND USE SCHEDULE 40 PVC ON REGULAR CONDITIONS.  
GAS: SCHEDULE 40 METALLIC PIPE.  
VALVES: BRONZE RATED AT 125 PSI. SWEAT ENDS
- ISOLATE COPPER PIPE FROM HANGER OR SUPPORTS WITH ISOLATOR PAD (HAIR FELT LINING).
- INSULATE ALL HOT WATER, HOT WATER RETURN, CONDENSATE LINES, EXHAUST LINES ABOVE GRADE AS FOLLOWS:  
ALL HW SUPPLY AND RETURN PIPES: 1" INCH WITH 1"ARMAFLEX PREFORMED OR EQUAL  
CONDENSATE PIPING: 3/4" ARMAFLEX PREFORMED.
- DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METAL IN PIPING & EQUIPMENT CONNECTIONS.
- ALL METALLIC PIPING, FITTINGS, & HANGERS EXPOSED TO CORROSIVE CONDITIONS SHALL HAVE A PROTECTIVE COATING THAT APPROPRIATELY RESISTS CORROSION.
- FURNISH & INSTALL APPROVED WATER HAMMER ARRESTORS WHERE QUICK-CLOSING VALVES ARE UTILIZED, UNLESS OTHERWISE APPROVED. WATER HAMMER ARRESTORS SHALL CONFORM TO ASSE 1010 & SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS & APPROPRIATELY MARKED ACCESS PANELS. COORDINATE LOCATIONS WITH GC PRIOR TO INSTALLATION.
- PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES.
- ALL PIPING SHALL BE SECURED USING METHODS OF STRAPPING & HANGING APPROVED BY CODE.
- ALL PIPING THROUGH FOUNDATION WALLS SHALL BE ENCASED IN PROTECTIVE SLEEVES.
- ALL PIPING THROUGH FIRE RATED FLOORS & WALLS SHALL BE FIRE STOPPED USING UL LISTED METHOD ACHIEVING EQUAL RATING AS PENETRATED FLOOR OR WALL.
- FURNISH REQUIRED FLASHING TO ROOFING CONTRACTOR FOR PIPES PENETRATING ROOF.
- PROVIDE 1/2" TRAP PRIMER LINE FOR ALL DRAINS FROM THE NEAREST PLUMBING FIXTURE. CONTRACTOR HAS OPTION FOR UTILIZING INVERTED WYE FITTING FROM FIXTURE DRAIN TAILPIECE OR PRECISION PLUMBING PRODUCTS AUTOMATIC PRIMER WITH INTEGRAL BACKFLOW PREVENTER & VACUUM BREAKER.
- ALL INSTALLATIONS SHALL MEET THE STANDARDS OF THE LOCAL AHJ & HEALTH DEPARTMENT.
- CONTRACTOR SHALL CONSULT WITH ALL EQUIPMENT SUPPLIERS FOR ANY ACCESSORIES NECESSARY TO ACHIEVE A COMPLETE KITCHEN INSTALLATION.
- PROVIDE NSF/ANSI APPROVED BACK FLOW PREVENTERS FOR REQUIRED KITCHEN EQUIPMENT. FOR BEVERAGE DISPENSING EQUIPMENT, ENSURE BACK FLOW PREVENTERS ARE ASSE 1022 LISTED AS WELL. CONSULT MANUFACTURER FOR EXACT BACKFLOW REQ'S. ADVISE ENGINEER OF ANY DISCREPANCIES.
- NO COMBUSTIBLE MATERIAL SHALL BE USED IN MECHANICAL ROOMS OR IN CEILING SPACES WHERE USED AS RETURN AIR PLENUMS.
- PLUMBING CONTRACTOR SHALL REVIEW STRUCTURAL DRAWINGS PRIOR TO BIDDING TO FULLY FAMILIARIZE HIMSELF WITH PROJECT. NOTIFY ARCHITECT/ ENGINEER OF ANY DEVIATIONS FROM DESIGN DRAWINGS.
- SUBMIT SHOP DRAWINGS/SUBMITTALS ON ALL EQUIPMENT & OBTAIN APPROVAL PRIOR TO ORDERING & INSTALLATION OF WORK.
- CONTRACTOR SHALL KEEP & MAINTAIN AS-BUILT DRAWINGS ON JOB SITE AT ALL TIMES & DELIVER A SET OF UP TO DATE AS-BUILTS TO THE ENGINEER & OWNER AT THE COMPLETION OF THE PROJECT.
- CONTRACTOR SHALL COORDINATE EXACT LOCATION OF SANITARY, DOMESTIC WATER, CONDENSATE AND STORM DRAINAGE PIPING WITH CIVIL ENGINEERS DWG'S BEFORE STARTING ANY WORK. NOTIFY ARCHITECT/ ENGINEER OF ANY DEVIATIONS FROM DESIGN DRAWINGS.
- IF APPLICABLE TO PROJECT, WATER METER SHALL BE LOCATED WITHIN LEASED PREMISES PROVIDED BY LANDLORD CONTRACTOR AT TENANT'S EXPENSE. INSTALL METER IN AN EASILY ACCESSIBLE LOCATION.
- ALL FIRE MAINS, HOT, COLD WATER, HOT WATER RETURN, STORM, RAIN WATER SUPPLY AND CONDENSATE PIPING AND GAS PIPING SHALL HAVE IDENTIFICATION AND FLOW DIRECTIONS BANDS.
- DRAWINGS ARE DIAGRAMMATIC ONLY AND REPRESENT THE GENERAL SCOPE OF WORK. CONTRACTOR IS RESPONSIBLE TO REVIEW GENERAL NOTES, SPECIFICATIONS, PLANS LANDLORD DESIGN AND CONSTRUCTION CRITERIA DOCUMENTATION FOR ADDITIONAL REQUIREMENTS THAT MAY NOT BE SPECIFICALLY CALLED OUT IN THIS PORTION OF THE CONSTRUCTION DOCUMENTS. NOTIFY ARCHITECT OR ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO SUBMISSION OF BID.
- EXISTING SERVICES INDICATED ON THESE DRAWINGS WERE DERIVED FROM LIMITED FIELD OBSERVATIONS. THESE DRAWINGS MAY NOT BE ALL INCLUSIVE OF SERVICES THAT EXIST IN THE PROJECT AREA. CONTRACTOR SHALL VERIFY SERVICES, LOCATION, TYPE, AND SIZE PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS IMPACTING WORK SHOWN ON THESE DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR COORDINATION PRIOR TO CONSTRUCTION.

UTILITY SCHEDULE

Item #	QTY	Description	Manufacturer	Model	PLUMBING						REMARKS
					Cold Water		Hot Water		WASTE		
					SIZE	HT	SIZE	ht	DIRECT	Indirect	SIZE
18	1	COMBI OVEN, GAS, MOBILE	RATIONAL	ICombi Pro 10-1/1 E	3/4"	18"			2"		
18.1	1	WATER FILTER, COMBI	EVERPURE	EV979721	3/4"	92"					
19	1	BACKCOUNTER W/ SINK	CUSTOM	CUSTOM FABRICATION	1/2"	14"	1/2"	14"		1 1/2"	
36	1	Hand Sink	JOHN BOOS	PBHS-W-1410	1/2"	22"	1/2"	22"	1 1/2"	20"	
44	1	SOAK SINK, MOBILE	Advance Tabco	9-FSC-20						2"	2" Drain to nearest floor sink
48	1	Pre-Rinse Unit	T&S Brass	B-0133	1/2"	14"	1/2"	14"			Pressure: 20 - 125 psi, Temperature: 40 F - 140 F, Flow Rate: 1.42 GPM @ 60 psi
52	1	Dishwasher, Conveyor, Ventless	Champion	44 PRO VHR Electric	1/2"	18"	1/2"	18"		1 1/4"	
53	1	PRE-RINSE ASSEMBLY, MINI	T&S BRASS	MPY-8WLN-08-CR	1/2"	14"	1/2"	14"			
54	1	CLEAN DISHTABLE W/ 3-COMP SINK			1/2"	14"	1/2"	14"		2"	
61	1	Hand Sink	JOHN BOOS	PBHS-W-1410	1/2"	22"	1/2"	22"	1 1/2"	20"	
73	1	ICE MACHINE, LARGE CUBE	HOSHIZAKI	IM-50BAA-LM	1/2"	18"					3/4"
76	1	Underbar hand sink/ DUMP SINK	Glastender	FS12	1/2"	14"	1/2"	12"	1 1/2"	12"	
78	2	Ice Bin	Glastender	IBA-30						1 1/2"	
79	1	Drip Trough	Glastender	DI-DR30						1/2"	
81	1	Dishmachine, Undercounter	Jackson WWS	DishStar LT	1/2"	12"	3/4"	18"		1 3/8"	
82	1	Glass Rack	Glastender	DBG-24						1 1/2"	
86	1	underbar sink w/ cabinet	Glastender	SWB-12-C	3/8"	14"	3/8"	14"		1 1/2"	

PLUMBING LEGEND

	SANITARY
	INDIRECT/SAFEWASTE
	GREASE WASTE
	FILTERED COLD WATER SUPPLY
	COLD WATER SUPPLY
	HOT WATER SUPPLY
	HOT WATER RECIRCULATING
	VENT
	NATURAL GAS
	CONDENSATE DRAIN
	CONNECT TO EXISTING. FIELD VERIFY EXISTING CONDITIONS PRIOR TO ANY WORK
	FLOOR CLEAN OUT
	CLEAN OUT
	FLOOR DRAIN W/ 1/2" TRAP PRIMER
	FLOOR SINK
	HOSE BIBB W/ SHUT-OFF VALVE AND VACUUM BREAKER
	CHECK VALVE
	BACKFLOW PREVENTER
	GATE VALVE
	FLOOR PENETRATION
	WATER HAMMER ARRESTOR
	VENT THRU ROOF
	AIR ADMITTANCE VALVE
	PIPE UP
	PIPE DOWN (DN)
	HOT WATER RECIRCULATING PUMP
	WATER HEATER

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
EW	ELECTRIC WATER HEATER
GW	GAS WATER HEATER
HWRP	HOT WATER RECIRCULATING PUMP
U/G	UNDERGROUND
VIR	VENT THROUGH ROOF
SWP	SUBMERSIBLE WASTE PUMP
EFD	EMERGENCY FLOOR DRAIN
(E)	EXISTING TO REMAIN
(ER)	EXISTING TO BE RELOCATED
(ERR)	EXISTING TO BE REMOVED & RELOCATED
(RE)	RELOCATED EXISTING
(N)	NEW

NOTE: THIS LEGEND IS FOR REFERENCE ONLY. NOT ALL SYMBOLS AND ABBREVIATIONS WILL BE USED. NOT ALL SYMBOLS AND ABBREVIATIONS USED ARE INCLUDED IN LEGEND. IF QUESTIONS ARISE DUE TO THE USE OF ANY SYMBOL OR ABBREVIATION THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER IMMEDIATELY FOR DEFINITION(S) AND/OR CLARIFICATION(S).

PLUMBING FIXTURE SCHEDULE

ID	DESCRIPTION	CONNECTIONS			
		COLD	HOT	DRAIN	FLOW RATE
WC1	ADA COMPLIANT TOILET, FLOOR MOUNTED, TANK TYPE. SELECT BY ARCHITECT AND OWNER	1/2"	---	4"	1.28 GPF
LAV1	ADA LAVATORY COMPLIANT, WALL HUNG. SELECT BY ARCHITECT AND OWNER. PROVIDE TRUE BRO PROTECTIVE SHIELD FOR EXPOSED DRAINAGE AND HOT WATER PIPING.	1/2"	1/2"	1 1/2"	0.5 GPM
WC	TOILET, FLOOR MOUNTED, TANK TYPE. SELECT BY ARCHITECT AND OWNER	1/2"	---	4"	1.28 GPF
LAV	LAVATORY, COUNTER TOP. SELECT BY ARCHITECT AND OWNER. PROVIDE TRUE BRO PROTECTIVE SHIELD FOR EXPOSED DRAINAGE AND HOT WATER PIPING.	1/2"	1/2"	1 1/2"	0.5 GPM
FD	ZURN FLOOR DRAIN Z415BP DURA-COATED IRON BODY WITH BOTTOM OUTLET COMBINATION INVERTIBLE MEMBRANE CLAMP AND ADJUSTABLE COLLAR WITH SEEPAGE SLOTS AND TYPE "FST" POLISHED NICKEL BRONZE LIGHT DUTY STRAINER OR EQUAL	1/2"	---	3"	
FS	ZURN FLOOR SINK Z1900-Z 12x12x6 DEEP CAST IRON BODY SQUARE, LIGHT DUTY GRATE WITH 1/2" SLOTTED OPENINGS. WHITE ACID RESISTING PORCELAIN ENAMEL INTERIOR AND TOP. COMPLETE WITH WHITE ABS ANTI-SPLASH INTERIOR BOTTOM DOME STRAINER OR EQUAL.	---	---	3"	
MOP	MOP SINK	1/2"	1/2"	3"	

NOTES:

- ALL PLUMBING FIXTURES SHALL COMPLY WITH MIAMI DADE WATER CONSERVATION REGULATION ORDINANCE 8-31, TABLE 604.4
- ALL PLUMBING FIXTURES SHALL TO COMPLY WITH REFERENCE STANDARDS PER FBCP SECTION 406 THRU 421:

SLOPE OF HORIZONTAL DRAINAGE SCHEDULE

SIZE (inches)	MINIMUM SLOPE (inch per foot)
2-1/2 or less	1/4
3 to 6	1/8
8 or larger	1/16

TABLE 704.1 OF THE FLORIDA PLUMBING CODE 2023

WATER HAMMER ARRESTOR SCHEDULE

P.D.I. DESIGNATION	MANUF. & MODEL	FIXTURE UNITS	CONNECTION
A	SIoux CHIEF 652-A	1-11	1/2"
B	SIoux CHIEF 653-B	12-32	3/4"
C	SIoux CHIEF 654-C	33-60	1"

SIoux CHIEF SHOCK ARRESTORS APPROVED FOR INSTALLATION WITH NO ACCESS DOOR REQUIRED. CONFORMS TO ANSI/ASSE 1010 STANDARDS.

Pacific Engineering Services, LLC  
801 N Congress Avenue Ste 200, Delray Beach, FL 33448  
Phone: (561) 419-8400  
SEVERED BY Code Compliance in accordance with Section 165.761 F.S.  
Photocopy of this Document are NOT considered signed and sealed and voided.

Digitally signed by Jesus A Ramirez  
Date: 2025.02.17  
12:34:48-05'00'

PLUMBING DRAWING INDEX

#	DESCRIPTION
P001	PLUMBING GENERAL NOTES, ABBREVIATIONS, SYMBOL LEGENDS & INDEX
P002	PLUMBING SCHEDULES & DETAILS
P003	PLUMBING CALCULATIONS & DETAILS
P100	PLUMBING SITE PLAN
P101	PLUMBING GROUND FLOOR PLAN - SANITARY/GREASE
P102	PLUMBING SECOND FLOOR PLAN - SANITARY
P103	PLUMBING ROOF PLAN
P201	PLUMBING GROUND FLOOR PLAN - WATER
P202	PLUMBING SECOND FLOOR PLAN - WATER
P501	PLUMBING ISOMETRICS
P502	PLUMBING ISOMETRICS

SCOPE OF WORK

- EXISTING TENANT IMPROVEMENT CONSISTING OF AN EXISTING RESTAURANT. IN GENERAL, THE PLUMBING SCOPE OF WORK INCLUDES, BUT IS NOT LIMITED TO:
- ALL NEW PLUMBING EQUIPMENT AND PIPING INSTALLATION
  - EXISTING GREASE TRAP SPECIFICATIONS AND CALCULATION

RER-DERM FOG Control Device (FCD) Installation Inspection

Approval Date: \_\_\_\_\_  
Inspector: \_\_\_\_\_

DERM's FCD Installation Inspection Required Prior to Plumbing Final for all Municipal projects. Failure to secure DERM's FCD Installation Inspection will result in disapproval of Final Inspection by the Municipal Building Official, pursuant to Section 24.42-6, MDC Code.

To schedule DERM's FCD Installation inspection for Municipal projects send an email to [ifog2@miamidade.gov](mailto:ifog2@miamidade.gov), 24 hours prior to the desired date. Provide the DERM-Grease approved process M-number, complete address of the site, folio number, and contact person name and phone number.

Updated: 9/12/2022

RER-DERM Summary Block Hydromechanical FOG Control Device (H-FCD)

Required Information	Tank No. 1	Tank No. 2	Tank No. 3	Tank No. 4
Capacity (gpm)	75 GPM	75 GPM		
FOG Load Capacity (lbs) at 99% Efficiency	861			
Manufacturer	Schier	Schier		
Model No.	GB-75-2	GB-75-2		
3 <sup>rd</sup> Party Certifier (i.e., PDI, CSA, ASME)	ASME	ASME		
Interceptor Monitoring Alarm Model No.	N/A	N/A		
Interceptor Monitoring Device Model No.	N/A	N/A		
Solid Separator manufacturer and model	Schier Si.50			
Sampling port manufacturer and model	Schier SY24-L			

Updated: 9/8/2022

The FCD, and associated appurtenances on FOG-approved stamped sheets in this set must be installed on site. Equivalent or similar equipment is not accepted by this Division. Should the FOG-approved plan sheets be voided and/or revised, they shall be submitted to the Building Department, and DERM-Grease accordingly for approval. ALL EQUIPMENT LABELS MUST BE VISIBLE AT THE TIME OF THE DERM/BUILDING INSPECTION, AND REMAIN VISIBLE THEREAFTER

Digitally signed by Jesus A Ramirez  
Date: 2025.06.30  
17:06:26-04'00'

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE CREDO CONSULTING ENGINEERS LLC AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

ALL REVISION DELT AS ARE NOT NECESSARILY APPLICABLE TO ALL SHEETS (REFER TO REVISION NARRATIVES)

02-10-25 BDC REVISION  
DATE REVISION

BELLINSON GOMEZ

ARCHITECTS/P/L

ARCHITECTURE AAC01052  
JOSE L. GOMEZ ARO015416  
8101 BISCAYNE BLVD.  
SUITE 309  
MIAMI FL 33138-4664  
TEL (305) 550-1250  
FAX (305) 551-1740  
bellinsonarchitectspa.com

Bey Bey RESTAURANT  
1330 18TH STREET  
MIAMI BEACH, FL 33139

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROBERT A. SALSBURY, P.E. ON 02/10/25.  
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CREDO CONSULTING ENGINEERS, LLC  
200 EAST BROWARDWAY, SUITE 801  
FORT LAUDERDALE, FLORIDA 33301  
W 954-702-0346

ROBERT A. SALSBURY  
No. 49852  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
02.10.25  
SIGNATURE  
ROBERT A. SALSBURY, P.E.  
FLORIDA LICENSE #49852  
DATE 02/10/25  
PROJECT MANAGER  
IRINA GOLDENBERG  
JOB #241103

ALL REVISION DELTAS ARE NOT NECESSARILY APPLICABLE TO ALL SHEETS (REFER TO REVISION NARRATIVES)

02-10-25 BDC REVISION  
DATE REVISION

DWG. TITLE

PLUMBING GENERAL NOTES, LEGENDS, SYMBOLS

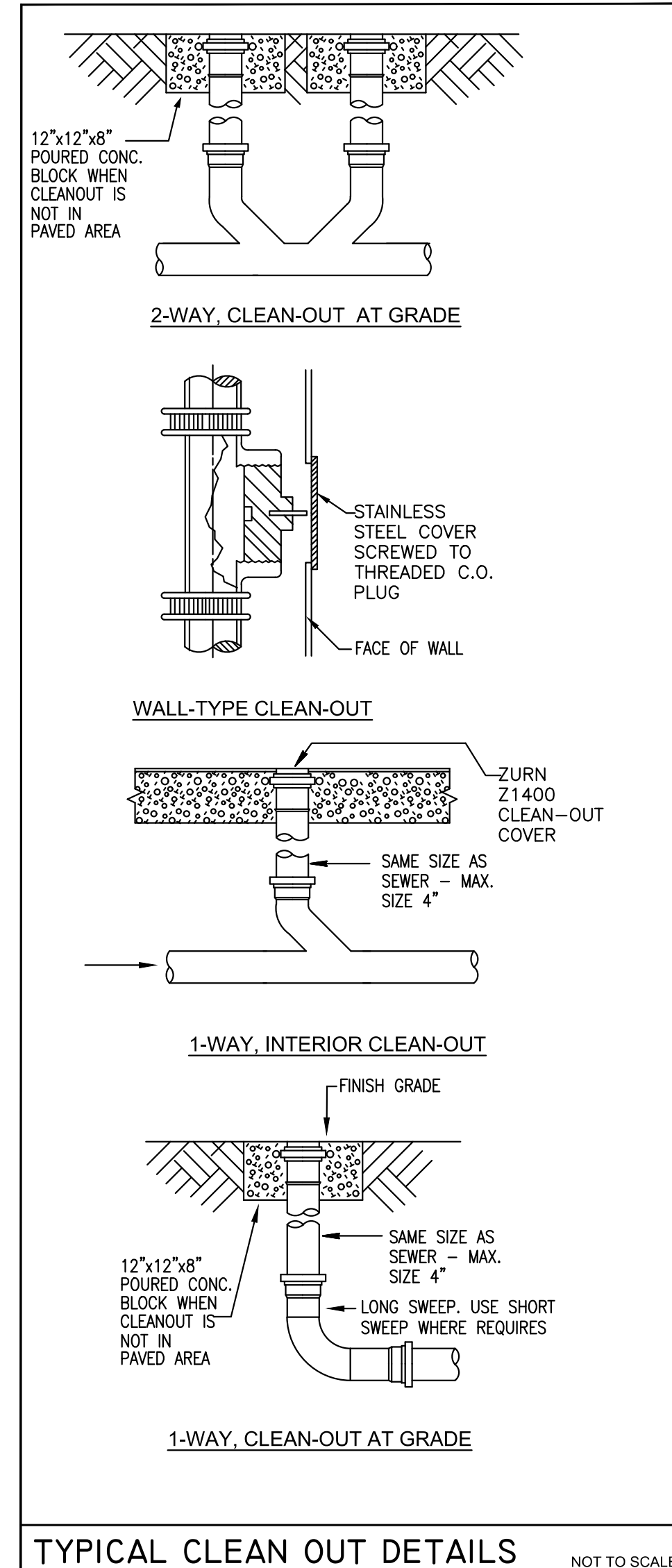
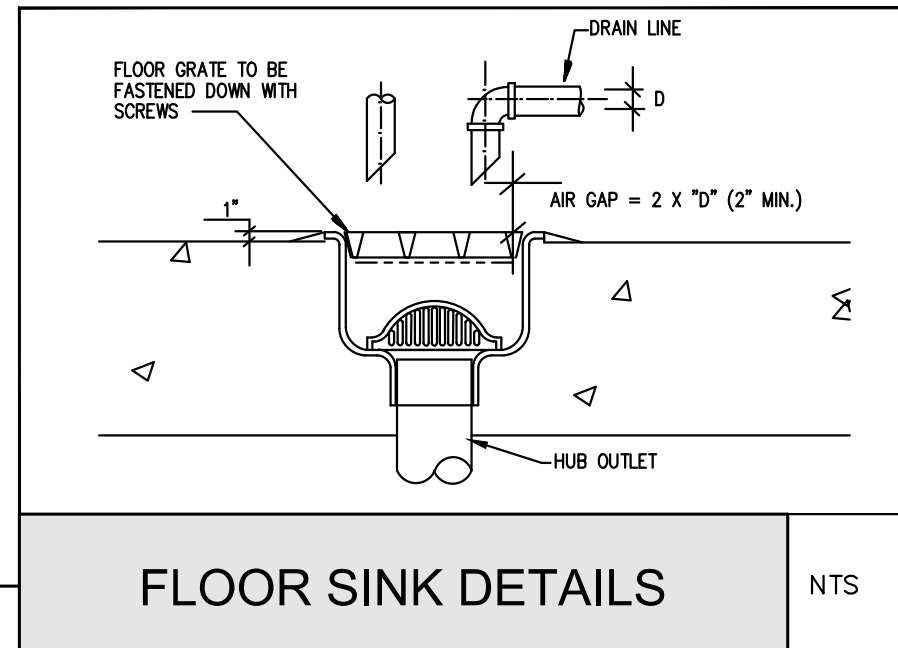
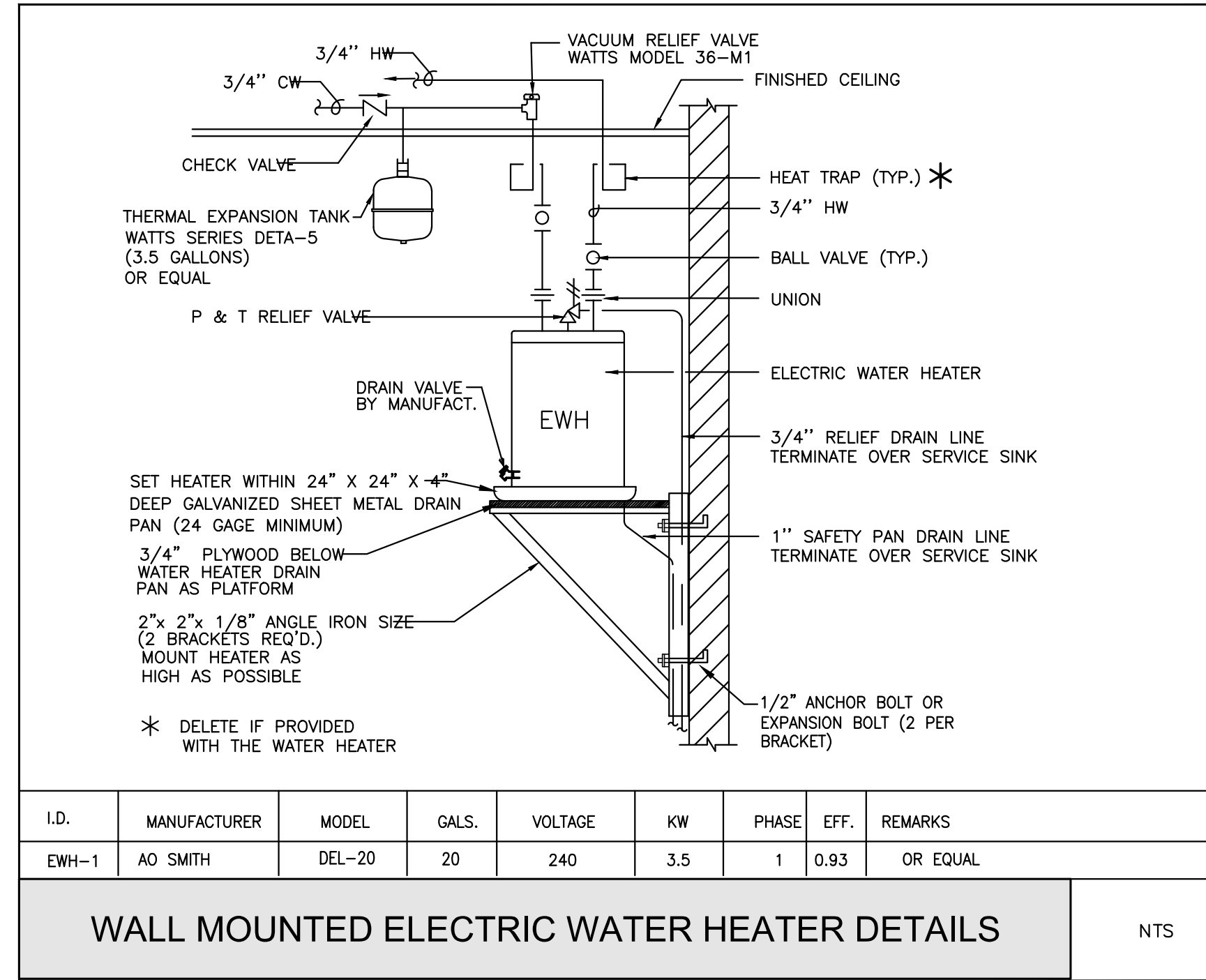
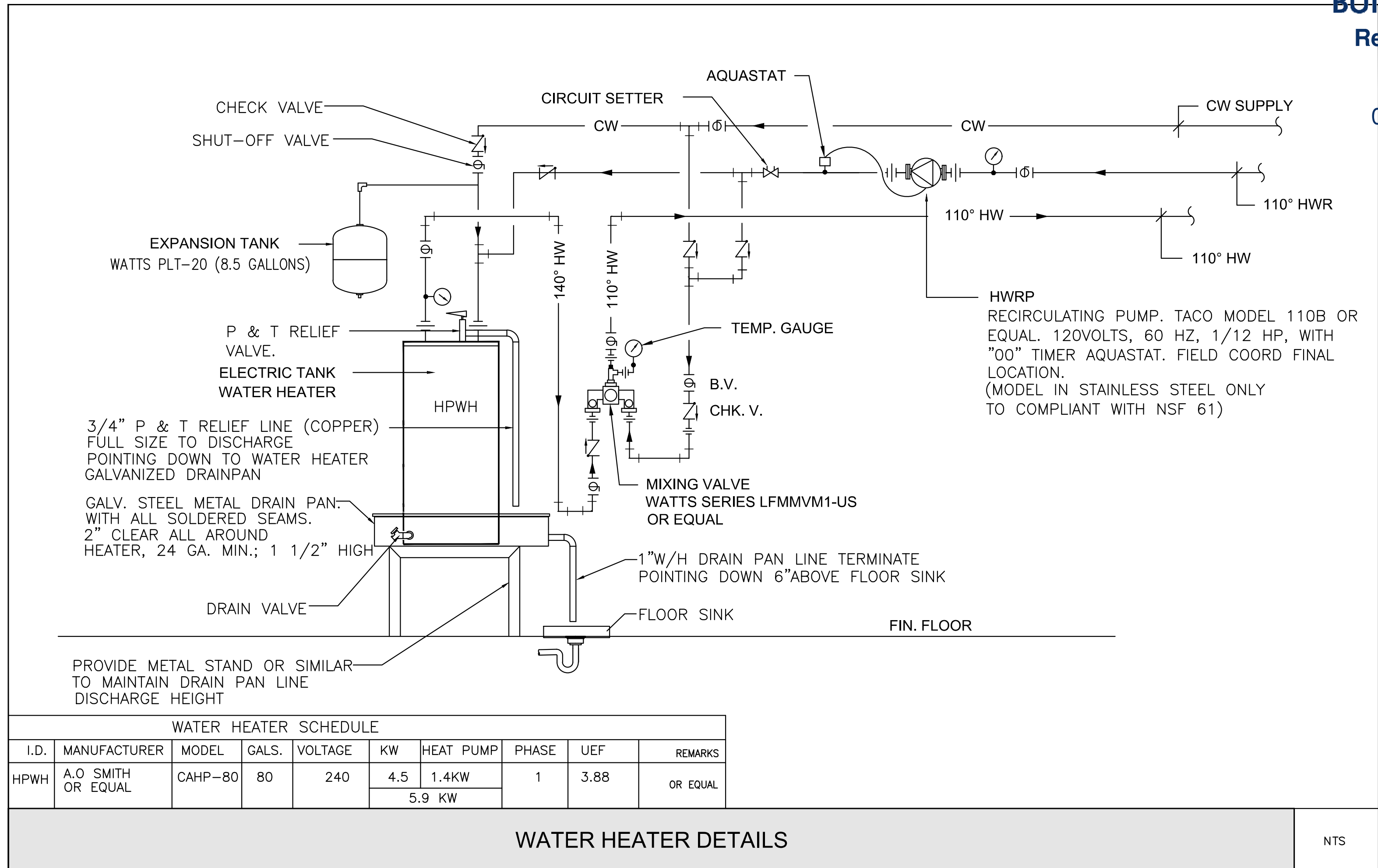
SCALE AS SHOWN

PROJECT NO. 2024-30

DATE 11-27-24

SHEET NUMBER P002

Digitally signed by Jesus A Ramirez  
Date: 2025.06.30 17:06:27-04'00'



**IAPMO R&T LAB TEST REPORT**

5001 East Philadelphia Street  
Ontario, California - USA 91761-2816  
Ph: 909.472.4100 | Fax: 909.472.4243  
http://www.iapmotll.org

Report Number: 1757-17012 Project Number: 28747  
Report Issued: August 28<sup>th</sup>, 2017  
Client: Schier Products, 9500 Woodend Rd., Edwardsville, KS 66111 Contact: Ben Brown  
Source of Samples: Samples were manufactured at the client's facility in Edwardsville, KS. The sample was witnessed tested by Dale E. Holloway of IAPMO R&T Lab on August 22<sup>nd</sup>, 2017. Samples are manufactured in good condition.  
Date of Testing: August 21<sup>st</sup>, 2017 through August 25<sup>th</sup>, 2017.  
Sample Description: HDPE Grease Interceptor.  
Model: "GB-75-2-Series" (75 gpm)  
Refer to the manufacturer's drawings and installation instructions for more detailed measurements and information.  
Scope of Testing: The above grease interceptor was witnessed tested to meet the requirements of ASME A112.14.3-2000 (Reaffirmed 2014) "Grease Interceptors", and CSA B481.1-12 "Testing and rating of grease interceptors using lard".  
Conclusion: The "GB-75-2-Series" (75 gpm) Grease Interceptor DID COMPLY with the requirements of ASME A112.14.3-2000 (Reaffirmed 2014) "Grease Interceptors" and CSA B481.1-12 "Testing and rating of grease interceptors using lard".  
By the signature below, I certify that all the testing and preparation for this report was performed under direct supervision of IAPMO R&T Lab, unless otherwise stated.  
Witness tested and reported by: Dale E. Holloway  
Dale E. Holloway, Regional Technical Manager  
IAPMO R&T Lab

Test No.	Grease Sink	Water Sink	Drop Time (sec)	Flow Rate (GPM)	INCREMENTAL				ACCUMULATED			
					Lbs added	Lbs skimmed	Lbs retained	Efficiency (%)	Lbs added	Lbs skimmed	Lbs retained	Efficiency (%)
58	1	2	111	77.0	15	0.36	14.64	97.6	870	894	961.10	99.0
59	2	1	111	77.0	15	0.37	14.63	97.5	885	931	875.69	98.9
60	1	2	112	76.3	15	0.49	14.51	96.7	900	930	880.20	98.9
61	2	1	112	76.3	15	0.54	14.46	96.4	915	1034	904.66	98.9
62	1	2	110	77.7	15	0.53	14.47	96.5	930	1087	910.13	98.8
63	2	1	112	76.3	15	0.44	14.56	97.1	945	1131	933.69	98.8
64	1	2	110	77.7	15	0.70	14.30	95.3	960	1201	947.99	98.7
65	2	1	111	77.0	15	0.47	14.53	96.9	975	1248	962.52	98.7
66	1	2	111	77.0	15	0.69	14.31	95.4	990	1317	976.83	98.7
67	2	1	111	77.0	15	0.57	14.43	96.2	1005	1374	991.26	98.6
68	1	2	112	76.3	15	0.52	14.48	96.5	1020	1426	1005.74	98.6
69	2	1	112	76.3	15	0.47	14.53	96.9	1035	1473	1020.27	98.6
70	1	2	111	77.0	15	0.50	14.50	96.7	1050	1523	1034.77	98.5
71	2	1	111	77.0	15	0.60	14.40	96.0	1065	1583	1049.17	98.5
72	1	2	111	77.0	15	0.67	14.33	95.5	1080	1650	1063.50	98.5
73	2	1	112	76.3	15	0.54	14.46	96.4	1095	1704	1077.96	98.4
74	1	2	111	77.0	15	0.58	14.42	96.1	1110	1762	1092.38	98.4
75	2	1	111	77.0	15	0.63	14.37	95.8	1125	1825	1108.75	98.4
76	1	2	109	78.4	15	0.55	14.45	96.3	1140	1880	1121.20	98.4
77	2	1	109	78.4	15	0.58	14.42	96.1	1155	1938	1135.62	98.3
78	1	2	113	75.7	15	0.40	14.60	97.3	1170	1978	1150.22	98.3
79	2	1	112	76.3	15	0.58	14.42	96.1	1185	2036	1164.64	98.3
80	1	2	110	77.7	15	0.60	14.40	96.0	1200	2096	1179.04	98.3
81	2	1	112	76.3	15	0.49	14.51	96.7	1215	2145	1193.55	98.2
82	1	2	110	77.7	15	0.71	14.29	95.3	1230	2216	1207.84	98.2
83	2	1	111	77.0	15	0.73	14.27	95.1	1245	2289	1222.11	98.2
84	1	2	109	78.4	15	0.65	14.35	95.7	1260	2354	1236.46	98.1
85	2	1	113	75.7	15	0.60	14.40	96.0	1275	2414	1250.86	98.1

Performance Requirement Rating: The client requested to perform individual runs instead of groups of 5.

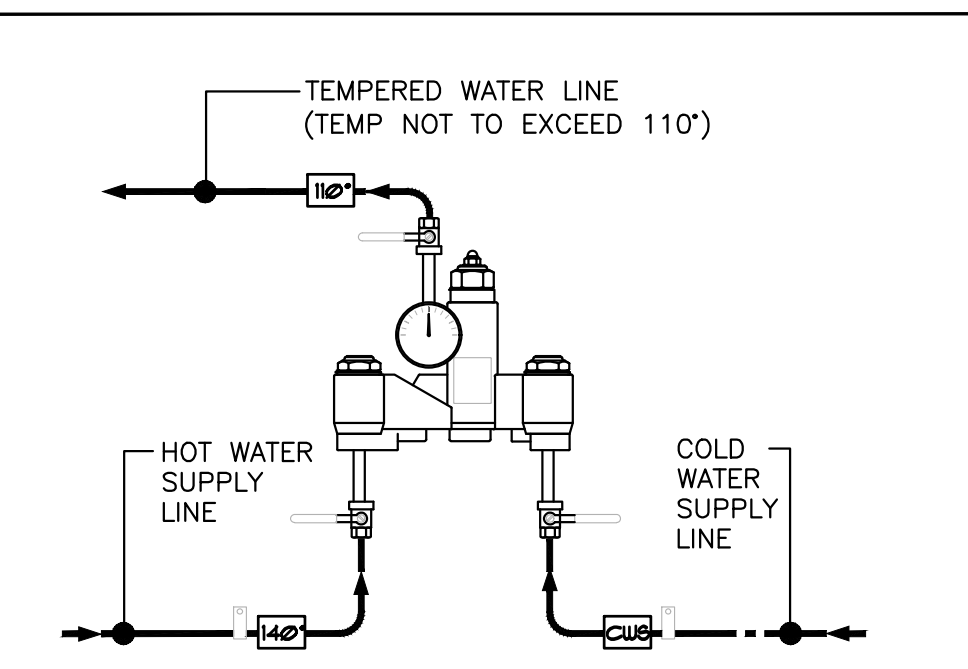
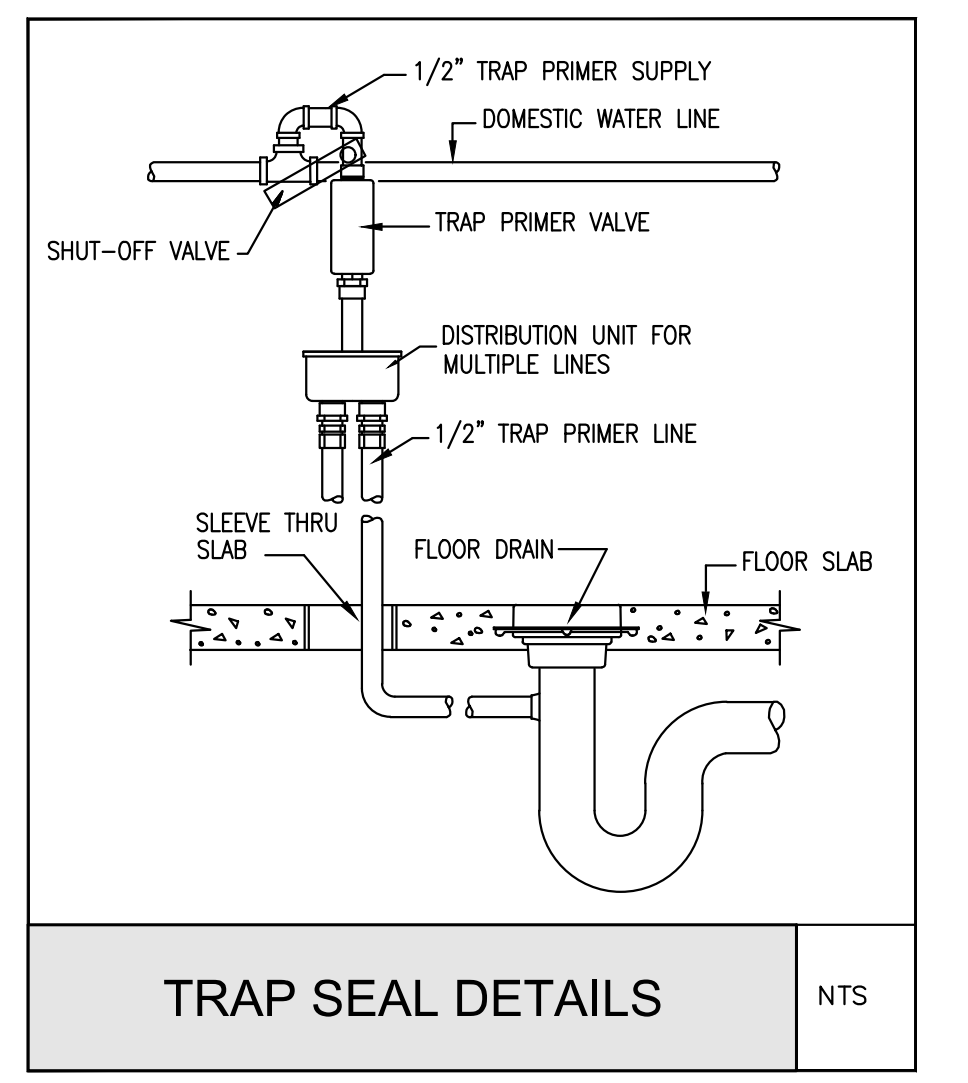
**SPECIFICATIONS**

NOTES  
1. 4" plain end inlet/outlet  
2. Unit weight - 85 lbs.  
3. Unit equipped with built-in adapter for up to 3" of continuous riser. Additional riser (s) are also available for deeper burial depths.  
4. Maximum operating temperature: 140°F continuous

ENGINEER SPECIFICATION GUIDE  
Schier Sewer Viewer™ sampling port model SV24-L shall be manufactured by Schier Products, Edwardsville, KS. Part shall be lifetime guaranteed and made in USA of wearless, rotationally molded polyethylene.

SECTION A-A (Level Connections)  
SECTION A-A (Offset Connections)

SCHIER SV24  
MODEL NUMBER: SV24  
DESCRIPTION: Polyethylene Wastewater Sampling Port  
PART NO: 0224000002 DWG BY: B. Kerner DATE: 03/20/10 REV: 3 10/2/2017 ECO: 307  
9500 Woodend Road Edwardsville, KS 66111 Tel: 913-951-2300 Fax: 913-951-2302 www.schierproducts.com © Copyright 2017 Schier. All Rights Reserved. page 3 of 6



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BELLINSON GOMEZ

ARCHITECTS P.A.

ARCHITECTURE AAC001062  
JOSE L. GOMEZ AR0015416  
8101 BISCAYNE BLVD.  
SUITE 309  
MIAMI FL 33138-4664  
TEL (305) 559-1250  
FAX (305) 551-1740  
bellinsonarchitectspa.com

BEY BEY RESTAURANT  
1330 18TH STREET  
MIAMI BEACH, FL 33139

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROBERT A. SALSURRY, P.E. ON 02/10/25.  
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CREDO CONSULTING ENGINEERS, LLC  
1330 18TH STREET, SUITE 309  
MIAMI BEACH, FLORIDA 33139  
TEL: 305-551-1740

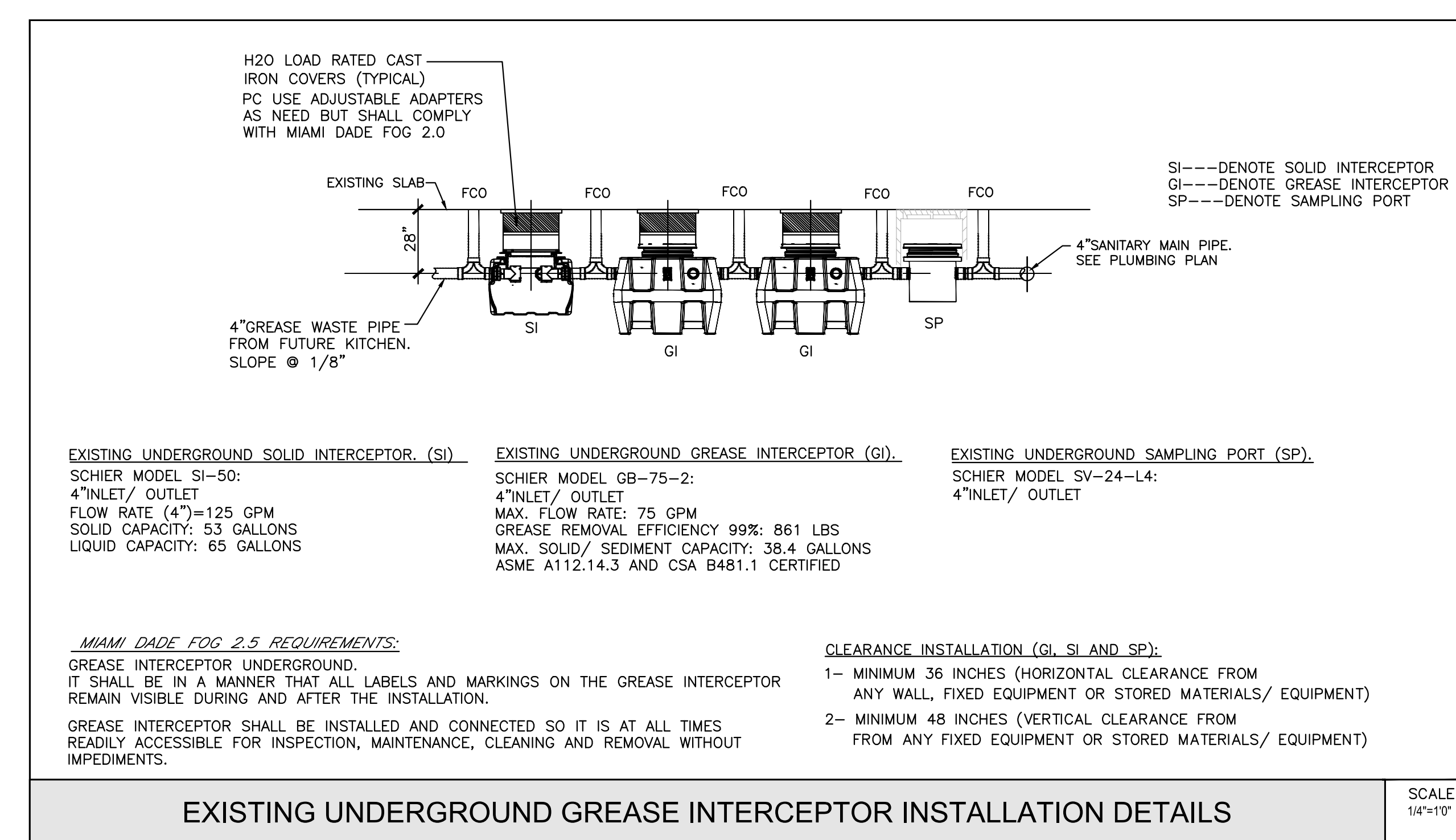
ROBERT A. SALSURRY  
LICENSE No. 49852  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

02.10.25  
SIGNATURE: ROBERT A. SALSURRY, P.E.  
FLORIDA LICENSE #49852  
DATE: 02/10/25  
PROJECT MANAGER: IRINA GOLDENBERG  
JOB #241013

ALL REVISION DELTAS ARE NOT NECESSARILY APPLICABLE TO ALL SHEETS (REFER TO REVISION NARRATIVES)  
02-10-25 BDC REVISION  
DATE REVISION

DWG. TITLE: PLUMBING GENERAL NOTES, LEGENDS, SYMBOLS  
SCALE: AS SHOWN  
PROJECT NO.: 2024-30  
DATE: 11-27-24  
SHEET NUMBER: P003

Digitally signed by Jesus A Ramirez  
Date: 2025.06.30 17:06:28-04'00'



EXISTING UNDERGROUND SOLID INTERCEPTOR (SI) SCHIER MODEL SI-50:  
4" INLET/ OUTLET  
FLOW RATE (4")=125 GPM  
SOLID CAPACITY: 53 GALLONS  
LIQUID CAPACITY: 65 GALLONS

EXISTING UNDERGROUND GREASE INTERCEPTOR (GI) SCHIER MODEL GB-75-2:  
4" INLET/ OUTLET  
MAX. FLOW RATE: 75 GPM  
GREASE REMOVAL EFFICIENCY 99%: 861 LBS  
MAX. SOLID/ SEDIMENT CAPACITY: 38.4 GALLONS  
ASME A112.14.3 AND CSA B481.1 CERTIFIED

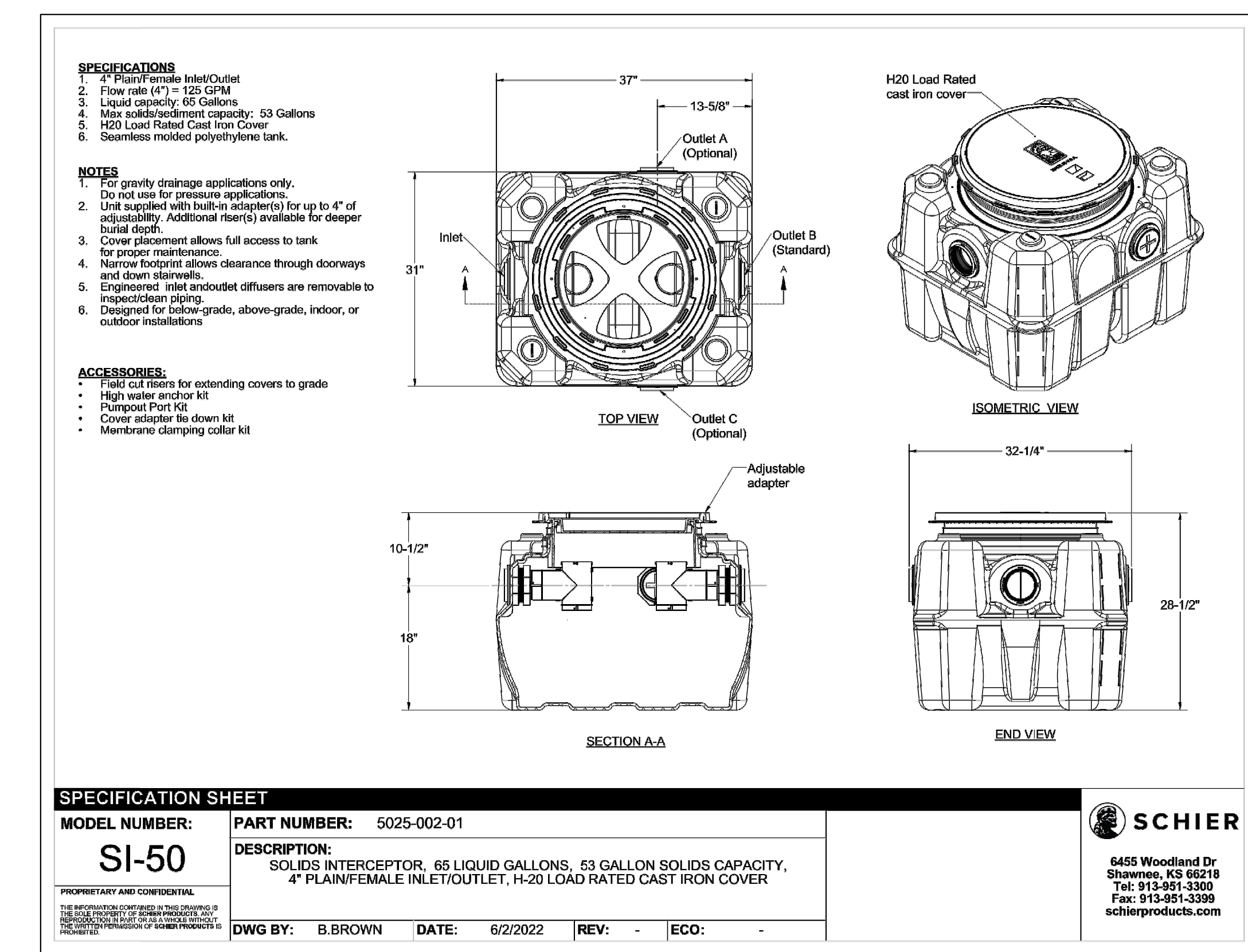
EXISTING UNDERGROUND SAMPLING PORT (SP) SCHIER MODEL SV-24-L4:  
4" INLET/ OUTLET

MIAMI DADE FOG 2.5 REQUIREMENTS:  
GREASE INTERCEPTOR UNDERGROUND.  
IT SHALL BE IN A MANNER THAT ALL LABELS AND MARKINGS ON THE GREASE INTERCEPTOR REMAIN VISIBLE DURING AND AFTER THE INSTALLATION.  
GREASE INTERCEPTOR SHALL BE INSTALLED AND CONNECTED SO IT IS AT ALL TIMES READILY ACCESSIBLE FOR INSPECTION, MAINTENANCE, CLEANING AND REMOVAL WITHOUT IMPEDIMENTS.

CLEARANCE INSTALLATION (GI, SI AND SP):  
1- MINIMUM 36 INCHES (HORIZONTAL CLEARANCE FROM ANY WALL, FIXED EQUIPMENT OR STORED MATERIALS/ EQUIPMENT)  
2- MINIMUM 48 INCHES (VERTICAL CLEARANCE FROM FROM ANY FIXED EQUIPMENT OR STORED MATERIALS/ EQUIPMENT)

EXISTING UNDERGROUND GREASE INTERCEPTOR INSTALLATION DETAILS

SCALE 1/4"=1'-0"



SPECIFICATION SHEET  
MODEL NUMBER: SI-50  
PART NUMBER: 5025-002-01  
DESCRIPTION: SOLIDS INTERCEPTOR, 65 LIQUID GALLONS, 53 GALLON SOLIDS CAPACITY, 4" FEMALE INLET/OUTLET, H-20 LOAD RATED CAST IRON COVER.  
DWG BY: B. BROWN DATE: 6/2/2022 REV: - ECO: -  
SCHIER  
6455 Woodland Dr  
Shawnee, KS 66219  
Tel: 913-951-3300  
Fax: 913-951-3399  
schierproducts.com

Grease interceptor Calculation  
Per Florida Plumbing Code Section 1003.3.5,  
In accordance with PDI G101 Sec 8.3.1 Sized  
by pipe size, Based on Manning's, Pipe  
diameter, and 1/8" slope

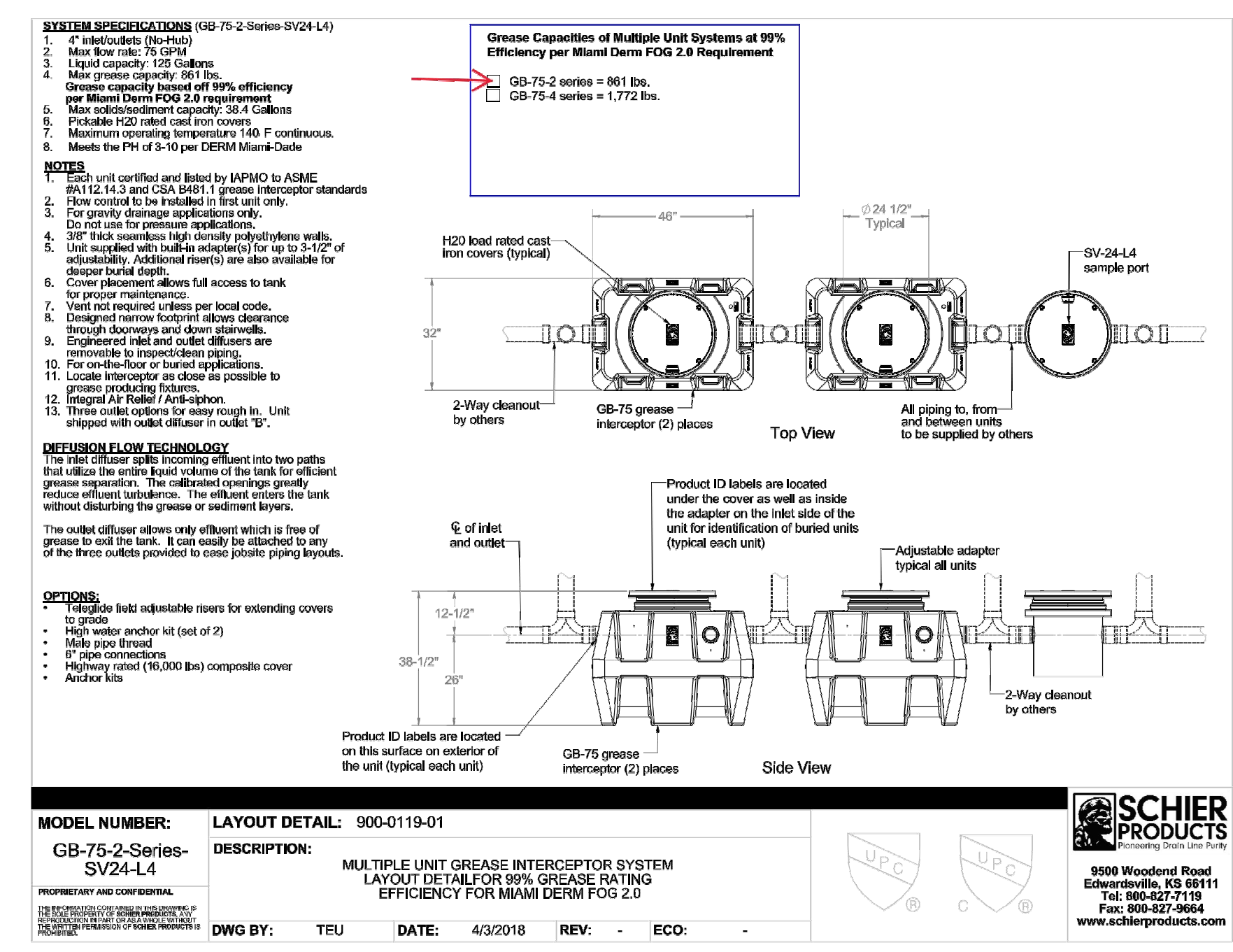
Step 1. Flow	Pipe Size	Minimum Slope	GPM*1 Peak Flow	Minimum Flow (per Ch.24-42.6) PDI-G101 8.4	M D
	4"	1/8" per Ft	100	50	1

High Grease	E	0.035 lbs. / meal (no flatware)	Full-fare family, Food from t		
High Grease	F	0.0455 lbs. / meal (with flatware)	Full-fare family, Food from		

Seats x Turns = MPD x GPPM x POF = Grease Capacity needed

Step 2. POF	Number of Seats	Turns Per Seat	Meals Per Day	GREASE PRODUCTION	
				(lbs.) Per Meal	POF in Days
	22	4	88	0.0455	60
	34	4	136	0.0455	60
	4	5	20	0.0455	60
			60	0.035	60
Total	60			<b>Total Grease Capacity Needed</b>	

Schier interceptors Meet the DERM 99% Efficiency ASME A112.14.3



MODEL NUMBER: GB-75-2-Series-SV24-L4  
LAYOUT DETAIL: 900-0119-01  
DESCRIPTION: MULTIPLE UNIT GREASE INTERCEPTOR SYSTEM LAYOUT DETAIL FOR 99% GREASE RATING EFFICIENCY FOR MIAMI DERM FOG 2.0  
DWG BY: TEU DATE: 4/3/2018 REV: - ECO: -  
SCHIER PRODUCTS  
9500 Woodland Road  
Overland Park, KS 66111  
Tel: 900-627-7119  
Fax: 900-627-0664  
www.schierproducts.com

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