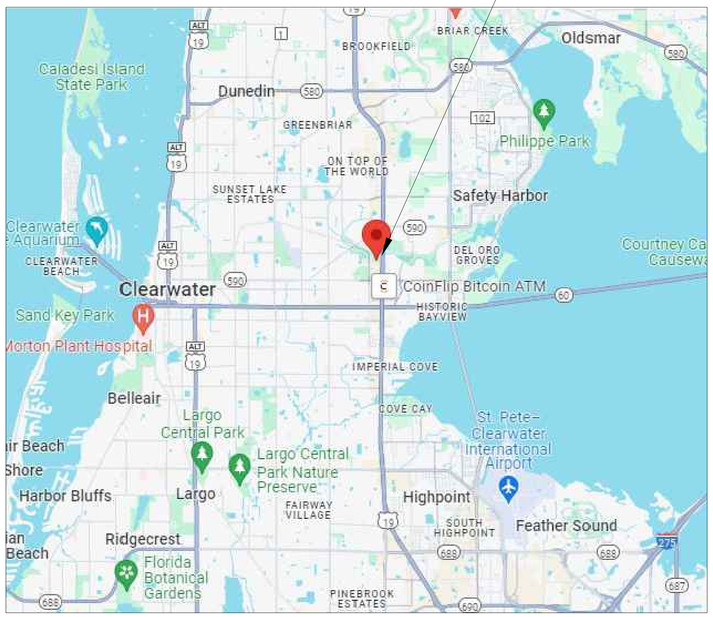
SITE LOCATION



SITE LOCATOR PLAN
NTS

SITE LOCATION

AERIAL VIEW
NTS

PROJECT CRITERIA

I. SCOPE OF SERVICES:

1. CONCRETE REPAIRS AS IDENTIFIED HEREIN. SEE S3.0 FOR ADDITIONAL INFORMATION.
2. REPAIRS TO ADDRESS MISCELLANEOUS REPAIRS TO THE CLUBHOUSE AND TRAINING BUILDING AS SHOWN HEREIN.
3. REFER TO THE SPECIFICATIONS AND REPAIR DRAWINGS BY BEAM PROFESSIONALS FOR EXTERIOR BUILDING ENVELOPE AND COATING REPAIRS AS APPLICABLE.

II. DESIGN CRITERIA:

1. APPLICABLE CODES INCLUDE
THE 2023 FLORIDA EXISTING BUILDING CODE. (FEBC).
2023 FLORIDA BUILDING CODE (FBC).
2. DESIGN LOADS:

A. WIND CRITERIA : RISK CATEGORY II
EXPOSURE " C "

WIND SPEED : 145 MPH (ULTIMATE, VULT).

III. CLASSIFICATION OF WORK

1. THE WORK IS NECESSARY TO ADDRESS WIDESPREAD CONCRETE DAMAGES.
2. THE WORK SHALL BE CLASSIFIED AS A REPAIR (SECTION 406 OF THE EXISTING BUILDING CODE.)
3. WATERPROOFING, SEALANTS AND COATINGS BY BEAM PROFESSIONALS AND PER SPECIFICATIONS WHERE APPLICABLE.

NOTES:

1. THE DAMAGE DEPICTED ON THESE DRAWINGS WERE IDENTIFIED DURING A NON-INTRUSIVE INSPECTION IN 2025. THE INSPECTION INCLUDES SITE ACCESS FROM READILY ACCESSIBLE AREAS. THESE REPAIR PLANS SHALL NOT BE CONSIDERED AN ULTIMATE GUARANTEE OF ALL REQUIRED REPAIR WORK. THE QUANTITIES REQUIRED TO REPAIR ACTUAL DAMAGE CONDITIONS WILL BE DETERMINED AFTER A SURVEY IS COMPLETED BY THE CONTRACTOR. THE RESULTS OF THEIR SURVEY WILL BE PROVIDED TO THE ENGINEER, OWNER AND ARCHITECT BEFORE COMMENCING WITH ANY WORK.
2. THE REPAIR PLANS AND THE BOOK SPECIFICATIONS MUST BE USED TOGETHER IN A COMPLETE PACKAGE. THE SPECIFICATIONS ARE AN INTEGRAL PART OF THE SCOPE OF WORK AND MUST BE READ AND UNDERSTAND IN ITS ENTIRETY.
3. IF FIELD CONDITIONS ARE IDENTIFIED TO BE DIFFERENT FROM THE STRUCTURAL REPAIR DRAWINGS THE CONTRACTOR SHALL PROVIDE WRITTEN NOTICE IN THE FORM OF A RFI TO PENNONI PRIOR TO ATTEMPTING REPAIRS.
4. CONCRETE REPAIRS DETAILED WITHIN THE PLANS AND SPECIFICATIONS ARE INTENDED TO ADDRESS STRUCTURAL DAMAGE ONLY. COSMETIC DAMAGE AND PREPARATION FOR WATERPROOFING COVERINGS INCLUDING SEALANTS WILL BE ADDRESSED BY OTHERS.

CITY OFFICIALS

BRUCE RECTOR	MAYOR
RYAN COTTON	COUNCILMEMBER
MIKE MANNINO	COUNCILMEMBER
DAVID ALLBRITTON	COUNCILMEMBER
LINA TEIXEIRA	COUNCILMEMBER
JENNIFER POIRRIER	CITY MANAGER

TARA KIVETT, P.E.
CITY ENGINEER

APPROVED FOR CONSTRUCTION

CITY ENGINEER TARA KIVETT, P.E. #86611

APPROVED DATE

CLEARWATER
BRIGHT AND BEAUTIFUL · BAY TO BEACH

STRUCTURAL DRAWING INDEX

BUILDING ENVELOPE DRAWING INDEX (TRAINING BUILDING) BEAM

Pennoni
5755 Rio Vista Drive
Clearwater, FL 33760-3137
(727) 325-1251
Florida Coa 7819
Chakradhar Gondi, P.E.
Florida P.E. 93753
Pennoni Project No. CLWRC25022

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

Chakradhar Gondi
Digitally signed by Chakradhar Gondi
DN: C=US, E=cgondi@pennoni.com, O=Pennoni Associates Inc, CN=Chakradhar Gondi
Date: 2026.06.15 08:44:44 -04'00'

This item has been electronically signed and sealed by Chakradhar Gondi PE using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CHAKRADHAR GONDI
LICENSE
No. 93753
STATE OF FLORIDA
PROFESSIONAL ENGINEER

CARPENTER COMPLEX
2026 STRUCTURAL REPAIRS

651 NORTH OLD COACHMAN RD
CLEARWATER, FL 33765

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	CLWRC25022
DATE	06-15-26
DRAWING SCALE	AS NOTED
DRAWN BY	KA
APPROVED BY	JVB

S0.0

U:\Accounts\CLWRC\CLWRC25022 - Carpenter Field 2026 Repairs\DESIGN\S0.0.dwg PLOTTED: 6/15/2026 5:54 PM, BY: Chakr Gondi PLOTSTYLE: Arc Standard.stb PROJECT STATUS: —

SCOPE OF WORK

I. DESCRIPTION

THE WORK SHALL CONSIST OF CONCRETE REPAIRS, TO INCLUDE REPAIRS TO THE CONCRETE BEAMS, COLUMNS, DAMAGED HOLLOW CORE DECK EDGES AT BALCONIES, PLUS ITEMS IDENTIFIED HEREIN. IN ADDITION TO THESE REPAIRS, COSMETIC REPAIRS MAY BE COMPLETED BY THE OWNER.

II. REPAIR PROCEDURE

REPAIRS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES, AND THE REFERENCED PLANS AND SPECIFICATIONS, AS AMENDED DURING THE RESTORATION PROCEDURES. NOTE: THE CONTRACTOR SHALL COORDINATE AND SCHEDULE THE WORK AS REQUIRED TO MAINTAIN THE DAILY OPERATION OF THE BUILDING. UNLESS OTHERWISE APPROVED, THE WORK SCHEDULE WILL BE MONDAY THROUGH FRIDAY BETWEEN THE HOURS OF 7:30 A.M. AND 5:30 P.M.

III. SCOPE OF REPAIRS

1. CONTRACTOR SHALL PROVIDE ALL BARRICADES, SHORING, ETC., AS NECESSARY TO PROTECT THE STRUCTURE AND SAFETY OF THE VISITORS AND WORKERS AT ALL TIMES.
2. PROTECTION OF ALL AREAS AND SURFACES ADJACENT TO THE WORK TO INCLUDE, BUT NOT LIMITED TO, THE LANDSCAPING AT THE PERIMETER OF THE STRUCTURE'S GARAGE.
3. OTHER ITEMS AS SPECIFIED HEREIN (OR AS SHOWN ON THE PLANS).

4. QUALITY ASSURANCE:
   a. THE CONTRACTOR'S FIELD SUPERINTENDENT IS TO REVIEW THE PROJECT DOCUMENTS IN TOTAL, AND SUBSEQUENTLY MEET WITH THE ENGINEER PRIOR TO STARTING THE WORK TO ADDRESS ANY QUESTIONS RELEVANT TO THE PROJECT REQUIREMENTS.
   b. CONTRACTOR IS TO PREPARE MOCKUPS OF ALL SPECIFIED REPAIR PROCEDURES FOR THE ENGINEER'S REVIEW PRIOR TO PROCEEDING WITH THE WORK.
   c. NOTE: CONTRACTOR IS TO INSPECT AND SOUND ALL SUSPECT DAMAGED CONCRETE PRIOR TO STARTING REPAIRS. SUBSEQUENTLY, THE CONTRACTOR WILL PROVIDE A WRITTEN REPORT TO THE ENGINEER ON THE EXTENT OF THE ESTIMATED UNIT PRICE QUANTITIES REQUIRED, WITH COST PROJECTIONS BASED ON THE CONTRACT SCHEDULE OF VALUES.
   d. THE CONTRACTOR WILL PROVIDE HIS SUPERINTENDENT WITH A PACHOMETER, MULTI METER, AND AN ADEQUATE SUPPLY OF PHENOLPHTHALEIN FOR HIS USE DURING THE PROJECT.
   e. OWNER WILL PROVIDE A CLERK-OF-THE-WORKS FOR COORDINATION OF DAILY ACTIVITIES WITHIN THE FACILITY, AND CONFIRMATION OF UNIT PRICE QUANTITIES, ALONG WITH OTHER DUTIES AS REQUIRED BY THE OWNER.
   f. THE CONTRACTOR'S SUPERINTENDENT WILL BE REQUIRED TO MAINTAIN A DAILY LOG ON-SITE IDENTIFYING THE NUMBER OF WORKERS, WORK ACTIVITY, CHANGED CONDITIONS, WEATHER, ETC.
   g. CONTRACTOR IS RESPONSIBLE TO PROVIDE A COMPREHENSIVE WORK SCHEDULE.

5. ITEMS EXCLUDED IN BASE BID:
   a. DESIGN OR CONSTRUCTION OF THE RAILINGS.
   b. ELECTRICAL/LIGHT FIXTURES, LIGHT POLES.
   c. PLUMBING, PIPING WORK, FIRE PROTECTION.
   d. ASBESTOS SURVEY. (BY OWNER.)
   e. REPAIR OF ANY CONCRETE SLABS-ON-GRADE.
   f. STUCCO REPAIRS.
   g. CCTV OR SECURITY EQUIPMENT.
   h. SIGNAGE.
   i. LANDSCAPE AND IRRIGATION.
   j. FIRE HOSE CABINETS, AND FIRE EXTINGUISHER CABINETS.
   k. DRAINAGE REVISIONS.
   l. WORK ITEMS SPECIFICALLY IDENTIFIED AS "BY OWNER".

PROJECT SPECIFICATIONS

IV. DESCRIPTION OF WORK

A. SCOPE

1) THE WORK REQUIRED HEREIN CONSISTS OF ALL COMPONENTS AND RELATED ACCESSORIES REQUIRED TO COMPLETE THE WORK AS LOCATED AND DETAILED ON THE DRAWINGS, AND SPECIFIED HEREIN.
2) EXISTING STRUCTURE: ALL INFORMATION ON THE EXISTING STRUCTURE SHOWN ON THESE PLANS IS OBTAINED FROM THE BEST AVAILABLE SOURCES, BUT EXISTING INFORMATION DOES NOT NECESSARILY REFLECT AS-BUILT CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL INFORMATION SHOWN ON THESE PLANS AND NOTIFY THE ENGINEER OF ANY VARIATION. THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS BEFORE FABRICATING MATERIALS, AND INSTALLATION THEREOF.

B. SPECIAL CONDITIONS

1) ALL COSTS RELATING TO TEMPORARY STORAGE AND PROTECTION SHALL BE BORNE BY THE CONTRACTOR. THE CONTRACTOR SHALL RETAIN FULL RESPONSIBILITY FOR ANY DAMAGE OR DETERIORATION CAUSED TO SURROUNDING SURFACES.
2) UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE HIS TEMPORARY STRUCTURES AND SHEDS AND REMOVE ALL DEBRIS AND RUBBISH AND PLACE THE AREA IN A CLEAN AND ORDERLY CONDITION.
3) TEMPORARY TOILET FACILITIES WILL BE PROVIDED BY THE CONTRACTOR. CLEAN BY THE CONTRACTOR.
4) THE OWNER SHALL FURNISH TEMPORARY WATER AND ELECTRICAL SUPPLY POINTS ON THE SITE, WHERE AVAILABLE. THE CONTRACTOR SHALL PROVIDE THE MEANS TO DELIVER THE WATER/ELECTRICAL TO HIS CONSTRUCTION AREA.
5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NECESSARY CLEANING AND REPAIRING OF ADJACENT AREAS RESULTING FROM SAID CONTRACTOR'S OPERATIONS.
6) ALL WORK RELATING TO THE DISRUPTION OF EXISTING SERVICES SHALL BE COORDINATED WITH THE OWNER.
7) ALL PROTECTION AND SAFETY DEVICES TO INCLUDE TEMPORARY SAFETY RAILS SHALL BE PROVIDED BY THE CONTRACTOR AS IT RELATES TO THE SAFE CONDUCT OF HIS WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
8) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD MEASUREMENTS PRIOR TO FABRICATION OF MATERIALS.
9) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL BLOCKING NECESSARY FOR THE INSTALLATION OF HIS WORK.
10) THE CONTRACTOR SHALL:
   - CLEAN UP ALL WASTE MATERIALS, RUBBISH, AND DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS AT SUCH LOCATIONS AND FREQUENCIES AS REQUIRED, BUT NOT LESS THAN ONCE A WEEK, OR AS DIRECTED BY THE ENGINEER.
   - REPAIR, PATCH, AND TOUCH-UP MARRED SURFACES TO MATCH ADJACENT FINISHES DAMAGED BY HIS OWN OPERATIONS.
   - REMOVE FROM THE SITE ALL WASTE MATERIALS, RUBBISH, AND DEBRIS ON A REGULAR BASIS, BUT NOT LESS THAN ONCE A WEEK.
   - DO NOT USE OWNER'S DISPOSAL CONTAINERS UNLESS AUTHORIZED IN WRITING.
11) CONSTRUCTION PERSONNEL SHALL CONFINE THEIR ACTIVITIES TO THE DESIGNATED CONSTRUCTION AREAS AND THE ACCESS THERETO.

C. GENERAL CONDITIONS

1) THE AIA A107 GENERAL CONDITIONS (2007) SHALL BE APPLICABLE, EXCEPT AS AMENDED HEREIN.
2) PROVIDE WARRANTIES AS DEFINED IN THE CONTRACT, OR AS LISTED HEREIN.

D. MISCELLANEOUS CRITERIA

1) CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION TO ENSURE THE SAFETY OF THE PROJECT UNTIL THE WORK IS COMPLETED. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, SHORING, GUYS, OR TIE-DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT. NOTE: TEMPORARY SHORING SHALL BE DESIGNED BY A STRUCTURAL ENGINEER REGISTERED IN FLORIDA.
2) COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH THE EXISTING CONDITIONS.
3) CONTACT ENGINEER WITH ANY QUESTIONS OR DISCREPANCIES FOUND ON DRAWINGS.
4) SUBMIT SHOP DRAWINGS AND/OR PRODUCT DATA FOR REVIEW BY THE ENGINEER ON ALL COMPONENTS AND PRODUCTS SPECIFIED FOR THE PROJECT. CONTRACTOR IS TO SPECIFICALLY IDENTIFY WHERE SUBMITTED REPAIR PRODUCTS ARE TO BE USED. ALLOW ONE WEEK REVIEW TIME AFTER RECEIPT OF SUBMITTALS BY THIS FIRM. ALL SUBMITTALS SHALL BE CHECKED AND SIGNED BY THE GENERAL CONTRACTOR.
5) RESTORE ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITION.
6) A FINAL SET OF AS-BUILT DRAWINGS IS REQUIRED UPON COMPLETION OF THE PROJECT.

II. DEMOLITION

A. REMOVE ALL ITEMS NOTED ON THE DRAWINGS, OR AS REQUIRED TO MAKE THE SPECIFIED REPAIRS.

B. ALL DEMOLISHED MATERIALS TO BE REMOVED FROM THE SITE AND DEPOSITED AT A REGULATED DUMP SITE.

C. PROVIDE ALL SHORING NECESSARY TO PROTECT THE STRUCTURE DURING THE DEMOLITION PROCESS, AND UNTIL THE WORK IS COMPLETED.

D. CONTRACTOR TO MINIMIZE DUST DURING WORK OPERATIONS AND CLEAN ADJACENT AREAS OF DUST FROM PROJECT ON A REGULAR BASIS.

III.A. CONCRETE REPAIRS

A. DESCRIPTION

1) WORK INCLUDED: PROVIDE CONCRETE REPAIRS INCLUDING FORMWORK AS SPECIFIED HEREIN, AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION.
2) DAMAGED REINFORCING STEEL SHALL BE CLEANED AND COATED AS SPECIFIED BELOW, OR REPLACED (WITH SAME SIZE BAR AND MECHANICAL SPLICES) AS DIRECTED BY THE ENGINEER.

B. QUALITY ASSURANCE

1) USE ADEQUATE NUMBERS OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK OF THIS SECTION.
2) COMPLY WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS," ACI301, AND "CONCRETE REPAIR GUIDE" , ACI 546R-14, EXCEPT AS MODIFIED HEREIN.
3) INSTALL ALL PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
4) SUBMIT PRODUCT DATA SHEETS ON ALL CONCRETE REPAIR PRODUCTS TO INCLUDE APPLICATION LOCATIONS AND MANUFACTURER'S CERTIFICATION OF APPLICATION. (PROVIDE SETS PER GENERAL CONDITIONS.)
5) CONTRACTOR TO PROVIDE MOCK-UP OF THE TYPICAL REPAIR FOR ENGINEER REVIEW BEFORE PROCEEDING WITH THE WORK.

C. SOUNDING AND SAW CUTTING

1) SOUND THE SURFACE TO VERIFY THE EXTENT OF THE AREA TO BE REPAIRED IN ACCORDANCE WITH THE PROCEDURES SPECIFIED HEREIN. CONTRACTOR TO HAVE AVAILABLE (ON-SITE) A PACHOMETER TO LOCATE REINFORCING STEEL IN THE CONCRETE.
2) SAW CUT AROUND THE AREA OF DETERIORATION TO A MINIMUM DEPTH OF 3/4 INCH. DO NOT CUT EMBEDDED REINFORCING UNLESS DIRECTED BY THE ENGINEER.
3) WHERE POSSIBLE, THE CONCRETE AREAS REMOVED SHALL BE RECTANGULAR IN SHAPE.

D. CONCRETE REMOVAL

1) REMOVE ALL DELAMINATED, UNSOUND, OR OTHERWISE UNSUITABLE CONCRETE. CONTRACTOR TO HAVE AN ADEQUATE SUPPLY OF PHENOPHTALEIN ON-SITE TO CHECK FOR CARBONATION DURING THE EXCAVATION PROCESS.
2) IF THE DETERIORATION OCCURS OVER REINFORCING BARS, REMOVE ALL OF THE CONCRETE AROUND EACH BAR TO ALLOW A MINIMUM OF 3/4 INCH ALL AROUND THE BAR WITH THE EXCEPTION OF VERTICAL COLUMN BARS. DO NOT REMOVE CONCRETE BEHIND VERTICAL COLUMN BARS (TOWARD THE CENTER OF THE COLUMN) UNLESS DIRECTED TO DO SO BY THE ENGINEER. DO NOT CUT ANY REINFORCING BARS WITHOUT THE APPROVAL OF THE ENGINEER.
3) AVOID FRACTURING OF THE AGGREGATE AT THE SURFACE OF THE EXCAVATION. SOME "SOUND" CONCRETE MAY HAVE TO BE REMOVED TO ADEQUATELY EXPOSE AND CLEAN THE REINFORCING FOR ITS FULL LENGTH.
4) MAXIMUM CARE IS TO BE TAKEN TO NOT DAMAGE ADJACENT CONCRETE THAT IS TO REMAIN.
5) AVOID DAMAGING THE BOND OF THE BARS THAT EXTEND INTO THE ADJACENT EXISTING CONCRETE BY MINIMIZING VIBRATION OF THOSE BARS DURING THE CONCRETE REMOVAL PROCESS.
6) CONTRACTOR TO PROVIDE PLYWOOD COVERS OVER EXCAVATED AREAS AT ALL DECK SURFACES UNTIL REPAIRS ARE COMPLETE. COVERS TO BE SECURED TO THE DECK SURFACE AND APPROPRIATELY MARKED PER SAFETY REQUIREMENTS.

E. FORMS

1) DESIGN, ERECT, SUPPORT, BRACE, AND MAINTAIN FORMWORK SO IT WILL SAFELY SUPPORT VERTICAL AND LATERAL LOADS WHICH MIGHT BE APPLIED UNTIL SUCH LOADS CAN BE SUPPORTED SAFELY BY THE REPAIRED CONCRETE STRUCTURE.
2) CONSTRUCT FORMS TO THE EXACT SIZES SHAPES, LINES, AND DIMENSIONS SHOWN, AND AS REQUIRED TO OBTAIN ACCURATE ALIGNMENT, LOCATION, GRADES, AND LEVEL AND PLUMB WORK IN THE FINISHED STRUCTURE.

F. REINFORCING STEEL (WHERE REPLACEMENT REQUIRED)

1) PROVIDE REPLACEMENT REINFORCING STEEL AS DIRECTED BY THE ENGINEER WITH ASTM A615, GRADE 60 REINFORCING BARS, OR MMFX2 PER ASTM A615, GRADE 75, AS NOTED.
2) PROVIDE MECHANICAL REBAR SPLICES BY BAR SPLICE PRODUCTS, INC. (OR EQUAL) AS DIRECTED BY THE ENGINEER (OR WELD WITH FULL BUTT OR VEE WELD PER AWS D1.4 (PREHEAT) WITH E60XX OR E70XX LOW HYDROGEN ELECTRODES. CONTRACTOR TO PROVIDE WELDER CERTIFICATION BEFORE PROCEEDING WITH THE WORK.)
3) GENERAL GUIDELINES: REPLACE OR SUPPLEMENT ANY EXISTING REINFORCING BARS WITH A LOSS OF AREA IN EXCESS OF 15% WITH NEW REINFORCING BARS. LAP IN ACCORDANCE WITH ACI REQUIREMENTS. INCREASE LAPS AS REQUIRED FOR EPOXY COATED BARS. BARS WITH AN ABSENCE OF DEFORMATIONS ARE CONSIDERED DEFICIENT. ANY REINFORCING THAT IN THE ENGINEER'S JUDGEMENT IS INADEQUATE DUE TO DETERIORATION, DAMAGED DURING THE REPAIR PROCESS, OR IS INADEQUATE FOR ANY OTHER REASON SHALL BE REPLACED. INSTALL ALL OTHER REINFORCING AS SHOWN ON THE DETAILS.
4) RE-TIE ALL EXPOSED BARS TO EXPOSED CROSSING BARS AT CONCRETE REPAIRS (100%).
5) RE-TIE EXPOSED BARS TO IMBEDDED CROSSING BARS (30%) UNLESS OTHERWISE DIRECTED BY ENGINEER.

G. SURFACE PREPARATION

1) PREPARE CONCRETE AND REINFORCING STEEL SURFACES IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS, AND ICRI GUIDELINE NO. 10.1R-2008
2) WIRE BRUSH OR MECHANICALLY CHIP SUBJECT AREAS OF ALL LOOSE MATERIALS.
3) CLEAN AREA OF ALL DUST, LATENCE, OR OTHER SURFACE CONTAMINANTS.
4) ALL EXPOSED STEEL REINFORCEMENT (IF ANY) MUST BE CLEANED (SAND BLASTED) AND EXPOSED 100% OF ITS CIRCUMFERENCE. ONCE CLEANED, AND PRIOR TO THE REPAIR APPLICATION, THE EXPOSED METAL SHOULD BE COATED WITH AN ANTI-CORROSIVE AGENT WHERE BARS HAVE LESS THAN ONE (1) INCH OF COVER, AND NOT PROTECTED BY A WATERPROOF MEMBRANE.
5) DAMPEN CONCRETE SURFACE TO BE REPAIRED WITH CLEAN WATER (SSD), BUT MAKE SURE THERE IS NO STANDING WATER.
6) ALL CONCRETE SURFACES SHOULD BE PRIMED WITH A SLURRY (FROM SELECTED REPAIR MATERIAL), AND SCRUBBED INTO THE SUBSTRATE. (REFER TO MANUFACTURER'S SPECIFICATIONS.)
7) DO NOT FEATHER EDGE REPAIR MATERIALS. SAW CUT AND CHIP BACK REPAIR AREA TO INSURE A MINIMUM ½" MATRIAL THICKNESS AT EDGE OF REPAIR AREA.

H. MATERIAL SELECTION

1) SELECT THE APPROPRIATE PATCH MATERIAL AND METHOD BASED ON THE CRITERIA ESTABLISHED IN THE DETAILS AND/OR SPECIFICATIONS. SUBMIT FOR ENGINEER REVIEW.
2) PROVIDE 1/4" TO 1/2" AGGREGATE IN THE REPAIR AREAS WHEN THE DEPTH OF REPAIR EXCEEDS ONE (1) INCH. TYPE, SIZE, AND QUANTITY OF AGGREGATE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
3) FORMED AND POURED PATCHES ARE PREFERRED BUT IN SOME INSTANCES TROWELED PATCHES MAY BE ADVISABLE FOR SPECIFIC CONDITIONS. CONFER WITH THE ENGINEER.
4) INSTALL ALL MATERIALS IN STRICT COMPLIANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. CONCRETE TO CONCRETE BONDING COMPOUNDS ARE TO BE USED ONLY WHERE SPECIFICALLY SHOWN ON THE DETAILS OR APPROVED BY THE ENGINEER.

I. SUPPLEMENTAL ANCHORS

1) INSTALL STAINLESS STEEL ANCHORS AND RODS AS SHOWN ON DETAILS OR AS DIRECTED BY THE ENGINEER. KEEP SUBSTRATE SURFACE CLEAN AND FREE OF EPOXY. THOROUGHLY CLEAN OFF ALL EPOXY RESIDUE FROM THE SUBSTRATE. AVOID PLACING THE ANCHORS OR RODS IN CONTACT WITH THE REINFORCING STEEL WITHIN THE EXCAVATION. IF CONTACT IS MADE, COAT THE COMMON SURFACES WITH STO CR246.

J. PLACING CONCRETE REPAIR MATERIALS:

1) INSTALL REPAIR MATERIALS IN ACCORDANCE WITH ICRI GUIDELINE #03731, AND THE MANUFACTURER'S REQUIREMENTS IN A CONTINUOUS OPERATION, WITHIN LIMITS OF THE REPAIR AREAS, UNTIL THE PLACING IS COMPLETED.
2) BRING SURFACES TO THE CORRECT LEVEL WITH A STRAIGHT EDGE, AND THEN STRIKE OFF.
3) USE FLOATS TO SMOOTH THE SURFACE, LEAVING THE SURFACE FREE FROM BUMPS AND HOLLOWS.
4) DO NOT SPRINKLE WATER ON THE PLASTIC SURFACE.
5) CURE REPAIRED AREA BY COVERING WITH VISQUEEN SHEETING, OR PER REQUIREMENTS FROM THE MANUFACTURER.

K. STRUCTURAL CRACK REPAIRS

1) CRACK INJECTION – AS DIRECTED BY ENGINEER.
2) ROUT AND SEAL – 1/4" X 1/2" DEEP (±) ROUTER CUT, CLEAN WITH COMPRESSED AIR, REPAIR BY GRAVITY FEED WITH EPOXY, EPOXY GEL, SILICONE SEALANT, OR URETHANE SEALANT), AS DIRECTED BY ENGINEER.

L. GALVANIC ANODES

1) MATERIALS – GALVASHIELD-XP/XPT (AND CC ANODES WHERE SPECIFIED) AS DISTRIBUTED BY VECTOR CORROSION TECHNOLOGIES, WINNIPEG, CANADA. (1-204-489-6300)
2) INSTALLATION (XP/ XPT ANODES)- THE CONCRETE SHOULD BE REMOVED FROM AROUND AND BEHIND THE STEEL REINFORCEMENT, IN ACCORDANCE WITH GOOD CONCRETE REPAIR PRACTICE. THE CORR-STOP ANODE UNIT SHOULD BE POSITIONED AND ATTACHED TO CLEAN STEEL REINFORCEMENT USING THE TIE WIRES AND TIGHTENED USING A SUITABLE WIRE TWISTING TOOL SO NO FREE MOVEMENT IS POSSIBLE, THUS ASSURING GOOD ELECTRICAL CONTINUITY. THE CONTINUITY BETWEEN THE ANODE TIE WIRES AND THE CLEANED REINFORCING BAR SHOULD BE CONFIRMED AFTER INSTALLATION WITH AN APPROPRIATE METER. ANODE LOCATION AND SPACING SHALL BE AS SPECIFIED BY THE ENGINEER. WITH THE CORR-STOP ANODE(S) NOW IN POSITION, THE REPAIR CAN BE COMPLETED USING THE APPROPRIATE REPAIR MATERIALS. NOTE: (GALVASHIELD-XP ANODES SHOULD BE USED IN CONJUNCTION WITH SUITABLE CEMENTIOUS BASED, NON-POLYMER MODIFIED REPAIR MORTARS OR CONCRETE.)
3) CONTINUITY CHECKS – (REFER TO DETAIL ON PLANS.) CONTRACTOR TO PROVIDE MULTIMETER NECESSARY FOR CONTINUITY CHECKS.

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Clearwater, FL 33760-3137
(727) 325-1251
Florida Coa 7819
Chakradhar Gondi, P.E.
Florida P.E. 93753
Pennoni Project No. CLWRC25022

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

This item has been electronically signed and sealed by Chakradhar Gondi PE using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CHAKRADHAR GONDI LICENSE No. 93753 STATE OF FLORIDA PROFESSIONAL ENGINEER

CARPENTER COMPLEX
2026 STRUCTURAL REPAIRS

651 NORTH OLD COACHMAN RD
CLEARWATER, FL 33765

NO.	DATE	REVISIONS	BY

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PROJECT	CLWRC25022
DATE	06-15-26
DRAWING SCALE	AS NOTED
DRAWN BY	KA
APPROVED BY	JVB

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PLOTTED: 6/15/2026 5:55 PM BY: Chakradhar Gondi PLOTSTYLE: McGrath.stb PROJECT STATUS: —
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III.A. EPOXY INJECTION

IIJ. GENERAL REQUIREMENTS

IIK. MATERIALS

1) ALL MATERIALS SHALL BE DELIVERED TO THE SITE IN UNDAMAGED, UNOPENED CONTAINERS BEARING THE MANUFACTURER'S ORIGINAL LABELS. MATERIALS SHALL BE NON-FLAMMABLE AND NON-TOXIC
2) CAP SEAL – SIKADUR 31 BY SIKA CORPORATION, OR APPROVED EQUAL (AT EPOXY FILLED CRACKS).
3) WHERE SPECIFIED BY THE ENGINEER, THE SEALING MATERIALS SHALL BE A POLYURETHANE GROUT AND ACCELERATOR SYSTEM MARKETED UNDER THE NAME OF SIKAFIX HH BY SIKA CORPORATION, OR APPROVED EQUAL. .
4) WHERE SPECIFIED BY THE ENGINEER, THE EPOXY MATERIALS SHALL BE SIKADUR 35, SIKADUR 52, OR SIKADUR INJECTION GEL BY SIKA CORPORATION (OR APPROVED EQUAL).

C. INSTALLING PORTS

1) CLEAN CONCRETE SURFACE AT CRACKS AS REQUIRED FOR PROPER INSTALLATION OF THE CAP SEAL.
2) PROVIDE SURFACE MOUNT OR SOCKET PORTS AS REQUIRED BY THE PROJECT CONDITIONS. SPACING OF INJECTION PORTS SUBJECT TO THE WIDTH OF THE CRACKS, BUT NO LESS THAN THICKNESS OF CONCRETE TO BE INJECTED.
3) INSTALL INJECTION PORTS COMPATIBLE WITH THE INJECTION MATERIALS.
4) FLUSH CRACKS AS REQUIRED BY THE MATERIALS MANUFACTURER.

D. STORAGE, MIXING AND HANDLING

1) STORAGE, MIXING AND HANDLING OF THE CHEMICAL MATERIALS AND THE ACCELERATOR, SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER AND ALL APPLICABLE SAFETY CODES, AND SHALL BE PERFORMED IN SUCH A MANNER AS TO MINIMIZE HAZARD TO PERSONNEL.

E. PUMPS

1) HAND OPERATED, AIR DRIVEN OR ELECTRICAL POSITIVE DISPLACEMENT PUMPS CAN BE USED. ONE TO FIVE GALLONS PER MINUTE DELIVERY IS NORMALLY SATISFACTORY. PUMPS MUST BE FLUSHED WITH WASHING AGENT FOR AT LEAST TWO MINUTES BEFORE AND AFTER THE GROUTING OPERATION.

F. QUALITY CONTROL

1) CONTRACTOR TO PROVIDE MOCK-UP OF TYPICAL CRACK INJECTION FOR ENGINEER REVIEW BEFORE PROCEEDING WITH THE WORK.
2) EPOXY INJECTION PROCEDURES SUBJECT TO ICRI GUIDELINE #03734.
3) CORE SAMPLES SHALL BE TAKEN AS NOTED BELOW.

G. PROCEDURES

1) INSTALL CAP SEAL (1" WIDE X 3/16" THICK, PROX.) AT EPOXY FILLED CRACKS.
2) INJECT SPECIFIED MATERIALS PER MANUFACTURER'S REQUIREMENTS UNDER SUFFICIENT PRESSURE AND FOR THE LENGTH OF TIME NECESSARY TO FILL ALL VOIDS.
3) CORES (2" IN DIAMETER) SHALL BE TAKEN TO CONFIRM THE RESULTS OF THE INJECTION (PER LOCATIONS DESIGNATED BY ENGINEER, IF REQUIRED).
   a) THREE (3) PER FIRST 100 LF.
   b) ONE PER 150 LF, THEREAFTER.
   c) PATCH CORE HOLES WITH REPAIR GROUT.
4) PATCH CORE HOLES WITH REPAIR GROUT. CRACKS FOUND NOT TO BE FULLY INJECTED (PER CORE SAMPLES) SHALL BE RE-INJECTED, AND SUBSEQUENTLY RE-CORED.
5) REMOVE INJECTION PORTS AND EXCESS RESIN ON SURFACE OF CONCRETE (BY GRINDING).

H. PAYMENT

1) THE OWNER WILL PAY THE CONTRACTOR A UNIT PRICE FOR EACH LINEAL FOOT OF CRACK INJECTED OR GRAVITY FED, AS APPLICABLE.
2) THE OWNER WILL PAY THE CONTRACTOR A UNIT PRICE FOR EACH CORE SAMPLE TAKEN, AS REQUESTED BY THE ENGINEER. THE UNIT PRICES SHALL INCLUDE THE COST OF PATCHING OF CORE HOLES.

IV. MISCELLANEOUS

A. FIELD MEASUREMENT/SUBMITTALS

1) THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS IN THE FIELD PRIOR TO SUBMITTAL OF SHOP DRAWINGS.
2) ALL FIELD OBTAINED DIMENSIONS SHALL BE REFLECTED IN THE SHOP DRAWINGS WHEN SUBMITTED TO THE ENGINEER FOR REVIEW.
3) ACCURACY OF FIELD DIMENSIONS SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR.

B. AS-BUILT DRAWINGS

1) THE CONTRACTOR SHALL PROVIDE A SET OF AS-BUILT DRAWINGS REFLECTING ALL CHANGES TO THE DESIGN DOCUMENTS UPON COMPLETION OF THE PROJECT.

PRE-ENGINEERED HELICAL PIERS

1. SERVICE LOAD CAPACITIES:
   DOWNWARD = 15 TON OR 30 KIP

2. GENERAL

A) HELICAL PIER FOUNDATION SYSTEMS SCREW PILES SHALL BE DESIGNED BY A DELEGATE ENGINEER AND INSTALLED BY AUTHORIZED A. B. CHANCE DEALERS OR APPROVED EQUAL. THESE DEALERS SHALL HAVE SATISFIED THE CERTIFICATION REQUIREMENTS RELATING TO THE TECHNICAL ASPECTS OF THE PRODUCT AND THE ASCRIBED INSTALLATION TECHNIQUES.

B) ALL WORK AS DESCRIBED HEREIN SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE SAFETY CODES IN EFFECT AT THE TIME OF INSTALLATION.

C) THE DEALER SHALL EMPLOY A SKILLED, EXPERIENCED WORK FORCE WHO ARE FAMILIAR WITH THE REQUIREMENTS AND METHODS NECESSARY FOR PROPER PERFORMANCE OF THE WORK AS OUTLINED IN THESE SPECIFICATIONS.

D) DESIGN OF THE HELICAL PIERS SHALL BE BASED ON RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.

E) THE HELICAL PIER INSTALLATION SHALL BE MONITORED BY A LICENSED TESTING AGENCY.

3. SUBMITTALS

A) SUBMIT SHOP DRAWINGS OF HELICAL SYSTEM TO INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:
   1) TOTAL NUMBER OF SCREW PILES REQUIRED
   2) LOCATIONS OF THE INDIVIDUAL SCREW PILES
   3) SIZE AND NUMBER OF HELICES PER SCREW PILE
   4) MINIMUM INSTALLED DEPTH OF THE SCREW PILES
   5) MINIMUM FINAL INSTALLATION TORQUE OF THE SCREW PILES
   6) CONNECTION DETAILS
   7) DESIGN LOADS
   8) TESTING AS REQUIRED
   9) SIGNED AND SEALED BY LICENSED FLORIDA ENGINEER

B) SIGNED AND SEALED DESIGN CALCULATIONS PREPARED BY THE DELEGATE ENGINEER TO BE SUBMITTED WITH SHOP DRAWINGS.

4. SCREW PILE SELECTION

A) THE LEAD SECTIONS WITH HELICES AND EXTENSION SECTIONS SHALL BE MANUFACTURED BY THE A. B. CHANCE COMPANY OR APPROVED EQUAL AND AS SHOWN ON ATTACHED DRAWINGS.

B) ALL UNITS SHALL CONFORM TO THE MATERIAL SPECIFICATIONS AS REFERENCED ON THESE DRAWINGS.

C) THE NUMBER AND SIZES OF HELICES, AND THE SHAFT SIZE OF SCREW PILE SHALL BE AS SHOWN ON THE PLAN OR REPAIR.

D) THE DEALER SHALL HAVE THE OPTION OF PERFORMING A SOIL TEST USING EITHER THE A. B. CHANCE SOIL PROBE OR OTHER METHOD APPROVED BY THE ENGINEER. THE DATA ACQUIRED ALONG WITH OTHER INFORMATION AVAILABLE ABOUT THE SITE SHALL BE USED IN DETERMINING THE PROPER SCREW PILE.

5. INSTALLATION EQUIPMENT

A) INSTALLING UNITS
   1) INSTALLATION UNITS SHALL CONSIST OF ROTARY TYPE TORQUE MOTORS WITH FORWARD AND REVERSE CAPABILITIES. THESE UNITS SHALL BE EITHER ELECTRICALLY OR HYDRAULICALLY POWERED.
   2) THESE UNITS SHALL BE CAPABLE OF DEVELOPING THE MINIMUM TORQUE AS REQUIRED BY THE MANUFACTURER.
   3) THESE UNITS SHALL BE CAPABLE OF POSITIONING THE SCREW PILE AT THE PROPER INSTALLATION ANGLE. THIS ANGLE VARIES BETWEEN 0 (VERTICAL) TO 10 DEGREES DEPENDING UPON APPLICATION AND TYPE OF FOUNDATION TERMINATION SPECIFIED.
   4) THESE UNITS SHALL BE IN GOOD WORKING CONDITION AND CAPABLE OF BEING OPERATED IN A SAFE MANNER.

B) INSTALLATION TOOLING
   1) ADAPTERS APPROVED BY THE MANUFACTURER SHALL BE EMPLOYED TO SAFELY CONNECT THE INSTALLATION UNITS TO THE SCREW PILES AND EXTENSIONS.
   2) THESE ADAPTERS SHALL HAVE TORQUE CAPACITY RATINGS AT LEAST EQUAL TO THE MINIMUM ULTIMATE TORQUE RATING OF THE SCREW PILES AS SPECIFIED FOR THE PROJECT.
   3) THESE ADAPTERS SHALL BE SECURELY CONNECTED TO THE SCREW PILE DURING INSTALLATION SO AS TO PREVENT ACCIDENTAL SEPARATION.

C) TORQUE MONITORING DEVICES
   1) THE TORQUE BEING APPLIED BY THE INSTALLING UNITS SHALL BE MONITORED THROUGHOUT THE INSTALLATION PROCESS.
   2) TORQUE MONITORING DEVICES SHALL BE EITHER A PART OF THE INSTALLING UNIT OR AN INDEPENDENT DEVICE IN-LINE WITH THE INSTALLING UNIT. CALIBRATION DATA FOR EITHER UNIT SHALL BE AVAILABLE FOR REVIEW BY THE OWNER OR OWNER'S REPRESENTATIVE.

6. INSTALLATION PROCEDURES: IT IS THE RESPONSIBILITY OF THE DEALER TO DETERMINE THE LOCATION OF, AND AVOID CONTACTING, UNDERGROUND UTILITIES (GAS, ELECTRICITY, WATER, TELEPHONE, TV. ETC.)

A) THE SCREW PILE SHALL BE POSITIONED AS SHOWN ON THE PLAN. PROPER ANGULAR ALIGNMENT SHALL BE ESTABLISHED AT THE START OF INSTALLATION.

B) THE SCREW PILE SHALL BE INSTALLED IN A SMOOTH, CONTINUOUS MANNER. THE RATE OF SCREW PILE ROTATION SHALL BE IN THE RANGE OF 5 TO 20 REVOLUTIONS PER MINUTE.

C) SUFFICIENT DOWN PRESSURE SHALL BE APPLIED TO ADVANCE THE SCREW PILE.

D) PLAIN EXTENSION MATERIAL MAY BE REQUIRED TO POSITION THE SCREW PILE AT THE DEPTH REQUIRED BY THE PLAN OF REPAIR. EXTENSIONS SHALL BE COUPLED TO THE SCREW PILE USING THE BOLTS PROVIDED WITH THE EXTENSION. THESE BOLTS SHALL BE INSTALLED AND TIGHTENED TO APPROXIMATELY 40 FOOT POUND OF TORQUE.

E) INSTALLATION TORQUE SHALL BE MONITORED THROUGHOUT THE INSTALLATION PROCESS.

F) IF UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED DURING INSTALLATION, THE DEALER SHALL HAVE THE OPTION OF REMOVING THE OBSTRUCTION IF POSSIBLE OR RELOCATING THE SCREW PILE. THIS LATTER OPTION MAY REQUIRE THE RELOCATION OF ADJACENT SCREW PILES.

7. TERMINATION OF INSTALLATION

A) THE MAXIMUM INSTALLATION TORQUE SHALL AT NO TIME EXCEED THE TORQUE RATING OF THE SCREW PILE SHAFT AS SPECIFIED FOR THE PROJECT.

B) SCREW PILES SHALL BE INSTALLED TO THE MINIMUM TORQUE VALUE PER MANUFACTURER. IF THE PLAN OF REPAIR IS AN ENGINEER'S PLAN OF REPAIR, THE APPROVAL OF THE ENGINEER OF RECORD SHALL BE OBTAINED BEFORE OPTION B OR C IS IMPLEMENTED.
   1) IF THE MINIMUM TORQUE REQUIREMENT HAS NOT BEEN SATISFIED QT THE MINIMUM DEPTH LEVEL, THE DEALER SHALL HAVE THE FOLLOWING OPTIONS:
   (A) INSTALL THE NEW SCREW PILE DEEPER USING ADDITIONAL PLAIN EXTENSION MATERIAL UNTIL THE SPECIFIED TORQUE LEVEL IS OBTAINED, OR
   (B) REMOVE THE EXISTING SCREW PILE AND INSTALL A SCREW PILE WITH LARGER AND/OR MORE HELICES. THIS REVISED SCREW PILE SHALL BE INSTALLED AT LEAST THREE FEET BEYOND THE TERMINATION DEPTH OF THE ORIGINAL SCREW PILE.
   (C) ADD ADDITIONAL SCREW PILES.

C) THE MINIMUM DEPTH OF INSTALLATION SHALL BE PER GEOTECHNICAL REPORT OR 35'-0" MINIMUM. IF THE INSTALLER CANNOT ACHIEVE THE DEPTH SHOWN ON THE REPORT, THE ENGINEER SHALL BE CONTACTED BEFORE PROCEEDING FURTHER. IF THE MAXIMUM TORQUE RATING OF THE INSTALLING UNIT HAS BEEN REACHED BUT THAT OF THE SCREW PILE HAS NOT PRIOR TO SATISFYING THE MINIMUM DEPTH REQUIREMENT, THE DEALER SHALL HAVE THE OPTION OF UTILIZING A HIGHER TORQUE INSTALLING UNIT MEETING THE REQUIREMENT OF PARAGRAPH 4 TO DRIVE THE SCREW PILE DEEPER.
   1) IF THE MINIMUM TORQUE RATING OF THE SCREW PILE AND/OR INSTALLING UNIT HAS BEEN REACHED PRIOR TO SATISFYING THE MINIMUM DEPTH LEVEL, THE DEALER SHALL HAVE THE FOLLOWING OPTIONS:
   IF THE PLAN OF REPAIR IS AN ENGINEER'S PLAN OF REPAIR, THE APPROVAL OF THE ENGINEER OF RECORD SHALL BE OBTAINED BEFORE OPTION A OR B IS IMPLEMENTED.
   (A) TERMINATE THE INSTALLATION AT THE DEPTH OBTAINED, OR
   (B) REMOVE THE EXISTING SCREW PILE AND INSTALL A SCREW PILE WITH SMALLER AND/OR FEWER HELICES. THIS REVISED SCREW PILE SHALL BE INSTALLED AT LEAST THREE FEET BEYOND THE TERMINATION DEPTH OF THE ORIGINAL SCREW PILE.

8. THE SCREW PILE SHALL BE CONNECTED TO THE STRUCTURE USING AN A. B. CHANCE COMPANY APPROVED STEEL BRACKET OR PROPERLY DESIGNED STEEL REINFORCED CONCRETE HAUNCH CAPABLE OF SAFELY TRANSFERRING THE STRUCTURAL LOADS TO THE SCREW PILE.

9. INSTALLATION RECORDS: WRITTEN INSTALLATION RECORDS SHALL BE MAINTAINED FOR EACH SCREW PILE. THESE RECORDS SHALL INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

A) PROJECT NAME AND/OR LOCATION
B) NAME OF AUTHORIZED A. B. CHANCE DEALER
C) NAME OF DEALER'S FOREMAN OR REPRESENTATIVE WHO WITNESSED THE INSTALLATION
D) DATE AND TIME OF INSTALLATION
E) LOCATION AND REFERENCE NUMBER OF SCREW PILE
F) DESCRIPTIONS OF LEAD SECTION AND EXTENSIONS INSTALLED
G) OVERALL DEPTH OF INSTALLATION AS REFERENCED FROM BOTTOM OF GRADE BEAM OR FOOTING
H) TORQUE READINGS FOR THE LAST THREE FEET OF INSTALLATION IF PRACTICAL. IN LIEU OF THIS REQUIREMENT, THE TERMINATION TORQUE SHALL BE RECORDED AS A MINIMUM
I) ANY OTHER APPLICABLE INFORMATION RELATING TO THE INSTALLATION

10. SCREW PILE TESTING

A) TESTING SHALL BE REQUIRED ONLY IF SPECIFIED ON THE SHOP DRAWINGS OR IF DEEMED NECESSARY BY THE GEOTECHNICAL ENGINEER OR ENGINEER OF RECORD DUE TO UNUSUAL SUBSURFACE CONDITIONS.

B) TESTING, IF REQUIRED, SHALL BE PERFORMED IN ACCORDANCE WITH THE TEST PLAN CONTAINED IN THE SHOP DRAWINGS OR, IF REQUIRED BY THE GEOTECHNICAL ENGINEER DUE TO UNUSUAL
   SUBSURFACE CONDITIONS AND/OR IN ACCORDANCE WITH THE TEST PLAN SET FORTH BY THE ENGINEER OF RECORD PRIOR TO THE BEGINNING OF THE TEST.

C) THE TEST PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
   1) THE NUMBER AND LOCATIONS OF TESTS, BASED ON SITE AND SUBSURFACE CONDITIONS.
   2) THE MAXIMUM LOAD TO BE APPLIED DURING THE TEST.
   3) THE ACCEPTANCE CRITERIA INCLUDING LOAD VERSUS DISPLACEMENT.

D) THE TEST EQUIPMENT SHALL BE CAPABLE OF APPLYING A COMPRESSION LOAD EQUAL TO THE MAXIMUM TEST LOAD SPECIFIED IN THE TEST PLAN.

E) IF THE COMPRESSION TEST REQUIRES ADDITIONAL SCREW PILES FOR REACTION, THESE SCREW PILES SHALL BE INSTALLED TO THE SAME TORQUE REQUIREMENTS AS THE TEST SCREW PILE.

F) THE SCREW PILE SHALL BE TESTED TO THE GREATER OF THE SAFETY FACTORED LOAD OR ITS ULTIMATE CAPACITY, DEFINED AS THE MAXIMUM LOAD THE SCREW PILE CAN RESIST AT CONTINUOUS CREEP CONDITIONS.

G) TEST RECORDS SHALL INCLUDE THE FOLLOWING:
   1) ITEMS AS OUTLINED IN SECTION 8 OF THIS SPECIFICATION.
   2) MAGNITUDES OF APPLIED LOADS AND CORRESPONDING DISPLACEMENTS.

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ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

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CHAKRADHAR GONDI LICENSE No. 93753 STATE OF FLORIDA PROFESSIONAL ENGINEER

CARPENTER COMPLEX
2026 STRUCTURAL REPAIRS
651 NORTH OLD COACHMAN RD
CLEARWATER, FL 33765

NO.	DATE	REVISIONS	BY

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PROJECT	CLWRC25022
DATE	06-15-26
DRAWING SCALE	AS NOTED
DRAWN BY	KA
APPROVED BY	JVB

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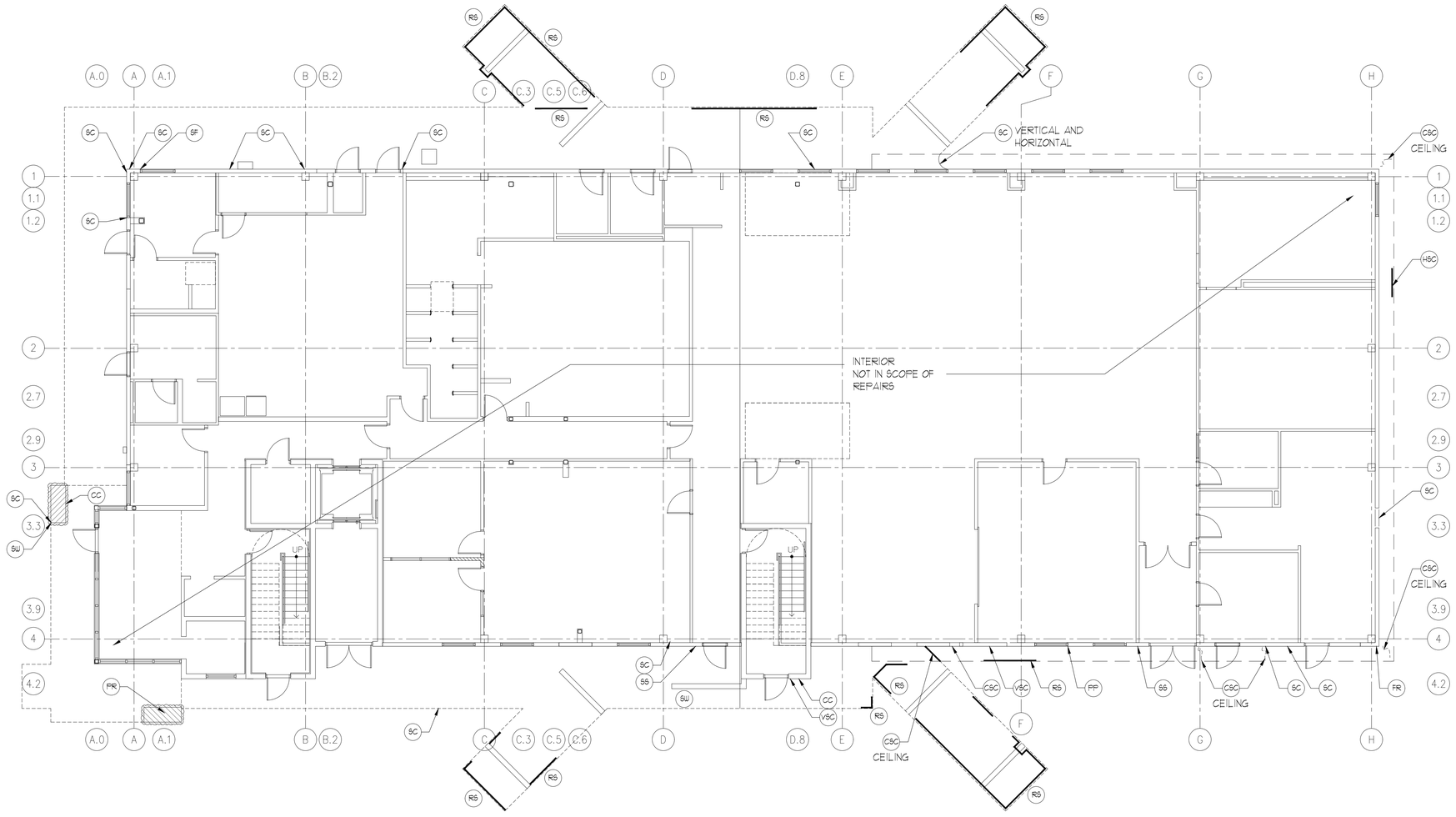


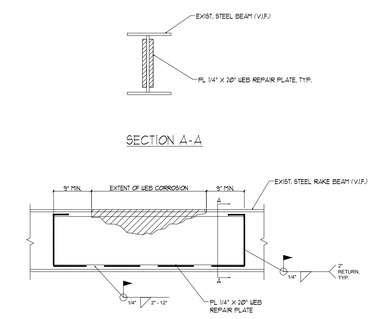
CLUBHOUSE LEVEL 1 PLAN

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

REPAIR NOTES:

1. EXTERIOR WALL COATINGS PER SPECIFICATIONS.
2. EXTERIOR STUCCO REPAIRS PER SPECIFICATIONS
3. STEEL SURFACE CORROSION REPAIRS AND COATINGS AT EXTERIOR WALKWAYS AT SECOND FLOOR PER SPECIFICATIONS. CLEAN ALL STEEL PER SURFACE PREPARATION STANDARD SSPC-SP3 TO REMOVE ANY RUST, LOOSE PAINT, DUST, DEBRIS ETC. INFORM PENNONI IF THERE IS MORE THAN 25% CROSS SECTIONAL LOSS IN THE MEMBER. REFER 2/S1.0 FOR CONCEPTUAL REPAIR OF EXISTING STEEL MEMBERS WHERE THERE IS MORE THAN 25% CROSS SECTIONAL LOSS IN THE MEMBER. COAT ALL EXTERIOR STEEL MEMBERS PER COATING SPECIFICATIONS.
4. MISCELLANEOUS CONCRETE REPAIRS PER 03.0.
5. EQUIPMENT MOUNTED TO DAMAGED SUBSTRATE OR DIRECTLY AFFECTED BY REPAIRS IS TO BE REMOVED, STORED AND RE-INSTALLED BY THE CONTRACTOR.

CLUBHOUSE LEVEL 1 : KEY CODE - FIELD SURVEY		
KEY	DESCRIPTION	DETAILS
SC	STUCCO CRACK ("V"-VERTICAL, "H"- HORIZONTAL)	SEE SPECS
SS	STUCCO SPALLS	SEE SPECS
CSC	CEILING STUCCO CRACKS	SEE SPECS
CC	CONCRETE CRACK	4/03.0
CS	CONCRETE SPALLS	1/03.0
CSW	CONCRETE SIDEWALKS CRACK	4/03.0
PP	PAINT PEELING	SEE SPECS
SF	SEALANT FAILURE	SEE SPECS
FR	FAILED REPAIR	N/A
WI	WATER INTRUSION	N/A
WS	WATER STAIN (AT CEILING)	N/A
CF	CEILING TILES FAILING	N/A
PC	PLASTER CRACKS	N/A
PS	PLASTER SPALLS	N/A
RS	STEEL CORROSION AT EXTERIOR BEAMS (AT 2ND FLOOR FRAMING AND WALKWAYS)	NOTE 3/S1.0



EXISTING STEEL RAKE BEAM REPAIR DETAIL 2
SCALE: NTS
FOR REFERENCE ONLY

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DRAWN BY	KA
APPROVED BY	JVB

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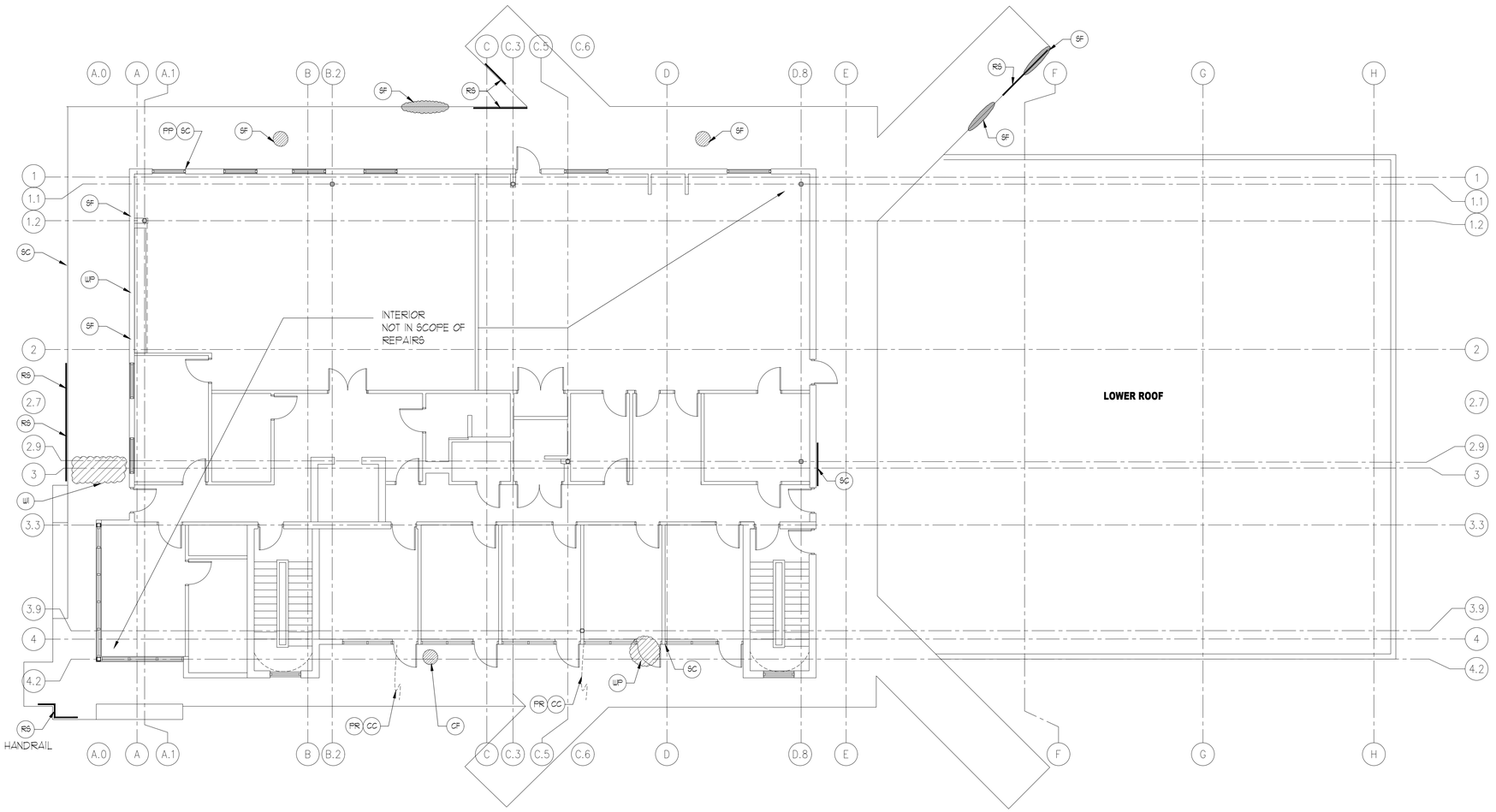

CLUBHOUSE LEVEL 2 PLAN

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

REPAIR NOTES:

1. EXTERIOR WALL COATINGS PER SPECIFICATIONS.
2. EXTERIOR STUCCO REPAIRS PER SPECIFICATIONS.
3. STEEL REPAIRS AND COATINGS AT EXTERIOR DECKS PER SPECIFICATIONS. SEE NOTE 3/S1.0
4. RE COAT ALL EXTERIOR HANDRAILS PER SPECS.
5. ROUT AND SEAL CONCRETE CRACKS IN EXTERIOR DECKS PER 2/S3.0
6. INTERIOR NON-STRUCTURAL ITEMS INCLUDING BUT NOT LIMITED TO INTERIOR CEILING REPAIRS, NON LOAD BEARING PARTITION WALL REPAIRS, WATER INTRUSION FROM HVAC CONDENSATE, FLOOR TILE REPAIRS ETC. ARE NOT INCLUDED IN THE SCOPE OF THESE DRAWINGS.
7. EQUIPMENT MOUNTED TO DAMAGED SUBSTRATE OR DIRECTLY AFFECTED BY REPAIRS IS TO BE REMOVED, STORED AND RE-INSTALLED BY THE CONTRACTOR.

CLUBHOUSE LEVEL 2 : KEY CODE - FIELD SURVEY		
KEY	DESCRIPTION	DETAILS
SC	STUCCO CRACKS	SEE SPECS
PR	PREVIOUS REPAIR	N/A
CC	CONCRETE CRACK	2/S3.0
CF	COATING FAILURE	SEE SPECS
RS	STEEL CORROSION	SEE SPECS
WI	WATER INTRUSION	N/A
FA	FIRE ALARM BROKEN	N/A
SS	STUCCO SPALLS	SEE SPECS
SF	SEALANT FAILURE	SEE SPECS
WP	WATER PONDING / STANDING WATER	N/A
PP	PAINT PEELING	SEE SPECS

NOTE:

ELECTRICAL CLOSET COULDN'T BE INSPECTED BECAUSE IT WAS CLOSED.

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LICENSE
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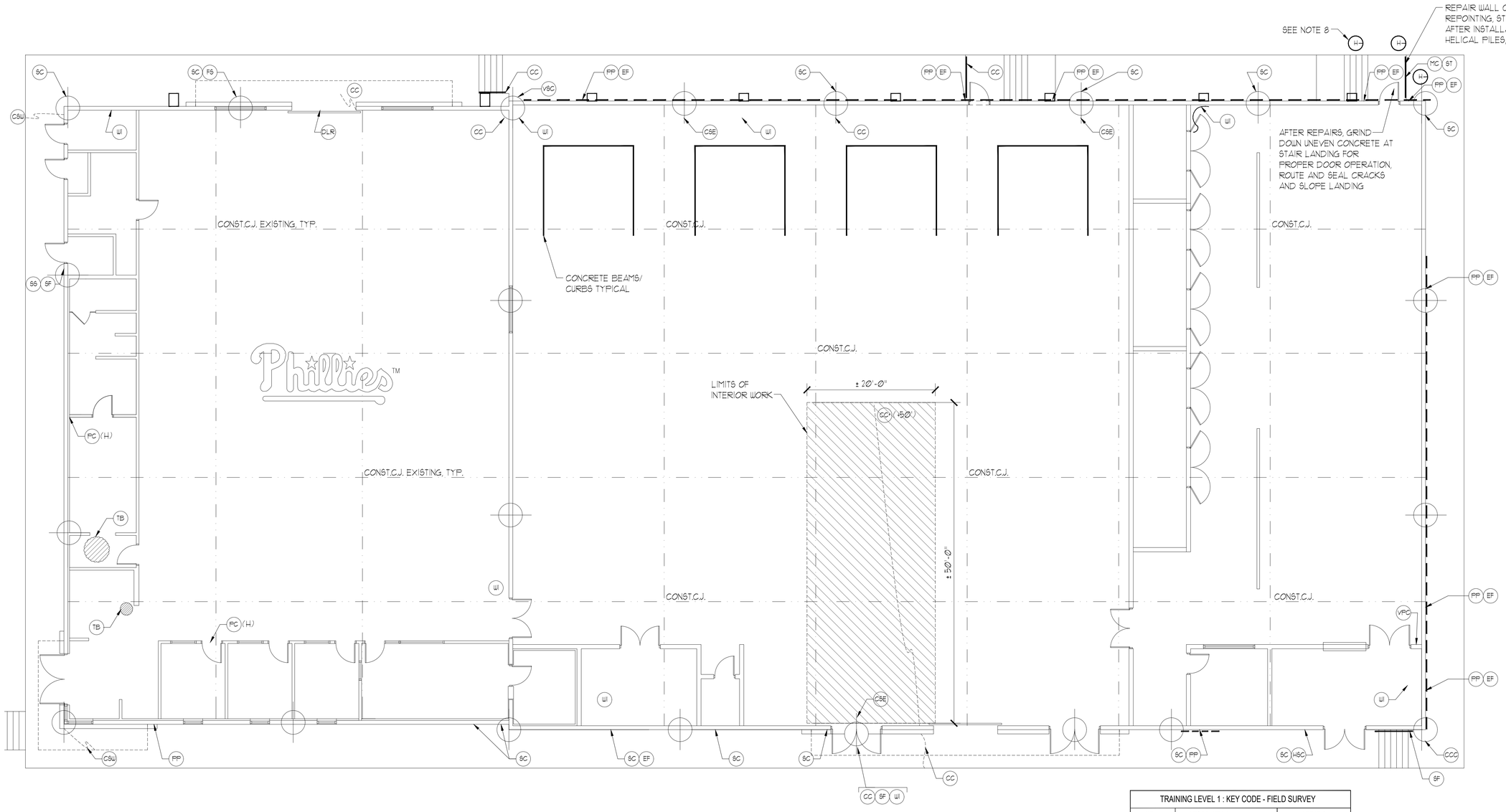

TRAINING BUILDING 1ST FLOOR PLAN

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

REPAIR NOTES:

1. EXTERIOR WALL COATINGS PER SPECIFICATIONS AND BUILDING ENVELOPE DRAWINGS BY BEAM PROFESSIONALS
2. EXTERIOR STUCCO REPAIRS PER SPECS.
3. CONCRETE WALL PANEL REPAIRS (CSE) AT EMBED PLATE CONNECTIONS PER 7/S3.0
4. CONCRETE CORNER CRACK AT EXTERIOR WALL PANEL (CCC) REPAIR PER 9/S3.0
5. CONCRETE CRACK REPAIR ON INTERIOR SLAB ON GRADE (CC•) PER 10/S3.0
6. MISCELLANEOUS CONCRETE CRACKS PER S3.0.
7. INTERIOR NON-STRUCTURAL ITEMS INCLUDING BUT NOT LIMITED TO INTERIOR CEILING REPAIRS, NON LOAD BEARING PARTITION WALL REPAIRS, WATER INTRUSION FROM HVAC CONDENSATE, FLOOR TILE REPAIRS ETC. ARE NOT INCLUDED IN THE SCOPE OF THESE DRAWINGS.
8. (H) HELICAL PILE TO PROVIDE FOUNDATION SUPPORT AT STAIRS TO ADDRESS THE ONGOING SETTLEMENT. SEE S0.2 FOR SPECIFICATIONS REQUIRING DELEGATED ENGINEERING
9. EQUIPMENT MOUNTED TO DAMAGED SUBSTRATE OR DIRECTLY AFFECTED BY REPAIRS IS TO BE REMOVED, STORED AND RE-INSTALLED BY THE CONTRACTOR.
10. TURF REMOVAL AND REPLACEMENT TO BE PERFOMED OR COORDINATED BY THE CONTRACTOR. (PREFERRED VENDOR BY OWNER : TURBO LINK INTERNATIONAL INC.1452 CRESTVIEW ST. CLEARWATER, FL 33755 (800) 958-8726)

TRAINING LEVEL 1 : KEY CODE - FIELD SURVEY		
KEY	DESCRIPTION	DETAILS
FP	PAINT PEELING	SEE SPECS
SF	SEALANT FAILURE	SEE SPECS
WI	WATER INTRUSION	N/A
EF	EFLORESCENCE	N/A
SC	STUCCO CRACK ("V"-VERTICAL, "H"- HORIZONTAL)	SEE SPECS
SS	STUCCO SPALLS	SEE SPECS
CC	CONCRETE CRACK	4/S3.0
ST	SETTLEMENT	SEE NOTE 8
CSW	CONCRETE SIDEWALKS CRACK	4/S3.0
CST	CONCRETE STAIR	4/S3.0
PC	PLASTER CRACKS	N/A
CSE	CONCRETE SPALL EMBEDEDMENT	7/S3.0
MC	MASONRY CRACK	
IR	CORROSION / RUSTED	SEE SPECS
DLR	DOOR LINTEL CORRODED	SEE SPECS
TB	FLOOR TILES BROKEN	N/A
CCC	CONCRETE CRACK AT WALL CORNER	9/S3.0
CC•	CONCRETE CRACK AT INTERIOR SLAB ON GRADE	10/S3.0

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Pennoni Project No. CLWRC25022

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

This item has been electronically signed and sealed by Chakradhar Gondi PE using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CHAKRADHAR GONDI LICENSE No. 93753 STATE OF FLORIDA PROFESSIONAL ENGINEER

CARPENTER COMPLEX
2026 STRUCTURAL REPAIRS
651 NORTH OLD COACHMAN RD
CLEARWATER, FL 33765

NO.	DATE	REVISIONS	BY

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PROJECT	CLWRC25022
DATE	06-15-26
DRAWING SCALE	AS NOTED
DRAWN BY	KA
APPROVED BY	JVB

S2.0

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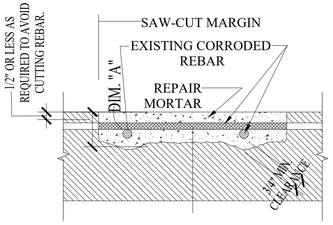
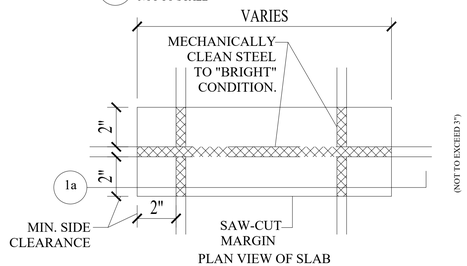


CONCRETE REMOVAL DEPTH BETWEEN REBARS	
MINIMUM DEPTH	MAXIMUM DEPTH
THE GREATER OF: (DIM "A" + 3/4") & 2"	MINIMUM DEPTH + 1/4"

1a **DETAIL (TYPICAL)**
NOT TO SCALE



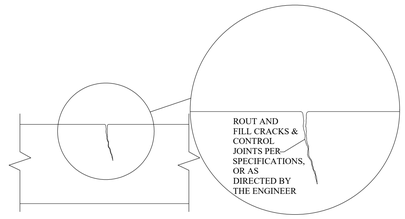
1 **SURFACE REPAIR DETAIL (TYPICAL)**
NOT TO SCALE

DEMOLITION PROCEDURE:

1. CONTRACTOR TO READ, UNDERSTAND AND FOLLOW ALL OF THE MANUFACTURES RECOMMENDATIONS FOR THE INSTALLATION OF REPAIR MATERIALS LISTED HEREIN.
2. INSTALL ANY REQUIRED SHORING PRIOR TO THE START OF ANY DEMOLITION. SHORING SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
3. CONTRACTOR TO INSPECT/ SOUND THE SUSPECTED DAMAGED CONCRETE AND REVIEW THE POTENTIAL REPAIRS LOCATIONS WITH THE ENGINEER PRIOR TO COMMENCEMENT DEMO.
4. PREPARE REPAIR AREA PER ICRI GUIDELINES # 310.R. SAWCUT THE PERIMETER OF THE PROPOSED REPAIR AREA TO A MINIMUM DEPTH OF ¾" WITHOUT DAMAGING THE REINFORCEMENT. THE SAWCUT AREA SHOULD BE GEOMETRICALLY EQUAL, IE. SQUARE.
5. REMOVE ALL LOOSE AND DELETERIOUS CONCRETE MATERIAL THAT ENCOMPASSES THE HONEYCOMB AREA WITHIN THE BEAM OR COLUMNS.
6. THE CONCRETE WITHIN THE REPAIR AREA SHALL BE PREPARED TO A MINIMUM OF C SP-6 SURFACE ROUGHNESS OR GREATER PRE THE REPAIR MORTAR SPECIFICATIONS.
7. ENGINEER OR OWNERS' REPRESENTATIVE TO INSPECT.

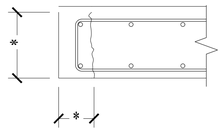
REPAIR PROCEDURE:

1. SAND BLAST EXISTING REINFORCING TO REMOVE CORROSION AND ALLOW OWNERS REPRESENTATIVE TO INSPECT AREA BEFORE CONTINUING TO THE NEXT STEP. IF REINFORCING HAS MORE THAN A 15% CROSS SECTIONAL AREA LOSS DUE TO CORROSION OR AT LOCATIONS DIRECTED BY THE OWNER'S REPRESENTATIVE, REINFORCING MUST BE SPLICED OR REPLACED. REBAR SPLICES SHALL EXTEND THE MINIMUM TENSION LAP DISTANCE FOR GIVEN REINFORCEMENT INTO CLEAN UNDAMAGED REINFORCEMENT. REINFORCEMENT TO BE GRADE 40 FOR BARS #3 AND SMALLER AND GRADE 60 FOR BARS #4 AND LAGER. IF NECESSARY, THE CONTRACTOR SHALL CHIP UNDER THE EXISTING REINFORCEMENT AND POSITIVELY HOLD DOWN THOUGH MECHANICAL MEANS TO ACHIEVE MINIMUM 1-½" COVER. MECHANICAL REBAR SPLICES ARE ACCEPTABLE. SEE SPEC FOR ADDITIONAL INFORMATION. IF REBAR LAP CANNOT BE OBTAINED, REBAR MAY BE DRILLED AND DOWELED A MINIMUM OF 8" INTO CLEANED UNDAMAGED CONCRETE W/ SIMPSON SET-XP EPOXY OR APPROVED EQUAL.
2. PRESSURE WASH REPAIR AREA (1500PSI MINIMUM) TO REMOVE ALL DUST OR LOOSE MATERIAL AND ALLOW TO DRY. OIL FREE COMPRESSED AIR MAY BE USED TO ACCELERATE THE DRYING PROCESS.
3. IF 1-1/2" CONCRETE COVER CANNOT BE OBTAINED AND AT LOCATIONS AS DIRECTED BY THE ENGINEER, INSTALL VECTOR XP/XPT ANODE (OR APPROVED EQUAL) PER MANUFACTURE SPECIFICATIONS AND RECOMMENDATIONS.
4. REPAIR SURFACE SHALL BE PREPARED TO BE SATURATED SURFACE DRY (SSD) WITH NO STANDING WATER.
5. AT VERTICAL OR OVERHEAD LOCATIONS INSTALL SIKAEMACO 425 GEL PATCH OR APPROVED EQUAL AT REPAIR AREA PER MANUFACTURER SPECIFICATIONS. REPAIR MATERIAL SHALL BE INSTALLED IN MAXIMUM LIFTS OF 2 INCHES.
6. AT MINOR HORIZONTAL REPAIRS INSTALL SIKAEMACO 1061 REPAIR MORTAR OR APPROVED EQUAL AT REPAIR AREA PER MANUFACTURER SPECIFICATIONS. REPAIR MATERIAL SHALL BE INSTALLED TO A MAXIMUM 2-INCH DEPTH.
7. AT FULL DEPTH REPAIR LOCATIONS COAT REPAIR AREA AND ALL EXPOSED STEEL REINFORCEMENT WITH SIKA ARMATEC 110 CORROSION INHIBITOR AND BONDING AGENT. FORM AND POUR REPAIR AREA WITH SIKAEMACO 440 CI POURABLE AND PUMPABLE PRE-EXTENDED SELF-CONSOLIDATING REPAIR MORTAR OR APPROVED EQUAL.
8. ALL REPAIR WORK SHALL BE FINISHED TO MATCH THE SURFACE LEVEL OF EXISTING CONDITIONS.



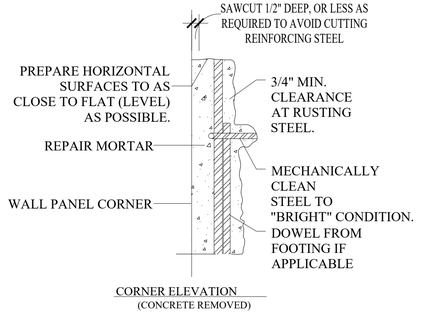
NOTES:
1. SEE SPECIFICATIONS FOR SURFACE PREPARATION, AND APPLICATION INSTRUCTIONS.
2. PRE-STRIPE ALL CRACKS IN DECK PER SPECIFICATIONS

2 **ROUT AND SEAL**
NOT TO SCALE



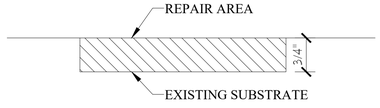
3 **WALL PANEL PLAN (TYPICAL)**
NOT TO SCALE

* UNLESS TEMPORARILY SHORED, REPAIR AREA SHALL NOT EXCEED 20% OF THE CROSS SECTIONAL AREA OF THE WALL PANEL.

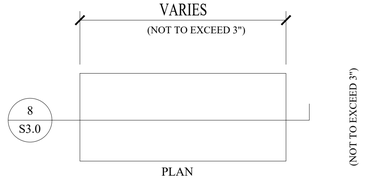


3a **WALL PANEL REPAIR DETAIL (TYPICAL)**
NOT TO SCALE

CONSTRUCTION NOTES:
1. REMOVE ALL LOOSE CONCRETE FROM EXISTING WALL PANEL LEAVING A ROUGHENED SURFACE.
2. CLEAN ALL EXISTING COLUMN STEEL TO A RUST FREE CONDITION.
3. APPLY BONDING AGENT/ANTI-CORROSION COATING TO ALL SURFACES OF EXISTING STEEL.
4. APPLY REPAIR MORTAR PER MANUFACTURE'S INSTRUCTIONS.

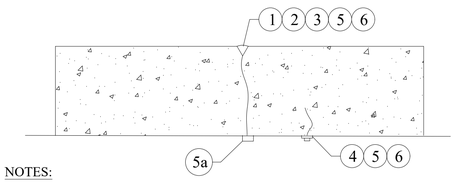


8a **MINOR SPALL REPAIRS - SECTION**
NOT TO SCALE



MINOR CONCRETE SPALL REPAIRS
NOT TO SCALE

1. SAW CUT PER SPECIFICATIONS (SEE 1/S3.0)
2. CLEAN OUT EXCAVATION
3. INSTALL REPAIR MORTAR PER DETAIL 1/S3.0



NOTES:

1: FOR HORIZONTAL CRACKS, ROUT CRACK TO MINIMUM OF 1/4" X 1/4".

2: REMOVE ANY DELETERIOUS MATERIAL.

3: CLEAN CRACK SURFACES W/ OIL FREE COMPRESSED AIR.

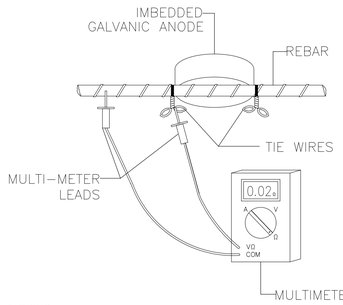
4: FILL CRACKS W/ SIKADUR-52 EPOXY SYSTEM OR APPROVED EQUAL, PER MANUFACTURE SPECIFICATIONS.

5: FOR OVERHEAD / VERTICAL CRACKS INSTALL INJECTION PORT CAP SEAL ALONG CRACK LENGTH. EPOXY SYSTEM AND SIKADUR-52.

5a: CHEMCO SYSTEMS CC GROUT; STRAP SEAL MAY BE USED AS AN ALTERNATIVE PRODUCT TO CAP SEAL.

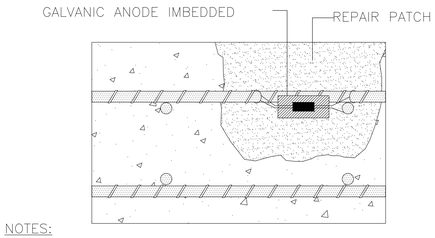
6: EPOXY INJECT MECHANICALLY, FINISH TO MATCH EXISTING SURFACE PROFILE AND REMOVE EXCESS EPOXY AND INJECTION PORTS.

4 **STRUCTURAL CONCRETE CRACK REPAIR 1/16" OR GREATER**
NOT TO SCALE



NOTES:
1. TURN MULTIMETER ON, AND SET TO OHM ∩ INDICATOR.
2. CONTINUITY IS CHECKED AFTER INSTALLATION. BY TOUCHING ONE MULTIMETER LEAD WIRE TO THE CLEAN REINFORCING STEEL AND THE OTHER TO THE ANODE TIE WIRE, THE METER SHOULD GIVE A READING OF APPROXIMATELY ZERO OHMS (∩). IF THE READING IS TOO HIGH (0.5∩), TIGHTEN ANODE TIE WIRES.

5 **ANODE CONTINUITY CHECK**
N.T.S. (BY CONTRACTOR)



NOTES:

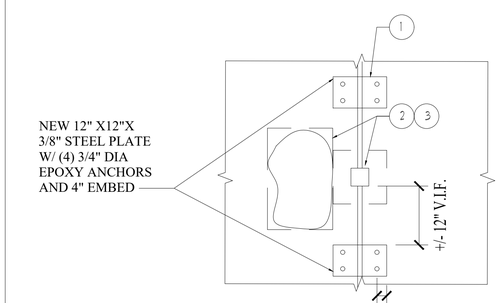
I. NSTALL ANODE PER MANUFACTURER'S SPECIFICATIONS IN SLABS OR WALLS, OR AS DIRECTED BY THE ENGINEER.

2. CONCRETE PATCH MATERIALS CANNOT BE POLYMER MODIFIED WHERE ANODES ARE INSTALLED. (REFER TO SPECIFICATIONS).

3. DO NOT COAT REBAR W/ ANTI-CORROSION COATING WHERE ANODE LEADS ARE CONNECTED TO REBAR (BEFORE OR AFTER ATTACHMENT OF ANODE TO REBAR).

4. REFER TO DETAIL 7/S1.1 FOR CONTINUITY CHECK.

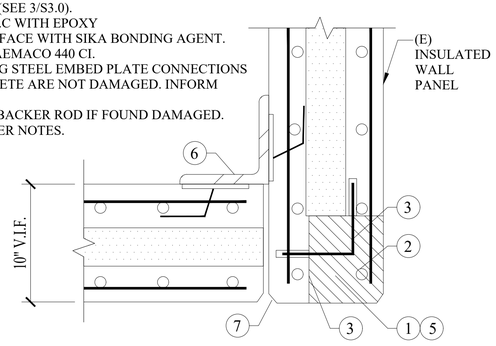
6 **INSTALLATION DETAIL OF EMBEDDED ANODE**
N.T.S.



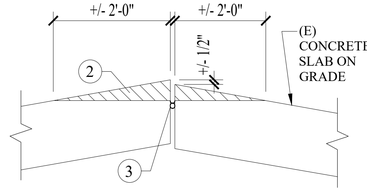
NOTES:
1. INSTALL NEW STEEL PLATES INTO UNDAMAGED CONCRETE BEFORE STARTING CONCRETE REPAIRS
2. REPAIR ALL SPALL PER 1/S3.0.
3. PREPARE ALL CORRODED EMBEDMENT PER SSPC-3.
4. INSTALL STEEL COATING AT EMBED PER SPECS.

7 **REPAIR DETAIL AT WALL PANEL EMBED**
NOT TO SCALE

NOTES:
1. REMOVE ALL LOOSE AND DELETERIOUS CONCRETE AT CORNER (SEE 3/S3.0).
2. CLEAN EXISTING REBAR (SEE 3/S3.0).
3. DRILL #3 HOOKS AT 12" O.C WITH EPOXY
4. PREPARE CONCRETE SURFACE WITH SIKA BONDING AGENT.
5. POUR CORNER WITH SIKAEMACO 440 CI.
6. GC TO VERIFY IF EXISTING STEEL EMBED PLATE CONNECTIONS AND SURROUNDING CONCRETE ARE NOT DAMAGED. INFORM PENNONI WITH FINDINGS.
7. REPLACE SEALANT AND BACKER ROD IF FOUND DAMAGED.
8. REFER TO 3/S3.0 FOR OTHER NOTES.



9 **PRE-CAST CONCRETE WALL PANEL REPAIR AT CORNER**
NOT TO SCALE



NOTES:
1. REMOVE EXISTING TURF ON TOP OF SLAB AT REPAIR AREA(BY OTHERS).

2. GRIND UNEVEN CONCRETE SURFACE FLUSH AT CRACK LOCATION.

3. ROUT AND SEAL AT CRACK LOCATION.

4. REPLACE TURF AFTER REPAIRS (BY OTHERS)

10 **REPAIR AT INTERIOR SLAB ON GRADE SETTLEMENT CRACK**
NOT TO SCALE

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Chakradhar Gondi, P.E.
Florida P.E. 93753
Pennoni Project No. CLWRC25022

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CARPENTER COMPLEX
2026 STRUCTURAL REPAIRS
651 NORTH OLD COACHMAN RD
CLEARWATER, FL 33765

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PROJECT	CLWRC25022
DATE	06-15-26
DRAWING SCALE	AS NOTED
DRAWN BY	KA
APPROVED BY	JVB

S3.0

PLOTTED: 6/15/2026 5:55 PM BY: Chakri Gondi PLOTSTYLE: McCarthy.ctb PROJECT STATUS: ---
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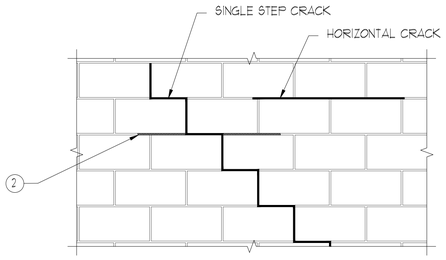
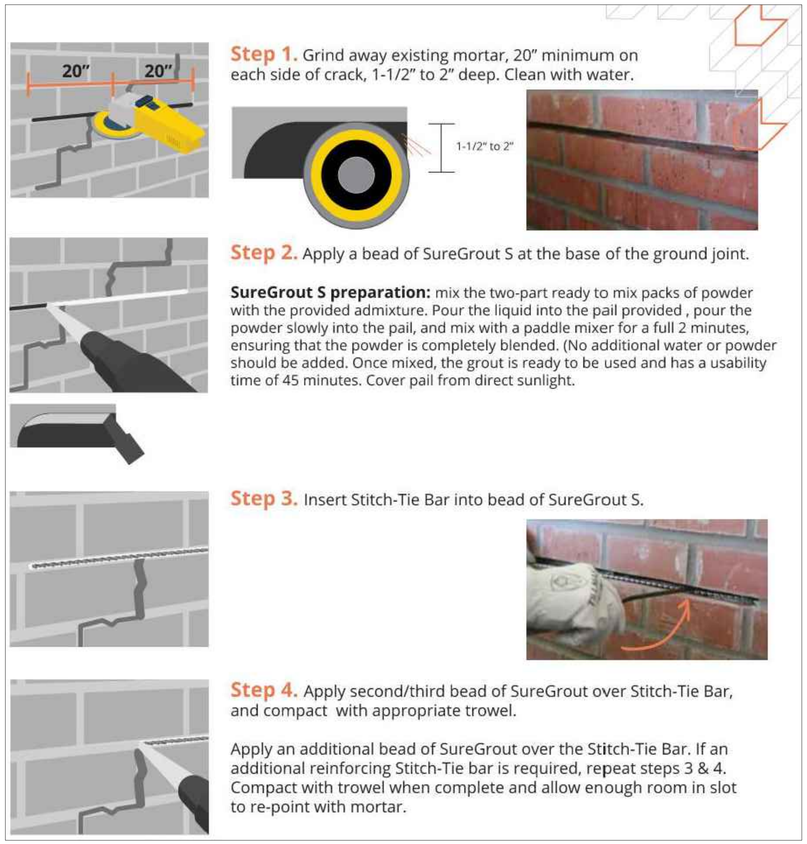


REPAIR PROCEDURES FOR MASONRY CRACKS-SINGLE STEP, VERTICAL ≤ (1/32")

1. SINGLE CRACKS LESS THAN 1/32" SHALL BE TUCK POINTED PER THE ATTACHED TUCK-POINTING DETAIL 3/G3.1.
2. AS DIRECTED BY ENGINEER OR AT LOCATION WHERE VERTICAL OR STAIR STEP MASONRY CRACKS EXTEND IN LENGTH GREATER THAN 4'-0". THE MASONRY SHALL BE REINFORCED WITH PROSOCO STITCHING UTILIZING 6MMDIAMETER BARS TO INSTALL PER 2/G3.1 AND THE MANUFACTURER SPECIFICATIONS.

MASONRY CRACK(S) SINGLE STEP, HORIZONTAL ≤ 1/32"

1



Step 1. Grind away existing mortar, 20" minimum on each side of crack, 1-1/2" to 2" deep. Clean with water.

Step 2. Apply a bead of SureGrout S at the base of the ground joint.

SureGrout S preparation: mix the two-part ready to mix packs of powder with the provided admixture. Pour the liquid into the pail provided , pour the powder slowly into the pail, and mix with a paddle mixer for a full 2 minutes, ensuring that the powder is completely blended. (No additional water or powder should be added. Once mixed, the grout is ready to be used and has a usability time of 45 minutes. Cover pail from direct sunlight.

Step 3. Insert Stitch-Tie Bar into bead of SureGrout S.

Step 4. Apply second/third bead of SureGrout over Stitch-Tie Bar, and compact with appropriate trowel.

Apply an additional bead of SureGrout over the Stitch-Tie Bar. If an additional reinforcing Stitch-Tie bar is required, repeat steps 3 & 4. Compact with trowel when complete and allow enough room in slot to re-point with mortar.

PROSOCO STITCHING INSTALLATION

2

TECHNICAL SPECIFICATIONS

NOMINAL DIAMETER:	1/4" (6MM)	
MATERIAL:	ASTM A580 TYPE 304 STAINLESS STEEL	
CROSS SECTIONAL AREA:	0.012 IN^2	(8 MM^2)
HELICAL PITCH:	1.18 IN	(30 MM)
PITCH:	0.59 IN	(15 MM)
HELIX ANGLE:	32.14°	
ULTIMATE TENSILE STRENGTH:	130 KSI	(1060 N/MM^2)
YIELD STRENGTH:	108 KSI	(745 N/MM^2)
ULTIMATE SHEAR LOAD:	2655LBS	(1180 N)
ELASTIC MODULUS:	22,625 KSI	(156.3 GPA)

PROSOCO MATERIALS:

1: STITCHING ANCHOR SHALL BE 6MM, 304 GRADE SS, BY PROSOCO.

2: GROUT SHALL BE "SUREGROUT S".

3: ALL RELEVANT DRILL BITS & SETTING TOOLS SHALL BE BY "PROSOCO".

4: CONTACT CONSTRUCTION MATERIALS, ATTENTION STEVE RALEIGH AT (813) 310-3736.

Additional Installation Notes:

1. When installing in a non-linear joint, the Stitch-Tie bar can be bent to follow the mortar's path or even be turned 90 degrees, wrapping a corner.
2. For areas where multiple vertical cracks are in close proximity, extend the Stitch-Tie Bar 20" past the outermost cracks. Either a longer length coil could be used and cut to size, or shorter lengths can be lapped (providing a minimum 6" overlap).
3. For multi-wythe walls, where it is observed that the crack propagates through the full thickness, the wall should be repaired on both sides, if accessible.
4. SureGrout S can be re-agitated by re-mixing the remaining contents in the pail to achieve a blended consistency again. DO NOT add additional water.
5. Under no circumstances should the grout be used where freezing may occur within 24 hours. The grout performance may be impaired if not protected from freezing.

Portland Cement Association

TROWEL TIPS

an aid to the masonry industry

Tuckpointing

Tuckpointing, also termed "repointing" or "pointing" is the replacement of cutout or defective mortar joints with new mortar. There are two basic reasons why tuckpointing may be necessary: (1) leaks through the mortar joints and (2) deterioration of joints. Properly executed, tuckpointing will produce a weather resistant wall and help to preserve the structural integrity and the appearance of the masonry.

If a wall is being repointed to improve its resistance to water penetration, it is recommended that all mortar joints be repointed. Minute cracks that could pass a visual inspection might still allow moisture to pass through the masonry. Before the start of any tuckpointing intended to produce weathertight masonry, a thorough inspection of all flashings, lintels, roofing, sills, and caulked joints should be made. Any defects in these components that may contribute to water penetration of building walls must be corrected.

If it is obvious that water is leaking through only specific cracks or a section of the masonry, it may be sufficient to repoint only the mortar joints in the vicinity of the leakage.

Preparation of Joints

Mortar joints should be cut out to a depth of at least 5/8 in. (16 mm), and in all cases the depth of mortar removed should be at least as great as the thickness of the mortar joint (see Fig. 1). If the mortar is unsound, the joint should be cut deeper until only sound material remains, but not more than

Fig. 1. Properly prepared joint.

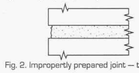


Fig. 2. Improperly prepared joint — too shallow.

Fig. 3. Improperly prepared joint — furrow should be eliminated.

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1/2 the total depth of the joint. Shallow (Fig. 2) or furrow-shaped (Fig. 3) joints are not acceptable.

The method employed to remove mortar should be compatible with the existing masonry. For soft and crumbly mortars, a hooked mortar rake may be quite efficient. Where mortar is harder, a hammer and plugging chisel or a power grinder may be required. A grinder with an abrasive blade is usually more efficient than hand chiseling for cutting out defective mortar, but requires intense concentration and control to avoid damaging the units. All loose particles must be removed from the joint. An air jet or a water stream is effective for that purpose.

The joints should be dampened to reduce absorption of water from the freshly placed mortar. However, free standing water on the joint or unit surfaces will impair bond. Avoid extensive wetting of concrete masonry units before or during tuckpointing, since saturated concrete masonry units shrink as they dry.

Mortar Ingredients

Foremost among the factors that contribute to good mortar is the quality of the mortar ingredients. The following material specifications of the American Society for Testing and Materials (ASTM) or the Canadian Standards Association (CSA) are applicable:

- Masonry cement - ASTM C91 (Type N), CSA A8 CAN/CSA-A8-M
- Portland cement - ASTM C150 (Types I, IA, II, IIA, III,or IIIA), CAN/CSA-A5-M (Type 10 Normal)
- Blended hydraulic cement - ASTM C595 (Types IS, IS-A, IP, IP-A, I(PM), or I(PM)-A), CAN/CSA-A362-M (Type 10S)
- Hydrated lime for masonry purposes - ASTM C207 (Types S, SA, N, or NA)*
- Quicklime for structural uses (for making lime putty) - ASTM C5
- Sand - ASTM C144, CSA Standard A82.56M

For mortar joints that are less than the conventional 3/8 in. (10 mm) in thickness, 100% of the sand should pass the No. 8 (2.5 mm) sieve and 95% the No. 16 (1.25 mm) sieve.

If only portions of a wall are repointed, the color and texture of new mortar should closely match that of the old mortar by careful selection and proportioning of mortar ingredients. Admixtures should not be used unless specified.

Preparation of Mortar

Tuckpointing mortar should have a compressive strength equal to or less than that of the original mortar or should contain approximately the same proportions of ingredients as the original mortar. Recommended mortar types are shown in Table 1. Masonry applications with structural concerns or severe frost or environmental exposure (such as horizontal surfaces exposed to weathering) may require the use of special mortars other than those shown in Table 1.

* Types N and NA lime may be used only if tests or performance records show that these limes are not detrimental to the soundness of mortar.

Table 1. Tuckpointing Mortar (Vertical Surfaces)

Type of service	Mortar type (ASTM C270)* Recommended	Alternative
Interior; Exterior, above grade, and exposed on one side; Unlikely to be frozen when saturated, and not exposed to high wind or significant lateral load	O	N or K**
Exterior, other than above	N	O† or mortar type based on structural or durability concerns

*Structural concerns dictating mortar type supercede these mortar recommendations. For pavements, mortar Types M or S with applicable frost resistance should be considered. Some air entrainment improves freeze-thaw durability

**Type K mortar consists of 1 part portland cement, 2 ½ to 4 parts hydrated lime, with a sand content of 2 ¼ to 3 times the sum of the volumes of cement and lime.

†Type O mortar is recommended for use where the masonry is above ground and is unlikely to be frozen when saturated or unlikely to be subjected to high winds or other significant lateral loads. Type N or other appropriate mortar should be used in other cases.

Adapted from ASTM C270

A recommended procedure for mixing tuckpointing mortar is: (1) thoroughly mix all of the dry ingredients; (2) mix in about half the water or enough water to produce a damp mix which will retain its shape when formed into a ball by hand; (3) mix the mortar for about 3 to 7 minutes, preferably with a mechanical mixer; (4) allow the mortar to stand for one hour for prehydration of the cementitious materials to reduce shrinkage; and then (5) add the remaining water and mix for 3 to 5 minutes.

Tuckpointing mortar should have a drier consistency than conventional mortar for laying masonry units. Retemper as needed; however, the mortar should be discarded approximately 2 ½ hours after the initial addition of water to the mix. Colored mortars may lighten upon the addition of water; therefore, retempering of colored mortar should be conducted with caution.

Filling the Mortar Joints

The general method of applying mortar in joints is to use a mason's trowel and a tuckpointing trowel. The hawk is used to hold a supply of mortar; it also catches mortar droppings if held adjacent to the wall just below the joint that is being filled.

The pointing trowel should be slightly narrower than the mortar joints that are being filled in order to obtain a proper degree of compaction. If the trowel does not fit into the joints, it will be more difficult to obtain thoroughly compacted and completely filled joints.

Mortar should be spread into a joint in layers and firmly pressed to form a fully packed joint (see Fig. 4). Firm compaction is necessary to prevent voids as shown in Fig. 5. The act of firmly compacting the mortar also helps ensure bond to masonry units and to the old mortar. Voids are undesirable because they may trap water which can freeze and damage the new joint.

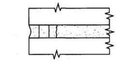

Fig. 4. Properly filled joint - pointing mortar compacted in layers.

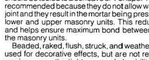

Fig. 5. Improperly filled joint - contains voids.

Tooling Mortar Joints

Tooling compacts the mortar to a dense surface with good durability. For weathertight construction, all mortar joints should be tooled to a concave or V shape. These shapes are recommended because they do not allow water to rest on the joint and they result in the mortar being pressed against both lower and upper masonry units. This reduces weathering and helps ensure maximum bond between the mortar and the masonry units.

Beaded, raked, flush, struck, and weathered joints can be used for decorative effects, but are not recommended for maximum weathertightness and durability. They can be satisfactorily used for interior work and for exterior work when the masonry is protected from the elements or located in climates that do not impose extremely low temperature or water saturation.

Curing and Cleaning

The cementitious materials in mortar require moisture to develop proper strength. The mixing water in the mortar will usually provide this necessary moisture. However, freshly placed mortar should be protected from the sun and drying winds. With severe drying conditions, it may be necessary to cover the masonry structure with plastic sheeting or use a fine water-fog spray on clay masonry for about 4 days to reduce evaporation of water from the mortar.

If repointing work is carefully executed, there will be little excess mortar to clean from the walls. Remove most mortar particles with a soft bristle brush after the mortar has dried but not hardened. Any hardened mortar that remains can be scraped off with a piece of a similar masonry unit or a wooden paddle. After the mortar has cured, additional cleaning may be performed with water and a stiff brush, if needed. Cleaning with acid solutions or masonry cleaning solutions should be used only as a last resort and with extreme caution. Improper cleaning can quickly destroy the benifits sought by performing the tuckpointing.

This publication is intended SOLELY for use by PROFESSIONAL PERSONNEL who are competent to evaluate the significance and limitations of the information provided herein, and who will accept total responsibility for the application of this information. The Portland Cement Association DISCLAIMS any and all RESPONSIBILITY and LIABILITY for the accuracy of and the application of the information contained in this publication to the full extent permitted by law.

Portland Cement Association, 5420 Old Orchard Road, Skokie, IL 60077

Printed in U.S.A. IS240.01M

TRUCKPOINTING

3

Pennoni

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(727) 325-1251
Florida Coa 7819
Chakradhar Gondi, P.E.
Florida P.E. 93753
Pennoni Project No. CLWRC25022

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

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CHAKRADHAR GONDI LICENSE No. 93753 STATE OF FLORIDA PROFESSIONAL ENGINEER

CARPENTER COMPLEX
2026 STRUCTURAL REPAIRS
651 NORTH OLD COACHMAN RD
CLEARWATER, FL 33765

NO.	DATE	REVISIONS	BY

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PROJECT	CLWRC25022
DATE	06-15-26
DRAWING SCALE	AS NOTED
DRAWN BY	KA
APPROVED BY	JVB

S3.1

PLOTTED: 6/15/2026 5:56 PM, BY: Chakri Gondi PLOTSTYLE: McCarthy.ctb PROJECT STATUS: —
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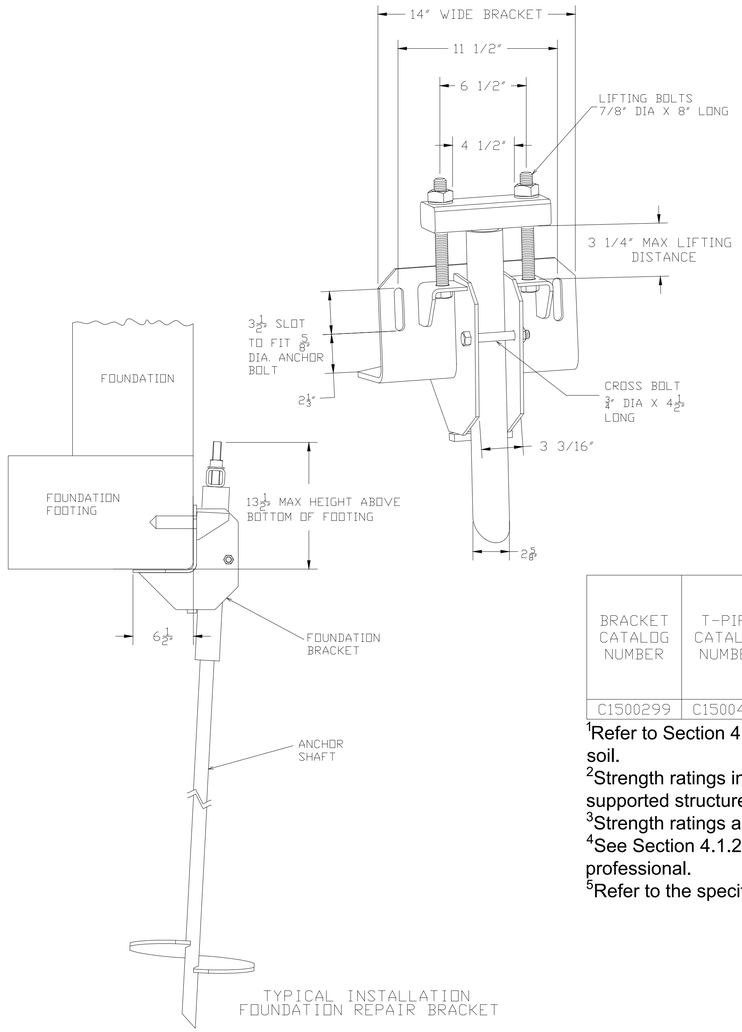
STANDARD UNDERPINNING BRACKETFOR CHANCE TYPE SS175 HELICAL PILES



TYPICAL INSTALLATION
FOUNDATION REPAIR BRACKET

-NOTES-

1. HOT DIP GALVANIZE PER ASTM A153-(LATEST REVISION).
2. ASSEMBLE COMPLETE AS SHOWN IN SIDE VIEW.
3. THE NUTS ON THE LIFTING BOLTS AND CROSS BOLTS MUST BE TIGHTENED TO ACHIEVE A SNUG-TIGHT CONDITION AS DEFINED IN SECTION J3 OF AISC 360-05; AS A MINIMUM, NUTS MUST BE TIGHTENED 1/4 TURN BEYOND HAND TIGHT CONDITION. DO NOT EXCEED 165 FT-LB OF TORQUE ON LIFTING BOLTS DURING STABILIZATION OR LOAD LOCK OFF.
4. RECOMMENDED ANCHOR SHAFT CUTOFF LEVEL ABOVE THE BOTTOM OF THE FOOTING IS 10" TO 11" FOR MAXIMUM LIFT DISTANCE.
5. FOR DETAILED INSTALLATION INSTRUCTIONS, READ CHANCE BULLETIN 01-9812.
6. MATERIAL SPECIFICATIONS:
   BRACKET BODY : PER ASTM A36 AND ASTM A570 GR. 50.
   T-PIPE TUBE : HOT ROLLED MECHANICAL TUBING PER ASTM A500.
   LIFTING BOLTS : HEX HEAD BOLT PER ASTM A325, TYPE 1.
   CROSS BOLT : HEX HEAD BOLT PER ASTM A325, TYPE 1..
7. SEE ICC-ES EVALUTATION SERVICE, INC., EVALUATION REPORT NO. ESR-2794 FOR STRENGTH VALUES AND/OR CONDITIONS OF USE CONCERNING INFORMATION PRESENTED ON THIS DRAWING.

BRACKET CATALOG NUMBER	T-PIPE CATALOG NUMBER	PILE MODEL	ASD ALLOWABLE STRENGTH IN AXIAL COMPRESSION (kips)[1,2,3,4]					
			2500 psi CONCRETE[5]		3000 psi CONCRETE[5]		4000 psi CONCRETE[5]	
			FIRM SOIL	SOFT SOIL	FIRM SOIL	SOFT SOIL	FIRM SOIL	SOFT SOIL
C1500299	C1500488	SS175	36.8	27.7	41.7	30.2	49.5	30.2

[1]Refer to Section 4.1.3 of ESR-2794 for descriptions of fixed condition, pinned condition, soft soil and firm soil.
[2]Strength ratings include an allowance for corrosion over a 50-year service life and presume the supported structure is braced in accordance with IBC Section 1808.2.5.
[3]Strength ratings apply to the specific bracket, T-pipe and anchor/pile models listed.
[4]See Section 4.1.2 of ESR-2794 for applicable limit states that must be evaluated by a registered design professional.
[5]Refer to the specified compressive strength of concrete at 28 days.

ICC-ES LISTED
ESR-2794

CHANCE® TOLERANCE CHART

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HUBBELL® POWER SYSTEMS

TITLE: BRACKET, STANDARD UNDERPINNING BRACKET

SIZE	DWG NO.	CAT / PART / ASSY NO.	REV
C	SA150-0298	SA150-0298	E

DO NOT SCALE THIS DRAWING | DRN BY DMP | DATE 10/10/12 | SHEET 1/1

DETAIL
SCALE : N.T.S.
1

FOR REFERENCE ONLY

Pennoni
5755 Rio Vista Drive
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Florida Coa 7819
Chakradhar Gondi, P.E.
Florida P.E. 93753
Pennoni Project No. CLWRC25022

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CARPENTER COMPLEX
2026 STRUCTURAL REPAIRS
651 NORTH OLD COACHMAN RD
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PROJECT	CLWRC25022
DATE	06-15-26
DRAWING SCALE	AS NOTED
DRAWN BY	KA
APPROVED BY	JVB

S3.2

PLOTTED: 6/15/2026 5:56 PM BY: Chakri Gondi PLOTSTYLE: McCaffry.ctb PROJECT STATUS: —
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FOR BLUEBEAM LABELING/OCR:

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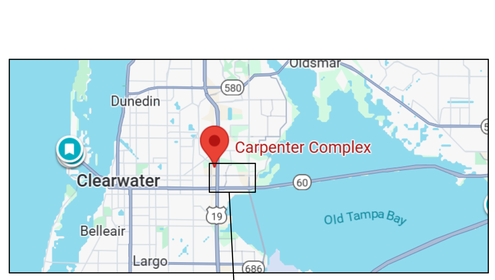
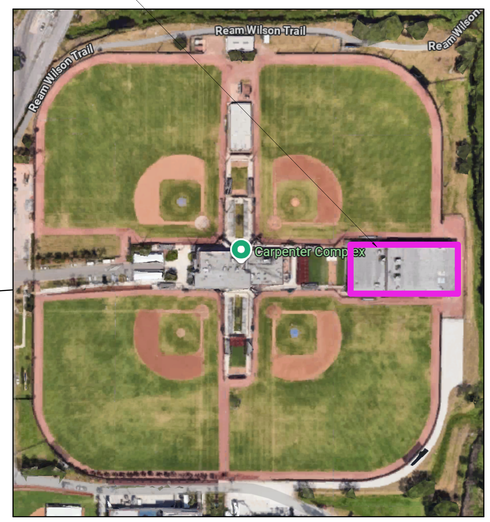


VICINITY MAP

BUILDING LOCATION



SITE MAP
651 Old Coachman Rd.,
Clearwater, FL 33765

GENERAL CODE NOTES

CONSTRUCTION SHALL COMPLY WITH:

1. FLORIDA BUILDING CODE 2023 8TH EDITION INCLUDING SUPPLEMENTS
2. FLORIDA BUILDING CODE, MECHANICAL 2023 8TH EDITION
3. FLORIDA FIRE PREVENTION CODE - 8TH EDITION
4. NFPA 70 (NATIONAL ELECTRIC CODE) 2020 EDITION
5. ASCE 7-22
6. SREF 2023
7. APPLICABLE LOCAL AND STATE CODES AND ZONING
8. MIAMA-DADE
9. CHARLOTTE COUNTY SCHOOL DISTRICT
10. CHARLOTTE COUNTY FIRE REVIEW
11. DISTRICT DESIGN GUIDELINES AND MASTER SPECIFICATIONS
12. PERMITS AND PROJECT SIGNAGE SHALL BE POSTED FOR THE DURATION OF THE PROJECT
13. UTILITY AND METER CONNECTION FEES ARE TO BE OBTAINED AND PAID FOR BY THE GENERAL CONTRACTOR
14. SMACNA - ARCHITECTURAL SHEET METAL MANUAL

PROJECT: PHILLIES TRAINING COMPLEX EXTERIOR REPAIRS
ARCHITECT OF RECORD: BEAM PROFESSIONALS

SCOPE OF WORK

THE PROPOSED SCOPE OF WORK CONSISTS OF PMMA ROOF RECOVER, ALSO, FULL EXTERIOR PAINT REMOVAL WITH RECOVER THAT CONSIST OF PENETRATING SEALER AND NEW FINISH PAINT COAT AT ALL VERTICAL CONCRETE SURFACES INCLUDING WALLS, RETAINING WALLS, AND STAIR STRUCTURES. COLORS AND LOCATION ARE TO BE COORDINATED WITH OWNER.

1. PRIOR TO COMMENCING ANY WORK, THE CONTRACTOR SHALL CONDUCT A FIELD SURVEY AND RECORD THE SITE, EXTERIOR, AND INTERIOR BUILDING CONDITIONS AT BUILDING IN SCOPE, LAY DOWN AREA AND PATHS OF TRAVEL OF EQUIPMENT. SUBMIT ALL PHOTOS TO THE ARCHITECT.

2. EXISTING STRUCTURES, FINISHES, OR OTHER BUILDING COMPONENTS NOT DESIGNATED FOR DEMOLITION OR REMOVAL, AND COMPONENTS DEFINED WITHIN THE DOCUMENTS TO BE SALVAGED, RELOCATED, OR REUSED SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT DAMAGE. DAMAGE SUSTAINED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO MATCH ORIGINAL CONDITION BY CONTRACTOR AT NO EXPENSE TO OWNER. SEE GENERAL CONDITIONS AND SUPPLEMENTAL CONDITIONS FOR ADDITIONAL REQUIREMENTS.

SHEET NUMBER	SHEET NAME
ARCHITECTURAL	
G-000	COVER SHEET
ARCHITECTURAL GENERAL	
G-001	GENERAL PROJECT INFORMATION
ARCHITECTURAL	
A-201	OVERALL ELEVATIONS
A-301	OVERALL ROOF PLAN

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PHILLIES TRAINING COMPLEX EXTERIOR REPAIRS

651 Old Coachman Rd., Clearwater, FL 33765
CONSTRUCTION DOCUMENTS

KEY PLAN
NORTH: PLAN TRUE

STATE OF FLORIDA · BRENT MATTHEW SMITH · AR96985 · REGISTERED ARCHITECT

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CLIENT
CITY OF CLEARWATER FACILITIES

DATE	PROJECT NUMBER
3/23/2026	260001

DRAWING HISTORY

No.	Description	Date

CHECKED BY: MS, MC
DRAWN BY: CB

GENERAL PROJECT INFORMATION

G-001

Plot Stamp:
3/18/2026 5:32:05 PM

OVERALL ELEVATIONS
A-201
FOR BLUEBEAM LABELING/OCR:

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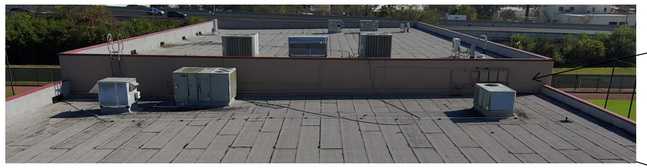


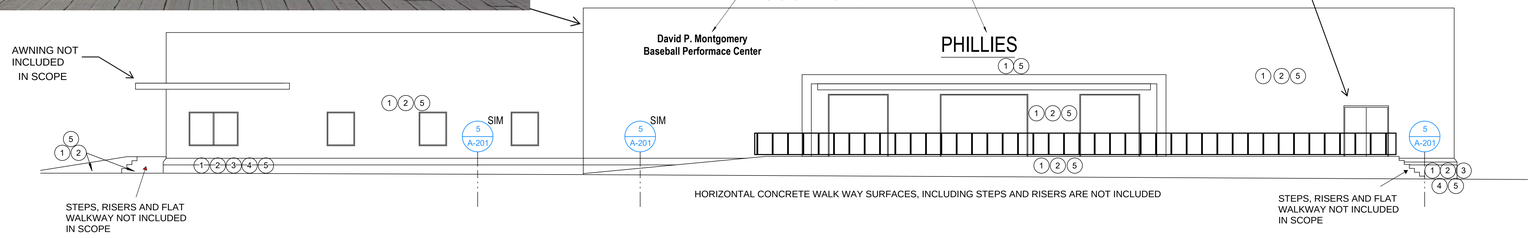
WALL AT THIS LOCATION IS INCLUDED IN SCOPE OF WORK

DETERMINE FINAL WALL COLOR PALETTE AND LOCATIONS OF SAID COLORS WITH OWNER PRIOR TO COATING WALLS.

PRESERVE PAINTED ON LOGOS BY PAINTING WALL SURFACES AROUND LOGOS, COVER ALL LOGOS PRIOR TO PAINTING TO NOT DAMAGE/ ACCIDENTALLY PAINT OVER THEM.

LOGOS TO BE REMOVED PRIOR TO INSTALLING FINISH COATING
WATERPROOFING / REINSTALATION RESPONSIBILITY OF CONTRACTOR

SEALANT WILL BE REPLACED AT ALL EXISTING "SOFT JOINTS" INCLUDING DOORS, WINDOWS AND ANGLE TRANSITIONS

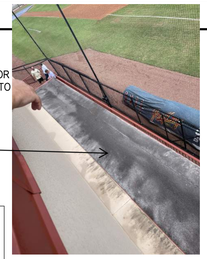


1 SOUTH ELEVATION
1" = 10'-0"

1. REMOVE EXISTING PAINT DOWN TO CONCRETE ON ALL CONCRETE SURFACES INCLUDING RETAINER WALLS, STAIRS, AND ALL TILT-UP WALLS. PRESSURE WASH SURFACE USING MIN PSI 2500. EXTEND PAINT REMOVAL TO BELOW GRADE MIN. 4".
2. REPAIR CRACKS WITH CRYSTALLINE SILICA AND PORTLAND CEMENT MIXTURE (GEL PATCH) FORMULATED FOR CONCRETE CRACK REPAIR. (SEE SPECIFICATIONS - SIKA EMANCO 425 GEL PATCH OR SIMILAR) DYNAMIC CRACKING IS TO BE REPAIRED BY OTHERS
3. ALONG LOWER STEM WALL/ AUXILIARY POUR THAT EXTENDS BELOW GRADE, REMOVE EXISTING SEALANT AND GROUT CONNECTING IT TO THE TILT-UP WALL PANEL.
4. **PENETRATING WALL SEALANT** - APPLY TO THE LOWER AUXILIARY. SEE DETAIL 5 THIS SHEET. REPLACE JOINTS BETWEEN AUXILIARY POUR AND TILT-UP WALL WITH BACKER ROD AND URETHANE SEALANT TO ENCLOSE GAPS.
5. **FINISH COATING SYSTEM** - APPLY TO ALL CONCRETE SURFACES INCLUDING AUXILIARY POUR, TILT UP PANELS AND STEM WALLS.

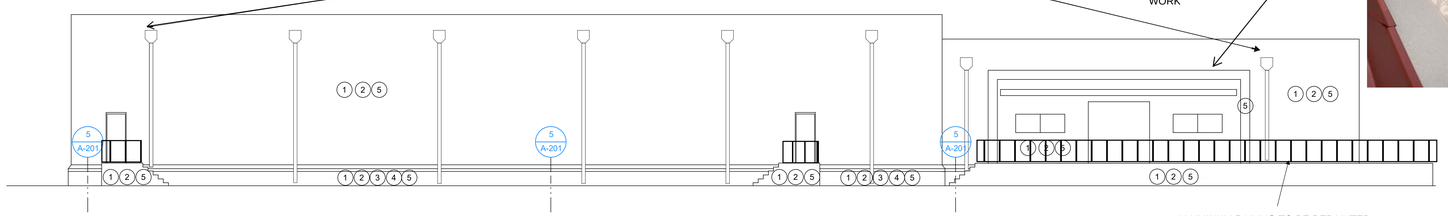
4 KEYNOTES
1 1/2" = 1'-0"

DETERMINE FINAL WALL COLOR COLORS WITH OWNER PRIOR TO



PRIOR TO PAINT REMOVAL, CLEANING AND PRESSURE WASHING OF WALL SURFACE, REMOVE AND SALVAGE FOR RE-USE ALL EXISTING DOWNSPOUTS AND COLLECTOR HEADS. REINSTALL ONCE WALL COATING IS FULLY APPLIED AND DRY

NARROW ROOF COVERING AT ENTRY IS INCLUDED IN THE ROOF RESTORATION SCOPE OF WORK

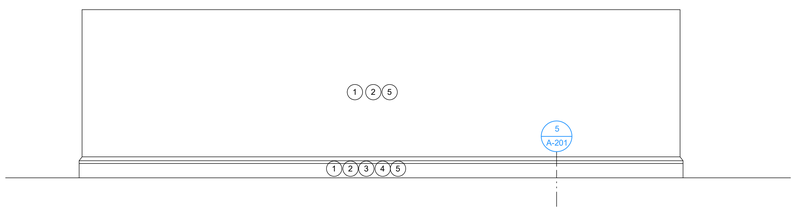


2 NORTH ELEVATION
1" = 10'-0"

GENERAL NOTE: ALL SEALANTS AND CEMENTITOUS REPAIR PRODUCTS MUST BE ALLOWED TO COMPLETELY CURE PRIOR TO APPLICATION OF THE FINISHED COATING SYSTEM

XYPEX MAY REQUIRE ADDITIONAL CURE TIME- MANUFACTURER'S INSTALLATION GUIDELINES MUST BE STRICTLY FOLLOWED

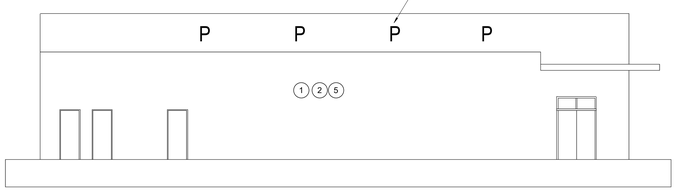
DETERMINE FINAL WALL COLOR PALETTE AND LOCATIONS OF SAID COLORS WITH OWNER PRIOR TO COATING WALLS.



3 EAST ELEVATION
1" = 10'-0"

DETERMINE FINAL WALL COLOR PALETTE AND LOCATIONS OF SAID COLORS WITH OWNER PRIOR TO COATING WALLS.

PAINTED LOGO PRESERVATION BY CONTRACTOR
IF NO PRESERVATION IS NEEDED, INSTALL FINISH COAT OVER EXISTING LOGOS.



7 WEST ELEVATION
1" = 10'-0"

5 WALL SECTION DETAIL (GRADE)
1" = 1'-0"

6 WALL SECTION DETAIL (SIDEWALK)
1" = 1'-0"

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FL FIRM: AR 0013140
TAMPA, FL
813-288-6809

PHILLIES TRAINING COMPLEX EXTERIOR REPAIRS
651 Old Coachman Rd., Clearwater, FL 33765
CONSTRUCTION DOCUMENTS

KEY PLAN
NORTH: PLAN TRUE

STATE OF FLORIDA · BRENT MATTHEW SMITH · AR96985 · REGISTERED ARCHITECT

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CLIENT	
CITY OF CLEARWATER FACILITIES	
DATE	PROJECT NUMBER
3/23/2026	260001

DRAWING HISTORY

No.	Description	Date

CHECKED BY: MC
DRAWN BY: CB

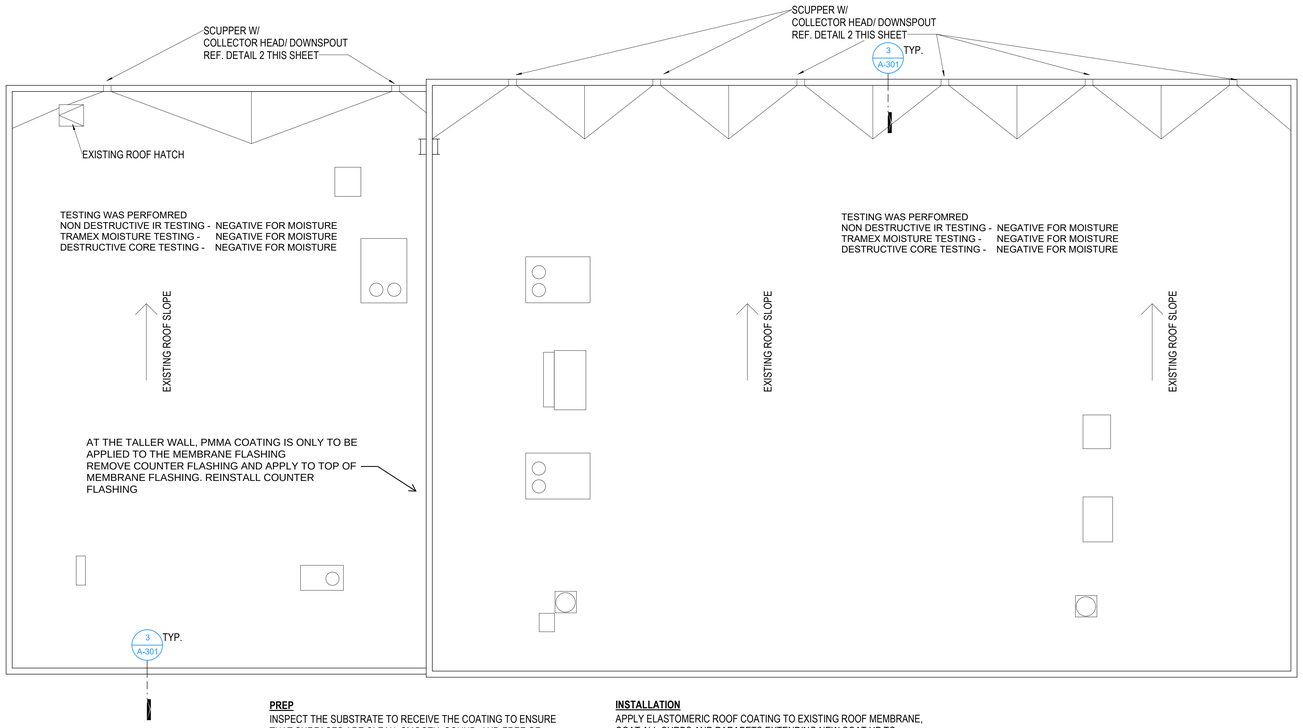
OVERALL ELEVATIONS

A-201

Plot Stamp:
3/18/2026 5:32:06 PM

0"
1"

OVERALL ROOF PLAN
A-301
FOR BLUEBEAM LABELING/OCR:



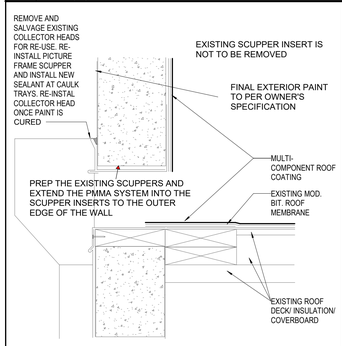
PREP
INSPECT THE SUBSTRATE TO RECEIVE THE COATING TO ENSURE THAT SURFACES ARE CLEAN, SMOOTH, SOUND, AND FREE OF MOISTURE, DIRT, DEBRIS, OR CONTAMINATION. VERIFY THAT ROOF PENETRATIONS, MECHANICAL EQUIPMENT, CANTS, EDGE METAL, AND RELATED ON-ROOF ITEMS ARE PROPERLY INSTALLED, SECURE AND IN A CONDITION SUITABLE FOR COATING APPLICATION. VERIFY THAT AIR CONDITIONING AND AIR INTAKE VENTS ARE SUITABLY PROTECTED OR CLOSED.

INSTALLATION
APPLY ELASTOMERIC ROOF COATING TO EXISTING ROOF MEMBRANE, COAT ALL CURBS AND PARAPETS EXTENDING NEW COAT UP TO METAL FLASHINGS AND COPING METAL FLASHINGS. INSTALL AROUND PENETRATIONS.

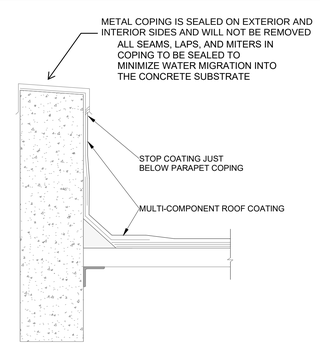
1 ROOF PLAN - SCOPE
1" = 10'-0"

1. CONTRACTOR SHALL VISIT SITE TO ASCERTAIN EXACT EXISTING CONDITIONS AND COMPONENTS RELATED TO THE WORK DESCRIBED BY THESE DOCUMENTS. AFTER AWARD OF THE CONTRACT, CHANGE ORDER REQUEST FOR ADDITIONAL MONEY SHALL NOT BE APPROVED IF THE WORK COULD HAVE BEEN ANTICIPATED DURING THE SITE VISIT BY THE CONTRACTOR, ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ACCEPTED MANUFACTURER'S PRINTED INSTRUCTIONS AND WARRANTY REQUIREMENTS.
2. DIMENSIONS, DETAILS, EQUIPMENT SIZE AND LOCATION SHOWN IN THESE CONSTRUCTION DOCUMENTS ARE FOR CONVEYANCE OF DESIGN INTENT ONLY. EXACT SIZE, LOCATION, TYPE OF MATERIAL AND TYPE OF CONSTRUCTION OF EXISTING CONDITIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR TO ASCERTAIN AND CONFIRM.
3. ALL OUTSIDE AIR INTAKES SHALL BE COVERED TO ELIMINATE ODORS AND FUMES FROM ENTERING INTO THE BUILDING DURING CONSTRUCTION WORK.
4. PRIOR TO COMMENCEMENT OF WORK, COORDINATE WALK OF ENTIRE ROOF WITH ROOFING MANUFACTURER'S TECHNICAL REPRESENTATIVE TO IDENTIFY AND CONDITIONS WHICH MIGHT REQUIRE SPECIAL PROCEDURES FOR SYSTEM ATTACHMENT.

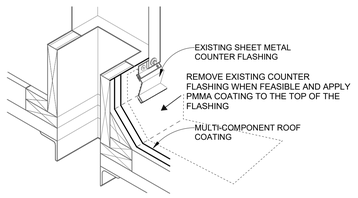
5 GENERAL NOTES
1 1/2" = 1'-0"



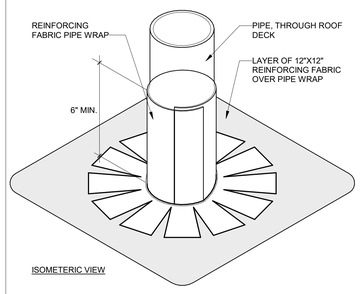
2 ROOFING (COAT) - SCUPPER
1 1/2" = 1'-0"

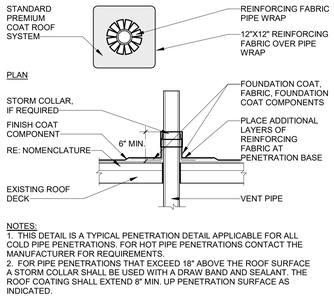


3 ROOFING (COAT) - PARAPET WALL FLASHING
1 1/2" = 1'-0"



4 ROOFING (COAT) - EQUIPMENT CURB FLASHING
1 1/2" = 1'-0"





NOTES:
1. THIS DETAIL IS A TYPICAL PENETRATION DETAIL APPLICABLE FOR ALL COLD PIPE PENETRATIONS. FOR HOT PIPE PENETRATIONS CONTACT THE MANUFACTURER FOR REQUIREMENTS.
2. FOR PIPE PENETRATIONS THAT EXCEED 18" ABOVE THE ROOF SURFACE A STORM COLLAR SHALL BE USED WITH A DRAW BAND AND SEALANT. THE ROOF COATING SHALL EXTEND 8" MIN. UP PENETRATION SURFACE AS INDICATED..

6 ROOFING (COAT) - PLUMBING VENT FLASHING
1 1/2" = 1'-0"

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651 Old Coachman Rd., Clearwater, FL 33765
CONSTRUCTION DOCUMENTS

KEY PLAN
NORTH: PLAN TRUE

STATE OF FLORIDA
BRENT MATTHEW SMITH
AR96985
REGISTERED ARCHITECT

BRENT MATTHEW SMITH AR96985 This item has been electronically signed and sealed by BRENT MATTHEW SMITH using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
2026.03.23 21:53:13-05'00'

CLIENT
CITY OF CLEARWATER FACILITIES

DATE	PROJECT NUMBER
3/23/2026	260001

DRAWING HISTORY

No.	Description	Date

CHECKED BY: MC
DRAWN BY: CB

OVERALL ROOF PLAN

A-301

Plot Stamp:
3/18/2026 5:32:08 PM