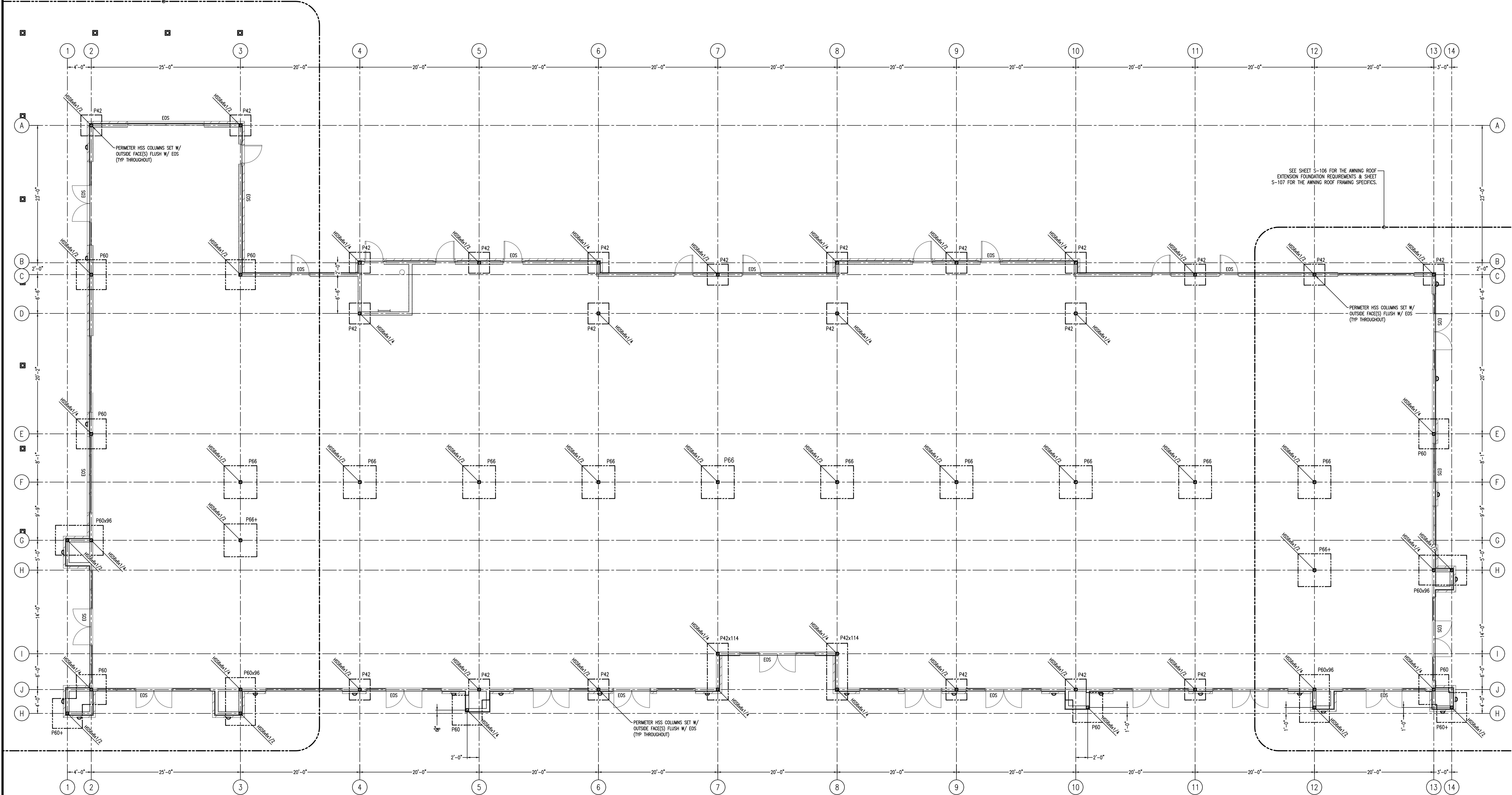


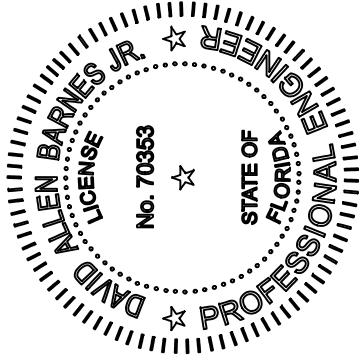
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NOTE: ALL PERIMETER 6x6 HSS COLUMNS HAVE OUTSIDE FACES ALIGNED WITH THE EDGE OF SLAB U.N.O.

INDENT.	DIMENSIONS (INCHES)	REINFORCING		NOTES
		FLEXURAL (LONG DIR.)	TRANSVERSE (SHORT DIR.)	
P42	42W x42L x12D PEDESTAL FTG.	4-#5 BARS (BTM)	4-#5 BARS (BTM)	
P42x114	42W x114L x12D PEDESTAL FTG.	4-#5 BARS (BTM)	11-#5 BARS (BTM)	
P60	60W x60L x12D PEDESTAL FTG.	6-#5 BARS (BTM)	6-#5 BARS (BTM)	
P60+	60W x60L x18D PEDESTAL FTG.	6-#5 BARS (TOP & BTM)	6-#5 BARS (TOP & BTM)	BP-2 REQUIRED
P60x96	60W x96L x18D PEDESTAL FTG.	6-#5 BARS (TOP & BTM)	6-#5 BARS (TOP & BTM)	BP-2 REQUIRED
P66	66W x66L x12D PEDESTAL FTG.	6-#5 BARS (BTM)	6-#5 BARS (BTM)	
P66+	66W x66L x18D PEDESTAL FTG.	6-#5 BARS (TOP & BTM)	6-#5 BARS (TOP & BTM)	BP-2 REQUIRED



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SPEC 2
AT WEST BAY TOWN CENTER
WEST BAY, FL

PROJECT NUMBER:	8461-2601
DESIGNED BY:	D A Barnes
REVIEWED BY:	Reliant South
SHEET SCALE:	As Noted
RELEASE RECORD:	
REVIEW ONLY / N.F.C.	04-25-2026
PERMIT DOCUMENTS	06-19-2026
REVISION 1	07-02-2026

DRAWING TITLE:

FOUNDATION PLAN

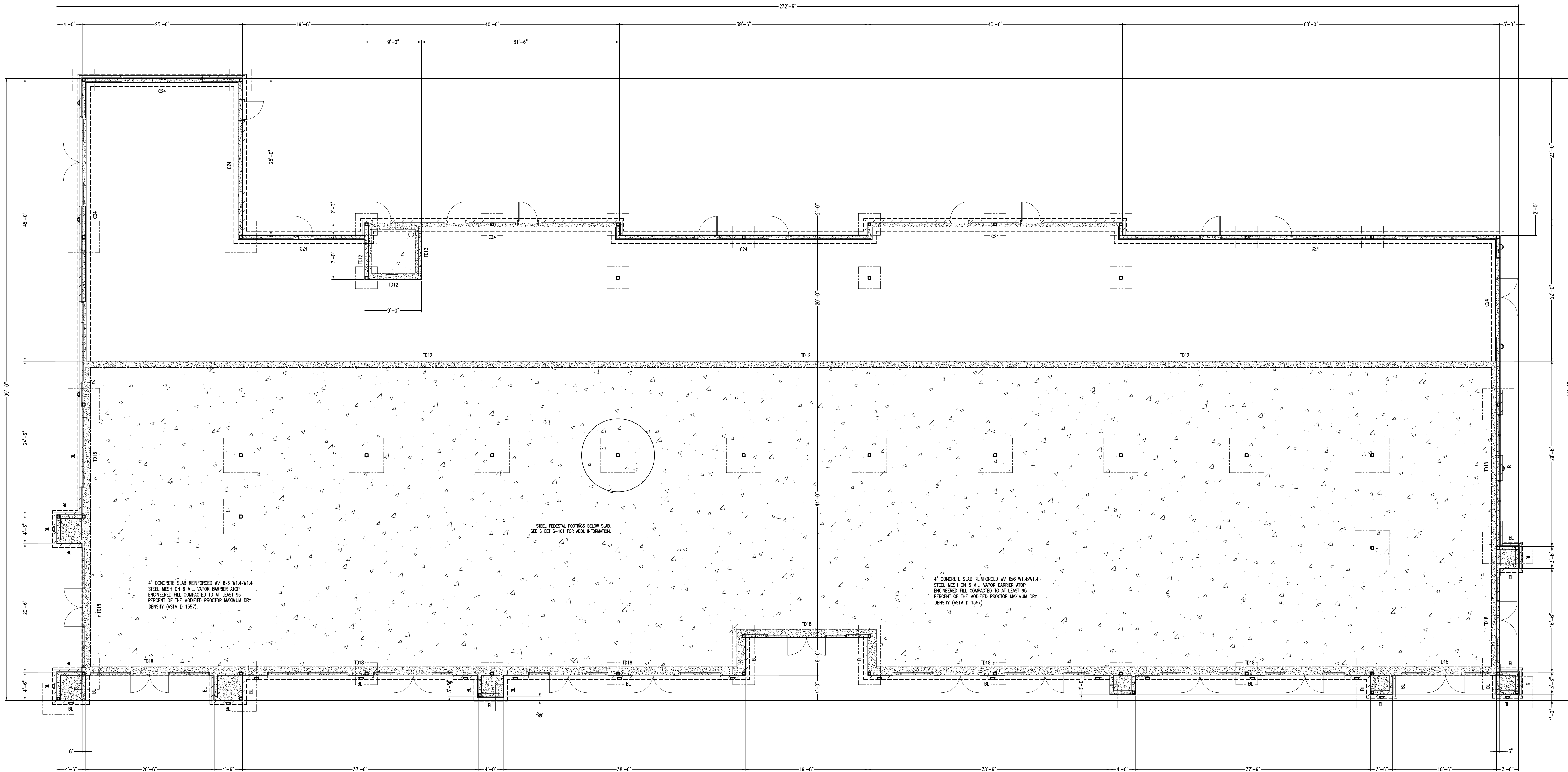
DRAWING NO.

S-101

1 STRUCTURAL STEEL PEDESTAL FOOTINGS
S-101 SCALE: 1/8" = 1'-0"



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STRIP FOOTING SCHEDULE				
IDENT.	DIMENSIONS (INCHES)	REINFORCING		NOTES
		FLEXURAL (LONG DIR.)	TRANSVERSE (SHORT DIR.)	
TD12	12W x20D TURNDOWN FTG.	2-#5 BARS CONTINUOUS	6"-#5 BARS @ 18" O.C.	
TD18	18W x20D TURNDOWN FTG.	3-#5 BARS CONTINUOUS	12"-#5 BARS @ 18" O.C.	
C24	24W x12D CONT. STRIP FTG.	3-#5 BARS CONTINUOUS	18"-#5 BARS @ 18" O.C.	
BL	6W x12D BRICK LEDGE	-	-	BRICK LEDGE EXTENSION FROM B/FTG. SEE DETAILS.

SPEC 2
AT WEST BAY TOWN CENTER
WEST BAY, FL

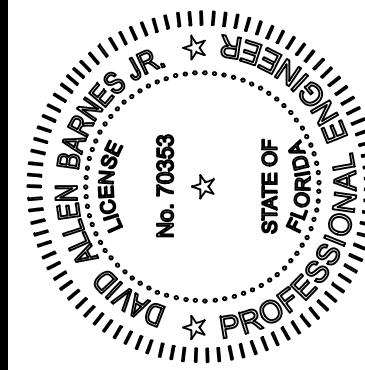
PROJECT NUMBER:	8461-2601
DESIGNED BY:	D A Barnes
REVIEWED BY:	Reliant South
SHEET SCALE:	As Noted
RELEASE RECORD:	
REVIEW ONLY / N.E.C.	04-25-2026
PERMIT DOCUMENTS	06-19-2026
REVISION 1	07-02-2026

DRAWING TITLE:

FOUNDATION PLAN

DRAWING NO.

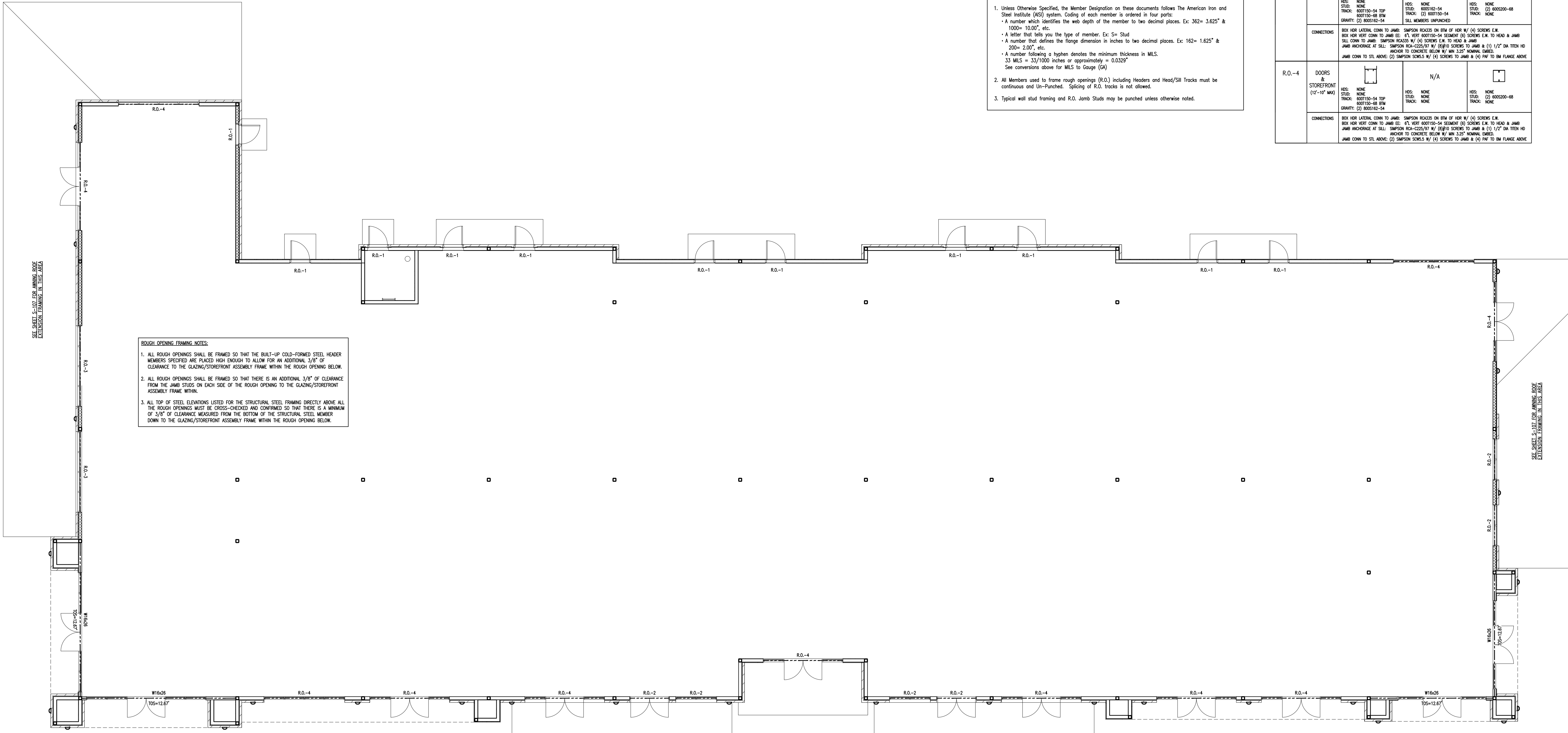
S-102



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C.F.S. WALL FRAMING SCHEDULE			
INDENT.	HATCH	FRAMING SPECIFICS	MEMBER CONNECTIONS
INTERIOR PARTITIONS	NONE	400S162-33 Ø16" O.C. BRIDGING Ø72" O.C. MAX	400T125-33 SILL W/ (1) .157" PAF TO CONC Ø12" O.C. 400T250-33 SLIP TRACK TO BTM OF B-DECK W/ #10 SCREWS Ø8" O.C.
EXTERIOR WALLS	NONE	600S162-54 Ø16" O.C. BRIDGING Ø48" O.C. MAX	600T125-54 SILL W/ (2) .157" PAF TO CONC PER STUD 600T250-97 SLIP TRACK Ø TOP W/ .157" PAF TO STL BM ABOVE Ø8" O.C.
EXTERIOR WALL-3 (BYPASS)		600S162-54 Ø16" O.C. BRIDGING Ø48" O.C. MAX	600T125-54 SILL W/ (2) .157" PAF TO CONC PER STUD AT ROOF CROSSING CONN EVERY OTHER STUD (32" O.C.) W/ SCHA W/ (4) #12 TO STUD & (4) PAF TO THE FIRST K-SERIES ROOF JOIST 600T150-97 TOP PLATE Ø TOP OF PARAPET ABOVE.

COLD-FORMED STEEL MEMBER DESIGNATION

WEB DEPTH OF MEMBER
250 = 2-1/2"
350 = 3-1/2"
362 = 3-5/8"
400 = 4"
500 = 5-1/4"
600 = 6"
800 = 8"
1000 = 10"
1200 = 12"

MEMBER TYPE
S = STUD or JOIST (FDS = Non-Struct Drywall Stud)
T = TRACK (FDS = Non-Struct Drywall Track)
C = C-CHANNEL
F = Flange Channel or Hat Channel
H = HEAVY DUTY STUD

600S162-54 (50 KSI)

MEMBER THICKNESS (IN MILS)
17 MILS = 18 GA
23 MILS = 18 GA
28 MILS = 18 GA
33 MILS = 18 GA
37 MILS = 18 GA

FLANGE WIDTH OF MEMBER
TYPICAL STUD DESIGNATION
137 = 1-3/8" CSU
162 = 1-5/8" CSU
200 = 2" CSU
250 = 2-1/2" CSU
300 = 3" CSU

TRACK FLANGE WIDTH
T58 = 1-1/4"
T52 = 1"
T50 = 3"

FLANGE
RETURN LIP
PUNCHOUT (SEE NOTES 2 & 3)

TRACK SECTION
STUD SECTION

DO NOT NOTCH STEEL STUDS

ADDITIONAL NOTES:

- Unless Otherwise Specified, the Member Designation on these documents follows The American Iron and Steel Institute (AISI) system. Coding of each member is ordered in four parts:
 - A number which identifies the web depth of the member to two decimal places. Ex: 362= 3.625" & 1000= 10.00", etc.
 - A letter that tells you the type of member. Ex: S= Stud
 - A number that defines the flange dimension in inches to two decimal places. Ex: 162= 1.625" & 200= 2.00", etc.
 - A number following a hyphen denotes the minimum thickness in MILS.
33 MILS = 33/1000 inches or approximately = 0.0329"
See conversions above for MILS to Gauge (GA)
- All Members used to frame rough openings (R.O.) including Headers and Head/Sill Tracks must be continuous and Un-Franched. Splicing of R.O. tracks is not allowed.
- Typical wall stud framing and R.O. Jamb Studs may be punched unless otherwise noted.

CFS WALL R.O. FRAMING SCHEDULE				
INDENT.	TYPE	HEADER	SILL	JAMBS
R.O.-1	DOORS (1'-4" MAX)	N/A	N/A	N/A or
CONNECTIONS	BOX FOR LATERAL CONN TO JAMB: SIMPSON ROADS ON BTM OF HOR W/ (4) SCREWS E.W. JAMB ANCHORAGE AT SILL: SIMPSON ROADS W/ (4) SCREWS TO JAMB & (4) PAF TO CONCRETE BELOW JAMB CONN TO STL ABOVE: SIMPSON SCRS.5 W/ (4) SCREWS TO JAMB & (4) PAF TO BM FLANGE ABOVE	HDS: NONE STUD: 600S162-54 TRACK: (2) 600T150-54 GRAVITY: NONE	HDS: NONE STUD: NONE TRACK: NONE	HDS: NONE STUD: (2) 600S162-54 TRACK: 600T150-54
R.O.-2	DOORS & STOREFRONT (6'-4" MAX)	N/A	N/A	N/A
CONNECTIONS	BOX FOR LATERAL CONN TO JAMB: SIMPSON ROADS ON BTM OF HOR W/ (4) SCREWS E.W. BOX FOR VERT CONN TO JAMB EE: C'S VERT 600T150-54 SEGMENT (6) SCREWS E.W. TO HEAD & JAMB JAMB ANCHORAGE AT SILL: SIMPSON RCA-C225/97 W/ (4)(10) SCREWS TO JAMB & (1) 1/2" DIA TITEN HD JAMB CONN TO STL ABOVE: SIMPSON SCRS.5 W/ (4) SCREWS TO JAMB & (4) PAF TO BM FLANGE ABOVE	HDS: NONE STUD: 600T150-54 TOP TRACK: 600T150-68 BTM GRAVITY: (2) 600S162-54	HDS: NONE STUD: 600S162-54 TRACK: (2) 600T150-54 SILL MEMBERS UNPUNCHED	HDS: NONE STUD: (2) 600S162-54 TRACK: NONE SEE E/S-565
R.O.-3	WINDOWS (12'-10" MAX)	N/A	N/A	N/A
CONNECTIONS	BOX FOR LATERAL CONN TO JAMB: SIMPSON ROADS ON BTM OF HOR W/ (4) SCREWS E.W. BOX FOR VERT CONN TO JAMB EE: C'S VERT 600T150-54 SEGMENT (6) SCREWS E.W. TO HEAD & JAMB SILL CONN TO JAMB: SIMPSON RCA-C225/97 W/ (4)(10) SCREWS TO JAMB & (1) 1/2" DIA TITEN HD JAMB ANCHORAGE AT SILL: SIMPSON RCA-C225/97 W/ (4)(10) SCREWS TO JAMB & (1) 1/2" DIA TITEN HD JAMB CONN TO STL ABOVE: SIMPSON SCRS.5 W/ (4) SCREWS TO JAMB & (4) PAF TO BM FLANGE ABOVE	HDS: NONE STUD: 600T150-54 TOP TRACK: 600T150-68 BTM GRAVITY: (2) 600S162-54	HDS: NONE STUD: 600S162-54 TRACK: (2) 600T150-54	HDS: NONE STUD: (2) 600S162-54 TRACK: NONE
R.O.-4	DOORS & STOREFRONT (12'-10" MAX)	N/A	N/A	N/A
CONNECTIONS	BOX FOR LATERAL CONN TO JAMB: SIMPSON ROADS ON BTM OF HOR W/ (4) SCREWS E.W. BOX FOR VERT CONN TO JAMB EE: C'S VERT 600T150-54 SEGMENT (6) SCREWS E.W. TO HEAD & JAMB SILL CONN TO JAMB: SIMPSON RCA-C225/97 W/ (4)(10) SCREWS TO JAMB & (1) 1/2" DIA TITEN HD JAMB ANCHORAGE AT SILL: SIMPSON RCA-C225/97 W/ (4)(10) SCREWS TO JAMB & (1) 1/2" DIA TITEN HD JAMB CONN TO STL ABOVE: SIMPSON SCRS.5 W/ (4) SCREWS TO JAMB & (4) PAF TO BM FLANGE ABOVE	HDS: NONE STUD: 600T150-54 TOP TRACK: 600T150-68 BTM GRAVITY: (2) 600S162-54	HDS: NONE STUD: NONE TRACK: NONE	HDS: NONE STUD: (2) 600S162-54 TRACK: NONE

SPEC 2
AT WEST BAY TOWN CENTER
WEST BAY, FL

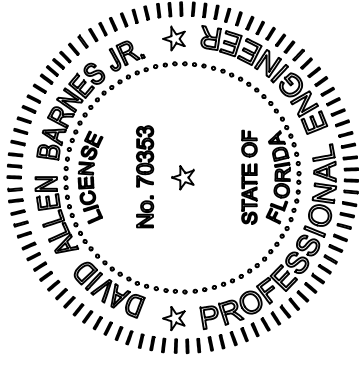
PROJECT NUMBER:	8461-2601
DESIGNED BY:	D A Barnes
REVIEWED BY:	Reliant South
SHEET SCALE:	As Noted
RELEASE RECORD:	
REVIEW ONLY / H.F.C.	04-25-2026
PERMIT DOCUMENTS	06-19-2026
REVISION 1	07-02-2026

DRAWING TITLE:

FRAMING PLAN

DRAWING NO.

S-103



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S-103

PROJECT NUMBER:	8461-2601
DESIGNED BY:	D A Barnes
REVIEWED BY:	Reliant South
SHEET SCALE:	As Noted
RELEASE RECORD:	
REVIEW ONLY / H.F.C.	04-25-2026
PERMIT DOCUMENTS	06-19-2026
REVISION 1	07-02-2026

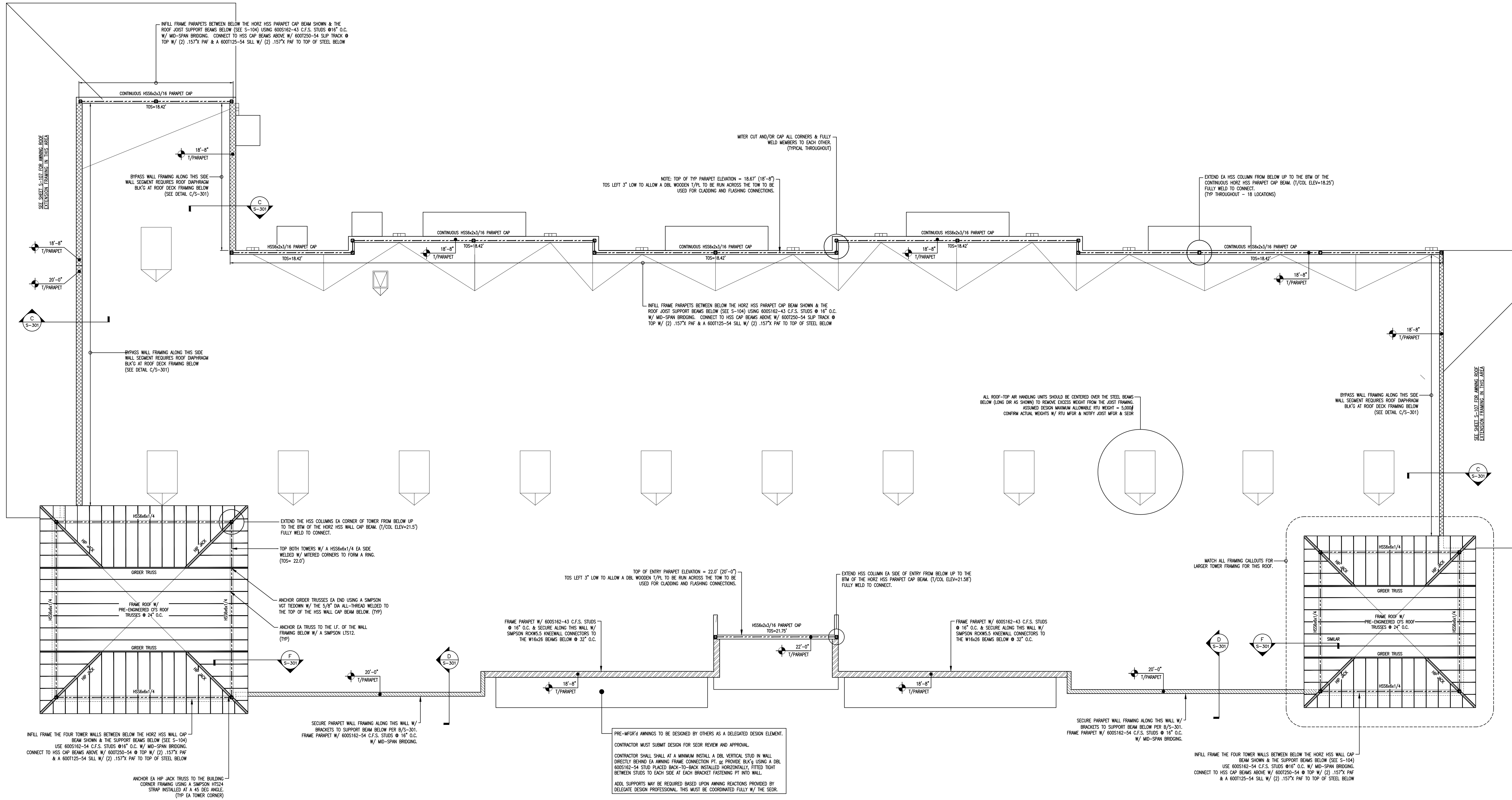
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FRAMING PLAN

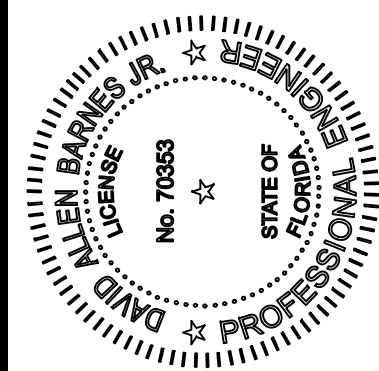
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C.F.S. PARAPET WALL FRAMING SCHEDULE			
INDENT.	HATCH	FRAMING SPECIFICS	MEMBER CONNECTIONS
PARAPET INFILL		600S162-43 @ 16" O.C. BRIDGING @ 48" O.C. MAX	CONNECT TO HSS CAP BEAMS ABOVE W/ 600T250-54 SLIP TRACK @ TOP W/ (2) .157'x PAF & A 600T125-54 SILL W/ (2) .157'x PAF TO TOP OF STEEL BELOW NOTE: 600S162-54 STUDS MUST BE USED FOR INFILL @ BOTH TOWERS.
18'-8" PARAPETS		600S162-43 @ 16" O.C. BRIDGING @ 48" O.C. MAX	600T125-54 SILL W/ (2) .157'x PAF & SIMPSON ROKW5.5 KNEEWALL CONNECTORS FROM STUDS TO W16x26 BEAMS BELOW @ 32" O.C. 600T150-97 TOP PLATE @ TOP OF PARAPET ABOVE.
18'-8" BYPASS WALL PARAPET		600S162-54 @ 16" O.C. BRIDGING @ 48" O.C. MAX	600T125-54 SILL W/ (2) .157'x PAF TO CONC PER STUD AT ROOF CROSSING-CONN EVERY OTHER STUD (32" O.C.) W/ SCHA W/ (4) #12 TO STUD & (4) PAF TO THE FIRST K-SERIES BAR JOIST 600T150-97 TOP PLATE @ TOP OF PARAPET ABOVE.
20'-0" PARAPETS		600S162-54 @ 16" O.C. BRIDGING @ 48" O.C. MAX	PRE-FAB STEEL BRACKETS TO SUPPORT W16x35 & W16x40 BEAMS BELOW. SEE DETAIL S/5-301. 600T150-97 TOP PLATE @ TOP OF PARAPET ABOVE.



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SPEC 2
AT WEST BAY TOWN CENTER
WEST BAY, FL

PROJECT NUMBER:	8461-2601
DESIGNED BY:	D A Barnes
REVIEWED BY:	Reliant South
SHEET SCALE:	As Noted
RELEASE RECORD:	
REVIEW ONLY / N.E.C.	04-25-2026
PERMIT DOCUMENTS	06-19-2026
REVISION 1	07-02-2026

DRAWING TITLE:	FRAMING PLAN
DRAWING NO.	S-105

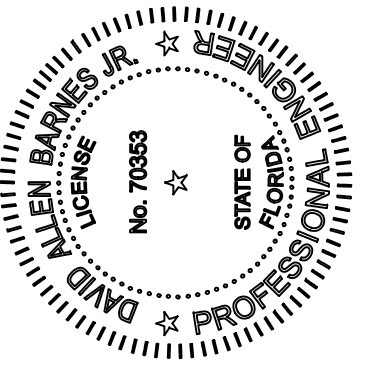
Architectural floor plan of a building section. The plan shows a large rectangular area with a diagonal hatching pattern, representing a concrete slab. The slab is reinforced with #4 steel mesh on 6 mil. vapor barrier atop engineered fill compacted to at least 95 percent of the modified proctor maximum dry density (ASTM D 1557). The plan includes dimensions, grid lines, and structural details.

Grid lines are labeled 1.1, 1.2, 1.3, and 1.4 horizontally, and a, b, c, d, e, f, g vertically. Dimensions are provided for various sections: 12'-0" between grid lines 1.1 and 1.2, 12'-0" between 1.2 and 1.3, and 12'-0" between 1.3 and 1.4. Vertical dimensions include 13'-1 1/2" between grid lines a and b, 12'-4" between b and c, 13'-1 1/2" between c and d, 13'-1 1/2" between d and e, 13'-1 1/2" between e and f, and 1'-0" between f and g. A 9'-0" dimension is shown for the width of the slab section.

Structural details include:

- Reinforcement: #4 steel mesh on 6 mil. vapor barrier atop engineered fill compacted to at least 95 percent of the modified proctor maximum dry density (ASTM D 1557).
- Slab: 4" concrete slab reinforced #4.
- Grid lines: 1.1, 1.2, 1.3, 1.4 horizontally; a, b, c, d, e, f, g vertically.
- Dimensions: 12'-0" between grid lines 1.1 and 1.2, 12'-0" between 1.2 and 1.3, and 12'-0" between 1.3 and 1.4. Vertical dimensions include 13'-1 1/2" between grid lines a and b, 12'-4" between b and c, 13'-1 1/2" between c and d, 13'-1 1/2" between d and e, 13'-1 1/2" between e and f, and 1'-0" between f and g. A 9'-0" dimension is shown for the width of the slab section.
- Structural details: Reinforcement, slab, grid lines, and dimensions are shown.

PEDESTAL FOOTING SCHEDULE				
IDENT.	DIMENSIONS (INCHES)	REINFORCING		NOTES
		FLEXURAL (LONG DIR.)	TRANSVERSE (SHORT DIR.)	
P36	36W x36L x12D PEDESTAL FTG.	3-#5 BARS (BTM)	3-#5 BARS (BTM)	



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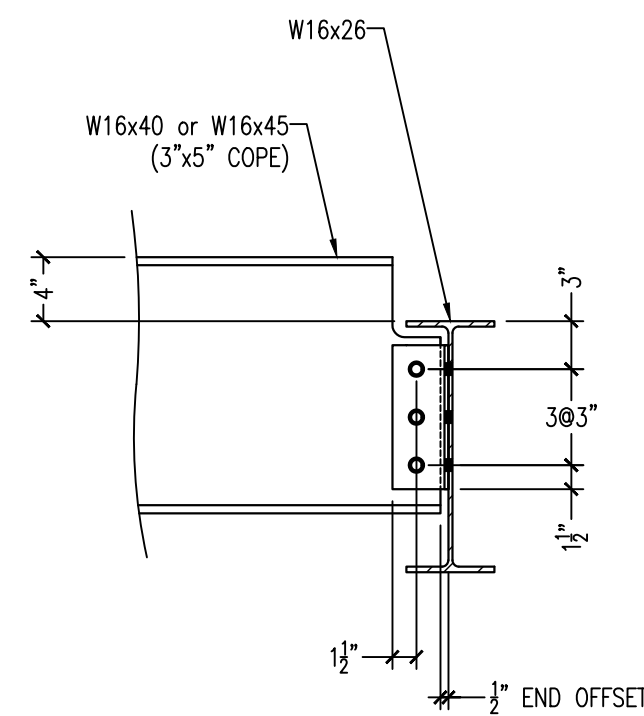
SPEC 2
AT WEST BAY TOWN CENTER
WEST BAY, FL

RELEASE RECORD:

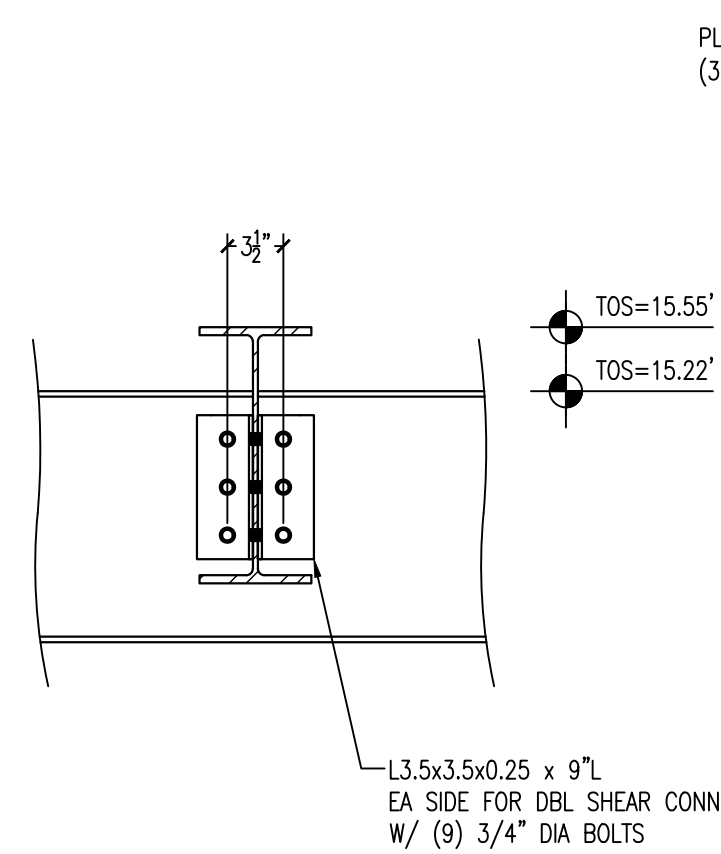
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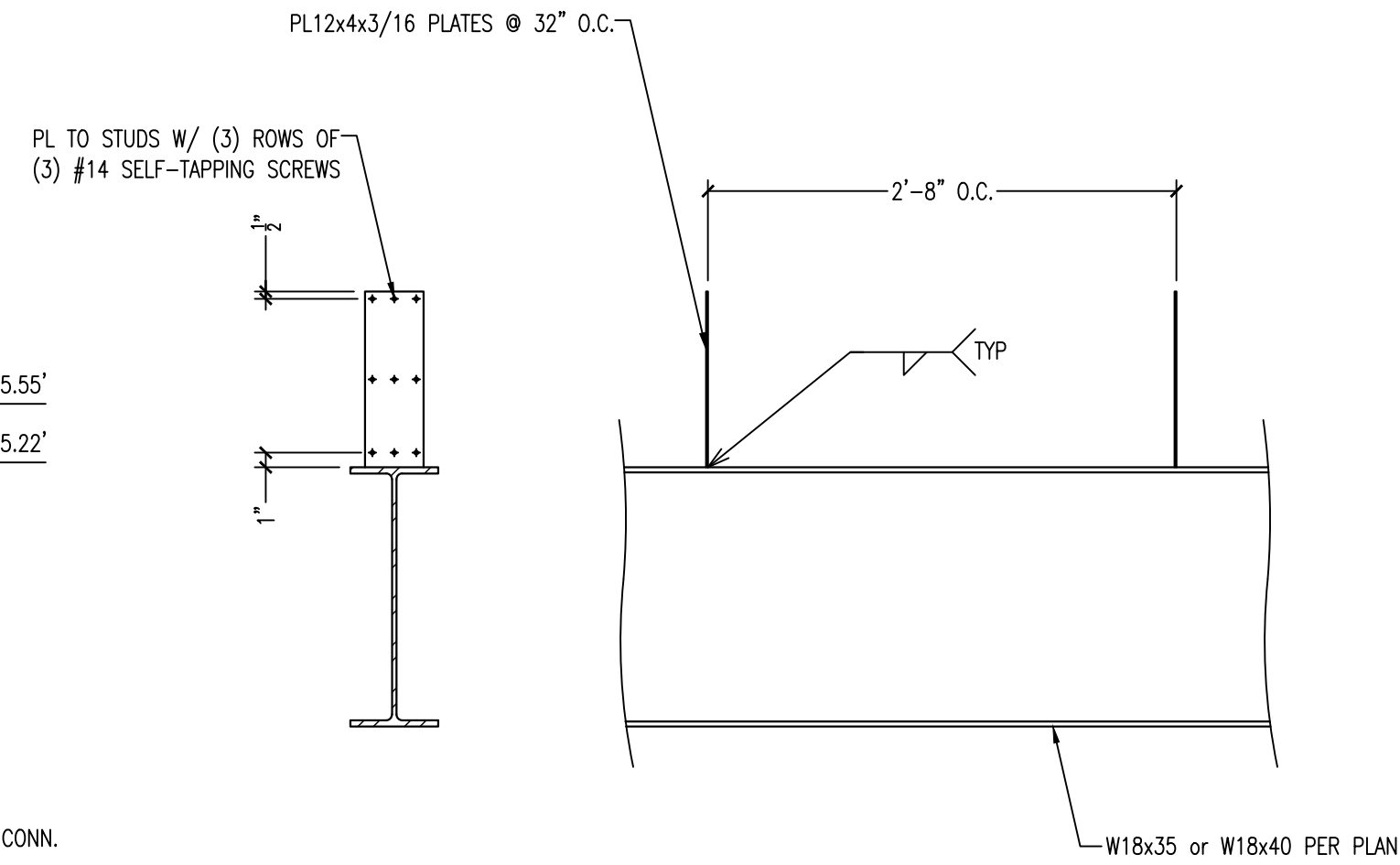
S-106



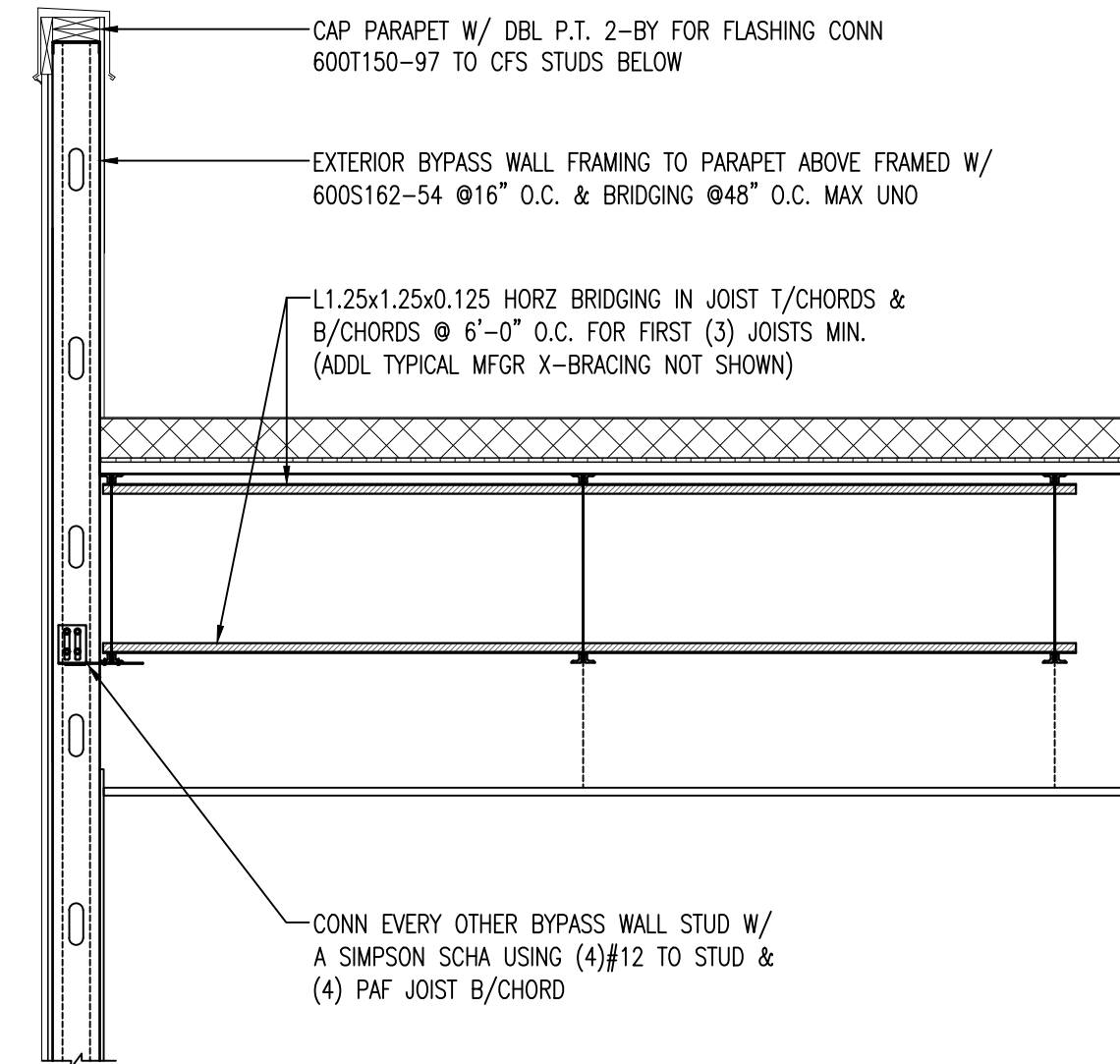
A STEEL BEAM CONNECTION
S-301 SCALE: 1" = 1'-0"



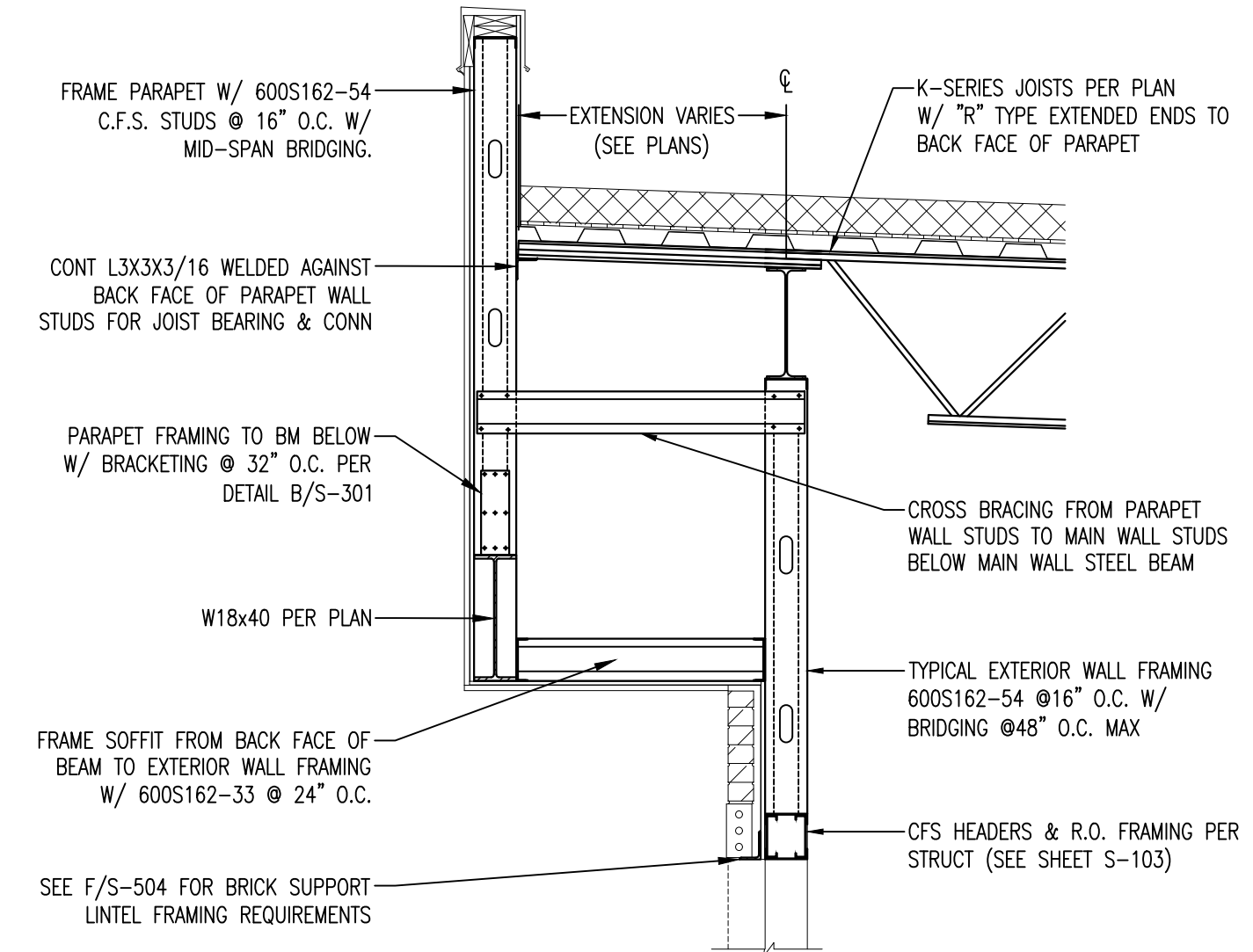
B PARAPET BEAM BRACKET CONNECTION
S-301 SCALE: 1" = 1'-0"



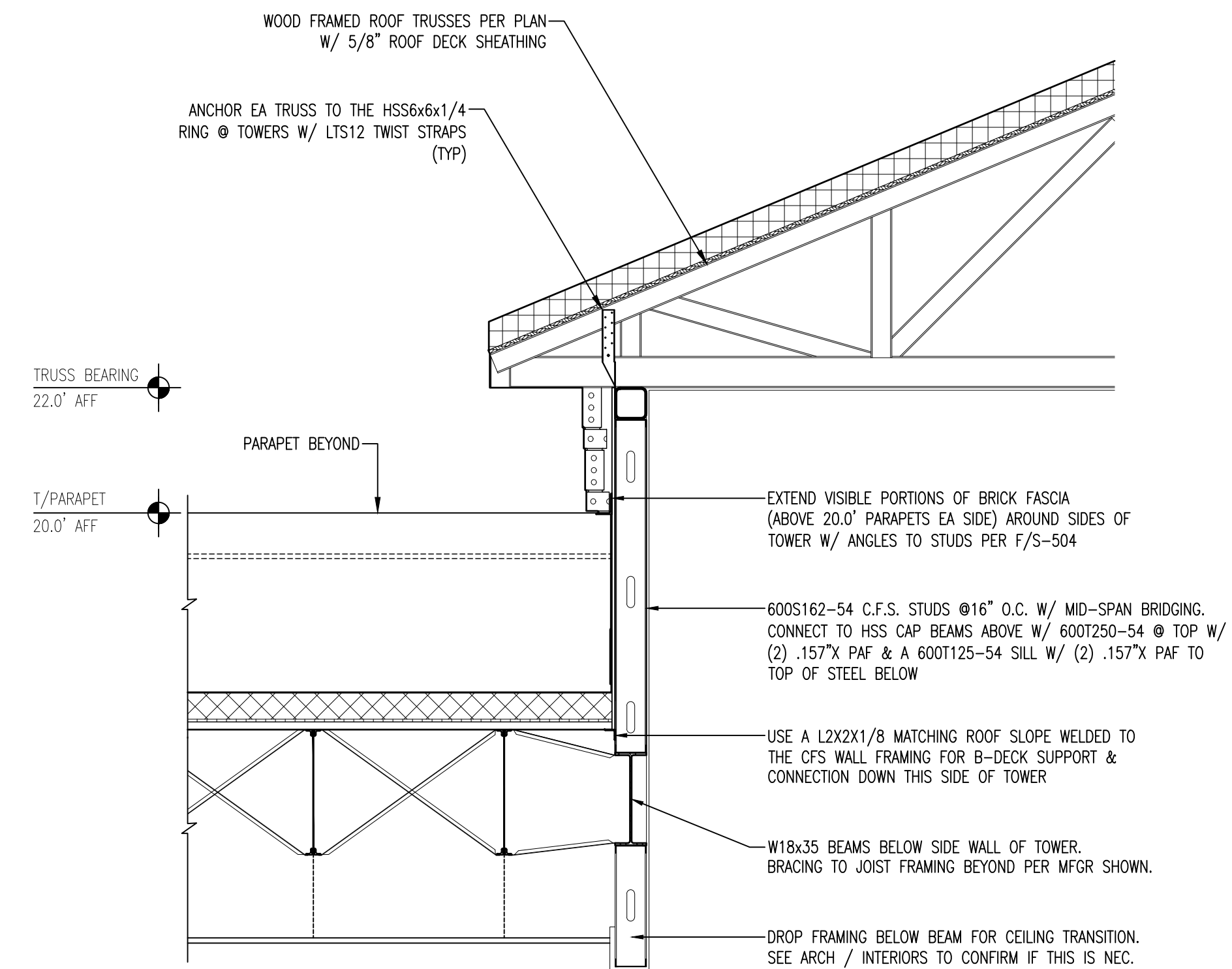
C SIDEWALL FRAMING CONNECTION DETAIL
S-301 SCALE: 1/2" = 1'-0"



D WALL FRAMING SECTION
S-301 SCALE: 1/2" = 1'-0"



E DETAIL REMOVED
S-301 SCALE:



F TOWER WALL FRAMING SECTION
S-301 SCALE: 1/2" = 1'-0"

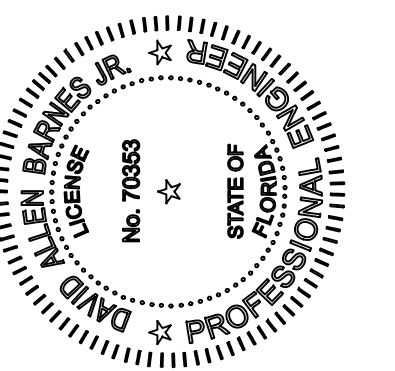
PROJECT NUMBER:	8461-2601
DESIGNED BY:	D A Barnes
REVIEWED BY:	Reliant South
SHEET SCALE:	AS NOTED
RELEASE RECORD:	
REVIEW ONLY / N.F.C.	04-25-2026
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REVISION 1	07-02-2026

DRAWING TITLE:

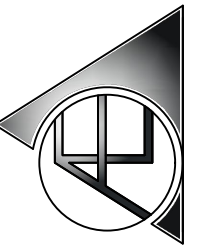
CONSTRUCTION DETAILS

DRAWING NO.

S-301



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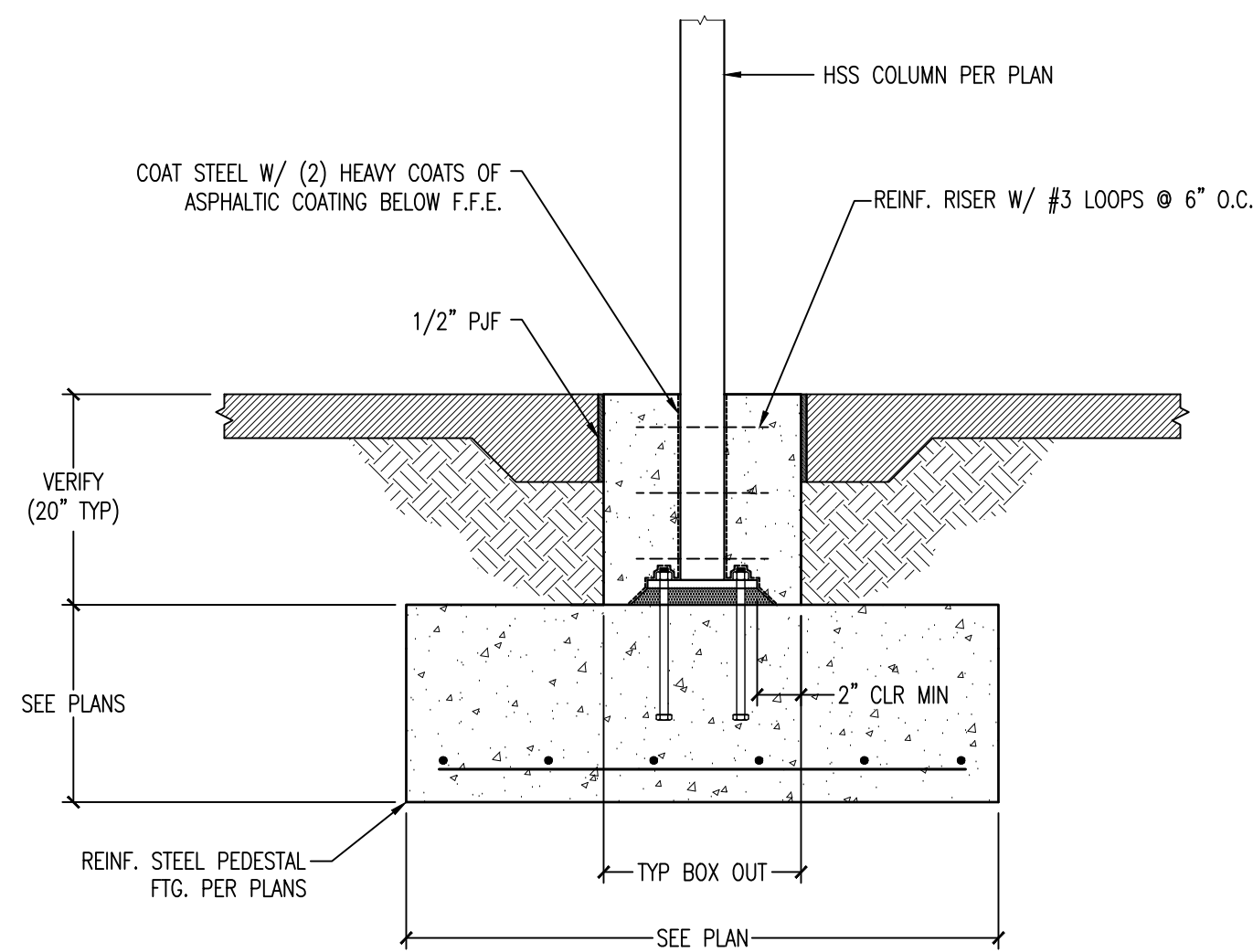
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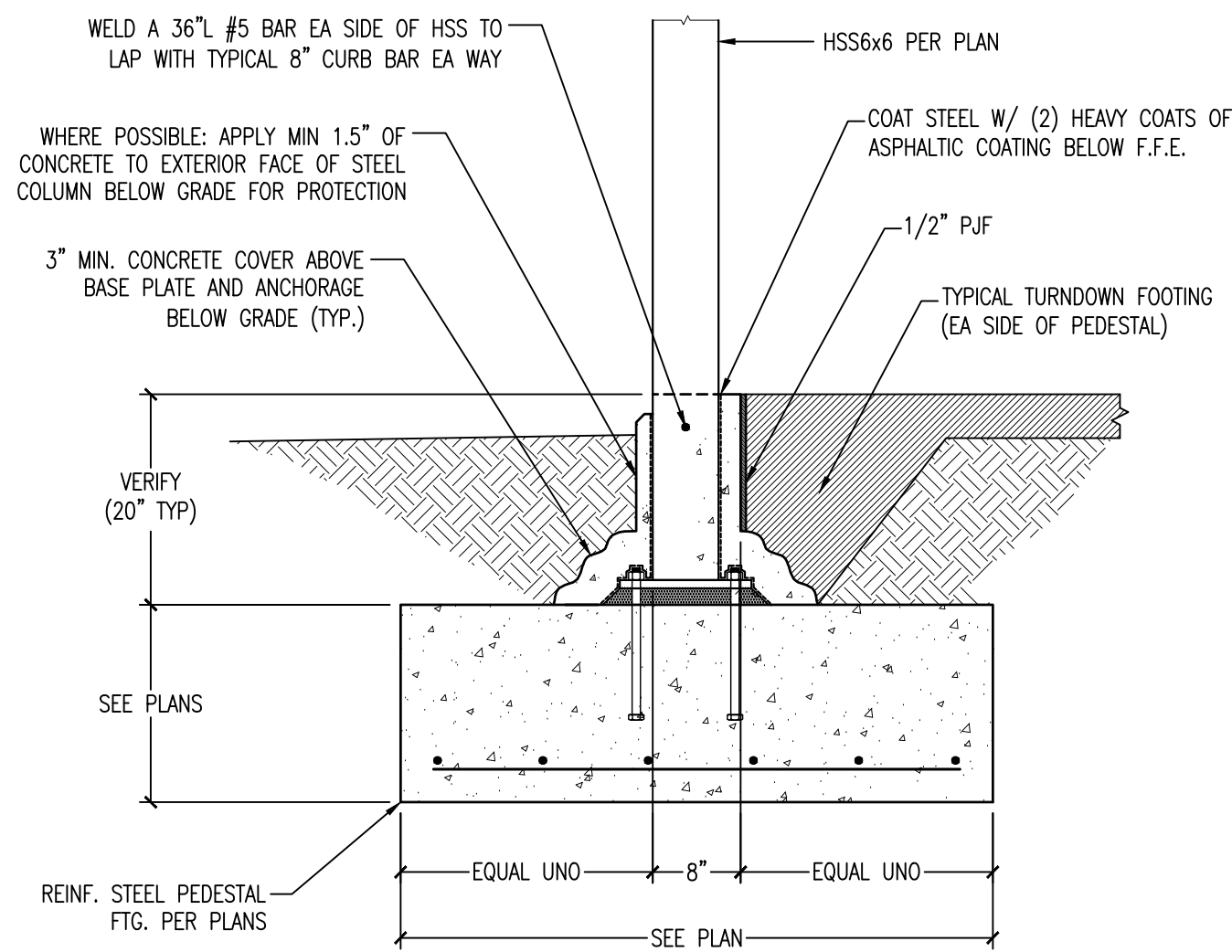
Phone: 850-231-4540, Email: Info@apexengineeringgroup.net

SPEC 2
AT WEST BAY TOWN CENTER
WEST BAY, FL

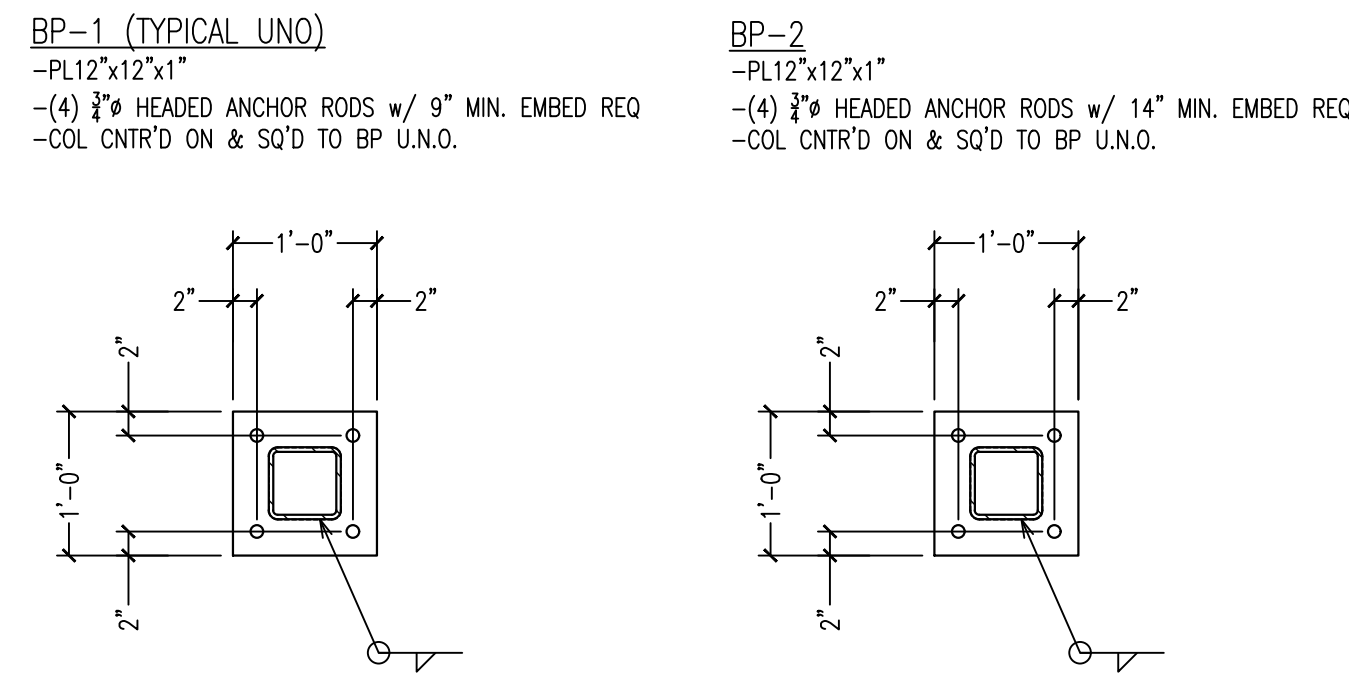
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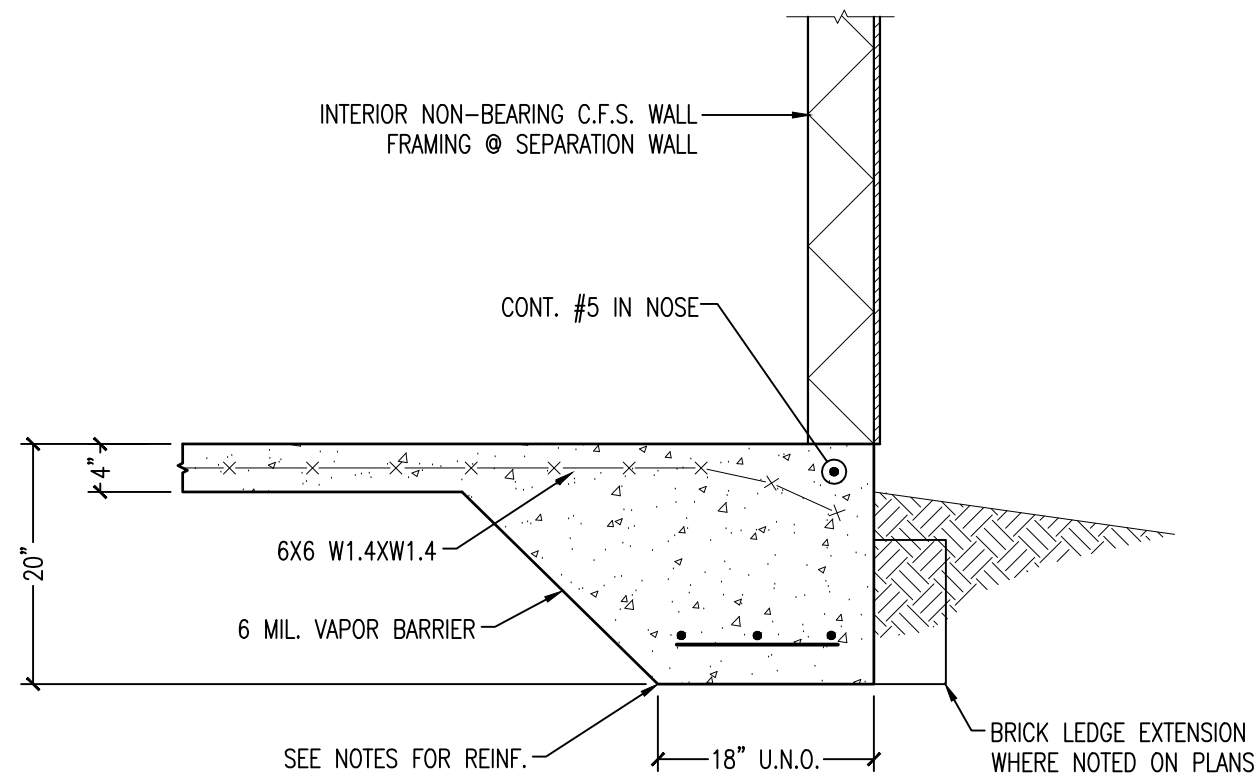
A TYP. INTERIOR COLUMN FOOTING
S-501 3/4" = 1'-0"



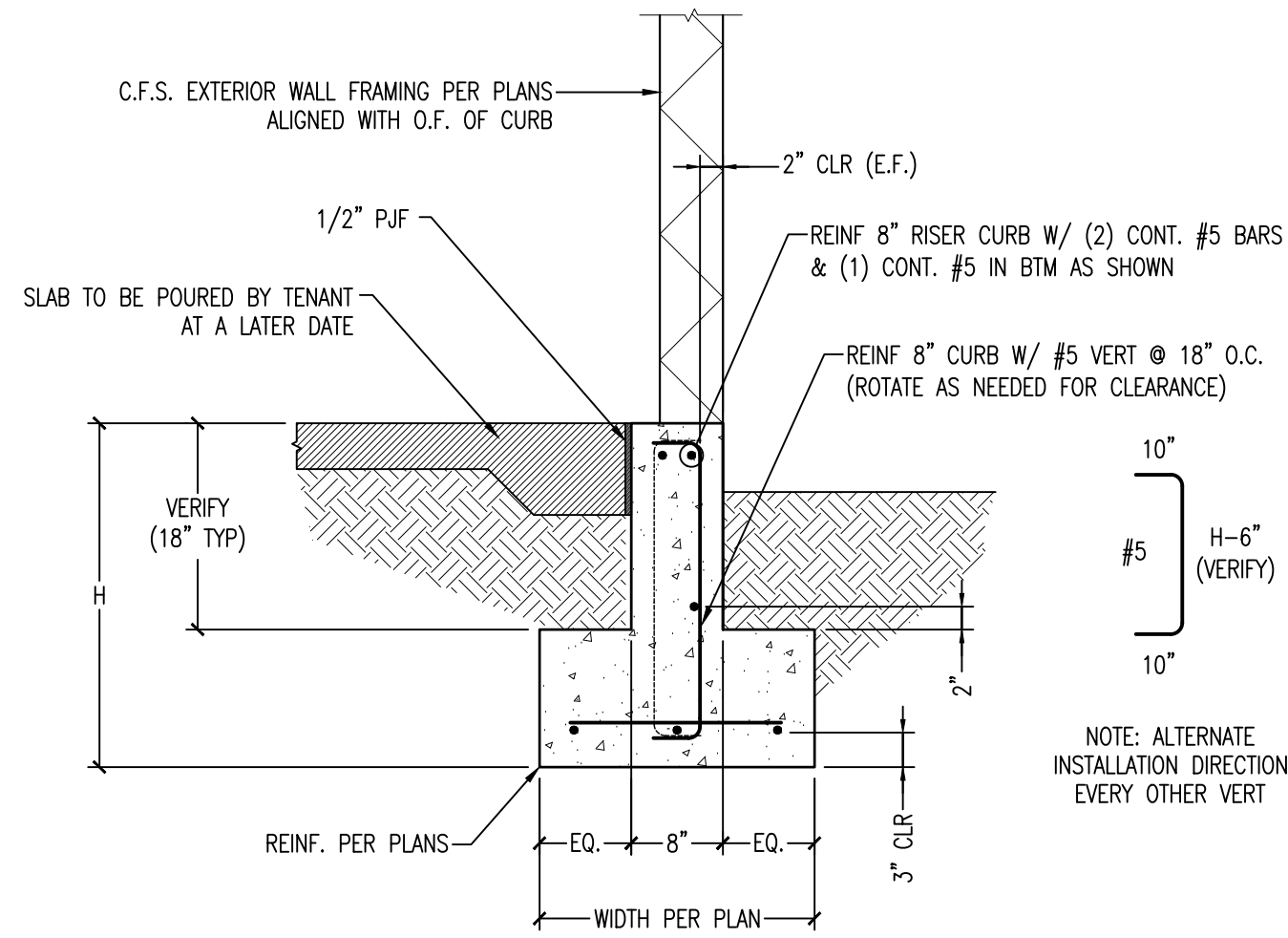
B TYP. EXTERIOR COLUMN FOOTING
S-501 3/4" = 1'-0"



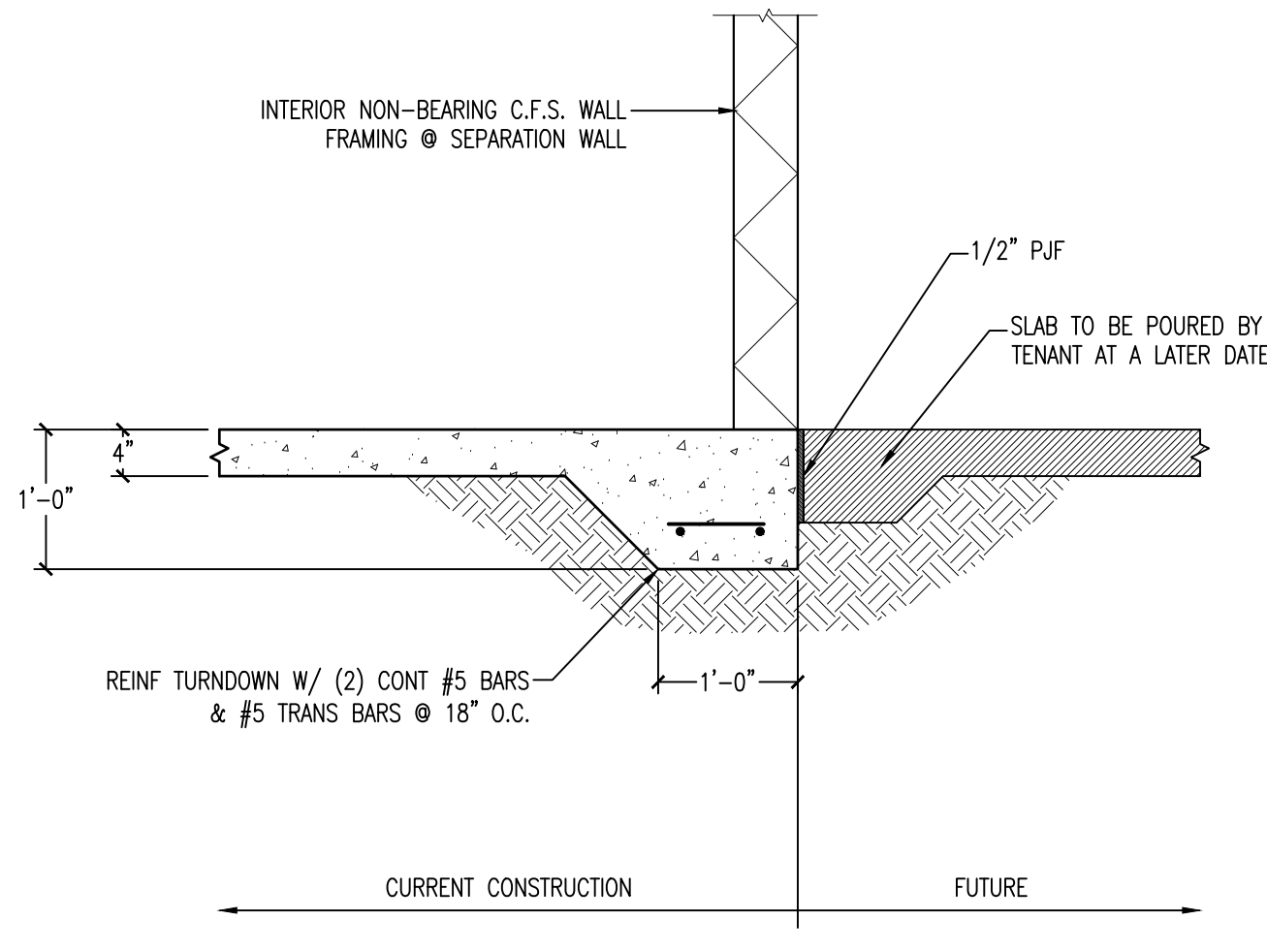
C COLUMN BASE PLATES
S-501 3/4" = 1'-0"



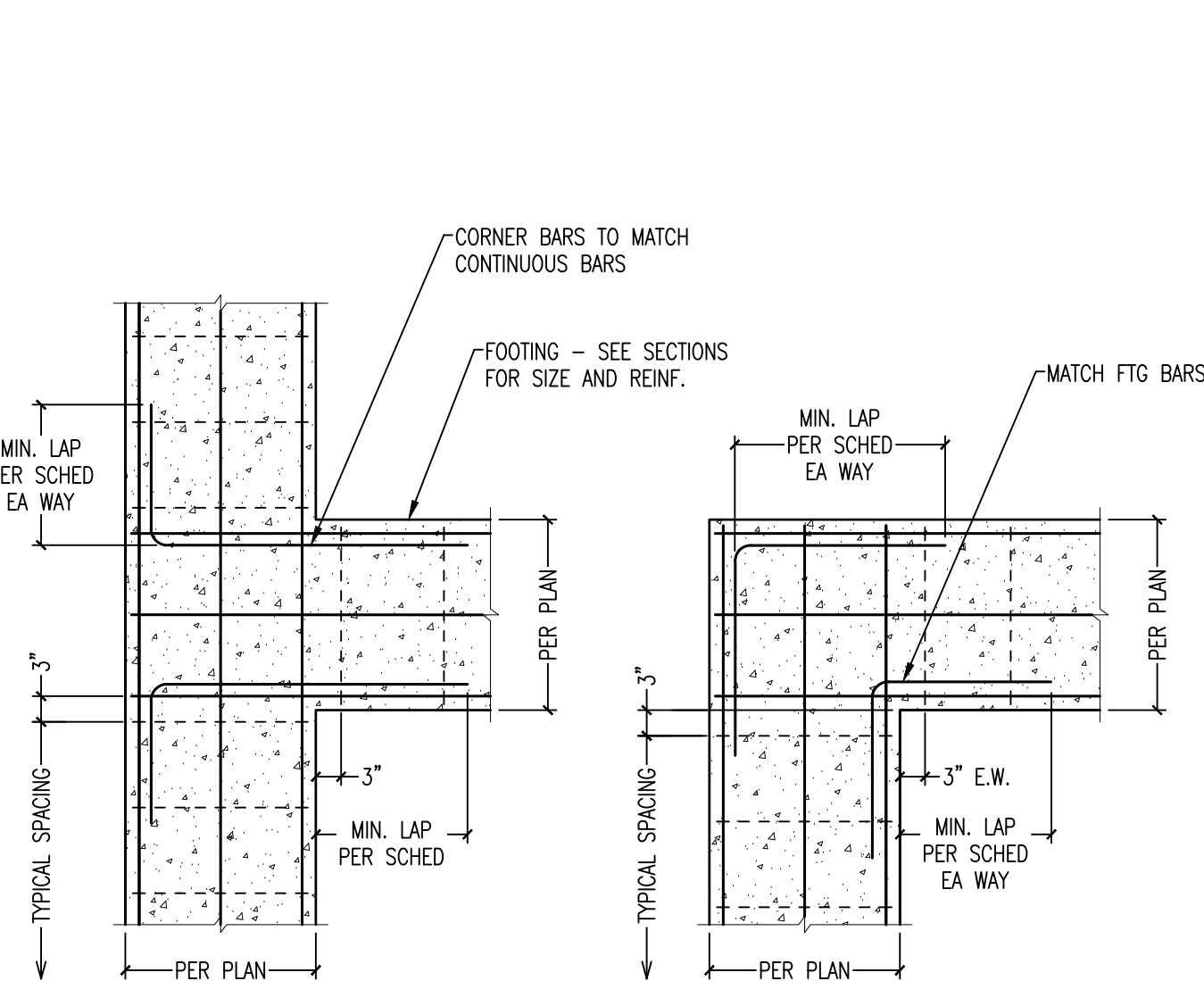
E TYPICAL PERIMETER TURNDOWN FOOTING
S-501 3/4" = 1'-0"



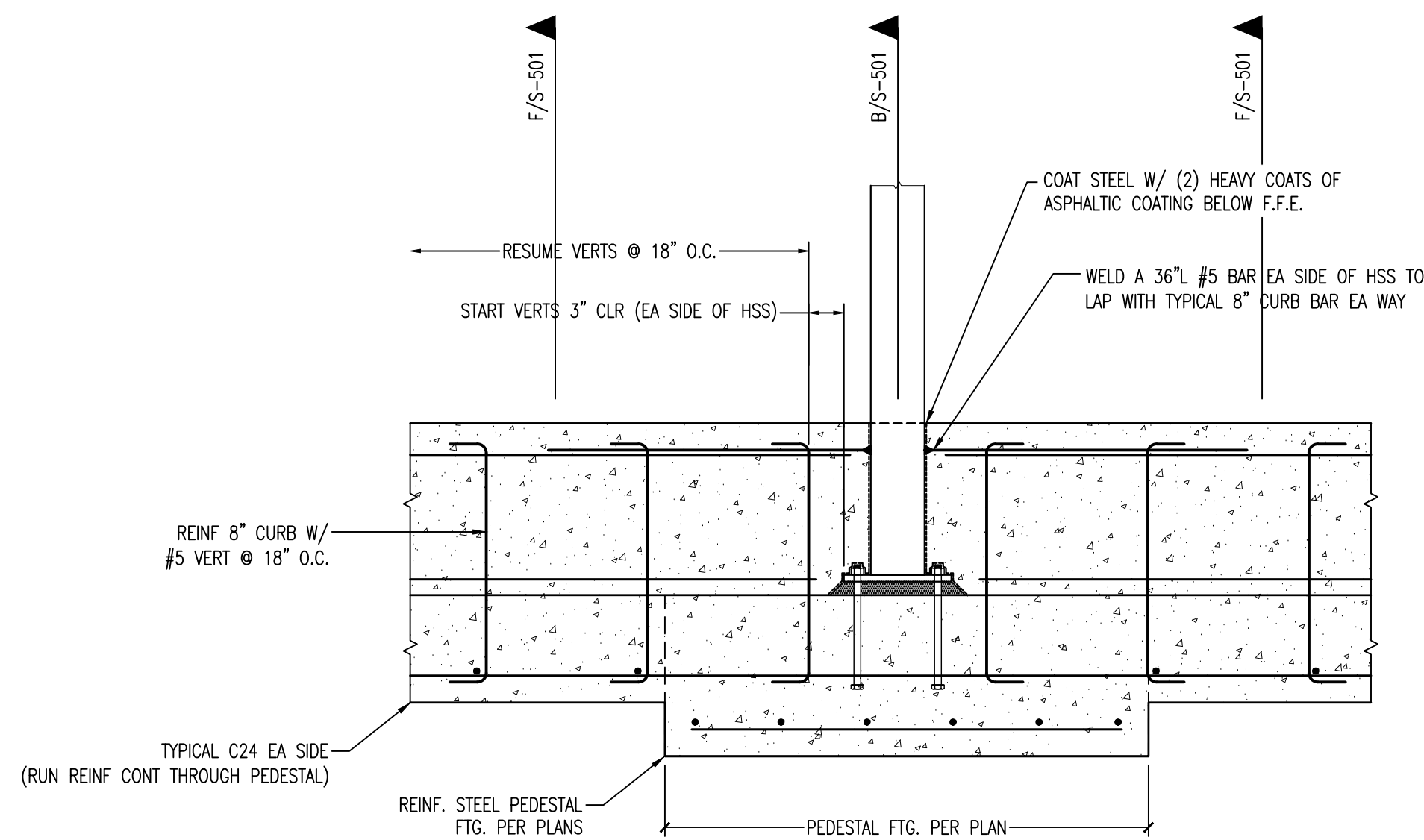
F PERIMETER TURNDOWN TO FTG BELOW
S-501 3/4" = 1'-0"



G PHASED INTERIOR PARTITION SUPPORT
S-501 3/4" = 1'-0"



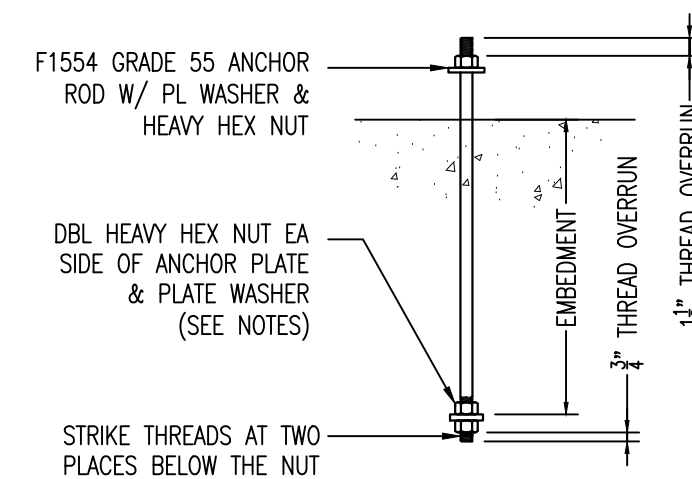
I TYPICAL FTG. REINF. @ INTERSECTIONS
S-501 N.T.S.



J FOUNDATION VIEW @ COLUMN
S-501 3/4" = 1'-0"

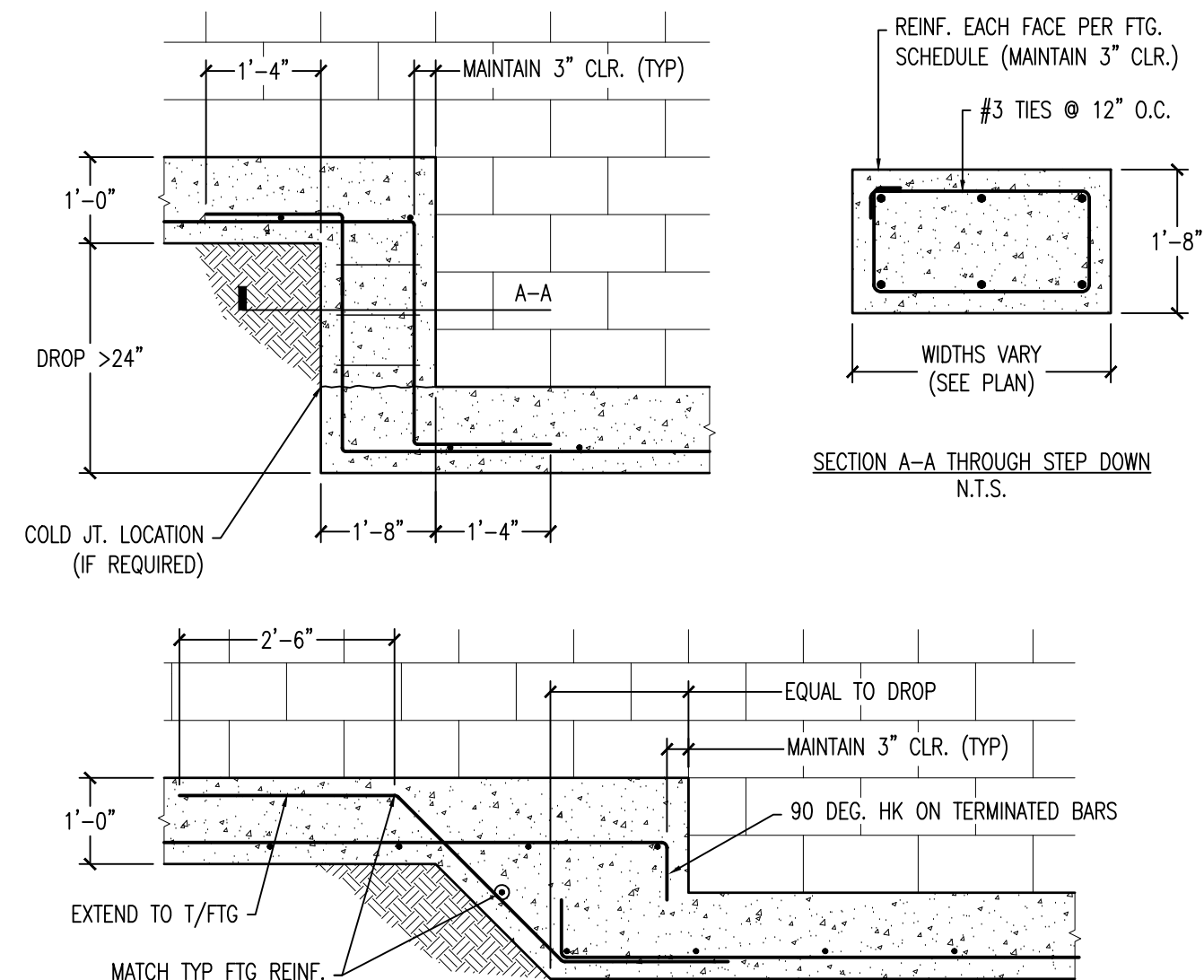
- BASE PLATE NOTES:**
- BASE PLATES SHALL BE A36 MATERIAL WITH THICKNESS AS FOLLOWS (U.N.O. ON PLANS OR DETAILS)
 - 3/4" FOR 4" ROUND PIPE COLUMNS
 - 1" FOR HSS COLUMNS WITH 1/4" WALL THICKNESS
 - 1-1/4" FOR HSS COLUMNS WITH 3/8" WALL THICKNESS
 - 1-1/2" FOR HSS FOR HSS COLUMNS WITH WALL THICKNESS > OR = 1/2"
 - 1-1/2" FOR W10 AND W14 COLUMNS
 - OVERSIZED BASE PLATE HOLES MAY BE USED FOR ANCHOR RODS ACCORDING TO AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC).
 - PLATE WASHERS WITH STANDARD SIZED HOLES SHALL BE INSTALLED OVER OVERSIZED BASE PLATE HOLES.
 - CIRCULAR AND SQUARE PLATE WASHERS SHALL CONFORM TO THE FOLLOWING MINIMUMS U.N.O.
 - 3/4" ANCHORS: 1-5/16" MAX BP HOLE WITH PLATE WASHER 2" WIDTH X 5/16" THICK
 - 7/8" ANCHORS: 1-9/16" MAX BP HOLE WITH PLATE WASHER 2-1/2" WIDTH X 3/8" THICK
 - 1" ANCHORS: 1-7/8" MAX BP HOLE WITH PLATE WASHER 3" WIDTH X 7/16" THICKPLATE WASHER THICKNESS ABOVE MAY BE REDUCED BY 1/16" IF GRADE 36 ANCHOR RODS ARE SPECIFIED.
 - PLATE WASHERS SHALL BE REQUIRED TO BE WELDED TO THE BP ONLY WHERE NOTED ON THE PLANS FOR ANCHOR ROD SIZES UP TO 1". WELDED WASHERS ARE REQUIRED FOR ALL ANCHOR ROD GREATER THAN 1".

ANCHORAGE NOTES:

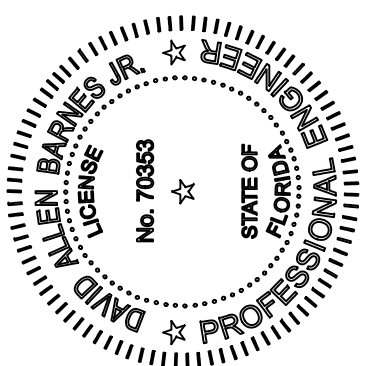


- ALL ANCHOR RODS SHALL BE F1554 GRADE 55 (UNLESS SPECIFIED SPECIFICALLY AS GRADE 36) WITH OVERALL LENGTH OF ROD SUFFICIENT TO REACH THE PLAN MINIMUM SPECIFIED MINIMUM EMBEDMENT. MINIMUM EMBEDMENT DOES NOT INCLUDE THICKNESS OF GROUT PAD, BASE PLATE, PLATE WASHERS, NUTS AND THREAD OVERRUNS.
- ALL GRADE 55 ANCHOR RODS SHALL HAVE AN ANCHOR PLATE WITH HEAVY HEX NUTS EACH SIDE ON EMBEDDED END PER THE FOLLOWING MINIMUMS U.N.O.
 - 3/4" ANCHORS: ANCHOR PLATE NOT REQUIRED U.N.O.
 - 7/8" ANCHORS: ANCHOR PLATE NOT REQUIRED U.N.O.
 - 1" ANCHORS: 2-3/4" SQ ANCHOR PLATE X 1/2" THICKANCHOR PLATES ARE NOT REQUIRED IF GRADE 36 ANCHOR RODS ARE SPECIFIED.
- NON-SHRINK GROUT BELOW BASE PLATE BEARING SHALL BE INSTALLED PER THE FOLLOWING MINIMUMS U.N.O.
 - MINIMUM BASE PLATE PLAN DIM. 24" OR LESS = 1-1/2" THICK
- THE CONTRACTOR SHALL PROVIDE TEMPLATES FOR ALL ANCHOR ROD INSTALLATIONS. ALL RODS MUST BE SECURED IN PLACE PRIOR TO CONCRETE PLACEMENT. NO "WET-STICKING" OR PLACEMENT IN GREEN CONCRETE IS ALLOWED.
- ALL ANCHORS SHALL BE TIGHTENED TO "SNUG TIGHT" CONDITION AS DEFINED BY AISC AFTER THE CONCRETE IS AT LEAST 14 DAYS OLD.
- EPOKED ROD ANCHORAGE TO THE FOUNDATION IS NOT ALLOWED WHERE HEADED ANCHOR RODS ARE SPECIFIED. NO SUBSTITUTION OF PLAN SPECIFIED HEADED ANCHOR RODS WITH "HOOKED END BOLTS" OR "J-BOLTS" IS ALLOWED. NO SUBSTITUTION OF ANY FOUNDATION ANCHORAGE IS ALLOWED WITHOUT WRITTEN APPROVAL FROM THE SEOR.

H BASE PLATE & ACHORAGE REQUIREMENTS
S-501 3/4" = 1'-0"



K TYP. FTG. REINF. @ CHANGE IN ELEV.
S-501 1/2" = 1'-0"



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SPEC 2
AT WEST BAY TOWN CENTER
WEST BAY, FL

PROJECT NUMBER:	8461-2601
DESIGNED BY:	D A Barnes
REVIEWED BY:	Reliant South
SHEET SCALE:	As Noted

RELEASE RECORD:

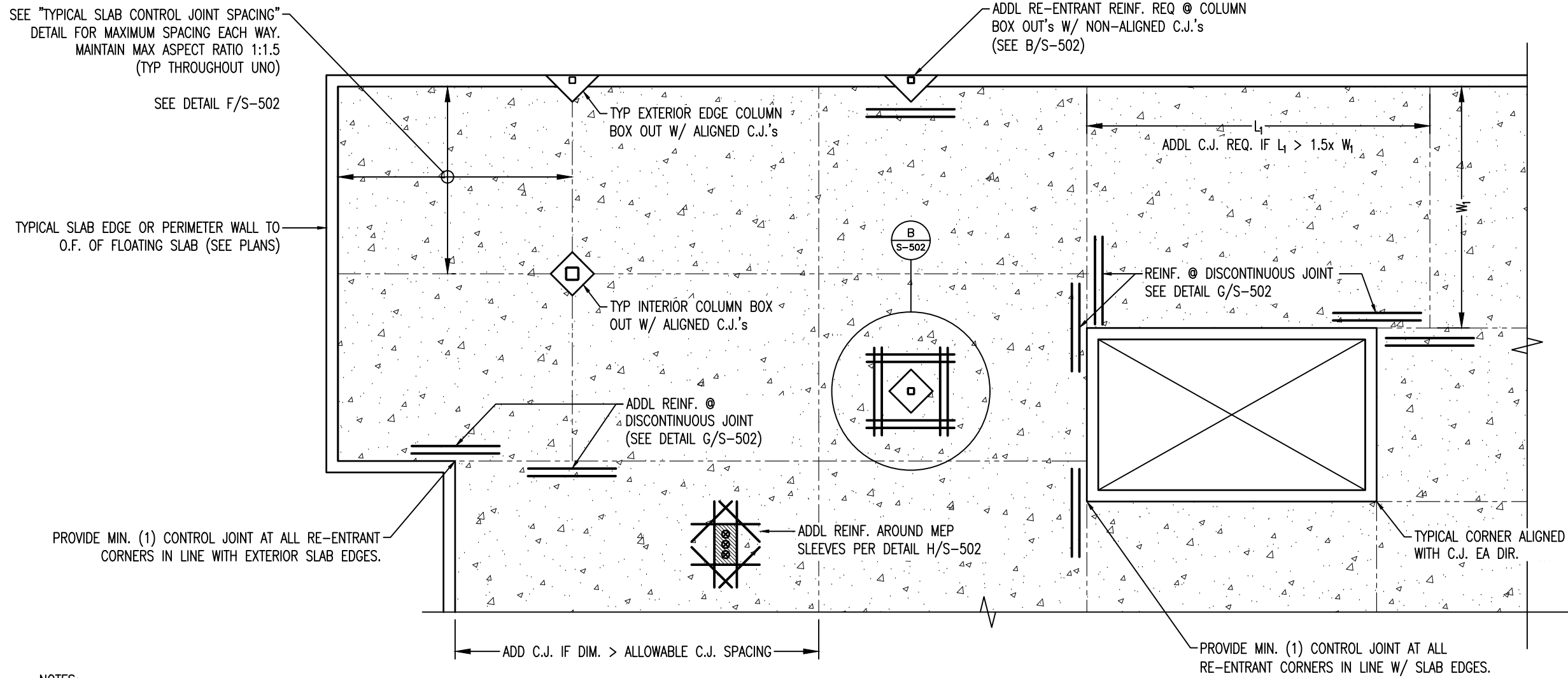
REVIEW ONLY / N.F.C.	04-25-2026
PERMIT DOCUMENTS	06-19-2026
REVISION 1	07-02-2026

DRAWING TITLE:

CONSTRUCTION
DETAILS

DRAWING NO.

S-501



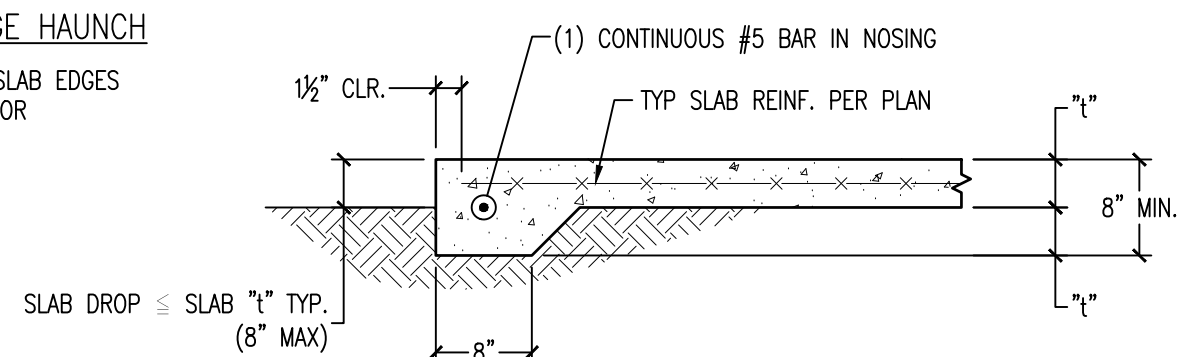
- NOTES:
1. KEY PLAN ILLUSTRATES CONSTRUCTION CONCEPTS ONLY. SEE PLAN FOR ACTUAL DIMENSIONS AND ARRANGEMENT OF STRUCTURAL ELEMENTS.
 2. PROVIDE ADDITIONAL CONTROL JOINTS AT ABRUPT CHANGES IN THICKNESS, COORDINATE LOCATIONS WITH FLOOR FINISHES AND INTERIOR WALLS.
 3. CONTRACTOR SHALL SUBMIT PROPOSED CONTROL JOINT LAYOUT FOR DESIGN TEAM REVIEW PRIOR TO CONCRETE PLACEMENT. SAWCUT CONTRACTION JOINTS ARE ONLY REQUIRED IN EXPOSED SLABS.

A TYPICAL CONTROL JOINT KEY PLAN

S-502 N.T.S.

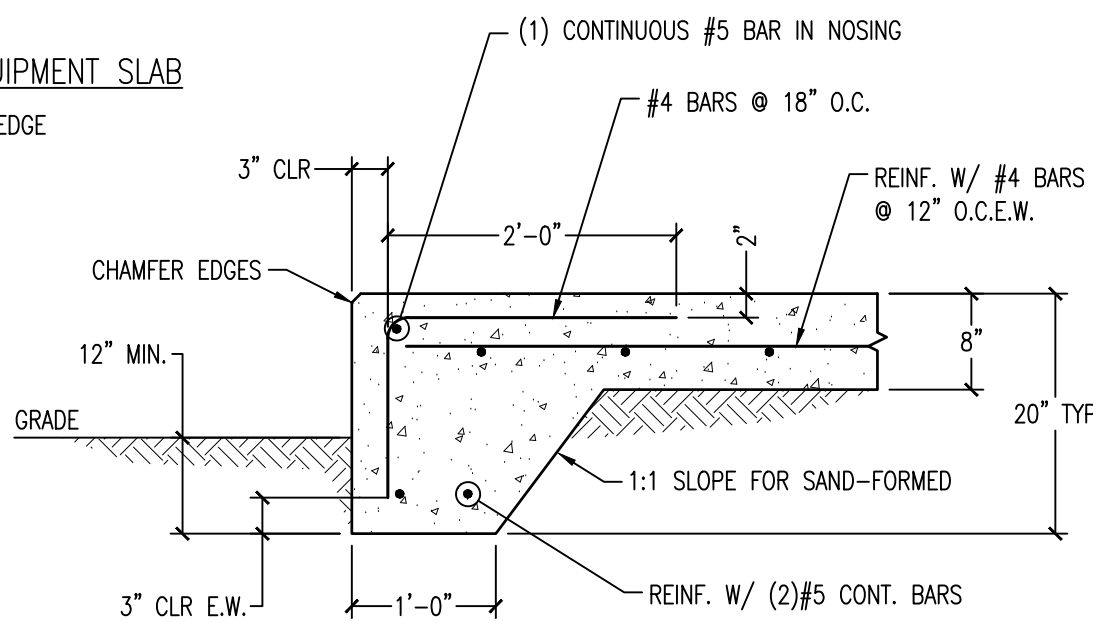
TYP SLAB EDGE HAUNCH

TYPICAL FOR ALL SLAB EDGES INTERIOR & EXTERIOR



EXTERIOR MECH EQUIPMENT SLAB

NON-BEARING PERIMETER EDGE POURED MONOLITHIC

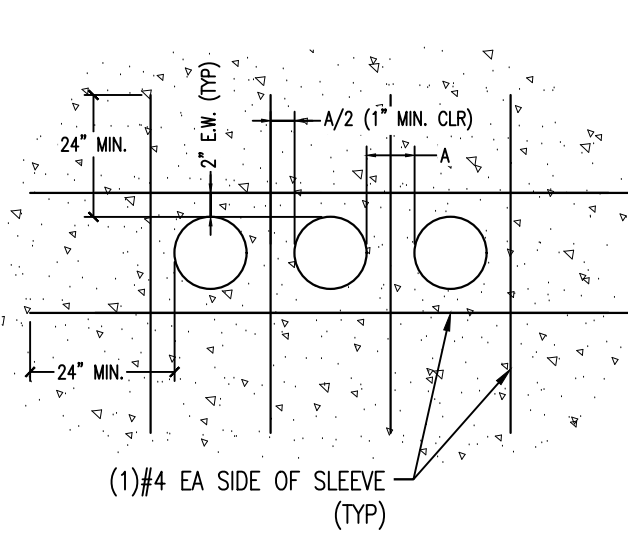


- NOTES:
1. COORD. MOUNTING HOLES WITH MFG. / EQUIP. SUPPLIER FOR MECH EQUIPMENT ABOVE T.O.S.
 2. COORD. SLAB SIZE AND T.O.S. ELEV. WITH MECH DRAWINGS AND EQUIPMENT SUPPLIER.
 3. COORD. GRADE ELEV. WITH CIVIL DRAWINGS.
 4. COORDINATE SLAB PITCH WITH EQUIPMENT REQUIREMENTS TO PROVIDE DRAINAGE.

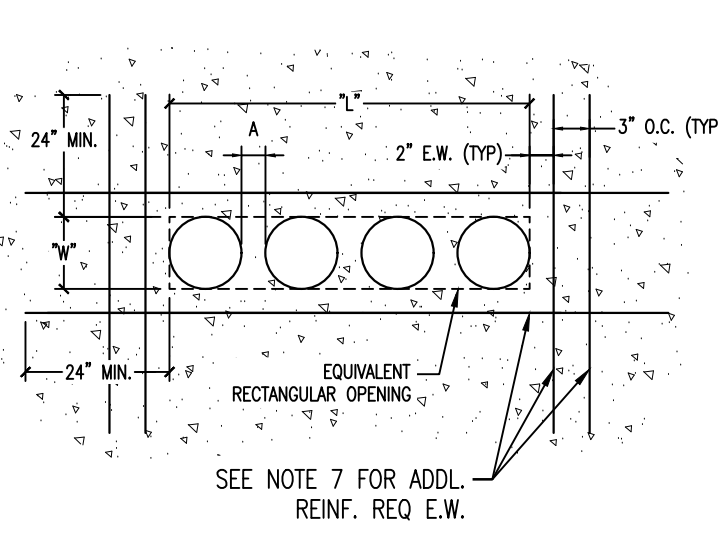
D TYPICAL SLAB PERIMETER CONDITIONS

S-502 3/4" = 1'-0"

REINF. PLAN FOR A ≥ 3"



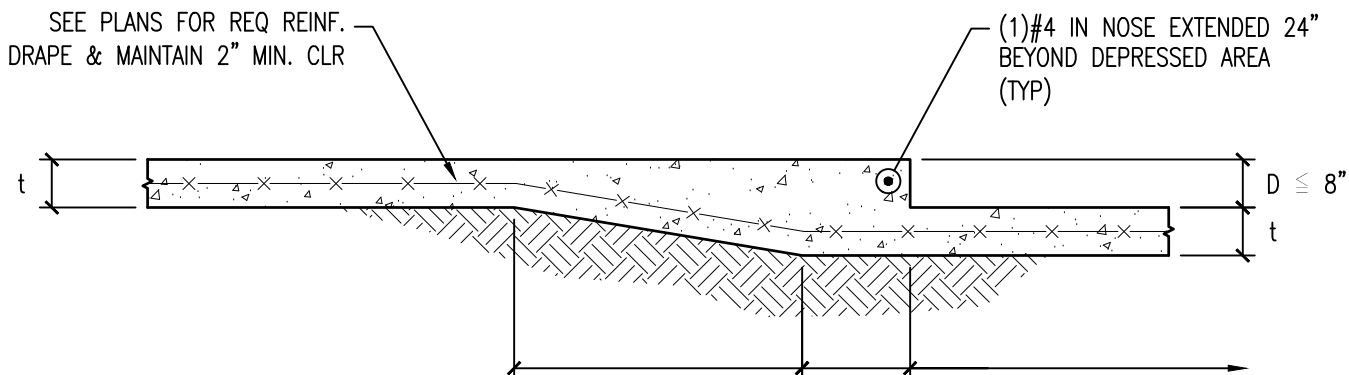
REINF. PLAN FOR A < 3"



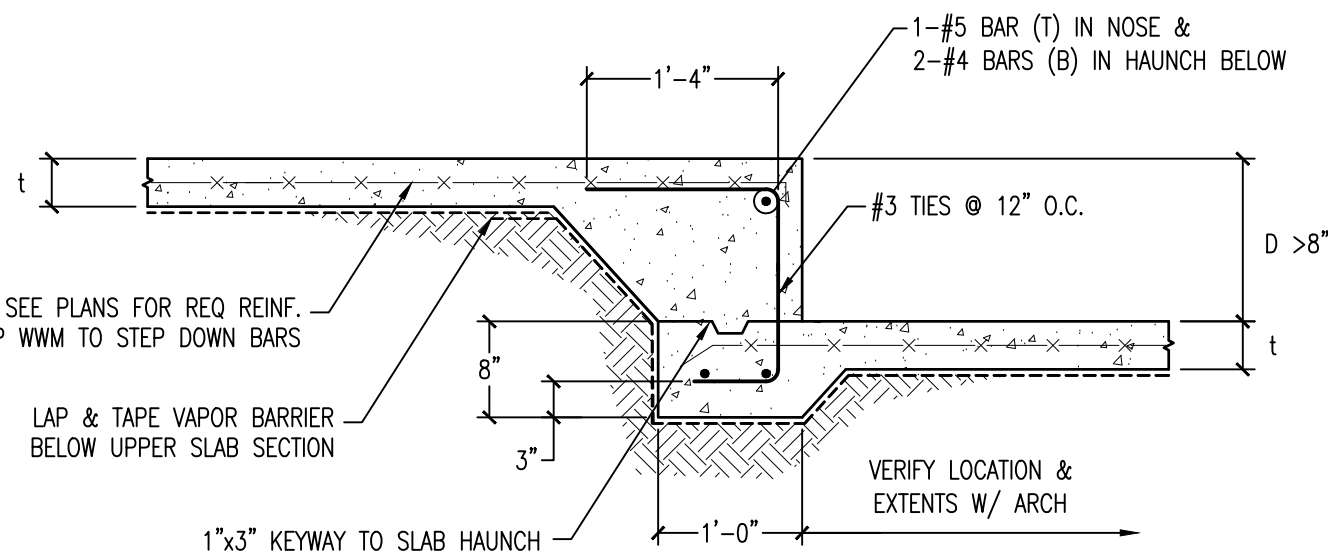
- NOTES:
1. WHERE CLEAR SPACING BETWEEN ADJACENT SLEEVES IS LESS THAN 3", THE SLEEVE GROUP SHALL BE TREATED AS AN EQUIVALENT RECTANGULAR OPENING WITH LENGTH "L" AND WIDTH "W" AS SHOWN ABOVE.
 2. WHERE CLEAR SPACING BETWEEN ADJACENT SLEEVES IS GREATER THAN OR EQUAL TO 3", SCHEDULED SLAB BAR REINF. SHALL BE OFFSET AS REQ. TO MISS SLEEVES.
 3. REINF. SHOWN IS ADDITIONAL TO THE RESPECTIVE SCHEDULED SLAB REINFORCEMENT.
 4. SCHEDULED SLAB MESH REINF. MAY BE CUT AS REQUIRED TO MISS PIPE SLEEVES.
 5. ISOLATED PIPE SLEEVES THAT ARE SMALLER THAN 5" AND DO NOT INTERRUPT TYP. SLAB REINFORCEMENT DO NOT REQUIRE THE USE OF THIS DETAIL.
 6. THIS DETAIL SHOULD NOT BE USED FOR OPENING GROUPS WITH DIAMETERS LARGER THAN 12". REFERENCE "TYP LARGE OPENING REINF IN S.O.G." DETAIL FOR REINF. AROUND LARGER OPENINGS.
 7. PROVIDE 1/2 OF INTERRUPTED REINF. PLUS ONE ADDL. BAR OF SAME SIZE AS INTERRUPTED BAR EACH SIDE OF EQUIVALENT RECTANGULAR OPENING. PROVIDE MIN. (2)#4 HORZ. BARS ON EACH SIDE OF OPENING "L".
 8. USE 2'-0" DEVELOPMENT LENGTH EXTENSIONS PAST OPENINGS FOR ALL SCHEDULED SLAB REINF. #5 OR LESS.
 9. REFER TO MECHANICAL OR ARCHITECTURAL DOCUMENTS FOR LOCATION AND SIZE OF SLEEVES.

H REINF. AROUND MEP SLEEVES IN S.O.G.

S-502 N.T.S.

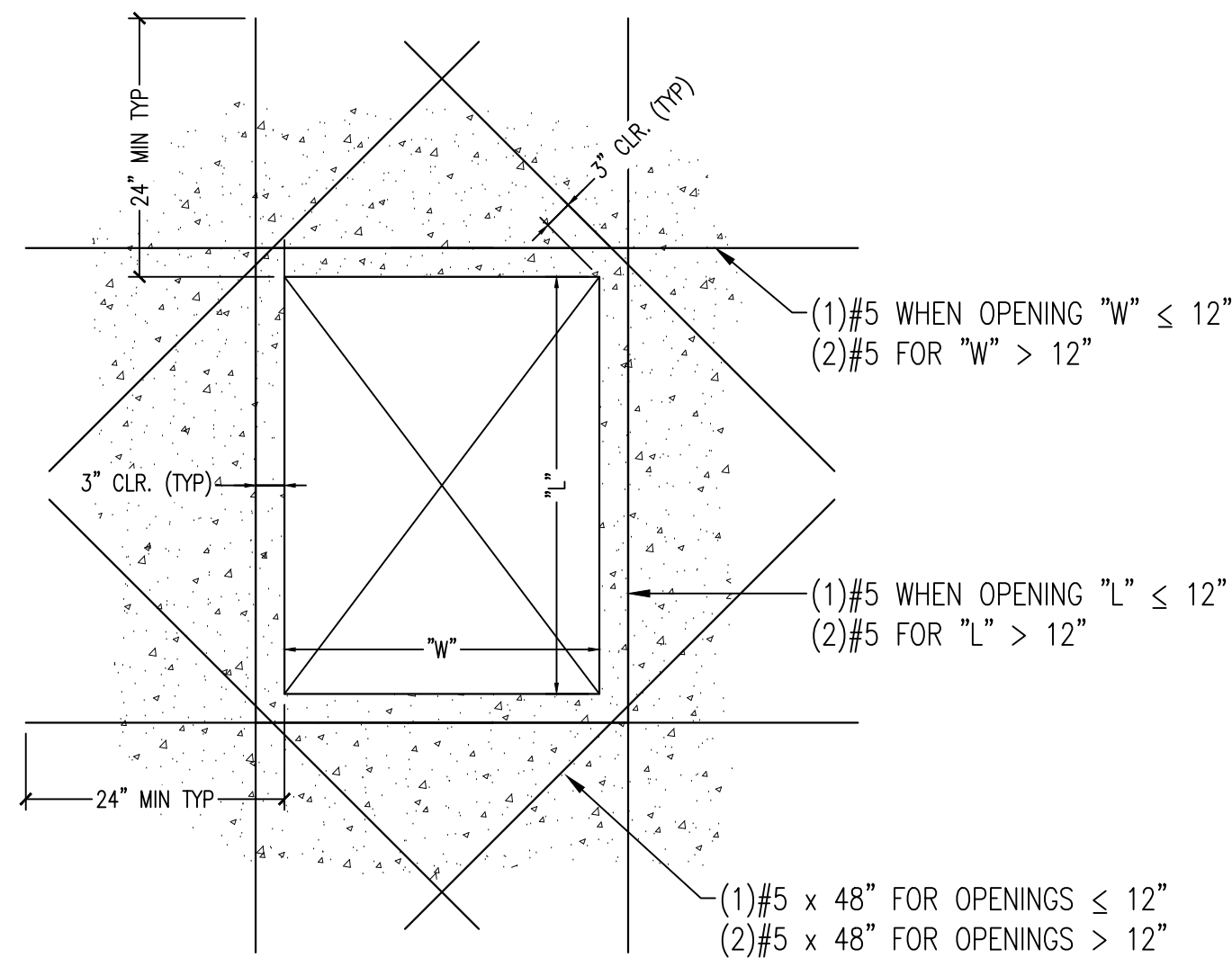


- NOTE:
- "t" = SLAB THICKNESS. SEE PLANS.
 - "D" = DEPTH OF SLAB DEPRESSION. VERIFY W/ ARCH.



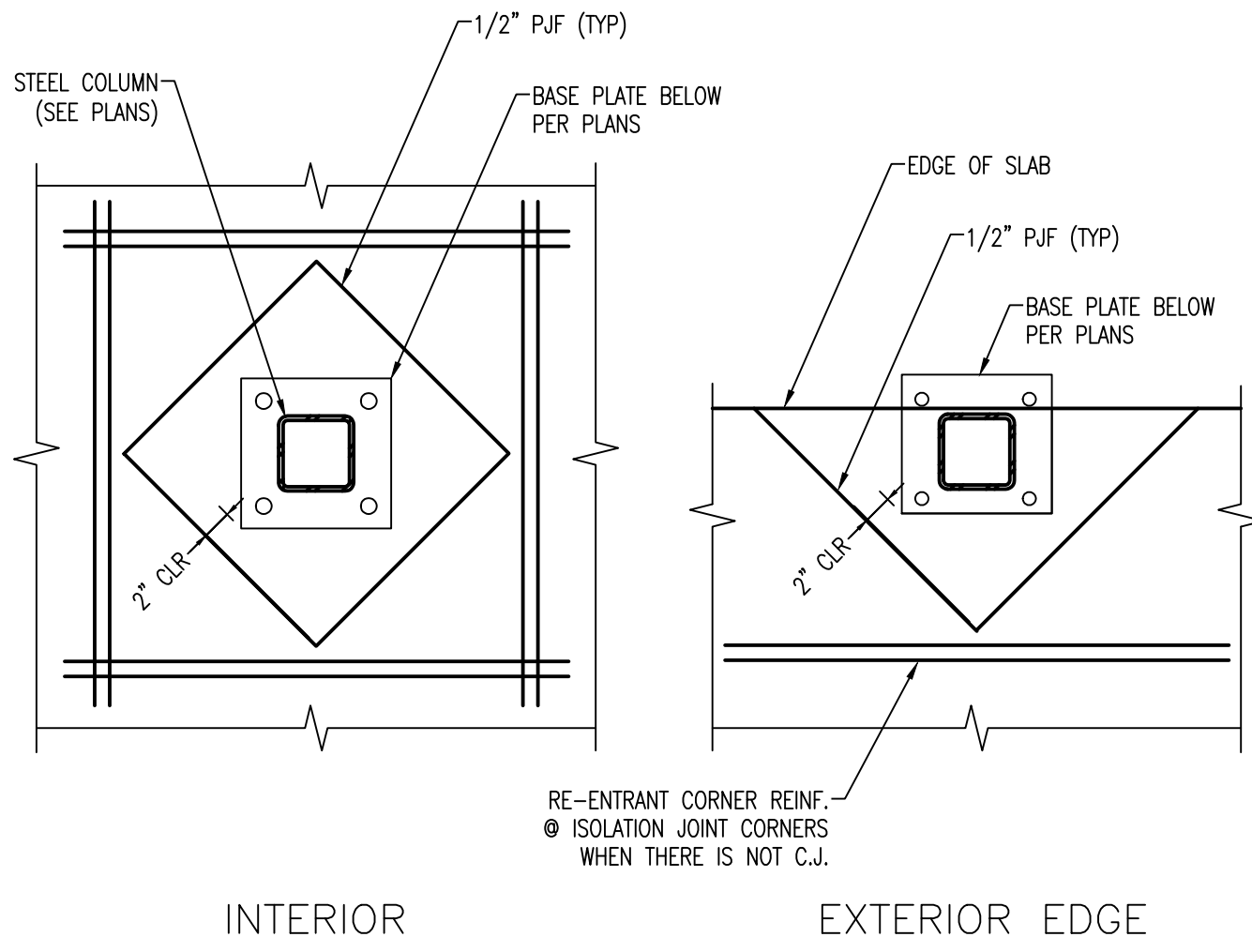
E TYP. NON-BEARING SLAB STEP DOWNS

S-502 3/4" = 1'-0"



I TYP LARGE OPENING REINF IN S.O.G.

S-502 N.T.S.



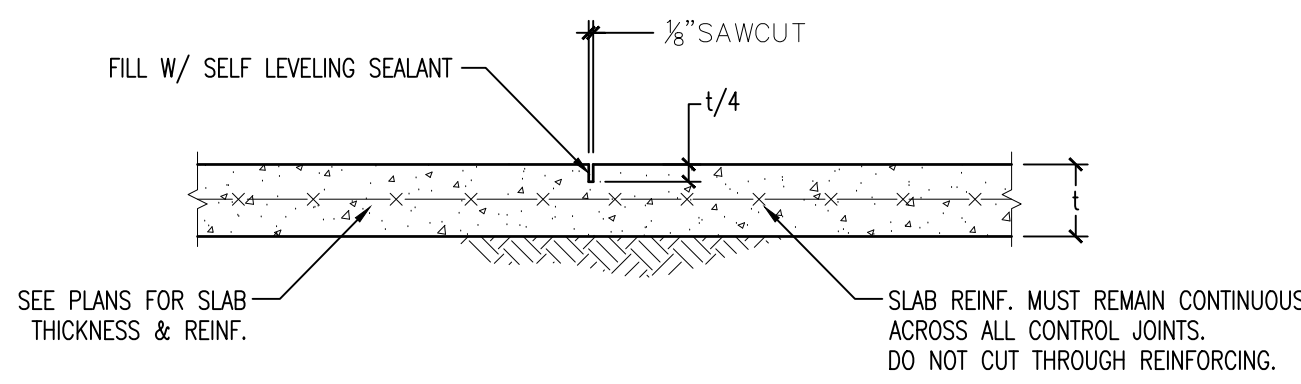
INTERIOR

EXTERIOR EDGE

- NOTE: COLUMN BOX OUT SHALL BE NOT LESS THAN 2'-0" x 2'-0". GC SHALL INCREASE BOX OUT AS REQUIRED TO ALLOW FOR GROUTING UNDER BASE PLATE, WELDING OF WASHERS TO BASE PLATE AT DEEPER FOOTINGS AND ATTACHING OF DIAGONAL BRACING MEMBER.

B COLUMN BOX OUTS WITHIN SLAB

S-502 N.T.S.



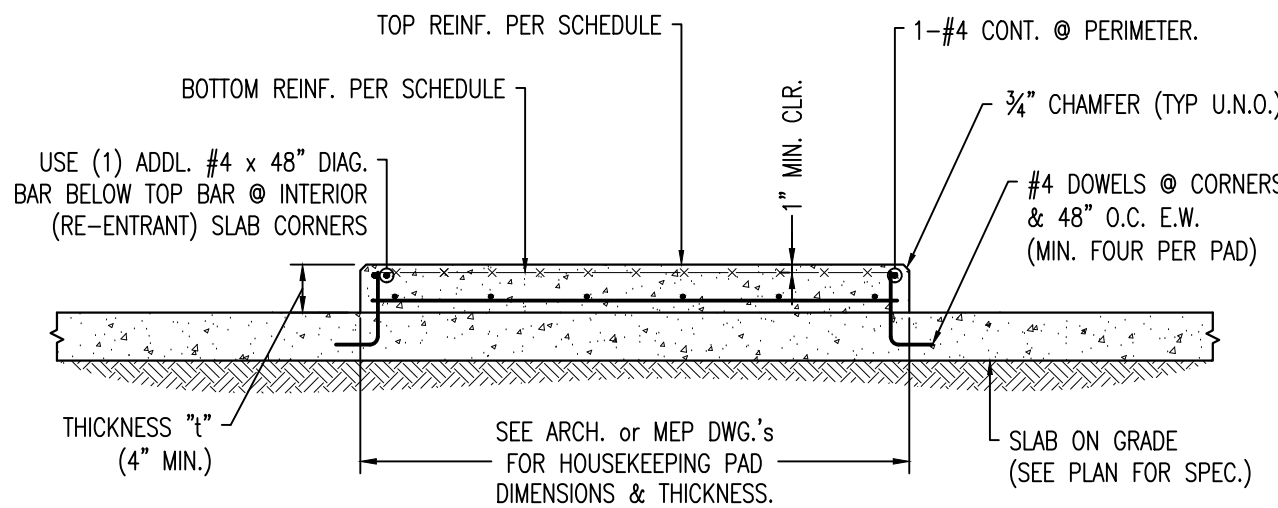
SLAB THICKNESS "t"	SLUMP 4" TO 6"		SLUMP LESS THAN 4"
	MAXIMUM SIZE AGGREGATE LESS THAN 3/4"	MAXIMUM SIZE AGGREGATE 3/4" & LARGER	
4"	8 FT	10 FT	12 FT
5"	10 FT	13 FT	15 FT
6"	12 FT	15 FT	18 FT
8"	16 FT	20 FT	24 FT

CONTROL JOINT NOTES:

1. THE ACTUAL LOCATIONS OF ALL CONTROL JOINTS MUST BE FIELD LOCATED BY THE CONTRACTOR.
2. PLAN IDENTIFIED CONTROL JOINTS ARE APPROXIMATE OR SHOWN FOR GENERAL INSTRUCTION ONLY. ACTUAL LOCATIONS SHALL BE VERIFIED TO LIMIT THE FREQUENCY AND WIDTH OF RANDOM CRACKS IN THE CONCRETE SLAB.
3. LOCATION AND INSTALLATION OF ALL CONTROL JOINTS SHALL BE IN ACCORDANCE WITH ACI 308R "DESIGN OF SLABS ON GROUND" AND THE DETAILS THEREIN.
4. MAXIMUM SPACING OF JOINTS SHALL BE PER THE TABLE IN THIS DETAIL UNLESS OTHERWISE APPROVED.
5. SLAB SHALL BE SHOWN AS SHOWN AS THE CONCRETE WILL SAFELY SUPPORT MEN AND EQUIPMENT AFTER HARDENING.
6. KEYED FORM TO BE REMOVED BEFORE ADJACENT SLAB IS POURED.

F TYPICAL SLAB CONTROL JOINT SPACING

S-502 N.T.S.



HOUSEKEEPING PAD REINFORCEMENT		
PAD THICKNESS	TOP REINFORCEMENT	BOTTOM REINFORCEMENT
"t" ≤ 4"	6x6-W2.9xW2.9	NONE
"t" ≤ 6"	#3 @ 10" O.C.E.W. or #4 @ 18" O.C.E.W.	
"t" ≤ 8"	#3 @ 12" O.C.E.W.	
"t" ≤ 12"	#4 @ 18" O.C.E.W.	#4 @ 18" O.C.E.W.
"t" ≤ 16"	#4 @ 12" O.C.E.W.	#4 @ 12" O.C.E.W.

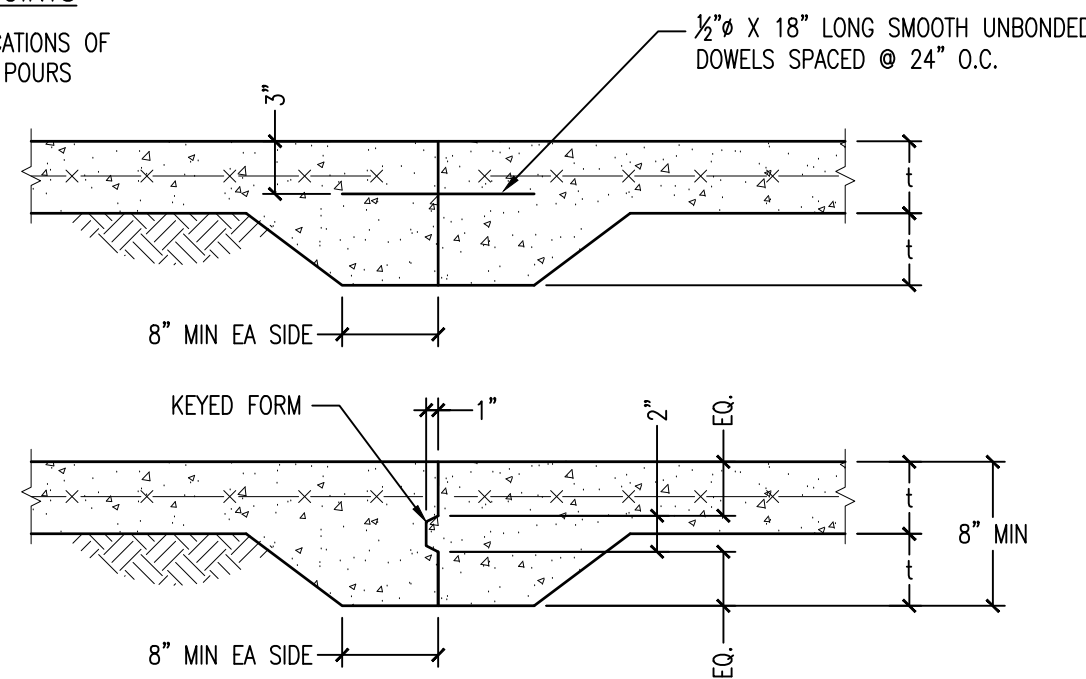
- NOTES:
1. COORDINATE WITH M.E.P. DWG.'s AND SPEC.'s TO DETERMINE REQ. FOR HOUSEKEEPING PADS OVER SLAB ON GRADE AND PROVIDE WHERE WHETHER SHOWN ON STRUCT. DWG.'s OR NOT.
 2. COORDINATE DIMENSIONS AND OTHER SPECIAL REQUIREMENTS WITH EQUIPMENT MFG. AS REQUIRED.

J CONC. HOUSEKEEPING PAD ATOP S.O.G.

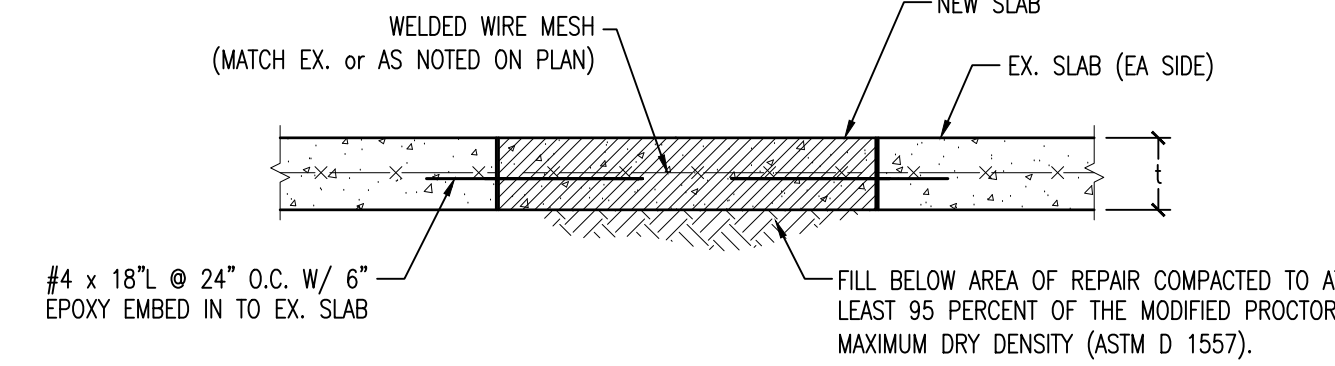
S-502 1/2" = 1'-0"

CONSTRUCTION JOINTS

REQUIRED AT ALL LOCATIONS OF DISCONTINUOUS SLAB POURS

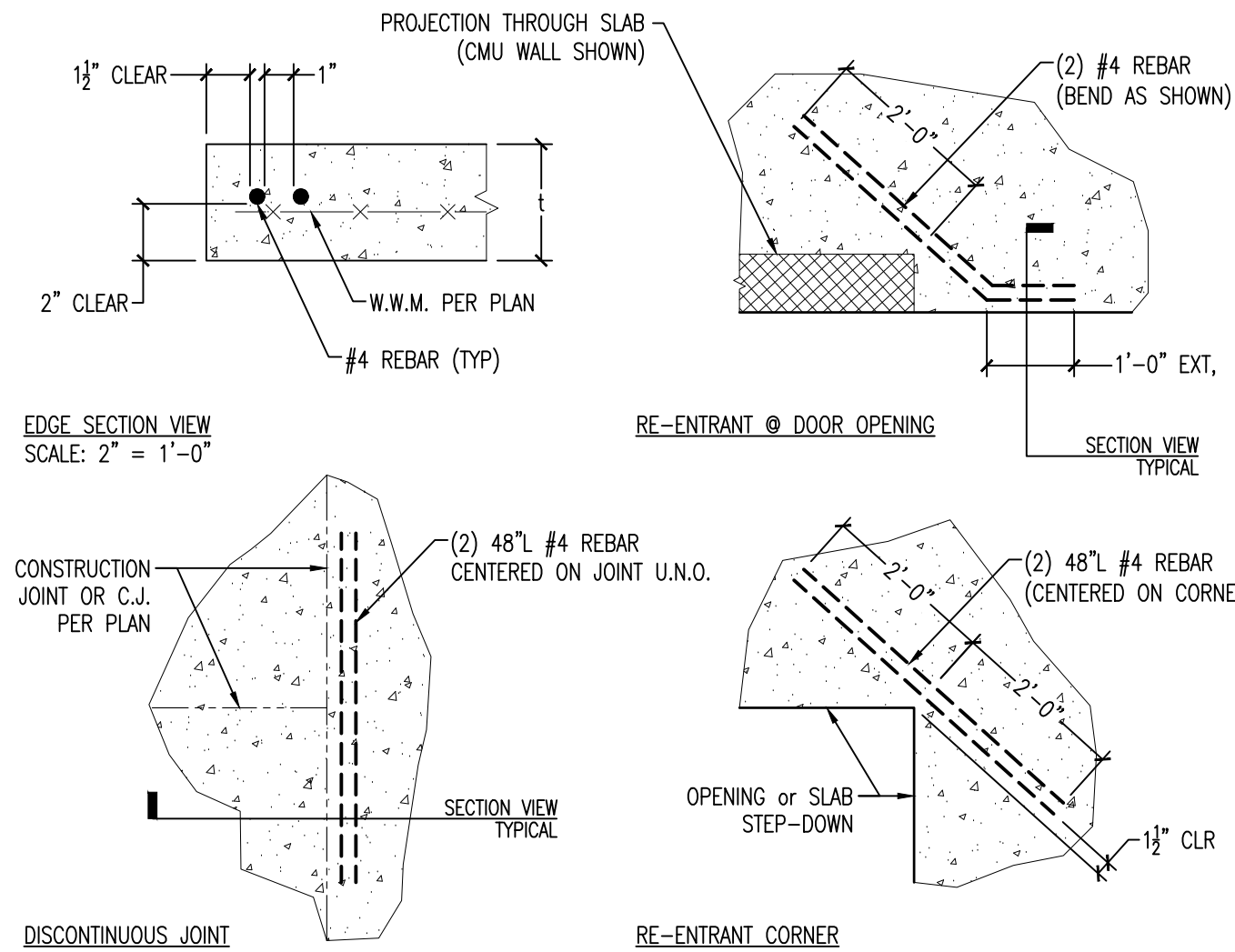


SLAB REPAIR



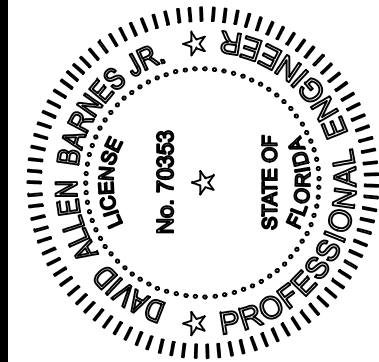
C TYP. CONC. FINISHING DETAILS

S-502 3/4" = 1'-0"



G SUPPLEMENTAL SLAB REINF.

S-502 1/2" = 1'-0"



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Florida Certificate of Authorization: # 32176
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SPEC 2 AT WEST BAY TOWN CENTER WEST BAY, FL

PROJECT NUMBER: 8461-2601
DESIGNED BY: D A Barnes
REVIEWED BY: Reliant South
SHEET SCALE: As Noted

RELEASE RECORD:

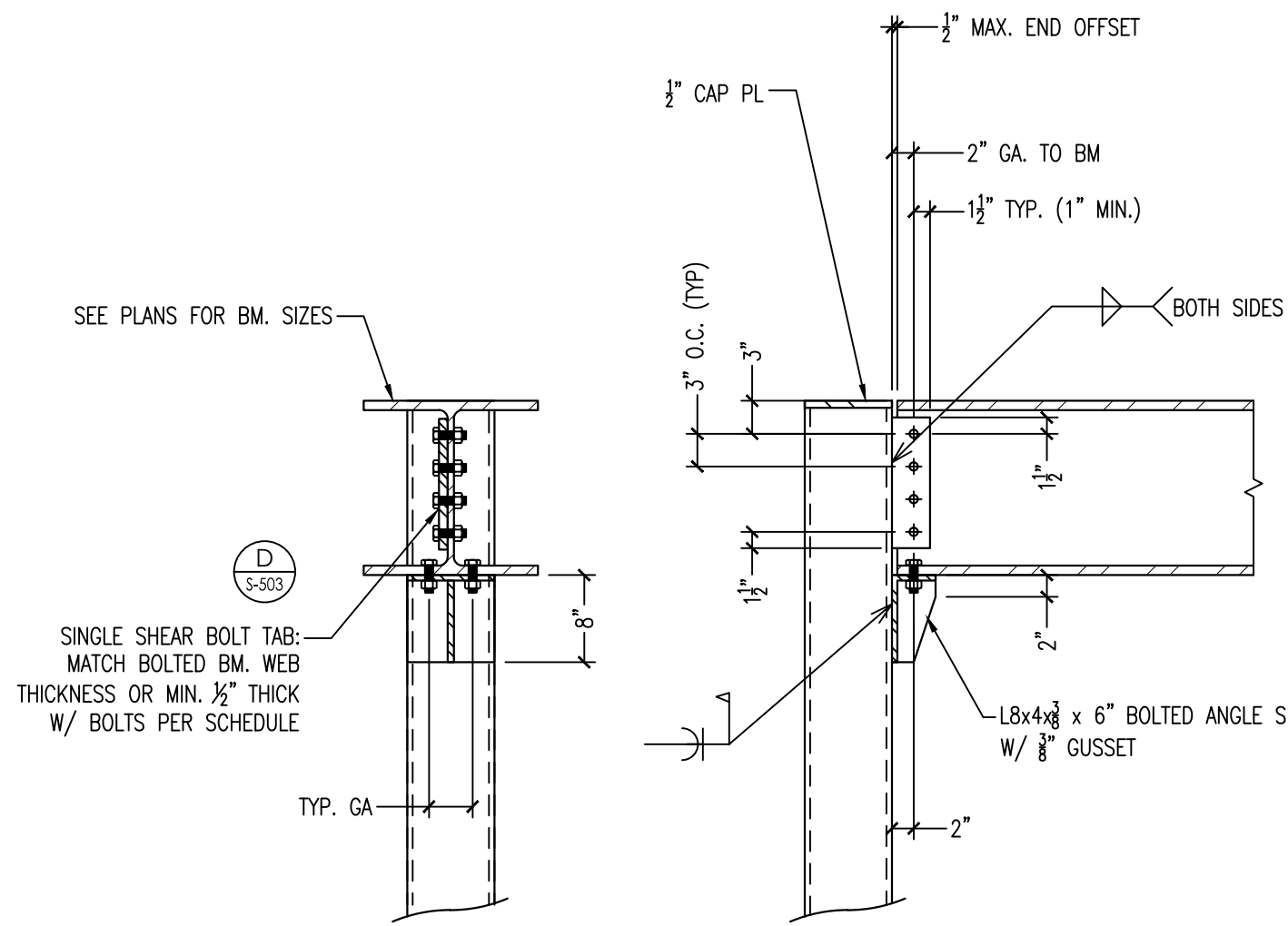
REVIEW ONLY / N.E.C. 04-25-2026
PERMIT DOCUMENTS 06-19-2026
REVISION 1 07-02-2026

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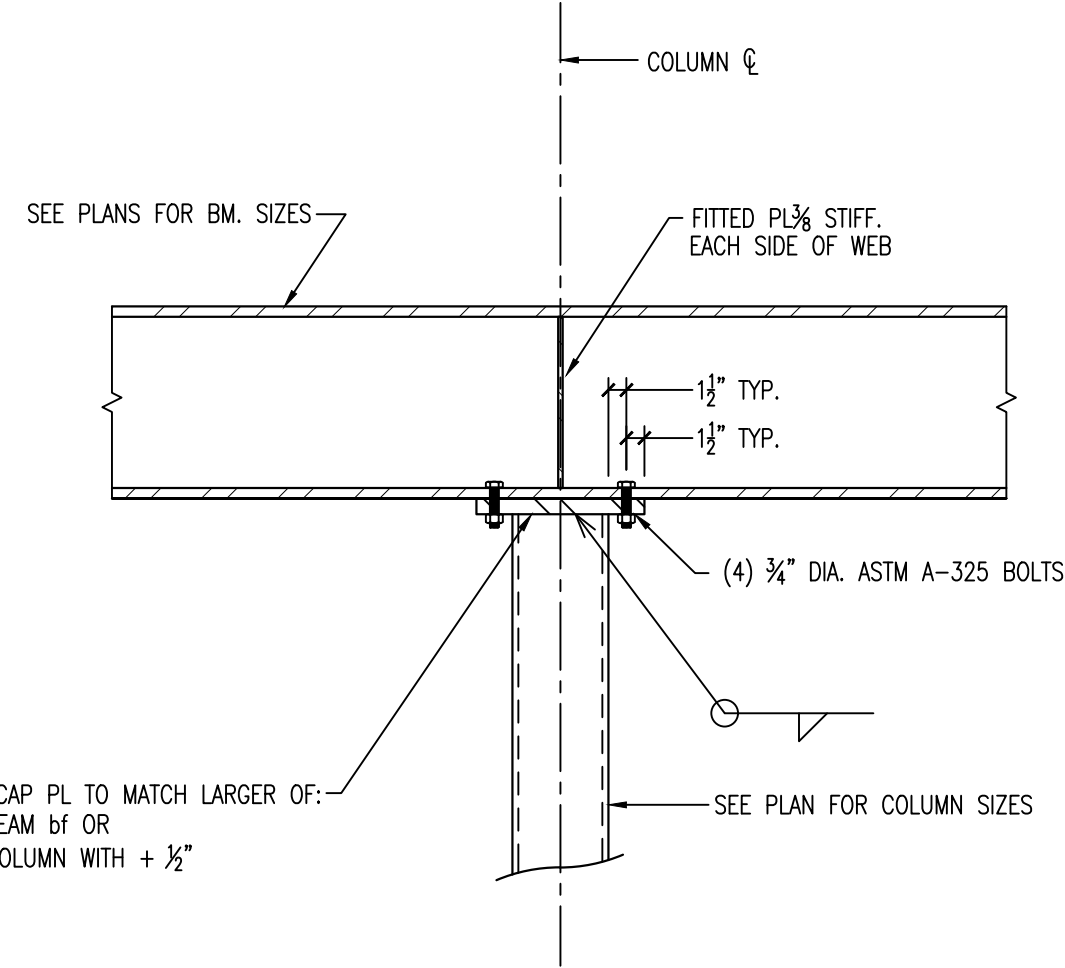
CONSTRUCTION
DETAILS

DRAWING NO.

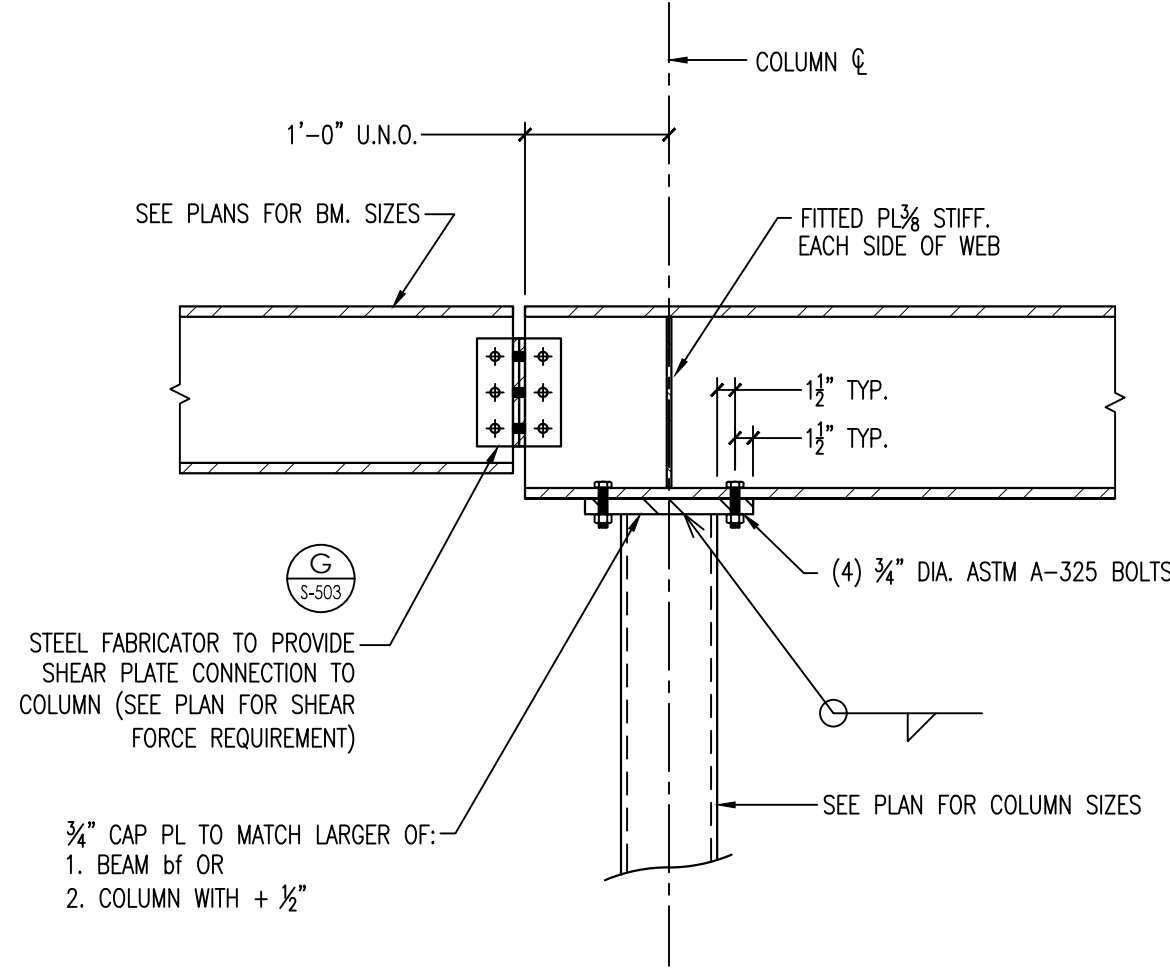
S-502



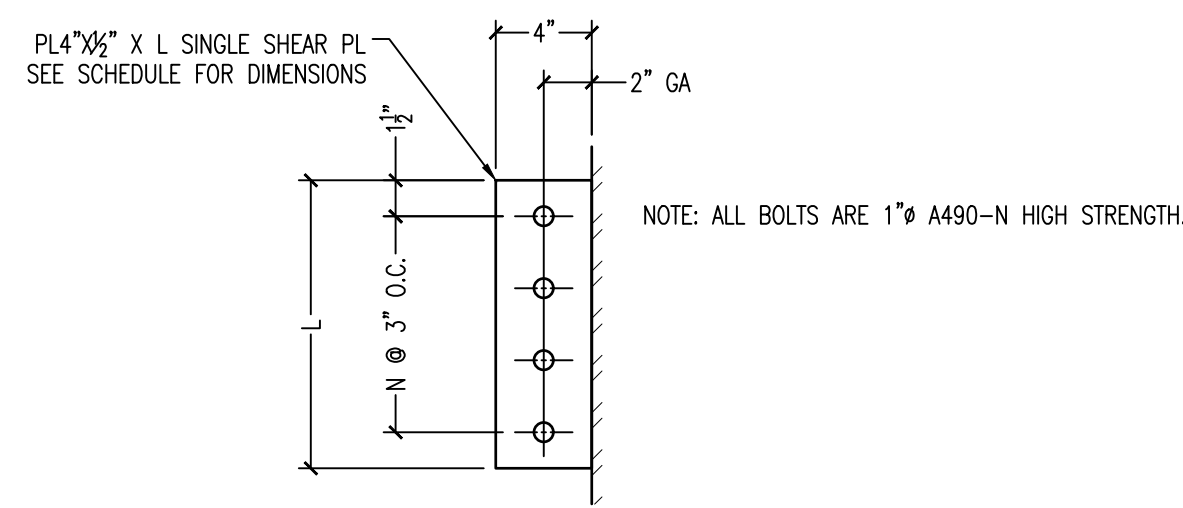
A TYP. BOLTED BM. SHEAR CONNECTION
S-503 N.T.S.



B CONT. BM. BEARING ACROSS COLUMN
S-503 N.T.S.

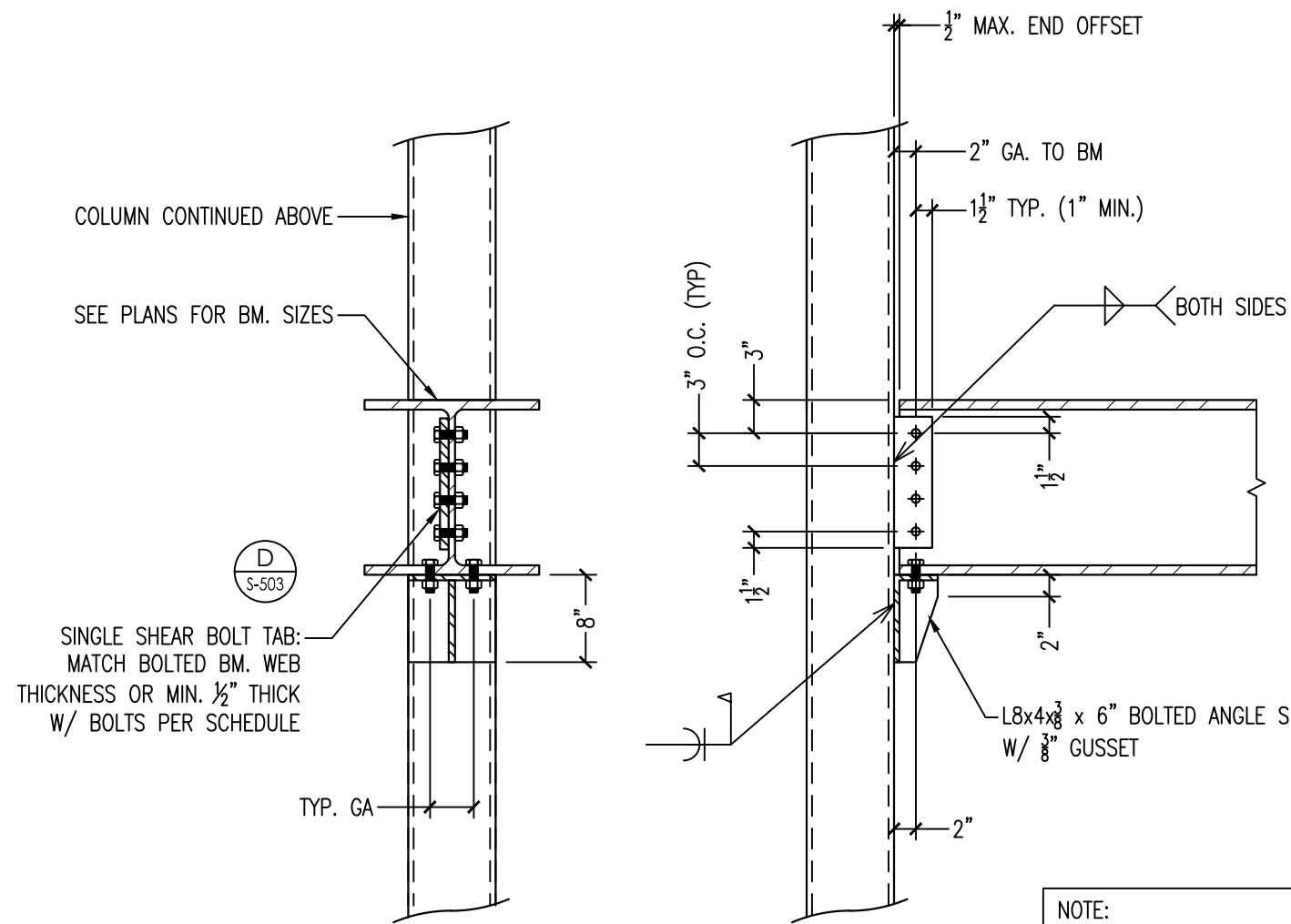


C BM. SPLICE CONNECTION
S-503 N.T.S.

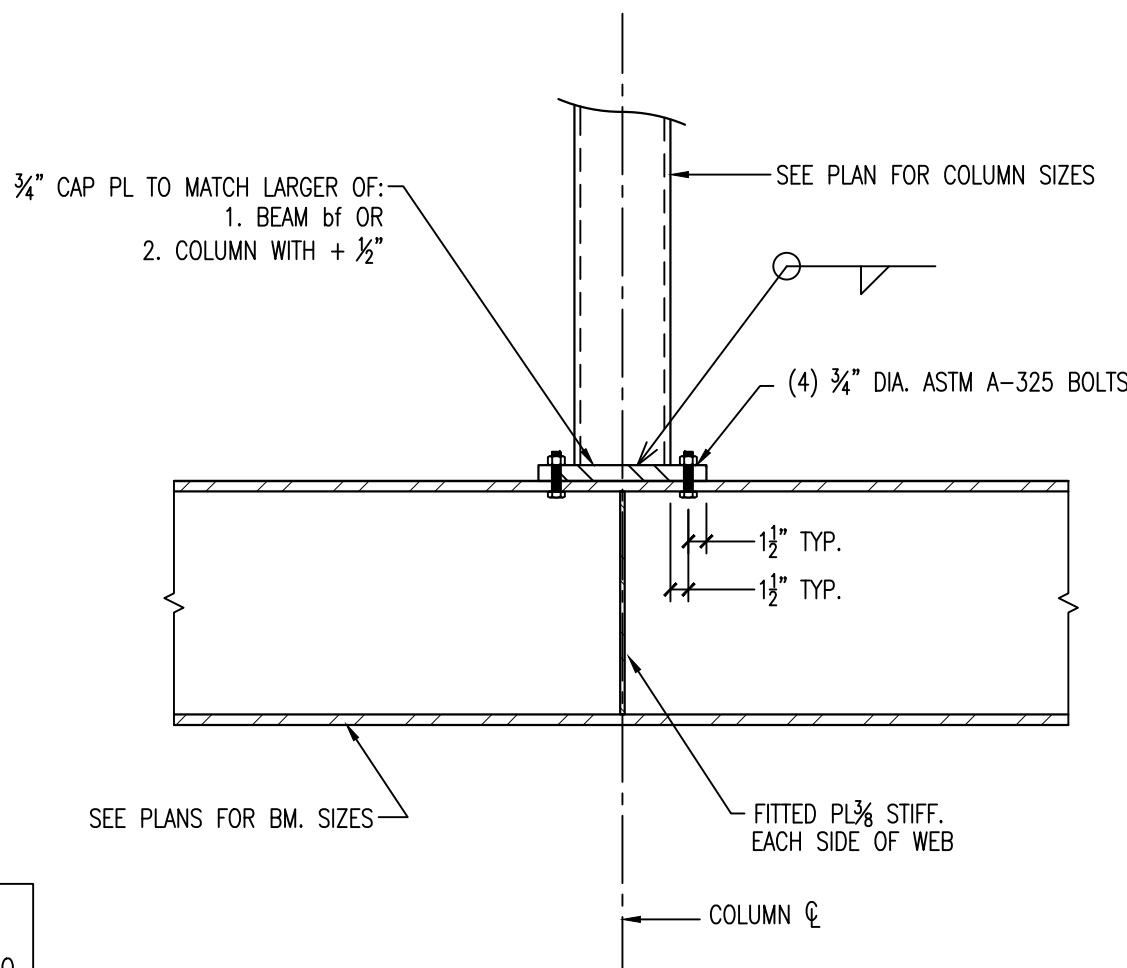


SINGLE SHEAR BOLTED CONNECTION SCHEDULE						
BEAM SIZE	W8-W10	W12-W14	W16-W18	W21	W24	>W24
L	6"	9"	12"	15"	18"	21"
N	2	3	4	5	6	7

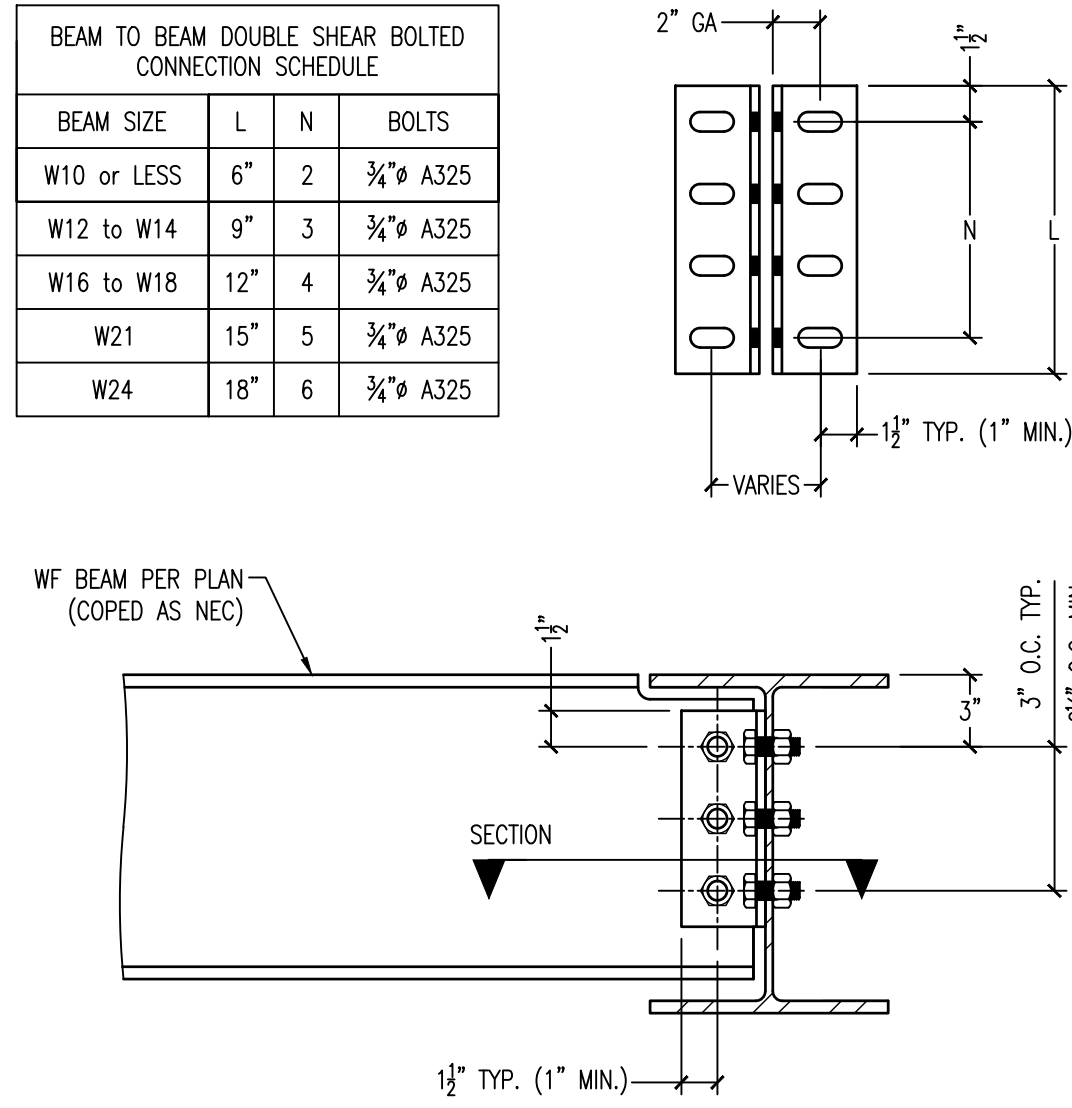
- NOTES:
1. SINGLE SHEAR PL SHALL BE 1/2" THICK A36 STEEL UNO.
 2. A307 & A325 BOLTS ARE NOT ALLOWED. THE FABRICATOR SHALL USE 1" A490-N HIGH STRENGTH BOLTS TO ACHIEVE THE FULL ALLOWABLE LOAD OF THIS CONNECTION.
 3. SHORT-SLOTTED HOLES ARE PERMITTED, BUT THE LENGTH SHALL BE NORMAL TO THE DIRECTION OF THE LOAD.
 4. HARDENED WASHERS SHALL BE INSTALLED OVER SSLN HOLES IN AN OUTER PLY.
 5. MIN FILLET WELD SIZE FOR SINGLE PLATE SHEAR CONNECTIONS SHALL BE 0.75 TIMES THE PLATE THK UNO.



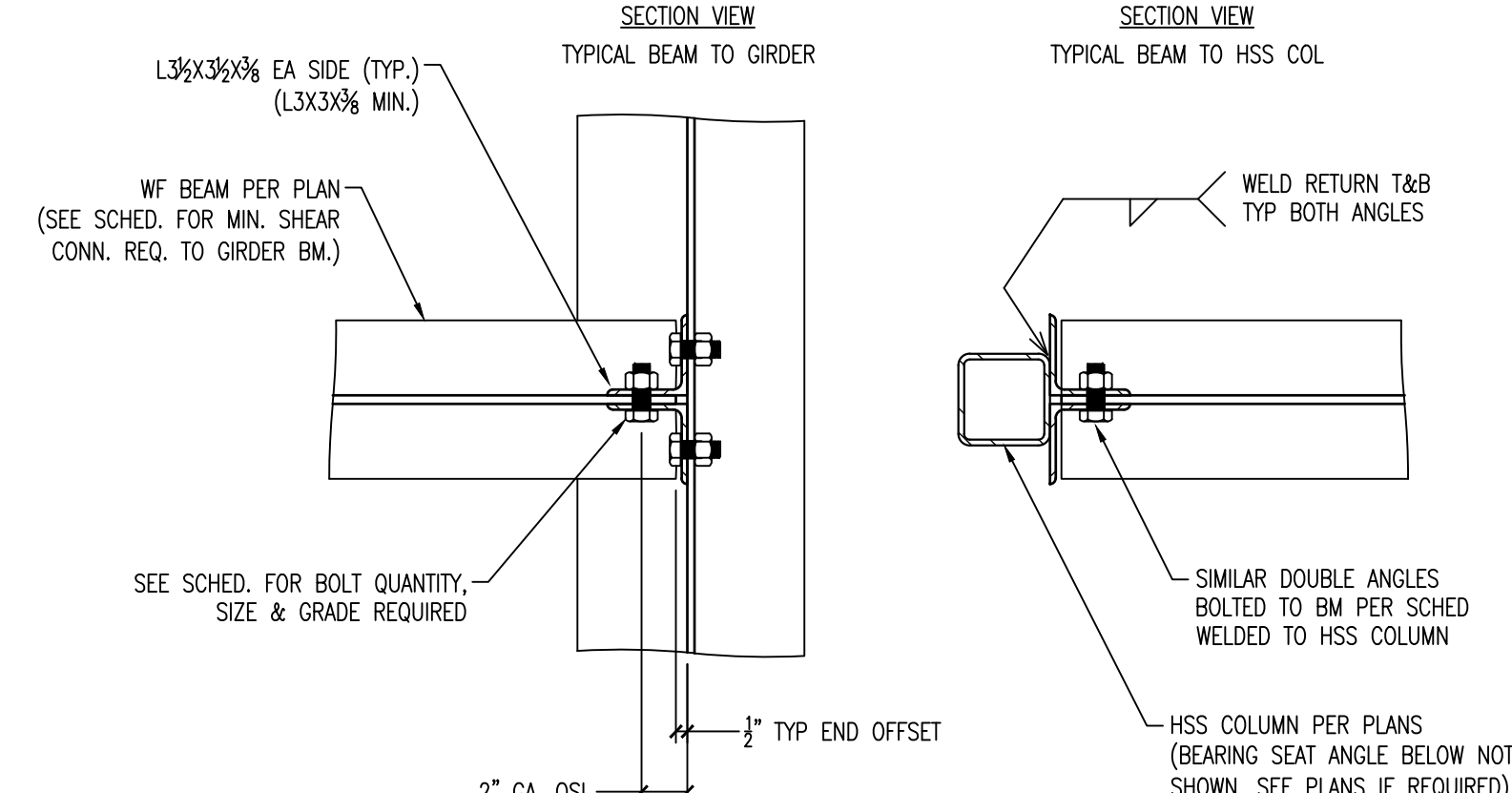
E TYP. BOLTED BM. SHEAR CONNECTION
S-503 N.T.S.



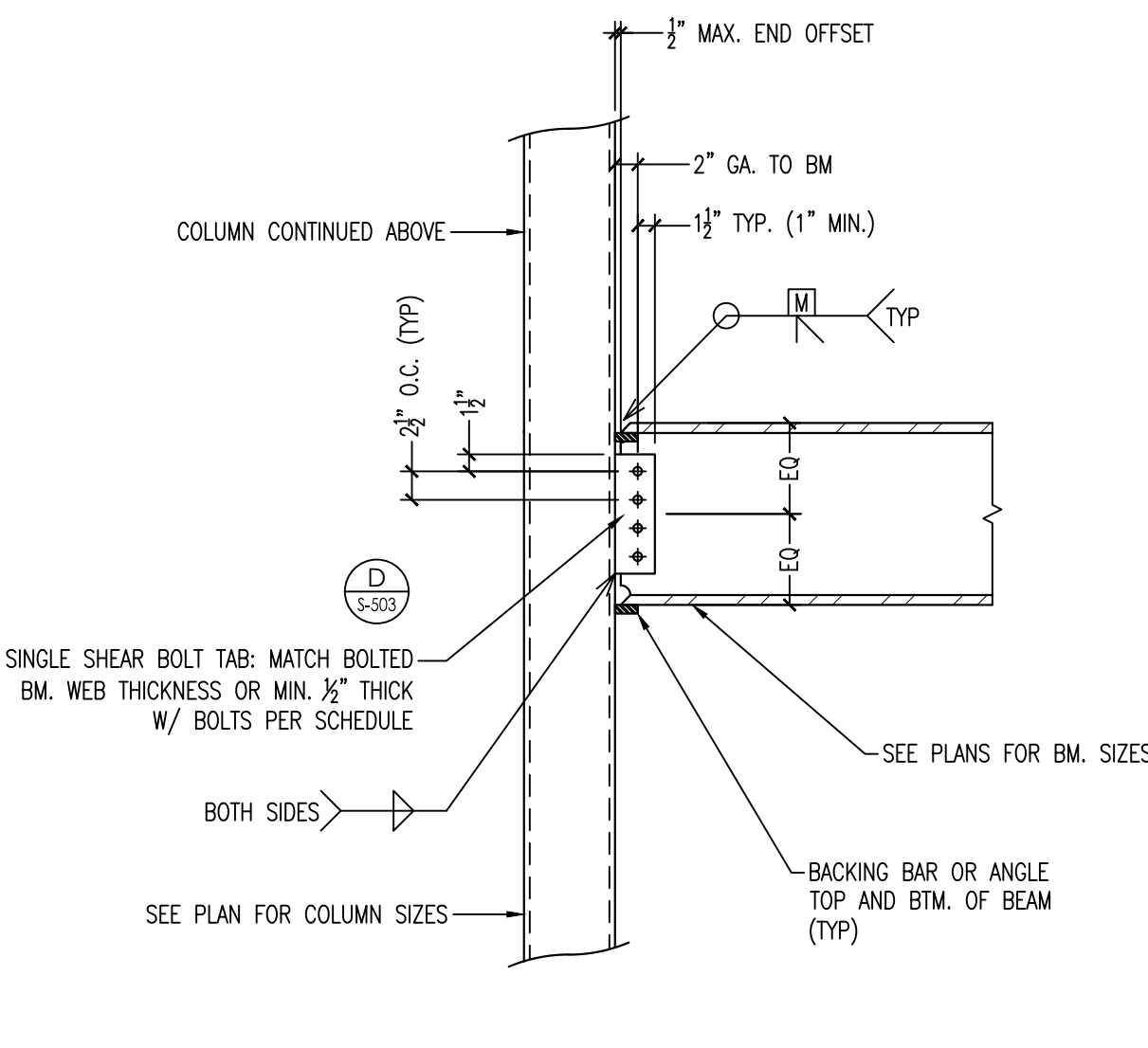
F TYP. COLUMN TO BM. CONNECTION
S-503 N.T.S.



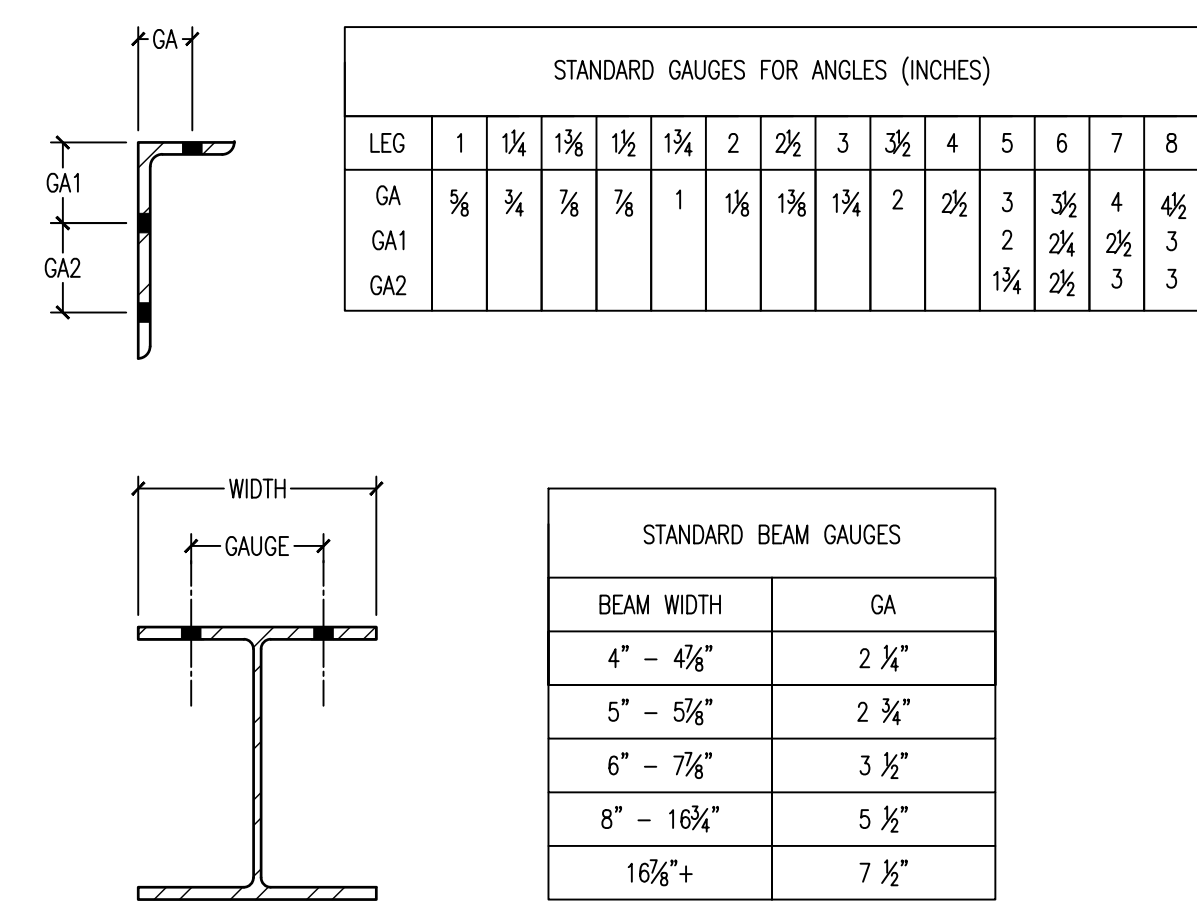
G BEAM BOLTED DOUBLE SHEAR CONN
S-503 1-1/2" = 1'-0"



H TYP. BM. MOMENT CONNECTION
S-503 N.T.S.

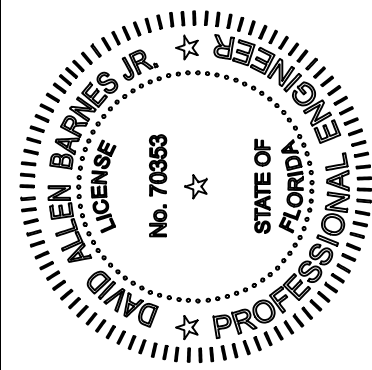


I TYP. BM. MOMENT CONNECTION
S-503 N.T.S.



J TYP. STL. GAUGES
S-503 1-1/2" = 1'-0"

- STEEL FRAMING CONNECTION REQUIREMENTS:
1. TYPICAL STEEL CONNECTION DETAILS USING AISC PREDESIGNED METHODS HAVE BEEN SHOWN ON THE STRUCTURAL DRAWINGS FOR REFERENCE ONLY. THE FABRICATOR SHALL SUBMIT DETAILS OF THE PROPOSED TYPICAL CONNECTIONS FOR THE ENGINEER TO REVIEW PRIOR TO PREPARATION OF THE DETAILED SHOP DRAWINGS.
 2. WHERE A COMPLETE PROJECT SPECIFIC CONNECTION DESIGN BY APEX ENGINEERING GROUP IS NOT PROVIDED IN THE STRUCTURAL DRAWINGS, THE FABRICATOR SHALL SUBMIT CONNECTION DESIGN CALCULATIONS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA.
 3. IT IS THE INTENT OF THE PLANS AND SPECIFICATIONS THAT, UNLESS SPECIFICALLY NOTED OTHERWISE, SHOP CONNECTION SHALL BE WELDED OR BOLTED AND THAT FIELD CONNECTIONS SHALL ONLY BE BOLTED.
 4. CONNECTIONS SHALL BE DESIGNED AS SNUG-TIGHT CONNECTIONS UTILIZING A325-N BOLTS WITH THREADS ALLOWED IN THE SHEAR PLANE UNLESS NOTED OTHERWISE. ALL BOLTS NOTED AS PRE-TENSIONED OR SLIP CRITICAL IN THE DRAWINGS SHALL BE TIGHTENED TO THE MINIMUM PRETENSION VALUES SHOWN IN THE AISC STEEL MANUAL, USING COMPRESSIBLE-WASHER-TYPE DIRECT TENSION INDICATOR DEVICES OR TENSION-CONTROL, HIGH STRENGTH BOLT-NUT-WASHER ASSEMBLIES.
 5. ALL HOLES SHALL BE "STD" STANDARD ROUND HOLES UNLESS OTHERWISE NOTED = BOLT Ø + 1/16".
 6. ALL LONG-SLOTTED HOLES (LSL) AND SHORT-SLOTTED HOLES (SSL) SHALL BE NORMAL TO THE LOAD DIRECTION. HARDENED WASHERS SHALL BE INSTALLED OVER SLOTTED HOLES.
 7. WHEN NOTED, ALL BEAM REACTIONS PROVIDED ON THE PLANS ARE LISTED IN SERVICE LOADS OR ALLOWABLE STRESS AND ARE UN-FACTORED. COMPRESSION, SHEAR, AND TENSION FORCES ARE LISTED IN KIPS UNO. MOMENT AND TORSION FORCES ARE IN KIP-FT UNO.
 8. WHERE BEAM SHEAR REACTIONS HAVE NOT BEEN LISTED ON THE STRUCTURAL DOCUMENTS, THE STEEL FABRICATOR SHALL DESIGN CONNECTIONS CAPABLE OF RESISTING THE GREATER OF THE FOLLOWING CRITERIA:
A) 60% OF THE BEAM MAXIMUM ALLOWABLE WEB SHEAR (V)
B) THE MAXIMUM ALLOWABLE BEAM END REACTION (R)
C) THE MAXIMUM ALLOWABLE CONCENTRATED LOAD APPLIED TO A BEAM OR GIRDER (R)
 9. WHERE BEAM MOMENT REACTIONS HAVE NOT BEEN LISTED ON THE STRUCTURAL DOCUMENTS, THE STEEL FABRICATOR SHALL DESIGN A MOMENT CONNECTION SUFFICIENT TO RESIST THE FOLLOWING:
MINIMUM DESIGN MOMENT (M_d) = 0.9F_yZ_x
WHERE: F_y = YIELD STRENGTH (KSI) & Z_x = PLASTIC MODULUS OF BEAM (IN³)
 10. BEAM SPLICES SHALL BE DESIGNED TO RESIST THE BEAM MAXIMUM ALLOWABLE MOMENT AND MAXIMUM ALLOWABLE SHEAR UNLESS OTHERWISE SPECIFIED.



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Florida Certificate of Authorization: # 32176
Phone: 850-231-4540, Email: info@apexengineeringgroup.net

SPEC 2
AT WEST BAY TOWN CENTER
WEST BAY, FL

PROJECT NUMBER: 8461-2601
DESIGNED BY: D A Barnes
REVIEWED BY: Reliant South
SHEET SCALE: As Noted

RELEASE RECORD:
REVIEW ONLY / H.F.C. 04-25-2026
PERMIT DOCUMENTS 06-19-2026
REVISION 1 07-02-2026

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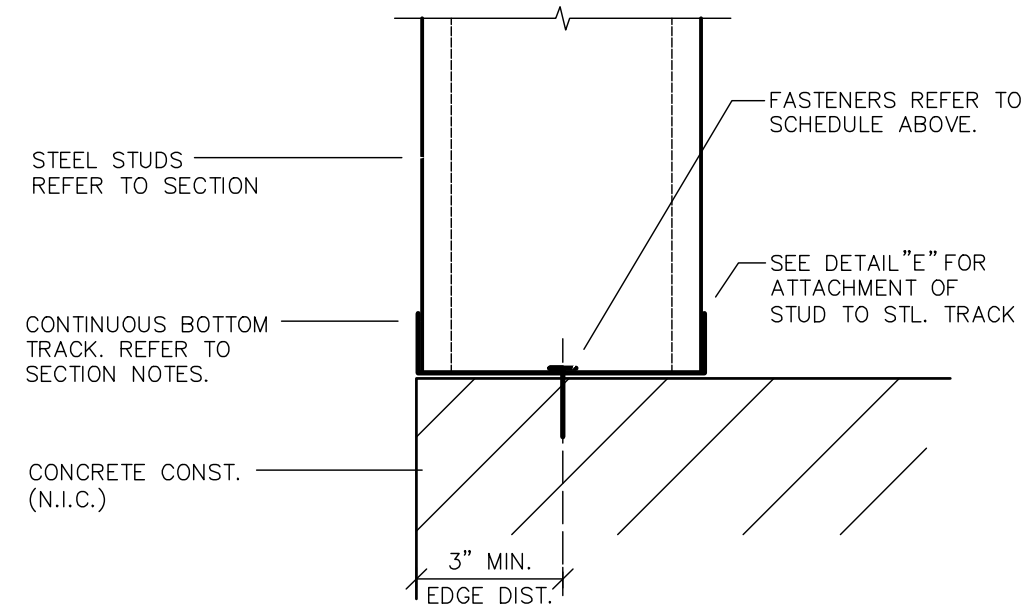
CONSTRUCTION
DETAILS

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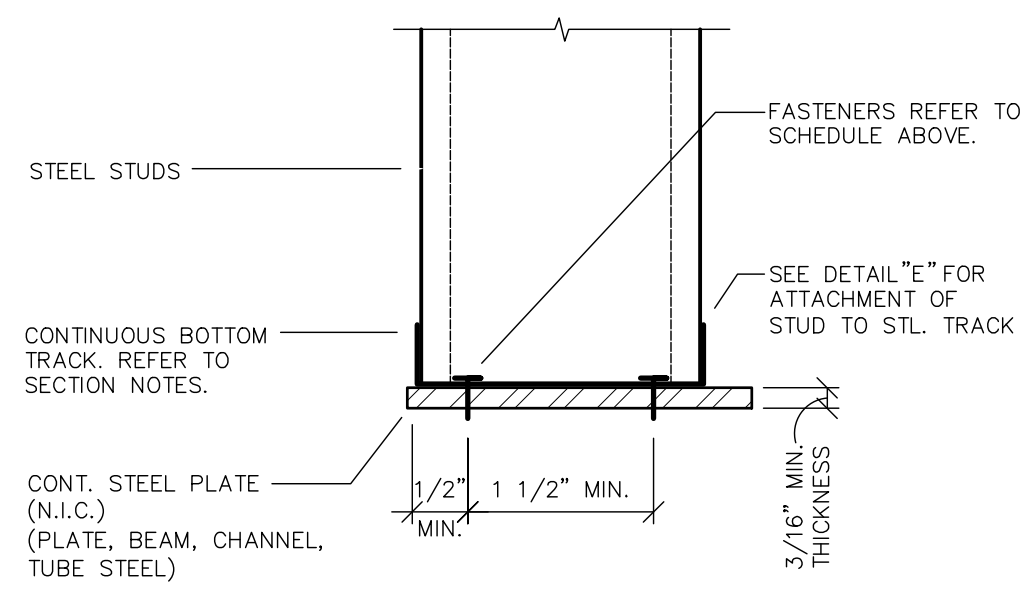
S-503

LOCATION	NUMBER OF FASTENERS REQUIRED
TYPICAL FRAMING	(1) 0.157"Ø P.D.F.'S @ 8" O.C.
JAMB STUDS	(2) 0.157"Ø P.D.F.'S @ EACH JAMB

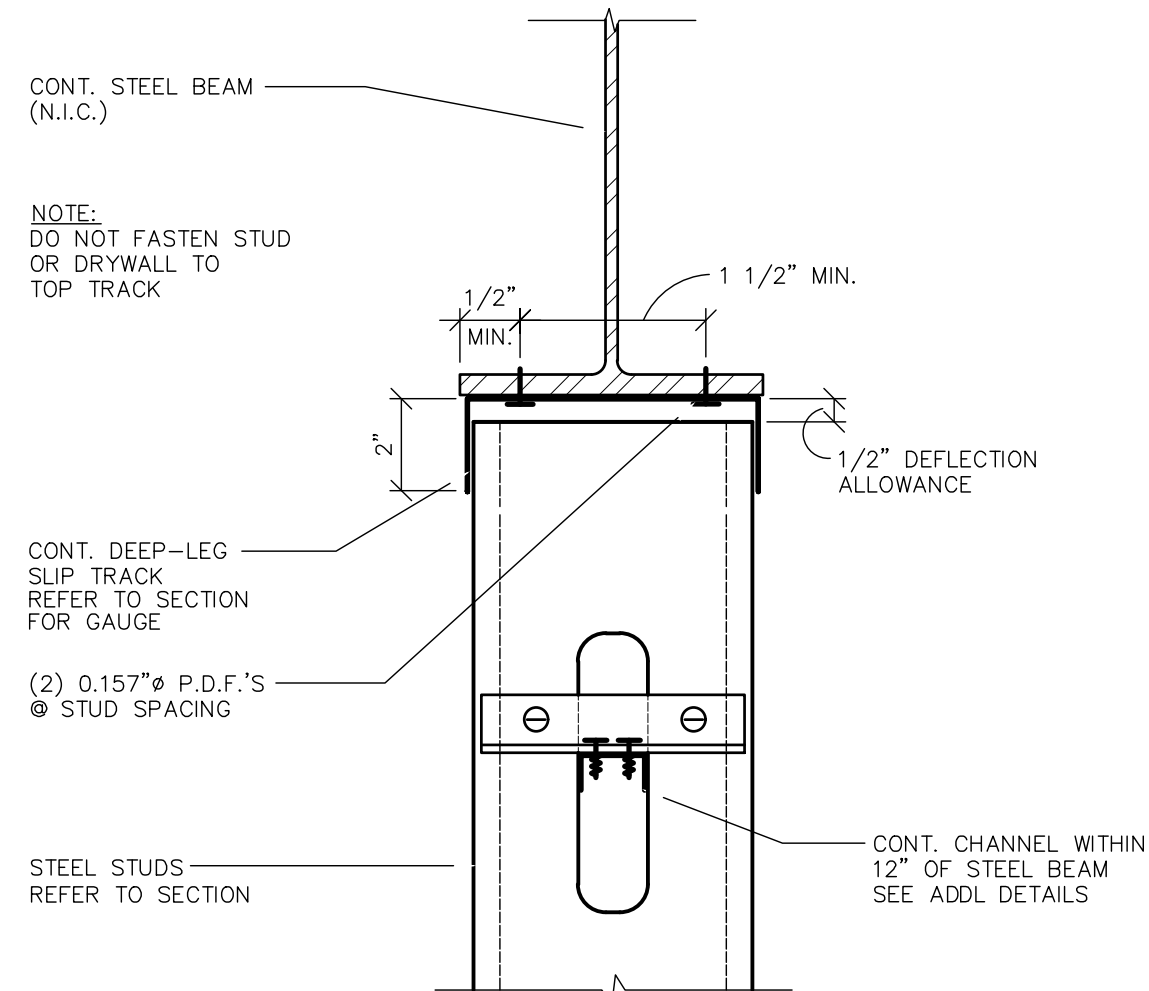
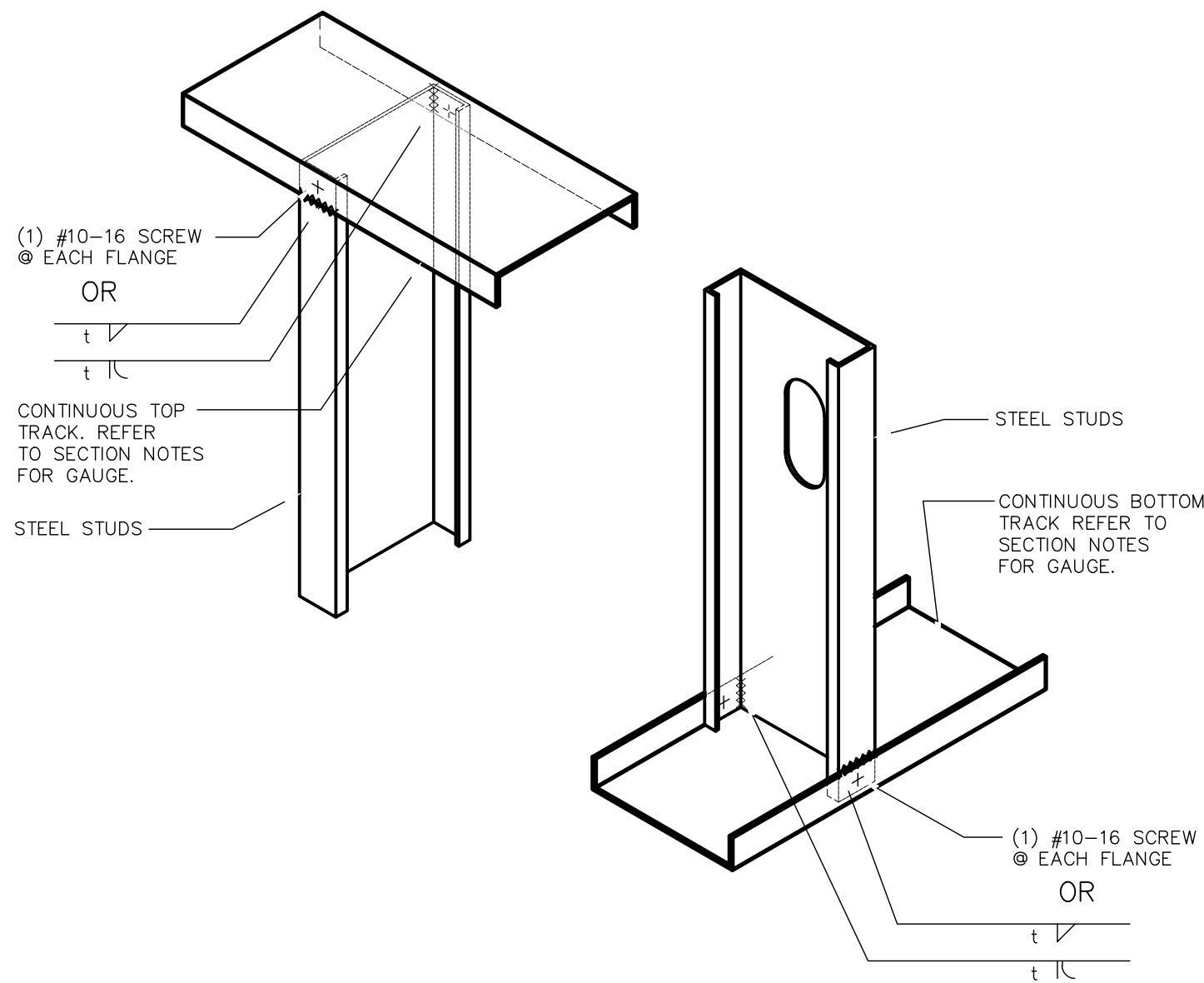
- 1) 1" MIN. EMBED. REQ'D FOR ALL P.D.F.'S.
2) MAINTAIN 4" MIN. FASTENER SPACING FOR ALL FASTENERS



LOCATION	NUMBER OF FASTENERS REQUIRED
TYPICAL FRAMING	(2) 0.157"Ø P.D.F.'S @ EACH STUD
JAMB STUDS	(4) 0.157"Ø P.D.F.'S @ EACH JAMB



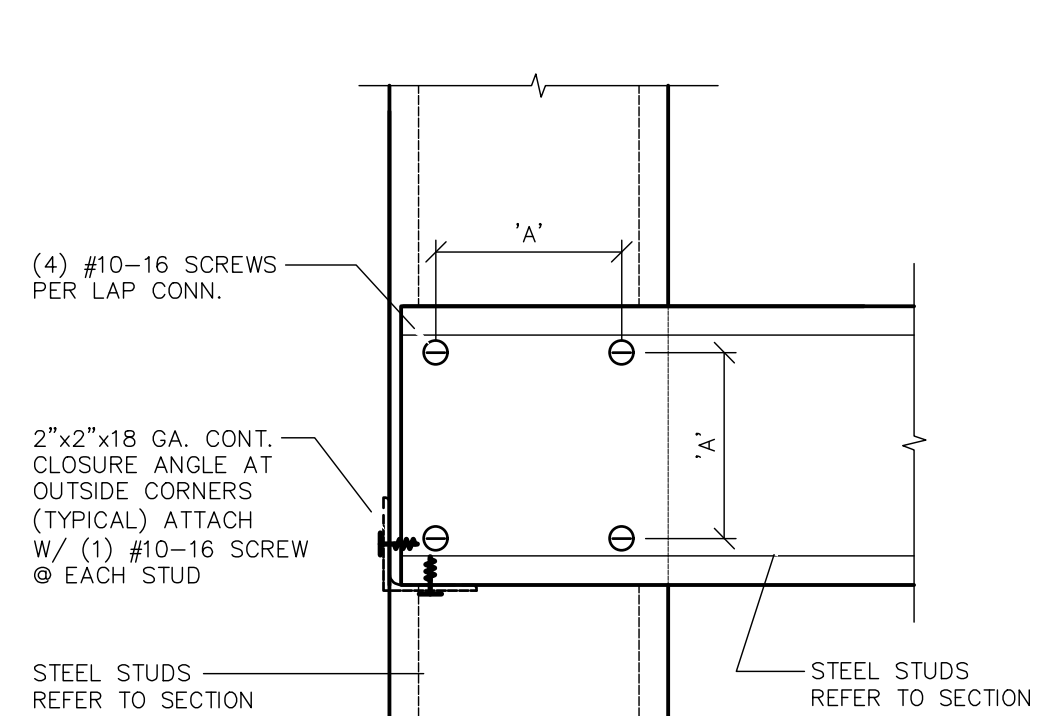
BASE DETAIL @ STRUCTURAL STEEL



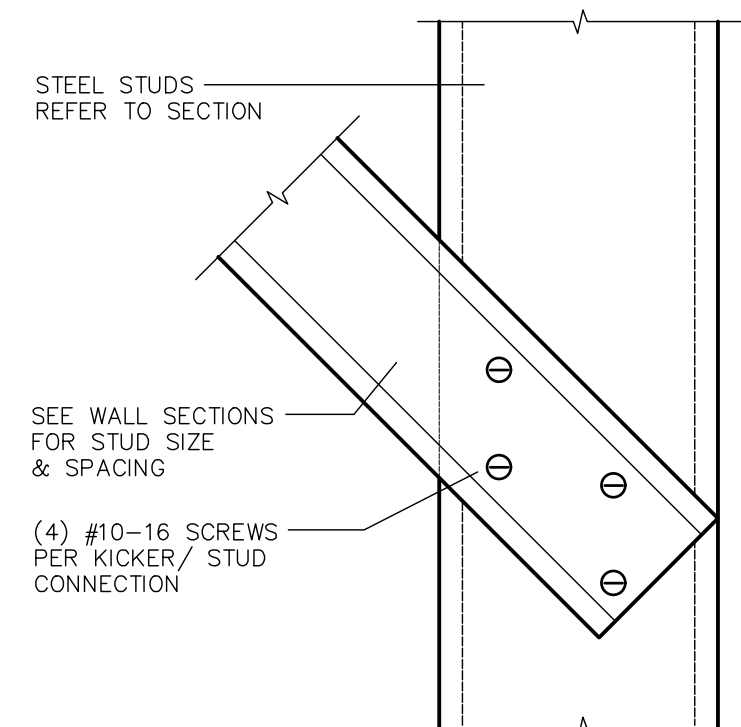
A TYPICAL TRACK CONNECTIONS
S-505 N.T.S.

B STUD TO TRACK CONNECTIONS
S-505 N.T.S.

C SLIP TRACK TO STEEL BEAM
S-503 N.T.S.

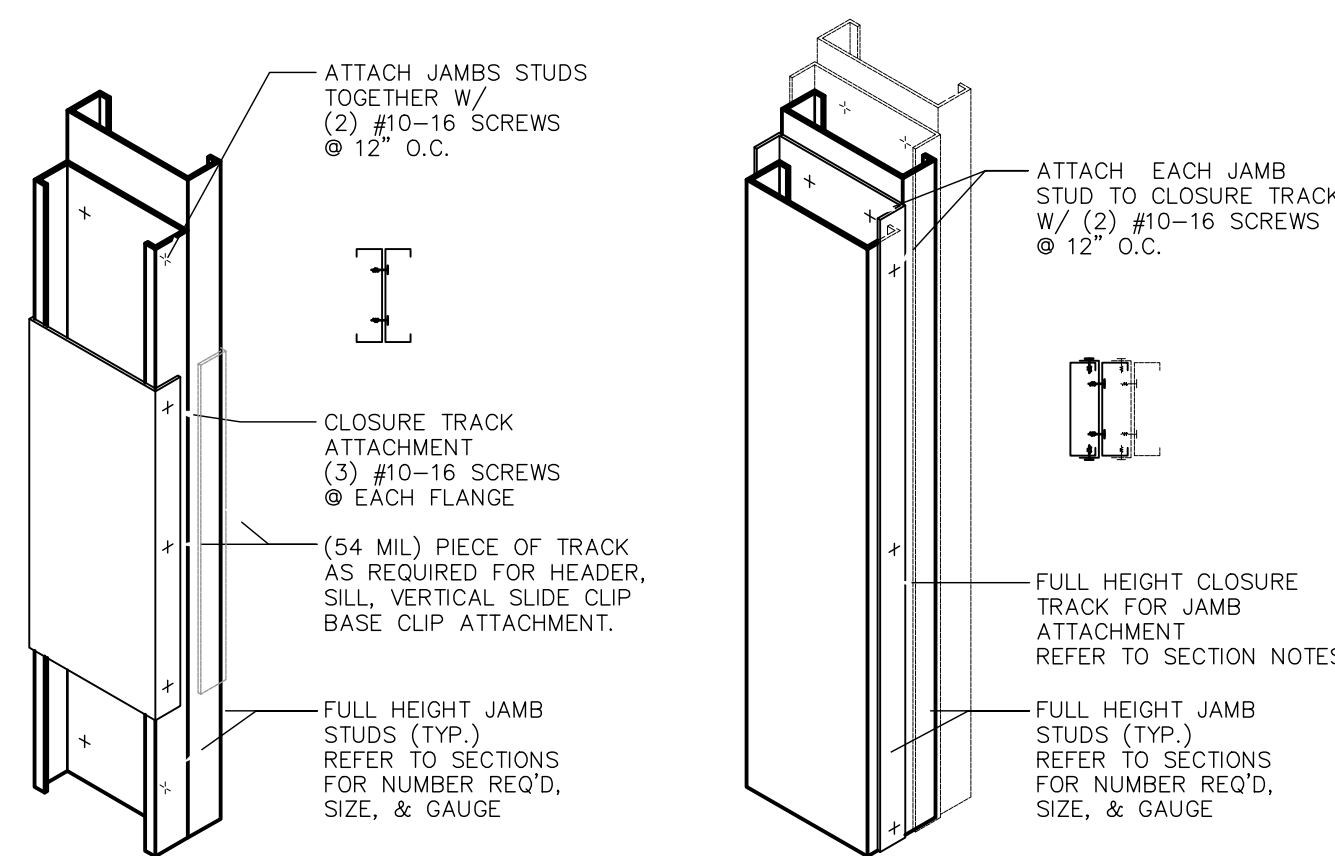


STUD DEPTH	'A'
3 5/8"	2 1/2"
6"	4"
8"	6"
10"	8"
12"	10"



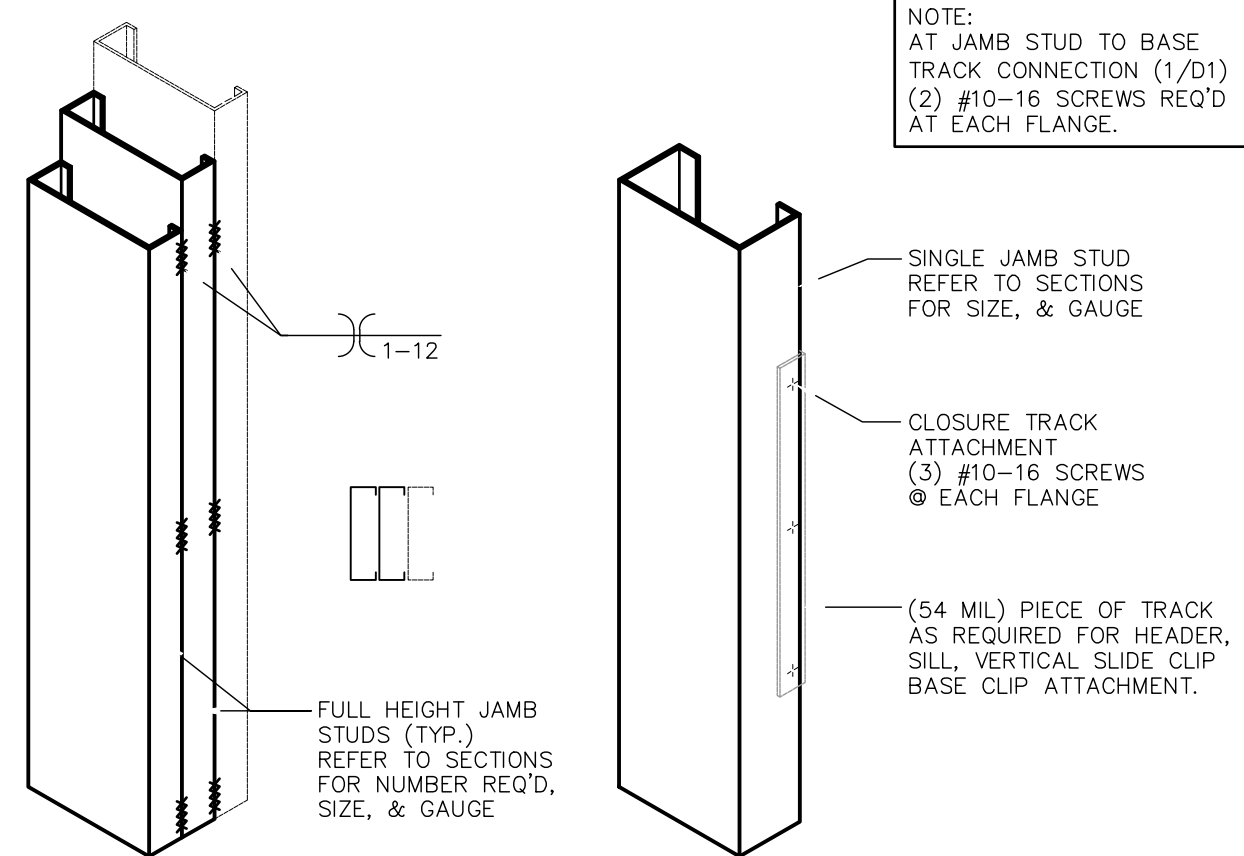
TYPICAL LAP

DIAGONAL LAP



SCREWED OPTION

SCREWED OPTION

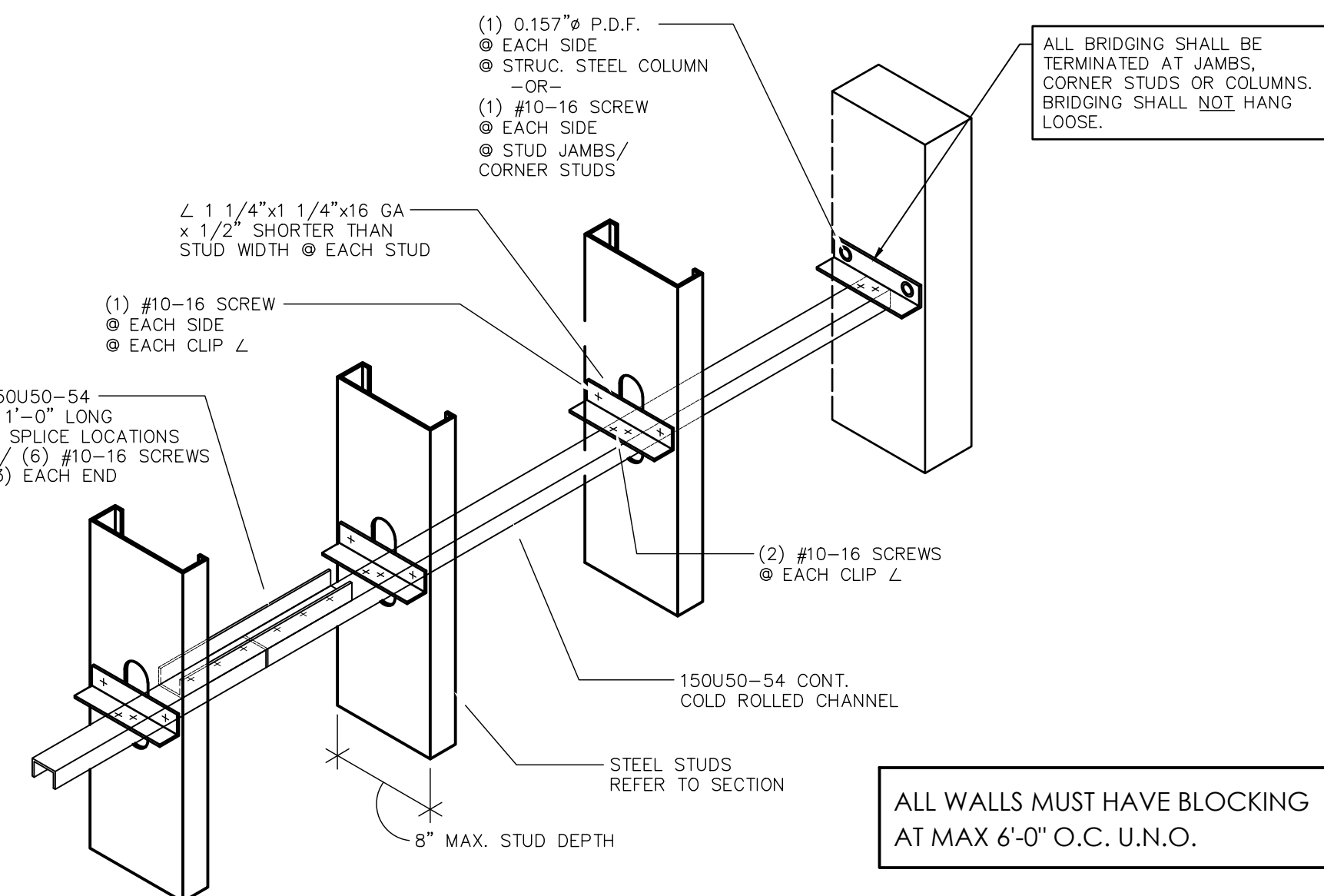


WELDED OPTION

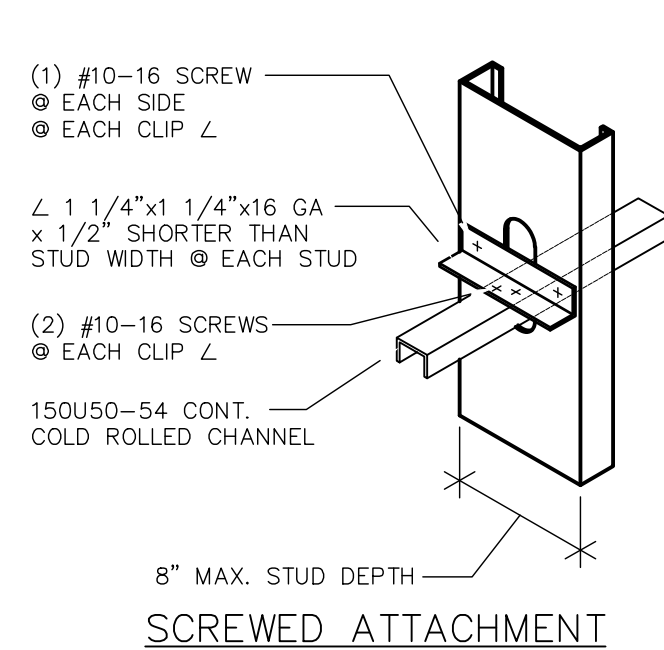
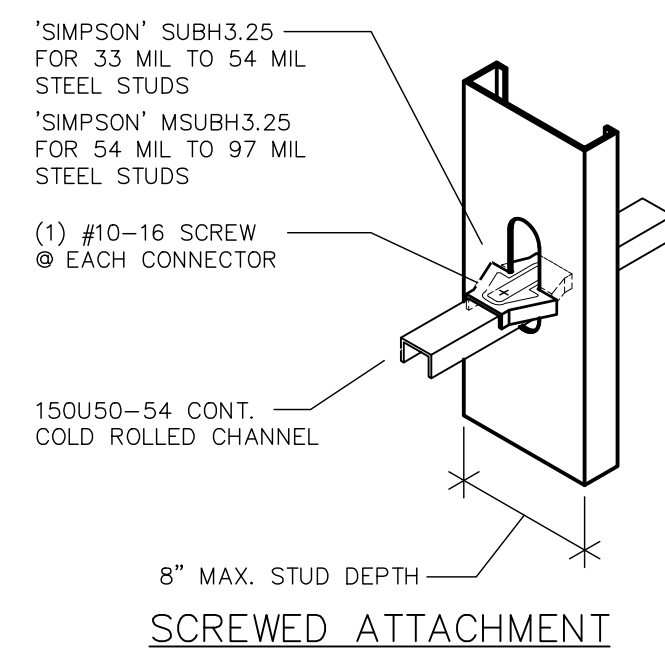
SINGLE STUD OPTION

D LAP CONNECTIONS
S-505 N.T.S.

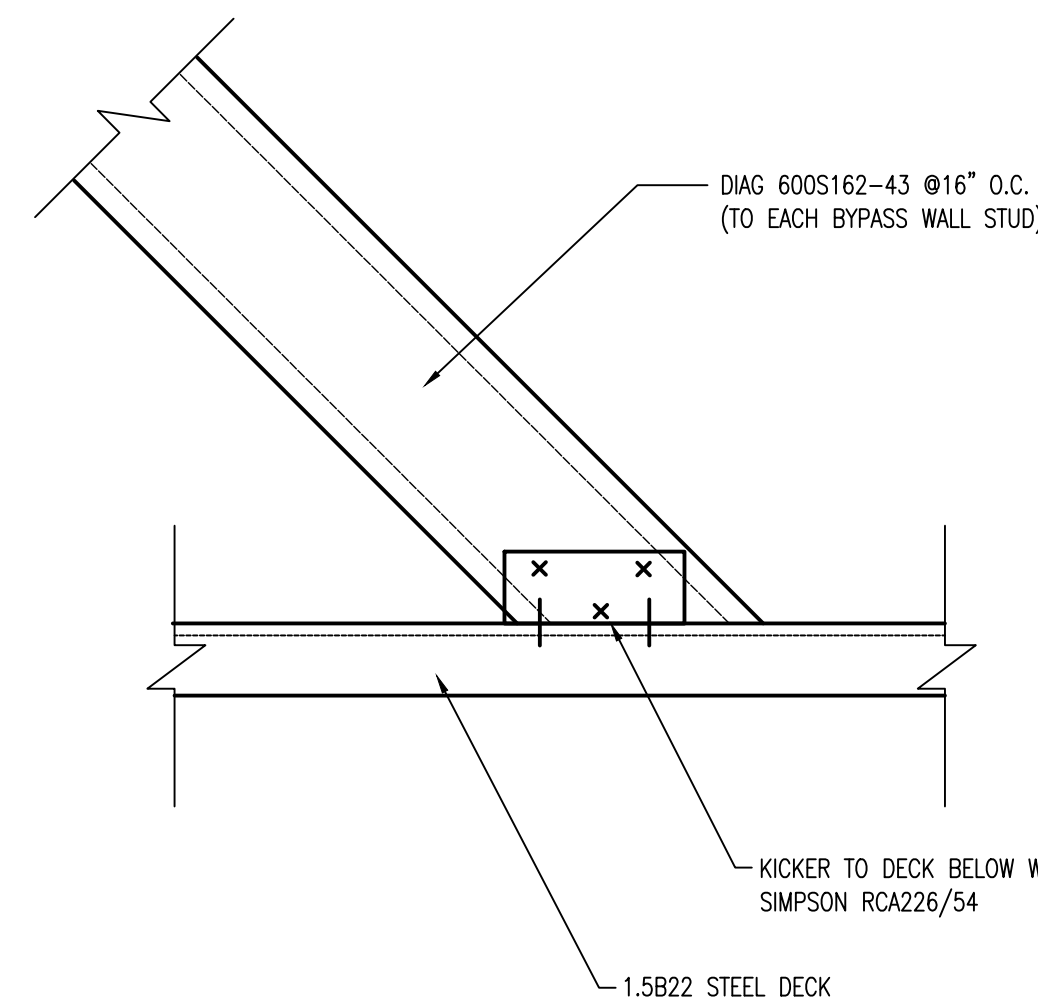
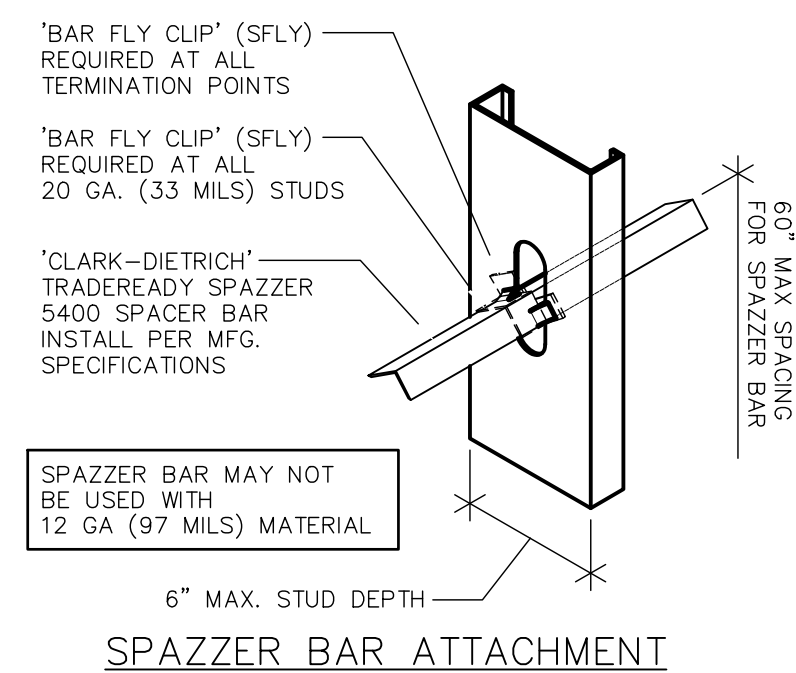
E JAMB ATTACHMENT OPTIONS
S-505 N.T.S.



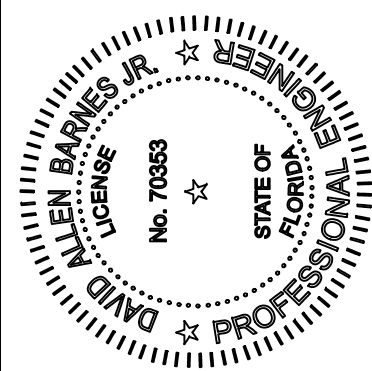
F BRIDGING: TYPICAL FRAMING & CONNECTIONS
S-505 N.T.S.



WELD THICKNESS	
STEEL STUD THICKNESS IN MILS	WELD THICKNESS (t)
33 MILS	NO WELDING
43 MILS	1/8"
54 MILS	1/8"
68 MILS	1/8"
97 MILS	5/32"



G SLIP TRACK TO STEEL BEAM
S-505 N.T.S.



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SPEC 2
AT WEST BAY TOWN CENTER
WEST BAY, FL

PROJECT NUMBER: 8461-2601
DESIGNED BY: D A Barnes
REVIEWED BY: Reliant South
SHEET SCALE: As Noted

RELEASE RECORD:
REVIEW ONLY / H.F.C. 04-25-2026
PERMIT DOCUMENTS 06-19-2026
REVISION 1 07-02-2026

DRAWING TITLE:

CONSTRUCTION
DETAILS

DRAWING NO.

S-505