

FIRE PUMP FOR SEAGATE OF HIGHLAND BEACH CONDOMINIUMS

3224 S OCEAN BLVD, HIGHLAND BEACH, FL 33487
DECEMBER 2025

RECEIVED

FEB 25 2026

HIGHLAND BEACH
BUILDING DEPARTMENT

O&S
ASSOCIATES
ENGINEERS & ARCHITECTS
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SEAL: JASON BORDEN
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PROFESSIONAL SEAL OF THE STATE OF FLORIDA
 JASON BORDEN
 PE #83583
 EXPIRES 12/31/2026

SCOPE OF WORK:

- 0.1 GENERAL CONDITIONS/MOBILIZATION/DEMOLITION
- 0.2 PERMITS
- 0.3 PERFORMANCE AND PAYMENT BONDS
- 0.4 SITE PROTECTION
- 1.1 EXCAVATION AND EARTH MOVEMENT WORK
- 2.1 STEEL REINFORCEMENT INSTALLATION FOR STRIP FOOTING
- 0.1 CONCRETE POURING IN STRIP FOOTING
- 0.2 REINFORCED CMU WALL INSTALLATION
- 0.3 FILL CMU WALL CELLS WITH GROUT
- 0.4 INSTALLATION OF FORMS FOR THE COLUMNS
- 1.1 STEEL REINFORCEMENT INSTALLATION FOR THE COLUMNS
- 2.1 CONCRETE POURING IN THE COLUMNS
- 0.1 INSTALLATION OF FORMS FOR MONOLITHIC BEAMS AND SLAB
- 0.1 INSTALLATION OF FORMS FOR STAIRS
- 0.2 STEEL REINFORCEMENT INSTALLATION FOR MONOLITHIC BEAMS AND SLAB
- 0.2 STEEL REINFORCEMENT INSTALLATION FOR STAIRS
- 0.3 CONCRETE POURING IN MONOLITHIC BEAMS AND SLAB
- 0.3 CONCRETE POURING IN STAIRS
- 0.4 PRE-MANUFACTURED PUMP-HOUSE INSTALLATION

DRAWING INDEX

- A-000 COVER SHEET
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- A-502 EXISTING FIRE PUMP WORK AREA

BUILDING CODE & ZONING

PROPERTY NAME: SEAGATE OF HIGHLAND BEACH CONDOMINIUMS
 PROPERTY ADDRESS: 3224 S OCEAN BLVD, HIGHLAND BEACH, FL 33487
 PROPERTY USE: 0400-CONDOMINIUM
 ZONING DESIGNATION: RMH-MULTI-FAMILY HIGH-DENSITY (24-HIGHLAND BEACH)
 PARCEL CONTROL NO.: 4942-2142-0010

NUMBER OF FLOORS: 10
 DATE OF CONSTRUCTION: 1985
 TYPE OF CONSTRUCTION: CAST IN PLACE CONCRETE - REINFORCED

EXISTING - NO CHANGE IN USE, NO CHANGE TO EXISTING STRUCTURE
 ALTERATION LEVEL: ADDITION

SAFETY BARRICADES TO BE UTILIZED TO PROTECT PEDESTRIANS.

NEW ANCILLARY STRUCTURE: PUMP HOUSE

NUMBER OF FLOORS: 1
 TYPE OF CONSTRUCTION: PRE-MANUFACTURED PUMP HOUSE SUPPORTED ON CAST IN PLACE CONCRETE - REINFORCED FOUNDATION.

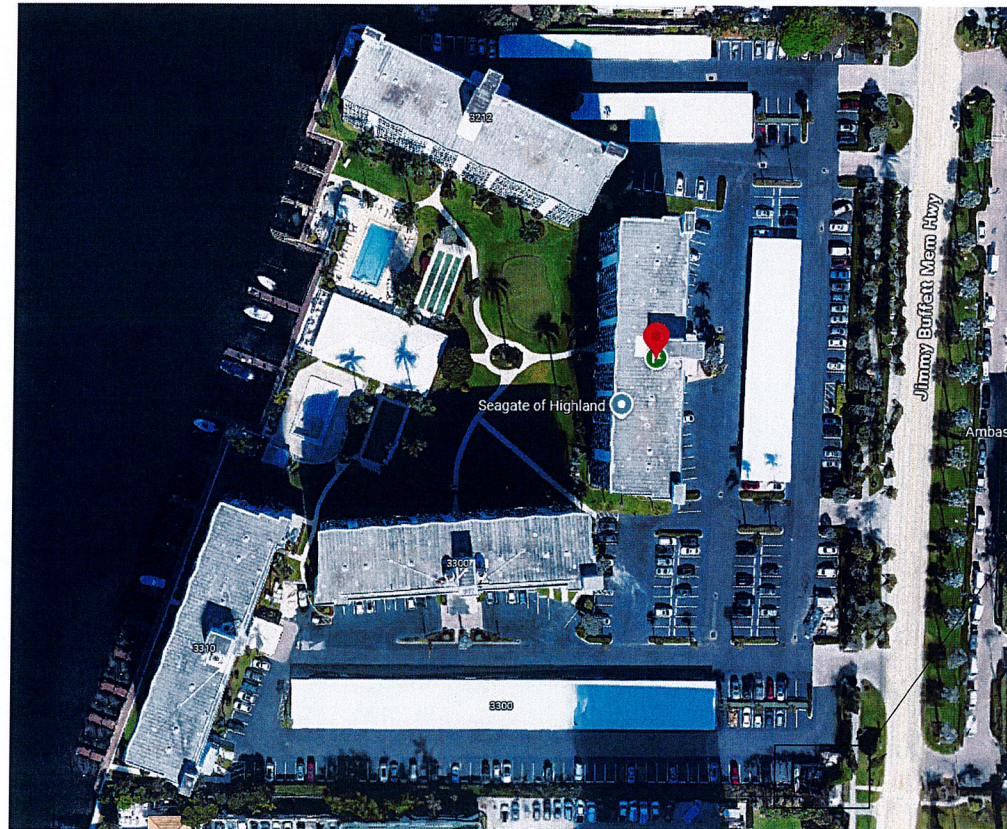
NOTE:

1. PRIOR TO THE START OF WORK, A STATEMENT OF RESPONSIBILITY SHALL BE SUBMITTED TO THE ENGINEER OF RECORD IDENTIFYING, FOR EACH SPECIAL INSPECTION REQUIRED, WHO HAS ACCEPTED RESPONSIBILITY FOR SPECIAL INSPECTIONS OF SUCH WORK, AND WHO WILL ALSO FILE ALL REPORTS AND FORMS AS REQUIRED BY THE DEPARTMENT OF BUILDINGS AND/OR AS REQUIRED BY CHAPTER 17 OF THE PREVALENT INTERNATIONAL BUILDING CODE.
2. THE OWNER WILL RETAIN AND PAY FOR COST OF SPECIAL INSPECTIONS.
3. FBC 110.8.4.4 "TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES."
4. WORK WILL BE DONE IN ACCORDANCE WITH FFPC 8TH EDITION.
5. DO NOT SUBSTITUTE MATERIALS UNLESS SUCH SUBSTITUTIONS OR CHANGES ARE APPROVED BY THE ENGINEER AND OWNER.

GENERAL NOTES

- THE FOLLOWING NOTES SHALL APPLY UNLESS NOTED OTHERWISE ELSEWHERE IN CONTRACT DOCUMENTS:
1. ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH GOVERNING STATE CONSTRUCTION CODE AND ALL APPLICABLE CODES ADAPTED PURSUANT THERETO BY THE GOVERNING STATE DEPARTMENTS. ALL CONSTRUCTION SHALL ALSO COMPLY WITH THE REQUIREMENTS OF LOCAL LAWS, REGULATIONS AND AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.
 2. DRAWINGS ARE NOT TO BE USED FOR SHOP DETAILING OR FOR CONSTRUCTION UNLESS SPECIFICALLY STAMPED BY THE STRUCTURAL ENGINEER FOR "DETAILING" OR "FOR CONSTRUCTION". THESE DRAWING ARE NOT TO BE REPRODUCED FOR THE PURPOSE OF USING THEM AS SHOP DETAIL DRAWINGS. DO NOT SCALE. DRAWINGS: USE NUMERICAL DIMENSIONS SHOWN ON THE DRAWINGS.
 3. ALL DIMENSIONS ON STRUCTURAL DRAWINGS ARE TO BE CHECKED BY THE CONTRACTOR AGAINST ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL DIMENSIONS ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS AND TRADES. NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES THAT MAY EXIST.
 4. ALL NOTES GIVEN ON THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE PROJECT SPECIFICATIONS AND NOT TO REPLACE THEM. IN THE EVENT OF A CONFLICT BETWEEN THESE NOTES AND THE PROJECT SPECIFICATIONS, CONTRACTOR SHALL OBTAIN CLARIFICATION IN WRITING FROM THE ENGINEER.
 5. DATA CONCERNING LOT SIZE, GROUND ELEVATIONS, PRESENT OBSTRUCTIONS ON OR NEAR THE SITE, LOCATIONS AND DEPTH OF SEWERS, CONDUITS, PIPES, WIRES, ETC., POSITION OF SIDEWALKS, CURBS, PAVEMENTS, ETC., AND NATURE OF GROUND AND SUBSURFACE CONDITIONS HAVE BEEN OBTAINED FROM SOURCES THE DESIGNER AND/OR OWNER BELIEVE RELIABLE, ALTHOUGH ACCURACY OF SUCH DATA IS NOT GUARANTEED.
 6. WHEN CONTRACT DOCUMENTS INCLUDE INFORMATION PERTAINING TO THE CONDITIONS OF THE FACILITY INCLUDING SURFACE OBSERVATIONS, MATERIAL TESTING AND OTHER PRELIMINARY INVESTIGATION, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION, CHARACTER, OR QUANTITY OF THE MATERIALS OR CONDITIONS, AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE OWNER/ENGINEER ASSUMES NO RESPONSIBILITY WHATSOEVER WITH RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION, AND THERE IS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, THAT THE INFORMATION/CONDITIONS INDICATED ARE REPRESENTATIVE OF THOSE EXISTING THROUGHOUT THE WORK, OR THAT UNANTICIPATED DEVELOPMENTS MAY NOT OCCUR AND/OR EXIST.
 7. ANYTHING SHOWN ON DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS OR VICE VERSA, AS WELL AS ANY INCIDENTAL WORK WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE PROJECT WITHIN THE LIMITS ESTABLISHED BY THE DRAWINGS AND SPECIFICATIONS, ALTHOUGH NOT SHOWN ON OR DESCRIBED THEREIN, SHALL BE PERFORMED BY THE CONTRACTOR AS A PART OF HIS CONTRACT.
 8. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEANS, METHODS AND EQUIPMENT FOR PROTECTING THE BUILDING, EQUIPMENT, MATERIALS AND PERSONNEL FROM FIRE DAMAGE THROUGHOUT THE COURSE OF HIS WORK. METHODS AND EQUIPMENT ARE SUBJECT TO APPROVAL BY THE LOCAL FIRE DEPARTMENT.
 9. THE CONTRACTOR SHALL COMPLY WITH ALL SAFETY AND HEALTH LAWS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (AS AMENDED), THE CONTRACTOR SHALL ALSO COMPLY WITH ALL THE MOST RECENT APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC AGENCY AND/OR AUTHORITY HAVING JURISDICTION OVER THE PROJECT IN ORDER TO PROTECT PERSONS AND/OR PROPERTY FROM DAMAGE, INJURY OR LOSS. THE CONTRACTOR SHALL ALSO ASSURE THAT ALL HIS SUBCONTRACTORS CONFORM TO ALL HEALTH AND SAFETY LAWS AND REGULATIONS.
 10. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING AND SAFETY NETTING BENEATH THE STRUCTURE REQUIRED FOR SAFETY AND PROPER EXECUTION OF THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SHEETING, SHORING AND UNDERPINNING AGAINST EXISTING STRUCTURES AS REQUIRED SO THAT THEY ARE NOT ENDANGERED BY THIS CONSTRUCTION.
 11. THE CONTRACTOR SHALL FURNISH AND PROVIDE ALL NECESSARY SHORING AND BRACING THAT IS REQUIRED TO PROPERLY CONSTRUCT AND ERECT THE BUILDING.
 12. THE CONTRACTOR SHALL NOT ATTEMPT TO BRING ANY SPECIALIZED VEHICLE OR EQUIPMENT INTO THE FACILITY WITHOUT PROPER WRITTEN AUTHORIZATION FROM A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF PROJECT LOCATION. ANY SPECIALIZED VEHICLE OR EQUIPMENT TO BE USED INSIDE THE FACILITY SHALL BE APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE IN PREPARING SHOP DRAWINGS FOR ANY SPECIALIZED SHORING, BRACING AND SAFETY NETTING WHICH MIGHT BE REQUIRED AND/OR SPECIFIED IN THE CONTRACT DOCUMENTS. SHORING AND BRACING MUST BE DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE PROJECT IS LOCATED. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL.
 13. THE CONTRACTOR SHALL REVIEW ALL EXISTING CONDITIONS TO DETERMINE ALL SERVICES (ELECTRICAL AND MECHANICAL) WHICH MIGHT BE AFFECTED BY THE REPAIR WORK. THE CONTRACTOR SHALL MAKE ALL NECESSARY TEMPORARY CONNECTIONS TO MAINTAIN EXISTING SERVICES TO ALL CONTRACT WORK AREAS AND OTHER AREAS AFFECTED BY THE WORK. UPON COMPLETION OF REPAIRS THE CONTRACTOR SHALL MAKE PERMANENT CONNECTIONS TO ALL SERVICES WHICH HAD BEEN TEMPORARILY MAINTAINED.
 14. ALL EXISTING MATERIALS IN THE WORK AREA WHICH MAY CAUSE HEALTH AND/OR SAFETY HAZARDS TO THE OWNER, HIS EMPLOYEES, TENANTS OR THE CONTRACTOR AND HIS EMPLOYEES OR SUBCONTRACTORS DURING THE ENTIRE PERIOD OF CONSTRUCTION SHALL BE SAFELY REMOVED BY THE CONTRACTOR, AND PROPERLY DISPOSED OF IN A LEGAL FASHION.
 15. ANY UTILITY LINES ABANDONED OR NO LONGER IN SERVICE THAT MIGHT INTERFERE WITH THE PROJECT SHALL BE IDENTIFIED BY THE CONTRACTOR AND REMOVED FROM THE REPAIR AREA BY THE OWNER, UNLESS NOTED OTHERWISE, PRIOR TO THE START OF WORK BY THE CONTRACTOR.
 16. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL OPENINGS, SLEEVES, EQUIPMENT PADS, DEPRESSIONS, CURBS, FLOOR FINISHES, INSERTS AND OTHER EMBEDDED ITEMS.
 17. UNLESS OTHERWISE SHOWN OR NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING LOCATION AND PLACEMENT OF ANY INSERTS, HANGERS, PIPE SLEEVES, HOLES, OR ANCHOR BOLTS THAT ARE REQUIRED BY MECHANICAL, ELECTRICAL OR OTHER EQUIPMENT. SEE MECHANICAL AND ELECTRICAL DRAWINGS OR APPROVED SHOP DRAWINGS FOR REQUIREMENTS.
 18. UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATION ELSEWHERE.
 19. FOR ADDITIONAL NOTES SEE A-001

SITE PLAN



AREA OF WORK

DESIGN LOADS

1. APPLICABLE CODES:
 - 1.1. 2023 FLORIDA BUILDING CODE, BUILDING, 8TH EDITION
 - 1.2. ASCE 7-10 MINIMUM DESIGN LOADS FOR BUILDINGS
 - 1.3. ACI 318-21 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
 - 1.4. TMS BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES
2. DEAD LOADS: PER PHYSICAL SHAPE OF THE STRUCTURE (SELF WEIGHT) AND ROOF SYSTEM
3. LIVE LOADS:
 - FIRE PUMP ROOM - 200 PSF
4. WIND LOAD
 - 4.1. BASIC WIND SPEED = 170 MPH
 - 4.2. RISK CATEGORY = IV
 - 4.3. WIND DIRECTIONALITY FACTOR, $K_d = 0.85$
 - 4.4. DESIGN WIND PRESSURE, PER ASCE 7-22
 - 4.5. VELOCITY PRESSURE COEF. @ 14'-0" ABOVE GROUND, $K_z/K_d = 0.85$
 - 4.6. WIND IMPORTANCE FACTOR, $I = 1.0$
 - 4.7. WIND EXPOSURE CATEGORY = C
 - 4.8. VELOCITY PRESSURE, $q_s = 53.38$ PSF
5. LOAD COMBINATIONS:
 - 5.1. NOTATIONS:
 - U = STRENGTH REQUIRED TO RESIST FACTORED
 - D = DEAD LOAD
 - L = LIVE LOAD
 - W = WIND LOAD
 - 5.2. FACTORED LOADS (ULTIMATE STRENGTH) (ACI 318)

PROPOSED FIRE PUMP
 SEAGATE OF HIGHLAND BEACH CONDOMINIUMS
 3224 S OCEAN BLVD, HIGHLAND BEACH, FL, 33487

NO.	DATE	REVISIONS	BY
7.29.25		CITY COMMENTS	O.O.
8.21.25		CITY COMMENTS	O.O.
9.8.25		CITY COMMENTS	O.O.
1.20.26		CITY COMMENTS	O.O.
2.11.26		CITY COMMENTS	G.H.
2.19.26		CITY COMMENTS	O.O.

NO.	DATE	REVISIONS	BY
DESIGN:		J.B.	
DRAWN:		O.O.	
CHECKED:		J.B.	
SCALE:		AS SHOWN	
DATE:		06-27-2025	
PROJECT No.:		07-20004-02	
DOB STAMP AND SIGNATURE:			

DRAWING TITLE:
COVER SHEET

DRAWING No.
A-000

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HIGHLAND BEACH
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DRAWING TITLE:
GENERAL NOTES

DRAWING No.
A-001

A. PHASING AND PROTECTION NOTES

- 1. FIRE SAFETY
A. ALL BUILDING MATERIALS STORED AT CONSTRUCTION AREA...
B. ALL FLAMMABLE MATERIALS TO BE KEPT TIGHTLY SEALED...
C. ALL FLAMMABLE MATERIALS ARE TO BE USED AND STORED IN ADEQUATELY VENTILATED SPACE...
D. ALL ELECTRICAL POWER TO BE SHUT OFF WHERE THERE IS EXPOSED CONDUIT...
E. ALL ELECTRICAL POWER TO THE WORK SITE IS TO BE SHUT OFF AFTER WORKING HOURS.
2. DUST CONTROL
A. DEBRIS, DIRT AND DUST TO BE KEPT TO A MINIMUM AND CONFINED TO IMMEDIATE CONSTRUCTION AREA...
B. CONTRACTOR TO ISOLATE CONSTRUCTION AREA FROM OCCUPIED BUILDING AREA BY MEANS OF HEAVY WEIGHT DROP CLOTHS...
C. DEBRIS, DIRT AND DUST TO BE KEPT CLEAN AND FREED FROM WORK SITE PERIODICALLY AS REQUIRED BY THE BUILDING MANAGEMENT.
3. NOISE CONTROL
A. CONSTRUCTION OPERATIONS WILL BE CONFINED TO NORMAL WORKING HOURS: 8:30 A.M. TO 5:00 P.M., MONDAY TO FRIDAY EXCEPT LEGAL HOLIDAYS...
B. CONTRACTOR TO OBTAIN WRITTEN CONSENT OF ALL PARTIES AFFECTED BY HIS WORKING DURING OTHER THAN NORMAL WORKING HOURS...
C. CONTRACTOR SHALL OBTAIN AFTER HOUR WORK PERMIT FROM THE DEPARTMENT OF BUILDINGS AND APPLICABLE AGENCIES IF WORKING OTHER THAN NORMAL WORKING HOURS.
4. PHASING OCCUPANCY AND USE
A. OWNER WILL CONTINUE TO USE THE FACILITY DURING REHABILITATION. CONTRACTOR MUST PHASE AND ARRANGE WORK SO AS TO MAINTAIN ACCESS AT ALL TIMES TO ALL CONTRACT WORK AREA AREAS THAT ARE NOT UNDER CONSTRUCTION FOR BOTH VEHICLES AND PEDESTRIANS...
B. CONTRACTOR SHALL REVIEW ALL EXISTING CONDITIONS TO DETERMINE ALL ELECTRICAL AND MECHANICAL SERVICES AND UTILITIES AFFECTED BY THE REPAIR WORK. MAKE NECESSARY TEMPORARY CONNECTIONS TO MAINTAIN EXISTING SERVICES TO ALL AREAS OF THE FACILITY OR OTHER AREAS (NOT IN CONTRACT) AFFECTED BY THE WORK. THE CONTRACTOR SHALL SUBMIT THE METHODS AND SCHEDULE OF CONNECTIONS FOR THE OWNER'S APPROVAL PRIOR TO COMMENCEMENT...
C. CONSTRUCTION WORK WILL BE CONFINED TO AREAS OF WORK DETAILED ON THIS PLAN AND WILL NOT CREATE DUST, DEBRIS OR SUCH INCONVENIENCES TO OTHER RESIDENTIAL AREAS OF THE BUILDING...
D. THERE WILL BE NO ACCESS OF THE WORK SITE AREAS BY TENANTS OR THE PUBLIC DURING CONSTRUCTION OPERATIONS...
E. WORK SEQUENCE SHALL BE COORDINATED WITH THE OWNER'S BUILDING ENGINEER.

B. GENERAL CONCRETE REQUIREMENTS:

- 1. CODES AND STANDARDS FOR REINFORCED CONCRETE
a. ACI-318 AND COMMENTARY: BUILDING CODE REQUIREMENTS
b. ACI-304 RECOMMENDED PRACTICE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE
c. ACI-305 RECOMMENDED PRACTICE FOR HOT WEATHER CONCRETING
d. ACI-306 RECOMMENDED PRACTICE FOR COLD WEATHER CONCRETING
e. ACI-309 RECOMMENDED PRACTICE FOR CONSOLIDATION OF CONCRETE
f. ACI-311 RECOMMENDED PRACTICE FOR CONCRETE INSPECTION
g. ACI-313 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
h. ACI-347 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
2. CONCRETE REINFORCEMENT
a. ALL NEW WELDED REINFORCING STEEL SHALL CONFORM TO ASTM A615 60 YIELD GRADE, BILLET STEEL, REFORMED BARS...
b. ALL NEW WELDED PLAIN WIRE REINFORCING SHALL CONFORM TO ASTM A185 (60,000 YIELD), PLAIN TYPE, IN FLAT SHEETS...
c. ALL REINFORCING STEEL DETAILS SHALL BE IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES, 10 LATEST EDITION
3. CONCRETE PROTECTION FOR REINFORCEMENT:
a. THE FOLLOWING APPLIES FOR FULL SECTION REPLACEMENT WHERE SHOWN ON DRAWINGS...
b. THE MINIMUM CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE PER ACI 318-19, SECTION 7.7...
c. MINIMUM COVER FOR REINFORCING IN NON-PRE-STRESSED CONCRETE AND NON-POST-TENSIONED MEMBERS. CONCRETE COVER(INCHES)
c.a. SLAB TOP REINFORCEMENT - 1-1/2
c.b. SLAB BOTTOM REINFORCEMENT - 3/4
c.c. BEAM TOP REINFORCEMENT (X) - 3"
c.d. BEAM STIRRUPS AT SIDES AND BOTTOM OF BEAM - 1-1/2
c.e. COLUMN TIES - 1-1/2
* OR 3X BAR DIAMETER, WHICHEVER IS GREATER
c.f. CAST IN PLACE FOUNDATION PERMANENTLY IN THE GROUND - 3
4. ALL OTHER DIMENSIONS SHOWN FOR LOCATION OF REINFORCING STEEL ARE TO THE FACE OF BARS AND DENOTE MINIMUM CLEAR COVER...
5. ALL SLAB-ON-GRADE CONSTRUCTION SHALL CONFORM TO ACI 302-1R...
6. ANY CHANGE IN THE LOCATION OF THE CONSTRUCTION JOINTS SHOWN OR SPECIFIED IS SUBJECT TO THE ARCHITECTS/ENGINEERS APPROVAL. THE CONTRACTOR SHALL SUBMIT THE SHOP DRAWINGS SHOWING THE LOCATION OF ALL CONSTRUCTION JOINTS...
7. EACH CONTRACTOR AND SUBCONTRACTOR SHALL PROVIDE SLEEVES IN CONCRETE FORM WORK FOR HIS OWN WORK. NO CORING OF THE CONCRETE WORK WILL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE STRUCTURAL ENGINEER...
8. SUBMIT SHOP DETAIL DRAWINGS FOR APPROVAL. CONCRETE SHALL NOT BE PLACED WITHOUT PRIOR APPROVAL OF THE ENGINEER...
9. SEE TABLE BELOW FOR SPLICE INFORMATION

Table with columns: BAR DIA, LAP SPLICE CLASS, TOP BARS (CASE 1, CASE 2), OTHER BARS (CASE 1, CASE 2). Rows for #3, #4, #5, #7 bars.

- 6. LAP SPLICE LENGTHS ARE MULTIPLES OF TENSION DEVELOPMENT LENGTHS AS FOLLOWS: CLASS A-10 x Ld, CLASS B - 1.3 x Ld
7. "TOP BARS" ARE DEFINED IN THE ACI AS REINFORCEMENT WITH MORE THAN 12" OF FRESH CONCRETE PLACED BELOW HORIZONTAL REINFORCEMENT...
8. FOR LIGHTWEIGHT AGGREGATE CONCRETE INCREASE THE TABULATED VALUES BY AT 1/3, HOWEVER THIS MAY BE REDUCED PER SECTION 19.2.4.2 OF THE ACI 318 BASED ON THE COMPOSITION OF AGGREGATES...
9. WHEN LAPPING A BAR WITH A LARGER DIAMETER BAR, USE THE LAP LENGTH OF THE LARGER DIAMETER BAR.

- NOTES
1. ALL TABULATED VALUES ARE BASED ON GRADE 60 REINFORCING BARS AND NORMAL WEIGHT CONCRETE
2. ALL TENSION DEVELOPMENT LENGTHS AND TENSION LAP SPLICE LENGTHS ARE BASED ON ACI-318 TABLE 25.4.2.2
3. THE DEVELOPMENT LENGTHS SHOWN ARE IN INCHES
4. CASES ARE DEPENDENT UPON THE CLEAR COVER AND CLEAR SPACING OF BARS AS FOLLOWS: CASE 1: CLEAR COVER AT LEAST db AND CLEAR SPACING OF BARS AT LEAST 2db, CASE 2: ALL OTHER CASES
5. LAP SPLICE LENGTHS FOR CLASS A VALUES ARE THE REQUIRED TENSION DEVELOPMENT LENGTHS, Ld

D. LIFE SAFETY NOTES:

- 1. ALL WORK SHALL COMPLY WITH NFPA 1 CHAPTER 41 (2021) EDITION, WELDING, CUTTING, AND OTHER HOT WORK REQUIREMENTS.

B. MATERIALS

- 1. REINFORCING STEEL
1.1 ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615-60 (60000 PSI YIELD STRESS) AND SHALL BE USED THROUGHOUT THE JOB, WITH THE EXCEPTION OF STEEL USED IN WELDED CONNECTIONS, WHICH SHALL CONFORM TO ASTM A706-60.
1.2 ALL WELDED WIRE FABRICS SHALL BE ASTM A185.
2. PRESTRESSING STEEL:
2.1 PRESTRESSING STEEL SHALL CONSIST OF 7-WIRE STRAND CONFORMING TO ASTM A416. MINIMUM ULTIMATE STRENGTH SHALL BE 270000 PSI. WIRES SHALL BE STRESS RELIEVED, CLEAN AND FREE FROM CORROSION.
3. EPOXY COATING:
3.1 EPOXY COATED REINFORCEMENT SHALL BE PER ASTM A775. DAMAGED EPOXY COATING SHALL BE REPAIRED WITH PATCHING MATERIAL CONFORMING TO THESE SPECIFICATIONS AND PERFORMED IN ACCORDANCE WITH MATERIAL MANUFACTURER'S RECOMMENDATIONS.
3.2 ALL REINFORCEMENT IN THE POUR STRIPS AND WASHES IN THE PARKING AREAS -- SLAB ON grade top bars and beam/girder top bars, STIRRUPS SHALL BE EPOXY COATED. ALL REINFORCEMENT PASSING THROUGH CLOSURE STRIPS AND PIECES, CONSTRUCTION JOINTS, AND SUPPORT CHAIRS FOR EPOXY COATED BARS SHALL BE EPOXY COATED.
4. STRUCTURAL STEEL:
4.1 ALL STRUCTURAL STEEL SHALL BE ASTM A992-GRADE 50, UNLESS NOTED OTHERWISE. STRUCTURAL PIPE AND TUBULAR SECTION SHALL CONFORM TO ASTM A53 GRADE B (Fy=35 KSI) AND ASTM A500 GRADE B (Fy=46 KSI) RESPECTIVELY. HIGH STRENGTH BOLTS SHALL CONFORM TO ASTM A325, THREADS EXCLUDED FROM THE SHEAR PLANE. LIGHT GAUGE STRUCTURAL STEEL SHALL CONFORM TO ASTM A245 OR ASTM A303. ALL HEADED WELDING STUDS SHALL CONFORM TO ASTM A108.
5. BEARING PADS:
PROVIDE FIBER REINFORCED NEOPRENE PADS CONFORMING TO DIVISION 11 SECTION 18 OF AASHTO STANDARD SPECIFICATION FOR HIGHWAY BRIDGES.
6. GROUTS:
DRY-PACK NON-SHRINK GROUT UNDER COLUMNS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 6,000 PSI @ 28 DAYS. INSTALL GROUT AT LEAST 24 HOURS PRIOR TO ERECTION OF PRECAST COLUMNS.

D. FOUNDATION NOTES:

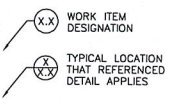
- 1. ALL SUBSTRUCTURE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOIL REPORT DATED APRIL 27, 2011 PREPARED BY CHA.
2. ALL FOUNDATIONS SHALL BE ESTABLISHED ON THE NATURAL SITE SOILS AND ON CONTROLLED COMPACTED FILL PLACED DIRECTLY ON TOP OF THE NATURAL SITE SOILS. SAFE BEARING CAPACITY FOR SPREAD FOOTING TO BE 6000 PSF.
3. TYPICAL WALL REINFORCING DOWELS INTO THE FOOTING SHALL BE #4 BARS AT 12" O.C. EACH FACE (VERTICAL) UNLESS NOTED OTHERWISE.
4. ALL ANCHOR BOLTS SHALL BE PLACED ACCURATELY USING TEMPLATES.
5. THE OWNER SHALL USE THE SERVICES OF A GEOTECHNICAL CONSULTANT TO VERIFY THE SAFE BEARING CAPACITY AT THE BOTTOM OF THE FOUNDATIONS. IF A LOWER BEARING CAPACITY THAN THAT USED IN DESIGN IS ENCOUNTERED AT THE REQUIRED ELEVATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE CONSTRUCTION OF THE FOUNDATIONS.
6. FOOTING ARE TO BE PLACED ON UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL OF 1'-6" THICK MINIMUM.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF SOIL AND WATER RETENTION SYSTEM DURING THE CONSTRUCTION.
8. THE WALLS SHALL BE BACK FILLED USING GRANULAR SOILS AND THE FINAL 3 TO 4 FEET OF BACK FILL SHALL BE SILTY CLAY.
9. THE FILL MATERIALS SHALL BE PLACED IN LAYERS OF 6 INCHES. EACH LAYER SHALL BE COMPACTED TO A MINIMUM OF 95% COMPACTION BASED ON ASTM D-698 PRIOR TO PLACEMENT OF SUCCEEDING LAYERS.
10. FILL ON BOTH SIDES OF THE RETAINING WALLS SHALL BE PLACED SIMULTANEOUSLY IN SUCH A MANNER THAT THE MAXIMUM DIFFERENCE IN FILL LEVELS DOES NOT EXCEED 3'-0" UNTIL THE LOWER SIDE IS AT THE FOUNDATION LEVEL.
11. ALL FOUNDATION WALLS SHALL BE ADEQUATELY BRACED TO WITHSTAND BACK FILLING EARTH PRESSURE, WIND PRESSURE AND CONSTRUCTION LOADS UNTIL FINAL GRADES ON BOTH SIDES OF THE WALL ARE REACHED AND ALL PARTS OF THE STRUCTURE ARE INSTALLED AND HAVE REACHED THE DESIGN STRENGTH.
12. PROVIDE VERTICAL CONSTRUCTION JOINTS @ 30'-0" O.C. AND EXPANSION JOINTS @ 120'-0" O.C.

DESIGN LOADS:

- 1. APPLICABLE CODES:
1.1. 2023 FLORIDA BUILDING CODE - BUILDING, 8TH EDITION
1.2. ASCE 7-10 MINIMUM DESIGN LOADS FOR BUILDINGS
1.3. ACI 318-21 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
1. DEAD LOADS: PER PHYSICAL SHAPE OF THE STRUCTURE (SELF WEIGHT)
2. LIVE LOADS:
FIRE PUMP ROOM - 200 PSF
3. WIND LOAD
3.1. BASIC WIND SPEED = 170 MPH
3.2. RISK CATEGORY = IV
3.3. WIND DIRECTIONALITY FACTOR, Kd = 0.85
3.4. DESIGN WIND PRESSURE, PER ASCE 7-22
3.5. VELOCITY PRESSURE COEFF. @ 14'-0" ABOVE GROUND, Kz/Kd = 0.85
3.6. WIND IMPORTANCE FACTOR, I = 1.0
3.7. WIND EXPOSURE CATEGORY = C
3.8. VELOCITY PRESSURE, Qs = 53.38 PSF

ABBREVIATIONS AND DEFINITIONS

- 1. APPROX. = APPROXIMATELY
2. C.I.P. = CAST IN PLACE
3. C. J. = CONSTRUCTION JOINT/CONTROL JOINT
4. CLR. = CLEARANCE
5. COL. = COLUMN
6. CONC. = CONCRETE
7. DET. = DETAIL
8. EA. = EACH
9. E.J. = EXPANSION JOINT
10. E.W. = EACH WAY
11. EXST. = EXISTING
12. FIN. = FINISHED
13. FL. = FLOOR
14. INC. = INCIDENTAL
15. L.F. = LINEAR FOOT
16. L.S. = LUMP SUM
17. MAX. = MAXIMUM
18. MIN. = MINIMUM
19. N/A = NOT APPLICABLE
20. O.C. = ON CENTER
21. RENF. = REINFORCEMENT
22. REQ'D = REQUIRED
23. S.F. = SQUARE FOOT
24. SIM. = SIMILAR
25. S.O.G. = SLAB ON GRADE
26. SPEC. = SPECIFICATION
27. SUPT. = SUPPORTED
28. T.A.R. = TYPICAL AS REQUIRED
29. T.L.S. = TENSION LAP SPLICE
30. TYP. = TYPICAL
31. U.N.D. = UNLESS NOTED OTHERWISE
32. W.I. = WORK ITEM
33. W.W.R. = WELDED WIRE REINFORCEMENT
34. P.V.L. = POINT OF VERTICAL INFLECTION
35. P/R = PREVIOUS REPAIR (FOR INFORMATION ONLY)
36. FURNISH = THE TERM "FURNISH" MEANS TO SUPPLY AND DELIVER TO THE PROJECT SITE, READY FOR UNLOADING, UNPACKING, ASSEMBLY, INSTALLATION, AND SIMILAR OPERATIONS.
37. INSTALL = DESCRIBES OPERATIONS AT THE PROJECT SITE INCLUDING THE ACTUAL UNLOADING, TEMPORARY STORAGE, UNPACKING, ASSEMBLING, ERECTING, PLACING, ANCHORING, APPLYING, WORKING TO DIMENSION, FINISHING, CURING, PROTECTING, CLEANING, AND SIMILAR OPERATIONS.
38. PROVIDE = TO FURNISH AND INSTALL, COMPLETE AND READY FOR THE INTENDED USE.
39. REPLACE = TO REMOVE EXISTING AND PROVIDE NEW ACCORDING TO SPECIFICATIONS
40. REINSTALL = TO TEMPORARILY STORE AS EXISTING AND REINSTALL SAME. REINSTALL MAY REQUIRE THAT INCIDENTALS BE REPLACED



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FEB 25 2026

HIGHLAND BEACH
BUILDING DEPARTMENT

O&S
ASSOCIATES
ENGINEERS & ARCHITECTS
6030 HOLLYWOOD BLVD. STE 230
HOLLYWOOD, FL 33024
305.676.9888
NEW JERSEY • NEW YORK • PENNSYLVANIA
OHIO • D.C. • FLORIDA

SEAL: JASON BORDEN
FL PE #83583
Jason Borden
Hollywood, FL
305-676-9888
2026.02.20
15:50:21-05'00"

PROPOSED FIRE PUMP
SEAGATE OF HIGHLAND BEACH CONDOMINIUMS
3224 S OCEAN BLVD, HIGHLAND BEACH, FL, 33487

7.29.24	CITY COMMENTS	O.O.
8.21.25	CITY COMMENTS	O.O.
9.8.25	CITY COMMENTS	O.O.
1.20.26	CITY COMMENTS	O.O.
2.11.26	CITY COMMENTS	G.H.
2.19.26	CITY COMMENTS	O.O.

NO.	DATE	REVISIONS	BY

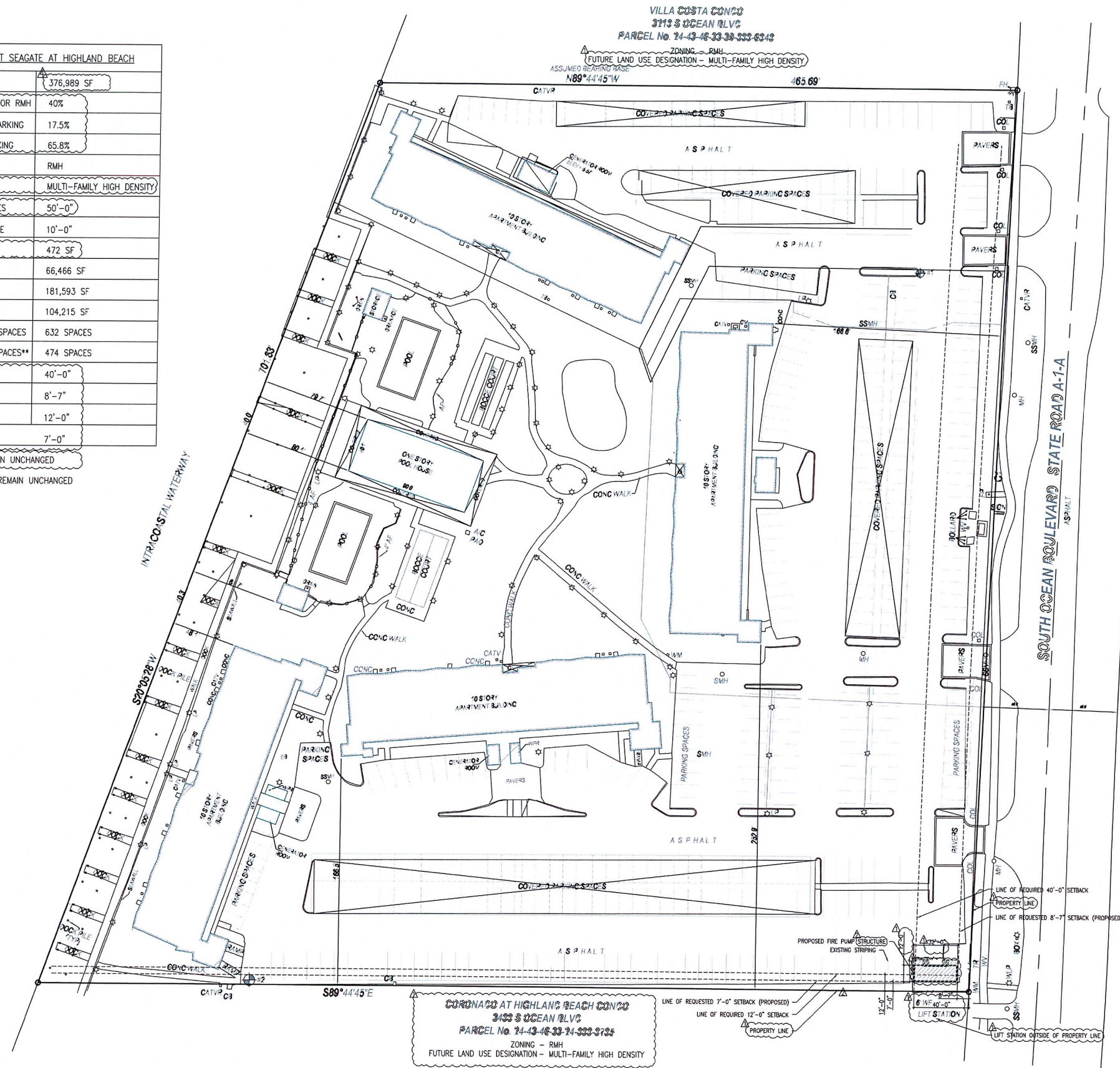
DESIGN: J.B.
 DRAWN: O.O.
 CHECKED: J.B.
 SCALE: AS SHOWN
 DATE: 06-27-2025
 PROJECT No.: 07-200004-02
 DOB STAMP AND SIGNATURE:

DRAWING TITLE:
PROPOSED SITE PLAN

DRAWING No.

A-010

FIRE PUMP PROPOSED AT SEAGATE AT HIGHLAND BEACH	
LAND AREA	376,989 SF
REQUIRED MAX LOT COVERAGE FOR RMH	40%
EXISTING LOT COVERAGE W/O PARKING	17.5%
EXISTING LOT COVERAGE + PARKING	65.8%
EXISTING ZONING	RMH
FUTURE LAND USE DESIGNATION	MULTI-FAMILY HIGH DENSITY
REQUIRED HEIGHT OF STRUCTURES	50'-0"
HEIGHT OF PROPOSED STRUCTURE	10'-0"
SF OF PROPOSED STRUCTURE	472 SF
BUILDING AREA IN SF	66,466 SF
PAVED AREA IN SF	181,593 SF
LANDSCAPE AREA IN SF*	104,215 SF
AMOUNT OF REQUIRED PARKING SPACES	632 SPACES
AMOUNT OF EXISTING PARKING SPACES**	474 SPACES
REQUIRED FRONT SETBACK	40'-0"
PROPOSED FRONT SETBACK	8'-7"
REQUIRED SIDE SETBACK	12'-0"
PROPOSED SIDE SETBACK	7'-0"
*EXISTING LANDSCAPING TO REMAIN UNCHANGED	
**EXISTING PARKING SPACES TO REMAIN UNCHANGED	

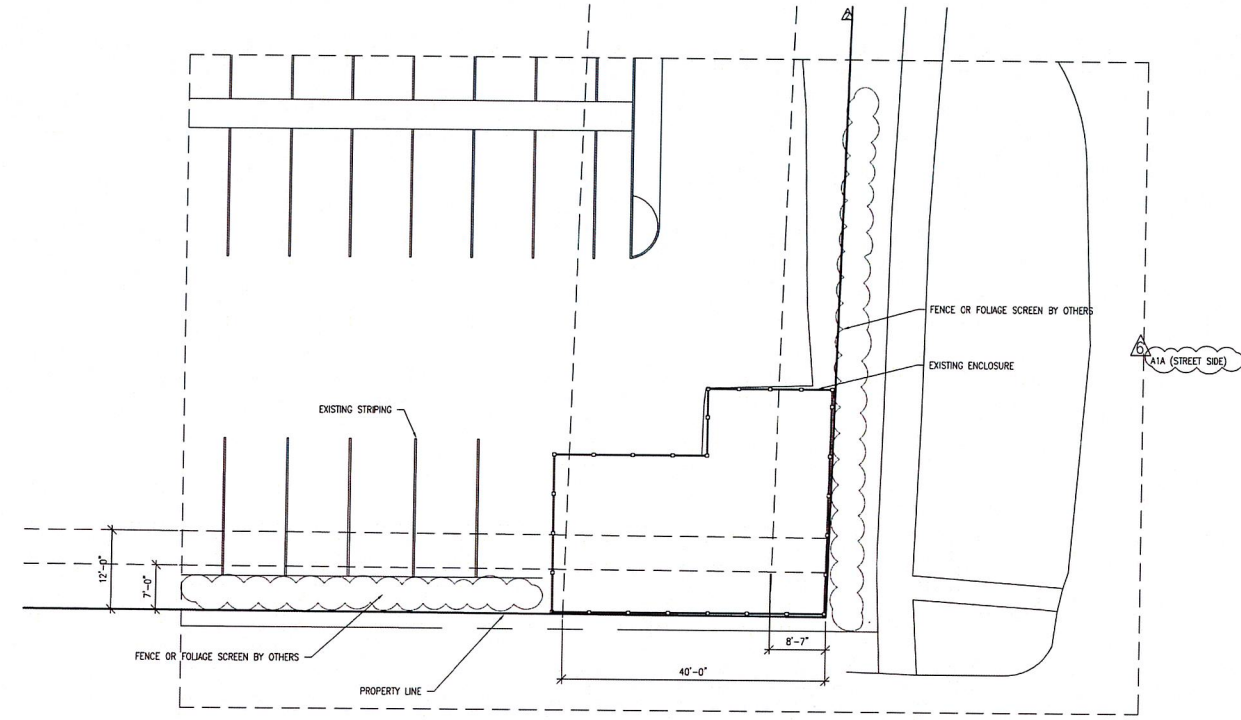


1 PROPOSED SITE PLAN
A-010 SCALE: 1/32"=1'-0"

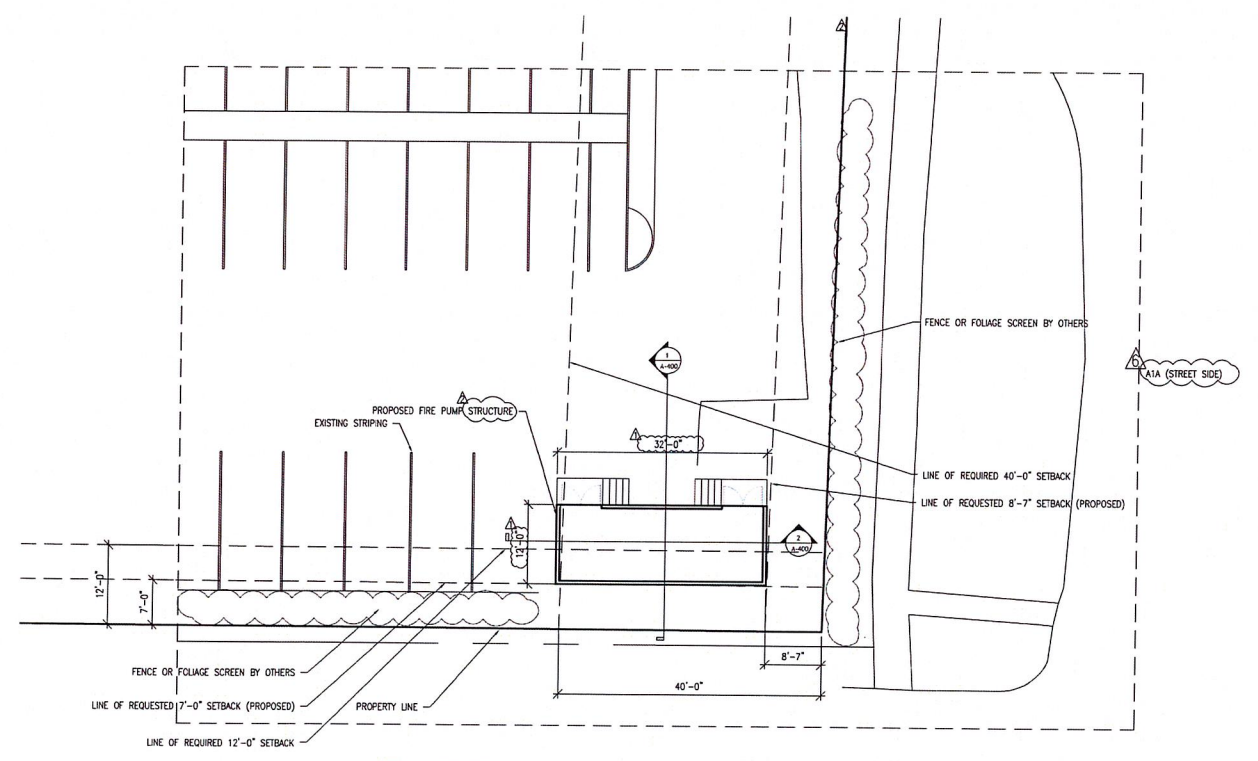
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 HIGHLAND BEACH
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O&S
ASSOCIATES
 ENGINEERS & ARCHITECTS
 4030 HOLLYWOOD BLVD. STE 230
 HOLLYWOOD, FL 33024
 305.676.9888
 NEW JERSEY • NEW YORK • PENNSYLVANIA
 OHIO • D.C. • FLORIDA

SEAL: JASON BORDEN
 FL PE #83583
 Jason Borden
 Hollywood, FL
 305-676-9888
 2026.02.20
 15:50:50-05'00"



1 **EXISTING ENLARGED PLAN**
 A-100 SCALE: 3/32"=1'-0"



2 **PROPOSED ENLARGED PLAN**
 A-100 SCALE: 3/32"=1'-0"

PROPOSED FIRE PUMP
SEAGATE OF HIGHLAND BEACH CONDOMINIUMS
 3224 S OCEAN BLVD, HIGHLAND BEACH, FL, 33487

NO.	DATE	REVISIONS	BY
7.29.25		CITY COMMENTS	O.O.
8.21.25		CITY COMMENTS	O.O.
9.8.25		CITY COMMENTS	O.O.
1.20.26		CITY COMMENTS	O.O.
2.11.26		CITY COMMENTS	G.H.
2.19.26		CITY COMMENTS	O.O.

NO.	DATE	REVISIONS	BY

DESIGN: J.B.
 DRAWN: O.O.
 CHECKED: J.B.
 SCALE: AS SHOWN
 DATE: 06-27-2025
 PROJECT No.: 07-200004-02

DOB STAMP AND SIGNATURE:

DRAWING TITLE:
 A-A EXISTING & PROPOSED ENLARGED PLANS

DRAWING No.
 A-100

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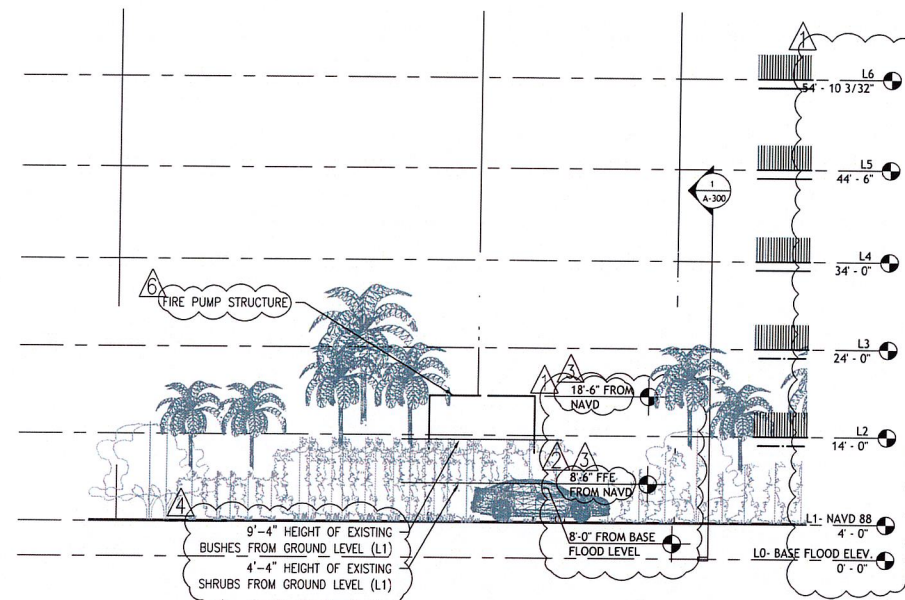
FEB 25 2026

HIGHLAND BEACH
BUILDING DEPARTMENT

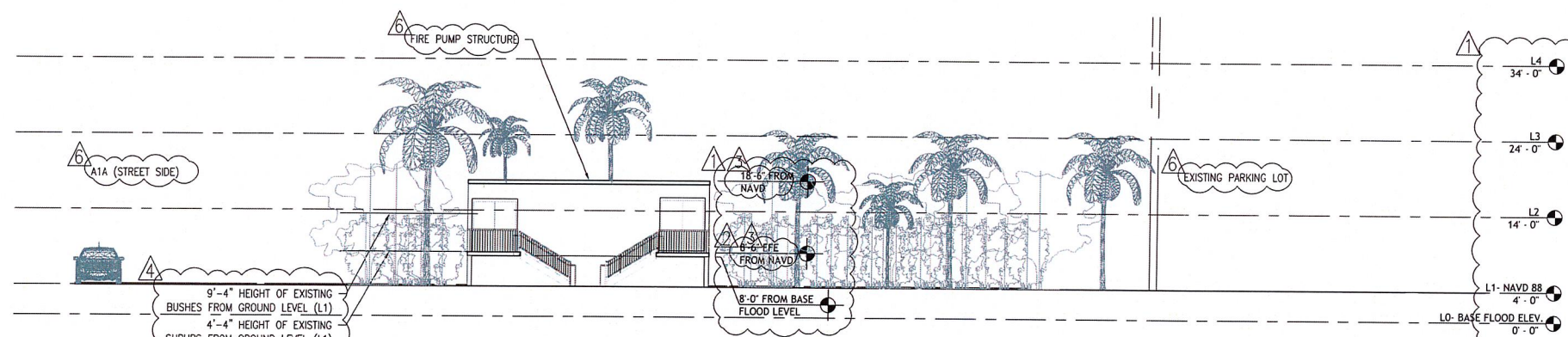
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SEAL: JASON BORDEN
FL PE #33583

Jason Borden
Hollywood, FL
305-676-9888
2026.02.20
15:51:53-05'00"



1 ELEVATION A - WEST
A-200 SCALE: 1/8"=1'-0"



2 ELEVATION B - SOUTH
A-200 SCALE: 1/8"=1'-0"

*TREES, SHRUBS, AND BUSHES ARE GRAPHICALLY REPRESENTATIONS OF SITE. PLEASE REFER TO SHEET A-502 FOR EXISTING CONDITION SURVEY AND PLANT SCHEDULE. THE PROPOSED FIRE PUMP STRUCTURE WILL NOT CHANGE EXISTING LANDSCAPE.

ELEVATIONS REFERENCED ON SURVEY PROVIDED BY PRINCIPAL MERIDIAN SURVEYING, INC. ACCORDING TO NAVD88

PROPOSED FIRE PUMP
SEAGATE OF HIGHLAND BEACH CONDOMINIUMS
3224 S OCEAN BLVD, HIGHLAND BEACH, FL, 33487

7.29.25	CITY COMMENTS	O.O.
8.21.25	CITY COMMENTS	O.O.
9.8.25	CITY COMMENTS	O.O.
1.20.26	CITY COMMENTS	O.O.
2.11.26	CITY COMMENTS	G.H.
2.19.26	CITY COMMENTS	O.O.

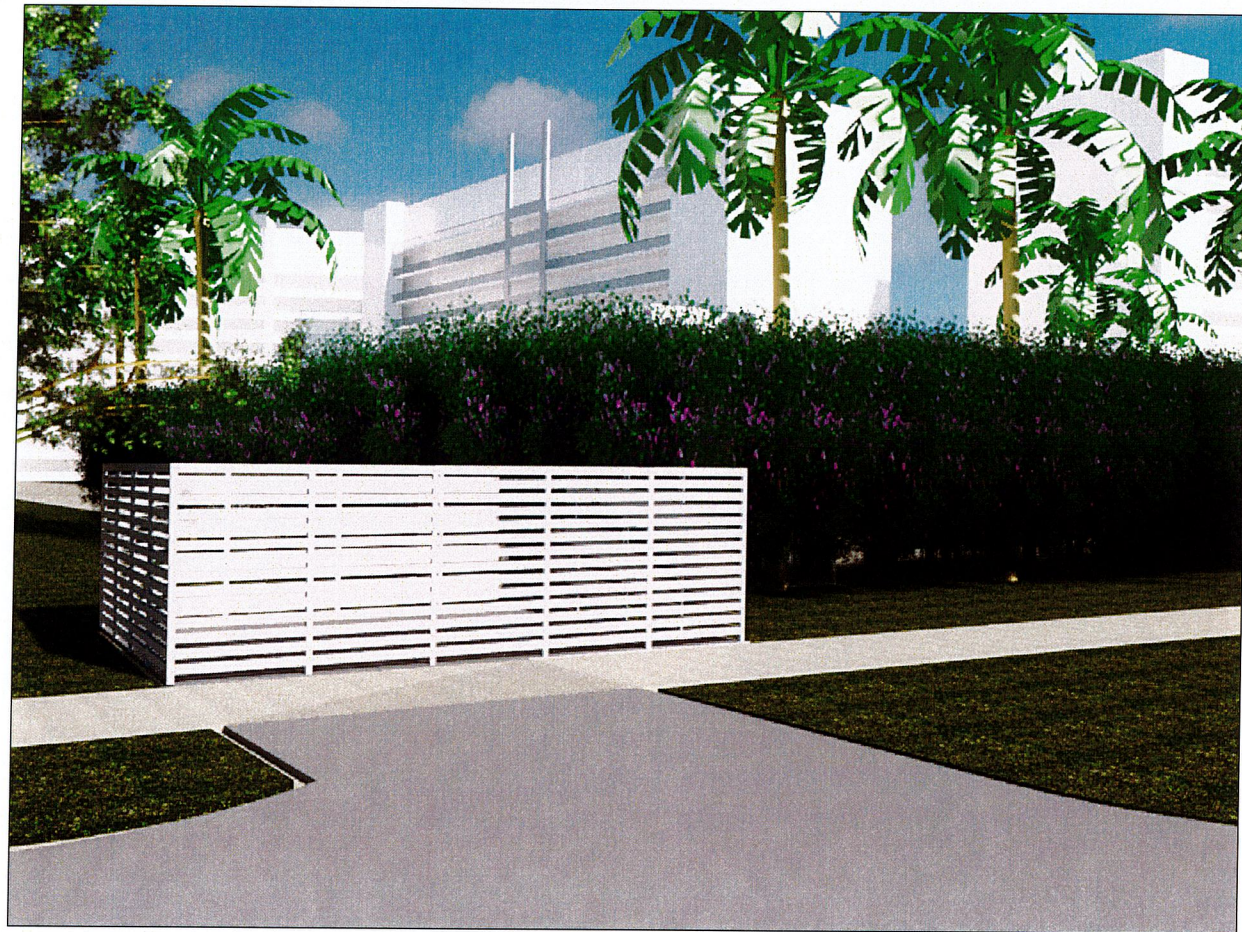
NO.	DATE	REVISIONS	BY

DESIGN:	J.B.
DRAWN:	O.O.
CHECKED:	J.B.
SCALE:	AS SHOWN
DATE:	06-27-2025
PROJECT No.:	07-200004-02

DOB STAMP AND SIGNATURE:

DRAWING TITLE:
PROPOSED FIRE PUMP ELEVATIONS

DRAWING No.
A-200



FROM STREET



FROM PARKING LOT



FROM SIDEWALK



FRONT ELEVATION

6 FOLIAGE ON RENDERINGS IS NOT TO SCALE

O&S
ASSOCIATES
 ENGINEERS & ARCHITECTS
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SEAL: JASON BORDEN
 FL PE #33583

Jason Borden
 Hollywood, FL
 305-676-9888
 2026.02.20
 15:53:50-05'00'

PROPOSED FIRE PUMP
 SEAGATE OF HIGHLAND BEACH CONDOMINIUMS
 3224 S OCEAN BLVD, HIGHLAND BEACH, FL, 33487

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NO.	DATE	REVISIONS	BY
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9.8.25		CITY COMMENTS	O.O.
1.20.26		CITY COMMENTS	O.O.
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2.19.26		CITY COMMENTS	O.O.

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 CHECKED: J.B.
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 DATE: 06-27-2025
 PROJECT No.: 07-200004-02
 DOB STAMP AND SIGNATURE:

DRAWING TITLE:
 FIRE PUMP
 RENDERINGS

DRAWING No.
 A-500

SEAL: JASON BORDEN
 FL PE #93583

 Jason Borden
 Hollywood, FL
 305-676-9888
 2026.02.20
 15:55:30-05'00"

PROPOSED FIRE PUMP
 SEAGATE OF HIGHLAND BEACH CONDOMINIUMS
 3224 S OCEAN BLVD, HIGHLAND BEACH, FL, 33487

7.29.25	CITY COMMENTS	0.0
8.21.25	CITY COMMENTS	0.0
9.8.25	CITY COMMENTS	0.0
1.20.26	CITY COMMENTS	0.0
2.11.26	CITY COMMENTS	G.H.
2.19.26	CITY COMMENTS	0.0

NO.	DATE	REVISIONS	BY

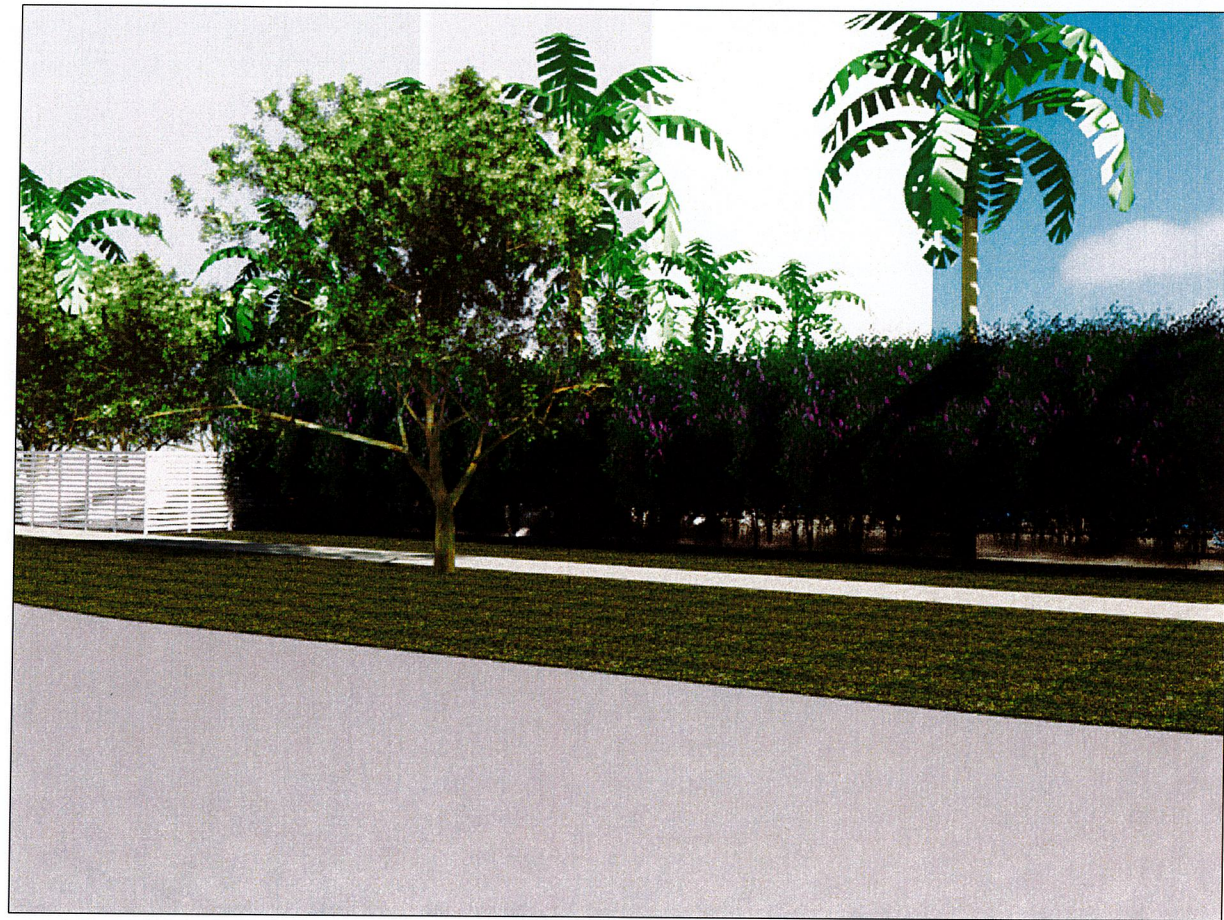
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 DRAWN: O.O.
 CHECKED: J.B.
 SCALE: AS SHOWN
 DATE: 06-27-2025
 PROJECT No.: 07-200004-02
 DOB STAMP AND SIGNATURE:

DRAWING TITLE:
 FIRE PUMP
 RENDERINGS

DRAWING No.
 A-501



AERIAL VIEW



FROM ACROSS THE STREET

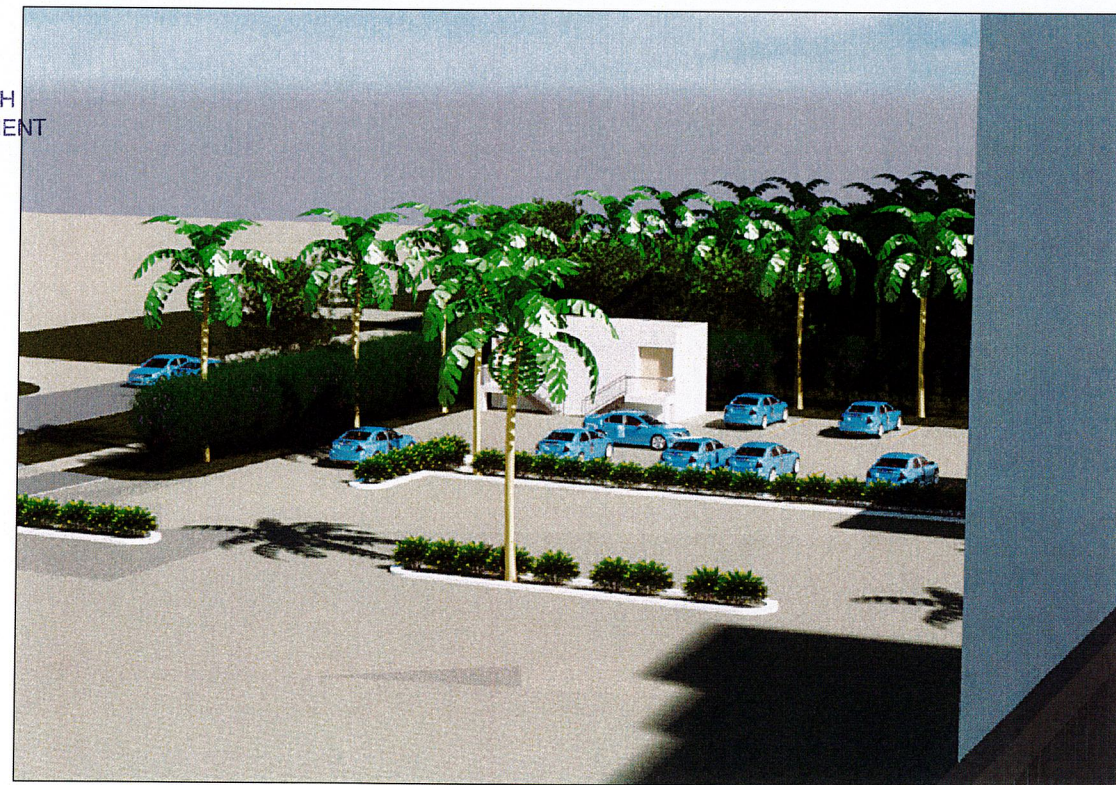
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HIGHLAND BEACH
 BUILDING DEPARTMENT



WALKING DOWN SIDEWALK



FROM BUILDING B BALCONY

6 FOLIAGE ON RENDERINGS IS NOT TO SCALE

SEAL: JASON BORDEN
 FL PE #83583
 Jason Borden
 Hollywood, FL
 305-676-9888
 2026.02.20
 15:57:09-05'00"

PROPOSED FIRE PUMP
SEAGATE OF HIGHLAND BEACH CONDOMINIUMS
 3224 S OCEAN BLVD, HIGHLAND BEACH, FL, 33487

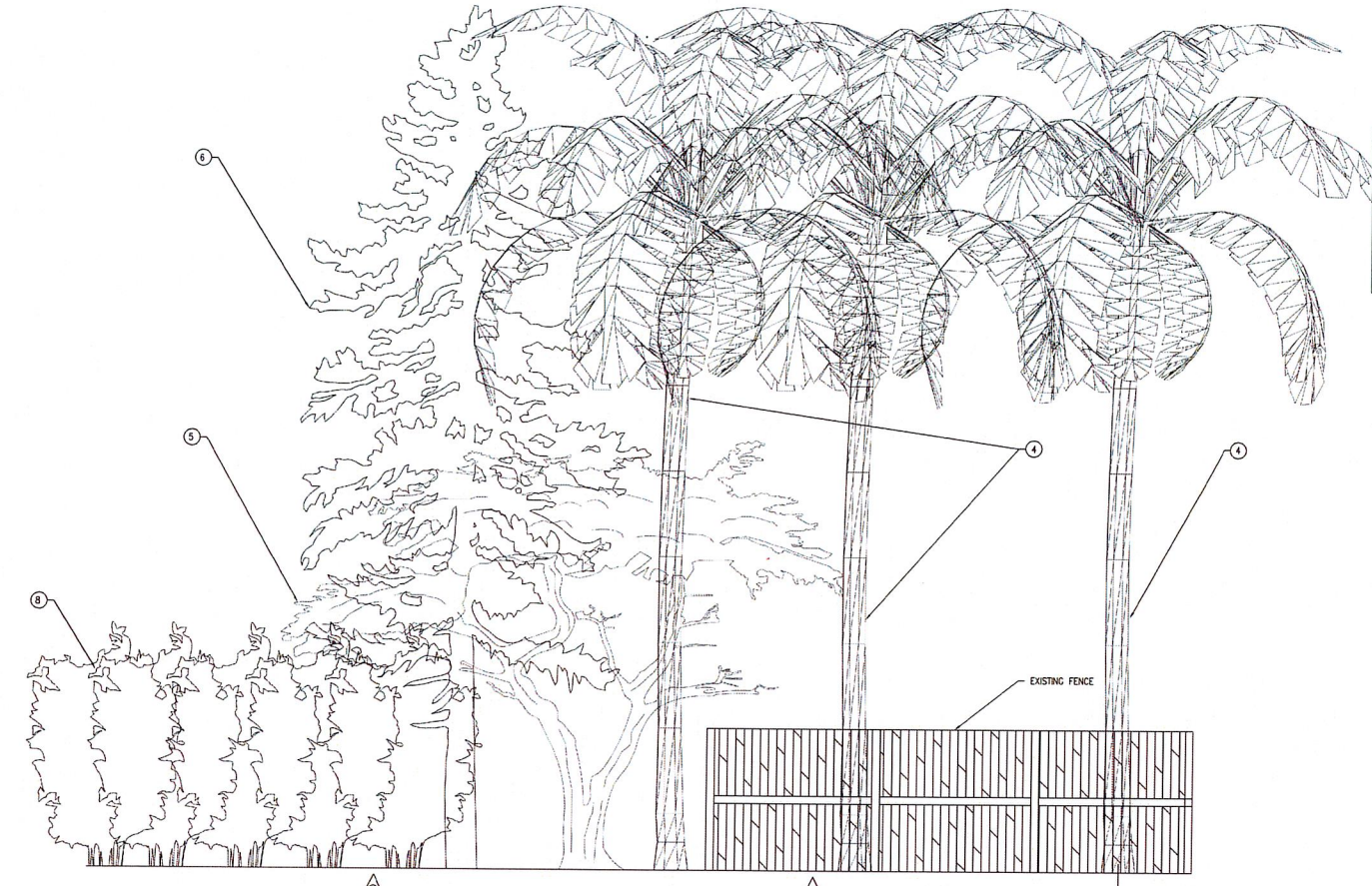
NO.	DATE	REVISIONS	BY
1	7.29.25	CITY COMMENTS	O.O.
2	8.21.25	CITY COMMENTS	O.O.
3	9.8.25	CITY COMMENTS	O.O.
4	1.20.26	CITY COMMENTS	O.O.
5	2.11.26	CITY COMMENTS	G.H.
6	2.19.26	CITY COMMENTS	O.O.

DESIGN: J.B.
 DRAWN: O.O.
 CHECKED: J.B.
 SCALE: AS SHOWN
 DATE: 06-27-2025
 PROJECT No.: 07-200004-02
 DOB STAMP AND SIGNATURE:

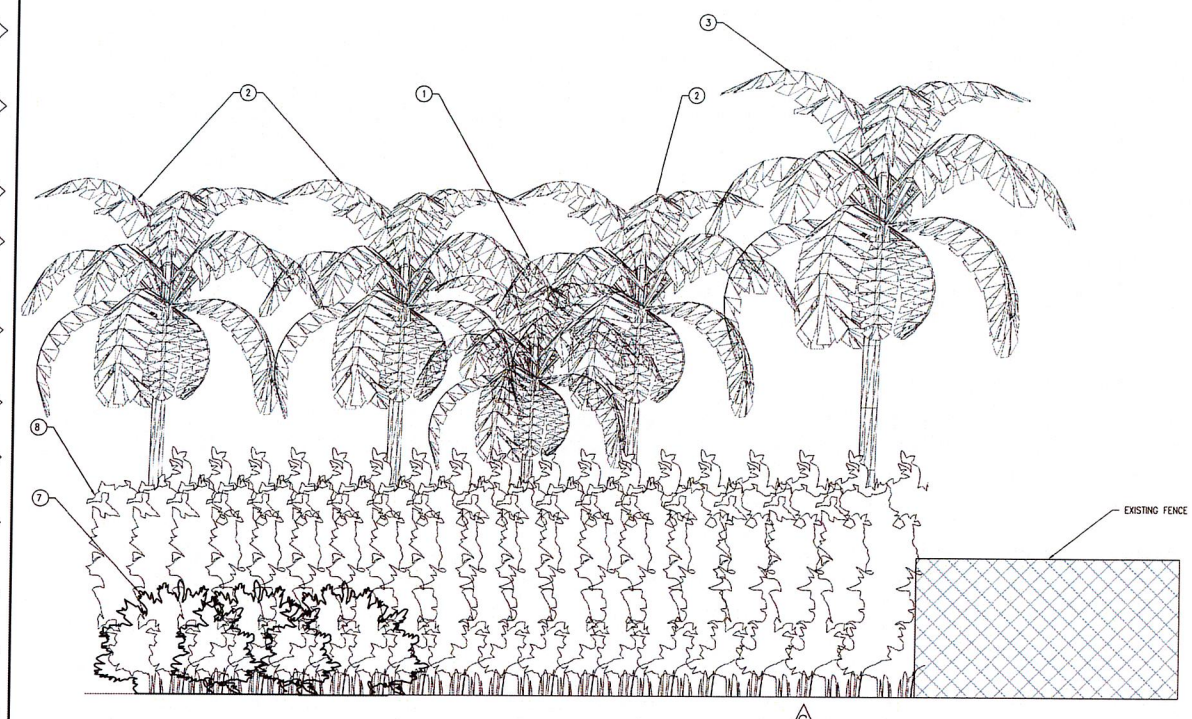
DRAWING TITLE:
EXISTING FIRE PUMP WORK AREA

DRAWING No.
A-502

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FEB 25 2026
 HIGHLAND BEACH
 BUILDING DEPARTMENT

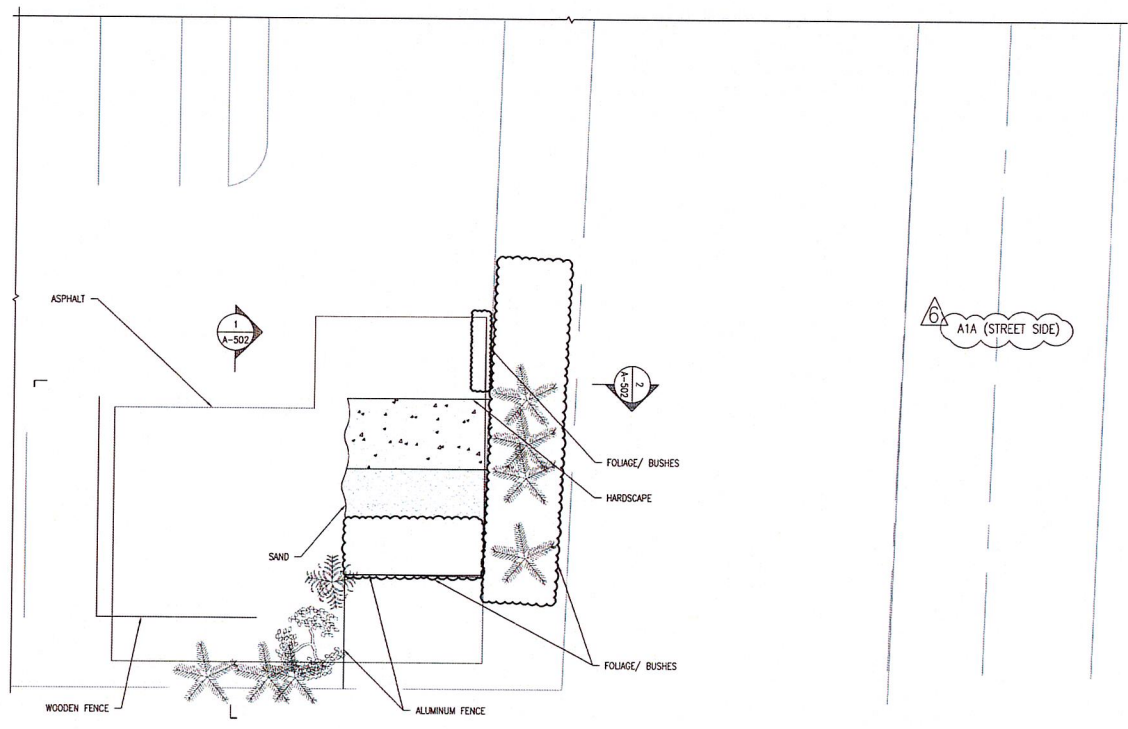


2 EXISTING CONDITION ELEVATION - SOUTH
 A-502 SCALE: 3/8" = 1'



1 EXISTING CONDITION ELEVATION - EAST
 A-502 SCALE: 3/8" = 1'

PLANT SCHEDULE						
LABEL	CODE	BOTANICAL / COMMON NAME		HEIGHT	QTY	REMARKS
		TREES	TRUNK DIAMETER			
1	SAB PAL	CABBAGE PALM	8"	12'-0"	1	
2	SAB PAL	SABAL PALMETO	8"	15'-0"	3	
3	SAB PAL	SABAL PALMETO	8"	18'-0"	1	
4	SAB PAL	CABBAGE PALM	8"	25'-0"	3	
5	SAB PAL	FICUS BENGHALENSIS / BANYAN TREE	1'-0"	15'-0"	1	
6	CAS EQU	AUSTRALIAN PINE	3'-0"	25'-0"	1	
		SHRUBS	DEPTH			
7	EUP TIR	PINKUS ELLIOTTII / PINE SHRUBS	2'-0"	4'-4"		
8	FIC BEN	EUPHORBIA TIRUCALLI / INDIAN SPURGE TREE	8'-7"	9'-4"	45 LF	



3 WORK AREA PLAN
 A-502 SCALE: 1/8" = 1'

