



**WINSTON TOWERS 100 ASSOC., INC.**

250 174<sup>th</sup> Street, Office 104  
Sunny isles Beach, FL 33160

Phone: 305-932-0850  
[office@winstontowers100.net](mailto:office@winstontowers100.net)

**PRIME CONSTRUCTION CONTRACT**  
Lump Sum and Unit Price

**OWNER:**

Name: Winston Towers 100 Association Inc.  
Address: 250 174th Street suite 104 Office  
C/S/Z: Sunny Isles Beach, FL 33160  
Phone: 305-932-5290  
E-Mail: [normandia007@msn.com](mailto:normandia007@msn.com)

Authorized Representative: ("Owner")  
Norman Peselev as President

**CONTRACTOR:**

Name: AJ Contractors Corp.  
Address: 2356 W 8<sup>th</sup>. Ct.  
C/S/Z: Hialeah, FL 33010  
Phone: 305-406-1312  
Cell Phone: 305-218-8001 and 786-973-8181  
E-Mail: [agcontractors3@gmail.com](mailto:agcontractors3@gmail.com) and [agcontractorscorp8@gmail.com](mailto:agcontractorscorp8@gmail.com) License Qualifier: \_\_\_\_\_ 0% \_\_\_\_\_  
Florida General Contractor's License #: CGC1504445 Expiration Date: 8/31/2024

Authorized Representatives: ("Contractor")  
Oneisy Leiva as President and Al Marrero as Project Manager

**PROJECT MANAGER**

Lev Solodovnik ("Project Manager")  
Cell Phone: 860-250-7663  
E-Mail: [levsolo@gmail.com](mailto:levsolo@gmail.com)

**DESIGN PROFESSIONAL**

Name: Inspection Engineers  
Address: 6135 NW 167<sup>th</sup> St, Suite E28  
C/S/Z: Miami, FL 33015  
Phone: 305-232-8691  
Cell Phone: 786-201-4806  
E-Mail: [inspectionEngineersInc@gmail.com](mailto:inspectionEngineersInc@gmail.com)

Authorized Representatives: ("Architect")  
Douglas Mercado

**PROJECT** (name and address) Concrete Restoration, Pool and Parking Garage ("Project" or Work)

**PLANS AND SPECIFICATIONS**

Specification by Inspection Engineering for the Project bearing a date/revision date of 7-27-2022

**MONTHLY BILLING DATE** By the 1 th of the Month projected through Month End

**RETAINED PERCENTAGE** 10% ("Retainage Percentage")

**CONTRACT SUM** \$1,702,829.75 ("Contract Sum")

**INITIAL DEPOSIT** \$270,282.98 ("Initial Deposit")

**CONSTRUCTION START DATE** Upon issuance of permit and Notice to Proceed ("Construction Start Date")

**SUBSTANTIAL COMPLETION DATE** 150 working days from commencement of work ("Substantial Completion Date")

**LIQUIDATED DAMAGES** \$300\_/calendar day ("Liquidated Damage Amount")

Contractor and Owner, in consideration of the mutual covenants and conditions contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby conclusively acknowledged, hereby agree as follows on the date set forth below:

Owner: BP SB (Initial)

Contractor: AL (Initial)



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**ARTICLE 1 - CONTRACT DOCUMENTS**

1.1 All words in quotes are defined terms and said definition shall be applicable throughout this Agreement.

1.2 The "Contract Documents" for this Contract consist of The following;

- (a) This Contract dated October \_\_ 2022
- (b) Milestone Completion Schedule,
- (c) AG Contractors Corp Bid dated 10-10-2022,consisting of 17 pages
- (d) Owner Supplied Materials
- (e) Independent Engineers, In Project Manual and Specifications,
- (f) Independent Engineers Drawings S1, S2, S3, S4, S5, S6 and S-7 dated 7-21-2022, S7-1, S-8, S-9 dated 08-10-2022,
- (g) Basecrete Specification 2 pages,
- (h) Pooldesign.net pool plan Dated August 8,2022
- (i) Those certain plans and specifications prepared by the Architect for the Project as set forth above,
- (j) Copy of sample Payments and Performance Bonds,

All listed documents have been made available for examination to the Contractor. Any of the Contract Documents not attached hereto are hereby incorporated by reference and shall be deemed to be of the same force and effect as if actually, attached hereto. Contractor warrants, represents and agrees that it has carefully examined and understands the Contract Documents relevant to the Work; has adequately investigated the nature and conditions of the Project site and locality; has familiarized itself with conditions affecting the difficulty of the Work; and has entered into this Contract based on its own examination, investigation and evaluation and not in reliance upon any opinions or representations of Owner or any third party.

**ARTICLE 2 - WORK**

2.1 The term "Work" means:

(i) the furnishing and performance of all labor, services and materials by Contractor at or for the benefit of the Project which is within the scope of this Contract and the Contract Documents or which can be reasonably inferred from the general scope of this Contract, or the Contract Documents. All Work shall be completed strictly in accordance with the requirements of this Contract and the Contract Documents and all applicable rules, codes, laws, ordinances, orders, and statutes, be they local, state and/or federal. In the event that portions of the Contract Documents, plans, specifications, or rules, codes, or ordinances are inconsistent, the provision imposing the most stringent requirement (e.g., the highest quality, the greatest quantity) shall control.

(ii) unless specifically accepted in writing, the furnishing by Contractor of all permits, labor, material, equipment, supplies, plant, tools, scaffolding, hoisting, transportation, superintendence, utilities, water, electric, gas, cleaning, parking, waste removal, maintenance of traffic, and inspections for the

Owner: BP SB (Initial)

timely completion for the Project as called for in the Contract Documents; and

(iii) the obligation to furnish, coordinate and supervise competent, timely, adequate, legal, and documented employees, staff, material suppliers, and subcontractors and use its best skill and attention for the proper administration, coordination, supervision and superintendence of the Work.

2.2 Work, and the Contract Sum, shall not include those specific materials, if any, to be provided by Owner as set forth herein in Exhibit "A".

**ARTICLE 3 - CONTRACT PRICE**

3.1 The Contractor represents that as related to the lump sum work as defined in the Agreement and Contract Documents it has conducted site inspections, performed field measurements, and verified the Work, including quantities, to be performed at the Project. The Work incorporates both "Lump Sum Work" and "Unit Price Work", as reflected in the pricing, quantities, and information contained in AG Contractors Bid dated 10-10-2022 attached herein as Exhibit "C".

3.2 The Unit Price Work is identified in Exhibit "C" by approximate quantities, as established by the Architect or Owner and unit pricing. The Parties acknowledge that the approximate field quantities are estimates and not a guarantee of the exact field quantities to be performed. The Contractor, subject to the Architect or Owner's approval identified herein, will be paid for the actual quantities of work performed at the unit prices listed in Exhibit "C."

3.3 The Contractor agrees that it shall not perform any Unit Price Work in excess of the quantities and unit prices identified in Exhibit "C" without the prior written approval of the Architect and the Owner. The Contractor shall not be entitled to payment for the performance of any quantities of the Unit Price Work unless prior to performing same it is approved by the Engineer and the quantities are verified by the Architect or the Owner. If the Contractor proceeds with any Unit Price Work without obtaining the prior written approval of the Architect and Owner, Contractor shall not be entitled to any payment for the performance of such Unit Price Work. Further, if the Contractor proceeds with any Unit Price Work in excess of the estimated quantities identified in Exhibit "C" without obtaining the prior written approval of the Architect and the Owner, Contractor shall not be entitled to any payment for the performance of such Unit Price Work.

3.4 All payments made to Contractor shall be considered trust funds and not comingled with any other funds or projects of Contractor.

3.5 Within ten (10) days after this Agreement is fully executed, Contractor shall submit to Owner for Owner's approval a detailed schedule showing a proper cost breakdown of the Contract Sum according to the various line items, or parts, of the Work, for use only as a basis for verifying Contractor's applications for payment ("Schedule of Values").

Contractor: DS (Initial)



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**ARTICLE 4 - PROGRESS PAYMENTS**

4.1 Owner shall pay to Contractor the Initial Deposit within ten (10) days of the last party executing this Agreement. Said Initial Deposit shall be refundable, subject to deductions based upon the actual costs incurred by Contractor at the time of the refund.

4.2 On or before each Monthly Billing Date, Contractor shall submit to Owner, supported by all backup documents, information, and data (including, but not limited to, bills of sale, invoices, daily work tickets, rental equipment charges, applicable insurance, and the like), a progress payment application showing:

- (i) the then current Schedule of Values; and
- (ii) the value of the Work installed ("Completed Work"); and
- (iii) the application of the Initial Deposit; and
- (iv) less the retainage for this progress payment and the total retainage held to date.

4.3 Owner shall review each application for payment by Contractor together with such supporting documents as required under Article 6 of this Contract. Owner shall then approve, modify or reject, in whole or in part, such application for payment. Within fourteen (14) days after receiving an approved and fully documented and properly supported payment application, Owner shall pay Contractor for same, less retainage, so long as and contingent upon all other conditions of payment being met under Article 6.

**ARTICLE 5 - FINAL PAYMENT**

5.1 A final payment ("Final Payment"), consisting of the unpaid balance of the Contract Sum shall be made within thirty (30) days after the last of the following to occur:

- (a) satisfactory final completion of the Work by Contractor;
- (b) acceptance thereof by the Architect and Owner;
- (c) delivery of all releases, guaranties, warranties, instruction manuals, performance charts, diagrams, as-built drawings and similar items for the benefit of the Owner and Project;
- (d) compliance with all terms and conditions of Article 6; and
- (e) delivery of a general release, waiver of lien and Contractor's Final Affidavit (as required by Fla. Stat. 713), in a form satisfactory to Owner, executed by Contractor running to and in favor of Owner and Architect.

**ARTICLE 6 - PAYMENT CONDITIONS**

6.1 With each and every payment application from Contractor to Owner, Contractor shall furnish such partial or final lien waivers and releases for each and every person and/or entity, including Contractor, which has either (i) sent or could have sent a Notice to Owner to the Owner or (ii) provided any labor and/or materials for the benefit of the Owner and/or Project

and/or Contractor. The lien waivers shall be unconditional and be through and including the date of payment by the Owner. This shall apply even if said person or entity did not furnish any labor or materials for said period in the payment application. The forms of release attached as Exhibit "C" shall be used.

6.2 Contractor shall at all times cooperate, in the course of its performance of the Work and of this Contract and of the Contract Documents, with any lending entity or entities providing financing for the Project and shall supply such information and certifications as may reasonably be required, from time to time, in order that Owner can satisfy conditions for lender to make advances upon Owner's construction loan.

6.3 No partial or final payment made under or in connection with this Contract shall be conclusive evidence of the performance of the Work or of this Contract, in whole or in part, and no such payment shall release the Contractor from any of its obligations under this Contract; nor shall entry and/or use by the Owner constitute acceptance of the Work or any part thereof.

6.4 The parties hereto specifically agree that if there exists any incurred or reasonably anticipated costs or expenses related to defective work hereunder or delays or liquidated damages or actual or threatened claims upon Owner related to the Work, this Agreement, the Project or anyone working under Contractor, Owner may withhold from amounts due or to become due to Contractor (under this Agreement and any and all other agreements between the parties) an amount, interest free, which Owner determines, in its sole and absolute discretion, to be adequate and sufficient to protect Owner and cover any and all such incurred, anticipated, actual or threatened claims, expenses, costs, damages, judgments, awards, verdicts, and attorneys' fees and costs.

6.5 Owner reserves the unilateral right to issue payment via joint check to any subcontractor, sub-subcontractor and supplier of Contractor and deduct said amount from amounts due to Contractor. Contractor shall immediately discharge and satisfy any claim or lien threatened or asserted against the Project or Owner by Contractor's subcontractors or suppliers of any tier.

6.6 Notwithstanding anything herein to the contrary, Contractor shall be in full compliance with the terms and conditions of all portions of this Agreement to be entitled to partial and final payment.

**ARTICLE 7 - TIME**

7.1 Time is of the essence. Within ten (10) days of executing this Agreement, Contractor shall submit to Owner a written bar chart schedule for the Work, said chart incorporating the start, milestone, substantial and final completion dates as required by this Agreement.

7.2 The Work to be performed under this Agreement shall commence upon the issuance of a written Notice to Proceed by the Association, which shall be issued upon the occurrence of all of the following: 1) issuance of the permit from the City of Sunny Isles Miami Beach for the Work; 2) the furnishing by the Contractor to Owner a payment and performance bonds

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Contractor: AL (Initial)



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for the Project; and 3) the recording of a Notice of Commencement in the public records of Miami-Dade County, Florida.

such waterproofing work.

**ARTICLE 8 - EXTENSIONS OF TIME**

7.3 Contractor shall meet with Owner not less than every two weeks to update Owner verbally and in writing about the progress of the Work. Contractor shall provide Owner with an updated written schedule not less than every month only if changes to the previously supplied schedule are required.

8.1 If Contractor claims to need an extension in the completion time requirements by reason of any change in the Work, Contractor shall give Owner written notice thereof within seventy-two (72) hours after Contractor's first knowledge of the occurrence of the conditions giving rise to such event. Contractor shall give this written notice before proceeding with the Work.

7.4 The Contractor shall achieve Substantial Completion of the Work no later than the Substantial Completion Date, subject to adjustments as provided for in the Contract Documents. The actual date of Substantial Completion shall be determined by the Architect, but only after requested by the Contractor. In addition to the foregoing, Contractor shall timely achieve all of the milestones set forth in the Project Schedule

**ARTICLE 9 – LIQUIDATED DAMAGES AND BONUS**

9.1 If, for any reason whatsoever, Contractor is unable to achieve Substantial Completion by the Substantial Completion Date, Contractor shall be liable to Owner in an amount equal to the Liquidated Damage Amount times the number of days from the Substantial Completion Date until Substantial Completion is actually achieved.

7.5 Within fifteen (15) calendar days of achieving Substantial Completion, Contractor shall complete any and all punch list work, obtain a temporary certificate of occupancy and take any and all other steps to fully and finally complete the Work, including, but not limited to, any and all cleanup, landscaping, and removal of Contractor's men and materials from the Project site.

9.2 If after achieving Substantial Completion, Contractor, for any reason whatsoever, is unable to achieve Final Completion by the Final Completion Date, as amended by this Agreement, Contractor shall be liable to Owner in an amount equal to one half the Liquidated Damage Amount times the number of days from the Final Completion Date until Final Completion is actually achieved.

7.6 The Work shall only be performed during the dates and times as allowed and permitted by the local/municipal rules and regulations governing the jurisdiction where the Project is located and so as not to disturb neighbors.

9.3 If, for any reason whatsoever, Contractor is unable to achieve a Milestone Date, then Contractor, at its own expense, shall expedite and accelerate the Work in order to meet the next Milestone Date. If, for any reason whatsoever, Contractor is unable to achieve the next consecutive Milestone Date, Owner may, without any need for an opportunity to cure, terminate this Agreement for cause. This provision shall control over Article 20.

7.7 Contractor shall commence Work promptly following Owner's orders to do so and shall so conduct the same as not to delay or interfere with Owner or any third parties to this Agreement in any of their operations and shall proceed in such order and sequence as Owner may direct from time to time. Contractor shall accelerate, decelerate, stop, demobilize, and remobilize its men and materials (and the men and materials under its control) to maintain the project schedule, all of which shall be included in the Contract Sum. Owner shall not be responsible for any delay, interference or extra costs or damages with respect to Contractor's Work. Further, Contractor agrees that no claim for damages other than for an extension of time shall be made or asserted against Owner for any reason whatsoever. Contractor shall not be entitled to an increase in the Contract Sum or payment of compensation of any kind from Owner for direct, indirect, consequential, impact, or other costs, expenses, or damages, including, but not limited to, cost of acceleration or inefficiency, arising out of delay, disruption, interference or hindrance from any cause whatsoever. Contractor waives any rights to consequential damages. Contractor shall regularly, not less than once a month, inform Owner in writing and verbally of the status of the Project and the schedule.

**ARTICLE 10 - CHANGE ORDERS**

10.1 Owner reserves the right under this paragraph to require Contractor to make written changes in the Work, including additions thereto and deletions therefrom, without invalidating this Contract ("Change Order"). Contractor shall thereupon perform the changed Work in accordance with the terms of this Contract, Contract Documents and the Change Order.

7.8 Contractor shall not be entitled to additional payments for increased general conditions related to any Change Order work totaling \$100,000.00 or less and may only seek additional general conditions for any Change Order work exceeding \$100,000. Any and all waterproofing work as further described in AG Contractor Corporation's Bid, is deemed optional work and Contractor will likewise not be entitled to seek additional costs on general conditions associated with

10.2 Where a Change Order is issued, the Contract Sum shall be adjusted as follows: A deduction/credit in favor of Owner of 100% of the applicable Contract Sum for any and all deleted and/or descoped work, materials, labor, and/or additional Work (will be charged the actual cost of the work and materials plus a markup of no more than a combined 15% for overhead and profit for the new and/or different work, materials, labor and/or Work called for in the Change Order (if any). Contractor shall ensure to Owner and prevent subcontractors and suppliers from charging in excess of 15% combined for overhead and profit on any change orders.

10.3 Contractor shall promptly and carefully review this Agreement, the scope of work and related plans and Exhibits

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Contractor: DS AL (Initial)



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and Project and notify Owner in writing of any discrepancies or conflicts before performing any work, and Contractor shall be responsible for any extra costs resulting from its failure to do so. Contractor shall not be entitled to receive any extra compensation of any kind whatsoever, for extra or additional work of any kind, regardless of whether the same was ordered by Owner or any of its representatives, unless such extra order is given in writing and signed by the Owner and Engineer. Contractor shall and hereby does waive any claim for extra compensation in the absence of such signed writing.

10.4 If Owner and Contractor are unable to come to an agreement on the scope, time or amount of a Change Order, Contractor agrees to comply with Engineer's direction as ordered by Owner, maintain detailed and segregated records as to said changed work and materials, and commence the dispute resolution process called for herein, but in no event shall Contractor be permitted to stop or refuse to perform work. At the request of Owner, Contractor shall furnish to Owner all information, calculations, documents, payments, costs, and backup related to all proposed changes and Change Orders.

**ARTICLE 11 - INSURANCE**

11.1 Contractor shall, before proceeding with any Work Order, throughout the duration of the Agreement and during the applicable statute of repose, procure and maintain commercial general liability (CGL) and workers' compensation insurance from an insurance company licensed in the State of Florida having an AM Best rating of not less than "A". The CGL insurance shall include, but shall not be limited to, premises/operations, employees as insureds, explosion, collapse and underground (XCU), broad form contractual (including personal injury), products/completed operations, independent contractors, broad form property damage and personal injury.

11.2 Policy limits shall be as follows: (1) General Aggregate - Per Project of \$2,000,000, (2) Products and Completed Operations Aggregate of \$2,000,000, (3) Each Occurrence of \$1,000,000, (4) Personal/Advertising Injury of \$1,000,000, (5) Fire Damage of \$1,000,000, (6) Medical Payments of \$10,000, (7) Comprehensive Auto Liability on occurrence basis covering all Owned, Non-Owned and Hired Vehicles for limits of liability equal to \$1,000,000 Combined Single Limit, (8) Workers' Compensation including Occupations Disease insurance meeting the statutory requirements of the State in which work is to be performed together with a Broad Form All States Endorsement and containing Employer's Liability insurance in an amount of at least \$500,000 Each Accident / \$500,000 Disease - Policy Limit / \$500,000 Disease - Each Employee and Workers Compensation shall waive the rights of subrogation in favor of all additional insureds, and (9) Umbrella Liability with coverage at least as broad as the underlying policies with per occurrence and aggregate limits of \$1,000,000. If Workers' Compensation coverage is provided by employee leasing, subcontractor must also have a Minimum Premium Workers' Compensation Policy.

11.3 Contractor shall cause Owner to be listed as additional insured on said policies which shall be primary without right of contribution and have said insurers waive any rights of subrogation as to Owner. The only acceptable form of additional insured endorsement shall be CG2010 11/85. A certificate of

Owner: BP SB (Initial)

insurance form must be provided to Owner prior to the commencement of any work and must state coverage will not be altered, cancelled or allowed to expire without thirty (30) days written notice by certified mail to Owner.

11.4 If any of the above coverages are subject to or are in excess of any deductibles or self-retention, these amounts must be stated on the certificate, and said deductibles and self-retention will be the sole responsibility of Contractor.

11.5 It is understood and agreed that the insurance coverage and limits, required above, shall not limit the extent of Contractor's responsibilities and liabilities specified within this Agreement or by law. It is understood and agreed that authorization is hereby granted to refuse entry to the Project and to withhold payments to Contractor until a properly executed Certificate of Insurance and additional insured endorsement is received by Owner. Should Contractor fail or neglect to provide or maintain the required insurance, Owner shall have the right, but not the duty, to provide such insurance and deduct from any money that may be due or become due to Contractor for any and all premium or costs Owner incurs. Equivalent insurance coverage must be obtained from each subcontractor and supplier before permitting them on the site of the Project.

11.6 Notwithstanding the foregoing, including all Owner Supplied Materials once delivered to the Project, Contractor agrees in connection with its work hereunder to maintain and protect the Work adequately and properly by lights, barriers, supports and guards and any and all such means necessary. Contractor further agrees to protect all structures, fixtures, furniture, equipment, streets, utilities, landscaping, sidewalks, materials, and work and materials of others, and Owner, including, without limitation, all Owner Supplied Materials once delivered to the Project. Damage caused by Contractor to same shall be corrected at no cost to Owner. Contractor herein expressly assumes all risk of loss of Contractor's and its subcontractor's work, materials, labor, tools, equipment, supplies, facilities, offices, and other property at or off the Project site. Contractor agrees not to look to Owner for any loss or damage to such items, however caused. Contractor shall maintain products-completed operations insurance through the longer of the applicable Florida statute of limitations or repose period for construction defects.

11.7 Contractor shall, prior to commencing any Work, furnish Owner with a Performance Bond, using AIA Form A312, and a Payment Bond, in accordance with Section 713.23, Florida Statutes, in the amount of the Contract Sum. The Payment and Performance Bonds (hereinafter referred to as "the Bonds") shall be furnished by a surety licensed in the State of Florida that is satisfactory to the Association, naming the Association as obligee and conditioned that the Contractor shall perform all Work required by the Contract Documents in a satisfactory and workmanlike manner. Owner shall be responsible for the costs associated with the Bonds.

**ARTICLE 12 - INDEMNITY**

12.1 Contractor further agrees to conduct and carry on its work in such manner as to avoid injury or damages to persons or property including its own work and any and all third parties working, and visiting the Project and Contractor assumes the

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entire responsibility and liability for and agrees to indemnify, defend and hold Owner harmless from any and all damage or injury of any kind or nature whatsoever (including death resulting therefrom) to all persons whether employees of Contractor or otherwise, and to all property (including loss of use thereof) caused by, resulting from, arising out of or occurring in connection with Contractor's execution of Contractor's Work hereunder and all damage, direct or indirect, of whatsoever nature resulting from the performance or lack of performance of Contractor's Work hereunder. Further, to the fullest extent permitted by law, Contractor shall indemnify, defend and hold harmless Owner and their respective officers, directors, agents and employees (collectively "Indemnified Parties"), from any claim, loss, damages, liability and costs, including but not limited to reasonable attorney's fees, caused in whole or in part by any act, omission or default of Contractor or any of Contractor's subcontractors, sub-subcontractors, materialmen or agents, or any tier of their respective employees arising from this Agreement or its performance. Nothing herein shall require Contractor to indemnify Owner for Owner's own negligence. The provisions of this article shall survive any termination of this Agreement.

submission of a shop drawing shall constitute the Contractor's representation, upon which Owner may rely, that the Contractor has reviewed the submission for accuracy and compliance with the Agreement, plans and specifications and that wherever engineering is required to be performed, same has been performed by a qualified and licensed engineer. Furthermore, the review of the shop drawing by Owner or its agents or architect shall not constitute an undertaking by Owner or its agents to identify deficiencies in the submission.

14.3 Should the proper and accurate performance of the work hereunder depend upon the proper and accurate performance of other work not to be performed by Contractor under this Agreement, Contractor shall carefully examine such other work, determine whether it is in fit, ready and suitable condition for the proper and accurate performance of the work required under this Agreement, use all means necessary to discover any defects in such other work, and before proceeding with the work in this Agreement, report promptly any such improper conditions and defects to Owner in writing and allow a reasonable time to have such improper conditions and defects remedied. Contractor's failure to do so shall constitute Contractor's acceptance of such conditions.

**ARTICLE 13 - ASSIGNMENT**

**ARTICLE 15 - SAFETY**

13.1 Contractor shall not assign this Contract, or any monies due or to become due hereunder, or contract any substantial part of the Work, without the prior written consent of Owner. Nothing herein shall prevent Contractor from engaging subcontractors to perform a portion of the Work hereunder. However, Contractor shall be and remain as fully responsible for all persons, directly or indirectly, employed by such subcontractors as Contractor is for its own acts and omissions and those of its agents, servants and employees.

15.1 Contractor agrees that the prevention of accidents to workers engaged upon or in the vicinity of the Work is its responsibility. Contractor has the sole responsibility for maintaining the safety and loss prevention programs covering all Work performed by Contractor and its subcontractors.

13.2 Contractor shall ensure that all purchase orders, agreements and subcontracts it enters into related to this Project shall specifically permit the Owner the right, but not the obligation, to accept via assignment said purchase orders, agreements and subcontracts upon a termination by Owner of Contractor.

15.2 Contractor shall continuously protect the Work, other work, and the property of Contractor and Owner and others from weather, damage, injury, or loss arising in connection with Contractor's performance of the Work. Owner shall not be responsible for any loss or damage to the Work or the property of Contractor or his employees or subcontractors, however caused.

**ARTICLE 14 - COMPLIANCE; SHOP DRAWINGS**

15.3 Contractor shall prohibit the use or possession of smoking tobacco, chewing tobacco, alcoholic beverages, illegal drugs, controlled substances, and firearms by any person at the Project site. Contractor shall prevent access to the Project site of any person violating such prohibition.

14.1 By executing this Contract, Contractor represents and warrants to Owner that it and the Work, during construction and when completed, will comply fully with all applicable building and safety codes, regulations and construction requirements imposed or enforced by any and all governmental agencies.

**ARTICLE 16 - QUALITY**

14.2 Notwithstanding the dimensions on any plans, specifications or other documents or Contract Documents, it shall be the obligation and responsibility of Contractor to take such measurements as will ensure the proper matching and fitting of the work and materials covered by this Agreement with contiguous work. Contractor shall submit such shop drawings and samples as may be necessary to describe completely the details and construction of the work. Approval of such shop drawings by Engineer shall not relieve Contractor of its obligation to perform the work in strict accordance with this Agreement, nor of its responsibility for the proper matching and fitting of the work with contiguous work and the coordination of the work with other work being performed. Contractor's

16.1 Contractor shall at all times provide first quality, new materials (unless otherwise specified in the Contract Documents) and workmanship conforming to this Contract and the Contract Documents requirements and be in accordance with the best standards of the construction industry where the Project is located and shall be obligated, at its cost, to remedy any deficiency therein.

**ARTICLE 17 - GUARANTEES AND WARRANTIES**

17.1 Contractor shall be fully responsible for (1) any defective or improper work or materials, (2) any damages caused thereby, and (3) the repair or replacement of such work, materials or damages to adjacent areas, which repair or replacement shall be satisfactory to Owner. Contractor shall

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warrant its Work for the longer of the following: (a) as required by this Agreement, (b) as required by Florida Law, or (c) one (1) year from issuance of a final (not temporary) certificate of occupancy of the entire scope of Work called for in this Agreement. Contractor shall fully warrant its work and materials irrespective of the status of payment or if Contractor was terminated. Notwithstanding the foregoing, any and all labor and materials that provide for a longer warranty duration shall be assigned and transferred over to Owner.

17.2 Contractor shall, promptly upon receipt of written notice thereof (not exceeding 3 calendar days), make good any defects in materials, equipment and workmanship to its Work which may develop within periods for which said materials, equipment and workmanship are guaranteed, and also make good any damage to other work caused by the repairing of such defects at its own expense, and without reimbursement under the Contract.

**ARTICLE 18 – PERFORMANCE; SUBCONTRACTORS**

18.1 Contractor shall promptly and carefully review this Contract and Contract Documents and Project and notify Owner and Architect in writing of any discrepancies or conflicts before performing any Work, and Contractor shall be responsible for any extra costs resulting from its failure to do so.

18.2 The Contractor shall confine operations at the Project site to areas permitted by law, ordinances, permits and this Contract and the Contract Documents and shall not unreasonably encumber the Project site with materials and equipment.

**ARTICLE 19 – DEFAULT BY OWNER**

19.1 So long as Contractor is not otherwise in default, should Owner at any time:

- (a) fail to timely tender payment for the Work as called for in the Contract Documents; and/or
- (b) fail to timely make Owner Supplied Materials available on the Project site on the date agreed to in writing by the parties; and/or
- (c) fail to make the Project site reasonably available to Contractor within the construction contract Time period;

then in any such event, Owner shall be in default and Contractor shall provide Owner with ninety-six (96) hours written notice within which to cure; the failure of the Owner to timely initiate such cure shall entitle Contractor the right to exercise any one or more of the following remedies:

- (i) slow and/or stop the Work (with a commensurate and reasonable Contract Sum and Time extension/adjustment) without terminating the Contract until such time as the remedy is provided by the Owner; and/or
- (ii) terminate the Contract upon a second ninety-six (96) hour written notice (at any time following the expiration of the initial ninety-six (96) hours' notice and curative period).

Owner: BP SB (Initial)

19.2 Notwithstanding anything herein to the contrary, each and every default and notice to Owner shall be separate and distinct such that each and every default shall require its own notice and opportunity to cure. Once cured, to the extent that a future default occurs, a new notice and opportunity to cure must be provided prior to termination. However, to the extent that Owner consistently requires notices and opportunity to cure (defined as six or more for separate and distinct defaults or three or more for the same default), Contractor may terminate the Contract via notice without further opportunity to cure.

**ARTICLE 20 – DEFAULT BY CONTRACTOR**

20.1 Should Contractor at any time:

- (a) fail to supply the labor, materials, equipment, supervision and other things required of it in sufficient quantities and of required quality to perform the Work with the skill, conformity, promptness and diligence required hereunder; or
- (b) cause interference, stoppage, or delay to the Project or an activity necessary to complete the Project; or
- (c) fail to properly and promptly make payment for all labor, materials and services provided in the performance of the Work; or
- (d) fail to promptly and timely prosecute the Work including, without limitation, achieving Milestones; or
- (f) fail in the performance or observance of any of the covenants, conditions, or other terms of this Contract;

then in any such event, each of which shall constitute a default hereunder by Contractor, Owner shall, in addition to any other rights or remedies otherwise provided by this Contract and the other Contract Documents or by law, after giving Contractor written notice of default and ninety-six (96) hours within which to cure said default, have the right to exercise any one or more of the following remedies:

- (i) require that Contractor utilize, at its own expense, overtime labor (including Saturday and Sunday Work) and additional shifts as necessary to overcome the consequences of any delay attributable to Contractor's default; and/or
- (ii) attempt to remedy the default by whatever means Owner may deem necessary or appropriate, including, but not limited to, correcting, furnishing, performing, or otherwise completing the Work, or any part thereof, by itself or through others and deducting the cost thereof (plus an allowance for administrative burden equal to twenty five percent (25%) of such costs) from any monies due or to become due to Contractor hereunder; and/or
- (iii) terminate the Contractor via written notice (at any time following the expiration of the initial ninety-six (96) hours' notice and curative period), without thereby waiving or releasing any rights or remedies against Contractor, and by itself or through others take possession of the Work; and/or
- (iv) recover from Contractor all losses, damages, penalties and fines, whether actual or liquidated, direct or consequential, and

Contractor: AL (Initial)



**WINSTON TOWERS 100 ASSOC., INC.**

250 174<sup>th</sup> Street, Office 104  
Sunny isles Beach, FL 33160

Phone: 305-932-0850

[office@winstontowers100.net](mailto:office@winstontowers100.net)

all reasonable attorneys' fees suffered or incurred by Owner by reason of or as a result of Contractor's default.

or relinquishment of Owner's right to thereafter require the compliance with any such provision of this Agreement or a waiver of the right of Owner to thereafter exercise such option but such provision or option shall remain in full force and effect.

20.2 Notwithstanding anything herein to the contrary, each and every default and notice to Contractor shall be separate and distinct such that each and every default shall require its own notice and opportunity to cure. Once cured, to the extent that a future default occurs, a new notice and opportunity to cure must be provided prior to termination for cause. However, to the extent that Contractor consistently requires notices and opportunities to cure (defined as six or more for separate and distinct defaults or three or more for the same default), Owner may terminate the Contractor for cause via notice without an opportunity to cure.

**ARTICLE 22 - EARLY TERMINATION**

22.1 In its sole discretion, Owner may, at any time prior to Substantial Completion, terminate this Contract for its convenience for any reason whatsoever, or for no reason, upon the giving of written notice to Contractor. In no event shall Contractor be entitled to consequential damages or loss of profits on portions of the Work not yet performed or Bonus. If terminated for convenience, Contractor shall be entitled to be paid its actual cost of the Work, labor and materials at the point of termination, plus a combined 15% for overhead and profit. Payment shall be made in accordance with and subject to the requirements of Article 5.

20.3 In case of termination of Contractor, the Contractor shall not be entitled to receive any further payment under this Contract. After completion of the Work by the exercise of any one or more of the above remedies and acceptance of the Work by Owner and full payment therefore by Owner to the replacement contractor or others, Owner shall pay Contractor the undisbursed balance of the Contract Sum, if any. If the cost of completion of the Work, plus the allowance for administrative burden, together with any other damages or losses sustained or incurred by Owner, shall exceed the undisbursed balance of the Contract Sum, Contractor shall pay the difference within fifteen (15) days of written demand from Owner.

22.2 Without limitation, the following obligations, among others, of Contractor shall survive the termination of the Contract: warranties and guarantees of Work performed; indemnity; payment of taxes, damages, losses and expenses; certifications; delivery of manuals, data on electronic media and as-built drawings; correction of Work performed; removal of liens; and cooperation with the construction lender.

**ARTICLE 21 - DISPUTES**

**ARTICLE 23 - MISCELLANEOUS**

21.1 If a dispute should arise between Owner and Contractor under or relating to the Work or the Contract, or the breach thereof, then either party may seek redress of its grievances as to such disputes at law or in equity in a court of competent jurisdiction located in Miami-Dade County, Florida.

23.1 In the event that any term, provision, or part of the Contract is held to be illegal, invalid or unenforceable, such term, provision, or part shall be deemed severed from the Contract and the remaining terms, provisions and parts shall remain unaffected thereby. Where the context requires, neutral terms used herein shall include the masculine and feminine, and singular terms shall include the plural, and vice versa.

21.2 This Contract shall be governed and construed under the laws of the State of Florida. Each of the parties hereto consents to the jurisdiction and the venue of any such action in Miami-Dade County for all purposes in connection with this Contract. **THE PARTIES HEREBY SPECIFICALLY AND IRREVOCABLY WAIVE ANY RIGHT THAT THEY MAY HAVE TO DEMAND A TRIAL BEFORE JURY IN ANY SUCH ACTION.** The prevailing party in any such suit shall be entitled to recover from the other party any and all costs and expenses, including but not limited to reasonable attorney's fees and costs, incurred in having to enforce its rights hereunder, with or without suit.

23.2 This Contract, including the documents incorporated herein by reference, embodies the entire agreement of the parties and supersedes all prior negotiations, agreements and understandings relating to the subject matter hereof, same being merged herein.

21.3 The existence of a dispute shall not be grounds for any failure to perform by Contractor nor limit the right of Owner to proceed to remedy any default by Contractor.

23.3 No requirement of this Contract may be waived or modified except by written document signed by at least one Authorized Representative of each party.

21.4 The failure of Owner to insist upon strict compliance with any of the provisions of this Agreement, or to exercise any options provided for herein, shall not be construed to be a waiver

23.4 The captions of the articles in this Contract are inserted only as a matter of convenience and for reference and in no way define, limit or describe the scope of any article or paragraph herein. All reference to days shall mean calendar days unless otherwise specified.

23.5 All notices called for in this Agreement shall be in writing and addressed to one or more of the Authorized Representatives set forth in this Agreement.

IN WITNESS WHEREOF, the parties have duly executed this Contract as of the date first above written.

Owner: BP SB (Initial)

Contractor: AL (Initial)





**WINSTON TOWERS 100 ASSOC., INC.**

250 174<sup>th</sup> Street, Office 104  
Sunny isles Beach, FL 33160

Phone: 305-932-0850  
office@winstontowers100.net

**OWNER**

Date: 10/14/2022 | 8:00 AM PDT <sup>10/13/2022 | 8:25 AM PDT</sup>  
DocuSigned by: Bruce Peterson  
Sign: Bruce Peterson, Lana Butler, Treasurer  
Print: Bruce Peterson - Lana Butler, Treasurer  
Title: Vice President Treasurer

**CONTRACTOR**

Date: 10/14/2022 | 9:21 AM PDT  
DocuSigned by: Oneisy Leiva  
Sign: Oneisy Leiva  
Print: Oneisy Leiva  
Title: President

Owner: BP SB (Initial)

Contractor: OL (Initial)



**WINSTON TOWERS 100 ASSOC., INC.**

250 174<sup>th</sup> Street, Office 104  
Sunny isles Beach, FL 33160

Phone: 305-932-0850  
[office@winstontowers100.net](mailto:office@winstontowers100.net)

**Exhibit "A"**

Contract Documents/Exhibits

Description	Pages
1. (a) This Contract dated October 10, 2022, 15	
(b) Milestone Completion Schedule, 1	
(c) AG Contractors Corp. dated August 18, 2022, Independent Engineers' In Project Manual and Specifications,	17
(d) Owner Supplied Materials,	1
(e) Independent Engineers' Inc Project Manual and Specifications AG Contractor Corp. dated October 10, 2022, consisting of 17 pages,	17
(f) Independent Engineers Drawings S1 through, S2, S3, S4, S5, S6 and S-7 dated 7-21-2022,	7
(g) Independent Engineers Drawings S7-1, S-8, S-9 dated 08-10-2022,	3
(h) Independent Engineers Shoring Drawings S-17, S17-2, S17-3 dated 8-August 15-22	3
(g) Basecrete Specification 2 pages,	
(h) Pooldesign.net pool plan Dated August 8, 2022	6
(i) those certain Plans and specifications prepared by the Architect for the Project as set forth above,	
(j) Copy of sample Payment and Performance Bonds, and	
(k) Any written interpretations and modifications of the Contract Documents to be made from time to time by the Owner or Architect, as hereinafter defined. Independent Engineers, In project manual and specifications	1

Owner: BP SB (Initial)

Contractor: AL (Initial)



**WINSTON TOWERS 100 ASSOC., INC.**

250 174<sup>th</sup> Street, Office 104  
Sunny isles Beach, FL 33160

Phone: 305-932-0850  
[office@winstontowers100.net](mailto:office@winstontowers100.net)

**Exhibit "B"**

Milestone Completion Schedule

	Milestone Description	Date
	Construction Start Date	_____
1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
9.	_____	_____
10.	_____	_____
	Substantial Completion Date	_____
	Final Completion Date (15 days after Substantial Completion)	_____



**WINSTON TOWERS 100 ASSOC., INC.**

250 174<sup>th</sup> Street, Office 104  
Sunny isles Beach, FL 33160

Phone: 305-932-0850  
office@winstontowers100.net

**Exhibit "C"**

**Contractor's Waiver and Release Upon Progress Payment**

State of Florida )  
County of \_\_\_\_\_ )

"Owner": \_\_\_\_\_

"Project": \_\_\_\_\_

"Payment Date": \_\_\_\_\_

The undersigned, in consideration of the sum of \$10 and other good and valuable consideration does hereby waive and release its lien and rights to claim a lien as well as any and all claims, change orders, works, materials, delays, fees, costs, losses, expenses, damages or sums for the labor, services, and materials furnished to and for improvements to the Project or Owner through and including the Payment Date as well as releases any and all claims against the Owner and its employees, agents and the Project. The undersigned warrants and represents that it has paid all bills and sums due to any and all suppliers, persons, employees, agents, and subcontractors working under or through the undersigned through and including the Payment Date. The undersigned further warrants that all work and materials supplied by, through or under it fully comply with the applicable rules, codes, plans, specifications, and contract documents.

This release does not release rights to contractual retainage, if any, or lien/bond rights after the Payment Date. All other rights, however, are released.

Contractor: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Sign: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

Personally Known \_\_\_\_ OR Produced Identification \_\_\_\_

Type of Identification Produced \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public - State of Florida  
Print or Stamp Commissioned Name of Notary Public



**WINSTON TOWERS 100 ASSOC., INC.**

250 174<sup>th</sup> Street, Office 104  
Sunny isles Beach, FL 33160

Phone: 305-932-0850  
office@winstontowers100.net

**Contractor's Waiver and Release Upon Final Payment**

State of Florida )  
County of \_\_\_\_\_ )

"Owner": \_\_\_\_\_

"Project": \_\_\_\_\_

The undersigned, in consideration of the sum of \$10 and other good and valuable consideration does hereby waive and release its lien and rights to claim a lien as well as any and all claims, change orders, works, materials, delays, fees, costs, losses, expenses, damages or sums for the labor, services, and materials furnished to and for improvements to the Project or Owner through and including the date of execution hereof as well as releases any and all claims against the Owner and its employees, agents and the Project. The undersigned warrants and represents that it has paid all bills and sums due to any and all suppliers, persons, employees, agents, and subcontractors working under or through the undersigned through and including the date of execution hereof. The undersigned further warrants that all work and materials supplied by, through or under it fully comply with the applicable rules, codes, plans, specifications, and contract documents.

Contractor: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Sign: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.  
Personally Known \_\_\_\_ OR Produced Identification \_\_\_\_  
Type of Identification Produced \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public - State of Florida  
Print or Stamp Commissioned Name of Notary Public



**WINSTON TOWERS 100 ASSOC., INC.**

250 174<sup>th</sup> Street, Office 104  
Sunny isles Beach, FL 33160

Phone: 305-932-0850  
[office@winstontowers100.net](mailto:office@winstontowers100.net)

**Subcontractor's Waiver and Release Upon Progress Payment**

State of Florida )  
County of \_\_\_\_\_ )

"Owner": \_\_\_\_\_

"Project": \_\_\_\_\_

"Contractor": \_\_\_\_\_

"Payment Date": \_\_\_\_\_

The undersigned, in consideration of the sum of \$10 and other good and valuable consideration does hereby waive and release its lien and rights to claim a lien as well as any and all claims, change orders, works, materials, delays, fees, costs, losses, expenses, damages or sums for the labor, services, and materials furnished to and for improvements to the Project, Owner or Contractor through and including the Payment Date as well as releases any and all claims against the Owner and its employees and agents, the Project and Contractor. The undersigned warrants and represents that it has paid all bills and sums due to any and all suppliers, persons, employees, agents, and subcontractors working under or through the undersigned through and including the Payment Date. The undersigned further warrants that all work and materials supplied by, through or under it fully comply with the applicable rules, codes, plans, specifications, and contract documents.

This release does not release rights to contractual retainage, if any, or lien/bond rights after the Payment Date. All other rights are released.

Subcontractor: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Sign: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.  
Personally Known \_\_\_\_ OR Produced Identification \_\_\_\_  
Type of Identification Produced \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public - State of Florida  
Print or Stamp Commissioned Name of Notary Public



**WINSTON TOWERS 100 ASSOC., INC.**

250 174<sup>th</sup> Street, Office 104  
Sunny isles Beach, FL 33160

Phone: 305-932-0850  
office@winstontowers100.net

**Subcontractor's Waiver and Release Upon Final Payment**

State of Florida )  
County of \_\_\_\_\_ )

"Owner": \_\_\_\_\_

"Project": \_\_\_\_\_

"Contractor": \_\_\_\_\_

The undersigned, in consideration of the sum of \$10 and other good and valuable consideration does hereby waive and release its lien and rights to claim a lien as well as any and all claims, change orders, works, materials, delays, fees, costs, losses, expenses, damages or sums for the labor, services, and materials furnished to and for improvements to the Project, Owner or Contractor through and including the date of execution hereof as well as releases any and all claims against the Owner and its employees and agents, the Project and Contractor. The undersigned warrants and represents that it has paid all bills and sums due to any and all suppliers, persons, employees, agents, and subcontractors working under or through the undersigned through and including the date of execution hereof. The undersigned further warrants that all work and materials supplied by, through or under it fully comply with the applicable rules, codes, plans, specifications, and contract documents.

Subcontractor: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Sign: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.  
Personally Known \_\_\_\_ OR Produced Identification \_\_\_\_  
Type of Identification Produced \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public - State of Florida  
Print or Stamp Commissioned Name of Notary Public



**WINSTON TOWERS 100 ASSOC., INC.**

250 174<sup>th</sup> Street, Office 104  
Sunny isles Beach, FL 33160

Phone: 305-932-0850  
[office@winstontowers100.net](mailto:office@winstontowers100.net)

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**Exhibit "DA"**

**Owner Supplied Materials**

<b><u>Description</u></b>	<b><u>Quantity</u></b>	<b><u>Agreed Delivery Date</u></b>
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# Inspection Engineers, Inc.

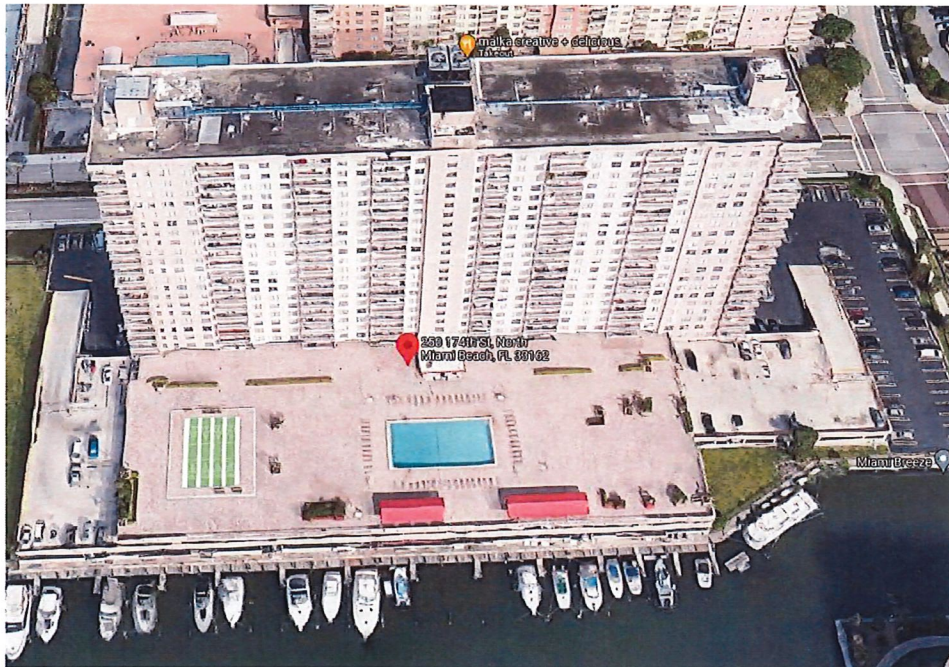
6135 NW 167<sup>th</sup> Street, Suite E28  
Hialeah, Florida 33015  
Phone: (305) 232-8691  
Email: InspectionEngineersInc@gmail.com  
Website: www.InspectionEngineersInc.com



## BID PACKAGE W/ PROJECT MANUAL & SPECIFICATIONS

PREPARED FOR:

**WINSTON TOWER 100 ASSOCIATION, INC.**  
**250 174TH ST, SUNNY ISLES, FL 33160**



PREPARED BY:

INSPECTION ENGINEERS, INC.  
6135 NW 167<sup>TH</sup> STREET, SUITE E28  
HIALEAH, FL 33015  
PH: (305) 232-8691

**JUNE 6, 2022**

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SB

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**FOREWORD**

We, Inspection Engineers, Inc., have been hired to perform a visual inspection of the parking building located at 250 174<sup>th</sup> St, Sunny Isles Beach FL 33160 and based on such evaluation, describe the findings and provide proper recommendations and bidding package.

**DISCLAIMER**

It is important to note that the quantities provided are estimates from the visual inspections performed by our engineers. Actual quantities may vary once the contractor begins working on some of the areas. The actual quantities will be verified and accounted for by our engineers only. This package represents an accurate representation of the present conditions of the building as per visual observation and therefore, does not include inferences concerning the adequacy of the structural components since no destructive or environmental testing was performed. The extent of the visual inspection performed is not portrayed to be sufficient to accurately determine conceal conditions or defects, or predict the implications of such conditions in the future.

This inspection is made on the basis of what is readily accessible and visible. No attempt was made to uncover, remove or expose hidden areas. This package does not constitute a guarantee of any kind.

In our opinion, the subject property is generally in fair condition, based on the age\* and above noted comments, and assuming that normal and proper construction methods and/or updates or repairs were employed where hidden. This assumes that recommendations or comments made in this bid package are properly performed, repaired or checked by qualified and/or licensed contractors. Firm quotations will be obtained from licensed contractors for repairs to any of the below items.

**OBSERVATION AND EVALUATION**

The building was built in 1970, using the typical construction methods applied to those years.. Every wall, floor, column, slab and accessible beam was evaluated around the parking building. As a result of our inspections, we found critical areas to be repaired or replaced and created a bid package with the most accurate representation of the quantities and amount of damages to be repaired including a typical procedure per case.

DS  
BP SB

DS  
AL

**Bidding and Contract Requirements**

**Section I: Invitation to Bid**

**INVITATION TO BID**

**Owner:** Winston Tower 100 Condominium Association  
250 174<sup>th</sup> St,  
Sunny Isles Beach FL 33160

**Engineer:** Inspection Engineers, Inc.  
6135 NW 167<sup>th</sup> Street, Suite E28  
Hialeah, FL 33015  
Attn: Douglas H. Mercado

Dear Contractor,

Your firm is invited to submit an offer under seal to the attention of Winston Tower 100 condo Association located at the above indicated address. Your bid must be received by **August 5, 2022 before 4pm** for the following project:

**Description: concrete restoration of building parking garage - optional pool and pool deck**  
**Location: 250 174<sup>th</sup> St, Sunny Isles Beach, FL 33160**

- Documents can only be obtained by the General Contractor.
- Refer to other bidding requirements described in Instruction to Bidders on the package.
- Submit your offer on the Bid Form provided with the package. Bidders are required to complete the Bid Form as required. Bidders may supplement this form as appropriate.
- Your offer will be required to be submitted under a condition of irrevocability for a period of 90 days after submission.
- The Owner reserves the right to accept or reject all offers.

Your bid quote signed and sealed must be delivered directly to Winston Towers 100 Condominium Association no later than **August 5, 2022 by 4:00 PM**. Any bid not delivered or received signed and sealed by this date and time will not be considered. Please provide 2 copies of your bid: one for the client and one for the engineers who will assist the client in reviewing and selecting the best possible bid. We will accept an emailed copy to [levsolo@gmail.com](mailto:levsolo@gmail.com) or [normandia007@msn.com](mailto:normandia007@msn.com)

Please contact our office if you have any questions.

Sincerely,

Douglas H. Mercado  
President

 DS  
BP SB

 DS  
AL



**Section II: Instructions to Bidders**

RELATED DOCUMENTS

- A. Repair Specifications prepared by Inspection Engineers, Inc.
- B. Bid Form – Unit Prices
- C. Drawings prepared by Inspection Engineers, Inc. The pool drawings provided are to be used as a reference guide of the area contents.
- D. Supplementary Conditions
  - 1. Insurance requirements.
  - 2. Bond types and values (if required).

2.1 SITE EXAMINATION

- A. Examine the project site before submitting a bid.
- B. The bidder is required to contact the Engineer at the following phone number or via email in order to arrange a date and time to visit the project site: Attn: , Inspection Engineers, Inc., P.E.

2.2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others. Contractor shall perform all other work that is reasonably inferable therefrom as being necessary to accomplish the intent of the scope of work set forth in the Contract Documents, and as required by all applicable laws, ordinances and rules and regulations of any governing authority including but not limited to the current edition of the Florida Building Code and any local amendments Building Restoration Scopes per EXHIBITS A – E Contractor shall leave the Project site in a broom clean condition upon completion of the Work.

2.3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

The date of commencement of the Work shall be the date of this Agreement unless a different date is stated below or provision is made for the date to be fixed in a notice to proceed issued by the Owner.

*(Insert the date of commencement if it differs from the date of this Agreement or, if applicable, state that the date will be fixed in a notice to proceed.)*

DS BP SB

DS AL

Contractor shall apply for permits with the City of Sunny Isles Beach Building Department within five (5) business days after execution of this Agreement and diligently pursue their issuance. The Work shall commence no later than fifteen (15) calendar days after issuance of the permit or a written Notice to Proceed issued by the Association's Representative, whichever occurs later (the "Commencement Date").

2.4 THE CONTRACT TIME SHALL BE MEASURED FROM THE DATE OF COMMENCEMENT.

2.5 The Contractor shall achieve Substantial Completion of the entire Work not later than two hundred seventy days ( 270 ) days from the date of commencement as set forth in Article 3.1(for purposes of illustration, working days do not include weekends, Federally recognized holidays, days of extreme weather, building or common area closure days, or any other day that Contractor is prevented from working on the Project for any reason that is not expressly attributable to Contractor's actions or inactions.)

Minimum number of workers, 10.

The following days shall be excluded from total days of completion 1. Rain Days (for work to be performed on the roof level only), However, no extensions shall be given for rain days for work necessary to complete for the garage project 2. Federal Holidays 3. Weekends (Sat-Sun). Additional days will be added if new scopes or quantities are added to contract. All Rain days and delay shall be documented on daily occurrence. A 5 Day Work Week shall be in effect. Due to the rain, anything less than 4 hours of work will be considered as a rainy day, anything 4 hours or more will be considered a full day.

(Insert number of calendar days. Alternatively, a calendar date may be used when coordinated with the date of commencement. If appropriate, insert requirements for earlier Substantial Completion of certain portions of the Work.)

2.6 Liquidated Damages. It is mutually agreed between the parties that time is of the essence of this Contract, and in the event the project is not completed within the time and in the manner specified in this Contract (hurricane or storm delays notwithstanding or other reasonable delays such as additional work or inability to obtain materials or other reasons beyond the control of Contractor), it is agreed that from the compensation otherwise to be paid to the Contractor, the Owner may retain the sum of Five Hundred Dollars (\$500.00) per day for each day thereafter, that the work remains uncompleted and the Owner is denied full benefit of completion of the project, which sum Owner and Contractor agree represents the damages the Owner will have sustained per day for the failure of the Contractor to complete the project within the time stipulated. Requests for extensions due delays must be made in writing within

DS BP SB

DS AL

seven days from incurring the delay indicating the reason for such delay and shall indicate the number of days lost due to such delay. The parties agree that this sum is not a penalty.

**Section III: Bid Form**

**BID FORM – UNIT PRICES**

To: WINSTON TOWER 100 CONDOMINIUM ASSOCIATION  
250 174TH ST, SUNNY ISLES BEACH, FL 33160

**Project: concrete restoration of building parking garage - optional pool and pool deck**

Date: 10/11/2022  
Submitted by: A.G. Contractors Corp.  
Address: 2356 W 8<sup>th</sup> Court, Hialeah, FL 33010

---

**OFFER**

Having examined the Worksite and all matters referred to in the Instructions to Bidders and the Contract Documents prepared by the Engineer for the above referenced project we, the undersigned hereby offer to enter into a Contract to perform the Work for the Unit Prices listed in this Bid Form in lawful money of the United States of America.

All applicable Federal and State of Florida, Miami-Dade County taxes are included in the Unit Prices.

**1. ACCEPTANCE**

This offer shall be open to acceptance and it is irrevocable for ninety days from the bid closing date.

If this bid is accepted by the Owner within the time period stated above, we will:

- Execute the Agreement within seven days of receipt of acceptance of this bid.
- Furnish the required bonds (if any) within fourteen days of receipt of acceptance of this bid. Commence work to obtain Construction Permit within two weeks after written acceptance of this bid.

**2. CONTRACT TIME**

Complete the Work in **(38.57) calendar weeks** from commencement of Work. Please provide an accurate time frame for the completion of the work.

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## 3. UNIT PRICES AND ESTIMATED QUANTITIES

Item	Description of Work	Unit	Qty	Unit \$	Sub total \$	Not Exceed
<b>CONCRETE RESTORATION</b>						
1	Concrete columns spall, partial-depth up to 4"	CF	180	\$300.00	\$54,000.00	
2	Concrete beam spall	CF	90	\$300.00	\$27,000.00	
3	Concrete columns spall - 2 to 3 full-depth	CF	320	\$310.00	\$99,200.00	
4	Honey combs in columns	SF	120	\$98.00	\$11,760.00	
5	Shoring and Safety Protection	LS	1	\$72,000.00	\$72,000.00	
<b>CONCRETE SLAB</b>						
6	Full depth concrete spall (slab 5 inch)	SF	1,010	\$116.00	\$117,160.00	
7	Partial depth up to 3 inches	SF	700	\$98.00	\$68,600.00	
8	Slab cracks, route and seal	LF	4,600	\$12.00	\$55,200.00	
9	Soffit cracks, route and seal	LF	340	\$14.00	\$4,760.00	
10	Concrete edge repair	LF	120	\$100.00	\$12,000.00	
11	Concrete joists repair (honeycomb and spall)	SF	340	\$98.00	\$33,320.00	
12	Expansion Joints remove and replace.	LF	300	\$27.00	\$8,100.00	
13	Concrete nosing of Expansion Joints Repair	LF	210	\$65.00	\$13,650.00	
14	Construction joint repair (grout and seal)	LF	1,200	\$14.00	\$16,800.00	
<b>CONCRETE RAMPS</b>						
15	Partial depth up to 3 inches	SF	96	\$98.00	\$9,408.00	
16	Slab cracks (structural)	LF	160	\$44.00	\$7,040.00	
17	Concrete columns spall, partial depth up to 4 inch	CF	6	\$300.00	\$1,800.00	
18	Concrete joists repair (honeycomb and spall)	SF	8	\$98.00	\$784.00	
<b>PERIMETER WALLS</b>						
19	Concrete wall spall	SF	28	\$98.00	\$2,744.00	
20	Repair loose stucco	SF	820	\$20.00	\$16,400.00	
21	Cracks on the wall, grout and seal	LF	180	\$12.00	\$2,160.00	
<b>Sunken area, repair floor and wall (bike site area)</b>						
22	Remove and pour new concrete beam	CF	18	\$350.00	\$6,300.00	
23	Remove and install new concrete block wall	SF	130	\$95.00	\$12,350.00	
24	Remove and fill with compacted soil	CF	50	\$22.00	\$1,100.00	
25	Pour new asphalt	SF	120	\$10.00	\$1,200.00	
26	Mobilization	LS	1	2%	\$11,657.20	
27	General Conditions	LS	1	7%	\$40,800.00	
28	Payment & performance bond (%)			2%	\$12,706.35	
<b>POOL</b>						
29	Full removal of concrete (wall and bottom pool slab incl' rebar)**	LS		\$50,000.00	\$50,000.00	
30	Concrete pour (entire shell done in 1 continuous pour)**and	LS		\$80,000.00	\$80,000.00	
	all necessary labor and materials to complete the pool shell			<b>Total Estimate</b>	<b>\$849,999.75</b>	
<b>Optional Work - Pool, Pool Deck &amp; Planters</b>						
31	Applying new waterproofing membrane	SF	54,000	\$10.00	\$540,000.00	
32	Repair damaged concrete	UC				
33	Pool Shell waterproofing – Basecrete			\$41,000.00	\$41,000.00	

34	Remove and fill soil	CF	1,300	\$22.00	\$28,600.00	
35	Waterproofing inside of planters	SF	3,200	\$12.00	\$38,400.00	
36	Epoxy filling hairline cracks prior to waterproofing	LF	500	\$15.00	\$7,500.00	
37	Zurn drains	EA	1	\$1,200.00	\$1,200.00	
38	Replace cast Iron Pipe with PVC	EA	1	\$1,200.00	\$1,200.00	
39	New Planters	EA	N/A			
40	Paint on Walls and piping	EA	1	\$21,180.00	\$21,180.00	
41	Restroom Remodeling and Code updated	EA	1	\$17,600.00	\$17,600.00	
42	New Electrical lights on Pool Deck	EA	1	\$450.00	\$450.00	
43	New BBQ station, gas piping	EA	1	\$15,700.00	\$15,700.00	
44	Demo and reinstall Trellis	EA	N/A			
45	Landscaping	EA	N/A			
46	Pool Finishing	EA	1	\$92,000.00	\$92,000.00	
47	Pool Equipment	EA	1	\$48,000.00	\$48,000.00	
48	Beautification	LS	N/A			
<b>Optional Work Total</b>					<b>\$852,830.00</b>	

Contractor to provide Unit Prices and total prices for each task including labor and materials.

\*\* Provide item costs for unit price or lump sum.

**THE CONTRACTORS WILL BE PROVIDED WITH MICROSOFT EXCEL SHEETS WITH THE QUANTITIES SPECIFIED IN THE "ESTIMATE OF REQUIRED WORK" SHEETS THAT ARE ATTACHED AT THE END OF THIS BID PACKAGE. THIS WILL FACILITATE THEIR PROPOSAL PRESENTATION.**

Contractor MUST visit the site, get familiar with the work. Most of the Restoration Concrete repairs are marked on the drawing. Only use the pool data drawings for reference. It is contractor responsibility to verify All visible cracks and damages, which are the part of the bid. Any repairs for NON visual damages will be treated as an extra or change order and have to be approved by Engineer and the Special Inspector. Any spider/hairline small cracks found on the pool deck, which required an epoxy injection, will be part of the job and no separate charge will be allowed.

**Every indicated unit will be paid based on actual measurements certified by the Special Inspector. If non-specified units appear or the number of approved units increases, a change order will be prepared between the Contractor, the Engineer and the Special Inspector. No work can be started and will not be paid if not previously approved by the Owner.**

#### 4. APPENDICES

The following information has to be included with the Bid submission:

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1. Copy of General Contractor license.
2. Certificates of insurance.
3. Workers Compensation Policy
4. List of three projects in which work similar to that specified herein was successfully completed.
5. Technical data sheets for products intended for use if different from those specified.
6. BID FORM SIGNATURE (S)

The Corporate Seal of

*A.G. Contractors Corp.*

(Bidder – print full name of firm)

was hereunto affixed in the presence of:

*[Signature]*

*President*

(Authorized signing officer)

(title)

(Seal)

(Authorized signing officer)

(title)

**Section IV: Supplementary General Conditions**

Permits fees to be paid by the contractor and reimbursed by the Owner upon presentation of receipts. If additional Engineering Plans and Calculations are required by the Building Department for Construction Permit approval, these will be paid by the Contractor and reimbursed by the Owner.

If a Performance Bond is required by the Owner, the actual cost of such Bond will be reimbursed to the Contractor within 2 weeks of the actual bond payment by the Contractor.

**The cost of ANY swing stage shall be clearly specified under General Conditions** and the Contractor is obligated to inform the Engineer or the Special Inspector when a swing stage is required and for how long it will be required. The invoice for the swing stage use has to be verified and accepted by the Special Inspector before it is presented to the Owner.

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**CONSTRUCTION INDUSTRY LICENSING BOARD**

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

**ROSAS-GUYON, CHESTER ANDRES**

A.G. CONTRACTORS CORP.  
2356 W 8 COURT  
HIALEAH FL 33010

**LICENSE NUMBER: CGC1504445**

**EXPIRATION DATE: AUGUST 31, 2024**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 10/12/2022
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THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Financial Insurance Brokers 5805 Blue Lagoon Drive Suite 400 Miami FL 33126	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2"><b>CONTACT NAME:</b> Michael Reyes</td> </tr> <tr> <td><b>PHONE (A/C, No, Ext):</b> (305) 441-9932</td> <td><b>FAX (A/C, No):</b> (305) 441-8632</td> </tr> <tr> <td colspan="2"><b>E-MAIL ADDRESS:</b> mreyes@fibinsurance.com</td> </tr> <tr> <td colspan="2" style="text-align: center;"><b>INSURER(S) AFFORDING COVERAGE</b></td> </tr> <tr> <td><b>INSURER A:</b> GuideOne National Insurance Co</td> <td style="text-align: right;"><b>NAIC #</b> 14167</td> </tr> <tr> <td><b>INSURER B:</b></td> <td></td> </tr> <tr> <td><b>INSURER C:</b></td> <td></td> </tr> <tr> <td><b>INSURER D:</b></td> <td></td> </tr> <tr> <td><b>INSURER E:</b></td> <td></td> </tr> <tr> <td><b>INSURER F:</b></td> <td></td> </tr> </table>	<b>CONTACT NAME:</b> Michael Reyes		<b>PHONE (A/C, No, Ext):</b> (305) 441-9932	<b>FAX (A/C, No):</b> (305) 441-8632	<b>E-MAIL ADDRESS:</b> mreyes@fibinsurance.com		<b>INSURER(S) AFFORDING COVERAGE</b>		<b>INSURER A:</b> GuideOne National Insurance Co	<b>NAIC #</b> 14167	<b>INSURER B:</b>		<b>INSURER C:</b>		<b>INSURER D:</b>		<b>INSURER E:</b>		<b>INSURER F:</b>	
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<b>INSURED</b> AG Contractors Corp 2356 W 8 Court Hialeah FL 33010																					

<b>COVERAGES</b>	<b>CERTIFICATE NUMBER:</b>	<b>REVISION NUMBER:</b>
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.		

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X		563000290-01	02/05/2022	02/05/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

<b>CERTIFICATE HOLDER</b>  Winston Tower 100 Condominium Association, Inc.  250 174th Street Sunny Isles Beach FL 33160	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
10/12/2022

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<b>PRODUCER</b> Brown & Brown of Florida, Inc. 8825 NW 21st Terrace  Doral FL 33172	CONTACT NAME: Yamile Corral AAI, AAIM PHONE (A/C, No, Ext): (305) 714-4400 FAX (A/C, No): (305) 714-4401 E-MAIL ADDRESS: Yamile.Corral@bbrown.com														
<b>INSURED</b> AG Contractors Corp 2356 W 8 Court  Hialeah FL 33010	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: center;">NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Bridgefield Casualty Insurance Company</td> <td style="text-align: center;">10335</td> </tr> <tr> <td>INSURER B :</td> <td></td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Bridgefield Casualty Insurance Company	10335	INSURER B :		INSURER C :		INSURER D :		INSURER E :		INSURER F :	
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	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
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A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	19643404	06/02/2022	06/02/2023	<input type="checkbox"/> PER STATUTE <input checked="" type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

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# CONTRACTORS CORP

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CONCRETE RESTORATION, WATERPROOFING, EXPANSION JOINTS, GLASS & ALUMINUM  
RAILINGS, POST-TENSIONING CABLE, SPECIALTY CONTRACTOR  
G.C. LICENSE #CGC 1504445

October 12, 2022

Winston Tower 100 Condominium  
Association, Inc.  
250 174 Street  
Sunny Isles Beach, FL 33010  
Attention: Project Manager and Board of Directors

***Re: AG Contractors Corp / References***

Dear Project Manager and Board Members,

Below is a list of some of our projects we completed and that are ongoing. If you have any questions /or concerns, please don't hesitate to contact me via email /or direct: (786) 973-8181.

1. **Gables Park Tower – Concrete Restoration and Painting Project | 450K**  
Board Member Laureano Martinez | P: (305) 798-4146. **COMPLETED**
2. **Beach Club of Fontainebleau – Concrete Restoration and Painting Project; 40/50 Year Recertification | 9M** Board Member Alfredo Lopez | P: (786) 488-1790. **ONGOING**
3. **Summit Towers – Concrete Restoration and Painting Project | 3.5M** Board Member | Robert Werner | P: (305) 582-9289. **COMPLETED**
4. **Aquasol Condo – Concrete Restoration and Painting Project | 3.7M** Board Member | Guillermo Bolgers | P: (847) 337-5899. **ONGOING**

Thank You,

A handwritten signature in black ink, appearing to read 'Al Marrero', is written over a light blue background.

**Al Marrero**  
General Manager

# Project Manual Specifications

## SECTION 1: SUMMARY OF WORK – CONCRETE RESTORATION

### PART 1 - GENERAL

#### 1.1 PROJECT/WORK IDENTIFICATION

#### 1.2

Concrete Restoration of the parking building (optional pool and pool deck repairs) located at 250 174th St, Sunny Isles Beach– Florida, 33160.

#### 1.2 CONTRACT BONDS

A. The Contractor **will be required** to furnish and pay for a Performance Bond and a Labor and Material Payment Bond in an amount equal to 100% of the full amount of the Contract as indicated in the Contractor's proposal. The cost of the Bond shall be repaid back to the Contractor by the Owner.

B. The Owner reserves the right to require the Contractor to furnish said bonds (in such form and amount as the Owner may prescribe) at time of executing the Contract. Cost of the bond premiums shall be reimbursed separately by the Owner to the Contractor. The Contractor shall provide a breakdown of the fees for the bond.

C. Contractor shall deliver the required Bonds to the Owner at the time of executing the Contract, or if the work is commenced prior thereto in response to a letter of intent, Contractor shall, before commencement of the work, submit satisfactory evidence that the bonds will be issued within the time acceptable to the Owner.

D. The bonds shall be issued by a Surety Company satisfactory to the Owner and duly authorized to operate within the State of Florida, and the Contractor shall require the attorney in fact who executes the required bonds on behalf of the surety to affix thereto certified and current copies of the permit to operate and of power of attorney, indicating the monetary limit of such power.

E. The Owner, at his option, reserves the right to place the Bonds at his own expense, with companies and through agents of his own choosing.

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### 1.3 PARAMETERS DURING CONSTRUCTION

A. During construction, the Contractor may assume the following requirements and restrictions:

1. All work shall be performed from Monday to Friday (non-holiday days) between 9:00 AM and 5:00 PM.
3. Contractor will be provided areas for parking, staging and deliveries.
4. Removal and installation of all structural elements must be performed in a safe manner and coordinated with Management, Engineer and Special Inspector.
5. Contractor shall provide barriers for security and to protect each unit from the weather elements during construction when not working.
6. Daily work shall be limited to the amount of work that can be removed and closed up during that time period.
7. Contractor shall provide a staff representative to remain on site during working hours to handle emergency conditions causing hardship to users.
8. Contractor shall provide safeguards during construction to provide safety and protection of adjacent public and private properties in strict compliance with chapter 13 of Existing Building, Florida Building Code 2017, Sixth Edition.

### 1.4 SCHEDULING

A. **The contractor shall provide a detailed schedule for all work based on the work description detailed in the sheets titled General Estimate of Work Required which are attached as part of these documents. This schedule shall be analyzed and updated every 2 weeks in a meeting between the Owner, the Contractor and the Engineer.**



### 1.05 SUBSTITUTIONS

The Engineer will consider formal requests from the Contractor for substitution of products in place of those specified, except in cases of items specifically followed by the words "no substitutions". Such written requests should include the following:

- A Complete data substantiating compliance with contract intent.
- B Product identifications, Manufacturer's literature, reference standards.
- C Detailed description of proposed method(s).
- D Itemized comparison of proposed substitution with specified product.
- E Changes to construction Project Schedule, if any.
- F Accurate cost comparisons between substitute and that specified.

No substitution shall be used without prior Owner's and Engineer's written approvals.

### 1.6 CONSTRUCTION MEETINGS, SCHEDULES &; FINANCIAL UPDATES

1. The Contractor shall be responsible for the on time maintenance of the construction Project Schedule and general supervision of the Work to be performed. If for any reason the Project Schedule is to change, the Contractor is responsible to update the Project Schedule and submit revisions to Engineer and Owner. This does not alter in any way performance or completion dates as stipulated by the Contract.
2. The Contractor shall also provide, on an ongoing basis, accurate financial data to the Engineer relative to quantities along with current and projected project costs.
3. The Contractor shall also participate in recurring construction meetings on a weekly basis or at a schedule agreed to by Owner, Engineer and Contractor.

### 1.07 PERMITS, FEES, AND NOTICES

- 1 Except as specifically approved by the Owner in writing, the Contractor shall secure and pay for all licenses as may be necessary for the proper execution and completion of his Work, which are applicable at the time the bids are received whether or not effective or scheduled to go into effect, and shall obtain and pay the costs of any approvals, permits, and fees that may be required by local authorities.
- 2 Contractor shall pay all applicable sales, consumer and use taxes.
- 3 Contractor shall qualify and obtain all required permits. All Subcontractor permits are to be secured by the Contractor or Subcontractor as the Contractor may determine.

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DS AL

4 A copy of all required permits, licenses, certificates, and approvals shall be delivered to the Engineer and a copy shall be posted in a prominent location at the Project site prior to the commencement of the Work.

5 The Contractor shall give notices and comply with laws, ordinances, rules, regulations, and orders of public authority bearing on the performance of his Work. If the Contractor observes that the Contract Documents are at variance therewith, he shall promptly notify the Engineer in writing and necessary changes shall be adjusted by appropriate notification. If the Contractor performs any Work either knowing, or properly expected to know, it to be contrary to such laws, ordinances, rules and regulations, and without such notice to the Engineer, the Contractor shall assume full responsibility and shall bear costs attributable thereto. The Contractor shall use adequate numbers of supervisors and skilled workers who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specification requirements and methods needed for proper performance of the Work in this specification.

6 Work shall be carried out in such a way as to minimize any inconvenience to the Owner. The Contractor shall maintain a full work force from start to finish and shall have a qualified foreman on the job at all times.

7 The Contractor shall provide the Owner recent certificates of insurance, indemnifying the Owner including, but not limited to the following: WORKMAN'S COMPENSATION, BODILY INJURY, and PROPERTY DAMAGE. There shall be no lapse in coverage throughout the course of the Project.

8 The Contractor, having started the Work, will continuously and expeditiously proceed with its prosecution until completion in strict accordance with the Project Schedule.

9 Quality assurance representatives from the product manufacturers and/or suppliers that are included in these Specifications shall make periodic inspections before, during, and upon completion of the Project. Copies of each inspection shall be submitted to both the Engineer and Owner within five (5) working days.

#### **1.8 ADDITIONAL WORK OR WORK NOT ANTICIPATED**

1 All Work anticipated to be performed on this Project is included at no extra cost. Otherwise separate pricing must be provided for in the contract, or in a contract addendum, or as approved by the Owner in writing.

2 Any additional Work requested or unanticipated Work needed must be brought to the attention of the Engineer before the Work is performed. Any questions regarding pricing for the Work must be resolved before the Work is performed. The Contractor shall have the opportunity to propose pricing for any such Work not covered by contract. Any such Work should only be performed upon acceptance of the proposed pricing by the Owner or the Engineer in writing.

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3 The Owner is not obligated to make payments for any such Work performed that is not provided for in the Contract, or a contract addendum, or approved by the Owner in writing.

**END OF SECTION**

**SECTION 2: WORK REQUIRED ON CONCRETE RESTORATION**

**PART 1 - GENERAL**

**1.01 WORK INCLUDED**

- A. Provide labor, materials and necessary tools, equipment and services to complete the work as required by the attached estimated quantities.
- B. Do all the work as specified or directed and as required by the conditions indicated on the estimates.

**1.2 JOB CONDITIONS**

A. Contractor shall visit site to determine actual scope of concrete restoration requirements.

**PART 2 - EXECUTION**

- 2.01** Work shall be executed in an orderly and carefully manner, with due consideration for the Condominium residents and visitors who must continue to utilize the building facilities throughout the period covered by the work.
- 2.02** All work performed under this Section shall fully comply with the requirements and regulations set forth by all governing authorities.
- 2.03** When doing work against adjoining spaces, leave adequate support at each stage and arrange for inspection by the Special Inspector. Proceed with subsequent concrete removal as instructed. Do not disturb adjoining spaces.
- 2.04** Remove all detached materials, debris, and rubbish from the site as soon as practicable. Do not permit any accumulation on the site.
- 2.05** After completion of the preparation work, leave area neat and orderly.
- 2.6** Protect the areas scheduled to remain and, if damaged, repair to match existing work.
- 2.7** Protect parts of the existing areas scheduled to remain. Cut away carefully the parts to be demolished to reduce the amount of necessary repairs.
- 2.8** Prevent accumulation of debris and overloading of any parts of the structure.
- 2.9** Prevent access of unauthorized persons to partly demolished structures and work.

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**2.10** The Contractor shall be responsible for the legal disposal of excess and demolition materials in area or areas away from the side of the work, without incurring any liability against the Owner.

**2.11** The Contractor shall exercise extreme care in the removal and handling of the materials indicated or specified to be reused such as the metal railings. Reusable material that is damaged by improper care or negligence of Contractor's employees shall be replaced by the Contractor with new equal material at no extra cost to the Owner.

**2.12** Contractor shall cut and patch all items and finish to accommodate installation of new materials.

**2.13** Contractor shall provide safety and protection of adjacent public and private properties in strict compliance with chapter 13 of Existing Building, Florida Building Code.

**2.14** Any Post Shoring required for the columns and /or beam repairs must be included in appropriate unit prices

**2.15** Contractor must check the expansion joint surfaces and include any edging repair if needed in the expansion joint unit prices.

**END OF SECTION**

**SECTION 3: CONCRETE REPAIR SPECIFICATIONS**

**PART 1 GENERAL**

**1.1 SUMMARY**

A. Section includes: Furnishing of materials, labor, tools, and equipment necessary to repair, restore and waterproof deteriorated concrete of all parking areas, ramps, walls, columns and beams of the parking garage building.

B.- Install shoring as directed or as needed to perform the Work. This is to be coordinated with the Special Inspector prior to installing shoring.

**1.2 COORDINATION**

A. Coordinate scheduling, submittals, and Work of various sections of the Project to ensure efficient and orderly sequence of installation of interdependent construction elements.



B. Coordinate dumpster location, staging and storage requirements with the Owner and the Special Inspector.

### 1.3 EXAMINATION

A. Verify that existing site conditions and substrate surfaces are acceptable for subsequent Work. Beginning new Work means acceptance of existing conditions.

B. Verify that utility services are available, of the correct characteristics and in the correct location.

### 1.4 REFERENCES

A. Referenced Codes and Standards: Comply with the most recent publications of the following codes, specifications, and standards. Use the latest standard in all cases.

1. ACI 301 "Standard Specification for Structural Concrete"
2. ACI 311 "Recommended Practice for Concrete Inspection"
3. ACI 308R "Guide to Curing Concrete"
4. ACI 318 "Building Code Requirements for Reinforce Concrete."
5. ACI 347 "Guide to Formwork for Concrete Framework"
6. ACI 304R "Guide for Measuring, Mixing and Placing Concrete"
7. ACI 546R- "Concrete Repair Guide."
8. ASTM C33 "Standard Specification for Concrete Aggregates"
9. ASTM C94 "Standard Specification for Ready-Mixed Concrete."
10. ASTM C150 "Standard Specification for Portland Cement"
11. ASTM C260 "Standard Specification for Air-Entraining Admixtures for Concrete"
12. ASTM C309 "Standard Specification for Liquid Membrane-Forming Compounds for Curing Concrete"
13. ASTM C469 "Standard Test Method for Static Modulus of Elasticity and Poisson's Ratio of Concrete in Compression"
14. ASTM C494 "Standard Specification for Chemical Admixtures for Concrete"
15. ASTM A 615 "Standard Specification for Grade 60 Deformed and Plain Billet-Steel Bars for Concrete"
16. ASTM C881 "Standard Specification for Epoxy-Resin-Band Bonding Systems for Concrete"
17. ASTM C1042 "Standard Test Method for Bond Strength of Latex Systems Used With Concrete."
18. "Guide for Surface Preparation for the Repair of Deteriorated Concrete Resulting from Reinforcing Steel Corrosion" (Article No. 310.1R-2008, formerly Guideline No. 03730) International Concrete Repair Institute,

Technical Guidelines.

19. "Guide for Selecting Application Methods for Repair of Concrete Surfaces"(Article No. 320.1R-1996, formerly Guideline No. 03731) International Concrete Repair Institute Technical Guidelines.

1.5 QUALITY ASSURANCE

A. Contractor Qualifications: documented experience of at least 3 years on projects of similar nature.

B. Comply with Manufacturers' instructions related to mixing and materials installation.

C. Protection of Work: Protect installed work and prohibit traffic or storage upon waterproofed or coated surfaces.

1.6 DELIVERY, STORAGE and HANDLING

A. Delivery products in original unopened containers with the manufacturer's name, labels, product identification and batch number.

B. Store and condition the specified products as recommended by the manufacturer. Products shall remain unopened until ready for use.

C. Where mixing of components is required, use complete pre-measured units.

**PART 2 APPROVED PRODUCTS**

2.1 APPROVED MANUFACTURERS OF CONCRETE RESTORATION MATERIALS

A. BASF

B. Sto Corporation

C. Aquafin Corp

D. Sika Corp

E. Master Builders

2.2 PATCHING AND REPAIR MATERIALS

Subject to compliance with other requirements in this specification, provide the following materials.

A. Structural Repair Mortar: Provide single component shrinkage-compensated, cement based mortar for structural repair of distressed horizontal, vertical or overhead concrete. Form & Pour or Form and Pump.

1. Emaco S-66 or LA40 by BASF

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2. StoPatch Extended Mortar CR 211X by **STO Corp.**
3. Mortar- Screed by **Aquafin**
4. Sikacrete SCC by **Sika Corp**

B. **Surface Repair Mortar:** Provide single component Polymer-modified cementitious non-sag repair mortar for resurfacing of horizontal, vertical or overhead concrete. Depending on application and required repair, provide:

1. Gel-Patch by **BASF**
2. Sto Overhead Repair Mortar CR 702 by **STO Corp.**
3. Mortar V/O by **Aquafin**
4. Mortar VOH by **Sika Corp**

C. Surface Repair Mortar for thin patches and re-skimming or leveling low areas: Polymer-Modified cementitious, flow able repair mortar. Provide:

1. Emaco R-300 by **BASF**
2. Sto Skim Coat CR 216 by **STO Corp.**
3. Mortar 40 by **Aquafin**
4. SikaTop 122 Plus by **Sika Corp**

D. Aggregate: Shall conform to ASTM C 33. Aggregate for incorporation with bagged mortar shall be 3/8", well graded non-reactive and cleaned. Added aggregate shall be within the manufacturer's recommended addition rates.

E. Water: Clean and potable.

### 2.3 RELATED MATERIALS

A. **Epoxy Bonding Agent:** Provide 100% solids, two component epoxy bonding compound for bonding new concrete to existing surfaces. Epoxy bonding agent shall meet ASTM C 881, Type III, Grade B or C material.

1. Conpressive Epoxy Series By **Master Builders**
2. Sikadur Series by **Sika Corp**





B. Where necessary add Bonding Agent and Anti-Corrosion Reinforcing Bar Coating: Provide polymer-modified, cement based coating with micro silica to provide protection for steel reinforcing. Provide a minimum 24-hour open time.

1. Emaco P24 by **BASF**
2. Sto Bonding and Anti-Corrosion Agent CR 246 by **STO Corp.**
3. Rebar Primer/Bond-CI by **Aquafin**
4. Armatec 110 by **Sika Corp**

C. Evaporation Retarder: Provide a spray applied monomolecular film that reduces the rate of surface moisture evaporation under hot, dry or windy conditions.

1. Confilm by **Master Builders**
2. Sikafilm by **Sika Corp**

D. Liquid Membrane-Forming Curing Compound: Shall conform to ASTM C 309-93, Type I at a minimum application rate of 200 square feet per gallon.

1. Kure 1315 by **BASF**

E. Epoxy Injection Resin: Two-component moisture-insensitive 100% solids epoxy adhesive designed for injection grouting.

1. Concreative Liquid LVI by **BASF**
2. Sikadur Series by **Sika Corp**

F. Surface Seal: The surface seal material for epoxy injection is that material used to confine the injection adhesive in the fissure during injection. This material shall have sufficient strength to resist injection pressures to prevent leakage during injection.

1. Concreative Paste Series by **BASF**
2. Sikadur 33 by **Sika Corp**

G. Urethane Injection Resin: Polyurethane injection resin designed to sealing water leaks in concrete. Used in a port to port injection method.

1. Concreative 1230 by **BASF**

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2. Inject Pro by **Aquafin**

3. Sikafix HH by **Sika Corp**

2.4 REINFORCEMENT MATERIALS

A. Reinforcing steel: Conforming to ASTM A 615-94, 60-ksi-yield grade billet-steel deformed bars.

B. Stirrup Steel: Conforming to ASTM A 615-94, 60-ksi-yield grade billet steel deformed bars.

2.5 ALTERNATE TRANSIT MIXES

A. General: Alternate transit mixes may be considered for selective applications. However, bids shall be based on pre-mixed bagged repair materials.

B. Contractor shall submit mix design and supporting back-up data for proposed transit mix. One of the three design methods referenced in ACI 318 must be used. C. Concrete mixes to be produced and delivered conforming to ASTM C 94.

Materials and the mix must conform to the following requirements:

1. Water/cement ratio shall not exceed .40 by weight.
2. Cement: ASTM C 150, Type I or Type II.
3. Admixtures: ASTM C 494.
4. Air Entraining Admixture: ASTM C 260.
5. Aggregates: ASTM C 33
6. Fibrous Reinforcement: Use polypropylene fibers at a rate of 1.5 pounds per cubic yard with potable water.

2.6 **RECOMMENDED DECK DRAIN SYSTEM BY TOP PROM-DECK DRAIN W/ DECORATIVE GRATE & ROTATABLE FRAME**

ZURN ZN154-DT 12-5/8" [321mm] Square top Prom-Deck drain, Dura-Coated cast iron body with rotatable square promenade frame with seepage openings, frame

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clamps and decorative light duty heel-proof grate with 3/16" [5mm] wide slots and nickel bronze veneer frame and grate.

### PART 3 EXECUTION

#### 3.1 SURFACE PREPARATION

A. All repair areas shall be prepared in accordance with International Concrete Repair Institute's "Guide for Surface Preparation for the Repair of Deteriorated Concrete Resulting from Reinforcing Steel Corrosion" (Guideline No. 03730.) This includes but is not limited to the following.

1. Remove loose or deteriorated concrete above corroded reinforcing steel. Removals shall be performed with chipping hammers or other Engineer's approved method. Chipping hammers **shall not be in excess of 15 pound rating.**

2. Once removals are made, proceed with undercutting of all exposed corroded bars. Undercutting will provide clearance for under the bar cleaning. Concrete shall be removed such that a 1 inch clearance under the bar is achieved, or ¼ inch greater than the largest aggregate used in the repair.

3. Concrete removals shall extend along the bars to locations along the bar free of bond inhibiting corrosion. Removals shall extend two inches beyond the location of corrosion-free bars.

4. If non-corroded reinforcing bars are exposed during the undercutting, care will be taken not to damage the bond between the bar and the concrete.

5. Loose reinforcement shall be secured in place by tying to other secured bars or by approved method.

6. Engineer shall determine the necessity of replacing or supplementing reinforcing steel with reduced cross sectional areas caused by corrosion damage.

7. Repair configurations should be kept as simple as possible to minimize boundary edges.

8. At edge locations, provide right angle cuts to the concrete surface by sawcutting 3/4 inch or less as required avoiding cutting reinforcing steel.

9. After removals and edge conditioning are complete, remove bond inhibiting materials by abrasive blasting or high pressure water blasting. Check concrete surfaces after cleaning to ensure that the surface is free from loose aggregates.

10. Pre-soak repair substrate to a saturated surface dry condition.

#### B. Bar Coating and Bonding Options

1. Following completion of repair preparation, apply anti-corrosion reinforcing bar coating to the exposed reinforcing steel.

2. Bond the repair material to the prepared area with one of the following methods.

a. Apply the epoxy-bonding agent to the prepared concrete surface according to manufacturer's instructions.

b. Apply a slurry bond coat of the repair material to the prepared area with a stiff bristle brush or broom. Do not allow the slurry to dry prior to installation of the repair material. Do not re-temper this bond coat.

### 3.2 MIXING

A. Mechanical mixing is recommended with the use of a slow speed drill with a jiffler type paddle, or in an appropriate mortar mixer. Typical mixing time is 3-5 minutes. Do not add more water than is recommended by the manufacturer. Do not mix longer than 5 minutes. Mix so material is consistent throughout the mix.

B. Only that portion of material that can be properly mixed within 10 minutes of application should be mixed.

### 3.3 APPLICATION

A. Apply fresh mortar to the bond coat. Place repair mortar according to manufacturer's recommendations.

B. Evaporation Retarder: Where rapid surface evaporation may occur in hot, windy conditions, apply specified evaporation retarder according to manufacturer's recommendations.

C. Finishing: Completed repair surfaces should be straight, true and match existing profiles. Do not overwork the surface.

### 3.4 CURING

A. All repaired surfaces must be cured for a minimum of 5 days with one of the following methods.

1. Wet cure with burlap or wet carpet

2. Ponding

3. Sheeting material

4. Liquid membrane-forming curing

compound. Apply per manufacturer's recommendations.

B. Protect cured areas from storage and traffic during the curing period.

### 3.5 CRACK REPAIR A. Epoxy Injection

1. Preparation: Prepare the area and cracks to be injected in the following manner.

a. Surfaces adjacent to cracks or other areas of application shall be cleaned of dirt, dust, oil, and grease or other foreign matter, which may be detrimental to the bond of injection surface seal.

b. Entry ports shall be provided along the crack at intervals of not less than the thickness of concrete at that location.

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c. Surface seal material shall be applied to the face of the crack between the entry ports. Allow surface seal material to gain strength prior to injection.

2. Equipment for Injection: Provide injection equipment that is portable, positive displacement type pump. The pump shall be electric or air powered and shall provide in-line metering and mixing. Equipment shall have the capability of maintaining the volume ratio for the epoxy adhesive within a tolerance of +/-5% by volume at any discharge pressure up to 160 psi.

3. Injection: Shall begin at the lowest entry port and continue until there is an appearance of epoxy adhesive at the next port adjacent to the entry port being pumped. The epoxy injection shall be transferred to the next adjacent port where the adhesive has appeared. Injection shall be performed until cracks are completely filled.

4. Finishing: When cracks are completely filled, epoxy adhesive shall be cured for sufficient time to allow removal of surface seal without any draining or run-back of epoxy adhesive material. Surface seal material and any adhesive runs shall be removed from concrete surfaces. The face of the crack shall be finished flush with concrete, showing no indentations or protrusions caused by placement of entry ports.

5. Filling Cored Holes: After the Work has been accepted by the Engineer, cored holes shall be repaired using a two component bonding agent and a suitable repair mortar. The bonding agent shall be applied to the surfaces of the cored holes, followed by application of repair mortar placed by hand trowel, thoroughly rodded and tamped in place, and finished to match color, finish, and texture of existing concrete.

B. Crack Sealing by Gravity

1. Repair Method: Notch cut cracks to 20 mils to 1.4-inch wider cracks with a mechanical router. Remove all loose debris and dust. Clean the cracks and voids with compressed air or as recommended by the manufacturer. If appropriate, seal underside of the crack with a surface seal. Pour neat low viscosity material in routed area (no sand) in crack until it is completely filled. Allow to seep into the crack and refill. Finish material off flush with concrete so as not to show any indentations or protrusions.

3.6 CLEANING

A. General: Keep area clean during repair operation. Remove and clean promptly, mortar or epoxy spills with appropriate tools and solvents without damaging concrete. Collect and maintain site in a clean and orderly condition. Remove debris daily from site.

B. Final Cleaning: Remove all mortar splatters, epoxy spills from the repair area and adjacent structures in a manner acceptable to the Special Inspector.

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**PART 4 WARRANTIES**

**4.01 WARRANTY**

Contractor shall agree to warrant the repair work against failure due to materials or workmanship for the period of the warranty. Contractor shall provide sample warranty prior to commencement of work.

The period of the warranty shall be **five (5) years** from the date of completion for concrete repairs and **ten (10) years** on waterproofing.

**END OF SECTION**

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**SECTION 4: STUCCO SPECIFICATIONS**

**PART 1: GENERAL**

1.01 Before stucco is applied, surfaces to be plastered shall be carefully examined by the Contractor. The Special Inspector shall be notified of unsatisfactory surface conditions. Application of stucco shall not proceed until any imperfections, irregularities and unsatisfactory conditions that may compromise the final condition shall be corrected and ready to receive work.

1.02 Proceeding with the application will constitute acceptance of the substrate by the Contractor. Any corrective effort required to correct the substrate after the application of the stucco will be at the Contractor's expense.

1.03 Masonry-verify joints are cut flush and surface is ready to receive work. Verify no bituminous or water repellent coatings exist on the masonry surface.

1.04 Concrete -verify surfaces are flat, honeycomb is filled flush and the surface is ready to receive work. Verify no bituminous, water repellent or form release agents are on the concrete surfaces that are detrimental to stucco.

**PART 2: PREPARATION**

2.01 Limits of stucco and counter flashing removal shall be saw cut to permit installation of new counter flashing with a minimum 4" coverage over the top of the base flashing. Remove all stucco material and sheet material below saw cut.

2.02 Roughen and clean masonry and concrete surfaces to the degree required to achieve mechanical bond. Apply bonding agent where needed for adhesion. Surfaces to receive stucco shall be damp without visible surface water.

**PART 3: STUCCO WORK**

3.01 Stucco shall be 2-coat application, thickness to match existing.

3.02 Use mechanical mixers of approved type. Mixers and tools must remain clean. Retempering will not be permitted.

3.03 Scratch coat shall be mixed by volume as follows: One part white Portland cement, 3 parts sand, 10 percent lime. Scratch coat shall be applied with pressure and heavily cross scratched.

3.04 Finish coat shall be mixed by volume as follows: One part white Portland cement, 3 parts sand, 10 percent lime.

**PART 4: MOISTURE RETENTION (CURING)**

4.01 Dampen previous stucco coats which have dried out prior to time of applications of next coat. Dampen with water as needed for uniform adhesion. The contractor is responsible for determining the most effective procedure for curing and lapse time between applications of coats based on climate and jobsite conditions. Stucco which is cracked due to improper timing and curing will not be accepted. Remove and replace defective stucco, including base materials if damaged during removal of defective stucco.

**END OF SECTION**

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**SECTION 5: WATERPROOFING SPECIFICATIONS**

**PART 1 GENERAL**

**1.1 SUMMARY**

A. Section includes: Furnishing of materials, labor, tools, and equipment necessary to install waterproofing for exterior surfaces of all Structures. If specific, job-related details are needed we will provide those specifications at a later date, these specifications do not eliminate or replace any specs or directions issued by the manufacturer and are issued as a complementary basis.

**1.2 RELATED DOCUMENTS**

- A. Architectural Plans, Engineering plans, Design drawings, etc.
- B. Vulkem 350/345/346 MSDS and Specifications by Tremco.
- C. Sikalastic 710 MSDS and Specifications by Sika

**1.3 QUALITY ASSURANCE**

- A. Contractor Qualifications: Acceptable to the manufacturer with documented experience of at least 5 years on projects of similar nature.
- B. Comply with Manufacturers' instructions related to mixing and placing of the materials.
- C. Protection of Work: Protect installed work and prohibit traffic or storage upon waterproofed or coated surfaces.

**1.4 DELIVERY, STORAGE and HANDLING**

- A. Delivery products in original unopened containers with the manufacturer's name, labels, product identification and batch number.
- B. Store and condition the specified products as recommended by the Manufacturer. Products shall remain unopened until ready for use.
- C. Where mixing of components is required, use complete pre-measured units.

**PART 2 PRODUCTS**

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## 2.1 MANUFACTURERS

- A. Sika Corp. Sikalastic 710
- B. Tremco Vulkem 350/345/346

Alternate product data shall include verification that the alternate products are equivalent in engineering performance to the specified product. All alternate materials must come from a single manufacturer to qualify for a "system warranty". Submittal of request for use of alternate products must be submitted 7 days prior to bid date for engineer's review.

## PART 3 EXECUTION

### 3.1 EXAMINATION

Inspect all concrete or concrete masonry surfaces where waterproofing will be applied for:

1. Damage or spalling in the concrete
2. Separations or cracking.
3. Sound and level substrates
4. Protruding rebars or other types of protrusions
5. Honeycombing, gaps, holes, ridges
6. Contaminants such as (but not limited to) bitumen, oils, grease, paint, chemicals, algae and any other substances that may affect bonding

Report any damage, deterioration, contamination or any other conditions might be detrimental to the installation of the waterproofing system, and make sure that all adverse conditions are repaired or corrected prior to applying any waterproofing products, do not start work until deficiencies are corrected.

### 3.2 SURFACE PREPARATION

1. Remove all surface contaminants, laitance, loose materials, powder, grease, oil, and form release agents by mechanical means, sandblasting or washing with high-pressure water.
2. Concrete or concrete masonry surfaces must be properly scarified as per manufacturer's specification.

### 3.3 PROJECT CONDITIONS

1. Environmental Conditions: Do not apply material during rain, or if raining or extreme wind conditions are imminent, or during cold temperatures. Check minimum application temperature
2. Storage: use caution under extremely hot or windy conditions, as they will shorten the shelf or pot life of the product. Follow all manufacturer's guidelines

### 3.4 MIXING

1. Verify expiration date and shelf life of the products
2. Do not allow product to come in contact with contaminants



3. Do not install product if appearance, viscosity, color or other physical properties of the products are not consistent with manufacturer's specs

4. Verify product's pot life

3.5 APPLICATION.

A. Follow manufacturer recommendations for applying product

B. Verify weather conditions prior to starting application

3.6 CURING

1. Protect cured areas from storage, pedestrian and vehicular traffic during curing period.

2. Prevent premature use of the surface

3.7 CLEANING

A. General: Keep area clean during repair operation, remove and clean promptly, mortar, epoxy or any other spills with appropriate tools without damaging waterproofing or concrete. Collect and maintain site in a clean and orderly condition, Remove debris as required.

B. Waterproofed surfaces shall be inspected, and finishes and cleanliness must be accepted by the Engineer

PART 4 WARRANTIES

4.1 WARRANTY

A. Contractor shall provide a letter from the Manufacturer prior to commencement of the work indicating their willingness to provide such a warranty. Contractor shall provide sample warranty prior to commencement of work.

END OF SECTION

SECTION 6: CHANGE ORDERS

It is anticipated that the afore mentioned work shall be inclusive and that there will not be extras or changes. The need for extra work and changes in the specifications will be the sole responsibility and determination of the Engineer and the Special Inspector with prior approval by the Owner, and will be submitted as a written change order to the Contractor. No extra work will be done or changes made in the work as specified without this written work order that has been approved by the Owner.

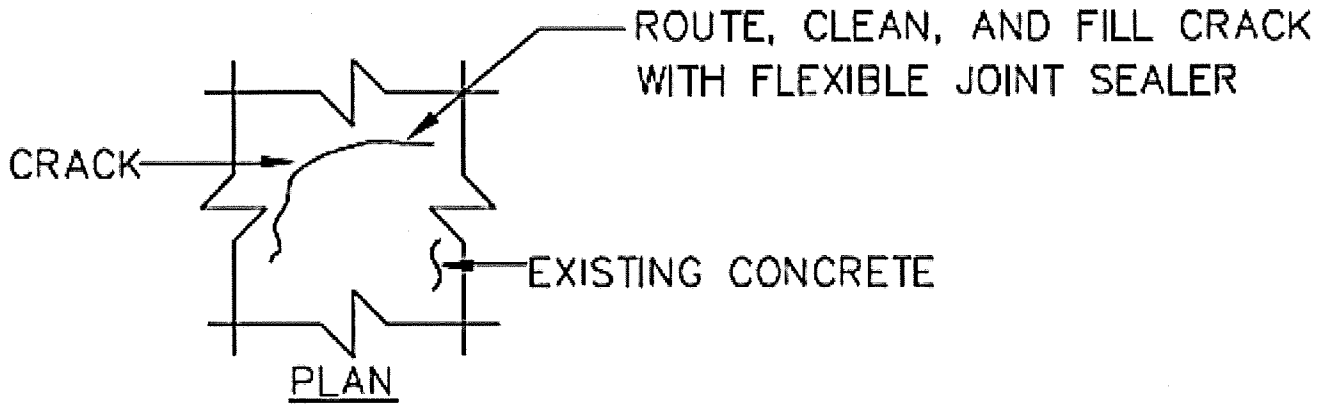
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SECTION 7: General Specifications for this project

REPAIR- HAIRLINE CRACKS



REPAIR PROCEDURE:

1. CAREFULLY ROUTE OUT THE CRACK WITH THE CORRECT ROUTE CHASER. 2. VACUUM

CLEAN AND DRY THE CRACK

3. FILL WITH APPROVED MATERIAL (See Approved Materials on the Bid Package Invitation, PART 2 – PRODUCTS). Example: SIKADUR 35, Hi-Mod LV or similar.
4. APPLY AS PER MANUFACTURER’S INSTRUCTIONS.

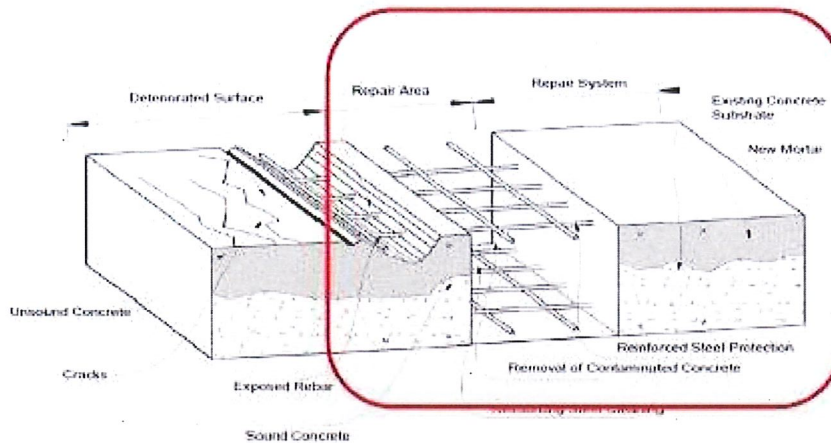
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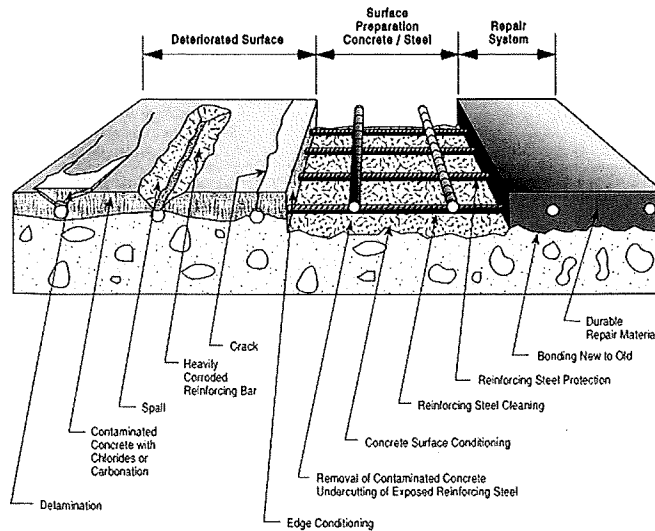


## REPAIR #2 - FULL DEPTH SPALL



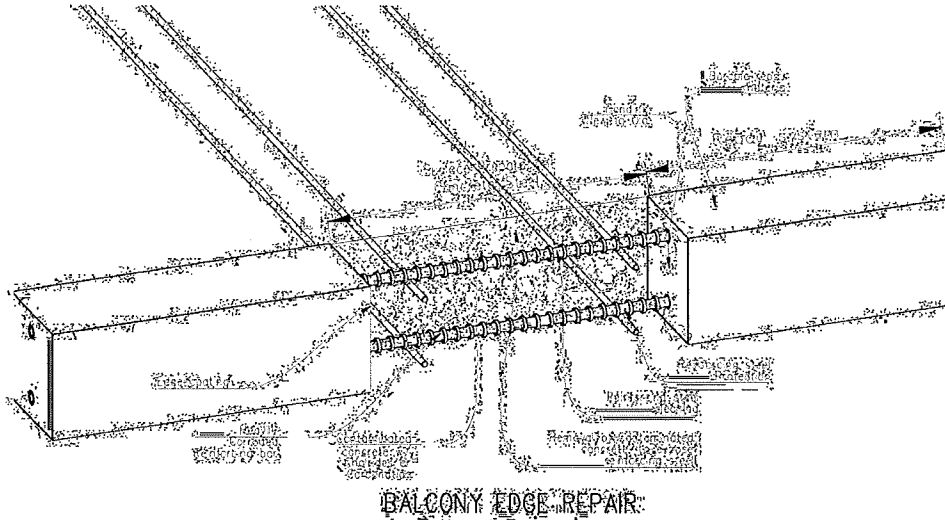
1. Sound the concrete to locate defective areas and mark the perimeter of the repair. Layout should have polygonal shapes. The exact limits of the areas have to be approved by the Special Inspector.
2. Saw-cut the perimeter of the repair area ½ in. depth maximum to avoid damaging reinforcement bars and feather edges.
3. The Engineer shall calculate the proper post shoring elements and their location before removing the damaged concrete.
4. Remove unsound concrete (all weak, damaged and easily removable concrete should be chipped away) with either 15 lb. or 30 lb. chipping hammer. A hammer larger than a 30 lb. may cause damage to the substrate and reinforcement bars.
5. If exposed rebars are corroded, they must be thoroughly cleaned using mechanical abrasion, until no sign of corrosion is present, then protected (coated) with corrosion inhibitor. If corrosion has reduced the cross section of the steel to less than 75% of its original diameter, the affected bars should be removed and replaced in accordance with the requirements of ACI 318.
6. Install the form work with additional post shoring.
7. After the reinforcement repair, the cavity and the rebars shall be coated with the bonding agent and the corrosion inhibitor. This coat cannot remain without being filled with concrete for more than 24 hours. The Special Inspector will make certain that this time is appropriate before the pouring. Vibration of the mortar is recommended during application. Concrete mortar used for repairs should have compressive strength not less than 4000 psi and a water-cement ratio (w/c) not higher than 0.40 (ACI E706).
8. The Special Inspector shall determine the length of time that the post shoring and the form have to remain before they can be removed.

## REPAIR # 3 – PARTIAL DEPTH SPALL



1. Sound the concrete to locate defective areas and mark the perimeter of the repair. Layout should have polygonal shapes. The exact limits of the areas have to be approved by the Special Inspector.
2. Sawcut the perimeter of the repair area ½ in. depth maximum to avoid damaging reinforcement bars and feather edges.
3. Remove unsound concrete (all weak, damaged and easily removable concrete should be chipped away) with either 15 lb. or 30 lb. chipping hammer. A hammer larger than a 30 lb. may cause damage to the substrate and reinforcement bars.
4. If exposed rebars are corroded, concrete surrounding the bar should be fully removed to ¼ in. min. clearance and the rebars thoroughly cleaned using mechanical abrasion, until no sign of corrosion is present, then protected (coated) with corrosion inhibitor. If corrosion has reduced the cross section of the steel to less than 75% of its original diameter, the affected bars should be removed and replaced in accordance with the requirements of ACI 318.
5. After the reinforcement repair, the cavity and the rebars shall be coated with the bonding agent and the corrosion inhibitor. This coat cannot remain without being filled with concrete for more than 24 hours. The Special Inspector will make certain that this time is appropriate before the pouring. Vibration of the mortar is recommended during application. Concrete mortar used for repairs should have compressive strength not less than 4000 psi and a water-cement ratio (w/c) not higher than 0.40 (ACI E706).

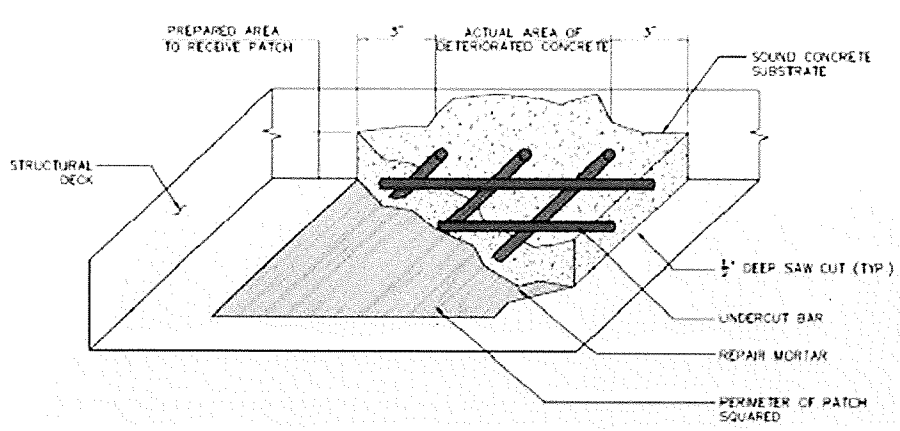
## EDGE REPAIR



1. Sound the concrete to locate defective areas and mark the perimeter of the repair. Layout should have polygonal shapes. The exact limits of the areas have to be approved by the Special Inspector.
2. Saw-cut the perimeter of the repair area ½ in. depth maximum to avoid damaging reinforcement bars and feather edges.
3. The Engineer shall calculate the proper post shoring elements and their location before removing the damaged concrete.
4. Remove unsound concrete (all weak, damaged and easily removable concrete should be chipped away) with either 15 lb. or 30 lb. chipping hammer. A hammer larger than a 30 lb. may cause damage to the substrate and reinforcement bars.
5. If exposed rebars are corroded, they must be thoroughly cleaned using mechanical abrasion, until no sign of corrosion is present, then protected (coated) with corrosion inhibitor. If corrosion has reduced the cross section of the steel to less than 75% of its original diameter, the affected bars should be removed and replaced in accordance with the requirements of ACI 318.
6. Install the form work with additional post shoring.
7. After the reinforcement repair, the cavity and the rebars shall be coated with the bonding agent and the corrosion inhibitor. This coat cannot remain without being filled with concrete for more than 24 hours. The Special Inspector will make certain that this time is appropriate before the pouring. Vibration of the mortar is recommended during application. Concrete mortar used for repairs should have compressive strength not less than 4000 psi and a water-cement ratio (w/c) not higher than 0.40 (ACI E706).

8. The Special Inspector shall determine the length of time that the post shoring and the form have to remain before they can be removed.

## SPALLED CONCRETE OVERHEAD



1. Sound the concrete to locate defective areas and mark the perimeter of the repair. The exact limits of the areas have to be approved by the Special Inspector.
2. Saw-cut the perimeter of the repair area 1/2 in. depth maximum to avoid damaging reinforcement bars and feather edges.
3. Remove unsound concrete (all weak, damaged and easily removable concrete should be chipped away) with a 15 lb chipping hammer.
4. If exposed rebars are corroded, they must be thoroughly cleaned using mechanical abrasion, until no sign of corrosion is present, then protected (coated) with corrosion inhibitor. If corrosion has reduced the cross section of the steel to less than 80% of its original diameter, the affected bars should be removed and replaced in accordance with the requirements of ACI

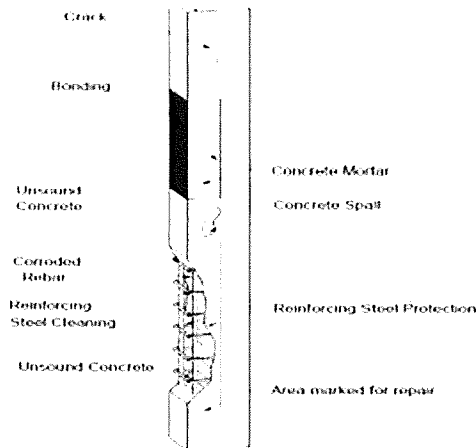
546-14 section 5.4.

After the reinforcement repair, the cavity and the rebars shall be coated with the bonding agent and the corrosion inhibitor. This coat cannot remain without being filled with concrete for more than 24 hours. The Special Inspector will make certain that this time is appropriate before start applying the new mortar.





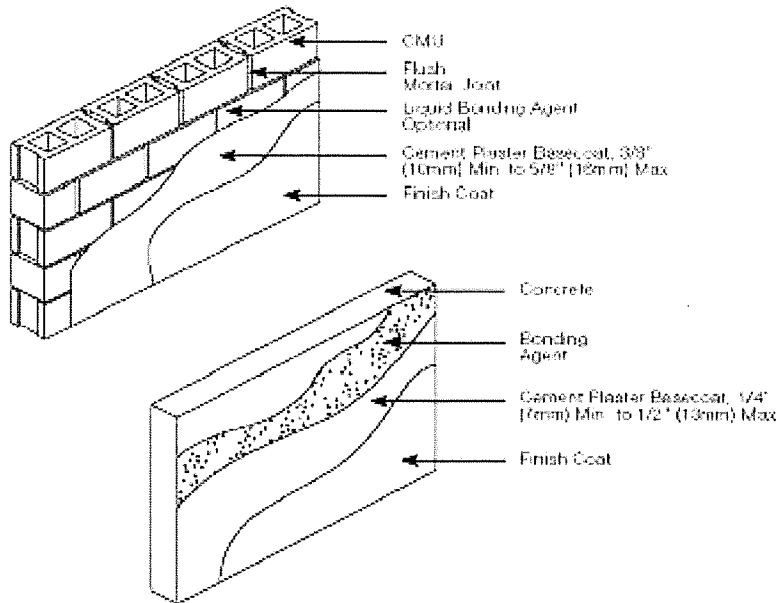
## REPAIR ON COLUMNS



1. Sound the concrete to locate defective areas and mark the perimeter of the repair. Layout should have polygonal shapes. The exact limits of the areas have to be approved by the Special Inspector.
2. Sawcut the perimeter of the repair area  $\frac{1}{2}$  in. depth maximum to avoid damaging reinforcement bars and feather edges.
3. The Engineer shall calculate the proper post shoring elements and their location before removing the damaged concrete.
4. Remove unsound concrete (all weak, damaged and easily removable concrete should be chipped away) with either 15 lb. or 30 lb. chipping hammer. A hammer larger than a 30 lb. may cause damage to the substrate and reinforcement.
5. If exposed rebars are corroded, concrete surrounding the bar should be fully removed to  $\frac{1}{4}$  in. min. clearance and thoroughly cleaned using mechanical abrasion, until no sign of corrosion is present, then protected (coated) with corrosion inhibitor. If corrosion has reduced the cross section of the steel to less than 75% of its original diameter, the affected bars should be removed and replaced in accordance with the requirements of ACI 318.
6. Install the formwork securely attached to exposed concrete.
7. After the reinforcement repair, the cavity and the rebars shall be coated with the bonding agent and the corrosion inhibitor. This coat cannot remain without being filled with concrete more than 24 hours. The Special Inspector will make certain that this time is appropriate. Vibration is recommended during application. Concrete mortar used for repairs should have compressive strength not less than 4000 psi. and water-cement ratio (w/c) not more than 0.40 (ACI E706).

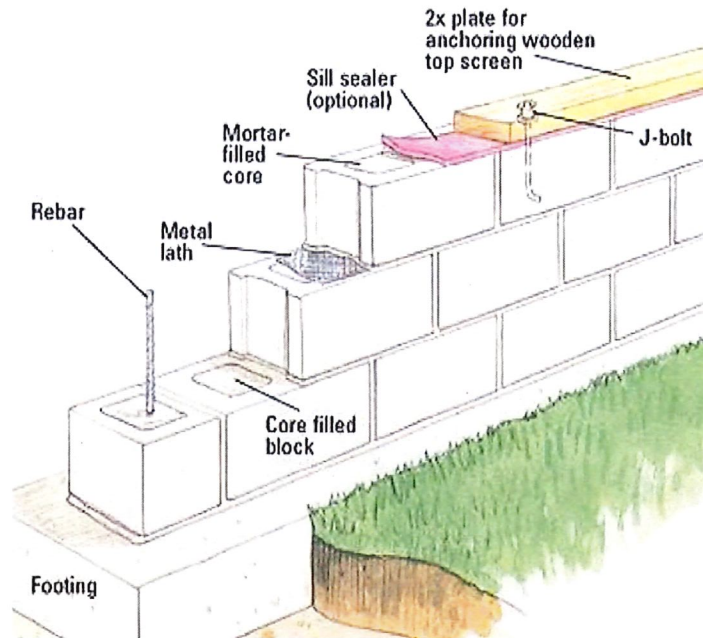
The Special Inspector shall determine the length of time that the post shoring and the form have to remain before they can be removed.

## REPAIR STUCCO



1. All bases should be straight and in-line with no variation greater than 1/4 inch in 10 feet. Surfaces must be cleaned and inspected for any substance that will act as a bond-breaker.
2. Concrete masonry units must be fully grouted, "open textured" with joints cut flush, not tooled. Substrates should be fully cured, dry and carrying the design dead load prior to the application of the plaster.
3. A surface-applied bonding agent conforming to ASTM C 932 may be used to insure a good chemical bond and equalize suction pressure throughout the entire face of the masonry.
4. Cast-in-place concrete provides sufficient abrasion for a proper mechanical bond with the stucco. The stucco contractor must verify the type of bond breaker used prior to direct applying basecoat. Sodium silicate bond breakers will dissipate and can be plastered without lath, however, petroleum, oil or paraffin based bond breakers do not dissipate and good bond cannot be guaranteed. Apply metal lath when form oil, paint or other bond breaking material is present.

## REPAIR WALL



**Concrete block masonry construction shall conform to Section 303-4 of the Standard Specifications.**

Blocks shall be cut accurately to fit all plumbing ducts, openings, electrical work, and all voids slushed full.

**Mortar joints shall conform to Section 303-4.1.2 of the Standard Specifications.**

Where walls are to receive plaster, the joints should be struck flush. Where certain joints are to be concealed under paint, these joints shall be filled flush and then sacked to produce a dense surface without sheen.

**Reinforcing bars shall conform to Section 303-4.1.3 of the Standard Specifications.**

Vertical bars shall be held in position at top and bottom and at intervals not exceeding 192 diameters (8 feet for #4 re-bars) of the reinforcement. When a foundation dowel does not line up with vertical core to be reinforced, it shall not be bent over, but shall be grouted into a core in direct vertical alignment, even though it is in an adjacent cell to the vertical wall reinforcing.

**END OF SECTION**

**POOLS WILL SERVE 408 NON-TRANSIENT LIVING UNITS**

**SHOWER WITHING POOL ENCLOSURE**

**NOTE:**  
DEPTH MARKERS INSTALLED (PER DETAIL) MAX. 25' APPART

**SURFACE MATERIALS:**  
\*POOL DECKS: PAVERS ON SAND  
\*WALKWAY TO THE POOL RESTROOMS (FIRST 15') SAME  
\*POOL RESTROOM FLOORS: UNGLAZED TILE (SLIP-RESISTANT AND IMPERVIOUS)

SIGNS SHALL BE POSTED SHOWING DIRECTIONS TO THE RESTROOM FACILITIES. DIRECTIONS SHALL BE LEGIBLE FROM ANY PORTION OF THE POOL DECK; LETTERS SHALL BE A MINIMUM OF 1" HIGH.

**NOTE:**  
ALL GATES SHALL OPEN OUTWARD AWAY FROM THE POOL AREA

POOL FLOORS AND WALLS SHALL BE WHITE OR LIGHT PASTEL IN COLOR AND SHALL HAVE THE CHARACTERISTIC OF REFLECTING RATHER THAN ABSORBING LIGHT. THE INTERIOR FINISH COATING FLOORS AND WALLS SHALL BE COMPRISED OF A NONPIGMENTED WHITE CEMENTITIOUS BINDER COMPONENT TOGETHER WITH A SAND/ AGGREGATE COMPONENT. THE FINISH COATING SHALL HAVE A DRY LIGHTNESS LEVEL (CIE L VALUE) OF 80.0 OR GREATER AND A WET LUMINOUS REFLECTANCE VALUE (CIE Y VALUE) OF 50.0 OR GREATER, AS DETERMINED BY TEST RESULTS PROVIDED BY THE MANUFACTURER, UTILIZING TESTING METHODOLOGY FROM AMERICAN STANDARD ASTM D4086, ASTM E1477, ASTM E1347

POOL WET DECK LIGHTING PROVIDES FOR USE DURING DAYLIGHT HOURS ONLY. FOR NIGHT TIME USE, PLANS MUST BE SUBMITTED TO THE COUNTY HEALTH DEPARTMENT WITH REQUIREMENTS PER CHAPTER 64E-9, FAC AND F.B.C. FOR NIGHT SWIMMING  
A MIN. OF 7'-0" VERTICAL CLEARANCE MUST BE MAINTAINED ABOVE THE POOL/SPA/WP COPING, DECK AND WATER SURFACE

**INSTALLATION OF DECK PAVER SYSTEM**  
1. A STABLE FOUNDATION IS CAREFULLY PREPARED PRIOR TO INSTALLATION OF THE PAVER DECK SYSTEM  
2. THE PAVERS ARE CONSTRUCTED OF A SMOOTH AND SLIP-RESISTANT MASONARY TYPE MATERIAL  
3. VOIDS BETWEEN THE PAVER DECK SYSTEM AND STRUCTURES SUCH AS COPING STONES, LADDERS, HAND RAILS AND OTHER DECK EQUIPMENT ARE FILLED WITH EPOXY OR MORTAR TYPE MATERIAL  
4. VOIDS BETWEEN PAVERS ARE NOT GREATER THAN 1/8" AND PAVERS ARE INSTALLED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS  
5. EDGE RESTRAINS ARE INSTALLED AROUND ALL EDGES OF THE PAVER DECK SYSTEM  
6. NO SHARP EDGES ARE PROTRUDING  
7. MIN. SLOPE REQUIREMENTS ARE MET

PROVIDE HOSE BIB IN OR WITHIN 25' OF POOL TOILETS

RESTROOM DOORS ARE WITHIN 200' WALKING DISTANCE FROM EACH POOL & WITHIN 50' OF BUILDING EXTERIOR DOOR

FLOORS OF SANITARY FACILITIES SHALL BE CONSTRUCTED OF CONCRETE OR OTHER NONABSORBENT MATERIALS, SHALL HAVE A SMOOTH, SLIP-RESISTANT FINISH, AND SHALL SLOPE TO FLOOR DRAINS. CARPETS, DUCKBOARDS AND FOOTBATHS ARE PROHIBITED. THE INTERSECTION BETWEEN THE FLOOR AND WALLS SHALL BE COVERED WHERE EITHER FLOOR OR WALL IS NOT MADE OF WATERPROOF MATERIALS SUCH AS TILE OR VINYL. NO FOOT BATHS, CARPET OR DUCK BOARDS ON THE FLOOR.

RESTROOM FACILITES SHOWN FOR 64E-9 COMPLIANCE ONLY

A "POOL CLOSED" SIGN CONSPICUOUSLY PLACED NEAR THE ENTRANCE OF EACH BATHING UNIT. THIS SIGN SHALL BE PLACED EACH DAY NO LATER THAN 1/2 HOUR BEFORE SUNSET AND SHALL NOT BE REMOVED EARLIER THAN 1/2 HOUR BEFORE SUNRISE. THE LETTERING MUST BE A MIN. OF 4" HIGH WITH CONTRASTING COLOR. THE SIGN AND THE SUPPORTING ASSY. MUST BE CONSTRUCTED OF A DURABLE NON-METALIC MATERIAL.

OUTSIDE ACCESS TO FACILITIES SHALL BE PROVIDED FOR BATHERS AT OUTDOOR POOLS. WHERE THE RESTROOMS ARE LOCATED WITHIN AN ADJACENT BUILDING AND THE RESTROOM DOORS DO NOT OPEN TO THE OUTSIDE, THE RESTROOM DOORS SHALL BE WITHIN 50 FEET OF THE BUILDING'S EXTERIOR DOOR. IF THE RESTROOMS ARE NOT VISIBLE FROM ANY PORTION OF THE POOL DECK, SIGNS SHALL BE POSTED SHOWING DIRECTIONS TO THE FACILITIES. DIRECTIONS SHALL BE LEGIBLE FROM ANY PORTION OF THE POOL DECK; LETTERS SHALL BE A MINIMUM OF 1 INCH HIGH.

**POOL RULES SIGN**  
THE FOLLOWING RULES WILL BE POSTED AT OR NEAR POOLSIDE AND WILL BE LEGIBLE FROM THE POOL DECK. THE LETTERS SHALL BE A MIN. OF 1".

NO FOOD OR BEVERAGES IN THE POOL OR ON POOL WET DECK. COMMERCIALY BOTTLED WATER IN PLASTIC BOTTLES IS ALLOWED ON THE POOL WET DECK FOR POOL PATRON HYDRATION.

NO GLASS OR ANIMALS IN THE FENCED POOL AREA.  
DO NOT SWALLOW THE POOL WATER  
DAYLIGHT USE ONLY  
BATHING LOAD 60 PERSONS  
POOL HOURS DAWN TO DUSK  
SHOWER BEFORE ENTERING POOL  
DO NOT PLACE FURNITURE IN POOL

\*POOL MAXIMUM DEPTH: 8' FEET; in 2-inch letters  
**NO DIVING (MINIMUM 4" LETTERS)**

LANDSCAPE IRRIGATION WATER THAT WETS THE WET DECK AREA OF THE POOL, THE POOL ITSELF, ENTERS THE COLLECTOR TANK, OR WETS AN INTERACTIVE WATER FEATURE MUST BE POTABLE WATER FROM A PUBLIC WATER SYSTEM OR SHALL MEET THE BACTERIOLOGICAL QUALITY OF POTABLE WATER AS EVIDENCED BY ANNUAL LABORATORY ANALYSIS SUBMITTED TO THE DEPARTMENT. RECLAIMED WATER MAY NOT BE USED IN THESE AREAS. IF RECLAIMED WATER IS USED IN THE VICINITY OF THE POOL (INSIDE OF THE POOL FENCE OR WITHIN 100' OF THE POOL WATER'S EDGE) IT MUST EMPLOY DRIP IRRIGATION OR SOAKER HOSES. SIGNS SHALL BE POSTED NOTIFYING POOL PATRONS THAT RECLAIMED WATER IS IN USE, AND IS NOT TO BE CONSUMED.

ALL ACCESS THROUGH THE BARRIER MUST HAVE ONE OR MORE OF THE FOLLOWING SAFETY FEATURES: ALARM, KEY LOCK OR SELF-LOCKING DOORS AND GATES.

IF THE SELF-CLOSING, SELF-LATCHING GATE IS ALSO SELF-LOCKING AND IS OPERATED BY A KEY LOCK, ELECTRONIC OPENER OR INTEGRAL COMBINATION LOCK, THEN THE OPERABLE PARTS OF SUCH LOCKS OR OPENERS SHALL BE 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISHED FLOOR OR GROUND. DOORED ACCESS POINTS FROM PUBLIC ROOMS SUCH AS LOBBIES OR CLUB HOUSES NEED NOT BE THROUGH GATES IF THE DOOR(S) MEET THE SAME SELF-CLOSING, SELF-LATCHING REQUIREMENTS AS A GATE. OPERABLE PARTS USED FOR OPENING DOORS AT THESE ACCESS POINTS SHALL BE 45 INCHES MINIMUM TO 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

**NOTES:**

- REFER TO THE NOTES ON SHEET NO. 2
- POOL EQUIPMENT ROOM FLOOR SHALL BE SLIP-RESISTANT AND IMPERVIOUS AND SHALL SLOPE UNIFORMLY AND POSITIVELY TO FLOOR DRAIN OR DOOR.
- TOILET FACILITIES FLOORS SHALL SLOPE UNIFORMLY AND POSITIVELY TO FLOOR DRAIN AND SHALL BE SLIP-RESISTANT AND IMPERVIOUS. THE INTERSECTION BETWEEN WALLS AND FLOORS MUST BE COVERED.
- PROVISIONS SHALL BE MADE FOR THE SAFE STORAGE OF CHEMICALS.
- FOOD AND FACILITIES SHALL BE NO CLOSER THAN 12 FEET FROM WATER'S EDGE
- THE FIRST 15 FEET OF THE WALKWAY TO THE TOILETS SHALL BE IMPERVIOUS AND SLIP RESISTANT AND POSITIVELY SLOPED FOR DRAINAGE
- TILE ON THE DECK INCLUDING COPING, OPEN GUTTERS, POOL, TOILET FLOORS AND ANY OTHER HORIZONTAL SURFACE SHALL BE SLIP RESISTANT AND UNGLAZED.
- ALL PIPING SHALL BE PVC SCH. 40 MINIMUM UNLESS OTHERWISE SPECIFIED.
- POST A SIGN WITH 1" MIN. LETTERS VISIBLE FROM ALL PARTS OF THE POOL DECK WITH DIRECTIONS TO THE POOL TOILETS.
- THIS DRAWING IS FOR THE PURPOSE OF OBTAINING A POOL/SPA BUILDING PERMIT AND FOR OBTAINING AN OPERATING PERMIT FROM THE LOCAL HEALTH DEPARTMENT. DECKS, FENCES AND OTHER STRUCTURES, ETC. ARE NOT A PART OF THIS DESIGN BUT MUST MEET ALL THE REQUIREMENTS AS SET FORTH IN THE PUBLIC HEALTH ADMINISTRATIVE CODE AND ALL OTHER LOCAL BUILDING CODES.
- DO NOT SCALE THIS DRAWING FOR DIMENSIONS NOT SHOWN. FOR EXACT DIMENSIONS RELATIVE TO DECKS, BUILDINGS, PROPERTY LINES, EASEMENTS, ETC., SEE THE SURVEY, ARCHITECTS PLANS AND OTHER PERTINENT DOCUMENTS.

**NOTE: SAFETY EQUIPMENT SHALL BE MOUNTED IN A CONSPICUOUS PLACE AND BE READILY AVAILABLE FOR USE.**

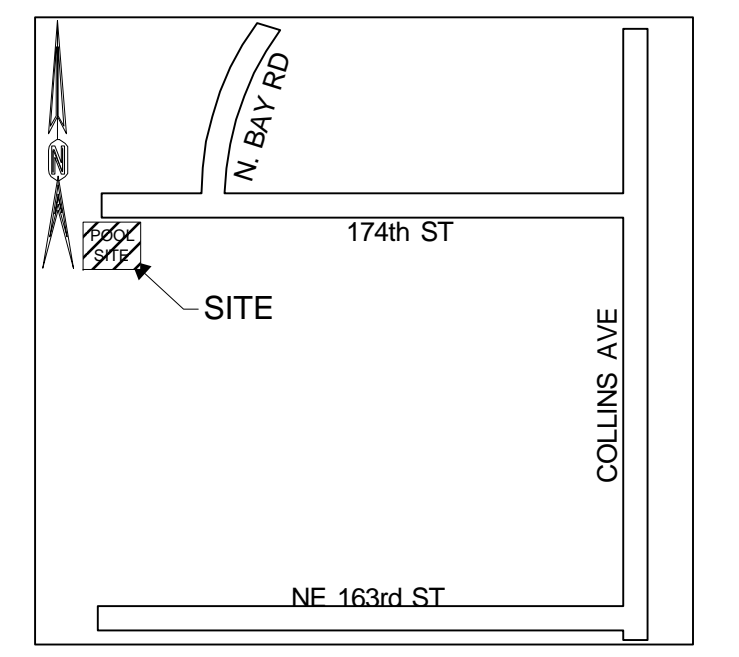
**ALL ACCESS THROUGH THE BARRIER MUST HAVE ONE OR MORE OF THE FOLLOWING SAFETY FEATURES: ALARM, KEY LOCK OR SELF-LOCKING DOORS AND GATES**

**SWIMMING POOL IS INTENDED FOR THE USE OF RESIDENTS AND THEIR GUESTS ONLY AND IS NOT INTENDED TO HAVE ACCESS BY THE GENERAL PUBLIC.**

**THERE IS NO DIRECT ACCESS TO POOL FROM LIVING UNITS**

**SCOPE OF WORK THIS PERMIT: SWIMMING POOL & SWIMMING POOL EQUIPMENT ONLY. ALL OTHER WORK SHOWN FOR COMPLIANCE WITH 94e9 ONLY & TO BE BY OTHERS/SEPARATE PERMIT**

**INSTALL NEW POOL W/ SAME DIMENSIONS IN VAULT STRUCTURE BY OTHERS**



**POOLDESIGN.NET**  
30 SW 5th COURT  
POMPANO BEACH FLA 33060  
(954) 941-1124  
info@swimmingpoolplan.com  
CERTIFICATE OF AUTHORIZATION N. 9871

DESIGN PER 2020, 7TH EDITION FLORIDA BUILDING CODE 454.1 INCLUDING BUT NOT LIMITED TO 454.1.6.5 ENTRAPMENT PROTECTION FOR SUCTION INLETS & PER FLORIDA DEPARTMENT OF HEALTH 64E-9 ALL ELECTRIC PER 2017 NEC

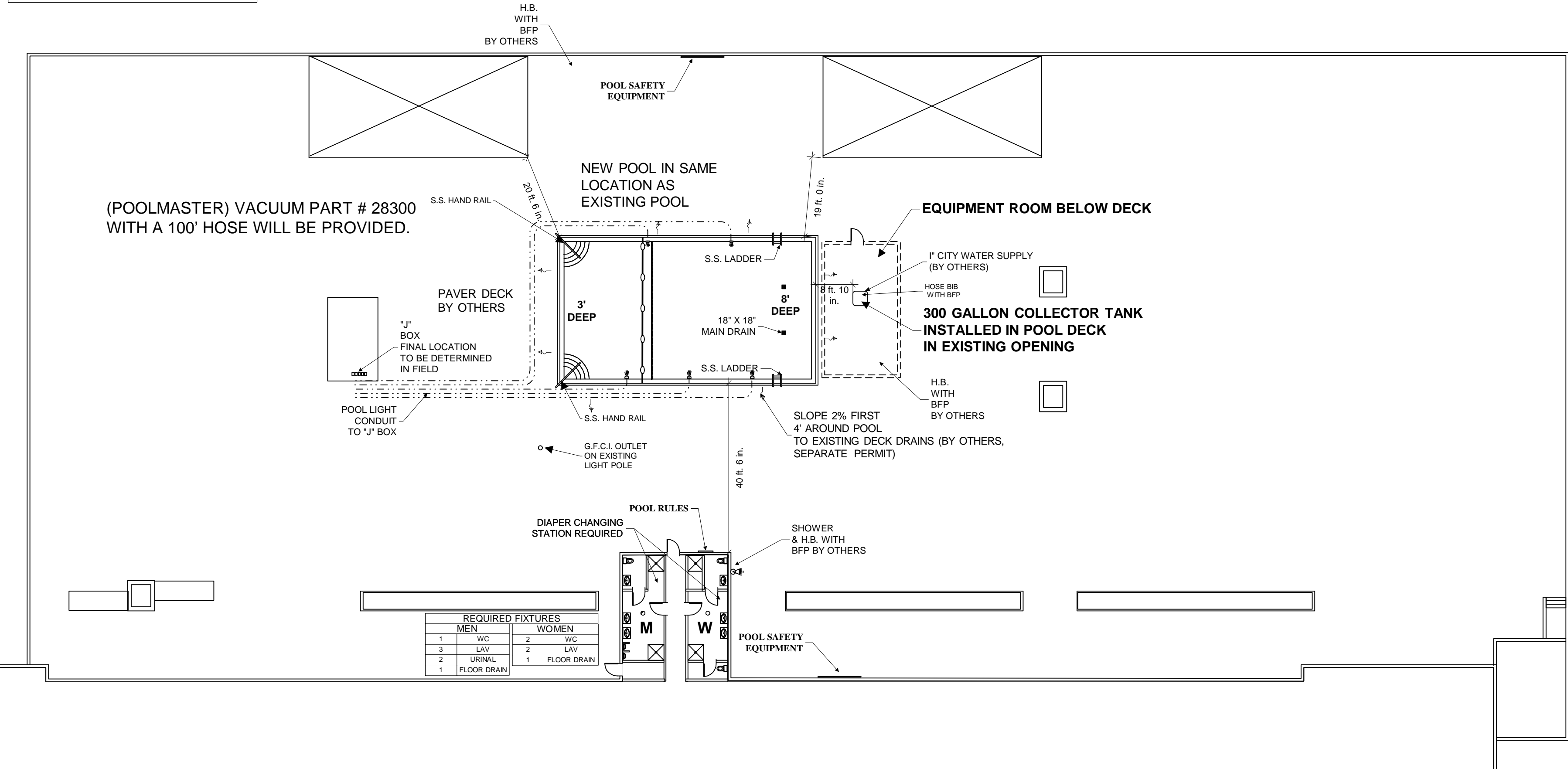
REVISIONS

**WINSTON TOWER 100**  
**250 174TH STREET**  
**SUNNY ISLES, FL. 33160**

Digitally signed by Bradley M. Akers  
Date: 2022.08.08 20:06:41 -04'00'

**B. M. AKERS**  
Florida P.E. License No. 68449

<b>POOL AREA PLAN</b>
TITLE WINSTON TOWER 100
DESCRIPTION 250 174TH STREET SUNNY ISLES, FL. 33160
Scale: 1in = 20ft. 0in.
DATE 8/8/2022
PAGE 1 OF 6



MAIN POOL DATA table with columns: VOLUME, SURFACE AREA, PERIMETER, LENGTH, WIDTH, RECIRC. RATE / S.F. FILTER AREA, TURN OVER RATE, BATHING LOAD (5 GPM PER PERSON). Values include 79,500 GAL, 1942 Sq. FT., 184 LIN. FT., 59' - 2", 32' -10", .375 GAL/S.F., 4.42 HOURS, 60 PERSONS.

LIVING UNITS table: MIN. REQUIRED BATHER LOAD (408 UNITS / 7), MIN. REQUIRED FLOW RATE (BATHER LOAD X 5 GPM, 290), MIN. REQUIRED SQ. FOOTAGE (BATHER LOAD X 20 S.F., 1,160), ACTUAL BATHER LOAD (300 GPM PROVIDED / 5), TOTAL FILTERED WATER 300 PROVIDED.

PIPING AND HYDRAULICS

Piping and Hydraulics table with columns: LINE TYPE, SIZE, FLOW (GPM), VELOCITY (FPS). Includes RETURN LINE, MAIN DRAIN LINE, GUTTER LINE, RECIRC SUCTION FROM TANK.

FILTRATION

Filtration table with columns: Q, ITEM, MFGR, PART #, DESCRIPTION. Lists MAIN PUMP (SELF PRIMING), FILTER, GAUGE(s) - PRESSURE, GAUGE(s) - VACUUM, FLOWMETER, COLLECTOR TANK, VFD MOTOR CONTROL, THERMOMETER.

DISINFECTION

Disinfection table with columns: Q, ITEM, MFGR, PART #, DESCRIPTION. Lists CHLORINE FEEDER, PH FEEDER, CHEMICAL CONTAINERS, TEST KIT.

POOL FITTINGS AND DRAINS

Pool Fittings and Drains table with columns: Q, ITEM, MFGR, PART #, DESCRIPTION. Lists INLET FITTINGS (FLOOR), GUTTER FITTINGS, MAIN DRAIN (s), LIGHT, LIGHT NICHE.

DECK AND OTHER EQUIPMENT

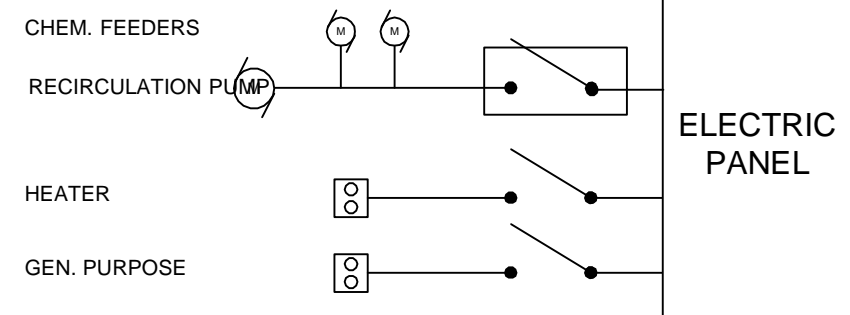
Deck and Other Equipment table with columns: Q, ITEM, MFGR, PART #, DESCRIPTION. Lists HAND RAIL, LADDER, LIFE HOOK, POLE, LIFE RING, ROPE, VACUUM CLEANER, NYLON BRUSH, HEATER.

NOTE: EXISTING HAYWARD HEATERS TO BE REMOVED AND REPLACED WITH NEW

NOTE: MATERIALS IN HEATER ARE NON-TOXIC AND ACCEPTABLE FOR POTABLE WATER USE

NOTE: SAFETY EQUIPMENT SHALL BE MOUNTED IN A CONSPICUOUS PLACE AND BE READILY AVAILABLE FOR USE.

NOTE: VACUUM CLEANER OPERATES ON POTABLE WATER SUPPLY PRESSURE AND MUST BE PROTECTED BY A VACUUM BREAKER

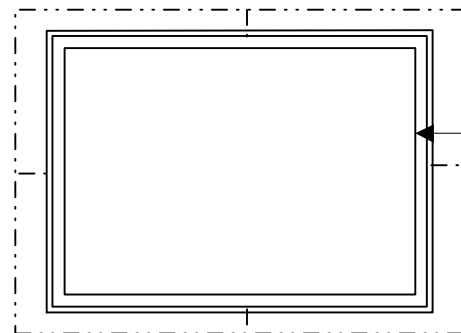
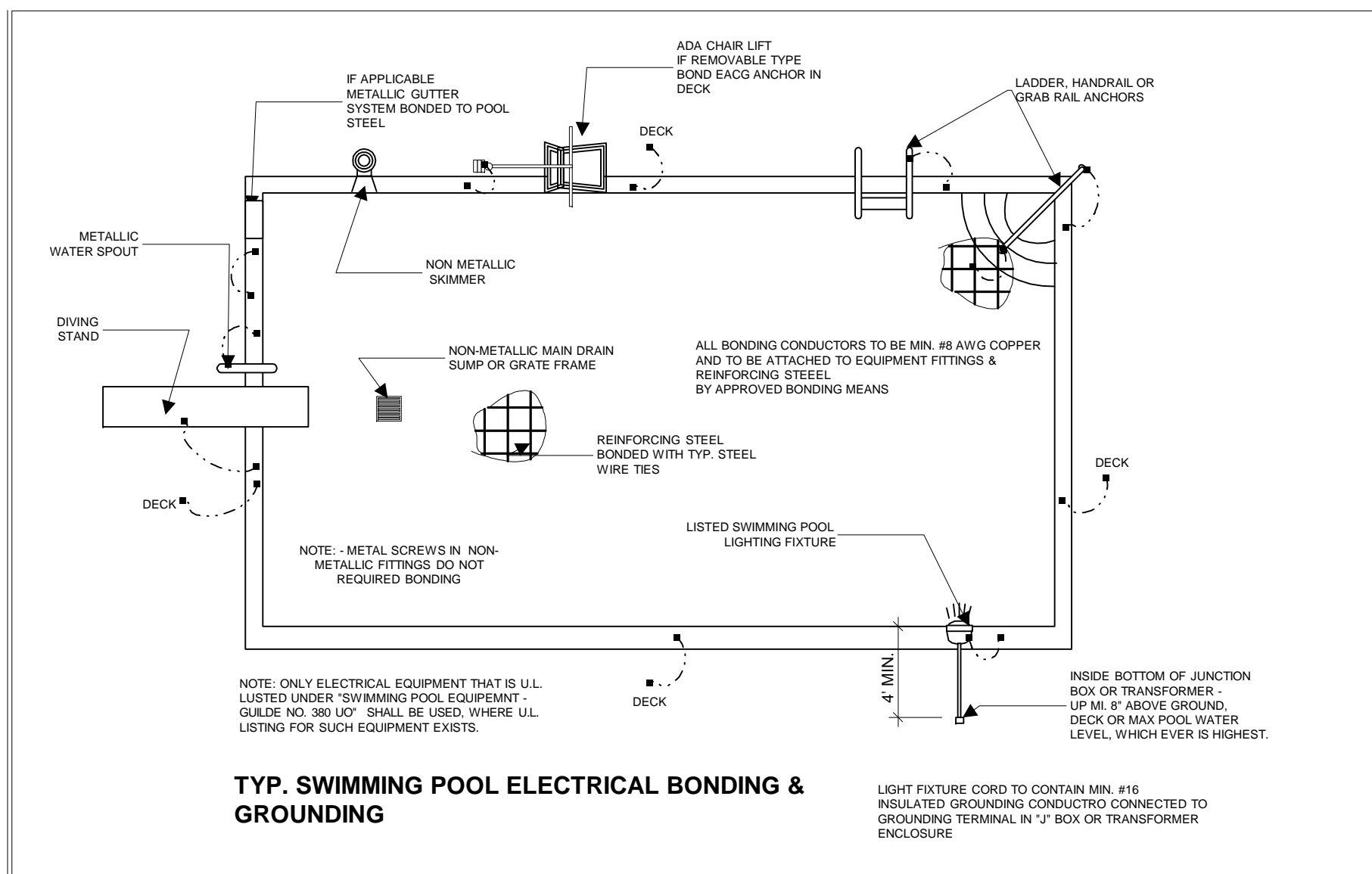


ELECTRICAL PANEL (POOL)3PH (BY OTHERS)

Electrical Panel table with columns: CIRCUIT USE, VOLTS, FLA, BKR, WIRE, CONDUIT. Lists MAIN POOL RECIRC PUMP 3PH, CHEMICAL FEEDERS, CONTROLLER, GENERAL PURPOSE, HEATERS, SERVICE LIGHT, SPARE. Total load 36.4.

NOTE: ALL ELECTRICAL SHALL COMPLY WITH 2017N.E.C. 680 GROUND ALL STEEL REINF., LIGHTS, MOTORS, RAILS, ETC WITH #8 SOLID GROUND WIRE. ALL PUMP BREAKERS - G.F.C.I.

NOTE: EXISTING POOL REMODEL. NEW EQUIPMENT IS REPLACEMENT ONLY. CONNECTED TO EXISTING CIRCUITS. NO ADDITIONAL LOAD



PER 2017 NEC (680.26C "EQUIPOTENTIAL BONDING GRID"): #8 AWG WIRE BURIED IN SAND MIN. 4" MAX. 6" 18" TO 24" HORIZONTALLY BEYOND THE INSIDE WALLS OF POOL.

#8 AWG BARE SOLID COPPER BONDING JUMPER SHALL BE INSTALLED IN AT LEAST FOUR (4) LOCATIONS EQUALLY SPACED AROUND PERIMETER OF THE POOL OR SPA.

GENERAL NOTES

PIPING:

- 1. ALL PIPING TO BE PVC SCH-40 MINIMUM, NON-THREADED AND MUST BEAR THE NSF-pw STAMP AND MUST BEAR THE STAMP OF THE MANUFACTURER. SHALL COMPLY WITH 454.1-454.5 2020 F.B.C. 7TH EDITION.
2. ALL PRESSURE PIPING AND MAIN DRAIN PIPING MUST BE PRESSURE TESTED DURING THE TIME OF ROUTINE INSPECTION BY THE BUILDING DEPARTMENT. MINIMUM 35 PSI FOR 15 MINUTES.NONE-PRESSURE GRAVITY DRAIN (GUTTERS) PIPING SHALL BE TESTED BY FILLING WITH WATER TO THE POINT OV OVERFLOW AND ALL JOINTS SHALL BE TIGHT. ALL PARTS OF THE POOL PIPING MUST BE TESTED IN ACCORD WITH 454.212 FLORIDA BUILDING CODE.
3. ALL VALVES SHALL BE TAGGED WITH PERMANENT TAGS AND COMPLETE OPERATING INSTRUCTIONS SHALL BE POSTED IN A WATERPROOF FRAME IN THE POOL EQUIPMENT ROOM.
4. ALL PIPING SHALL BE SUPPORTED ON 4'-0" MAXIMUM CENTERS ON EITHER CLEVIS TYPE HANGERS, WATER PACKED FILL OR AS SHOWN IN THE WALL SECTION PIPING.
5. PLASTIC PIPES SUBJECT TO A PERIOD OF PROLONGED SUNLIGHT EXPOSURE MUST BE COATED TO PROTECT IT FROM U.V. LIGHT DEGRADATION. OR IF THE PIPE, DURING THE MANUFACTURING PROCESS, ACHIEVES THE SAME END RESULT.
6. WASTE WATER DISPOSAL SHALL COMPLY WITH F.B.C 802.
7. WATER SUPPLY SHALL AND DISPOSAL SHALL BE SO ARRANGED THAT THERE IS NO CROSS CONNECTION WITH A DOMESTIC WATER SUPPLY OR WATER DISPOSAL SYSTEM AND SHALL MEET THE REQUIREMENTS AS SET FORTH IN THE F.B.C. 454.2.9.
8. ALL PVC PIPING SHALL COMPLY WITH F.B.C. 605.21 (USE PURPLE PRIMER CONFORMS TO ASTM F 656 AND NOT PURPLE IN COLOR SOLVENT CEMENT CONFORMS TO ASTM D 2564 OR CSACANCSA-B137.3 AND APPLIED IN ACCORDANCE WITH ASTM D 2855.
9. ALL HEATING EQUIPMENT SHALL BE INSTALLED WITH FLANGES OR UNION CONNECTION ADJACENT TO THE HEATER(S).

POOL WET DECKS:

- 1. POOL DECKS SHALL SLOPE AWAY FROM THE POOL AT A MINIMUM OF TWO PERCENT TO A MAXIMUM OF FOUR PERCENT TO PROVIDE ADEQUATE DRAINAGE.
2. THE SURFACE OF ALL DECKS (4'-0" MIN. CLEAR) AND WALKWAYS TO THE TOILETS (THE FIRST 15) SHALL BE IMPERVIOUS AND SLIP RESISTANT.
3. THERE SHALL BE A MIN. OF 4'-0" UNOBSTRUCTED DECK AROUND ALL POINS OF THE POOL, HANDRAIL(S) AND LADDER(S)

STURCTURAL:

- 1. ALL CONCRETE SHALL CONFORM TO ACI 318-14 AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF Fc = 3,000 PSI.
2. CONCRETE MAY BE PLACED CONVENTIONALLY IN FORMS OR PNEUMATICALLY PLACED USING GUNITE OR SHOTCRETE METHODS OR A COMBINATION OF BOTH.
3. REINFORCING STEEL SHALL BE ASTM DESIGNATION A615 GRADE 40 WITH A MINIMUM YIELD STRESS OF FY=60 KSI. REINFORCING BARS SHALL BE NEW DEFORMED BARS OF BILLET STEEL FREE FROM OIL, SCALE OR RUST. ALL SPLICES, LAPS AND PLACEMENT SHALL CONFORM TO ACI 318-14.
4. ALL CONCRETE MATERIALS AS WELL AS MIXING, CONVEYING, PLACING, AND FINISHING OF CONCRETE, SHALL CONFORM TO "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318 LATEST EDITION), AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301 LATEST EDITION).
5. CURING: BEGINNING IMMEDIATELY AFTER PLACEMENT, CONCRETE SHALL BE PROTECTED FROM PREMATURE DRYING, EXCESSIVELY HOT OR COLD TEMPERATURES, AND MECHANICAL INJURY, AND SHALL BE MAINTAINED WITH A MINIMAL MOISTURE LOSS AT A RELATIVELY CONSTATNT TEMPERATURE FOR THE PERIOD NECESSARY FOR HYDRATION OF THE CEMENT AND HARDENING OF THE CONCRETE. THE MATERIALS AND METHODS OF CURING SHALL CONFORM TO ACI 301

ELECTRICAL:

- 1. ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE.
A MIN. OF THREE (3) FOOT CANDLES FOR OUTDOOR POOLS, 8 FOOT CANDLES FOR OUTDOOR WADING POOLS AND TEN (10) FOOT CANDLES FOR INDOOR POOLS, OF ILLUMINATION AT THE POOL WATER AND THE POOL DECK SURFACE.
2. REINFORCING STEEL SHALL BE BONDED WITH A MINIMUM OF #8 INSULATED COPPER WIRE..
3. BONDING SHALL BE IN ACCORD WITH 2017 NEC 680.22.
4. UNDERWATER LIGHTING SHALL BE LOW VOLTAGE (MAXIMUM 15 VOLTS) WITH LOW WATER CUT-OFF.
5. OVERHEAD SERVICE WIRING SHALL NOT PASS WITHIN AN AREA EXTENDING A DISTANCE OF 10 FEET HORIZONTALLY AWAY FROM THE INSIDE EDGE OF THE POOL WALLS, OBSERVATION STANDS, TOWERS OR PLATFORMS.
6. IT WILL BE THE RESPONSIBILITY OF OTHERS TO PROVIDE WRITTEN EVIDENCE AT THE TIME OF CERTIFICATION, FROM THE ELECTRICAL INSPECTOR OR THE ELECTRICAL CONTRACTOR OF COMPLIANCE WITH THE NATIONAL ELECTRICAL CODE AND THE APPROVED PLANS.
7. ALL ELECTRICAL EXTENSION CORDS USED AROUND THE POOL AREA SHALL BE EQUIPPED WITH U.L. APPROVED GROUND FAULT INTERRUPTERS.
8. THESE PLANS DO NOT PROVIDE FOR POOL DECK LIGHTING FOR NIGHT SWIMMING. PLANS FOR NIGHT SWIMMING, IF DESIRED, MUST MEET THE REQUIREMENTS FOR OVERHEAD LIGHTING AND SHALL PROVIDE A MINIMUM OF THREE (3) FOOT CANDLES FOR OUTDOOR POOLS AND TEN (10) FOOT CANDLES FOR INDOOR POOLS, OF ILLUMINATION AT THE POOL WATER AND THE POOL DECK SURFACE. IT IS THE OWNERS RESPONSIBILITY TO PROVIDE THESE PLANS AND CALCULATIONS. SEALED BY A PROFESSIONAL ENGINEER, TO THE COUNTY HEALTH DEPARTMENT.
9. MOTORS IN OTHER THAN DWELLING UNITS: WIRING SUPPLYING POOL PUMP MOTORS RATED 15 AND 20 AMPERES, 125 VOLT OR 240 VOLT SINGLE PHASE, WHETHER BY RECEPTABLE OF DIRECT CONNECTION, SHALL BE PROVIDED WITH G.F.C.I. PROTECTION.

GENERAL:

- 1. ALL WORK SHALL BE IN ACCORD WITH CHAPTER 64E-9, FLORIDA ADMINISTRATIVE CODE, AND 2020 FLORIDA BUILDING CODE 7TH EDITION.
2. ALL DIMENSIONS AND FIELD CONDITIONS SHALL BE VERIFIED BY THE POOL CONTRACTOR AND THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION. ANY CHANGES OR DEVIATIONS TO THE PLANS MUST BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE AT ALL TIMES.
3. THE POOL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS DURING EXCAVATION TO PROTECT EXISTING STRUCTURES.
4. THE POOL CONTRACTOR SHALL TAKE ADEQUATE CARE TO PROVIDE WEEP HOLES AND DE-WATERING PUMP(S) AND ANY OTHER METHODS NECESSARY TO PREVENT THE POSSIBILITY OF THE POOL FLOATING DUE TO HYDROSTATIC UPLIFT WHEN THE POOL IS EMPTY.
5. POOL EQUIPMENT MUST RUN ON A 24 HOUR BASIS UNLESS TIMING DEVICES ARE INSTALLED. THE SHUT DOWN OF THE RECIRCULATION AND FILTRATION SYSTEMS MUST NEVER BE DURING A PERIOD 3 HOURS PRIOR TO THE OPENING OF THE POOL, DURING A PERIOD WHEN THE POOL IS OPEN AND DURING A PERIOD 3 HOURS AFTER THE POOL IS CLOSED.
6. HOSE BIBBS IN THE POOL AREA, POOL EQUIPMENT ROOM AND IN THE POOL SANITARY (TOILETS) FACILITIES SHALL BE EQUIPPED WITH VACUUM BREAKERS.
7. BACKFILLING OF THE POOL SHALL BE DONE CAREFULLY TO ASSURE THAT NO DAMAGE TO THE PIPING OCCURS AND BACKFILLING SHALL BE DONE WITH CLEAN SOIL FREE FROM ORGANICS AND DEBRIS AND SHALL BE COMPACTED SO THAT NO VOIDS EXIST PROVIDING A FIRM BEARING FOR THE DECK.
8. THIS POOL WILL NOT BE OPEN TO THE PUBLIC UNTIL A PERMIT HAS BEEN ISSUED BY THE COUNTY HEALTH DEPARTMENT.
9. THE POOL DECKS SHALL BE DESIGNED AND CONSTRUCTED BY OTHERS AND MUST MEET ALL OF THE REQUIREMENTS AS SET FORTH IN 64E-9, FLORIDA ADMINISTRATIVE CODES.
10. MAKE-UP WATER MUST BE FROM AN APPROVED POTABLE SOURCE AND INTRODUCED INTO THE POOL WITH AN AIR SPACE OR WITH THE FILTER/COLLECTOR TANK.
11. NO FIELD SUPERVISION OR INSPECTIONS WILL BE MADE BY THE ENGINEER UNLESS SPECIFICALLY CONTRACTED FOR SEPARATELY.

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CERTIFICATE OF AUTHORIZATION N. 9871

DESIGN PER 2020, 7TH EDITION FLORIDA BUILDING CODE 454.1 INCLUDING BUT NOT LIMITED TO 454.1.6.5 ENTRAPMENT PROTECTION FOR SUCTION INLETS & PER FLORIDA DEPARTMENT OF HEALTH 64E-9 ALL ELECTRIC PER 2017 NEC

REVISIONS

WINSTON TOWER 100
250 174TH STREET
SUNNY ISLES, FL. 33160

Digitally signed by Bradley M. Akers Date: 2022.08.08 20:07:09 -04'00' B. M. AKERS Florida P.E. License No. 68449

POOL DATA

Pool Data table with columns: TITLE, DESCRIPTION, DATE, PAGE. Includes address 250 174TH STREET SUNNY ISLES, FL. 33160, Scale: 1/4" = 1'-0", DATE 8/8/2022, PAGE 2 OF 6.

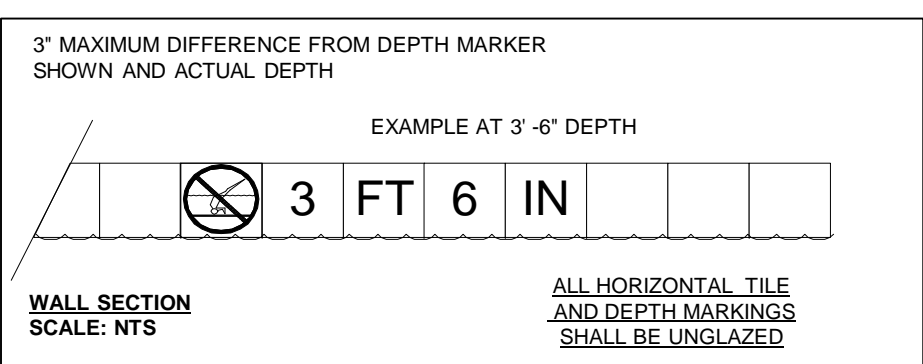
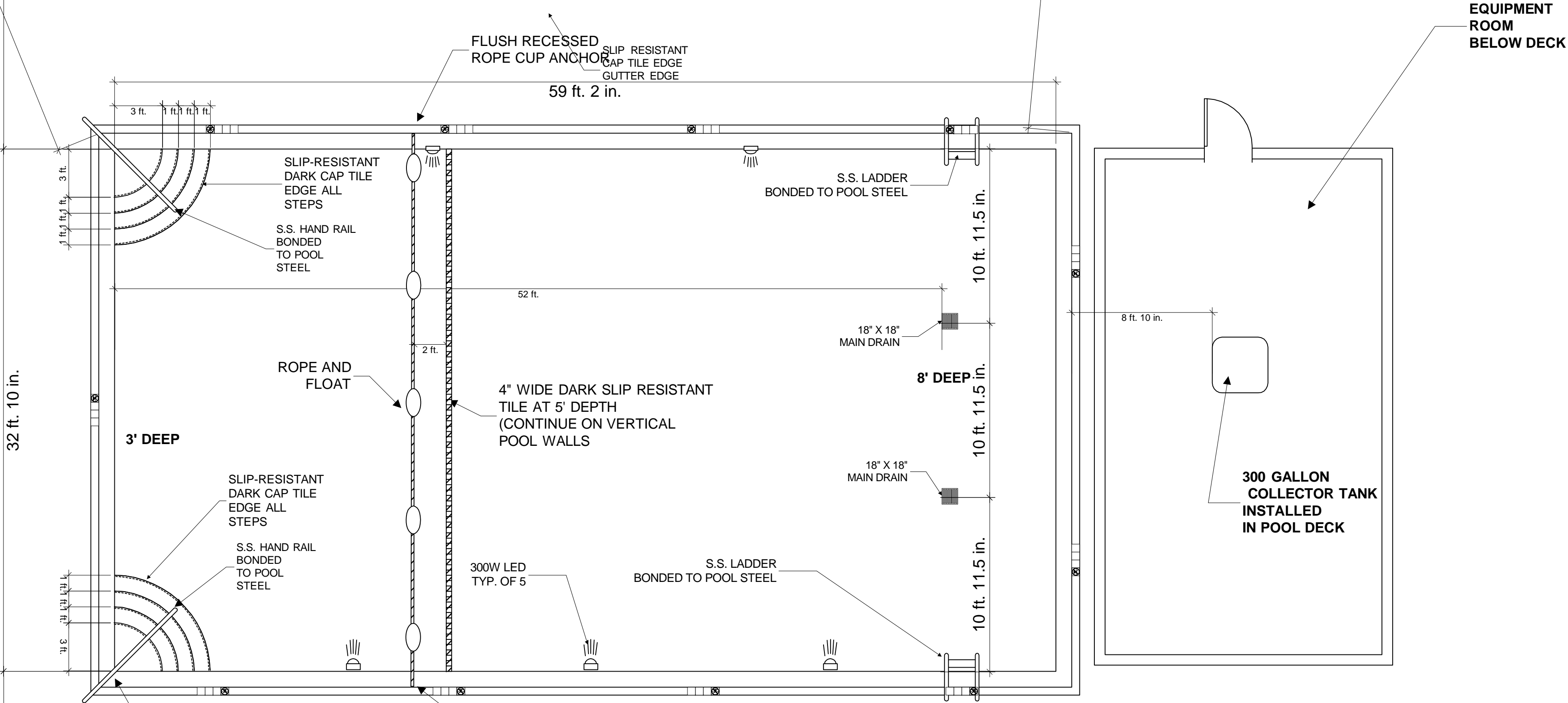
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EQUIPMENT ROOM BELOW DECK

REVISIONS

WINSTON TOWER 100  
250 174TH STREET  
SUNNY ISLES, FL. 33160

44 ft. 6 in.  
32 ft. 10 in.  
41 ft. 5 in.



INSTALL PERMANENT 4" DEPTH MARKINGS ON THE POOL DECK OR COPING AND INSIDE ABOVE THE WATER LEVEL BOTH SIDES IN SHALLOW END AND BOTH SIDES OF THE DEEP END WALLS AND AT THE MIDDLE OF THE DEEP END WALL - NO DIVING MARKINGS (4" LETTERS) OR INTERNATIONAL "NO DIVING" SYMBOL. THE MAXIMUM DISTANCE BETWEEN MARKINGS IS 25 LINEAR FEET-ALL MARKINGS MUST BE CONTRASTING IN COLOR. HORIZONTAL DEPTH MARKERS MUST BE INLAID SLIP RESISTANT CERAMIC TILES. INTERNATIONAL NO-DIVING MARKERS RED IN COLOR. NO DIVING markings must be 6" tiles with a minimum 4" or larger red international NO DIVING symbol

DIAPER CHANGING STATION REQUIRED

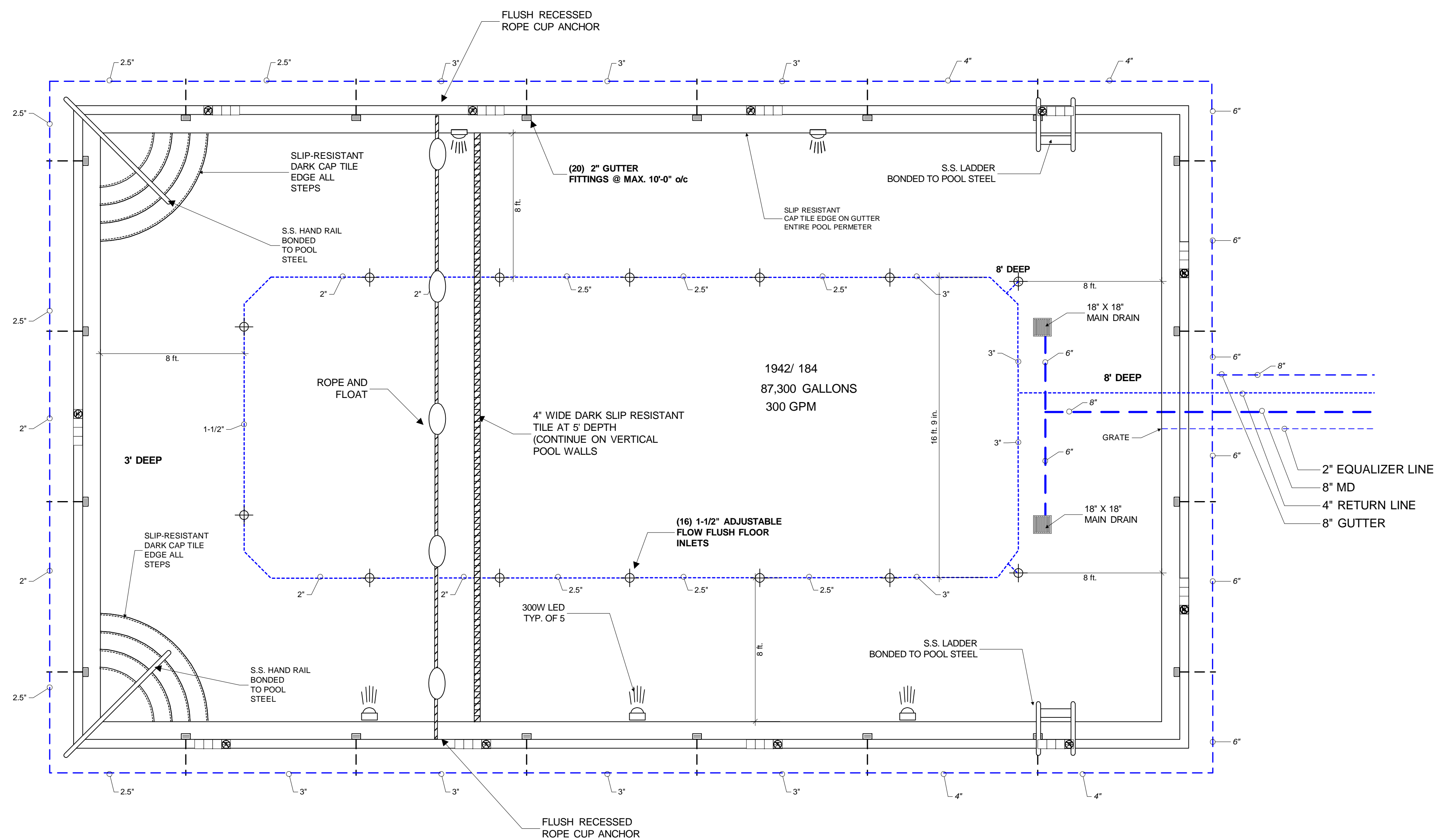
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Date: 2022.08.08  
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POOL LAYOUT PLAN

TITLE	WINSTON TOWER 100
DESCRIPTION	250 174TH STREET SUNNY ISLES, FL. 33160
	Scale: 3/16" = 1'-0"
DATE	8/8/2022
PAGE	3 OF 6

DESIGN PER 2020, 7TH EDITION FLORIDA  
BUILDING CODE 454.1  
INCLUDING BUT NOT LIMITED TO 454.1.6.5  
ENTRAPMENT PROTECTION FOR SUCTION  
INLETS & PER FLORIDA DEPARTMENT OF  
HEALTH 64E-9  
ALL ELECTRIC PER 2017 NEC



REVISIONS	

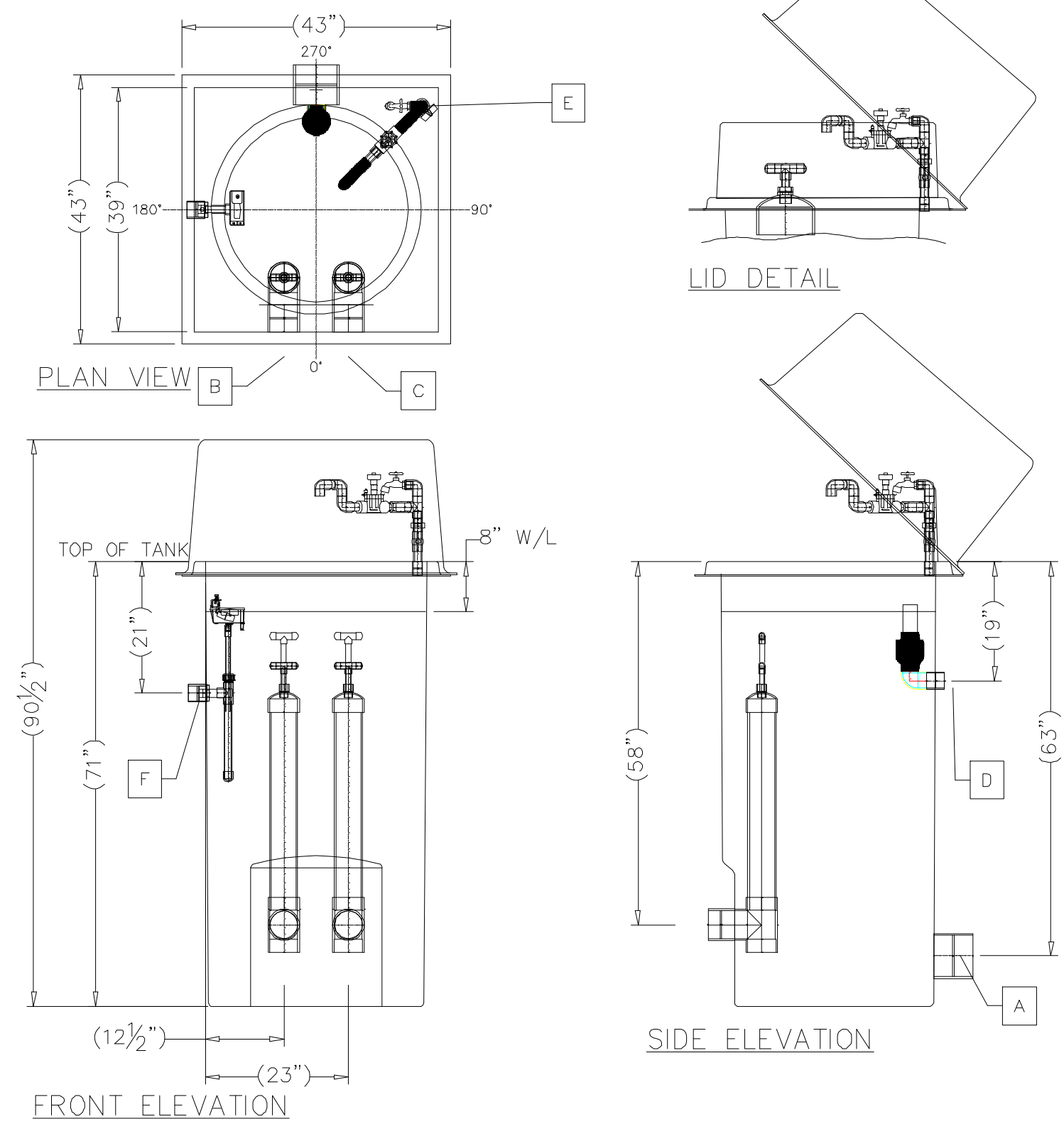
**WINSTON TOWER 100**  
**250 174TH STREET**  
**SUNNY ISLES, FL. 33160**

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20:07:40  
-04'00'

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POOL PIPING	
TITLE	WINSTON TOWER 100
DESCRIPTION	250 174TH STREET SUNNY ISLES, FL. 33160
Scale:	1/4" = 1'-0"
DATE	8/8/2022
PAGE	4 OF 6





	CONNECTION SIZES	SIZE
A	SUCTION	6"
B	MAIN W/ PPV	8"
C	SKIMMER/GUTTER W/PPV	8"
D	OVERFLOW	2"
E	FRESH WATER	1"
F	STATIC LINE	2"

**NOTES:**  
 1. ALL TANKS HAVE COVED CORNERS.  
 3. ALL PIPING "NSF-PW" APPROVED / ALL ELECTRICAL WIRING IN COMPLIANCE WITH NEC. ELECTRICAL INTERLOCK OF ELECTRICAL FEED EQUIPMENT WITH RECIRCULATION PUMP. HYDRAULIC INTERLOCK OF EROSION FEED EQUIPMENT WITH RECIRCULATION PUMP FLOW.  
 4. ALL MOTORS AND RECEPTACLES ARE PROTECTED BY GFCI BREAKERS AS REQUIRED BY NEC.  
 5. PROPORTIONING VALVES WHERE REQUIRED: 2 1/2" AND UNDER - JANDY DIVERTER 3" AND ABOVE - BUTTERFLY VALVE  
 6. COMPLIES WITH THE 7TH EDITION OF THE FLORIDA BUILDING CODE.

- EQUIPMENT AREA NOTES:**
1. PROVIDE ATMOSPHERIC BREAK IN THE WASTE AND THE FILL LINES AND IN THE TANK DRAIN LINES OVER THE FLOOR DRAIN.
  2. LIGHTING SHALL PROVIDE A MIN. OF 30 FOOT CANDLES OF ILLUMINATION AT FLOOR LEVEL.
  3. ACCESS DOOR/GATE SHALL HAVE A PERMANENT LOCKING DEVICE TO PREVENT UNAUTHORIZED ACCESS AND MUST BE 3' MIN. WIDE.
  4. MAIN DRAIN PIPING, GUTTER OR SKIMMER PIPING, RETURN LINE AND HEATER BY-PASS MUST HAVE VALVES DESIGNED FOR PROPORTIONAL FLOW.
  5. TAG ALL VALVES AND POST OPERATING INSTRUCTIONS.
  6. KEEP PUMP(S) AND FILTER TANKS AWAY FROM WALLS.
  7. MAINTAIN A MIN. CEILING HEIGHT OF 7'-0"
  8. MARK CHEMICAL CONTAINERS WITH CONTENTS.
  9. ELECTRICALLY INTERLOCK CHEMICAL FEEDERS WITH PROMARY PUMP (S).
  10. ALL EXPOSED PIPING TO HAVE UV INHIBITOR COATING
  11. EQUIPMENT IS DESIGNATED BY MFGR. FOR OUTDOOR USE.
  12. INF INSTALLED OUTDOORS PROVIDE WEATHER PROOF COVER TO PROTECT FEEDERS
- MARK CHEMICAL CONTAINERS WITH CONTENTS

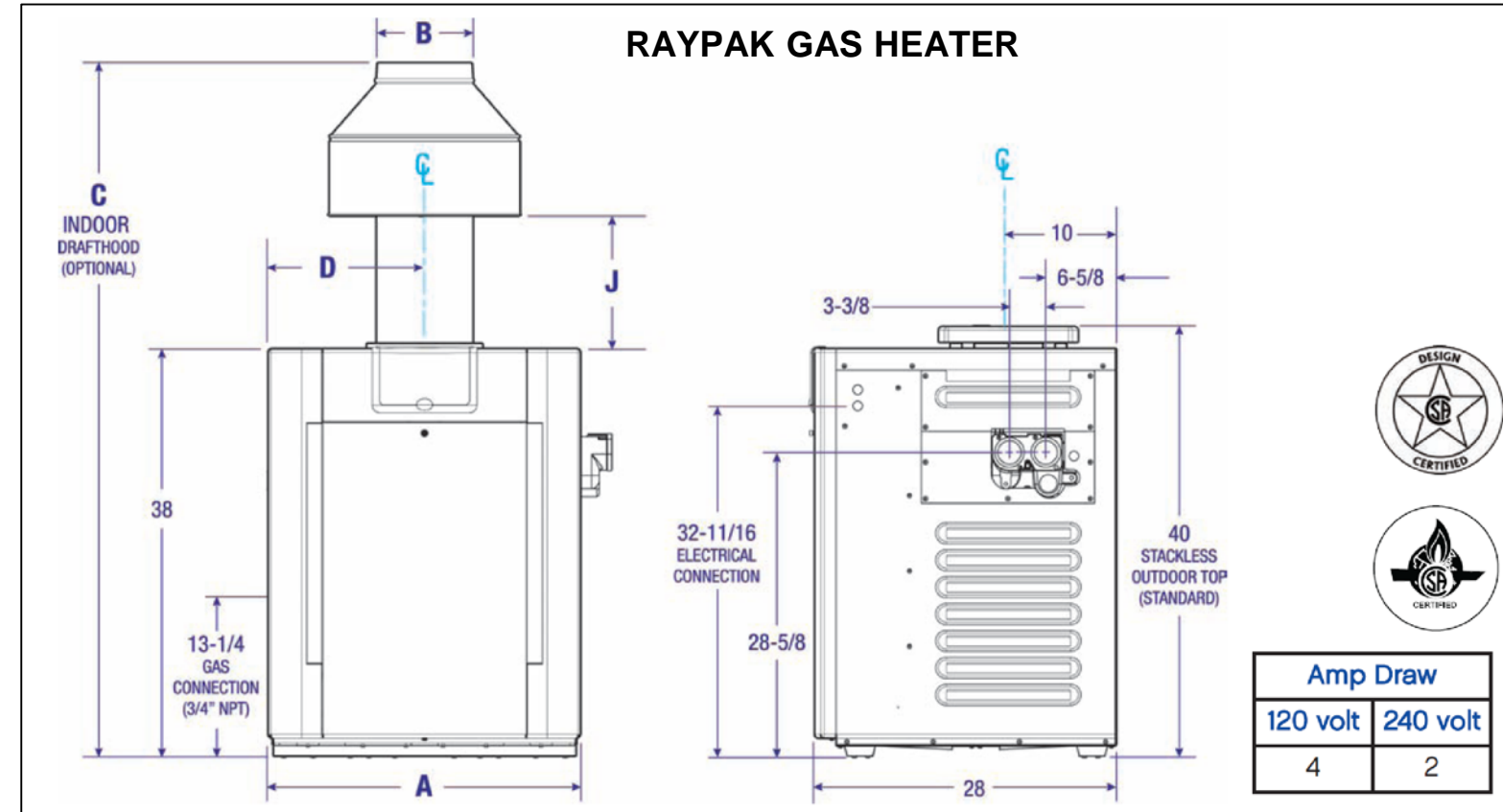
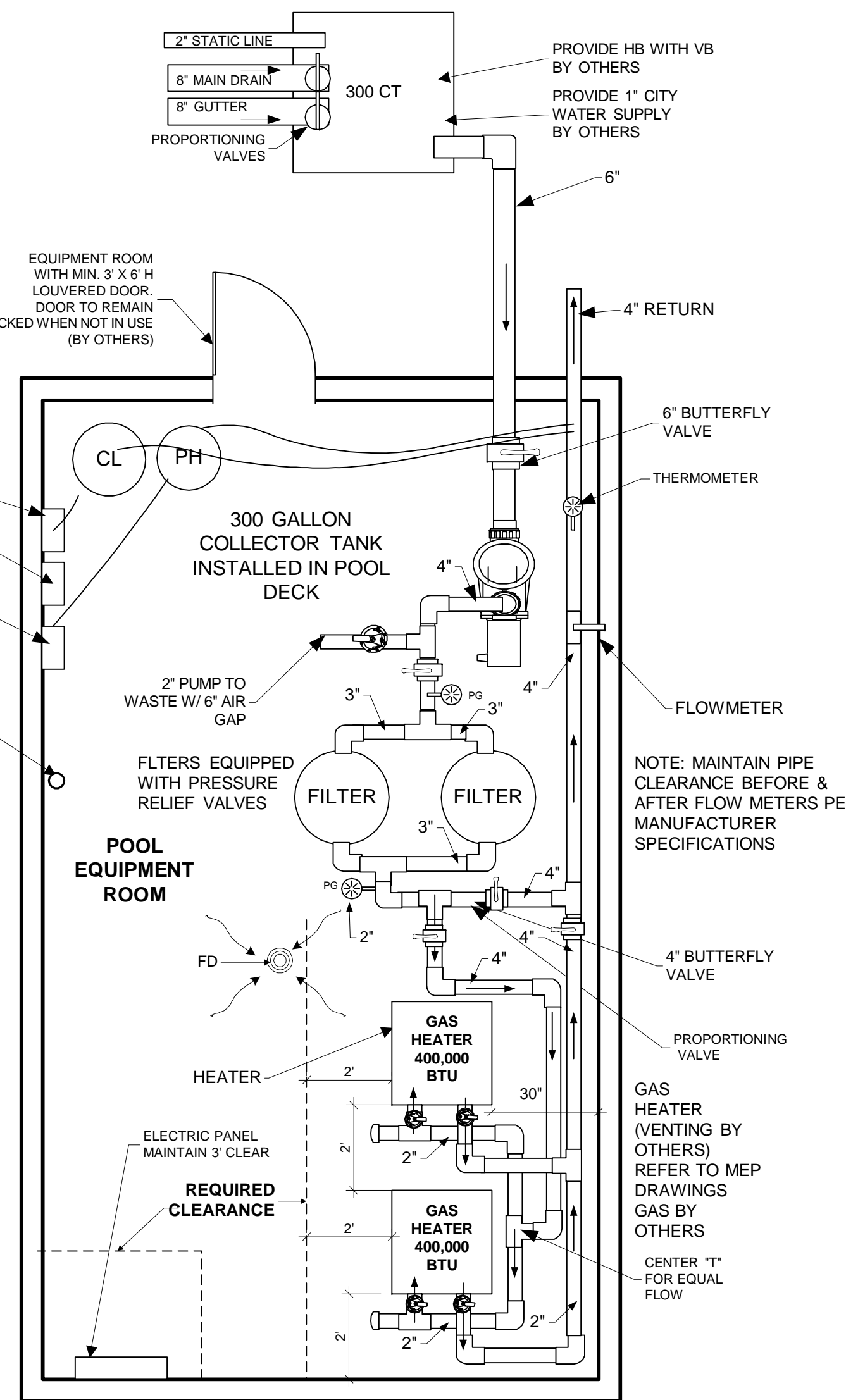
**NOTE:**  
 SCHEMATIC EQUIPMENT LAYOUT SPACED FOR CLARITY  
 PROVIDE HOSE BIB @ POOL EQUIP. AREA  
 ON SUCTION SIDE OF PUMP ALLOW 4 PIPE DIAMETERS. MIN. LENGTH (STRAIGHT) BETWEEN PUMP AND FITTINGS  
 PROVIDE PROPORTIONING VALVES ON MAIN DRAIN, GUTTER AND RETURN LINES  
 SPARE FILTER CARTRIDGES SHALL BE KEPT ON SITE

**CHEMICAL PUMPS ARE TO BE ELECTRICALLY INTERLOCKED WITH MAIN POOL PUMP**

- GENERAL FILTER SYSTEM NOTES:**
1. ALL PIPING WITHIN THE FILTER AREA IS TO BE PROPERLY SUPPORTED AND SECURED.
  2. FLOWMETERS ARE TO BE INSTALLED WITH SPECIAL CARE GIVEN TO REQUIRED STRAIGHT RUNS OF PIPE BEFORE AND AFTER THE FLOWMETER. PER MANUFACTURER SPECIFICATIONS.
  3. ALL POINT OF POTENTIAL CROSS CONNECTIONS ARE TO BE PROTECTED WITH A BACKFLOW PREVENTER OR A 6" AIR GAP.
  4. CHEMICAL PUMP IS TO BE ELECTRICALLY INTERLOCKED WITH MAIN POOL PUMP AND A FLOW SWITCH SO THAT THE CHEMICAL PUMP CANNOT OPERATE WHEN THE MAIN PUMP IS OFF OR NO FLOW IS DETECTED IN THE PUMP DISCHARGE PIPING.
  5. EQUIPMENT ROOM FLOOR SHALL BE SLIP RESISTANT AND IMPERVIOUS AND SHALL SLOPE UNIFORMLY AND POSITIVELY TO FLOOR DRAIN.
  6. PROVISIONS SHALL BE MADE FOR THE SAFE STORAGE OF CHEMICALS.

**VENTILATION AND ACCESS** – EQUIPMENT ENCLOSURES OR ROOMS SHALL HAVE EITHER FORCED DRAFT OR CROSS VENTILATION. ALL BELOW GRADE EQUIPMENT ROOMS SHALL HAVE A STAIRWAY ACCESS WITH FORCED DRAFT VENTILATION OR A FULLY LOUVERED DOOR AND LOUVERED VENT ON AT LEAST ONE OTHER SIDE. THE OPENING TO THE EQUIPMENT ROOM OR AREA SHALL BE A MINIMUM OF THREE FEET BY SIX FEET AND SHALL PROVIDE EASY ACCESS TO THE EQUIPMENT. A HOSE BIB WITH VACUUM BREAKER SHALL BE LOCATED IN THE EQUIPMENT ROOM OR AREA.

**SIZE AND LIGHTING** – THE SIZE OF THE EQUIPMENT ENCLOSURE, ROOM OR AREA SHALL PROVIDE WORKING SPACE TO PERFORM ROUTINE OPERATIONS. CLEARANCE SHALL BE PROVIDED FOR ALL EQUIPMENT AS PRESCRIBED BY THE MANUFACTURER TO ALLOW NORMAL MAINTENANCE OPERATION AND REMOVAL WITHOUT DISTURBING OTHER PIPING OR EQUIPMENT. EQUIPMENT ENCLOSURES, ROOMS OR AREAS SHALL NOT BE USED FOR STORAGE OF CHEMICALS EMITTING CORROSIVE FUMES OR FOR STORAGE OF OTHER ITEMS TO THE EXTENT THAT ENTRANCE TO THE ROOM FOR INSPECTION OR OPERATION OF THE EQUIPMENT IS IMPAIRED. IN ROOMS WITH FIXED CEILINGS, THE MINIMUM HEIGHT SHALL BE SEVEN FEET. EQUIPMENT ENCLOSURES, ROOMS OR AREAS SHALL BE LIGHTED TO PROVIDE 30 FOOT CANDLES OF ILLUMINATION AT FLOOR LEVEL.



Heater Model	BTUH Input (000)	(A) Cabinet Width	(B) Flue Dia.	(C) Indoor Drafthood	(D)	(J) Minimum	Gas Conn.	Water Conn.	Shipping Weights (lbs)	
									w/ Brass Headers and Stackless Top	Indoor Drafthood
R268A	266.0	23"	7"	62"	11-1/2"	11"	3/4"	2"	229	15
<b>R408A</b>	<b>399.0</b>	<b>29"</b>	<b>9"</b>	<b>64-1/2"</b>	<b>14-1/2"</b>	<b>12-1/8"</b>	<b>3/4"</b>	<b>2"</b>	<b>268</b>	<b>20</b>

Model No.	Factory Wired	D-2 Power Vent Part No.	RAYPAK D2 POWER VENT
206/207 - 266/267/268	240 VAC	009832	
336/337 - 406/407/408		009833	
206/207 - 266/267/268	120 VAC	010744	
<b>336/337 - 406/407/408</b>		<b>010745</b>	

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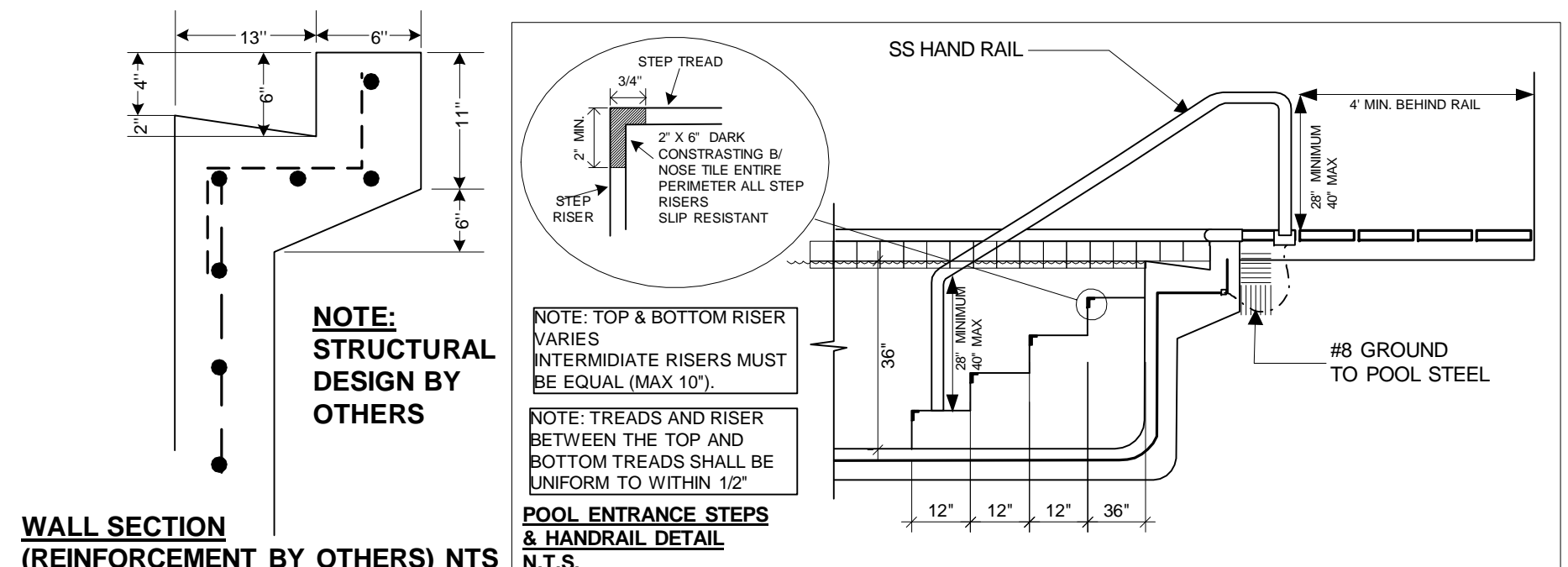
REVISIONS

**WINSTON TOWER 100**  
**250 174TH STREET**  
**SUNNY ISLES, FL. 33160**

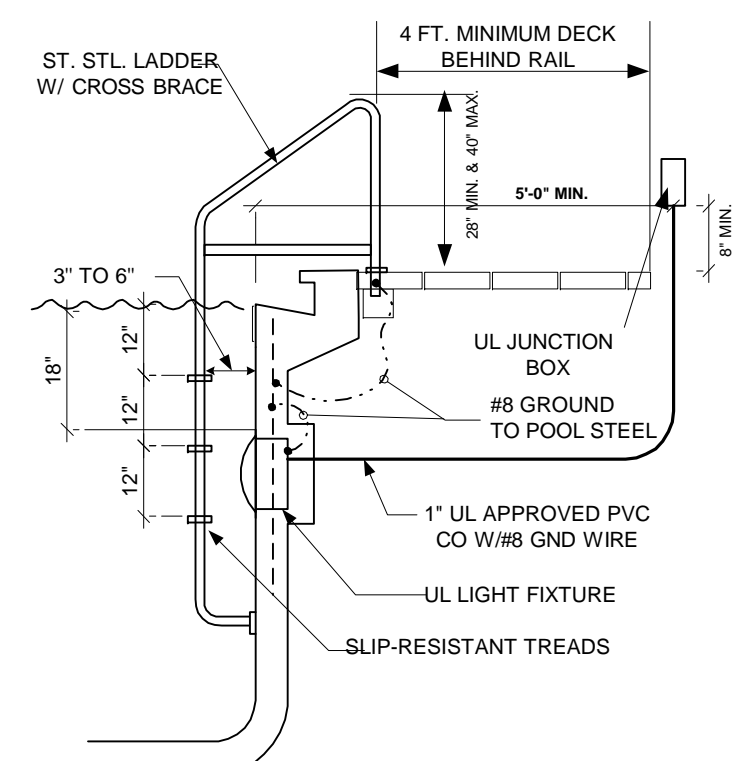
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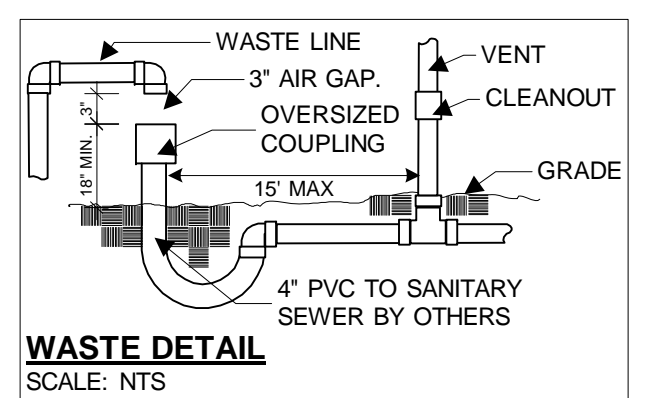
EQUIPMENT	
TITLE	WINSTON TOWER 100
DESCRIPTION	250 174TH STREET SUNNY ISLES, FL. 33160
DATE	8/8/2022
PAGE	5 OF 6



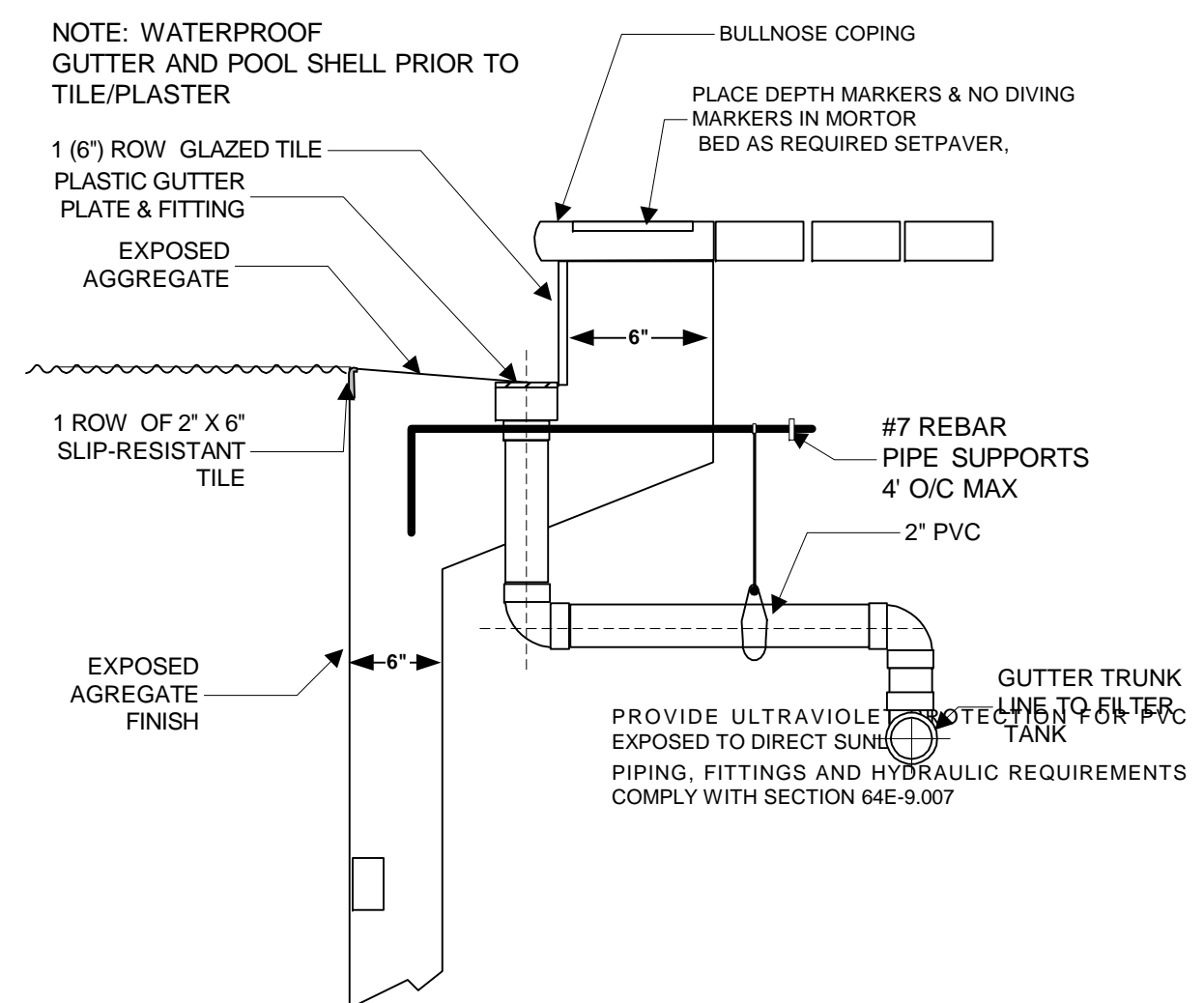
**WALL SECTION (REINFORCEMENT BY OTHERS) NTS**



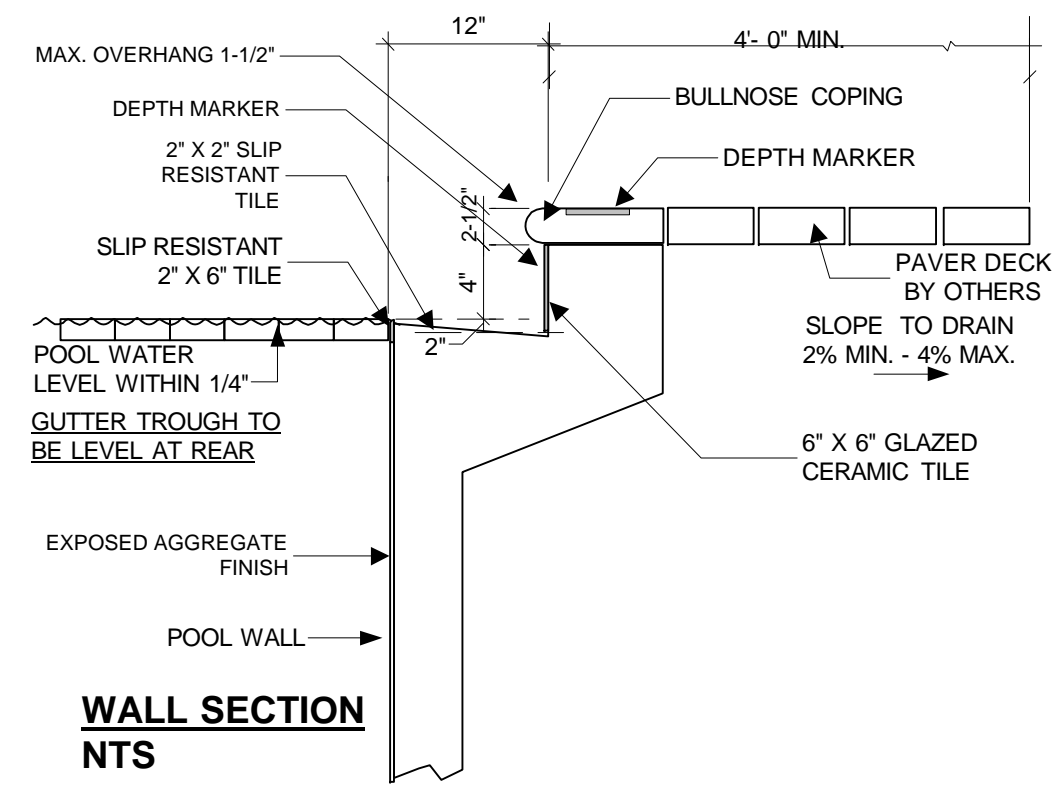
**LIGHT AND LADDER DETAIL NTS**



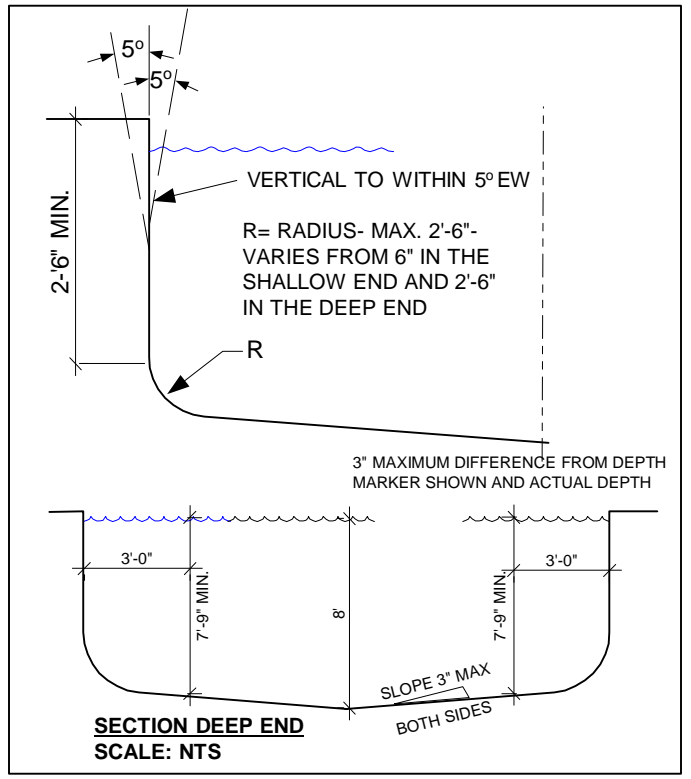
802.1.4 Swimming pools  
Where waste water from swimming pools, backwash from filters and water from pool deck drains discharge to the building drainage system, the discharge shall be through an indirect waste pipe by means of an air gap.



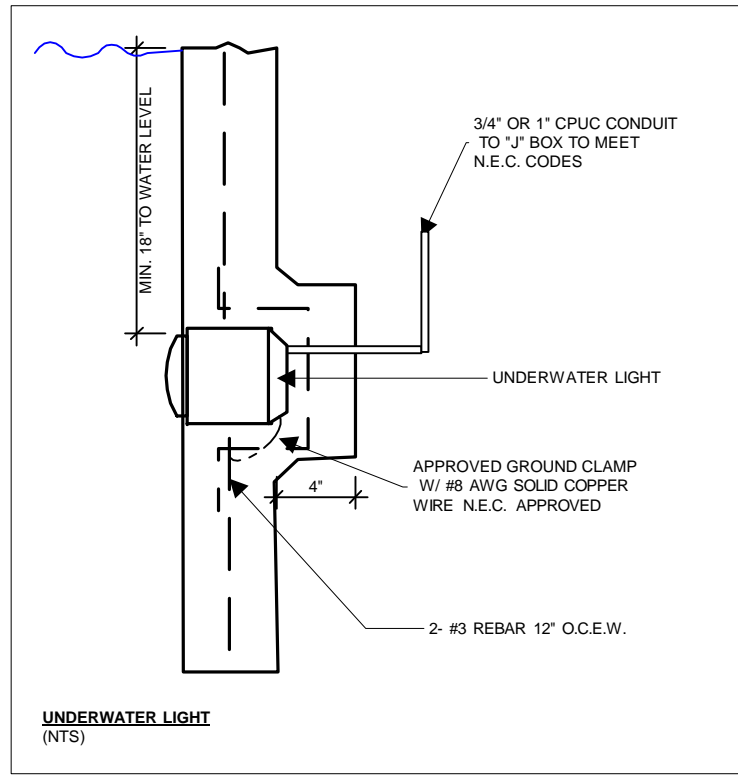
**WALL SECTION PIPING & FINISHES NTS**



**WALL SECTION NTS**

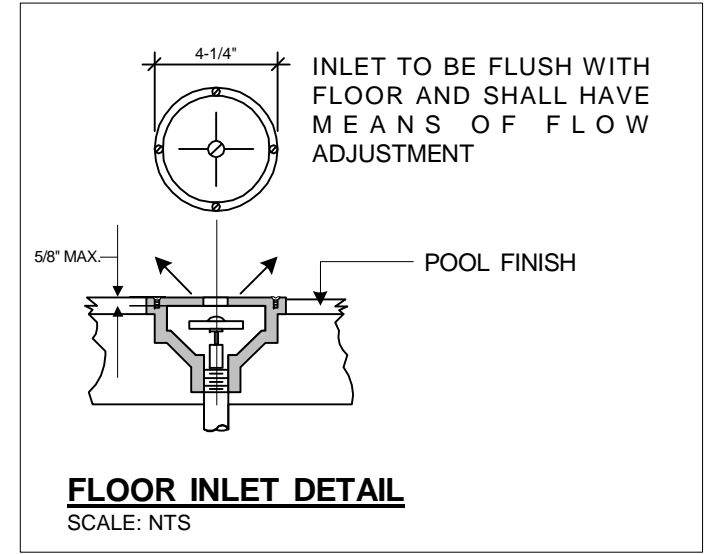


**SECTION DEEP END SCALE: NTS**

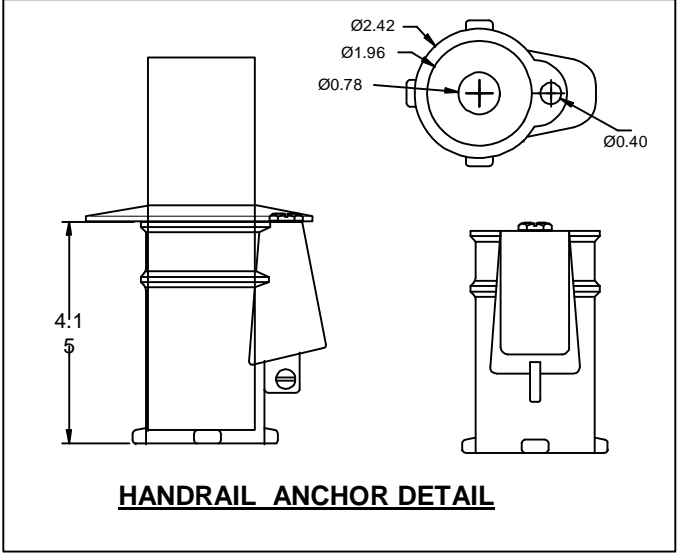


**UNDERWATER LIGHT (NTS)**

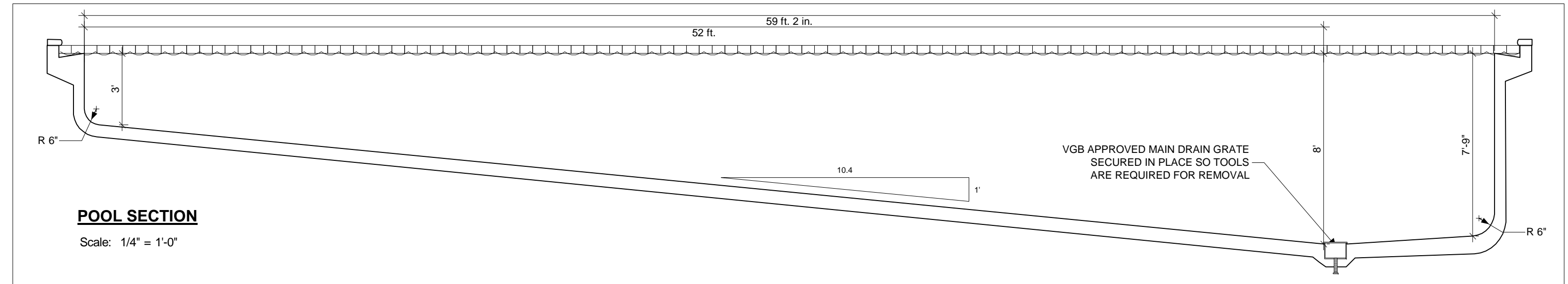
- 1) ALL CONCRETE SHALL CONFORM TO A.C.I 318-14. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI FOR PNEUMATICALLY PLACED CONCRETE (GUNITE/SHOTCRETE) AND 2,500 P.S.I. FOR POURED CONCRETE.
- 2) ALL REINFORCING STEEL SHALL BE INTERMEDIATE GRADE DEFORMED BARS OR NEW BILLET STEEL CONFORMING TO A.T.S.M.A615. STEEL SHALL BE BENT, LAPPED, AND PLACED IN ACCORDANCE WITH A.C.I. STANDARDS AND SPECIFICATIONS.
- PIPING:
- 3) ALL PIPING SHALL BEAR THE N.S.F.-PW SEAL OF APPROVAL AND SHALL BE SCHEDULE 40 P.V.C. MIN. PIPING TO COMPLY WITH F.B.C. EQUIPMENT TO COMPLY WITH F.B.C.
- 4) WATER SUPPLY AND DISPOSAL SHALL BE SO ARRANGED THAT THERE IS NO CROSS CONNECTION WITH A DOMESTIC WATER SUPPLY OR WATER DISPOSAL SYSTEM AND SHALL MEET ALL REQUIREMENTS IN F.B.C.
- 5) WATER SUPPLY AND DISPOSAL SHALL BE SO ARRANGED THAT THERE IS NO CROSS CONNECTION WITH A DOMESTIC WATER SUPPLY OR WATER DISPOSAL SYSTEM AND SHALL MEET ALL REQUIREMENTS IN F.B.C.
- 6) ALL ELECTRICAL WORK MUST COMPLY WITH N.E.C. 2014



**FLOOR INLET DETAIL SCALE: NTS**



**HANDRAIL ANCHOR DETAIL**



**POOL SECTION**

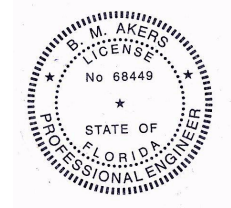
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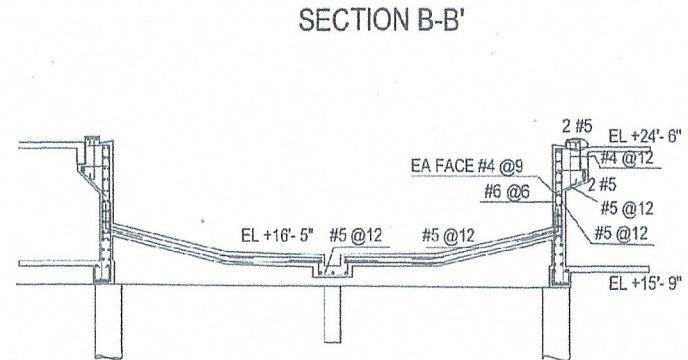
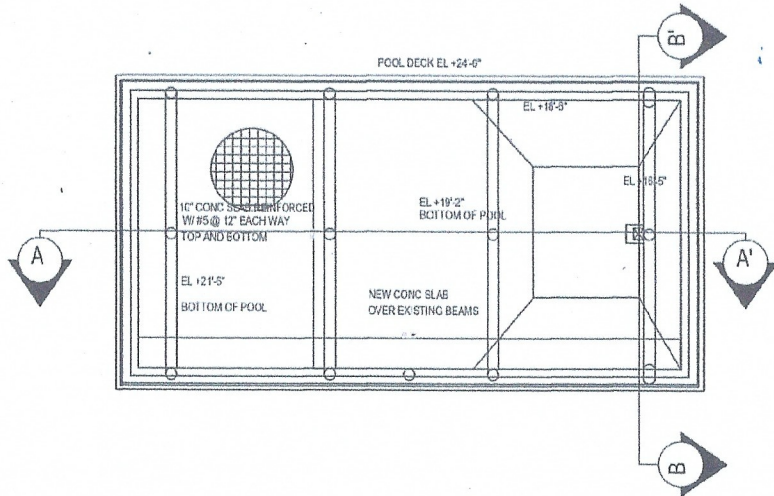
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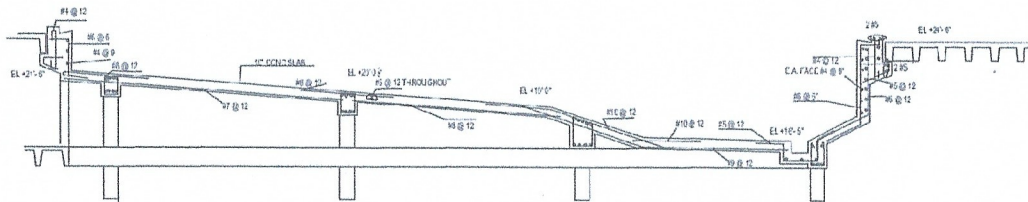
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**SUNNY ISLES, FL. 33160**

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**B. M. AKERS**  
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POOL DETAILS	
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DESCRIPTION	250 174TH STREET SUNNY ISLES, FL. 33160 Scale: 1/4" = 1'-0"
DATE	8/8/2022
PAGE	6 OF 6

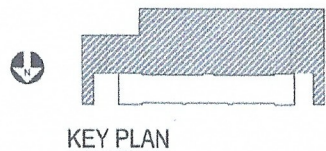


SECTION A-A'



- WATERPROOFING MUST BE BASECRETE
- PLASTER IS DIAMOND BRITE PAHOE BLUE

**EDMUNDO J LARGAESPADA**  
**LICENSE**  
**No. 56915**  
**STATE OF FLORIDA**  
**PROFESSIONAL ENGINEER**  
*Largaespada*  
 2022



WALL REPAIR POOL DECK  
 PARKING BUILDING  
 WISTON TOWER 100  
 SCALE: 3/32" = 1'-0"



**Product Data Sheet**  
Edition 01/2012  
Sikalastic 710/715 Traffic System

**Sikalastic® 710/715 Traffic System**  
Single component, elastomeric, crack-bridging, waterproofing traffic system

**Description**  
Sikalastic 710/715 Traffic System is a single component, elastomeric, crack-bridging, waterproofing traffic system designed for use on parking garages, ramps, and other elevated traffic bearing surfaces. System components are:  
Sikalastic 710 primer (before use, this includes a stone dust for other primer options)  
Sikalastic 710 base (no component normally purchased for installation for 12' application)  
Sikalastic 715 AL, 715 AL VLOC and 715 AL (Sikalastic 715 AL is used for Sikalastic Alphatec Top Coat area finish)

**Where to Use**  
Sikalastic 710/715 Traffic System is designed for use on concrete, cementitious or physical surfaces exposed to vehicular or pedestrian traffic:  
• Parking decks and ramps  
• Road bridges and viaducts  
• Mechanical rooms  
• Plaza and walkways  
• Interiors

**Advantages**  
• Excellent crack-bridging properties and flexibility with low temperatures  
• Outstanding resistance to abrasion and wear  
• Excellent resistance to staining and oils  
• Range of standard colors and decorative options

**Packaging**  
Sikalastic 710 Base and 715 Top 1 gal. pails 30 gal. (947 liters)  
Sikalastic 715 AL 1 gal. pail, 1 gal. can, 1 gal. can with short filled pail (1.2 gal. total), 5 gal. pail, 5 gal. can with short filled pail (6.2 gal. total) (see mixing instructions below)

**Colors**  
Sikalastic 710 Base Gray  
Sikalastic 715 Top Gray, Charcoal and Tan

**Typical Data (based on average conditions @ 77°F (25°C) and 85% RH)**  
Notes: For more information on how to use this product, please refer to the application and equipment instructions and consult with your distributor, sales representative or technical support team.  
Shelf Life 1 year in original, unopened containers.  
Storage Conditions Store at 40-80°F (4-20°C). Conditions related to 65-85°F (18-30°C) below using.

Viscosity	210 cps	215 cps	215 cps
Yield Volume (ASTM D 2097)	2000 g/200 sq ft	1000 g/100 sq ft	1000 g/100 sq ft
VOC Content (ASTM D 2038-01)	245 g/l	245 g/l	245 g/l
Volume Strength (ASTM D 4131)	600 g/100 sq ft	600 g/100 sq ft	600 g/100 sq ft
Elongation at Break (ASTM D 4131)	170% (20")	100% (12")	100% (12")
Tear Resistance (ASTM D 4131)	170 lb/in	100 lb/in	100 lb/in
Hardness (ASTM D 2240)	50 ± 5 Shore A	50 ± 5 Shore A	50 ± 5 Shore A
Requirements of ASTM C 672	Substrate passes	System passes	System passes
Class A Byproduct of Flame (ASTM E-108-HE)	System passes	System passes	System passes

**System Data**

System Data	Primer/Sealer	Heavy Primer/Sealer	Light Primer/Sealer	Heavy Sealant/Sealer
Primer	Sikalastic 710	Sikalastic 710	Sikalastic 710	Sikalastic 710
710 Base Coat	21 mils wet (2 mils dry) - 115 gal/1000 sq ft	21 mils wet (2 mils dry) - 115 gal/1000 sq ft	21 mils wet (2 mils dry) - 115 gal/1000 sq ft	21 mils wet (2 mils dry) - 115 gal/1000 sq ft
715 Top Coat	14 mils wet (1.0 mils dry) - 115 gal/1000 sq ft	14 mils wet (1.0 mils dry) - 115 gal/1000 sq ft	14 mils wet (1.0 mils dry) - 115 gal/1000 sq ft	14 mils wet (1.0 mils dry) - 115 gal/1000 sq ft
Aggregate	10-18 to 20 mesh - 100 gal/1000 sq ft	10-18 to 20 mesh - 100 gal/1000 sq ft	10-18 to 20 mesh - 100 gal/1000 sq ft	10-18 to 20 mesh - 100 gal/1000 sq ft
715 Top Coat	10-18 to 20 mesh - 100 gal/1000 sq ft	10-18 to 20 mesh - 100 gal/1000 sq ft	10-18 to 20 mesh - 100 gal/1000 sq ft	10-18 to 20 mesh - 100 gal/1000 sq ft
715 Top Coat	10-18 to 20 mesh - 100 gal/1000 sq ft	10-18 to 20 mesh - 100 gal/1000 sq ft	10-18 to 20 mesh - 100 gal/1000 sq ft	10-18 to 20 mesh - 100 gal/1000 sq ft

**Limitations**

- To avoid dew point conditions during application, weather humidity must be no more than 85% and substrate temperature must be at least 5°F (7°C) above measured dew point temperature.
- Minimum moisture content of substrate 0% by weight.
- Minimum temperature and surface temperature during application and curing of raised 40°F (4°C) minimum to 60°F (15°C).
- Do not store material.
- Use appropriate safety gear and appropriate PPE.
- Wear eye protection and gloves when handling.
- Always apply primer to substrate in a thin, uniform layer.
- Always apply primer to substrate in a thin, uniform layer.
- Always apply primer to substrate in a thin, uniform layer.

**WARNING**  
Sikalastic 710 Base  
Sikalastic 710 Base is a single component, elastomeric, crack-bridging, waterproofing traffic system designed for use on parking garages, ramps, and other elevated traffic bearing surfaces. System components are:  
Sikalastic 710 primer (before use, this includes a stone dust for other primer options)  
Sikalastic 710 base (no component normally purchased for installation for 12' application)  
Sikalastic 715 AL, 715 AL VLOC and 715 AL (Sikalastic 715 AL is used for Sikalastic Alphatec Top Coat area finish)

**How to Use**

**Surface Preparation**  
Surface must be dry and sound with no loose material. Remove dust, oil, grease, wax, dirt, and other contaminants. Repair cracks, spalls, and other surface damage. The surface must be free of any contaminants that could affect the adhesion of the product. The surface must be clean, dry, and free of any contaminants that could affect the adhesion of the product. The surface must be clean, dry, and free of any contaminants that could affect the adhesion of the product.

**Primer**  
Apply Sikalastic 710 primer to the substrate. The primer should be applied in a thin, uniform layer. The primer should be applied in a thin, uniform layer. The primer should be applied in a thin, uniform layer. The primer should be applied in a thin, uniform layer.

**Base Coat**  
Apply Sikalastic 710 base to the substrate. The base coat should be applied in a thin, uniform layer. The base coat should be applied in a thin, uniform layer. The base coat should be applied in a thin, uniform layer. The base coat should be applied in a thin, uniform layer.

**Top Coat**  
Apply Sikalastic 715 top coat to the substrate. The top coat should be applied in a thin, uniform layer. The top coat should be applied in a thin, uniform layer. The top coat should be applied in a thin, uniform layer. The top coat should be applied in a thin, uniform layer.

**Aggregate**  
Apply aggregate to the substrate. The aggregate should be applied in a thin, uniform layer. The aggregate should be applied in a thin, uniform layer. The aggregate should be applied in a thin, uniform layer. The aggregate should be applied in a thin, uniform layer.

**Finish**  
Apply Sikalastic 715 finish to the substrate. The finish should be applied in a thin, uniform layer. The finish should be applied in a thin, uniform layer. The finish should be applied in a thin, uniform layer. The finish should be applied in a thin, uniform layer.

**Handling & Storage**  
Avoid direct contact with eyes and skin. Avoid contact with open flames. Store in a cool, dry place. Store in a cool, dry place. Store in a cool, dry place. Store in a cool, dry place.

**First Aid**  
Eyes: Flush with water for 15 minutes. Seek medical attention if irritation persists. Seek medical attention if irritation persists. Seek medical attention if irritation persists. Seek medical attention if irritation persists.

**Clean Up**  
Wash thoroughly with soap and water. Wash thoroughly with soap and water. Wash thoroughly with soap and water. Wash thoroughly with soap and water.

**Maintenance/Repair**  
Clean with mild detergent and water. Clean with mild detergent and water. Clean with mild detergent and water. Clean with mild detergent and water.



**Construction**

**Primer**  
Apply Sikalastic 710 primer to the substrate. The primer should be applied in a thin, uniform layer. The primer should be applied in a thin, uniform layer. The primer should be applied in a thin, uniform layer. The primer should be applied in a thin, uniform layer.

**Base Coat**  
Apply Sikalastic 710 base to the substrate. The base coat should be applied in a thin, uniform layer. The base coat should be applied in a thin, uniform layer. The base coat should be applied in a thin, uniform layer. The base coat should be applied in a thin, uniform layer.

**Top Coat**  
Apply Sikalastic 715 top coat to the substrate. The top coat should be applied in a thin, uniform layer. The top coat should be applied in a thin, uniform layer. The top coat should be applied in a thin, uniform layer. The top coat should be applied in a thin, uniform layer.

**Aggregate**  
Apply aggregate to the substrate. The aggregate should be applied in a thin, uniform layer. The aggregate should be applied in a thin, uniform layer. The aggregate should be applied in a thin, uniform layer. The aggregate should be applied in a thin, uniform layer.

**Finish**  
Apply Sikalastic 715 finish to the substrate. The finish should be applied in a thin, uniform layer. The finish should be applied in a thin, uniform layer. The finish should be applied in a thin, uniform layer. The finish should be applied in a thin, uniform layer.

**Construction**

**Primer**  
Apply Sikalastic 710 primer to the substrate. The primer should be applied in a thin, uniform layer. The primer should be applied in a thin, uniform layer. The primer should be applied in a thin, uniform layer. The primer should be applied in a thin, uniform layer.

**Base Coat**  
Apply Sikalastic 710 base to the substrate. The base coat should be applied in a thin, uniform layer. The base coat should be applied in a thin, uniform layer. The base coat should be applied in a thin, uniform layer. The base coat should be applied in a thin, uniform layer.

**Top Coat**  
Apply Sikalastic 715 top coat to the substrate. The top coat should be applied in a thin, uniform layer. The top coat should be applied in a thin, uniform layer. The top coat should be applied in a thin, uniform layer. The top coat should be applied in a thin, uniform layer.

**Aggregate**  
Apply aggregate to the substrate. The aggregate should be applied in a thin, uniform layer. The aggregate should be applied in a thin, uniform layer. The aggregate should be applied in a thin, uniform layer. The aggregate should be applied in a thin, uniform layer.

**Finish**  
Apply Sikalastic 715 finish to the substrate. The finish should be applied in a thin, uniform layer. The finish should be applied in a thin, uniform layer. The finish should be applied in a thin, uniform layer. The finish should be applied in a thin, uniform layer.

SIKALASTIC 710/ 715 DATA SHEET  
SCALE: 3/32" = 1'-0"

**Inspection Engineers, Inc.**

WINSTON TOWER 100  
250 174TH STREET  
SUNNY ISLES, FL. 33160

EDMUNDO LARGAESPADA, P.E.  
LICENSE NO. 56915

9-9

# BASECRETE

CONCRETE      WATERPROOFING      BOND COAT

## PRODUCT SPECIFICATION

- 1.1 DESCRIPTION**  
BASECRETE IS A WATERPROOFING BONDCOAT / UNDERLAYMENT / MICRO TOPPING FOR USE IN ALL APPLICATIONS WHERE A SOLID AND DURABLE WATERPROOF BARRIER IS REQUIRED. BASECRETE WILL ADHERE TO MOST SURFACES, IS RESISTANT TO MOST CHEMICALS AND CORROSIVE AGENTS AND CAN WITHSTAND A HIGH DEGREE OF MOVEMENT WHILE MAINTAINING ITS INTEGRITY. BASECRETE IS A LIQUID AND COMPOUND MIX DESIGN AVAILABLE IN 1 & 5 GALLON PAILS AND 50LB BAGS. BASECRETE IS JOB SITE READY.

**2.1 WATERPROOFING APPLICATIONS**

WATERPROOF BONDCOAT	POOL DECKS	CISTERNS & WATER RESERVOIRS	SUSPENDED POOLS
UNDERLAYMENT	PLANTERS	CATWALKS & WALKWAYS	COMMERCIAL POOLS
MICRO TOPPING	SCRATCH COAT	BREAK WALLS	RESIDENTIAL POOLS
STUCCO	CRACK REPAIRS	PARKING GARAGES	WATER FEATURES
BARN FOUNDATIONS	FISHPONDS	AQUATIC ENCLOSURES	SUSPENDED DECKS
ICF & EIFS	MANHOLES	WILDLIFE WATERING PONDS	BYLANDS, DOCKS, PIERS

**2.2 APPLICATION METHODS**

- A. Tools**  
BaseCrete can be applied by Trowel, Roller, Paintbrush, Squeegee or Spray
- B. Thickness**  
Apply BaseCrete in two (2) layers, one vertically, one horizontally. Each layer should be 1/16" thick for a total of 1/8" thickness to achieve a waterproof bond coat. The second layer can be applied once the first layer is dry such that you cannot push your thumbnail into it.
- C. Special Applications**  
BaseCrete can be built up in 2" increments and feather edged.
- D. Horizontal Applications**  
On large horizontal applications it is possible to apply 1/8" thickness in one pass. It is also possible to trowel 1/8" inch vertically in one pass.

**2.3 COVERAGE**

- Coverage is approximate for one coat. Slump can be adjusted to accommodate specific job requirements by adjusting the liquid or the compound – do not add water to the mix.
- A.** Trowel...1 gallon & 1 x 50lb bag = 20 - 25 sq ft @ 1/16" - 40 - 50sq ft @ 1/8"  
**B.** Roller...5 gallons & 3x50lb bags = 450-500 sqft @ 1/16" - 225 - 250 @ 1/8"  
**C.** Squeegee... 5 gallons & 3 x 50lb bags = 450-500 sqft @ 1/16" - 225 - 250 @ 1/8"  
**D.** Spray...5 gallons & 3x50lb bags = 400-500 sqft @ 1/16" - 225 - 250 @ 1/8"

**2.4 SUBSTRATE PREPARATION**

- A. Initial inspection**  
Inspect job site. Determine if any previous material used is incompatible with BaseCrete.
- B. Preparing Site**  
Remove all previous material and any loose debris. Check and repair any cracks or voids with BaseCrete repair mortar. Once the site is clean and clear of any old material, loose debris, cracks etc., pressure wash for final preparation. Protect adjacent areas to prevent material from going beyond designated site.
- C. Substrate surface preparation**  
Begin with a SSD (Saturated Surface Dry) substrate that is clearly damp below the immediate surface, has no standing water and has a surface that is showing no signs of a "film" of water on the surface. Ideally the concrete will be clearly damp (typically much darker than dry concrete) but the surface will have no water present and will be showing "signs" of drying.

# BASECRETE

CONCRETE WATERPROOFING BOND COAT

## 2.5 TEMPERATURE & WEATHER FACTORS

- A. Product limitations**  
Do not allow BaseCrete to freeze or overheat
- B. Site temperature**  
Do not apply BaseCrete to frozen substrate or in conditions hotter than 105 degrees or colder than 40degrees  
Check local weather for temperature variations, precipitation etc that will affect your application.

## 2.6 MIXING INSTRUCTIONS

Mix on site using 5 gallon pails and paddle mixer. Blend product according to manufacturer's instructions on product label. Keep product out of direct sun. Allow product to false set (approximately 3 minutes) and re mix. Pot life is approximately 30 minutes depending on the temperature and humidity. Use mix ratio depending on application method.

- A. Special Note**  
Use BaseCrete liquid to change consistency of mix.  
Do not add water to the mix.
- B. Clean up after mixing**  
Clean all tools and spills immediately with clean water.

## 2.7 COLD JOINTS and CRACKS

Use BaseCrete Mesh to build rounded covers in corners on all cold joints. Build up with BaseCrete mix. Use BaseCrete Mesh to fill in and bridge cracks.

## 3.1 HANDLING AND STORAGE

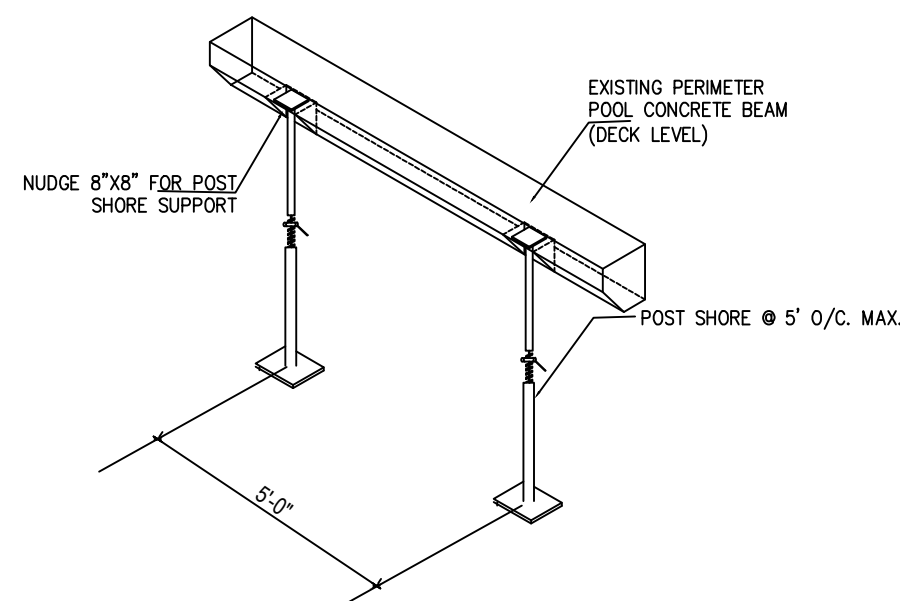
Keep BaseCrete products off the ground. Keep dry and out of direct sun/heat/cold.

## 4.1 CUSTOMER SERVICE

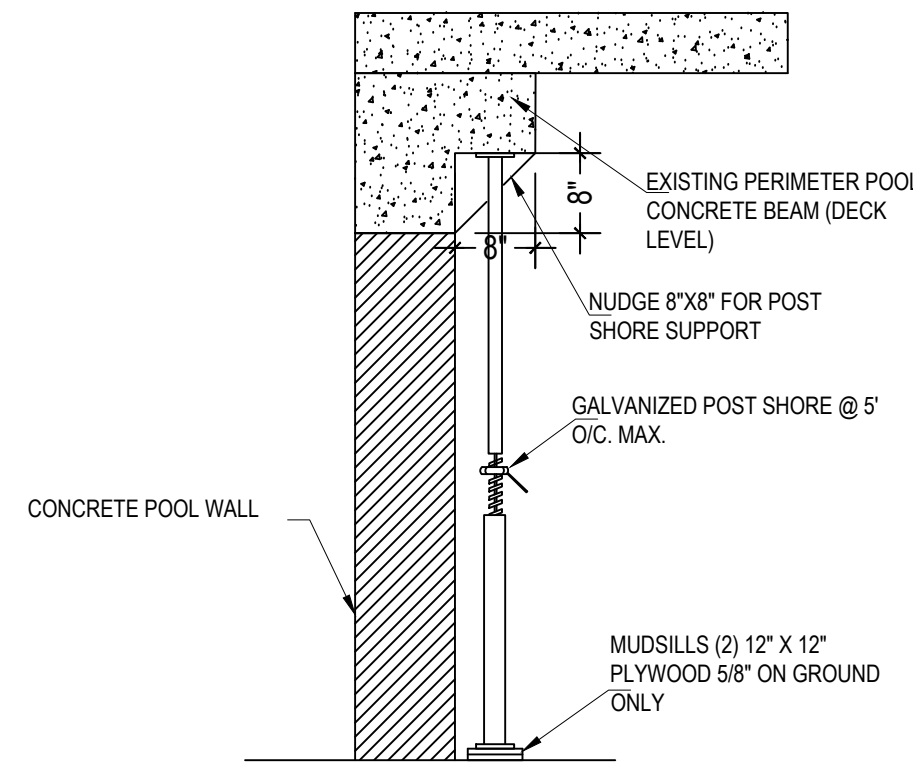
We recommend a BaseCrete Representative attend initial applications.

## 5.1 STANDARDS

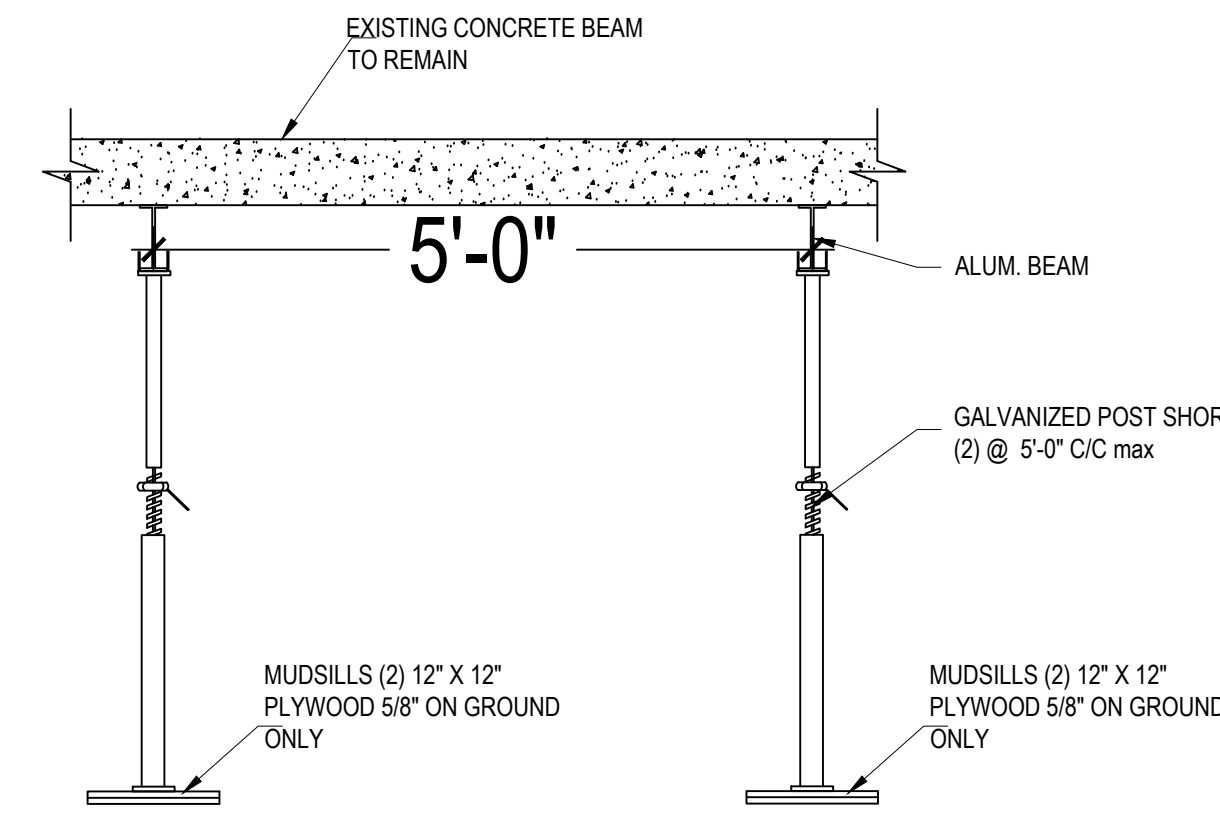
- A. IMPACT STRENGTH** 19 lbs / 8.6 kg
- B. COMPRESSIVE STRENGTH** 7050 psi / 48.61 MPa
- C. TENSILE STRENGTH** 732 psi / 5.05 MPa
- D. FLEXURAL STRENGTH** 2380 psi / 16.41 MPa
- E. ADHESIVE STRENGTH**  
Concrete : 1372 psi / 9.46 MPa  
Steel : 1144 psi / 7.89 MPa
- F. SHEAR BOND ADHESION** 720 psi / 4.96 MPa
- G. ASTM E96** – Vapor transmission
- H. ASTM C321** – Bond Strength
- I. ASTM C672** – Freeze-Thaw
- J. ASTM d454.02** – Pull Off Test



DETAIL POST SHOES FOR SLAB



DETAIL POST SHOES FOR POOL SLAB



SECTION BEAMS  
SCALE: N.T.S.

**AS 550 LOAD CAPACITIES**

HEIGHT (FT)	LOAD (LBS)
10'-0"	9367
10'-6"	8800
11'-0"	8176
11'-6"	7475
12'-0"	6903
12'-6"	6353
13'-0"	5815
13'-6"	5316
14'-0"	4880
14'-6"	4490
15'-0"	4160
15'-6"	3859
16'-0"	3575
16'-6"	3340
17'-0"	3133
17'-6"	2924
18'-0"	2732

**POST SHORE AS 550**

PART No: VFTP463087  
HEIGHT: 10' TO 18'  
WEIGHT: 74.2 LBS.

POST SHOES HAVE A 3" O.D.  
BASE AND 2.5" O.D. STAFF

**GENERAL NOTES:**  
SHORING DESIGN BY SUPPLIER PLYWOOD DECKING SUPPLIED BY CONTRACTOR. IN SETTING ELEVATIONS, ALLOW FOR LUMBER COMPRESSION. THE SHORING EQUIPMENT ERRECTED IN CONJUNCTION WITH THIS DRAWING MUST BE IN ACCORDANCE WITH THE FOLLOWING "SCAFFOLDING AND SHORING INSTITUTE" PUBLICATIONS AND THE FOLLOWING ARE PART OF THIS DRAWING.  
A. STEEL FRAME SHORING SAFETY RULES.  
B. RECOMMENDED STEEL FRAME SHORING.  
C. ERECTION PROCEDURES.  
D. SINGLE POST SHORE SAFETY RULES.

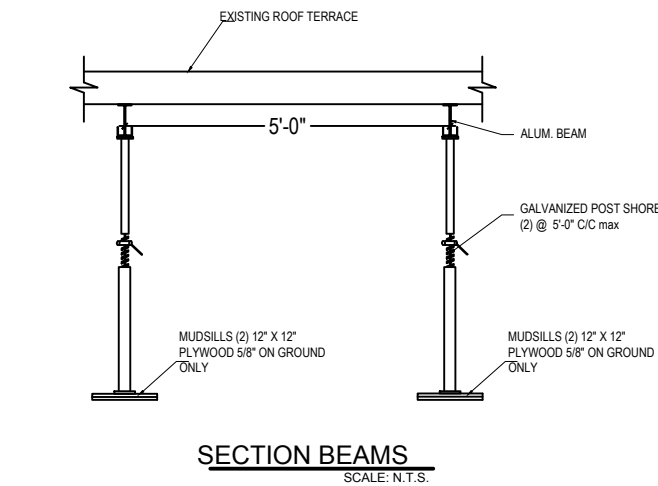
GRADE MUST BE SUFFICIENTLY COMPACTED TO WITHSTAND ALL IMPOSED SHORING LOADS WITHOUT SETTLEMENT.  
ALL BEAM FRAMING AND TIEING BY CONTRACTOR.  
SUITABLE SILLS MUST BE PROVIDED TO PROPERLY DISTRIBUTE LOADS IMPOSED BY SHORING OVER OR SUPPORTING FOUNDATION TO ASSURE ADEQUATE STABILITY FOR ALL SHORING LEGS.

THE PLYWOOD SPACING FOR THE DECK FORMING IS OUR SUGGESTION ONLY IS BASED ON THE CURRENT EDITION OF THE "A.P.A." PUBLICATION, DESIGN CONSTRUCTION GUIDE CONCRETE FORMING. THE LIMIT OF PLYWOOD DEFLECTION OF SUPPORT SPACING IS L/360. UNLESS OTHERWISE INDICATED THIS DRAWING THE PLYWOOD IS ASSUMED TO BE 2" PLYFORM CLASS "1" WITH THE FACE GRAIN PERPENDICULAR TO THE SUPPORT AND CONTINUOUS ACROSS TWO OR MORE SPANS. IF PLYWOOD SUPPORT SPACING, WE MUST BE NOTIFIED IN WRITING. THE SUGGESTED PLYWOOD SUPPORT SPACING IS BASED ON A CONCRETE WEIGHT OF 150 PCF AND ALIVE LOAD OF 50 PSF AS SHOWN ON THE DRAWINGS. AN MAKE NO ALLOWANCE FOR IMPACT FROM FALLING CONCRETE. CONCRETE PILING UP, IMPROPER JOIST AND PLYWOOD PLACEMENT AND FASTENING, ADVERSE MOISTURE CONDITIONS (IE: COLD WATER HEATING) OR OTHER FACTORS WE HAVE NO CONTROL OVER. ACCORDINGLY, WE CANNOT ACCEPT RESPONSIBILITY FOR PLYWOOD PERFORMANCE.

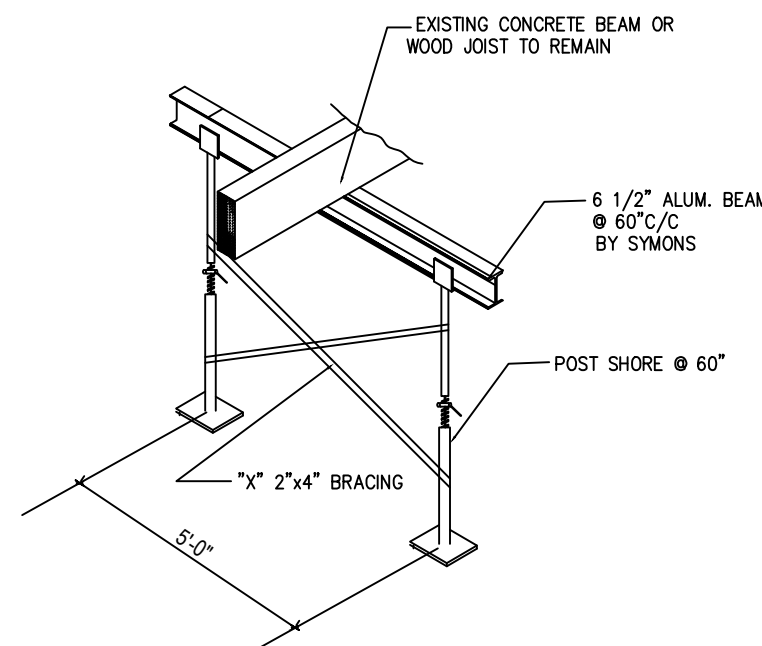
ALL SHORING SHALL SET ON THE FOLLOWING: 2" X 10" MIN. SILLS WHEN SHORING OFF OF POURED SLAB, DBL. 2" X 10" SILLS WHEN SHORING OFF COMPACTED FILL. COMPACT TO 98 PERCENT PROCTOR.  
SLAB WEIGHT IS ASSUMED TO BE 100 PSF.

THERE IS A 30 POUND PER SQUARE FOOT LIVE LOAD IN DESIGN OF SHORE LEGS SPACING.

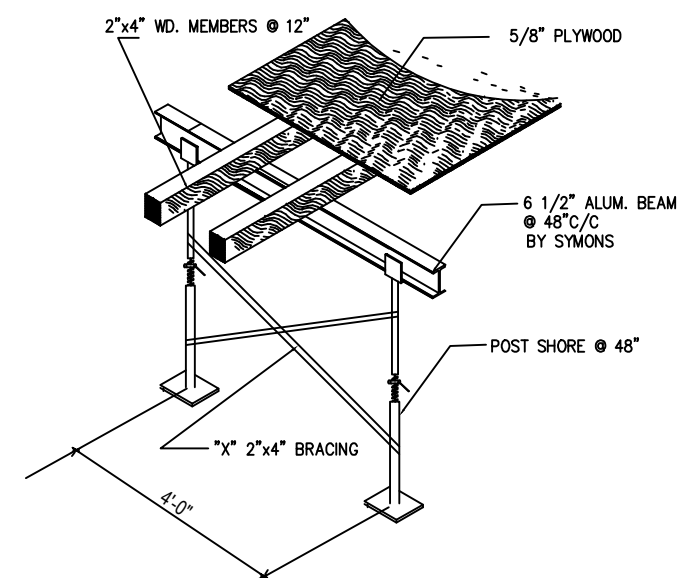
DESIGN LOAD IS THE SUMMATION OF DEAD LOAD PLUS LIVE LOAD.



SECTION BEAMS  
SCALE: N.T.S.

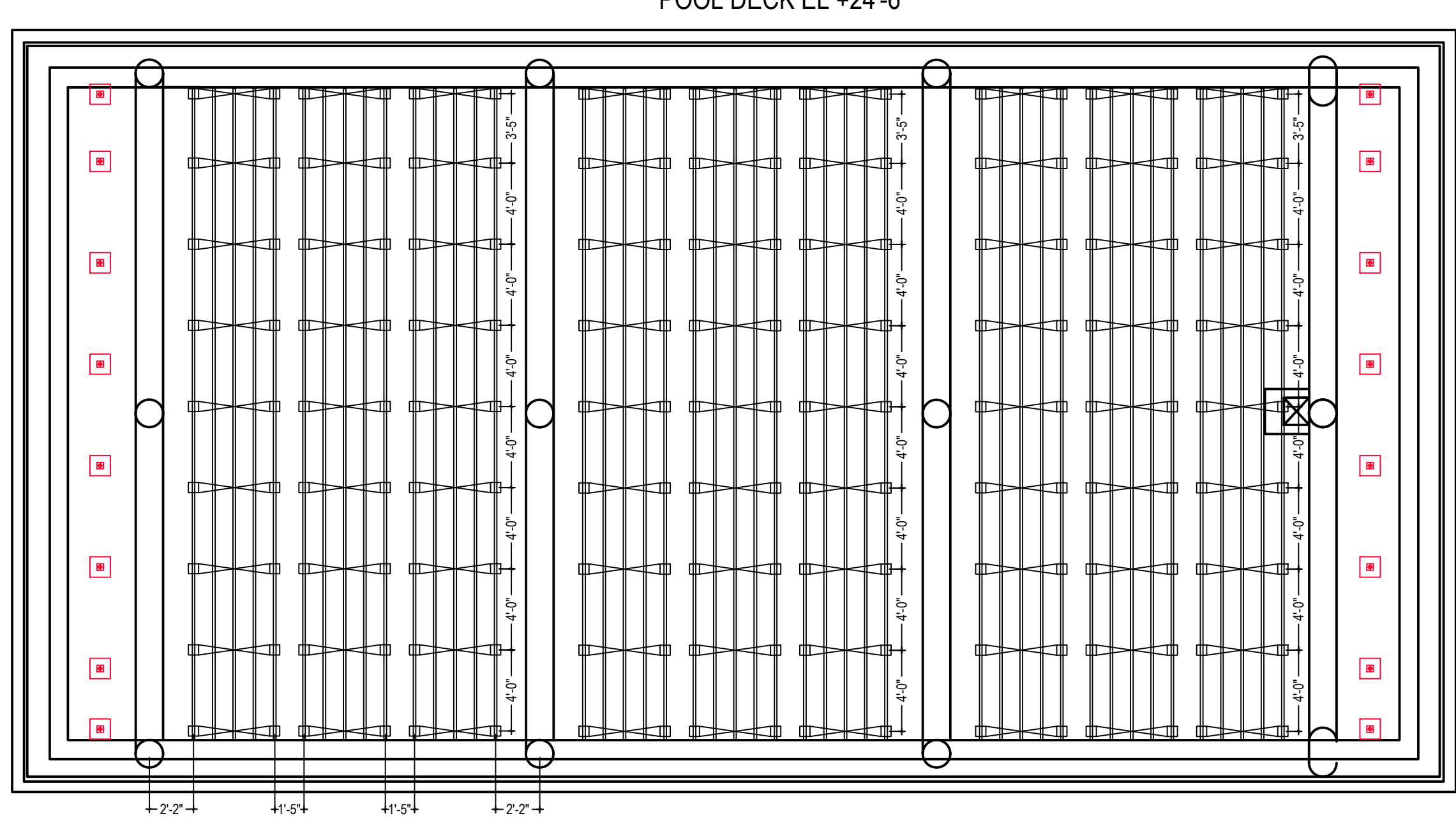
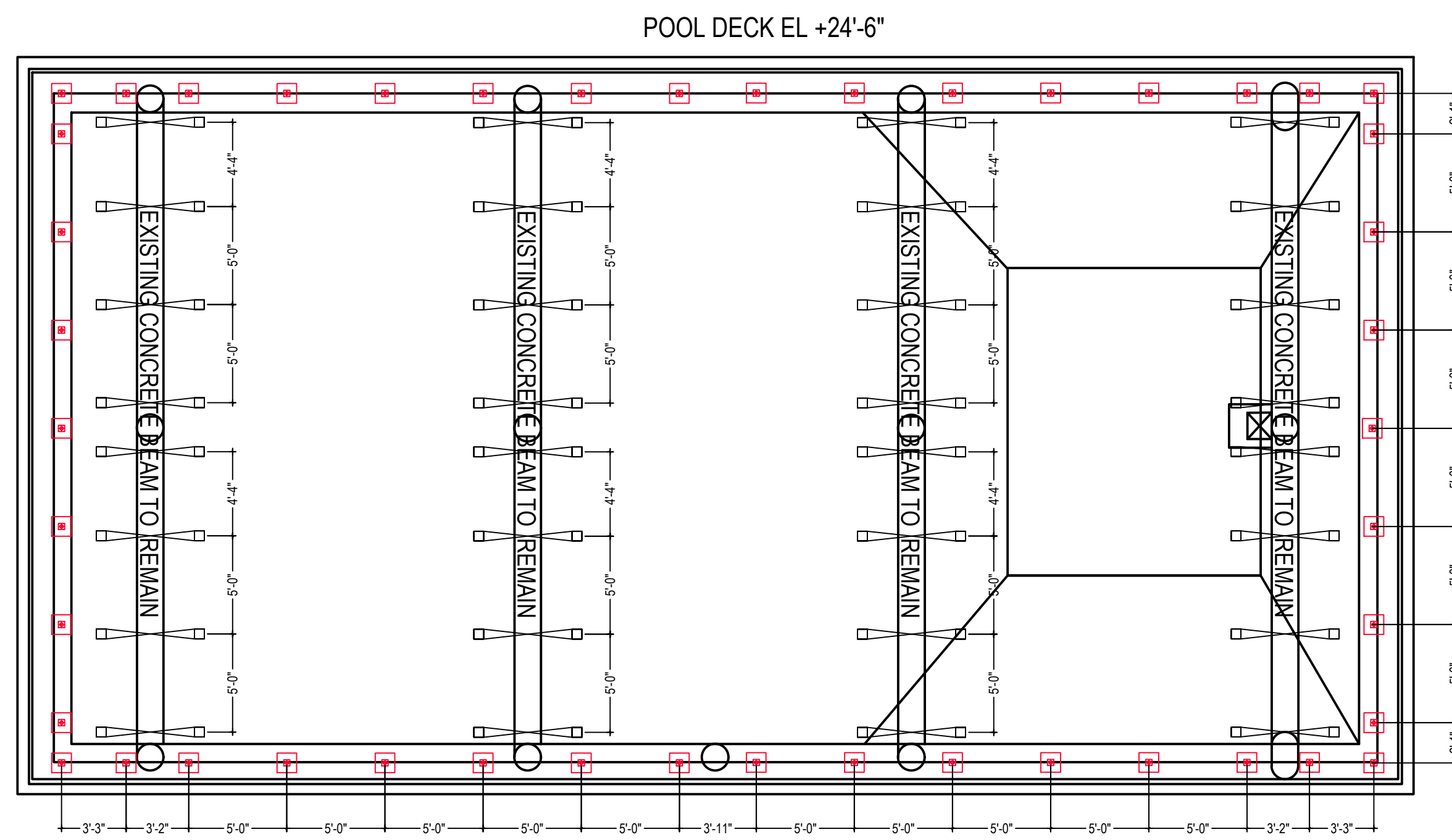


DETAIL POST SHOES FOR BEAM



# POST SHORING POOL DECK SLAB AND POOL BEAMS

# SHORING POOL SLAB



**POST SHORING POOL**  
SCALE: 3/32" = 1'-0"

**Inspection Engineers, Inc.**



6135 NW 16<sup>th</sup> Street, Suite E18  
Hialeah, Florida 33115  
Phone: (305) 212-8591  
Email: inspectionengineersinc@gmail.com  
Website: www.inspectionengineersinc.com

WINSTON TOWER 100 CONDOMINIUM  
250 174 ST., SUNNY ISLES BEACH, FL

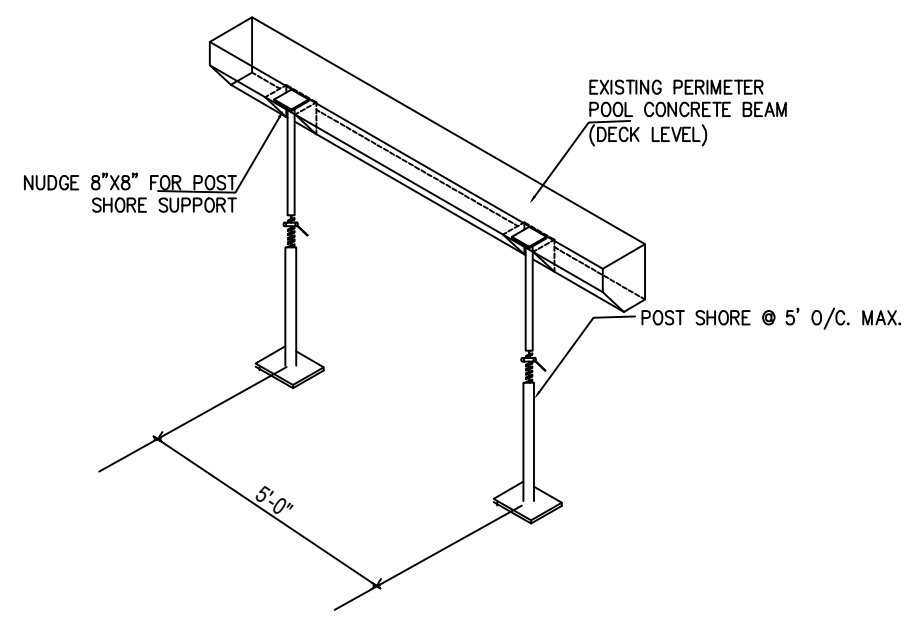
REVISIONS	DATE

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Scale:  
Date: AS NOTED  
Drawn: 08-15-2011  
Checked: A.G.  
CAD File: A.G.

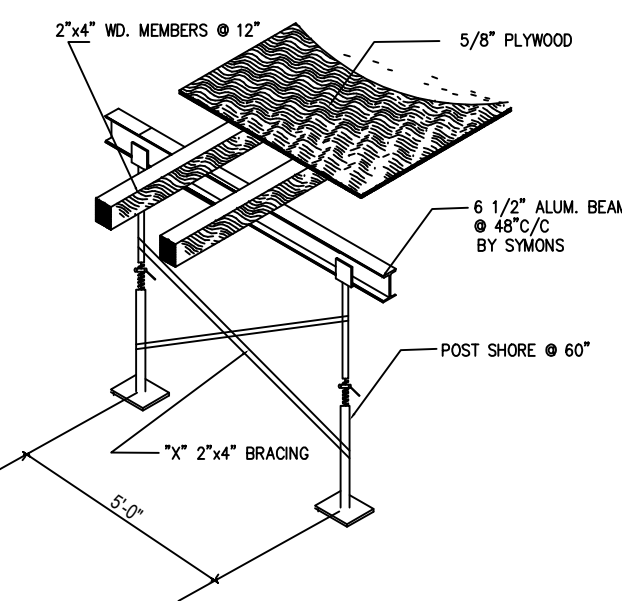
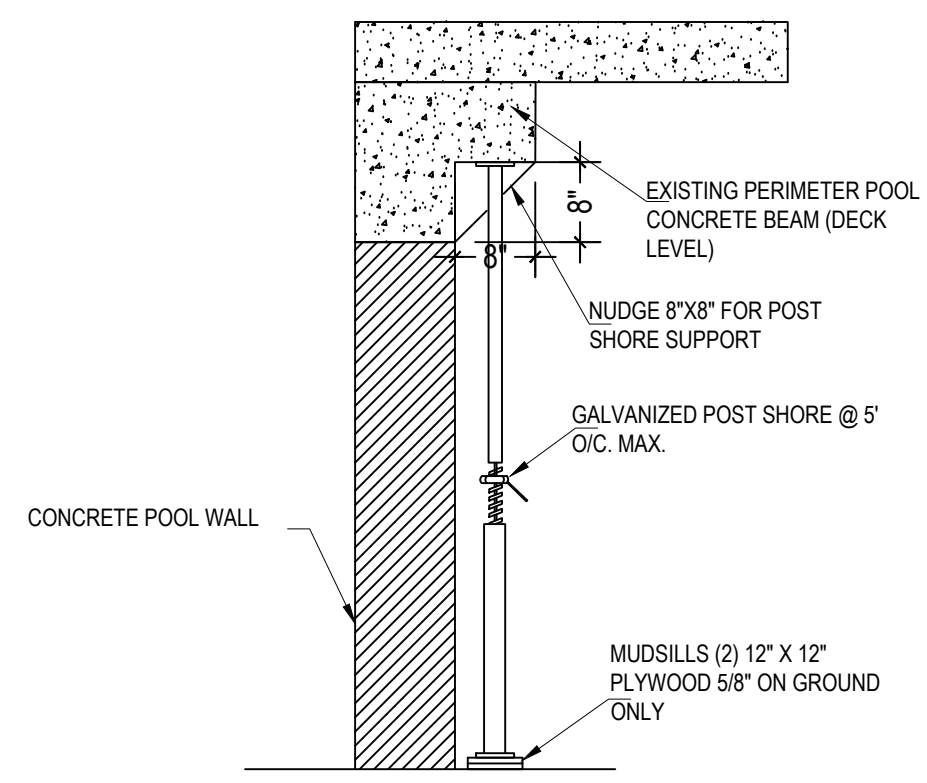
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Sheet No: OF

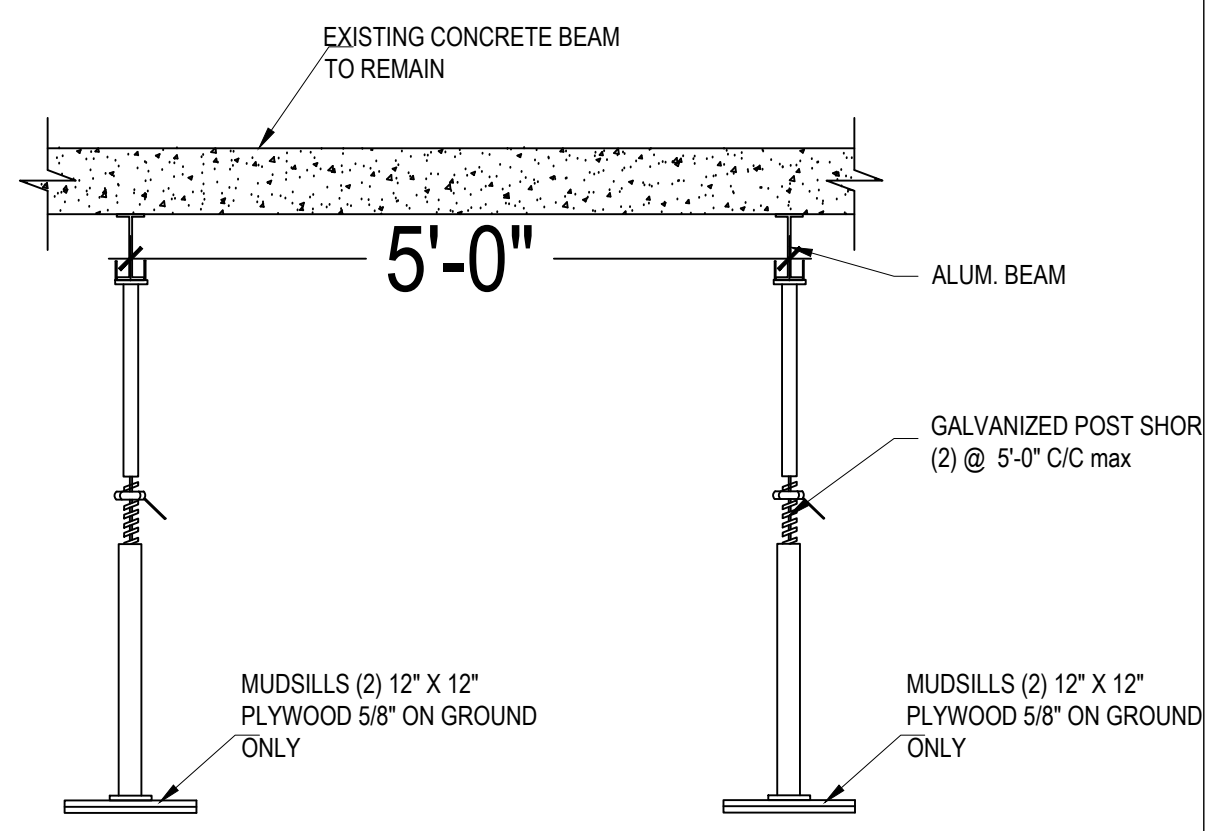




DETAIL POST SHORES FOR SLAB



DETAIL POST SHORES FOR SLAB



SECTION BEAMS  
SCALE: N.T.S.

**AS 550 LOAD CAPACITIES**

HEIGHT (FT)	LOAD (LBS)
10'-0"	9367
10'-6"	8800
11'-0"	8176
11'-6"	7475
12'-0"	6903
12'-6"	6353
13'-0"	5815
13'-6"	5316
14'-0"	4880
14'-6"	4490
15'-0"	4160
15'-6"	3859
16'-0"	3575
16'-6"	3340
17'-0"	3133
17'-6"	2924
18'-0"	2732

**POST SHORE AS 550**

PART No: VF7P463087  
HEIGHT: 10' TO 18'  
WEIGHT: 74.2 LBS.

POST SHORES HAVE A 3" O.D.  
BASE AND 2.5" O.D. STAFF

**GENERAL NOTES:**  
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B. RECOMMENDED STEEL FRAME SHORING.  
C. ERECTION PROCEDURES.  
D. SINGLE POST SHORE SAFETY RULES.

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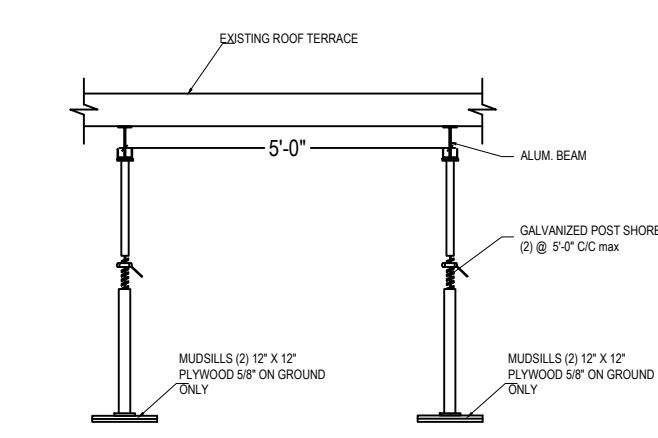
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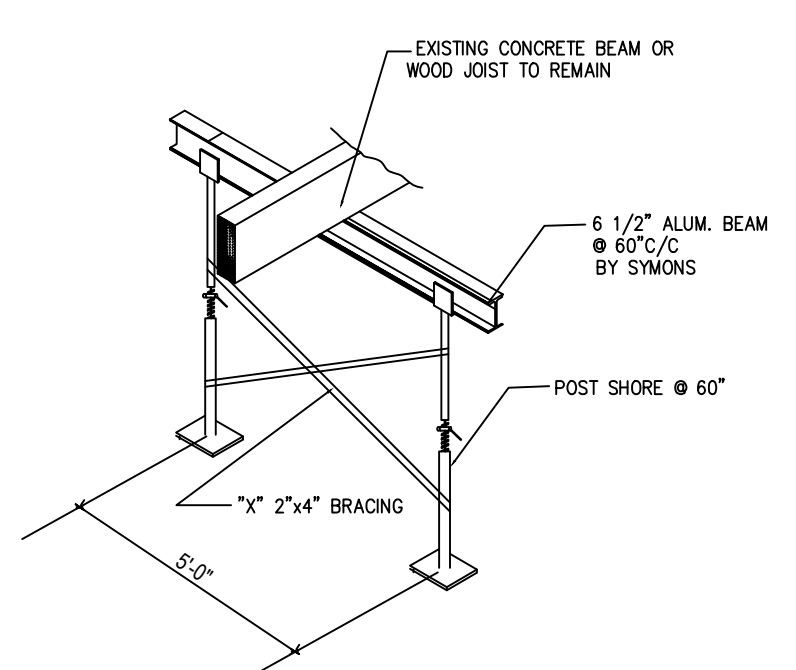
SLAB WEIGHT IS ASSUMED TO BE 100 PSF.

THERE IS A 30 POUND PER SQUARE FOOT LIVE LOAD IN DESIGN OF SHORE LEGS SPACING.

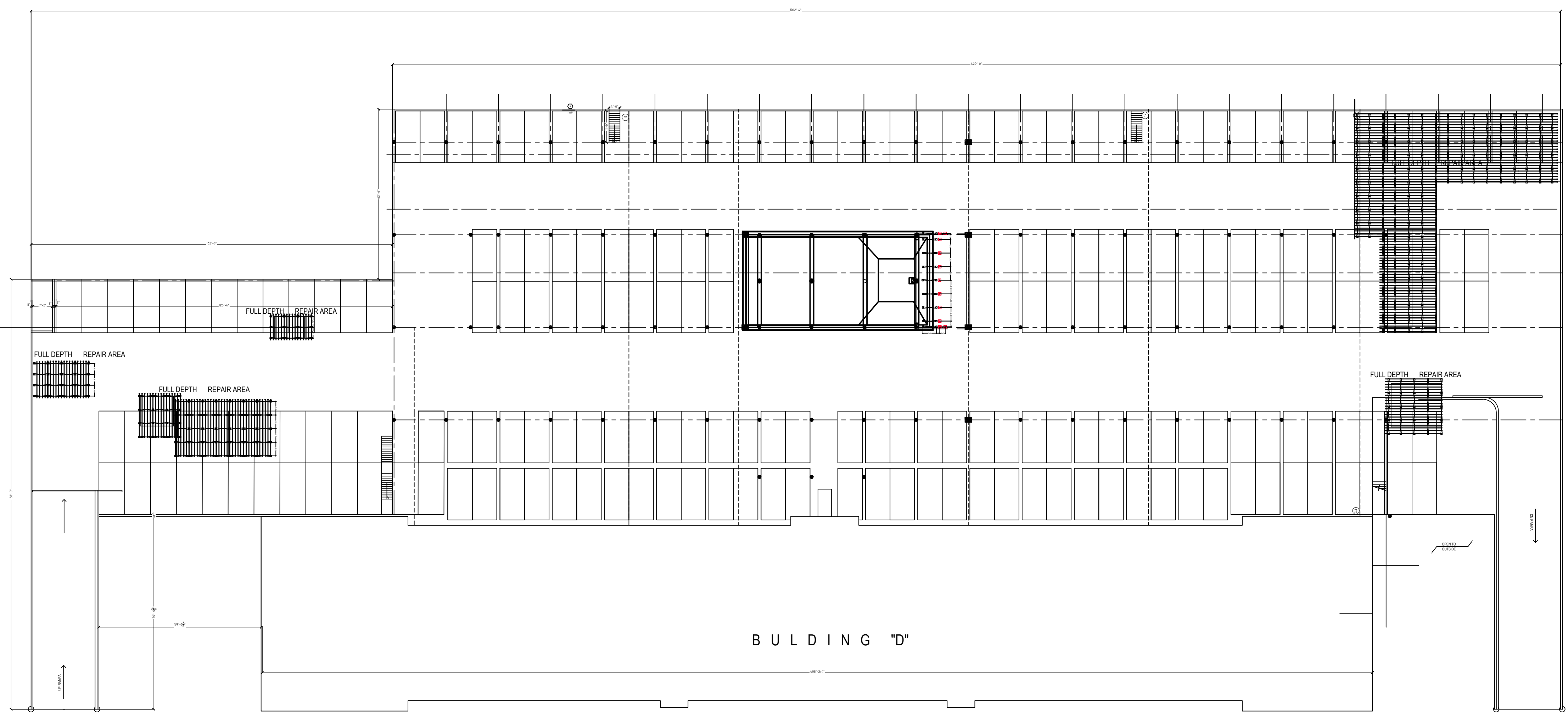
DESIGN LOAD IS THE SUMMATION OF DEAD LOAD PLUS LIVE LOAD.



SECTION BEAMS  
SCALE: N.T.S.



DETAIL POST SHORES FOR BEAM



BUILDING "D"

**Inspection Engineers, Inc.**  
I.E.I.  
6115 NW 16th Street, Suite E118  
Eunhok, Florida 33411  
Phone: (905) 132-8601  
Email: inspectionengineers@earthlink.net  
Website: www.inspectionengineers.com

WINSTON TOWER 100 CONDOMINIUM  
250 174 ST, SUNNY ISLES BEACH, FL

REVISIONS	DATE

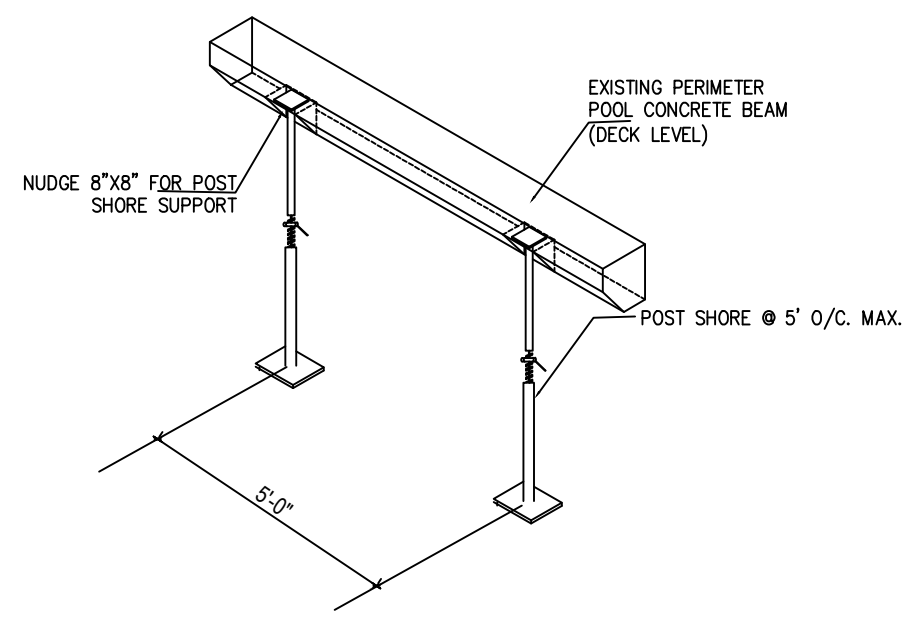
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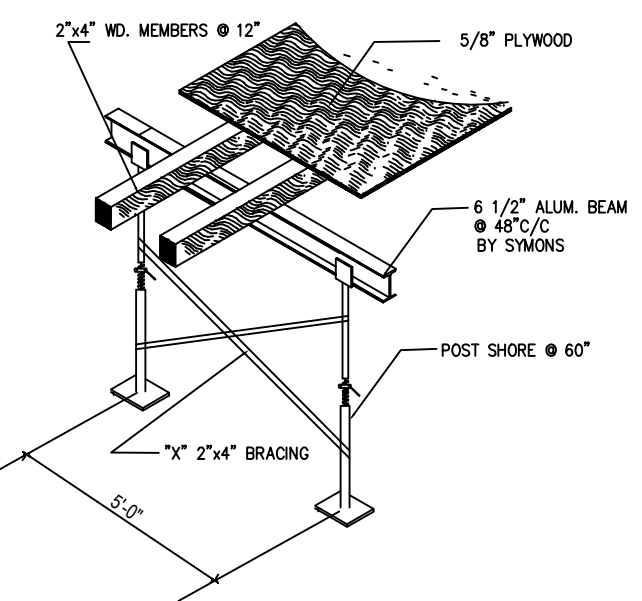
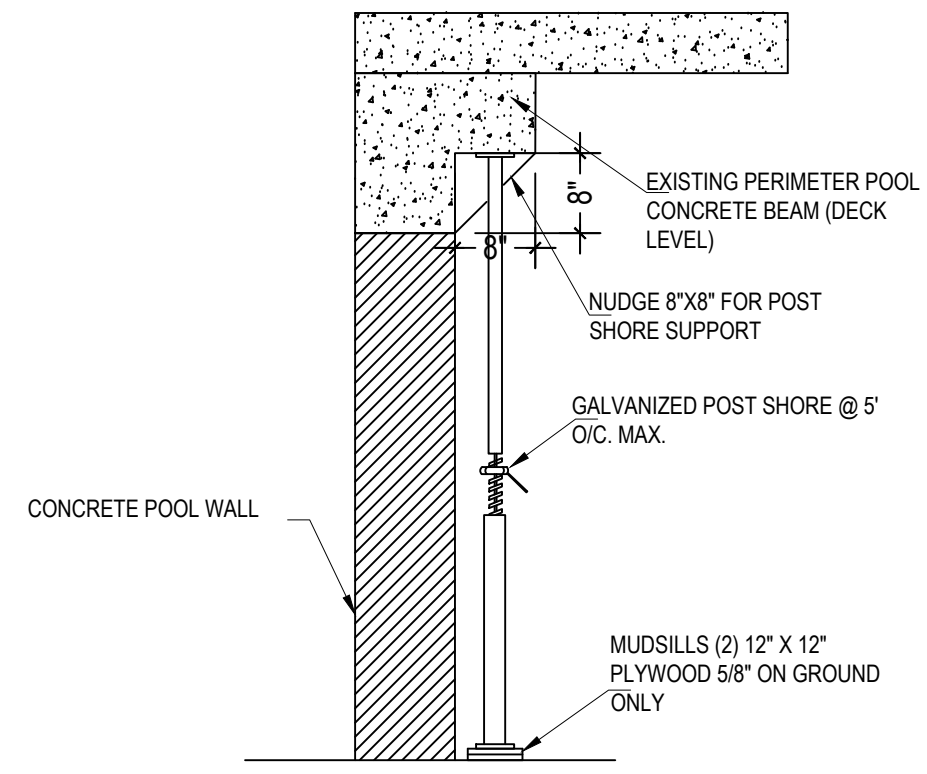
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Sheet No: OF

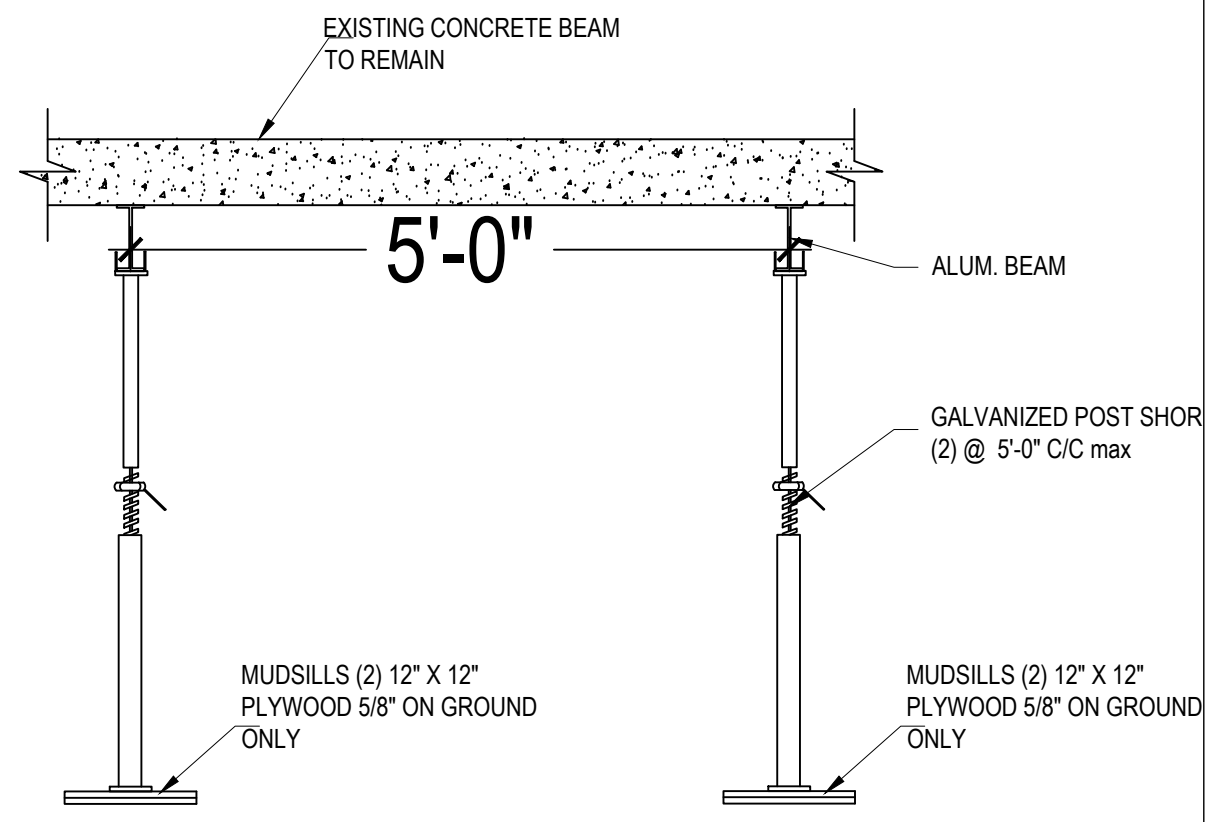
**POST SHORING SLAB 1ST FLOOR**  
SCALE: 3/32" = 1'-0"



DETAIL POST SHORES FOR SLAB



DETAIL POST SHORES FOR SLAB



SECTION BEAMS  
SCALE: N.T.S.

**AS 550 LOAD CAPACITIES**

HEIGHT (FT)	LOAD (LBS)
10'-0"	9367
10'-6"	8800
11'-0"	8176
11'-6"	7475
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15'-6"	3859
16'-0"	3575
16'-6"	3340
17'-0"	3133
17'-6"	2924
18'-0"	2732

**POST SHORE AS 550**

PART No: VFTP463087  
 HEIGHT: 10' TO 18'  
 WEIGHT: 74.2 LBS.  
 POST SHORES HAVE A 3" O.D.  
 BASE AND 2.5" O.D. STAFF

**GENERAL NOTES:**  
 SHORING DESIGN BY SUPPLIER PLYWOOD DECKING SUPPLIED BY CONTRACTOR.  
 IN SETTING ELEVATIONS, ALLOW FOR LUMBER COMPRESSION.  
 THE SHORING EQUIPMENT ERRECTED IN CONJUNCTION WITH THIS DRAWING  
 MUST BE IN ACCORDANCE WITH THE FOLLOWING "SCAFFOLDING AND SHORING  
 INSTITUTE" PUBLICATIONS AND THE FOLLOWING ARE PART OF THIS DRAWING.  
 A. STEEL FRAME SHORING SAFETY RULES.  
 B. RECOMMENDED STEEL FRAME SHORING.  
 C. ERECTION PROCEDURES.  
 D. SINGLE POST SHORE SAFETY RULES.

GRADE MUST BE SUFFICIENTLY COMPACTED TO WITHSTAND ALL IMPOSED  
 SHORING LOADS WITHOUT SETTLEMENT.  
 ALL BEAM FRAMING AND TEESING BY CONTRACTOR.  
 SUITABLE SILLS MUST TO BE PROVIDED TO PROPERLY DISTRIBUTE LOADS  
 IMPOSED BY SHORING OVER OR SUPPORTING FOUNDATION TO ASSURE  
 ADEQUATE STABILITY FOR ALL SHORING LEGS.

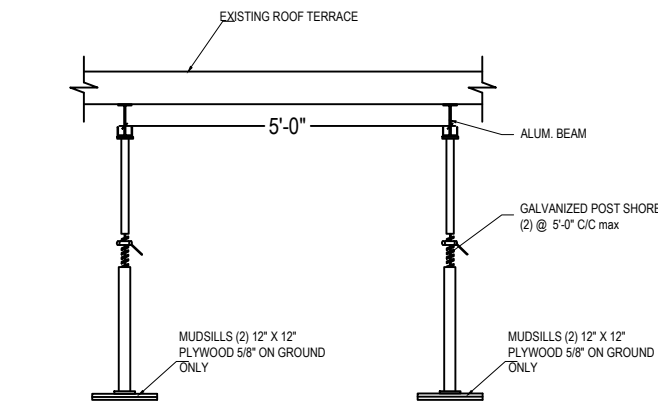
THE PLYWOOD SPACING FOR THE DECK FORMING IS OUR SUGGESTION ONLY IS  
 BASED ON THE CURRENT EDITION OF THE "A.P.A." PUBLICATION, DESIGN  
 CONSTRUCTION GUIDE CONCRETE FORMING. THE LIMIT OF PLYWOOD  
 DEFLECTION OF SUPPORT SPACING IS L/360, UNLESS OTHERWISE INDICATED THIS  
 DRAWING. THE PLYWOOD IS ASSUMED TO BE 2" PLYFORM CLASS "1" WITH THE  
 FACE GRAIN PERPENDICULAR TO THE SUPPORT AND CONTINUOUS ACROSS TWO  
 OR MORE SPANS. IF PLYWOOD SUPPORT SPACING, WE MUST BE NOTIFIED IN  
 WRITING. THE SUGGESTED PLYWOOD SUPPORT SPACING IS BASED ON A  
 CONCRETE WEIGHT OF 150 PCF AND ALIVE LOAD OF 90 PSF AS SHOWN ON THE  
 DRAWINGS. AN MAKE NO ALLOWANCE FOR IMPACT FROM FALLING CONCRETE.  
 CONCRETE PILING UP, IMPROPER JOIST AND PLYWOOD ALIGNMENT AND  
 FASTENING, ADVERSE MOISTURE CONDITIONS (IE: COLD WATER HEATING) OR  
 OTHER FACTORS WE HAVE NO CONTROL OVER. ACCORDINGLY, WE CANNOT  
 ACCEPT RESPONSIBILITY FOR PLYWOOD PERFORMANCE.

ALL SHORING SHALL SET ON THE FOLLOWING: 2" X 10" MIN.  
 SILLS WHEN SHORING OFF OF POURED SLAB, DBL. 2" X 10".  
 SILLS WHEN SHORING OFF COMPACTED FILL, COMPACT TO 98 PERCENT  
 PROCTOR.

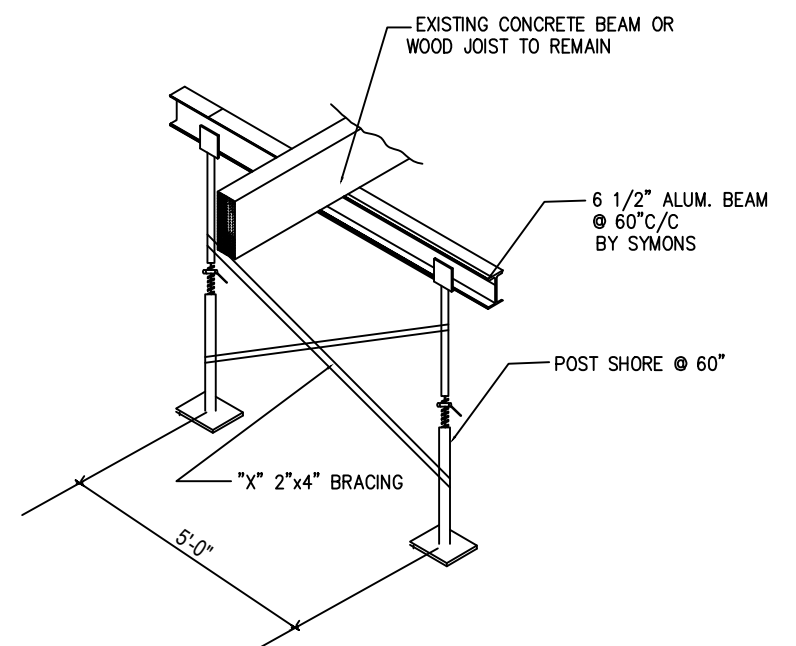
SLAB WEIGHT IS ASSUMED TO BE 100 PSF.

THERE IS A 30 POUND PER SQUARE FOOT LIVE LOAD IN DESIGN OF SHORE LEGS  
 SPACING.

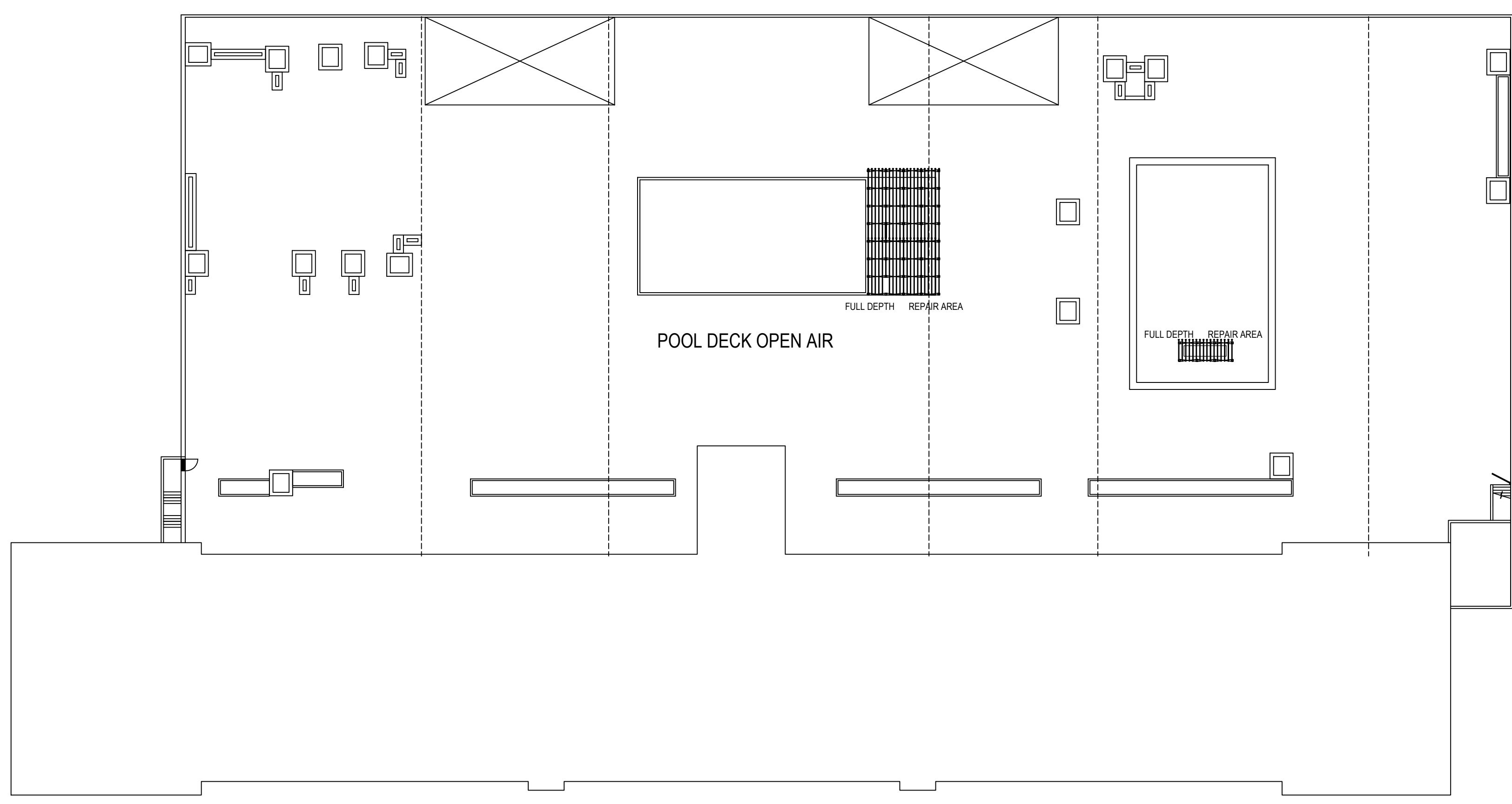
DESIGN LOAD IS THE SUMMATION OF DEAD LOAD PLUS LIVE LOAD.



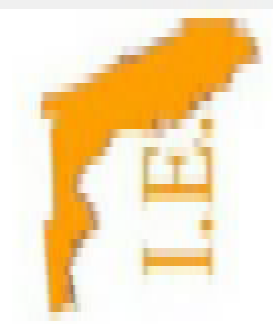
SECTION BEAMS  
SCALE: N.T.S.



DETAIL POST SHORES FOR BEAM



**POST SHORING SLAB 2ND FLOOR**  
 SCALE: 3/32" = 1'-0"

**Inspection Engineers, Inc.**  
  
 6135 NW 30th Street, Suite E28  
 Ft. Lauderdale, Florida 33315  
 Phone: (754) 352-8601  
 Email: inspectionengr@insp.com  
 Website: www.inspectionengineers.com

WINSTON TOWER 100 CONDOMINIUM  
 250 174 ST, SUNNY ISLES BEACH, FL

REVISIONS	DATE

Project No:  
 Scale:  
 Date: AS NOTED  
 Drawn: 08-15-2021  
 Checked: A.G.  
 CAD File: A.G.

Drawing Title:

**S-17-3**

Sheet No: OF

**INSPECTION ENGINEERS**  
 I.E.  
 6135 NW 167 STREET, SUITE E-28  
 MIAMI, FL 33015  
 PHONE: (305) 2328691  
 FAX: (305) 2328725  
 WWW.INSPECTIONENGINEERSINC.COM

**EDMUNDO LARGAESPADA, P.E.**  
 PROFESSIONAL ENGINEER  
 FLORIDA LICENSE NO. 56915  
 SEAL

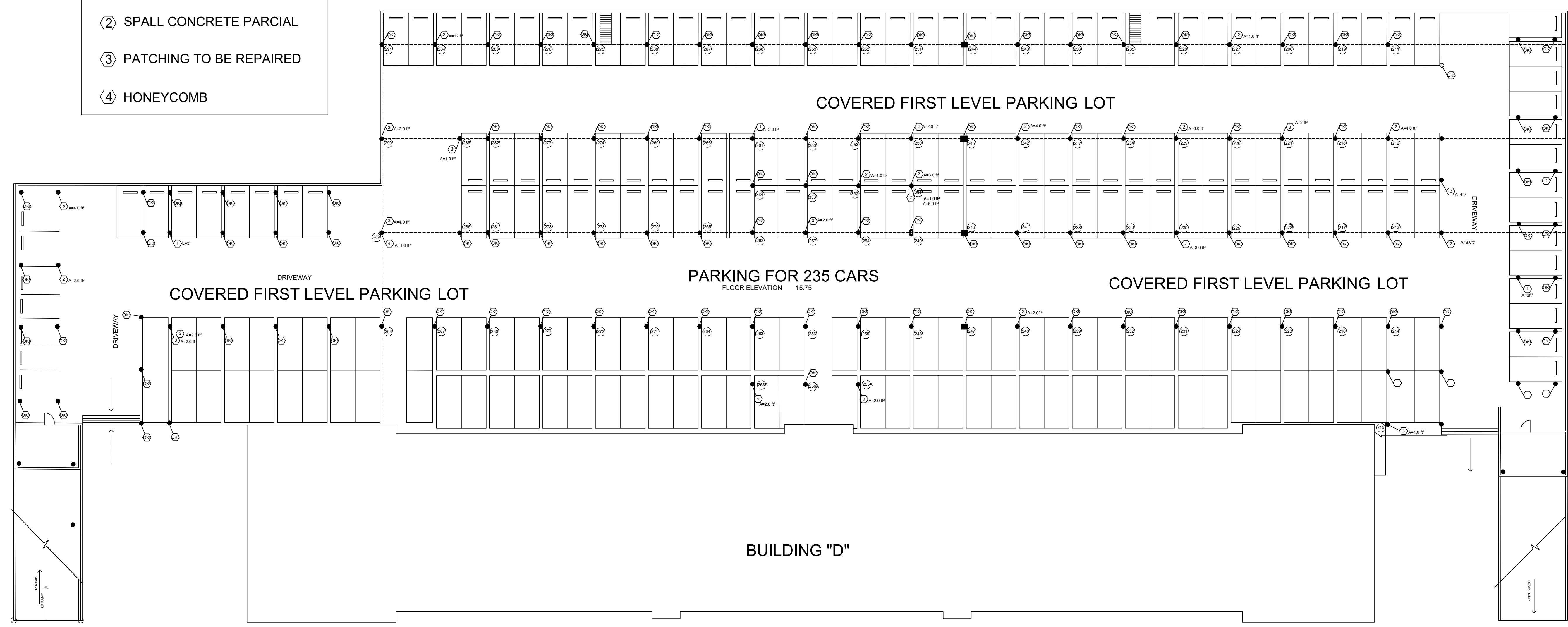
**CONCRETE RESTORATION**  
 WINSTON 100  
 250 174TH ST, SUNNY ISLES BEACH  
 FLORIDA 33160

DRAW BY: J.B  
 DESIGN BY: E.L  
 CHECK BY: E.L  
 DATE: 07-21-22  
 REV #:  
 SCALE: AS SHOWN

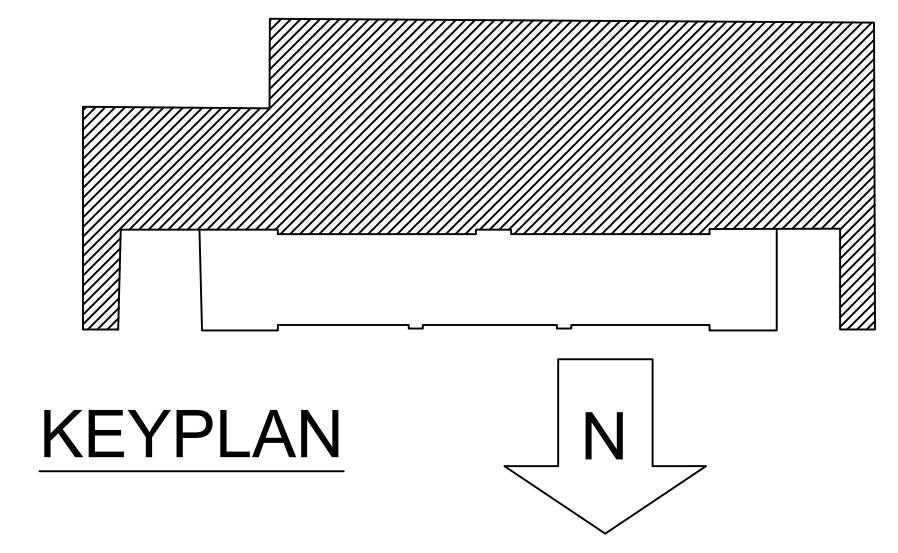
**S-1**  
 SHEET 1 OF 7

# BID SET ONLY NOT FOR CONSTRUCTION

REPARATION LEGEND	
①	HAIRLINE CRACK
②	SPALL CONCRETE PARCIAL
③	PATCHING TO BE REPAIRED
④	HONEYCOMB



GENERAL NOTES	
1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO REPAIR. ANY SIGNIFICANT DISCREPANCY OR INCONSISTENCIES SHALL BE NOTIFIED TO THE ENGINEER IN WRITING.	7. CONTRACTOR SHALL SUBMITT MANUFACTURER CERTIFICATION THAT APPLICATOR IS TRAINED AND APPROVED IN HANDLING, MIXING AND APPLICATION OF THE PRODUCTS TO BE USED
2. DO NOT SCALE THE DRAWINGS	8. REPAIR MATERIALS ARE TO BE USED TO FILL VOIDS, STRUCTURALLY REINFORCE AND/OR REBUILD SURFACES AS DETERMINED NECESSARY BY THE ENGINEER AND/OR PROTECTIVE COATING APPLICATOR
3. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES: A. FLORIDA BUILDING CODE 2020 (7TH EDITION) EXISTING B. ANY APPLICABLE FEDERAL, STATE AND LOCAL ORD. AND/OR RULE BY A.H.J.	9. REPAIR MATERIALS ARE TO BE COMPATIBLE WITH THE SPECIFIED EPOXY COATING AND SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
4. ALL WORK SHALL ALSO CONFORM TO THE STANDARD OF THE FOLLOWING STANDARDS: A. ACI-562-19 B. ICR1 SURFACE REPAIR METHODS	10. SURFACE PREPARATION: ALL CONTAMINANTS INCLUDING OILS, GREASE, EFFLORESCENCE, SEALERS, SALTS OR OTHER CONTAMINANT SHALL BE REMOVED PRIOR TO RESTORATION. ONTRACTOR SHALL IDENTIFY AND REMOVE ALL THE DETERIORATED AND DAMAGED REINFORCING STEEL. PLACE NEW REINFORCING STEEL AS PER ACI GUIDELINES
5. CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE/WORKERS/TENANTS DURING CONSTRUCTION.	11. CONTRACTOR TO USE THE MOST NECESSARY REPAIR MATERIAL TO RESTORE THE INTEGRITY OF THE ORIGINAL DESIGN AND TO REMAIN DURABLE IN THE SERVICE ENVIRONMENT. SELECT A REPAIR MATERIAL THAT PROVIDES THE NEEDED MATERIALS PROPERTIES AND BE PLACED BY THE MOST APPROPRIATE APPLICATION METHOD. REFER TO TYPICAL REPAIR DETAILS ( S - 7 )
6. CONTRACTOR SHALL SUBMITT ALL TECHNICAL DATA SHEET ON EACH PRODUCT USED (MSDS), INCLUDING ASTM TEST RESULTS INDICATING THE PRODUCT CONFORMS TO AND SUITABLE FOR ITS INTENDED USE	



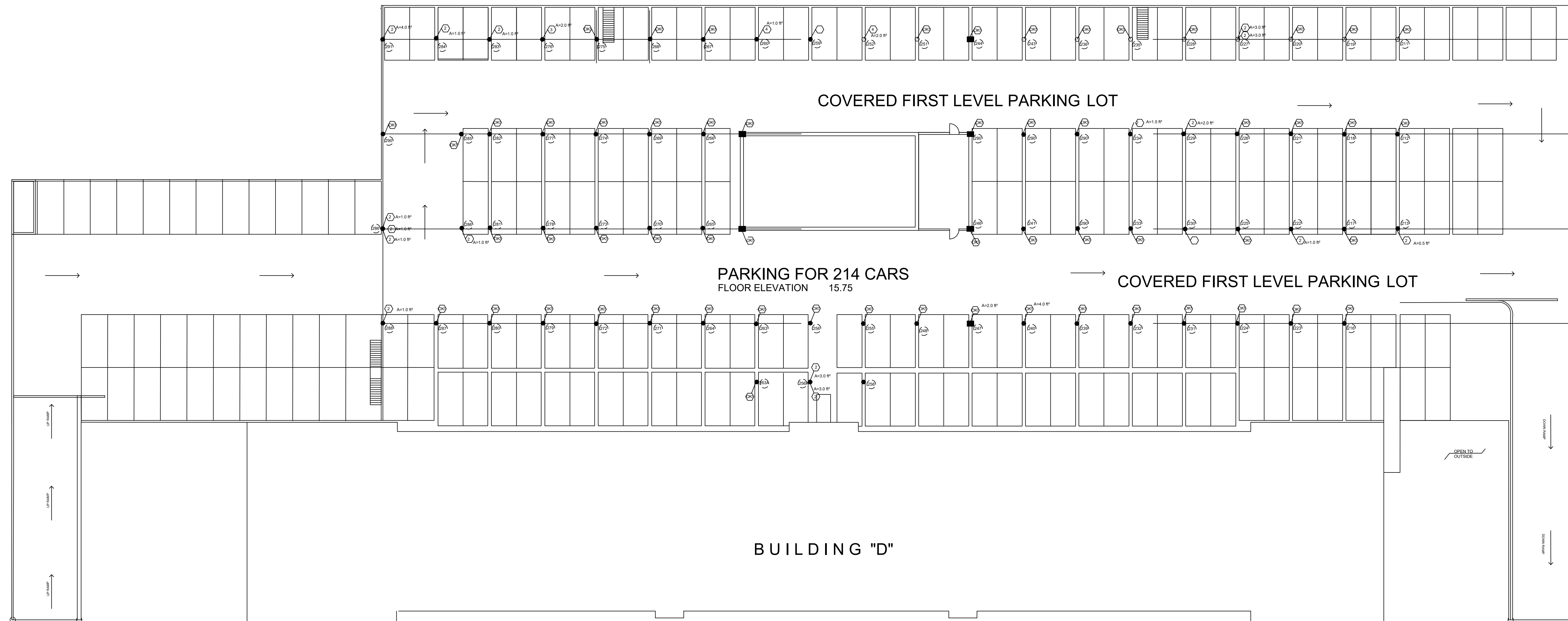
**GROUND FLOOR COLUMNS  
 PARKING WINSTON TOWER**  
 SCALE: 3/32"= 1'-0"



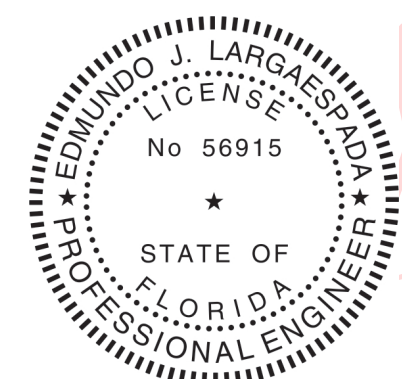
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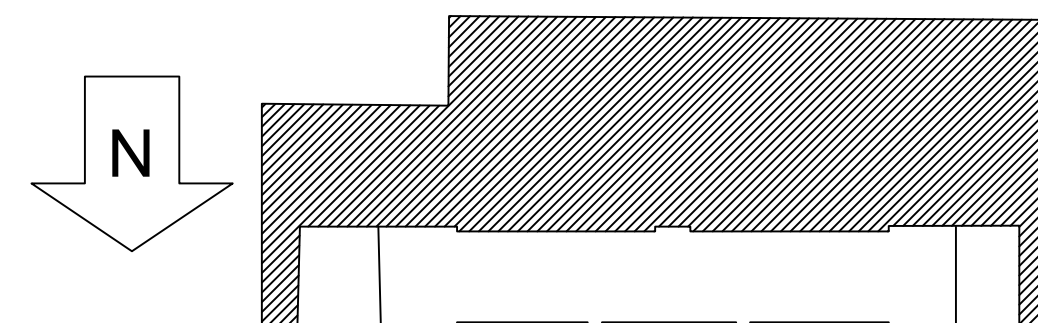
# BID SET ONLY NOT FOR CONSTRUCTION



REPARATION LEGEND	
①	HAIRLINE CRACK
②	SPALL CONCRETE PARCIAL
③	PATCHING TO BE REPAIRED
④	HONEYCOMB



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by Edmundo  
Largaespada  
Date: 2022.07.25  
16:17:10 -04'00'



KEYPLAN

## SECOND FLOOR COLUMNS PARKING WINSTON TOWER

SCALE: 3/32"= 1'-0"

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**INSPECTION ENGINEERS**  
 6135 NW 167 STREET, SUITE E-28  
 MIAMI, FL 33015  
 PHONE: (305) 2328691  
 FAX: (305) 2328725  
 I.E.  
 INSPECTIONENGINEERSINC@GMAIL.COM  
 WWW.INSPECTIONENGINEERSINC.COM

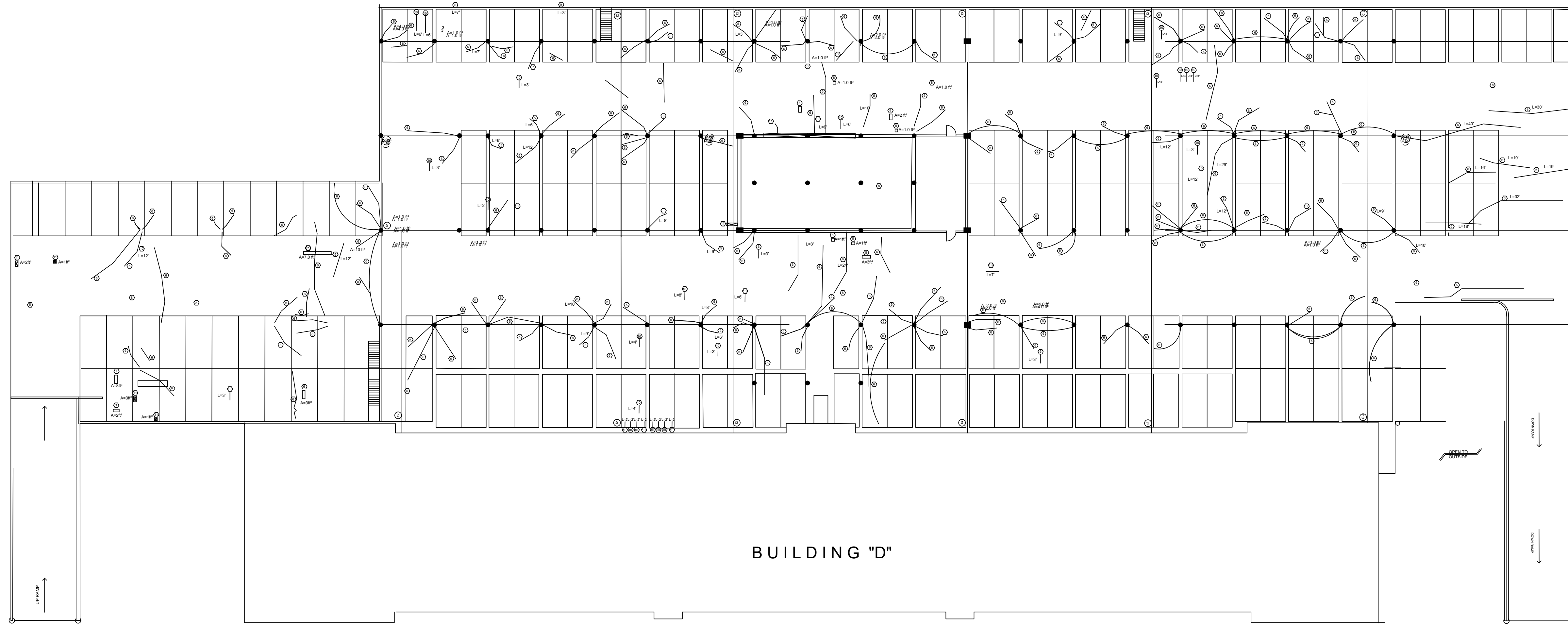
EDMUNDO LARGAESPADA P.E.  
 PROFESSIONAL ENGINEER  
 FLORIDA LICENSE NO. 58915  
 SEAL

CONCRETE RESTORATION  
 WINSTON 100  
 250 174TH ST, SUNNY ISLES  
 FLORIDA 33160

DRAW BY:	J.B
DESIGN BY:	E.L
CHECK BY:	E.L
DATE:	07-21-22
REV #	
SCALE:	AS SHOWN

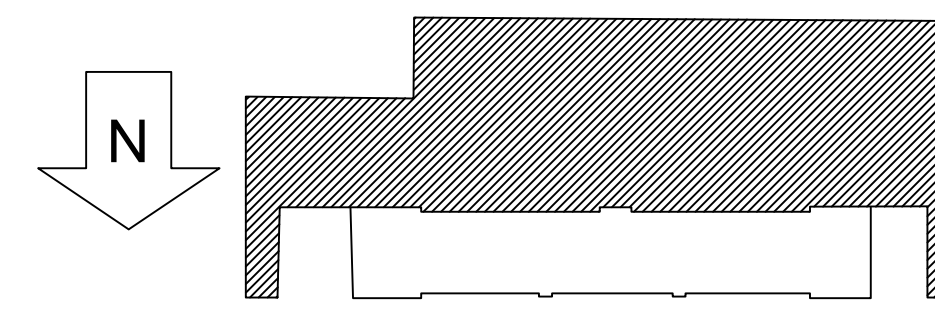
SHEET:  
**S-2**  
 SHEET 2 OF 7

**BID SET ONLY NOT FOR CONSTRUCTION**



BUILDING "D"

REPARATION LEGEND	
⑤	HAIRLINE CRACK SLAB OVERHEAD PARTIAL DEPTH
⑥	HAIRLINE CRACK, V GRAVITY EPOXY
⑦	PARTIAL DEPTH SPALLED CONCRETE OVERHEAD
⑧	FULL DEPTH CONCRETE REPAIR SLAB
⑨	EDGE REPAIR
⑩	JOIST REPAIR
⑪	BEAM REPAIR
⑫	COLD JOINT
⑬	EXPANSION JOINT
⑭	HAIRLINE CRACK ON SLAB PARTIAL DEPTH
⑮	PARTIAL DEPTH SPALLED CONCRETE

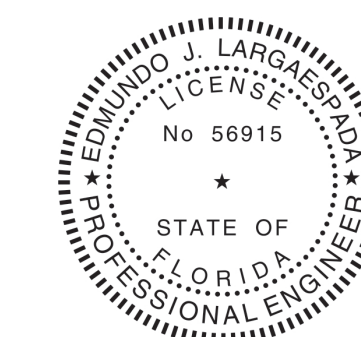


KEYPLAN

**GROUND FLOOR OVERHEAD  
PARKING WINSTON TOWER**

SCALE: 3/32" = 1'-0"

**BID SET ONLY NOT FOR CONSTRUCTION**



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Largaespada  
Date: 2022.07.25  
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REV:	DATE:

**INSPECTION ENGINEERS**  
 I.I.E.  
 13192 SW 130 Terrace, Suite 102  
 MIAMI, FL 33186  
 PHONE: (305) 2328691  
 FAX: (305) 2328725  
 E-mail: eng3@bellsouth.net

EDMUNDO LARGAESPADA, P.E.  
 PROFESSIONAL ENGINEER  
 FLORIDA LICENSE NO. 67338  
**SEAL**

**CONCRETE RESTORATION**  
 WINSTON 100  
 250 174TH ST, SUNNY ISLES  
 FLORIDA 33160

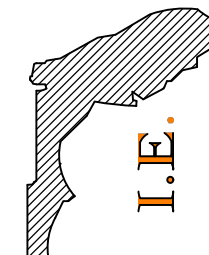
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DATE:	07-21-22
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SHEET:	

**S-3**  
 SHEET 3 OF 7

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REV:	DATE:

**INSPECTION ENGINEERS**  
 13192 SW 130 Terrace, Suite 102  
 MIAMI, FL 33186  
 PHONE: (305) 2328691  
 FAX: (305) 2328725  
 E-mail: eng3@bellsouth.net



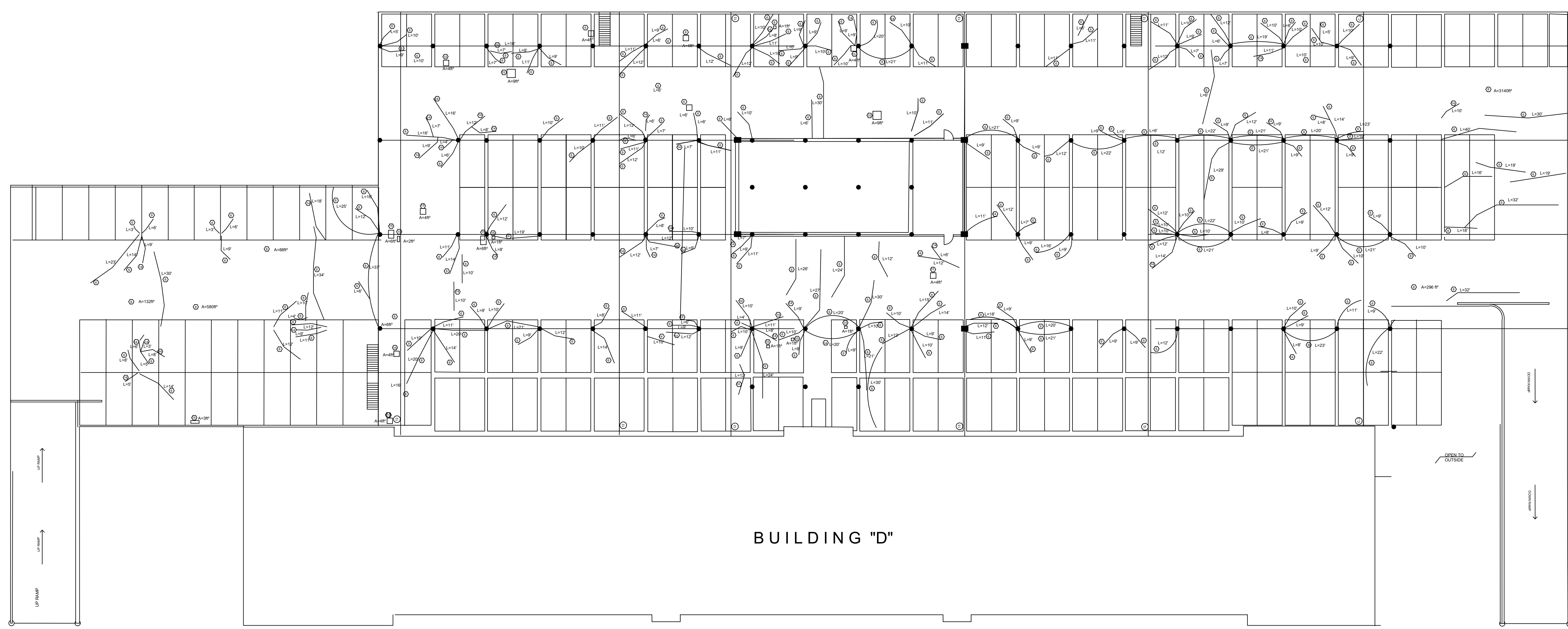
**EDMUNDO LARGAESPADA, P.E.**  
 PROFESSIONAL ENGINEER  
 FLORIDA LICENSE NO. 56915

**SEAL**

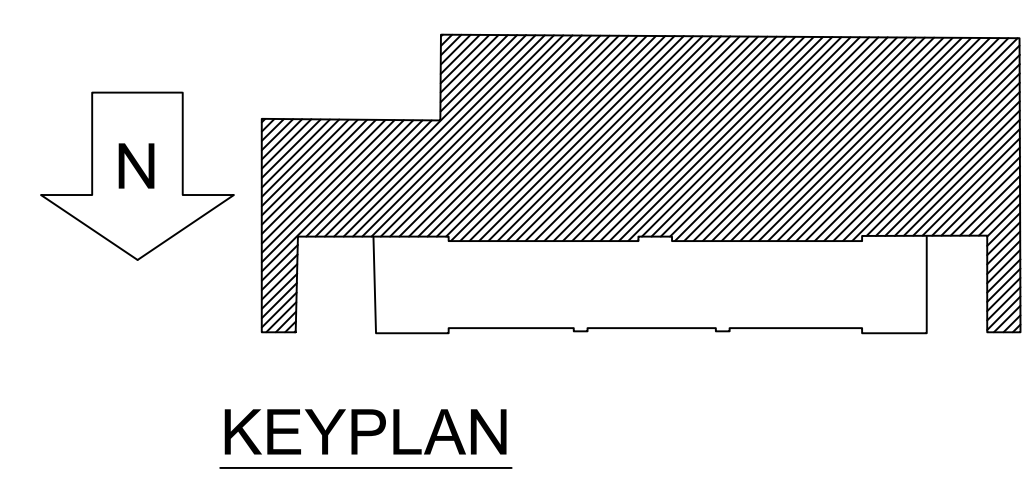
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 WINSTON 100  
 250 174TH ST, SUNNY ISLES  
 FLORIDA 33160

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**S-4**  
 SHEET 4 OF 7



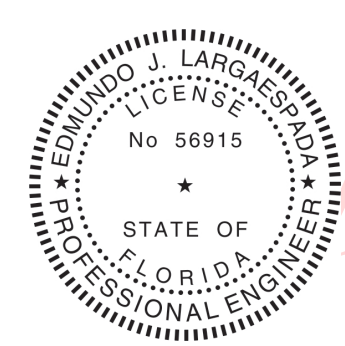
REPARATION LEGEND	
5	HAIRLINE CRACK SLAB OVERHEAD PARTIAL DEPTH
6	HAIRLINE CRACK, V GRAVITY EPOXY
7	PARTIAL DEPTH SPALLED CONCRETE OVERHEAD
8	FULL DEPTH CONCRETE REPAIR SLAB
9	EDGE REPAIR
10	JOIST REPAIR
11	BEAM REPAIR
12	COLD JOINT
13	EXPANSION JOINT
14	HAIRLINE CRACK ON SLAB PARTIAL DEPTH
15	PARTIAL DEPTH SPALLED CONCRETE



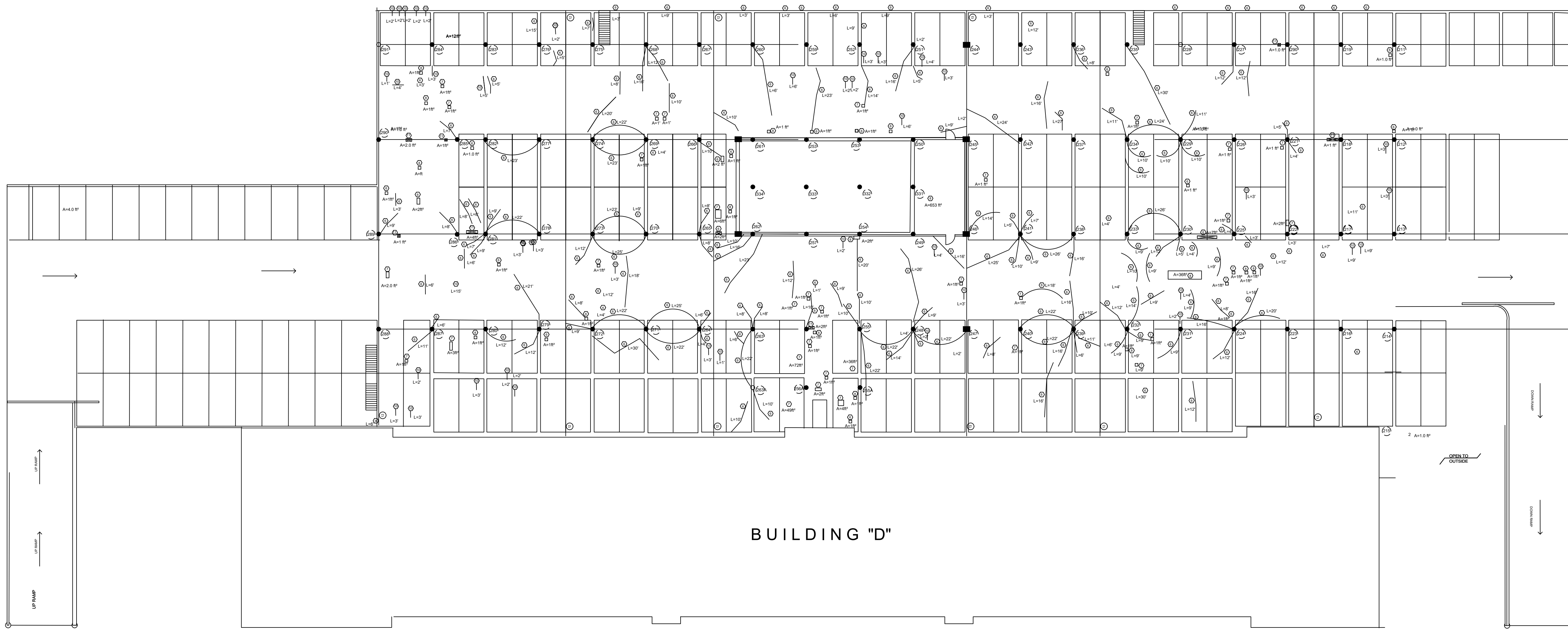
**SECOND FLOOR BOTTOM  
 PARKING WINSTON TOWER**  
 SCALE: 3/32"= 1'-0"

**BID SET ONLY NOT FOR CONSTRUCTION**

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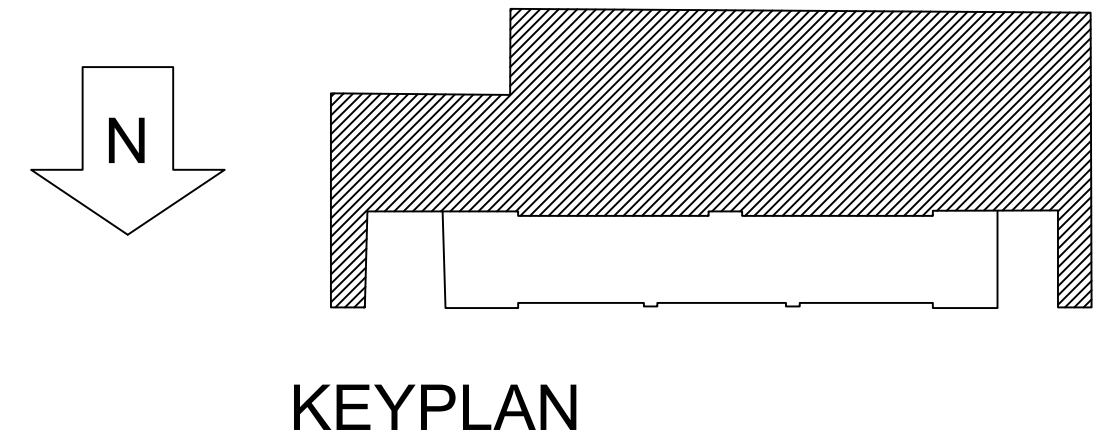


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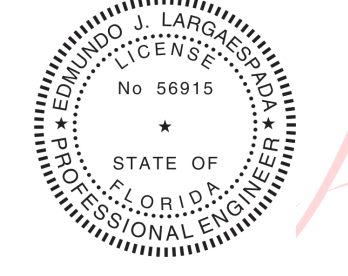
BUILDING "D"

REPARATION LEGEND	
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⑥	HAIRLINE CRACK, V GRAVITY EPOXY
⑦	PARTIAL DEPTH SPALLED CONCRETE OVERHEAD
⑧	FULL DEPTH CONCRETE REPAIR SLAB
⑨	EDGE REPAIR
⑩	JOIST REPAIR
⑪	BEAM REPAIR
⑫	COLD JOINT
⑬	EXPANSION JOINT
⑭	HAIRLINE CRACK ON SLAB PARTIAL DEPTH
⑮	PARTIAL DEPTH SPALLED CONCRETE



**SECOND FLOOR OVERHEAD  
PARKING WINSTON TOWER**

SCALE: 3/32"= 1'-0"



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Edmundo Largaespada  
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 I.E.  
 13192 SW 130 Terrace, Suite 102  
 MIAMI, FL 33186  
 PHONE: (305) 2328691  
 FAX: (305) 2328725  
 E-mail: engi3@bellsouth.net

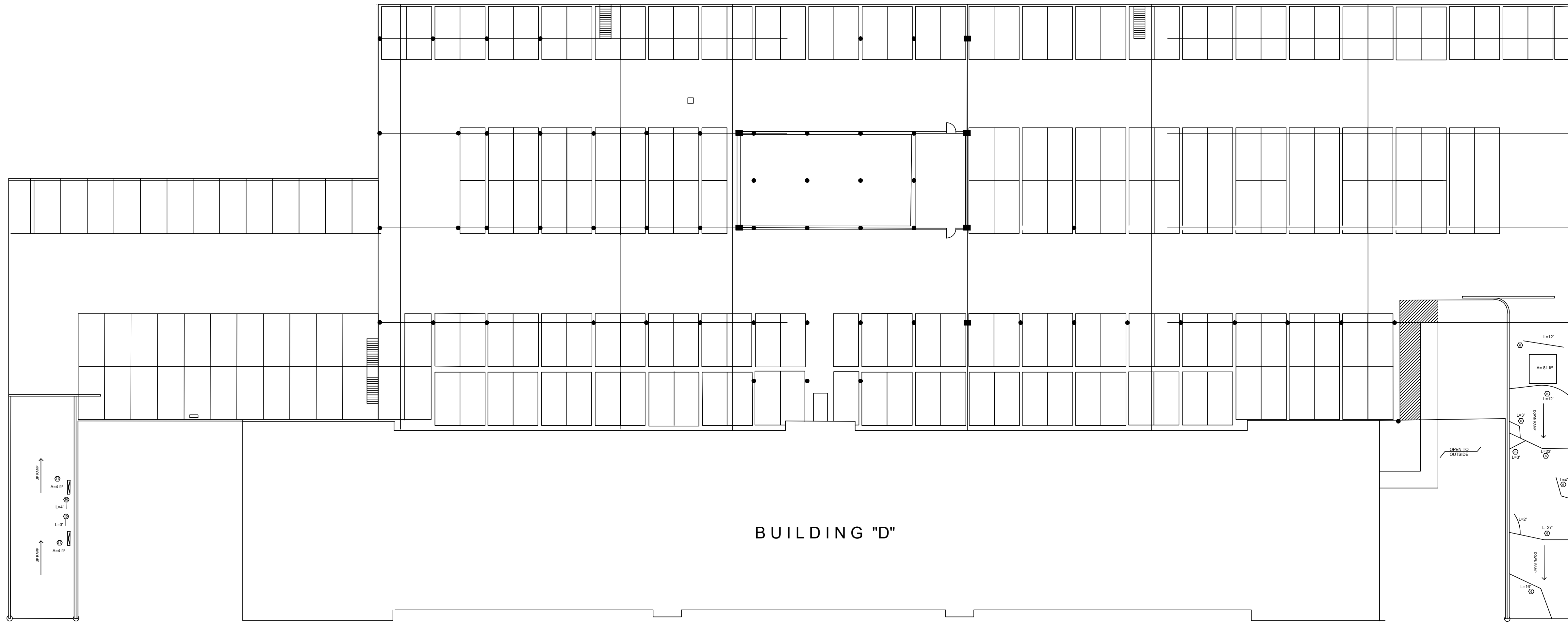
**EDMUNDO LARGAESPADA, P.E.**  
 PROFESSIONAL ENGINEER  
 FLORIDA LICENSE NO. 56915  
**SEAL**

**CONCRETE RESTORATION**  
 WINSTON 100  
 250 174TH ST. SUNNY ISLES  
 FLORIDA 33160

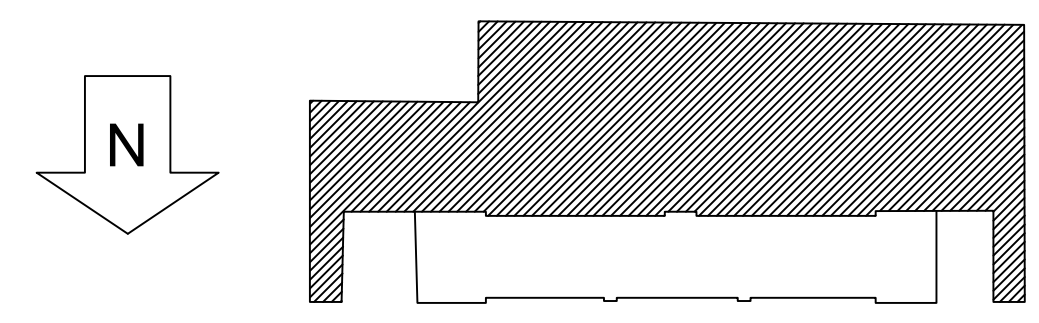
DRAW BY:	J.B
DESIGN BY:	A.G
CHECK BY:	A.G
DATE:	
REV #:	
SCALE:	AS SHOWN
SHEET:	

**S-5**  
 SHEET 5 OF 7

**BID SET ONLY NOT FOR CONSTRUCTION**



REPARATION LEGEND	
⑤ /	HAIRLINE CRACK SLAB OVERHEAD PARTIAL DEPTH
⑥ /	HAIRLINE CRACK, V GRAVITY EPOXY
⑦ □	PARTIAL DEPTH SPALLED CONCRETE OVERHEAD
⑧ □	FULL DEPTH CONCRETE REPAIR SLAB
⑨ /	EDGE REPAIR
⑩ /	JOIST REPAIR
⑪ ☒	BEAM REPAIR
⑫ —	COLD JOINT
⑬ —	EXPANSION JOINT
⑭ /	HAIRLINE CRACK ON SLAB PARTIAL DEPTH
⑮ □	PARTIAL DEPTH SPALLED CONCRETE



**KEYPLAN**

**RAMPS PARKING BUILDING  
PARKING WINSTON TOWER**

SCALE: 3/32" = 1'-0"

**BID SET ONLY NOT FOR CONSTRUCTION**

REV:	DATE:

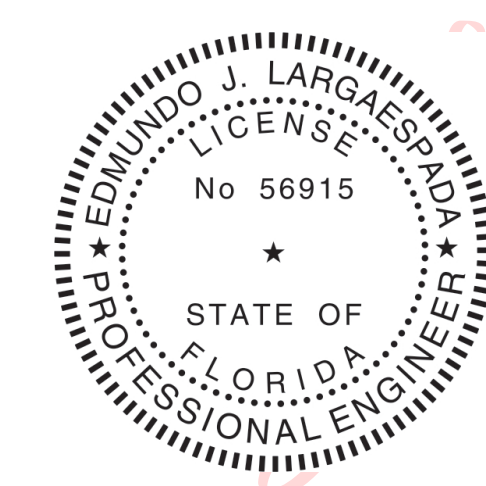
**INSPECTION ENGINEERS**  
 13192 SW 130 Terrace, Suite 102  
 MIAMI, FL 33186  
 PHONE: (305) 2328691  
 FAX: (305) 2328725  
 E-mail: engi3@bellsouth.net

**EDMUNDO LARGAESPAD, P.E.**  
 PROFESSIONAL ENGINEER  
 FLORIDA LICENSE NO. 56915

**SEAL**

**CONCRETE RESTORATION**  
 WINSTON 100  
 250 174TH ST. SUNNY ISLES BEACH  
 FLORIDA 33180

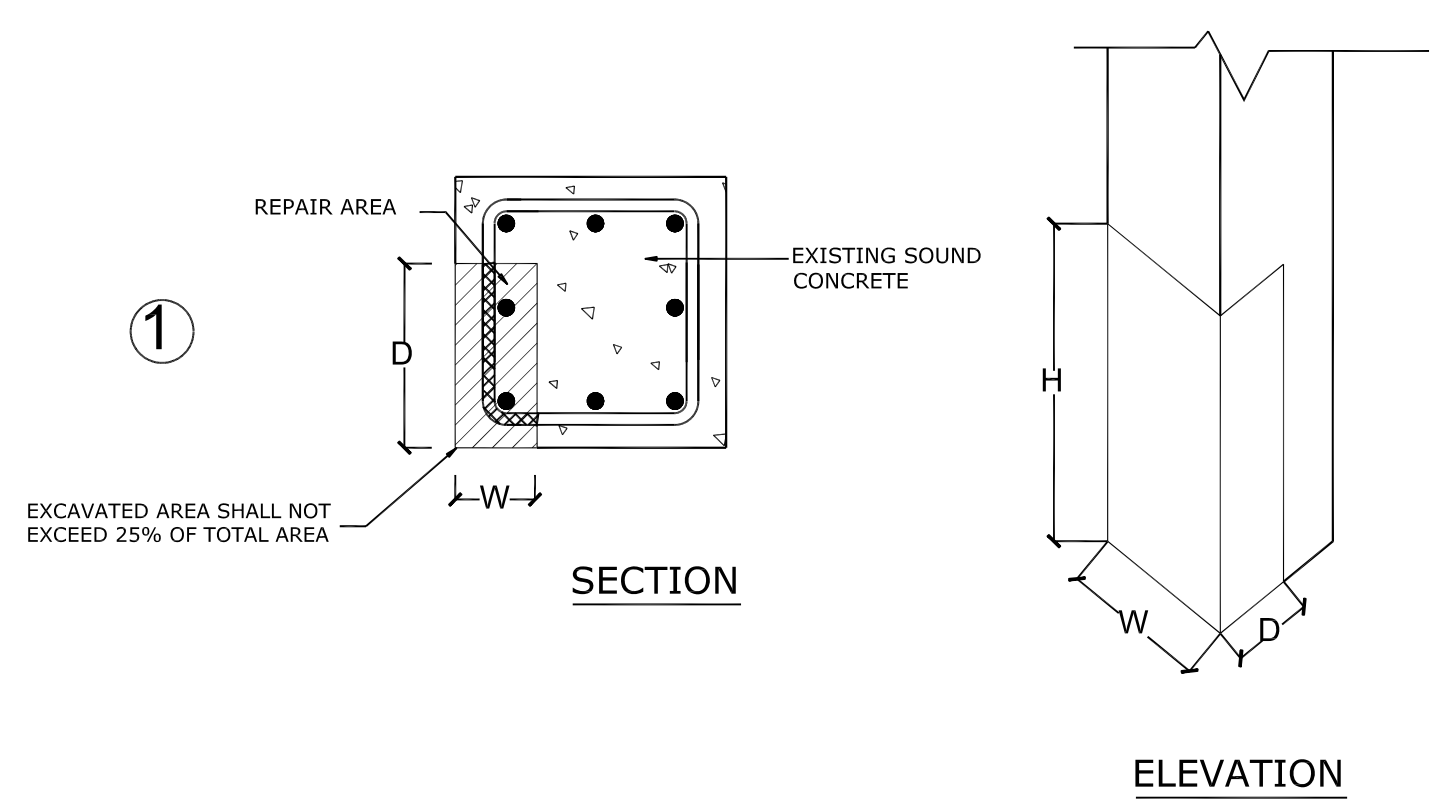
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DESIGN BY:	E.L
CHECK BY:	E.L
DATE:	07-21-22
REV #	
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SHEET:	



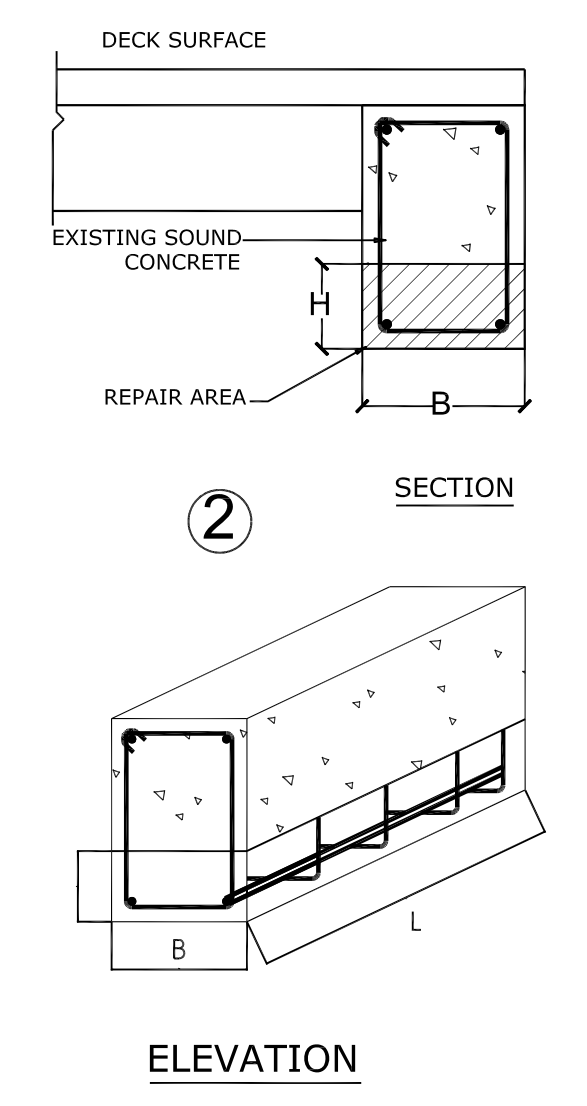
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**S-6**  
 SHEET 6 OF 7



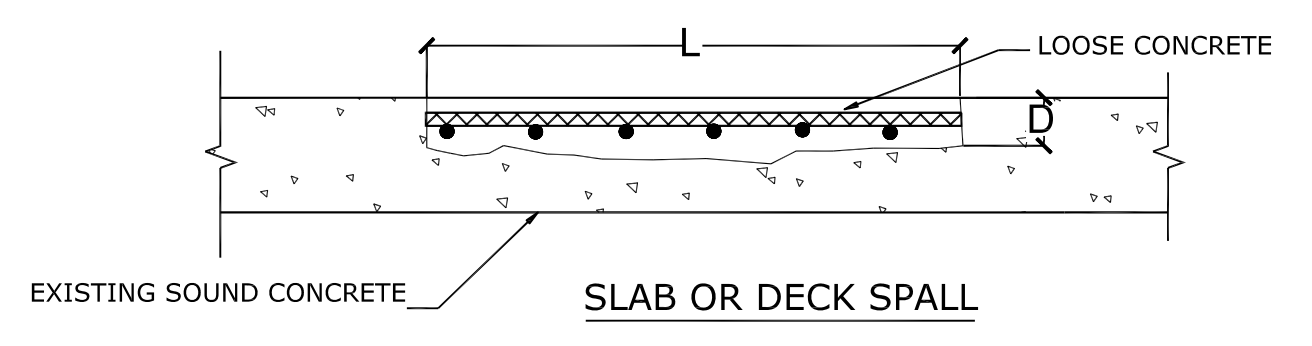
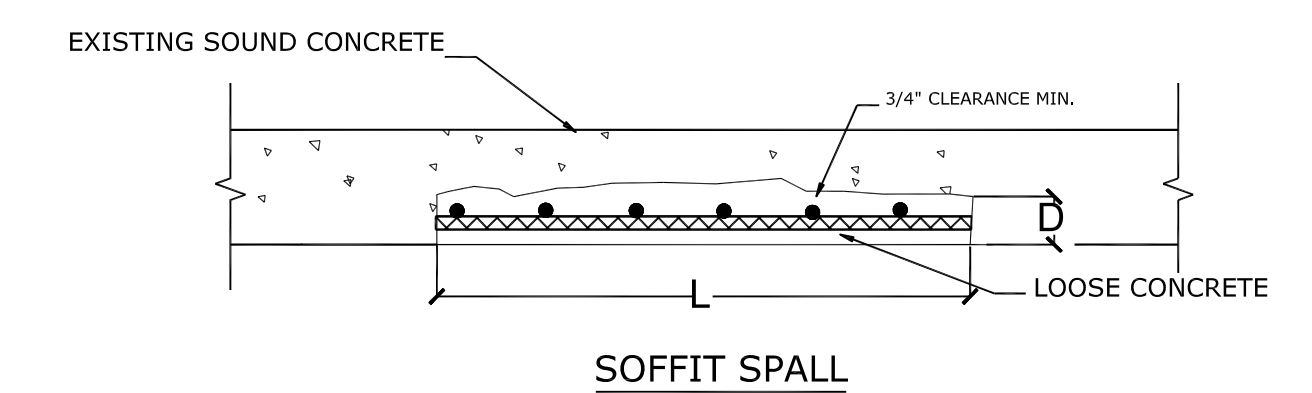


**COLUMN DETAIL**  
TYP. 1/2"=1'-0" S-1 02

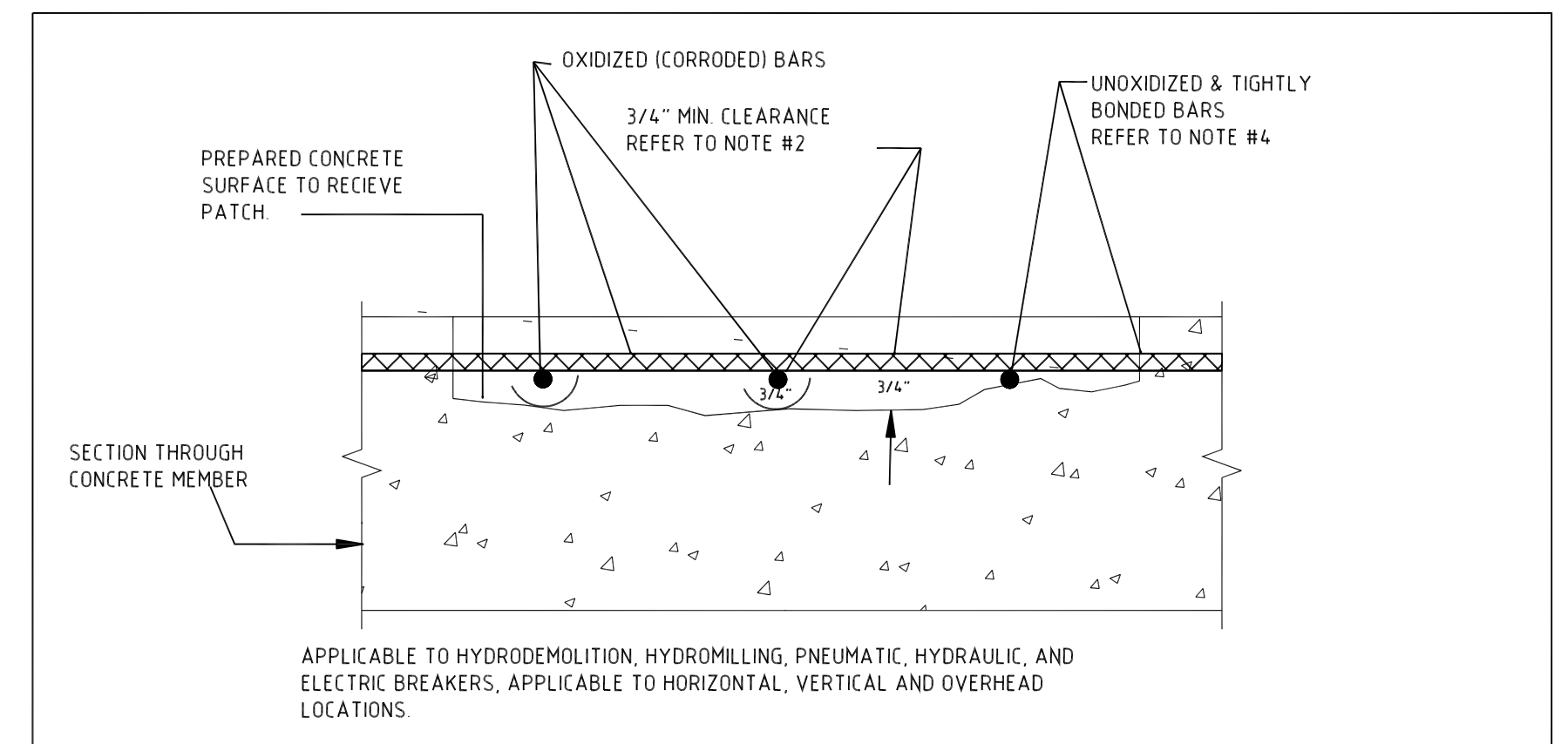


**BEAM REPAIR**  
TYP. 1/2"=1'-0" S-1 02

SHOWN FOR ILLUSTRATION PURPOSES  
MAY NOT REPRESENT ACTUAL REINFORCEMENT



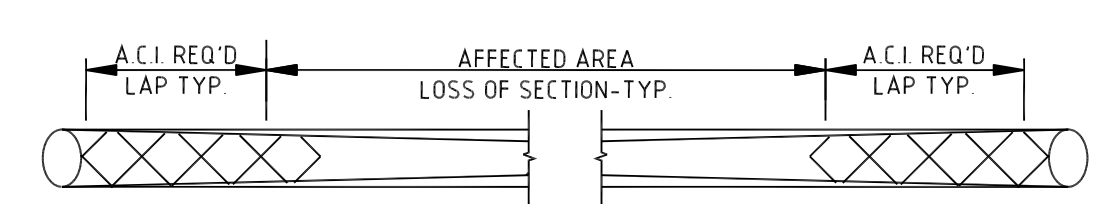
**SLAB REPAIR**  
TYP. 1/2"=1'-0" S-1 03



CAUTION BEFORE STARTING REMOVALS, REVIEW EFFECT OF REMOVALS ON STRUCTURAL INTEGRITY, PROVIDE SHORING OF MEMBER AS NECESSARY. PARTICULAR CARE SHALL BE EXERCISED AT SLAB/BEAM CONNECTIONS TO COLUMNS.

- 1) REMOVE LOOSE OR DELAMINATED CONCRETE ABOVE OXIDIZED REINFORCING STEEL ONCE INITIAL REMOVALS ARE MADE, PROCEED WITH THE UNDERCUTTING OF ALL EXPOSED OXIDIZED (CORRODED) BARS. UNDERCUTTING WILL PROVIDE CLEARANCE FOR UNDER BAR CLEANING, FULL BAR CIRCUMFERENCE BONDING TO SURROUNDING CONCRETE, AND WILL SECURE THE PATCH STRUCTURALLY.
- 2) PROVIDE MINIMUM 3/4" CLEARANCE BETWEEN EXPOSED REBARS AND SURROUNDING CONCRETE OR 1/4" LARGER THAN LARGEST AGGREGATE IN REPAIR MORTAR, WHICH EVER IS GREATER.
- 3) CONCRETE REMOVALS SHALL EXTEND ALONG THE BARS TO LOCATIONS ALONG THE BAR FREE OF BOND INHIBITING CORROSION, AND WHERE THE BAR IS WELL BONDED TO SURROUNDING CONCRETE.
- 4) IF UNOXIDIZED REINFORCING STEEL IS EXPOSED DURING THE UNDERCUTTING PROCESS, CARE SHALL BE TAKEN NOT TO DAMAGE THE BARS BOND TO SURROUNDING CONCRETE. IF BOND BETWEEN BAR AND CONCRETE IS BROKEN, UNDERCUTTING OF OF THE BAR SHALL BE REQUIRED.
- 5) ANY REINFORCEMENT WHICH IS LOOSE SHALL BE SECURED IN PLACE BY TYING TO OTHER SECURED BARS OR BY OTHER APPROVED METHODS.

**EXPOSING & UNDERCUTTING REINFORCING STEEL**

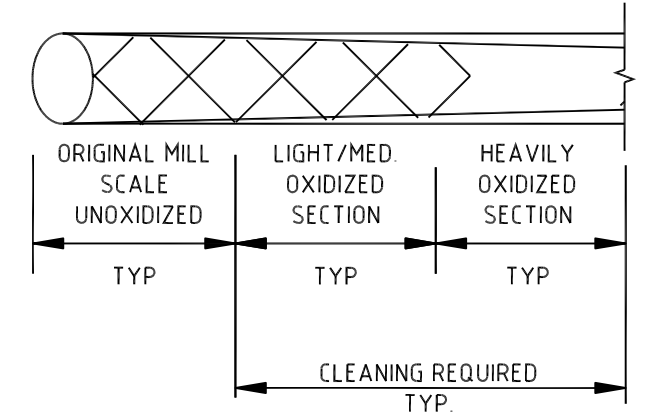


IF REBAR HAS LOST MORE THAN 10% OF ITS CROSS SECTIONAL AREA CONSULT THE ENGINEER OF RECORD.

**NOTE:**  
IF REPAIRS ARE REQUIRED TO THE REINFORCING STEEL ONE OF THE FOLLOWING REPAIR METHODS SHALL BE USED:

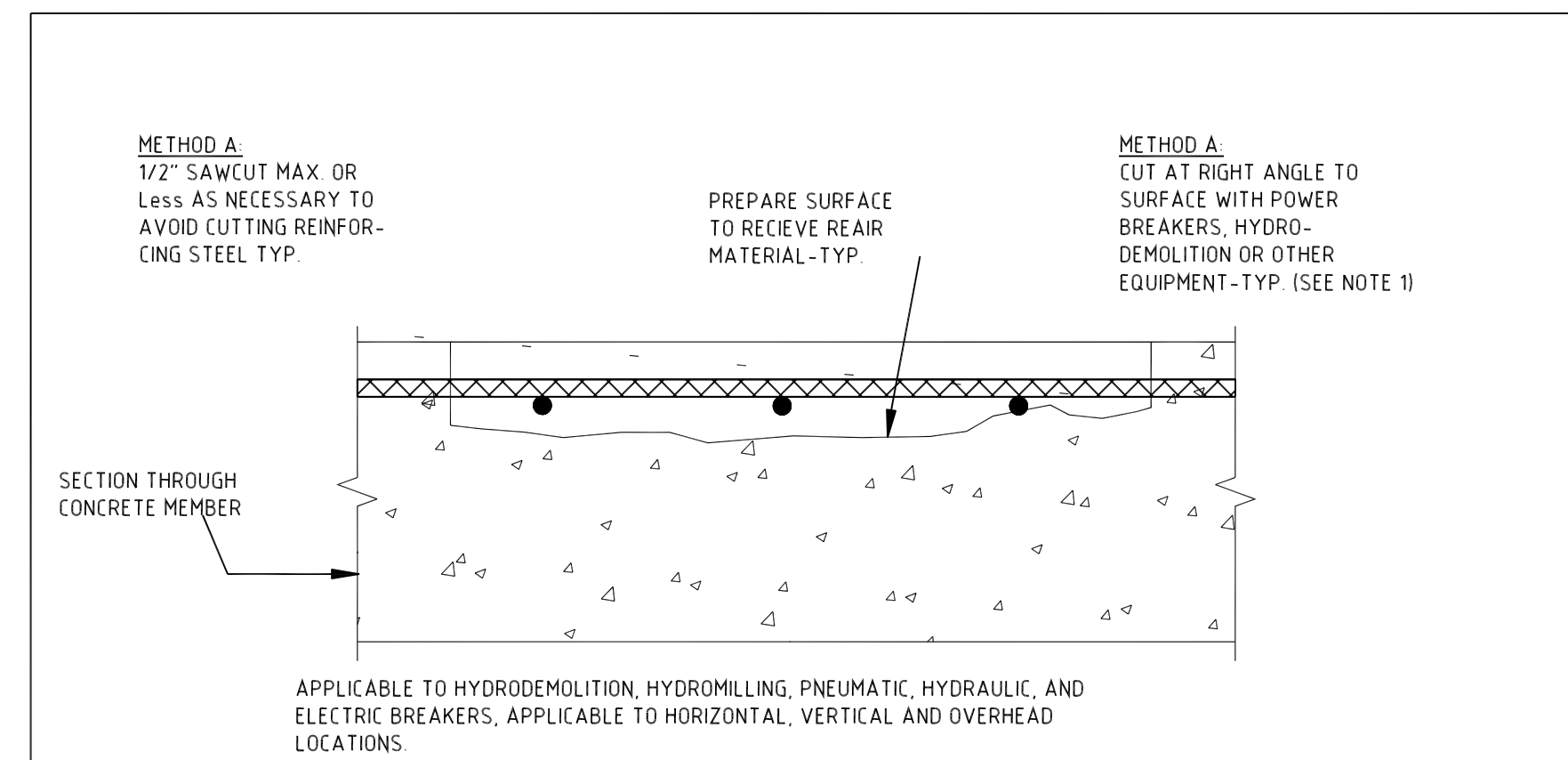
- 1) COMPLETE BAR REPLACEMENT, OR
- 2) ADDITION OF SUPPLEMENTAL BAR OVER AFFECTED SECTION. NEW BAR MAY BE MECHANICALLY SPLICED TO BAR OR PLACED PARALLEL TO AND APPROXIMATELY 3/4" FROM EXISTING BAR.

LAP LENGTH SHALL BE DETERMINED IN ACCORDANCE WITH A.C.I. 318 PERMITS EDITION.



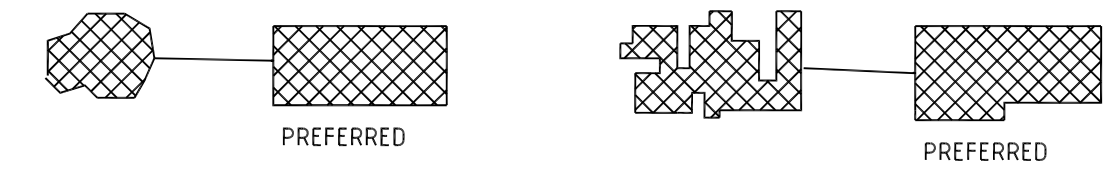
**NOTES:**  
ALL HEAVY OXIDES AND SCALE SHALL BE REMOVED FROM THE BAR AS NECESSARY TO PROMOTE MAXIMUM BOND OF REPLACEMENT MATERIAL. OIL FREE ABRASIVE BLAST IS THE PREFERRED METHOD. A TIGHTLY BONDED LIGHT OXIDE BUILD-UP ON THE SURFACE MAY RESULT FROM HIGH PRESSURE WATER-BLASTING WITH OR WITHOUT ABRASIVE. THIS IS USUALLY NOT DETRIMENTAL TO BOND, UNLESS A PROTECTIVE COATING IS BEING APPLIED TO THE BAR SURFACE, IN WHICH CASE THE COATING MANUFACTURERS RECOMMENDATIONS FOR SURFACE PREPARATION SHALL BE FOLLOWED.

**TYPICAL REPAIR OF REINFORCING STEEL DUE TO LOSS OF SECTION**



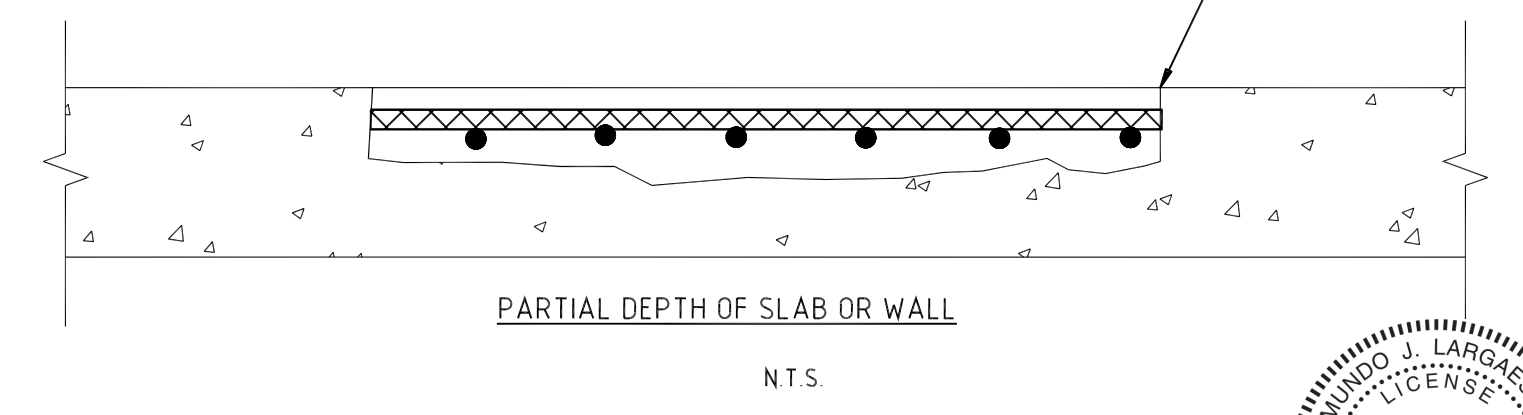
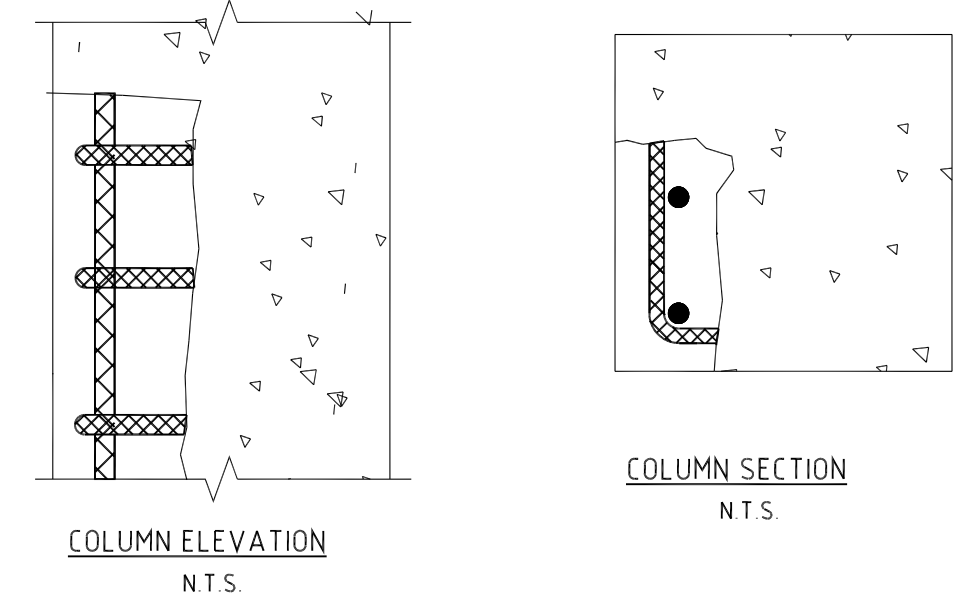
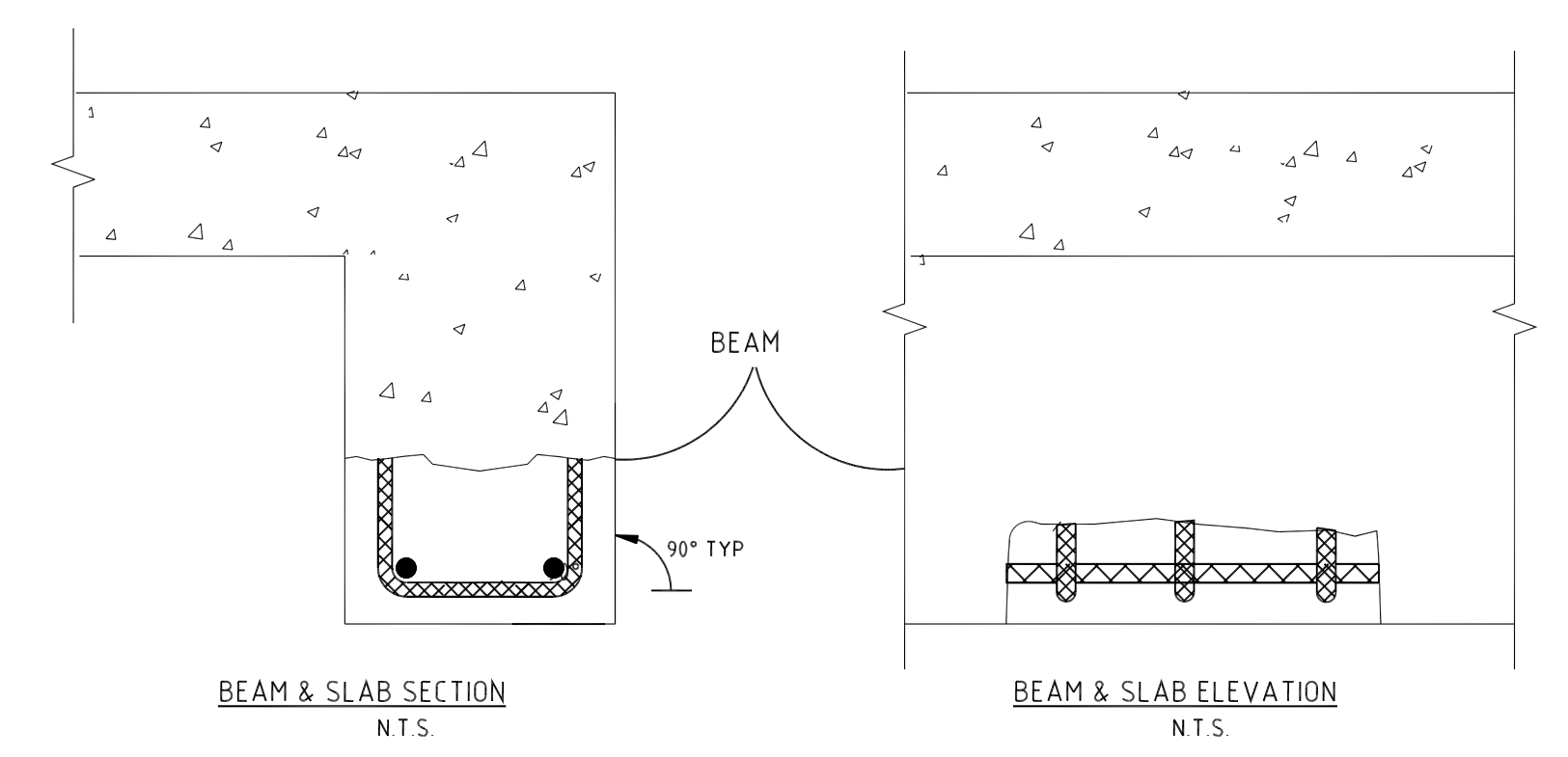
CAUTION BEFORE STARTING REMOVALS, REVIEW EFFECT OF REMOVALS ON STRUCTURAL INTEGRITY, PROVIDE SHORING OF MEMBER AS NECESSARY. PARTICULAR CARE SHALL BE EXERCISED AT SLAB/BEAM CONNECTIONS TO COLUMNS.

- 1) REMOVE DELAMINATED CONCRETE, UNDERCUT REINFORCING STEEL (REFER TO REINFORCING STEEL UNDERCUTTING GUIDELINE). REMOVE ADDITIONAL CONCRETE AS REQUIRED TO PROVIDE MINIMUM REQUIRED THICKNESS OF REPAIR MATERIAL.
- 2) AT EDGE LOCATIONS PROVIDE EITHER METHOD A OR METHOD B RIGHT ANGLE CUTS. AVOID FEATHER EDGES. FOR SHOTCRETE REPAIRS REFER TO ACI 506 EDGE PREPARATION GUIDELINES. PATCH CONFIGURATIONS SHOULD BE KEPT AS SIMPLE AS POSSIBLE. FOR EXAMPLE:



- 3) AFTER REMOVALS AND EDGE CONDITIONING ARE COMPLETE REMOVE BOND INHIBITING MATERIALS (DIRT, CONCRETE SLURRY, LOOSELY BONDED AGGREGATES) BY ABRASIVE BLASTING OR HIGH PRESSURE WATERBLASTING WITH OR WITHOUT ABRASIVE. CHECK THE SURFACES AFTER CLEANING TO INSURE THAT SURFACE IS FREE FROM ADDITIONAL LOOSE AGGREGATE, OR THAT ADDITIONAL DELAMINATIONS ARE NOT PRESENT.
- 4) IF HYDRODEMOLITION IS USED, CEMENT AND PARTICULATE SLURRY MUST BE REMOVED FROM THE PREPARED SURFACES BEFORE SLURRY HARDENS.

**TYPICAL EDGE & SURFACE CONDITIONING**



**TYPICAL REMOVAL GEOMETRY**



Digitally signed by Edmundo Largaespada  
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REVISION	BY

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