



PHASE I MILESTONE INSPECTION

The Riverview Condominium Association, Inc.

1400 Barcarrota Blvd.

Bradenton, FL 34205



Prepared For:

The Riverview Condominium Association, Inc.
1400 Barcarrota Blvd
Bradenton, FL 34205

Prepared By

Universal Engineering Sciences
1748 Independence Blvd
Sarasota, FL 33619

Report Date June 29, 2023

Inspection Date(s) June 06, 2023

June 29, 2023

The Riverview Condominium Association, Inc.
1400 Barcarrota Blvd.,
Bradenton, FL 34205

Attention: Ms. Jill Hershfield
Association Board President
Phone: N/A
Email: jillshershfield@gmail.com

Reference: **25 Year Phase I Milestone Structural Inspections for Condominium and Cooperative**

Building(s): **The Riverview Condominium Association, Inc.**
Florida Department of Business & Professional License Number: PR1S012547
UES Project No: 2211.2300085.0000

Dear Ms. Hershfield and Board of Directors,

Universal Engineering Sciences (UES) has completed the mandatory **PHASE 1** milestone inspection as required for condominiums and cooperative buildings for the above referenced community. UES's visual examination was performed in general accordance with Florida Statute (FS)553.899 (effective May 26, 2022) and local requirements of the Authority Having Jurisdiction (AHJ).

Please contact the undersigned if you have any questions concerning UES's **PHASE 1** Milestone Inspection Report. UES appreciates this opportunity to provide our professional services to Riverview Condominium Association. Pursuant to FS 553.899, UES provides herein a Summary of Material Findings and Recommendations

Respectfully Submitted,
Universal Engineering Sciences
Registry #4930



Ali T. Mustafa, P.E.
Restoration Consultant
Florida Professional Engineer No. 93315

Miguel A. Santiago, P.E., S.I.
Director Milestone Program
Florida Professional Engineer No. 74520

This item has been digitally signed and sealed by Ali T. Mustafa, P.E., and Miguel A. Santiago, P.E. on the date indicated here.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

An original signed and sealed copy of this letter and the accompanying UES PHASE I Report has been retained in UES's office.

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1.0 INTRODUCTION

The purpose of the **PHASE 1** milestone inspection is to comply with the requirements set forth by FS 553.899 and local requirements of the AHJ, which requires, in part, the following:

- Mandates a statewide building milestone inspection requirement for condominiums and cooperative buildings that are **three stories or more in height**, 30 years after initial occupancy and 25 years after initial occupancy for buildings located within three miles of the coastline.
- If a milestone inspection is required and the building's certificate of occupancy was issued on or before **July 1, 1992**, the building's initial milestone inspection must be performed before **December 31, 2024**. If the building is within three miles of the coast and the building's certificate of occupancy was issued on or before **July 1, 1997**, the building's initial milestone inspection must be performed before **December 31, 2024**.
- Requires building officials to provide written notice to associations when buildings must be inspected. Inspections must be performed within 180 days of notification.
- Requires inspections every 10 years after a building's initial "phase 1" milestone inspection.
- Requires an additional, more intensive inspection, or a "phase 2 milestone inspection," if a building's phase 1 milestone inspection reveals substantial structural deterioration.

Description of Community

Riverview Condominium Association consists of (1) 8-story building. According to Public Records, the building was constructed 1972.

Based on UES's understanding of the referenced property, the following building(s) currently are required to have a milestone inspection in accordance with FS 553.899:

Condominium or Cooperative Name: Riverview Condominium Association, Inc.
Primary Address: 1400 Barcarrota Blvd., Bradenton, Florida 34205
Local Authority Having Jurisdiction: Manatee County
License Number: Condominium Project # PR1S012547
Number of Buildings: One (8) stories or greater in height:

Building: 1

Address: 7321 Central Avenue
No. of Stories: 8
No. of Units: 48
Total square footage: N/A, Estimated 326,640 +/-
Date of Certificate of Occupancy: 1972
Within 3 miles of coast (yes or no): Yes
Initial Milestone Inspection or 10-year follow-up: Initial



2.0 SCOPE OF SERVICES

For the **PHASE 1** milestone inspection report (the “report”), UES’s licensed engineer(s) performed a visual examination of habitable and non-habitable areas of the building(s), including the major structural components, and herein provides a qualitative assessment of the structural conditions of the building.

The report documents observations made during the walk-through survey and identifies existing visible physical deficiencies within the structure. The evaluation focused on critical structural components of the structure and identified areas exhibiting any signs of “substantial structural deterioration”.

“Substantial structural deterioration” means substantial structural distress that negatively affects a building’s general structural condition and integrity. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the licensed engineer or architect performing the phase one inspection determines that such surface imperfections are a sign of substantial structural deterioration.

The visual examination was based on non-intrusive, non-destructive observations of the readily accessible habitable and non-habitable areas of the building, available at the time of our site visit. Descriptions and findings are based solely on the observations of the various building structural components and our experiences with similar projects. UES conducted a walkthrough survey as well as performed aerial videography (drone footage) for areas that were not be accessible by normal methods (e.g., parapets, balconies).

In general, this report includes the following:

- A separate summary of the material findings and recommendations (**APPENDIX C**).
- Seal and signature, or the electronic signature, of the licensed engineer who performed the inspection
- The manner and type of inspection forming the basis for the inspection report.
- Identification of any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, and description of the extent of such deterioration, and identification of any recommended repairs for such deterioration.
- A statement of whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.
- Recommendation of any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
- Identification and description of any items requiring further inspection.

Our inspection had included walking through the building roofs, walkways, stairwells, around the buildings. We also had employed a drone to document and review the non-accessible building exterior faces. We granted access to 10-unit balconies as well. The accessed units were as the following:

Unit #803, #701, #606, #603 & #604 (Combined), #505, #502, #406, #404, and #305.

3.0 SCOPE EXCLUSIONS

The scope of services included observations of accessible areas only. UES gained access to the property with a representative of the condominium association. Our observations have been limited to the current characteristics of the building structure. Our evaluation has not included laboratory analysis, geotechnical investigations, engineering evaluations of structural design nor other systems, including invasive investigations of site, building, or concrete



components. Additionally, this scope does not include an environmental assessment such as air quality (mold survey) or evaluation of asbestos.

This scope does not include a **PHASE 2** milestone inspection. If a **PHASE 2** milestone inspection is required, UES will propose these services under separate cover. Please note that additional testing, including but not limited to sampling and destructive surveys, may be required during a **PHASE 2** milestone inspection.

4.0 STANDARD OF CARE AND WARRANTIES

UES performed the **PHASE 1** milestone inspection using methods and procedures and practices conforming to Florida Statute (FS) 553.899 (effective May 26, 2022) and local requirements of the AHJ.

UES warrants that the findings contained in this report have been formulated within a reasonable degree of engineering certainty. These opinions were based on a review of the available information, associated research, onsite observations, as well as our education, knowledge, training and experience. UES reserves the right to revise or update any of the assessments and/or opinions within this report as conditions change or additional information becomes available. UES's design professionals performed these professional services in accordance with the standard of care used by similar professionals in the community under similar circumstances.

The methodologies included reviewing information provided by other sources. UES treats information obtained from the document reviews and interviews concerning the property as reliable, as such UES is not required to independently verify the information as provided. Therefore, UES cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete.

No other warranties are expressed or implied.

5.0 REFERENCE DOCUMENTS

The following documents, reports and technical references were used for this project.

5.1 MUNICIPAL INFORMATION

1. Manatee County Property Appraiser's Site Information

5.2 DESIGN/CONSTRUCTION DOCUMENTS

- a. Building plans binder of 42 sheet, consists architectural, structural, electrical and plumbing plans. However, the title block is not clear and/or not visible. Therefore, Sheet numbers, designer names, and signatures are not visible.
- b. The structural plans by WILLIAMS A SNELL, P.E, Chartered – Consulting Engineer.

5.3 REPORTS BY OTHERS

Not applicable



5.4 TECHNICAL REFERENCES

Not applicable.

5.5 TECHNICAL PUBLICATIONS

Not applicable.

6.0 SUMMARY OF BUILDING STRUCTURAL SYSTEM

Based on the provided building plans and onsite observations, the building's foundations are comprised of reinforced concrete piles and pile caps (deep foundations) and reinforced concrete strip foundation varying in sizes based on the location under the exterior concrete masonry unit (CMU) walls (shallow foundations).

The building's structural walls are masonry concrete units (CMU). Exterior cladding is painted stucco.

The building structural system consists of cast in place reinforced concrete columns, beams, and slabs system. The reinforced concrete beams are located near the laundry/elevator area and the exterior perimeters of the building. No interior beams were detected. Exterior walls are concrete masonry units (CMU) with infilled cells.

The building floors system consist of cast in place 7" thick reinforced concrete slabs and 4.5" at the exterior end of the building walkways, in addition to a pre-casted hollow core slabs at the laundry areas only on each level.

The building's roof is comprised of 7" thick cast in place reinforced concrete slabs that form a flat shape. Building's roof appears to be thermoplastic polyolefin membrane (TPO) installed over an insulation layer. Existing roofing was replaced in 2013 as reported by the client.

The building parapet is comprised of wood frames that forms a mansard shape which along the building's perimeter, covered with asphalt shingles.

Building stairwells are cast in place reinforced concrete treads and middle landings.

7.0 SUMMARY OF FINDINGS

Based on the PHASE 1 milestone inspection, no indications of substantial structural deterioration were observed that would negatively affect the building's general structural condition and integrity. Unsafe or dangerous conditions were not observed.

There were areas observed that included surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, and/or peeling of finishes that, based upon the licensed engineer and/or architect performing the PHASE 1 milestone inspection, are NOT a sign of substantial structural deterioration. These areas are summarized in **APPENDIX A** which include the following:

1. Cracked roof edge above the 3rd windows drop on the south elevation.
2. 6th level corner balcony on the west elevation, spalled balcony bottom corner.
3. Blisters in roofing on various locations.
4. Client reported water intrusion through the roof into Units #804, #704 & #604. Refer to water intrusion report completed by UES dated January 06, 2023.
5. Mansard roof, missing shingles at various locations.
6. Cracked roof slab on west elevation above the 3rd window drop from south
7. Cracked stucco cladding with sign of moisture inside the crack on many areas throughout the building elevations.

APPENDIX A
PHASE 1 STRUCTURAL MILESTONE INSPECTION WORKSHEET

PHASE 1 STRUCTURAL MILESTONE INSPECTION WORKSHEET

Case Reference Number: Unknown

Jurisdiction Name: Manatee County

Licensee Name: Riverview Condominium Association, Inc.

Title: Riverview Condominium Association – Phase I Milestone Structural Inspection for Condominiums and Cooperative

Primary Address: 1400 Barcarrota Blvd, Bradenton, FL 34205

1. Description of Building
a. Name on Title: Riverview Condominium Association, Inc.
b. Building Street Address: 1400 Barcarrota Blvd, Bradenton, FL 34205
c. Legal Description: Attached: <input checked="" type="checkbox"/>
d. Owner's Name: Jill Hershfield, Association Board President
Owner's Mailing Address: Same
e. Folio Number of Property on which Building is located: 3330110051
f. Building Code Occupancy Classification: Residential, R-2
g. Present use: Condominium, Residential
h. General description of building (overall description, structural systems, special features): As expressed under the SUMMARY OF BUILDING STRUCTURAL SYSTEM (Page 7 of the Report)
i. Number of stories: 8

j. Provide an aerial of the property identifying the building being inspected on a separate sheet. Attached: <input checked="" type="checkbox"/>
k. Additional comments: Not Applicable.
l. Additions to original structure: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
m. Total actual building area of all floors: 326,640 square feet

2. Inspections
a. Date of Notice of required inspection: Unknown
b. Date(s) of actual inspection: June 06, 2023
c. Name, license number, discipline of practice, and qualifications of licensee(s) submitting report: Ali Mustafa, PE, Lic #93315 & Mike Santiago, PE, SI, Lic. #74520 (Reference the qualification)
d. Does substantial structural deterioration exist? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 1. If yes, a phase two of the milestone inspection is required.
e. Do unsafe or dangerous conditions exist? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
f. Is it recommended that the building be vacated? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
g. Has the property record been researched for violations or unsafe cases? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 1. Explanation/Comments:

3. Supporting Data
a. Additional sheets of written data: Not Applicable.

b. Photographs provided (where required plus each building elevation):

See Appendix B (Site Photographs).

c. Drawings or sketches (aerial, site, footprint, etc.): Building Plans Binder, 42 sheets, Attached.

4. Foundation

a. Describe the building foundation: Foundations are comprised of a reinforced concrete piles and pile caps (deep foundations) and reinforced concrete strip foundation varying in sizes based on the location under the exterior concrete masonry unit (CMU) walls (shallow foundations).

b. Is wood in contact or near soil? Yes No Not Applicable

c. Signs of differential settlement? Yes No Not Applicable

d. Describe any cracks or separation in the walls, columns, or beams that signal differential settlement: Not Applicable.

e. Is water drained away from the foundation? Yes No Not Applicable

5. Present Condition of Overall Structure

a. General alignment: (Note: Good, fair, poor, explain if significant): Good.

b. Bulging? Yes No

1. If yes explain condition and location:

c. Settlement? Yes No

1. If yes explain condition and location:

d. Deflections? Yes No

1. If yes explain condition and location:

<p>e. Portion showing distress: (Note, beams, columns, structural walls, floors, roofs, other): Not Applicable.</p>
<p>f. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains. In general, cladding exhibits cracked stucco that was observed on many locations throughout the building elevations. In addition, paint blisters were also detected on many locations especially at the balcony knee walls.</p>
<p>g. Cracks: Note location in significant structural members. Not Applicable.</p>
<p>h. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation (corrosion) of metals; rot or borer attack in wood.</p> <p>1. Not Applicable.</p>
<p>i. Previous patching or repairs (Provide description and identify location): Specific Locations with previous patching were detected on the exterior stucco cladding.</p>
<p>j. Nature of present loading: (indicate residential, commercial, storage, other):</p> <p>Residential</p>
<p>k. Signs of overloading? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>1. If yes, describe:</p>

<p>6. Masonry Bearing Wall: (indicate good, fair, poor on appropriate lines)</p>
<p>a. Concrete masonry units: Good</p>
<p>b. Clay tile or terra cotta units: Not Applicable</p>
<p>c. Reinforced concrete tie columns: Not Applicable</p>
<p>d. Reinforced concrete tie beams: Not Applicable</p>
<p>e. Lintel: Good</p>

<p>f. Other type bond beams: Grade tie-beam between the pile caps foundation, per the provided building plans.</p>
<p>g. Exterior masonry finishes (choose those that apply):</p> <ol style="list-style-type: none">1. Stucco: Yes2. Veneer:3. Paint only: Yes4. Other (describe):
<p>h. Interior masonry finishes (choose those that apply):</p> <ol style="list-style-type: none">1. Vapor Barrier:2. Furring and plaster:3. Paneling:4. Paint only:5. Other (describe): Drywall
<p>i. Cracks: Surface cracks.</p> <ol style="list-style-type: none">1. Location: Random Locations.2. Description:
<p>j. Spalling: Not Applicable</p> <ol style="list-style-type: none">1. Location:2. Description:
<p>k. Rebar corrosion: Not Applicable</p> <ol style="list-style-type: none">1. None visible? <input checked="" type="checkbox"/>2. Minor (patching will suffice)? <input type="checkbox"/> Location: Not Applicable3. Significant (structural repairs required)? <input type="checkbox"/> Location: Not Applicable

7. Floor and Roof System

a. Roof System(s)

- 1. Describe (Roof shape, type of roof covering, type of roof deck, framing system, condition):** 7" thick cast in place reinforced concrete slabs that form a flat shape. Building's roof appears to be thermoplastic polyolefin membrane (TPO) installed over an insulation layer. Existing roofing was replaced in 2013 as reported by the client.
- 2. Describe parapet build and current conditions:** wood frames that forms a mansard shape which along the building's perimeter, covered with asphalt shingles.
- 3. Describe mansard build and current conditions:** Same as above.
- 4. Describe any roof framing member with obvious overloading, overstress, deterioration, or excessive deflection:** Not Applicable

b. Floor System(s):

- 1. Describe the floor system at each level, framing, material, typical spans and indicate condition:** Cast in place 7" thick reinforced concrete slabs and 4.5" at building walkways in addition to a pre-casted hollow core slabs at the laundry areas only on each level.
- 2. Balconies: Indicate location, framing system, material, and condition:** Balconies are located on the building's front elevation (North), in addition to balconies on the back elevation (south) for end corner units only.
- 3. Stairs and escalators: indicate location, framing system, material, and condition:** (2) Staircases are located on both east and west building ends. Staircases are cast in place reinforced concrete treads and middle landings
- 4. Ramps: indicate location, framing type, material, and condition:** Not Applicable.
- 5. Guardrails: describe type, material, and condition:**
 - Balcony guardrails are combination of CMU knee wall up to 2' height and aluminum posts with horizontal pickets.
 - Walkway guards are aluminum members, mechanically fastened with core mounted posts.

8. Steel Framing System

- a. **Description of system at each level:** Not Applicable.
- b. **Steel members: describe condition of paint and degree of corrosion:** Not Applicable.
- c. **Steel connections: describe type and condition:** Not Applicable.
- d. **Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location):** Not Applicable.

9. Concrete Framing System

- a. **Full description of concrete structural framing system:** The building structural system consists of cast in place reinforced concrete columns, beams, and slabs system. The reinforced concrete beams are located near the laundry/elevator area and the exterior perimeters of the building. No interior beams were detected. Exterior walls are concrete masonry units (CMU) with infill cells.
- b. **Cracking:** Not Applicable.
 1. **Significant** **Not Significant**
 2. **Location and description of members affected and type of cracking:**
Not Applicable
 3. **General condition:** Good.
- c. **Rebar corrosion- check appropriate line**
 1. **None visible**
 2. **Location and description of members affected and type of damage (cracking, spalling):** Not Applicable.
 3. **Minor (patching will suffice)**

4. **Significant (structural repairs required)**

- d. **Identify any concrete framing member with obvious overloading, overstress, deterioration, or excessive deflection:** Not Applicable.

10. Wood Framing

- a. **Fully describe wood framing system:** Not Applicable.
- b. **Indicate the condition of the following:** Not Applicable.
1. **Walls:**
 2. **Floors:**
 3. **Roof members, roof trusses:**
- c. **Note metal connectors (i.e. angles, plates, bolts, other, and note condition):** Not Applicable.
- d. **Identify any wood framing member with obvious overloading, overstress, deterioration, or excessing deflection):** Not Applicable

11. Special or Unusual Features in The Building

- a. **Identify and describe any special or unusual feature (i.e., cable suspended structures, tensile fabric roof, large sculptures, chimneys, porte-cochere, retaining walls, seawalls, etc.):** Not Applicable.
- b. **Indicate condition of the special feature, its supports, and connections:**
1. Seawalls Condition is Good.
 2. Elevator Condition is Good.

APPENDIX B
SITE PHOTOGRAPHS



SITE LOCATION MAP

APPENDIX B - SITE PHOTOGRAPHS

Riverview Condominiums Association, Inc
1400 Barcarrota Blvd, Bradenton, FL 34205



Photograph 1: View of the Front Elevation (North).



Photograph 2: View of the Rear (Back) Elevation (South).

APPENDIX B - SITE PHOTOGRAPHS

Riverview Condominiums Association, Inc
1400 Barcarrota Blvd, Bradenton, FL 34205



Photograph 3: View of the East Elevation of the Building.



Photograph 4: View of the West Elevation of the Building.

APPENDIX B - SITE PHOTOGRAPHS

Riverview Condominiums Association, Inc
1400 Barcarrota Blvd, Bradenton, FL 34205



Photograph 5: East Elevation at 4th Level. 1st Window from North – Sample of Cracked Window's Sill.



Photograph 6: East Stairwell's Wall at 6th Level – Sample of Stucco Crack with Signs of Moisture Inside.

APPENDIX B - SITE PHOTOGRAPHS

Riverview Condominiums Association, Inc
1400 Barcarrota Blvd, Bradenton, FL 34205



Photograph 7: East Elevation, North Corner Balcony at 6th Level – Sample of Paint Blister.



Photograph 8: The Roof, Current Condition.

APPENDIX B - SITE PHOTOGRAPHS

Riverview Condominiums Association, Inc
1400 Barcarrota Blvd, Bradenton, FL 34205



Photograph 9: The Roof – Sample of Roofing Blister.



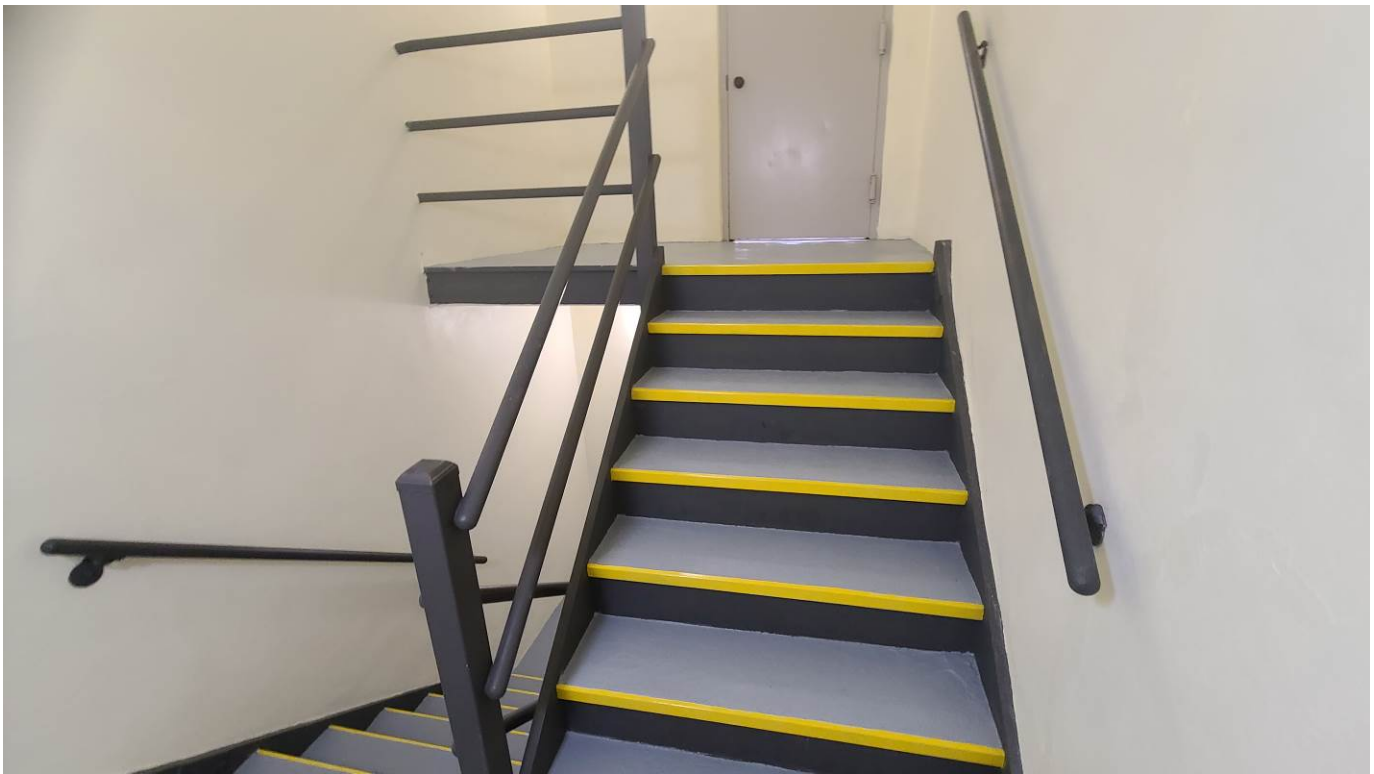
Photograph 10: The Roof, Mansard Roof (Parapet) Inner Face.

APPENDIX B - SITE PHOTOGRAPHS

Riverview Condominiums Association, Inc
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Photograph 11: Mansard Roof (Parapet) – Sample of Missing Shingles on Exterior Face.



Photograph 12: East Stairwell – Current Condition.

APPENDIX B - SITE PHOTOGRAPHS

Riverview Condominiums Association, Inc
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Photograph 13: East Stairwell – Current Condition.



Photograph 14: Building Walkways – Current Condition.

APPENDIX B - SITE PHOTOGRAPHS

Riverview Condominiums Association, Inc
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Photograph 15: Building Walkways – Current Condition.



Photograph 16: Typical Walkway Guards. Guards are Mechanically Fastened Members, Core Mounted Posts. Guards Dimensions Do Not Comply with the Applicable Building Code

APPENDIX B - SITE PHOTOGRAPHS

Riverview Condominiums Association, Inc
1400 Barcarrota Blvd, Bradenton, FL 34205



Photograph 17: Building Common Areas – Laundry Room

APPENDIX B - SITE PHOTOGRAPHS

Riverview Condominiums Association, Inc
1400 Barcarrota Blvd, Bradenton, FL 34205



Photograph 18: Building Common Areas – Elevator & Elevator Room

APPENDIX B - SITE PHOTOGRAPHS

Riverview Condominiums Association, Inc
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Photograph 19: Building Common Areas – Electrical & Fire Pump Room

APPENDIX B - SITE PHOTOGRAPHS

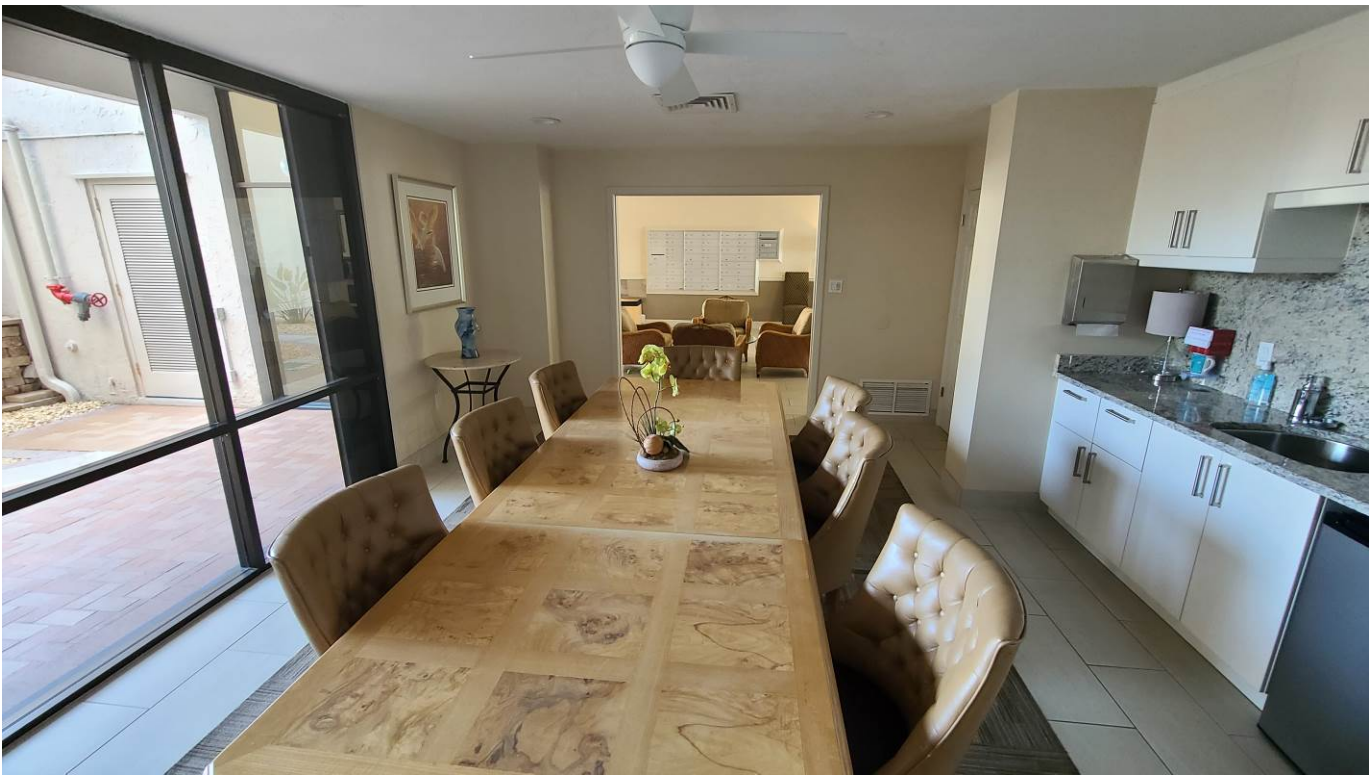
Riverview Condominiums Association, Inc
1400 Barcarrota Blvd, Bradenton, FL 34205



Photograph 20: Building Common Areas – Trash (Dumpster) Room

APPENDIX B - SITE PHOTOGRAPHS

Riverview Condominiums Association, Inc
1400 Barcarrota Blvd, Bradenton, FL 34205



Photograph 21: Building Common Areas – Main Entrance Lobby and Conference Room

APPENDIX B - SITE PHOTOGRAPHS

Riverview Condominiums Association, Inc
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Photograph 22: Building Common Areas – Carport

APPENDIX C
SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

June 29, 2023

The Riverview Condominium Association, Inc.
1400 Barcarrota Blvd.,
Bradenton, FL 34205

Attention: Ms. Jill Hershfield
Association Board President
Phone: N/A
Email: jillshershfield@gmail.com

Reference: **25 Year Phase I Milestone Structural Inspections for
Condominium and Cooperative Buildings
UES Project No. 2211.2300085**

**Florida Department of Business & Professional License Number: PR1S012547
Building/Property Identifications: 3330110051**

SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

Dear Ms. Cross and Board of Directors:

Universal Engineering Sciences (UES) has completed the mandatory **PHASE 1** milestone inspection as required for condominiums and cooperative buildings for the above referenced property (ies). UES's visual examination was performed in general accordance with Florida Statute (FS)553.899 (effective May 26, 2022) and local requirements of the Authority Having Jurisdiction (AHJ). Pursuant to FS 553.899, UES provides herein a Summary of Material Findings and Recommendations:

SUMMARY OF FINDINGS

Based on the **PHASE 1** milestone inspection, no indications of substantial structural deterioration were observed that would negatively affect the building's general structural condition and integrity. Unsafe or dangerous conditions were/were not observed.

There were areas observed that included surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, and/or peeling of finishes that, based upon the licensed engineer and/or architect performing the **PHASE 1** milestone inspection, are NOT a sign of substantial structural deterioration. These areas are summarized in **APPENDIX A**.



RECOMMENDATIONS

A PHASE 2 INSPECTIONS IS: RECOMMENDED NOT RECOMMENDED

UES recommends the following remedial and/or preventive repairs:

- Repair the roofing blisters and remediate the source of water intrusion in some A/C vent hoods.
- Remediate the spalled concrete noted on roof edge and balcony knee wall.
- Perform a building envelope project to remediate the damaged stucco locations, replace the missing and/or omitted sealant, address paint blisters, and install new paint.
- Install waterproofing membrane were omitted at balcony decks and walkways

---oOo---

Nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present structural condition of the building based upon careful evaluation of observed conditions to the extent possible.

Please contact the undersigned if you have any questions concerning UES's **PHASE 1** Milestone Inspection Report. UES appreciates this opportunity to provide our professional services to Riverview Condominiums Association, Inc.

Respectfully Submitted,
Universal Engineering Sciences
Registry #4930



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An original signed and sealed copy of this letter and the accompanying UES PHASE 1 Report has been retained in UES's office.

APPENDIX D
QUALIFICATIONS OF KEY PERSONNEL



Education

BS, Civil Engineering

Years of Experience

18

Licenses

- Professional Engineer - FL #93315
- Iraqi Engineering Union - #98836

Ali Talib Mustafa, PE

Restoration Consultant

Ali has over 18 years of experience managing and performing consulting services (and in construction and project management). He is skilled in design-build service in new construction, including efforts performed for commercial and governmental clients overseas. His portfolio includes the construction of stadiums, hospitals, public clinics, schools, and oil field facilities. Following relocation to the United States in 2015, Ali gained skills in assessing existing structures, restoration, and building envelope consulting, as well as design and project specification. He offers valuable experience in construction and is an effective, efficient, and creative problem-solver for his clients. Ali is also well-versed in restoration knowledge and techniques. He is committed to improving these elements to better assist his clients through structural consulting, project management, construction administration, and inspection services.

EMPLOYMENT HISTORY/PROJECT EXPERIENCE

Senior Project Manager - TRC Worldwide Engineering (April 2020-October 2022)

Sarasota, FL

As Senior Project Manager, Mr. Mustafa was responsible for preparing comprehensive Capital Reserve and Turnover Studies for condominium association efforts, including recommendations for maintaining the Association's common elements and providing estimation for the remaining useful life of the common elements. He routinely prepared project manuals, contract documents, permit drawings, and CAD drawings. Mr. Mustafa also Initiated and managed bidding services, including performing bidding analysis. Additionally, he performed onsite observation, supervised contracted work, and conducted limited structural design for building elements (such as staircases and balconies). He also performed forensic engineering, analyzed structural deficiencies, and conducted both threshold and construction inspections.

Project Engineer - Karins Engineering Group (February 2016-April 2020)

St. Petersburg, FL

As Senior Project Manager, Mr. Mustafa was responsible for preparing comprehensive Capital Reserve and

Turnover Studies for condominium association efforts, including recommendations for maintaining the Association's common elements and providing estimation for the remaining useful life of the common elements. He routinely prepared project manuals, contract documents, permit drawings, and CAD drawings. Mr. Mustafa also Initiated and managed bidding services, including performing bidding analysis. Additionally, he performed onsite observation, supervised contracted work, and conducted limited structural design for building elements (such as staircases and balconies). He also performed forensic engineering, analyzed structural deficiencies, and conducted both threshold and construction inspections.

Onsite Construction Manager - Triarena Company for General Construction (September 2013-August 2014)

Baghdad, Iraq

As Onsite Construction Manager, Mr. Mustafa was responsible for leading and supervising onsite engineers to perform new construction and achieve desired quality. He performed quality control and quality assurance (QA/QC) to ensure compliance of subcontractors' work.

Additionally, he reviewed project drawings and coordinated with design teams for any revisions or updates (if required). He was responsible for developing project schedules, analyzing and managing RFIs and change orders. Mr. Mustafa also was tasked with controlling use of resources, including and monitoring purchases and rentals of materials and equipment.

Onsite Construction Engineer - Al Madaniya Company (November 2010-March 2013)

Baghdad, Iraq

As Onsite Construction Engineer, Mr. Mustafa was responsible for supervising, monitoring, and implementing onsite subcontractor activity. He also managed, monitored, and performed Quality Assurance/Quality Control for subcontracted work. Additionally, he reviewed project drawings and coordinated with design teams for any revisions or updates (if required). He was responsible for developing project schedules, analyzing and managing RFIs and change orders.

Onsite Construction Engineer - VINS Company (March 2006-August 2008)

Aqreh, Kurdistan

As Onsite Construction Engineer, Mr. Mustafa was responsible for coordinating and implementing onsite work to achieve desired project scopes. He routinely assisted Project Managers in coordinating work activity, and performed quality assurance for sub-contracted elements. Additionally, he monitored purchases for warehouse resources and materials, prepared Requests for Information, project schedules, and daily reports.

1010 Condominium Association - Multi-Story Pre-cast Parking Garage

Pinellas County, FL

From April to August 2021, Mr. Mustafa was involved in this \$200,000 effort for the 1010 Condominium Association. The project involved concrete repair and deck waterproofing for a multi-story precast parking structure. He served as Project Manager and Engineer, and was responsible for performing onsite surveys to evaluate and determine existing conditions and gather all required information to prepare a project manual and establish bidding services. He also performed onsite observations to ensure quality of work, record progress, and assist in solving concerns and challenges. He also reviewed the contractor's monthly payments and prepared the estimated project budget.

Innovare Affordable Apartments

Hillsborough County, FL

From November 2021 through December 2022, Mr. Mustafa was involved in this new construction effort for Hillsborough County. The project involved new construction, including exterior CMU walls and interior steel columns as well as decks. He served as Threshold Inspector, and performed threshold inspections onsite.

Water's Edge Condominium Association - Waterproofing and Remediation

Clearwater Beach/Pinellas County, FL

From April to August 2020, Mr. Mustafa was involved in this \$350,000 effort for the Water's Edge Condominium Association. The project involved two phases, the first of which was performed from April to June 2020. The scope involved waterproofing for the 23rd floor patio. The second phase, performed during August 2020, involved waterproofing plaza deck planters. He served as Project Manager and Engineer, and was responsible for performing onsite surveys to evaluate and determine existing conditions and gather all required information to prepare a project manual and establish bidding services. He also performed onsite observations to ensure quality of work, record progress, and assist in solving concerns and challenges. He also reviewed the contractor's monthly payments and prepared the estimated project budget.

Envoy Point Condominium Association - Waterproofing and Remediation

St. Petersburg Beach, FL

Mr. Mustafa was involved in various efforts for the Envoy Point Condominiums, including parking lot asphalt efforts, plumbing CIPP, and structural analysis of community buildings, as well as an association reserve study.

New Construction - 30,000-Seat Spectator Sport Hall Complex

Baghdad, Iraq

Construction of a \$90 million, 30,000-seat sport hall complex, including an arena with two practice fields, and a four-star hotel onsite. The project occurred from September 2013-August 2014.

New Construction - 8,000-Seat Spectator Sport Hall Complex

Baghdad, Iraq

Construction of a \$25 million, 8,000-seat sport hall complex, from 2011-2014.

New Construction - Hospital and Staff Housing

Aqreh, Kurdistan

Construction of a \$25 million, 100-bed hospital, with associated staff housing, in the city of Aqreh to the north of Iraq. Work occurred from 2005-2008.

Holiday Villas III Condominium Association - Balcony Structural Survey

Indian Rocks Beach, FL

Water's Edge Condominium Association - Waterproofing Efforts and Association Reserve Study

Clearwater Beach, FL

Mirror Lake Condominium Association - Roofing/Coating Project

St. Petersburg Beach, FL

Association Turnover Study (The Sanctuary at Alexandra Place Condominium Association)

Tampa, FL

Association Turnover Study (Mystique at Water Park Condominium Association)

Naples, FL

Sarasota South Court - Threshold Inspections

Venice, FL

Bayshore Yacht and Tennis Club Condominium Association - Roofing Replacement and Sundeck Waterproofing

Indian Rocks Beach, FL

MIGUEL SANTIAGO, P.E., S.I.

Professional Engineer / Special Inspector / CSD Vice President



SUMMARY OF QUALIFICATIONS

Mr. Santiago is the Vice President of UES Construction Services Division. He has experience in visual soil classification, boring log and settlement analysis, geotechnical investigations, and laboratory testing programs, and is very familiar with Florida, North Carolina, and Puerto Rico geology. He has over 24 years of construction, design and inspection experience dealing with all phases of project development including permitting, geotechnical, environmental, civil, and architectural design. He also has experience in pavement, foundation design, forensic analysis of construction defects, roofing consultation, construction project management and quality control/quality assurance. Mr. Santiago is a licensed Threshold Inspector in the State of Florida where he performs structural inspections for various types of projects including shoring/reshoring and design/plan compliance.

YEARS WITH THE FIRM 3.0

YEARS WITH OTHER FIRMS 23

EDUCATION

B.S., CIVIL ENGINEERING, UNIVERSITY OF CENTRAL FLORIDA, 1998

LICENSES &

CERTIFICATIONS

- FLORIDA PROFESSIONAL ENGINEER, SPECIAL INSPECTOR #74520
- ACI AGGREGATE & FIELD-TESTING TECHNICIAN
- ACI CONCRETE
- ACI CONCRETE FIELD INSPECTOR
- FDOT LBR TECHNICIAN
- FDOT SOILS TECHNICIAN
- MASONRY SPECIAL INSPECTOR
- POST TENSION LEVEL I & II INSPECTOR
- RADIATION SAFETY OFFICER
- STRUCTURAL STEEL LEVEL I INSPECTOR

REPRESENTATIVE PROJECT EXPERIENCE

Commercial

Citadel I and Citadel II, Tampa, FL: Facility Evaluator. Performed a property condition and roofing assessment for two eight-story office buildings with a shared six-story parking garage. Cost projections were completed over a year term. Project was completed within 10 days of authorization.

San Juan Integra Building, PR: Commercial 7 story retrofit, interior rebuild and structural modifications to the structure and parking / garage area. Provided geotechnical assistance during design and construction as well as quality control during construction operations.

Trinity Corporate Park, Tampa, FL: 3 story settling structure, prepared evaluation report and recommended adequate foundation system.

Government

Fort Bragg Landfill Density Testing, Fort Bragg, NC, 2009: Mr. Santiago was project principal for subsurface exploration of the SCS Energy Facility Expansion.

Fort Bragg TEMF, Fort Bragg, NC: Prepared proposal, assisted in planning and coordinating field exploration, and analyzed subsurface conditions. Provided a geotechnical report of findings, evaluations and recommendations for foundation, parking area design and construction considerations. This project was design and build of tactical vehicle maintenance facilities and retaining wall design.

NCDOT, DMV Facility Fayetteville, NC: Assisted in planning and coordinating field exploration, and analyzed subsurface conditions. Provided a geotechnical report of findings, evaluations and recommendations for foundation, parking design and construction considerations.

Sypris Electronics, Tampa, FL, 2015: Facility Evaluator. Performed a property condition and roofing assessment for a 300,000 sq. ft. facility. Cost projections were completed over a 10 year term. This project was an existing electronics manufacturing facility for the Department of Defense, due to homeland security; this report was

completed with no photo documentation under strict guidelines of disclosure. Project was completed within 10 days of authorization.

Healthcare

Hima San Pablo Hospitals, Caguas and Bayamon, PR, 2015: Facility Evaluator. Performed a property condition and roofing assessment for 2 1.3M sq. ft. facilities. Completed both assessments and submitted final reports within 30 days of authorization.

Sinai Assisted Living Facility, Boca Raton, FL: Mr. Santiago was the project principal for Private Provider Inspections for the construction of the four-story independent living building and the three-story skilled nursing and assisted living facility building.

Baptist South Tower, Jacksonville, FL: Mr. Santiago was the project principal and Threshold Inspector during the construction of an 8-story medical tower. He provided construction quality control and quality assurance.

Institutional

Nocatee K-8 School KK, St. Johns County, FL: Threshold Engineer. Provided Geotechnical Engineering, Construction Materials Testing, Threshold Inspection, and Settlement Monitoring services. The construction included a new 1 to 3-story school building of concrete and steel construction as well as associated paved parking and drive areas, a new stormwater management pond, and athletic fields. Site-elevating fills on the order of four to five feet were required to achieve final grade. Also included unsuitable soil removal and roofing testing and inspection.

Aberdeen K-8 School LL, St. Johns County, FL: Threshold Engineer Provided Geotechnical Engineering, Construction Materials Testing, Threshold Inspection, and Settlement Monitoring services. The construction included a new 1 to 3-story school building of concrete and steel construction as well as associated paved parking and drive areas, a new stormwater management pond, and athletic fields. Site-elevating fills on the order of four to five feet were required to achieve final grade. Also included roofing testing and inspection.

North Star Villages Student Complex, Tampa, FL: Performed subsurface exploration and conducted geotechnical engineering analyses for the proposed student housing project – North Star Villages at 1400 North 46th Street in Tampa, FL. ECS will perform construction materials testing and threshold observation services during construction, 2nd quarter of 2015.

Multifamily Residential

Bayshore Multifamily Complex, Tampa, FL, 2013: The Bayshore multifamily complex consisted of a 3 building, 8-story, 220-unit apartment complex with associated parking, amenity and drive areas. Provided geotechnical consultation and exploration services as well as construction materials testing and threshold observation services during construction.

Encore, REED Multifamily Complex, Tampa, FL, 2014: Prepared the proposal and performed construction quality control services for the REED at Encore which consisted of a senior living multifamily complex for the Tampa Housing Authority. Provided construction materials testing and threshold observation services during construction.

Yabucoa Real, Yabucoa, PR: Residential development, Owner's representative/Inspector during design, permitting and construction of an 86-unit residential development. Provided geotechnical design and value engineering during construction.

Industrial

Renewable Resources Plant, West Palm Beach, Florida: Mr. Santiago was one of the project principals involved during the construction of the deep foundation system implemented during the construction process of this 80-acre renewable resources power facility.

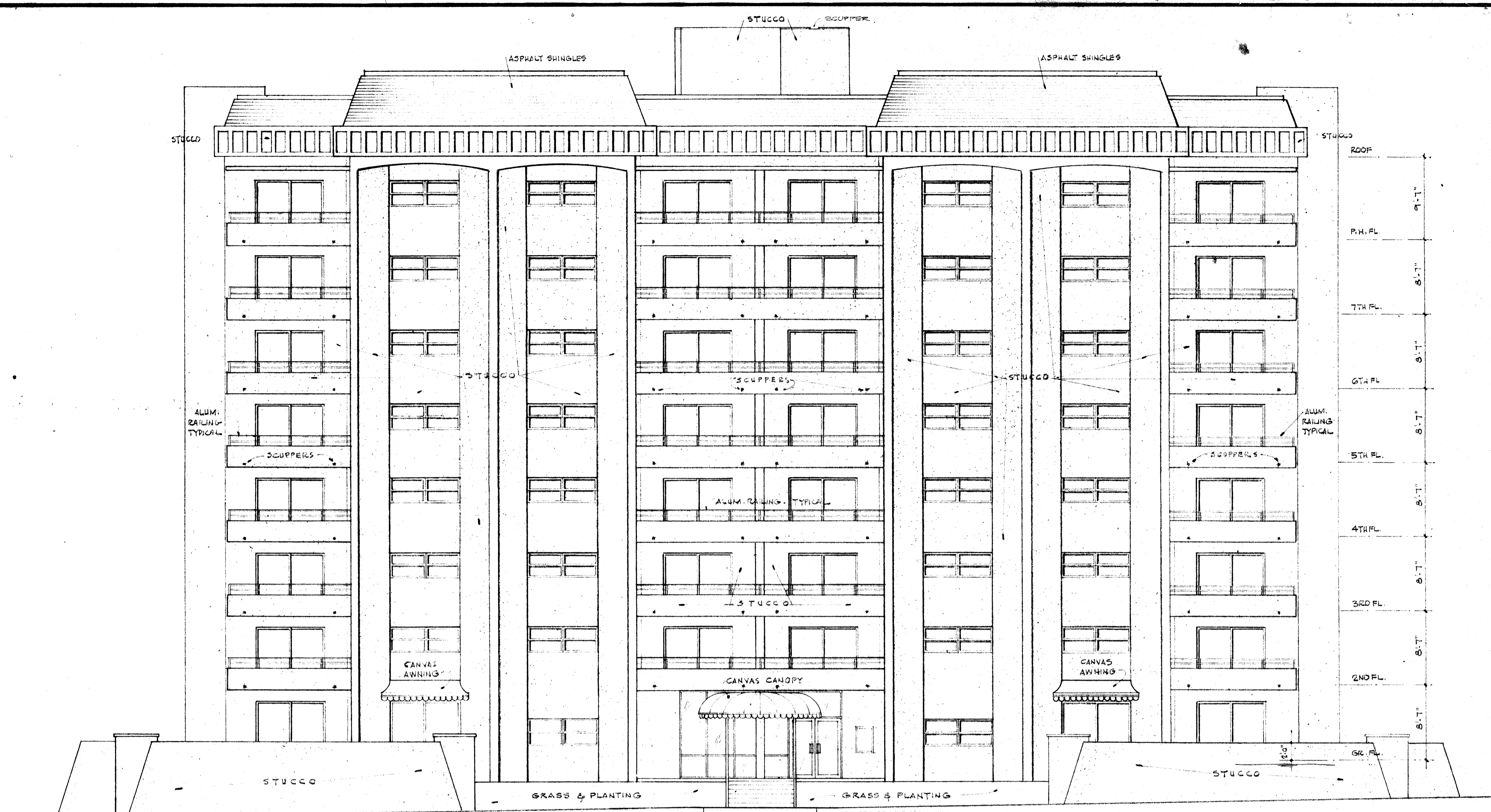
Niagara Bottling Plant: Mr. Santiago was the project principal and Threshold Inspector during the construction of a 350,000 square foot, bottling plant. He provided construction quality control and quality assurance.

Pipeline Supply Company Facility, Fayetteville, NC: Prepared proposal, assisted in planning and coordinating field exploration, and analyzed subsurface conditions. Provided a geotechnical report of findings, evaluations and recommendations for foundation, parking design and construction considerations.

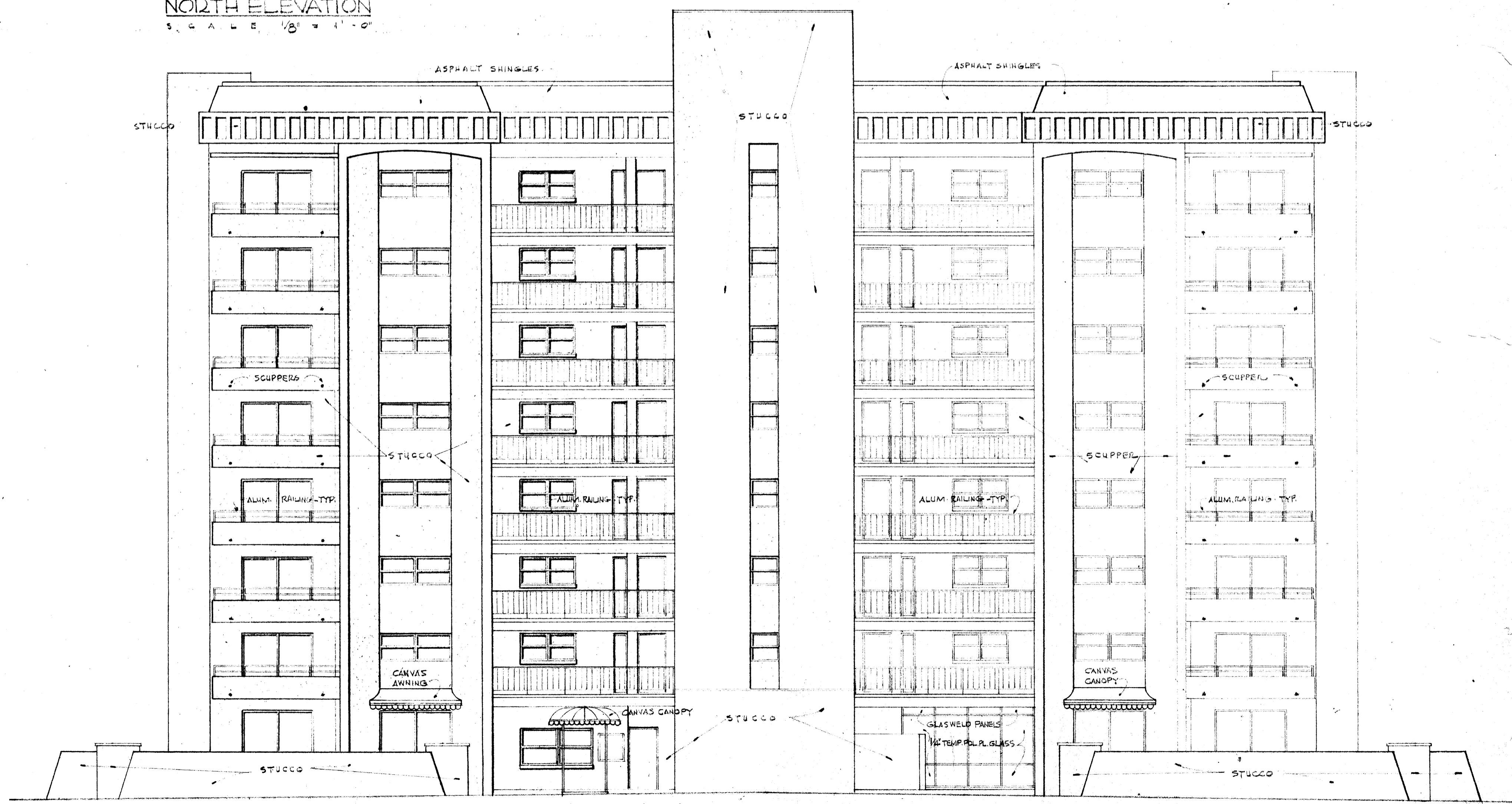
Transportation

Orlando International Airport (OIA), FL: Provided geotechnical engineering and construction materials testing for several runway and apron rehabilitation projects within the airport. Projects consisted of new runway construction and existing apron and runway rehabilitations.

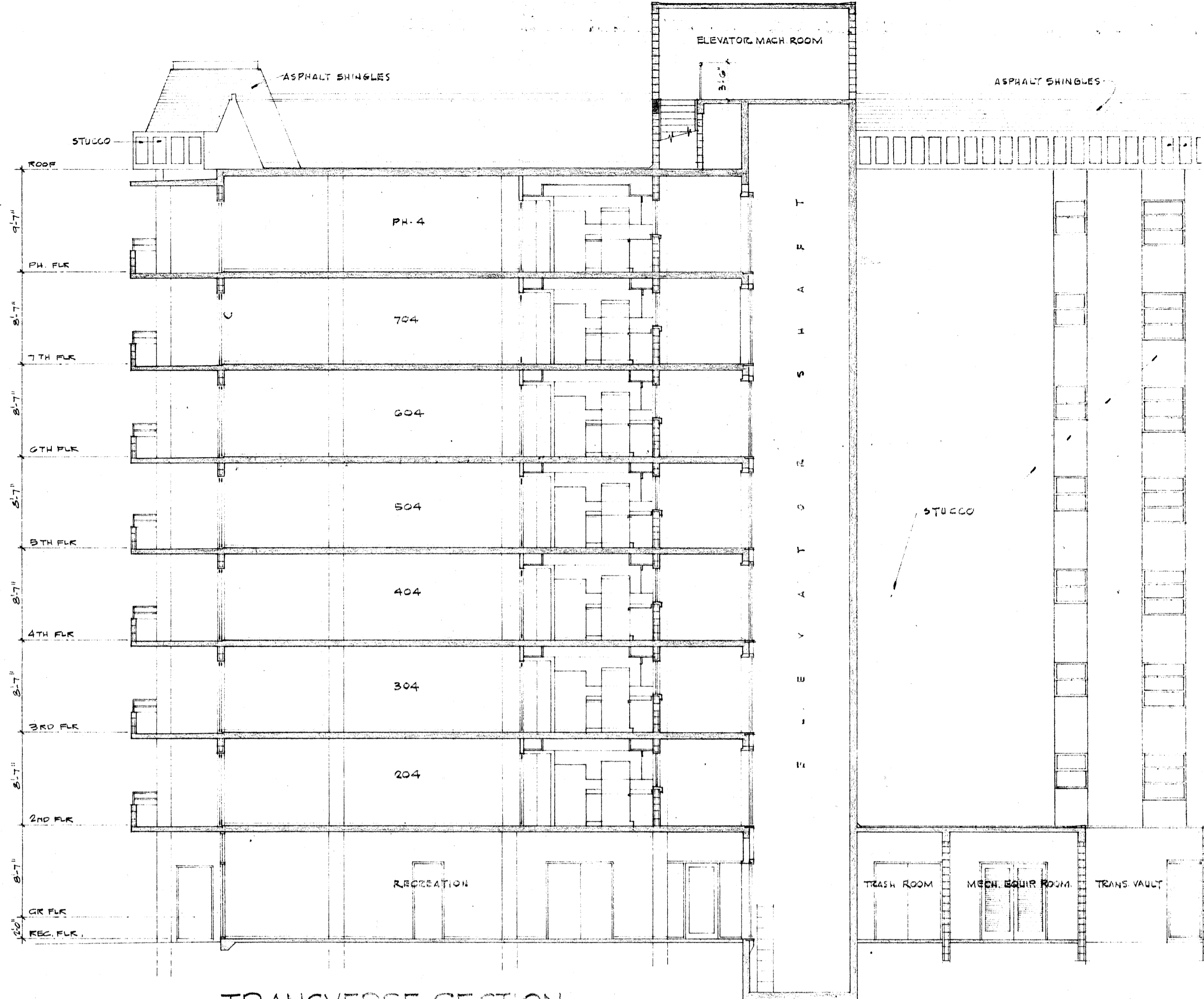
APPENDIX E
Provided Building Plans



NORTH ELEVATION
SCALE 1/8" = 1'-0"



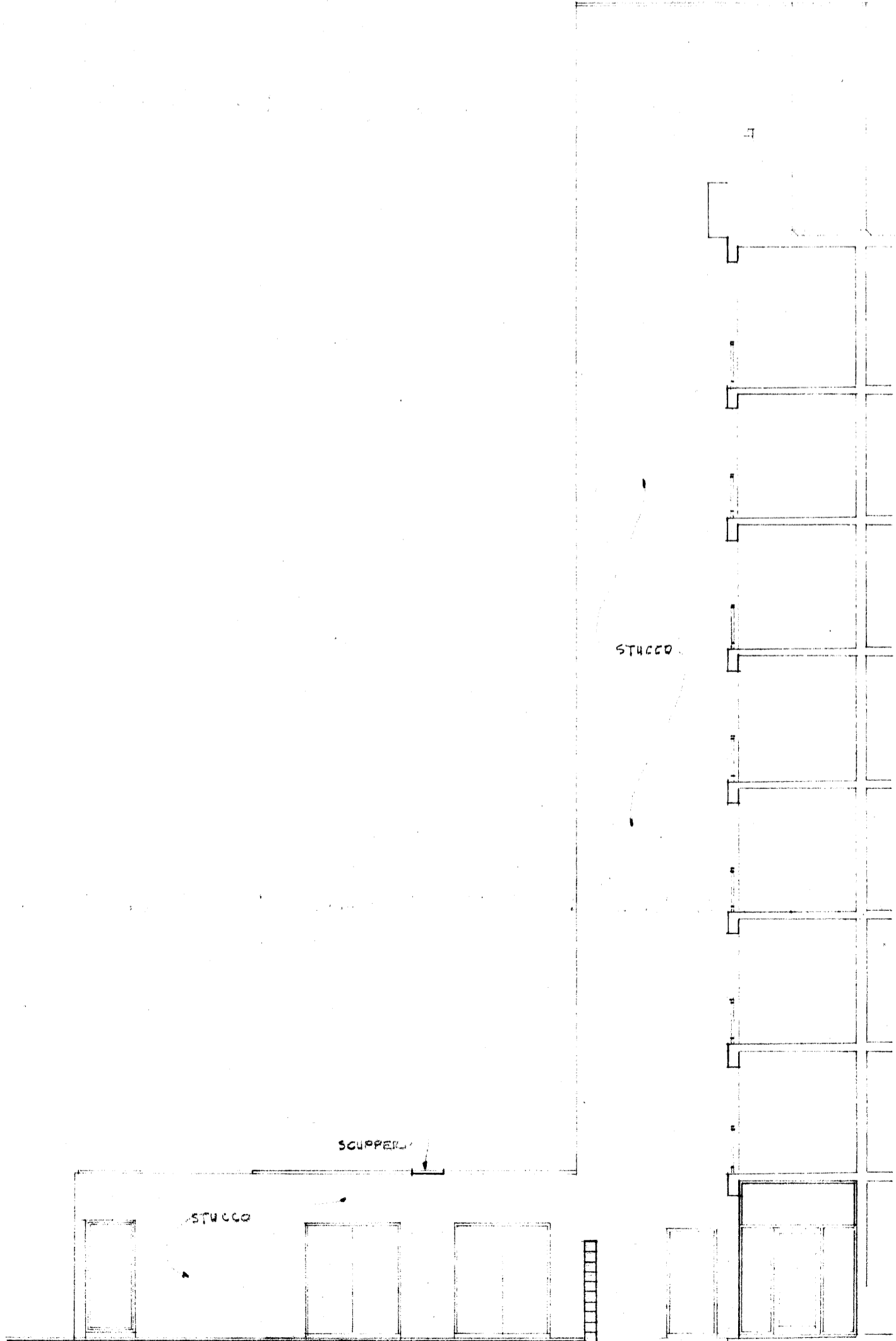
SOUTH ELEVATION
SCALE 1/8" = 1'-0"



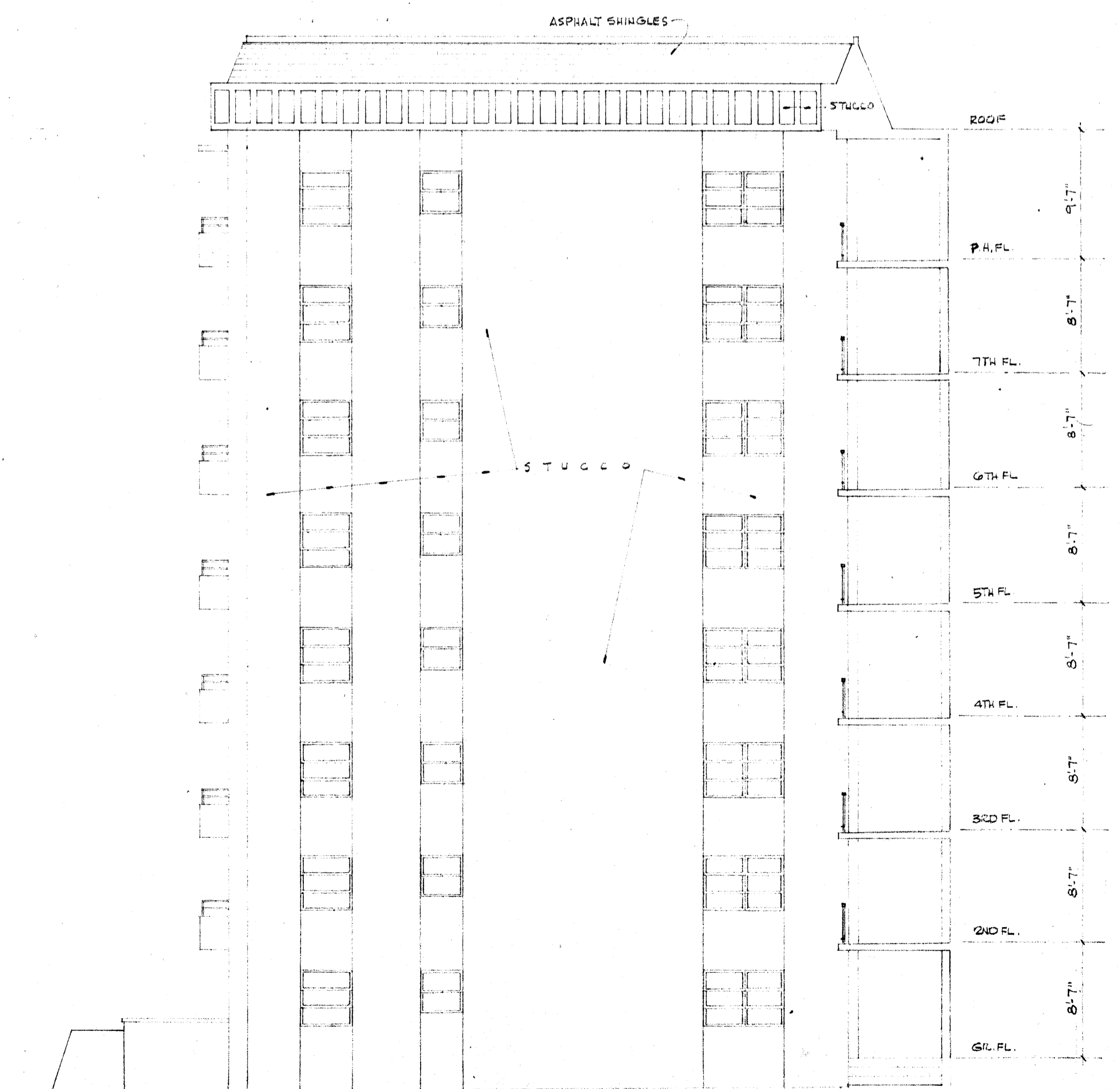
TRANSVERSE SECTION
SCALE 1/8" = 1'-0"



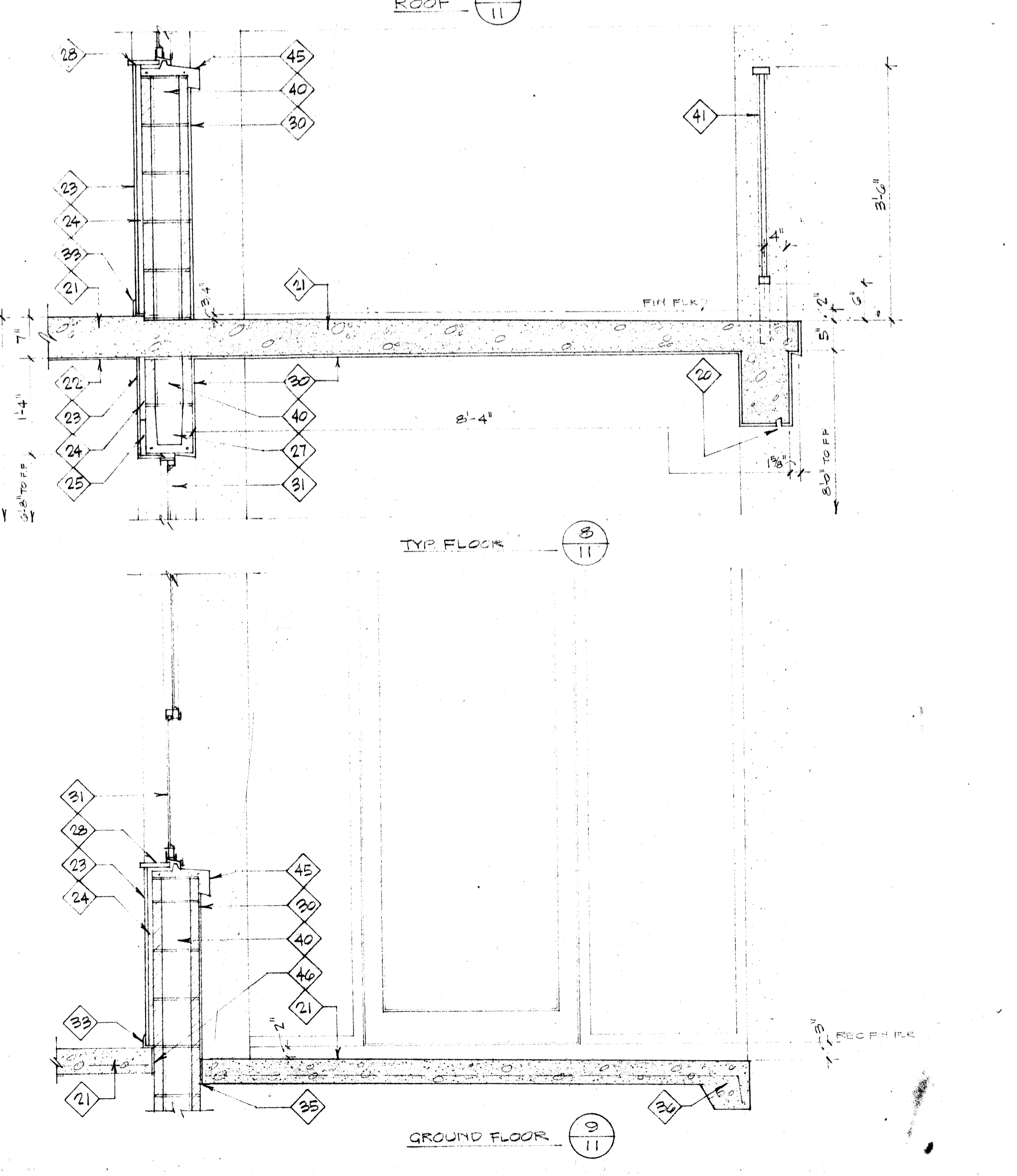
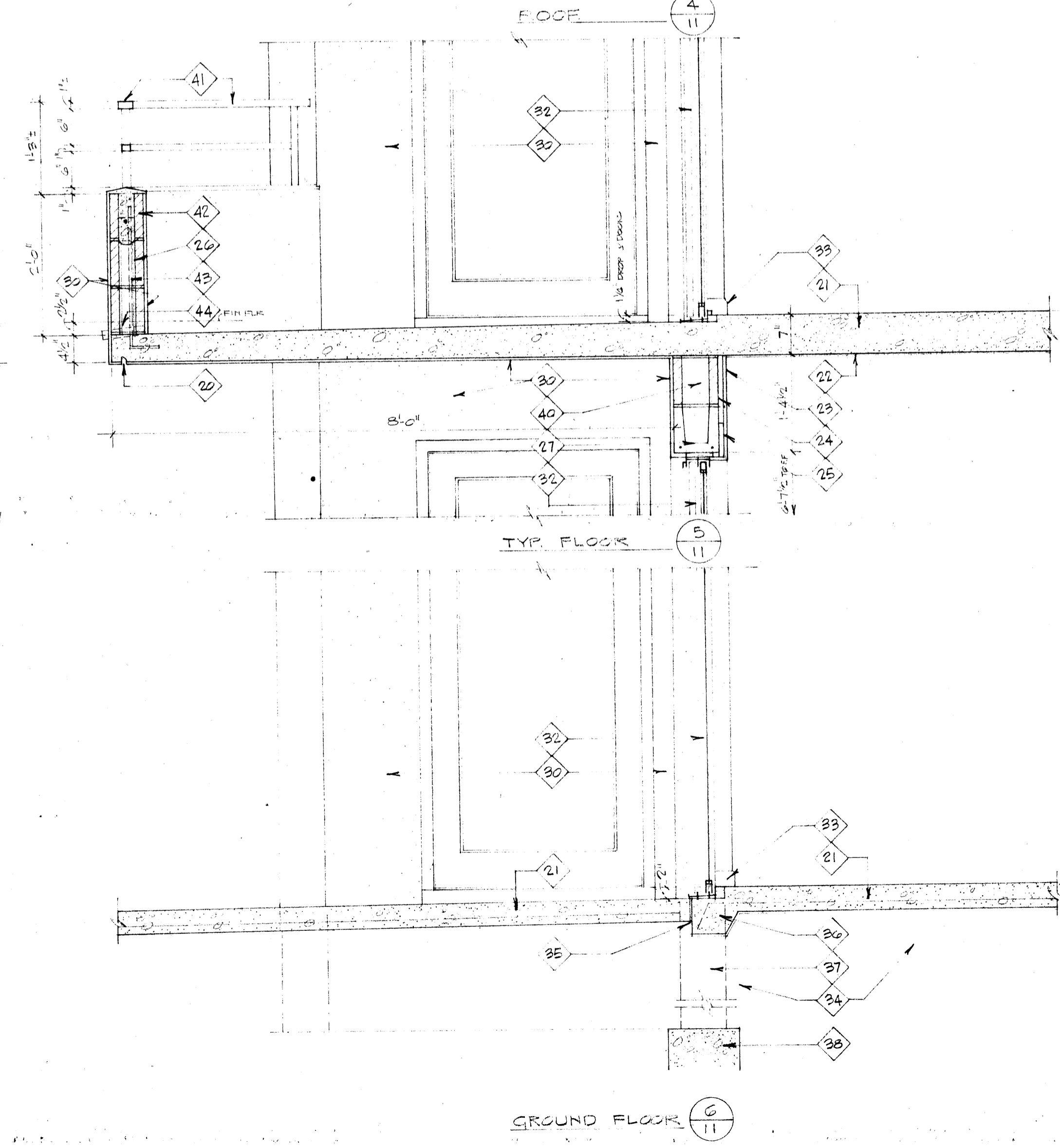
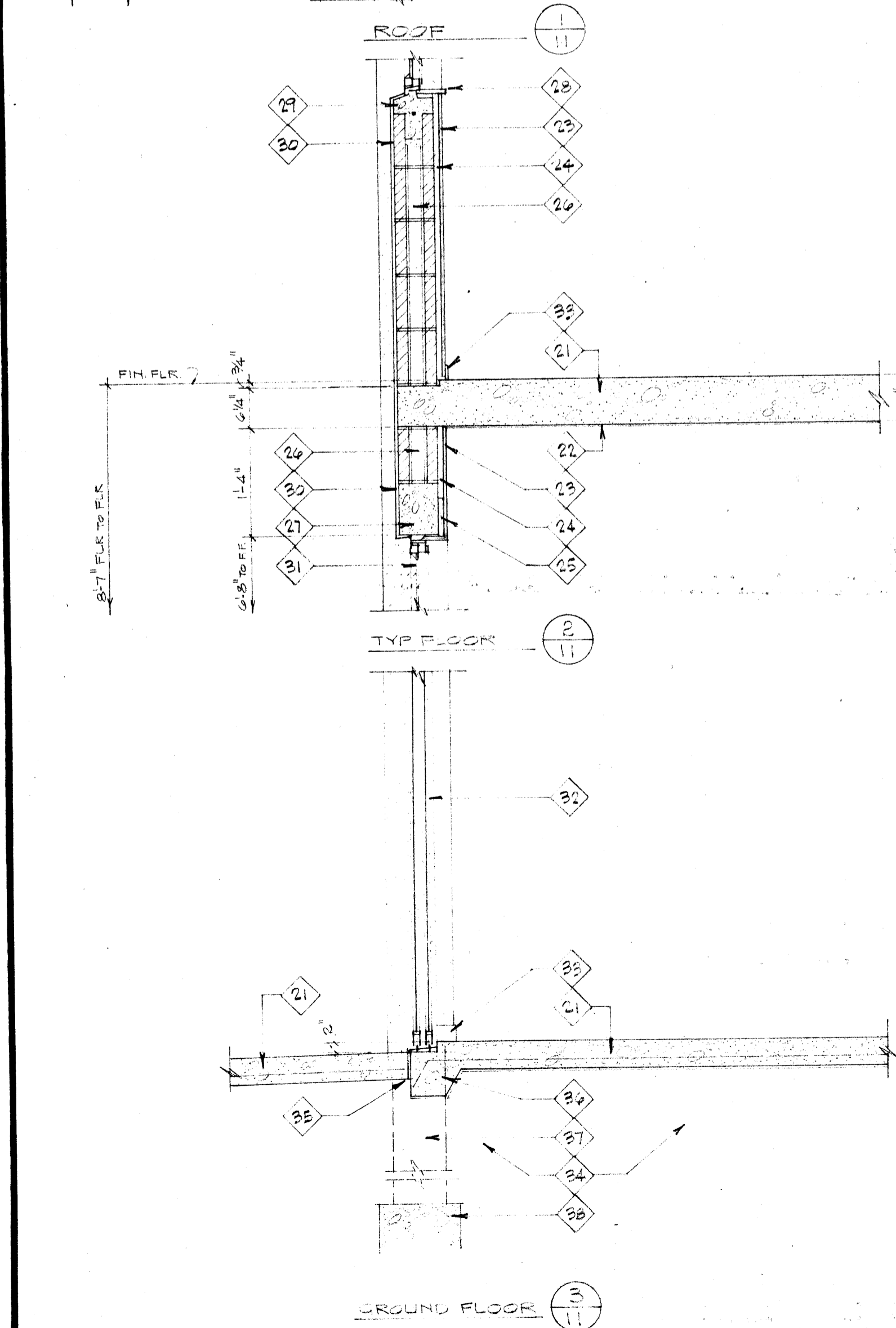
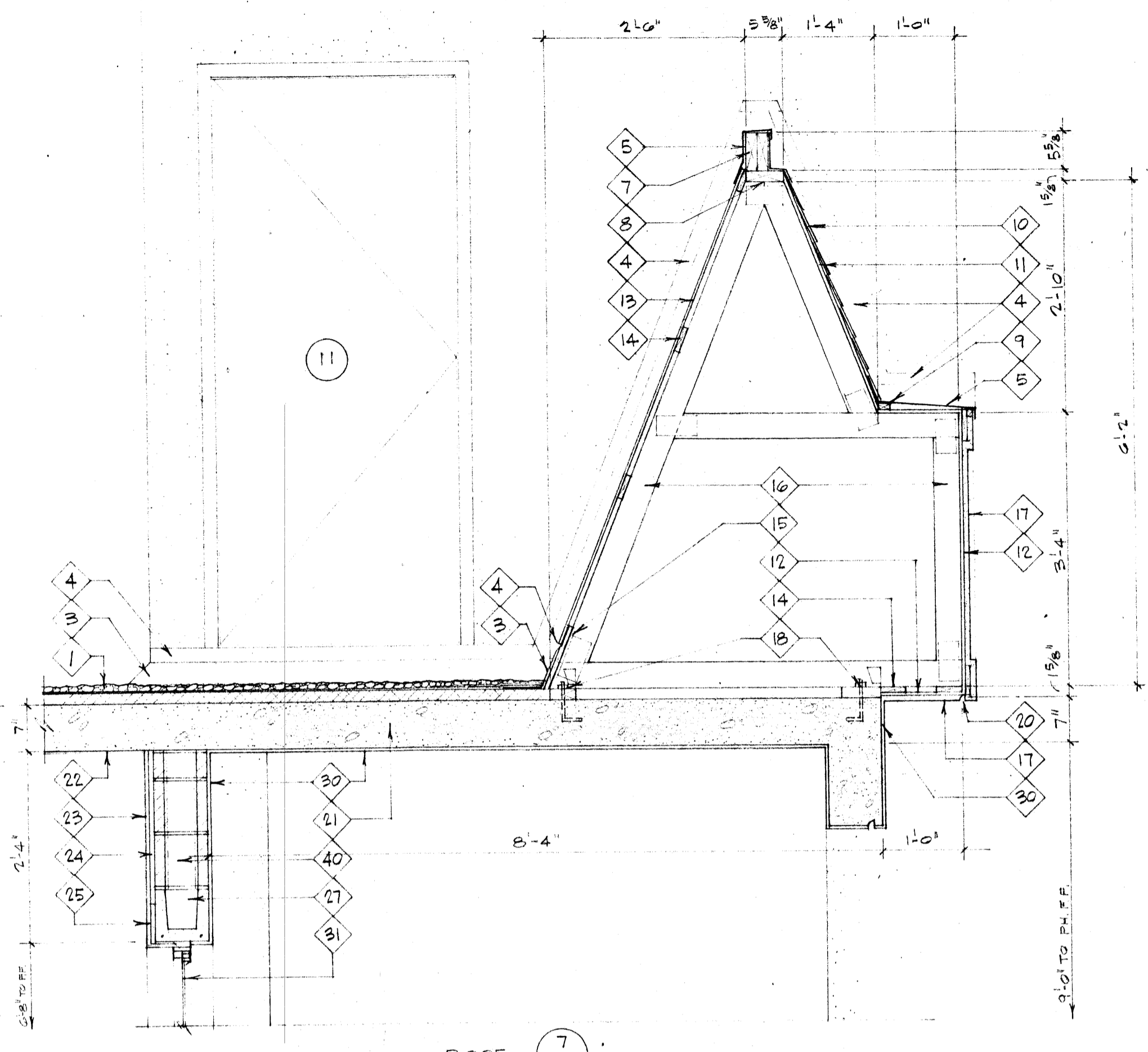
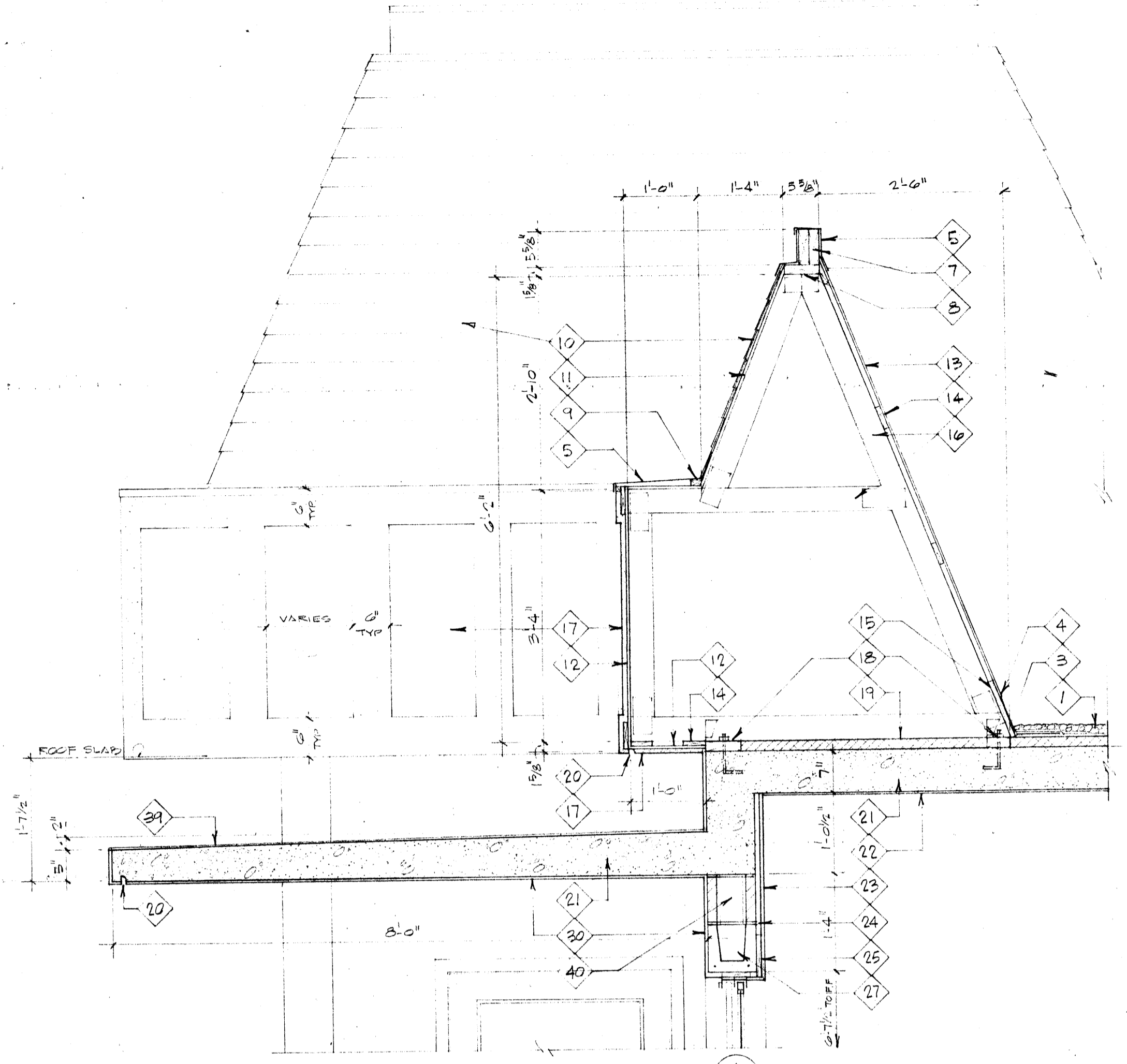
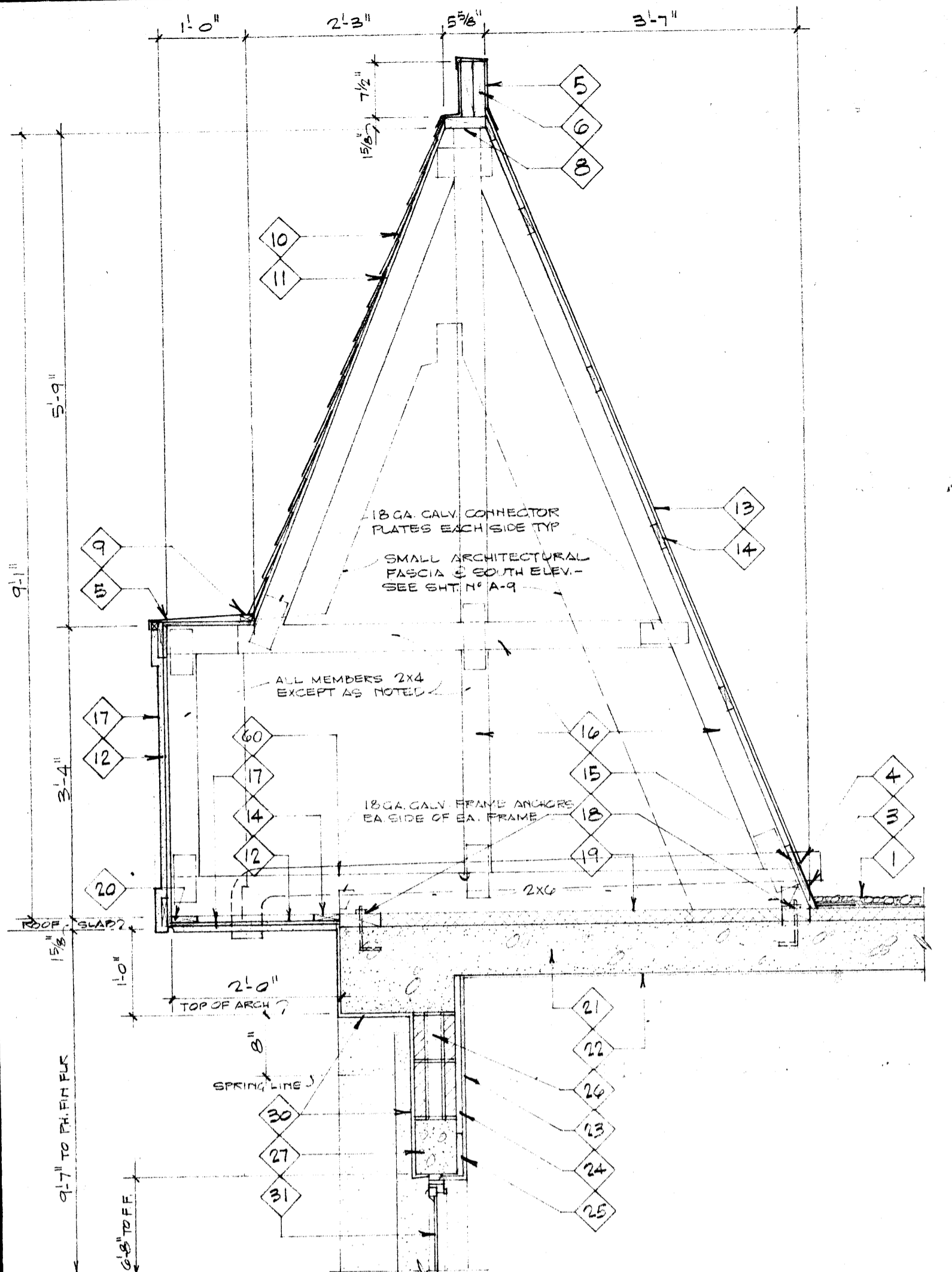
WEST ELEVATION - EAST ELEVATION SIMILAR
SCALE 1/8" = 1'-0"

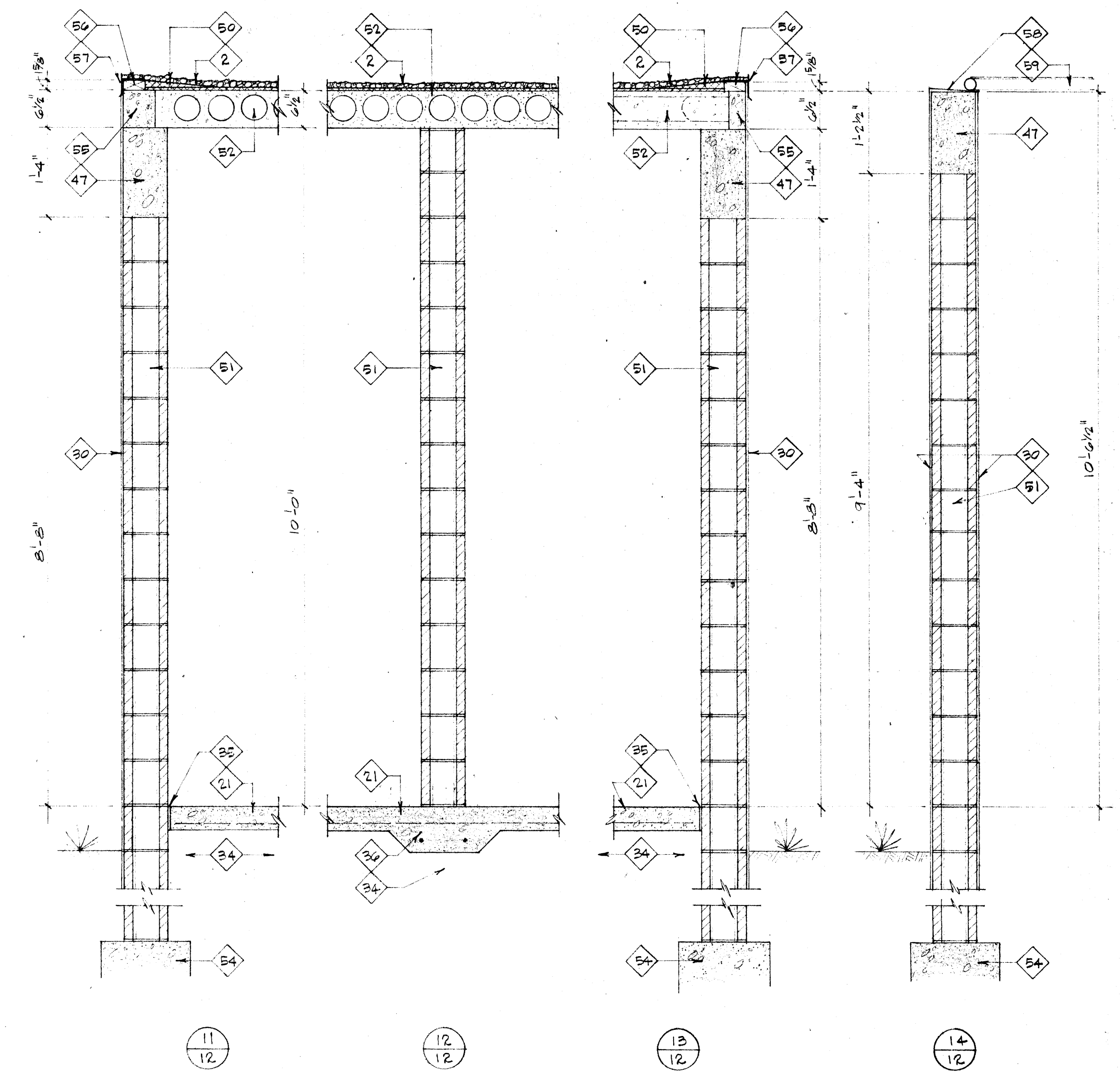
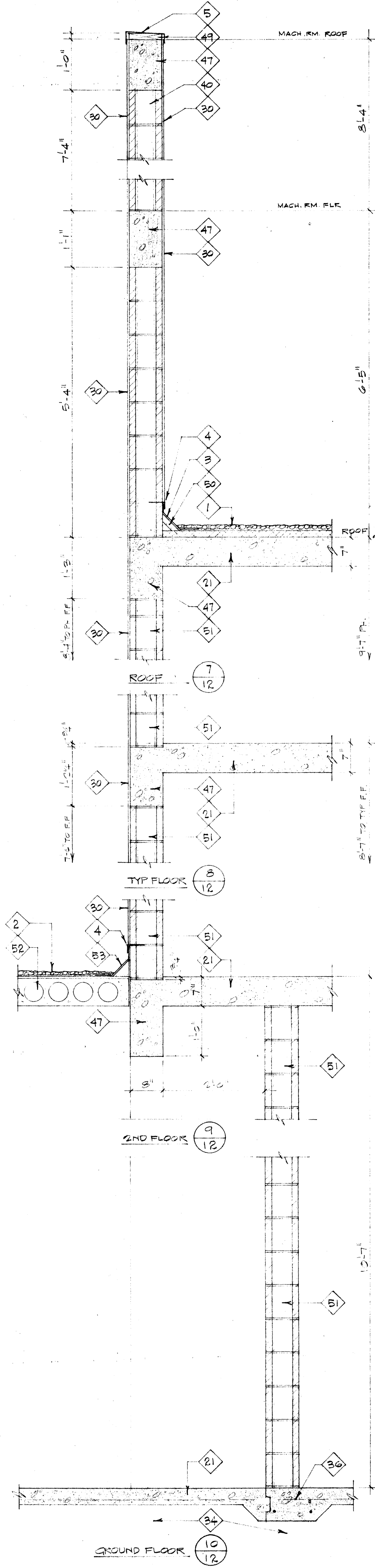
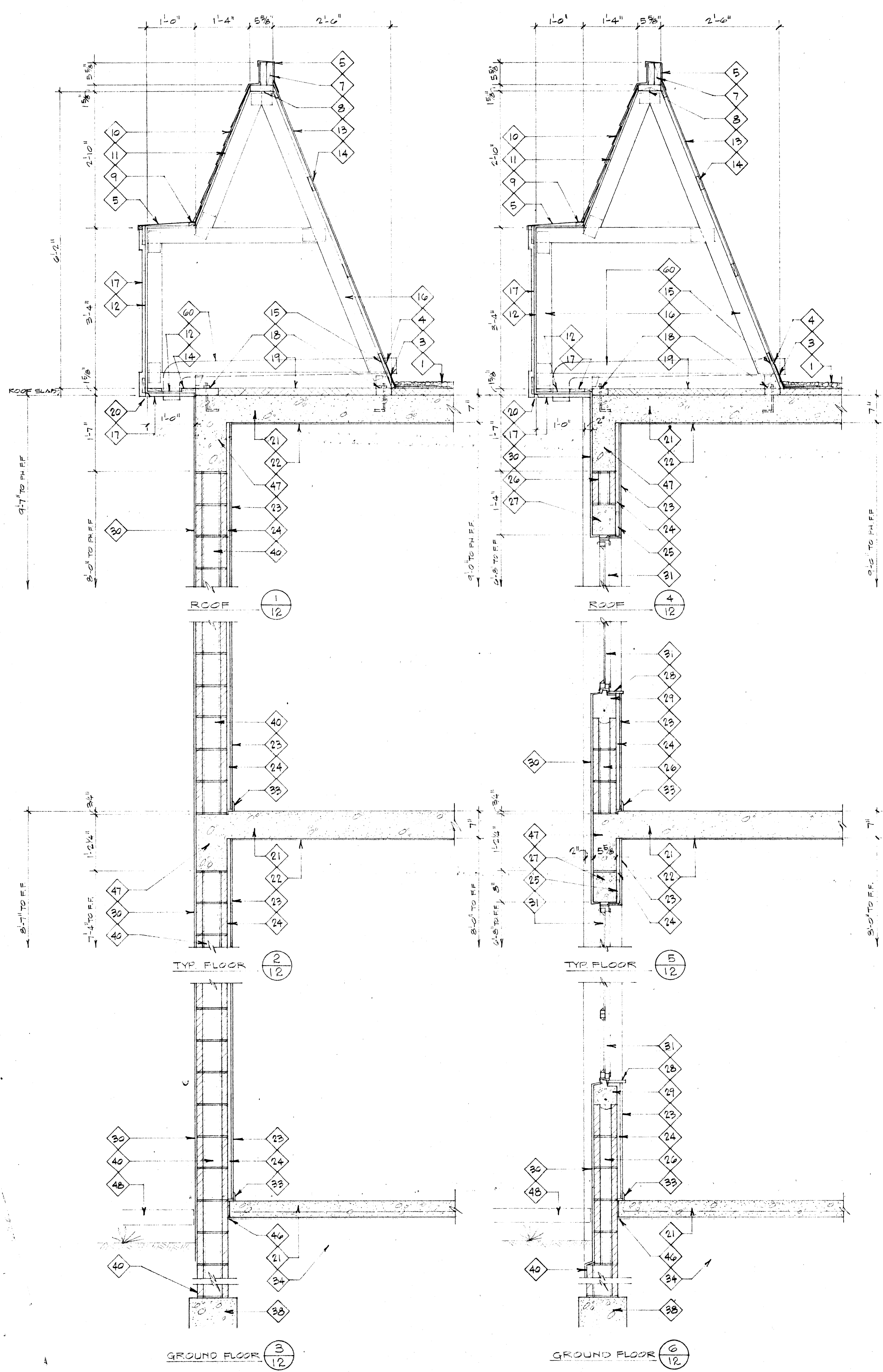


WEST ELEVATION AT LAUNDRY
SCALE 1/8" = 1'-0"



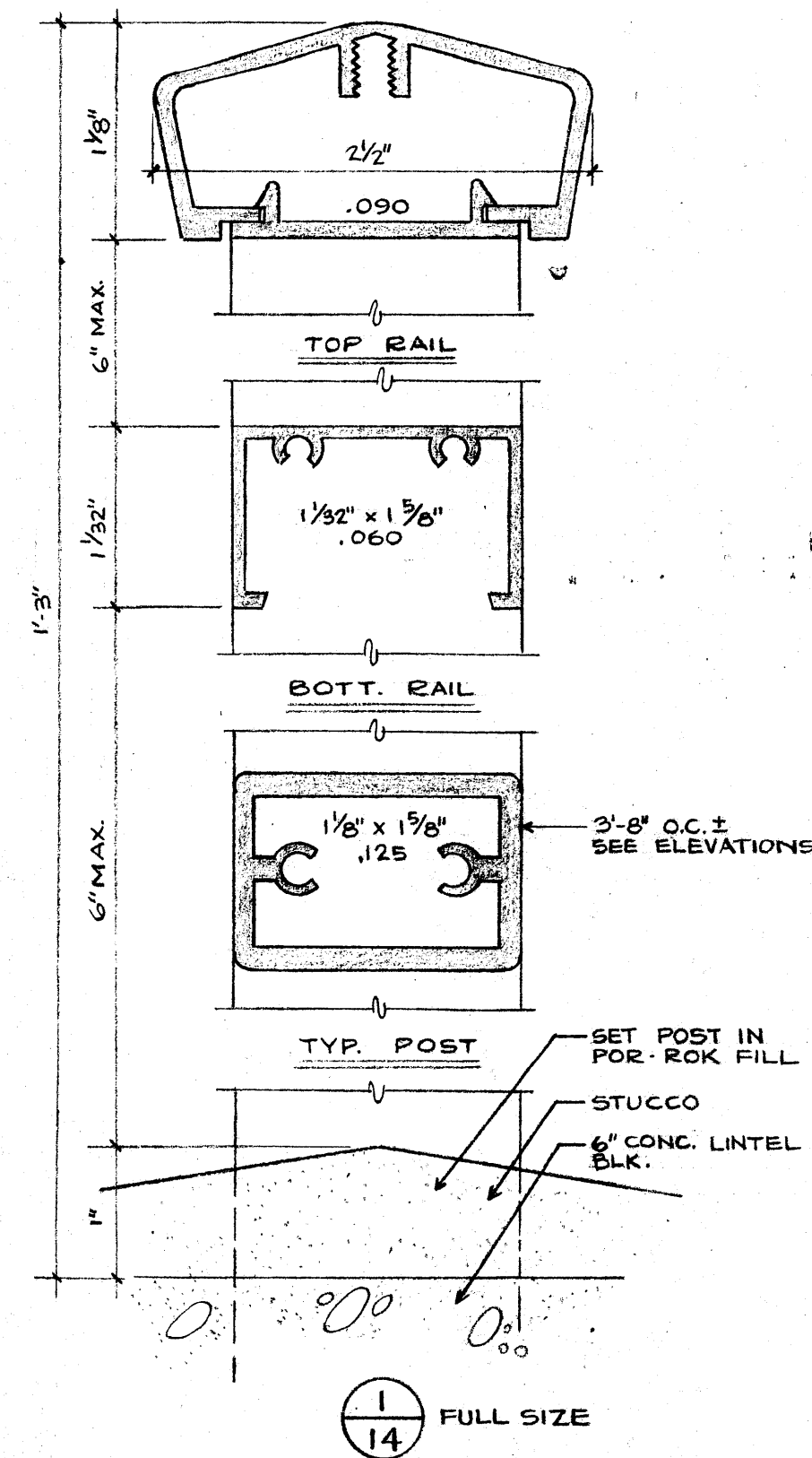
WEST COURT ELEVATION - EAST COURT ELEV. SIMILAR
SCALE 1/8" = 1'-0"



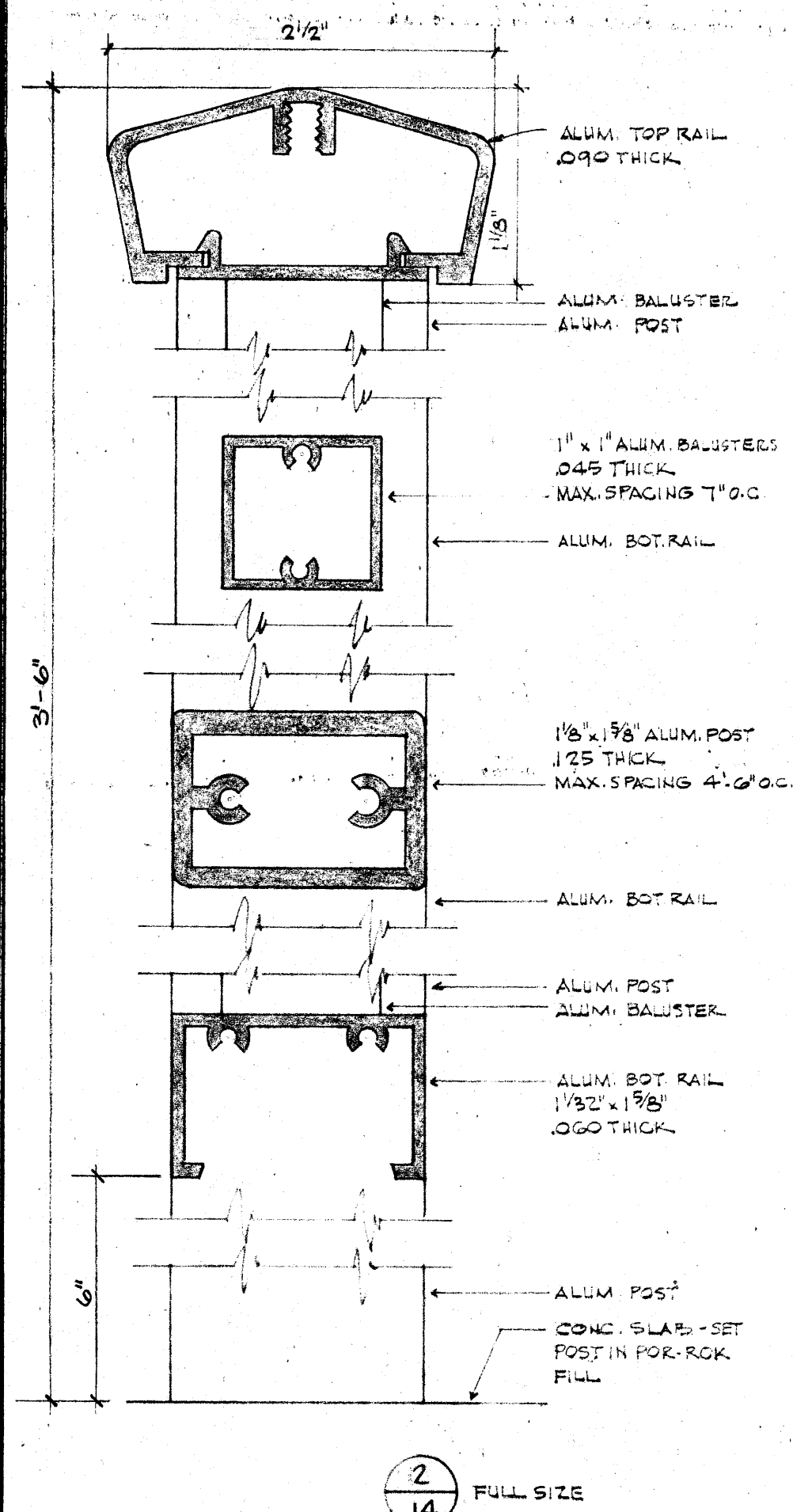


INDEX TO NOTES

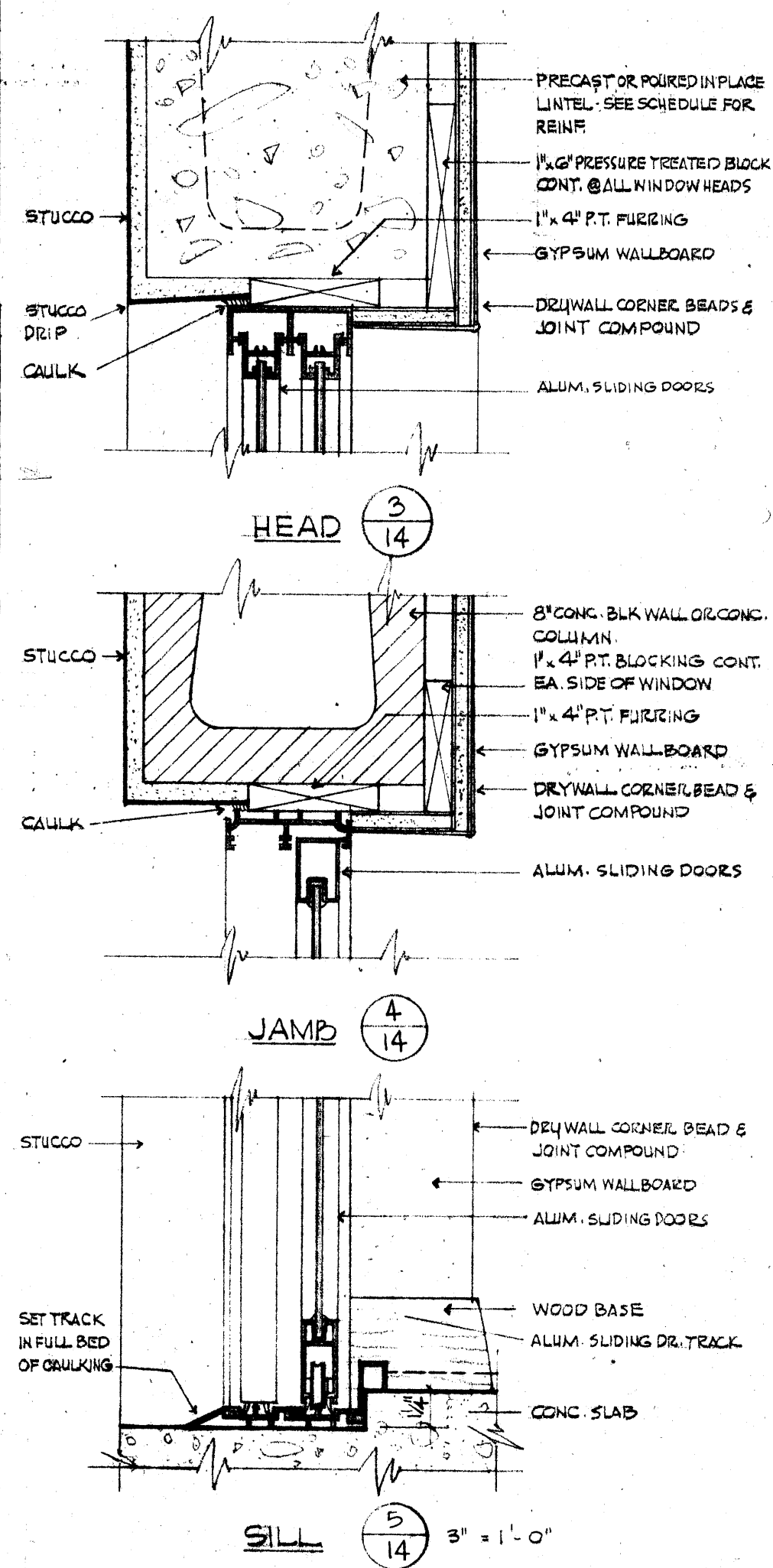
- 1 BUILT UP ROOFY SLAQ ON 1 1/2" RIGID INSULATION.
- 2 BUILT UP ROOFY SLAQ ON 1/2" RIGID INSULATION
- 3 MINERAL FLASHING
- 4 GALV. S.M. COUNTER FLASHING
- 5 CONT. GALV. S.M. FLASHING PAINTED
- 6 DEL. 2X6 PLATE CONT.
- 7 DEL. 2X6 PLATE CONT.
- 8 2X6 PLATE CONT.
- 9 1X2 BLOCKING CONT.
- 10 ASPHALT SHINGLES ON 3/8" FELT
- 11 5/8" PLYWOOD SHEATHING
- 12 1/2" PLYWOOD SHEATHING
- 13 1/4" CEMENT ASBESTOS SIDING - FLASH & WATERPROOF ALL JOINTS
- 14 1X4 PURLINS CONT.
- 15 1X10 BLOCKING CONT.
- 16 PREFAB WOOD FRAMES @ 24" O.C. @ 4" HOKA GALV. HURR. ANCH. @ 24" FRM.
- 17 STUCCO ON GALV. METAL LATH ON 3/8" FELT - SEE ELEVATIONS FOR LOCATION OF THIS EXPANSION JOINTS
- 18 2X4 @ 24" PRES. TRTD PLATE CONT. @ 1/2" AB @ 2' O.C.
- 19 1 1/2" RIGID INSULATION
- 20 CONT. DRIP
- 21 POURED CONC. SLAB - SEE STRUCT. DRVGS.
- 22 SPRAYED FINISH ON CONC. SLAB - SEE SPECS.
- 23 DRYWALL
- 24 1X2 PRES. TRTD FURRING @ 16" O.C.
- 25 1X2 CONT. BLOCKING OVER WINDOWS & DOORS
- 26 8" CONC. BLOCK, COMMON BOND/HOR. WALL REIN. EVERY 3RD CRS.
- 27 PRECAST CONC. LINTEL - SEE STRUCT. DRVGS.
- 28 MARBEL STOOL TYPICAL ALL WINDOWS
- 29 POURED CONC. SILL @ 1" O.C.
- 30 STUCCO
- 31 ALUM. WINDOW - SEE SCHEDULE FOR TYPE & SIZE
- 32 ALUM. SLIDING GLASS DOOR - SEE SCHED FOR SIZE
- 33 WOOD BASE - TYPICAL - SEE SCHEDULE
- 34 COMPACTED FILL - SEE SPECS.
- 35 1/2" EXP. JOINT MATERIAL CONT.
- 36 THICKEN SLAB - SEE STRUCT. DRVGS.
- 37 FOUNDATION WALL BEYOND
- 38 POURED CONC. GRADE BEAM - SEE STRUCT. DRVGS.
- 39 DAMPROOFING - SEE SPECS.
- 40 8" CONC. BLOCK, COMMON BOND/HOR. WALL REIN. EVERY 3RD CRS.
- 41 ALUM. RAILING - SEE DETAIL
- 42 6" CONC. CUT LINTEL BLK INVERTED @ 1" O.C. CONT. FILL BLK @ 4" O.C.
- 43 #4 DOVELS @ 4" O.C. FILL BLK CELL @ CONC. @ DOVELS.
- 44 1/2" x 1/2" ALUM. SCUFFERS - SEE ELEVATIONS FOR LOC.
- 45 PRECAST CONC. SILL @ ALL WINDOWS @ 8" BLK WALLS BELOW
- 46 90° FELT ISOLATION JOINT TYPICAL
- 47 POURED CONC. S.M. - SEE STRUCT. DRVGS.
- 48 POURED CONC. TERRACE SLAB - SEE PLAN FOR LOCATION
- 49 2X3 PRES. TRTD PLATE CONT. @ 1/2" AB @ 4' O.C.
- 50 FIBER CANT
- 51 8" CONC. BLOCK, COMMON BOND/HOR. WALL REIN. EVERY 3RD CRS, TOOL ALL EXPOSED JOINTS
- 52 PRESTRESSED CONC. HOLLOW CORE FLAT SLAB - SEE STRUCT. DRVGS.
- 53 GALV. S.M. EXPANDABLE FLASHING ON 4X4 FT. WOOD CANT
- 54 POURED CONC. ROOFING - SEE STRUCT. DRVGS.
- 55 POURED CONC. FILL - SEE STRUCT. DRVGS. FOR CONN. DETAILS.
- 56 2X4 PRES. TRTD PLATE CONT. @ 1/2" AB @ 4' O.C.
- 57 GALV. S.M. GRAVEL STOP CONT. - SEE PLAN & ELEV. FOR LOCATION OF SCUFFERS
- 58 STUCCO WASH
- 59 CHAINLINK ROOF CONST. - SEE SPECS.
- 60 4" PVC. OVERFLOW PIPE - SEE SHT. NO. 8 FOR LOCATI.



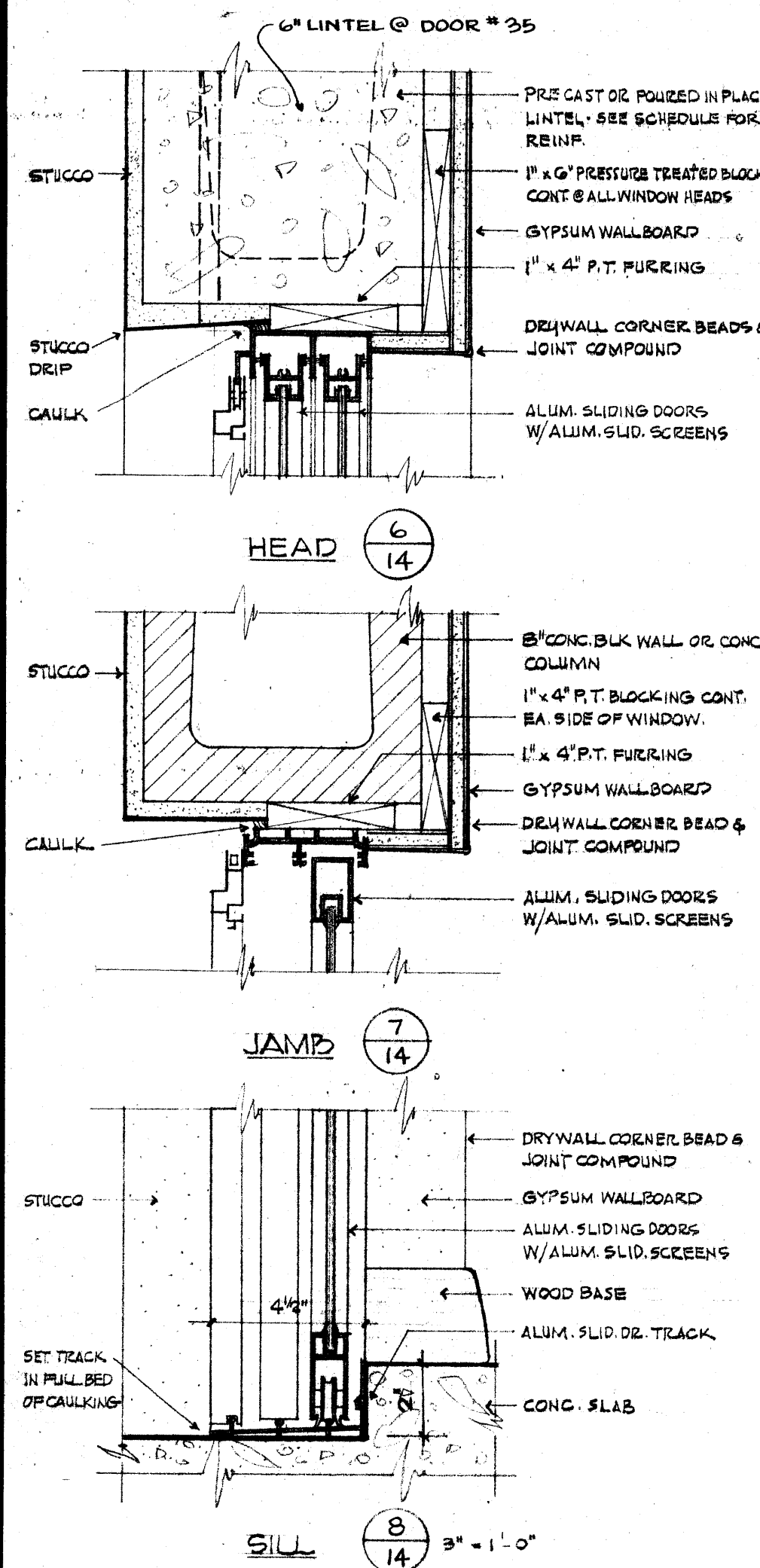
TYPICAL ALUMINUM BALCONY RAILING



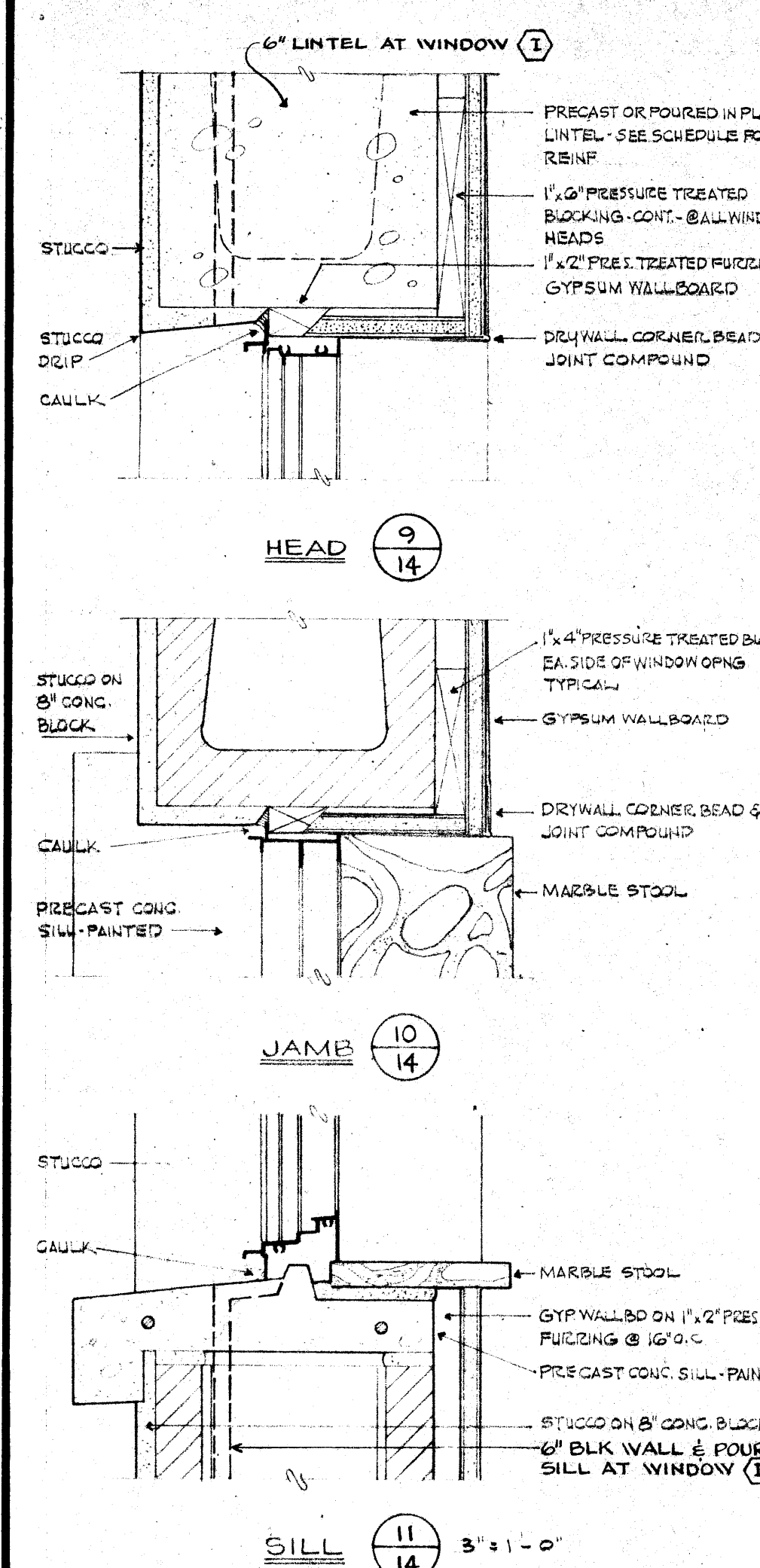
ALUMINUM RAILING DETAIL



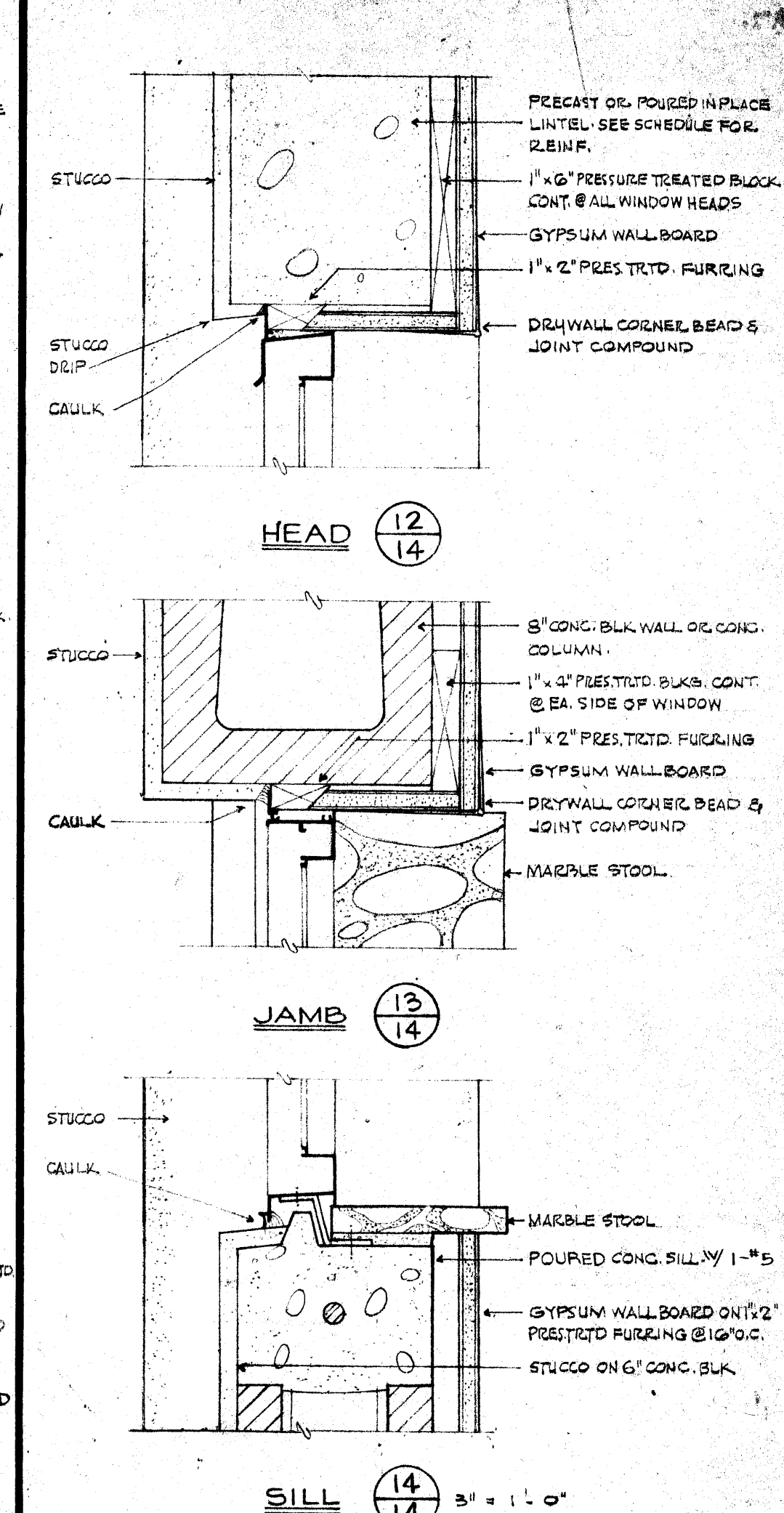
ALUMINUM SLIDING GLASS DOORS



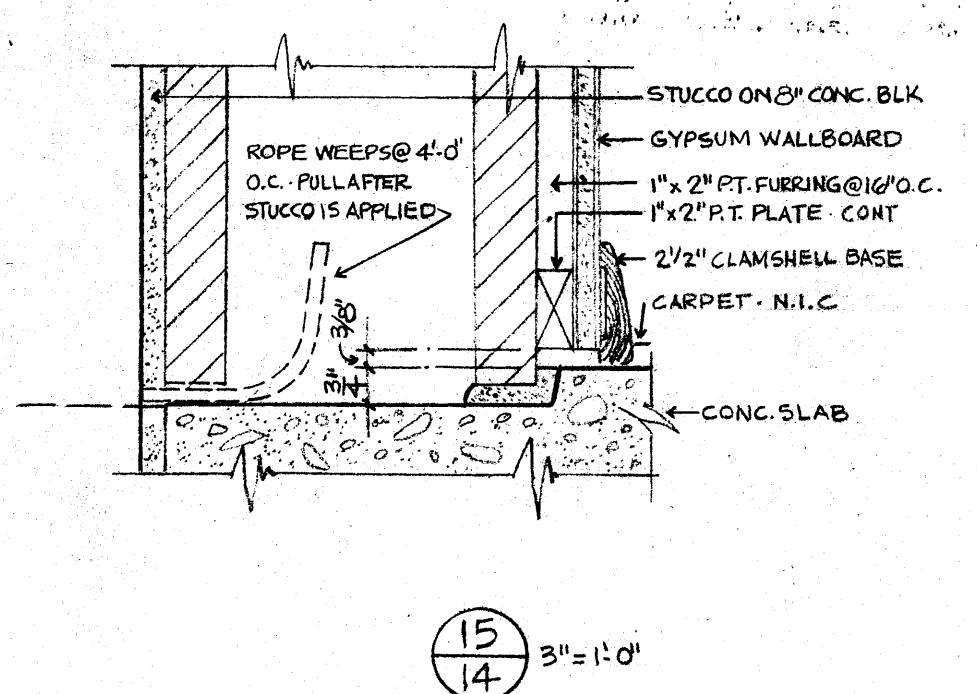
ALUMINUM SLIDING GLASS DOORS



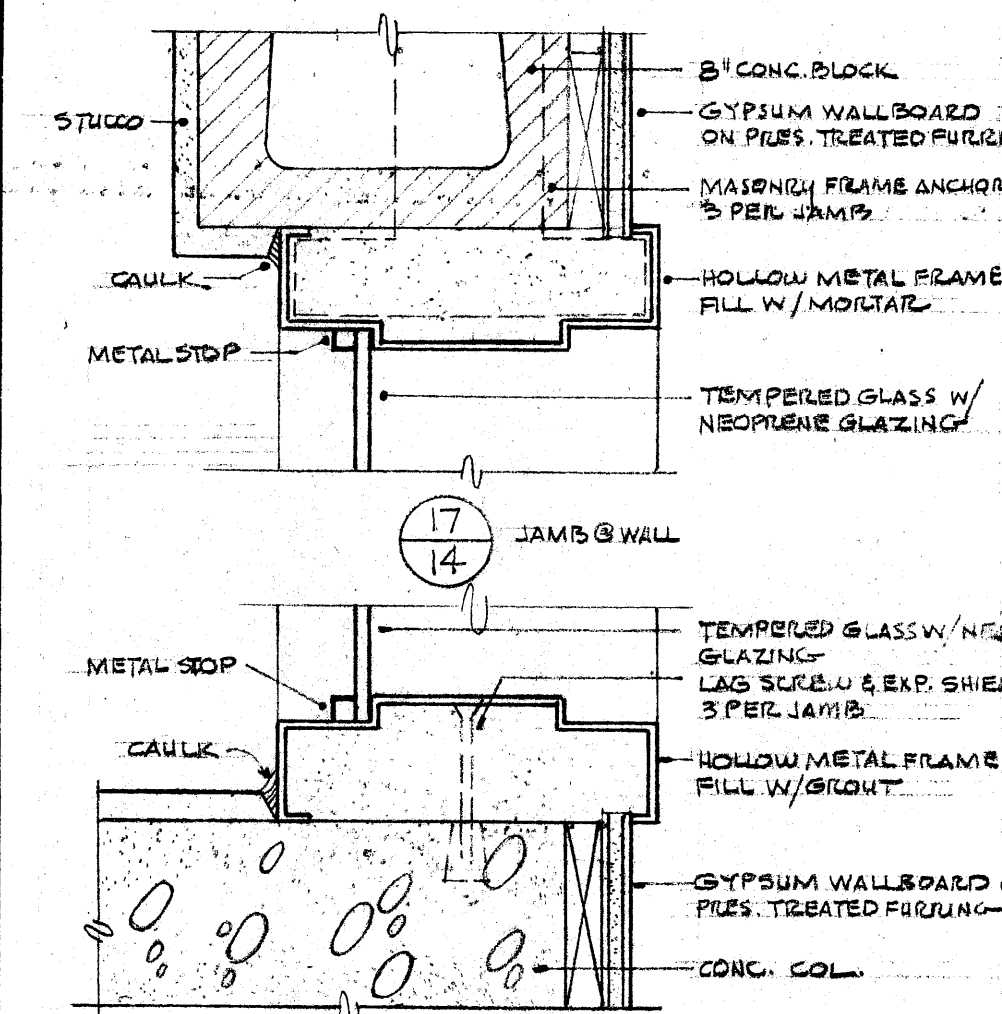
ALUMINUM SINGLE HUNG WINDOW



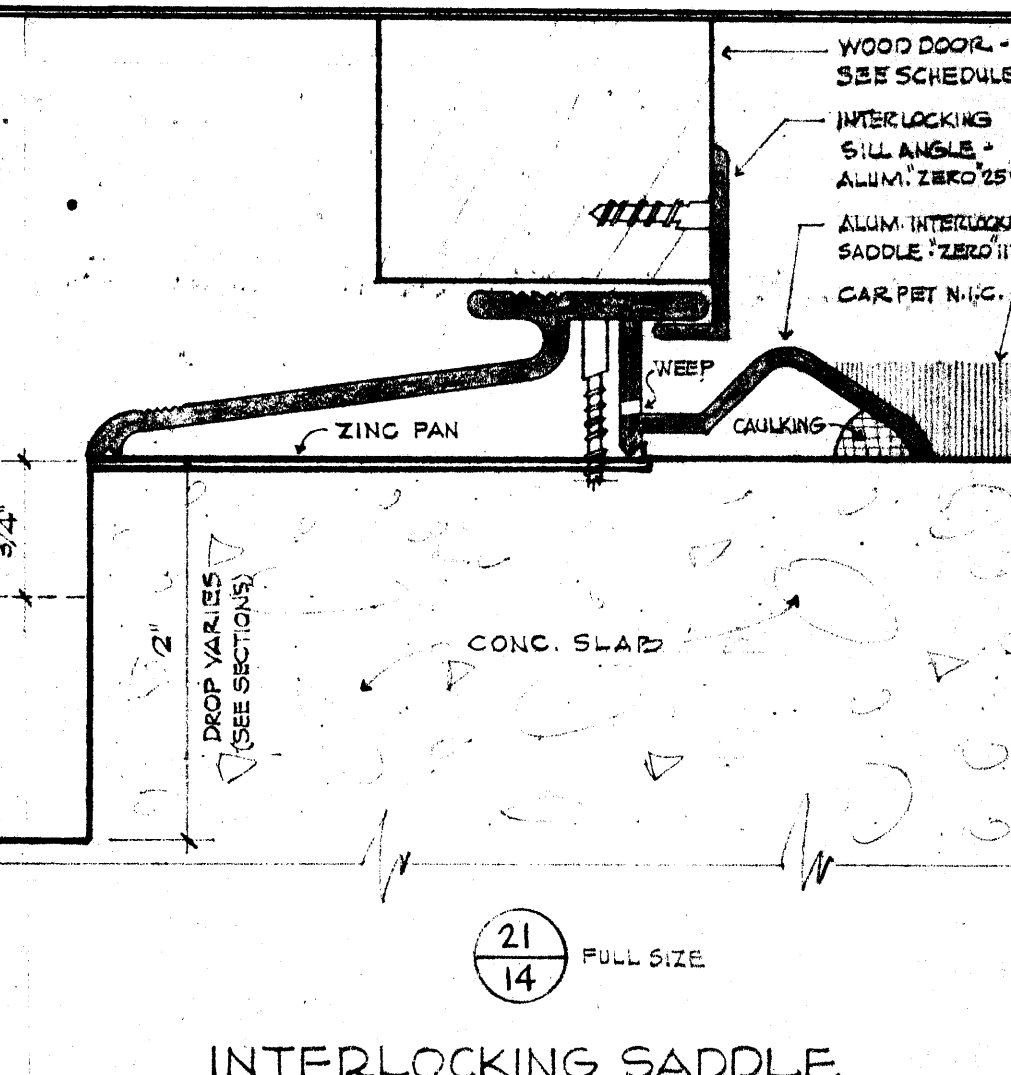
ALUMINUM AWNING WINDOW



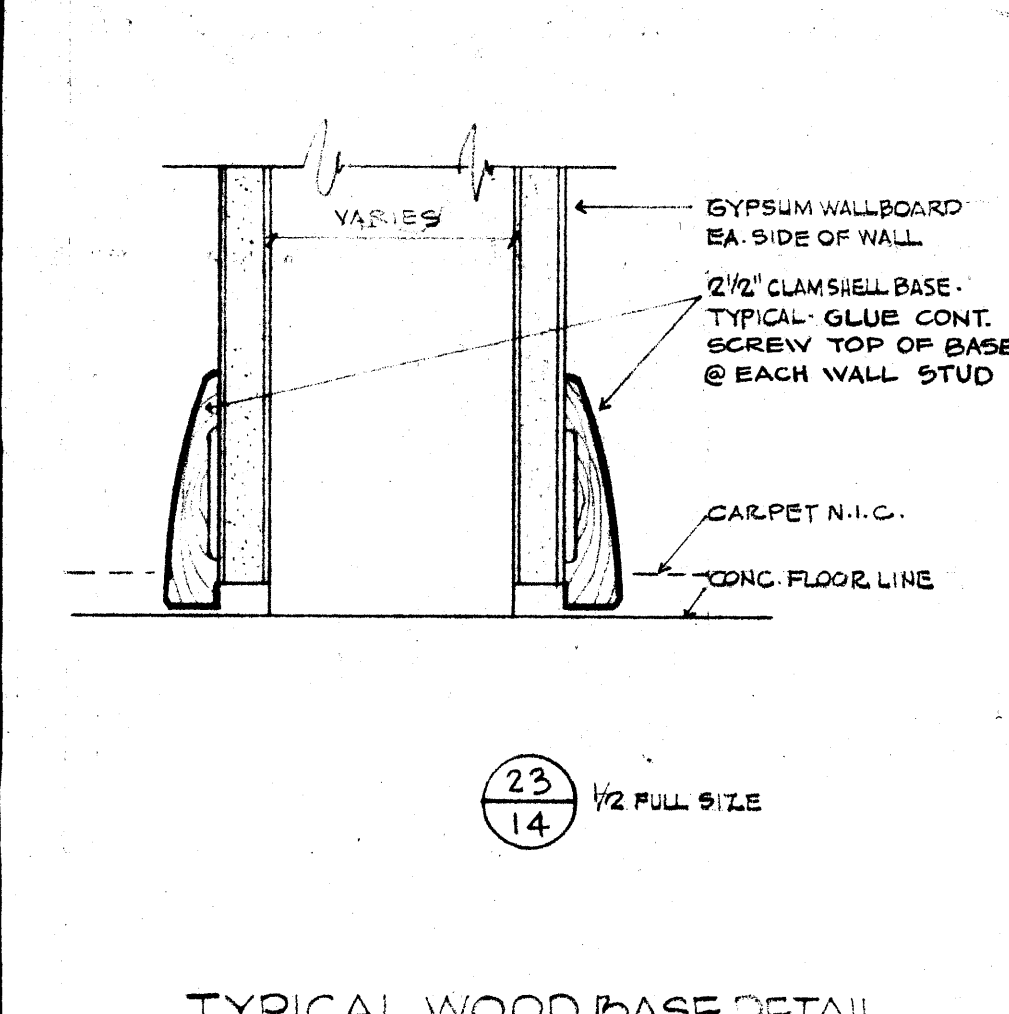
SILL EXTERIOR BLOCK WALL



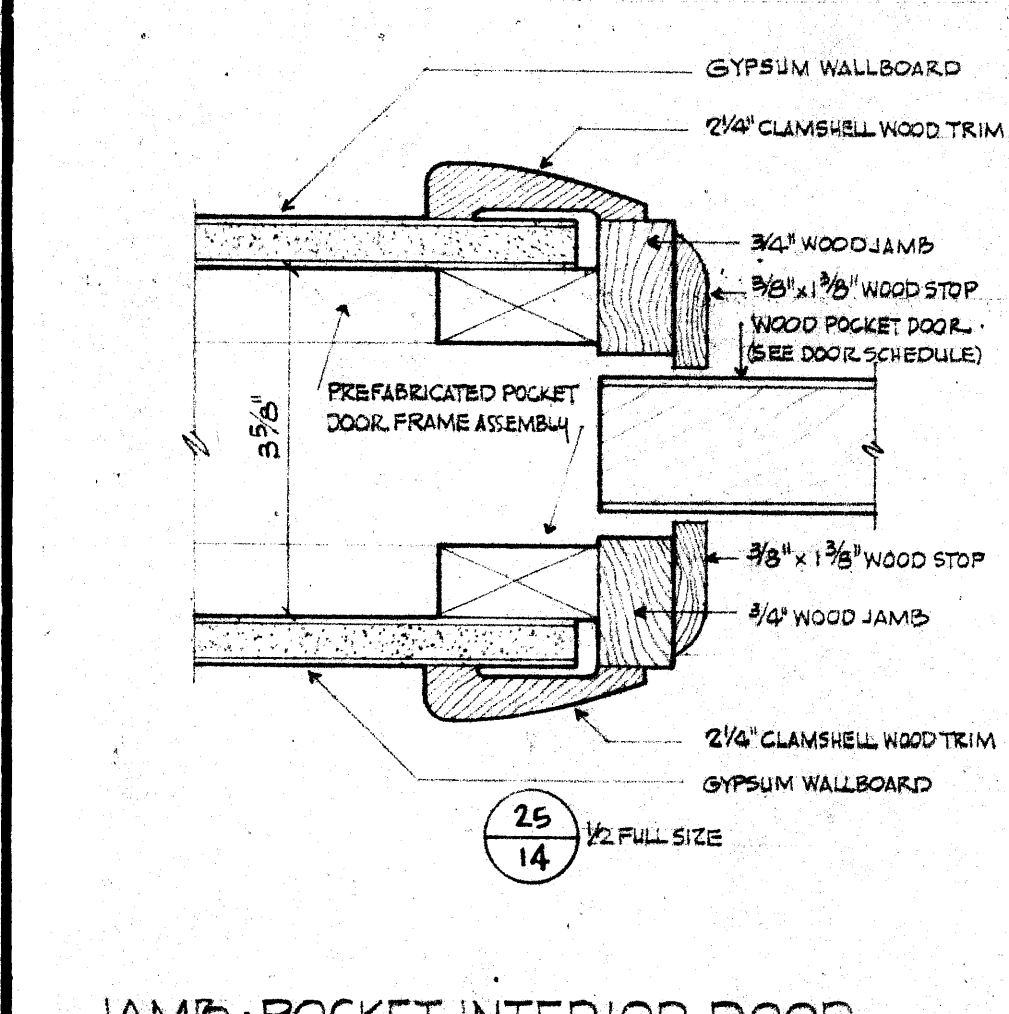
TYPICAL APARTMENT ENTRANCE



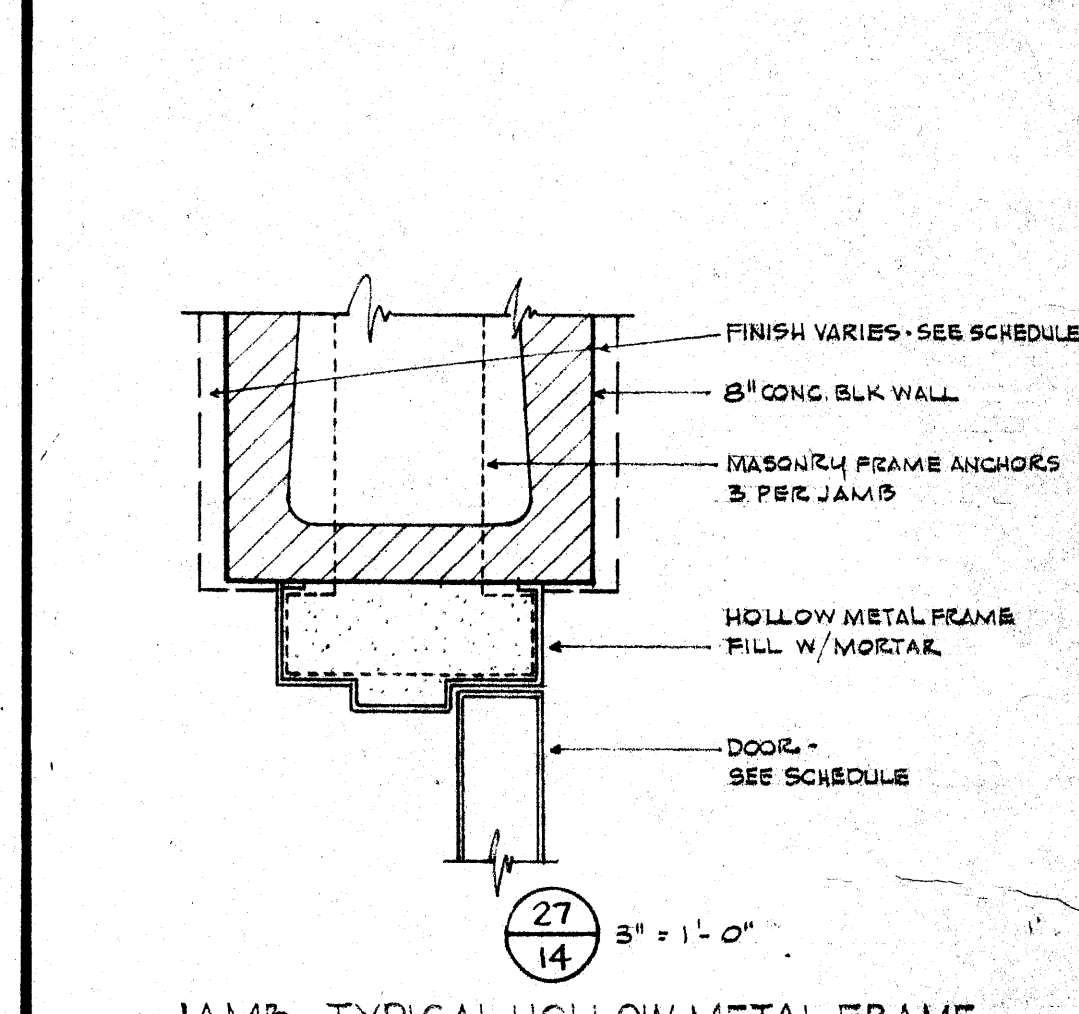
INTERLOCKING SADDLE



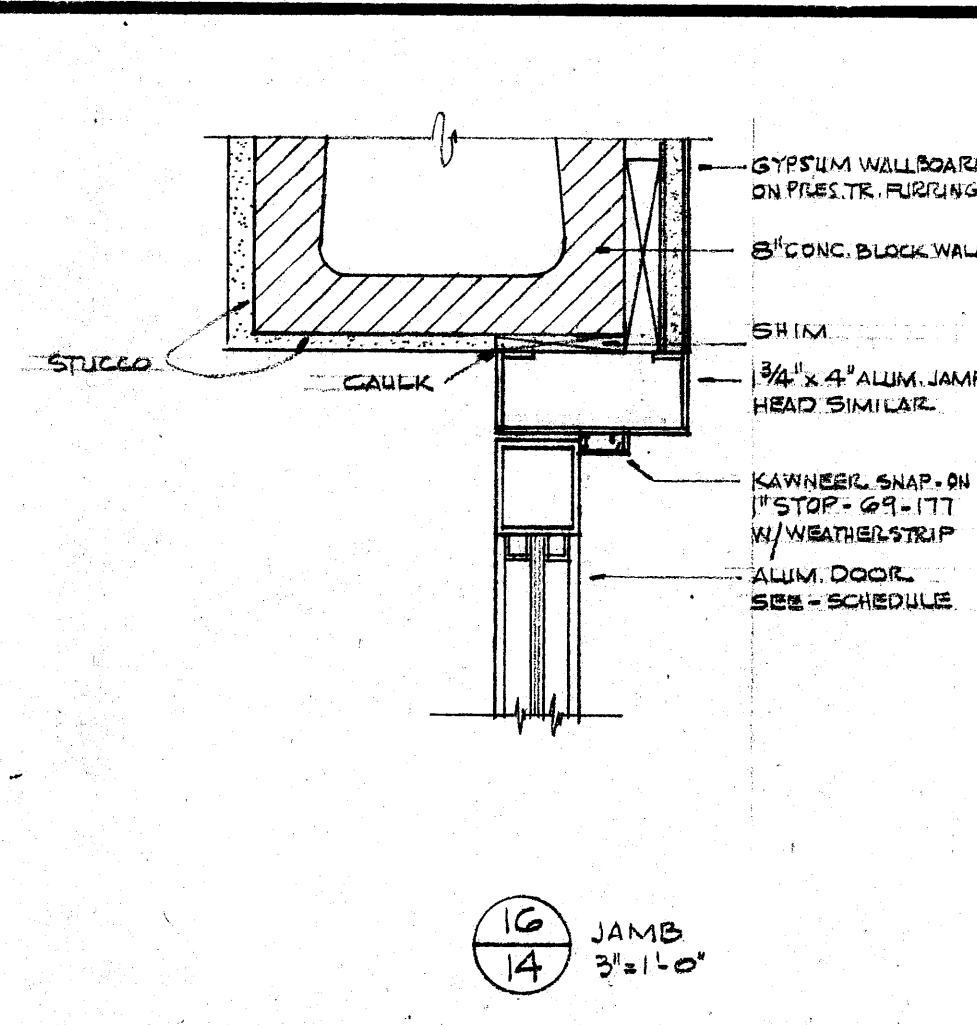
TYPICAL WOOD BASE DETAIL



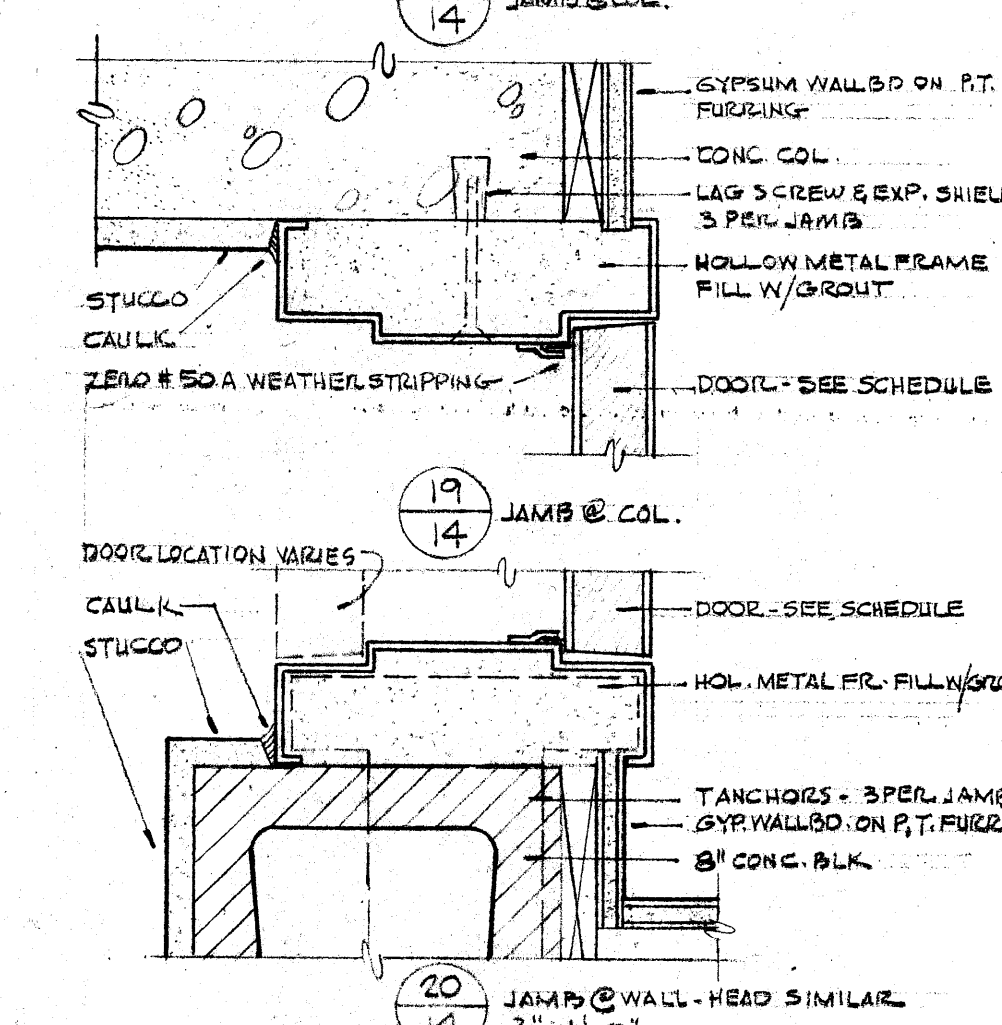
JAMB - POCKET INTERIOR DOOR



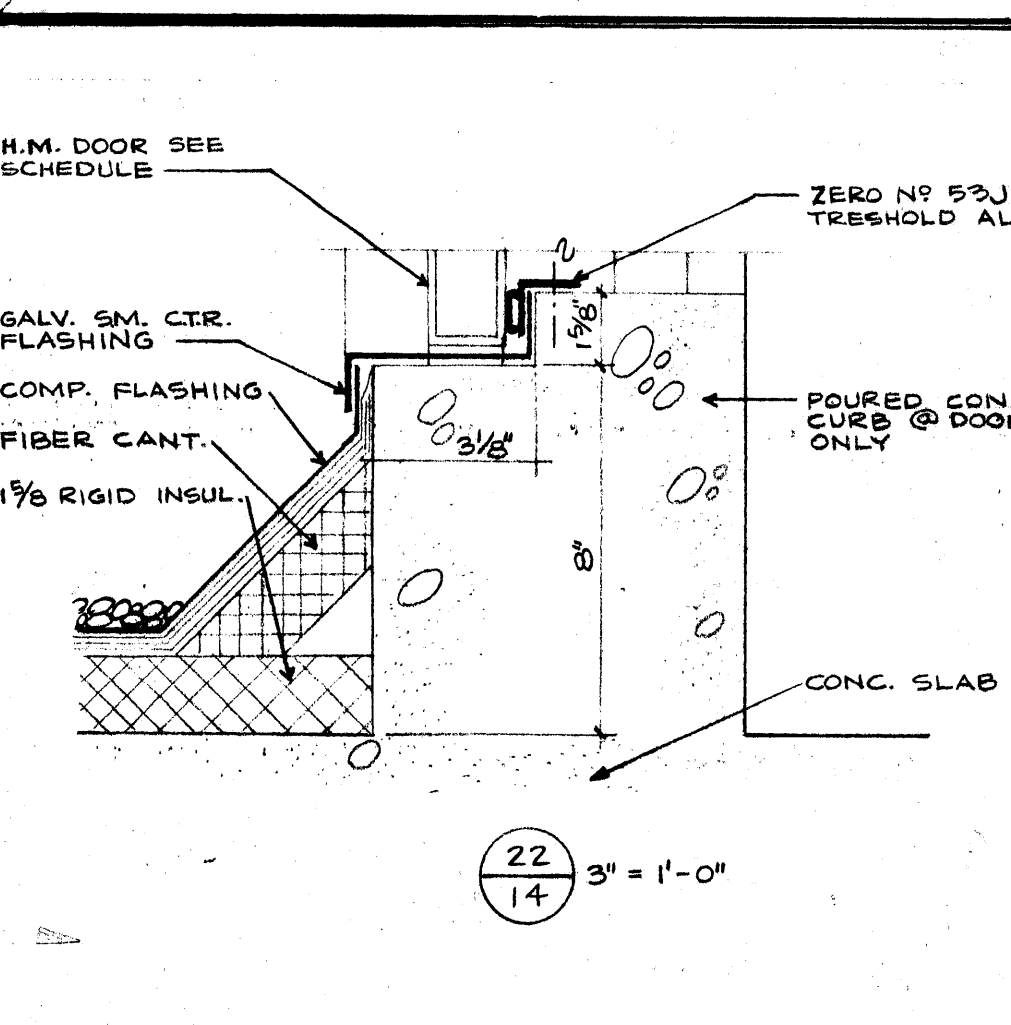
JAMB - TYPICAL HOLLOW METAL FRAME



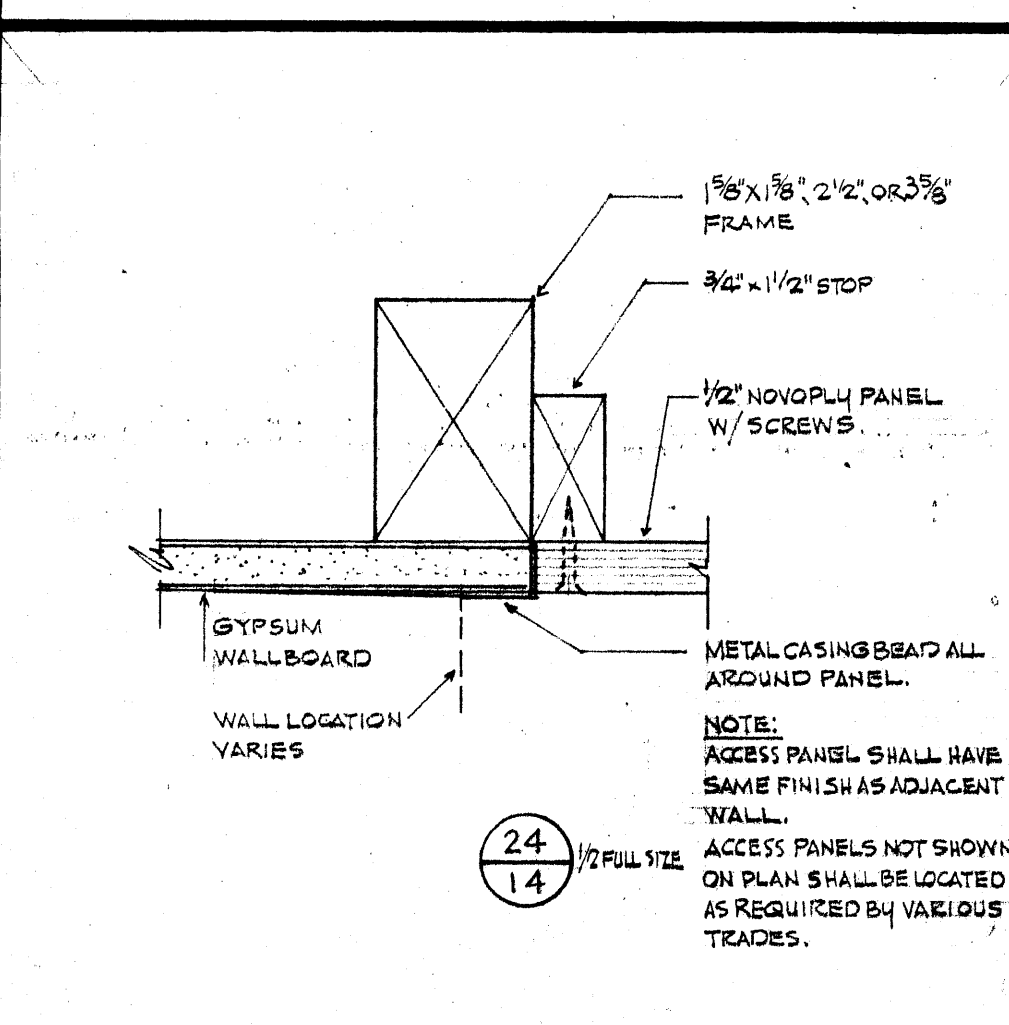
ALUMINUM BALCONY DOOR FRAME



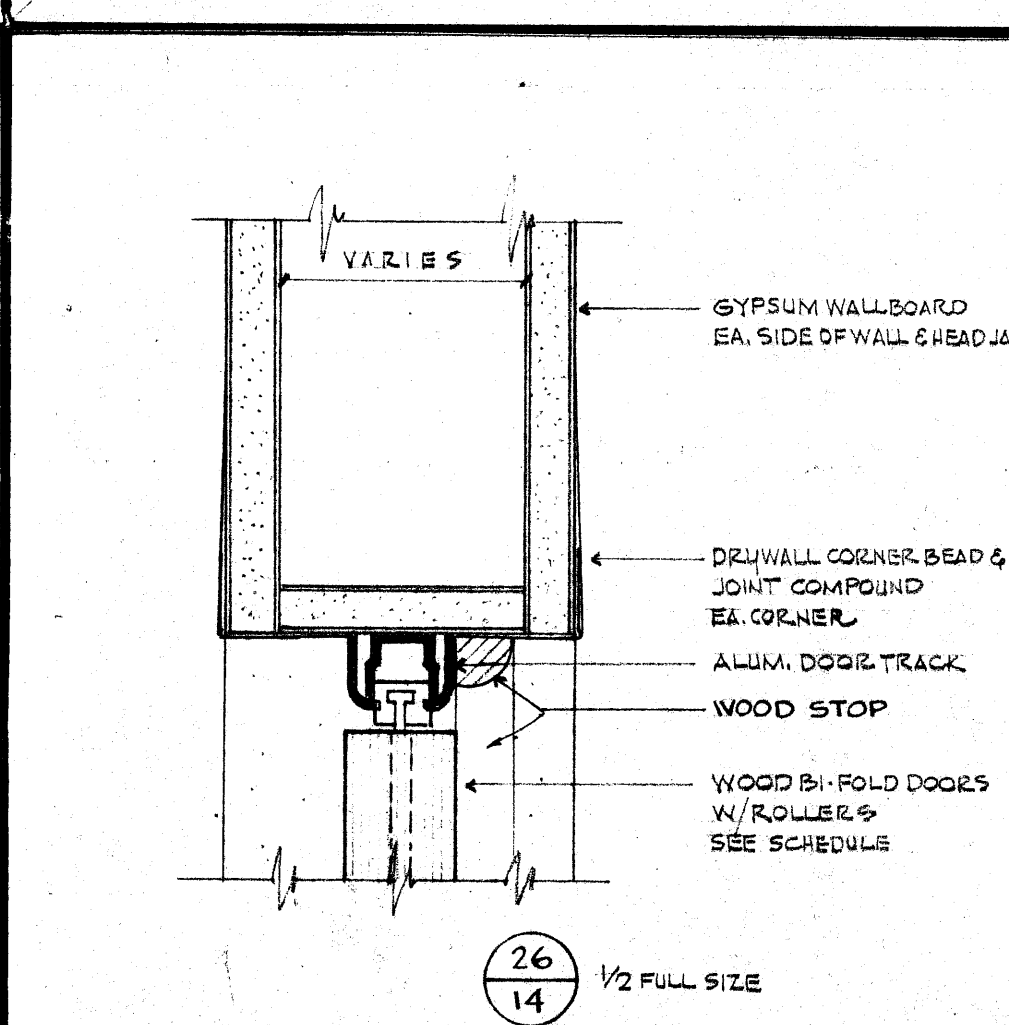
TYPICAL APARTMENT ENTRANCE



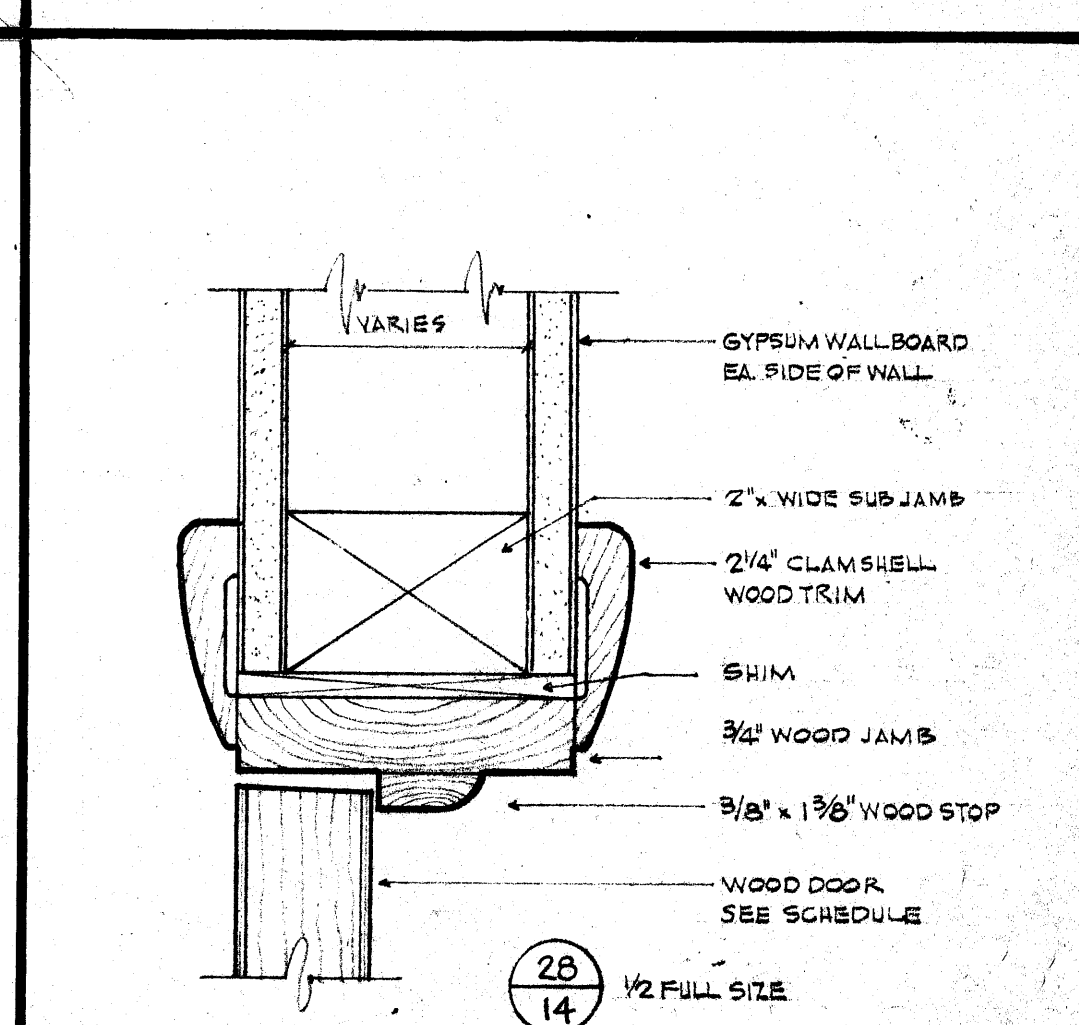
EXTERIOR DOOR SILL AT ROOF



TYPICAL ACCESS PANEL



HEAD - TYPICAL BI-FOLD DOOR



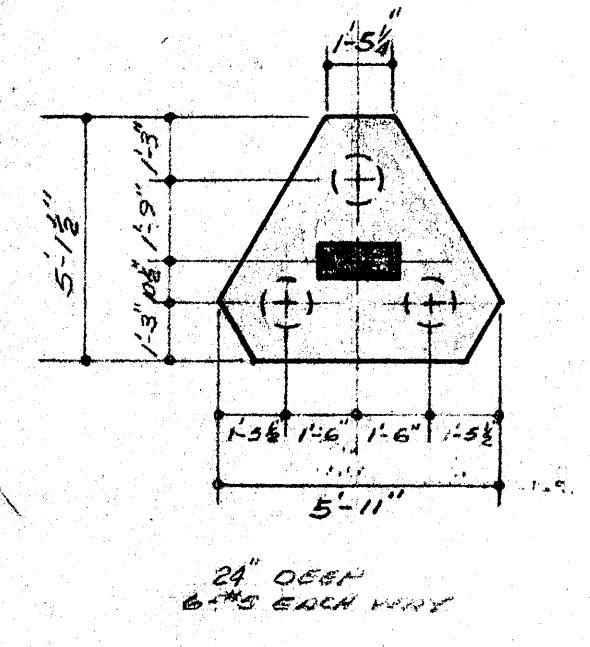
JAMB - TYPICAL PRE-HUNG INTERIOR DOOR

STRUCTURAL DESIGN CRITERIA

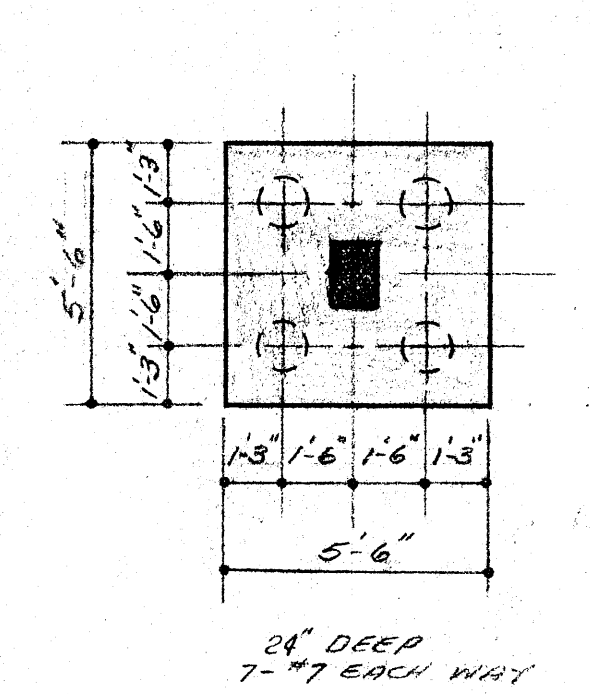
- 1. LIVE LOADS:**
 A. ROOF — 30 PSF
 B. FLOOR — 40 PSF APTS.
 100 PSF STAIRS, CORRIDORS,
 AND PUBLIC AREAS
- 2. WIND LOADS:**
 SOUTHERN STANDARD BUILDING CODE
 COASTAL REGION
 0-30' — 25 PSF
 31-50' — 35 PSF
 51-99' — 45 PSF
- 3. DEAD LOADS:**
 7" FLOOR SLABS — 88 PSF
 7" ROOF SLABS — 88 PSF
 8" MASONRY WALLS — 60 PSF
 CONCRETE ITEMS (COLS, BEAMS, ETC.) — 150 PCF
SUPERIMPOSED DEAD LOADS:
 ROOF — 10 PSF
 TYP FLOORS — 20 PSF
- 4. SOIL BEARING PRESSURE:**
 2000 PSF

- NOTES:**
 1) PILE CAPS TO BE CENTERED UNDER COLUMNS UNLESS OTHERWISE NOTED.
 2) ALL PILES TO BE 32' LONG WORKING CAPACITY (SEE SPECS).
 3) PILES & CAPS DESIGNED USING ULTIMATE LOADS. CAPACITY OF 56 TONS. (175 ULTIMATE LOAD FACTOR PILE PILES).
 4) PILE TEST LOAD TO BE 64 TONS (SEE SPECS).
 5) ALL FOUNDATION CONCRETE TO BE 3000 PSI. (INCLUDES GRADE BEARING STRENGTH).
 6) ELEVATIONS TO BE AS SHOWN UNLESS OTHERWISE NOTED.
 7) 12" O.C. EACH WAY BOTTOM. LOCATE REIN. SEE DETAILS BELOW.

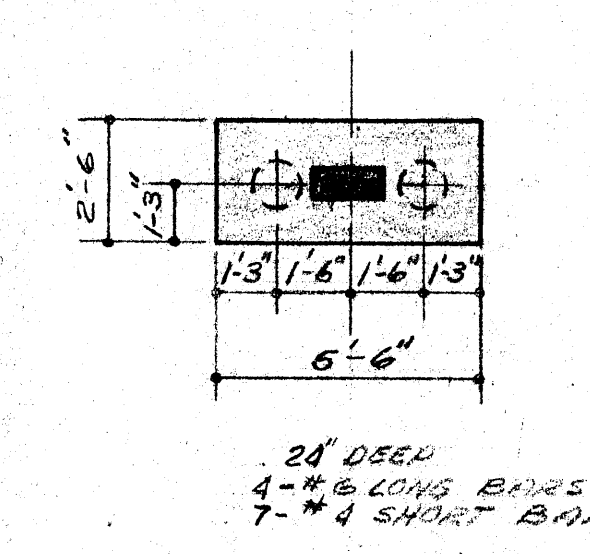
3-PILE GROUP



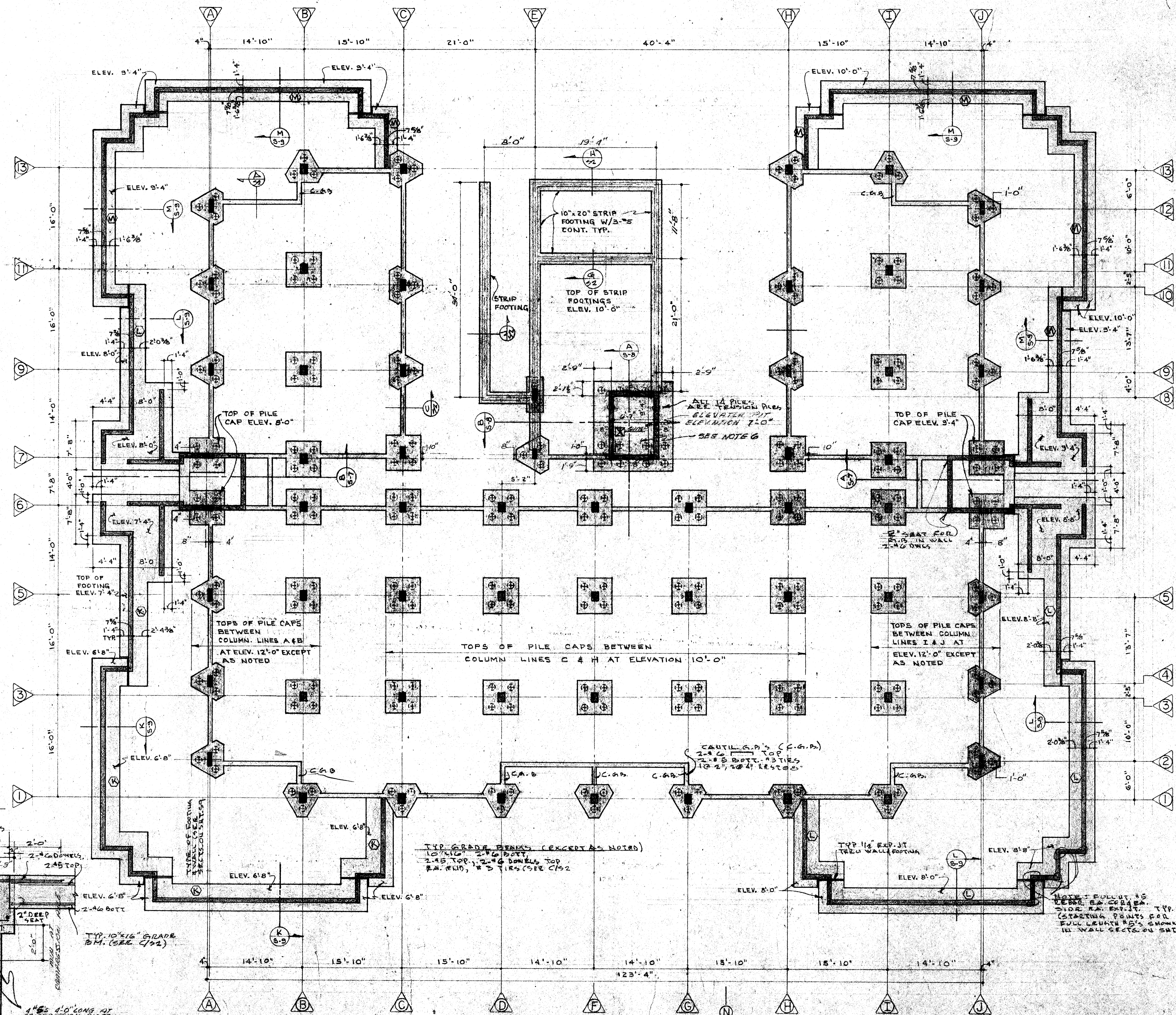
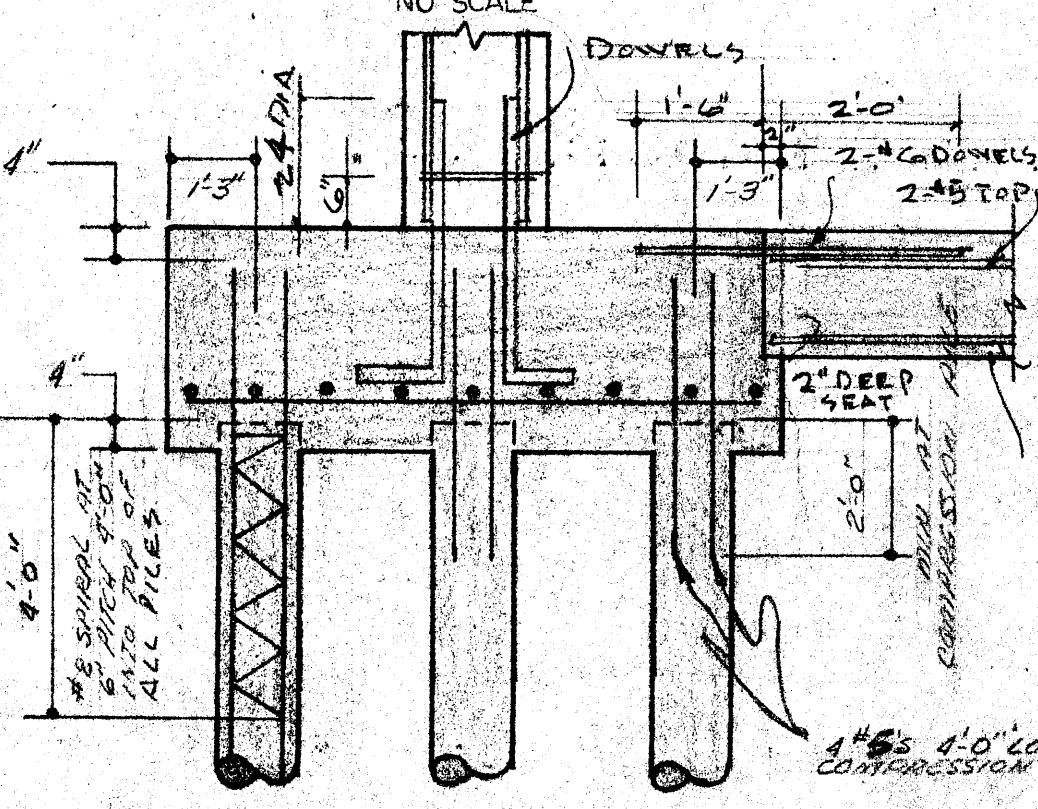
4-PILE GROUP



2-PILE GROUP

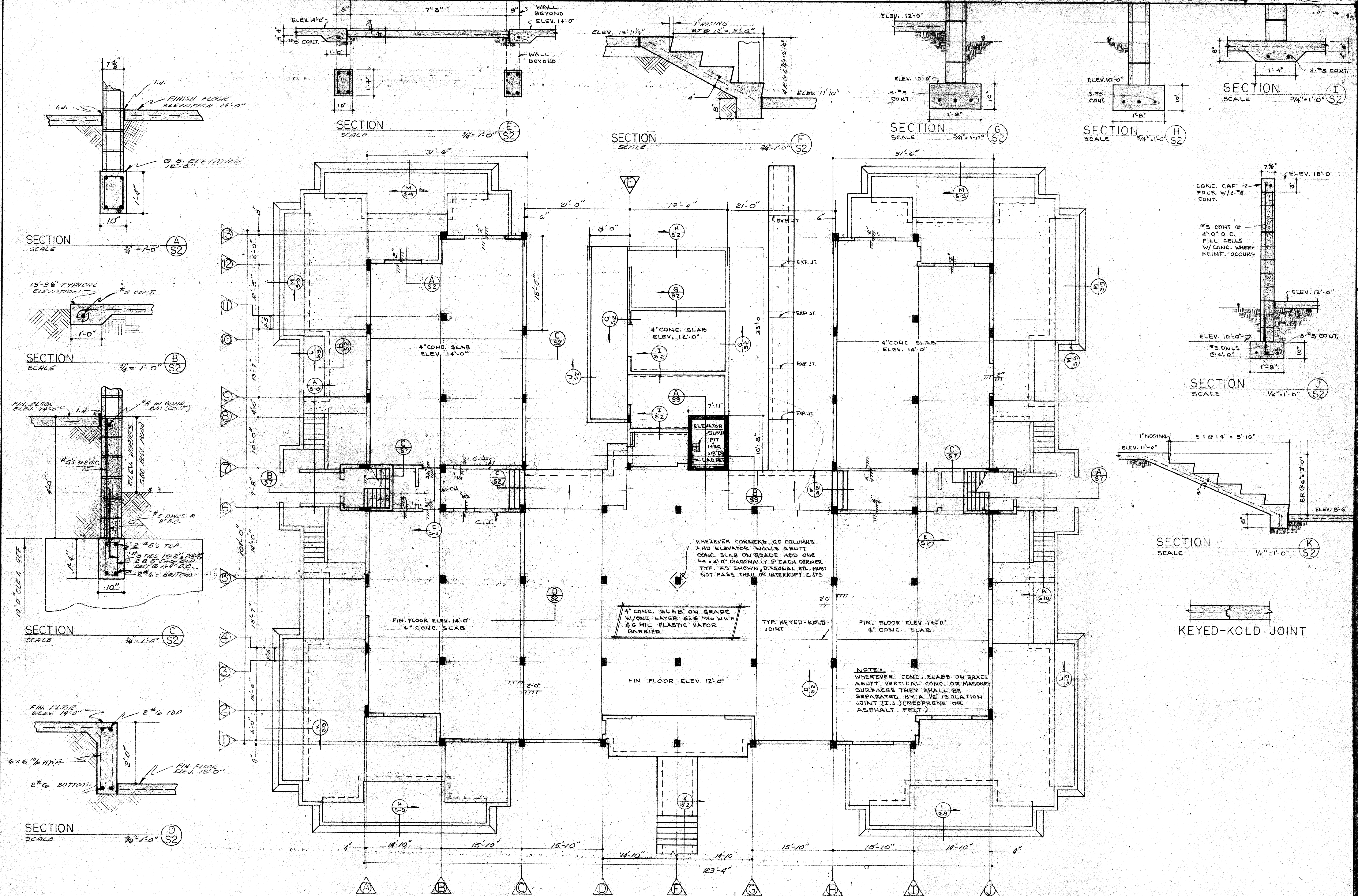


TYPICAL PILE CAP DETAIL



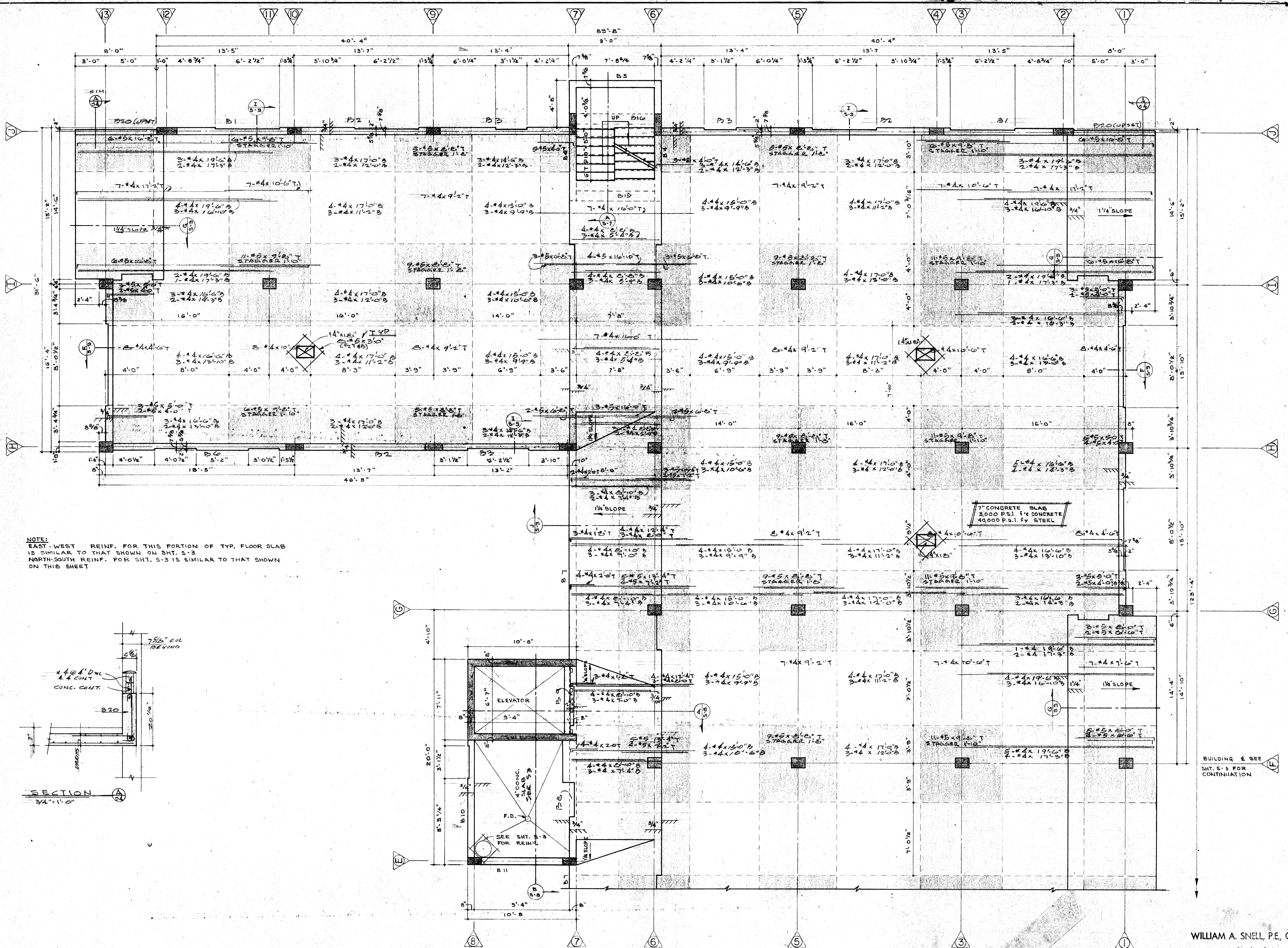
FOUNDATION PLAN
 SCALE 1/8" = 1'-0"

WILLIAM A. SNELL, P.E. CHARTERED
 Consulting Engineer
 6000 18TH ST., P.O. BOX 278 SARASOTA, FLA. 34237

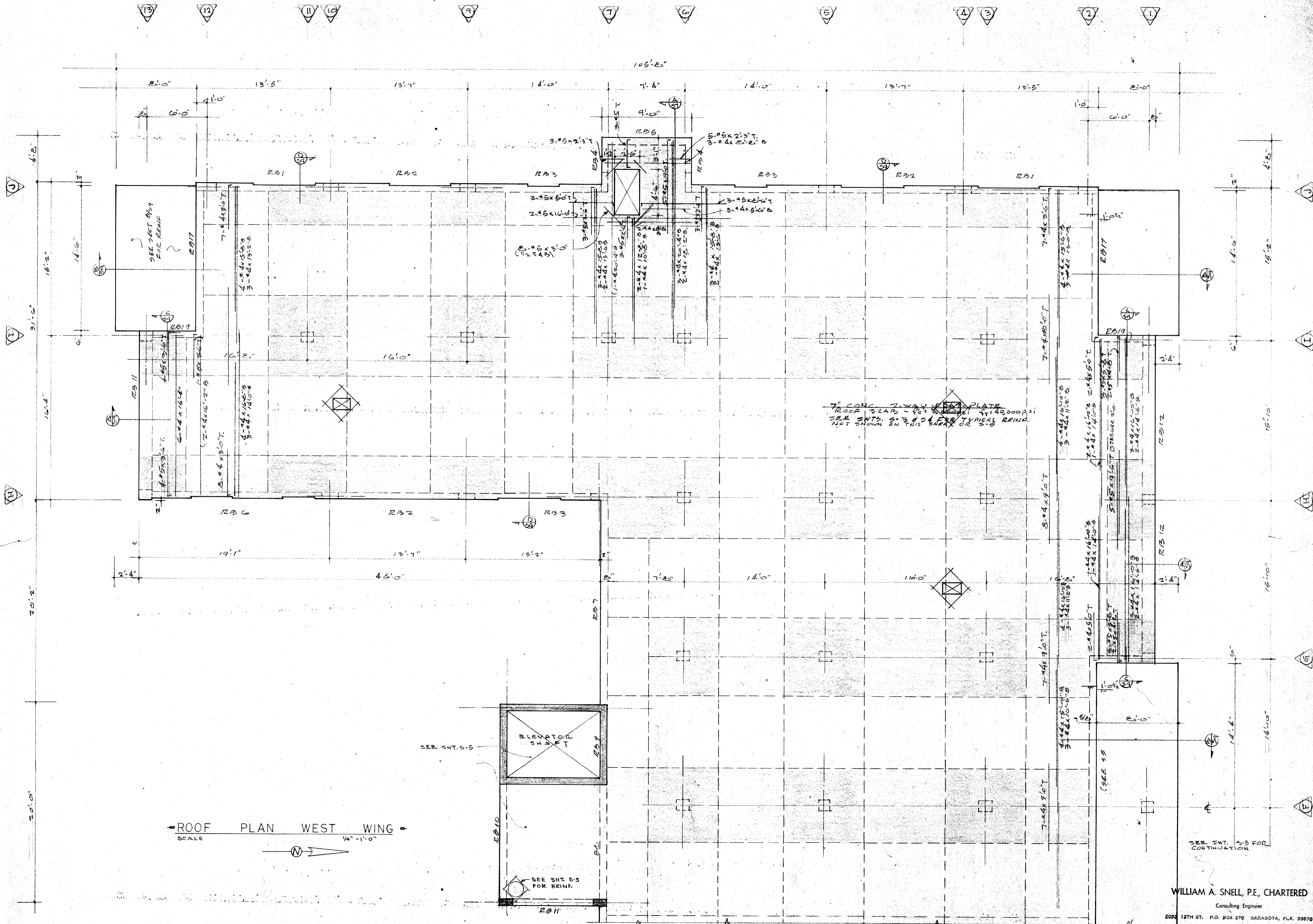


FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

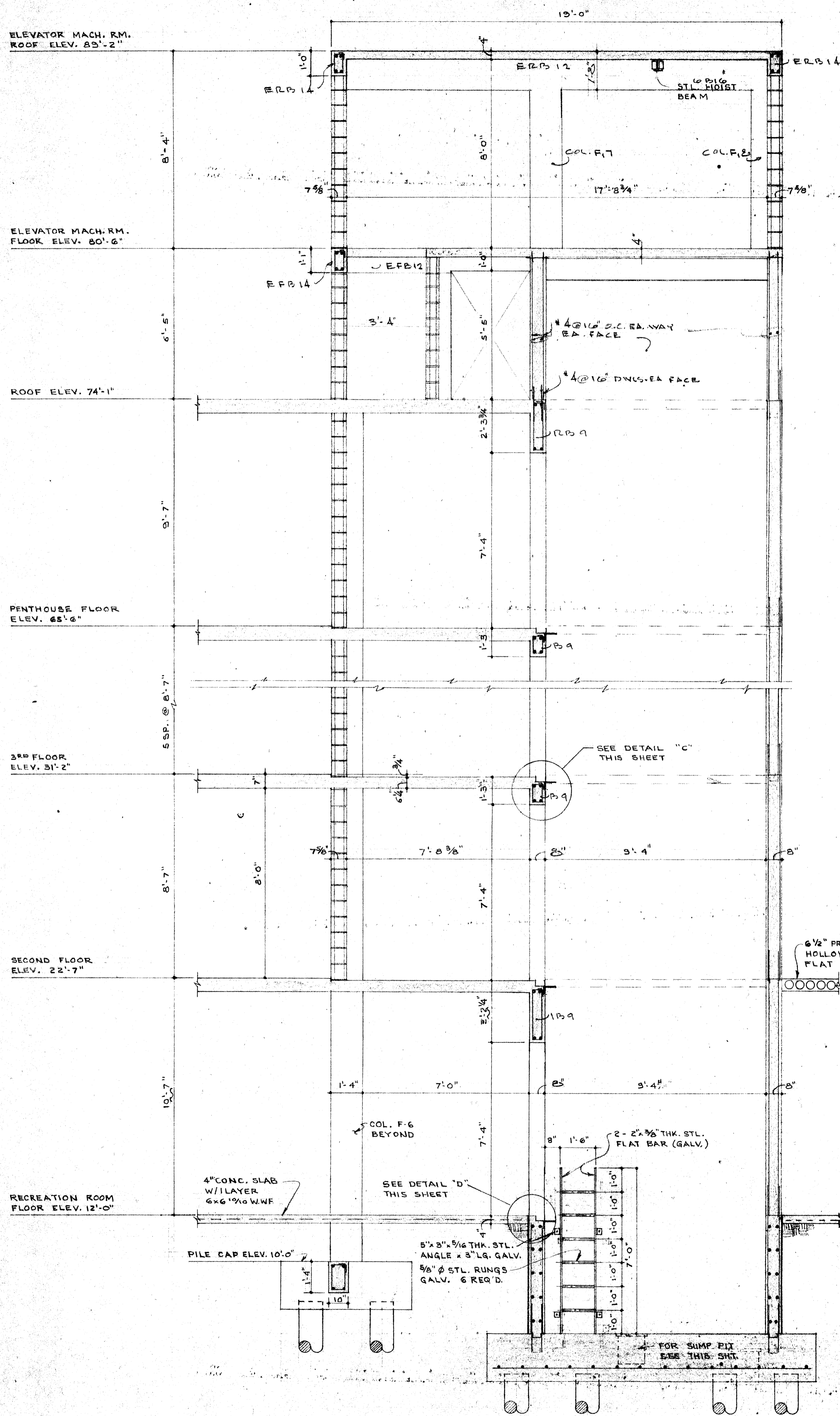
WILLIAM A. SNELL, P.E., CHARTERED
Consulting Engineer
3063 12TH ST. P.O. BOX 278 SARASOTA, FLA. 34278



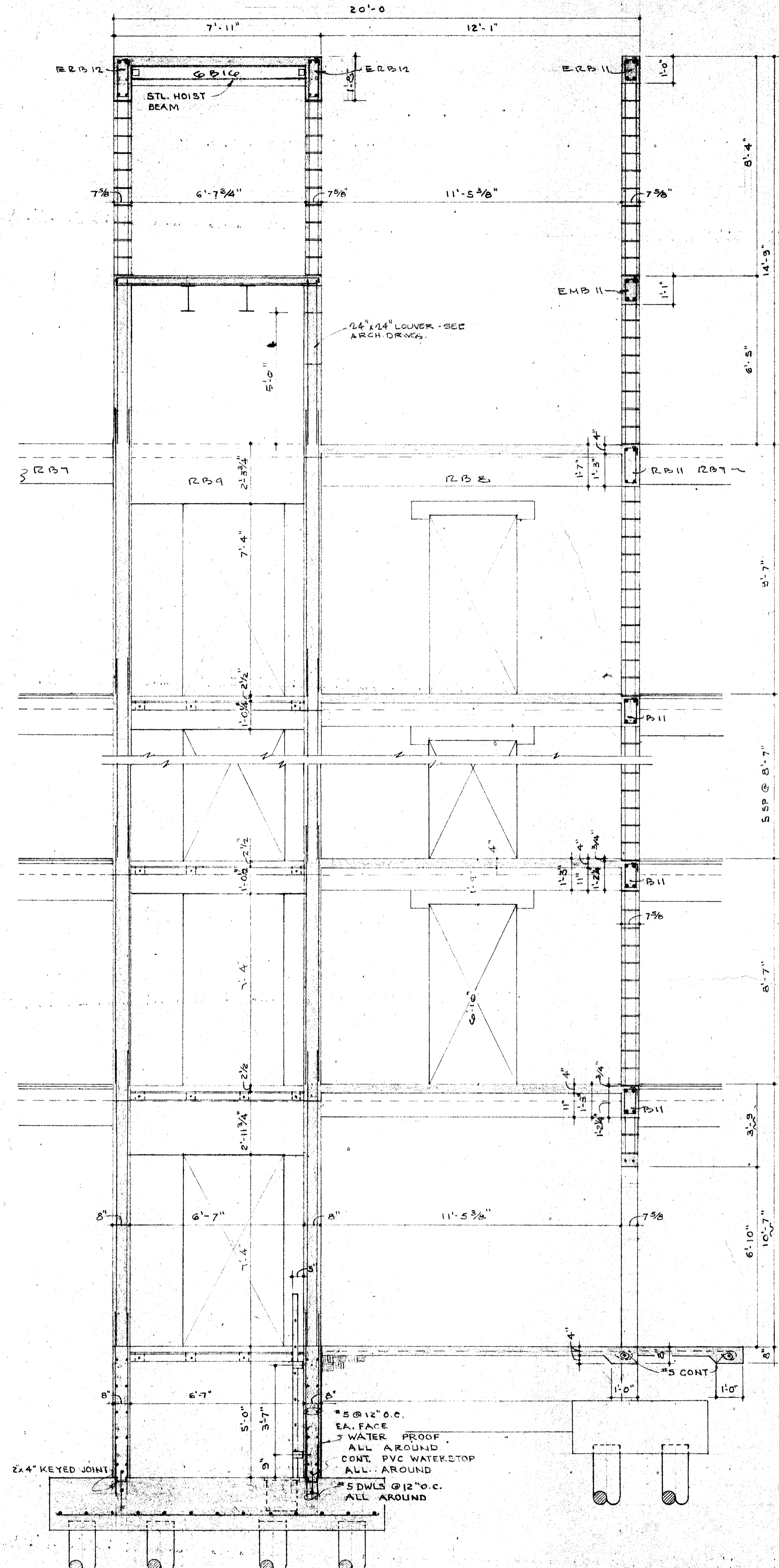
==PARTIAL TYPICAL FLOOR PLAN WEST WING==
 SCALE 1/4" = 1'-0"



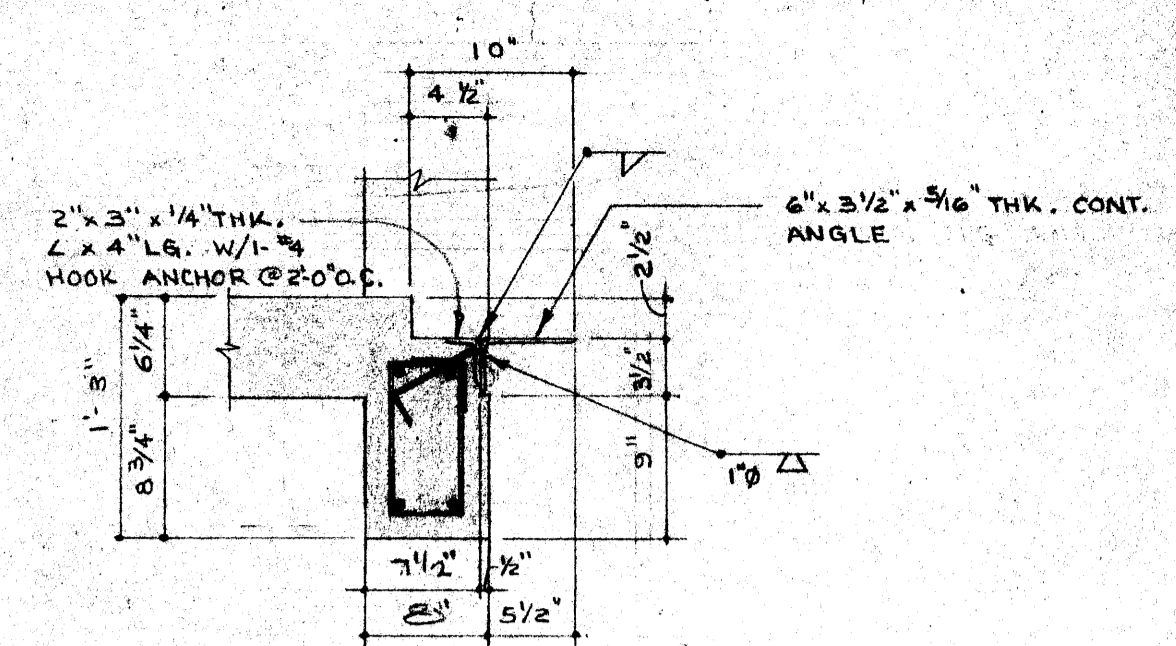
ROOF PLAN WEST WING
SCALE 1/4" = 1'-0"



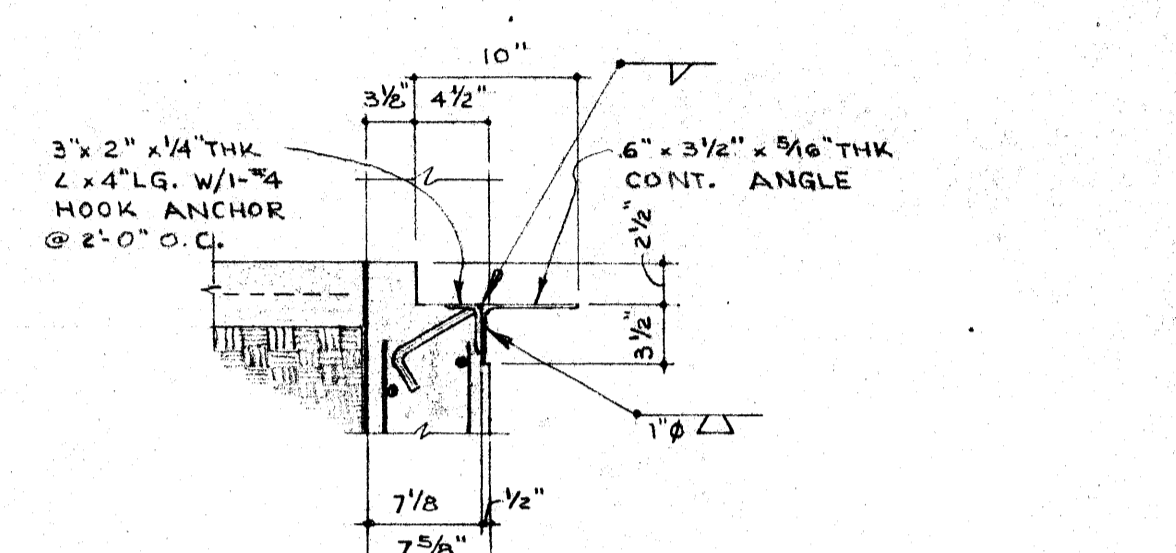
SECTION A-A
SCALE 3/8" = 1'-0"



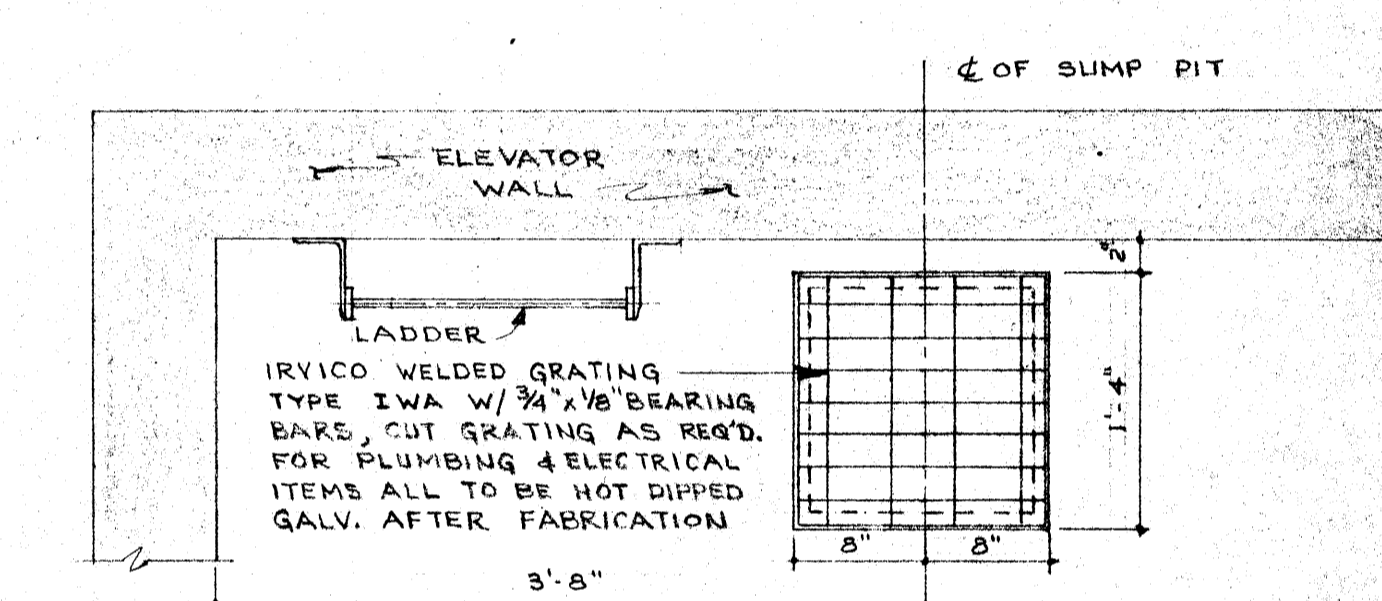
SECTION B-B
SCALE 3/8" = 1'-0"



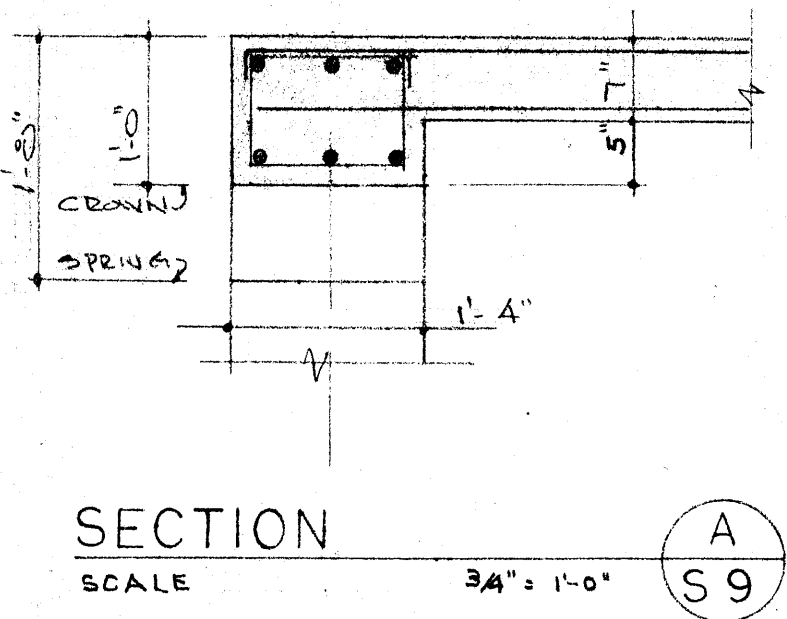
DETAIL C
SCALE 1" = 1'-0"



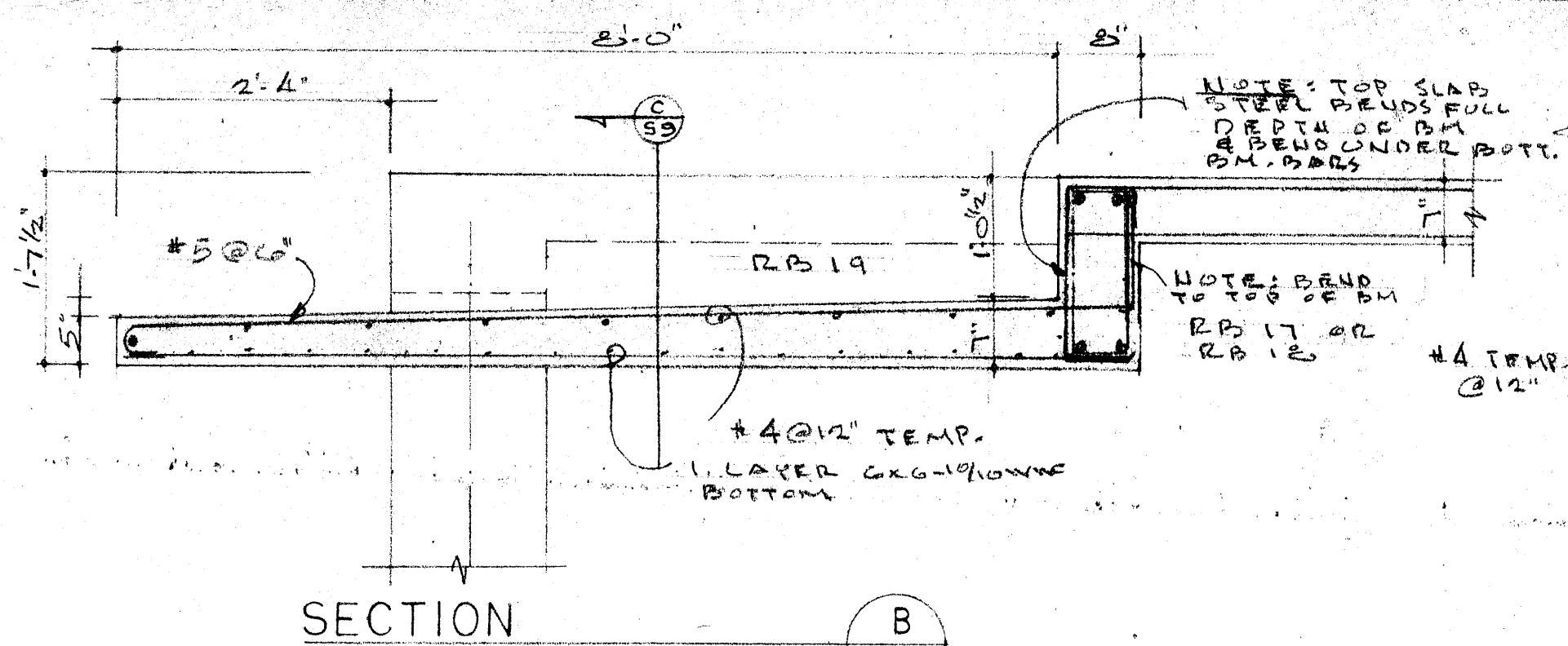
DETAIL D
SCALE 1" = 1'-0"



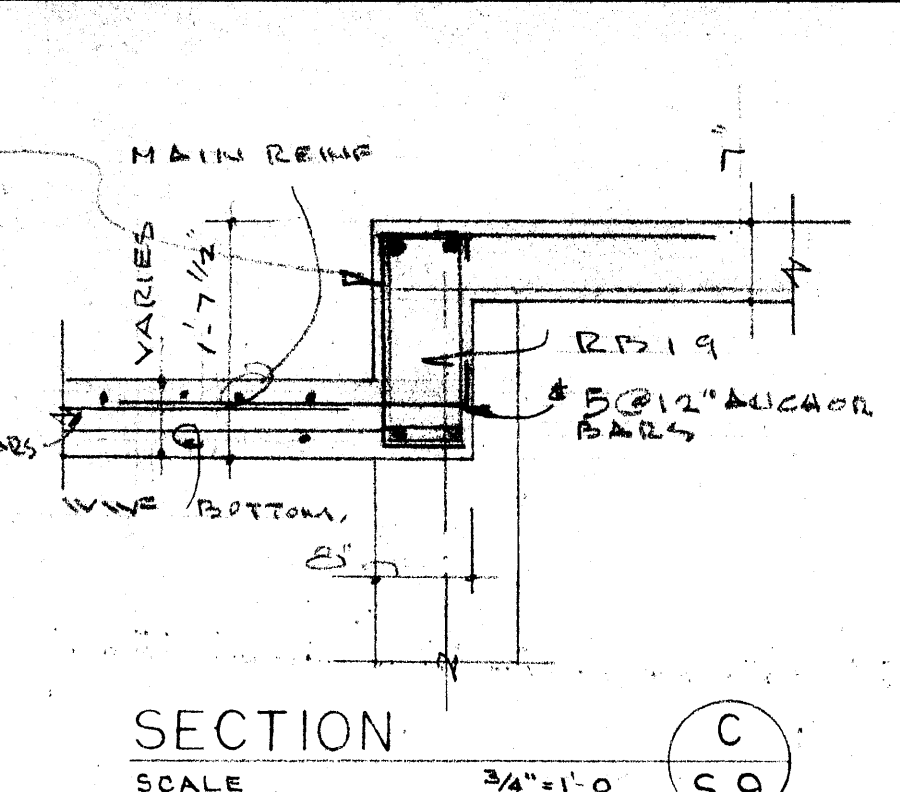
SUMP PIT DETAIL
SCALE 1" = 1'-0"



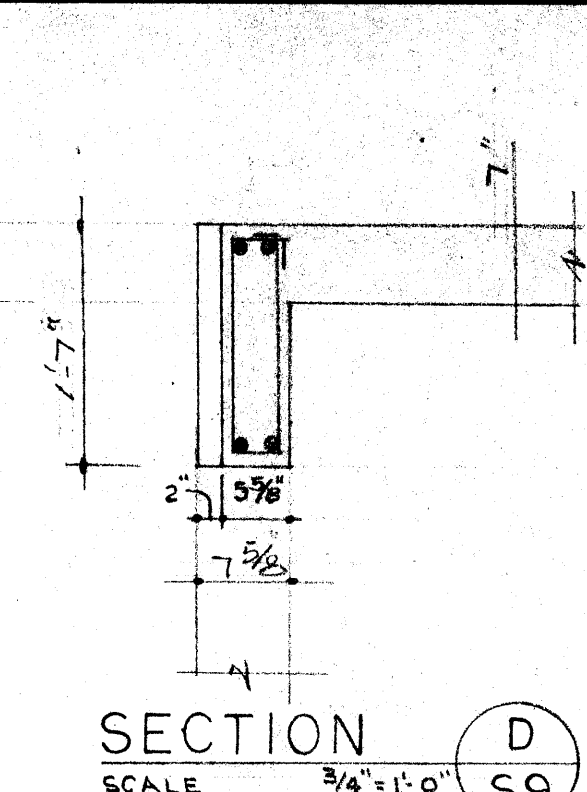
SECTION A
SCALE 3/4" = 1'-0"
S9



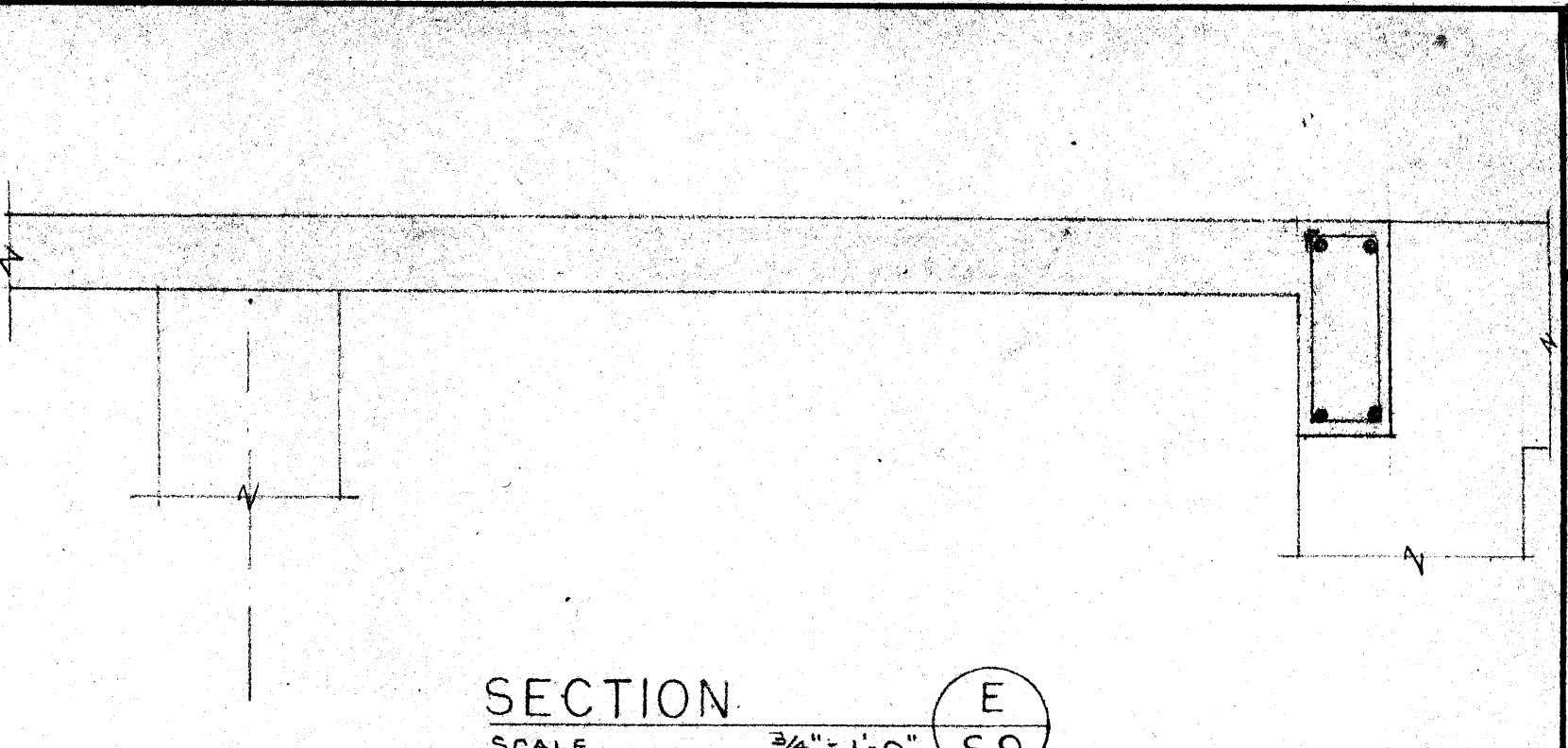
SECTION B
SCALE 3/4" = 1'-0"
S9



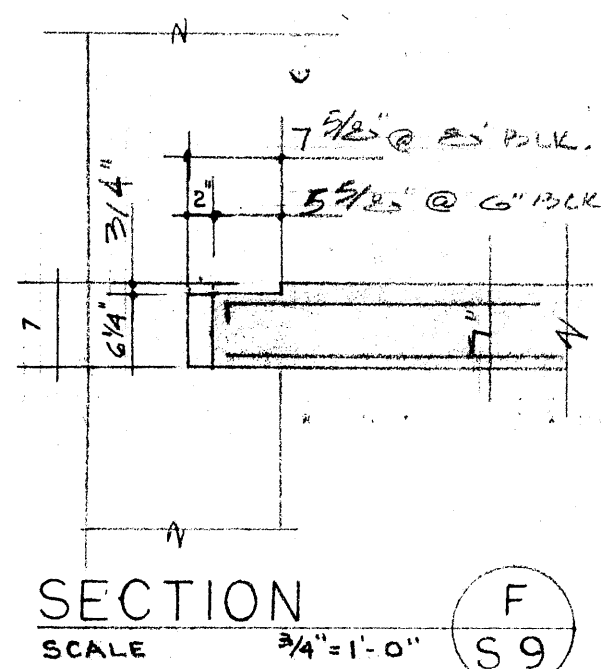
SECTION C
SCALE 3/4" = 1'-0"
S9



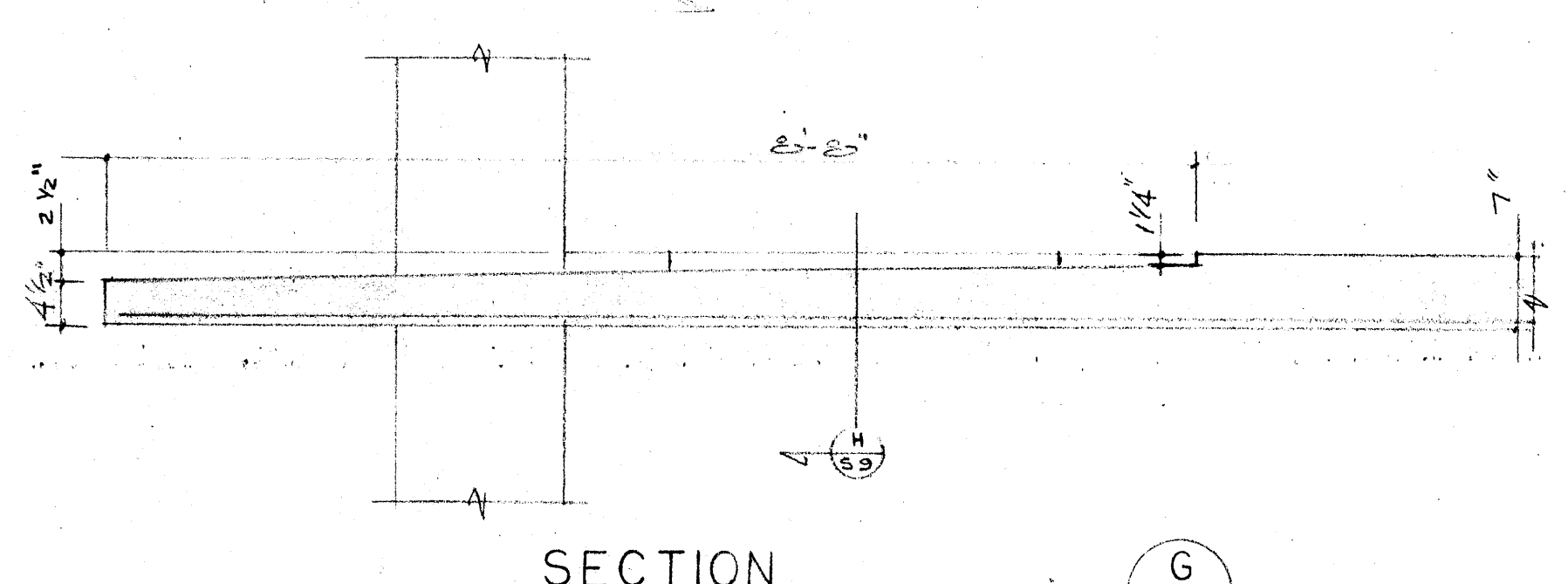
SECTION D
SCALE 3/4" = 1'-0"
S9



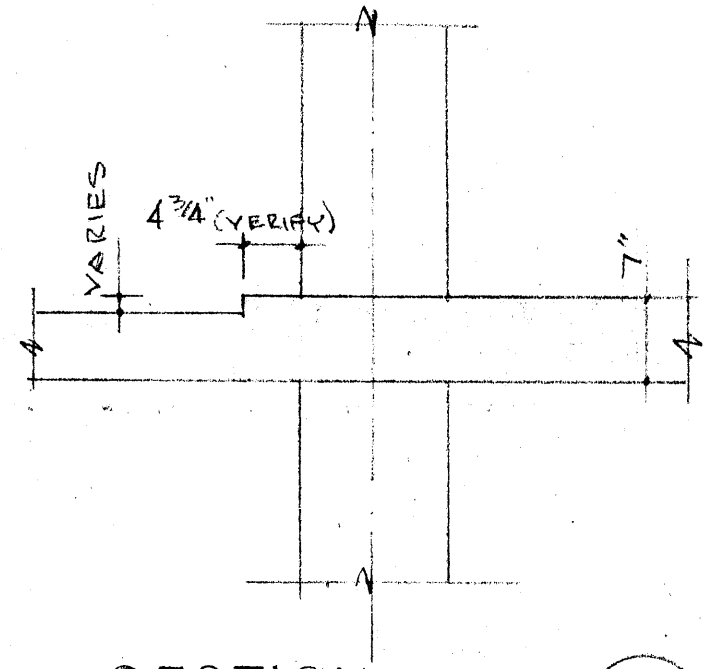
SECTION E
SCALE 3/4" = 1'-0"
S9



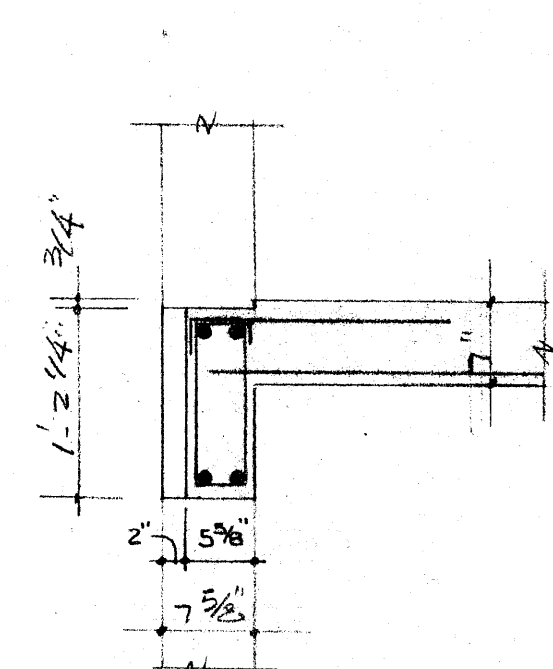
SECTION F
SCALE 3/4" = 1'-0"
S9



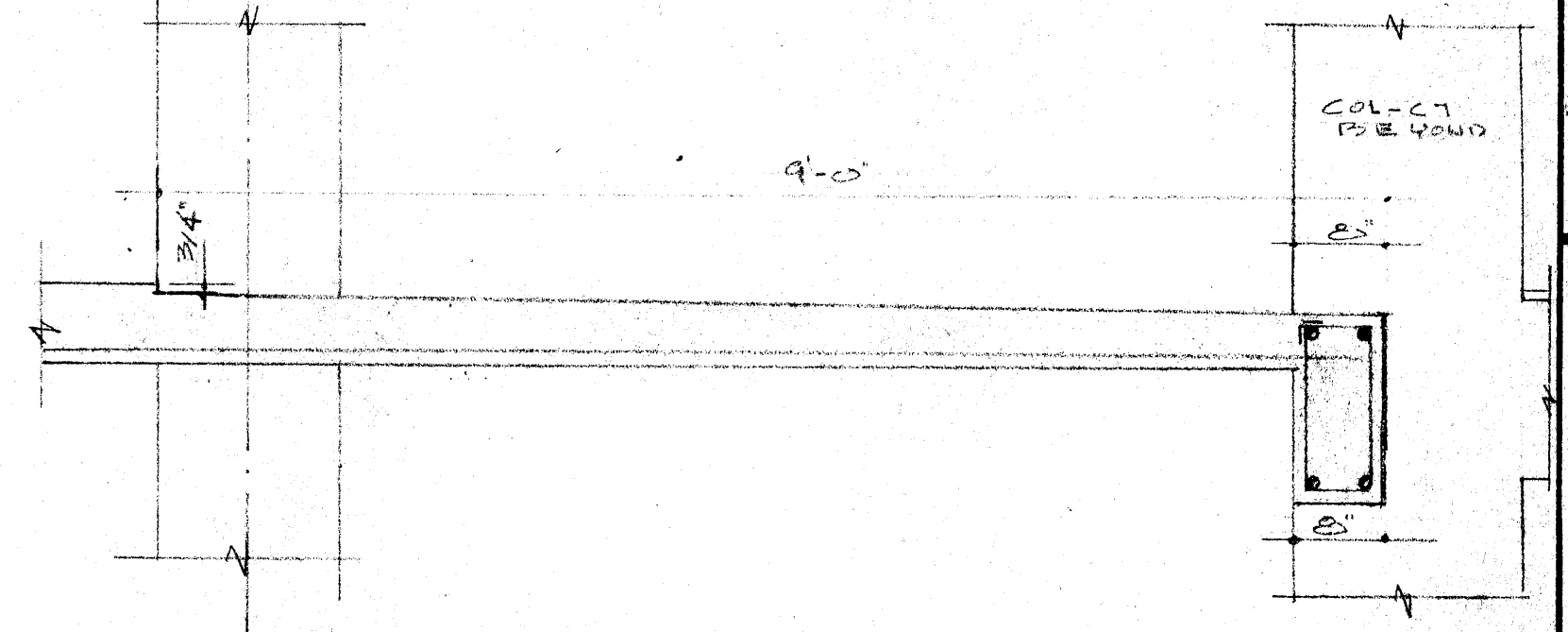
SECTION G
SCALE 3/4" = 1'-0"
S9



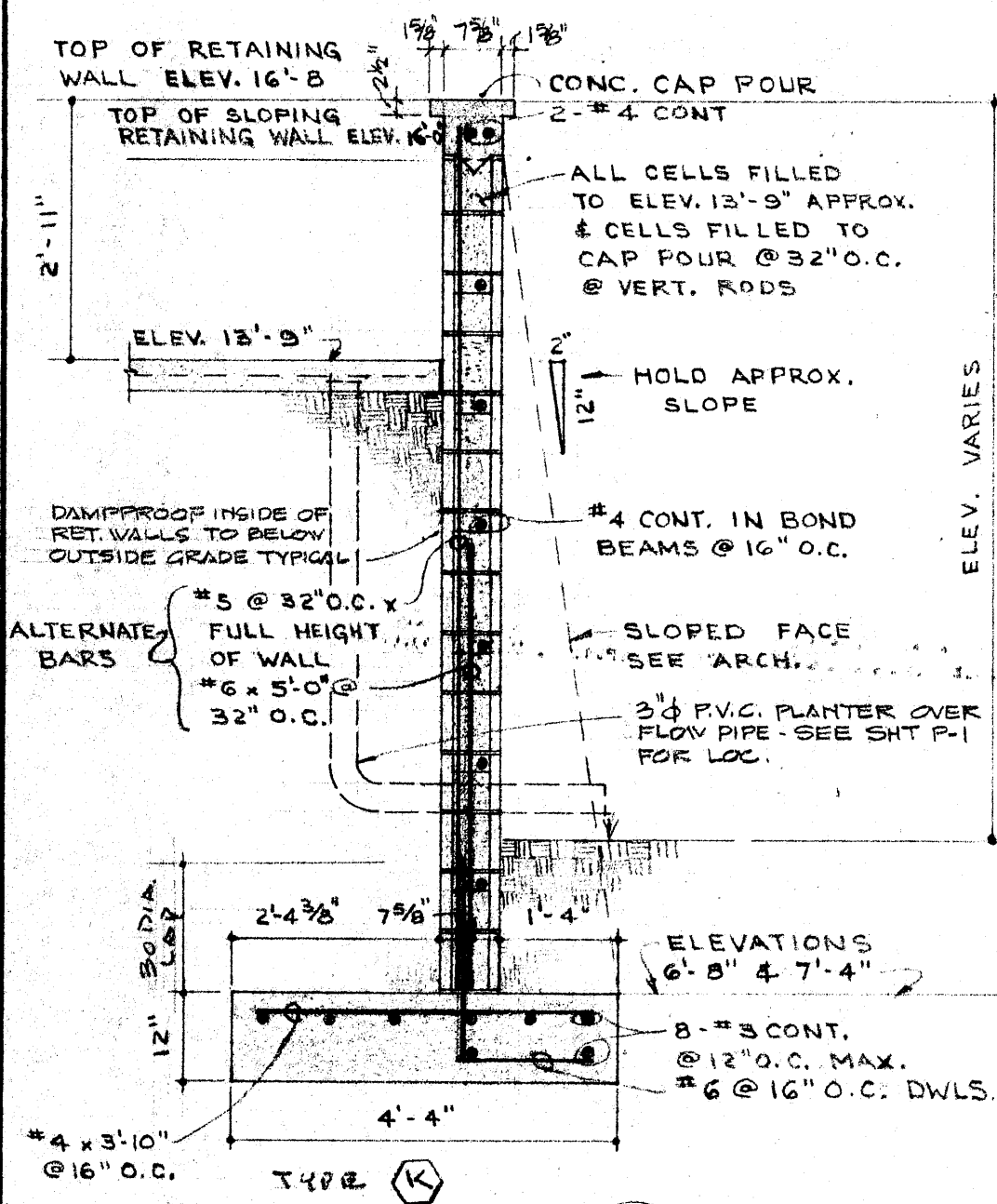
SECTION H
SCALE 3/4" = 1'-0"
S9



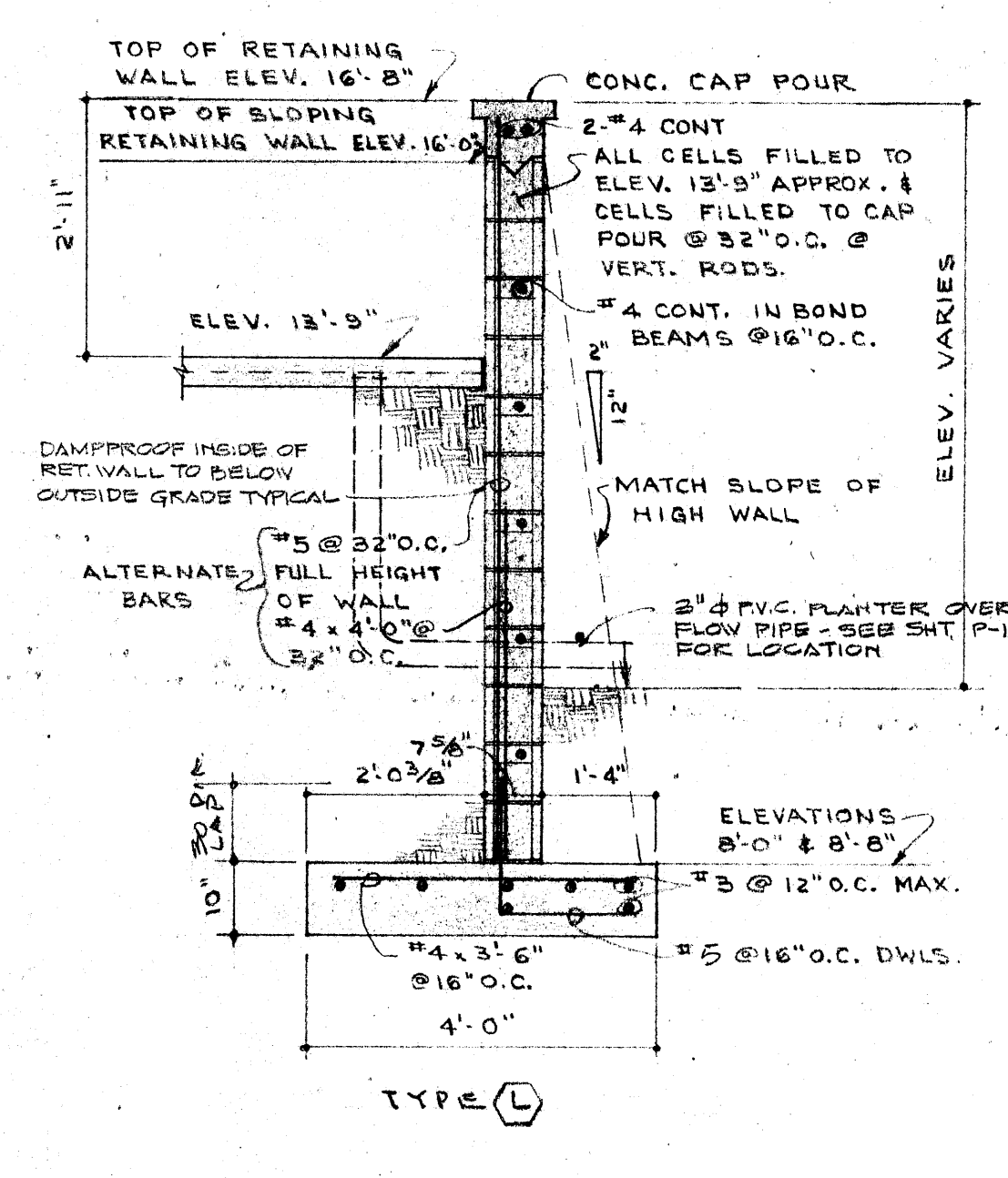
SECTION I
SCALE 3/4" = 1'-0"
S9



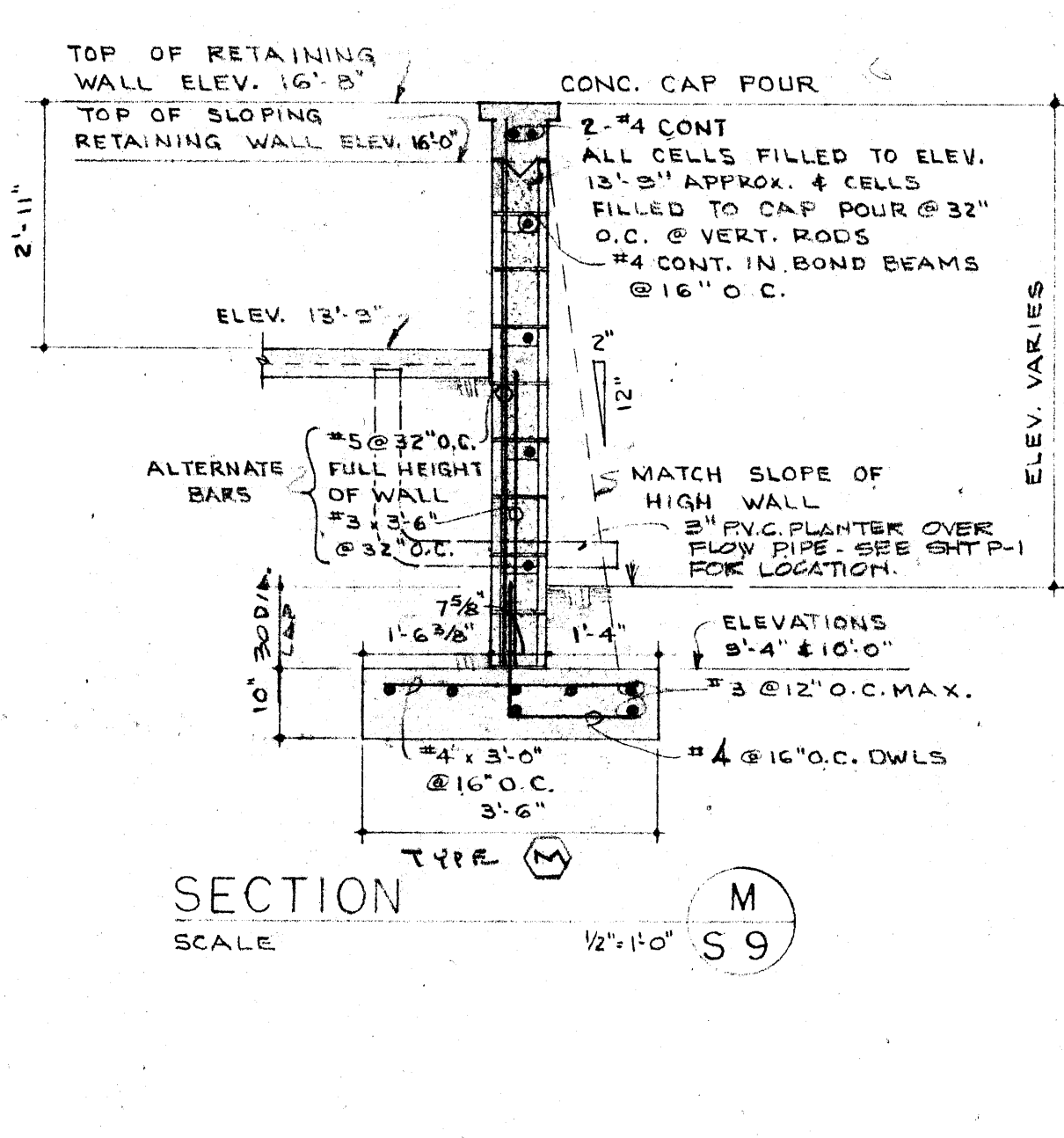
SECTION J
SCALE 3/4" = 1'-0"
S9



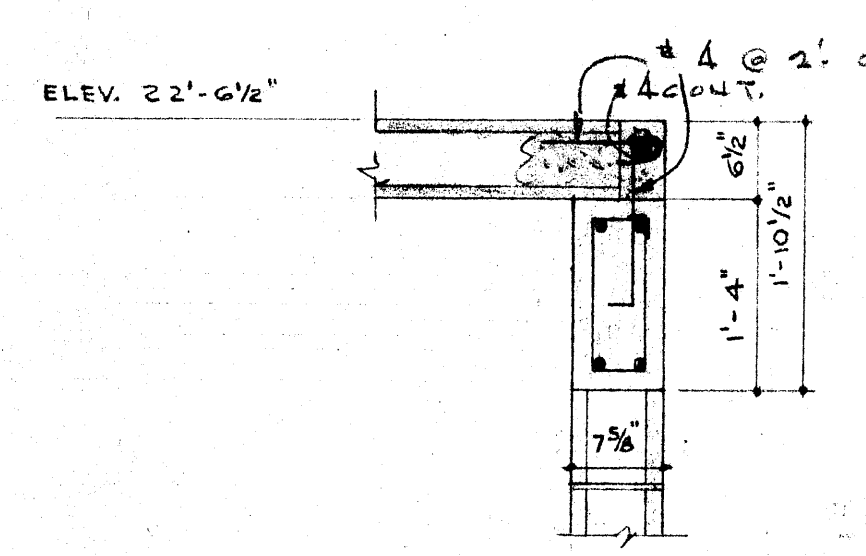
SECTION K
SCALE 1/2" = 1'-0"
S9



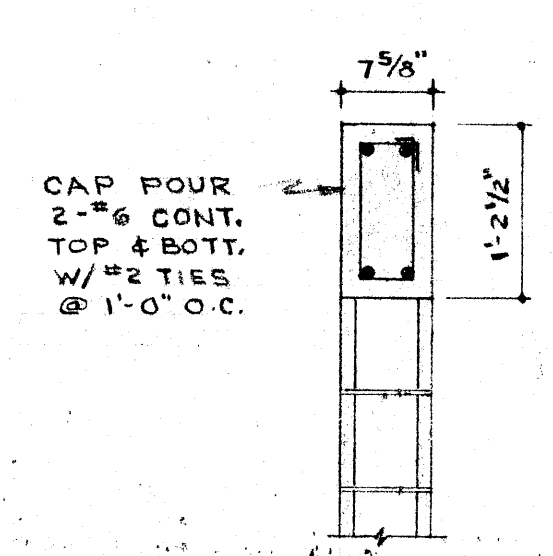
SECTION L
SCALE 1/2" = 1'-0"
S9



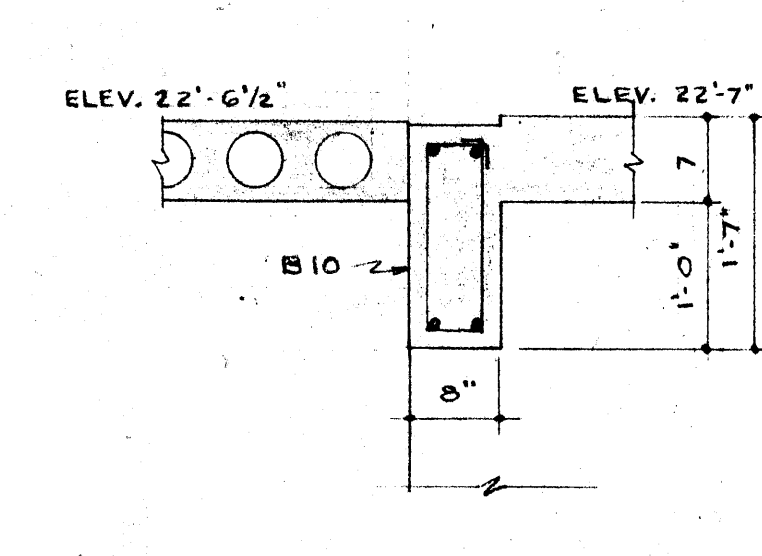
SECTION M
SCALE 1/2" = 1'-0"
S9



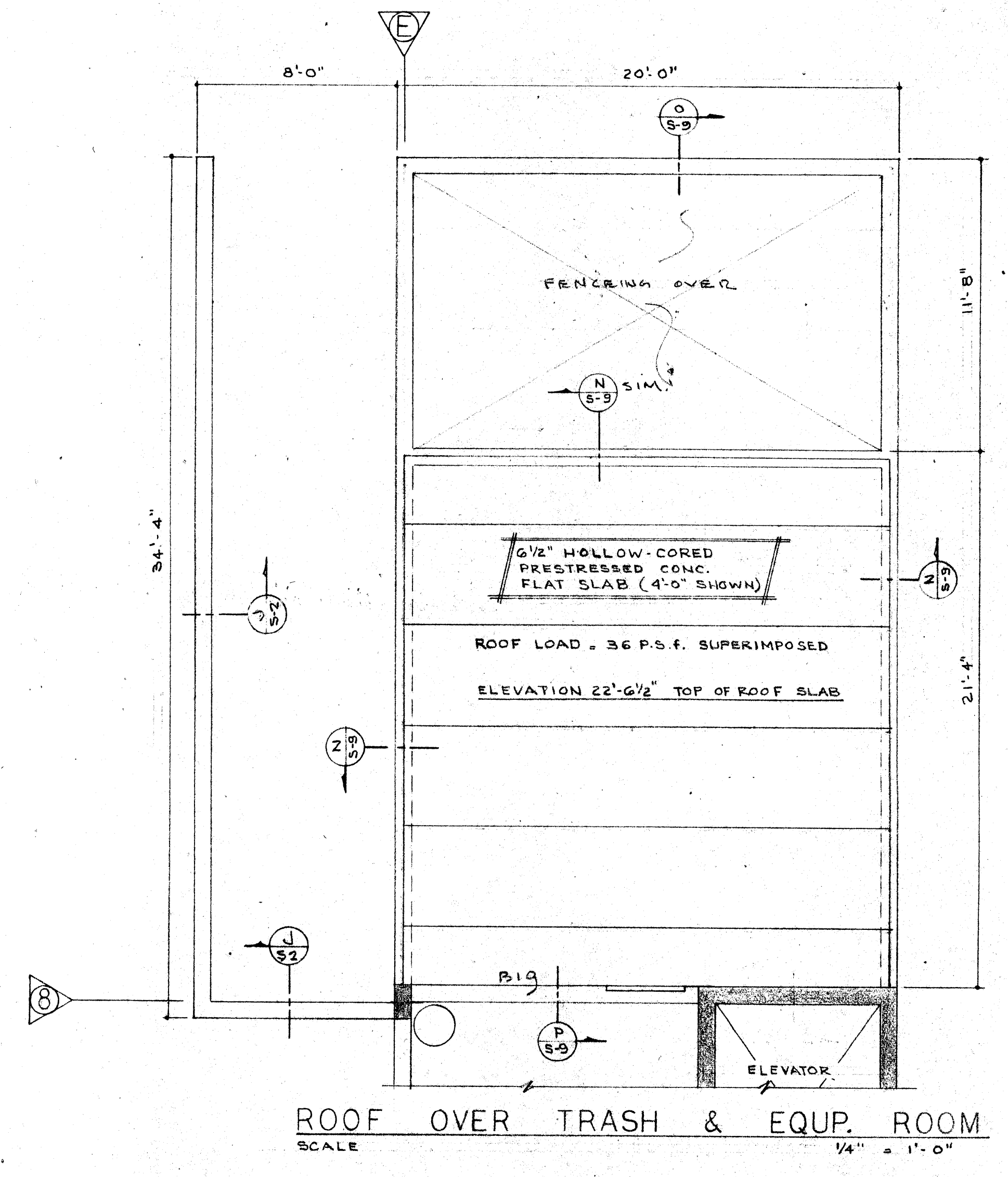
SECTION N
SCALE 3/4" = 1'-0"
S9



SECTION O
SCALE 3/4" = 1'-0"
S9



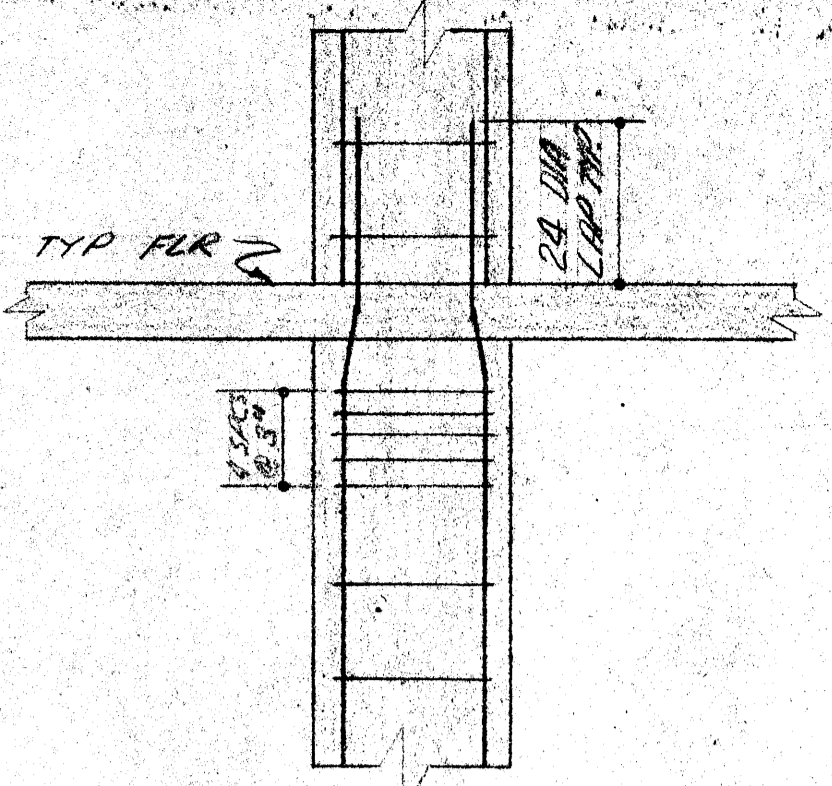
SECTION P
SCALE 3/4" = 1'-0"
S9



ROOF OVER TRASH & EQ. ROOM
SCALE 1/4" = 1'-0"

BEAM SCHEDULE

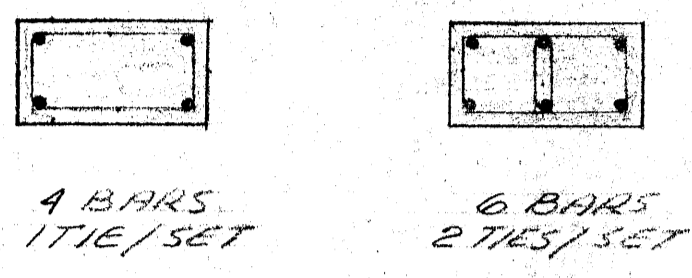
MARK	SIZE B X D	REINFORCING STEEL		STIRRUPS *		REMARKS
		BOTT. BARS	TOP BARS	NO. & SIZE	SPACING FA, END	
B1	7 7/8" x 14 1/4"	2 #7	2 #6A 2 #8C			*
B2	7 7/8" x 14 1/4"	2 #7				*
B3	7 7/8" x 14 1/4"	2 #7	2 #6A 2 #8C			*
B4	7 7/8" x 14 1/4"	2 #5	2 #6D x 11/16"			*
B5	7 7/8" x 14 1/4"	2 #5	2 #6D			*
B6	7 7/8" x 14 1/4"	2 #9	2 #8A 2 #10C			*
B7	8" x 17"	2 #7	2 #6A 2 #8C			*
B8	8" x 18 1/4"	2 #6	2 #6C*			* INTO B9
B9	8" x 12 3/4"	2 #6				*
B10	7 7/8" x 14 1/4"	2 #7	2 #5D			*
B11	7 7/8" x 14 1/4"	2 #6	2 #5D			*
B15	12" x 8 3/8"	2 #6	2 #6D			*
B16	12" x 8 3/8"	3 #6	2 #6D			*
B20	5 7/8" x 20 1/2"	1 #6, 2 #8	1 #8A x 7/8"			
B189	8" x 35 3/4"	2 #6				ADD 2 #6 @ MID-SPAN
RB1	7 7/8" x 19"	2 #6	2 #6A 2 #6C			*
RB2	7 7/8" x 19"	2 #6				*
RB3	7 7/8" x 19"	2 #6	2 #6A 2 #6C			*
RB4	7 7/8" x 19"	2 #6 x 4/8"	2 #6A x 7/8"			* HOOK @ END
RB5	7 7/8" x 19"	2 #6	2 #6D			*
RB6	7 7/8" x 19"	2 #7	2 #6A 2 #8C			*
RB7	7 7/8" x 19"	2 #7	2 #6A 2 #8C			*
RB8	7 7/8" x 19"	2 #6	2 #6C*			* INTO R.E.9.
RB9	7 7/8" x 27 1/4"	2 #6				*
RB10	7 7/8" x 19"	2 #6	2 #6D			*
RB11	7 7/8" x 19"	2 #6	2 #6D			*
RB12	16" x 12 1/2"	3 #7	2 #7A 1 #8C*			* ARCH'D BENT (RESULTS IN 2 #8 OVER 1 #8C)
RB13	16" x 12 1/2"	3 #9	2 #8D			* ARCH'D BENT
RB17	7 7/8" x 19 1/2"	2 #8	2 #6D			*
RB18	7 7/8" x 19 1/2"	2 #7	2 #6A 1 #8C			*
RB19	7 7/8" x 19 1/2"	2 #6	2 #9			*
RB21	9" x 14 1/2"	2 #9	2 #7A 1 #9C			*
RB22	8" x 14 1/2"	2 #8	2 #8C			* CURVED BENTS BOTH BARS DEVELOPED
RB23	8" x 14 1/2"	2 #6	2 #6A 1 #7C			*
EFB10	7 7/8" x 13"	2 #5	2 #5D			*
EFB11	7 7/8" x 13"	2 #5	2 #5D			*
EFB12	7 7/8" x 13"	2 #5	2 #6A x 10/8"			* HOOK @ EFB14
EFB13	7 7/8" x 13"	2 #5	2 #6A x 6/4"			*
EFB14	7 7/8" x 13"	2 #5	2 #5D			*
ERB10	7 7/8" x 12"	2 #5	2 #5D			*
ERB11	7 7/8" x 12"	2 #5	2 #5D			*
ERB12	7 7/8" x 20"	2 #6	2 #6D x 18/8"			*
ERB14	7 7/8" x 12"	2 #5	2 #5D			*



COLUMN SIZE	MAXIMUM SPACING OF COLUMN TIES	
	8"	12"
#10	8"	12"
#9		
#8		
#7		
#6		12"
#5	8"	10"

- GROUP 1:
A4, A5, A9, A10, J4, J5, J9, J10,
C7, C9, C10, H7, H9, H10
- GROUP 2:
B1, B13, C1, D1, F1, H1, I1, I13
- GROUP 3:
B3, B5, B9, B11, C3, C5, D3, D5, F3,
F5, G3, G5, H3, H5, I3, I5, I9, I11
- GROUP 4:
B6, B7, C6, D6, F6, G6, H6, I6, I7

NOTE:
IN ALL COLUMNS & SHEARWALLS,
BELOW AN OFFSET BEND IN
VERTICAL BARS, 3 ADDITIONAL
#5 TIES TO BE PROVIDED AS
SHOWN.

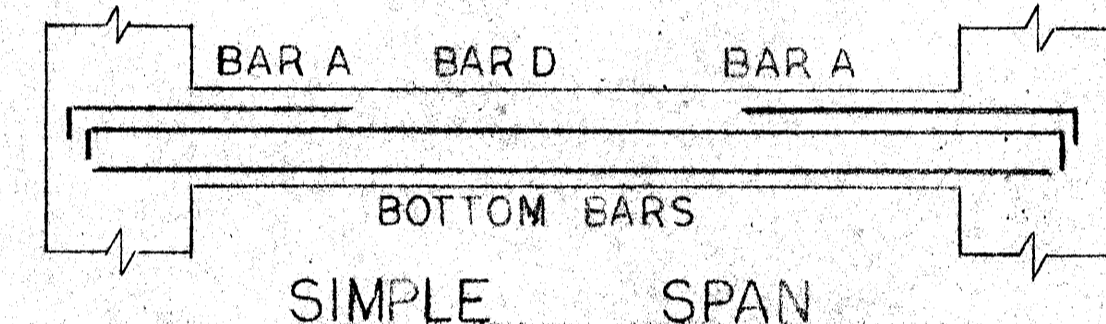
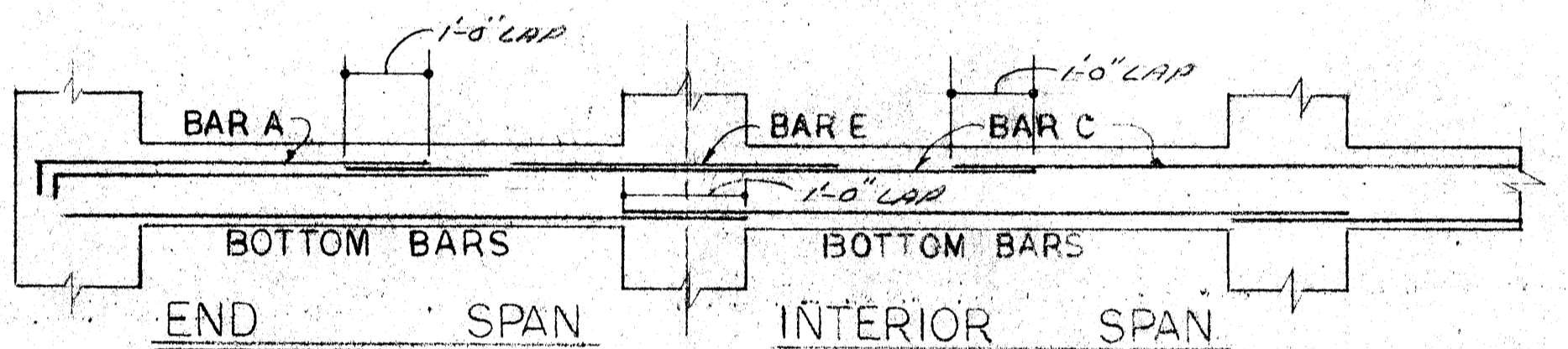


STEEL STRENGTHS
VERTICAL STEEL IN COLUMNS &
SHEARWALLS: 60,000 PSI
HORIZONTAL STEEL IN SHEAR-
WALLS, SLABS, BEAMS: 40,000 PSI
COLUMN TIES & BEAM STIRRUPS:
40,000 PSI
STEEL IN FOOTINGS & ADDITIONAL
DOWELS IN FINED CELLS, ETC.:
40,000 PSI

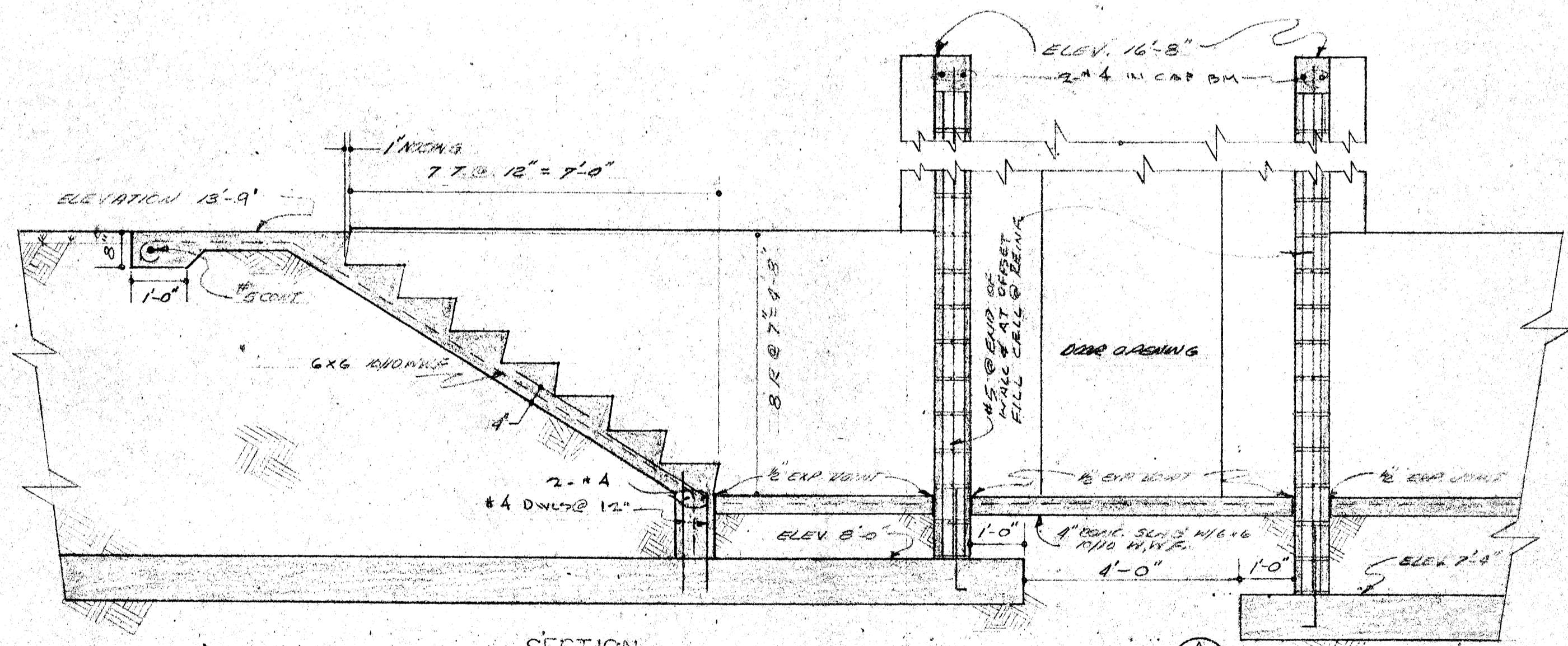
PRECAST OR CAST-IN-PLACE LINTELS
ALL OPENINGS IN MASONRY WALLS SHOWN ON THE ARCHITECTURAL SHEETS
OR REQUIRED DUE TO MECHANICAL, PLUMBING & ELECTRICALS ETC.
SHALL BE BRIDGED WITH PRECAST OR CAST-IN-PLACE
REINFORCED CONCRETE LINTELS. LINTELS SHALL BE SAME WIDTH
AS WALL SUPPORTED AND BE AT A MINIMUM OF 8" EACH SIDE
OF OPENING. LINTELS SHALL BE REINFORCED AS REQUIRED FOR LOADS
CARRIED AND SHALL HAVE CAPACITY STRENGTHENED ON THEM, WHERE
8" MINIMUM MASONRY BEARING IS NOT AVAILABLE. DOWELS OUT FROM
COLUMNS AND MASONRY BARS - 4 #5 EACH LINTEL SHALL
BE PROVIDED AND INSTALLED BY MASONRY SUB-CONTRACTOR. CAST-
IN-PLACE LINTELS SHALL BE BY GENERAL CONTRACTOR.

COLUMN SCHEDULE

ELEVATION	ELEVATOR	COLUMN NUMBERS																		
		GROUP 1	GROUP 2	GROUP 3	GROUP 4	A6, A7 J6, J7	A2, A12 J2, J12	C13 H13	E7	E8										
ELEVATOR ROOF																				
ELEV. MACH. ROOM FLOOR																				
ROOF																				
8TH FLOOR																				
7TH FLOOR																				
6TH FLOOR																				
5TH FLOOR																				
4TH FLOOR																				
3RD FLOOR																				
2ND FLOOR																				
1ST FLOOR																				
FOUNDATION																				

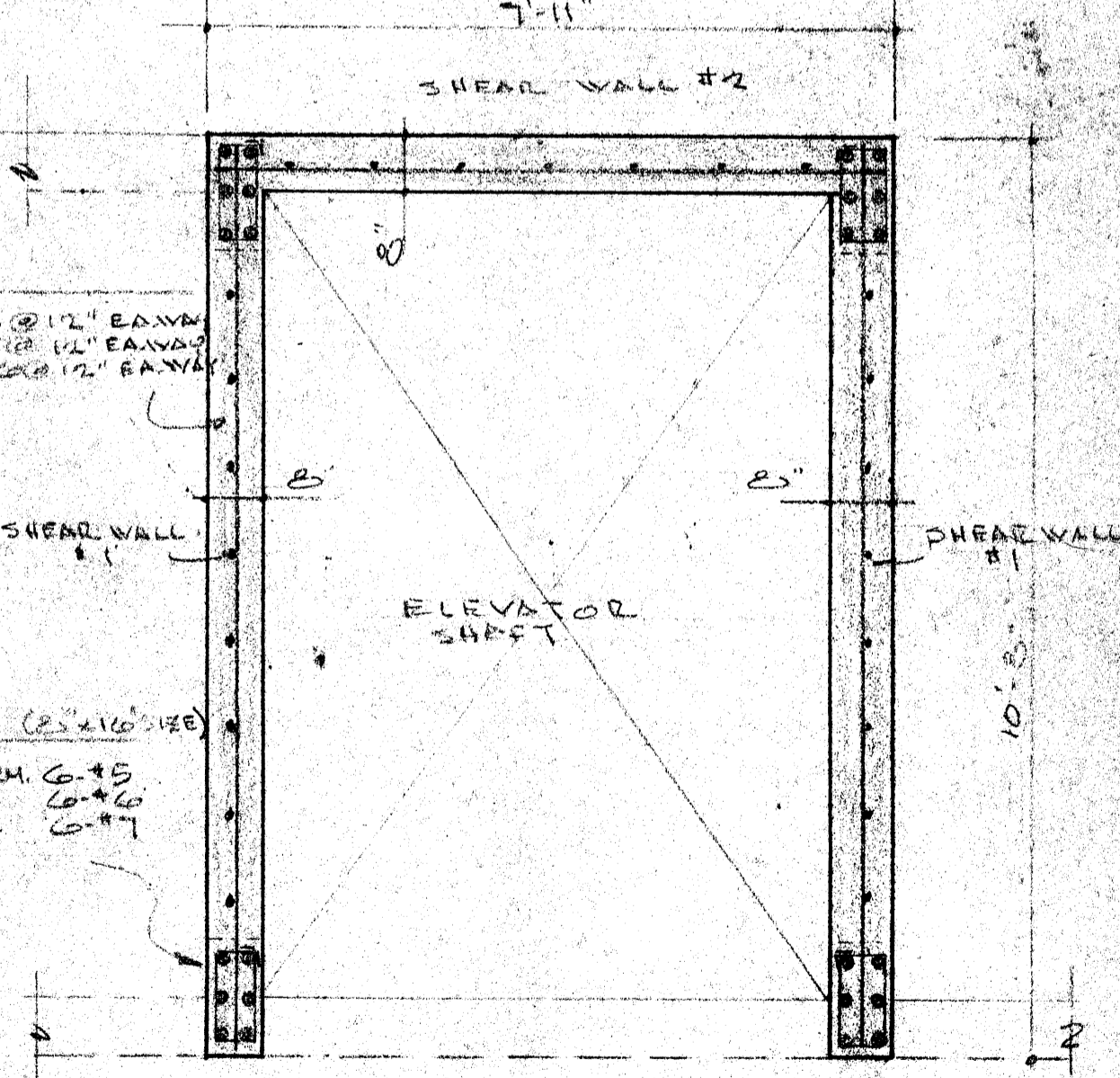


BAR LAPS
LAP COLUMN BARS BY DIA.
CONTINUED BARS AT FOUNDATION
30 DIA. LAP AT FOUNDATION

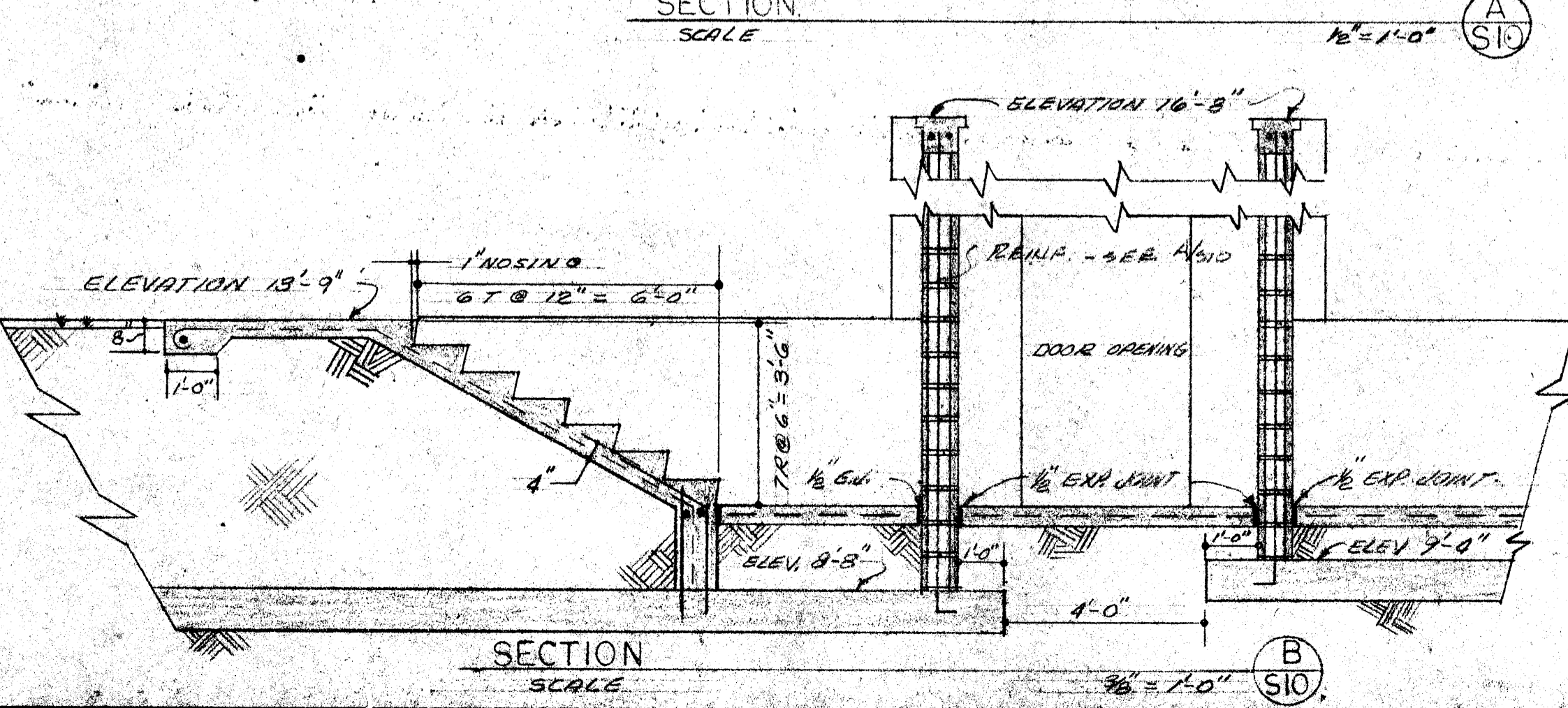


3. N. #1 @ 2"
4. TO ELEV. 16'-8"
2. TO 4. FL. #5 @ 12" ELEV.
FOUND. TO 2. FL. #3 @ 12" ELEV.

4. CORNERS @ 2. FL. #10
4. TO ELEV. 16'-8"
2. TO 4. FL. #5 @ 12"
FOUND. TO 2. FL. #3 @ 12"

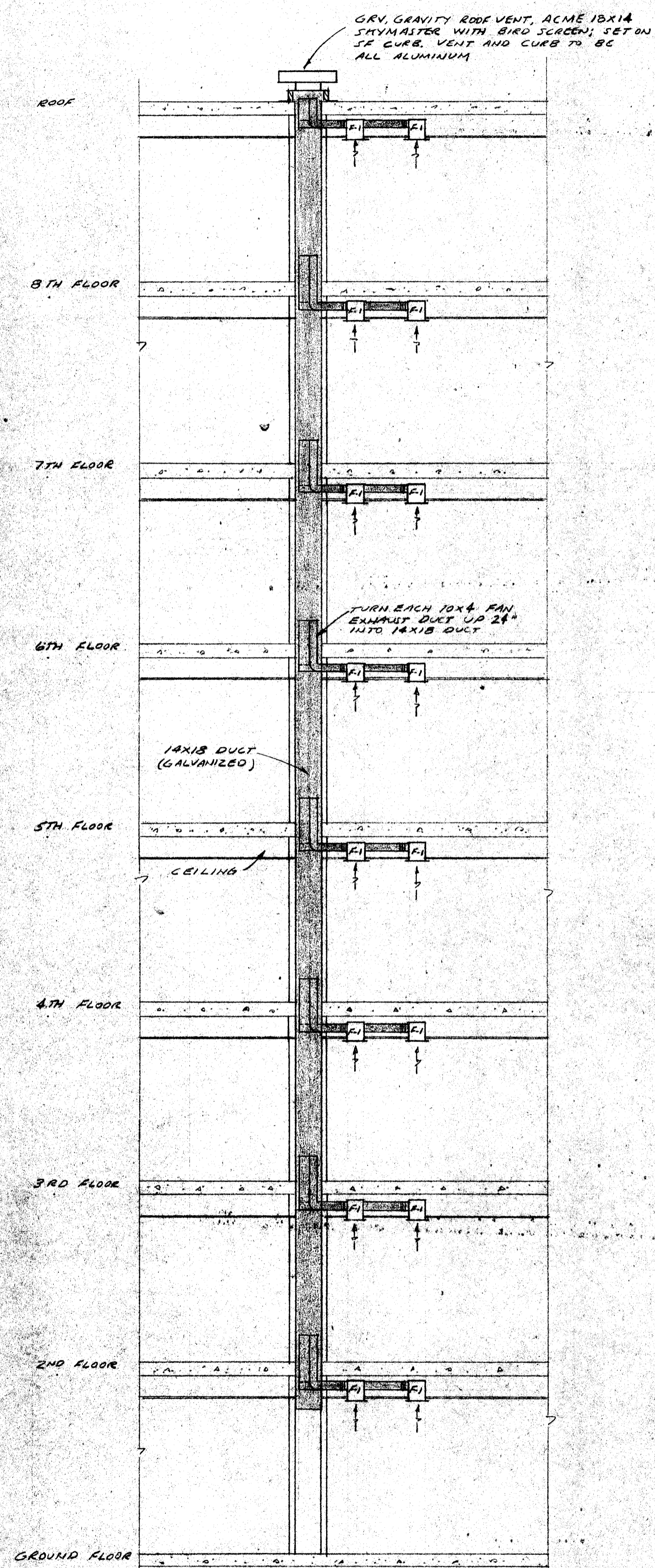


SHEAR WALL REINFORCEMENT
SCALE 1/2" = 1'-0"
CONC: 3,000 PSI f'c
STEEL: VERT. GRADE 60
HORIZ. GRADE 40



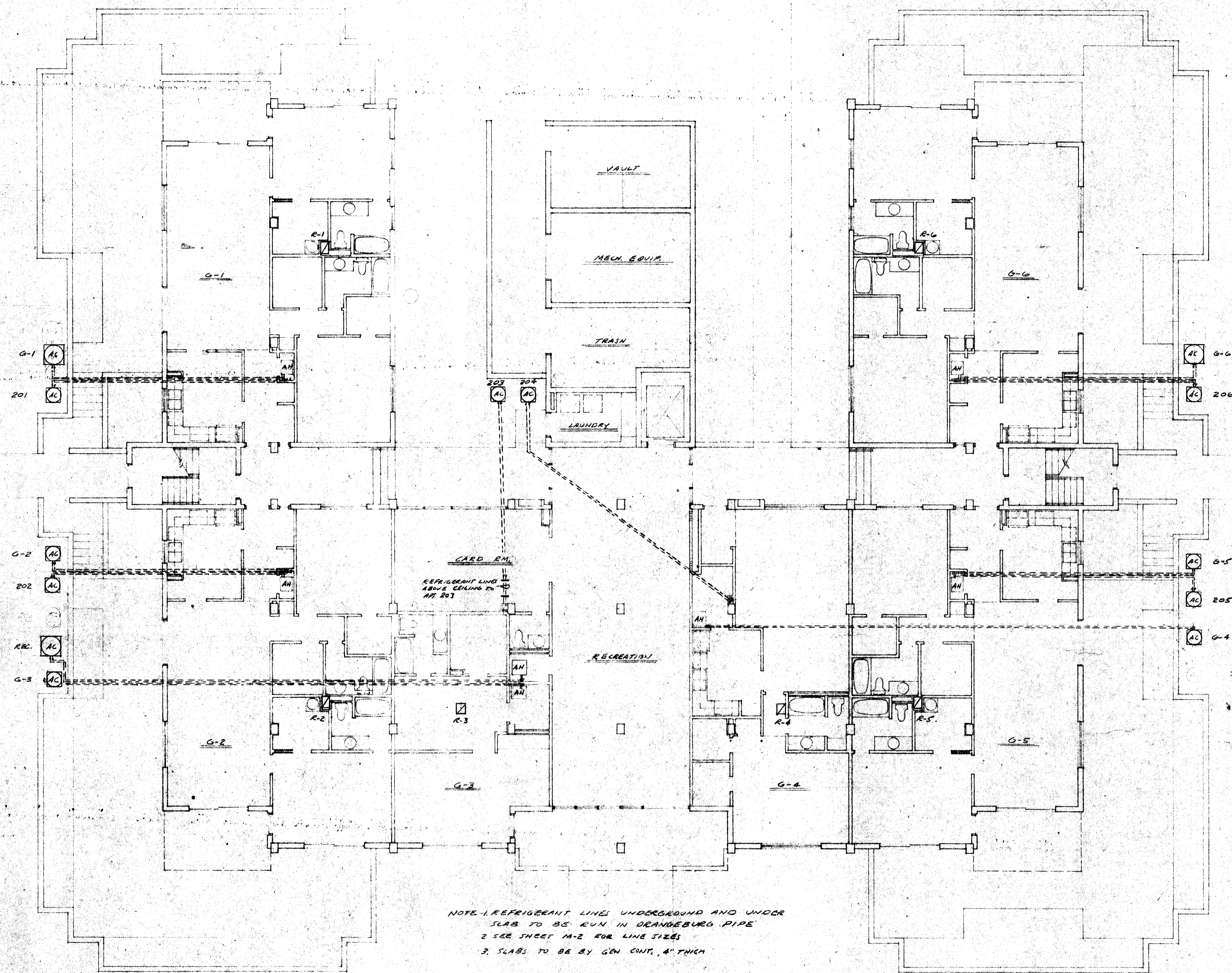
NOTE
COLUMNS & BEAMS SCHEDULED
AS 8" SHALL BE TRUE 7 7/8"
TO MATCH BRICK MASONRY

WILLIAM A. SNELL, P.E., CHARTERED
Consulting Engineer



RISER SCHEDULE		
RISER NO.	SIZE	CFM
R-1	18x14	480
R-2	18x14	480
R-3	18x14	450
R-4	18x14	450
R-5	18x14	480
R-6	18x14	480

TYPICAL RISER
(R-2 SHOWN)
SCALE 1/4" = 1'-0"



NOTE - 1. REFRIGERANT LINES UNDERGROUND AND UNDER SLAB TO BE RUN IN ORANGEBURG PIPE
2. SEE SHEET M-2 FOR LINE SIZES
3. SLABS TO BE BY GEN. CONT. 4" THICK

GROUND FLOOR A.C. UNIT PLAN
SCALE 1/4" = 1'-0"

C. W. WHIDDEN
CONSULTING ENGINEER
ARCADIA, FLA., 11-17-70