

PROJECT INFORMATION

BUILDING DATA:
PARCEL ID: 00-00-30-010C-0003-0010
DEED ACREAGE: 0.12
BUILDING FOOTPRINT AT GRADE: 1,954 SF
PROPOSED HEIGHT: 43'-7" (ABV. CROWN OF ROAD)
ZONING: RG1-AB
FLOOD ZONE: "X"
SEAWARD OF C.C.C.L.: YES
D.E.P. 100-YR FLOOD EL. 16.90' NAVD
LOWEST HORIZONTAL MEMBER ELEVATION: 16.90' NAVD
SETBACKS:
FRONT: 15-FT
SIDE: 5-FT
REAR: 10-FT
AVERAGE NATURAL GRADE ELEV. 18.8'
CROWN OF ROAD ELEV. 18.75' (CONTROLS)
PROPOSED FIN. FLOOR ELEV. 21.00'
TOP OF MAIN FLAT ROOF 53.75'
AVG. ELEVATOR ROOF ELEV. 62.33'
BUILDING MAX. HEIGHTS:
MAIN ROOF = 53.75'-18.75' 35.00'
ELEV. ROOF = 62.33'-18.75' 43.58'

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SITE DRAINAGE AREA ESTIMATES:
TOTAL SITE AREA (0.12 ACRES) 5,213 S.F.
OFFSITE DRAINAGE AREA 0 S.F.
TOTAL DRAINAGE AREA 5,213 S.F.
IMPERVIOUS SURFACES:
• ROOF SURFACES 2,314 S.F.
• DRIVE & MISC. PAVEMENTS 0 S.F.
TOTAL SURFACE AREA 2,314 S.F.

STORMWATER CALCULATIONS:
MEAN ANNUAL 24-HR RAIN DEPTH = 5.5 IN
INTENSITY = 0.23 IN/HR

EST. PERMEABILITY COEFF. = 20 IN/HR (NEWHAN-CORROLLA)
PER USDA SOIL SURVEY FOR NASSAU COUNTY

REDUCED RAINFALL DEPTH:
 $0.23 / (0.5 \times 20) \times 5.5 = 0.127$ IN

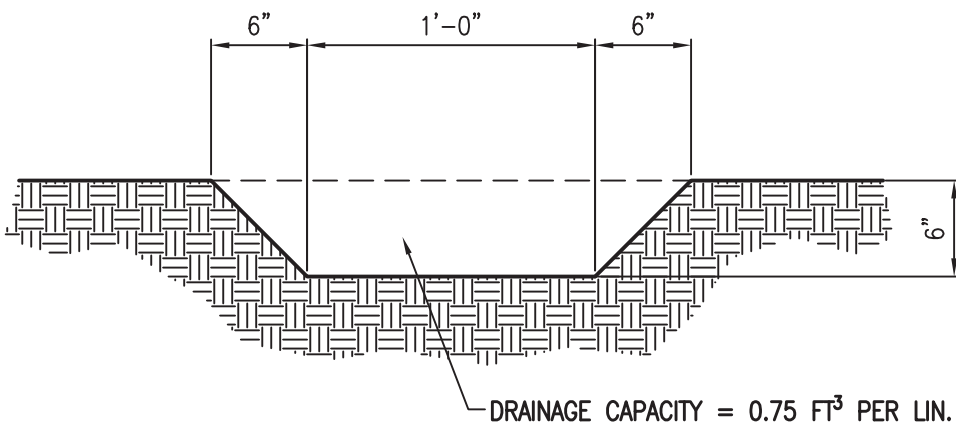
REQ'D. VOLUME = $0.92 \times 2314 \times 0.127 / 12 = 23$ FT³

SWALE #1: 0.75 FT³ x 48 LN.FT. = 36 FT³
SWALE #2: 0.75 FT³ x 48 LN.FT. = 36 FT³
SWALE #3: 0.75 FT³ x 40 LN.FT. = 30 FT³

TOTAL STORAGE CAPACITY = 102 FT³

LOT COVERAGE RATIO:

PROPOSED HOME FOOTPRINT = 1,954 S.F.
= 1954 S.F. / 5213 S.F. = 37.5%



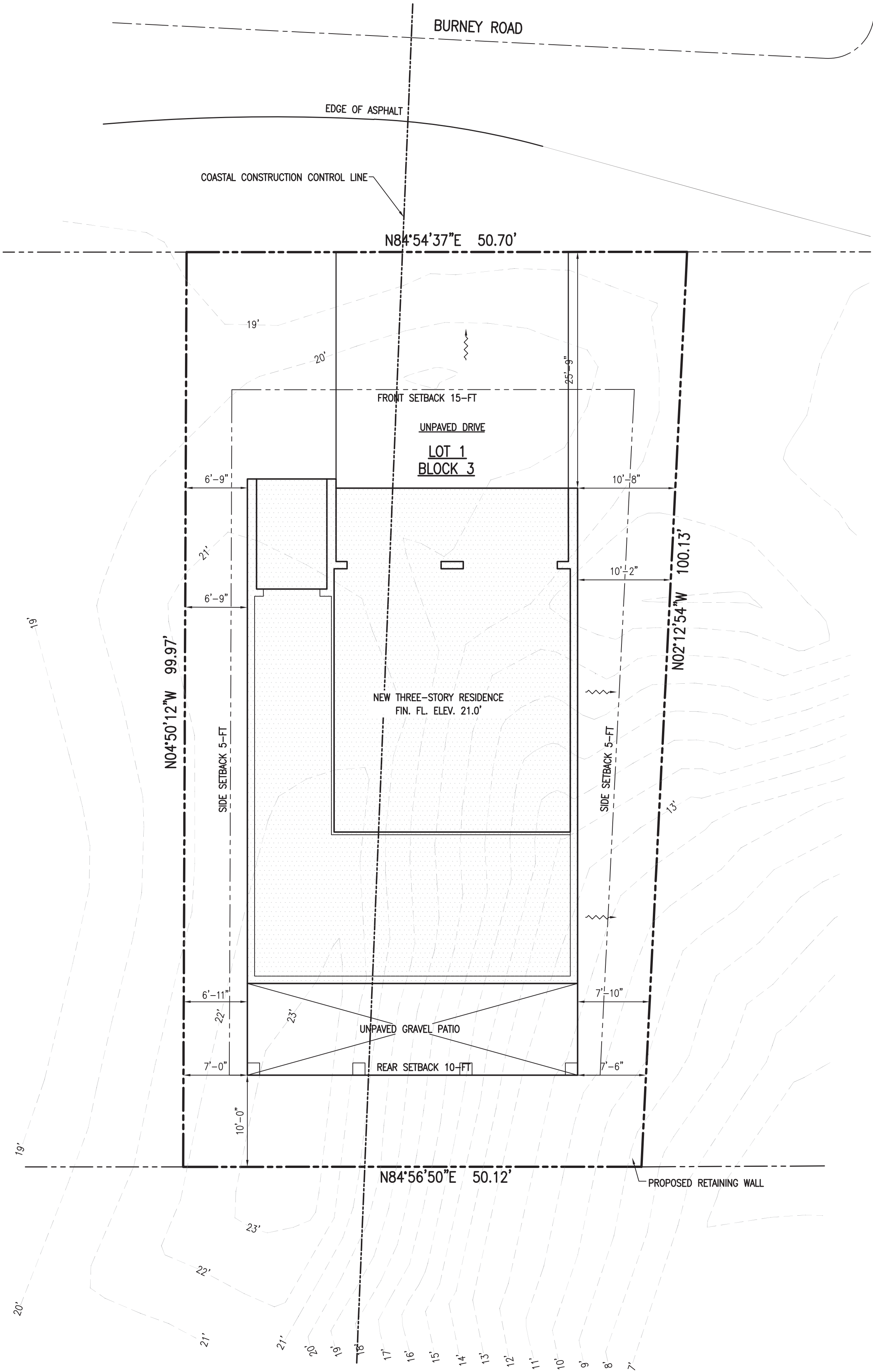
DRAINAGE CAPACITY = 0.75 FT³ PER LIN. FT.

A
SP1 TYPICAL DRAINAGE SWALE SECTION

SCALE: NONE

SITE PLAN LEGEND:

- PROPERTY LINE
- SETBACK LINES
- EXISTING CONTOUR LINES
- EXISTING CONTOUR LINES
- PROPOSED FLOOR ELEVATIONS
- PROPOSED GRADE
- DIRECTION OF DRAINAGE FLOW
- PROPOSED BUILDING FOOTPRINT
- PROPOSED PAVING

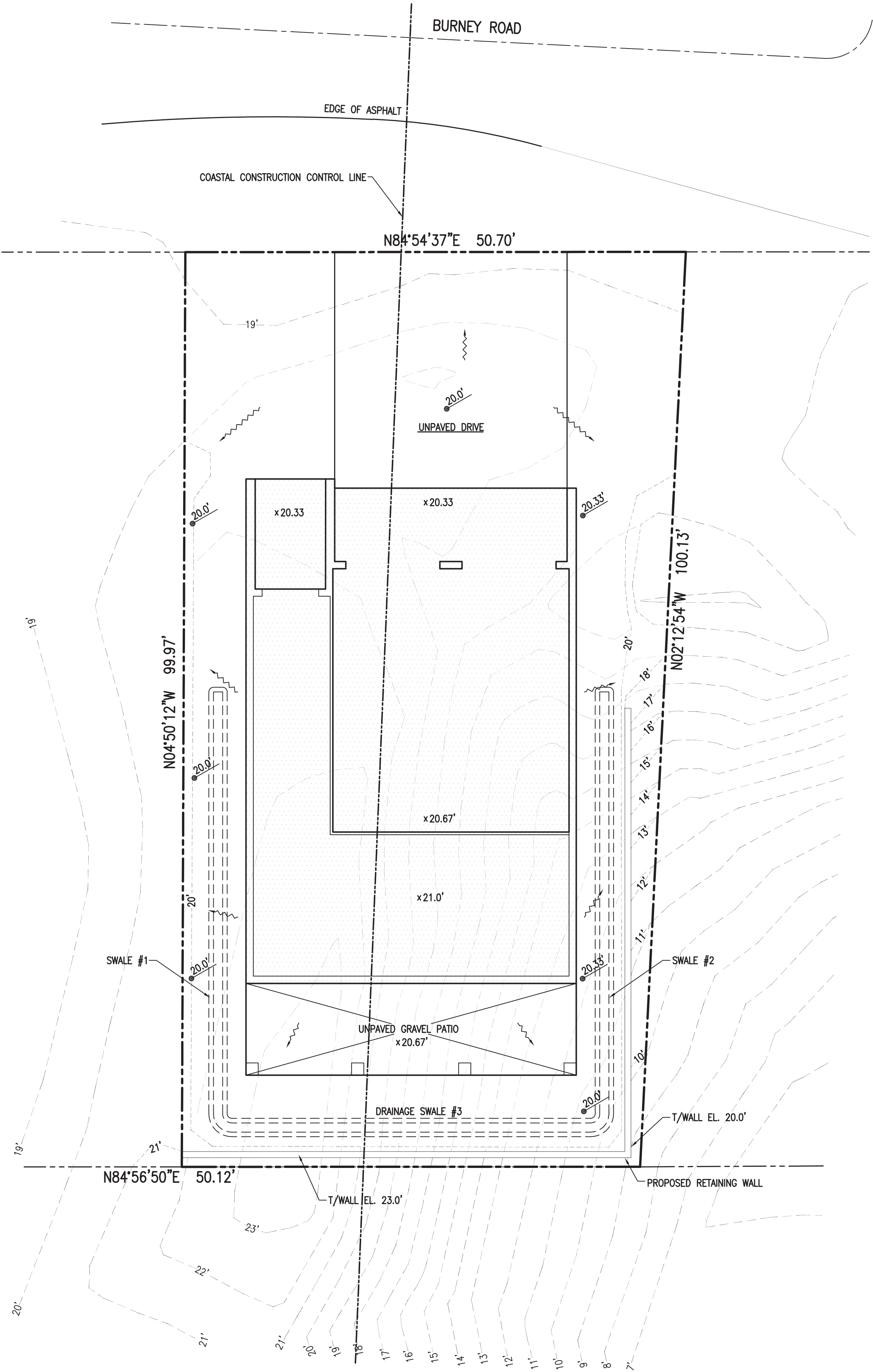


SITE PLAN

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

SITE PLAN NOTES:

- ALL SITE INFORMATION BASED ON SURVEY PROVIDED BY OWNER.
- NEW BOUNDARY SURVEY SHALL BE OBTAINED BY THE OWNER WHERE REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
- PROJECT LOCATION LEGAL DESCRIPTION:
LOT 1 BLOCK 3 BURNEY ROAD
FERNANDINA BEACH, FL
- CLEAR ONLY AREAS WITHIN IMMEDIATE CONSTRUCTION ZONE.
- PROVIDE POSITIVE DRAINAGE AWAY FROM NEW STRUCTURES.



SITE GRADING PLAN

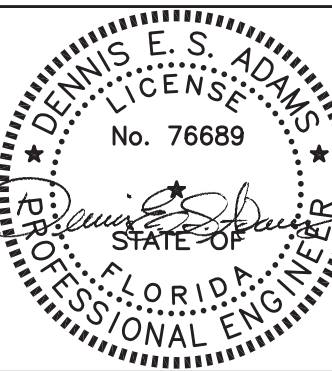
SCALE: 1/8" = 1'-0"

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MORRISON RESIDENCE
LOT 1 BLOCK 3, BURNEY RD.
FERNANDINA BEACH, FL
For
COLE BUILDERS
FERNANDINA BEACH, FL

PROJECT NO.

SHEET TITLE

SITE PLAN

DATE

03/05/2024

DRAWN BY

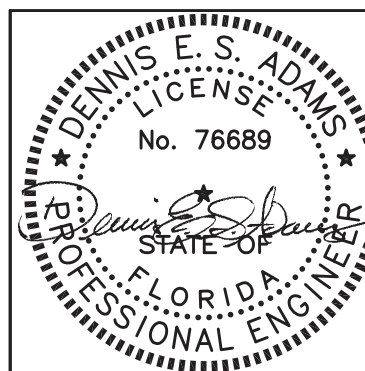
JDW

CHECKED BY

DESA

SHEET NUMBER

SP-1



DENNIS E. S. ADAMS, P.E., S.E.
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MORRISON RESIDENCE
LOT 1 BLOCK 3, BURNEY RD.
FERNANDINA BEACH, FL
For
COLE BUILDERS
FERNANDINA BEACH, FL

PROJECT NO.

SHEET TITLE
SITE SECTIONS

DATE
03/05/2024

DRAWN BY
JDW

CHECKED BY
DESA

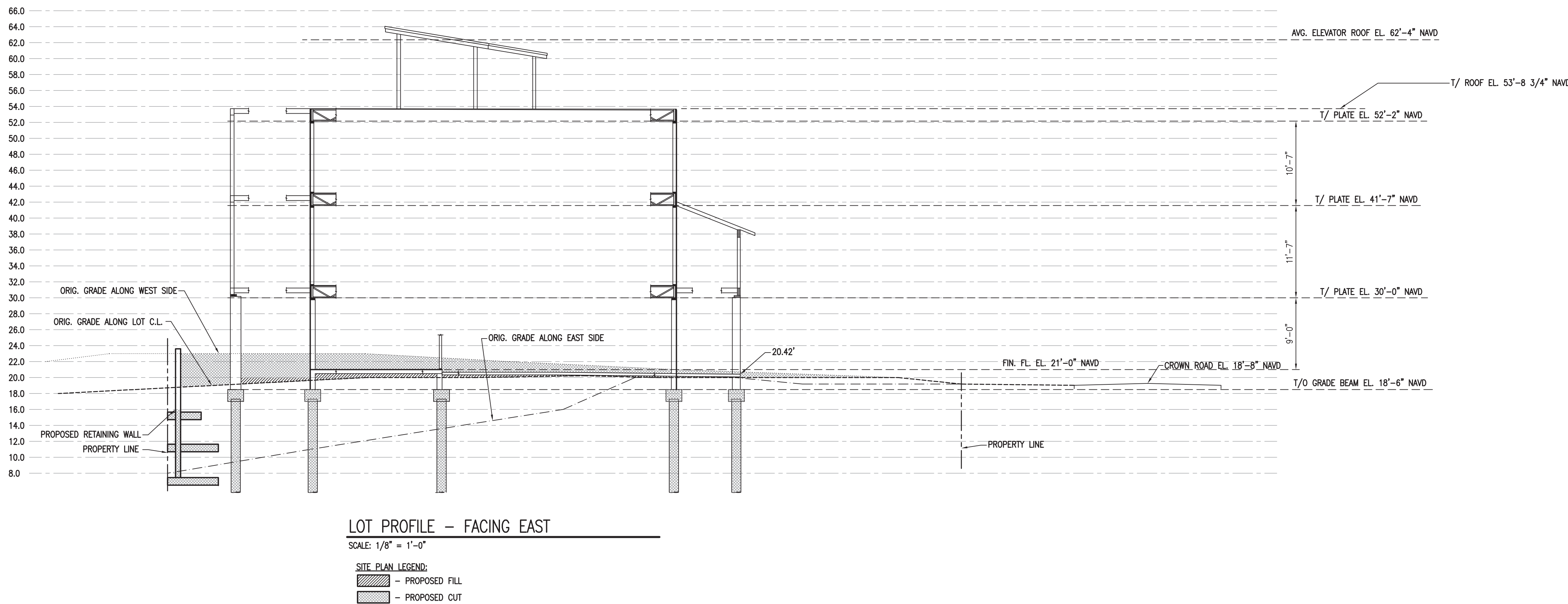
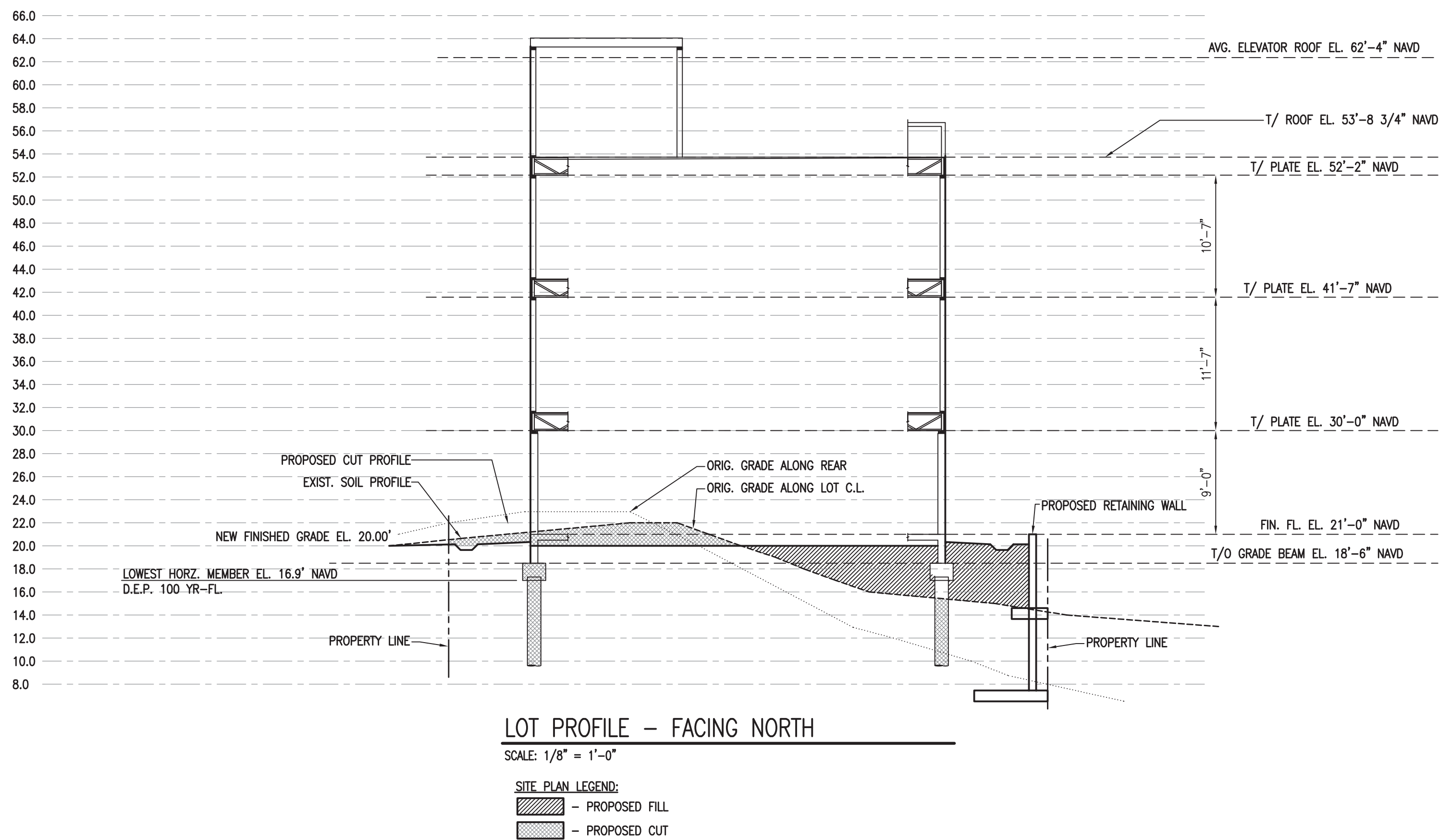
SHEET NUMBER

SP-2

CUT/FILL ESTIMATES:
PROPOSED CUT:
GRADE BEAMS & SLAB = 3,381 FT³ = 125.2 CU. YDS.
16"Ø ACP x 30'-FT DEPTH = 41.67 FT³ x 33 = 50.9 CU. YDS.
RETAINING WALL & FOOTING = 670 FT³ = 24.8 CU. YDS.
TOTAL CUT: = 200.9 CU. YDS.

PROPOSED FILL: 7,258 FT³ = 269 CU. YDS.

NET TOTAL (FILL): 269 - 200.9 = 68.1 CU. YDS.

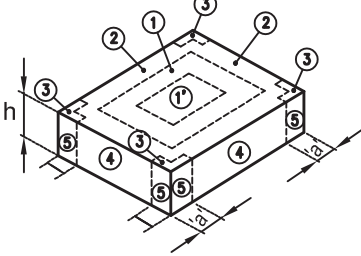


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GENERAL NOTES

- DESIGN LOADS
A. ROOF DEAD (PITCH)..... 15 PSF
B. ROOF LIVE (LL)..... 20 PSF
C. FLOOR LIVE 40 PSF
- DESIGN WIND LOADS (ASCE 7-22)
A. BASIC WIND SPEED (V_{10})..... 130 MPH
B. BASIC WIND SPEED (V_{100})..... 101 MPH
C. RISK CATEGORY..... II
D. WIND EXPOSURE CATEGORY "D"
E. INTERNAL PRESSURE COEFFICIENT..... "GC" = ± 0.18
F. COMPONENTS & CLADDING DESIGN WIND PRESSURES:

	ZONE	A = EFFECTIVE WIND AREA (FT ²)			
		A=10	A=20	A=50	A=100
WALLS	5 CORNER	+55	+52	+49	+46
	4 OTHER	+55	+52	+49	+46
ROOF: 0' to 7'	3	+6	+21	+19	+18
	2	+6	+21	+19	+18
	1	+6	+21	+19	+18
	1'	+6	+21	+19	+18



ALL PRESSURES ARE STRENGTH LEVEL (LRFD) & INTENDED TO BE APPLIED & INTERPRETED IN STRICT ACCORDANCE W/ ASCE 7-22. FOR THE PURPOSES OF APPLYING THESE LOADS IN ACCORDANCE WITH COMPONENTS & CLADDING FIGURES IN ASCE 7-22, $\alpha = 3$ FT.

- SEISMIC DESIGN
A. SEISMIC IMPORTANCE FACTOR..... $I = 1.0$
B. MAPPED SPECTRAL RESPONSE ACCELERATIONS.....
 $S_s = 0.162$
 $S_1 = 0.078$
C. SITE CLASS "D" ASSUMED
D. SPECTRAL RESPONSE COEFFICIENTS..... $S_{wp} = 0.172$
 $S_{wp} = 0.124$
E. SEISMIC DESIGN CATEGORY "B"
F. BASIC LATERAL FORCE RESISTING SYSTEM: EQUIVALENT REINF. MASONRY SHEAR WALLS.
G. DESIGN BASE SHEAR..... $V = \text{---}$ KIPS
H. SEISMIC RESPONSE COEFFICIENT..... $C_s = 0.025$
I. RESPONSE MODIFICATION FACTOR..... $R = 7$
J. ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE PROCEDURE FOR SEISMIC DESIGN OF BUILDINGS
- SNOW LOADS
A. GROUND SNOW LOAD..... "P_s" = 0 PSF
- CODES
A. FLORIDA BUILDING CODE, 8TH EDITION
B. ASCE 7-22 DESIGN LOADS FOR BUILDINGS
C. ASCE 24-14 FLOOD RESISTANT DESIGN
D. REINFORCED CONCRETE: ACI 318-19.
E. ALL STEEL WORK SHALL COMPLY WITH APPLICABLE STANDARDS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, INCLUDING THE SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, LATEST EDITION AND THE AMERICAN WELDING SOCIETY'S STRUCTURAL WELDING CODE, AWS D1.1-LATEST EDITION.
F. CONCRETE MASONRY: TMS 402-16 & TMS 602-16
- PROVIDE TEMPORARY BRACING OF STRUCTURAL FRAMING UNTIL ALL PERMANENT BRACING, SHEAR WALLS, MOMENT CONNECTIONS, AND FLOOR AND ROOF DIAPHRAGMS ARE COMPLETELY INSTALLED. THE STRUCTURAL ELEMENTS ARE UNSTABLE UNTIL THE STRUCTURE IS COMPLETED IN ACCORDANCE WITH THE PLANS.

SOIL PARAMETERS

- SOIL PARAMETERS
A. FOUNDATION HAS BEEN DESIGNED FOR SUPPORT ON AUGER-CAST PILES. REFER TO NOTES & DETAILS ON SHEET S-3. GRADE SLABS ARE TO BEAR ON PROPERLY COMPACTED SOILS WHERE INDICATED.
B. REMOVE ALL TOPSOIL & ORGANIC MATERIALS UNDER PROPOSED BUILDING SLAB & FOUNDATIONS & REPLACE WITH SUITABLE COMPACTED FILL OR CRUSHED STONE.
C. USE ONLY CLEAN, SANDY SOILS, WITH PLASTICITY INDEX UNDER 20 & LIQUID LIMIT BELOW 40, FOR ALL FILL UNDER SLABS AND FOOTINGS. USE OF CLAY, OR SOILS WITH HIGH CLAY CONTENT, IS PROHIBITED.
D. ALL BUILDING AREAS SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED IN ACCORDANCE WITH ASTM D698.

REINFORCED C.M.U. GENERAL NOTES

- ALL MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TMS 602-16 ("SPECIFICATION FOR MASONRY STRUCTURES"). ALL SUPERVISORY PERSONNEL HAVING CONNECTION WITH THE MASONRY WORK SHALL CERTIFY THAT THEY HAVE FAMILIARIZED THEMSELVES WITH THESE PUBLICATIONS.
- BLOCK SHALL BE LAID IN RUNNING BOND, EXCEPTIONS NOTED. SEE ARCH. DRAWINGS.
- ALL FACE SHELLS OF BLOCKS SHALL BE COMPLETELY MORTARED IN BED JOINTS; HEAD JOINTS SHALL BE COMPLETELY MORTARED VERTICALLY FOR SAME WIDTH AS BED JOINTS. WHERE CELLS ARE TO BE FILLED WITH GROUT, FACE AND WEB SHELLS SHALL BE COMPLETELY MORTARED EXCEPT WHERE ADJACENT CELLS ARE TO BE FILLED. WHERE ADJACENT CELLS ARE TO BE FILLED, THE WEBS COMMON TO BOTH CELLS NEED NOT BE MORTARED.
- CONCRETE MASONRY UNITS SHALL COMPLY WITH ASTM C 90, NORMAL WEIGHT. UNIT COMPRESSIVE STRENGTH SHALL BE 2000 PSI, MINIMUM. MANUFACTURER SHALL PROVIDE A WRITTEN CERTIFICATION OF THE UNIT COMPRESSIVE STRENGTH WHICH SHALL BE SAMPLED AND TESTED IN ACCORDANCE WITH ASTM C140.
- ALL BLOCK WORK BELOW THE FINISHED FLOOR ELEVATION SHALL BE LAID USING TYPE M MORTAR. ALL BLOCK WORK ABOVE THE FINISHED FLOOR ELEVATION SHALL BE LAID USING TYPE S OR TYPE M MORTAR. MORTAR SHALL COMPLY WITH ASTM C 270-14c.
- ASSUMED F'_m FOR EXTERIOR WALLS = 2000 PSI @ 28 DAYS.
- ASSUMED F'_m FOR INTERIOR WALLS = 2000 PSI @ 28 DAYS.
- PROVIDE CONT. HORIZONTAL REINFORCING AT 16" MAX. O.C. VERTICALLY. HORIZONTAL REINFORCING SHALL BE W17 (9 GA. x 9 GA.) TRUSS-TYPE JOINT REINFORCING. HORIZONTAL JOINT REINFORCING SHALL COMPLY WITH ASTM A951-16 AND SHALL BE HOT DIP GALVANIZED PER ASTM A153-16. LAP SPLICE ALL JOINT REINFORCING IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS. USE PREFABRICATED SECTIONS AT INTERSECTIONS AND CORNERS. DO NOT CUT OR BEND.
- ALL CELLS AND VOIDS NOTED AS FILLED SHALL BE FILLED SOLID WITH GROUT CONFORMING TO ASTM C476-10. COARSE AGGREGATE SHALL NOT EXCEED 3/8" IN DIMENSION.
- VERTICAL WALL REINFORCING WILL BE REQUIRED AS SHOWN ON PLANS AND IN DETAILS. LAP SPLICE 48 BAR DIAMETERS.
- PROVIDE A CONTINUOUS GROUT FILLED BOND BEAM (WITH 2-CONTINUOUS #5'S) AT 4'-0" MAXIMUM ON CENTER VERTICALLY IN ALL STACK BOND 7 5/8" REINFORCED MASONRY.
- PROVIDE A CONTINUOUS GROUT FILLED BOND BEAM (WITH 2-CONTINUOUS #5'S) AT 8'-0" MAXIMUM ON CENTER VERTICALLY IN ALL OTHER 7 5/8" REINFORCED MASONRY WALLS.
- PROVIDE A CONTINUOUS GROUT FILLED BOND BEAM (WITH 2-CONTINUOUS #6'S) AT 4'-0" MAXIMUM ON CENTER VERTICALLY IN ALL STACK BOND 11 5/8" REINFORCED MASONRY WALLS.
- PROVIDE A CONTINUOUS GROUT FILLED BOND BEAM (WITH 2-CONTINUOUS #6'S) AT 8'-0" MAXIMUM ON CENTER VERTICALLY IN ALL RUNNING BOND 11 5/8" REINFORCED MASONRY WALLS.
- ALL PARAPETS SHALL BE LAID USING RUNNING BOND.
- PROVIDE A CONTINUOUS GROUT FILLED BOND BEAM (WITH 2-CONTINUOUS #5'S) AT THE TOPS OF ALL 7 5/8" MAS. WALLS.
- PROVIDE A CONTINUOUS GROUT FILLED BOND BEAM (WITH 2-CONTINUOUS #6'S) AT THE TOPS OF ALL 11 5/8" MAS. WALLS.
- PROVIDE KNOCK-OUT BLOCKS FOR BOND BEAMS WHERE SHOWN OR NOTED. PROVIDE U-BLOCKS FOR BOND BEAMS IN ALL OTHER WALLS.
- PROVIDE A MIN. OF 1-#5 IN FULLY GROUTED CELLS EA. SIDE OF ALL OPENINGS IN 7 5/8" C.M.U. WALLS. PROVIDE #5 DOWELS WITH 8" HOOKS FROM FOOTINGS. LAP SPLICES TO BE 48 BAR DIAMETERS MINIMUM, TYP. IN INTERIOR AND EXTERIOR C.M.U. WALLS. PROVIDE 1-#5 IN EACH OF 3 FULLY GROUTED CELLS AT ALL CORNERS AND INTERSECTIONS OF 7 5/8" MAS. UNITS.
- PROVIDE A MIN. OF 1-#6 IN FULLY GROUTED CELLS EA. SIDE OF ALL OPENINGS IN 11 5/8" C.M.U. WALLS. PROVIDE #6 DOWELS WITH 8" HOOKS FROM FOOTINGS. LAP SPLICES TO BE 48 BAR DIAMETERS MINIMUM, TYP. IN INTERIOR AND EXTERIOR C.M.U. WALLS. PROVIDE 1-#6 IN EACH OF 3 FULLY GROUTED CELLS AT ALL CORNERS AND INTERSECTIONS OF 11 5/8" MAS. UNITS.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE SHORING FOR WALLS DURING CONSTRUCTION.

REINFORCED CONCRETE GENERAL NOTES

- ALL CONCRETE WORK SHALL CONFORM TO ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS". DESIGN IS BASED ON ACI 318-19, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE."
- UNLESS NOTED OTHERWISE, ALL CONCRETE FOR SLABS ON GRADE, FOOTINGS, PIERS & COLUMNS SHALL BE NORMAL WEIGHT AND OBTAIN A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
- SUBMIT CONCRETE MIX DESIGNS FOR REVIEW, IN ACCORDANCE WITH ACI 318-19, TO THE ENGINEER AND TESTING AGENCY.
- THE PROPOSED MATERIALS AND MIX DESIGN SHALL BE FULLY DOCUMENTED AND REVIEWED. RESPONSIBILITY FOR OBTAINING THE REQUIRED DESIGN STRENGTH IS THE CONTRACTOR'S.
- CONTRACTOR SHALL RETAIN AN INDEPENDENT TESTING AGENCY TO PERFORM TESTING & SUBMIT REPORTS AS OUTLINED BELOW.
- USE OF CALCIUM CHLORIDE, CHLORIDE IONS, OR OTHER SALTS IN CONCRETE IS NOT PERMITTED.
- CEMENT SHALL CONFORM TO ASTM C150, TYPE I OR II.
- AGGREGATES SHALL CONFORM TO ASTM C33 #57 MAX. SIZE.
- CONCRETE SLUMP RANGE: 4" MIN. - 6" MAX.
- THE AIR CONTENT AT THE POINT OF PLACEMENT SHALL BE PER ACI 318 TABLE 4.4.1 FOR F1 MODERATE EXPOSURE.
- THE TESTING AGENCY SHALL SAMPLE AND TEST EACH 100 CU. YARDS OR FRACTION THEREOF OF EACH CLASS OF CONCRETE PLACED EACH DAY. SAMPLE CONCRETE IN ACCORDANCE WITH ASTM C172. PERFORM THE FOLLOWING TESTS IN ACCORDANCE WITH THE INDICATED STANDARD:

SLUMP: ASTM C143

AIR CONTENT: ASTM C231 (NORMAL WEIGHT CONCRETE)
ASTM C173 (LIGHT WEIGHT CONCRETE)

COMPRESSIVE STRENGTH: ASTM C39, WITH ONE CYLINDER AT 7 DAYS, 2 CYLINDERS AT 28 DAYS, AND ONE SPECIMEN HELD IN RESERVE.

CONCRETE TEMPERATURE: ASTM C1064

UNIT WEIGHT: ASTM C567
- MOIST CURE CONCRETE WITH MOISTURE PROTECTIVE COVER FOR A MINIMUM OF 7 DAYS.
- HORIZONTAL CONSTRUCTION JOINTS ARE PERMITTED ONLY WHERE INDICATED. THE LOCATION OF VERTICAL CONSTRUCTION JOINTS SHALL BE APPROVED BY THE ENGINEER. CONSTRUCTION JOINTS SHALL BE THOROUGHLY ROUGHENED BY MECHANICAL MEANS, CLEANED, AND CAULKED.
- REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.
- TIE ALL REINFORCING STEEL AND EMBEDMENTS SECURELY IN PLACE PRIOR TO PLACING CONCRETE. PROVIDE SUFFICIENT SUPPORTS TO MAINTAIN THE POSITION OF REINFORCEMENT WITHIN SPECIFIED TOLERANCES DURING ALL CONSTRUCTION ACTIVITIES. "STICKING" DOWELS INTO WET CONCRETE IS NOT PERMITTED.
- REINFORCING STEEL SHALL HAVE THE FOLLOWING CONCRETE COVER UNLESS NOTED OTHERWISE:

CONCRETE CAST AGAINST EARTH (NOT FORMED): 3"

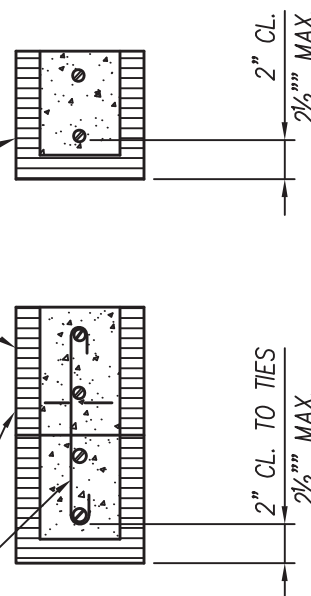
FORMED CONCRETE EXPOSED TO EARTH OR WEATHER
#6 BARS THROUGH #12 BARS 2"
#5 BARS AND SMALLER 2"

CONCRETE, NOT EXPOSED TO EARTH OR WEATHER
SLABS AND WALLS 2"
- DO NOT WELD OR TACK WELD REINFORCING STEEL UNLESS APPROVED OR DIRECTED BY THE STRUCTURAL ENGINEER.
- DESIGN OF ADEQUATE SHORING FOR FORMWORK IS THE RESPONSIBILITY OF THE CONTRACTOR.
- LEAVE ALL FORMS & SHORING FOR CONCRETE IN PLACE A MINIMUM OF 14 DAYS, OR UNTIL TESTING SHOWS CONCRETE HAS REACHED 100% OF DESIGN COMPRESSIVE STRENGTH.
- ADHESIVE ANCHORS SHALL BE INSTALLED ACCORDING TO MANUFACTURER SPECIFICATIONS.

CMU LINTEL SCHEDULE FOR CONCRETE BLOCK (C.M.U.)

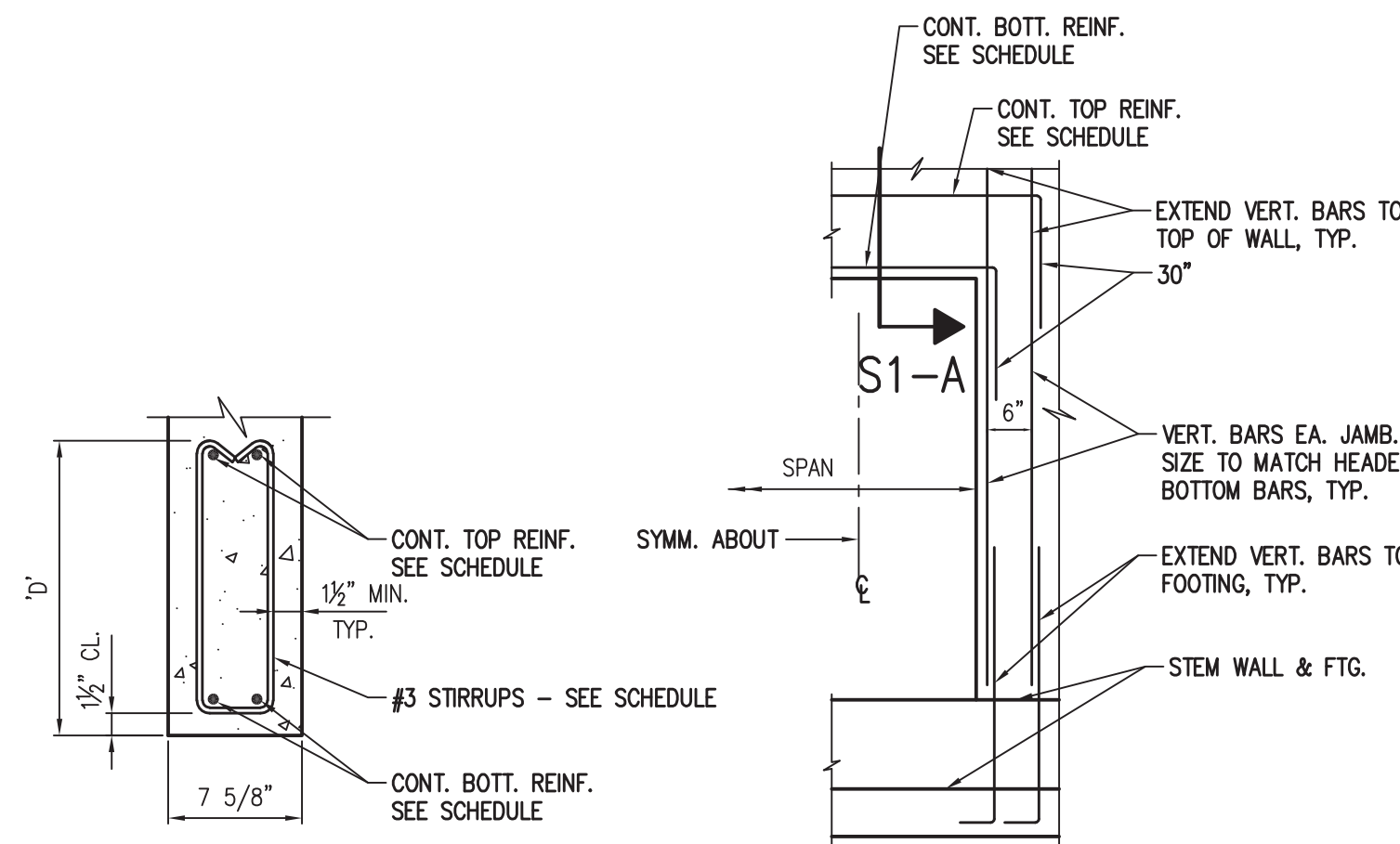
NAME	SPAN	FOR EACH 8" WYTHE OR FRACTION THEREOF	
		LINTEL	
B01	0' to 3'-0"	LINTEL ONE COURSE DEEP	
B02	OVER 3'-0" TO 6'-0"	1-#4 T; 1-#5 B 1-#5 T; 1-#6 B	
B03	OVER 6'-0" TO 8'-0"	MULTI-COURSE LINTELS	
B04	OVER 8'-0" TO 10'-0"	2 COURSES DEEP 2-#5 T; 2-#6 B 2 COURSES DEEP 2-#6 T; 2-#6 B	

NOTE!
TO MAINTAIN REQUIRED REINFORCING LOCATIONS, A TRUE "LINTEL BEAM" (WITH NO WEBS) IS REQUIRED. CONTRACTOR TO COORDINATE.



NOTES:

- LINTELS SCHEDULED ABOVE SHALL BE USED UNLESS SHOWN OR NOTED OTHERWISE.
- C.M.U. LINTELS AND REINFORCING SHALL EXTEND PAST EACH SIDE OF OPENING 48 BAR DIAMETERS (BASED ON LARGEST BAR) WHERE SPACE PERMITS. WHERE SPACE DOES NOT PERMIT EXTENSION, BEND BARS 90° INTO FULLY GROUTED CELL EACH SIDE OF OPENING.
- CONCRETE BLOCK (C.M.U.) LINTELS SHALL BE MADE WITH FILLED "U" BLOCKS, EXCEPT AS NOTED. FILL SHALL BE COARSE GROUT CONFORMING TO ASTM C476, 3/8" MAXIMUM STONE SIZE. SHORE POURED LINTELS 7 DAYS, MINIMUM.
- WHERE C.M.U. LINTEL SPAN $\geq 6'-0"$ IN 7 5/8" MASONRY WALLS, FILL CELLS OF CONCRETE BLOCK UNDER EACH BEARING FOR 16" LENGTH FROM FOOTING TO TOP OF WALL & PROVIDE 1-#5 VERTICAL BAR IN EACH OF 2 FILLED CELLS, EACH SIDE OF EACH OPENING. WHERE C.M.U. LINTEL SPAN $< 6'-0"$ IN 7 5/8" MASONRY WALLS, FILL CELLS OF CONCRETE BLOCK UNDER EACH BEARING FOR 8" LENGTH FROM FOOTING TO TOP OF WALL & PROVIDE



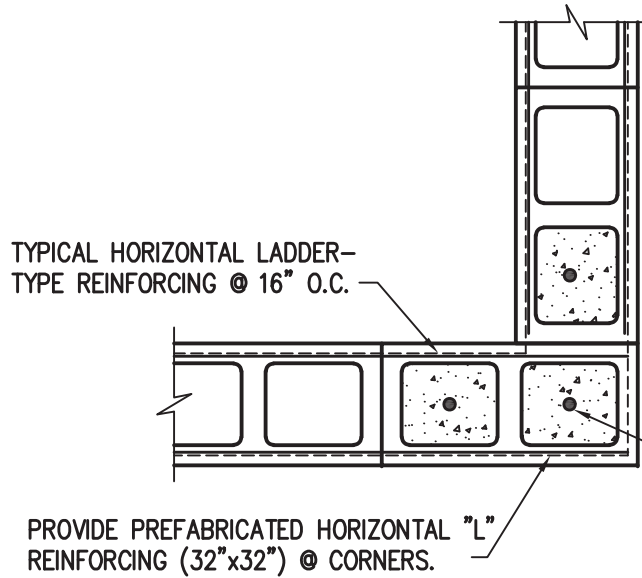
S1-A: TYPICAL HEADER

SCALE: NONE

TYPICAL CMU WALL OPENING ELEVATION

SCALE: NONE

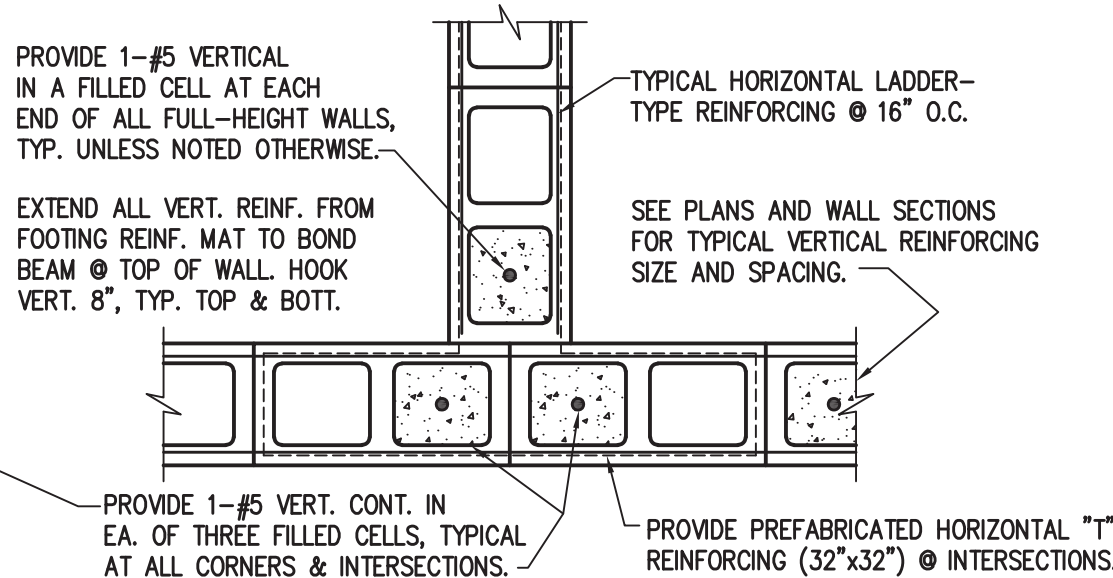
CONCRETE HEADER DETAIL & SCHEDULE					
OPENING WIDTH	LOCATION	HEADER DEPTH "D"	CONT. TOP REINF.	CONT. BOT. REINF.	STIRRUP SPACING
$\leq 7'-0"$	B04A	16"	2-#5	2-#6	6"
$\leq 9'-0"$	B05	16"	2-#5	2-#6	6"
$\leq 13'-0"$	B06	16"	2-#6	2-#6	6"
$\leq 16'-0"$	B07	20"	2-#6	2-#7	6"



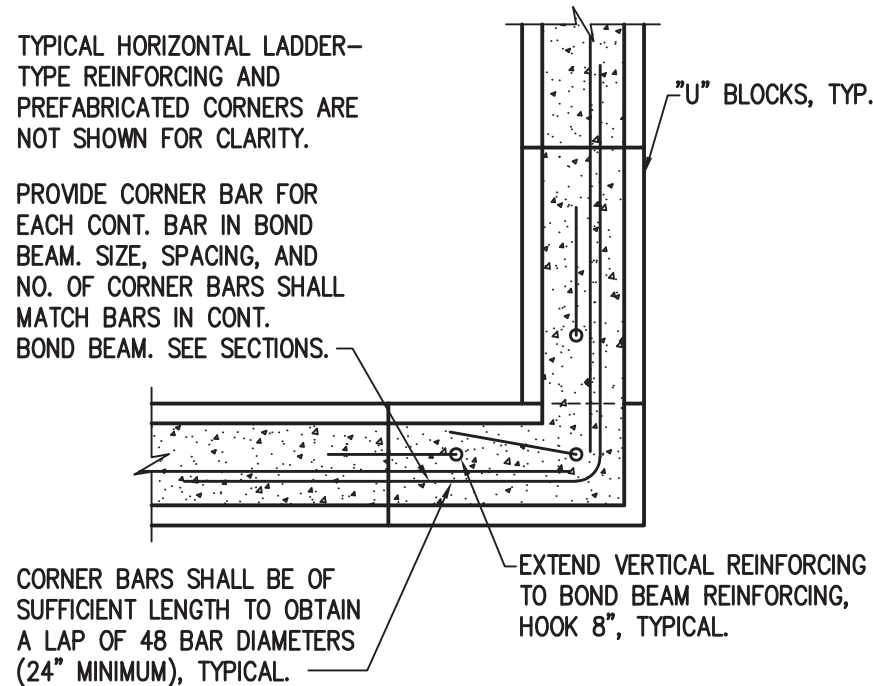
TYPICAL CORNER

C.M.U. PLAN DETAILS @ WALL INTERSECTIONS

SCALE: NONE



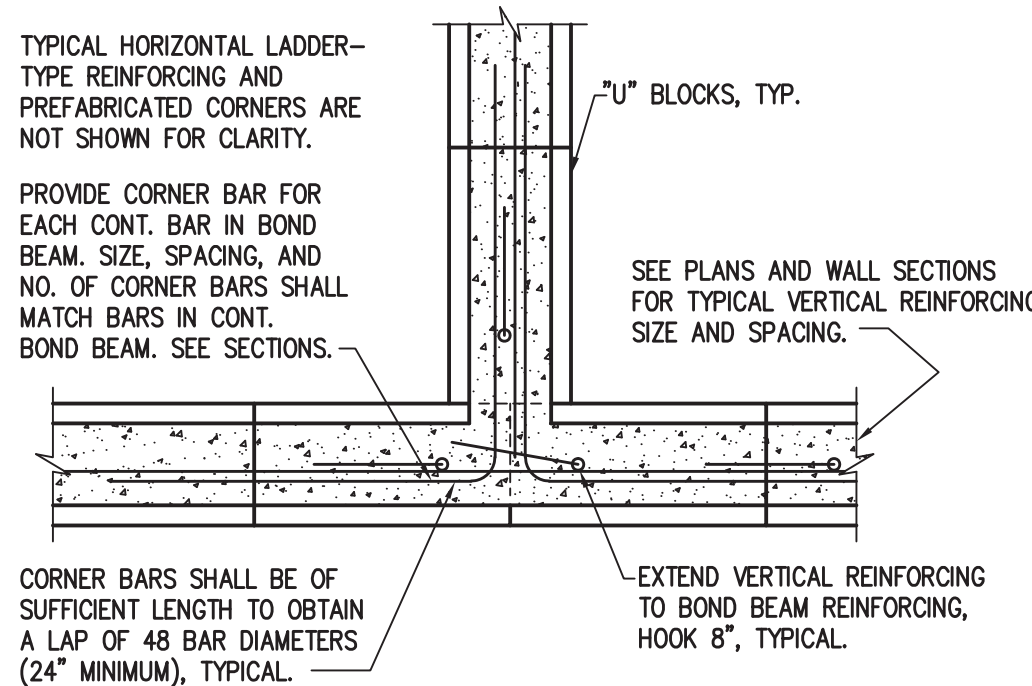
TYPICAL INTERSECTION



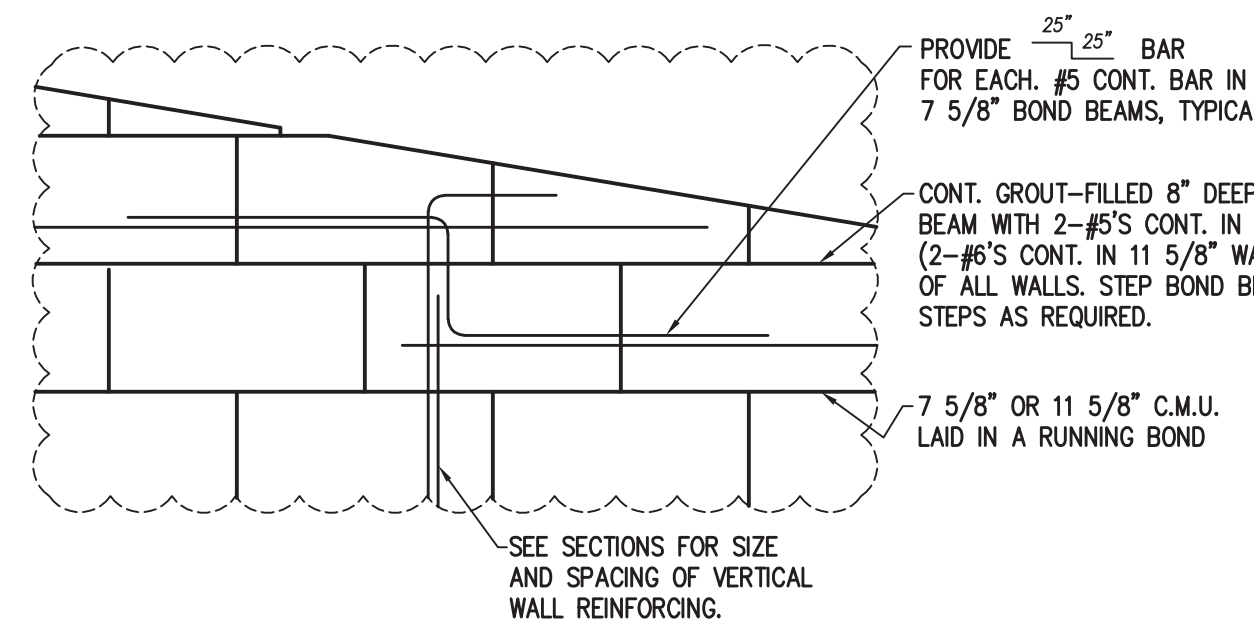
TYPICAL CORNER

C.M.U. PLAN DETAILS @ BOND BEAM INTERSECTIONS

SCALE: NONE



TYPICAL INTERSECTION



STEPPED BOND BEAM DETAIL

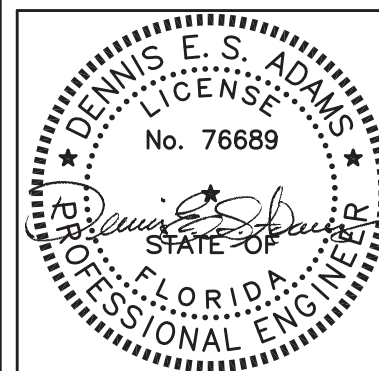
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MORRISON RESIDENCE
LOT 1 BLOCK 3, BURNEY RD.
FERNANDINA BEACH, FL
FOR

COLE BUILDERS
FERNANDINA BEACH, FL

PROJECT NO.

SHEET TITLE

GENERAL
NOTES

DATE
03/05/2024

DRAWN BY
JDW

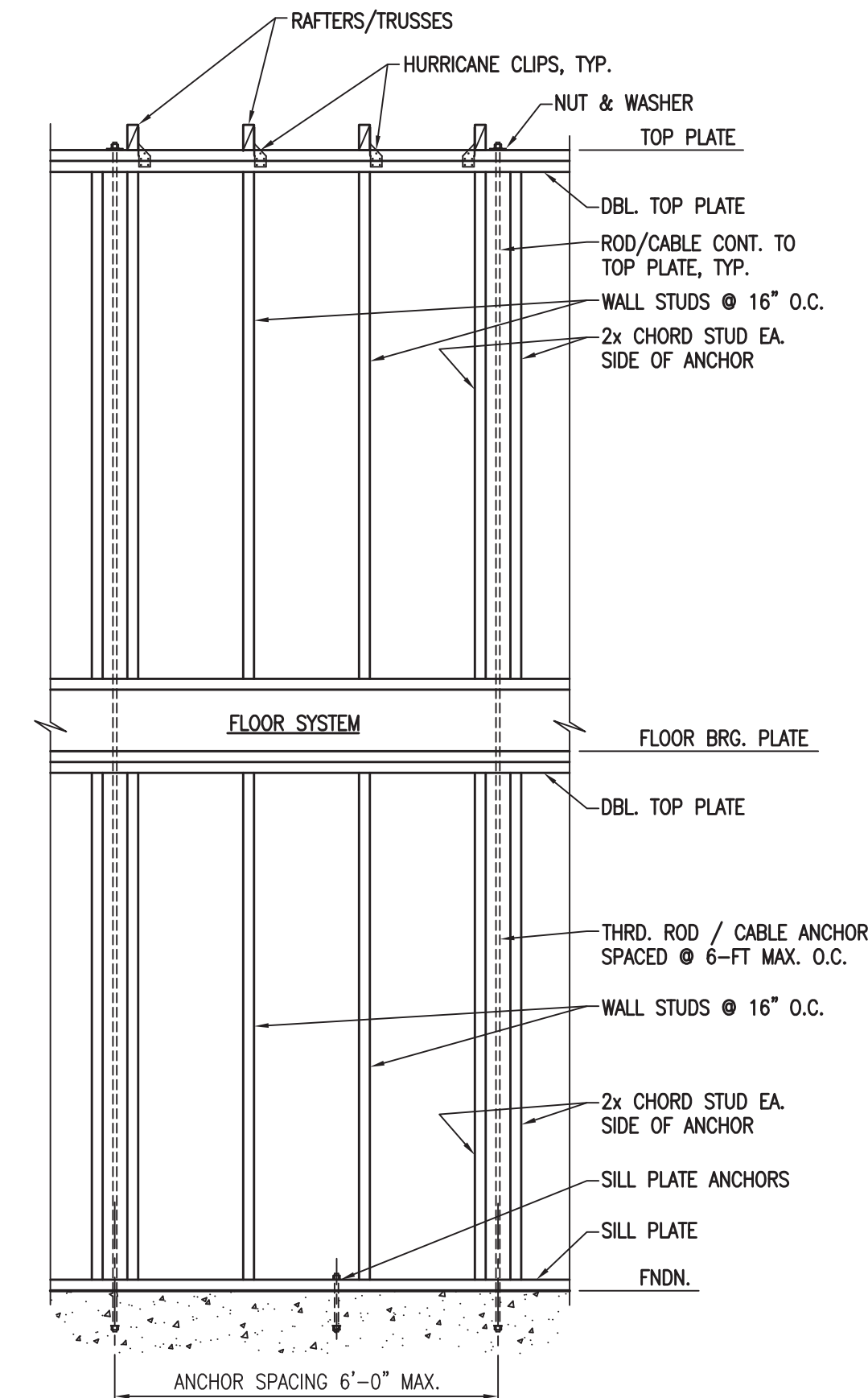
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SHEET NUMBER

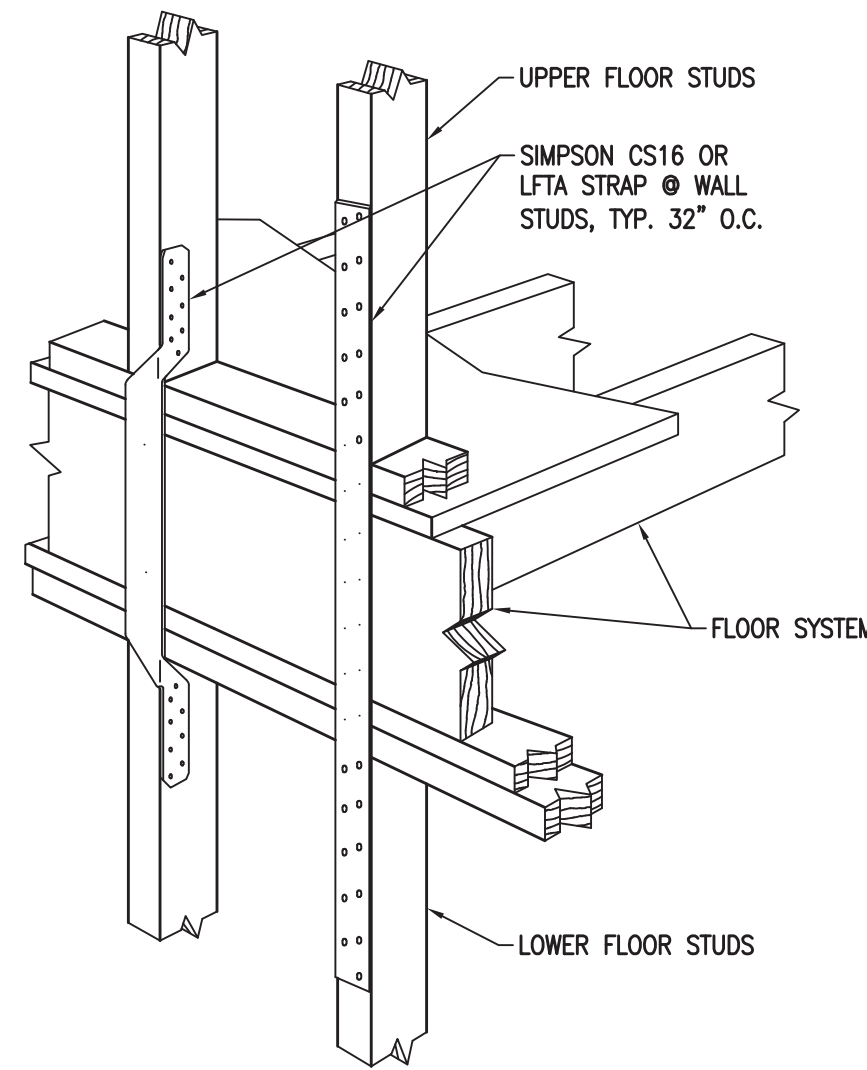
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STRUCTURAL WOOD NOTES

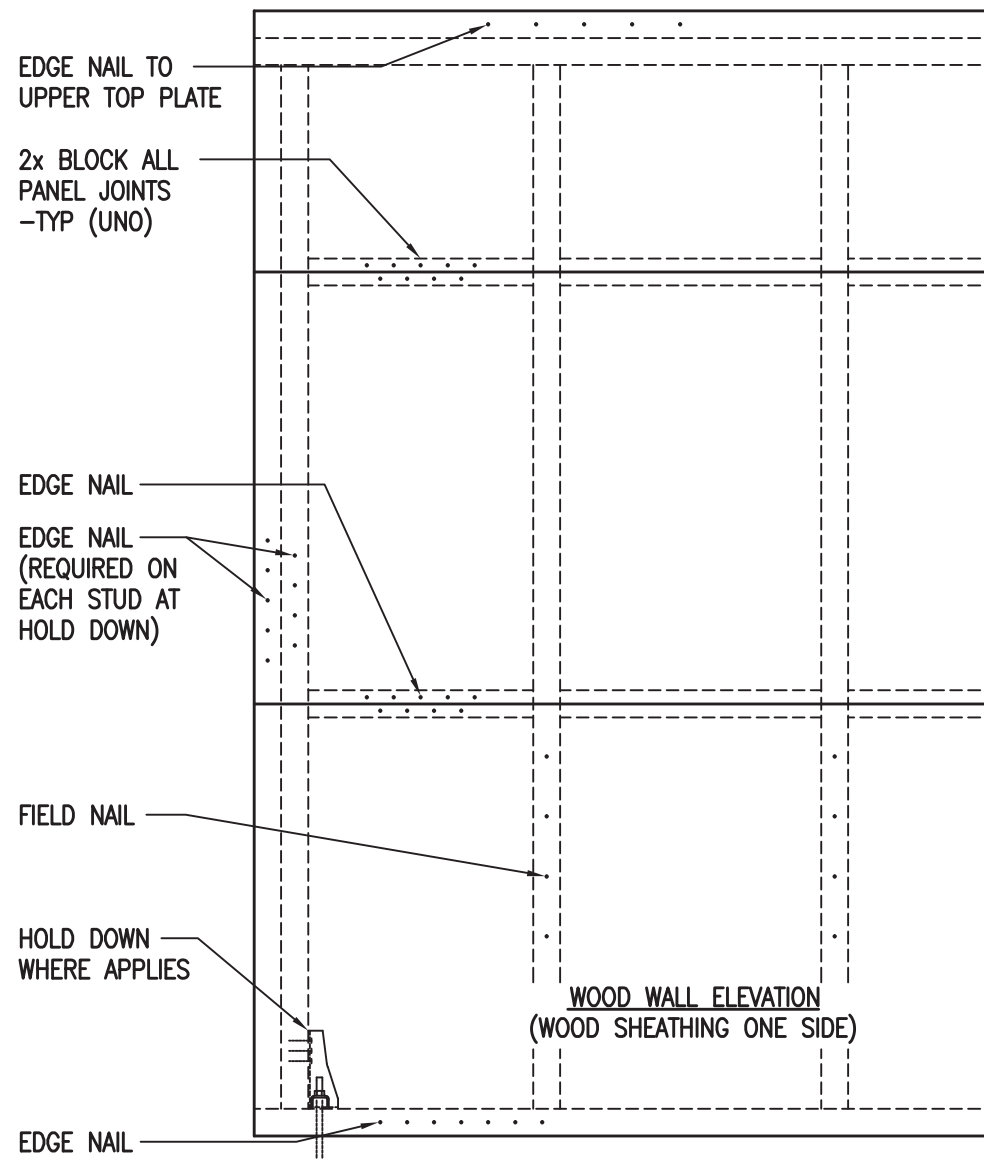
- ALL WOOD FRAMING SHALL BE INSTALLED PER FLORIDA BUILDING CODE, 8TH ED. & NATIONAL DESIGN SPECIFICATION, LATEST ED.
- ALL DIMENSION LUMBER, INCLUDING WALL STUDS AND JOISTS, USED IN CONSTRUCTION TO BE SOUTHERN YELLOW PINE (SYP) NO. 2 OR BETTER, 19% MAX. KILN-DRIED, U.N.O.
- LAMINATED VENEER LUMBER (LVL) SHALL BE MICROLAM LVL 2.0E BY WEYERHAEUSER, OR APPROVED EQUAL, WITH THE FOLLOWING MINIMUM PROPERTIES:
 $F_b = 2600 \text{ PSI}$ $F_v = 285 \text{ PSI}$ $E = 2.0 \times 10^6 \text{ PSI}$
 $F_b = 2400 \text{ PSI}$ $F_v = 300 \text{ PSI}$ $E = 1.9 \times 10^6 \text{ PSI}$
- GLULAM BEAMS SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE GRADE 24F-V5 WITH MINIMUM PROPERTIES AS FOLLOWS:
 $F_b = 2400 \text{ PSI}$ $F_v = 300 \text{ PSI}$ $E = 1.9 \times 10^6 \text{ PSI}$
- WOOD FRAMED CONNECTIONS SHALL BE MADE USING APPROPRIATE JOIST HANGERS, UNLESS NOTED OTHERWISE.
- 2-PLY DIMENSION LUMBER BEAMS/HEADERS SHALL BE JOINED USING 2-ROWS OF 12d NAILS SPACED @ 12" O.C., U.N.O. 3-PLY & LARGER DIMENSION LUMBER & ALL MULTI-PLY LVL BEAMS SHALL BE JOINED USING (2)-ROWS OF 1/2" THRU-BOLTS SPACED @ 24" O.C., OR AS RECOMMENDED BY MANUFACTURER.
- SEE PRE-ENGINEERED TRUSS NOTES FOR DESIGN REQUIREMENTS.
- PROVIDE CONTINUOUS PRESSURE-TREATED 2x SILL PLATE WITH 5/8" ANCHORS SPACED @ 24" MAX. O.C. IN ALL EXTERIOR WALLS, IN ALL LOAD-BEARING INTERIOR WALLS & SHEAR WALLS.
- PROVIDE CONTINUOUS SILL AT BOTTOM OF ALL WINDOW OPENINGS: SINGLE 2x SILL AT WINDOWS UP TO 4'-0" WIDE, DBL. 2x SILL UP TO 8'-0" WIDE & TRIPLE 2x SILL AT WINDOWS OVER 8'-0" WIDE.
- CONTINUOUS ANCHORAGE SHALL BE PROVIDED IN ALL EXTERIOR WALLS, SHEAR WALLS & INTERIOR LOAD-BEARING WALLS FROM THE ROOF FRAMING TO THE FOUNDATION USING ONE OF THE FOLLOWING METHODS:
 - COMPONENT ANCHORAGE - WIND RESISTANCE PROVIDED USING ALL OF THE FOLLOWING COMPONENTS:
 - HURRICANE TIES AT ALL RAFTERS/TRUSSES
 - FLOOR-TO-FLOOR STRAPPING AT ALL EXTERIOR WALLS ACROSS ELEVATED FLOORS @ 32" MAX. O.C.
 - STANDARD SILL PLATE ANCHORS AS SPECIFIED ABOVE
 - HOLD-DOWNS INSTALLED EA. SIDE OF ALL DOOR OPENINGS LARGER THAN 3'-2".
 - CABLE/ROD TIE-DOWN ANCHOR SYSTEM - WIND RESISTANCE PROVIDED BY INSTALLATION OF PROPRIETARY ANCHOR TIE-DOWN SYSTEM (SIMPSON STRONG-ROD, QUICK-TIE, OR EQUAL) TO INCLUDE:
 - HURRICANE TIES AT ALL RAFTERS/TRUSSES
 - WALL CAVITY TIE-DOWN ANCHORS INSTALLED CONTINUOUS FROM FOUNDATION TO ROOF BEARING PLATE IN ALL EXTERIOR WALLS, INTERIOR LOAD-BEARING WALLS & SHEAR WALLS AT 6'-0" MAX. O.C. & AT THE FOLLOWING LOCATIONS:
 - ENDS OF SHEAR WALL SECTIONS
 - EA. SIDE OF ALL OPENINGS EXCEEDING 5'-0" 12" MAX. FROM ALL CORNERS/INTERSECTIONS
 - STANDARD SILL PLATE ANCHORS AT THE SPACING INDICATED. SILL PLATE ANCHORS MAY BE OMITTED AT TIE-DOWN ANCHOR LOCATIONS, PROVIDED SILL PLATE ANCHOR SPACING IS NOT EXCEEDED.
- WALL SHEATHING SHALL BE 15/32" MINIMUM APA RATED CDX PLYWOOD OR OSB & SHALL BE CONTINUOUS FROM SILL PLATE TO RAFTER BEARING PLATE AT ALL EXTERIOR WALLS. SEE SCHEDULE & DETAILS FOR NAILING REQUIREMENTS.
- ROOF DECKING SHALL BE 19/32" MINIMUM APA RATED CDX PLYWOOD OR OSB. FLOOR DECKING SHALL BE 3/4" T&G PLYWOOD OR OSB.
- ALL WOOD CONNECTORS & FASTENERS (BOLTS, NAILS, SCREWS OR SPIKES) EXPOSED TO THE ELEMENTS ARE TO BE STAINLESS STEEL AND SHALL BE COMPATIBLE WITH SELECTED CONNECTORS. DO NOT MIX DISSIMILAR METALS. HOT-DIP GALVANIZED OR Z-MAX COATING MAY BE SUBSTITUTED UPON APPROVAL BY ENGINEER. ZINC-PLATED CONNECTORS & FASTENERS ARE PROHIBITED.



TYPICAL CABLE/ROD TIE-DOWN SYSTEM
NO SCALE

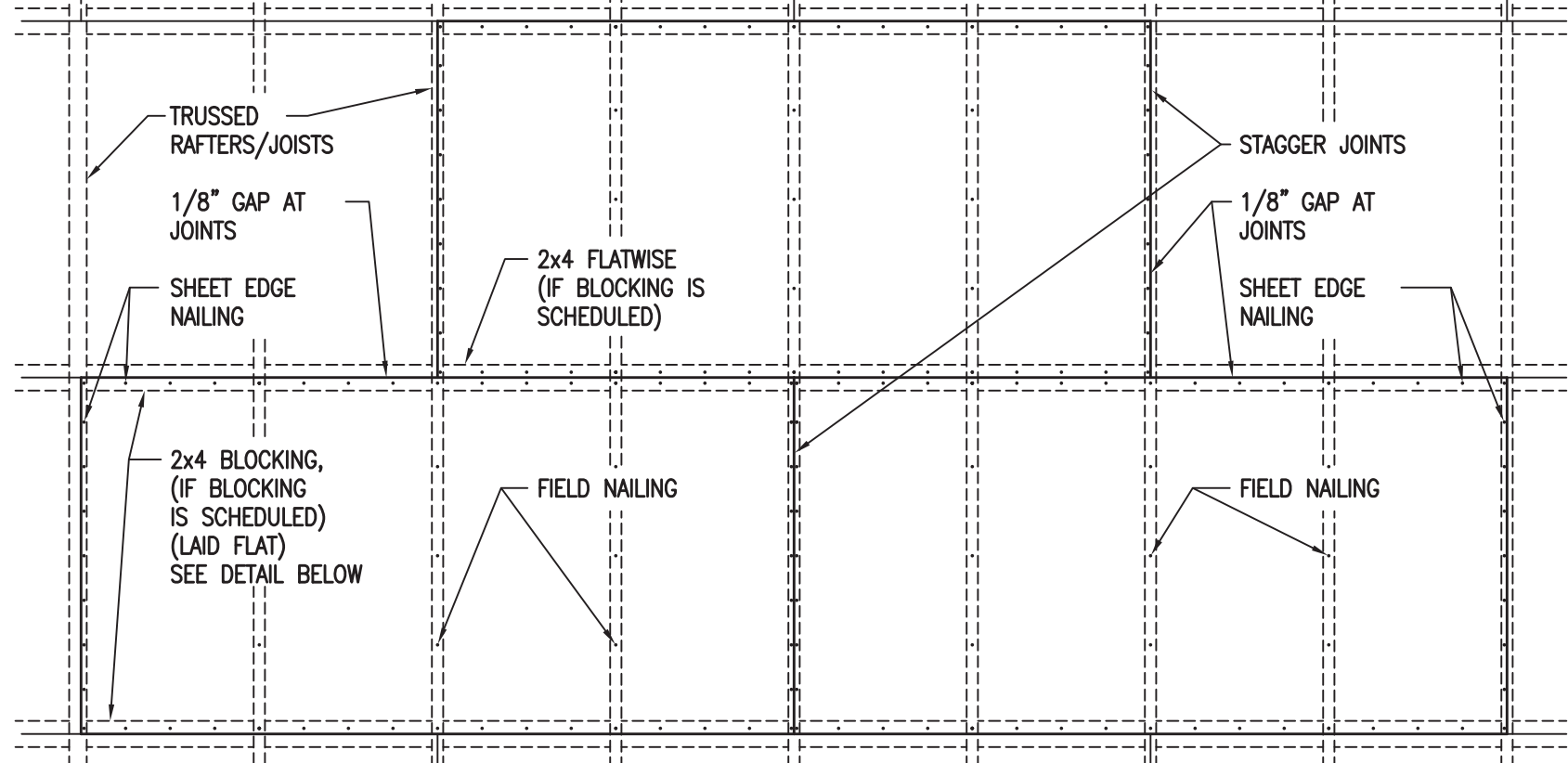


FLOOR-TO-FLOOR STRAPPING DETAIL
NO SCALE

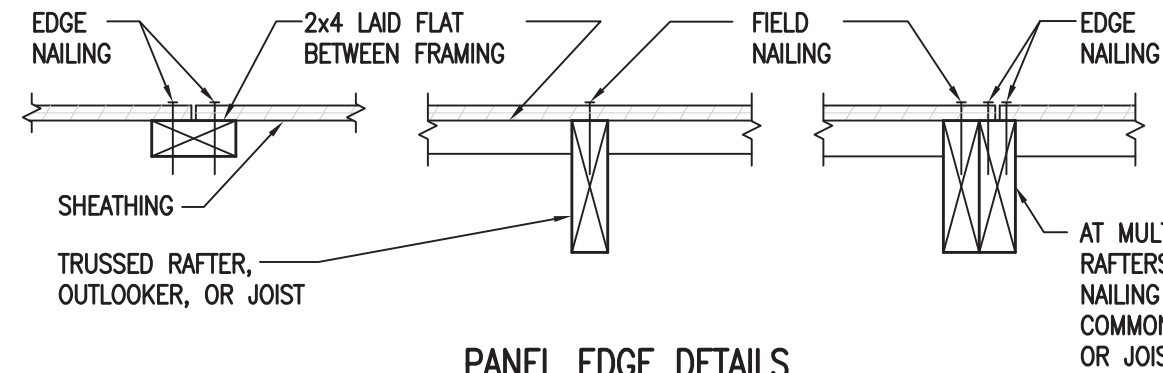


EXTERIOR WALL SHEATHING ELEVATION
NO SCALE

- ELEVATION NOTES
- ALL WOOD SHEATHING SHALL BE INSTALLED WITH LONG DIMENSION ACROSS STUDS.
 - ALL SHEATHING SHALL HAVE A SPAN RATING OF 24/0 OR BETTER (UNO).
 - SEE SHEATHING TYPE & NAILING SCHEDULE ABOVE.



ROOF PANEL NAILING



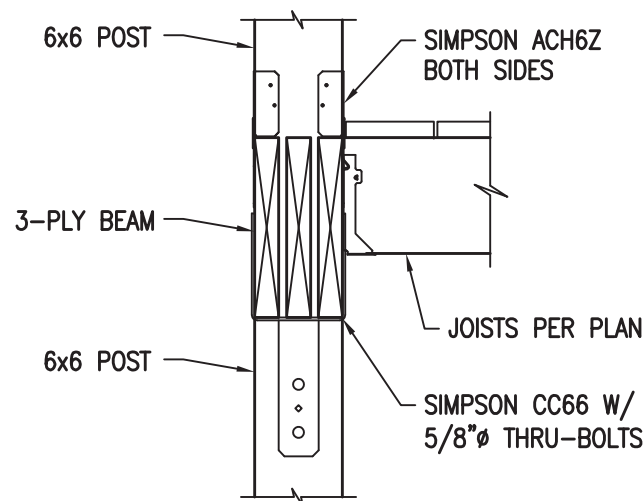
PANEL EDGE DETAILS

ROOF SHEATHING DETAILS

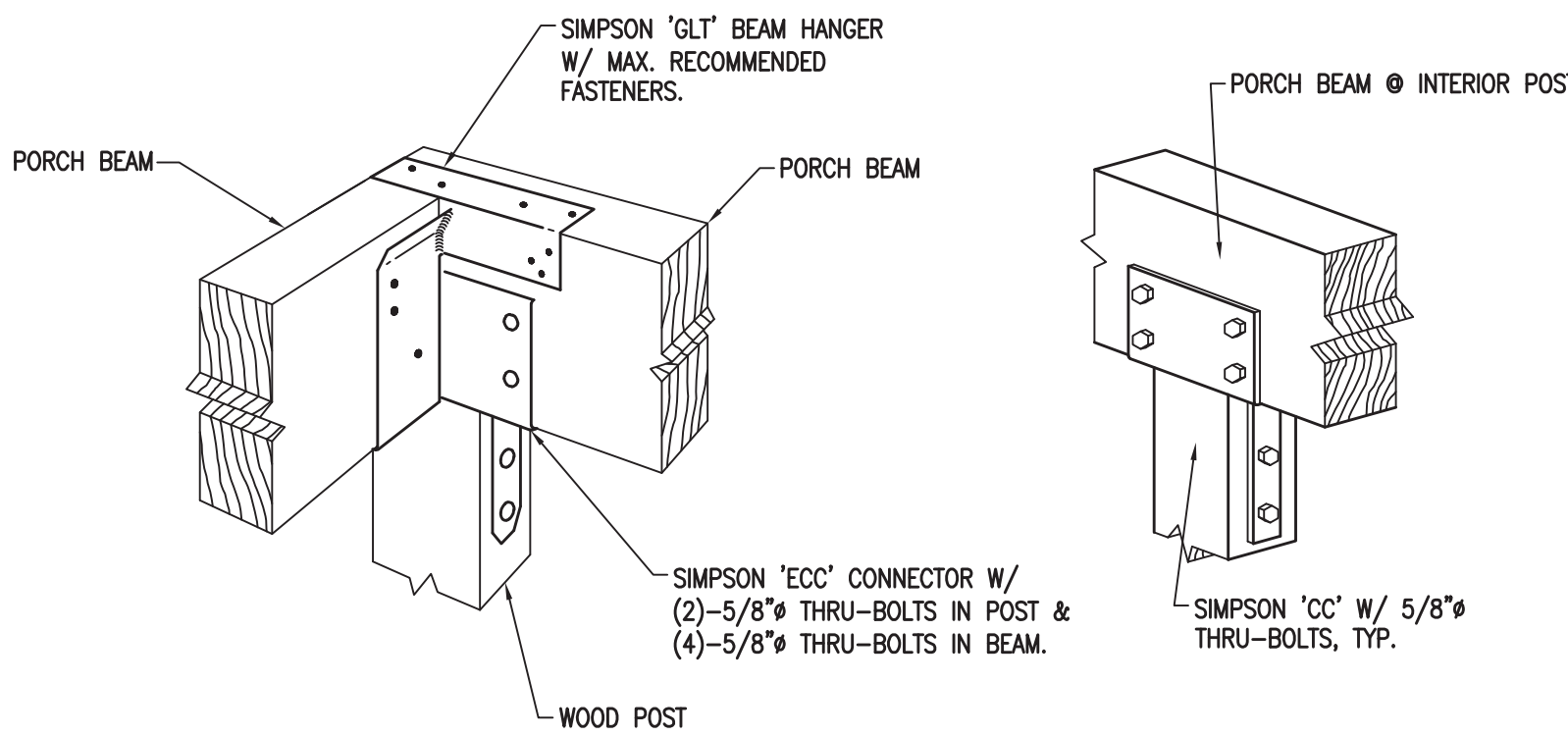
- NO SCALE
- ALL ROOF AND FLOOR SHEATHING EDGES MUST BE SUPPORTED BY TRUSSED RAFTER, JOIST OR 2x4 LAID FLAT. (ALL ROOF AND FLOOR AREAS)
- SEE SHEATHING TYPE & NAILING SCHEDULE BELOW.

SHEATHING TYPE AND NAILING SCHEDULE

LOCATION	SHEATHING	PANEL EDGE NAILING (E.N.)	PANEL FIELD NAILING (F.N.)	NAILING AT ROOF OR FLOOR DIAPHRAGM BOUNDARIES	2x BLOCKING AT PANEL EDGES REQ'D
ROOF	5/8" APA	8d AT 4" O.C.	8d AT 4" O.C.	8d AT 4" O.C.	NO
WALLS	7/16" APA	8d AT 6" O.C.	8d AT 12" O.C.		YES

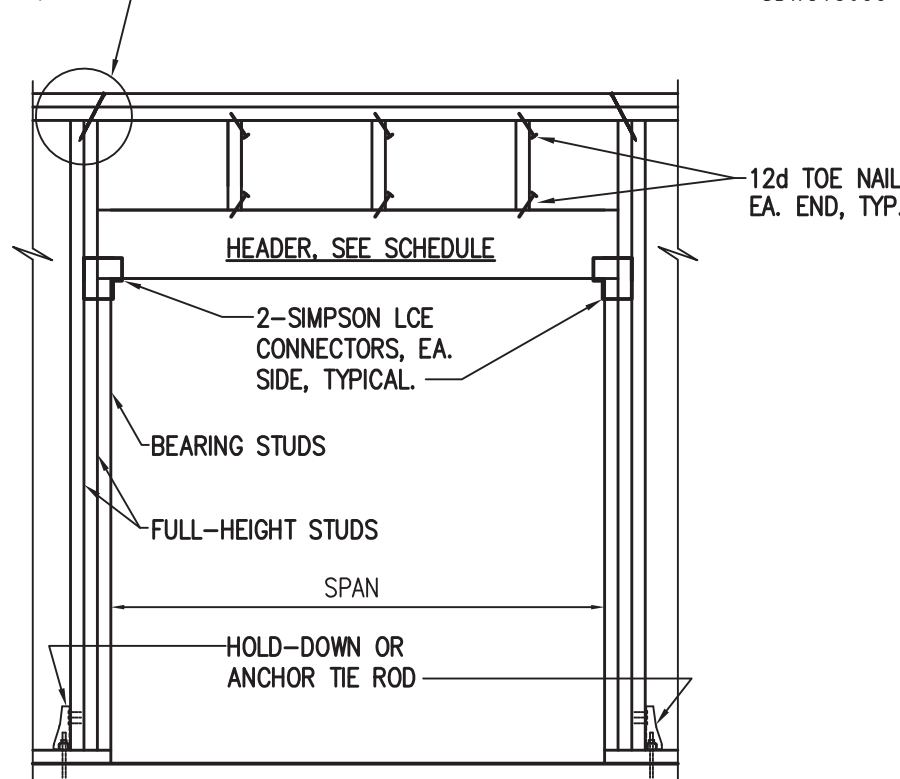


STACKED FRAMING

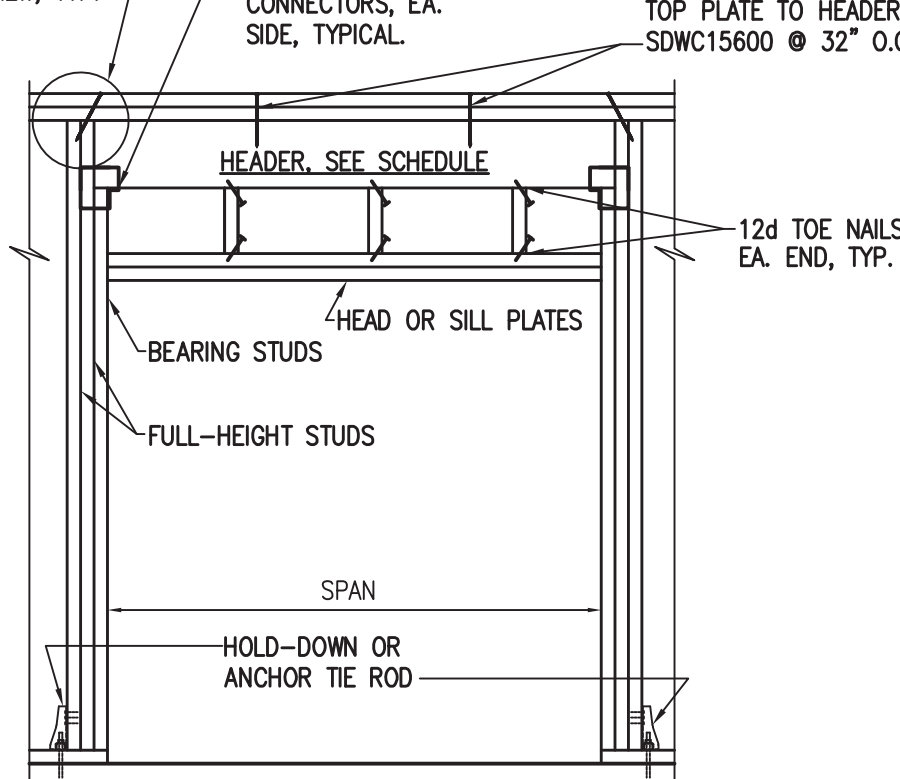


TYPICAL PORCH CONNECTION DETAILS
SCALE: NONE

KING STUD TO TOP PLATE:
SDWC15600 SCREW, TYP.



KING STUD TO TOP PLATE:
SDWC15600 SCREW, TYP.



TYPICAL FRAMED HEADER ELEVATIONS
NO SCALE

HEADER DETAIL & SCHEDULE

OPENING SIZE	LOCATION	MIN. HEADER SIZE	# OF BEARING STUDS	# ADJACENT-FULL HEIGHT STUDS	SIMPSON MODEL HOLD-DOWNS
≤ 3'-3"	DOORS & WINDOWS	2-2x6'S	1-2x4 EA. SIDE	1-2x4 EA. SIDE	N/A
≤ 6'-3"	DOORS & WINDOWS	2-2x10'S	1-2x4 EA. SIDE	1-2x4 EA. SIDE	SIMPSON HDU2

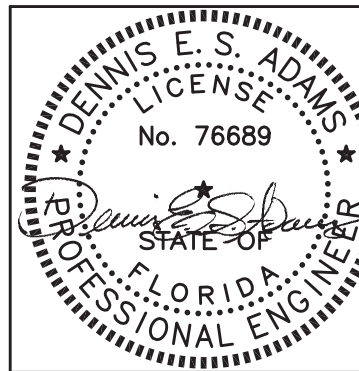
- BEARING STUDS ARE ALSO REFERED TO AS 'TRIMMERS' OR 'JACK STUDS'.
- CONNECT EACH SET OF BUILT-UP BEARING STUDS TO HEADER WITH 2-SIMPSON LCE CONNECTORS, TYPICAL.
- HEADER SIZES ARE FOR UNIFORM LOADS ONLY. IF ANY CONCENTRATED LOAD OR UNUSUAL CONDITION EXISTS,

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FL LICENSE #76689
GA LICENSE #SE000255

REVISION

1 6/10/24 AS NOTED

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MORRISON RESIDENCE
LOT 1 BLOCK 3, BURNEY RD.
FERNANDINA BEACH, FL
For

COLE BUILDERS
FERNANDINA BEACH, FL

PROJECT NO.

SHEET TITLE

GENERAL
NOTES

DATE
03/05/2024

DRAWN BY
JDW

CHECKED BY
DESA

SHEET NUMBER

S-2

AUGER-CAST PILE NOTES

GENERAL

1. THE GENERAL PROVISIONS OF THE CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND GENERAL REQUIREMENTS APPLY TO THE WORK SPECIFIED IN THIS SECTION.
2. THE EXTENT OF CAST-IN-PLACE AUGERED PILING IS SHOWN ON THE DRAWINGS, INCLUDING LOCATIONS, DIAMETERS, ESTIMATED BOTTOM ELEVATIONS, TOP ELEVATIONS, REINFORCING, AND DETAILS OF CONSTRUCTIONS.

QUALITY ASSURANCE

1. PERFORM WORK IN COMPLIANCE WITH THE APPLICABLE REQUIREMENTS OF GOVERNING AUTHORITIES HAVING JURISDICTION, INCLUDING PROVISIONS FOR ADEQUATE PROTECTION TO PERSONS AND PROPERTY. APPLICABLE PROVISIONS OF THE 8TH (2023) EDITION OF THE FLORIDA BUILDING CODE SHALL BE INCLUDED AS PART OF THIS SECTION.

2. ENGAGE A REGISTERED SURVEYOR OR REGISTERED CIVIL ENGINEER TO PERFORM ALL SURVEYS, LAYOUTS, AND MEASUREMENTS FOR PILE WORK. THE SURVEYOR SHALL CONDUCT THE LAYOUT WORK FOR EACH PILE TO THE LINES AND LEVELS REQUIRED BEFORE EXCAVATION, AND SUBMIT TO ARCHITECT FOR APPROVAL. THE ACTUAL MEASUREMENTS OF EACH PILE'S HORIZONTAL AXIAL LOCATION, DIAMETER, BOTTOM AND TOP ELEVATIONS. DEVIATIONS FROM SPECIFIED TOLERANCES, AND OTHER DATA AS REQUIRED PRIOR TO ACCEPTANCE OR CONSTRUCTION OF PILE CAPS AND GRADE BEAMS.

3. THE SURVEYOR SHALL RECORD AND MAINTAIN ALL INFORMATION PERTINENT TO EACH PILE AND COOPERATE WITH TESTING AND INSPECTION PERSONNEL TO PROVIDE DATA FOR REQUIRED REPORTS.

4. EMPLOY, AT CONTRACTOR'S EXPENSE, A TESTING LABORATORY ACCEPTABLE TO THE ARCHITECT TO PERFORM MATERIALS EVALUATION TEST AND TO DESIGN GROUT MIXES.

5. MATERIALS AND INSTALLED WORK MAY REQUIRE TESTING AND RETESTING, AS DIRECTED BY THE ARCHITECT, AT ANY TIME DURING THE PROGRESS OF THE WORK. ALLOW FREE ACCESS TO MATERIAL STOCKPILES AND FACILITIES AT ALL TIMES. TEST, NOT SPECIFICALLY INDICATED TO BE DONE AT THE OWNER'S EXPENSE, INCLUDING THE RETESTING OF REJECTED MATERIALS AND INSTALLED WORK, SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

6. SUBMIT WRITTEN REPORTS TO THE ARCHITECT, FOR EACH MATERIAL SAMPLED AND TESTED PRIOR TO THE START OF WORK. PROVIDE THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF REPORT, NAME OF CONTRACTOR, NAME OF CONCRETE TESTING SERVICE, SOURCE OF CONCRETE AGGREGATES, MATERIAL MANUFACTURER AND BRAND FOR MANUFACTURER MATERIALS, VALUES SPECIFIED IN THE REFERENCED SPECIFICATION FOR EACH MATERIAL, AND TEST RESULTS. INDICATE WHETHER OR NOT MATERIAL IS ACCEPTABLE FOR INTENDED USE.

SUBMITTALS

1. SUBMIT 3 COPIES OF THE FOLLOWING REPORTS DIRECTLY TO THE ARCHITECT:

- A. MIX DESIGN PROPOSED FOR USE IN PILING.
- B. VERIFIED FIELD REPORT AND INSTALLATION LOG FOR EACH PILE, RECORDING THE FOLLOWING MINIMUM DATA:
 1. DATE
 2. IDENTIFICATION OF THE INDIVIDUAL PILE AND PILE GROUP
 3. DIAMETER AND REINFORCING INSTALLED
 4. FINAL PILE TOP ELEVATION
 5. BUTT ELEVATION
 6. THEORETICAL GROUT VOLUME
 7. ACTUAL GROUT VOLUME
 8. GROUT RATIO
 9. PRESSURE AT PUMP
 10. PRESSURE AT OPERATOR
 11. COMMENTS ON ANYTHING UNUSUAL RELATIVE TO THE INSTALLATION
- C. GROUT STRENGTH TEST REPORTS, RECORDING ALL PERTINENT INFORMATION AND CERTIFICATION FOR COMPLIANCE WITH PROJECT REQUIREMENTS BASED ON FIELD SAMPLING.
- D. REINFORCING SHOP DRAWINGS, FOR APPROVAL PRIOR TO FABRICATION.

THE INSTALLATION LOG SHALL BECOME THE BASIS FOR FINAL PAYMENT OF PILING. IT SHALL BE SUBMITTED TO THE ARCHITECT IN A FORM APPROVED BY HIM, AND SHALL BE VERIFIED BY THE SUPERINTENDENT IN CHARGE OF PILE DRIVING OPERATIONS AND COUNTERSIGNED BY THE CONTRACTOR AND SOIL ENGINEER.

JOB CONDITIONS

1. REFER TO SITE SPECIFIC GEOTECHNICAL REPORT FOR SITE & SOIL CONDITIONS.
2. THE DATA ON INDICATED SUBSURFACE CONDITIONS ARE NOT INTENDED AS REPRESENTATIONS OR WARRANTIES OF THE CONTINUITY OF SUCH CONDITIONS AND ARE NOT GUARANTEED TO REPRESENT ALL CONDITIONS THAT MAY BE ENCOUNTERED. IT IS EXPRESSLY UNDERSTOOD THAT THE OWNER WILL NOT BE RESPONSIBLE FOR INTERPRETATIONS OR CONCLUSIONS DRAWN THEREFROM BY THE CONTRACTOR. ADDITIONAL TEST BORINGS AND OTHER EXPLORATORY OPERATIONS MAY BE MADE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
3. LOCATE EXISTING UNDERGROUND UTILITIES BY CAREFUL HAND EXCAVATION BEFORE STARTING AUGERED PILE EXCAVATION OPERATIONS. IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE PROTECTION FROM DAMAGE DURING AUGERED PILE OPERATIONS.
4. SHOULD UNCHARTED OR INCORRECTLY CHARTED PIPING OR OTHER UTILITIES BE ENCOUNTERED DURING EXCAVATION, CONSULT THE ARCHITECT IMMEDIATELY FOR DIRECTIONS AS TO PROCEDURE. COOPERATE WITH THE OWNER AND PUBLIC OR PRIVATE UTILITY COMPANIES IN KEEPING THEIR RESPECTIVE SERVICE AND FACILITIES IN OPERATION.
5. DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY THE OWNER AND OTHERS, EXCEPT WHEN PERMITTED IN WRITING BY THE ARCHITECT AND THEN ONLY AFTER ACCEPTABLE TEMPORARY UTILITY SERVICES HAVE BEEN PROVIDED.

PRODUCTS

1. PORTLAND CEMENT: ASTM C 150, TYPE I OR III.
2. MINERAL FILLER: FINELY POWDERED SILICEOUS MATERIAL WHICH POSSESSES THE PROPERTY OF COMBINING THE LIME LIBERATED DURING THE PROCESS OF HYDRATION OF PORTLAND CEMENT AND SHALL MEET THE REQUIREMENTS OF ASTM C 494. PORTLAND CEMENT MAY BE SUBSTITUTED FOR MINERAL FILLERS.
3. FLUIDIFIER: A COMPOUND POSSESSING CHARACTERISTICS WHICH WILL INCREASE THE FLOW-FLOW-ABILITY OF THE MIXTURE, ASSIST IN THE DISPERSAL OF CEMENT GRAINS, AND NEUTRALIZE THE SETTING SHRINKAGE OF THE HIGH STRENGTH MORTAR. FLUIDIFIER SHALL CONFORM TO CORPS OF ENGINEERS SPECIFICATIONS CRD-C566-64 FOR GROUT FLUIDIFIERS.
4. WATER: FRESH, CLEAR AND FREE FROM INJURIOUS AMOUNTS OF SEWAGE, OIL, ACID, ALKALI, SALTS OR ORGANIC WATER.
5. FINE AGGREGATES: ASTM C 33, EXCEPT GRADUATION SHALL CONSIST OF HARD, DENSE, DURABLE, UNCOATED ROCK PARTICLES FREE FROM INJURIOUS AMOUNTS OF SILT, LOAM, LUMPS, SOFT OR FLAKY PARTICLES, SHALE, ALKALI, ORGANIC MATTER, MICA AND OTHER DELETERIOUS SUBSTANCES. IF WASHED, THE METHOD SHALL BE SUCH AS WILL NOT REMOVE DESIRABLE FINES, AND THE SAND SHALL BE SUCH AS WILL NOT REMOVE DESIRABLE FINES, AND THE SAND SHALL SUBSEQUENTLY BE PERMITTED TO DRAIN UNTIL THE RESIDUAL FREE MOISTURE IS REASONABLY UNIFORM AND STABLE.
6. REINFORCING BARS AND TIES: ASTM A 615, GRADE 60.

DESIGN MIX

1. GENERAL: THE MORTAR USED TO FILL THE HOLES SHALL CONSIST OF A MIXTURE OF PORTLAND CEMENT, MINERALS FILLER, FLUIDIFIER, SAND AND WATER PROPORTIONED AND MIXED AS TO PROVIDE A MORTAR CAPABLE OF MAINTAINING THE SOLIDS IN SUSPENSION WITHOUT APPRECIABLE WATER GAIN. YET WHICH MAY BE PUMPED WITHOUT DIFFICULTY AND WHICH WILL LATERALLY PENETRATE AND FILL ANY VOIDS IN THE FOUNDATION MATERIAL. THE MATERIALS SHALL BE SO PROPORTIONED AS TO PROVIDE A HARDENED MORTAR OF 5,000 PSI (MIN.) COMPRESSIVE STRENGTH IN 28 DAYS.

- SUBMIT WRITTEN REPORTS TO THE ARCHITECT OF PROPOSED MIX FOR EACH CLASS OF CONCRETE AT LEAST 15 DAYS PRIOR TO START OF WORK. DO NOT BEGIN GROUT PRODUCTION UNTIL MIXES HAVE BEEN REVIEWED BY ARCHITECT.

2. LABORATORY TRIAL BATCHES: WHEN LABORATORY TRIAL BATCHES ARE USED TO SELECT PROPORTIONS, PREPARE AND TEST IN ACCORDANCE WITH ASTM C 109.

- ESTABLISH A CURVE SHOWING RELATIONSHIP BETWEEN WATER-CEMENT RATIO (OR CEMENT CONTENT) AND COMPRESSIVE STRENGTH, WITH AT LEAST 3 POINTS REPRESENTING BATCHES WHICH PRODUCE STRENGTH ABOVE AND BELOW THAT REQUIRED. USE NOT LESS THAN 3 SPECIMENS TESTED AT 28-DAYS, OR AN EARLIER AGE WHEN ACCEPTABLE TO THE ARCHITECT, TO ESTABLISH EACH POINT ON THE CURVE.

3. FIELD EXPERIENCE: WHEN FIELD EXPERIENCE METHODS ARE USED TO SELECT GROUT PROPORTIONS, DATA FOR ESTABLISHING STANDARD DEVIATION WILL BE CONSIDERED SUITABLE IF THE PRODUCTION FACILITY HAS CERTIFIED RECORDS CONSISTING OF AT LEAST 30 CONSECUTIVE TESTS IN ONE GROUP OR THE STATISTICAL AVERAGE FOR 2 GROUPS TOTALING 20 OR MORE TESTS, REPRESENTING SIMILAR MATERIALS AND PROJECT CONDITIONS.

4. STANDARD DEVIATIONS: IF STANDARD DEVIATION EXCEEDS 600 PSI OR IF NO SUITABLE RECORDS AVAILABLE, SELECT PROPORTIONS TO PRODUCE AN AVERAGE STRENGTH OF AT LEAST 12 PSI GREATER THAN REQUIRED COMPRESSIVE STRENGTH OF CONCRETE.

- AFTER SUFFICIENT EXPERIENCE AND TEST DATA BECOME AVAILABLE FROM THE JOB, USING ACI 214 METHODS OF EVALUATION, THE STANDARD DEVIATION MAY BE REDUCED WHEN THE PROBABLE FREQUENCY OF AN AVERAGE OF 3 CONSECUTIVE TESTS BELOW REQUIRED COMPRESSIVE STRENGTH WILL NOT EXCEED 1 IN 100.

5. ADJUSTMENT TO CONCRETE MIXING: MIX DESIGN ADJUSTMENTS MAY BE REQUIRED BY CONTRACTOR WHEN CHARACTERISTICS OF MATERIALS, JOB CONDITIONS, WEATHER, TEST RESULTS, OR OTHER CIRCUMSTANCES WARRANT AT NO ADDITIONAL COST TO THE OWNER AND AS ACCEPTED BY THE ARCHITECT. LABORATORY TEST DATA FOR REVISED MIX DESIGNS AND STRENGTH RESULTS MAY SUBMITTED TO AND ACCEPTED BY THE ARCHITECT BEFORE USING IN THE WORK.

MATERIALS AND INSTALLATION

1. GENERAL: PILES SHALL BE AUGERED, HIGH STRENGTH CEMENT GROUTED, CAST-IN-PLACE PILES OF DIAMETER AND ELEVATIONS DESCRIBED AND LOCATED ON THE STRUCTURAL DRAWINGS, AND SHALL BE CAPABLE OF SUPPORTING DESIGN WORKING LOADS INDICATED.

2. PILES SHALL BE INSTALLED BY 14" DIAMETER CONTINUOUS-FLIGHT HOLLOW SHAFT AUGER ROTATED TO THE SPECIFIED PILE DEPTH. HIGH STRENGTH MORTAR SHALL BE PUMPED AS THE AUGER IS WITHDRAWN TO FILL THE HOLE, PREVENTING HOLE COLLAPSE AND TO CAUSE THE LATERAL PENETRATION OF THE MORTAR INTO SOFT OR POROUS ZONES OF THE SURROUNDING SOIL. A HEAD OF 10" (MIN.) SHALL BE CARRIED AROUND THE PERIMETER OF THE AUGER FLIGHTING AT ALL TIMES DURING WITHDRAWAL SO AS TO PROVIDE A DISPLAYING ACTION REMOVING ANY LOOSE MATERIAL FROM THE HOLE AHEAD OF THE TIP.

4. LOCATION OF PILES AND TOLERANCES: PILES SHALL BE LOCATED AS SHOWN ON THE DRAWINGS. PILE CENTERS SHALL BE LOCATED WITHIN TOLERANCE NOT TO EXCEED A DEVIATION OF 2" FROM DESIGNATED POSITION FOR A SINGLE PILE NOR MORE THAN A CUMULATIVE DEVIATION OF 3" FOR ANY TWO ADJACENT PILES.

5. ADJACENT PILES SHALL NOT BE PLACED CLOSER THAN 6 DIAMETERS ON CENTER UNTIL THE MORTAR IN THE PILES HAS SET FOR 24 HOURS.

6. SPECIAL REINFORCEMENT: REINFORCEMENT SHALL BE PRE-ASSEMBLED AND SET TO DEPTH AND LOCATION AS INDICATED ON DRAWINGS WHILE GROUT IS STILL FLUID.

MIXING AND PUMPING OF HIGH-STRENGTH CEMENT MORTAR

1. ONLY APPROVED PUMPING AND CONTINUOUS MIXING EQUIPMENT SHALL BE USED IN THE PREPARATION AND HANDLING OF THE MORTAR. ALL OIL OR OTHER RUST INHIBITORS SHALL BE REMOVED FROM MIXING DRUMS AND PRESSURE MORTAR PUMPS.

2. THE MORTAR PUMP SHALL BE A POSITIVE DISPLACEMENT PISTON TYPE PUMP CAPABLE OF DEVELOPING PRESSURES AT THE PUMP UP TO 350 PSI.

3. THE MINIMUM VOLUME OF MORTAR PLACED IN THE HOLE SHALL AT LEAST EQUAL THE VOLUME OF THE AUGERED HOLE. ALL MATERIALS SHALL BE SUCH AS TO PRODUCE A HOMOGENEOUS MORTAR OF THE DESIRED CONSISTENCY. IF THERE IS A LAPSE IN THE OPERATION, THE MORTAR SHALL BE RECIRCULATED THROUGHOUT THE PUMP.

OBSTRUCTION

1. SHOULD ANY OBSTRUCTION BE ENCOUNTERED WHICH PREVENT PLACING PILES TO THE DEPTH REQUIRED, OR WHICH CAUSE THE PILES TO DRIFT FROM THE REQUIRED LOCATIONS, THE PILE SHALL BE COMPLETED AT THAT DEPTH AT WHICH THE OBSTRUCTION IS ENCOUNTERED, AND THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY. IF DIRECTED BY THE ARCHITECT, AN ADDITIONAL ADJACENT PILE SHALL BE PLACED BY THE CONTRACTOR.

TESTS

1. GROUT: THE GROUT MIX SHALL BE TESTED BY MAKING ONE SET OF 2"x2" CUBES FOR EACH DAY DURING WHICH PILES ARE PLACED. A SET OF CUBES SHALL BE TESTED AT 7 DAYS AND TWO CUBES TO BE TESTED AT 28 DAYS. TEST CUBES SHALL BE MADE AND TESTED IN ACCORDANCE WITH ASTM C 109, WITH THE EXCEPTION THAT THE MORTAR SHOULD BE RESTRAINED FROM EXPANSION BY A TOP PLATE. TEST SAMPLES SHALL BE TAKEN AND TESTED BY AN INDEPENDENT TESTING LABORATORY APPROVED BY THE ARCHITECT AND PAID FOR BY THE CONTRACTOR.

REJECTION AND REPLACEMENT

1. REJECTION: THE SOIL ENGINEER WILL REJECT ALL PILES INSTALLED IN VARIANCE WITH SPECIFIED TOLERANCES, THAT DISPLAY HARMFUL DISTORTION OR STRUCTURAL DEFECTS, THAT WERE NOT INSTALLED IN THE REQUIRED MANNER, OR THAT FAIL TO MEET THESE SPECIFICATION IN ANY OTHER MANNER.

2. REPLACEMENT: ANY PILE INSTALLED IMPROPERLY OR OTHERWISE DEFECTIVE AND REJECTED, SHALL BE REMOVED AND/OR REPLACED TO THE SATISFACTION OF THE SOIL ENGINEER AND ARCHITECT AT NO ADDITIONAL COST TO THE OWNER, WHERE DEVIATIONS EXCEED THE ALLOWABLE TOLERANCES, THE ARCHITECT OR ENGINEER MAY PROVIDE WRITTEN INSTRUCTIONS FOR COMPENSATING FOR RESULTING ECCENTRICITY, CORRECTIONS INCLUDING BUT NOT LIMITED TO, REINFORCED THE BEAMS, ADDITIONAL PILES OR OTHER MEANS SHALL BE THE DECISION OF THE ENGINEER AND SHALL BE CONSTRUCTED AT NO ADDITIONAL COST TO THE OWNER.

PAYMENT

1. THE BASE BID SHALL INCLUDE THE TOTAL LINEAR FEET FOR THE NUMBER AND LENGTH OF PILES SCHEDULED ON THE DRAWINGS.

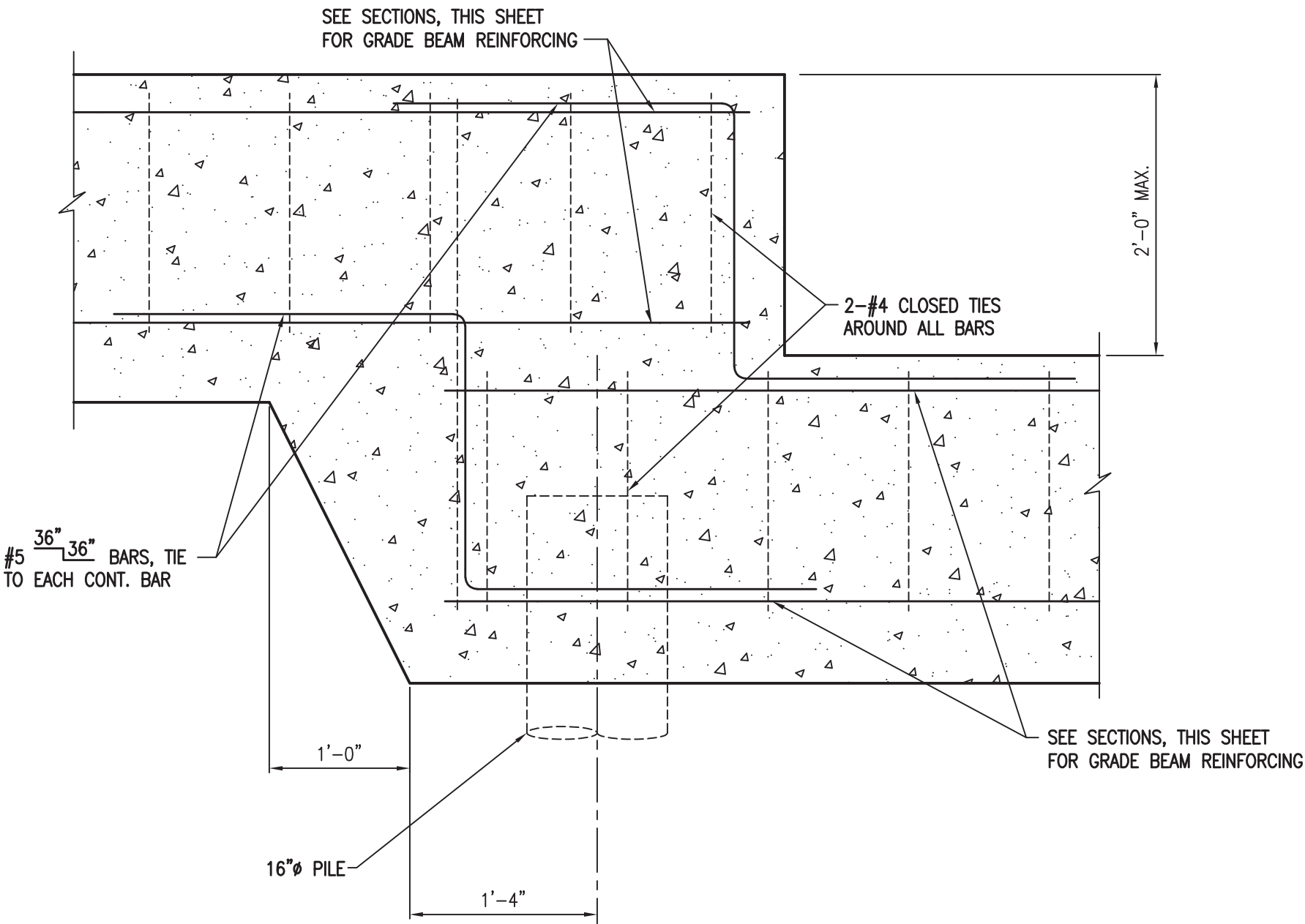
2. PAYMENT SHALL BE MADE FOR THE TOTAL LINEAR FEET OF PILES ACTUALLY INSTALLED, INCLUDING PERMANENT JOB PILES AND TEST PILES. HOWEVER, NO PAYMENT WILL BE MADE FOR PILES REQUIRED TO REPLACE DEFECTIVE WORK. CONTRACT PRICE PER LINEAR FOOT INCLUDES LABOR, MATERIALS, TOOLS, EQUIPMENT, AND INCIDENTALS FOR PERFORMING WORK FOR FURNISHING AND INSTALLING PILES.

3. THE ADJUSTMENT FOR CHANGE IN TOTAL LENGTH OF PILES INSTALLED FROM TOTAL LENGTH INCLUDED IN THE BASE BID SHALL BE APPROVED BY THE ARCHITECT.

4. LENGTH OF PILES TO BE PAID FOR SHALL BE THE LENGTH BELOW THEORETICAL BUTT ELEVATION. PAYMENT FOR LINEAR FOOTAGE IN EXCESS OF THAT INDICATED ON DRAWINGS, AND CREDIT FOR LINEAR FOOTAGES LESS THAN THAT INDICATED ON DRAWINGS, SHALL BE MADE AT UNIT PRICES STATED IN THE CONTRACT, BASED ON NET ADDITION OR DEDUCTION. THE BASE BID SHALL BE APPROVED BY THE ARCHITECT.

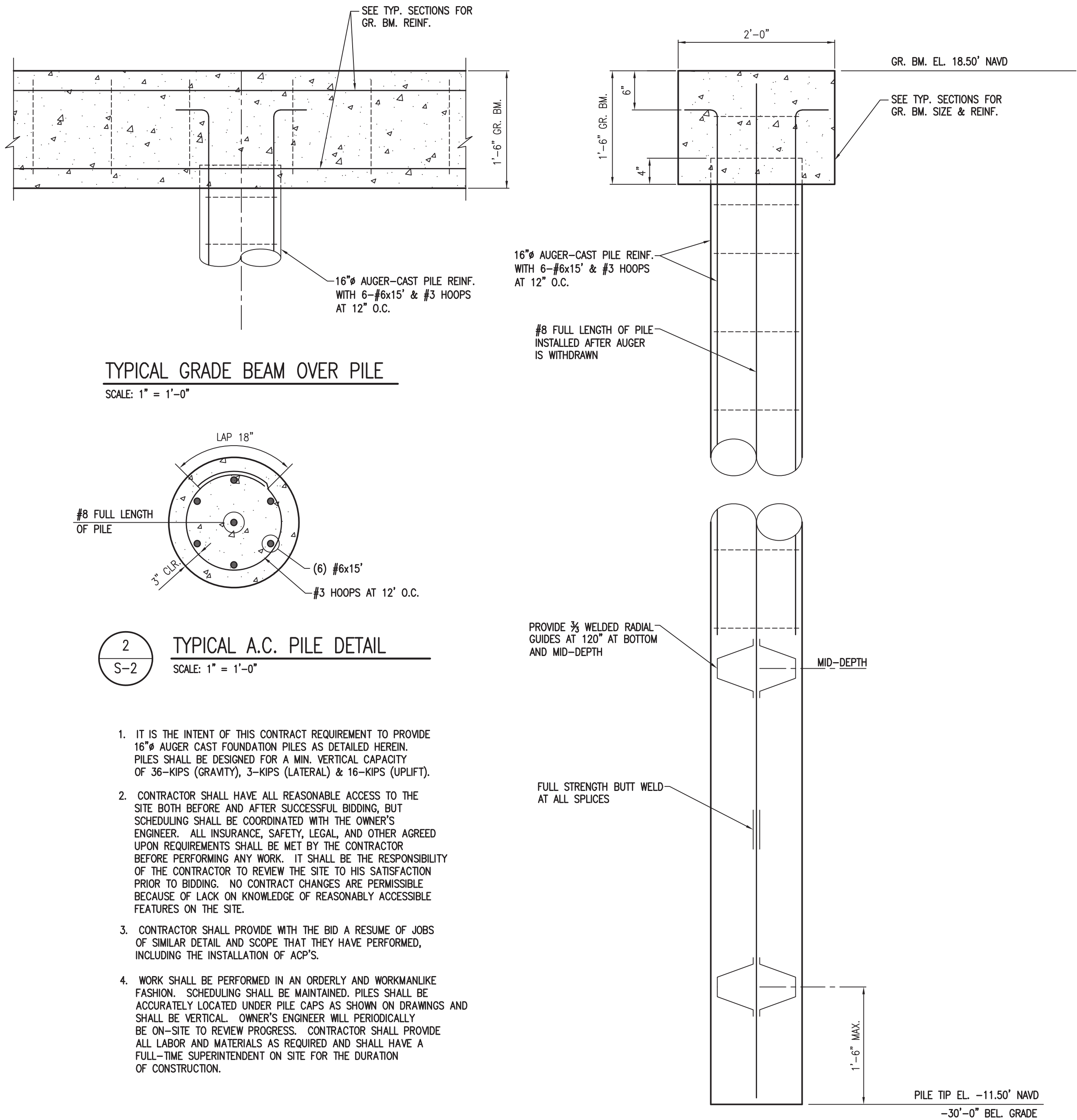
5. TEST PILES THAT BECOMES PART OF COMPLETED FOUNDATION SYSTEM WILL BE CONSIDERED AS AN INTEGRAL PART OF WORK.

6. AS A BASIS FOR BIDS, ALL PILES SHALL BE INSTALLED TO ELEVATION SHOWN ON THE STRUCTURAL DRAWINGS.



TYPICAL GRADE BEAM STEP DETAIL

SCALE: 1" = 1'-0"



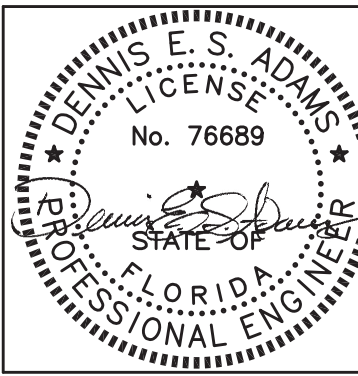
1
S-2
TYPICAL A.C. PILE ELEVATION
SCALE: 1" = 1'-0"

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LOT 1 BLOCK 3, BURNLEY RD.
FERNANDINA BEACH, FL
For
COLE BUILDERS
FERNANDINA BEACH, FL

PROJECT NO.

SHEET TITLE

ACP NOTES

DATE

03/05/2024

DRAWN BY

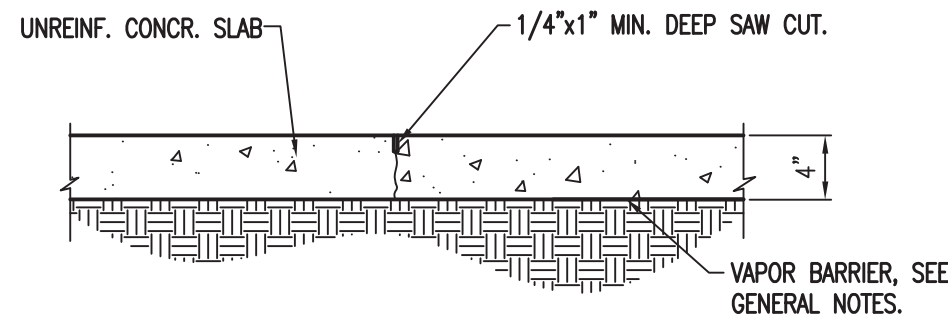
JDW

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DESA

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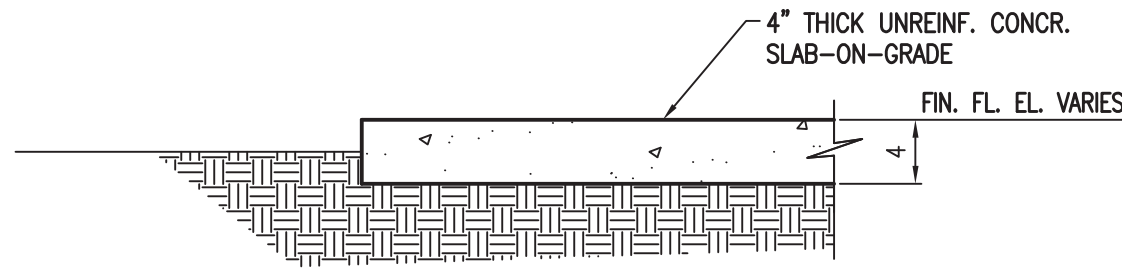
S-3



TYPICAL SAWCUT FLOOR JOINT (FJ)

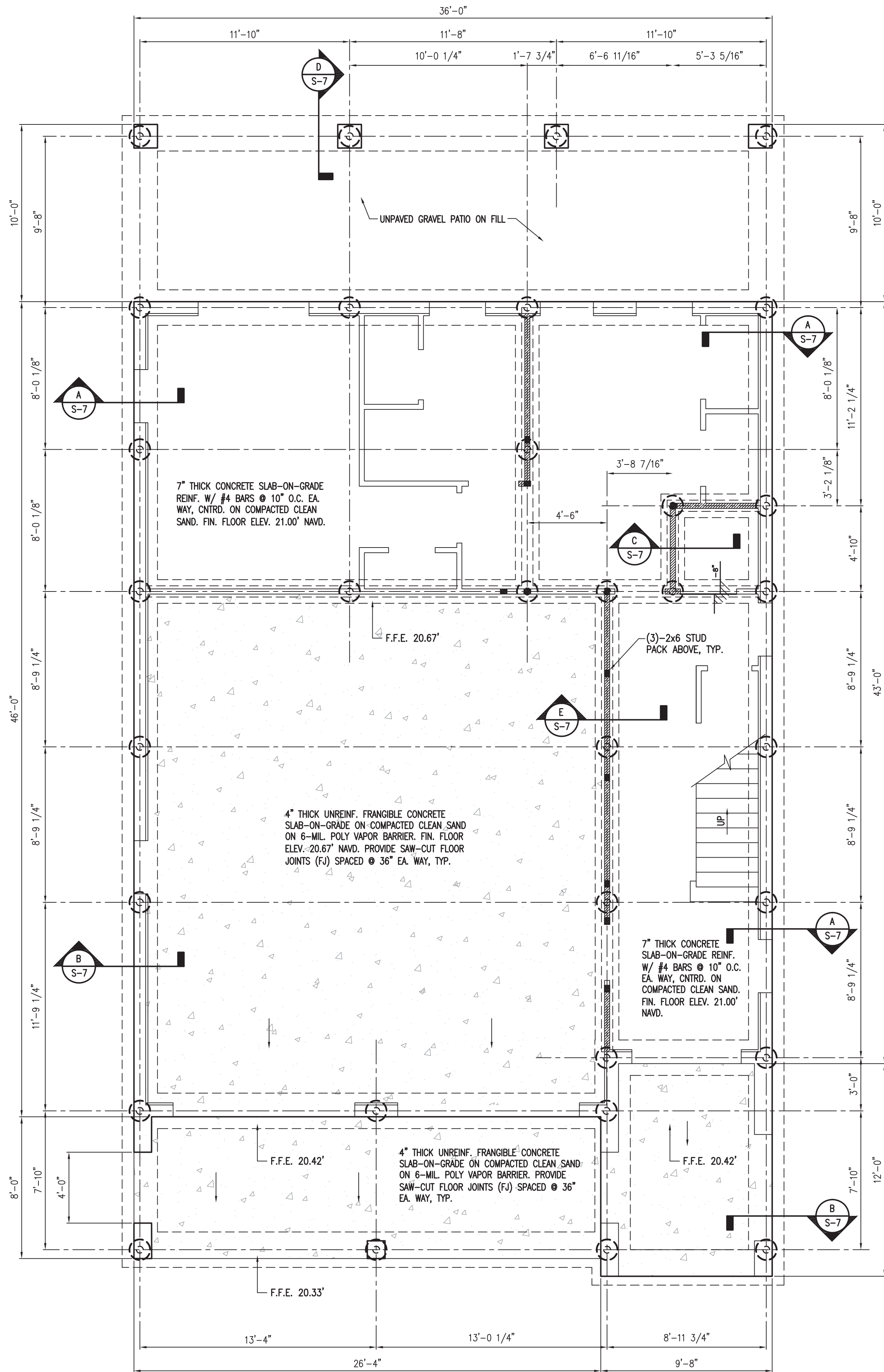
SCALE: NONE

JOINTING SEQUENCE SHALL CONFORM TO ACI 302.
THE SLAB MAY BE POURED MONOLITHICALLY (IN LIEU OF KEED JOINTS) PROVIDED THAT THE JOINTS ARE CUT AS SOON AS THE SLAB CAN SUPPORT AN OPERATOR AND EQUIPMENT (BUT NO MORE THAN 4 HOURS AFTER THE FOUR). SAW CUT JOINTS SHOULD BE A MIN. OF 1" DEEP FOR A 4" THICK SLAB. JOINTS SHALL BE SPACED AT 48" MAX. EA. WAY.



TYPICAL BREAKAWAY SLAB EDGE

SCALE: 1" = 1'-0"



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

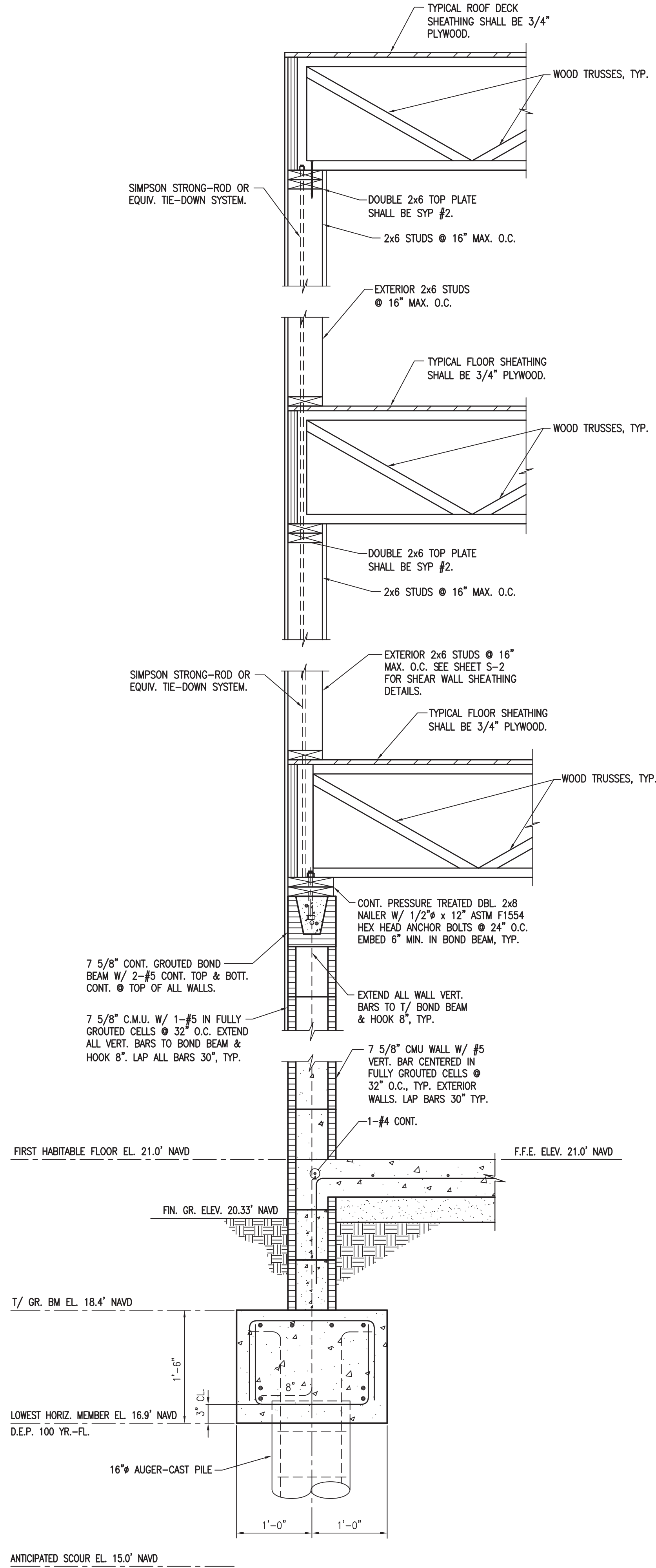
▨ - INDICATES INTERIOR LOAD-BEARING WALL

■ - INDICATES (3)-2x6 STUD PACK

⊙ - INDICATES NEW 16\"/>

NOTES:

1. REF. GENERAL NOTES ON SHEET S-1 & DEEP FNDN. NOTES & DETAILS ON SHEET S-2.



TYPICAL WALL ELEVATION VIEW

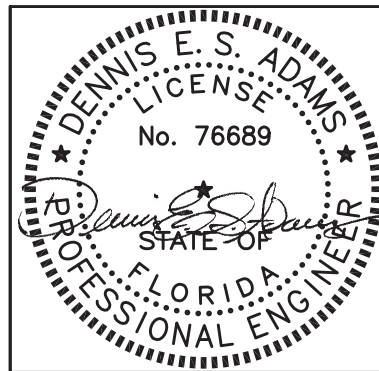
SCALE: 1" = 1'-0"

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For
COLE BUILDERS
FERNANDINA BEACH, FL

PROJECT NO.

SHEET TITLE
FOUNDATION
PLAN

DATE
03/05/2024

DRAWN BY
JDW

CHECKED BY
DESA

SHEET NUMBER

S-4

REVISION	
1	6/10/24 TRUSS UPDATE

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FERNANDINA BEACH, FL
For
COLE BUILDERS
FERNANDINA BEACH, FL

PROJECT NO.

SHEET TITLE
**1ST & 2ND
FLOOR
FRAMING PLAN**

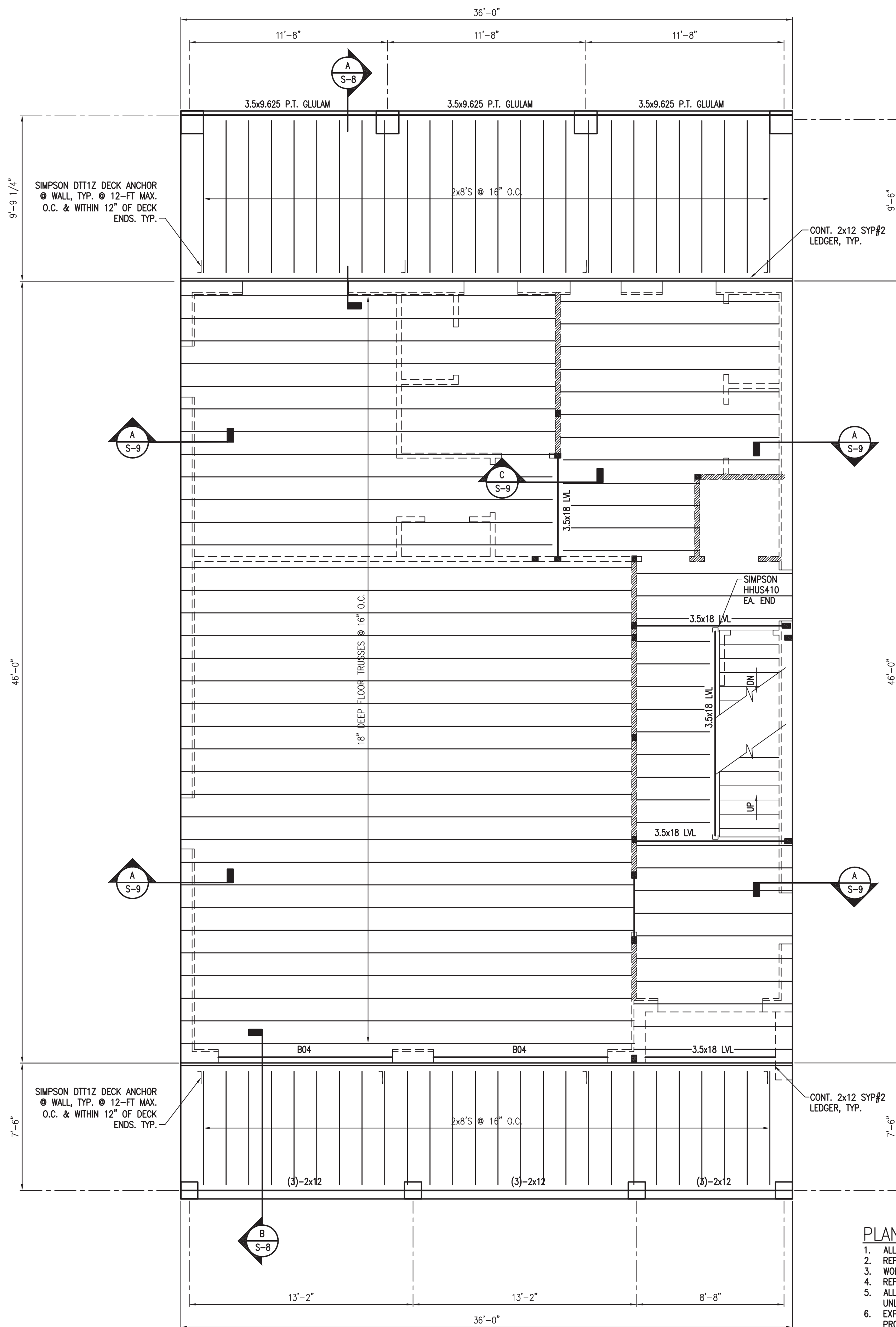
DATE
03/05/2024

DRAWN BY
JDW

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SHEET NUMBER

S-5



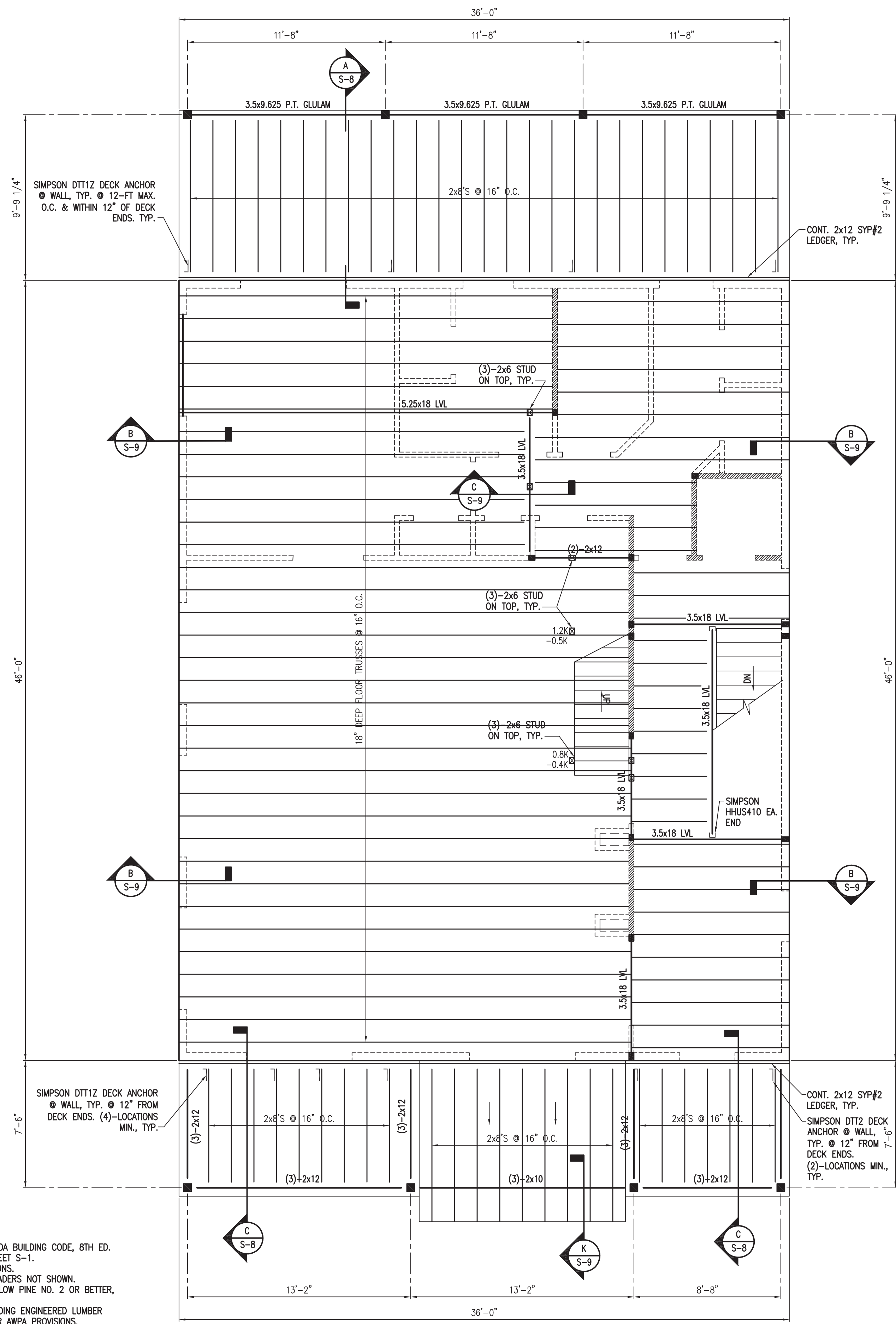
1ST FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

■ - INDICATES INTERIOR LOAD-BEARING WALL
■ - INDICATES (3)-2x6 STUD PACK

PLAN NOTES:

- ALL FRAMING SHALL BE INSTALLED PER FLORIDA BUILDING CODE, 8TH ED.
- REFER TO GENERAL NOTES & DETAILS ON SHEET S-1.
- WORK WITH ARCHITECTURAL PLANS & ELEVATIONS.
- REF. HEADER SCHEDULE FOR ALL FRAMED HEADERS NOT SHOWN.
- ALL WOOD FRAMING SHALL BE SOUTHERN YELLOW PINE NO. 2 OR BETTER, UNLESS NOTED OTHERWISE.
- EXPOSED EXTERIOR FRAMING MEMBERS, INCLUDING ENGINEERED LUMBER PRODUCTS, SHALL BE PRESSURE TREATED PER ANPA PROVISIONS.
- FLOOR JOISTS ARE TO BE 18" DEEP PRE-ENGINEERED WOOD TRUSSES SPACED AT 16" O.C. (MAX.) & SIZED FOR THE FOLLOWING LOADS OVER THE INDICATED SPANS.
TOP CHORD DEAD: 15 PSF
TOP CHORD LIVE: 40 PSF
BOTT. CHORD DEAD: 5 PSF
TOTAL: 60 PSF
- 'Spx' - INDICATES STUD PACK (x = QTY. OF STUDS)
- 'Box' - INDICATES CMU OR C.I.P. CONCR. LINTEL. SEE SCHEDULE ON S-1.
- GLULAM BEAMS ARE TO BE SO. PINE 24F-V5 STRESS GRADE.
- LVL MEMBERS SHALL BE MICROLAM LVL 2.0E BY WEYERHAEUSER OR APPROVED EQUAL WITH THE FOLLOWING MINIMUM PROPERTIES:
 $F_t = 2600$ PSI $F_c = 285$ PSI $F_{ci} = 750$ PSI
 $E = 2.0 \times 10^6$ PSI $E_{ci} = 2510$ PSI

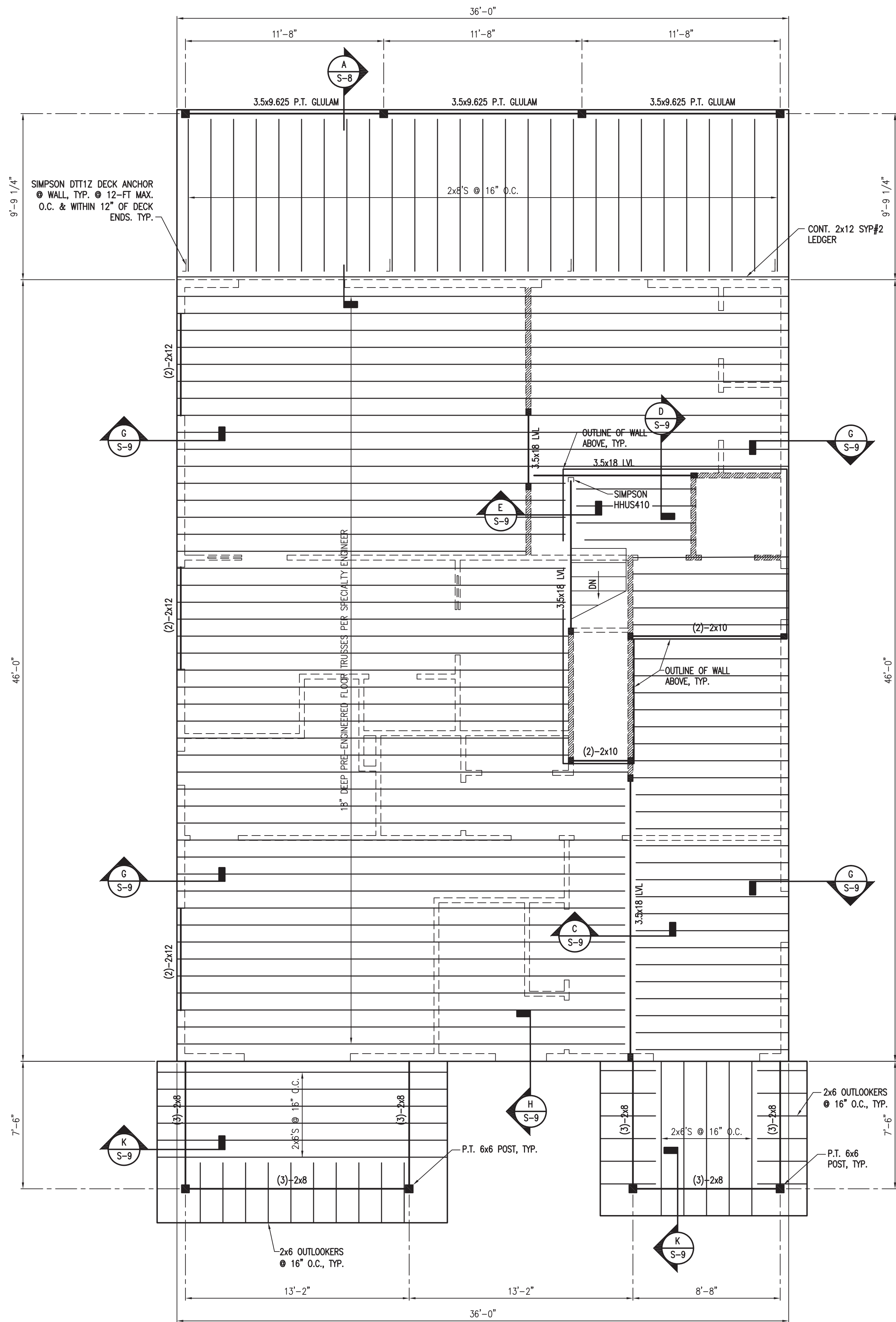


2ND FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

■ - INDICATES INTERIOR LOAD-BEARING WALL
■ - INDICATES (3)-2x6 STUD PACK

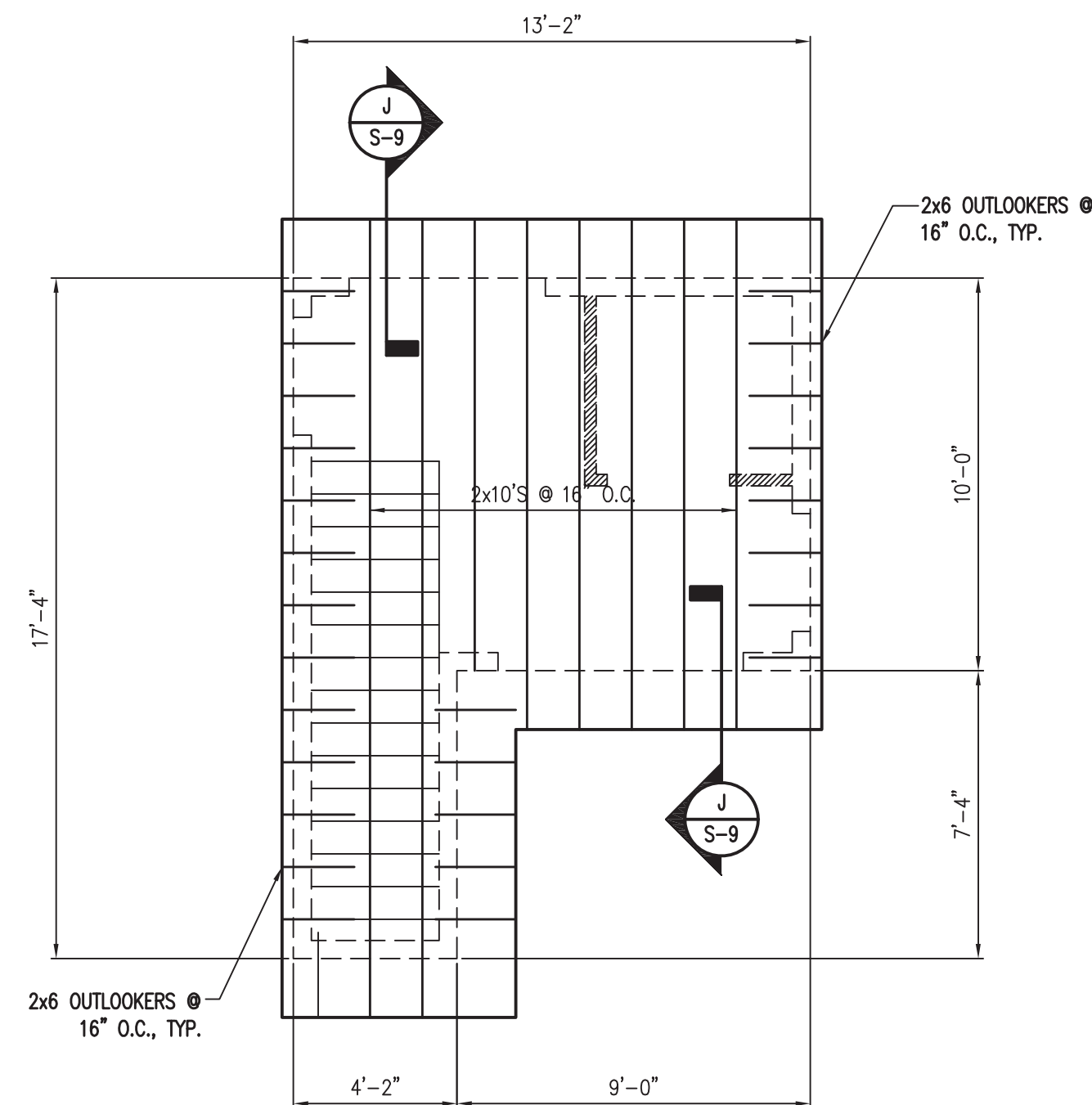
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3RD FLOOR/ROOF DECK FRAMING PLAN

SCALE: 1/4" = 1'-0"

- ▨ - INDICATES INTERIOR LOAD-BEARING WALL
■ - INDICATES (3)-2x6 STUD PACK



HIGH ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

PLAN NOTES:

- ALL FRAMING SHALL BE INSTALLED PER FLORIDA BUILDING CODE, 8TH ED.
- REFER TO GENERAL NOTES & DETAILS ON SHEET S-1.
- WORK WITH ARCHITECTURAL PLANS & ELEVATIONS.
- REF. HEADER SCHEDULE FOR ALL FRAMED HEADERS NOT SHOWN.
- ALL WOOD FRAMING SHALL BE SOUTHERN YELLOW PINE NO. 2 OR BETTER, UNLESS NOTED OTHERWISE.
- EXPOSED EXTERIOR FRAMING MEMBERS, INCLUDING ENGINEERED LUMBER PRODUCTS, SHALL BE PRESSURE TREATED PER ANPA PROVISIONS.
- FLOOR JOISTS ARE TO BE 18" DEEP PRE-ENGINEERED WOOD TRUSSES SPACED AT 16" O.C. (MAX.) & SIZED FOR THE FOLLOWING LOADS OVER THE INDICATED SPANS:

TOP CHORD DEAD:	15 PSF
TOP CHORD LIVE:	55 PSF
BOTT. CHORD DEAD:	5 PSF
TOTAL:	75 PSF
- PROVIDE VENTED BLOCKING OVER SUPPORTS AT ALL ROOF FRAMING.
- ALL FASTENERS (BOLTS, NAILS, SCREWS) ARE TO BE HOT-DIP GALVANIZED OR STAINLESS STEEL AND SHALL BE COMPATIBLE WITH SELECTED CONNECTORS.
- FRAMING CONNECTORS AND TIES ARE TO BE HOT-DIP GALVANIZED OR STAINLESS STEEL.
- "SPx" - INDICATES STUD PACK (x = QTY. OF STUDS)
- GLULAM BEAMS ARE TO BE SO. PINE 24F-V5 STRESS GRADE.
- LVL MEMBERS SHALL BE MICROLAM LVL 2.0E BY WEYERHAEUSER OR APPROVED EQUAL WITH THE FOLLOWING MINIMUM PROPERTIES:

$F_b = 2600$ PSI	$F_v = 285$ PSI	$E_b = 750$ PSI
$E = 2.0 \times 10^6$ PSI	$F_b = 2510$ PSI	

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1 6/10/24 TRUSS UPDATE

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FERNANDINA BEACH, FL

PROJECT NO.

SHEET TITLE
3RD FLOOR &
HIGH ROOF
FRAMING PLAN

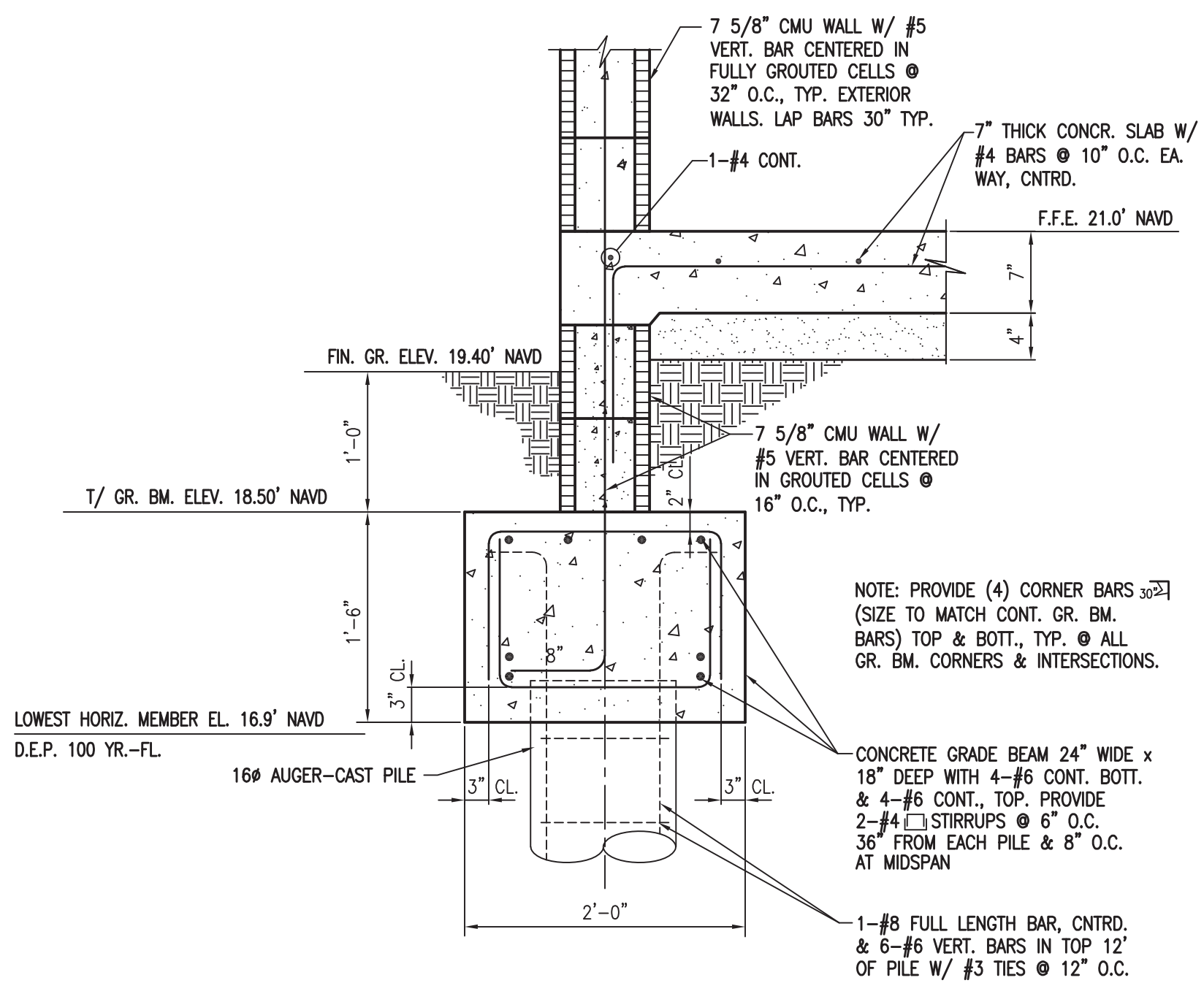
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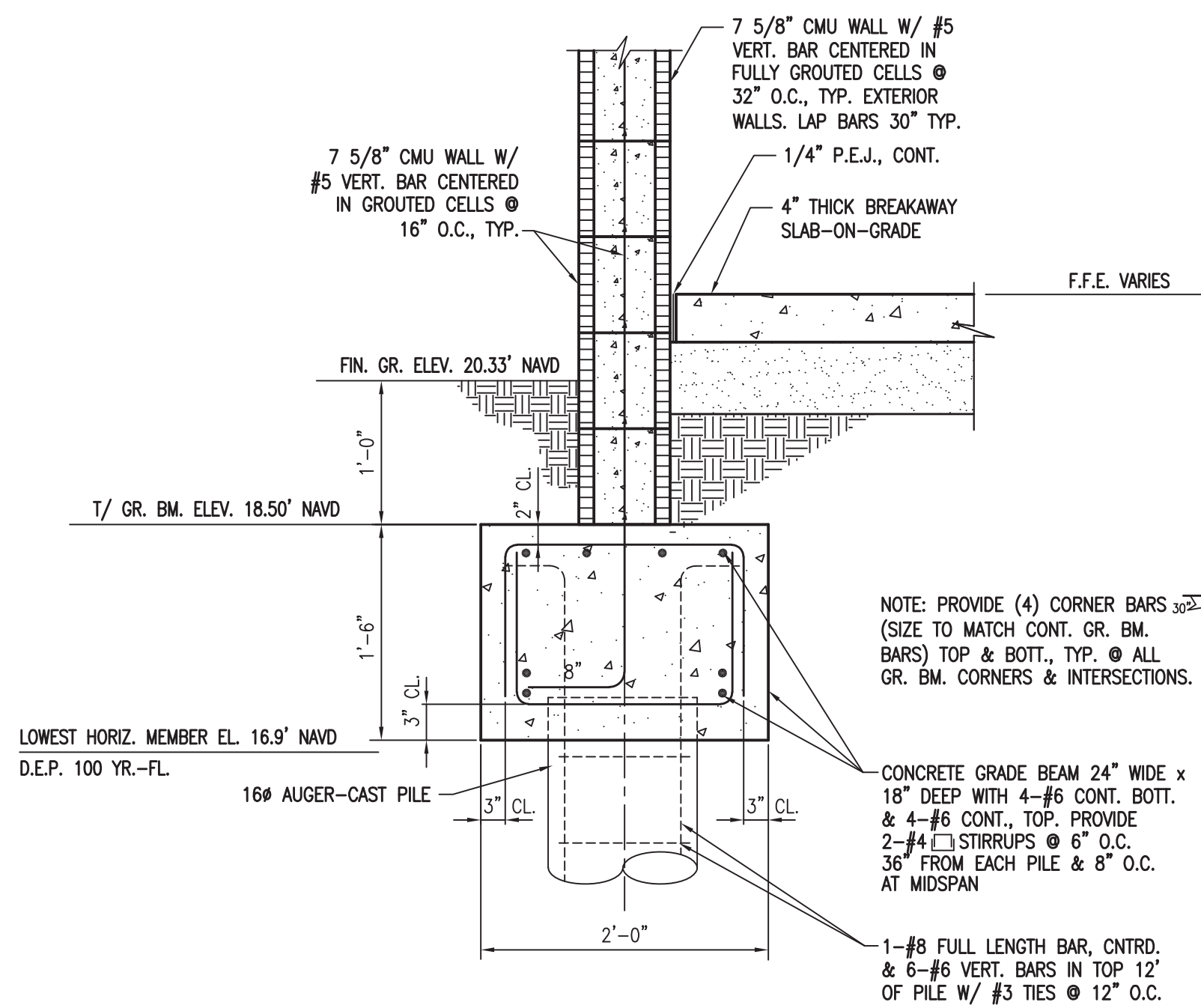
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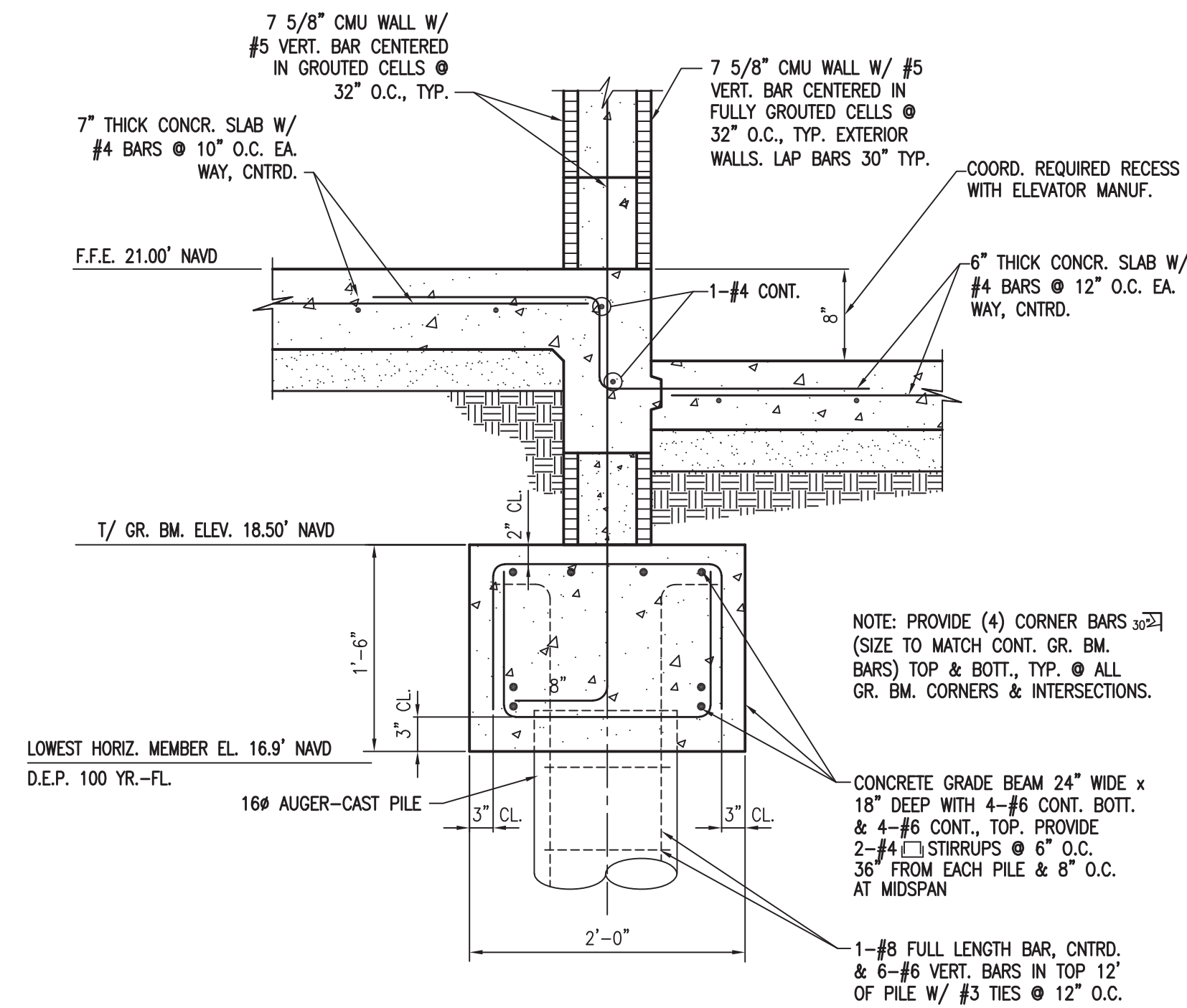
S-6



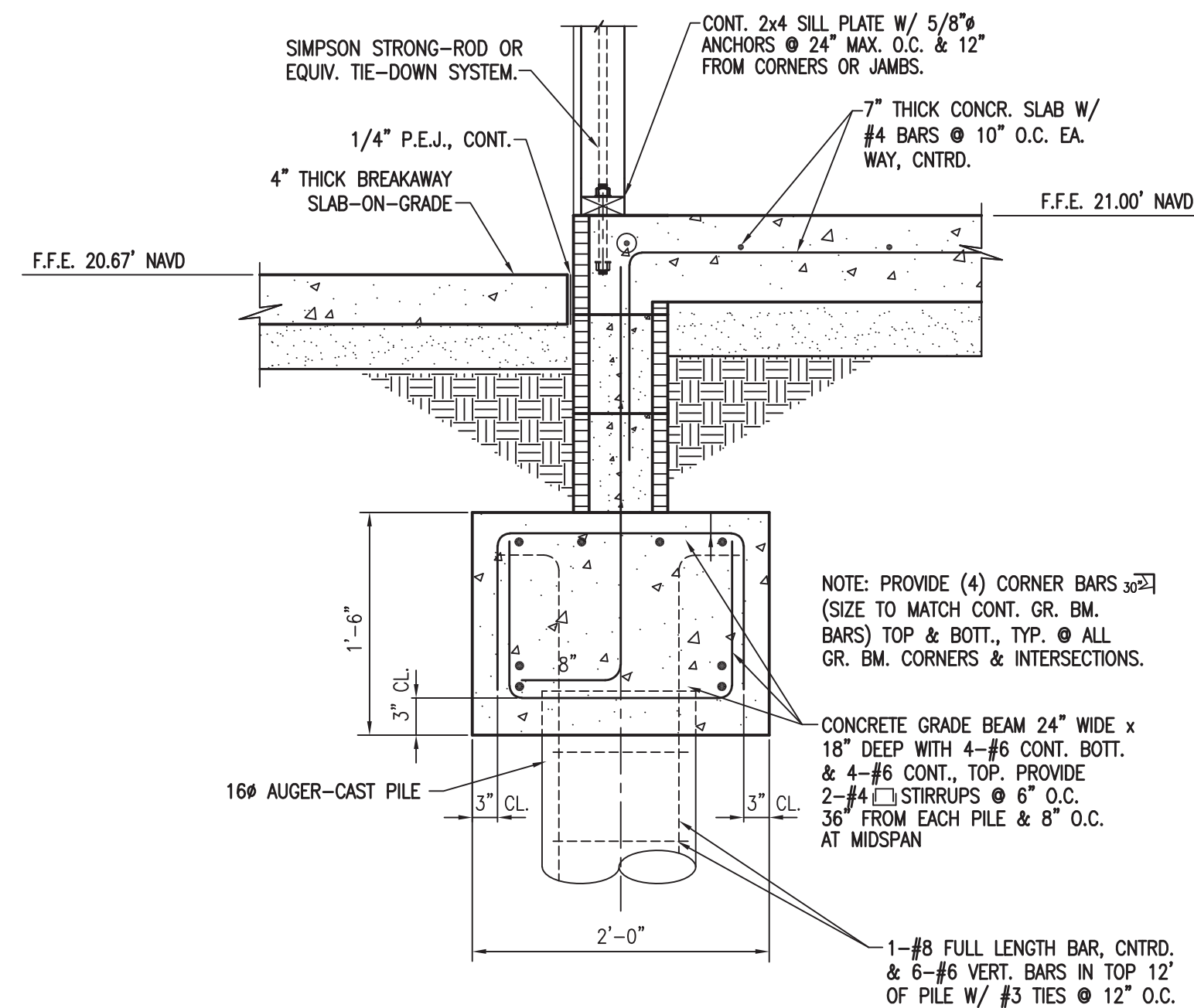
A TYPICAL EXTERIOR FOUNDATION
S-7 SCALE: 1" = 1'-0"



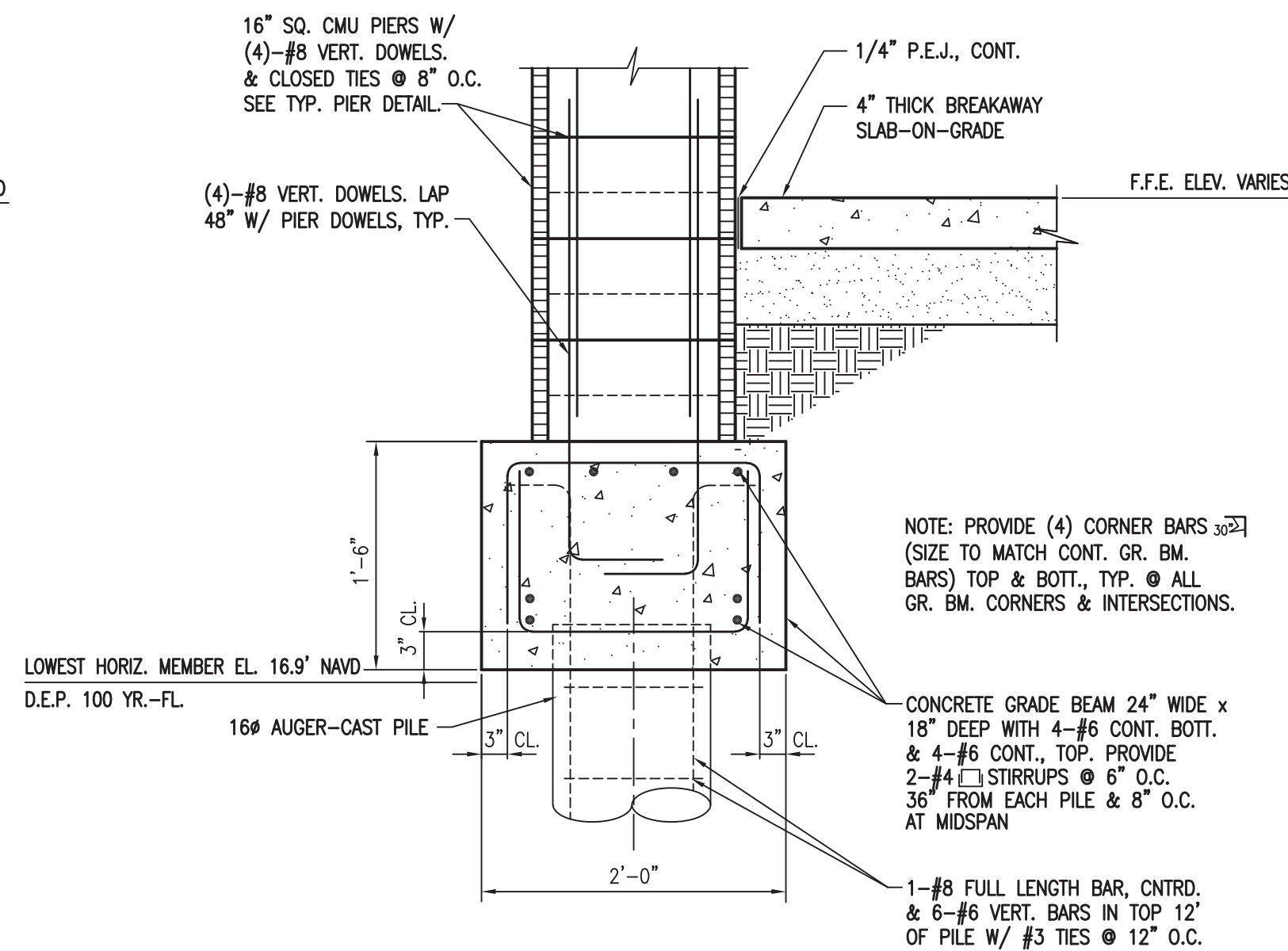
B TYPICAL EXTERIOR FOUNDATION
S-7 SCALE: 1" = 1'-0"



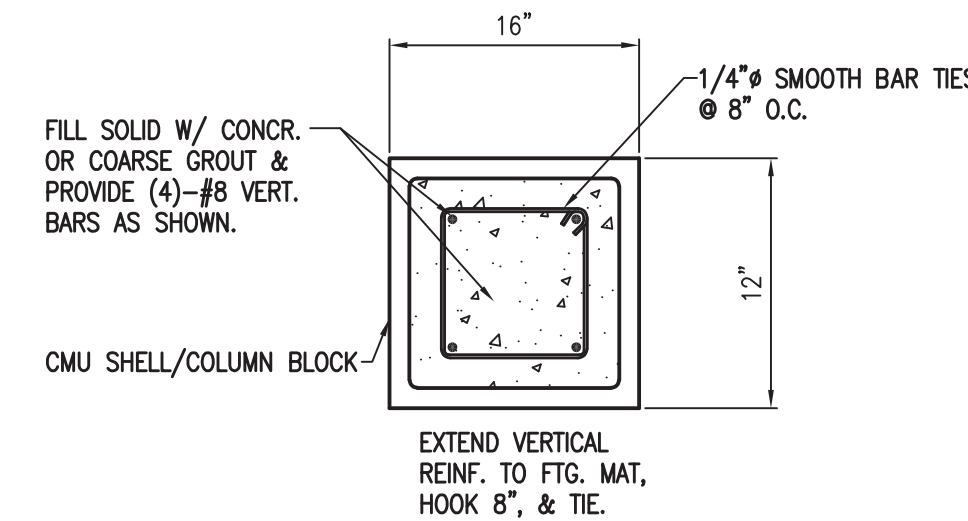
C TYPICAL ELEVATOR FOUNDATION
S-7 SCALE: 1" = 1'-0"



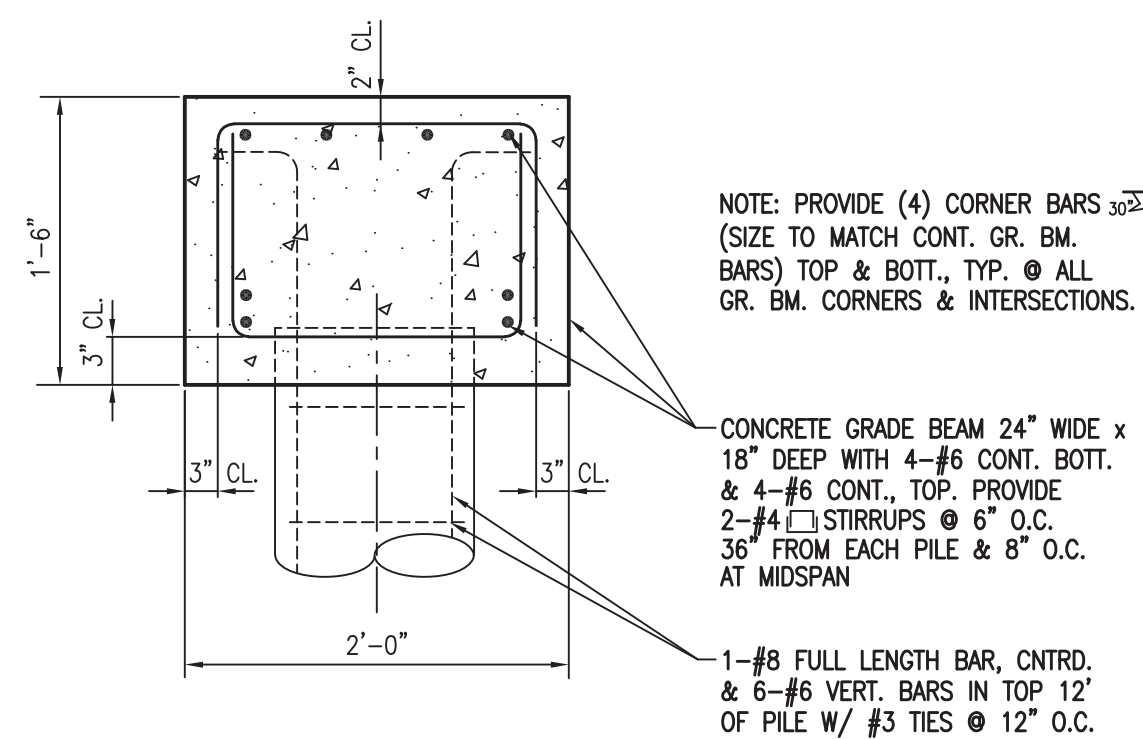
E TYPICAL INTERIOR FOUNDATION
S-7 SCALE: 1" = 1'-0"



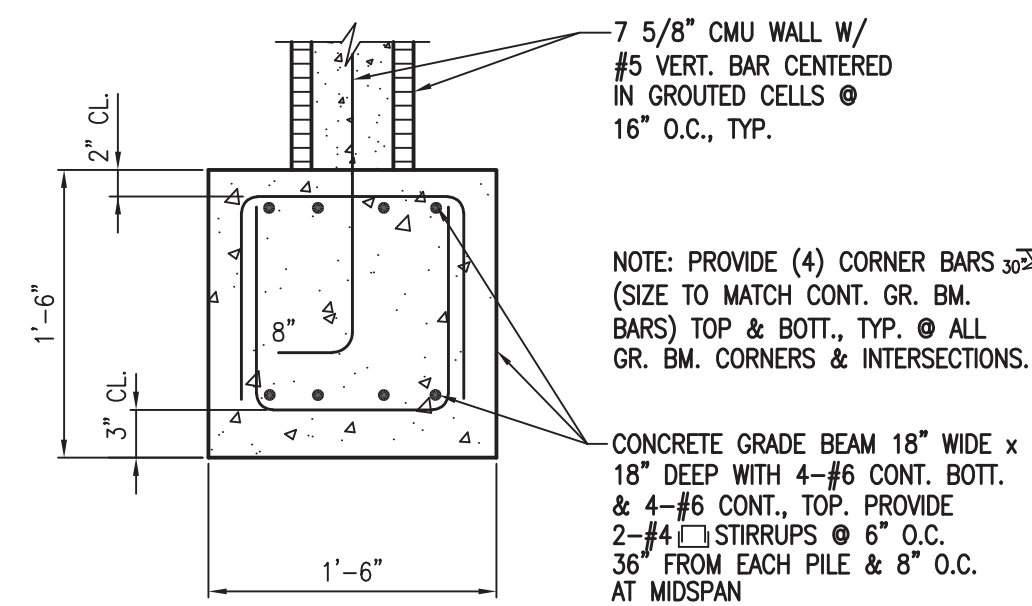
D TYPICAL FOUNDATION @ PATIO
S-7 SCALE: 1" = 1'-0"



TYPICAL 16"x16" CMU PIER
SCALE: 1" = 1'-0"



TYPICAL PERIMETER GRADE BEAM
SCALE: 1" = 1'-0"



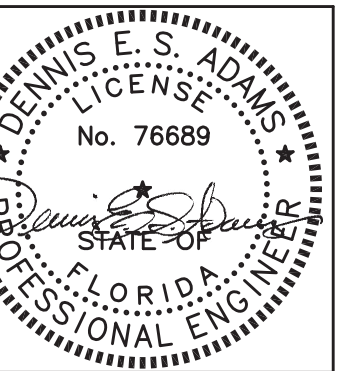
TYPICAL INTERIOR GRADE BEAM
SCALE: 1" = 1'-0"

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LOT 1 BLOCK 3, BURNEY RD.
FERNANDINA BEACH, FL
For
COLE BUILDERS
FERNANDINA BEACH, FL

PROJECT NO.
SHEET TITLE SECTIONS AND DETAILS
DATE 03/05/2024
DRAWN BY JDW
CHECKED BY DESA
SHEET NUMBER

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FERNANDINA BEACH, FL
For
COLE BUILDERS
FERNANDINA BEACH, FL

PROJECT NO.

SHEET TITLE

CTIONS AND
DETAILS

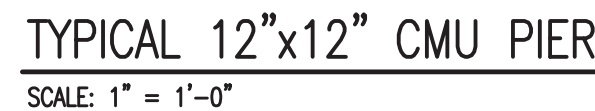
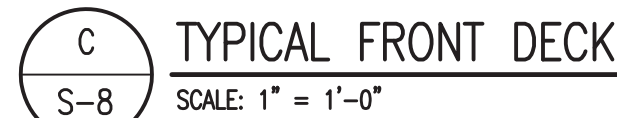
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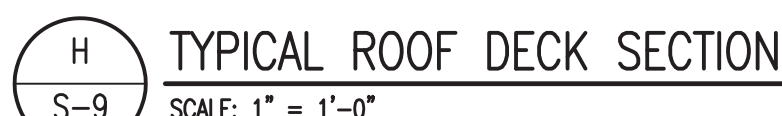
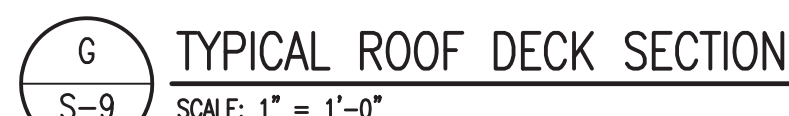
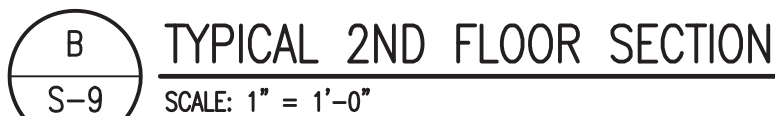
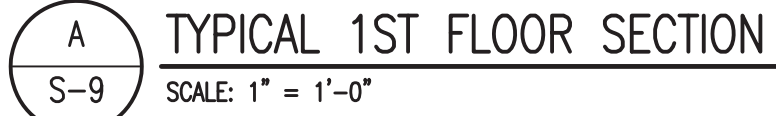
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A circular professional engineer seal for the State of Florida. The outer ring contains the text "DENNIS E. S. ADAMS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. Inside the ring, the word "LICENSE" is at the top and "FLORIDA" is at the bottom. In the center, the license number "No. 76689" is displayed. Below the number is a signature, "Dennis E. S. Adams", and the words "STATE OF" are printed below the signature. A small circular emblem with the letters "P.E." is located to the left of the signature.

[illegible]

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FERNANDINA BEACH, FL
For
COLE BUILDERS
FERNANDINA BEACH, FL

PROJECT NO.

SHEET TITLE
SECTIONS AND
DETAILS

DATE
03/05/2024

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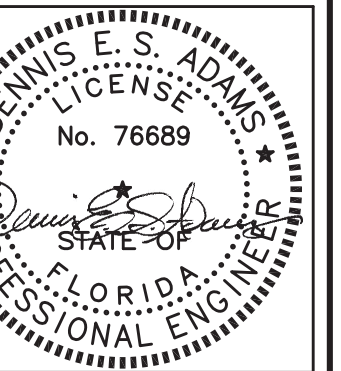
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FERNANDINA BEACH, FL
 For
COLE BUILDERS
FERNANDINA BEACH, FL

SUBJECT NO.

SHEET TITLE
**SECTIONS AND
 DETAILS**

DATE
05/2024

AWN BY
IDW

CKED BY
DESA

T NUMBER

S-10



SHEAR WALL SCHEDULE				
FLOOR	SHEATHING REQUIREMENTS	CHORD STUDS EA. SIDE OF ROD	THRD. ROD Ø	FLOOR CONNECTION
2ND TO 3RD	15/32" 1-SIDE 8d NAILS @ 4" O.C.	(2)-2x6	QTG	3"x3"x1/4" WASHER
1ST TO 2ND	15/32" 1-SIDE 8d NAILS @ 4" O.C.	(2)-2x6	QTG	4" MIN. EMBEDMENT IN HILT. HIT HY200

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