



A Groundworks Company

Date: April 10, 2026

Customer Name: Amy Anderson
Customer Address: 2463 Southwest Mayo Road, Lake City FL 32024
Customer Number: Customer #364094

To Whom It May Concern:

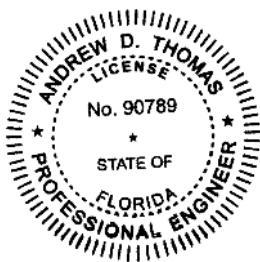
As part of the permit application for structural repairs, **Alpha Foundations, a Groundworks Company**, is providing engineering commentary relative to the proposed repair of floor framing for the above-referenced project. Detailed information about the product and existing building structure are outlined in the attached report.

After completion of installation, if requested by the building official, we will evaluate and prepare a letter of completion for permit closeout.

The commentary provided herein is intended to provide guidance during the planning and installation phases of the project. The design follows ordinary engineering practice in the locality of the project and meets requirements of the current **Florida Building Code 2023, 8th Edition, Residential**.

Please feel free to call us if you have any questions or if we can be of any further assistance.

Respectfully,



This item has been electronically signed and sealed by Andrew Thomas on the date adjacent to the seal using a SHA authentication code printed copies of this document are not considered signed and sealed and the SHA authentic code must be verified on any electronic copies
2026.04.10 13:38:30-04'00'

4/10/26

ANDREW THOMAS, P.E.
ENGINEER

ANDREW.THOMAS@GROUNDWORKS.COM

GROUNDWORKS COMPANIES, LLC

ALPHA FOUNDATIONS - FLORIDA ENGINEERING, BUS. LTD. #38879

ATTACHMENTS:

PERMIT ROCKSTAR

Reviewed For Compliance

04/13/2026

Ali Marar FL PE92978

ali@permitrockstar.com 904-656-6957

ENGINEERING REPORT
DESIGN CALCULATIONS
GENERAL COMMENTARY
LOCATION/SITE PLAN

Cover Page

ENGINEERING REPORT FOR FLOOR STABILIZATION

BUILDING DEPT.: Columbia County
132 NE Hernando Ave #21
Lake City, FL 32055

REFERENCE CODE: FBC 2023, 8th Ed.

DATE: April 10, 2026

PROJECT: Amy Anderson
ADDRESS: 2463 Southwest Mayo Road, Lake City FL 32024
CUSTOMER #: Customer #364094



INSPECTOR: M.J.

INSPECTION DATE: 4/9/2026

OVERVIEW:

As requested by the owner/representative of the above referenced project (client), the field inspector visited the project and performed a visual inspection of readily accessible foundation areas (walls and piers) and associated structural framing elements. Unless noted below, destructive testing and evaluation was not performed. Based on this inspection, the field inspector and the client agreed to the following "Scope-Of-Work".

SCOPE-OF-WORK: Existing Timber Floor Framing Repair (See Plan)

[SEE PRODUCT DETAILS - ATTACHED]

SCOPE-OF-WORK:

[SEE PRODUCT DETAILS - ATTACHED]

QUANTITY: N/A [SEE LOCATION PLAN FOR SPACING]

GENERAL ISSUE: Excessive deflection and sagging of floor framing in crawl space.

PROP. SOLUTION: Install floor joists / sheathing, as shown on the attached sketch, to stabilize the floor framing system.

EXISTING STRUCTURE DETAILS:

- Classification: Single Family Residence
- Stories: 1
- Construction Type: Conventional Light Frame
- Exterior: Vinyl Siding
- Foundation Type: Crawl Space (Masonry Walls and Piers on Spread Type Footings)
- Floor Design Loads:

Live Load:	40	psf
Dead Load:	15	psf

[Based on Typical FBC/IBC Load Tables]

SOIL CONDITIONS:

- Assumed Allowable Bearing Capacity: 1,500 psf Per Referenced Code Above

*EXISTING FLOOR FRAMING CHARACTERISTICS:

- Existing Girder Type: Flush Girder
- Existing Girder Material: Lumber
- Existing Girder Size: 2-ply 2x8
- Floor Joist Type: Dimensional
- Floor Joist Size: 2x6
- Floor Joist Spacing: 16 O.C.

*Based on rough field measurements at localized areas. Actual measurements may vary. Calculations based on recorded measurements and assumed worst case.

PERMIT ROCKSTAR
Reviewed For Compliance
04/13/2026
Ali Marar FL PE92978
ali@permitrockstar.com 904-656-6957



This item has been electronically signed and sealed by Andrew Thomas on the date adjacent to the seal using a SHA authentication code printed copies of this document are not considered signed and sealed and the SHA authentic code must be verified on any electronic copies
4/10/26
2026.04.10
13:38:43-04'00'

COMMENTARY & LIMITATIONS

BUILDING DEPT: Columbia County
PROJECT: Amy Anderson
ADDRESS: 2463 Southwest Mayo Road, Lake City FL 32024
DATE: April 10, 2026



GENERAL COMMENTARY

The recommendations provided herein are based on our understanding of the project and subsurface characteristics at the time of this report. If differing project conditions are encountered, field personnel shall notify Engineering Department immediately for resolution.

LIMITATIONS

The information presented in this report is provided as support to proposed repairs as outlined in the previous pages and intended to assist with approval of a building permit. This report is intended to confirm product use meets intent of manufacturer and FBC-R only. This report has been prepared using information provided by others including but not limited to photographs, sketches, field notes, and publicly available data. This report does not represent a forensic or structural evaluation of the structure. This report does not represent commentary on causation of foundation or structural damage (flood, wind, ground subsidence or heave, etc.). Any additional work shall be considered beyond the scope of these analyses. This document contains engineering that is limited to specific areas needing repair. The areas addressed are those of greatest concern to the property owner as set forth in the contract. The scope of work may not address all areas of the structure. This report was prepared exclusively for Alpha Foundations and is not intended for reliance by the property owner or any other third party.



This item has been electronically signed and sealed by Andrew Thomas on the date adjacent to the seal using a SHA authentication code printed copies of this document are not considered signed and sealed and the SHA authenticational code must be verified on any electronic copies
2026.04.10 13:38:48-04'00'

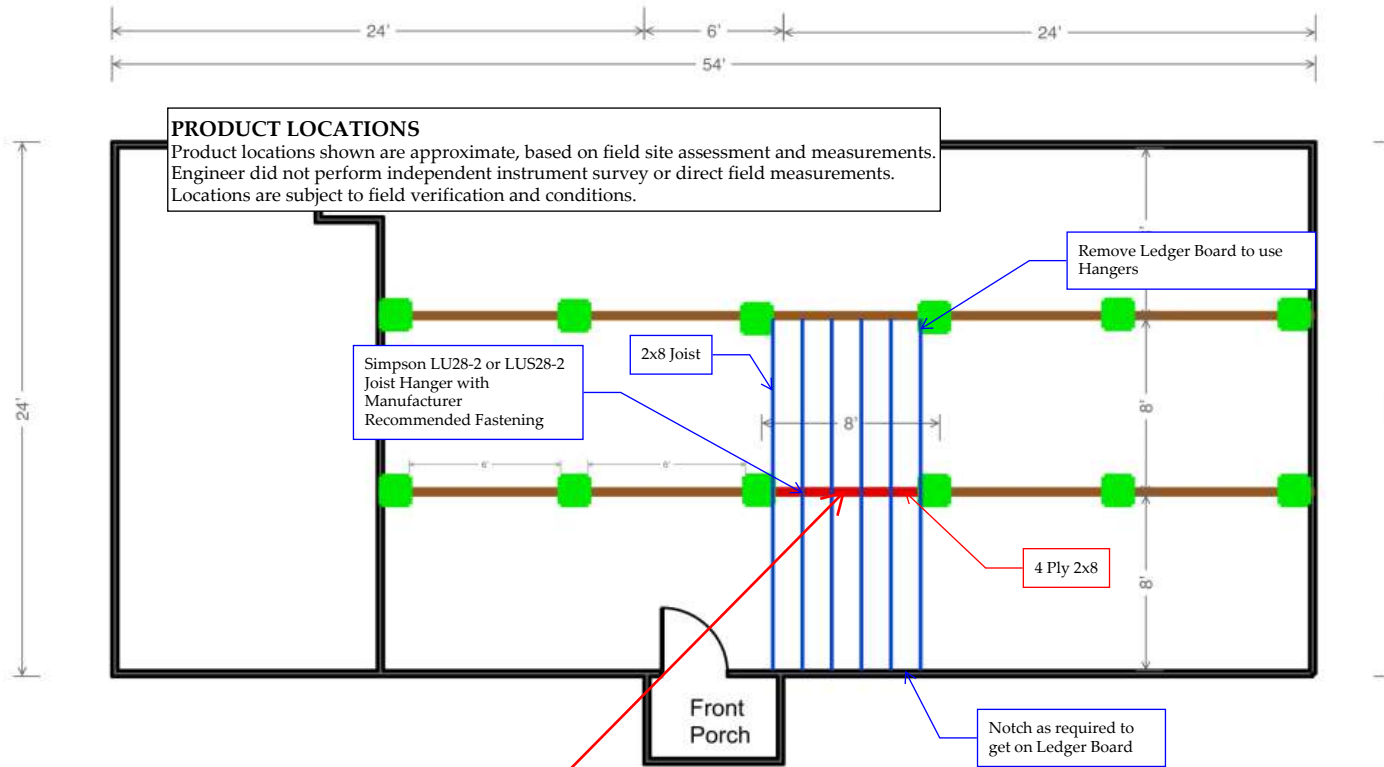
PERMIT ROCKSTAR
Reviewed For Compliance
04/13/2026
Ali Marar FL PE92978
ali@permitrockstar.com 904-656-6957

4/10/26

LOCATION / LAYOUT PLAN / NOTES

BUILDING DEPT.:
PROJECT:
ADDRESS:
DATE:

Columbia County
Amy Anderson
2463 Southwest Mayo Road, Lake City FL 32024
April 10, 2026



PRODUCT LOCATIONS

Product locations shown are approximate, based on field site assessment and measurements. Engineer did not perform independent instrument survey or direct field measurements. Locations are subject to field verification and conditions.

WOODWORKING

1. Design based on conservative load assumptions for residential foundation support. Pier locations based on field site assessment. Engineer did not perform independent instrument survey
2. Verify locations in field prior to installation. Adjust as needed for obstructions while maintaining design intent. Notify engineer of significant changes.
3. Notify engineer immediately if design parameters cannot be achieved.
6. Final installed locations and installation data to be documented in installation record for permit closeout.

JOIST SISTER

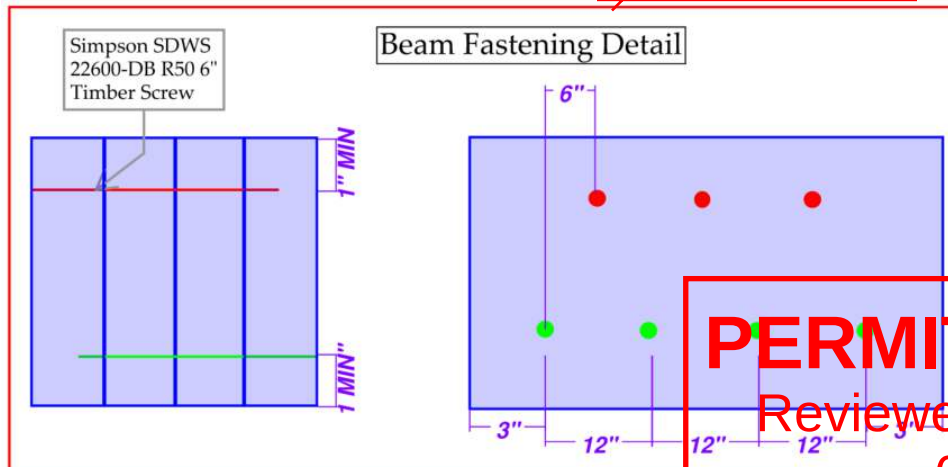
1. Joist sister should be 2x8 SYP Grade #2 (or better) @ 16" O.C. If this joist size/spacing can't be accommodated, the Engineer of Record should be contacted.
2. Do not drill, notch, or attempt to alter the new joists within the middle third of the joist length. Do not notch at the joist ends more than 1/4 the joist height. If the crawlspace conditions do not allow for notching, joist hangers should be used. See attached for notching specifications.
3. Attach the new joist to the existing joist with (3) rows of 10d nails (3"x0.131") every 16" O.C. Joist sisters should be continuous for the entire span. Attach the hanger and the joist per the joist hanger manufacturers' specifications. See attached for fastening specifications.

GIRDER REPLACEMENT

1. Girder Replacement should be 4-ply 2x8 Grade #2 (or better) minimum. Shim all existing supports as needed to maintain contact with wooden beam. If supports are unable to be shimmed the Engineer of Record should be contacted.
2. Girder to be fastened with 6" long Simpson SWDS Screws. See detail.

PRESSURE TREATED WOOD

Pressure-treated wood should be used if the bottom of the wood joists is closer than 18 inches above exposed ground and wood girders are closer than 12 inches. Pressure-treated wood should also be used if wood framing members that rest directly on concrete or masonry exterior foundation walls.



This item has been electronically signed and sealed by Andrew Thomas on the date adjacent to the seal using a SHA authentication code

printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies
2026.04.10
13:38:53-04'00'

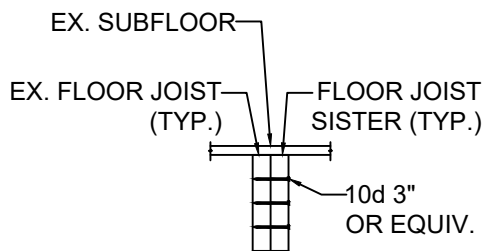
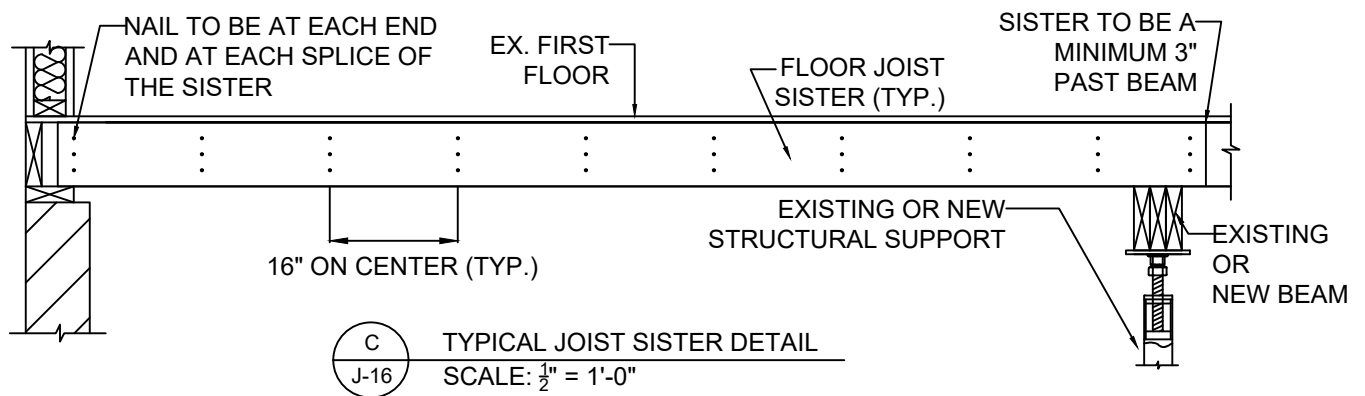
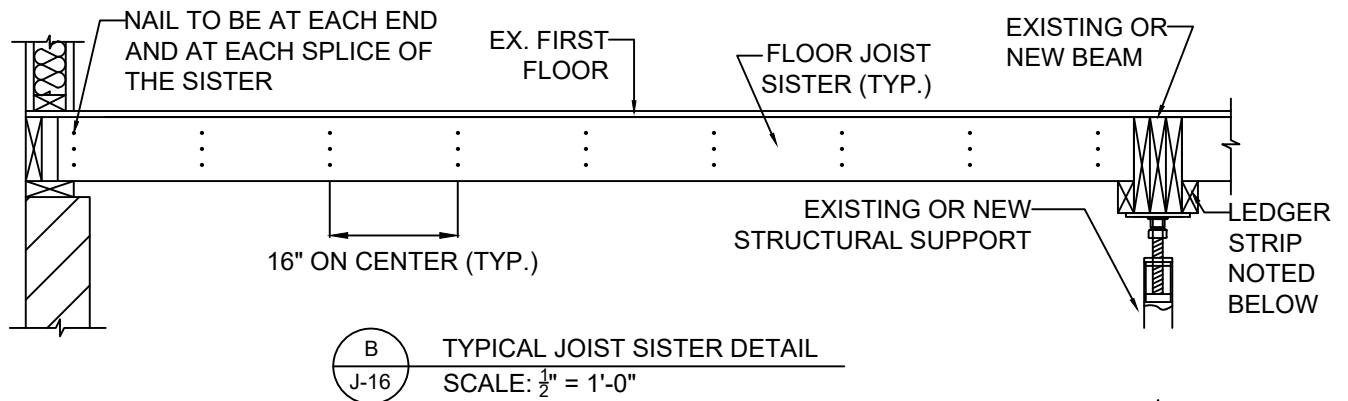
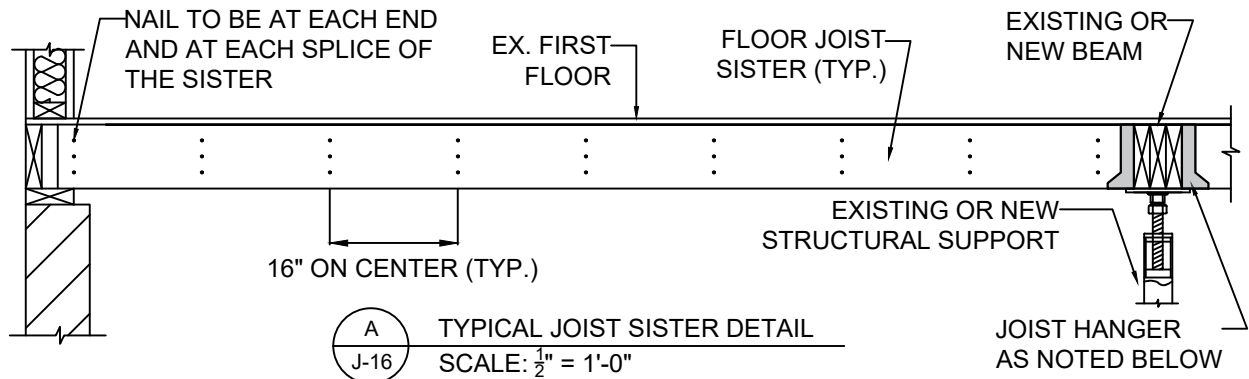
PERMIT ROCKSTAR

Reviewed For Compliance

04/13/2026

Ali Marar FL PE92978

ali@permitrockstar.com 904-656-6957



NOTES:

- 1) JOIST SIZE SHOULD CONFORM TO THE BUILDING CODE'S MINIMUM STANDARDS. IF JOIST SISTERING IS REQUIRED, ATTACH THE NEW JOIST TO THE EXISTING JOIST WITH (3) ROWS OF 10d NAILS (3" X 0.131") EVERY 16" O.C. JOIST SISTERS SHOULD BE CONTINUOUS FOR THE ENTIRE SPAN. DO NOT DRILL, NOTCH, OR ATTEMPT TO ALTER THE NEW JOISTS WITHIN THE MIDDLE THIRD OF THE JOIST LENGTH. DO NOT NOTCH AT THE JOIST ENDS MORE THAN $\frac{1}{4}$ THE JOIST HEIGHT.



STANDARD DETAIL FOR:

PERMIT ROCKSTAR

Reviewed For Compliance

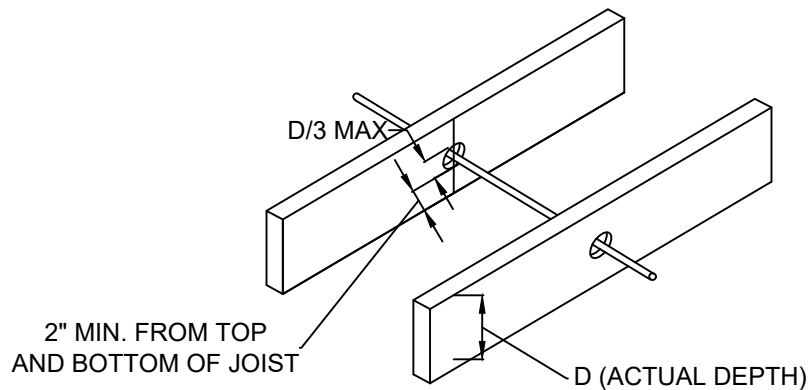
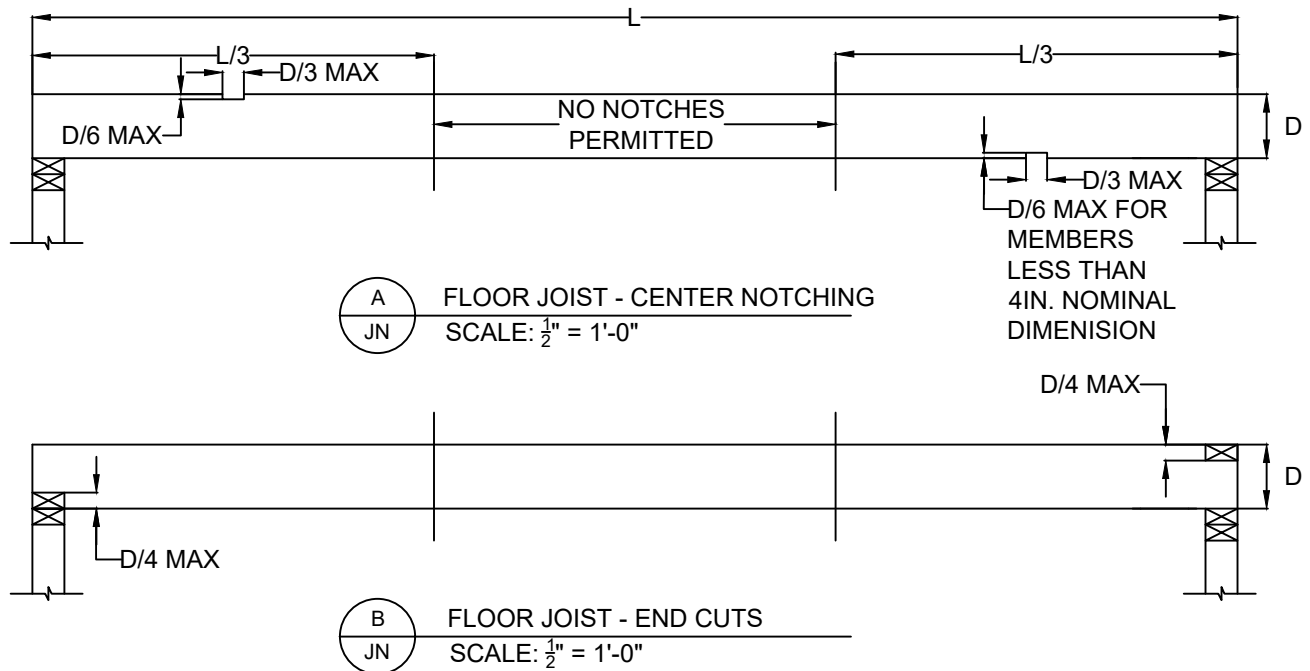
04/13/2026

Ali Marar FL PE 92978

ali@permitrockstar.com 904-656-6957

This item has been electronically signed and sealed by Andrew D. Thomas on the date adjacent to his seal using a SHA authenticating code. printed copies of this document are not considered signed and sealed.

ANDREW D. THOMAS
No. 96789
STATE OF FLORIDA
PROFESSIONAL ENGINEER



NOTES:

NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4 INCHES OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHES EXCEPT AT THE ENDS OF THE MEMBERS. THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBERS. HOLES SHALL NOT BE CLOSER THAN 2 INCHES TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES TO THE NOTCH.



STANDARD DETAIL FOR:
PERMIT ROCKSTAR

Reviewed For Compliance
JOIST NOTCHING DETAIL TYPICAL



This item has been electronically signed and sealed by Andrew Thomas on the date adjacent to the seal. This SHA authentication code printed copies of this document are not considered signed and sealed and the SHA authentication code may be verified. Code: 022630151339184709

04/13/2026

Ali Marar FL PE 92978

ali@permitrockstar.com 904-656-6957

DATE 6-3-2025 VERSION 1.3