Gill Engineering Services, Inc.

426 SW COMMERCE DR. SUITE 130-M ~ LAKE CITY, FLORIDA ~ 32025 ~ 386.590.1242

2/25/2022

Matt and Lena Brinkley
2054 SW Salem Rd
Lake City, FL

SUBJECT:
Structural Audit
Repair Recommendations
Lake City, FL

Mr. Brinkley,

On **February 7, 2022**, per your request, Gill Engineering Services, Inc. **(GES)** conducted a structural audit of the abovementioned project. The scope of work includes a structural compliance review of the permitted drawings, identifying not compliant areas, and recommending repaisr to bring noted areas into FBC compliance.

Information / Scope:

GES was asked by the owner to review the current work in progress of the interior structural framing and address issues regarding the lack of any interior wall and post footing.

Prior the conducting the audit, the concrete and building footer were poured. The scope of work does not include verification of the poured footings or the installation of the pre-engineered metal frame and walls.

Listed Noted Items:

As stated by client, the concrete floor was poured without interior wall or columns footings. The permitted drawings require interior bearing wall and column footings. Listed below are structural items that needs addressing. Refer to marked up “Interior Footer and Beam Plan” for wall, beams, and column designation.

Concrete and Related Materials:

1. Bearing wall referenced “BW1” requires an interior footer as noted on the permitted plans. Client drilled a hole through the concrete adjacent to the demonstrate an average slab depth of 4”. The plans require a minimum depth of 12” under the wall.

Recommended correction:

A new 12” deep x 12” wide footing is required under the full length of the wall. Temporarily support the attached floor trusses and remove the current wood framed wall. Saw cut and remove slab. Pour new interior footing as shown on Detail 2 Sheet S-301 of permitted drawings.

2. Column reference “C1” does not have an adequate footing and support post.

   Recommended correction:

   Temporary support the LVL end, remove the column, and break out concrete. Pour a new 30”x30”x12” footing and install new 6x6 post. Refer to Sketch S-001

3. Column reference “C2” does not have an adequate footing and support post.

   Recommended correction:

   Same as noted above.

4. Bearing wall referenced “BW2” requires interior footing as detailed on plans.

   Recommended correction:

   Same as item 1 (BW1).

5. Bearing walls BW3, BW4, BW5, and C3 require interior footings. The plans call for the walls to be wood framed. The constructed walls are 8” CMU fully grouted.

   Recommended correction:

   Possible two options:
   (a) Temporary support floor trusses as needed and remove existing CMU wall. Saw cut floor and pour new interior footing for bearing wall. Refer to SK-002 for suggested footing size and reinforcing.
   (b) Underpin the bearing walls BW3, BW4, and BW5. Refer to a Foundation Underpinning Contractor for guidance.

Wood framing components:

1. The 24” LVL Girder (G1) has been notched at the member end. The notch has compromised the load capacity of the girder. The span will require shortening and re-supporting

Recommended correction:

The notch needs to be removed. Shorten the length of the beam and support with new column. Refer to Repair sketch detail S-003

2. The wood trusses are bearing directly on the CMU wall. Bottom of the trusses must not be in contact with the CMU wall.

   Recommended correction:

   Re-set trusses and provide a minimum of 2 layers of 30# felt between the CMU wall and bottom of truss chord.

3. Owner to verify the (2) ply 14" LVL bearing on the CMU wall is pressure treaded. If not, separation between the two is required.

4. The LVL ends bearing on the exterior wall (wood framed) requires jack studs directly under the LVL beam.

   Recommended correction:

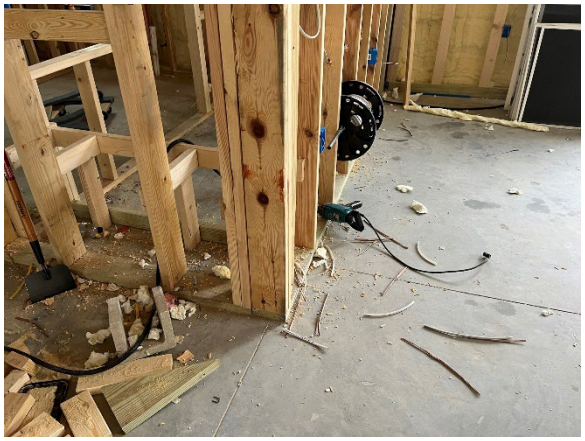
   Add additional 2x studs under LVL beam. Refer to Sketch S-004

5. Owner shall install all necessary straps, ties, and bracing as noted on noted on permitted drawings and required per the Florida Building Code.

Non-structural items:

1. Emergency Escape and Rescue Openings – Emergency Escape and Rescue Openings shall have the bottom of clear opening no greater than 44 inches measured from the floor.
2. Stairs – Maximum riser height shall be 7 ¾" maximum and 4" minimum.

Inspection Photos:



Insufficient Wall Footing (BW1)

Insufficient Beam Column and Footing (C1)

Insufficient Beam Column and Footing (C2)

Unsupported CMU walls (BW3, BW4, and C3)

Notched Girder (G1)

Floor Truss bearing on CMU wall

This structural audit addresses only items observed during the site visit and any items not mentioned do not necessarily means that they meet all the Florida Building Code requirements. Owner shall contact Engineer of Record for any discrepancies or conflict on the permitted plans.

References:

Marked up "Interior Footer and Beam Plan" – 1 page
Brinkley Residence Plans / Pournelle Company – 10 pages
Sketches: S-001 New Column Footing
S-002 Interior Wall Footing
S-003 24" LVL Beam Support
S-004 Wall Reinforcement

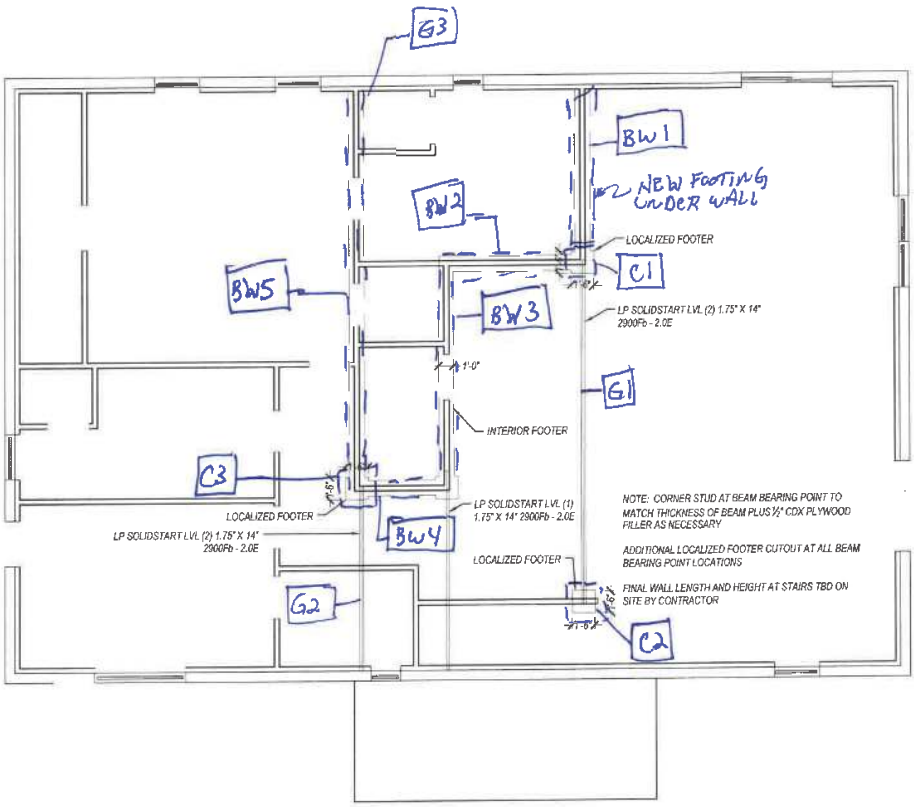
Thank you,

Gary Gill, PE 51942

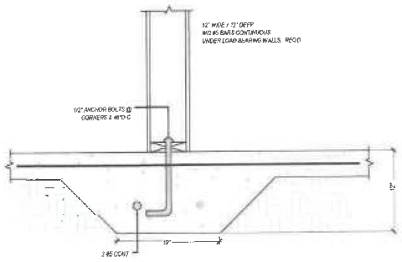
Gill Engineering Services, Inc.

Gary Gill
2022.03.22 14:42:43
-04'00'
2021.011.20039

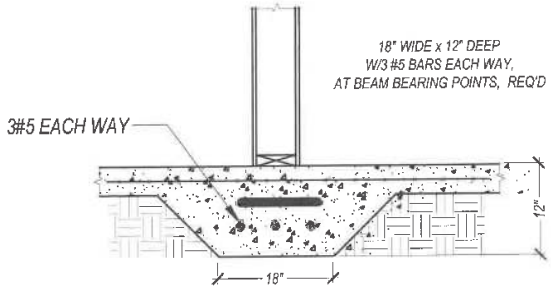
GARY GILL LICENSE No 51942 STATE OF FLORIDA PROFESSIONAL ENGINEER



1 S-301 INTERIOR FOOTER AND BEAM PLAN
SCALE: 1/8" = 1'



2 S-301 INTERIOR FOOTER DETAIL
SCALE: NTS



3 S-301 LOCALIZED FOOTER DETAIL
SCALE: NTS

NO.	REVISIONS	DATE

DATE	2021.01.06
DRAWN	JBP
DESIGNED	JBP
CHECKED	ATC
JOB No.	20.001.200

SUBMITTALS	DATE
BUILDING DEPT.	

PREPARED BY
POURNELLE COMPANY, LLC
P: 386.688.7555 – WWW.POURNELLECO.COM

CLIENT
MATT AND LENA BRINKLEY
645 W, ADKINS STREET
STARKE, FL-32091

SHEET TITLE
INTERIOR FOOTER AND BEAM PLAN

PROJECT
BRINKLEY RESIDENCE

REVISION NUMBER

SHEET NO.
S-301

C:\Users\jbmp\OneDrive - Pournelle Company, LLC\PCL-PROJECTS\20.001.200-Fierce-Brinkley\Cad\20.001.200-Plan-ARCH.dwg, JOHN POURNELLE, 1/8/2021 3:25 PM

STATE CODES: FLORIDA

7TH EDITION (2020) FLORIDA BUILDING CODE RESIDENTIAL
7TH EDITION (2020) FLORIDA BUILDING CODE ENERGY CONSERVATION

GENERAL NOTES:

-ALL WORK SHALL BE IN ACCORDANCE WITH THE 2017 EDITION OF FLORIDA BUILDING CODE, AS ADOPTED AND SUPPLEMENTED BY LOCAL REGULATIONS.

-VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR INCONSISTENCIES.

-NO CHANGES OF INFORMATION SHOWN ON THESE DRAWINGS SHALL BE MADE WITHOUT THE SPECIFIC PRIOR WRITTEN APPROVAL OF THE ENGINEER.

-THE ENGINEER SHALL BE NOTIFIED OF ANY PROPOSED MODIFICATIONS. - DEMOLITION SHALL INCLUDE REMOVAL, TRANSPORT AND DISPOSAL OF ALL WASTE MATERIAL RELATED TO CONSTRUCTION TO AN APPROVED DISPOSAL FACILITY.

-ALL STRUCTURAL ELEMENTS ARE DESIGNED TO SUSTAIN SPECIFIED DEAD AND LIVE LOADS IN COMBINATION SO AS TO PRODUCE THE MOST CRITICAL CONDITIONS. SEE BELOW CRITERIA.

DESIGN CRITERIA

WIND LOAD DESIGN	120 MPH
EXPOSURE	C
RISK CATEGORY	II
FIRST FLOOR LIVE LOAD	40 PSF
FIRST FLOOR DEAD LOAD	10 PSF
ROOF LIVE LOAD	20 PSF
ROOF DEAD LOAD	20 PSF
INNER PRESSURE COEFFICIENT	-0.18
IMPORTANCE FACTOR	1.0
MEAN ROOF HEIGHT	10 FT

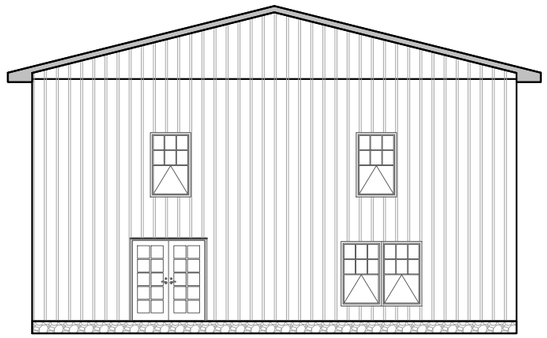
COMPLIANCE STATEMENT
THE STRUCTURE ILLUSTRATED IN THESE PLANS MEETS ALL STRUCTURAL REQUIREMENTS FOR THE 2017 FLORIDA BUILDING CODE AND WIND LOAD ANALYSIS TO SATISFY A 120MPH WIND ZONE.

THE DRAWINGS HEREIN ARE ONLY APPLICABLE AT THE LOCATION SPECIFIED BY THE PARCEL I.D. 24-4S-15-00383-107. THESE DRAWINGS ARE ARE NOT VALID FOR CONSTRUCTION ELSEWHERE.

REVISIONS

NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			

BRINKLEY RESIDENCE



PLANS PREPARED FOR:
MATT AND LENA BRINKLEY
645 W, ADKINS STREET
STARKE, FL-32091

CONSTRUCTION DOCUMENTS

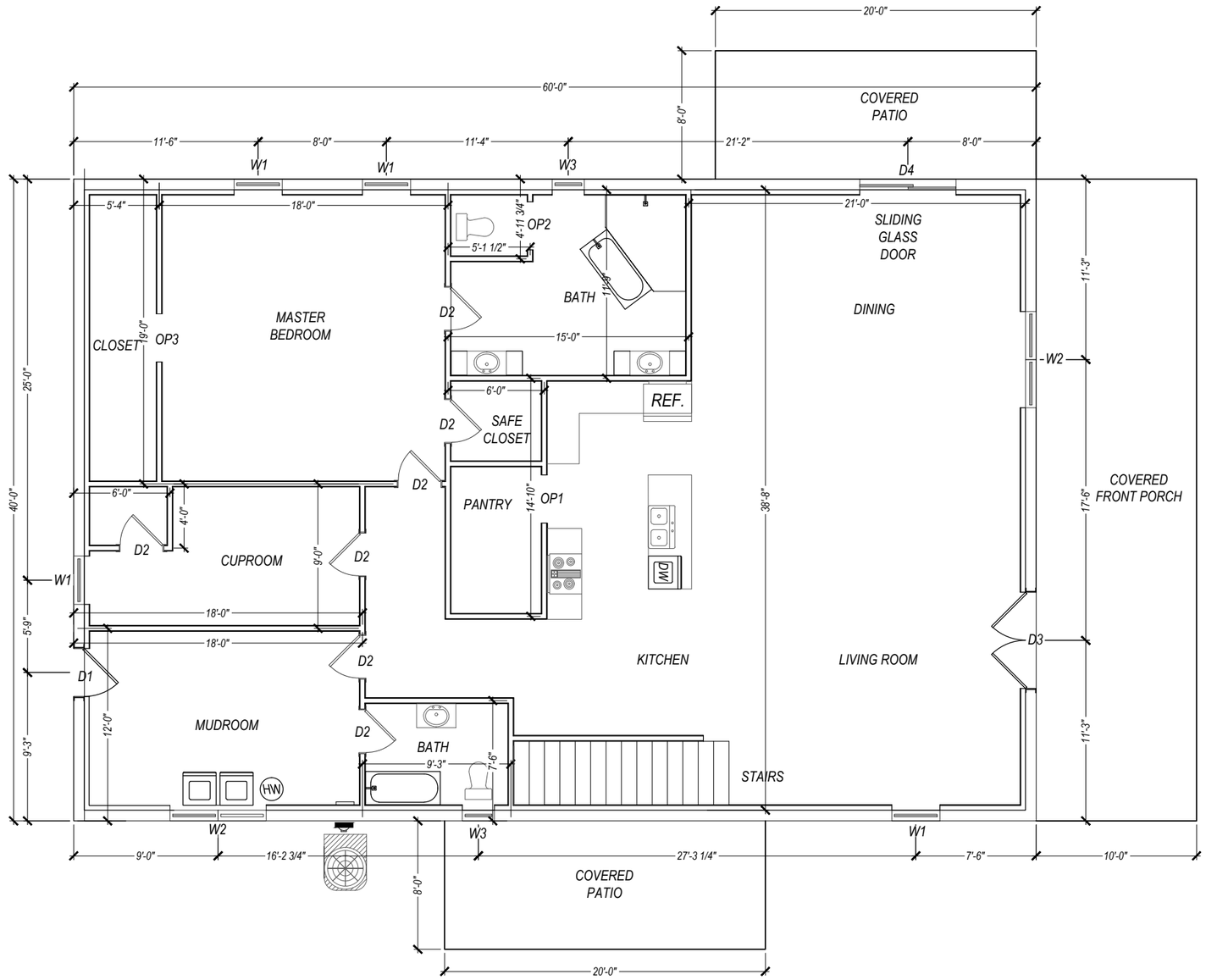
ENGINEER OF RECORD:

ADAM T. COLLINS
FLORIDA P.E. REGISTRATION NO. 75584 Date: 2021.01.06

Sheet List Table

PLANS PREPARED BY:

POURNELLE COMPANY, LLC
17627 89TH ROAD, MCALPIN, FLORIDA 32062
P:386.688.7555
WWW.POURNELLECO.COM
COMPANY NUMBER: L20000107644



1 A-100 **FLOOR PLAN**
SCALE:1/8" = 1'

SCHEDULE OF OPENING LEVEL-1			
TYPE	**SIZE OF OPENING**	**REMARKS**	**QUANTITY IN NOS.**
DOORS			
D1	3'-0" x 7'-0"	ALUMINUM	1
D2	2'-8" x 7'-0"	ALUMINUM	7
D3	6'-0" x 12'-0"	FRENCH DOOR	1
D4	6'-4" x 12'-0"	SLIDING DOOR	1
OPENING			
OP-1	3'-0" x 7'-0"	PANTRY OPENING	1
OP-2	3'-0" x 7'-0"	BATH ROOM OPENING	1
OP-3	3'-0" x 7'-0"	CLOSET OPENING	1
WINDOWS			
W1	3'-4" x 5'-4"	WOOD	5
W2	6'-8" x 5'-4"	WOOD	1
W3	2'-4" x 2'-4"	WOOD	2

AREA SCHEDULE LEVEL-1	
CONDITIONED AREA	2,400 SFT
TOTAL AREA	3,120 SFT

NO.	REVISIONS	DATE

DATE	2021.01.06
DRAWN	JBP
DESIGNED	JBP
CHECKED	ATC
JOB No.	20.001.200

SUBMITTALS	DATE
BUILDING DEPT.	

PREPARED BY
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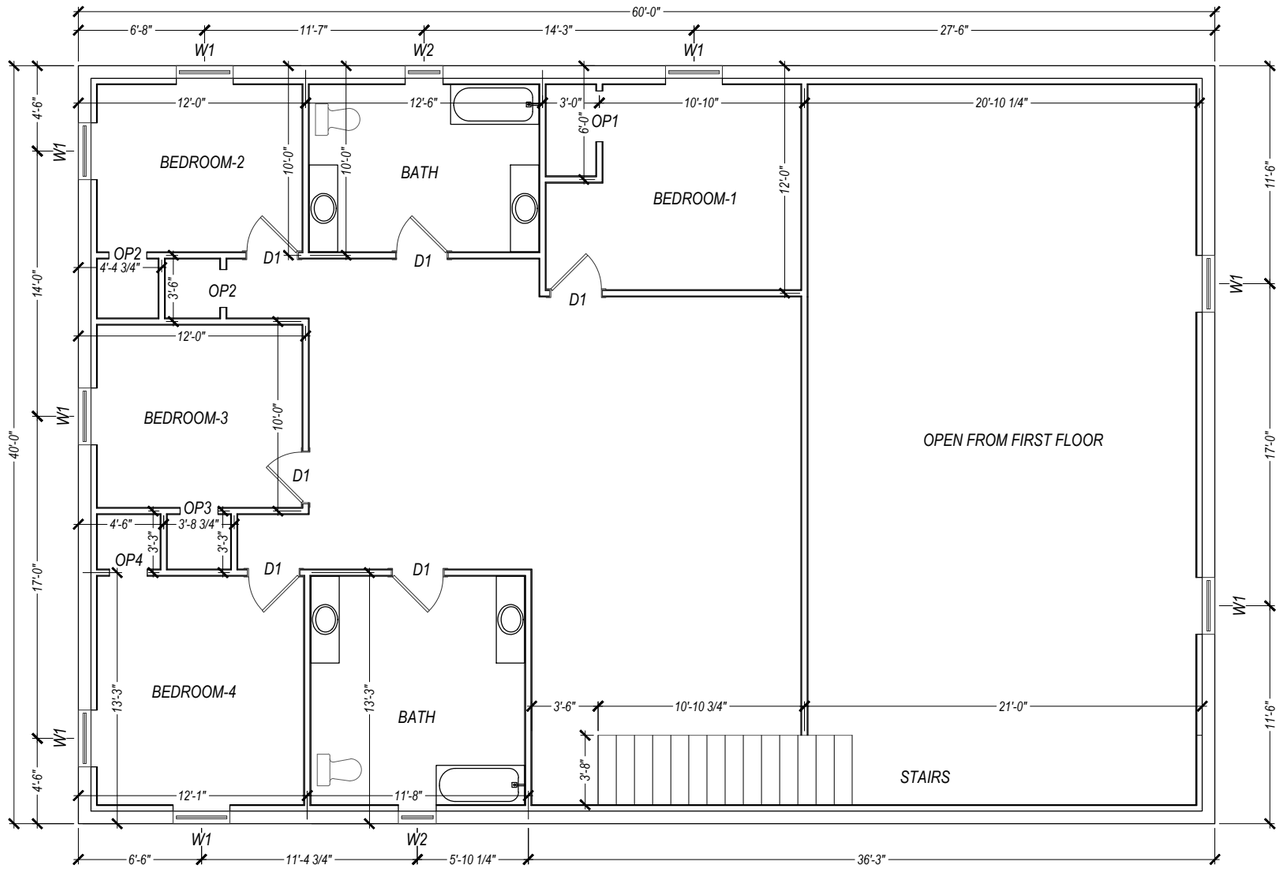
CLIENT
MATT AND LENA BRINKLEY
645 W, ADKINS STREET
STARKE, FL-32091

SHEET TITLE
FLOOR PLAN
LEVEL-1

PROJECT
BRINKLEY RESIDENCE

REVISION NUMBER

SHEET NO.
A-100



1 A-101 **FLOOR PLAN**
SCALE:1/8" = 1'

SCHEDULE OF OPENING LEVEL-2			
TYPE	**SIZE OF OPENING**	**REMARKS**	**QUANTITY IN NOS.**
DOORS			
D1	2'-8" x 7'-0"	ALUMINUM	6
OPENING			
OP-1	2'-8" x 7'-0"	BEDROOM-1	1
OP-2	2'-0" x 7'-0"	BEDROOM-2	1
OP-3	2'-0" x 7'-0"	BEDROOM-3	1
OP-4	2'-0" x 7'-0"	BEDROOM-4	1
WINDOWS			
W1	3'-4" x 5'-4"	WOOD	8
W2	2'-4" x 2'-4"	WOOD	2

AREA SCHEDULE LEVEL-2	
CONDITIONED AREA	2,400 SFT
TOTAL AREA	2,400 SFT

NO.	REVISIONS	DATE

DATE	2021.01.06
DRAWN	JBP
DESIGNED	JBP
CHECKED	ATC
JOB No.	20.001.200

SUBMITTALS	DATE
BUILDING DEPT.	

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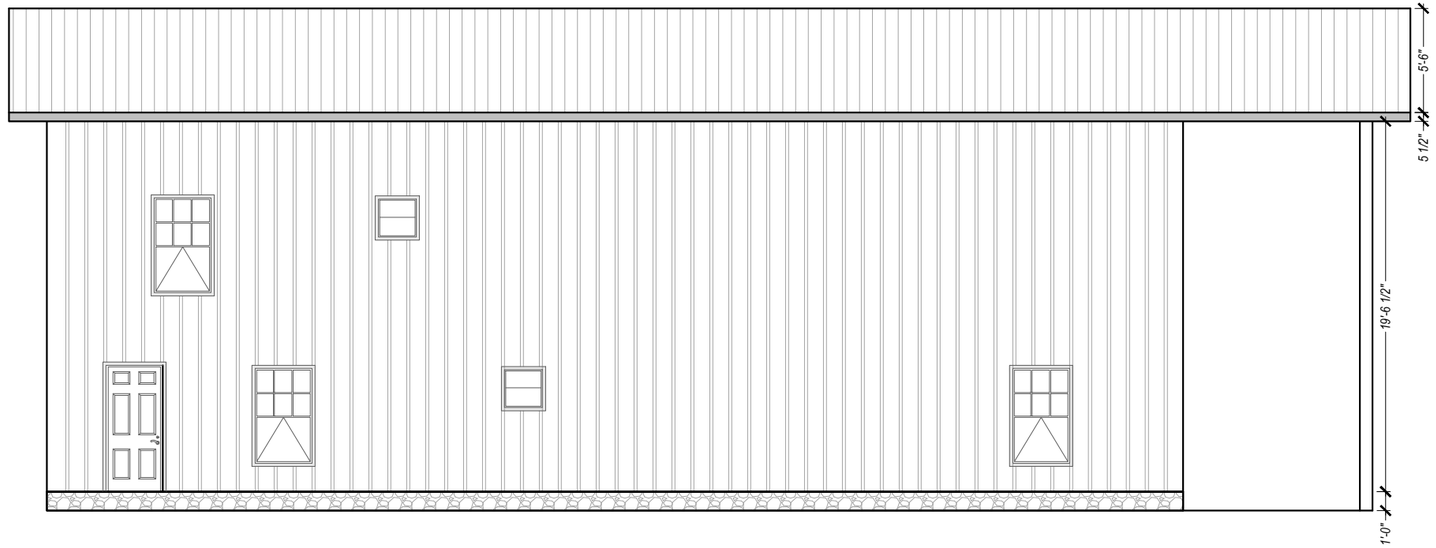
SHEET TITLE
FLOOR PLAN
LEVEL-2

PROJECT
BRINKLEY RESIDENCE

REVISION NUMBER

SHEET NO.
A-101



1 A-200 **ELEVATION-I**
SCALE:1/8" = 1'

2 A-200 **ELEVATION-II**
SCALE:1/8" = 1'

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SHEET TITLE
ELEVATIONS

PROJECT
BRINKLEY RESIDENCE

REVISION NUMBER

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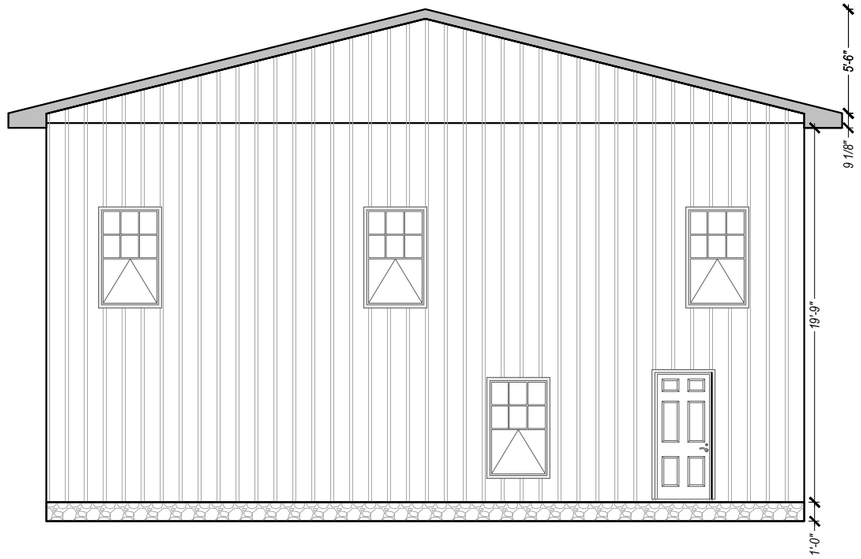
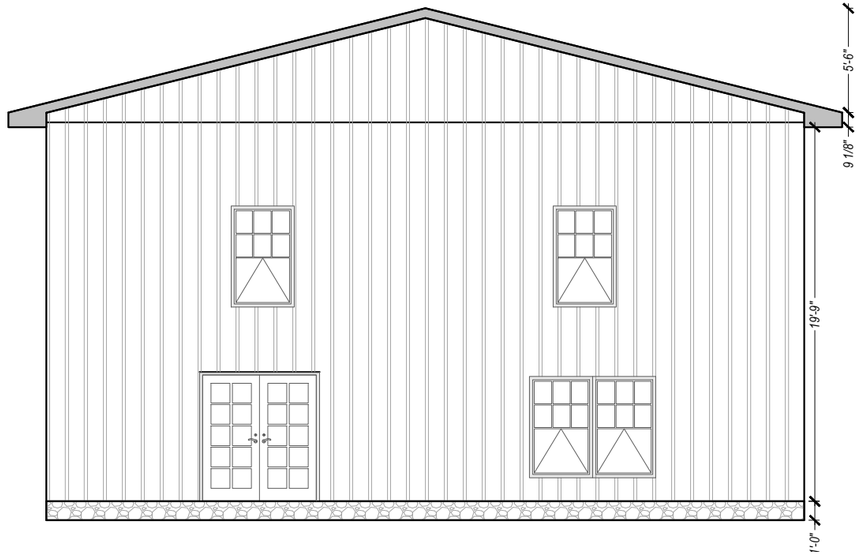
A-200



3 A-201 *ELEVATION-III*
SCALE:1/8" = 1'



4 A-201 *ELEVATION-IV*
SCALE:1/8" = 1'

NO.	REVISIONS	DATE

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DRAWN	JBP
DESIGNED	JBP
CHECKED	ATC
JOB No.	20.001.200

SUBMITTALS	DATE
BUILDING DEPT.	

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CLIENT
MATT AND LENA BRINKLEY
645 W, ADKINS STREET
STARKE, FL-32091

SHEET TITLE
ELEVATIONS

PROJECT
BRINKLEY RESIDENCE

REVISION NUMBER

SHEET NO.
A-201

GENERAL NOTES

DESIGN, MATERIAL, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING STANDARDS, UNLESS OTHERWISE MODIFIED ON THE DRAWINGS: ASCE 7 MINIMUM DESIGN LOAD FOR BUILDINGS & OTHER STRUCTURES. ACI 318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE STRUCTURES. ACI 301 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS. CRSI RECOMMENDED PRACTICE FOR PLACING REINFORCING STEEL. ACI 530/ASCE 5/TMS 402 BUILDING CODE FOR MASONRY STRUCTURES. 2017 FLORIDA BUILDING CODE.

1. FOOTINGS SHALL BE LEVEL OR STEPPED AS INDICATED ON PLAN VIEWS & DETAILS OR SECTIONS.
2. SOIL, WASTE PIPES OR BUILDING DRAINS PASSING UNDER A FOOTING OR THROUGH A FOUNDATION SHALL BE PROVIDED W/ A RELIEVING ARCH OR AN IRON PIPE SLEEVE A MINIMUM OF 2 - PIPE SIZES GREATER THAN THE PIPE PASSING THROUGH.
3. STEM WALLS SHALL EXTEND NO GREATER THAN 3 FEET ABOVE THE FINISH GRADE AND CONSTRUCTED W/ THE PREVIOUSLY DESCRIBED MASONRY UNITS.
4. ALL STATE AND LOCAL CODES SHALL BE COMPLIED WITH BY THE CONTRACTOR.

BUILDING MATERIAL

1. ROOF

- ROOF SHEATHING SHALL BE 15/32 APA RATED SHEATHING NAILED W/ 8d RING-SHANK NAILS SPACED 6" MAXIMUM AT SUPPORTED EDGES. SPACE NAILS MAXIMUM 12" ALONG INTERMEDIATE FRAMING MEMBERS. FASTENERS SHALL BE LOCATED 3/8" FROM PANEL EDGES. MINIMUM NAIL PENETRATION SHALL BE 1 3/8" TYP.
- NAIL SPACING SHALL BE 4" O.C. WITH 8d RING-SHANK NAILS ALONG ROOFING MEMBER OVER GABLE END TRUSS.
- PER APA, STRUCTURAL DIAPHRAGM CAPACITY = 240 plf (NOT INCLUDING 40% INCREASE PER FBC 2313.2.4.

2. TRUSSES

- TRUSSES SHALL BE PRE-ENGINEERED ACCORDING TO DESIGN LOAD.
- TRUSSES SHALL SHALL BE BRACED PER TRUSS PLATE INSTITUTE (TPI) HIB-91.

4. INTERIOR FINISHES

- ALL GYPSUM BOARD SHALL HAVE A MINIMUM THICKNESS OF 5/8" FOR CEILING AND 1/2" FOR WALL.
- GYPSUM BOARD ON WALL SHALL BE ATTACHED WITH 1 3/8" DRYWALL NAILS @ 8" O.C.
- GYPSUM BOARD ON CEILING (FIRE RATED) SHALL BE ATTACHED 1 3/8" DRYWALL NAILS @ 7" O.C.

5. MASONRY WALLS

- ASSUMED MAXIMUM COMPRESSIVE STRENGTH = 1500 psi (GROUTED HOLLOW CONCRETE UNITS - GRADE N)
- VERTICAL REINFORCING IN WALLS SHALL BE #5 RE-BAR SPACED 48" OC (TYP).
- HORIZONTAL REINFORCING IN WALLS SHALL BE LADDER TYPE JOINT REINFORCING 9 GAUGE WIRE
- THE REINFORCING SHALL BE A MINIMUM GRADE 40.
- PROVIDE CLEANOUTS IN THE BOTTOM COURSE OF MASONRY FOR EACH GROUT POUR, WHEN THE GROUT POUR EXCEEDS 5 FT. CONSTRUCT CLEANOUTS ADJACENT TO EACH VERTICAL BAR.

6. WINDOWS

- ONE WINDOW PER BEDROOM SHALL BE AN ESCAPE & RESCUE WINDOW THAT MEETS EGRESS REQUIREMENTS.

CONCRETE & RELATED REQUIREMENTS

1. CONCRETE CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE ACI 318," AND "MANUAL CONCRETE PRACTICE, PART 1 ACI 305 & ACI 306," & "MANUAL OF CONCRETE PRACTICE, PART 1 ACI 305 & 308" LATEST EDITION.
2. CEMENT FOR CONCRETE SHALL MEET THE REQUIREMENTS OF ASTM C 150.
3. AGGREGATES FOR CONCRETE SHALL MEET THE REQUIREMENTS OF ASTM C 33.
4. WATER FOR CONCRETE SHALL BE POTABLE WATER.
5. OPTIONAL: TEST CONCRETE FOR COMPRESSION WITH 1 SET OF 3 CYLINDERS FOR EACH 50 CUBIC YARDS OF CONCRETE PLACED ON A GIVEN DAY. BREAK 1 CYLINDER @ 7 DAYS AND THE OTHERS @ 28 DAYS, TESTING WILL BE PAID FOR BY OWNER.
6. CONCRETE SHALL HAVE STRENGTHS AND CHARACTERISTICS AS INDICATED ELSEWHERE THESE PLANS.
7. SAWED JOINTS MUST BE SAWED WITHIN 24 HOURS OF PLACEMENT OF CONCRETE.
8. REINFORCING STEEL SHALL MEET THE REQUIREMENTS OF ASTM A615 GR 60 UNLESS OTHERWISE NOTED.
9. SLAB REINFORCING SHALL BE IN TOP ½ OF SLAB OR AS ILLUSTRATED.
10. VIBRATE OR SCREEN ALL CONCRETE THOROUGHLY INTO PLACE.
11. MINIMUM COVER OF REINFORCEMENT SHALL BE AS REQUIRED BY CODE.
12. MOIST CURE CONCRETE FOR 7 DAYS AFTER PLACING.
13. PROVIDE VAPOR BARRIER OF POLYETHYLENE ON bottom OF SLAB(S).
14. PLACE CONTROL JOINTS IN SLAB TO PROVIDE MAXIMUM SLAB SIZE OF 600 SQUARE FEET.
15. CONCRETE TEMPERATURE SHALL NOT EXCEED 90 DEGREES F DURING PLACEMENT.
16. CONCRETE SHALL BE PLACED IN A MANNER TO PREVENT SEGREGATION.
17. CONCRETE SHALL NOT BE ALLOWED TO FREE FALL MO THAN 60 INCHES.
18. AREAS TO RECEIVE CONCRETE SHALL BE CLEAR OF ANY DEBRIS AND SHALL HAVE REINFORCING STEEL PROPERLY POSITIONED PRIOR TO CONCRETE PLACEMENT.
19. FOR LOCATION OF CONTROL OR CONSTRUCTION JOINTS OTHER THAN THOSE ILLUSTRATED VERIFY W/ ENGINEER.
20. ANCHOR BOLT SHALL MEET THE REQUIREMENTS OF ASTM A 307.
21. ANCHOR BOLTS AND DOWELS SHALL BE SET IN SUCH A MANNER THAT THEIR FULL EMBEDDED LENGTH SHALL BE COVERED WITH CONCRETE.
22. LAP SPLICES SHALL BE 40 BAR DIAMETERS OR AS SHOWN OR NOTED ELSEWHERE THESE PLANS.
23. DETAILING, FABRICATION AND PLACEMENT OF REINFORCEMENT STEEL SHALL CONFORM TO CURRENT CRSI AND ACI SPECIFICATIONS.
24. REINFORCING STEEL SHALL BE FREE OF LOOSE RUST, MIL SCALE AND COATING THAT WOULD REDUCE OR DESTROY BOND.
25. REINFORCING BARS SHALL NOT BE REDUCED IN SECTION, KINKED OR BENT OTHER THAN INDICATED.
26. SUPPORT REINFORCING STEEL IN CHAIRS.
27. KEEP ONE SET OF CONCRETE CYLINDERS ON SITE AT ALL TIMES TO MAKE SAMPLES IN CASE CONCRETE CHARACTER CHANGES.

REINFORCING STEEL

1. REINFORCING STEEL SHALL BE #5 UNLESS OTHERWISE NOTED.
2. ALL REINFORCING STEEL SHALL BE A MINIMUM OF GRADE 40 AND IDENTIFIED IN ACCORDANCE W/ ASTM A615, A616, A617 OR A 706.
3. SPLICES SHALL BE LAP SPLICES W/ A MINIMUM OF 25" FOR #5 BARS.
4. FOR MINIMUM COVER OVER REINFORCEMENT - SEE DETAILS & SECTIONS ELSEWHERE THESE PLANS.
5. ALL REINFORCEMENT IN CMU'S SHALL EXTEND A MINIMUM 6" INTO ALL FOOTINGS W/ A 6" STANDARD BEND.

METAL ACCESSORIES

1. ALL JOINT REINFORCEMENT & ANCHOR TIES SHALL CONFORM TO ASTM A36 & A366 AS REQUIRED.
2. LONGITUDINAL WIRES OF JOINT REINFORCEMENT SHALL BE FULLY EMBEDDED IN MORTAR OR GROUT W/ A MINIMUM COVER OF 5/8" WHEN EXPOSED TO EARTH OR WEATHER AND A MINIMUM OF ½" WHEN NOT EXPOSED TO EARTH OR WEATHER.
3. METAL ACCESSORIES USED IN EXTERIOR WALL CONSTRUCTION SHALL BE GALVANIZED IN ACCORDANCE W/ ASTM A153 CLASS B-2.
4. METAL ACCESSORIES USED IN INTERIOR WALL CONSTRUCTION SHALL BE MILL GALVANIZED IN ACCORDANCE W/ ASTM A641, CLASS 1.

FILL COMPACTION

1. PRIOR TO GRADING OPERATIONS ALL SOIL, ORGANIC LITTER AND FILL SHALL BE STRIPPED FROM BUILDING AREA.
2. COMPACTION SHALL NOT BE LESS THAN 98% OF THE STANDARD PROCTOR DENSITY.
3. ALL FILL MATERIAL SHALL BE INORGANIC W/ NOT MORE THAN 30% BY WEIGHT FINER THAN 200 U.S. STANDARD SIEVE CONFORMING TO.
   a. LIQUID LIMIT, LW.....30, MAXIMUM
   b. ELASTICITY, LW.....15, MAXIMUM
   c. DRY UNIT WEIGHT.....100 LBS. PER CU.FT.
4. ALL FILL MATERIAL SHALL BE UNIFORMLY PLACED @ OPTIMUM MOISTURE CONTENT IN 6" UNIFORM LAYERS AND COMPACTED TO A DENSITY OF 98% OF THE STANDARD PROCTOR IN ACCORDANCE W/ ASTM D698T.
5. FOOTINGS EXCAVATIONS SHALL BE INSPECTED PRIOR TO PLACING ANY CONCRETE TO ENSURE THAT FOOTINGS REST UPON SOUND EARTH.
6. ALL SUBGRADES MUST BE LEVEL, SMOOTH AND UNIFORMLY COMPACTED.
7. SUBGRADE MUST BE ACCURATE WITHIN ¼" OF THE DESIGNATED LEVEL.
8. ANY WALL WHICH IS TO RECEIVE BACK FILL ON BOTH SIDES SHALL HAVE THE BACK FILL PLACED SIMULTANEOUSLY ON BOTH SIDES IN EVEN LAYERS AS PREVIOUSLY DESCRIBED SO AS NOT TO APPLY UNEVEN LOADS.

SCHEDULE OF REQUIRED FOUNDATION AND WALL BEARING MECHANICAL FASTENERS

CONCRETE FOUNDATION SHALL BE 3000 P.S.I. FIBERMESH CONCRETE MIX W/ 2 - #5 REINFORCEMENT RODS CONTINUOUS W/ MINIMUM 26" LAPS @ ALL SPLICES - REFER TO SPECIFIC DETAILS & PLAN VIEWS FOR LOCATION(S) & SIZES.

STANDARD 8" ANCHOR BOLTS SHALL BE LOCATED @ ALL CORNERS, 16" FROM ALL CORNERS & 4' MAXIMUM ALONG THE PERIMETER OF OF THE DWELLING AND ADDITIONALLY AS NOTED IN THE DETAILS OR PLAN VIEWS A P.T. 2X SHALL BE ATTACHED CONTINUALLY TO THE TOP OF SLAB - REFER TO SPECIAL DETAILS AND REQUIREMENTS FOR ADDITIONAL DEVICES ELSEWHERE THESE PLANS.

BUILDING AREA: LOCATION OF 2x6 STUD WALLS @ PERIMETER: SEE PLAN VIEWS FOR LOCATIONS BUILDING AREA: LOCATION OF EXTERIOR WALL OPENINGS 6'-7 IN WIDTH - SEE PLAN VIEWS FOR LOCATIONS REQUIRES A MINIMUM OF 4 - CONTINUOUS STUDS EACH SIDE OF OPENING 1 - MODEL No. META16 BY SIMPSON STRONG-TIE OR EQUAL @ EACH SIDE OF ALL OPENINGS ATTACHED TO MULTIPLE STUDS @ EACH SIDE OF OPENING W/ 12 - 10d X 1 1/2" NAILS.

NO.	REVISIONS	DATE

DATE	2021.01.06
DRAWN	JBP
DESIGNED	JBP
CHECKED	ATC
JOB No.	20.001.200

SUBMITTALS	DATE
BUILDING DEPT.	

PREPARED BY
POURNELLE COMPANY, LLC
P: 386.688.7555 ~ WWW.POURNELLECO.COM

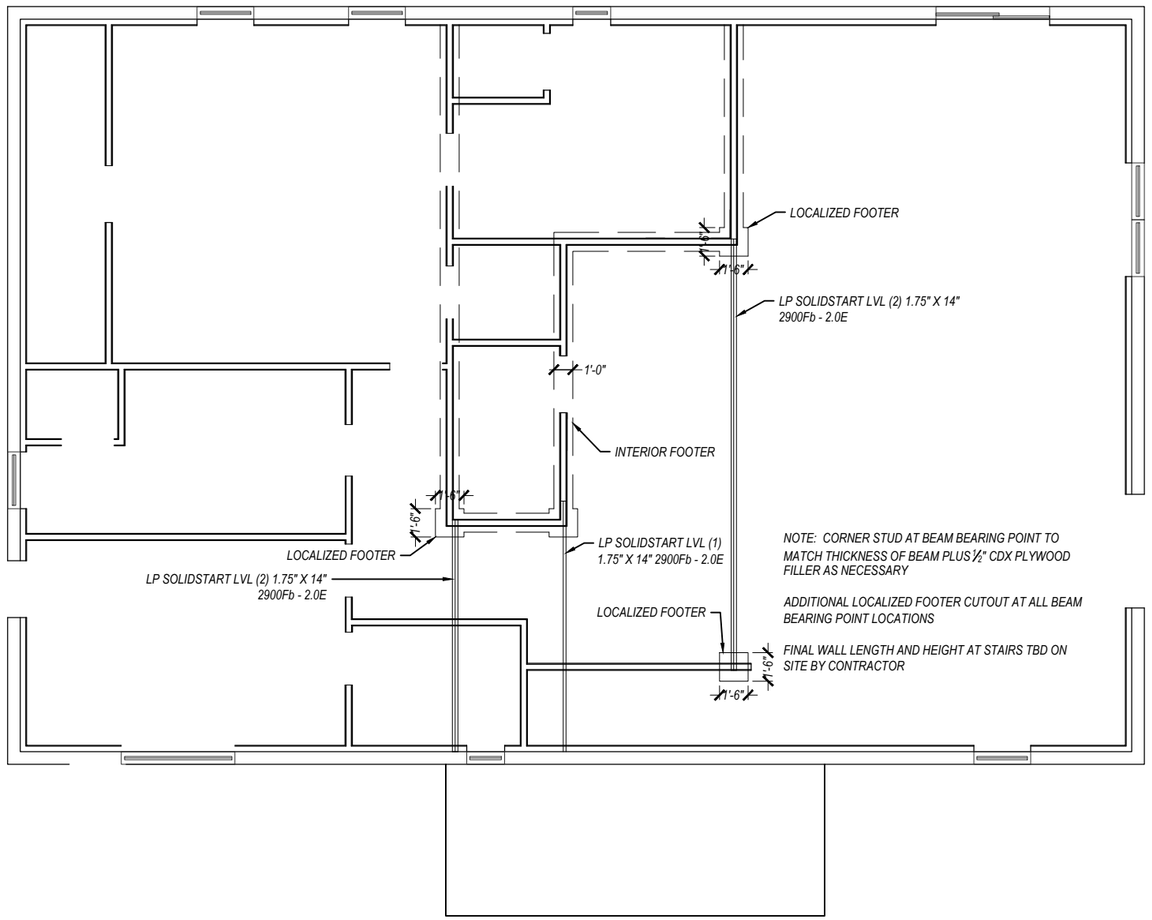
CLIENT
MATT AND LENA BRINKLEY
645 W, ADKINS STREET
STARKE, FL-32091

SHEET TITLE
STRUCTURAL NOTES

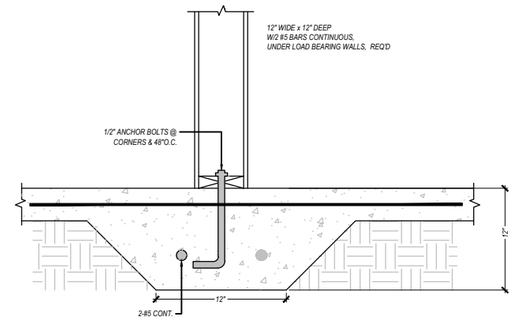
PROJECT
BRINKLEY RESIDENCE

REVISION NUMBER

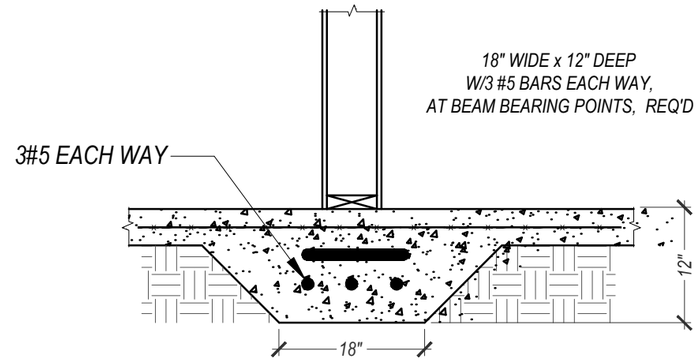
SHEET NO.
S-300



1 S-301 *INTERIOR FOOTER AND BEAM PLAN*
SCALE:1/8" = 1'



2 S-301 *INTERIOR FOOTER DETAIL*
SCALE:NTS



3 S-301 *LOCALIZED FOOTER DETAIL*
SCALE:NTS

NO.	REVISIONS	DATE

DATE	2021.01.06
DRAWN	JBP
DESIGNED	JBP
CHECKED	ATC
JOB No.	20.001.200

SUBMITTALS	DATE
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CLIENT
MATT AND LENA BRINKLEY
645 W, ADKINS STREET
STARKE, FL-32091

SHEET TITLE
INTERIOR FOOTER AND BEAM PLAN

PROJECT
BRINKLEY RESIDENCE

REVISION NUMBER

SHEET NO.
S-301

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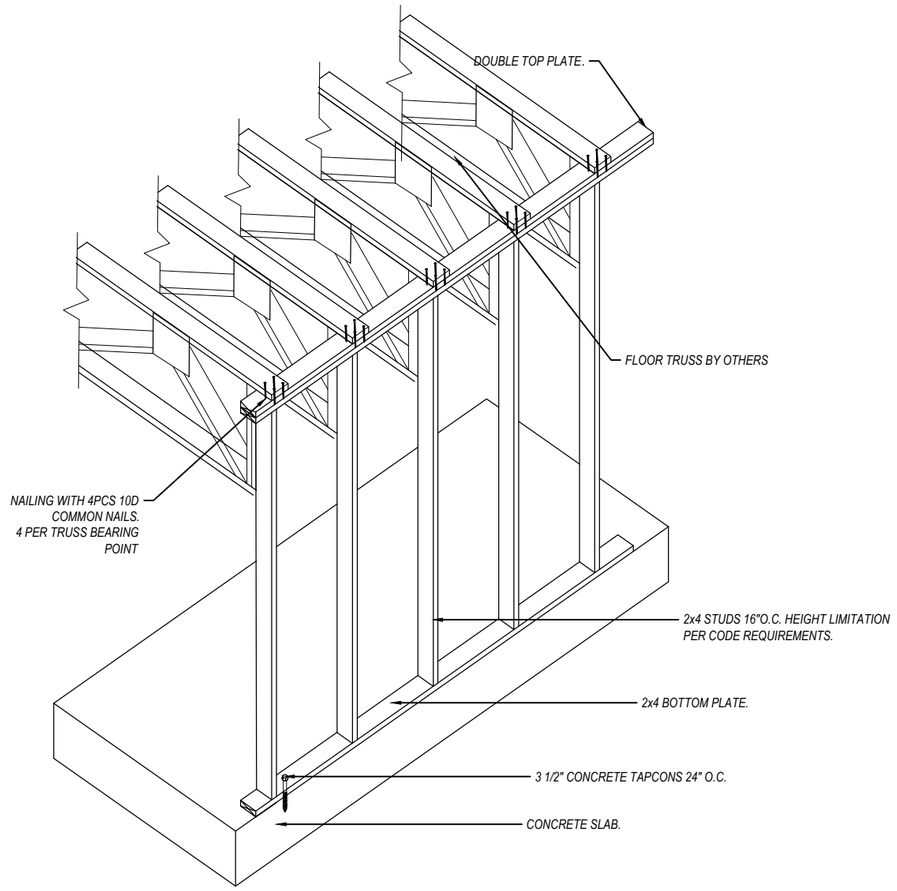
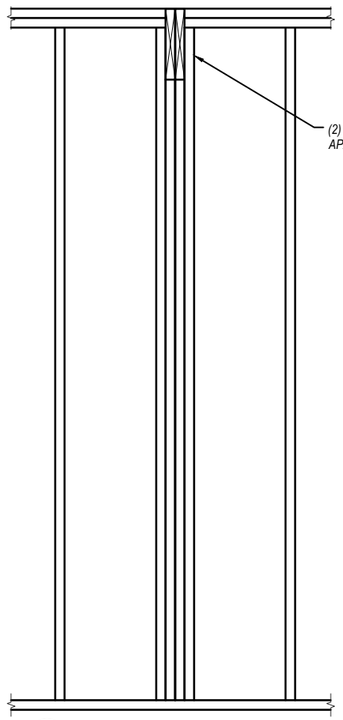
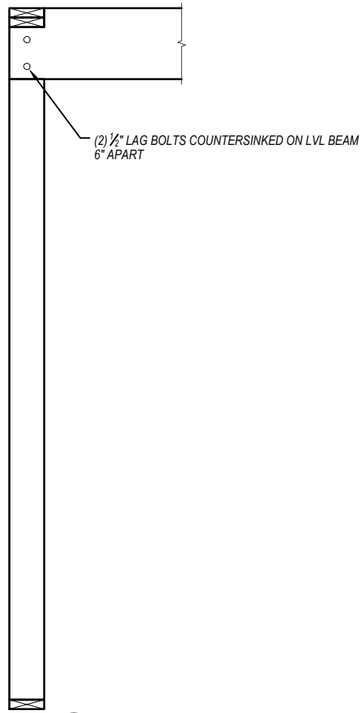


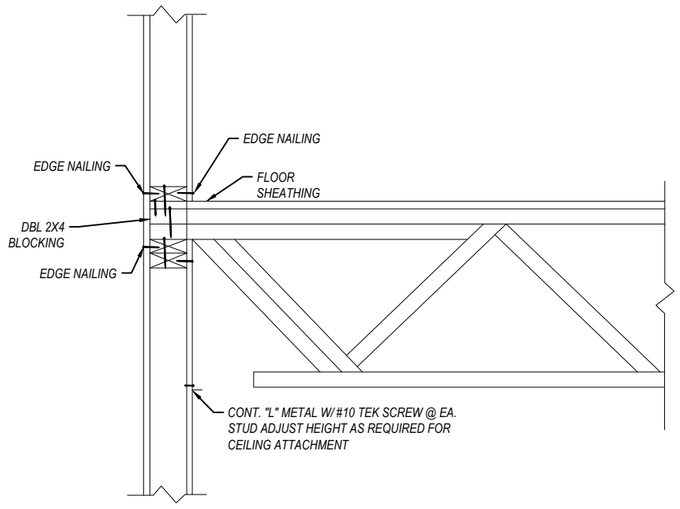
1 S-302 *FLOOR TRUSS DETAIL*
SCALE:NTS



2 S-302 *BEAM CONNECTION DETAIL*
SCALE:NTS



3 S-302 *BEAM CONNECTION AT CORNER DETAIL*
SCALE:NTS



4 S-302 *TRUSS AT INTERIOR BEARING WALL DETAIL*
SCALE:NTS

NO.	REVISIONS	DATE

DATE	2021.01.06
DRAWN	JBP
DESIGNED	JBP
CHECKED	ATC
JOB No.	20.001.200

SUBMITTALS	DATE
BUILDING DEPT.	

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CLIENT
MATT AND LENA BRINKLEY
645 W, ADKINS STREET
STARKE, FL-32091

SHEET TITLE
FLOOR TRUSS LAYOUT

PROJECT
BRINKLEY RESIDENCE

REVISION NUMBER

SHEET NO.
S-302

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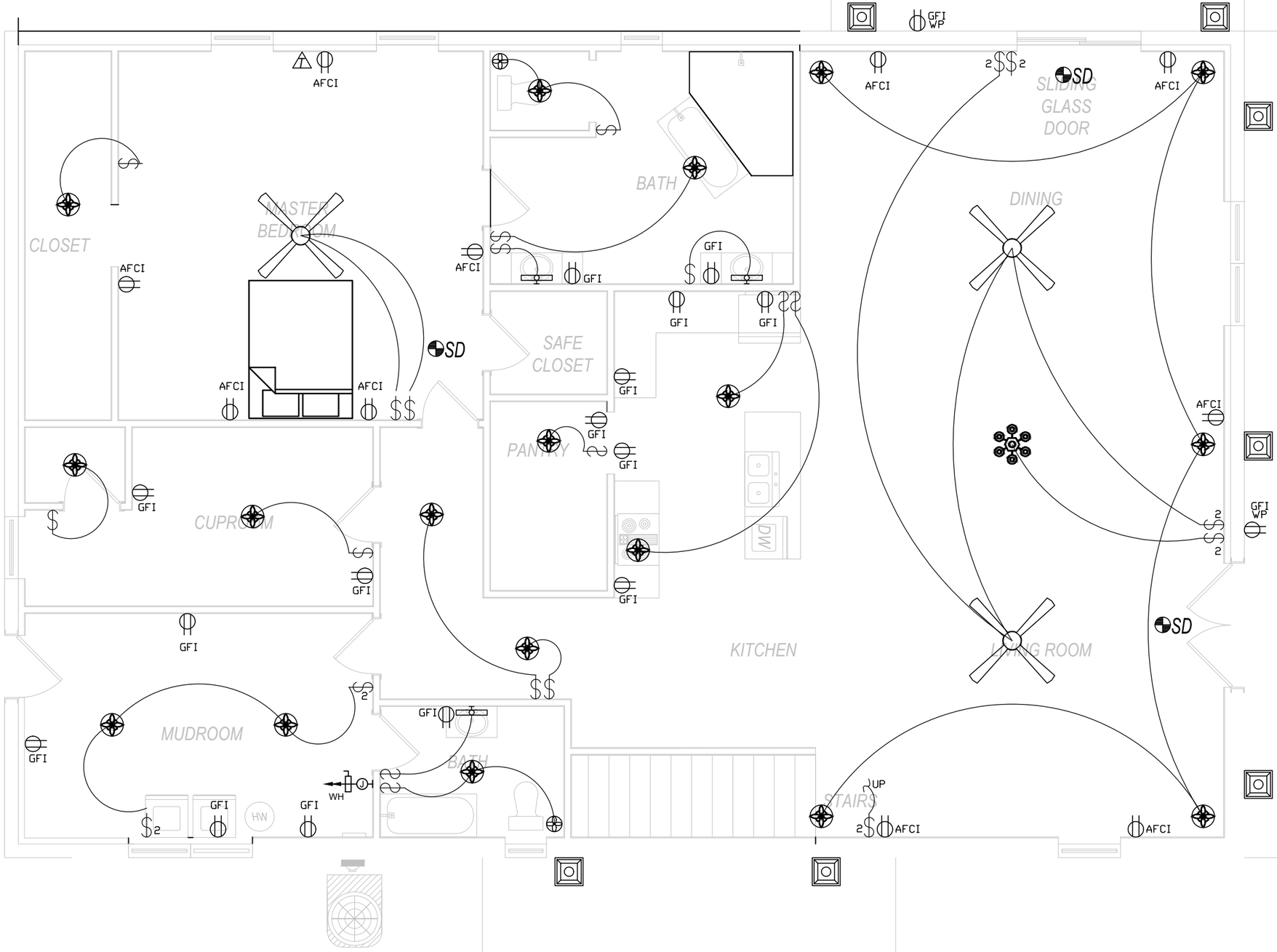

1 E-100 ELECTRICAL PLAN
SCALE:3/16" = 1'

ELECTRICAL	COUNT	SYMBOL
CEILING FAN GLOBE 1	8	
CEILING GLOBE LIGHT	0	
CHANDELIER	2	
PENDANT LIGHT	0	
POT LIGHT	24	
WALL MOUNT 1	0	
WALL MOUNT 2	7	
BATHROOM SCONCE	7	
ELECTRICAL PANEL	2	
EXHAUST FAN	4	
METER	1	
OUTLET GFI	19	GFI
OUTLET WP	2	WP GFI
OUTLET AFCI	24	AFCI
SMOKE DETECTOR	7	SD
SWITCH	34	$
SWITCH 3 WAY	0	$3
SWITCH DOUBLE	8	$2

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JOB No.	20.001.200

SUBMITTALS	DATE
BUILDING DEPT.	

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CLIENT
MATT AND LENA BRINKLEY
645 W, ADKINS STREET
STARKE, FL-32091

SHEET TITLE
ELECTRICAL PLAN
LEVEL-1

PROJECT
BRINKLEY RESIDENCE

REVISION NUMBER

SHEET NO.
E-400

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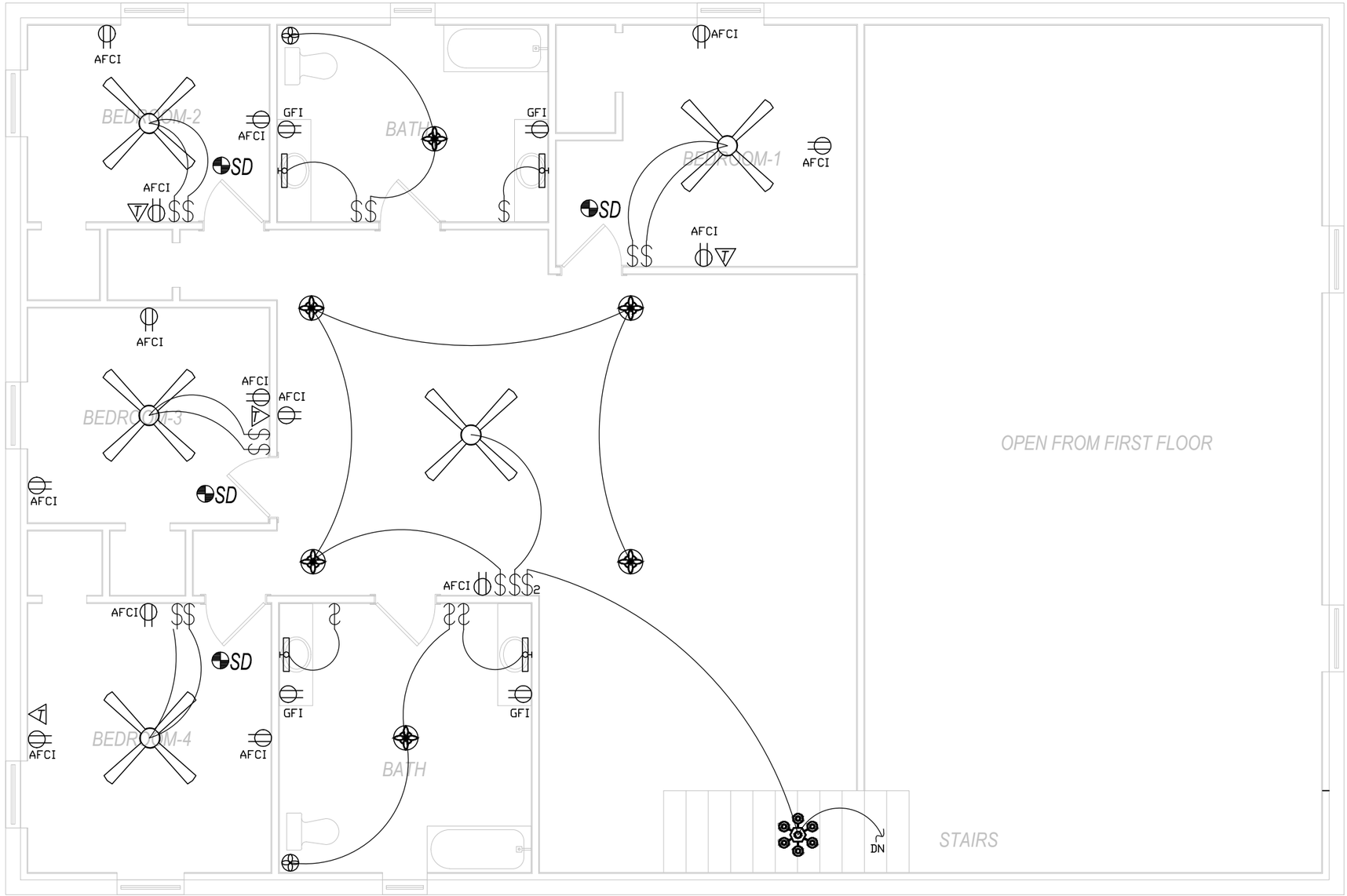

1 E-101 *ELECTRICAL PLAN*
SCALE:3/16" = 1'

ELECTRICAL NOTES:

1. *WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS.*
2. *CONSULT THE OWNER FOR THE NUMBER OF SEPARATE TELEPHONE LINES TO BE INSTALLED.*
3. *INSTALLATION SHALL BE PER NATIONAL ELECTRICAL CODE.*
4. *ALL SMOKE DETECTORS SHALL BE 120V WITH BATTERY BACKUP OF THE PHOTOELECTRIC TYPE AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS.*
5. *TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER OWNER'S DIRECTIONS, AND IN ACCORDANCE WITH APPLICABLE SECTIONS OF NEC-LATEST EDITION.*
6. *ELECTRICAL CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELECTRICAL PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE WITH ALL CIRCUITS IDENTIFIED WITH CIRCUIT NUMBER, DESCRIPTION, AND BREAKER SERVICE ENT. AND ALL UNDERGROUND WIRE LOCATIONS/ROUTING/DEPTH. RISER DIAGRAM SHALL INCLUDE WIRE SIZES/TYPE AND EQUIPMENT TYPE WITH RATINGS AND LOADS. CONTRACTOR SHALL PROVIDE 1 COPY OF "AS-BUILT" DRAWINGS TO OWNER AND 1 COPY TO PERMITTING AUTHORITY.*
7. *ALL BEDROOM RECEPTACLES SHALL BE ON AFCI PROTECTED CIRCUITS.*
8. *ALL BATHROOMS RECEPTACLES SHALL BE GFIC*

NO.	REVISIONS	DATE

DATE	2021.01.06
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DESIGNED	JBP
CHECKED	ATC
JOB No.	20.001.200

SUBMITTALS	DATE
BUILDING DEPT.	

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POURNELLE COMPANY, LLC
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CLIENT
MATT AND LENA BRINKLEY
645 W, ADKINS STREET
STARKE, FL-32091

SHEET TITLE
ELECTRICAL PLAN
LEVEL-2

PROJECT
BRINKLEY RESIDENCE

REVISION NUMBER

SHEET NO.
E-401

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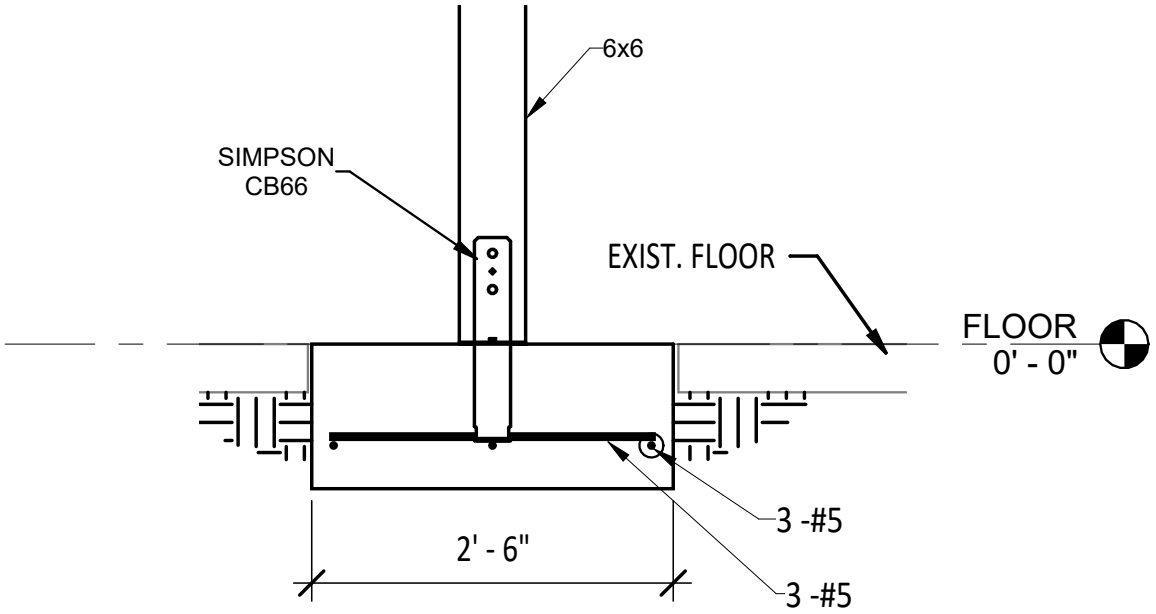
REVISION SCHEDULE		
REV.	DATE	REVISION DESCRIPTION



1 COLUMN FOOTING
3/4" = 1'-0"

GILL ENGINEERING SERVICES. INC.
AUTH #30824
GARY GILL, PE #51942
426 SW COMMERCE DR. 130-M
LAKE CITY, FL 32025
386-590-1242

BRINKLEY REPAIRS

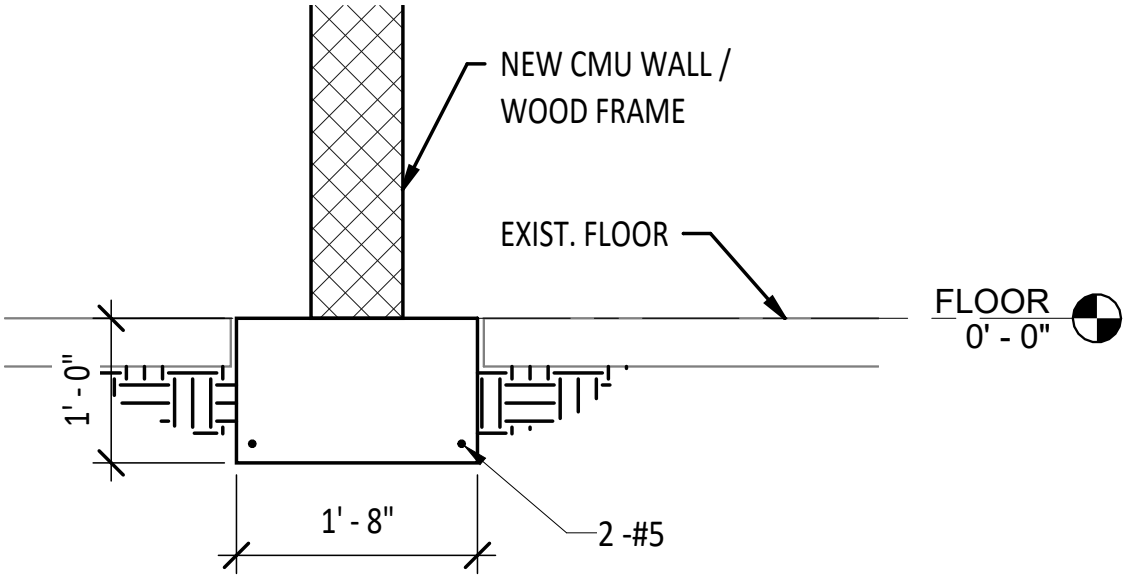
BRINKLEY

NEW COLUMN FOOTING

S-001

2205-007

REVISION SCHEDULE		
REV.	DATE	REVISION DESCRIPTION



1 WALL FOOTING
3/4" = 1'-0"

GILL ENGINEERING SERVICES. INC.
AUTH #30824
GARY GILL, PE #51942
426 SW COMMERCE DR. 130-M
LAKE CITY, FL 32025
386-590-1242

BRINKLEY REPAIRS

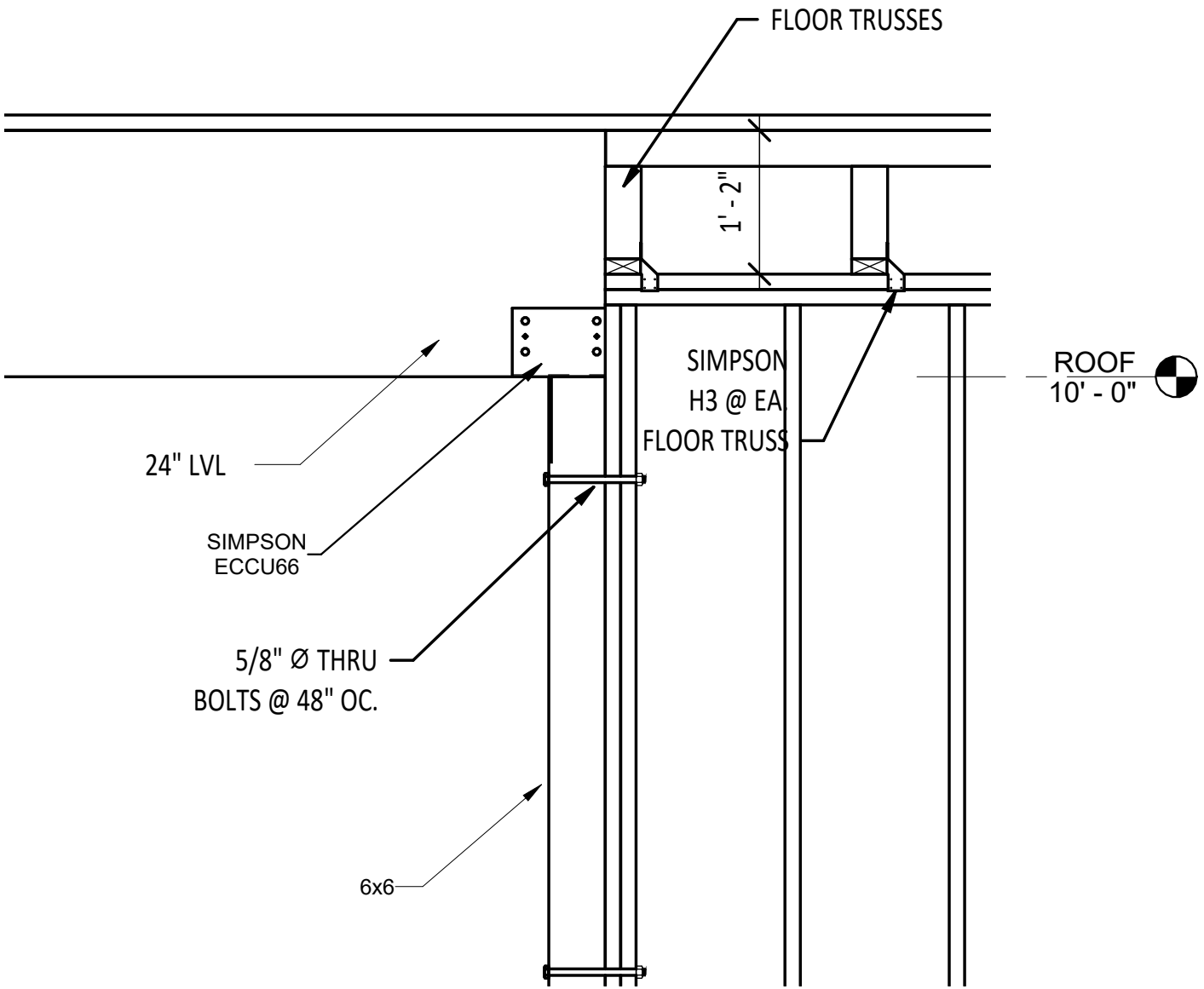
BRINKLEY

INTERIOR WALL FOOTING

2205-007

S-002

REVISION SCHEDULE		
REV.	DATE	REVISION DESCRIPTION



1 BEAM CONNECTION
3/4" = 1'-0"

GILL ENGINEERING SERVICES. INC.
AUTH #30824
GARY GILL, PE #51942
426 SW COMMERCE DR. 130-M
LAKE CITY, FL 32025
386-590-1242

BRINKLEY REPAIRS

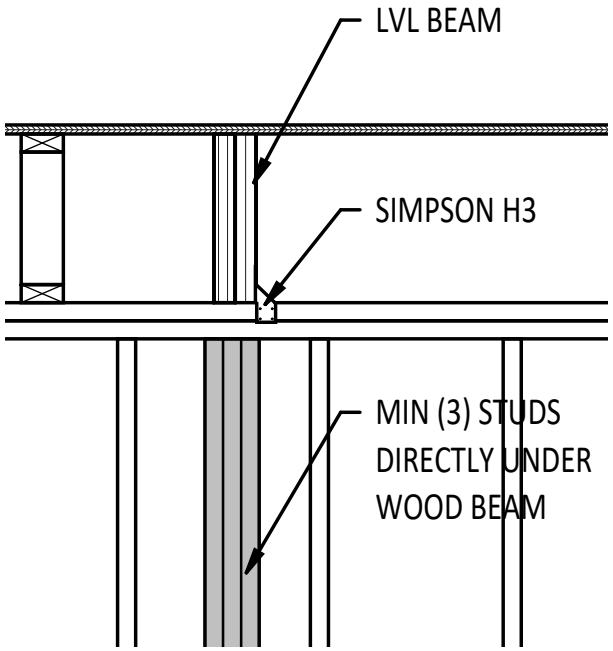
BRINKLEY

24" LVL BEAM SUPPORT

2205-007

S-003

REVISION SCHEDULE		
REV.	DATE	REVISION DESCRIPTION



1 BEAM SUPPORT
3/4" = 1'-0"

GILL ENGINEERING SERVICES. INC.
AUTH #30824
GARY GILL, PE #51942
426 SW COMMERCE DR. 130-M
LAKE CITY, FL 32025
386-590-1242

BRINKLEY REPAIRS

BRINKLEY

WALL REINFORCEMENT

S-004

2205-007