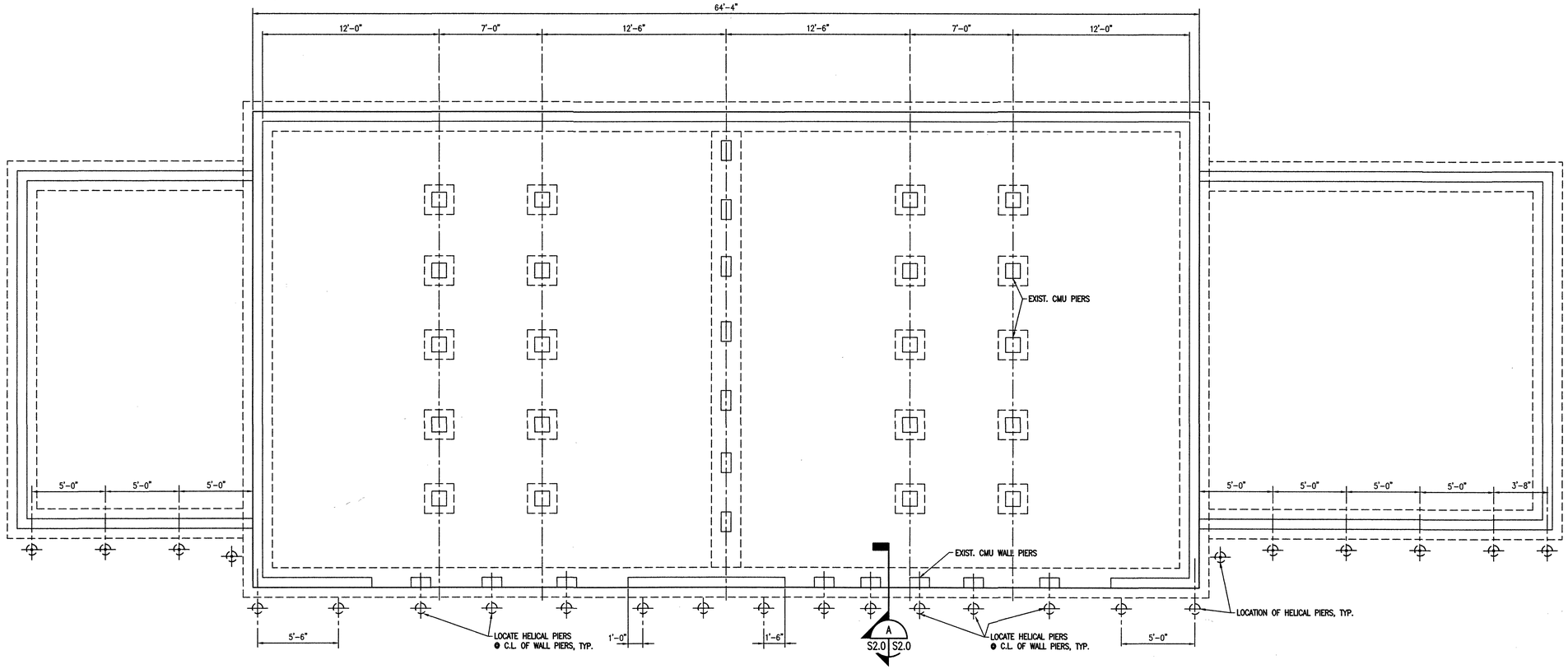
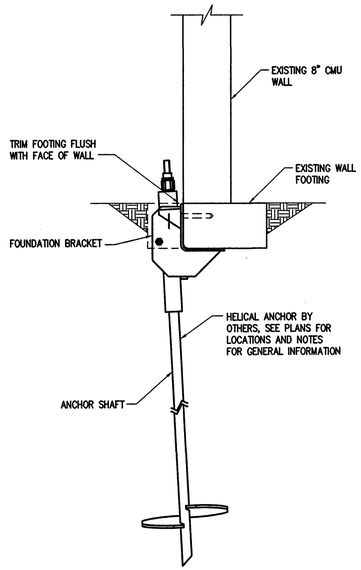



## BUILDING 4 FOUNDATION UNDERPINNING PLAN

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

1. PLACE HELICAL PIERS AT CENTERLINES OF CMU WALL PIERS, UNLESS SHOWN OTHERWISE.
2. HELICAL PIERS TO BE EQUALLY SPACED UNLESS SHOWN OTHERWISE.
3. DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY.




A
S2.0 | S2.0 TYPICAL UNDERPIN DETAIL

SCALE: 1" = 1'-0"

## BUILDING 4
## DEEP FOUNDATION ANCHOR NOTES:

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2. ALL ANCHORS ARE TO BE GALVANIZED.
3. MINIMUM ANCHOR LENGTH SHALL BE 15 FEET REGARDLESS OF FIELD DETERMINED EXCESS CAPABILITY, EXCEPT THAT IF DURING CONSTRUCTION PROGRESS IT IS DETERMINED THAT ANY EXCESSIVE CAPACITY FROM INSTALLATION IS CAUSING DELAYS OR UNDUE HARDSHIP, THE OWNER RESERVES THE RIGHT TO WAIVE THIS REQUIREMENT (BUT NOT BELOW 60,000 POUNDS ULTIMATE CAPACITY) WITH APPROPRIATE CONTRACT AND CONTRACT PRICE CHANGES AGREED UPON IN ADVANCE BY OWNER AND CONTRACTOR.
4. SUITABILITY OF ANCHORS TO MEET REQUIREMENTS SHALL BE DETERMINED BY A PROFESSIONAL ENGINEER EITHER EMPLOYED BY, OR RETAINED BY THE CONTRACTOR, WHO IS QUALIFIED AND EXPERIENCED IN THE EVALUATION OF THE ANCHOR SYSTEM. CALCULATIONS SHALL INCLUDE A CHECK OF THE PILE SHAFT FOR BUCKLING. CALCULATIONS SHALL BE PROVIDED TO THE ENGINEER OF RECORD FOR REVIEW. THE CONTRACTOR SHALL INCLUDE THE SERVICES OF THE FOUNDATION ANCHOR ENGINEER IN HIS PROPOSAL FOR THE ABOVE. AS ALTERNATE #1 ALL COSTS ASSOCIATED WITH HAVING THE FOUNDATION ENGINEER ON-SITE FOR THE INITIAL INSTALLATION OF NOT LESS THAN (4) FOUR ANCHORS. OTHER ON-SITE VISITS REQUIRED BY THE OWNER WILL BE CONSIDERED AS EXTRA WORK AND WILL BE PAID FOR AT A RATE MUTUALLY AGREED IN ADVANCE UPON BETWEEN THE OWNER AND CONTRACTOR.
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6. AT THE END OF EACH WORK DAY, THE AREA AROUND THE WORK SITE WILL BE LEFT IN A CONDITION TO NOT ENDANGER THOSE ENTERING OR LEAVING THE HAY HOUSE.

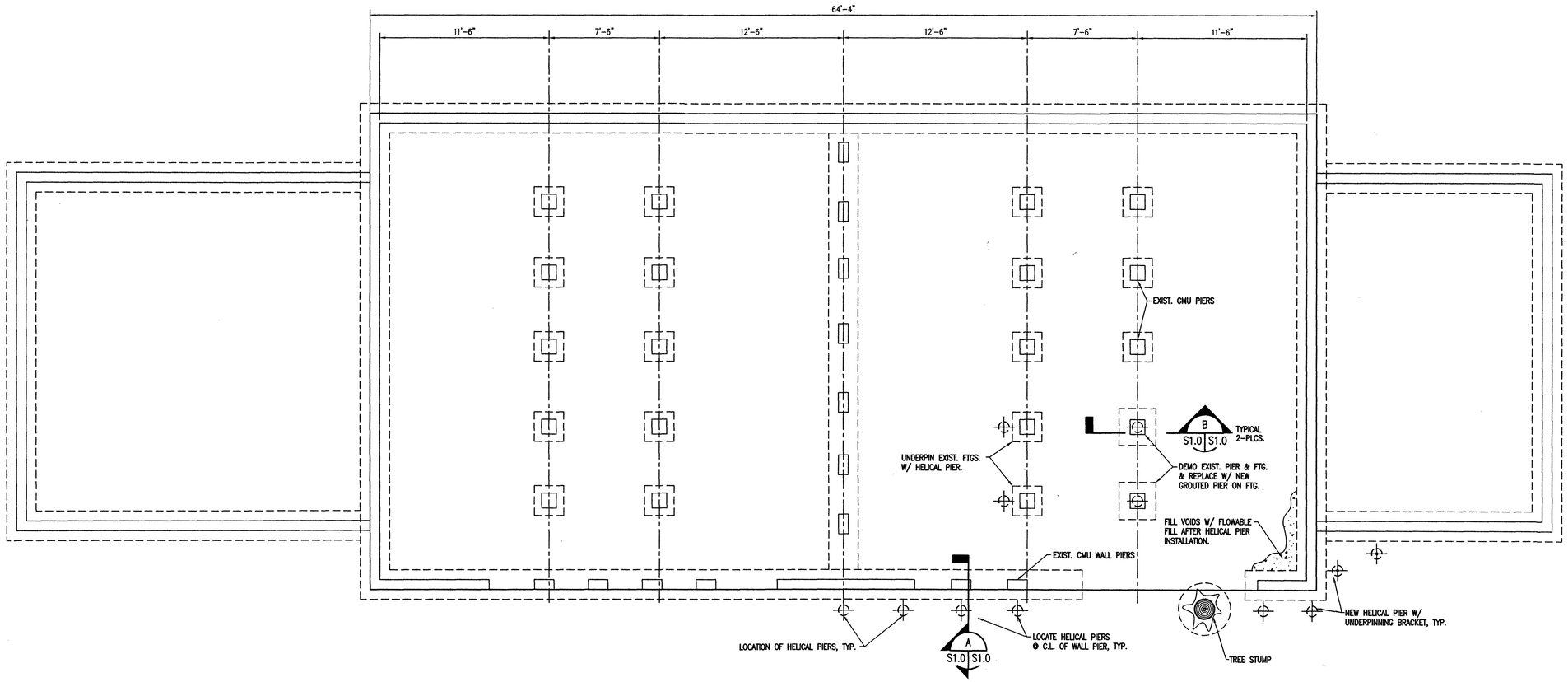
GEORGIA REGISTERED No.PE035561 PROFESSIONAL ENGINEER DENNIS E.S. ADAMS 04/1/15

PI-TECH, INC.
3365 CYPRESS MILL RD. SUITE 11B
BRUNSWICK, GA 31520 (912) 289-9563

# FOUNDATION UNDERPINNING PLAN
ISLAND COTTAGE BUSINESS CENTER
ST. SIMONS ISLAND, GA
FOR
SAND DOLLAR SHORES PROPERTIES
ST. SIMONS ISLAND, GA

REVISIONS

DRWN BY: DESA
CHECKED BY: DSP
DATE: FEBRUARY 9, 2015
SHEET NO. S-2.0
SHEET 2 OF 2




## BUILDING 3 FOUNDATION UNDERPINNING PLAN

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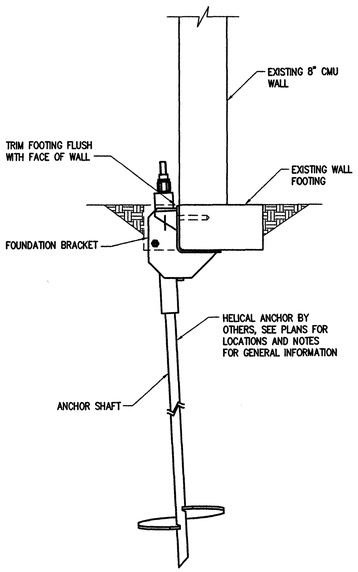


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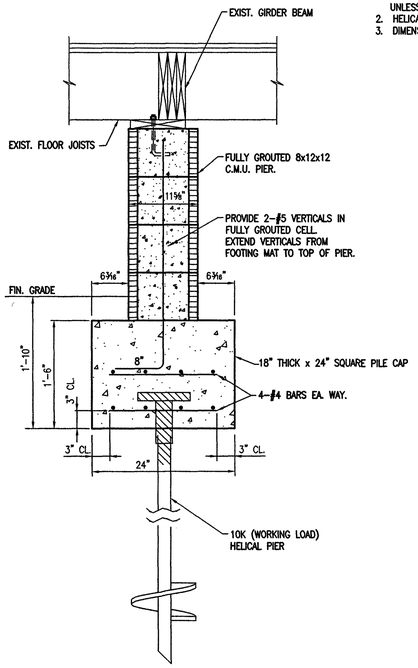
SCALE: 1" = 1'-0"




B S1.0 S1.0 TYPICAL INTERIOR PIER

SCALE: 1" = 1'-0"

## BUILDING 3 DEEP FOUNDATION ANCHOR NOTES:

1. IT IS THE INTENT OF THIS CONTRACT REQUIREMENT TO PROVIDE FOUNDATION ANCHORS (12 TOTAL) OF SIZE AND DETAIL THAT WILL ACHIEVE NOT LESS THAN 20,000 POUNDS ULTIMATE (10,000 POUNDS WORKING) CAPACITY BEFORE FAILURE.
2. ALL ANCHORS ARE TO BE GALVANIZED.
3. MINIMUM ANCHOR LENGTH SHALL BE 15 FEET REGARDLESS OF FIELD DETERMINED EXCESS CAPABILITY, EXCEPT THAT IF DURING CONSTRUCTION PROGRESS IT IS DETERMINED THAT ANY EXCESSIVE CAPACITY FROM INSTALLATION IS CAUSING DELAYS OR UNDUE HARDSHIP, THE OWNER RESERVES THE RIGHT TO WAIVE THIS REQUIREMENT (BUT NOT BELOW 60,000 POUNDS ULTIMATE CAPACITY) WITH APPROPRIATE CONTRACT AND CONTRACT PRICE CHANGES AGREED UPON IN ADVANCE BY OWNER AND CONTRACTOR.
4. SUITABILITY OF ANCHORS TO MEET REQUIREMENTS SHALL BE DETERMINED BY A PROFESSIONAL ENGINEER EITHER EMPLOYED BY, OR RETAINED BY THE CONTRACTOR, WHO IS QUALIFIED AND EXPERIENCED IN THE EVALUATION OF THE ANCHOR SYSTEM. CALCULATIONS SHALL INCLUDE A CHECK OF THE PILE SHAFT FOR BUCKLING. CALCULATIONS SHALL BE PROVIDED TO THE ENGINEER OF RECORD FOR REVIEW. THE CONTRACTOR SHALL INCLUDE THE SERVICES OF THE FOUNDATION ANCHOR ENGINEER IN HIS PROPOSAL FOR THE ABOVE. AS ALTERNATE #1 ALL COSTS ASSOCIATED WITH HAVING THE FOUNDATION ENGINEER ON-SITE FOR THE INITIAL INSTALLATION OF NOT LESS THAN (4) FOUR ANCHORS. OTHER ON-SITE VISITS REQUIRED BY THE OWNER WILL BE CONSIDERED AS EXTRA WORK AND WILL BE PAID FOR AT A RATE MUTUALLY AGREED IN ADVANCE UPON BETWEEN THE OWNER AND CONTRACTOR.
5. WORK SHALL BE PERFORMED IN AN ORDERLY AND WORKMANLIKE FASHION. SCHEDULING SHALL BE MAINTAINED. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS AS REQUIRED AND SHALL HAVE A FULL-TIME SUPERINTENDENT ON SITE FOR THE DURATION OF CONSTRUCTION.
6. AT THE END OF EACH WORK DAY, THE AREA AROUND THE WORK SITE WILL BE LEFT IN A CONDITION TO NOT ENDANGER THOSE ENTERING OR LEAVING THE HAY HOUSE.

## GENERAL NOTES

1. CODES
   A. INTERNATIONAL RESIDENTIAL CODE, 2012 ED. WITH LATEST GEORGIA AMENDMENTS.
   B. REINFORCED CONCRETE: ACI 318-11
   C. REINFORCED MASONRY: ACI 530/ASCE 5 & ACI 530.1/ASCE-6
2. SOIL PARAMETERS
   A. REFERENCE GEOTECHNICAL REPORT BY JACKSONVILLE ENGINEERING & TESTING CO., DATED 2/21/2013.

## CONCRETE NOTES

1. ALL CONCRETE WORK SHALL CONFORM TO ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS". DESIGN IS BASED ON ACI 318, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE".
2. UNLESS NOTED OTHERWISE, ALL CONCRETE SHALL BE NORMAL WEIGHT AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
3. THE PROPOSED MATERIALS AND MIX DESIGN SHALL BE FULLY DOCUMENTED AND REVIEWED. RESPONSIBILITY FOR OBTAINING THE REQUIRED DESIGN STRENGTH IS THE CONTRACTOR'S.
4. USE OF CALCIUM CHLORIDE, CHLORIDE IONS, OR OTHER SALTS IN CONCRETE IS NOT PERMITTED.
5. CEMENT SHALL CONFORM TO ASTM C150, TYPE I OR III.
6. AGGREGATES SHALL CONFORM TO ASTM C33.
7. CONCRETE SLUMP RANGE: 2" MIN. - 4" MAX.
8. PROVIDE AIR ENTRAINMENT BETWEEN 4% AND 6% FOR CONCRETE EXPOSED TO FREEZE & THAW CYCLES.
9. MOIST CURE CONCRETE WITH MOISTURE PROTECTIVE COVER FOR A MINIMUM OF 7 DAYS.
10. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.
11. 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.
12. 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 | 1 1/2" |
| CONCRETE NOT EXPOSED TO EARTH OR WEATHER | |
| SLABS AND WALLS | 1" |

13. DO NOT WELD OR TACK WELD REINFORCING STEEL UNLESS APPROVED OR DIRECTED BY THE STRUCTURAL ENGINEER.
14. REINFORCING BARS SHOWN CONTINUOUS MAY BE LAPPED PROVIDED ALL SPLICES CONFORM TO ACI CLASS B TENSION.
15. ALL HOOKS NOT OTHERWISE LABELED SHALL BE STANDARD HOOKS PER ACI 318.

## REINFORCED C.M.U. GENERAL NOTES

1. ALL MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASCE 6-05 ("SPECIFICATION FOR MASONRY STRUCTURES"). ALL SUPERVISORY PERSONNEL HAVING ANY CONNECTION WITH THE MASONRY WORK SHALL CERTIFY THAT THEY HAVE FAMILIARIZED THEMSELVES WITH THESE PUBLICATIONS.
2. BLOCK SHALL BE LAID IN A RUNNING BOND.
3. ALL FACE SHELLS OF BLOCKS SHALL BE COMPLETELY MORTARED IN BED JOINTS (3/8" MAX.); 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.
4. CONCRETE MASONRY UNITS SHALL COMPLY WITH ASTM C 90, NORMAL WEIGHT. UNIT COMPRESSIVE STRENGTH SHALL BE 1900 PSI, MINIMUM. MANUFACTURER SHALL PROVIDE A WRITTEN CERTIFICATION OF THE UNIT COMPRESSIVE STRENGTH WHICH SHALL BE SAMPLED AND TESTED IN ACCORDANCE WITH ASTM C140-03.
5. 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 270-04.
6. ASSUMED $F'_m$ = 1500 PSI @ 28 DAYS.
7. ALL CELLS AND VOIDS NOTED AS FILLED SHALL BE FILLED SOLID WITH GROUT CONFORMING TO ASTM C476-02. COARSE AGGREGATE SHALL NOT EXCEED 3/8" IN DIMENSION.

GEORGIA REGISTERED No.PE035561 PROFESSIONAL ENGINEER DENNIS E.S. ADAM 04/15/15


PI-TECH, INC.
3365 CYPRESS MILL RD. SUITE 11B
BRUNSWICK, GA 31520 (912) 289-9563


REVISIONS

DRWN BY: DESA

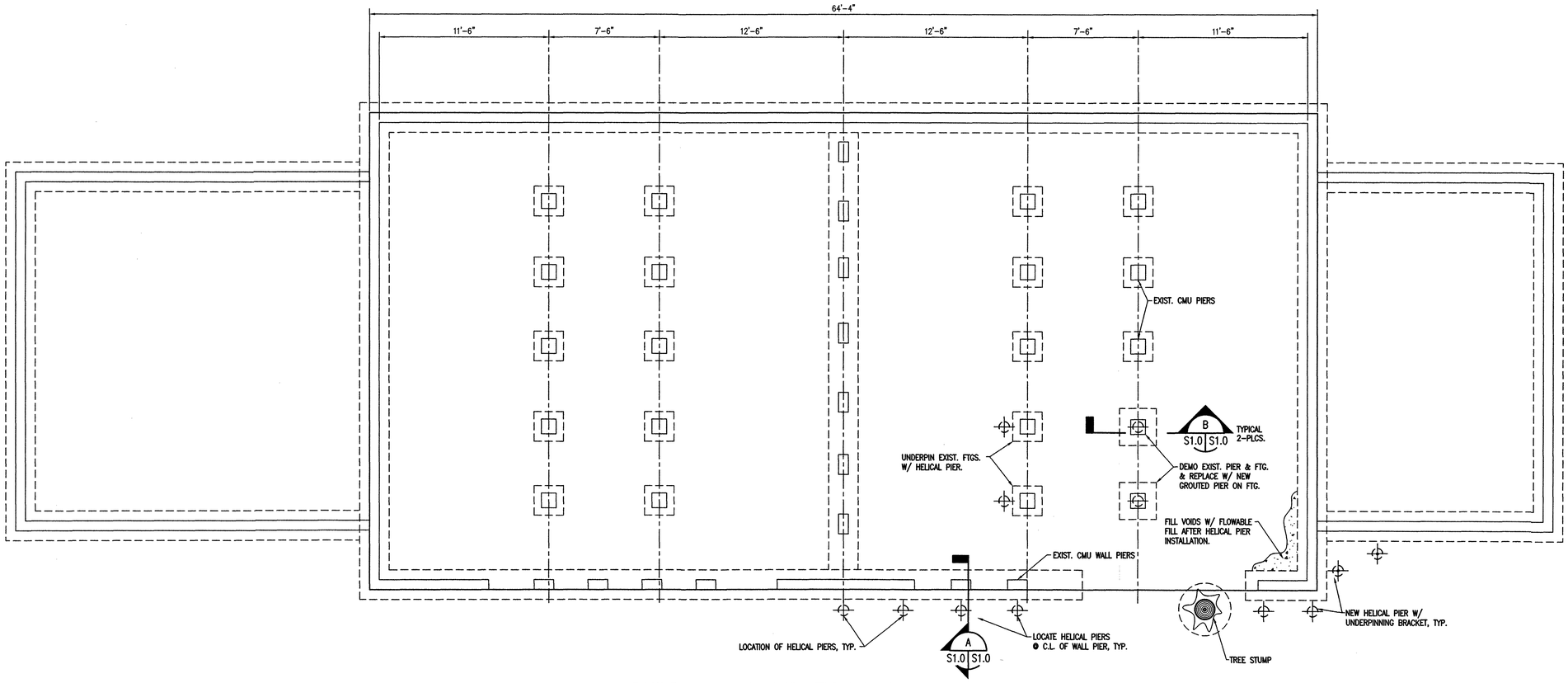
CHCKED BY: DSP

DATE: FEBRUARY 9, 2015

# FOUNDATION UNDERPINNING PLAN

ISLAND COTTAGE BUSINESS CENTER
ST. SIMONS ISLAND, GA
FOR
SAND DOLLAR SHORES PROPERTIES
ST. SIMONS ISLAND, GA

SHEET NO. S-1.0




## BUILDING 3 FOUNDATION UNDERPINNING PLAN

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

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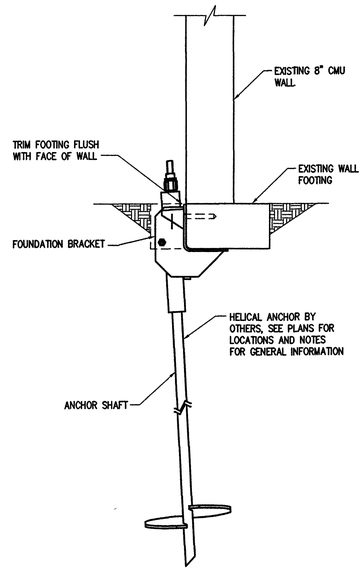
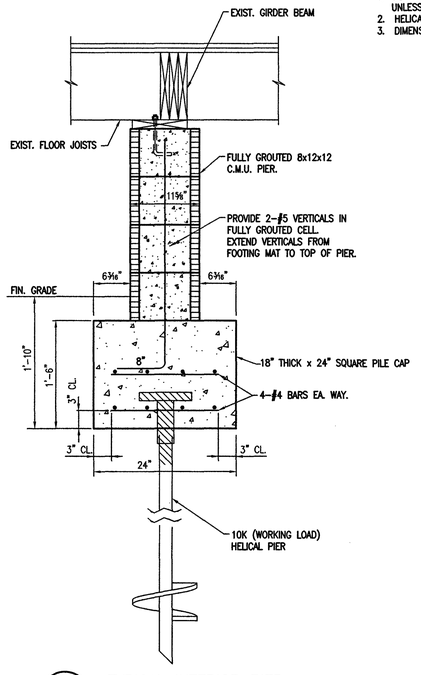



A S1.0 S1.0 TYPICAL UNDERPIN DETAIL

SCALE: 1" = 1'-0"

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GEORGIA REGISTERED No.PE035561 PROFESSIONAL ENGINEER DENNIS E. S. ADAMS

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PI-TECH, INC.
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BRUNSWICK, GA 31520 (912) 289-9563


REVISIONS

DRWN BY: DESA

CHCKED BY: DSP

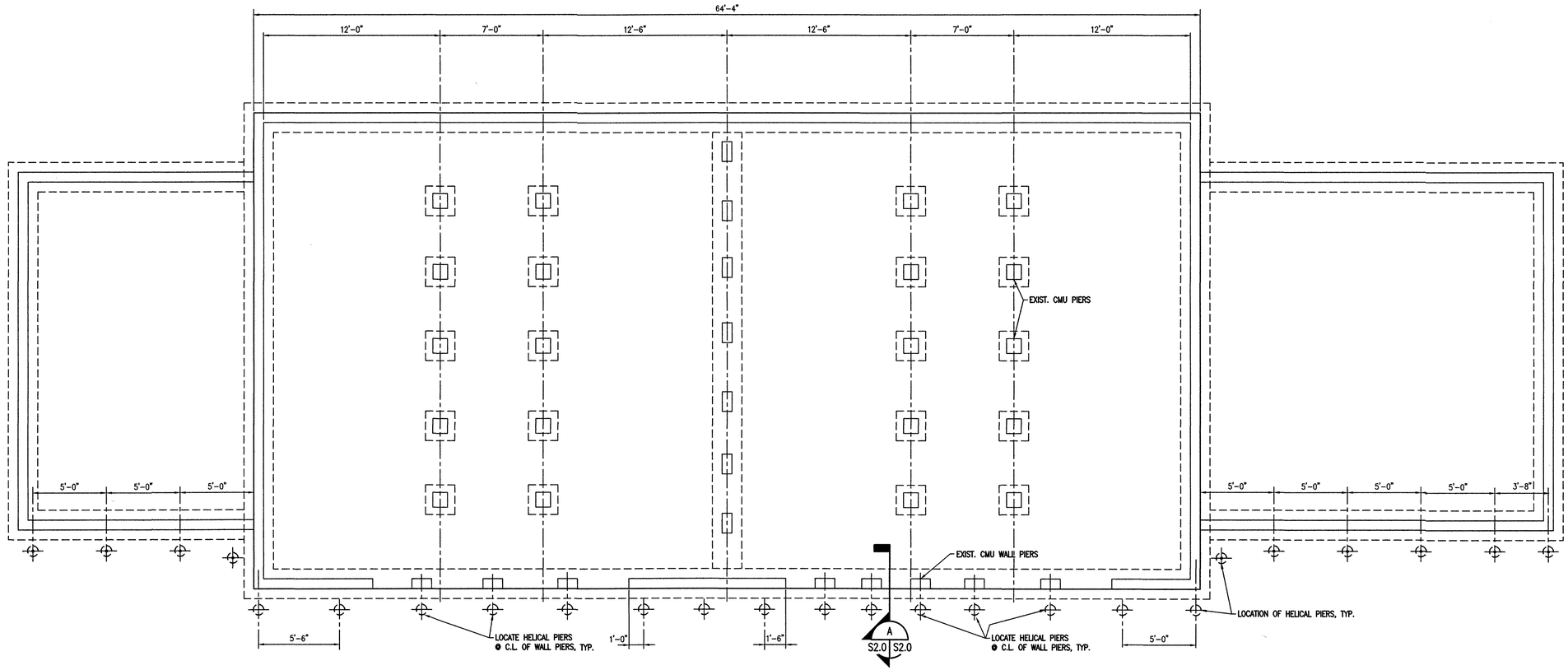
DATE: FEBRUARY 9, 2015

# FOUNDATION UNDERPINNING PLAN

ISLAND COTTAGE BUSINESS CENTER
ST. SIMONS ISLAND, GA
FOR
SAND DOLLAR SHORES PROPERTIES
ST. SIMONS ISLAND, GA

SHEET NO. S-1.0

SHEET 1 OF 2




## BUILDING 4 FOUNDATION UNDERPINNING PLAN

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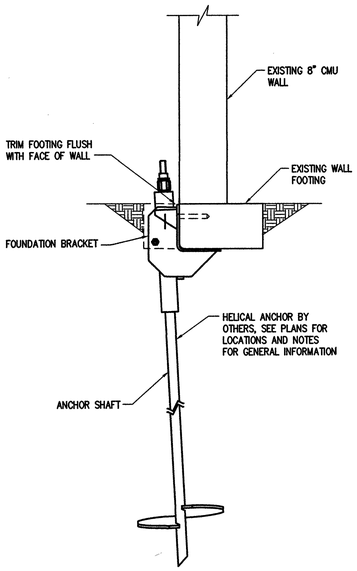


A
S2.0 S2.0 TYPICAL UNDERPIN DETAIL

SCALE: 1" = 1'-0"

## BUILDING 4
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GEORGIA REGISTERED No.PE035561 PROFESSIONAL ENGINEER DENNIS E. S. ADAMS 5/8/15

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# FOUNDATION UNDERPINNING PLAN
ISLAND COTTAGE BUSINESS CENTER
ST. SIMONS ISLAND, GA
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ST. SIMONS ISLAND, GA

REVISIONS

DRWN BY: DESA
CHECKED BY: DSP
DATE: FEBRUARY 9, 2015
SHEET NO. S-2.0
SHEET 2 OF 2