

STATEMENT OF SPECIAL INSPECTIONS, 2023 FBC/IBC (STRUCTURAL ONLY)

THIS STATEMENT OF SPECIAL INSPECTIONS IS SUBMITTED IN FULFILLMENT OF THE STRUCTURAL REQUIREMENTS OF 2023 FBC & IBC SECTIONS 1704 AND 1705 AND SUMMARIZES THE SPECIAL INSPECTIONS AND TESTS REQUIRED FOR THE STRUCTURAL PORTIONS OF THIS PROJECT. ADDITIONAL TESTS AND INSPECTIONS MAY BE CALLED FOR AT THE DISCRETION OF THE BUILDING OFFICIAL. NON-STRUCTURAL ITEMS THAT MAY REQUIRE SPECIAL INSPECTION ARE ALSO LISTED, HOWEVER, THEIR APPLICABILITY ARE DETERMINED BY OTHERS (ARCHITECT, MECHANICAL, ELECTRICAL, ETC.).

THIS STATEMENT INCLUDES:

- SCHEDULE OF SPECIAL INSPECTIONS AND TESTS APPLICABLE TO THIS PROJECT:

- ☒ SPECIAL INSPECTIONS PER SECTIONS 1704 AND 1705
- ☐ SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE
- ☒ SPECIAL INSPECTIONS FOR WIND RESISTANCE

THIS STATEMENT DOES NOT INCLUDE:

- LIST OF THE TESTING AGENCIES AND INSPECTORS RETAINED TO CONDUCT THESE TESTS AND INSPECTIONS. THE OWNER OR OWNER'S REPRESENTATIVE SHALL SUBMIT A LIST OF TESTING AGENCIES AND SPECIAL INSPECTORS TO THE BUILDING OFFICIAL.

SPECIAL INSPECTIONS AND TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. THIS STATEMENT, AND FBC & IBC SECTIONS 1704, 1705, 1707, AND 1708, NO LESS THAN IBC MINIMUM REQUIREMENTS SHALL BE OBSERVED.

THE SCHEDULE OF SPECIAL INSPECTIONS SUMMARIZES THE SPECIAL INSPECTIONS AND TESTS REQUIRED FOR THE STRUCTURAL PORTION OF WORK. INSPECTORS SHALL REFER TO THE APPROVED PLANS AND SPECIFICATIONS FOR ADDITIONAL DETAILED SPECIAL INSPECTION AND TESTING REQUIREMENTS.

INTERIM REPORTS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL, THE ARCHITECT, AND THE ENGINEER IN ACCORDANCE WITH FBC & IBC SECTION 1704.2.4. ADDITIONALLY, INTERIM REPORTS SHALL BE FURNISHED AT THE OWNER'S REQUEST.

A FINAL REPORT OF SPECIAL INSPECTIONS DOCUMENTING REQUIRED SPECIAL INSPECTIONS, TESTING AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED PRIOR TO ISSUANCE OF A CERTIFICATE OF USE AND OCCUPANCY.

THE OWNER RECOGNIZES HIS OR HER OBLIGATION TO ENSURE THAT THE CONSTRUCTION COMPLIES WITH THE APPROVED PERMIT DOCUMENTS AND TO IMPLEMENT THIS PROGRAM OF SPECIAL INSPECTIONS. IN PARTIAL FULFILLMENT OF THESE OBLIGATIONS, THE OWNER WILL RETAIN AND DIRECTLY PAY FOR THE SPECIAL INSPECTIONS AS REQUIRED IN FBC & IBC SECTION 1704.1.

THIS STATEMENT HAS BEEN DEVELOPED WITH THE UNDERSTANDING THAT THE BUILDING OFFICIAL WILL PERSONALLY OR BY DELEGATION:

- REVIEW AND APPROVE THE QUALIFICATIONS OF THE SPECIAL INSPECTORS WHO WILL PERFORM THE INSPECTIONS.
- MONITOR SPECIAL INSPECTION ACTIVITIES ON THE JOB SITE TO CONFIRM THAT THE SPECIAL INSPECTORS ARE QUALIFIED AND ARE PERFORMING THEIR DUTIES AS CALLED FOR IN THIS STATEMENT OF SPECIAL INSPECTION.
- REVIEW SUBMITTED INSPECTION REPORTS, CONFIRMING RESOLUTION OF DISCREPANCIES AS THE WORK PROGRESSES.
- PERFORM INSPECTIONS AS REQUIRED BY THE LOCAL BUILDING CODE.

TESTING AGENCIES AND INSPECTORS:

TESTING AGENCIES AND SPECIAL INSPECTORS CONDUCTING TESTS AND INSPECTION ON THIS PROJECT SHALL BE SELECTED AND RETAINED BY THE OWNER, OR A DESIGNATED REPRESENTATIVE. THE OWNER OR OWNER'S REPRESENTATIVE SHALL SUBMIT A LIST OF TESTING AGENCIES AND SPECIAL INSPECTORS TO THE BUILDING OFFICIAL.

SPECIAL INSPECTIONS FOR SEISMIC AND WIND FORCE RESISTING SYSTEMS:

SEISMIC REQUIREMENTS (SECTION 1704.3.2)

SUMMARY DESCRIPTION OF SEISMIC-FORCE-RESISTING SYSTEM AND DESIGNATED SEISMIC SYSTEMS REQUIRING SPECIAL INSPECTIONS AS PER SECTION 1704.6.1:

NONE REQUIRED.

WIND REQUIREMENTS (SECTION 1704.3.3)

SUMMARY DESCRIPTION OF MAIN WIND FORCE RESISTING SYSTEM AND DESIGNATED WIND RESISTING COMPONENTS REQUIRING SPECIAL INSPECTIONS IN ACCORDANCE WITH SECTION 1704.6.2:

- Description of windforce-resisting components subject to special inspections for wind resistance:
- Roof covering, roof deck and roof framing connections
 - Exterior wall covering and wall connections to roof and floor diaphragms and framing.

STEEL:

SECTION 1705.2 REQUIRED VERIFICATION AND INSPECTION OF STEEL FABRICATORS					
APPLICABLE	VERIFICATION AND INSPECTION	FREQUENCY OF INSPECTION			NOTES
		CONTINUOUS	PERIODIC	OTHER(1)	
☒	1. FABRICATOR AND QUALITY QUALITY CONTROL PROGRAM PER SPECIFICATION "NZ" OF AISC 360			X	

REQUIRED VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION					
APPLICABLE	VERIFICATION AND INSPECTION	FREQUENCY OF INSPECTION			NOTES
		CONTINUOUS	PERIODIC	OTHER(1)	
☒	1. INSPECTION TASKS PRIOR TO WELDING PER TABLE N5.4-1 OF AISC 360.			X	PER TABLE N5.4-1
☒	2. INSPECTION TASKS DURING WELDING PER TABLE N5.4-2 OF AISC 360.			X	PER TABLE N5.4-2
☒	3. INSPECTION TASKS AFTER WELDING PER TABLE N5.4-3 OF AISC 360.			X	PER TABLE N5.4-3
☒	4. INSPECTION TASKS PRIOR TO BOLTING PER TABLE N5.6-1 OF AISC 360.			X	PER TABLE N5.6-1
☒	5. INSPECTION TASKS DURING BOLTING PER TABLE N5.6-2 OF AISC 360.			X	PER TABLE N5.6-2
☒	6. INSPECTION TASKS AFTER BOLTING PER TABLE N5.6-3 OF AISC 360.			X	PER TABLE N5.6-3

SECTION 1705.2.2 REQUIRED VERIFICATION AND INSPECTION OF COLD-FORMED STEEL DECK					
APPLICABLE	VERIFICATION AND INSPECTION	FREQUENCY OF INSPECTION			NOTES
		CONTINUOUS	PERIODIC	OTHER(1)	
☒	1. INSPECTION TASKS FOR STEEL FLOOR AND ROOF DECK.			X	PER SDI QA/QC

SECTION 1705.2.3 REQUIRED VERIFICATION AND INSPECTION OF OPEN-WEB STEEL JOISTS AND JOIST GIRDERS					
APPLICABLE	VERIFICATION AND INSPECTION	FREQUENCY OF INSPECTION			NOTES
		CONTINUOUS	PERIODIC	OTHER(1)	
☒	1. INSTALLATION OF OPEN-WEB STEEL JOISTS AND JOIST GIRDERS				
☒	A. END CONNECTIONS - WELDING OR BOLTED.		X		SJI SPECIFICATIONS LISTED IN SECTION 2207.1
☒	B. BRIDGING - HORIZONTAL OR DIAGONAL.				
☒	1. STANDARD BRIDGING.		X		SJI SPECIFICATIONS LISTED IN SECTION 2207.1
☒	2. BRIDGING THAT DIFFERS FROM THE SJI SPECIFICATIONS LISTED IN SECTION 2207.01.		X		

SECTION 1705.12.1 SPECIAL INSPECTION FOR SEISMIC RESISTANCE					
APPLICABLE	VERIFICATION AND INSPECTION	FREQUENCY OF INSPECTION			NOTES
		CONTINUOUS	PERIODIC	OTHER(1)	
☐	1. STRUCTURAL STEEL - INVOKE THE QUALITY ASSURANCE PLAN (QAP) REQUIREMENTS IN AISC 341.			X	

(1) "OTHER" COLUMN DENOTES AN ACTIVITY THAT IS EITHER A ONE-TIME ACTIVITY OR ONE WHOSE FREQUENCY IS DEFINED IN SOME OTHER MANNER.

CONCRETE AND REINFORCING STEEL:

ACI 318 SECTIONS 5.6 AND 5.8 EVALUATION AND ACCEPTANCE OF CONCRETE					
APPLICABLE	VERIFICATION AND INSPECTION	FREQUENCY OF INSPECTION			NOTES
		CONTINUOUS	PERIODIC	OTHER(1)	
☒	1. INSPECTION OF CONCRETE A. TEST CYLINDERS OF STRUCTURAL CONCRETE (EXCEPT FOUNDATION CONCRETE OF 3000 PSI OR LESS). B. TEST CYLINDERS OF SLAB ON GRADE CONCRETE.		X		
☒	2. INSPECTION OF SLAB-ON-GRADE CONCRETE AND REINFORCEMENT.		X		

TABLE 1705.3 REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION					
APPLICABLE	VERIFICATION AND INSPECTION	FREQUENCY OF INSPECTION			NOTES
		CONTINUOUS	PERIODIC	OTHER (1)	
☒	1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT.		X		
☒	2. REINFORCING BAR WELDING A. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM 1706. B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"; AND C. INSPECT ALL OTHER WELDS.		X		
☒	3. INSPECT ANCHORS CAST IN CONCRETE.		X		
☒	4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS. ^a A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS. B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4a.		X		
☒	5. VERIFY USE OF REQUIRED DESIGN MIX.		X		
☒	6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TEST, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.		X		
☒	7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.		X		
☒	8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.		X		
☐	9. INSPECT PRESTRESSED CONCRETE FOR: A. APPLICATION OF PRESTRESSING FORCES. B. GROUTING OF BONDED PRESTRESSING TENDONS.		X		
☐	10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS.		X		
☐	11. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.		X		
☒	12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.		X		

(1) "OTHER" COLUMN DENOTES AN ACTIVITY THAT IS EITHER A ONE-TIME ACTIVITY OR ONE WHOSE FREQUENCY IS DEFINED IN SOME OTHER MANNER.
^a SPECIFIC REQUIREMENT FOR SPECIAL INSPECTION SHALL BE INCLUDED IN THE RESEARCH REPORT FOR THE ANCHOR ISSUED BY AN APPROVED SOURCE IN ACCORDANCE WITH 17.8.2 IN ACI 318, OR OTHER QUALIFICATION PROCEDURES. WHERE SPECIFIC REQUIREMENTS ARE NOT PROVIDED, SPECIAL INSPECTION REQUIREMENTS SHALL BE SPECIFIED BY THE REGISTERED DESIGN PROFESSIONAL AND SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE COMMENCEMENT OF THE WORK.

MASONRY:

TMS 602-11/ACI 530.1-11/ASCE 6-11 TABLE 4 LEVEL B REQUIRED VERIFICATION AND INSPECTION OF MASONRY CONSTRUCTION					
MINIMUM TESTS					
VERIFICATION OF SLUMP FLOW AND VISUAL STABILITY INDEX (VSI) AS DELIVERED TO THE PROJECT SITE IN ACCORDANCE WITH ARTICLE 1.5B.1.b.3 FOR SELF CONSOLIDATING GROUT					
VERIFICATION OF F _m AND F _{abc} IN ACCORDANCE WITH ARTICLE 1.4B PRIOR TO CONSTRUCTION, EXCEPT WHERE SPECIFICALLY EXEMPTED BY THE CODE.					
MINIMUM INSPECTION					
APPLICABLE	INSPECTION TASK	FREQUENCY OF INSPECTION			NOTES
		CONTINUOUS	PERIODIC	OTHER(1)	
☒	1. VERIFICATION COMPLIANCE WITH THE APPROVED SUBMITTALS		X		
☒	2. AS MASONRY CONSTRUCTION BEGINS, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE: A. PROPORTIONS OF SITE-PREPARED MORTAR. B. CONSTRUCTION OF MORTAR JOINTS. C. GRADE AND SIZE OF PRESTRESSING TENDONS AND ANCHORAGES. D. LOCATION OF REINFORCEMENT, CONNECTORS, PRESTRESSING TENDONS, AND ANCHORAGES. E. PRESTRESSING TECHNIQUE. F. PROPERTIES OF THIN-BED MORTAR FOR AAC MASONRY.		X		
☒	3. PRIOR TO GROUTING, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE: A. GROUT SPACE. B. GRADE, TYPE, AND SIZE OF REINFORCEMENT AND ANCHOR BOLTS, AND PRESTRESSING TENDONS AND ANCHORAGES. C. PLACEMENT OF REINFORCEMENT, CONNECTORS, AND PRESTRESSING TENDONS AND ANCHORAGES. D. PROPORTIONS OF SITE-PREPARED GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS. E. CONSTRUCTION OF MORTAR JOINTS.		X		
☒	4. VERIFY DURING CONSTRUCTION: A. SIZE AND LOCATION OF STRUCTURAL ELEMENTS. B. TYPE, SIZE, AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION. C. WELDING OF REINFORCING BARS. D. PREPARATION, CONSTRUCTION AND PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40°F OR HOT WEATHER TEMPERATURE ABOVE 90°F). E. APPLICATION AND MEASUREMENT OF PRESTRESSING FORCE. F. PLACEMENT OF GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS IS IN COMPLIANCE G. PLACEMENT OF AAC MASONRY UNITS AND CONSTRUCTION OF THINBED MORTAR JOINTS		X		
☒	5. OBSERVE PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS		X (2)	X (3)	

(1) "OTHER" COLUMN DENOTES AN ACTIVITY THAT IS EITHER A ONE-TIME ACTIVITY OR ONE WHOSE FREQUENCY IS DEFINED IN SOME OTHER MANNER.
(2) REQUIRED FOR THE FIRST 5000 SQUARE FEET OF AAC MASONRY.
(3) REQUIRED AFTER THE FIRST 5000 SQUARE FEET OF AAC MASONRY.

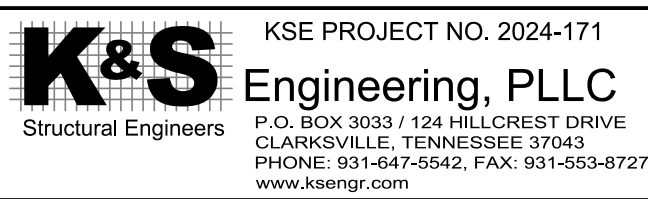
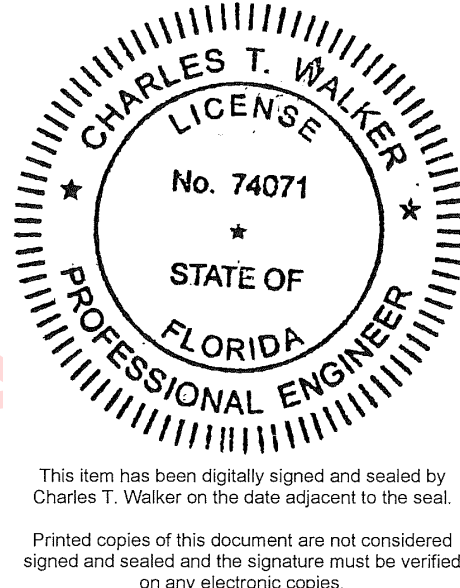
SOIL AND FOUNDATIONS:

TABLE 1705.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS					
APPLICABLE	VERIFICATION AND INSPECTION TASK	FREQUENCY OF INSPECTION			NOTES
		CONTINUOUS	PERIODIC	OTHER(1)	
☒	1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIRED BEARING CAPACITY.		X		
☒	2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.		X		
☒	3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.		X		
☒	4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.		X		
☒	5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.		X		

HELICAL PILE FOUNDATIONS (SECTION 1705.9)	
CONTINUOUS SPECIAL INSPECTIONS SHALL BE PERFORMED DURING INSTALLATION OF HELICAL PILE FOUNDATIONS. THE INFORMATION RECORDED SHALL INCLUDE INSTALLATION EQUIPMENT USED, PILE DIMENSIONS, TIP ELEVATIONS, FINAL DEPTH, FINAL INSTALLATION TORQUE AND OTHER PERTINENT INSTALLATION DATA AS REQUIRED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. THE APPROVED GEOTECHNICAL REPORT AND THE CONSTRUCTION DOCUMENTS PREPARED BY THE REGISTERED DESIGN PROFESSIONAL SHALL BE USED TO DETERMINE COMPLIANCE.	

STRUCTURAL INTEGRITY OF DEEP FOUNDATION ELEMENTS (SECTION 1705.10)	
WHENEVER THERE IS A REASONABLE DOUBT AS TO THE STRUCTURAL ENTegrity OF A DEEP FOUNDATION ELEMENT, AN ENGINEERING ASSESSMENT SHALL INCLUDE TESTS FOR DEFECTS PERFORMED IN ACCORDANCE WITH ASTM D4945, ASTM D5882, ASTM D6760 OR ASTM D7949, OR OTHER APPROVED METHOD.	

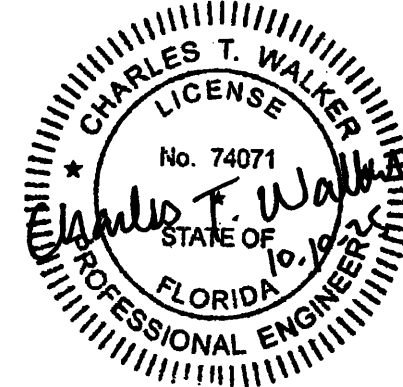
Digitally signed
by Charles T Walker
Date: 2025.10.10
'16:39:17 -05'00



332 Azalea Drive
Panama City Beach
Florida 32413
423.509.1681 T
kevin@kevingoins.com Email
www.kevingoins.com Website

Kevin C. Goins
ARCHITECT, AIA

Laguna Christian Camp
Promise Land Chapel
Panama City Beach
Panama City Beach, Florida 32407



REVISION: _____
REVISION: _____
DATE: 10/10/2025

DRAWN BY: BKS
CHECKED BY: CTW
Project Number: 2307
SHEET TITLE: SPECIAL INSPECTIONS

S0-0



GENERAL NOTES

A. DESIGN LOADS AND CODE INFORMATION:

- THE GENERAL CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS BEFORE STARTING WORK.
- THE STRUCTURE IS DESIGNED BASED ON THE 2023 FLORIDA BUILDING CODE (2021 INTERNATIONAL BUILDING CODE), ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE, 2021 EDITION, AND ITS REFERENCED CODES AND STANDARDS.
- THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- DESIGN LIVE LOADS:
20 PSF ROOF LIVE LOAD (TRIBUTARY AREA REDUCTIONS ALLOWED)
60 PSF FLOOR LIVE LOAD AT ASSEMBLY AREAS WITH FIXED SEATING
100 PSF FLOOR LIVE LOAD AT ASSEMBLY AREAS WITH MOVABLE SEATING
100 PSF FLOOR LIVE LOAD AT PLATFORM
100 PSF LIVE LOAD AT STAIRS
6 PSF GROUND SNOW LOAD
- WIND DATA:
156 MPH WIND LOAD PER ASCE 7-22
RISK CATEGORY: III
(IN A WIND-BORNE DEBRIS REGION)
EXPOSURE CATEGORY: D
VELOCITY PRESSURE: $q_h = 37.9$ PSF
- SEISMIC DATA:
IMPORTANCE FACTOR, $I = 1.25$
RISK CATEGORY: III
SPECTRAL RESPONSE ACCELERATION, $S_s = 0.094$
SPECTRAL RESPONSE ACCELERATION, $S_1 = 0.058$
SITE CLASS: D
SPECTRAL RESPONSE COEFFICIENT, $SDS = 0.093$
SPECTRAL RESPONSE COEFFICIENT, $SD1 = 0.084$
DESIGN CATEGORY: B

BASIC FORCE RESISTING SYSTEM - STRUCTURAL STEEL SYSTEM NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE, $R = 3.0$, $C_d = 3.0$, INTERMEDIATE REINF. MASONRY SHEAR WALLS, $R = 3.5$, $C_d = 2.25$

ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE

- ALL HANDRAILS AND GUARDRAILS SHALL BE DESIGNED FOR THE BASE MINIMUM REQUIRED LIVE UNIFORM AND CONCENTRATED LOADS AS SPECIFIED BY THE BUILDING CODE.
- REVIEW OF SUBMITTALS BY THE STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO REVIEW AND CHECK SHOP DRAWINGS BEFORE SUBMITTAL TO THE STRUCTURAL ENGINEER. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES REQUIRED TO FURNISH A COMPLETE JOB AND EXECUTE ALL ITEMS SHOWN OR INDICATED ON THESE DRAWINGS.
- STRUCTURAL TESTS AND SPECIAL INSPECTIONS SHALL BE PERFORMED PER SECTION 1704 OF THE INTERNATIONAL BUILDING CODE, 2021 EDITION.

B. FOUNDATION NOTES:

- THE FOUNDATION IS DESIGNED BASED ON THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT BY: MAGNUM ENGINEERING, INC
MEI PROJECT NUMBER: M124-108-077
DATED: DECEMBER 16, 2024
AND
PRELIMINARY DESIGN RECOMMENDATION REPORT BY: ALPHA FOUNDATIONS/EARTH CONTACT PRODUCTS (ECP)
ECP PROJECT NUMBER: 51425FL
DATED May 14, 2025
CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT AND PRELIMINARY DESIGN RECOMMENDATION REPORT FOR ALL SUB-SURFACE PREPARATION AND FOUNDATION INFORMATION BEYOND THAT PROVIDED BELOW AND WITHIN DESIGN DRAWINGS.
- DESIGN OF DEEP FOUNDATIONS (HELICAL PILES) IS BASED ON AN ALLOWABLE AXIAL COMPRESSION LOAD OF 55 KIPS PER PILE (ULTIMATE COMPRESSION LOAD OF 110 KIPS PER PILE), AND ALLOWABLE AXIAL TENSION LOAD OF 40 KIPS PER PILE (ULTIMATE TENSION LOAD OF 80 KIPS PER PILE), WHERE INDICATED. FINAL PILE SIZE, DESIGN, DETAILING, AND INSTALLATION PROCEDURE TO BE DETERMINED BY DEEP FOUNDATION CONTRACTOR UNDER THE DIRECT SUPERVISION OF A DESIGN PROFESSIONAL REGISTERED IN THE STATE OF FLORIDA. PILE DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE 2023 VERSION OF THE FLORIDA BUILDING CODE.
- THE BASIS FOR DESIGN FOR DEEP FOUNDATIONS (HELICAL PILES) UTILIZES HELICAL PILES OF 110 KIPS ULTIMATE COMPRESSION (PER EARTH CONTACT PRODUCTS PRELIMINARY DESIGN HELICAL PILE RECOMMENDATION REPORT DATED MAY 14, 2025, ECP DESIGN NO. 51425FL) AND 80 KIPS ULTIMATE TENSION (WHERE INDICATED). PILES ARE EXPECTED TO CONSIST OF 3" ROUND CORNER SQUARE 0.375" THICK TUBE WITH 8-10-12 INCH HELICES 3/8" THICK (TAP-305-120-8-10-12) AND SHALL BE INSTALLED TO FIRM EMBEDMENT IN DENSE SAND AT 11,000 FT LBS TARGET INSTALLATION TORQUE AS DEMONSTRATED BY THE GEOTECHNICAL ENGINEER AND DEEP FOUNDATION CONTRACTOR'S ENGINEER (ESTIMATED ≥ 40 FEET BELOW GROUND SURFACE).
- DESIGN OF SHALLOW FOUNDATIONS IS BASED ON A NET MAXIMUM ALLOWABLE BEARING PRESSURE OF 1,500 PSF, WHICH SHALL BE CONFIRMED IN THE FIELD BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF CONCRETE.
- DESIGN OF EARTH RETAINING STRUCTURES IS BASED ON THE FOLLOWING LATERAL EARTH PRESSURE PARAMETERS AS SUPPLIED BY THE GEOTECHNICAL ENGINEER:
BACKFILL DENSITY = 110 PCF
COEFFICIENT OF ACTIVE PRESSURE = 0.38
COEFFICIENT OF AT-REST PRESSURE = 0.5
COEFFICIENT OF PASSIVE PRESSURE = 3.0
- AFTER OPENING, FOOTINGS SHOULD BE INSPECTED AND CONCRETE PLACED AS SOON AS POSSIBLE TO AVOID EXPOSURE OF THE FOOTING BOTTOMS TO WETTING AND DRYING. IF EXCAVATIONS ARE LEFT OPEN FOR MORE THAN ONE DAY, THEY SHOULD BE PROTECTED TO REDUCE EVAPORATION OR ENTRY OF SOIL MOISTURE.
- SLAB-ON-GRADE HAS BEEN DESIGNED TO AID IN FOUNDATION UPLIFT & OVERTURNING RESISTANCE UNDER WIND & SEISMIC LOADING.

C. CONCRETE NOTES:

- NORMAL WEIGHT CONCRETE FOR FOOTINGS SHALL DEVELOP A MIN. COMPRESSIVE STRENGTH (f'_c) OF 3000 PSI AT THE END OF 28 DAYS. ALL OTHER CONCRETE SHALL DEVELOP AN f'_c OF 4000 PSI.
- NORMAL WEIGHT CONCRETE SHALL CONFORM TO THE FOLLOWING:

STRUCTURAL MEMBER	MIN. COMPRESSIVE STRENGTH AT 28 DAYS	TOTAL AIR	MAXIMUM W/C RATIO	SUMP (IN.)
FOOTINGS	3000 PSI	N/A	0.6	5
SLAB-ON-GRADE	4000 PSI	N/A	0.5	4
SLAB-ON-DECK	3000 PSI	N/A	0.55	4
BEAMS, COLUMNS & WALLS	4000 PSI	N/A	0.5	4

SEE CIVIL DRAWINGS FOR EXTERIOR EXPOSED CONCRETE

CONCRETE SLUMPS SHOWN IN TABLE ARE PRIOR TO ADDITION OF SUPERPLASTICIZER. ALLOWABLE VARIATION ON TOTAL AIR = $\pm 2\%$.
- ALL REINFORCING STEEL TO BE DEFORMED BARS ASTM A615 GRADE 60. WELDED WIRE REINFORCEMENT TO BE ASTM A1064.
- MINIMUM BAR LAP SPlice TO BE 40 BAR DIAMETERS UNLESS NOTED OTHERWISE.
- CONCRETE COVER:
SLABS-ON-GRADE - 1 1/2" FROM TOP OF SLAB TO WWVR
PIERS - 2" TO LONGITUDINAL REINFORCING (1 1/2" TO TIES)
STRUCTURAL SLABS ON DECK - 1 1/4" FROM TOP OF SLAB TO WWVR
FOUNDATION WALLS - 2"
BOTTOM STEEL IN GRADE BEAMS & FOOTINGS - 3"
TOP STEEL IN GRADE BEAMS & FOOTINGS - 2"
- ALL CONCRETE WORK SHALL CONFORM TO THE FOLLOWING: (LATEST EDITION)
ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
ACI 302 "GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION"
ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"
CRSI "MANUAL OF STANDARD PRACTICE"
- GROUT FOR SETTING BASE PLATES SHALL BE NON-METALLIC NON-SHRINK TYPE.
- ALL FORMWORK SHALL COMPLY WITH ACI 347.
- ALL CONCRETE SHALL BE READY-MIXED CONFORMING TO ASTM C94.
- CONCRETE PRODUCTS SHALL CONSIST OF THE FOLLOWING:
PORTLAND CEMENT COMPLYING WITH ASTM C150.
AGGREGATES COMPLYING WITH ASTM C33.
POTABLE WATER
WATER-REDUCING ADMIXTURE COMPLYING WITH ASTM C494, TYPE A OR D
HIGH RANGE WATER-REDUCING ADMIXTURE COMPLYING WITH ASTM 494, TYPE F
AIR ENTRAINING ADMIXTURE COMPLYING WITH ASTM C260
ACCELERATOR ADMIXTURE COMPLYING WITH ASTM C494, TYPE C OR E
FLY ASH (LIMIT CONTENT TO 20% TOTAL WEIGHT OF CEMENT PLUS FLY ASH)
(ADMIXTURES CONTAINING MORE THAN 0.1% CALCIUM CHLORIDE ARE NOT ALLOWED)

- IN HOT WEATHER, COMPLY WITH ACI 305.
- IN COLD WEATHER, COMPLY WITH ACI 306.
- PROVIDE TROWEL FINISH FOR INTERIOR SLABS AND BROOM FINISH FOR EXTERIOR SLABS, UNLESS NOTED OTHERWISE.
- PROVIDE CORNER BARS AT JUNCTION OF ALL STRIP FOOTINGS AND THICKENED SLABS.
- REINFORCING BARS EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
- REINFORCING BARS SHALL NOT BE WELDED OR HEATED IN THE FIELD WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
- ALL REINFORCING SHALL BE PROPERLY SECURED IN PLACE BEFORE CONCRETE PLACEMENT. PLACEMENT OF BARS INTO FRESH OR SET CONCRETE WILL NOT BE ALLOWED.
- SAWN CONTROL JOINTS IN SLAB-ON-GRADE SHALL BE CUT IN ACCORDANCE WITH ACI 302.1R. JOINTS SHALL BE CUT WITHIN 12 HOURS OF SLAB PLACEMENT.
- REINFORCING STEEL PLACEMENT DRAWINGS (SHOP DRAWINGS) SHALL BE SUBMITTED FOR REVIEW PRIOR TO PLACEMENT OF REINFORCEMENT IN THE FIELD. THESE DRAWINGS SHALL CONFORM TO THE REQUIREMENTS OF ACI 315, "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT," PART B (RESPONSIBILITIES OF THE DETAILER).
- WELDED WIRE REINFORCEMENT SHALL BE SUPPLIED IN SHEETS. ROLLS ARE NOT ALLOWED.

D. STRUCTURAL STEEL NOTES:

- FABRICATION AND ERECTION OF ALL STEEL TO BE IN ACCORDANCE WITH AISC SPECS.
- STRUCTURAL STEEL WIDE FLANGE MEMBERS SHALL BE ASTM A992, UNLESS NOTED OTHERWISE. PLATES, ANGLES, AND BARS SHALL BE ASTM A36. HOLLOW STRUCTURAL STEEL MEMBERS SHALL BE ASTM A500, GRADE B/C, WITH YIELD STRENGTH OF 46000 PSI MIN.
- BOLTS TO BE ASTM A325-N UNLESS NOTED OTHERWISE. MINIMUM SIZE TO BE 3/4", UNLESS NOTED OTHERWISE.
- ANCHOR RODS SHALL MEET THE REQUIREMENTS OF ASTM F1554 GRADE 36.
- ALL STEEL BEAM CONNECTIONS NOT FULLY DETAILED ON THE DRAWINGS SHALL BE DESIGNED BY THE STRUCTURAL STEEL FABRICATOR. BEAM-TO-BEAM AND BEAM-TO-COLUMN CONNECTIONS SHALL DEVELOP THE END REACTION FOR THE CONNECTED BEAM. THE END REACTION SHALL BE DETERMINED AS FOLLOWS:
 - WHERE FRAMING REACTIONS ARE NOT SHOWN ON THE DRAWINGS, THE END REACTION FOR THE CONNECTED BEAM SHALL BE OBTAINED FROM THE ALLOWABLE LOADS ON BEAMS TABLES, FOR BEAMS LATERALLY SUPPORTED, IN THE AISC FOURTEENTH EDITION "STEEL CONSTRUCTION MANUAL." THE END REACTION IS EQUAL TO ONE-HALF THE TOTAL MAXIMUM LOAD IN KIPS FOR THE GIVEN BEAM, SPAN, AND GRADE OF STEEL SPECIFIED (ASD).
 - WHERE FRAMING REACTIONS ARE SHOWN ON THE PLAN, THE CONNECTION SHALL DEVELOP THESE REACTIONS IN LOAD COMBINATIONS AS REQUIRED BY THE BUILDING CODE BUT NOT LESS THAN STATED IN "A" ABOVE. THE REACTIONS SHOWN ON THE PLAN ARE SERVICE LEVEL REACTIONS.
 - BEAM CONNECTIONS SHALL DEVELOP THE DESIGN AXIAL FORCE, WHERE SHOWN ON THESE DRAWINGS, IN COMBINATION WITH THE REQUIRED SHEAR FORCE.
- THE STRUCTURAL STEEL FABRICATOR SHALL BE RESPONSIBLE FOR THE DESIGN OF STAIRS.
- WELDS SHALL BE IN ACCORDANCE WITH AWS D1.1.
- PROVIDE STITCH (FILLER) PLATES IN ACCORDANCE WITH AISC SPECS AT ALL DOUBLE ANGLE MEMBERS.
- STEEL JOISTS SHALL BE DESIGNED, FABRICATED, AND ERECTED IN CONFORMANCE WITH SJI SPECIFICATIONS. PROVIDE BRIDGING SIZED AND SPACED TO CONFORM TO SJI SPECIFICATIONS. THE STEEL JOIST SUPPLIER'S ENGINEER IS THE DELEGATED ENGINEER RESPONSIBLE FOR THE DESIGN OF THE INDIVIDUAL JOIST COMPONENTS AND THE JOIST SYSTEM.
- INSTALL METAL ROOF DECK PER ATTACHMENT PATTERNS SHOWN HEREIN. ROOF DECK SHALL BE CONTINUOUS OVER AT LEAST THREE SPANS WHERE POSSIBLE.
- INSTALL FLOOR DECK PER MANUFACTURER'S RECOMMENDATIONS, UNLESS SHOWN OTHERWISE ON THESE DRAWINGS. FLOOR DECK SHALL BE CONTINUOUS OVER AT LEAST THREE SPANS WHERE POSSIBLE.
- SHOP DRAWINGS FOR STRUCTURAL STEEL SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION.

E. METAL STUD NOTES:

- ALL METAL STUDS SHALL BE FORMED FROM GALVANIZED STEEL WITH A MINIMUM YIELD STRENGTH OF 33000 PSI, CONFORMING TO ASTM A446. STUDS WITH A MINIMUM YIELD STRENGTH OF 50000 PSI SHALL BE PROVIDED WHERE 16 GA. OR HEAVIER STUDS ARE SPECIFIED.
- STRUCTURAL STUDS SHALL BE C-SHAPED WITH A 1-5/8" FLANGE WIDTH AND 1/2" FLANGE RETURN LIP. USE 18 GAGE STUDS, UNLESS NOTED OTHERWISE.
- GALVANIZED COATING SHALL MEET THE REQUIREMENTS OF ASTM A525, G-60.
- PROVIDE BRIDGING SPACED AT 4'-0" O.C. MAXIMUM AND ATTACHED TO EACH STUD WITH CLIPS.
- CONFORM TO AISC CODE, AISI CODE, AND ALL STATE AND LOCAL CODES.
- STUD SIZE AND GAGE FOR INTERIOR, NON-BEARING WALL STUDS SHALL BE DETERMINED BY MANUFACTURER'S ALLOWABLE SPAN TABLES, U.N.O.
- ALL CONNECTORS AND FASTENERS MUST BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATION. INCORRECT FASTENER QUANTITY, SIZE, TYPE, MATERIAL, OR FINISH MAY RESULT IN FAILURE OF CONNECTION.
- AT NON-BEARING METAL STUD WALLS, PROVIDE SLOTTED CONNECTION AT TOP OF STUDS ALLOWING 1" DEFLECTION OF STRUCTURE WITHOUT IMPARTING VERTICAL LOAD TO STUDS. SLOTTED CONNECTION SHALL BE OF ADEQUATE CAPACITY TO RESIST WIND LOAD IN ACCORDANCE WITH ASCE 7-16 AT EXTERIOR WALLS.

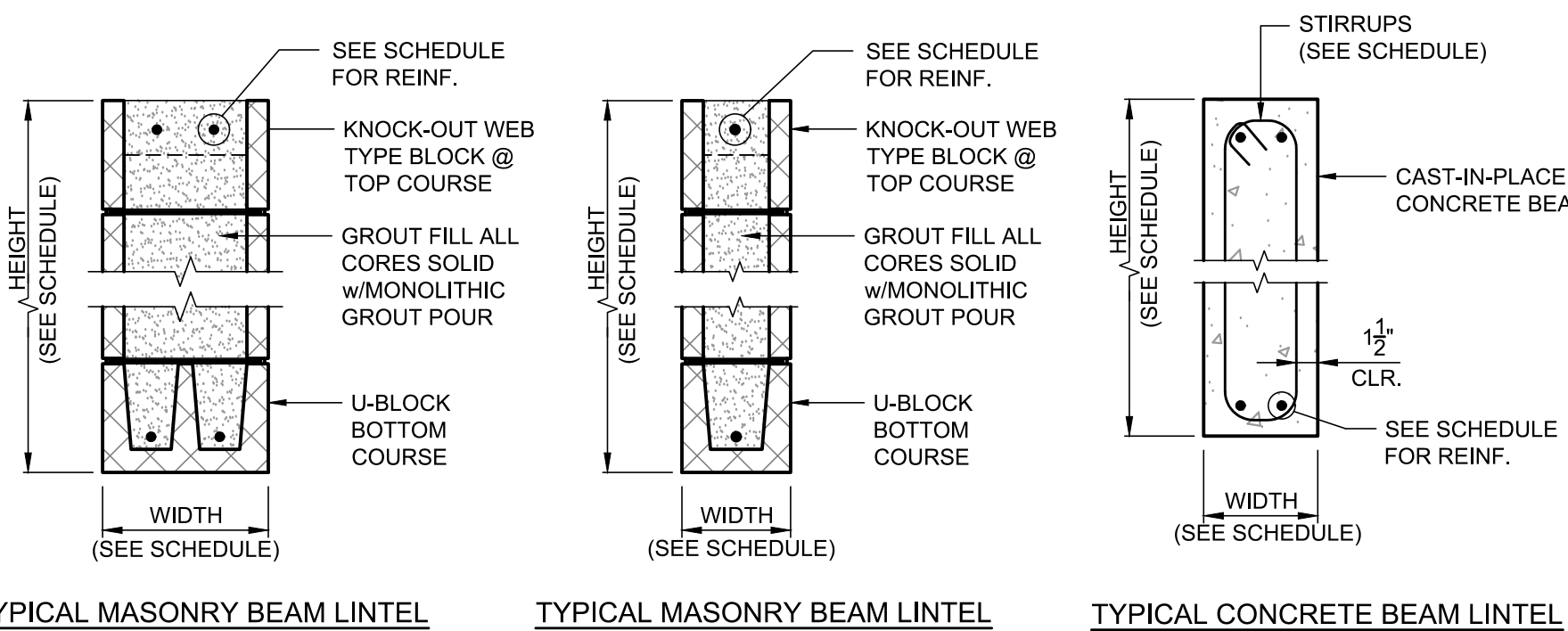
F. MASONRY NOTES:

- ALL BLOCK MASONRY SHALL CONFORM TO ASTM C90 AND HAVE A MINIMUM COMPRESSIVE STRENGTH (f'_m) OF 1500 PSI. ALL LOAD BEARING MASONRY SHALL HAVE A MIN. NET AREA COMPRESSIVE STRENGTH OF MASONRY UNITS OF 1900 PSI AT 28 DAYS.
- MASONRY MORTAR SHALL BE TYPE "S" AND SHALL CONFORM TO ASTM C270. TYPE "N" MASONRY MORTAR MAY BE USED FOR VENEER MASONRY.
- GROUT FOR MASONRY SHALL CONFORM TO ASTM C476. AGGREGATE FOR GROUT SHALL CONFORM TO ASTM C404. DO NOT SUBSTITUTE MORTAR FOR GROUT.
- GROUT IN LIFTS NOT EXCEEDING 5'-4" HIGH. LIFTS SHALL STOP 2" BELOW COURSING UNLESS AT TOP OF WALL.
- SPlice REBAR WITH: 30" MIN. LAP FOR #5
36" MIN. LAP FOR #6
- JOINT REINFORCEMENT SHALL MEET ASTM A82. PROVIDE CONTINUOUS HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" O.C., UNLESS NOTED OTHERWISE (STANDARD WEIGHT, 9 GAGE GALV., LADDER TYPE).
- PROVIDE L-SHAPED CORNER BARS WITH 18" LEGS AT JUNCTION OF BOND BEAMS.
- PROVIDE VERTICAL BAR POSITIONERS SPACED AT 8'-0" O.C. MAXIMUM VERTICALLY FOR REINFORCEMENT IN GROUT-FILLED CORES. ALL REINFORCED HOLLOW UNIT MASONRY SHALL BE BUILT TO PRESERVE THE UNOBSTRUCTED VERTICAL CONTINUITY OF THE CELLS TO BE FILLED.
- GROUT FILL BLOCK CORE AT JAMBS OF ALL MASONRY OPENINGS AND REINFORCE WITH 1-#5, UNLESS NOTED OTHERWISE.
- TEMPERATURE/SHRINKAGE CRACKS ARE EXPECTED TO OCCUR IN CONCRETE MASONRY.
- MASONRY CONTRACTION JOINTS SHALL BE SPACED A MAXIMUM OF 24 FEET APART (EXTERIOR AND INTERIOR WALLS). COORDINATE CONTRACTION JOINT LOCATIONS WITH ARCHITECT AND STRUCTURAL ENGINEER.
- MASONRY VENEER SHALL BE ANCHORED TO BACKUP WALL BY CORROSION RESISTANT TIES OF STRAND WIRE NOT LESS THAN 9 GAGE. SPACING OF TIES SHALL NOT EXCEED 16" VERTICAL AND 16" HORIZONTAL.

LINTEL SCHEDULE	
WALL TYPE	LINTEL SIZE - OPENINGS UP TO 6'-4" WIDE, U.N.O.
4" BRICK	GALV. L4 x 4 x 5/16 U.N.O. ON STRUCTURAL DRAWINGS
4" BLOCK	4 x 8 PRECAST MASONRY CONC., w/1-#4 TOP & BOTTOM
8" BLOCK	8 x 8 BOND BEAM w/1-#5 TOP & BOTTOM
12" BLOCK	12 x 16 BOND BEAM w/2-#5 TOP & BOTTOM
3 5/8" METAL STUD	(2) 5"x18 GA. BOX BEAM w/ 3 5/8"x18 GA. TRACK TOP & BOTTOM
6" METAL STUD	(2) 8"x18 GA. BOX BEAM w/ 6"x18 GA. TRACK TOP & BOTTOM
8" METAL STUD	(2) 8"x18 GA. BOX BEAM w/ 8"x18 GA. TRACK TOP & BOTTOM
MARK	LINTEL SIZE - FOR MARKED LOCATIONS
L1	(2) 5"x16 GA. BOX BEAM w/ 5"x16 GA. TRACK TOP & BOTTOM
L2	(2) 10"x16 GA. BOX BEAM w/ 8"x16 GA. TRACK TOP & BOTTOM
L3	(2) 12"x14 GA. BOX BEAM w/ 8"x16 GA. TRACK TOP & BOTTOM

NOTES:

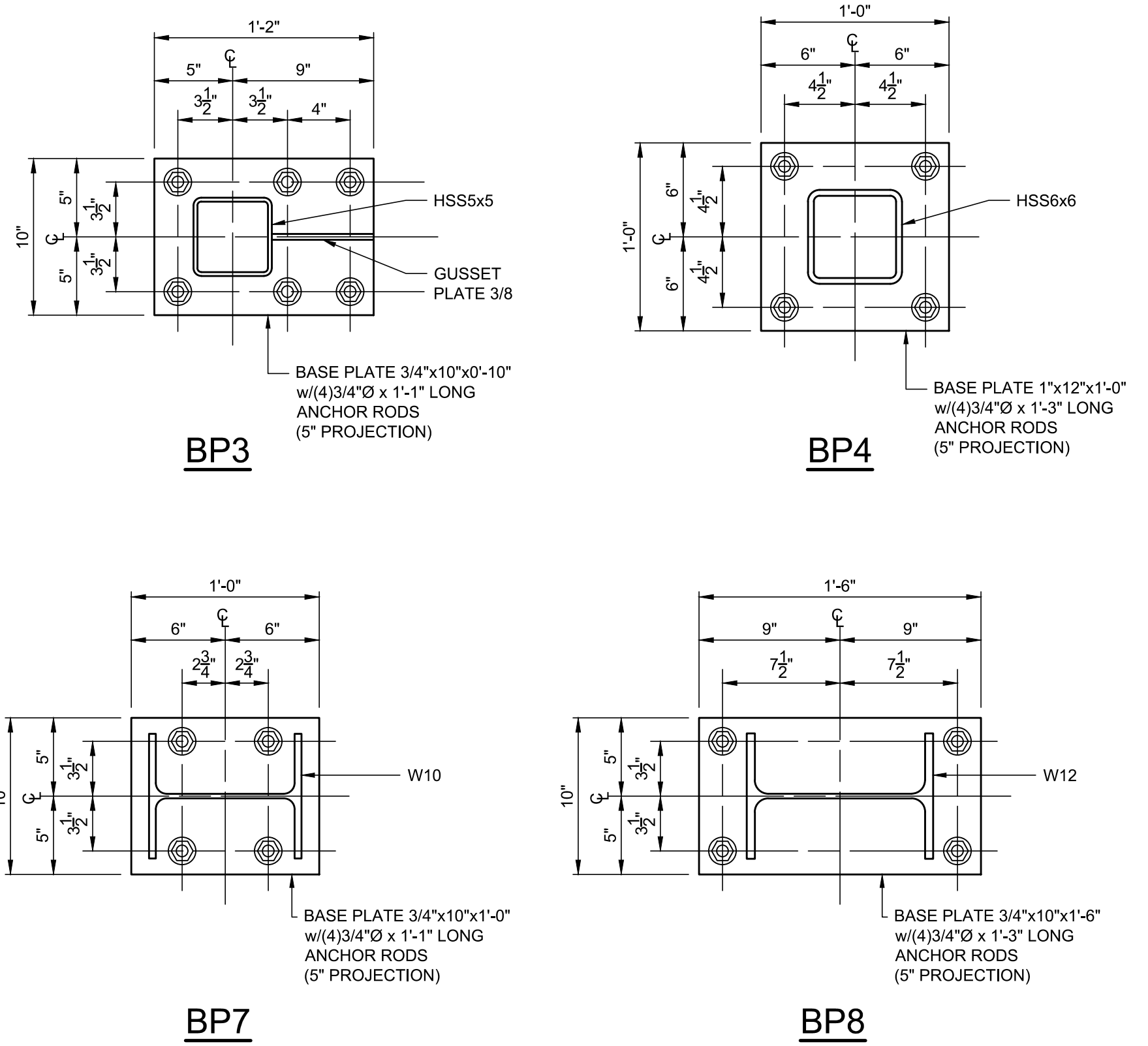
- ALL LINTELS SHOWN IN NOMINAL SIZES.
- LINTELS MUST BE PROVIDED FOR MECHANICAL AS WELL AS ARCHITECTURAL OPENINGS.



TYPICAL MASONRY BEAM LINTEL

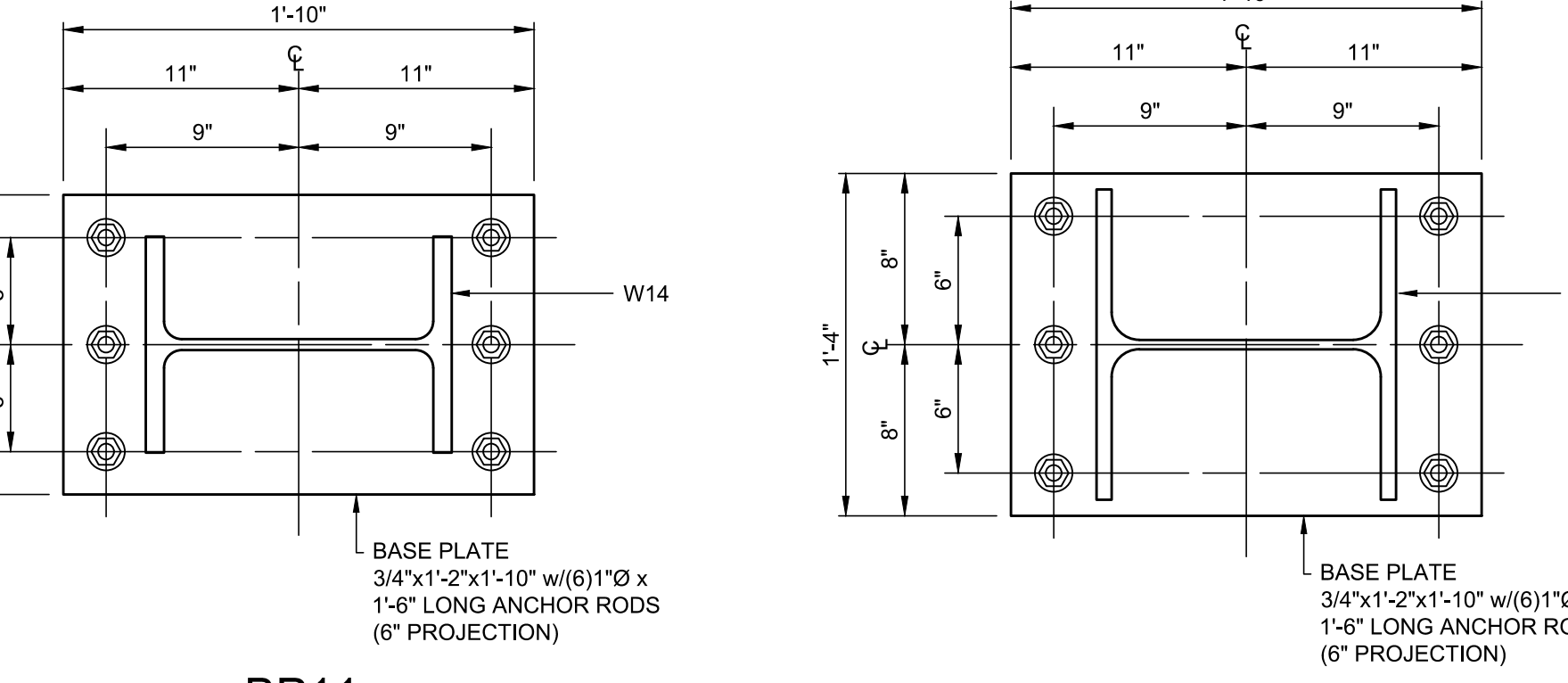
TYPICAL MASONRY BEAM LINTEL

TYPICAL CONCRETE BEAM LINTEL



BP7

BP8



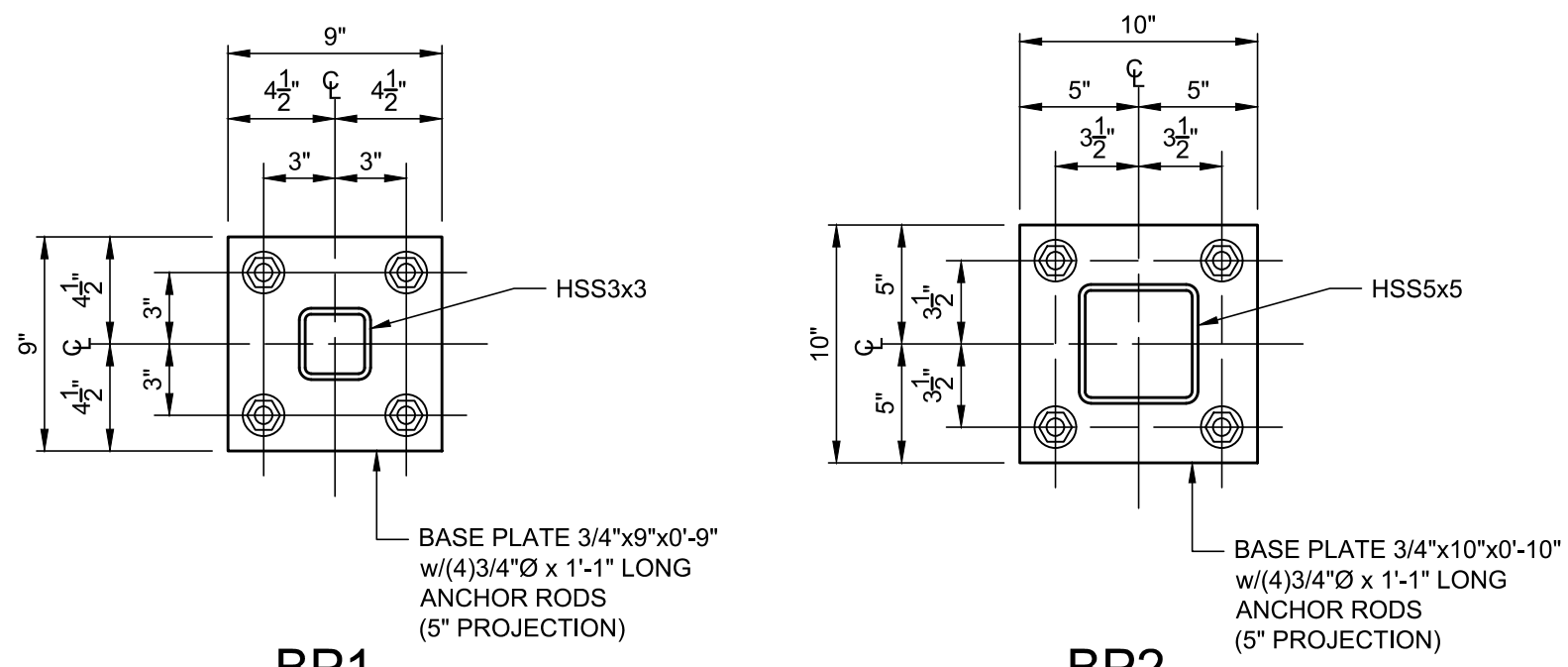
BP11

BP12

FOOTING SCHEDULE			
MARK NO.	SIZE WIDTH x LENGTH x DEPTH	REINF.	REMARKS
F2.5	2'-6" x 2'-6" x 1'-0"	3-#5 x 2'-0" EACH WAY	
F3.0	3'-0" x 3'-0" x 1'-0"	3-#5 x 2'-6" EACH WAY	
F4.0	4'-0" x 4'-0" x 1'-4"	5-#5 x 3'-6" EACH WAY	REINF. TOP & BOTTOM
F5.0	5'-0" x 5'-0" x 1'-0"	5-#5 x 4'-6" EACH WAY	
F5.0A	5'-0" x 5'-0" x 1'-4"	6-#5 x 4'-6" EACH WAY	REINF. TOP & BOTTOM
F5.5	5'-6" x 5'-6" x 1'-4"	5-#6 x 5'-0" EACH WAY	
F6.3	6'-0" x 3'-0" x 1'-0"	3-#5 x 5'-6" LONG, 6-#5 x 2'-6" TRANS.	
F6.5	6'-6" x 6'-6" x 1'-4"	6-#6 x 6'-0" EACH WAY	
F9.5	9'-0" x 5'-0" x 1'-0"	5-#5 x 8'-6" LONG, 9-#5 x 4'-6" TRANS.	

NOTE:

- PLACE REINFORCEMENT 3" CLEAR FROM BOTTOM OF FOOTING, 2" CLEAR FROM TOP OF FOOTING AND SPACE EQUALLY.

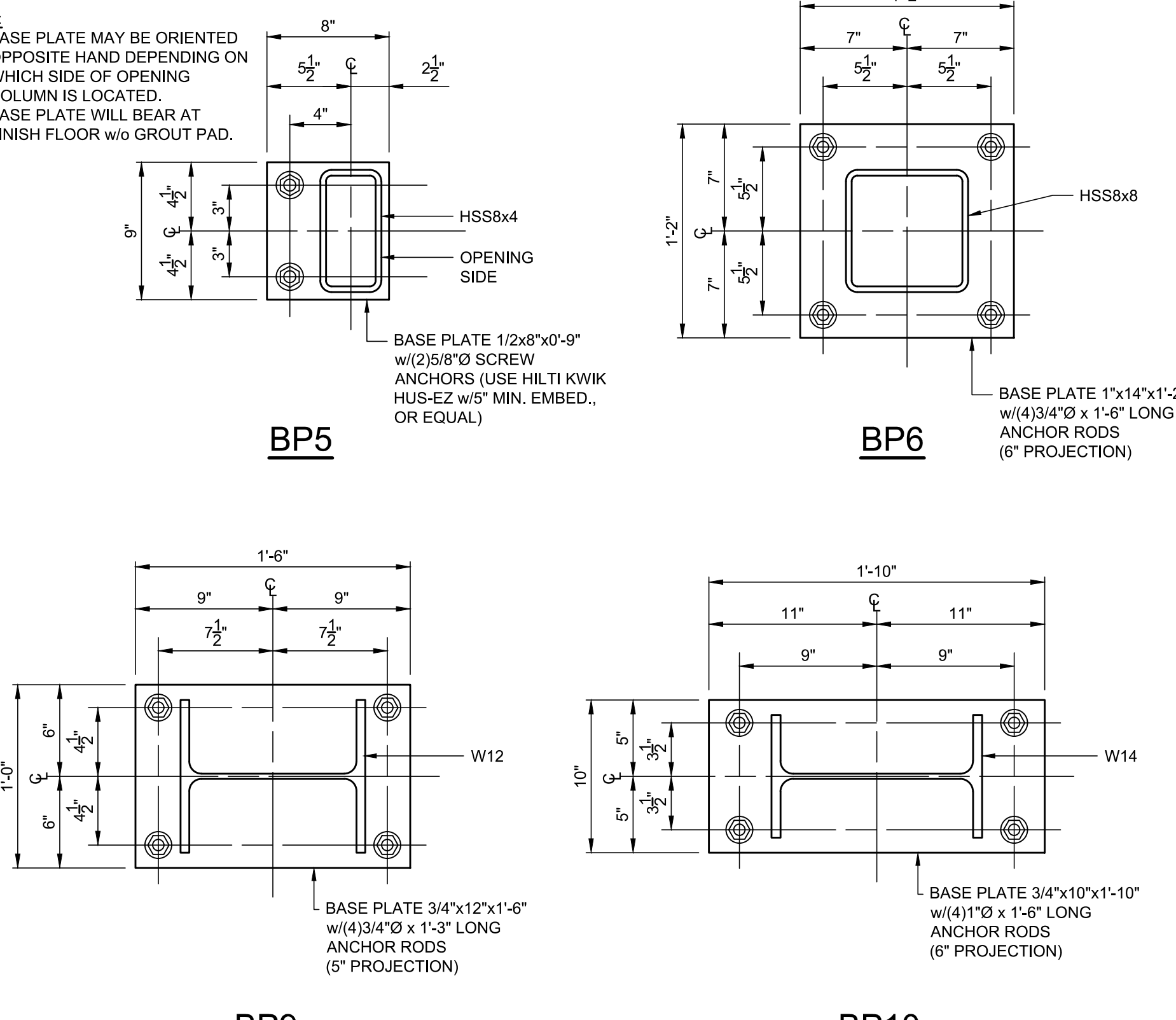


BP1

BP2

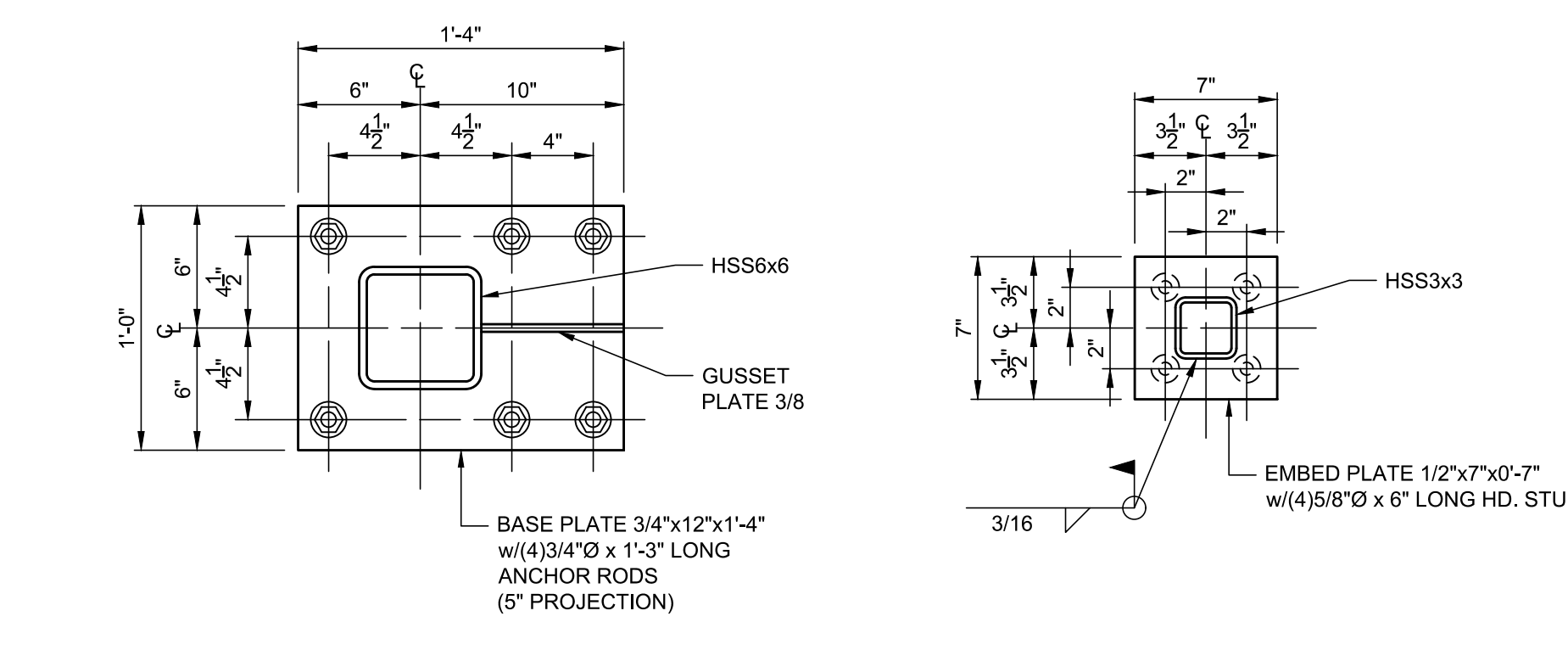
NOTES:

- BASE PLATE MAY BE ORIENTED OPPOSITE HAND DEPENDING ON WHICH SIDE OF OPENING COLUMN IS LOCATED.
- BASE PLATE WILL BEAR AT FINISH FLOOR W/O GROUT PAD.



BP9

BP10



BP13

BP14

BASE PLATE DETAILS

SCALE: 1 1/2" = 1'-0"

NOTE:

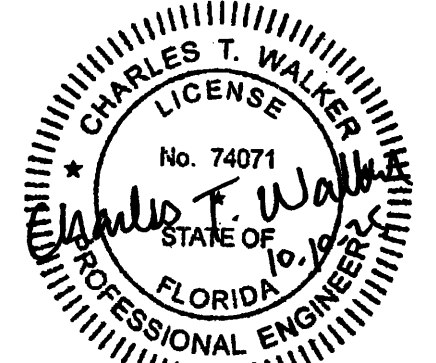
- PROVIDE 2" NON-SHRINK GROUT PAD UNDER ALL BASE PLATES, U.N.O.



332 Azalea Drive
Panama City Beach
Florida 32413
423.509.1681 T
kevin@kevingoins.com Email
www.kevingoins.com Website

Kevin C. Goins
ARCHITECT, AIA

Laguna Christian Camp
Promise Land Chapel
Panama City Beach
Panama City Beach, Florida 32407



REVISION:
REVISION:
DATE: 10/10/2025
DRAWN BY: BKS
CHECKED BY: CTW
Project Number: 2307
GENERAL NOTES
SHEET TITLE: & SCHEDULES

K&S Engineering, PLLC
Structural Engineers
KSE PROJECT NO. 2024-171
P.O. BOX 3031 154 HILBERT DRIVE
CLARKSVILLE, TENNESSEE 37043
PHONE: 931-644-0162, FAX: 931-653-8727
www.keseng.com

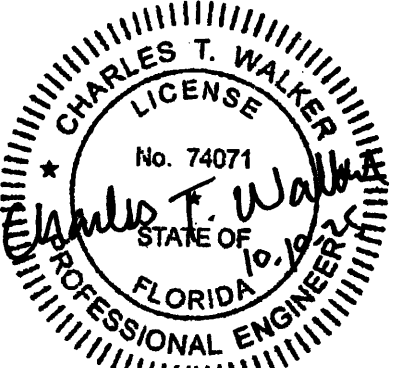
S1-0



332 Azalea Drive
Panama City Beach
Florida 32413
423.509.1681 T
kevin@kevingoins.com Email
www.kevingoins.com Website

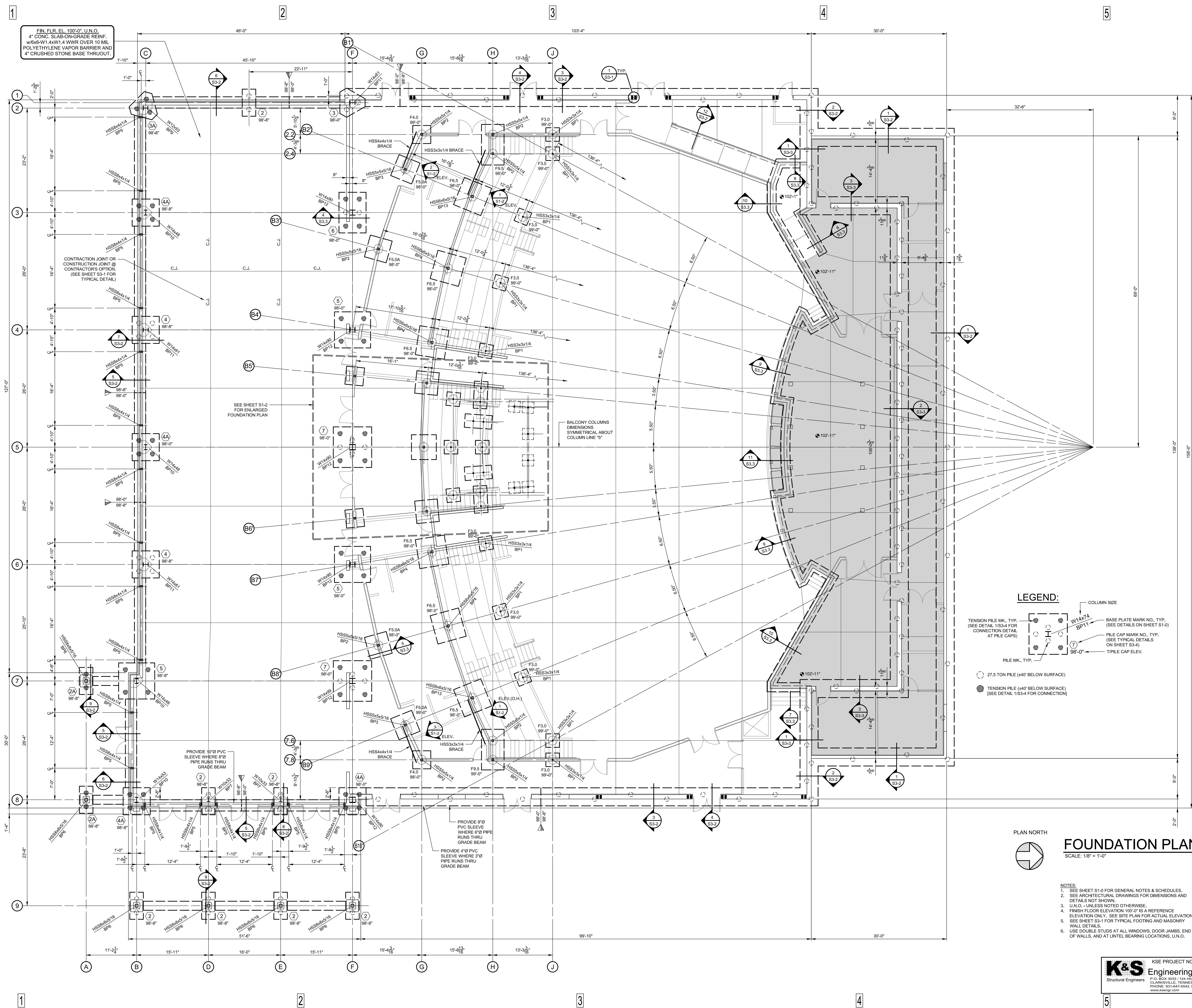
Kevin C. Goins
ARCHITECT, AIA

Laguna Christian Camp
Promise Land Chapel
Panama City Beach
Panama City Beach, Florida 32407



REVISION:	
REVISION:	
DATE:	10/10/2025
DRAWN BY:	BKS
CHECKED BY:	CTW
Project Number:	2307
SHEET TITLE:	FOUNDATION PLAN

S1-1

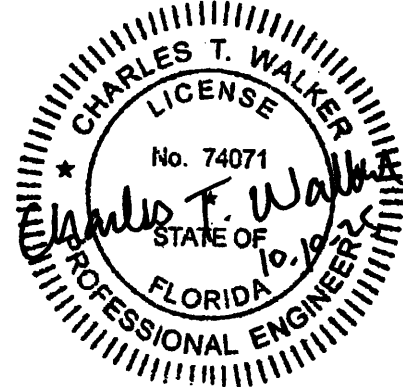




332 Azalea Drive
Panama City Beach
Florida 32413
423.509.1681 T
kevin@kevingoins.com Email
www.kevingoins.com Website

Kevin C. Goins
ARCHITECT, AIA

Laguna Christian Camp
Promise Land Chapel
Panama City Beach
Panama City Beach, Florida 32407



REVISION:
REVISION:
DATE: 10/10/2025
DRAWN BY: BKS
CHECKED BY: CTW
Project Number: 2307
SHEET TITLE: ENLARGED FND. PLAN

K&S Engineering, PLLC
Structural Engineers
P.O. BOX 3037 / 124 HILLCREST DRIVE
CLARKSVILLE, TENNESSEE 37043
PHONE: 931-661-0542, FAX: 931-661-8722
www.kseengr.com

KSE PROJECT NO. 2024-171

S1-2

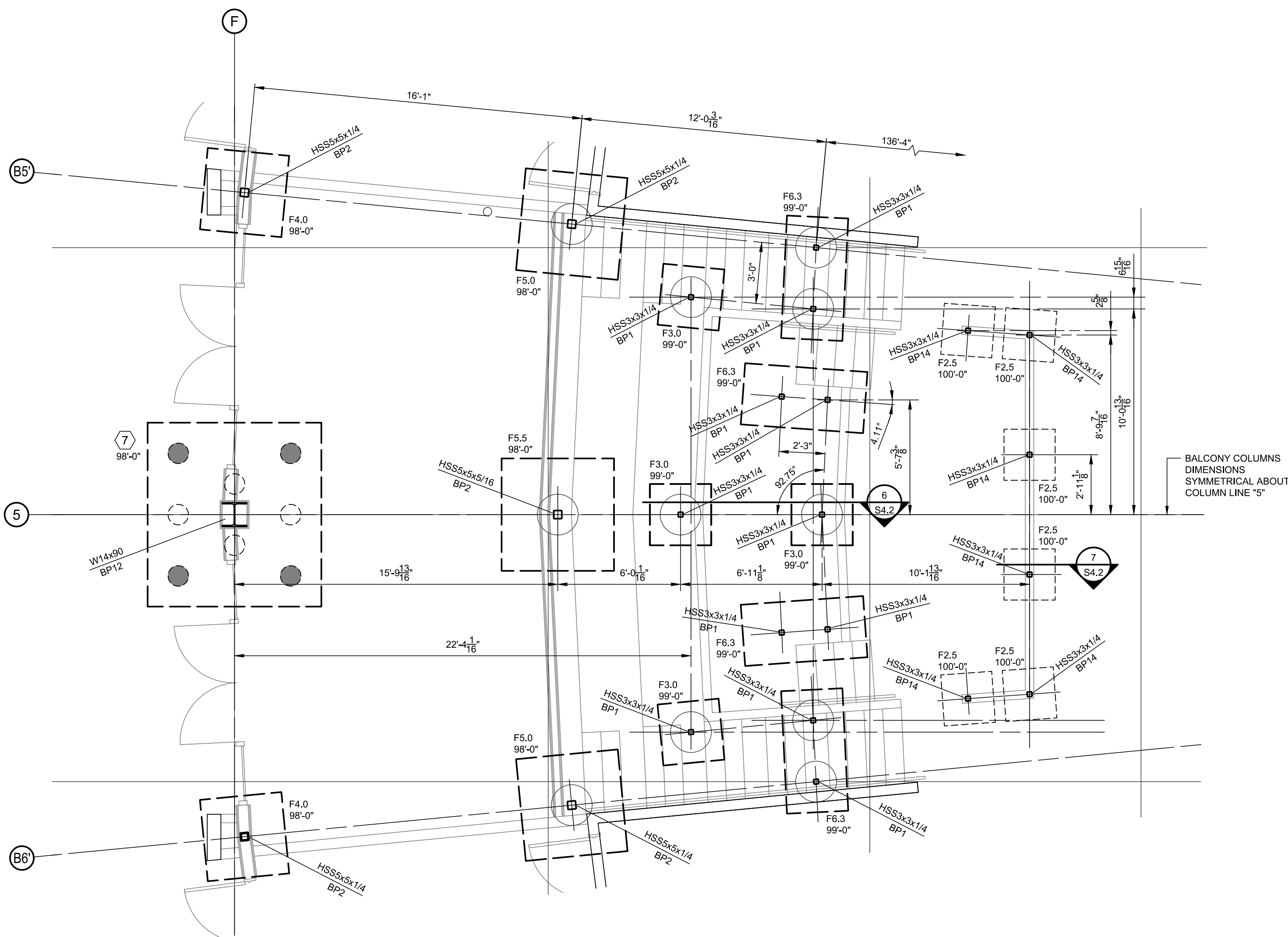
1

2

3

4

5



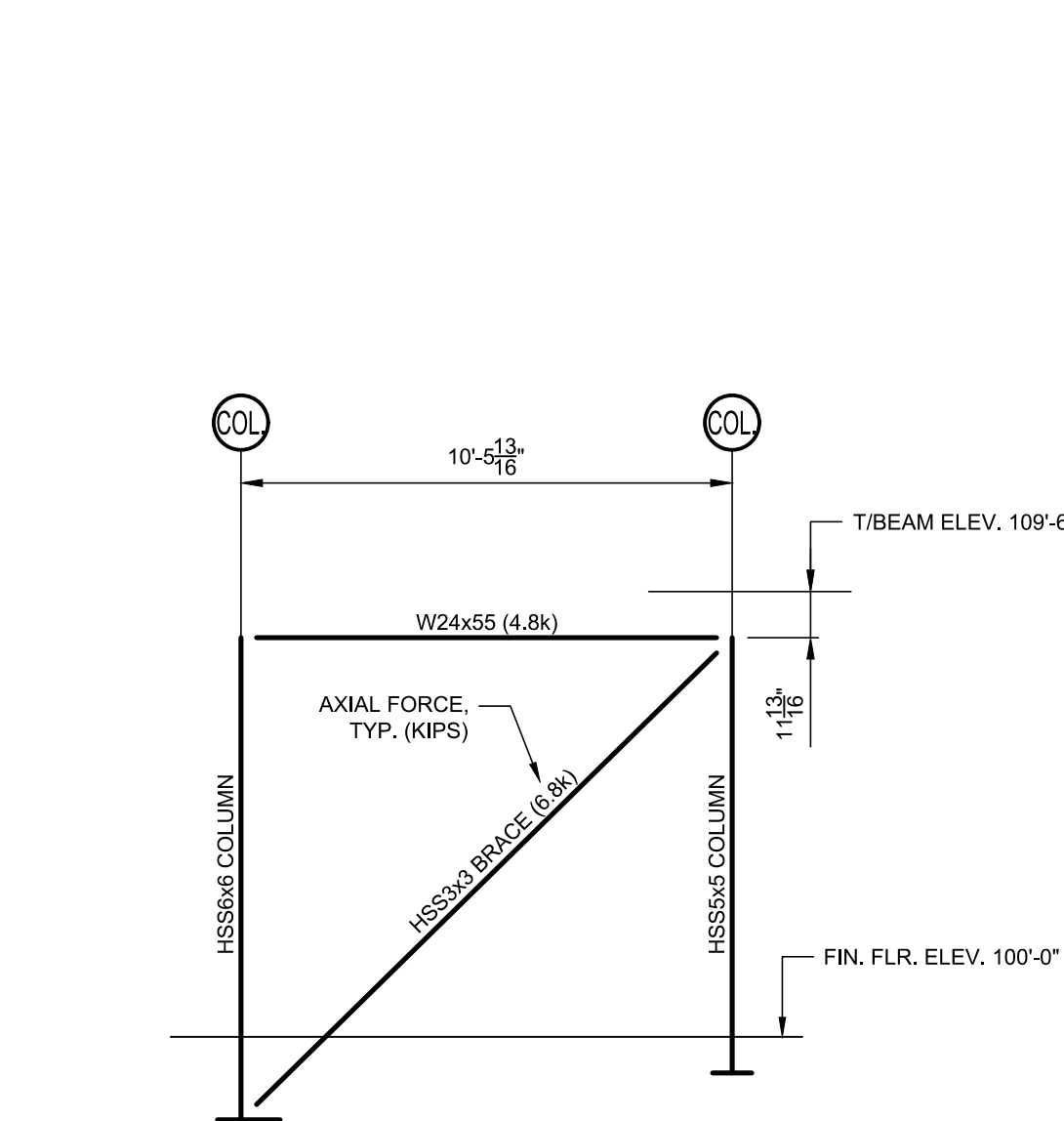
ENLARGED FOUNDATION PLAN

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

- NOTES:
- SEE SHEET S1-0 FOR GENERAL NOTES & SCHEDULES.
 - SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND DETAILS NOT SHOWN.
 - U.N.O. - UNLESS NOTED OTHERWISE.
 - FINISH FLOOR ELEVATION 100'-0" IS A REFERENCE ELEVATION ONLY. SEE SITE PLAN FOR ACTUAL ELEVATION.
 - SEE SHEET S3-1 FOR TYPICAL FOOTING AND MASONRY WALL DETAILS.
 - USE DOUBLE STUDS AT ALL WINDOWS, DOOR JAMBS, END OF WALLS, AND AT LINTEL BEARING LOCATIONS, U.N.O.

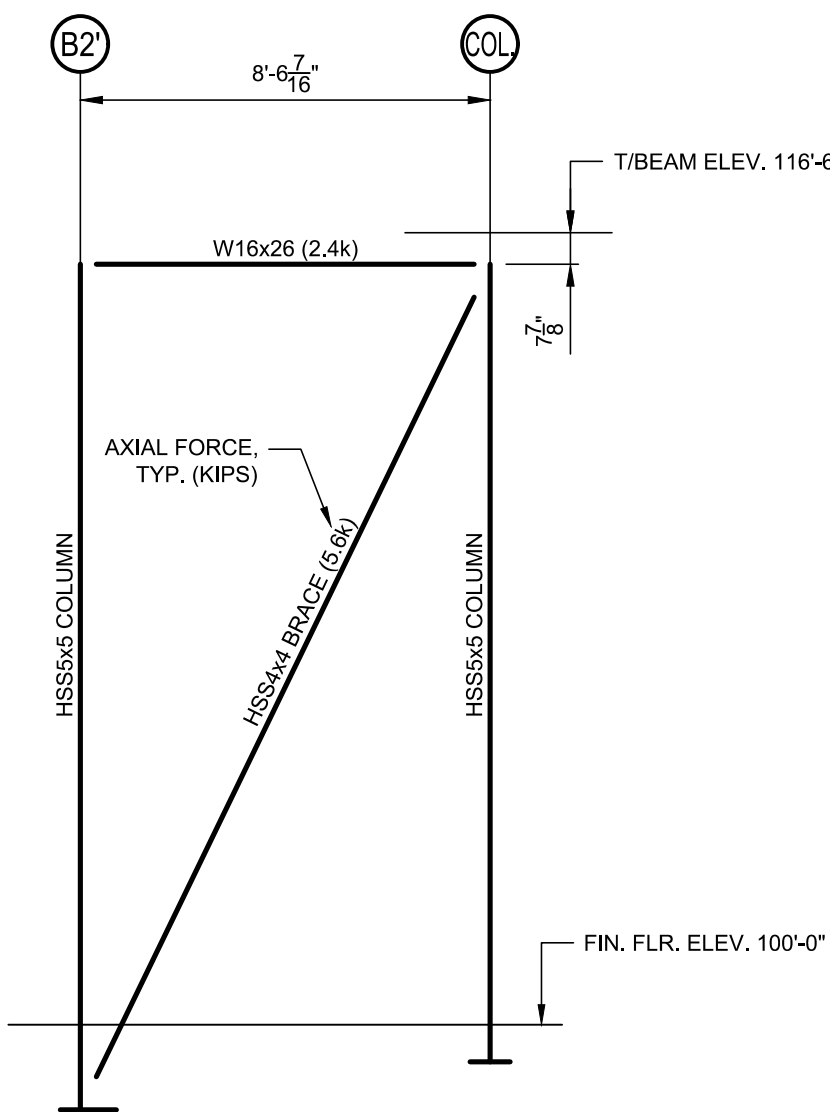
LEGEND:

- TENSION PILE MK., TYP.
(SEE DETAIL 1/33-4 FOR CONNECTION DETAIL AT PILE CAPS)
- W14x74
BP11
- BASE PLATE MARK NO., TYP.
(SEE DETAILS ON SHEET S1-0)
- PILE CAP MARK NO., TYP.
(SEE TYPICAL DETAILS ON SHEET S3-4)
- PILE MK., TYP.
- 27.5 TON PILE (40' BELOW SURFACE)
- TENSION PILE (40' BELOW SURFACE)
(SEE DETAIL 1/33-4 FOR CONNECTION)



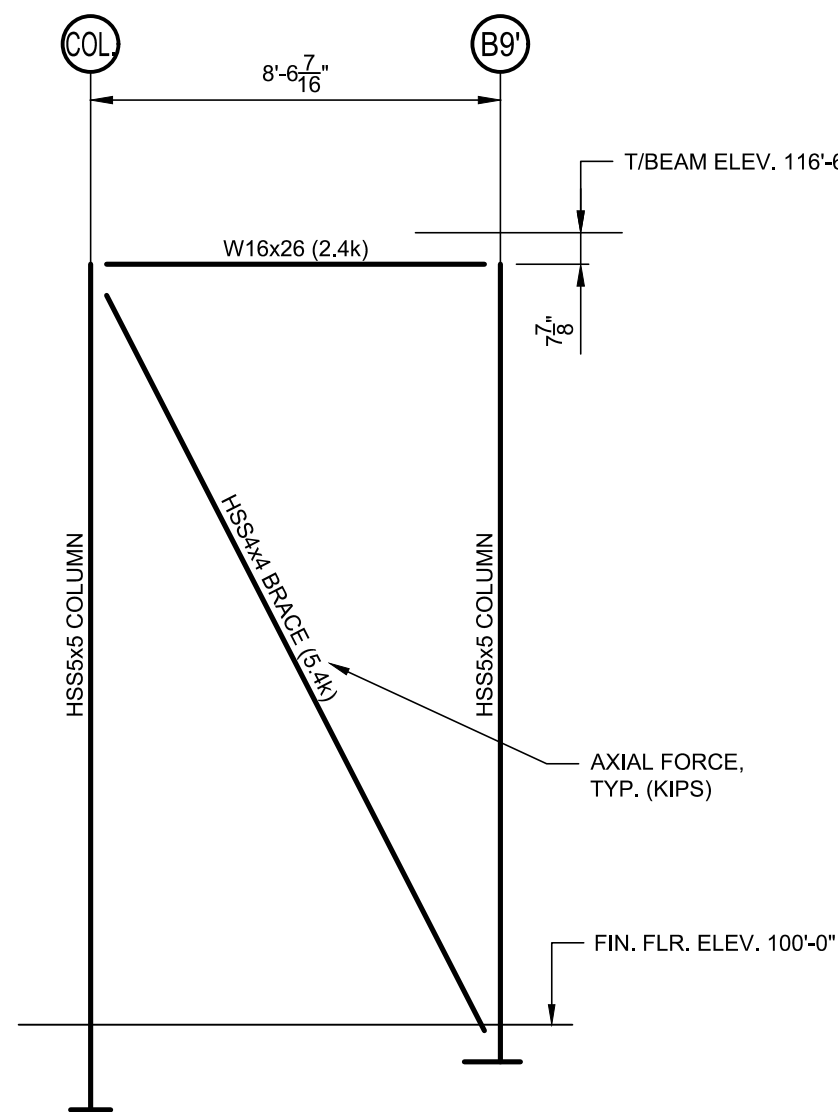
DETAIL
BALCONY BRACE

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



DETAIL
BALCONY BRACE

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



DETAIL
BALCONY BRACE

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

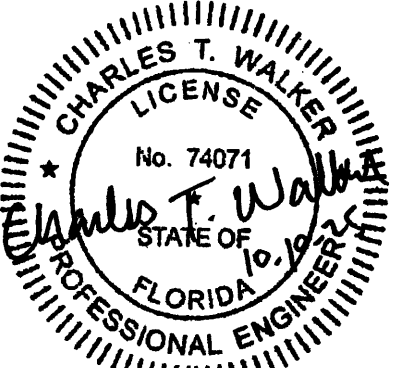
5



332 Azalea Drive
Panama City Beach
Florida 32413
423.509.1681 T
kevin@kevingoins.com Email
www.kevingoins.com Website

Kevin C. Goins
ARCHITECT, AIA

Laguna Christian Camp
Promise Land Chapel
Panama City Beach
Panama City Beach, Florida 32407



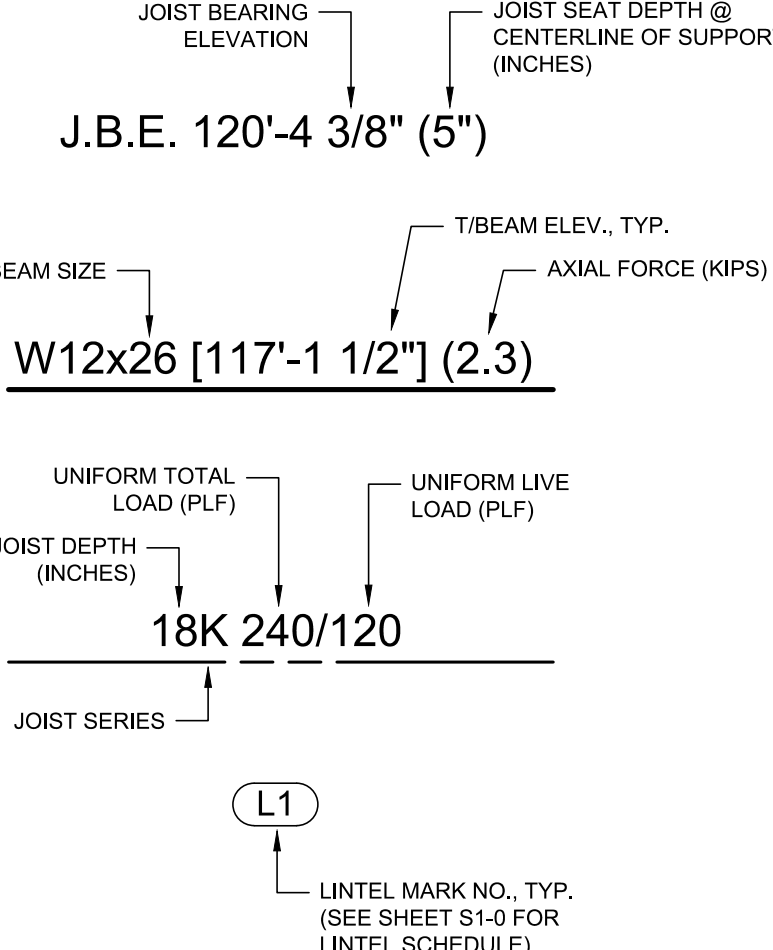
REVISION:
REVISION:
DATE: 10/10/2025
DRAWN BY: BKS
CHECKED BY: CTW
Project Number: 2307
FLOOR/LOW ROOF
SHEET TITLE: FRAMING PLAN

S2-1

K&S Engineering, PLLC
Structural Engineers
KSE PROJECT NO. 2024-171
P.O. BOX 9031 124 HILLCREST DRIVE
CLARKSVILLE, TENNESSEE 37043
PHONE: (615) 641-0542, FAX: (615) 653-8722
www.kseengr.com

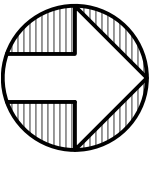
BEAM SIZE	NO. BOLT ROWS
W10	2
W12	3
W14	3
W16	4
W18	5
W24	6
W30	6

LEGEND:



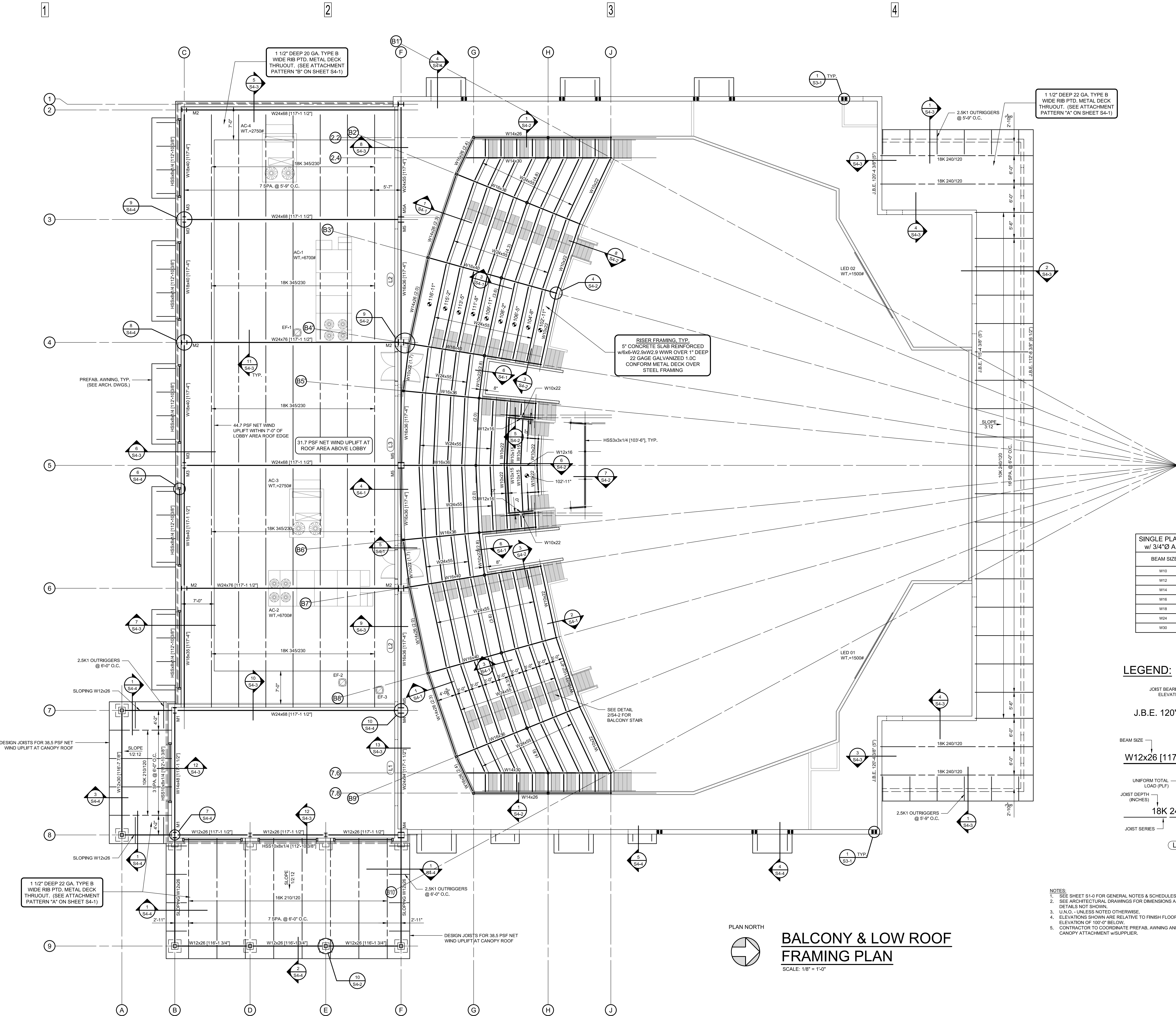
- NOTES:
- SEE SHEET S1-0 FOR GENERAL NOTES & SCHEDULES.
 - SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND DETAILS NOT SHOWN.
 - U.N.O. - UNLESS NOTED OTHERWISE.
 - ELEVATIONS SHOWN ARE RELATIVE TO FINISH FLOOR ELEVATION OF 100'-0" BELOW.
 - CONTRACTOR TO COORDINATE PREFAB. AWNING AND CANOPY ATTACHMENT w/ SHELTER.

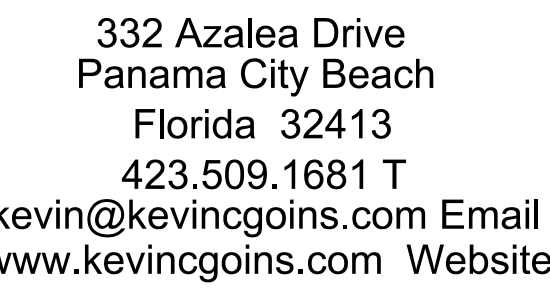
PLAN NORTH



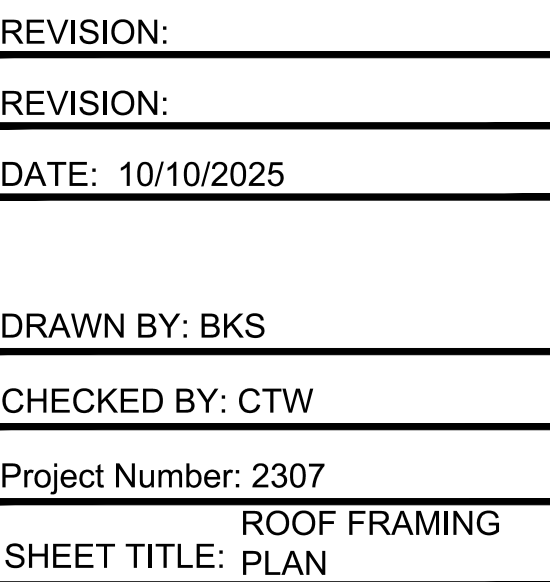
BALCONY & LOW ROOF
FRAMING PLAN

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

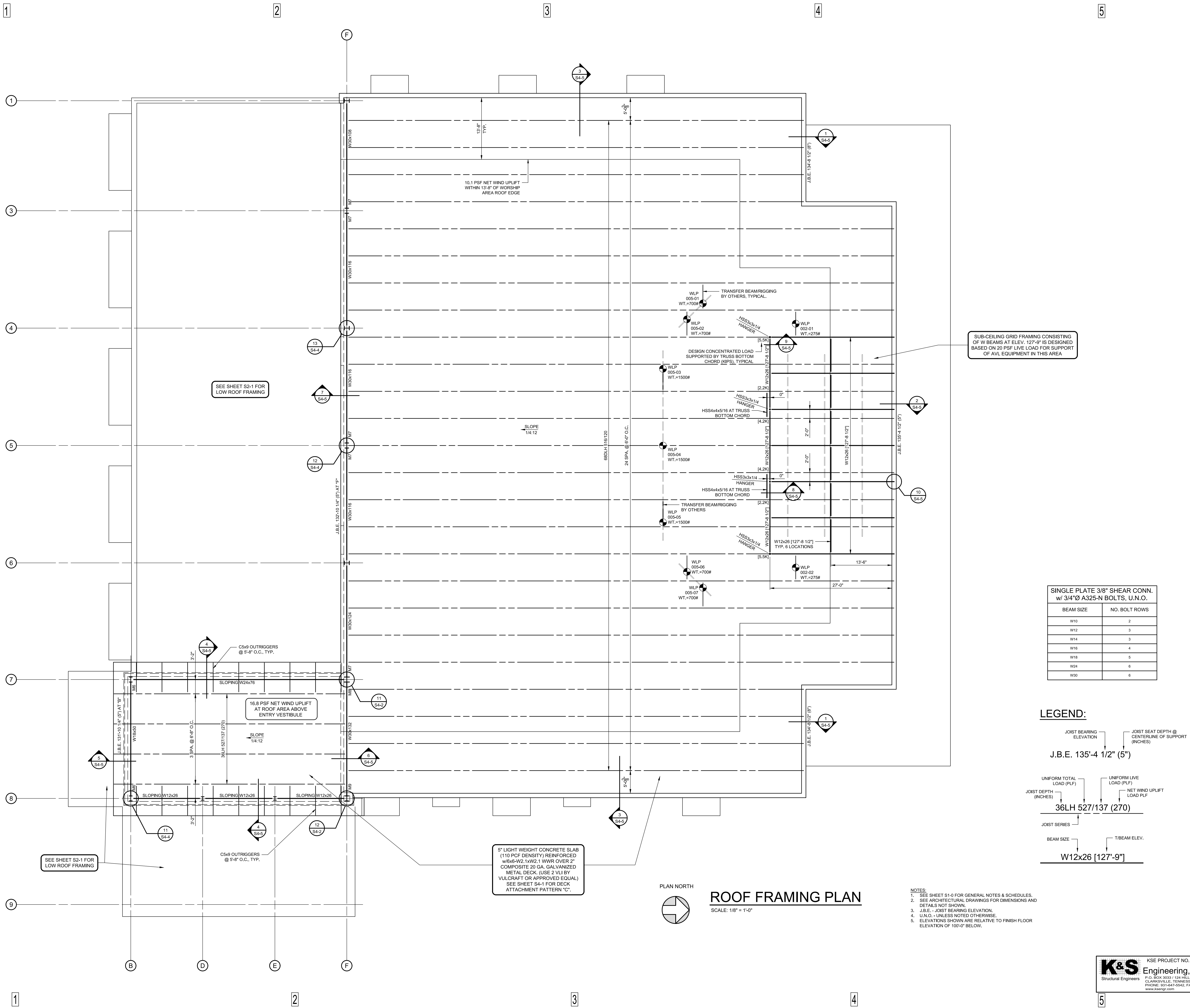




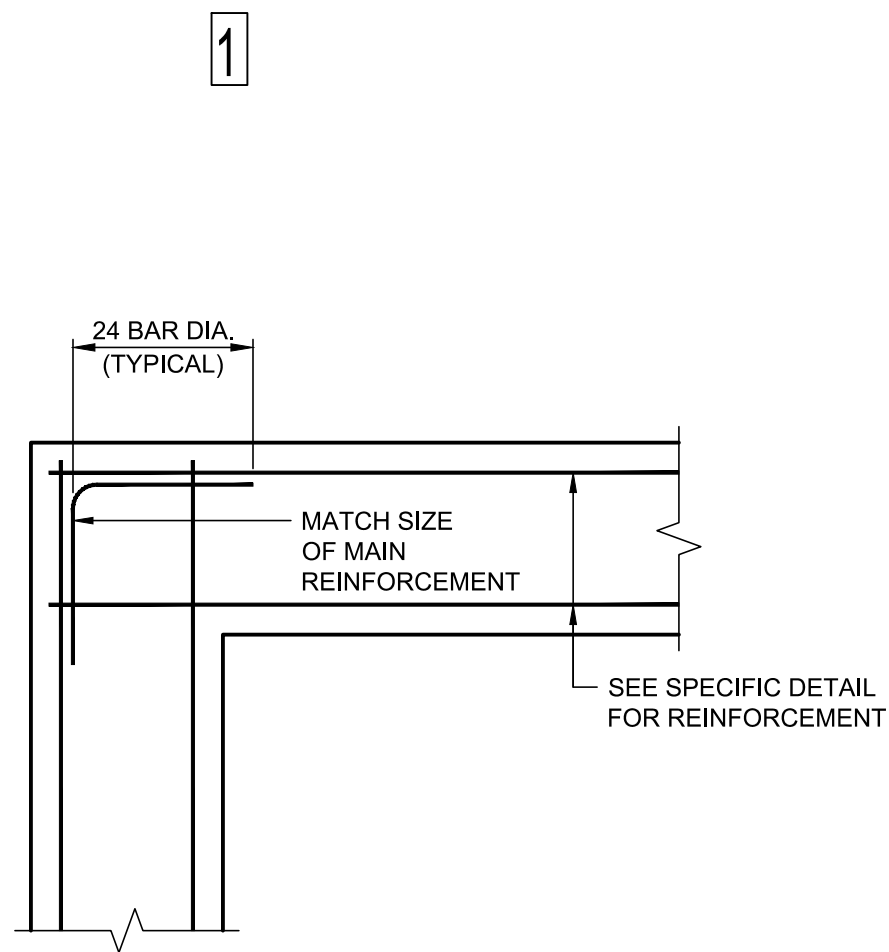
**Laguna Christian Camp
Promise Land Chapel**
Panama City Beach
Panama City Beach, Florida 32407



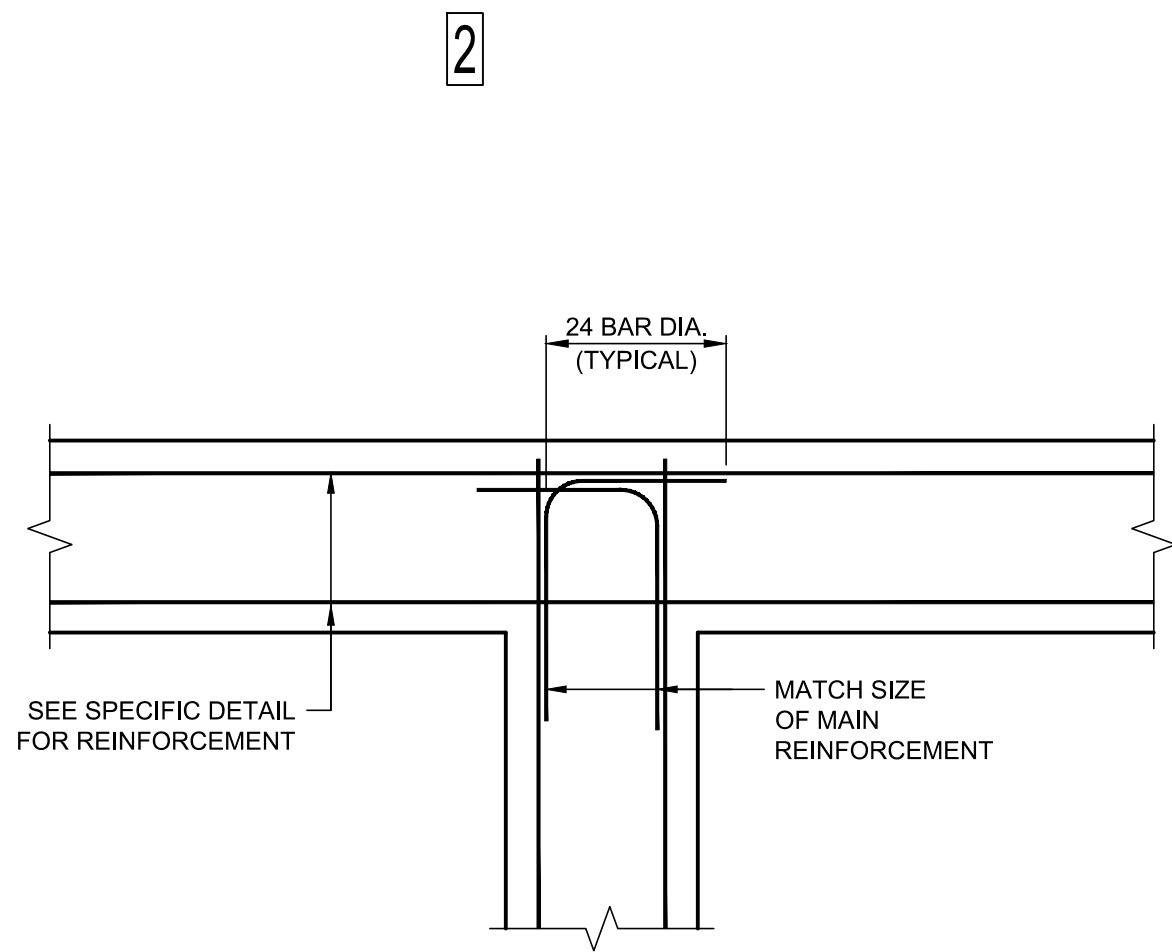
S2-2



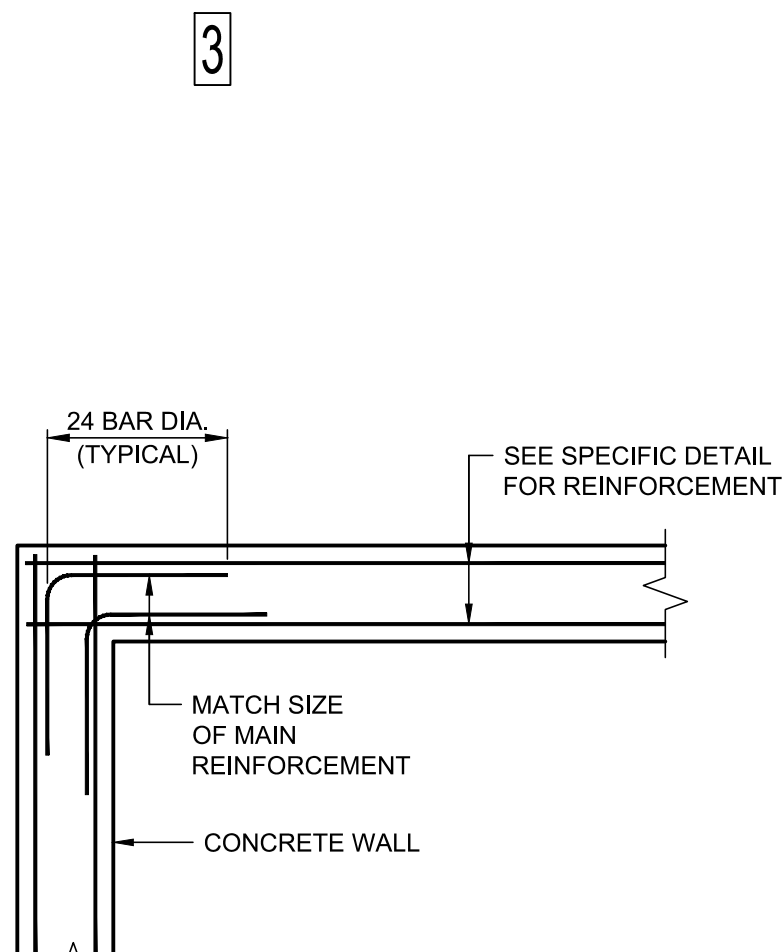
COPYRIGHT 2025 BY KEVIN C GONS, INC. THE DESIGN PROFESSIONAL DENIES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR PROBLEMS WHICH ARISE FROM OTHER'S FAILURE TO OBTAIN AND OR FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.



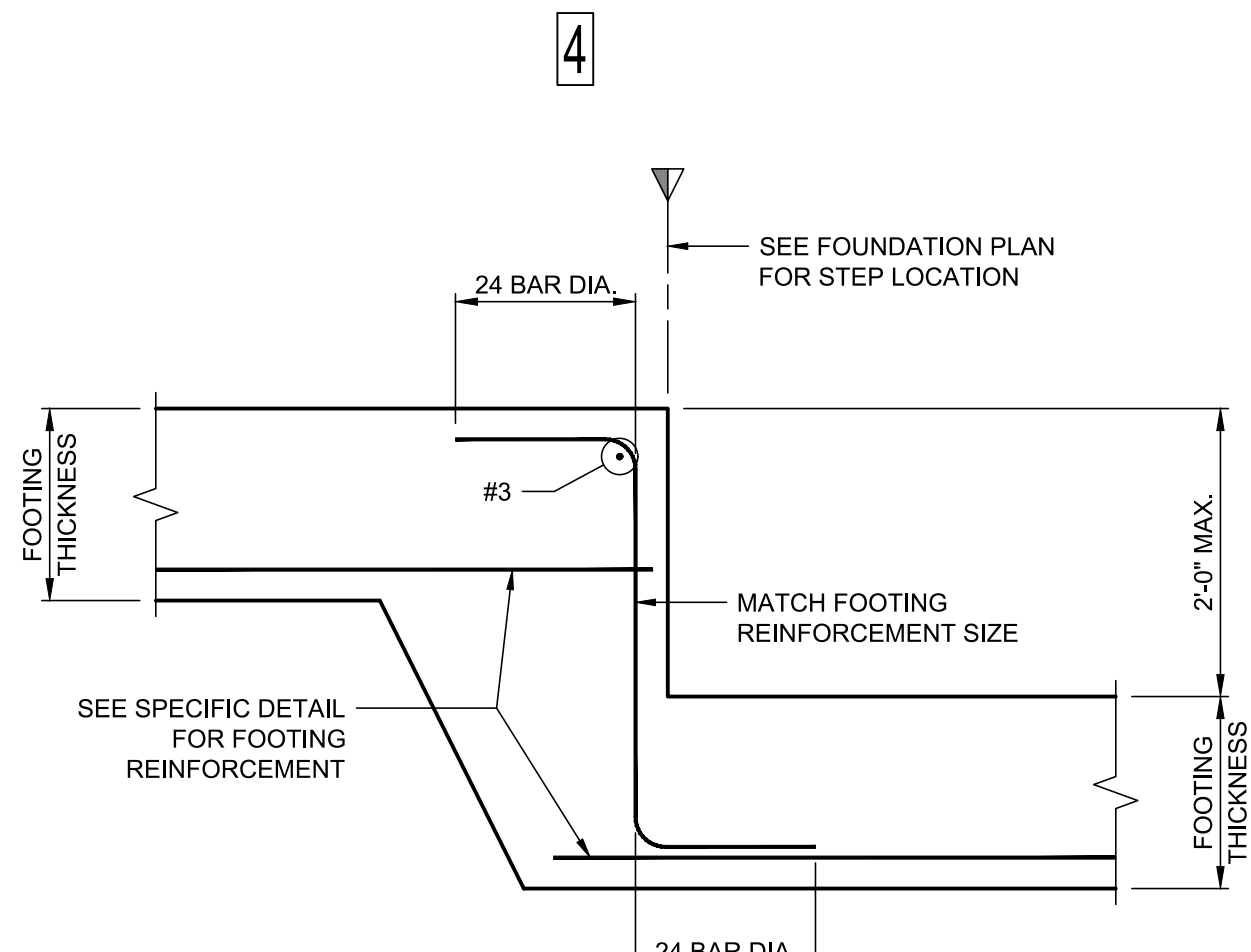
TYP. DETAIL
FOOTING & GRADE BEAM
CORNER REINFORCEMENT



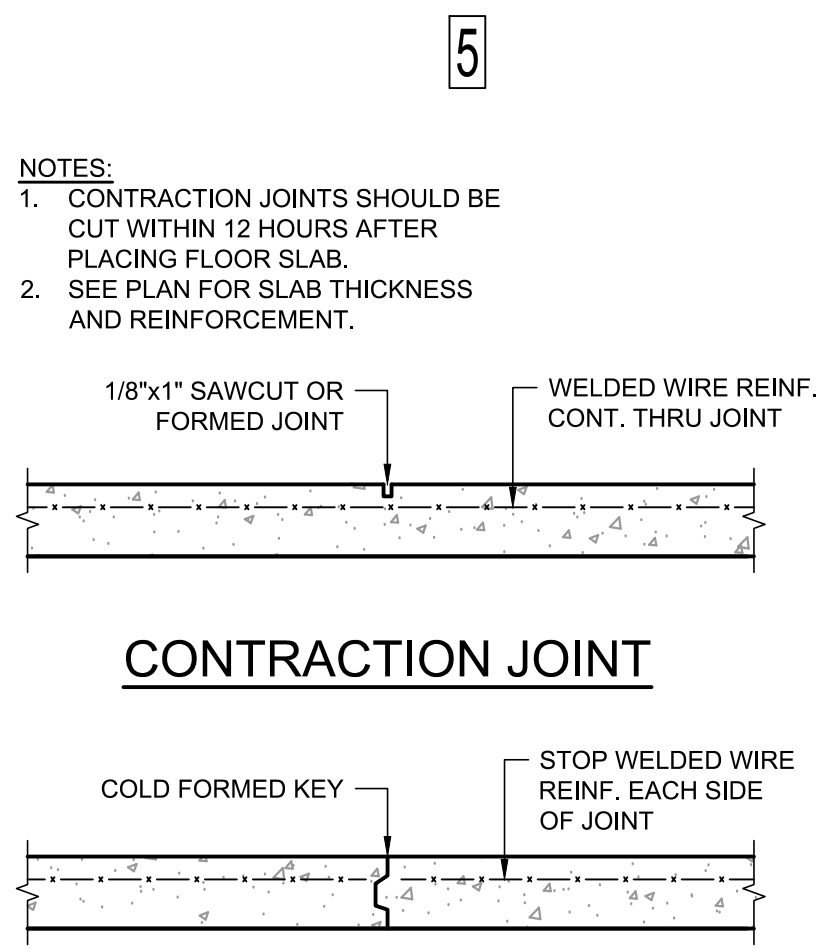
TYP. DETAIL
FOOTING & GRADE BEAM
JUNCTION REINFORCEMENT



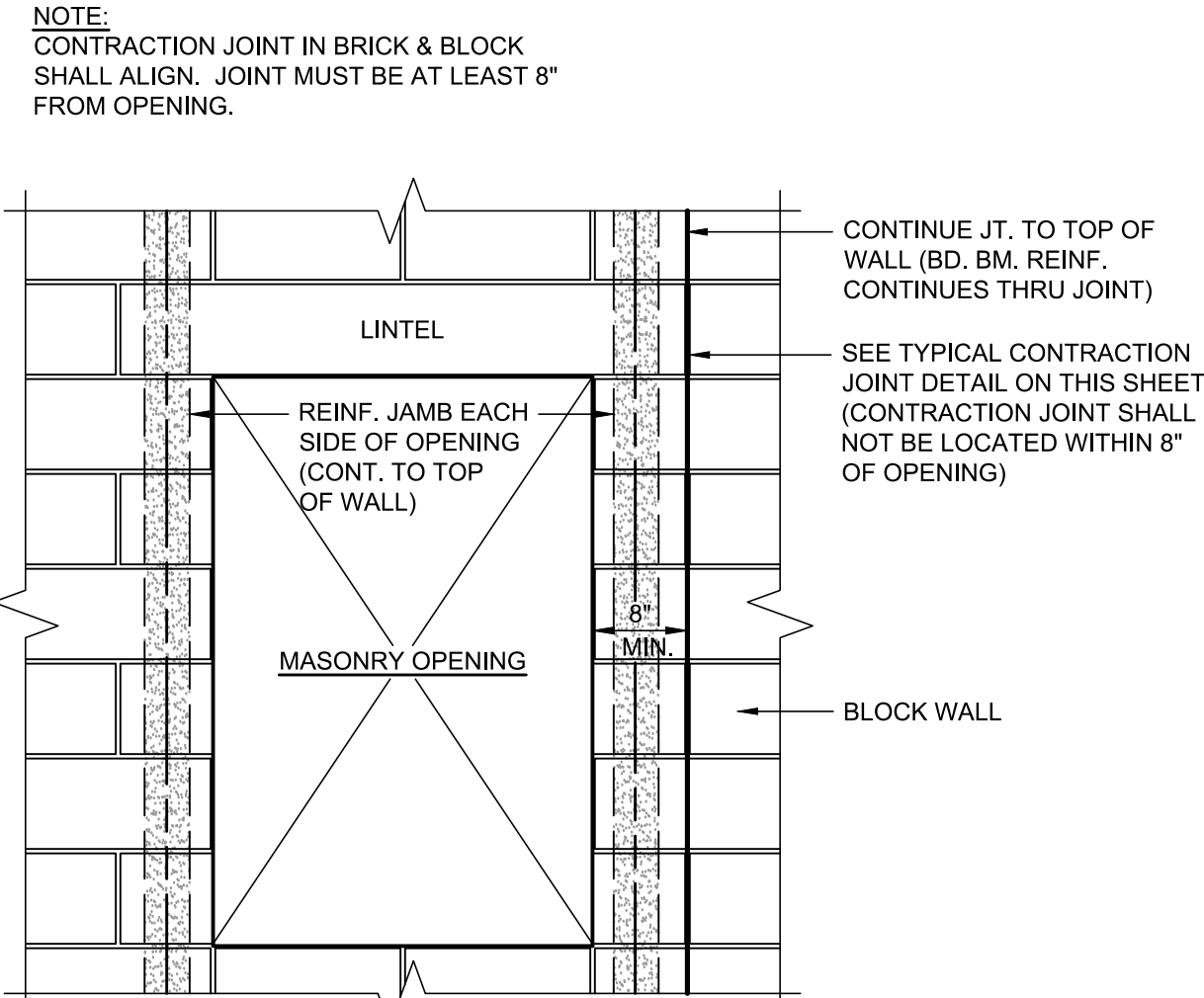
TYP. DETAIL
REINFORCEMENT OF
CONCRETE WALL CORNER



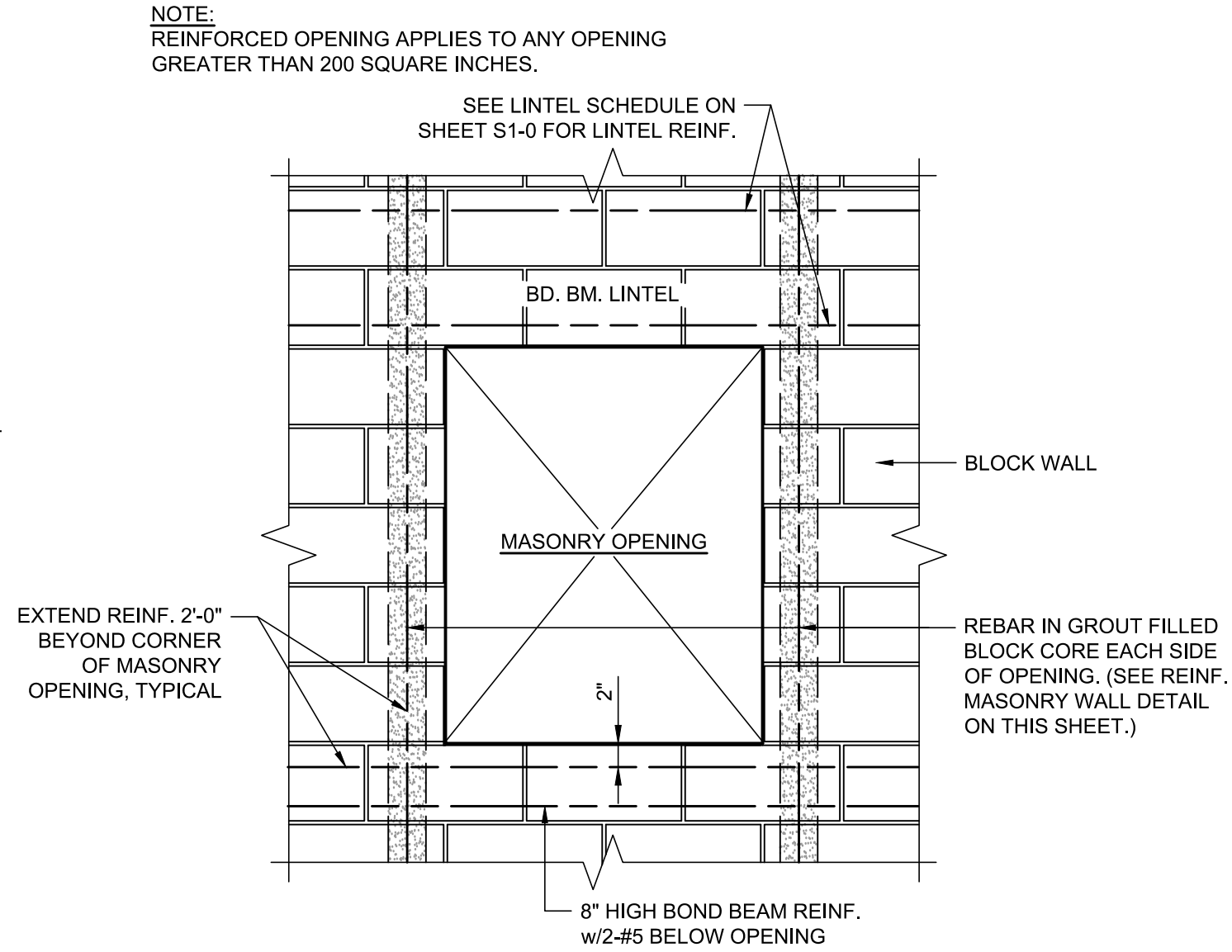
TYP. DETAIL
STEP FOOTING & GRADE
BEAM REINFORCEMENT



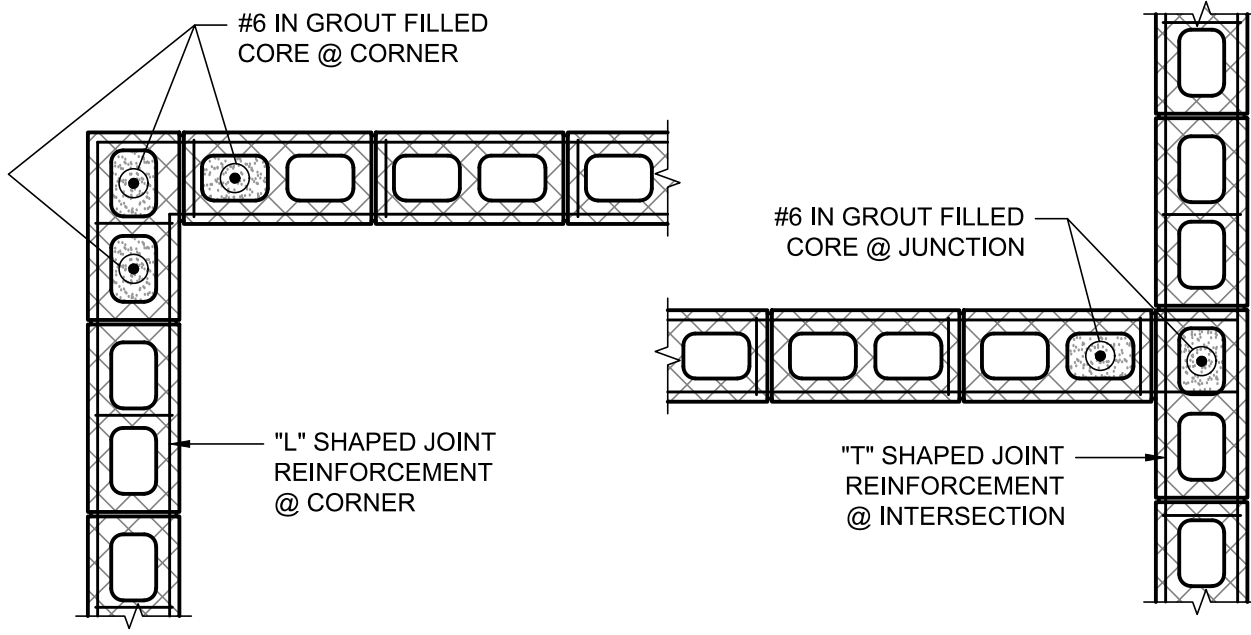
TYP. DETAIL
SLAB JOINTS



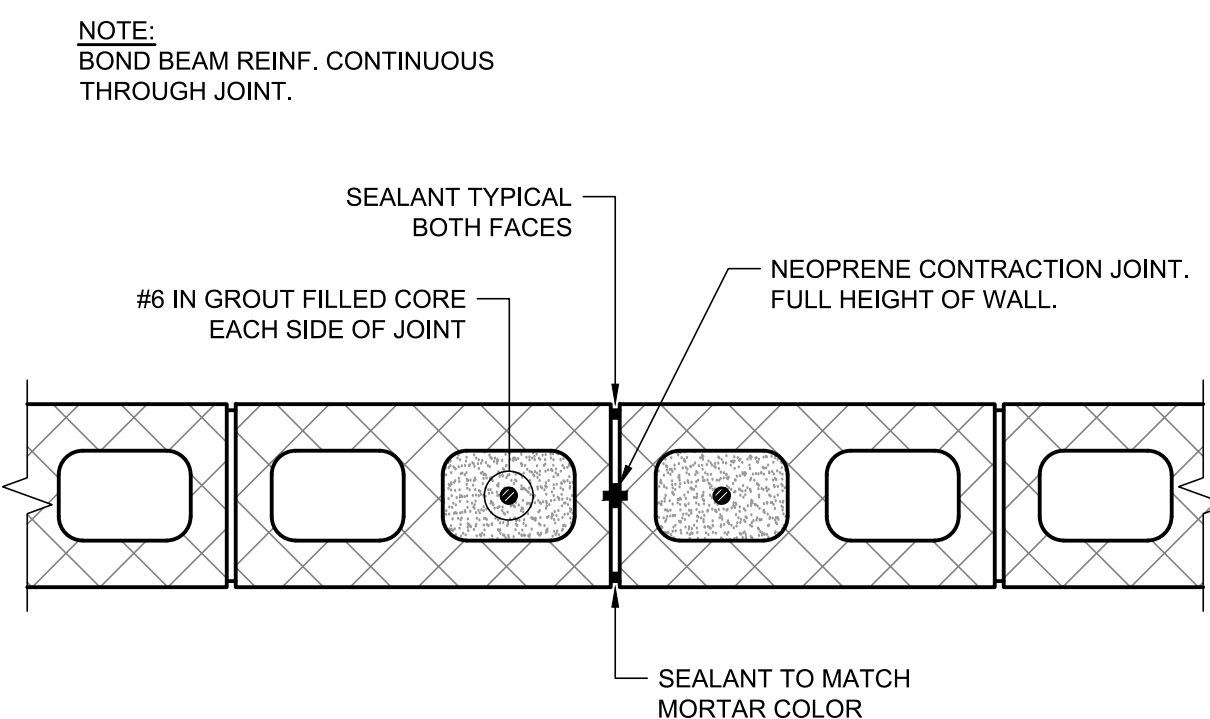
TYP. DETAIL
CONTRACTION JOINT @
MASONRY OPENING



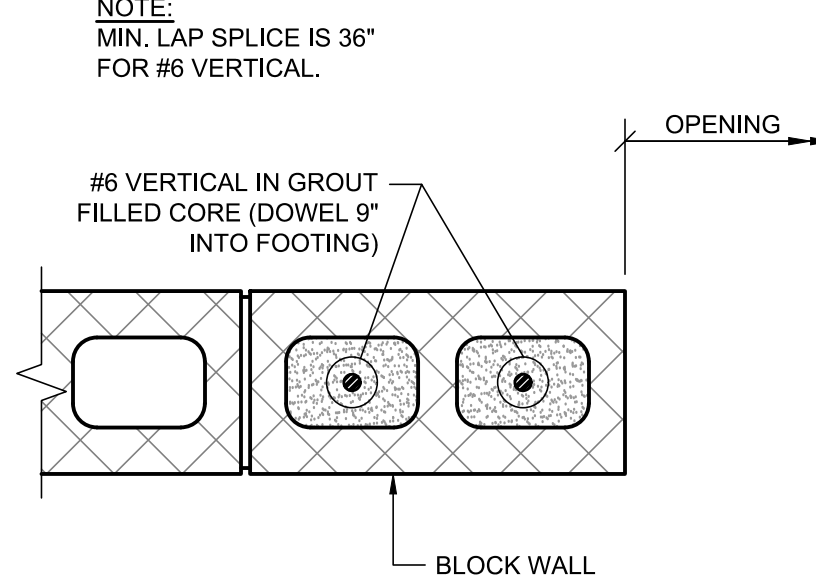
TYP. DETAIL
REINFORCED OPENING
IN MASONRY WALL



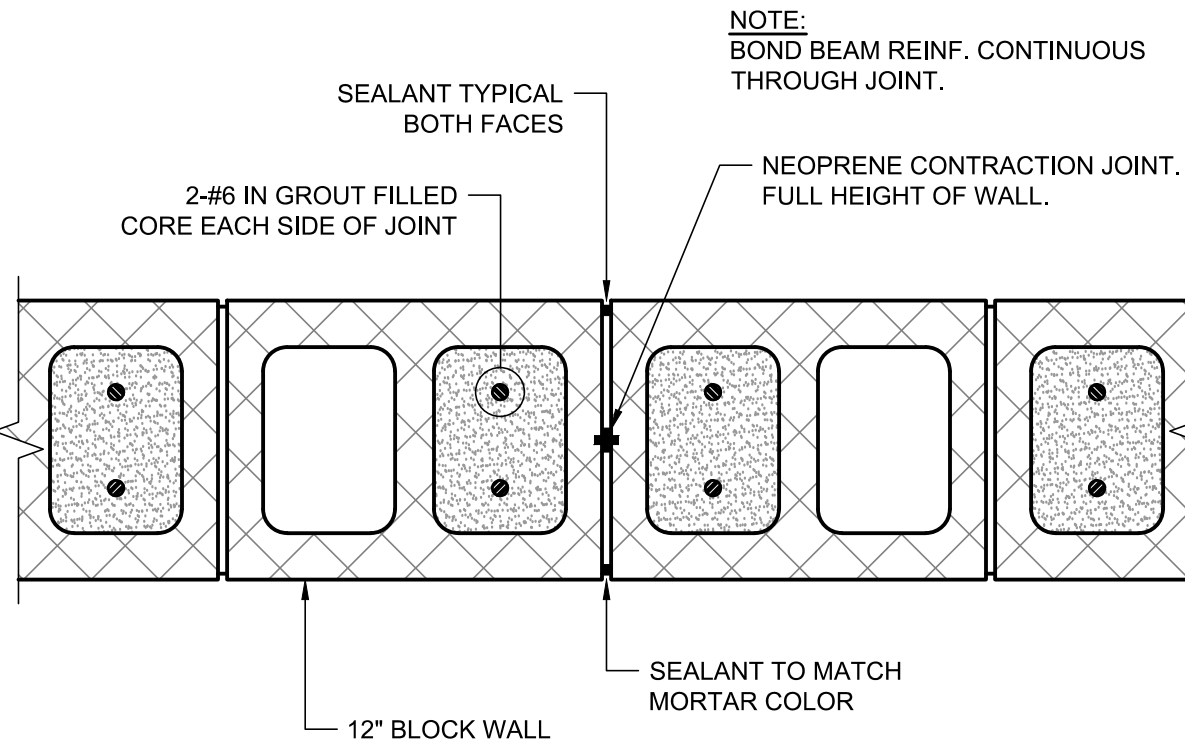
TYP. DETAIL
MASONRY WALL
CORNER & JUNCTION



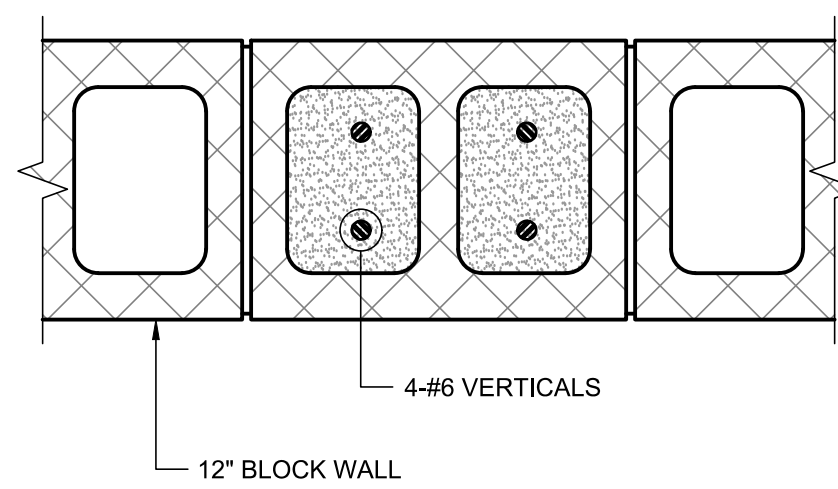
TYP. DETAIL
MASONRY WALL
CONTRACTION JOINT



TYP. DETAIL
REINFORCED JAMB



TYP. DETAIL
MASONRY WALL
CONTRACTION JOINT



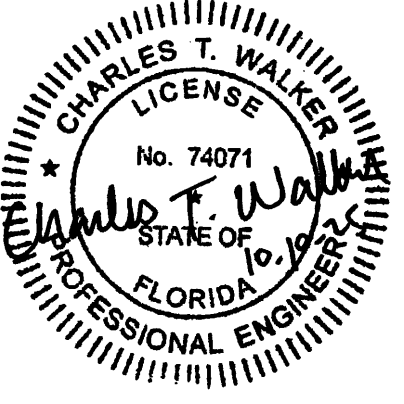
1 DETAIL
12x16 MASONRY COLUMN



332 Azalea Drive
Panama City Beach
Florida 32413
423.509.1681 T
kevin@kevingoins.com Email
www.kevingoins.com Website

Kevin C. Goins
ARCHITECT, AIA

Laguna Christian Camp
Promise Land Chapel
Panama City Beach
Panama City Beach, Florida 32407

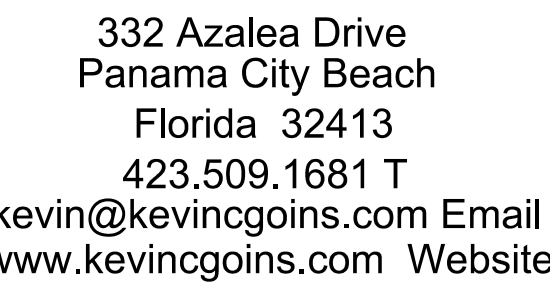


REVISION:	
REVISION:	
DATE:	10/10/2025
DRAWN BY:	BKS
CHECKED BY:	CTW
Project Number:	2307
FOUNDATION	
SHEET TITLE:	DETAILS

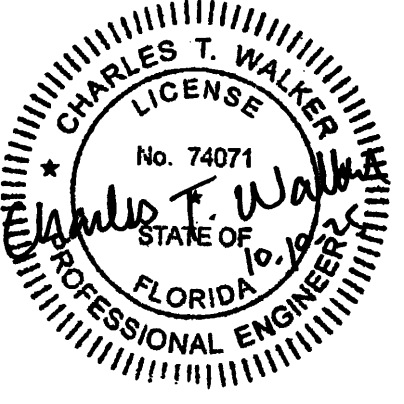
K&S Engineering, PLLC
Structural Engineers
P.O. BOX 3617 104 HILLCREST DRIVE
CLARKSVILLE, TENNESSEE 37043
PHONE: 931-645-0545, FAX: 931-553-8727
www.kseengr.com

KSE PROJECT NO. 2024-171

S3-1



**Laguna Christian Camp
Promise Land Chapel**
Panama City Beach
Panama City Beach, Florida 32407



REVISION:
REVISION:
DATE: 10/10/2025

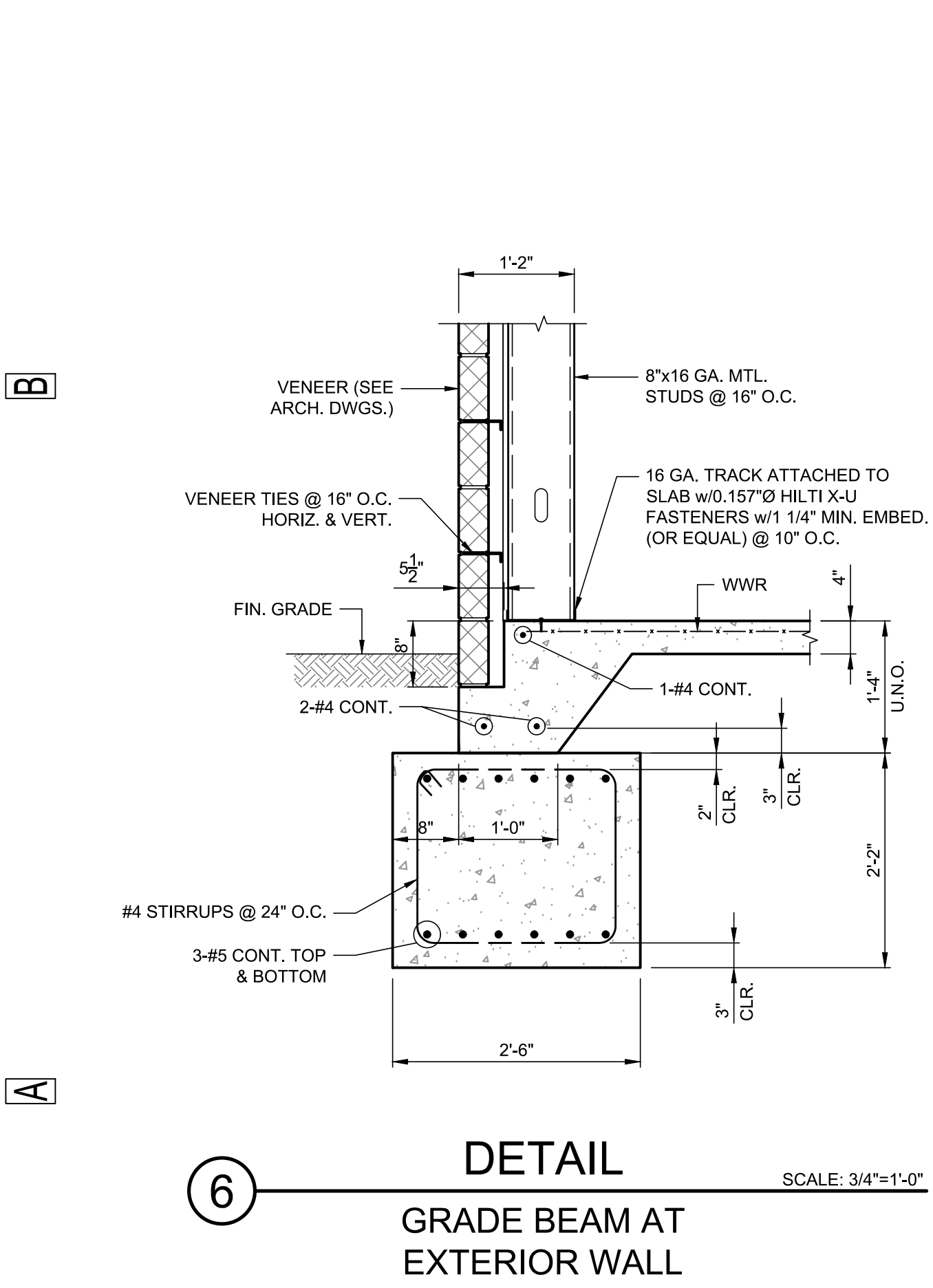
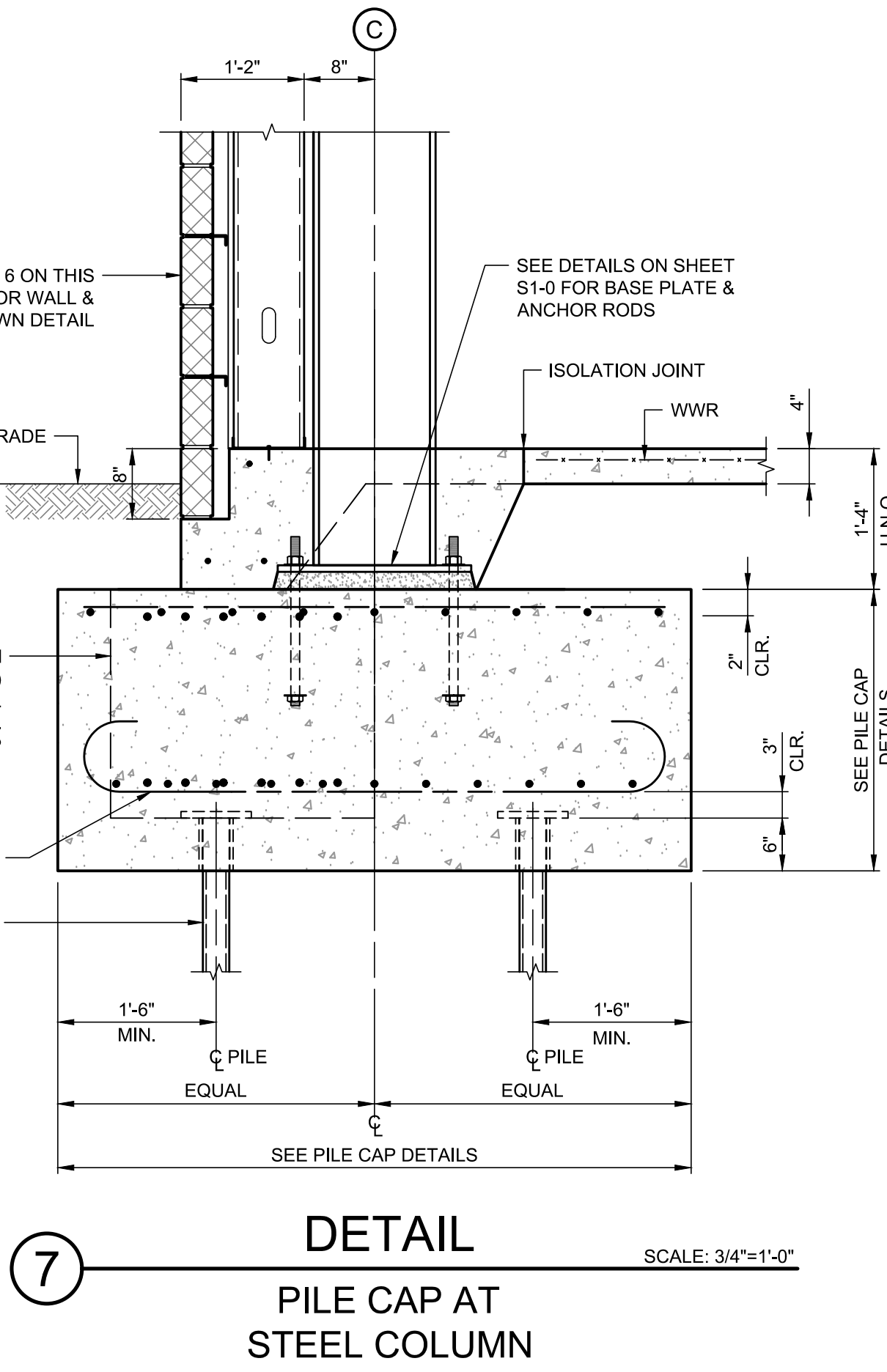
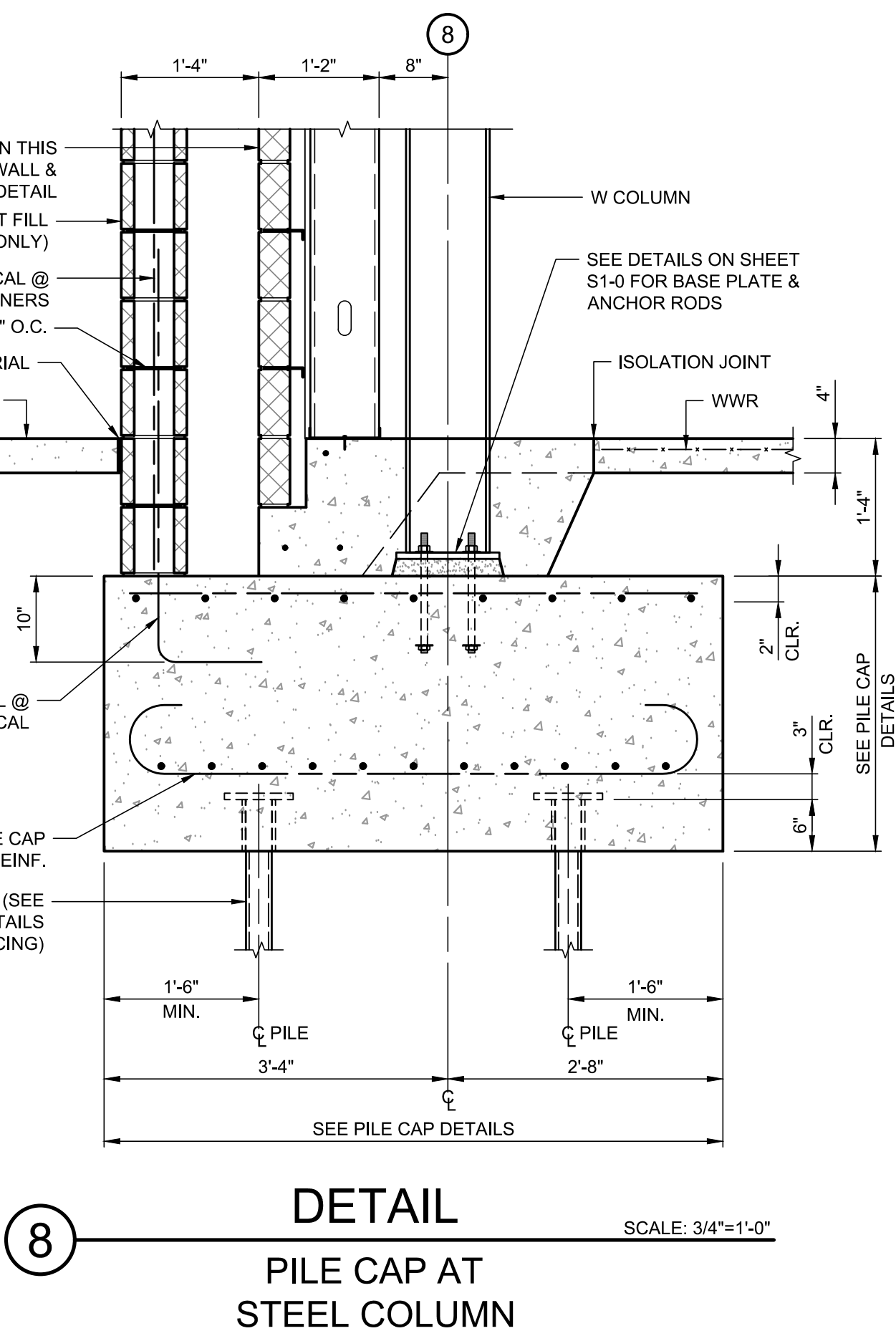
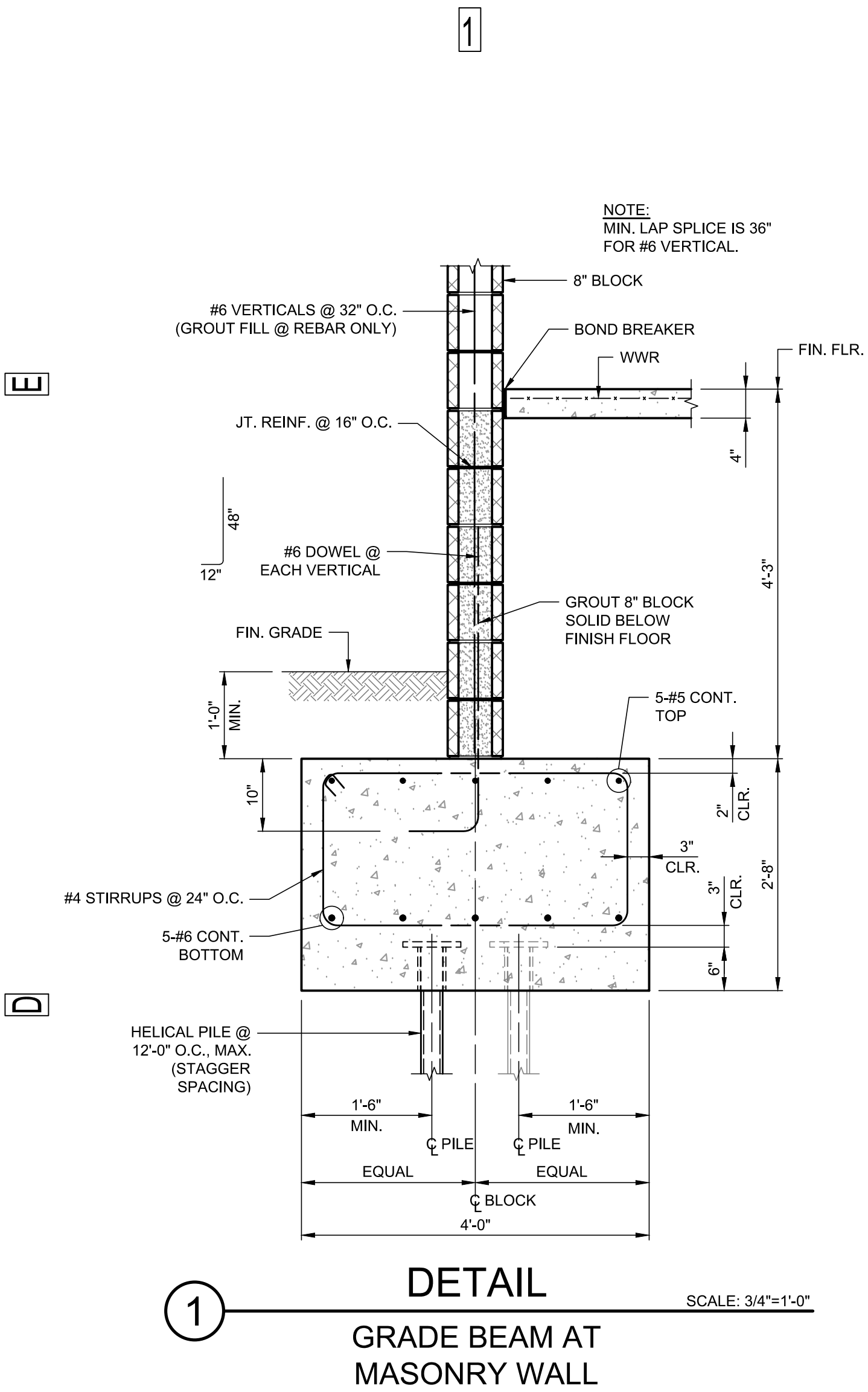
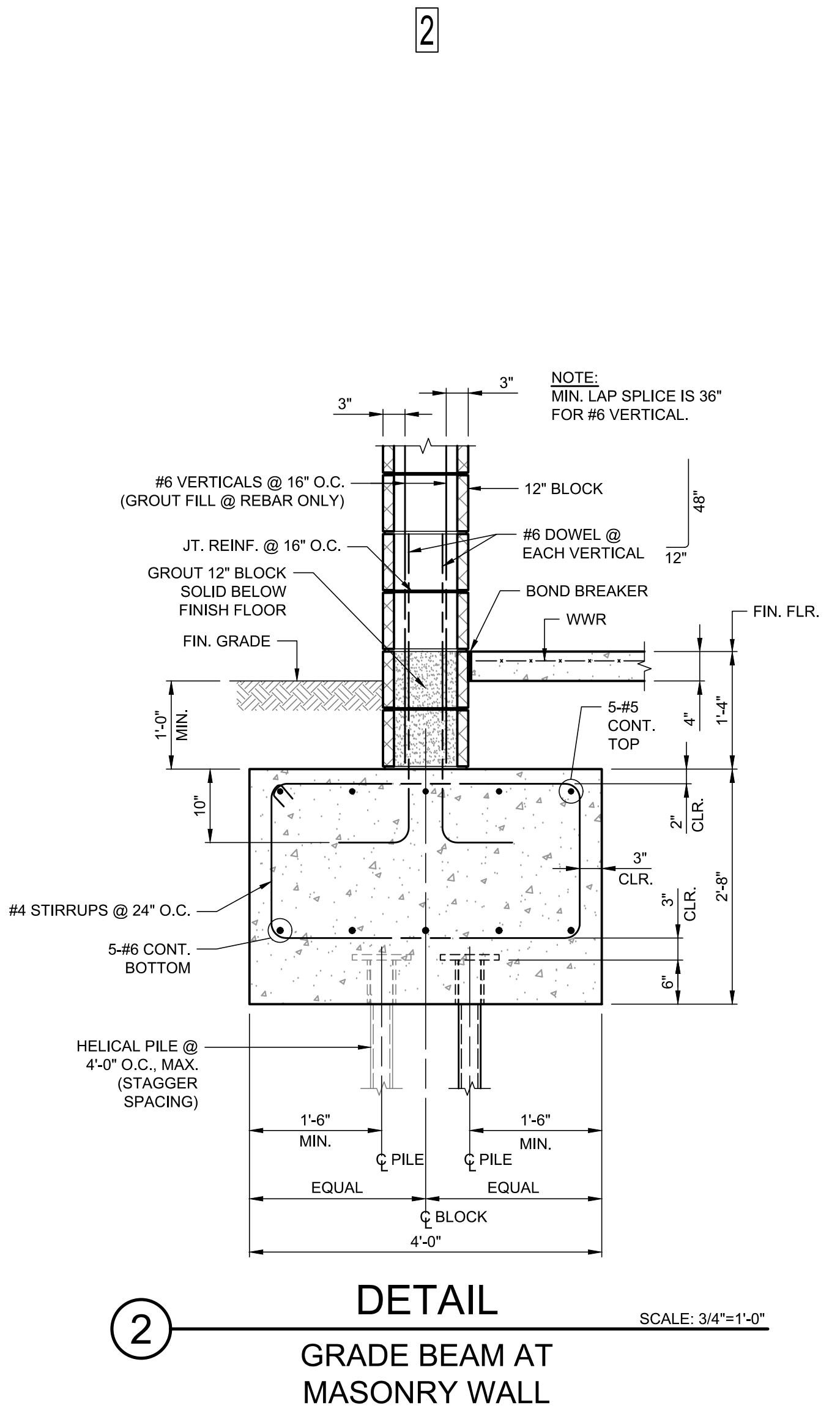
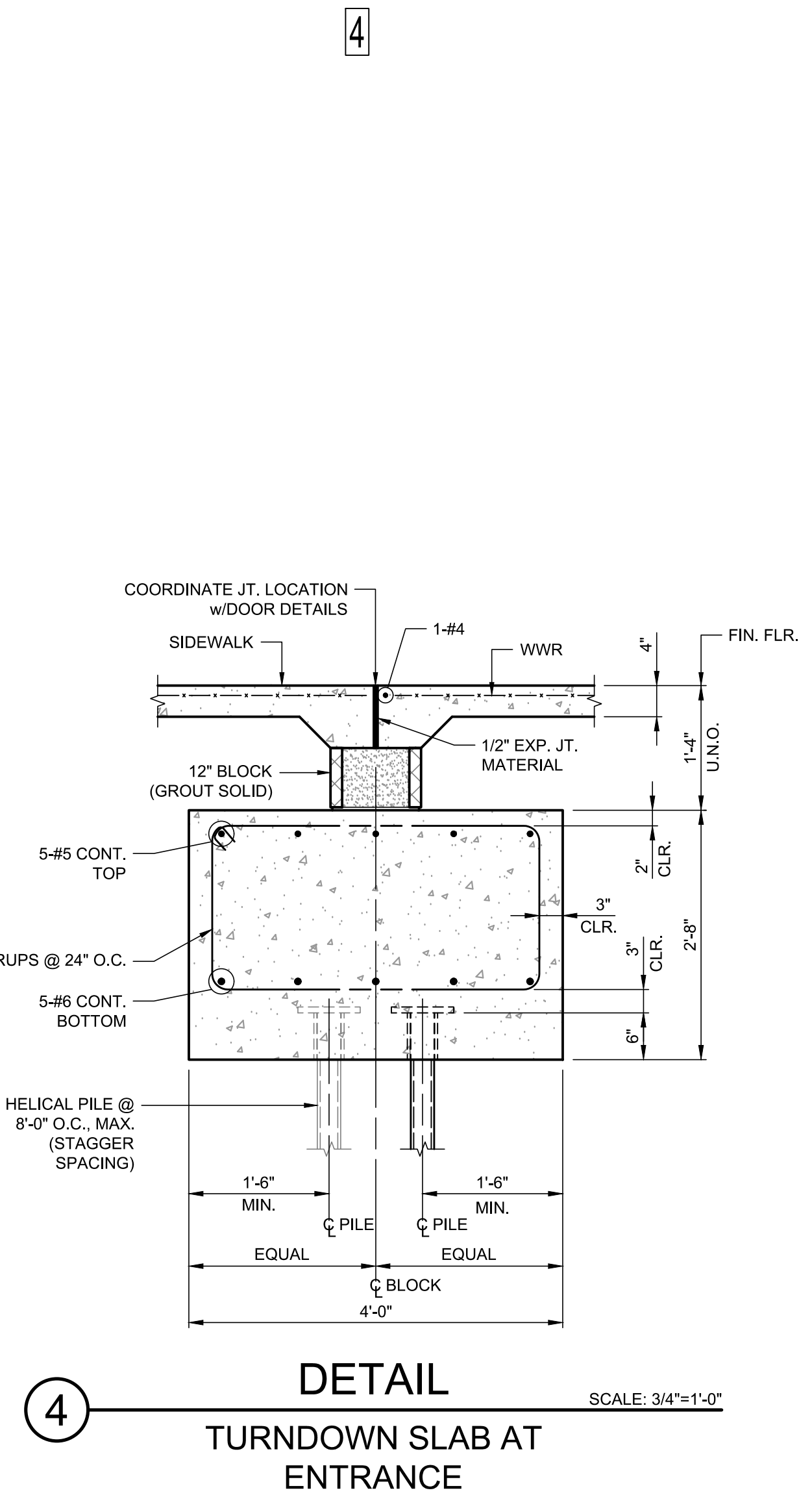
DRAWN BY: BKS
CHECKED BY: CTW
Project Number: 2307
FOUNDATION
SHEET TITLE: DETAILS

K&S
Structural Engineers

KSE PROJECT NO. 2024-171

Engineering, PLLC
P.O. BOX 3033 / 124 HILLCREST DRIVE
CLARKSVILLE, TENNESSEE 37043
PHONE: 931-647-5542, FAX: 931-553-8727
www.kseengr.com

S3-2

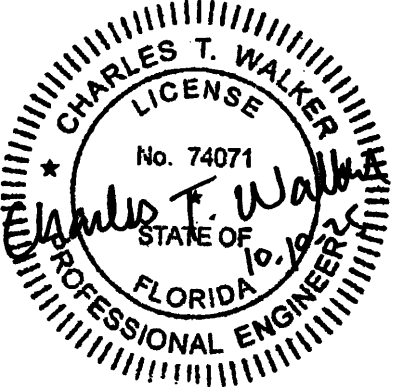




332 Azalea Drive
Panama City Beach
Florida 32413
423.509.1681 T
kevin@kevingoins.com Email
www.kevingoins.com Website

Kevin C. Goins
ARCHITECT, AIA

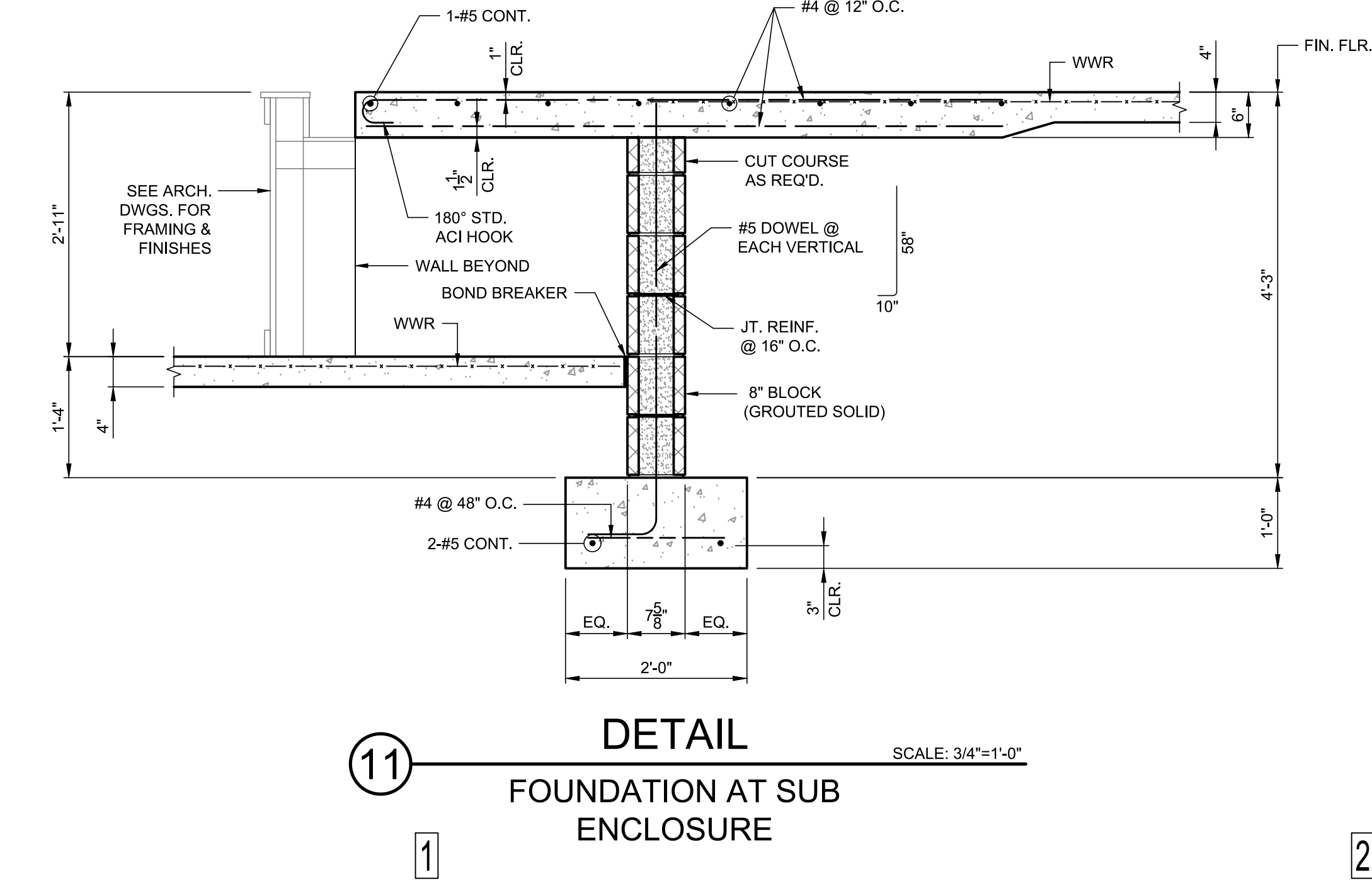
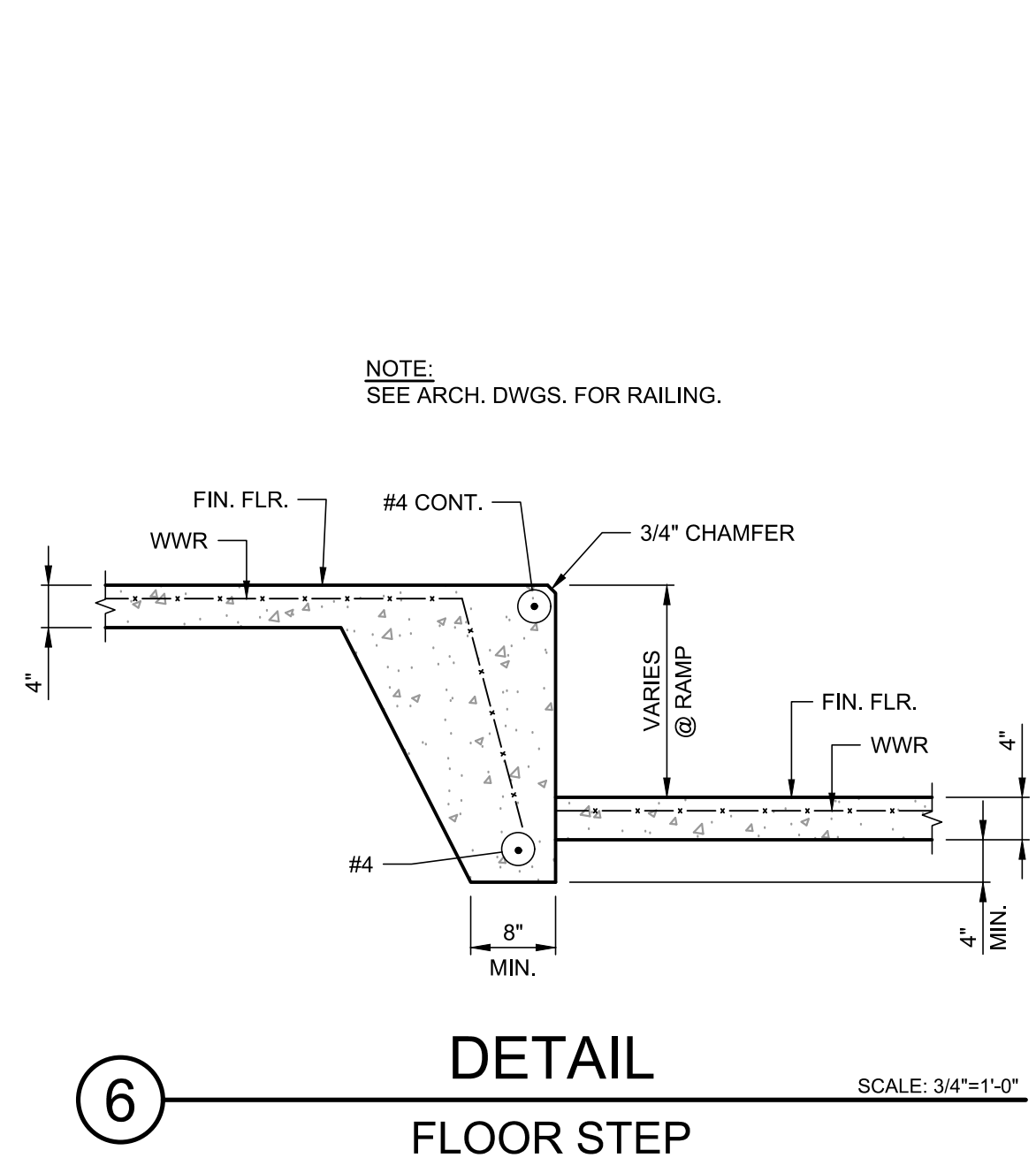
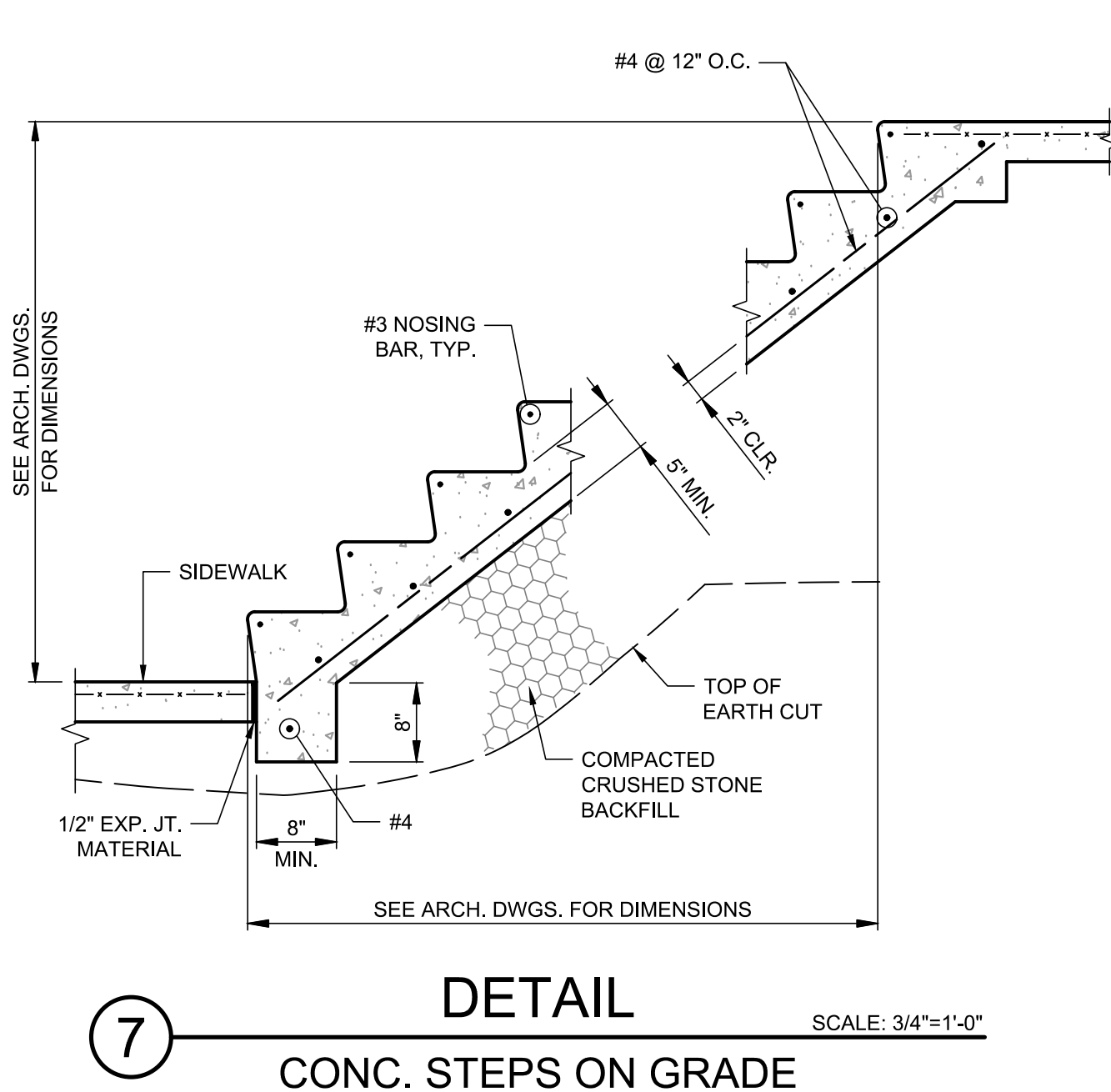
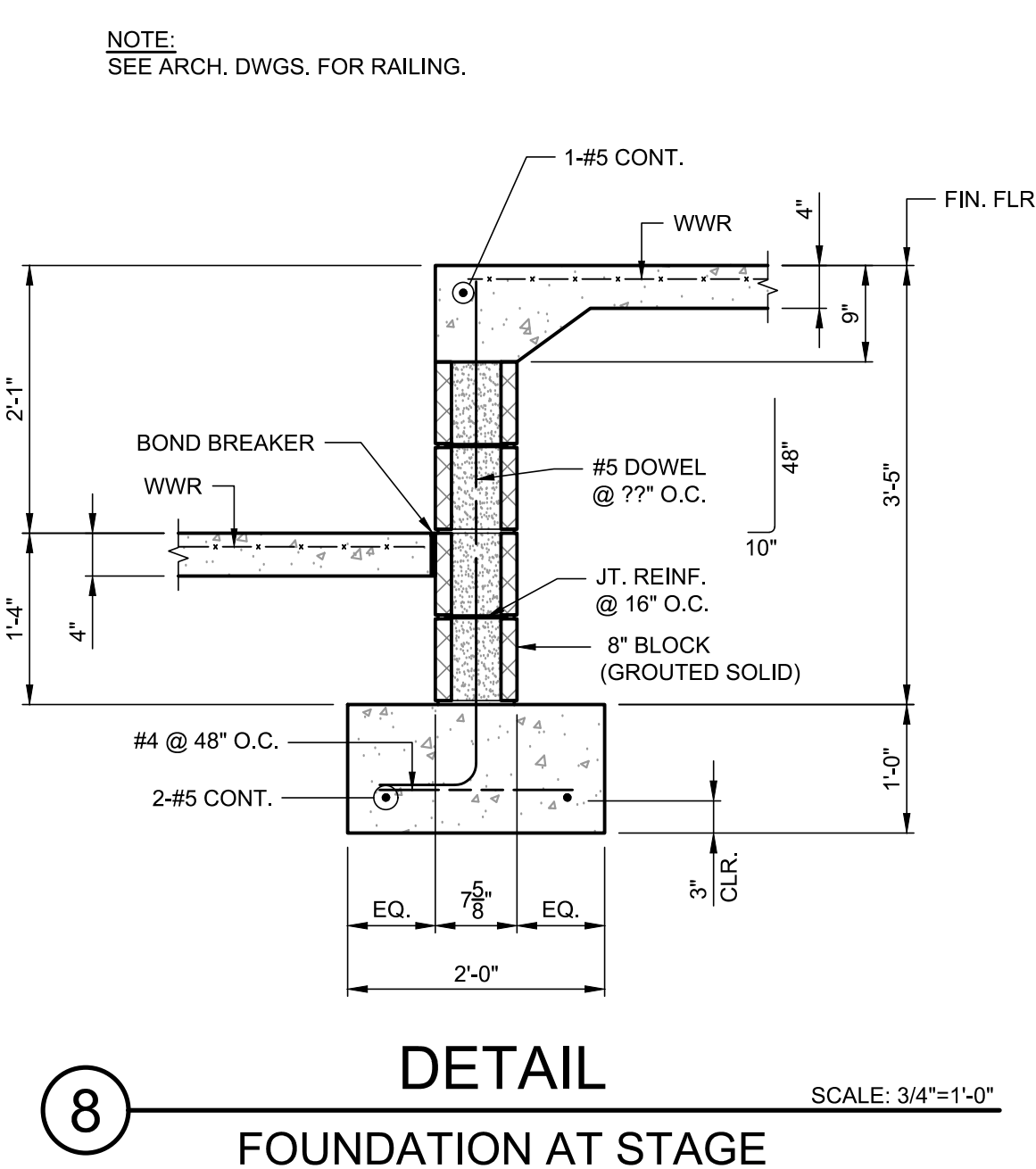
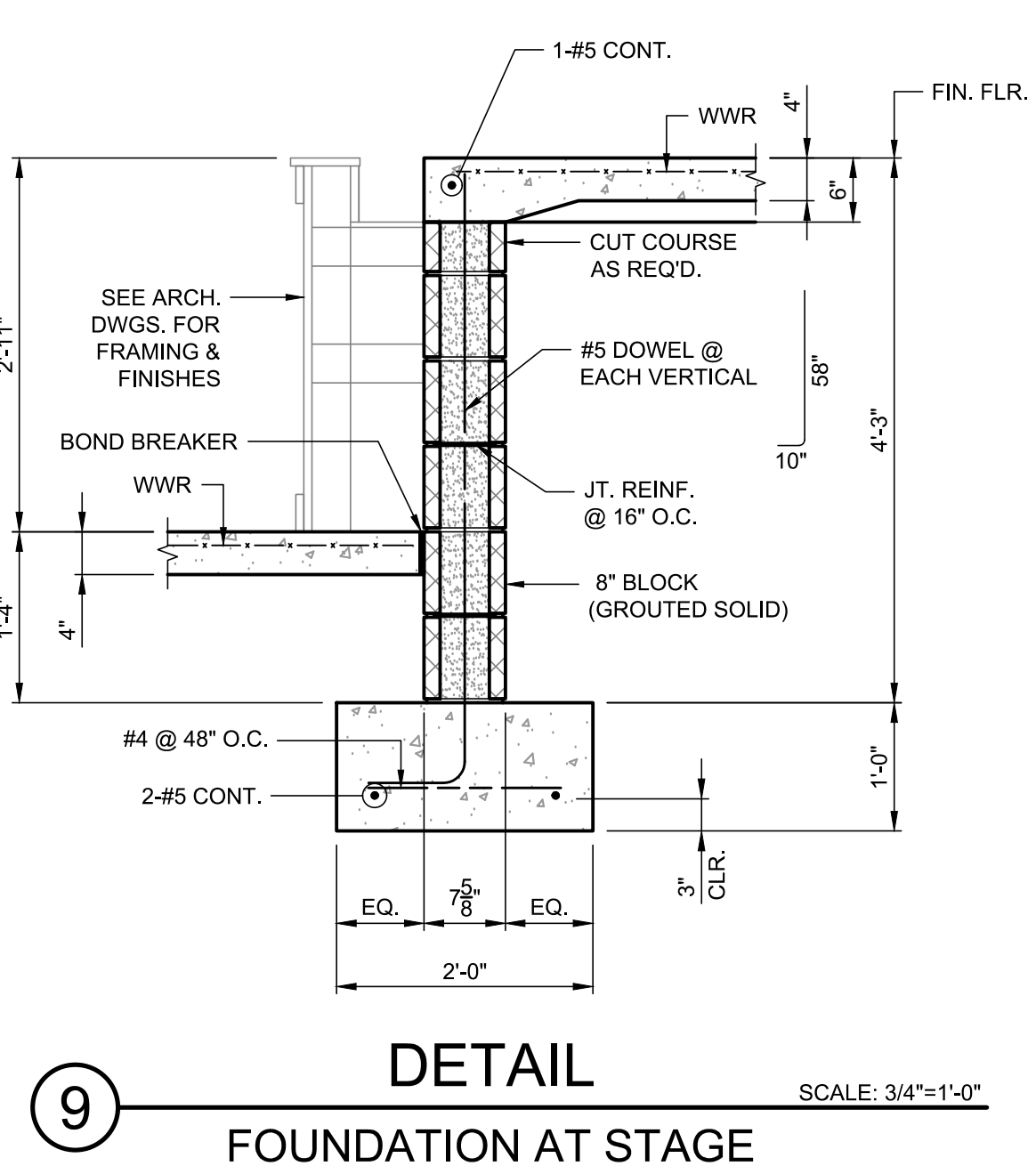
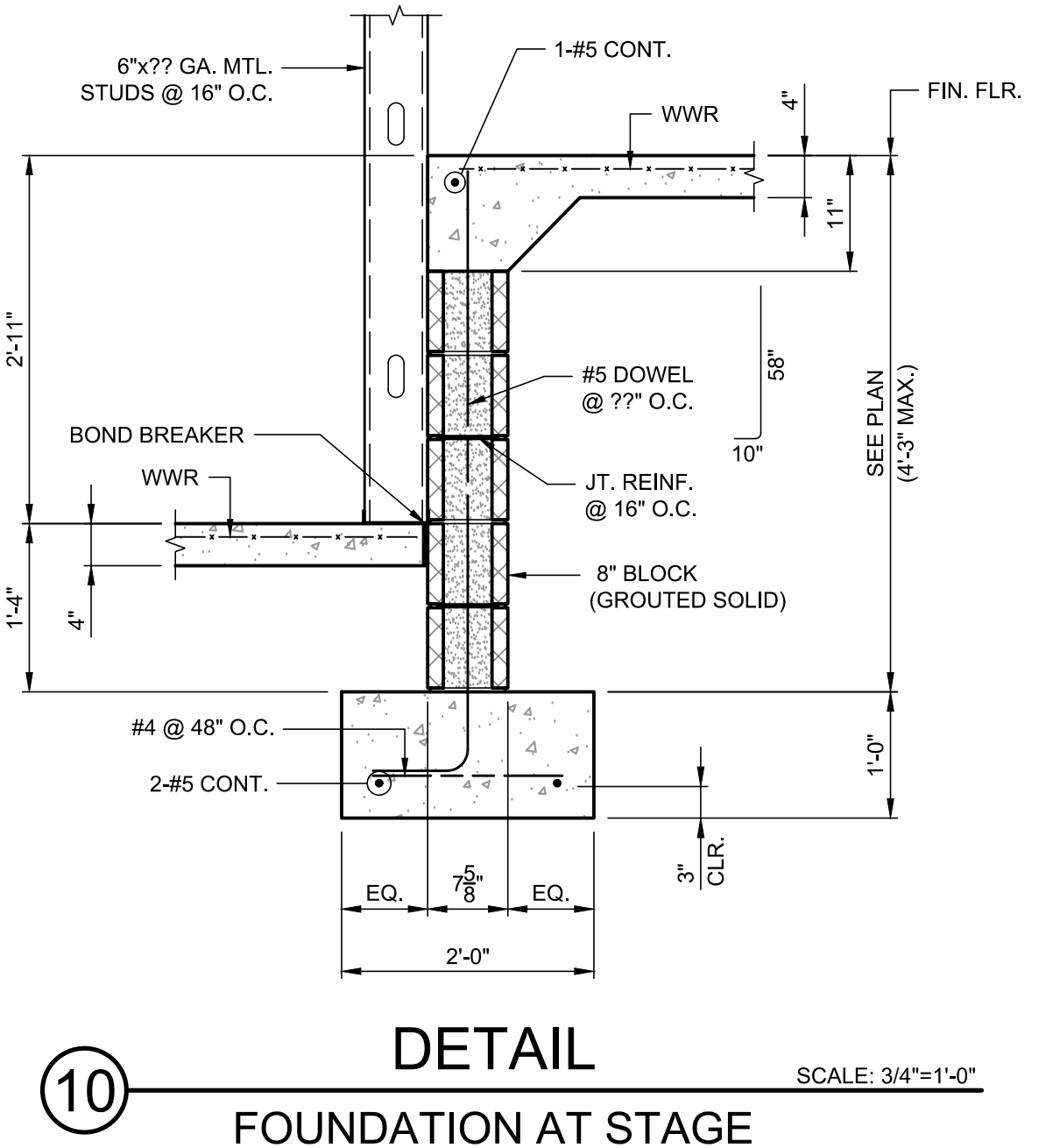
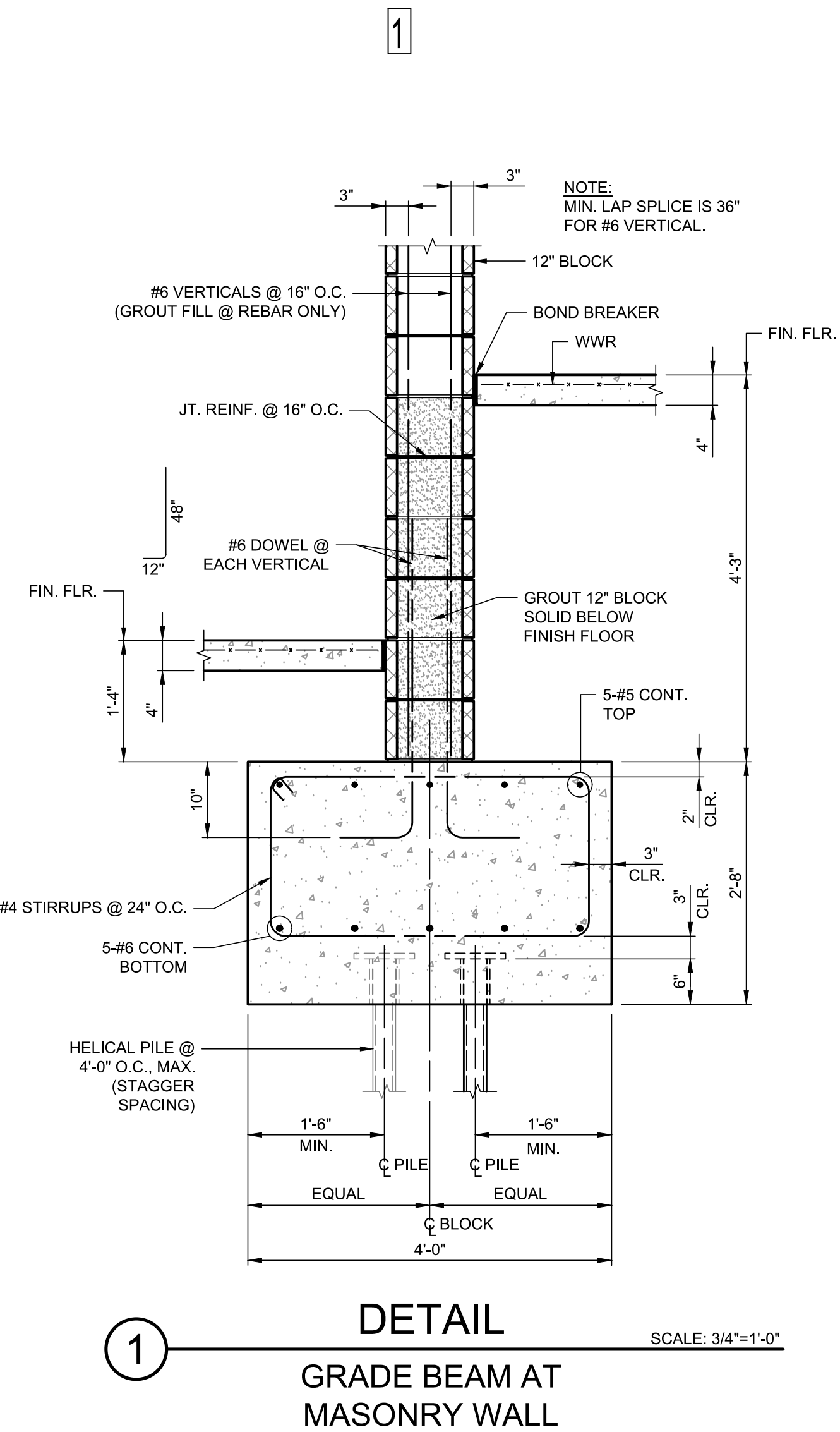
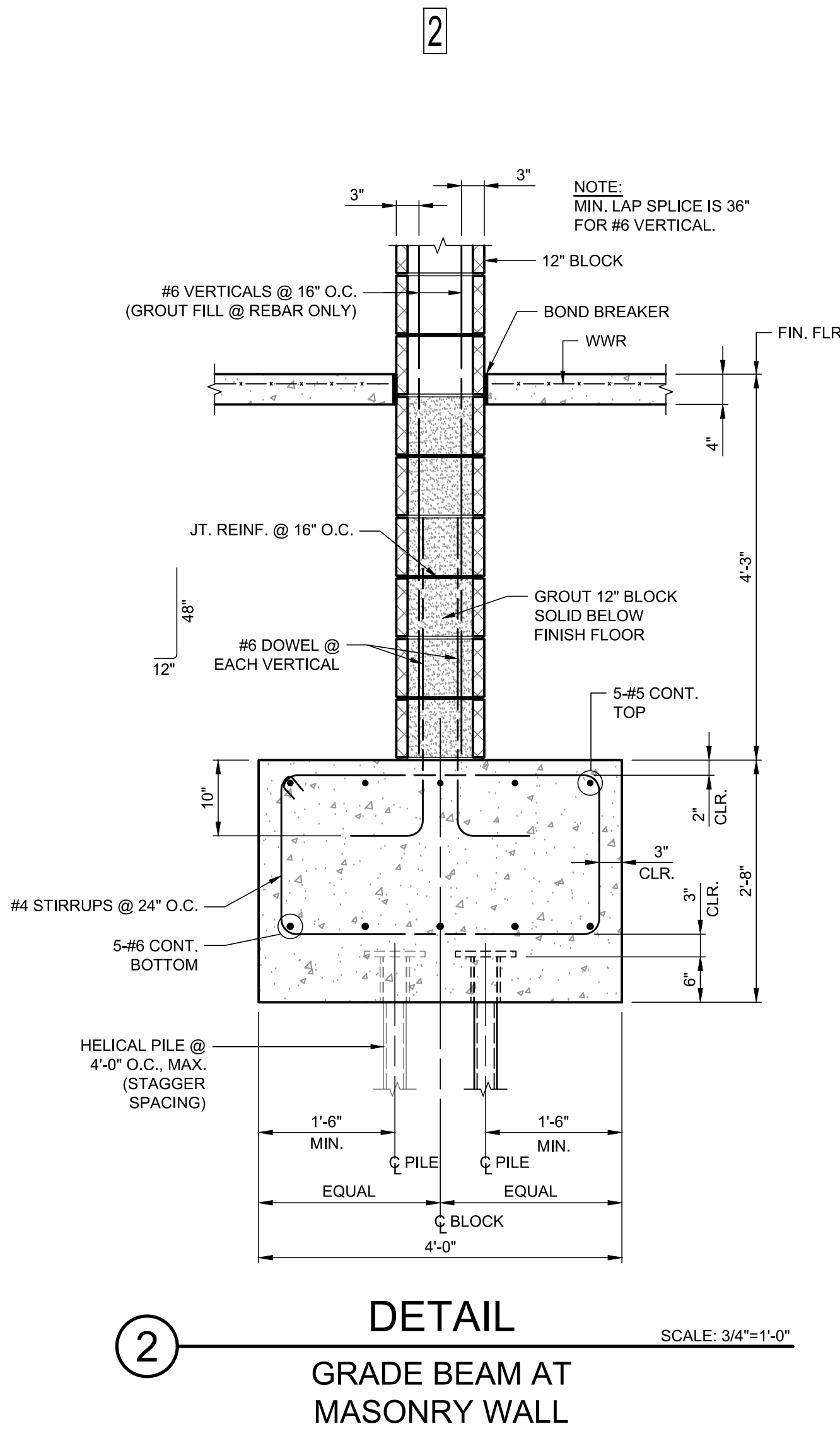
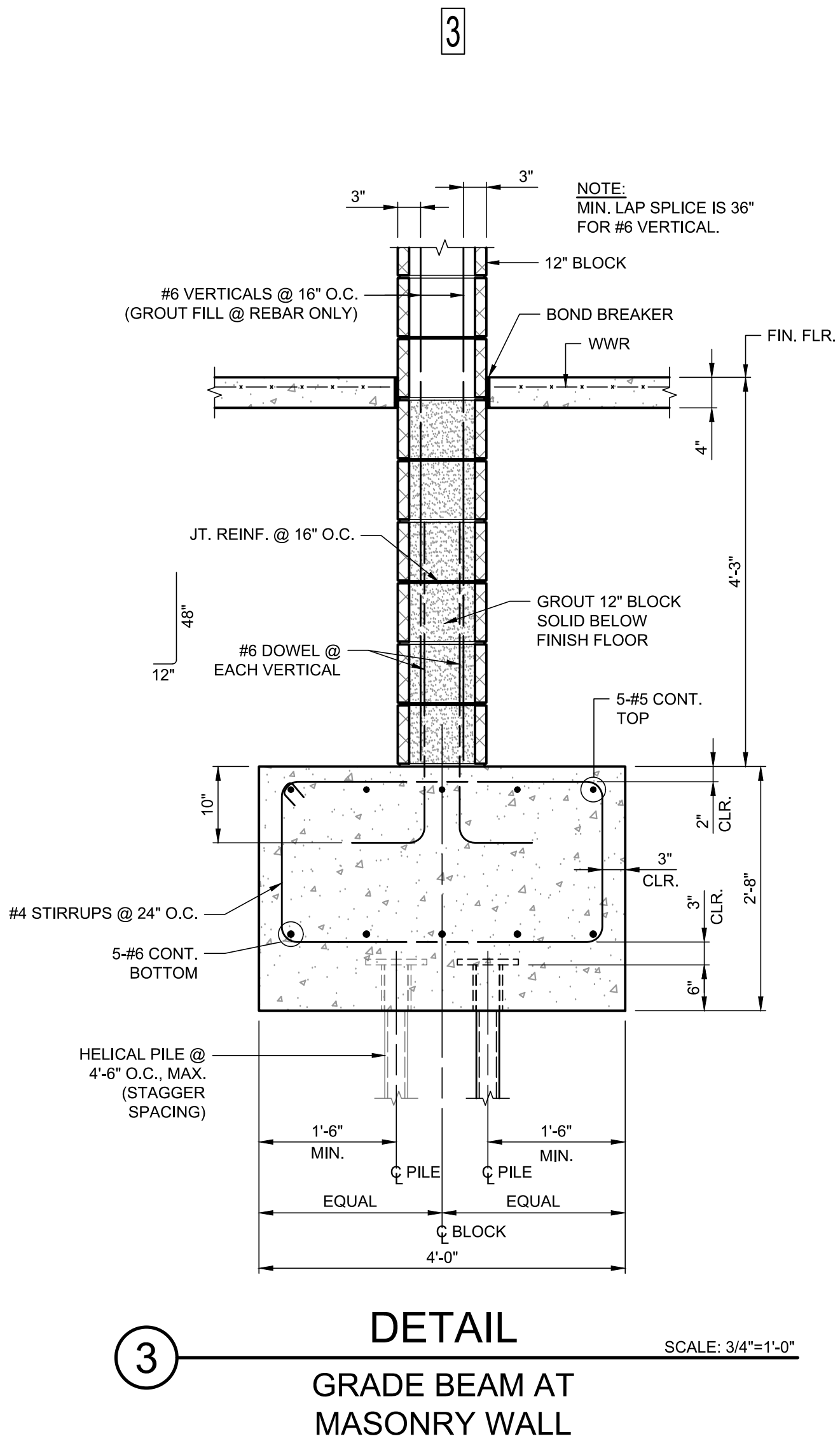
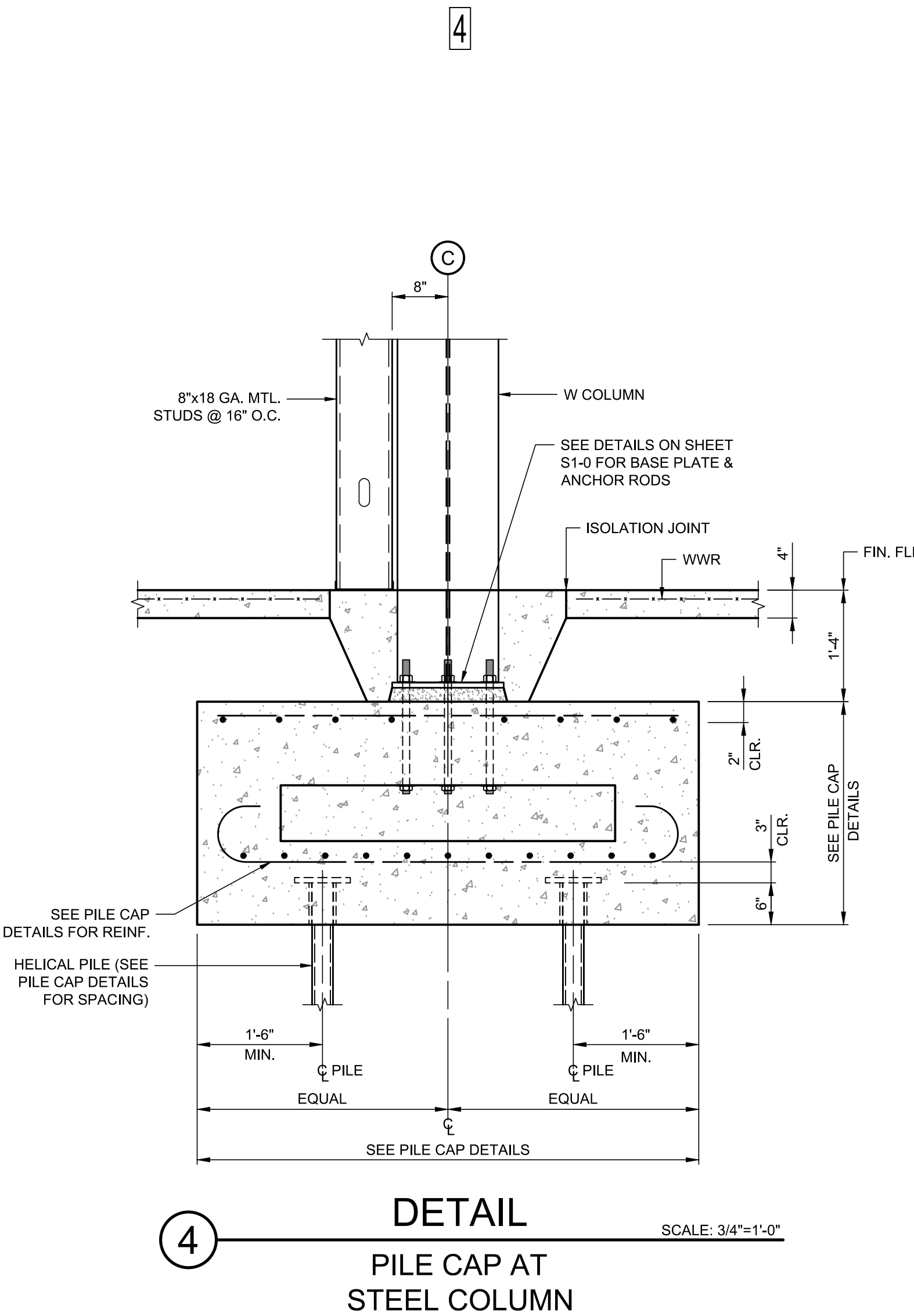
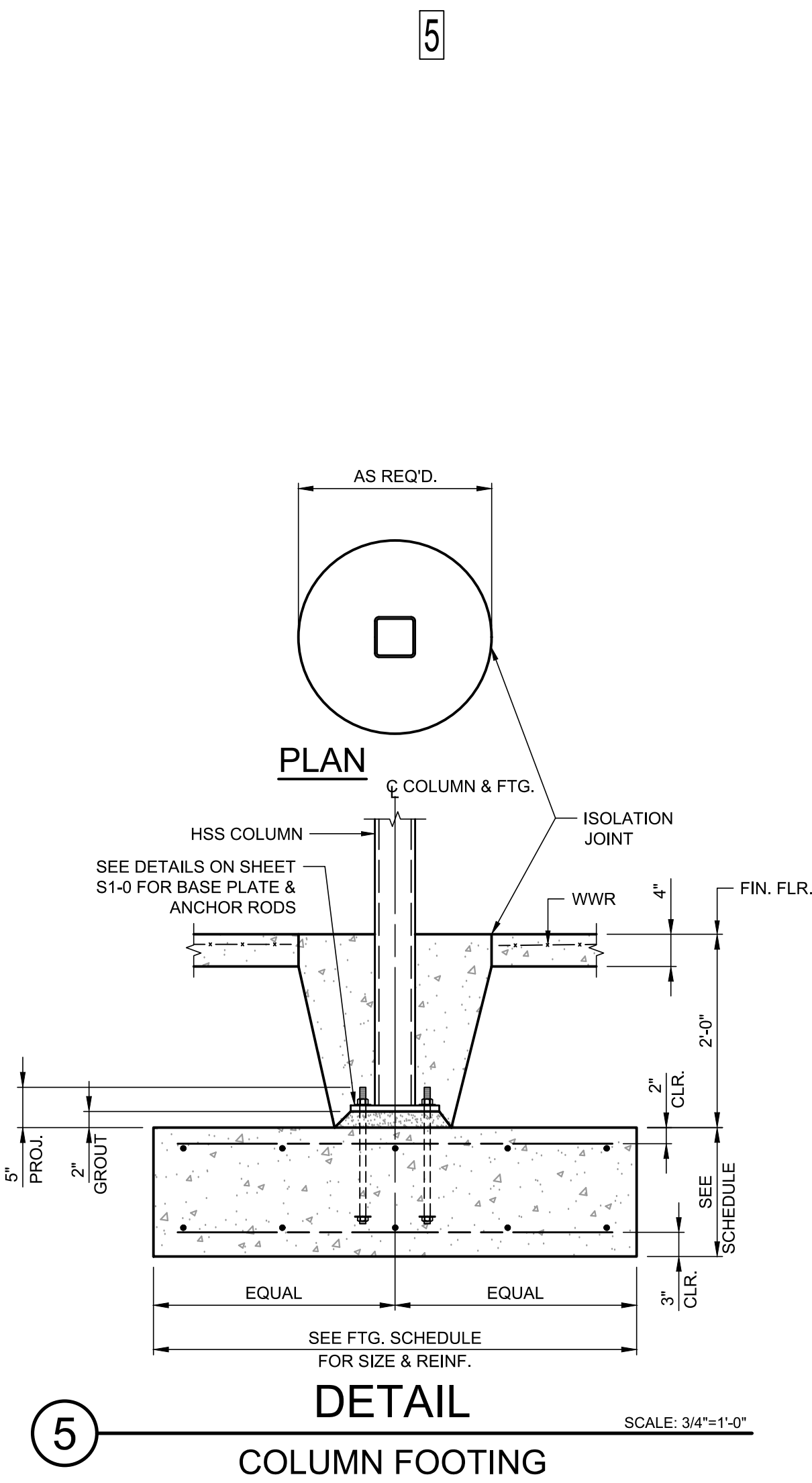
Laguna Christian Camp
Promise Land Chapel
Panama City Beach
Panama City Beach, Florida 32407



REVISION:	
REVISION:	
DATE:	10/10/2025
DRAWN BY:	BKS
CHECKED BY:	CTW
Project Number:	2307
SHEET TITLE:	FOUNDATION

K&S Engineering, PLLC
Structural Engineers
KSE PROJECT NO. 2024-171
P.O. BOX 3853 134 HILLCREST DRIVE
CLARKSVILLE, TENNESSEE 37043
PHONE: 931-645-0545, FAX: 931-563-8727
www.kseengr.com

S3-3



U

D

C

D

A

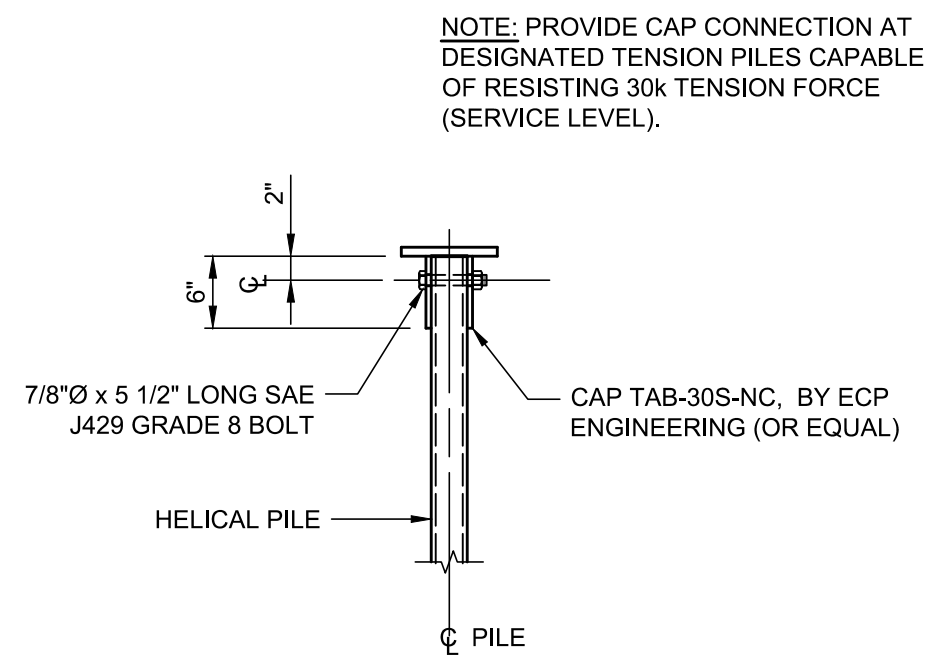
1

2

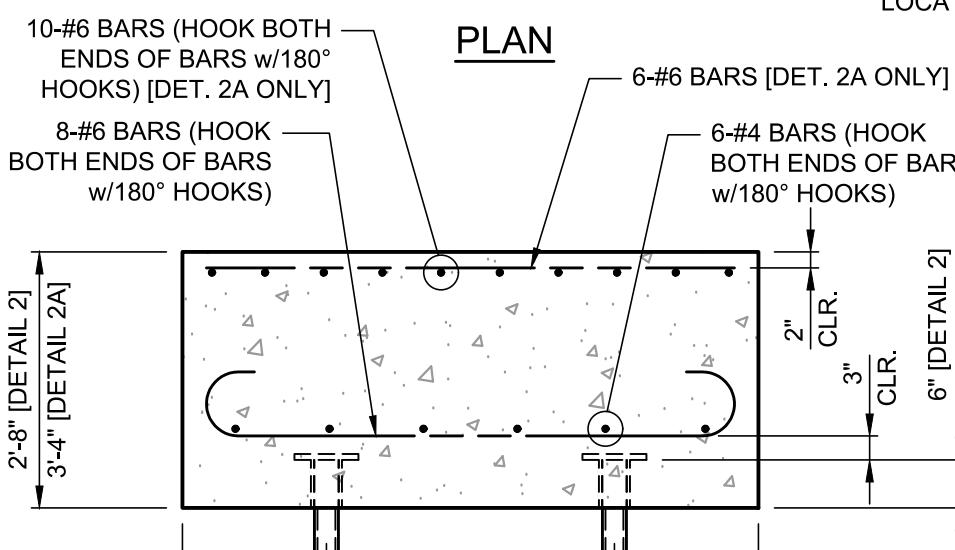
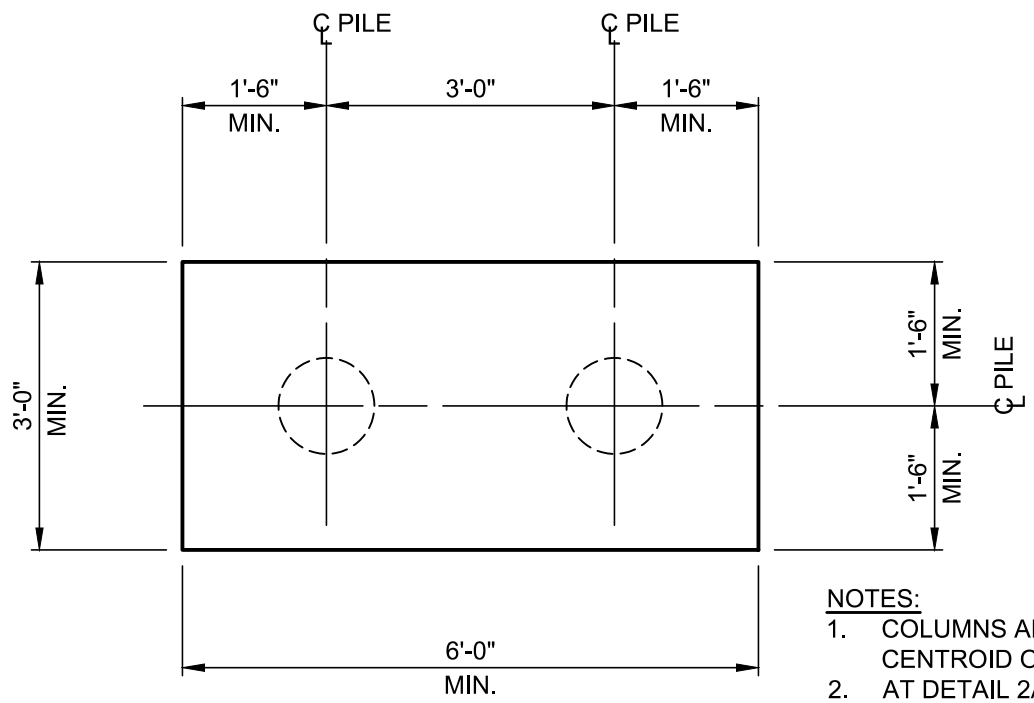
3

4

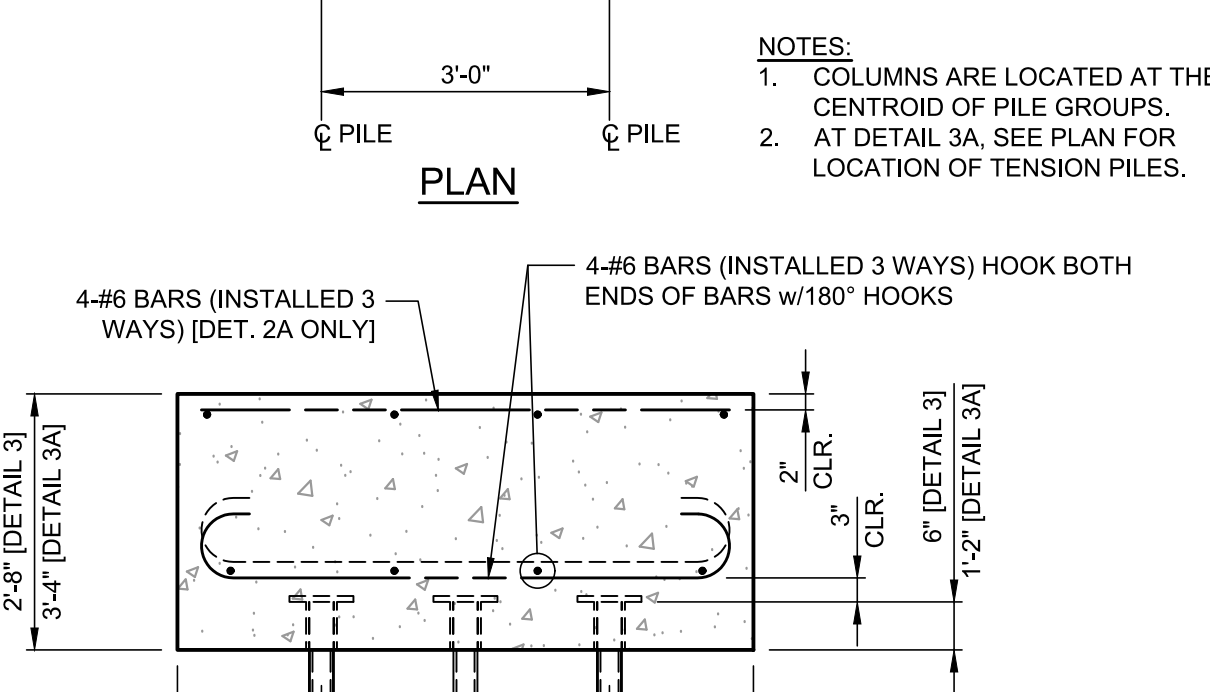
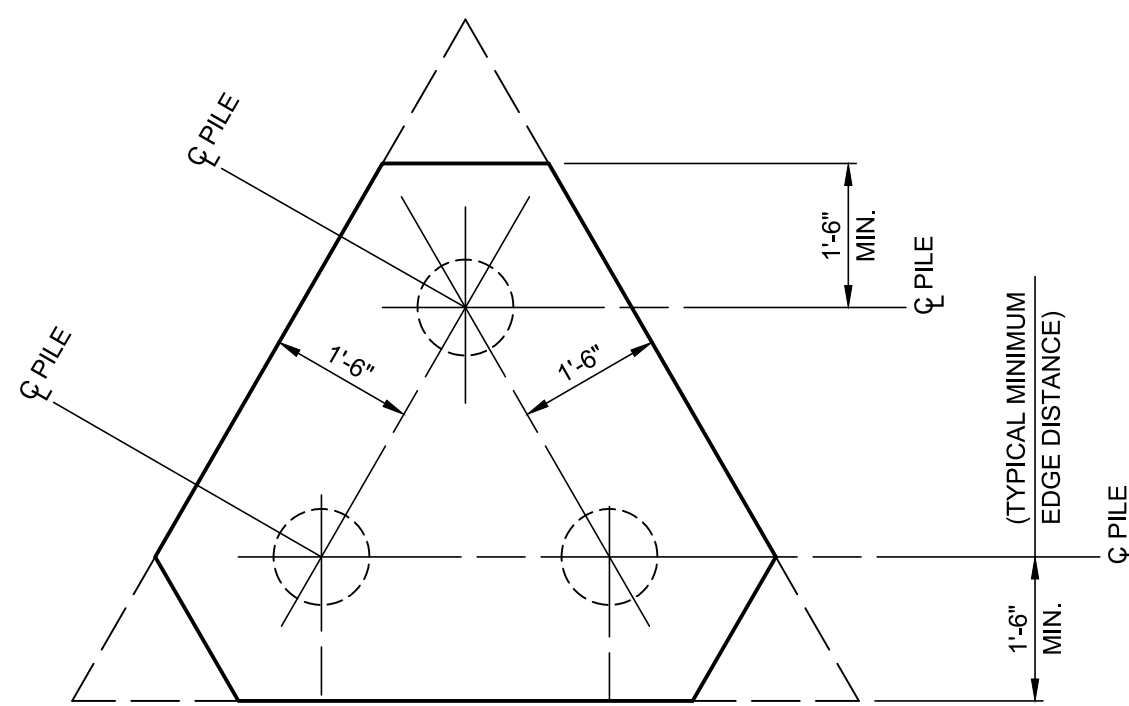
5



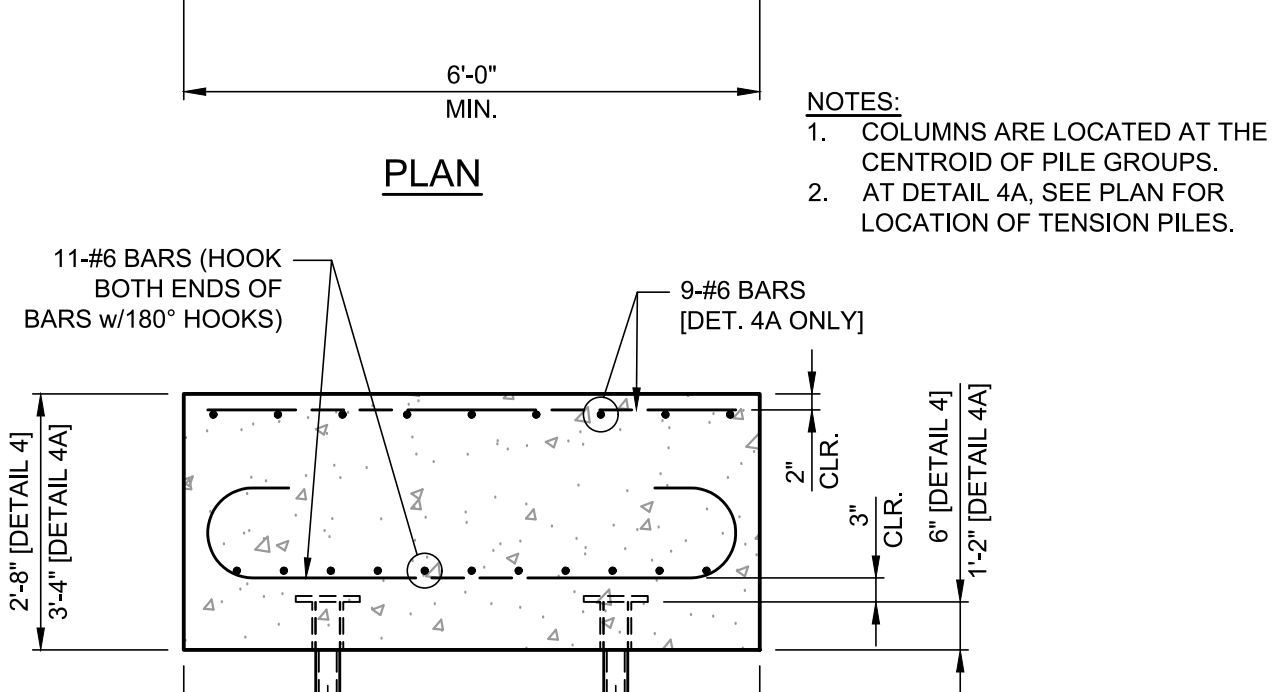
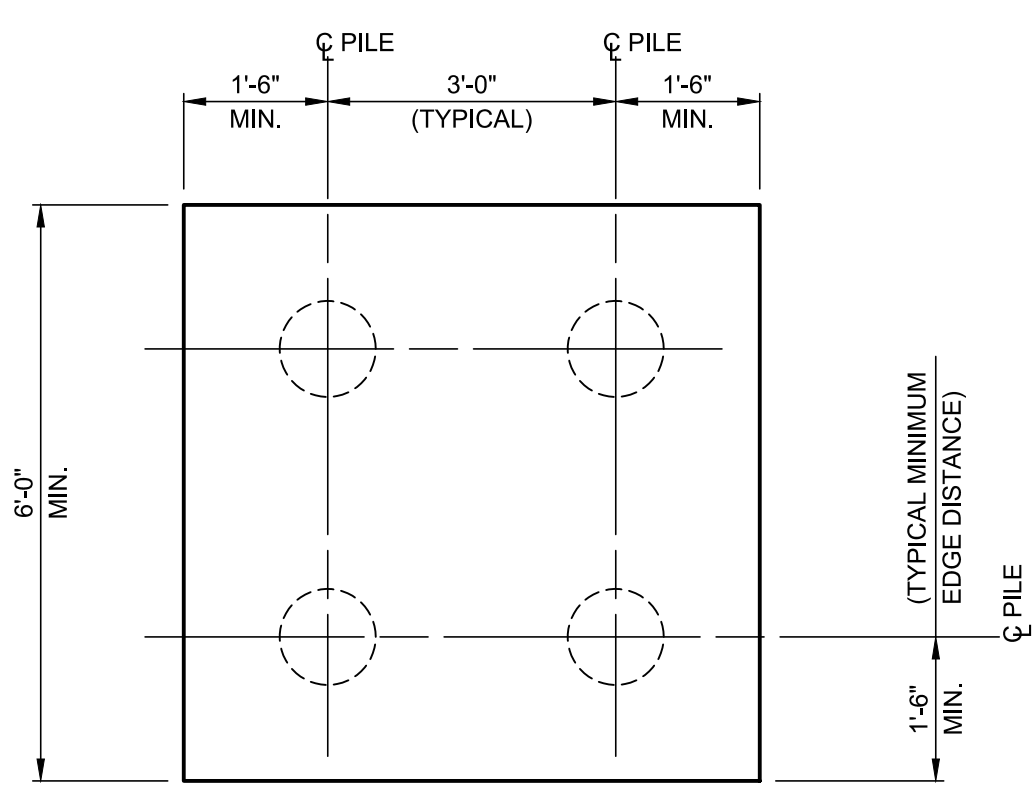
NOTE: PROVIDE CAP CONNECTION AT DESIGNATED TENSION PILES CAPABLE OF RESISTING 30k TENSION FORCE (SERVICE LEVEL).



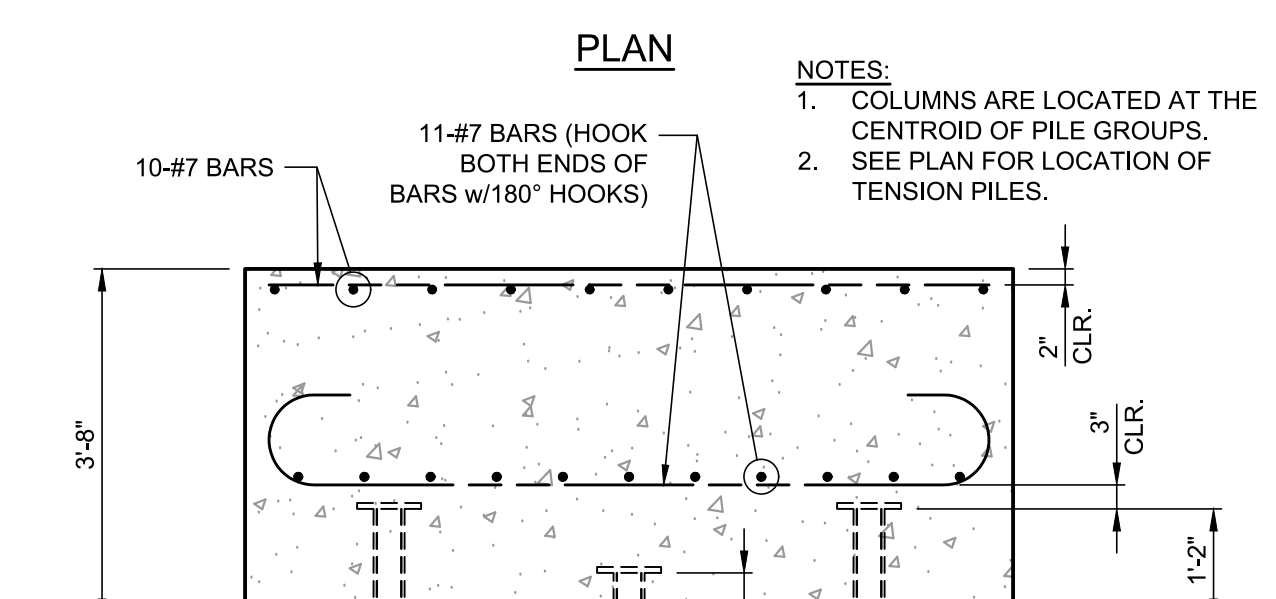
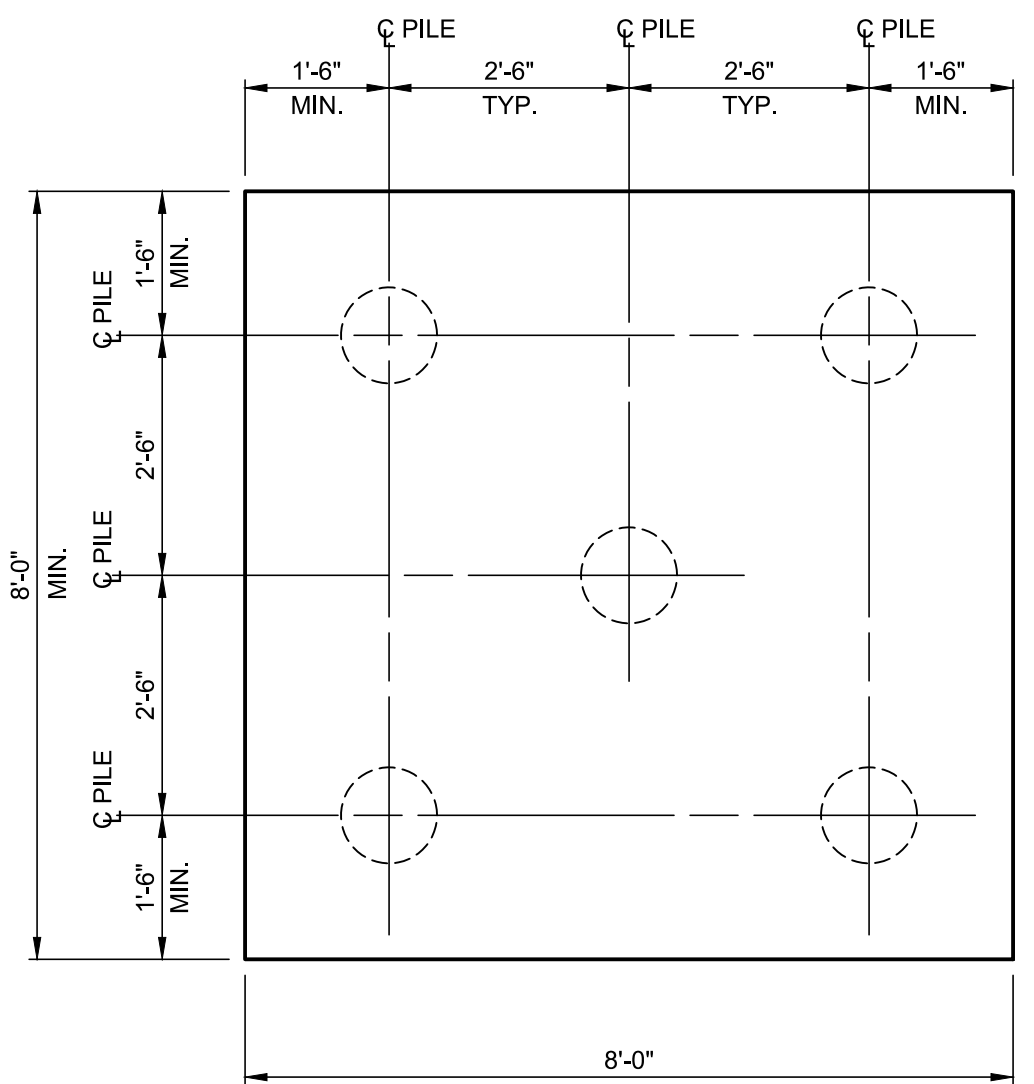
NOTES:
1. COLUMNS ARE LOCATED AT THE CENTROID OF PILE GROUPS.
2. AT DETAIL 2A, SEE PLAN FOR LOCATION OF TENSION PILES.



NOTES:
1. COLUMNS ARE LOCATED AT THE CENTROID OF PILE GROUPS.
2. AT DETAIL 3A, SEE PLAN FOR LOCATION OF TENSION PILES.



NOTES:
1. COLUMNS ARE LOCATED AT THE CENTROID OF PILE GROUPS.
2. AT DETAIL 4A, SEE PLAN FOR LOCATION OF TENSION PILES.



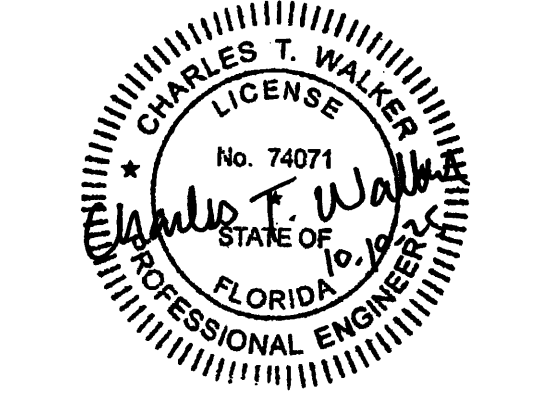
NOTES:
1. COLUMNS ARE LOCATED AT THE CENTROID OF PILE GROUPS.
2. SEE PLAN FOR LOCATION OF TENSION PILES.



332 Azalea Drive
Panama City Beach
Florida 32413
423.509.1681 T
kevin@kevingoins.com Email
www.kevingoins.com Website

Kevin C. Goins
ARCHITECT, AIA

Laguna Christian Camp
Promise Land Chapel
Panama City Beach
Panama City Beach, Florida 32407



REVISION:	
REVISION:	
DATE:	10/10/2025
DRAWN BY:	BKS
CHECKED BY:	CTW
Project Number:	2307
SHEET TITLE:	PILE CAP DETAILS

K&S Engineering, PLLC
Structural Engineers
P.O. BOX 3037 124 HILLCREST DRIVE
CLARKSVILLE, TENNESSEE 37043
PHONE: 931-661-0542, FAX: 931-661-8727
www.knsengr.com

KSE PROJECT NO. 2024-171

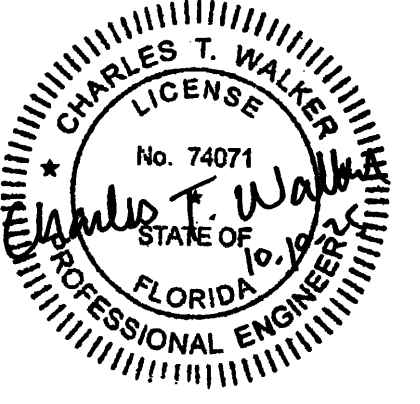
S3-4



332 Azalea Drive
Panama City Beach
Florida 32413
423.509.1681 T
kevin@kevingoins.com Email
www.kevingoins.com Website

Kevin C. Goins
ARCHITECT, AIA

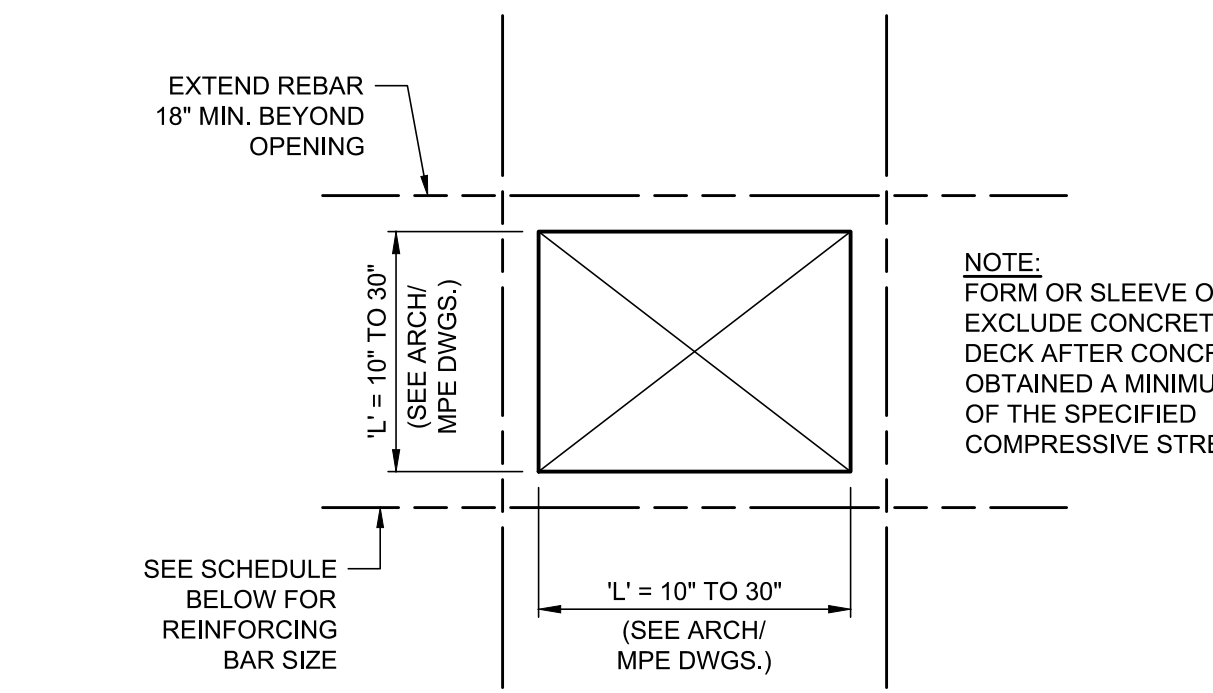
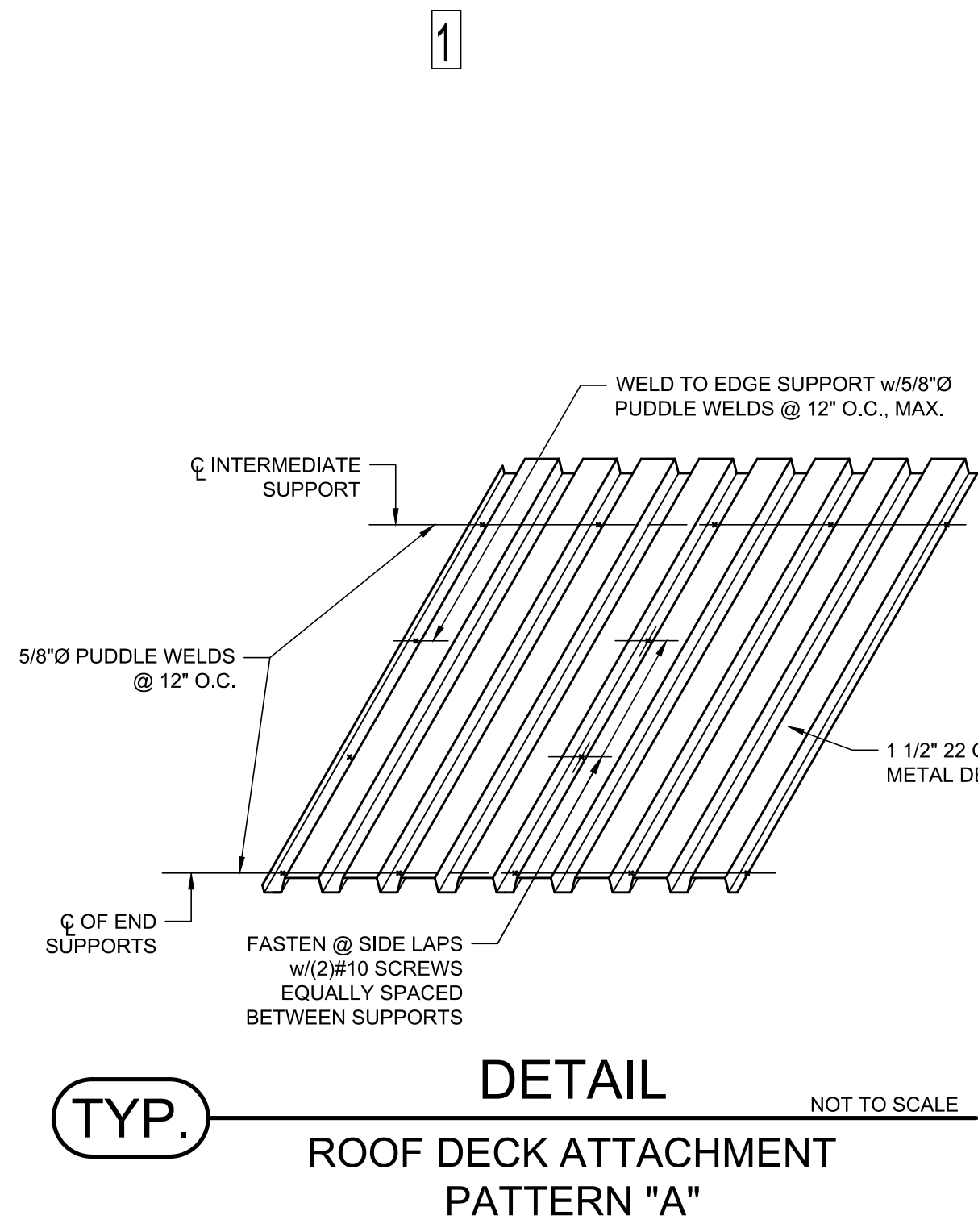
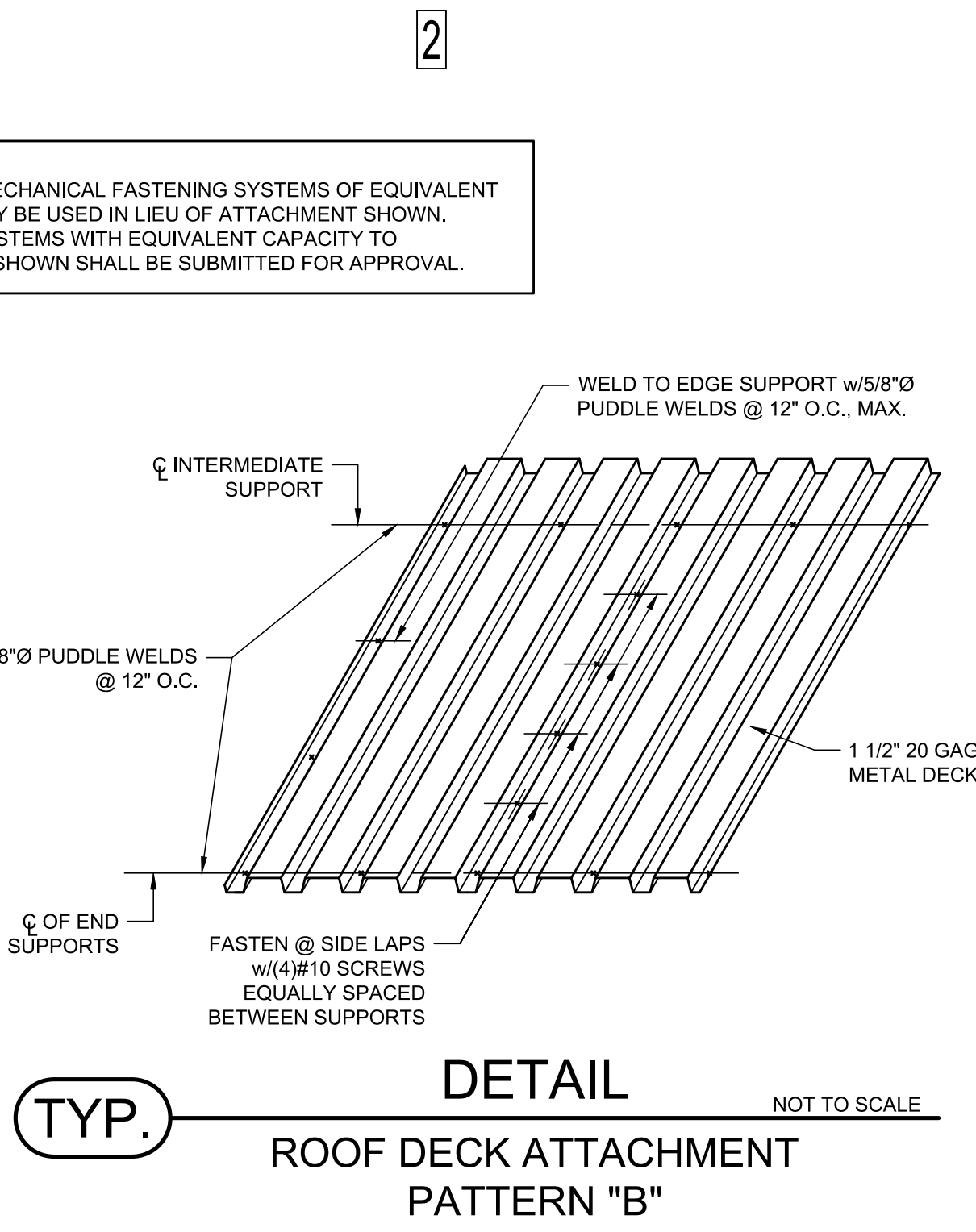
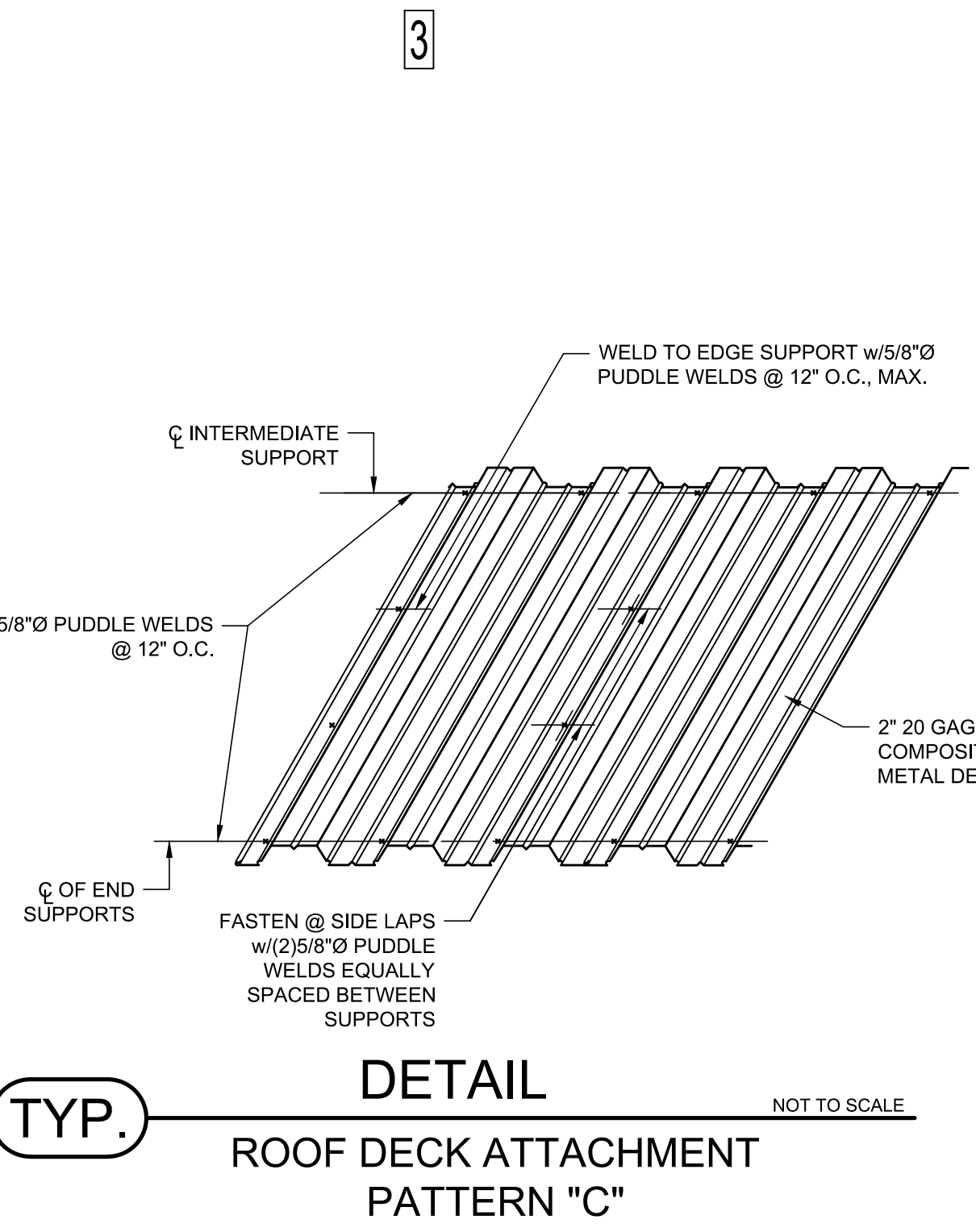
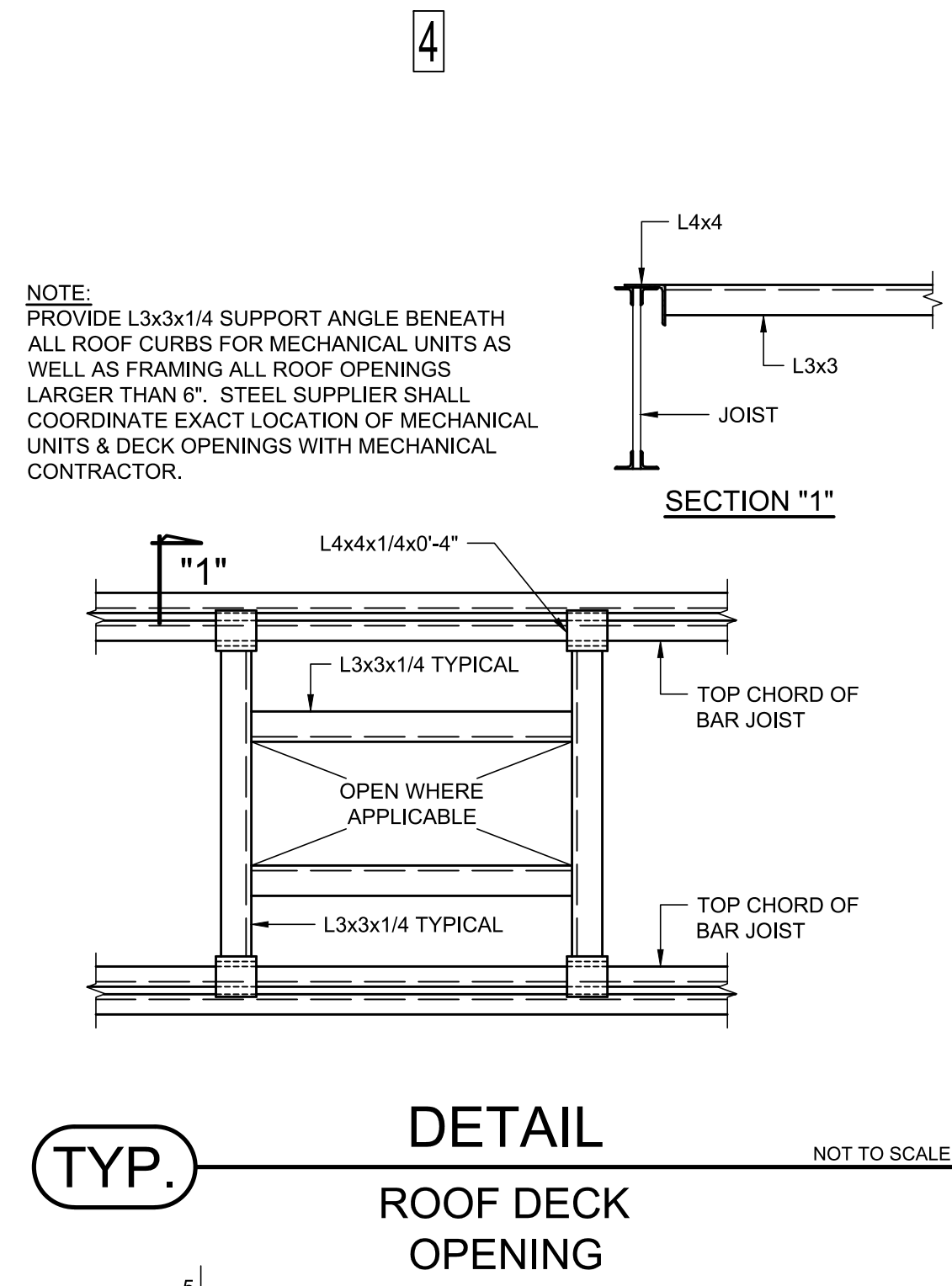
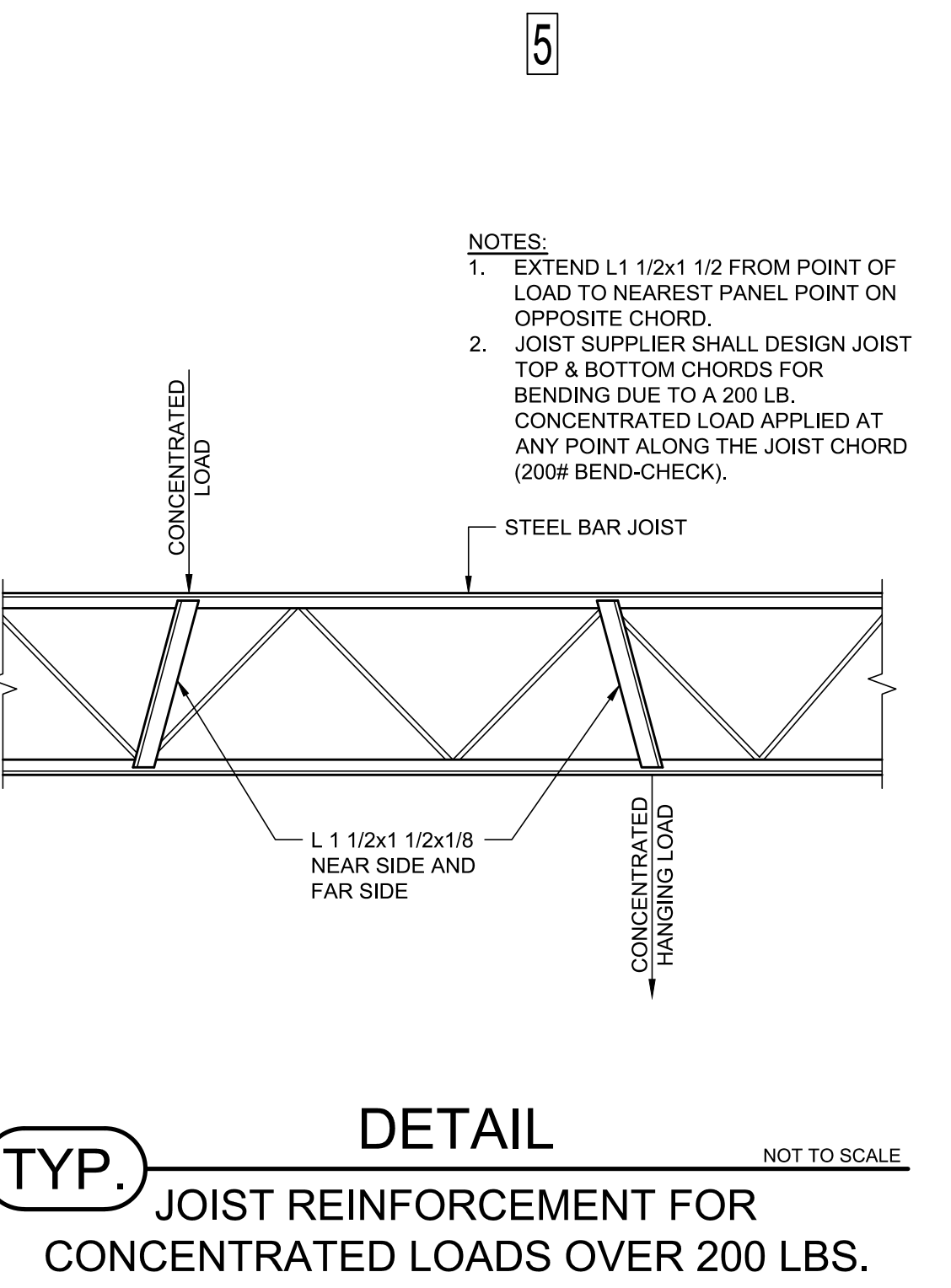
Laguna Christian Camp
Promise Land Chapel
Panama City Beach
Panama City Beach, Florida 32407



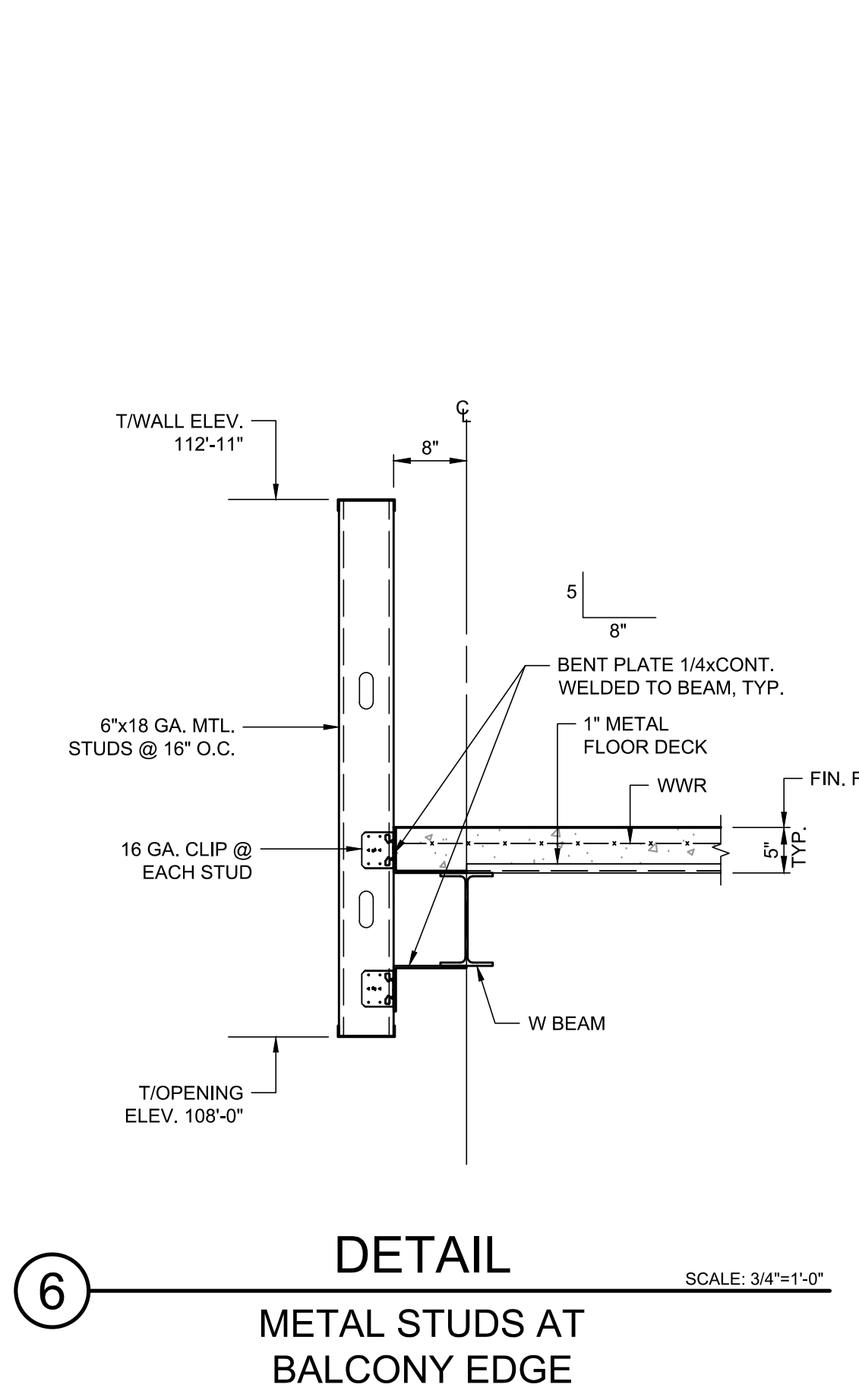
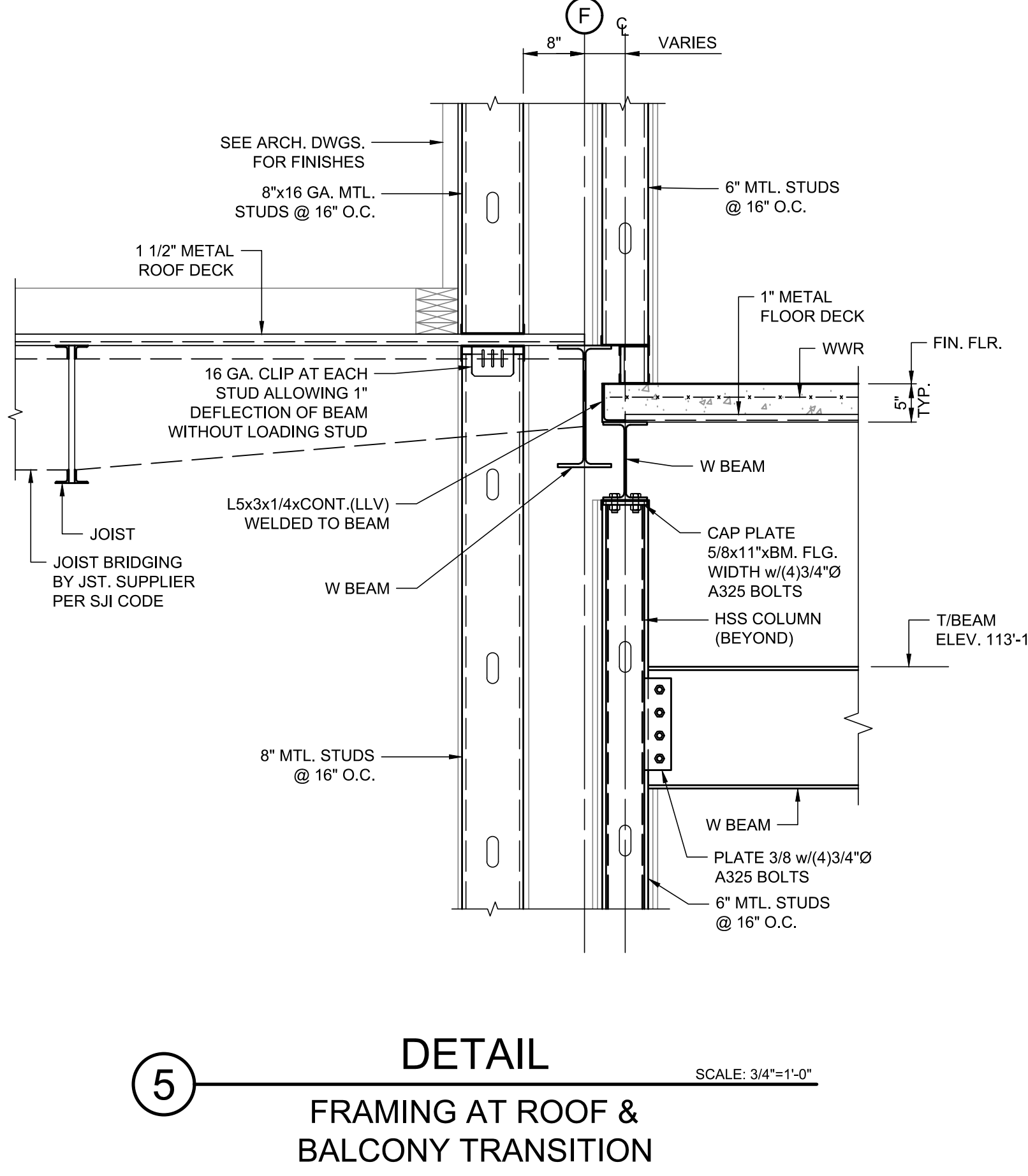
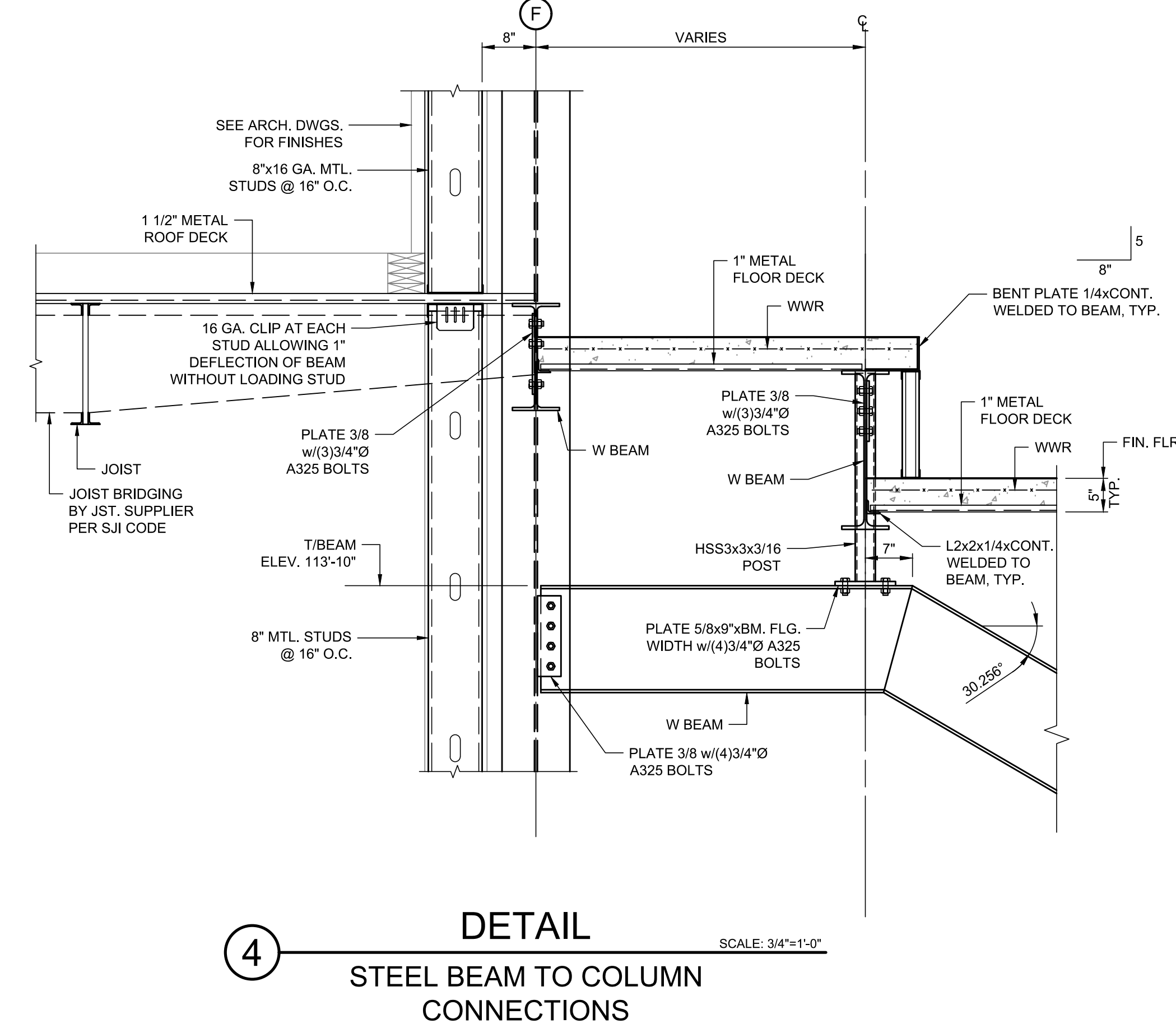
REVISION:
REVISION:
DATE: 10/10/2025
DRAWN BY: BKS
CHECKED BY: CTW
Project Number: 2307
SHEET TITLE: FRAMING DETAILS

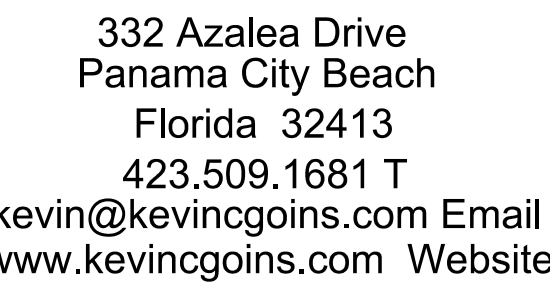
K&S Engineering, PLLC
Structural Engineers
K&S PROJECT NO. 2024-171
P.O. BOX 8837 134 WILLOW CREEK DRIVE
CLARKSVILLE, TENNESSEE 37043
PHONE: 931-645-0545 FAX: 931-553-8727
www.kesengr.com

S4-1

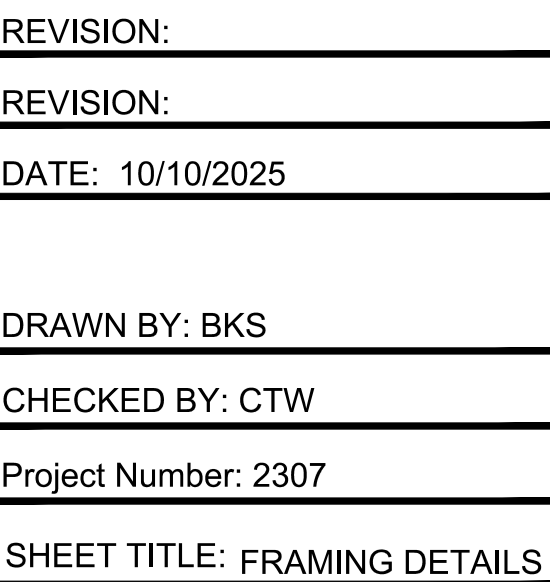


ROOF OPENING REINFORCING SCHEDULE		
L	REINFORCEMENT	REMARKS
TO 10"	NO REBAR REQUIRED	
10" TO 16"	2-#4 EACH SIDE	
16" TO 30"	3-#4 EACH SIDE	
OVER 30"	REQUIRES STRUCTURAL STEEL FRAME	SUBMIT FRAME DESIGN FOR APPROVAL





Laguna Christian Camp
Promise Land Chapel
Panama City Beach
Panama City Beach, Florida 32407



S4-2

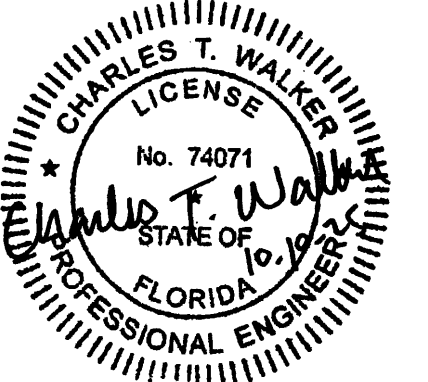




332 Azalea Drive
Panama City Beach
Florida 32413
423.509.1681 T
kevin@kevingoins.com Email
www.kevingoins.com Website

Kevin C. Goins
ARCHITECT, AIA

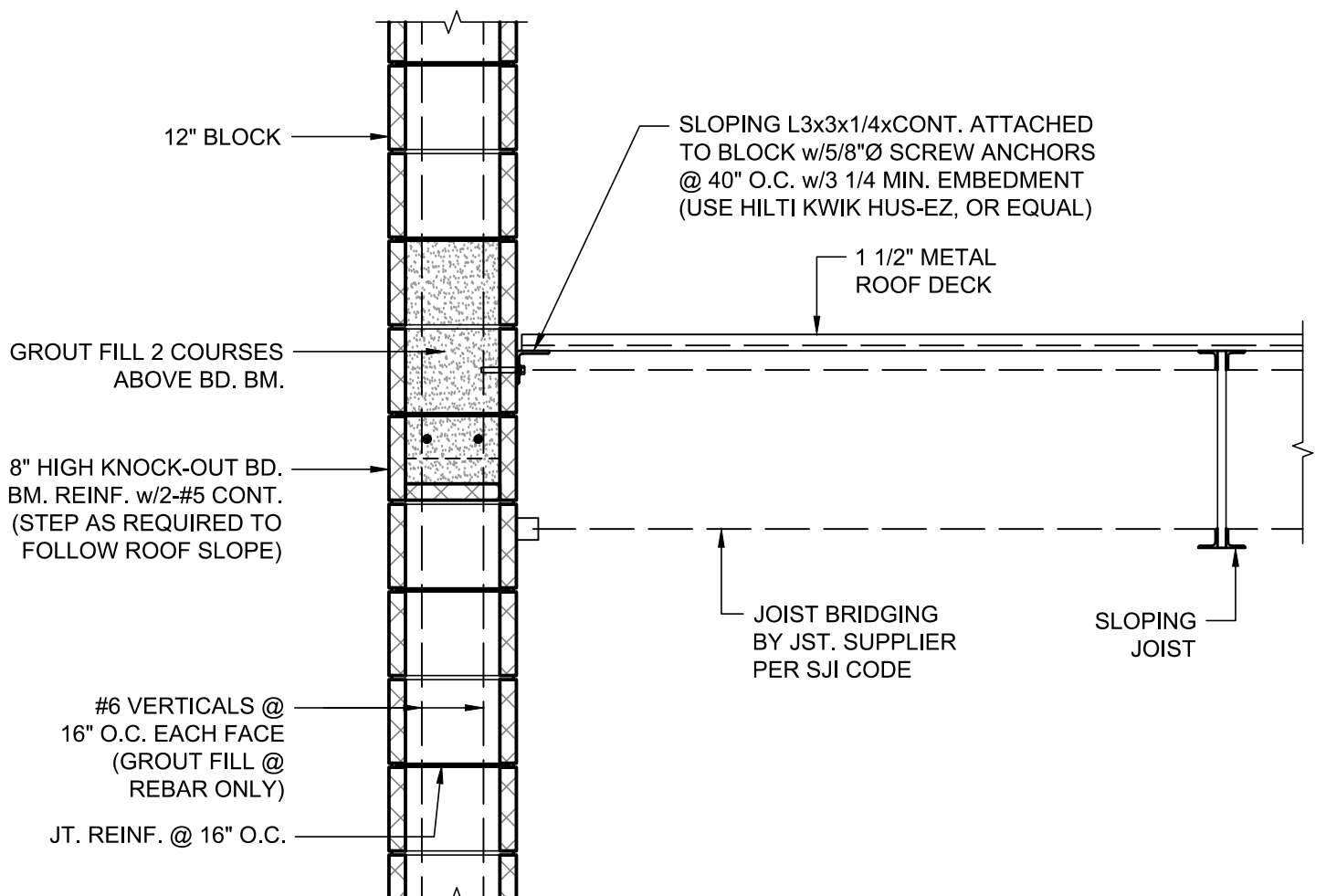
Laguna Christian Camp
Promise Land Chapel
Panama City Beach
Panama City Beach, Florida 32407



REVISION:
REVISION:
DATE: 10/10/2025
DRAWN BY: BKS
CHECKED BY: CTW
Project Number: 2307
SHEET TITLE: FRAMING DETAILS

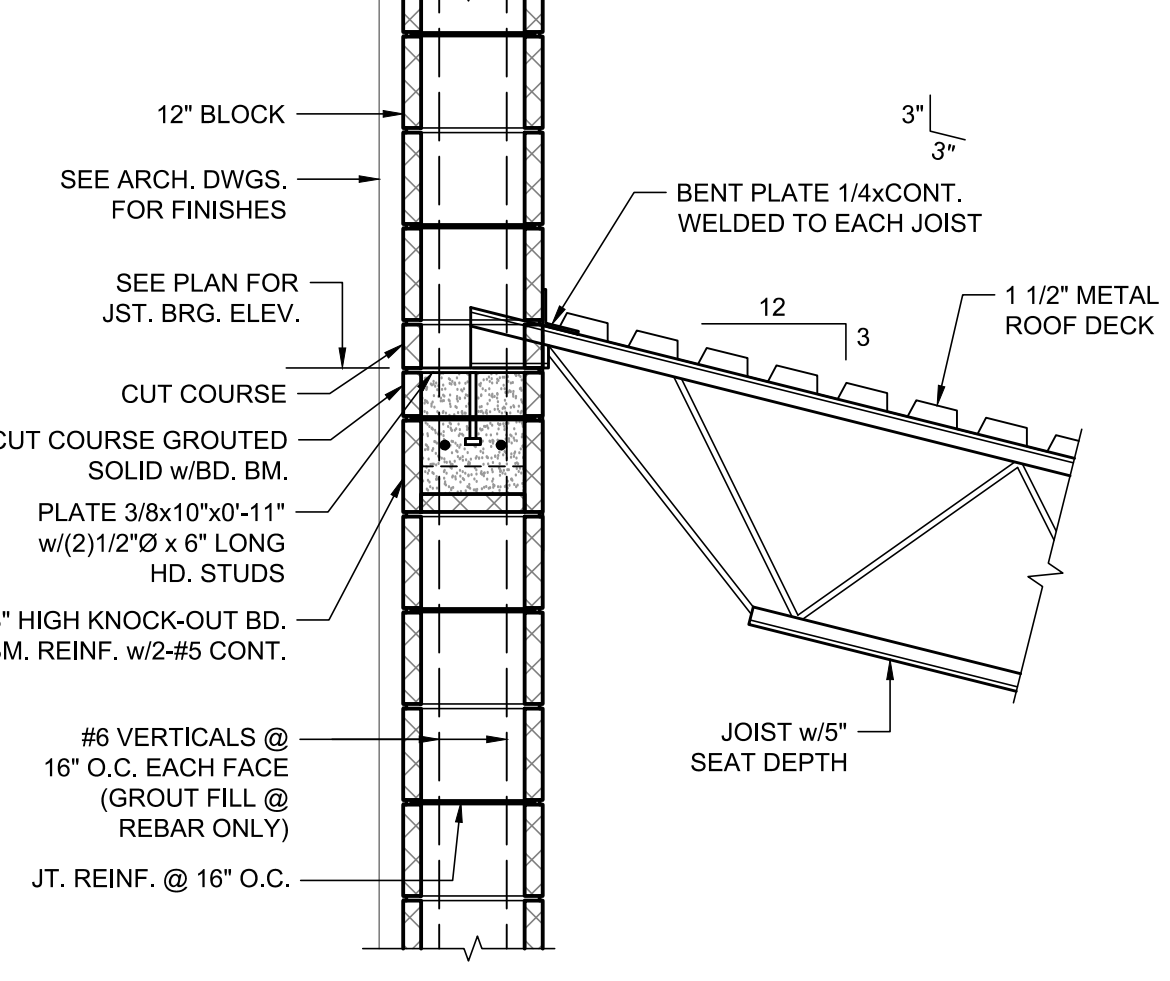
S4-3

5



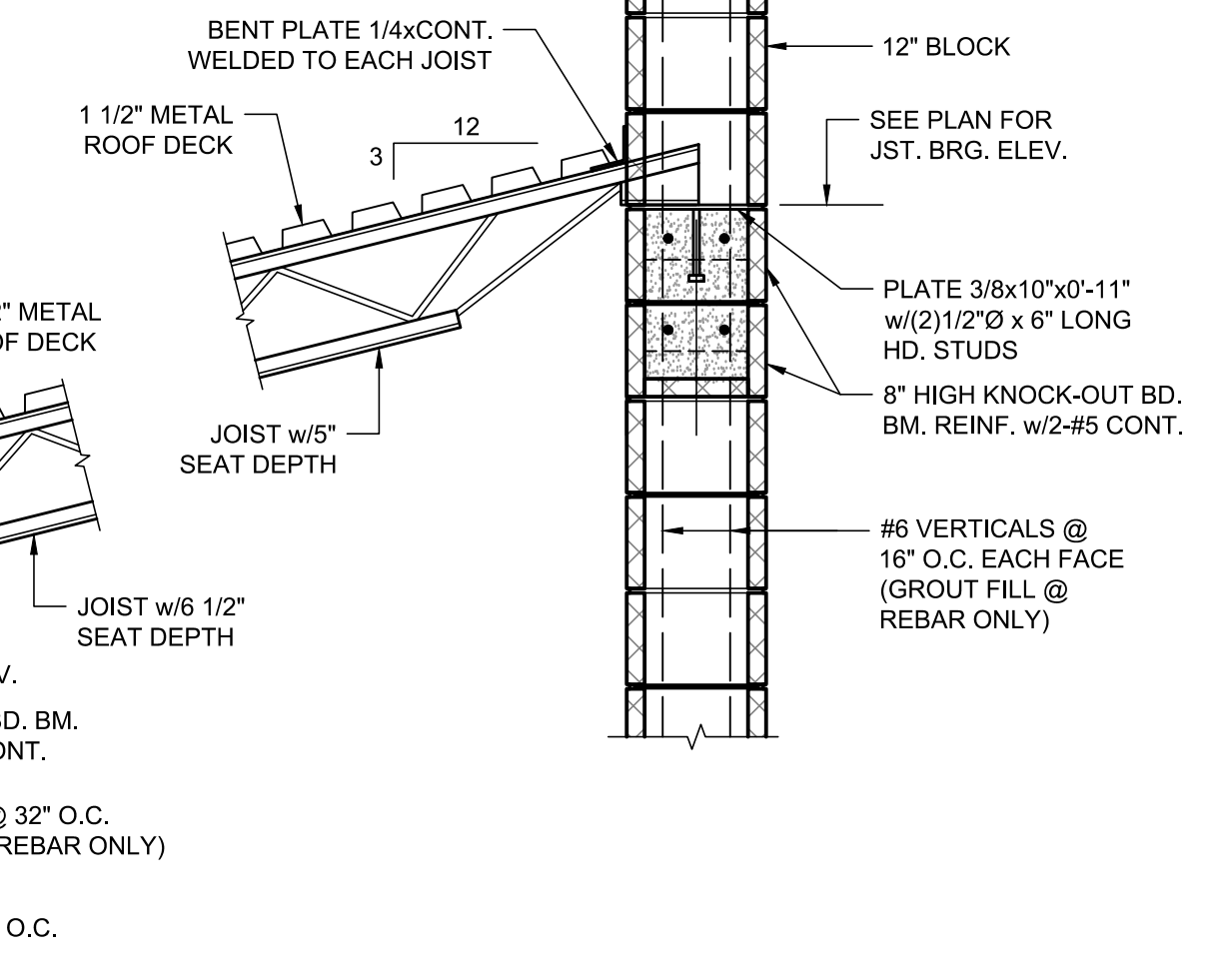
5 DETAIL SCALE: 3/4"=1'-0"
JOISTS PARALLEL TO INTERIOR WALL

4



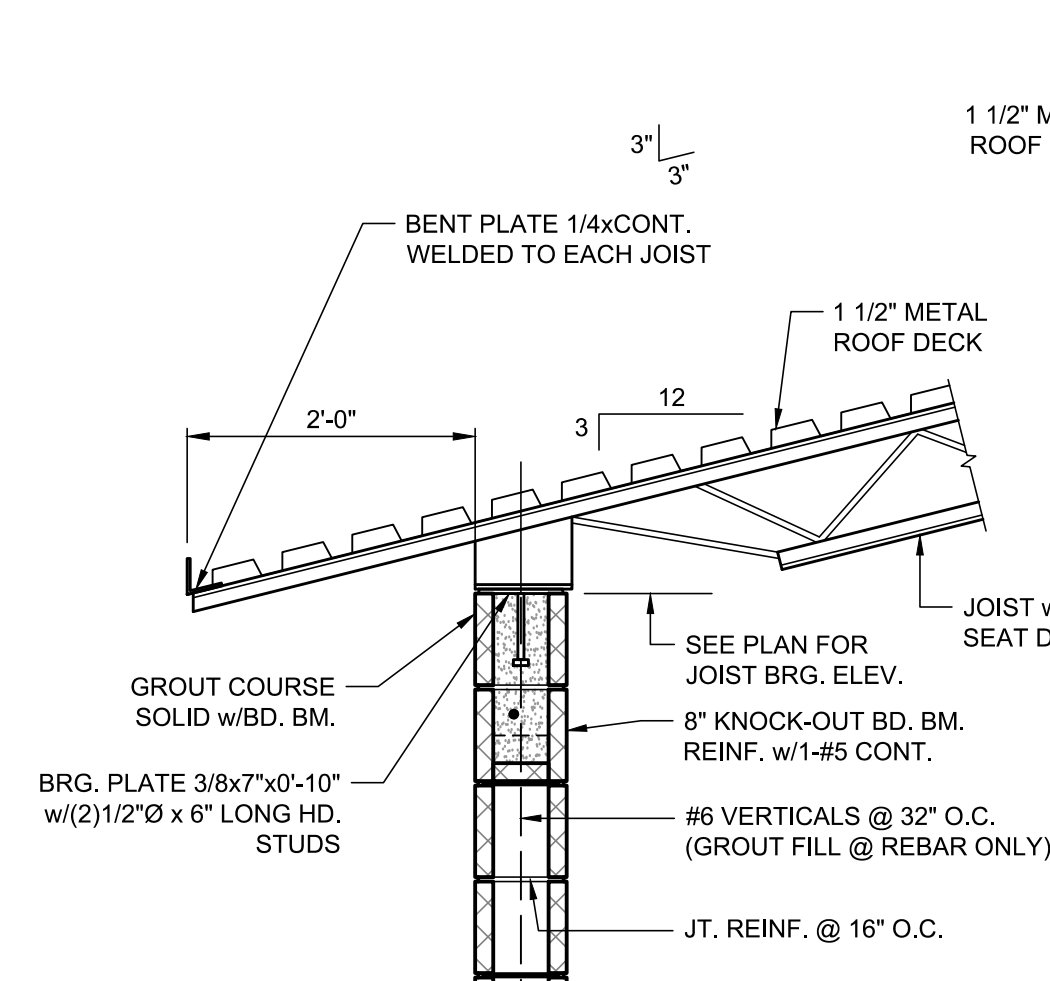
4 DETAIL SCALE: 3/4"=1'-0"
JOISTS BEARING AT INTERIOR WALL

3



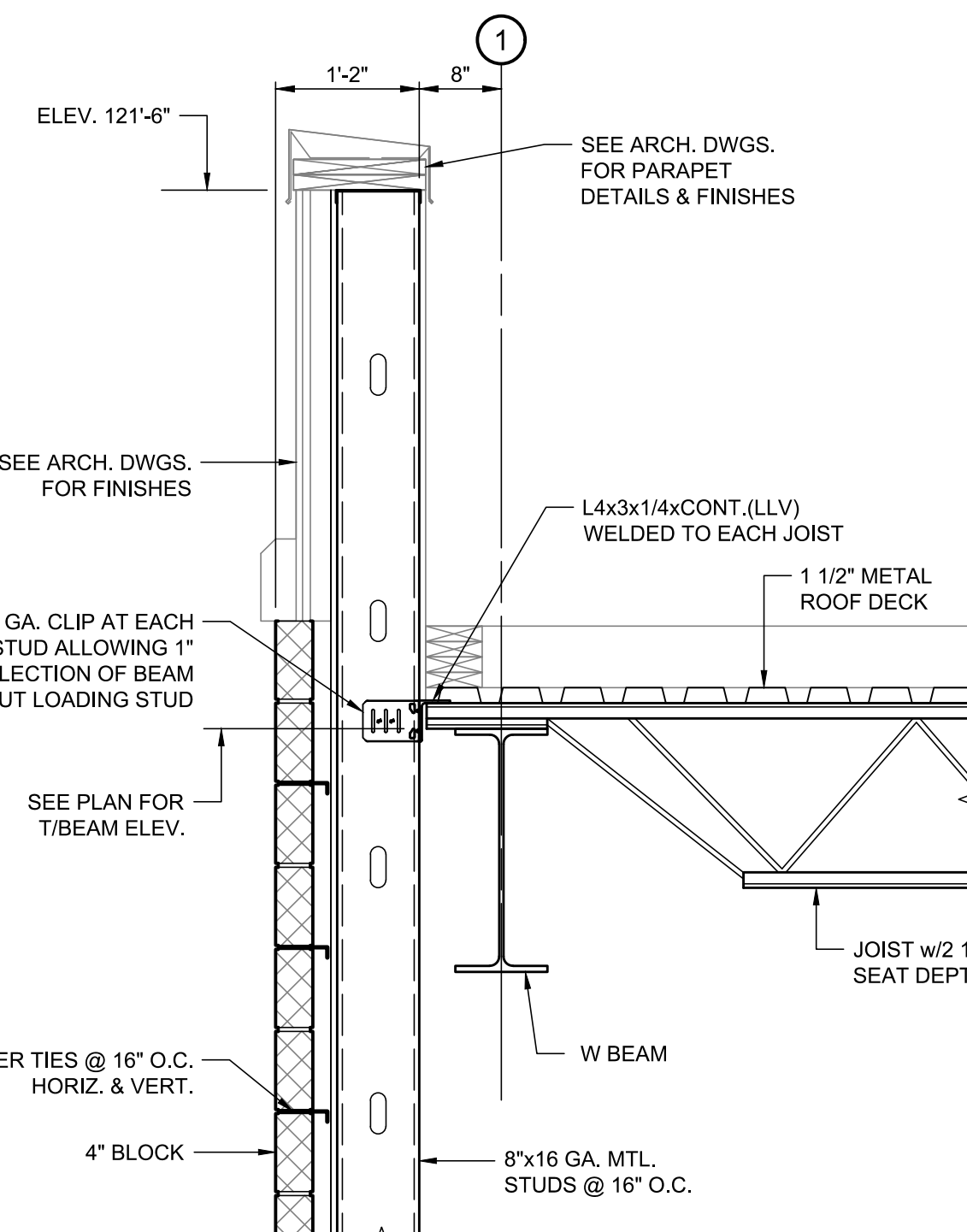
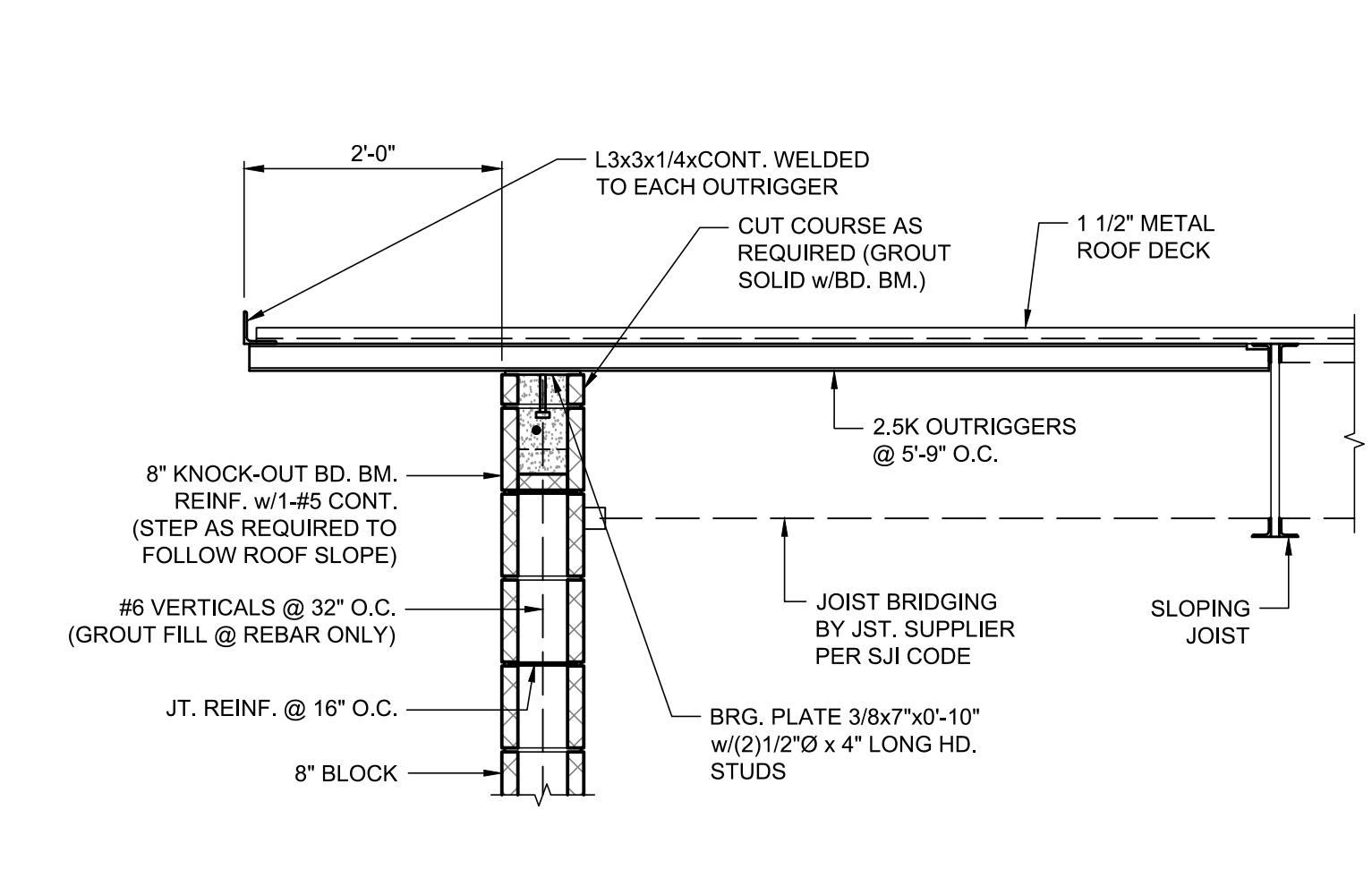
3 DETAIL SCALE: 3/4"=1'-0"
JOISTS BEARING AT WALLS

2

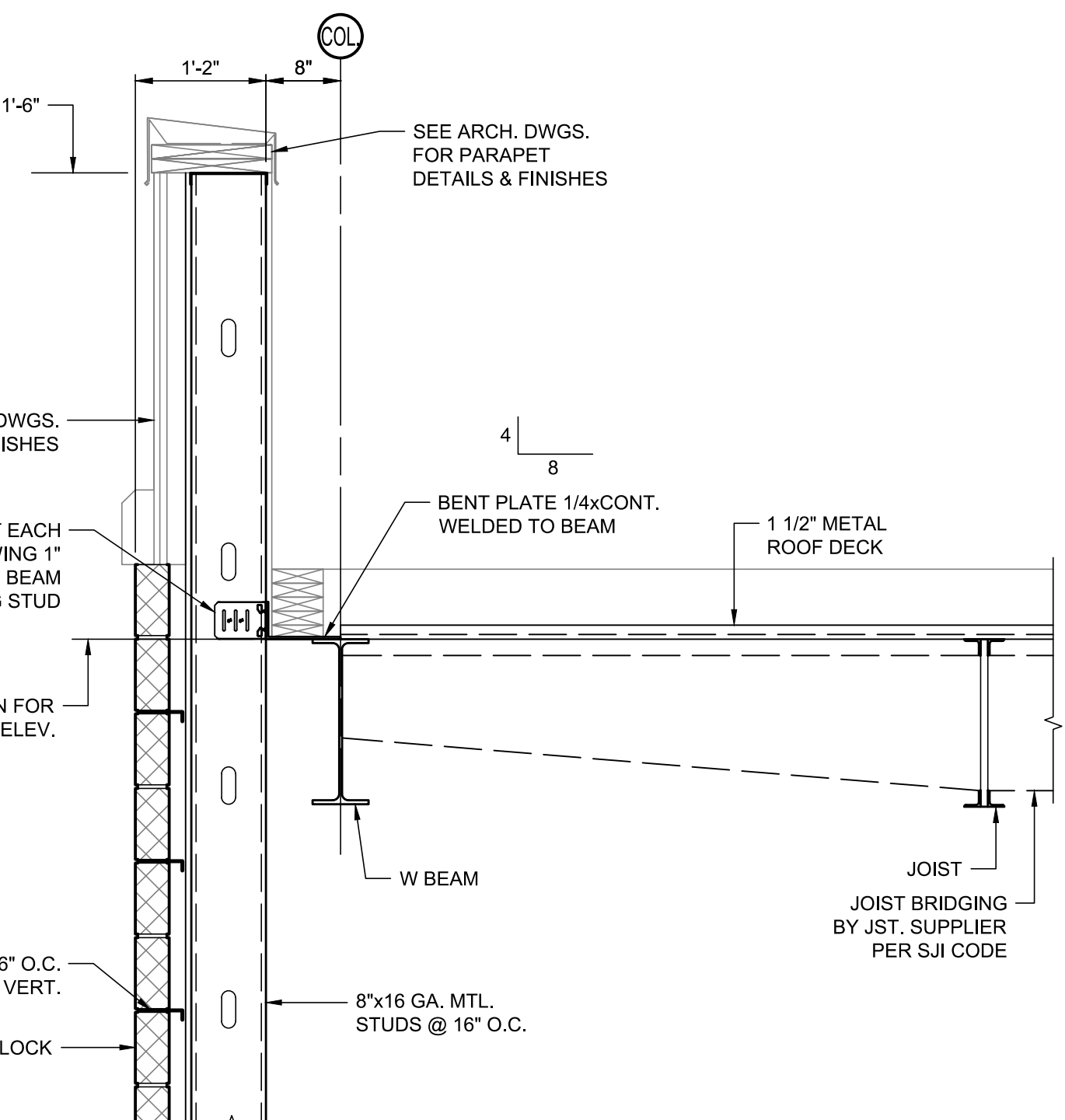


2 DETAIL SCALE: 3/4"=1'-0"
JOISTS PARALLEL TO EXTERIOR WALL

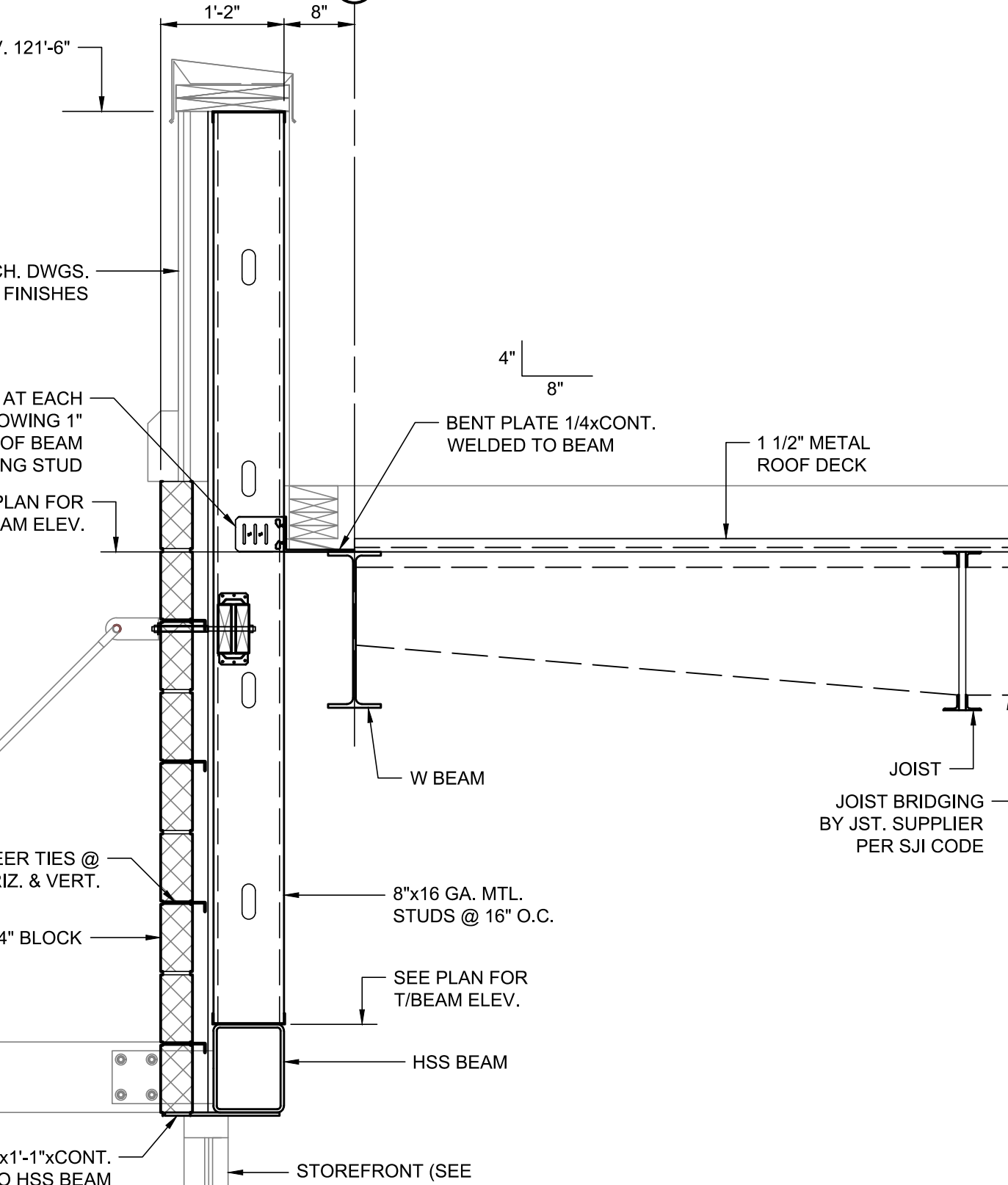
1



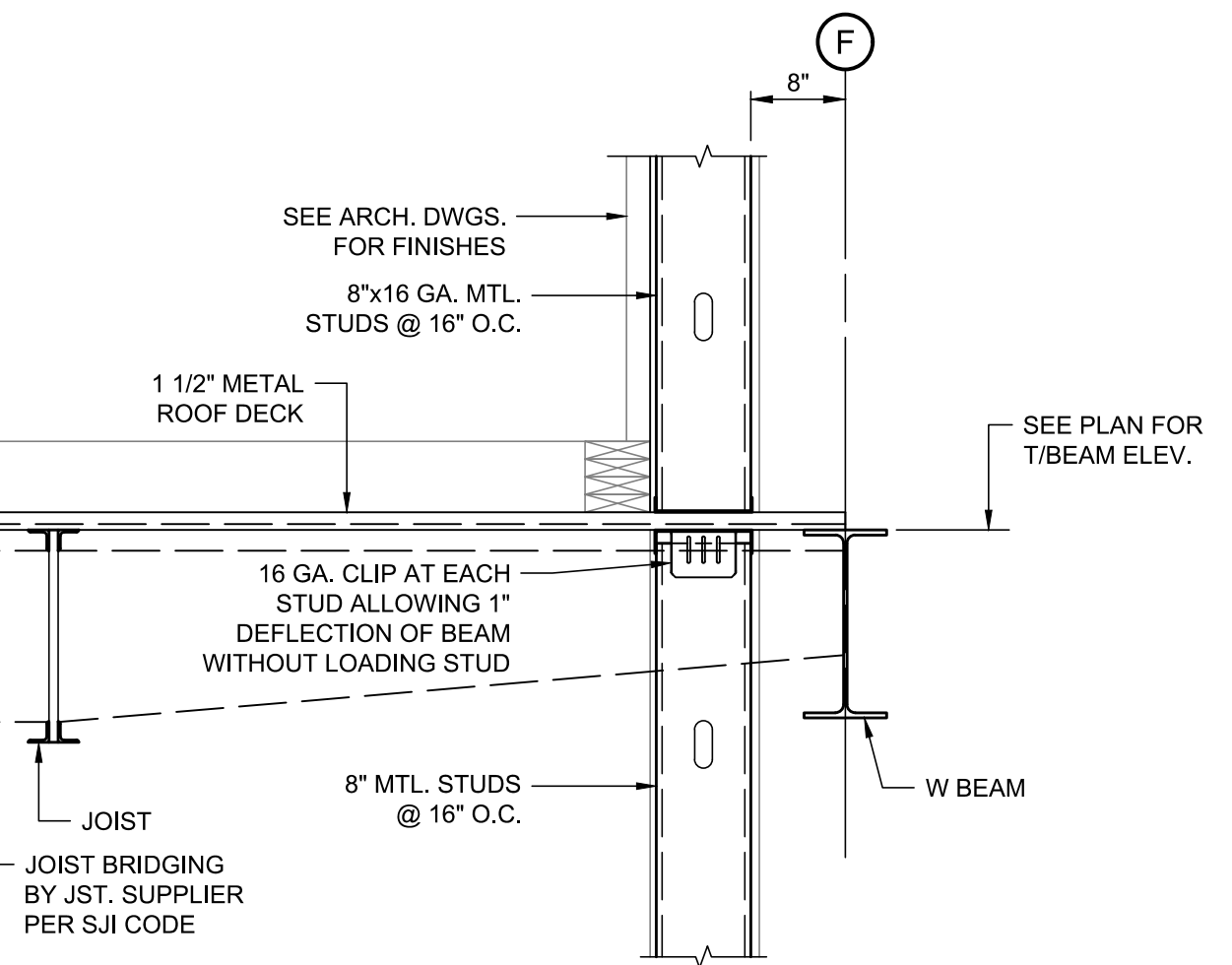
5 DETAIL SCALE: 3/4"=1'-0"
JOIST BEARING AT STEEL BEAM



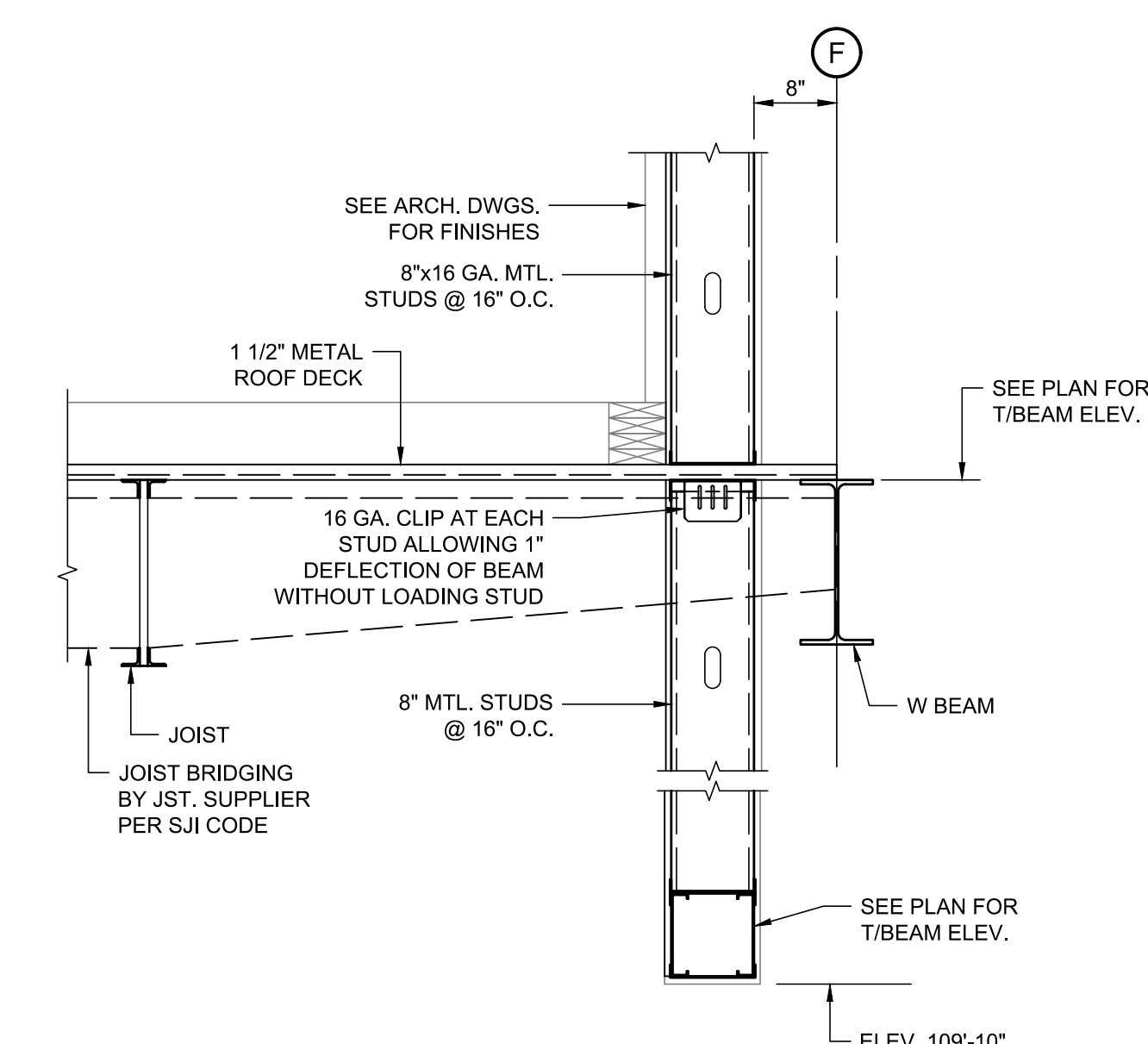
6 DETAIL SCALE: 3/4"=1'-0"
JOIST PARALLEL TO STEEL BEAM



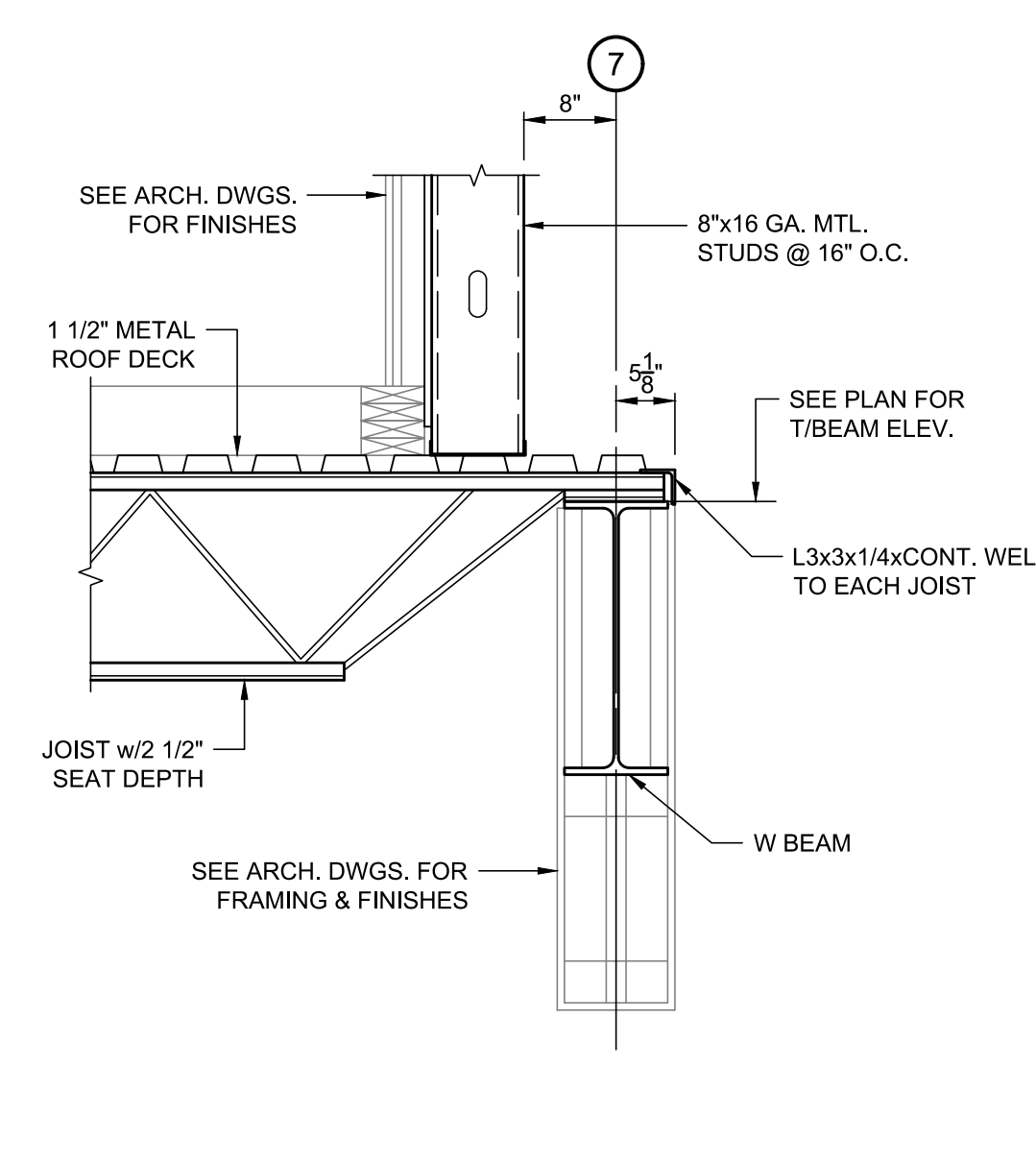
7 DETAIL SCALE: 3/4"=1'-0"
JOIST PARALLEL TO STEEL BEAM



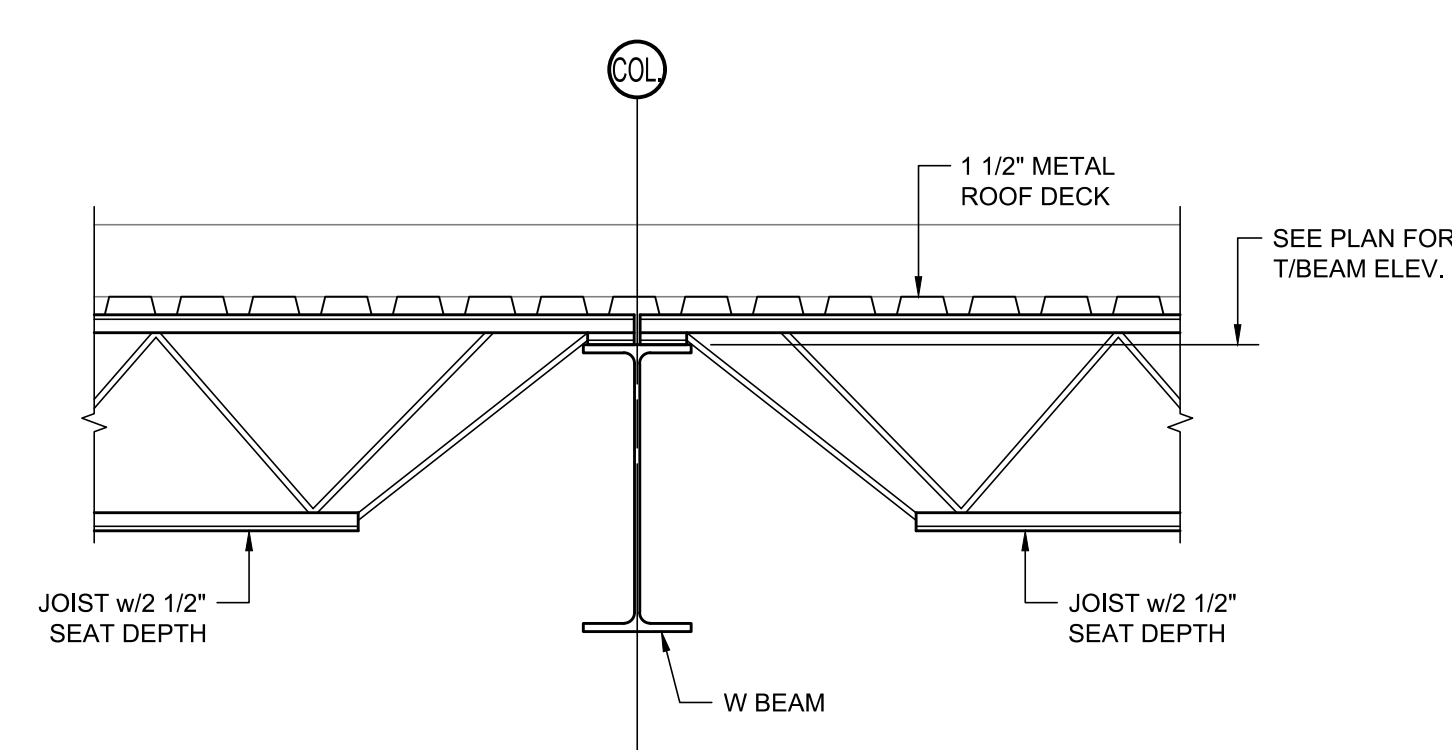
8 DETAIL SCALE: 3/4"=1'-0"
JOIST PARALLEL TO WALL



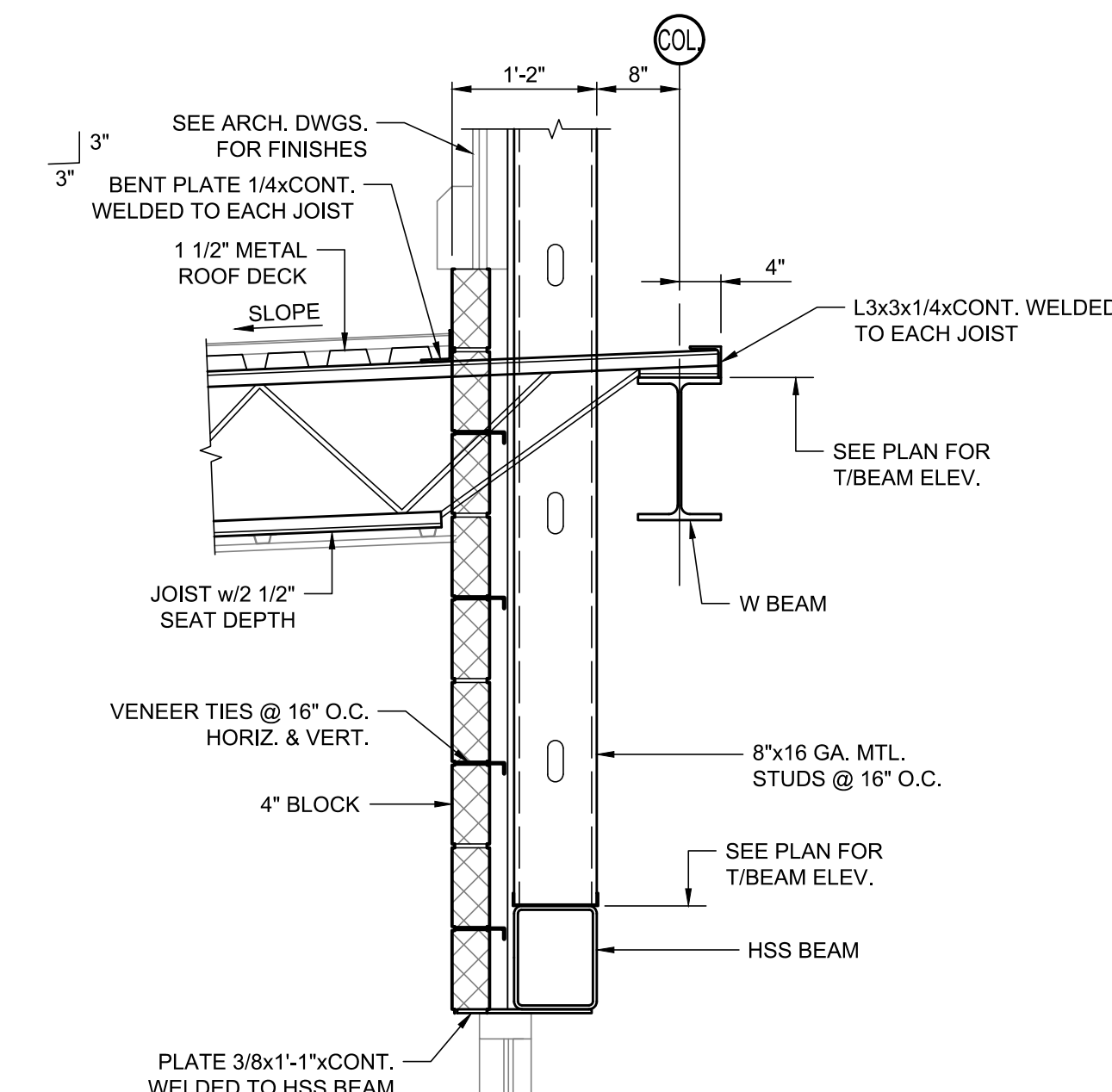
9 DETAIL SCALE: 3/4"=1'-0"
JOIST PARALLEL TO WALL



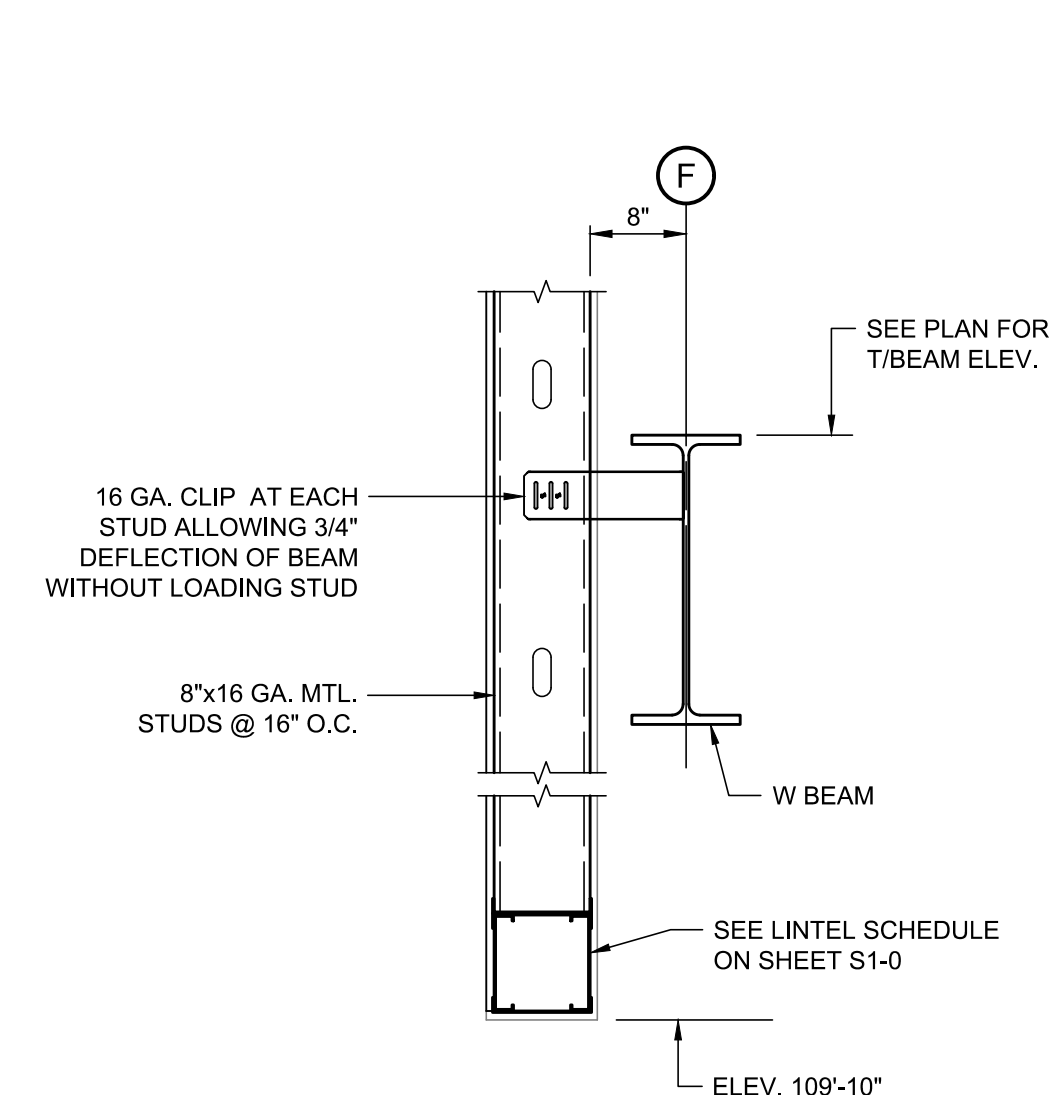
10 DETAIL SCALE: 3/4"=1'-0"
JOIST BEARING AT STEEL BEAM



11 DETAIL SCALE: 3/4"=1'-0"
JOIST BEARING AT STEEL BEAM

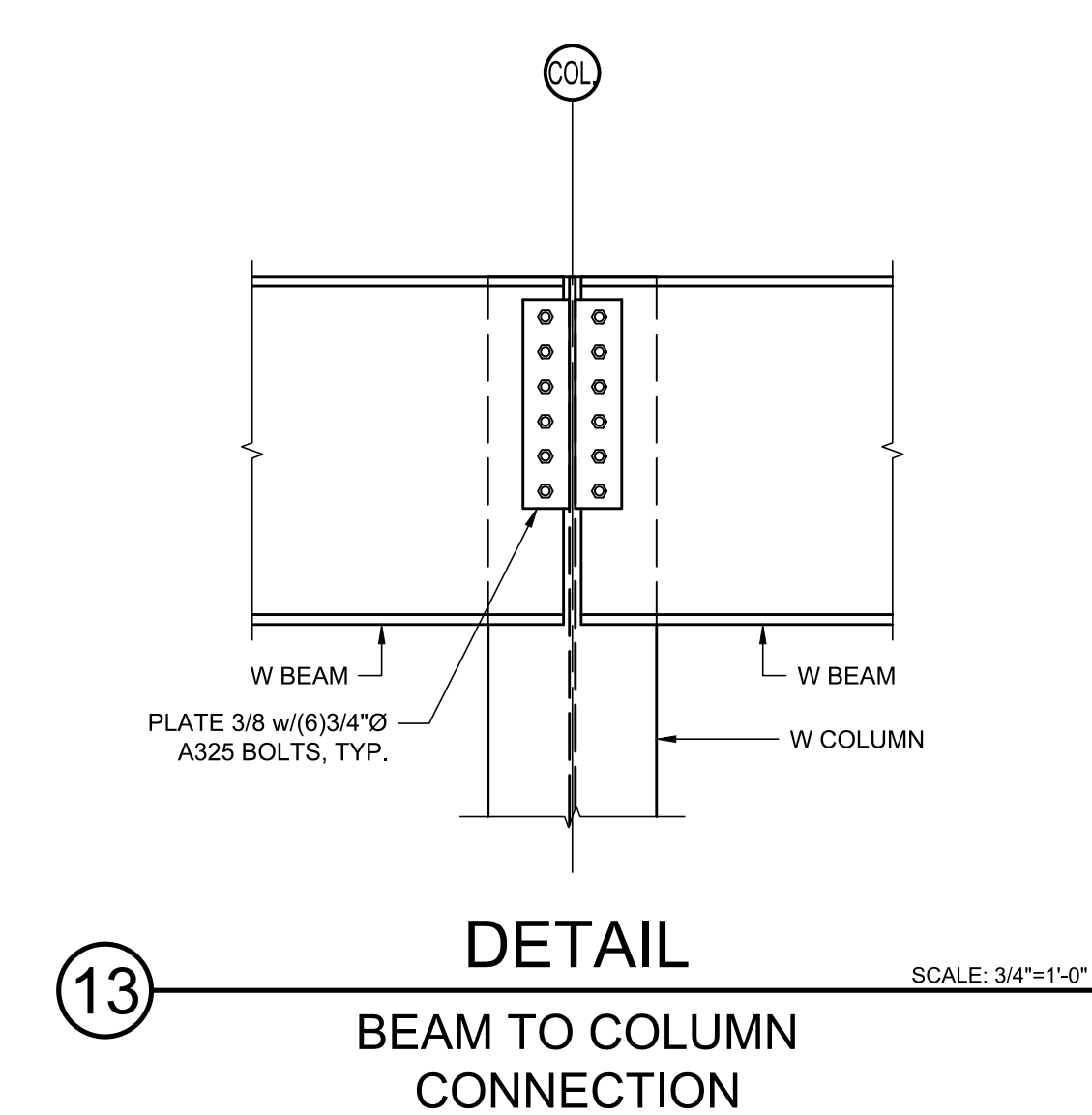
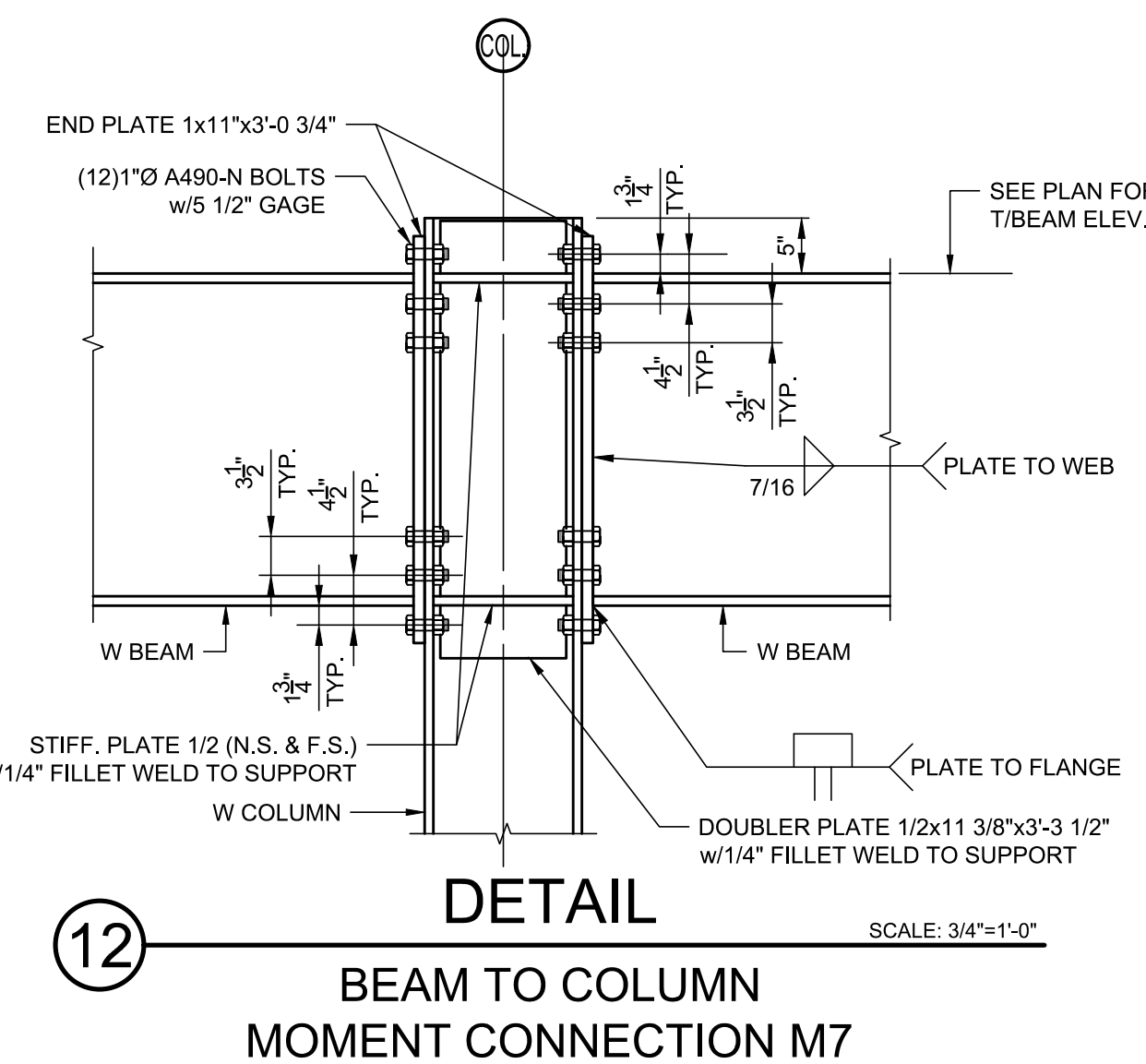
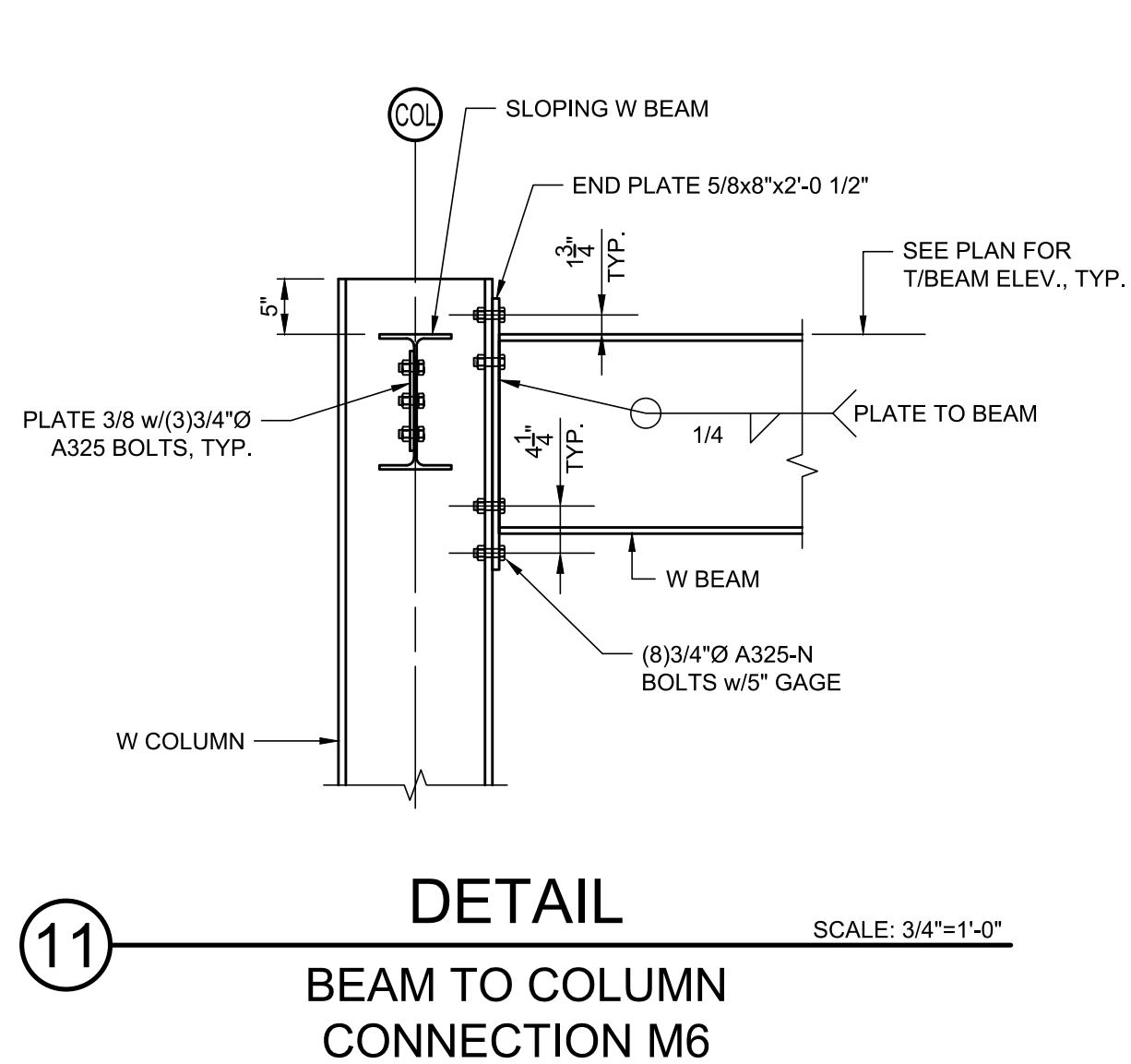
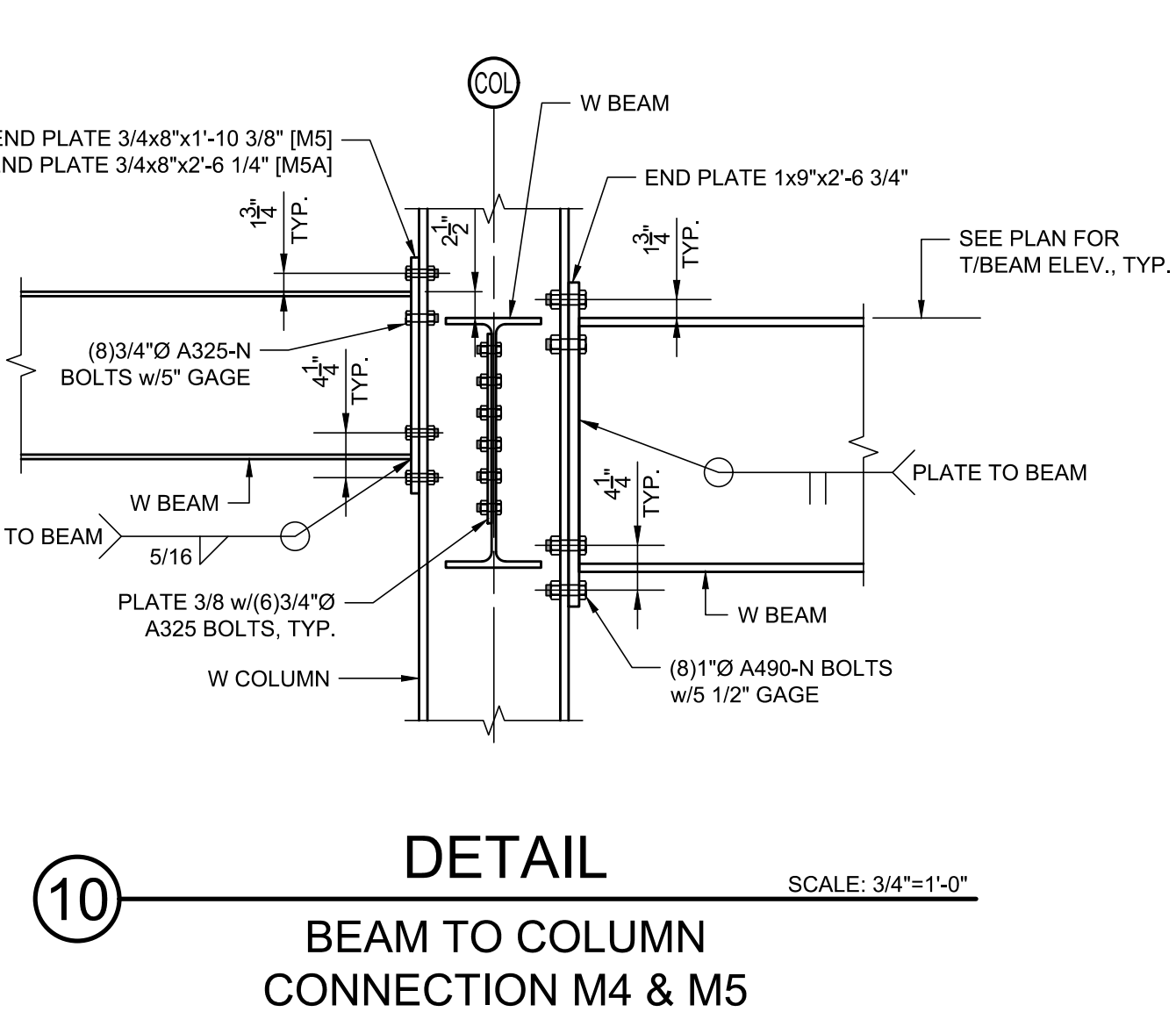
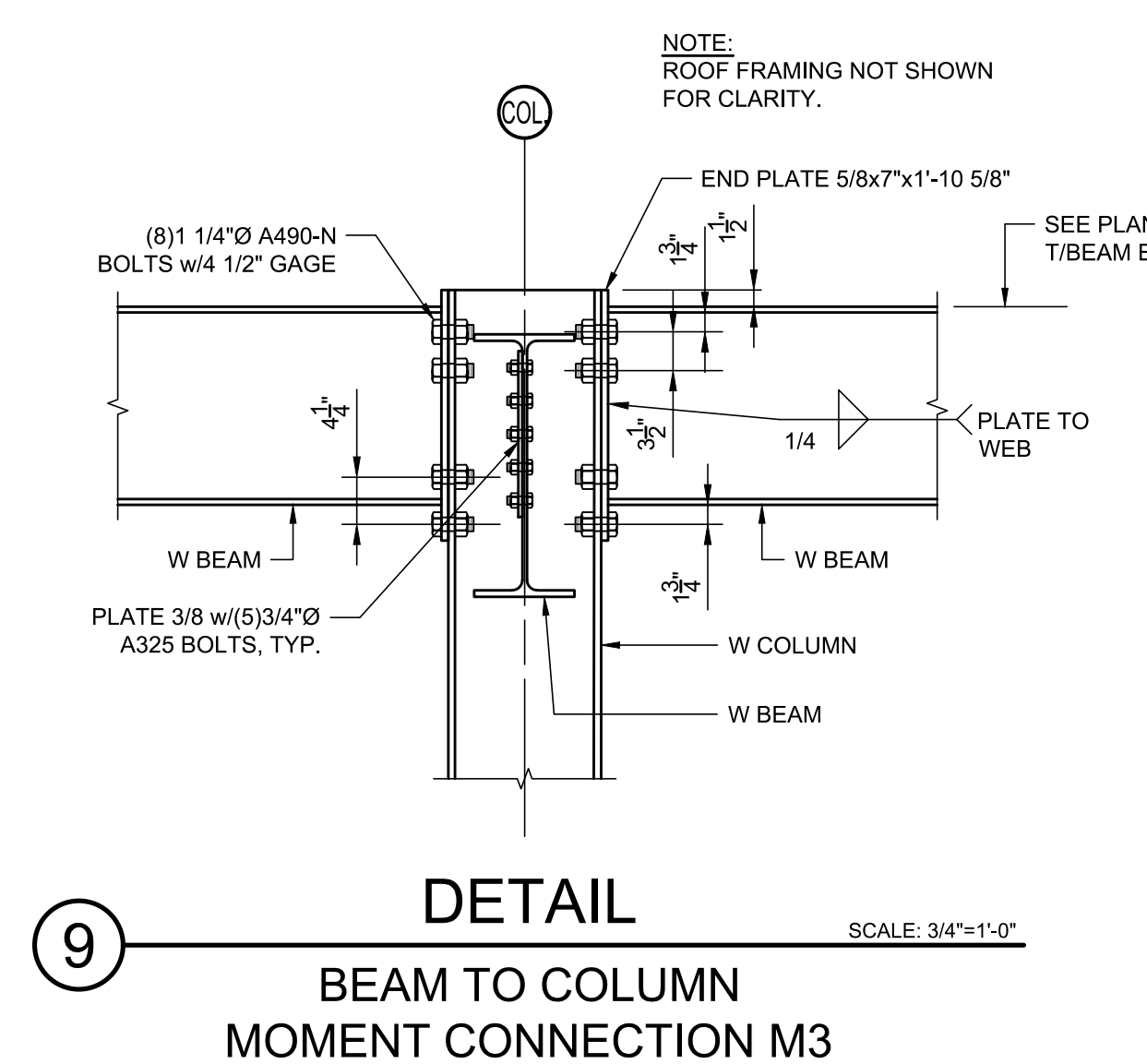
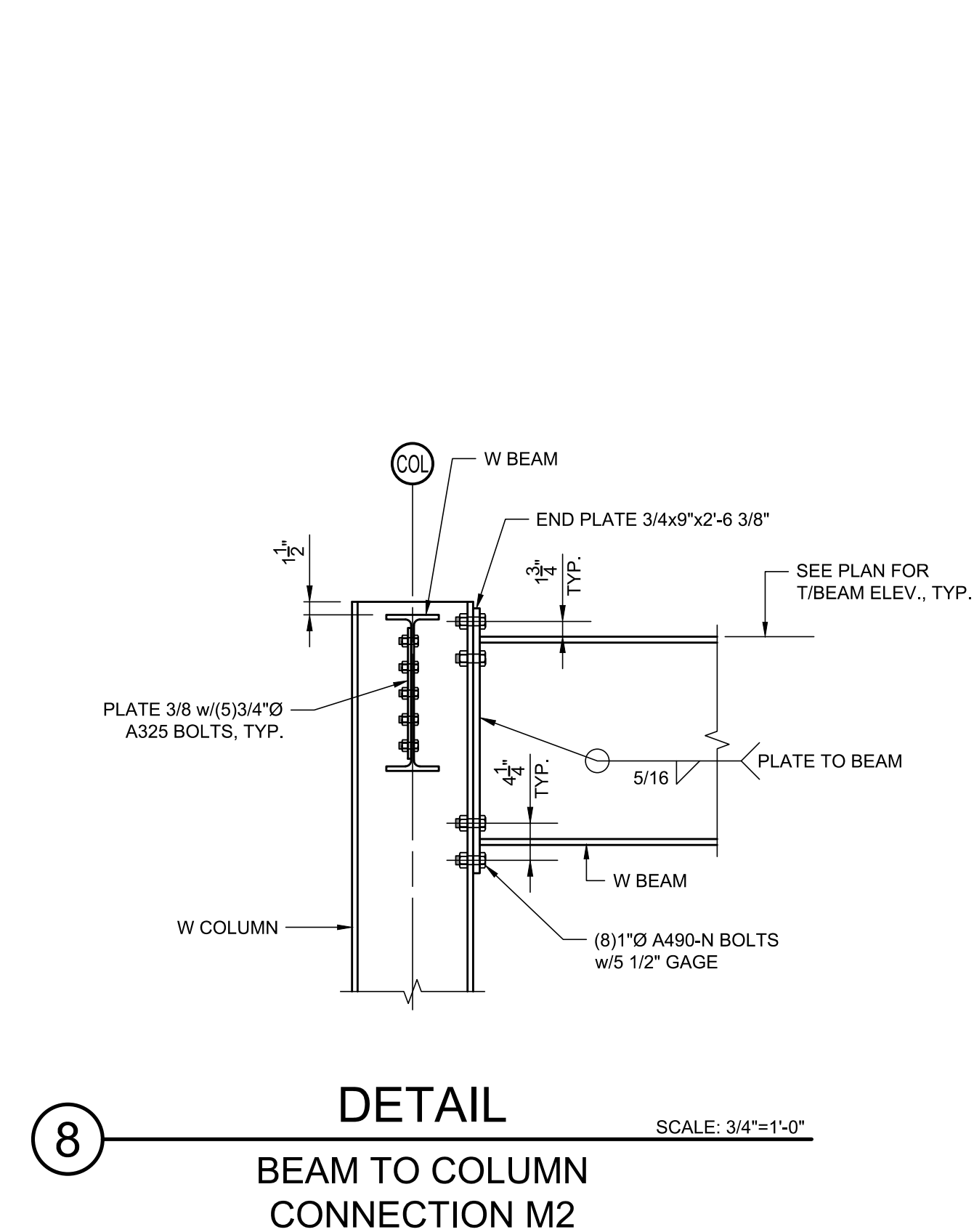
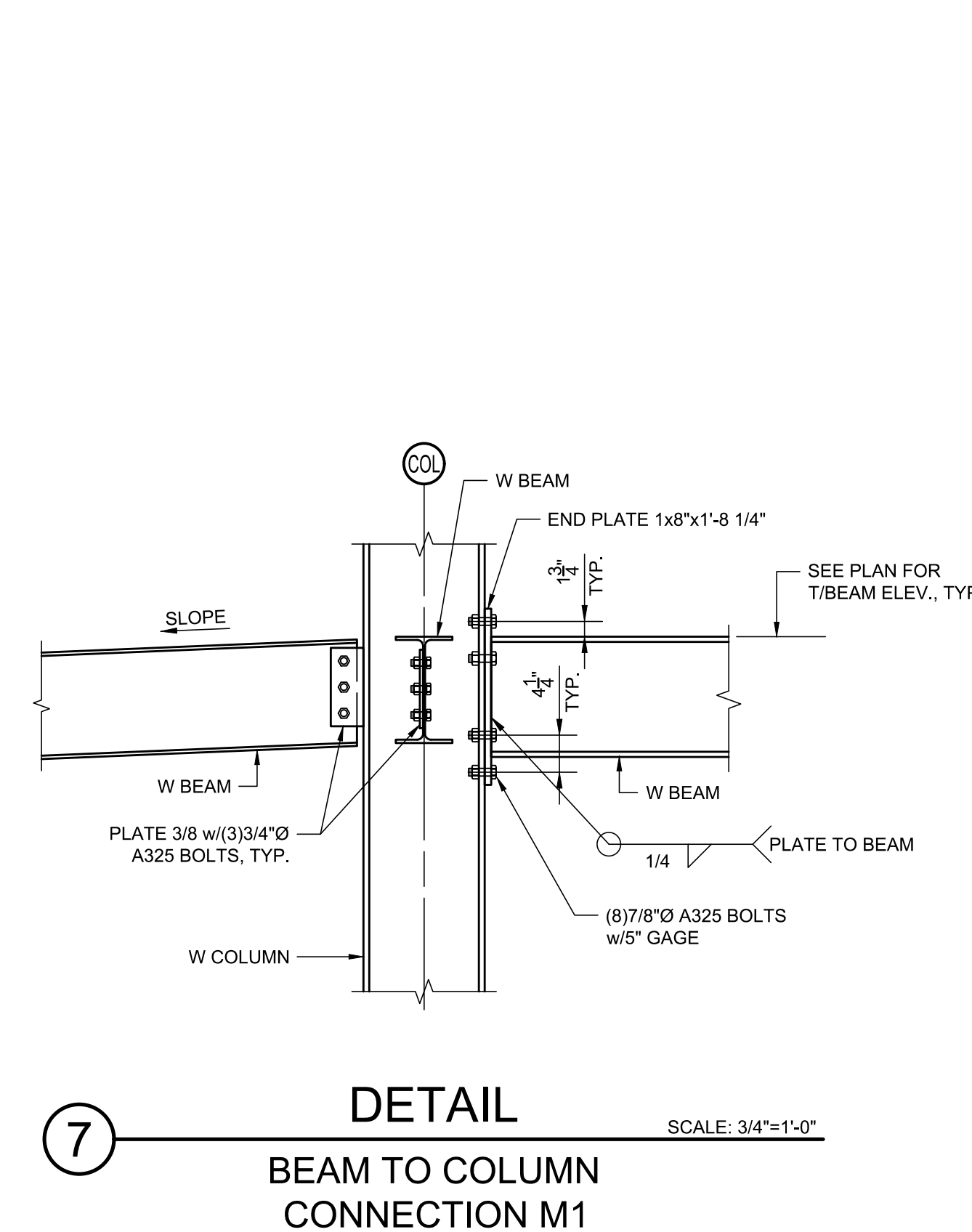
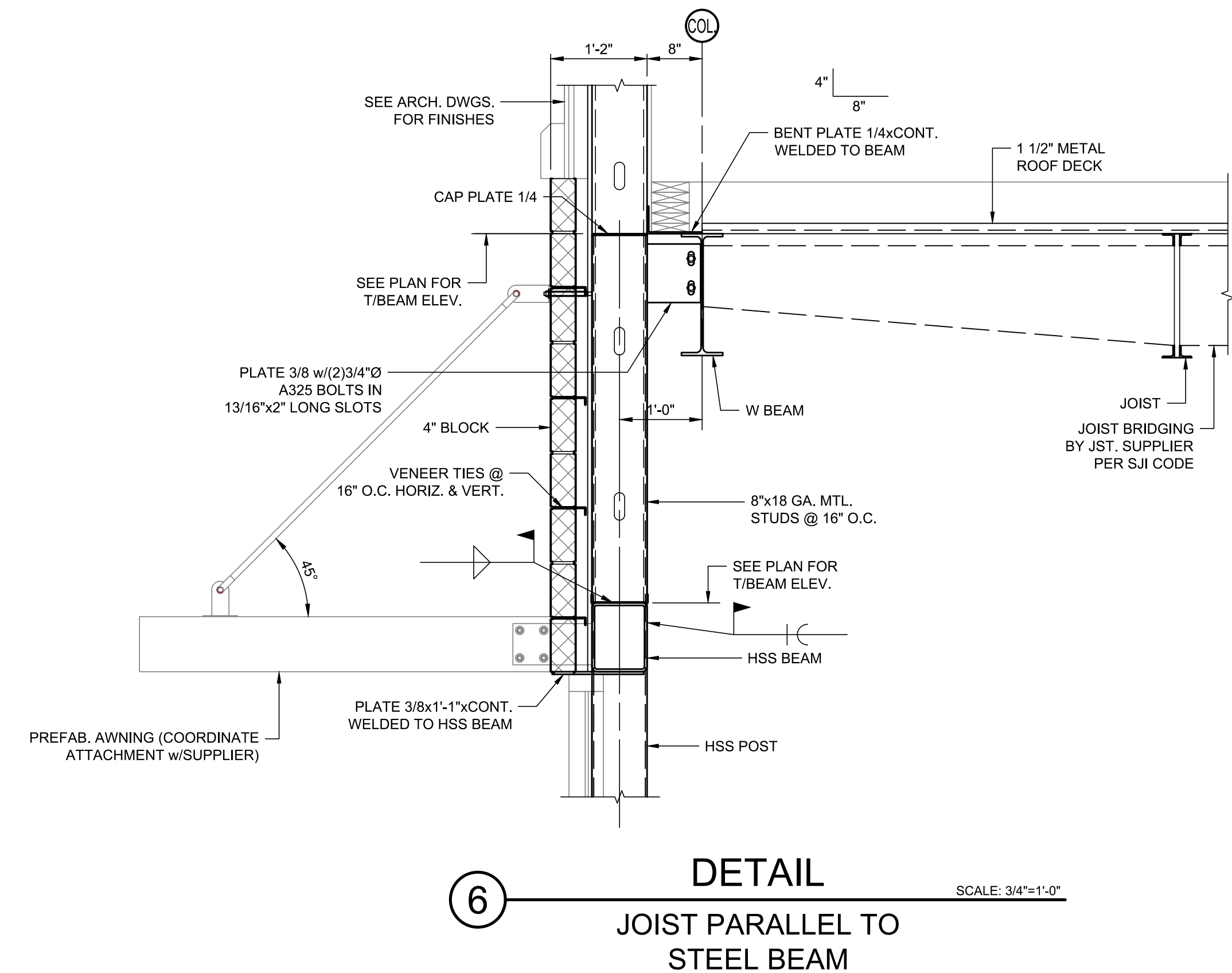
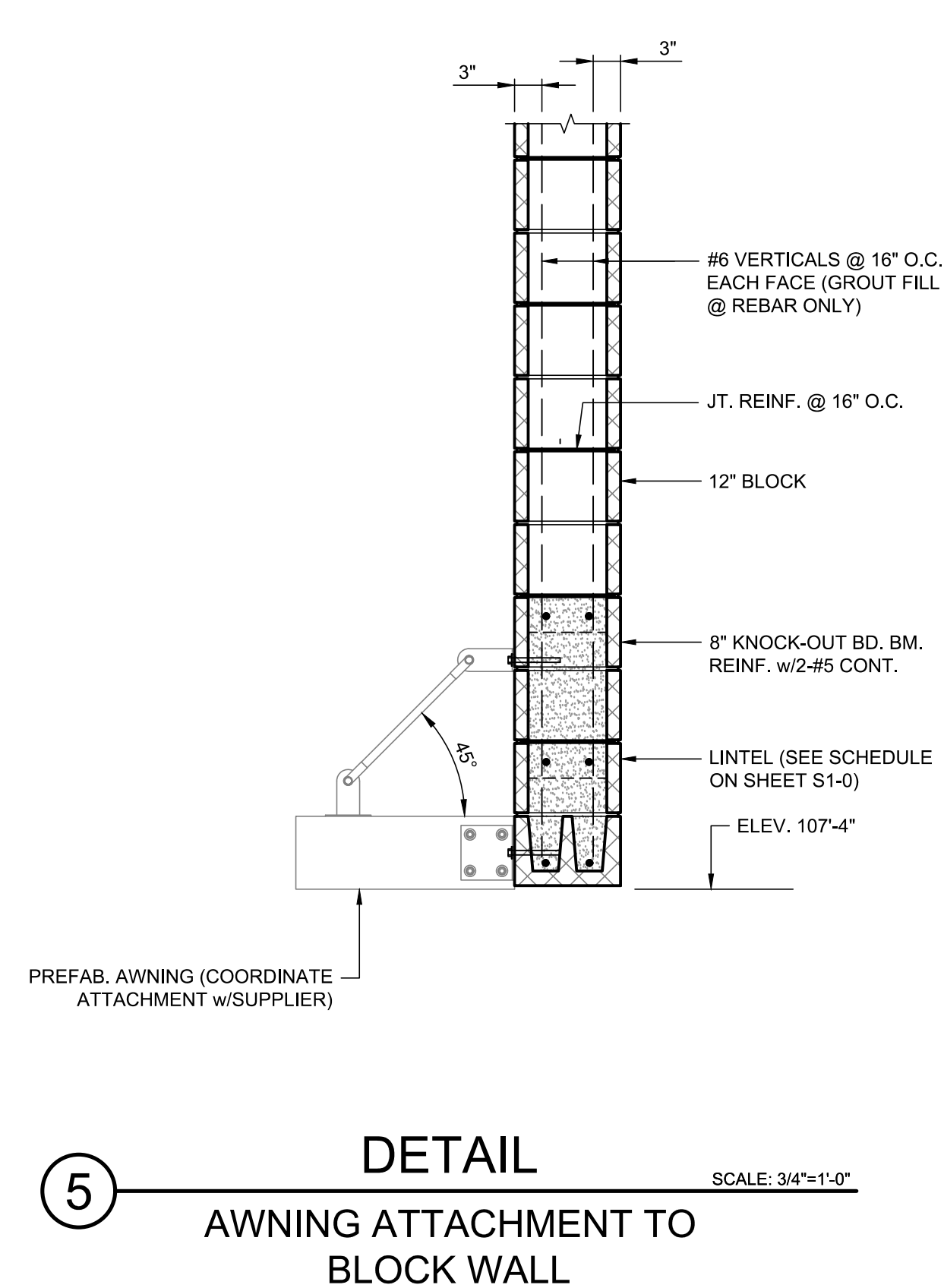
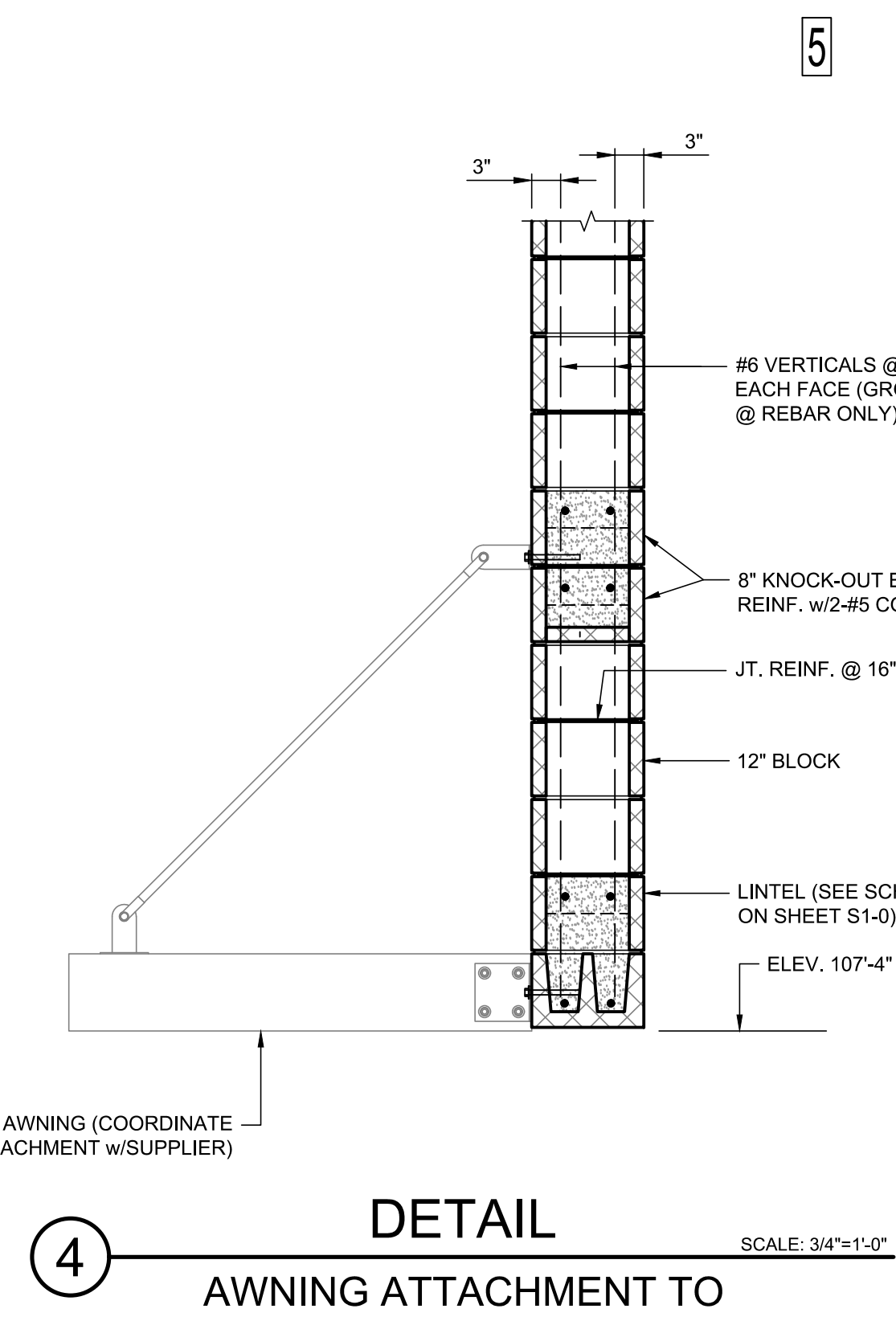
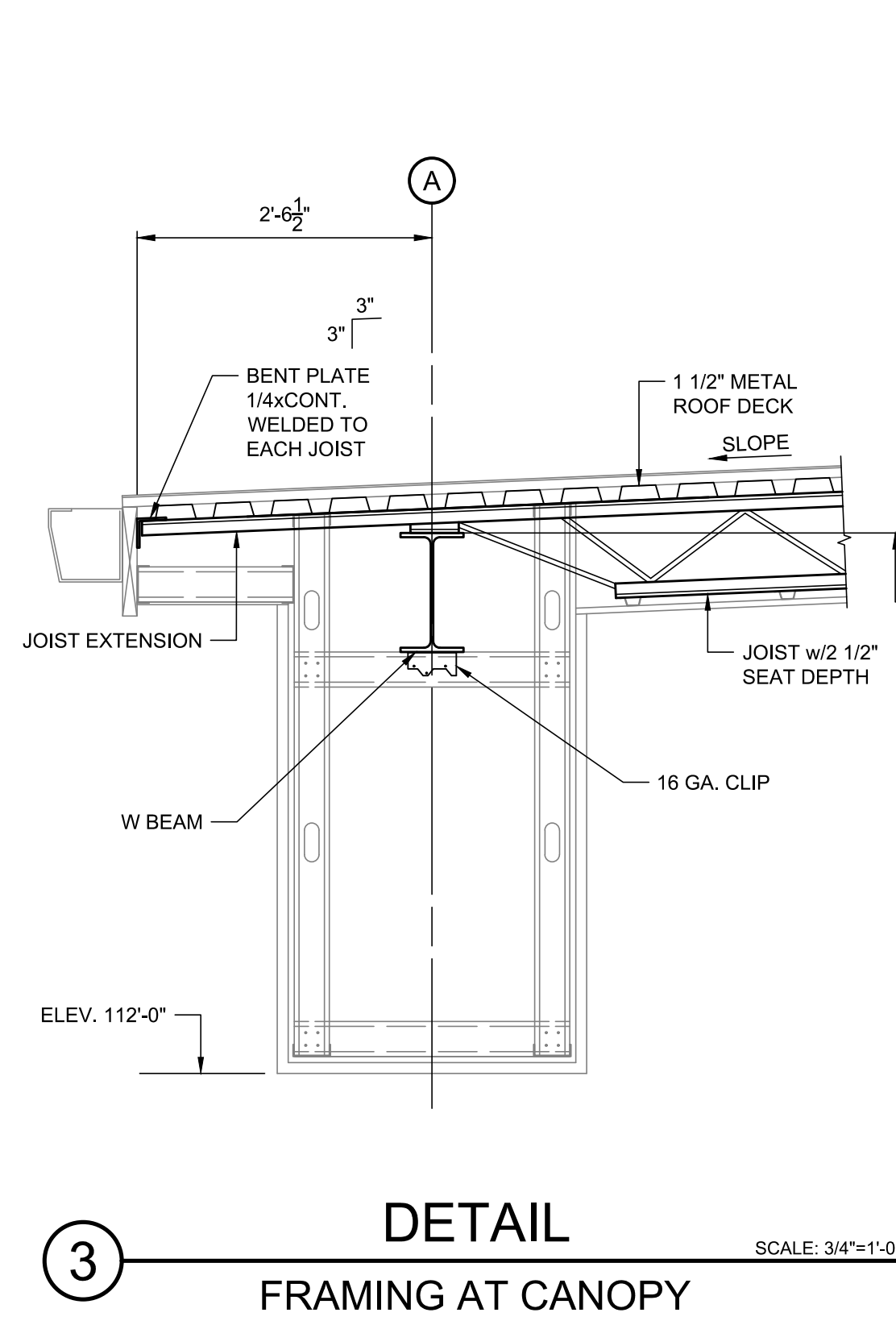
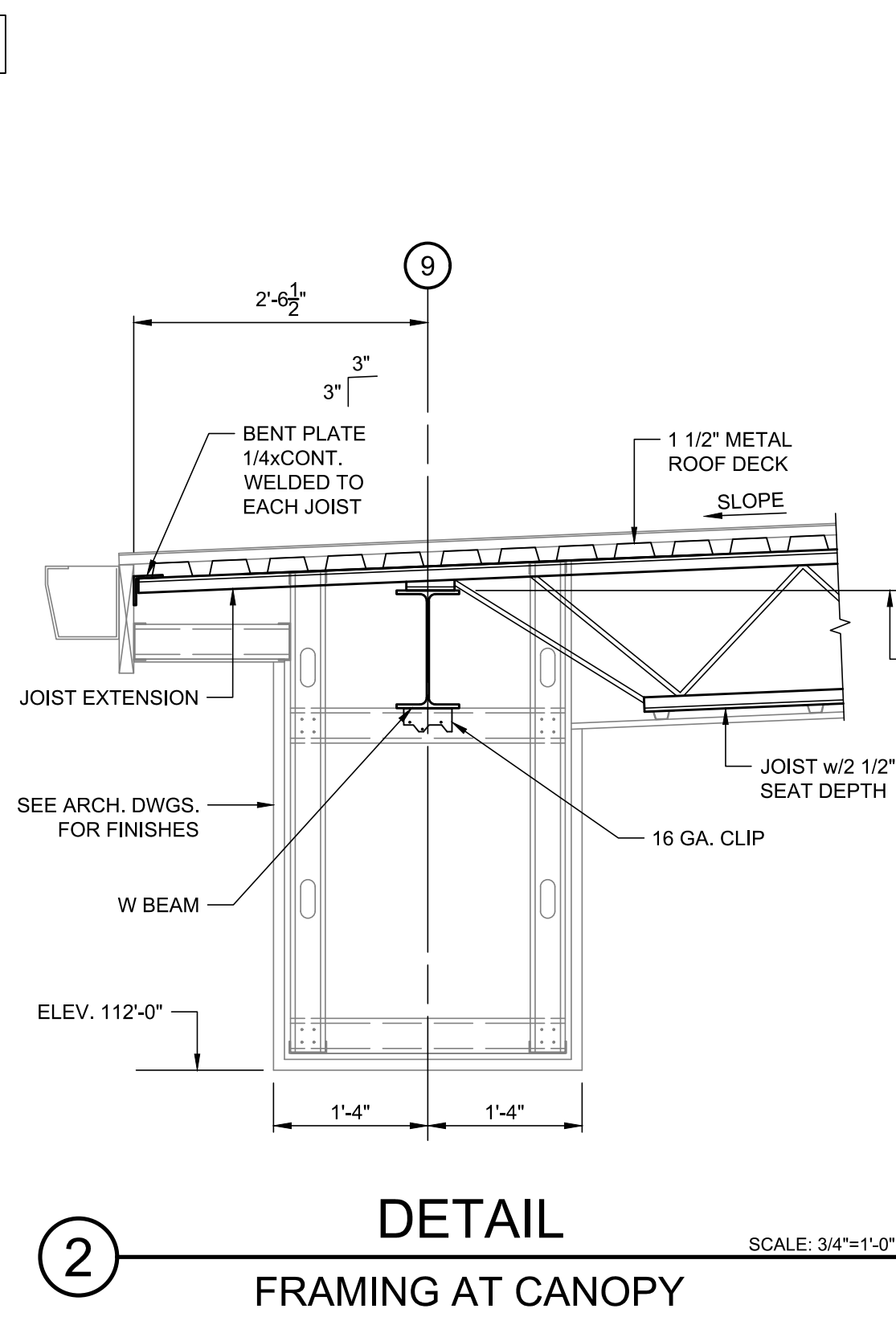
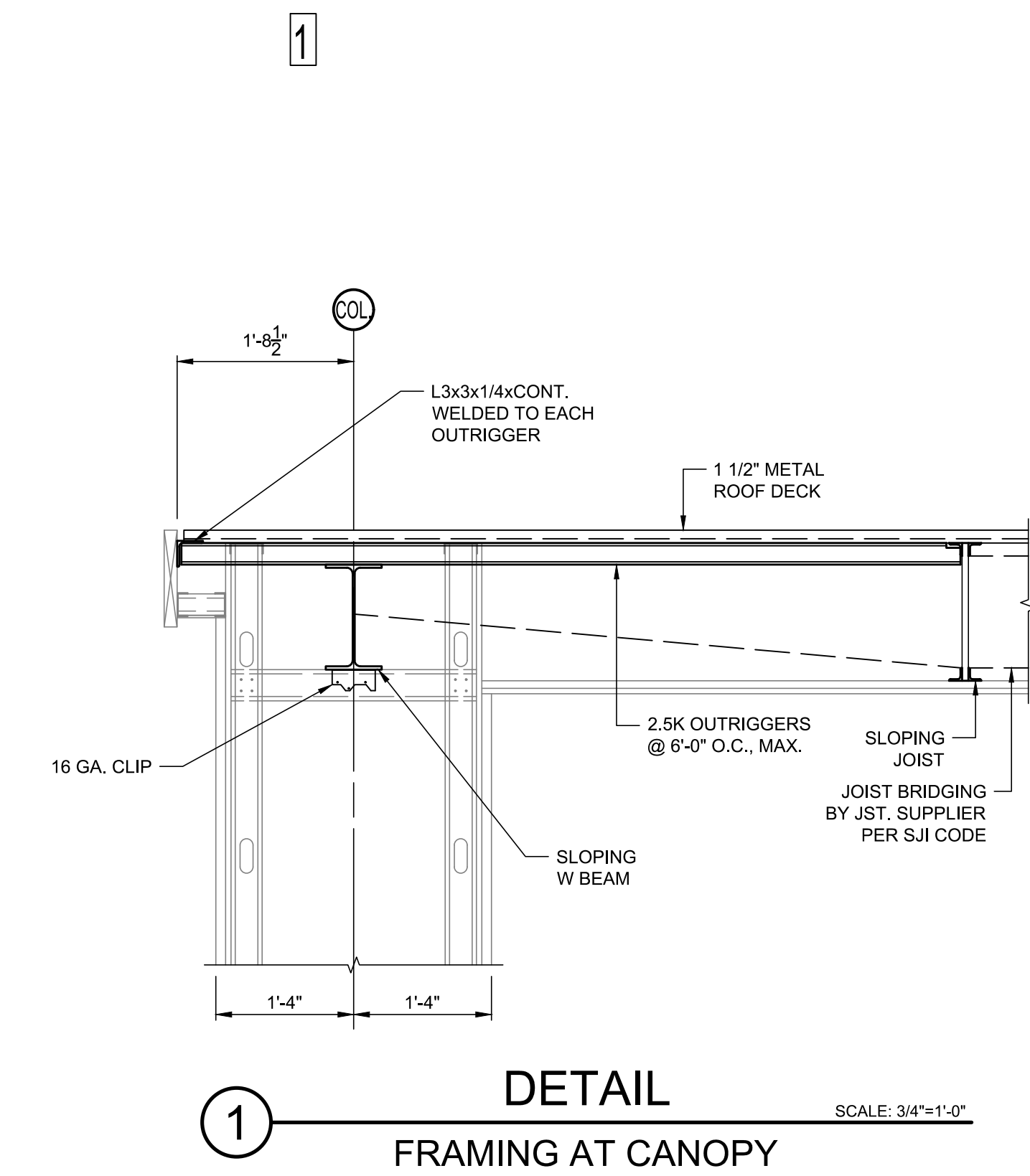


12 DETAIL SCALE: 3/4"=1'-0"
FRAMING AT CANOPY



13 DETAIL SCALE: 3/4"=1'-0"
BEAM PARALLEL TO WALL

K&S Engineering, PLLC
Structural Engineers
KSE PROJECT NO. 2024-171
P.O. BOX 3857 124 WILLOW DRIVE
CLARKSVILLE, TENNESSEE 37043
PHONE: 931-645-0545 FAX: 931-563-8727
www.kseengr.com



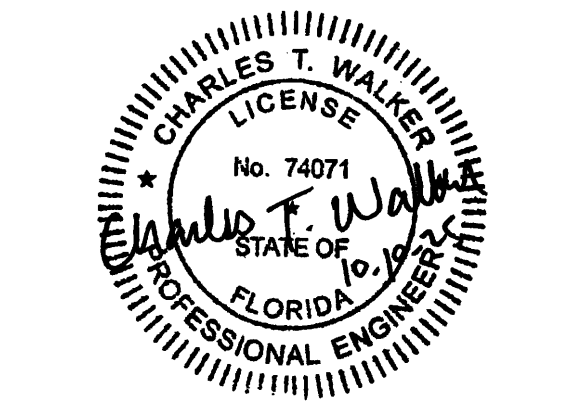
K&S Engineering, PLLC
Structural Engineers
KSE PROJECT NO. 2024-171
P.O. BOX 3657 104 HILLCREST DRIVE
CLARKSVILLE, TENNESSEE 37043
PHONE: 931-645-0545 FAX: 931-645-8727
www.kseengr.com



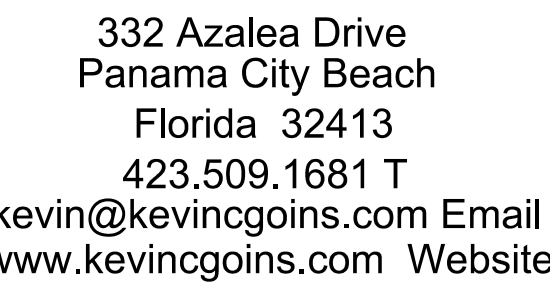
332 Azalea Drive
Panama City Beach
Florida 32413
423.509.1681 T
kevin@kevingoins.com Email
www.kevingoins.com Website

Kevin C. Goins
ARCHITECT, AIA

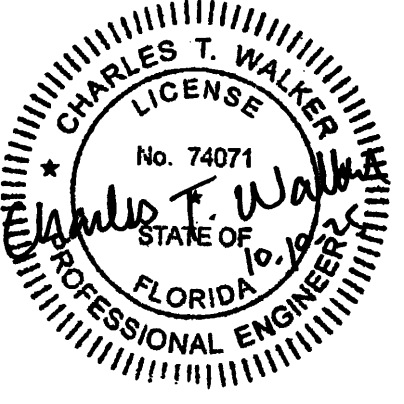
Laguna Christian Camp
Promise Land Chapel
Panama City Beach
Panama City Beach, Florida 32407



REVISION:	
REVISION:	
DATE:	10/10/2025
DRAWN BY:	BKS
CHECKED BY:	CTW
Project Number:	2307
SHEET TITLE:	FRAMING DETAILS



**Laguna Christian Camp
Promise Land Chapel**
Panama City Beach
Panama City Beach, Florida 32407



REVISION:

REVISION:

DATE: 10/10/2025

DRAWN BY: BKS

CHECKED BY: CTW

Project Number: 2307

SHEET TITLE: FRAMING DETAILS

K&S
Structural Engineers

KSE PROJECT NO. 2024-171
Engineering, PLLC
P.O. BOX 3033 / 124 HILLCREST DRIVE
CLARKSVILLE, TENNESSEE 37043
PHONE: 931-647-5542, FAX: 931-553-8727
www.kseincr.com

1 ————— DETAIL SCALE: 3/4"=1'-0"

JOISTS BEARING AT
EXTERIOR WALL

