

PROPOSED ADDITION JOHN AND NANCY GLASS RESIDENCE

275 SW STORY PLACE, LAKE CITY, FL 32024

PARCEL NUMBER

11-4S-16-02905-408

LEGAL DESCRIPTION

LOT 8, CREST POINTE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS CORDED IN PLAT BOOK 7, PAGE 73, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA

SCOPE OF WORK

THIS PROJECT ENTAILS DEMOLITION OF AN EXISTING 12' x 12' SCREENED PORCH AND CREATING A NEW WOOD FRAME ON MONOLITHIC CONCRETE SLAB FAMILY ROOM, SITTING ROOM, BATHROOM AND COVERED PORCH. MINOR AIR CONDITIONING, ELECTRICAL AND PLUMBING WORK WILL BE REQUIRED. INTERIOR FINISHES WILL BE TEXTURED GYPSUM WALLBOARD WALLS AND CEILINGS. FLOORING SELECTION PER OWNERS SPECIFICATION. EXTERIOR FINISHES WILL BE VINYL LAP SIDING ON SIDEWALLS, ALUMINUM FASCIA AND VINED SOFFIT AND 3-TAB FIBERGLASS SHINGLES.

ENGINEER'S STATEMENT

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH 2007 FLORIDA BUILDING CODE WITH 2009 SUPPLEMENTS, RESIDENTIAL EDITION, SEC. R301 CRITERIA AND ASCE 7-05. TO THE BEST OF MY KNOWLEDGE THESE CONTRACT DOCUMENTS PREPARED UNDER MY DIRECT SUPERVISION COMPLY WITH THE APPLICABLE MINIMUM CODE REQUIREMENTS AND THE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTERS 553 AND 553 OF THE FLORIDA STATUTES.

ALL ALTERATIONS OR REPAIRS TO EXISTING MEET OR EXCEED FLORIDA BUILDING CODE EXISTING 2007 WITH 2009 SUPPLEMENTS.

DISCLAIMER

THE EXISTING CONDITIONS AS SHOWN ON THIS SITE PLAN AND OTHER DRAWINGS AND DETAILS IN THIS PLAN SET ARE FROM SURVEY PLATS AND VERIFIED BY FIELD MEASUREMENTS. STRUCTURAL PLAN SERVICES, INC. TAKES NO RESPONSIBILITY AS TO THE ACCURACY OR COMPLETENESS OF THE REPRESENTATIONS.

DESIGN CRITERIA

CONSTRUCTION TYPE: V-B
WIND SPEED = 110 MPH (3 SEC. GUST)
WIND IMPORTANCE FACTOR = 1.0
WIND EXPOSURE = CATEGORY B
INTERNAL PRESSURE COEFF. = 0.18
COMPONENTS AND CLADDING (PSF)
ROOF = +14.9 / -50.1
WALL = +25.9 / -34.7
SLIDING GL. DOOR = +28.9 / -34.7
WINDOWS = +25.9 / -34.7
ASSUMED LOAD BEARING CAPACITY OF SOIL - 2000 PSF

LIVE LOADS

ROOF = 20 PSF
FLOORS, STAIRS = 40 PSF
DECKS, BALCONY = 60 PSF
ATTIC, UNINHABITABLE, WITHOUT STORAGE = 10 PSF
WITH STORAGE = 20 PSF

DEAD LOADS

ROOF = 7 PSF
CEILING = 10 PSF

GENERAL MASONRY NOTES

CODES
* FLORIDA BUILDING CODE RESIDENTIAL 2007 WITH 2009 SUPPLEMENTS
* FLORIDA BUILDING CODE EXISTING 2007 WITH 2009 SUPPLEMENTS
* BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-08)
* AMERICAN SOCIETY OF CIVIL ENGINEERS MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE 7-05)

CONCRETE

* CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS:
PRECAST W/ STD. REINFORCEMENT - 3500 PSI
PRECAST W/ PRESTRESSED REINFORCEMENT - 5000 PSI
CONCRETE FILL (PLACED IN FIELD) - 3000 PSI
* REINFORCING BARS
PRESTRESSED STRANDS ASTM A416 7-WIRE
FIELD PLACED ASTM 615 GRADE 40
DETAIL REINFORCEMENT IN ACCORDANCE WITH ACI 315
* CONCRETING OPERATIONS SHALL COMPLY WITH ACI STANDARDS

MASONRY

* DESIGN AND CONSTRUCTION SHALL CONFORM TO THE SPECIFICATION OF THE NATIONAL CONCRETE MASONRY ASSOCIATION AND ACI 530
* MINIMUM MASONRY UNIT STRENGTH - fm 1250 PSI
* MORTAR SHALL BE TYPE S

STRUCTURAL

* SAFE LOAD TABLES ARE BASED ON LINTELS HAVING A BEARING OF 8" (MIN) MINIMUM ACCEPTABLE BEARING OF 4" PER SECTION 2101.3.1 OF THE 2007 FLORIDA RESIDENTIAL BUILDING CODE (WITH 2009 REVISIONS)

CONTRACTOR

* CONTRACTOR/MASON TO VERIFY ALL LINTEL SPANS PRIOR TO ORDERING C INSTALLATION
* ENGINEER OF RECORD MUST BE NOTIFIED IF THE GARAGE DOOR LINTEL ISSS THAN 8x17 COMPOSITE

MISCELLANEOUS

* EXTRA MASONRY COURSES BETWEEN LINTEL AND BOND BEAM ARE DEEMED ACCEPTABLE IF POURED SOLID
* A SINGLE SOLID FILLED LINTEL OF THE SAME LENGTH MAY BE USED TO SEPARATE DOORS AND WINDOWS FROM TRANSOM ABOVE. TOP PRECAST LINTEL TO BE SIZED PER PLAN

GENERAL FRAMING NOTES

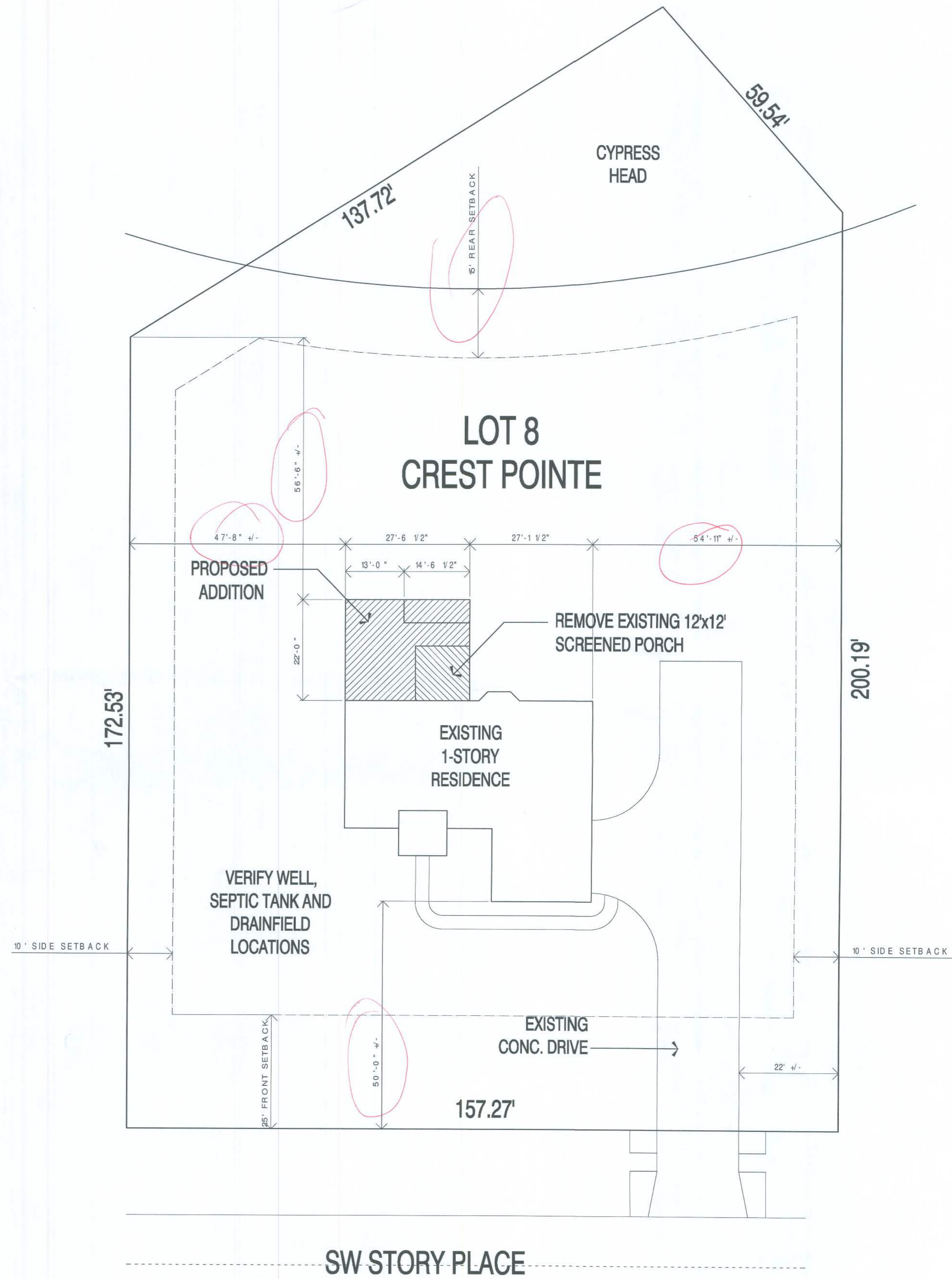
* ALL LUMBER TO SOUTHERN YELLOW PINE No. 2 OR SPRUCE-PINE-FIR No. 2, MAXIMUM MOISTURE CONTENT OF 19%. EXTERIOR LUMBER AND LUMBER IN CONTACT WITH CONCRETE TO BE PRESSURE-TREATED.
* EXTERIOR WINDOWS AND GLASS DOORS MUST MEET THE REQUIREMENTS OF R-613-1 OF THE FLORIDA RESIDENTIAL BUILDING CODE 2007 EDITION WITH 2009 SUPPLEMENTS.
R-613.1.1 EXTERIOR WINDOWS AND GLASS DOORS
R-613.1.1 TESTING AND LABELING. EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY AND BEAR AN AAMA OR WDMA OR OTHER APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS, AND APPROVED PRODUCT EVALUATION ENTITY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF THE FOLLOWING SPECIFICATION:
WINDOWS - ANSI/AAMA/NWDA 101/IS2 2957.

AREA SUMMARY

EXISTING CONDITIONED AREA	1675 S.F.
EXISTING NON-CONDITIONED AREA	634 S.F.
TOTAL EXISTING AREA UNDER ROOF	2309 S.F.
PROPOSED DEMOLITION AREA	144 S.F.
NET AREA UNDER ROOF (PRIOR TO NEW CONSTRUCTION)	2165 S.F.
PROPOSED ADDITIONAL CONDITIONED AREA	533 S.F.
PROPOSED ADDITIONAL NON-CONDITIONED AREA	73 S.F.
TOTAL PROPOSED ADDITIONAL AREA	606 S.F.
POST-CONSTRUCTION CONDITIONED AREA	2208 S.F.
POST-CONSTRUCTION NON-CONDITIONED AREA	583 S.F.
POST-CONSTRUCTION NET AREA UNDER ROOF	2771 S.F.

SHEET INDEX

- 1 PROJECT DATA, SITE PLAN, GENERAL NOTES, DESIGN CRITERIA
- 2 EXISTING FLOOR PLANS AND ELEVATIONS
- 3 PROPOSED PLANS AND ELEVATIONS
- 4 FOUNDATION PLAN, SECTIONS AND DETAILS
- 4 ROOF AND WALL PLANS, SECTIONS AND DETAILS



THIS IS NOT A SURVEY
PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"

DATE	REMARK
08.18.10	PERMIT SET

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6/23/10
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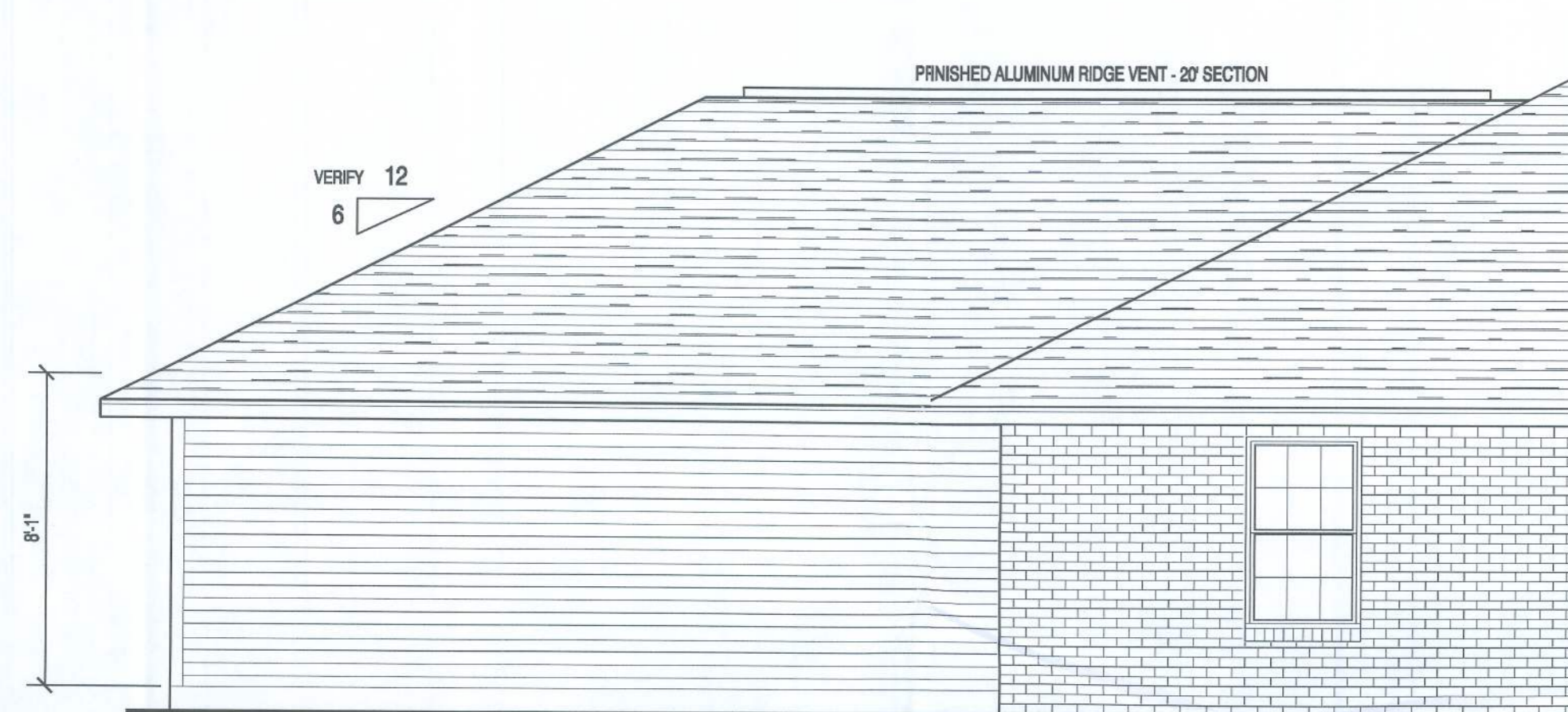
SHEET NUMBER
1
OF 5 SHEETS
PROJECT NO. 100601





PROPOSED NORTH ELEVATION

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



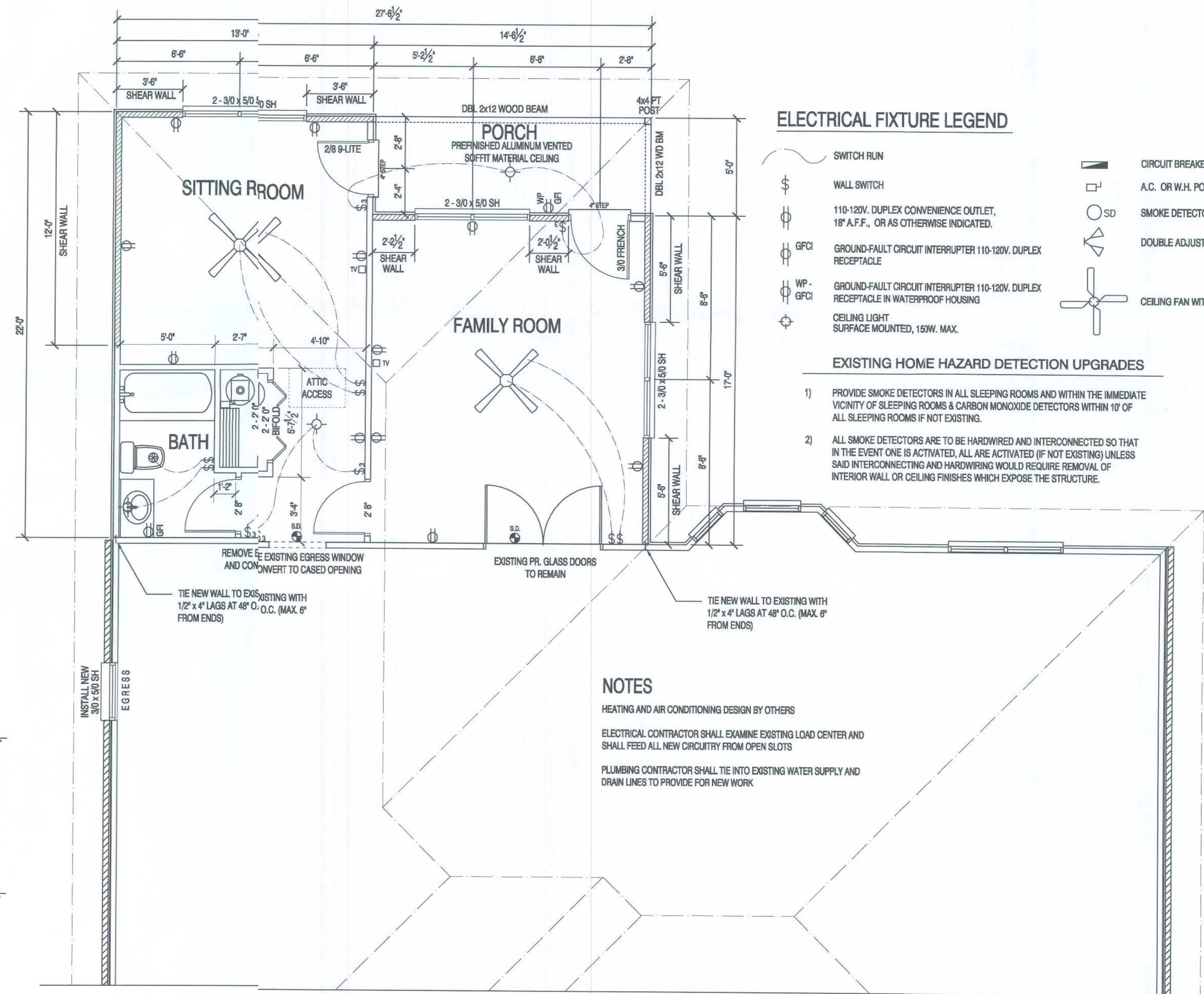
PROPOSED PARTIAL WEST ELEVATION

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



PROPOSED PARTIAL EAST ELEVATION

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



ELECTRICAL FIXTURE LEGEND

- SWITCH RUN
- WALL SWITCH
- 110-120V. DUPLEX CONVENIENCE OUTLET, 18" A.F.F., OR AS OTHERWISE INDICATED.
- GFCI
- WP-GFCI
- CEILING LIGHT SURFACE MOUNTED, 15W. MAX.
- CIRCUIT BREAKER PANEL
- A.C. OR W.H. POWER SWITCH / DISCONNECT
- SMOKE DETECTOR
- DOUBLE ADJUSTABLE FLOOD LIGHT
- CEILING FAN WITH LIGHT KIT

EXISTING HOME HAZARD DETECTION UPGRADES

- 1) PROVIDE SMOKE DETECTORS IN ALL SLEEPING ROOMS AND WITHIN THE IMMEDIATE VICINITY OF SLEEPING ROOMS & CARBON MONOXIDE DETECTORS WITHIN 10' OF ALL SLEEPING ROOMS IF NOT EXISTING.
- 2) ALL SMOKE DETECTORS ARE TO BE HARDWIRED AND INTERCONNECTED SO THAT IN THE EVENT ONE IS ACTIVATED, ALL ARE ACTIVATED (IF NOT EXISTING) UNLESS SAID INTERCONNECTING AND HARDWIRING WOULD REQUIRE REMOVAL OF INTERIOR WALL OR CEILING FINISHES WHICH EXPOSE THE STRUCTURE.

NOTES

- HEATING AND AIR CONDITIONING DESIGN BY OTHERS
- ELECTRICAL CONTRACTOR SHALL EXAMINE EXISTING LOAD CENTER AND SHALL FEED ALL NEW CIRCUITRY FROM OPEN SLOTS
- PLUMBING CONTRACTOR SHALL TIE INTO EXISTING WATER SUPPLY AND DRAIN LINES TO PROVIDE FOR NEW WORK

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PROPOSED FIRST FLOOR PLAN

SHOWING PROPOSED ELECTRICAL WORK SCALE: 1/4" = 1'-0"

DATE	REMARK
06.16.10	PERMIT SET

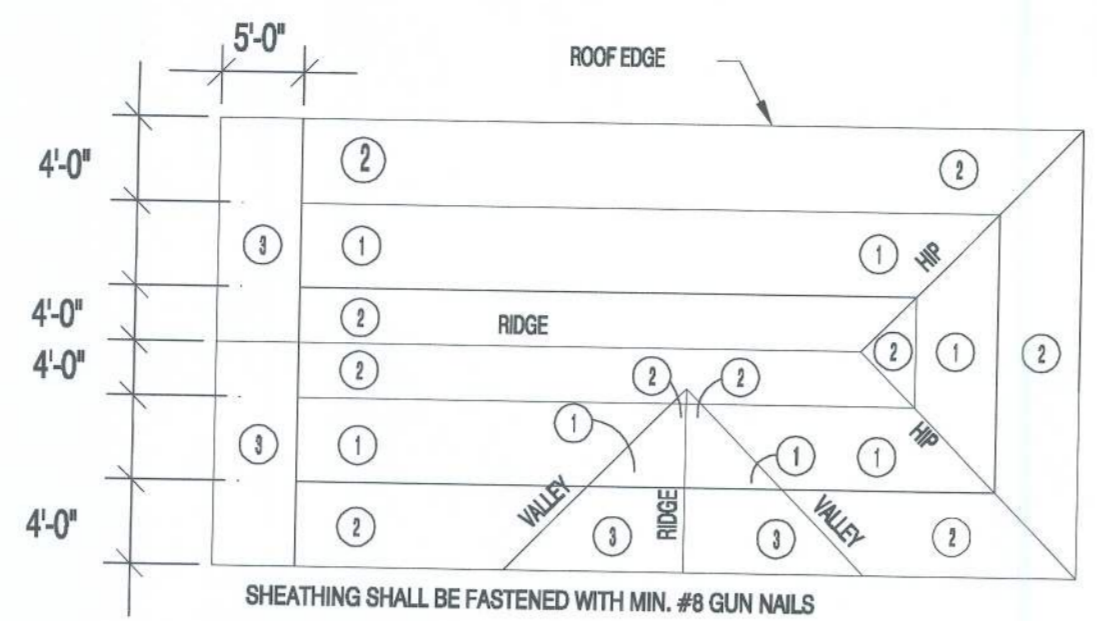
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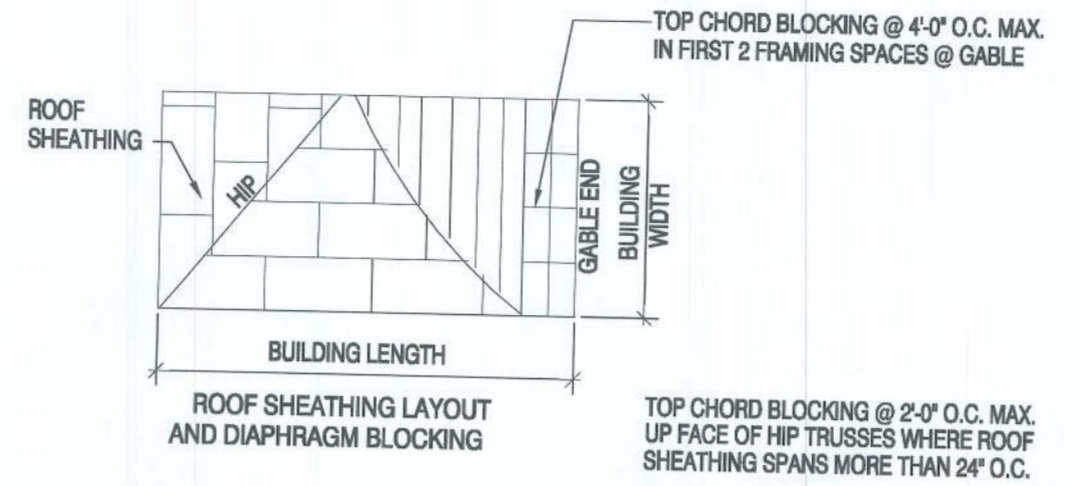
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SHEET NUMBER
3
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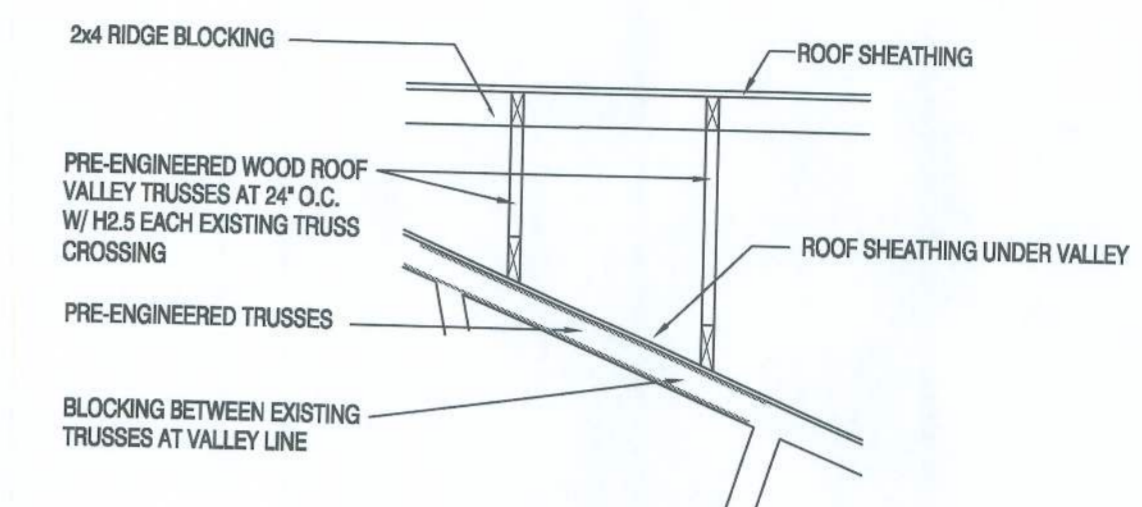


SHEATHING SHALL BE FASTENED WITH MIN. #8 GUN NAILS
 ZONE 1 EDGES @ TRUSSES 6" O.C. AND INTERMEDIATE TRUSSES 12" O.C.
 ZONE 2 EDGES @ TRUSSES 6" O.C. AND INTERMEDIATE TRUSSES 6" O.C.
 ZONE 3 EDGES @ TRUSSES 6" O.C. AND INTERMEDIATE TRUSSES 6" O.C.

2 ROOF SHEATHING NAILING ZONES
 NOT TO SCALE



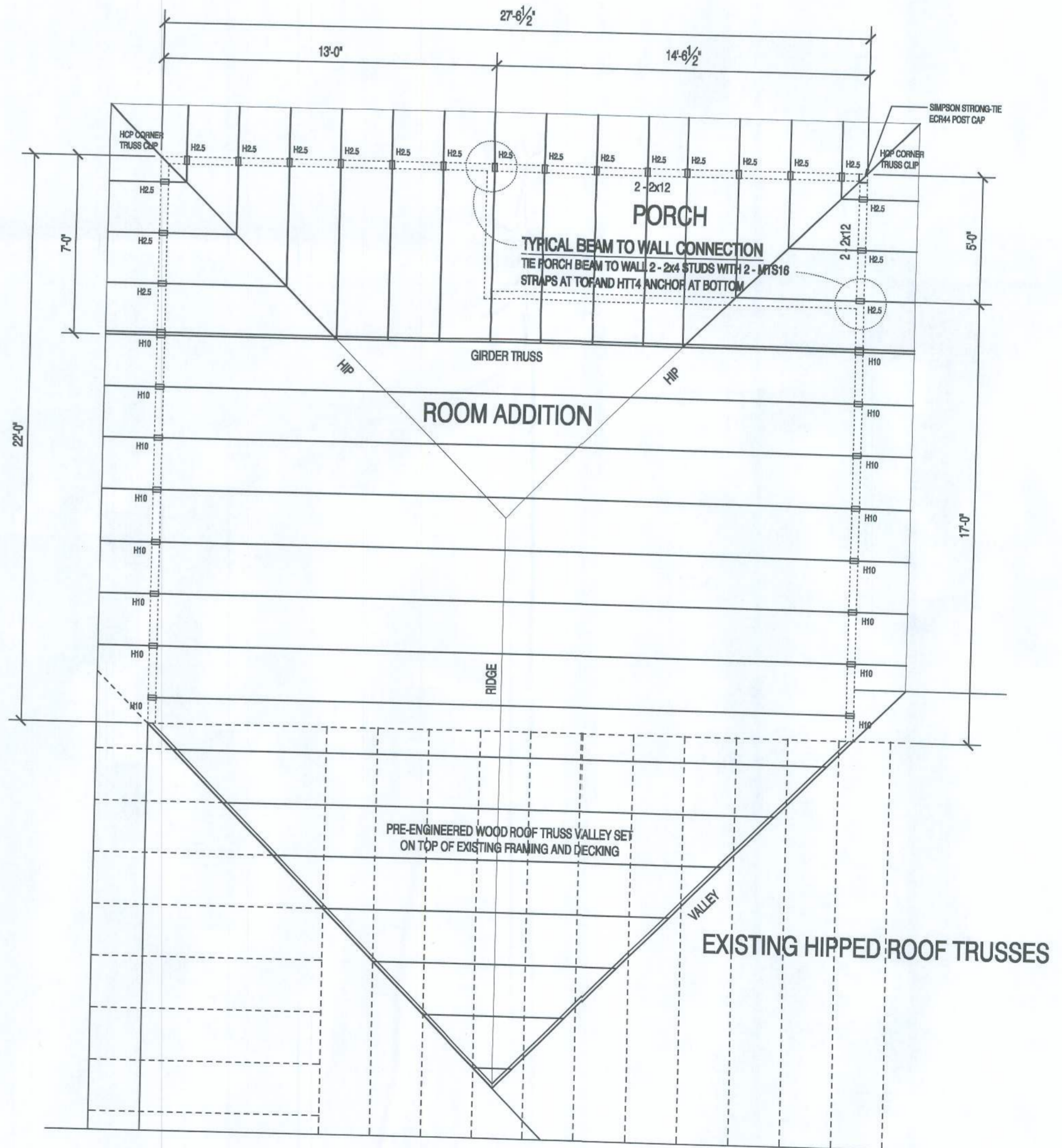
3 ROOF SHEATHING LAYOUT/DIAPHRAGM BLOCKING
 NOT TO SCALE



4 VALLEY FRAMING/BLOCKING
 NOT TO SCALE

PERMANENT TRUSS BRACING

- 1) ATTACH BOTTOM CHORD BRACES (RAT RUNS) AT MIN. 15" O.C. NAILED TO EACH TRUSS WITH 2-12d NAILS
- 2) X-BRACE TOP CHORD TO BOTTOM CHORD AT 20-FT INTERVALS ABOVE RAT RUNS (OR MAX. 15" O.C. WITH 2-12d NAILS)
- 3) SEE TRUSS ENGINEERING FOR PERMANENT WEB BRACES AND REFER TO HIB-91 SUMMARY SHEET FOR TEMPORARY BRACING RECOMMENDATIONS
- 4) USE 2x4 SYP No. 2 FOR ALL TRUSS X-BRACING AND RAT RUNS NOTED ABOVE



PROPOSED ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"

1 NOT USED
 NOT TO SCALE

DATE	REMARK
06.16.10	PRELIM. PLANS

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