

PROPOSED ADDITION CLAUDE BRADFORD RESIDENCE

230 SE CAROB GLEN, LAKE CITY, FL 32025

PARCEL NUMBER

03-45-17-07570-023

LEGAL DESCRIPTION

LOT 23, SUZANNE SUBDIVISION, UNIT 1, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 81, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA

SCOPE OF WORK

THIS PROJECT ENTAILS EXTENSION OF AN EXISTING BATHROOM AND CREATING A NEW WOOD FRAME ON MONOLITHIC CONCRETE SLAB 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 VENTED SOFFIT AND 3-TAB FIBERGLASS SHINGLES WITH ROLLED ROOFING ON CRICKETS.

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 633 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 = +25.8 / -34.7

SLIDING GL. DOOR = +26.8 / -34.7

WINDOWS = +25.8 / -34.7

ASSUMED LOAD BEARING CAPACITY OF SOIL - 2000 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" (WITH A 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 OR INSTALLATION
- * ENGINEER OF RECORD MUST BE NOTIFIED IF THE GARAGE DOOR LINTEL IS LESS 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 TRANSMON ABOVE. TOP PRECAST LINTEL TO BE SIZED PER PLAN

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 FRAMING NOTES

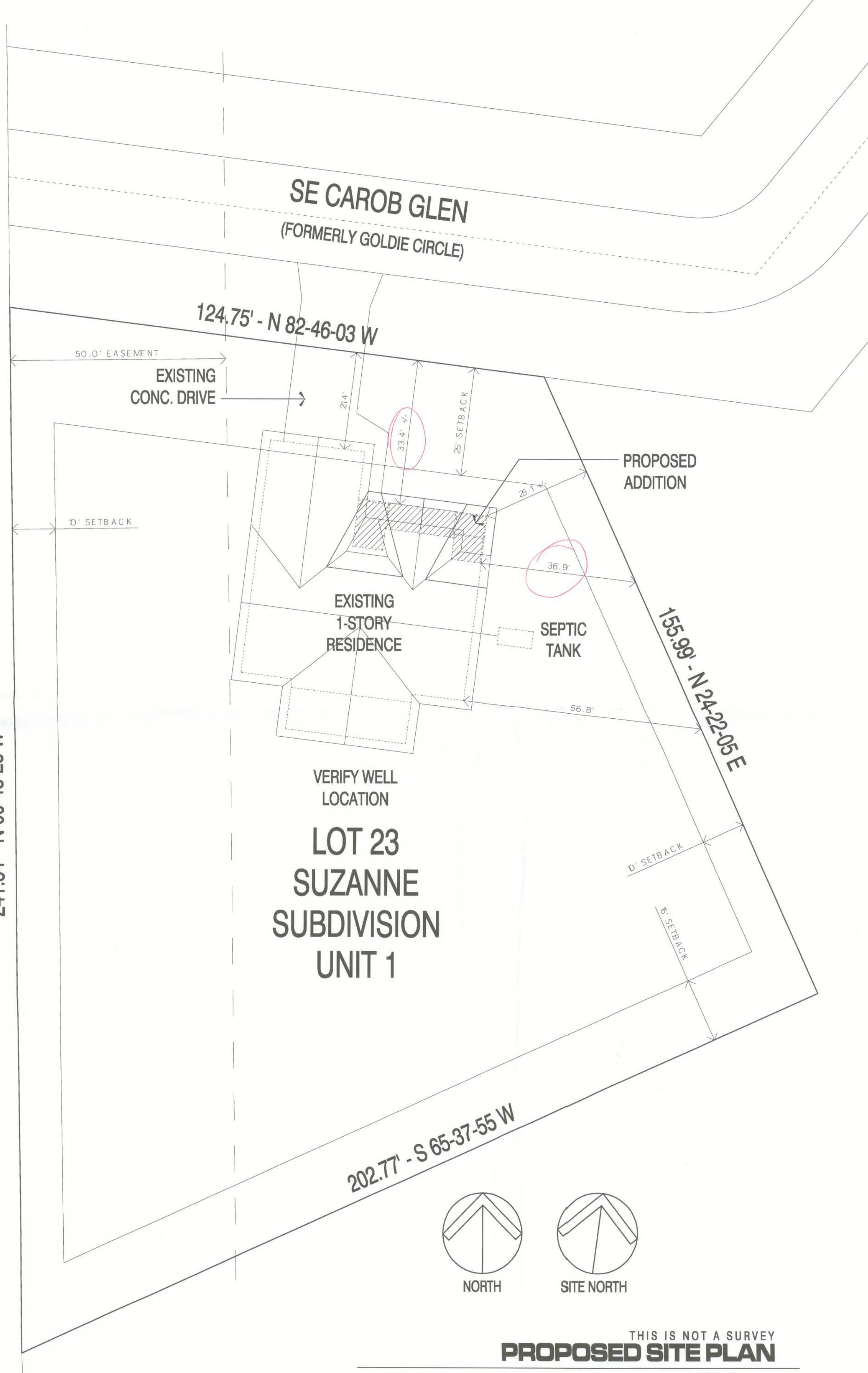
- * ALL LUMBER TO SOUTHERN YELLOW PINE No. 2 OR SPRUCE-PINE-FIR No. 2, MAXIMUM MOISTURE CONTENT OF 19%. EXTERIOR LUMBER AND LUMBER IN CONTACT WITH CONCRETE TO BE PRESSURE-TREATED.
- * EXTERIOR WINDOWS AND GLASS DOORS MUST MEET THE REQUIREMENTS OF R-613-1 OF THE FLORIDA RESIDENTIAL BUILDING CODE 2007 EDITION WITH 2009 SUPPLEMENTS.
- R-613-1 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/NWWDA 101/IS2/2B/7.

AREA SUMMARY

EXISTING CONDITIONED AREA	1579 S.F.
EXISTING NON-CONDITIONED AREA	830 S.F.
TOTAL EXISTING AREA UNDER ROOF	2409 S.F.
PROPOSED DEMOLITION AREA	0 S.F.
NET AREA UNDER ROOF (PRIOR TO NEW CONSTRUCTION)	2409 S.F.
PROPOSED ADDITIONAL CONDITIONED AREA	42 S.F.
PROPOSED ADDITIONAL NON-CONDITIONED AREA	173 S.F.
TOTAL PROPOSED ADDITIONAL AREA	215 S.F.
POST-CONSTRUCTION CONDITIONED AREA	1621 S.F.
POST-CONSTRUCTION NON-CONDITIONED AREA	1003 S.F.
POST-CONSTRUCTION NET AREA UNDER ROOF	2624 S.F.

SHEET INDEX

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



DATE	REMARK
08.13.10	PERMIT SET

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8/24/16
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PROPOSED ADDITION
BRADFORD RESIDENCE
230 SE CAROB GLEN, LAKE CITY, FL 32025
PARCEL NO. 03-4S-17-07570-023

SHEET NUMBER
1
OF 5 SHEETS
PROJECT NO. 100701