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Joshua & Stacey Russell
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Lake City, FL
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re: ENGINEER'S REPORT – 452 SE FRITZI COURT, LAKE CITY, FL

FIELD OBSERVATIONS

As requested, on September 8, 2021, the structure at the above referenced property was inspected. The structure measures 48' by 42'. The front 36' of the building is a two-bay shop. The rear 12' of the structure contains an apartment with a 2nd story.

The structure bears on a monolithic slab with a thickened edge. The thickness at the edge is approximately 10" +/- . No cracks in the slab were detected during the inspection.

The structure was constructed with timber framed walls and a pre-engineered truss system. The trusses are space at 2' on center. The trusses are secured to the walls with appropriate tie-downs to prevent uplift. The walls in the apartment and shop are finished with drywall; no cracks were detected in the drywall. One of the entries from the apartment to the right-side bay passes under the stairs to the 2nd floor. The headroom under the stairs is limited. Bare wires hanging from the ceiling in the 2nd story were discovered.

Per SRWMD, there are wetlands and flood plains on the property. The SRWMD Flood report shows that the structure is located in both; however, the limits of the wetland and flood plains have clearly been drawn incorrectly as the location of the building is 35' above the bottom of the draw. The SRWMD Flood Report is attached.

RECOMMENDATIONS

The entry under the stairs should be moved to a different location with the required headroom using framing methods per the FBC, 2020, 7th edition.

The exposed wires in the 2nd story of the apartment should be repaired as soon as possible. A licensed electrician should inspect the structure for any additional electrical problems.

The structure should be periodically inspected by the owner for any signs of movement or subsidence. If any are detected, a qualified professional should be consulted for remediation and/or repairs.

Per the owners, the 2nd story of the apartment will be used for storage only. A door should be installed to separate the storage area from the living area.

LIMITATIONS

This report is limited to field observations. The observations were cursory. Recommendations are based on these observations. Other conditions not visible at the surface may be present. I am unable to certify or guarantee no future deterioration, settlement or movement of the structure.

In my professional opinion, this structure meets the specifications in the Florida Building Code-Residential 2020, 7th Edition, with the exception of the headroom under the stairs.

Should you have any questions, please don't hesitate to contact me.

Respectfully,



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Carol Chadwick
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Carol Chadwick, P.E.

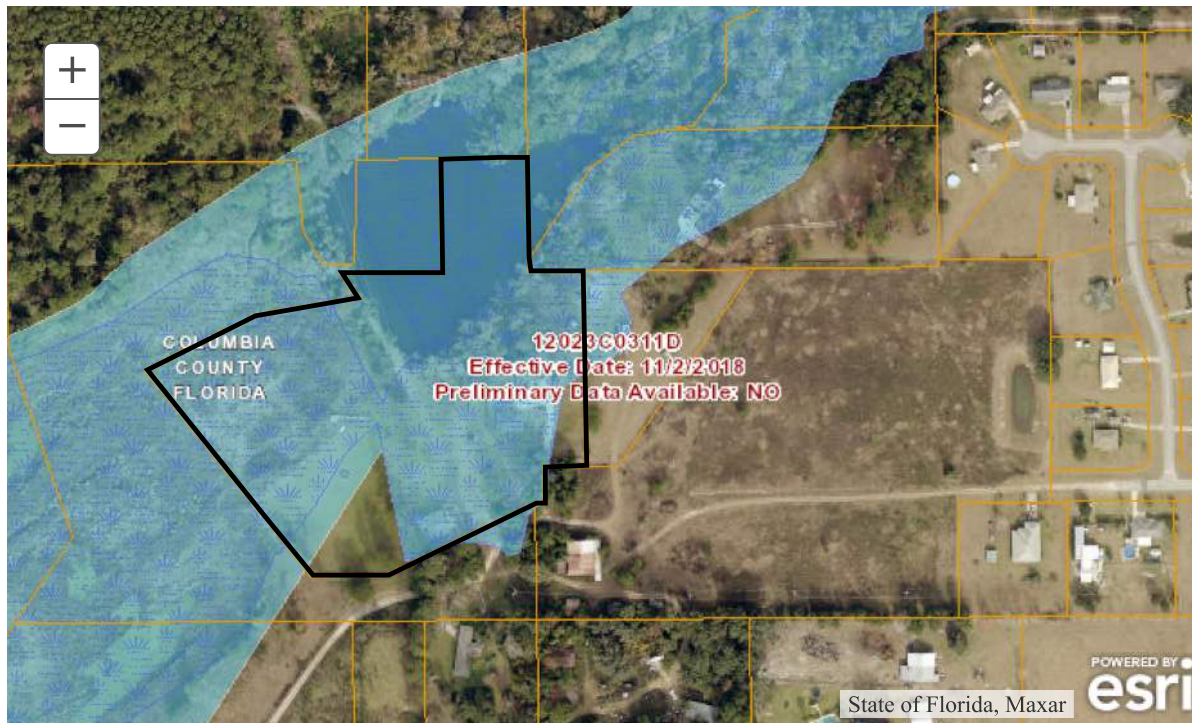








EFFECTIVE FLOOD INFORMATION REPORT



Location Information

County: **COLUMBIA**
 Parcel: **03-4S-17-07487-001**
 Flood Zone: **A, X**
 Flood Risk: **HIGH**

1% Annual Chance Base Flood Elev*	Not Applicable
10% Annual Chance Flood Elev*	Not Applicable
50% Annual Chance Flood Elev*	Not Applicable

* Flood Elevations shown on this report are in NAVD 88 and are derived from FEMA flood mapping products, rounded to the nearest tenth of a foot. For more information, please see the note below

Legend with Flood Zone Designations

	1% Flood -Floodway (High Risk)		Area Not Included		CrossSections		Wetlands
	1% Flood - Zone AE (High Risk)		SFHA Decrease		County Boundaries		
	1% Flood - Zone A (HighRisk)		SFHA Increase		FIRM Panel Index		
	1% Flood - Zone VE (HighRisk)		Depressions		Parcels		
	0.2% Flood-Shaded Zone X (Moderate Risk)		BaseFlood Elevations (BFE)		River Marks		

Supplemental Information

Watershed	Santa Fe	Map Effective Date	11/2/2018	Special Flood Hazard Area	Yes
FIRM Panel(s)	12023C0311D				

Anywhere it can rain, it can flood
 Know your risk.



www.srwmdfloodreport.com

The information herein represents the best available data as of the effective map date shown. The Federal Emergency Management Agency (FEMA) Flood Map Service Center (<https://msc.fema.gov>) maintains the database of Flood Insurance Studies and Digital Flood Insurance Rate Maps, as well as additional information such as how the Base Flood Elevations (BFEs) and/or floodways have been determined and previously issued Letters of Map Change. Requests to revise flood information may be provided to the District during the community review period on preliminary maps, or through the appropriate process with FEMA [Change Your Flood Zone Designation | FEMA.gov](https://www.floodsmart.com). Information about flood insurance may be obtained at (<https://www.floodsmart.com>)

Base Flood Elevation (BFE)

The elevation shown on the Flood Insurance Rate Map for Zones AE, AH, A1-A30, AR, AO, V1-V30, and VE that indicates the water surface elevation resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

A

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.

AE, A1-A30

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. In most instances, base flood elevations derived from detailed analyses are shown at selected intervals within these zones.

AH

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of ponding with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

AO

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of sheet flow on sloping terrain with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

Supplemental Information:

10%-chance flood elevations (10-year flood-risk elevations) and 50%-chance flood elevations (2-year flood-risk elevations), are calculated during detailed flooding studies but are not shown on FEMA Digital Flood Insurance Rate Maps (FIRMs). They have been provided as supplemental information in the Flood Information section of this report.

AE FW (FLOODWAYS)

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood (1% annual chance flood event). The floodway must be kept open so that flood water can proceed downstream and not be obstructed or diverted onto other properties.

Please note, if you develop within the regulatory floodway, you will need to contact your Local Government and the Suwannee River Water Management District prior to commencing with the activity. Please contact the District at 800.226.1066.

VE

Areas with a 1% annual chance of flooding over the life of a 30-year mortgage with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed analyses.

X 0.2 PCT (X Shaded, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD)

Same as Zone X; however, detailed studies have been performed, and the area has been determined to be within the 0.2 percent annual chance floodplain (also known as the 500-year flood zone). Insurance purchase is not required in this zone but is available at a reduced rate and is recommended.

X

All areas outside the 1-percent annual chance floodplain are Zone X. This includes areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

LINKS

FEMA:

<http://www.fema.gov>

SRWMD:

<http://www.srwmd.state.fl.us>

CONTACT

SRWMD
9225 County Road 49
Live Oak, FL 32060

(386) 362-1001

Toll Free:
(800) 226-1066