

PROPOSED ROOM ADDITION
BECKY BUYAMA RESIDENCE
144 SW NECTAR COURT, LAKE CITY, FL 32024



PARCEL NUMBER

26-45-16-03193-002 - COLUMBIA COUNTY, FLORIDA

LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 26 - TOWNSHIP 4 SOUTH - RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, , MORE PARTICULARLY DESCRIBED, TOWIT:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, AND RUNNING THENCE S. 88° 54' 32" N. ALONG THE SOUTH LINE THEREOF 1379.24 FEET FOR A POINT OF BEGINNING. THENCE CONTINUE ALONG SAID SOUTH LINE 208.73 FEET; THENCE N. 01° 27' 37" N. 208.73 FEET; THENCE N. 88° 54' 32" E. 208.73 FEET; THENCE S. 01° 27' 37" E. 208.73 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES, MORE OR LESS.

ALSO:

ALL OF THE WEST 208.73 FEET OF THE EAST 238.73 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AS LIES NORTH OF THE NORTH RIGHT-OF-WAY LINE OF KING ROAD IN SECTION 35 - TOWNSHIP 4 SOUTH - RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

SCOPE OF WORK

THIS PROJECT ENTAILS THE ADDITION OF A SINGLE-STORY FLORIDA ROOM. WIRING AND LIGHTING SHALL BE INCLUDED. AIR CONDITIONING SHALL BE EXTENDED FROM EXISTING SYSTEM. NO PLUMBING WORK INCLUDED. CEILING FINISHES WILL BE GYPSUM WALLBOARD WITH TEXTURE. EXTERIOR WALL FINISHES WILL BE 6" REVEAL CEDAR LAP SIDING STAINED TO MATCH EXISTING. INTERIOR WALL FINISHES WILL BE GYPSUM WALLBOARD. ROOFING WILL BE FIBERGLASS ASPHALT SHINGLES TO MATCH EXISTING. FLOORING AND TRIM SHALL BE PER OWNER'S SPECIFICATION.

ENGINEER'S STATEMENT

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH 2010 FLORIDA BUILDING CODE, RESIDENTIAL EDITION, SEC. R301 CRITERIA AND ASCE 7-10. 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 2010 FLORIDA BUILDING CODE, EXISTING EDITION.

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 = 120 MPH (3 SEC. GUST)

RISK CATEGORY = II

WIND EXPOSURE = B

INTERNAL PRESSURE COEFF. = 0.18

COMPONENTS AND CLADDING (PSF)

ROOF = +10.5 / -65.4
WALL = +25.9 / -34.7
SLIDING GL. DOOR = +25.9 / -34.7
WINDOWS = +25.9 / -34.7

LIVE LOADS

ROOF = 20 PSF
FLOORS, STAIRS = 40 PSF
ATTIC, UNHABITABLE, WITHOUT STORAGE = 10 PSF
WITH STORAGE = 20 PSF

WALL SHEATHING FASTENING SCHEDULE

* USE 1 1/2" CDX OR 1/16" OSB SHEATHING

* USE MIN. 8d HAND DRIVEN OR GUN NAILS SPACED AT EDGES AT 6" O.C. AND INTERIOR FIELD AT 12" O.C.

WEATHER PROTECTION:

A.) ALL FRAMED CONSTRUCTION EXPOSED TO EXTERIOR TO HAVE A VAPOR BARRIER INSTALLED BEFORE WALL FINISH IS APPLIED.

B.) ALL ROOF DECKS SHALL BE COVERED WITH APPROVED ROOF COVERINGS IN ACCORDANCE WITH CURRENT FLORIDA BUILDING CODE. ROOF ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE AND THE APPROVED MANUFACTURER'S INSTALLATION INSTRUCTIONS SUCH THAT THE ROOF ASSEMBLY SHALL PROTECT THE BUILDING AND STRUCTURE.

C.) FLASHING TO BE INSTALLED TO PREVENT MOISTURE FROM ENTERING THE WALLS AND ROOFS THROUGH COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS, AND AT INTERSECTIONS WITH PARAPET WALLS OR OTHER PENETRATIONS THROUGH ALL ROOF PLANES. USE METAL FLASHING WITH GALV. G90 26 GA. STEEL AND INSTALL AT WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS, AND AT INTERSECTIONS, WHEREVER THERE IS A CHANGE IN SLOPE OR DIRECTION AND AROUND ALL ROOF OPENINGS. ALL METAL FLASHING SHALL BE CORROSION RESISTANT AND THICKNESS TO BE NOT LESS THAN DESCRIBED IN FLORIDA BUILDING CODE TABLE R903.2.1 FLASHING NOT REQUIRED AT HIP AND RIDGE JUNCTIONS.

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GENERAL FRAMING NOTES

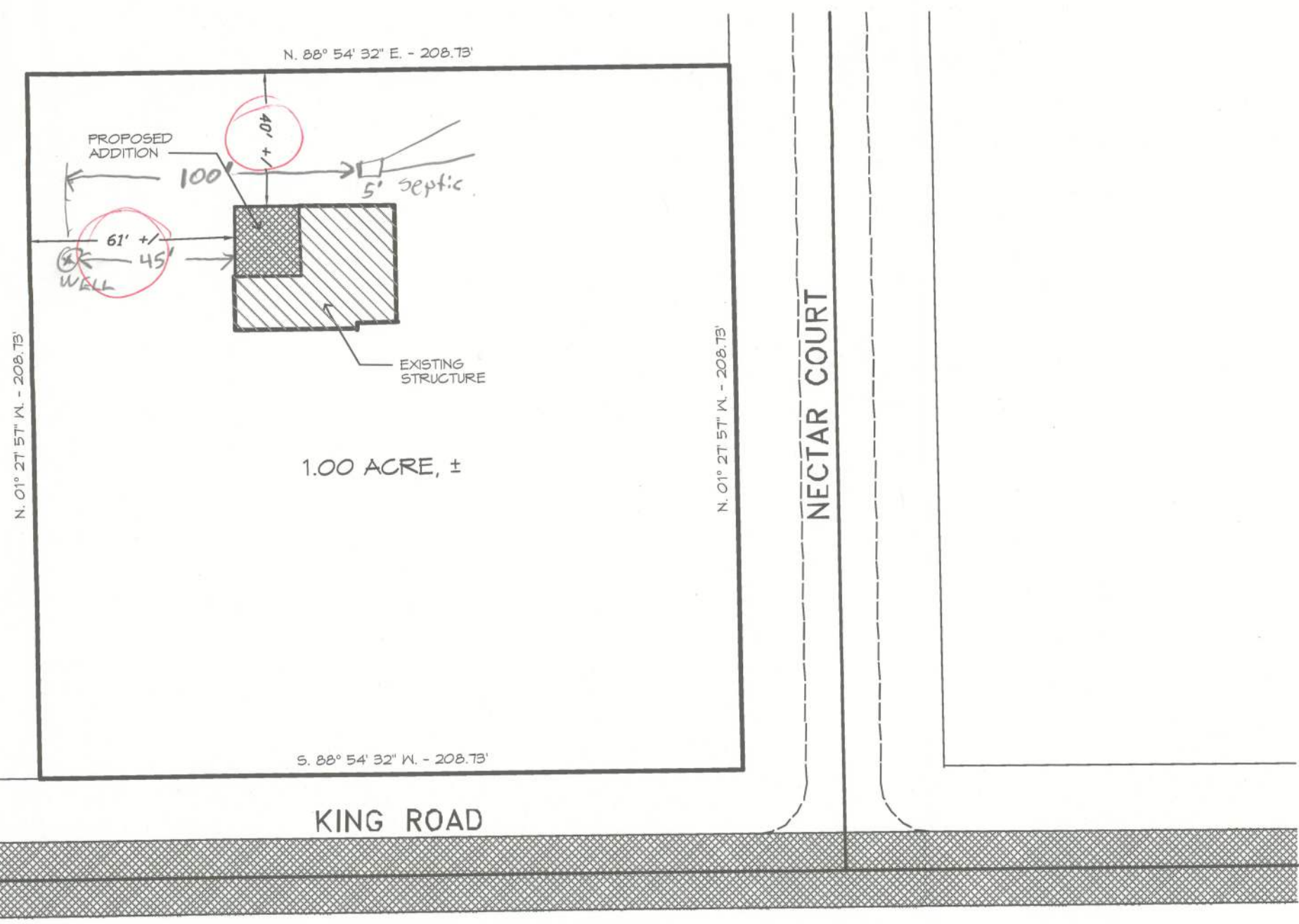
* ALL LUMBER TO SOUTHERN YELLOW PINE No. 2 OR SPRUCE-PINE-FIR No. 2, MAXIMUM MOISTURE CONTENT OF 19%. EXTERIOR LUMBER AND LUMBER IN CONTACT WITH CONCRETE TO BE PRESSURE-TREATED.

* EXTERIOR WINDOWS AND GLASS DOORS MUST MEET THE REQUIREMENTS OF R-613-1 OF THE FLORIDA RESIDENTIAL BUILDING CODE 2001 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/NWDA 101/152 OR 152/NAFS OR AAMA/WDMA/CSA 101/152/A440 OR TA5202 (HVHZ SHALL COMPLY WITH TAS 202 UTILIZING ASTM).

SHEET INDEX

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EXTERIOR ELEVATIONS
A-4 ROOF PLAN, ROOF SHEATHING PLAN, ROOF FRAMING PLAN
A-5 SECTIONS AND DETAILS



SITE PLAN

SCALE: 1" = 40'-0"

DATE	REMARK
03.14.12	PERMIT SET

Ken Ehlers P.E.# 18243
3/14/12
+ Clear

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PARCEL NO. 26-45-16-03193-002

SHEET NUMBER
A-1
PROJECT NO. 120301

30058