

✓ #1743

lt-spoke to George 2/10/20
Columbia County New Building Permit Application

For Office Use Only Application # 44425 Date Received 1/28 By MG Permit # 39322/39323
Zoning Official LW/UR Date 1-29-20 Flood Zone X Land Use RLO Zoning RSF-2
FEMA Map # _____ Elevation _____ MFE _____ River _____ Plans Examiner TC Date 2-18-20
Comments _____
☒ NOC ☒ EH ☒ Deed or PA ☒ Site Plan ☐ State Road Info ☒ Well letter ☒ 911 Sheet ☐ Parent Parcel # _____
☐ Dev Permit # _____ ☐ In Floodway ☐ Letter of Auth. from Contractor ☐ F W Comp. letter
☒ Owner Builder Disclosure Statement ☐ Land Owner Affidavit ☐ Ellisville Water ☒ App Fee Paid ☒ Sub VF Form

Septic Permit No. 20-0118 OR City Water ☐ Fax _____
Applicant (Who will sign/pickup the permit) GEORGE MAGAZHAES Phone 540 840 4733
Address 106 SW JACK GLN LAKE CITY FL 32024
Owners Name GEORGE + CHRISTINE MAGAZHAES Phone 540 840 4733 / 540 760 6472
911 Address 106 SW JACK GLN
Contractors Name GEORGE MAGAZHAES Phone 540 840 4733
Address 106 SW JACK GLN
Contractor Email G.MAGAZHAES 98@yahoo.com ***Include to get updates on this job.

Fee Simple Owner Name & Address _____
Bonding Co. Name & Address _____
Architect/Engineer Name & Address CAROL Chadwick
Mortgage Lenders Name & Address _____
Circle the correct power company ☐ FL Power & Light ☒ Clay Elec. ☐ Suwannee Valley Elec. ☐ Duke Energy
Property ID Number 24-45-16-03116-042 Estimated Construction Cost 70,000.00
Subdivision Name Picadilly Park Replat UAC Lot 4 Block B Unit _____ Phase _____
Driving Directions from a Major Road SR 47 TR onto 242 TR SQUING TR. JACK GLN

Construction of Single Family Commercial OR X Residential
Proposed Use/Occupancy _____ Number of Existing Dwellings on Property _____
Is the Building Fire Sprinkled? NO If Yes, blueprints included _____ Or Explain _____
Circle Proposed ☐ Culvert Permit or ☒ Culvert Waiver or ☐ D.O.T. Permit or ☐ Have an Existing Drive
Actual Distance of Structure from Property Lines - Front 30.4 Side 51 Side 110 Rear 125'
Number of Stories 1 Heated Floor Area 1170 Total Floor Area 1170 Acreage .97
Zoning Applications applied for (Site & Development Plan, Special Exception, etc.) _____

Columbia County Building Permit Application

CODE: Florida Building Code 2017 and the 2014 National Electrical Code.

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work be performed to meet the standards of all laws regulating construction in this jurisdiction.

TIME LIMITATIONS OF APPLICATION : An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless pursued in good faith or a permit has been issued.

TIME LIMITATIONS OF PERMITS: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time work is commenced. A valid permit receives an approved inspection every 180 days. Work shall be considered not suspended, abandoned or invalid when the permit has received an approved inspection within 180 days of the previous approved inspection.

FLORIDA'S CONSTRUCTION LIEN LAW: Protect Yourself and Your Investment: According to Florida Law, those who work on your property or provide materials, and are not paid-in-full, have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor fails to pay subcontractors or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. This means if a lien is filed against your property, it could be sold against your will to pay for labor, materials or other services which your contractor may have failed to pay.

NOTICE OF RESPONSIBILITY TO CONTRACTOR AND AGENT: **YOU ARE HEREBY NOTIFIED** as the recipient of a building permit from Columbia County, Florida, you will be held responsible to the County for any damage to sidewalks and/or road curbs and gutters, concrete features and structures, together with damage to drainage facilities, removal of sod, major changes to lot grades that result in ponding of water, or other damage to roadway and other public infrastructure facilities caused by you or your contractor, subcontractors, agents or representatives in the construction and/or improvement of the building and lot for which this permit is issued. No certificate of occupancy will be issued until all corrective work to these public infrastructures and facilities has been corrected.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

OWNERS CERTIFICATION: I CERTIFY THAT ALL THE FOREGOING INFORMATION IS ACCURATE AND THAT ALL WORK WILL BE DONE IN COMPLIANCE WITH ALL APPLICABLE LAWS REGULATING CONSTRUCTION AND ZONING.

NOTICE TO OWNER: There are some properties that may have deed restrictions recorded upon them. These restrictions may limit or prohibit the work applied for in your building permit. You must verify if your property is encumbered by any restrictions or face possible litigation and or fines.

GEORGE MAGAZHAES
Print Owners Name

[Signature]
Owners Signature

****Property owners must sign here before any permit will be issued.**

****If this is an Owner Builder Permit Application then, ONLY the owner can sign the building permit when it is issued.**

CONTRACTORS AFFIDAVIT: By my signature I understand and agree that I have informed and provided this written statement to the owner of all the above written responsibilities in Columbia County for obtaining this Building Permit including all application and permit time limitations.

Contractor's Signature

Contractor's License Number
Columbia County
Competency Card Number

Affirmed under penalty of perjury to by the Contractor and subscribed before me this _____ day of _____ 20____.

Personally known ☐ or Produced Identification _____

SEAL: _____

State of Florida Notary Signature (For the Contractor)

SUBCONTRACTOR VERIFICATION

APPLICATION/PERMIT # 44425 JOB NAME _____

THIS FORM MUST BE SUBMITTED BEFORE A PERMIT WILL BE ISSUED

Columbia County issues combination permits. One permit will cover all trades doing work at the permitted site. It is **REQUIRED** that we have records of the subcontractors who actually did the trade specific work under the general contractors permit.

NOTE: It shall be the responsibility of the general contractor to make sure that all of the subcontractors are licensed with the Columbia County Building Department.

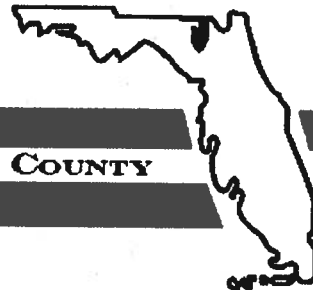
Use website to confirm licenses: <http://www.columbiacountyfla.com/PermitSearch/ContractorSearch.aspx>

NOTE: If this should change prior to completion of the project, it is your responsibility to have a corrected form submitted to our office, before that work has begun.

Violations will result in stop work orders and/or fines.

ELECTRICAL ☐ CC# _____	Print Name <u>GEORGE MAGAZHAR</u> Signature <u>[Signature]</u> Company Name: _____ License #: <u>Owner</u> Phone #: _____	Need ☐ Lic ☐ Liab ☐ W/C ☐ EX ☐ DE
MECHANICAL/ A/C <u>B</u> ☒ CC# <u>802</u>	Print Name <u>Clinton Wilson</u> Signature <u>[Signature]</u> Company Name: <u>Wilson Heat & Air Inc</u> License #: <u>CAC057886</u> Phone #: <u>386-496-9000</u>	Need ☐ Lic ☐ Liab ☐ W/C ☐ EX ☐ DE
PLUMBING/ GAS ☐ CC# _____	Print Name <u>GEORGE MAGAZHAR</u> Signature <u>[Signature]</u> Company Name: _____ License #: <u>Owner</u> Phone #: _____	Need ☐ Lic ☐ Liab ☐ W/C ☐ EX ☐ DE
ROOFING ☐ CC# _____	Print Name <u>GEORGE MAGAZHAR</u> Signature <u>[Signature]</u> Company Name: _____ License #: <u>Owner</u> Phone #: _____	Need ☐ Lic ☐ Liab ☐ W/C ☐ EX ☐ DE
SHEET METAL ☐ CC# _____	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	Need ☐ Lic ☐ Liab ☐ W/C ☐ EX ☐ DE
FIRE SYSTEM/ SPRINKLER ☐ CC# _____	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	Need ☐ Lic ☐ Liab ☐ W/C ☐ EX ☐ DE
SOLAR ☐ CC# _____	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	Need ☐ Lic ☐ Liab ☐ W/C ☐ EX ☐ DE
STATE ☐ SPECIALTY CC# _____	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	Need ☐ Lic ☐ Liab ☐ W/C ☐ EX ☐ DE

District No. 1 - Ronald Williams
District No. 2 - Rocky Ford
District No. 3 - Bucky Nash
District No. 4 - Toby Witt
District No. 5 - Tim Murphy



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

Address Assignment and Maintenance Document

To maintain the county wide Addressing Policy you must make application for a 9-1-1 Address at the time you apply for a building permit. The established standards for addressing and posting numbers to all principal buildings, dwellings, businesses and industries are contained in Columbia County Ordinance 2001-9. The addressing system is to enable Emergency Services Agencies to locate you in an emergency, and to assist the United States Postal Service and the public in the timely and efficient provision of services to residents and businesses of Columbia County

Date/Time Issued: 1/8/2020 3:41:24 PM

Address: 106 SW JACK Gln

City: LAKE CITY

State: FL

Zip Code 32024

Parcel ID 03116-042

REMARKS: Address Verification.

NOTICE: THIS ADDRESS WAS ISSUED BASED ON LOCATION AND ACCESS INFORMATION RECEIVED FROM THE REQUESTER. SHOULD, AT A LATER DATE, THE LOCATION AND/OR ACCESS INFORMATION BE FOUND TO BE IN ERROR OR CHANGED, THIS ADDRESS IS SUBJECT TO CHANGE.

Address Issued By: **Signed:/ Matt Crews**

Columbia County GIS/911 Addressing Coordinator

**COLUMBIA COUNTY
911 ADDRESSING / GIS DEPARTMENT**

263 NW Lake City Ave., Lake City, FL 32055 Telephone: (386) 758-1125
Email: gis@columbiacountyfla.com



Hall's Pump and Well Services, Inc.

904 NW Main Blvd.

Lake City, FL 32055

hallspumpandwell@bellsouth.net

Contractor # 1503 Submitted By Benjamin D. Dicks

Contractual agreement between Hall's Pump and Well and

George Magalhaes

Hall's Pump and Well to drill a 4" steel casing well to an estimated depth of

105 ft.

Install a 1 hp submersible pump w/ motor, 81 gal diaphragm pressure tank

Permit :

Estimated Cost :

 Initial, All drilling exceeding 105 ft. will cost an additional

 Initial, Quality of water cannot be guaranteed.

 THERE MAY BE OTHER MATERIALS YOU WILL BE CHARGED FOR. Each well construction job is different and additional materials that are not part of the standard package may be needed.

 Initial, If connection of water lines to an outside outlet is desired and/or connection of wire to a power pole. PRICE TO BE GIVEN AT JOBSITE DEPENDING UPON CONDITIONS AT THE JOBSITE, AND WILL BE IN ADDITION TO WELL ESTIMATE, NOT INCLUDED.

All labor and material to complete job is to be furnished by Hall's Pump & Well.

ALL MATERIAL SHALL REMAIN THE PROPERTY OF HALL'S PUMP AND WELL UNTIL PAID IN FULL, TERMS ARE WE, HALL'S PUMP AND WELL, WILL BE PAID IN FULL WHEN WORK IS COMPLETED.

We reserve the right to repossess all repossessable material, if not paid when completed.

In the event Hall's Pump and Well has to refer a past due contract or any part to an attorney or collection agency the purchaser agrees to pay all attorney fees, court cost, or collection agency fees.

WARRANTY AS FOLLOWS: 5 YRS. ON THE WELL ITSELF AGAINST THE PRODUCING OF SAND, 5 YRS. ON THE BLADDER TANK FROM THE DATE OF MANUFACTURE STAMPED ON THE TANK, 3 YRS. ON THE SUBMERSIBLE PUMP AGAINST MECHANICAL FAILURE.

Deposit Required :

220V / 20 Amp breaker



Hall's Pump and Well Services, Inc.

904 NW Main Blvd.

Lake City, FL 32055

hallspumpandwell@bellsouth.net

Contractor #	1850	Submitted By	Benjamin D. Dicks
Purchaser Information			
Date:	1/21/2020		
Print Name:	George Magalhaes		
Sign Name:			
Billing Address			
Phone #:	540-840-4733		
Physical Address			
Parcel ID			
Hall's Pump and Well Services, Inc. Authorization			

Prepared by:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

COPY

4-9451

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 24th day of January, 2020, C. Denise Paschal, hereinafter called the grantor, to George Magalhaes and Christine Ann Magalhaes whose address is: 106 SW Jack Glen, Lake City, FL 32055 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida:

See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.

The above described property is not the Homestead of the Grantor, nor has it ever been the Homestead of same, who in fact resides at: 759 E Crusselle Rd Roberta, GA 31078

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to the prior year.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Billy Golightly
Witness:
Billy Golightly
Printed Name:

C. Denise Paschal
C. Denise Paschal

[Signature]
Witness:
Michael H Harrell
Printed Name:

STATE OF *Florida*
COUNTY OF *Columbia*

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this *24* day of January, 2020 by C. Denise Paschal personally known to me or, if not personally known to me, who produced *DL* as identification.

(Notary Seal)

[Signature]
Notary Public

 Michael H. Harrell
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG095249
Expires 4/18/2021

ATT 9451

Exhibit "A"

Commence at the SE corner of the SW 1/4 of the SW 1/4 of Section 24, Township 4 South, Range 16 East for POINT OF BEGINNING; run thence S 86°00'30" W, 219.69 feet; run thence N 0°47'36" W, 198.0 feet to the South line of Jack Street, a 50 foot street; run thence along said South line of Jack Street, N 86°00'30" E, 106.7 feet to the beginning of a 50 foot radius to the right having an arc length of 130.90 feet; run thence N 86°00'30" E, 20.0 feet to the East line of the SW 1/4 of the SW 1/4, Section 24; run thence S 0°47'36" E along said East line 223.0 feet to POINT OF BEGINNING. Being the same as Lot 4, Block M, Piccadilly Park, an unrecorded subdivision



COLUMBIA COUNTY BUILDING DEPARTMENT

135 NE Hernando Ave., Suite B-21

Lake City, FL 32055

Office: 386-758-1008 Fax: 386-758-2160

OWNER BUILDER DISCLOSURE STATEMENT

Florida Statutes Chapter 489.103:

1. I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.
2. I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.
3. I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on permits and contracts.
4. I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease, unless I am completing the requirements of a building permit where the contractor listed on the permit substantially completed the project. If a building or residence that I have built or substantially improved myself is sold or leased within 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.
5. I understand that, as the owner-builder, I must provide direct, onsite supervision of the construction.
6. I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance.

7. I understand that it is a frequent practice of unlicensed persons to have the property owner obtain an owner-builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

8. I understand that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on my building who is not licensed must work under my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of federal income tax and social security contributions under the Federal Insurance Contributions Act (FICA) and must provide workers' compensation for the employee. I understand that my failure to follow these laws may subject me to serious financial risk.

9. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner-builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.

10. I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board at **850-487-1395** or <http://www.myfloridalicense.com/> for more information about licensed contractors.

11. I am aware of, and consent to, an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at the following address:

106 SW JACK GLEN, LAKE CITY, FL 32024
(Write in the address of jobsite property)

12. I agree to notify Columbia County Building Department immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure. Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage.

Florida Statutes Chapter 489.503:

State law requires electrical contracting to be done by licensed electrical contractors. You have applied for a permit under an exemption to that law. The exemption allows you, as the owner of your property, to act as your own electrical contractor even though you do not have a license. You may install electrical wiring for a farm outbuilding or a single-family or duplex residence. You may install electrical wiring in a commercial building the aggregate construction costs of which are under \$75,000. The home or building must be for your own use and occupancy. It may not be built for sale or lease, unless you are completing the requirements of a building permit where the contractor listed on the permit substantially completed the project. If you sell or lease more than one building you have wired yourself within 1 year after the construction is complete, the law will presume that you built it for sale or lease, which is a violation of this exemption. You may not hire an unlicensed person as your electrical contractor. Your construction shall be done according to building codes and zoning regulations. It is your responsibility to make sure that people employed by you have licenses required by state law and by county or municipal licensing ordinances.

An owner of property completing the requirements of a building permit, where the contractor listed on the permit substantially completed the project as determined by the local permitting agency, for a one-family or two family residence, townhome, accessory structure of a one-family or two-family residence or townhome or individual residential condominium unit or cooperative unit. Prior to the owner qualifying for the exemption, the owner must receive approval from the local permitting agency, and the local permitting agency must determine that the contractor substantially completed the project. An owner who qualifies for the exemption under this paragraph is not required to occupy the dwelling or unit for at least 1 year after the completion of the project.

Before a building permit shall be issued, this notarized disclosure statement must be completed and signed by the property owner and returned to the local permitting agency responsible for issuing the permit.

TYPE OF CONSTRUCTION

☒ **Single Family Dwelling** ☐ **Two-Family Residence** ☐ **Farm Outbuilding**

☐ **Addition, Alteration, Modification or other Improvement** ☐ **Electrical**

☐ **Other** _____

☐ **Contractor substantially completed project, of a** _____

☐ **Commercial, Cost of Construction** _____ **for construction of** _____

I GEORGE MAGALHAES, have been advised of the above disclosure
(Print Property Owners Name)

statement for exemption from contractor licensing as an owner/builder. I agree to comply with all requirements provided for in Florida Statutes allowing this exception for the construction permitted by Columbia County Building Permit.

Signature: [Signature] Date: 1-27-2020
(Signature of property owner)

NOTARY OF OWNER BUILDER SIGNATURE

The above signer is personally known to me or produced identification _____

Notary Signature [Signature] Date 1-27-2020 (Seal)



Columbia County Property Appraiser

Jeff Hampton

2020 Working Values

updated: 1/6/2020

Parcel: << 24-4S-16-03116-042 >>

Owner & Property Info

Result: 1 of 1

Owner	PASCHAL C DENISE 334 E DUVAL ST LAKE CITY, FL 32055		
Site	106 JACK GLN,		
Description*	COMM SE COR SW1/4 OF SW1/4 FOR POB, RUN W 219.69 FT, N 198 FT E 106.7 FT, SE AROUND CORNER 130.9 FT, E 20 FT, S 223 FT TO POB. (AKA LOT 4 BLOCK M PICCADILLY PARK S/D UNREC) ORB 936-816, CWD 1050-250.		
Area	0 AC	S/T/R	24-4S-16
Use Code**	VACANT (000000)	Tax District	2

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2019 Certified Values		2020 Working Values	
Mkt Land (1)	\$12,955	Mkt Land (1)	\$12,955
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (0)	\$0	Building (0)	\$0
XFOB (0)	\$0	XFOB (0)	\$0
Just	\$12,955	Just	\$12,955
Class	\$0	Class	\$0
Appraised	\$12,955	Appraised	\$12,955
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$12,955	Assessed	\$12,955
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$12,955 city:\$12,955 other:\$12,955 school:\$12,955	Total Taxable	county:\$12,955 city:\$12,955 other:\$12,955 school:\$12,955

Aerial Viewer Pictometry Google Maps

2019 2016 2013 2010 2007 2005 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
9/21/2001	\$99,900	936/0816	WD	I	Q	
3/1/1982	\$6,500	486/0482	WD	V	Q	

Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
NONE						

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
000000	VAC RES (MKT)	1.000 LT - (0.000 AC)	1.00/1.00 1.00/1.00	\$12,956	\$12,955

Search Result: 1 of 1

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

by: GrizzlyLogic.com

NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

24-45-16-03116-042

Clerk's Office Stamp

Inst: 202012002164 Date: 01/28/2020 Time: 10:56AM
Page 1 of 1 B: 1404 P: 930, P. DeWitt Cason, Clerk of Court Columbia County, By: PT
Deputy Clerk

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

1. Description of property (legal description): 3 Bm Single Family MAGALHAES
a) Street (job) Address: 106 SW JACK GLD. LAKE CITY FL 32024
2. General description of improvements: 3 Bm 2 Bldg Single Fam
3. Owner Information or Lessee information if the Lessee contracted for the improvements:
a) Name and address: GEORGE MAGALHAES
b) Name and address of fee simple titleholder (if other than owner): GEORGE + CHRISTINE MAGALHAES
c) Interest in property: OWNER
4. Contractor Information
a) Name and address: GEORGE MAGALHAES 106 SW JACK GLD LAKE CITY FL 32024
b) Telephone No.: 540 640 4733
5. Surety Information (if applicable, a copy of the payment bond is attached):
a) Name and address: _____
b) Amount of Bond: _____
c) Telephone No.: _____
6. Lender
a) Name and address: _____
b) Phone No.: _____
7. Person within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:
a) Name and address: _____
b) Telephone No.: _____
8. In addition to himself or herself, Owner designates the following person to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes:
a) Name: _____ OF _____
b) Telephone No.: _____
9. Expiration date of Notice of Commencement (the expiration date will be 1 year from the date of recording unless a different date is specified): _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY; A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA
COUNTY OF COLUMBIA

10 George Magalhaes
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager

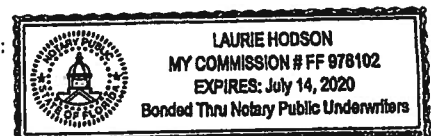
GEORGE MAGALHAES
Printed Name and Signatory's Title/Office

The foregoing instrument was acknowledged before me, a Florida Notary, this 28th day of January, 2020, by:
George Magalhaes as Self for _____
(Name of Person) (Type of Authority) (name of party on behalf of whom instrument was executed)

Personally Known _____ OR Produced Identification ☒ Type FIDC

Notary Signature [Signature]

Notary Stamp or Seal:

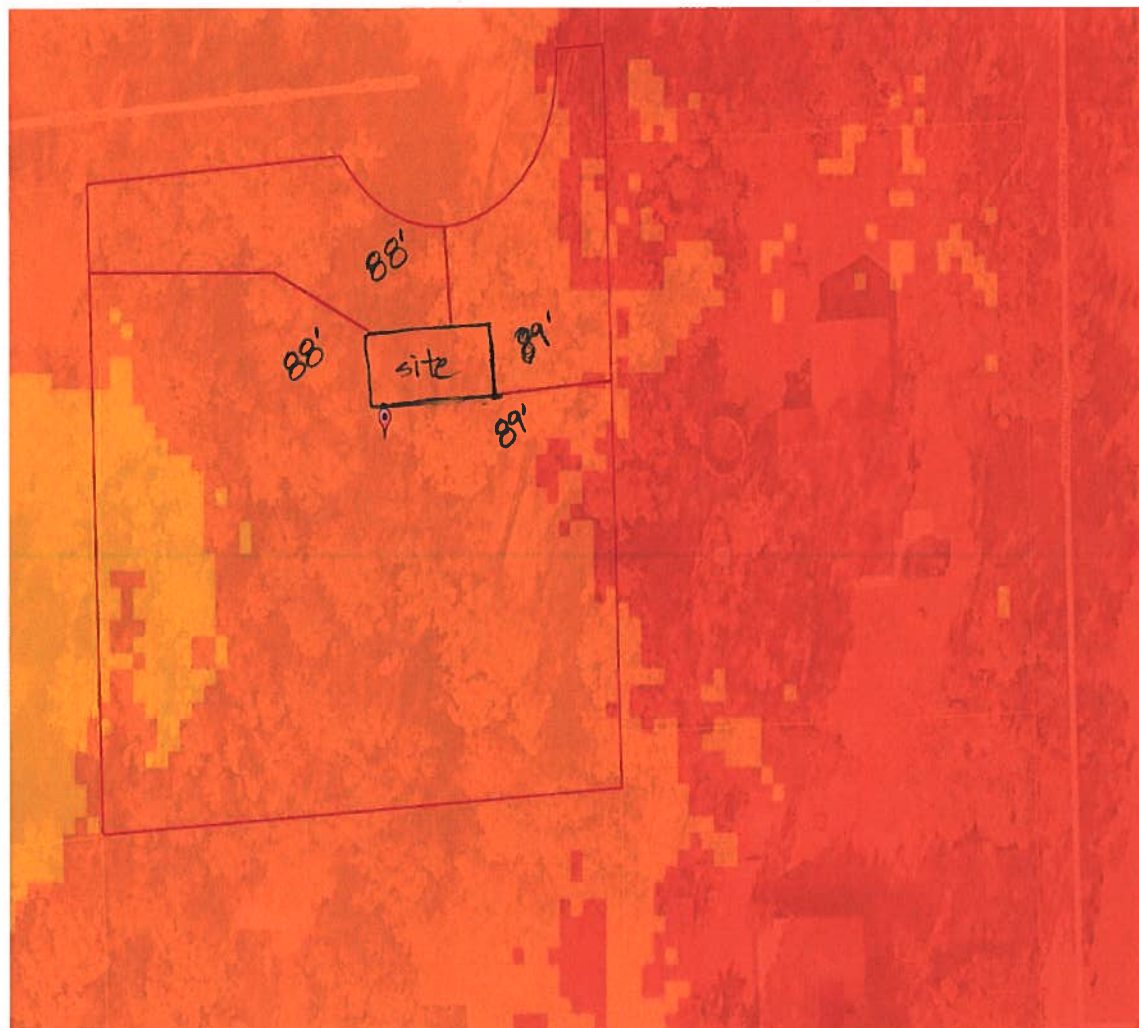


Roads

- Roads
- others
- Dirt
- Interstate
- Main
- Other
- Paved
- Private

Parcels

LidarElevations



Parcel Information

Parcel No: 24-4S-16-03116-042

Owner: PASCHAL C DENISE

Subdivision: PICCADILLY PARK REPLAT UNR

Lot: 4

Acres: 0.985696435

Deed Acres:

District: District 3 Bucky Nash

Future Land Uses: Residential - Low

Flood Zones:

Official Zoning Atlas: RSF-2



44425

**STATE OF FLORIDA
DEPARTMENT OF HEALTH
ONSITE SEWAGE TREATMENT AND DISPOSAL
SYSTEM
APPLICATION FOR CONSTRUCTION PERMIT**

PERMIT NO. 20-0118
DATE PAID: 2/13/20
FEE PAID: 3181.00
RECEIPT #: 1462409

APPLICATION FOR:

☒ New System ☐ Existing System ☐ Holding Tank ☐ Innovative
☐ Repair ☐ Abandonment ☐ Temporary ☐

APPLICANT: George MagalhãesAGENT: Robert W. Ford Jr North Florida Septic Tank Inc; TELEPHONE: 386-755-6372MAILING ADDRESS: 741 SE State Road 100 Lake City, Fla 32025

TO BE COMPLETED BY APPLICANT OR APPLICANT'S AUTHORIZED AGENT. SYSTEMS MUST BE CONSTRUCTED BY A PERSON LICENSED PURSUANT TO 489.105(3)(m) OR 489.552, FLORIDA STATUTES. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE DOCUMENTATION OF THE DATE THE LOT WAS CREATED OR PLATTED (MM/DD/YY) IF REQUESTING CONSIDERATION OF STATUTORY GRANDFATHER PROVISIONS.

PROPERTY INFORMATION

LOT: 4 BLOCK: M SUBDIVISION: Piccadilly Park PLATTED: _____PROPERTY ID #: 24-45-16-03116-042 ZONING: SF I/M OR EQUIVALENT: [Y/N]PROPERTY SIZE: 0.97 ACRES WATER SUPPLY: [☒] PRIVATE PUBLIC [☐] ≤2000GPD [☐] >2000GPDIS SEWER AVAILABLE AS PER 381.0065, FS? [No] DISTANCE TO SEWER: NA FTPROPERTY ADDRESS: 106 SW Jack Glen

DIRECTIONS TO PROPERTY: Hwy 47 S to CR 242 TR Follow to
Quincy St TR Follow to SW Jack Glen TR Follow to
Site on Right

BUILDING INFORMATION

☒ RESIDENTIAL [☐] COMMERCIAL

Unit No	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table 1, Chapter 64E-6, FAC
1	<u>SF Res</u>	<u>3</u>	<u>1170</u>	
2				
3				
4				

[☐] Floor/Equipment Drains [☐] Other (Specify) _____SIGNATURE: Robert W Ford Jr DATE: 2/13/2020

STATE OF FLORIDA
DEPARTMENT OF HEALTH
APPLICATION FOR CONSTRUCTION PERMIT

Permit Application Number 20-0118

----- PART II - SITEPLAN -----

Scale: Each block represents 10 feet and 1 inch = 40 feet.

SEE ATTACHED

Notes: George Magalhães

Site Plan submitted by: Rolando W. Jardín Jr. Date 2/13/20

Plan Approved ✓

Not Approved _____

Date _____

By [Signature]

COLUMBIA

County Health Department

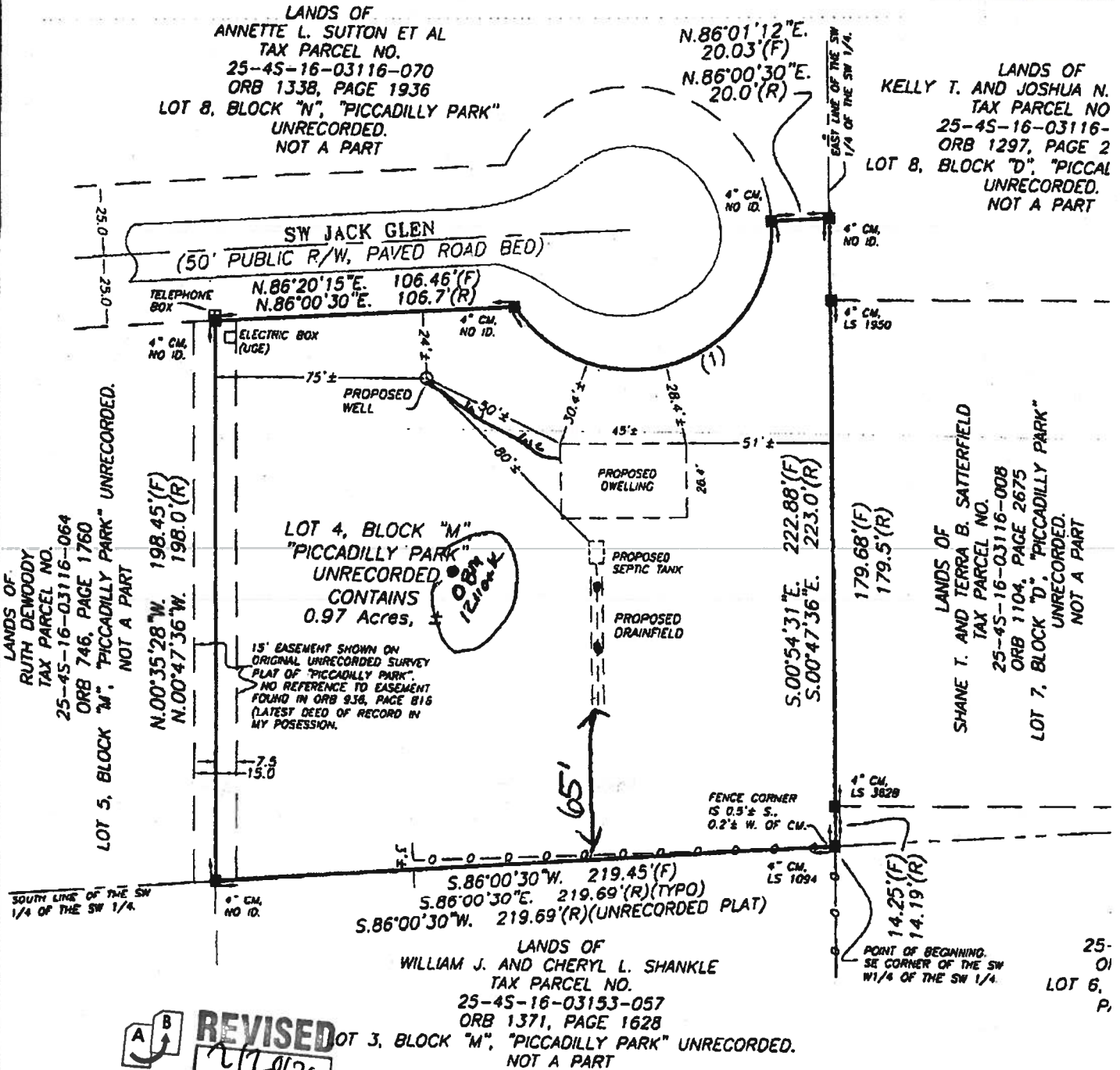
ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT

3867582187

16:56:54 02-19-2020

1 1/2

20-0118



SIGNING SURVEYOR:
MARK D. DUREN, LS 4708
1804 SW SISTERS WELCOME ROAD
LAKE CITY, FL. 32023

SIGNED: *Mark D. Duren*
MARK D. DUREN, LS 4708

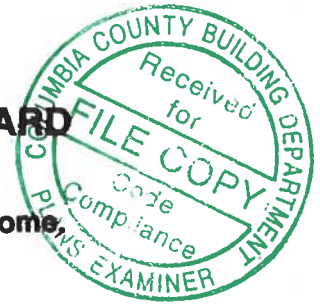
DESCRIPTION:

COMMENCE AT THE SE CORNER OF THE SW 1/4 OF SW 1/4 OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 16 EAST FOR POINT OF BEGINNING; RUN THENCE S 86°00'30" W 219.69 FEET; RUN THENCE N 0°47'36" W, 198.0 FEET TO THE SOUTH LINE OF JACK STREET, A 50 FOOT STREET, RUN THENCE ALONG SAID SOUTH LINE OF JACK STREET N 86°00'30"E, 106.7 FEET TO THE BEGINNING OF A 50 FOOT RADIUS TO THE RIGHT HAVING AN ARC LENGTH OF 130.90 FEET; RUN THENCE N 86°00'30"E 20.0 FEET TO THE EAST LINE OF THE SW 1/4 OF SW 1/4, SECTION 24; RUN THENCE S 0°47'36" E ALONG SAID EAST LINE 223.0 FEET TO POINT OF BEGINNING. BEING THE SAME AS LOT 4, BLOCK M, PICCADILLY PARK, AN UNRECORDED SUBDIVISION.

ENERGY PERFORMANCE LEVEL (EPL) DISPLAY CARD

ESTIMATED ENERGY PERFORMANCE INDEX* = 98

The lower the Energy Performance Index, the more efficient the home.



1. New home or, addition	1. <u>New (From Plans)</u>	12. Ducts, location & insulation level	
2. Single-family or multiple-family	2. <u>Single-family</u>	a) Supply ducts	R <u>6.0</u>
3. No. of units (if multiple-family)	3. <u>1</u>	b) Return ducts	R <u>6.0</u>
4. Number of bedrooms	4. <u>2</u>	c) AHU location	Attic
5. Is this a worst case? (yes/no)	5. <u>No</u>	13. Cooling system:	Capacity <u>23.8</u>
6. Conditioned floor area (sq. ft.)	6. <u>1170</u>	a) Split system	SEER <u>14.0</u>
7. Windows, type and area		b) Single package	SEER <u> </u>
a) U-factor:(weighted average)	7a. <u>0.350</u>	c) Ground/water source	SEER/COP <u> </u>
b) Solar Heat Gain Coefficient (SHGC)	7b. <u>0.250</u>	d) Room unit/PTAC	EER <u> </u>
c) Area	7c. <u>70.5</u>	e) Other	<u> </u>
8. Skylights		14. Heating system:	Capacity <u>23.8</u>
a) U-factor:(weighted average)	8a. <u>NA</u>	a) Split system heat pump	HSPF <u>8.2</u>
b) Solar Heat Gain Coefficient (SHGC)	8b. <u>NA</u>	b) Single package heat pump	HSPF <u> </u>
9. Floor type, insulation level:		c) Electric resistance	COP <u> </u>
a) Slab-on-grade (R-value)	9a. <u>0.0</u>	d) Gas furnace, natural gas	AFUE <u> </u>
b) Wood, raised (R-value)	9b. <u> </u>	e) Gas furnace, LPG	AFUE <u> </u>
c) Concrete, raised (R-value)	9c. <u> </u>	f) Other	<u> </u>
10. Wall type and insulation:		15. Water heating system	
A. Exterior:		a) Electric resistance	EF <u>0.95</u>
1. Wood frame (Insulation R-value)	10A1. <u>11.0</u>	b) Gas fired, natural gas	EF <u> </u>
2. Masonry (Insulation R-value)	10A2. <u> </u>	c) Gas fired, LPG	EF <u> </u>
B. Adjacent:		d) Solar system with tank	EF <u> </u>
1. Wood frame (Insulation R-value)	10B1. <u> </u>	e) Dedicated heat pump with tank	EF <u> </u>
2. Masonry (Insulation R-value)	10B2. <u> </u>	f) Heat recovery unit	HeatRec% <u> </u>
11. Ceiling type and insulation level		g) Other	<u> </u>
a) Under attic	11a. <u>30.0</u>	16. HVAC credits claimed (Performance Method)	
b) Single assembly	11b. <u> </u>	a) Ceiling fans	<u> </u>
c) Knee walls/skylight walls	11c. <u> </u>	b) Cross ventilation	<u>No</u>
d) Radiant barrier installed	11d. <u>No</u>	c) Whole house fan	<u>No</u>
		d) Multizone cooling credit	<u> </u>
		e) Multizone heating credit	<u> </u>
		f) Programmable thermostat	<u>Yes</u>

*Label required by Section R303.1.3 of the Florida Building Code, Energy Conservation, if not DEFAULT.

I certify that this home has complied with the Florida Building Code, Energy Conservation, through the above energy saving features which will be installed (or exceeded) in this home before final inspection. Otherwise, a new EPL display card will be completed based on installed code compliant features.

Builder Signature: _____ Date: _____

Address of New Home: 106 SW Jack Glen City/FL Zip: Lake City, FL 32024

TABLE 402.4.1.1
AIR BARRIER AND INSULATION INSPECTION COMPONENT CRITERIA

Project Name: Magalhaes - Wilson Street: 106 SW Jack Glen City, State, Zip: Lake City , FL , 32024 Owner: Magalhaes Design Location: FL, Gainesville			Builder Name: Permit Office: Permit Number: Jurisdiction:	CHECK
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA		
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.		
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.		
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.		
Windows, skylights and doors	The space between window/door jambs and framing, and skylights and framing shall be sealed.			
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.		
Floors (including above-garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.		
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace		
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.			
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity spaces.		
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.			
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.		
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.		
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.		
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.			
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the sub-floor or drywall.			
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.			

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.

FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION

Florida Department of Business and Professional Regulation - Residential Performance Method

Project Name: Magalhaes - Wilson
 Street: 106 SW Jack Glen
 City, State, Zip: Lake City, FL, 32024
 Owner: Magalhaes
 Design Location: FL, Gainesville

Builder Name:
 Permit Office:
 Permit Number:
 Jurisdiction:
 County: Columbia (Florida Climate Zone 2)

1. New construction or existing	New (From Plans)
2. Single family or multiple family	Single-family
3. Number of units, if multiple family	1
4. Number of Bedrooms	2
5. Is this a worst case?	No
6. Conditioned floor area above grade (ft ²)	1170
Conditioned floor area below grade (ft ²)	0
7. Windows (70.5 sqft.)	Description Area
a. U-Factor:	Dbl, U=0.35 70.50 ft ²
SHGC:	SHGC=0.25
b. U-Factor:	N/A ft ²
SHGC:	
c. U-Factor:	N/A ft ²
SHGC:	
d. U-Factor:	N/A ft ²
SHGC:	
Area Weighted Average Overhang Depth:	1.000 ft.
Area Weighted Average SHGC:	0.250
8. Floor Types (1169.9 sqft.)	Insulation Area
a. Slab-On-Grade Edge Insulation	R=0.0 1169.90 ft ²
b. N/A	R= ft ²
c. N/A	R= ft ²

9. Wall Types (1136.0 sqft.)	Insulation Area
a. Frame - Wood, Exterior	R=11.0 1136.00 ft ²
b. N/A	R= ft ²
c. N/A	R= ft ²
d. N/A	R= ft ²
10. Ceiling Types (1170.0 sqft.)	Insulation Area
a. Under Attic (Vented)	R=30.0 1170.00 ft ²
b. N/A	R= ft ²
c. N/A	R= ft ²
11. Ducts	R ft ²
a. Sup: Attic, Ret: Attic, AH: Attic	6 200
12. Cooling systems	kBtu/hr Efficiency
a. Central Unit	23.8 SEER:14.00
13. Heating systems	kBtu/hr Efficiency
a. Electric Heat Pump	23.8 HSPF:8.20
14. Hot water systems	
a. Electric	Cap: 40 gallons
b. Conservation features	EF: 0.950
15. Credits	Pstat

Glass/Floor Area: 0.060

Total Proposed Modified Loads: 31.23

Total Baseline Loads: 31.99

PASS

I hereby certify that the plans and specifications covered by this calculation are in compliance with the Florida Energy Code.

PREPARED BY: David Marrs
 DATE: 2/3/20

I hereby certify that this building, as designed, is in compliance with the Florida Energy Code.

OWNER/AGENT: _____
 DATE: _____

Review of the plans and specifications covered by this calculation indicates compliance with the Florida Energy Code. Before construction is completed this building will be inspected for compliance with Section 553.908 Florida Statutes.



BUILDING OFFICIAL: _____
 DATE: _____

- Compliance requires certification by the air handler unit manufacturer that the air handler enclosure qualifies as certified factory-sealed in accordance with R403.3.2.1.
- Compliance requires an Air Barrier and Insulation Inspection Checklist in accordance with R402.4.1.1 and this project requires an envelope leakage test report with envelope leakage no greater than 5.00 ACH50 (R402.4.1.2).
- Compliance with a proposed duct leakage Qn requires a Duct Leakage Test Report confirming duct leakage to outdoors, tested in accordance with ANSI/RESNET/ICC 380, is not greater than 0.030 Qn for whole house.

PROJECT

Title:	Magalhaes - Wilson	Bedrooms:	2	Address Type:	Street Address
Building Type:	User	Conditioned Area:	1170	Lot #	
Owner Name:	Magalhaes	Total Stories:	1	Block/Subdivision:	
# of Units:	1	Worst Case:	No	PlatBook:	
Builder Name:		Rotate Angle:	0	Street:	106 SW Jack Glen
Permit Office:		Cross Ventilation:	No	County:	Columbia
Jurisdiction:		Whole House Fan:	No	City, State, Zip:	Lake City , FL , 32024
Family Type:	Single-family				
New/Existing:	New (From Plans)				
Comment:					

CLIMATE

✓	Design Location	TMY Site	Design Temp 97.5 %	2.5 %	Int Design Temp Winter	Summer	Heating Degree Days	Design Moisture	Daily Temp Range
_____	FL, Gainesville	FL_GAINESVILLE_REGI	32	92	70	75	1305.5	51	Medium

BLOCKS

Number	Name	Area	Volume
1	Block1	1170	9360

SPACES

Number	Name	Area	Volume	Kitchen	Occupants	Bedrooms	Infil ID	Finished	Cooled	Heated
1	Main	1170	9360	Yes	3	2	1	Yes	Yes	Yes

FLOORS

✓	#	Floor Type	Space	Perimeter	R-Value	Area	Tile	Wood	Carpet
_____	1	Slab-On-Grade Edge Insulatio	Main	142 ft		1169.94 ft	----	0	0 1

ROOF

✓	#	Type	Materials	Roof Area	Gable Area	Roof Color	Rad Barr	Solar Absor.	SA Tested	Emitt	Emitt Tested	Deck Insul.	Pitch (deg)
_____	1	Gable or Shed	Composition shingles	1308 ft²	292 ft²	Medium	N	0.9	N	0.9	No	0	26.6

ATTIC

✓	#	Type	Ventilation	Vent Ratio (1 in)	Area	RBS	IRCC
_____	1	Full attic	Vented	300	1170 ft²	Y	N

CEILING

✓	#	Ceiling Type	Space	R-Value	Ins Type	Area	Framing Frac	Truss Type
_____	1	Under Attic (Vented)	Main	30	Blown	1170 ft²	0.1	Wood

WALLS

✓ #	Omt	Adjacent To	Wall Type	Space	Cavity R-Value	Width Ft	In	Height Ft	In	Area	Sheathing R-Value	Framing Fraction	Solar Absor.	Below Grade%
1	N	Exterior	Frame - Wood	Main	11	45	0	8	0	360.0 ft²	0	0.25	0.8	0
2	E	Exterior	Frame - Wood	Main	11	26	0	8	0	208.0 ft²	0	0.25	0.8	0
3	S	Exterior	Frame - Wood	Main	11	45	0	8	0	360.0 ft²	0	0.25	0.8	0
4	W	Exterior	Frame - Wood	Main	11	26	0	8	0	208.0 ft²	0	0.25	0.8	0

DOORS

✓ #	Omt	Door Type	Space	Storms	U-Value	Width Ft	In	Height Ft	In	Area
1	N	Wood	Main	None	.35	3		6	8	20 ft²
2	S	Wood	Main	None	.35	3		6	8	20 ft²

WINDOWS

Orientation shown is the entered, Proposed orientation.

✓ #	Omt	Wall ID	Frame	Panels	NFRC	U-Factor	SHGC	Imp	Area	Overhang Depth	Separation	Int Shade	Screening
1	n	1	Metal	Low-E Double	Yes	0.35	0.25	N	9.0 ft²	1 ft 0 in	1 ft 0 in	Drapes/blinds	None
2	e	2	Metal	Low-E Double	Yes	0.35	0.25	N	12.5 ft²	1 ft 0 in	1 ft 0 in	Drapes/blinds	None
3	s	3	Metal	Low-E Double	Yes	0.35	0.25	N	10.0 ft²	1 ft 0 in	1 ft 0 in	Drapes/blinds	None
4	s	3	Metal	Low-E Double	Yes	0.35	0.25	N	25.0 ft²	1 ft 0 in	1 ft 0 in	Drapes/blinds	None
5	w	4	Metal	Low-E Double	Yes	0.35	0.25	N	8.0 ft²	1 ft 0 in	1 ft 0 in	Drapes/blinds	None
6	W	4	Metal	Low-E Double	Yes	0.35	0.25	N	6.0 ft²	1 ft 0 in	1 ft 0 in	Drapes/blinds	None

INFILTRATION

#	Scope	Method	SLA	CFM 50	ELA	EqLA	ACH	ACH 50
1	Wholehouse	Proposed ACH(50)	.000254	780	42.82	80.53	.0956	5

HEATING SYSTEM

✓ #	System Type	Subtype	Speed	Efficiency	Capacity	Block	Ducts
1	Electric Heat Pump/	Split	Singl	HSPF:8.2	23.8 kBtu/hr	1	sys#1

COOLING SYSTEM

✓ #	System Type	Subtype	Subtype	Efficiency	Capacity	Air Flow	SHR	Block	Ducts
1	Central Unit/	Split	Singl	SEER: 14	23.8 kBtu/hr	cfm	0.7	1	sys#1

HOT WATER SYSTEM

✓ #	System Type	SubType	Location	EF	Cap	Use	SetPnt	Conservation
1	Electric	None	Attic	0.95	40 gal	60.9 gal	120 deg	None

SOLAR HOT WATER SYSTEM

✓	FSEC Cert #	Company Name	System Model #	Collector Model #	Collector Area	Storage Volume	FEF
_____	None	None			ft²		

DUCTS

✓	#	--- Supply --- Location	R-Value	Area	--- Return --- Location	Area	Leakage Type	Air Handler	CFM 25 TOT	CFM25 OUT	QN	RLF	HVAC #	
_____	1	Attic	6	200 ft²	Attic	100 ft²	Prop. Leak Free	Attic	— cfm	35.1 cfm	0.03	0.50	1	1

TEMPERATURES

Programable Thermostat: Y

Ceiling Fans:

Cooling	☐ Jan	☐ Feb	☐ Mar	☐ Apr	☐ May	☒ Jun	☒ Jul	☒ Aug	☒ Sep	☐ Oct	☐ Nov	☐ Dec
Heating	☒ Jan	☒ Feb	☒ Mar	☒ Apr	☐ May	☐ Jun	☐ Jul	☐ Aug	☐ Sep	☐ Oct	☒ Nov	☒ Dec
Venting	☐ Jan	☐ Feb	☒ Mar	☐ Apr	☐ May	☐ Jun	☐ Jul	☐ Aug	☐ Sep	☒ Oct	☒ Nov	☐ Dec

Thermostat Schedule: HERS 2006 Reference

Schedule Type		1	2	3	4	5	6	7	8	9	10	11	12
Cooling (WD)	AM	78	78	78	78	78	78	78	78	80	80	80	80
	PM	80	80	78	78	78	78	78	78	78	78	78	78
Cooling (WEH)	AM	78	78	78	78	78	78	78	78	78	78	78	78
	PM	78	78	78	78	78	78	78	78	78	78	78	78
Heating (WD)	AM	66	66	66	66	66	68	68	68	68	68	68	68
	PM	68	68	68	68	68	68	68	68	68	68	66	66
Heating (WEH)	AM	66	66	66	66	66	68	68	68	68	68	68	68
	PM	68	68	68	68	68	68	68	68	68	68	66	66

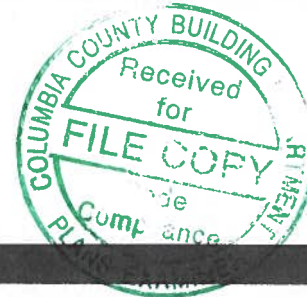
MASS

Mass Type	Area	Thickness	Furniture Fraction	Space
Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.3	Main

Project Information

For: Magalhaes
106 SW Jack Glen, Lake City, FL 32024

Notes:



Design Information

Weather: Gainesville Rgnl, FL, US

Winter Design Conditions

Outside db 33 °F
Inside db 70 °F
Design TD 37 °F

Summer Design Conditions

Outside db 92 °F
Inside db 75 °F
Design TD 17 °F
Daily range M
Relative humidity 50 %
Moisture difference 47 gr/lb

Heating Summary

Structure 16454 Btuh
Ducts 4518 Btuh
Central vent (0 cfm)
(none) 0 Btuh
Humidification 0 Btuh
Piping 0 Btuh
Equipment load 20972 Btuh

Sensible Cooling Equipment Load Sizing

Structure 11260 Btuh
Ducts 5896 Btuh
Central vent (0 cfm)
(none) 0 Btuh
Blower 0 Btuh
Use manufacturer's data n
Rate/swing multiplier 0.97
Equipment sensible load 16625 Btuh

Infiltration

Method Simplified
Construction quality Average
Fireplaces 0

Latent Cooling Equipment Load Sizing

Structure 1738 Btuh
Ducts 1229 Btuh
Central vent (0 cfm)
(none) 0 Btuh
Equipment latent load 2967 Btuh

	Heating	Cooling
Area (ft²)	1170	1170
Volume (ft³)	9360	9360
Air changes/hour	0.45	0.23
Equiv. AVF (cfm)	70	36

Equipment Total Load (Sen+Lat) 19592 Btuh
Req. total capacity at 0.70 SHR 2.0 ton

Heating Equipment Summary

Make Rheem
Trade RHEEM
Model RP1424AJ1NA
AHRI ref 7489174
Efficiency 8.2 HSPF
Heating input
Heating output 22800 Btuh @ 47°F
Temperature rise 26 °F
Actual air flow 793 cfm
Air flow factor 0.038 cfm/Btuh
Static pressure 0.54 in H2O
Space thermostat
Capacity balance point = 33 °F

Cooling Equipment Summary

Make Rheem
Trade RHEEM
Cond RP1424AJ1NA
Coil RH1T2417STANJAUSA
AHRI ref 7489174
Efficiency 11.5 EER, 14 SEER
Sensible cooling 16660 Btuh
Latent cooling 7140 Btuh
Total cooling 23800 Btuh
Actual air flow 793 cfm
Air flow factor 0.046 cfm/Btuh
Static pressure 0.54 in H2O
Load sensible heat ratio 0.85

Backup:
Input = 6 kW, Output = 20972 Btuh, 100 AFUE

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.

Project Information

For: Magalhaes
106 SW Jack Glen, Lake City, FL 32024

Cooling Equipment

Design Conditions

Outdoor design DB:	91.9°F	Sensible gain:	17157	Btuh	Entering coil DB:	77.7°F
Outdoor design WB:	76.2°F	Latent gain:	2967	Btuh	Entering coil WB:	63.8°F
Indoor design DB:	75.0°F	Total gain:	20124	Btuh		
Indoor RH:	50%	Estimated airflow:	793	cfm		

Manufacturer's Performance Data at Actual Design Conditions

Equipment type:	Split ASHP				
Manufacturer:	Rheem	Model:	RP1424AJ1NA+RH1T2417STANJAUSA		
Actual airflow:	793	cfm			
Sensible capacity:	18861	Btuh	110%	of load	
Latent capacity:	3613	Btuh	122%	of load	
Total capacity:	22474	Btuh	112%	of load	SHR: 84%

Heating Equipment

Design Conditions

Outdoor design DB:	33.4°F	Heat loss:	20972	Btuh	Entering coil DB:	68.7°F
Indoor design DB:	70.0°F					

Manufacturer's Performance Data at Actual Design Conditions

Equipment type:	Split ASHP				
Manufacturer:	Rheem	Model:	RP1424AJ1NA+RH1T2417STANJAUSA		
Actual airflow:	793	cfm			
Output capacity:	17882	Btuh	85%	of load	Capacity balance: 33 °F
Supplemental heat required:	3091	Btuh			Economic balance: -99 °F

Backup equipment type:	Elec strip				
Manufacturer:		Model:			
Actual airflow:	793	cfm			
Output capacity:	6.1	kW	100%	of load	Temp. rise: 24 °F

Meets all requirements of ACCA Manual S.

Florida Building Code, Energy Conservation, 6th Edition (2017)
Mandatory Requirements for Residential Performance, Prescriptive and ERI Methods

ADDRESS: 106 SW Jack Glen
Lake City, FL, 32024

Permit Number:

MANDATORY REQUIREMENTS See individual code sections for full details.

✓

SECTION R401 GENERAL

- ☐ **R401.3 Energy Performance Level (EPL) display card (Mandatory).** The building official shall require that an energy performance level (EPL) display card be completed and certified by the builder to be accurate and correct before final approval of the building for occupancy. Florida law (Section 553.9085, Florida Statutes) requires the EPL display card to be included as an addendum to each sales contract for both presold and nonpresold residential buildings. The EPL display card contains information indicating the energy performance level and efficiencies of components installed in a dwelling unit. The building official shall verify that the EPL display card completed and signed by the builder accurately reflects the plans and specifications submitted to demonstrate code compliance for the building. A copy of the EPL display card can be found in Appendix RD.

- ☐ **R402.4 Air leakage (Mandatory).** The building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of Sections R402.4.1 through R402.4.5.

Exception: Dwelling units of R-2 Occupancies and multiple attached single family dwellings shall be permitted to comply with Section C402.5.

- ☐ **R402.4.1 Building thermal envelope.** The building thermal envelope shall comply with Sections R402.4.1.1 and R402.4.1.2. The sealing methods between dissimilar materials shall allow for differential expansion and contraction.

- ☐ **R402.4.1.1 Installation.** The components of the building thermal envelope as listed in Table R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria listed in Table R402.4.1.1, as applicable to the method of construction. Where required by the code official, an approved third party shall inspect all components and verify compliance.

- ☐ **R402.4.1.2 Testing.** The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding seven air changes per hour in Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 8. Testing shall be conducted in accordance with ANSI/RESNET/ICC 380 and reported at a pressure of 0.2 inch w.g. (50 pascals). Testing shall be conducted by either individuals as defined in Section 553.993(5) or (7), Florida Statutes, or individuals licensed as set forth in Section 489.105(3)(f), (g) or (i) or an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope.

Exception: Testing is not required for additions, alterations, renovations, or repairs, of the building thermal envelope of existing buildings in which the new construction is less than 85 percent of the building thermal envelope.

During testing:

1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures.
2. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.
3. Interior doors, if installed at the time of the test, shall be open.
4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.
5. Heating and cooling systems, if installed at the time of the test, shall be turned off.
6. Supply and return registers, if installed at the time of the test, shall be fully open.

- ☐ **R402.4.2 Fireplaces.** New wood-burning fireplaces shall have tight-fitting flue dampers or doors, and outdoor combustion air. Where using tight-fitting doors on factory-built fireplaces listed and labeled in accordance with UL 127, the doors shall be tested and listed for the fireplace. Where using tight-fitting doors on masonry fireplaces, the doors shall be listed and labeled in accordance with UL 907.

- ☐ **R402.4.3 Fenestration air leakage.** Windows, skylights and sliding glass doors shall have an air infiltration rate of no more than 0.3 cfm per square foot (1.5 L/s/m²), and swinging doors no more than 0.5 cfm per square foot (2.6 L/s/m²), when tested according to NFRC 400 or AAMA/WDMA/CSA 101/I.S.2/A440 by an accredited, independent laboratory and listed and labeled by the manufacturer.

Exception: Site-built windows, skylights and doors.

MANDATORY REQUIREMENTS - (Continued)

- ☐ **R402.4.4 Rooms containing fuel-burning appliances.** In Climate Zones 3 through 8, where open combustion air ducts provide combustion air to open combustion fuel burning appliances, the appliances and combustion air opening shall be located outside the building thermal envelope or enclosed in a room, isolated from inside the thermal envelope. Such rooms shall be sealed and insulated in accordance with the envelope requirements of Table R402.1.2, where the walls, floors and ceilings shall meet not less than the basement wall R-value requirement. The door into the room shall be fully gasketed and any water lines and ducts in the room insulated in accordance with Section R403. The combustion air duct shall be insulated where it passes through conditioned space to a minimum of R-8.

Exceptions:

1. Direct vent appliances with both intake and exhaust pipes installed continuous to the outside.
2. Fireplaces and stoves complying with Section R402.4.2 and Section R1006 of the Florida Building Code, Residential.

- ☐ **R402.4.5 Recessed lighting.** Recessed luminaires installed in the building thermal envelope shall be sealed to limit air leakage between conditioned and unconditioned spaces. All recessed luminaires shall be IC-rated and labeled as having an air leakage rate not more than 2.0 cfm (0.944 L/s) when tested in accordance with ASTM E283 at a 1.57 psf (75 Pa) pressure differential. All recessed luminaires shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.

SECTION R403 SYSTEMS

R403.1 Controls.

- ☐ **R403.1.1 Thermostat provision (Mandatory).** At least one thermostat shall be provided for each separate heating and cooling system.

- ☐ **R403.1.3 Heat pump supplementary heat (Mandatory).** Heat pumps having supplementary electric-resistance heat shall have controls that, except during defrost, prevent supplemental heat operation when the heat pump compressor can meet the heating load.

- ☐ **R403.3.2 Sealing (Mandatory)** All ducts, air handlers, filter boxes and building cavities that form the primary air containment passageways for air distribution systems shall be considered ducts or plenum chambers, shall be constructed and sealed in accordance with Section C403.2.9.2 of the Commercial Provisions of this code and shall be shown to meet duct tightness criteria below.

Duct tightness shall be verified by testing in accordance with ANSI/RESNET/ICC 380 by either individuals as defined in Section 553.993(5) or (7), Florida Statutes, or individuals licensed as set forth in Section 489.105(3)(f), (g) or (i), Florida Statutes, to be "substantially leak free" in accordance with Section R403.3.3.

- ☐ **R403.3.2.1 Sealed air handler.** Air handlers shall have a manufacturer's designation for an air leakage of no more than 2 percent of the design airflow rate when tested in accordance with ASHRAE 193.

- ☐ **R403.3.3 Duct testing (Mandatory).** Ducts shall be pressure tested to determine air leakage by one of the following methods:

1. Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the system, including the main air handler enclosure if installed at the time of the test. All registers shall be taped or otherwise sealed during the test.
2. Postconstruction test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test.

Exceptions:

1. A duct air leakage test shall not be required where the ducts and air handlers are located entirely within the building thermal envelope.
2. Duct testing is not mandatory for buildings complying by Section 405 of this code.

A written report of the results of the test shall be signed by the party conducting the test and provided to the code official.

- ☐ **R403.3.5 Building cavities (Mandatory).** Building framing cavities shall not be used as ducts or plenums.

- ☐ **R403.4 Mechanical system piping insulation (Mandatory).** Mechanical system piping capable of carrying fluids above 105°F (41°C) or below 55°F (13°C) shall be insulated to a minimum of R-3.

- ☐ **R403.4.1 Protection of piping insulation.** Piping insulation exposed to weather shall be protected from damage, including that caused by sunlight, moisture, equipment maintenance and wind, and shall provide shielding from solar radiation that can cause degradation of the material. Adhesive tape shall not be permitted.

- ☐ **R403.5.1 Heated water circulation and temperature maintenance systems (Mandatory)** Heated water circulation systems shall be in accordance with Section R403.5.1.1. Heat trace temperature maintenance systems shall be in accordance with Section R403.5.1.2. Automatic controls, temperature sensors and pumps shall be accessible. Manual controls shall be readily accessible.

- ☐ **R403.5.1.1 Circulation systems.** Heated water circulation systems shall be provided with a circulation pump. The system return pipe shall be a dedicated return pipe or a cold water supply pipe. Gravity and thermosiphon circulation systems shall be prohibited. Controls for circulating hot water system pumps shall start the pump based on the identification of a demand for hot water within the occupancy. The controls shall automatically turn off the pump when the water in the circulation loop is at the desired temperature and when there is no demand for hot water.

- ☐ **R403.5.1.2 Heat trace systems.** Electric heat trace systems shall comply with IEEE 515.1 or UL 515. Controls for such systems shall automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping in accordance with the times when heated water is used in the occupancy.

MANDATORY REQUIREMENTS - (Continued)

- ☐ **R403.5.5 Heat traps (Mandatory).** Storage water heaters not equipped with integral heat traps and having vertical pipe risers shall have heat traps installed on both the inlets and outlets. External heat traps shall consist of either a commercially available heat trap or a downward and upward bend of at least 3 ½ inches (89 mm) in the hot water distribution line and cold water line located as close as possible to the storage tank.
- R403.5.6 Water heater efficiencies (Mandatory).**
- ☐ **R403.5.6.1.1 Automatic controls.** Service water-heating systems shall be equipped with automatic temperature controls capable of adjustment from the lowest to the highest acceptable temperature settings for the intended use. The minimum temperature setting range shall be from 100°F to 140°F (38°C to 60°C).
- ☐ **R403.5.6.1.2 Shut down.** A separate switch or a clearly marked circuit breaker shall be provided to permit the power supplied to electric service systems to be turned off. A separate valve shall be provided to permit the energy supplied to the main burner(s) of combustion types of service water-heating systems to be turned off.
- ☐ **R403.5.6.2 Water-heating equipment.** Water-heating equipment installed in residential units shall meet the minimum efficiencies of Table C404.2 in Chapter 4 of the Florida Building Code, Energy Conservation, Commercial Provisions, for the type of equipment installed. Equipment used to provide heating functions as part of a combination system shall satisfy all stated requirements for the appropriate water-heating category. Solar water heaters shall meet the criteria of Section R403.5.6.2.1.
- ☐ **R403.5.6.2.1 Solar water-heating systems.** Solar systems for domestic hot water production are rated by the annual solar energy factor of the system. The solar energy factor of a system shall be determined from the Florida Solar Energy Center Directory of Certified Solar Systems. Solar collectors shall be tested in accordance with ISO Standard 9806, Test Methods for Solar Collectors, and SRCC Standard TM-1, Solar Domestic Hot Water System and Component Test Protocol. Collectors in installed solar water-heating systems should meet the following criteria:
1. Be installed with a tilt angle between 10 degrees and 40 degrees of the horizontal; and
 2. Be installed at an orientation within 45 degrees of true south.
- ☐ **R403.6 Mechanical ventilation (Mandatory).** The building shall be provided with ventilation that meets the requirements of the Florida Building Code, Residential, or Florida Building Code, Mechanical, as applicable, or with other approved means of ventilation including: Natural, Infiltration or Mechanical means. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.
- ☐ **R403.6.1 Whole-house mechanical ventilation system fan efficacy.** When installed to function as a whole-house mechanical ventilation system, fans shall meet the efficacy requirements of Table R403.6.1.
- Exception:** Where whole-house mechanical ventilation fans are integral to tested and listed HVAC equipment, they shall be powered by an electronically commutated motor.
- ☐ **R403.6.2 Ventilation air.** Residential buildings designed to be operated at a positive indoor pressure or for mechanical ventilation shall meet the following criteria:
1. The design air change per hour minimums for residential buildings in ASHRAE 62.2, Ventilation for Acceptable Indoor Air Quality, shall be the maximum rates allowed for residential applications.
 2. No ventilation or air-conditioning system make-up air shall be provided to conditioned space from attics, crawlspaces, attached enclosed garages or outdoor spaces adjacent to swimming pools or spas.
 3. If ventilation air is drawn from enclosed space(s), then the walls of the space(s) from which air is drawn shall be insulated to a minimum of R-11 and the ceiling shall be insulated to a minimum of R-19, space permitting, or R-10 otherwise.
- ☐ **R403.7 Heating and cooling equipment (Mandatory).**
- R403.7.1 Equipment sizing.** Heating and cooling equipment shall be sized in accordance with ACCA Manual S based on the equipment loads calculated in accordance with ACCA Manual J or other approved heating and cooling calculation methodologies, based on building loads for the directional orientation of the building. The manufacturer and model number of the outdoor and indoor units (if split system) shall be submitted along with the sensible and total cooling capacities at the design conditions described in Section R302.1. This Code does not allow designer safety factors, provisions for future expansion or other factors that affect equipment sizing. System sizing calculations shall not include loads created by local intermittent mechanical ventilation such as standard kitchen and bathroom exhaust systems. New or replacement heating and cooling equipment shall have an efficiency rating equal to or greater than the minimum required by federal law for the geographic location where the equipment is installed.

**TABLE R403.6.1
WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFICACY**

FAN LOCATION	AIRFLOW RATE MINIMUM (CFM)	MINIMUM EFFICACY ^a (CFM/WATT)	AIRFLOW RATE MAXIMUM (CFM)
Range hoods	Any	2.8 cfm/watt	Any
In-line fan	Any	2.8 cfm/watt	Any
Bathroom, utility room	10	1.4 cfm/watt	<90
Bathroom, utility room	90	2.8 cfm/watt	Any

For SI: 1 cfm = 28.3 L/min.

a. When tested in accordance with HVI Standard 916

MANDATORY REQUIREMENTS - (Continued)

- ☐ **R403.7.1.1 Cooling equipment capacity.** Cooling only equipment shall be selected so that its total capacity is not less than the calculated total load but not more than 1.15 times greater than the total load calculated according to the procedure selected in Section 403.7, or the closest available size provided by the manufacturer's product lines. The corresponding latent capacity of the equipment shall not be less than the calculated latent load.

The published value for AHRI total capacity is a nominal, rating-test value and shall not be used for equipment sizing. Manufacturer's expanded performance data shall be used to select cooling-only equipment. This selection shall be based on the outdoor design dry-bulb temperature for the load calculation (or entering water temperature for water-source equipment), the blower CFM provided by the expanded performance data, the design value for entering wet-bulb temperature and the design value for entering dry-bulb temperature.

Design values for entering wet-bulb and dry-bulb temperatures shall be for the indoor dry bulb and relative humidity used for the load calculation and shall be adjusted for return side gains if the return duct(s) is installed in an unconditioned space.

Exceptions:

1. Attached single- and multiple-family residential equipment sizing may be selected so that its cooling capacity is less than the calculated total sensible load but not less than 80 percent of that load.
2. When signed and sealed by a Florida-registered engineer, in attached single- and multiple-family units, the capacity of equipment may be sized in accordance with good design practice.

R403.7.1.2 Heating equipment capacity.

- ☐ **R403.7.1.2.1 Heat pumps.** Heat pump sizing shall be based on the cooling requirements as calculated according to Section R403.7.1.1, and the heat pump total cooling capacity shall not be more than 1.15 times greater than the design cooling load even if the design heating load is 1.15 times greater than the design cooling load.

- ☐ **R403.7.1.2.2 Electric resistance furnaces.** Electric resistance furnaces shall be sized within 4 kW of the design requirements calculated according to the procedure selected in Section R403.7.1.

- ☐ **R403.7.1.2.3 Fossil fuel heating equipment.** The capacity of fossil fuel heating equipment with natural draft atmospheric burners shall not be less than the design load calculated in accordance with Section R403.7.1.

- ☐ **R403.7.1.3 Extra capacity required for special occasions.** Residences requiring excess cooling or heating equipment capacity on an intermittent basis, such as anticipated additional loads caused by major entertainment events, shall have equipment sized or controlled to prevent continuous space cooling or heating within that space by one or more of the following options:

1. A separate cooling or heating system is utilized to provide cooling or heating to the major entertainment areas.
2. A variable capacity system sized for optimum performance during base load periods is utilized.

- ☐ **R403.8 Systems serving multiple dwelling units (Mandatory).** Systems serving multiple dwelling units shall comply with Sections C403 and C404 of the IECC—Commercial Provisions in lieu of Section R403.

- ☐ **R403.9 Snow melt and ice system controls (Mandatory)** Snow- and ice-melting systems, supplied through energy service to the building, shall include automatic controls capable of shutting off the system when the pavement temperature is above 50°F (10°C), and no precipitation is falling and an automatic or manual control that will allow shutoff when the outdoor temperature is above 40°F (4.8°C).

- ☐ **R403.10 Pools and permanent spa energy consumption (Mandatory).** The energy consumption of pools and permanent spas shall be in accordance with Sections R403.10.1 through R403.10.5.

- ☐ **R403.10.1 Heaters.** The electric power to heaters shall be controlled by a readily accessible on-off switch that is an integral part of the heater mounted on the exterior of the heater, or external to and within 3 feet (914 mm) of the heater. Operation of such switch shall not change the setting of the heater thermostat. Such switches shall be in addition to a circuit breaker for the power to the heater. Gas-fired heaters shall not be equipped with continuously burning ignition pilots.

- ☐ **R403.10.2 Time switches.** Time switches or other control methods that can automatically turn off and on according to a preset schedule shall be installed for heaters and pump motors. Heaters and pump motors that have built-in time switches shall be in compliance with this section.

Exceptions:

1. Where public health standards require 24-hour pump operation.
2. Pumps that operate solar- and waste-heat-recovery pool heating systems.
3. Where pumps are powered exclusively from on-site renewable generation.

- ☐ **R403.10.3 Covers.** Outdoor heated swimming pools and outdoor permanent spas shall be equipped with a vapor-retardant cover on or at the water surface or a liquid cover or other means proven to reduce heat loss.

Exception: Where more than 70 percent of the energy for heating, computed over an operation season, is from site-recovered energy, such as from a heat pump or solar energy source, covers or other vapor-retardant means shall not be required.

- ☐ **R403.10.4 Gas- and oil-fired pool and spa heaters.** All gas- and oil-fired pool and spa heaters shall have a minimum thermal efficiency of 82 percent for heaters manufactured on or after April 16, 2013, when tested in accordance with ANSI Z 21.56. Pool heaters fired by natural or LP gas shall not have continuously burning pilot lights.

- ☐ **R403.10.5 Heat pump pool heaters.** Heat pump pool heaters shall have a minimum COP of 4.0 when tested in accordance with AHRI 1160, Table 2, Standard Rating Conditions-Low Air Temperature. A test report from an independent laboratory is required to verify procedure compliance. Geothermal swimming pool heat pumps are not required to meet this standard.
- ☐ **R403.11 Portable spas (Mandatory)** The energy consumption of electric-powered portable spas shall be controlled by the requirements of APSP-14.

SECTION R404

ELECTRICAL POWER AND LIGHTING SYSTEMS

- ☐ **R404.1 Lighting equipment (Mandatory).** Not less than 75 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps or not less than 75 percent of the permanently installed lighting fixtures shall contain only high-efficacy lamps.

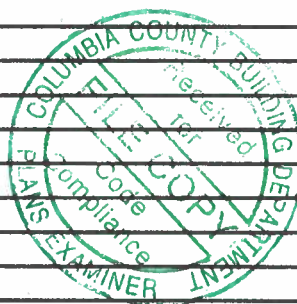
Exception: Low-voltage lighting.

R404.1.1 Lighting equipment (Mandatory) Fuel gas lighting systems shall not have continuously burning pilot lights.

Permit # 44425

As required by Florida Statute 553.842 and Florida Administrative Code 9B-72, please provide the information and approval numbers on the building components listed below if they will be utilized on the construction project for which you are applying for a building permit. We recommend you contact your local product supplier should you not know the product approval number for any of the applicable listed products. Statewide approved products are listed online @ www.floridabuilding.org

Category/Subcategory	Manufacturer	Product Description	Approval Number(s)
1. EXTERIOR DOORS			
A. SWINGING	MASONITE	FIBERGLASS EXT DOOR	FL 5502-1
B. SLIDING			
C. SECTIONAL/ROLL UP			
D. OTHER			
2. WINDOWS			
A. SINGLE/DOUBLE HUNG	MI WIND + DOOR	ME 1620	FL #21637-R4
B. HORIZONTAL SLIDER			
C. CASEMENT			
D. FIXED			
E. MULLION			
F. SKYLIGHTS			
G. OTHER			
3. PANEL WALL			
A. SIDING	VINYL	vinyl	FL-15867-R1
B. SOFFITS	VINYL	ac / aluminum	FL-16503P
C. STOREFRONTS			
D. GLASS BLOCK			
E. OTHER			
4. ROOFING PRODUCTS			
A. ASPHALT SHINGLES	GAF	TIMBERLINE	FL-10124-1
B. NON-STRUCTURAL METAL			
C. ROOFING TILES			
D. SINGLE PLY ROOF			
E. OTHER			
5. STRUCTURAL COMPONENTS			
A. WOOD CONNECTORS	SIMPSON	WOOD CONNECTORS	FL-9589-R5
B. WOOD ANCHORS			
C. TRUSS PLATES			
D. INSULATION FORMS			
E. LINTELS			
F. OTHERS			
6. NEW EXTERIOR			
ENVELOPE PRODUCTS			



The products listed below did not demonstrate product approval at plan review. I understand that at the time of inspection of these products, the following information must be available to the inspector on the jobsite; 1) copy of the product approval, 2) performance characteristics which the product was tested and certified to comply with, 3) copy of the applicable manufacturers installation requirements.

Further, I understand these products may have to be removed if approval cannot be demonstrated during inspection.

 2/7/2020
Contractor OR Agent Signature Date

NOTES: _____



COLUMBIA COUNTY BUILDING DEPARTMENT RESIDENTIAL CHECK LIST

MINIMUM PLAN REQUIREMENTS: FLORIDA BUILDING CODE RESIDENTIAL 2017 EFFECTIVE 1 JANUARY 2018
AND THE NATIONAL ELECTRICAL 2014 EFFECTIVE 1 JANUARY 2018

ALL REQUIREMENTS ARE SUBJECT TO CHANGE

ALL BUILDING PLANS MUST INDICATE COMPLIANCE WITH THE CURRENT FLORIDA BUILDING CODES RESIDENTIAL AND THE NATIONAL ELECTRICAL CODE. ALL PLANS OR DRAWINGS SHALL PROVIDE CALCULATIONS AND DETAILS THAT HAVE THE SEAL AND SIGNATURE OF A CERTIFIED ARCHITECT OR ENGINEER REGISTERED IN THE STATE OF FLORIDA, OR ALTERNATE METHODOLOGIES, APPROVED BY THE STATE OF FLORIDA BUILDING COMMISSION FOR ONE-AND-TWO FAMILY DWELLINGS, FBC 1609.3.1 THRU 1609.3.3.

FOR DESIGN PURPOSES THE FOLLOWING BASIC WIND SPEEDS ARE PER FLORIDA BUILDING CODE FIGURE 1609-A THROUGH 1609-C ULTIMATE DESIGN WIND SPEEDS FOR RISK CATEGORY AND BUILDINGS AND OTHER STRUCTURES

Revised 7/1/18

Website: <http://www.columbiacountyfla.com/BuildingandZoning.asp>

Items to Include-
Each Box shall be
Circled as
Applicable

GENERAL REQUIREMENTS:

APPLICANT - PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL

Select From Drop down

1	Two (2) complete sets of plans containing the following:			
2	All drawings must be clear, concise, drawn to scale, details that are not used shall be marked void			
3	Condition space (Sq. Ft.) 1170 sq. ft. Total (Sq. Ft.) under roof 1170 sq. ft.	Yes	No	NA

Designers name and signature shall be on all documents and a licensed architect or engineer, signature and official embossed seal shall be affixed to the plans and documents as per the FLORIDA BUILDING CODES RESIDENTIAL 107.1.

Site Plan information including:

4	Dimensions of lot or parcel of land	✓		
5	Dimensions of all building set backs	✓		
6	Location of all other structures (include square footage of structures) on parcel, existing or proposed well and septic tank and all utility easements.	✓		
7	Provide a full legal description of property.	✓		

Wind-load Engineering Summary, calculations and any details are required.

GENERAL REQUIREMENTS: APPLICANT - PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL		Items to Include- Each Box shall be Circled as Applicable		
8	Plans or specifications must show compliance with FBCR Chapter 3	Yes	No	NA
		Select From Drop down		
9	Basic wind speed (3-second gust), miles per hour	✓		
10	(Wind exposure - if more than one wind exposure is used, the wind exposure and applicable wind direction shall be indicated)	✓		
11	Wind importance factor and nature of occupancy	✓		
12	The applicable internal pressure coefficient, Components and Cladding	-		
13	The design wind pressure in terms of psf (kN/m ²), to be used for the design of exterior component, cladding materials not specifically designed by the registered design professional.	-		

Elevations Drawing including:

14	All side views of the structure	✓		
15	Roof pitch	✓		
16	Overhang dimensions and detail with attic ventilation	✓		
17	Location, size and height above roof of chimneys	✓		
18	Location and size of skylights with Florida Product Approval	NA		
19	Number of stories	✓		
20	Building height from the established grade to the roofs highest peak	✓		

Floor Plan Including:

21	Dimensioned area plan showing rooms, attached garage, breeze ways, covered porches, deck, balconies	✓		
22	Raised floor surfaces located more than 30 inches above the floor or grade	✓		
23	All exterior and interior shear walls indicated	✓		
24	Shear wall opening shown (Windows, Doors and Garage doors)	✓		
25	Show compliance with Section FBCR 310 Emergency escape and rescue opening shown in each bedroom (net clear opening shown) and Show compliance with Section FBC 1405.13.2 where the opening of an operable window is located more than 72 inches above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches above the finished floor of the room in which the window is located. Glazing between the floor and 24 inches shall be fixed or have openings through which a 4-inch-diameter sphere cannot pass.	✓		
26	Safety glazing of glass where needed	✓		
27	Fireplaces types (gas appliance) (vented or non-vented) or wood burning with Hearth (see chapter 10 and chapter 24 of FBCR)	✓		
28	Show stairs with dimensions (width, tread and riser and total run) details of guardrails, Handrails	✓		
29	Identify accessibility of bathroom (see FBCR SECTION 320)	✓		

All materials placed within opening or onto/into exterior walls, soffits or roofs shall have Florida product approval number and mfg. installation information submitted with the plans (see Florida product approval form)

GENERAL REQUIREMENTS: APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL	Items to Include- Each Box shall be Circled as Applicable
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FBCR 403: Foundation Plans

		Select From Drop down		
30	Location of all load-bearing walls footings indicated as standard, monolithic, dimensions, size and type of reinforcing.	✓		
31	All posts and/or column footing including size and reinforcing	✓		
32	Any special support required by soil analysis such as piling.	✓		
33	Assumed load-bearing value of soil Pound Per Square Foot 2500 PSF	✓		
34	Location of horizontal and vertical steel, for foundation or walls (include # size and type) For structures with foundation which establish new electrical utility companies service connection a Concrete Encased Electrode will be required within the foundation to serve as an grounding electrode system. Per the National Electrical Code article 250.52.3	✓		

FBCR 506: CONCRETE SLAB ON GRADE

35	Show Vapor retarder (6mil. Polyethylene with joints lapped 6 inches and sealed)	✓		
36	Show control joints, synthetic fiber reinforcement or welded wire fabric reinforcement and Supports	✓		

FBCR 318: PROTECTION AGAINST TERMITES

37	Indicate on the foundation plan if soil treatment is used for subterranean termite prevention or Submit other approved termite protection methods. Protection shall be provided by registered termiticides	✓		
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FBCR 606: Masonry Walls and Stem walls (load bearing & shear Walls)

TYPE F

38	Show all materials making up walls, wall height, and Block size, mortar type	✓		
39	Show all Lintel sizes, type, spans and tie-beam sizes and spacing of reinforcement	✓		

Metal frame shear wall and roof systems shall be designed, signed and sealed by Florida Prof. Engineer or Architect

Floor Framing System: First and/or second story

40	Floor truss package shall including layout and details, signed and sealed by Florida Registered Professional Engineer	-		
41	Show conventional floor joist type, size, span, spacing and attachment to load bearing walls, stem walls and/or piers	- /		
42	Girder type, size and spacing to load bearing walls, stem wall and/or piers	- /		
43	Attachment of joist to girder	- /		
44	Wind load requirements where applicable	- /		
45	Show required under-floor crawl space	- /		
46	Show required amount of ventilation opening for under-floor spaces	- /		
47	Show required covering of ventilation opening	- /		
48	Show the required access opening to access to under-floor spaces	- /		
49	Show the sub-floor structural panel sheathing type, thickness and fastener schedule on the edges & intermediate of the areas structural panel sheathing	- /		
50	Show Draftstopping, Fire caulking and Fire blocking	- /		
51	Show fireproofing requirements for garages attached to living spaces, per FBCR section 302.6	- /		
52	Provide live and dead load rating of floor framing systems (psf).	- /		

FBCR CHAPTER 6 WOOD WALL FRAMING CONSTRUCTION

GENERAL REQUIREMENTS: APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL		Items to Include- Each Box shall be Circled as Applicable		
		Select from Drop down		
53	Stud type, grade, size, wall height and oc spacing for all load bearing or shear walls	- /		
54	Fastener schedule for structural members per table FBC-R602.3.2 are to be shown	✓		
55	Show wood structural panel's sheathing attachment to studs, joist, trusses, rafters and structural members, showing fastener schedule attachment on the edges & intermediate of the areas structural panel sheathing	- /		
56	Show all required connectors with a max uplift rating and required number of connectors and oc spacing for continuous connection of structural walls to foundation and roof trusses or rafter systems	- /		
57	Show sizes, type, span lengths and required number of support jack studs, king studs for shear wall opening and girder or header per FBC-R602.7.	- /		
58	Indicate where pressure treated wood will be placed	- /		
59	Show all wall structural panel sheathing, grade, thickness and show fastener schedule for structural panel sheathing edges & intermediate areas	- /		
60	A detail showing gable truss bracing, wall balloon framing details or/ and wall hinge bracing detail	- /		

FBCR : ROOF SYSTEMS:

61	Truss design drawing shall meet section FBC-R 802.10. 1 Wood trusses	-		
62	Include a layout and truss details, signed and sealed by Florida Professional Engineer	-		
63	Show types of connector's assemblies' and resistance uplift rating for all trusses and rafters	-		
64	Show gable ends with rake beams showing reinforcement or gable truss and wall bracing details	-		
65	Provide dead load rating of trusses	-		

FBCR 802: Conventional Roof Framing Layout

66	Rafter and ridge beams sizes, span, species and spacing	- /		
67	Connectors to wall assemblies' include assemblies' resistance to uplift rating	- /		
68	Valley framing and support details	- /		
69	Provide dead load rating of rafter system	- /		

FBCR 803 ROOF SHEATHING

70	Include all materials which will make up the roof decking, identification of structural panel sheathing, grade, thickness	- /		
71	Show fastener Size and schedule for structural panel sheathing on the edges & intermediate areas	- /		

ROOF ASSEMBLIES FRC Chapter 9

72	Include all materials which will make up the roof assemblies covering	-	☒		
73	Submit Florida Product Approval numbers for each component of the roof assemblies covering	-			

FBCR Chapter 11 Energy Efficiency Code for Residential Building

Residential construction shall comply with this code by using the following compliance methods in the FBCR Chapter 11 Residential buildings compliance methods. **Two of the required forms are to be submitted, N1100.1.1.1 As an alternative to the computerized Compliance Method A, the Alternate Residential Point System Method hand calculation, Alternate Form 600A, may be used. All requirements specific to this calculation are located in Sub appendix C to Appendix G. Buildings complying by this alternative shall meet all mandatory requirements of this chapter. Computerized versions of the Alternate Residential Point System Method shall not be acceptable for code compliance.**

GENERAL REQUIREMENTS: APPLICANT - PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL		Items to Include- Each Box shall be Circled as Applicable			
---	--	--	--	--	--

Select from Drop Down

74	Show the insulation R value for the following areas of the structure	-	☒		
75	Attic space	-	☒		
76	Exterior wall cavity	-	☒		
77	Crawl space	-	☒		

HVAC information

78	Submit two copies of a Manual J sizing equipment or equivalent computation study	-			
79	Exhaust fans shown in bathrooms Mechanical exhaust capacity of 50 cfm intermittent or 20 cfm continuous required	-			
80	Show clothes dryer route and total run of exhaust duct	-			

Plumbing Fixture layout shown

81	All fixtures waste water lines shall be shown on the foundation plan	-	☒		
82	Show the location of water heater	-	☒		

Private Potable Water

83	Pump motor horse power	-			
84	Reservoir pressure tank gallon capacity	-			
85	Rating of cycle stop valve if used	-			

Electrical layout shown including

86	Show Switches, receptacles outlets, lighting fixtures and Ceiling fans	-			
87	Show all 120-volt, single phase, 15- and 20-ampere branch circuits outlets required to be protected by Ground-Fault Circuit Interrupter (GFCI) Article 210.8 A	-			
88	Show the location of smoke detectors & Carbon monoxide detectors	-			
89	Show service panel, sub-panel, location(s) and total ampere ratings	-			
90	On the electrical plans identify the electrical service overcurrent protection device for the main electrical service. This device shall be installed on the exterior of structures to serve as a disconnecting means for the utility company electrical service. Conductors used from the exterior disconnecting means to a panel or sub panel shall have four-wire conductors, of which one conductor shall be used as an equipment ground. Indicate if the utility company service entrance cable will be of the overhead or underground type. For structures with foundation which establish new electrical utility companies service connection a Concrete Encased Electrode will be required within the foundation to serve as an Grounding electrode system. Per the National Electrical Code article 250.52.3	-			
91	Appliances and HVAC equipment and disconnects	-			
92	Show all 120-volt, single phase, 15- and 20-ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed Combination arc-fault circuit interrupter, Protection device.	-			

Notice Of Commencement:

A notice of commencement form **RECORDED** in the Columbia County Clerk Office is required to be filed with the Building Department **BEFORE ANY INSPECTIONS** can be performed.

GENERAL REQUIREMENTS: APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL	Items to Include- Each Box shall be Circled as Applicable
---	--

****ITEMS 95, 96, & 98 Are Required After APPROVAL from the ZONING DEPT.****

Select from Drop down

93	Building Permit Application A current Building Permit Application is to be completed, by following the Checklist all supporting documents must be submitted. There is a \$15.00 application fee. The completed application with attached documents and application fee can be mailed.	-			
94	Parcel Number The parcel number (Tax ID number) from the Property Appraisers Office (386) 758-1083 is required. A copy of property deed is also required. www.columbiacountyfla.com	-			
95	Environmental Health Permit or Sewer Tap Approval A copy of a approved Columbia County Environmental Health (386) 758-1058	-			
96	City of Lake City A City Water and/or Sewer letter. Call 386-752-2031	-			
97	Toilet facilities shall be provided for all construction sites	-			
98	Town of Fort White (386) 497-2321 If the parcel in the application for building permit is within the Corporate city limits of Fort White, an approval land use development letter issued by the Town of Fort is required to be submitted with the application for a building permit.	-			
99	Flood Information: All projects within the Floodway of the Suwannee or Santa Fe Rivers shall require permitting through the Suwannee River Water Management District, before submitting a application to this office. Any project located within a flood zone where the base flood elevation (100 year flood) has been established shall meet the requirements of Section 8.5.2 of the Columbia County Land Development Regulations. Any project located within a flood zone where the base flood elevation has not been established (Zone A) shall meet the requirements of Section 8.5.3 of the Columbia County Land Development Regulations (Municode.com)	-			
100	CERTIFIED FINISHED FLOOR ELEVATIONS will be required on any project where the approved FIRM Flood Maps show the property is in a AE, Floodway, and AH flood zones. Additionally One Foot Rise letters are required for AE and AH zones. In the Floodway Flood zones a Zero Rise letter is required.	-			
101	A Flood development permit is also required for AE, Floodway & AH. Development permit cost is \$50.00	-			
102	Driveway Connection: If the property does not have an existing access to a public road, then an application for a culvert permit (\$25.00) must be made. County Public Works Dept. determines the size and length of every culvert before instillation and completes a final inspection before permanent power is granted. If the applicant feels that a culvert is not needed, they may apply for a culvert waiver (\$50.00) Separate Check when issued. If the project is to be located on an F.D.O.T. maintained road, then an F.D.O.T. access permit is required.	-			
103	911 Address: An application for a 911 address must be applied for and received through the Columbia County Emergency Management Office of 911 Addressing Department (386) 758-1125.	-			

Ordinance Sec. 90-75. - Construction debris. (e) It shall be unlawful for any person to dispose of or discard solid waste, including construction or demolition debris at any place within the county other than on an authorized disposal site or at the county's solid waste facilities. The temporary storage, not to exceed seven days of solid waste (excluding construction and demolition debris) on the premises where generated or vegetative trash pending disposition as authorized by law or ordinance, shall not be deemed a violation of this section. The temporary storage of construction and demolition debris on the premises where generated or vegetative trash pending disposition as authorized by law or ordinance shall not be deemed in violation of this section; provided, however, such construction and demolition debris must be disposed of in accordance with this article prior to the county's issuance of a certificate of occupancy for the premises. The burning of lumber from a construction or demolition project or vegetative trash when done so with legal and proper permits from the authorized agencies and in accordance with such agencies' rules and regulations, shall not be deemed a violation of this section. No person shall bury, throw, place, or deposit, or cause to be buried, thrown, placed, or deposited, any solid waste, special waste, or debris of any kind into or on any of the public streets, road right-of-way, highways, bridges, alleys, lanes, thoroughfares, waters, canals, or vacant lots or lands within the county. No person shall bury any vegetative trash on any of the public streets, road right-of-way, highways, bridges, lanes, thoroughfares, waters, canals, or lots less than ten acres in size within the county.

Disclosure Statement for Owner Builders:

If you as the Applicant will be acting as your own contractor or owner/builder under section 489.103(7) Florida Statutes, you must submit the required notarized Owner Builder Disclosure Statement form.

**This form can be printed from the Columbia County Website on the Building and Zoning page under Documents. Web address is - <http://www.columbiacountyfla.com/BuildingandZoning.asp>

Section 105 of the Florida Building Code defines the:

Time limitation of application.

An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Single-family residential dwelling.

Section 105.3.4 A building permit for a single-family residential dwelling must be issued within 30 working days of application therefor unless unusual circumstances require a longer time for processing the application or unless the permit application fails to satisfy the Florida Building Code or the enforcing agency's laws or ordinances.

Permit intent.

Section 105.4.1: A permit issued shall be constructed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced.

If work has commenced.

Section 105.4.1.1: If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.

New Permit.

Section 105.4.1.2: If a new permit is not obtained within 180 days from the date the initial permit became null and void, the building official is authorized to require that any work which has been commenced or completed be removed from the building site. Alternately, a new permit may be issued on application, providing the work in place and required to complete the structure meets all applicable regulations in effect at the time the initial permit became null and void and any regulations which may have become effective between the date of expiration and the date of issuance of the new permit.

Work Shall Be:

Section 105.4.1.3: Work shall be considered to be in active progress when the permit has received an approved inspection within 180 days. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due directly to judicial injunction, order or similar process.

The Fee:

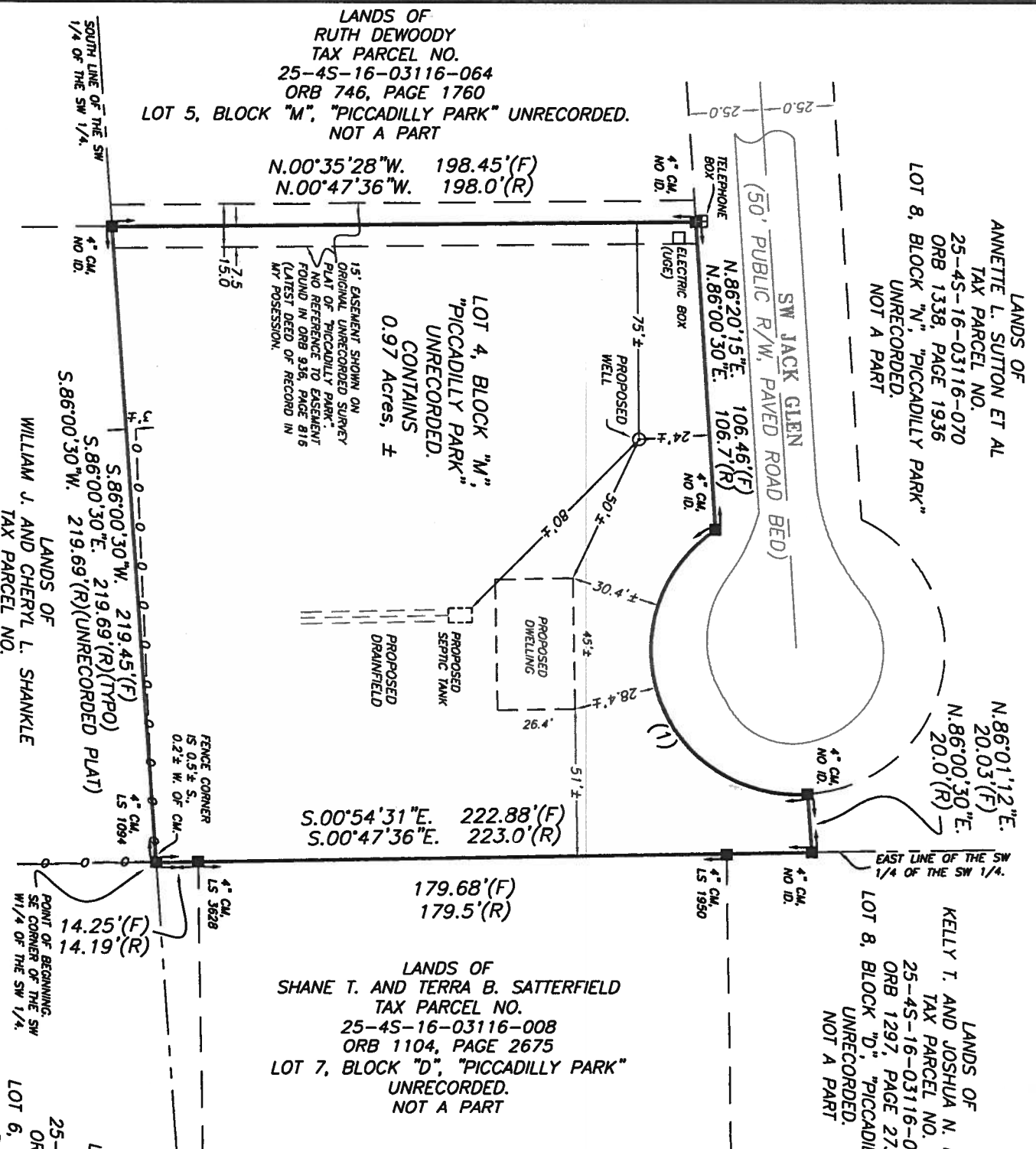
Section 105.4.1.4: The fee for renewal reissuance and extension of a permit shall be set forth by the administrative authority.

Notification:

When the application is approved for permitting the applicant will be notified by phone as to the status by the Columbia County Building & Zoning Department.

BOUNDARY SURVEY
IN SECTION 24,
TOWNSHIP 4 SOUTH,
RANGE 16 EAST,
COLUMBIA COUNTY, FLA.

- SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE RECORD TITLE BOUNDARIES OF THIS PARCEL TO THE BEST OF MY ABILITY TO INTERPRET AND LOCATE SAID BOUNDARIES BASED ON THE EVIDENCE OF PRIOR SURVEYS AND RECORDS PROVIDED TO OR OTHERWISE OBTAINED BY THIS OFFICE.
 2. BEARINGS BASED ON DEED OF RECORD USING MONUMENTS FOUND ON THE SOUTH LINE OF THIS PARCEL.
 3. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED NOVEMBER 2, 2018, COMMUNITY PANEL NO. 12023C0381D.
 4. NO NOTE.
 5. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
 6. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
 7. "NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
 8. CLOSURE OF FIELD SURVEY IS 1/14.136. BOUNDARY AND CONTROL MONUMENTS CAN BE EXPECTED TO HAVE BEEN MEASURED TO APPROXIMATELY THAT RATIO OF PRECISION. BUILDINGS AND SIMILAR IMPROVEMENTS ARE LOCATED WITHIN ± 0.2 FEET OF THE ACTUAL LOCATION UNLESS OTHERWISE NOTED. OTHER IMPROVEMENTS SUCH AS UTILITY POLES, SEPTIC TANKS, TREES, INTERIOR FENCES, ETC. ARE NORMALLY WITHIN ± 0.5 FEET UNLESS OTHERWISE NOTED.
 9. EXCEPTION IS MADE HEREON REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, AND/OR TITLE CONFLICTS OF RECORD, IF ANY, NOT PROVIDED BY THE CLIENT OR HIS AGENTS OR DISCOVERED BY THIS OFFICE. AN EFFORT HAS BEEN MADE IN GOOD FAITH TO SHOW PHYSICAL EVIDENCE OF EASEMENTS, OCCUPATION AND USE BY OTHER PARTIES, HOWEVER PHYSICAL CONDITIONS ON THE PARCEL MAY HAVE PREVENTED DISCOVERY OF ALL SUCH EVIDENCE.
 10. CERTIFIED TO:
GEORGE MAGALHAES



LANDS OF
LEO M. CARGANAN
TAX PARCEL NO.
25-45-16-03153-033
ORB 444, PAGE 453
LOT 6, BLOCK "D", "PICCADILLY PARK" UNRECORDED.
NOT A PART

LANDS OF
SHANE T. AND TERRA B. SATTERFIELD
TAX PARCEL NO.
25-45-16-03116-008
ORB 1104, PAGE 2675
LOT 7, BLOCK "D", "PICCADILLY PARK" UNRECORDED.
NOT A PART

LANDS OF
KELLY I. AND JOSHUA N. MUELLER
TAX PARCEL NO.
25-45-16-03116-009
ORB 1297, PAGE 2737
LOT 8, BLOCK "D", "PICCADILLY PARK" UNRECORDED.
NOT A PART

LANDS OF
ANNETTE L. SUTTON ET AL
TAX PARCEL NO.
25-45-16-03116-070
ORB 1338, PAGE 1936
LOT 8, BLOCK "N", "PICCADILLY PARK" UNRECORDED.
NOT A PART

LANDS OF
WILLIAM J. AND CHERYL L. SHANKLE
TAX PARCEL NO.
25-45-16-03153-057
ORB 1371, PAGE 1628
LOT 3, BLOCK "M", "PICCADILLY PARK" UNRECORDED.
NOT A PART

DESCRIPTION:
COMMENCE AT THE SE CORNER OF THE SW 1/4 OF SW 1/4 OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 16 EAST FOR POINT OF BEGINNING; RUN THENCE S 86°00'30" W 219.69 FEET; RUN THENCE N 0°47'36" W, 198.0 FEET TO THE SOUTH LINE OF JACK STREET, A 50 FOOT STREET; RUN THENCE ALONG SAID SOUTH LINE OF JACK STREET N 86°00'30"E, 106.7 FEET TO THE BEGINNING OF A 50 FOOT RADIUS TO THE RIGHT HAVING AN ARC LENGTH OF 130.90 FEET; RUN THENCE N 86°00'30"E 20.0 FEET TO THE EAST LINE OF THE SW 1/4 OF SW 1/4, SECTION 24; RUN THENCE S 0°47'36" E ALONG SAID EAST LINE 223.0 FEET TO POINT OF BEGINNING. BEING THE SAME AS LOT 4, BLOCK M, PICCADILLY PARK, AN UNRECORDED SUBDIVISION.

EXTRA ABBREVIATION:
(F) FIELD, AS IN "FIELD MEASUREMENT";
(D) DEED, AS IN "DEED DIMENSION";
(P) PLAT, AS IN "PLAT DIMENSION";
(R) RECORD, AS IN "RECORD DIMENSION";
(C) RECORD, AS IN "CALCULATED DIMENSION";

- SYMBOL LEGEND
- R.I. OFFICIAL RECORD INSTRUMENT
 - CONCRETE MONUMENT FOUND
 - IRON PIN OR PIPE FOUND
 - 5/8" IRON ROD SET, LS 4708
 - X— WIRE FENCE
 - E— ELECTRIC UTILITY LINE (OVERHEAD)
 - U— UNDERGROUND ELECTRIC SERVICE
 - CV— CABLE TV LINE (OVERHEAD)
 - O— CHAIN LINK FENCE
 - W— WOODEN FENCE
 - C— CORRUGATED METAL PIPE
 - R— RCP REINFORCED CONCRETE PIPE
 - L— LB LAND SURVEYOR
 - O— ORB OFFICIAL RECORD BOOK
 - P— PRM PERMANENT REFERENCE MONUMENT
 - C— PCP PERMANENT CONTROL POINT
 - U— UTILITY POLE
 - R— RIGHT-OF-WAY
 - N— NO IDENTIFICATION
 - F— FLA. DEPT. OF TRANSPORTATION CENTERLINE
 - C— CONCRETE MONUMENT
 - I— IRON ROD
 - P— IRON PIPE
 - SRD— STATE ROAD DEPARTMENT

MARK D. DUREN AND ASSOCIATES, INC.
LB 7620
1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLA. 32025
(386) 758-9831 OFFICE
(386) 758-8010 FAX

FIELD SURVEY DATE: JANUARY 9, 2020
DATE DRAWN: JANUARY 10, 2020
FOR: MAGALHAES
FIELD BOOK: 245 PAGE: 11
DRAWN BY: M. DUREN
WO# 20-010

SIGNED: *Mark D. Duren*
MARK D. DUREN, LS 4708
1604 SW SISTERS WELCOME ROAD
LAKE CITY, FL. 32025

BOUNDARY SURVEY
IN SECTION 24,
TOWNSHIP 4 SOUTH,
RANGE 16 EAST,
COLUMBIA COUNTY, FLA.

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SYMBOL LEGEND

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ANNETTE L. SUTTON ET AL
TAX PARCEL NO.
25-45-16-03116-070
ORB 1338, PAGE 1936
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LOT 8, BLOCK "N", "PICCADILLY PARK"
NOT A PART

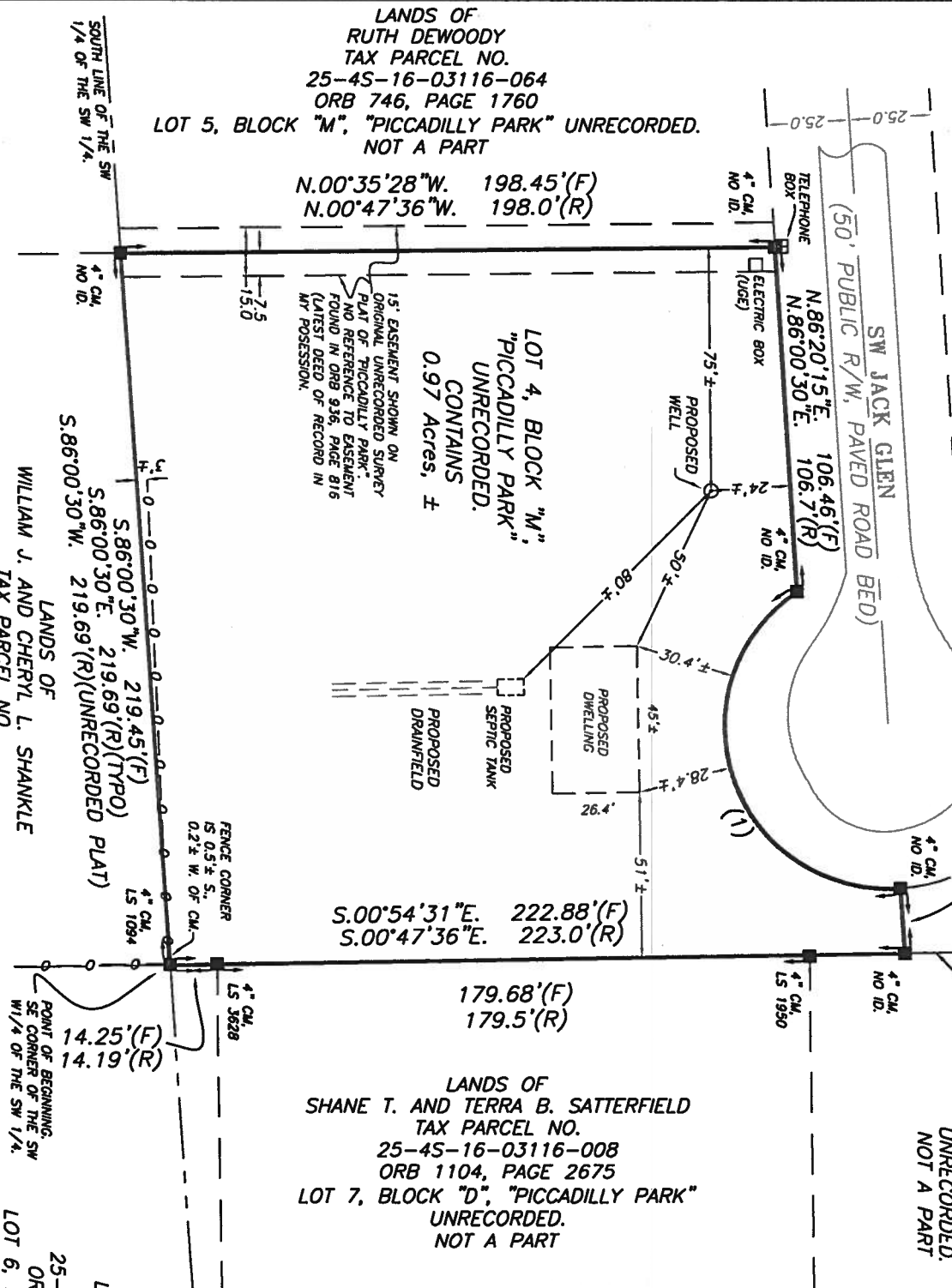
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LANDS OF
RUTH DEWOODY
TAX PARCEL NO.
25-45-16-03116-064
ORB 746, PAGE 1760
LOT 5, BLOCK "M", "PICCADILLY PARK" UNRECORDED.
NOT A PART



DESCRIPTION:

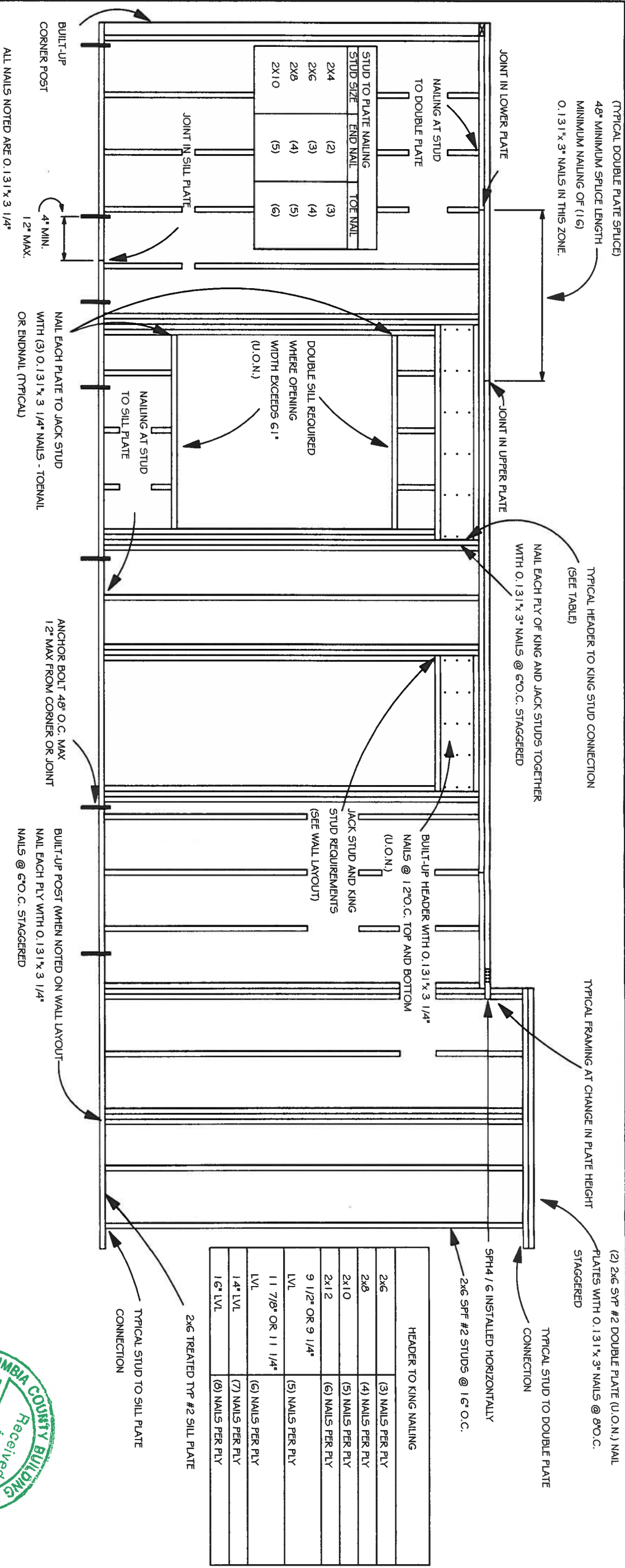
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SIGNING SURVEYOR:
MARK D. DUREN, LS 4708
1604 SW SISTERS WELCOME ROAD
LAKE CITY, FL. 32025

SIGNED: *Mark D. Duren*
MARK D. DUREN, LS 4708

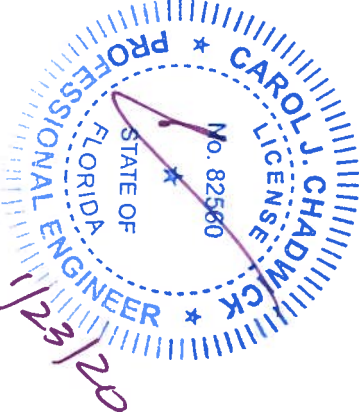
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FOR: MAGALHAES
FIELD BOOK: 245 PAGE: 11
DRAWN BY: M. DUREN
WO# 20-010

TYPICAL WALL FRAMING
NOT TO SCALE



HEADER TO KING NAILING	
2x6	(3) NAILS PER PLY
2x6	(4) NAILS PER PLY
2x10	(5) NAILS PER PLY
2x12	(6) NAILS PER PLY
9 1/2\"	(5) NAILS PER PLY
LVL	(5) NAILS PER PLY
1 1/8\"	(6) NAILS PER PLY
LVL	(7) NAILS PER PLY
1 1/4\"	(6) NAILS PER PLY
LVL	(9) NAILS PER PLY

HEADER SCHEDULE			NOTE: UPLIFT CONNECTION IS REQUIRED AT EACH END OF HEADER AND AT BOTTOM OF HEADER STUDS IN ADDITION TO CONNECTORS AT WALL STUDS AND AT TOP AND BOTTOM OF CRIPPLES
OPENING WIDTH	BEARING OR SHEAR WALL	NON-BEARING WALLS	
0'-0\"	2 - 2 X 6s	2 - 2 X 4s	MAXIMUM HEADER SPAN 3' 6' 9' 12' 15' 18' NUMBER OF HEADER STUDS SUPPORTING END OF HEADER 1 1 2 2 2 2 NUMBER OF FULL LENGTH STUDS AT END OF HEADER 2
3'-1\"	2 - 2 X 10s	2 - 2 X 6s	
5'-1\"	2 - 2 X 10s	2 - 2 X 8s	
7'-1\"	2 - 2 X 10s	2 - 2 X 10s	
10'-0\"	2 - 2 X 10s	2 - 2 X 10s	



NOTE

Simpson Strong-Tie Co. Strong-Drive SDWC TRUSS Screws may be used for uplift connection in lieu of straps. Strong-Drive SDWC TRUSS Screws to be installed per manufacturer's specifications.

Simpson Strong-Tie Co. Titen HD Heavy-Duty Screw Anchors 5/8" x 8", maximum spacing of 6'-0" o.c., may be used in lieu of 5/8"x10" anchor bolts with 3"x3"x1/8" washer. Titen HD Heavy-Duty Screw Anchors shall be installed per manufacturer's specifications.

ROOF SHEATHING FASTENING

- 4" O.C. GABLE END
- 6" O.C. EDGES (ALL ZONES)
- 6" O.C. INTERMEDIATE FRAMING (ZONE 3)
- 12" O.C. INTERMEDIATE FRAMING (ZONES 1 & 2)

SEE FIGURE RB03.2.3.1, SECTION RB03.1, 2017 FLORIDA BUILDING CODE - RESIDENTIAL, SIXTH EDITION FOR ROOF SHEATHING NAILING ZONES

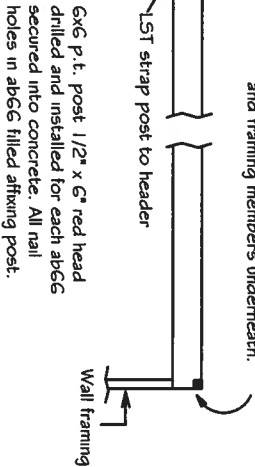
NOTE

7/16" O.S.B. NAILED WITH
8D 6" O.C. IN FIELD & 4"
O.C. ON EDGES

ROOF NOTES

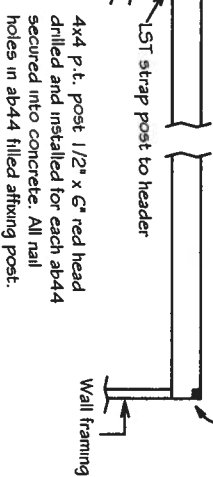
ROOF PITCH LESS THEN 4/12 DBL LAYER OF UNDERLAYMENT IS REQUIRED
OVERLAP ROOFING UNDERLAYMENT 4(MIN) OVER HIP'S AND RIDGES
BUTTON CAP NAILS ARE USED TO FASTEN UNDERLAYMENT TO ROOF DECK WHEN SHINGLES NOT INSTALLED SAME DAY
DRIP EDGE INSTALLED OVER THE UNDERLAYMENT AT RAKES AND UNDER THE UNDERLAYMENT AT EAVES
ALL ROOF PENETRATIONS ARE PROPERLY FLASHED W/ FLASHING OF THE CORRECT SIZE FOR THE PENETRATION
SHINGLES ATTACHED W/ CORRECT FASTENERS PER CODE AND MANUFACTURERS SPECS
1" SPACE IS MAINTAINED BETWEEN THE END OF THE GUTTER AND THE WALL CLADDING

Double 2" x 12" beam notched
under double top plate with
framing members under each beam.
Fastened with 12d nails to top plate
and framing members underneath.



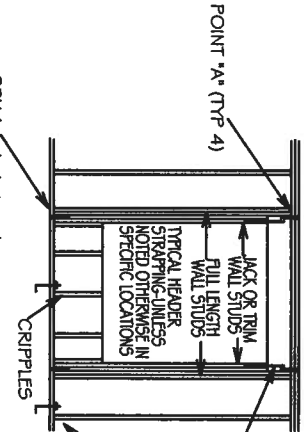
BEAM CONNECTION DETAIL
NOT TO SCALE

Double 2" x 12" beam notched
under double top plate with
framing members under each beam.
Fastened with 12d nails to top plate
and framing members underneath.



BEAM CONNECTION DETAIL
NOT TO SCALE

SEE HEADER
SCHEDULE FOR SIZE



POINT "A" (TYP 4)
OPENINGS AT 5' WIDE USE (1)
TPP4/6 TOP AND BOTTOM
OPENINGS 5' - 7' WIDE USE
(2) TPP4/6 TOP AND BOTTOM
HEADER TO JACK-STUD STRAP
PER TABLE RG02.10.6.4 ON
BOTH SIDES OF OPENING
ANCHOR BOLTS MAY BE
LOCATED AT EITHER SIDE OF
KING STUDS-PLATE MUST BE
CONTINUOUS
ANCHOR BOLTS MUST BE
WITHIN 12" OF HEADER
STUDS
5/8" X 10" ANCHOR BOLTS AT
18" O.C. OF FA-3 AT 24" O.C.
UPLIFT CONNECTIONS REQUIRED AT POINT "A" (TOP &
BOTTOM OF CRIPPLES) UPLIFT LOAD PER FRAMING
MEMBER ABOVE THE HEADER MULTIPLIED BY THE
NUMBER OF FRAMING MEMBERS DIVIDED BY TWO

TYPICAL HEADER STRAPPING
NOT TO SCALE

PREPARED FOR
GEORGE & CHRISTINE
MAGALHAES
540.840.4733
540.760.6472

MAGALHAES RESIDENCE
FRAMING DETAILS
106 SW JACK GLEN, LAKE CITY, FL

PROJECT NO.	FL20004
DATE	JAN. 23, 2020
REVISION DATE	
SHEET	S-2

DATE REVISION DESCRIPTION

