



City of Lake City, FL.

New Commercial Construction Permit #000045145

Issued August 10, 2022



* Request inspections by calling 386-719-2023 or visiting <https://www.columbiacountyfla.com/PermitSearch/InspectionCalendar.aspx>

OWNER: FRANKS & LANE HEATING AND AIR LLC **PHONE:** (386) 466-7514 **ADDRESS:** 476 SE PERRY AVE LAKE CITY, FL 32025

PARCEL: 00-00-00-13752-001 **ZONING:** LAKE CITY **FLOOD ZONE:** X **Coords:** 30.18,-82.63

SUBDIVISION: CANOVA **LOT:** 48 **BLK:** L **PHASE:** **UNIT:** **ACRES:** 0.76

CONTRACTORS

NAME: BRYAN ZECHER

ADDRESS:
465 NW ORANGE ST.
LAKE CITY, FL 32055

PHONE: 867-4994

LICENSE: CBC054575 -

BUSINESS: BRYAN ZECHER CONSTRUCTION INC

License	License Title	Contractor	Business
EC13005429	ELECTRICAL	DONALD R HOLLINGSWORTH	HOLLY ELECTRIC INC
CFC1427145	PLUMBING CONTRACTOR	CODY BARRS	BARRS PLUMBING INC
CCC1328699	CERT ROOFING	ROBERT OGLES	OGLES ROOFING & CONSTRUCTION LLC
CAC1818631	CERT. A/C CLASS "B"	ANTHONY R FRANKS	LANE HEATING & AIR LLC

PROJECT DETAILS

LAKE CITY UTILITY CUSTOMER SERVICE NOTES

THE CITY OF LAKE CITY PROVIDES WATER, SEWER AND NATURAL GAS IN THIS AREA. MR. ZECHER SUBMITTED A TAP APPLICATION FOR WATER AND SEWER SERVICES. THE UTILITY DEPARTMENT APPROVED THE APPLICATION. THE UTILITIES WILL NOT BE INSTALLED UNTIL THE BUILDING PERMIT IS ISSUED AND ALL UTILITY FEES HAVE BEEN PAID.

LAKE CITY ZONING NOTES

SITE PLAN WAS APPROVED BY THE CITY PLANNING AND ZONING BOARD ON 06/07/2022.

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FINISHED FLOOR 188.0 PER CIVIL NEED ELEVATION CONFIRMATION AT SLAB

CITY OF LAKE CITY PWD SHALL DETERMINE STATUS OF DRIVEWAY CONNECTION

THIS IS THE CONSTRUCTION OF A::

HVAC business, warehouse

DESCRIBE COMMERCIAL USE::

warehouse for AC equipment, small office

HEATED AREA (SQFT):

600

TOTAL AREA (SQFT):

1800

STORIES:

1

NOTICE: Addition to the requirements of this permit, there may be restrictions applicable to this property that may be found in the public records of this county and there may be additional permits required from other governmental entities such as water management districts, state or federal agencies.

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

NOTICE: All work is to be completed in accordance with the permitted plans and applicable codes of Columbia County, Florida. In order to maintain a valid permit the work authorized must commence within 180 days of issuance and have an approved inspection within every 180 days thereafter.

MUST POST ON THE JOBSITE: Copies of the Permit and Recorded Notice of Commencement for inspection.

8/10/2022 1:11 PM

DRIVEWAY ACCESS TO PROPERTY:	Culvert Waiver
IS THERE A FIRE SPRINKLER SYSTEM?:	No
BUILDING CODE CONSTRUCTION TYPE:	III
BUILDING CODE ELEMENT:	B
BUILDING CODE OCCUPANCY TYPES:	Business
OCCUPANCY USE TITLE:	Business
DESIGN OCCUPANT LOAD:	19
SETBACKS FRONT:	20
SETBACK SIDE 1:	10
SETBACK SIDE 2:	10
SETBACK REAR:	15
SEPTIC# (00-0000) OR (X00-000):	city
DEV PERMIT #:	F023-
SERVICE AMPS:	200
BUILDING CODE EDITION:	2020 Florida Building Code 7th Edition and 2017 National Electrical Code
ELEVATION REGULATION	Site & Development Plan
FINISHED FLOOR REQUIREMENT:	188.00'
REQUIREMENT NEEDED:	By Nailing Inspection
DOCUMENT NEEDED IS :	the Engineers letter confirming their requirements
FEMA MAP NUMBER :	12023C0292D
SEALED ROOF DECKING OPTIONS. (MUST SELECT ONE.):	Other (explain)
SEALED ROOF DECKING EXPLANATION FOR OTHER OPTION.:	metal pre-fab steel building

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