

General Notes:

The Project consists of a new prefabricated steel storage structure to the property of James and Grace Watters located at 950 Southwest Rattlesnake Glen, Fort White, Florida 32038. The existing property will be adjusted to accommodate the new building as shown.

Zoning

Columbia County Parcel ID: 35-7S-16-04346-003

Legal Description :
The W 1/2 of the W 1/2 of the SW 1/4 of the NW 1/4 of the Section 35, Township 7 South, Range 16 East, Columbia County, Florida.

Together with and subject to a non-exclusive right-of-way and easement on, over and across the following described real estate situate:

The North 50 feet of the S 1/2 of Lots 2, 3 and 4 in Section 35, Township 7 South, Range 16 East, less and except the West 1/2 of the West 1/2 of the S 1/2 of Lot 4.

The North 50 feet of the West 1/2 of the West 1/2 of the South 1/2 of Lot 4 in Section 35, Township 6 South, Range 17 East.

The East 50 feet of Lot 1, Lying South of the County Road (unnumbered) which runs from State Road 138 South to the South boundary of said Lot 1 in Section 35, Township 6 South, Range 17 East.

The North 25 feet of the South 1/2 of Lot 1 and the South 25 feet of the North 1/2 of Lot 1 in Section 35, Township 6 South, Range 17 East.

The West 25 feet of the South 25 feet of the NW 1/4 of Section 36, Township 6 South, Range 17 East.

Zoned : ESA-2
Flood Zone: AE, base flood elevation 38.1'

Setbacks :
Minimum Street Yard: 30'-0"
Minimum Side Yard: 25'-0"
Minimum Rear Yard: River 75'-0"

Building Code Development Standards

Construction Type : IIA
Classification of Work : New Construction - Level 3
Occupancy Classification : Utility & Miscellaneous - Group U

Square Footage

New Non-Conditioned = 1,500 sq.ft.

A. General Notes -

These Contract Documents and Specifications are intended to define a complete project with complete operating systems as indicated. Any deviation from the contract documents must be approved by the Designer prior to construction. Any changes not approved shall become the responsibility of the contractor.

All work to be carried out in strict accordance with governing codes, NFPA, the National Board of Fire Underwriters Code and the National Electrical Code, latest edition, including al revisions. All Permits, Licenses, Tests, and Certificates shall be procured and paid for by the General Contractor.

Provide weatherproof closures for any exterior openings resulting from demolition work. During construction Contractor shall protect interior areas from weather, dust, and debris including areas affected and not affected by construction.

Existing construction / equipment has been shown for removal. Unless noted otherwise, all other demolished material shall be considered to be property of the Contractor and shall be completely removed from the job site. Materials and equipment shown for re-installation still be carefully removed, stored, cleaned and reconditioned prior to reuse.

Verify all details, dimensions & field conditions before proceeding with the work, notify Designer regarding any discrepancies. All dimensions are to the face of concrete block, structural concrete or wood stud unless noted otherwise.

No provision has been made in the structural design for temporary conditions occurring during construction. The Contractor shall provide all necessary shoring and bracing required to resist stresses or instability occurring from any cause during construction. The Contractor shall assume complete responsibility for such measures.

The contractor is responsible for the storage and security of all building materials.

Verify power requirements, outlet & service locations, etc. for all equipment with manufacturer/installer. Locate, mark, disconnect, and cap all existing electrical lines, water, gas, and sewer lines to be abandoned below surface of existing floor or wall. Leave surfaces clean, solid, and ready to receive new materials or connections.

Contractor shall coordinate all site mobilization activities with Architect's or Owner's approval, including location of vehicular parking, construction equipment, material storage, location of dumpster, portable toilets and construction trailer.

Contractor shall notify Architect upon discovery of any damage to the existing structure or site due to water intrusion, insect, rot, etc. through the course od demolition and / or construction. Contractor to verify soil will bear 2000 psf. Contractor shall notify Architect immediately of lower psf.

All windows and exterior doors shall be installed in strict accordance with manufacturer's installation instructions.

Upon completion of the work and before Final Inspection, all areas shall be cleaned of all debris. Contractor shall guarantee equipment and workmanship to be free of defects for one year after Final Inspection. Any defects discovered during the one year period shall be repaired or replaced without cost to the owner. Marred or rusty items shall be replaced.

B. Termite Protection -

All fill under slabs and washed shell to be termite treated. All treatment to be done after excavation and back fill is complete. Soil disturbance after initial treatment shall be retreated. A permanent sign posted near the water heater or electrical panel which identifies the termite treatment provider and need for reinspection and treatment contract renewal shall be provided.

Condensate and roof down spouts shall discharge at least 1'-0" away from building side walls. Irrigation system risers and spray heads shall not be installed within 1'-0" form building side walls.

To provide for termite infestation, the distance between wall covering and final earth grade shall not be less than 6".

Minimum 6 mil. vapor retarder must be installed to protect against rainfall dilution of uncovered treated soil and ground materials.

A certificate of compliance must be issued to the building department by a licensed pest control company before a certificate of occupancy will be issued. The certificate of compliance shall state: "The building has received a complete treatment for the prevention of subterranean termites. The treatment is in accordance with the rules and laws of the Florida Department of Agriculture and Consumer Services."

Drawing Index

A-101 Notes
A-102 Site Plan - 1" = 50' scale
A-103 Site Plan - 1" = 10' scale

JW

J W DOUGLAS INC.
FLORIDA VERNACULAR DESIGN STUDIO
FL LIC # AR94904
P O BOX 7626
SAINT PETERSBURG, FLORIDA 33734
727.434.1546
JWD@DOUGLAS.COM

THIS DOCUMENT IS PREPARED BY J W DOUGLAS INC. AS AN INSTRUMENT OF SERVICE SHALL REMAIN THE PROPERTY OF J W DOUGLAS INC. AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT.
© COPYRIGHT 2012 J W DOUGLAS INC.

FLORIDA DEPARTMENT OF AGRICULTURE
AND CONSUMER SERVICES

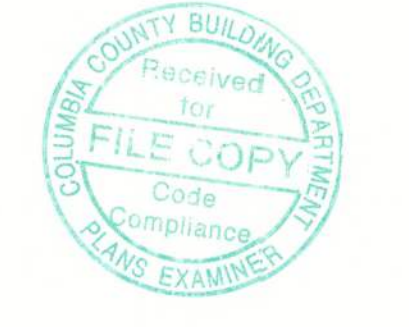

Joy W. Douglas, AIA
FL LIC # AR94904

NEW PRE-FABRICATED STEEL BUILDING ON THE :

THE WATTERS RIVER PROPERTY

JAMES & GRACE WATTERS
950 SOUTHWEST RATTLESNAKE GLEN
FORT WHITE, FLORIDA 32038

ISSUED ON :
PERMIT 26 MARCH 2012


30116
A-101

SHEET 1 OF 3