

chk# 1352

Columbia County New Building Permit Application

For Office Use Only Application # 1806-43 Date Received 6/14 By JW Permit # 2627/36889
Zoning Official LN Date 6-22-18 Flood Zone X Land Use RLD Zoning PRD
FEMA Map # _____ Elevation _____ MFE 110.7 River _____ Plans Examiner TC Date 6-22-18
Comments used elevation letter at slab
☒ **NOC** ☐ 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
X City OR City Water ☒ Fax _____
Applicant (Who will sign/pickup the permit) LORA DAVID Phone 365-5671
Address 333 SW ROSEMARY DR LAKE CITY, FL 32024
Owners Name THE PRESERVAT LAUREL LAKES, INC Phone 755-3117
911 Address 370 SW BELLFLOWER DR. LAKE CITY, FL 32024
Contractors Name AARON SIMQUE HOMES, INC. Phone 867-5395
Address 333 SW ROSEMARY DR. LAKE CITY, FL 32024
Contractor Email AARON@AARONSIMQUE.COM ***Include to get updates on this job.
Fee Simple Owner Name & Address _____
Bonding Co. Name & Address _____
Architect/Engineer Name & Address RIDGEPOINT DESIGN, INC.
Mortgage Lenders Name & Address CAMPUS CREDIT
Circle the correct power company ☒ FL Power & Light ☐ Clay Elec. ☐ Suwannee Valley Elec. ☐ Duke Energy
Property ID Number 03-4S-16-02731-051 Estimated Construction Cost 220K
Subdivision Name THE PRESERVE AT LAUREL LAKES Lot 51 Block _____ Unit 1 Phase _____
Driving Directions from a Major Road HWY 90 W, TURN LEFT ONTO 252B, THEN RIGHT ONTO ROSEMARY DR., THEN LEFT ONTO BELLFLOWER LOT IS 5TH ON RIGHT
7/12
Construction of SFR Commercial OR X Residential
Proposed Use/Occupancy SFR Number of Existing Dwellings on Property 0
Is the Building Fire Sprinkled? _____ 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 28.9 Side 20.6 Side 21.2 Rear 62
Number of Stories 1 Heated Floor Area 2246 Total Floor Area 3196 Acreage .30
Zoning Applications applied for (Site & Development Plan, Special Exception, etc.) _____

Ut-Emailed 6/22/18

1156196

Columbia County Building Permit Application

CODE: Florida Building Code 2014 and the 2011 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.

Scott Stewart

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

RR 282811879

Columbia County

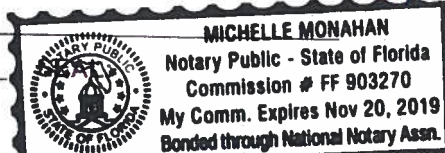
Competency Card Number

000713

Affirmed under penalty of perjury to by the Contractor and subscribed before me this 14 day of June 2018.

Personally known ☒ or Produced Identification ☐

State of Florida Notary Signature (For the Contractor)





July 18, 2018

Aaron Simque Homes
Lake City, FL 32025

Subject: Permit # 36889 - Lot 51, Preserve at Laurel Lakes - Elevation Letter

Dear Aaron:

Daniel & Gore, LLC has performed a vertical survey on Lot 51, Preserve at Laurel Lakes, Unit 1, Columbia County, Florida from a benchmark being a 60d nail at the common lot line between Lots 8 & 9 (elevation – 116.12', NGVD 1929) and have determined the following:

- The Subdivision plat requires the minimum finish floor elevation to be 110.7'.
- The top of the concrete foundation slab is at 110.7', being at the minimum finish floor requirement.

If you have any questions, please call me.

Sincerely,

Scott Daniel, PSM

SCANNED

June 4, 2018

The Preserve at Laurel Lake, Inc.
426 SW Commerce Dr.
Suite 130
Lake City, FL 32025

RE: Service Availability Letter

To Whom It May Concern,

Thank you for your inquiry regarding the availability of city utilities. The City of Lake City has potable water, sanitary sewer and natural gas available to tap into at the following locations:

117 SW Bellflower Dr., Parcel 03-4S-16-02731-011
✓414 SW Bellflower Dr., Parcel 03-4S-16-02731-049
392 SW Bellflower Dr., Parcel 03-4S-16-02731-050
370 SW Bellflower Dr., Parcel 03-4S-16-02731-051
292 SW Silver Palm Dr., Parcel 03-4S-16-02731-068
687 SW Rosemary Dr., Parcel 03-4S-16-02731-099
Lot 122, Parcel 03-4S-16-02731-122

This availability response does not represent the City of Lake City's commitment for or reservation of capacity. In accordance with the City of Lake City's policies and procedures, commitment to serve is made only upon the City of Lake City's approval of your application for service and receipt of your payment of all applicable fees.

If you have any questions, please feel free to contact me at (386) 719-5786 during our normal business hours of 8:00 am to 4:30 pm, Monday through Friday. I will be happy to assist you.

Sincerely,

Shasta M. Pelham

Shasta M. Pelham
Utility Service Coordinator

Prepared by and return to
Cornerstone Homes of Lake City
PO Box 1208
Lake City, FL 32056

Folio Number: 03-4S-16-02731-011, 03-4S-16-02731-049, 03-4S-16-02731-050, 03-4S-16-02731-099, 03-4S-16-02731-122

THIS WARRANTY DEED made this 10 day of May, 2018 by Cornerstone Homes of Lake City, Inc., a Florida Corporation, whose post office address is PO Box 1208, Lake City, FL 32056, hereinafter called the Grantor, to The Preserve at Laurel Lake, Inc., a Florida Corporation, whose post office address is PO Box 1208, Lake City, FL 32056 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 corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Columbia County, Florida, viz:

LOT 11, 49, 50, 99, and 122, PRESERVE AT LAUREL LAKE UNIT 1, as per the plat thereof recorded in Plat Book 9, Page 19, of the Public Records of Columbia County, Florida

SUBJECT TO restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

TOGETHER with all the 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, and hereby 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 as mentioned above.

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

Signed, sealed and delivered in the presence of:

Gracie Morton
Witness
Print Name Gracie Morton

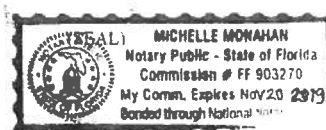
Ayla Hemenway
Witness
Print Name Ayla Hemenway

Scott Stewart
Cornerstone Homes of Lake City, Inc.
Scott Stewart, President

STATE OF: FLORIDA
COUNTY OF: COLUMBIA

The foregoing instrument was acknowledged before me this 10 day of May, 2018 by Scott Stewart, as President of Cornerstone Homes of Lake City, Inc. A Florida Corporation, who is/are personally known to me or has/have produced as identification and who did not take an oath.

Michelle Monahan
Notary Public
Printed Notary Name Michelle Monahan



Preserve @ Laurel Lakes

It corner lot - apply @ 911

SYSADM.RPT

OLDNUM	OLDSTR	NEWNUM	NE	NEWSTR	NEWT	NEWZI
MIN	BELLFLOWER	100	SW	BELLFLOWER	DR	32024
TB	BELLFLOWER	168	SW	BELLFLOWER	DR	32024
TB	BELLFLOWER	184	SW	BELLFLOWER	DR	32024
TB	BELLFLOWER	260	SW	BELLFLOWER	DR	32024
TB	BELLFLOWER	312	SW	BELLFLOWER	DR	32024
TB	BELLFLOWER	430	SW	BELLFLOWER	DR	32024
TB	BELLFLOWER	644	SW	BELLFLOWER	DR	32024
MAX	BELLFLOWER	674	SW	BELLFLOWER	DR	32024
LOT11	BELLFLOWER	117	SW	BELLFLOWER	DR	32024
LOT12	BELLFLOWER	133	SW	BELLFLOWER	DR	32024
LOT13	BELLFLOWER	149	SW	BELLFLOWER	DR	32024
LOT14	BELLFLOWER	169	SW	BELLFLOWER	DR	32024
LOT19	BELLFLOWER	197	SW	BELLFLOWER	DR	32024
LOT20	BELLFLOWER	213	SW	BELLFLOWER	DR	32024
LOT21	BELLFLOWER	227	SW	BELLFLOWER	DR	32024
LOT117	BELLFLOWER	120	SW	BELLFLOWER	DR	32024
LOT129	BELLFLOWER	144	SW	BELLFLOWER	DR	32024
LOT130	BELLFLOWER	180	SW	BELLFLOWER	DR	32024
LOT148	BELLFLOWER	198	SW	BELLFLOWER	DR	32024
LOT147	BELLFLOWER	220	SW	BELLFLOWER	DR	32024
LOT146	BELLFLOWER	240	SW	BELLFLOWER	DR	32024
LOT22	BELLFLOWER	247	SW	BELLFLOWER	DR	32024
LOT23	BELLFLOWER	271	SW	BELLFLOWER	DR	32024
LOT24	BELLFLOWER	287	SW	BELLFLOWER	DR	32024
LOT25	BELLFLOWER	301	SW	BELLFLOWER	DR	32024
LOT26	BELLFLOWER	331	SW	BELLFLOWER	DR	32024
LOT27	BELLFLOWER	355	SW	BELLFLOWER	DR	32024
LOT28	BELLFLOWER	371	SW	BELLFLOWER	DR	32024
LOT55	BELLFLOWER	304	SW	BELLFLOWER	DR	32024
LOT56	BELLFLOWER	278	SW	BELLFLOWER	DR	32024
LOT54	BELLFLOWER	320	SW	BELLFLOWER	DR	32024
LOT53	BELLFLOWER	336	SW	BELLFLOWER	DR	32024
LOT52	BELLFLOWER	352	SW	BELLFLOWER	DR	32024
→ LOT51	BELLFLOWER	370	SW	BELLFLOWER	DR	32024
LOT50	BELLFLOWER	392	SW	BELLFLOWER	DR	32024
LOT49	BELLFLOWER	414	SW	BELLFLOWER	DR	32024
LOT29	BELLFLOWER	391	SW	BELLFLOWER	DR	32024
LOT30	BELLFLOWER	417	SW	BELLFLOWER	DR	32024
LOT31	BELLFLOWER	441	SW	BELLFLOWER	DR	32024
LOT32	BELLFLOWER	461	SW	BELLFLOWER	DR	32024
LOT33	BELLFLOWER	483	SW	BELLFLOWER	DR	32024
LOT34	BELLFLOWER	505	SW	BELLFLOWER	DR	32024
LOT35	BELLFLOWER	525	SW	BELLFLOWER	DR	32024
LOT36	BELLFLOWER	551	SW	BELLFLOWER	DR	32024
LOT37	BELLFLOWER	569	SW	BELLFLOWER	DR	32024
LOT38	BELLFLOWER	581	SW	BELLFLOWER	DR	32024
LOT39	BELLFLOWER	593	SW	BELLFLOWER	DR	32024

OLDNUM	OLDSTR	NEWNUM	NE	NEWSTR	NEWT	NEWZI
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Detail by Entity Name

Florida Profit Corporation

THE PRESERVE AT LAUREL LAKE, INC.

Filing Information

Document Number P14000092433
FEI/EIN Number 47-2334288
Date Filed 11/13/2014
State FL
Status ACTIVE

Principal Address

426 SW COMMERCE DRIVE, SUITE 130
LAKE CITY, FL 32025

Mailing Address

426 SW COMMERCE DRIVE, SUITE 130
LAKE CITY, FL 32025

Registered Agent Name & Address

STEWART, SCOTT D
426 SW COMMERCE DRIVE, SUITE 130
LAKE CITY, FL 32025

Officer/Director Detail

Name & Address

Title President

Stewart, Scott
P O Box 1208
Lake City, FL 32056

Title VP

Simque, Aaron
333 SW Rosemary Drive
Lake City, FL 32024

SUBCONTRACTOR VERIFICATION

APPLICATION/PERMIT #

1806-43

JOB NAME

TPALL - LOT 51 unit 1

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 <input checked="" type="checkbox"/>	Print Name <u>RYAN BEVILLE</u>	Signature <u>[Signature]</u>	Need Uc Uab W/C EX DE
CC# <u>811</u>	Company Name: <u>RBI ELECTRICAL Contracting</u>	License #: <u>EC13004236</u>	Phone #: <u>386 339 0360</u>
MECHANICAL/A/C <input type="checkbox"/>	Print Name <u>Bryan Bounds</u>	Signature <u>[Signature]</u>	Need Uc Uab W/C EX DE
CC# <u>127</u>	Company Name: <u>Bounds Heating & Cooling</u>	License #: <u>CAC1815198</u>	Phone #: <u>352-472-2761</u>
PLUMBING/GAS <input checked="" type="checkbox"/>	Print Name <u>MARK GANSKOP</u>	Signature <u>[Signature]</u>	Need Uc Uab W/C EX DE
CC# <u>623</u>	Company Name: <u>Express Plumbing</u>	License #: <u>CFL1428040</u>	Phone #: <u>386-867-0269</u>
ROOFING <input checked="" type="checkbox"/>	Print Name <u>Dana Johnson</u>	Signature <u>[Signature]</u>	Need Uc Uab W/C EX DE
CC# <u>1129</u>	Company Name: <u>MAC Johnson Roofing</u>	License #: <u>CCC1325497</u>	Phone #: _____
SHEET METAL <input type="checkbox"/>	Print Name _____	Signature _____	Need Uc Uab W/C EX DE
CC# _____	Company Name: _____	License #: _____	Phone #: _____
FIRE SYSTEM/SPRINKLER <input type="checkbox"/>	Print Name _____	Signature _____	Need Uc Uab W/C EX DE
CC# _____	Company Name: _____	License #: _____	Phone #: _____
SOLAR <input type="checkbox"/>	Print Name _____	Signature _____	Need Uc Uab W/C EX DE
CC# _____	Company Name: _____	License #: _____	Phone #: _____
STATE SPECIALTY <input type="checkbox"/>	Print Name _____	Signature _____	Need Uc Uab W/C EX DE
CC# _____	Company Name: _____	License #: _____	Phone #: _____

SUBCONTRACTOR VERIFICATION

APPLICATION/PERMIT # _____

JOB NAME _____

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

ELECTRICAL <input type="checkbox"/>	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	Need Lic Liab W/C EX DE
MECHANICAL/A/C <input checked="" type="checkbox"/> CC# 1762	Print Name <u>Steve Brisbois</u> Signature <u>[Signature]</u> Company Name: <u>Arctic A/C Services Heating & Air</u> License #: <u>CAC 1815182</u> Phone #: <u>386-688-7707</u>	Need Lic Liab W/C EX DE
PLUMBING/GAS <input type="checkbox"/> CC# _____	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	Need Lic Liab W/C EX DE
ROOFING <input type="checkbox"/> CC# _____	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	Need Lic Liab W/C EX DE
SHEET METAL <input type="checkbox"/> CC# _____	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	Need Lic Liab W/C EX DE
FIRE SYSTEM/SPRINKLER <input type="checkbox"/> CC# _____	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	Need Lic Liab W/C EX DE
SOLAR <input type="checkbox"/> CC# _____	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	Need Lic Liab W/C EX DE
STATE SPECIALTY <input type="checkbox"/> CC# _____	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	Need Lic Liab W/C EX DE

NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

03-4S-16-02731-051

Clerk's Office Stamp

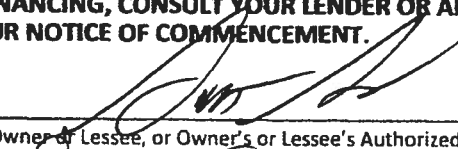
Inst: 201812012955 Date: 06/25/2018 Time: 12:26PM
Page 1 of 1 B: 1363 P: 266, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy Clerk

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): LOT 51, UNIT 1, THE PRESERVE AT LAUREL LAKES
a) Street (Job) Address: 370 SW BELLFLOWER DR. LAKE CITY, FL 32024
2. General description of improvements: SFR
3. Owner Information or Lessee information if the Lessee contracted for the improvements:
a) Name and address: THE PRESERVE AT LAUREL LAKES INC.
b) Name and address of fee simple titleholder (if other than owner)
c) Interest in property OWNER
4. Contractor Information
a) Name and address: AARON SIMQUE HOMES, INC. 333 SW ROSEMARY DR. LAKE CITY FL 3202
b) Telephone No.: 867-5395
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: CAMPUS CREDIT
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: SCOTT STEWART OF THE PRESERVE AT LAUREL LAKES, INC.
b) Telephone No.: 755-0757
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. 
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager
Printed Name and Signatory's Title/Office
Scott Stewart, President

The foregoing instrument was acknowledged before me, a Florida Notary, this 18 day of June 2018, by:
Scott Stewart as President for The Preserve at Laurel Lakes, Inc.
(Name of Person) (Type of Authority) (name of party on behalf of whom instrument was executed)

Personally Known OR Produced Identification Type

Notary Signature  Notary Stamp or Seal:



COLUMBIA COUNTY BUILDING DEPARTMENT RESIDENTIAL CHECK LIST

MINIMUM PLAN REQUIREMENTS: FLORIDA BUILDING CODE RESIDENTIAL 2014 EFFECTIVE 1 JULY 2015 AND THE NATIONAL ELECTRICAL CODE 2011 EFFECTIVE 1 JULY 2015

ALL REQUIREMENTS ARE SUBJECT TO CHANGE

ALL BUILDING PLANS MUST INDICATE COMPLIANCE WITH THE CURRENT 2014 FLORIDA BUILDING CODES RESIDENTIAL, EFFECTIVE 1 JULY 2015. NATIONAL ELECTRICAL CODE 2011 EFFECTIVE 1 JULY 2015. 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.

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 12/2016

**GENERAL REQUIREMENTS:
APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL**

Items to Include-
Each Box shall be
Marked as
Applicable

1	Two (2) complete sets of plans containing the following:	Select From the Dropdown		
2	All drawings must be clear, concise, drawn to scale, details that are not used shall be marked void	YES		
3	Condition space (Sq. Ft.) <u>2246</u> Total (Sq. Ft.) under roof <u>3196</u>	YES	NO	N/A

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 R101.2.1

Site Plan information including:

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

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
Marked as
Applicable

8	Plans or specifications must show compliance with FBCR Chapter 3	YES	NO	N/A
9	Basic wind speed (3-second gust), miles per hour	Select From the Dropdown		
10	(Wind exposure – if more than one wind exposure is used, the wind exposure and applicable wind direction shall be indicated)	YES		
11	Wind importance factor and nature of occupancy	YES		
12	The applicable internal pressure coefficient, Components and Cladding	YES		
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.	YES		

Elevations Drawing including:

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

Floor Plan including:

20	Dimensioned area plan showing rooms, attached garage, breeze ways, covered porches, deck, balconies	YES <input type="text"/>
21	Raised floor surfaces located more than 30 inches above the floor or grade	YES <input type="text"/>
22	All exterior and interior shear walls indicated	YES <input type="text"/>
23	Shear wall opening shown (Windows, Doors and Garage doors)	YES <input type="text"/>
24	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.	YES <input type="text"/>
25	Safety glazing of glass where needed	YES <input type="text"/>
26	Fireplaces types (gas appliance) (vented or non-vented) or wood burning with Hearth (see chapter 10 and chapter 24 of FBCR)	YES <input type="text"/>
27	Show stairs with dimensions (width, tread and riser and total run) details of guardrails, Handrails	YES <input type="text"/>
28	Identify accessibility of bathroom (see FBCR SECTION 320)	YES <input type="text"/>

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 Marked as Applicable
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FBCR 403: Foundation Plans

YES / NO / N/A

29	Location of all load-bearing walls footings indicated as standard, monolithic, dimensions, size and type of reinforcing.	Select From the Dropbox YES <input type="text"/>
30	All posts and/or column footing including size and reinforcing	YES <input type="text"/>
31	Any special support required by soil analysis such as piling.	YES <input type="text"/>
32	Assumed load-bearing value of soil _____ Pound Per Square Foot	YES <input type="text"/>
33	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	YES <input type="text"/>

FBCR 506: CONCRETE SLAB ON GRADE

34	Show Vapor retarder (6mil. Polyethylene with joints lapped 6 inches and sealed)	YES <input type="text"/>
35	Show control joints, synthetic fiber reinforcement or welded fire fabric reinforcement and Supports	YES <input type="text"/>

FBCR 318: PROTECTION AGAINST TERMITES

36	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	YES <input type="text"/>
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FBCR 606: Masonry Walls and Stem walls (load bearing & shear Walls)

37	Show all materials making up walls, wall height, and Block size, mortar type	YES <input type="text"/>
38	Show all Lintel sizes, type, spans and tie-beam sizes and spacing of reinforcement	YES <input type="text"/>

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

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

FBCR CHAPTER 6 WOOD WALL FRAMING CONSTRUCTION

YES / NO / N/A

GENERAL REQUIREMENTS: APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL		Items to Include- Each Box shall be Marked as Applicable
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52	Stud type, grade, size, wall height and oc spacing for all load bearing or shear walls	Select From the Dropdown
53	Fastener schedule for structural members per table IRC 602.3 are to be shown	YES
54	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	YES
55	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	YES
56	Show sizes, type, span lengths and required number of support jack studs, king studs for shear wall opening and girder or header per IRC Table 502.5 (1)	YES
57	Indicate where pressure treated wood will be placed	YES
58	Show all wall structural panel sheathing, grade, thickness and show fastener schedule for structural panel sheathing edges & intermediate areas	YES
59	A detail showing gable truss bracing, wall balloon framing details or/ and wall hinge bracing detail	YES

FBCR :ROOF SYSTEMS:

60	Truss design drawing shall meet section FBCR 802.1.6.1 Wood trusses	YES
61	Include a layout and truss details, signed and sealed by Florida Professional Engineer	YES
62	Show types of connector's assemblies' and resistance uplift rating for all trusses and rafters	YES
63	Show gable ends with rake beams showing reinforcement or gable truss and wall bracing details	YES
64	Provide dead load rating of trusses	YES

FBCR 802:Conventional Roof Framing Layout

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

FBCR 803 ROOF SHEATHING

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

ROOF ASSEMBLIES FRC Chapter 9

71	Include all materials which will make up the roof assembles covering	YES
72	Submit Florida Product Approval numbers for each component of the roof assembles covering	YES

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.**

YES / NO / N/A

GENERAL REQUIREMENTS: APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL		Items to Include- Each Box shall be Marked as Applicable
73	Show the insulation R value for the following areas of the structure	Select From the Dropbox
74	Attic space	YES
75	Exterior wall cavity	YES
76	Crawl space	YES

HVAC information

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

Plumbing Fixture layout shown

80	All fixtures waste water lines shall be shown on the foundation plan	YES
81	Show the location of water heater	YES

Private Potable Water

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

Electrical layout shown including

85	Show Switches, receptacles outlets, lighting fixtures and Ceiling fans	YES
86	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	YES
87	Show the location of smoke detectors & Carbon monoxide detectors	YES
88	Show service panel, sub-panel, location(s) and total ampere ratings	YES
89	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	YES
90	Appliances and HVAC equipment and disconnects	YES
91	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.	N/A

GENERAL REQUIREMENTS:
APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL

Items to Include-
 Each Box shall be
 Circled as
 Applicable

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH BUILDING PLANS

		YES	NO	N/A
92	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.	YES		
93	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	YES		
94	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.	NO		
***	BELOW ITEMS ONLY NEEDED AFTER ZONING APPROVAL HAS GIVEN.	****	***	***
95	Environmental Health Permit or Sewer Tap Approval A copy of a approved Columbia County Environmental Health (386) 758-1058	YES		
96	City of Lake City A City Water and/or Sewer letter. Call 386-752-2031	YES		
97	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	NO		
98	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.			
99	A Flood development permit is also required for AE, Floodway & AH. Development permit cost is \$50.00			
100	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.	YES		
101	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.	YES		

TOILET FACILITIES SHALL BE PROVIDED FOR ALL CONSTRUCTION SITES. NO

Disclosure Statement for Owner Builders *If you as the applicant will be acting as an owner/builder under section 489.103(7) of the Florida Statutes, submit the required owner builder disclosure statement form.*

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 preformed.

Section R101.2.1 of the Florida Building Code Residential:

The provisions of Chapter 1, Florida Building Code shall govern the administration and enforcement of the Florida Building Code, Residential.

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	PGT IND.	EXTERIOR DOORS	FL253-R12
B. SLIDING			
C. SECTIONAL/ROLL UP	OVERHEAD DOORS	GARAGE DOOR	FL742-R6
D. OTHER			
2. WINDOWS			
A. SINGLE/DOUBLE HUNG	PGT IND.	SH WINDOWS	FL239-R19
B. HORIZONTAL SLIDER			
C. CASEMENT			
D. FIXED			
E. MULLION			
F. SKYLIGHTS			
G. OTHER			
3. PANEL WALL			
A. SIDING	JAMES HARDI	HARDIBOARD SIDING	FLB192-R2
B. SOFFITS			
C. STOREFRONTS			
D. GLASS BLOCK			
E. OTHER			
4. ROOFING PRODUCTS			
A. ASPHALT SHINGLES	TAMKO	ASPHALT SHINGLES	FL1956-R8
B. NON-STRUCTURAL METAL			
C. ROOFING TILES			
D. SINGLE PLY ROOF			
E. OTHER			
5. STRUCTURAL COMPONENTS			
A. WOOD CONNECTORS			
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.

Contractor OR Agent Signature _____

Date _____

NOTES: _____

