



# Columbia County, FL. Building & Zoning

## New Residential Construction Permit #000040842

Issued November 04, 2020



OWNER: GARY REITER

PHONE: 3867528653

ADDRESS: 794 SW MANDIBA DR LAKE CITY, FL 32024

PARCEL: 18-5S-17-09280-176

ZONING: AGRICULTURE - 3 PRRD

FLOOD\_ZONE: X

Coords: 30.05,-82.65

SUBDIVISION: OAKS OF LAKE CITY PHASE 2

LOT: 76 BLK: PHASE: UNIT: ACRES: 0.99

### CONTRACTOR

NAME: BRYAN ZECHER

BUSINESS: BRYAN ZECHER CONSTRUCTION INC

ADDRESS:

465 NW ORANGE ST.  
LAKE CITY, FL 32055

PHONE: 867-4994

LICENSE: CBC054575 -

### PROJECT DETAILS

THIS IS THE CONSTRUCTION OF A:	Single Family Dwelling
HEATED AREA (SQFT):	2132
TOTAL AREA (SQFT):	3696
STORIES:	1
BUILDING CODE CONSTRUCTION TYPE:	V
BUILDING CODE ELEMENT:	B
BUILDING CODE OCCUPANCY TYPES:	Residential
OCCUPANCY USE TITLE:	single family
SETBACKS FRONT:	30'
SETBACK SIDE 1:	25'
SETBACK SIDE 2:	25'
SETBACKS REAR:	25'
SEPTIC#:	20-0824
BUILDING CODE EDITION:	Florida Building Code 2017 6th Edition & 2014 National Electrical Code
ELEVATION REGULATION	Subdivision Plat
FINISHED FLOOR REQUIREMENT:	91'
REQUIREMENT NEEDED:	By Nailing Inspection
DOCUMENT NEEDED IS :	a Surveyor letter giving the Finished Floor Elevation
IN FLOODWAY:	N

**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.

11/4/2020 7:48 AM