

From: Web Master

webmaster@columbiacountyfla.com

Subject: (No-Reply) Columbia County FL. New
Residential Construction Application

#58749 status update

Date: Jan 30, 2023 at 9:00:05 AM

To: lernerluxuryproperties@gmail.com



Columbia County FL. Building and Zoning Application Update

Please do not reply to this automated email.

**New Residential Construction
125 SW HERMITAGE GLN HIGH SPRINGS, FL 32643**

Dear JERRY LERNER,

Your permit application, #58749, for a "New Residential Construction" at address "125 SW HERMITAGE GLN HIGH SPRINGS, FL 32643" has been recently updated by the Columbia County Building and Zoning Department.

The status change on this application is: **Plan Review - On Hold-Incomplete**

Review Notes:

NEEDED: **SQFT OF PLANS AND ENERGY, MANUAL J OVER 300SQFT DIFFERENCE.
**7006.1 NOT CURRENT 2020 CODE *OWNER AND CONTRACTOR SIGNATURE PAGE
*SUB FORM NEEDS TO BE ON CURRENT SUB FORM DOCUMENT *LERNER
UPDATED LICENSE, LIABILITY, AND WORKERS COMP *MCCLELLAN UPDATED
LICENSE AND LIABILITY *RESIDENTIAL CHECKLIST *ENV HEALTH SIGNED SITE
PLAN APPROVAL-- CONTACT [386-758-1058](tel:386-758-1058)

NOTE: Fee balances may not be immediately updated using online Credit Card payments.

MANUAL D + J + ENERGY

The reason for the difference of 300sf is because of the staircase.

LENNER FIGURED IT UP & DOWN. WHEREAS ALC CONTRACTOR FIGURED IT AS ONE SPACE.

ALC contractor's computer was being serviced. As soon as he gets it running, we'll print new ENERGY & D+J.

Thanks

LENNER LUXURY PROPERTIES

PERMIT #58749

D. ROOFING PRODUCTS			
1. Asphalt shingles	I KO	FIBERGLASS LIFETIME	7000000
2. Underlayments			FL 30310-R1
3. Roofing Fasteners			
4. Non-structural Metal Rf			
5. Built-up Roofing			
6. Modified Bitumen			
7. Single Ply Roofing System			
8. Roofing Tiles			
9. Roofing Insulation			
10. Water roofing			
11. Wood shingles/shakes			
12. Roofing Slate			
13. Liquid Applied Roofing			
14. Cements/Adhesives			
- Coatings			
15. Roof Tile Adhesive			
16. Spray Applied/ Polyurethane Roof			
17. Other			
E. SHUTTERS			
1. Accordion			
2. Bahama			
3. Storm Panels			
4. Colonial			
5. Roll-up			
6. Equipment			
7. Others			
F. SKYLIGHTS			
1. Skylight	N/A		
2. Other			
G. STRUCTURAL COMPONENTS			
1. Wood connector/anchor	SIMPSON	HURRICANE CLIPS+ STRAPS	10456.7
2. Truss Plates			
3. Engineered Lumber			
4. Railing			
5. Coolers-freezers			

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 fines.

Bill GEIGER

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.

[Signature]
Contractor's Signature

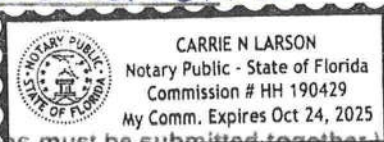
Contractor's License Number
Columbia County
Competency Card Number

CB Co15604

Affirmed under penalty of perjury to by the Contractor and subscribed before me this 31 day of January 20 23
Personally known ☒ or Produced Identification FLDL L656421531440

[Signature]
State of Florida Notary Signature (For the Contractor)

SEAL



SUBCONTRACTOR VERIFICATION

LEARNER LUXURY
APPLICATION/PERMIT # Properties JOB NAME GEIGER FARMS, LLC
58749

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	Print Name <u>Ryan Beville</u> Signature <u>[Signature]</u>	Need Lic Uab W/C EX DE
CC#	Company Name: <u>RBI</u> License #: <u>11777</u> Phone #: <u>514-0428</u>	
MECHANICAL/ A/C	Print Name <u>MATT McCLELLAN</u> Signature <u>[Signature]</u>	Need Lic Uab W/C EX DE
CC#	Company Name: <u>HOMETOWN A/C</u> License #: <u>CAC1818078</u> Phone #: <u>352-215-2055</u>	
PLUMBING/ GAS	Print Name <u>KEVIN COLEMAN</u> Signature <u>[Signature]</u>	Need Lic Uab W/C EX DE
CC#	Company Name: <u>COLEMAN'S PLUMBING</u> License #: <u>9004</u> Phone #: <u>472-4114</u>	
ROOFING	Print Name <u>BEN KEELER</u> Signature <u>[Signature]</u>	Need Lic Uab W/C EX DE
CC#	Company Name: <u>KEELER ROOFING</u> License #: <u>CCC1330509</u> Phone #: <u>514-8930</u>	
SHEET METAL	Print Name _____ Signature _____	Need Lic Uab W/C EX DE
CC#	Company Name: <u>N/A</u> License #: _____ Phone #: _____	
FIRE SYSTEM/ SPRINKLER	Print Name _____ Signature _____	Need Lic Uab W/C EX DE
CC#	Company Name: <u>N/A</u> License #: _____ Phone #: _____	
SOLAR	Print Name _____ Signature _____	Need Lic Uab W/C EX DE
CC#	Company Name: <u>N/A</u> License #: _____ Phone #: _____	
STATE SPECIALTY	Print Name <u>N/A</u> Signature _____	Need Lic Uab W/C EX DE
CC#	Company Name: _____ License #: _____ Phone #: _____	



COLUMBIA COUNTY BUILDING DEPARTMENT RESIDENTIAL CHECK LIST

MINIMUM PLAN REQUIREMENTS: FLORIDA BUILDING CODE RESIDENTIAL 2020 EFFECTIVE 1 JANUARY 2021
AND THE NATIONAL ELECTRICAL 2017 EFFECTIVE 1 JANUARY 2021

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 1609.1 THRU 1609.6.

FOR DESIGN PURPOSES THE FOLLOWING BASIC WIND SPEEDS ARE PER FLORIDA BUILDING CODE FIGURE 1609.3(1) THROUGH 1609.3(4) ULTIMATE DESIGN WIND SPEEDS FOR RISK CATEGORY AND BUILDINGS AND OTHER STRUCTURES Revised 7/1/20

Submit Online at- <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:		<input checked="" type="checkbox"/>		
2	All drawings must be clear, concise, drawn to scale, details that are not used shall be marked void		<input checked="" type="checkbox"/>		
3	Condition space (Sq. Ft.)	3116 sf	Total (Sq. Ft.) under roof	5020 sf	
			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 BUILDING 107.1.

Site Plan information including:

4	Dimensions of lot or parcel of land	-	<input checked="" type="checkbox"/>		
5	Dimensions of all building set backs	-	<input checked="" type="checkbox"/>		
6	Location of all other structures (include square footage of structures) on parcel, existing or proposed well and septic tank and all utility easements.	-	<input checked="" type="checkbox"/>		
7	Provide a full legal description of property.	-	<input checked="" type="checkbox"/>		

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		<input checked="" type="checkbox"/>	No	NA
9	Basic wind speed (3-second gust), miles per hour		<input checked="" type="checkbox"/>		
10	(Wind exposure – if more than one wind exposure is used, the wind exposure and applicable wind direction shall be indicated)		<input checked="" type="checkbox"/>		
11	Wind importance factor and nature of occupancy		<input checked="" type="checkbox"/>		
12	The applicable internal pressure coefficient, Components and Cladding		<input checked="" type="checkbox"/>		
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.		<input checked="" type="checkbox"/>		

Elevations Drawing including:

14	All side views of the structure	-	<input checked="" type="checkbox"/>		
15	Roof pitch	-	<input checked="" type="checkbox"/>		
16	Overhang dimensions and detail with attic ventilation	-	<input checked="" type="checkbox"/>		
17	Location, size and height above roof of chimneys	-		N/A	
18	Location and size of skylights with Florida Product Approval	-		N/A	
19	Number of stories	-	<input checked="" type="checkbox"/>		
20	Building height from the established grade to the roofs highest peak	-	<input checked="" type="checkbox"/>		

Floor Plan Including:

21	Dimensioned area plan showing rooms, attached garage, breeze ways, covered porches, deck, balconies	<input checked="" type="checkbox"/>		
22	Raised floor surfaces located more than 30 inches above the floor or grade	-	NA	
23	All exterior and interior shear walls indicated	<input checked="" type="checkbox"/>		
24	Shear wall opening shown (Windows, Doors and Garage doors)	<input checked="" type="checkbox"/>		
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 FBCR 312.2.1 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.	<input checked="" type="checkbox"/>		
26	Safety glazing of glass where needed	<input checked="" type="checkbox"/>		
27	Fireplaces types (gas appliance) (vented or non-vented) or wood burning with Hearth (see chapter 10 and chapter 24 of FBCR)	-	N/A	
28	Show stairs with dimensions (width, tread and riser and total run) details of guardrails, Handrails	<input checked="" type="checkbox"/>		
29	Identify accessibility of bathroom (see FBCR SECTION 320)	<input checked="" type="checkbox"/>		

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.	<input checked="" type="checkbox"/>		
31	All posts and/or column footing including size and reinforcing	<input checked="" type="checkbox"/>		
32	Any special support required by soil analysis such as piling.	-		
33	Assumed load-bearing value of soil _____ Pound Per Square Foot	-		
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	<input checked="" type="checkbox"/>		

FBCR 506: CONCRETE SLAB ON GRADE

35	Show Vapor retarder (6mil. Polyethylene with joints overlaid 6 inches and sealed)	<input checked="" type="checkbox"/>		
36	Show control joints, synthetic fiber reinforcement or welded wire fabric reinforcement and Supports	<input checked="" type="checkbox"/>		

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

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

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

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	<input checked="" type="checkbox"/>		
54	Fastener schedule for structural members per table FBC 2304.10.1 are to be shown	<input checked="" type="checkbox"/>		
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	<input checked="" type="checkbox"/>		
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	<input checked="" type="checkbox"/>		
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 2304.3.	<input checked="" type="checkbox"/>		
58	Indicate where pressure treated wood will be placed	<input checked="" type="checkbox"/>		
59	Show all wall structural panel sheathing, grade, thickness and show fastener schedule for structural panel sheathing edges & intermediate areas	<input checked="" type="checkbox"/>		
60	A detail showing gable truss bracing, wall balloon framing details or/and wall hinge bracing detail	<input checked="" type="checkbox"/>		

FBC :ROOF SYSTEMS:

61	Truss design drawing shall meet section FBC 2303.1.1.1 Wood trusses	<input checked="" type="checkbox"/>		
62	Include a layout and truss details, signed and sealed by Florida Professional Engineer	<input checked="" type="checkbox"/>		
63	Show types of connector's assemblies' and resistance uplift rating for all trusses and rafters	<input checked="" type="checkbox"/>		
64	Show gable ends with rake beams showing reinforcement or gable truss and wall bracing details	<input checked="" type="checkbox"/>		
65	Provide dead load rating of trusses	<input checked="" type="checkbox"/>		

FBC 2304.4:Conventional Roof Framing Layout

66	Rafter and ridge beams sizes, span, species and spacing	<input checked="" type="checkbox"/>		
67	Connectors to wall assemblies' include assemblies' resistance to uplift rating	<input checked="" type="checkbox"/>		
68	Valley framing and support details	<input checked="" type="checkbox"/>		
69	Provide dead load rating of rafter system	<input checked="" type="checkbox"/>		

FBC 2304.8 ROOF SHEATHING

70	Include all materials which will make up the roof decking, identification of structural panel sheathing, grade, thickness	<input checked="" type="checkbox"/>		
71	Show fastener Size and schedule for structural panel sheathing on the edges & intermediate areas	<input checked="" type="checkbox"/>		

ROOF ASSEMBLIES FRC Chapter 15

72	Include all materials which will make up the roof assemblies covering	<input checked="" type="checkbox"/>		
73	Submit Florida Product Approval numbers for each component of the roof assemblies covering	<input checked="" type="checkbox"/>		

FBC Energy Chapter 4

Residential construction shall comply with this code by using the following compliance methods in the FBC Chapter 4, 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	<input checked="" type="checkbox"/>		
75	Attic space	<input checked="" type="checkbox"/>		
76	Exterior wall cavity	<input checked="" type="checkbox"/>		
77	Crawl space	<input checked="" type="checkbox"/>		

HVAC information

78	Submit two copies of a Manual J sizing equipment or equivalent computation study	<input checked="" type="checkbox"/>		
79	Exhaust fans shown in bathrooms Mechanical exhaust capacity of 50 cfm intermittent or 20 cfm continuous required	<input checked="" type="checkbox"/>		
80	Show clothes dryer route and total run of exhaust duct	<input checked="" type="checkbox"/>		

Plumbing Fixture layout shown

81	All fixtures waste water lines shall be shown on the foundation plan	<input checked="" type="checkbox"/>		
82	Show the location of water heater	<input checked="" type="checkbox"/>		

Private Potable Water

83	Pump motor horse power	<input checked="" type="checkbox"/>		
84	Reservoir pressure tank gallon capacity	<input checked="" type="checkbox"/>		
85	Rating of cycle stop valve if used	<input checked="" type="checkbox"/>		

Electrical layout shown including

86	Show Switches, receptacles outlets, lighting fixtures and Ceiling fans	<input checked="" type="checkbox"/>		
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	<input checked="" type="checkbox"/>		
88	Show the location of smoke detectors & Carbon monoxide detectors	<input checked="" type="checkbox"/>		
89	Show service panel, sub-panel, location(s) and total ampere ratings	<input checked="" type="checkbox"/>		
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.	<input checked="" type="checkbox"/>		
	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	<input checked="" type="checkbox"/>		
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.	<input checked="" type="checkbox"/>		

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.		
<i>Select from Drop down</i>		
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.	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>
95	Environmental Health Permit or Sewer Tap Approval A copy of a approved Columbia County Environmental Health (386) 758-1058	<input checked="" type="checkbox"/>
96	City of Lake City A City Water and/or Sewer letter. Call 386-752-2031	NA
97	Toilet facilities shall be provided for all construction sites	<input checked="" type="checkbox"/>
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.	NA
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)	NA
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.	NA
101	A Flood development permit is also required for AE, Floodway & AH. Development permit cost is \$50.00	NA
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.	NA
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.	<input checked="" type="checkbox"/>

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.

FW

SS 004302041



STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
ON-SITE SEWAGE TREATMENT AND DISPOSAL
SYSTEM (OSTDS)

PERMIT NO. 23-0002

DATE PAID: 1/13/23

FEE PAID: 435.00

RECEIPT #: AP 172889

APPLICATION FOR CONSTRUCTION PERMIT

APPLICATION FOR:

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

APPLICANT: GEIGER FARMS LLC

EMAIL: _____

AGENT: LEARNER LUXURY PROPERTIES

TELEPHONE: 352-514-8000

MAILING ADDRESS: 292 HERMITAGE GLEN, HIGH SPRINGS, FL. 32643

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 FLATTED (MM/DD/YY) IF REQUESTING CONSIDERATION OF STATUTORY GRANDFATHER PROVISIONS.

PROPERTY INFORMATION

OSTDS REMEDIATION PLAN? ☒ Y ☐ N

LOT: 7 BLOCK: _____ SUBDIVISION: HERMITAGE GLEN FLATTED: _____

PROPERTY ID #: 21-75-17-10039-107 ZONING: _____ I/M OR EQUIVALENT: ☐ Y ☐ N

PROPERTY SIZE: 5 ACRES WATER SUPPLY: ☒ PRIVATE PUBLIC ☐ ☐ ≤2000GPD ☐ >2000GPD

IS SEWER AVAILABLE AS PER 381.0065, FS? ☒ Y ☐ N DISTANCE TO SEWER: _____ FT

PROPERTY ADDRESS: 125 SW HERMITAGE GLEN, HIGH SPRINGS, 32643

DIRECTIONS TO PROPERTY: 441 S. TOWARD HIGH SPRINGS, TURN RT

@ HERMITAGE GLEN, FIRST LOT ON RIGHT

BUILDING INFORMATION

☒ RESIDENTIAL ☐ COMMERCIAL

Unit No	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table I, Chapter 62-6, FAC
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1	<u>NEW HOME</u>	<u>4</u>	<u>3116</u>	
2				
3				
4				

☐ Floor/Equipment Drains ☐ Other (Specify) N/A

SIGNATURE: _____ DATE: 12/22/22

DEP 4015, 06-21-2022 (Obsoletes previous editions which may not be used)

Incorporated 62-6.004, FAC

Page 1 of 4

23-0002

11/11/23

They sent me
this on 1/30/23
it came out very lite.

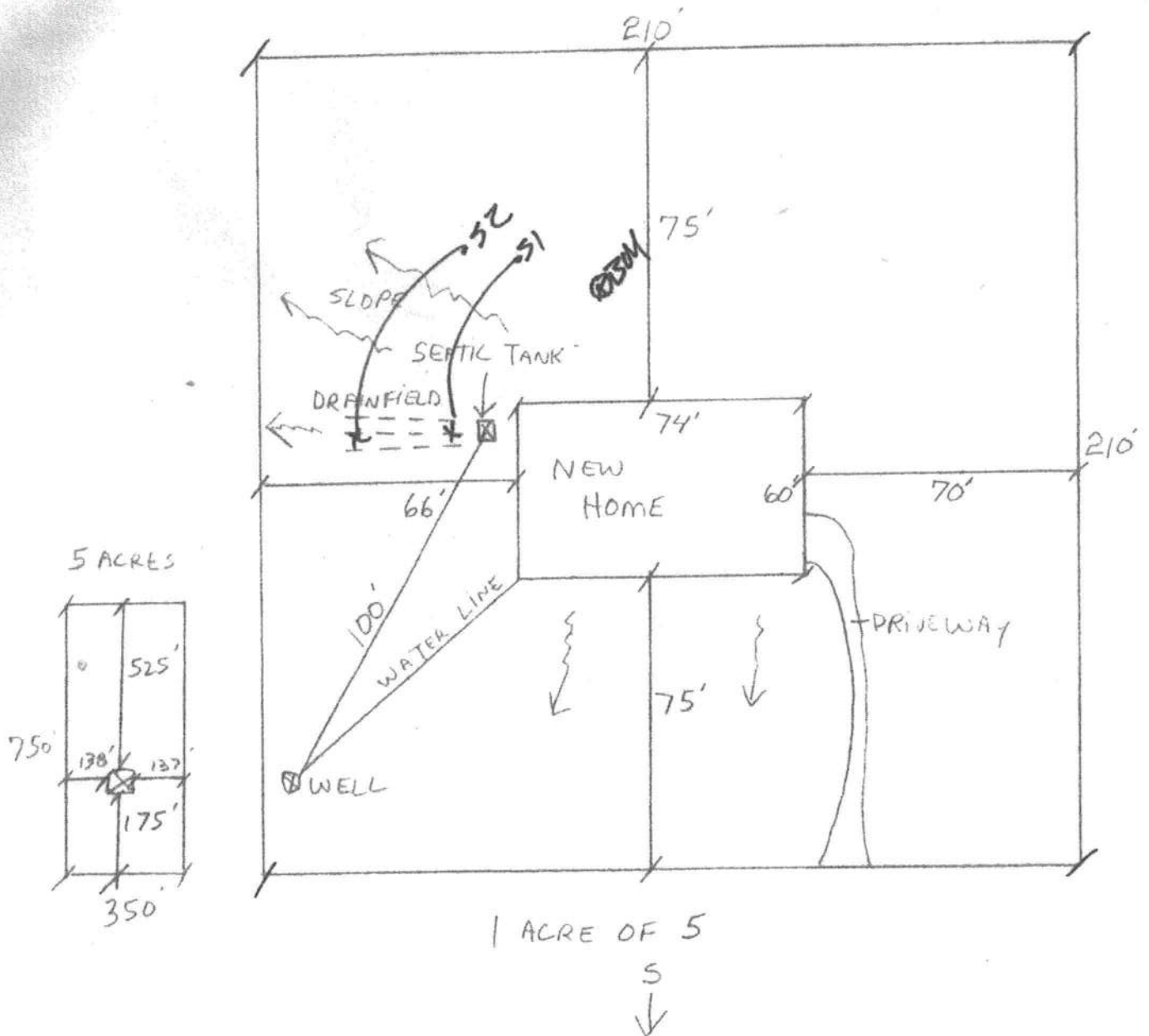

JERRY LERNER

1/11/23

23-0002

GEIGER FARMS LLC

↑
N



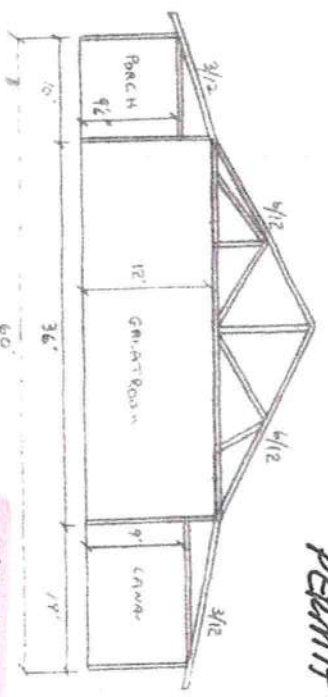
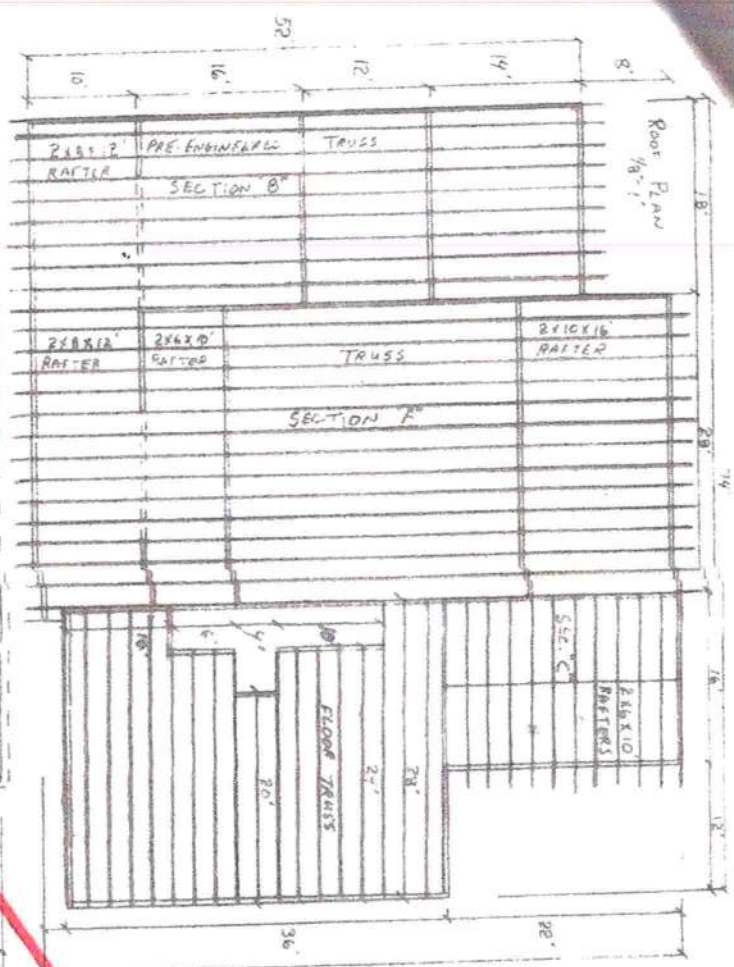
1 ACRE OF 5

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S

[Signature]
JERRY LERNER

1/11/23

PERMIT #58749



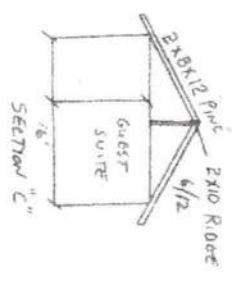
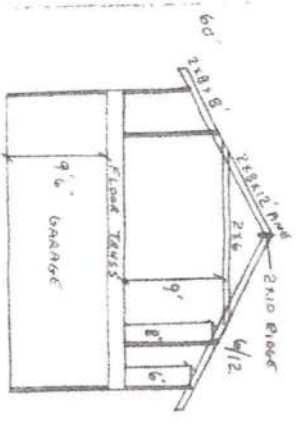
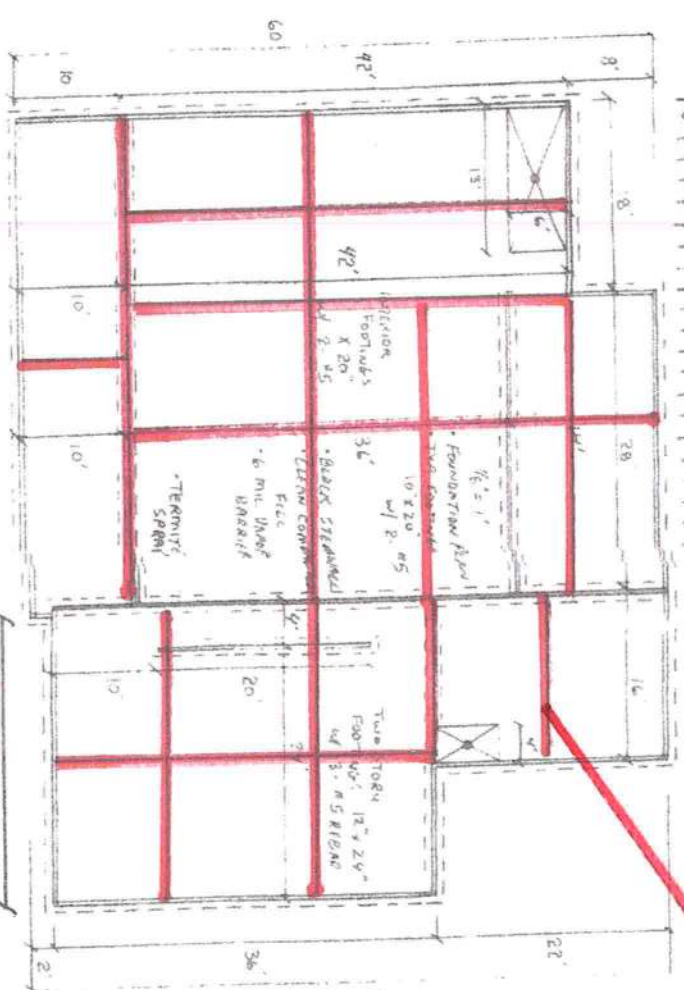
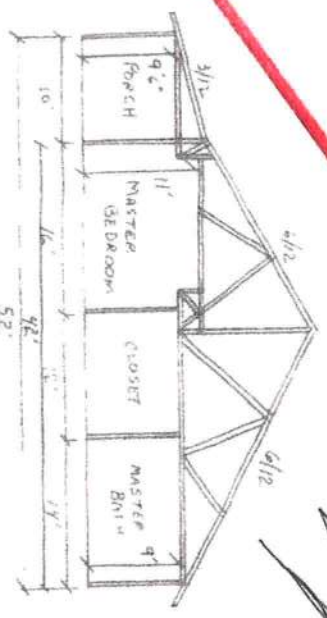
3000 PSI

FIBERESH CONCRETE

NOTE: CONTROL JOINTS NOT TO EXCEED

250 SF

1/30/23



NOTE: 8'x8'x16 CMU.

• 24" TALL OR LESS

• TYPE 5 MORTAR

PAGE 4

ADDED TO PLAN 1/30/23

LEARNER LUXURY PROPERTIES
SPEC HOME LOT 7
HERMITAGE GLEN

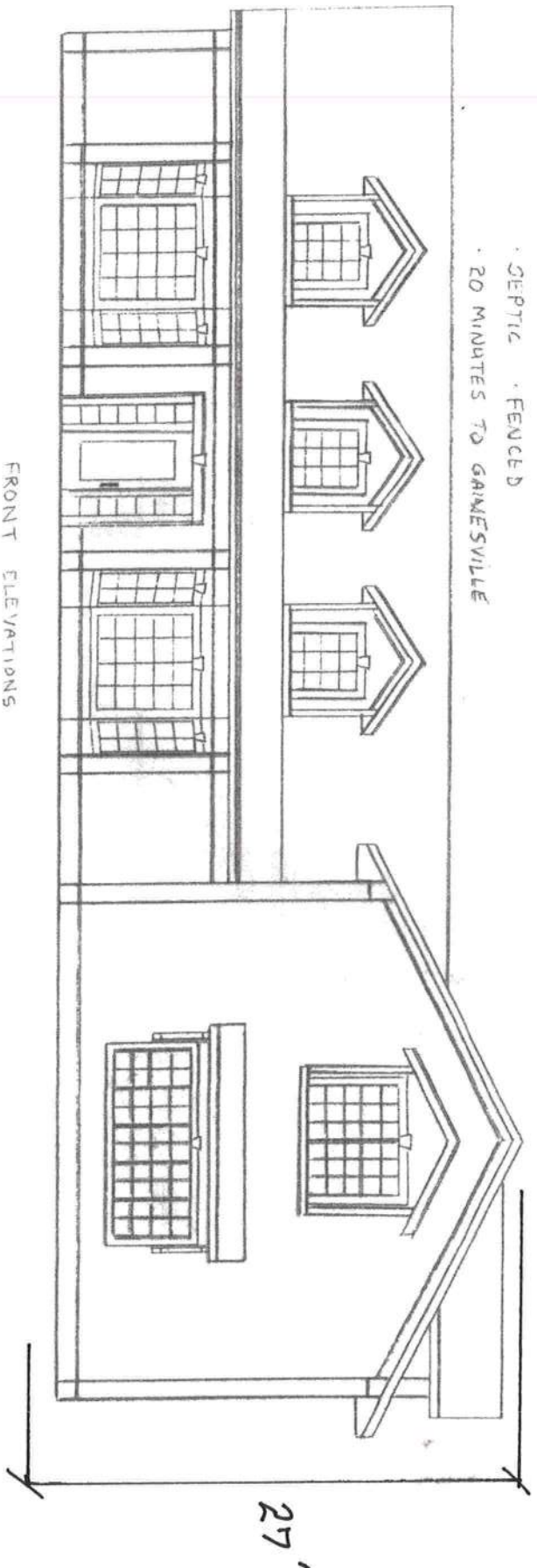
- ALUMINUM SOFFIT VENTED
- 18" OVERHANG ALL FLAT AREAS
- 12" OVERHANG ON GABLES

COUNTRY FARMHOUSE

HIGH SPRINGS, FLORIDA

- 5 ACRES
- HORSES ALLOWED
- NATURAL SPRING WATER
- SEPTIC
- FENCED
- 20 MINUTES TO GAINESVILLE

3116 SF HEATED
5020 SF UNDER ROOF



DESIGN BY:

JERRY LERNER

12/2/22

1/30/23

STAIRCASE DETAIL

PERMIT #58749

ADDED TO PERMIT

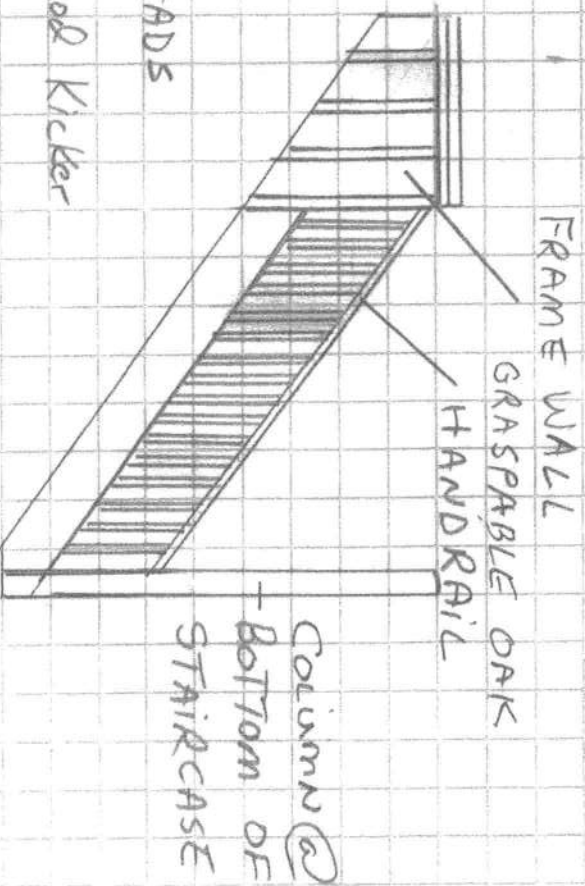
1/30/23

2"x12" PINE
STRINGER

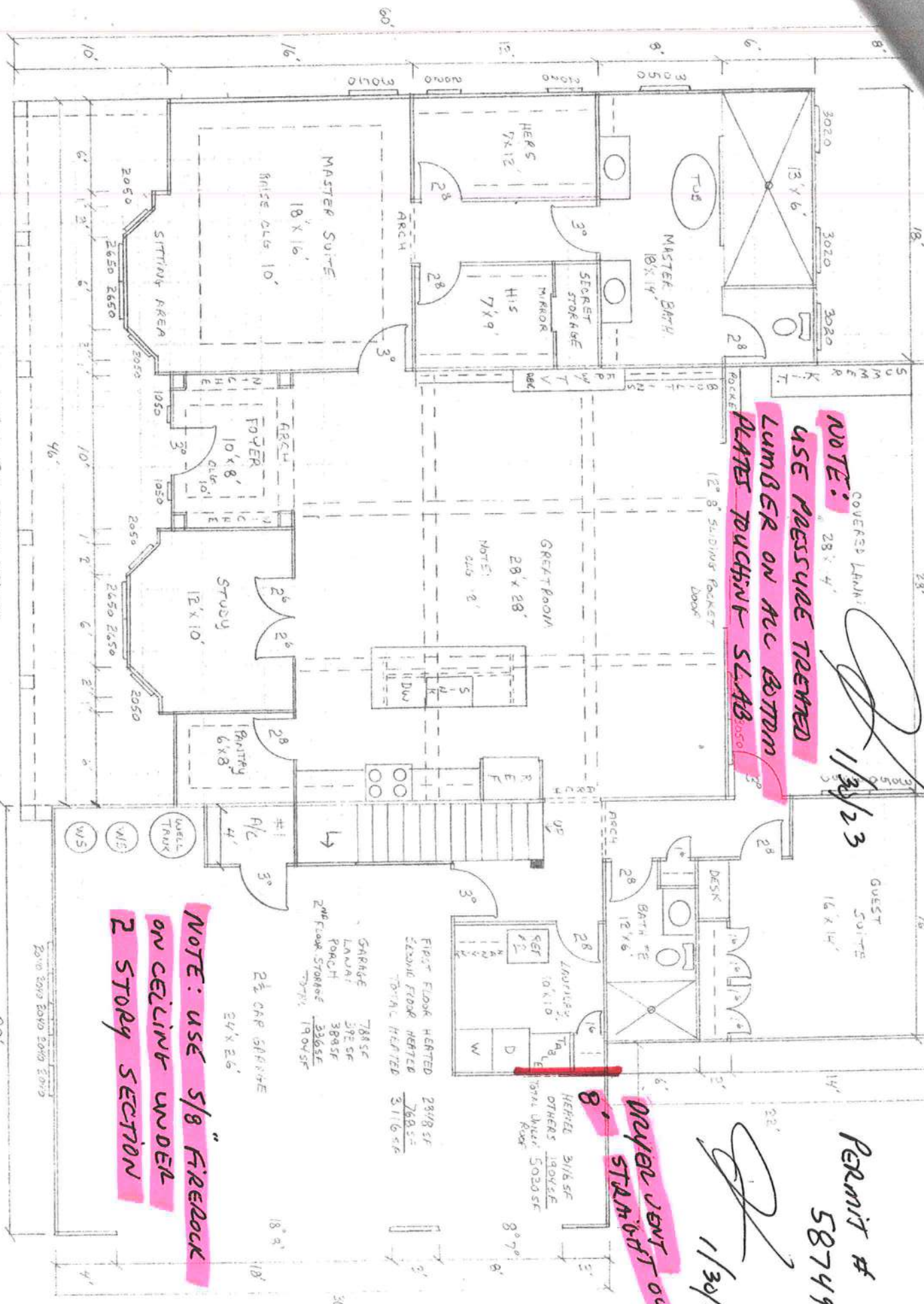
7 1/4" RISE

1" x 1" OAK TREADS

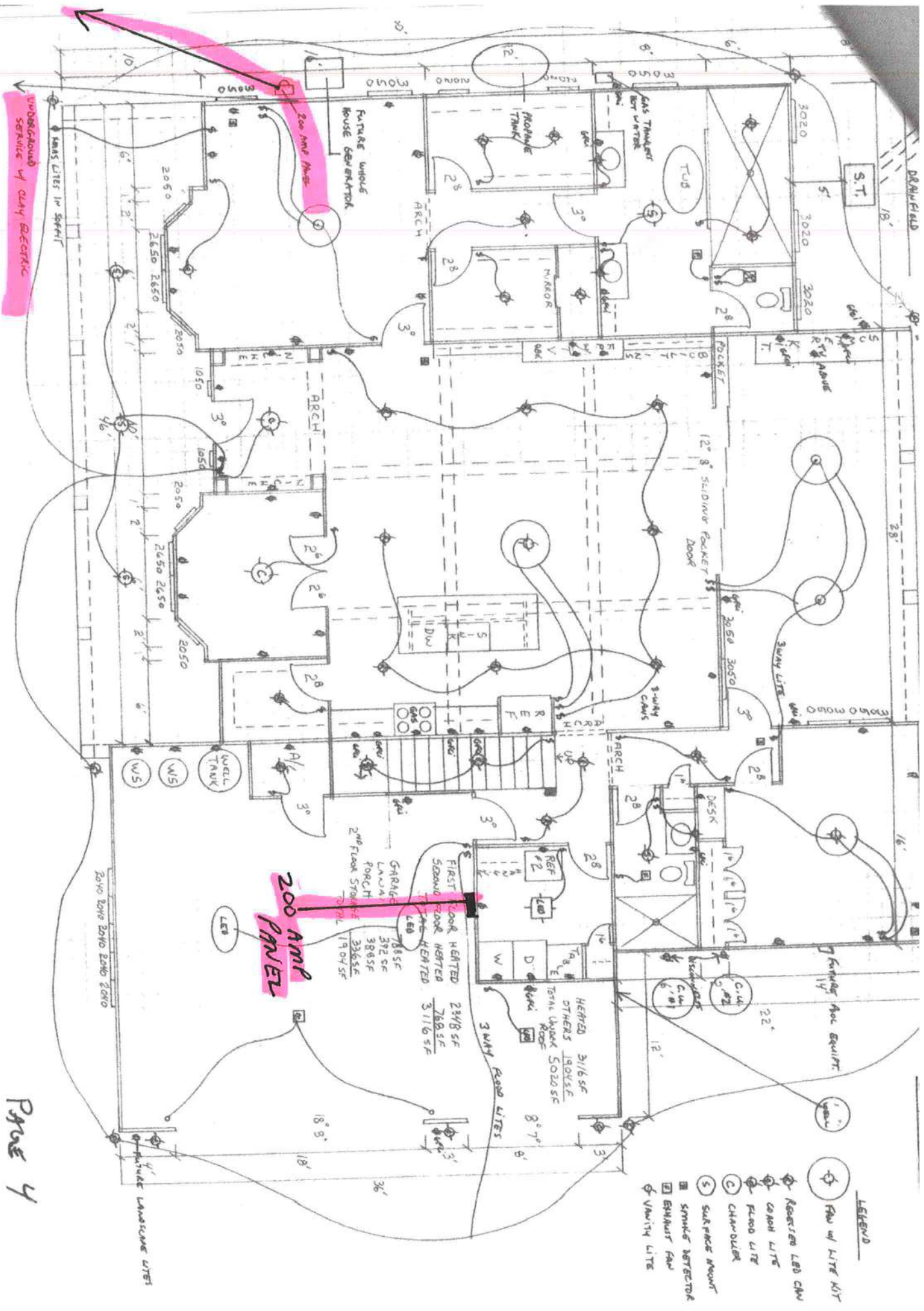
1 x 8 white wood Kicker



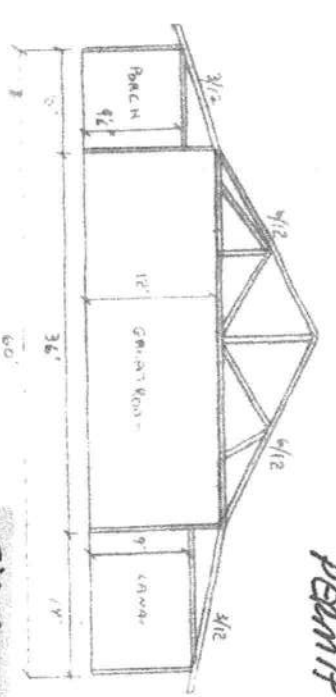
- 36" HT FROM TREAD TO TOP OF GRASPABLE HANDRAIL
- LESS THAN 4" BETWEEN 1 1/2" x 1 1/2" SPINDLES
- STAIRCASE WIDTH TO BE NOT LESS THAN 42"



Room	Area	Notes
Garage	788 SF	
Landscaping	392 SF	
Porch	388 SF	
2nd Floor Storage	336 SF	
2nd Floor Storage	190 SF	
First Floor Heated	2348 SF	
Second Floor Heated	768 SF	
Total Heated	3116 SF	



PERMIT # 58749

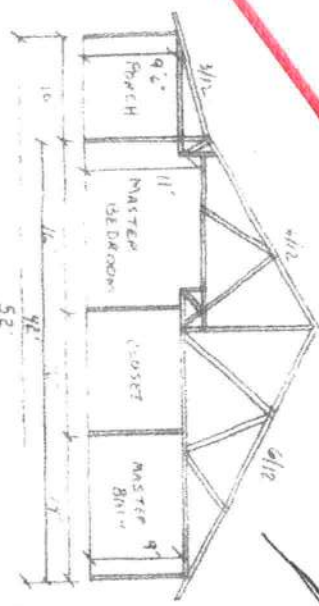


3000 PSI

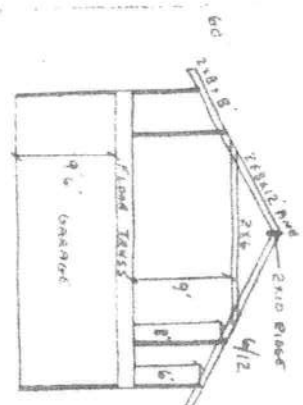
FIBERMESH CONCRETE

NOTE: CONTROL JOINTS NOT TO EXCEED 250 SF

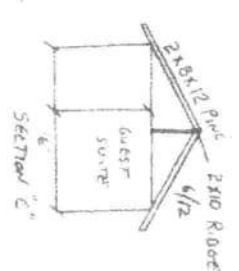
1/30/23



SECTION B



Garage Room Roof Framing



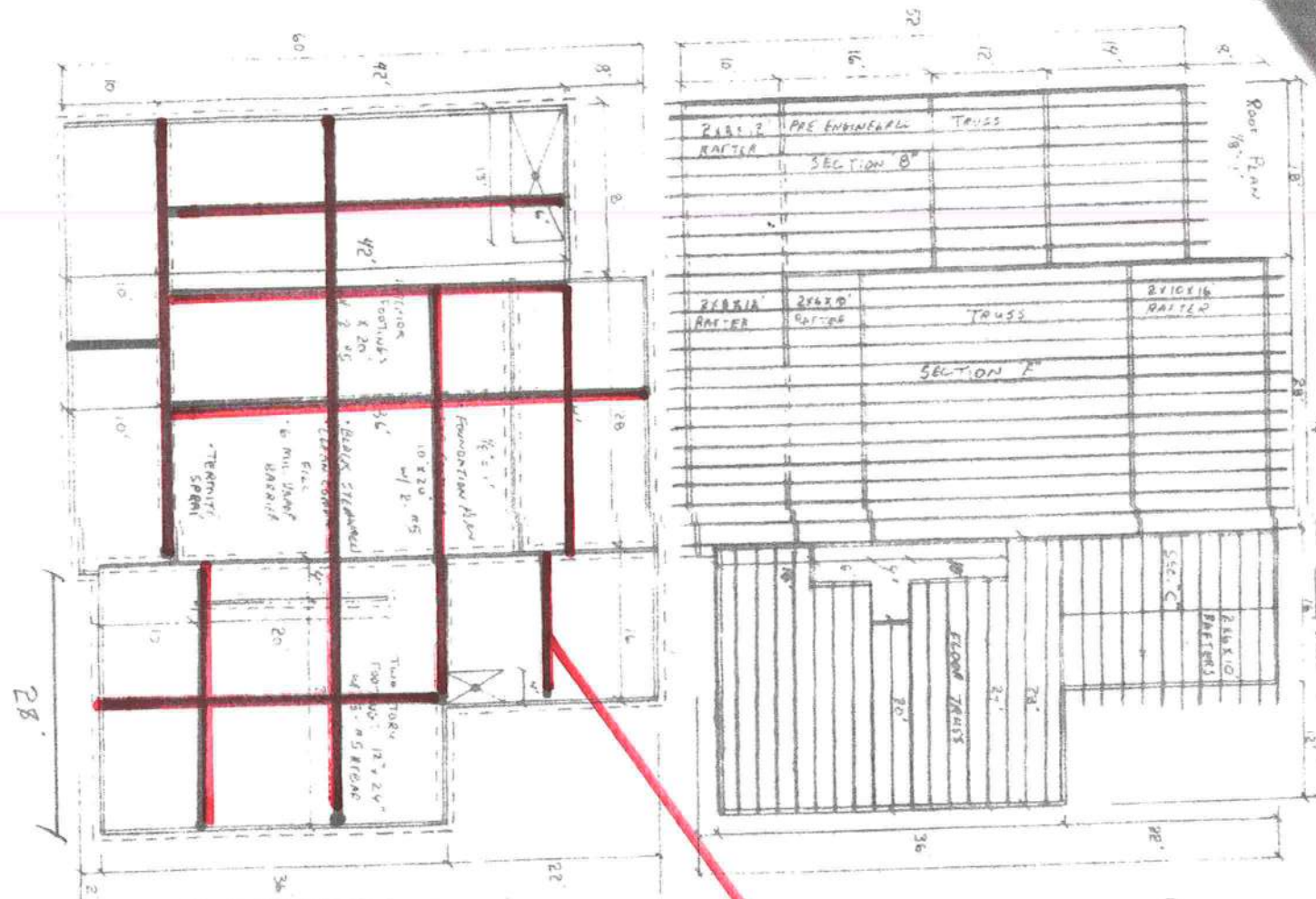
SECTION D

NOTE: 8x8x16 CMU.

24" TALL OR LESS

TYPE S MORTAR

PAGE 4



ADDED TO PLAN 1/30/23

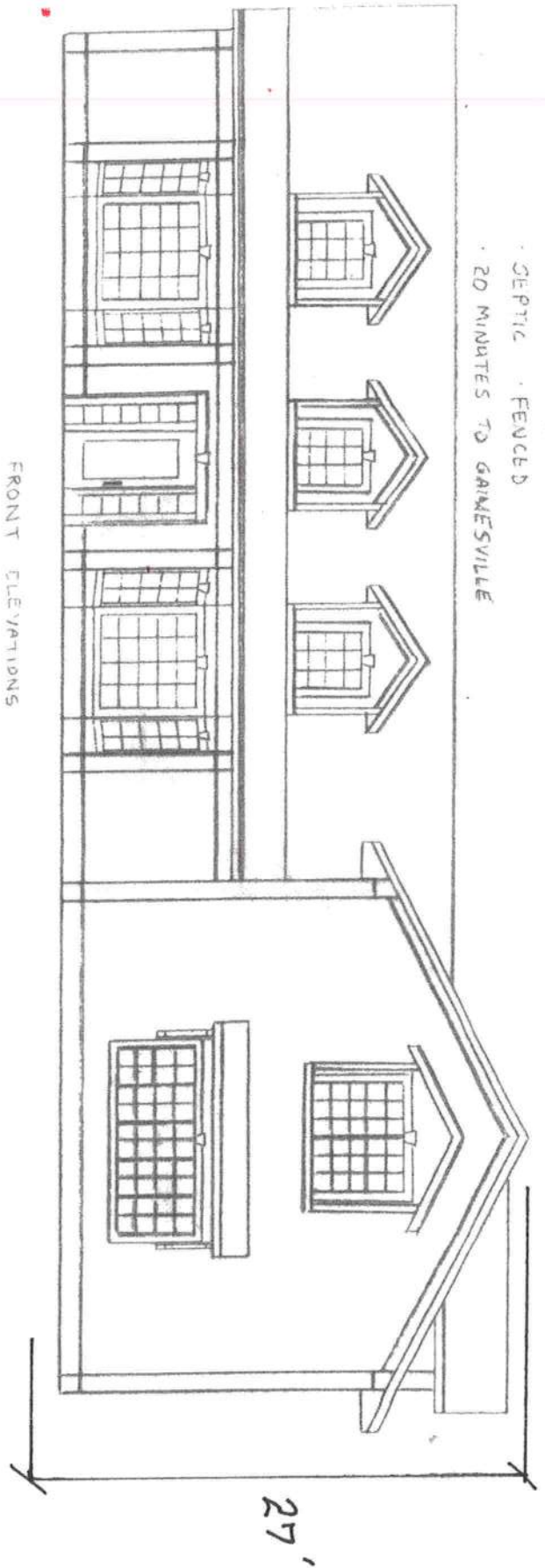
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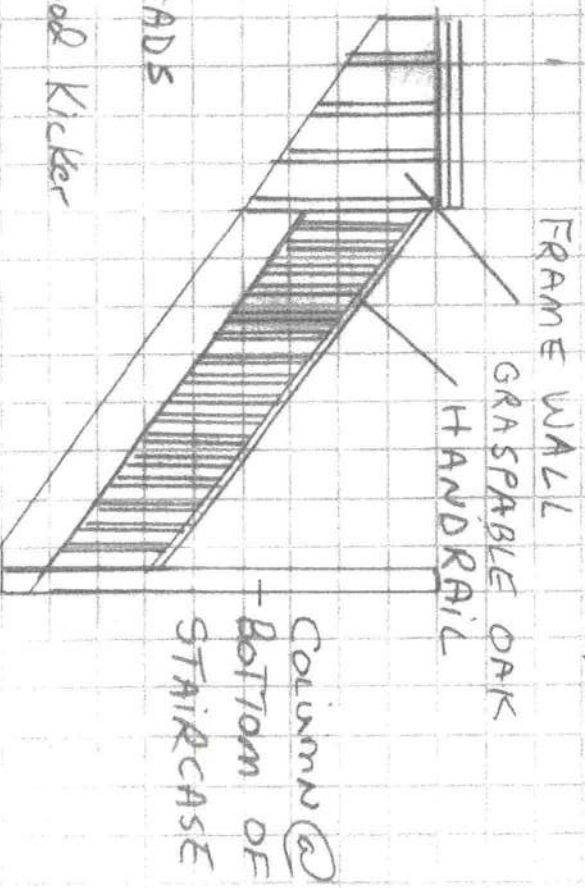
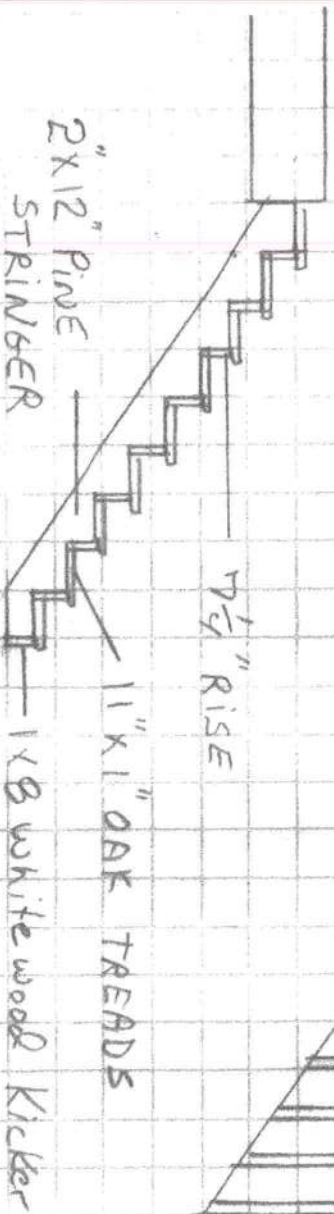
1/30/23

STAIRCASE DETAIL

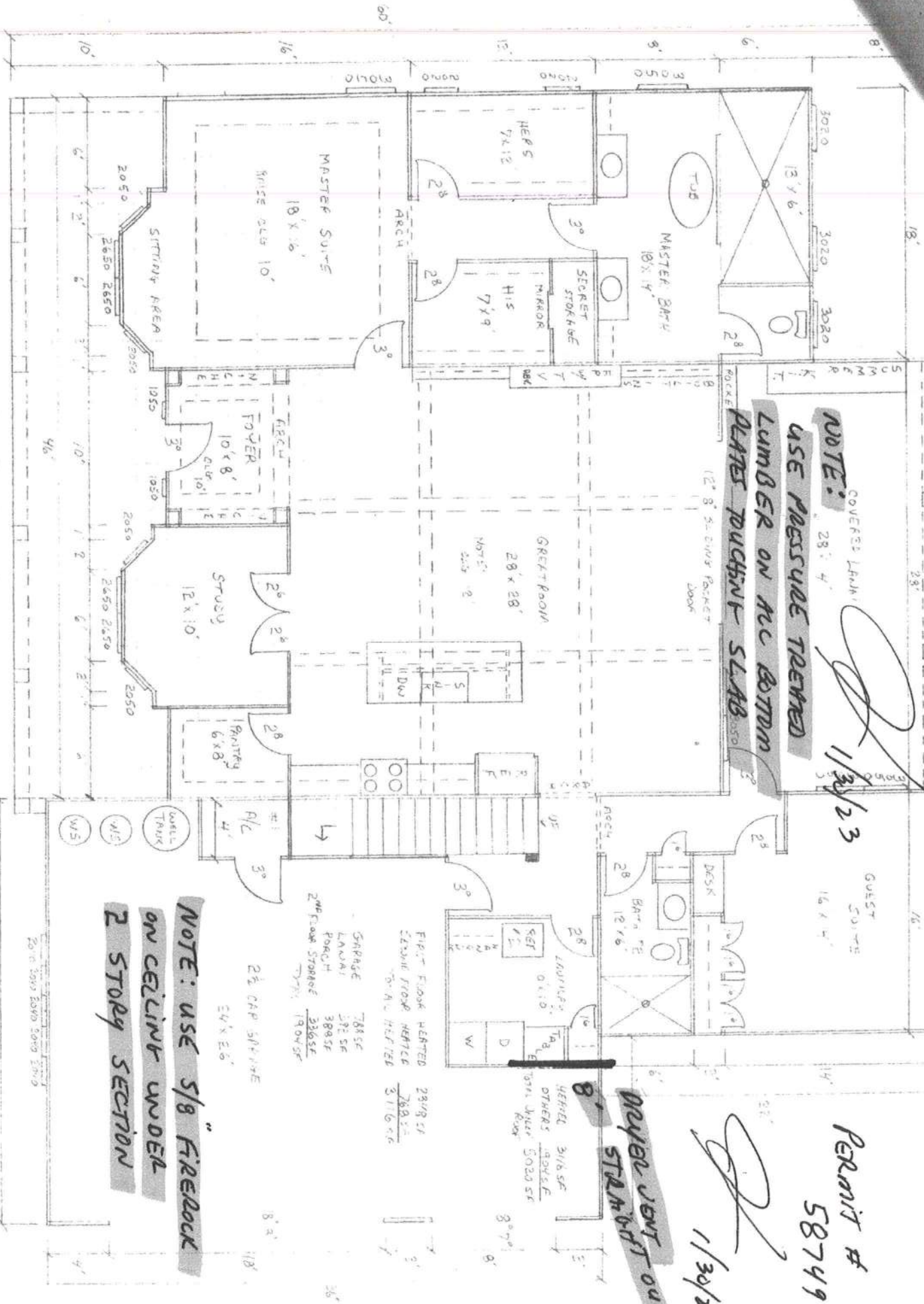
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- LESS THAN 4" BETWEEN 1 1/2" x 1 1/2" SPINDLES
- STAIRCASE WIDTH TO BE NOT LESS THAN 42"



COVERED LAMB.

NOTE: 28' 4"

USE PRESSURE TREATED LUMBER ON ALL BOTTOM PLATES TOUCHING SLAB

1/30/23

GUEST SUITE

PERMIT # 58749

1/30/23

OVERLAP JUNT OUT STAIRS OUT

FIRST FLOOR HEATED 2318 SF
SECOND FLOOR HEATED 788 SF
TOTAL HEATED 3106 SF

2ND FLOOR STORAGE 19'04 SF

2 1/2 CAR GARAGE 34' x 26'

NOTE: USE 5/8" FIREBLOCK ON CEILING UNDER 2 STORY SECTION

DESIGN BY TERRY LERNEY

12/1/22

PAGE 2

