

A New Residence For Peter & Rachelle Kolacia

554 Southwest Lime Way - Fort White, Florida

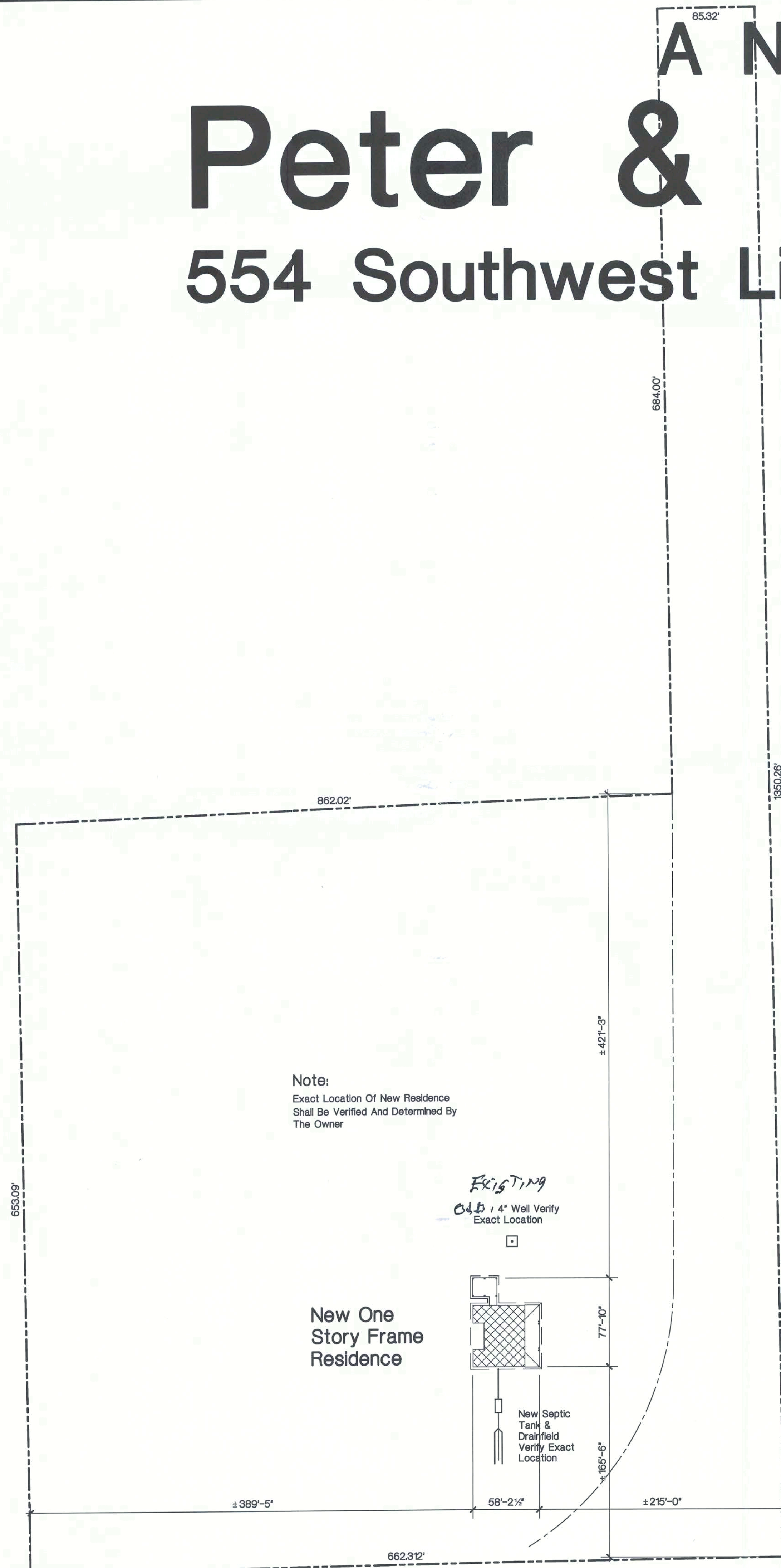


Donald Alan Yanskey
ARCHITECT
2421 Northwest 48th Avenue • Gainesville, Florida 32605
Cell (352) 278-7872 • Email: dayans8arch@gmail.com

DATE Aug. 27, 2019	JOB NUMBER Kolacia	CHECKED D. A. Y.	REVISION
DRAWN BY D. A. Y.			

A New Residence For
Peter & Rachelle Kolacia
554 Southwest Lime Way - Fort White, Florida

SHEET
A-1
OF 6



Code Design Criteria:

Roof Live Load = 20 PSF
Floor Live Load = 40 PSF
Occupancy Classification: Single Family Residential

Code Design Compliance, Residential

6th Edition (2017) Florida Building Code, Residential
6th Edition (2017) Florida Building Code, Plumbing
6th Edition (2017) Florida Building Code, Mechanical
6th Edition (2017) Florida Building Code, Energy Conservation
National Electrical Code, 2014 Edition

130 MPH - ULTIMATE - RISK CAT. II WINDLOAD CALCULATION SUMMARY

DESIGN CRITERIA DATA:

CODE REFERENCE:
LOCATION:
BASIC WIND SPEED:
MEAN ROOF HEIGHT:
BUILDING RISK CATEGORY:
BUILDING EXPOSURE FACTOR:
BUILDING ENCLOSURE:
INTERNAL PRESSURE COEFFICIENT:
ROOF COMPONENT AND CLADDING WIND PRESSURE:
As: Per 6th Edition, (2017) Florida Building Code, Residential, Table R3012 (2)

6th EDITION (2017) FLORIDA BUILDING CODE, RES.
FORT WHITE, FLORIDA
130 MPH - ULTIMATE DESIGN WIND SPEED
LESS THAN 30'-0"

EXPOSURE B
BUILDING IS ENCLOSED
0.18
(1) +10.0 PSF, -15.0 PSF
(2) +10.0 PSF, -21.0 PSF
(3) +10.0 PSF, -33.0 PSF

WALL COMPONENT AND CLADDING WIND PRESSURE:
As: Per 6th Edition, (2017) Florida Building Code, Residential, Table R3012 (2)

(4) +15.5 PSF, -17.0 PSF
(5) +15.5 PSF, -19.0 PSF

BUILDING DATA:
EXTERIOR FRAME WALLS
GABLE ENDED ROOF - RESIDENCE
ROOF OVERHANG

RECTANGULAR SHAPED
6 / 12 & 3 / 12
2'-0"

Site Plan

1" = 60'-0"



Protection Against Termites

Termite Protection Shall Be Provided By Registered Termiticides, Including Soil Applied Pesticides, Baiting Systems, And Pestbides Applied To Wood, Or Other Approved Methods Of Termite Protection Labeled For Use As A Preventative Treatment For New Construction. A "Certificate Of Compliance" Shall Be Issued To The Building Department Upon Completion Of The Application(s), By The Licensed Pest Control Company That Contains The Following Statement: "The Building Has Received A Complete Treatment For The Prevention Of Subterranean Termites. Treatment Is In Accordance With Rules And Laws Established By The Florida Department Of Agriculture And Consumer Services."

If Soil Treatment Is Used For Subterranean Termites Prevention:

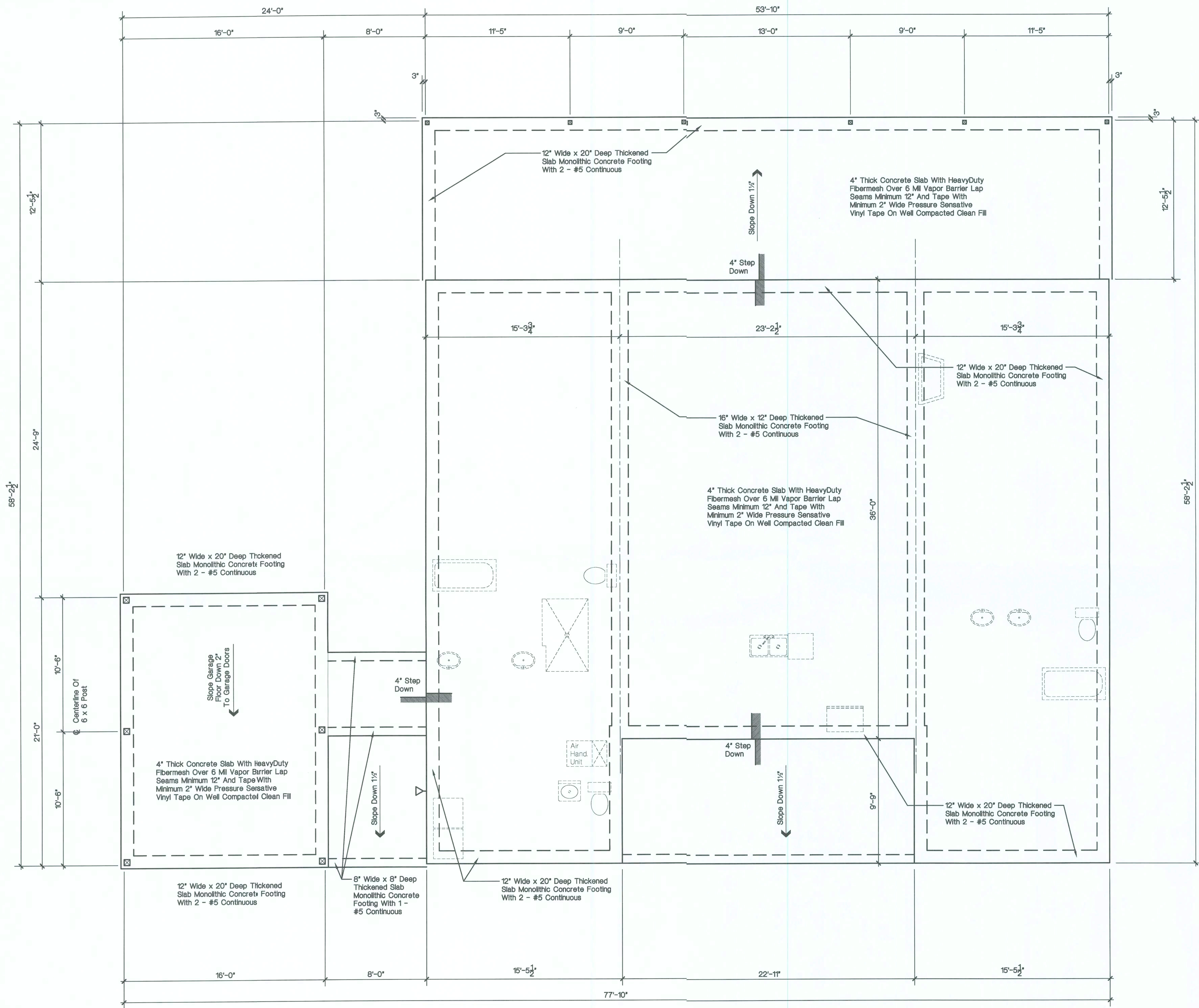
1. The Initial Chemical Soil Treatment Inside The Foundation Perimeter Shall Be Done After All Excavation, Backfilling And Compaction Is Complete.
2. Any Soil Area Disturbed After Initial Chemical Soil Treatment Shall Be Retreated With A Chemical Soil Treatment, Including Spaces Boxed Or Formed.
3. The Space In Concrete Floors Boxed Out Or Formed For Subsequent Installation Of Plumbing Traps, Drains Or Any Other Purpose Shall Be Created By Using Plastic Or Metal Permanently Placed Forms Of Sufficient Depth To Eliminate Any Planned Soil Disturbance After Initial Chemical Soil Treatment.
4. Chemically Treated Soil Shall Be Protected With A Minimum 6 Mil Vapor Retarder To Protect Against Rainfall Dilution. If Rainfall Occurs Before Vapor Retarder Placement, Retreatment Is Required. Any Work, Including Placement Of Reinforcing Steel, Done After Chemical Treatment Until The Concrete Floor Is Poured, Shall Be Done In Such A Manner As To Avoid Penetrating Or Disturbing Treated Soil.
5. Any Concrete Overpour Or Mortar Accumulated Along The Exterior Foundation Perimeter Shall Be Removed Prior To Exterior Chemical Soil Treatment To Enhance Vertical Penetration Of The Chemicals.
6. Chemical Soil Treatments Shall Also Be Applied Under All Exterior Concrete Or Grade Within 12" (Inches) Of The Primary Structure Sidewalls. Also, A Vertical Chemical Barrier Shall Be Applied Promptly After Construction Is Completed, Including Initial Landscaping And Irrigation / Sprinkler System Installation. Any Soil Disturbed After The Chemical Vertical Barrier Is Applied Shall Be Retreated.
7. If A Registered Termiticide Is Formulated And Registered As A Bait System Is Used For Subterranean Termite Prevention, Items 1 Thru 6 Do Not Apply. However, A Signed Contract Assuring The Installation, Maintenance And Monitoring Of The Baiting System That Is In Compliance With The Requirements Of Chapter 482, Florida Statutes, Shall Be Provided To The Building Official Prior To The Pouring Of The Concrete Slab, And The System Must Be Installed Prior To Final Building Approval.
8. If A Registered Termiticide Formulated And Registered As A Wood Treatment Is Used For Subterranean Termite Prevention, Items 1 Thru 6 Do Not Apply. Application Of The Wood Treatment Termiticide Shall Be As Required By Label Directions For Use, And Must Be Completed Prior To Final Building Approval.

Refer To 6th Edition (2017) Florida Building Code, Chapter 3, Building Planning, Section R318 For Additional Information.

General Notes

1. All Work Shall Be In Strict Accordance With The Latest Revisions To The "6th Edition (2017) Florida Building Code, Residential" And All Applicable Codes, Ordinances And Regulations Of Local Governing Authorities.
2. Any Discrepancies Between Referenced Standards And The Drawings Shall Be Brought To The Attention Of The Architect In Writing Prior To Commencing The Work. Commencement Of The Work Without Notifying The Architect In Writing Implies The Contractor "takes The Responsibility With All Applicable Codes, Ordinances And Standards.
3. All Sub-Grade Under Buildings Shall Be Well Compacted To Achieve A Minimum Bearing Capacity Of 2500 PSF.
4. All Concrete Work For Use In Footings Shall Be A Minimum Of 3000 PSI. All Other Locations Shall Have Concrete With A Minimum Strength Of 3000 PSI. All Reinforcing Steel Shall Be Grade 60. All Concrete And Steel Reinforcing Work Shall Be Done In Strct Accordance With A.C.I. - 318 And Its Latest Revisions.
5. All Anchor Bolts Shall Conform To ASTM A-307. All Framing Anchors Shall Be Galvanized, Type And Size As Required For Each Specific Load And Installation Application. Provide A 2" Round Or Square Plate Washer At Anchor Bolts For Use To Anchor Wall Bottom Plates To The Concrete Slab.
6. Structural Framing Lumber Shall Be Number 2 Southern Yellow Pine, F = 1500 PSI Bending, Or Equal. Wall Framing Lumber Shall Be Number 2 Spruce-Pine-Fir Or Cedar. All Wood Sheathing For Roof & Walls Shall Be For Exterior Uses And Be Minimum 1/2" Thick CDX Plywood. At Roof, Provide "H" Clips Between Trusses. All Finish Wood And Trim Shall Be Selected By The Owner.
7. Pre-Fabricated Trusses Shall Be Engineered For Live Loads As Required By The "6th Edition (2017) Florida Building Code, Residential" And Actual Computed Dead Loads, And Shall Be So Certified By An Engineer Registered In The State Of Florida.
8. Metal Roofing Shall Be Selected By The Owner And Installed Over Synthetic Underlayment System. Flashing Shall Be Minimum 26 Gauge Galvanized Metal Or Aluminum.
9. All Doors And Windows And Their Finishes And Hardware Shall Be Selected By The Owner And Shall Comply With The "6th Edition (2017) Florida Building Code, Residential". All Windows At Sleeping Rooms Shall Comply With The Emergency Egress Code. All Windows Shall Have Insulated Glazings.
10. All Finish Materials, Color Schemes And Textures Shall Be Selected By The Owner.
11. All Electrical Work Shall Conform To The National Electrical Code, 2014. All Electrical Outlets Shall Be Installed With Tamper Proof Receptacles. Provide For Arc Fault Circuit Interrupter Protection.
12. All Telephone Outlet Locations Shall Be Determined By The Owner.
13. The Contractor Shall Verify All Dimensions Indicated Herein And Shall Notify The Architect Of Any And All Discrepancies Promptly. Any Discrepancies Not Brought To The Attention Of The Architect, Shall Be The Responsibility Of The Contractor.

DONALD ALAN YANSKEY, ARCHITECT
FLORIDA REGISTRATATION NO. AR0011010
DATE: AUGUST 27, 2019



Foundation Plan

1/4" = 1'-0"



DONALD ALAN YANSKEY, ARCHITECT
FLORIDA REGISTRATION NO. AR0311010
DATE: AUGUST 27, 2019

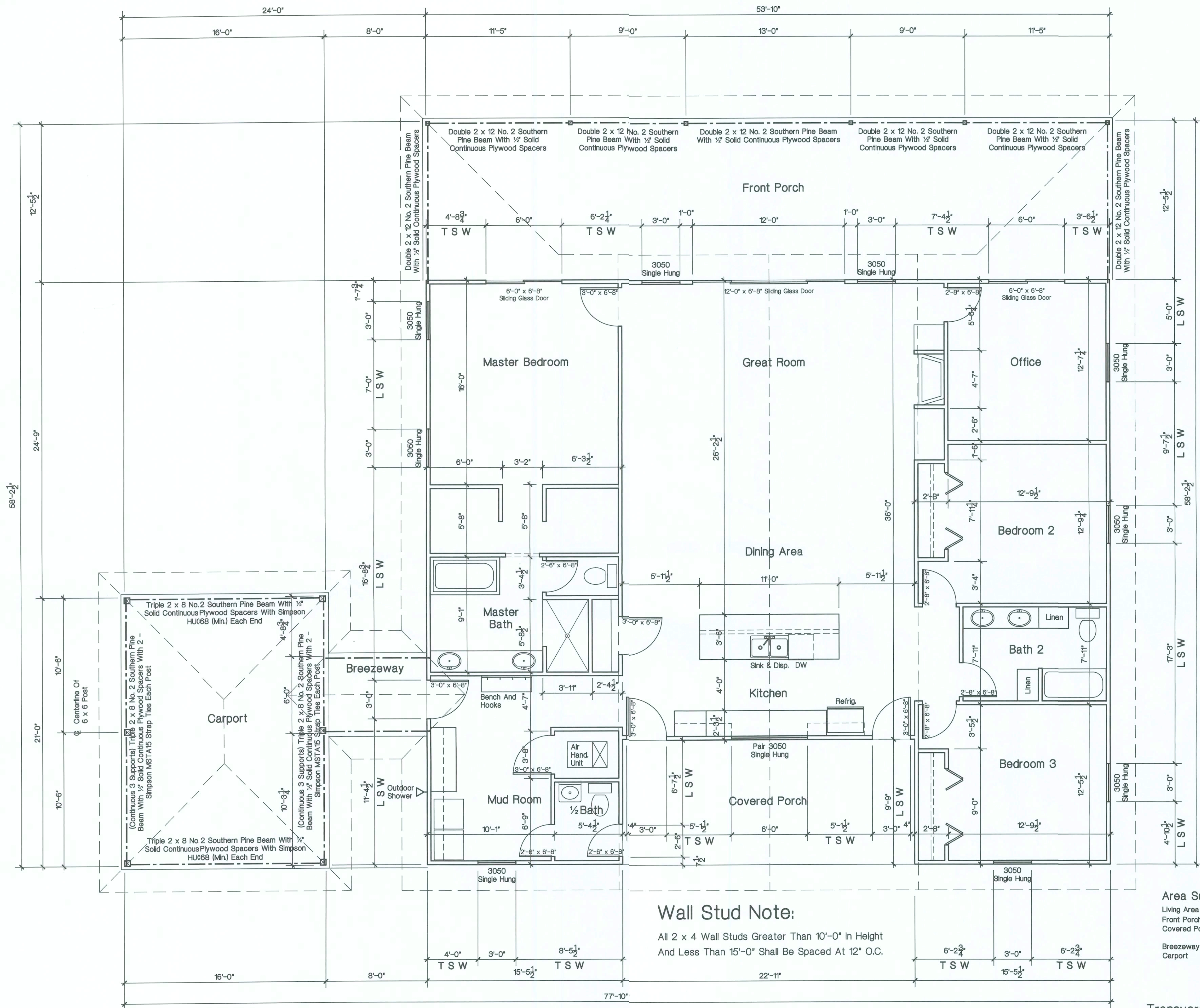
SHEET
A-2
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Harvey Building & Construction
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352-258-9051



Floor Plan
1/4" = 1'-0"

Wall Stud Note:
All 2 x 4 Wall Studs Greater Than 10'-0" In Height
And Less Than 15'-0" Shall Be Spaced At 12" O.C.



Area Summaries:

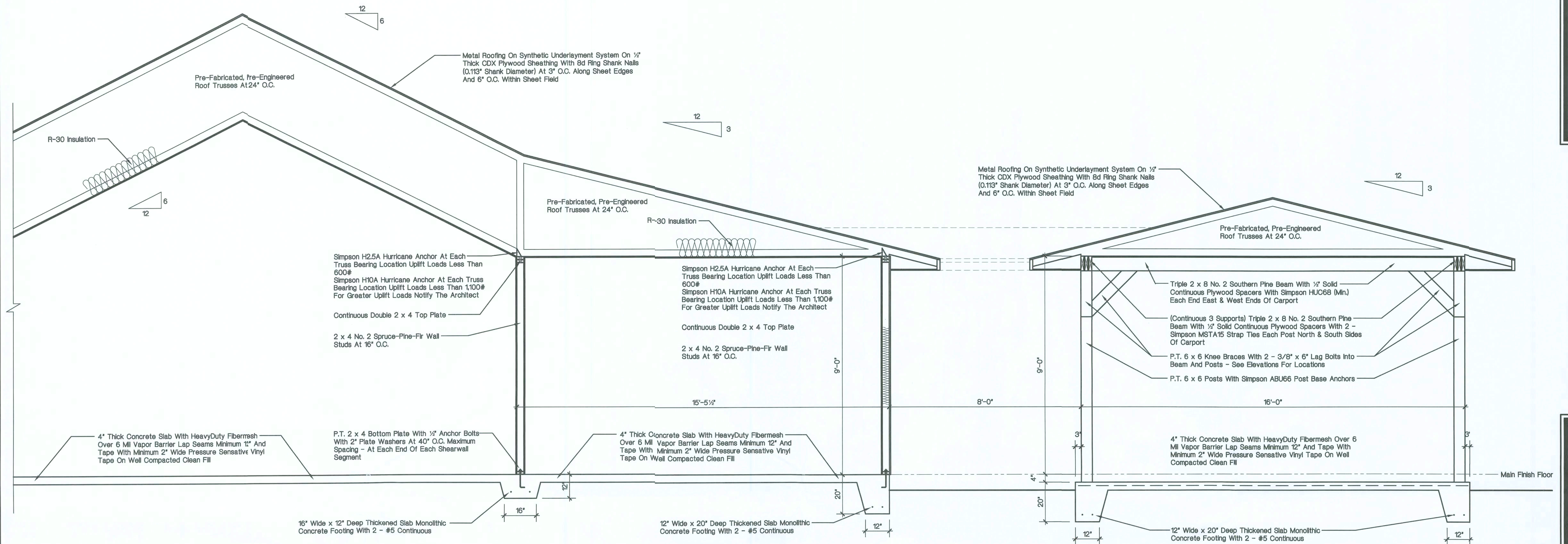
Living Area	-	2,239 Sq. Ft.
Front Porch	-	671 Sq. Ft.
Covered Porch	-	223 Sq. Ft.
Breezeway	-	48 Sq. Ft.
Carport	-	336 Sq. Ft.

Transverse Shear Walls - T S W:
Maximum Force Applied At Top Of Transverse Shear Walls Is
22,848# Per 57'-0" = 400.9 PLF. Provide 8d Ring Shank
Nails (Min. 0.120" Dia. Shank x 2 1/2" At 3" O.C. Along Sheet
Edges And 6" O.C. In Sheet Field

Longitudinal Shear Walls - L S W:
Maximum Force Applied At Top Of Longitudinal Shear Walls Is
18,095# Per 88'-2 1/2" = 205.1 PLF. Provide 8d Ring Shank
Nails (Min. 0.120" Dia. Shank x 2 1/2" At 3" O.C. Along Sheet
Edges And 6" O.C. In Sheet Field

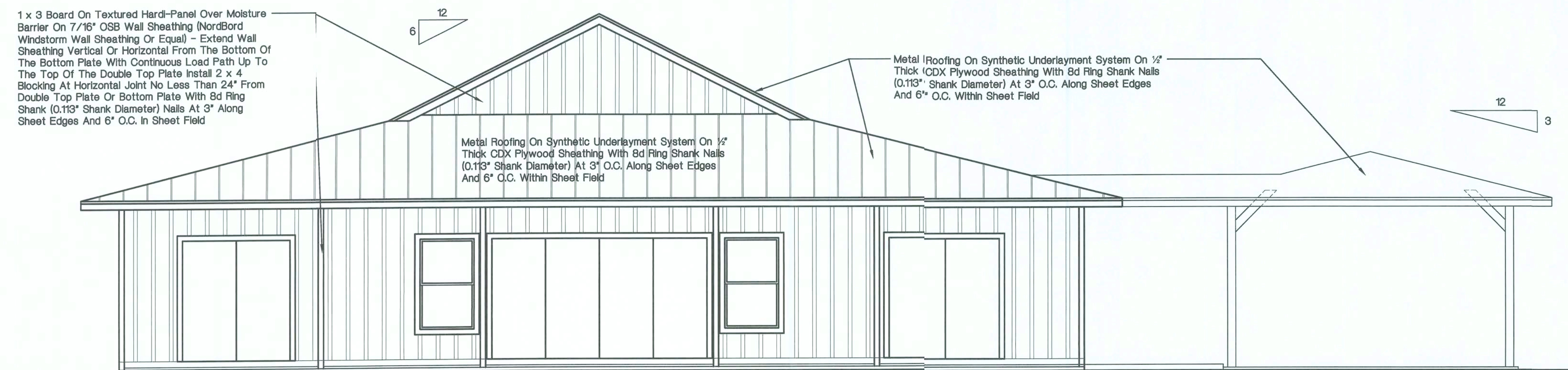
LP Gas Location Note:
Provide For LP Gas Outlets In Kitchen, Dryer And Rear Porch -
Verify Exact Locations With The Owner.

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JOB NUMBER	CHECKED	
Kolacia	D. A. Y.	



Transverse Section Thru Building

1/2" = 1'-0"



East Elevation

1/4" = 1'-0"

Underlayment Roofing Note:

Underlayment Shall Comply With ASTM D 226, Type II Or ASTM D 4869, Type IV Or ASTM D 6757 And Shall Be One Layer Applied In The Following Manner. Underlayment Shall Be Applied Like Shingles, Parallel To And Starting From The Eave And Lapped 2 Inches, Fastened With 1 - Inch Round Plastic Cap, Metal Cap Nails Or Nails And Tin-Tabs Attached To A Nailable Roof Deck With Two Staggered Rows In The Field Of The Sheet With A Maximum Fastener Spacing Of 12 Inches O.C., And One Row At The Overlaps Fastened 6 Inches O.C. Synthetic Underlayment Shall Be Fastened In Accordance With This Note And The Manufacturer's Recommendations. End Laps Shall Be Offset By 6 Feet.

Truss Manufacturer Note:

The Truss Manufacturer SHALL Furnish To The Architect For Review Prior To Fabrication Of The Roof Trusses, A Truss Engineering Package Including But Not Necessarily Limited To Truss Layout Plan, Truss Profile Details With All Loads And Load Combinations And Identifications. The Truss Manufacturer SHALL Email To The Architect The PDF Electronic Files To dayayan85arch@gmail.com.

Harvey Building & Construction
Newberry, Florida
352-258-9051

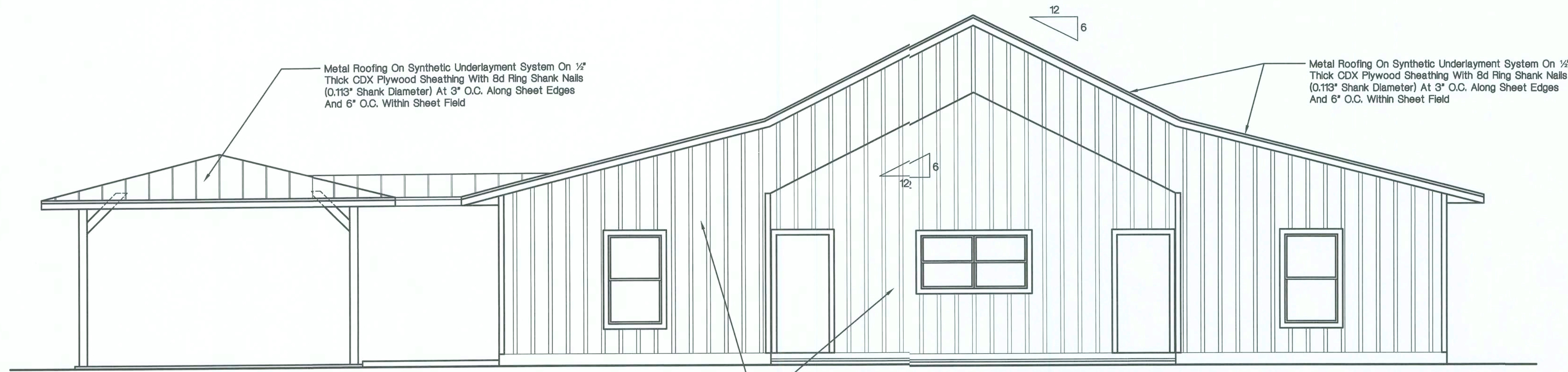
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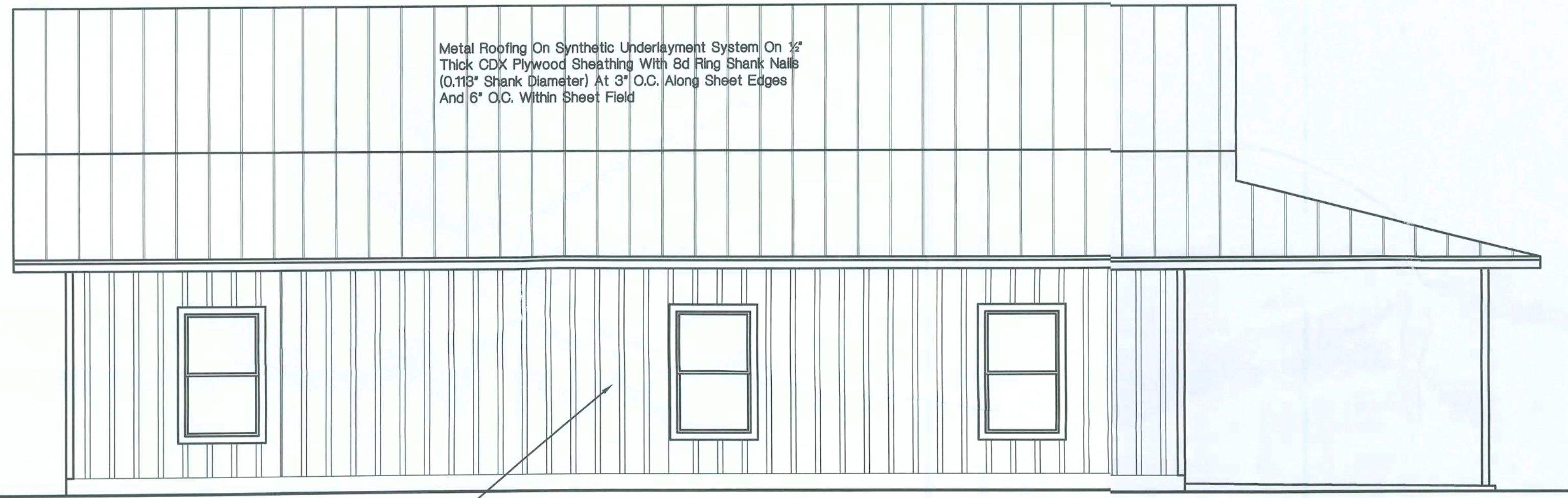
SHEET
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OF 6



1 x 3 Board On Textured Hardi-Panel Over Moisture Barrier On 7/16" OSB Wall Sheathing (NordBord Windstorm Wall Sheathing Or Equal) - Extend Wall Sheathing Vertical Or Horizontal From The Bottom Of The Bottom Plate With Continuous Load Path Up To The Top Of The Double Top Plate Install 2 x 4 Blocking At Horizontal Joint No Less Than 24" From Double Top Plate Or Bottom Plate With 8d Ring Shank (0.113" Shank Diameter) Nails At 3" Along Sheet Edges And 6" O.C. In Sheet Field

West Elevation

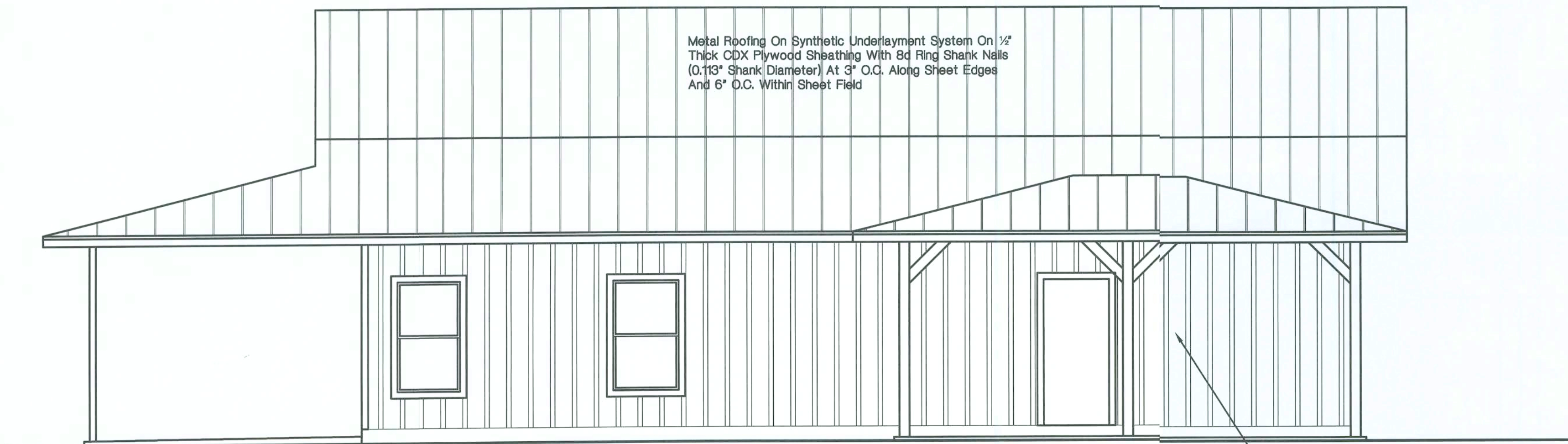
1/4" = 1'-0"



North Elevation

1/4" = 1'-0"

1 x 3 Board On Textured Hardi-Panel Over Moisture Barrier On 7/16" OSB Wall Sheathing (NordBord Windstorm Wall Sheathing Or Equal) - Extend Wall Sheathing Vertical Or Horizontal From The Bottom Of The Bottom Plate With Continuous Load Path Up To The Top Of The Double Top Plate Install 2 x 4 Blocking At Horizontal Joint No Less Than 24" From Double Top Plate Or Bottom Plate With 8d Ring Shank (0.113" Shank Diameter) Nails At 3" Along Sheet Edges And 6" O.C. In Sheet Field

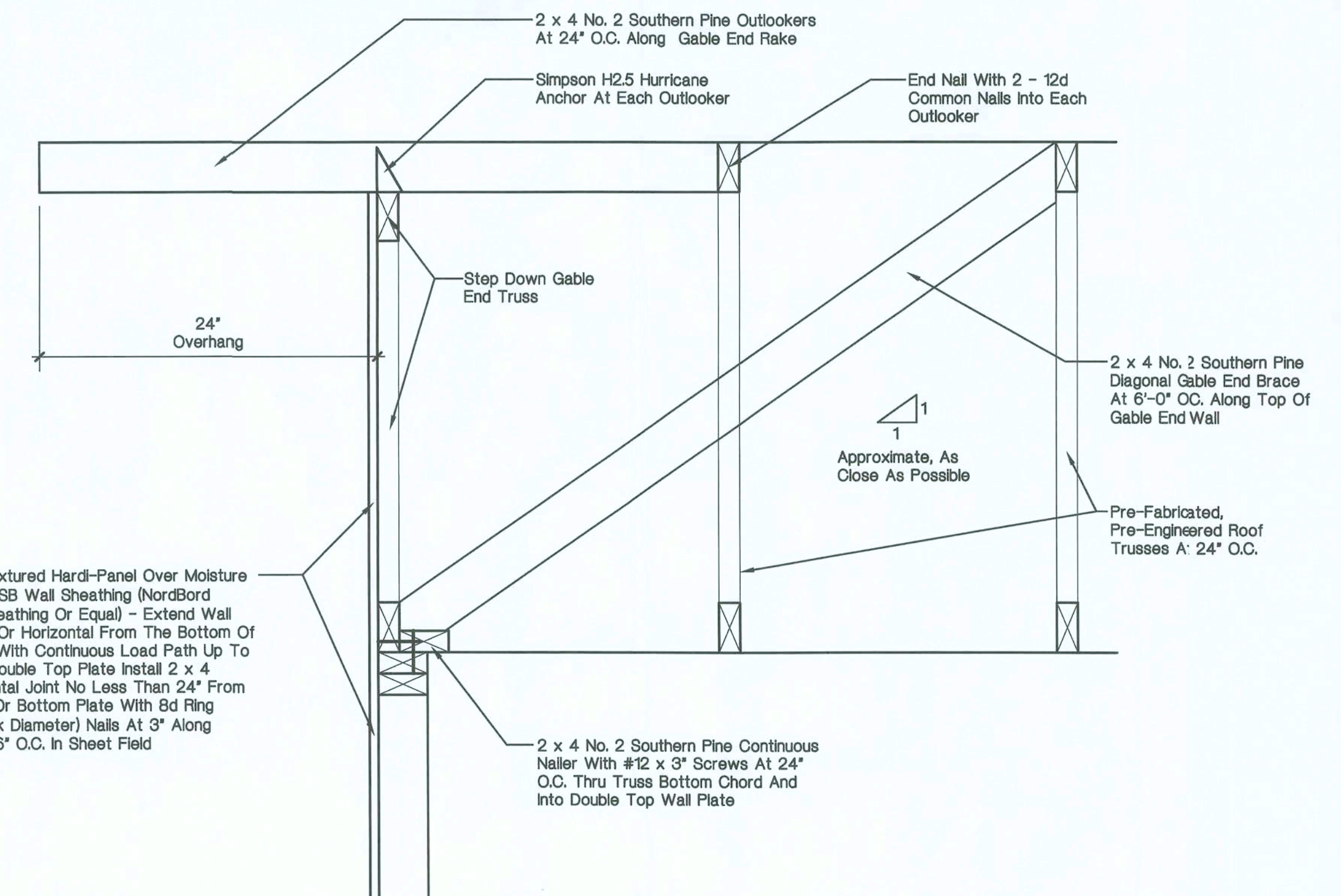


South Elevation

1/4" = 1'-0"

1 x 3 Board On Textured Hardi-Panel Over Moisture Barrier On 7/16" OSB Wall Sheathing (NordBord Windstorm Wall Sheathing Or Equal) - Extend Wall Sheathing Vertical Or Horizontal From The Bottom Of The Bottom Plate With Continuous Load Path Up To The Top Of The Double Top Plate Install 2 x 4 Blocking At Horizontal Joint No Less Than 24" From Double Top Plate Or Bottom Plate With 8d Ring Shank (0.113" Shank Diameter) Nails At 3" Along Sheet Edges And 6" O.C. In Sheet Field

Opening Header Schedule		
Opening Width	Header Size	Remarks
Up To 3'-0" Opening	Double 2 x 8 No. 2 Southern Pine With 1/2 OSB Solid Continuous Spacer Glued And Nailed With 10d x 0.128" x 3" Nails In 2 Rows @ 12" O.C. Staggered Each Side With 1 - Simpson MSTA15 Each Side Of Opening With 1 - Header Stud And 1 - Full Height Studs Each Side Of Opening. Install 1 - Simpson SPH4R (Centered) Stud Plate Tie Each Side Of Opening	
Up To 6'-0" Opening	Double 2 x 12 No. 2 Southern Pine With 1/2 OSB Solid Continuous Spacer Glued And Nailed With 10d x 0.128" x 3" Nails In 2 Rows @ 12" O.C. Staggered Each Side With 1 - Simpson MSTA24 Each Side Of Opening With 2 - Header Stud And 2 Full Height Studs Each Side Of Opening. Install 1 - Simpson SPH4R (Centered) Stud Plate Tie Each Side Of Opening	
Up To 12'-0" Opening	Double 2 x 12 No. 2 Southern Pine With 1/2 OSB Solid Continuous Spacer Glued And Nailed With 10d x 0.128" x 3" Nails In 2 Rows @ 12" O.C. Staggered Each Side With 1 - Simpson MSTA24 Each Side Of Opening With 2 - Header Stud And 2 Full Height Studs Each Side Of Opening. Install 1 - Simpson SPH4R (Centered) Stud Plate Tie Each Side Of Opening	



Gable End Bracing Detail

1/4" = 1'-0"

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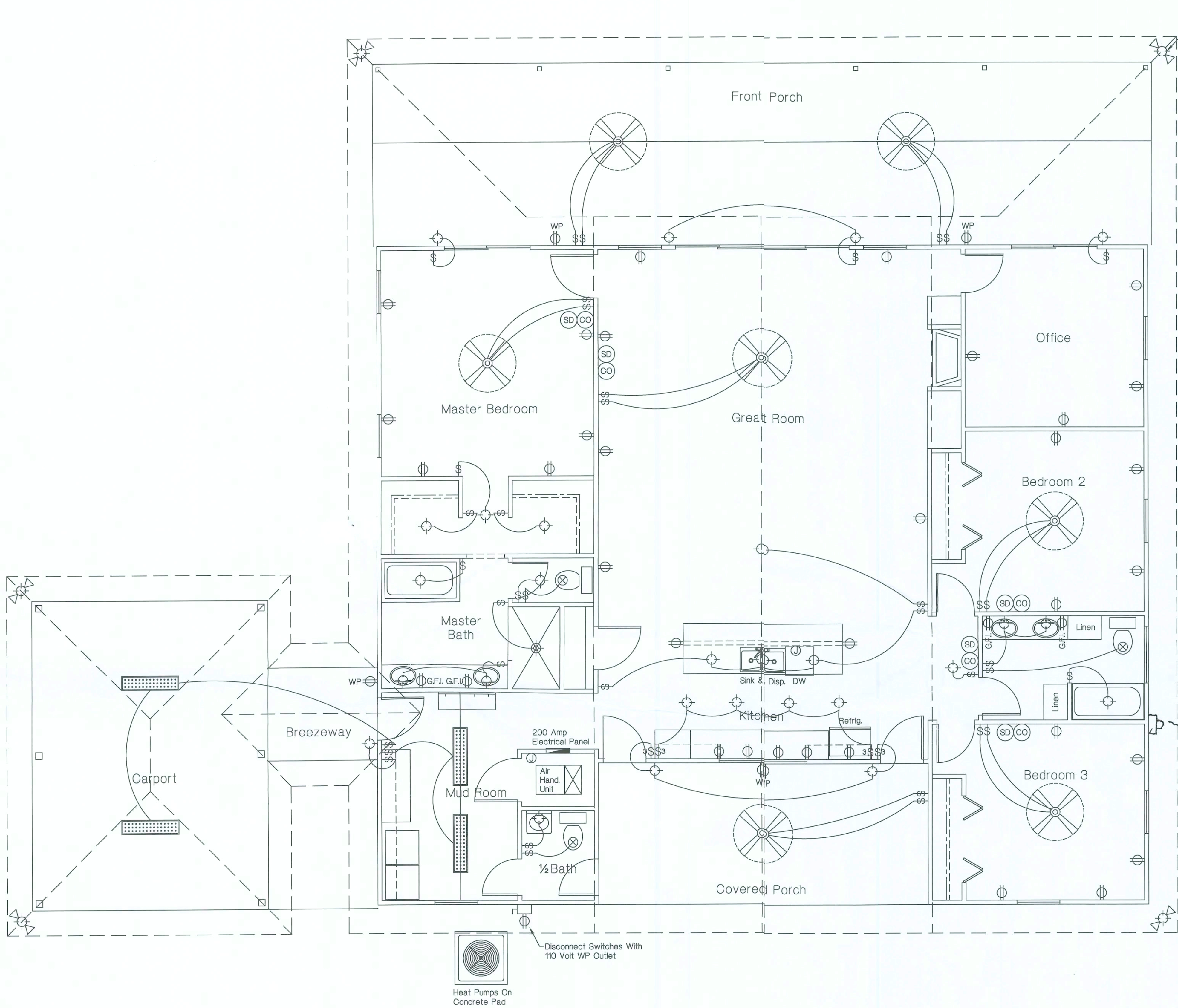
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SHEET
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OF 6



Soffit Mounted Flood Light
- Switch Location To Be
Determined By Owner

6th Edition (2017) Florida Building Code
Table R402.4.1.1
Air Barrier And Insulation Inspection Component Criteria

Component	Air Barrier Criteria	Insulation Installation Criteria
General Requirements	A Continuous Air Barrier Shall Be Installed In The Building Envelope. The Exterior Thermal Envelope Contains A Continuous Air Barrier. Breaks Or Joints In The Air Barrier Shall Be Sealed.	Air-Permeable Insulation Shall Not Be Used As A Sealing Material.
Ceiling / Attic	The Air Barrier In Any Dropped Ceiling / Soffit Shall Be Aligned With The Insulation And Any Gaps In The Air Barrier Shall Be Sealed. Access Openings, Drop Down Stairs Or Knee Wall Doors To Unconditioned Attic Spaces Shall Be Sealed.	The Insulation In Any Dropped Ceiling / Soffit Shall Be Aligned With The Air Barrier.
Walls	The Junction Of The Foundation And Sill Plate Shall Be Sealed. The Junction Of The Top Plate And The Top Of Exterior Walls Shall Be Sealed. Knee Walls Shall Be Sealed.	Cavities Within Corners And Headers Of Frame Walls Shall Be Insulated By Completely Filling The Cavity With A Material Having A Thermal Resistance Of R-3 Per Inch Minimum. Exterior Thermal Envelope Insulation For Framed Walls Shall Be Installed In Substantial Contact And Continuous Alignment With The Air Barrier.
Windows, Skylights And Doors	The Space Between Window / Door Jambes And Framing, And Skylights And Framing Shall Be Sealed.	
Rim Joist	Rim Joist Shall Include The Air Barrier.	Rim Joist Shall Be Insulated.
Floors (Including Above Garage And Cantilevered Floors)	The Air Barrier Shall Be Installed At Any Exposed Edge Of Insulation.	Floor Framing Cavity Insulation Shall Be Installed To Maintain Permanent Contact With The Underside Of Surface Decking, Or Floor Framing Cavity Insulation Shall Be Permitted To Be In Contact With The Top Side Of Sheathing, Or Continuous Insulation Installed On The Underside Of Floor Framing And Extends From The Bottom To The Top Of All Perimeter Floor Framing Members.
Crawl Space Walls	Exposed Earth In Unvented Crawl Spaces Shall Be Covered With A Class 1 Vapor Retarder With Overlapping Joints Taped.	Where Provided Instead Of Floor Insulation, Insulation Shall Be Permanently Attached To The Crawlspace Walls.
Shafts, Penetrations	Duct Shafts, Utility Penetrations, And Flue Shafts Opening To Exterior Or Unconditioned Space Shall Be Sealed.	
Narrow Cavities		Batts In Narrow Cavities Shall Be Cut To Fit, Or Narrow Cavities Shall Be Filled By Insulation That On Installation Readily Conforms To The Available Cavity Spaces.
Garage Separation	Air Sealing Shall Be Provided Between The Garage And Conditioned Spaces.	
Recessed Lighting	Recessed Light Fixtures Installed In The Building Thermal Envelope Shall Be Sealed To The Drywall.	Recessed Light Fixtures Installed In The Building Thermal Envelope Shall Be Air Tight And IC Rated.
Plumbing And Wiring		Batt Insulation Shall Be Cut Neatly To Fit Around Wiring And Plumbing In Exterior Walls, Or Insulation That On Installation Readily Conforms To Available Space Shall Extend Behind Piping And Wiring.
Shower / Tub On Exterior Wall	The Air Barrier Installed At Exterior Walls Adjacent To Showers And Tubs Shall Separate Them From The Showers And Tubs.	Exterior Walls Adjacent To Showers And Tubs Shall Be Insulated.
Electrical / Phone Box On Exterior Wall	The Air Barrier Shall Be Installed Behind Electrical Or Communication Boxes Or Air-Sealed Boxes Shall Be Installed.	
HVAC Register Boots	HVAC Register Boots That Penetrate Building Thermal Envelope Shall Be Sealed To The Sub-Floor Or Drywall.	
Concealed Sprinklers	When Required To Be Sealed, Concealed Fire Sprinklers Shall Only Be Sealed In A Manner That Is Recommended By The Manufacturer. Caulking Or Other Adhesive Sealants Shall Not Be Used To Fill Voids Between The Fire Sprinkler Cover Plates And Walls Or Ceilings.	

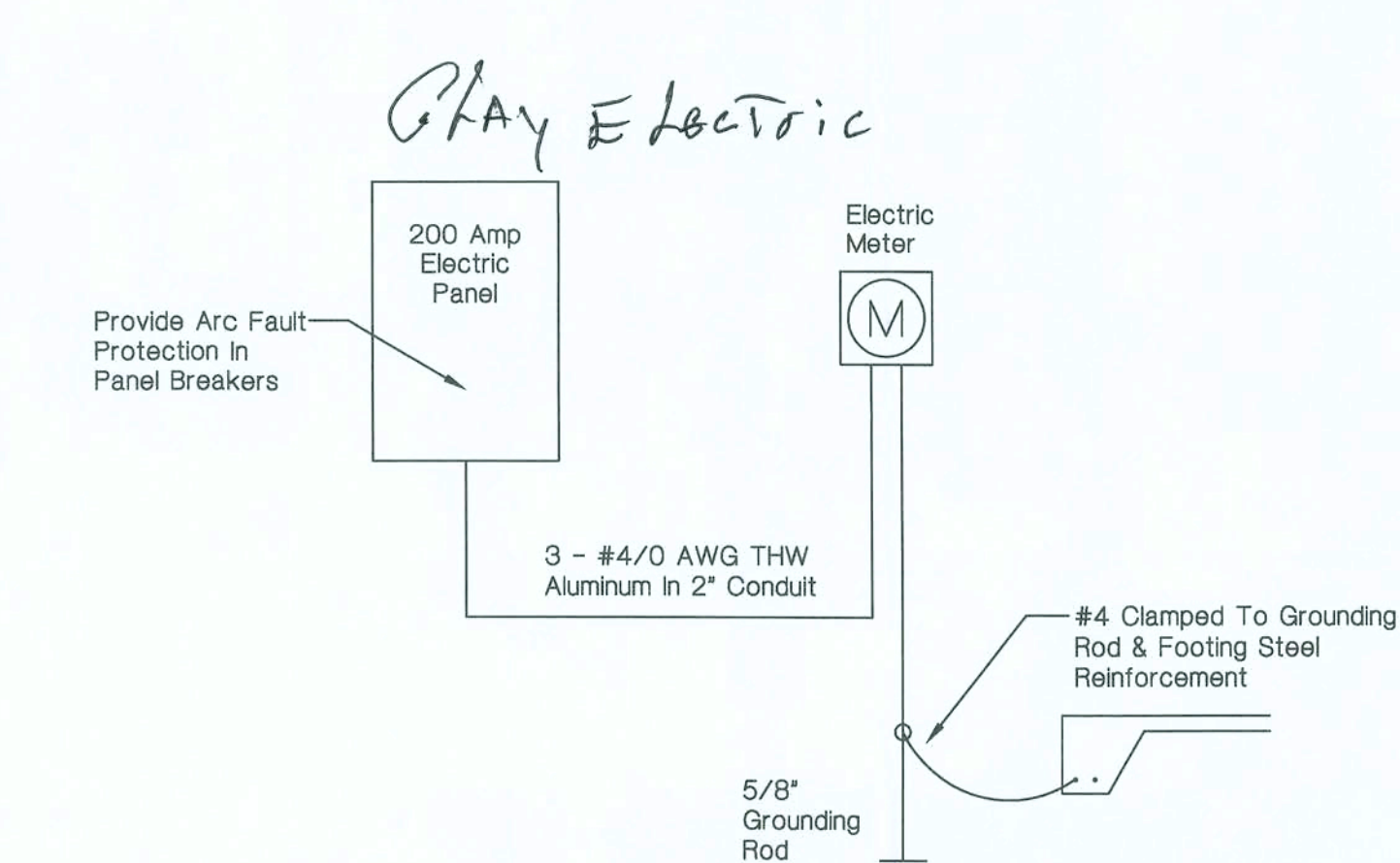
* In Addition, Inspection Of Log Walls Shall Be In Accordance With The Provisions Of IRC-400.

Testing:
1. The Building Or Dwelling Unit Shall Be Tested And Verified As Having An Air Leakage Rate Not Exceeding 5 Air Changes Per Hour In Climate Zones 1 And 2, And 3 Air Changes Per Hour In Climate Zones 3 Thru 8. Testing Shall Be Conducted With A Blower Door At A Pressure Of 0.2 Inches w.g. (50 Pascals), Where Required By The Code Official. Testing Shall Be Conducted By An Approved Third Party. A Written Report Of The Results Of The Test Shall Be Signed By The Party Conducting The Test And Provided To The Code Official. Testing Shall Be Performed At Any Time After Creation Of All Penetrations Of The Building Thermal Envelope.
a. Exterior Windows And Doors, Fireplace And Stove Doors Shall Be Closed, But Not Sealed, Beyond The Intended Weatherstripping Or Other Infiltration Control Measures.
b. Dampers Including Exhaust, Intake, Makeup Air, Backdraft And Flue Dampers Shall Be Closed, But Not Sealed Beyond Intended Infiltration Control Measures.
c. Interior Doors, If Installed At The Time Of The Test, Shall Be Open.
d. Exterior Doors For Continuous Ventilation Systems And Heat Recovery Ventilators Shall Be Closed And Sealed.
e. Heating And Cooling Systems, If Installed At The Time Of The Test, Shall Be Turned Off; And
f. Supply And Return Registers, If Installed At The Time Of The Test, Shall Be Fully Open.
2. New Wood-Burning Fireplaces Shall Have Tight-Fitting Flue Dampers And Outdoor Combustion Air.
3. Windows, Skylights And Sliding Glass Doors Shall Have An Air Infiltration Rate Of No More Than 0.3 CFM Per Square Foot, And Swinging Doors No More Than 0.5 CFM Per Square Foot, When Tested According To NFRC 400 or AAMA/WDMA/CSA 101/IS2/A440 By An Accredited, Independent Laboratory And Listed And Labeled By The Manufacturer.
Exception: Site-Built Windows, Skylights And Doors.
4. Recessed Luminaires Installed In The Building Thermal Envelope Shall Be Sealed To Limit Air Leakage Between Conditioned And Unconditioned Spaces. All Recessed Luminaires Shall Be IC-Rated And Labeled As Having An Air Leakage Rate Not More Than 2.0 CFM When Tested In Accordance With ASTM E 283 At A 1.57 PSF Pressure Differential. All Recessed Luminaires Shall Be Sealed With A Gasket Or Caulk Between The Housing And The Interior Wall Or Ceiling Covering.

Electric Meter

Electrical Floor Plan

1/4" = 1'-0"



Electrical Riser

No Scale

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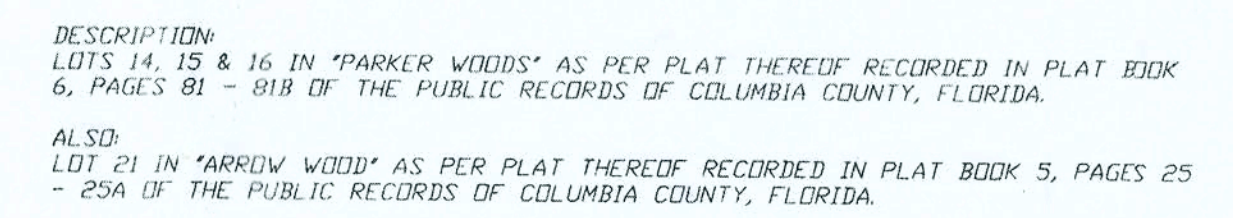
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SHEET
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OF 6

SCALE: 1" = 100'

CURVE TABLE (PLAT)		
NO.	CHORD	CHORD BEARING
1	314.13'	N.88°09'46"E
2	318.88'	N.87°34'54"E
3	59.90'	N.87°14'02"E
4	94.87'	N.19°50'35"E

LOT 13
"PARKER WOODS"
PLAT BOOK 6
PAGES 81 - 81B



SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR SAID PLAT OF RECORD.
2. BEARINGS ARE BASED ON SAID PLAT OF RECORD.
3. THIS PARCEL IS 100 FEET WIDE AND IS DEDICATED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RAMP MAP, DATED 6 JANUARY, 1988 COMMUNITY PANEL NUMBER 100070 0260 B HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
4. THE INTERSECTION OF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREIN.
5. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREIN.
6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.



PAUL K. & JENNIFER V. KILACIA
KARL L. & LESLIE H. KILACIA
PETER R. KILACIA
FARM CREDIT OF NORTH FLORIDA, ACA
TREND TITLE SERVICES, LLC
ALLIANCE TITLE OF AMERICA, INC.