

LEGAL DESCRIPTION :

LOT 8 ,IN BLOCK C OF PICCADILLY PARK SOUTH AS PER THE PLAT THEREOF
RECORDED IN PLAT BOOK 4, PAGE 73 OF THE PUBLIC RECORDS IN COLUMBIA
COUNTY , FLORIDA

NOTE ;

THIS PLANS TO THE BEST OF MY KNOWLEDGE AND BELIEF HAVE BEEN PREPARED IN
COMPLIANCE WITH THE 2023 FLORIDA BUILDING CODE (8 TH. EDITION) INCLUDING
THE FLORIDA EXISTING BUILDING CODE.

NOTE :

CONTRACTOR SHALL VERIFY ALL DIMENTIONS AND CONDITIONS AT SITE PRIOR TO
BEGIN CONSTRUCTION , IF ANY DISCREPANCIES ARE TO BE FOUND NOTIFY
ARCHITECT / ENGINEER

CURRENT CODE : FLORIDA BUILDING CODE (FBC) 2023 8 TH EDITION

REFERRED CODES :

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL
STATE AND LOCAL CODES AND ORDENANCES , INCLUDING :
FLORIDA BUILDING CODE 2023 (8 TH EDITION)
ASCE 7-16 (WITH ERRATA DATED JANUARY 2011)
ACI 318-14
ACI 530-13
NDS FOR WOOD CONSTRUCTION 15 TH EDITION
NEC 2017 (LATEST EDITION)

CONSTRUCTION NOTES :

INTERIOR FINISHES SHALL BE CLASS C FLAME SPREAD (76 -200)
SMOKE DEVELOPED (0 - 450)

FLOOR RADIANT FLUX CLASS II WITH NO MORE THAN ,22W / CM / SF , BUT NOT LESS
THAN 45W /CM /SQ.

NOTES :

TYPE OF CONSTRUCTION : TYPE VB

OCCUPANCY GROUP : RESIDENTIAL ROUP R-3

FLOOD LEGEND :

FINISH FLOOR ELEVATION : 74.30'

LOWEST ELEVATION EQUIPMENT : 74.30'

FLOOD ZONE : X /AE

PARCEL # 03155-005

BASE FLOOD ELEVATION : NA

HT. CROWN OF ROAD : 73.0'

HIGHEST ADJACENT GRADE : 72'

LOWEST ADJACENT GRADE : 63'

GARAGE ELEVATION : 73.77'

SITE DATA :

LOT AREA : 4.430ACRES

PROPOSED RESIDENCE : 2563 SF, 1925 UNDER A/C

420 SF GARAGE

218 SF ENTRY PORCH

INDEX OF DRAWINGS :

A-1 . SITE PLAN ,LOT INFORMATION , GENERAL NOTES

A-2 . RESIDENCE FLOOR PLAN

A-3 . DOOR ,WINDOW, ROOM FINISH SCHEDULE AND NOTES , TYPICAL DETAILS

A-4 . BUILDING ELEVATIONS

A-5 . BUILDING WALL SECTIONS

S-1 . FOUNDATION PLAN , STRUCTURAL NOTES , FOOTING SCHEDULE ,DETAILS

S-2. ROOF FRAMING PLAN ,BEAM SCHEDULE , ROOF LOADS , DETAILS , NOTES

S-3 . TRUSS DRACING DETAILS . GIRDER CONNECTION DETAILS

E-1. ELECTRICAL LAYOUT PLAN , SCHEDULE , CALCULATIONS , DETAILS,NOTES

P-1. PLUMBING LAYOUT PLAN , NOTES ,DETAILS

M-1. AIR CONDITIONING / VENTILLATION PLAN , SCHEDULE , NOTES

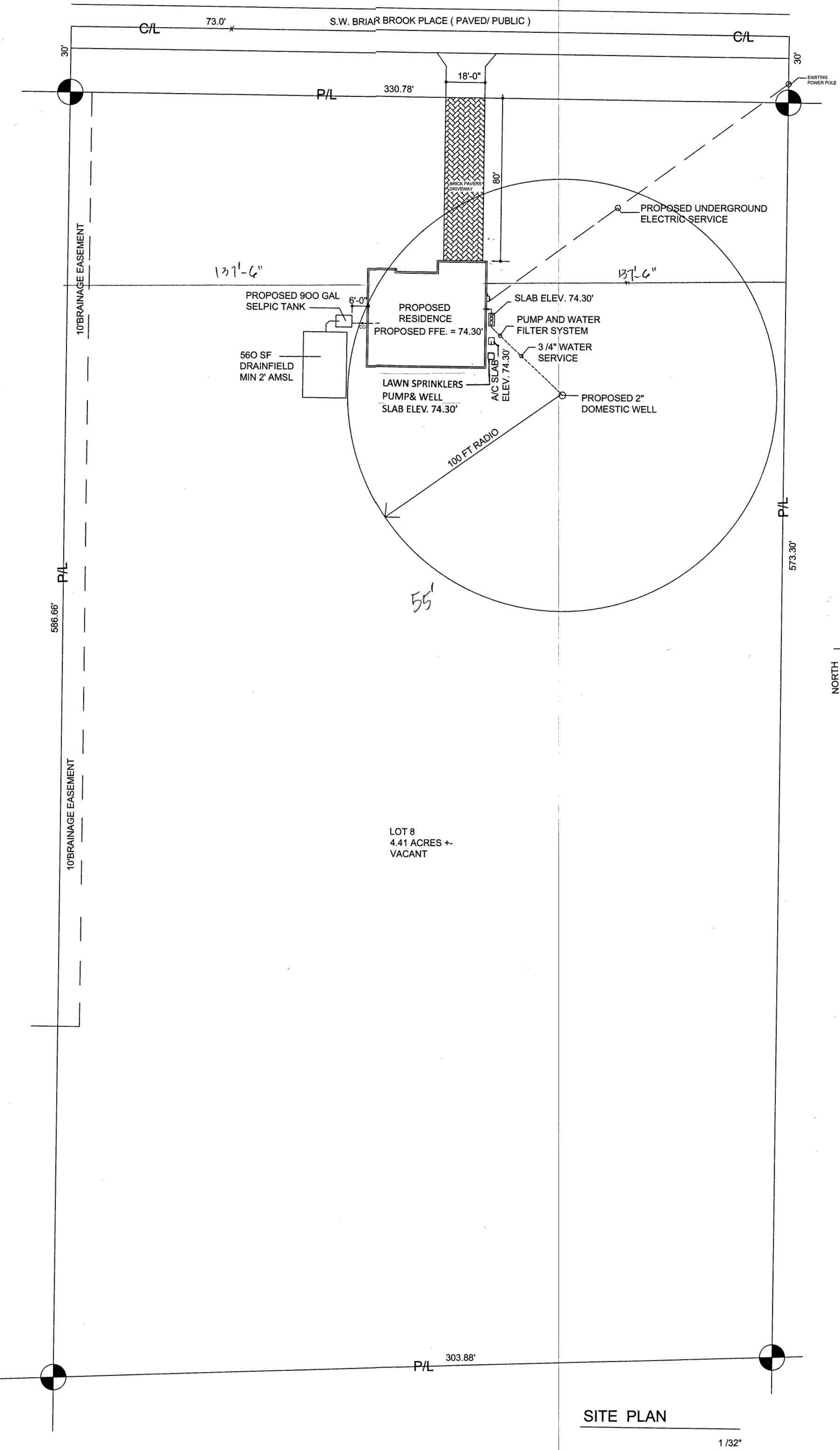
M-2. AIR CONDITIONING / VENTILLATION DETAILS

GENERAL NOTES

- OWNER BUILDER AND/OR CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, LICENSES AND CERTIFICATIONS
AND PAY ALL FEES CONNECTED HEREWITH.
- ALL WORK DONE SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND ANY OTHER APPLICABLE
CODES.
- OWNER BUILDER AND/OR CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD AND
SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DIFFER OR INTERFERE WITH THOSE SHOWN ON THIS PLAN
BEFORE PROCEEDING WITH WORK ALL DIMENSIONS SUPERSEDE ANY SCALING OF THE DRAWINGS.
- OWNER BUILDER AND/OR CONTRACTOR TO GUARD AGAINST ANY AND ALL POSSIBLE HAZARDOUS CONDITIONS
WHICH MAY OCCUR AS RESULT OF CONSTRUCTION.
- OWNER BUILDER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE CLEANING AND REMOVAL OF
ALL DEBRIS UNTIL THE PREMISES ARE ACCEPTED IN A CLEAN, USABLE CONDITION.
- OWNER BUILDER AND/OR CONTRACTOR SHALL NOT PERMIT UNAUTHORIZED PERSONS INSIDE THE
CONSTRUCTION AREA.
- OWNER BUILDER AND/OR CONTRACTOR TO INSTALL BARRIERS AND DROP TARPULINS AS NECESSARY AND
REQUIRED AROUND CONSTRUCTION AREA.
- OWNER BUILDER AND/OR CONTRACTOR IS RESPONSIBLE FOR ENCROACHMENTS INTO PUBLIC OR PRIVATE
PROPERTY, MADE DURING THE EXECUTION OF THIS WORK AND FOR ANY VIOLATIONS OF RIGHT OF WAYS AND
EASEMENTS, IN CASE OF DOUBT, OWNER BUILDER AND/OR GENERAL CONTRACTOR MUST CONSULT A SURVEYOR
AND NOTIFY THE ARCHITECT IN WRITING.
- SETBACKS ARE IN COMPLIANCE WITH THE APPLICABLE ZONING CODES, ANY OTHER SETBACK RULING SUCH AS
DEED RESTRICTIONS, NEIGHBORHOOD AGREEMENTS, ETC. ARE THE ONLY RESPONSIBILITY OF THE OWNER
UNLESS NOTIFIED IN WRITING TO THE ARCHITECT.
- DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE
ARCHITECT, WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE
USED BY THE OWNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT, EXCEPT BY AGREEMENT IN
WRITING AND APPROPRIATE COMPENSATION TO THE ARCHITECTS. THESE PLANS WERE PREPARED TO BE
SUBMITTED TO GOVERNMENTAL BUILDING AUTHORITIES FOR REVISION TO COMPLIANCE WITH APPLICABLE
BUILDING CODES AND IT IS THE SOLE RESPONSIBILITY IF THE OWNER BUILDER AND/OR CONTRACTOR TO
BUILDING ACCORDING TO APPLICABLE BUILDING CODES.
- ALL EXTERIOR GLASS TO BE HURRICANE RESISTANT HIGH IMPACT GLASS.
- OWNER BUILDER AND/OR CONTRACTOR AND SUBCONTRACTORS INVOLVED IN THE CONSTRUCTION OF THE
PROJECT SHALL FULL SEPARATE PERMITS AND FOLLOW THE RESPECTIVE BUILDING CODES AND ORDINANCES OF
THE OFFICE ISSUING THE PERMIT.
- ALL DETAILS AND SECTIONS SHOWN IN THE CONSTRUCTION DOCUMENTS ARE INTENDED TO BE TYPICAL AND TO
APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE PROJECT, EXCEPT OTHERWISE INDICATED.
- ALL WOOD IN CONTACT WITH CONCRETE OR EXTERIOR TRIMS SHALL BE PRESSURED TREATED. ALL WOODWORK
AND ANCHORAGE AS PER FLORIDA BUILDING CODE.
- WATERPROOFING ALL MASONRY AND CONCRETE WALLS AND BALCONIES SUBJECT TO HIGH MOISTURE LEVELS
ARE TO BE WATERPROOFED WITH THOROSEAL BRAND PARGE COAT PRIOR TO FINISHING FOR BELLOW GRADE
AREAS USE THOROSEAL FOUNDATION COATING.
- GYPSUM WALL BOARD MUST HAVE METAL CORNER BEADS. PROVIDE TRIM AND ACCESSORIES BY MANUFACTURER
OF GYPSUM BOARD MATERIAL MADE OF GALV. STEEL AND CONFIGURED FOR CONCEALMENT IN JOINT COMPOUND
PROVIDE ALL ACCESSORIES AS REQUIRE TO ACHIEVE DETAILS INDICATED.
- G.C. AND SUBCONTRACTORS SHALL VERIFY WITH OWNER ALL EQUIPMENT TO BE INSTALLED AND CHECK FOR
ELECTRICAL, PLUMBING, VENTILATION REQUIREMENTS, SUPPORT AND LOCATION OF EQUIPMENT, ELECTRICAL,
MECHANICAL SOURCE AND/ OR DRAINS PRIOR TO POURING OF CONCRETE SLAB, TO COMPLETION OF PARTITIONS
FRAMING, AND TO EQUIPMENT INSTALLATION.
- G.C. TO SUBMIT (6) SIX COPIES OF SHOP DRAWINGS TO ARCHITECT FOR APPROVAL AND ALLOW A MINIMUM OF
TWO (2) WEEKS FOR ARCHITECT/ ENGINEER REVIEW.
- DO NOT SCALE DRAWINGS.

CONTRACTORS'S / SUB-CONTRACTOR'S NOTES

- CONTRACTOR / SUBCONTRACTOR TO VERIFY ALL UTILITY CONNECTIONS PRIOR TO SUBMITTING BIDS, VERIFY ALL
DIMENSIONS AND NOTES BEFORE PROCEEDING WITH WORK.
- CONTRACTOR / SUBCONTRACTOR TO LOCATION OF EXISTING ELECTRICAL SERVICE AND COORDINATE WITH F.P. & L.
AVAILABLE SERVICE.
- CONTRACTOR / SUBCONTRACTOR SHALL INFORM ARCHITECT OF ANY DISCREPANCIES IN THE PLANS BEFORE
COMMENCING WORK.
- IF CONTRACTOR / SUBCONTRACTOR FIND IT NECESSARY TO DEVIATE FROM ORIGINAL APPROVED PLANS, THEN IT IS
THE CONTRACTOR / SUBCONTRACTOR RESPONSIBILITY TO PROVIDE THE ARCHITECT WITH FOUR (4) COPIES OF THE
PROPOSED CHANGES FOR APPROVAL BEFORE PROCEEDING WITH THE WORK. IN ADDITION THE CONTRACTOR /
SUBCONTRACTOR IS RESPONSIBLE FOR PROCURING ALL NECESSARY APPROVAL FROM BUILDING AUTHORITIES FOR
THE PROPOSED CHANGES BEFORE PROCEEDING WITH THE WORK THE CONTRACTOR / SUBCONTRACTOR ARE ALSO
RESPONSIBLE FOR PROCURING ALL NECESSARY INSPECTIONS AND APPROVAL FROM BUILDING AUTHORITIES DURING
THE EXECUTION OF THE WORK.



REVISION NO.	DATE
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CONSULTING ENGINEER:
ARSHAD VIQAR, P.E.
FL. LIC. No. 38863
12260 SW 8th St Suite #224
MIAMI, FL 33184
PHONE : (786) 502-2096

PROPOSED RESIDENCE
FOR: OSCAR GONZALEZ
AT SW BRIAR BROOK PLACE, LAKE CITY FLORIDA 33025

DRAWN BY: DRAWN
CHECKED BY:
DATE: 8-2-2024
SCALE: SCALE
SHEET:

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