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STRUCTURAL DETAILS

PRE-ENGINEERED ROOF AND FLOOR TRUSSES SHALL BE AS COORDINATED WITH AND DESIGNED BY: "BUILDERS FIRST CHOICE" IN LAKE CITY, FLORIDA, NO SUBSTITUTES

THE DRAWINGS HERE WITHIN COMPLY WITH THE 2020 FLORIDA BUILDING CODE, RESIDENTIAL

GENERAL NOTES:

1) CONSTRUCTION BIDS AND CONTRACT SHALL INCLUDE ALL LÁBOR, SUPERVISION, MATERIALS, EQUIPMENT, TOOLS, APPLICABLE INSURANCE, LICENSE, TAXES, AND FEES REQUIRED TO COMPLETE WORK AS DEPICTED AND SPECIFIED WITHIN THESE PLANS UNLESS NOTED OTHERWISE.

2) ALL WORK SHALL COMPLY WITH THE LATEST VERSION OF THE FLORIDA BUILDING CODE AND ANY APPLICABLE COUNTY OR LOCAL REGULATIONS. 3) THE CONTRACTOR SHALL CHECK PLANS AND SHALL NOTIFY

THE ARCHITECT OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.

4) WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DÍMENSIONS. DO NOT SCALE DRAWINGS.

CONSTRUCTION DOCUMENTS, MANUFACTURER'S RECOMMENDATIONS, AND IN ACCORDANCE WITH ALL APPLICABLE CODES. IF DISCREPANCIES EXIST, CONSULT ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

5) ALL MATERIALS SHALL BE INSTALLED IN COMPLIANCE WITH

6) CONTRACTOR SHALL OBTAIN ENERGY CALCULATIONS AND HVAC DESIGN FROM APPROPRIATE AND QUALIFIED SUBCONTRACTORS/ENGINEERS AS REQUIRED FOR THE PERMITTING PROCESS. FLORIDA PRODUCT APPROVAL NUMBERS SHALL ALSO BE PROVIDED BY THE CONTRACTOR FOR THE PERMITTING PROCESS UTILIZING THE CONTRACTORS SELECTED PRODUCTS EXCEPT AS SPECIFIED OTHERWISE HERE WITHIN. CONTRACTORS SELECTED PRODUCTS SHALL COMPLY WITH ALL APPLICABLE CODES AND THE REQUIREMENTS SPECIFIED WITHIN THESE CONSTRUCTION DOCUMENTS.

7) WITHIN THESE PLANS, THE PHRASES "COORDINATE WITH OWNER AND BUDGET", OR "COORDINATE WITH OWNER" SHALL INDICATE THAT THE CONTRACTOR AND APPLICABLE SUBCONTRACTOR/SUPPLIER SHALL REVIEW ALL APPLICABLE OPTIONS WITH THE OWNER, SUGGEST A RECOMMENDED OPTION BASED ON BUDGET AND CONDITIONS, AND ALLOW THE OWNER TO SELECT A CODE COMPLIANT OPTION WHICH THEY DESIRE. CONTRACTOR SHALL NOT MAKE A SELECTION ON THE OWNERS BEHALF. ALL OPTIONS SELECTED BY OWNER SHALL BE DOCUMENTED IN WRITING AND SIGNED/DATED BY OWNER AND CONTRACTOR.

8) SPECIFIED PRODUCTS SHALL BE INSTALLED UNLESS FOLLOWED BY "OR EQUAL". SHOULD CONTRACTOR AND/OR OWNER DESIRE TO UTILIZE "OR EQUAL" PRODUCTS, WRITTEN AUTHORIZATION SHALL BE OBTAINED BY THE CONTRACTOR FROM THE OWNER INDIVIDUALLY APPROVING EACH SUBSTITUTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EQUALNESS OF SUBSTITUTED PRODUCTS AND COMPATIBILITY WITH THE GENERAL DESIGN, ALL APPLICABLE CODES, AND OTHER PRODUCTS BEING INSTALLED. SHOULD THE CONTRACTOR AND/OR OWNER UTILIZE THE RIGHT TO SUBSTITUTE PRODUCTS, LIABILITY SHALL TRANSFER TO THE CONTRACTOR FOR ANY AND ALL MATTERS RELATING TO SUCH SUBSTITUTIONS UNLESS ARCHITECT IS HIRED TO EVALUATE SUCH PRODUCTS AND PROVIDES WRITTEN APPROVAL OF PRODUCT AS "EQUAL".

9) CONSTRUCTION SHALL NOT BEGIN UNTIL A BUILDING PÉRMIT HAS BEEN OBTAINED.

TO LAKE CITY SW NAUTILUS RD TO GAINESVILLE

SCALE: NOT TO SCALE

1) SITE PLAN IS BASED ON SURVEY PREPARED BY DANIEL & GORE, LLC DATED: 11/22/2019

2) CONTRACTOR SHALL MODIFY EXACT LOCATION OF HOME TO AVOID DESTRUCTION OF DESIRABLE TREES. WITH RESPECT TO NEIGHBORING HOMES, AND IN ACCORDANCE WITH SETBACKS AND EASEMENTS. FINAL LOCATION SHALL BE APPROVED BY OWNER PRIOR TO COMMENCEMENT OF WORK.

3) CONTRACTOR SHALL VERIFY LOCATION OF WELLS AND SEPTIC SYSTEMS ON NEIGHBORING LOTS. MODIFY LOCATION OF NEW WELL AND SEPTIC AS/IF REQUIRED TO COMPLY WITH APPLICABLE SETBACKS AND SOIL PERCOLATION TEST RESULTS. FINAL LOCATIONS SHALL BE APPROVED BY OWNER AND HEALTH DEPARTMENT PRIOR TO INSTALLATION.

4) CONTRACTOR SHALL VERIFY AND COMPLY WITH MINIMUM FLOOR ELEVATION REQUIREMENTS BY LOCAL AUTHORITIES. CONTRACTOR SHALL PROVIDE ADEQUATE FILL AND GRADE SURROUNDING TOPOGRAPHY AS REQUIRED TO ALLOW FOR PROPER DRAINAGE OF WATER FROM HOME AND TO PREVENT POOLING AND EROSION.

5) W.E.B. DESIGNS STRONGLY RECOMMENDS THAT A SOIL TEST BE PERFORMED ON SITE TO DETERMINE THE SOIL CLASSIFICATION, SOIL DENSITY, SOIL BEARING CAPACITY, AND THE DEPTH OF THE WATER TABLE AT THE LOCATION(S) OF CONSTRUCTION ACTIVITY. SOIL TEST SHALL BE PERFORMED BY A LICENSED GEO-TECHNICAL ENGINEER AND SHALL PROVIDE INSTRUCTIONS FOR SITE PREPARATION SHOULD SPECIAL PROCEDURES BE REQUIRED. SOIL TEST RESULTS AND RECOMMENDATIONS, IF OBTAINED, SHALL BE PROVIDED TO THE PROJECT ARCHITECT FOR REVIEW

6) W.E.B. DESIGNS RECOMMENDS THAT TESTS BE PERFORMED TO DETERMINE THE ELEVATION OF THE WATER TABLE ON SITE AND ANY UNDERGROUND WATER MOVEMENT AND THAT ALL NECESSARY PRECAUTIONS ARE TAKEN TO ELIMINATE THE POTENTIAL EXISTENCE OF HYDROSTATIC PRESSURE IF NECESSARY.

7) ALL CONCRETE SLABS, SIDEWALKS, AND DRIVEWAYS SHALL RECEIVE 1" DEEP SAWCUT CONTROL JOINTS AT REGULAR INTERVALS TO MAINTAIN A MAXIMUM AREA OF 100 SQ.FT. BETWEEN JOINTS. AREAS SHALL HAVE APPROXIMATELY EQUAL LENGTH AND WIDTH WHEREVER POSSIBLE.

PARCEL #: 18-5S-17-09280-118 (34011) SECTION/TOWNSHIP/RANGE: S:18, T:5-S, R:17-E PLAT BOOK/PAGE: PB:9, PG: 46-52 SUBDIVISION: OAKS OF LAKE CITY, PHASE 1, LOT: 18 FLOOD ZONE: NOT IN FLOOD ZONE PER GIS AND FEMA MAPS

COUNTY: COLUMBIA COUNTY

NORTH

PROJECT NORTH SCALE: 1"=60'-0"

- APPROXIMATE LOCATION OF EXISTING ELECTRICAL TRANSFORMER FOR BELOW GRADE POWER - PROPOSED LOCATION OF NEW CONCRETE DRIVEWAY CURB CUT AND CONCRETE CULVERT (COORDINATE DIMENSIONS WITH LOCAL REGULATIONS) PROPOSED LOCATION OF NEW GRAVEL DRIVEWAY PROPOSED LOCATION OF NEW SEPTIC DRAIN FIELD PROPOSED NEW -SINGLE STORY SINGLE FAMILY PROPOSED LOCATION OF RESIDENCE NEW SEPTIC TANK OPTIONAL FUTURE SWIMMING POOL PROPOSED LOCATION OF PROPOSED WELL AND WELL HOUSE -NEW CONCRETE DRIVEWAY (MIN. 80'-0" FROM ALL SEPTICS) PROPOSED LOCATION OF NEW BELOW GRADE LP GAS TANK BUILDING SETBACKS: FRONT: 25'-0" REAR: 15'-0" SIDES: 15'-0"

-ARCHITECT -**WARREN E. BARRY**

FLORIDA ARCHITECT, LICENSE #AR93495



www.WEBarryDesigns.com 4409 NW 186TH STREET

(352) 472-2600 (352) 472-2611

NEWBERRY, FLORIDA 32669

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LAKE CITY, **FLORIDA**

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> CONSTRUCTION DOCUMENTS FOR CONTRACTOR'S STANDARD CONSTRUCTION

PROJECT NO .:

CONDITIONS.

DATE:

JUNE 2, 2022 REVISION DATES:

CONTENTS OF SET. LOCATION MAP, SITE PLAN

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