

DATE 06/17/2004

Columbia County Building Permit

PERMIT

This Permit Expires One Year From the Date of Issue

000021976

APPLICANT DENNIS MCQUAY PHONE 623-3137

ADDRESS 151 SW DUBLIN GLEN LAKE CITY FL 32024

OWNER DENNIS MCQUAY PHONE 623-3137

ADDRESS 151 SW DUBLIN GLEN LAKE CITY FL 32024

CONTRACTOR OWNER BUILDER PHONE

LOCATION OF PROPERTY BRANFORD HIGHWAY, TR ON TROY, TR ON LYNWOOD, TL DUBLIN, 2ND ON RIGHT

TYPE DEVELOPMENT GARAGE ESTIMATED COST OF CONSTRUCTION 8000.00

HEATED FLOOR AREA 768.00 TOTAL AREA HEIGHT .00 STORIES 1

FOUNDATION CONC WALLS FRAMED ROOF PITCH 4/12 FLOOR SLAB

LAND USE & ZONING RSF-2 MAX. HEIGHT 12

Minimum Set Back Requirments: STREET-FRONT 25.00 REAR 15.00 SIDE 10.00

NO. EX.D.U. 1 FLOOD ZONE X DEVELOPMENT PERMIT NO.

PARCEL ID 09-4S-16-02818-221 SUBDIVISION TROY HEIGHTS

LOT 21 BLOCK PHASE UNIT TOTAL ACRES .50

Culvert Permit No. Culvert Waiver Contractor's License Number Applicant/Owner/Contractor

EXISTING X04-0116 BK RJ N

Driveway Connection Septic Tank Number LU & Zoning checked by Approved for Issuance New Resident

COMMENTS: NOC ON FILE

Check # or Cash 1056

FOR BUILDING & ZONING DEPARTMENT ONLY

(footer/Slab)

Temporary Power date/app. by Foundation date/app. by Monolithic date/app. by

Under slab rough-in plumbing date/app. by Slab date/app. by Sheathing/Nailing date/app. by

Framing date/app. by Rough-in plumbing above slab and below wood floor date/app. by

Electrical rough-in date/app. by Heat & Air Duct date/app. by Peri. beam (Lintel) date/app. by

Permanent power date/app. by C.O. Final date/app. by Culvert date/app. by

M/H tie downs, blocking, electricity and plumbing date/app. by Pool date/app. by

Reconnection date/app. by Pump pole date/app. by Utility Pole date/app. by

M/H Pole date/app. by Travel Trailer date/app. by Re-roof date/app. by

BUILDING PERMIT FEE \$ 40.00 CERTIFICATION FEE \$.00 SURCHARGE FEE \$.00

MISC. FEES \$.00 ZONING CERT. FEE \$ 50.00 FIRE FEE \$ WASTE FEE \$

FLOOD ZONE DEVELOPMENT FEE \$ CULVERT FEE \$ TOTAL FEE 90.00

INSPECTORS OFFICE CLERKS OFFICE

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL 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 AGENCIES, 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. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

This Permit Must Be Prominently Posted on Premises During Construction

PLEASE NOTIFY THE COLUMBIA COUNTY BUILDING DEPARTMENT AT LEAST 24 HOURS IN ADVANCE OF EACH INSPECTION, IN ORDER THAT IT MAY BE MADE WITHOUT DELAY OR INCONVIENCE, PHONE 758-1008. THIS PERMIT IS NOT VALID UNLESS THE WORK AUTHORIZED BY IT IS COMMENCED WITHIN 6 MONTHS AFTER ISSUANCE.

The Issuance of this Permit Does Not Waive Compliance by Permittee with Deed Restrictions.

Columbia County Building Permit Application

For Office Use Only Application # 0405-51 Date Received 5/17/04 By G Permit # 21976
Application Approved by - Zoning Official BLK Date 17.06.04 Plans Examiner _____ Date _____
Flood Zone X Development Permit N/A Zoning RSF-2 Land Use Plan Map Category RES. Low Den.
Comments _____

Applicants Name DENNIS R. McQUAY Phone 719 70657 (cell 623-3137)
Address 151 S.W. DUBLIN GLEN
Owners Name DENNIS R. McQUAY + JUDY L. McQUAY Phone 719 7062
911 Address 151 S.W. DUBLIN GLEN, Lake City, FL 32024
Contractors Name owner builder Phone _____
Address _____
Fee Simple Owner Name & Address _____
Bonding Co. Name & Address _____
Architect/Engineer Name & Address _____
Mortgage Lenders Name & Address _____
Property ID Number 9-45-16 02818-221 Estimated Cost of Construction \$8,000.00
Subdivision Name TROY HEIGHTS Lot 21 Block A Unit _____ Phase _____
Driving Directions WEST 90 TO BRANFORD HWY. RIGHT ON TROY, GO PAST
WESTSIDE ELEMENTARY SCHOOL 2ND PAVED ROAD ON RIGHT
2ND ROAD ON LEFT, 2ND HOME ON RIGHT
Type of Construction WOOD 2 CAR GARAGE Number of Existing Dwellings on Property 1
Total Acreage 1/2 Lot Size _____ Do you need a - Culvert Permit or Culvert Waiver or Have an Existing Driv.
Actual Distance of Structure from Property Lines - Front 120 Side 66' Side 28' Rear 40
Total Building Height 12'4" Number of Stories 1 Heated Floor Area 0 Roof Pitch 4/12

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.

OWNERS AFFIDAVIT: I hereby certify that all the foregoing information is accurate and all work will be done in compliance with all applicable laws and regulating construction and zoning.

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Owner Builder or Agent (Including Contractor)

STATE OF FLORIDA
COUNTY OF COLUMBIA

Sworn to (or affirmed) and subscribed before me

this _____ day of _____ 20____.

Personally known _____ or Produced Identification _____

Contractor Signature

Contractors License Number _____

Competency Card Number _____

NOTARY STAMP/SEAL

Notary Signature

CAM112M01 S CamaUSA Appraisal System
5/17/2004 8:06 Legal Description Maintenance
Year T Property Sel
2004 R 09-4S-16-02818-221

Columbia County
14500 Land 002 *
AG 000
38172 Bldg 001 *
160 Xfea 001
52832 TOTAL B

RT 21 BOX 5118
HX MCQUAY DENNIS R & JUDY L

1	LOT 21 BLOCK A TROY HEIGHTS	S/D UNIT 2. ORB 696-448	2
3	908-1423		4
5			6
7			8
9			10
11			12
13			14
15			16
17			18
19			20
21			22
23			24
25			26
27			28

Mnt 10/19/2000 MARYLYN

F1=Task F3=Exit F4=Prompt F10=GoTo PGUP/PGDN F24=MoreKeys

FOR OWNER/BUILDER WHEN ACTING AS THEIR OWN CONTRACTOR AND CLAIMING EXEMPTION OF CONTRACTOR LICENSING REQUIREMENTS IN ACCORDANCE WITH FLORIDA STATUTES, ss. 489.103(7).

State law requires construction to be done by licensed contractors. You have applied for a permit under an exemption to that law. The exemption allows you, as the owner of your property, to act as your own contractor with certain restrictions even though you do not have a license. You must provide direct, onsite supervision of the construction yourself. You may build or improve a one-family or two-family residence or a farm outbuilding. You may also build or improve a commercial building, provided your costs do not exceed \$25,000. The building or residence must be for your own use or occupancy. It may not be built or substantially improved for sale or lease. If you sell or lease a building you have built or substantially improved within 1 year after the construction is complete, the law will presume that you built or substantially improved it for sale or lease, which is a violation of this exemption. You may not hire an unlicensed person to act as your contractor or to supervise people working on your building. It is your responsibility to make sure that people employed by you have licenses required by state law and by county or municipal licensing ordinances. You may not delegate responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on your building who is not licensed must work under your direct supervision and must be employed by you, which means that you must deduct F.I.C.A. and withholding tax and provide workers' compensation for that employee, all as prescribed by law. Your construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.

TYPE OF CONSTRUCTION


- ☐ Single Family Dwelling
☐ Farm Outbuilding

- ☐ Two-Family Residence
☒ Other GARAGE

NEW CONSTRUCTION OR IMPROVEMENT

- ☒ New Construction ☐ Addition, Alteration, Modification or other Improvement

I DENNIS R. MCQUAY, have been advised of the above disclosure statement for exemption from contractor licensing as an owner/builder. I agree to comply with all requirements provided for in Florida Statutes ss.489.103(7) allowing this exception for the construction permitted by Columbia County Building Permit Number _____

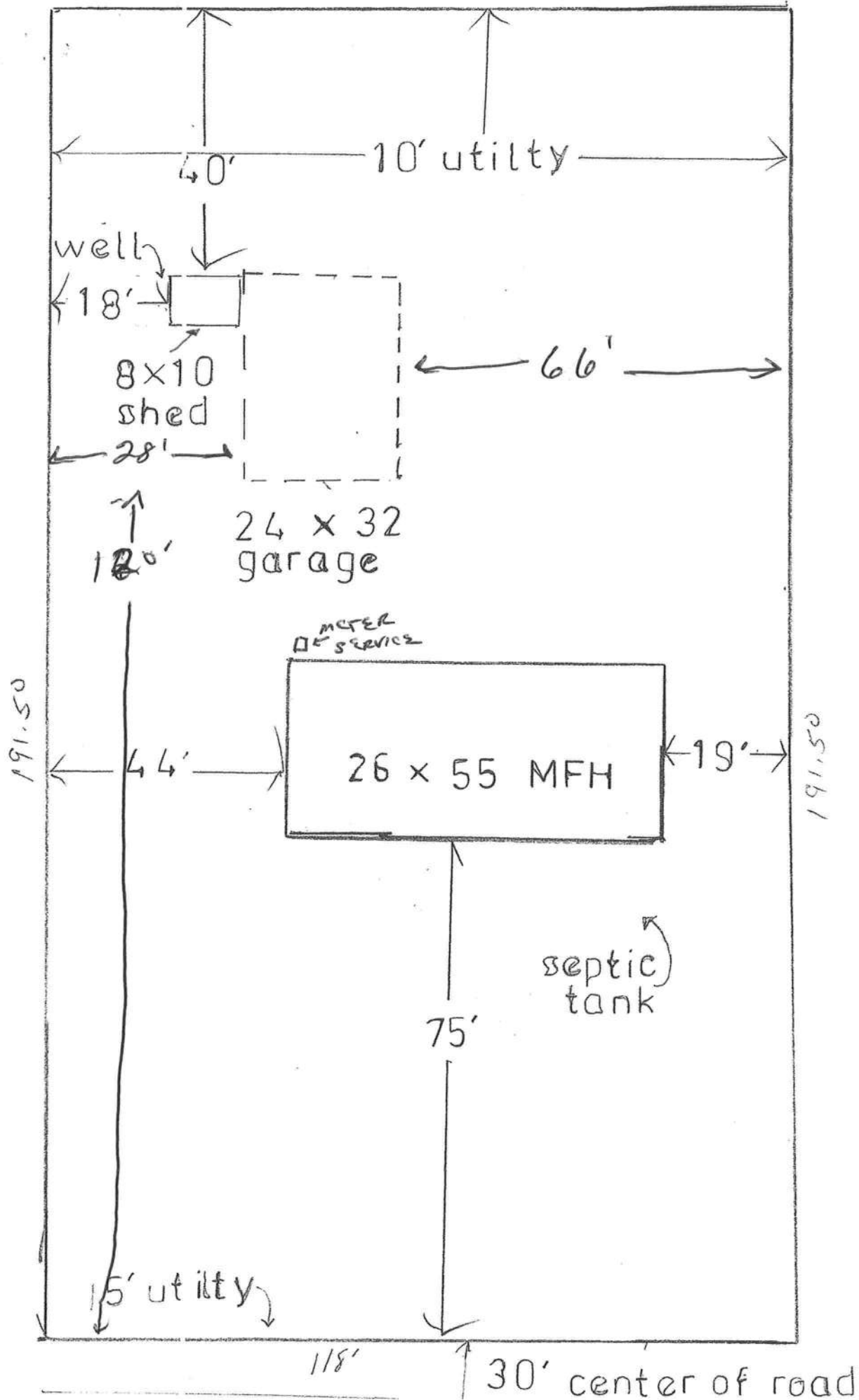

Signature

5/12/04
Date

FOR BUILDING USE ONLY

I hereby certify that the above listed owner/builder has been notified of the disclosure statement in Florida Statutes ss 489.103(7).

Date _____ Building Official/Representative _____



LOT 21, BLOCK A, TROY HEIGHTS, COLUMBIA COUNTY

DESCRIPT

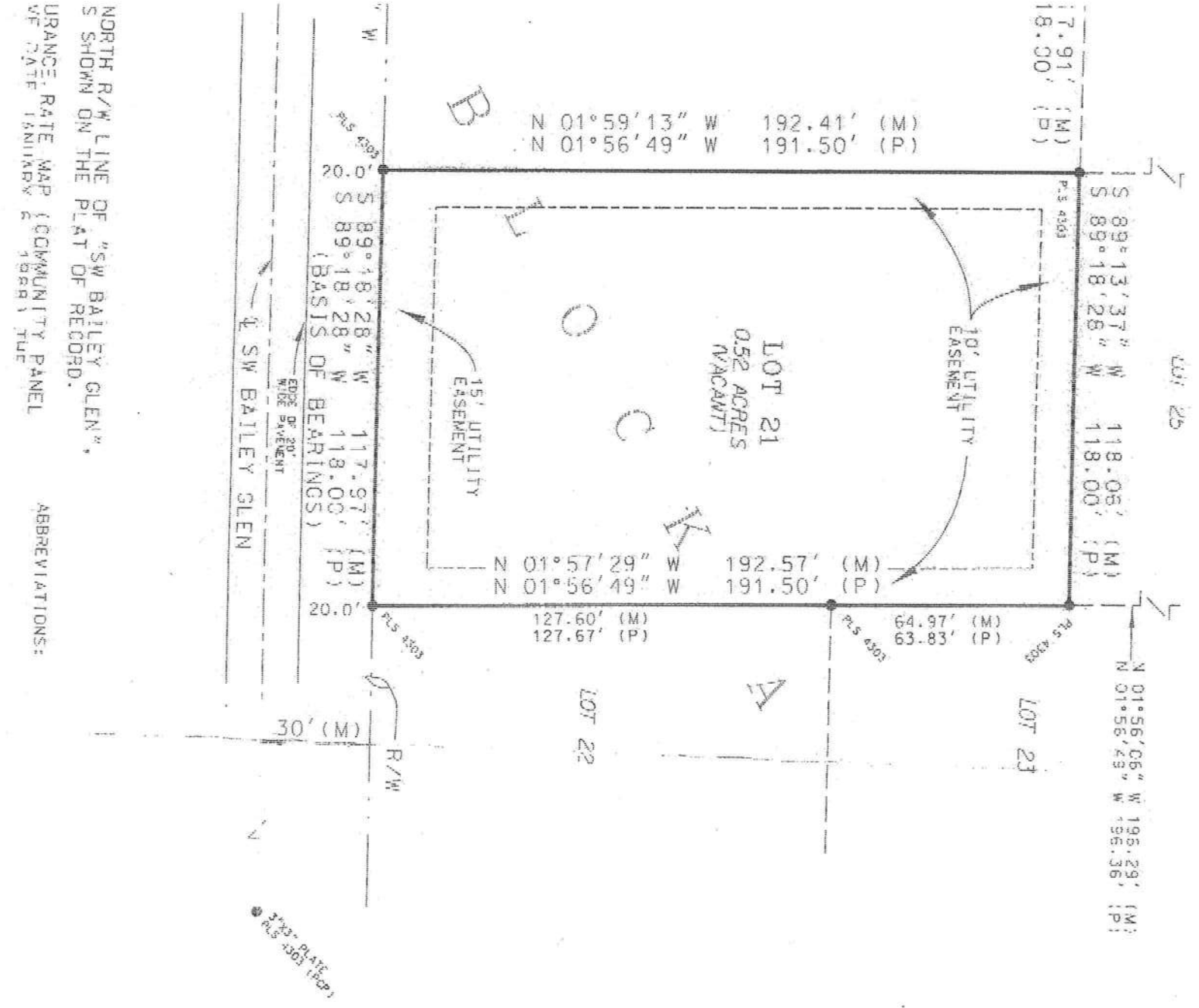
LOT 21, BLOCK A, TROY HEIGHTS, COLUMBIA COUNTY, FLORIDA. SUBDIVISION ACCORDING TO RECORDS IN PLAT BOOK 6, THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

LEGEND

- 3/4" IRON PIPE SET (AS NOTED)
- 3/4" IRON PIPE FOUND (AS NOTED)
- 4"x4" CONC. MON. SET (LB 6685)
- 4"x4" CONC. MON. FOUND (AS NOTED)
- ⊙ DOT MARKER FOUND
- *** FENCE
- ▢ CONCRETE

CERTIFIED TO: DENNIS R. MCQUAY
JUDY L. MCQUAY
BRIDGEWAY MORTGAGE
LEVY ABSTRACT CO

1



NOTICE OF COMMENCEMENT FORM
COLUMBIA COUNTY, FLORIDA

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

Tax Parcel ID Number 02818-2221

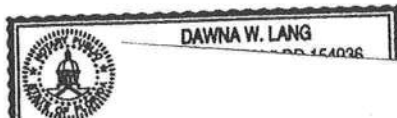
1. Description of property: (legal description of the property and street address or 911 address)
TROY HEIGHTS SUB DIVISION LOT 21 BLOCK A
151 S.W. DUBLIN GLEN
2. General description of improvement: 24X32 GARAGE (1 story)
3. Owner Name & Address DENNIS R. McQUAY + JUDY L. McQUAY
151 SW DUBLIN GLEN L.C. PL Interest in Property 32024
4. Name & Address of Fee Simple Owner (if other than owner): N/A
5. Contractor Name N/A Phone Number _____
Address _____
6. Surety Holders Name N/A Inst: 2004011314 Date: 05/17/2004 Time: 09:40
Address MLK DC, P. DeWitt Cason, Columbia County B: 1015 P: 1350
Amount of Bond _____
7. Lender Name N/A Phone Number _____
Address _____
8. Persons within the State of Florida designated by the Owner upon whom notices or other documents may be served as provided by section 718.13 (1)(a) 7; Florida Statutes:
Name N/A Phone Number _____
Address _____
9. In addition to himself/herself the owner designates NONE of _____
to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) -
(a) 7. Phone Number of the designee _____
10. Expiration date of the Notice of Commencement (the expiration date is 1 (one) year from the date of recording, (Unless a different date is specified) _____

NOTICE AS PER CHAPTER 713, Florida Statutes:

The owner must sign the notice of commencement and no one else may be permitted to sign in his/her stead.

Signature of Owner

Sworn to (or affirmed) and subscribed before me
this 17th day of May, 2004
by Dennis Robert McQuay who produced a
NOTARY STAMP/SEAL
FDC#M200-176-43-084-0 Exp. 03-04-08



IN . . .

W. Lang

Notice of Treatment

Applicator Florida Pest Control & Chemical Co.

Address 536 SE Baya

City Lake City **Phone** 752-1703

Site Location **Subdivision** _____

Lot# _____ **Block#** _____ **Permit#** 21976

Address 151 SW Dublin Gln

AREAS TREATED

Area Treated	Date	Time	Gal.	Print Technician's
				Name
Main Body	<u>7/13/04</u>	<u>330</u>	<u>75</u>	<u>TRANS</u>
Patio/s #				
Stoop/s #				
Porch/s #				
Brick Veneer				
Extension Walls				
A/C Pad				
Walk/s #				
Exterior of Foundation				
Driveway Apron				
Out Building				
Tub Trap/s				
(Other)				

Name of Product Applied Dursban TC .5 %

Remarks PD by check #0571
\$10252

Applicator - White • Permit File - Canary • Permit Holder - Pink

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PARCEL ID 09-4S-16-02818-221 SUBDIVISION TROY HEIGHTS

LOT 21 BLOCK _____ PHASE _____ UNIT _____ TOTAL ACRES .50

Culvert Permit No. _____ Culvert Waiver _____ Contractor's License Number _____ Applicant/Owner/Contractor [Signature]

EXISTING X04-0116 BK RJ N _____

Driveway Connection _____ Septic Tank Number _____ LU & Zoning checked by _____ Approved for Issuance _____ New Resident _____

COMMENTS: NOC ON FILECheck # or Cash 1056**FOR BUILDING & ZONING DEPARTMENT ONLY**

(footer/Slab)

Temporary Power _____ Foundation _____ Monolithic _____
date/app. by _____ date/app. by _____ date/app. by _____

Under slab rough-in plumbing _____ Slab _____ Sheathing/Nailing _____
date/app. by _____ date/app. by _____ date/app. by _____

Framing _____ Rough-in plumbing above slab and below wood floor _____
date/app. by _____ date/app. by _____

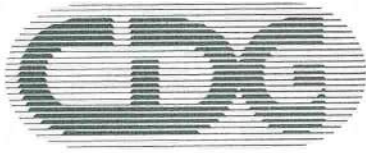
Electrical rough-in _____ Heat & Air Duct _____ Peri. beam (Lintel) _____
date/app. by _____ date/app. by _____ date/app. by _____

Permanent power _____ C.O. Final _____ Culvert _____
date/app. by _____ date/app. by _____ date/app. by _____

M/H tie downs, blocking, electricity and plumbing _____ Pool _____
date/app. by _____ date/app. by _____

Reconnection _____ Pump pole _____ Utility Pole _____
date/app. by _____ date/app. by _____ date/app. by _____

M/H Pole _____ Travel Trailer _____ Re-roof _____
date/app. by _____ date/app. by _____ date/app. by _____



CENTRAL DESIGN GROUP, INC.

June 16, 2004

To: Building Official

Re: McQuay Garage, CDG Job #040658


The building officials having jurisdiction over this project have informed Mr. McQuay that the soil bearing capacity must be assumed to be no higher than 1100 psf, unless a soil report is provided that shows otherwise.

Therefore, in lieu of a soil report, Mr. McQuay would like to modify the design of the garage based on the lower soil bearing capacity of 1000 psf. Note that this modification only addresses a reduced soil bearing capacity; it does not address expansive soils, the presence of organic matter in the soils, proximity to ground water, or any other conditions that would cause soil shifting. In the event that these circumstances are present, additional modifications beyond the scope of this letter will be required.

In order to construct this building on soil of 1000 psf bearing capacity, only two minor modifications are required:

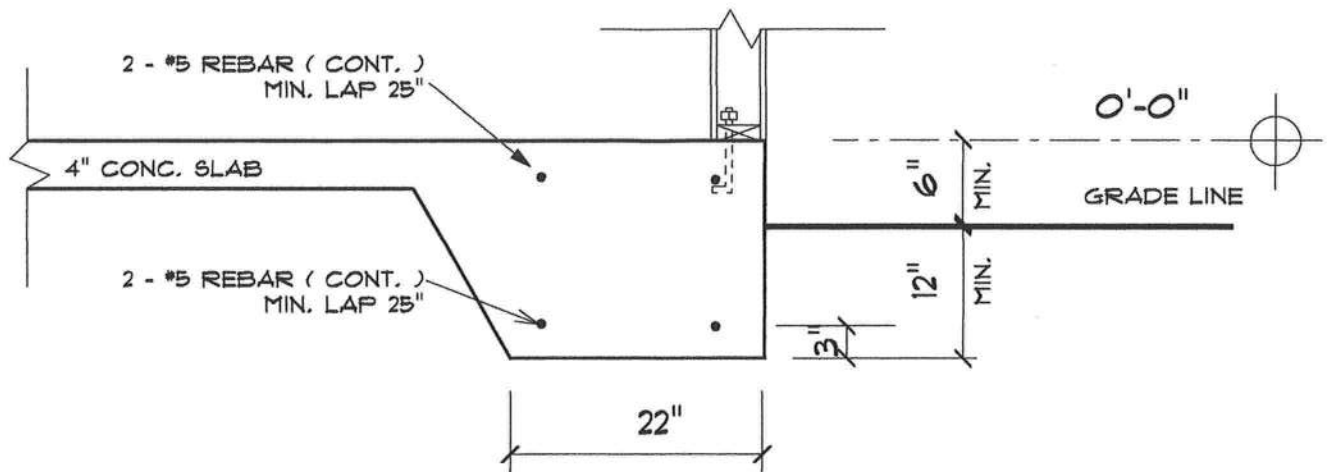
- 1.) The width of the footer at the perimeter of the foundation is to be increased from 16" to 22". This change applies both to M1/S-2 and M2/S-2.
- 2.) Two #5 bars are to run continuously around the perimeter of the foundation at the top of the footer as well as at the bottom of the footer. These top bars were already required in M2/S-2, but they are now to be added to M1/S-2 as well. Therefore, there should be two #5 at the bottom of the perimeter footer and two #5 bars at the top of the perimeter footer all the way around the structure. A minimum of 3" of concrete must separate the rebar from the soil at all locations. The #3 ties are still only required for M2/S-2.

New versions of the details M1/S-2 and M2/S-2 have been attached to this letter for reference.



Martin Crider, Jr.
AR#0012184

NOTE:
ALL REBAR TO BE GRADE 40 STEEL
MIN. LAP 25"

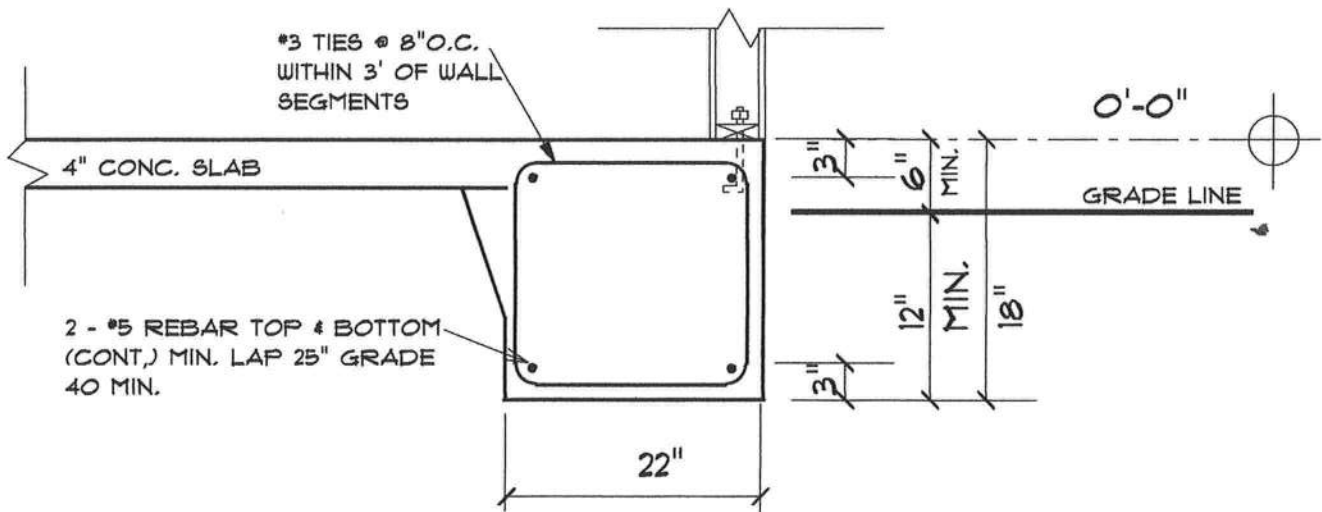


TYP. FOUNDATION SECTION

M1
S-2

SCALE: $3\frac{3}{4}" = 1'-0"$

1000 PSF SOIL BEARING CAPACITY

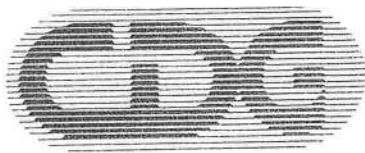


HIGH SHEAR CAPACITY FOUNDATION SECTION

M2
S-2

SCALE: $3\frac{3}{4}" = 1'-0"$

1000 PSF SOIL BEARING CAPACITY



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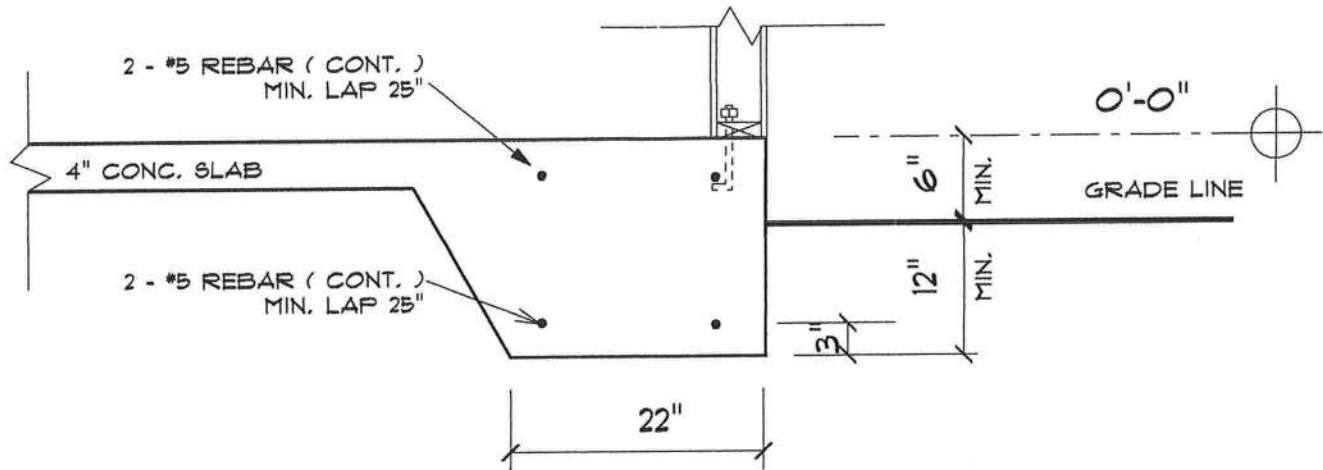
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Marvin Cridder, Jr.
AR#0012184

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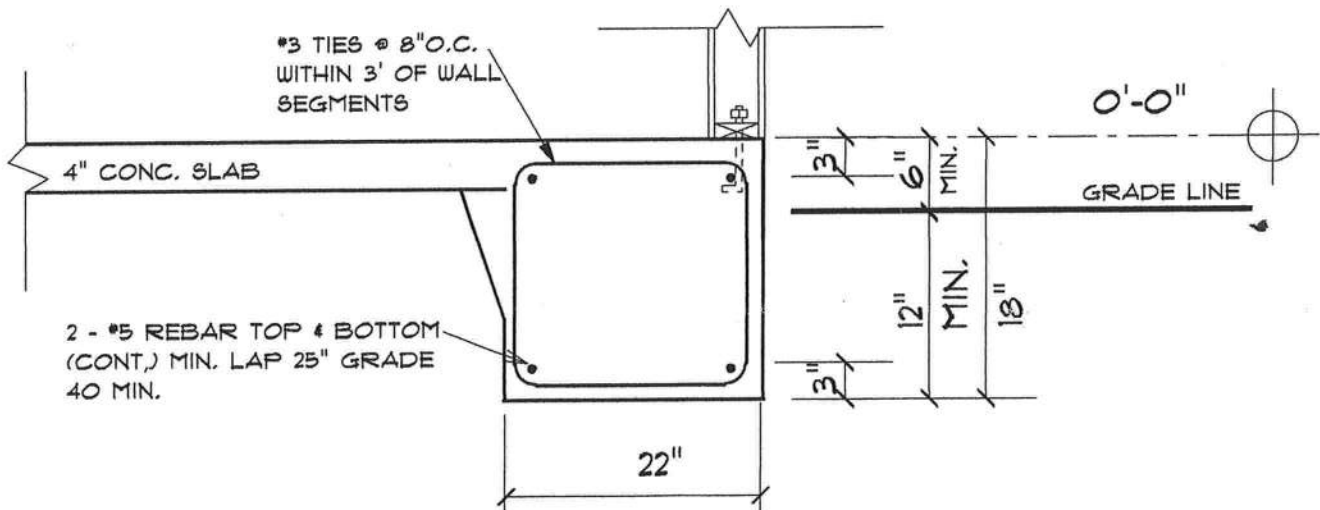


TYP. FOUNDATION SECTION

M1
S-2

SCALE: $3\frac{3}{4}'' = 1'-0''$

1000 PSF SOIL BEARING CAPACITY



HIGH SHEAR CAPACITY FOUNDATION SECTION

M2
S-2

SCALE: $3\frac{3}{4}'' = 1'-0''$

1000 PSF SOIL BEARING CAPACITY