

DATE 05/18/2005

# Columbia County Building Permit

PERMIT

This Permit Expires One Year From the Date of Issue

000023163

APPLICANT BRYAN ZECHER

PHONE 752-8653

ADDRESS PO BOX 815

LAKE CITY

FL 32056

OWNER MICHAEL & DEBRA BOYER

PHONE 752-8653

ADDRESS 05512 SW CR 349

LAKE CITY

FL 32025

CONTRACTOR BRYAN ZECHER

PHONE 752-8653

LOCATION OF PROPERTY 441 S, R 349, .5 MILES ON THE LEFT JUST PAST

MAGNOLIA PLACE ENTRANCE

TYPE DEVELOPMENT SFD, UTILITY

ESTIMATED COST OF CONSTRUCTION

113100.00

HEATED FLOOR AREA 2262.00

TOTAL AREA 3592.00

HEIGHT 24.00

STORIES 1

FOUNDATION CONCRETE

WALLS FRAMED

ROOF PITCH 8/12

FLOOR SLAB

LAND USE & ZONING A-3

MAX. HEIGHT 35

Minimum Set Back Requirments: STREET-FRONT

35.00

REAR 25.00

SIDE 25.00

NO. EX.D.U. 0

FLOOD ZONE

XPP

DEVELOPMENT PERMIT NO.

PARCEL ID 27-5S-17-09415-124

SUBDIVISION MAGNOLIA PLACE

LOT 24

BLOCK

PHASE

UNIT

TOTAL ACRES 5.00

000000664

Y

CBC 054575

Culvert Permit No.

Culvert Waiver

Contractor's License Number

Applicant/Owner/Contractor

WAIVER

05-0443-N

BK

N

Driveway Connection

Septic Tank Number

LU & Zoning checked by

Approved for Issuance

New Resident

COMMENTS: FLOOR 1 FOOT ABOVE THE ROAD, SEE LETTER INCLUDED

Check # or Cash 2476

## 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

date/app. by

Pool

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

BUILDING PERMIT FEE \$ 570.00

CERTIFICATION FEE \$ 17.96

SURCHARGE FEE \$ 17.96

MISC. FEES \$ .00

ZONING CERT. FEE \$ 50.00

FIRE FEE \$

WASTE FEE \$

FLOOD ZONE DEVELOPMENT FEE \$

CULVERT FEE \$

TOTAL FEE 655.92

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 INCONVENIENCE, 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

ck# 2476  
664/ 23163

For Office Use Only Application # 0504-81 Date Received 4/25/05 By G Permit # 664/ 23163  
 Application Approved by - Zoning Official BLK Date 10.05.05 Plans Examiner OK JTH Date 5-4-05  
 Flood Zone Xan plot Development Permit N/A Zoning A-3 Land Use Plan Map Category A-3  
 Comments \_\_\_\_\_

Applicants Name Bryan Zueher Phone 752-8653  
 Address PO Box 815 Lake City, FL 32056  
 Owners Name Michael + Debra Boyer Phone 752-8653  
 911 Address 512 SW CR 349 Lake City, FL 32025  
 Contractors Name Bryan Zueher Construction Inc Phone 752-8653  
 Address PO Box 815 Lake City, FL 32056  
 Fee Simple Owner Name & Address N/A  
 Bonding Co. Name & Address N/A  
 Architect/Engineer Name & Address Teena Ruffo / Mark Disoway  
 Mortgage Lenders Name & Address N/A

Property ID Number 27-55-17-09415-124 Estimated Cost of Construction \$216,200-  
 Subdivision Name Magnolia Place Lot 24 Block \_\_\_\_\_ Unit \_\_\_\_\_ Phase \_\_\_\_\_  
 Driving Directions 441 S to 349, TIR on CR 349, 1/2 mile on left, just past Magnolia Place entrance

Type of Construction new home Number of Existing Dwellings on Property shed  
 Total Acreage 5 Lot Size \_\_\_\_\_ Do you need a - Culvert Permit or Culvert Waiver or Have an Existing Drive  
 Actual Distance of Structure from Property Lines - Front 172 Side 143 Side 143 Rear 330  
 Total Building Height 24 Number of Stories 1 Heated Floor Area 2262 Roof Pitch 8/12

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.

**WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.**

Owner Builder or Agent (Including Contractor) \_\_\_\_\_

STATE OF FLORIDA  
 COUNTY OF COLUMBIA,

Sworn to (or affirmed) and subscribed before me  
 this 10th day of May 2005.  
 Personally known ✓ or Produced Identification \_\_\_\_\_

Contractor Signature \_\_\_\_\_  
 Contractors License Number \_\_\_\_\_  
 Competency Card Number \_\_\_\_\_

NOTARY STAMP/SEAL

Notary Signature \_\_\_\_\_



This Instrument Prepared by & return to:  
Name: NANCY AMY MURPHY, an employee of  
TITLE OFFICES, LLC  
Address: 1089 SW MAIN BLVD.  
LAKE CITY, FLORIDA 32025  
04Y-06059NM  
Parcel I.D. #: 09415-000

Inst: 2004016094 Date: 07/22/2004 Time: 09:05  
Doc Stamp-Deed : 339.50  
DC, P. Dewitt Cason, Columbia County B: 1021 P: 1456

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** Made the 12th day of July, A.D. 2004, by **GLENN FARMS, INC.**, A FLORIDA CORPORATION, having its principal place of business at **P.O. BOX 66, FORT WHITE, FLORIDA 32038**, hereinafter called the grantor, to **DEBRA K. BOYER, TRUSTEE OF THE DEBRA K. BOYER TRUST U/A/D 3/29/89 AND AS AMENDED**, and **MICHAEL J. BOYER, TRUSTEE OF THE MICHAEL J. BOYER TRUST U/A/D 3/29/89 AND AS AMENDED**, EACH AS TO AN UNDIVIDED ONE HALF INTEREST, whose post office address is **1046 SW 57TH ST, CAPE CORAL, FL 33914**, hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantees" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth:** That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in **Columbia County, State of FLORIDA**, viz:

Lot 24, MAGNOLIA PLACE, according to the map or plat thereof as recorded in Plat Book 7, Page 174-179, of the Public Records of Columbia County, FLORIDA.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold the same in fee simple forever.

And the grantor hereby covenants with said grantees that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

In Witness Whereof, the said grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

GLENN FARMS, INC.

Nancy A. Murphy  
Witness Signature

NANCY A. MURPHY  
Printed Name

Joyce Kippach  
Witness Signature

Joyce Kippach  
Printed Name

By: Judy Glenn L.S.  
Name: JUDY GLENN  
Title: ~~PRESIDENT~~ Secretary

STATE OF FLORIDA  
COUNTY OF COLUMBIA

Inst:2004016894 Date:07/22/2004 Time:09:05  
Doc Stamp-Deed : 339.50  
DC,P.Dewitt Cason,Columbia County B:1021 P:1457

The foregoing instrument was acknowledged before me this 12th day of July, 2004, by JUDY GLENN as SECRETARY/TREASURER of GLENN FARMS, INC., a Florida corporation. He (she) is personally known to me or has produced \_\_\_\_\_ as identification.



JOYCE KIRPACH  
MY COMMISSION #00310004  
EXPIRES: April 20, 2008  
Bonded Thru Budget Notary Services

Notary Public

My commission expires \_\_\_\_\_



## Restrictions and Covenants Magnolia Place Subdivision

January 28, 2004

### KNOW ALL MEN BY THESE PRESENTS:

That Glenn Farms, Inc, the Developer of Magnolia Place Subdivision, does hereby impose the following restrictions and covenants on all lots:

1. **USE OF LOTS:** All lots included in this subdivision shall be used for single family residential purposes only. No commercial use of any lot will be permitted. No outbuildings, recreational vehicles, tents, or any temporary building of any kind shall be used as a residence temporarily or permanently on any lot.
2. **SIZE OF DWELLING:** No dwelling shall be permitted on any lot which has less than seventeen hundred fifty (1750) square feet of heated area, exclusive of screened-in porch or garage (heated or not). The structure shall be a site built home. All homes will have an attached garage.
3. **AGE OF DWELLING AND CONSTRUCTION:** All construction on each lot shall be new materials. No used buildings or structures shall be moved onto any lot. Garages and outbuildings or attachments shall be in harmony with the residential structure.
4. **COMMERCIAL TRUCKS, TRAILERS, CAMPERS AND BOATS:** No semi-trucks or trailers shall be parked on any lot or any street shoulder at any time. All other trucks (except pickup trucks), commercial vehicles, campers, motor homes, boats, horse trailers, boat trailers, other trailers, and hobby or recreational vehicles of every other description must be parked or stored in the rear of the lot. The only exception is for construction vehicles during the period of construction on the lot.
5. **PETS AND LIVESTOCK:** Any pets or livestock shall be kept in such a way as to assure that they do not create a nuisance through noise, odor, insect infestation, or any health hazard. Swine are prohibited. Any lots affected by restriction on use placed by Suwannee River Water Management district will take precedence over these Covenants.
6. **CARE OF LOT:** Lot owners shall keep their lots in a neat, clean and orderly condition. No trash, debris, junk, or non-operative vehicles shall be placed or stored on the property.
7. **FENCING:** All fences to be constructed of new material but no barbed wire.
8. **NUISANCE:** No noxious, offensive or hazardous activities shall be maintained upon the property, nor shall anything be allowed thereupon which may be or become an annoyance or nuisance.
9. **PROHIBITED USES:** The following prohibitions apply only to the delineated wetland areas and drainage easements. Any activity on or use inconsistent with the purpose of the wetlands and drainage easements is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited.
  - a. Construction or placement of buildings, roads, signs, billboards, or other advertising, utilities, or other structures on or above ground;
  - b. Dumping or placing of soil or other substance or material as land fill or dumping or placing of trash, waste, or unsightly or offensive materials;
  - c. Removal or destruction of trees, shrubs, or other vegetation;
  - d. Excavation, dredging or removal of loam, peat, gravel, soil, rock, or other material substance in such a manner as to affect the surface;
  - e. Surface use, except for purposes that permit land or water area to remain predominately in its natural condition;
  - f. Activities detrimental to drainage, flood control, water conservation, or fish and wildlife habitat preservation; and
  - g. Acts or uses detrimental to such retention of land or water areas.

Inst:2004016894 Date:07/22/2004 Time:09:05

Doc Stamp-Deed : 339.50

DC, P. Dewitt Cason, Columbia County B:1021 P:1458

Dale C. Johns, P.E.  
437 SW Thurman Terrace  
Lake City, FL 32024  
PH 386.961.8903

10 March 2005

To: Columbia County  
Cc: Randy Jones

Subject: Magnolia Place finished floor elevations

To whom it may concern:

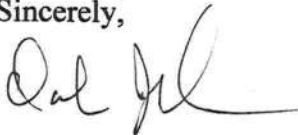
On the plat for Magnolia Place Subdivision it states that the Finished Floor (FF) elevations shall be the higher of, elevation 116, eight inches above the adjacent grade, or one foot above the paved road. My intent was to copy the county requirements on the one foot above the paved road statement. However, the county requirements allow an engineer to authorize the FF to be lower than the roadway if he signs a letter stating so. The full rule isn't in the plat, but my intentions were the same, to allow some of the lots to be built below the paved road with the authorization of an engineer.

Several of the lots are significantly higher than elevation 116 and would not need to be one foot above the roadway. Some of the lots drop off quickly and it would be difficult to build one foot above the paved road. An engineer can sign off on these lots and the FF would not have to meet this requirement, just like the county requirements. I should have added the statement unless an engineer signs off on the change at the end of the statement.

I apologize for the misunderstanding.

Thanks for your help on this subject. If you have any questions, please call at 386-961-8903 or cell 386-365-3250.

Sincerely,



Dale C. Johns, P.E.

PE # 45263



# HALL'S PUMP & WELL SERVICE, INC.

SPECIALIZING IN 4"-6" WELLS

DONALD AND MARY HALL  
OWNERSPHONE (904) 752-1854  
FAX (904) 755-7022  
~~XXXXXX NORTH FIRST STREET~~  
LAKE CITY, FLORIDA 32055  
904 NW Main Blvd.

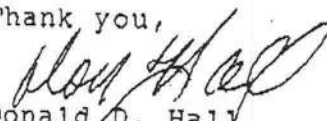
June 12, 2002

## NOTICE TO ALL CONTRACTORS

Please be advised that due to the new building codes we will use a large capacity diaphragm tank on all new wells. This will insure a minimum of one (1) minute draw down or one (1) minute refill. If a smaller diaphragm tank is used then we will install a cycle stop valve which will produce the same results.

If you have any questions please feel free to call our office anytime.

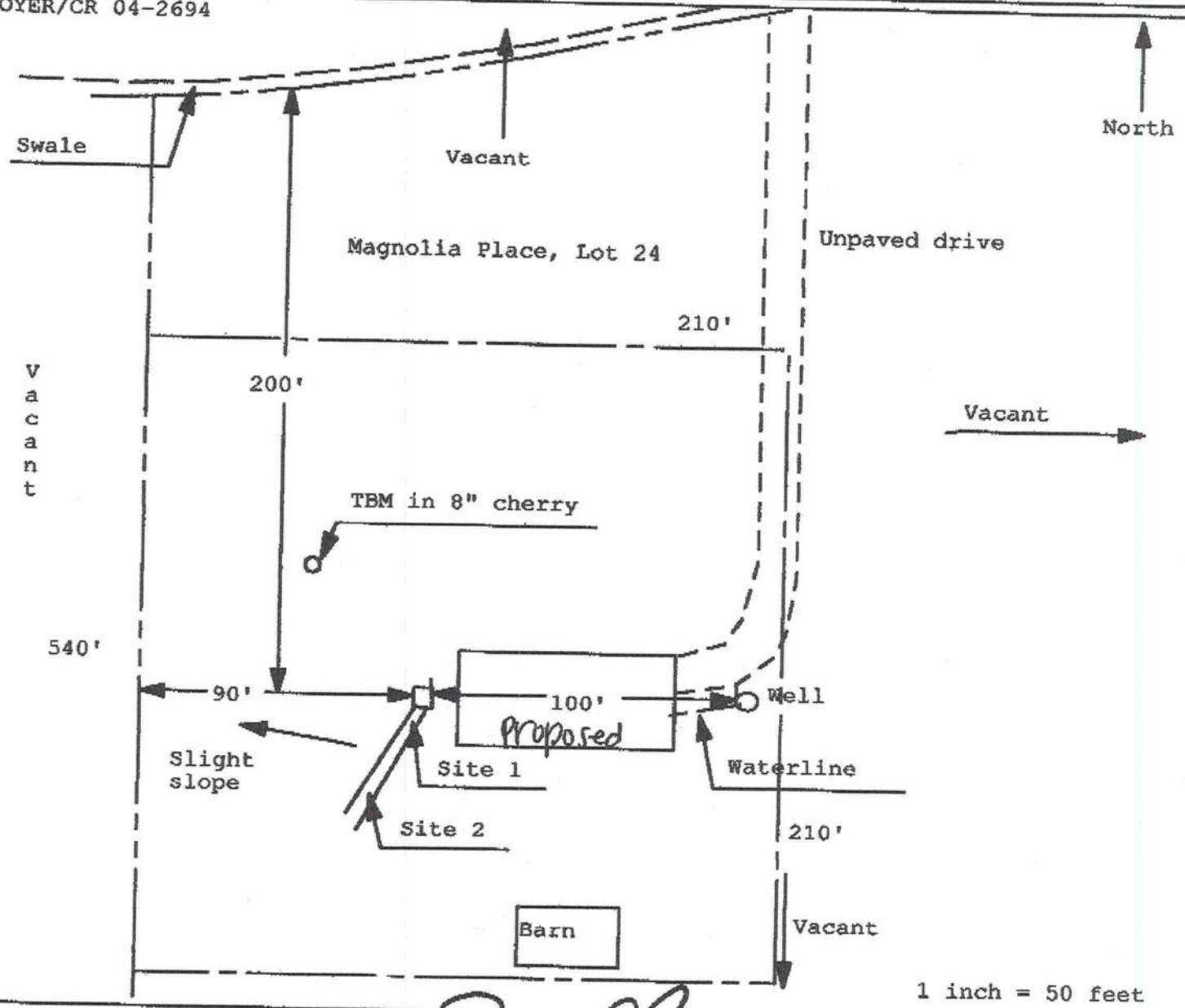
Thank you,

  
Donald D. Hall  
DDH/jk

Application for Onsite Sewage Disposal System  
Construction Permit. Part II Site Plan  
Permit Application Number: 05-0443-N

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH UNIT

BOYER/CR 04-2694



Site Plan Submitted By Paul L. Lapp Date 3/23/05  
Plan Approved ☒ Not Approved ☐ Date 4.28.05  
By Salhi Madhy EST COLUMBIA CPHU

Notes: \_\_\_\_\_



FLORIDA ENERGY EFFICIENCY CODE  
FOR BUILDING CONSTRUCTION

Florida Department of Community Affairs  
Residential Whole Building Performance Method A

Project Name:	504142boyerRes	Builder:	zecher Bryan
Address:	512 southwest cr349	Permitting Office:	Columbia County
City, State:	Lake city, FL 32025-	Permit Number:	231663
Owner:	Boyer michael,debbra	Jurisdiction Number:	221500
Climate Zone:	North		

1. New construction or existing	New	12. Cooling systems	
2. Single family or multi-family	Single family	a. Central Unit	Cap: 40.0 kBtu/hr
3. Number of units, if multi-family	1		SEER: 11.00
4. Number of Bedrooms	2	b. N/A	
5. Is this a worst case?	Yes	c. N/A	
6. Conditioned floor area (ft²)	2262 ft²		
7. Glass area & type	Single Pane Double Pane	13. Heating systems	
a. Clear glass, default U-factor	0.0 ft² 300.5 ft²	a. Electric Heat Pump	Cap: 45.0 kBtu/hr
b. Default tint, default U-factor	0.0 ft² 0.0 ft²		HSPF: 7.50
c. Labeled U-factor or SHGC	0.0 ft² 0.0 ft²	b. N/A	
8. Floor types		c. N/A	
a. Slab-On-Grade Edge Insulation	R=0.0, 236.0(p) ft		
b. N/A		14. Hot water systems	
c. N/A		a. Electric Resistance	Cap: 40.0 gallons
9. Wall types			EF: 0.89
a. Frame, Wood, Exterior	R=13.0, 1291.0 ft²	b. N/A	
b. Frame, Wood, Adjacent	R=13.0, 403.0 ft²	c. Conservation credits	
c. N/A		(HR-Heat recovery, Solar	
d. N/A		DHP-Dedicated heat pump)	
e. N/A		15. HVAC credits	
10. Ceiling types		(CF-Ceiling fan, CV-Cross ventilation,	
a. Under Attic	R=30.0, 2398.0 ft²	HF-Whole house fan,	
b. N/A		PT-Programmable Thermostat,	
c. N/A		MZ-C-Multizone cooling,	
11. Ducts		MZ-H-Multizone heating)	
a. Sup: Unc. Ret: Unc. AH: Garage	Sup. R=6.0, 230.0 ft		
b. N/A			

Glass/Floor Area: 0.13

Total as-built points: 28735  
Total base points: 29677

PASS

I hereby certify that the plans and specifications covered by this calculation are in compliance with the Florida Energy Code.

PREPARED BY: Stephanie Beamsley

DATE: 4/20/05

I hereby certify that this building, as designed, is in compliance with the Florida Energy Code.


OWNER/AGENT:

DATE: 4/22/05

Review of the plans and specifications covered by this calculation indicates compliance with the Florida Energy Code. Before construction is completed this building will be inspected for compliance with Section 553.908 Florida Statutes.

BUILDING OFFICIAL:

DATE:



SUMMER CALCULATIONS

Residential Whole Building Performance Method A - Details

ADDRESS: 512 southwest cr349, Lake city, FL, 32025-

PERMIT #:

BASE				AS-BUILT									
GLASS TYPES .18 X Conditioned X BSPM = Points Floor Area				Type/SC	Overhang Ornt Len Hgt			Area X SPM X SOF = Points					
.18	2262.0	20.04	8159.5	Double, Clear	W	1.5	5.0	9.0	38.52	0.88	303.6		
				Double, Clear	W	9.5	9.0	30.0	38.52	0.52	597.6		
				Double, Clear	SW	12.0	8.0	18.0	40.16	0.42	307.1		
				Double, Clear	W	6.0	8.0	22.0	38.52	0.60	510.6		
				Double, Clear	NW	11.0	8.0	18.0	25.97	0.59	274.9		
				Double, Clear	W	9.5	9.0	20.0	38.52	0.52	398.4		
				Double, Clear	S	40.6	9.0	20.0	35.87	0.43	309.8		
				Double, Clear	W	1.5	7.0	45.0	38.52	0.94	1627.7		
				Double, Clear	N	1.5	3.5	6.0	19.20	0.86	99.0		
				Double, Clear	N	1.5	5.0	6.0	19.20	0.92	105.5		
				Double, Clear	N	1.5	7.0	15.0	19.20	0.96	275.0		
				Double, Clear	E	3.0	7.0	15.0	42.06	0.78	489.3		
				Double, Clear	E	10.5	4.0	3.0	42.06	0.36	45.7		
				Double, Clear	E	8.5	9.0	40.0	42.06	0.53	894.6		
				Double, Clear	E	8.5	9.0	14.0	42.06	0.53	313.1		
				Double, Clear	E	8.5	2.0	19.5	42.06	0.36	292.7		
				As-Built Total:							300.5	6844.5	
				WALL TYPES Area X BSPM = Points				Type	R-Value		Area X SPM = Points		
Adjacent	403.0	0.70	282.1	Frame, Wood, Exterior	13.0		1291.0	1.50	1936.5				
Exterior	1291.0	1.70	2194.7	Frame, Wood, Adjacent	13.0		403.0	0.60	241.8				
Base Total: 1694.0 2476.8				As-Built Total:		1694.0		2178.3					
DOOR TYPES Area X BSPM = Points				Type	Area X SPM = Points								
Adjacent	20.0	2.40	48.0	Exterior Insulated			90.0	4.10	369.0				
Exterior	110.0	6.10	671.0	Exterior Insulated			20.0	4.10	82.0				
				Adjacent Insulated			20.0	1.60	32.0				
Base Total: 130.0 719.0				As-Built Total:		130.0		483.0					
CEILING TYPES Area X BSPM = Points				Type	R-Value		Area X SPM X SCM = Points						
Under Attic	2262.0	1.73	3913.3	Under Attic	30.0		2398.0	1.73 X 1.00	4148.5				
Base Total: 2262.0 3913.3				As-Built Total:		2398.0		4148.5					



SUMMER CALCULATIONS

Residential Whole Building Performance Method A - Details

ADDRESS: 512 southwest cr349, Lake city, FL, 32025-

PERMIT #:

BASE				AS-BUILT			
FLOOR TYPES    Area X BSPM = Points				Type	R-Value	Area X SPM = Points	
Slab	236.0(p)	-37.0	-8732.0	Slab-On-Grade Edge Insulation	0.0	236.0(p)	-41.20
Raised	0.0	0.00	0.0				
Base Total:			-8732.0	As-Built Total:		236.0	-9723.2
INFILTRATION    Area X BSPM = Points				Area X SPM = Points			
	2262.0	10.21	23095.0			2262.0	10.21
Summer Base Points:			29631.6	Summer As-Built Points:			27026.1
Total Summer Points	X System Multiplier	=	Cooling Points	Total Component	X Cap Ratio	X Duct Multiplier	X System Multiplier
				(DM x DSM x AHU)			
					X Credit Multiplier	=	Cooling Points
29631.6	0.4266		12640.8	27026.1	1.000	(1.090 x 1.147 x 1.00)	0.310
					1.00	1.250	0.310
						1.000	10483.8
						1.000	10483.8

WINTER CALCULATIONS

Residential Whole Building Performance Method A - Details

ADDRESS: 512 southwest cr349, Lake city, FL, 32025-

PERMIT #:

BASE				AS-BUILT										
GLASS TYPES .18 X Conditioned X BWPM = Points Floor Area				Type/SC	Overhang Ornt Len Hgt			Area X WPM X WOF = Points						
.18	2262.0	12.74	5187.2	Double, Clear	W	1.5	5.0	9.0	20.73	1.03	193.0			
				Double, Clear	W	9.5	9.0	30.0	20.73	1.17	729.3			
				Double, Clear	SW	12.0	8.0	18.0	16.74	1.81	545.7			
				Double, Clear	W	6.0	8.0	22.0	20.73	1.13	517.5			
				Double, Clear	NW	11.0	8.0	18.0	24.30	1.03	450.1			
				Double, Clear	W	9.5	9.0	20.0	20.73	1.17	486.2			
				Double, Clear	S	40.6	9.0	20.0	13.30	3.66	973.4			
				Double, Clear	W	1.5	7.0	45.0	20.73	1.02	948.1			
				Double, Clear	N	1.5	3.5	6.0	24.58	1.01	148.6			
				Double, Clear	N	1.5	5.0	6.0	24.58	1.00	148.0			
				Double, Clear	N	1.5	7.0	15.0	24.58	1.00	369.2			
				Double, Clear	E	3.0	7.0	15.0	18.79	1.09	308.3			
				Double, Clear	E	10.5	4.0	3.0	18.79	1.50	84.4			
				Double, Clear	E	8.5	9.0	40.0	18.79	1.27	955.1			
				Double, Clear	E	8.5	9.0	14.0	18.79	1.27	334.3			
				Double, Clear	E	8.5	2.0	19.5	18.79	1.51	552.2			
				As-Built Total:							300.5		7743.3	
				WALL TYPES Area X BWPM = Points				Type	R-Value		Area X WPM = Points			
Adjacent	403.0	3.60	1450.8	Frame, Wood, Exterior	13.0		1291.0	3.40		4389.4				
Exterior	1291.0	3.70	4776.7	Frame, Wood, Adjacent	13.0		403.0	3.30		1329.9				
Base Total:		1694.0	6227.5	As-Built Total:		1694.0		5719.3						
DOOR TYPES Area X BWPM = Points				Type	Area X WPM = Points									
Adjacent	20.0	11.50	230.0	Exterior Insulated			90.0	8.40		756.0				
Exterior	110.0	12.30	1353.0	Exterior Insulated			20.0	8.40		168.0				
				Adjacent Insulated			20.0	8.00		160.0				
Base Total:		130.0	1583.0	As-Built Total:		130.0		1084.0						
CEILING TYPES Area X BWPM = Points				Type	R-Value		Area X WPM X WCM = Points							
Under Attic	2262.0	2.05	4637.1	Under Attic	30.0		2398.0	2.05 X 1.00		4915.9				
Base Total:		2262.0	4637.1	As-Built Total:		2398.0		4915.9						



WINTER CALCULATIONS

Residential Whole Building Performance Method A - Details

ADDRESS: 512 southwest cr349, Lake city, FL, 32025-

PERMIT #:

BASE				AS-BUILT				
FLOOR TYPES    Area X BWPM = Points				Type	R-Value	Area X WPM	= Points	
Slab	236.0(p)	8.9	2100.4	Slab-On-Grade Edge Insulation	0.0	236.0(p)	18.80	
Raised	0.0	0.00	0.0					
Base Total:			2100.4	As-Built Total:				
				236.0		4436.8		
INFILTRATION    Area X BWPM = Points				Area X WPM = Points				
2262.0    -0.59    -1334.6				2262.0    -0.59    -1334.6				
Winter Base Points:			18400.6	Winter As-Built Points:			22564.7	
Total Winter Points	X	System Multiplier	= Heating Points	Total Component	X Cap Ratio	X Duct Multiplier	X System Multiplier	
				(DM x DSM x AHU)				
18400.6	0.6274		11544.6	22564.7	1.000	(1.069 x 1.169 x 1.00)	0.455	
				22564.7	1.00	1.250	0.455	
							1.000	
							12820.8	
							12820.8	

# Residential Whole Building Performance Method A - Details

ADDRESS: 512 southwest cr349, Lake city, FL, 32025- PERMIT #:

BASE					AS-BUILT							
WATER HEATING												
Number of Bedrooms	X	Multiplier	=	Total	Tank Volume	EF	Number of Bedrooms	X	Tank X Ratio	Multiplier X	Credit = Multiplier	Total
2		2746.00		5492.0	40.0	0.89	2		1.00	2715.15	1.00	5430.3
					As-Built Total:							
					5430.3							

CODE COMPLIANCE STATUS											
BASE						AS-BUILT					
Cooling Points	+	Heating Points	+	Hot Water Points	= Total Points	Cooling Points	+	Heating Points	+	Hot Water Points	= Total Points
12641		11545		5492	29677	10484		12821		5430	28735

# PASS





Code Compliance Checklist

Residential Whole Building Performance Method A - Details

ADDRESS: 512 southwest cr349, Lake city, FL, 32025-

PERMIT #:

6A-21 INFILTRATION REDUCTION COMPLIANCE CHECKLIST

COMPONENTS	SECTION	REQUIREMENTS FOR EACH PRACTICE	CHECK
Exterior Windows & Doors	606.1.ABC.1.1	Maximum: .3 cfm/sq.ft. window area; .5 cfm/sq.ft. door area.	
Exterior & Adjacent Walls	606.1.ABC.1.2.1	Caulk, gasket, weatherstrip or seal between: windows/doors & frames, surrounding wall; foundation & wall sole or sill plate; joints between exterior wall panels at corners; utility penetrations; between wall panels & top/bottom plates; between walls and floor. EXCEPTION: Frame walls where a continuous infiltration barrier is installed that extends from, and is sealed to, the foundation to the top plate.	
Floors	606.1.ABC.1.2.2	Penetrations/openings >1/8" sealed unless backed by truss or joint members. EXCEPTION: Frame floors where a continuous infiltration barrier is installed that is sealed to the perimeter, penetrations and seams.	
Ceilings	606.1.ABC.1.2.3	Between walls & ceilings; penetrations of ceiling plane of top floor; around shafts, chases, soffits, chimneys, cabinets sealed to continuous air barrier; gaps in gyp board & top plate; attic access. EXCEPTION: Frame ceilings where a continuous infiltration barrier is installed that is sealed at the perimeter, at penetrations and seams.	
Recessed Lighting Fixtures	606.1.ABC.1.2.4	Type IC rated with no penetrations, sealed; or Type IC or non-IC rated, installed inside a sealed box with 1/2" clearance & 3" from insulation; or Type IC rated with < 2.0 cfm from conditioned space, tested.	
Multi-story Houses	606.1.ABC.1.2.5	Air barrier on perimeter of floor cavity between floors.	
Additional Infiltration reqts	606.1.ABC.1.3	Exhaust fans vented to outdoors, dampers; combustion space heaters comply with NFPA, have combustion air.	

6A-22 OTHER PRESCRIPTIVE MEASURES (must be met or exceeded by all residences.)

COMPONENTS	SECTION	REQUIREMENTS	CHECK
Water Heaters	612.1	Comply with efficiency requirements in Table 6-12. Switch or clearly marked circuit breaker (electric) or cutoff (gas) must be provided. External or built-in heat trap required.	
Swimming Pools & Spas	612.1	Spas & heated pools must have covers (except solar heated). Non-commercial pools must have a pump timer. Gas spa & pool heaters must have a minimum thermal efficiency of 78%.	
Shower heads	612.1	Water flow must be restricted to no more than 2.5 gallons per minute at 80 PSIG.	
Air Distribution Systems	610.1	All ducts, fittings, mechanical equipment and plenum chambers shall be mechanically attached, sealed, insulated, and installed in accordance with the criteria of Section 610. Ducts in unconditioned attics: R-6 min. insulation.	
HVAC Controls	607.1	Separate readily accessible manual or automatic thermostat for each system.	
Insulation	604.1, 602.1	Ceilings-Min. R-19. Common walls-Frame R-11 or CBS R-3 both sides. Common ceiling & floors R-11.	

# ENERGY PERFORMANCE LEVEL (EPL) DISPLAY CARD

ESTIMATED ENERGY PERFORMANCE SCORE\* = 83.2

The higher the score, the more efficient the home.

Boyer michael,debbra, 512 southwest cr349, Lake city, FL, 32025-

1. New construction or existing	New	12. Cooling systems	
2. Single family or multi-family	Single family	a. Central Unit	Cap: 40.0 kBtu/hr
3. Number of units, if multi-family	1		SEER: 11.00
4. Number of Bedrooms	2	b. N/A	
5. Is this a worst case?	Yes	c. N/A	
6. Conditioned floor area (ft²)	2262 ft²		
7. Glass area & type	Single Pane Double Pane	13. Heating systems	
a. Clear glass, default U-factor	0.0 ft² 300.5 ft²	a. Electric Heat Pump	Cap: 45.0 kBtu/hr
b. Default tint, default U-factor	0.0 ft² 0.0 ft²		HSPF: 7.50
c. Labeled U-factor or SHGC	0.0 ft² 0.0 ft²	b. N/A	
8. Floor types		c. N/A	
a. Slab-On-Grade Edge Insulation	R=0.0, 236.0(p) ft		
b. N/A		14. Hot water systems	
c. N/A		a. Electric Resistance	Cap: 40.0 gallons
9. Wall types			EF: 0.89
a. Frame, Wood, Exterior	R=13.0, 1291.0 ft²	b. N/A	
b. Frame, Wood, Adjacent	R=13.0, 403.0 ft²	c. Conservation credits	
c. N/A		(HR-Heat recovery, Solar	
d. N/A		DHP-Dedicated heat pump)	
e. N/A		15. HVAC credits	
10. Ceiling types		(CF-Ceiling fan, CV-Cross ventilation,	
a. Under Attic	R=30.0, 2398.0 ft²	HF-Whole house fan,	
b. N/A		PT-Programmable Thermostat,	
c. N/A		MZ-C-Multizone cooling,	
11. Ducts		MZ-H-Multizone heating)	
a. Sup: Unc. Ret: Unc. AH: Garage	Sup. R=6.0, 230.0 ft		
b. N/A			

I certify that this home has complied with the Florida Energy Efficiency Code For Building Construction through the above energy saving features which will be installed (or exceeded) in this home before final inspection. Otherwise, a new EPL Display Card will be completed based on installed Code compliant features.

Builder Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Address of New Home: \_\_\_\_\_

512 SW CR349 City/FL Zip: LC, FL 32025



\*NOTE: The home's estimated energy performance score is only available through the FLA/RES computer program. This is not a Building Energy Rating. If your score is 80 or greater (or 86 for a US EPA/DOE EnergyStar™ designation), your home may qualify for energy efficiency mortgage (EEM) incentives if you obtain a Florida Energy Gauge Rating. Contact the Energy Gauge Hotline at 321/638-1492 or see the Energy Gauge web site at [www.fsec.ucf.edu](http://www.fsec.ucf.edu) for information and a list of certified Raters. For information about Florida's Energy Efficiency Code For Building Construction, contact the Department of Community Affairs. Energy Gauge® (Version: FLR2PB v3.4)



**Columbia County Building Department  
Culvert Waiver**

**Culvert Waiver No.  
000000664**

DATE: 05/18/2005

BUILDING PERMIT NO. 23163

APPLICANT BRYAN ZECHER

PHONE 752-8653

ADDRESS PO BOX 815

LAKE CITY

FL

FL 32056

OWNER MICHAEL & DEBRA BOYER

PHONE 752-8653

ADDRESS 512 SW CR 349

LAKE CITY

FL

FL 32025

CONTRACTOR BRYAN ZECHER

PHONE 752-8653

LOCATION OF PROPERTY 441 S, R 349, .5 ON THE LEFT JUST PAST MAGNOLIA PLACE ENTRANCE

SUBDIVISION/LOT/BLOCK/PHASE/UNIT MAGNOLIA PLACE

24

PARCEL ID # 27-5S-17-09415-124

I HEREBY CERTIFY THAT I UNDERSTAND AND WILL FULLY COMPLY WITH THE DECISION OF THE COLUMBIA COUNTY PUBLIC WORKS DEPARTMENT IN CONNECTION WITH THE HEREIN PROPOSED APPLICATION.

SIGNATURE: \_\_\_\_\_

A SEPARATE CHECK IS REQUIRED  
MAKE CHECKS PAYABLE TO BCC

Amount Paid 50.00

**PUBLIC WORKS DEPARTMENT USE ONLY**

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS APPLICATION AND DETERMINED THAT THE CULVERT WAIVER IS:



APPROVED

NOT APPROVED - NEEDS A CULVERT PERMIT

COMMENTS: using existing culvert on lot 24

SIGNED: \_\_\_\_\_

DATE: 5/24/05

ANY QUESTIONS PLEASE CONTACT THE PUBLIC WORKS DEPARTMENT AT 386-752-5955.

**COLUMBIA COUNTY**

MAY 20 2005

PUBLIC WORKS DEPT.

135 NE Hernando Ave., Suite B-21  
Lake City, FL 32055  
Phone: 386-758-1008 Fax: 386-758-2160





**COLUMBIA COUNTY**  
**OFFICE OF**  
**PERMITS & ZONING**

# OCCUPANCY

**COLUMBIA COUNTY, FLORIDA**

## Department of Building and Zoning Inspection

*This Certificate of Occupancy is issued to the below named permit holder for the building and premises at the below named location, and certifies that the work has been completed in accordance with the Columbia County Building Code.*

Parcel Number 27-5S-17-09415-124

Building permit No. 000023163

Use Classification SFD, UTILITY

Fire: 59.20

Permit Holder BRYAN ZECHER

Waste: 122.50

Owner of Building MICHAEL & DEBRA BOYER

Total: 181.70

Location: 512 SW CR 349(MAGNOLIA PL, LOT 24)

Date: 01/06/2006

*Shirley Dicks*

Building Inspector

**POST IN A CONSPICUOUS PLACE**  
*(Business Places Only)*





**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 27-55-17-09415-124

1. Description of property: (legal description of the property and street address or 911 address)

Lot 24, Magnolia Place

2. General description of improvement: New Home

3. Owner Name & Address Debra + Michael Boyer 1046 SW 57th Street  
Cape Coral, FL 33191 Interest in Property Fee Simple

4. Name & Address of Fee Simple Owner (if other than owner):

5. Contractor Name Bryan Zeher Construction, Inc Phone Number 752-8653  
 Address PO Box 815 Lake City, FL 32056

6. Surety Holders Name        Phone Number         
 Address

Amount of Bond       

7. Lender Name        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        Phone Number         
 Address       

9. In addition to himself/herself the owner designates        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)

Inst:2005009256 Date:04/21/2005 Time:13:49

Susan A. Garber DC, P. DeWitt Cason, Columbia County B:1043 P:2937

**NOTICE AS PER CHAPTER 713, Florida Statutes:**

The owner must sign the notice of commencement and nc

Michael Boyer  
 Signature of Owner  
Debra Boyer

Sworn to for, affirmed and subscribed before  
 day of 20 APRIL, 2005  
SUSANA GARBER  
 NOTARY PUBLIC STATE OF FLORIDA  
 COMMISSION NO. DD043861  
 MY COMMISSION EXP. AUG. 7, 2005

Susan A. Garber  
 Signature of Notary



**NOTICE OF COMMENCEMENT FORM  
COLUMBIA COUNTY, FLORIDA**

23163

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1. Description of property: (legal description of the property and street address or 911 address)

Lot 24, Magnolia Place

2. General description of Improvement: New Home

3. Owner Name & Address Debra + Michael Boyer 1046 SW 57th Street  
Cape Coral, FL 33991 Interest in Property Fee Simple

4. Name & Address of Fee Simple Owner (if other than owner): \_\_\_\_\_

5. Contractor Name Bryan Zeher Construction, Inc Phone Number 752-8653  
Address PO Box 815 Ft. City, FL 32056

6. Surety Holders Name \_\_\_\_\_ Phone Number \_\_\_\_\_

Address \_\_\_\_\_

Amount of Bond \_\_\_\_\_

7. Lender Name \_\_\_\_\_ 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 \_\_\_\_\_ Phone Number \_\_\_\_\_

Address \_\_\_\_\_

9. In addition to himself/herself the owner designates \_\_\_\_\_ 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) \_\_\_\_\_

Inst:2005009256 Date:04/21/2005 Time:13:49

Shirley DC, P. Dewitt Cason, Columbia County B:1043 P:2937

**NOTICE AS PER CHAPTER 713, Florida Statutes:**

The owner must sign the notice of commencement and nc

Michael Boyer  
Signature of Owner  
Debra Boyer

Sworn to for affirmation and subscribed before day of April, 2005  
SUSANA GARBER  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. DD043861  
MY COMMISSION EXP. AUG 7, 2005

Susana A. Garber  
Signature of Notary



# Notice of Treatment

11557

Applicator: Florida Pest Control & Chemical Co. (www.flapest.com)

Address: Boca Raton

City: Lake City Phone: 7521703

Site Location: Subdivision Maplewood Place

Lot # 24 Block# 23463 Permit # 23463

Address 512 S. W. 23rd St.

Product used Active Ingredient % Concentration

☐ Dursban TC Chlorpyrifos 0.5%

☐ Terminor Fipronil 0.06%

☒ Bora-Care Disodium Octaborate Tetrahydrate 23.0%

Type treatment: ☐ Soil ☒ Wood

Area Treated	Square feet	Linear feet	Gallons Applied
<u>Building</u>	<u>3592</u>	<u>770</u>	<u>4</u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>

As per Florida Building Code 104.2.6 – If soil chemical barrier method for termite prevention is used, final exterior treatment shall be completed prior to final building approval.

If this notice is for the final exterior treatment, initial this line  .

Date 9/20/05 Time 1530 Print Technician's Name Ezra Gundy

Remarks:  

Applicator - White Permit File - Canary Permit Holder - Pink