

DATE 05/27/2005

# Columbia County Building Permit

PERMIT

This Permit Expires One Year From the Date of Issue

000023208

APPLICANT CHRIS COX PHONE 752-1711  
ADDRESS 180 NW AMENITY COURT LAKE CITY FL 32055  
OWNER CORNERSTONE DEVELOPMENT GROUP PHONE 752-1711  
ADDRESS 182 SE VICTORIA GLEN LAKE CITY FL 32025  
CONTRACTOR BRYAN ZECHER PHONE 752-1711  
LOCATION OF PROPERTY 90E, TR ON OLD COUNTRY CLUB RD, TL ON VICTORIA GLEN, 3RD LOT ON RIGHT

TYPE DEVELOPMENT SFD, UTILITY ESTIMATED COST OF CONSTRUCTION 60000.00  
HEATED FLOOR AREA 1200.00 TOTAL AREA 1665.00 HEIGHT .00 STORIES 1  
FOUNDATION CONC WALLS FRAMED ROOF PITCH 6/12 FLOOR SLAB  
LAND USE & ZONING RSF-2 MAX. HEIGHT 15  
Minimum Set Back Requirments: STREET-FRONT 25.00 REAR 15.00 SIDE 10.00  
NO. EX.D.U. 0 FLOOD ZONE X PP DEVELOPMENT PERMIT NO. \_\_\_\_\_

PARCEL ID 15-4S-17-08359-113 SUBDIVISION COUNTRY SIDES ESTATES  
LOT 13 BLOCK \_\_\_\_\_ PHASE \_\_\_\_\_ UNIT \_\_\_\_\_ TOTAL ACRES .50

000000677 N CBC054575  
Culvert Permit No. Culvert Waiver Contractor's License Number Applicant/Owner/Contractor  
CULVERT PERMIT 05-0091-N BK Y  
Driveway Connection Septic Tank Number LU & Zoning checked by Approved for Issuance New Resident

COMMENTS: ONE FOOT ABOVE THE ROAD, NOC ON FILE

ALTERNATIVE TERMIT TREATMENT RECEIVED

Check # or Cash 1386

## 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

BUILDING PERMIT FEE \$ 300.00 CERTIFICATION FEE \$ 8.32 SURCHARGE FEE \$ 8.32  
MISC. FEES \$ .00 ZONING CERT. FEE \$ 50.00 FIRE FEE \$ \_\_\_\_\_ WASTE FEE \$ \_\_\_\_\_  
FLOOD ZONE DEVELOPMENT FEE \$ \_\_\_\_\_ CULVERT FEE \$ 25.00 TOTAL FEE 391.64

INSPECTORS OFFICE [Signature] CLERKS OFFICE CX

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

For Office Use Only Application # 0505-12 Date Received 5/4/05 By JW Permit # 677/23208  
 Application Approved by - Zoning Official BLK Date 20.05.05 Plans Examiner OK JH Date 5-9-05  
 Flood Zone XP Development Permit N/A Zoning RSF.2 Land Use Plan Map Category Res. Low Den  
 Comments Revised lot line & structure

Applicants Name CHRIS COX OF Cornerstone Development Group Phone 752-1711  
 Address 180 NW Amenity Ct. Lake City FL 32055  
 Owners Name Cornerstone Development Group Phone 752-1711  
 911 Address 182 SE VICTORIA GLN. LAKE CITY FL. 32025  
 Contractors Name Bryan Becher Construction Phone 752-8653  
 Address P.O. Box 8150  
 Fee Simple Owner Name & Address N/A  
 Bonding Co. Name & Address N/A  
 Architect/Engineer Name & Address Mark Disbury  
 Mortgage Lenders Name & Address N/A  
 Property ID Number Lot #13 15-45-17-08359-113 Estimated Cost of Construction 50,000.00  
 Subdivision Name Country Side Estates Lot 13 Block CLAY Unit CLAY Phase CLAY  
 Driving Directions Hwy 90 to Country Club Road, turn right go approx. 3 miles to Country Side Estates turn left on SE Victoria Glen, 3rd lot on right  
 Type of Construction New Home FRAME + HARDI Number of Existing Dwellings on Property 0  
 Total Acreage .50 Lot Size .50 Do you need a Culvert Permit or Culvert Waiver or Have an Existing Dri  
 Actual Distance of Structure from Property Lines - Front 25' Side 56' Side 56' Rear 55'  
 Total Building Height 15' 6 1/2 Number of Stories 1 Heated Floor Area 1200 Roof Pitch 6/12

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.

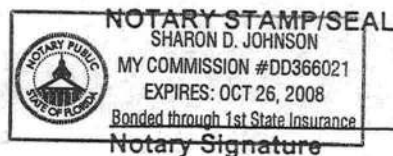
WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Chris W. Cox  
 Owner Builder or Agent (Including Contractor)

[Signature]  
 Contractor Signature  
 Contractors License Number CBC054575  
 Competency Card Number

STATE OF FLORIDA  
 COUNTY OF COLUMBIA,

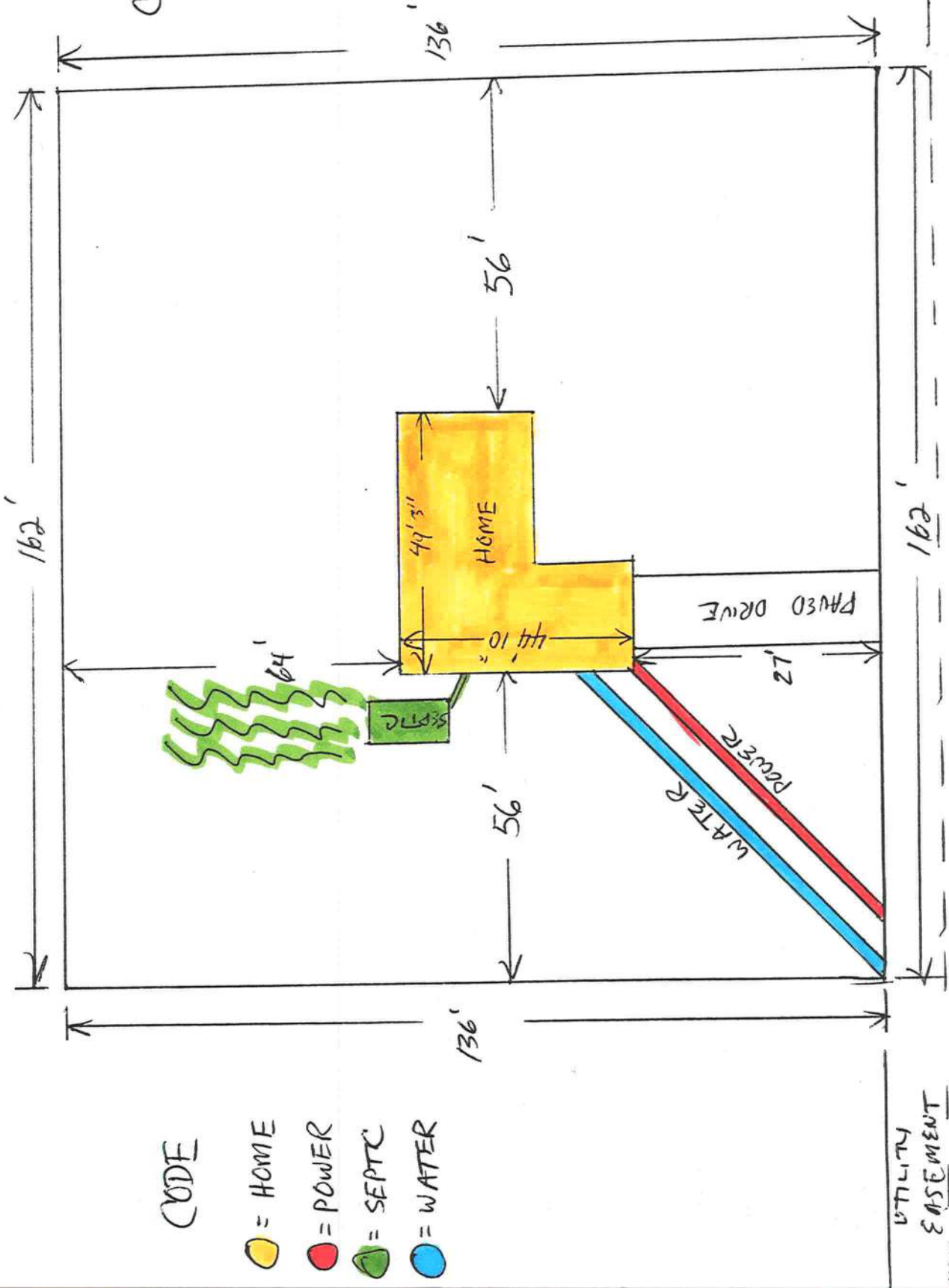
Sworn to (or affirmed) and subscribed before me  
 this 12th day of January 20 05.  
 Personally known ✓ or Produced Identification



Sharon D. Johnson



SE VICTORIA GLEN



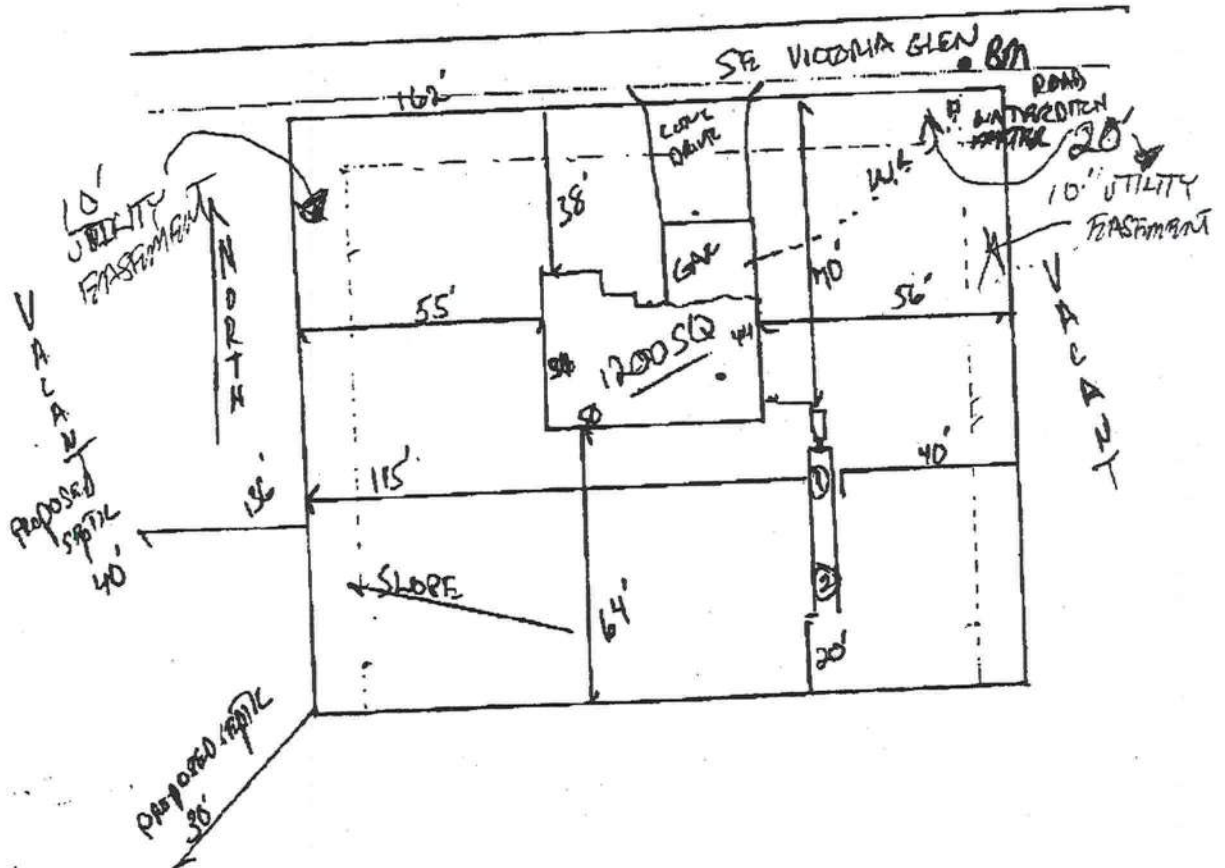
STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
APPLICATION FOR ONSITE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT  
Permit Application Number 05-

Permit Application Number 05-0091

## PART II - SITEPLAN

Scale: 1 inch = <sup>40</sup> feet.

Amended  
2-4-05



**Notes:-**

Site Plan submitted by:

**Plan Approved**

**Not Approved**

**MASTER CONTRACTOR**

Date 7-4-05

**County Health Department**

**ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT**

Page 2 of 4

DDI 4016, 10/84 (Replaces HRS-H Form 4016 which may be used)  
(Stock Number: 5744-002-4016-6)



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 15-45-17-08359-016 15-45-17-08359-113  
PARENT # LOT 13 #

1. Description of property: (legal description of the property and street address or 911 address)  
Lot #13, 182 S.E. Victoria Glen, Lake City, FL.  
Country Side Estates

2. General description of Improvement: New Construction

3. Owner Name & Address Cornerstone Development Group  
180 NW Amenity Court, LCR Interest In Property \_\_\_\_\_

4. Name & Address of Fee Simple Owner (If other than owner): N/A

5. Contractor Name Brownzecher Construction Phone Number 752-8653  
Address PO Box 815 LC FL 32056

6. Surety Holders Name N/A Phone Number \_\_\_\_\_  
Address \_\_\_\_\_  
Amount of Bond N/A Inst: 2005000835 Date: 01/12/2005 Time: 16:42  
MK DC, P. DeWitt Cason, Columbia County B: 1035 P: 1103

7. Lender Name N/A  
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 N/A 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) N/A

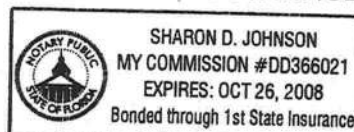
**NOTICE AS PER CHAPTER 713, Florida Statutes:**

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

[Signature]  
Signature of Owner

Sworn to (or affirmed) and subscribed before  
day of 11/12, 2005

**NOTARY STAMP/SEAL**



[Signature]  
Signature of Notary

1) THIS INSTRUMENT WAS PREPARED BY:

TERRY McDAVID  
POST OFFICE BOX 1328  
LAKE CITY, FL 32056-1328

RETURN TO:

TERRY McDAVID  
POST OFFICE BOX 1328  
LAKE CITY, FL 32056-1328

File No. 04-119

Property Appraiser's  
Parcel Identification No.  
15-4S-17-08359-016

Inst:2004008036 Date:04/08/2004 Time:12:28

Doc Stamp-Deed : 1435.00

MD DC, P. DeWitt Cason, Columbia County B:1012 P:49

WARRANTY DEED

THIS INDENTURE, made this 8th day of April 2004, BETWEEN ROLAND L. TARDIF and his wife, LOUISE TARDIF, whose post office address is 4078 SE Country Club Road, Lake City, Florida 32025, of the County of Columbia, State of Florida, grantor\*, and CORNERSTONE DEVELOPMENT GROUP, LLC, a Florida Limited Liability Company, whose post office address is 180 NW Amenity Court, Lake City, Florida 32025, of the County of Columbia, State of Florida, grantee\*.

WITNESSETH: that said grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's successors and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

PARCEL NO. 1:

TOWNSHIP 4 SOUTH - RANGE 17 EAST

SECTION 15: Begin at the Southeast corner of the Northwest 1/4 of Section 15, Township 4 South, Range 17 East, Columbia County, Florida, and run N 1°11'01"W, along the East line of said Northwest 1/4 a distance of 679.28 feet to the POINT OF BEGINNING; thence S 88°41'16"W, 1296.02 feet to the East right-of-way line of State Road No. S-133; thence N 1°14'10"W, along said West right-of-way line 336.70 feet; thence N 88°41'16"E, 1296.33 feet to said East line of the Northwest 1/4, Section 15; thence S 1°11'01"E, along said East line 336.70 feet to the POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

PARCEL NO. 2:

TOWNSHIP 4 SOUTH - RANGE 17 EAST

SECTION 15: Commence at the Southeast corner of the Northwest 1/4 of Section 15, Township 4 South, Range 17 East, Columbia County, Florida, and run N 01°11'01"W, along the East line of said Northwest 1/4 a distance of 343.13 feet to the POINT OF BEGINNING; thence S 88°41'16"W, 1295.71 feet to a point on the East right-of-way line of State Road No. S-133; thence N 01°14'10"W, along said



Easterly right-of-way line 336.15 feet; thence N 88°41'16"E, 1296.02 feet to a point on the East line of said Northwest 1/4 of Section 15; thence S 01°11'01"E, along said East line 336.15 feet to the POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

SUBJECT TO: Restrictions, easements and outstanding mineral rights of record, if any, and taxes for the current year, & Restrictions shown on Schedule "A" attached hereto.

and said grantor does hereby fully warrant the title to said land,

and will defend the same against the lawful claims of all persons

whomsoever.

\*"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in our presence:

Terry McDavid  
(First Witness)

Terry McDavid  
Printed Name

Myrtle Ann McElroy  
(Second Witness)

Myrtle Ann McElroy  
Printed Name

Roland L. Tardif (SEAL)  
Roland L. Tardif

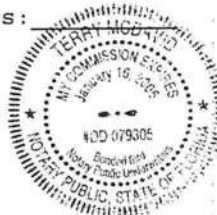
Louise Tardif (SEAL)  
Louise Tardif

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 8th day of April 2004, by ROLAND L. TARDIF and his wife, LOUISE TARDIF, who are personally known to me and who did not take an oath.

Terry McDavid  
Notary Public

My Commission Expires:



SCHEDULE "A" ATTACHED TO WARRANTY DEED  
DATED APRIL 8, 2004 FROM  
ROLAND L. TARDIF & his wife, LOUISE TARDIF  
TO  
CORNERSTONE DEVELOPMENT GROUP, LLC

For the period of time ending twenty (20) years from this date, the property described herein shall be subject to the following restrictions:

1. No mobile homes may be placed on the property.
2. Any home built on the property shall be a single family residence having not less than 1,100 square feet of heated living area.

Inst:2004008036 Date:04/08/2004 Time:12:28

Doc Stamp-Deed : 1435.00

Bill DC, P. DeWitt Cason, Columbia County B:1012 P:51



## COLUMBIA COUNTY BUILDING DEPARTMENT

### RESIDENTIAL MINIMUM PLAN REQUIREMENTS AND CHECKLIST FOR FLORIDA BUILDING CODE 2001 ONE (1) AND TWO (2) FAMILY DWELLINGS ALL REQUIREMENTS ARE SUBJECT TO CHANGE EFFECTIVE MARCH 1, 2002

ALL BUILDING PLANS MUST INDICATE THE FOLLOWING ITEMS AND INDICATE COMPLIANCE WITH CHAPTER 1606 OF THE FLORIDA BUILDING CODE 2001 BY PROVIDING CALCULATIONS AND DETAILS THAT HAVE THE SEAL AND SIGNATURE OF A CERTIFIED ARCHITECT OR ENGINEER REGISTERED IN THE STATE OF FLORIDA, OR ALTERNATE METHODOLOGIES, APPROVED BY THE STATE OF FLORIDA BUILDING COMMISSION FOR ONE-AND-TWO FAMILY DWELLINGS. FOR DESIGN PURPOSES THE FOLLOWING BASIC WIND SPEED AS PER FIGURE 1606 SHALL BE USED.

WIND SPEED LINE SHALL BE DEFINED AS FOLLOWS: THE CENTERLINE OF INTERSTATE 75.

1. ALL BUILDINGS CONSTRUCTED EAST OF SAID LINE SHALL BE ----- 100 MPH
2. ALL BUILDINGS CONSTRUCTED WEST OF SAID LINE SHALL BE -----110 MPH
3. NO AREA IN COLUMBIA COUNTY IS IN A WIND BORNE DEBRIS REGION

APPLICANT - PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL

**GENERAL REQUIREMENTS:** Two (2) complete sets of plans containing the following:

Applicant	Plans Examiner	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All drawings must be clear, concise and drawn to scale ("Optional " details that are not used shall be marked void or crossed off). Square footage of different areas shall be shown on plans.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Designers name and signature on document (FBC 104.2.1). If licensed architect or engineer, official seal shall be affixed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Site Plan including:</b> a) Dimensions of lot b) Dimensions of building set backs c) Location of all other buildings on lot, well and septic tank if applicable, and all utility easements. d) Provide a full legal description of property.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Wind-load Engineering Summary, calculations and any details required</b> a) Plans or specifications must state compliance with FBC Section 1606 b) The following information must be shown as per section 1606.1.7 FBC a. Basic wind speed (MPH) b. Wind importance factor (I) and building category c. Wind exposure - if more than one wind exposure is used, the wind exposure and applicable wind direction shall be indicated d. The applicable internal pressure coefficient e. Components and Cladding. The design wind pressure in terms of psf (kN/m <sup>2</sup> ), to be used for the design of exterior component and cladding materials not specifically designed by the registered design professional
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Elevations including:</b> a) All sides b) Roof pitch c) Overhang dimensions and detail with attic ventilation d) Location, size and height above roof of chimneys e) Location and size of skylights f) Building height g) Number of stories

**Floor Plan including:**

- ☒ ☐ a) Rooms labeled and dimensioned
- ☒ ☐ b) Shear walls
- ☒ ☐ c) Windows and doors (including garage doors) showing size, mfg., approval listing and attachment specs. (FBC 1707) and safety glazing where needed (egress windows in bedrooms to be shown)
- ☒ ☐ d) Fireplaces (gas appliance) (vented or non-vented) or wood burning with hearth
- ☒ ☐ e) Stairs with dimensions (width, tread and riser) and details of guardrails and handrails
- ☒ ☐ f) Must show and identify accessibility requirements (accessible bathroom)

**Foundation Plan including:**

- ☒ ☐ a) Location of all load-bearing wall with required footings indicated as standard Or monolithic and dimensions and reinforcing
- ☒ ☐ b) All posts and/or column footing including size and reinforcing
- ☒ ☐ c) Any special support required by soil analysis such as piling
- ☒ ☐ d) Location of any vertical steel

**Roof System:**

- ☒ ☐ a) Truss package including:
  - 1. Truss layout and truss details signed and sealed by Fl. Pro. Eng.
  - 2. Roof assembly (FBC 104.2.1 Roofing system, materials, manufacturer, fastening requirements and product evaluation with wind resistance rating)
- ☒ ☐ b) Conventional Framing Layout including:
  - 1. Rafter size, species and spacing
  - 2. Attachment to wall and uplift
  - 3. Ridge beam sized and valley framing and support details
  - 4. Roof assembly (FBC 104.2.1 Roofing systems, materials, manufacturer, fastening requirements and product evaluation with wind resistance rating)

**Wall Sections including:**

- ☐ ☐ a) Masonry wall
  - 1. All materials making up wall
  - 2. Block size and mortar type with size and spacing of reinforcement
  - 3. Lintel, tie-beam sizes and reinforcement
  - 4. Gable ends with rake beams showing reinforcement or gable truss and wall bracing details
  - 5. All required connectors with uplift rating and required number and size of fasteners for continuous tie from roof to foundation
  - 6. Roof assembly shown here or on roof system detail (FBC 104.2.1 Roofing system, materials, manufacturer, fastening requirements and product evaluation with resistance rating)
  - 7. Fire resistant construction (if required)
  - 8. Fireproofing requirements
  - 9. Shoe type of termite treatment (termicide or alternative method)
  - 10. Slab on grade
    - a. Vapor retardant (6mil. Polyethylene with joints lapped 6 inches and sealed)
    - b. Must show control joints, synthetic fiber reinforcement or Welded fire fabric reinforcement and supports
  - 11. Indicate where pressure treated wood will be placed
  - 12. Provide insulation R value for the following:
    - a. Attic space
    - b. Exterior wall cavity
    - c. Crawl space (if applicable)



**b) Wood frame wall**

1. All materials making up wall
2. Size and species of studs
3. Sheathing size, type and nailing schedule
4. Headers sized
5. Gable end showing balloon framing detail or gable truss and wall hinge bracing detail
6. All required fasteners for continuous tie from roof to foundation (truss anchors, straps, anchor bolts and washers)
7. Roof assembly shown here or on roof system detail (FBC104.2.1 Roofing system, materials, manufacturer, fastening requirements and product evaluation with wind resistance rating)
8. Fire resistant construction (if applicable)
9. Fireproofing requirements
10. Show type of termite treatment (termicide or alternative method)
11. Slab on grade
  - a. Vapor retardant (6Mil. Polyethylene with joints lapped 6 inches and sealed
  - b. Must show control joints, synthetic fiber reinforcement or welded wire fabric reinforcement and supports
12. Indicate where pressure treated wood will be placed
13. Provide insulation R value for the following:
  - a. Attic space
  - b. Exterior wall cavity
  - c. Crawl space (if applicable)

~~c) Metal frame wall and roof (designed, signed and sealed by Florida Prof. Engineer or Architect)~~

**Floor Framing System:**

- ~~a) Floor truss package including layout and details, signed and sealed by Florida Registered Professional Engineer~~
- ~~b) Floor joist size and spacing~~
- ~~c) Girder size and spacing~~
- ~~d) Attachment of joist to girder~~
- ~~e) Wind load requirements where applicable~~

**Plumbing Fixture layout**

**Electrical layout including:**

- a) Switches, outlets/receptacles, lighting and all required GFCI outlets identified
- b) Ceiling fans
- c) Smoke detectors
- d) Service panel and sub-panel size and location(s)
- e) Meter location with type of service entrance (overhead or underground)
- f) Appliances and HVAC equipment
- g) Arc Fault Circuits (AFCI) in bedrooms

**HVAC information**

- a) Manual J sizing equipment or equivalent computation
- b) Exhaust fans in bathroom

**Energy Calculations** (dimensions shall match plans)

**Gas System** Type (LP or Natural) Location and BTU demand of equipment

**Disclosure Statement for Owner Builders**

**\*\*\*Notice Of Commencement Required Before Any Inspections Will Be Done**

**Private Potable Water**

- a) Size of pump motor
- b) Size of pressure tank
- c) Cycle stop valve if used

*community water*

NA

NA


FLORIDA ENERGY EFFICIENCY CODE  
FOR BUILDING CONSTRUCTION

Florida Department of Community Affairs  
Residential Whole Building Performance Method A

Project Name:	TheThomasModel	Builder:	Bryan Zecher
Address:	Lot: , Sub: , Plat:	Permitting Office:	
City, State:	,	Permit Number:	23208
Owner:	Model Home	Jurisdiction Number:	221000
Climate Zone:	North		

1. New construction or existing	New	12. Cooling systems	
2. Single family or multi-family	Single family	a. Central Unit	Cap: 25.0 kBtu/hr
3. Number of units, if multi-family	1		SEER: 11.00
4. Number of Bedrooms	3	b. N/A	
5. Is this a worst case?	Yes	c. N/A	
6. Conditioned floor area (ft²)	1200 ft²		
7. Glass area & type	Single Pane Double Pane	13. Heating systems	
a. Clear glass, default U-factor	0.0 ft² 141.0 ft²	a. Electric Heat Pump	Cap: 25.0 kBtu/hr
b. Default tint, default U-factor	0.0 ft² 0.0 ft²		HSPF: 7.00
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, 160.0(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, Adjacent	R=13.0, 142.0 ft²	b. N/A	
b. Frame, Wood, Exterior	R=13.0, 939.0 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, 1250.0 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, 140.0 ft		
b. N/A			

Glass/Floor Area: 0.12      Total as-built points: 20944      PASS  
Total base points: 21176

I hereby certify that the plans and specifications covered by this calculation are in compliance with the Florida Energy Code. <b>PREPARED BY:</b> Evan Beamsley <b>DATE:</b> 1/26/05 I hereby certify that this building, as designed, is in compliance with the Florida Energy Code. <b>OWNER/AGENT:</b> [Signature] <b>DATE:</b> 1-31-05	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. <b>BUILDING OFFICIAL:</b> _____ <b>DATE:</b> _____ 
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SUMMER CALCULATIONS

Residential Whole Building Performance Method A - Details

ADDRESS: Lot: , Sub: , Plat: , , ,

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	1200.0	20.04	4328.6	Double, Clear	E	1.5	5.5	75.0	42.06	0.90	2827.4		
				Double, Clear	E	1.5	7.5	20.0	42.06	0.95	798.0		
				Double, Clear	W	0.0	0.0	15.0	38.52	1.00	577.9		
				Double, Clear	W	6.5	7.0	7.0	38.52	0.55	147.6		
				Double, Clear	N	1.5	3.5	9.0	19.20	0.86	148.4		
				Double, Clear	N	1.5	5.5	15.0	19.20	0.93	267.3		
				As-Built Total:							141.0		
WALL TYPES Area X BSPM = Points				Type	R-Value			Area X SPM = Points					
Adjacent	142.0	0.70	99.4	Frame, Wood, Adjacent	13.0			142.0	0.60	85.2			
Exterior	939.0	1.70	1596.3	Frame, Wood, Exterior	13.0			939.0	1.50	1408.5			
Base Total:				1081.0			1695.7			As-Built Total:		1081.0	1493.7
DOOR TYPES Area X BSPM = Points				Type				Area X SPM = Points					
Adjacent	18.0	2.40	43.2	Exterior Insulated				20.0	4.10	82.0			
Exterior	40.0	6.10	244.0	Exterior Insulated				20.0	4.10	82.0			
				Adjacent Insulated				18.0	1.60	28.8			
Base Total:				58.0			287.2			As-Built Total:		58.0	192.8
CEILING TYPES Area X BSPM = Points				Type	R-Value			Area X SPM X SCM = Points					
Under Attic	1200.0	1.73	2076.0	Under Attic	30.0			1250.0	1.73 X 1.00	2162.5			
Base Total:				1200.0			2076.0			As-Built Total:		1250.0	2162.5
FLOOR TYPES Area X BSPM = Points				Type	R-Value			Area X SPM = Points					
Slab	160.0(p)	-37.0	-5920.0	Slab-On-Grade Edge Insulation	0.0			160.0(p)	-41.20	-6592.0			
Raised	0.0	0.00	0.0										
Base Total:				-5920.0			As-Built Total:			160.0	-6592.0		
INFILTRATION Area X BSPM = Points							Area X SPM = Points						
	1200.0	10.21	12252.0					1200.0	10.21	12252.0			

SUMMER CALCULATIONS

Residential Whole Building Performance Method A - Details

ADDRESS: Lot: , Sub: , Plat: , , ,

PERMIT #:

BASE				AS-BUILT						
Summer Base Points: 14719.5				Summer As-Built Points: 14275.7						
Total Summer Points	X	System Multiplier	= Cooling Points	Total Component	X	Cap Ratio	X Duct Multiplier (DM x DSM x AHU)	X System Multiplier	X Credit Multiplier	= Cooling Points
14719.5		0.4266	6279.4	14275.7		1.000	(1.090 x 1.147 x 1.00)	0.310	1.000	5537.7
				14275.7		1.00	1.250	0.310	1.000	5537.7



WINTER CALCULATIONS  
Residential Whole Building Performance Method A - Details

ADDRESS: Lot: , Sub: , Plat: , , ,

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	1200.0	12.74	2751.8	Double, Clear	E	1.5	5.5	75.0	18.79	1.04	1467.7
				Double, Clear	E	1.5	7.5	20.0	18.79	1.02	384.5
				Double, Clear	W	0.0	0.0	15.0	20.73	1.00	310.9
				Double, Clear	W	6.5	7.0	7.0	20.73	1.16	168.2
				Double, Clear	N	1.5	3.5	9.0	24.58	1.01	222.8
				Double, Clear	N	1.5	5.5	15.0	24.58	1.00	369.8
				As-Built Total:						141.0	
WALL TYPES Area X BWPM = Points				Type	R-Value		Area X WPM = Points				
Adjacent	142.0	3.60	511.2	Frame, Wood, Adjacent	13.0		142.0	3.30	468.6		
Exterior	939.0	3.70	3474.3	Frame, Wood, Exterior	13.0		939.0	3.40	3192.6		
Base Total:		1081.0	3985.5	As-Built Total:				1081.0	3661.2		
DOOR TYPES Area X BWPM = Points				Type			Area X WPM = Points				
Adjacent	18.0	11.50	207.0	Exterior Insulated			20.0	8.40	168.0		
Exterior	40.0	12.30	492.0	Exterior Insulated			20.0	8.40	168.0		
				Adjacent Insulated			18.0	8.00	144.0		
Base Total:		58.0	699.0	As-Built Total:				58.0	480.0		
CEILING TYPES Area X BWPM = Points				Type	R-Value		Area X WPM X WCM = Points				
Under Attic	1200.0	2.05	2460.0	Under Attic	30.0		1250.0	2.05 X 1.00	2562.5		
Base Total:		1200.0	2460.0	As-Built Total:				1250.0	2562.5		
FLOOR TYPES Area X BWPM = Points				Type	R-Value		Area X WPM = Points				
Slab	160.0(p)	8.9	1424.0	Slab-On-Grade Edge Insulation	0.0		160.0(p)	18.80	3008.0		
Raised	0.0	0.00	0.0								
Base Total:		1424.0		As-Built Total:				160.0	3008.0		
INFILTRATION Area X BWPM = Points				Area X WPM = Points							
		1200.0	-0.59					1200.0	-0.59	-708.0	

WINTER CALCULATIONS

Residential Whole Building Performance Method A - Details

ADDRESS: Lot: , Sub: , Plat: , , ,

PERMIT #:

BASE				AS-BUILT							
Winter Base Points:		10612.3		Winter As-Built Points:				11927.6			
Total Winter Points	X	System Multiplier	= Heating Points	Total Component	X	Cap Ratio	X Duct Multiplier (DM x DSM x AHU)	X System Multiplier	X Credit Multiplier	= Heating Points	
10612.3		0.6274	6658.2	11927.6		1.000	(1.069 x 1.169 x 1.00)	0.487	1.000	7261.1	
				11927.6		1.00	1.250	0.487	1.000	7261.1	



**WATER HEATING & CODE COMPLIANCE STATUS**  
Residential Whole Building Performance Method A - Details

ADDRESS: Lot: , Sub: , Plat: , , ,

PERMIT #:

BASE				AS-BUILT					
WATER HEATING				Tank	EF	Number of	X	Tank	X
Number of	X	Multiplier	=	Total	Volume	Bedrooms		Ratio	Multiplier
Bedrooms									
3		2746.00		8238.0	40.0	0.89	3	1.00	2715.15
					As-Built Total:				8145.4

CODE COMPLIANCE STATUS							
BASE				AS-BUILT			
Cooling	+	Heating	+	Hot Water	=	Total	
Points		Points		Points		Points	
6279		6658		8238		21176	

Cooling	+	Heating	+	Hot Water	=	Total	
Points		Points		Points		Points	
5538		7261		8145		20944	

PASS



Code Compliance Checklist

Residential Whole Building Performance Method A - Details

ADDRESS: Lot: , Sub: , Plat: , , ,

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\* = 82.8

The higher the score, the more efficient the home.

Model Home, Lot: , Sub: , Plat: , , ,

1. New construction or existing New
2. Single family or multi-family Single family
3. Number of units, if multi-family 1
4. Number of Bedrooms 3
5. Is this a worst case? Yes
6. Conditioned floor area (ft²) 1200 ft²
7. Glass area & type Single Pane Double Pane
a. Clear glass, default U-factor 0.0 ft² 141.0 ft²
b. Default tint, default U-factor 0.0 ft² 0.0 ft²
c. Labeled U-factor or SHGC 0.0 ft² 0.0 ft²
8. Floor types
a. Slab-On-Grade Edge Insulation R=0.0, 160.0(p) ft
b. N/A
c. N/A
9. Wall types
a. Frame, Wood, Adjacent R=13.0, 142.0 ft²
b. Frame, Wood, Exterior R=13.0, 939.0 ft²
c. N/A
d. N/A
e. N/A
10. Ceiling types
a. Under Attic R=30.0, 1250.0 ft²
b. N/A
c. N/A
11. Ducts
a. Sup: Unc. Ret: Unc. AH: Garage Sup. R=6.0, 140.0 ft
b. N/A
12. Cooling systems
a. Central Unit Cap: 25.0 kBtu/hr SEER: 11.00
b. N/A
c. N/A
13. Heating systems
a. Electric Heat Pump Cap: 25.0 kBtu/hr HSPF: 7.00
b. N/A
c. N/A
14. Hot water systems
a. Electric Resistance Cap: 40.0 gallons EF: 0.89
b. N/A
c. Conservation credits (HR-Heat recovery, Solar DHP-Dedicated heat pump)
15. HVAC credits (CF-Ceiling fan, CV-Cross ventilation, HF-Whole house fan, PT-Programmable Thermostat, MZ-C-Multizone cooling, MZ-H-Multizone heating)

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: 1-31-05

Address of New Home: 182 SE VICTORIA LN City/FL Zip: LAKE CITY, 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 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 at 850/487-1824. (Version: FLR2PB v3.4)

**Columbia County Building Department  
Culvert Permit**

**Culvert Permit No.  
000000677**

DATE 05/27/2005 PARCEL ID # 15-4S-17-08359-113

APPLICANT CHRIS COX PHONE 752-1711

ADDRESS 180 NW AMENITY COURT LAKE CITY FL 32055

OWNER CORNERSTONE DEVELOPMENT GROUP PHONE 752-1711

ADDRESS 182 SE VICTORIA GLEN LAKE CITY FL 32025

CONTRACTOR BRYAN ZECHER PHONE 752-8653

LOCATION OF PROPERTY 90E, TR ON OLD COUNTRY CLUB ROAD, TL ON VICTORIA GLEN, 3RD LOT ON  
RIGHT

SUBDIVISION/LOT/BLOCK/PHASE/UNIT COUNTRY SIDE EST 13

SIGNATURE



**INSTALLATION REQUIREMENTS**



Culvert size will be 18 inches in diameter with a total length of 32 feet, leaving 24 feet of driving surface. Both ends will be mitered 4 foot with a 4 : 1 slope and poured with a 4 inch thick reinforced concrete slab.

INSTALLATION NOTE: Turnouts will be required as follows:

- a) a majority of the current and existing driveway turnouts are paved, or;
- b) the driveway to be served will be paved or formed with concrete.

Turnouts shall be concrete or paved a minimum of 12 feet wide or the width of the concrete or paved driveway, whichever is greater. The width shall conform to the current and existing paved or concreted turnouts.



Culvert installation shall conform to the approved site plan standards.



Department of Transportation Permit installation approved standards.



Other \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ALL PROPER SAFETY REQUIREMENTS SHOULD BE FOLLOWED  
DURING THE INSTALATION OF THE CULVERT.**

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

**Amount Paid 25.00**







**UNIVERSAL**  
**ENGINEERING SCIENCES**  
Consultant In: Geotechnical Engineering,  
Environmental Sciences, Construction Materials Testing  
4475 SW 35th Terrace, Gainesville, Florida 32608 (352) 372-3392

**Project No.:** 27915-001-01  
**Report No.:** 3185  
**Date:** June 10, 2005

**REPORT ON  
IN-PLACE DENSITY TESTS**

**Client:** Cornerstone Development  
P.O. Box 1867  
Lake City, FL 32056

#23208

**Project:** Country Side Estates, Lot No. 13, Permit Not Posted, Lake City, Columbia County, FL

**Area Tested:** Fill Beneath Proposed Building Pad

**Course:** Final Grade

**Depth of Test:** 0-1'


**Type of Test:** ASTM D-2922

**Date Tested:** 06-06-05

**Remarks:** The tests below meet the minimum 95 percent relative soil compaction requirement of Laboratory Modified Proctor maximum dry density (ASTM D-1557).

TEST LOCATION		LABORATORY RESULTS		FIELD TEST RESULTS		
Description of Test Location		Maximum Density (pcf)	Optimum Moisture (%)	Dry Density (pcf)	Field Moisture (%)	Soil Compaction (%)
1.	Approximate Center of Pad	112.0	11.0	108.0	7.0	96.4
2.	Approximately 10' Northeast from Southwest Corner of Pad	112.0	11.0	107.4	6.3	95.9
3.	Approximately 10' Southwest from Northeast Corner of Pad	112.0	11.0	107.9	6.0	96.3

Technician: DM/lm

  
6/10/05  
Andrew T. Schmid, P.E.  
FL Professional Engineer No. 56022



# Notice of Treatment

11493

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

Address: BAYA AVE

City: A.C.

Phone: 752 1703

Site Location: Subdivision Countryside 1st

Lot # 13 Block#        Permit # 23208

Address 182 SE Victoria Gln

## Product used

## Active Ingredient

## % Concentration

☐ Dursban TC

Chlorpyrifos

0.5%

☐ Termidor

Fipronil

0.06%

☒ Bora-Care

Disodium Octaborate Tetrahydrate

23.0%

## Type treatment:

☐ Soil

☒ Wood

## Area Treated

## Square feet

## Linear feet

## Gallons Applied

Dwelling

1667

544

4

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 \_\_\_\_\_.

7/14/05  
Date

1045  
Time

LUNNY F254  
Print Technician's Name

Remarks: \_\_\_\_\_

Applicator - White

Permit File - Canary

Permit Holder - Pink

6/04

©



# COLUMBIA COUNTY OF FLORIDA

## 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 15-4S-17-08359-113

Building permit No. 000023208

Use Classification SFD, UTILITY

Fire: .00

Permit Holder BRYAN ZECHER

Waste: .00

Owner of Building CORNERSTONE DEVELOPMENT GROUP Total: .00

Location: 182 SE VICTORIA GLEN(COUNTRY SIDE EST., LOT 13)

Date: 09/13/2005

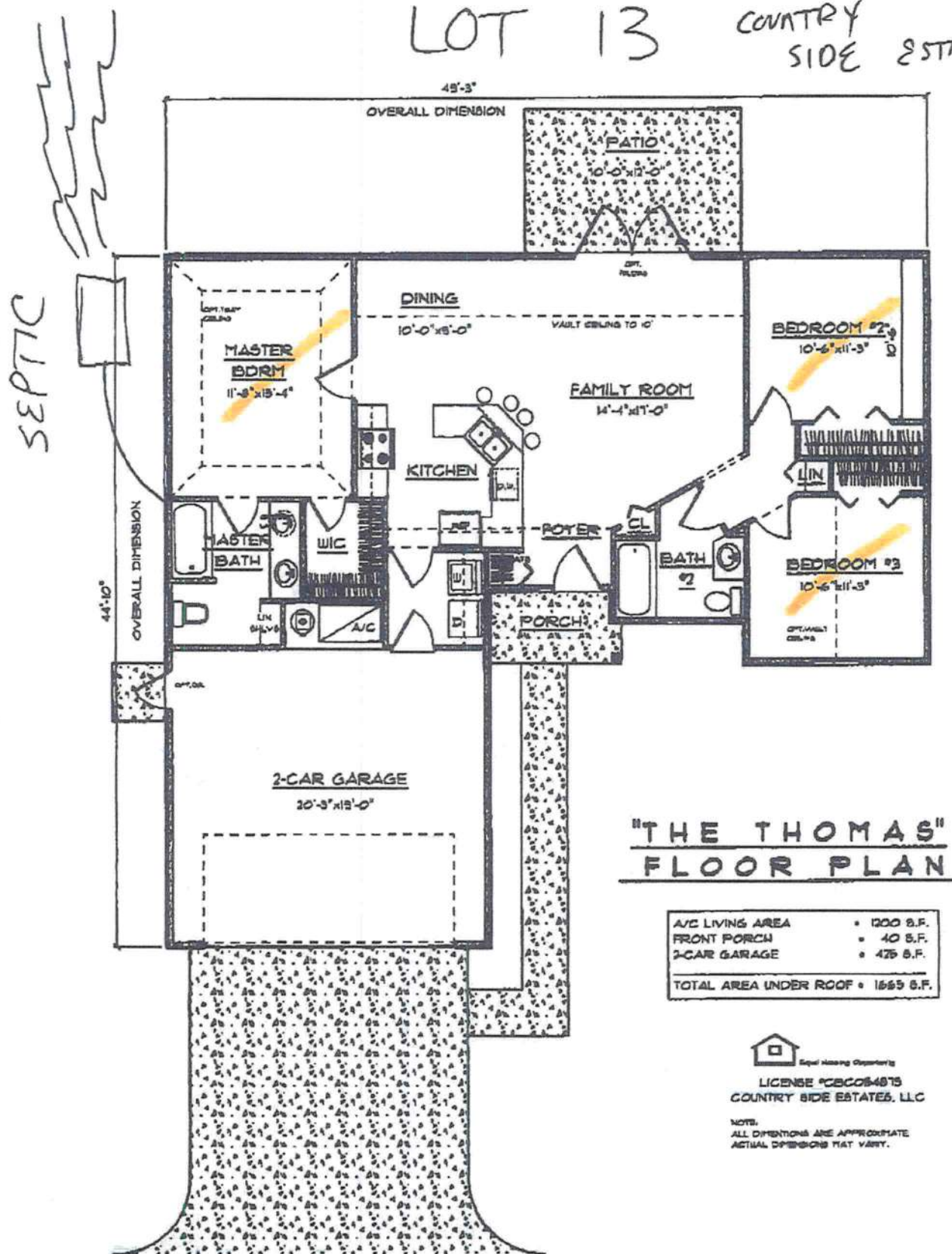


Building Inspector

POST IN A CONSPICUOUS PLACE  
(Business Places Only)



COUNTRY  
SIDE ESTATES



"THE THOMAS"  
FLOOR PLAN

A/C LIVING AREA	• 1200 S.F.
FRONT PORCH	• 40 S.F.
2-CAR GARAGE	• 425 S.F.
<hr/>	
TOTAL AREA UNDER ROOF:	1665 S.F.



LICENSE #CBC084873  
COUNTRY SIDE ESTATES, LLC

NOTE:  
ALL DIMENSIONS ARE APPROXIMATE  
ACTUAL DIMENSIONS MAY VARY.

497.4866



# Notice of Intent for Preventative Treatment for Termites

(As required by Florida Building Code 104.2.6)

Date: 5-12-05

CSE

LOT 13

(Address of Treatment or Lot/Block of Treatment)

LAKE CITY

City

## Florida Pest Control & Chemical Co.

[www.flapest.com](http://www.flapest.com)

Product to be used: Bora-Care Termiticide (Wood Treatment)

Chemical to be used: 23% Disodium Octaborate Tetrahydrate

Application will be performed onto structural wood at dried-in stage of construction. Bora-Care Termiticide application shall be applied according to EPA registered label directions as stated in the Florida Building Code Section 1861.1.8

(Information to be provided to local building code offices prior to concrete foundation installation.)