



## Columbia County New Building Permit Application

7678

**For Office Use Only**

Application # 44538 Date Received 2/17/20 By LH Permit # 39453  
 Zoning Official LW / LH Date 2-24-20 Flood Zone X Land Use ELD Zoning PRD  
 FEMA Map # \_\_\_\_\_ Elevation \_\_\_\_\_ MFE 161.5' River \_\_\_\_\_ Plans Examiner T.C. Date 2-26-20  
 Comments \_\_\_\_\_  
☐ NOC ☒ EH ☐ Deed or PA ☐ Site Plan ☐ State Road Info ☒ Well Letter ☐ 911 Sheet ☐ Parent Parcel # \_\_\_\_\_  
☐ Dev Permit # \_\_\_\_\_ ☐ In Floodway ☐ Letter of Auth. from Contractor ☐ F W Comp. letter  
☐ Owner Builder Disclosure Statement ☐ Land Owner Affidavit ☐ Ellisville Water ☐ App Fee Paid ☒ Sub VF Form

Septic Permit No. 20-0146 OR City Water ☒ Fax \_\_\_\_\_  
 Applicant (Who will sign/pickup the permit) James M Lipscomb Phone (386) 623-9141  
 Address 331 SE Woods Terrace, Lake City, FL 32025  
 Owners Name John and Kyoungja Homes, LLC Phone (386) 752-9626  
 911 Address 207 NW TURKEY RUN CT, Lake City, FL 32055  
 Contractors Name Lipscomb & Eagle Development, Inc. Phone (386) 623-9141  
 Address 184 SW Dominos Way, Ste 104, Lake City, FL 32025  
 Contractor Email Lipscomb04@gmail.com \*\*\*Include to get updates on this job.

Fee Simple Owner Name & Address \_\_\_\_\_  
 Bonding Co. Name & Address \_\_\_\_\_  
 Architect/Engineer Name & Address \_\_\_\_\_  
 Mortgage Lenders Name & Address \_\_\_\_\_

Circle the correct power company ☒ FL Power & Light ☐ Clay Elec. ☐ Suwannee Valley Elec. ☐ Duke Energy

Property ID Number 23-3S-16-02279-119 Estimated Construction Cost 140,000.00

Subdivision Name Turkey Creek Lot 19 Block \_\_\_\_\_ Unit 1 Phase 1

Driving Directions from a Major Road Go North on NW Lake Jeffrey Rd, Turn Right onto NW Turkey Creek Way, Right onto NW Gobbler Drive, Right onto NW Turkey Run Court, Location will be on the right just before the cul-de-sac.

Construction of Single Family Residence Commercial OR X Residential

Proposed Use/Occupancy Residential Number of Existing Dwellings on Property 0

Is the Building Fire Sprinkled? No If Yes, blueprints included \_\_\_\_\_ Or Explain \_\_\_\_\_

Circle Proposed ☒ Per James Lipscomb 2.24.20 ☐ Culvert Permit or ☒ Culvert Waiver or ☐ D.O.T. Permit or ☐ Have an Existing Drive

Actual Distance of Structure from Property Lines - Front 21.6' Side 18'-1 1/4" Side 18'-2" Rear 31.10'

Number of Stories 1 Heated Floor Area 1,678 Total Floor Area 2,442 Acreage 0.251

Zoning Applications applied for (Site & Development Plan, Special Exception, etc.) \_\_\_\_\_

**Columbia County Building Permit Application**

**CODE: Florida Building Code 2017 and the 2014 National Electrical Code.**

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.

**TIME LIMITATIONS OF APPLICATION :** An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless pursued in good faith or a permit has been issued.

**TIME LIMITATIONS OF PERMITS:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time work is commenced. A valid permit receives an approved inspection every 180 days. Work shall be considered not suspended, abandoned or invalid when the permit has received an approved inspection within 180 days of the previous approved inspection.

**FLORIDA'S CONSTRUCTION LIEN LAW: Protect Yourself and Your Investment:** According to Florida Law, those who work on your property or provide materials, and are not paid-in-full, have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor fails to pay subcontractors or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. This means if a lien is filed against your property, it could be sold against your will to pay for labor, materials or other services which your contractor may have failed to pay.

**NOTICE OF RESPONSIBILITY TO CONTRACTOR AND AGENT:** **YOU ARE HEREBY NOTIFIED** as the recipient of a building permit from Columbia County, Florida, you will be held responsible to the County for any damage to sidewalks and/or road curbs and gutters, concrete features and structures, together with damage to drainage facilities, removal of sod, major changes to lot grades that result in ponding of water, or other damage to roadway and other public infrastructure facilities caused by you or your contractor, subcontractors, agents or representatives in the construction and/or improvement of the building and lot for which this permit is issued. No certificate of occupancy will be issued until all corrective work to these public infrastructures and facilities has been corrected.

**WARNING TO OWNER:** YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

**OWNERS CERTIFICATION:** I CERTIFY THAT ALL THE FOREGOING INFORMATION IS ACCURATE AND THAT ALL WORK WILL BE DONE IN COMPLIANCE WITH ALL APPLICABLE LAWS REGULATING CONSTRUCTION AND ZONING.

**NOTICE TO OWNER:** There are some properties that may have deed restrictions recorded upon them. These restrictions may limit or prohibit the work applied for in your building permit. You must verify if your property is encumbered by any restrictions or face possible litigation and or fines.

John B Baiamonte

Print Owners Name

Owners Signature

**\*Property owners must sign here before any permit will be issued.**

**\*\*If this is an Owner Builder Permit Application then, ONLY the owner can sign the building permit when it is issued.**

**CONTRACTORS AFFIDAVIT:** By my signature I understand and agree that I have informed and provided this written statement to the owner of all the above written responsibilities in Columbia County for obtaining this Building Permit including all application and permit time limitations.

James Mack Lashley  
Contractor's Signature

Contractor's License Number CBC1253543  
Columbia County  
Competency Card Number 496 ✓

Affirmed under penalty of perjury to by the Contractor and subscribed before me this 12 day of FEBRUARY 2020.

Personally known ☒ or Produced Identification \_\_\_\_\_

State of Florida Notary Signature (For the Contractor)

SEAL:



MICHELLE L. LASHLEY  
MY COMMISSION # GG 016630  
EXPIRES: July 31, 2020  
Bonded Thru Budget Notary Services



March 5, 2020

Woodborough North, LLC  
Attn: Tom Eagle  
184 SW Dominos Way  
Suite 104  
Lake City, FL 32055

To Whom It May Concern,

Thank you for your inquiry regarding the availability of city utilities. The City of Lake City has potable water available to tap into for all lots in Phase 1 of Turkey Creek subdivision.

This availability response does not represent the City of Lake City's commitment for or reservation of capacity. In accordance with the City of Lake City's policies and procedures, commitment to serve is made only upon the City of Lake City's approval of your application for service and receipt of your payment of all applicable fees.

If you have any questions, please feel free to contact me at (386) 719-5786 during our normal business hours of 8:00 am to 4:30 pm, Monday through Friday. I will be happy to assist you.

Sincerely,

Shasta M. Pelham  
Utility Service Coordinator

Brian Scott   
Director of Distribution and Collections

## Detail by Entity Name

Florida Limited Liability Company

**JOHN AND KYOUNGJA HOMES LLC**

### Filing Information

**Document Number** L19000259975  
**FEI/EIN Number** NONE  
**Date Filed** 10/16/2019  
**Effective Date** 10/16/2019  
**State** FL  
**Status** ACTIVE

### Principal Address

1211 LOST CREEK COURT  
OSPREY, FL 34229

### Mailing Address

1211 LOST CREEK COURT  
OSPREY, FL 34229

### Registered Agent Name & Address

BAIAMONTE, JOHN B  
1211 LOST CREEK COURT  
OSPREY, FL, FL 34229

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

**BAIAMONTE, JOHN**

1211 LOST CREEK COURT  
OSPREY, FL 34229

Title MGR

BAIAMONTE, KYOUNGJA  
1211 LOST CREEK COURT  
OSPREY, FL 34229

### Annual Reports

**No Annual Reports Filed**

### Document Images

[10/16/2019 – Florida Limited Liability](#) [View image in PDF format](#)

# SUBCONTRACTOR VERIFICATION

APPLICATION/PERMIT # 44538 JOB NAME John & Kyoungja Homes LLC

**THIS FORM MUST BE SUBMITTED BEFORE A PERMIT WILL BE ISSUED**

Columbia County issues combination permits. One permit will cover all trades doing work at the permitted site. It is **REQUIRED** that we have records of the subcontractors who actually did the trade specific work under the general contractors permit.

**NOTE:** It shall be the responsibility of the general contractor to make sure that all of the subcontractors are licensed with the Columbia County Building Department.

**Use website to confirm licenses:** <http://www.columbiacountyfla.com/PermitSearch/ContractorSearch.aspx>

**NOTE:** If this should change prior to completion of the project, it is your responsibility to have a corrected form submitted to our office, before that work has begun.

Violations will result in stop work orders and/or fines.

<b>ELECTRICAL</b> <input checked="" type="checkbox"/>	Print Name <u>Nervin Hines</u> Signature <u>[Signature]</u> Company Name: <u>Hines Electrical + Comm.</u> CC# <u>1645</u> License #: <u>EC13003393</u> Phone #: <u>352-472-4277</u>	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>MECHANICAL/A/C</b> <input checked="" type="checkbox"/>	Print Name <u>DAVID HALL</u> Signature <u>[Signature]</u> Company Name: <u>DAVID HALL'S, INC</u> CC# <u>568</u> License #: <u>CACO57424</u> Phone #: <u>386-7559792</u>	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>PLUMBING/GAS</b> <input checked="" type="checkbox"/>	Print Name <u>Calvin Burns</u> Signature <u>[Signature]</u> Company Name: <u>Burns Plumb</u> CC# <u>715</u> License #: <u>CFC1127175</u> Phone #: <u>386 623-0509</u>	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>ROOFING</b> <input checked="" type="checkbox"/>	Print Name <u>Kevin Badenbaugh</u> Signature <u>[Signature]</u> Company Name: <u>Plumb Level Consto</u> CC# <u>1056</u> License #: <u>CCC#1329482</u> Phone #: <u>386 365 5264</u>	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>SHEET METAL</b> <input type="checkbox"/>	Print Name _____ Signature _____ Company Name: _____ CC# _____ License #: _____ Phone #: _____	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>FIRE SYSTEM/SPRINKLER</b> <input type="checkbox"/>	Print Name _____ Signature _____ Company Name: _____ CC# _____ License #: _____ Phone #: _____	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>SOLAR</b> <input type="checkbox"/>	Print Name _____ Signature _____ Company Name: _____ CC# _____ License #: _____ Phone #: _____	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>STATE SPECIALTY</b> <input type="checkbox"/>	Print Name _____ Signature _____ Company Name: _____ CC# _____ License #: _____ Phone #: _____	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE



# NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

23-3S-16-02279-119

Clerk's Office Stamp  
Inst: 202012003590 Date: 02/13/2020 Time: 11:48AM  
Page 1 of 1 B: 1405 P: 1445, P.DeWitt Cason, Clerk of Court  
Columbia, County, By: PT  
Deputy Clerk

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

1. Description of property (legal description):

a) Street (job) Address: 207 NW TURKEY RUN CT. Lake City, FL 32055

2. General description of improvements: New Single Family Home Construction

3. Owner Information or Lessee information if the Lessee contracted for the improvements:

a) Name and address: John and Kyoungja Homes, LLC

b) Name and address of fee simple titleholder (if other than owner) 1211 Lost Creek Ct, Osprey, FL 34229

c) Interest in property Owner

4. Contractor Information

a) Name and address: Lipscomb & Eagle Development, Inc.

184 SW Dominos Way, Ste 104, Lake City, FL 32025

b) Telephone No.: (386) 623-9141

5. Surety Information (if applicable, a copy of the payment bond is attached):

a) Name and address: \_\_\_\_\_

b) Amount of Bond: \_\_\_\_\_

c) Telephone No.: \_\_\_\_\_

6. Lender

a) Name and address: None

b) Phone No. \_\_\_\_\_

7. Person within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:

a) Name and address: James M Lipscomb

331 SE Woods Terrace, Lake City, FL 32025

b) Telephone No.: (386) 623-9141

8. In addition to himself or herself, Owner designates the following person to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes:

a) Name: James M Lipscomb

OF Lipscomb & Eagle Development, Inc.

b) Telephone No.: (386) 623-9141

9. Expiration date of Notice of Commencement (the expiration date will be 1 year from the date of recording unless a different date is specified): \_\_\_\_\_

**WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY; A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.**

STATE OF FLORIDA  
COUNTY OF COLUMBIA

10. \_\_\_\_\_

Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager

John B Baiamonte, MGR

Printed Name and Signatory's Title/Office

The foregoing Instrument was acknowledged before me, a Florida Notary, this 12 day of February, 20 20, by:

John B. Baiamonte  
(Name of Person)

as MGR  
(Type of Authority)

for John and Kyoungja Homes, LLC  
(name of party on behalf of whom Instrument was executed)

Personally Known X OR Produced Identification \_\_\_\_\_ Type \_\_\_\_\_

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

Notary Stamp or Seal: \_\_\_\_\_



MICHELLE L. LASHLEY  
MY COMMISSION # GG 016830  
EXPIRES: July 31, 2020  
Bonded Thru Budget Notary Services

## Jeff Hampton

updated: 2/11/2020

Parcel: &lt;&lt;

## Aerial Viewer

## Pictometry

## Google Maps

Result: 1 of 1

Owner	<b>JOHN AND KYOUNGJA HOMES LLC</b> 1211 LOST CREEK CT OSPREY, FL 34229		
Site	,		
Description*	LOT 19 TURKEY CREEK UNIT 1 S/D WD 1402-2044 THRU 2051, WD 1402-2072		
Area	0.251 AC	S/T/R	23-3S-16
Use Code**	VACANT (000000)	Tax District	2

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.**

## Property & Assessment Values

2019 Certified Values	2020 Working Values	
There are no 2019 Certified Values for this parcel	Mkt Land (1)	\$14,500
	Ag Land (0)	\$0
	Building (0)	\$0
	XFOB (0)	\$0
	Just	\$14,500
	Class	\$0
	Appraised	\$14,500
	SOH Cap [?]	\$0
	Assessed	\$14,500
	Exempt	\$0
Total Taxable	county:\$14,500 city:\$14,500 other:\$14,500 school:\$14,500	



### ▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
1/6/2020	\$100,000	<a href="#">1402/2072</a>	WD	V	Q	05 (Multi-Parcel Sale) - <a href="#">show</a>
1/6/2020	\$544,000	<a href="#">1402/2049</a>	WD	V	U	16
12/31/2019	\$100	<a href="#">1402/2051</a>	WD	V	U	16
12/31/2019	\$100	<a href="#">1402/2047</a>	WD	V	U	11
12/31/2019	\$100	<a href="#">1402/2044</a>	WD	V	U	11

## ▼ Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
NONE						

▼ **Extra Features & Out Buildings** (Codes)

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

Printed: Mon Feb 24 2020 12:14:53 GMT-0500 (Eastern Standard Time)

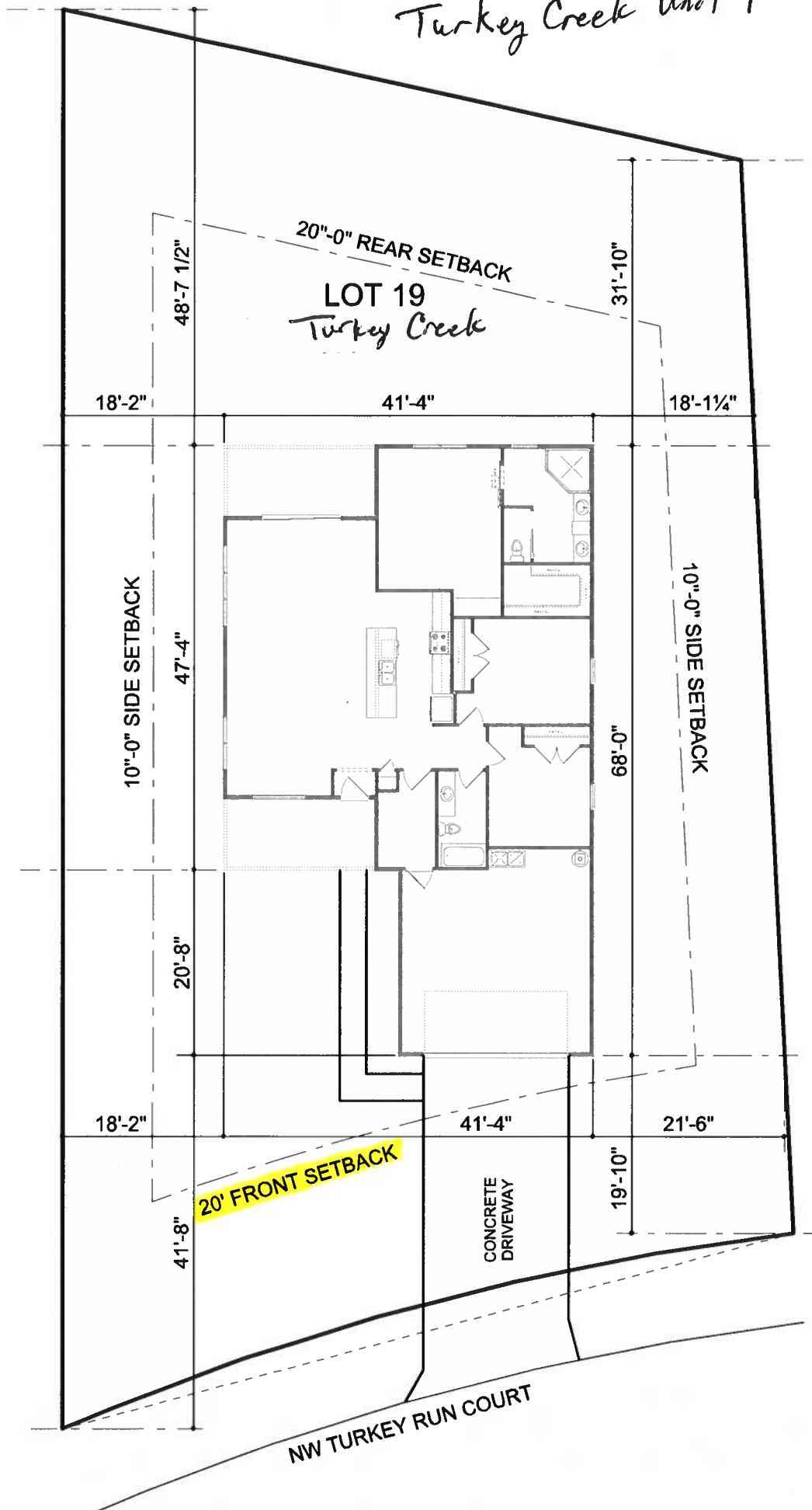


**Parcel No:** 23-3S-16-02279-119  
**Owner:**  
**Subdivision:** TURKEY CREEK UNIT 1  
**Lot:**  
**Acres:** 0.2642049  
**Deed Acres:**  
**District:** District 1 Ronald Williams  
**Future Land Uses:** Residential - Low  
**Flood Zones:**  
**Official Zoning Atlas:** PRD

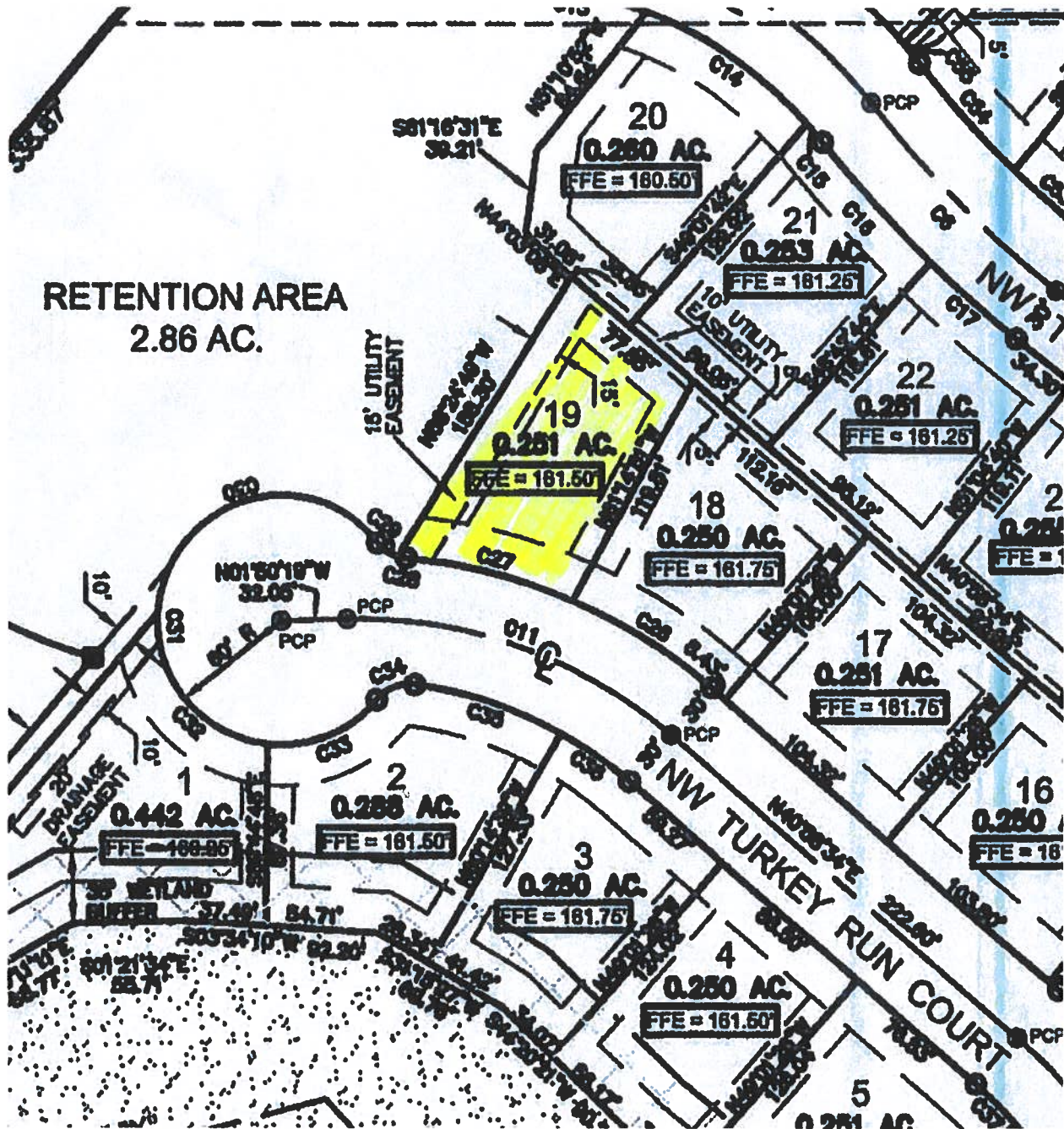
All data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness of completeness. Columbia County, FL makes no warranties, express or implied, as to the use of the information obtained here. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts all limitations, including the fact that the data, information, and maps are dynamic and in a constant state of maintenance, and update.



# Turkey Creek Unit 1



RETENTION AREA  
2.86 AC.







**Bailey Bishop & Lane, Inc.**  
P.O. Box 3717  
Lakeland, FL 33808  
Tel. 880-884-1300  
Fax. 880-884-1300  
Reg. No. 7382  
Survey Lic. LB-0008883  
Reg. Job Number: 000213.000

# TURKEY CREEK, UNIT 1

PLAT BOOK PAGE  
PAGE 2 OF 7

PLANNED RESIDENTIAL DEVELOPMENT  
IN  
THE NW 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST  
COLUMBIA COUNTY, FLORIDA

IN ACCORDANCE WITH COUNTY ORDINANCE NO. 86-1 WHICH ENACTED SECTION 4.18 OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, THE UNDERSIGNED DEVELOPER HEREBY REQUESTS APPROVAL OF THE PLANNED RESIDENTIAL DEVELOPMENT DISCLOSED HEREIN TO BE KNOWN AS TURKEY CREEK, UNIT 1.

## STATEMENT OF DESCRIPTION

THE DEVELOPMENT CONSISTS OF APPROXIMATELY 82.2 ACRES OF WHICH APPROXIMATELY 34 ACRES ARE CONTAINED IN UNIT 1, LOCATED APPROXIMATELY THREE MILES NORTHWEST OF LAKE CITY, JOINING THE NORTH RIGHT-OF-WAY OF NW LANE, JEFFERY ROAD (COUNTY ROAD 280) FOR APPROXIMATELY 3,498 FEET.

UNIT 1 OF THE DEVELOPMENT INCLUDES 36 LOTS RANGING IN SIZE FROM A MINIMUM OF 0.250 ACRES TO 0.445 ACRES AND A COMMON AREA OF APPROXIMATELY 10 ACRES WHICH WILL BE USED FOR THIS UNIT AND UTILITY LOTS AS SHOWN ON THE APPROVED PRELIMINARY PLAN OF SAID DEVELOPMENT. THE DEVELOPMENT ALLOWS ONLY SINGLE FAMILY HOMES AND APARTMENT STRUCTURES. THERE WILL BE AN ATTRACTIVELY LANDSCAPED ENTRANCE. THE ROADS WILL BE PUBLIC OWNED AND MAINTAINED BY THE COUNTY.

THE PROPERTY IS BORDERED ON THE EAST, WEST AND SOUTH BY RESIDENTIAL LAND AND ON THE NORTH BY AGRICULTURAL LAND.

1. THE EXISTING ZONING DESIGNATION ON THE PROPERTY IS PLANNED RURAL DEVELOPMENT (PRO).

## 2. BUILDING SETBACKS: BUILDING SETBACKS SHALL BE AS FOLLOWS

SIDE - 10 FEET FOR EACH SIDE YARD.  
REAR - 20 FEET

3. MAXIMUM HEIGHT OF BUILDINGS: THE MAXIMUM HEIGHT OF BUILDINGS SHALL BE 36 FEET. HEIGHT OF BUILDING IS THE VERTICAL DISTANCE MEASURED FROM THE ESTABLISHED GRADE AT A CORNER OF THE FRONT OF THE BUILDING TO THE HIGHEST POINT OF THE ROOF SURFACE OF A FLAT ROOF, TO THE DECK LINE OF A BALCONY OR TERRACE, TO THE MEAN HEIGHT LEVEL BETWEEN EAVES AND ROOF OF GABLE, HIP, CORN, CUPOLA, AND SHED ROOFS, AND TO A HEIGHT THREE-FOURTHS (3/4) THE DISTANCE FROM THE GROUND TO THE APPEX OF AFRAME AND DOME ROOFS.

4. ACCESS STREETS: THE COLLECTOR STREET FROM WHICH THERE IS DIRECT ACCESS TO THE DEVELOPMENT IS NW LANE, JEFFERY ROAD (COUNTY ROAD NO. 280) TO THE SOUTH.

5. COMMON OUTSIDE STORAGE AREAS: THERE WILL BE NO PROVISION MADE FOR COMMON OUTSIDE STORAGE AREAS. EACH LOT IS LARGE ENOUGH THAT THE HOMEOWNER CAN PROVIDE HIS OR HER OWN STORAGE AREA.

6. SCREENING, BUFFERING AND LANDSCAPE BUFFERED AREAS SHALL BE IN COMPLIANCE WITH CHAPTER 25A, COLUMBIA COUNTY ZONING REGULATIONS, ON SUCH REGULATIONS IN EFFECT AT THE TIME EACH HOME IS BUILT, WHICHEVER IS LESS RESTRICTIVE.

7. ADDITIONAL SETBACK REQUIREMENTS: THE LOCATION OF ANY STRUCTURE (EXCEPT PERMITTED DOCKS, WALKWAYS AND PERS) SHALL BE SET BACK A MINIMUM OF THIRTY-THREE (33) FEET FROM WETLANDS AND FIFTY (50) FEET FROM ALL PERENNIAL RIVERS, CREEKS AND STREAMS.

## ESTIMATED IMPROVEMENTS

1. TOTAL ACRES OF UNIT 1 IS APPROXIMATELY 34.44 ACRES.  
2. MAXIMUM BUILDING COVERAGE PER LOT OF SINGLE-FAMILY HOMES IS APPROXIMATELY 20% (DEPENDENT ON THE SIZE OF THE LOT, BUT NOT TO EXCEED 30%).

3. GROSS RESIDENTIAL DENSITY (SINGLE FAMILY HOMES) = 25 HOMES/34.44 ACRES = 1.02 UNITS/ACRE.

4. NET RESIDENTIAL ACRES (SINGLE FAMILY HOMES): 8.0 ACRES.

5. SUBDIVISION OF UNIT 1 ACRES OF 34.44 ACRES:

- (A) LOTS FOR SINGLE FAMILY HOMES 8.80 ACRES
- (B) RETENTION AREA 3.74 ACRES
- (C) ROADS 3.45 ACRES
- (D) COMMON AREA 8.78 ACRES
- (E) WETLANDS 1.46 ACRES
- (F) UTILITY DEVELOPMENT 2.45 ACRES

## UTILITY SERVICE PLAN

THE LOTS WILL BE SERVED BY POTABLE WATER PROVIDED BY THE CITY OF LAKE CITY. RECLAIMED WATER WILL BE PROVIDED BY A COMMUNITY WATER SYSTEM OWNED AND OPERATED BY THE PROPERTY OWNERS ASSOCIATION AND INDIVIDUALS SERVING THE PROPERTY OWNERS ASSOCIATION WILL BE GRANTED THE NECESSARY EASEMENTS WITHIN THE PROJECT SITE TO CONSTRUCT THE UTILITY FACILITIES.

SEWAGE, POWER AND LIGHT COMPANY WILL BE GRANTED EASEMENTS WITHIN THE PROJECT SITE TO CONSTRUCT UTILITY FACILITIES. SAID EASEMENTS SHALL BE ON THE FRONT 10 FEET OF EACH LOT.

## STATEMENT INDICATING TYPE OF LEGAL INSTRUMENT TO PROVIDE FOR MANAGEMENT OF COMMON AREAS

THE COMMON AREAS IN THE DEVELOPMENT WILL BE JOINTLY OWNED BY THE PROPERTY OWNERS ASSOCIATION. TITLE TO THESE AREAS WILL BE HELD BY A FLORIDA NOT-FOR-PROFIT CORPORATION, THE PROPERTY OWNERS ASSOCIATION, INC. WHICH WILL OWN, MAINTAIN AND CONTROL SAID COMMON ELEMENTS IN ACCORDANCE WITH DECLARATIONS AND RESTRICTIONS ARTICLES OF INCORPORATION AND BYLAWS. EACH LOT OWNER WILL BE A MEMBER OF THE ASSOCIATION AND, THEREFORE, THE ASSOCIATION WILL GOVERN BY MAJORITY RULE AND HAS THE AUTHORITY TO ADOPT FOR ENFORCEMENT AND ENFORCEMENT OF THE COMMON ELEMENTS.

THE DEVELOPMENT IS LIMITED TO SINGLE FAMILY RESIDENCES, NO MOBILE HOMES, CAMPERS, MOTOR HOMES, OR SIMILAR APPOINTEMENTS CAN BE USED FOR A DWELLING.

REFER TO BOUNDARY SURVEY BY BAILEY BISHOP AND LANE, DATED 02/27/00.

REFER TO UNITED STATES GEOLOGICAL SURVEY 7 1/2 MINUTE QUADNANGLE MAP, LANE CITY WEST, FLORIDA, QUADNANGLE.

## SUMMARY OF PROPOSED RESIDENTIAL LOTS BY UNIT

UNIT NO.	NO. OF LOTS
1	36
TOTAL	36



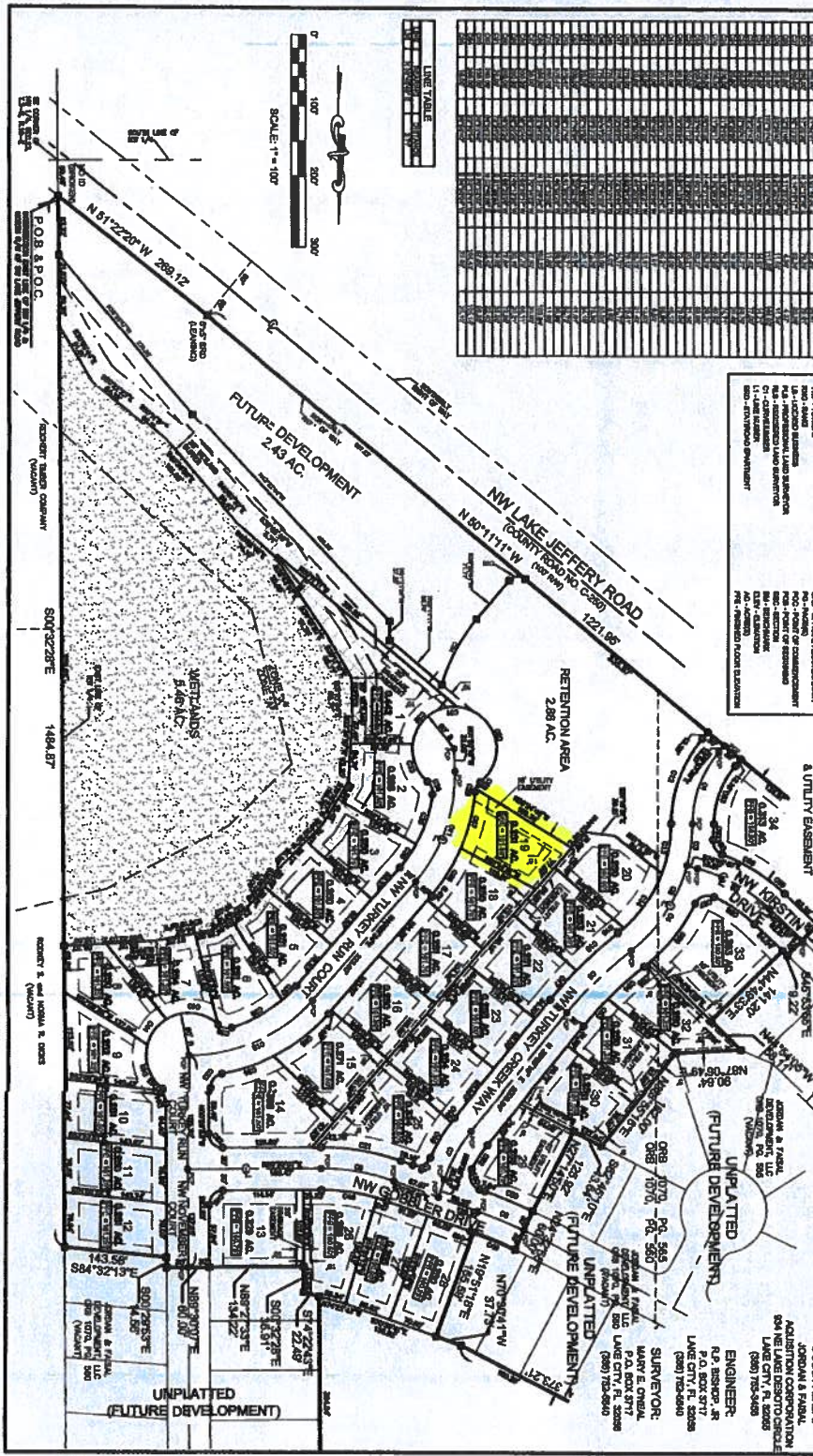
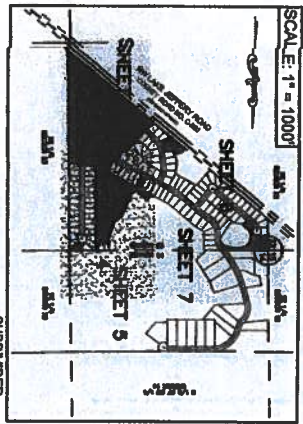
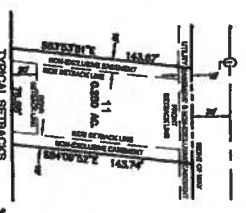


PLANNED RESIDENTIAL DEVELOPMENT  
IN  
THE NW 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST  
COLUMBIA COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
PAGE 3 OF 7

[illegible]

- [illegible]





**This Instrument Prepared By:**

Michael H. Harrell  
Abstract Trust Title, LLC  
283 NW Cole Terrace  
Lake City, FL 32055

Inst: 202012000467 Date: 01/07/2020 Time: 4:38PM  
Page 1 of 2 B: 1402 P: 2072, P.DeWitt Cason, Clerk of Court  
Columbia, County, By: BD  
Deputy Clerk Doc Stamp-Deed: 700.00

ATT# 4-9433

## **Warranty Deed**

LLC to Individual or Corporation or Trust

THIS WARRANTY DEED made this 6 day of January, 2020, By Woodborough North, LLC, a Florida Limited Liability Company, hereinafter called the grantor, to John and Kyoungja Homes LLC, a Florida Limited Liability Company whose post office address is: 1211 Lost Creek Court, Osprey, FL 34229 hereinafter called the grantee:

*(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)*

*WITNESSETH that the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situate in COLUMBIA County, :*

**Lots 2, 3, 17, 18, and 19 of Turkey Creek, Unit1, a Planned Residential Development, per map or plat thereof, as recorded in Plat Book 9, Pages 141 through 147, of the Public Records of Columbia County, Florida.**

**Subject to Land Use Restrictions of Record.**

TOGETHER with all 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 Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor 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 the prior year.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Jessica M. Thomas  
WITNESS

Jessica M. Thomas  
PRINTED NAME

[Signature]

Thomas H. Eagle, as Manager of  
Woodborough North, LLC

WITNESS

[Signature]  
PRINTED NAME

[Signature]

Daniel Crapps, as Manager of  
Woodborough North, LLC

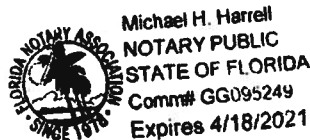
STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6 day of January, 2020 by Daniel Crapps, as Manager, and Thomas H. Eagle, as Manager of Woodborough North, LLC, a Florida Limited Liability Company, on behalf of the company, who is personally known to me or has produced DL as identification.

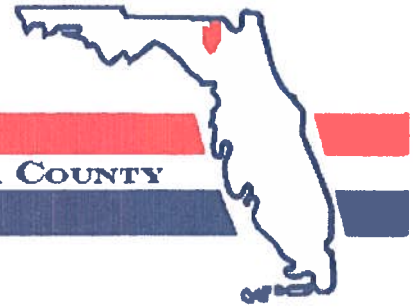
(SEAL)

[Signature]  
NOTARY PUBLIC

My Commission Expires:



District No. 1 - Ronald Williams  
District No. 2 - Rocky Ford  
District No. 3 - Bucky Nash  
District No. 4 - Toby Witt  
District No. 5 - Tim Murphy



**BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY**

**Address Assignment and Maintenance Document**

To maintain the county wide Addressing Policy you must make application for a 9-1-1 Address at the time you apply for a building permit. The established standards for addressing and posting numbers to all principal buildings, dwellings, businesses and industries are contained in Columbia County Ordinance 2001-9. The addressing system is to enable Emergency Services Agencies to locate you in an emergency, and to assist the United States Postal Service and the public in the timely and efficient provision of services to residents and businesses of Columbia County

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Date/Time Issued: **2/10/2020 9:57:44 PM**  
Address: **207 NW TURKEY RUN Ct**  
City: **LAKE CITY**  
State: **FL**  
Zip Code **32055**

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Parcel ID **02279-119**

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REMARKS: Address for proposed structure on parcel.

**NOTICE: THIS ADDRESS WAS ISSUED BASED ON LOCATION AND ACCESS INFORMATION RECEIVED FROM THE REQUESTER. SHOULD, AT A LATER DATE, THE LOCATION AND/OR ACCESS INFORMATION BE FOUND TO BE IN ERROR OR CHANGED, THIS ADDRESS IS SUBJECT TO CHANGE.**

Address Issued By: **Signed:/ Matt Crews**

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Columbia County GIS/911 Addressing Coordinator

**COLUMBIA COUNTY  
911 ADDRESSING / GIS DEPARTMENT**

**263 NW Lake City Ave., Lake City, FL 32055 Telephone: (386) 758-1125  
Email: [gis@columbiacountyfla.com](mailto:gis@columbiacountyfla.com)**









STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
ONSITE SEWAGE TREATMENT AND DISPOSAL  
SYSTEM  
APPLICATION FOR CONSTRUCTION PERMIT

PERMIT NO. 20-0146DATE PAID: 2/25/20FEE PAID: 210.00RECEIPT #: 1424452

## APPLICATION FOR:

☒ New System    ☐ Existing System    ☐ Holding Tank    ☐ Innovative  
☐ Repair    ☐ Abandonment    ☐ Temporary    ☐

APPLICANT: John and Kyoungja Homes LLCAGENT: ROCKY FORD, A & B CONSTRUCTIONTELEPHONE: 386-497-2311MAILING ADDRESS: 546 SW Dortch Street, FT. WHITE, FL, 32038

TO BE COMPLETED BY APPLICANT OR APPLICANT'S AUTHORIZED AGENT. SYSTEMS MUST BE CONSTRUCTED BY A PERSON LICENSED PURSUANT TO 489.105(3)(m) OR 489.552, FLORIDA STATUTES. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE DOCUMENTATION OF THE DATE THE LOT WAS CREATED OR PLATTED (MM/DD/YY) IF REQUESTING CONSIDERATION OF STATUTORY GRANDFATHER PROVISIONS.

## PROPERTY INFORMATION

LOT: 19 BLOCK: U1 SUB: Turkey Creek/ Woodborough North PLATTED: \_\_\_\_\_PROPERTY ID #: 23-38-16-02279-119 ZONING: \_\_\_\_\_ I/M OR EQUIVALENT: ☐ Y ☒ NPROPERTY SIZE: 0.251 ACRES WATER SUPPLY: ☐ PRIVATE PUBLIC ☒ <=2000GPD ☐ >2000GPDIS SEWER AVAILABLE AS PER 381.0065, FS? ☐ Y ☒ N DISTANCE TO SEWER: NA FTPROPERTY ADDRESS: NW Turkey Run Court, Lake City, FL

DIRECTIONS TO PROPERTY: Head W on NE Franklin St, TL onto NW Main Blvd, TR onto W Duval St, TR onto NW Lake Jeffrey Road, TR onto street directly across from NW Scenic Lake Dr, TR at next street & TR at NW Turkey Run Court.

BUILDING INFORMATION ☒ RESIDENTIAL ☐ COMMERCIAL

Unit No	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table 1, Chapter 64E-6, FAC
1	SF Residential	3	1678	
2				
3				

☐ Floor/Equipment Drains ☐ Other (Specify) \_\_\_\_\_SIGNATURE: William D. Bishop IIDATE: 2/18/2020

STATE OF FLORIDA  
DEPARTMENT OF HEALTH

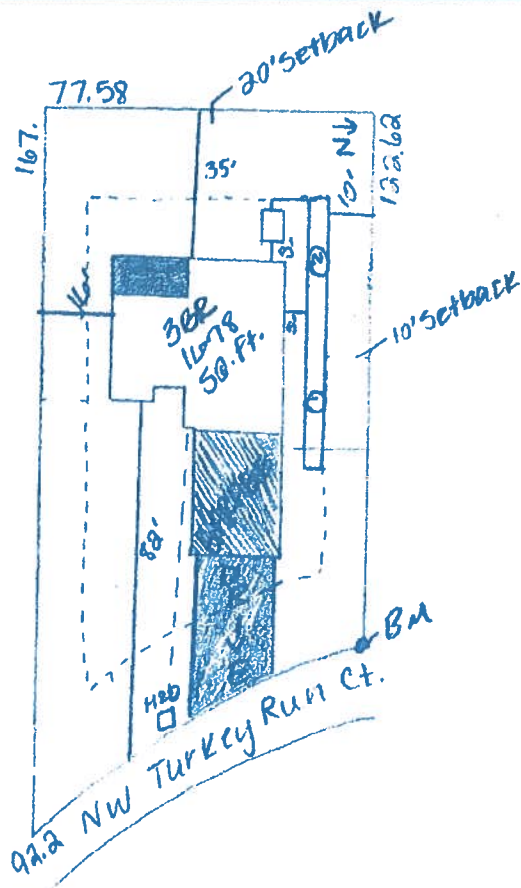
## APPLICATION FOR ONSITE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT

(Lt.19 Woodborough)  
John & Kyoungja Homes LLC

Permit Application Number 20-0146

## PART II - SITEPLAN

**Scale:** 1 inch = 40 feet



### Notes:

Lot will be built approx 4' to achieve 1' above Road for finish floor, there will not be any slope to the mound this applies to the lot to the N of this also. If any questions call

**Site Plan submitted by:**

Plan Approved

By

Not Approved

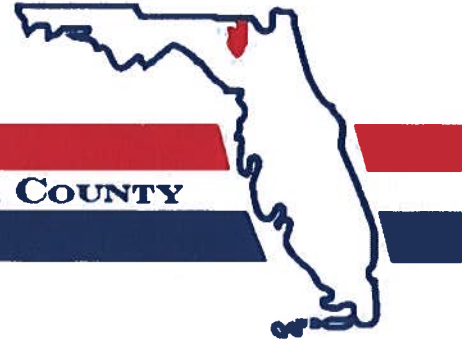
David. MASTER CONTRACTOR

Date 2-18-20

County Health Department

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

District No. 1 - Ronald Williams  
District No. 2 - Rocky Ford  
District No. 3 - Bucky Nash  
District No. 4 - Toby Witt  
District No. 5 - Tim Murphy



**BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY**

February 25, 2020

James Mack Lipscomb  
Lipscomb & Eagle Development, Inc.  
184 SW Dominos Way, Ste 104  
Lake City, FL 32025

Re: Building Permit Application **44538**  
Turkey Creek Subdivision, Lot 19

Dear Mr. Lipscomb,

On February 17, 2020, the Columbia County Building & Zoning Department received a building permit application for a new residential, single family home to be located on Tax Parcels 23-3s-16-02279-119 (Lot 19 of Turkey Creek, Unit 1). The subject property is located with a Planned Residential Development ("PRD") officially known, and adopted into law, as "Turkey Creek, Unit 1". The application submitted by you references a subdivision known as "Woodborough North". The subdivision does not exist and is not a legal subdivision of record within Columbia County, Florida. Please note that subdivision names are regulated by the Columbia County Land Development Regulations, section 5.12:

**Section 5.12 Subdivision Name**

Every subdivision shall be given a name by which it shall be legally known. Such name shall not be the same or similar to a subdivision name appearing on another recorded plat within the county so as to confuse the records or to mislead the public as to the identity of the subdivision, except when the subdivision is subdivided as an additional unit or section by the same subdivider or his or her successors in title. The name of the subdivision shall be shown in the dedication and shall coincide exactly with the subdivision name. The board of county commissioners shall have final authority to approve the names of subdivisions.

It is therefore necessary that all applications for building permits, requests for addresses, and any other applications to or with the County reference the correct subdivision name and make no reference to "Woodborough North". Applications made for permits within "Woodborough North" cannot be accepted by this office.

Further, the subdivision name "Woodborough" was previously used by another developer unconnected with the development of the Turkey Creek subdivision, such that the name "Woodborough North" is too similar to a subdivision name already appearing on another recorded plat. By the terms of the Land Development Regulations, the name "Woodborough North" is therefore misleading and confusing to the records and identity of the subdivision, such that there is no option to have the subdivision name officially amended by the Board of County Commissioners.

BOARD MEETS THE FIRST THURSDAY AT 5:30 P.M.  
AND THIRD THURSDAY AT 5:30 P.M.

As the County's land development regulations administrator, I respectfully request that you discontinue all uses of "Woodborough North" to make reference to the official record plat of "Turkey Creek, Unit 1" or any part thereof. Continued use of the name "Woodborough North" will likely constitute a violation of the County's Land Development Regulations, and the matter may be turned over to code enforcement to be taken to the Special Magistrate for disposition.

Finally, I am informed that the sign at the entrance to "Turkey Creek, Unit 1" has been changed to "Woodborough North". This is also a violation of Section 5.12 of the LDRs. The sign must be corrected to reflect the correct subdivision name, "Turkey Creek".

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "B. M. Stubbs", with a stylized flourish at the end.

Brandon M. Stubbs  
Community Development Coordinator  
Land Development Regulation Admin.

Cc: John B. Baiamonte, John & Kyoungja Homes, LLC.  
Troy Crews, Chief Building Official  
Matt Crews, E911 Addressing Director





## COLUMBIA COUNTY BUILDING DEPARTMENT RESIDENTIAL CHECK LIST

MINIMUM PLAN REQUIREMENTS: FLORIDA BUILDING CODE RESIDENTIAL 2017 EFFECTIVE 1 JANUARY 2018  
AND THE NATIONAL ELECTRICAL 2014 EFFECTIVE 1 JANUARY 2018

### ALL REQUIREMENTS ARE SUBJECT TO CHANGE

**ALL BUILDING PLANS MUST INDICATE COMPLIANCE WITH THE CURRENT FLORIDA BUILDING CODES RESIDENTIAL AND THE NATIONAL ELECTRICAL CODE. ALL PLANS OR DRAWINGS SHALL PROVIDE 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, FBC 1609.3.1 THRU 1609.3.3.**

**FOR DESIGN PURPOSES THE FOLLOWING BASIC WIND SPEEDS ARE PER FLORIDA BUILDING CODE FIGURE 1609-A THROUGH 1609-C ULTIMATE DESIGN WIND SPEEDS FOR RISK CATEGORY AND BUILDINGS AND OTHER STRUCTURES**  
Revised 7/1/18

<b>Website:</b> <a href="http://www.columbiacountyfla.com/BuildingandZoning.asp">http://www.columbiacountyfla.com/BuildingandZoning.asp</a>				Items to Include- Each Box shall be Circled as Applicable			
<b>GENERAL REQUIREMENTS:</b>							
<b>APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL</b>							
						Select From Drop down	
1	Two (2) complete sets of plans containing the following:					<input checked="" type="checkbox"/>	
2	All drawings must be clear, concise, drawn to scale, details that are not used shall be marked void					<input checked="" type="checkbox"/>	
3	Condition space (Sq. Ft.)	1,678	Total (Sq. Ft.) under roof	2,442	Yes	No	NA

Designers name and signature shall be on all documents and a licensed architect or engineer, signature and official embossed seal shall be affixed to the plans and documents as per the FLORIDA BUILDING CODES RESIDENTIAL 107.1.

### Site Plan information including:

4	Dimensions of lot or parcel of land	Yes		
5	Dimensions of all building set backs	Yes		
6	Location of all other structures (include square footage of structures) on parcel, existing or proposed well and septic tank and all utility easements.	Yes		
7	Provide a full legal description of property.	Yes		

### Wind-load Engineering Summary, calculations and any details are required.

<b>GENERAL REQUIREMENTS:</b>				Items to Include- Each Box shall be Circled as Applicable				
<b>APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL</b>								
8	Plans or specifications must show compliance with FBCR Chapter 3					Yes	No	NA
						Select From Drop down		
9	Basic wind speed (3-second gust), miles per hour					-yes		
10	(Wind exposure – if more than one wind exposure is used, the wind exposure and applicable wind direction shall be indicated)					-yes		
11	Wind importance factor and nature of occupancy					-yes		
12	The applicable internal pressure coefficient, Components and Cladding					-yes		
13	The design wind pressure in terms of psf (kN/m <sup>2</sup> ), to be used for the design of exterior component, cladding materials not specifiably designed by the registered design professional.					-yes		

### Elevations Drawing including:

14	All side views of the structure	Yes		
15	Roof pitch	Yes		
16	Overhang dimensions and detail with attic ventilation	Yes		
17	Location, size and height above roof of chimneys	NA		
18	Location and size of skylights with Florida Product Approval	NA		
19	Number of stories	Yes		
20	Building height from the established grade to the roofs highest peak	Yes		

**Floor Plan Including:**

21	Dimensioned area plan showing rooms, attached garage, breeze ways, covered porches, deck, balconies	Yes		
22	Raised floor surfaces located more than 30 inches above the floor or grade	NA		
23	All exterior and interior shear walls indicated	Yes		
24	Shear wall opening shown (Windows, Doors and Garage doors)	Yes		
25	Show compliance with Section FBCR 310 Emergency escape and rescue opening shown in each bedroom (net clear opening shown) and Show compliance with Section FBC 1405.13.2 where the opening of an operable window is located more than 72 inches above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches above the finished floor of the room in which the window is located. Glazing between the floor and 24 inches shall be fixed or have openings through which a 4-inch-diameter sphere cannot pass.	Yes		
26	Safety glazing of glass where needed	NA		
27	Fireplaces types (gas appliance) (vented or non-vented) or wood burning with Hearth (see chapter 10 and chapter 24 of FBCR)	NA		
28	Show stairs with dimensions (width, tread and riser and total run) details of guardrails, Handrails	NA		
29	Identify accessibility of bathroom (see FBCR SECTION 320)	Yes		

**All materials placed within opening or onto/into exterior walls, soffits or roofs shall have Florida product approval number and mfg. installation information submitted with the plans (see Florida product approval form)**

<b>GENERAL REQUIREMENTS:</b> <b>APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL</b>		<b>Items to Include-</b> <b>Each Box shall be</b> <b>Circled as</b> <b>Applicable</b>		
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**FBCR 403: Foundation Plans**

		Select From Drop down		
30	Location of all load-bearing walls footings indicated as standard, monolithic, dimensions, size and type of reinforcing.	Yes		
31	All posts and/or column footing including size and reinforcing	NA		
32	Any special support required by soil analysis such as piling.	NA		
33	Assumed load-bearing value of soil                      Pound Per Square Foot	Yes		
34	Location of horizontal and vertical steel, for foundation or walls (include # size and type) For structures with foundation which establish new electrical utility companies service connection a Concrete Encased Electrode will be required within the foundation to serve as an grounding electrode system. Per the National Electrical Code article 250.52.3	Yes		

**FBCR 506: CONCRETE SLAB ON GRADE**

35	Show Vapor retarder (6mil. Polyethylene with joints taped 6 inches and sealed)	Yes		
36	Show control joints, synthetic fiber reinforcement or welded wire fabric reinforcement and Supports	Yes		

**FBCR 318: PROTECTION AGAINST TERMITES**

37	Indicate on the foundation plan if soil treatment is used for subterranean termite prevention or Submit other approved termite protection methods. Protection shall be provided by registered termiticides	Yes		
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**FBCR 606: Masonry Walls and Stem walls (load bearing & shear Walls)**

38	Show all materials making up walls, wall height, and Block size, mortar type	Yes		
39	Show all Lintel sizes, type, spans and tie-beam sizes and spacing of reinforcement	NA		

**Metal frame shear wall and roof systems shall be designed, signed and sealed by Florida Prof. Engineer or Architect**

**Floor Framing System: First and/or second story**

40	Floor truss package shall including layout and details, signed and sealed by Florida Registered Professional Engineer	NA		
41	Show conventional floor joist type, size, span, spacing and attachment to load bearing walls, stem walls and/or piers	NA		
42	Girder type, size and spacing to load bearing walls, stem wall and/or piers	Yes		
43	Attachment of joist to girder	Yes		
44	Wind load requirements where applicable	Yes		
45	Show required under-floor crawl space	NA		
46	Show required amount of ventilation opening for under-floor spaces	NA		
47	Show required covering of ventilation opening	NA		
48	Show the required access opening to access to under-floor spaces	NA		
49	Show the sub-floor structural panel sheathing type, thickness and fastener schedule on the edges & intermediate of the areas structural panel sheathing	NA		
50	Show Draftstopping, Fire caulking and Fire blocking	NA		
51	Show fireproofing requirements for garages attached to living spaces, per FBCR section 302.6	NA		
52	Provide live and dead load rating of floor framing systems (psf).	NA		

**FBCR CHAPTER 6 WOOD WALL FRAMING CONSTRUCTION**

GENERAL REQUIREMENTS: APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL		Items to Include- Each Box shall be Circled as Applicable		
		Select from Drop down		
53	Stud type, grade, size, wall height and oc spacing for all load bearing or shear walls	Yes		
54	Fastener schedule for structural members per table FBC-R602.3.2 are to be shown	Yes		
55	Show wood structural panel's sheathing attachment to studs, joist, trusses, rafters and structural members, showing fastener schedule attachment on the edges & intermediate of the areas structural panel sheathing	Yes		
56	Show all required connectors with a max uplift rating and required number of connectors and oc spacing for continuous connection of structural walls to foundation and roof trusses or rafter systems	Yes		
57	Show sizes, type, span lengths and required number of support jack studs, king studs for shear wall opening and girder or header per FBC-R602.7.	Yes		
58	Indicate where pressure treated wood will be placed	Yes		
59	Show all wall structural panel sheathing, grade, thickness and show fastener schedule for structural panel sheathing edges & intermediate areas	Yes		
60	A detail showing gable truss bracing, wall balloon framing details or/ and wall hinge bracing detail	Yes		

**FBCR :ROOF SYSTEMS:**

61	Truss design drawing shall meet section FBC-R 802.10. 1 Wood trusses	Yes		
62	Include a layout and truss details, signed and sealed by Florida Professional Engineer	Yes		
63	Show types of connector's assemblies' and resistance uplift rating for all trusses and rafters	Yes		
64	Show gable ends with rake beams showing reinforcement or gable truss and wall bracing details	Yes		
65	Provide dead load rating of trusses	Yes		

**FBCR 802:Conventional Roof Framing Layout**

66	Rafter and ridge beams sizes, span, species and spacing	NA		
67	Connectors to wall assemblies' include assemblies' resistance to uplift rating	NA		
68	Valley framing and support details	NA		
69	Provide dead load rating of rafter system	NA		

**FBCR 803 ROOF SHEATHING**

70	Include all materials which will make up the roof decking, identification of structural panel sheathing, grade, thickness	Yes		
71	Show fastener Size and schedule for structural panel sheathing on the edges & intermediate areas	Yes		

As required by Florida Statute 553.842 and Florida Administrative Code 9B-72, please provide the information and approval numbers on the building components listed below if they will be utilized on the construction project for which you are applying for a building permit. We recommend you contact your local product supplier should you not know the product approval number for any of the applicable listed products. Statewide approved products are listed online @ [www.floridabuilding.org](http://www.floridabuilding.org)

Category/Subcategory	Manufacturer	Product Description	Approval Number(s)
<b>1. EXTERIOR DOORS</b>			
A. SWINGING	Masonite Int	fiberglass doors	FL8228-1
B. SLIDING			
C. SECTIONAL/ROLL UP			
D. OTHER			
<b>2. WINDOWS</b>			
A. SINGLE/DOUBLE HUNG	Atrium	S/H windows	FL20143-1
B. HORIZONTAL SLIDER			
C. CASEMENT			
D. FIXED	Atrium	Fixed windows	FL90471-1
E. MULLION			
F. SKYLIGHTS			
G. OTHER			
<b>3. PANEL WALL</b>			
A. SIDING	James Hardie	Fiber Cement Siding	FL13192-2
B. SOFFITS	James Hardie	Hardie Soffit	FL13265-1
C. STOREFRONTS			
D. GLASS BLOCK			
E. OTHER	James Hardie	Hardie Shakes	FL13192-4
<b>4. ROOFING PRODUCTS</b>			
A. ASPHALT SHINGLES	GAF	timberline HD shingles	FL10134-1
B. NON-STRUCT METAL			
C. ROOFING TILES			
D. SINGLE PLY ROOF			
E. OTHER	underlayment GAF	tiger paw	FL10626-1
<b>5. STRUCT COMPONENTS</b>			
A. WOOD CONNECTORS	Simpson	wood connectors	FL10007-R9
B. WOOD ANCHORS			
C. TRUSS PLATES			
D. INSULATION FORMS			
E. LINTELS			
F. OTHERS			
<b>6. NEW EXTERIOR ENVELOPE PRODUCTS</b>			

The products listed below did not demonstrate product approval at plan review. I understand that at the time of inspection of these products, the following information must be available to the inspector on the jobsite; 1) copy of the product approval, 2) performance characteristics which the product was tested and certified to comply with, 3) copy of the applicable manufacturers installation requirements.


Further, I understand these products may have to be removed if approval cannot be demonstrated during inspection.

NOTES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



# FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION

## Florida Department of Business and Professional Regulation - Residential Performance Method

<b>Project Name:</b> Lot 19 <i>Turkey Creek</i> <b>Street:</b> <b>City, State, Zip:</b> Lake City, FL, 32055 <b>Owner:</b> <b>Design Location:</b> FL, Gainesville		<b>Builder Name:</b> Lipscomb & Eagle <b>Permit Office:</b> Columbia County <b>Permit Number:</b> <b>Jurisdiction:</b> <b>County:</b> Columbia (Florida Climate Zone 2)																																																																																																																															
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<b>Glass/Floor Area:</b> 0.143		<b>Total Proposed Modified Loads:</b> 48.06 <b>Total Baseline Loads:</b> 47.98																																																																																																																															
<p>I hereby certify that the plans and specifications covered by this calculation are in compliance with the Florida Energy Code.</p> <p><b>PREPARED BY:</b> <i>[Signature]</i> <b>DATE:</b> <i>1/13/2020</i></p> <p>I hereby certify that this building, as designed, is in compliance with the Florida Energy Code.</p> <p><b>OWNER/AGENT:</b> _____ <b>DATE:</b> _____</p>		<p>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.</p> <p><b>BUILDING OFFICIAL:</b> _____ <b>DATE:</b> _____</p> <div style="text-align: center;"></div>																																																																																																																															

- Compliance requires certification by the air handler unit manufacturer that the air handler enclosure qualifies as certified factory-sealed in accordance with R403.3.2.1.
- Compliance requires an Air Barrier and Insulation Inspection Checklist in accordance with R402.4.1.1 and this project requires an envelope leakage test report with envelope leakage no greater than 5.00 ACH50 (R402.4.1.2).

## INPUT SUMMARY CHECKLIST REPORT

## PROJECT

Title:	Lot 16	Bedrooms:	3	Address Type:	Lot Information
Building Type:	User	Conditioned Area:	1678	Lot #	19
Owner Name:		Total Stories:	1	Block/Subdivision:	
# of Units:	1	Worst Case:	No	PlatBook:	
Builder Name:	Lipscomb & Eagle	Rotate Angle:	0	Street:	
Permit Office:	Columbia County	Cross Ventilation:	Yes	County:	Columbia
Jurisdiction:		Whole House Fan:	No	City, State, Zip:	Lake City , FL , 32055
Family Type:	Single-family				
New/Existing:	New (From Plans)				
Comment:					

## CLIMATE

✓	Design Location	TMY Site	Design Temp 97.5 %	Design Temp 2.5 %	Int Design Temp Winter	Int Design Temp Summer	Heating Degree Days	Design Moisture	Daily Temp Range
_____	FL, Gainesville	FL_GAINESVILLE_REGI	32	92	70	75	1305.5	51	Medium

## BLOCKS

Number	Name	Area	Volume
1	Block1	1678	15102

## SPACES

Number	Name	Area	Volume	Kitchen	Occupants	Bedrooms	Infil ID	Finished	Cooled	Heated
1	Main	1678	15102	Yes	6	3	1	Yes	Yes	Yes

## FLOORS

✓	#	Floor Type	Space	Perimeter	R-Value	Area		Tile	Wood	Carpet
_____	1	Slab-On-Grade Edge Insulation	Main	181 ft	0	1678 ft²	----	0	0	1

## ROOF

✓	#	Type	Materials	Roof Area	Gable Area	Roof Color	Rad Barr	Solar Absor.	SA Tested	Emitt	Emitt Tested	Deck Insul.	Pitch (deg)
_____	1	Hip	Composition shingles	1943 ft²	0 ft²	Medium	Y	0.96	No	0.9	No	0	30.3

## ATTIC

✓	#	Type	Ventilation	Vent Ratio (1 in)	Area	RBS	IRCC
_____	1	Full attic	Vented	300	1678 ft²	Y	N

## CEILING

✓	#	Ceiling Type	Space	R-Value	Ins Type	Area	Framing Frac	Truss Type
_____	1	Under Attic (Vented)	Main	38	Double Batt	1762 ft²	0.11	Wood

## INPUT SUMMARY CHECKLIST REPORT

## WALLS

✓	#	Omt	Adjacent To	Wall Type	Space	Cavity R-Value	Width Ft	In	Height Ft	In	Area	Sheathing R-Value	Framing Fraction	Solar Absor.	Below Grade%
✓	1	S	Exterior	Frame - Wood	Main	13	17		9		153.0 ft²		0.23	0.75	0
✓	2	W	Exterior	Frame - Wood	Main	13	9		9		81.0 ft²		0.23	0.75	0
✓	3	S	Exterior	Frame - Wood	Main	13	2	8	9		24.0 ft²		0.23	0.75	0
✓	4	S	Garage	Frame - Wood	Main	13	21	8	9		195.0 ft²		0.23	0.75	0
✓	5	E	Exterior	Frame - Wood	Main	13	45		9		405.0 ft²		0.23	0.75	0
✓	6	N	Exterior	Frame - Wood	Main	13	24	4	9		219.0 ft²		0.23	0.75	0
✓	7	W	Exterior	Frame - Wood	Main	13	8		9		72.0 ft²		0.23	0.75	0
✓	8	N	Exterior	Frame - Wood	Main	13	17		9		153.0 ft²		0.23	0.75	0
✓	9	W	Exterior	Frame - Wood	Main	13	33	4	9		300.0 ft²		0.23	0.75	0

## DOORS

✓	#	Omt	Door Type	Space	Storms	U-Value	Width Ft	In	Height Ft	In	Area
✓	1	S	Insulated	Main	None	.46	3		6	8	20 ft²
✓	2	S	Insulated	Main	None	.46	3		6	8	20 ft²

## WINDOWS

Orientation shown is the entered, Proposed orientation.

✓	#	Omt	Wall ID	Frame	Panes	NFRC	U-Factor	SHGC	Imp	Area	Overhang Depth	Separation	Int Shade	Screening
✓	1	S	1	Vinyl	Low-E Double	Yes	0.36	0.25	N	30.0 ft²	10 ft 6 in	1 ft 0 in	None	None
✓	2	E	5	Vinyl	Low-E Double	Yes	0.36	0.25	N	30.0 ft²	1 ft 6 in	1 ft 0 in	None	None
✓	3	N	6	Vinyl	Low-E Double	Yes	0.36	0.25	N	45.0 ft²	1 ft 6 in	1 ft 0 in	None	None
✓	4	N	8	Metal	Low-E Double	Yes	0.36	0.25	N	60.0 ft²	9 ft 6 in	1 ft 0 in	None	None
✓	5	W	9	Vinyl	Low-E Double	Yes	0.36	0.25	N	75.0 ft²	1 ft 6 in	1 ft 0 in	None	None

## GARAGE

✓	#	Floor Area	Ceiling Area	Exposed Wall Perimeter	Avg. Wall Height	Exposed Wall Insulation
✓	1	498.3341 ft²	498.3341 ft²	65.67 ft	9 ft	1

## INFILTRATION

#	Scope	Method	SLA	CFM 50	ELA	EqLA	ACH	ACH 50
1	Wholehouse	Proposed ACH(50)	.000286	1258.5	69.09	129.93	.1128	5

## HEATING SYSTEM

✓	#	System Type	Subtype	Speed	Efficiency	Capacity	Block	Ducts
✓	1	Electric Heat Pump/	None	Single	HSPF:8.2	26.4 kBtu/hr	1	sys#1

## INPUT SUMMARY CHECKLIST REPORT

COOLING SYSTEM											
✓	#	System Type	Subtype	Subtype	Efficiency	Capacity	Air Flow	SHR	Block	Ducts	
✓	1	Central Unit/	None	Single	SEER: 14	20.76 kBtu/hr	630 cfm	0.7	1	sys#1	

HOT WATER SYSTEM									
✓	#	System Type	SubType	Location	EF	Cap	Use	SetPnt	Conservation
✓	1	Electric	None	Garage	0.92	40 gal	40 gal	120 deg	None

SOLAR HOT WATER SYSTEM							
✓	FSEC	Company Name	System Model#	Collector Model#	Collector Area	Storage Volume	FEF
✓	None	None			ft²		

DUCTS													
✓	#	--- Supply ---	--- Return ---	LeakageType	Air Handler	CFM 25 TOT	CFM25 OUT	QN	RLF	HVAC # Heat	HVAC # Cool		
✓	1	Attic	Attic	Default Leakage	Garage	(Default) c	(Default) c			1	1		

TEMPERATURES														
Programable Thermostat: Y				Ceiling Fans:										
Cooling	Heating	Venting	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Thermostat Schedule: HERS 2006 Reference													
Schedule Type		1	2	3	4	5	6	7	8	9	10	11	12
Cooling (WD)	AM	78	78	78	78	78	78	78	78	80	80	80	80
	PM	80	80	78	78	78	78	78	78	78	78	78	78
Cooling (WEH)	AM	78	78	78	78	78	78	78	78	78	78	78	78
	PM	78	78	78	78	78	78	78	78	78	78	78	78
Heating (WD)	AM	66	66	66	66	66	68	68	68	68	68	68	68
	PM	68	68	68	68	68	68	68	68	68	68	66	66
Heating (WEH)	AM	66	66	66	66	66	68	68	68	68	68	68	68
	PM	68	68	68	68	68	68	68	68	68	68	66	66

MASS				
Mass Type	Area	Thickness	Furniture Fraction	Space
Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.3	Main



# ENERGY PERFORMANCE LEVEL (EPL) DISPLAY CARD

ESTIMATED ENERGY PERFORMANCE INDEX\* = 100

The lower the Energy Performance Index, the more efficient the home.

1. New home or, addition	1. <u>New (From Plans)</u>	12. Ducts, location & insulation level
2. Single-family or multiple-family	2. <u>Single-family</u>	a) Supply ducts R <u>6.0</u>
3. No. of units (if multiple-family)	3. <u>1</u>	b) Return ducts R <u>6.0</u>
4. Number of bedrooms	4. <u>3</u>	c) AHU location <u>Garage</u>
5. Is this a worst case? (yes/no)	5. <u>No</u>	13. Cooling system: Capacity <u>20.8</u>
6. Conditioned floor area (sq. ft.)	6. <u>1678</u>	a) Split system SEER <u>          </u>
7. Windows, type and area		b) Single package SEER <u>          </u>
a) U-factor:(weighted average)	7a. <u>0.360</u>	c) Ground/water source SEER/COP <u>          </u>
b) Solar Heat Gain Coefficient (SHGC)	7b. <u>0.250</u>	d) Room unit/PTAC EER <u>          </u>
c) Area	7c. <u>240.0</u>	e) Other <u>14.0</u>
8. Skylights		14. Heating system: Capacity <u>26.4</u>
a) U-factor:(weighted average)	8a. <u>NA</u>	a) Split system heat pump HSPF <u>          </u>
b) Solar Heat Gain Coefficient (SHGC)	8b. <u>NA</u>	b) Single package heat pump HSPF <u>          </u>
9. Floor type, insulation level:		c) Electric resistance COP <u>          </u>
a) Slab-on-grade (R-value)	9a. <u>0.0</u>	d) Gas furnace, natural gas AFUE <u>          </u>
b) Wood, raised (R-value)	9b. <u>          </u>	e) Gas furnace, LPG AFUE <u>          </u>
c) Concrete, raised (R-value)	9c. <u>          </u>	f) Other <u>8.20</u>
10. Wall type and insulation:		15. Water heating system
A. Exterior:		a) Electric resistance EF <u>0.92</u>
1. Wood frame (Insulation R-value)	10A1. <u>13.0</u>	b) Gas fired, natural gas EF <u>          </u>
2. Masonry (Insulation R-value)	10A2. <u>          </u>	c) Gas fired, LPG EF <u>          </u>
B. Adjacent:		d) Solar system with tank EF <u>          </u>
1. Wood frame (Insulation R-value)	10B1. <u>13.0</u>	e) Dedicated heat pump with tank EF <u>          </u>
2. Masonry (Insulation R-value)	10B2. <u>          </u>	f) Heat recovery unit HeatRec% <u>          </u>
11. Ceiling type and insulation level		g) Other <u>          </u>
a) Under attic	11a. <u>38.0</u>	16. HVAC credits claimed (Performance Method)
b) Single assembly	11b. <u>          </u>	a) Ceiling fans <u>          </u>
c) Knee walls/skylight walls	11c. <u>          </u>	b) Cross ventilation <u>Yes</u>
d) Radiant barrier installed	11d. <u>Yes</u>	c) Whole house fan <u>No</u>
		d) Multizone cooling credit <u>          </u>
		e) Multizone heating credit <u>          </u>
		f) Programmable thermostat <u>Yes</u>

\*Label required by Section R303.1.3 of the Florida Building Code, Energy Conservation, if not DEFAULT.

I certify that this home has complied with the Florida Building Code, Energy Conservation, 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: \_\_\_\_\_ City/FL Zip: Lake City, FL 32055

# Envelope Leakage Test Report (Blower Door Test)

## Residential Prescriptive, Performance or ERI Method Compliance

### 2017 Florida Building Code, Energy Conservation, 6th Edition

Jurisdiction:

Permit #:

#### Job Information

Builder: Lipscomb & Eagle

Community:

Lot: 19

Address:

City: Lake City

State: FL

Zip: 32055

#### Air Leakage Test Results *Passing results must meet either the Performance, Prescriptive, or ERI Method*

☐ **PRESCRIPTIVE METHOD**-The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding 7 air changes per hour at a pressure of 0.2 inch w.g. (50 Pascals) in Climate Zones 1 and 2.

☐ **PERFORMANCE or ERI METHOD**-The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding the selected ACH(50) value, as shown on Form R405-2017 (Performance) or R406-2017 (ERI), section labeled as infiltration, sub-section ACH50.  
*ACH(50) specified on Form R405-2017-Energy Calc (Performance) or R406-2017 (ERI):* 5.000

$$\frac{\text{CFM}(50)}{\text{Building Volume}} \times 60 + \frac{15102}{\text{ACH}(50)} = \text{ACH}(50)$$

☐ **PASS**

☐ When ACH(50) is less than 3, Mechanical Ventilation installation must be verified by building department.

Method for calculating building volume:

- ☐ Retrieved from architectural plans
- ☒ Code software calculated
- ☐ Field measured and calculated

**R402.4.1.2 Testing.** Testing shall be conducted in accordance with ANSI/RESNET/ICC 380 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Testing shall be conducted by either individuals as defined in Section 553.993(5) or (7) *Florida Statutes* or individuals licensed as set forth in Section 489.105(3)(f), (g), or (i) or an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope.

During testing:

1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures.
2. Dampers including exhaust, intake, makeup air, back draft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.
3. Interior doors, if installed at the time of the test, shall be open.
4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.
5. Heating and cooling systems, if installed at the time of the test, shall be turned off.
6. Supply and return registers, if installed at the time of the test, shall be fully open.

#### Testing Company

Company Name: \_\_\_\_\_ Phone: \_\_\_\_\_

I hereby verify that the above Air Leakage results are in accordance with the 2017 6th Edition Florida Building Code Energy Conservation requirements according to the compliance method selected above.

Signature of Tester: \_\_\_\_\_ Date of Test: \_\_\_\_\_

Printed Name of Tester: \_\_\_\_\_

License/Certification #: \_\_\_\_\_ Issuing Authority: \_\_\_\_\_

# Residential System Sizing Calculation

## Summary

Project Title:

Lot 191, Turkey Creek

Lake City, FL 32055

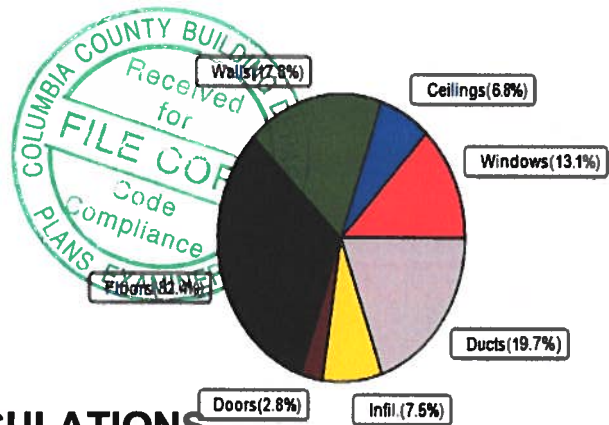
1/13/2020

Location for weather data: Gainesville, FL - Defaults: Latitude(29.7) Altitude(152 ft.) Temp Range(M)			
Humidity data: Interior RH (50%) Outdoor wet bulb (77F) Humidity difference(51gr.)			
Winter design temperature(TMY3 99%)	30 F	Summer design temperature(TMY3 99%)	94 F
Winter setpoint	70 F	Summer setpoint	75 F
Winter temperature difference	40 F	Summer temperature difference	19 F
<b>Total heating load calculation</b>	<b>26404 Btuh</b>	<b>Total cooling load calculation</b>	<b>20763 Btuh</b>
Submitted heating capacity	% of calc Btuh	Submitted cooling capacity	% of calc Btuh
Total (Electric Heat Pump)	100.0 26404	Sensible (SHR = 0.70)	84.6 14534
Heat Pump + Auxiliary(0.0kW)	100.0 26404	Latent	174.1 6229
		Total (Electric Heat Pump)	100.0 20763

## WINTER CALCULATIONS

Winter Heating Load (for 1678 sqft)

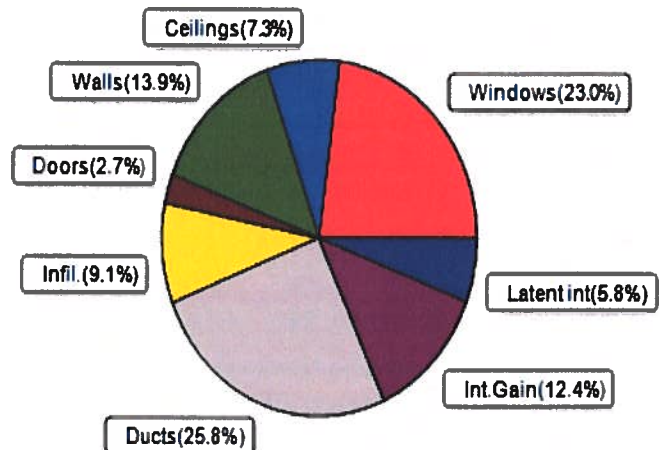
Load component		Load
Window total	240 sqft	3456 Btuh
Wall total	1322 sqft	4694 Btuh
Door total	40 sqft	736 Btuh
Ceiling total	1762 sqft	1789 Btuh
Floor total	1678 sqft	8543 Btuh
Infiltration	45 cfm	1989 Btuh
Duct loss		5198 Btuh
<b>Subtotal</b>		<b>26404 Btuh</b>
Ventilation	0 cfm	0 Btuh
<b>TOTAL HEAT LOSS</b>		<b>26404 Btuh</b>



## SUMMER CALCULATIONS

Summer Cooling Load (for 1678 sqft)

Load component		Load
Window total	240 sqft	4785 Btuh
Wall total	1322 sqft	2880 Btuh
Door total	40 sqft	552 Btuh
Ceiling total	1762 sqft	1521 Btuh
Floor total		0 Btuh
Infiltration	34 cfm	708 Btuh
Internal gain		2580 Btuh
Duct gain		4158 Btuh
Sens. Ventilation	0 cfm	0 Btuh
Blower Load		0 Btuh
<b>Total sensible gain</b>		<b>17184 Btuh</b>
Latent gain(ducts)		1203 Btuh
Latent gain(infiltration)		1176 Btuh
Latent gain(ventilation)		0 Btuh
Latent gain(internal/occupants/other)		1200 Btuh
<b>Total latent gain</b>		<b>3579 Btuh</b>
<b>TOTAL HEAT GAIN</b>		<b>20763 Btuh</b>



8th Edition

EnergyGauge® System Sizing

PREPARED BY:

DATE: 1/13/2020

# System Sizing Calculations - Winter

## Residential Load - Whole House Component Details

Project Title:

Lot 19'

Lake City, FL 32055

Building Type: User

1/13/2020

Reference City: Gainesville, FL (Defaults) Winter Temperature Difference: 40.0 F (TMY3 99%)

### Component Loads for Whole House

Window	Panes/Type	Frame	U	Orientation	Area(sqft)	X	HTM=	Load
1	2, NFRC 0.25	Vinyl	0.36	S	30.0		14.4	432 Btuh
2	2, NFRC 0.25	Vinyl	0.36	E	30.0		14.4	432 Btuh
3	2, NFRC 0.25	Vinyl	0.36	N	45.0		14.4	648 Btuh
4	2, NFRC 0.25	Metal	0.36	N	60.0		14.4	864 Btuh
5	2, NFRC 0.25	Vinyl	0.36	W	75.0		14.4	1080 Btuh
Window Total					240.0(sqft)			3456 Btuh
Walls	Type	Ornt.	Ueff.	R-Value (Cav/Sh)	Area	X	HTM=	Load
1	Frame - Wood	- Ext	(0.089)	13.0/0.0	103		3.55	366 Btuh
2	Frame - Wood	- Ext	(0.089)	13.0/0.0	81		3.55	288 Btuh
3	Frame - Wood	- Ext	(0.089)	13.0/0.0	4		3.55	14 Btuh
4	Frame - Wood	- Adj	(0.089)	13.0/0.0	195		3.55	692 Btuh
5	Frame - Wood	- Ext	(0.089)	13.0/0.0	375		3.55	1331 Btuh
6	Frame - Wood	- Ext	(0.089)	13.0/0.0	174		3.55	618 Btuh
7	Frame - Wood	- Ext	(0.089)	13.0/0.0	72		3.55	256 Btuh
8	Frame - Wood	- Ext	(0.089)	13.0/0.0	93		3.55	330 Btuh
9	Frame - Wood	- Ext	(0.089)	13.0/0.0	225		3.55	799 Btuh
Wall Total					1322(sqft)			4694 Btuh
Doors	Type	Storm	Ueff.		Area	X	HTM=	Load
1	Insulated - Exterior, n		(0.460)		20		18.4	368 Btuh
2	Insulated - Exterior, n		(0.460)		20		18.4	368 Btuh
Door Total					40(sqft)			736Btuh
Ceilings	Type/Color/Surface		Ueff.	R-Value	Area	X	HTM=	Load
1	Vented Attic/L/Shing		(0.025)	38.0/0.0	1762		1.0	1789 Btuh
Ceiling Total					1762(sqft)			1789Btuh
Floors	Type		Ueff.	R-Value	Size	X	HTM=	Load
1	Slab On Grade		(1.180)	0.0	181.0 ft(perim.)		47.2	8543 Btuh
Floor Total					1678 sqft			8543 Btuh
Envelope Subtotal:								19218 Btuh
Infiltration	Type	Wholehouse	ACH	Volume(cuft)	Wall Ratio	CFM=		
	Natural		0.18	15102	1.00	45.4		1989 Btuh
Duct load	Average sealed, R6.0, Supply(Att), Return(Att) (DLM of 0.245)							5198 Btuh
All Zones	Sensible Subtotal All Zones							26404 Btuh



# Manual J Winter Calculations

## Residential Load - Component Details (continued)

Lake City, FL 32055

Project Title:  
Lot 19  
Building Type: User

1/13/2020

### WHOLE HOUSE TOTALS

<b>Totals for Heating</b>	Subtotal Sensible Heat Loss	26404 Btuh
	Ventilation Sensible Heat Loss	0 Btuh
	Total Heat Loss	26404 Btuh

### EQUIPMENT

1. Electric Heat Pump	#	26404 Btuh
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Key: Window types - NFRC (Requires U-Factor and Shading coefficient(SHGC) of glass as numerical values)  
or - Glass as 'Clear' or 'Tint' (Uses U-Factor and SHGC defaults)  
U - (Window U-Factor)  
HTM - (ManualJ Heat Transfer Multiplier)



Version 8

# System Sizing Calculations - Summer

## Residential Load - Whole House Component Details

Project Title:

Lot 19

Lake City, FL 32055

1/13/2020

Reference City: Gainesville, FL

Temperature Difference: 19.0F(TMY3 99%) Humidity difference: 51gr.

### Component Loads for Whole House

Window	Type*						Overhang		Window Area(sqft)			HTM		Load		
	Panes	SHGC	U	InSh	IS	Ormt	Len	Hgt	Gross	Shaded	Unshaded	Shaded	Unshaded			
1	2 NFRC	0.25, 0.36	No	No	S		10.5f	1.0ft.	30.0	30.0	0.0	12	14	363	Btuh	
2	2 NFRC	0.25, 0.36	No	No	E		1.5ft.	1.0ft.	30.0	1.5	28.5	12	31	901	Btuh	
3	2 NFRC	0.25, 0.36	No	No	N		1.5ft.	1.0ft.	45.0	0.0	45.0	12	12	544	Btuh	
4	2 NFRC	0.25, 0.36	No	No	N		9.5ft.	1.0ft.	60.0	0.0	60.0	12	12	726	Btuh	
5	2 NFRC	0.25, 0.36	No	No	W		1.5ft.	1.0ft.	75.0	3.7	71.3	12	31	2251	Btuh	
	Window Total								240 (sqft)					4785 Btuh		
Walls	Type				U-Value		R-Value		Area(sqft)		HTM		Load			
							Cav/Sheath									
1	Frame - Wood - Ext						0.09		13.0/0.0		103.0		2.3		233	Btuh
2	Frame - Wood - Ext						0.09		13.0/0.0		81.0		2.3		183	Btuh
3	Frame - Wood - Ext						0.09		13.0/0.0		4.0		2.3		9	Btuh
4	Frame - Wood - Adj						0.09		13.0/0.0		195.0		1.7		329	Btuh
5	Frame - Wood - Ext						0.09		13.0/0.0		375.0		2.3		849	Btuh
6	Frame - Wood - Ext						0.09		13.0/0.0		174.0		2.3		394	Btuh
7	Frame - Wood - Ext						0.09		13.0/0.0		72.0		2.3		163	Btuh
8	Frame - Wood - Ext						0.09		13.0/0.0		93.0		2.3		210	Btuh
9	Frame - Wood - Ext						0.09		13.0/0.0		225.0		2.3		509	Btuh
	Wall Total								1322 (sqft)					2880 Btuh		
Doors	Type				U-Value		R-Value		Area (sqft)		HTM		Load			
1	Insulated - Exterior								20.0		13.8		276		Btuh	
2	Insulated - Exterior								20.0		13.8		276		Btuh	
	Door Total								40 (sqft)					552 Btuh		
Ceilings	Type/Color/Surface				U-Value		R-Value		Area(sqft)		HTM		Load			
1	Vented AtticLight/Shingle/RB						0.025		38.0/0.0		1762.0		0.86		1521	Btuh
	Ceiling Total								1762 (sqft)					1521 Btuh		
Floors	Type				U-Value		R-Value		Size		HTM		Load			
1	Slab On Grade						0.0		1678 (ft-perimeter)		0.0		0		Btuh	
	Floor Total								1678.0 (sqft)					0 Btuh		
	Envelope Subtotal:													9737 Btuh		
Infiltration	Type				Average ACH		Volume(cuft)		Wall Ratio		CFM=		Load			
Natural							0.14		15102		1		34.1		708	Btuh
Internal gain				Occupants		Btuh/occupant		Appliance		Load						
				6		X 230		+		1200		2580		Btuh		
	Sensible Envelope Load:													13026 Btuh		
Duct load	Average sealed,Supply(R6.0-Attic), Return(R6.0-Attic)										(DGM of 0.319)		4158 Btuh			
	Sensible Load All Zones													17184 Btuh		

# Manual J Summer Calculations

## Residential Load - Component Details (continued)

Project Title: Climate:FL\_GAINESVILLE\_REGIONAL\_A

Lot 191

Lake City, FL 32055

1/13/2020

### WHOLE HOUSE TOTALS

<b>Whole House Totals for Cooling</b>	<b>Sensible Envelope Load All Zones</b>	<b>13026 Btuh</b>
	Sensible Duct Load	4158 Btuh
	<b>Total Sensible Zone Loads</b>	<b>17184 Btuh</b>
	Sensible ventilation	0 Btuh
	Blower	0 Btuh
	<b>Total sensible gain</b>	<b>17184 Btuh</b>
	Latent infiltration gain (for 51 gr. humidity difference)	1176 Btuh
	Latent ventilation gain	0 Btuh
	Latent duct gain	1203 Btuh
	Latent occupant gain (6.0 people @ 200 Btuh per person)	1200 Btuh
	Latent other gain	0 Btuh
	<b>Latent total gain</b>	<b>3579 Btuh</b>
	<b>TOTAL GAIN</b>	<b>20763 Btuh</b>

### EQUIPMENT

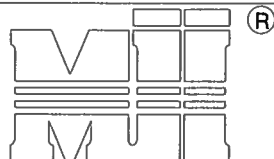
1. Central Unit	#	20763 Btuh
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\*Key: Window types (Panels - Number and type of panes of glass)  
 (SHGC - Shading coefficient of glass as SHGC numerical value)  
 (U - Window U-Factor)  
 (InSh - Interior shading device: none(No), Blinds(B), Draperies(D) or Roller Shades(R))  
     - For Blinds: Assume medium color, half closed  
     For Draperies: Assume medium weave, half closed  
     For Roller shades: Assume translucent, half closed  
 (IS - Insect screen: none(N), Full(F) or Half(½))  
 (Ornt - compass orientation)



Version 8





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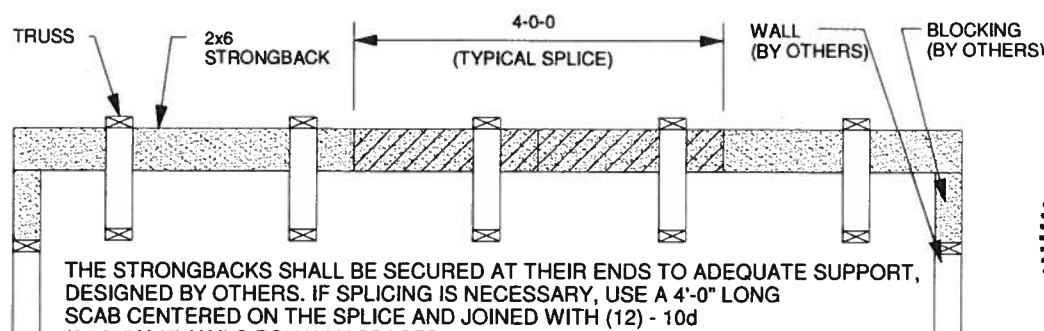
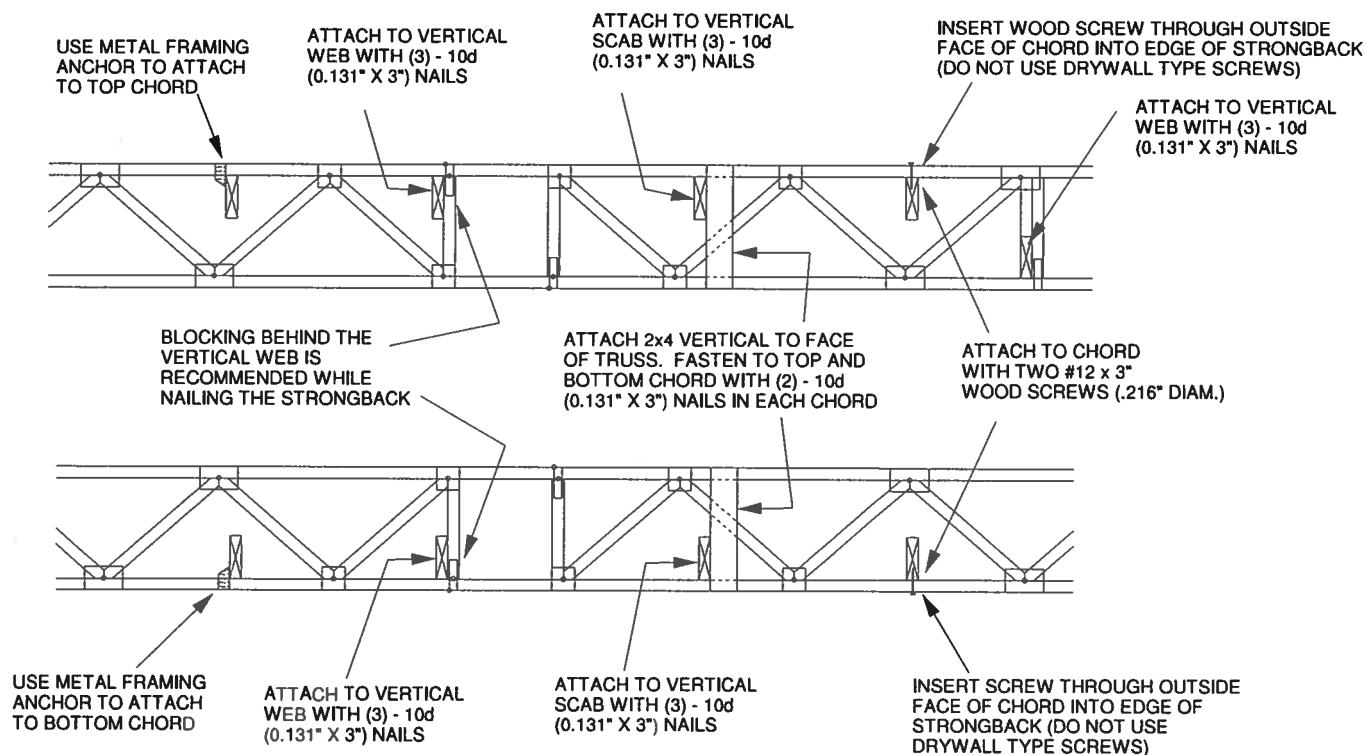
MiTek USA, Inc.

Page 1 of 1

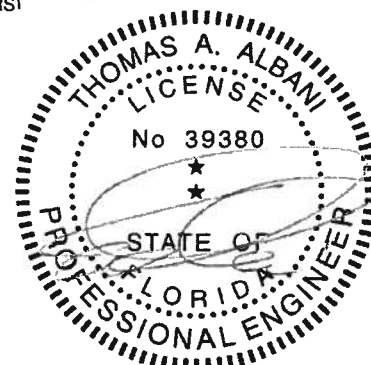
TO MINIMIZE VIBRATION COMMON TO ALL SHALLOW FRAMING SYSTEMS, 2x6 "STRONGBACK" IS RECOMMENDED, LOCATED EVERY 8 TO 10 FEET ALONG A FLOOR TRUSS.

NOTE 1: 2X6 STRONGBACK ORIENTED VERTICALLY MAY BE POSITIONED DIRECTLY UNDER THE TOP CHORD OR DIRECTLY ABOVE THE BOTTOM CHORD. SECURELY FASTENED TO THE TRUSS USING ANY OF THE METHODS ILLUSTRATED BELOW.

NOTE 2: STRONGBACK BRACING ALSO SATISFIES THE LATERAL BRACING REQUIREMENTS FOR THE BOTTOM CHORD OF THE TRUSS WHEN IT IS PLACED ON TOP OF THE BOTTOM CHORD, IS CONTINUOUS FROM END TO END, CONNECTED WITH A METHOD OTHER THAN METAL FRAMING ANCHOR, AND PROPERLY CONNECTED, BY OTHERS, AT THE ENDS.



ALTERNATE METHOD OF SPLICING:  
OVERLAP STRONGBACK MEMBERS A MINIMUM OF 4'-0" AND FASTEN WITH (12) - 10d (0.131" X 3") NAILS STAGGERED AND EQUALLY SPACED.  
(TO BE USED ONLY WHEN STRONGBACK IS NOT ALIGNED WITH A VERTICAL)



Thomas A. Albani PE No.39380  
MiTek USA, Inc. FL Cert 6634  
6904 Parke East Blvd. Tampa FL 33610  
Date:

February 12, 2018

9' 1-1/8"

1) REFER TO HD 41 RECOMMENDATIONS FOR HANDLING INSTALLATION AND TEMPORARY BRACING. REFER TO ENGINEERED DRAWINGS FOR PERMANENT BRACING REQUIRED.

- 2) ALL TRUSSES (INCLUDING TRUSSES UNDER WALL & FRAMING) MUST BE COMPLETELY DECKED OR REFER TO DETAIL VIDS FOR ALTERNATE BRACING REQUIREMENTS.
  - 3) ALL VALLEYS ARE TO BE CONVENTIONALLY FRAMED BY BUILDER.
  - 4) ALL TRUSSES ARE DESIGNED FOR 2' O.C. MAXIMUM SPACING, UNLESS OTHERWISE NOTED
  - 5) ALL WALLS SHOWING ON PLACEMENT PLAN ARE CONSIDERED TO BE LOAD BEARING, UNLESS OTHERWISE NOTED
  - 6) 5/4x4 TRUSSES MUST BE INSTALLED WITH THE TOP BEING UP.
- 7) BECAUSE ABOVE NOTE, (ADD) TO BE FURNISHED BY BUILDER



**Jacksonville**  
PHONE: 904-772-6100 FAX: 904-772-1975

Tampa  
PHONE: 813-621-9531 FAX: 813-628-8956

Lake City  
PHONE: 386-755-6844 FAX: 386-755-7973

**BUILDER**  
**LIPSCOMB EAGLE**

LOT 19 Turkey Creek

1-21-2020	KLH	2228853
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**FL Approval Codes - Mitek Plates #'s 2197.2 - 2197.4, Versa-Lam #1644-R4 & BCI Joists #1392-R4**