DATE 02/15/2008

Columbia County Building Permit

This Permit Must Be Prominently Posted on Premises During Construction

PERMIT
000026766

APPLICANT RICHARD BROOKS PHONE 770-301-2818

ADDRESS 846 SW BLUFF DR FORT WHITE FL 32038

OWNER RICHARD BROOKS PHONE 770-301-2818

ADDRESS 846 SW BLUFF DR FORT WHITE FL 32038

CONTRACTOR OWNER PHONE

LOCATION OF PROPERTY 47 S, R HOLLINGSWORTH DR, R BLUFF DR, .5 MILES ON THE LEFT SEE MAILBOX 846

TYPE DEVELOPMENT ADDITION TO SFD ESTIMATED COST OF CONSTRUCTION 39200.00

HEATED FLOOR AREA 784.00 TOTAL AREA 784.00 HEIGHT 26.00 STORIES 2

FOUNDATION CONCRETE WALLS FRAMED ROOF PITCH 4/12 FLOOR SLAB

LAND USE & ZONING ESA-2 MAX. HEIGHT 35

Minimum Set Back Requirments: STREET-FRONT 30.00 REAR 25.00 SIDE 25.00

NO. EX.D.U. 1 FLOOD ZONE AE DEVELOPMENT PERMIT NO. 08-005

PARCEL ID 18-7S-16-04236-070 SUBDIVISION CEDAR SPRINGS SHORES

LOT 46 BLOCK PHASE UNIT 5 TOTAL ACRES 0.77

			Richard C Brooks	
Culvert Permit No.	Culvert Waiver	Contractor's License Number	Applicant/Owner/Contractor	
EXISTING	07-656-M	BK	JH	N
Driveway Connection	Septic Tank Number	LU & Zoning checked by	Approved for Issuance	New Resident

COMMENTS: NOC ON FILE, MINIMUM FLOOR ELEVATION SET @ 36', ELEVATION CERTIFICATE NEEDED BEFORE POWER, ADDITION LESS THAN 50% OF EXISTING STRUCTURE

ZERO RISE LETTER ON FILE Check # or Cash 566

FOR BUILDING & ZONING DEPARTMENT ONLY

(footer/Slab)

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

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

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

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

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

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

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

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

BUILDING PERMIT FEE $ 200.00 CERTIFICATION FEE $ 3.92 SURCHARGE FEE $ 3.92

MISC. FEES $ 0.00 ZONING CERT. FEE $ 50.00 FIRE FEE $ 0.00 WASTE FEE $

FLOOD DEVELOPMENT FEE $ 50.00 FLOOD ZONE FEE $ 25.00 CULVERT FEE $ **TOTAL FEE** 332.84

INSPECTORS OFFICE CLERKS OFFICE MSG

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."

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 THE WORK IS COMMENCED. A VALID PERMIT RECIEVES AN APPROVED INSPECTION EVERY 180 DAYS. WORK SHALL BE CONSIDERED TO BE IN ACTIVE PROGESS WHEN THE PERMIT HAS RECIEVED AN APPROVED INSPECTION WITHIN 180 DAYS.

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

Brooks

Columbia County Building Permit Application

For Office Use Only Application # 0708-53 Date Received 8/22/07 By LH Permit # 26766

Application Approved by - Zoning Official BLK Date 06.02.08 Plans Examiner OK JTH Date 2-4-08

Flood Zone AE Development Permit YES Zoning ESA-2 Land Use Plan Map Category ESA

Comments Santa Fe River 35' Elevation 36' MFE Map # 0255 Floodway less than 50% of Struct Val

☐ NOC ☐ EH ☐ Deed or PA ☐ Site Plan ☐ State Road Info ☐ Parent Parcel # ☐ Development Permit

Linda Roder dropped off

Name Authorized Person Signing Permit Richard Brooks Phone 752-2281 Fax 752-2282

Address 846 SW Bluff Dr. Ft White, FL 32038 CALL #2

Owner's Name Richard and Donna Brooks Phone 770-301-2818

911 Address 846 SW Bluff Dr. Ft White, FL 32038 770-301-2842

Contractors Name Owner Builder Richard Brooks Phone 770-301-2818

Address 846 SW Bluff Dr. Ft White, FL 32038

Fee Simple Owner Name & Address NA

Bonding Co. Name & Address NA

Architect/Engineer Name & Address Will Myers / Nick Geisler

Mortgage Lenders Name & Address NA

Circle the correct power company -- FL Power & Light - Clay Elec. - Suwannee Valley Elec. - Progress Energy

Property ID Number 18-7S-16-04236-070 Estimated Cost of Construction 60K

Subdivision Name Cedar Spring Shores Lot 46 Block ___ Unit 5 Phase ___

Driving Directions 47 S. thru Ft. White, R on Hollingsworth Dr about ½ mi before bridge go R on SW Bluff Dr down ½ mi on L. 846 on mailbox

Type of Construction addition Number of Existing Dwellings on Property 1 house + shed

Total Acreage .77 Lot Size .77 Do you need a - Culvert Permit or Culvert Waiver or Have an Existing Drive

Actual Distance of Structure from Property Lines - Front 465' Side 25' Side 38' Rear 73'

Total Building Height 25'-7" Number of Stories 2 Heated Floor Area 1045 existing 484 new Roof Pitch 4.5/12

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.

OWNER'S 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 COMMENCMENT 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.

X Richard C Brooks

Owner Builder or Authorized Person by Notarized Letter

X

Contractor Signature

Contractors License Number

Competency Card Number

STATE OF FLORIDA
COUNTY OF COLUMBIA

Linda R. Roder
Commission #DD303275
Expires: Mar 24, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

NOTARY STAMP/SEAL

Sworn to (or affirmed) and subscribed before me this 6 day of August 20 07.

Personally known ____ or Produced Identification ✓

Linda R. Roder

Notary Signature

(Revised Sept. 2006)

FROM : COLUMBIA CO BUILDING + ZONING FAX NO. :386-758-2160 Mar. 12 2007 01:00PM P1

JW spoke w/ Melanie 2.7.08

Zero Rise Floodway Study

Lot 46 of Cedar Springs Shores Unit 5 Subdivision
Columbia County

The subject property is located on the right bank of the Santa Fe River at River Mile 14.7. The property is located in the 100-year floodway of the River. A HEC-RAS analysis has been performed based on the HEC-2 deck obtained from the Suwannee River Water Management District. Duplicate and Proposed models depict the floodplain and floodway analyses and compare the stages for each condition. The Duplicate model is a replication of the HEC-2 deck.

The proposed model blocks all of the flow area in the vicinity of the home and shed. For modeling purposes it was assumed that the home would block 50' of the cross section for a length of 70' and that the shed would block 50' of the cross section for a length of 70'. The cross sections at River Miles 14.08 and 15.08 were interpolated to create a cross section at River Mile 14.70 (Exit Section). This cross section was then copied upstream 50 feet (XS 14.71 Downstream Face), upstream 120 feet (XS 14.72 Upstream Face), and upstream 170 feet (XS 14.73 Approach). Cross Sections 14.71 and 14.72 were modified by blocking all flow area between Ground Stations 12501 and 12551 (home) and between Ground Stations 12901 and 12951 (shed). The right top of bank in the model is at Ground Station 12471. Cross section plots are attached.

Comparison of the floodway elevations at the cross sections near the proposed fill indicates that the fill will not increase the floodway elevations. The fill placed on the property will cause zero rise in the floodway. Elevations from the duplicate and the proposed floodway models are summarized below.

Cross Section	Duplicate Floodway Elevation	Proposed Floodway Elevation
14.08	36.52	36.52
14.70 Exit	NA	36.78
14.71 Face	NA	36.78
14.72 Face	NA	36.78
14.73 Approach	NA	36.79
15.08	36.93	36.93
15.66	37.16	37.16

Above Elevations are NGVD 1929 Vertical Datum

The proposed construction will be elevated on piles such that the structure's lowest horizontal member is elevation 37.1 feet NGVD 1929 vertical datum (one foot above the 100-year flood elevation).

9/19/7

James M. Knight, P.E.
P.E. Number 47756

8725 – 288th Street
Branford, FL 32008

Phone 386-365-8840

Duplicate

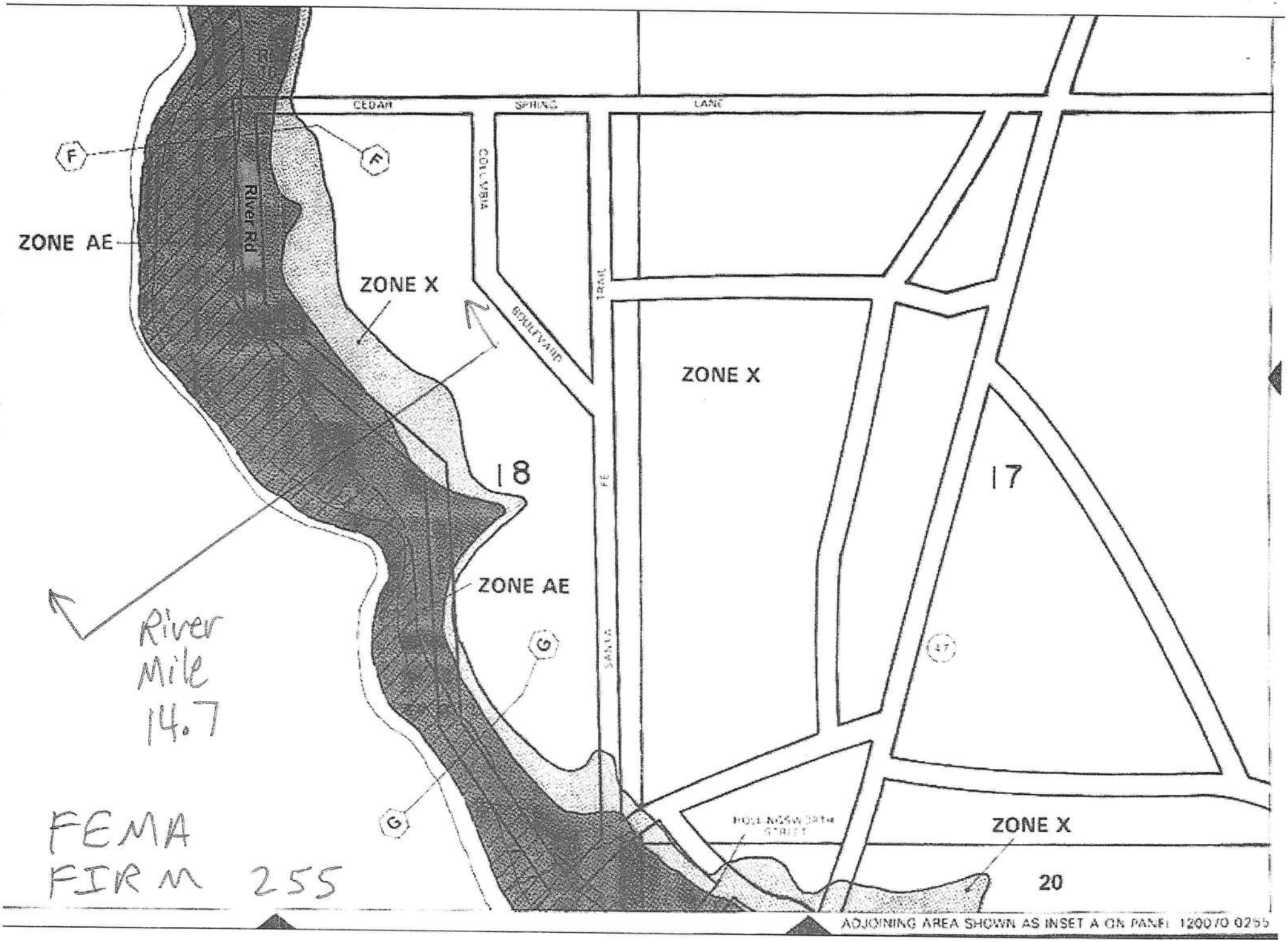
HEC-RAS Plan: Imported Pla River: RIVER-1 Reach: Reach-1

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
Reach-1	15.75	PF 1	16717.00	11.90	36.59		36.62	0.000057	1.74	37165.67	5092.67	0.07
Reach-1	15.75	PF 2	16717.00	11.90	37.30		37.34	0.000057	1.77	25881.22	1927.00	0.07
Reach-1	15.72	PF 1	16717.00	11.90	36.58		36.61	0.000058	1.74	37113.83	5087.14	0.07
Reach-1	15.72	PF 2	16717.00	11.90	37.29		37.33	0.000057	1.77	25861.95	1927.00	0.07
Reach-1	15.71	PF 1	16717.00	9.40	36.45	19.65	36.58	0.000277	2.94	13198.30	4612.57	0.12
Reach-1	15.71	PF 2	16717.00	9.40	37.16	19.65	37.29	0.000271	2.94	8213.76	1417.99	0.12
Reach-1	15.705		Bridge									
Reach-1	15.7	PF 1	16717.00	9.40	36.45		36.57	0.000277	2.94	13165.08	4607.73	0.12
Reach-1	15.7	PF 2	16717.00	9.40	37.15		37.29	0.000271	2.94	8202.74	1416.02	0.12
Reach-1	15.66	PF 1	16359.00	10.22	36.46		36.51	0.000071	2.23	36823.30	4939.22	0.08
Reach-1	15.66	PF 2	16359.00	10.22	37.16		37.23	0.000080	2.41	22394.97	1743.00	0.09
Reach-1	15.08	PF 1	16359.00	6.52	36.22		36.28	0.000078	2.26	26455.47	2538.02	0.09
Reach-1	15.08	PF 2	16359.00	6.52	36.93		36.99	0.000074	2.24	22519.67	1643.00	0.08
Reach-1	14.08	PF 1	16359.00	10.50	35.75		35.82	0.000096	2.51	28530.05	3172.27	0.09
Reach-1	14.08	PF 2	16359.00	10.50	36.52		36.58	0.000080	2.35	25622.74	1883.00	0.09
Reach-1	13.03	PF 1	16359.00	-5.45	35.42		35.46	0.000047	2.08	40390.76	3897.64	0.07
Reach-1	13.03	PF 2	16359.00	-5.45	36.18		36.23	0.000051	2.23	28281.63	1832.00	0.07

Proposed

HEC-RAS Plan: Imported Pla River: RIVER-1 Reach: Reach-1

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
Reach-1	15.75	PF 1	16717.00	11.90	36.59		36.62	0.000057	1.74	37174.57	5093.62	0.07
Reach-1	15.75	PF 2	16717.00	11.90	37.30		37.34	0.000056	1.77	25885.23	1927.00	0.07
Reach-1	15.72	PF 1	16717.00	11.90	36.58		36.61	0.000058	1.74	37122.74	5088.09	0.07
Reach-1	15.72	PF 2	16717.00	11.90	37.29		37.33	0.000057	1.77	25865.97	1927.00	0.07
Reach-1	15.71	PF 1	16717.00	9.40	36.46	19.65	36.58	0.000277	2.94	13206.66	4613.78	0.12
Reach-1	15.71	PF 2	16717.00	9.40	37.16	19.65	37.29	0.000270	2.94	8216.78	1418.53	0.12
Reach-1	15.705		Bridge									
Reach-1	15.7	PF 1	16717.00	9.40	36.45		36.57	0.000277	2.94	13173.45	4608.95	0.12
Reach-1	15.7	PF 2	16717.00	9.40	37.16		37.29	0.000271	2.94	8205.76	1416.56	0.12
Reach-1	15.66	PF 1	16359.00	10.22	36.46		36.51	0.000071	2.23	36832.23	4939.73	0.08
Reach-1	15.66	PF 2	16359.00	10.22	37.16		37.23	0.000080	2.41	22398.68	1743.00	0.09
Reach-1	15.08	PF 1	16359.00	6.52	36.22		36.28	0.000078	2.26	26460.29	2538.13	0.09
Reach-1	15.08	PF 2	16359.00	6.52	36.93		36.99	0.000074	2.24	22523.32	1643.00	0.08
Reach-1	14.73	PF 1	16359.00	8.03	36.07		36.13	0.000084	2.35	27246.60	2773.45	0.09
Reach-1	14.73	PF 2	16359.00	8.03	36.79		36.85	0.000076	2.29	23584.95	1734.00	0.08
Reach-1	14.72	PF 1	16359.00	8.03	36.06		36.13	0.000085	2.37	26626.67	2688.55	0.09
Reach-1	14.72	PF 2	16359.00	8.03	36.78		36.85	0.000078	2.31	22948.94	1683.59	0.09
Reach-1	14.71	PF 1	16359.00	8.03	36.06		36.12	0.000086	2.37	26610.40	2688.25	0.09
Reach-1	14.71	PF 2	16359.00	8.03	36.78		36.84	0.000078	2.31	22939.65	1683.59	0.09
Reach-1	14.70	PF 1	16359.00	8.03	36.05		36.11	0.000084	2.35	27204.49	2772.10	0.09
Reach-1	14.70	PF 2	16359.00	8.03	36.78		36.84	0.000077	2.29	23560.50	1734.00	0.08
Reach-1	14.08	PF 1	16359.00	10.50	35.75		35.82	0.000096	2.51	28530.05	3172.27	0.09
Reach-1	14.08	PF 2	16359.00	10.50	36.52		36.58	0.000080	2.35	25622.74	1883.00	0.09
Reach-1	13.03	PF 1	16359.00	-5.45	35.42		35.46	0.000047	2.08	40390.76	3897.64	0.07
Reach-1	13.03	PF 2	16359.00	-5.45	36.18		36.23	0.000051	2.23	28281.63	1832.00	0.07


CEDAR
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TRAIL
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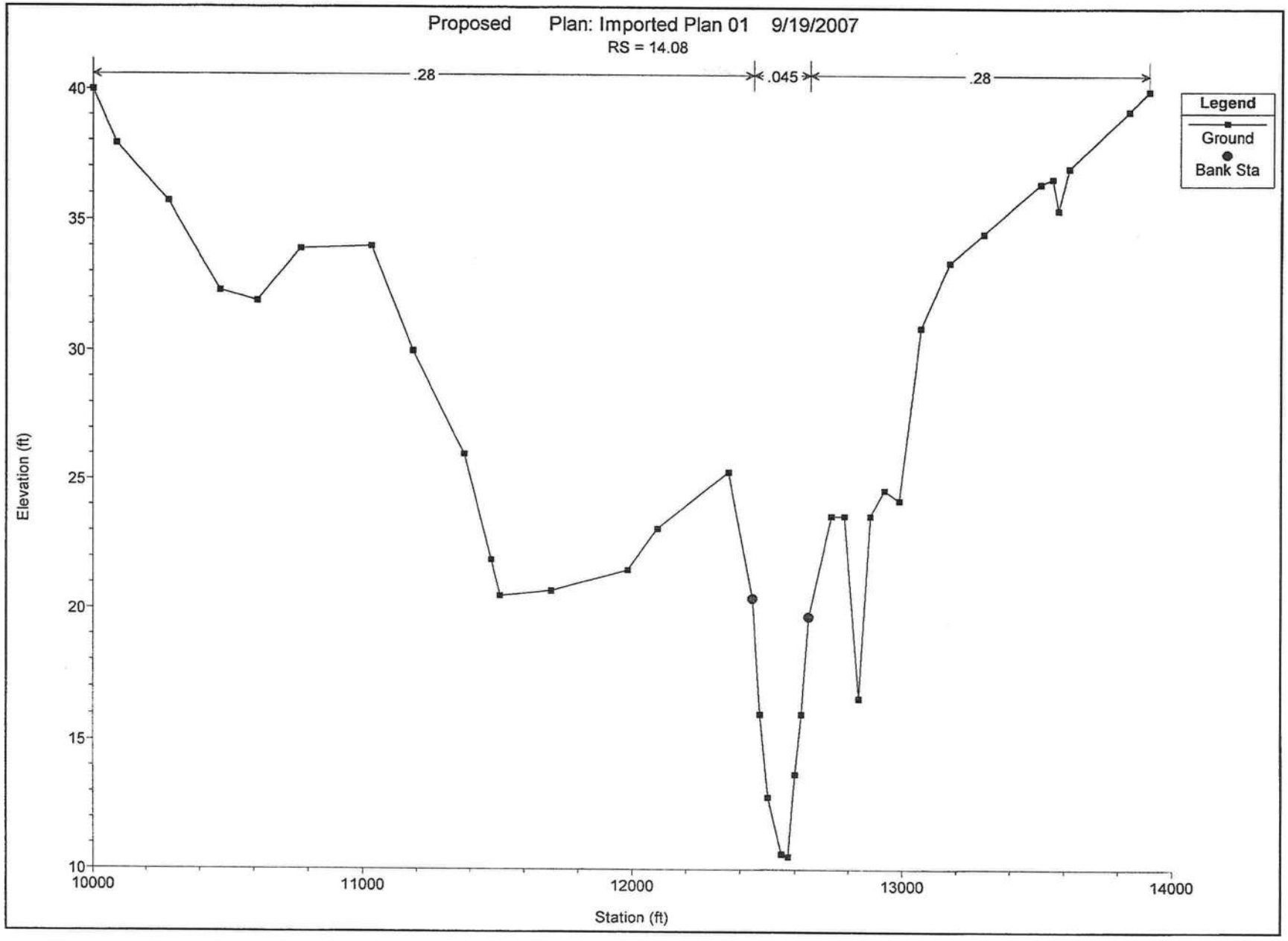
River Mile 14.7
FEMA FIRM 255
ADJOINING AREA SHOWN AS INSET A ON PANEL 1200?0 0255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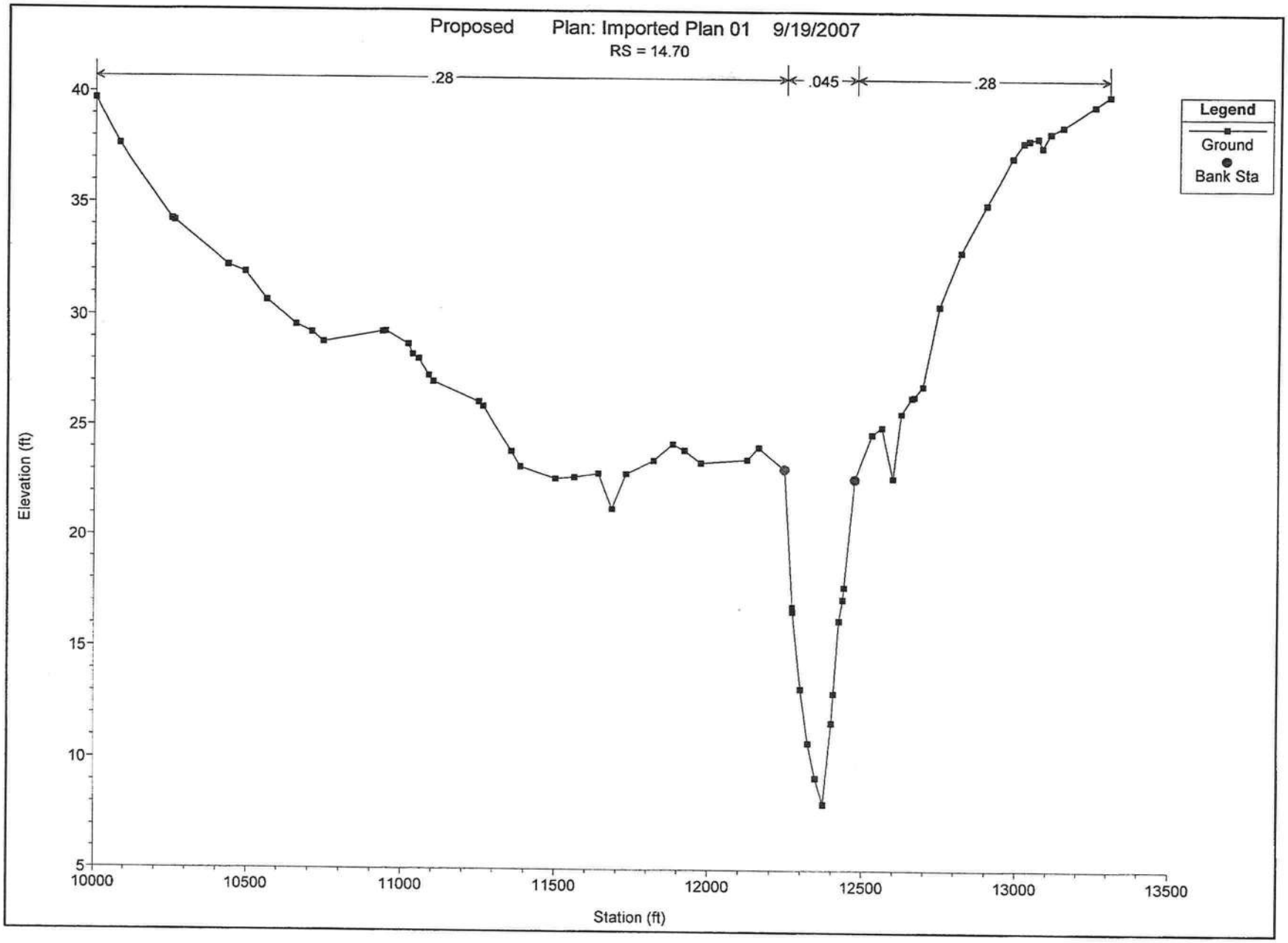
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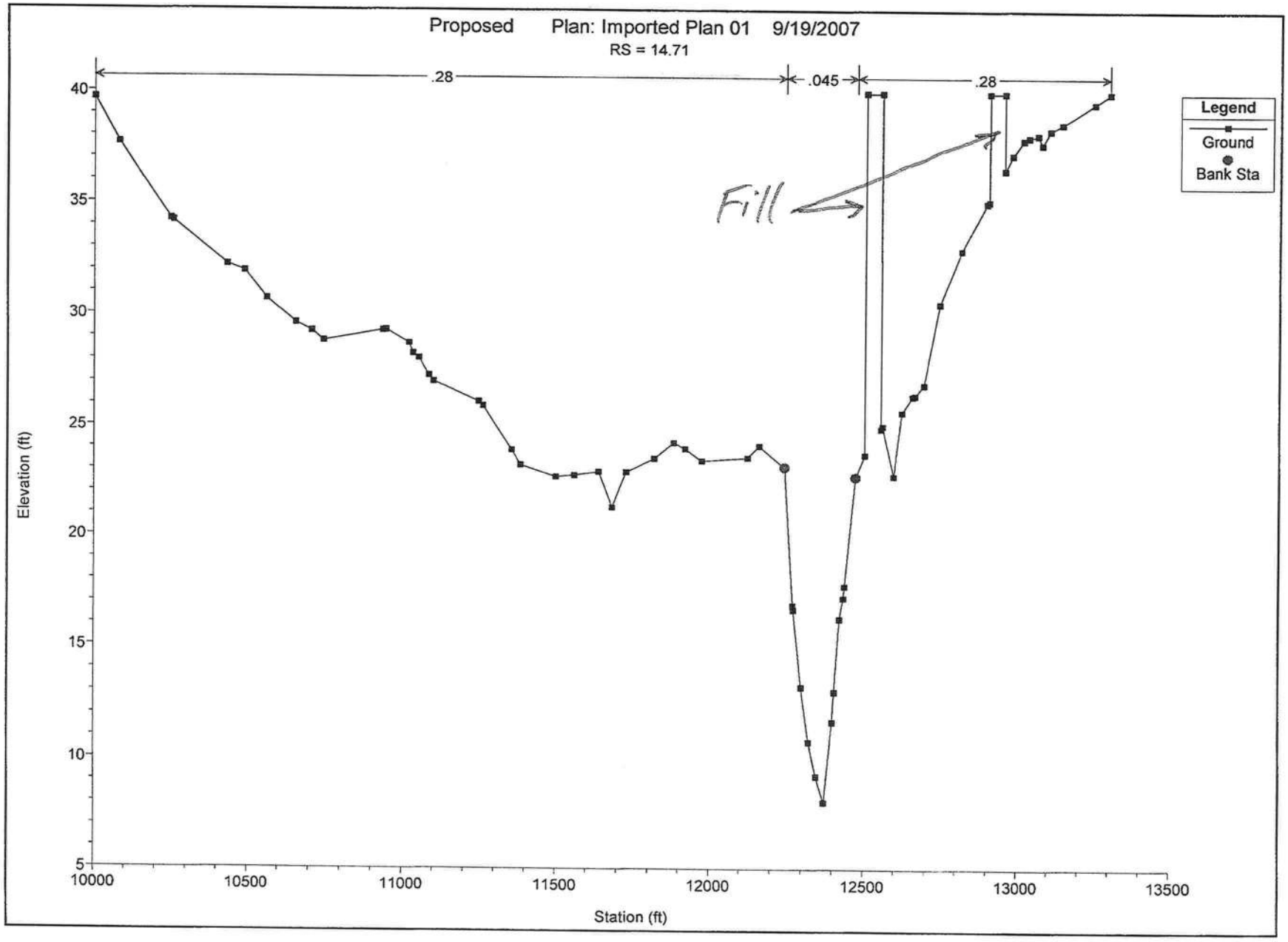
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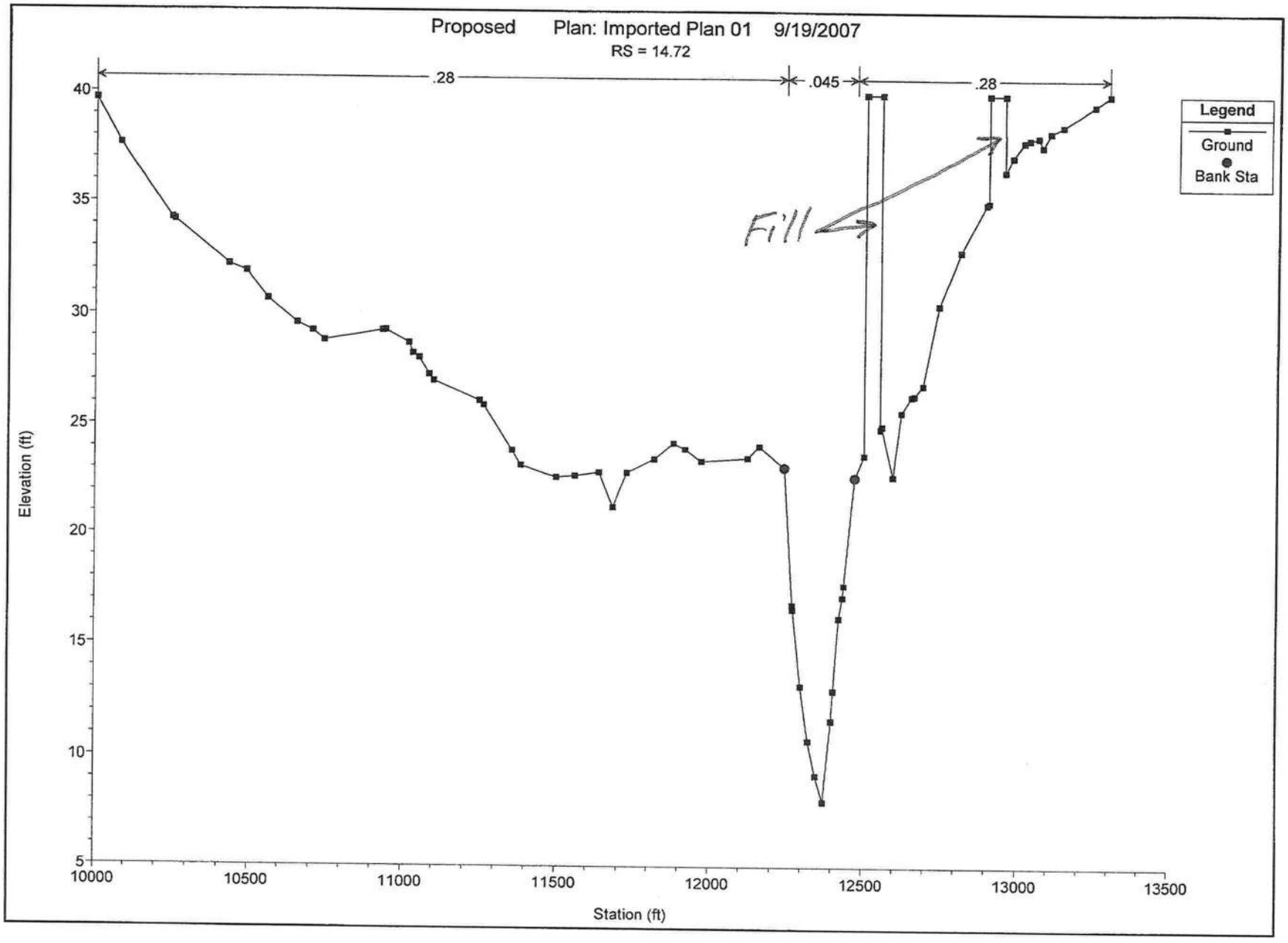
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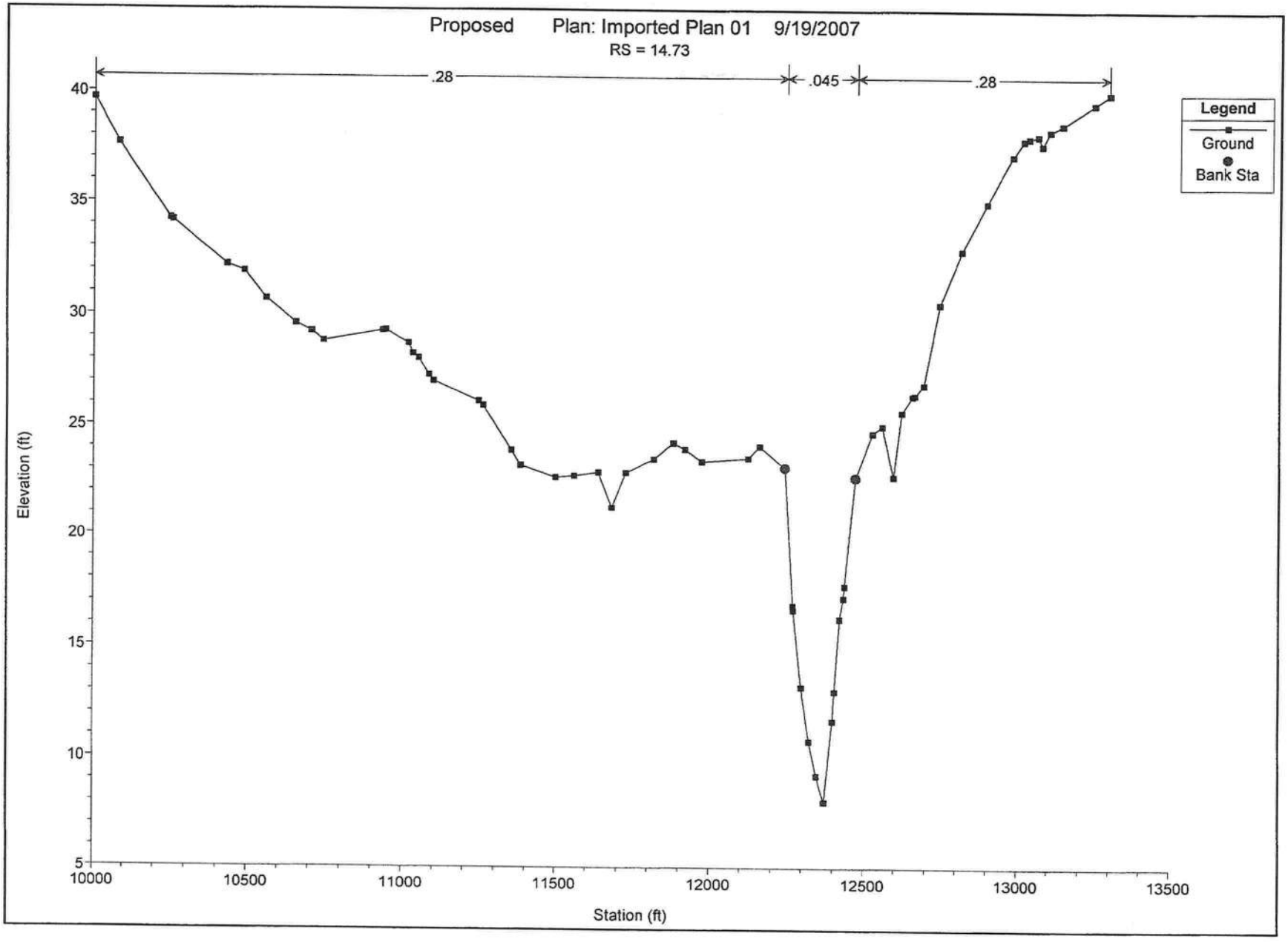
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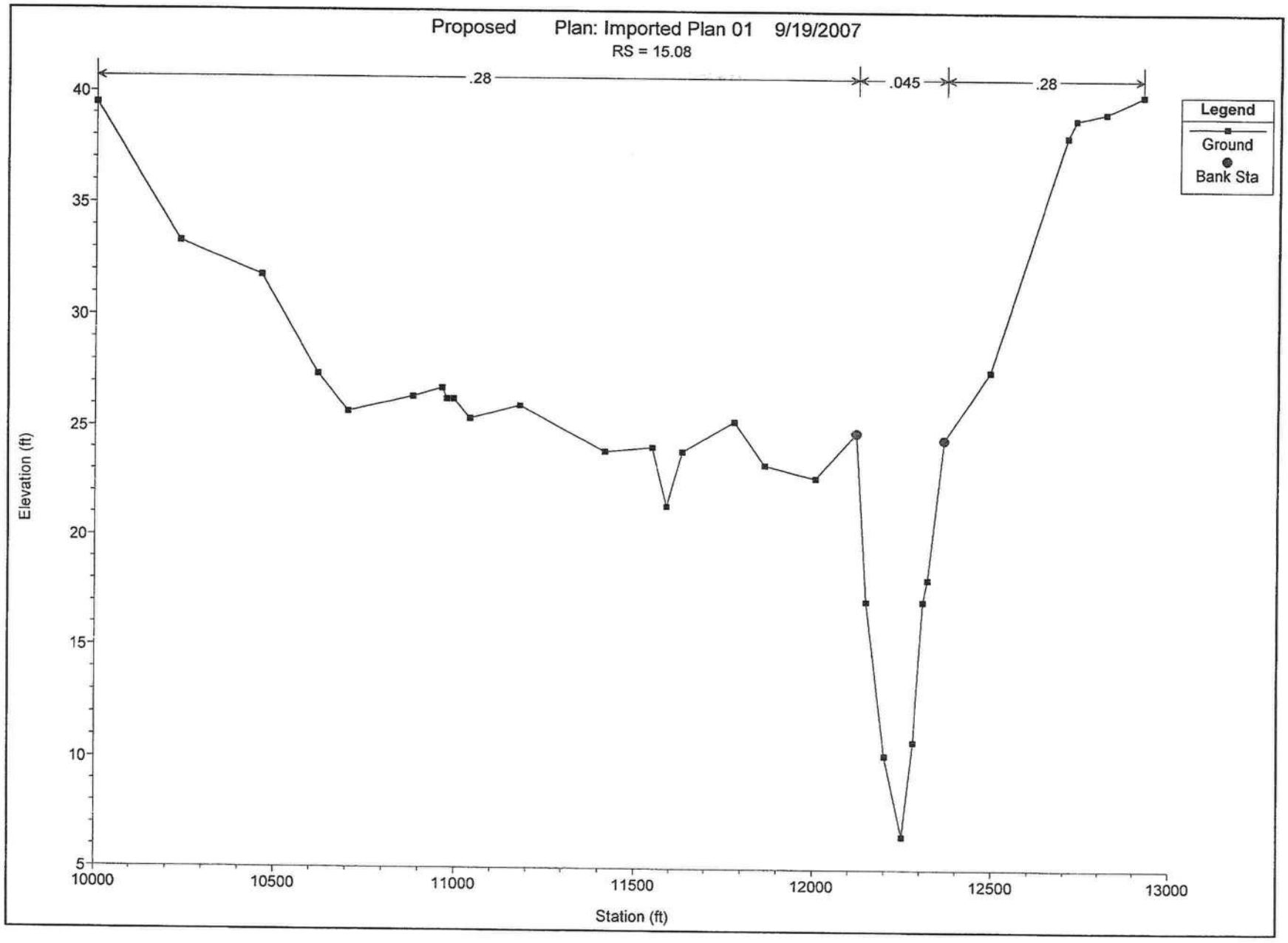
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Inst:200712019081 Date:8/22/2007 Time:1:31 PM
DC,P.DeWitt Cason ,Columbia County Page 1 of 1

NOTICE OF COMMENCEMENT

PERMIT # _____
Tax Folio/Parcel ID 18-7S-16-04236-070
State: Florida
County: Columbia

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statues, the following information is provided in the notice of commencement.

1. Description of property (legal description of property, lot, block and street address if available):
   846 SW Bluff Dr Lake City FL 32038
   18-7S-16-04236-070
2. General description of improvement: addition to Single family dwelling
   a. Owner Name: Richard + Donna Brooks
      Owner Address: 846 SW Bluff Dr Ft White FL 32038
   b. Interest in property: _____
   c. Name and address of fee simple title holder (if other than owner): NA
3. Contractor: (Qualifier name & address) owner builder Richard Brooks
4. Surety: Name and address: NA Amount of bond $ _____
5. Lender (name & address) NA
6. Persons 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: (name & address): NA
7. In addition to himself, Owner designates the following person(s) to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes: (name & address) NA
8. Expiration date of Notice of Commencement (the expiration date is 1 year from the date of recording unless a different date is specified) _____

X Richard C Brooks
Signature of owner

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 6 day of August 2007
by Richard Brooks who is personally know to me or who has produced _____ as identification.

Linda R. Roder
Notary Public

(SEAL)

Linda R. Roder
Commission #DD303275
Expires: Mar 24, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

P-1203

Prepared By + return to:
Linda Roder
387 SW Kempt
Lake City FL 32024

Application for Onsite Sewage Disposal System Construction Permit. Part II Site Plan

Permit Application Number: 07-656-M

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH UNI

BROOKS/CR 07-4084

SEE ATTACHED

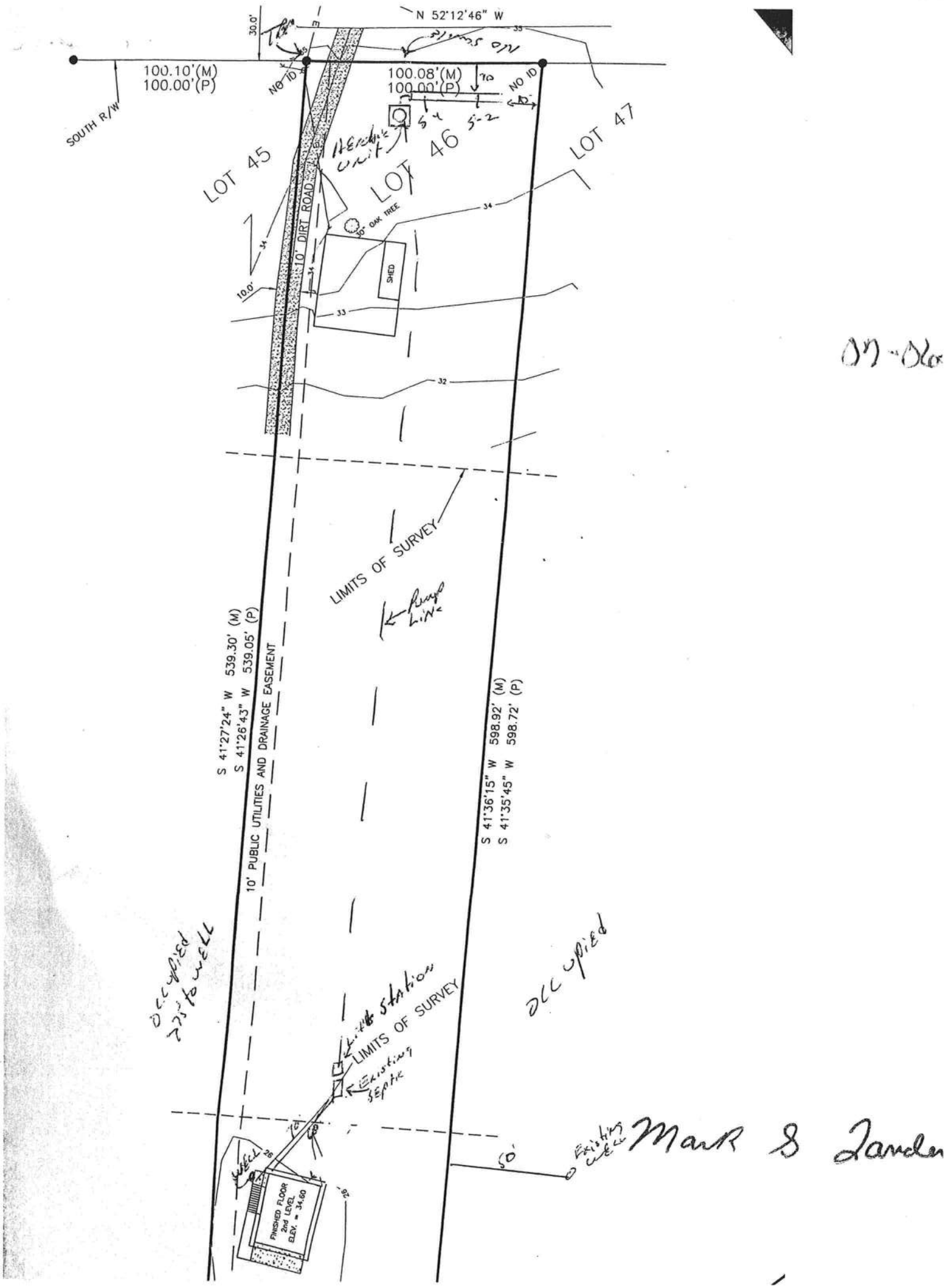
1 inch = 50 feet

Site Plan Submitted By Paul Lloyd Date 8/14/07

Plan Approved ____ Not Approved ____ Date ____

By Mark S Zander Columbia 8/29/07 CPHU

Notes: ____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100.00'(P)
SOUTH R/W
NO ID
100.08'(M)
100.00'(P)
NO ID
LOT 45
LOT 46
LOT 47
10' DIRT ROAD
30" OAK TREE
SHED
10.0'
LIMITS OF SURVEY
10' PUBLIC UTILITIES AND DRAINAGE EASEMENT
S 41°27'24" W 539.30' (M)
S 41°26'43" W 539.05' (P)
S 41°36'15" W 598.92' (M)
S 41°35'45" W 598.72' (P)
LIMITS OF SURVEY
50'
FINISHED FLOOR
2nd LEVEL
ELEV. = 34.60

Mark & Landen

NOTORIZED DISCLOSURE STATEMENT

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

State law requires construction to be done by licensed contractors. You have applied for a permit nder an exemption to that law. The exemption allows you, as the owner of your property, to act as your ow contractor with certain restrictions even though you do not have a license. You must provide direc , onsite supervision of the construction yourself. You may build or improve a one-family or two- amily res lence or a farm outbuilding. You may also build or improve a commercial building, provided your costs lo not exceed $75,000. The building or residence must be for your own use or occupancy. It may not be b ilt or substantially improved for sale or lease. If you sell or lease a building you have built or substantial y improved yourself within 1 year after the construction is complete, the law will presume that you b ilt or substantially improved it for sale or lease, which is a violation of this exemption. You may not hire n unlicensed person to act as your contractor or to supervise people working on your building. It is y ur responsibility to make sure that people employed by you have licenses required by state law and by county or municipal licensing ordinances. You may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on yo r building who is not licensed must work under your direct supervision and must be employed by yo , which means that you must deduct F .I.C.A. and withholding tax and provide workers' compensation for hat employee, all as prescribed by law. Your construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.

TYPE OF CONSTRUCTION

( ) Single Family Dwelling **( ) Two-Family Residence**
( ) Farm Outbuilding **( ) Other_____ _____ ___**

NEW CONSTRUCTION OR IMPROVEMENT

( ) New Construction **( ) Addition, Alteration, Modification or other Improvement**

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

Richard C Brooks 8/3/7

Owner Builder Signature **Date**

Linda R. Roder
Commission #DD303275
Expires: Mar 24, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

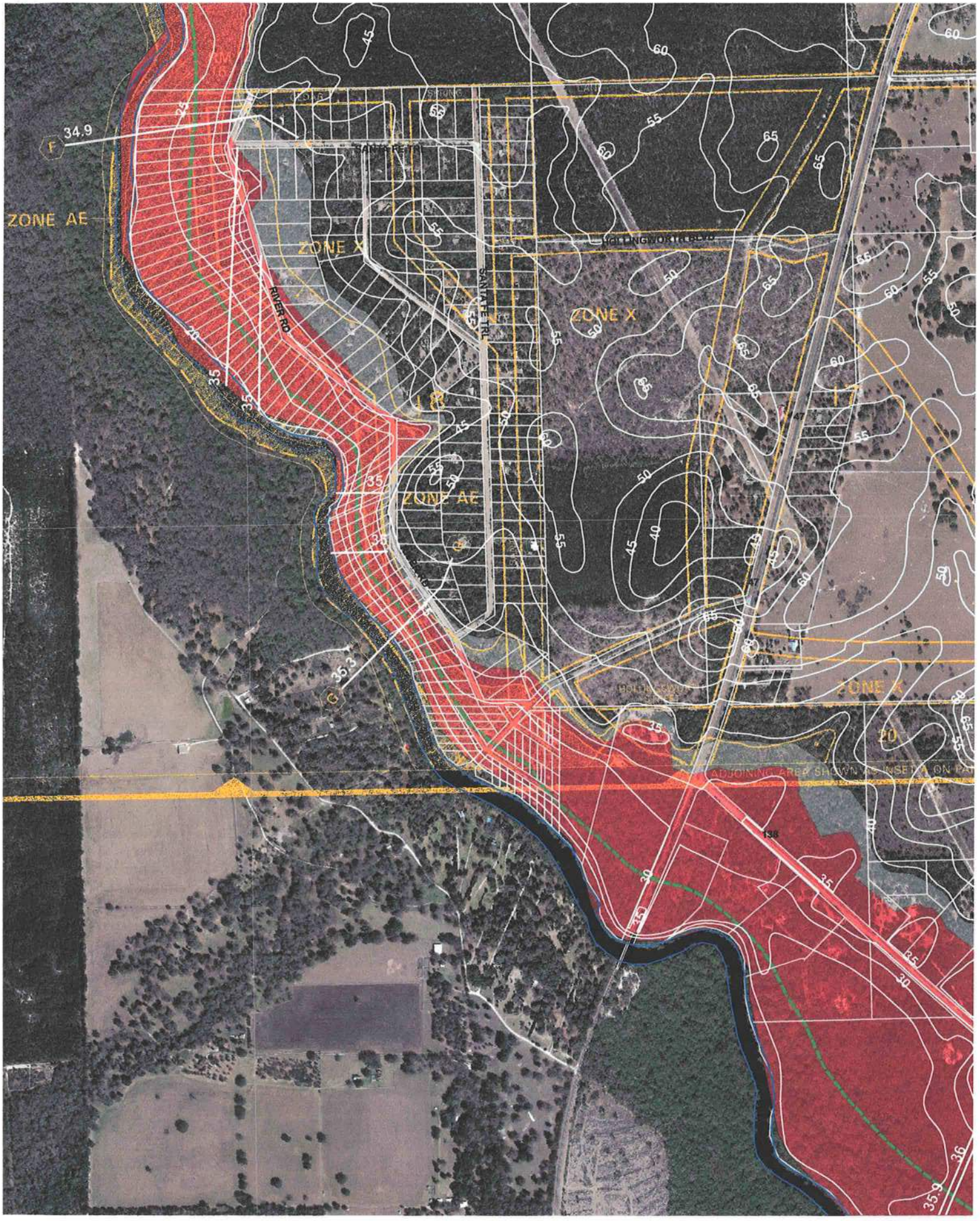
The above signer is personally known to me or produced identification ✓

Notary Signature Linda R. Roder **Date** 8-6-07 **(Stamp / Seal)**

FOR BUILDING USE ONLY

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

Date_____ Building Official/Representative_____ _____ ___


ZONE AE
ZONE X
ZONE X
ZONE AE
ZONE X
34.9
35.3
RIVER RD
SANTA FE TRL
SANTA FE
ADJOINING AREA SHOWN AS INSET A ON PA

Columbia County Property Appraiser

DB Last Updated: 8/2/2007

2007 Proposed Values

Tax Record | Property Card | Interactive GIS Map

New Super Homestead Taxable Value Calculator

Print

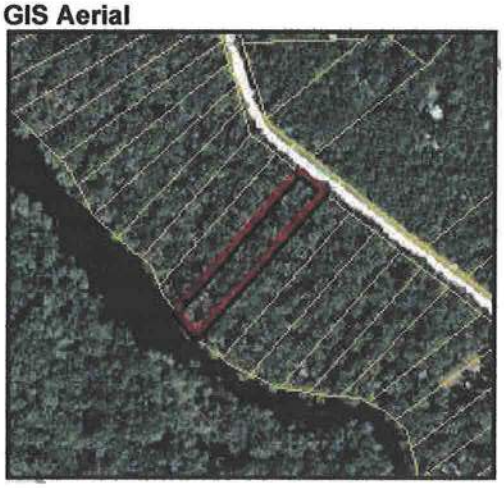
Parcel: 18-7S-16-04236-070

Search Result: 1 of 1

Owner & Property Info

Owner's Name	BROOKS RICHARD C		
Site Address	BLUFF		
Mailing Address	846 SW BLUFF DRIVE FORT WHITE, FL 32038		
Use Desc. (code)	SINGLE FAM (000100)		
Neighborhood	18716.01	**Tax District**	3
UD Codes	MKTA02	**Market Area**	02
Total Land Area	0.000 ACRES		
Description	LOT 46 UNIT 5 CEDAR SPRING SHORES. ORB 385-740, 575-632, 840-1218, WD 1117-2319		

GIS Aerial



Property & Assessment Values

Mkt Land Value	cnt: (1)	$75,000.00
Ag Land Value	cnt: (0)	$0.00
Building Value	cnt: (1)	$68,652.00
XFOB Value	cnt: (3)	$11,008.00
Total Appraised Value		$154,660.00

Just Value	$154,660.00
Class Value	$0.00
Assessed Value	$154,660.00
Exempt Value	$0.00
Total Taxable Value	$154,660.00

Sales History

Sale Date	Book/Page	Inst. Type	Sale VImp	Sale Qual	Sale RCode	Sale Price
4/20/2007	1117/2319	WD	I	U		$0.00
5/13/1997	840/1218	WD	I	Q		$75,000.00

Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
1	SINGLE FAM (000100)	1977	Average (05)	1287	2512	$68,652.00
	Note: All S.F. calculations are based on exterior building dimensions.					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0070	CARPORT UF	1993	$2,160.00	720.000	24 x 30 x 0	(.00)
0084	DOCK-RIVER	1980	$6,448.00	520.000	0 x 0 x 0	(.00)
0040	BARN,POLE	2001	$2,400.00	1.000	24 x 40 x 0	(.00)

Land Breakdown

Inst:2007009610 Date:04/30/2007 Time:12:38
Doc Stamp-Deed : 0.00
DC,P.DeWitt Cason,Columbia County B:1117 P:2319

Return to:
Joseph P. MacNabb
P. O. Box 220
Newnan, Georgia 30264

Parcel ID#18-75-16-04236-070HX

WARRANTY DEED OF GIFT

FLORIDA, COLUMBIA COUNTY

FOR AND IN CONSIDERATION OF THE LOVE AND AFFECTION WHICH I HAVE FOR MY HUSBAND HEREINAFTER NAMED AS GRANTEE, DONNA S. BROOKS, of Coweta County, Georgia, does hereby give, grant, sell, alien and convey unto RICHARD C. BROOKS, whose post office address is 846 SW Bluff Drive, Fort White, FL 32038, his successors and assigns, the following property to-wit:

A one-half (½) undivided interest in and to the following described property:

All that certain tract or parcel of land situate, lying and being in Columbia County, Florida, and being Lot 46 of Cedar Spring Shores, Unit No. 5, as the same is shown on a plat of said Cedar Spring Shores Subdivision recorded in Plat Book 4, Page 5, of the public records of Columbia County, Florida.

And the said vendor will, and her heirs, executors, administrators and assigns shall, the said property to the said vendee, his heirs, executors, administrators, and assigns, forever warrant and defend against the lawful demands of all persons whatever.

IN WITNESS WHEREOF, the said DONNA S. BROOKS has hereunto set her hand, affixed her seal, and delivered these presents this 20 day of APRIL, 2007.

Signed, sealed and delivered in
our presence this 20 day of
APRIL, 2007.

Witness

Witness

DONNA S. BROOKS (SEAL)

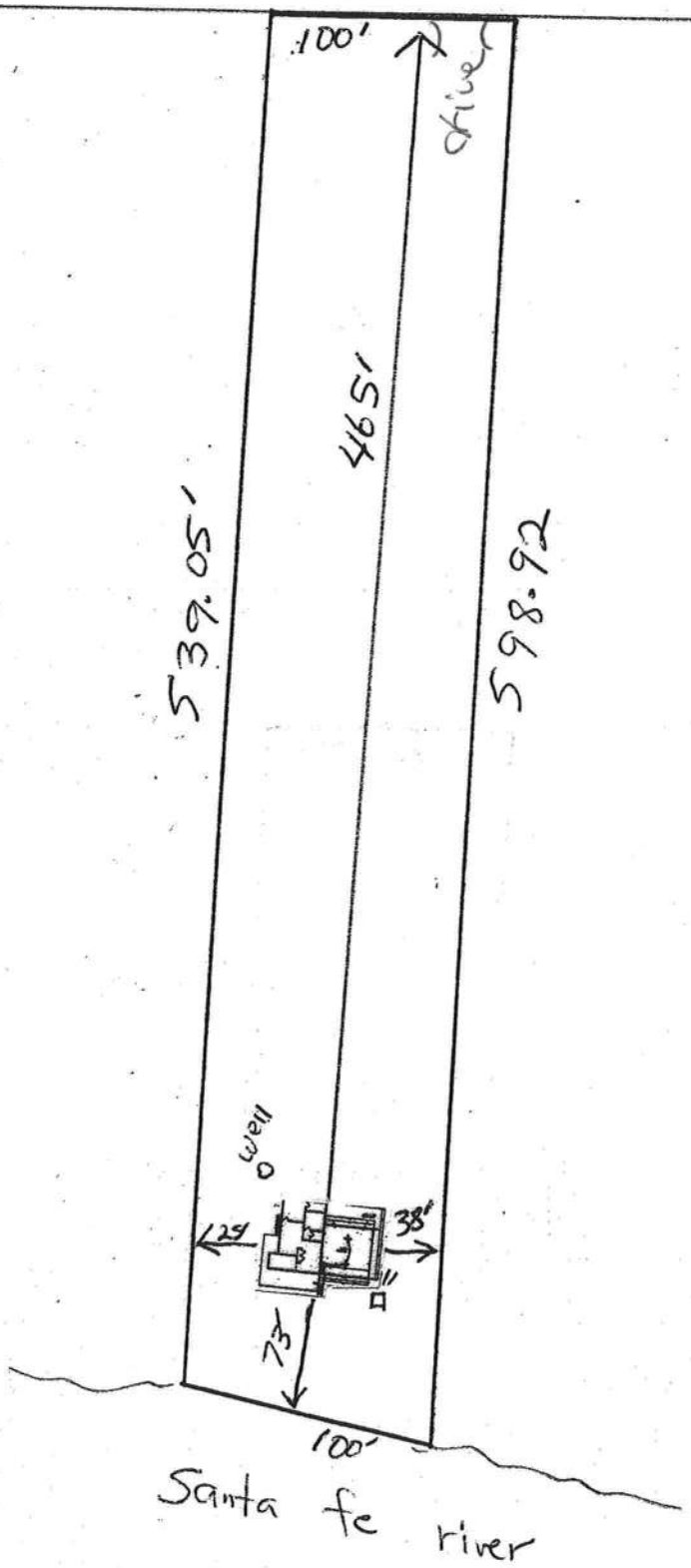
STATE OF GEORGIA
COUNTY OF COWETA

Before me this 20 day of APRIL, 2007, personally appeared DONNA S. BROOKS, who is personally known to me and who acknowledged having executed the foregoing Warranty Deed.

Notary Public
My Commission Expires: 8/8/2010

Richard Brooks.
Lot 46
Cedar Spring Shores Unit 5

SW Bluff Dr.



FORM 600A-2004R Tested sealed ducts must be certified in this house. EnergyGauge® 4.5.2

FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION

Florida Department of Community Affairs

Residential Whole Building Performance Method A

Project Name:	**Richard & Donna Brooks**	Builder:	
Address:	**Lot: 46, Sub: Cedar Springs, Plat:**	Permitting Office:	
City, State:	**Lake City, FL 32024-**	Permit Number:	
Owner:	**Brooks Residence**	Jurisdiction Number:	
Climate Zone:	**North**		

1. New construction or existing	Addition		
2. Single family or multi-family	Single family		
3. Number of units, if multi-family	1		
4. Number of Bedrooms	1		
5. Is this a worst case?	No		
6. Conditioned floor area (ft²)	784 ft²		
7. Glass type[1] and area: (Label reqd. by 13-104.4.5 if not default)			
a. U-factor:	Description Area		
(or Single or Double DEFAULT)	7a. (Dble Default) 120.0 ft²		
b. SHGC:			
(or Clear or Tint DEFAULT)	7b. (Clear) 120.0 ft²		
8. Floor types			
a. Raised Wood, Post or Pier	R=30.0, 784.0ft²		
b. N/A			
c. N/A			
9. Wall types			
a. Frame, Wood, Exterior	R=13.0, 552.0 ft²		
b. Frame, Wood, Adjacent	R=13.0, 224.0 ft²		
c. N/A			
d. N/A			
e. N/A			
10. Ceiling types			
a. Under Attic	R=30.0, 784.0 ft²		
b. N/A			
c. N/A			
11. Ducts(Leak Free)			
a. Sup: Unc. Ret: Unc. AH: Interior	Sup. R=6.0, 10.0 ft		
b. N/A			
12. Cooling systems			
a. Central Unit	Cap: 16.0 kBtu/hr		
	SEER: 13.00		
b. N/A			
c. N/A			
13. Heating systems			
a. Electric Heat Pump	Cap: 16.0 kBtu/hr		
	HSPF: 7.70		
b. N/A			
c. N/A			
14. Hot water systems			
a. Electric Resistance	Cap: 50.0 gallons		
	EF: 0.90		
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)	PT,		

Glass/Floor Area: 0.15

Total as-built points: 8954

Total base points: 10075

PASS

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

PREPARED BY: _____

DATE: 8-1-07

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

OWNER/AGENT: _____

DATE: 8-06-07

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

BUILDING OFFICIAL: _____

DATE: _____

1 Predominant glass type. For actual glass type and areas, see Summer & Winter Glass output on pages 2&4.

SUMMER CALCULATIONS

Residential Whole Building Performance Method A - Details

ADDRESS: **Lot: 46, Sub: Cedar Springs, Plat: , Lake City, FL, 32024-** PERMIT #:

BASE				AS-BUILT							
GLASS TYPES .18 X Conditioned Floor Area	X BSPM	= Points		Type/SC	Overhang Ornt	Len	Hgt	Area X	SPM X	SOF	= Points
.18	784.0	18.59	2623.0	1.Double, Clear	S	1.5	8.0	60.0	35.87	0.92	1986.0
				2.Double, Clear	N	1.5	8.0	60.0	19.20	0.97	1114.0
				As-Built Total:				**120.0**			**3100.0**
WALL TYPES	Area X	BSPM =	Points	Type			R-Value	Area X	SPM =		Points
Adjacent	224.0	0.70	156.8	1. Frame, Wood, Exterior			13.0	552.0	1.50		828.0
Exterior	552.0	1.70	938.4	2. Frame, Wood, Adjacent			13.0	224.0	0.60		134.4
Base Total:	**776.0**		**1095.2**	**As-Built Total:**				**776.0**			**962.4**
DOOR TYPES	Area X	BSPM =	Points	Type				Area X	SPM =		Points
Adjacent	0.0	0.00	0.0								
Exterior	0.0	0.00	0.0								
Base Total:	**0.0**		**0.0**	**As-Built Total:**				**0.0**			**0.0**
CEILING TYPES	Area X	BSPM =	Points	Type			R-Value	Area X	SPM X SCM =		Points
Under Attic	784.0	1.73	1356.3	1. Under Attic			30.0	784.0	1.73 X 1.00		1356.3
Base Total:	**784.0**		**1356.3**	**As-Built Total:**				**784.0**			**1356.3**
FLOOR TYPES	Area X	BSPM =	Points	Type			R-Value	Area X	SPM =		Points
Slab	0.0(p)	0.0	0.0	1. Raised Wood, Post or Pier			30.0	784.0	0.77		600.5
Raised	784.0	-3.99	-3128.2								
Base Total:			**-3128.2**	**As-Built Total:**				**784.0**			**600.5**
INFILTRATION	Area X	BSPM =	Points					Area X	SPM =		Points
	784.0	10.21	8004.6					784.0	10.21		8004.6
Summer Base Points: 9951.0				**Summer As-Built Points:**							**14023.9**
Total Summer Points	X System Multiplier	= Cooling Points		Total Component (System - Points)	X Cap Ratio	X Duct Multiplier (DM x DSM x AHU)	X System Multiplier	X Credit Multiplier	= Cooling Points		
9951.0	**0.3250**	**3234.1**		(sys 1: Central Unit 16000btuh ,SEER/EFF(13.0) Ducts:Unc(S),Unc(R),Int(AH),R6.0(INS) 14024 **14023.9**	1.00 **1.00**	(1.09 x 1.000 x 0.91) **0.992**	0.260 **0.260**	0.950 **0.950**	3435.8 **3435.8**		

FORM 600A-2004R Tested sealed ducts must be certified in this house. EnergyGauge® 4.5.2

WINTER CALCULATIONS

Residential Whole Building Performance Method A - Details

ADDRESS: **Lot: 46, Sub: Cedar Springs, Plat: , Lake City, FL, 32024-** PERMIT #:

BASE				AS-BUILT								
GLASS TYPES .18 X Conditioned Floor Area	X BWPM	= Points		Type/SC	Overhang Ornt	Len	Hgt	Area X	WPM X	WOF	= Points	
.18	784.0	20.17	2846.0	1.Double, Clear	S	1.5	8.0	60.0	13.30	1.04	830.0	
				2.Double, Clear	N	1.5	8.0	60.0	24.58	1.00	1475.0	
				As-Built Total:				**120.0**			**2305.0**	
WALL TYPES	Area X	BWPM =	Points	Type			R-Value	Area X	WPM =		Points	
Adjacent	224.0	3.60	806.4	1. Frame, Wood, Exterior			13.0	552.0	3.40		1876.8	
Exterior	552.0	3.70	2042.4	2. Frame, Wood, Adjacent			13.0	224.0	3.30		739.2	
Base Total:	**776.0**		**2848.8**	**As-Built Total:**				**776.0**			**2616.0**	
DOOR TYPES	Area X	BWPM =	Points	Type				Area X	WPM =		Points	
Adjacent	0.0	0.00	0.0									
Exterior	0.0	0.00	0.0									
Base Total:	**0.0**		**0.0**	**As-Built Total:**				**0.0**			**0.0**	
CEILING TYPES	Area X	BWPM =	Points	Type			R-Value	Area X	WPM X WCM =		Points	
Under Attic	784.0	2.05	1607.2	1. Under Attic			30.0	784.0	2.05 X 1.00		1607.2	
Base Total:	**784.0**		**1607.2**	**As-Built Total:**				**784.0**			**1607.2**	
FLOOR TYPES	Area X	BWPM =	Points	Type			R-Value	Area X	WPM =		Points	
Slab	0.0(p)	0.0	0.0	1. Raised Wood, Post or Pier			30.0	784.0	0.88		686.8	
Raised	784.0	0.96	752.6									
Base Total:			**752.6**	**As-Built Total:**				**784.0**			**686.8**	
INFILTRATION	Area X	BWPM =	Points					Area X	WPM =		Points	
	784.0	-0.59	-462.6					784.0	-0.59		-462.6	
Winter Base Points:			**7592.1**	**Winter As-Built Points:**								**6752.4**
Total Winter Points	X System Multiplier	= Heating Points		Total Component (System - Points)	X Cap Ratio	X Duct Multiplier (DM x DSM x AHU)		X System Multiplier	X Credit Multiplier	= Heating Points		
				(sys 1: Electric Heat Pump 16000 btuh ,EFF(7.7) Ducts:Unc(S),Unc(R),Int(AH),R6.0								
7592.1	**0.5540**	**4206.0**		6752.4 **6752.4**	1.000 **1.00**	(1.069 x 1.000 x 0.93) **0.994**	0.443 **0.443**		0.950 **0.950**	2824.3 **2824.3**		

FORM 600A-2004R Tested sealed ducts must be certified in this house. EnergyGauge® 4.5.2

WATER HEATING & CODE COMPLIANCE STATUS

Residential Whole Building Performance Method A - Details

ADDRESS: **Lot: 46, Sub: Cedar Springs, Plat: , Lake City, FL, 32024-** PERMIT #:

BASE				AS-BUILT							
WATER HEATING											
Number of Bedrooms	X Multiplier	= Total		Tank Volume	EF	Number of Bedrooms	X Tank Ratio	X Multiplier	X Credit Multiplier	= Total	
1	2635.00	2635.0		50.0	0.90	1	1.00	2693.56	1.00	2693.6	
				As-Built Total:							**2693.6**

CODE COMPLIANCE STATUS

BASE				AS-BUILT			
Cooling Points	+ Heating Points	+ Hot Water Points	= Total Points	Cooling Points	+ Heating Points	+ Hot Water Points	= Total Points
3234	**4206**	**2635**	**10075**	**3436**	**2824**	**2694**	**8954**

PASS

Code Compliance Checklist

Residential Whole Building Performance Method A - Details

ADDRESS: **Lot: 46, Sub: Cedar Springs, Plat: , Lake City, FL, 32024-** 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 612.1.ABC.3.2. Switch or clearly marked cir 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.	

Tested sealed ducts must be certified in this house.

ENERGY PERFORMANCE LEVEL (EPL) DISPLAY CARD

ESTIMATED ENERGY PERFORMANCE SCORE* = 87.0

The higher the score, the more efficient the home.

Brooks Residence, Lot: 46, Sub: Cedar Springs, Plat: , Lake City, FL, 32024-

1.	New construction or existing	Addition	
2.	Single family or multi-family	Single family	
3.	Number of units, if multi-family	1	
4.	Number of Bedrooms	1	
5.	Is this a worst case?	No	
6.	Conditioned floor area (ft²)	784 ft²	
7.	Glass type[1] and area: (Label reqd. by 13-104.4.5 if not default)		
	a. U-factor: (or Single or Double DEFAULT)	7a. (Dble Default) 120.0 ft²	
	b. SHGC: (or Clear or Tint DEFAULT)	7b. (Clear) 120.0 ft²	
8.	Floor types		
	a. Raised Wood, Post or Pier	R=30.0, 784.0ft²	
	b. N/A		
	c. N/A		
9.	Wall types		
	a. Frame, Wood, Exterior	R=13.0, 552.0 ft²	
	b. Frame, Wood, Adjacent	R=13.0, 224.0 ft²	
	c. N/A		
	d. N/A		
	e. N/A		
10.	Ceiling types		
	a. Under Attic	R=30.0, 784.0 ft²	
	b. N/A		
	c. N/A		
11.	Ducts(Leak Free)		
	a. Sup: Unc. Ret: Unc. AH: Interior	Sup. R=6.0, 10.0 ft	
	b. N/A		

12.	Cooling systems		
	a. Central Unit	Cap: 16.0 kBtu/hr	
		SEER: 13.00	
	b. N/A		
	c. N/A		
13.	Heating systems		
	a. Electric Heat Pump	Cap: 16.0 kBtu/hr	
		HSPF: 7.70	
	b. N/A		
	c. N/A		
14.	Hot water systems		
	a. Electric Resistance	Cap: 50.0 gallons	
		EF: 0.90	
	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)	PT,	

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

Builder Signature: _____ Date: _____

Address of New Home: _____ City/FL Zip: _____

GREAT SEAL OF THE STATE OF FLORIDA — IN GOD WE TRUST

**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.*

1 Predominant glass type. For actual glass type and areas, see Summer & Winter Glass output on pages 2&4.

Energy Code Compliance

Duct System Performance Report

Project Name:	Richard & Donna Brooks	Builder:	
Address:		Permitting Office:	
City, State:	Lake City, FL 32024-	Permit Number:	
Owner:	Brooks Residence	Jurisdiction Number:	
Climate Zone:	North		

Total Duct System Leakage Test Results

CFM25 Total Duct Leakage Test Values			
Line	System	Duct Leakage Total	Duct Leakage to Outdoors
1	System1	_____ cfm25(tot)	_____ cfm25(out)
2	System2	_____ cfm25(tot)	_____ cfm25(out)
3	System3	_____ cfm25(tot)	_____ cfm25(out)
4	System4	_____ cfm25(tot)	_____ cfm25(out)
5	**Total House Duct System Leakage**	Sum lines 1-4 _____ Divide by _____ (Total Conditioned Floor Area) = _____ **(Q_n,tot)** ☐ **Receive credit if Q_n,tot≤ 0.03**	Sum lines 1-4 _____ Divide by _____ (Total Conditioned Floor Area) = _____ **(Q_n,out)** ☐ **Receive credit if Q_n,out≤ 0.03 AND Q_n,tot≤ 0.09**

I hereby certify that the above duct testing performance results demonstrate compliance with the Florida Energy Code requirements in accordance with Section 610.1.A.1, Florida Building Code, Building Volume, Chapter 13 for leak free duct system credit.

Signature: _____

Printed Name: _____

Florida Rater Certification #: _____

DATE: _____

Florida Building Code requires that testing to confirm leak free duct systems be performed by a Class 1 Florida Energy Gauge Certified Energy Rater. Certified Florida Class 1 raters can be found at: http://energygauge.com/search.htp

BUILDING OFFICIAL: _____

DATE: _____

0708-53

Inst:200712019081 Date:8/22/2007 Time:1:31 PM
DC,P.DeWitt Cason ,Columbia County Page 1 of 1

NOTICE OF COMMENCEMENT

PERMIT # _____
Tax Folio/Parcel ID 18-7S-16-04236-070
State: Florida
County: Columbia

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statues, the following information is provided in the notice of commencement.

1. Description of property (legal description of property, lot, block and street address if available):
846 SW Bluff Dr Lake City FL 32038
18-7S-16-04236-070

2. General description of improvement: addition to Single family dwelling

   a. Owner Name: Richard + Donna Brooks
   Owner Address: 846 SW Bluff Dr Ft White FL 32038
   b. Interest in property: _____
   c. Name and address of fee simple title holder (if other than owner): NA

3. Contractor: (Qualifier name & address) owner builder Richard Brooks

4. Surety: Name and address: NA Amount of bond $ _____

5. Lender (name & address) NA

6. Persons 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: (name & address): NA

7. In addition to himself, Owner designates the following person(s) to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes: (name & address) NA

8. Expiration date of Notice of Commencement (the expiration date is 1 year from the date of recording unless a different date is specified) _____

X Richard C Brooks
Signature of owner

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 6 day of August, 2007
by Richard Brooks who is personally know to me or who has produced _____ as identification.

(SEAL)

Linda R. Roder
Notary Public

Linda R. Roder
Commission #DD303275
Expires: Mar 24, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

P-1203

Prepared by + return to:
Linda Roder
387 SW Kempt
Lake City FL 32024

0708-53

07-656-M

SSO 233718959

SBC 8/22

STATE OF FLORIDA
DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES
ONSITE SEWAGE DISPOSAL SYSTEM
APPLICATION FOR CONSTRUCTION PERMIT
Authority: Chapter 381, FS & Chapter 10D-6, FAC

PERMIT # AP 334902
DATE PAID 8/20/07
FEE PAID $ 210.00
RECEIPT # 382983
CR # 07-4084

APPLICATION FOR:
[ ] New System [ ] Existing System [ ] Holding Tank [ ] Temporary/Experimental Sys
[ ] Repair [ ] Abandonment [X] Other(Specify) MODIFICATION

APPLICANT: RICHARD L.BROOKS TELEPHONE: 770-301-2818

AGENT: NORTH FLORIDA PERMITTING fax 752-2282

MAILING ADDRESS: 846 SW BLUFF DRIVE CITY: FT WHITE STATE: FL ZIP: 32038
911- 846 SW Bluff Dr. Lake City FL 32038

TO BE COMPLETED BY APPLICANT OR APPLICANT'S AUTHORIZED AGENT. ATTACH BUILDING PLAN AND TO-SC SITE PLAN SHOWING PERTINENT FEATURES REQUIRED BY CHAPTER 10D-6, FLORIDA ADMINISTRATIVE CODE.

PROPERTY INFORMATION [IF LOT IS NOT IN A RECORDED SUBDIVISION, ATTACH LEGAL DESCRIPTION OR DE

LOT: 46 BLOCK: SUBDIVISION: CEDAR SPRINGS SHORE U-5 DATESUBD:

PROPERTY ID #: 18-7S-16-04236-070 [Section/Township/Range/Parcel] ZONING: RES

PROPERTY SIZE: 1.0 ACRES [Sqft/43560] PROPERTY WATER SUPPLY: [X] PRIVATE [ ] PUB

PROPERTY STREET ADDRESS: 846 SW BLUFF DRIVE

DIRECTIONS TO PROPERTY: SR 47 SOUTH THRU FT. WHITE, TR ON HOLLINGSWORTH BLUFF RD, TR ON BLUFF DRIVE, LOT ABOUT 1/2 MILE ON LEFT.

BUILDING INFORMATION [X] RESIDENTIAL [ ] COMMERCIAL

Unit No	Type of Establishment	No. of Bedrooms	Building Area Sqft	# Persons Served	Business Activity For Commercial Only
1	HOUSE & ~~ADDITION~~ Existing	2	~~2071~~ 1045	2	Original Ott
2	Addition		784		
3			Total 1829		
4					

[N] Garbage Grinders/Disposals [N] Spas/Hot Tubs [N] Floor/Equipment Dra
[N] Ultra-low Volume Flush Toilets [N] Other (Specify)

APPLICANT'S SIGNATURE: Linda Rolen DATE: 8-14-07

ENTERED 8/16/07 RECEIVED

* Changed to Mod - 8/20/07 Held for change & fee

070853

STATE OF FLORIDA
DEPARTMENT OF HEALTH
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM

PERMIT #: 12-SC-367145
APPLICATION #: AP334902
DATE PAID: 08/20/2007
FEE PAID: $210.00
RECEIPT #: 12-PID-302983
DOCUMENT #: PR247910

CONSTRUCTION PERMIT FOR: OSTDS Existing Modificatio

APPLICANT: Richard Brooks

PROPERTY ADDRESS: 846 SW Bluff Dr FORT WHITE, FL 32038

LOT: 46 BLOCK: SUBDIVISION: Cedar Spring Shores 5

PROPERTY ID #: 18-7S-16-04236-070 [SECTION, TOWNSHIP, RANGE, PARCEL NUMBER] [OR TAX ID NUMBER]

SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARDS OF SECTION 381.0065, F.S., AND CHAPTER 64E-6, F.A.C. DEPARTMENT APPROVAL OF SYSTEM DOES NOT GUARANTEE SATISFACTORY PERFORMANCE FOR ANY SPECIFIC PERIOD OF TIME. ANY CHANGE IN MATERIAL FACTS, WHICH SERVED AS A BASIS FOR ISSUANCE OF THIS PERMIT, REQUIRE THE APPLICANT TO MODIFY THE PERMIT APPLICATION. SUCH MODIFICATIONS MAY RESULT IN THIS PERMIT BEING MADE NULL AND VOID. ISSUANCE OF THIS PERMIT DOES NOT EXEMPT THE APPLICANT FROM COMPLIANCE WITH OTHER FEDERAL, STATE, OR LOCAL PERMITTING REQUIRED FOR DEVELOPMENT OF THIS PROPERTY.

SYSTEM DESIGN AND SPECIFICATIONS

T [900] GALLONS / GPD Septic CAPACITY
A [ ] GALLONS / GPD N/A CAPACITY
N [ ] GALLONS GREASE INTERCEPTOR CAPACITY [MAXIMUM CAPACITY SINGLE TANK:1250 GALLONS]
K [ ] GALLONS DOSING TANK CAPACITY [ ]GALLONS @[ ]DOSES PER 24 HRS #Pumps [ ]

D [334] SQUARE FEET SYSTEM
R [ ] SQUARE FEET N/A SYSTEM
A TYPE SYSTEM: [X] STANDARD [ ] FILLED [ ] MOUND [ ]
I CONFIGURATION: [X] TRENCH [ ] BED [ ]
N
F LOCATION OF BENCHMARK: TOP OF PIPE AT NE CORNER OF PROPERTY
I ELEVATION OF PROPOSED SYSTEM SITE [3.00] [INCHES / FT] [ABOVE / BELOW] BENCHMARK/REFERENCE POINT
E BOTTOM OF DRAINFIELD TO BE [27.00] [INCHES / FT] [ABOVE / BELOW] BENCHMARK/REFERENCE POINT
L
D FILL REQUIRED: [0.00] INCHES EXCAVATION REQUIRED: [0.00] INCHES

O T H E R

BOTTOM OF DRAINFIELD MUST REMAIN ABOVE 32.0 FT NGVD.

REPLACE TANK TO MEET 75-FOOT SEPARATION TO WELL. ABANDON OLD TANK.

SPECIFICATIONS BY: Paul Lloyd* TITLE: P.E

APPROVED BY: Mark S Lander TITLE: Env Manager Columbia CHD

DATE ISSUED: 08/29/2007 EXPIRATION DATE: 02/28/2009

DH 4016, 10/97 (Previous Editions May Be Used)

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

ELEVATION CERTIFICATE

267666

OMB No. 1660-0008
Expires February 28, 2009

Important: Read the instructions on pages 1-8.

SECTION A - PROPERTY INFORMATION

For Insurance Company Use:

A1. Building Owner's Name Richard C. Brooks — Policy Number

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. — Company NAIC Number
846 SW Bluff Drive
City Fort White State FL ZIP Code 32038

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Lot 46, Cedar Spring Shores, Unit No. 5

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential

A5. Latitude/Longitude: Lat. 29°52'40" N Long. 82°44'58" W Horizontal Datum: ☐ NAD 1927 ☐ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 5

A8. For a building with a crawl space or enclosure(s), provide
- a) Square footage of crawl space or enclosure(s) N/A sq ft
- b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade N/A
- c) Total net area of flood openings in A8.b N/A sq in

A9. For a building with an attached garage, provide:
- a) Square footage of attached garage 0 sq ft
- b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade 0
- c) Total net area of flood openings in A9.b 0 sq in

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
Columbia County 120070	Columbia	FL

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
0255	B	01-06-1988	01-06-1988	AE	36 ft.

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other (Describe) _____

B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other (Describe) _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date _____ ☐ CBRS ☐ OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-g below according to the building diagram specified in Item A7.
Benchmark Utilized 2902009BM1 Vertical Datum NAVD 88
Conversion/Comments _____

			Check the measurement used.
a)	Top of bottom floor (including basement, crawl space, or enclosure floor)	37.50	☒ feet ☐ meters (Puerto Rico only)
b)	Top of the next higher floor	N/A	☐ feet ☐ meters (Puerto Rico only)
c)	Bottom of the lowest horizontal structural member (V Zones only)	N/A	☐ feet ☐ meters (Puerto Rico only)
d)	Attached garage (top of slab)	N/A	☐ feet ☐ meters (Puerto Rico only)
e)	Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments)	31.50	☒ feet ☐ meters (Puerto Rico only)
f)	Lowest adjacent (finished) grade (LAG)	25.4	☒ feet ☐ meters (Puerto Rico only)
g)	Highest adjacent (finished) grade (HAG)	26.6	☒ feet ☐ meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

☐ Check here if comments are provided on back of form.

PLACE SEAL HERE

Certifier's Name Mary E. O'Neal License Number PSM# 6414

Title Surveyor & Mapper Company Name Bailey Bishop & Lane, Inc.

Address SW 871 SR 47 City Lake City State FL ZIP Code 32025

Signature Mary E. O'Neal Date 10/6/08 Telephone 386-752-5640

IMPORTANT: In these spaces, copy the corresponding information from Section A.	For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 846 SW Bluff Drive	Policy Number
City Fort White State FL ZIP Code 32038	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments

Signature Date

☐ Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
a) Top of bottom floor (including basement, crawl space, or enclosure) is _____._____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
b) Top of bottom floor (including basement, crawl space, or enclosure) is _____._____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6-8 with permanent flood openings provided in Section A Items 8 and/or 9 (see page 8 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____._____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____._____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____._____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge.*

Property Owner's or Owner's Authorized Representative's Name
Bailey Bishop & Lane, Inc. (LB#6685)

Address SW 871 SR 47 City Lake City State FL ZIP Code 32025

Signature Mary E. O'Neal Date 10/16/08 Telephone 386-752-5640

Comments

☐ Check here if attachmen

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8. and G9.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4.-G9.) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____._____ ☐ feet ☐ meters (PR) Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____._____ ☐ feet ☐ meters (PR) Datum _____

Local Official's Name Title

Community Name Telephone

Signature Date

Comments

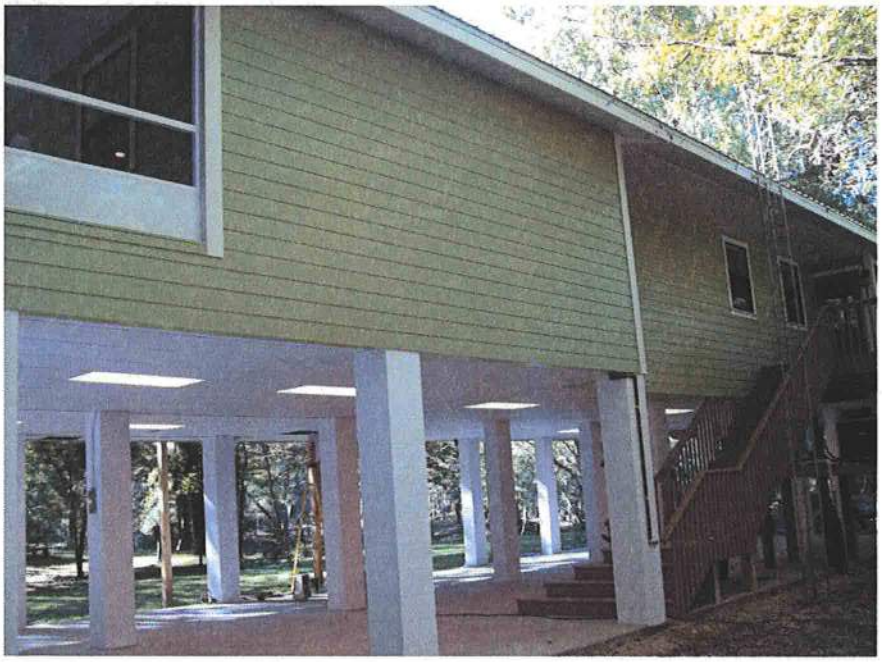
☐ Check here if attachmen

Building Photographs

See Instructions for Item A6.

	For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 846 SW Bluff Drive	Policy Number
City Fort White State FL ZIP Code 32038	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.



Columbia County Building Department
Flood Development Permit

Development Permit
F 023- 08-005

DATE 02/15/2008 BUILDING PERMIT NUMBER 000026766

APPLICANT RICHARD BROOKS PHONE 770-301-2818

ADDRESS 846 SW BLUFF DR FORT WHITE FL 32038

OWNER RICHARD BROOKS PHONE 770-301-2818

ADDRESS 846 SW BLUFF DR FORT WHITE FL 32038

CONTRACTOR OWNER PHONE

ADDRESS FL

SUBDIVISION CEDAR SPRINGS SHORES Lot 46 Block Unit Phase

TYPE OF DEVELOPMENT ADDITION TO SFD PARCEL ID NO. 18-7S-16-04236-070

FLOOD ZONE AE BY BK 1-6-88 FIRM COMMUNITY #. 120070 - PANEL #. 255 B

FIRM 100 YEAR ELEVATION 35' PLAN INCLUDED (YES) or NO

REQUIRED LOWEST HABITABLE FLOOR ELEVATION 36'

IN THE REGULATORY FLOODWAY (YES) or NO RIVER Santa fe

SURVEYOR / ENGINEER NAME James Knight LICENSE NUMBER 47756

____ ONE FOOT RISE CERTIFICATION INCLUDED

✓ ZERO RISE CERTIFICATION INCLUDED

✓ SRWMD PERMIT NUMBER ERP 07-0467
(INCLUDING THE ONE FOOT RISE CERTIFICATION)

DATE THE FINISHED FLOOR ELEVATION CERTIFICATE WAS PROVIDED

INSPECTED DATE BY

COMMENTS

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

COLUMBIA COUNTY GATEWAY TO FLORIDA

0708-53

SUWANNEE
RIVER
WATER
MANAGEMENT
DISTRICT
9225 CR 49
LIVE OAK, FLORIDA 32060
TELEPHONE: (386) 362-1001
TELEPHONE: 800-226-1066
FAX (386) 362-1056

GENERAL PERMIT

PERMITTEE:
RICHARD C. BROOKS
846 SW BLUFF DR.
FT. WHITE, FL 32038

PERMIT NUMBER: ERP07-0467
DATE ISSUED: 12/12/2007
DATE EXPIRES: 12/12/2010
COUNTY: COLUMBIA
TRS: S18/T7S/R16E

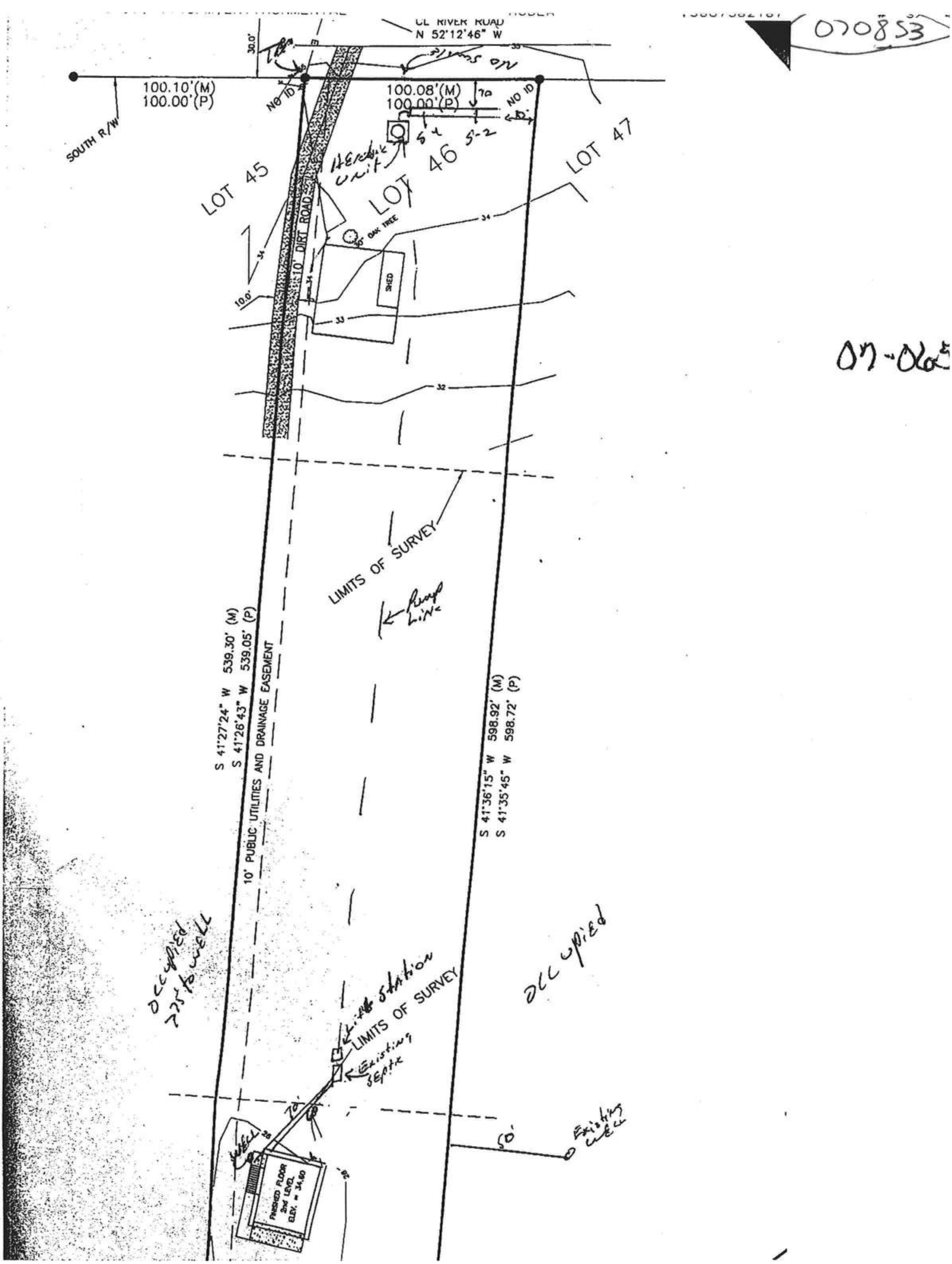
PROJECT: R. BROOKS WORKS OF THE DISTRICT RESIDENCE

Approved entity to whom operation and maintenance may be transferred pursuant to rule 40B-4.1130, Florida Administrative Code (F.A.C.):

RICHARD C. BROOKS
846 SW BLUFF DR.
FT. WHITE, FL 32038

Based on information provided, the Suwannee River Water Management District's (District) rules have been adhered to and an environmental resource general permit is in effect for the permitted activity description below:

This permit authorizes a 720 square-foot addition to a single-family residential development within the regulatory floodway of the Santa Fe River. The structure will be elevated with the lowest structural member located at least one foot above the 100-year flood elevation. The area beneath the first floor of the addition will be left without permanent obstruction except stairs and pilings. All facilities will be constructed with no fill material placed above the grade of the natural ground. No construction or additional clearing will occur within 75 feet of the Santa Fe River. This project will be completed in a manner consistent with the application package completed by Richard R. Brooks on December 7, 2007, and in accordance with District rule 40B-4.3030, F.A.C.



CL RIVER ROAD
N 52°12'46" W
30.0'
100.10'(M)
100.00'(P)
SOUTH R/W
NO ID
100.08'(M)
100.00'(P)
NO ID
LOT 45
LOT 46
LOT 47
10' DIRT ROAD
OAK TREE
SHED
10.0'
LIMITS OF SURVEY
S 41°27'24" W 539.30' (M)
S 41°26'43" W 539.05' (P)
10' PUBLIC UTILITIES AND DRAINAGE EASEMENT
S 41°36'15" W 598.92' (M)
S 41°35'45" W 598.72' (P)
LIMITS OF SURVEY
FINISHED FLOOR
2nd LEVEL
ELEV. = 34.60
occupied
occupied
Existing septic
Existing well
WELL
070853
07-065

070853

Application for Onsite Sewage Disposal System Construction Permit. Part II Site Plan

Permit Application Number: 07-656-M

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH UNI

BROOKS/CR 07-4084

North

SEE ATTACHED

1 inch = 50 feet

Site Plan Submitted By Paul Lloyd **Date** 8/14/07

Plan Approved____ **Not Approved**____ **Date**_____

By_____ _____**CPHU**

Notes:_____

Residential System Sizing Calculation

Summary

Brooks Residence

Lake City, FL 32024-

Project Title:
Richard & Donna Brooks

Code Only
Professional Version
Climate: North

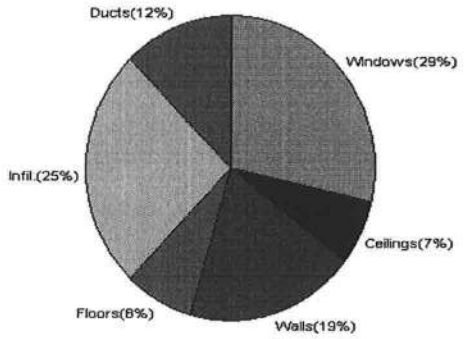
8/1/2007

Location for weather data: Gainesville - Defaults: Latitude(29) Altitude(152 ft.) Temp Range(M) Humidity data: Interior RH (50%) Outdoor wet bulb (77F) Humidity difference(54gr.)					
Winter design temperature	33	F	Summer design temperature	92	F
Winter setpoint	70	F	Summer setpoint	75	F
Winter temperature difference	37	F	Summer temperature difference	17	F
Total heating load calculation	**13416**	**Btuh**	**Total cooling load calculation**	**16112**	**Btuh**
Submitted heating capacity	% of calc	Btuh	Submitted cooling capacity	% of calc	Btuh
Total (Electric Heat Pump)	119.3	16000	Sensible (SHR = 0.75)	93.7	12000
Heat Pump + Auxiliary(0.0kW)	119.3	16000	Latent	121.2	4000
			Total (Electric Heat Pump)	99.3	16000

WINTER CALCULATIONS

Winter Heating Load (for 784 sqft)

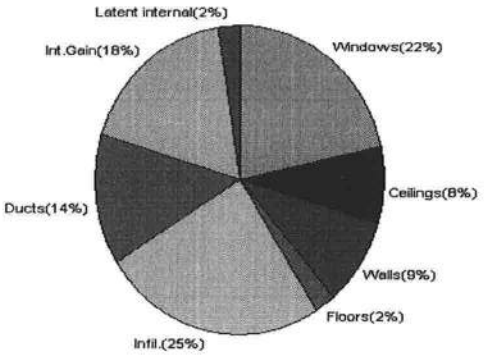
Load component			Load	
Window total	120	sqft	3863	Btuh
Wall total	776	sqft	2548	Btuh
Door total	0	sqft	0	Btuh
Ceiling total	784	sqft	924	Btuh
Floor total	784	sqft	1040	Btuh
Infiltration	84	cfm	3387	Btuh
Duct loss			1654	Btuh
Subtotal			**13416**	**Btuh**
Ventilation	0	cfm	0	Btuh
TOTAL HEAT LOSS			**13416**	**Btuh**



SUMMER CALCULATIONS

Summer Cooling Load (for 784 sqft)

Load component			Load	
Window total	120	sqft	3475	Btuh
Wall total	776	sqft	1489	Btuh
Door total	0	sqft	0	Btuh
Ceiling total	784	sqft	1298	Btuh
Floor total			337	Btuh
Infiltration	73	cfm	1362	Btuh
Internal gain			2860	Btuh
Duct gain			1990	Btuh
Sens. Ventilation	0	cfm	0	Btuh
Total sensible gain			**12812**	**Btuh**
Latent gain(ducts)			226	Btuh
Latent gain(infiltration)			2674	Btuh
Latent gain(ventilation)			0	Btuh
Latent gain(internal/occupants/other)			400	Btuh
Total latent gain			**3300**	**Btuh**
TOTAL HEAT GAIN			**16112**	**Btuh**



Version 8
For Florida residences only

EnergyGauge® System Sizing
PREPARED BY: _____
DATE: 8.1.07

System Sizing Calculations - Winter

Residential Load - Whole House Component Details

Brooks Residence
Lake City, FL 32024-

Project Title:
Richard & Donna Brooks

Code Only
Professional Version
Climate: North

Reference City: Gainesville (Defaults) Winter Temperature Difference: 37.0 F

8/1/2007

Component Loads for Whole House

Window	Panes/SHGC/Frame/U	Orientation	Area(sqft) X	HTM=	Load
1	2, Clear, Metal, 0.87	S	60.0	32.2	1931 Btuh
2	2, Clear, Metal, 0.87	N	60.0	32.2	1931 Btuh
	Window Total		120(sqft)		3863 Btuh
Walls	Type	R-Value	Area X	HTM=	Load
1	Frame - Wood - Ext(0.09)	13.0	552	3.3	1813 Btuh
2	Frame - Wood - Adj(0.09)	13.0	224	3.3	736 Btuh
	Wall Total		776		2548 Btuh
Ceilings	Type/Color/Surface	R-Value	Area X	HTM=	Load
1	Vented Attic/D/Shin	30.0	784	1.2	924 Btuh
	Ceiling Total		784		924Btuh
Floors	Type	R-Value	Size X	HTM=	Load
1	Raised Wood - Open	30	784.0 sqft	1.3	1040 Btuh
	Floor Total		784		1040 Btuh
			Envelope Subtotal:		8375 Btuh
Infiltration	Type	ACH X	Volume(cuft)	walls(sqft) CFM=	
	Natural	0.80	6272	776 83.6	3387 Btuh
Ductload				(DLM of 0.141)	1654 Btuh
All Zones			**Sensible Subtotal All Zones**		**13416 Btuh**

WHOLE HOUSE TOTALS

	Subtotal Sensible	13416 Btuh
	Ventilation Sensible	0 Btuh
	Total Btuh Loss	13416 Btuh

EQUIPMENT

1. Electric Heat Pump	#	16000 Btuh

Manual J Winter Calculations

Residential Load - Component Details (continued)

Brooks Residence

Lake City, FL 32024-

Project Title:
Richard & Donna Brooks

Code Only
Professional Version
Climate: North

9/1/2007

Key: Window types (SHGC - Shading coefficient of glass as SHGC numerical value or as clear or tint)
(Frame types - metal, wood or insulated metal)
(U - Window U-Factor or 'DEF' for default)
(HTM - ManualJ Heat Transfer Multiplier)
Key: Floor size (perimeter(p) for slab-on-grade or area for all other floor types)

Version 8
For Florida residences only

System Sizing Calculations - Winter

Residential Load - Room by Room Component Details

Brooks Residence
Lake City, FL 32024-

Project Title:
Richard & Donna Brooks

Code Only
Professional Version
Climate: North

Reference City: Gainesville (Defaults) Winter Temperature Difference: 37.0 F

8/1/2007

Component Loads for Zone #1: Main

Window	Panes/SHGC/Frame/U	Orientation	Area(sqft) X	HTM=	Load
1	2, Clear, Metal, 0.87	S	60.0	32.2	1931 Btuh
2	2, Clear, Metal, 0.87	N	60.0	32.2	1931 Btuh
	Window Total		120(sqft)		3863 Btuh
Walls	Type	R-Value	Area X	HTM=	Load
1	Frame - Wood - Ext(0.09)	13.0	552	3.3	1813 Btuh
2	Frame - Wood - Adj(0.09)	13.0	224	3.3	736 Btuh
	Wall Total		776		2548 Btuh
Ceilings	Type/Color/Surface	R-Value	Area X	HTM=	Load
1	Vented Attic/D/Shin	30.0	784	1.2	924 Btuh
	Ceiling Total		784		924Btuh
Floors	Type	R-Value	Size X	HTM=	Load
1	Raised Wood - Open	30	784.0 sqft	1.3	1040 Btuh
	Floor Total		784		1040 Btuh
			Zone Envelope Subtotal:		8375 Btuh

Infiltration	Type	ACH X	Volume(cuft)	walls(sqft)	CFM=	
	Natural	0.80	6272	776	83.6	3387 Btuh
Ductload	Pro. leak free, Supply(R6.0-Attic), Return(R6.0-Attic)				(DLM of 0.141)	1654 Btuh
Zone #1			**Sensible Zone Subtotal**			**13416 Btuh**

WHOLE HOUSE TOTALS

	Subtotal Sensible	13416 Btuh
	Ventilation Sensible	0 Btuh
	Total Btuh Loss	13416 Btuh

EQUIPMENT

1. Electric Heat Pump	#	16000 Btuh

Manual J Winter Calculations

Residential Load - Component Details (continued)

Brooks Residence

Lake City, FL 32024-

Project Title:
Richard & Donna Brooks

Code Only
Professional Version
Climate: North

9/1/2007

Key: Window types (SHGC - Shading coefficient of glass as SHGC numerical value or as clear or tint)
(Frame types - metal, wood or insulated metal)
(U - Window U-Factor or 'DEF' for default)
(HTM - ManualJ Heat Transfer Multiplier)
Key: Floor size (perimeter(p) for slab-on-grade or area for all other floor types)

Version 8
For Florida residences only

System Sizing Calculations - Summer

Residential Load - Whole House Component Details

Brooks Residence

Lake City, FL 32024-

Project Title:
Richard & Donna Brooks

Code Only
Professional Version
Climate: North

Reference City: Gainesville (Defaults) Summer Temperature Difference: 17.0 F 8/1/2007

Component Loads for Whole House

	Type*		Overhang		Window Area(sqft)			HTM		Load
Window	Pn/SHGC/U/InSh/ExSh/IS	Ornt	Len	Hgt	Gross	Shaded	Unshaded	Shaded	Unshaded	
1	2, Clear, 0.87, None,N,N	S	1.5ft	8ft.	60.0	60.0	0.0	29	34	1738 Btuh
2	2, Clear, 0.87, None,N,N	N	1.5ft	8ft.	60.0	0.0	60.0	29	29	1738 Btuh
	Window Total				120 (sqft)					3475 Btuh

Walls	Type	R-Value/U-Value	Area(sqft)	HTM	Load
1	Frame - Wood - Ext	13.0/0.09	552.0	2.1	1151 Btuh
2	Frame - Wood - Adj	13.0/0.09	224.0	1.5	338 Btuh
	Wall Total		776 (sqft)		1489 Btuh

Ceilings	Type/Color/Surface	R-Value	Area(sqft)	HTM	Load
1	Vented Attic/DarkShingle	30.0	784.0	1.7	1298 Btuh
	Ceiling Total		784 (sqft)		1298 Btuh

Floors	Type	R-Value	Size	HTM	Load
1	Raised Wood - Open	30.0	784 (sqft)	0.4	337 Btuh
	Floor Total		784.0 (sqft)		337 Btuh

			Envelope Subtotal:		6600 Btuh
Infiltration	Type	ACH	Volume(cuft) wall area(sqft)	CFM=	Load
	SensibleNatural	0.70	6272 776	83.6	1362 Btuh
Internal gain		Occupants	Btuh/occupant	Appliance	Load
		2	X 230 +	2400	2860 Btuh
			Sensible Envelope Load:		10822 Btuh
Duct load			(DGM of 0.184)		1990 Btuh
			Sensible Load All Zones		**12812 Btuh**

Manual J Summer Calculations

Residential Load - Component Details (continued)

Brooks Residence

Lake City, FL 32024-

Project Title:
Richard & Donna Brooks

Code Only
Professional Version
Climate: North

8/1/2007

WHOLE HOUSE TOTALS

Whole House Totals for Cooling	**Sensible Envelope Load All Zones**	**10822 Btuh**
	Sensible Duct Load	1990 Btuh
	Total Sensible Zone Loads	**12812 Btuh**
	Sensible ventilation	0 Btuh
	Blower	0 Btuh
	Total sensible gain	**12812 Btuh**
	Latent infiltration gain (for 54 gr. humidity difference)	2674 Btuh
	Latent ventilation gain	0 Btuh
	Latent duct gain	226 Btuh
	Latent occupant gain (2 people @ 200 Btuh per person)	400 Btuh
	Latent other gain	0 Btuh
	Latent total gain	**3300 Btuh**
	TOTAL GAIN	**16112 Btuh**

EQUIPMENT

1. Central Unit	#	16000 Btuh

*Key: Window types (Pn - Number of panes of glass)
(SHGC - Shading coefficient of glass as SHGC numerical value or as clear or tint)
(U - Window U-Factor or 'DEF' for default)
(InSh - Interior shading device: none(N), Blinds(B), Draperies(D) or Roller Shades(R))
(ExSh - Exterior shading device: none(N) or numerical value)
(BS - Insect screen: none(N), Full(F) or Half(H))
(Ornt - compass orientation)

Version 8
For Florida residences only

System Sizing Calculations - Summer

Residential Load - Room by Room Component Details

Brooks Residence
Lake City, FL 32024-

Project Title:
Richard & Donna Brooks

Code Only
Professional Version
Climate: North

Reference City: Gainesville (Defaults) Summer Temperature Difference: 17.0 F 8/1/2007

Component Loads for Zone #1: Main

	Type*		Overhang		Window Area(sqft)			HTM		Load
Window	Pn/SHGC/U/InSh/ExSh/IS	Ornt	Len	Hgt	Gross	Shaded	Unshaded	Shaded	Unshaded	
1	2, Clear, 0.87, None,N,N	S	1.5ft	8ft.	60.0	60.0	0.0	29	34	1738 Btuh
2	2, Clear, 0.87, None,N,N	N	1.5ft	8ft.	60.0	0.0	60.0	29	29	1738 Btuh
	Window Total				120 (sqft)					3475 Btuh

Walls	Type	R-Value/U-Value	Area(sqft)	HTM	Load
1	Frame - Wood - Ext	13.0/0.09	552.0	2.1	1151 Btuh
2	Frame - Wood - Adj	13.0/0.09	224.0	1.5	338 Btuh
	Wall Total		776 (sqft)		1489 Btuh
Ceilings	Type/Color/Surface	R-Value	Area(sqft)	HTM	Load
1	Vented Attic/DarkShingle	30.0	784.0	1.7	1298 Btuh
	Ceiling Total		784 (sqft)		1298 Btuh
Floors	Type	R-Value	Size	HTM	Load
1	Raised Wood - Open	30.0	784 (sqft)	0.4	337 Btuh
	Floor Total		784.0 (sqft)		337 Btuh
				Zone Envelope Subtotal:	6600 Btuh

Infiltration	Type	ACH	Volume(cuft)	wall area(sqft)		CFM=	Load
	SensibleNatural	0.70	6272	776		73.2	1362 Btuh
Internal gain		Occupants	Btuh/occupant			Appliance	Load
		2	X 230	+		2400	2860 Btuh
					Sensible Envelope Load:		10822 Btuh
Duct load	Prop. leak free, Supply(R6.0-Attic), Return(R6.0-Attic)					(DGM of 0.184)	1990 Btuh
					Sensible Zone Load		**12812 Btuh**

Manual J Summer Calculations

Residential Load - Component Details (continued)

Brooks Residence
Lake City, FL 32024-

Project Title:
Richard & Donna Brooks

Code Only
Professional Version
Climate: North

8/1/2007

WHOLE HOUSE TOTALS

Whole House Totals for Cooling	**Sensible Envelope Load All Zones**	**10822 Btuh**
	Sensible Duct Load	1990 Btuh
	Total Sensible Zone Loads	**12812 Btuh**
	Sensible ventilation	0 Btuh
	Blower	0 Btuh
	Total sensible gain	**12812 Btuh**
	Latent infiltration gain (for 54 gr. humidity difference)	2674 Btuh
	Latent ventilation gain	0 Btuh
	Latent duct gain	226 Btuh
	Latent occupant gain (2 people @ 200 Btuh per person)	400 Btuh
	Latent other gain	0 Btuh
	Latent total gain	**3300 Btuh**
	TOTAL GAIN	**16112 Btuh**

EQUIPMENT

1. Central Unit	#	16000 Btuh

*Key: Window types (Pn - Number of panes of glass)
(SHGC - Shading coefficient of glass as SHGC numerical value or as clear or tint)
(U - Window U-Factor or 'DEF' for default)
(InSh - Interior shading device: none(N), Blinds(B), Draperies(D) or Roller Shades(R))
(ExSh - Exterior shading device: none(N) or numerical value)
(BS - Insect screen: none(N), Full(F) or Half(H))
(Ornt - compass orientation)

Version 8
For Florida residences only

Residential Window Diversity

MidSummer

Brooks Residence

Lake City, FL 32024-

Project Title:
Richard & Donna Brooks

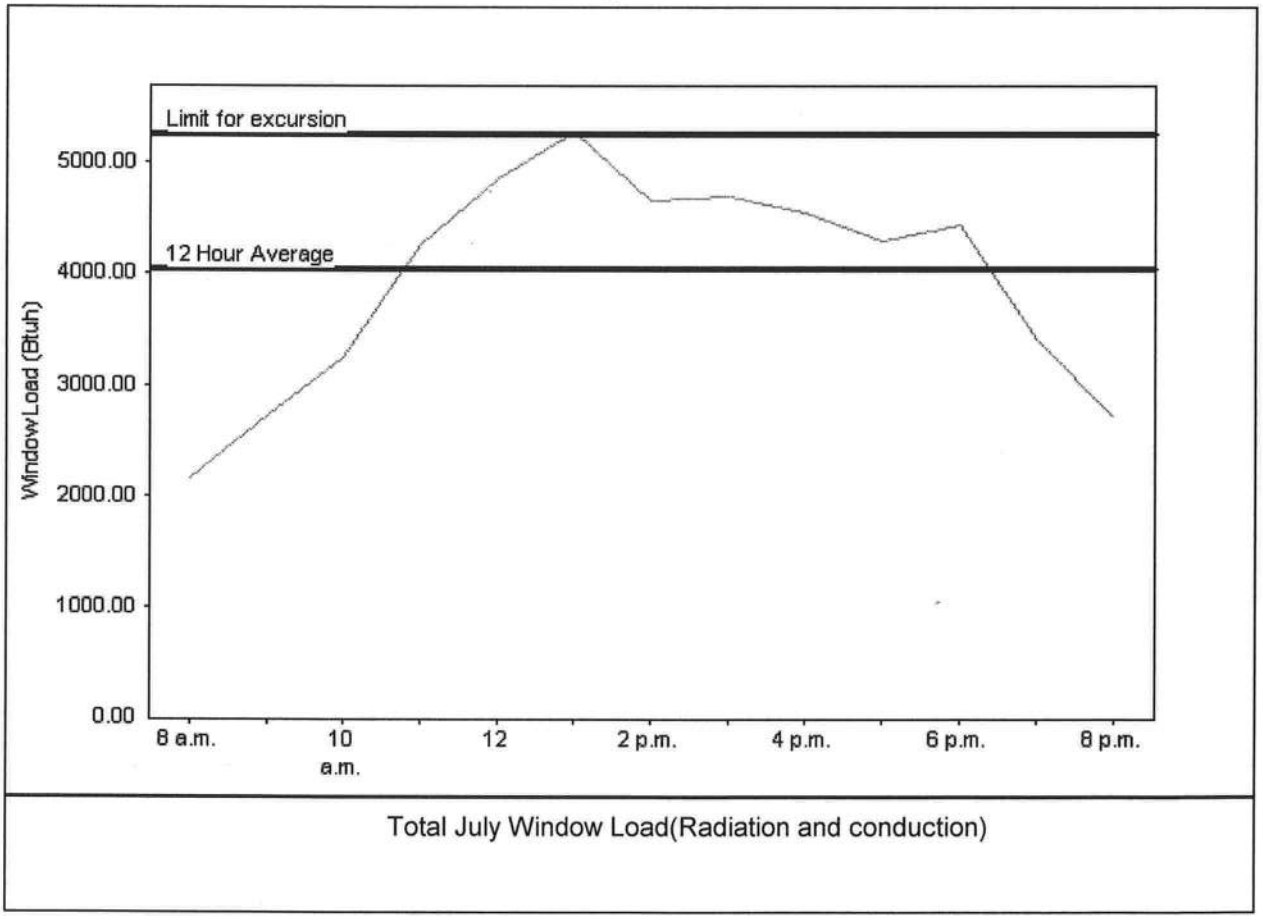
Code Only
Professional Version
Climate: North

8/1/2007

Weather data for: Gainesville - Defaults

Summer design temperature	92 F	Average window load for July	4044 Btuh
Summer setpoint	75 F	Peak window load for July	5268 Btuh
Summer temperature difference	17 F	Excusion limit(130% of Ave.)	5257 Btuh
Latitude	29 North	Window excursion (July)	12 Btuh

WINDOW Average and Peak Loads



Total July Window Load(Radiation and conduction)

Warning: This application has glass areas that produce relatively large heat gains for part of the day. Variable air volume devices may be required to overcome spikes in solar gain for one or more rooms. A zoned system may be required or some rooms may require zone control.

EnergyGauge® System Sizing for Florida residences only

PREPARED BY: _____

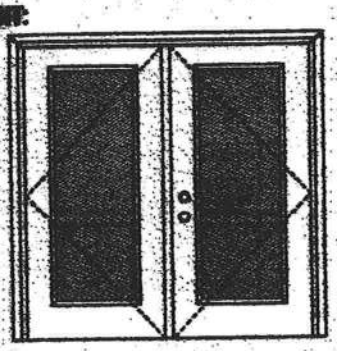
DATE: _____

XX
Glazed Outswing Unit

[redacted]

WOOD-EDGE STEEL DOORS

APPROVED ARRANGEMENT:



Note:
Units of other sizes are covered by this report as long as the panels used do not exceed 3'0" x 6'6".

Double Door
Maximum unit size = 6'0" x 6'6"

Design Pressure
+40.5/-40.5
Limited water unless special threshold design is used.

Large Missile Impact Resistance
Hurricane protective system (shutters) is REQUIRED.

Actual design pressure and impact resistant requirements for a specific building design and geographic location is determined by ASCE 7-series, state or local building codes specify the edition required.

MINIMUM ASSEMBLY DETAIL:

Compliance requires that minimum assembly details have been followed – see MAD-WL-MA0012-02 and MAD-WL-MA0041-02.

MINIMUM INSTALLATION DETAIL:

Compliance requires that minimum installation details have been followed – see MID-WL-MA0002-02.

APPROVED DOOR STYLES:

1/4 GLASS:


100 Series


133, 135 Series


138 Series


[illegible] Series


822 Series

1/2 GLASS:


105 Series*


106, 160 Series*


129 Series*


280 Series*


12 RAL, 23 RAL, 34 RAL Series*


107 Series*


108 Series


304 Series

*This glass [illegible] may also be used in the following door styles: 5-panel; 5-panel with scroll; Eyebrow 5-panel; Eyebrow 5-panel with scroll.

Johnson Door Systems

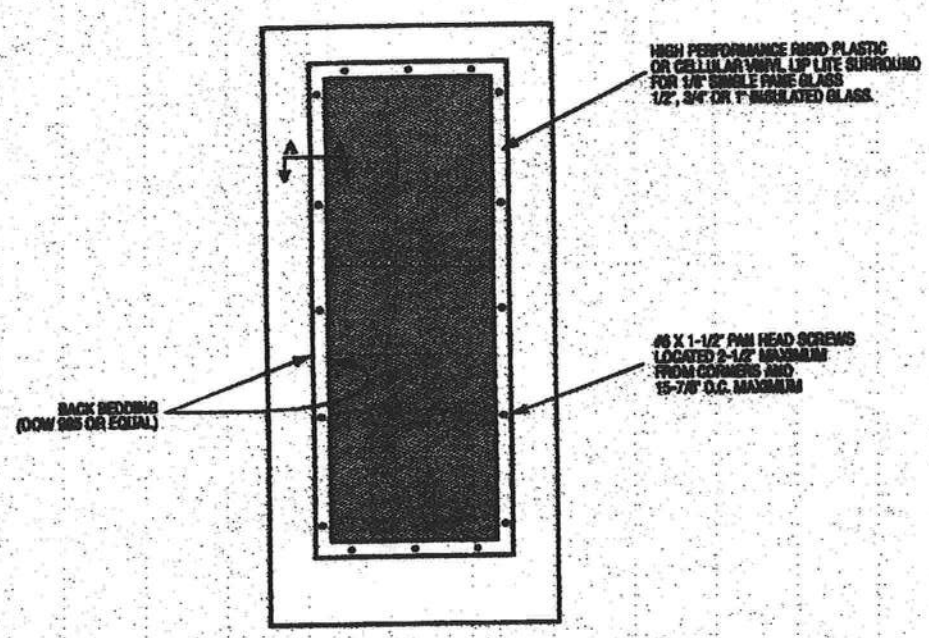
March 29, 2 [illegible]
Our continuing program of product improvement makes specifications, design and product detail subject [illegible] change without notice.

PREMDOR Collection Premium Quality Doors

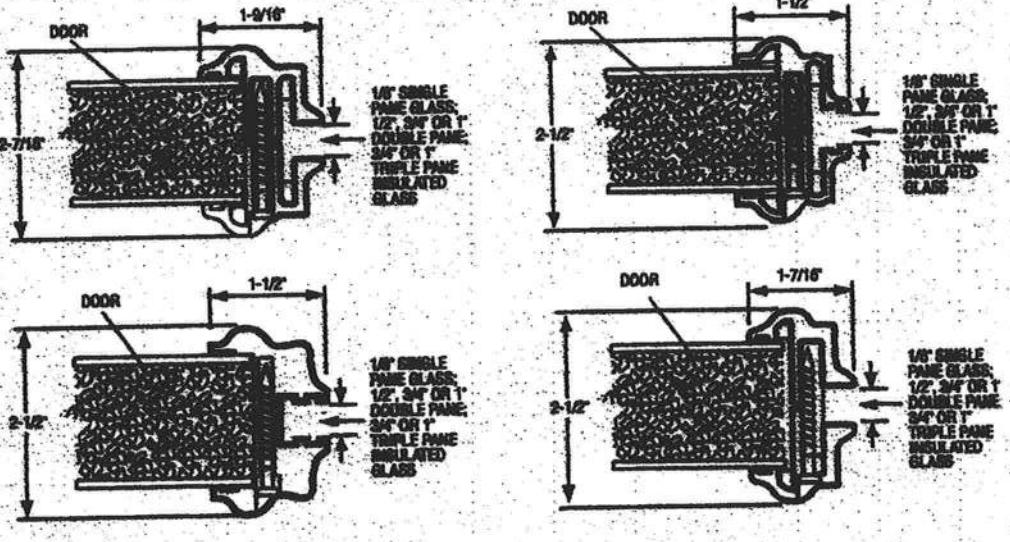
Exclusively from Masonite®
Masonite International Corporation

[redacted]

GLASS INSERT IN DOOR OR SIDELITE PANEL



SECTION A-A
TYPICAL RIGID PLASTIC LIP LITE SURROUND



XX
Glazed Outswing Unit

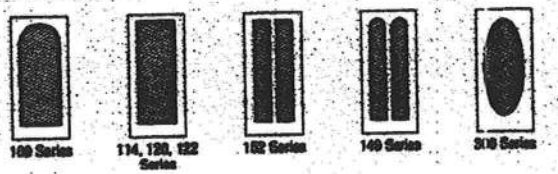
[redacted]

WOOD-EDGE STEEL DOORS

APPROVED DOOR STYLES:

3/4 GLASS:

FULL GLASS:



CERTIFIED TEST REPORTS:

NCTL 210-1897-7, 8, 9, 10, 11, 12; NCTL 210-1864-5, 6, 7, 8; NCTL 210-2178-1, 2, 3

Certifying Engineer and License Number: Barry D. Portney, P.E. / 16258.

Unit Tested in Accordance with Miami-Dade BCCO PA202.

Evaluation report NCTL-210-2794-1

Door panels constructed from 26-gauge 0.017" thick steel skins. Both stiles constructed from wood. Top end rails constructed of 0.041" steel. Bottom end rails constructed of 0.021" steel. Interior cavity of slab filled with rigid polyurethane foam core. Slab glazed with insulated glass mounted in a rigid plastic lip lite surround.

Frame constructed of wood with an extruded aluminum bumper threshold.

PRODUCT COMPLIANCE LABELING:

TESTED IN
ACCORDANCE WITH
MIAMI-DADE BCCO PA202

COMPANY NAME
CITY, STATE

To the best of my knowledge and ability the above side-hinged exterior door unit conforms to the requirements of the 2001 Florida Building Code, Chapter 17 (Structural Tests and Inspections).

Kurt L Balthazor

State of Florida, Professional Engineer
Kurt Balthazor, P.E. – License Number 56533

Johnson

March 28 2002
Our continuing program of product improvement makes specifications, design and product details subject to change without notice.

PREMDOR Collection Premium Quality Doors

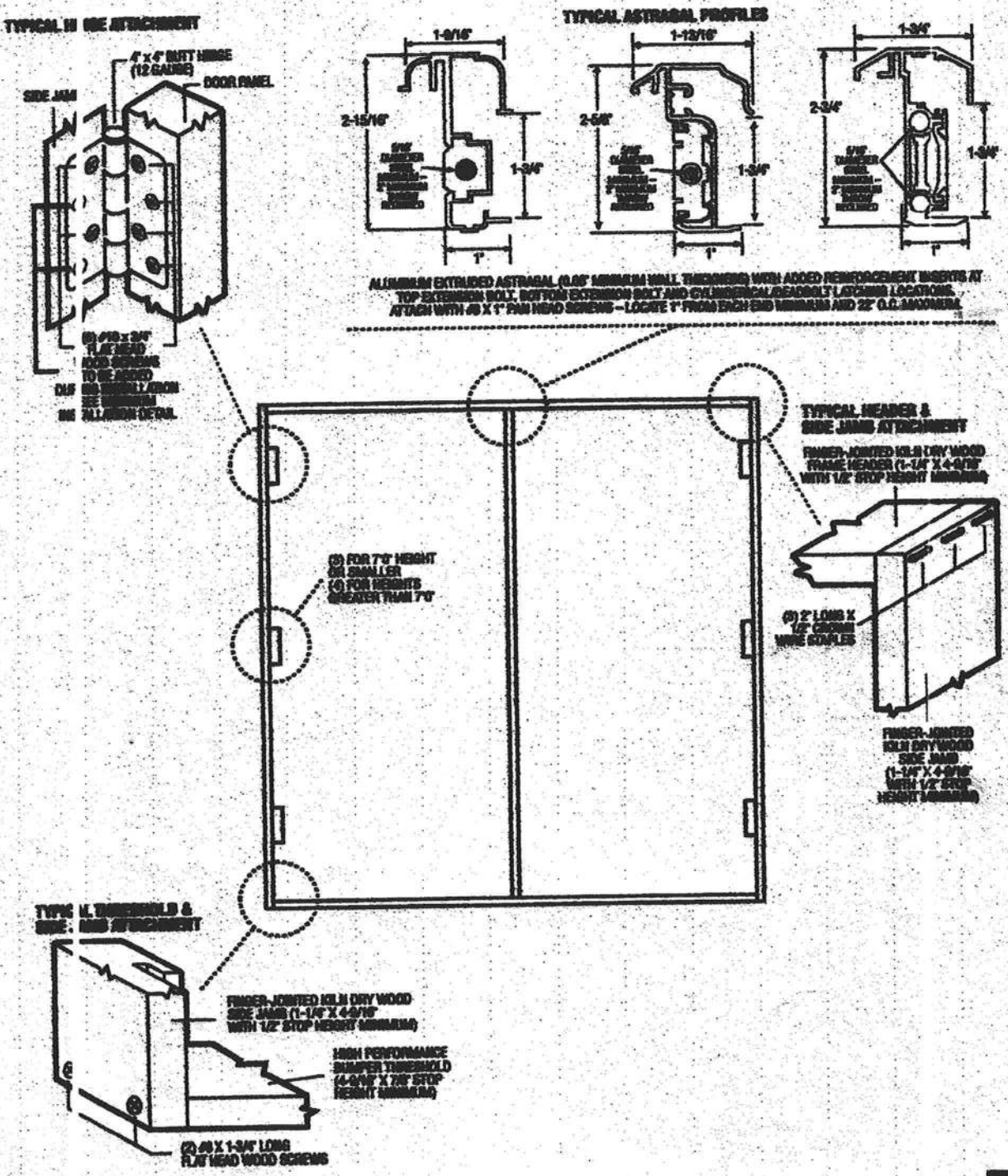
Exclusively from Masonite

Masonite International Corporation

XX
Unit

[redacted]

OUTSWING UNITS WITH DOUBLE DOOR



March 31 2008
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PREMDOOR Premium Quality Doors

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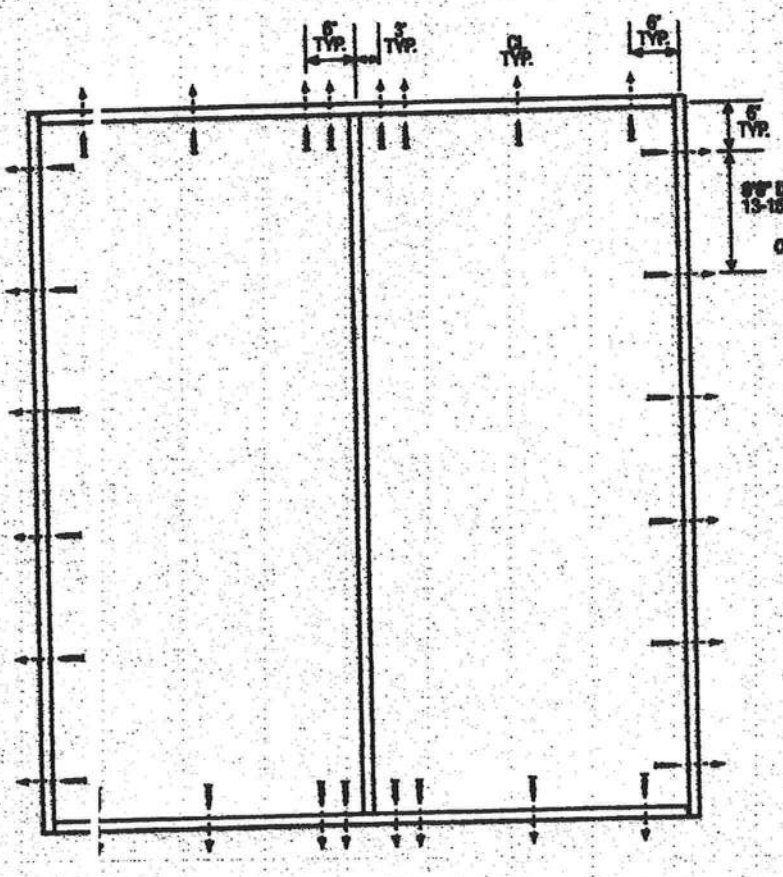
Masonite International Corporation

XX
Unit

[redacted]

DOUBLE DOOR



[redacted]

- 6 per vertical framing member
- 8 per horizontal framing member

Hinge and strike plates require two 2-1/2" long screws per location.

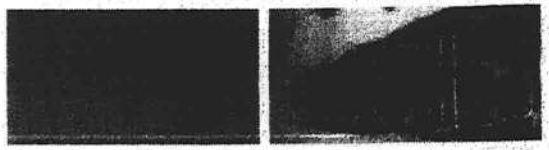
Latching Hardware:

- Compliance requires that GRADE 2 or better (ANSI/BHMA A156.2) cylinderical and deadlock hardware be installed.

Notes:

1. Anchor calculations have been carried out with the lowest (least) fastener rating from the different fasteners being considered for use. Fasteners analyzed for this unit include #8 and #10 wood screws or 3/16" Tapcons.
2. The wood screw single shear design values come from Table 11.3A of ANSI/AF & PA NDS for southern pine lumber with a side member thickness of 1-1/2" and achievement of minimum embedment. The 3/16" Tapcon single shear design values come from the ITW and ELCO Dade Country approvals respectively, each with minimum 1-1/4" embedment.
3. Wood bucks by others, must be anchored properly to transfer loads to the structure.

FLORIDA DEPARTMENT OF
Community Affairs



- COMMUNITY PLANNING
- HOUSING & COMMUNITY DEVELOPMENT
- EMERGENCY MANAGEMENT
- OFFICE OF THE SECRETARY

Product Approval
USER: Public User

Product Approval Menu > Product or Application Search > Application List > **Application Detail**

FL #	FL5108
Application Type	New
Code Version	2004
Application Status	Approved
Comments	
Archived	☐
Product Manufacturer	MI Windows and Doors
Address/Phone/Email	650 W Market St Gratz, PA 17030 (717) 365-3300 ext 2101 surich@miwd.com
Authorized Signature	Steven Urich surich@miwd.com
Technical Representative	
Address/Phone/Email	
Quality Assurance Representative	
Address/Phone/Email	

Window

[redacted]
alidator / Operat ns Administrator)

AAMA
CERTIFICATION PROGRAM

AUTHORIZATION FOR PRODUCT CERTIFICATION

MI Win lows & Doors, Inc.
P.O. B x 370
Gratz, PA 17030-0370

Attn: Bill Emley

The pr duct described below is hereby approved for listing in the next issue of the AAMA Certified Products Directory. T e approval is based on successful completion of tests, and the reporting to the Administrator of the results of tests, acc mpanied by related drawings, by an AAMA Accredited Laboratory.

1. The lis ng below will be added to the next published AAMA Certified Products Directory.

SPECIFICATION	RECORD OF PRODUCT TESTED				LABEL ORDER NO.
AA A/NWWDA 101/I.S. 2-97 H-R55*-38x82					
COMP NY AND PLANT LOCATION	CODE NO.	SERIES MODEL & PRODUCT DESCRIPTION	MAXIMUM SIZE TESTED		
			FRAME	SASH	
MI Window & Doors, Inc. (Oldsmar, FL) MI Window & Doors, Inc. (Smyrna, TN)	MTL-8 MTL-9	165/3165 SH (Fin) (AL)(O/O)(DG) (ASTM)	3'0" x 5'2"	2'10" x 2'7"	By Request

2. This C rtification will expire May 14, 2008 and requires validation until then by continued listing in the current AAMA Certifie d Products Directory.

3. Produc t Tested and Reported by: Architectural Testing, Inc.

   Repor No.: 01-50360.02

   Date o Report: June 14, 2004

NOTE: LEASE REVIEW, AND ADVIS E ALI IMMEDIATELY IF DATA, A S SHOWN, NEEDS CC RRECTION.

Validated for Certification:

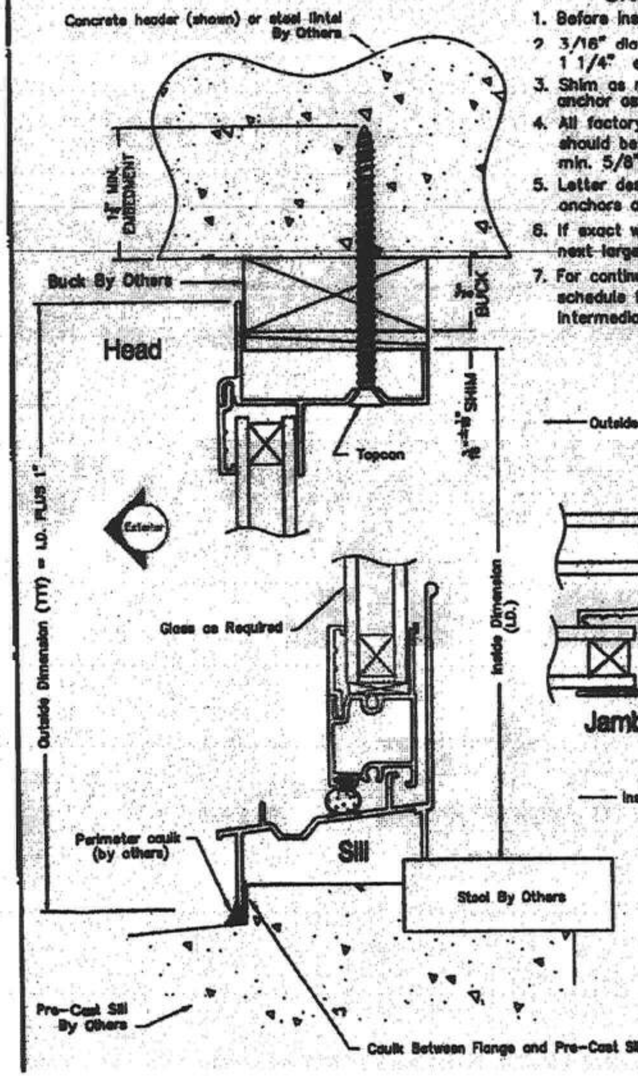
Associated Laboratories, Inc.

Date: Au ust 1, 2005

Authorized for Certification:

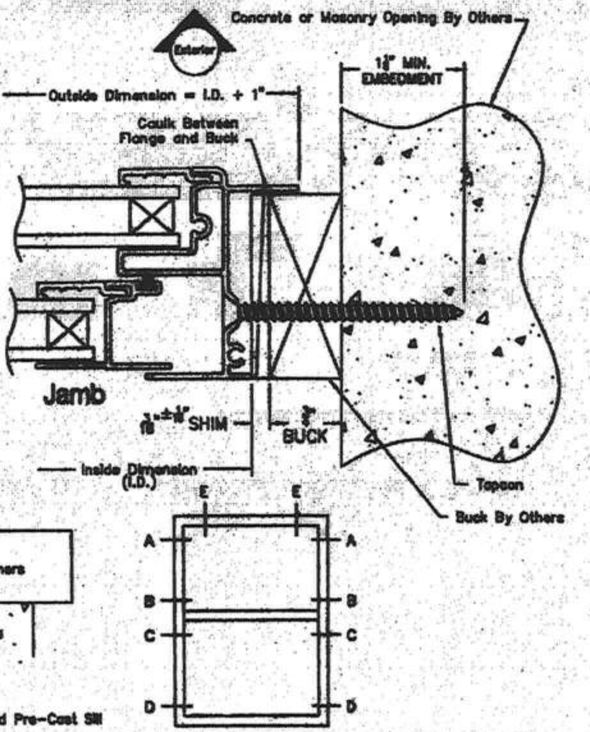
American Architectural Manufacturers Association

cc: AAMA
JGS/df
ACP-04 (Re . 5/03)



"ONE BY" (3/4") BUCKS (SHOWN)

1. Before installation, caulk back of flange, or face of buck.
2. 3/16" dia. masonry Tapcon must be of a length to have 1 1/4" embedment into masonry or concrete.
3. Shim as required with load bearing shims at each installation anchor as shown.
4. All factory applied holes not designated for Tapcon anchor should be filled with #10 screws of sufficient length to provide min. 5/8" embedment into wood buck.
5. Letter designations on the Tapcon location chart indicate where anchors are to be installed using the elevation as a key.
6. If exact window size is not given, use anchor quantity for next larger window in chart.
7. For continuous head and sill twins & triples, use the same fastener schedule for each unit in the main frame except ignore the intermediate jamb.



"TWO BY" (1 1/2") BUCKS

"TWO BY" bucks are engineered and fastened to the masonry opening BY OTHERS.

Follow the same instructions and fastener requirements for "one by" bucks except use #10 screws of sufficient length for 1 1/4" minimum embedment into buck.

MI HOME PRODUCTS BetterBilt / Capitol

* TAPCON LOCATION CHART				
CODE SIZE	WINDOW ID SIZE	FASTENER LOCATIONS		
		UP TO DP35	DP35.1 TO DP55	DP55.1 TO DP69.3
12	18 1/8 x 25	A, D & E	A, D & E	A, D & E
13	18 1/8 x 37 3/8	A, D & E	A, D & E	A, D & E
14	18 1/8 x 49 5/8	A, D & E	A, D & E	A, D & E
15	18 1/8 x 62	A, D & E	A, D & E	A, D & E
16	18 1/8 x 71	A, D & E	A, D & E	A, D & E
17	18 1/8 x 83	A, D & E	A, D & E	A, D & E
1/2 32	25 1/2 x 25	A, D & E	A, D & E	A, D & E
1/2 33	25 1/2 x 37 3/8	A, D & E	A, D & E	A, D & E
1/2 34	25 1/2 x 49 5/8	A, D & E	A, D & E	A, D & E
1/2 35	25 1/2 x 62	A, D & E	A, D & E	A, D & E
1/2 36	25 1/2 x 71	A, D & E	A, D & E	A, D & E
1/2 37	25 1/2 x 83	A, D & E	A, D & E	A, C, D & E
22	36 x 25	A, D & E	A, D & E	A, D & E
23	36 x 37 3/8	A, D & E	A, D & E	A, D & E
24	36 x 49 5/8	A, D & E	A, D & E	A, D & E
25	36 x 62	A, D & E	A, D & E	A, D & E
26	36 x 71	A, D & E	A, D & E	A, C, D & E
27	36 x 83	A, D & E	A, C, D & E	A, C, D & E
32	52 1/8 x 25	A, D & E	A, D & E	A, D & E
33	52 1/8 x 37 3/8	A, D & E	A, D & E	A, D & E
34	52 1/8 x 49 5/8	A, D & E	A, D & E	A, D & E
35	52 1/8 x 62	A, D & E	A, C, D & E	A, C, D & E
36	52 1/8 x 71	A, D & E	A, C, D & E	A, B, C, D & E
37	52 1/8 x 83	A, D & E	A, C, D & E	A, B, C, D & E
2040	23 3/8 x 47 5/8	A, D & E	A, D & E	A, D & E
2050	23 3/8 x 59 5/8	A, D & E	A, D & E	A, D & E
2060	23 3/8 x 71 5/8	A, D & E	A, D & E	A, D & E
2070	23 3/8 x 83 5/8	A, D & E	A, D & E	A, D & E
3040	35 3/8 x 47 5/8	A, D & E	A, D & E	A, D & E
3050	35 3/8 x 59 5/8	A, D & E	A, D & E	A, D & E
3060	35 3/8 x 71 5/8	A, D & E	A, D & E	A, C, D & E
3070	35 3/8 x 83 5/8	A, D & E	A, C, D & E	A, C, D & E
4040	47 3/8 x 47 5/8	A, D & E	A, D & E	A, D & E
4050	47 3/8 x 59 5/8	A, D & E	A, D & E	A, C, D & E
4060	47 3/8 x 71 5/8	A, D & E	A, C, D & E	A, C, D & E
4070	47 3/8 x 83 5/8	A, D & E	A, C, D & E	A, B, C, D & E
4450	51 3/8 x 59 5/8	A, D & E	A, D & E	A, C, D & E
4460	51. 3/8 x 71 5/8	A, D & E	A, C, D & E	A, B, C, D & E
4470	[illegible] 3/8 x 83 5/8	A, D & E	A, C, D & E	A, B, C, D & E

*"TAPCON" TYPE HARDENED MASONRY SCREWS INCLUDE TAPCON, RAWL, & SIMPSON

SYM	REVISION	DATE	BY
A	REMOVED SILL INSTALLATION ANCHOR SCREWS	7/14/04	[illegible]

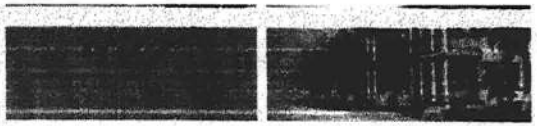
MI HOME PRODUCTS
GRATZ, PA

TITLE: 185/3185 SINGLE HUNG FLANGE FRAME INSTALLATION DETAILS & FASTENER SCHEDULE

DRAWN BY: DRL | DATE: 08/15/04
SCALE: N.T.S. | DWG NO.: MIHP0059
REV. LETTER: A | SHEET: 1 OF 1

Product Technology Corporation
Phone 407.[illegible] Fax 407.[illegible]
Winter Park, Florida 32789

FLORIDA DEPARTMENT OF
Community Affairs



Product Approval
USER: Public User

Search Criteria

Refine Search

Code Version	2004	FL#	ALL
Application Type	ALL	Product Manufacturer	A-1 Sheet Metal of Ocala
Category	Roofing	Subcategory	ALL
Application Status	ALL	Compliance Method	ALL

Search Results - Applications

FL#	Type	Manufacturer	Validated By	Status
FL4843	New	A-1 Sheet Metal of Ocala **Category:** Roofing **Subcategory:** Metal Roofing	Locke Bowden (850) 527-1814	Approved

DCA Administration
Department of Community Affairs
Florida Building Code Online
Codes and Standards
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100
(850) 487-1824, Suncom 277-1824, Fax (850) 414-8436

metal Roofing

FL3576	MILLENNIUM METALS INC.	Roofing	Non-structural Metal Roofing	Schaefer, P.E. (561) 775-4902	☑ Evalua ion Report - Hardcopy Received

Page: Go

Page 1 / 1

CALCULATED BY ____ DATE ____ JOB NO. ____

CHECKED BY ____ DATE ____ SUBJECT ____ SH 1 OF ____

SKETCH NO. ____ SCALE ____

CALCULATIONS FOR

ATTACHMENTS FOR

RIB PANELS

29 & 26 GAuge

FOR

MILLENNIUM

METALS, INC.

1833 HAINES STREET EXPRESSWAY • JACKSONVILLE, FL 32202

904-358-3333 • WATTS 1-877-358-7663 (ROOF)

FAX 904-358-3295

Greatest Mean Height 30' Exposure B

Pitches 3/12 to 12/12

BY

[signature] #6579

2/14/2003

CALCULATED BY
CHECKED BY ____ DATE ____ SUBJECT ____
SKETCH NO. ____ SCALE ____ RIB PANELS

ZONE	TYPE OF FASTENER	ATTACHMENT MATERIAL	FASTENER SIZE	WIND SPEED 100 MPH ON CENTER SPACING	110 MPH ON CENTER SPACING	120 MPH ON CENTER SPACING	140 MPH ON CENTER SPACING
ZONE 1 THRU ZONE 3	WOOD SCREW	EXISTING 1/2" TIMBER DECK WITH BATTENS**	#9 x 3 1/2	16" O.C.	16" O.C.	16" O.C.	16" O.C.
		5/8" THICK PLYWOOD	#9 x 1 1/2"	16" O.C.	16" O.C.	16" O.C.	16" O.C.
		2x4 RAFTERS @ 2' O.C. WITH BATTENS*	9 x 3"	24" O.C.	24" O.C.	24" O.C.	24" O.C.
	METAL SCREW	12 THROUGH 18 GAUGE	#12 x 1"	16" O.C.	16" O.C.	16" O.C.	16" O.C.
		20 THROUGH 26 GAUGE	[illegible]	16" O.C.	16" O.C.	16" O.C.	SEE NOTE

TYPICAL ATTACHMENT: IS 9" O.C. EXCEPT AS NOTED

NOTE: DOUBLE SCREWS @ 9" O.C. WITH ROWS OF 16" PER Detail C.

** Battens 2x4 Attached over 1/2" Plywood 1/SB 12" O.C. with A #8 x 3" Ring Shank Fastener.

2x4 open Rafter Attachment of Battens are the Responsibility of the Engineer of the post Frame Application

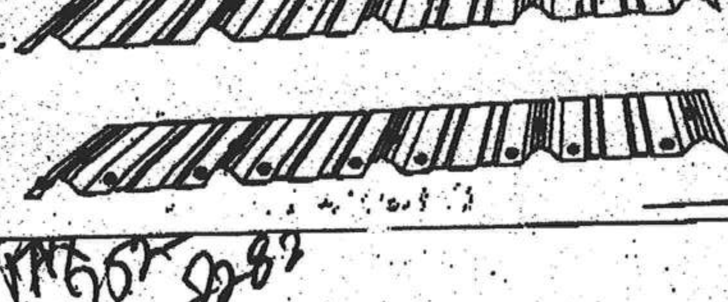
RIB PANEL FASTENING RECOMMENDATIONS (ON RIB)

Alternative

NOTE: NAIL ATTACHMENTS IS THROUGH MAJOR RIBS.

DETAIL B
FIELD PURLIN
ATTACHMENT #9 x 2 1/2
WOOD FASTENER

DETAIL C
(SWISS, RIDGES & ENDLAPS)
#9 x 2-1/2 WOOD FASTENER



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JOB TITLE MILLENNIUM

JOB NO.

DJK DATE 2/2003

Consulting Structural Engineer
JACKSONVILLE, FLORIDA

CALCULATED BY D.J.K DATE 2/2003
CHECKED BY ____ DATE ____
SKETCH NO. ____ SCALE ____

JOB TITLE MILLENNIUM
SUBJECT RIB PANELS

RIB PANELS :

UPLIFT ATTACHMENTS -

ZONE 1
WOOD SCREWS INTO ½" TIMBER
UPLIFT = 152#/in x ½ = 76# x 1.6 = 121

TABLE 1606.3B
100 MPH = -18.0 #/ft²

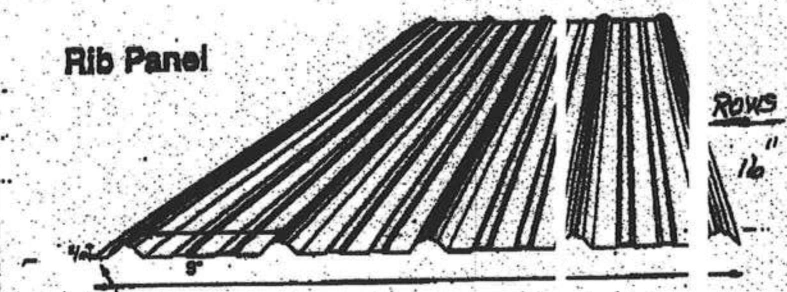
ZONE 2
100 MPH = -34.8 #/ft²

ZONE 3
100 MPH = -45.4 #/ft²   121#/45.4#/ft² = 2.66 ft²

SCREWS @ 9" O.C.   2.66 ft²/.75 = 3.55 > 1.33
NOTE - USE 9" O.C. WITH ROWS @ 16" O.C. MAX.

MILLENNIUM METALS, INC.

Rib Panel



36" Net Coverage
38" Overall Width

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	Sx In³ / Positive Bending	Ix	Sx In³ / Negative Bending
22	80	0.0187	36	28	0.91	48		.228	.0485	.0[illegible]	.1882
29	80	0.0142	36	22	0.69	40.875		.222	.0374	.0[illegible]	.1786

ROWS 16"

5/8" PLYWOOD
PULL OUT = 152#/in x .625 = 95 x 1.6 = 152#/SCREW

ZONE 3 - 152#/45.4#/ft² = 3.34 ft²/.75 = 4.46 > 1.33 MAX.

2X4 BATTENS ; @ 24" O.C.
PULL OUT = 152#/in x 1.5" = 228 x 1.6 = 364
MAX PULL = .75 x 2' x 45.4#/ft² = 68.1 < 364# CAPACITY

#12 SCREWS INTO METAL
#12 - 18 GAUGE - ULT = 487/3 = 162# x 1.3 = 210#
#14 - 26 GAUGE - ULT = 14?/3 = 47.0 x 1.3 = 61.1#

MAX PULL-OUT = .75 x 1.33 x 45.4 #/ft² = 45.# < 61.1

OK FOR #12 SCREWS @ 9" AND ROWS OF 16"

2/14/2003

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CALCULATED BY DJK DATE 2/2003
CHECKED BY DATE
SKETCH NO. SCALE

JOB TITLE MILLENNIUM JOB NO.
SUBJECT RIB PANELS SH 7 OF 8

RIB PANELS CONT:

110 MPH

ZONE 1 = -24.8 #/ft²
ZONE 2 = -40.1 #/ft²
ZONE 3 = -55.0 #/ft²

WOOD SCREWS

1/2" LUMBER - PULL OUT CAPACITY = 124#
9" X 1 1/2" @ 1.0" = -55# < 124

5/8" PLYWOOD = PULL OUT CAPACITY = 152#
9" X 16" = 4.0" X -55 = 55# < 152

2X4 BATTENS @ 24" O.C.
PULL OUT CAPACITY = 364#
9" X 24" = 1.5" X -55 #/ft² = 82.5# < 364

SCREWS INTO METAL DECK

#12 - THRU 18 GA. = CAPACITY = 210#
#14 - THRU 26 GA = CAPACITY = 61.1#

MAX PULL OUT = .75 X 1.33 X -55 #/ft² = 58# < 61.1#

FLORIDA BUILDING CODE — BUILDI G

1606.2.5 Components and cladding. Pressu s for wind loading actions on components and claddi g shall be determined from Table 1606.2B for enclosed portions of the building and Table 1606.2C for overhang , based on the effective area for the element under consid ration. The pressures in Table 1606.2C include internal p essure. The pressure shall be applied in accordance with the loading diagrams in Figure 1606.2c.

FROM : JASON ELIXSON FAX NO. : 3867552735 Apr. 25 2005 02:19 PM P3

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JOB TITLE MILLENNIUM JOB NO.

CALCULATED BY DJK DATE 2/2003

CHECKED BY DATE SUBJECT RIB PANELS SH. 4 OF 8

SKETCH NO. SCALE

RIB PANELS

120 MPH - UPLIFT

ZONE 1 = -25.9 #/ft²

ZONE 2 = -50.1 #/ft²

ZONE 3 = -65.4 #/ft²

1/2" TIMBER - PULL OUT CAPACITY = 121#

9" x 12" = 1.0² x 65.4 #/ft² = 65.4# < 121

3/8" PLYWOOD = PULL OUT CAPACITY = 152#

9" x 16" = 1.0² x 65.4 #/ft² = 65.4# < 152#

2 x 4 BATTENS @ 24" O.C.

PULL OUT CAPACITY = 96.4#

MAX UPLIFT = .75 x 2' x 65.4 = 98.1#

SCREWS INTO METAL

#12 - 18 GAUGE = 210#

#14 - 22 GAUGE = 61# < 65.4

IN ZONE 3 - USE 9 x 1.0 = .75' x 65.4 #/ft² = 49# < 61#

2/3/2005

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CALCULATED BY DJK DATE 2003
CHECKED BY DATE
SKETCH NO. SCALE

JOB TITLE MILLENNIUM JOB NO.
SUBJECT RIB PANELS SHEET 2 OF 8

RIB PANELS CONT'

140 MPH

ZONE 1 = -35.3 #/ft²
ZONE 2 = -68.1 #/ft²
ZONE 3 = -89.0 #/ft²

½" TIMBER PULL OUT CAPACITY = 121#
UPLIFT = 9"x16" = 1.0 x 89.0 = 89.0# < 121#

⅝" PLYWOOD = PULL OUT CAPACITY = 152#
UPLIFT = 9"x16" = 1.0 x 89 #/ft² = 89# < 152#

2x4 BATTENS @ 24" O.C.
PULL OUT CAPACITY = 364#
UPLIFT = 9"x24" = 1.5 x 89 #/ft² = 133# < 364#

SCREWS INTO METAL

#12 - 14 GAUGE = 210# > 89#

#14 - 20 GAUGE = 61#/SCREW — IN ZONE 3 DOUBLE UP ON SCREWS ON EACH SIDE OF RIB

9"

0.375 x 133 = .5 x 89.0 #/ft² = 44.5#/SCREW < 61.0#

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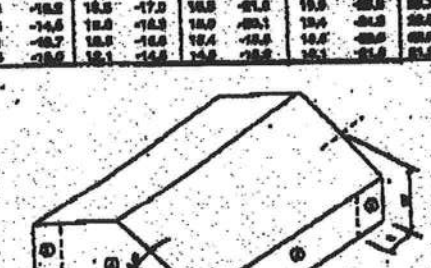
JOB TITLE MILLENNIUM
JOB NO.
SUBJECT RIB PANELS
SH. 7 OF 8

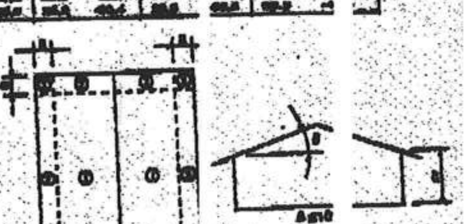
ALCULATED BY DJK DATE 2/2003
HECKED BY ______ DATE ______
KETCH NO. ______ SCALE ______

UPLIFT VALUES :

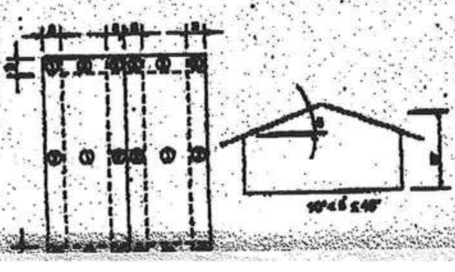
TABLE 1606.2B
COMPONENT AND CLADDING WIND LOADS FOR A BUILDING WITH A MEAN ROOF HEIGHT OF 30 FEET LOCATED IN EXPOSURE B (psf)

Zone	Effective wind area (sf)	Basic Wind Speed V (mph - 3 second gust) 85		90		100		110		120		130		140		150	
Roof Angle > 0-10 degrees																	
1	10.0	10.0	-13.0	10.0	-14.6	10.0	-18.0	10.8	-21.8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1	20.0	10.0	-12.7	10.0	-14.2	10.5	-17.5	10.4	-21.2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1	50.0	10.0	-12.2	10.0	-13.7	10.0	-16.9	10.7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1	100.0	10.0	-11.9	10.0	-13.3	10.0	-16.4	10.0	-19.9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2	10.0	10.0	-21.8	10.0	-24.4	10.0	[illegible]	10.0	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2	20.0	10.0	-19.5	10.0	-21.8	10.0	-27.0	10.0	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2	50.0	10.0	-16.4	10.0	-18.4	10.0	-22.7	10.0	-27.5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2	100.0	10.0	-14.1	10.0	-15.8	10.0	-19.5	10.0	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
3	10.0	10.0	-32.8	10.0	[illegible]	10.0	-45.4	10.0	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
3	20.0	10.0	-27.2	10.0	[illegible]	10.0	-37.6	10.0	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
3	50.0	10.0	-19.7	10.0	-22.1	10.0	-27.2	10.0	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
3	100.0	10.0	-14.1	10.0	-15.8	10.0	-19.5	10.0	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Roof Angle > 10-30 degrees																	
1	10.0	10.0	-11.9	10.0	-13.3	10.4	-16.5	12.5	-19.9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1	20.0	10.0	-11.6	10.0	-13.0	10.0	-16.0	11.4	-19.4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1	50.0	10.0	-11.1	10.0	-12.5	10.0	-15.4	10.0	-18.6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1	100.0	10.0	-10.8	10.0	-12.1	10.0	-14.9	10.0	-18.1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2	10.0	10.0	-25.1	10.0	[illegible]	10.4	-34.9	12.5	-42.1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2	20.0	10.0	-22.5	10.0	[illegible]	10.0	-31.5	11.4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2	50.0	10.0	-19.7	10.0	-22.1	10.0	-27.3	10.0	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2	100.0	10.0	-17.4	10.0	-19.5	10.0	-24.1	10.0	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
3	10.0	10.0	[illegible]	10.0	[illegible]	10.4	[illegible]	12.5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
3	20.0	10.0	[illegible]	10.0	[illegible]	10.0	-31.5	11.4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
3	50.0	10.0	-19.7	10.0	-22.1	10.0	-27.3	10.0	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
3	100.0	10.0	-17.4	10.0	[illegible]	10.0	[illegible]	10.0	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Roof Angle > 30-45 degrees																	
1	10.0	11.9	-13.0	13.3	-14.6	16.5	-18.0	19.9	-21.8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1	20.0	11.6	-12.3	13.0	-13.8	16.0	-17.1	19.4	-20.7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1	50.0	11.1	-11.6	12.5	-12.8	15.4	-15.9	18.6	-19.2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1	100.0	10.8	-10.9	12.1	-12.1	14.9	-14.9	18.1	-18.1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2	10.0	11.9	-15.2	13.3	-17.0	16.5	-21.0	19.9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2	20.0	11.6	-14.5	13.0	-16.3	16.0	-20.1	19.4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2	50.0	11.1	-13.7	12.5	-15.3	15.4	-18.9	18.6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2	100.0	10.8	-13.0	12.1	-14.6	14.9	-18.0	18.1	-21.8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
3	10.0	11.9	-15.2	13.3	-17.0	16.5	-21.0	19.9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
3	20.0	11.6	-14.5	13.0	-16.3	16.0	-20.1	19.4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
3	50.0	11.1	-13.7	12.5	-15.3	15.4	-18.9	18.6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
3	100.0	10.8	-13.0	12.1	-14.6	14.9	-18.0	18.1	-21.8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]





1606.2.3 Edge strips and end zones. The width of the edge strips (a), as shown in Figure 1606.2 (c), shall be 10% of the least horizontal dimension or 40% of the eave height, whichever is less but not less than either 4% of the least horizontal dimension or 3 feet (914 mm). End zones as shown in Figure 1606.2b shall be twice the width of the edge strip (a).



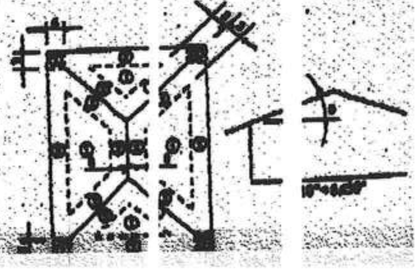


FIGURE 1609.6(2)
COMPONENT AND CLADDING LOADING DIAGRAMS

OLIE J. KELLEY, JR., P.E.
Consulting Structural Engineer
JACKSONVILLE, FLORIDA

JOB TITLE MILLENNIUM

JOB N

CALCULATED BY DJK DATE 2/2003

CHECKED BY DATE

SUBJECT

SH 2 OF 8

SKETCH NO. SCALE

RIB PANELS

DESIGN VALUES.

Table 2.3.2 Frequently Used Load Duration Factors, C_D

Load Duration	C_D	Typical Design Loads

ITW Building Components Group, Inc.

1950 Marley Drive Haines City, FL 33844
Florida Engineering Certificate of Authorization Number: 567
Florida Certificate of Product Approval # FL1999
 Document ID:1T9Y8228Z0316160213

Truss Fabricator:	Anderson Truss Company
Job Identification:	7-234--OWNER BUILDER Richard & Donna Brooks -- , **
Truss Count:	2
Model Code:	Florida Building Code 2004 and 2006 Supplement
Truss Criteria:	ANSI/TPI-2002(STD)/FBC
Engineering Software:	Alpine Software,Version 7.36.
Structural Engineer of Record:	The identity of the structural EOR did not exist as of
Address:	the seal date per section 61G15-31.003(5a) of the FAC
Minimum Design Loads:	Roof - 40.0 PSF @ 1.25 Duration
	Floor - N/A
	Wind - 110 MPH ASCE 7-02 -Closed

Notes:

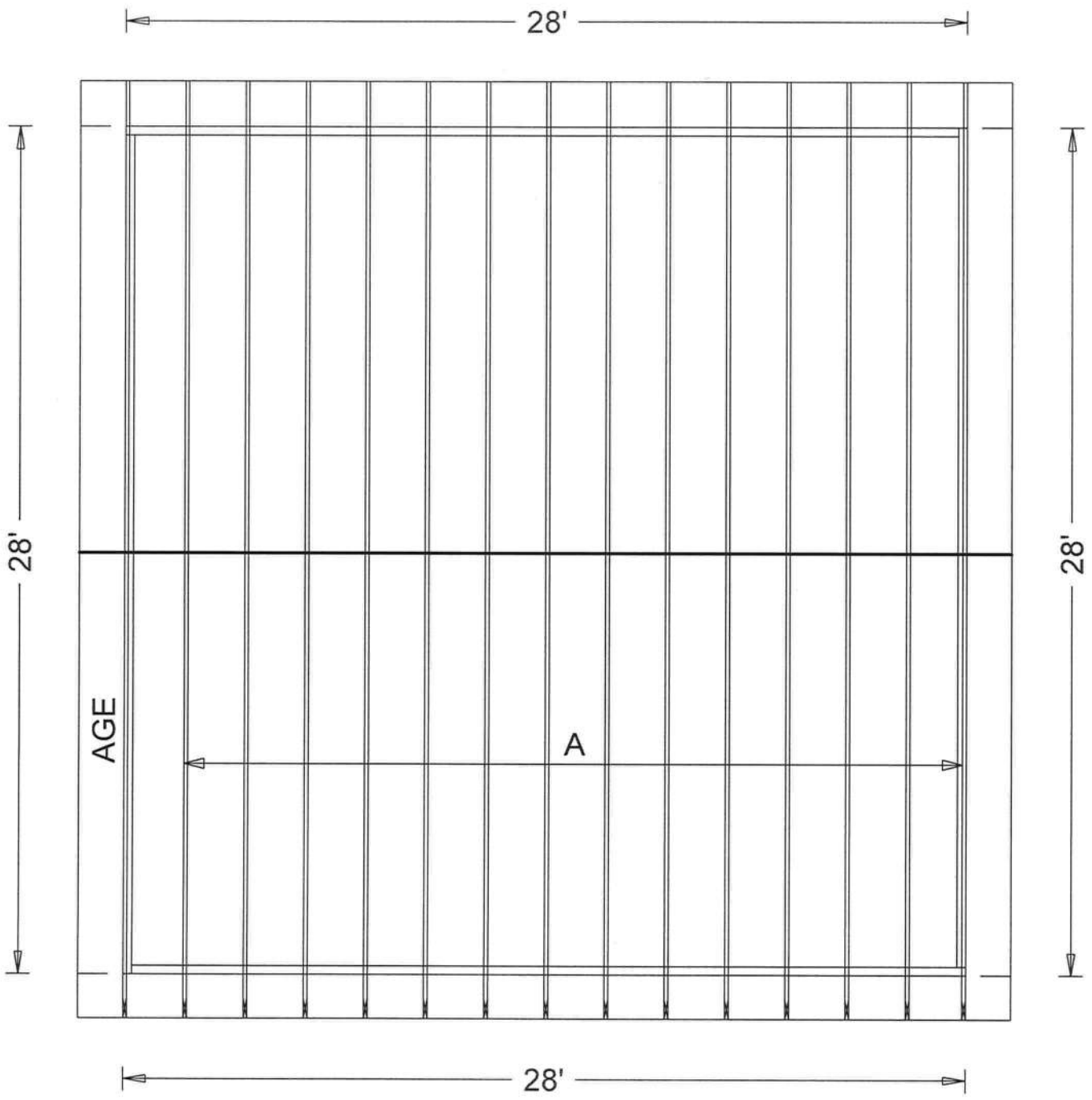
1. Determination as to the suitability of these truss components for the structure is the responsibility of the building designer/engineer of record, as defined in ANSI/TPI 1
2. The drawing date shown on this index sheet must match the date shown on the individual truss component drawing.
3. As shown on attached drawings; the drawing number is preceded by: HCUSR8228

Details: A11015EE-GBLLETIN-

#	Ref	Description	Drawing#	Date
1	00331--A		07228001	08/16/07
2	00332--AGE		07228002	08/16/07

Seal Date: 08/16/2007

-Truss Design Engineer-
James F. Collins Jr.
Florida License Number: 52212
1950 Marley Drive
Haines City, FL 33844



#7-234 Richard & Donna Brooks

8/16/07

JOB DESCRIPTION:: OWNER BUILDER
/: Richard & Donna Brooks

JOB NO:
7-234

PAGE NO:

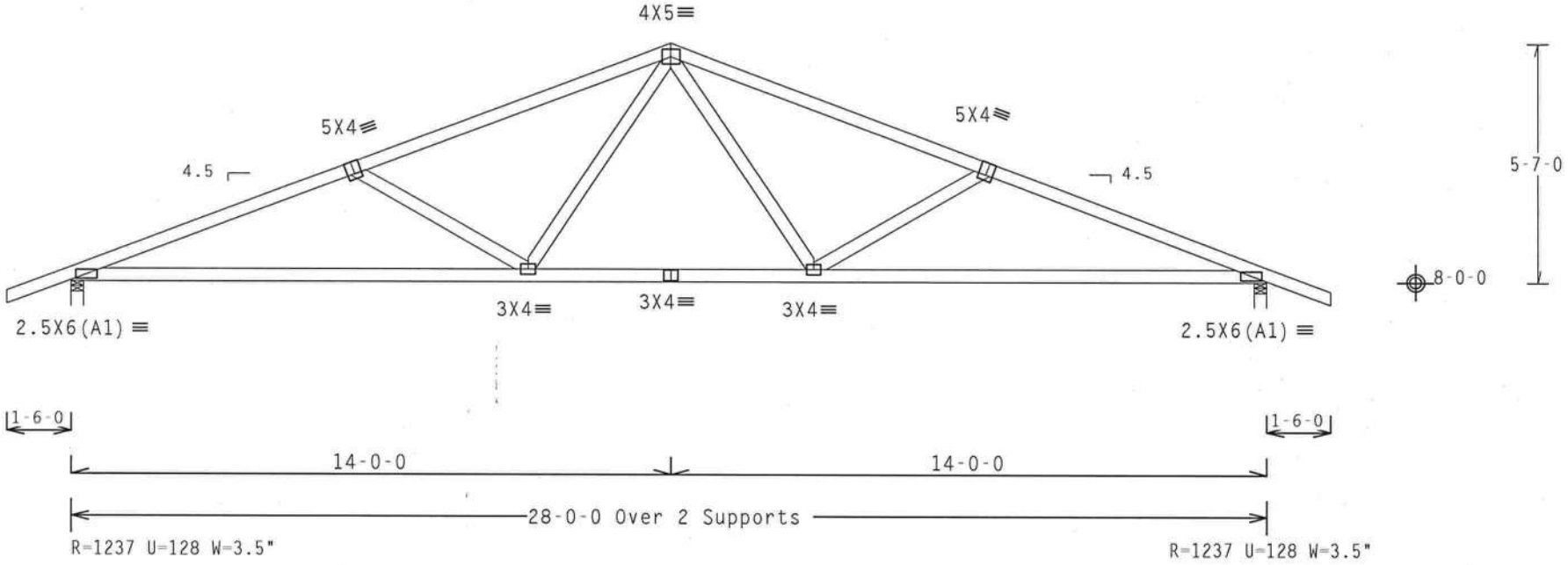
(7-234--OWNER BUILDER Richard & Donna Brooks -- , ** - A)

Top chord 2x4 SP #2 Dense
Bot chord 2x4 SP #2 Dense
Webs 2x4 SP #3

Deflection meets L/240 live and L/180 total load. Creep increase factor for dead load is 1.50.

110 mph wind, 15.00 ft mean hgt, ASCE 7-02, CLOSED bldg, Located anywhere in roof, CAT II, EXP B, wind TC DL=5.0 psf, wind BC DL=5.0 psf. Iw=1.00 GCpi(+/-)=0.18

Wind reactions based on MWFRS pressures.



Design Crit: TPI-2002(STD)/FBC
Cq/RT=1.00(1.25)/10(0) 7.36.0424

PLT TYP. Wave QTY:1 FL/-/4/-/-/R/- Scale =.25"/Ft.

ALPINE

ITW Building Components Group, Inc.

WARNING TRUSSES REQUIRE EXTREME CARE IN FABRICATION, HANDLING, SHIPPING, INSTALLING AND BRACING. REFER TO BCSI (BUILDING COMPONENT SAFETY INFORMATION), PUBLISHED BY TPI (TRUSS PLATE INSTITUTE, 218 NORTH LEE STREET, SUITE 312, ALEXANDRIA, VA, 22314) AND WTCA (WOOD TRUSS COUNCIL OF AMERICA, 6300 ENTERPRISE LANE, MADISON, WI 53719) FOR SAFETY PRACTICES PRIOR TO PERFORMING THESE FUNCTIONS. UNLESS OTHERWISE INDICATED TOP CHORD SHALL HAVE PROPERLY ATTACHED STRUCTURAL PANELS AND BOTTOM CHORD SHALL HAVE A PROPERLY ATTACHED RIGID CEILING.

IMPORTANT FURNISH A COPY OF THIS DESIGN TO THE INSTALLATION CONTRACTOR. ITW BCG, INC. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATION FROM THIS DESIGN; ANY FAILURE TO BUILD THE TRUSS IN COMFORMANCE WITH TPI; OR FABRICATING, HANDLING, SHIPPING, INSTALLING & BRACING OF TRUSSES.
DESIGN CONFORMS WITH APPLICABLE PROVISIONS OF NDS (NATIONAL DESIGN SPEC. BY AF&PA) AND TPI. ITW BCG CONNECTOR PLATES ARE MADE OF 20/18/16GA (W,H/SS/K) ASTM A653 GRADE 40/60 (W, K/H,SS) GALV. STEEL. APPLY PLATES TO EACH FACE OF TRUSS AND, UNLESS OTHERWISE LOCATED ON THIS DESIGN, POSITION PER DRAWINGS 160A-Z. ANY INSPECTION OF PLATES FOLLOWED BY (1) SHALL BE PER ANNEX A3 OF TPI1-2002 SEC.3. A SEAL ON THIS DRAWING INDICATES ACCEPTANCE OF PROFESSIONAL ENGINEERING RESPONSIBILITY SOLELY FOR THE TRUSS COMPONENT DESIGN SHOWN. THE SUITABILITY AND USE OF THIS COMPONENT FOR ANY BUILDING IS THE RESPONSIBILITY OF THE

JAMES F. COLLINS, JR. LICENSE No. 52212 STATE OF FLORIDA PROFESSIONAL ENGINEER

TC LL	20.0	PSF
TC DL	10.0	PSF
BC DL	10.0	PSF
BC LL	0.0	PSF
TOT.LD.	40.0	PSF
DUR.FAC.	1.25	

REF	R8228- 331
DATE	08/16/07
DRW	HCUSR8228 07228001
HC-ENG	MNM/AP *
SEQN-	28391

(7-234--OWNER BUILDER Richard & Donna Brooks -- , ** - AGE)

Top chord 2x4 SP #2 Dense
Bot chord 2x4 SP #2 Dense
Webs 2x4 SP #3

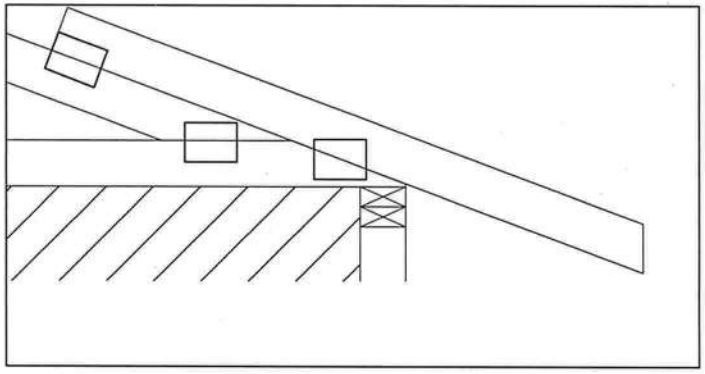
Truss spaced at 24.0" OC designed to support 1-0-0 top chord outlookers. Cladding load shall not exceed 10.00 PSF. Top chord must not be cut or notched.

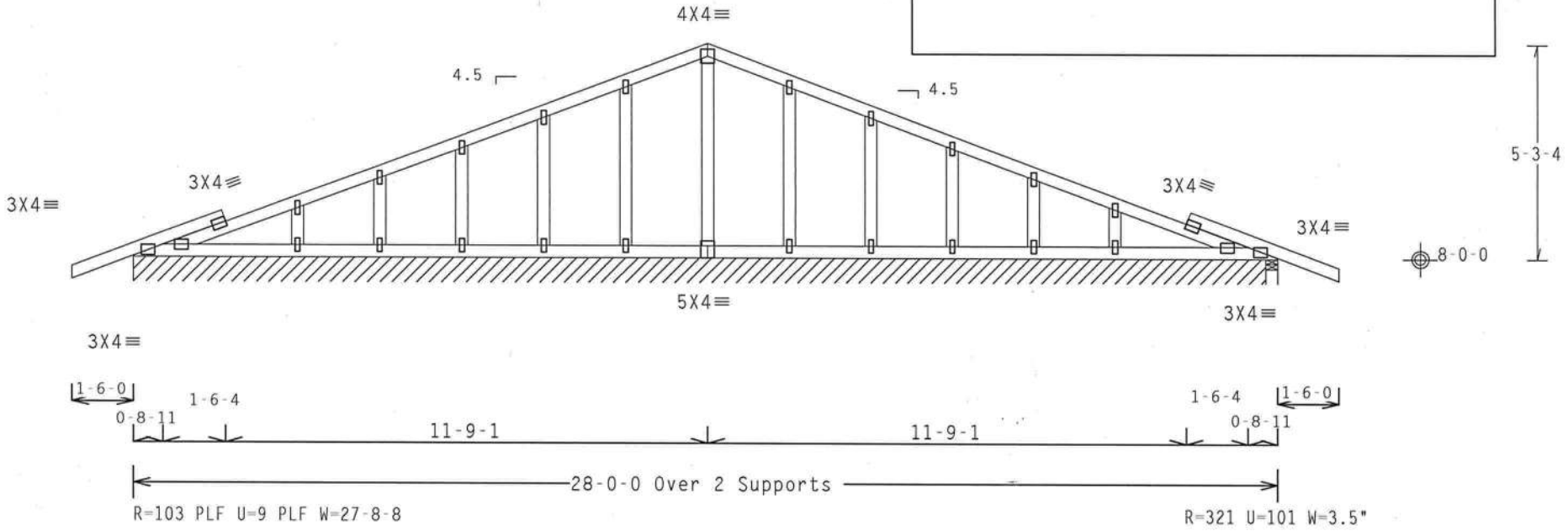
See DWGS A11015EE0207 & GBLLETIN0207 for more requirements.

110 mph wind, 15.00 ft mean hgt, ASCE 7-02, CLOSED bldg, Located anywhere in roof, CAT II, EXP B, wind TC DL=5.0 psf, wind BC DL=5.0 psf. Iw=1.00 GCpi(+/-)=0.18

Wind reactions based on MWFRS pressures.

Deflection meets L/240 live and L/180 total load. Creep increase factor for dead load is 1.50.





Note: All Plates Are 1.5X4 Except As Shown.

Design Crit: TPI-2002(STD)/FBC

PLT TYP. Wave

Cq/RT=1.00(1.25)/10(0) 7.36.0424 QTY:1 FL/-/4/-/-/R/- Scale =.25"/Ft.

ALPINE

ITW Building Components Group, Inc.
Haines City, FL 33844

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JAMES F. COLLINS, JR. LICENSE No. 52214 STATE OF FLORIDA PROFESSIONAL ENGINEER

TC LL	20.0	PSF
TC DL	10.0	PSF
BC DL	10.0	PSF
BC LL	0.0	PSF
TOT.LD.	40.0	PSF
DUR.FAC.	1.25	

REF	R8228- 332
DATE	08/16/07
DRW	HCUSR8228 07228002
HC-ENG	MNM/AP
SEQN-	28405 REV

ASCE 7-02: 110 MPH WIND SPEED, 15' MEAN HEIGHT, ENCLOSED, I = 1.00, EXPOSURE C

MAX GABLE VERTICAL LENGTH

2X4 GABLE VERTICAL SPACING	SPECIES	BRACE GRADE	NO BRACES	(1) 1X4 "L" BRACE *		(1) 2X4 "L" BRACE *		(2) 2X4 "L" BRACE **		(1) 2X6 "L" BRACE *		(2) 2X6 "L" BRACE **	
				GROUP A	GROUP B	GROUP A	GROUP B	GROUP A	GROUP B	GROUP A	GROUP B	GROUP A	GROUP B
24" O.C.	SPF HF	#1 / #2	3' 10"	6' 8"	6' 10"	7' 11"	8' 1"	9' 5"	9' 8"	12' 5"	12' 9"	14' 0"	14' 0"
		#3	3' 9"	6' 0"	6' 0"	7' 11"	7' 11"	9' 5"	9' 5"	12' 4"	12' 4"	14' 0"	14' 0"
		STUD	3' 9"	6' 0"	6' 0"	7' 11"	7' 11"	9' 5"	9' 5"	12' 3"	12' 3"	14' 0"	14' 0"
		STANDARD	3' 9"	5' 2"	5' 2"	6' 9"	6' 9"	9' 1"	9' 1"	10' 7"	10' 7"	14' 0"	14' 0"
	SP DFL	#1	4' 3"	6' 8"	7' 2"	7' 11"	8' 6"	9' 5"	10' 2"	12' 5"	13' 5"	14' 0"	14' 0"
		#2	4' 2"	6' 8"	7' 2"	7' 11"	8' 6"	9' 5"	10' 2"	12' 5"	13' 5"	14' 0"	14' 0"
		#3	4' 0"	6' 2"	6' 2"	7' 11"	8' 1"	9' 5"	9' 11"	12' 5"	12' 8"	14' 0"	14' 0"
		STUD	4' 0"	6' 1"	6' 1"	7' 11"	8' 0"	9' 5"	9' 11"	12' 5"	12' 6"	14' 0"	14' 0"
		STANDARD	3' 10"	5' 3"	5' 3"	6' 11"	6' 11"	9' 4"	9' 4"	10' 10"	10' 10"	14' 0"	14' 0"
16" O.C.	SPF HF	#1 / #2	4' 5"	7' 8"	7' 10"	9' 1"	9' 4"	10' 10"	11' 1"	14' 0"	14' 0"	14' 0"	14' 0"
		#3	4' 4"	7' 4"	7' 4"	9' 1"	9' 1"	10' 10"	10' 10"	14' 0"	14' 0"	14' 0"	14' 0"
		STUD	4' 4"	7' 4"	7' 4"	9' 1"	9' 1"	10' 10"	10' 10"	14' 0"	14' 0"	14' 0"	14' 0"
		STANDARD	4' 4"	6' 4"	6' 4"	8' 4"	8' 4"	10' 10"	10' 10"	12' 11"	12' 11"	14' 0"	14' 0"
	SP DFL	#1	4' 10"	7' 8"	8' 3"	9' 1"	9' 9"	10' 10"	11' 8"	14' 0"	14' 0"	14' 0"	14' 0"
		#2	4' 9"	7' 8"	8' 3"	9' 1"	9' 9"	10' 10"	11' 8"	14' 0"	14' 0"	14' 0"	14' 0"
		#3	4' 6"	7' 7"	7' 7"	9' 1"	9' 6"	10' 10"	11' 4"	14' 0"	14' 0"	14' 0"	14' 0"
		STUD	4' 6"	7' 6"	7' 6"	9' 1"	9' 6"	10' 10"	11' 4"	14' 0"	14' 0"	14' 0"	14' 0"
		STANDARD	4' 5"	6' 5"	6' 5"	8' 6"	8' 6"	10' 10"	11' 1"	13' 3"	13' 3"	14' 0"	14' 0"
12" O.C.	SPF HF	#1 / #2	4' 11"	8' 5"	8' 8"	10' 0"	10' 3"	11' 11"	12' 3"	14' 0"	14' 0"	14' 0"	14' 0"
		#3	4' 9"	8' 5"	8' 5"	10' 0"	10' 0"	11' 11"	11' 11"	14' 0"	14' 0"	14' 0"	14' 0"
		STUD	4' 9"	8' 5"	8' 5"	10' 0"	10' 0"	11' 11"	11' 11"	14' 0"	14' 0"	14' 0"	14' 0"
		STANDARD	4' 9"	7' 3"	7' 3"	9' 7"	9' 7"	11' 11"	11' 11"	14' 0"	14' 0"	14' 0"	14' 0"
	SP DFL	#1	5' 4"	8' 5"	9' 1"	10' 0"	10' 9"	11' 11"	12' 10"	14' 0"	14' 0"	14' 0"	14' 0"
		#2	5' 3"	8' 5"	9' 1"	10' 0"	10' 9"	11' 11"	12' 10"	14' 0"	14' 0"	14' 0"	14' 0"
		#3	5' 0"	8' 5"	8' 5"	10' 0"	10' 6"	11' 11"	12' 6"	14' 0"	14' 0"	14' 0"	14' 0"
		STUD	5' 0"	8' 5"	8' 7"	10' 0"	10' 6"	11' 11"	12' 6"	14' 0"	14' 0"	14' 0"	14' 0"
		STANDARD	4' 11"	7' 5"	7' 5"	9' 10"	9' 10"	11' 11"	12' 3"	14' 0"	14' 0"	14' 0"	14' 0"

BRACING GROUP SPECIES AND GRADES:

GROUP A:

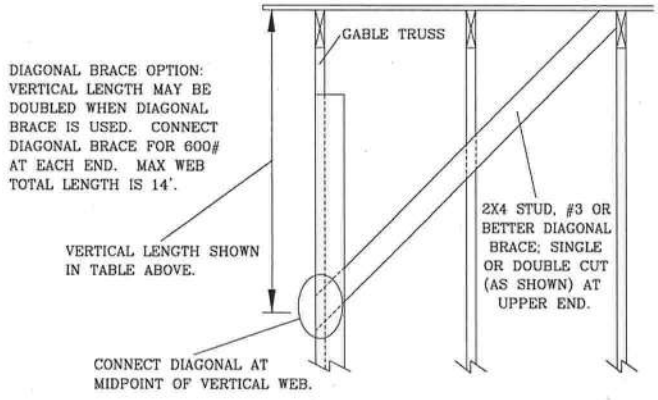
SPRUCE-PINE-FIR		HEM-FIR	
#1 / #2	STANDARD	#2	STUD
#3	STUD	#3	STANDARD

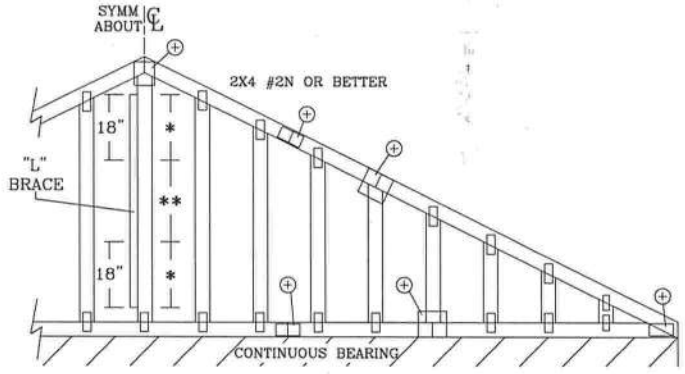
DOUGLAS FIR-LARCH	SOUTHERN PINE
#3	#3
STUD	STUD
STANDARD	STANDARD

GROUP B:

HEM-FIR
#1 & BTR
#1

SOUTHERN PINE	DOUGLAS FIR-LARCH
#1	#1
#2	#2





REFER TO CHART ABOVE FOR MAX GABLE VERTICAL LENGTH.

GABLE TRUSS DETAIL NOTES:

LIVE LOAD DEFLECTION CRITERIA IS L/240.

PROVIDE UPLIFT CONNECTIONS FOR 80 PLF OVER CONTINUOUS BEARING (5 PSF TC DEAD LOAD).

GABLE END SUPPORTS LOAD FROM 4' 0" OUTLOOKERS WITH 2' 0" OVERHANG, OR 12" PLYWOOD OVERHANG.

ATTACH EACH "L" BRACE WITH 10d NAILS.
* FOR (1) "L" BRACE: SPACE NAILS AT 2" O.C. IN 18" END ZONES AND 4" O.C. BETWEEN ZONES.
** FOR (2) "L" BRACES: SPACE NAILS AT 3" O.C. IN 18" END ZONES AND 6" O.C. BETWEEN ZONES.

"L" BRACING MUST BE A MINIMUM OF 80% OF WEB MEMBER LENGTH.

GABLE VERTICAL PLATE SIZES

VERTICAL LENGTH	NO SPLICE
LESS THAN 4' 0"	1X4 OR 2X3
GREATER THAN 4' 0", BUT LESS THAN 11' 6"	2X4
GREATER THAN 11' 6"	2.5X4

+ REFER TO COMMON TRUSS DESIGN FOR PEAK, SPLICE, AND HEEL PLATES.

ALPINE

ITW BUILDING COMPONENTS GROUP, INC.
POMPANO BEACH, FLORIDA

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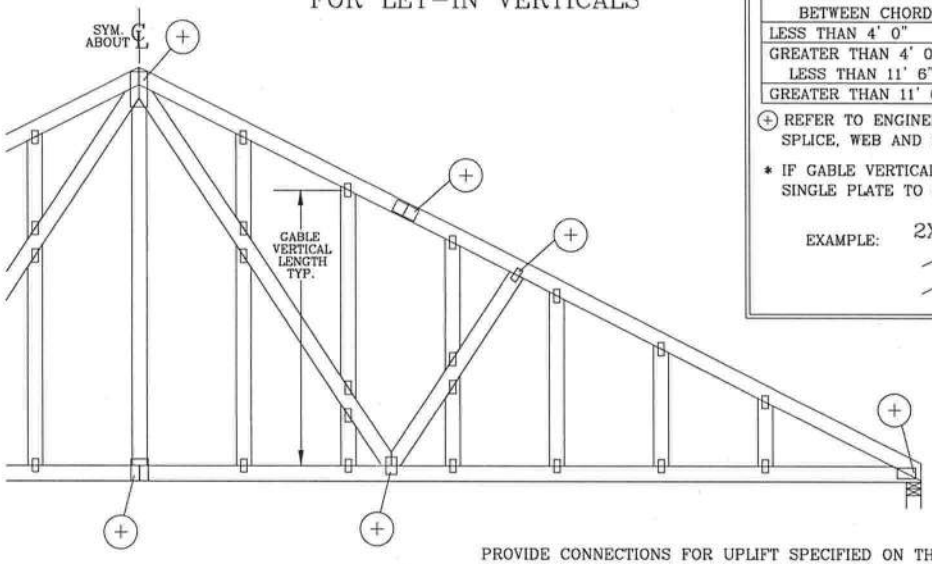
AUG 16 07

MAX. TOT. LD. 60 PSF

MAX. SPACING 24.0"

REF	ASCE7-02-GAB11015
DATE	2/23/07
DRWG	A11015EE0207
-ENG	

GABLE DETAIL
FOR LET-IN VERTICALS

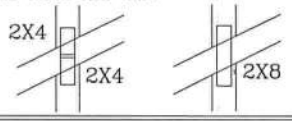


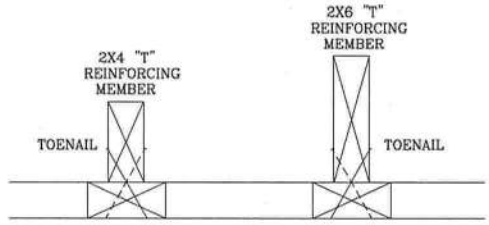
GABLE VERTICAL PLATE SIZES		
VERTICAL LENGTH BETWEEN CHORDS	PLATE SIZE	IF PLATES OVERLAP*
LESS THAN 4' 0"	1X4 OR 2X3	2X8
GREATER THAN 4' 0", BUT LESS THAN 11' 6"	2X4	2X8
GREATER THAN 11' 6"	2.5X4	2.5X8

⊕ REFER TO ENGINEERED TRUSS DESIGN FOR PEAK, SPLICE, WEB AND HEEL PLATES.

* IF GABLE VERTICAL PLATES OVERLAP, USE A SINGLE PLATE TO SPAN THE WEB.

EXAMPLE:





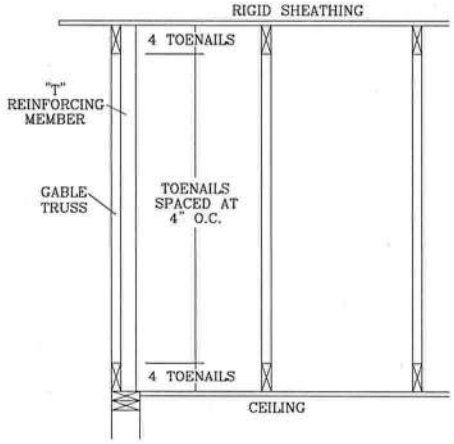
TO CONVERT FROM "L" TO "T" REINFORCING MEMBERS, MULTIPLY "T" FACTOR BY LENGTH (BASED ON GABLE VERTICAL SPECIES, GRADE AND SPACING) FOR (1) 2X4 "L" BRACE, GROUP A, OBTAINED FROM THE APPROPRIATE ALPINE GABLE DETAIL FOR ASCE OR SBCCI WIND LOAD.

MAXIMUM ALLOWABLE "T" REINFORCED GABLE VERTICAL LENGTH IS 14' FROM TOP TO BOTTOM CHORD.

WEB LENGTH INCREASE W/ "T" BRACE

WIND SPEED AND MRH	"T" REINF. MBR. SIZE	SBCCI	ASCE
110 MPH	2x4	10 %	10 %
15 FT	2x6	40 %	50 %
110 MPH	2x4	10 %	10 %
30 FT	2x6	50 %	50 %
100 MPH	2x4	10 %	10 %
15 FT	2x6	30 %	50 %
100 MPH	2x4	10 %	10 %
30 FT	2x6	40 %	40 %
90 MPH	2x4	20 %	10 %
15 FT	2x6	20 %	40 %
90 MPH	2x4	10 %	10 %
30 FT	2x6	30 %	50 %
80 MPH	2x4	10 %	20 %
15 FT	2x6	10 %	30 %
80 MPH	2x4	20 %	10 %
30 FT	2x6	20 %	40 %
70 MPH	2x4	0 %	20 %
15 FT	2x6	0 %	20 %
70 MPH	2x4	10 %	20 %
30 FT	2x6	10 %	30 %

EXAMPLE:
ASCE WIND SPEED = 100 MPH
MEAN ROOF HEIGHT = 30 FT
GABLE VERTICAL = 24" O.C. SP #3
"T" REINFORCING MEMBER SIZE = 2X4
"T" BRACE INCREASE (FROM ABOVE) = 10% = 1.10
(1) 2X4 "L" BRACE LENGTH = 6' 7"
MAXIMUM "T" REINFORCED GABLE VERTICAL LENGTH
1.10 x 6' 7" = 7' 3"



PROVIDE CONNECTIONS FOR UPLIFT SPECIFIED ON THE ENGINEERED TRUSS DESIGN.

ATTACH EACH "T" REINFORCING MEMBER WITH
HAND DRIVEN NAILS:
10d COMMON (0.148"X 3.",MIN) TOENAILS AT 4" O.C. PLUS
(4) 16d COMMON (0.162" X 3.5",MIN) TOENAILS IN TOP AND BOTTOM CHORD.

GUN DRIVEN NAILS:
8d COMMON (0.131"X 2.5",MIN) TOENAILS AT 4" O.C. PLUS
(4) TOENAILS IN TOP AND BOTTOM CHORD.

THIS DETAIL TO BE USED WITH THE APPROPRIATE ALPINE GABLE DETAIL FOR ASCE OR SBCCI WIND LOAD.

ASCE 7-93 GABLE DETAIL DRAWINGS
A11015EN0207, A10015EN0207, A09015EN0207, A08015EN0207, A07015EN0207, A11030EN0207, A10030EN0207, A09030EN0207, A08030EN0207, A07030EN0207

ASCE 7-98 GABLE DETAIL DRAWINGS
A13015EC0207, A12015EC0207, A11015EC0207, A10015EC0207, A08515EC0207, A13030EC0207, A12030EC0207, A11030EC0207, A10030EC0207, A08530EC0207

ASCE 7-02 GABLE DETAIL DRAWINGS
A13015EE0207, A12015EE0207, A11015EE0207, A10015EE0207, A08515EE0207, A13030EE0207, A12030EE0207, A11030EE0207, A10030EE0207, A08530EE0207

ASCE 7-05 GABLE DETAIL DRAWINGS
A13015E50207, A12015E50207, A11015E50207, A10015E50207, A08515E50207, A13030E50207, A12030E50207, A11030E50207, A10030E50207, A08530E50207

SEE APPROPRIATE ALPINE GABLE DETAIL (ASCE OR SBCCI WIND LOAD) FOR MAXIMUM UNREINFORCED GABLE VERTICAL LENGTH.

THIS DRAWING REPLACES DRAWINGS GAB98117 876,719 & HC26294035

ALPINE
ITW BUILDING COMPONENTS GROUP, INC.
POMPANO BEACH, FLORIDA

WARNING TRUSSES REQUIRE EXTREME CARE IN FABRICATING, HANDLING, SHIPPING, INSTALLING AND BRACING. REFER TO BCSI (BUILDING COMPONENT SAFETY INFORMATION), PUBLISHED BY TPI (TRUSS PLATE INSTITUTE, 218 NORTH LEE STR., SUITE 312, ALEXANDRIA, VA. 22314) AND WTCA (WOOD TRUSS COUNCIL OF AMERICA, 6300 ENTERPRISE LN, MADISON, WI 53719) FOR SAFETY PRACTICES PRIOR TO PERFORMING THESE FUNCTIONS. UNLESS OTHERWISE INDICATED, TOP CHORD SHALL HAVE PROPERLY ATTACHED STRUCTURAL PANELS AND BOTTOM CHORD SHALL HAVE A PROPERLY ATTACHED RIGID CEILING.

IMPORTANT FURNISH COPY OF THIS DESIGN TO INSTALLATION CONTRACTOR. ITW BCG, INC., SHALL NOT BE RESPONSIBLE FOR ANY DEVIATION FROM THIS DESIGN; ANY FAILURE TO BUILD THE TRUSS IN CONFORMANCE WITH TPI; OR FABRICATING, HANDLING, SHIPPING, INSTALLING & BRACING OF TRUSSES. DESIGN CONFORMS WITH APPLICABLE PROVISIONS OF NDS (NATIONAL DESIGN SPEC, BY AF&PA) AND TPI. ITW, BCG CONNECTOR PLATES ARE MADE OF 20/18/16GA (W,H/SS/K) ASTM A653 GRADE 40/60 (W,K/HS&S) GALV. STEEL. APPLY PLATES TO EACH FACE OF TRUSS AND, UNLESS OTHERWISE LOCATED ON THIS DESIGN, POSITION PER DRAWINGS 160A-Z. ANY INSPECTION OF PLATES FOLLOWED BY (I) SHALL BE PER ANNEX A3 OF TPI 1-2002 SEC. 3. A SEAL ON THIS DRAWING INDICATES ACCEPTANCE OF PROFESSIONAL ENGINEERING RESPONSIBILITY SOLELY FOR THE TRUSS COMPONENT DESIGN SHOWN. THE SUITABILITY AND USE OF THIS COMPONENT FOR ANY BUILDING IS THE RESPONSIBILITY OF THE BUILDING DESIGNER, PER ANSI/TPI 1 SEC. 2.

Aug 16 '07

MAX TOT. LD. 60 PSF
DUR. FAC. ANY
MAX SPACING 24.0"

REF	LET-IN VERT
DATE	2/23/07
DRWG	GBLLETIN0207
-ENG	DLJ/KAR

File No.: 27075

APPRAISAL OF REAL PROPERTY

Date of Valuation:

04/18/2007

Located At:

846 SW BLUFF DR
OT 46 UNIT 5 CEDAR SPRING SHORES. ORB 385-740, 575-632, 840-121E
FORT WHITE, FL 32038

For:

RICHARD BROOKS
846 SW BLUFF DR, FORT WHITE, FL 32038

Table of Contents:

File No. 27075

SUMMERS REALTY
POST OFFICE BOX 976
HIGH SPRINGS, FLORIDA 32655-0976
PHONE: (386)454-3020
FAX: (386)454-4062

Pursuant to your request, we have prepared an appraisal based on the "Agreement for appraisal services" exhibited later in this report.

The accompanying report is based on a site inspection of improvements, investigation of the subject neighborhood area of influence, and a review of sales and cost data for similar properties.

This appraisal has been made with particular attention paid to applicable value-influencing economic conditions and has been processed in accordance with nationally recognized appraisal guidelines(USPAP).

The value conclusions stated herein are as of the effective date as stated in the body of the appraisal, and contingent upon the certification and limiting conditions attached.

Please do not hesitate to contact me or my staff if we may be of additional service to you.

Respectfully,

Kyle Keene
State Certified Residential Appraiser
License Number RD6349

RESIDENTIAL SUMMARY APPRAISAL REPORT

File No.: 27075 K

SUBJECT

Property Address: 846 SW BLUFF DR City: FORT WHITE State: FL Zip Code: 32038
County: COLUMBIA Legal Description: LOT 46 UNIT 5 CEDAR SPRING SHORES. ORB 385-740, 575-632, 840-1218,
Assessor's Parcel #: 18-7S-16-04236-070 Tax Year: 2006 R.E. Taxes: $ 2,133.23 Special Assessments: $ 268.00
Current Owner of Record: BROOKS RICHARD C & DONNA S Occupant: ☒ Owner ☐ Tenant ☐ Vacant ☐ Manufactured Housing
Project Type: ☐ PUD ☐ Condominium ☐ Cooperative ☐ Other (describe) HOA: $ ☐ per year ☐ per month
Market Area Name: HOLLINSWORTH BLUFF AREA Map Reference: 18-07-16 Census Tract: 9909

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)
This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective
Approaches developed for this appraisal: ☒ Sales Comparison Approach ☒ Cost Approach ☐ Income Approach (See Reconciliation Comments and Scope of Work)
Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)
Intended Use: The intended use of this appraisal report is for the client to evaluate the property that is the subject of this appraisal to determine the current market value to analysis the feasibility of prospective additions or modifications.
Intended User(s) (by name or type): The intended user of this report is the client.
Client: RICHARD BROOKS Address: 846 SW BLUFF DR, FORT WHITE, FL 32038
Appraiser: KYLE KEENE,CERTIFIED RESIDENTIAL A Address: P.O.BOX 976, HIGH SPRINGS, FL 32655

MARKET AREA DESCRIPTION

				Predominant Occupancy	One-Unit Housing			Present Land Use		Change in Land Use
Location:	☐ Urban	☐ Suburban	☒ Rural		PRICE		AGE	One-Unit	75 %	☒ Not Likely
Built up:	☐ Over 75%	☒ 25-75%	☐ Under 25%	☒ Owner	$(000)		(yrs)	2-4 Unit	%	☐ Likely * ☐ In Process *
Growth rate:	☐ Rapid	☒ Stable	☐ Slow	☐ Tenant	100	Low	NEW	Multi-Unit	%	* To:
Property values:	☐ Increasing	☒ Stable	☐ Declining	☒ Vacant (0-5%)	600	High	40+	Comm'l	%	
Demand/supply:	☐ Shortage	☒ In Balance	☐ Over Supply	☐ Vacant (>5%)	250	Pred	15	OTHER	25 %	
Marketing time:	☐ Under 3 Mos.	☒ 3-6 Mos.	☐ Over 6 Mos.							

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): See attached addenda.

SITE DESCRIPTION

Dimensions: SURVEY NOT PROVIDED Site Area: 1+ ACRE MORE OR LESS ☐ Corner Lot ☐ Cul de Sac
Zoning Classification: ESA-2 Description: ENVIRONMENTALLY SENSITIVE AREA
Zoning Compliance: ☐ Legal ☒ Legal nonconforming (grandfathered) ☐ Illegal ☐ No zoning

Utilities	Public	Other	Description
Electricity	☒	☐	
Gas	☐	☐	
Water	☐	☒	WELL
Sanitary Sewer	☐	☒	SEPTIC
Storm Sewer	☐	☐	

Off-site Improvements	Type	Public	Private
Street	ALL WEATHER GRADE	☒	☐
Curb/Gutter	NONE	☐	☐
Sidewalk	NONE	☐	☐
Street Lights	NONE	☐	☐
Alley	NONE	☐	☐

Topography	SLIGHT SLOPE
Size	TYPICAL LOT
Shape	RECTANGULAR
Drainage	APPEARS ADAQUIT
View	RIVER, WATER FRONT
Landscaping	TYPICAL OF NEIGHBORHOO

FEMA Spec'l Flood Hazard Area ☒ Yes ☐ No FEMA Flood Zone A FEMA Map # 1200700255B FEMA Map Date 01/06/1988
Highest & Best Use as improved: ☒ Present use, or ☐ Other use (explain)
Actual Use as of Effective Date: ONE SINGLE FAMLY DWELLING Use as appraised in this report: ONE SINGLE FAMLY DWELLING
Summary of Highest & Best Use: The highest & best use of the subject is as improved.

Site Comments: WITHIN THE SCOPE OF WORK PROFORMED ,IMPROVEMENTS TO THE SUBJECT DO APPEAR TO CONFORM TO CURRENT ZONING REGULATIONS TYPICAL EASEMENTS FOR TELEPHONE, ELECTRIC, UTILITY, ETC. SURVEY NOT PROVIDED.

DESCRIPTION OF THE IMPROVEMENTS

General Description		Exterior Description		Foundation		Basement ☐ None		Heating	FWA
# of Units	1 ☐ Acc.Unit	Foundation	RAISED PIERS	Slab	NONE	Area Sq. Ft.	220	Type	HEAT PUMP
# of Stories	1	Exterior Walls	WOOD	Crawl Space	NONE	% Finished	90	Fuel	ELE
Type ☒ Det. ☐ Att. ☐		Roof Surface	METAL	Basement	NONE	Ceiling	DRYWALL		
Design (Style)	RAISED TRAD	Gutters & Dwnspts.	ALUM	Sump Pump ☐	NONE	Walls	DRYWALL	Cooling	
☒ Existing ☐ Proposed ☐ Und.Cons.		Window Type	THERMO PANE	Dampness ☐	NONE	Floor	CONCRECT	Central	YES
Actual Age (Yrs.)	30	Storm/Screens	SCREENS	Settlement	NONE NOTED	Outside Entry	YES	Other	WINDOW
Effective Age (Yrs.)	20			Infestation	NONE NOTED				DOWNSTAIR

Interior Description		Appliances		Attic		Amenities				Car Storage ☒ None	
Floors	WOOD,CARPET	Refrigerator	☒	None	☐	Fireplace(s) #		Woodstove(s) #		Garage # of cars (4 Tot.)	
Walls	DRYWALL	Range/Oven	☒	Stairs	☐	Patio	PAVERS	BARN	POLE W/STRG	Attach.	
Trim/Finish	PAINTED WOOD	Disposal	☐	Drop Stair	☒	Deck	WOOD			Detach.	
Bath Floor	VINYLE	Dishwasher	☒	Scuttle	☐	Porch	OPEN			Blt.-In	
Bath Wainscot	WOOD	Fan/Hood	☒	Floor	☒	Fence				Carport	
Doors	SIX PANEL	Microwave	☒	Heated	☐	Pool				Driveway	4+
		Washer/Dryer	☒	Finished	☐	DOCK	WOOD FLOAT			Surface	UNPAVED

Finished area above grade contains: 5 Rooms 2 Bedrooms 2 Bath(s) 1,132 Square Feet of Gross Living Area Above Grade
Additional features:

Describe the condition of the property (including physical, functional and external obsolescence): The subject appears to be in average overall condition upon inspection. No physical, functional or external inadequacies were noted, Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate. Nothing visible during the inspection warented expanding the scope of work to include further inspection. The subject is located in a flood zone as are most river front dwellings in this area. The basement described above is not below grade but is located below flood plain & not finished to the same level as upper gross living area.

File No. 27075

RESIDENTIAL SUMMARY APPRAISAL REPORT

K
File No.: 27075

TRANSFER HISTORY

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): PUBLIC RECORD

1st Prior Subject Sale/Transfer	Analysis of Sale/Transfer History:
Date:	
Price:	
Source(s):	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

SALES COMPARISON APPROACH

SALES COMPARISON APPROACH TO VALUE (if developed) ☐ The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	846 SW BLUFF DR FORT WHITE, FL 32038	584 SW MANATEE TERR FORT WHITE, FL 32038		385 NE GOLD DUST RD BRANFORD, FL 32008		4734 RIVER RUN ROAD	
Proximity to Subject		4.96 miles		13.41 miles		5.97 miles	
Sale Price	$		$ 285,000		$ 367,600		$ 277,500
Sale Price/GLA	$ /sq.ft.	$ 219.23 /sq.ft.		$ 343.55 /sq.ft.		$ 370.00 /sq.ft.	
Data Source(s)	INSPECTION	MLS#272948, PUBLIC REC		MLS#48285, PUBLIC REC.		MLS#46758, PUBLIC REC	
Verification Source(s)	PUBLIC RECORD	EXT INSPECT		SELLING AGENT,EXT INSPECT		SELLING AGENT, EXT INSPEC	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.
Sales or Financing	NA	NONE		NONE		NONE	
Concessions	NA	DISCLOSED		DISCLOSED		DISCLOSED	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Date of Sale/Time	NA	01/25/2007		06/28/2006		01/12/2006	+25,000
Location	RIVER FRONT RES	RIVER FRONT		RIVER FRONT		RIVER FRONT	
Site	1 ACRE +/-	0.7 ACRES +/-		0.51 ACRES		2.85 ACRES	-25,000
View	RIVER, WATER FR	TYPICAL RESD		TYPICAL RESD		TYICAL RESD	
Design (Style)	RAISED TRAD	RAISED TRAD		RAISED TRAD		RAISED TRAD	
Quality of Construction	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Actual Age	30	27 (EQUEL)		13	-8,500	15	-7,500
Condition	AVERAGE	AVERAGE		AVERAGE			
Above Grade Room Count (Total / Bdrms. / Baths)	5 / 2 / 2	5 / 2 / 2		5 / 2 / 2		5 / 2 / 2	
Gross Living Area	1,132 sq.ft.	1,300 sq.ft.	-4,200	1,070 sq.ft.	+1,550	750 sq.ft.	+9,550
Basement & Finished Rooms Below Grade	220 sqft BED ROOM & BATH	NONE NONE	+4,400	EQUEL STG W/SINK ECT.		NONE NONE	+4,400
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling	CENTRAL	CENTRAL		CENTRAL		CENTRAL	
Energy Efficient Items	TYPICAL	TYPICAL		TYPICAL		TYPICAL	
Garage/Carport	NONE	NONE		NONE		NONE	
Porch/Patio/Deck	PORCHS	PORCHS (EQUEL)		PORCHS (EQUEL)		SCR-PORCH(EQL)	
OUTBUILDINGS	POLE BARN	STG SHED (INF)	+2,000	STG SHED (INF)	+2,000	STG SHED (INF)	+2,000
Net Adjustment (Total)		☒ + ☐ -	$ 2,200	☐ + ☒ -	$ 4,950	☒ + ☐ -	$ 8,450
Adjusted Sale Price of Comparables			$ 287,200		$ 362,650		$ 285,950

Summary of Sales Comparison Approach THESE COMPARABLES ARE BELIEVED TO BE THE BEST CURRENTLY AVAILABLE AT THE TIME OF THIS APPRAISAL AND BEST INDICATES THE VALUE OF THE SUBJECT PROPERTY. DUE TO THE PAUCITY OF COMPARABLE SALES IN AREA COMP LISTINGS WERE GIVEN FAIR CONSIDRATION.

Indicated Value by Sales Comparison Approach $ 290,000

File No. 27075

RESIDENTIAL SUMMARY APPRAISAL REPORT

K
File No.: 27075

COST APPROACH

COST APPROACH TO VALUE (if developed) ☐ The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): The extraction methode was used to estimate the subjects site value.

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW

Source of cost data: Marshall & Swift, Residential Xpress

Quality rating from cost service: VRY-GD Effective date of cost data: 09/2007

Comments on Cost Approach (gross living area calculations, depreciation, etc.):

See attached addenda.

OPINION OF SITE VALUE			=$	85,000
DWELLING	1,352 Sq.Ft. @ $	135.57	=$	183,293
Wood balcony	552 Sq.Ft. @ $	24.32	=$	13.425
Porch 1st Flr	880 Sq.Ft. @ $	20.89	=$	18,383
	Sq.Ft. @ $		=$	
	Sq.Ft. @ $		=$	
			=$	
Garage/Carport	Sq.Ft. @ $		=$	
Total Estimate of Cost-New			=$	215,101
Less Physical	Functional	External		
Depreciation 17,210			=$(	17,210)
Depreciated Cost of Improvements			=$	197,891
"As-is" Value of Site Improvements			=$	
WELL, SEPTIC, LANDSCAPING			=$	5,000
			=$	
Estimated Remaining Economic Life (if required): 50 Years	INDICATED VALUE BY COST APPROACH		=$	292,891

INCOME APPROACH

INCOME APPROACH TO VALUE (if developed) ☒ The Income Approach was not developed for this appraisal.

Estimated Monthly Market Rent $ X Gross Rent Multiplier = $ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM):

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: **Sales Comparison Approach $** 290,000 **Cost Approach (if developed) $** 292,891 **Income Approach (if developed) $**

Final Reconciliation Due to difficulties in estimating the depreciation accurately, The value indication provided by the cost approach loses strength when applied to older properties like the subject, so it was only given secondary consideration. The sales comparison approach provides the best and strongest indication of value for owner-occupied properties like the subject. The income approach wasn't developed, because few if any single-family homes in this area have sold while rented. The income approach provides a good indication of value for investment properties, but not for single-family homes like the subject.

This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, ☐ subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:

☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: $ 290,000 , as of: 04/18/2007 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACHMENTS

A true and complete copy of this report contains 15 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Exhibits:

☒ Scope of Work	☒ Limiting Cond./Certifications	☐ Hypothetical Conditions	☐ Extraordinary Assumptions	☐ Narrative Addendum
☒ Sketch Addendum	☒ Location Map(s)	☒ Flood Addendum	☐ Additional Sales	☐ Cost Addendum
☐ Manuf. House Addendum	☐	☐	☐	☐

Client Contact: RICHARD BROOKS Client Name: RICHARD BROOKS

E-Mail: rbrooks@numail.org Address: 846 SW BLUFF DR, FORT WHITE, FL 32038

SIGNATURES

APPRAISER

Appraiser Name: KYLE KEENE,CERTIFIED RESIDENTIAL APPRAISI

Company: SUMMERS REALTY

Phone: (386) 454-3020 Fax: (386) 454-4062

E-Mail:

Date of Report (Signature): September 13, 2007

License or Certification #: RD6349 State: FL

Expiration Date of License or Certification: 11/30/2008

Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None

Date of Inspection: 04/18/2007

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name:

Company:

Phone: Fax:

E-Mail:

Date of Report (Signature):

License or Certification #: State:

Expiration Date of License or Certification:

Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None

Date of Inspection:

Assumptions, Limiting Conditions & Scope of Work

File No.: K 27075

Property Address: 846 SW BLUFF DR	City: FORT WHITE	State: FL	Zip Code: 32038	
Client: RICHARD BROOKS	Address: 846 SW BLUFF DR, FORT WHITE, FL 32038			
Appraiser: KYLE KEENE,CERTIFIED RESIDENTIAL A	Address: P.O.BOX 976, HIGH SPRINGS, FL 32655			

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

— The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

— The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.

— If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

— The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

— If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.

— The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

— The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

— The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

— If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.

— An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

— The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.

— An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications & Definitions

K
File No.: 27075

Property Address: 846 SW BLUFF DR | City: FORT WHITE | State: FL | Zip Code: 32038
Client: RICHARD BROOKS | Address: 846 SW BLUFF DR, FORT WHITE, FL 32038
Appraiser: KYLE KEENE,CERTIFIED RESIDENTIAL A | Address: P.O.BOX 976, HIGH SPRINGS, FL 32655

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

— The statements of fact contained in this report are true and correct.
— The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
— I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
— I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
— My engagement in this assignment was not contingent upon developing or reporting predetermined results.
— My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
— My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
— I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
— Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
— Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

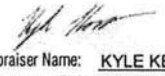
1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

SIGNATURES

Client Contact: RICHARD BROOKS | Client Name: RICHARD BROOKS
E-Mail: rbrooks@numail.org | Address: 846 SW BLUFF DR, FORT WHITE, FL 32038

APPRAISER



Appraiser Name: KYLE KEENE,CERTIFIED RESIDENTIAL APPRAISI
Company: SUMMERS REALTY
Phone: (386) 454-3020 | Fax: (386) 454-4062
E-Mail:
Date Report Signed: September 13, 2007
License or Certification #: RD6349 | State: FL
Designation: CERTIFIED RESIDENTIAL APPRAISER
Expiration Date of License or Certification: 11/30/2008
Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection: 04/18/2007

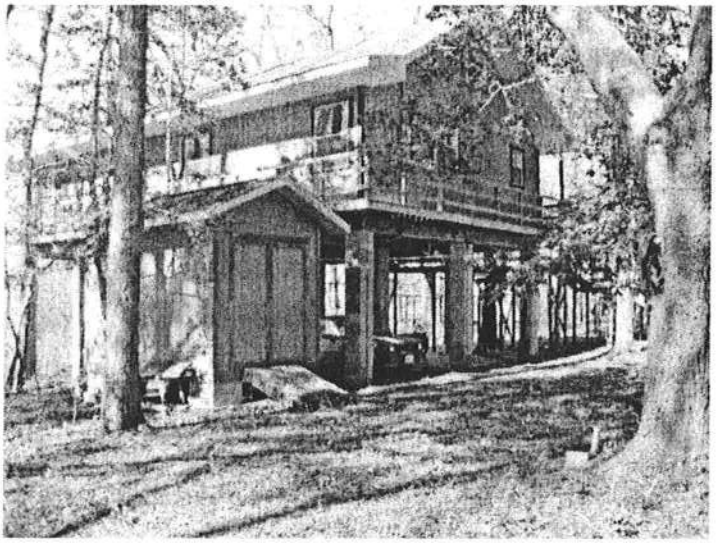
SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name:
Company:
Phone: | Fax:
E-Mail:
Date Report Signed:
License or Certification #: | State:
Designation:
Expiration Date of License or Certification:
Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection:

File No. 27075

Comparable Photo Page

Borrower/Client			
Property Address 846 SW BLUFF DR			
City FORT WHITE	County COLUMBIA	State FL	Zip Code 32038
Lender RICHARD BROOKS			



Comparable 1

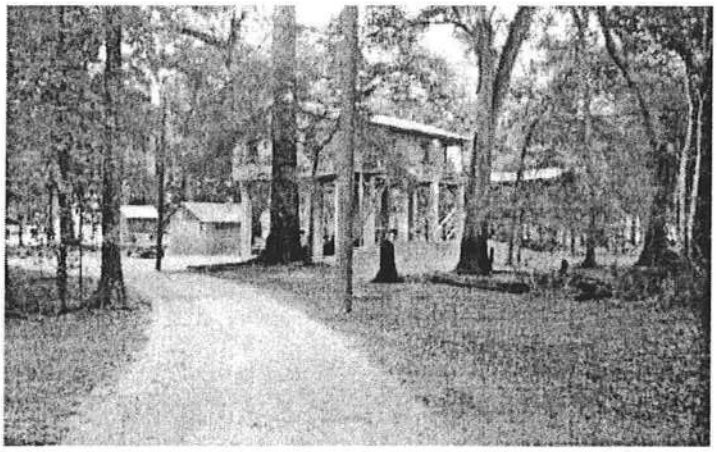
584 SW MANATEE TERR

Prox. to Subject	4.96 miles
Sale Price	285,000
Gross Living Area	1,300
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	2
Location	RIVER FRONT
View	TYPICAL RESD
Site	0.7 ACRES +/-
Quality	AVERAGE
Age	27 (EQUEL)

Comparable 2

385 NE GOLD DUST RD

Prox. to Subject	13.41 miles
Sale Price	367,600
Gross Living Area	1,070
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	2
Location	RIVER FRONT
View	TYPICAL RESD
Site	0.51 ACRES
Quality	AVERAGE
Age	13



Comparable 3

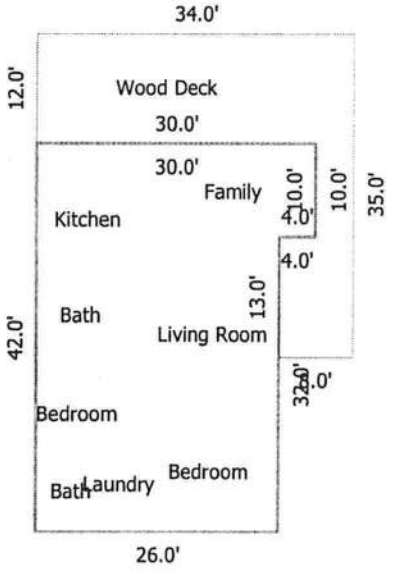
4734 RIVER RUN ROAD

Prox. to Subject	5.97 miles
Sale Price	277,500
Gross Living Area	750
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	2
Location	RIVER FRONT
View	TYICAL RESD
Site	2.85 ACRES
Quality	AVERAGE
Age	15

File No. 27075

Building Sketch (Page - 1)

Borrower/Client			
Property Address 846 SW BLUFF DR			
City FORT WHITE	County COLUMBIA	State FL	Zip Code 32038
Lender RICHARD BROOKS			



Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA1	2nd floor	1132.0	1132.0
P/P	Wood Deck	552.0	552.0
Net LIVABLE Area		(Rounded)	1132

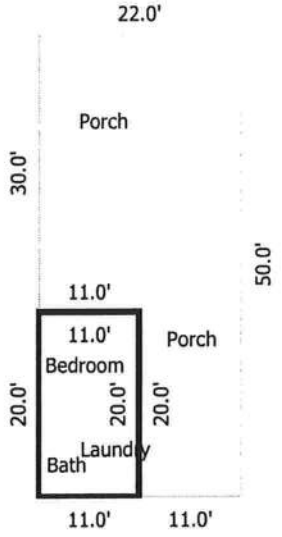
LIVING AREA BREAKDOWN

Breakdown			Subtotals
2nd floor			
10.0	x	30.0	300.0
26.0	x	32.0	832.0
2 Items		(Rounded)	1132

File No. 27075

Building Sketch (Page - 2)

Borrower/Client			
Property Address 846 SW BLUFF DR			
City FORT WHITE	County COLUMBIA	State FL	Zip Code 32038
Lender RICHARD BROOKS			



Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GBA1	First Floor	220.0	220.0
P/P	Porch	880.0	880.0
Net BUILDING Area		(Rounded)	220

BUILDING AREA BREAKDOWN

Breakdown			Subtotals
First Floor			
11.0	x	20.0	220.0
1 Item		(Rounded)	220

Supplemental Addendum

File No. 27075

Borrower/Client			
Property Address 846 SW BLUFF DR			
City FORT WHITE	County COLUMBIA	State FL	Zip Code 32038
Lender RICHARD BROOKS			

• General Purpose Residential : Market Area Description - Boundaries, Description, Conditions

The subject market area is defined as the river front single family homes and home sites located on and along the santa fe, suwannee and ichetucknee rivers in NW Alachua, SW Columbia, NE Gilchrist and SE Suwannee countys. The subject property is part of a rural residential subdivision of about 100 units. There are a wide variety of residential units including both site built and manufactured homes. Most lots range in size from 0.5 to 10 acres. Physical conditions levels are generally rated good in comparison to other residential neighborhoods in the area. Schools, shopping, employment and churches are located in close proximity in nearby Fort white or in High Springs(10 south east), Lake city(25 miles north) or Gainesville (30 miles south) No adverse conditions or trends were noted. Sales activity has remained stable in north central Fl, In columbia co. during 2006 site built single family homes spent an average of 122 days on the market with an average sales price of $193,582. Values are still up year over year but are basically flat since summer. Sales concessions do not appear to becoming more prevalent. Finaceing is avaiable both FHA, VA and conventional, current average interest rates for a 30 year fixed rate mortgage is 5.77% down from 5.96% six months ago. This should have a positive effect on the market.

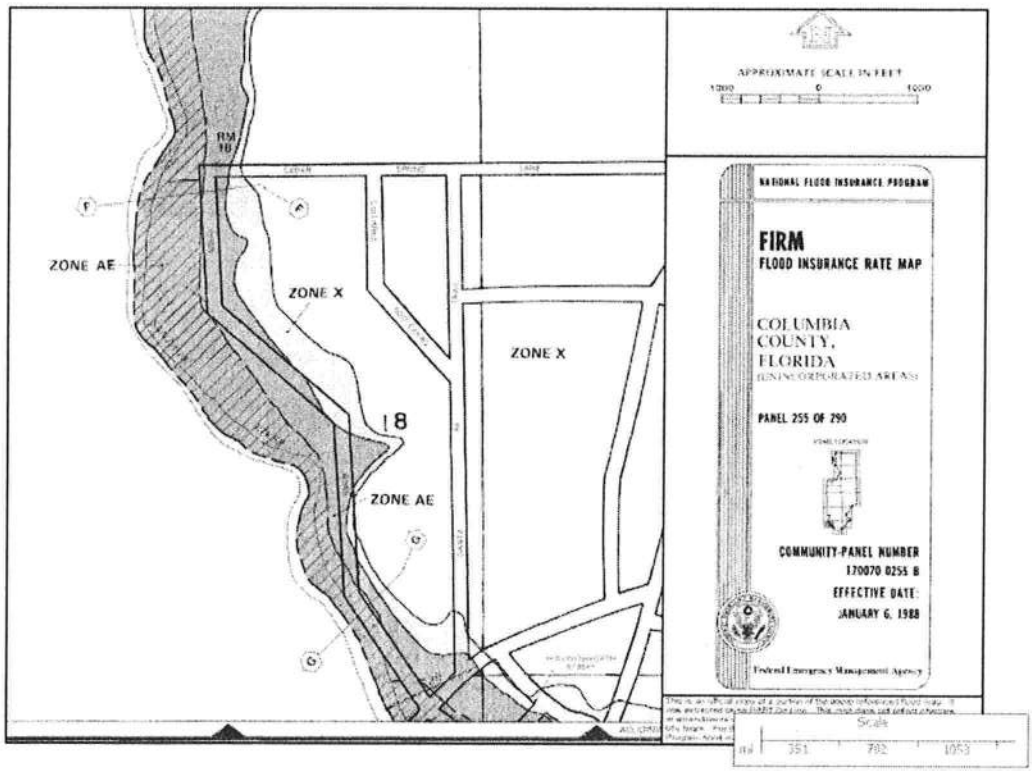
• General Purpose Residential : Cost Approach - Comments on the Cost Approach

The cost approach has only been developed by the appraiser as an analysis to support their opinion of the property's market value. Use of this data, in whole or part, for other purposes is not intended by the appraiser. Nothing set forth in the appraisal should be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. The appraiser assumes no liability for and does not guarantee that any insurable value estimate inferred from this report will result in the subject property being fully insured for any loss that may be sustained. Further, the cost approach may not be a reliable indication of replacement or reproduction cost for any date other than the effective date of this appraisal due to changing costs of labor and materials and due to changing building codes and governmental regulations and requirements.

File No. 27075

Flood Map

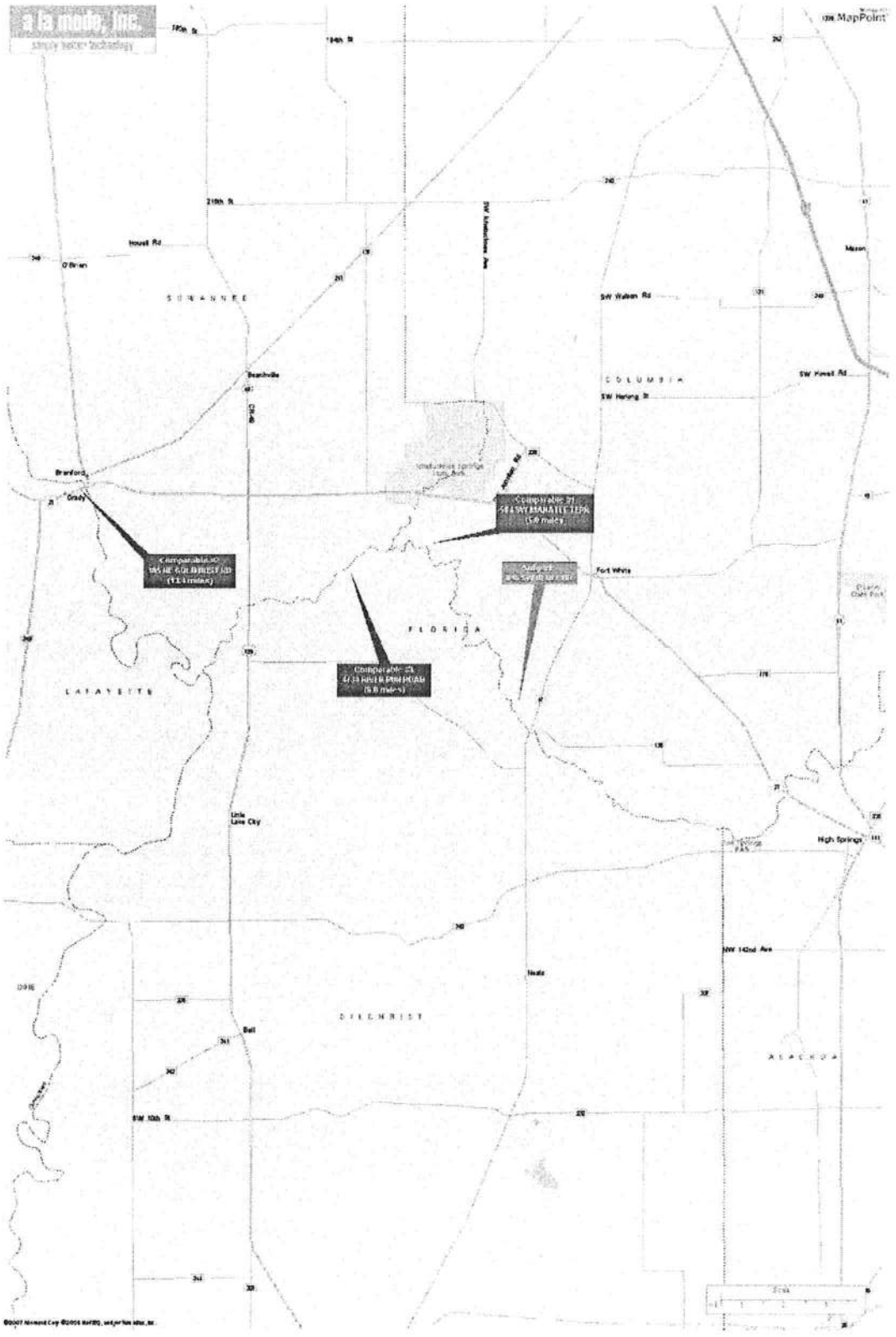
Borrower/Client			
Property Address 846 SW BLUFF DR			
City FORT WHITE	County COLUMBIA	State FL	Zip Code 32038
Lender RICHARD BROOKS			



File No. 27075

Location Map

Borrower/Client			
Property Address 846 SW BLUFF DR			
City FORT WHITE	County COLUMBIA	State FL	Zip Code 32038
Lender RICHARD BROOKS			

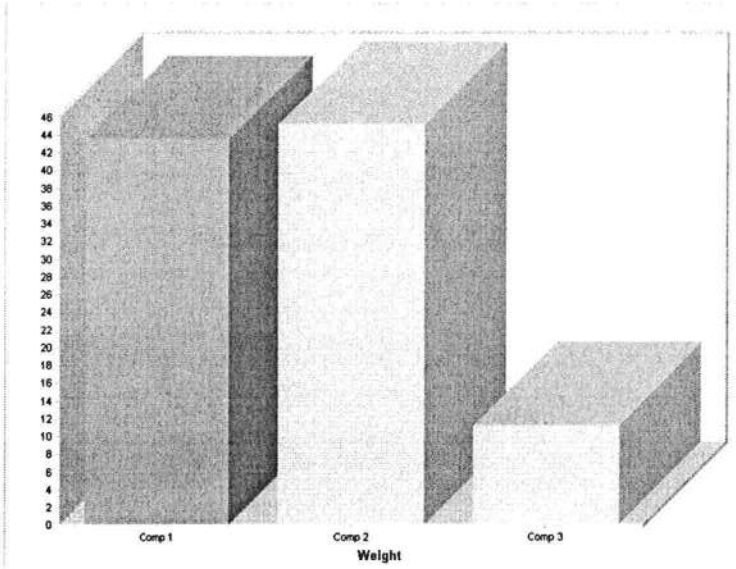


File No. 27075

Weight

Borrower/Client			
Property Address 846 SW BLUFF DR			
City FORT WHITE	County COLUMBIA	State FL	Zip Code 32038
Lender RICHARD BROOKS			

WEIGHT GIVEN TO EACH COMP IN THE FINAL RECONCILIATION.



Comments:

File No. 27075

AGREEMENT FOR APPRAISAL SERVICES

1. **PARTIES** RICHARD BROOKS **Client**
hereby agrees to employ KYLE KEENE,CERTIFIED RESIDENTIAL APPRAISER **Appraiser**

2. **PROPERTY** located in COLUMBIA County, State of FL legally described as:
LOT 46 UNIT 5 CEDAR SPRING SHORES. ORB 385-740, 575-632, 840-1218,

ADDRESS 846 SW BLUFF DR hereinafter called Property.

3. **APPRAISAL REPORT.** Appraiser agrees to prepare, in writing, an Appraisal Report, in conformity with any professional organizations to which Appraiser may belong, with an opinion of value. The purpose of this appraisal is:

☐ Purchase ☐ Sale ☐ Estate Tax ☐ Lessee ☐ Insurance ☐ Ad valorem Tax ☐ Mortgage Financing ☐ Condemnation

☐ General Information ☒ Other Determine the current market value to analysis the feasibility of prospective additions or modifications.

4. **INTEREST** to be appraised shall be ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other

5. **COMPLETION** of the appraisal shall be by 04/25/2007 subject to unforeseen circumstances or conditions beyond the control of the Appraiser. The number of copies to be prepared is ONE

6. **PAYMENTS FOR SERVICES:**
☒ **AGREED FEE.** Client agrees to pay Appraiser a cash fee of $ 350.00
☐ **HOURLY-PER DIEM.** Client agrees to pay Appraiser a cash fee of $ _____ per ☐ hour ☐ day for time expanded on Client's behalf, to an estimated maximum of $ _____
☐ **EXPENSES.** Appraiser shall be additionally paid usual and necessary expenses for the following _____
☐ **LITIGATION.** In the event Appraiser is called upon, voluntarily or otherwise, to testify in court or deposition regarding the Appraisal Report herein, Client agrees to pay an additional sum of $ _____ for each _____ plus Appraiser's usual and customary expenses.
☐ **CANCELLATION.** If this agreement is canceled at any time prior to the delivery of the Appraisal Report, Client agrees to pay a fee of _____
☐ **RETAINER** fee in the amount of $ _____ is payable _____ to apply toward the total fee herein.

All sums due hereunder shall be paid on delivery of the Appraisal Report to Client, and are payable in the County of Appraiser's principal residence. The Appraiser's fee is in no way based on the opinion of value of the appraised Property, and all sums hereunder are due and payable regardless of the amount of the opinion of value. In the event it is necessary to employ an attorney to collect any sums due herein, Client agrees to pay reasonable attorney's fees and court costs expended by Appraiser.

7. **AUTHORITY.** Appraiser and his subcontractors are hereby authorized to make on-site inspections of subject property at all reasonable times to obtain supporting property data, including but not limited to: Building plans, plats, deeds, legal descriptions, abstracts, income and expense data, leases, options. Further to interview Client's attorneys, accountants, managers, agents, present and prospective tenants. To be furnished copies of relevant information, to copy same and use as documentation for the Appraisal Report. To obtain such information that in the Appraiser's judgment may be relevant to the appraisal. CLIENT'S AUTHORITY to execute this agreement is hereby warranted, and that client is either owner of the subject property or has authority of the owner to enter into this agreement.

8. **CONDITIONS.** The Appraisal Report shall be subject to Appraiser's conditions and limitations standard form or as shown on attachment hereto. The Appraisal Report will be prepared for the sole and exclusive use of the Client, and shall not be reproduced, printed or distributed in any manner without written consent of Appraiser, as it consists of "trade secrets and commercial and financial information" which is privileged and confidential and exempted from disclosure under 5USC(b)(4).

9. **WARRANTIES AND INDEMNITY.** Appraiser does not make any warranties or guarantees of any kind regarding the condition of the property, sufficiency of title, areas and boundaries, mechanical and structural conditions of the improvements and with the agreement that the Appraisal Report represents Appraiser's opinion of value only, without any warranty that the property will sell for the appraised value. Client agrees to indemnify Appraiser, his employees and independent contractors from all claims, suits and charges of any nature that may arise out of this agreement.

10. **ADDITIONAL AGREEMENTS:**

Executed in duplicate originals on this day, _____

RICHARD BROOKS	KYLE KEENE,CERTIFIED RESIDENTIAL APPRAISER
Client	Appraiser
846 SW BLUFF DR, FORT WHITE, FL 32038	P.O.BOX 976, HIGH SPRINGS, FL 32655
Address	Address
770-301-2818	(386) 454-3020
Telephone	Telephone

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	
☐	☐	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.
☐	☐	Designers name and signature on document (FBC 104.2.1). If licensed architect or engineer, official seal shall be affixed.
☐	☐	**Site Plan including:** 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.
☐	☐	**Wind-load Engineering Summary, calculations and any details required** 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/m²), to be used for the design of exterior component and cladding materials not specifally designed by the registered design professional
☐	☐	**Elevations including:**
☐	☐	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
☐	☐	e) 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 (accesssable 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 (termiticide or alternative method)
  10. Slab on grade
      a. Vapor retarder (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 (termiticide or alternative method)
11. Slab on grade
    a. Vapor retarder (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

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

Private Potable Water

a) Size of pump motor

b) Size of pressure tank

c) Cycle stop valve if used