

DATE 02/13/2008

Columbia County Building Permit
This Permit Must Be Prominently Posted on Premises During Construction

PERMIT
000026751

APPLICANT WENDY GRENNELL PHONE 288-2428
ADDRESS 3104 SW OLD WIRE RD FORT WHITE FL 32038
OWNER COLUMBIA COUNTY DEPT. OF HEALTH PHONE 758-1066
ADDRESS 217 NE FRANKLIN STREET LAKE CITY FL 32055
CONTRACTOR CHRISTOPHER SCOTT COLLINS PHONE 758-9538
LOCATION OF PROPERTY N ON MARION STREET, R FRANKLIN ST, L TAYLOR, BEHIND THE
ADMINISTRATION BUILDING ON THE LEFT
TYPE DEVELOPMENT GOV. MODULAR ESTIMATED COST OF CONSTRUCTION 0.00
HEATED FLOOR AREA TOTAL AREA HEIGHT STORIES
FOUNDATION WALLS ROOF PITCH FLOOR
LAND USE & ZONING CITY RO MAX. HEIGHT
Minimum Set Back Requirments: STREET-FRONT 30.00 REAR 20.00 SIDE 20.00
NO. EX.D.U. 1 FLOOD ZONE X DEVELOPMENT PERMIT NO.

PARCEL ID 29-3S-17-12063-000 SUBDIVISION N DIV. ALL OF BLOCK
LOT BLOCK 91 PHASE UNIT TOTAL ACRES

CBC1252863
Culvert Permit No. Culvert Waiver Contractor's License Number Applicant/Owner/Contractor
EXISTING X08-029 BK JH N
Driveway Connection Septic Tank Number LU & Zoning checked by Approved for Issuance New Resident

COMMENTS: COUNTY PROPERTY, IN CITY LIMITS, COUNTY GOV. JOB, NOC ON FILE
NO CHARGE FOR COUNTY PERMIT

Check # or Cash NO CHARGE

FOR BUILDING & ZONING DEPARTMENT ONLY

(footer/Slab)

Temporary Power Foundation Monolithic
date/app. by date/app. by date/app. by
Under slab rough-in plumbing Slab Sheathing/Nailing
date/app. by date/app. by date/app. by
Framing Rough-in plumbing above slab and below wood floor
date/app. by date/app. by
Electrical rough-in Heat & Air Duct Peri. beam (Lintel)
date/app. by date/app. by date/app. by
Permanent power C.O. Final Culvert
date/app. by date/app. by date/app. by
M/H tie downs, blocking, electricity and plumbing Pool
date/app. by date/app. by
Reconnection Pump pole Utility Pole
date/app. by date/app. by date/app. by
M/H Pole Travel Trailer Re-roof
date/app. by date/app. by date/app. by

BUILDING PERMIT FEE \$ 0.00 CERTIFICATION FEE \$ 0.00 SURCHARGE FEE \$ 0.00
MISC. FEES \$ 0.00 ZONING CERT. FEE \$ FIRE FEE \$ 0.00 WASTE FEE \$
FLOOD DEVELOPMENT FEE \$ FLOOD ZONE FEE \$ CULVERT FEE \$ TOTAL FEE 0.00
INSPECTORS OFFICE CLERKS OFFICE

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

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

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 PROGRESS 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.

(In City Limits/County Property)

For Office Use Only Application # 0801-183 Date Received 1/31/08 By CH Permit # 26751
Zoning Official 822K Date 12.02.08 Flood Zone X FEMA Map # N/A Zoning CH RO
Land Use CH Elevation N/A MFE N/A River N/A Plans Examiner OKJTH Date 2-12-08

Comments

☒ NOC ☒ EH ☒ Deed or PA ☒ Site Plan ☒ State Road Info ☐ Parent Parcel # _____
☐ Dev Permit # _____ ☐ In Floodway ☐ Letter of Authorization from Contractor
☐ Unincorporated area ☐ Incorporated area ☐ Town of Fort White ☐ Town of Fort White Compliance letter

Septic Permit No. X 08-029

Fax 386-466-1866

Name Authorized Person Signing Permit Wendy Grennell

Phone 386-288-2428

Address 3104 SW Old Wire Rd Ft White FL

Owners Name Columbia County Dept of Health Phone 386-758-1066

911 Address 217 NE Franklin St. Lake City FL 32055

Contractors Name Christopher Scott Collins

Phone 386-758-9538

Address PO Box 2736 Lake City FL 32056

Fee Simple Owner Name & Address NA

Bonding Co. Name & Address NA

Architect/Engineer Name & Address Town Homes PO Box 1059 Lake City 32056

Mortgage Lenders Name & Address NA

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

Property ID Number 00-00-00-12063-000 Estimated Cost of Construction 42,515⁰⁰

Subdivision Name NA Lot _____ Block 91 Unit _____ Phase _____

Driving Directions 441 North to Franklin (R) to Taylor

(L) Leon (L) behind Administration Building on

(L) Number of Existing Dwellings on Property 2

Construction of modular unit Total Acreage 1 Lot Size _____

Do you need a - Culvert Permit or Culvert Waiver or Have an Existing Drive Total Building Height _____

Actual Distance of Structure from Property Lines - Front 30 Side 20 Side 100+ Rear 100+

Number of Stories 1 Heated Floor Area 613 Total Floor Area 613 Roof Pitch _____

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 all laws regulating construction in this jurisdiction.

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

FLORIDA'S CONSTRUCTION LIEN LAW: Protect Yourself and Your Investment

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

NOTICE OF RESPONSIBILITY TO BUILDING PERMITEE:

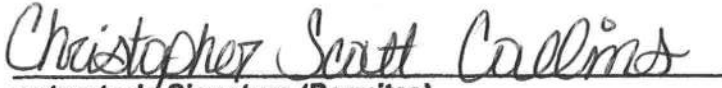
YOU ARE HEREBY NOTIFIED as the recipient of a building permit from Columbia County, Florida, you will be held responsible to the County for any damage to sidewalks and/or road curbs and gutters, concrete features and structures, together with damage to drainage facilities, removal of sod, major changes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

OWNERS CERTIFICATION: 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. I further understand the above written responsibilities in Columbia County for obtaining this Building Permit.



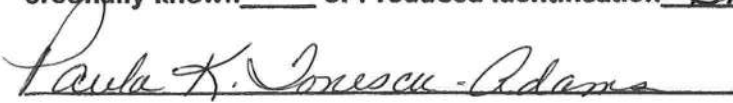
Owners Signature

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

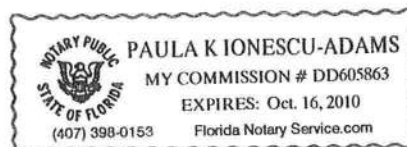

Contractor's Signature (Permittee)

Contractor's License Number CBC1252863
Columbia County
Competency Card Number _____

I affirmed under penalty of perjury to by the Contractor and subscribed before me this 31 day of January 2008
personally known _____ or Produced Identification Drivers License


State of Florida Notary Signature (For the Contractor)

SEAL:





STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD
1940 NORTH MONROE STREET
TALLAHASSEE FL 32399-0783

(850) 487-1395

C & G OF LAKE CITY INC
C & G MFG HOMES
P O BOX 2736
LAKE CITY

FL 32056

STATE OF FLORIDA	AC# 3295312
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION	
QB39590	07/17/07 078008699
QUALIFIED BUSINESS ORGANIZATION C & G OF LAKE CITY INC C & G MFG HOMES (NOT A LICENSE TO PERFORM WORK. ALLOWS COMPANY TO DO BUSINESS IF IT HAS A LICENSED QUALIFIER.)	
IS QUALIFIED under the provisions of Ch.489 FS. Expiration date: AUG 31, 2009 L07071700580	

DETACH HERE

IC# 3295312

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD

SEQ# L07071700580

DATE	BATCH NUMBER	LICENSE NBR
07/17/2007	078008699	QB39590

The BUSINESS ORGANIZATION
Named below IS QUALIFIED

Under the provisions of Chapter 489 FS.

Expiration date: AUG 31, 2009

(THIS IS NOT A LICENSE TO PERFORM WORK. THIS ALLOWS
COMPANY TO DO BUSINESS ONLY IF IT HAS A QUALIFIER.)

C & G OF LAKE CITY INC
C & G MFG HOMES
P O BOX 2736
LAKE CITY

FL 32056

CHARLIE CRIST
GOVERNOR

HOLLY BENSON
SECRETARY

DISPLAY AS REQUIRED BY LAW

AC# 1972192

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD

SEQ#L05040800123

DATE	BATCH NUMBER	LICENSE NBR
04/08/2005	040850813	CBC1252863

The BUILDING CONTRACTOR
Named below IS CERTIFIED
Under the provisions of Chapter 489 FS.
Expiration date: AUG 31, 2006

COLLINS, CHRISTOPHER SCOTT
C & G MFG HOMES
1136 SW FAURFAX GLEN
LAKE CITY FL 32055

JEB BUSH
GOVERNOR

DISPLAY AS REQUIRED BY LAW

DIANE CARR
SECRETARY

BRIDGEFIELD

EMPLOYERS INSURANCE COMPANY

A Stock Insurer • P.O. Drawer 988 • Lakeland, FL 33802-0988

WORKERS COMPENSATION AND EMPLOYERS LIABILITY INSURANCE POLICY INFORMATION PAGE

Carrier code <u>31267</u> Item 1. Insured Name <u>C & C of Lake City, Inc.</u> and <u>C & C Manufactured Homes</u> Address <u>Highway 90 West</u> <u>Lake City, FL 32055</u> Other workplaces not shown above:	Policy number <u>830 - 23445</u> Prior policy number <u>0830-23445</u> RISK LO. <u>091156490</u> ☐ Individual ☒ Corporation ☐ Partnership ☐ Subchapter "S" ☐ Other FEIN <u>59-2552977</u>
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SEE EXTENSION OF INFORMATION PAGE

Item 2. Policy period

From 5/05/07 To 5/05/08 12:01 a.m. standard time at the address of the insured as stated herein.

Item 3. Coverage

A. Workers Compensation Insurance: Part One of the policy applies to the Workers Compensation Law of the states listed here: Florida

B. Employers Liability Insurance: Part Two of the policy applies to work in each state listed in Item 3.A. The limits of our liability under Part Two are:

Bodily Injury by Accident	\$ 100,000	each accident
Bodily Injury by Disease	\$ 100,000	each employee
Bodily Injury by Disease	\$ 500,000	policy limit

C. Other States Insurance: Part Three of the policy applies to the states, if any, listed here:

D. This policy includes these endorsements and schedules: See Schedule

Item 4. Premium

The premium for this policy will be determined by our Manuals of Rules, Classifications, Rates and Rating Plans. All information required below is subject to verification and change by audit.

Classifications	Code No.	Premium Basis: Total Estimated Annual Remuneration	Rate Per \$100 of Remuneration	Estimated Annual Premium
See Extension of Information Page				

Total Estimated Annual Premium \$ 13,708.81

Minimum Premium \$ 585.00

Expense Constant \$ 200.00

This policy, including all endorsements issued therewith, is hereby

Countersigned by Gregory P. Barber Date 3/16/07

4392 Insure America Group, Inc.
NA9 Date Prepared: 3/16/07

WC 0000 01A
(6/05)
8/2000/1-1 3/07 7/00 (Doc 00-403)

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ACORD**CERTIFICATE OF LIABILITY INSURANCE**OP ID DK
C&GMA-1DATE (MM/DD/YYYY)
06/14/07**PRODUCER**

Williams-Hess Insurance
1617 E. Gary Road
Lakeland FL 33801
Phone: 863-682-5195 Fax: 863-686-3051

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED

C&G Manufactured Homes Inc.
C & G of Lake City, Inc
PO BOX 2736
LAKE CITY FL 32056-2736

INSURERS AFFORDING COVERAGE

NAIC #

INSURER A: Foremost Express

INSURER B:

INSURER C:

INSURER D:

INSURER E:

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L TR INSUR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
	GENERAL LIABILITY ☐ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC				EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COM/OP AGG \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ☐ NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	GARAGE LIABILITY ☒ ANY AUTO ☒ OTHER THAN AUTO	641-0020574911	06/01/07	06/01/08	AUTO ONLY - EA ACCIDENT \$ 1,000,000 OTHER THAN AUTO ONLY: EA ACC \$ 1,000,000 AGG \$ 1,000,000
	EXCESS/UMBRELLA LIABILITY ☐ OCCUR ☐ CLAIMS MADE ☐ DEDUCTIBLE RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below				WC STATUTORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
	OTHER				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS
COVERED AUTO SYMBOLS: 22

CERTIFICATE HOLDER

C&GMA1

C & G Manufactured Homes, Inc
P.O. Box 2736
Lake City FL 32056-2736

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

R. BRANDEBERRY- A028698

R. Brandeberry

Columbia County Property Appraiser

DB Last Updated: 1/15/2008

2008 Proposed Values

Tax Record

Property Card

Interactive GIS Map

Print

Parcel: 00-00-00-12063-000 03

Owner & Property Info

Owner's Name	COLUMBIA COUNTY		
Site Address			
Mailing Address	BOX 1529 LAKE CITY, FL 32056		
Use Desc. (code)	COUNTY (008600)		
Neighborhood	830317.00	Tax District	1
UD Codes	MKTA06	Market Area	06
Total Land Area	1.000 ACRES		
Description	N DIV. ALL BLOCK 91.		

<< Prev

Search Result: 3 of 4

Next >>

GIS Aerial



Property & Assessment Values

Mkt Land Value	cnt: (1)	\$54,450.00
Ag Land Value	cnt: (0)	\$0.00
Building Value	cnt: (1)	\$336,796.00
XFOB Value	cnt: (1)	\$14,062.00
Total Appraised Value		\$405,308.00

Just Value	\$405,308.00
Class Value	\$0.00
Assessed Value	\$405,308.00
Exempt Value	(code: 03) \$405,308.00
Total Taxable Value	\$0.00

Sales History

Sale Date	Book/Page	Inst. Type	Sale Vlmp	Sale Qual	Sale RCode	Sale Price
NONE						

Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
1	GOVT BLDG (009300)	1980	Conc Block (15)	12785	13195	\$336,796.00
Note: All S.F. calculations are based on exterior building dimensions.						

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0260	PAVEMENT-A	0	\$14,062.00	1.000	0 x 0 x 0	(.00)

Land Breakdown

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
008600	COUNTY (MKT)	43560.000 SF - (1.000AC)	1.00/1.00/1.00/1.00	\$1.25	\$54,450.00

Columbia County Property Appraiser

DB Last Updated: 1/15/2008

<< Prev

3 of 4

Next >>



Columbia County Property Appraiser

J. Doyle Crews, CFA - Lake City, Florida - 386-758-1083

PARCEL: 00-00-00-12063-000 03 - COUNTY (008600)

Name: COLUMBIA COUNTY	LandVal	\$54,450.00
Site:	BldgVal	\$336,796.00
Mail: BOX 1529	ApprVal	\$405,308.00
LAKE CITY, FL 32056	JustVal	\$405,308.00
Sales	Assd	\$405,308.00
Info	Exmpt	\$405,308.00
	Taxable	\$0.00

0 86 172 258 ft



This information, GIS Map Updated: 1/15/2008, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

NOTICE OF COMMENCEMENT

County Clerk's Office Stamp or Seal

Tax Parcel Identification Number 00-00-00-12063-00003

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

1. Description of property (legal description): N Div ALL BIK 91
 - a) Street (job) Address: _____
2. General description of improvements: modular unit
3. Owner Information
 - a) Name and address: Columbia County Dept. of Health
 - b) Name and address of fee simple titleholder (if other than owner) _____
 - c) Interest in property _____
4. Contractor Information
 - a) Name and address: Christopher Scott Collins PO Box 2736 Lake City FL 32056
 - b) Telephone No.: 386-758-9538 Fax No. (Opt.): 386-758-6889
5. Surety Information
 - a) Name and address: _____
 - b) Amount of Bond: _____
 - c) Telephone No.: _____
6. Lender
 - a) Name and address: NA
 - b) Phone No. _____
7. Identity of person within the State of Florida designated by owner upon whom notices or other documents may be served:
 - a) Name and address: NA
 - b) Telephone No.: _____ Fax No. (Opt.) _____
8. In addition to himself, owner designates the following person to receive a copy of the Lienor's Notice as provided in Section 713.13(l)(b), Florida Statutes:
 - a) Name and address: NA
 - b) Telephone No.: _____ Fax No. (Opt.) _____
9. Expiration date of Notice of Commencement (the expiration date is one year from the date of recording unless a different date is specified): _____

Inst:200812002047 Date:2/1/2008 Time:11:21 AM
 J2 DC, P. DeWitt Cason, Columbia County Page 1 of 1

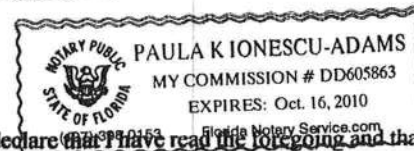
WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY; A NOTICE OF COMMENCEMENT MUST BE RECORDED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

STATE OF FLORIDA
 COUNTY OF COLUMBIA

10. Elmer Wheeler
 Signature of Owner or Owner's Authorized Office/Director/Partner/Manager
Elmer Wheeler
 Print Name

The foregoing instrument was acknowledged before me, a Florida Notary, this 31 day of January, 2008, by:
Elmer Wheeler as officer (type of authority, e.g. officer, trustee, attorney
 fact) for Columbia County Dept of Health (name of party on behalf of whom instrument was executed).
 Personally Known OR Produced Identification ✓ Type Drivers License

Notary Signature Paula K. Ionescu-Adams Notary Stamp or Seal:



-AND-

11. Verification pursuant to Section 92.525, Florida Statutes. Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

Signature of Natural Person Signing (in line #10 above.)

Florida Energy Efficiency Code For Building Construction

Florida Department of Community Affairs

EnergyGauge FLA/COM 2004 v3.00 -- Form 400A-2004

Method A: Whole Building Performance Method for Commercial Buildings

Effective December 8, 2006

PROJECT SUMMARY

Short Desc: Town Homes, LLC
 Owner: ---
 Address1: ---
 Address2: ---
 Description: 1403-1022
 City: Lake City
 State: FL
 Zip: 0
 Class: New Finished building
 Type: Office
 Jurisdiction: LAKE CITY, COLUMBIA COUNTY, FL (221200)
 Cond Area: 554 SF
 No of Storeys: 1
 Permit No: ---
 Cond & UnCond Area: 554 SF
 Area entered from Plans 609 SF
 Max Tonnage 2.5
 If different, write in: ---

1/21/2008

EnergyGauge FLA/COM 2004 v3.00

1

Compliance Summary

Component	Design	Criteria	Result
Gross Energy Use	692.0	755.6	PASSES
LIGHTING CONTROLS			PASSES
EXTERNAL LIGHTING			PASSES
HVAC SYSTEM			PASSES
PLANT			None Entered
WATER HEATING SYSTEMS			None Entered
PIPING SYSTEMS			None Entered
Met all required compliance from Check List?			Yes/No/NA

IMPORTANT NOTE: An input report of this design building must be submitted along with this Compliance Report.



1/21/2008

EnergyGauge FLA/COM 2004 v3.00

2

CERTIFICATIONS

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

Prepared By: [Signature]

Date: JAN 22 2008

Building Official: [Signature]

Date: 1-24-08

Approved By SCOTT S. FRANCIS 2198.0053F

I certify that this building is in compliance with the Florida Energy Efficiency Code

Modular Building Plans Examiner
Florida License No. SAAP 142

Owner Agent: _____

If Required by Florida law, I hereby certify (*) that the system design is in compliance with the Florida Energy Efficiency Code

Architect: _____

Reg No: _____

Electrical Designer: Kenneth A. Godfrey, P.E.

Reg No: 40131

Lighting Designer: _____

Reg No: _____

Mechanical Designer: _____

Reg No: _____

Plumbing Designer: _____

Reg No: _____

(*) Signature is required where Florida Law requires design to be performed by registered design professionals. Typed names and registration numbers may be used where all relevant information is contained on signed/sealed plans.

SEE MANUFACTURER'S CONTRACT
WITH FLORIDA DCA.

1/21/2008

EnergyGauge FLA/COM 2004 v3.00

3

Project: Town Homes, LLC
Title: 1403-1022
Type: Office
(WEA File: JACKSONVILLE.TMV)

Whole Building Compliance

	Design	Reference
Total	90.91	100.00
ELECTRICITY(MBtu/k Wh/S)	\$692	\$756
AREA LIGHTS	12.19	12.38
	1838	1865
	\$93	\$93
MISC EQUIPMT	8.12	8.12
	1216	1216
	\$61	\$61
PUMPS & MISC	0.39	0.39
	59	59
	\$3	\$3
SPACE COOL	20.31	17.41
	3068	2647
	\$155	\$132
SPACE HEAT	11.41	3.87
	1715	574
	\$86	\$29
VENT FANS	38.49	57.83
	5834	8751
	\$294	\$438

Credits & Penalties (if any): Modified Points: = 90.91

PASSES

1/21/2008

EnergyGauge FLA/COM 2004 v3.00

4

Project: Town Homes, LLC
 Title: 1403-1022
 Type: Office
 (WEA File: JACKSONVILLE.TMY)

External Lighting Compliance

Description	Category	Allowance Area or Length ELPA (W/Unit) or No. of Units (W)	CLP (W)
Ext Light 5	Main entries	30.00	90
Ext Light 6	Other (doors) than main entries	20.00	60
		3.0	15
Design: 30 (W)			
Allowance: 150 (W)			
PASSES			

Project: Town Homes, LLC
 Title: 1403-1022
 Type: Office
 (WEA File: JACKSONVILLE.TMY)

Lighting Controls Compliance

Acronym	Asbree ID	Description	Area (sq.ft)	No. of Tasks	Design CP	Min CP	Compliance
11.5x13.5 Office	17	Office - Enclosed	155	0	1	1	PASSES
29.5x13.5 Office	17	Office - Enclosed	398	0	2	1	PASSES
PASSES							

Project: Town Homes, LLC
 Title: 1403-1022
 Type: Office
 (WEA File: JACKSONVILLE.TMY)

System Report Compliance

Area 1	System 1	Constant Volume Air Cooled Single Package System < 65000 Btu/hr	No. of Units
Component	Category	Capacity Design Eff Criteria	Design IPLV Criteria
Cooling System	Air Cooled < 65000 Btu/hr	13.00	13.00
Heating System	Cooling Capacity	1.00	1.00
Air Handling System - Supply	Electric Furnace	0.60	0.90
Air Distribution System	Constant Volume ADS System	8.00	8.00
PASSES			

Plant Compliance

Description	Installed No	Size	Design Eff	Min Eff	Design IPLV	Min IPLV	Category	Comp liance
None								

Water Heater Compliance

Description	Type	Category	Design Eff	Min Eff	Design Loss	Max Comp liance
None						

Piping System Compliance

Category	Pipe Dia [inches]	Is Runout?	Operating Temp [F]	Ins Cond [Btu-in/hr Thick [in]	Req Ins Thick [in]	Compliance
None						

Project: Town Homes, LLC
 Title: 1403-1022
 Type: Office
 (WEA File: JACKSONVILLE.TMY)

Other Required Compliance

Category	Section	Requirement (write N/A in box if not applicable)	Check
Infiltration	406.1	Infiltration Criteria have been met	☒
System	407.1	HVAC Load sizing has been performed	☒
Ventilation	409.1	Ventilation criteria have been met	☒
ADS	410.1	Duct sizing and Design have been performed	☒
T & B	410.1	Testing and Balancing will be performed	☒
Motors	414.1	Motor efficiency criteria have been met	☒
Lighting	415.1	Lighting criteria have been met	☒
O & M	102.1	Operation/maintenance manual will be provided to owner	☒
Roof/Ceil	404.1	R-19 for Roof Deck with supply plenums beneath it	☒
Report	101	Input Report Print-Out from EnergyGauge FlaCom attached?	☒

EnergyGauge FLA/COM 2004 v3.00 INPUT DATA REPORT

Project Information

Project Name: Town Homes, LLC
 Project Title: 1401-1022
 Address: ...
 Orientation: North
 Building Type: Office
 Building Classification: New Finished building
 State: FL
 Zip: 0
 No. of Storeys: 1
 Gross Area: 554 SF

Zones

No	Acronym	Description	Type	Area [sq]	Multiplier	Total Area [sq]
1	1401-1022	Zone 1	CONDITIONED	553.5	1	553.5

Spaces

No	Acronym	Description	Type	Depth [ft]	Width [ft]	Height [ft]	Multi plier	Total Area [sq]	Total Volume [cf]
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1/21/2008

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1

Windows

No	Description	Type	Shaded [Btu/hr-ft ²]	U [Btu/hr-ft ² -F]	SHGC [Vn,Trn]	W [ft]	H (Effec) [ft]	Multi plier	Total Area [sq]
----	-------------	------	-------------------------------------	----------------------------------	------------------	-----------	-------------------	----------------	--------------------

Doors

No	Description	Type	Shaded ¹ [ft]	Width [ft]	H (Effec) [ft]	Multi plier	Cond. [Btu/hr-ft ²]	Dens. [Btu/hr-ft ²]	Heat Cap. [Btu/hr-ft ²]	R-Value [hr-ft ² /Btu]
----	-------------	------	-----------------------------	---------------	-------------------	----------------	------------------------------------	------------------------------------	--	--------------------------------------

In Zone: 1401-1022	In Wall: West wall	1	...	...	...	...	...	...	...	...
In Wall: East wall	1	...	...	...	...	...	...	...	...	...

Roofs

No	Description	Type	Width [ft]	H (Effec) [ft]	Multi plier	Area [sq]	Cond. [Btu/hr-ft ²]	Dens. [Btu/hr-ft ²]	Heat Cap. [Btu/hr-ft ²]	R-Value [hr-ft ² /Btu]
----	-------------	------	---------------	-------------------	----------------	--------------	------------------------------------	------------------------------------	--	--------------------------------------

Skylights

No	Description	Type	U [Btu/hr-ft ²]	SHGC [Vn,Trn]	W [ft]	H (Effec) [ft]	Multi plier	Area [sq]	Total Area [sq]
----	-------------	------	--------------------------------	------------------	-----------	-------------------	----------------	--------------	--------------------

1/21/2008

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3

Lighting

No	Type	Category	No. of Luminaires	Watts per Luminaire	Power [W]	Control Type	No. of Circuit
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Walls

No	Description	Type	Width H (Effec) [ft]	Multi plier	Area [sq]	Direction [Btu/hr-ft ²]	Conductance [Btu/hr-ft ²]	Heat Capacity [Btu/hr-ft ²]	Dens. [Btu/hr-ft ²]	R-Value [hr-ft ² /Btu]
----	-------------	------	-------------------------	----------------	--------------	--	--	---	------------------------------------	--------------------------------------

1/21/2008

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2

Floors

No	Description	Type	Width [ft]	H (Effec) [ft]	Multi plier	Cond. [Btu/hr-ft ²]	Dens. [Btu/hr-ft ²]	R-Value [hr-ft ² /Btu]
----	-------------	------	---------------	-------------------	----------------	------------------------------------	------------------------------------	--------------------------------------

Systems

Area 1	System 1	Constant Volume Air Cooled Single Package System < 65000 Btu/hr	No. Of Units 1		
Component	Category	Capacity	Efficiency	IPV	
1	Cooling System (Air Cooled < 65000 Btu/h Cooling Capacity)	30000.00	13.00	8.00	☐
2	Heating System (Electric Furnace)	19900.00	1.00		☐
3	Air Handling System - Supply (Air Handler (Supply) - Constant Volume)	1110.00	0.60		☐
4	Air Distribution System (ADS System)		8.00		☐
Plant					
Equipment	Category	Size	Instr.No	Eff.	IPV

Plant

Equipment	Category	Size	Int.No	Ext.	IPV
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4

Water Heaters									
Water Heater Description	Capacity Unit	UP Rc	Efficiency	Loss					
☐									
Ext-Lighting									
Description	Category	No. of Luminaires	Watts per Luminaire	Average No. of units	Control Type	Wattage [W]			
1 Ext Light 5	Main entrance	1	15	3.00	Photo Sensor control	15.00			
2 Ext Light 6	Other (doors) than main entrance	1	15	3.00	Photo Sensor control	15.00	☐		
Piping									
No	Type	Operating Temperature [F]	Insulation Conductivity [Btu-in./ft.F]	Nominal pipe Diameter [in]	Insulation Thickness [in]	Is Runway?			
☐									
fenestration Used									
Name	Glass Type	No. of Panels	Class Conductance [Btu/h.ft.F]	SHGC	VLT				
ApplMat1001	Unit Defined	1	1.9420	0.7500	0.9020	☐			

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5

Materials Used									
Mat No	Acronym	Description	Only R-Value Used	R-Value [h.ft.F/Btu]	Thickness [in]	Conductivity [Btu-in./ft.F]	Density [lb/ft ³]	Specific Heat [Btu/lb.F]	
187	Mat187	Gypsum board, 1/2in	No	0.4535	0.0417	0.0920	50.00	0.2000	☐
12	Mat112	3 in Insulation	No	10.0000	0.2500	0.0250	5.70	0.2000	☐
23	Mat23	6 in Insulation	No	20.0000	0.5000	0.0250	5.70	0.2000	☐
244	Mat244	Plywood, 1/2in	No	0.6318	0.0417	0.0660	34.00	0.2900	☐
1002	ApplMat1002	Trusses, 2x6 @ 24" o.c.	Yes	0.2370					☐
1003	ApplMat1003	Floor joists, 2x6 @ 16" o.c.	Yes	0.6400					☐
1006	ApplMat1006	Studs, 2x4 @ 16" o.c.	Yes	0.4100			5.70	0.2000	☐
1009	ApplMat1009	R-19 Insulation	No	1.8650	0.0450	0.0250			☐
Constructs Used									
No	Name	Simple Construct	Master Construct	Conductance [Btu-h./ft.F]	Heat Capacity [Btu/ft.F]	Density [lb/ft ³]	R-Value [h.ft.F/Btu]		
1027	Solid core flush (1.75")	No	Yes	0.61			1.7	☐	
Layer Material									
Layer No.	Material	Thickness [in]	Framing Factor						
1	278 Solid core flush (1.75")		0.000						
Constructs Used									
No	Name	Simple Construct	Master Construct	Conductance [Btu-h./ft.F]	Heat Capacity [Btu/ft.F]	Density [lb/ft ³]	R-Value [h.ft.F/Btu]		
1048	Trusses, 2x4 @ 24" o.c., R-19 batt, 1/2" gyp.	No	No	0.05	0.09	9.11	24.7	☐	
Layer Material									
Layer No.	Material	Thickness [in]	Framing Factor						
1	187 Gypsum board, 1/2in	0.0417	0.000						
2	23 6 in Insulation	0.5000	0.060						
3	1002 Trusses, 2x4 @ 24" o.c.		0.000						

1/21/2008

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6

fenestration Used									
No	Name	Simple Construct	Master Construct	Conductance [Btu-h./ft.F]	Heat Capacity [Btu/ft.F]	Density [lb/ft ³]	R-Value [h.ft.F/Btu]		
1040	Joist, 2x6 @ 16" o.c., R-11 batt, 1/2" ply.	No	No	0.08	0.55	9.98	13.1	☐	
Layer Material									
Layer No.	Material	Thickness [in]	Framing Factor						
1	12 3 in Insulation	0.2917	0.100						
2	244 Plywood, 1/2in	0.0520	0.000						
3	1003 Floor joists, 2x6 @ 16" o.c.		0.000						
fenestration Used									
No	Name	Simple Construct	Master Construct	Conductance [Btu-h./ft.F]	Heat Capacity [Btu/ft.F]	Density [lb/ft ³]	R-Value [h.ft.F/Btu]		
1057	Stud, 2x4 @ 16" o.c., R-19 batt, 1/2" gyp.	No	No	0.38	0.47	27.01	2.7	☐	
Layer Material									
Layer No.	Material	Thickness [in]	Framing Factor						
1	1006 Studs, 2x4 @ 16" o.c.	0.100	0.100						
2	187 Gypsum board, 1/2in	0.0417	0.000						
3	1009 R-19 Insulation	0.0450	0.000						

1/21/2008

Energy Gauge FLA/COM 2004 v3.00

7

Brian Kepner

From: Laura Reissener [croftl@icfla.com]
Sent: Monday, February 11, 2008 2:47 PM
To: Brian Kepner
Subject: RE: Setbacks
Attachments: image001.gif; image002.gif

That is zoned RO front- 30', side-20', and rear-20'

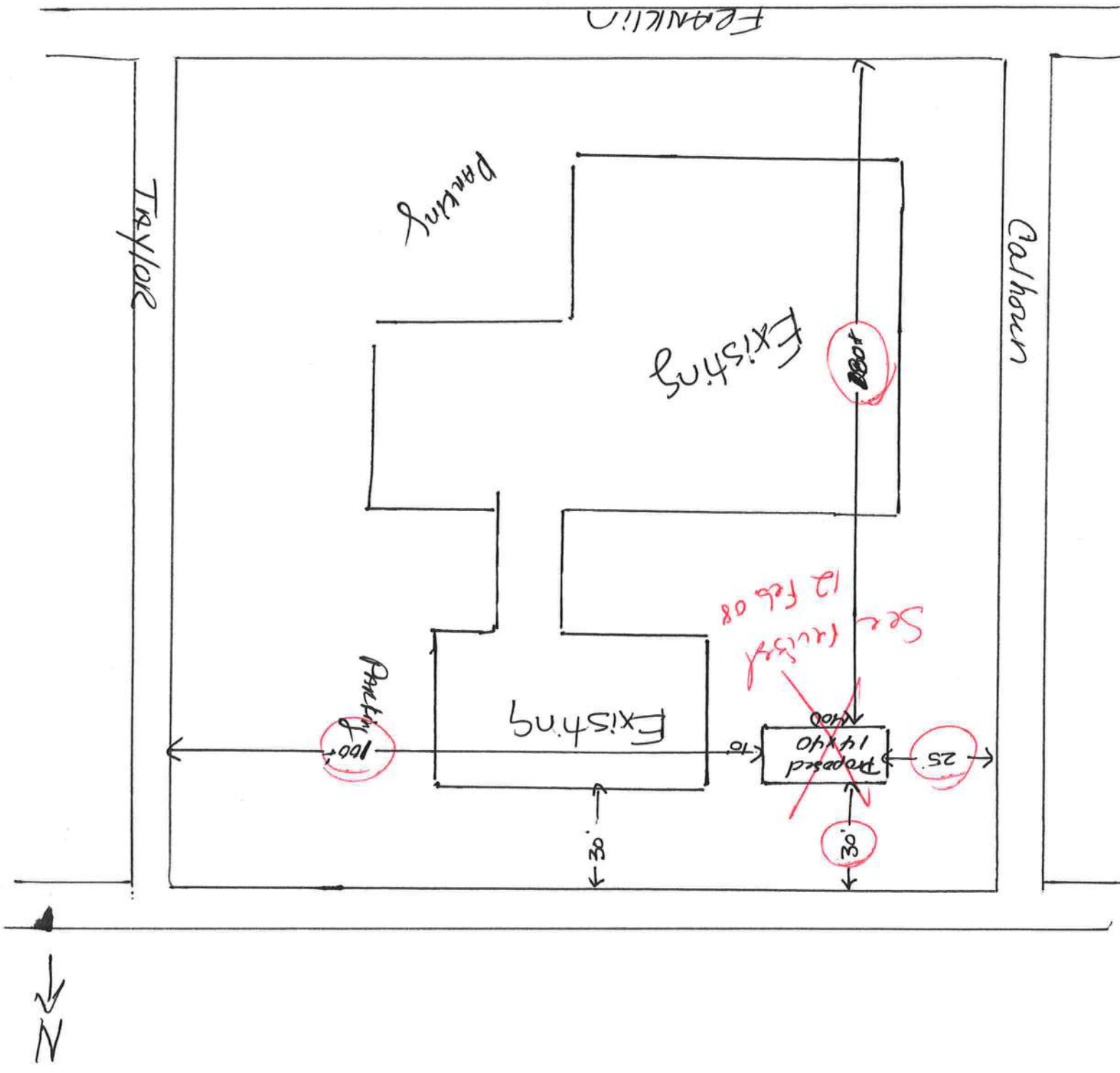
From: Brian Kepner [mailto:brian_kepner@columbiacountyfla.com]
Sent: Monday, February 11, 2008 2:34 PM
To: Laura Reissener
Subject: Setbacks

Laura,

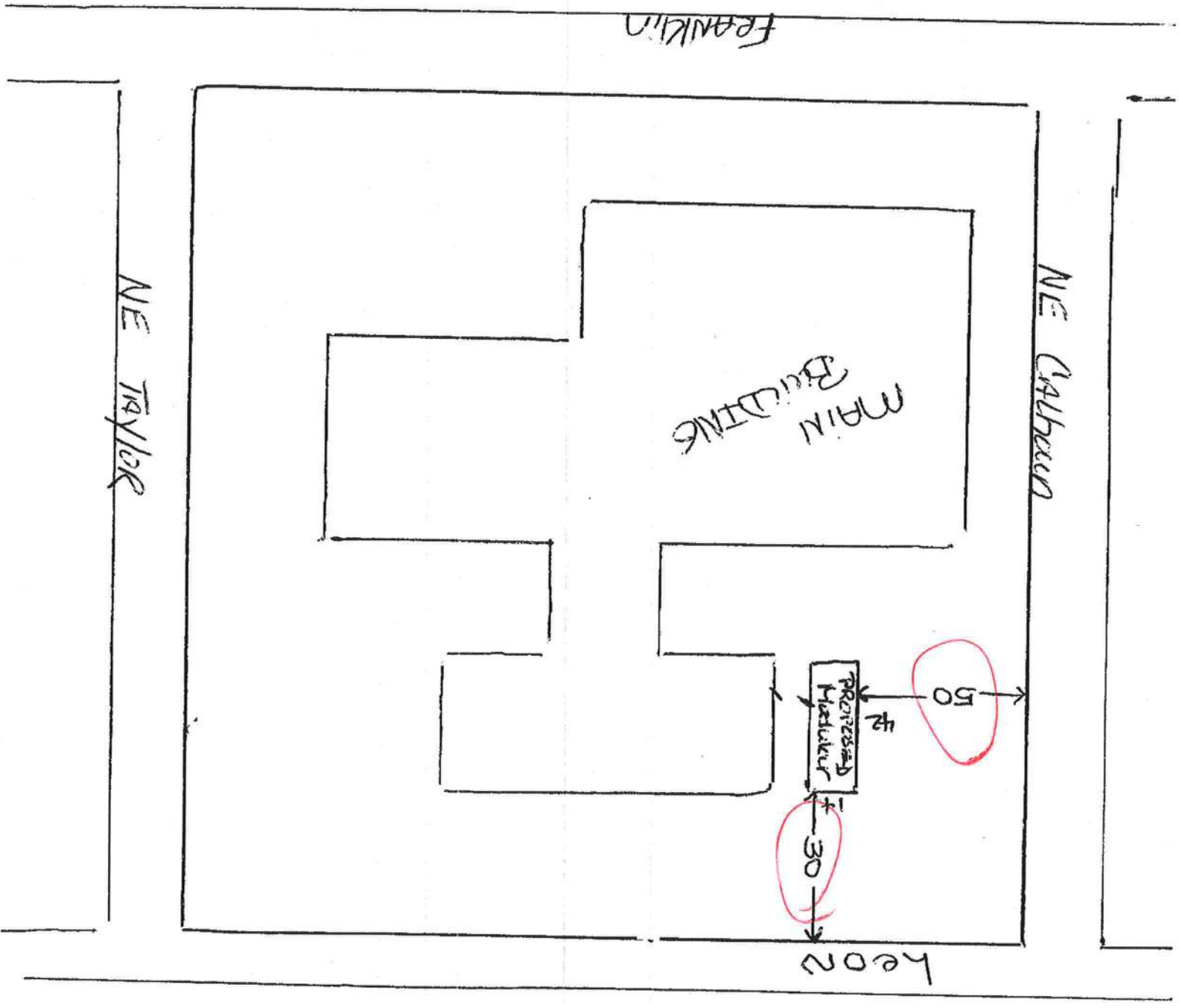
I am looking for the setback requirements for the County Health Department property, ID # 12063-000, Block 91, North Division. Thank you in advance for your time and consideration.

Brian Kepner
Columbia County
Land Development
Regulation Administrator
386.758.1008
386.758.2160 FAX

Columbia County Dept of Health
Parcel # 00-00-00-00-12063-000



Columbia County Dept of Health
Parcel # 00-00-00-12063-000



Site plan by Wendy Grennell
Narrowed photos

Wendy Grennell-Permit Services
3104 SW Old Wire Rd
Ft White, FL 32038
386-288-2428 Cell
386-466-1866 Fax
386-466-0840 Office

Fax

Columbia Co. Bldg Dept
To: BRIAN Kepner From: Wendy Grennell

Fax: 758-2160 Fax: 386-466-1866

Phone: Phone: 386-466-0840

Date: 2-12-08 RE: Dept of Health



ENGINEERING • INSPECTIONS
CERTIFICATIONS • TESTING

January 24, 2008

TownHomes, LLC.
133 S.E. Newell Drive
Lake City, FL 32056

RE: Manufacturer: TownHomes, Inc.
S/N Size & Occupancy 1403-1022 14'-6" X 42'-0" B
HWC Plan#: 2198-0053F

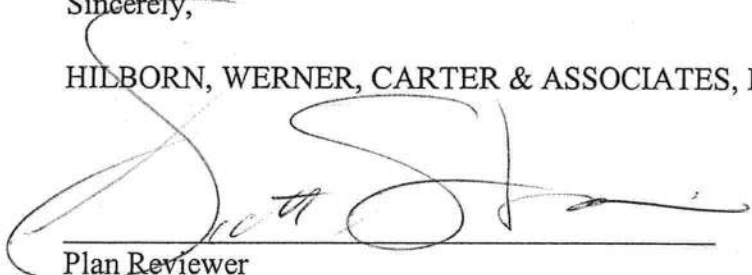
To Whom It May Concern:

This is to certify that the plans for the referenced manufactured building have been reviewed and approved as being in compliance with the 2004 Florida Codes and Standards, with 2005/06/07 supplement, as noted on the approved drawings, subject to the following limitations:

1. Approval covers factory-built structure only (Note: Any alterations to factory built structure on site voids state approval)
2. Items installed at the site are subject to review, approval, and inspection by the local authority having jurisdiction.
3. The Chapter 633 Plan Review and Inspection shall be conducted by the local fire safety inspector.
4. Signed and sealed plans shall be on file with HWC Engineering.
5. NOT approved for High Velocity Hurricane Zone (i.e. Broward and Dade Counties).

Sincerely,

HILBORN, WERNER, CARTER & ASSOCIATES, INC.



Plan Reviewer

HILBORN, WERNER, CARTER AND ASSOCIATES, INC.

1627 SOUTH MYRTLE AVENUE CLEARWATER, FLORIDA 33756

(727) 584-8151

FAX: (727) 586-3343 / (727) 585-2392 / (727) 587-0447

Modular

Dapia

Inspection

Job 45478	Truss P825802	Truss Type HOWE	Qty 1	Ply 1	Townhomes 216 11602	Page 1 of 2
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Universal Forest Products Inc., Grand Rapids, MI 49525, Mike Patten

6.500 e Dec 14 2006 MiTek Industries, Inc. Wed Jan 16 12:15:14 2008

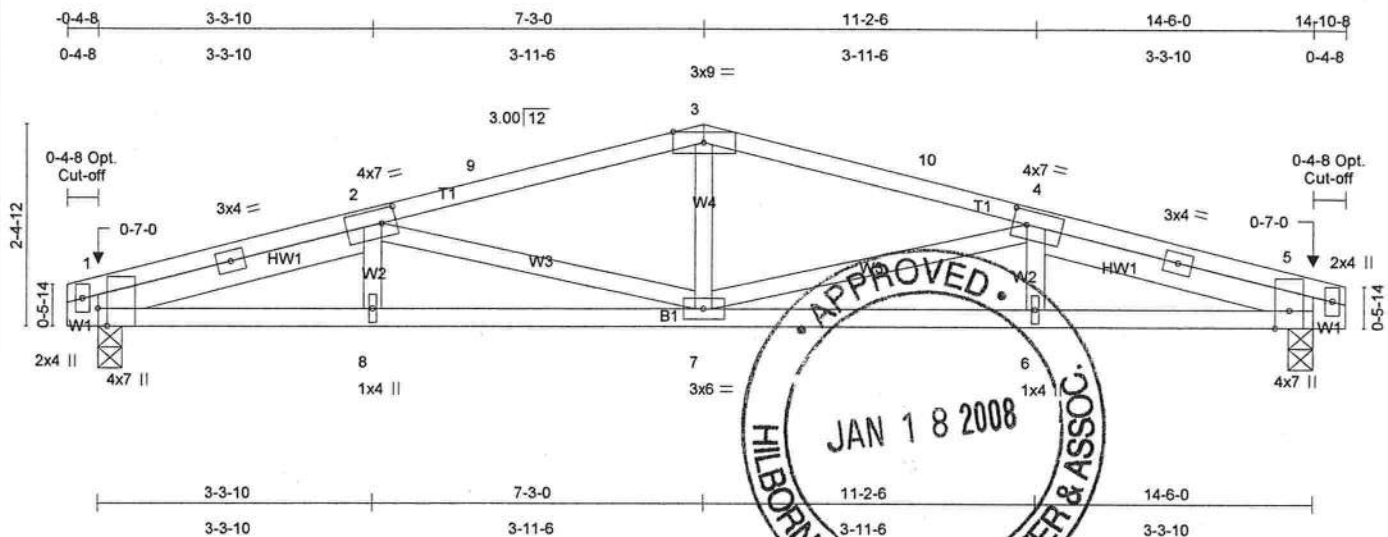


Plate Offsets (X,Y): [1:0-2-8,Edge], [2:0-2-0,0-2-0], [4:0-2-0,0-2-0]

LOADING (psf)	SPACING	CSI	DEFL	PLATES	GRIP
TCLL 20.0	2-0-0	TC 0.61	in (loc) l/defl L/d	MT20	197/144
(Ground Snow=20.0)	Plates Increase 1.15	BC 0.48	Vert(LL) 0.14 7-8 >999 240		
TCDL 7.0	Lumber Increase 1.15	WB 0.19	Vert(TL) -0.12 7-8 >999 180		
BCLL 0.0	Rep Stress Incr YES	(Matrix)	Horz(TL) -0.05 5 n/a n/a		
BCDL 7.0	Code IBC2006/TPI2002				
				Weight: 43 lb	

LUMBER

TOP CHORD 2 X 3 SPF No.2
 BOT CHORD 2 X 3 SPF No.2
 WEBS 2 X 3 SPF Stud *Except*
 W1 1-1/2 x 4-1/2 SPF Stud, W1 1-1/2 x 4-1/2 SPF Stud
 SLIDER Left 2 X 4 SPF Stud 3-4-1, Right 2 X 4 SPF Stud 3-4-1

BRACING

TOP CHORD Structural wood sheathing directly applied or 5-0-6 oc [P]
 BOT CHORD Rigid ceiling directly applied or 4-2-13 oc bracing.

REACTIONS

(lb/size) 1=421/0-3-8, 5=421/0-3-8
 Max Horz 1=-70(LC 8)
 Max Uplift 1=-479(LC 9), 5=-479(LC 10)
 Max Grav 1=500(LC 17), 5=500(LC 18)

FORCES (lb) - Maximum Compression/Maximum Tension

TOP CHORD 1-2=-1175/1513, 2-9=-916/1225, 3-9=-893/1230,
 3-10=-893/1230, 4-10=-916/1225, 4-5=-1175/1513
 BOT CHORD 1-8=-1363/1087, 7-8=-1363/1087, 6-7=-1363/1087, 5-6=-1363/1087
 WEBS 2-8=0/118, 3-7=-190/245, 4-6=0/118, 2-7=-336/366, 4-7=-336/368

NOTES

- 1) Wind: ASCE 7-05; 130mph; h=30ft; TCDL=4.2psf, BCDL=4.2psf, Category II; Exp C; enclosed; MWFRS gable end zone and C-C Exterior(2) zone; Lumber DOL=1.60 plate grip DOL=1.33. This truss is designed for C-C for members and forces, and for MWFRS for reactions specified.
- 2) TCLL: ASCE 7-05; Pg=20.0 psf (ground snow); Ps=20.0 psf (roof snow); Category II; Exp C; Partially Exp.; Ct=1.1
- 3) Roof design snow load has been reduced to account for slope.
- 4) Unbalanced snow loads have been considered for this design.
- 5) This truss has been designed for greater of min roof live load of 20.0 psf or 2.00 times flat roof load of 15.4 psf on overhangs non-concurrent with other live loads.
- 6) This truss has been designed as per IBC Sect. 1605.3.1.1 Load reduction, for multiple live loads.
- 7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 8) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
- 9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 479 lb uplift at joint 1 and 479 lb uplift at joint 5.
- 10) This truss is designed in accordance with the 2006 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.
- 11) This truss has been designed in accordance with the 2006 IBC Sec 2303.4.2, 2006 IRC Sec 802.10.2
- 12) This truss has been designed to meet the 2003 IBC Section 2308.10.7.1; 2003 IRC R802.10.2
- 13) If shown, field installed members are an integral part of this design. To ensure proper performance, all field installed members must be installed prior to applying any loading to the truss.



January 16, 2008

WARNING - Verify design parameters and READ NOTES

This building component has only been designed for the loads noted on this drawing. Construction and lifting forces have not been considered. The builder is responsible for lifting methods and system design. Builder responsibilities are defined under section 2.3 of TPI1-2002. This design is based only upon parameters shown, and is for an individual building component to be installed and loaded vertically. Applicability of design parameters and proper incorporation of component is responsibility of building designer - not truss designer. Bracing shown is for lateral support of individual web members only. Additional temporary bracing to insure stability during construction is the responsibility of the erector. Additional permanent bracing of the overall structure is the responsibility of the building designer. For general guidance regarding fabrication, quality control, storage, delivery, erection and bracing, consult BCSI 1-03 from the Wood Truss Council of America and Truss Plate Institute Recommendation available from WTCA, 6300 Enterprise LN, Madison, WI 53719 J:\support\MitekSupp\templates\ufp.tpe © copyright 2008 by: Universal Forest Products, Inc.



Job 45478	Truss P825802	Truss Type HOWE	Qty 1	Ply 1	Townhomes 216 11602 Page 2 of 2
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Universal Forest Products Inc., Grand Rapids, MI 49525, Mike Patten

6.500 e Dec 14 2006 MiTek Industries, Inc. Wed Jan 16 12:15:14 2008



WARNING - Verify design parameters and READ NOTES

This building component has only been designed for the loads noted on this drawing. Construction and lifting forces have not been considered. The builder is responsible for lifting methods and system design. Builder responsibilities are defined under section 2.3 of TPI1-2002. This design is based only upon parameters shown, and is for an individual building component to be installed and loaded vertically. Applicability of design parameters and proper incorporation of component is responsibility of building designer - not truss designer. Bracing shown is for lateral support of individual web members only. Additional temporary bracing to insure stability during construction is the responsibility of the erector. Additional permanent bracing of the overall structure is the responsibility of the building designer. For general guidance regarding fabrication, quality control, storage, delivery, erection and bracing, consult BCS1 1-03 from the Wood Truss Council of America and Truss Plate Institute Recommendation available from WTCA, 6300 Enterprise LN, Madison, WI 53719 J:\support\Mitek\Supp\templates\ufp.tpe ©copyright 2008 by: Universal Forest Products, Inc.

Universal Forest Products, Inc. 2801 EAST BELTLINE RD, NE
PHONE (616)-364-6161 FAX (616)-365-0060 GRAND RAPIDS, MI 49505



PRODUCT APPROVAL

TOWNHOMES, LLC
MODEL NUMBER: 1403-1022
HWC NUMBER: 2198-0053

EXTERIOR DOORS

<u>CATEGORY</u>	<u>MANUFACTURER</u>	<u>DESCRIPTION</u>	<u>APPROVAL #</u>
SWINGING DOUBLE	ELIXER JELD-WEN	EXTERIOR DOOR EXT. DOUBLE DOOR	FL1722-R1 FL3942

EXTERIOR WINDOWS

<u>CATEGORY</u>	<u>MANUFACTURER</u>	<u>DESCRIPTION</u>	<u>APPROVAL #</u>
SINGLE HUNG	KINRO	SINGLE HUNG	FL993-R2

EXTERIOR WALL

<u>CATEGORY</u>	<u>MANUFACTURER</u>	<u>DESCRIPTION</u>	<u>APPROVAL #</u>
SIDING FASCIA	VARIFORM, INC. JAMES HARDIE	VINYL SIDING HARDI-BOARD FASCIA	FL1606-R1 FL1889-R1

ROOFING

<u>CATEGORY</u>	<u>MANUFACTURER</u>	<u>DESCRIPTION</u>	<u>APPROVAL #</u>
SHINGLES FASTENERS	OWENS CORNING SENCO PRODUCTS	ASPHALT SHINGLES ROOFING NAIL	FL3663-R1 FL5135

STRUCTURAL

<u>CATEGORY</u>	<u>MANUFACTURER</u>	<u>DESCRIPTION</u>	<u>APPROVAL #</u>
STRAPPING TRUSS TIE-DOWN	UNITED STEEL PRODUCTS SIMPSON	UPLIFT STRAPS TRUSS TIE-DOWN	FL822 FL1423-R2

ACCESSIBILITY NOTES:

1. ACCESS TO BUILDING FOR PERSONS IN WHEELCHAIRS IS DESIGNED BY AND FIELD BUILT BY OTHERS AND SUBJECT TO LOCAL JURISDICTION. THE PRIMARY ENTRANCE AND REQUIRED EXITS MUST BE ACCESSIBLE.
2. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGN SHALL BE DISPLAYED AT ALL ACCESSIBLE RESTROOM FACILITIES AND AT ACCESSIBLE BUILDING ENTRANCES UNLESS ALL ENTRANCES ARE ACCESSIBLE. INACCESSIBLE ENTRANCES SHALL HAVE DIRECTIONAL SIGNS INDICATING THE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE. AT LEAST 50% OF ALL PUBLIC ENTRANCES MUST BE ACCESSIBLE.
3. ACCESSIBLE DRINKING FOUNTAINS SHALL HAVE A SPOUT HEIGHT NO HIGHER THAN 36 INCHES ABOVE THE FLOOR AND EDGE OF BASIN NO HIGHER THAN 34 INCHES ABOVE THE FLOOR FOR INDIVIDUALS IN WHEELCHAIRS. ADDITIONALLY, DRINKING WATER PROVISIONS SHALL BE MADE FOR INDIVIDUALS WHO HAVE DIFFICULTY IN BENDING.
4. WHERE STORAGE FACILITIES SUCH AS CABINETS, SHELVES, CLOSETS, AND DRAWERS ARE PROVIDED AT LEAST ONE OF EACH TYPE PROVIDED SHALL COMPLY WITH THE FOLLOWING: DOORS, ETC., TO SUCH SPACES SHALL BE ACCESSIBLE (I.E. TOUCH LATCHES, U-SHAPED PULLS); SPACES SHALL BE WITHIN 15 INCHES MINIMUM AND 48 INCHES MAXIMUM OF THE FLOOR FOR FORWARD REACH OR 9 INCHES MINIMUM AND 54 INCHES MAXIMUM OF THE FLOOR FOR SIDE REACH; CLOTHES RODS SHALL BE A MAXIMUM OF 54 INCHES ABOVE THE FLOOR (48 INCHES MAXIMUM WHEN DISTANCE FROM WHEELCHAIR TO ROD EXCEEDS 10 INCHES).
5. CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE NO HIGHER THAN 45 INCHES ABOVE THE FLOOR FOR FRONT APPROACH OR 54 INCHES ABOVE THE FLOOR FOR SIDE APPROACH. RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15 INCHES ABOVE THE FLOOR. EXCEPTION: HEIGHT LIMITATIONS DO NOT APPLY WHERE THE USE OF SPECIAL EQUIPMENT DICTATES OTHERWISE OR WHERE ELECTRICAL RECEPTACLES ARE NOT NORMALLY INTENDED FOR USE BY BUILDING OCCUPANTS.
6. WHERE EMERGENCY WARNING SYSTEMS ARE PROVIDED, THEY SHALL INCLUDE BOTH AUDIBLE AND VISUAL ALARMS. THE VISUAL ALARMS SHALL BE LOCATED THROUGHOUT, INCLUDING RESTROOMS, AND PLACED 80 INCHES ABOVE THE FLOOR OR 6 INCHES BELOW CEILING, WHICHEVER IS LOWER.
7. DOORS TO ALL ACCESSIBLE SPACES SHALL HAVE ACCESSIBLE HARDWARE (I.E. LEVER-OPERATED, PUSH-TYPE, U-SHAPED) MOUNTED NO HIGHER THAN 48 INCHES ABOVE THE FLOOR.
8. FLOOR SURFACES SHALL BE STABLE, FIRM, AND SLIP-RESISTANT. CHANGES IN LEVEL BETWEEN 0.25 INCH AND 0.5 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. CHANGES IN LEVEL GREATER THAN 0.5 INCH REQUIRE RAMPS. CARPET PILE THICKNESS SHALL BE 0.5 INCH MAX. GRABBAR IN FLOOR SHALL BE SPACES NO GREATER THAN 0.5 INCH WIDE IN ONE DIRECTION. DOORWAY THRESHOLDS SHALL NOT EXCEED 0.5 INCH IN HEIGHT.
9. ALL DOORS SHALL BE OPENABLE BY A SINGLE EFFORT. THE MAXIMUM FORCE REQUIRED TO OPEN A DOOR SHALL NOT EXCEED 8.5 LBS. FOR EXTERIOR SWINGING DOORS AND 5 LBS. FOR ALL SLIDING, FOLDING, AND INTERIOR SWINGING DOORS.

GENERAL NOTES:

1. ALL CONSTRUCTION, MATERIALS, AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE CODES SPECIFIED ON THESE DRAWINGS.
2. ALL MATERIALS USED IN THE CONSTRUCTION OF THE BUILDING WHICH ARE COVERED BY THE FLORIDA BUILDING COMMISSION CHAPTER 9B-72 RULES SHALL HAVE CURRENT FLORIDA PRODUCT APPROVAL.
3. PLAN REVIEW AND INSPECTION REQUIRED BY CHAPTER 633 F.S. SHALL BE DONE ON SITE BY LOCAL FIRE SAFETY INSPECTOR.
4. A SET OF THESE DRAWINGS WITH EMBOSSED ENGINEERS SEAL MUST BE ON FILE AT THE THIRD PARTY AGENCIES OFFICE AS DIRECTED BY DCA.
5. THESE PLANS INCLUDE DESIGN FOR THE FACTORY BUILT PORTION OF THE MODULAR STRUCTURE AND PORTIONS OF THE SITE BUILT CONSTRUCTION. THESE PLANS AND DESIGN PLANS FOR ALL ELEMENTS DESIGNATED TO BE DESIGNED BY OTHERS AND/OR SITE INSTALLED MUST BE SUBMITTED TO AND REVIEWED BY THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE (DESIGNER OF RECORD) FOR COMPATIBILITY WITH THE DESIGN OF THE OVERALL BUILDING PROJECT AS REQUIRED BY THE APPLICABLE CODES AND LAWS.
6. REFER TO MANUFACTURER'S APPROVED SYSTEMS PACKAGE FOR ADDITIONAL CONSTRUCTION DETAILS AND SPECIFICATIONS NOT INCLUDED IN THESE PLANS.
7. REFER TO ENERGY CODE COMPLIANCE FORM AND/OR HEAT LOSS AND GAIN CALCULATIONS FOR ADDITIONAL ENERGY CODE CONSTRUCTION REQUIREMENTS NOT INCLUDED IN THESE PLANS.
8. ALL DOORS SHALL BE OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS SHALL NOT BE USED.
9. WHEN NOT SHOWN ON THE PLANS PROVISIONS FOR EXIT DISCHARGE LIGHTING (INCLUDING EXIT DISCHARGE EMERGENCY LIGHTING) ARE DESIGNED BY OTHERS AND THE RESPONSIBILITY OF THE BUILDING OWNER AND SUBJECT TO LOCAL JURISDICTION APPROVAL.
10. WHERE CORRIDORS ARE PROVIDED THE MINIMUM CORRIDOR WIDTH SHALL BE AS SHOWN ON THESE PLANS OR 44 INCHES, WHICHEVER IS GREATER.
11. WHERE CORRIDORS ARE PROVIDED THE MINIMUM CORRIDOR FINISH SHALL BE CLASS B.
12. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED BY OTHERS AS REQUIRED BY NFPA 10.
13. ALL GLAZING WITHIN A 24 INCH ARC OF DOORS WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR AND ALL GLAZING IN DOORS SHALL BE SAFETY, TEMPERED, OR ACRYLIC PLASTIC SHEET.
14. IF THIS BUILDING IS LOCATED IN A WIND BORNE DEBRIS REGION ALL GLAZING SHALL BE PROTECTED WITH AN IMPACT RESISTANT COVERING WHICH IS ALSO DESIGNED TO RESIST THE APPLICABLE WIND PRESSURES. THIS COVERING IS DESIGNED BY OTHERS, SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION APPROVAL.
15. WIND BORNE DEBRIS REGIONS INCLUDE THE FOLLOWING:
A. AREAS WITHIN ONE MILE OF THE COASTAL MEAN HIGH WATER LINE WHERE THE BASIC WIND SPEED IS EQUAL TO OR GREATER THAN 110 MPH, OR
B. AREAS WHERE THE BASIC WIND SPEED IS EQUAL TO OR GREATER THAN 120 MPH.
16. WHERE THE LIVE LOADS FOR WHICH EACH FLOOR OF PORTION THEREOF IS DESIGNED TO EXCEED 50 PSF, SUCH DESIGN LIVE LOAD SHALL BE CONSPICUOUSLY POSTED BY THE BUILDING OWNER IN THAT STORY WHERE THEY APPLY, USING DURABLE SIGNS.
17. WHEN LOW SIDES OF ROOF PROVIDE LESS THAN 6 INCHES OF OVERHANG GUTTERS AND DOWN SPOUTS SHALL BE SITE INSTALLED, DESIGNED BY OTHERS, SUBJECT TO LOCAL JURISDICTION APPROVAL.
18. INTERIOR NON-LOADBEARING PARTITIONS SHALL BE MINIMUM 2X4 SPT#3 STUDS AT 16 INCHES ON CENTER.

SITE INSTALLED ITEMS:

NOTE THAT THIS LIST DOES NOT NECESSARILY LIMIT THE ITEMS OF WORK AND MATERIALS THAT MAY BE REQUIRED FOR A COMPLETE INSTALLATION. ALL SITE RELATED ITEMS ARE SUBJECT TO LOCAL JURISDICTION APPROVAL.

1. THE COMPLETE FOUNDATION SUPPORT AND TIE DOWN SYSTEM.
2. RAMPS, STAIRS AND GENERAL ACCESS TO THE BUILDING.
3. PORTABLE FIRE EXTINGUISHER(S).
4. BUILDING DRAINS, CLEANOUTS, AND HOOK-UP TO THE PLUMBING SYSTEM.
5. ELECTRICAL SERVICE HOOK-UP (INCLUDING FEEDERS) TO THE BUILDING.
6. THE MAIN ELECTRICAL PANEL AND SUB-FEEDERS.
7. CONNECTIONS OF ELECTRICAL CIRCUITS CROSSING OVER MODULE MATING LINE(S) - (MULTI-UNITS ONLY).
8. STRUCTURAL AND AESTHETIC INTERCONNECTIONS BETWEEN MODULES (MULTI-UNITS ONLY).
9. EXTERIOR GLAZING PROTECTION.
10. GUTTERS & DOWN SPOUTS WHEN REQUIRED.
11. WATER HEATER THERMAL EXPANSION DEVICE WHEN REQUIRED.
12. PROGRAMMABLE THERMOSTATS IF NOT INSTALLED AT FACTORY.
13. DRINKING FOUNTAIN & SERVICE SINK WHEN NOT SHOWN ON FLOOR PLAN.
14. ALL SIGNS UNLESS OTHERWISE SPECIFIED.
15. HVAC EQUIPMENT & DUCT CONNECTIONS.

BUILDING DATA NOTES:

1. CONSTRUCTION IS TYPE V-B.
2. OCCUPANCY IS BUSINESS.
3. MEANS OF EGRESS IS DESIGNED FOR AN OCCUPANT LOAD OF 1 PERSON PER 100 SQUARE FEET OF GROSS OFFICE FLOOR AREA.
4. FIRE RATING OF EXTERIOR WALLS IS 0 HOURS.
5. THIS BUILDING REQUIRES A FIRE SEPARATION DISTANCE IN ACCORDANCE WITH TABLE 602 OF THE FBC AND IS SUBJECT TO LOCAL JURISDICTION APPROVAL.

FLORIDA
STRUCTURAL LOAD LIMITATIONS:

- FLOOR LIVE LOAD:
A. 50 PSF.
B. 2000# CONCENTRATED LOAD OVER 30 INCH X 30 INCH AREA LOCATED ANYWHERE ON FLOOR.
- ROOF LIVE LOAD:
A. 20 PSF.
- ROOF SNOW LOAD:
NOT APPLICABLE
- WIND LOAD:
A. 130 MPH
B. $W = 1.0$
C. WIND IMPORTANCE FACTOR.
D. WIND EXPOSURE CATEGORY.
E. INTERNAL PRESSURE COEFFICIENT.
F. $G_{CPI} = 0.18$
G. ZONE 5 WALL COMP. & CLADDING.
H. $P_{F1} = 40.3$ PSF
I. ZONE 4 WALL COMP. & CLADDING.
J. $P_{F2} = 86.6$ PSF
K. ROOF COMPONENT & CLADDING LOAD.
L. THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT.
- H. II BUILDING CATEGORY PER FBC.
- I. ENCLOSED BUILDING ENCLOSURE CLASSIFICATION.
- J. THIS BUILDING IS NOT DESIGNED FOR PLACEMENT IN A HIGH VELOCITY HURRICANE ZONE AS DEFINED BY THE FBC.
- K. BUILDING MEAN ROOF HEIGHT SHALL NOT EXCEED 15 FEET.
- SEISMIC LOAD:
NOT APPLICABLE
- FLOOD LOAD:
THIS BUILDING IS NOT DESIGNED TO BE LOCATED IN A FLOOD HAZARD AREA.

FOUNDATION PLANS:

IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS THESE BUILDING PLANS DO NOT CONTAIN FOUNDATION SUPPORT AND TIE DOWN SYSTEM DETAILS AND SPECIFICATIONS. THE ENGINEER OF THE BUILDING PLANS SHOULD BE CONTACTED TO OBTAIN APPROPRIATE FOUNDATION PLANS. IF THE FOUNDATION PLANS ARE DESIGNED BY OTHERS THE ENGINEER OF THE BUILDING PLANS SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR THE FOUNDATION DESIGN AND THE CONSEQUENTIAL PERFORMANCE OF THE SUPERSTRUCTURE'S STRUCTURAL COMPONENTS AND SYSTEMS RELATING THERETO.

CODE SUMMARY:

STATE	BUILDING	ELECTRICAL	MECHANICAL	PLUMBING	ACCESSIBILITY	ENERGY
FLORIDA	2004 FBC-B W/05.06.407 SUPP.	2005 NEC	2004 FBC-M W/05.06.407 SUPP.	2004 FBC-P W/05.06.407 SUPP.	2004 FBC-B W/05.06.407 SUPP.	2004 FBC-B W/05.06.407 SUPP., CHP.11&ADA SUPP., CHP.13

** ALSO 2004 FL FIRE PREVENTION CODE (FFPC)
2003 NFPA 101 WITH 2004 FFPC REVISIONS

WINDOW AND DOOR ABBREVIATIONS:

- 3680 = 36 INCHES X 80 INCHES (TYPICAL)
- VS = VERTICAL SLIDER, SINGLE OR DOUBLE HUNG
- HS = HORIZONTAL SLIDER
- OBS = OBSCURE GLAZING
- E OR EGRESS = EGRESS WINDOW COMPLYING WITH FBC SECTION 1025.4.1
- HD = HEAVY DUTY
- ALUM = ALUMINUM INSULATED DOOR
- ST/ST = STEEL INSULATED DOOR
- VB = VIEW BLOCK
- SLG = SLIDING GLASS DOOR

WINDOW & DOOR NOTES:

1. ALL WINDOWS SHALL HAVE INSULATED GLASS (U=0.48 OR LESS).
2. ALL EXTERIOR DOORS SHALL HAVE U=0.70 OR LESS.
3. ALL EXTERIOR DOORS ARE EQUIPPED WITH PANIC HARDWARE.

Date 1-24-08 Plan No. 2198-0053F
Approved By SCOTT S. FRANCIS


Modular Building Plans Examiner
Florida License No. SMP-42

LISTING
AGENCY APPROVAL

These prints comply with the Florida Manufactured Building Act of 1979 Construction Code and adhere to the following criteria:

Const. Type: VB
Occupancy: B
Allowable No. of Floors: 1 (3 ac)
Wind Velocity: 130 (3 ac)
Fire Rating of Ext. Walls: 0
Plan No.: 2198-0053F
Allow. Floor Load: 50
Approval Date: 1-24-08
Manufacturer: TownHomes
Approved for High Velocity Hurricane Zone: 
HWC
COA # 102F

 VISION - EXPERIENCE - INTEGRITY - BUILDING YOUR FUTURE		TownHomes P.O. BOX 1059 LAKE CITY, FLORIDA 32056	
DATE: 01/13/2008	KENNETH A. GODFREY, P.E. 12132 RUSTIC BARN TRAIL MORGANTON, GA 30560 FL PE#40131		
SCALE: -NTS-			
CODES: SEE SUMMARY	REVISIONS: Δ 01-21-08		
LABELS: HWC., FL	BY: KAG.		
MODEL 1403-1022	SHEET		
COVER SHEET	1 OF 5		
	KAG. NO. 010508TWN		

2198-0053

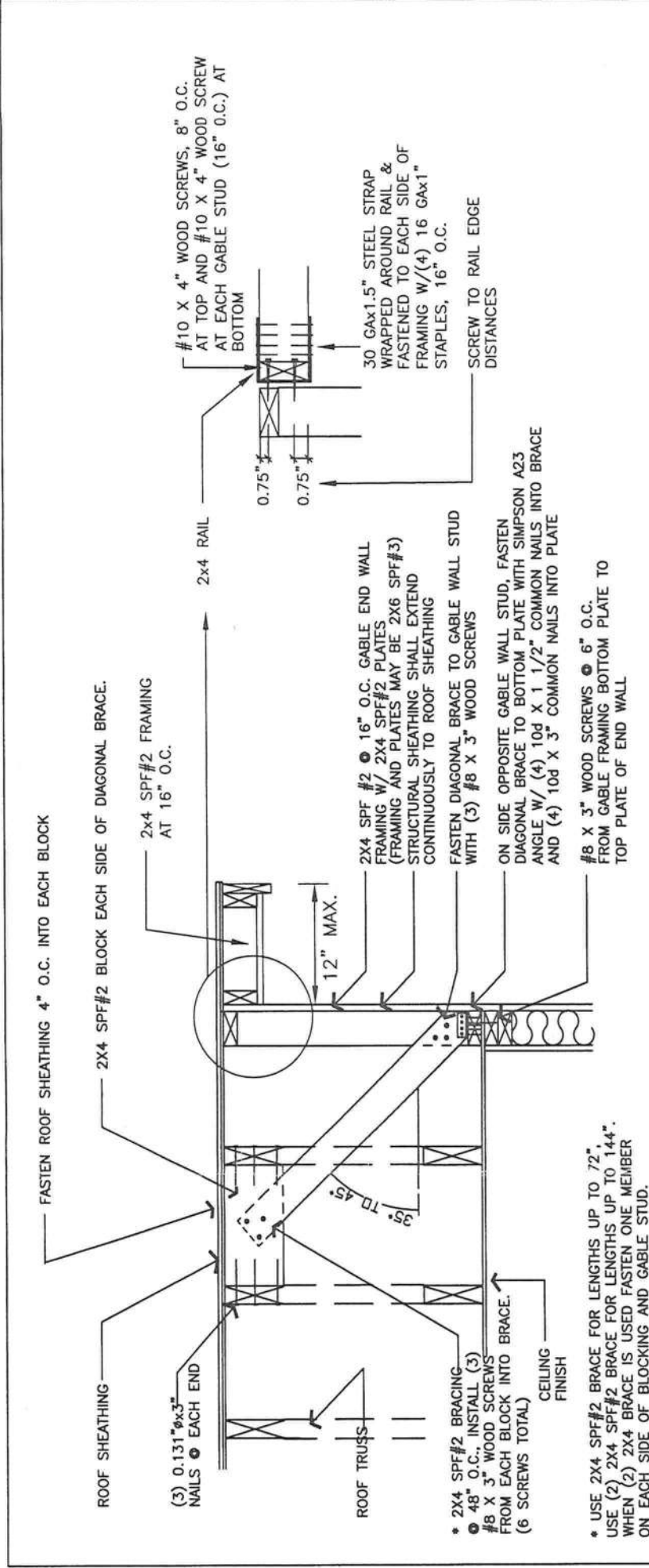
ELECTRICAL NOTES:

1. ALL EQUIPMENT SHALL BE LISTED BY UL FOR THE APPLICATION FOR WHICH IT IS USED AND ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE LISTING.
2. ALL CIRCUITS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE APPROPRIATE ARTICLES OF THE NATIONAL ELECTRICAL CODE (NEC).
3. WHEN LIGHT FIXTURES ARE INSTALLED IN CLOSETS THEY SHALL BE SURFACE MOUNTED OR RECESSED. INCANDESCENT FIXTURES SHALL HAVE COMPLETELY ENCLOSED LAMPS. SURFACE MOUNTED INCANDESCENT FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 12 INCHES AND ALL OTHER FIXTURES SHALL BE A MINIMUM CLEARANCE OF 6 INCHES FROM "STORAGE AREA" AS DEFINED BY NEC 410-8(g).
4. WHEN WATER HEATERS ARE INSTALLED THEY SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE WATER HEATERS SERVED. THE BRANCH CIRCUIT SWITCH OR CIRCUIT BREAKER SHALL BE PERMITTED TO SERVE AS THE DISCONNECTING MEANS ONLY WHERE THE SWITCH OR CIRCUIT BREAKER IS WITHIN SIGHT FROM THE WATER HEATER OR IS CAPABLE OF BEING LOCATED IN THE OPEN POSITION.
5. HVAC EQUIPMENT SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE EQUIPMENT SERVED. A UNIT SWITCH WITH A MARKED "OFF" POSITION THAT IS A PART OF THE HVAC EQUIPMENT AND DISCONNECTS ALL UNGROUNDED CONDUCTORS SHALL BE PERMITTED AS THE DISCONNECTING MEANS WHERE OTHER DISCONNECTING MEANS ARE ALSO PROVIDED BY A READILY ACCESSIBLE CIRCUIT BREAKER.
6. PRIOR TO ENERGIZING THE ELECTRICAL SYSTEM THE INTERRUPTING RATING OF THE MAIN BREAKER MUST BE DESIGNED AND VERIFIED AS BEING IN COMPLIANCE WITH SECTION 110-9 OF THE NEC BY LOCAL ELECTRICAL CONSULTANT.
7. THE MAIN ELECTRICAL PANEL AND FEEDERS ARE DESIGNED BY OTHERS. SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION APPROVAL.
8. ALL CIRCUITS CROSSING OVER MODULE MATING LINE(S) SHALL BE SITE CONNECTED WITH APPROVED ACCESSIBLE JUNCTION BOXES OR CABLE CONNECTORS.
9. FIRE ALARM PULL STATION OPERABLE DEVICE SHALL BE LOCATED 42 TO 45 INCHES ABOVE THE FLOOR. FIRE ALARM HORN/STROBE DEVICE SHALL BE WALL MOUNTED WITH THE BOTTOM EDGE 80 INCHES ABOVE THE FLOOR.
10. ALL RECEPTACLES INSTALLED IN WET LOCATIONS (EXTERIOR) SHALL BE WEATHER PROOF (WP) ENCLOSURES, THE INTEGRITY OF WHICH IS NOT AFFECTED WHEN AN ATTACHMENT PLUG CAP IS INSERTED OR REMOVED.
11. ALL EXTERIOR LIGHTS SHALL BE EQUIPPED WITH PHOTOCELLS FOR AUTOMATIC SHUT-OFF WHEN DAYLIGHT IS AVAILABLE.
12. EMERGENCY LIGHTING SHALL BE CAPABLE OF PROVIDING INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (fc) AND A MINIMUM OF 0.1 fc MEASURED ALONG THE PATH OF EGRESS AT THE FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 fc AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 fc AT THE END OF THE EMERGENCY LIGHT TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES.
13. INTERIOR LIGHTING SHALL BE CONTROLLED BY OCCUPANT SENSORS THAT TURN OFF THE LIGHTING WITHIN 30 MINUTES OF AN OCCUPANT LEAVING THE SPACE IN ALL OF THE FOLLOWING AREAS:
A. ALL ROOMS IN BUILDINGS THAT EXCEED 5000 SQUARE FEET IN AREA EXCEPT FOR LIGHTING INTENDED FOR 24 HOUR OPERATION, LIGHTING IN SPACES WHERE PATIENT CARE IS RENDERED, AND SPACES WHERE AUTOMATIC SHUT-OFF WOULD ENDANGER THE SAFETY OR SECURITY OF THE ROOM OR BUILDING OCCUPANT(S);
B. THE FOLLOWING ROOMS IN BUILDINGS OF 5000 SQUARE FEET OR LESS IN AREA: CONFERENCE AND MEETING ROOMS, EMPLOYEE LUNCH OR BREAK ROOMS, CLASSROOMS (NOT INCLUDING SHOP CLASSROOMS, LABORATORY CLASSROOMS AND CLASSROOMS FOR PRESCHOOL THROUGH THE 12TH GRADE).

PLUMBING NOTES:

1. WHEN REQUIRED RESTROOM FACILITIES ARE NOT PROVIDED WITHIN THE BUILDING THEY SHALL BE LOCATED IN AN ADJACENT BUILDING SUBJECT TO LOCAL APPROVAL OR SITE INSTALLED AND SUBJECT TO LOCAL INSPECTION. ALL SITE INSTALLED FACILITIES ARE DESIGNED BY OTHERS. THIS SHALL BE NOTED ON THE BUILDING DATA PLATE.
2. BUILDING OWNER ASSUMES ALL RESPONSIBILITY FOR DRINKING WATER FACILITIES, SERVICE SINK AND ALL OTHER REQUIRED PLUMBING FACILITIES NOT SHOWN ON FLOOR PLAN. ALL BUILDING OWNER PROVIDED FACILITIES ARE DESIGNED BY OTHERS.

NOTES MOVED TO HVAC PLAN



GABLE END WALL OVERHANG & BRACING DETAIL

LISTING AGENCY APPROVAL

These prints comply with the Florida Manufactured Building Act of 1979 Construction Code and adhere to the following criteria:

Const. Type	VB
Occupancy	B
Allowable No. of Floors	1 (3 sec)
Wind Velocity	0
Fire Rating of Ext. Walls	2198-0053F
Plan No	50
Allow. Floor Load	1-24-98
Approval Date	Town Homes
Manufacturer	16
Approved for High Velocity Hurricane Zone	HWC
COA #	1025



TownHomes

P.O. BOX 1059
LAKE CITY, FLORIDA 32056

VISION - EXPERIENCE - INTEGRITY - BUILDING YOUR FUTURE

DATE: 01/13/2008
SCALE: -NTS-
CODES: SEE SUMMARY
LABELS: HWC, FL
MODEL 1403-1022

REVISIONS:
01-21-08
BY: KAG.

SHEET
2 OF 5

KENNETH A. GODFREY, P.E.
12132 RUSTIC BARN TRAIL
MORGANTON, GA 30560
FL PE#40131

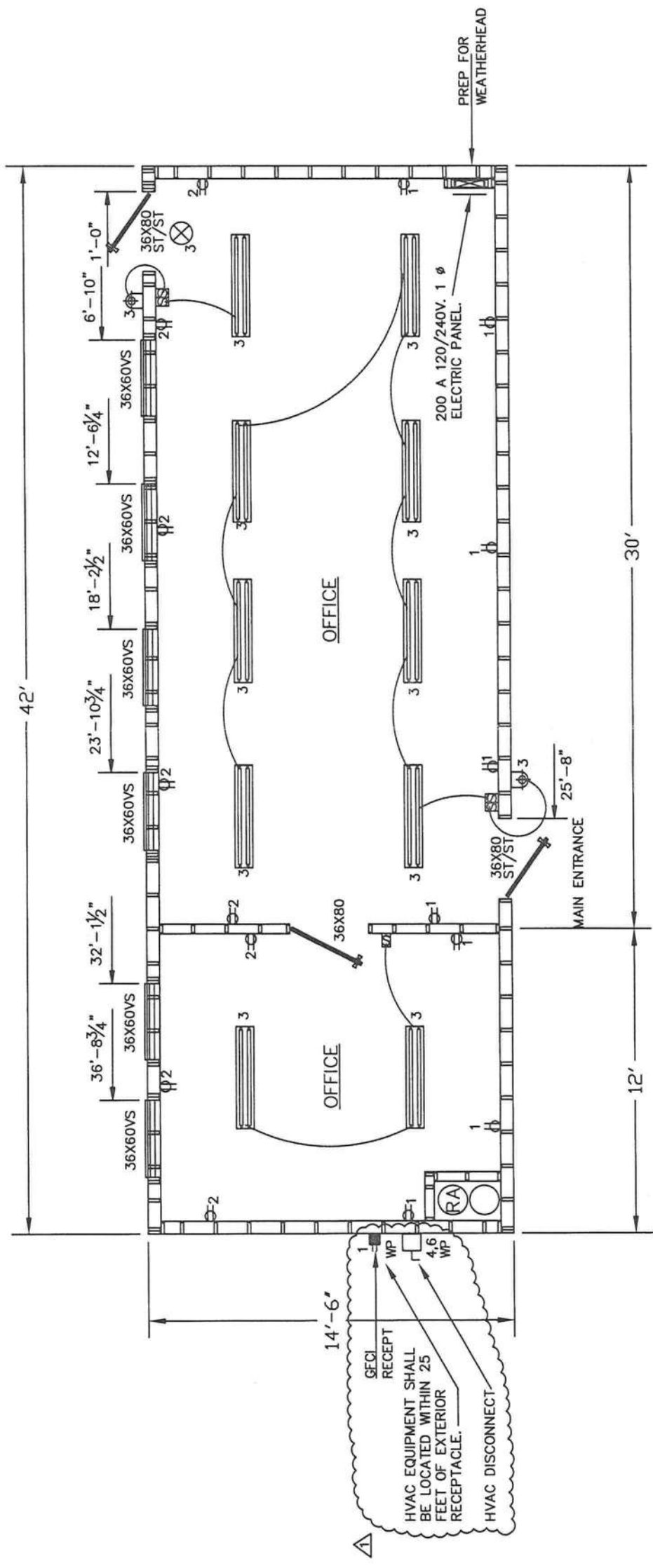
BR: KAG.

KAG. NO.
0105081WN

JAN 22 2008

14'-6" WIDE HOME

FRONT



ELECTRICAL SCHEDULE				
CIRCUIT	NOMINCLATURE	BREAKER (AMPS)	WIRE (CU.)	
4,6	HVAC			
1,2,3	LIGHTING & RECEPTACLES	20 A	12-2 NM	
5	SPARE	-	-	
ELECTRICAL PANEL SIZING:				
DESCRIPTION	SUBPANEL	KVA		
GENERAL LIGHTING				
.0035 KW/SF X 609 SF X 1.25=		2.7		
17 RECEPTS AT 180VA/1000=		3.1		
WATER HEATER 0 KW X 1.25 =		--		
0 FANS AT .3 KW X 1.25=		--		
HVAC *		10.5		
OTHER		--		
TOTAL 16.3 KW				
TOTAL/240 X 1000=		68 AMPS		
INSTALL 200 AMP PANEL & MAIN BREAKER				
120/240 V 1ø				

G.F.I. 120 V. RECEPT		INTERIALLY LIGHTED EXIT SIGN 5 W MAX. W/ BATTERY BACK-UP	
☐	240 V. RECEPT	☒	
☒	FLOOR RECEPT	☒	DIRECTIONAL EXIT SIGN (INSTALLED BY OTHERS)
☒	THERMOSTAT	☒	ELECT. PANEL BOX
☒	INCANDESCENT LIGHT	☒	HANDICAP DIREC. SIGN (INSTALLED BY OTHERS)
☒	FLUORESCENT LIGHT 2-32 W T8 TUBES ELECTRONIC BALLAST	☒	SINGLE SWITCH
☒	15 W FLUORESCENT OUTSIDE LIGHT W.P.	☒	DBL. SWITCH
☒	SUPPLY AIR DUCT RETURN AIR GRILL & DROP OUT	☒	CEILING JUNCTION BOX
☒		☒	SMOKE DETECTOR

* HVAC LOAD IS ASSUMED. IF ACTUAL HVAC LOAD EXCEEDS LOAD SHOWN THE ELECTRICAL PANEL SIZING MUST BE RE-EVALUATED BY A LICENSED DESIGNER (DESIGNED BY OTHERS).

LISTING
AGENCY APPROVAL
These prints comply with the Florida Manufactured Building Act of 1979 Construction Code and adhere to the following criteria:
Const. Type: VB
Occupancy: B
Allowable No. of Floors: 1/130(3 ac)
Wind Velocity: 0
Firing Rating of Ext. Walls: 2198-2033F
Plan No.: 50
Address: 1-24-08
Approval Date: Town Homes
Manufacturer: 10
Approved for High Velocity Hurricane Zone: 10
HWC
COA # 1025

TownHomes
VISION - EXPERIENCE - INTEGRITY - BUILDING YOUR FUTURE

TownHomes
P.O. BOX 1059
LAKE CITY, FLORIDA 32056

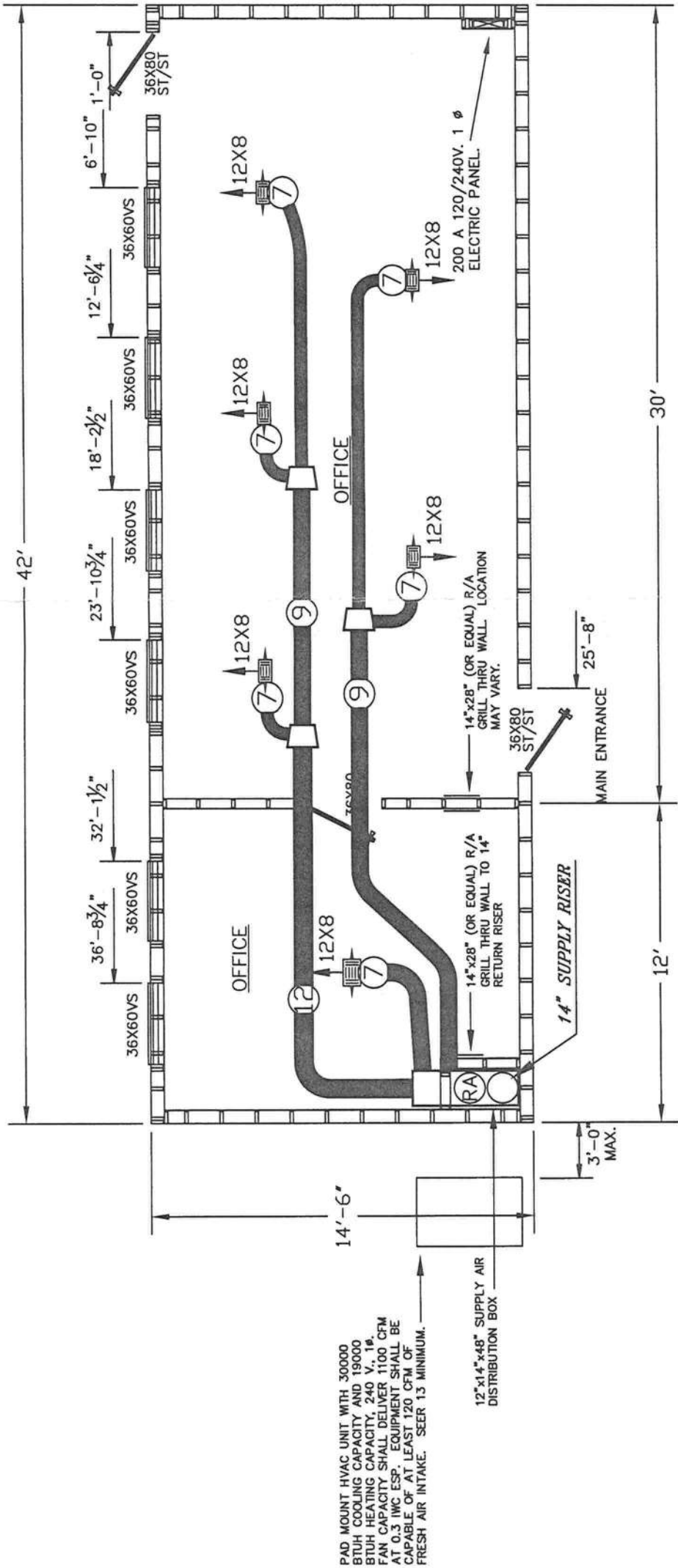
DATE: 01/13/2008
SCALE: 3/16" = 1'-0"
CODES: FBC
LABELS: FL, HWC
MODEL: 1403-1022
FLOOR PLAN

KENNETH A. GODFREY, P.E.
12132 RUSTIC BARN TRAIL
MORGANTON, GA 30560
FL PE#40131
REVISIONS:
01-21-08
BY: KAG
SHEET
3 OF 5
KAG NO. 010508TWN

JAN 22 2008

14'-6" WIDE HOME

FRONT



PAD MOUNT HVAC UNIT WITH 30000 BTUH COOLING CAPACITY AND 19000 BTUH HEATING CAPACITY, 240 V., 1Ø. FAN CAPACITY SHALL DELIVER 1100 CFM AT 0.3 INCH ESP. EQUIPMENT SHALL BE CAPABLE OF AT LEAST 120 CFM OF FRESH AIR INTAKE. SEER 13 MINIMUM.

12"x14"x48" SUPPLY AIR DISTRIBUTION BOX

MECHANICAL NOTES:

1. HVAC EQUIPMENT SELECTION IS BY OTHERS. EQUIPMENT AND EXTERIOR DUCT WORK IS SITE INSTALLED AND SUBJECT TO APPROVAL OF THE LOCAL JURISDICTION HAVING AUTHORITY.
2. ALL SUPPLY AIR REGISTERS SHALL BE 12 INCHES X 8 INCHES ADJUSTABLE WITH OVERHEAD PIERS OR AS DUCT UNLESS OTHERWISE SPECIFIED. EXTERIOR DUCTS SHALL HAVE A MINIMUM INSULATION VALUE AND ALL OTHER DUCTS SHALL HAVE A MINIMUM INSULATION VALUE. ALL EXTERIOR DUCTS SHALL BE WEATHERPROOF.
3. ALL DUCT SIZES ARE INSIDE DIMENSIONS.
4. HVAC EQUIPMENT SHALL BE EQUIPPED WITH OUTSIDE FRESH AIR INTAKES CAPABLE OF PROVIDING 20 CFM FOR EACH OCCUPANT.
5. HVAC SYSTEM SHALL COMPLY WITH NFPA 90B.
6. THERMOSTATS SHALL BE PROGRAMMABLE AS REQUIRED BY THE APPLICABLE ENERGY CODE. IF PROGRAMMABLE THERMOSTATS ARE NOT INSTALLED IN THE FACTORY THEY SHALL BE PROVIDED BY THE BUILDING OWNER AND SITE INSTALLED BY OTHERS.

LISTING
AGENCY APPROVAL

These prints comply with the Florida Manufactured Building Act of 1978 Construction Code and adhere to the following criteria:

Constr. Type VB
Consistency B
Allowable No. of Floors 1 (3 AC)
Wind Velocity 120 (3 AC)
Fire Rating of End Walls 0
Sign. Mtn 2193-20033F
Allow. Floor Load 50
Approval Date 1-24-08
Manufacturer TownHomes
Approved for High Velocity Hurricane Zone No

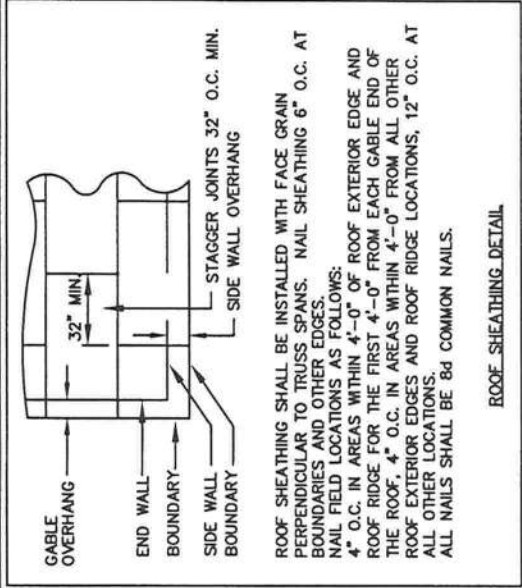
HWC
COA # 1025



TownHomes
P.O. BOX 1059
LAKE CITY, FLORIDA 32056

DATE: 01/21/2008	KENNETH A. GODFREY, P.E. 12132 RUSTIC BARN TRAIL MORGANTON, GA 30560 FL PE#40131
SCALE : 3/16" = 1'-0"	
CODES: FBC	REVISIONS:
LABELS: FL, HWC	BY: KAG
MODEL: 1403-1022	SHEET
HVAC PLAN	KAG NO. 010508TWN
	4 OF 5

JAN 22 2008



GENERAL CROSS SECTION NOTES:

- UNLESS OTHERWISE SPECIFIED ALL STEEL MUST COMPLY WITH ASTM A36, YIELD STRENGTH = 36 KSI.
- ALL LAG SCREWS MUST COMPLY WITH ANSI/AISC B18.2.1, F_y = 60 KSI MINIMUM.
- SEE FOUNDATION PLAN FOR FOUNDATION WALL, PIER, AND TIE DOWN LOCATIONS, ORIENTATIONS, AND SPECIFICATIONS.
- WHERE 1 INCH STAPLES ARE SPECIFIED THIS SHALL MEAN 1 INCH PENETRATION INTO HOLDING MEMBER.
- EXTERIOR JOINTS IN THE BUILDING ENVELOPE THAT ARE SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED, OR OTHERWISE SEALED IN AN APPROVED MANNER TO PREVENT AIR LEAKS. THIS INCLUDES BUT IS NOT LIMITED TO OPENINGS AT PENETRATIONS OF UTILITY SERVICES, AROUND WINDOW & DOOR FRAMES, BETWEEN WALLS PANELS AND FLOOR OR ROOF/CEILING ASSEMBLIES.
- REFER TO THE BUILDING MANUFACTURER'S APPROVED CONSTRUCTION PACKAGE FOR INFORMATION ON SHOWN THESE PLANS.
- ALL VAPOR BARRIERS SHALL BE ON THE WINTER WARM SIDE OF THE BUILDING ENVELOPE.

INTERIOR FINISH MATERIAL:

CEILING - 1/2" INCH MINIMUM GYPSUM BOARD (VINYL COVERED) THROUGHOUT.

WALL - 1/2" INCH MINIMUM GYPSUM BOARD (VINYL COVERED) THROUGHOUT.

FLOOR - VINYL BLOCK TILE OR LINOLEUM.

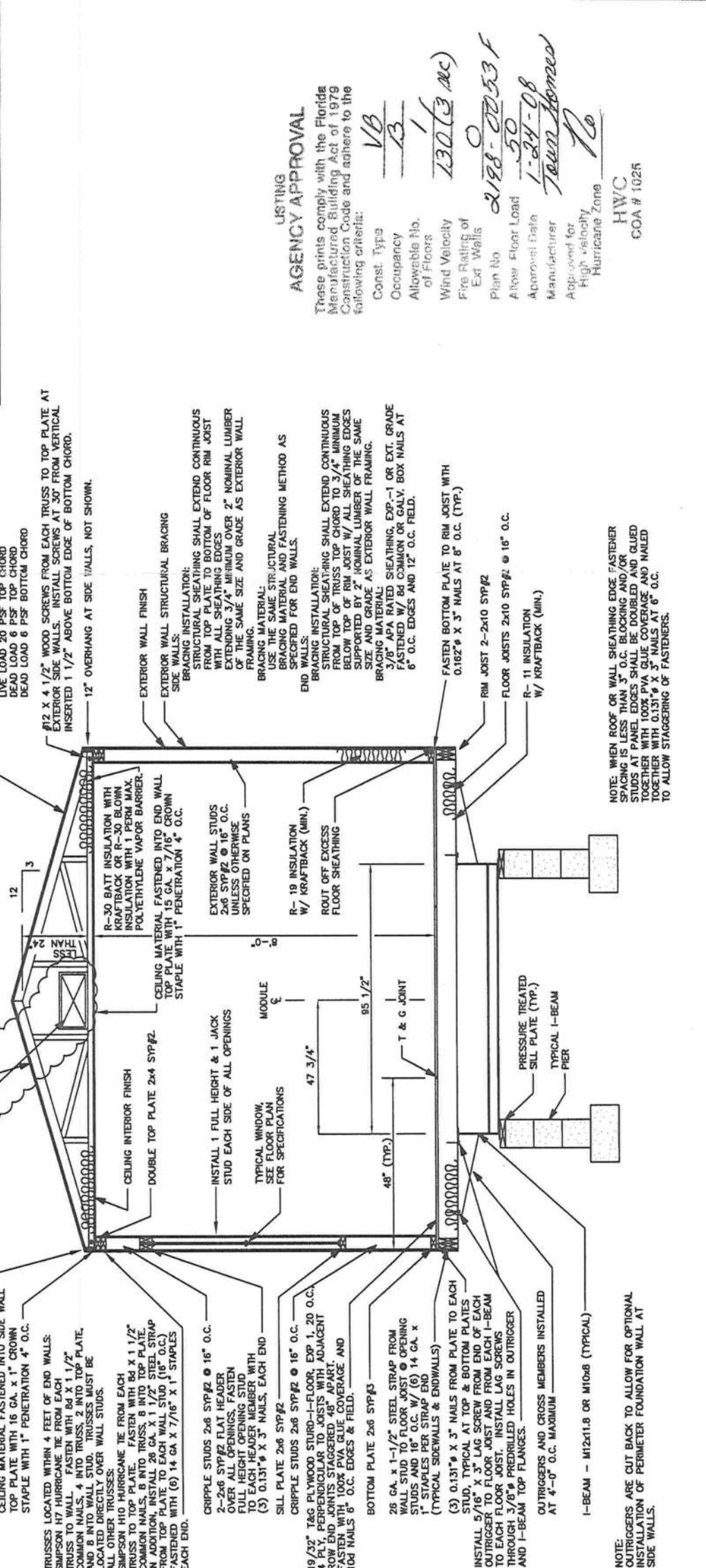
EXTERIOR FINISH MATERIAL:

ROOF - ASPHALT SHINGLES OVER 2 LAYERS OF #15 FELT PAPER. SHINGLES SHALL COMPLY WITH ASTM D226 OR ASTM D3462. SHINGLES SHALL COMPLY WITH ASTM D3161, TAS 107 OR ASTM D7158 IN ACCORDANCE WITH THE CLASSIFICATIONS LISTED IN TABLE 1507.2.10 OF THE FBC. SHINGLE ATTACHMENT SHALL CONFORM WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. SHINGLE FASTENERS SHALL COMPLY WITH FBC SECTION 1507.2.6. SHINGLE FASTENERS SHALL COMPLY WITH ASTM D3271 OR ASTM D4669, TYPE 1. FLASHING SHALL COMPLY WITH FBC SECTION 1507.2.8.

WALL - VINYL LAP SIDING CONFORMING W/ ASTM D3679.

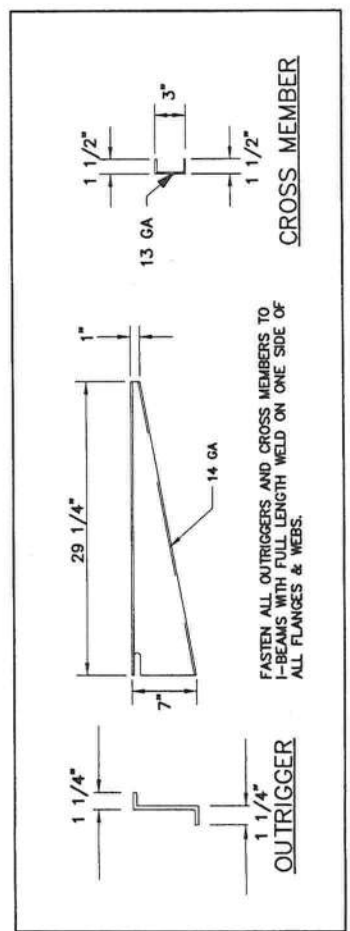
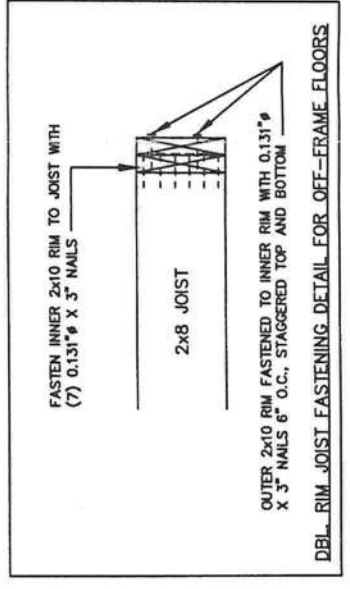
GENERAL FINISH NOTES:

- ALL ROOFING AND SIDING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE PRODUCTS MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- ROOFING AND SIDING MATERIALS AND THEIR FASTENINGS SHALL BE DESIGNED AND INSTALLED SO AS TO RESIST THE COMPONENT WIND LOAD SHOWN ON THE COVER SHEET.
- ALL ROOF COVERINGS SHALL MEET CLASS C OR BETTER REQUIREMENTS.
- WALL FINISH SHALL BE INSTALLED OVER APPROVED MOISTURE PROTECTION AND BRACING MATERIAL.
- MOISTURE PROTECTION BEHIND WALL COVERINGS SHALL BE AS REQUIRED BY EXTERIOR WALL FINISH MANUFACTURER'S SPECIFICATIONS, BUT NOT LESS THAN ONE LAYER OF NO. 15 ASPHALT FELT, COMPLYING WITH ASTM D226 FOR TYPE 1 FELT, ATTACHED IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR WALL FINISH.



APPROVED TRUSS DESIGN:
TRUSS MFG. UNIVERSAL FOREST PRODUCTS
TRUSS DWG. NO. P25802
FINAL TRUSS DESIGN SHALL BE SUBMITTED TO BUILDING DESIGNER PRIOR TO CONSTRUCTION.

FLORIDA REQUIREMENT
INSTALL CONTINUOUS 2-1/2" WIDE PLYWOOD BEARING STRIP OVER TOP PLATE AT ALL BEARING WALLS (TYPICAL).
(THE SAME THICKNESS AS CEILING FINISH).



ROOF SHEATHING DETAIL

ROOF SHEATHING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO TRUSS SPANS. NAIL SHEATHING 6" O.C. AT BOUNDARIES AND OTHER EDGES.

NAIL FIELD LOCATIONS AS FOLLOWS:

- 4" O.C. IN AREAS WITHIN 4'-0" OF ROOF EXTERIOR EDGE AND THE ROOF, 4" O.C. IN AREAS WITHIN 4'-0" FROM ALL OTHER ROOF EXTERIOR EDGES AND ROOF RIDGE LOCATIONS, 12" O.C. AT ALL OTHER LOCATIONS.
- ALL NAILS SHALL BE 8d COMMON NAILS.

AGENCY APPROVAL

These prints comply with the Florida Manufactured Building Act of 1979 Construction Code and adhere to the following criteria:

Const. Type	VB
Occupancy	B3
Allowable No. of Floors	130 (3 AC)
Wind Velocity	130 (3 AC)
Fire Rating of Ext. Walls	1-24-08
Plan No.	2198-0053 F
Allow Floor Load	50
Approval Date	1-24-08
Manufacturer	TownHomes
Approved for High Velocity Hurricane Zone	No

HWC
COA # 1025

LISTING

1. ALL ROOFING AND SIDING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE PRODUCTS MANUFACTURER'S INSTALLATION INSTRUCTIONS.

2. ROOFING AND SIDING MATERIALS AND THEIR FASTENINGS SHALL BE DESIGNED AND INSTALLED SO AS TO RESIST THE COMPONENT WIND LOAD SHOWN ON THE COVER SHEET.

3. ALL ROOF COVERINGS SHALL MEET CLASS C OR BETTER REQUIREMENTS.

4. WALL FINISH SHALL BE INSTALLED OVER APPROVED MOISTURE PROTECTION AND BRACING MATERIAL.

5. MOISTURE PROTECTION BEHIND WALL COVERINGS SHALL BE AS REQUIRED BY EXTERIOR WALL FINISH MANUFACTURER'S SPECIFICATIONS, BUT NOT LESS THAN ONE LAYER OF NO. 15 ASPHALT FELT, COMPLYING WITH ASTM D226 FOR TYPE 1 FELT, ATTACHED IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR WALL FINISH.

TownHomes
P.O. BOX 1059
LAKE CITY, FLORIDA 32056

DATE: 01/13/08
SCALE: -NTS-
CODES: SEE SUMMARY
LABELS: HWC, FL
MODEL: 1403-1022
CROSS SECTION

BY: KAG
REVISIONS: 01-21-08
SHEET 5 OF 5

Reference: ACCA Manual N Fourth Edition

Variables:

Building destination:

Outside summer DB (degree F.):

Inside summer DB (degree F.):

Outside winter DB (degree F.):

Inside winter DB (degree F.):

Design grains at 50% RH:

Daily range (Degree F.):

Summer attic deg. F. increase:

Glass area (SF):

North

East

South

West

Wood/metal doors:

Glass/french doors:

Roof:

Floor:

Lake City, Florida

OS := 93

IS := 78

OW := 30

IW := 70

DG := 51

DR := 18

AT := 50

Gross wall area (SF):

NW := 116

EW := 336

SW := 116

WW := 336

Gross areas (SF):

WD := 40

GD := 0

R := 609

F := 609

Occupant content:

Outside air CFM from HVAC:

Heat recovery reduction:

No. of exterior doors:

Winter CFM/door:

Summer CFM/door:

Wall height in feet:

Incandescent lighting (watts):

Fluorescent lighting (watts):

(Do not include ballast load)

U-values:

UG := 1.04

UW := 0.05

U-values:

WU := 0.6

GU := 1.10

RU := 0.033

FU := 0.08

Glass shading factor:

Equipment load:

SF := 0.7

EL := 0

Heat Gains (Cooling Loads):

Sensible heat gain:

A. Solar radiation through glass:

North:

Total:

B. Transmission gains:

Glass:

Doors:

Walls:

Daily range correction:

North:

East:

South:

West:

Total:

Roof:

Floor:

Total transmission gains:

C. Occupants:

D. Lights:

E. Equipment:

F. Infiltration:

G. Ducts:

H. Ventilation:

Total sensible heat gain:

Latent heat gain:

A. Occupants:

B. Ventilation:

C. Infiltration:

Total latent heat gain:

Total heat gain:

Heat Loss (Heating Loads):

A. Transmission loss:

Glass:

Doors:

Walls:

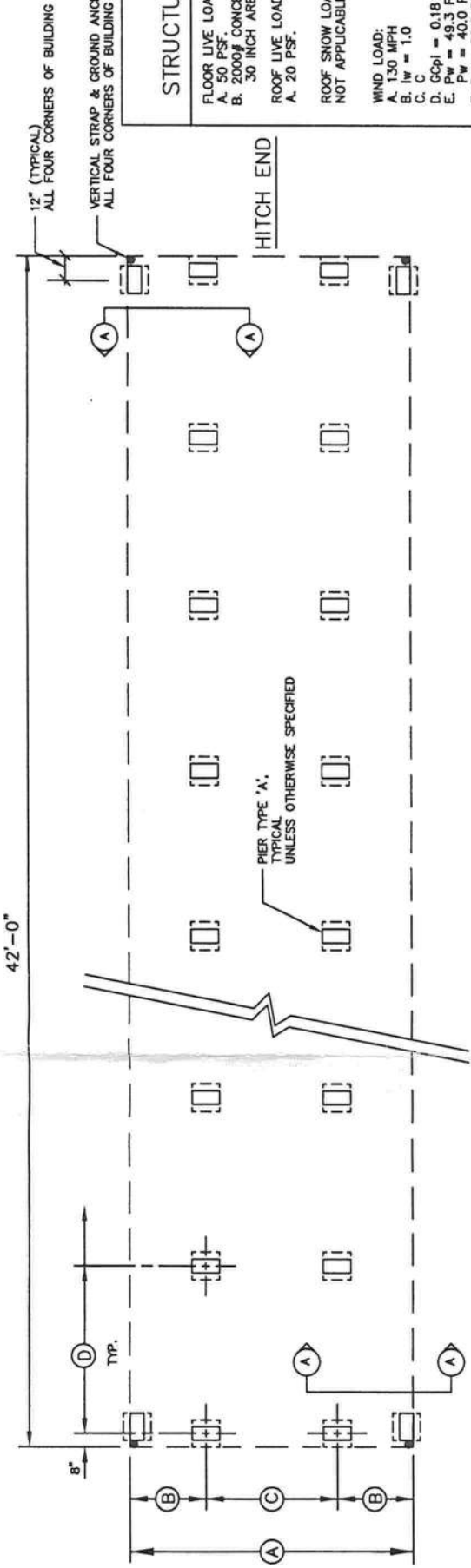
Roof:	LR := R-RU-(IW - OW)	LR = 804
Floor:	LF := F-FU-(IW - OW)	LF = 1949
Total transmission loss:		LT := LTG + LTWD + LTGD + LTW + LR + LF
		LT = 9085
B. Infiltration:		ICFM := WH-F- $\frac{0.6}{60}$
		LI := (ICFM + WCFM-EX)-(IW - OW)-1.1
		LI = 3904
C. Ducts:	LD := (LT + LI)-0.05	LD = 649
D. Ventilation:	LV := OA-HR-(IW - OW)-1.1	LV = 5280
Total heat loss:		HL := LT + LI + LD + LV
		HL = 18918
		BTUH



[Signature]
JAN 22 2008

FOUNDATION NOTES:

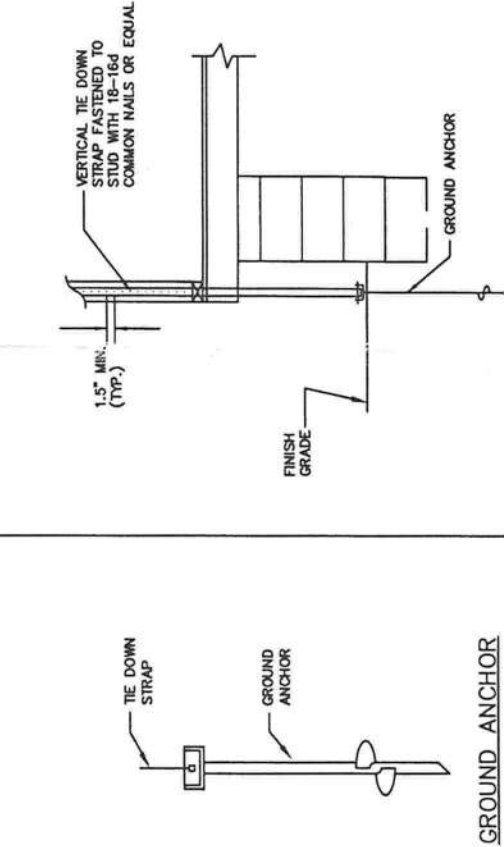
- THIS FOUNDATION PLAN IS PROVIDED FOR REFERENCE AS A TYPICAL STANDARD. ACTUAL FOUNDATION CONDITIONS MUST BE EVALUATED FOR APPLICABILITY IF THIS PLAN IS TO BE USED. ALTERNATE FOUNDATION PLANS MAY BE DESIGNED BY OTHERS IN ACCORDANCE WITH THE REQUIREMENTS OF THE JURISDICTION HAVING AUTHORITY. IF FOUNDATION PLANS ARE DESIGNED BY OTHERS, THE ENGINEER OF THE BUILDING PLANS SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR THE FOUNDATION DESIGN AND THE CONSEQUENTIAL PERFORMANCE OF THE SUPERSTRUCTURE'S STRUCTURAL COMPONENTS AND SYSTEMS RELATED THERETO.
- ALL FOUNDATION CONSTRUCTION MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES.
- TIE DOWN STRAPS TO BE 1-1/4" X .035" TYPE-1, FINISH B, GRADE 1 ZINC COATED STEEL STRAPPING CERTIFIED BY A REGISTERED ENGINEER OR ARCHITECT AS CONFORMING WITH ASTM 03953-91. TIE DOWN STRAPS AND CONNECTING HARDWARE SHALL HAVE 3150# MINIMUM WORKING CAPACITY.
- EACH GROUND ANCHOR SHALL HAVE A WORKING CAPACITY NO LESS THAN THE SUM OF THE REQUIRED WORKING CAPACITIES OF ALL TIE DOWN STRAPS CONNECTED TO THE GROUND ANCHOR, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. DESIGN OF GROUND ANCHOR, INCLUDING SHAFT LENGTH, NUMBER AND DIAMETER OF HELICES, ETC., TO BE AS SPECIFIED BY THE GROUND ANCHOR MANUFACTURER FOR THE ACTUAL SOIL TYPE ENCOUNTERED. IF THE HOLDING OR PULLOUT CAPACITIES OF GROUND ANCHORS ARE BELOW THE ASSUMED DESIGN VALUES, THE ARCHITECT/ENGINEER MUST BE CONSULTED FOR AN ALTERNATED ANCHORAGE DESIGN.
- EXCAVATE AN ADDITIONAL 1 TO 2 INCHES AT BOTTOM AND SIDES OF ALL FOOTINGS THAT ARE POURED DIRECTLY AGAINST EARTH.
- ALL PIERS SHALL BE CONSTRUCTED OF 8" X 8" X 16" NOMINAL STANDARD WEIGHT CONCRETE MASONRY UNITS CONFORMING TO ASTM C90 HAVING A UNIT COMPRESSIVE STRENGTH OF 1900 PSI ($f_m = 1500$ PSI). MASONRY UNITS SHALL BE FULLY LAID IN TYPE M OR S MORTAR OR COVERED WITH SURFACE BONDING CEMENT COMPLYING WITH ASTM C887 AND APPLIED IN STRICT ACCORDANCE WITH THE CEMENT MANUFACTURER'S INSTRUCTIONS. WITH THE BOTTOM COARSE FULLY LAID IN TYPE M OR S MORTAR. REINFORCEMENT BARS AND PIER FOOTINGS SHALL BE DESCRIBED IN THE PIER DETAILS.
- CONCRETE SHALL BE STANDARD WEIGHT (150 PCF) WITH A MINIMUM COMPRESSIVE STRENGTH 3000 PSI AT 28 DAYS. MORTAR SHALL COMPLY WITH ASTM C270. GROUT SHALL COMPLY WITH ASTM C476 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI.
- ALL REINFORCEMENT BARS SHALL COMPLY WITH ASTM A615, GRADE 60. REINFORCEMENT BARS SHALL BE UNCOATED DEFORMED BARS (NO EPOXY). REINFORCEMENT BARS SHALL BE EQUALLY SPACED AND PLACED WITH 3" CLEARANCE FROM BOTTOM AND SIDES OF THE FOOTING. AT SPLICES LAP ALL #4 BARS 24 INCHES MINIMUM AND LAP ALL #5 BARS 30 INCHES MINIMUM. OFF SET ALL SPLICES 30 INCHES MINIMUM.
- ALL PIERS SHALL BE CAPPED WITH 4 INCHES OF SOLID MASONRY OR CONCRETE OR THE CAVITIES OF THE TOP COURSE SHALL BE FILLED WITH CONCRETE OR GROUT. PIERS SHALL PROVIDE A TRUE AND EVEN BEARING SURFACE.
- THE CENTERLINE OF EACH I-BEAM SUPPORT PIER SHALL BE LOCATED DIRECTLY BELOW THE I-BEAM CENTERLINE WITH 1 INCH MAXIMUM TOLERANCE.
- SOIL BEARING CAPACITY SHOWN ON THIS PLAN IS ASSUMED. IF THE ACTUAL SOIL BEARING CAPACITY IS LESS THAN 2000 PSF, THE ENGINEER MUST BE CONSULTED FOR REQUIRED ALTERNATE FOUNDATION DESIGN. FOOTINGS SHALL BE PLACED ON NON-EXPANSIVE SOILS ONLY.
- WHEN CONTINUOUS PERIMETER SUPPORT IS NOT PROVIDED, INSTALL A TYPICAL I-BEAM TYPE PIER ON EACH SIDE OF ALL EXTERIOR DOOR OPENINGS. (MANUFACTURER'S RECOMMENDATION ONLY- OPTIONAL WHEN NOT SHOWN) SLIGHT ADJUSTMENT MAY BE REQUIRED TO INSURE OPERABILITY AFTER INSTALLATION OF BUILDING IS COMPLETE.
- THE AREA UNDER FOOTINGS AND FOUNDATIONS SHALL HAVE ALL VEGETATION, STUMPS, ROOTS, AND FOREIGN MATERIALS REMOVED PRIOR TO THEIR CONSTRUCTION.
- THE PERIMETER GRADE SHALL BE SLOPED AWAY FROM THE BUILDING TO PROVIDE POSITIVE DRAINAGE. THE GRADE OF THE GROUND UNDER THE BUILDING SHALL NOT BE LOWER THAN THE LOWEST SURROUNDING FINISHED LOT AREA GRADE IN ORDER TO PREVENT THE ACCUMULATION AND STANDING OF WATER UNDER THE BUILDING.
- ALL STAIRS, RAMPS, DECKS AND OTHER SITE WORK NOT SHOWN ON THESE DRAWINGS ARE DESIGNED BY OTHERS AND SUBJECT TO THE APPROVAL OF THE JURISDICTION HAVING AUTHORITY.
- TERMITE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE CODES WHEN REQUIRED BY SUCH CODES.
- FOUNDATION ENCLOSURE (IF PROVIDED) IS DESIGNED BY OTHERS. ENCLOSURE MUST HAVE A MINIMUM NET VENT AREA OF VENTILATION OPENINGS OF NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF CRAWL SPACE AREA. LOCATE OPENINGS TO PROVIDE CROSS VENTILATION OF ENTIRE CRAWL SPACE. INSTALL AN 18" X 24" MINIMUM OPENING FOR CRAWL SPACE ACCESS.



FLORIDA
STRUCTURAL LOAD LIMITATIONS:

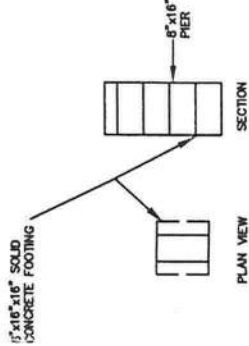
- FLOOR LIVE LOAD:
A. 50 PSF.
B. 2000# CONCENTRATED LOAD OVER 30 INCH X 30 INCH AREA LOCATED ANYWHERE ON FLOOR.
- ROOF LIVE LOAD:
A. 20 PSF.
- ROOF SNOW LOAD:
NOT APPLICABLE
- WIND LOAD:
A. 130 MPH
B. $I_w = 1.0$
C. C
D. $G_{CPI} = 0.18$
E. $P_w = 49.3$ PSF
F. $P_w = 40.0$ PSF
G. $P_w = 86.6$ PSF
H. $P_w = 86.6$ PSF
I. $P_w = 86.6$ PSF
J. $P_w = 86.6$ PSF
K. $P_w = 86.6$ PSF
L. $P_w = 86.6$ PSF
M. $P_w = 86.6$ PSF
N. $P_w = 86.6$ PSF
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W. $P_w = 86.6$ PSF
X. $P_w = 86.6$ PSF
Y. $P_w = 86.6$ PSF
Z. $P_w = 86.6$ PSF
- WIND SPEED.
WIND IMPORTANCE FACTOR.
WIND EXPOSURE CATEGORY.
INTERNAL PRESSURE COEFFICIENT.
ZONE 5 WALL COMP. & CLADDING.
ZONE 4 WALL COMP. & CLADDING.
ROOF COMPONENT & CLADDING LOAD.
THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT.
BUILDING CATEGORY PER FBC.
ENCLOSED
BUILDING ENCLOSURE CLASSIFICATION.
THIS BUILDING IS NOT DESIGNED FOR PLACEMENT IN A HIGH VELOCITY HURRICANE ZONE AS DEFINED BY THE FBC.
BUILDING MEAN ROOF HEIGHT SHALL NOT EXCEED 15 FEET.
- SEISMIC LOAD:
NOT APPLICABLE
- FLOOD LOAD:
THIS BUILDING IS NOT DESIGNED TO BE LOCATED IN A FLOOD HAZARD AREA.

THIS FOUNDATION DESIGN IS BASED ON THE CURRENT FLORIDA DCA APPROVED MODULAR PLANS FOR THE TOWN HOMES, LLC MODEL INDICATED IN THE TITLE BLOCK. THIS FOUNDATION DESIGN DOES NOT APPLY TO ANY STRUCTURAL CHANGES MADE TO THE DCA APPROVED PLANS THAT OCCUR AFTER THE DATE ON THESE FOUNDATION PLANS. ANY SUCH CHANGES WILL REQUIRE A NEW FOUNDATION DESIGN.



VERTICAL TIE DOWN STRAP DETAIL

FOUNDATION DIMENSIONS			
A MODULE WIDTH	B PIER TO MODULE EDGE	C STEEL BEAM SPACING	
14'-6"	39-1/4"	95-1/2"	
D MAXIMUM PIER SPACING	MINIMUM SOIL BEARING CAPACITY		
4'-0" 6'-3"	2000 PSF 3000 PSF		



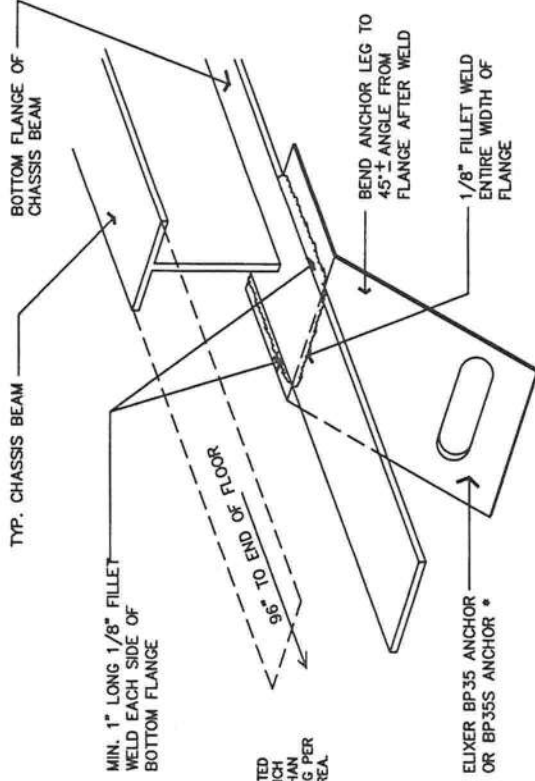
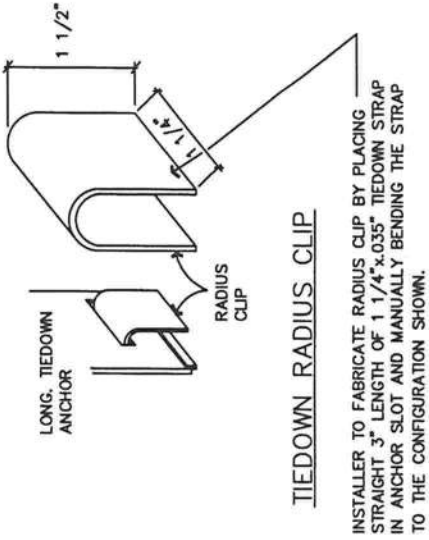
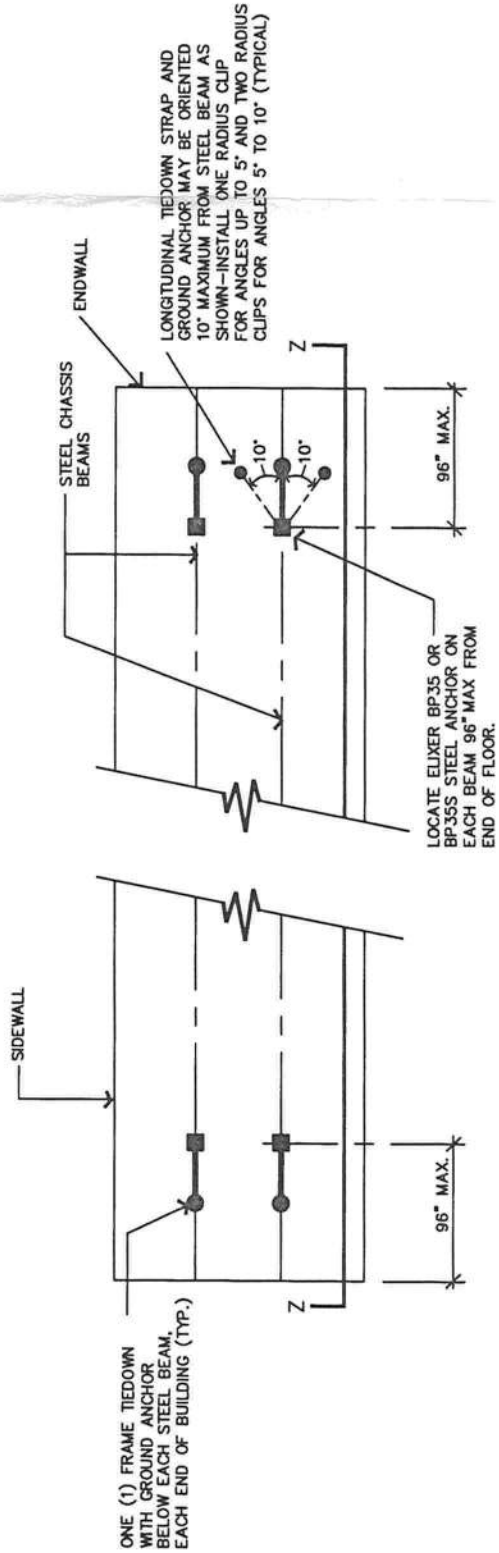
PIER TYPE A

TownHomes
P.O. BOX 1059
LAKE CITY, FLORIDA 32056
719-5598

VISION - EXPERIENCE - INTEGRITY - BUILDING YOUR FUTURE

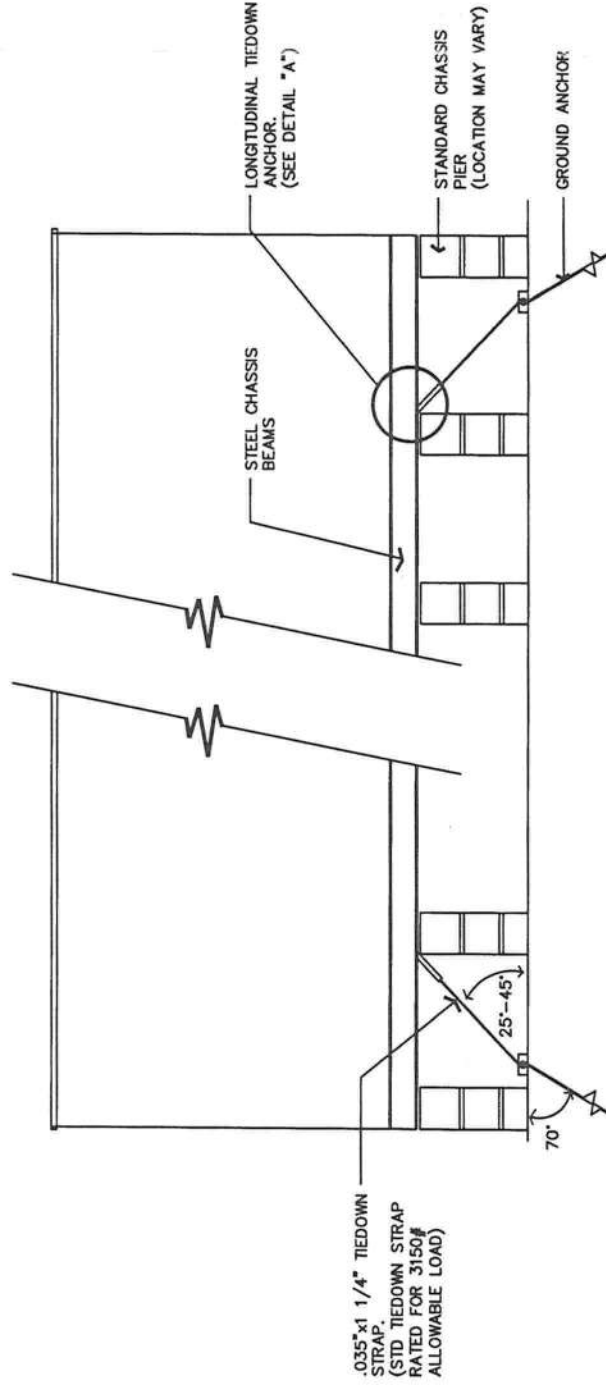
DATE: 01/13/2008	KENNETH A. GODFREY, P.E. 12132 RUSTIC BARN TRAIL MORGANTON, GA 30560
SCALE: -NTS-	FL PE#40131
CODES: FBC	REVISIONS:
LABELS: HWC, FL	BY: KAG
MODEL: 1403-1022	SHEET
FOUNDATION PLAN	1 OF 2

JAN 16 2008



NOTE:
ALL WELDS SHALL BE PROTECTED WITH EXTERIOR GRADE ZINC RICH PAINT PROVIDING NOT LESS THAN 0.30 OUNCES OF ZINC COATING PER SQUARE FOOT OF SURFACE AREA.

* IN LIEU OF THE ELIXER ANCHOR SPECIFIED ABOVE, "LONGITUDINAL FRAME BEAM CLAMPS" BY TIE DOWN ENGINEERING, INC. MAY BE USED. IF USED, THEY SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH TEST REPORT 98-MH03-TDE BY K2 ENGINEERING, INC. WHEN USED, TWO GROUND ANCHORS AND TIE DOWN STRAPS ARE REQUIRED AT EACH CLAMP LOCATION. ONE STRAP SHALL BE INSTALLED ON EACH SIDE OF THE I-BEAM AT EACH CLAMP LOCATION. EACH STRAP SHALL BE OFF SET 10" FROM THE DIRECTION PARALLEL TO THE I-BEAM AS SHOWN IN THE PLAN VIEW ON THIS PAGE.



TownHomes
P.O. BOX 1059
LAKE CITY, FLORIDA
32056

DATE: 01/13/2008
SCALE : -NTS-
CODES: FBC
LABELS: N/A
MODEL: 1403-1022

KENNETH A. GODFREY, P.E.
12132 RUSTIC BARN TRAIL
MORGANTON, GA 30560
FL PE#40131

BY: KAG
SHEET

2 OF 2

FOUNDATION LONGITUDINAL TIE-DOWN DETAILS

KAG NO. 010508TWN

JAN 16 2008

COLUMBIA COUNTY FIRE DEPARTMENT



P. O. BOX 1529
LAKE CITY, FL 32056
PHONE (386) 754-7071
FAX (386) 754-7064

David L. Boozer
Division Chief

03 April 2008

TO: Columbia County Building Department
Att: Harry Dicks

From: David L. Boozer

RE: Columbia County Health Department / Permit # 26751
217 NE Franklin Street
Lake City, Florida 32055

Harry,

A fire safety inspection was performed at the above list facility. This building meets all requirements of Chapter 38 of the Florida Fire Prevention Code, 2004 edition. We recommend approval.

CERTIFICATE OF OCCUPANCY

OCCUPANCY

COLUMBIA COUNTY, FLORIDA

Department of Building and Zoning Inspection

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

Parcel Number 29-3S-17-12063-000

Building permit No. 000026751

Use Classification GOV. MODULAR

Fire: 0.00

Permit Holder CHRISTOPHER SCOTT COLLINS

Waste: _____

Owner of Building COLUMBIA COUNTY DEPT. OF HEALTH

Total: 0.00

Location: 217 NE FRANKLIN STREET

Date: 03/03/2008

Harry Dickel

Building Inspector

POST IN A CONSPICUOUS PLACE
(Business Places Only)



P.O. #: 010753

DATE: 12/13/07

Approved By: _____
Board of County Commissioner

C & G MANUFACTURED HOMES
P.O. BOX 2736
LAKE CITY, FL 32056

VENDOR #
3023

TEL# (386) 752-3743

SHIP TO:
COLUMBIA COUNTY
COURT HOUSE - ANNEX
135 NE HERNANDO AVE
ROOM 203
LAKE CITY, FL 32055

INVOICE TO:
COLUMBIA COUNTY
P.O. BOX 1529
LAKE CITY, FL 32056

DELIVER BY: SHIP VIA:
12/13/07

TERMS
NET

REQUISITIONED BY
HUGH GIEBEIG

ACCOUNT NO.
001-1000-511.30-49

PROJECT

REQ. NO.
BCC

REQ. DATE
12/13/07

LINE#	QUANTITY	UOM	ITEM NO. AND DESCRIPTION	UNIT COST	EXTENDED COST
1	42515.00	EA	MODULAR OFFICE BUILDING FOR COLUMBIA COUNTY HEALTH DEPARTMENT AS PER BID NO. 2007-R	1.0000	42515.00
SUB-TOTAL					42515.00
TOTAL					42515.00

AUTHORIZED BY


PURCHASING AGENT

01/30/2008 10:45

3867586889

SHOWCASE HOMES

PAGE 02/02

Jan 29 08 10:42a

Wendy Grennell

3864661866

p.2

Wendy Grennell-Permit Services

3104 S W Old Wire Rd

Ft White, FL 32038

Wendy Grennell Owner

386-288-2428 Cell

386-466-0840 Office

386-466-1866 Fax

LIMITED POWER OF ATTORNEY

I, Scott Collins, license number QB39590 authorize Wendy Grennell or Shirley Bennett to be my representative and act on my behalf in all aspects of applying for permits for following described property in Columbia County, State of Florida.

Property Owner Name: Department of Health

911 Address: _____ City Lake City

Sec: 00 Twp: 00 Rge: 00 Tax Parcel # 12063-00003

Signed: Scott C. Collins
General Contractor

Sworn to and described before me this 30 day of January 2008

Rebecca L. Arnan
Notary public

Notary Name

Personally known ☒

DL ID _____