DATE 01/02/2007

Columbia County Building Permit

This Permit Expires One Year From the Date of Issue

PERMIT
000025354

APPLICANT WENDY GRENNELL PHONE 386.288.2428

ADDRESS 3104 SW OLD WIRE ROAD FT. WHITE FL 32038

OWNER BLONDINA STEVENS(KEEN'S PORTABLE BLDGS) PHONE 386.752.0875

ADDRESS 2336 W US 90 LAKE CITY FL 32055

CONTRACTOR WINSTON GAURLEY PHONE 912.384.9211

LOCATION OF PROPERTY 90-W TO SW DOMINOS WAY,TL PROPERTY ON L CORNER OF 90 & DOMINOS WAY.

TYPE DEVELOPMENT MODULAR OFFICE ESTIMATED COST OF CONSTRUCTION 0.00

HEATED FLOOR AREA _____ TOTAL AREA _____ HEIGHT ____ STORIES 1

FOUNDATION CONC WALLS _____ ROOF PITCH _____ FLOOR CONC

LAND USE & ZONING CI MAX. HEIGHT 35

Minimum Set Back Requirments: STREET-FRONT 20.00 REAR 15.00 SIDE _____

NO. EX.D.U. 0 FLOOD ZONE X DEVELOPMENT PERMIT NO. _____

PARCEL ID 36-3S-16-02622-000 SUBDIVISION _____

LOT ____ BLOCK ____ PHASE ____ UNIT ____ TOTAL ACRES 1.97

Culvert Permit No.	Culvert Waiver	Contractor's License Number	Applicant/Owner/Contractor
		CGC1507207	Wendy Grennell

Driveway Connection	Septic Tank Number	LU & Zoning checked by	Approved for Issuance	New Resident
EXISTING	X-07-002	BLK	JTH	N

COMMENTS: NO SDP REQUIRED. 1 FOOT ABOVE ROAD.

Check # or Cash 13482

FOR BUILDING & ZONING DEPARTMENT ONLY

Temporary Power _____ date/app. by Foundation _____ date/app. by Monolithic _____ (footer/Slab) 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 $ 0.00 CERTIFICATION FEE $ 0.00 SURCHARGE FEE $ 0.00

MISC. FEES $ 200.00 ZONING CERT. FEE $ 50.00 FIRE FEE $ 0.00 WASTE FEE $ _____

FLOOD DEVELOPMENT FEE $ _____ FLOOD ZONE FEE $ 25.00 CULVERT FEE $ _____ **TOTAL FEE** 275.00

INSPECTORS OFFICE _____ CLERKS OFFICE CH

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

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

This Permit Must Be Prominently Posted on Premises During Construction

PLEASE NOTIFY THE COLUMBIA COUNTY BUILDING DEPARTMENT AT LEAST 24 HOURS IN ADVANCE OF EACH INSPECTION, IN ORDER THAT IT MAY BE MADE WITHOUT DELAY OR INCONVIENCE. PHONE 758-1008. THIS PERMIT IS NOT VALID UNLESS THE WORK AUTHORIZED BY IT IS COMMENCED WITHIN 6 MONTHS AFTER ISSUANCE.

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

Columbia County Building Permit Application

For Office Use Only Application # 06-12-61 Date Received 12/20 By JW Permit # 25354

Application Approved by - Zoning Official BLK Date 2.12.06 Plans Examiner OKJTH 1-2-07 Date

Flood Zone X Development Permit N/A Zoning CI Land Use Plan Map Category Commercial

Comments No SDP Required City Water & Sewer (X-07-00P)

NOC EH Deed or PA Site Plan State Road Info Parent Parcel # N/A Development Permit

FOOT - VERBAL APPROVAL Letter Forthcoming

Name Authorized Person Signing Permit Wendy Grennell Phone 386-288-2428 Fax 386-466-1866

Address 3104 SW Old Wire Rd Ft White FL 32038

Owners Name Blondina Stevens (TENANT: KEEN'S Portable Blds) Phone 386-752-0875

911 Address 2336 West US 90 Lake City FL 32055

Contractors Name Design Space, Inc. (WINSTON GAULDEN) Phone 912-384-9211

Address PO Box 2008 Douglas Georgia 31533

Fee Simple Owner Name & Address NA

Bonding Co. Name & Address NA

Architect/Engineer Name & Address Design Space, Inc PO Box 2008 Douglas GA

Mortgage Lenders Name & Address NA

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

Property ID Number 36-3S-16-02622-000 Estimated Cost of Construction 14,500.

Subdivision Name NA Lot NA Block ___ Unit ___ Phase ___

Driving Directions Hwy 90 West to SW Dominos Way turn (L) property on (L) corner of 90 & Domino Way

Type of Construction MODULAR office unit Number of Existing Dwellings on Property 0

Total Acreage 1.969 Lot Size 584X165 Do you need a - Culvert Permit or Culvert Waiver or Have an Existing Drive

Actual Distance of Structure from Property Lines - Front 120 Side 70 Side 102 Rear 35

Total Building Height ___ Number of Stories 1 Heated Floor Area 440 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 of all laws regulating construction in this jurisdiction.

OWNERS AFFIDAVIT: I hereby certify that all the foregoing information is accurate and all work will be done in compliance with all applicable laws and regulating construction and zoning.

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

Wendy Grennell → Winston Gaulden

Owner Builder or Authorized Person by Notarized Letter — Contractor Signature

Contractors License Number CGC1502207

Competency Card Number ___

STATE OF FLORIDA
COUNTY OF COLUMBIA

Susan Todd
Commission # DD449132
Expires: July 10, 2009
Bonded Thru Fain - Insurance, Inc. 800-385-7019
NOTARY STAMP/SEAL

Sworn to (or affirmed) and subscribed before me this 18 day of December 2006.

Personally known ✓ or Produced Identification ___

Susan Todd
Notary Signature

(Revised Sept. 2006)

JW Left Message 1-2-2007

KEEN ENGINEERING & SURVEYING, INC.
9263 COUNTY ROAD 417
LIVE OAK, FLORIDA 32060
386/362-4787

January 2, 2007

Joe Haltiwanger
Columbia County Building Department
P.O. Drawer 1529
Lake City, FL 32056

RE: PRO BUILT OF LAKE CITY FOUNDATION

An inspection of the above foundation/anchoring devices for the above Pro Built office building was made on December 30, 2006. The set up complies with the foundation plan for Pro Built that was previously submitted.

Penetrometer readings were also taken at the four corners of the building to ascertain a minimum of 2,000 psf bearing pressure beneath the piers. All readings were above the minimum as listed below.

NE corner ------- 2,240 psf
SE corner ------- 2,410 psf
SW corner ------ 2,400 psf
Nw corner ------ 2,260 psf

If additional information is required, please advise.

Curtis E. Keen

Curtis E. Keen, PE #23836
Eng. Bus. #3761

LIMIT POWER OF ATTORNEY

I/We, Winston Gawley, license number CBC1507207 authorize Wendy Grennell to be my representative and act on my behalf in all aspects of applying for a permit to be placed on the following described property.
Property located in Columbia County, State of Florida.
~~Mobile Home~~ Building Owner Name: Keen's Portable Buildings

Property Owner Name: Blondine Stevens

911 Address: SW Domino Way City Lake City

Sec: 36 Twp: 35 Rge; 16 Tax Parcel # 026022-000

Signed: Winston Gawley

Sworn to and described before me this 19 day of December 200

Susan Todd
Notary public

Susan Todd
Notary Name

Personally known

DL ID ✓

Susan Todd
Commission # DD449132
Expires July 10, 2009
Bonded Troy Fain - Insurance, Inc. 800-385-7019

Columbia County Property Appraiser

DB Last Updated: 11/20/2006

2007 Proposed Values

Parcel: 36-3S-16-02622-000

Tax Record | Property Card | Interactive GIS Map | Print

Owner & Property Info

<< Prev Search Result: 5 of 11 Next >>

Owner's Name	STEVENS BLONDINA M		
Site Address	CIRCLE B MH SALE/OFF		
Mailing Address	4812 SW SR 247 LAKE CITY, FL 32024		
Use Desc. (code)	PARKING/MH (002828)		
Neighborhood	36316.00	**Tax District**	2
UD Codes	MKTA06	**Market Area**	06
Total Land Area	1.969 ACRES		
Description	BEG SE COR OF SE1/4 OF SW1/4, RUN W 550.01 FT FOR POB, CONT W 192.49 FT, N 566.6 FT TO US-90, E 157.1 FT, S 547.54 FT TO POB, BEING IN SE1/4 OF SW1/4. ORB 155-328, 453-141,		

GIS Aerial

Property & Assessment Values

Mkt Land Value	cnt: (2)	$540,844.00
Ag Land Value	cnt: (0)	$0.00
Building Value	cnt: (0)	$0.00
XFOB Value	cnt: (0)	$0.00
Total Appraised Value		$540,844.00

Just Value	$540,844.00
Class Value	$0.00
Assessed Value	$540,844.00
Exempt Value	$0.00
Total Taxable Value	$540,844.00

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
NONE						

Extra Features & Out Buildings

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

Land Breakdown

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
002828	MH SALES (MKT)	58875.000 SF - (1.351AC)	1.00/1.00/1.00/1.00	$8.50	$500,437.00
002828	MH SALES (MKT)	26938.000 SF - (.618AC)	1.00/1.00/1.00/1.00	$1.50	$40,407.00

36-3S-16-02622-000

BEG SE COR OF SE1/4 OF SW1/4, RUN W 550.01 FT FOR POB, CONT W 192.49 FT, N 566.6 FT TO US-90, E 157.1 FT, S 547.54 FT

STEVENS BLONDINA M
4812 SW SR 247
LAKE CITY, FL 32024

36-3S-16-02622-000

Columbia County 200
CARD 0
PRINTED 11/17/2006 15:46 BY
APPR 4/22/1998 MO

BUSE AE? HTD AREA .000 INDEX 36316.00 DIST 2 PUSE 002828 PARK
MOD BATH EFF AREA 35.295 E-RATE .000 INDX STR 36- 3S- 16
EXW FIXT RCN AYB MKT AREA 06
% BDRM %GOOD BLDG VAL EYB (PUD1
RSTR RMS AC 1.969 540
RCVR UNTS NTCD
% C-W% APPR CD
INTW HGHT CNDO 540
% PMTR SUBD
FLOR STYS BLK
% ECON LOT
HTTP FUNC MAP#
A/C SPCD
QUAL DEPR TXDT 002
FNDN
SIZE
CEIL
ARCH
FRME
KTCH
WNDO
CLAS
OCC
COND %
SUB A-AREA % E-AREA SUB VALUE

FIELD CK:
LOC: CIRCLE B MH SALE/OFF

BLDG TRAVERSE

PERMITS

NUMBER	DESC	AMT

SALE

BOOK	PAGE	DATE

GRANTOR
GRANTEE
GRANTOR
GRANTEE

TOTAL

EXTRA FEATURES FIELD CK:

AE	BN	CODE	DESC	LEN	WID	HGHT	QTY	QL	YR	ADJ	UNITS	UT	PRICE	ADJ UT PR	SPCD %	%GOOD	X

AE	LAND CODE	DESC	ZONE TOPO	ROAD UTIL	{UD1 {UD2	{UD3 {UD4	FRONT BACK	DEPTH DT	FIELD CK: ADJUSTMENTS				UNITS	UT	PRICE	ADJ UT PR	LAN
Y	002828	MH SALES	CI	0010			157	375	1.00	1.00	1.00	1.00	58875.000	SF	8.500	8.50	
			0001	0006													
N	002828	MH SALES	CI	0010					1.00	1.00	1.00	1.00	26938.000	SF	1.500	1.50	
			0001	0006													

2007

Permit Me Services
3104 S W Old Wire Rd
Ft White, Fl 32038
Wendy Grennell -Owner
386-288-2428 Cell
386-466-1866 Office / Fax

CONSENT FOR PERMIT APPLICATION

I/We Blondina Stevens, authorize Wendy Grennell to act on my/our behalf while applying for all necessary permits, and further authorize ~~General Contractor~~, Design Space, Inc, license number _____ to construct home described below, on the property described below in Columbia County, State of Florida.

Property Owner Name: Blondina Stevens

911 Address: SW Domino Way City Lake City

Sec: 36 Twp: 3S Rge; 16 Tax Parcel # 02622-000

Home Make: _____ Year _____ Size 10 x 44 ft

Serial Number 104465

Signed
Owner (1) Blondina Stevens Owner (2) _____

Witness; Wendy Grennell Witness: _____

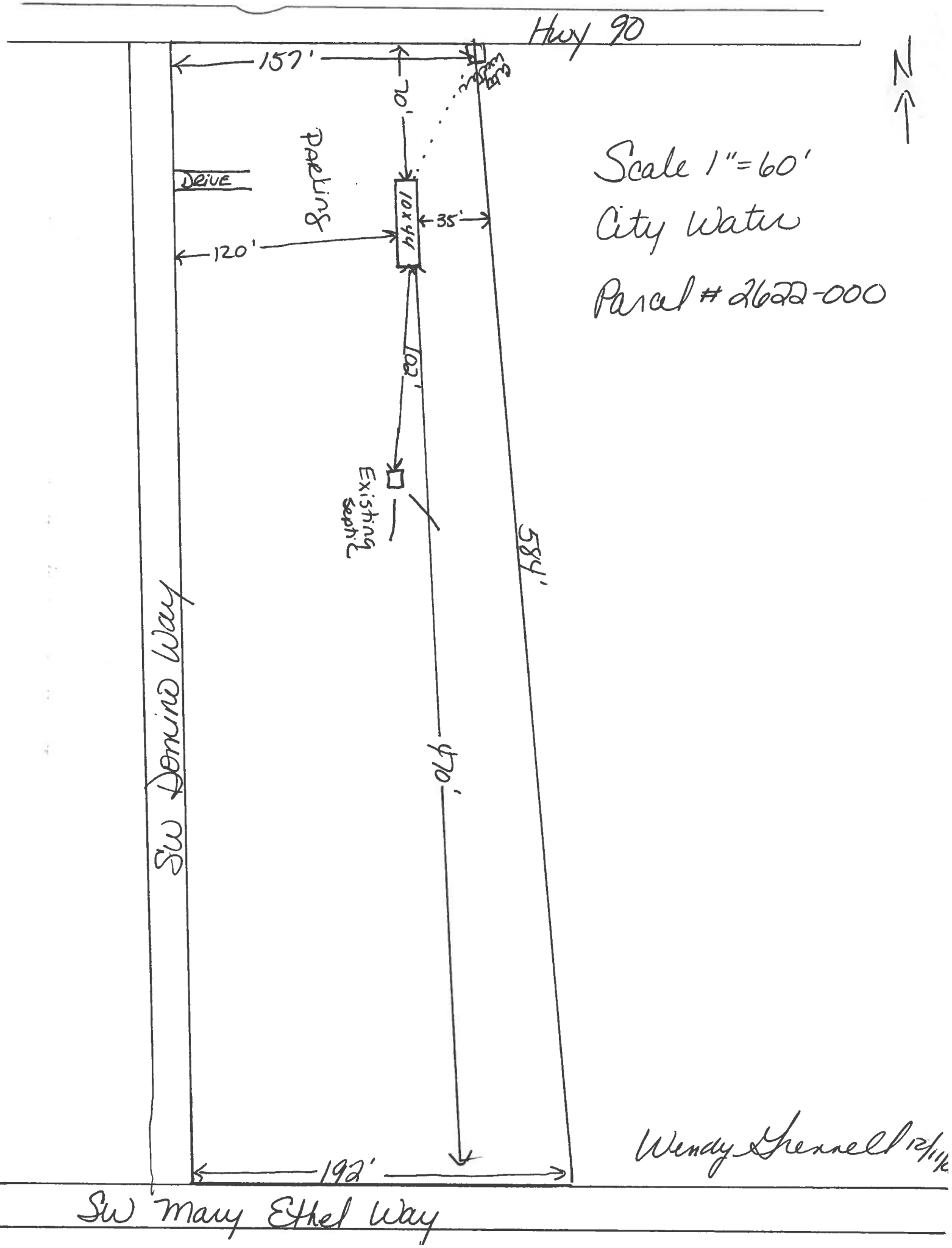
Sworn to and described before me this 19th day of December 2006

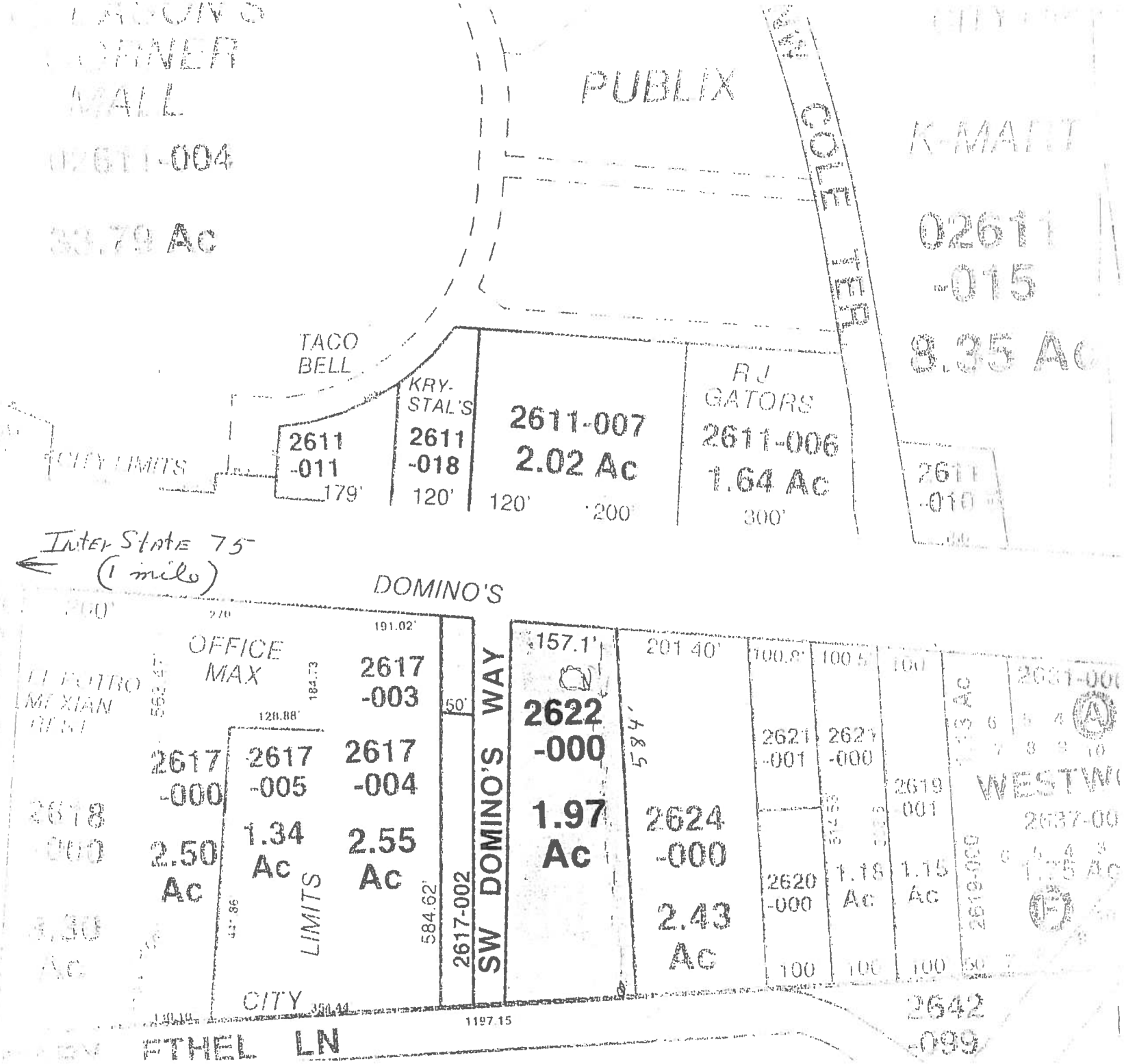
Susan Todd
Notary public

Susan Todd Personally known to me _____
Notary Name

DL ID ✓

Susan Todd
Commission # DD449132
Expires July 10, 2009
Bonded Troy Fain - Insurance, Inc 800-385-7019


Hwy 90
157'
70'
Parking
DRIVE
10 x 44
35'
120'
100'
Existing Septic
584'
SW Domino Way
470'
192'
SW Mary Ethel Way
N
Scale 1" = 60'
City Water
Parcel # 26222-000
Wendy Grennell 12/11/


PUBLIX
GOLF TIP
TACO BELL
KRY-STAL'S
2611-011
179'
2611-018
120'
2611-007
2.02 Ac
120'
200'
RJ GATORS
2611-006
1.64 Ac
300'
K-MART
0261 -015
8.35 Ac
CITY LIMITS
Inter State 75
(1 mile)
DOMINO'S
OFFICE MAX
2617-003
2617-000
2.50 Ac
2617-005
1.34 Ac
2617-004
2.55 Ac
2617-002
SW DOMINO'S WAY
2622-000
1.97 Ac
2624-000
2.43 Ac
2621-001
2621-000
2620-000
1.18 Ac
2619-001
1.15 Ac
WESTW
2637-00
1.25 Ac
2642-099
CITY LIMITS
ETHEL LN

HFD/lss
118.02-04-102
11/21/06
11/28/06 (Revised)

LEASE AGREEMENT

THIS AGREEMENT OF LEASE, made this ____ day of _____, 2006, between BLONDINA M. STEVENS, whose mailing address is 4812 Southwest State Road 247, Lake City, Florida 32054 (hereinafter called Landlord), and KEVIN M. KEEN, whose mailing address is 620 West Howard Street, Live Oak, Florida 32064 (hereinafter called Tenant);

W I T N E S S E T H:

In consideration of the mutual covenants contained herein, the parties agree that Landlord shall lease to Tenant, and Tenant shall take from Landlord, the real property more specifically described hereafter, upon the following terms and conditions, to which the parties hereby covenant and agree:

1. **PROPERTY**: Landlord leases to Tenant, and Tenant takes from Landlord, the real property in Columbia County, Florida, described on Schedule "A" attached hereto and by this reference incorporated herein and made a part of this lease. The real property, as described on Schedule "A", is an unimproved parcel of land and is hereafter referred to as "the Premises".

2. **TERM**: This lease is for a Primary Term of five (5) years, beginning January 1, 2007, and ending at midnight December 31, 2011, unless the term is sooner terminated as hereinafter provided for in paragraph 27. Landlord shall give Tenant possession of the Premises on the first day of the term.

3. **RENT**: Tenant shall pay Landlord, as rent, for the Primary Term the sum of TWO HUNDRED FORTY THOUSAND AND NO/100 ($240,000.00) DOLLARS, to be paid in quarterly payments of $12,000.00 each on the first day of each January, April, July, and October of each year, commencing January 1, 2007, plus state sales tax presently at the rate of seven percent (7%). Landlord acknowledges receipt from Tenant the sum of TWELVE THOUSAND AND NO/100 ($12,000.00), plus applicable state sales tax in the amount of $840.00, upon the execution of this lease in payment of the first quarterly installment of rental due January 1, 2007. If the Primary Term of five (5) years is reduced by Landlord to forty-two (42) months as permitted under the provisions of paragraph 27, the rent shall be reduced from $240,000.00 to $168,000.00.

4. **SECURITY DEPOSIT**. Upon the execution of this Lease, Tenant shall deposit with Landlord a security deposit (the "Security Deposit") of $4,000.00 as security for Tenant's full and faithful performance of all of the terms of this Lease. Landlord shall return the Security Deposit, without interest, after the expiration of this Lease, if Tenant has

fully and faithfully carried out all of such terms, conditions and covenants. Landlord may apply any part of such Security Deposit to cure any of the Tenant's defaults. In such event, Tenant shall, upon demand, deposit with Landlord the amount so applied so that Landlord shall have the full Security Deposit on hand at all times during the term of this Lease.

5. **USE OF PREMISES**: Tenant shall use the Premises for any lawful purposes permitted by the zoning laws, including the operation of a portable building sales lot and such business activities as are related to portable building sales. Without the written consent first obtained from Landlord, Tenant shall not build or construct any permanent improvements upon the Premises. Notwithstanding anything herein to the contrary, Tenant shall have the right to place upon the Premises a sales office and such other structures permitted by the zoning codes and ordinances and which are necessary to conduct the business of a portable building sales lot. Tenant acknowledges that Tenant has inspected the Premises and agrees to accept the same in its "as is" condition. Tenant will conform to, abide by, and comply with all valid laws, ordinances and governmental regulations. including, but not limited, to the federal, state and local laws, regulations and rules relating to environmental matters arising out of or affecting the use of the Premises or any business conducted therefrom.

6. **MAINTENANCE OF IMPROVEMENTS**: Tenant shall not permit liens of any nature to be imposed upon or against the Premises, including, but not limited to any mechanics' or materialmen's liens for improvements made by Tenant upon the Premises. Tenant agrees to keep the Premises clean and in a good state of repair during the entire term of the lease and any extensions, at Tenant's sole expense, and to hold Landlord harmless from any and all liability, cost or responsibility therefor.

7. **INSPECTION**: Landlord shall have the right to enter and inspect the Premises during reasonable business hours, but in doing so, Landlord shall not unreasonably interfere with the conduct of Tenant's business conducted therefrom.

8. **TAXES AND SPECIAL ASSESSMENTS**: Except as otherwise provided for herein, Landlord shall pay all ad valorem taxes and special assessments due or to become due during the entire term of the lease or any extension, including all taxes and special assessments for the year 2006. In the event the amount of ad valorem taxes and special assessments in any calendar year, commencing with calendar year 2007 exceeds the amount of ad valorem taxes and special assessments for the calendar year of 2006 (herein the "Excess Taxes"), Tenant shall reimburse Landlord the amount of the Excess Taxes in November of each year. Landlord shall notify Tenant of the amount of Excess Taxes each year. Tenant shall be solely responsible for the payment of all taxes or licenses levied or assessed upon any personal property, stock-in-trade, fixtures or equipment located on the Premises or business conducted therefrom, including the payment of all sales or use taxes upon the rental payments required under the terms of this lease.

9. **INSURANCE**: Tenant shall, during the term of this lease or any extensions thereto, at its expense, provide and keep in force general public liability insurance protecting and indemnifying Landlord against all claims for damages to person or property for loss of life or of property occurring upon, in or about the leased Premises which may occur or arise on the leased Premises, or from the business conducted on the Premises, with limits of not less than $1,000,000.00 for injuries to persons and not less than $250,000.00 for property damages. Landlord shall be named as an additional insured under the terms of such liability insurance policy or policies, and Tenant shall furnish Landlord a copy of such liability policy and evidence that the premiums therefor have been paid in full.

10. **UTILITIES**: Tenant agrees to pay for all utilities used or consumed from the Premises, including gas, water, sewer, electricity and telephone services, together with all cost for connecting to the City utility system. Tenant shall also pay all garbage and trash disposal fees imposed by either City or County.

11. **LANDLORD INDEMNIFICATION**: Tenant shall defend, indemnify, and hold Landlord harmless from and against any claim, loss, expense or damage to any person or property in or upon the leased Premises or any area allocated to or used exclusively by Tenant or its agents, employees or invitees arising out of Tenant's use or occupancy of such Premises, or any act or neglect of Tenant or its agents, servants, employees or any change, alteration or improvement made by Tenant in the leased Premises.

12. **LANDLORD'S LIEN**: Landlord is entitled to such liens as may be provided by the laws of the State of Florida to secure the rent which Tenant is obligated to pay Landlord under the terms hereof, including a lien upon all property of Tenant, Tenant's sublessees or assigns, kept or usually kept on the Premises. Tenant shall have the right to remove any equipment owned by Tenant and installed in or placed upon the Premises, upon the expiration of the term hereof, provided that Tenant is not in default under the terms of this lease. In the event Tenant removes any trade fixtures or equipment installed in the Premises, Tenant shall restore the Premises and repair any damages occasioned by such removal solely at the expense of Tenant.

13. **TENANT'S PERSONAL PROPERTY**: Tenant shall have the right to place upon the Premises, from time to time, such personal property as Tenant so desires and remove the same at any time and from time to time, subject, however, to any Landlord's lien provided for in this lease or by law. Any improvements constructed by Tenant on the property, which are in the nature of a building or fixtures, shall become the property of Landlord upon the expiration of this lease or any extension. If Tenant elects to remove any trade fixtures or other improvements located in any building constructed on the Premises by Tenant, Tenant shall repair any structural damage to such building caused by the removal thereof, at Tenant's sole cost.

14. **QUIET ENJOYMENT**: Landlord warrants to Tenant that Landlord has good title to the Premises and has the right to enter into this lease. So long as Tenant is not in default, Landlord will protect, defend and indemnify Tenant against any interference with Tenant's use and quiet enjoyment of the Premises.

15. **HOLDING OVER**: If Tenant remains in possession of the Premises after expiration of the term of this lease or any extension thereof, Tenant shall be treated as a tenant at sufferance on a month-to-month basis, and shall pay Landlord a monthly rental rate in effect immediately prior to the expiration of the term, plus TWO THOUSAND FIVE HUNDRED AND NO/100 ($2,500.00) DOLLARS each month.

16. **SURRENDER OF PREMISES**: At the expiration of the term or any extension thereof, Tenant shall peaceably and quietly surrender the Premises to Landlord in good condition and repair, except only for ordinary wear, tear and depreciation, and damage caused by fire or other casualty insured against under fire and extended coverage insurance provided for herein.

17. **DEFAULT; AND REMEDIES**: If Tenant fails to timely pay Landlord the rent required by this Lease, or fails to timely pay any other money required by this Lease, or becomes in default in any of the other terms and conditions of this Lease, Landlord shall have the option to either:

(a) Terminate this lease, resume possession of the Premises for Landlord's account, and recover from Tenant the difference between the rental specified in this lease and the fair market rental value of the Premises for the remainder of the term, reduced to present worth; or

(b) Resume possession and re-lease or rent the Premises for the remainder of the term for the account of Tenant, and recover from Tenant at the end of the term the difference between the rent specified in this lease and the rent received on the re-leasing or renting; or

(c) Landlord shall have all other remedies allowed by law.

18. **TERMINATION OF LEASE**: Landlord may, at Landlord's option, by notice to Tenant, terminate this lease effective immediately if Tenant shall become bankrupt, unable to pay debts as they mature, make an assignment for the benefit of creditors, commit any other act of bankruptcy, if an involuntary or voluntary petition for bankruptcy is filed by or against Tenant or if Tenant abandons the Premises, or uses the Premises for any unlawful or illegal purpose.

19. **SECURITY INTEREST**: Landlord is aware that, in connection with the business

to be conducted upon the leased Premises by Tenant, third parties may have security interests in and first liens upon the portable buildings and other salable inventories of the Tenant, under various types of "floor plan financing", including retaining title contracts. Therefore, notwithstanding anything in any other provision of this lease to the contrary, Landlord hereby specifically waives any statutory, common law or any other type lien which the Landlord may have at any time on any mobile home or other salable inventory, located upon the Premises. Landlord agrees to execute and deliver Landlord waiver of liens to third parties who may be financing inventories, for and on behalf of Tenant, upon request from such third parties.

20. **ASSIGNABILITY**: Tenant shall have the right to assign this lease or sublet all or any portion of the Premises to any person, firm or corporation whomsoever, provided that Tenant shall obtain the prior written consent of Landlord to such assignment or sublease; and provided, further, that no such assignment or sublease shall in any way relieve Tenant of any obligations, covenants or conditions hereof.

21. **COMPLIANCE WITH ENVIRONMENTAL LAW**. Tenant agrees not to use, store, release, discharge, dispose of on or under or about the Premises any hazardous substances or hazardous waste or material during the term of this Lease which violates any of the federal, state, or local laws, ordinances, rules and regulations relating to environmental matters. Tenant shall protect, indemnify and hold harmless Landlord and her heirs, successors and assigns from and against any and all loss, damages, costs, expenses, and liability (including attorney fees and costs) directly or indirectly arising out of or attributable to the storage, use, release, discharge, disposal of, on or under or about the Premises of any hazardous substances or hazardous waste or material.

22. **COMPLIANCE WITH LAWS**. Tenant will, at his sole cost, comply with all laws or ordinances and all valid rules, regulations and requirements of all county, municipal, state, federal and other governmental authorities, now in force or which may hereafter be in force pertaining to the Premises.

23. **RIGHT OF FIRST REFUSAL**. If at any time during the term of this Lease, Landlord receives and is willing to accept a bona fide offer from a third party to purchase the Premises, or if Landlord offers to sell the property to a third party (other than a member of her family or any legal entity which is controlled by a member of her family), Landlord shall, if there is no continuing event of default, promptly transmit to Tenant Landlord's offer to sell the Premises to Tenant upon terms and conditions substantially similar to those offers by or to a third party, together with a true copy of such original offer. If Tenant does not accept such offer in writing within thirty (30) days after it is made, Landlord may sell the Premises to a third party upon terms and conditions substantially similar to those offered to Tenant, which sale shall be subject to the terms and conditions of this Lease. If Tenant accepts such offer by written notice to Landlord within the time permitted, the offer and

acceptance shall constitute a contract for the sale by Landlord and the purchase by Tenant of the Premises at a closing to be held within thirty (30) days following receipt by Landlord of Tenant's notice of acceptance. On the date of such closing, Landlord shall convey marketable title to the Premises to Tenant upon payment of the purchase price therefore pursuant to and in accordance with closing provisions provided for in paragraph 25.

24. **OPTION TO PURCHASE**. At any time during the term of this Lease prior to January 1, 2009, Tenant shall have the right to purchase the Premises for $1,500,000.00 (the "Purchase Price"), if there is no continuing event of default. The Purchase Price shall be paid in cash unless Landlord and Tenant mutually agree upon terms and conditions for the Purchase Price to be owner-financed. Tenant shall give written notice to Landlord of the exercise of this option by no later than September 30, 2008. At the time this option is exercised, if such occurs, Tenant shall deposit with Landlord $100,000.00 (the "Deposit") which shall apply on the Purchase Price. The Deposit shall be non-refundable and, forfeited to Landlord as liquidated damages, if Tenant fails to complete the purchase through no fault of Landlord. The closing shall e held on a date to be mutually agreed to by Landlord and Tenant, but in no event more than sixty (60) days from the date of Tenant's notice of exercising the option to purchase (the "Exercise Date"). The closing shall be at the office of Darby, Peele, Bowdoin & Payne, at 285 NE Hernando Avenue, Lake City, Florida 32055. Tenant shall continue to pay rent to Landlord, together with the Excess Taxes from the Exercise Date to the date of closing. From and after closing, all rent and Tenant's share of ad valorem taxes and special assessments shall abate.

25. **CLOSING**.

(a) At closing, Landlord shall, by warranty deed, convey good and marketable title to the Premises to Tenant, free and clear of all encumbrances and title defects, but subject to easements of record and all lawful zoning and land use laws, rules and regulations. Tenant shall pay to Landlord, at closing, by official check of a bank or trust company or by other "good funds" the balance of the Purchase Price ($1,500,000.00 less the Deposit). Alternatively, if Landlord and Tenant mutually agree upon terms and conditions of Landlord financing $1,200,000.00 of the Purchase Price, Tenant shall pay to Landlord in good funds $200,000.00 (which together with the Deposit represents a cash payment of $300,000.00) and will give Landlord a purchase money promissory note (the "Note") in the amount of $1,200,000.00 to be secured by a purchase money mortgage (the "Mortgage"). The Note and Mortgage, if applicable, shall contain the terms and conditions mutually agreed to by Landlord and Tenant, including the amount of interest and amortization period.

(b) Tenant and Landlord shall execute all documents which may be necessary to effectuate the closing and transfer of title to the Premises

contemplated hereunder.

(c) With the exception of Landlord's attorney fees, which Landlord shall pay, Tenant shall pay all closing costs, including recording fees, documentary stamps on deed, title insurance premium and all costs relating to financing any portion of the purchase price, whether owner-financed or financed by others, and Tenant's attorney fees. Notwithstanding anything herein to the contrary, Landlord shall pay all costs necessary, if any, to clear any defects of title to the Premises which render the title unmarketable.

26. **RELATED TRANSACTIONS; INAPPLICABILITY.** The provisions of paragraph 23 shall not apply to the sale, transfer or other disposition of the Premises to any child or grandchild of Landlord or any spouse of any child or grandchild of Landlord by gift or otherwise, or a corporation or other entity owned or controlled by any or all of them. Any such sale, transfer or other disposition of the Premises shall be subject to all rights of Tenant under this Lease.

27. **LANDLORD'S RIGHT TO EARLY TERMINATION**. Notwithstanding anything herein to the contrary, Landlord shall have the right to terminate this Lease effective July 1, 2010 (the "Early Termination Date") by giving Tenant written notice of such termination at least six (6) months prior to the Early Termination Date. Tenant shall vacate and surrender possession of the Premises to Landlord on the Early Termination Date. All rent from and after the Early Termination Date and Tenant's surrender of the Premises to Landlord shall abate.

28. **SURRENDER OF PREMISES**. Upon the expiration, or earlier termination of this Lease, Tenant shall surrender the Premises to Landlord in good order and condition, except for ordinary wear and tear. Tenant shall remove from the Premises on or prior to the expiration or earlier termination all of Tenant's property situated thereon and shall repair any damage caused by the removal. Property not removed from the Premises shall become the property of Landlord.

Tenant shall deliver the Premises to Landlord in broom-clean condition, free and clear of all debris, trash, rubbish and discarded materials. Items of personal property of Tenant not so removed from the Premises shall become the property of Landlord.

29. **NOTICES:** Unless otherwise specifically provided herein, all notices to be given hereunder shall be in writing and mailed by certified mail, postage prepaid, return receipt,

and if intended for Tenant addressed to:

Mr. Kevin M. Keen
620 West Howard Street
Live Oak, Florida 32064

and if intended for Landlord addressed to:

Mrs. Blondina M. Stevens
4812 State Road 247
Lake City, Florida 32024,

with copy to:

Mr. Herbert F. Darby
Darby, Peele, Bowdoin & Payne
Attorneys at Law
Post Office Drawer 1707
Lake City, Florida 32056-1707

30. **ATTORNEY'S FEES AND COSTS:** In the event of default by either party under the terms of this lease, the defaulting party shall be liable for, and agrees to pay, all costs and expenses incurred in the enforcement of this lease, including reasonable attorney's fees.

31. **PARTIES BOUND AND APPLICABLE LAW**: This lease shall be binding upon and inure to the benefit of the respective heirs, personal representatives, successors and assigns of the parties, and shall be construed in accordance with the laws of the State of Florida.

32. **SUBTITLES**: The subtitles used in the paragraphs of this agreement are solely for the convenience of the parties, and are not a part of the substantive portions of the agreement.

33. **MISCELLANEOUS**: The terms "Landlord" and "Tenant" include all parties named herein as such, together with their successors, heirs, personal representatives, or assigns, and shall be construed as singular, plural, masculine, feminine or neuter, as required by the context of this lease.

IN WITNESS WHEREOF, the parties have executed this agreement the day and year first above written.

Signed, sealed and delivered
in the presence of:

_____ _____(SEAL)
Witness BLONDINA M. STEVENS

_____
(type/print name)

_____
Witness

_____
(type/print name)

Witnesses as to Landlord

Signed, sealed and delivered
in the presence of:

_____
Witness

_____ _____
(type/print name) KEVIN M. KEEN

_____
Witness

_____
(type/print name)
Witnesses as to Tenant

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing Lease Agreement was acknowledged before me on the _____ day of December, 2006, by BLONDINA M. STEVENS, who is personally known to me.

_____
Notary Public, State of Florida

(NOTARIAL SEAL)

_____
(type/print name)

My Commission Expires:

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing Lease Agreement was acknowledged before me on the _____ day of December, 2006, by KEVIN M. KEEN, who is personally known to me.

_____
Notary Public, State of Florida

(NOTARIAL SEAL)

_____
(type/print name)

My Commission Expires:

SCHEDULE "A"

ATTACHED TO LEASE AGREEMENT DATED DECEMBER ___, 2006, BETWEEN BLONDINA M. STEVENS, AS LANDLORD, AND KEVIN M. KEEN, AS TENANT.

Commence at the Southeast corner of the SE 1/4 of the SW 1/4, Section 36, Township 3 South, Range 16 East; and run thence South 89 degrees 53 minutes West along the South line of said SE 1/4 of the SW 1/4, 350.0 feet for a POINT OF BEGINNING; thence continue South 89 degrees 53 minutes West along said South line, 392.5 feet to the East line of County Road; thence North 02 degrees 59 minutes East along said East line of County Road, 566.6 feet to the South line of U.S. Highway No. 90; thence South 83 degrees 50 minutes East along said South line of U.S. Highway No., 90, 358.5 feet; thence South 0 degrees 36 minutes East, 525.5 feet to the POINT OF BEGINNING. Said lands being in the SE 1/4 of the SW 1/4, Section 36, Township 3 South, Range 16 East.

LESS AND EXCEPT that portion previously conveyed to Volkswagen Southeastern Distributor, Inc. by deed recorded in Official Record Book 215, Page 497, public records of Columbia County, Florida, more particularly described as:

Commence at the Southeast corner of SE 1/4 of SW 1/4, Section 36, Township 3 South, Range 16 East, and run thence S 89°53' W along the South line of Section 36, 350.0 feet for a POINT OF BEGINNING; thence continue S 89°53' W along said South line of Section 36, 200.01 feet; thence N 0°36' W, 547.54 feet to the South right-of-way line of U.S. Highway No., 90; thence S 83°50' E along said right-of-way line of U.S. Highway No. 90, 201.40 feet; thence S 0°36' E, 525.50 feet to the POINT OF BEGINNING. Said land lying in the SE 1/4 of SW 1/4, Section 36, Township 3 South, Range 16 East, Columbia County, Florida, and containing 2.46 acres, more or less. (END OF LESS OUT)

GENERAL NOTES:

2004 FBC W/2005 SUPPLEMENT
2004 FL FIRE PREVENTION CODE (FFPC)
2003 NFPA 101 W/ 2004 FFPC REVISIONS

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. 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.
3. PROVISIONS FOR EXIT DISCHARGE LIGHTING (INCLUDING EMERGENCY) ARE THE RESPONSIBILITY OF THE BUILDING OWNER AND SUBJECT TO LOCAL JURISDICTION APPROVAL WHEN NOT SHOWN ON THE FLOOR PLAN.
4. CONSTRUCTION IS TYPE V-B.
5. OCCUPANCY IS BUSINESS.
6. OCCUPANT LOAD IS BASED ON 1 PERSON PER 100 SQUARE FEET OF FLOOR AREA.
7. MINIMUM CORRIDOR WIDTH IS 44 INCHES.
8. MINIMUM CORRIDOR FINISH IS CLASS B.
9. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED BY OTHERS AS REQUIRED BY NFPA 10.
10. 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.
11. THIS BUILDING REQUIRES A FIRE SEPARATION DISTANCE IN ACCORDANCE WITH TABLE 602 OF THE FBC AND IS SUBJECT TO LOCAL JURISDICTION APPROVAL.
12. IF THIS BUILDING IS LOCATED IN A WIND BORNE DEBRIS REGION ALL EXTERIOR 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.
    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.
13. WHEN LOW SIDES OF ROOF PROVIDE LESS THAN 6" OF OVERHANG GUTTERS AND DOWN SPOUTS SHALL BE SITE INSTALLED, DESIGNED BY OTHERS, SUBJECT TO LOCAL JURISDICTION APPROVAL.
14. PLAN REVIEW AND INSPECTION REQUIRED BY CHAPTER 633 F.S. TO BE DONE ON SITE BY LOCAL FIRE SAFETY INSPECTOR.
15. 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.
16. WHERE THE LIVE LOADS FOR WHICH EACH FLOOR OR PORTION THEREOF IS DESIGNED TO EXCEED 50 PSF, SUCH DESIGN LIVE LOAD SHALL BE CONSPICUOUSLY POSTED BY THE OWNER IN THAT STORY WHERE THEY APPLY, USING DURABLE SIGNS.
17. WHEN REQUIRED REST ROOM FACILITIES ARE NOT PROVIDED WITHIN THE BUILDING THEY SHALL BE LOCATED IN AN ADJACENT BUILDING SUBJECT TO LOCAL APPROVAL, OR WILL BE SITE INSTALLED AND SUBJECT TO LOCAL INSPECTION. THIS SHALL BE NOTED ON THE BUILDING DATA PLATE.
18. 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.

ELECTRICAL SCHEDULE

CIRCUIT	NOMENCLATURE	BREAKER (AMPS)	WIRE (CU.)
1,3	HVAC	SIZE PER MFG SPEC'S	
6,8	W/H	30 A (2P)	10-2 NM
2,4,5	LIGHTING & RECEPTACLES	20 A	12-2 NM
7	DEDICATED CIRCUIT 1.9 KW 120V. 1ø	20 A (1P)	12-2 NM

ELECTRICAL PANEL SIZING:

DESCRIPTION	SUBPANEL	KVA
GENERAL LIGHTING		
.0035 KW/SF X 440 SF X 1.25=		1.9
12 RECEPTS AT 180VA/1000=		2.2
WATER HEATER 7.0 KW =		7.0
1 FANS AT .3 KW X 1.25=		0.4
0 ATTIC FAN AT .05 KW X 1.25=		—
HVAC		10.5
(1) DED. CKT. AT 1.9 KW X 1.25=		2.4
TOTAL 24.4 KW		
TOTAL/240 X 1000= 102 AMPS		
INSTALL 125 AMP PANEL & MAIN BREAKER 120/240 V 1ø		

FLORIDA STRUCTURAL LOAD LIMITATIONS:

FLOOR LIVE LOAD:
A. 100 PSF CORRIDORS, 50 PSF ELSEWHERE.
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 — WIND SPEED.
B. Iw = 1.0 — WIND IMPORTANCE FACTOR.
C. C — WIND EXPOSURE CATEGORY.
D. GCpi = 0.18 — INTERNAL PRESSURE COEFFICIENT.
E. Pw = 45.0 PSF — ZONE 5 WALL COMP. & CLADDING.
Pw = 34.6 PSF — ZONE 4 WALL COMP. & CLADDING.
F. Pr = 93.0 PSF — ROOF COMPONENT & CLADDING LOAD.
G. THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT.
H. B — BUILDING CATEGORY PER ASCE 7-02.
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.

SYMBOLS

- SMOKE DETECTOR
- DUPLEX RECEPTACLE 120 V.
- DUPLEX RECEPTACLE 120 V. 40 INCHES A.F.F.
- QUADPLEX RECEPTACLE 120 V.
- SINGLE RECEPTACLE 240 V.
- SWITCH/ 3 WAY & DIMMER SWITCH
- INCANDESCENT LIGHT WITH 1- 60 W. BULB
- VENT FAN
- COMBI. VENT FAN & LIGHT WITH 1- 60 W. BULB
- SUPPLY AIR REGISTER
- RETURN AIR REGISTER

J-BOXES ONLY
- P — FIRE ALARM PULL STATION
- H — FIRE ALARM HORN/STROBE
- S — FIRE ALARM STROBE LIGHT
- THERMOSTAT
- FLUORESCENT FIXTURE WITH 2-32W T8 TUBES & ELECTRONIC BALLAST
- COMBO INTERNALLY LIGHTED EXIT SIGN & EMERGENCY LIGHT WITH BATTERY BACKUP
- INTERNALLY LIGHTED EXIT SIGN WITH BATTERY BACKUP
- J — JUNCTION BOX (NON POWERED UNLESS CIRCUIT NO. IS SHOWN)
- PJ — POWERED JUNCTION BOX (200 WATTS MAX.)
- FLOOD LIGHT 2-150 W. BULBS
- EMERGENCY LIGHT WITH BATTERY BACKUP

FLCV 06/02/06

ELECTRICAL NOTES: 2002 NEC

1. ALL CIRCUITS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE APPROPRIATE ARTICLES OF THE NATIONAL ELECTRICAL CODE (NEC).
2. 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 HAVE A MINIMUM CLEARANCE OF 6 INCHES FROM "STORAGE AREA" AS DEFINED BY NEC 410-8(a).
3. 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 LOCKED IN THE OPEN POSITION.
4. 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.
5. 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.
6. THE MAIN ELECTRICAL PANEL AND FEEDERS ARE DESIGNED BY OTHERS, SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION APPROVAL.
7. ALL CIRCUITS CROSSING OVER MODULE MATING LINE(S) SHALL BE SITE CONNECTED WITH APPROVED ACCESSIBLE JUNCTION BOXES OR CABLE CONNECTORS.
8. FIRE ALARM PULL STATION OPERABLE DEVICE SHALL BE LOCATED 42 TO 48 INCHES ABOVE THE FLOOR. FIRE ALARM HORN/STROBE DEVICE SHALL BE WALL MOUNTED WITH THE BOTTOM EDGE 80 INCHES ABOVE THE FLOOR.
9. ALL RECEPTACLES INSTALLED IN WET LOCATIONS (EXTERIOR) SHALL BE IN WEATHER PROOF (WP) ENCLOSURES, THE INTEGRITY OF WHICH IS NOT AFFECTED WHEN AN ATTACHMENT PLUG CAP IS INSERTED OR REMOVED.
10. ALL EXTERIOR LIGHTS SHALL BE EQUIPPED WITH PHOTOCELLS FOR AUTOMATIC SHUT-OFF WHEN DAYLIGHT IS AVAILABLE.
11. 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.

PLUMBING NOTES: 2004 FPC W/2005 SUPPLEMENT

1. TOILETS SHALL BE ELONGATED WITH NONABSORBENT OPEN FRONT SEATS.
2. REST ROOM WALLS SHALL BE COVERED WITH NONABSORBENT MATERIAL TO A MINIMUM HEIGHT OF 48 INCHES A.F.F. (70" MINIMUM IN SHOWERS)
3. CUSTOMER ASSUMES ALL RESPONSIBILITY FOR DRINKING WATER FACILITIES AND SERVICE SINK WHICH NOT SHOWN ON FLOOR PLAN.
4. ALL PLUMBING FIXTURES SHALL HAVE SEPARATE SHUTOFF VALVES.
5. WATER HEATER SHALL HAVE A T & P RELIEF VALVE WITH DRAIN TO EXTERIOR, AND A SHUTOFF VALVE WITHIN 3 FEET ON THE COLD WATER SUPPLY LINE.
6. DWV SYSTEM SHALL BE EITHER ABS OR PVC - DWV.
7. WATER SUPPLY LINES SHALL BE POLYBUTYLENE, CPVC, OR COPPER; WHEN POLYBUTYLENE SUPPLY LINES ARE INSTALLED THE MAXIMUM WATER HEATER TEMPERATURE SETTING IS 180° F. THE POLYBUTYLENE PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS LIMITATIONS AND INSTRUCTIONS.
8. WATER CLOSETS ARE TANK TYPE AND URINALS ARE FLUSH TANK TYPE UNLESS OTHERWISE SPECIFIED.
9. BUILDING DRAIN AND CLEANOUTS ARE DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION APPROVAL.
10. SHOWERS SHALL BE CONTROLLED BY AN APPROVED MIXING VALVE WITH A MAXIMUM WATER OUTLET TEMPERATURE OF 120°F. (48.8°C).
11. THERMAL EXPANSION DEVICE, IF REQUIRED BY WATER HEATER INSTALLED, AND IF NOT SHOWN ON PLUMBING PLAN, IS DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL APPROVAL.
12. WATER HEATER STORAGE TANKS SHALL HAVE THE FIRST 8 FEET OF OUTLET PIPING AND THE INLET PIPE BETWEEN THE TANK AND THE HEAT TRAP COVERED WITH 1" THICK INSULATION FOR PIPE DIAMETERS OF 2" OR LESS, AND 1.5" THICK INSULATION FOR PIPE DIAMETERS GREATER THAN 2".
13. A WATER-HAMMER ARRESTOR SHALL BE INSTALLED WHERE QUICK-CLOSING VALVES ARE UTILIZED, UNLESS OTHERWISE APPROVED. WATER HAMMER ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

MECHANICAL NOTES: 2004 FMC W/2005 SUPPLEMENT

1. ALL SUPPLY AIR REGISTERS SHALL BE 10 INCHES x 10 INCHES ADJUSTABLE WITH 10 INCHES x 20 INCHES (INSIDE) OVERHEAD FIBERGLASS DUCT, UNLESS OTHERWISE SPECIFIED. DUCTS IN ATTICS WITH CEILING INSULATION SHALL HAVE R-8 MINIMUM INSULATION VALUE AND DUCTS IN UNCONDITIONED INTERIOR SPACES SHALL HAVE R-4.2 MINIMUM INSULATION VALUE.
2. INTERIOR DOORS SHALL BE UNDERCUT 1.5 INCHES ABOVE FINISHED FLOOR FOR AIR RETURN AND OR AS NOTED ON FLOOR PLAN.
3. RESTROOM VENT FANS SHALL PROVIDE 50 CFM OR MORE EXHAUST PER WATER CLOSET OR URINAL, UNLESS OTHERWISE SPECIFIED ON PLANS.
4. VENT FANS SHALL BE DUCTED TO THE EXTERIOR AND TERMINATE AT AN APPROVED VENT CAP.
5. HVAC EQUIPMENT SHALL BE EQUIPPED WITH OUTSIDE FRESH AIR INTAKES CAPABLE OF PROVIDING 20 CFM FOR EACH OCCUPANT.
6. HVAC SYSTEM SHALL COMPLY WITH NFPA 90B WHEN BUILDING VOLUME DOES NOT EXCEED 25,000 CUBIC FEET, OTHERWISE HVAC SYSTEM SHALL COMPLY WITH NFPA 90A.
7. 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.

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 PLUMBING SYSTEM.
5. ELECTRICAL SERVICE HOOK-UP (INCLUDING FEEDERS) TO THE BUILDING.
6. THE MAIN ELECTRICAL PANEL AND SUB-FEEDERS.
7. CONNECTION 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 IF 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.

FOUNDATION:

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 ARCHITECT / ENGINEER OF BUILDING PLANS SHOULD BE CONTACTED TO OBTAIN APPROPRIATE FOUNDATION PLANS. IF FOUNDATION PLANS ARE DESIGNED BY OTHERS, THE ARCHITECT / ENGINEER OF 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.

JUN 29 2006

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
WIND VELOCITY	130
FIRE RATING OF EXT. WALLS	0
PLAN NO.	1954-7739F
ALLOW. FLOOR LOAD	50/100
APPROVAL DATE	6-30-06
MANUFACTURER	DSI
HIGH VELOCITY HURRICANE ZONE	No

IWC
CDA # 1025

ACCESSIBILITY NOTES: ADA/ANSI A117.1/FACBC.

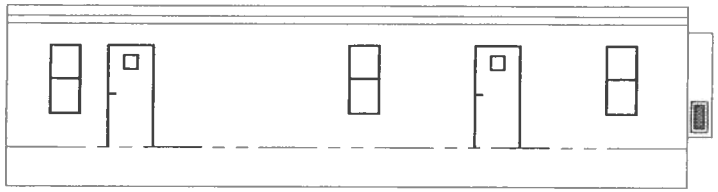
1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGN SHALL BE DISPLAYED AT ALL ACCESSIBLE RESTROOM FACILITIES AND AT ACCESSIBLE BUILDING ENTRANCES UNLESS ALL ENTRANCES ARE ACCESSIBLE. INACCESSIBLE ENTRANCES SHALL HAVE DIRECTIONAL SIGNS INDICATING THE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE. AT LEAST 50% OF ALL PUBLIC ENTRANCES MUST BE ACCESSIBLE.
2. 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.
3. WHERE STORAGE FACILITIES SUCH AS CABINETS, SHELVES, CLOSETS, AND DRAWERS ARE PROVIDED AT LEAST ONE OF EACH TYPE PROVIDED SHALL CONTAIN STORAGE SPACE COMPLYING WITH THE FOLLOWING: DOORS, ETC. TO SUCH SPACES SHALL BE ACCESSIBLE (ie. 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).
4. CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE NO HIGHER THAN 48 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.
5. 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 8 INCHES BELOW CEILING, WHICHEVER IS LOWER.
6. 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.
7. 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. GRATINGS IN FLOOR SHALL HAVE SPACES NO GREATER THAN 0.5 INCH WIDE IN ONE DIRECTION. DOORWAY THRESHOLDS SHALL NOT EXCEED 0.5 INCH IN HEIGHT.
8. 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.
9. ACCESSIBLE WATER CLOSETS SHALL BE 18 INCHES FROM THE FLOOR TO THE TOP OF THE SEAT. GRAB BARS SHALL BE 36 INCHES LONG MINIMUM WHEN LOCATED BEHIND WATER CLOSET AND 42 INCHES MINIMUM WHEN LOCATED ALONG SIDE OF WATER CLOSET, AND SHALL BE MOUNTED AT 33 INCHES FROM THE FLOOR TO THE TOP OF THE RAIL WITH 0.5 INCH MAXIMUM VARIATION.
10. ACCESSIBLE URINALS SHALL BE STALL-TYPE OR WALL HUNG WITH ELONGATED RIMS AT A MAXIMUM OF 17 INCHES ABOVE THE FLOOR.
11. ACCESSIBLE LAVATORIES SHALL BE MOUNTED WITH THE RIM NO HIGHER THAN 34 INCHES ABOVE THE FLOOR AND A CLEARANCE OF AT LEAST 29 INCHES ABOVE THE FLOOR TO THE BOTTOM OF THE APRON.
12. ACCESSIBLE SINKS SHALL BE MOUNTED WITH THE RIM NO HIGHER THAN 34 INCHES ABOVE THE FLOOR AND A CLEARANCE OF AT LEAST 27 INCHES HIGH, 30 INCHES WIDE, AND 19 INCHES DEEP UNDERNEATH SINK. THE SINK DEPTH SHALL BE 6.5 INCHES MAXIMUM.
13. HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. INSULATION OR PROTECTION MATERIALS MAY BE SITE INSTALLED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER ACCESSIBLE LAVATORIES AND SINKS.
14. ACCESSIBLE LAVATORIES AND SINKS SHALL HAVE ACCESSIBLE FAUCETS (ie. LEVER-OPERATED, PUSH-TYPE, ELECTRONICALLY CONTROLLED).
15. WHERE MIRRORS ARE PROVIDED IN RESTROOMS, AT LEAST ONE SHALL BE PROVIDED WITH ITS BOTTOM EDGE NO HIGHER THAN 40 INCHES ABOVE THE FLOOR.
16. WHERE MEDICINE CABINETS ARE PROVIDED, AT LEAST ONE SHALL BE LOCATED WITH A USABLE SHELF NO HIGHER THAN 44 INCHES ABOVE THE FLOOR.
17. GRAB BARS REQUIRED FOR ACCESSIBILITY SHALL BE 1.5 INCHES IN DIAMETER WITH 1.5 INCHES OF CLEAR SPACE BETWEEN THE BAR AND THE WALL.
18. TOILET STALL DOORS SHALL BE THE SELF-CLOSING TYPE.
19. A TOWEL DISPENSER SHALL BE LOCATED ADJACENT TO ALL ACCESSIBLE LAVATORIES.
20. WATER CLOSET FLUSH CONTROL SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREA.
21. A VERTICAL GRAB BAR 18 INCHES MINIMUM IN LENGTH SHALL BE LOCATED ON THE SIDE WALL ADJACENT TO THE WATER CLOSET DIRECTLY ABOVE THE 42 INCH LONG HORIZONTAL GRAB BAR. THE VERTICAL BAR SHALL BE MOUNTED WITH THE BOTTOM OF THE BAR LOCATED BETWEEN 39 INCHES AND 41 INCHES ABOVE THE FLOOR, AND WITH THE CENTERLINE OF THE BAR LOCATED BETWEEN 39 INCHES AND 41 INCHES FROM THE REAR WALL.

Date 6-30-06 Plan No. 1954-7739F
Approved By SCOTT S. FRANCIS

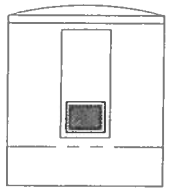
Modular Building Plans Examiner
Expires December 31st 2006

DESIGN SPACE, INC.	SOUTHLAND MODULAR
91 HARVEY WOKERS RD., DOUGLAS, GA. 31533 CLINCH COUNTY IND. PARK, HOMERVILLE, GA. 31634	1110 IND. PARK RD. NAHUNTA, GA. 31553

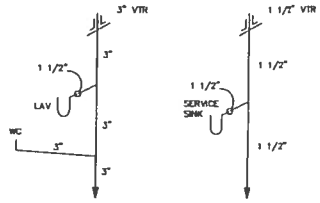
DATE: 06/26/2006	KENNETH A. GODFREY, P.E. 12132 RUSTIC BARN TRAIL MORGANTON, GA 30560 FL PE #40131	
SCALE : -NTS-	REVISIONS:	BY: KAG.
CODES: SEE NOTES		
LABELS: HWC., FL		
STOCK - 1044GS(06/06) 10' X 44' BUSINESS		SHEET 1 OF 4
COVER SHEET	KAG. NO. 06206DSI	



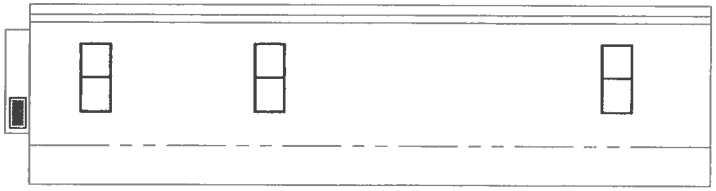
FRONT ELEVATION



RIGHT ELEVATION



DWV RISERS
– nts –



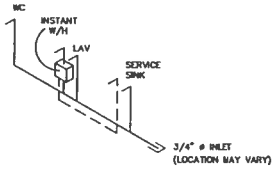
REAR ELEVATION

LEFT ELEVATION

SUPPLY LINE SIZING IS BASED ON AN ASSUMED AVAILABLE PRESSURE OF 46 TO 60 PSI AT MAIN INLET AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

———— COLD
– – – – – – HOT

ALL SUPPLY LINES SHALL BE 3/4", ALL STUB-UPS SHALL BE 1/2" UNLESS OTHERWISE SPECIFIED.



SUPPLY RISER
– nts –

TYPICAL ELEVATION NOTES:

1. ALL SITE INSTALLED ITEMS ARE SUBJECT TO THE APPROVAL OF THE JURISDICTION HAVING AUTHORITY.

2. ACCESSIBLE RAMP(S), STAIR(S), AND HANDRAILS ARE DESIGNED BY OTHERS AND SITE INSTALLED.

3. FOUNDATION ENCLOSURE (IF PROVIDED) IS DESIGNED BY OTHERS AND SITE INSTALLED. ENCLOSURE MUST HAVE A MINIMUM NET AREA OF VENTILATION OPENINGS OF NOT LESS THAN ONE 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.

4. SEE MECHANICAL NOTES AND/OR CROSS SECTION FOR METHOD OF ATTIC VENTILATION.

LISTING AGENCY APPROVAL

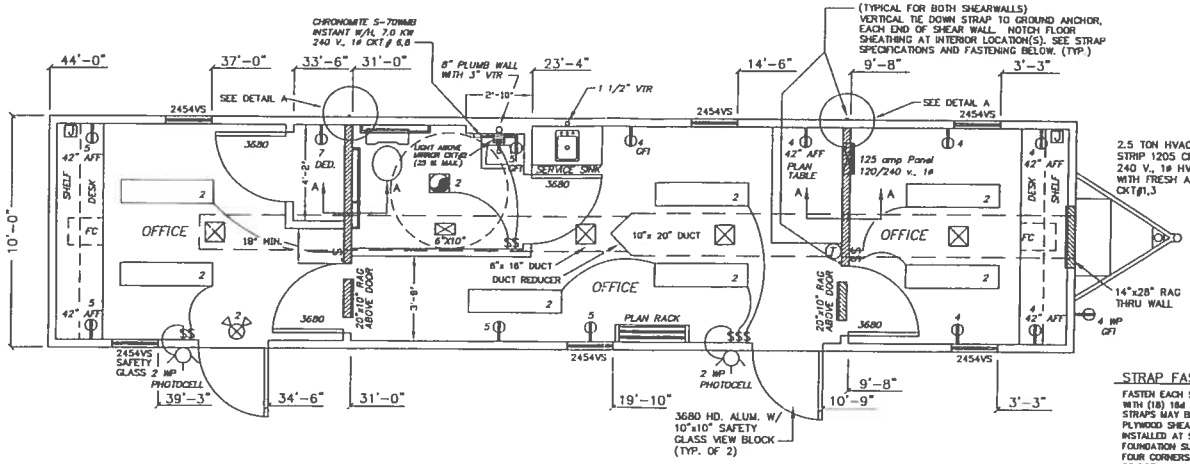
THESE PRINTS COMPLY WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 CONSTRUCTION CODE AND ADHERE TO THE FOLLOWING CRITERIA.

CONST. TYPE	VB
OCCUPANCY	B
ALLOWABLE NO. OF FLOORS	1
WIND VELOCITY	130
FIRE RATING OF EXT. WALLS	0
PLAN NO.	1954-7739F
ALLOW. FLOOR LOAD	50/100
APPROVAL DATE	6-30-06
MANUFACTURER	DSI
HIGH VELOCITY HURRICANE ZONE	No

IWC
COA # 1025

JUN 29 2006

DESIGN SPACE, INC. 91 HARVEY WOKERS RD., DOUGLAS, GA. 31533 CLINCH COUNTY IND. PARK, HOMERVILLE, GA. 31634	SOUTHLAND MODULAR 1110 IND. PARK RD. McRAE, GA. 31055
DATE: 06/26/2006	KENNETH A. GODFREY, P.E. 12132 RUSTIC BARN TRAIL MORGANTON, GA 30560 FL PE#40131
SCALE : 1/8" = 1'-0"	
CODES: SEE NOTES	REVISIONS:
LABELS: HWC., FL	BY: KAG.
STOCK – 1044GS(06/06) 10' X 44' BUSINESS	SHEET 2 OF 4
ELEVATIONS	KAG. NO. 062006DSI



OPTIONAL ITEMS:

1. LIGHT OVER MIRROR
2. SERVICE SINK
3. PLAN RACK
4. FOLDING PLAN TABLE
5. DESKS, SHELVING & FILE CABINET(S)

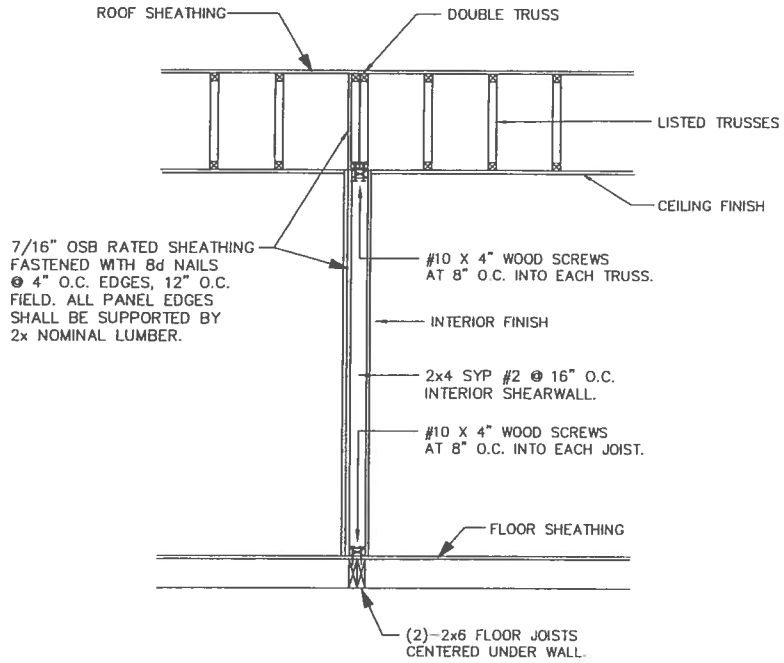
STRAP FASTENING:

FASTEN EACH STRAP TO WALL STUD ABOVE WITH (18) 16d COMMON NAILS OR EQUAL. STRAPS MAY BE SITE INSTALLED AND FASTENED THROUGH PLYWOOD SHEATHING (EXTERIOR FINISH MUST BE SITE INSTALLED AT STRAP LOCATIONS). IN ADDITION, A FOUNDATION SUPPORT (PIER) IS REQUIRED AT EACH OF THE FOUR CORNERS OF THE BUILDING AND AT EACH STRAP LOCATION OF BOTH INTERIOR SHEARWALLS (DESIGNED BY OTHERS).

STRAP SPECIFICATIONS:

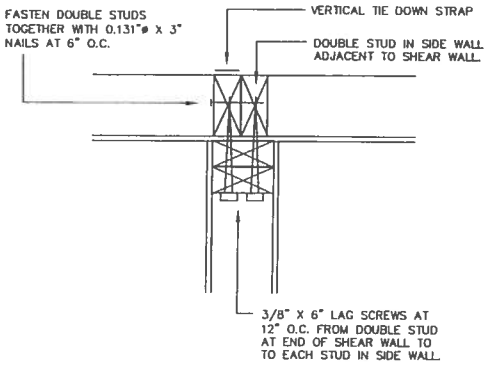
TIE-DOWN STRAPS TO BE 1-1/4"x .035" TYPE-1, FINISH B, GRADE 1 ZINC COATED STEEL STRAPPING OR EQUAL CERTIFIED BY A REGISTERED ENGINEER OR ARCHITECT AS CONFORMING WITH ASTM D3953-91. TIE DOWN STRAPS AND CONNECTING HARDWARE SHALL HAVE 3150# MINIMUM WORKING CAPACITY.

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 HELIXES, 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 ALTERNATE ANCHORAGE DESIGN.



SHEARWALL – SECTION A–A

NTS



DETAIL A

LISTING AGENCY APPROVAL

THESE PRINTS COMPLY WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1976 CONSTRUCTION CODE AND ADHERE TO THE FOLLOWING CRITERIA.

CONST. TYPE	VB
OCCUPANCY	B
ALLOWABLE NO. OF FLOORS	1
WIND VELOCITY	130
FIRE RATING OF EXT. WALLS	0
PLAN NO.	1954-7739F
ALLOW. FLOOR LOAD	50/100
APPROVAL DATE	09.20.06
MANUFACTURER	DSI
HIGH VELOCITY HURRICANE ZONE	No

IWC

COA # 1225

JUN 29 2006

DESIGN SPACE, INC. 91 HARVEY VICKERS RD., DOUGLAS, GA. 31533 CLINCH COUNTY IND. PARK, HOMERVILLE, GA. 31634		SOUTHLAND MODULAR 1110 IND. PARK RD. McRAE, GA. 31055
DATE: 06/26/2006	KENNETH A. GODFREY, P.E. 12132 RUSTIC BARN TRAIL MORGANTON, GA 30560 FL PE#40131	
SCALE : 3/16" = 1'-0"		
CODES: SEE NOTES	REVISIONS:	BY: KAG.
LABELS: HWC., FL.		
STOCK – 1044GS(06/06) 10' X 44' BUSINESS		SHEET 3 OF 4
FLOOR PLAN	KAG. NO. 062006DSI	

APPROVED TRUSS DESIGN:

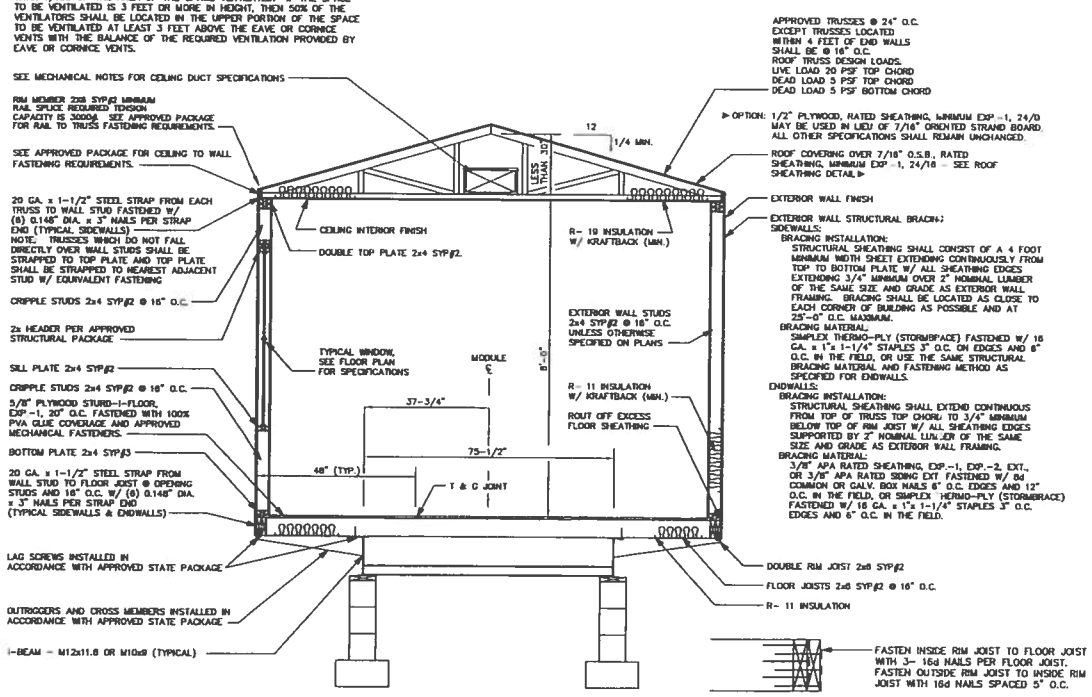
TRUSS MFG. ALPINE

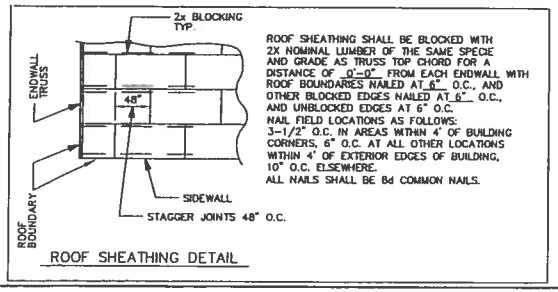
TRUSS DWG. NO. 112001

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).

EACH ATTIC SPACE SHALL BE PROVIDED WITH CROSS VENTILATION WHICH PROVIDES A TOTAL NET FREE VENTILATING AREA OF NOT LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. IF THE SPACE TO BE VENTILATED IS 3 FEET OR MORE IN HEIGHT, THEN 50% OF THE VENTILATORS SHALL BE LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.





ROOF SHEATHING DETAIL

ROOF SHEATHING SHALL BE BLOCKED WITH 2X NOMINAL LUMBER OF THE SAME SPECIE AND GRADE AS TRUSS TOP CHORD FOR A DISTANCE OF 0'-0" FROM EACH ENDWALL WITH ROOF BOUNDARIES NAILED AT 6" O.C., AND OTHER BLOCKED EDGES NAILED AT 6" O.C., AND UNBLOCKED EDGES AT 6" O.C.
NAIL FIELD LOCATIONS AS FOLLOWS:
3-1/2" O.C. IN AREAS WITHIN 4' OF BUILDING CORNERS, 6" O.C. AT ALL OTHER LOCATIONS WITHIN 4' OF EXTERIOR EDGES OF BUILDING, 10" O.C. ELSEWHERE.
ALL NAILS SHALL BE 8d COMMON NAILS.

GENERAL CROSS SECTION NOTES:

1. UNLESS OTHERWISE SPECIFIED, ALL STEEL MUST COMPLY W/ ASTM A36, YIELD STRENGTH = 36 KSI.
2. ALL LAG SCREWS MUST COMPLY W/ ANSI/ ASME B18.2.1 F_{yb} = 60 KSI MINIMUM.
3. SEE FOUNDATION PLAN FOR PIER AND TIE-DOWN STRAPPING LOCATIONS, ORIENTATIONS, AND SPECIFICATIONS.

INTERIOR FINISH MATERIAL:

CEILING - 1/2 INCH MINIMUM GYPSUM BOARD INSTALLED PER MANUFACTURER'S SPECIFICATIONS. (POPCORN FINISH)(SEASPRAY FINISH) WHEN SUPPORTS ARE 24" O.C. AND WET SPRAY-ON FINISH IS USED GYPSUM BOARD SHALL BE 5/8 INCH THICK OR GOLD BOND 1/2 INCH HIGH STRENGTH CEILING BOARD OR EQUAL SHALL BE USED.

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

FLOOR - BLOCK TILE OR LINOLEUM IN BATHROOM AND OTHER WET AREAS. CARPET, BLOCK TILE, OR LINOLEUM INSTALLED IN ALL OTHER AREAS.

EXTERIOR FINISH MATERIAL:

ROOF - 45 MIL BLACK RUBBER ROOF COVERING (EPDM) INSTALLED OVER 1/4" DENSE DECK PER MANUFACTURER'S SPECIFICATIONS.

WALL - .0149 INCH MINIMUM HIGH RIBB STEEL SIDING.

GENERAL FINISH NOTES:

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 COVERING 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 I FELT, ATTACHED IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR WALL FINISH.

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
WIND VELOCITY	130
FIRE RATING OF EXT. WALLS	0
PLAN NO.	1954-7739F
ALLOW. FLOOR LOAD	50/100
APPROVAL DATE	6-7-06
MANUFACTURER	DSI
HIGH VELOCITY HURRICANE ZONE	No

IWC
CDA # 1025

DESIGN SPACE, INC.
91 HARVEY VICKERS RD., DOUGLAS, GA. 31533
CLINCH COUNTY IND. PARK, HOMERVILLE, GA. 31634

SOUTHLAND MODULAR
1110 IND. PARK RD.
McRAE, GA. 31055

DATE: 06/26/2006

SCALE: -NTS-

CODES: SEE NOTES

LABELS: HWC., FL.

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

REVISIONS.

BY: KAG.

STOCK - 1044GS(06/06) 10' X 44' BUSINESS

CROSS SECTION

KAG. NO. 062006DSI

SHEET 4 OF 4

JUN 29 2006

TJS 02/18/06

Reference: ACCA Manual N Fourth Edition

Variables:

Building destination	Orlando, FL	Occupant content	OC = 5
Outside summer DB (degree F)	OS = 91	Outside air CFM from HVAC	OA = 100
Inside summer DB (degree F)	IS = 78	Heat recovery reduction	HR = 1.0
Outside winter DB (degree F)	OW = 38	No. of exterior doors	EX = 2
Inside winter DB (degree F)	IW = 68	Winter CFM/door	WCFM = 20
Design grains at 50% RH	DG = 44	Summer CFM/door	SCFM = 10
Daily range (Degree F)	DR = 17	Wall height in feet	WH = 8
Summer attic deg. F. increase	AT = 50	Incandescent lighting (watts)	IL = 60
		Fluorescent lighting (watts): (Do not include ballast load)	FL = 420

	Glass area (SF)	Gross wall area (SF)	U-values	
North	N = 0	NW = 80		
East	E = 27	EW = 352		
South	S = 0	SW = 80	UG = 1.04	Glass
West	W = 27	WW = 352	UW = 0.08	Wall

	Gross areas (SF)	U-values		
			Glass shading factor	SF = 0.7
Wood/metal doors	WD = 38	WU = 0.6	Equipment load	EL = 15
Glass/french doors	GD = 2	GU = 1.10		
Roof	R = 440	RU = 0.05		
Floor	F = 440	FU = 0.08		

Heat Gains (Cooling Loads):

Sensible heat gain:

A. Solar radiation through glass:

North: SRN = N 30 SF East: SRE = E 44 SF South: SRS = S 56 SF West: SRW = W 158 SF

Total: SR = SRN + SRE + SRS + SRW SR = 3818

B. Transmission gains:

Glass: GA = N + E + S + W TG = GA UG (OS - IS) TG = 842

Doors: TWG = WD WU (OS - IS) TWG = 342 TGD = GD GU (OS - IS) TGD = 33

Walls: Temperature correction: TC = OS - IS - 20

Daily range correction: DRC = 0.5 (20 - DR) ETD = TC + DRC ETD = -4

North: TWN = (NW - N) UW (ETD + 15)

East: TWE = (EW - E) UW (ETD + 36)

South: TWS = (SW - S) UW (ETD + 23)

West: TWW = (WW - W) UW (ETD + 17)

Total: TW = TWN + TWE + TWS + TWW TW = 1394

Roof: TR = R RU [OS - IS] + AT] TR = 1450

Floor: FR = F FU (OS - IS) FR = 528

Total transmission gains: T = TG + TWG + TGD + TW + TR + FR T = 4570

C. Occupants: SO = OC 230 SO = 1150

D. Lights: L = (IL 3.4) + (FL-4.1) L = 1926

E. Equipment: EQ = EL F EQ = 6600

F. Infiltration: ICFM = WH F $\frac{0.4}{60}$ SI = (ICFM + SCFM EX) (OS - IS) 1.1 SI = 717

G. Ducts: SD = (SR + T + SO + L + EQ + SI) 0.05 SD = 939

H. Ventilation: SV = OA-HR (OS - IS) 1.1 SV = 1650

Total sensible heat gain: SHG = SR + T + SO + L + EQ + SI + SD + SV SHG = 21370

Latent heat gain:

A. Occupants: LO = OC 190 LO = 950

B. Ventilation: LV = OA HR DG 0.68 LV = 2992

C. Infiltration: LI = (ICFM + SCFM EX) DG 0.68 LI = 1301

Total latent heat gain: LHG = LO + LV + LI LHG = 5243

Total heat gain: HG = SHG + LHG HG = 26612 BTUH

Heat Loss (Heating Loads):

A. Transmission loss:

Glass: LTG = GA UG (IW - OW) LTG = 1083

Doors: LTWD = WD-WU (IW - OW) LTWD = 684

LTGD = GD GU (IW - OW) LTGD = 66

Walls: LTW = (NW + EW + SW + WW - GA) UW-(IW - OW) LTW = 1944

Roof: LR = R RU (IW - OW) LR = 660

Floor: LF = F FU (IW - OW) LF = 1056

Total transmission loss: LT = LTG + LTWD + LTGD + LTW + LR + LF LT = 6095

B. Infiltration: ICFM = WH F $\frac{0.6}{60}$ LI = (ICFM + WCFM EX) (IW - OW) 1.1 LI = 2482

C. Ducts: LD = (LT + LI) 0.05 LD = 429

D. Ventilation: LV = OA HR (IW - OW) 1.1 LV = 3300

Total heat loss: HL = LT + LI + LD + LV HL = 12305 BTUH

APPROVED
JUN 30 2006
BORN, WERNER, CARTER & ASSOC.

JUN 29 2006

HWC

ENGINEERING • INSPECTIONS
CERTIFICATIONS • TESTING

June 30, 2006

Design Space Inc.
P.O. Box 2008
Douglas, GA 31533

RE: Manufacturer: Design Space Inc.
S/N Size & Occupancy: Stock-1044GS(06/06); 10'x44'; Business
HWC Plan#: 1954-7739F

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 supplement, as noted on the approved drawings, subject to the following limitations:

1. Approval covers factory-built structure only.
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

(WRAPIT REQUIRED 9'9" PEAK)

Top Chord 2x2 SP #3 (2x2)

Bot Chord 2x2 SP #2 (2x2)

Webs 2x2 SP #3 (2x2) :W2, W7 1.5"x2." SP #3 (2x2):

THIS TRUSS HAS BEEN DESIGNED TO MEET IBC 2003 SECT. 2308.10.7.1

10 LBS NONCONCURENT BOTTOM CHORD LIVE LOAD PER IBC

NOTE: ALL WEBS ARE SQUARE CUT UNLESS NOTED.

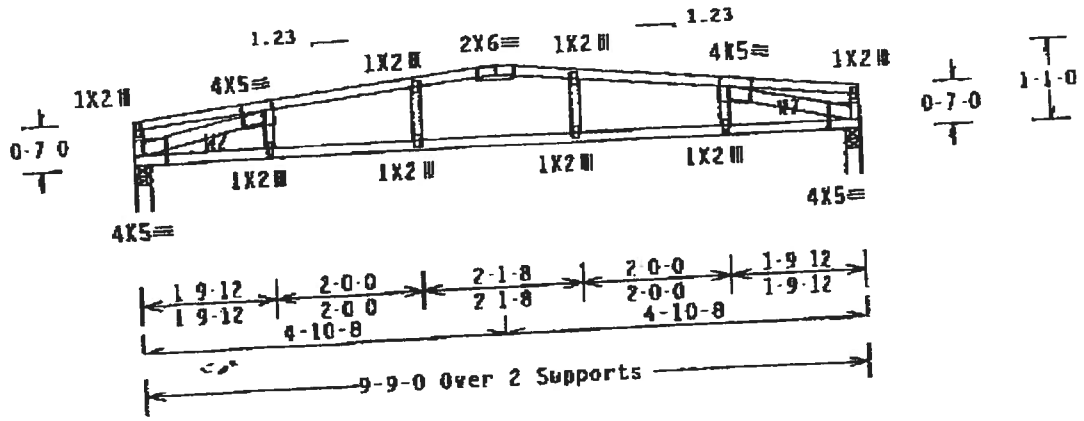
130 mph wind, 30.00 ft mean hgt, ASCE 7-02, CLOSED bldg. Located anywhere in roof, CAT II, EXP C, wind TC DL=5.0 psf, wind BC DL=5.0 psf.

Deflection meets L/240 live and L/180 total load.

SCOTT LINDER SCHUPWAN CERTIFICATE NO. 31367 STATE OF FLORIDA REGISTERED ENGINEER

ALABAMA REGISTERED NO. 12657 PROFESSIONAL ENGINEER NORMAN DOUGLAS WOOD

APPROVED JUN 30 2006 HILBORN, WERNER, CARTER & ASSOC.



R=429 U=434 W=2.5"

R=429 U=434 W=2.5"

GEORGIA REGISTERED No. 13333 PROFESSIONAL ENGINEER SCOTT LINDER SCHUPWAN

STATE OF TEXAS FRED KAMMER 73875 PROFESSIONAL ENGINEER

7.04 1 TX/1/-/1/-/R/- Scale =.4"/Ft.

Design Crit: TPI-2002(STD)

PLT TYP. Wave

ALPINE

Alpine Engineered Products, Inc. Earth City, MO 63045

TC LL	30.0 PSF	REF	R395-- 11111
TC DL	7.0 PSF	DATE	04/28/05
BC DL	7.0 PSF	DRW	WOUSR395 0511000I
BC LL	0.0 PSF	MO-ENG	DJB/CWC
TOT.LD.	44.0 PSF	SEQH-	11192 REV
DUR.FAC.	1.15		
SPACING	24.0"		# 11A001

FLORIDA PRODUCT APPROVAL

Feb. 10, 2006

Manufacturer: Design Space Inc. **Plan #** STOCK-104465(06/06) (1954-7739I)

As required by Florida Statue 553.8452 and Florida Administrative Code 9B-72, please provide the information and the product approval number(s) on the building components listed below if they will be utilized on the manufactured building for which you are applying for a DCA insignia. We recommend you contact you our local product supplier should you not know the product approval number for any of the applicable listed products. More information about statewide product approval can be obtained at www.floridabuilding.org

CATEGORY	MANUFACT	DESCRIP.	APP. #	CATEGORY	MANUFACT	DESCRIP.	APP. #
Exter. Doors				**Windows**			
Swinging	Elixir Ind. Dr	Vin, O/S,14"VB	FL#1722.1-R1	Single Hung	Kinro, Inc	Vin. V/SDP50,R40	FL#993-R1
"	Elixir Ind. Dr	Vin, O/S,20"SLIDER	FL#1722.2-R1	"	Kinro, Inc		
"	Elixir Ind. Dr	Vin,O/S, BLANK	FL#1722.3-R1	"	Kinro, Inc	Alum,DP50,R40	FL#2863-R1
"	Elixir Ind. Dr	Vin, 40PSF	FL#1722.4-R1	"	Kinro, Inc	Alum, R15	FL#2864-R1
"	Elixir Ind. Dr	ST, I/S,w/STRM,46PSF	FL#1722.5-R1	Double Hung	Kinro, Inc	Vin. R-40, DP40-50	FL#996-R1
"	Elixir Ind. Dr	ST,I/S,wSTRM, 58PSF	FL#1722.6-R1	Fixed	Kinro, Inc	Vin. FXD, DP35-70	FL#995-R1
"				Fixed	Kinro, Inc	Vin. R-50, DP50-66	FL3995-R1
"	Vistswall	Store Front, w/TP Gls.	FL#3395.1-R1	Horizonal SL.	Kinro, Inc		
Sliding	Kinro, Inc	96x96, R20	FL#2865.1-R1	"	Kinro, Inc		
"	Kinro, Inc	96X80, R35	FL#2865.2-R1	"	Kinro, Inc		
Roll Up				Pass Through			
				Store Front			
				Wire Glass			
Roof Prod's.							
Underlayment	GP-Corp Gyp,	Dens-Deck	FL#1250.1-R1	**Panel Walls**			
"	GP-Corp Gyp,	Dens-Deck	FL#1250.2-R1	Ext. Siding	James Hardie	Panel/fiber-cement	FL#889-R1
"				"	James Hardie	Lap/fiber-cement	FL#889-R1
Roofing	Mule-Hide	EPDM (fire rated	FL#5995.1-R1	"	James Hardie	Soffit/fiber-cement	FL#889-R1
"	Mule-Hide	EPDM (cement.wood)	FL#2908.1-R1	"	James Hardie	Trim/fiber-cement	FL#889-R1
"	Owens Corn.	Shingles 3 -Tab	FL#3663.2-R1	"	Advance Alum	Hi-Rib Siding (Alum)	APPILED
"	Owens Corn.	Shingles 3 -Tab	FL#3663.6-R1	"	Advance Alum	Hi-Rib Siding (Steel)	APPLIED
"	Owens Corn.	Shingles 3 -Tab	FL#3663.8-R1	"	Star Bldg Sys.	Hi-Rib Steel, 24 GA	APPLIED
"	Owens Corn.	Shingles-laminate	FL#3663.1,3,4	"	Star Bldg Sys.	Hi_Rib Steel, 26 GA	APPLIED
"			5,&9-R1	"	Suncoast	FL-Rib, 26 GA	FL#5202.1
"	Advance Al.	Adv. Roof Panel #2	FL #2478.2	"	Whirlwind	St. Wall Panel, 24 GA	APPLIED
				"	Alcoa Home	Alum. Siding	FL#2659-R1
				"	Alcoa Home	Vinyl Siding & Acc.	FL#5538
				"	Alcoa Home	Vinyl Siding & Acc.	FL#5544
Str. Comp.				"	Alcoa Home	Vinyl Siding & Acc.	FL#5548
Eng. Lumber	GA-PAC Corp	Microlam LVL beam	FL#2023.1-R1				

FLORIDA PRODUCT APPROVAL

Feb. 10, 2006

The products listed below did not demonstrate product approval at the time of plan review. At the time of inspection of these products, the following information must be available to the inspector at the manufacturing pant: (1) Copy of the product approval from the Local or State Building Commission, or supply all of the information listed on Form No. 9B-72.130(5). (2) Copy of the applicable manufacturers' installation requirements. If used these products may have to be removed if approval cannot be demonstrated during inspection.

0.0149 INCH MINIMUM HIGH RIBB STEEL SIDING

Florida Energy Efficiency Code For Building Construction
Florida Department of Community Affairs

EnergyGauge FlaCom v 2.11 FORM 400A-2004
Whole Building Performance Method for Commercial Buildings

Jurisdiction: ORLANDO, ORANGE COUNTY, FL (582100)

Short Desc: Design Space, Inc. **Project:** Stock 1044gs(06/06)
Owner: ---
Address: ---

City: Orlando
State: FL- **PermitNo:** ---
Zip: 0 **Storeys:** 1

Type: Office ***Conditioned Area:** 384
Class: New Finished building ***Cond + UnCond Area:** 384

* denotes lighted area. Does not include wall crosection areas

Max Tonnage: 2.5 (if different, write in)

Compliance Summary

Component	Design	Criteria	Result
Gross Energy Use	525.43	752.02	PASSES
LIGHTING CONTROLS			PASSES
EXTERNAL LIGHTING			PASSES
HVAC SYSTEM			PASSES
PLANT			None Entered
WATER HEATING SYSTEMS			PASSES
PIPING SYSTEMS			None Entered
Met all required compliance from Check List?			Yes/No/NA

IMPORTANT NOTE: An input report Print-Out from EnergyGauge Com of this design building must be submitted along with this Compliance Report.

COMPLIANCE CERTIFICATION:

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

PREPARED BY:

DATE: JUN 29 2006

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

OWNER AGENT:

DATE:

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 in accordance with Section 553.908, F.S.

Date 6-30-06 Plan No. 1954-7399

BUILDING OFFICIAL: Approved By SCOTT S. FRANCIS

DATE:

Modular Building Plans Examiner
Florida License No. SMP 42

If required by Florida law, I hereby certify (*) that the systems design is in compliance with the Florida Energy Code.

		REGISTRATION No.
ARCHITECT :		
ELECTRICAL SYSTEM DESIGNER	Kenneth A. Godfrey, P.E.	40131
LIGHTING SYSTEM DESIGNER:	"	"
MECHANICAL SYSTEM DESIGNER:	"	"
PLUMBING SYSTEM DESIGNER:	"	"

(*) 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.

APPROVED
JUN 30 2006
HILBORN, WERNER, CARTER & ASSOC.

Project: Design Space, Inc.
Title: Stock 1044gs(06/06)
Type: Office
(WEA File: Orlando.TMY)

Whole Building Compliance

	Design	Reference
Total	*69.56*	*100.00*
	$525.43	*$752.02*
ELECTRICITY(MBtu/kWh/$)	69.56 10,572.00 *$525.43*	100.00 15,223.00 *$752.02*
AREA LIGHTS	9.63 1,470.00 *$73.06*	8.29 1,269.00 *$62.69*
MISC EQUIPMT	5.01 764.00 *$37.97*	5.01 764.00 *$37.74*
PUMPS & MISC	0.19 31.00 *$1.54*	0.19 32.00 *$1.58*
SPACE COOL	19.46 2,951.00 *$146.66*	22.74 3,454.00 *$170.63*
SPACE HEAT	0.58 78.00 *$3.88*	1.35 203.00 *$10.03*
VENT FANS	34.68 5,278.00 *$262.32*	62.43 9,501.00 *$469.35*

Credits & Penalties (if any): Modified Points: = 69.56 PASSES

Project: Design Space, Inc.
Title: Stock 1044gs(06/06)
Type: Office
(WEA File: Orlando.TMY)

External Lighting Compliance

Description	Category	Allowance (W/Unit)	Area or Length or No. of Units (Sqft or ft)	ELPA (W)	CLP (W)
Ext Light 3	Building entrance without canopy	33.00	3.0	99	60
Ext Light 4	Building entrance without canopy	33.00	3.0	99	60

Design: 120 (W)
Allowance: 198 (W)
PASSES

Project: Design Space, Inc.
Title: Stock 1044gs(06/06)
Type: Office
(WEA File: Orlando.TMY)

Lighting Controls Compliance

Acronym	Ashrae ID	Description	Area (sq.ft)	No. of Tasks	Design CP	Min CP	Compli-ance
Restroom	6	Toilet and Washroom	39	0	1	1	PASSES
12x9.33 Office	17	Office - Enclosed	112	0	2	1	PASSES
Center Office	17	Office - Enclosed	149	0	2	1	PASSES
9x9.33 Office	17	Office - Enclosed	84	0	2	1	PASSES

PASSES

Project: Design Space, Inc.
Title: Stock 1044gs(06/06)
Type: Office
(WEA File: Orlando.TMY)

System Report Compliance

Area 1 System 1 Constant Volume Air Cooled Single Package System < 65000 Btu/hr No. of Units 1

Component	Category	Capacity	Design Eff	Eff Criteria	Design IPLV	IPLV Criteria	Comp-liance
Cooling System	Air Cooled < 65000 Btu/h Cooling Capacity		10.00	9.70	8.00		PASSES
Heating System	Electric Furnace		1.00	1.00			PASSES
Air Handling System -Supply	Air Handler (Supply) - Constant Volume		0.50	0.90			PASSES
Air Distribution System	ADS System		6.00	6.00			PASSES

PASSES

Plant Compliance

Description	Installed No	Size	Design Eff	Min Eff	Design IPLV	Min IPLV	Category	Comp liance

None

Project: Design Space, Inc.
Title: Stock 1044gs(06/06)
Type: Office
(WEA File: Orlando.TMY)

Water Heater Compliance

Description	Type	Category	Design Eff	Min Eff	Design Loss	Max Loss	Comp liance
W/H	Electric water heater	<= 12 [kW]	0.93	0.93			PASSES

PASSES

Piping System Compliance

Category	Pipe Dia [inches]	Is Runout?	Operating Temp [F]	Ins Cond [Btu-in/hr .SF.F]	Ins Thick [in]	Req Ins Thick [in]	Compliance

None

Project: Design Space, Inc.
Title: Stock 1044gs(06/06)
Type: Office
(WEA File: Orlando.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 FlaCom v 2.11

INPUT DATA REPORT

Project Information

Project Name: Design Space, Inc.
Project Title: Stock 1044gs(06/06)
Address: ---

State: FL-
Zip: 0
Owner: ---

Orientation: North
Building Type: Office
Building Classification: New Finished building
No.of Storeys: 1
GrossArea: 384

Zones

No	Acronym	Description	Type	Area [sf]	Multiplier	Total Area [sf]	
1	1044gs(06/06)	Zone 1	CONDITIONED	383.7	1	383.7	☐

Spaces

No	Acronym	Description	Type	Depth [ft]	Width [ft]	Height [ft]	Multi plier	Total Area [sf]	Total Volume [cf]

In Zone: 1044gs(06/06)									
1	Restroom ---	Toilet and Washroom	5.50	7.00	8.00	1	38.5	308.0	☐
2	12x9.33 Offic ---	Office - Enclosed	9.33	12.00	8.00	1	112.0	895.7	☐
3	Center Office ---	Office - Enclosed	9.33	16.00	8.00	1	149.3	1194.2	☐
4	9x9.33 Office ---	Office - Enclosed	9.33	9.00	8.00	1	84.0	671.8	☐

Lighting

No	Type	Category	No. of Luminaires	Watts per Luminaire	Power [W]	Control Type	No.of Ctrl pts	
In Zone: 1044gs(06/06)								
In Space: Restroom								
1	Incandescent	General Lighting	1	60	60	Manual On/Off	1	☐
In Space: 12x9.33 Office								
1	Suspended Fluorescent	General Lighting	2	60	120	Manual On/Off	2	☐
In Space: Center Office								
1	Suspended Fluorescent	General Lighting	3	60	180	Manual On/Off	2	☐
In Space: 9x9.33 Office								
1	Suspended Fluorescent	General Lighting	2	60	120	Manual On/Off	2	☐

Walls

No	Description	Type	Width [ft]	H (Effec) [ft]	Multi plier	Area [sf]	Direction	Conductance [Btu/hr. sf. F]	Heat Capacity [Btu/sf.F]	Dens. [lb/cf]	R-Value [h.sf.F/Btu]	
In Zone: 1044gs(06/06)												
1	West wall	Studs, 2x4 @ 16" o.c., R-11 batt, 1/2" gyp.	44.00	8.00	1	352.0	North	0.0921	0.7020	12.03	10.86	☐
2	North wall	Studs, 2x4 @ 16" o.c., R-11 batt, 1/2" gyp.	10.00	8.00	1	80.0	North	0.0921	0.7020	12.03	10.86	☐

3	South wall	Studs, 2x4 @ 16" o.c., R-11 batt, 1/2" gyp.	10.00	8.00	1	80.0	North	0.0921	0.7020	12.03	10.86	☐
4	East wall	Studs, 2x4 @ 16" o.c., R-11 batt, 1/2" gyp.	44.00	8.00	1	352.0	North	0.0921	0.7020	12.03	10.86	☐

Windows

No	Description	Type	Shaded	U [Btu/hr sf F]	SHG	Vis.Tr	W [ft]	H (Effec) [ft]	Multi plier	Total Area [sf]	
In Zone: 1044gs(06/06)											
In Wall: East wall											
1	---	SINGLE BRONZE	No	1.0528	0.73	0.69	2.00	4.50	3	27.0	☐
In Wall: West wall											
1	---	SINGLE BRONZE	No	1.0528	0.73	0.69	2.00	4.50	3	27.0	☐

Doors

No	Description	Type	Shaded?	Width [ft]	H (Effec) [ft]	Multi plier	Area [sf]	Cond. [Btu/hr. sf. F]	Dens. [lb/cf]	Heat Cap. [Btu/sf. F]	R-Value [h.sf.F/Btu]	
In Zone: 1044gs(06/06)												
In Wall: East wall												
1	---	Solid core flush (1.75")	No	3.00	6.67	2	20.0	0.6061	0.00	0.00	1.65	☐

Roofs

No	Description	Type	Width [ft]	H (Effec) [ft]	Multi plier	Area [sf]	Tilt [deg]	Cond. [Btu/hr. Sf. F]	Heat Cap [Btu/sf. F]	Dens. [lb/cf]	R-Value [h.sf.F/Btu]	
In Zone: 1044gs(06/06)												
1	---	Trusses, 2x4 @ 24" o.c., R-19 batt, 1/2" gyp.	10.00	44.00	1	440.0	0.00	0.0482	0.99	9.11	20.73	☐

Skylights

No	Description	Type	U [Btu/hr sf F]	SHGC	Vis.Trans	W [ft]	H (Effec) [ft]	Multiplier	Area [Sf]	Total Area [Sf]	
In Zone:											
In Roof:											☐

Floors

No	Description	Type	Width [ft]	H (Effec) [ft]	Multi plier	Area [sf]	Cond. [Btu/hr. sf. F]	Heat Cap. [Btu/sf. F]	Dens. [lb/cf]	R-Value [h.sf.F/Btu]	
In Zone: 1044gs(06/06)											
1	---	Joist, 2x6 @ 16" o.c., R-11 batt, 1/2" ply	10.00	44.00	1	440.0	0.0764	0.85	9.98	13.10	☐

Systems

Area 1 System 1 Constant Volume Air Cooled Single Package System < 65000 Btu/hr No. Of Units 1

Component	Category	Capacity	Efficiency	IPLV	
1	Cooling System (Air Cooled < 65000 Btu/h Cooling Capacity)	30000.00	10.00	8.00	☐
2	Heating System (Electric Furnace)	34100.00	1.00		☐
3	Air Handling System -Supply (Air Handler (Supply) - Constant Volume)	1205.00	0.50		☐
4	Air Distribution System (ADS System)		6.00		☐

Plant

Equipment	Category	Size	Inst.No	Eff.	IPLV

Water Heaters

	W-Heater Description	Capacit Cap.Unit	I/P Rt.	Efficienc	Loss
1	Electric water heater	1 [Gal]	7 [kW]	0.9300 [Ef]	[Btu/h]

Ext-Lighting

	Description	Category	No. of Luminaires	Watts per Luminaire	Area/Len/No. of units [sf/ft/No]	Control Type	Wattage [W]
1	Ext Light 3	Building entrance without canopy	1	60	3.00	Photo Sensor control	60.00
2	Ext Light 4	Building entrance without canopy	1	60	3.00	Photo Sensor control	60.00

Piping

No	Type	Operating Temperature [F]	Insulation Conductivity [Btu-in/h.sf.F]	Nomonal pipe Diameter [in]	Insulation Thickness [in]	Is Runout?

Fenestration Used

Name	Glass Type	No. of Panes	Glass Conductance [Btu/h.sf.F]	SHGC	VLT
ApLbWnd1	SINGLE BRONZE	1	1.0528	0.7260	0.6850

Materials Used

Mat No	Acronym	Description	Only R-Value Used	RValue [h.sf.F/Btu]	Thickness [ft]	Conductivity [Btu/h.ft.F]	Density [lb/cf]	SpecificHeat [Btu/lb.F]
187	Mat1187	Gypsum board,1/2in	No	0.4533	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	Mat123	6 in. Insulation	No	20.0000	0.5000	0.0250	5.70	0.2000
244	Mat1244	Plywood, 1/2in	No	0.6318	0.0417	0.0660	34.00	0.2900
1002	ApLbMat1002	Trusses, 2x4 @ 24" o.c.	Yes	0.2730				
1003	ApLbMat1003	Floor joists, 2x6 @ 16" o.c.	Yes	0.6400				
1006	ApLbMat1006	Studs, 2x4 @ 16" o.c.	Yes	0.4100				

Constructs Used

No	Name	Simple Construct	Massless Construct	Conductance [Btu/h.sf.F]	Heat Capacity [Btu/sf.F]	Density [lb/cf]	RValue [h.sf.F/Btu]
1027	Solid core flush (1.75")	No	Yes	0.61			1.6500

Layer	Material No.	Material	Thickness [ft]	Framing Factor
1	278	Solid core flush (1.75")		0.00

No	Name	Simple Construct	Massless Construct	Conductance [Btu/h.sf.F]	Heat Capacity [Btu/sf.F]	Density [lb/cf]	RValue [h.sf.F/Btu]
1048	Trusses, 2x4 @ 24" o.c., R-19 batt, 1/2" gyp.	No	No	0.05	0.99	9.11	20.7263

Layer	Material No.	Material	Thickness [ft]	Framing Factor
1	187	Gypsum board,1/2in	0.0417	0.00
2	23	6 in. Insulation	0.5000	0.06
3	1002	Trusses, 2x4 @ 24" o.c.		0.00

No	Name	Simple Construct	Massless Construct	Conductance [Btu/h.sf.F]	Heat Capacity [Btu/sf.F]	Density [lb/cf]	RValue [h.sf.F/Btu]
1049	Joist, 2x6 @ 16" o.c., R-11 batt, 1/2" ply.	No	No	0.08	0.85	9.98	13.0959

Layer	Material No.	Material	Thickness [ft]	Framing Factor
1	12	3 in. Insulation	0.2917	0.10
2	244	Plywood, 1/2in	0.0520	0.00
3	1003	Floor joists, 2x6 @ 16" o.c.		0.00

No	Name	Simple Construct	Massless Construct	Conductance [Btu/h.sf.F]	Heat Capacity [Btu/sf.F]	Density [lb/cf]	RValue [h.sf.F/Btu]
1054	Studs, 2x4 @ 16" o.c., R-11 batt, 1/2" gyp.	No	No	0.09	0.70	12.03	10.8633

Layer	Material No.	Material	Thickness [ft]	Framing Factor
1	1006	Studs, 2x4 @ 16" o.c.		0.00
2	12	3 in. Insulation	0.2500	0.10
3	187	Gypsum board,1/2in	0.0417	0.00

Permit #. 25354

NOTICE OF COMMENCEMENT FORM
COLUMBIA COUNTY, FLORIDA

*****THIS DOCUMENT MUST BE RECORDED AT THE COUNTY CLERKS OFFICE BEFORE YOUR FIRST INSPECTION.*****

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

Tax Parcel ID Number 36-35-16-02622-000

PERMIT NUMBER 00025354

1. **Description of property: (legal description of the property and street address or 911 address)**
2336 West US Hwy 90 Lake City FL 32055

2. **General description of improvement:** office unit - commerical for lease

3. **Owner Name & Address** Blondina Stevens
2336 W. US Hwy 90 Lake City FL 32055 **Interest in Property** owner

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

5. **Contractor Name** Design Space, Inc **Phone Number** 912-384-9211
Address PO Box 2008 Douglas, GA 31533

6. **Surety Holders Name** NA
Address _____ **Phone Number** _____
Amount of Bond _____

7. **Lender Name** NA
Address _____

Inst:2007000712 Date:01/09/2007 Time:15:58
D.T. DC,P.DeWitt Cason,Columbia County B:1107 P:1346

8. **Persons within the State of Florida designated by the ... served as provided by section 718.13 (1)(a) 7; Florida Statutes:** ... notices or other documents may be
Name NA
Address _____ **Phone Number** _____

9. **In addition to himself/herself the owner designates** _____ **to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) – (a) 7. Phone Number of the designee** _____ **of**

10. **Expiration date of the Notice of Commencement (the expiration date is 1 (one) year from the date of recording, (Unless a different date is specified)** _____

NOTICE AS PER CHAPTER 713, Florida Statutes:
The owner must sign the notice of commencement and no one else may be permitted to sign in his/her stead.

✓ Blondina Stevens
Signature of Owner

Sworn to (or affirmed) and subscribed before 5th **day of** January, **20** 07

NOTARY STAMP/SEAL

Susan Todd
Commission # DD449132
Expires July 10, 2009
Bonded Troy Fain - Insurance, Inc 800-385-7019

Susan Todd
Signature of Notary

25354

FAX MEMORANDUM

MEMORANDUM

FLORIDA DEPARTMENT OF TRANSPORTATION

To: Mr. John Kerce, Dept. Director Columbia Co. Building & Zoning Dept. **Fax No: 386-758-2160**	**From:** Dale L. Cray, FDOT Permits Insp. **Date: 1-02-2007** Fax **No. 386-961-7183** **Attention: Col Co. Building Zoning Dept.**

( ) Sign and return. ( ) For your files. ( ) Please call me. (**XX**) FYI ( ) For Review

REF: Comm. D/W / Inspected On:1- 02-2007
PROJECT: Existing D/W / Comm. Access S.R. 10 (W)
PARCEL ID No: N/A Permit No : N/A Sec No : N/A
MILE POST N/A +- Engineer: N/A

Mr. Kerce:

Please accept this as our legal notice of final passing inspection for an Existing Commercial Driveway for KEENS PORTABLE BUILDINGS 2336 HWY 90 WEST, LAKE CITY, FL.32055

This access has been inspected and meets FDOT Standard Requirements.

If further information is required on this project please do not hesitate to contact this office for additional access permitting information details. My office number is 961-7193 or 961-7146.

Sincerely,

Dale L. Cray
Access Permits Inspector

25354

COLUMBIA COUNTY FIRE DEPARTMENT

135 NE HERNANDO AVENUE
P. O. BOX 1529
SUITE 203
LAKE CITY, FL 32055

PHONE (386) 754-7089
FAX (386) 758-2182

David L. Boozer
Division Chief

To: Raymond Galler
Pro-Built Portable Buildings

From: David L. Boozer DLB

Date: 16 January 07

Re: Fire Safety Inspections

A fire safety inspection was performed of the Pro-Built dealership located at 2336 US Hwy. 90 West, Lake City, Fl. This business meets all requirements of Chapter 36 of the Florida Fire Prevention Code, 2006, Edition. No violations were noted. I recommend approval.

CERTIFICATE OF

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 36-3S-16-02622-000 **Building permit No.** 000025354

Use Classification MODULAR OFFICE **Fire:** 47.34

Permit Holder WINSTON GAURLEY **Waste:**

Owner of Building BLONDINA STEVENS(KEEN'S PORTABLE BLDGS) **TOTAL** 47.34

Location: 2336 W US HIGHWAY 90

Date: 01/16/2007

Harry Dicks

Building Inspector

POST IN A CONSPICUOUS PLACE
(Business Places Only)