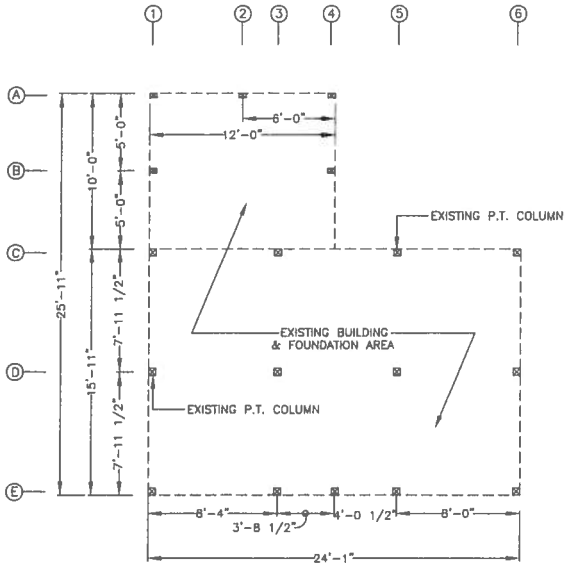
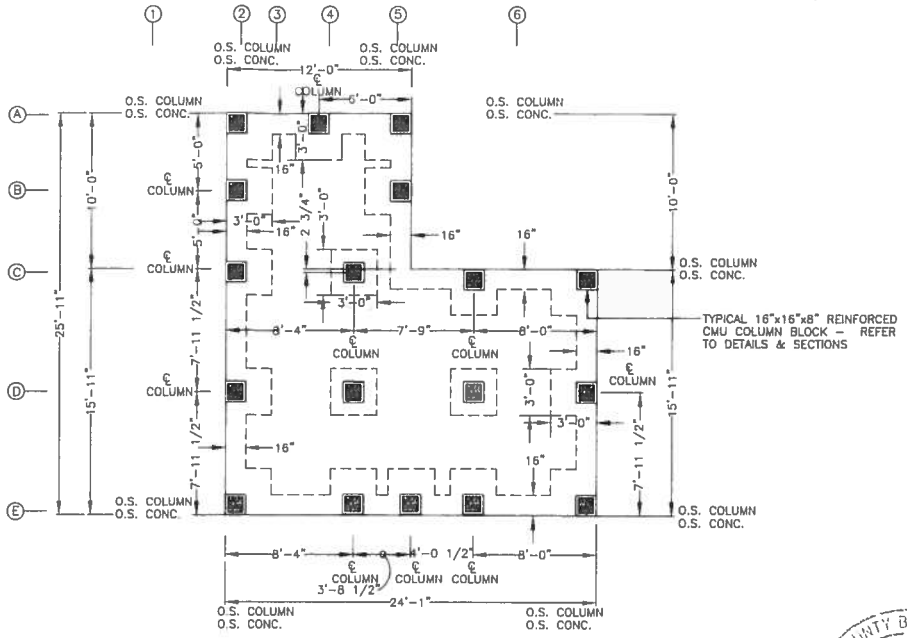
SCALE NOTE:
PLAN VIEW: 1/8"=1'-0



1 A2.1.0 EXISTING DWELLING FOUNDATION PLAN VIEW
SCALE: N.T.S.



2 A2.1.0 RELOCATED DWELLING FOUNDATION PLAN VIEW
SCALE: N.T.S.

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REFER TO SHEET No. S1.1.0 FOR CMU COLUMN & FOUNDATION REQUIREMENTS.

HEIGHT OF NEW COLUMN: FINISH FLOOR HEIGHTS OF RELOCATED BUILDING SHALL MATCH ADJACENT NEW CONSTRUCTION

A P.T. 2x SHALL BE ATTACHED TO THE TOP OF THE CMU PIER/ COLUMN W/ 1– A307 ANCHOR BOLT

EACH REINFORCED CMU COLUMN SHALL BE ATTACHED TO DOUBLE 2x8 BAND JOISTS OR INTERIOR JOISTS W/ 1–MODEL No. PA51 BY SIMPSON STRONG–TIE OR EQUAL W/ 9–16d COMMON NAILS AS SPECIFIED BY MANUFACTURER

DETAILS FOR NEW CONSTRUCTION ARE SIMILAR TO THOSE REQUIRED FOR THIS SPECIFIC RELCOATION.

CERTIFICATION:

THESE PLANS FOR THE MORGAN RESIDENCE WILL COMPLY WITH SECTION 1609 OF THE FLORIDA BUILDING CODE, 2014 EDITION FOR A 120 MPH WIND LOAD, 3 SECOND GUST, EXPOSURE C, WITH THE INTERNAL PRESSURE OF + 0.18 AND – 0.18 INCLUDED IN THESE LOADS.

COMPONENTS/CLADDING ROOF = – 22.17 PSF
+ 11.86 PSF

COMPONENTS/CLADDING ROOF = – 51.82 PSF
OVERHANG + 11.86 PSF

COMPONENTS/CLADDING/WALLS = – 33.32 PSF
+ 25.22 PSF

Curtis Keen 6/24/16
CURTIS E. KEEN, PE #23836

PROJECT No. MORGAN–A2.1.0.DWG SHEET No. A2.1.0	DATE 02/26/16	EXISTING & RELOCATED BUILDING FOUNDATION PLAN VIEWS MISC. NOTES, REFERENCES & INSTRUCTIONS © 2016 KEEN ENGINEERING & SURVEYING, INC.	Curtis E. Keen, PE #23836 Certification of Authorization #3761 DATE:	MORGAN RESIDENCE COLUMBIA COUNTY, FLORIDA

KEEN ENGINEERING & SURVEYING, INC.
9263 CR 417
LIVE OAK, FLORIDA 32060
386–362–4787
ENG. LIC. EB 3761

STATE CODES: FLORIDA

5TH EDITION (2014) FLORIDA BUILDING CODE RESIDENTIAL COMMERCIAL (FBC)
5TH EDITION (2014) FLORIDA BUILDING CODE ENERGY CONSERVATION
5TH EDITION (2014) FLORIDA BUILDING CODE MECHANICAL
2011 NATIONAL ELECTRICAL CODE (NEC)
5TH EDITION (2014) FLORIDA BUILDING CODE PLUMBING
2014 FLORIDA ACCESSIBLE CODE FOR BUILDING CONSTRUCTION
AMERICANS WITH DISABILITIES ACT (MOST CURRENT REVISIONS)

DESIGN CRITERIA

WIND LOAD DESIGN	120 MPH
EXPOSURE	C
FIRST FLOOR LIVE LOAD	40 PSF
FIRST FLOOR DEAD LOAD	10 PSF
SECOND FLOOR LIVE LOAD	40 PSF OR 0 PSF
SECOND FLOOR DEAD LOAD	10 PSF OR 0 PSF
ROOF LIVE LOAD	20 PSF
ROOF DEAD LOAD	14 PSF
ATTIC LIVE LOAD	10 PSF
ATTIC DEAD LOAD	0 PSF
SESMIC GROUP	N/A
FIRE RATING EXTERIOR WALLS/INTERIOR WALLS	REFER TO DETAILS & SECTIONS
INNER PRESSURE COEFFICIENT	-0.18 (ENCLOSED BUILDING)
IMPORTANCE FACTOR	1.0
MEAN ROOF HEIGHT	20.0'
OCCUPANT LOAD IS BASED UPON 200 S.F. PER PERSON	
ACCESSIBILITY REQUIREMENTS	REFER TO ACCESSIBLE REQUIREMENTS

AS BUILT DRAWINGS

AT THE START OF CONSTRUCTION, CONTRACTOR SHALL SECURE ONE SET OF PRINTS TO BE BE MAINTAINED IN A CLEAN CONDITION AT THE PROJECT SITE. APPROVED CHANGES (IF ANY) IN CONSTRUCTION SHALL BE NOTED THERON DAILY, AS MADE, AT THE END OF CONSTRUCTION, THE CONTRACTOR SHALL CORRECT THESE PRINTS TO REFLECT NEATLY AND ACCURATELY ANY AND ALL CHANGES TO THE PROJECT. THESE PRINTS SHALL BE PRESENTED TO THE OWNER AS "ASBUILT" DRAWINGS DURING FINAL INSPECTION OF THE CONSTRUCTION PROJECT.

GENERAL NOTES

ALL WORK SHALL BE IN ACCORDANCE WITH THE 2014 EDITION OF THE INTERNATIONAL CODE, AS ADOPTED AND SUPPLEMENTED BY LOCAL REGULATIONS.
- VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR INCONSISTENCIES.
- NO CHANGES OF INFORMATION SHOWN ON THESE DRAWINGS SHALL BE MADE WITHOUT THE SPECIFIC PRIOR WRITTEN APPROVAL OF THE ENGINEER.
- THE ENGINEER SHALL BE NOTIFIED OF ANY PROPOSED MODIFICATIONS.
- DEMOLITION SHALL INCLUDE REMOVAL, TRANSPORT AND DISPOSAL OF ALL WASTE MATERIAL RELATED TO CONSTRUCTION TO AN APPROVED DISPOSAL FACILITY.
- ALL STRUCTURAL ELEMENTS ARE DESIGNED TO SUSTAIN SPECIFIED DEAD AND LIVE LOADS IN COMBINATION SO AS TO PRODUCE THE MOST CRITICAL CONDITIONS. SEE ABOVE CRITERIA.

DIMENSIONAL LUMBER

- ALL MATERIAL SHALL BE S4S AND GRADE STAMPED BY AN AGENCY CERTIFIED BY THE AMERICAN LUMBER STANDARDS COMMITTEE'S BOARD OF REVIEW AND MANUFACTURED IN ACCORDANCE WITH PS 20, LATEST EDITION.

HANDRAILS AND DECKING (AS MAY BE APPLICABLE) SHALL BE SOUTHERN YELLOW PINE, No.1 OR No.2 AS SPECIFIED IN THE NOTES AND DETAILS WITH A MAXIMUM MOISTURE CONTENT OF 19%.
FRAMING MATERIAL SHALL BE SPRUCE OR SOUTHERN YELLOW PINE No.2 OR BETTER AS NOTED IN NOTES AND DETAILS WITH A MAXIMUM MOISTURE CONTENT OF 19%.
ALL LUMBER SHALL CONFORM TO AMERICAN SOFTWOOD LUMBER STANDARD PS-20, LATEST REV.
ALL SOUTHERN PINE SHALL COMPLY WITH THE FOLLOWING MINIMUM ALLOWABLE UNIT STRESSES:

LIGHT FRAMING	Fb (BENDING) 1500 P.S.I.
2x2 THROUGH 4x4	E. 1,600,000 P.S.I.
STRUCTURAL JOISTS AND PLANKS	Fb (BENDING) 1200 P.S.I.
2x5 THROGH 4x16	E. 1,600,000 P.S.I.
BEAMS AND STRINGERS	Fb (BENDING) 1100 P.S.I.
POSTS AND TIMBERS	E. 1,400,000 P.S.I.

WANES ARE NOT ACCEPTABLE IN EXPOSED MATERIAL
- ALL LUMBER IN CONTACT W/ MASONRY OR SPECIFIED AS TREATED OR " P.T." SHALL BE PRESSURE TREATED IN CONFORMANCE WITH THE AMERICAN WOOD PRESERVERS ASSOCIATION STANDARD P5, WITH A MINIMUM CHROMATED COPPER ARSENATE (CCA) RETENTION AS FOLLOWS.

USE / EXPOSURE	RETENTION
ABOVE GROUND	0.25
GROUND CONTACT	0.40
FRESH WATER	0.40
WOOD FOUNDATION	0.60
SALT / BRACKISH WATER	2.50

- FIELD CUTS, HOLES AND DAMAGE SHALL BE FIELD TREATED WITH COPPER NAPHTHENATE SOLUTION ON ACCORDANCE WITH AWPA M4
DECKING SHALL BE CUT IN CONTINUOUS LENGTHS, WITH BARK SIDE OF DECKING FACING UPWARD AND SECURED W/ 12d ANNULAR RING OR SPIRAL RING NAILS OR DECKING SCREWS TO PREVENT SPLITTING OF DECKING MATERIAL.
- ALL HANDRAILS AND CORNERS SHALL BE BEVELED AND SANDED TO REMOVE SPLINTERS AND SHARP EDGES.
- ALL FASTENERS SHALL BE AS DESCRIBED IN DETAILS & NOTES ELSEWHERE THESE PLANS.
- REFER TO DETAILS & SECTIONS ELSEWHERE THESE PLANS FOR ADDITIONAL REQUIREMENTS

MECHANICAL CONNECTORS

MECHANICAL CONNECTORS FOR WOOD CONSTRUCTION SHALL BE SIMPSON STRONG-TIE OR APPROVED SUBSTITUTE, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S LITERATURE AND SPECIFICATIONS FOR THE INTENDED USE. REFER TO DETAILS AND NOTES ELSEWHERE THESE PLANS FOR REQUIRED SPECIFIC DEVICES AND LOCATIONS.

GENERAL FASTENER SCHEDULE FOR WOOD CONSTRUCTION

CONNECTION	FASTENER	NUMBER OR SPACING
JOIST TO BAND JOIST, FACE NAIL	16d COMMON	3
JOIST TO SILL/GIRDER, TOE NAIL	8d COMMON	3
BRIDGING TO JOIST, TOE NAIL EACH END	8d COMMON	2
SOLE PLATE TO JOIST/BLOCKING, FACE NAIL	16d COMMON	16" O.C
TOP OR SOLE PLATE TO STUD, END NAILED	16d COMMON	2
STUD TO SOLE PLATE, TOE NAIL	8d COMMON	4
DOUBLED STUDS, FACE NAIL	10d COMMON	24" O.C.
DOUBLED TOP PLATES, FACE NAIL	10d COMMON	16" O.C.
TOP PLATES, LAP AND INTERSECTIONS FACE NAIL	———	2-16d OR 3-10d COMMON
CONTINUOUS HEADER, TWO PIECES	16d COMMON	16" O.C ALONG EACH EDGE
CEILING JOISTS TO PLATE, TOE NAIL	8d COMMON	3
CONTINUOUS HEADER TO STUD, TOE NAIL	8d COMMON	3
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	———	3-16d OR 4-10d COMMON
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	———	3-16d OR 4-10d COMMON
RAFTER TO PLATE, TOE NAIL	8d COMMON	3
BUILT UP CORNER STUDS	16d COMMON	24" O.C.
BUILT UP GIRDERS & BEAMS, OF THREE MEMBERS	20d COMMON	32" O.C. AT TOP AND BOTTOM AND STAGGERED 2 ENDS AND EACH SPLICE
STUDS TO SOLE PLATE, END NAIL	16d COMMON	2 EACH END
GYPSUM WALLBOARD, 1/2"	1 3/8" DRYWALL NAIL	7" O.C. ON CEILINGS 8" O.C. ON WALLS
GYPSUM WALLBOARD, 5/8"	1 1/2" DRYWALL NAIL	7" O.C. ON CEILINGS 8" O.C. ON WALLS
ROOF SHEATHING, 1/2", EXPOSURE1 C-D PLYWOOD 180 P.L.F. DIAPHRAGM SHEAR CAPACITY	8d COMMON	6" O.C. EDGES, INTERMEDIATE FRAMING 4" O.C. GABLE END WALL OR GABLE TRUSS
ROOF SHEATHING, 1/2", 2-M-W OR 2-M-3 PARTICLE BOARD 180 P.L.F. DIAPHRAGM SHEAR CAPACITY	8d COMMON	6" O.C. EDGES, INTERMEDIATE FRAMING 4" O.C. GABLE END WALL OR GABLE TRUSS

NOTE: REFER TO LISTED FOUNDATION SCHEDULES, WALL SCHEDULES & ROOF SCHEDULES FOR SPECIFIC REQUIRED MECHANICAL FASTENING DEVICES, COORDINATING WITH PLAN VIEWS FOR LOCATIONS OF ATTACHMENT.

CONCRETE/MASONRY

REFER TO TYPICAL FOUNDATION SECTIONS, DETAILS AND SPECIFIC REQUIREMENTS ELSEWHERE THESE PLANS.
SEE ALSO APPLICABLE WALL SECTIONS AND RELATED REQUIREMENTS.

DAVID & BRYN MORGAN RESIDENCE
LOT 5, THREE RIVERS ESTATES SECTION NO. 1
COLUMBIA COUNTY, FLORIDA

SRWMD FLOOD INFORMATION

2 YR FLOOD: 22.7 FEET
10 YR FLOOD: 28.5 FEET
100 YR FLOOD: 34.4 FEET

COLUMBIA COUNTY BUILDING
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PLANS EXAMINER

CERTIFICATION:

THESE PLANS FOR THE MORGAN RESIDENCE WILL COMPLY WITH SECTION 1609 OF THE FLORIDA BUILDING CODE, 2014 EDITION FOR A 120 MPH WIND LOAD, 3 SECOND GUST, EXPOSURE C, WITH THE INTERNAL PRESSURE OF + 0.18 AND - 0.18 INCLUDED IN THESE LOADS.

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COMPONENTS/CLADDING ROOF = - 51.82 PSF
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COMPONENTS/CLADDING/WALLS = - 33.32 PSF
+ 25.22 PSF

Curtis E. Keen 5/11/16
CURTIS E. KEEN, PE #23836

MECHANICAL NOTES

1. ALL SUPPLY REGISTERS ARE ADJUSTABLE, EXCEPT WHERE OTHERWISE SPECIFIED
2. INTERIOR DOORS SHALL BE UNDERCUT ABOVE FINISH FLOOR FOR AN AIR RETURN AND OR NOTED IN SCHEDULES OR PLAN VIEWS ELSEWHERE THESE PLANS
3. BATHROOM VENT FANS SHALL PROVIDE A MINIMUM OF 50 CFM OF VENTILATION REFER TO ELECTRICAL SCHEDULES FOR ADDITIONAL MINIMUM CFM REQUIRED
4. HVAC EQUIPMENT SHALL BE EQUIPPED WITH OUTSIDE FRESH AIR INTAKE TO PROVIDE A MINIMUM OF 20 CFM PER PERSON
5. ALL VENTS SHALL BE DUCTED TO THE EXTERIOR OF DWELLING
6. ALL DUCT SYSTEM COMPONENTS INSTALLED IN THE ATTIC AREA W/ INSULATION SHALL HAVE A MINIMUM R-VALUE OF R-8.0
AIR DUCTS, FITTINGS, MECHANICAL EQUIPMENT & PLENUM CHAMBERS SHALL BE MECHANICALLY ATTACHED, SEALED, INSULATED & INSTALLED PER TABLE 503.2.7.2
7. ALL HVAC COMPONENTS INSTALLED ON SITE SHALL BE INSTALLED, TESTED & BALANCED IN ACCORDANCE WITH SECTION 503.2.9.1 BY HVAC CONTRACTOR
8. INSTALLED HVAC EQUIPMENT SHALL MEET THE MINIMUM EFFICIENCIES OF TABLES 503.2.2 (1) THROUGH (8)
9. ATTIC VENTILATION IS ACHIEVED BY END WALL, RIDGE & SOFFIT VENTS WITH A MINIMUM OF 13.87 NET SQUARE FEET FREE AREA OF ATTIC VENTILATION AND SHALL FULLY COMPLY WITH SECTION 1203 OF THE F.B.C.
RIDGE, SOFFIT AND GABLE END WALL VENTS SHALL BE PROTECTED FROM RAIN INTRUSION & INSECT OR VERMIN INTRUSION COMPLYING W/ SECTION 1203 OF F.B.C.
10. CRAWL SPACE VENTILATION IS NOT APPLICABLE
11. REFER TO HVAC MECHANICAL DRAWINGS, DETAILS, SPECIFICATIONS AND NOTES FOR ADDITIONAL REQUIREMENTS.

INTAKE OPENINGS

R303.5.1 INTAKE OPENINGS
MECHANICAL AND GRAVITY OUTDOOR INTAKE OPENINGS SHALL BE LOCATED A MINIMUM 10 FEET FROM ANY HAZARDOUS OR NOXIOUS CONTAMINATE, SUCH AS VENTS AS CHIMNEYS, PLUMBING VENTS, STREETS, ALLEYS, PARKING LOTS AND LOADING DOCKS, EXCEPT AS OTHERWISE SPECIFIED IN THIS CODE. WHERE SOURCE OF CONTAMINATE IS LOCATED WITHIN 10 FEET OF AN AIR INTAKE OPENING THE OPENINGS SHALL BE LOCATED A MINIMUM OF 2 FEET BELOW THE CONTAMINATE SOURCE.

R303.6 OUTSIDE OPENING PROJECTION
AIR EXHAUST AND INTAKE OPENINGS THAT TERMINATE OUTDOORS SHALL BE PROTECTED WITH CORROSION RESISTANT SCREENS, LOUVERS OR GRILLES HAVING A MINIMUM OPENING OF 1/4 INCH AND A MAXIMUM OPENING OF 1/2 INCH IN ANY DIMENSION. OPENING SHALL BE PROTECTED AGAINST LOCAL WEATHER CONDITIONS. OUTDOOR AND EXHAUST INTAKE OPENINGS SHALL MEET THE PROVISIONS FOR EXTERIOR WALL OPENING PROTECTIVES IN ACCORDANCE WITH THIS CODE.

WINDOW AND OTHER OPENINGS FOR THE PURPOSE OF LIGHT AND VENTILATION IN THE EXTERIOR WALLS ACCESSIBLE TO RODENTS BY THE WAY OF EXPOSED PIPES, WIRES, CONDUITS AND OTHER APPURTENANCES SHALL BE COVERED WITH WIRE MESH (0.035 INCH) THICK OR SOLID METAL GUARDS (0.024 INCH) THICK OR HEAVIER. GUARDS SHALL BE FITTED AROUND THESE FIXTURES. IN ADDITION THEY SHALL BE FASTENED SECURELY TO AND SHALL EXTEND PERPENDICULAR FROM THE EXTERIOR WALL FOR A MINIMUM 12 INCHES BEYOND EITHER SIDE OF APPURTENANCES.

PLUMBING NOTES

REFER TO SPECIFIC PLANS, DETAILS, REQUIREMENTS AND SPECIFICATIONS ELSEWHERE THESE PLANS

WINDOWS AND DOORS

ALL WINDOWS OR DOORS SERIES FROM SELECTED MANUFACTURERS SHALL COMPLY WITH FBC 502.3.2
ALL JOINTS/CRACKS SHALL BE CAULKED, GASKETED, WEATHER STRIPPED OR OTHER WISE SEALED AND SHALL COMPLY WITH FBC 502.3.3
PRODUCT APPROVAL SPECIFICATION SHEET ALONG WITH MANUFACTURER'S INSTALLATION REQUIREMENTS FBC 1715.5 SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

1. ALL GLAZING WITHIN 24 INCHES ARC OF ALL DOORS, WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR, ALL GLAZING IN DOORS SHALL BE SAFETY TEMPERED OR ACRYLIC PLASTIC SHEET.
2. MINIMUM FINISH CORRIDOR WIDTH SHALL BE AS NOTED AND SHALL NOT BE REDUCED OR ADJUSTED BY CONTRACTOR.
3. ALL WINDOWS GLASS AND DOORS SHALL COMPLY W/ AAMA - NWWDA 101-1.S.2
4. ALL MATERIALS USED IN CONSTRUCTION OF THIS BUILDING WHICH ARE COVERED BY THE FLORIDA BUILDING COMMISSION CHAPTER 61 G20-3.006 RULES SHALL HAVE CURRENT FLORIDA APPROVAL.
5. IF WINDOW SILLS ARE LESS THAN 24 INCHES ABOVE FINISH FLOOR & OVER 7 FEET ABOVE ADJACENT FINISH GRADE FULLY COMPLIANT WINDOW GUARDS SHALL BE REQUIRED.
6. REFER TO PLAN VIEWS & RELATED SCHEDULES FOR FULLY COMPLIANT WINDOW & DOOR EGRESS SIZES AND LOCATIONS

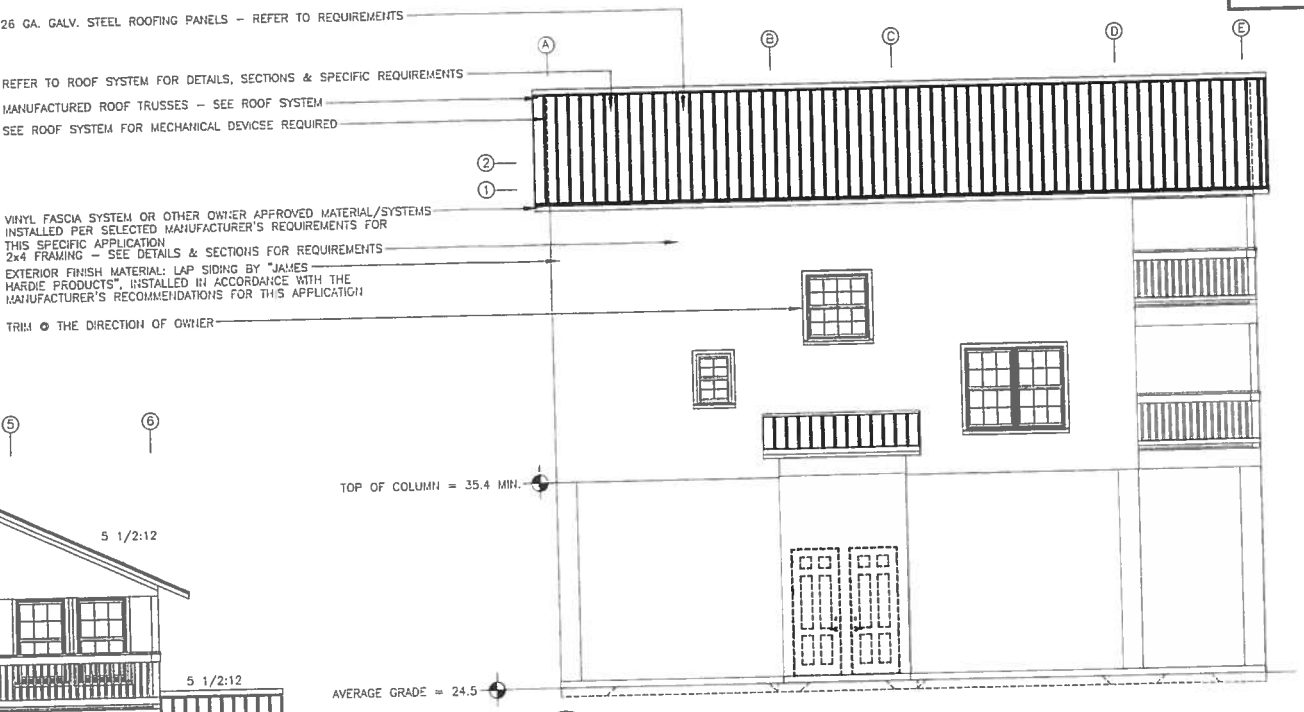
PROJECT No. MORGAN-A1.0.0.DWG SHEET No. A1.0.0	DATE 02/26/16	MISC. NOTES, REFERENCES & INSTRUCTIONS © 2016 KEEN ENGINEERING & SURVEYING, INC.	Curtis E. Keen, PE #23836 Certification of Authorization #3761 DATE.	MORGAN RESIDENCE COLUMBIA COUNTY, FLORIDA

KEEN ENGINEERING & SURVEYING, INC.
9263 CR 417
LIVE OAK, FLORIDA 32060
386-362-4787
ENG. LIC. EB 3761

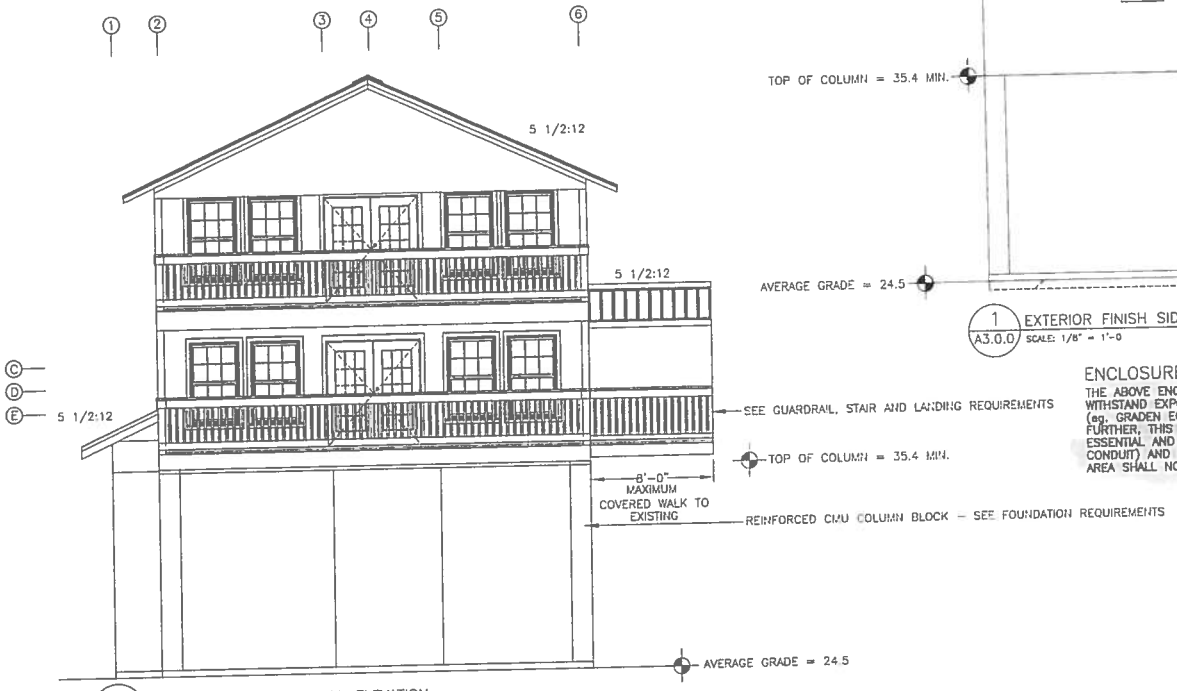
SCALE NOTE:
ELEVATIONS: 1/8"=1'-0

CONDITIONED AREA 1ST LEVEL	1064.00 S.F.
CONDITIONED AREA 2ND LEVEL	1064.00 S.F.
TOTAL CONDITIONED AREA	2128.00 S.F.
PORCH AREA(S)	448.00 S.F.
WALK AREA(S)	40.00 S.F.
SUB LEVEL STAIR & STORAGE	199.50 S.F.
SUB LEVEL PARKING	199.50 S.F.
TOTAL UNCONDITIONED AREAS	1110.70 S.F.
TOTAL CONSTRUCTION AREA	3238.70 S.F.

FLOOD DATA
100 YR 34.4
10 YR 28.5
NAVD 88 DATUM
EXISTING GRADE = 24.5



1 A3.0.0 EXTERIOR FINISH SIDEWALL ELEVATION
SCALE: 1/8" = 1'-0



2 A3.0.0 EXTERIOR FINISH ENDWALL ELEVATION
SCALE: 1/8" = 1'-0

ENCLOSURE NOTE

THE ABOVE ENCLOSED AREA OR UNFINISHED ENCLOSURE IS DESIGNED WITH THE SOLE INTENT OR PURPOSE TO WITHSTAND EXPOSURE TO THE ELEMENTS, HAVE A LOW FLOOD DAMAGE POTENTIAL, AND PROVIDE LIMITED STORAGE (eg. GRADEN EQUIPMENT, BICYCLES AND OTHER LOW DAMAGE ITEMS). FURTHER, THIS AREA IS OF A FLOOD RESISTANT MATERIAL, NON-PARTITIONED AND VOID OF ALL UTILITIES (EXCEPT ESSENTIAL AND BASIC LIGHTING CONSISTING OF GFIC SWITCHES AND FIXTURES INSTALLED WITH NON METALIC CONDUIT) AND PROVIDED WITH OPENINGS TO PRECLUDE HYDROSTATIC LOADING AND ALLOW VENTILATION. THIS AREA SHALL NOT BE TEMPERATURE CONTROLLED.

PROJECT No. MORGAN-A3.0.0.DWG SHEET No. A3.0.0	DATE 02/26/16	EXTERIOR FINISH ELEVATIONS MISC. NOTES, REFERENCES & INSTRUCTIONS © 2016 KEEN ENGINEERING & SURVEYING, INC.	Curtis E. Keen, PE #23836 Certification of Authorization #3761 DATE:	MORGAN RESIDENCE COLUMBIA COUNTY, FLORIDA

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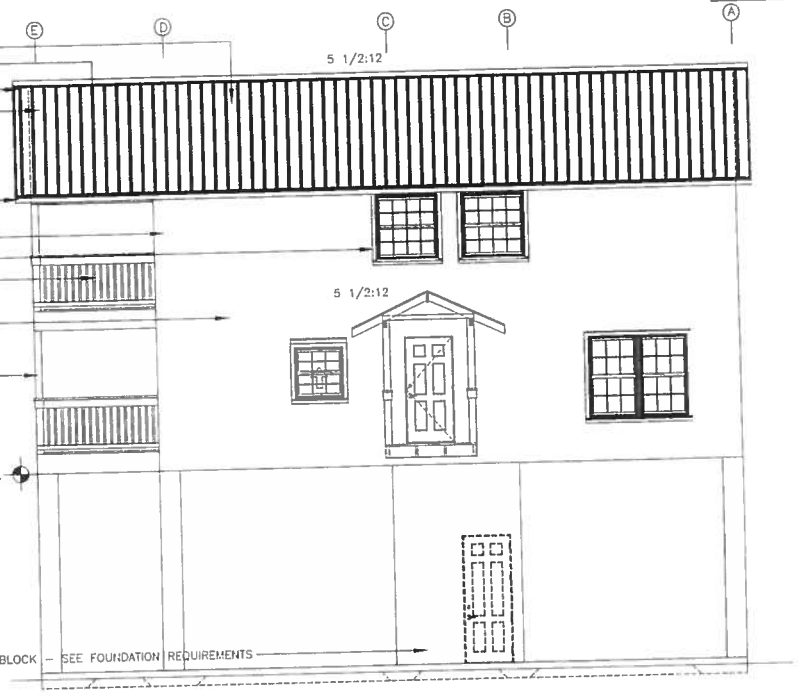
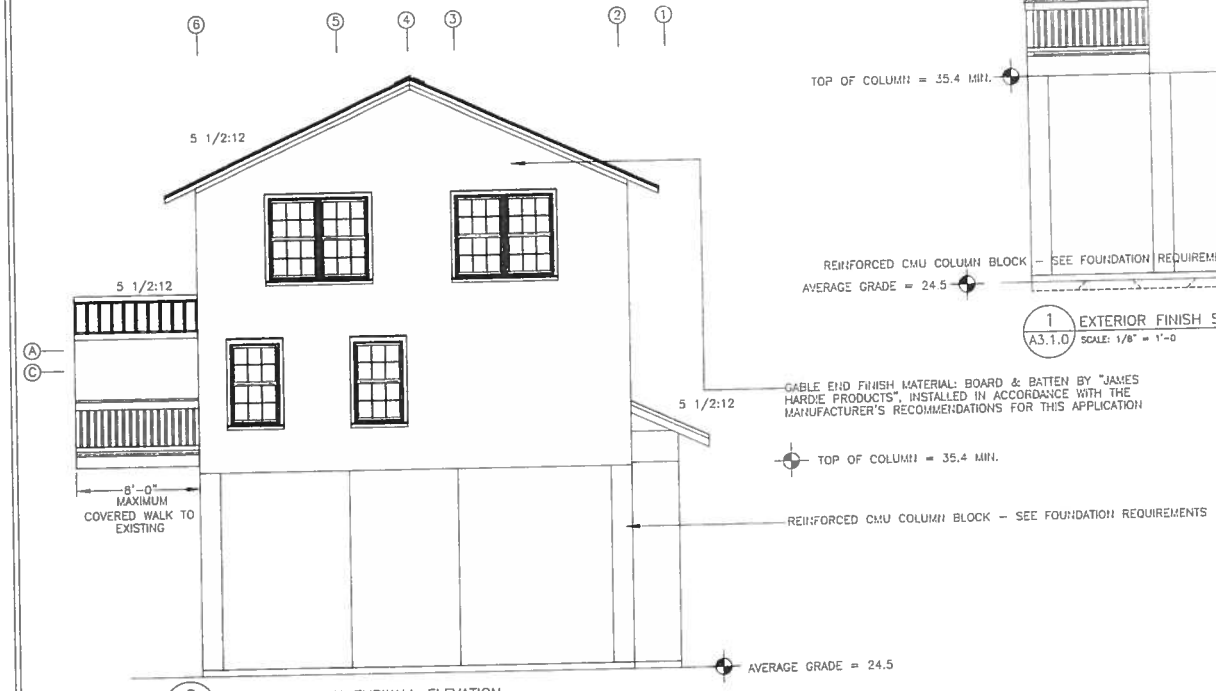


1 A3.1.0 EXTERIOR FINISH SIDEWALL ELEVATION
SCALE: 1/8" = 1'-0



2 A3.0.0 EXTERIOR FINISH ENDWALL ELEVATION
SCALE: 1/8" = 1'-0

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WINDOW																		RATING			FRAME						DETAILS				
CATEGORY	TYPE	WIDTH	HEIGHT	HORIZONTAL SLIDER	FIXED	SINGLE HUNG	DOUBLE HUNG	HOLLOW METAL	SOLID CORE WOOD	HOLLOW CORE WOOD	STILE AND RAIL WOOD	ALUMINUM	VINYL	VINYL / ALUMINUM	OBSCURRED GLASS	TEMPERED GLASS	WIRED GLASS (RATED)				TYPE	HOLLOW METAL WELDED	HOLLOW METAL KNOCKDOWN	WOOD	ALUMINUM	VINYL / ALUMINUM	HEAD	JAMB	SILL	TYPE	
														●								●				●	M	M	M	A	SOME LOCATIONS REQUIRE TEMPERED GLAZING
	A	3'-0"	5'-0			●								●								●				●	M	M	M	B	
	B	2'-0"	3'-0			●								●	●							●				●	M	M	M	C	
	C	6'-0	5'-0			●								●		●						●				●	M	M	M	D	
	D	3'-0	3'-0			●								●	●	●						●				●	M	M	M	E	
	E	4'-0	4'-0			●								●	●	●															

REMARKS

A	3'-0"	5'-0	EXTERIOR – INSUL., – DIVIDED LITE OPTION – CONTRACTOR SHALL PROVIDE APPROVAL SPECIFICATIONS REQUIREMENTS PER F.B.C. 1715.5 & MFGR'S. INSTALLATION REQUIREMENTS – SOME LOCATIONS REQUIRE TEMPERD GLAZING
B	2'-0"	3'-0	EXTERIOR – INSUL., – DIVIDED LITE OPTION – CONTRACTOR SHALL PROVIDE APPROVAL SPECIFICATIONS REQUIREMENTS PER F.B.C. 1715.5 & MFGR'S. INSTALLATION REQUIREMENTS – SECURED GLASS OPTION
C	6'-0	5'-0	EXTERIOR – INSUL., – DIVIDED LITE OPTION – CONTRACTOR SHALL PROVIDE APPROVAL SPECIFICATIONS REQUIREMENTS PER F.B.C. 1715.5 & MFGR'S. INSTALLATION REQUIREMENTS
D	3'-0	3'-0	EXTERIOR – INSUL., – DIVIDED LITE OPTION – CONTRACTOR SHALL PROVIDE APPROVAL SPECIFICATIONS REQUIREMENTS PER F.B.C. 1715.5 & MFGR'S. INSTALLATION REQUIREMENTS – SELECTED LOCATIONS W/ OBSCURRED GLASS OPTION
E	4'-0	4'-0	EXTERIOR – INSUL., – DIVIDED LITE OPTION – CONTRACTOR SHALL PROVIDE APPROVAL SPECIFICATIONS REQUIREMENTS PER F.B.C. 1715.5 & MFGR'S. INSTALLATION REQUIREMENTS

ADDITIONAL WINDOW NOTES

REFER TO PLAN VIEWS & ELEVATIONS FOR SPECIFIC DESIGNATIONS FOR REQUIRED EGRESS WINDOWS
IF WINDOW SILLS ARE LESS THAN 24" ABOVE FINISH FLOOR AND OVER 7'-0 ABOVE ADJACENT FINISH GRADE FULLY COMPLIANT WINDOW GUARDS ARE REQUIRED
CONTRACTOR SHALL PROVIDE ALL APPROVAL SPECIFICATIONS & REQUIREMENTS PER F.B.C. 1715.5 & MANUFACTURER'S INSTALLATION REQUIREMENTS

DOOR															RATING			FRAME						DETAILS				THRESHOLD				HDWR				REMARKS
CATEGORY	DOOR NUMBER	TYPE	WIDTH	HEIGHT 6'-8"	HEIGHT 8'-0	1 3/8" THICK	INSUL. METAL	SOLID CORE WOOD	HOLLOW CORE WOOD	STILE AND RAIL WOOD	ALUMINUM	TEMPERED GLASS	WIRED GLASS	FINISH	20 MINUTE LABEL	C LABEL 3/4 HR	B LABEL 1 HR	TYPE	HOLLOW METAL WELDED	HOLLOW METAL KNOCKDOWN	WOOD	ALUMINUM	HEAD	JAMB	SILL	FINISH	THRESHOLD/ACC	1/4" UNDERCUT	3/4" UNDERCUT	SMOKE SEALS	DOOR NUMBER	AUTOMATIC CLOSURE DEVICE	DOOR VIEWER	HANDLES LEVER TYPE	LOCKSETS	
SUB	A-01	1	3'-0"		●	●	●							P1				A	●				M	M	M	P2	●				01				L1	HINGED – TYPE OPTION A1
SUB	02	1	3'-0"		●	●	●							P1				A	●				M	M	M	P2	●				02				L1	HINGED –
SUB	03	1	3'-0"		●	●	●							P1				A	●				M	M	M	P2	●				03				L1	HINGED –
FIRST FLOOR	04	A	3'-0"	●		●	●							P1				A	●				M	M	M	P2	●				04				L1	HINGED –
FIRST FLOOR	05	A	3'-0"	●		●	●							P1				A	●				M	M	M	P2	●				05				L1	HINGED – 2 LEAF
FIRST FLOOR	06	B	6'-0"	●		●	●					●		P1				B	●				I	M	M	P2	●				06					POCKET –
FIRST FLOOR	07	C	2'-4"	●		●			●					P3				C			●		W	W		P2			●		07					POCKET –
FIRST FLOOR	08	D	2'-6"	●		●			●					P3				D			●		W	W		P2			●		08					BY-PASS – 2 LEAF
FIRST FLOOR	09	E	4'-0"	●		●			●					P3				E			●		W	W		P2			●		09					BY-PASS – 2 LEAF
FIRST FLOOR	10	E	4'-0"	●		●			●					P3				E			●		W	W		P4			●		10					
FIRST FLOOR	11	F	2'-8"	●		●			●					P3				F			●		W	W		P4			●		11				L2	HINGED –
FIRST FLOOR	12	F	2'-8"	●		●			●					P3				F			●		W	W		P4			●		12				L2	HINGED –
FIRST FLOOR	13	F	2'-8"	●		●				●				P3				F			●		W	W		P4			●		13					HINGED –
FIRST FLOOR	14	G	5'-0	●						●				P3				G			●		W	W		P4			●		14					BI-FLD. – 4 LEAF
FIRST FLOOR	15	H	4'-0	●						●				P3				H			●		W	W		P4					15					BI-FLD.-4 LEAF-RETURN AIR GRILL OPTION
FIRST FLOOR	16	H	4'-0	●						●				P3				H			●		W	W		P4					16					BI-FLD.-4 LEAF-RETURN AIR GRILL OPTION
SECOND FLOOR	17	H	4'-0	●						●				P3				H			●		W	W		P4					17					BI-FLD. – 4 LEAF
SECOND FLOOR	18	H	4'-0	●						●				P3				H			●		W	W		P4					18					BI-FLD. – 4 LEAF
SECOND FLOOR	19	H	4'-0	●						●				P3				H			●		W	W		P4					19					BI-FLD. – 4 LEAF
SECOND FLOOR	20	F	2'-8"	●					●					P3				F			●		W	W		P4					20				L2	HINGED –
SECOND FLOOR	21	H	4'-0	●						●				P3				H			●		W	W		P4					21					BI-FLD. – 4 LEAF
SECOND FLOOR	22	F	2'-8"	●				●						P3				F			●		W	W		P4					22					HINGED –
SECOND FLOOR	23	F	2'-8"						●					P3				F			●		W	W		P4					23				L2	HINGED –
SECOND FLOOR	24	H	4'-0	●						●				P3				H			●		W	W		P4					24					BI-FLD. – 4 LEAF
SECOND FLOOR	25	B	6'-0"	●		●	●					●		P1				B	●				M	M	M	P2	●				25				L1	HINGED – 2 LEAF

WINDOWS AND DOORS

ALL WINDOWS OR DOORS SERIES FROM SELECTED MANUFACTURERS SHALL COMPLY WITH FBC 502.3.2
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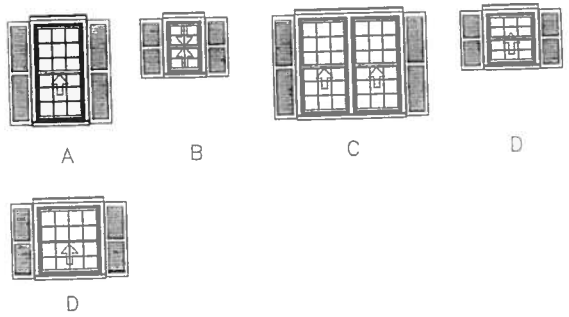
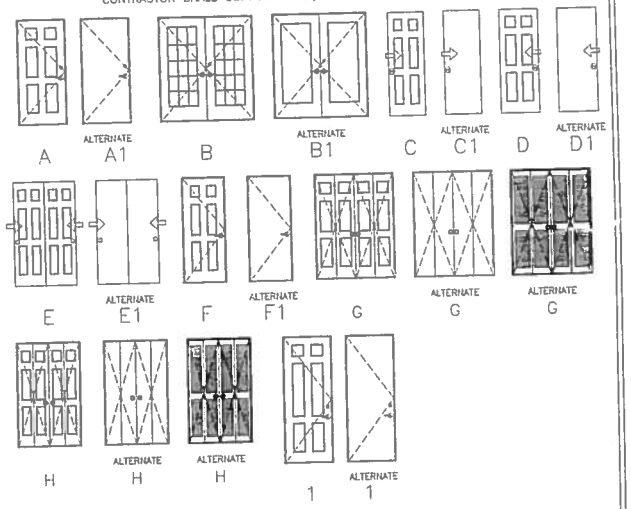
PRODUCT APPROVAL SPECIFICATION SHEET ALONG WITH MANUFACTURER'S INSTALLATION REQUIREMENTS FBC 1715.5 SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

1. ALL GLAZING WITHIN 24 INCHES ARC OF ALL DOORS, WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR, ALL GLAZING IN DOORS SHALL BE SAFETY TEMPERED OR ACRYLIC PLASTIC SHEET.
2. MINIMUM FINISH CORRIDOR WIDTH SHALL BE AS NOTED AND SHALL NOT BE REDUCED OR ADJUSTED BY CONTRACTOR.
3. ALL WINDOWS GLASS AND DOORS SHALL COMPLY W/ AAMA – NWWDA 101-1.S.2
4. ALL MATERIALS USED IN CONSTRUCTION OF THIS BUILDING WHICH ARE COVEDED BY THE FLORIDA BUILDING COMMISSION CHAPTER 61 G20-3.006 RULES SHALL HAVE CURRENT FLORIDA APPROVAL.
5. IF WINDOW SILLS ARE LESS THAN 24 INCHES ABOVE FINISH FLOOR & OVER 7 FEET ABOVE ADJACENT FINISH GRADE FULLY COMPLIANT WINDOW GUARDS SHALL BE REQUIRED.
6. REFER TO PLAN VIEWS & RELATED SCHEDULES FOR FULLY COMPLIANT WINDOW & DOOR EGRESS SIZES AND LOCATIONS



NOTE: ABOVE ILLUSTRATIONS SHOW OPTIONAL DIVIDED LITES AND OPTIONAL SYNTHETIC, NON OPERABLE SHUTTERS

CONTRACTOR SHALL CONFIRM HAND/SWING BY PLAN VIEW LOCATIONS



PROJECT No.	DATE
MORGAN-A5.0.0.DWG	02/26/16
SHEET No. A5.0.0	

WINDOW & DOOR SCHEDULES
MISC. NOTES, REFERENCES & INSTRUCTIONS

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Curtis E. Keen, PE #23836
Certification of Authorization #3761
DATE:

MORGAN RESIDENCE
COLUMBIA COUNTY, FLORIDA

KEEN ENGINEERING & SURVEYING, INC.
9263 CR 417
LIVE OAK, FLORIDA 32060
386-362-4787
ENG. LIC. EB 3761

WINDOW																	RATING				FRAME					DETAILS				
CATEGORY	TYPE	WIDTH	HEIGHT	HORIZONTAL SLIDER	FIXED	SINGLE HUNG	DOUBLE HUNG	HOLLOW METAL	SOLID CORE WOOD	HOLLOW CORE WOOD	STILE AND RAIL WOOD	ALUMINUM	VINYL	VINYL / ALUMINUM	OBSCURRED GLASS	TEMPERED GLASS	WIRED GLASS (RATED)					TYPE	HOLLOW METAL WELDED	HOLLOW METAL KNOCKDOWN	WOOD	ALUMINUM	VINYL / ALUMINUM	HEAD	JAMB	SILL	TYPE	
	A	3'-0"	5'-0			●								●									●				●	M	M	M	A	SOME LOCATIONS REQUIRE TEMPERED GLAZING
	B	2'-0"	3'-0			●								●	●								●				●	M	M	M	B	
	C	6'-0	5'-0			●								●									●				●	M	M	M	C	
	D	3'-0	3'-0			●								●		●							●				●	M	M	M	D	
	E	4'-0	4'-0			●								●	●	●							●				●	M	M	M	E	

REMARKS

A	3'-0"	5'-0	EXTERIOR – INSUL. – DIVIDED LITE OPTION – CONTRACTOR SHALL PROVIDE APPROVAL SPECIFICATIONS REQUIREMENTS PER F.B.C. 1715.5 & MFGR'S. INSTALLATION REQUIREMENTS – SOME LOCATIONS REQUIRE TEMPERED GLAZING
B	2'-0"	3'-0	EXTERIOR – INSUL. – DIVIDED LITE OPTION – CONTRACTOR SHALL PROVIDE APPROVAL SPECIFICATIONS REQUIREMENTS PER F.B.C. 1715.5 & MFGR'S. INSTALLATION REQUIREMENTS – SECURED GLASS OPTION
C	6'-0	5'-0	EXTERIOR – INSUL. – DIVIDED LITE OPTION – CONTRACTOR SHALL PROVIDE APPROVAL SPECIFICATIONS REQUIREMENTS PER F.B.C. 1715.5 & MFGR'S. INSTALLATION REQUIREMENTS
D	3'-0	3'-0	EXTERIOR – INSUL. – DIVIDED LITE OPTION – CONTRACTOR SHALL PROVIDE APPROVAL SPECIFICATIONS REQUIREMENTS PER F.B.C. 1715.5 & MFGR'S. INSTALLATION REQUIREMENTS – SELECTED LOCATIONS W/ OBSCURRED GLASS OPTION
E	4'-0	4'-0	EXTERIOR – INSUL. – DIVIDED LITE OPTION – CONTRACTOR SHALL PROVIDE APPROVAL SPECIFICATIONS REQUIREMENTS PER F.B.C. 1715.5 & MFGR'S. INSTALLATION REQUIREMENTS

ADDITIONAL WINDOW NOTES

REFER TO PLAN VIEWS & ELEVATIONS FOR SPECIFIC DESIGNATIONS FOR REQUIRED EGRESS WINDOWS
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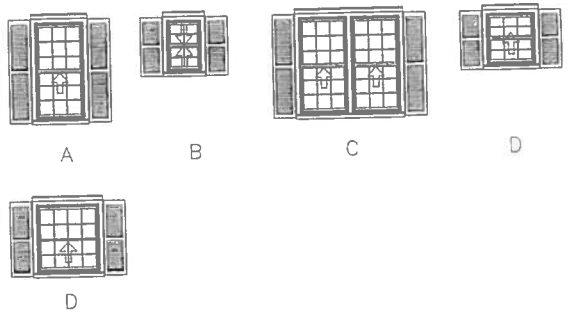

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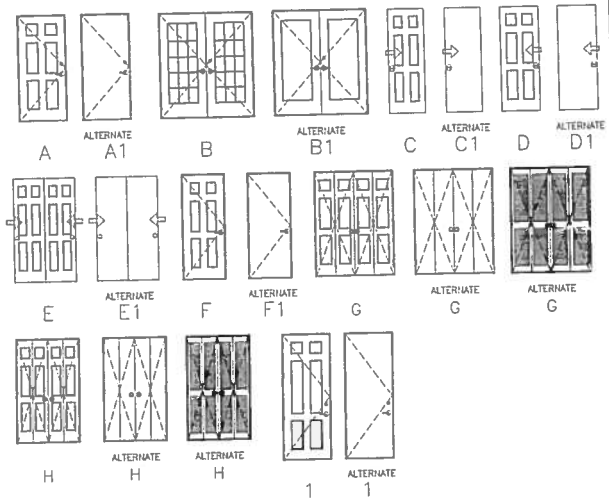

DOOR															RATING			FRAME						DETAILS				THRESHOLD				HDWR					REMARKS
	CATEGORY	DOOR NUMBER	TYPE	WIDTH	HEIGHT 6'-8"	HEIGHT 8'-0	1 3/8" THICK	INSUL. METAL	SOLID CORE WOOD	HOLLOW CORE WOOD	STILE AND RAIL WOOD	ALUMINUM	TEMPERED GLASS	WIRED GLASS	20 MINUTE LABEL	C LABEL 3/4 HR	B LABEL 1 HR	TYPE	HOLLOW METAL WELDED	HOLLOW METAL KNOCKDOWN	WOOD	ALUMINUM	HEAD	JAMB	SILL	FINISH	THRESHOLD/ACC	1/4" UNDERCUT	3/4" UNDERCUT	SMOKE SEALS	DOOR NUMBER	AUTOMATIC CLOSURE DEVICE	DOOR VIEWER	HANDLES LEVER TYPE	LOCKSETS	
SUB	A-01	1	3'-0"		●	●	●								P1			A	●				M	M	M	P2	●				01				L1	HINGED – TYPE OPTION A1
	02	1	3'-0"		●	●	●								P1			A	●				M	M	M	P2	●				02				L1	HINGED –
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FIRST FLOOR	04	A	3'-0"	●		●	●								P1			A	●				M	M	M	P2	●				04				L1	HINGED –
	05	A	3'-0"	●		●	●								P1			A	●				M	M	M	P2	●				05				L1	HINGED – 2 LEAF
	06	B	6'-0"	●		●	●					●			P1			B	●				M	M	M	P2	●				06					POCKET –
	07	C	2'-4"	●		●		●							P3			C		●			W	W	/	P2			●		07					POCKET –
	08	D	2'-6"	●		●		●							P3			D		●			W	W	/	P2			●		08					BY-PASS – 2 LEAF
	09	E	4'-0"	●		●		●							P3			E		●			W	W	/	P2			●		09					BY-PASS – 2 LEAF
	10	E	4'-0"	●		●		●							P3			E		●			W	W	/	P4			●		10				L2	HINGED –
	11	F	2'-8"	●		●		●							P3			F		●			W	W	/	P4			●		11				L2	HINGED –
	12	F	2'-8"	●		●		●							P3			F		●			W	W	/	P4			●		12					HINGED –
	13	F	2'-8"	●		●				●					P3			F		●			W	W	/	P4			●		13					BI-FLD. – 4 LEAF
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	15	H	4'-0	●						●					P3			H		●			W	W	/	P4					15					BI-FLD.-4 LEAF-RETURN AIR GRILL OPTION
	16	H	4'-0	●						●					P3			H		●			W	W	/	P4					16					BI-FLD. – 4 LEAF
SECOND FLOOR	17	H	4'-0	●						●					P3			H		●			W	W	/	P4					17					BI-FLD. – 4 LEAF
	18	H	4'-0	●						●					P3			H		●			W	W	/	P4					18					BI-FLD. – 4 LEAF
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	20	F	2'-8"	●				●							P3			F		●			W	W	/	P4					20				L2	HINGED –
	21	H	4'-0	●						●					P3			H		●			W	W	/	P4					21					BI-FLD. – 4 LEAF
	22	F	2'-8"	●					●						P3			F		●			W	W	/	P4					22					HINGED –
	23	F	2'-8"					●							P3			F		●			W	W	/	P4					23				L2	HINGED –
	24	H	4'-0	●						●					P3			H		●			W	W	/	P4					24					BI-FLD. – 4 LEAF
	25	B	6'-0"	●		●	●						●		P1			B	●				M	M	M	P2	●				25				L1	HINGED – 2 LEAF

WINDOWS AND DOORS

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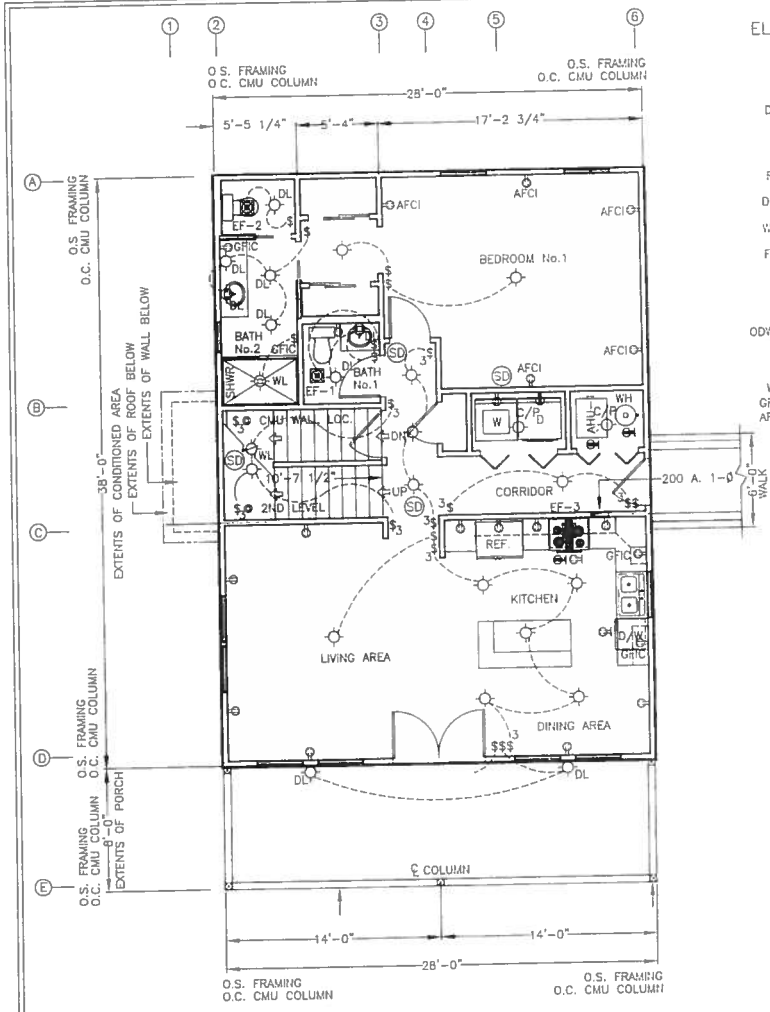
PROJECT No. MORGAN–A5.0.0.DWG SHEET No. A5.0.0	DATE 02/26/16	WINDOW & DOOR SCHEDULES MISC. NOTES, REFERENCES & INSTRUCTIONS © 2016 KEEN ENGINEERING & SURVEYING, INC.	Curtis E. Keen, PE #23836 Certification of Authorization #3761 DATE:	MORGAN RESIDENCE COLUMBIA COUNTY, FLORIDA	KEEN ENGINEERING & SURVEYING, INC. 9263 CR 417 LIVE OAK, FLORIDA 32060 386–362–4787 ENG. LIC. EB 3761

SCALE NOTE:
PLAN VIEW: 1/8"=1'-0



1 FIRST LEVEL ELECTRICAL PLAN VIEW
E2.0.0 SCALE: N.T.S.

ELECTRICAL FIXTURE SYMBOLS

- FLUORESCENT STRIP FIXTURE, SURFACE MOUNTED
- FLUORESCENT, SURFACE MOUNTED
- OWNER SELECTED FIXTURE – CONTRACTOR INSTALLED
- D – DROP MOUNTED FIXTURE
- WALL BRACKET MOUNTED INCANDESCENT OR HID FIXTURE
- SURFACE MOUNTED FIXTURE
- R – RECESSED DOWNLIGHT
- DL – RECESSED DOWNLIGHT OR SURFACE MOUNTED FIXTURE – DAMP LOCATION RATED
- WL – RECESSED DOWNLIGHT OR SURFACE MOUNTED FIXTURE – WET LOCATION RATED
- FL – RECESSED DOWNLIGHT OR SURFACE MOUNTED FIXTURE – FLUORSCENT LAMP
- EXTERIOR FLOOD LIGHTING: LOCATIONS & SWITCHES @ OWNER'S DIRECTION
- GROUND MOUNTED FLOOD OR DIRECTIONAL DOWNLIGHT LOW VOLTAGE SYSTEM LOCATED @ THE DIRECTION OF THE OWNER
- ODWH – ON DEMAND WATER HEATER: MFGR., SIZE, ETC. @ DIR. OF OWNER
- DUPLEX RECEPTACLE, WALL MOUNTED 12" A.F.F UNLESS OTHERWISE NOTED
  NOTE: RECEPTACLES LOCATED @ ALL COUNTER AREAS SHALL BE 43" A.F.F. UNLESS OTHERWISE NOTED
- WP – DUPLEX RECEPTACLE, WALL MOUNTED 12" A.F.F. WEATHERPROOF BOX/CONNECTION
- GFIC – DUPLEX RECEPTACLE W/ GROUND FAULT CIRCUIT INTERRUPTER, WALL MOUNTED
- AFCI – DUPLEX RECEPTACLE W/ ARC FAULT CIRCUIT INTERRUPTER, WALL MOUNTED
- DUPLEX RECEPTACLE W/ GROUND FAULT CIRCUIT INTERRUPTER, FLOOR MOUNTED EXACT LOCATION AS DETERMINED BY OWNER @ TIME OF INSTALLATION
- 220 RECEPTACLE OR CONNECTION – SEE PLAN VIEW(S) FOR LOCATIONS
- TELEPHONE OUTLET WALL MOUNTED 18" A.F.F.
  NOTE: LOCATE @ OWNER'S DIRECTION
- TELEPHONE DATA OUTLET, WALL MOUNTED 18" A.F.F. UNLESS OTHERWISE INDICATD
  NOTE: LOCATE @ OWNER'S DIRECTION
- $ – SINGLE POLE TOGGLE SWITCH MOUNTED @ 48" A.F.F.
- $D – SINGLE POLE DIMMER SWITCH WALL MOUNTED 48" A.F.F
- $3 – THREE-WAY TOGGLE SWITCH
- $M – SINGLE POLE MOTOR RATED TOGGLE SWITVH
- FLUSH MOUNTED, 200A., 240/120 1 – Ø ELECTRICAL PANEL – TOP @ 6'-6" A.F.F.
- DISCONNECT SWITCH: SIZE AS NOTED ADJACENT TO SYMBOL
- OWNER SELECTED CEILING FAN W/ OPTIONAL LIGHT KIT BY MANUFACTURER
  OWNER SELECTED MANUFACTURER & MODEL – SIZE AS NOTED ON PLANS
  FAN AND OR LIGHT MAY BE SWITCHED – REFER TO PLAN VIEW(S)
- EF-1 – EXHAUST FAN: OWNER APPROVED PROVIDING A MIN. 40 CFM
- EF-2 – EXHAUST FAN: OWNER APPROVED PROVIDING A MIN. 30 CFM
- EF-3 – EXHAUST FAN: BY OWNER APPROVED STOVE MANUFACTURER
- CAT 5 WIRE @ OWNER SELECTED LOCATIONS
- SPEAKERS & RELATED SOUND DEVICES – LOCATE @ OWNER'S DIRECTION
- TV – TELEVISION COAXIAL OUTLET SHALL BE LOCATED 18" A.F.F.
  NOTE: SEE PLAN VIEW & LOCATE ADDITIONAL @ OWNER'S DIRECTION
- SD – SMOKE DETECTOR: CEILING MOUNTED UNLESS OTHERWISE NOTED
  ALL SMOKE DETECTORS SHALL BE 120 VOLT WITH BATTERY BACKUP, OF THE PHOTOELECTRIC TYPE AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS ON SEPERATE CIRCUIT TO THE MAIN DISTRIBUTION PANEL. ADDITIONAL LOCATIONS MAY BE DETERMINED BY THE FIRE MARSHALL. REFER TO PLAN VIEWS FOR LOCATIONS

FIRST LEVEL ELECTRICAL NOTES: ALL LIGHTING, SWITCHING FOR LIGHTING AND RECEPTACLES SHALL BE WET LABLE AND IN APPROPRIATE WEATHER PROOF BOXES W/ APPROVED CONNECTIONS WITH GROUND FAULT INTERRUPTER CIRCUITRY.
ALL WIRING SHALL BE INSTALLED IN NMT CONDUIT PER LATEST EDITION OF THE N.E.C.

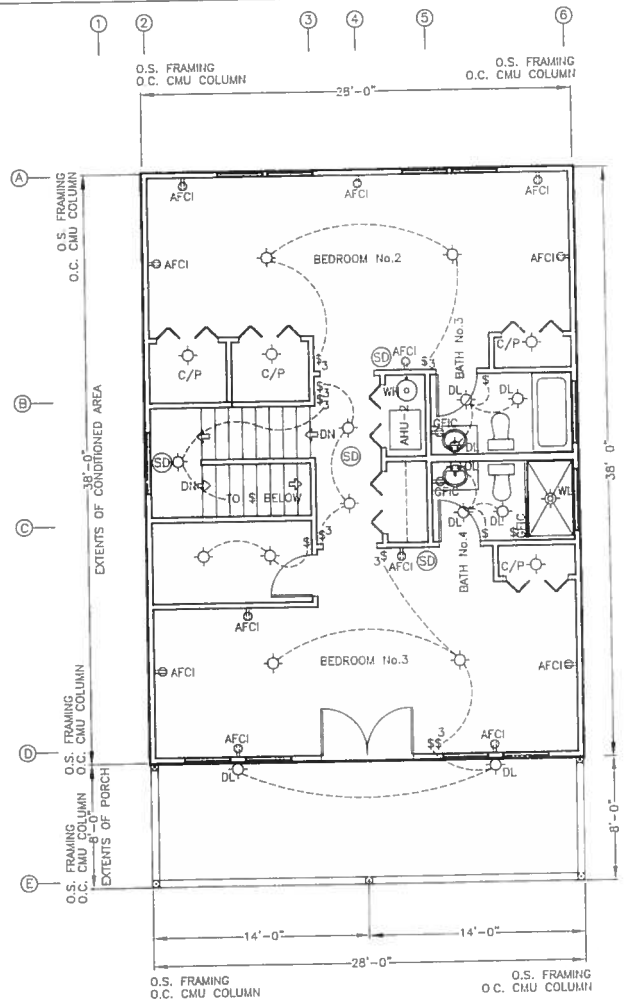
ELECTRICAL NOTES

1. ALL WORK SHALL BE FULLY COMPLIANT WITH THE MOST CURRENT EDITION OF THE NATIONAL ELECTRICAL CODE (NEC).
2. ALL CIRCUITS & EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE APPROPRIATE ARTICLES OF THE NEC.
3. WHEN LIGHT FIXTURES ARE INSTALLED IN CLOSETS THEY SHALL BE SURFACE MOUNTED OR RECESSED. INCANDESCENT FIXTURES SHALL HAVE COMPLETELY ENCLOSED LAMPS. SURFACE MOUNTED INCANDESCENT FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 12 INCHES AND ALL OTHER FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 6 INCHES FROM "STORAGE AREAS" AS DEFINED BY NEC 410-8(a).
4. WHEN WATER HEATERS ARE INSTALLED THEY SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE WATER HEATERS SERVED. THE BRANCH CIRCUIT SWITCH OR CIRCUIT BREAKER SHALL BE PREMITTED TO SERVE IS WITHIN SIGHT FROM THE WATER HEATER OR IS CAPABLE OF BEING LOCKED IN THE OPEN POSITION.
5. HVAC EQUIPMENT SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE EQUIPMENT SERVED. A UNIT SWITCH WITH A MARKED "OFF" THAT IS A PART OF THE HVAC EQUIPMENT AND DISCONNECTS ALL UNGROUNDED CONDUCTORS SHALL BE PERMITTED AS THE DISCONNECTING MEANS WHERE OTHER DISCONNECTING ARE ALSO PROVIDED BY A READILY ACCESSIBLE CIRCUIT BREAKER.
6. PRIOR TO ENERGIZING THE ELECTRICAL SYSTEM THE INTERRUPTING RATING OF THE MAIN BREAKER MUST BE VERIFIED AS BEING IN COMPLIANCE WITH SECTION 110-9 OF THE NEC BY ELECTRICAL CONTRACTOR
7. THE MAIN ELECTRICAL PANEL AND FEEDERS IF NOT SPECIFICALLY DEFINED IN THESE PLANS ARE DESIGNED BY OTHERS.
8. NOT USED
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. THE RECEPTACLE ITSELF SHALL ALSO BE LISTED FOR USE IN DAMP AND WET LOCATIONS AS PER MOST CURRENT EDITION OF THE NEC.
10. EXTERIOR LIGHTS NOT INTENDED FOR 24 HOUR USE SHALL BE CONNECTED TO A PHOTOCELL OR TIMER.
11. ALL EXPOSED ELECTRICAL SERVICE CONDUCTORS SHALL BE FULLY ENCLOSED IN APPROPRIATELY SIZED NON METALIC CONDUIT (NMT) PER THE LATEST EDITION OF THE NEC.
12. ALL LIGHTING SWITHES NOT INDICATED BY LOCATION ON THE PLAN VIEW(S) SHALL BE LOCATED @ THE DIRECTION OF THE OWNER IN FULL COMPLIANCE WITH ALL APPLICABLE SECTIONS OF THE NEC.
13. ALL SMOKE DETECTORS SHALL BE 120 VOLT (120 V) WITH BATTERY BACKUP OF THE PHOTOELECTRIC TYPE AND SHALL BE INTERLOCKED TOGETHER. INSTALLATION SHALL BE INSIDE AND NEAR ALL BEDROOMS ON A SEPERATE CIRCUIT TO THE MAIN DISTRIBUTION PANEL. REFER TO PLAN VIEW FOR SUGGESTED LOCATIONS WITH ALL ADJUSTMENTS AND ADDITIONAL LOCATIONS DETERMINED BY LOCAL FIRE MARSHALL.
14. PROVIDE COMBINATION SMOKE/CARBON MONOXIDE DETECTORS WHEN ANY FOSSIL FUEL APPLIANCES ARE PROVIDED OR INSTALLED.
15. ELECTRICAL CONTRACTOR SHALL REFER TO SPECIFIC LOCATIONS AND NOTES ON THE PLAN VIEWS FOR GROUND FAULT INTERRUPTER CIRCUITS (GFIC) SWITCHES, RECEPTACLES AND RELATED ELEMENTS.
16. ELECTRICAL CONTRACTOR SHALL REFER TO SPECIFIC LOCATIONS AND NOTES ON THE PLAN VIEW(S) FOR ARC FAULT CIRCUIT INTERRUPTER (AFCI) SWITCHES, RECEPTACLES AND RELATED ELEMENTS.
17. PROVIDE TAMPER RESISTANT RECEPTACLES IN ACCORDANCE WOTH SECTION 406.11 OF 2014 NEC
18. REFER TO ELECTRICAL PLANS, DETAILS, SECTIONS, NOTES AND SPECIFICATIONS FOR FOR ADDITIONAL REQUIREMENTS.

PROJECT No. MORGAN-E2.0.0.DWG SHEET No. E2.0.0	DATE 02/26/16	FIRST LEVEL ELECTRICAL PLAN VIEW MISC. NOTES, REFERENCES & INSTRUCTIONS © 2016 KEEN ENGINEERING & SURVEYING, INC.	Curtis E. Keen, PE #23836 Certification of Authorization #3761 DATE:	MORGAN RESIDENCE COLUMBIA COUNTY, FLORIDA

KEEN ENGINEERING & SURVEYING, INC.
9263 CR 417
LIVE OAK, FLORIDA 32060
386-362-4787
ENG. LIC. EB 3761

SCALE NOTE:
PLAN VIEW: 1/8"=1'-0



3 SECOND LEVEL PLAN VIEW
E3.0.0

ELECTRICAL FIXTURE SYMBOLS

- FLUORESCENT STRIP FIXTURE, SURFACE MOUNTED
- FLUORESCENT, SURFACE MOUNTED
- OWNER SELECTED FIXTURE – CONTRACTOR INSTALLED
- D – DROP MOUNTED FIXTURE
- WALL BRACKET MOUNTED INCANDESCENT OR HID FIXTURE
- SURFACE MOUNTED FIXTURE
- R – RECESSED DOWNLIGHT
- DL – RECESSED DOWNLIGHT OR SURFACE MOUNTED FIXTURE – DAMP LOCATION RATED
- WL – RECESSED DOWNLIGHT OR SURFACE MOUNTED FIXTURE – WET LOCATION RATED
- FL – RECESSED DOWNLIGHT OR SURFACE MOUNTED FIXTURE – FLUORSCENT LAMP
- EXTERIOR FLOOD LIGHTING: LOCATIONS & SWITCHES @ OWNER'S DIRECTION
- GROUND MOUNTED FLOOD OR DIRECTIONAL DOWNLIGHT LOW VOLTAGE SYSTEM LOCATED @ THE DIRECTION OF THE OWNER
- ODWH – ON DEMAND WATER HEATER: MFGR., SIZE, ETC. @ DIR. OF OWNER
- DUPLEX RECEPTACLE, WALL MOUNTED 12" A.F.F. UNLESS OTHERWISE NOTED
  NOTE: RECEPTACLES LOCATED @ ALL COUNTER AREAS SHALL BE 43" A.F.F. UNLESS OTHERWISE NOTED
- WP – DUPLEX RECEPTACLE, WALL MOUNTED 12" A.F.F. WEATHERPROOF BOX/CONNECTION
- GFIC – DUPLEX RECEPTACLE W/ GROUND FAULT CIRCUIT INTERRUPTER, WALL MOUNTED
- AFCI – DUPLEX RECEPTACLE W/ ARC FAULT CIRCUIT INTERRUPTER, WALL MOUNTED
- DUPLEX RECEPTACLE W/ GROUND FAULT CIRCUIT INTERRUPTER, FLOOR MOUNTED EXACT LOCATION AS DETERMINED BY OWNER @ TIME OF INSTALLATION
- 220 RECEPTACLE OR CONNECTION – SEE PLAN VIEW(S) FOR LOCATIONS
- TELEPHONE OUTLET WALL MOUNTED 18" A.F.F.
  NOTE: LOCATE @ OWNER'S DIRECTION
- TELEPHONE DATA OUTLET, WALL MOUNTED 18" A.F.F. UNLESS OTHERWISE INDICATD
  NOTE: LOCATE @ OWNER'S DIRECTION
- $ – SINGLE POLE TOGGLE SWITCH MOUNTED @ 48" A.F.F.
- $D – SINGLE POLE DIMMER SWITCH WALL MOUNTED 48" A.F.F.
- $3 – THREE-WAY TOGGLE SWITCH
- $M – SINGLE POLE MOTOR RATED TOGGLE SWITVH
- FLUSH MOUNTED, 200A., 240/120 1 – Ø ELECTRICAL PANEL – TOP @ 6'-6" A.F.F.
- DISCONNECT SWITCH: SIZE AS NOTED ADJACENT TO SYMBOL
- OWNER SELECTED CEILING FAN W/ OPTIONAL LIGHT KIT BY MANUFACTURER OWNER SELECTED MANUFACTURER & MODEL – SIZE AS NOTED ON PLANS FAN AND OR LIGHT MAY BE SWITCHED – REFER TO PLAN VIEW(S)
- EF-1 – EXHAUST FAN: OWNER APPROVED PROVIDING A MIN. 40 CFM
- EF-2 – EXHAUST FAN: OWNER APPROVED PROVIDING A MIN. 30 CFM
- EF-3 – EXHAUST FAN: BY OWNER APPROVED STOVE MANUFACTURER
- CAT 5 WIRE @ OWNER SELECTED LOCATIONS
- SPEAKERS & RELATED SOUND DEVICES – LOCATE @ OWNER'S DIRECTION
- TV – TELEVISION COAXIAL OUTLET SHALL BE LOCATED 18" A.F.F.
  NOTE: SEE PLAN VIEW & LOCATE ADDITIONAL @ OWNER'S DIRECTION
- SD – SMOKE DETECTOR: CEILING MOUNTED UNLESS OTHERWISE NOTED
  ALL SMOKE DETECTORS SHALL BE 120 VOLT WITH BATTERY BACKUP, OF THE PHOTOELECTRIC TYPE AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS ON SEPERATE CIRCUIT TO THE MAIN DISTRIBUTION PANEL. ADDITIONAL LOCATIONS MAY BE DETERMINED BY THE FIRE MARSHALL. REFER TO PLAN VIEWS FOR LOCATIONS

FIRST LEVEL ELECTRICAL NOTES: ALL LIGHTING, SWITCHING FOR LIGHTING AND RECEPTACLES SHALL BE WET LABLE AND IN APPROPRIATE WEATHER PROOF BOXES W/ APPROVED CONNECTIONS WITH GROUND FAULT INTERRUPTER CIRCUITRY.
ALL WIRING SHALL BE INSTALLED IN NMT CONDUIT PER LATEST EDITION OF THE N.E.C.

ELECTRICAL NOTES

1. ALL WORK SHALL BE FULLY COMPLIANT WITH THE MOST CURRENT EDITION OF THE NATIONAL ELECTRICAL CODE (NEC).
2. ALL CIRCUITS & EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE APPROPRIATE ARTICLES OF THE NEC.
3. WHEN LIGHT FIXTURES ARE INSTALLED IN CLOSETS THEY SHALL BE SURFACE MOUNTED OR RECESSED. INCANDESCENT FIXTURES SHALL HAVE COMPLETELY ENCLOSED LAMPS. SURFACE MOUNTED INCANDESCENT FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 12 INCHES AND ALL OTHER FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 6 INCHES FROM "STORAGE AREAS" AS DEFINED BY NEC 410-B(a).
4. WHEN WATER HEATERS ARE INSTALLED THEY SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE WATER HEATERS SERVED. THE BRANCH CIRCUIT SWITCH OR CIRCUIT BREAKER SHALL BE PREMITTED TO SERVE IS WITHIN SIGHT FROM THE WATER HEATER OR IS CAPABLE OF BEING LOCKED IN THE OPEN POSITION.
5. HVAC EQUIPMENT SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE EQUIPMENT SERVED. A UNIT SWITCH WITH A MARKED "OFF" THAT IS A PART OF THE HVAC EQUIPMENT AND DISCONNECTS ALL UNGROUNDED CONDUCTORS SHALL BE PERMITTED AS THE DISCONNECTING MEANS WHERE OTHER DISCONNECTING ARE ALSO PROVIDED BY A READILY ACCESSIBLE CIRCUIT BREAKER.
6. PRIOR TO ENERGIZING THE ELECTRICAL SYSTEM THE INTERRUPTING RATING OF THE MAIN BREAKER MUST BE VERIFIED AS BEING IN COMPLIANCE WITH SECTION 110-9 OF THE NEC BY ELECTRICAL CONTRACTOR
7. THE MAIN ELECTRICAL PANEL AND FEEDERS IF NOT SPECIFICALLY DEFINED IN THESE PLANS ARE DESIGNED BY OTHERS.
8. NOT USED
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. THE RECEPTACLE ITSELF SHALL ALSO BE LISTED FOR USE IN DAMP AND WET LOCATIONS AS PER MOST CURRENT EDITION OF THE NEC.
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PROJECT No. MORGAN-E3.0.0.DWG SHEET No. E3.0.0	DATE 02/26/16	SECOND LEVEL ELECTRICAL PLAN VIEW MISC. NOTES, REFERENCES & INSTRUCTIONS © 2016 KEEN ENGINEERING & SURVEYING, INC.	Curtis E. Keen, PE #23836 Certification of Authorization #3761 DATE:	MORGAN RESIDENCE COLUMBIA COUNTY, FLORIDA

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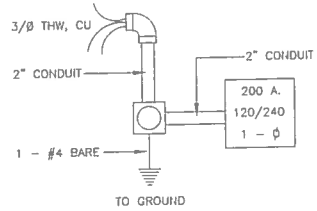

1 E2.4.0 ELECTRICAL SCHEMATIC RISER: 1ST LEVEL
SCALE: NO SCALE

CLOTHES DRYER

M5102.2 GENERAL
CLOTHES DRYERS SHALL BE EXHAUSTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS & REQUIREMENTS

M1502.3 TERMINATION
EXHAUST DUCTS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. EXHAUST DUCT TERMINATION SHALL BE IN ACCORDANCE WITH DRYER MANUFACTURER'S INSTRUCTIONS. THE DUCT SHALL TERMINATE NOT LESS THAN 3 FEET IN ANY DIRECTION FROM OPENING INTO BUILDING. EXHAUST DUCT TERMINATIONS SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINATION

M1502.4 DRYER EXHAUST DUCTS
DRYER EXHAUST DICTS SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS M1502.4.1 THROUGH M1502.4.6.

M1502.4.1 MATERIAL AND SIZE
EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND SHALL BE CONSTRUCTED OF METAL OF 0.016 INCH THICK. THE EXHAUST DUCT SIZE SHALL BE 4 INCHES NOMINAL IN DIAMETER.
M1502.4.2 DUCT INSTALLATION
EXHSUT DUCTS SHALL BE SUPPORTED AT 4 FOOT INTERVALS AND SECURED IN PLACE. THE INSERT END OF DUCT SHALL EXT END INTO THE ADJOINING DUCT IN THE DIRECTION OF THE AIRFLOW. DUCTS SHALL NOT BE JOINED WITH SCREENS THAT PROTRUDE INTO THE INSIDE OF THE DUCT.

M1502.4.3 TRANSISTION DUCT
TRANSISTION DUCTS SHALL BE A SINGLE LENGTH THAT IS LISTED AND LABELED IN ACCORD WITH UL 2158A. TRANSISTION DUCT SHALL BE A MAXIMUM OF 8 FEET IN LENGTH.

M1502.4.4 DUCT LENGTH
THE MAXIMUM ALLOWABLE EXHAUST DUCT LENGTH SHALL BE DETERMINED BY ONE OF THE METHODS SPECIFIED IN SECTION M1502.4.4.1 OR M1502.4.4.2

M1502.4.4.1 SPECIFIED LENGTH
THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE 25 FEET FROM THE CONNECTION TO THE TRANSISTION DUCT FROM DRYER TO THE OUTLET TERMINAL. SEE TABLE M1502.4.4.1 FOR REDUCED LENGTH DUE TO TURNS.

INTAKE OPENINGS

R303.5.1 INTAKE OPENINGS
MECHANICAL AND GRAVITY OUTDOOR INTAKE OPENINGS SHALL BE LOCATED A MINIMUM 10 FEET FROM ANY HAZARDOUS OR NOXIOUS CONTAMINATE, SUCH AS VENTS AS CHIMNEYS, PLUMBING VENTS, STREETS, ALLEYS, PARKING LOTS AND LOADING DOCKS, EXCEPT AS OTHERWSIE SPECIFIED IN THIS CODE. WHERE SOURCE OF CONTAMINATE IS LOCATED WITHIN 10 FEET OF AN AIR INTAKE OPENING THE OPENINGS SHALL BE LOCATED A MINIMUM OF 2 FEET BELOW THE CONTAMINATE SOURCE.

R303.6 OUTSIDE OPENING PROJECTION
AIR EXHAUST AND INTAKE OPENINGS THAT TERMINATE OUTDOORS SHALL BE PROTECTED WITH CORRISION RESISTANT SCREENS, LOUVERS OR GRILLES HAVING A MINIMUM OPENING OF 1/4 INCH AND A MAXIMUM OPENING OF 1/2 INCH IN ANY DIMENSION. OPENING SHALL BE PROTECTED AGAINST LOCAL WEATHER CONDITIONS. OUTDOOR AND EXHAUST INTAKE OPENINGS SHALL MEET THE PROVISIONS FOR EXTERIOR WALL OPENING PROTECTIVES IN ACCORDANCE WITH THIS CODE.

WINDOW AND OTHER OPENINGS FOR THE PURPOSE OF LIGHT AND VENTILATION IN THE EXTERIOR WALLS ACCESSIBLE TO RODENTS BY THE WAY OF EXPOSED PIPES, WIRES, CONDUITS AND OTHER APPURTENANCES SHALL BE COVERED WITH WIRE MESH (0.035 INCH) THICK OR SOLID METAL GUARDS (0.024 INCH) THICK OR HEAVIER. GUARDS SHALL BE FITTED AROUND THESE FIXTURES. IN ADDITION THEY SHALL BE FASTENED SECURELY TO AND SHALL EXTEND PERPENDICULAR FROM THE EXTERIOR WALL FOR A MINIMUM 12 INCHES BEYOND EITHER SIDE OF APPURTENANCES.

MECHANICAL NOTES

1. ALL SUPPLY REGISTERS ARE ADJUSTABLE, EXCEPT WHERE OTHERWISE SPECIFIED
2. INTERIOR DOORS SHALL BE UNDERCUT ABOVE FINISH FLOOR FOR AN AIR RETURN AND OR NOTED IN SCHEDULES OR PLAN VIEWS ELSEWHERE THESE PLANS
3. BATHROOM VENT FANS SHALL PROVIDE A MINIMUM OF 50 CFM OF VENTILATION REFER TO ELECTRICAL SCHEDULES FOR ADDITIONAL MINIMUM CFM REQUIRED
4. HVAC EQUIPMENT SHALL BE EQUIPPED WITH OUTSIDE FRESH AIR INTAKE TO PROVIDE A MINIMUM OF 20 CFM PER PERSON
5. ALL VENTS SHALL BE DUCTED TO THE EXTERIOR OF DWELLING
6. ALL DUCT SYSTEM COMPONENTS INSTALLED IN THE ATTIC AREA W/ INSULATION SHALL HAVE A MINIMUM R-VALUE OF R-8.0
   AIR DUCTS, FITTINGS, MECHANICAL EQUIPMENT & PLENUM CHAMBERS SHALL BE MECHANICALLY ATTACHED, SEALED, INSULATED & INSTALLED PER TABLE 503.2.7.2
7. ALL HVAC COMPONENTS INSTALLED ON SITE SHALL BE INSTALLED, TESTED & BALANCED IN ACCORDANCE WITH SECTION 503.2.9.1 BY HVAC CONTRACTOR
8. INSTALLED HVAC EQUIPMENT SHALL MEET THE MINIMUM EFFICIENCIES OF TABLES 503.2.2 (1) THROUGH (8)

PLUMBING NOTES

1. ALL PLUMBING FIXTURES SHALL HAVE SEPERATE SHUT OFF VALVES
2. WATER HEATER SHALL HAVE SAFETY PAN WITH 3/4 INCH DRAIN TO EXTERIOR, T&P RELIEF VALVE W/ DRAIN TO EXTERIOR, AND A SHUTOFF VALVE WITHIN 3 FEET ON A POTABLE COLD WATER LINE W/ DRAIN TO EXTERIOR, AND A SHUTOFF VALVE WITHIN 3 FEET ON A POTABLE COLD WATER LINE
3. POTABLE WATER SUPPLY LINES SHALL BE PEX, CPVC OR COPPER, WHEN PEX SUPPLY LINES ARE INSTALLED THE MAXIMUM WATER HEATER TEMPERATURE SETTING IS 180°. THE PEX PIPE SHALL BE INSTALLED TO COMPLY WITH THE MANUFACTURER'S LIMITATIONS AND SPECIFIC REQUIREMENTS FOR THIS APPLICATION
4. WATER CLOSETS AVERAGE USAGE SHALL NOT EXCEED 1.6 GALLONS PER FLUSH
5. SHOWER STALLS SHALL BE COVERED WITH NON-ASBORANT MATERIAL TO A MINIMUM HEIGHT OF 72 INCHES ABOVE THE FINISHED FLOOR
6. SHOWERS SHALL BE CONTROLLED BY AN APPROVED MIXING VALVE WITH A MAXIMUM WATER OUTLET TEMPERATURE 120° F.
7. AIR ADMITTANCE VALVES SHALL CONFORM TO ASSE 1051. THE VALVES SHALL BE LOCATED A MINIMUM OF 4 INCHES ABOVE THE HORIZONTAL DRAIN OR FIXTURE DRAIN BEING VENTED AND MUST BE INSTALLED IN WELL VENTILATED SPACES OR BE PROVIDED WITH VENTILATED ACCESS.
8. WATER HAMMER ARRESTORS SHALL BE INSTALLED WHERE QUICK CLOSING VALVES ARE UTILIZED (i.e. DISHWASHERS, CLOTHING WASHERS, ICE MAKERS AND OTHER QUICK CLOSING DEVICES W/ SOLENOID VALVES). ARRESTORS SHALL BE INSTALLED IN ACCORD WITH MANUFACTURER'S SPECIFICATIONS
9. SINKS 2.2 GALS AND LAVS 2.2 GALS PER MINUTE MAXIMUM @ 60 PSI
10. SHOWER HEADS SHALL NOT USE MORE THAN 2.5 GALS/MIN. @ 80 PSI PER ANSI STD A112.18IM
11. AN APPROVED THERMAL EXPANSION DEVICE SHALL BE INSTALLED IN THE WATER SUPPLY SYSTEM IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. SUCH A DEVICE IS REQUIRED WHEN BACK FLOW PREVENTORS, PRESSURE REDUCING VALVES, CHECK VALVES OR A SYSTEM WHICH MAY PREVENT PRESSURE RELIEF
12. AN ACCESSIBLE SHUT OFF VALVE SHALL BE PROVIDED AHEAD OF THE FIRST OUTLET OR BRANCH CONNECTED TO THE SERVICE OR DISTRIBUTION PIPE.
13. CHANGE IN DIRECTION OF SCHEDULE 40 DWV-PVC AND ABS DRAINAGE PIPING SHALL BE MADE BY THE APPROPRIATE USE OF 45° (0.785 RADIUS) WYES, QUARTER BENDS, OR LONG SWEEP QUARTER BENDS, ONE-SIXTH, ONE-EIGHTH, ONE-SIXTEENTH, OR BY A COMBINATION OF THESE OR EQUIVALEANT FITTINGS. SINGLE AND DOUBLE SANITARY TEES AND QUARTER BENDS MAY BE USED IN DRAINAGE LINES ONLY WHERE THE DIRECTION OF FLOW IS FROM THE HORIZONTAL TO THE VERTICAL.
14. SHORT SWEEPS NOT LESS THAN 3 INCHES DIAMETER MAY BE USED IN SOIL AND WASTE LINES WHERE THE CHANGE IN DIRECTION OF FLOW IS FROM THE HORIZONTAL TO THE VERTICAL AND MAY BE FOR MAKING NECESSARY OFFSETS BETWEEN THE CEILING AND THE NEXT FLOOR ABOVE.
15. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL SPECIFICATIONS & REQUIREMENTS

WATER HEATER NOTES

1. WATER HEATER SHALL BE PROVIDED WITH A COLD WATER "DIP" TUBE WITH A HOLE AT THE TOP OR A VACUME RELIEF VALVE INSTALLED IN THE COLD WATER SUPPLY LINE ABOVE THE TOP OF THE WATER HEATER TANK; BOTTOM FED WATER HEATERS SHALL HAVE A VACUME RELIEF VALVE COMPLYING WITH ANSI Z21.22 INSTALLED.
2. WATER HEATERS SHALL BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE COMPLYING W. ANSI Z21.22 INSTALLED IN THE SHELL OF THE WATER HEATER TANK. THE VALVE SHALL BE ACTUATED BY THE WATER IN THE TOP 6 INCHES OF THE TANK AND SHALL HAVE A TEMPERATURE RATING OF NOT MORE THAN 210°F AND A PRESSURE SETTING NOT EXCEEDING THE TANKS RATED WORKING PRESSURE OR 150 PSI WHICHEVER IS LESS.
3. WATER HEATERS SHALL BE EQUIPPED WITH AN ENERGY CUTOFF DEVICE THAT WILL CUT OFF THE SUPPLY OF HEAT ENERGY TO THE WATER TANK BEFORE THE TEMPERATURE OF THE WATER IN THE TANK EXCEEDS 210°F.
4. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL SPECIFICATIONS & REQUIREMENTS

PIPING INSULATION

ALL PIPING SHALL BE INSULATED AS FOLLOWS:

CW PIPING & RUNOUTS	1/2" THICK
HW PIPING (2" OR LESS)	1" THICK
HW PIPING (OVER 2")	1 1/2" THICK
HW RETURN PIPING	1/2" THICK

ALL INSULATION SHALL MEET UL 273 FOR FLAME & SMOKE STANDARDS. INSULATION SHALL BE EQUAL TO OWENINGS CORNING FIBERGLASS ASJ/SSL-II WITH ALL SERVICE JACKET. ANY PIPING LOCATED IN AREAS SUBJECT TO FREEZING SHALL BE HEAT TAPED WITH DOUBLE THE THICKNESS OF THE ABOVE INSULATION. AREAS CONSIDERED SUBJECT TO FREEZING INCLUDE ATTIC AND NON-HEATED AREAS (EXCLUDING CHASES).

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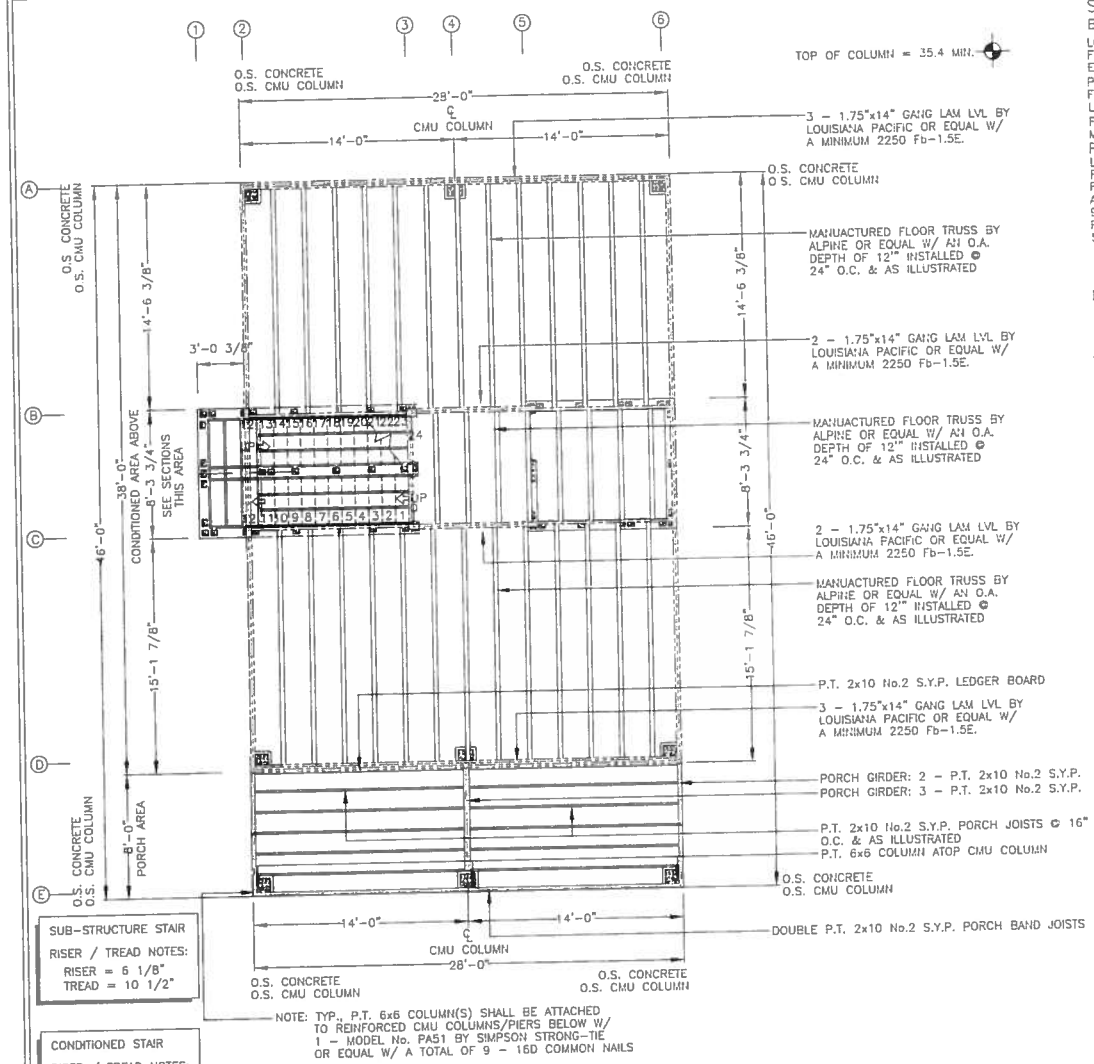

SUB-STRUCTURE STAIR
RISER / TREAD NOTES:
RISER = 6 1/8"
TREAD = 10 1/2"

CONDITIONED STAIR
RISER / TREAD NOTES:
RISER = 6 1/2"
TREAD = 10 1/2"

1 / S1.2.0 FIRST LEVEL FLOOR FRAMING PLAN VIEW
SCALE: N.T.S.

SCALE NOTE:
PLAN VIEW: 1/8"=1'-0

SCHEDULE OF REQUIRED FLOOR SYSTEM MECHANICAL FASTENERS

BAND JOISTS/FLOOR GIRDERS

LOCATION OF ALL CONDITIONED AREA MULIT-PLY FLOOR GIRDERS - SEE FLOOR SYSTEM PLAN VIEW FOR LOCATIONS
FLOOR GIRDERS AS ILLUSTRATED SHALL BE 2 - OR - 3 - 14"x1.75" GANG LAM LVL BY LOUISIANA PACIFIC OR EQUAL W/ A MIN. 2250 Fb 1.5E.
P.T. 2X SHALL BE ATTACHED TO THE TOP CMU COLUMN COURSE OR CMU FILLED CELL WALL COURSE BENEATH ALL FLOOR GIRDER BEARING W/ 1- A307 STANDARD ANCHOR BOLT
LOCATION OF ALL CONDITIONED AREA SINGLE PLY FLOOR GIRDERS - SEE FLOOR SYSTEM PLAN VIEW FOR LOCATIONS
FLOOR GIRDERS AS ILLUSTRATED SHALL BE 1 - 14"x1.75" GANG LAM LVL BY LOUISIANA PACIFIC OR EQUAL W/ A MINIMUM. 2250 Fb 1.5E.

PORCH AREA COLUMNS/PIERS

LOCATION OF ALL PORCH AREA MULIT-PLY FLOOR GIRDERS - SEE FLOOR SYSTEM PLAN VIEW FOR LOCATIONS
FLOOR GIRDERS AS ILLUSTRATED SHALL BE 2 - OR - 3 - P.T. 2x10 No.2 S.Y.P. ATTACHED TO TOP OF COLUMN/PIER W/ 1 - MODEL No. PA51 BY SIMPSON STRONG-TIE OR EQUAL TO EACH MULTI-PLY BUILT-UP FLOOR GIRDER AS NOTED ON THE PLAN VIEWS & DETAILED ELSEWHERE THESE PLANS, ATTACHED TO GIRDERS W/ A MINIMUM OF 9 - 16d COMMON NAILS AS SPECIFIED BY MANUFACTURER.
P.T. 2X SHALL BE ATTACHED TO THE TOP CMU COURSE BENEATH ALL FLOOR GIRDER BEARING W/ 1 - A307 STANDARD ANCHOR BOLT
3 - PLY GIRDER SHALL BE ATTACHED TO LVL BAND BEAM W/ 1 - MODEL No. U210-3 MAX BY SIMPSON STRONG TIE OR EQUAL W/ A TOTAL OF 18 - 16d COMMON NAILS & 10-10d COMMON NAILS PER DEVICE
REFER TO SPECIAL DETAILS AND REQUIREMENTS FOR ADDITIONAL DEVICES ELSEWHERE THESE PLANS

BAND JOISTS (CONDITIONED AREA)

LOCATION OF ALL CONDITIONED AREA BAND JOISTS - SEE FLOOR SYSTEM PLAN VIEW FOR LOCATIONS
BAND JOISTS AS ILLUSTRATED SHALL BE 1 - OR 2 -14"x1.75" GANG LAM LVL BY LOUISIANA PACIFIC OR EQUAL WITH A MINIMUM 2250 Fb 1.5E - ATTACHED TO TOP COURSE OF CMU COLUMN/PIER W/ 1 - MODEL No. PA51 BY SIMPSON ATTACHED TO GIRDERS W/ A MINIMUM OF 9 - 16D COMMON NAILS PER DEVICE
ATTACH LVL BAND JOISTS TO CMU WALL FILLED CELL WALL COURSING @ ALL CORNERS & 4'-0 O.C. MAXIMUM W/ 1 - MODEL No. PA51 BY SIMPSON STRONG-TIE OR EQUAL W/ 9 - 16d COMMON NAILS PER DEVICE

MANUFACTURED FLOOR TRUSSES

LOCATION OF ALL FLOOR JOISTS - SEE FLOOR SYSTEM PLAN VIEW FOR LOCATIONS
LOCATION OF ALL FLOOR TRUSSES - SEE FLOOR SYSTEM PLAN VIEW FOR LOCATIONS
FLOOR TRUSSES AS ILLUSTRATED SHALL BE ALPINE SYSTEM 42F W/ AN OVERALL DEPTH OF 12" INSTALLED @ 24" O.C. & AS ILLUSTRATED OR NOTED & ATTACHED TO GIRDERS OR BAND JOISTS W/ 1 - MODEL No. IT412 BY SIMPSON STRONG-TIE OR EQUAL @ EACH END OF EACH FLOOR TRUSS TO GIRDER OR BAND JOISTS CONNECTIONS W/ A TOTAL OF 6 - 10d COMMON NAILS & 2 - 10d x 1 1/2' NAILS PER DEVICE

EXTERIOR WALL STUDS

LOCATION OF ALL EXTERIOR WALL 2X4 or 2X6 STUDS - SEE FLOOR PLAN VIEW FOR LOCATIONS
EXTERIOR WALL STUDS SHALL BE 2x4 OR 2x6 SPRUCE @ 16" O.C., TYPICAL ALONG THE LENGTH OF THE EXTERIOR WALLS. STUDS SHALL BE ATTACHED TO BOT. 2x PLATES AS DESCRIBED OR NOTED ELSEWHERE THESE PLANS AND REQUIRE 1 - MODEL No. CS18 COILED STRAP BY SIMPSON STRONG-TIE OR EQUAL 33 INCHES LONG INSTALLED W/ A TOTAL OF 18 - 10d COMMON NAILS ATTACHED TO PERIMETER LVL BAND JOISTS/GIRDERS AND STUD ABOVE @ 48" O.C. COINCIDING WITH THE SP4 DEVICE @ TOP PLATES CONNECTIONS. 2 - ADDITIONAL DEVICES ARE REQUIRED @ ALL OUTSIDE CORNERS INSTALLED A MAXIMUM OF 6 INCHES FROM CORNERS, 1 EACH SIDE OF CORNER.

EXTERIOR WALL OPENINGS

LOCATION OF ALL EXTERIOR 2x4 WALL OPENINGS - SEE FLOOR SYSTEM PLAN VIEW FOR LOCATIONS
A "HEADER" OF 2 - 2x12 No.2 S.Y.P. W/ 1 - 15/32" CDX CORE SHALL BE INSTALLED AS NOTED THESE PLANS
36" WIDE OPENINGS REQUIRE A MINIMUM OF 2 CONTINUOUS STUDS EACH SIDE OF OPENINGS W/ 1 - MODEL No. H6 BY SIMPSON STRONG-TIE OR EQUAL @ EACH SIDE OF OPENINGS W/ A TOTAL OF 16 - 8d COMMON NAILS PER DEVICE
48" WIDE OPENINGS REQUIRE 3 - CONTINUOUS STUDS EACH SIDE OF OPENING W/ 1 - MODEL No. H6 BY SIMPSON STRONG-TIE OR EQUAL @ EACH SIDE OF OPENINGS W/ A TOTAL OF 16 - 8d COMMON NAILS PER DEVICE.
72" WIDE OPENINGS REQUIRE 4 - CONTINUOUS STUDS EACH SIDE OF OPENING W/ 2 - MODEL No. H6 BY SIMPSON STRONG-TIE OR EQUAL @ EACH SIDE OF OPENINGS W/ A TOTAL OF 16 - 8d COMMON NAILS PER DEVICE.
REFER TO DETAILS FOR ADDITIONAL REQUIREMENTS

PORCH AREA GIRDERS/BAND BEAMS

LOCATION OF REAR PORCH GIRDERS/BAND BEAMS - SEE FLOOR SYSTEM PLAN VIEW FOR LOCATIONS
PORCH BAND BEAMS SHALL BE DOUBLE P.T. 2x10 No.2 S.Y.P. ATTACHED TO PIERS/COLUMNS W/ 1 - MODEL No. PA51 BY SIMPSON STRONG-TIE OR EQUAL WITH A MINIMUM OF 9 - 16d COMMON NAILS PER DEVICE
PORCH GIRDERS SHALL BE 3 - P.T. 2x10 No.2 S.Y.P. ATTACHED TO PIER'S COLUMNS W/ 1 - MODEL No. PA51 BY SIMPSON STRONG-TIE OR EQUAL W/ A TOTAL OF 9 - 16d COMMON NAILS PER DEVICE
3-PLY GIRDERS SHALL BE ATTACHED TO 3-PLY LVL GIRDERS W/ 1 -MODEL No. U210-3 MAX BY SIMPSON STRONG TIE OR EQUAL W/ A TOTAL OF 18 - 16d COMMON NAILS & 10-10d COMMON NAILS PER DEVICE

PORCH AREA DECK JOISTS

LOCATION OF PORCH DECK JOISTS - SEE FLOOR SYSTEM PLAN VIEW FOR LOCATIONS
PORCH AREA DECK JOISTS SHALL BE P.T. 2x10 No.2 S.Y.P. @ 16" O.C. & AS ILLUSTRATED ON THE PLAN VIEW AND SHALL BE ATTACHEDTO GIRDERS AND BAND JOISTS W/ 1 - MODEL No. U210 BY SIMPSON STRONG-TIE OR EQUAL @ EACH END OF EACH JOISTS W/ A TOTAL OF 10 - 10d COMMON NAILS & 6 -10d x 1 1/2' NAILS PER DEVICE
NOTE: A P.T. 2x8 No.2 S.Y.P. LEDGER BOARD IS REQUIRED TO BE ATTACHED TO MAIN DWELLING BAND JOISTS W/ #10d COMMON NAILS @ 12' O.C. STAGGERED - REFER TO PLAN VIEWS FOR LOCATIONS

PORCH DECKING

LOCATION OF REAR PORCH DECKING - SEE FLOOR SYSTEM PLAN VIEW FOR LOCATIONS
PORCH DECKING SHALL BE P.T. 2x6 No.2 S.Y.P. ATTACHED TO JOISTS, GIRDERS & BAND BEAMS W/ 3-10d ANNULAR RING NAILS PER EACH CONNECTION TO EACH JOIST, GIRDER OR BAND BEAM. ALTERNATE SHALL BE 3 - #12 SCREWS W/ A MINIMUM EMBEDMENT OF 2"

PORCH AREA P.T. WOOD COLUMNS

REFER TO DETAILS & SECTIONS ELSEWHERE THESE PLANS FOR SPECIFIC DEVICES & INSTALLATION

STAIR REQUIREMENTS

REFER TO DETAILS & SECTIONS ELSEWHERE THESE PLANS FOR SPECIFIC DEVICES & INSTALLATION

PROJECT No. MORGAN-S1.2.0.DWG SHEET No. S1.2.0	DATE 02/26/16	FIRST LEVEL FLOOR FRAMING PLAN VIEW MISC. NOTES, REFERENCES & INSTRUCTIONS © 2016 KEEN ENGINEERING & SURVEYING, INC.	Curtis E. Keen, PE #23836 Certification of Authorization #3761 DATE:	MORGAN RESIDENCE COLUMBIA COUNTY, FLORIDA

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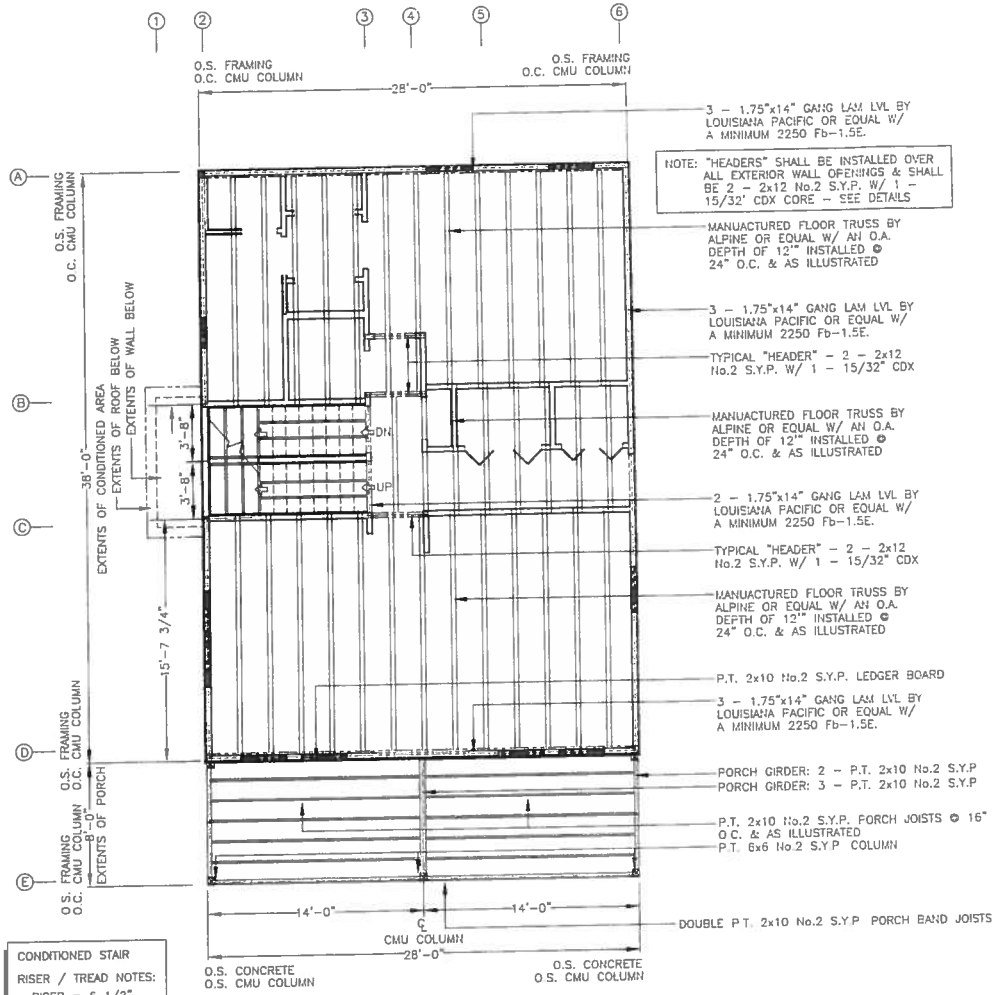
9263 CR 417
LIVE OAK, FLORIDA 32060
386-362-4787
ENG. LIC. EB 3761

SCALE NOTE:
PLAN VIEW: 1/8"=1'-0



CONDITIONED STAIR
RISER / TREAD NOTES:
RISER = 6 1/2"
TREAD = 10 1/2"

1 / S1.3.0 SECOND LEVEL FLOOR FRAMING PLAN VIEW
SCALE: N.T.S.

SCHEDULE OF REQUIRED FLOOR SYSTEM MECHANICAL FASTENERS

BAND JOISTS/FLOOR GIRDERS

LOCATION OF ALL CONDITIONED AREA MULIT-PLY FLOOR GIRDERS – SEE FLOOR SYSTEM PLAN VIEW FOR LOCATIONS
FLOOR GIRDERS AS ILLUSTRATED SHALL BE 2 – OR – 3 – 14"x1.75" GANG LAM LVL BY LOUISIANA PACIFIC OR EQUAL W/ A MIN. 2250 Fb 1.5E.
LOCATION OF ALL CONDITIONED AREA BAND JOISTS – SEE FLOOR SYSTEM PLAN VIEW FOR LOCATIONS
BAND JOISTS AS ILLUSTRATED SHALL BE 1 – OR 2 –14"x1.75" GANG LAM LVL BY LOUISIANA PACIFIC OR EQUAL WITH A MINIMUM 2250 Fb 1.5E – ATTACHED TO 2x STUDS BENEATH W/ 1 – MODEL No. CS18 COILED STRAP BY SIMPSON STRONG-TIE OR EQUAL W/ A MINIMUM LENGTH EACH SIDE OF LVL JOISTS TO STUD ABOVE AND BENEATH OF 9" (O.A. LENGTH OD 34") AND SHALL BE INSTALLED @ ALL CORNERS 16" FROM ALL CORNERS & 48" O.C. TO COINCIDE W/ SP4 DEVICE @ TOP PLATES ABOVE AND BENEATH GIRDER W/ A TOTAL OF 18 – 10d COMMON NAILS

MANUFACTURED FLOOR TRUSSES

LOCATION OF ALL FLOOR JOISTS – SEE FLOOR SYSTEM PLAN VIEW FOR LOCATIONS
LOCATION OF ALL FLOOR TRUSSES – SEE FLOOR SYSTEM PLAN VIEW FOR LOCATIONS
FLOOR TRUSSES AS ILLUSTRATED SHALL BE ALPINE SYSTEM 42F W/ AN OVERALL DEPTH OF 12" INSTALLED @ 24" O.C. & AS ILLUSTRATED OR NOTED & ATTACHED TO GIRDERS OR BAND JOISTS W/ 1 – MODEL No. IIT412 BY SIMPSON STRONG-TIE OR EQUAL @ EACH END OF EACH FLOOR TRUSS TO GIRDER OR BAND JOISTS CONNECTIONS W/ A TOTAL OF 6 – 10d COMMON NAILS & 2 – 10d x 1 1/2" NAILS PER DEVICE
1 – MODEL No. H4 BY SIMPSON STRONG-TIE OR EQUAL SHALL BE ATTACHED TO EACH FLOOR TRUSS TO DOUBLE TOP PLATES CONNECTIONS W/ A TOTAL OF 8 – 8d COMMON NAILS PER DEVICE

EXTERIOR WALL STUDS

LOCATION OF ALL EXTERIOR WALL 2X4 or 2X6 STUDS – SEE FLOOR PLAN VIEW FOR LOCATIONS
EXTERIOR WALL STUDS SHALL BE 2x4 OR 2x6 SPRUCE @ 16" O.C., TYPICAL ALONG THE LENGTH OF THE EXTERIOR WALLS. STUDS SHALL BE ATTACHED TO BOT. 2x PLATES AS DESCRIBED OR NOTED ELSEWHERE THESE PLANS AND REQUIRE 1 – MODEL No. CS18 COILED STRAP BY SIMPSON STRONG-TIE OR EQUAL 34 INCHES LONG INSTALLED PER ABOVE DIRECTIONS

EXTERIOR WALL OPENINGS

LOCATION OF ALL EXTERIOR 2x4 WALL OPENINGS – SEE FLOOR SYSTEM PLAN VIEW FOR LOCATIONS
A "HEADER" OF 2 – 2x12 No.2 S.Y.P. W/ 1 – 15/32" CDX CORE SHALL BE INSTALLED AS NOTED THESE PLANS
36" WIDE OPENINGS REQUIRE A MINIMUM OF 2 CONTINUOUS STUDS EACH SIDE OF OPENINGS W/ 1 – MODEL No. H6 BY SIMPSON STRONG-TIE OR EQUAL @ EACH SIDE OF OPENINGS W/ A TOTAL OF 16 – 8d COMMON NAILS PER DEVICE
48" WIDE OPENINGS REQUIRE 2 – CONTINUOUS STUDS EACH SIDE OF OPENING W/ 1 – MODEL No. H6 BY SIMPSON STRONG-TIE OR EQUAL @ EACH SIDE OF OPENINGS W/ A TOTAL OF 16 – 8d COMMON NAILS PER DEVICE.
72" WIDE OPENINGS REQUIRE 4 – CONTINUOUS STUDS EACH SIDE OF OPENING W/ 2 – MODEL No. H6 BY SIMPSON STRONG-TIE OR EQUAL @ EACH SIDE OF OPENINGS W/ A TOTAL OF 16 – 8d COMMON NAILS PER DEVICE.
REFER TO DETAILS FOR ADDITIONAL REQUIREMENTS

PORCH AREA GIRDERS/BAND BEAMS

LOCATION OF PORCH GIRDERS/BAND BEAMS – SEE FLOOR SYSTEM FOR LOCATIONS
PORCH BAND BEAMS SHALL BE DOUBLE P.T. 2x10 No.2 S.Y.P. ATTACHED TO P.T. 6x6 COLUMNS W/ 1 –MODEL No. CC03-6SDS2.5 BY SIMPSON STRONG-TIE OR EQUAL @ CONNECTION OF 3-PLY GIRDER TO BAND BEAM LOCATIONS INSTALLED W/ A TOTAL OF 30 – 1/4" x 2 1/2' SDS SCREWS BY SIMPSON STRONG-TIE OR EQUAL.
CORNER PORCH BAND BEAMS SHALL BE ATTACHED TO P.T. 6x6 COLUMN W/ 1 – MODEL No. EPC46 BY SIMPSON STRONG-TIE OR EQUAL W/ A TOTAL OF 14 – 16d COMMON NAILS
3 – PLY GIRDER SHALL BE ATTACHED TO DWELLING LVL GIRDER W/ 1 – MODEL No. U210-3 BY SIMPSON STRONG-TIE OR EQUAL W/ A TOTAL OF 18 – 16d COMMON NAILS PER DEVICE.
DOUBLE P.T. BAND JOISTS SHALL BE ATTACHED TO LVL BAND BEAMS W/ 1 – MODEL No. LUS210-2 BY SIMPSON STRONG-TIE OR EQUAL W/ A TOTAL OF 14 – 16d COMMON NAILS PER DEVICE

PORCH AREA DECK JOISTS

LOCATION OF PORCH DECK JOISTS – SEE FLOOR SYSTEM PLAN VIEW FOR LOCATIONS
PORCH AREA DECK JOISTS SHALL BE P.T. 2x10 No.2 S.Y.P. @ 16" O.C. & AS ILLUSTRATED ON THE PLAN VIEW AND SHALL BE ATTACHEDTO GIRDERS AND BAND JOISTS W/ 1 – MODEL No. U210 BY SIMPSON STRONG-TIE OR EQUAL @ EACH END OF EACH JOISTS W/ A TOTAL OF 10 – 10d COMMON NAILS & 8 –10d x 1 1/2' NAILS PER DEVICE
NOTE: A P.T. 2x8 No.2 S.Y.P. LEDGER BOARD IS REQUIRED TO BE ATTACHED TO MAIN DWELLING BAND JOISTS W/ #10d COMMON NAILS @ 12' O.C. STAGGERED – REFER TO PLAN VIEWS FOR LOCATIONS

PORCH DECKING

LOCATION OF REAR PORCH DECKING – SEE FLOOR SYSTEM PLAN VIEW FOR LOCATIONS
PORCH DECKING SHALL BE P.T. 2x6 No.2 S.Y.P. ATTACHED TO JOISTS, GIRDERS & BAND BEAMS W/ 3-10d ANNULAR RING NAILS PER EACH CONNECTION TO EACH JOIST, GIRDER OR BAND BEAM. ALTERNATE SHALL BE 3 – #12 SCREWS W/ A MINIMUM EMBEDMENT OF 2"

PORCH AREA P.T. WOOD COLUMNS

SEE ABOVE DEVICES – SEE ALSO SECTIONS 7 DETAILS

STAIR REQUIREMENTS

REFER TO DETAILS & SECTIONS ELSEWHERE THESE PLANS FOR SPECIFIC DEVICES & INSTALLATION

PROJECT No. MORGAN-S1.3.0.DWG SHEET No. S1.3.0	DATE 02/26/16	SECOND LEVEL FLOOR FRAMING PLAN VIEW MISC. NOTES, REFERENCES & INSTRUCTIONS © 2016 KEEN ENGINEERING & SURVEYING, INC.	Curtis E. Keen, PE #23836 Certification of Authorization #3761 DATE.	MORGAN RESIDENCE COLUMBIA COUNTY, FLORIDA

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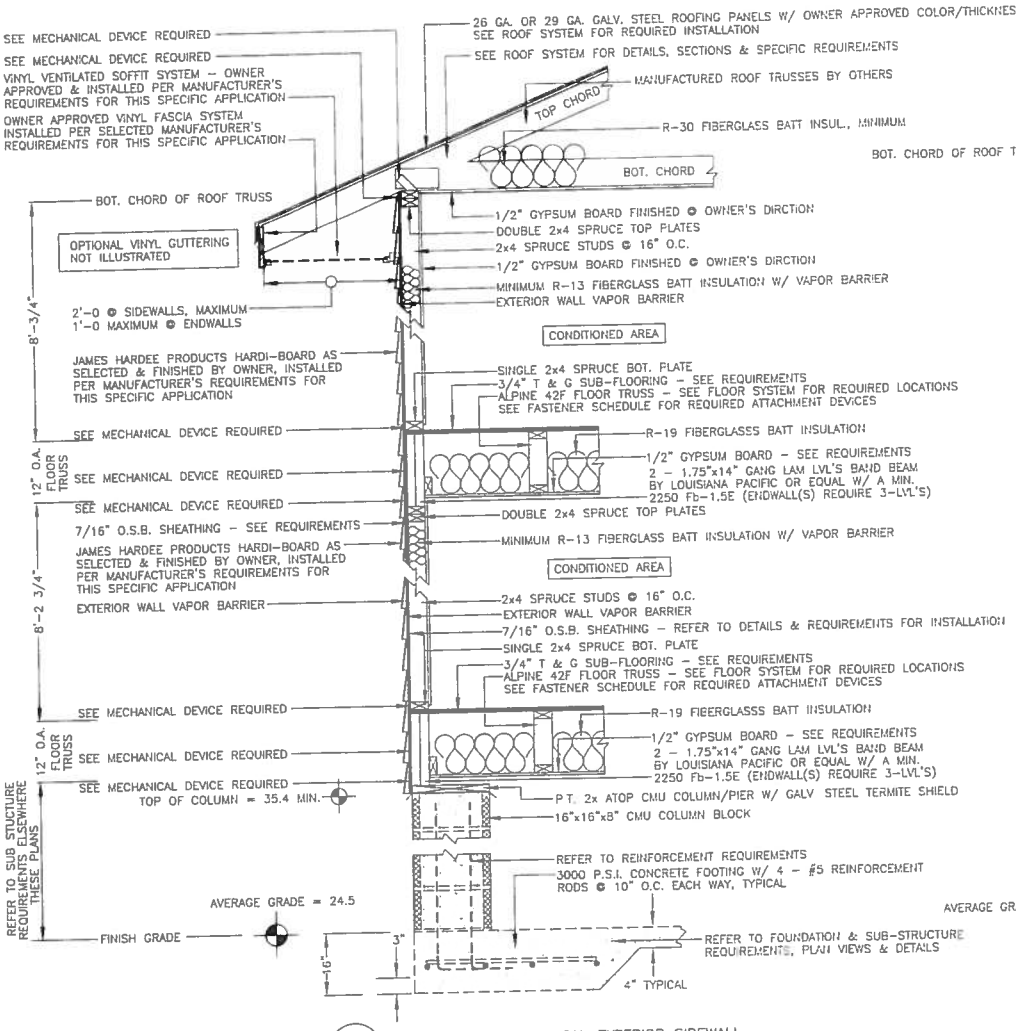
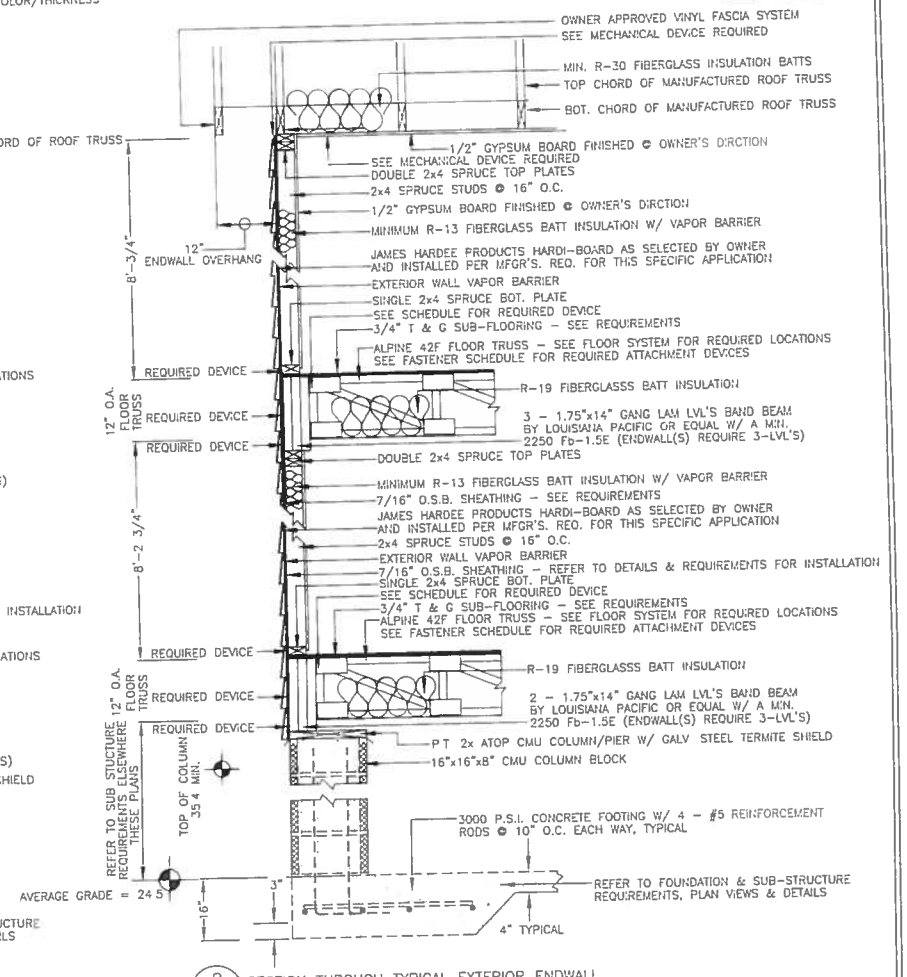
9263 CR 417
LIVE OAK, FLORIDA 32060
386-362-4787
ENG. LIC. EB 3761

SCALE NOTE:
SECTIONS/DETAILS: N.T.S.



1 / S2.0.0 SECTION THROUGH TYPICAL EXTERIOR SIDEWALL
SCALE: N.T.S.



2 / S2.0.0 SECTION THROUGH TYPICAL EXTERIOR ENDWALL
SCALE: N.T.S.

PROJECT No. MORGAN-S2.0.0.DWG SHEET No. S2.0.0	DATE 02/26/16	REFERENCED EXTERIOR WALL SECTIONS & DETAILS MISC. NOTES, REFERENCES & INSTRUCTIONS © 2016 KEEN ENGINEERING & SURVEYING, INC.	Curtis E. Keen, PE #23836 Certification of Authorization #3761 DATE:	MORGAN RESIDENCE COLUMBIA COUNTY, FLORIDA

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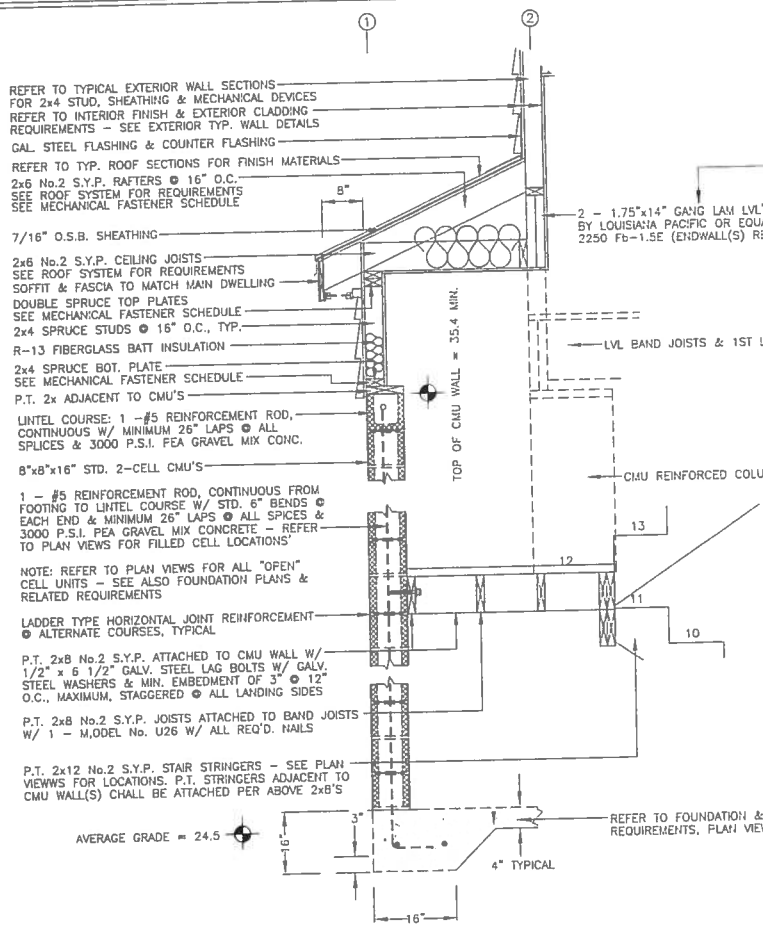
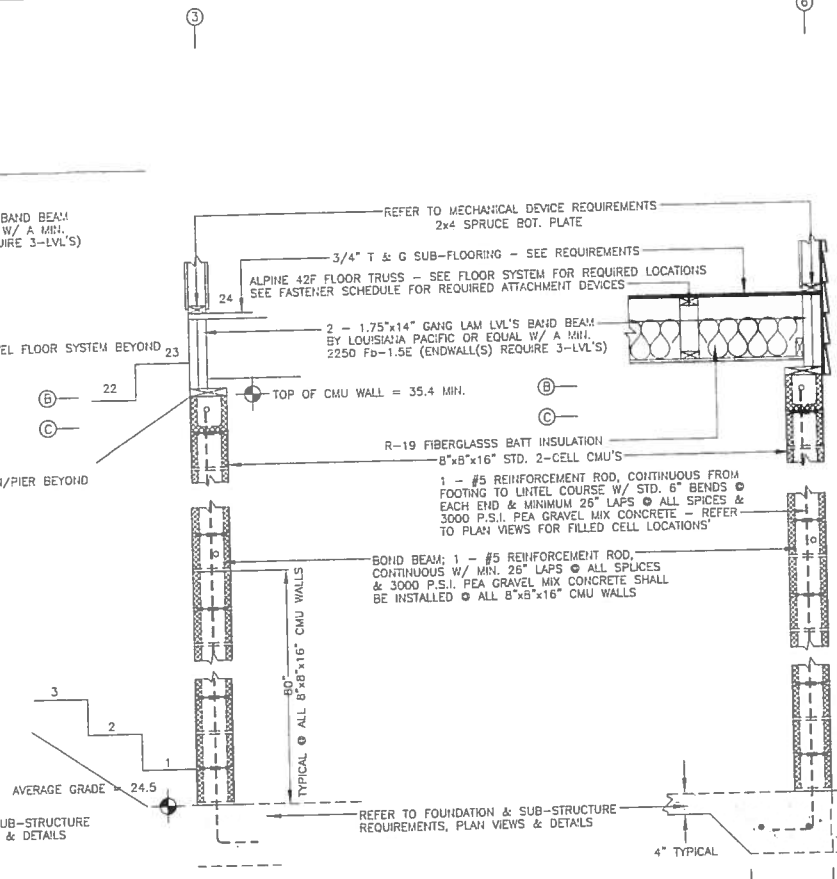
SCALE NOTE:
SECTIONS/DETAILS: N.T.S.



1 S2.1.0 SECTION THROUGH PROJECTED STAIR CMU WALL
SCALE: N.T.S.



2 S2.1.0 SECTION THROUGH INTERIOR STAIR CMU WALL
SCALE: N.T.S.

3 S2.1.0 SECTION THROUGH EXTERIOR CMU SIDEWALL
LIMITED STORAGE AREA
SCALE: N.T.S.

PROJECT No. MORGAN-S2.1.0.DWG SHEET No. S2.1.0	DATE 02/26/16	REFERENCED FOUNDATION SECTIONS & DETAILS MISC. NOTES, REFERENCES & INSTRUCTIONS © 2016 KEEN ENGINEERING & SURVEYING, INC.	Curtis E. Keen, PE #23836 Certification of Authorization #3761 DATE:

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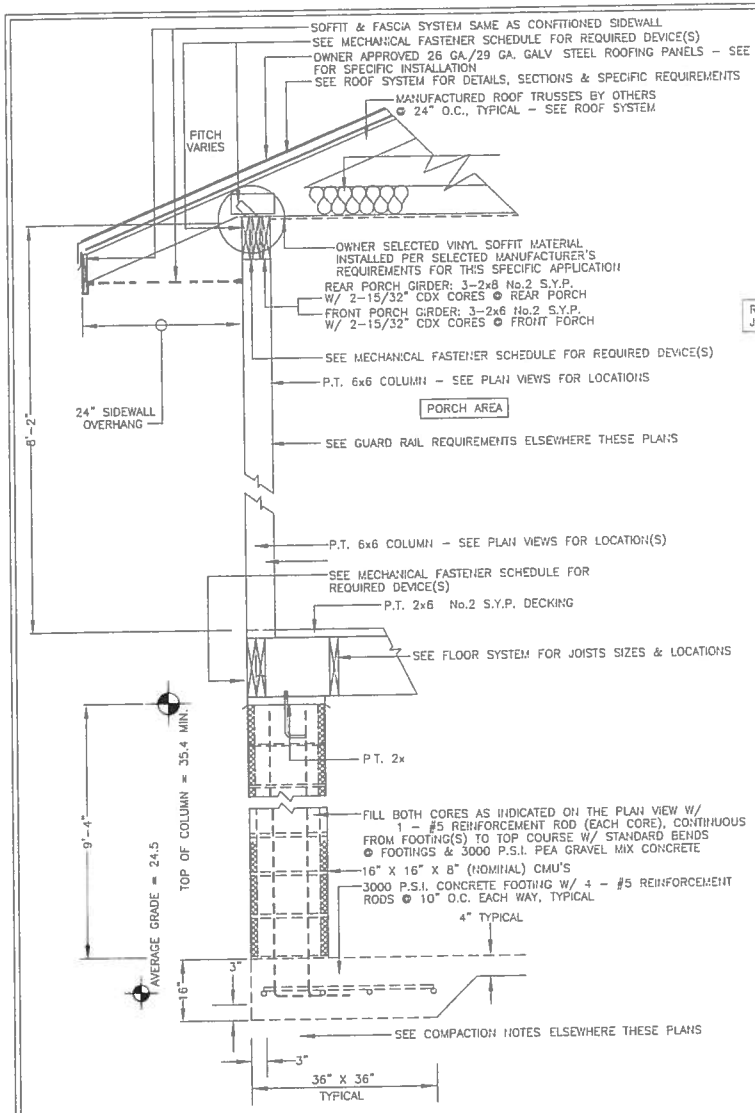
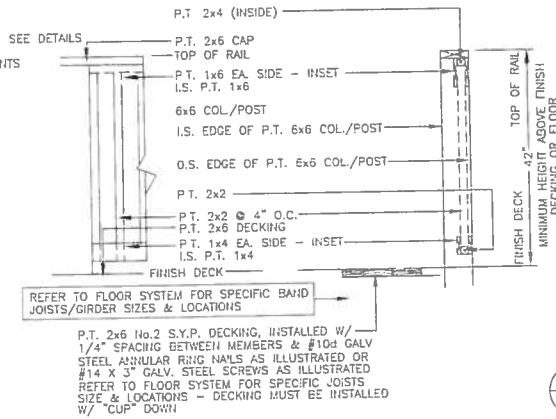
SCALE NOTE:
SECTIONS/DETAILS: N.T.S.



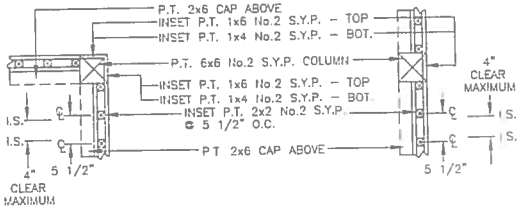
1 S2.2.0 SECTION THROUGH REAR PORCH SIDEWALL
SCALE: N.T.S.



2 S2.2.0 TYPICAL SECTION THROUGH GUARD RAIL
SCALE: N.T.S.

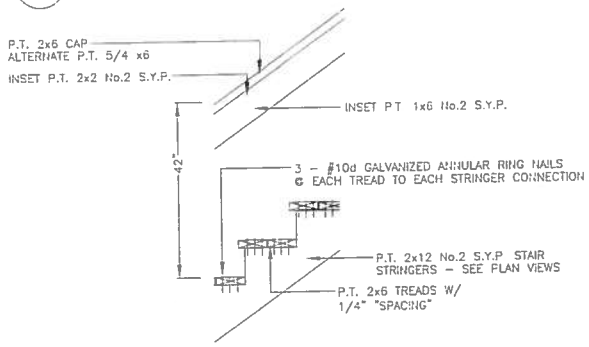
THIS HEIGHT ABOVE FINISH GRADE REQUIRES A GUARD RAILING SYSTEM

NOTE: ALTERNATE MANUFACTURED RAIL SYSTEM INSTALLED PER SELECTED MANUFACTURER'S REQUIREMENTS FOR THIS SPECIFIC APPLICATION INCLUDING ALL ATTACHMENTS & DEVICES & INSTALLED TO ENSURE A FULLY COMPLIANT GUARD RAILING SYSTEM

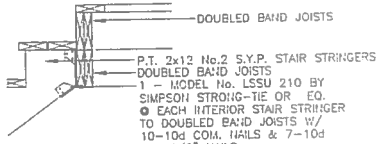


3 S2.2.0 CORNER POSTS: PLAN VIEW
SCALE: N.T.S.

4 S2.2.0 IN-LINE POSTS: PLAN VIEW
SCALE: N.T.S.



5 S2.2.0 SUB STRUCTURE STAIR DETAILS
SCALE: N.T.S. SIMILIAR @ CONDITIONED STAIR ABOVE



6 S2.2.0 SUB STRUCTURE STAIR LANDING
SCALE: N.T.S. SIMILIAR @ CONDITIONED STAIR ABOVE

CONDITIONED STAIR
RISER / TREAD NOTES:
RISER = 6 1/2"
TREAD = 10 1/2"

SUB-STRUCTURE STAIR
RISER / TREAD NOTES:
RISER = 6 1/8"
TREAD = 10 1/2"

PROJECT No. MORGAN-S2.0.0.DWG SHEET No. S2.0	DATE 02/26/16	REFERENCED EXTERIOR WALL SECTIONS & DETAILS MISC. NOTES, REFERENCES & INSTRUCTIONS © 2016 KEEN ENGINEERING & SURVEYING, INC.	Curtis E. Keen, PE #23836 Certification of Authorization #3761 DATE:	MORGAN RESIDENCE COLUMBIA COUNTY, FLORIDA

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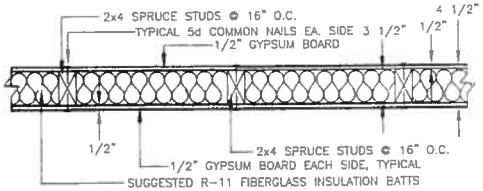
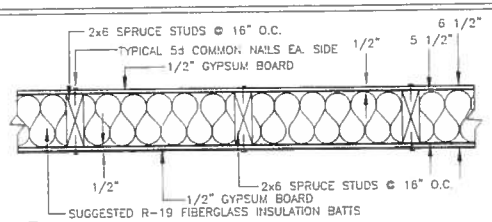


1A TYPICAL ENLARGED PLAN VIEW: INTERIOR 2x4 WALL
S2.3.0 SCALE: N.T.S.

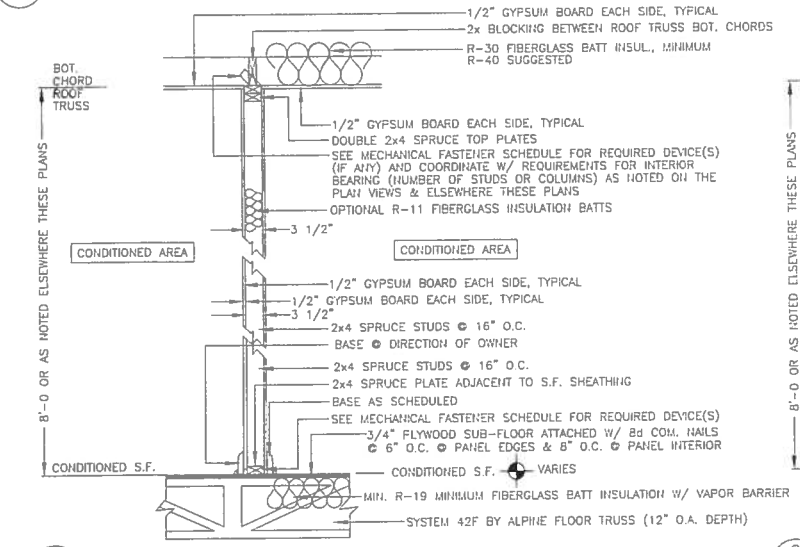
FASTENING SCHEDULES: INTERIOR WOOD FRAMING

CONNECTION	FASTENER	NUMBER OR SPACING
TOP OR SOLE PLATE TO STUD, END NAILED	16d COMMON	2
STUD TO SOLE PLATE, TOE NAIL	16d COMMON	4
DOUBLED STUDS, FACE NAIL	10d COMMON	24" O.C.
DOUBLED TOP PLATES, FACE NAIL	10d COMMON	16" O.C.
TOP PLATES, LAP AND INTERSECTIONS FACE NAIL	——	3-10d COMMON
CONTINUOUS HEADER, TWO PIECES	16d COMMON	16" O.C. ALONG EACH EDGE
CONTINOUS HEADER TO STUD, TOE NAIL	16d COMMON	3
CONTINUOUS HEADER, THREE PIECES	10d COMMON	12" O.C. ALONG EACH EDGE
BUILT UP CORNER STUDS	16d COMMON	24" O.C.
BUILT UP GIRDERS & BEAMS, OF THREE MEMBERS	20d COMMON	32" O.C. AT TOP & BOTTOM & STAGGERED 2 ENDS & EACH SPLICE
STUDS TO SOLE PLATE, END NAIL	16d COMMON	2 EACH END



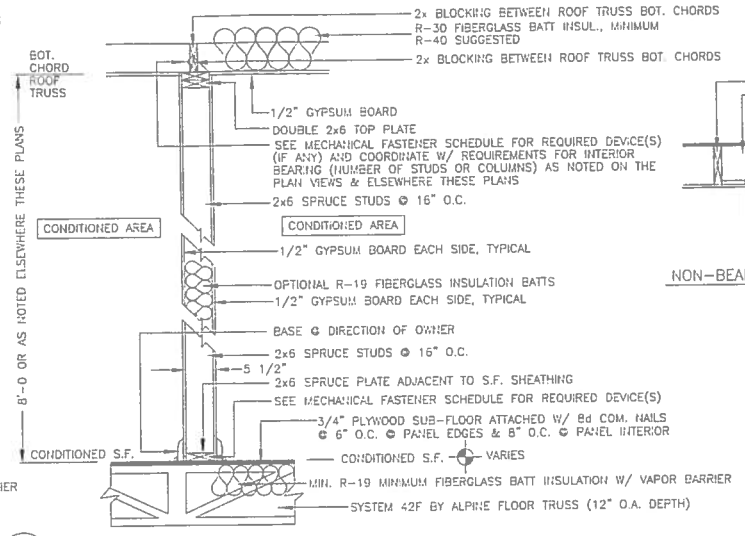
2A TYPICAL ENLARGED PLAN VIEW: INTERIOR 2x6 WALL
S2.3.0 SCALE: N.T.S.

SCALE NOTE:
SECTIONS/DETAILS: N.T.S.



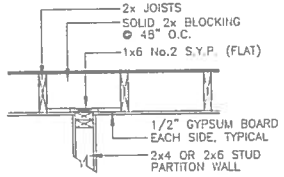
1 TYPICAL SECTION @ INTERIOR 2x4 WALL
S2.3.0 SCALE: N.T.S.

NOTE: REFER TO ADDITIONAL REQUIREMENTS ELSEWHERE THESE PLANS FOR INTERIOR BEARING AS MAY BE REQUIRED – SEE FOUNDATION PLANS AND RELATED REQUIREMENTS

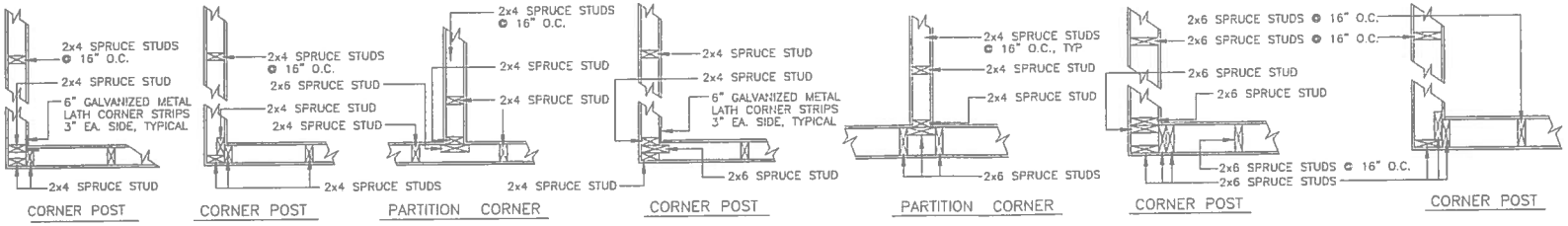


2 TYPICAL SECTION @ INTERIOR 2x6 WALL
S2.3.0 SCALE: N.T.S.

NOTE: REFER TO ADDITIONAL REQUIREMENTS ELSEWHERE THESE PLANS FOR INTERIOR BEARING AS MAY BE REQUIRED – SEE FOUNDATION PLANS AND RELATED REQUIREMENTS



NON-BEARING PARTITION TO CEIL. JOISTS



1B SUGGESTED FRAMING TECHNIQUES: 2x4 WALL
S2.3.0 SCALE: N.T.S.

2B SUGGESTED FRAMING TECHNIQUES: 2x6 WALL
S2.3.0 SCALE: N.T.S.

PROJECT No. MORGAN-S2.3.0.DWG	DATE 02/26/16	REFERENCED SECTIONS & DETAILS MISC. NOTES, REFERENCES & INSTRUCTIONS	Curtis E. Keen, PE #23836 Certification of Authorization #3761 DATE:	MORGAN RESIDENCE COLUMBIA COUNTY, FLORIDA	KEEN ENGINEERING & SURVEYING, INC.	9263 CR 417 LIVE OAK, FLORIDA 32060 386-362-4787 ENG. LIC. EB 3761
SHEET No. S2.3.0						

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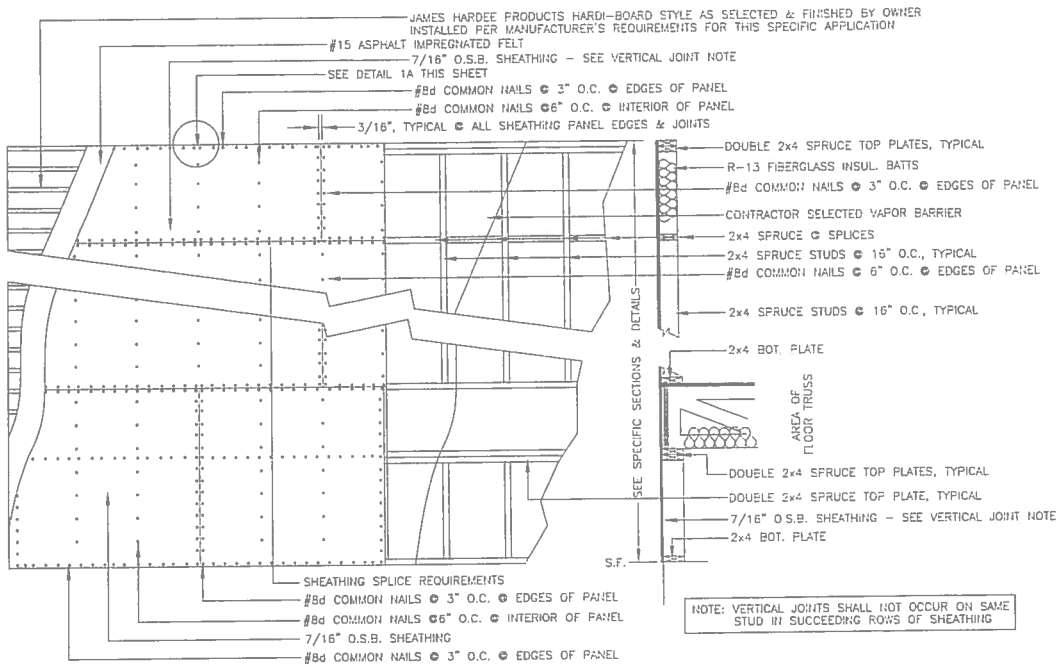
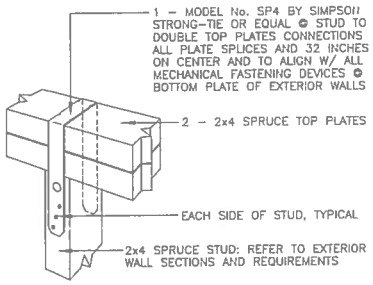
SCALE NOTE:
SECTIONS/DETAILS: N.T.S.



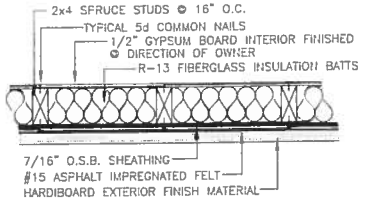
NOTE: VERTICAL JOINTS SHALL NOT OCCUR ON SAME STUD IN SUCCEEDING ROWS OF SHEATHING

1 SHEATHING DETAIL – ELEVATION VIEW
S2.3.0 SCALE: N.T.S.

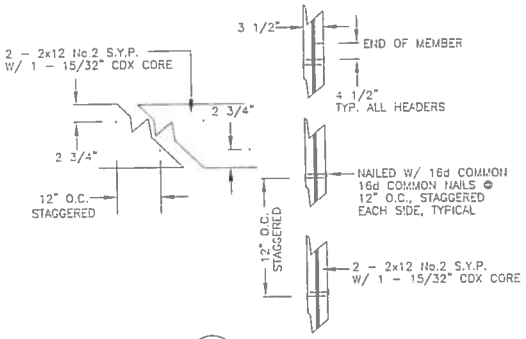


1A TOP PLATE DEVICES
S2.2.0 SCALE: N.T.S.

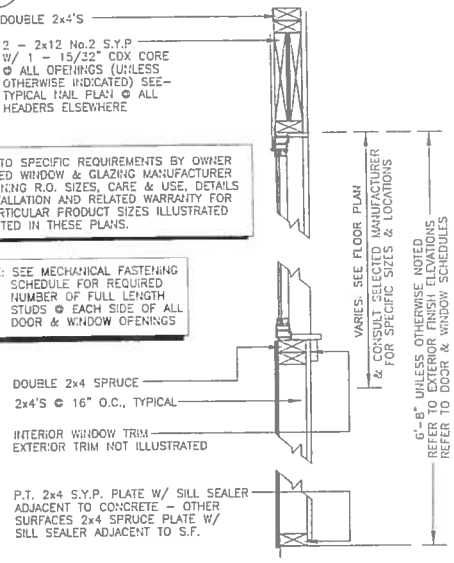
NOTE: GYPSUM BOARD SHALL BE INSTALLED W/ 5d (COOLER) NAILS @ 7" O.C. @ EDGES OF PANEL & @ INTERIOR AREAS OF PANEL(S). 1 1/4" TYPE W, #6 DRYWALL SCREWS MAY BE SUBSTITUTED FOR NAILS @ THE PREVIOUSLY DESCRIBED SPACING(S) FOR NAILS.



1B TYPICAL ENLARGED PLAN VIEW: EXTERIOR WALL
S2.2.0 SCALE: N.T.S.



2 TYPICAL EXTERIOR WALL "HEADER"
S2.3.0 SCALE: N.T.S.



NOTE: REFER TO SPECIFIC REQUIREMENTS BY OWNER APPROVED WINDOW & GLAZING MANUFACTURER CONCERNING R.O. SIZES, CARE & USE, DETAILS OF INSTALLATION AND RELATED WARRANTY FOR THE PARTICULAR PRODUCT SIZES ILLUSTRATED AND NOTED IN THESE PLANS.

NOTE: SEE MECHANICAL FASTENING SCHEDULE FOR REQUIRED NUMBER OF FULL LENGTH STUDS @ EACH SIDE OF ALL DOOR & WINDOW OPENINGS

NOTE: CONTRACTOR SHALL PROVIDE ALL APPROVAL SPECIFICATIONS & REQUIREMENTS PER F.B.C. 1715.5 & FULLY COMPLY W/ ALL MANUFACTURER'S REQUIREMENTS FOR OWNER SELECTED MODELS & PROPER INSTALLATION OF WINDOWS & DOORS.

3 TYPICAL SECTION THROUGH EXTERIOR WALL OPENING
S2.1.0 SCALE: N.T.S.
SEE PLAN VIEWS FOR APPLICABLE LOCATIONS

PROJECT No. MORGAN-S2.4.0.DWG SHEET No. S2.4.0	DATE 02/26/16	REFERENCED SECTIONS & DETAILS MISC. NOTES, REFERENCES & INSTRUCTIONS © 2016 KEEN ENGINEERING & SURVEYING, INC.	Curtis E. Keen, PE #23836 Certification of Authorization #3761 DATE:	MORGAN RESIDENCE COLUMBIA COUNTY, FLORIDA

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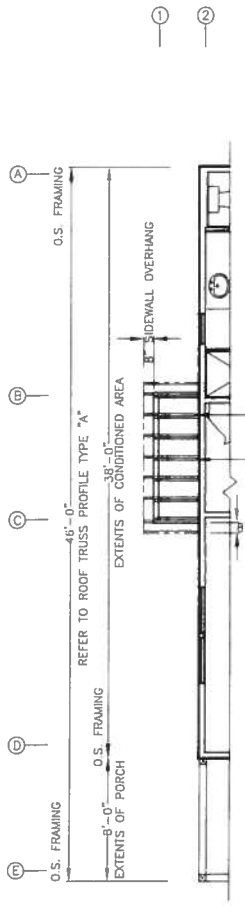
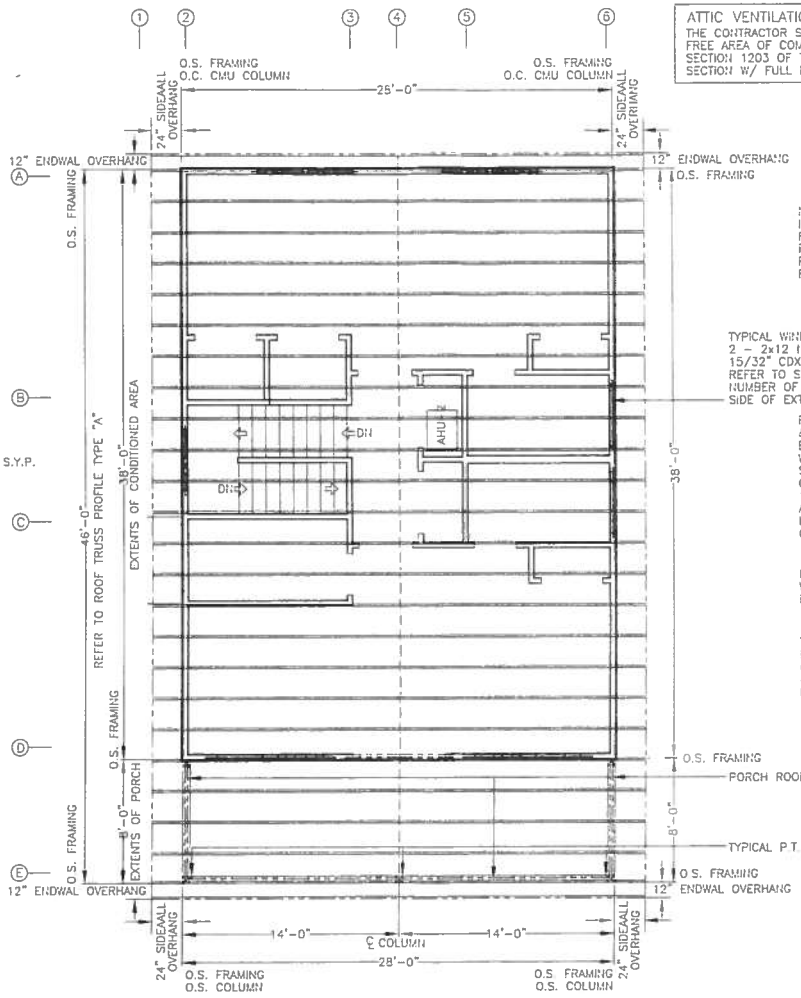
LIVE OAK, FLORIDA 32060
386-362-4787
ENG. LIC. EB 3761



1 S3.0.0 DIMENSIONED ROOF SYSTEM PLAN VIEW
SCALE: 1/8" = 1'-0 STAIRWAY PROJECTED AREA



2 S3.0.0 DIMENSIONED ROOF SYSTEM PLAN VIEW
SCALE: 1/8" = 1'-0 MAIN DWELLING ROOF AREA

ATTIC VENTILATION MAIN DWELLING ROOF AREA
THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 10.20 NET SQUARE FEET OF FREE AREA OF COMBINED RIDGE, SOFFIT AND END WALL VENTS COMPLYING W/ SECTION 1203 OF THE F.B.C. SUCH VENTS SHALL BE AS DESCRIBED IN THIS SECTION W/ FULL PROTECTION FROM RAIN, INSECT OR VERMIN INTRUSION.

SCALE NOTE:
PLAN VIEW: 1/8"=1'-0

NOTE: CEILING SHALL BE VINYL SOFFIT MATERIAL INSTALLED PER SELECTED MANUFACTURER'S REQ. FOR THIS SPECIFIC APPLICATION, W/ OPTIONAL FIBERGLASS BATT INSULATION
ROOF SHEATHING SHALL MATCH NEW CONST.
FINISH ROOF MATERIAL SHALL MATCH NEW CONST.

TYPICAL WINDOW/DOOR HEADER: 2 – 2x12 No.2 S.Y.P. W/ 2–15/32" CDX CORES REFER TO SCHEDULES FOR REQUIRED NUMBER OF CONTINUOUS STUDS EA. SIDE OF EXTERIOR WALL OPENINGS

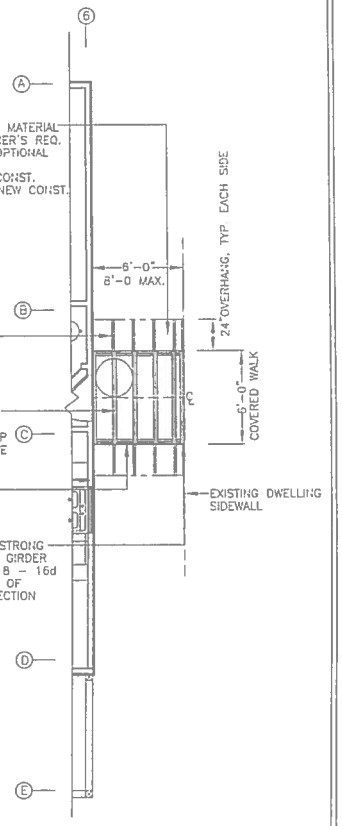
RAFTER: 2x6 No.2 S.Y.P. @ 16" O.C. & AS ILLUSTRATED & ATTACHED TO EACH 2-PLY BUILT-UP ROOF GIRDER W/ 1 – MODEL No. H4 BY SIMPSON STRONG-TIE OR EQUAL W/ A TOTAL OF 8 – 8d COMMON NAILS
1 – 2x4 No. 2 S.Y.P. CEILING JOISTS ATTACHED ADJACENT TO RAFTERS AS ILLUSTRATED & ATTACHED TO BUILT-UP GIRDER W/ SAME DEVICE LISTED ABOVE

ROOF GIRDER: 2 – 2x6 No.2 S.Y.P. W/ 1 – 15/32" CDX CORE, TYP. EACH SIDE OF WALK

1 – MODEL No. LUS46 BY SIMPSON STRONG TIE OR EQUAL @ EACH END OF EACH GIRDER DWELLING SIDEWALLS W/ A TOTAL OF 8 – 16d COMMON NAILS PER DEVICE & A MIN. OF 4 – CONTINUOUS STUDS EACH CONNECTION IN WALL CAVITY

PORCH ROOF GIRDER: 3 – 2x10 No.2 S.Y.P. W/ 2 –15/32" CDX CORES

TYPICAL P.T. 6x6 No.2 S.Y.P. COLUMN



3 S3.0.0 DIMENSIONED ROOF SYSTEM PLAN VIEW
SCALE: 1/8" = 1'-0 CONNECTION WALK TO EXIST.

ATTIC ACCESS LOCATION(S): IF NOT SPECIFICALLY LOCATED OR NOTED ON PLAN VIEWS, ATTIC ACCESS SHALL BE @ DIRECTION OF OWNER

PROJECT No. MORGAN-S3.0.0.DWG SHEET No. S3.0.0	DATE 02/26/16	DIMENSIONED ROOF SYSTEM PLAN VIEWS MISC. NOTES, REFERENCES & INSTRUCTIONS © 2016 KEEN ENGINEERING & SURVEYING, INC.	Curtis E. Keen, PE #23836 Certification of Authorization #3761 DATE:	MORGAN RESIDENCE COLUMBIA COUNTY, FLORIDA

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386-362-4787
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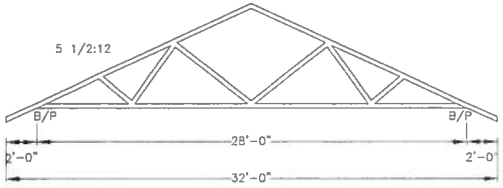
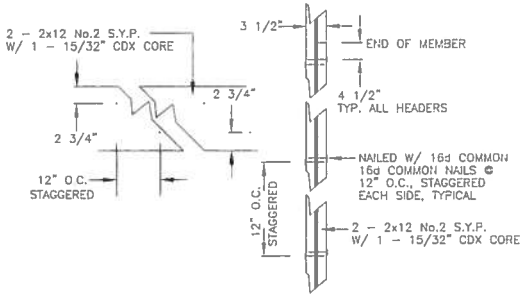
NOTE. INTERIOR & GABLE END TRUSSES TO BE DESIGNED AND CERTIFIED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA AS SATISFACTORY FOR THIS APPLICATION ACCORDING TO THE REQUIREMENTS OF THE MOST CURRENT EDITION OF THE FLORIDA BUILDING CODE. DRAWING(S) (IF ANY) DEPICTED ARE INTENDED FOR INFORMATION REGARDING REQUIRED SPAN, BEARING POINTS, OVERHANGS AND PITCH OF TOP CHORD MEMBERS. THEY ARE NOT INTENDED TO ACCURATELY REFLECT OR REPRESENT WEBBING, CHORD MEMBER SIZES OR PLATED CONNECTIONS.

NOTE: MANUFACTURER TO SPECIFY ALL BRACING, HANDLING & INSTALLATION PRACTICES TO ENSURE PROPER STRUCTURAL INTEGRITY OF INSTALLED TRUSSES.

SCALE NOTE:
DETAILS/SECTIONS: N.T.S.



1 / S3.1.0 SUGGESTED ROOF TRUSS PROFILE TYPE "A"
SCALE: N.T.S.



2 / S2.3.0 TYPICAL EXTERIOR WALL "HEADER"
SCALE: N.T.S.

SCHEDULE OF REQUIRED ROOF SYSTEM MECHANICAL FASTENERS & DEVICES

TRUSS TYPE "A" AND/OR ALTERNATE "A1"

LOCATION OF MAIN DWELLING (CONDITIONED & REAR PORCH AREAS) MANUFACTURED ROOF TRUSSES: SEE PLAN VIEW FOR LOCATIONS
1 – MODEL No. H4 BY SIMPSON STRONG-TIE OR EQUAL @ EACH BEARING POINT OF ROOF TRUSS TO TOP PLATES, HEADER OR BUILT-UP PORCH GIRDER ATTACHED W/ A TOTAL OF 8 – 8d COMMON NAILS PER DEVICE

LOCATION OF MAIN DWELLING GABLE END (CONDITIONED & PORCH AREAS) MANUFACTURED ROOF TRUSSES: SEE PLAN VIEW
2 – MODEL No. H4 BY SIMPSON STRONG-TIE OR EQUAL @ EACH BEARING POINT OF ROOF TRUSS TO TOP PLATES OR BUILT-UP PORCH GIRDER ATTACHED W/ A TOTAL OF 8 – 8d COMMON NAILS PER DEVICE

REAR PORCH GIRDERS: SEE PLAN VIEWS FOR LOCATIONS

LOCATION OF 3-PLY BUILT-UP PORCH GIRDERS – SEE PLAN VIEW FOR LOCATIONS
BUILT-UP PORCH GIRDER SHALL BE 3 – P.T. 2x10 No.2 S.Y.P. W/ 2 – 15/32" CDX CORES
1 – MODEL No. AC6 MAX. OR ACE6 MAX BY SIMPSON STRONG-TIE OR EQUAL @ EACH BUILT-UP GIRDER TO P.T. COLUMN TOP CONNECTION ATTACHED W/ A TOTAL OF 20 – 16d COMMON NAILS (ACE6 MAX) OR 28 – 16d COMMON NAILS (AC6 MAX)
1 – MODEL No. U210-3 BY SIMPSON STRONG-TIE OR EQUAL @ EACH BUILT-UP ROOF GIRDER TO DWELLING ENDWALL CONNECTION W/ A TOTAL OF 18 – 16d COMMON NAILS PER DEVICE.

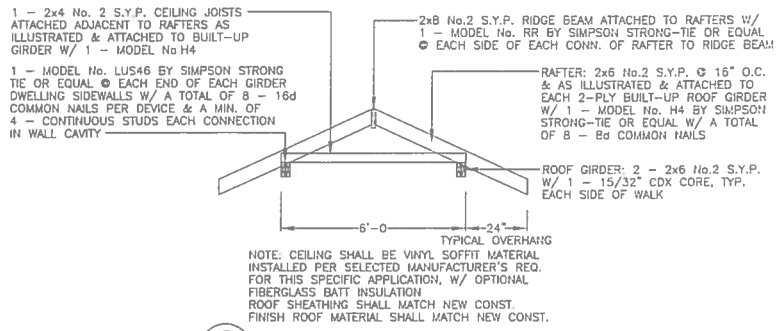
PORCH COLUMNS: SEE PLAN VIEWS FOR LOCATIONS

LOCATION OF P.T. 6x6 PORCH COLUMNS – SEE PLAN VIEW FOR LOCATIONS
REAR PORCH COLUMNS SHALL BE P.T. 6x6 No.2 S.Y.P. AS ILLUSTRATED
SEE ABOVE GIRDERS FOR REQUIRED ATTACHMENT DEVICE(S)

COVERED WALK ROOF

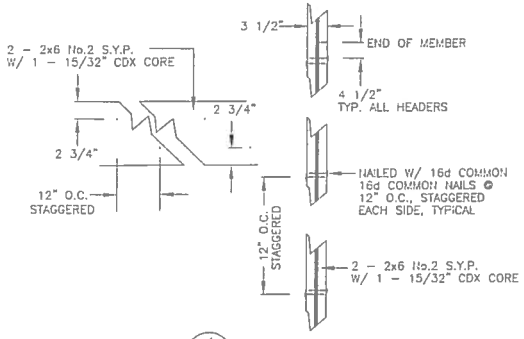
RIDGE BEAM SHALL BE 1 – 2x10 No.2 S.Y.P. – SEE ROOF SYSTEM PLAN VIEW FOR LOCATIONS
REFER TO DETAILS FOR REQUIRED DEVICES
RAFTERS SHALL BE 2x6 No.2 S.Y.P. – SEE ROOF SYSTEM PLAN VIEW FOR LOCATIONS
REFER TO DETAILS FOR REQUIRED DEVICES
CEILING JOISTS SHALL BE 2x4 No.2 S.Y.P. – SEE ROOF SYSTEM PLAN VIEW FOR LOCATIONS
REFER TO DETAILS FOR REQUIRED ATTACHMENT

COORDINATE W/ DETAILS AND OTHER REQUIREMENTS ELSEWHERE THESE PLANS



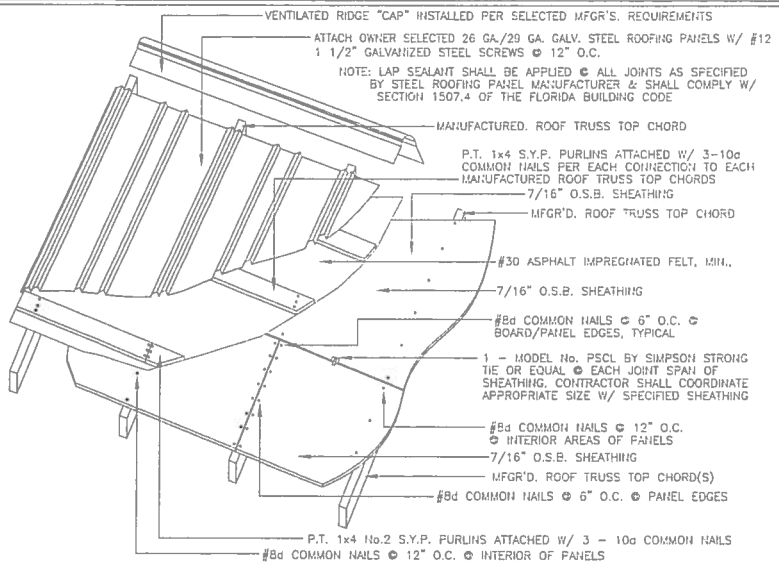
NOTE: CEILING SHALL BE VINYL SOFFIT MATERIAL INSTALLED PER SELECTED MANUFACTURER'S REQ. FOR THIS SPECIFIC APPLICATION, W/ OPTIONAL FIBERGLASS BATT INSULATION
ROOF SHEATHING SHALL MATCH NEW CONST.
FINISH ROOF MATERIAL SHALL MATCH NEW CONST.

3 / S3.1.0 ROOF SECTION THROUGH "WALK" AREA
SCALE: N.T.S.



4 / S2.3.0 COVERED WALK GIRDER
SCALE: N.T.S.

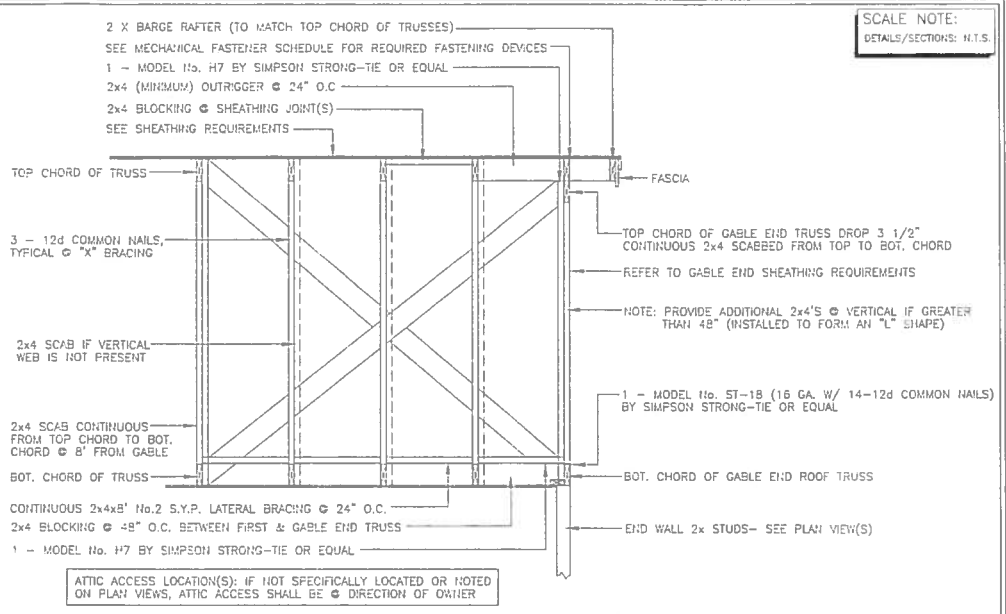
PROJECT No. MORGAN-S3.1.0.DWG SHEET No. S3.1.0	DATE 02/26/16	ROOF SYSTEM MANUFACTURED TRUSS PROFILE REFERENCED SECTIONS & DETAILS ROOF SYSTEM MECHANICAL DEVICE ATTACHMENT SCHEDULE MISC. NOTES, REFERENCES & INSTRUCTIONS © 2016 KEEN ENGINEERING & SURVEYING, INC.	Curtis E. Keen, PE #23836 Certification of Authorization #3761 DATE:	MORGAN RESIDENCE COLUMBIA COUNTY, FLORIDA	KEEN ENGINEERING & SURVEYING, INC. 9263 CR 417 LIVE OAK, FLORIDA 32060 386-362-4787 ENG. LIC. EB 3761



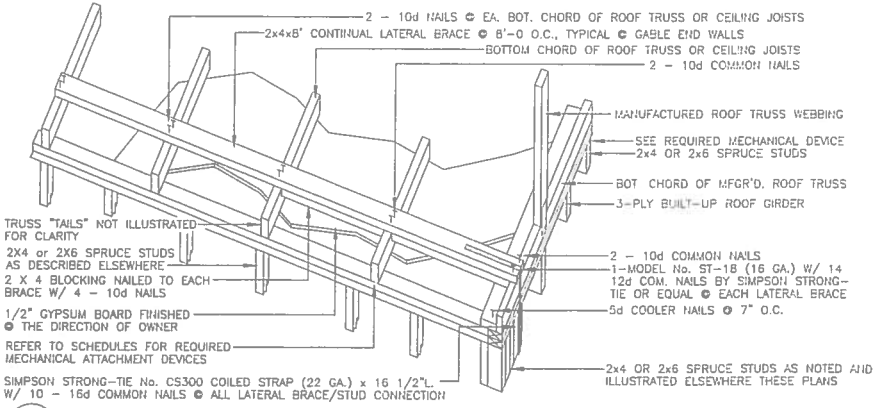
NOTE: RAKE, EAVE AND RIDGE PANEL ELEMENTS BY APPROVED STEEL ROOFING MANUFACTURER

1 / S3.2.0 ROOFING PANELS & SHEATHING CONNECTIONS TO TRUSSES
SCALE: N.T.S.

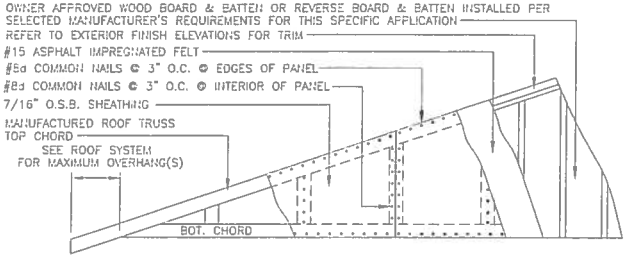
SCALE NOTE:
DETAILS/SECTIONS: N.T.S.



3 / S3.2.0 GABLE ENDWALL FRAMING REQUIREMENTS
SCALE: N.T.S.



2 / S3.2.0 CEILING CONNECTION @ GABLE ENDWALLS/SIDEWALLS
SCALE: N.T.S.



NOTE: ALL OWNER APPROVED TRIM AND FASCIA MATERIALS SHALL BE INSTALLED PER SELECTED MANUFACTURER'S REQUIREMENTS FOR THIS SPECIFIC APPLICATION

4 / S3.2.0 GABLE ENDWALL SHEATHING REQUIREMENTS
SCALE: N.T.S.

PROJECT No. MORGAN-S3.2.0.DWG SHEET No. S3.2.0	DATE 02/26/16	REFERENCED ROOF DETAILS & SECTIONS MISC. NOTES, REFERENCES & INSTRUCTIONS © 2016 KEEN ENGINEERING & SURVEYING, INC.	Curtis E. Keen, PE #23836 Certification of Authorization #3761 DATE:	MORGAN RESIDENCE COLUMBIA COUNTY, FLORIDA

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