

Gill Engineering Services, Inc.

426 SW COMMERCE DR. SUITE 130-M ~ LAKE CITY, FLORIDA ~ 32025 ~ 386.590.1242

2/25/2022

Matt and Lena Brinkley
2054 SW Salem Rd
Lake City, FL

**DRAFT COPY
FOR REVIEW ONLY**

SUBJECT:

**Structural Audit
Repair Recommendations
Lake City, FL**

Mr. Brinkley,

On **February 7, 2022**, per your request, Gill Engineering Services, Inc. (**GES**) conducted a structural audit of the abovementioned project. The scope of work includes a structural compliance review of the permitted drawings, identifying not compliant areas, and recommending repair to bring noted areas into FBC compliance.

Information / Scope:

GES was asked by the owner to review the current work in progress of the interior structural framing and address issues regarding the lack of any interior wall and post footing.

Prior to conducting the audit, the concrete and building footer were poured. The scope of work does not include verification of the poured footings or the installation of the pre-engineered metal frame and walls.

Listed Noted Items:

As stated by client, the concrete floor was poured without interior wall or columns footings. The permitted drawings require interior bearing wall and column footings. Listed below are structural items that need addressing. Refer to marked up "Interior Footer and Beam Plan" for wall, beams, and column designation.

Concrete and Related Materials:

1. Bearing wall referenced "BW1" requires an interior footer as noted on the permitted plans. Client drilled a hole through the concrete adjacent to the wall to demonstrate an average slab depth of 4". The plans require a minimum depth of 12" under the wall.

Recommended correction:

A new 12" deep x 12" wide footing is required under the full length of the wall. Temporarily support the attached floor trusses and remove the current wood framed wall. Saw cut and remove slab. Pour new interior footing as shown on Detail 2 Sheet S-301 of permitted drawings.

2. Column reference "C1" does not have an adequate footing and support post.

Recommended correction:

Temporary support the LVL end, remove the column, and break out concrete. Pour a new 30"x30"x12" footing and install new 6x6 post. Refer to Sketch S-001

3. Column reference "C2" does not have an adequate footing and support post.

Recommended correction:

Same as noted above.

4. Bearing wall referenced "BW2" requires interior footing as detailed on plans.

Recommended correction:

Same as item 1 (BW1).

5. Bearing walls BW3, BW4, BW5, and C3 require interior footings. The plans call for the walls to be wood framed. The constructed walls are 8" CMU fully grouted.

Recommended correction:

Possible two options:

- (a) Temporary support floor trusses as needed and remove existing CMU wall. Saw cut floor and pour new interior footing for bearing wall. Refer to SK-002 for suggested footing size and reinforcing.
- (b) Underpin the bearing walls BW3, BW4, and BW5. Refer to a Foundation Underpinning Contractor for guidance.

Wood framing components:

1. The 24" LVL Girder (G1) has been notched at the member end. The notch has compromised the load capacity of the girder. The span will require shortening and re-supporting

Recommended correction:

The notch needs to be removed. Shorten the length of the beam and support with new column. Refer to Repair sketch detail S-003

2. The wood trusses are bearing directly on the CMU wall. Bottom of the trusses must not be in contact with the CMU wall.

Recommended correction:

Re-set trusses and provide a minimum of 2 layers of 30# felt between the CMU wall and bottom of truss chord.

3. Owner to verify the (2) ply 14" LVL bearing on the CMU wall is pressure treaded. If not, separation between the two is required.
4. The LVL ends bearing on the exterior wall (wood framed) requires jack studs directly under the LVL beam.

Recommended correction:

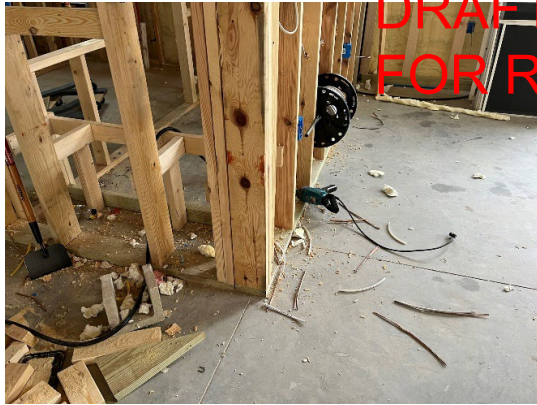
Add additional 2x studs under LVL beam. Refer to Sketch S-004

5. Owner shall install all necessary straps, ties, and bracing as noted on noted on permitted drawings and required per the Florida Building Code.

Non-structural items:

1. Emergency Escape and Rescue Openings – Emergency Escape and Rescue Openings shall have the bottom of clear opening no greater than 44 inches measured from the floor.
2. Stairs – Maximum riser height shall be 7 ¾" maximum and 4" minimum.

Inspection Photos:



Insufficient Wall Footing (BW1)



Insufficient Beam Column and Footing (C1)



Insufficient Beam Column and Footing (C2)



Unsupported CMU walls (BW3, BW4, and C3)



Notched Girder (G1)



Floor Truss bearing on CMU wall



DRAFT COPY
FOR REVIEW ONLY



This structural audit addresses only items observed during the site visit and any items not mentioned do not necessarily means that they meet all the Florida Building Code requirements. Owner shall contact Engineer of Record for any discrepancies or conflict on the permitted plans.

References:

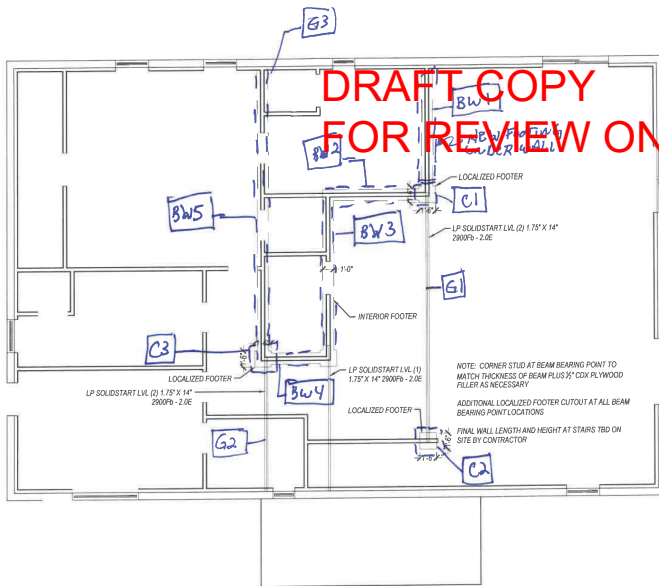
Marked up "Interior Footer and Beam Plan" – 1 page
Brinkley Residence Plans / Pournelle Company – 10 pages
Sketches: S-001 New Column Footing
S-002 Interior Wall Footing
S-003 24" LVL Beam Support
S-004 Wall Reinforcement

Thank you,

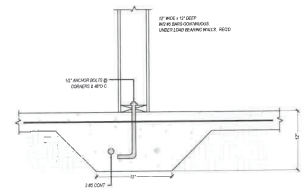
Gary Gill, PE 51942

Gill Engineering Services, Inc.

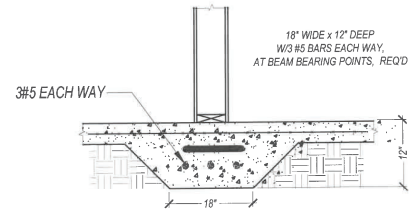
DRAFT COPY
FOR REVIEW ONLY



1 INTERIOR FOOTER AND BEAM PLAN
SCALE: 1/8" = 1' - 0"



2 INTERIOR FOOTER DETAIL
SCALE: 1/8" = 1' - 0"



3 LOCALIZED FOOTER DETAIL
SCALE: 1/8" = 1' - 0"

C:\Users\jbrinkley\OneDrive - Pournelle Company\LOCAL\PROJECTS\2021\01-200-Fence-Brinkley\2021-01-200-Fence-Brinkley-ARCH-1.dwg, JOHN POURNELLE, 16/02/21 3:25 PM

NO.	REVISIONS	DATE	DATE	2021 01 06	SUBMITTALS	DATE	PREPARED BY	REVIEWED	SHEET TITLE	PROJECT	REVISION NUMBER
			DESIGNED	JBP					INTERIOR FOOTER AND BEAM PLAN	BRINKLEY RESIDENCE	S-301
			CHECKED	ATC							
			JOB NO.	20 001 200							

POURNELLE COMPANY, LLC
P. 386.688.7555 - WWW.POURNELLECO.COM

MATT AND LENA BRINKLEY
645 W. ADKINS STREET
STARKE, FL 32081

STATE CODES: FLORIDA

7TH EDITION (2020) FLORIDA BUILDING CODE RESIDENTIAL
7TH EDITION (2020) FLORIDA BUILDING CODE ENERGY CONSERVATION

GENERAL NOTES:

-ALL WORK SHALL BE IN ACCORDANCE WITH THE 2017 EDITION OF FLORIDA BUILDING CODE, AS ADOPTED AND SUPPLEMENTED BY LOCAL REGULATIONS.

-VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. 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 BELOW CRITERIA.

DESIGN CRITERIA

WIND LOAD DESIGN	120 MPH
EXPOSURE	C
RISK CATEGORY	II
FIRST FLOOR LIVE LOAD	40 PSF
FIRST FLOOR DEAD LOAD	10 PSF
ROOF LIVE LOAD	20 PSF
ROOF DEAD LOAD	20 PSF
INNER PRESSURE COEFFICIENT	-0.18
IMPORTANCE FACTOR	1.0
MEAN ROOF HEIGHT	10 FT

COMPLIANCE STATEMENT

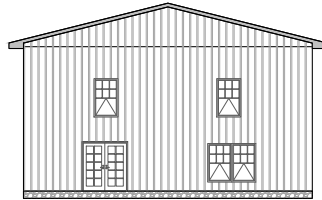
THE STRUCTURE ILLUSTRATED IN THESE PLANS MEETS ALL STRUCTURAL REQUIREMENTS FOR THE 2017 FLORIDA BUILDING CODE AND WIND LOAD ANALYSIS TO SATISFY A 120MPH WIND ZONE.

THE DRAWINGS HEREIN ARE ONLY APPLICABLE AT THE LOCATION SPECIFIED BY THE PARCEL I.D. 24-4S-15-00363-107. THESE DRAWINGS ARE ARE NOT VALID FOR CONSTRUCTION ELSEWHERE.

REVISIONS		
NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

DRAFT COPY
FOR REVIEW ONLY

BRINKLEY RESIDENCE



PLANS PREPARED FOR:

MATT AND LENA BRINKLEY
645 W. ADKINS STREET
STARKE, FL 32091

CONSTRUCTION DOCUMENTS

ENGINEER OF RECORD:

ADAM T. COLLINS
FLORIDA P.E. REGISTRATION NO. 75584 Date: 2021.01.06

Sheet List Table	
Sheet Number	Sheet Title
A-000	COVER PAGE
A-100	FLOOR PLAN LEVEL-1
A-101	FLOOR PLAN LEVEL-2
A-200	ELEVATIONS
A-201	ELEVATIONS
S-300	STRUCTURAL NOTES
S-301	INTERIOR FOOTER PLAN AND DETAIL
S-302	STRUCTURAL DETAILS
E-400	ELECTRICAL PLAN LEVEL-1
E-401	ELECTRICAL PLAN LEVEL-2

PLANS PREPARED BY:

POURNELLE
COMPANY, LLC

17627 89TH ROAD, MCALPIN, FLORIDA 32062
P-386.688.7555

WWW.POURNELLECO.COM
COMPANY NUMBER: L20000107644


AREA SCHEDULE LEVEL-1	
CONDITIONED AREA	2,400 SFT
TOTAL AREA	3,120 SFT

DRAFT COPY FOR REVIEW ONLY

Second Floor Plan Details:

- Bedroom-1:** 12'-0" x 10'-10"
- Bedroom-2:** 12'-0" x 10'-0"
- Bedroom-3:** 12'-0" x 10'-0"
- Bedroom-4:** 12'-0" x 10'-0"
- Bath:** 5'-0" x 5'-0"
- Stairs:** 2'-8" x 10'-10 3/4"
- Overall Dimensions:** 20'-10 1/4" x 28'-3"
- Openings:** OP1, OP2, OP3, OP4
- Doors:** D1
- Windows:** W1, W2

AREA SCHEDULE LEVEL-2	
CONDITIONED AREA	2,400 SFT
TOTAL AREA	2,400 SFT



Architectural elevation drawing of a building facade. The facade features a large double door on the left and six windows of various sizes and styles (some with shutters) distributed across the wall. A decorative cornice runs along the top. The drawing is labeled with dimensions: 10'0" for the total height and 5'0" for the base height.

[illegible]

A-200

Technical drawing of a house facade with a gabled roof. The drawing shows a front elevation with a central door and two windows on the left, and a larger window unit on the right. The roof is gabled, and the walls are textured. Dimensions are indicated on the right side: a total height of 10'0" and a smaller section of 6'0".

[illegible]

DESIGN, MATERIAL, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING STANDARDS, UNLESS OTHERWISE MODIFIED ON THE DRAWINGS: ASCE 7 MINIMUM DESIGN LOAD FOR BUILDINGS & OTHER STRUCTURES. ACI 318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE STRUCTURES. ACI 301 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS. CRSI RECOMMENDED PRACTICE FOR PLACING REINFORCING STEEL. ACI 530/ASCE 5/TMS 402 BUILDING CODE FOR MASONRY STRUCTURES. 2017 FLORIDA BUILDING CODE

- BUILDING MATERIAL

* ROW

- ## 2. TRUSSES

- #### 4. INTERIOR FINISHES

- GYPSUM BOARD ON WALL SHALL BE ATTACHED WITH 1 3/8" DRYWALL NAILS @ 8" O.C.
- GYPSUM BOARD ON CEILING (FIRE RATED) SHALL BE ATTACHED 1 3/8" DRYWALL NAILS @ 7" O.C.

- ## 6. WINDOWS

- * ONE WINDOW PER BEDROOM SHALL BE AN ESCAPE & RESCUE WINDOW THAT MEETS EGRESS REQUIREMENTS.

CONCRETE & RELATED REQUIREMENTS

3. CONCRETE CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE (ACI) BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE ACI 318, AND "MANUAL CONCRETE PRACTICE, PART 1: A GUIDE TO CONCRETE CONSTRUCTION" (ACI 308R-90).
4. CEMENT FOR CONCRETE SHALL MEET THE REQUIREMENTS OF ASTM C 150.
5. AGGREGATES FOR CONCRETE SHALL MEET THE REQUIREMENTS OF ASTM C 33.
6. WATER FOR CONCRETE SHALL BE POTABLE WATER.
7. CURING SHALL BE MAINTAINED FOR A MINIMUM OF 7 DAYS FOR EACH CYLINDER FOR EACH 3 CUBIC YARDS OF CONCRETE PLACED ON A GIVEN DAY. BREAK 1 CYLINDER @ 7 DAYS AND THE OTHERS @ 28 DAYS. TESTING WILL BE REQUIRED FOR EACH CYLINDER.
8. CONCRETE SHALL HAVE STRENGTH CHARACTERISTICS AS INDICATED ELSEWHERE THESE PLANS.
9. SAWED JOINTS MUST BE SAWN WITHIN 4 HOURS OF PLACEMENT OF CONCRETE.
10. CONCRETE SHALL BE PLACED IN THE ORDER SHOWN ON THESE PLANS UNLESS OTHERWISE NOTED.
11. SAW REINFORCING SHALL BE IN TOP OF SLABS AS ILLUSTRATED.
12. CURBSTONE OR CURED CONCRETE SHALL BE USED FOR ALL CURBS OR RAILWAYS OTHERWISE NOTED.
13. MINIMUM COVER OF REINFORCEMENT SHALL BE AS REQUIRED BY CODE.
14. MOST CURB COVER SHALL BE 4 INCHES.
15. PROVIDE VARIOUS BARRIER OF POLYETHYLENE ON BOTTOM OF SLABS.
16. PLACE CURB ON TOP OF SLAB WITH 1/2 INCH FREE FALL AT 10 FEET OR LESS SQUARE FEET.
17. CONCRETE TEMPERATURE SHALL NOT EXCEED 10 DEGREES F DURING PLACEMENT.
18. CONCRETE SHALL BE PLACED IN A MANNER TO PREVENT SEGREGATION.
19. CONCRETE SHALL NOT BE ALLOWED TO FREEZE AT ANY TIME.
20. AREAS TO RECEIVE CONCRETE SHALL BE CLEAR OF ANY DEBRIS AND HAVE REINFORCING STEEL PROPERLY PLACED.
21. FOR LOCATION OF CONTROL OR CONSTRUCTION JOINTS OTHER THAN THOSE ILLUSTRATED VERIFY BY ENGINEER.
22. ALL JOINTS SHALL BE PROPERLY FINISHED.
23. ANCHOR BOLTS AND DOMES SHALL BE SET IN SUCH A MANNER THAT THEIR FULL EMBEDDED LENGTH SHALL BE MAINTAINED.
24. LAP SPICES SHALL BE 40 BAR DIAMETERS OR AS SHOWN ON DETAIL ELSEWHERE THESE PLANS.
25. ALL REINFORCING AND PLACEMENT OF REINFORCEMENT STEEL SHALL CONFORM TO CURRENT CODE AND ACI SPECIFICATIONS.
26. REINFORCING STEEL SHALL BE FREE OF LOOSE RUST, MIL SCALE AND COATING THAT WOULD REDUCE OR DESTROY BOND.
27. REINFORCING BARS SHALL NOT BE REDUCED IN SECTION (KNOTS, KINKS OR BENT OTHER THAN IN CHAIR).
28. REINFORCING PERFORMANCE SHALL BE AS SPECIFIED.
29. KEEP ONE SET OF CONCRETE CYLINDERS ON SITE AT ALL TIMES TO MAKE SAMPLES IN CASE CONCRETE

1. REINFORCING STEEL SHALL BE #5 UNLESS OTHERWISE NOTED.
2. ALL REINFORCING STEEL SHALL BE A MINIMUM OF GRADE 40 AND IDENTIFIED IN ACCORDANCE W/ ASTM A615, A616, A617 OR A 706.
3. SPLICES SHALL BE LAP SPLICES W/ A MINIMUM OF 25" FOR #5 BARS.
4. FOR MINIMUM COVER OVER REINFORCEMENT - SEE DETAILS & SECTIONS ELSEWHERE THESE PLANS.
5. ALL REINFORCEMENT IN CMU'S SHALL EXTEND A MINIMUM 6" INTO ALL FOOTINGS W/ A 6" STANDARD BEND.

1. ALL JOINT REINFORCEMENT & ANCHOR TIES SHALL CONFORM TO ASTM A36 & A366 AS REQUIRED.
2. LONGITUDINAL WIRES OF JOINT REINFORCEMENT SHALL BE FULLY EMBEDDED IN MORTAR OR GROUT W/ A MINIMUM COVER OF 5/8" WHEN EXPOSED TO EARTH OR WEATHER AND A MINIMUM OF 1/2" WHEN NOT EXPOSED TO EARTH OR WEATHER.

FILL COMPACTION

3. PRIOR TO GRADING OPERATIONS ALL SOIL ORGANIC UPTER AND FILL SHALL BE STRIPPED FROM BUILDING AREA.
 2. COMPACTION SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR DENSITY.
 1. ALL FILL MATERIAL SHALL BE NONORGANIC W/ NOT MORE THAN 30% BY WEIGHT FINEER THAN 20 U.S. STANDARD SIEVE.
 a. LOOSE LIMIT, W_{L} _____, MAXIMUM _____
 b. PLASTICITY INDEX, PI _____, MAXIMUM _____
 c. DRY UNIT WEIGHT, W_{D} _____, 100 LBS PER CU FT.
 1. ALL FILL MATERIAL SHALL BE UNIFORM GRADE & OPTIMUM MOISTURE CONTENT IN W/ UNIFORM LAYERS AND
 COMPACTED TO A DENSITY OF 95% OF THE STANDARD PROCTOR IN CONFORMANCE WITH ASTM D 1557.
 5. FOOTINGS EXCAVATIONS SHALL BE INSPECTED PRIOR TO PLACING ANY CONCRETE TO ENSURE THAT FOOTINGS REST
 UPON SOUND SOIL.
 4. ALL SUBGRADE MUST BE LEVEL, SMOOTH AND UNIFORMLY COMPACTED.
 7. SUBGRADE MUST BE ACCURATE WITHIN 1" OF THE DESIGNATED LEVEL.
 3. ANY WALL WHICH IS TO RECEIVE BACK FILL ON BOTH SIDES SHALL HAVE THE BACK FILL PLACED SIMULTANEOUSLY ON
 BOTH SIDES IN EVEN LAYERS. BACK FILL SHALL BE UNIFORMLY DESIGNED SO AS NOT TO APPLY UNIFORM LOADS.

SCHEDULE OF REQUIRED FOUNDATION AND WALL BEARING MECHANICAL FASTENERS

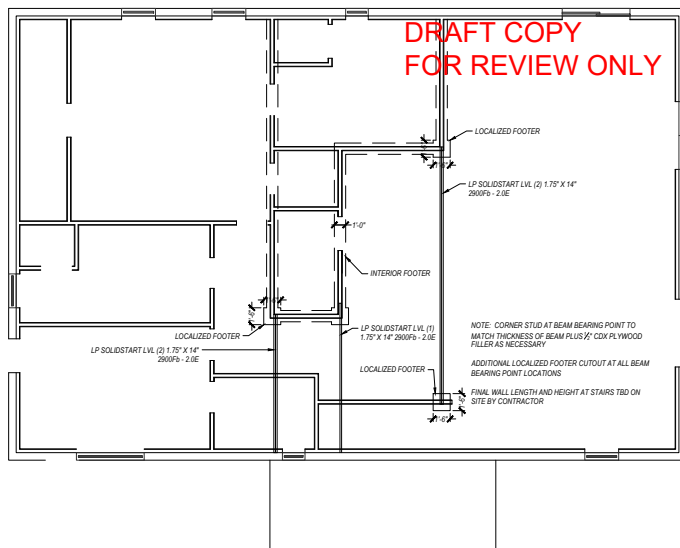
CONCRETE FOUNDATION SHALL BE 3000 P.S.I. FIBERMESH CONCRETE MIX W/ 2" #5 REINFORCEMENT RODS CONTINUOUS W/ MINIMUM 26" LAPS @ ALL SPLICES - REFER TO SPECIFIC DETAILS & PLAN VIEWS FOR LOCATION(S) & SIZES.

STANDARD 8" ANCHOR BOLTS SHALL BE LOCATED @ ALL CORNERS, 16" FROM ALL CORNERS & 4' MAXIMUM ALONG THE PERIMETER OF OF THE DWELLING AND ADDITIONALLY AS NOTED IN THE DETAILS OR PLAN VIEWS A P.T. 2X SHALL BE ATTACHED CONTINUALLY TO THE TOP OF SLAB - REFER TO SPECIAL DETAILS AND REQUIREMENTS FOR ADDITIONAL DEVICES ELSEWHERE THESE PLANS.

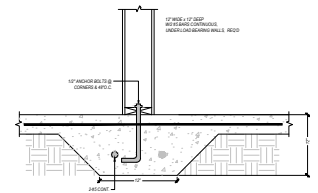
BUILDING AREA: LOCATION OF 2x6 STUD WALLS @ PERIMETER: SEE PLAN VIEWS FOR LOCATIONS BUILDING AREA: LOCATION OF EXTERIOR WALL OPENINGS 6'-7" IN WIDTH - SEE PLAN VIEWS FOR LOCATIONS REQUIRED: MINIMUM OF 4 - CONTINUOUS STUDS EACH SIDE OF OPENING 1 - MODEL NO. META16 BY SIMPSON STRONG-TIE OR EQUAL @ EACH SIDE OF ALL OPENINGS ATTACHED TO MULTIPLE STUDS @ EACH SIDE OF OPENING W/ 12 10d X 1 1/2" NAILS.

24 Users\johnp\OneDrive - Pounelle Company, LLC\PL-PROJECTS\20.001.200-Fierce-Binkley\Cadd\20.001.zPlan-ARCH.dwg, JOHN POUNELLE, 1/6/2021 2:35 PM

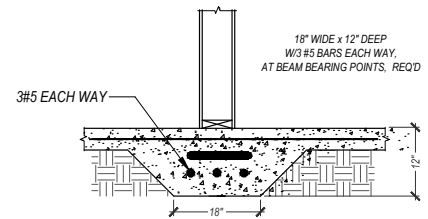
C:\Users\jones\OneDrive - Pournelle Company, LLC\PC\PROJECTS\200 200 200 Home-Brinkley\CAD\2001.dwg JOHN POURNELLE, 10/20/21 3:25 PM



1
S-301
INTERIOR FOOTER AND BEAM PLAN
SCALE: 1/8" = 1'



2
S-301
INTERIOR FOOTER DETAIL
SCALE: 1/8" = 1'



3
S-301
LOCALIZED FOOTER DETAIL
SCALE: 1/8" = 1'

NO.	REVISIONS	DATE	DATE	2021.01.05	SUBMITTALS	DATE	PREPARED BY	CLIENT	SHEET TITLE	PROJECT	REVISION NUMBER
			DRAWN	JBP	BUILDING DEPT.			MATT AND LENA BRINKLEY	INTERIOR FOOTER AND BEAM PLAN	BRINKLEY RESIDENCE	SHEET NO.
			DESIGNED	JBP				645 W. ADKINS STREET			S-301
			CHECKED	ATC				STARK, FL-32091			
			JOB NO.	20.001.200							

DOUBLE TOP PLATE

FLOOR TRUSS BY OTHERS

2x4 STUDS 16" O.C. HEIGHT LIMITATION PER CODE REQUIREMENTS.

2x4 BOTTOM PLATE

3 1/2" CONCRETE TAPCONS 24" O.C.

CONCRETE SLAB

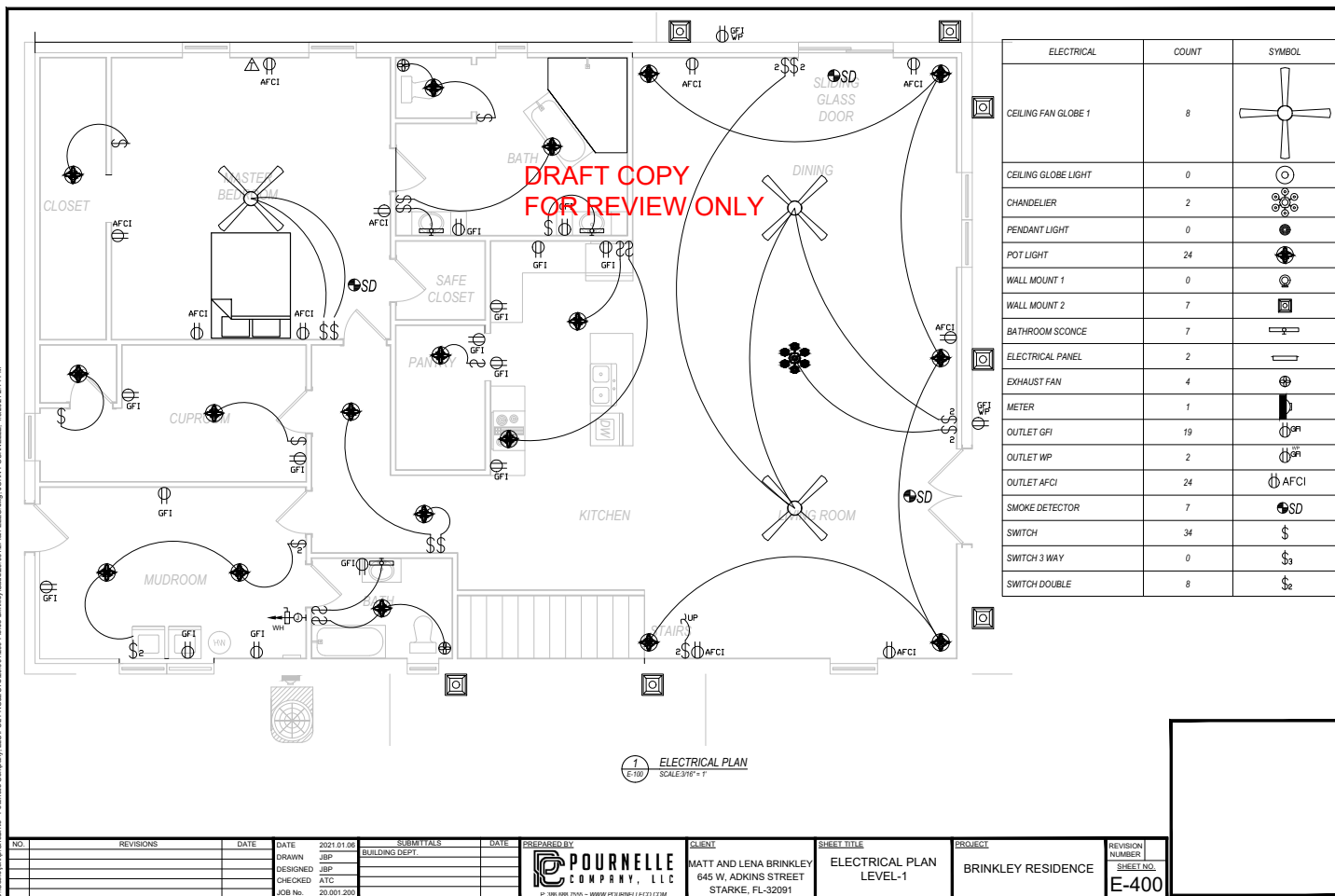
NAILING WITH 4PCS 10D COMMON NAILS. 4 PER TRUSS BEARING POINT

DRAW FOR

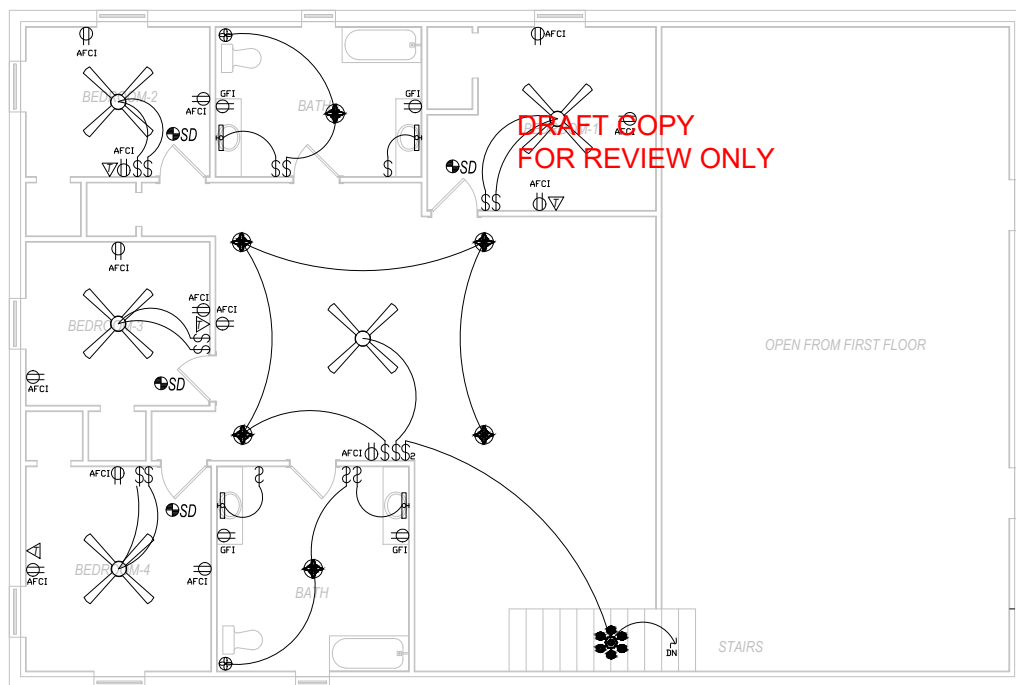
3 BEAM CONNECTION AT CORNER DETAIL
S-302 SCALE: NTS

4 TRUSS AT INTERIOR BEARING WALL DETAIL
S-302 SCALE: 1/8" = 1'-0"

NO.		REVISIONS		DATE	DATE	2021 01 06	SUBMITTALS		DATE	PREPARED BY	CLIENT	SHEET TITLE	PROJECT	REVISION NUMBER
					DRAWN	JBP	BUILDING DEPT.			 POURNELLE COMPANY, LLC <small>PO BOX 999, 7705 - WOODHURST, TEXAS 77350</small>	MATT AND LENA BRINKLEY 645 W. ADKINS STREET STARKLE, FL 32091	FLOOR TRUSS LAYOUT	BRINKLEY RESIDENCE	SHEET NO.
					DESIGNED	JBP								
					CHECKED	ATC								
					JOB NO.	20 001 200								
S-302														



C:\Users\jones\OneDrive - Pournelle Company, LLC\Documents\Brinkley\Card\201 2 Plan ELEC.dwg JOHN P.OURNELLE 1/10/2021 2:44 PM



ELECTRICAL NOTES:

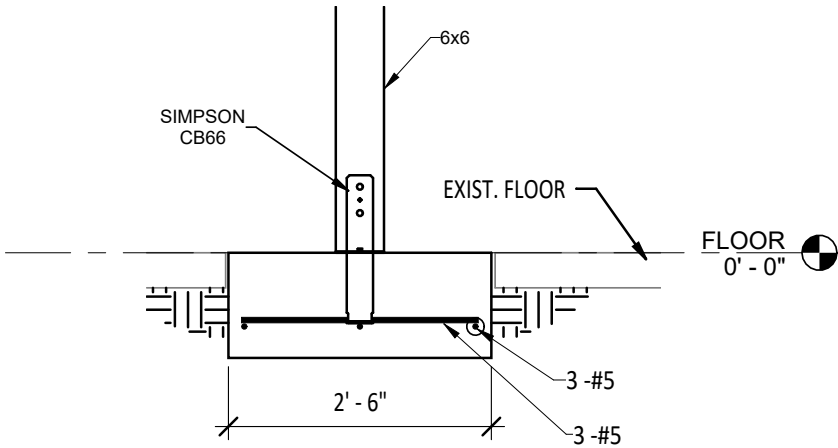
1. WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS.
2. CONSULT THE OWNER FOR THE NUMBER OF SEPARATE TELEPHONE LINES TO BE INSTALLED.
3. INSTALLATION SHALL BE PER NATIONAL ELECTRICAL CODE.
4. ALL SMOKE DETECTORS SHALL BE 120V WITH BATTERY BACKUP OF THE PHOTOELECTRIC TYPE AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS.
5. TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER OWNER'S DIRECTIONS, AND IN ACCORDANCE WITH APPLICABLE SECTIONS OF NEC LATEST EDITION.
6. ELECTRICAL CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELECTRICAL PLAN, RISER DIAGRAM, AS-BUILT PANEL, SCHEDULE WITH ALL CIRCUITS IDENTIFIED WITH CIRCUIT NUMBER, DESCRIPTION, AND BREAKER SERVICE EXT. AND ALL UNDERGROUND WIRE LOCATIONS, ROUTING, DEPTH, RISER DIAGRAM SHALL INCLUDE WIRE SIZES, TYPE, AND EQUIPMENT TYPE WITH RATINGS AND LOADS. CONTRACTOR SHALL PROVIDE 1 COPY OF "AS-BUILT" DRAWINGS TO OWNER AND 1 COPY TO PERMITTING AUTHORITY.
7. ALL BEDROOM RECEPTACLES SHALL BE ON AFCI PROTECTED CIRCUITS.
8. ALL BATHROOMS RECEPTACLES SHALL BE GFCI.

1 ELECTRICAL PLAN
E-101 SCALE: 3/16" = 1'

NO.	REVISIONS	DATE	DATE	DESIGNED BY	DATE	PROJECT	REVISION NUMBER
			2021 01 05	JBP			
			DRAWN	JBP			
			CHECKED	ATC			
			JOB No.	20 001 200			
				POURNELLE COMPANY, LLC P. 385 888 7535 - WWW.POURNELLECO.COM		CLIENT MATT AND LENA BRINKLEY 645 W. ADKINS STREET STARKE, FL-32091	
				SHEET TITLE ELECTRICAL PLAN LEVEL-2		PROJECT BRINKLEY RESIDENCE	
						REVISION NUMBER E-401	

REVISION SCHEDULE		
REV.	DATE	REVISION DESCRIPTION

DRAFT COPY
FOR REVIEW ONLY

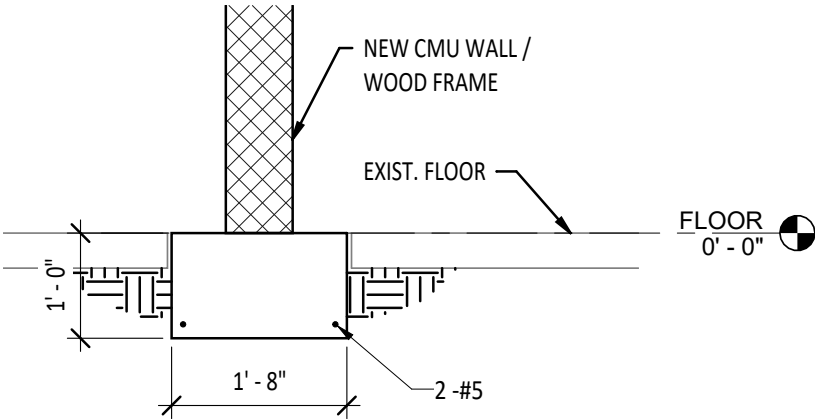


- 1 COLUMN FOOTING
3/4" = 1'-0"

GILL ENGINEERING SERVICES, INC. AUTH #30824 GARY GILL, PE #51942 426 SW COMMERCE DR. 130-M LAKE CITY, FL 32025 386-590-1242			
BRINKLEY REPAIRS	NEW COLUMN FOOTING		
BRINKLEY			
2205-007	S-001		

REVISION SCHEDULE		
REV.	DATE	REVISION DESCRIPTION

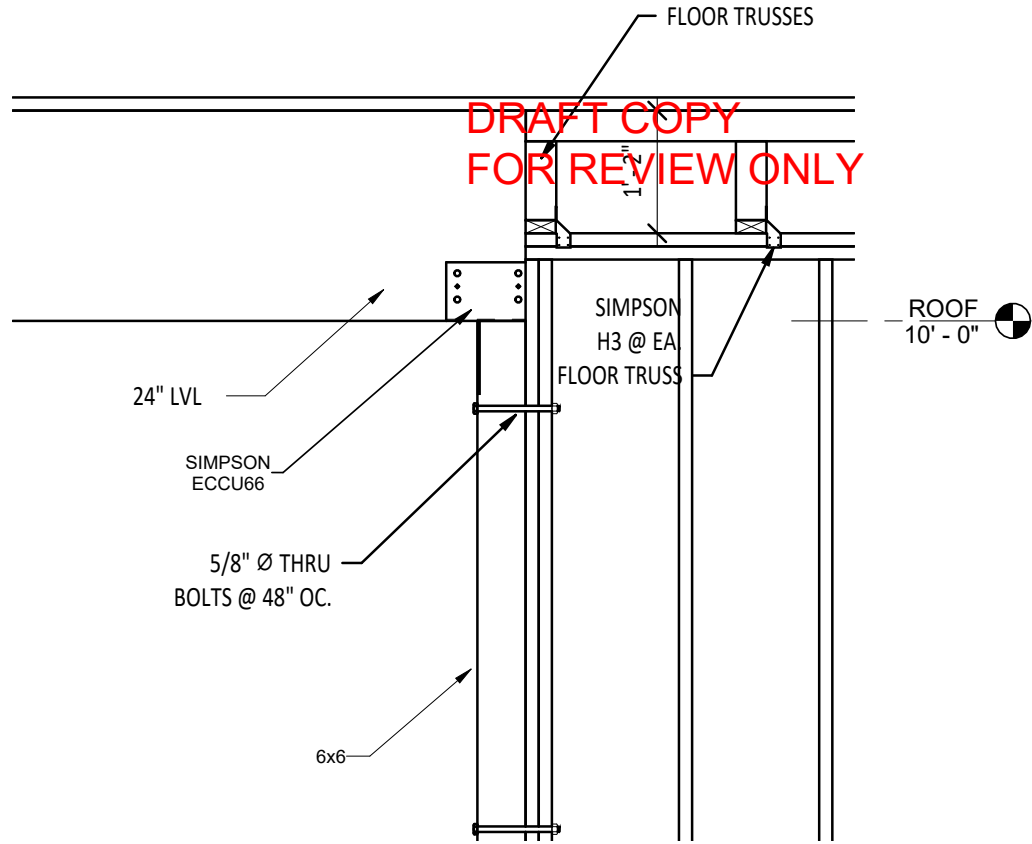
DRAFT COPY
FOR REVIEW ONLY



1 WALL FOOTING
3/4" = 1'-0"

BRINKLEY REPAIRS		GILL ENGINEERING SERVICES, INC. AUTH #30824 GARY GILL, PE #51942 426 SW COMMERCE DR. 130-M LAKE CITY, FL 32025 386-590-1242	
BRINKLEY			
INTERIOR WALL FOOTING			
2205-007	S-002		

REVISION SCHEDULE		
REV.	DATE	REVISION DESCRIPTION

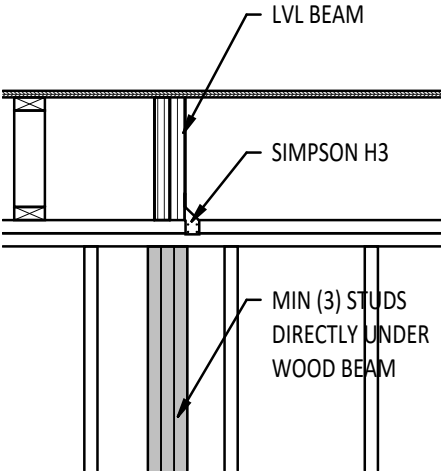


① BEAM CONNECTION
3/4" = 1'-0"

BRINKLEY REPAIRS		GILL ENGINEERING SERVICES, INC. AUTH #30824 GARY GILL, PE #51942 426 SW COMMERCE DR. 130-M LAKE CITY, FL 32025 386-590-1242	
		BRINKLEY	
24" LVL BEAM SUPPORT			
2205-007	S-003		

REVISION SCHEDULE		
REV.	DATE	REVISION DESCRIPTION

DRAFT COPY
FOR REVIEW ONLY



1 BEAM SUPPORT
3/4" = 1'-0"

BRINKLEY REPAIRS		GILL ENGINEERING SERVICES, INC. AUTH #30824 GARY GILL, PE #51942 426 SW COMMERCE DR. 130-M LAKE CITY, FL 32025 386-590-1242
BRINKLEY		
WALL REINFORCEMENT		
2205-007	S-004	