

# RENOVATIONS FOR THE EARY FAMILY

PERMIT SET 7/23/2016



1870 SWISS OAK LANE  
SAINT JOHNS, FL 32259

SWISS OAKS SUBDIVISION, LOT 8  
R/E #: 002510-0800

BUILT BY ROGERO & WILLIAMS ROOFING &  
CONSTRUCTION, INC.  
2980 HARTLEY ROAD, SUITE #2  
JACKSONVILLE, FL 32207  
904-497-9729  
CBC1254634

COVER PAGE

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CONSTRUCTION, INC.**  
2980 HARTLEY ROAD, SUITE 2  
Jacksonville, FL 32207  
CBC1254634  
904-497-9729

DATE:  
7/23/2016

SCALE:  
N.T.S.

SHEET:  
A-1

PROJECT DESCRIPTION:  
**RENOVATIONS FOR THE EARY  
FAMILY**  
8834 McKenna Drive  
Jacksonville, FL 32226

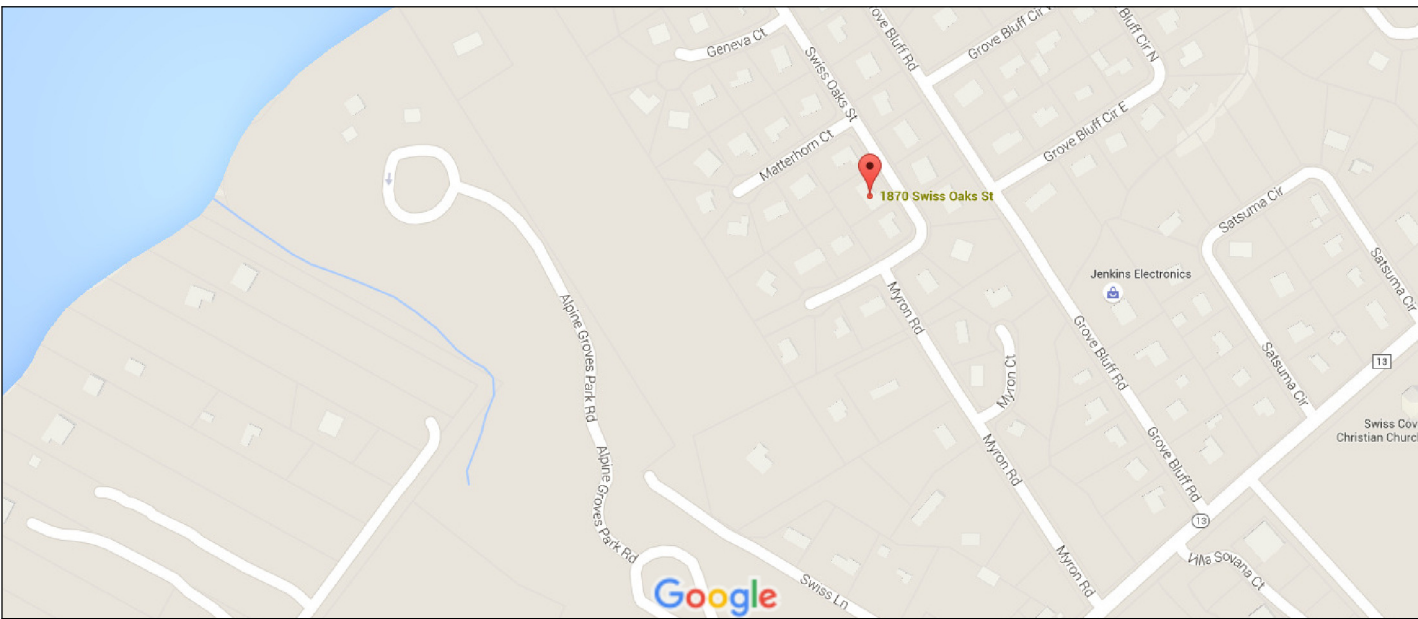
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PLAN #:  
2349

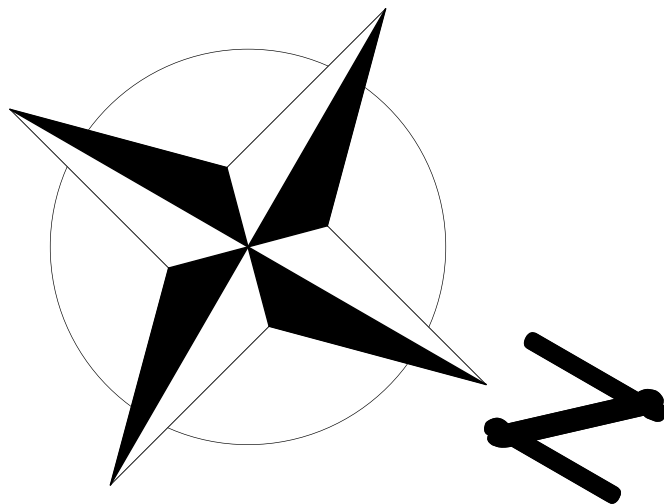
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SITE LOCATION



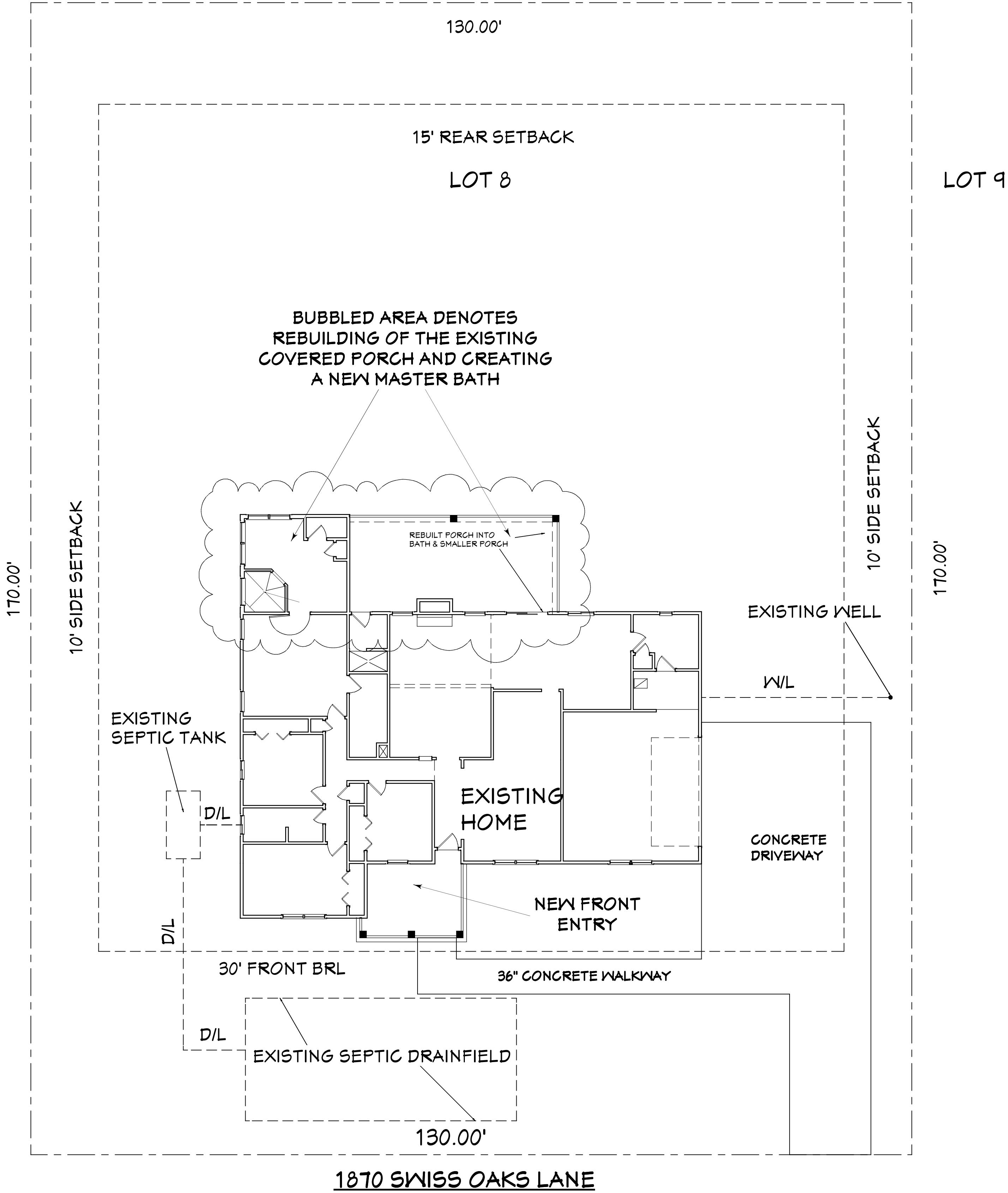
SETBACKS:  
FRONT: 30'  
SIDES: 10'  
REAR: 10'



WATER: PRIVATE WELL  
SEWER: PRIVATE SEPTIC SYSTEM  
ELECTRIC: JEA

TREE REQUIREMENTS:  
0.507 ACRES X 40 INCHES/ACRE = 21 INCHES  
OF APPROVED TREES TO BE PLANTED. 70%  
OF THE REQUIRED TREES SHALL BE CANOPY  
TYPE WITH NO MORE THAN HALF OF THE SAME  
SPECIES. THERE ARE ADEQUATE TREES  
ONSITE TO MEET THIS REQUIREMENT

SITE CALCULATIONS:  
TOTAL LAND AREA: 0.507 ACRES= 22,100 S.F.  
HOME COVERAGE: 3,518 S.F.  
% OF BUILDING COVERAGE: 15.92%  
PARKING & HVAC COVERAGE: 1,536 S.F.  
% OF STOOPS & HVAC COVERAGE: 6.95%  
TOTAL IMPERVIOUS: 22.87%



WIND DESIGN CRITERIA:  
WIND SPEED: 130 MPH  
EXPOSURE CATEGORY: "B"  
BUILDING TYPE: ENCLOSED  
BUILDING CATEGORY: II  
IMPORTANCE FACTOR: 1.0  
TOPOGRAPHY: FLAT  
MEAN ROOF HEIGHT: -25 FT  
BUILDING CODE: 2014 FBC-R

LEGAL DESCRIPTION:  
R/E #: 002510-0080  
SWISS OAKS LOT 8  
RECORDED O/R3693-157  
FLOOD ZONE: "X"

SITE PLAN

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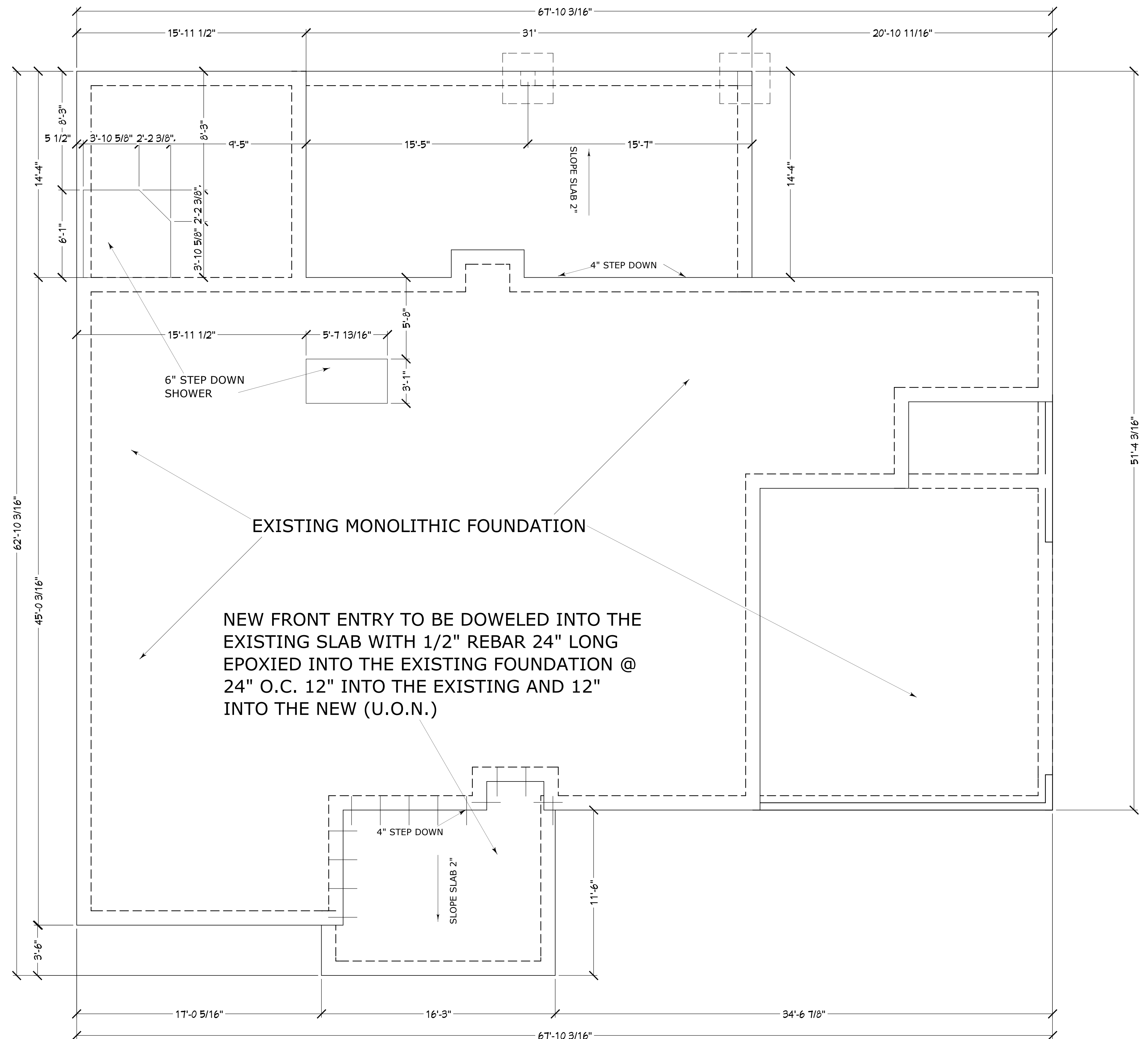
DATE:  
7/23/2016

SCALE:  
1" = 10' - 0"

SHEET:  
A-2



1. FOUNDATION IS MONOLITHIC FOOTER & SLAB
2. ENGINEERS DRAWINGS TAKE PRECEDENCE
3. 2500 MINIMUM PSI CONCRETE
4. THE NEW FOUNDATIONS ARE ATTACHED TO THE EXISTING FOUNDATION USING 1/2" REBAR EMBEDDED & EPOXIED INTO THE EXISTING @ 24" O.C. AND PROJECTING 12" INTO THE NEW FOUNDATION.
5. ALL PORCHES ARE TO BE SLOPED AS NOTED
6. THE NEW SCREENED PORCH IS TO BE OVERPOURED 4" OVER THE EXISTING FOUNDATION WITH A BONDING AGENT IF REQUIRED BY THE ENGINEER.
7. RECESS SHOWER 6" PER PLAN
8. STRUCTURAL ENGINEER'S DRAWINGS TAKE PRECEDENCE!



# FOUNDATION PLAN

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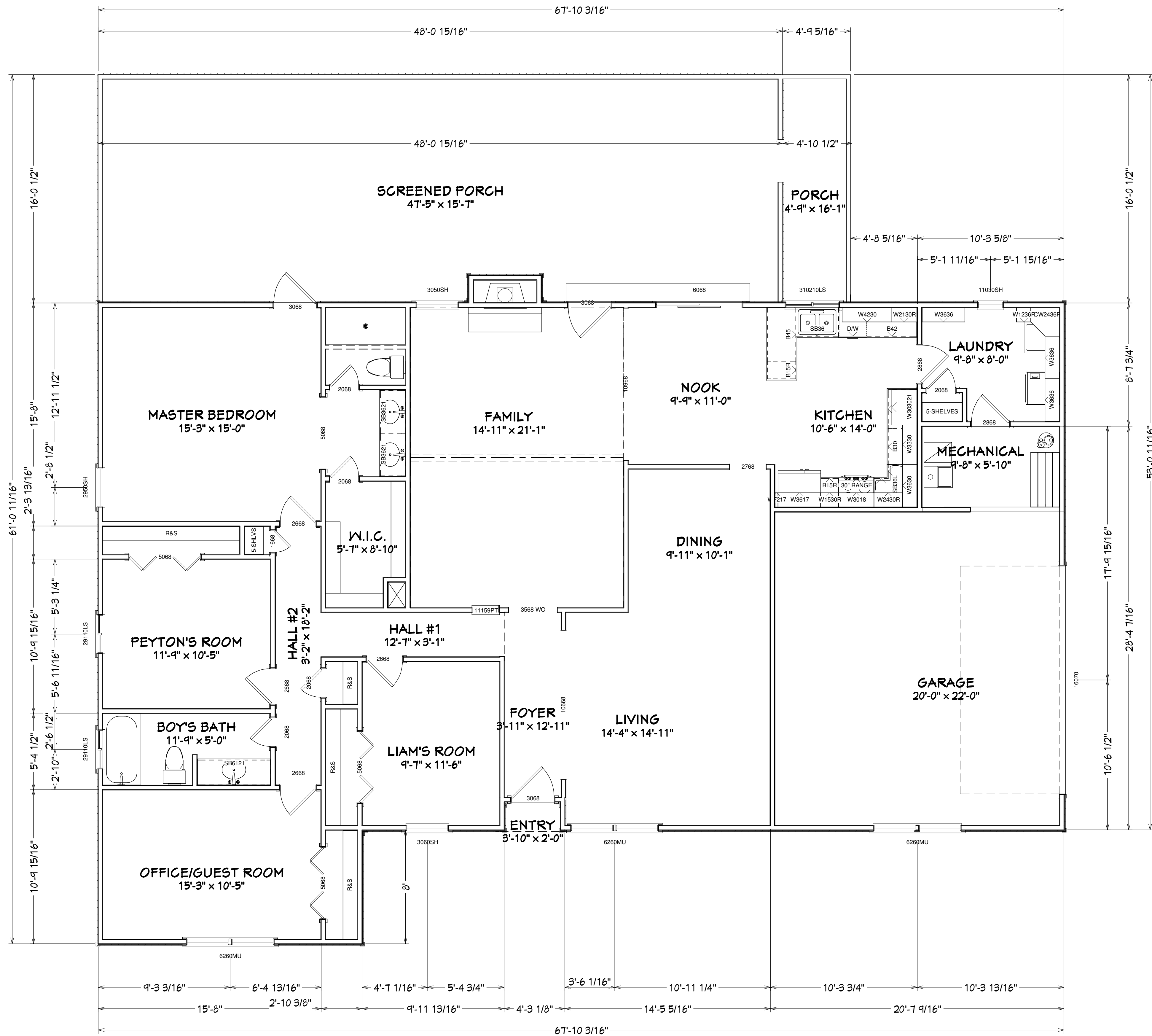
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| 7/23/2016 |

SCALE:  
1/4" = 1' - 0"

SHEET:

**A-3**





EXISTING STRUCTURE IS  
FRAMED WITH 2X4 #25PF  
STUDS @ 16" O.C. WITH THE  
PLATE HEIGHTS ALL AT 8'-1&1/  
8" EXCEPT THE GARAGE  
WHICH IS HIGHER. THE  
EXTERIOR OF THE HOME IS  
VERTICAL PLYWOOD SIDING  
EXCEPT THE LEFT FRONT  
WHICH IS ACTUAL CEDAR LAP  
SIDING ON A DIAGONAL

| AS-BUILT FOOTAGES (A.N.S.I.): |          |
|-------------------------------|----------|
| HEATED:                       | 2,137.03 |
| GARAGE:                       | 454.65   |
| FIREPLACE:                    | 9.74     |
| MECHANICAL:                   | 59.97    |
| COVERED ENTRY:                | 7.66     |
| SCREENED PORCH:               | 796.74   |
| REAR PORCH:                   | 77.38    |
| SLAB AREA:                    | 3,543.17 |
| UNDER ROOF:                   | 3,543.17 |

# AS-BUILT FLOOR PLAN

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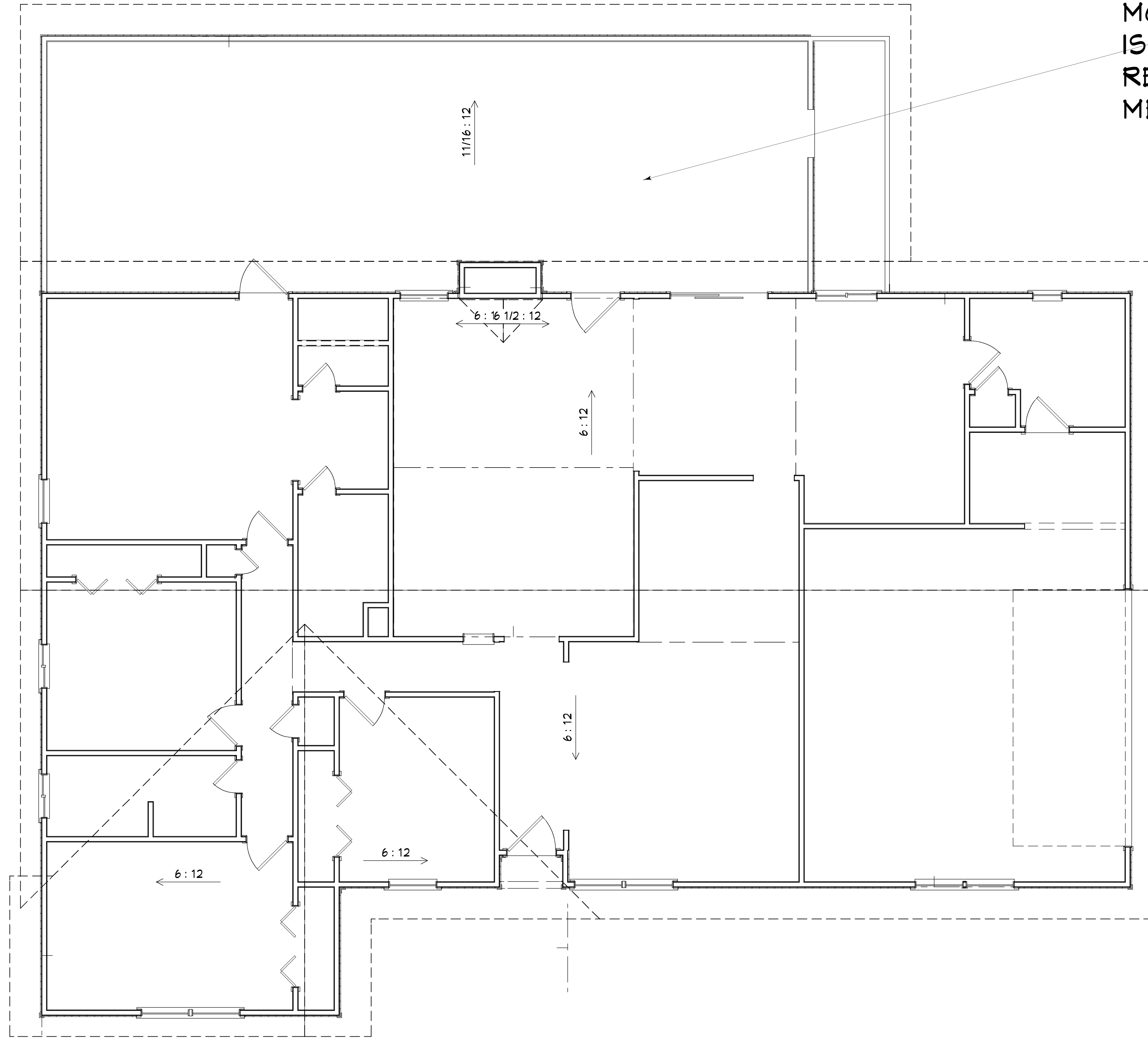
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904-497-9729

DATE:  
7/23/2016

SCALE:  
1/4" = 1' - 0"

SHEET:  
A-4





THE EXISTING SCREEN PORCH HAS A MONOLITHIC CONCRETE FOUNDATION BUT IS A PAN ROOF SYSTEM WHICH WILL BE REMOVED AND BUILT WITH MODERN METHODS OUT OF LUMBER.

ROOF NOTES:  
PITCH: 6/12  
OVERHANG: 24"  
FASCIA: 1X6  
DRIP EDGE: 1X2 P.T.  
SUB-FASCIA: SQUARE CUT  
SOFFITS: SMOOTH PLYWOOD  
ROOF DECKING: O.S.B.  
FELT: 15 #  
TRUSS HEELS: STANDARD  
ROOF VENTS: OFF-RIDGE

# AS-BUILT ROOF PLAN

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SCALE:  
1/4" = 1' - 0"

SHEET:  
**A-5**

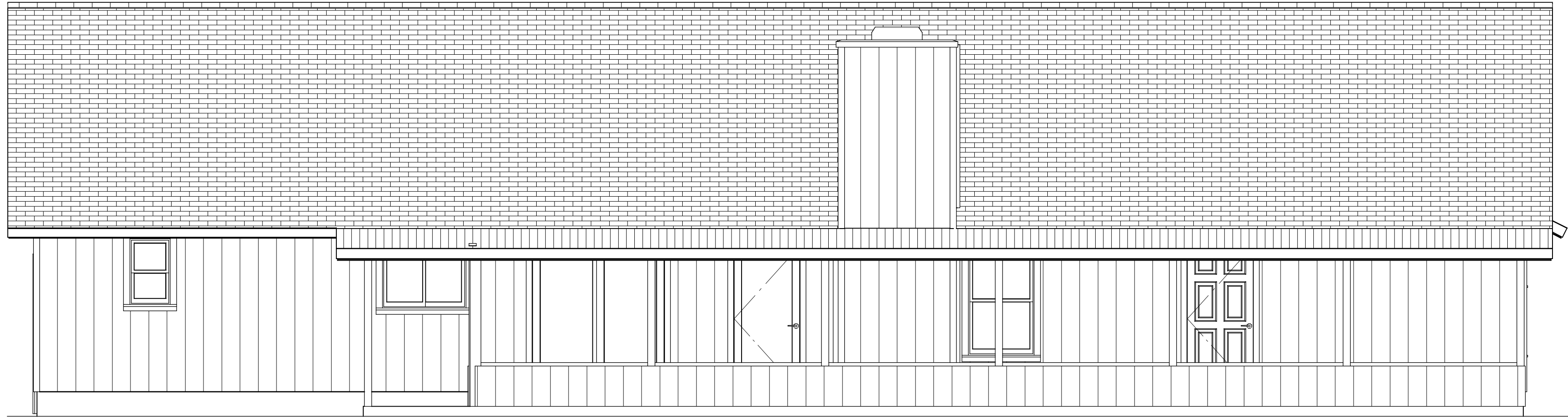
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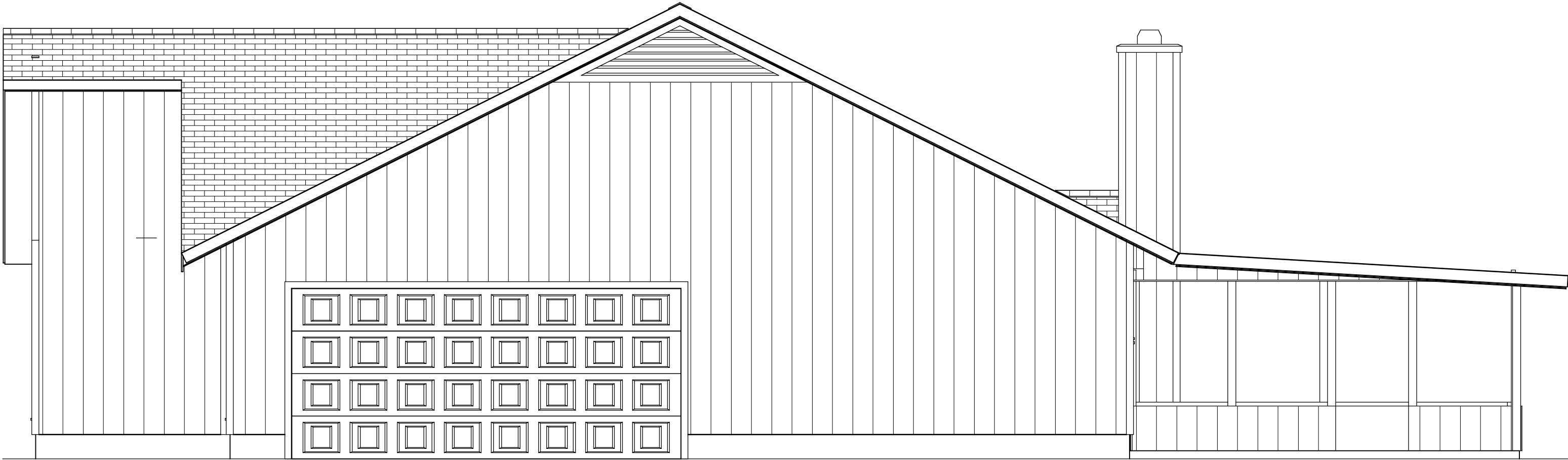




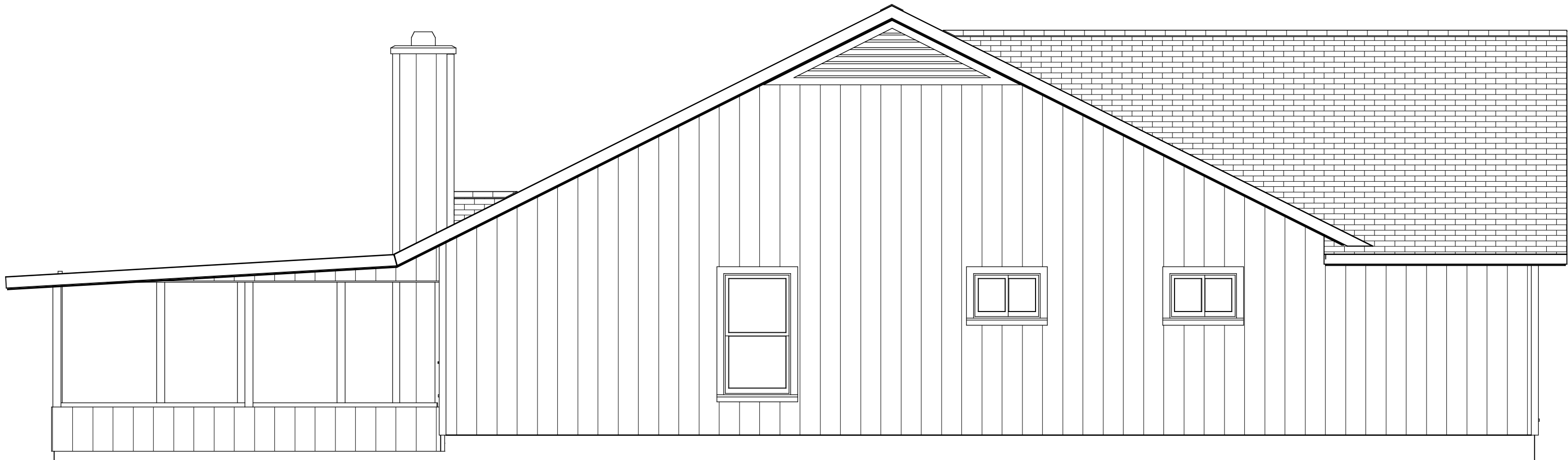
REAR ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

# AS-BUILT ELEVATIONS

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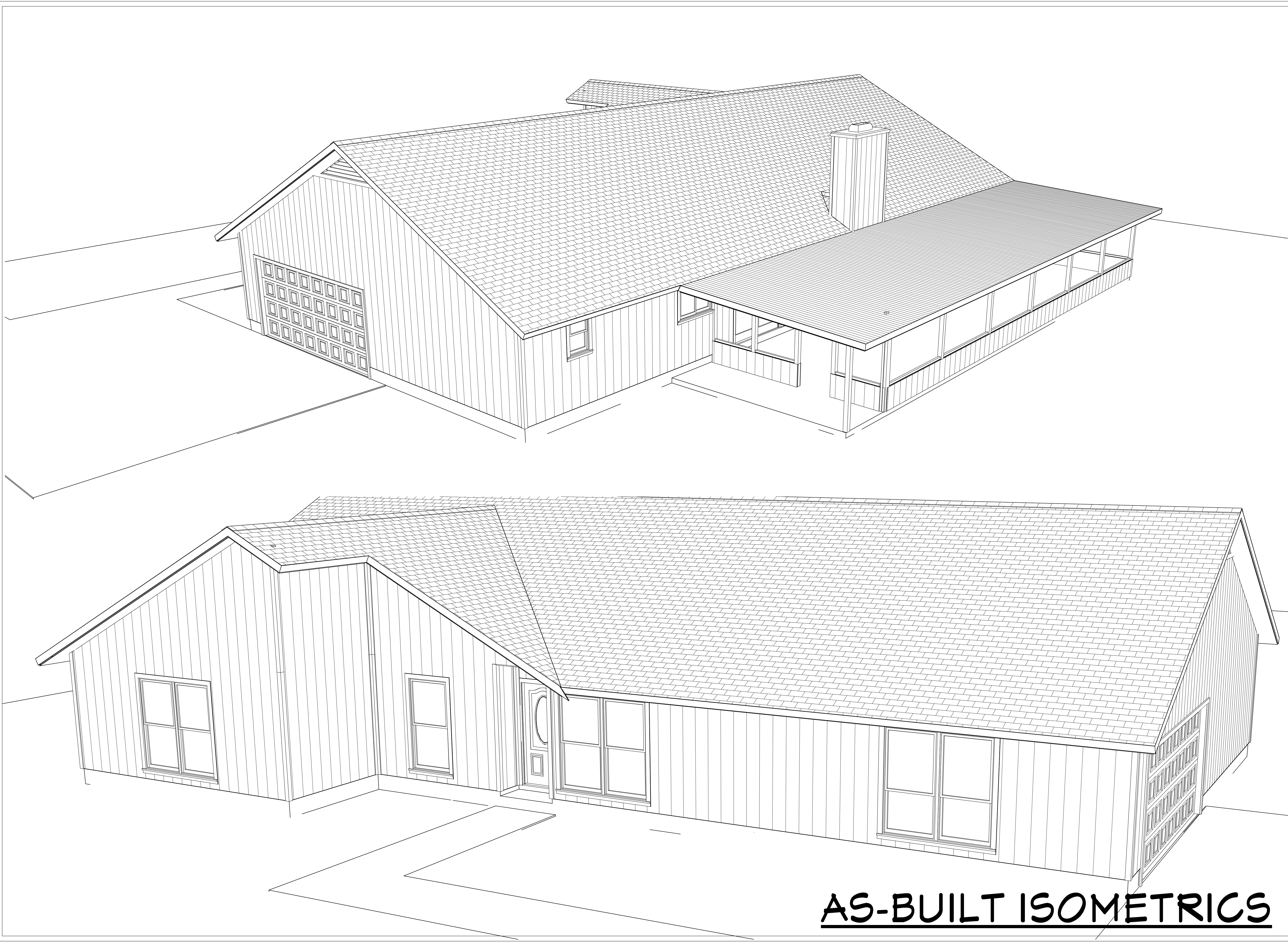
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904-497-9729

DATE:  
7/23/2016

SCALE:  
1/4" = 1' - 0"

SHEET:  
**A-6**





# AS-BUILT ISOMETRICS

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| SHEET: |
| A-7    |

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| SCALE:         |
| 1/4" = 1' - 0" |

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| DATE:     |
| 7/23/2016 |

|                                                |
|------------------------------------------------|
| BUILT BY:                                      |
| ROGERO & WILLIAMS ROOFING & CONSTRUCTION, INC. |
| 2980 HARTLEY ROAD, SUITE 2                     |
| Jacksonville, FL 32207                         |
| CBCI254634                                     |
| 904-497-9729                                   |

|                                 |
|---------------------------------|
| PROJECT DESCRIPTION:            |
| RENOVATIONS FOR THE EARY FAMILY |
| 8834 McKenna Drive              |
| Jacksonville, FL 32226          |

|                                                                      |
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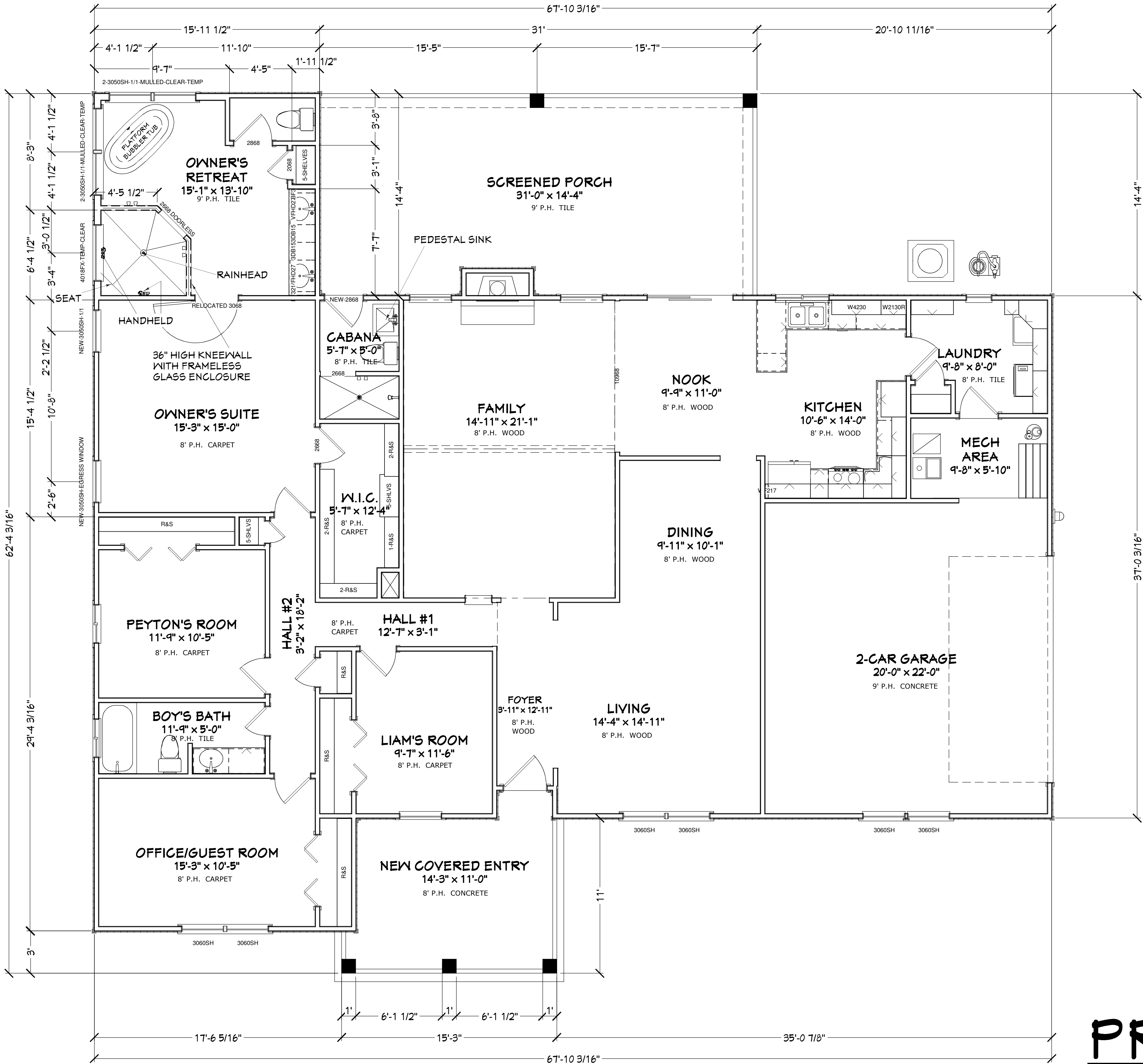
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**R302.12 Draftstopping.** In combustible construction where there is usable space both above and below the concealed space of a floor/ceiling assembly, draftstops shall be installed so that the area of the concealed space does not exceed 1,000 square feet (92.9 m2). Draftstopping shall divide the concealed space into approximately equal areas. Where the assembly is enclosed by a floor membrane above and a ceiling membrane below, draftstopping shall be provided in floor/ceiling assemblies under the following circumstances:

- 1. Ceiling is suspended under the floor framing.
- 2. Floor framing is constructed of truss-type open-web or perforated members.

**R302.12.1 Materials.** Draftstopping materials shall not be less than 1/2-inch (12.7 mm) gypsum board, 3/8-inch (9.5 mm) wood structural panels or other approved materials adequately supported. Draftstopping shall be installed parallel to the floor framing members unless otherwise approved by the building official . The integrity of the draftstops shall be maintained



R302.11 Fireblocking.  
In combustible construction, fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space.  
Fireblocking shall be provided in wood-frame construction in the following locations:  
1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:  
1.1. Vertically at the ceiling and floor levels.  
1.2. Horizontally at intervals not exceeding 10 feet (3048 mm).  
2. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.  
3. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.  
4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E 136 requirements.  
5. For the fireblocking of chimneys and fireplaces, see Section R1003.19.  
6. Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.

**SECTION R310  
EMERGENCY ESCAPE AND RESCUE OPENINGS**

**R310.1** Emergency escape and rescue required. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

**Exceptions:**

- 1. Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet (18.58 m2).
- 2. The emergency escape and rescue opening shall be permitted to open into a screen enclosure, open to the atmosphere, where a screen door is provided leading away from the residence.

**R310.1.1** Minimum opening area.

All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m2).

**Exception:**

Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m2).

**R310.1.2** Minimum opening height.

The minimum net clear opening height shall be 24 inches (610 mm).

**R310.1.3** Minimum opening width.

The minimum net clear opening width shall be 20 inches (508 mm).

**R310.1.4** Operational constraints.

Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

| NEW FOOTAGES (A.N.S.I.): |          |
|--------------------------|----------|
| HEATED:                  | 2,137.03 |
| NEW HEATED:              | 212.29   |
| TOTAL HEATED:            | 2,349.32 |
| GARAGE:                  | 454.65   |
| FIREPLACE:               | 9.74     |
| MECHANICAL:              | 59.97    |
| COVERED ENTRY:           | 167.56   |
| NEW SCREENED PORCH:      | 444.23   |
| SLAB EXTENSIONS:         | 12.79    |
| NEW SLAB AREA:           | 836.87   |
| UNDER ROOF:              | 3,684.47 |

**PROPOSED FLOOR PLAN**

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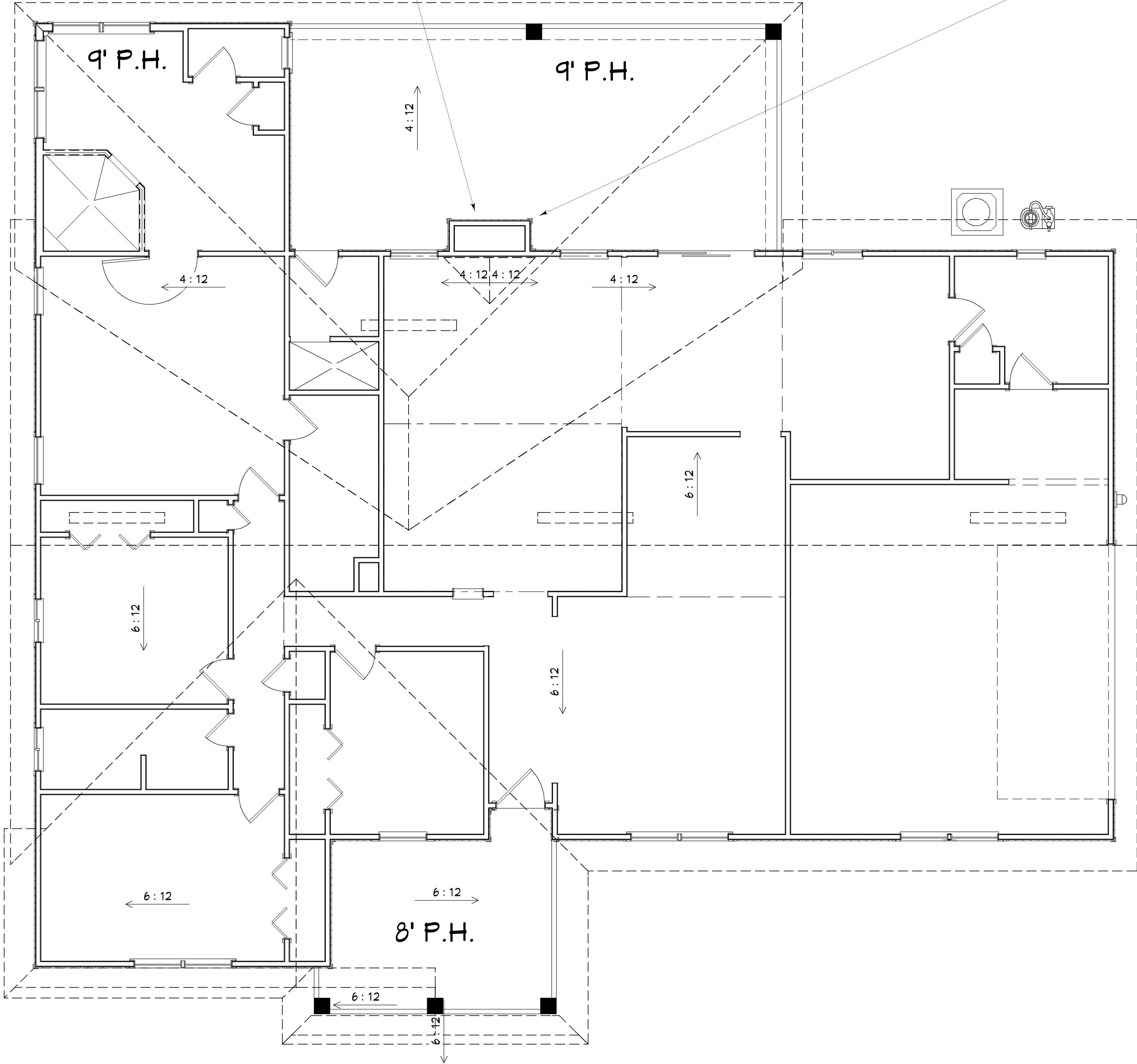
SCALE:  
1/4" = 1' - 0"

SHEET:  
**A-8**



NOTE: THE NEW PORCH ROOF WILL REQUIRE THE FLUE PIPE AND CHIMNEY TO BE EXTENDED TO MEET THE CURRENT BUILDING CODE

**R1003.9 Termination.**  
Chimneys shall extend at least 2 feet (610 mm) higher than any portion of a building within 10 feet (3048 mm), but shall not be less than 3 feet (914 mm) above the highest point where the chimney passes through the roof.



**ROOF NOTES:**  
PITCH: 6/12 & 4/12  
OVERHANG: MATCH EXISTING  
FASCIA: CPVC COATED ALUMINUM  
DRIP EDGE: MATCH EXISTING  
SUB-FASCIA: MATCH EXISTING  
SOFFITS: BUILDER GRADE VENTED VINYL  
ROOF DECKING: O.S.B.  
FELT: 30 # OR EQUAL SYNTHETIC  
HEELS: STANDARD-CONFIRM  
ROOF VENTS: OFF-RIDGE PER PLAN  
REBUILT REAR AREA AND NEW FRONT ENTRY TO BE CONVENTIONALLY FRAMED  
PORCH CEILINGS TO BE T&G (U.O.N.)

PROPOSED ROOF PLAN

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PLAN #:  
2349

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DRAWINGS PROVIDED BY:  
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Residential Design & Consulting Since 1969, Serving NE FL since 1978  
904-993-2231

PROJECT DESCRIPTION:  
**RENOVATIONS FOR THE EARY FAMILY**  
8834 McKenna Drive  
Jacksonville, FL 32226

BUILT BY:  
**ROGERO & WILLIAMS ROOFING & CONSTRUCTION, INC.**  
2980 HARTLEY ROAD, SUITE 2  
Jacksonville, FL 32207  
CBCJ254634  
904-497-9729

DATE:  
7/23/2016

SCALE:  
1/4" = 1' - 0"

SHEET:  
A-9

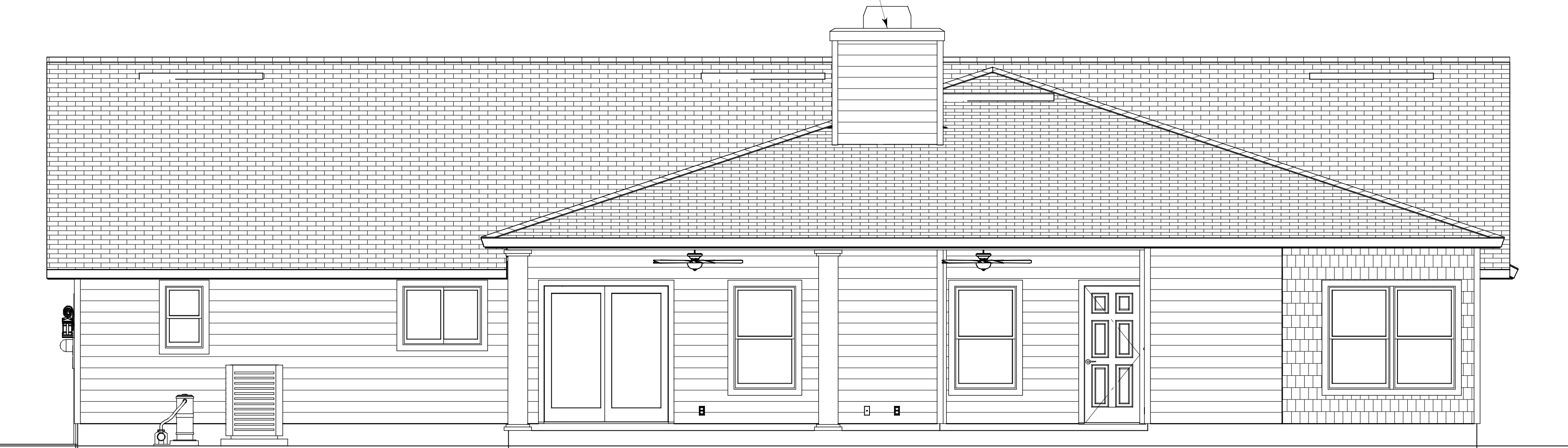


**R1003.9 Termination.**  
Chimneys shall extend at least 2 feet (610 mm) higher than any portion of a building within 10 feet (3048 mm), but shall not be less than 3 feet (914 mm) above the highest point where the chimney passes through the roof.

NOTE: THE NEW PORCH ROOF WILL REQUIRE THE FLUE PIPE AND CHIMNEY TO BE EXTENDED TO MEET THE CURRENT BUILDING CODE



FRONT ELEVATION



REAR ELEVATION

- EXTERIOR NOTES:
1. INSTALL HARDI-LAP SIDING PER PLANS ON THE ENTIRE HOME EXCEPT THE EXISTING GABLES WHICH WILL BE TREATED WITH 1X4 BATTENS
  2. INSTALL NEW BUILDER GRADE VENTED VINYL SOFFITS
  3. INSTALL NEW CPVC COATED ALUMINUM FASCIA
  4. INSTALL BLACKED OUT WINDOWS IN THE GABLE ENDS FOR DECORATIVE PURPOSES
  5. INSTALL 1X4 BATTEN STRIPS PER PLAN
  6. THE FRONT COLUMNS TO BE 12" CRAFTSMAN STYLE COLUMNS WITH STONE ACCENTS PER PLAN.
  7. INSTALL SQUARE COMPOSITE COLUMNS ON THE REBUILT REAR SCREEN PORCH
  8. ADJUST THE FRONT SIDEWALK TO ACCOMMODATE THE NEW FRONT ENTRY.
  9. ADD VINYL SHUTTERS ON THE HOME PER PLANS FOR DECORATIVE PURPOSES
  - 10.ALL FRAMING TO BE CONVENTIONAL.

PROPOSED FRONT/REAR ELEVATIONS

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PLAN #:  
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PROJECT DESCRIPTION:  
**RENOVATIONS FOR THE EARY FAMILY**  
8834 McKenna Drive  
Jacksonville, FL 32226

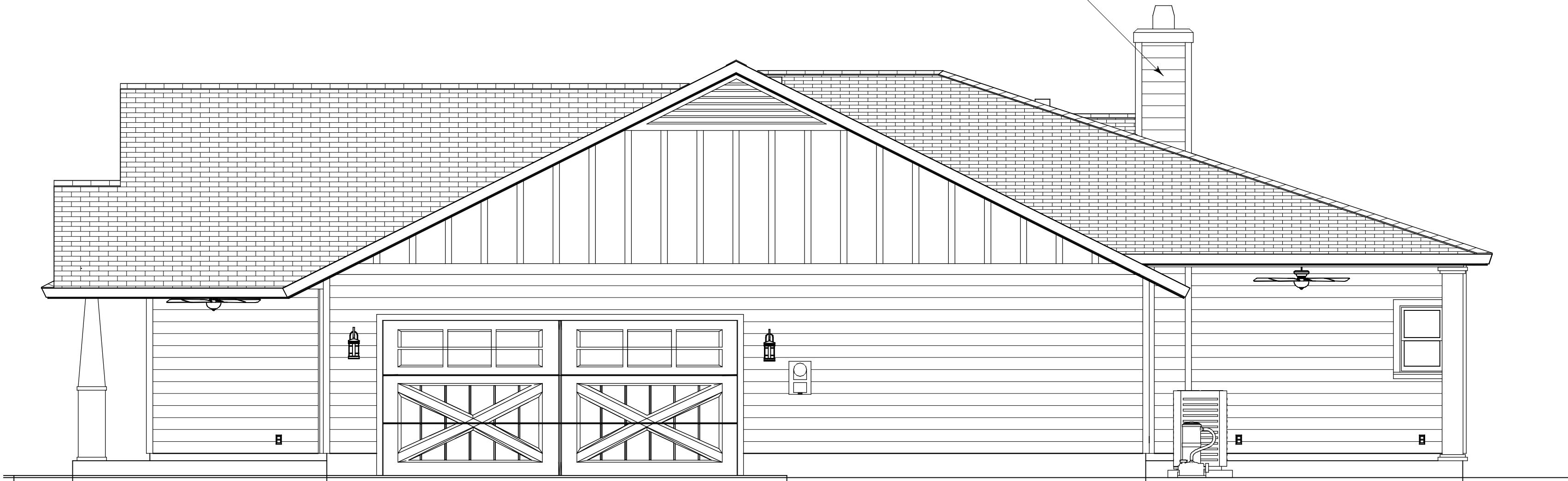
BUILT BY:  
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2980 HARTLEY ROAD, SUITE 2  
Jacksonville, FL 32207  
CBCI254634  
904-497-9729

DATE:  
7/23/2016

SCALE:  
1/4" = 1' - 0"

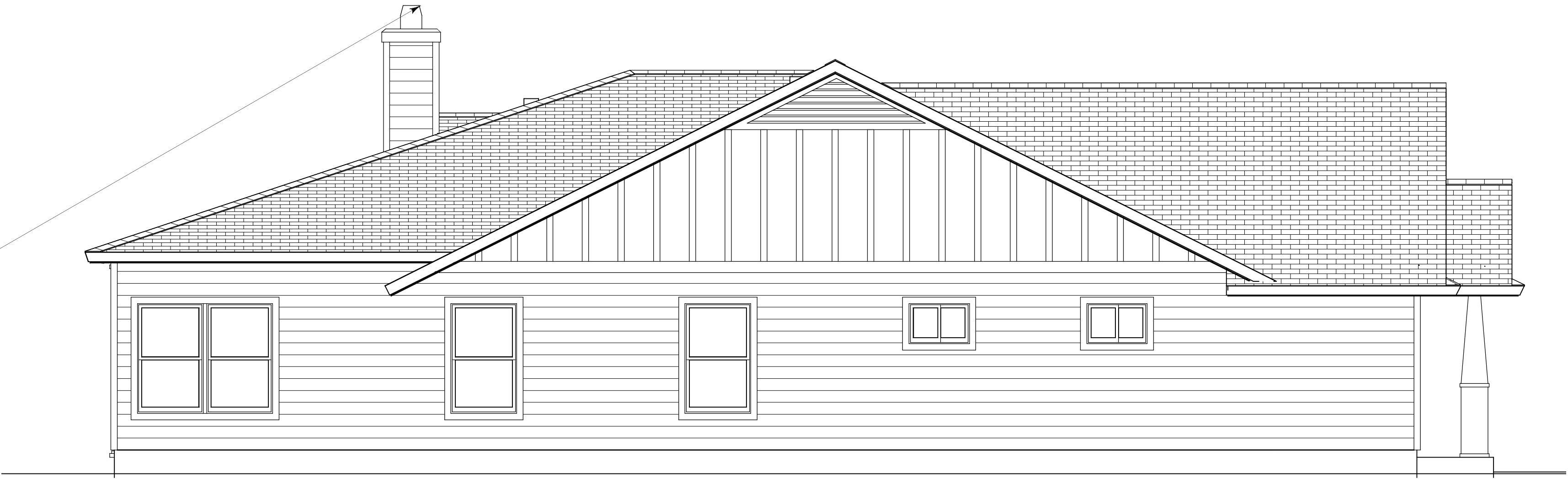
SHEET:  
**A-10**





RIGHT ELEVATION

**R1003.9 Termination.**  
Chimneys shall extend at least 2 feet (610 mm) higher than any portion of a building within 10 feet (3048 mm), but shall not be less than 3 feet (914 mm) above the highest point where the chimney passes through the roof.



LEFT ELEVATION

- EXTERIOR NOTES:
- 1. INSTALL HARDI-LAP SIDING PER PLANS ON THE ENTIRE HOME EXCEPT THE EXISTING GABLES WHICH WILL BE TREATED WITH 1X4 BATTENS
  - 2. INSTALL NEW BUILDER GRADE VENTED VINYL SOFFITS
  - 3. INSTALL NEW CPVC COATED ALUMINUM FASCIA
  - 4. INSTALL BLACKED OUT WINDOWS IN THE GABLE ENDS FOR DECORATIVE PURPOSES
  - 5. INSTALL 1X4 BATTEN STRIPS PER PLAN
  - 6. THE FRONT COLUMNS TO BE 12" CRAFTSMAN STYLE COLUMNS WITH STONE ACCENTS PER PLAN.
  - 7. INSTALL SQUARE COMPOSITE COLUMNS ON THE REBUILT REAR SCREEN PORCH
  - 8. ADJUST THE FRONT SIDEWALK TO ACCOMMODATE THE NEW FRONT ENTRY.
  - 9. ADD VINYL SHUTTERS ON THE HOME PER PLANS FOR DECORATIVE PURPOSES
  - 10.ALL FRAMING TO BE CONVENTIONAL.

PROPOSED SIDE ELEVATIONS

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2980 HARTLEY ROAD, SUITE 2  
Jacksonville, FL 32207  
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DATE:  
7/23/2016

SCALE:  
1/4" = 1' - 0"

SHEET:  
**A-11**

PROJECT DESCRIPTION:  
**RENOVATIONS FOR THE EARY FAMILY**  
8834 McKenna Drive  
Jacksonville, FL 32226

DRAWINGS PROVIDED BY:  
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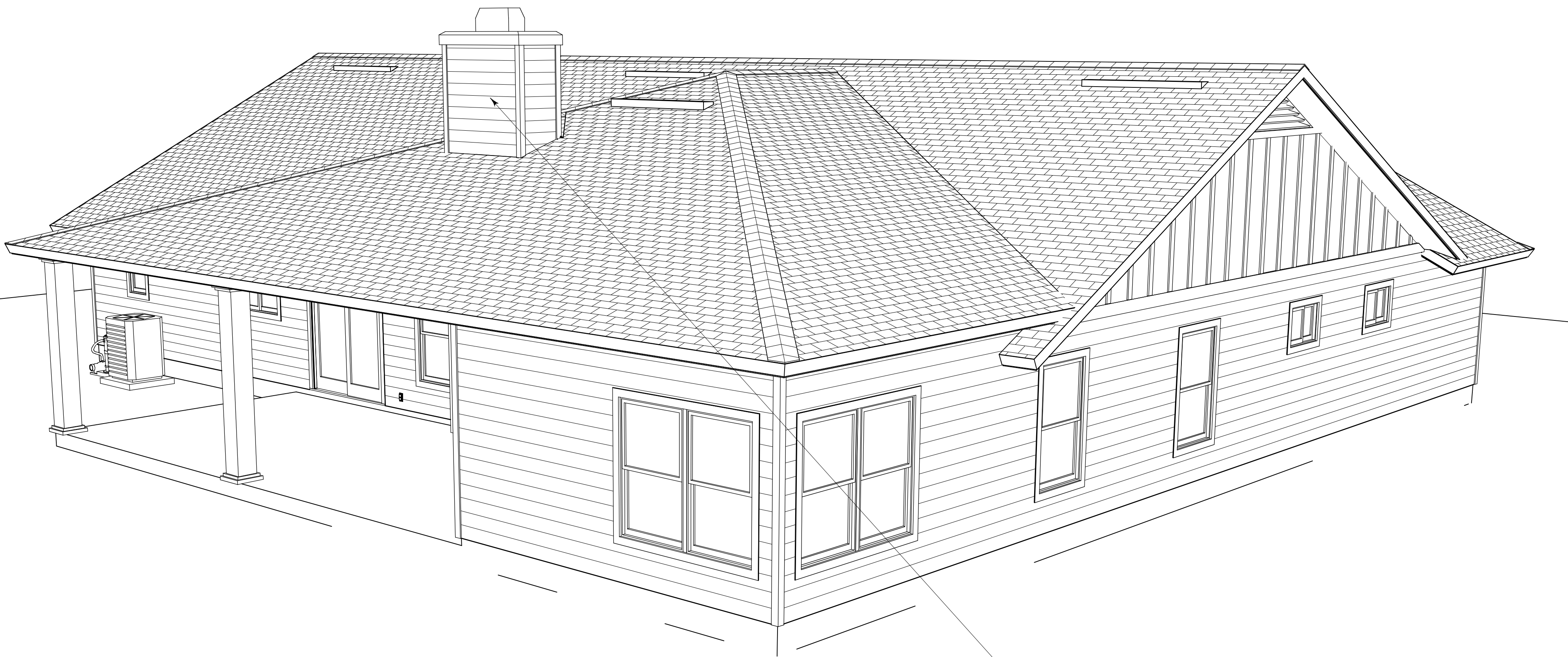
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PLAN #:  
**2349**

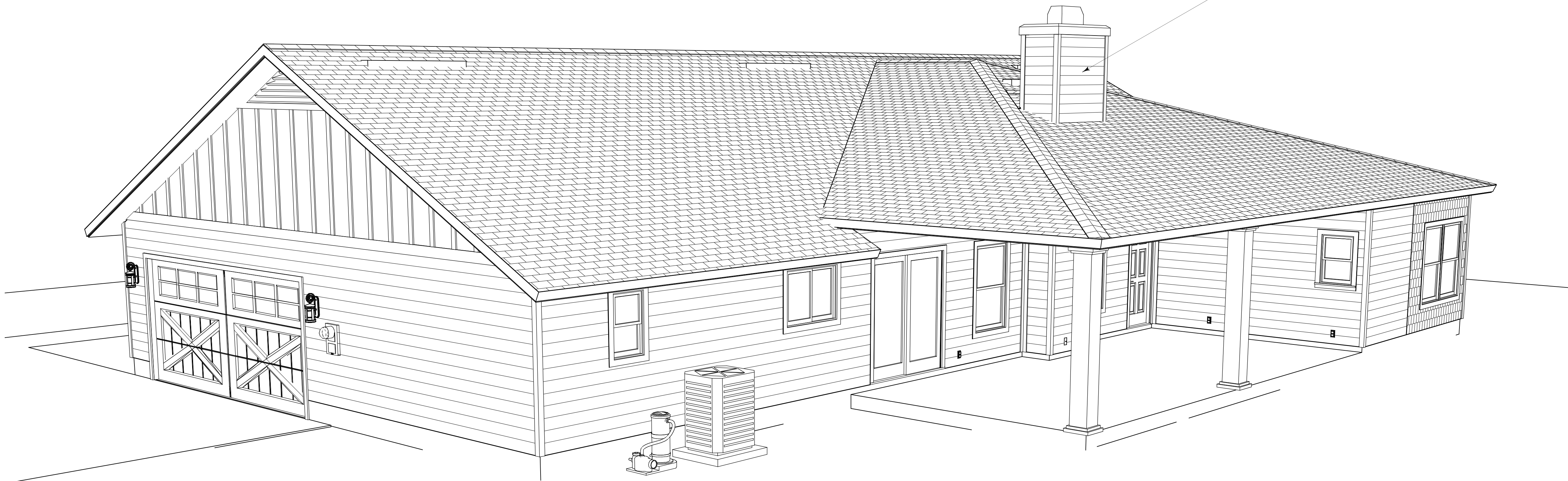


EXTERIOR NOTES:

- 1. INSTALL HARDI-LAP SIDING PER PLANS ON THE ENTIRE HOME EXCEPT THE EXISTING GABLES.
- 2. INSTALL NEW BUILDER GRADE VENTED VINYL SOFFITS
- 3. INSTALL NEW CPVC COATED ALUMINUM FASCIA
- 4. INSTALL BLACKED OUT WINDOWS IN THE GABLE ENDS FOR DECORATIVE PURPOSES
- 5. FRAME BOSTON HIP ROOF AREAS ON THE LEFT AND RIGHT GABLE ENDS
- 6. THE FRONT COLUMNS TO BE 12" CRAFTSMAN STYLE COLUMNS WITH STONE ACCENTS PER PLAN.
- 7. INSTALL SQUARE COMPOSITE COLUMNS ON THE REBUILT REAR SCREEN PORCH
- 8. ADJUST THE FRONT SIDEWALK TO ACCOMMODATE THE NEW FRONT ENTRY.
- 9. ADD VINYL SHUTTERS ON THE HOME PER PLANS FOR DECORATIVE PURPOSES
- 10.ALL FRAMING TO BE CONVENTIONAL.



**R1003.9 Termination.**  
Chimneys shall extend at least 2 feet (610 mm) higher than any portion of a building within 10 feet (3048 mm), but shall not be less than 3 feet (914 mm) above the highest point where the chimney passes through the roof.



PROPOSED ISOMETRICS

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PROJECT DESCRIPTION:  
**RENOVATIONS FOR THE EARY FAMILY**  
8834 McKenna Drive  
Jacksonville, FL 32226

BUILT BY:  
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2980 HARTLEY ROAD, SUITE 2  
Jacksonville, FL 32207  
CBCI254634  
904-497-9729

DATE:  
7/23/2016

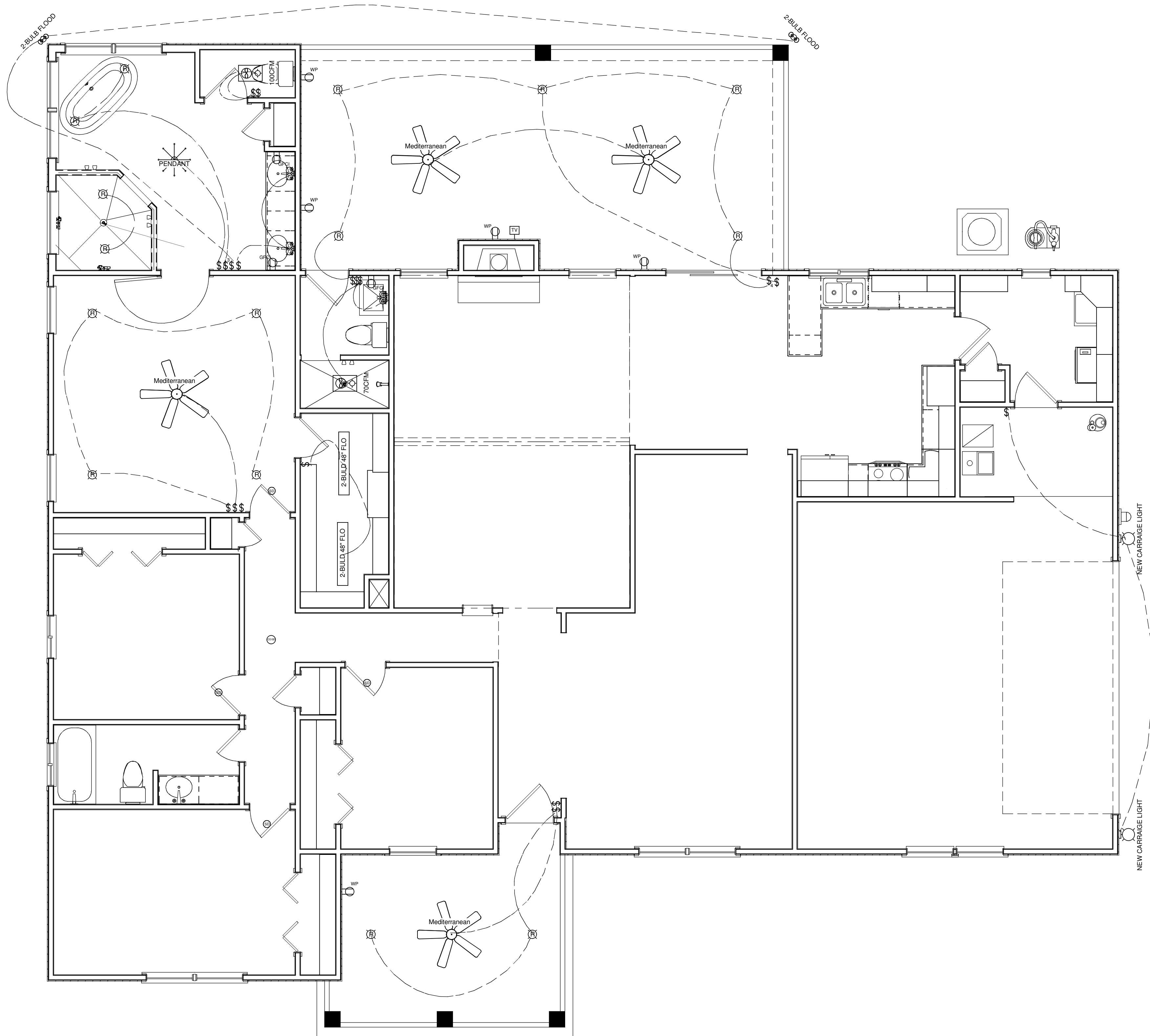
SCALE:  
1/4" = 1' - 0"

SHEET:  
**A-12**



PER FBC-R-E3901.7, NEC 210, E3901.7 & E3902.3 GFCI PROTECTION REQUIRED Bathrooms, garages, boathouses & accessory structures not intended as habitable rooms and limited to storage, work & similar uses. Outdoors, crawl spaces, unfinished basements, kitchen countertops. Outlets within 6 feet of laundry, utility or wet sinks. Balcony, deck or porch greater than 20 s.f. One at the front and back of the dwelling and at the condenser units.

PER FBC-R-E3902.12 AFCI PROTECTION REQUIRED Arc-fault circuit-interrupter protection. All branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed AFCI, combination type.



| ELECTRICAL - DATA - AUDIO LEGEND |                                                                                   |
|----------------------------------|-----------------------------------------------------------------------------------|
| SYMBOL                           | DESCRIPTION                                                                       |
|                                  | Ceiling Fan                                                                       |
|                                  | Ventilation Fans: Ceiling Mounted, Wall Mounted                                   |
|                                  | Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage |
|                                  | Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce                           |
|                                  | Chandelier Light Fixture                                                          |
|                                  | Fluorescent Light Fixture                                                         |
|                                  | 240V Receptacle                                                                   |
|                                  | 110V Receptacles: Duplex, Weather Proof, GFCI                                     |
|                                  | Switches: Single Pole, Weather Proof, 3-Way, 4-Way                                |
|                                  | Switches: Dimmer, Timer                                                           |
|                                  | Audio Video: Control Panel, Switch                                                |
|                                  | Speakers: Ceiling Mounted, Wall Mounted                                           |
|                                  | Wall Jacks: CAT5, CAT5 + TV, TV/Cable                                             |
|                                  | Telephone Jack                                                                    |
|                                  | Intercom                                                                          |
|                                  | Thermostat                                                                        |
|                                  | Door Chime, Door Bell Button                                                      |
|                                  | Smoke Detectors: Ceiling Mounted, Wall Mounted                                    |
|                                  | Electrical Breaker Panel                                                          |

# ELECTRICAL PLAN

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CBCI254634  
904-497-9729

DATE:  
7/23/2016

SCALE:  
1/4" = 1' - 0"

SHEET:  
**A-13**

PROJECT DESCRIPTION:  
**RENOVATIONS FOR THE EARLY FAMILY**  
8834 McKenna Drive  
Jacksonville, FL 32226

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PLAN #:  
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