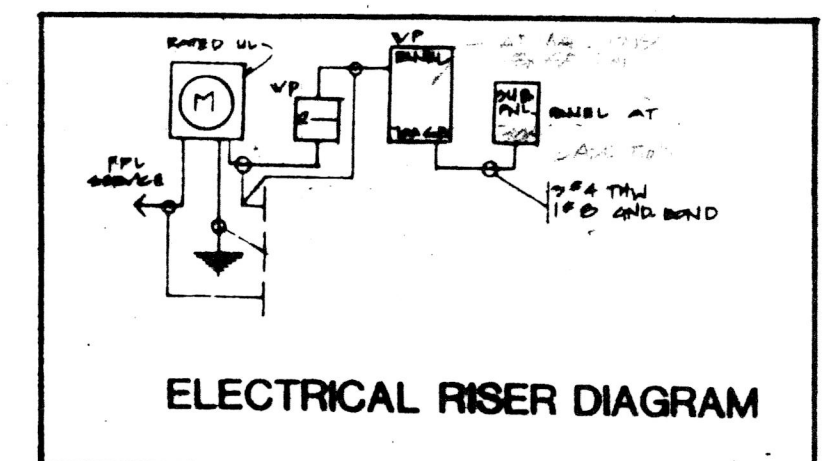


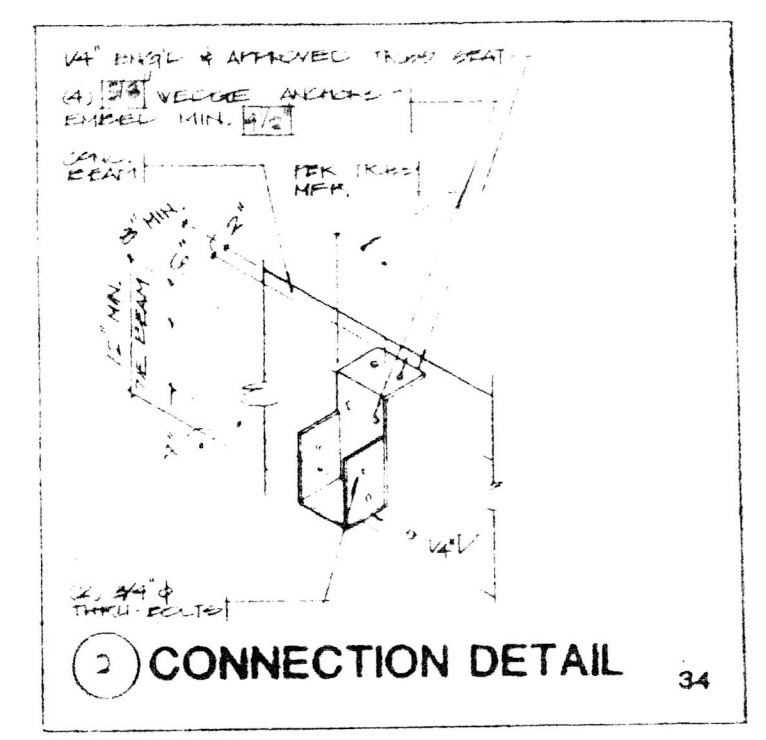
PLUMBING RISER DIAGRAM

ELEC. CALC.
GENERAL SVCS = 588
SPARE C.I.C. = 1.00
G.B.C. = 6.85

G.B.C. x 240 = 28.8 AMPS
PROVIDE 30A SUBPANEL



ELECTRICAL RISER DIAGRAM



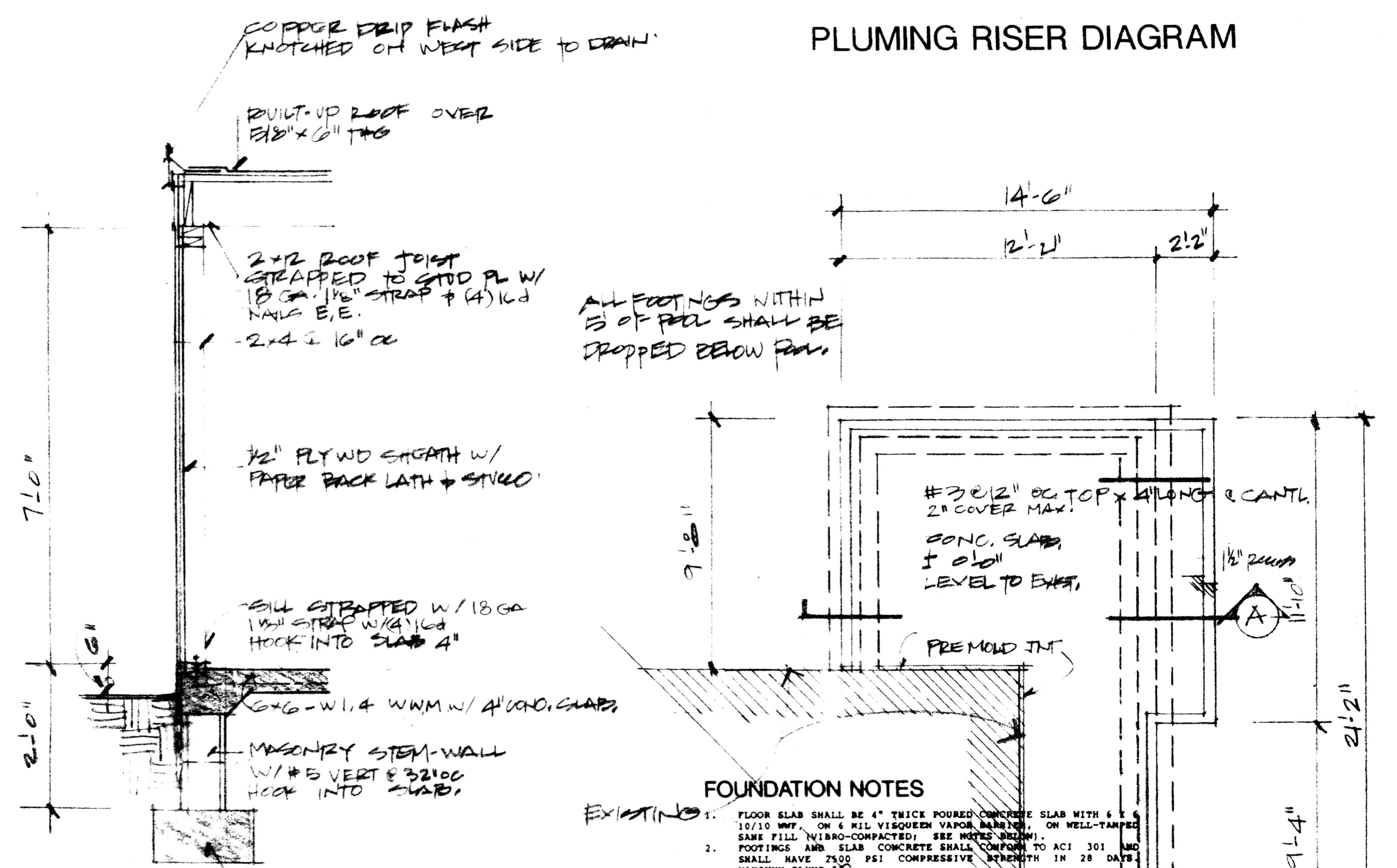
CONNECTION DETAIL 34

ELECTRICAL NOTES:

1. PROVIDE GFI CIRCUITS FOR ALL BATHROOM, GARAGE, EXTERIOR OUTLETS AND AS SHOWN ON PLANS. ALL WIRE SHALL BE THIN COPPER, UNLESS NOTED OTHERWISE. VERIFY WITH BUILDER.
2. PROVIDE DISCONNECT SWITCH OF SIZE AS REQUIRED BY LOAD AND LIMITS.
3. PROVIDE PRE-WIRED T.V. OUTLETS (FOR CABLE, OR ANTENNA IN ATTIC) AS SHOWN PER CONTRACT.
4. ELECTRIC FIXTURES/TRIM AND APPLIANCES SHALL BE U.L. APPROVED AS PER CONTRACT.
5. PROVIDE NON-FUSIBLE GENERAL DUTY SAFETY SWITCHES AT A/C EQUIPMENT, AND AT PUMPS NOT VISIBLE FROM CIRCUIT BREAKER AND AS PER MANUFACTURER'S RECOMMENDATIONS.
6. ALL WIRE SHALL CONFORM TO NATIONAL ELECTRIC CODE AND ALL APPLICABLE ORDINANCES AND LAWS.
7. BONES IS ACCEPTABLE.
8. ALL BREAKER PANELS TO BE EQUIPPED WITH CODE APPROVED SURGE PROTECTOR.
9. OUTDOOR LANDSCAPE LIGHTING AND JUNCTION BOXES TO BE COORDINATED WITH LANDSCAPE CONSULTANT/COMPANY.
10. STEREO PREAMP, SPEAKERS, UNIT, ETC. TO BE COORDINATED WITH AUDIO/VISUAL CONSULTANT/COMPANY.
11. ALL THERMOSTAT LOCATIONS TO BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION.
12. ALL CENTRAL VACUUM INLET PORT LOCATIONS TO BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION.
13. INCOMING ELECTRICAL SERVICE LOCATION IS TO BE COORDINATED WITH PFL TRANSFORMER LOCATION.
14. FIELD VERIFY LOCATION OF F.P.S. I. ELECTRIC METER AND DISCONNECTS. COORDINATE LOCATIONS OF MP/GFI OUTLETS, NOSE BIBBS, SHOWERS, A/C CONDENSING UNITS, ETC. WITH ACTUAL ELECTRICAL SERVICE LOCATIONS.

GENERAL NOTES:

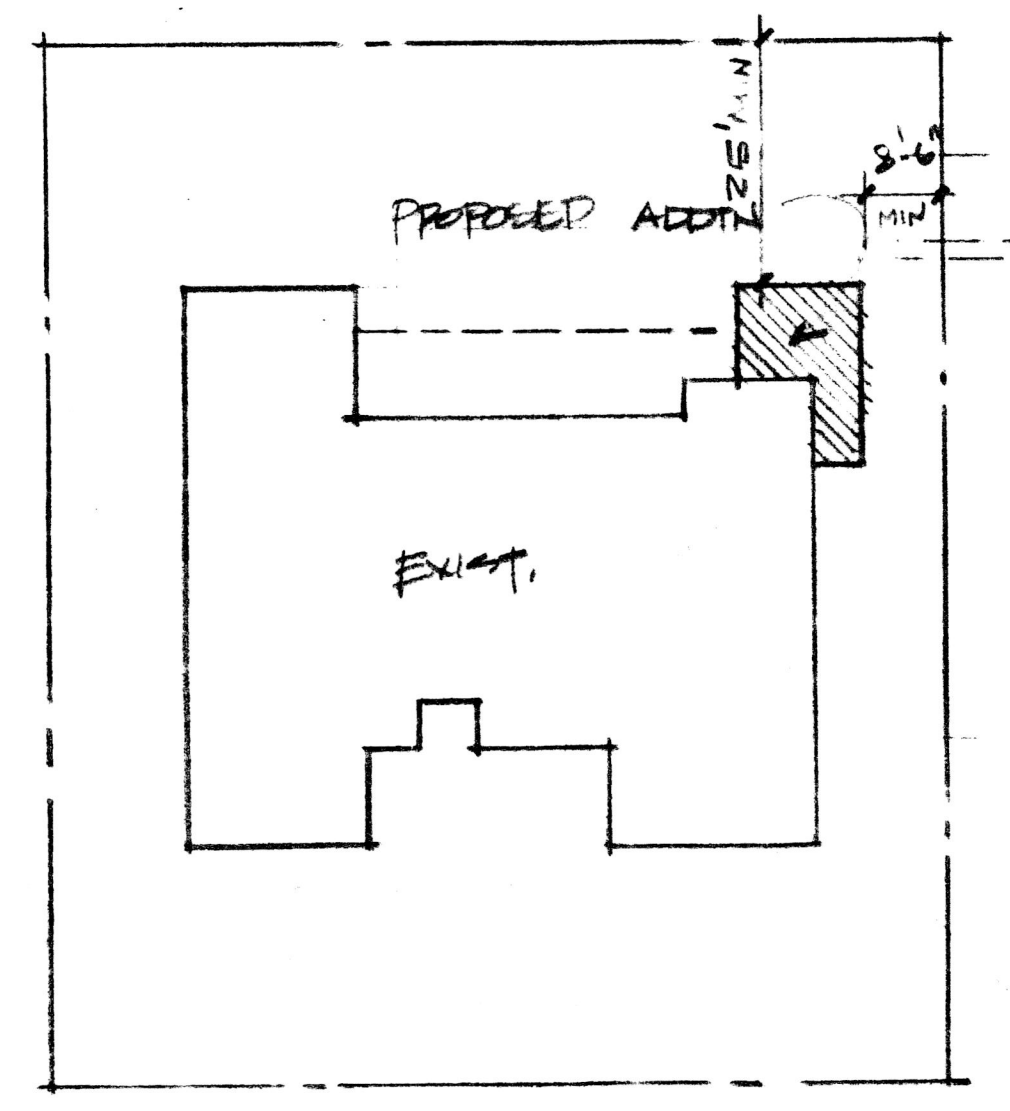
1. CONSTRUCTION SHALL FOLLOW "STANDARD BUILDING CODE", AS ADOPTED BY THE COUNTY AS APPLICABLE AND ANY APPLICABLE AMENDMENTS.
2. BUILDER SHALL CO-ORDINATE ALL THE WORK OF ALL TRADES. BUILDER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOBSITE PRIOR TO STARTING ANY WORK AND NOTIFY ARCHITECT IN WRITING IMMEDIATELY ON THE BUILDER SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS. DO NOT SCALE DRAWINGS.
3. SUBMIT MINIMUM THREE (3) COPIES OF SHOP DRAWINGS AS REQUIRED BELOW.
4. THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING DEPARTMENT ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE, ITS ENTIRETY, AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY NOT BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.
5. THE BUILDER RESERVES THE RIGHT TO SUBSTITUTE ITEMS WHICH THEY BELIEVE TO BE EQUAL OR BETTER THAN ITEMS SPECIFIED. ON THESE DRAWINGS WITHOUT ANY PRIOR NOTICE. ITEMS WHICH, WHEN SUBSTITUTED, REQUIRE APPROVAL OF THE BUILDING OFFICIAL, WILL BE SUBMITTED TO THE BUILDING OFFICIAL.
6. BUILDER IS RESPONSIBLE FOR ADOPTING BRACING OF STRUCTURAL OR NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.
7. CABINET SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER. WINDOW AND DOOR SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER.
8. ALL WINDOWS AND DOORS SHALL BE CAULKED AND WEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH THE FLORIDA STATE ENERGY CODE SECTION 506.1 WITH THE PALM BEACH COUNTY BUILDING SECURITY CODE ORDINANCE #124 AS LAST AMENDED.
9. ALL GLASS, BUTT GLASS, AND GLASS BLOCK SHALL BE INSTALLED TO WITHSTAND 130 MPH WIND LOAD.
10. TRUSS MANUFACTURER SHALL SUBMIT FOUR (4) COPIES OF SHOP DRAWINGS AND ENGINEERING CALCULATIONS SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER OF THEIR ROOF TRUSS DESIGN FOR APPROVAL INCLUDING TWO (2) COPIES FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION.
11. TRUSSES TO BE DESIGNED TO CARRY LOADS OF ATTIC AND INSULATION AND EQUIPMENT. CO-ORDINATE WITH ARCHITECT PRIOR TO FABRICATION AND INDICATE ON TRUSS DRAWINGS. COLLING AND FOOTINGS UNTIL REVIEW OF APPROVED TRUSS DRAWINGS. SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER.
12. PROVIDE GROUDED CELL AT RIVETING POINT OF EACH GIRDER TRUSS BEARING CLIPS, TOP AND BOTTOM EACH STUD, AS PER CODE.
13. ALL INTERIOR LOAD BEARING PARTITIONS TO BE CONSTRUCTED WITH CONCRETE. SLAB AND BOTTOM EACH STUD, AS PER CODE. ALL CONCRETE MASONRY WORK SHALL BE IN ACCORDANCE WITH ACI 318-88. ALL CONCRETE MASONRY WORK SHALL BE IN ACCORDANCE WITH ACI 531-93 (REVISED 1983).
14. MEMPHIS CONCRETE COVER OVER REINFORCING SHALL BE: SLABS ON VAPOR BARRIER - 3/4" BEAMS AND COLUMNS - 2" FORMED CONCRETE BELOW GRADE - 2"
15. REINFORCING STEEL: GRADE 60 (F_y = 60,000), ASTM A615-82 S1.
16. PLACING DRAWINGS AND BAR LISTS SHALL CONFORM TO A.C.I.'S MANUAL OF STANDARD PRACTICE FOR INSTALLING REINFORCED CONCRETE STRUCTURES - (ACI 308-11) 311-801.
17. DETAILS OF CONCRETE REINFORCEMENT SHALL BE IN ACCORDANCE WITH "THE MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION" AS PUBLISHED BY THE CONCRETE REINFORCING STEEL INSTITUTE UNLESS OTHERWISE INDICATED.
18. ADEQUATE VERTICAL AND HORIZONTAL BRACING SHALL BE PROVIDED TO SAFELY SUPPORT ALL LOADS DURING CONSTRUCTION.
19. CONCRETE BEAM SECTIONS MAY BE INCREASED 10% MAXIMUM AS REQUIRED FOR ARCHITECTURAL DETAILS OR TO FIT BLOCK CORNERING. DRIP BOTTOM OF THE BEAMS AS REQUIRED AT JOINTS AND JOOR BEAMS (2" MAXIMUM) AND ADD 7/16" BOTTOM IF DRIP EXTENDS 8".
20. DOMES COLLAR AND WALL REINFORCING TO BE INSTALLED WITH SAME SIZE AND NUMBER OF DOMES AS VERTICAL BARS ABOVE.
21. VERTICAL CELLS FOR MASONRY TO BE GROUDED WITH VERTICAL LIGHTNING RODS TO MAINTAIN A CLEAR, UNOBSTRUCTED CONTINUOUS CELL.
22. CLEANOUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF GROUDED CELLS AT EACH LIFT OVER 4'-0" HIGH. CLEANOUTS SHALL BE DELLS AT EACH LIFT OVER 4'-0" HIGH. CLEANOUTS SHALL BE DELLS AFTER CLEANING AND INSPECTION, AND BEFORE GRADING.
23. REINFORCING STEEL SHALL BE LAPPED 36 BAR DIAMETERS MINIMUM WHERE SPICED, AND SHALL BE WELDED TOGETHER. PROVIDE CORNER BARS SAME SIZE AND NUMBER AS HOPE. BEAR REINFORCING AT EACH FACE. LAP 10 BAR DIAMETERS MIN.
24. STRUCTURAL WOOD AND TIMBER FRAMING SHALL CONFORM TO THE INSTITUTE OF TIMBER CONSTRUCTION.
25. ALL WOOD IN CONTACT WITH MASONRY, CONCRETE, OR STEEL SHALL BE PRESURE TREATED. PROVIDE AN APPROVED "WOLUITE 15" BARRIER BETWEEN THE COLLAR OF UTTER "TENTATIONS MATERIAL" AND THE "500" APPLIED PER APPLICABLE CODE.
26. BUILDER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE BRACING AND BRIDGING USED DURING ERECTION OF THE TRUSSES TO PREVENT COLLAPSE OR DAMAGE TO SAME.
27. HEADERS FOR FRAMED OPENINGS GREATER THAN 6'-0" MUST BE ENGINEERED AND STAMPED BY THE TRUSS MANUFACTURER. ISBLE NOTIC OTHERWISE!
28. FOR WOOD FRAME CONSTRUCTION (DEPENDS ON WALL THICKNESS) EXCEPT WHERE NOTED.
29. DIMENSION LUMBER FOR HEADERS AND COLUMNS SHALL BE SOUTHERN PINE, NO. 2 OR BETTER OR SHALL PROVIDE ALLOWABLE STRESS VALUES OF 1200 PSI IN BENDING FOR SINGLE MEMBER USES, 80 PSI IN HORIZONTAL SHEAR AND SHALL HAVE A MODULUS OF ELASTICITY OF 1,600,000 OR BETTER, AS DETERMINED BY AN APPROVED LUMBER GRADING AGENCY.
30. STRUCTURAL STEEL SHALL CONFORM TO THE A.I.S.C. SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, 13RD EDITION. MATERIALS SHALL CONFORM TO THE APPLICABLE ASTM SPECIFICATION AS FOLLOWS:
SHAPES, PLATES, ANCHOR BOLTS - A 36-81 A
MACHINE BOLTS - A 325-82 C
TUBULAR STEEL - A 500-82 A GRADE B (SEE 151)
31. WELDED CONSTRUCTION SHALL CONFORM TO THE AMERICAN WELDING SOCIETY "STRUCTURAL WELDING CODE", ELECTRODES FOR FIELD AND SHOP WELDS SHALL BE A 5.5, A 5.1, E 7018.
32. SEE FOUNDATION NOTES FOR MORE INFORMATION ON THESE ITEMS.
33. TYPICAL CURING REQUIRED FOR ALL SLABS AND FLAT WORK (E.U.N.O.).



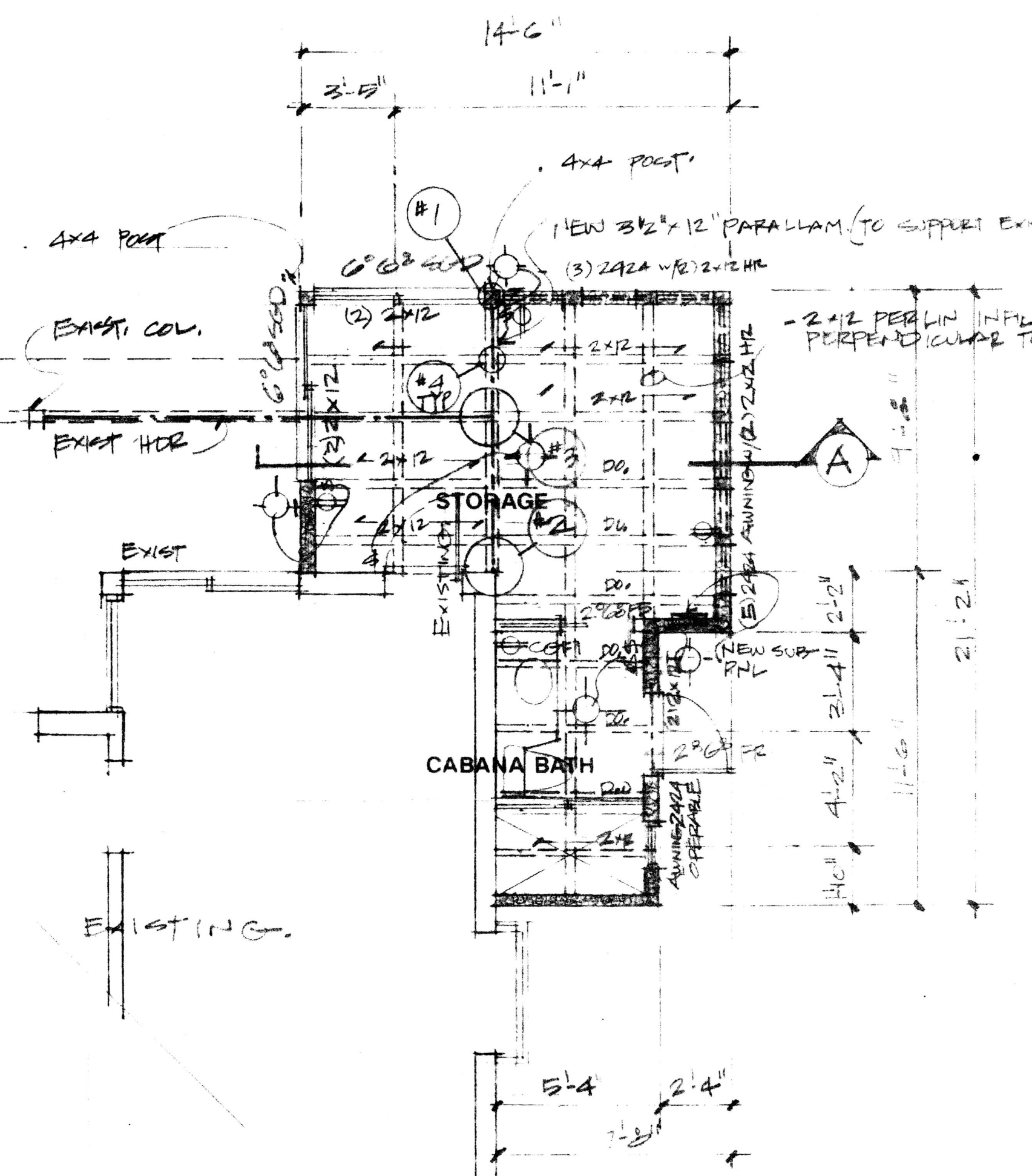
FOUNDATION NOTES:

1. FLOOR SLAB SHALL BE 4" THICK POURED CONCRETE SLAB WITH 4 # 5 10/10 WPT, ON 6 MIL VIBROREIN VAPOR BARRIER, ON WELL-TAMPED SAND FILL (NON-COMPACTED) SEE NOTES 2 AND 3.
2. FOOTINGS AND SLAB CONCRETE SHALL CONFORM TO ACI 301 AND SHALL HAVE 2500 PSI COMPRESSIVE STRENGTH IN 28 DAYS, MAXIMUM SLOPE 3%.
3. REINFORCING STEEL SHALL BE ASTM A193, GRADE 60, AND HAVE THE FOLLOWING CONCRETE COVER: BOTTOM 2", TOP 2", SIDES 2".
4. ALL FOOTINGS SHALL BEAR ON SOIL PREPARED AS IN NOTE 15 BELOW. SOIL PREPARATION AND COMPACTION SHALL BE AS FOLLOWS:
A. STRIP ONE FOOT OF SOIL THREE (3) FEET PAST EXTENSION BUILDING LINES. ALL DELETERIOUS MATERIALS MUST BE COMPLETELY REMOVED.
B. CONTACT BOTTOM OR RECAVATION WITH MEDIUM-DUMP VIBRATORY ROLLER.
C. CHECK DENSITY OF EXISTING SOIL TO ENSURE MINIMUM DENSITY OF 95% OF MODIFIED PROCTOR ASTM D1557. AFTER EXISTING GROUND REACHES MINIMUM DENSITY OF 95%, FILL SHALL BE PLACED IN SIX (6) INCH LIFTS AND COMPACTED TO ACHIEVE APPROVED DENSITY BEFORE NEXT LIFT IS ADDED.
D. FILL SHALL BE CLEAN SAND, FREE FROM DELETERIOUS MATERIAL AND WELL GRADED.
E. VERIFICATION OF TEST FOR MODIFIED PROCTOR ASTM D1557 SHALL BE FILED WITH BUILDING OFFICIAL.
F. FOOTINGS HAVE BEEN DESIGNED FOR 3,000 PSF SOIL BEARING CAPACITY. CONTRACTOR SHALL VERIFY, IN WRITING, PRIOR TO DOING ANY MORE.
G. PERMITS TREAT SOIL AS PER CODE.
H. SEE SECTIONS AND/OR DETAILS FOR CONNECTION REQUIREMENTS FOR LOAD BEARING WALLS AND PARTITIONS.

FOUNDATION PLAN

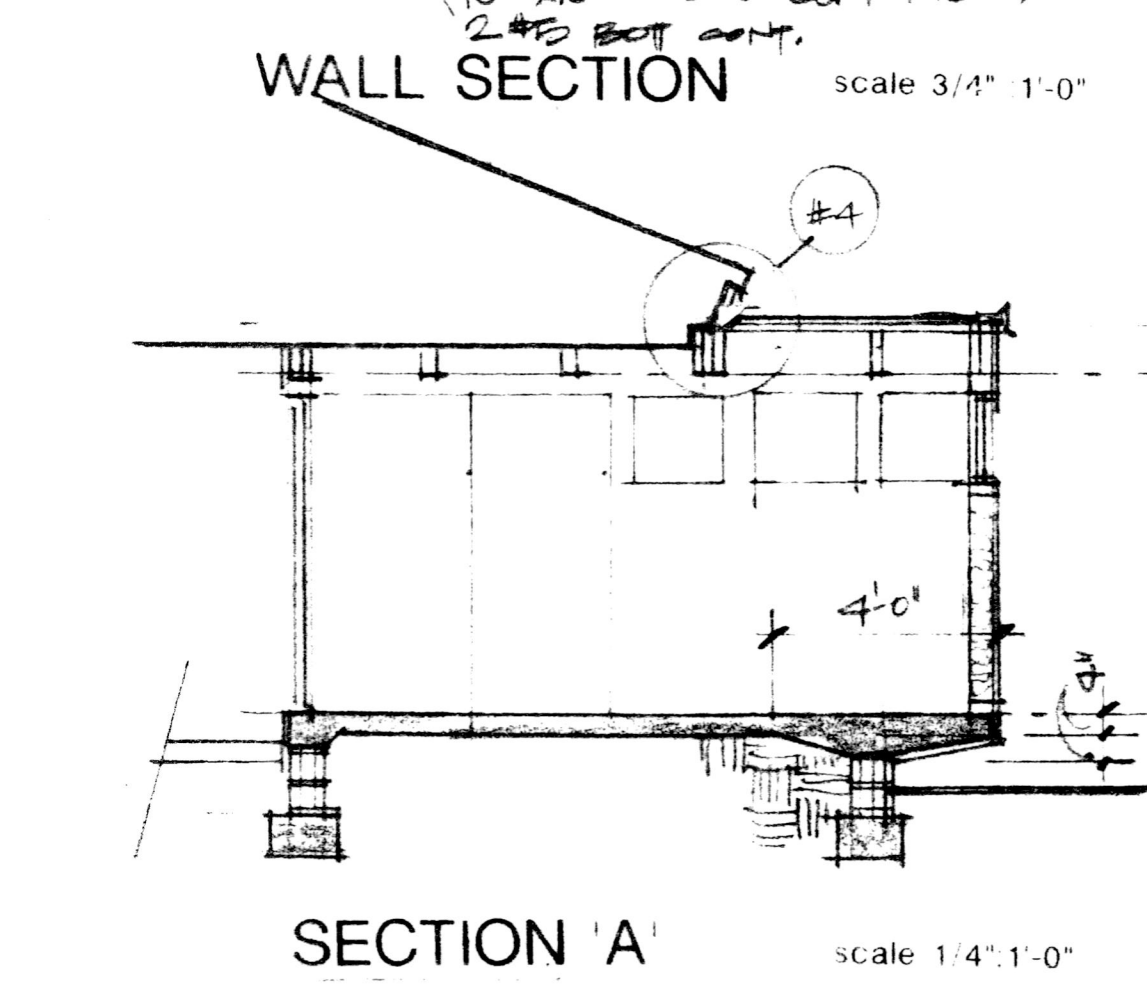


SITE PLAN

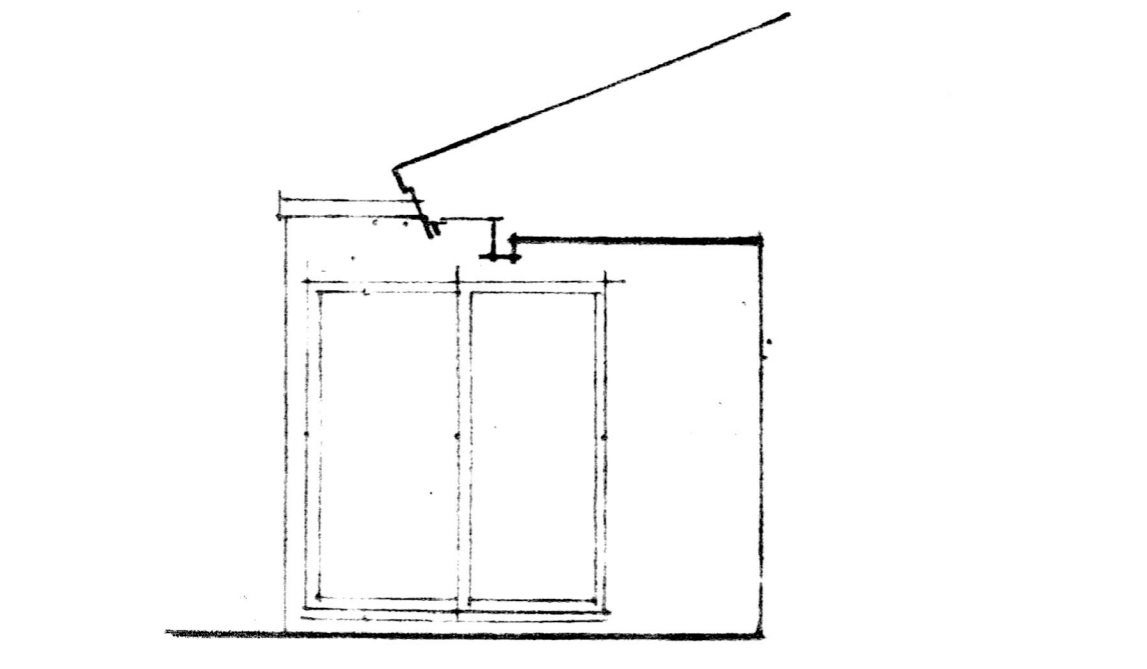


FLOOR PLAN

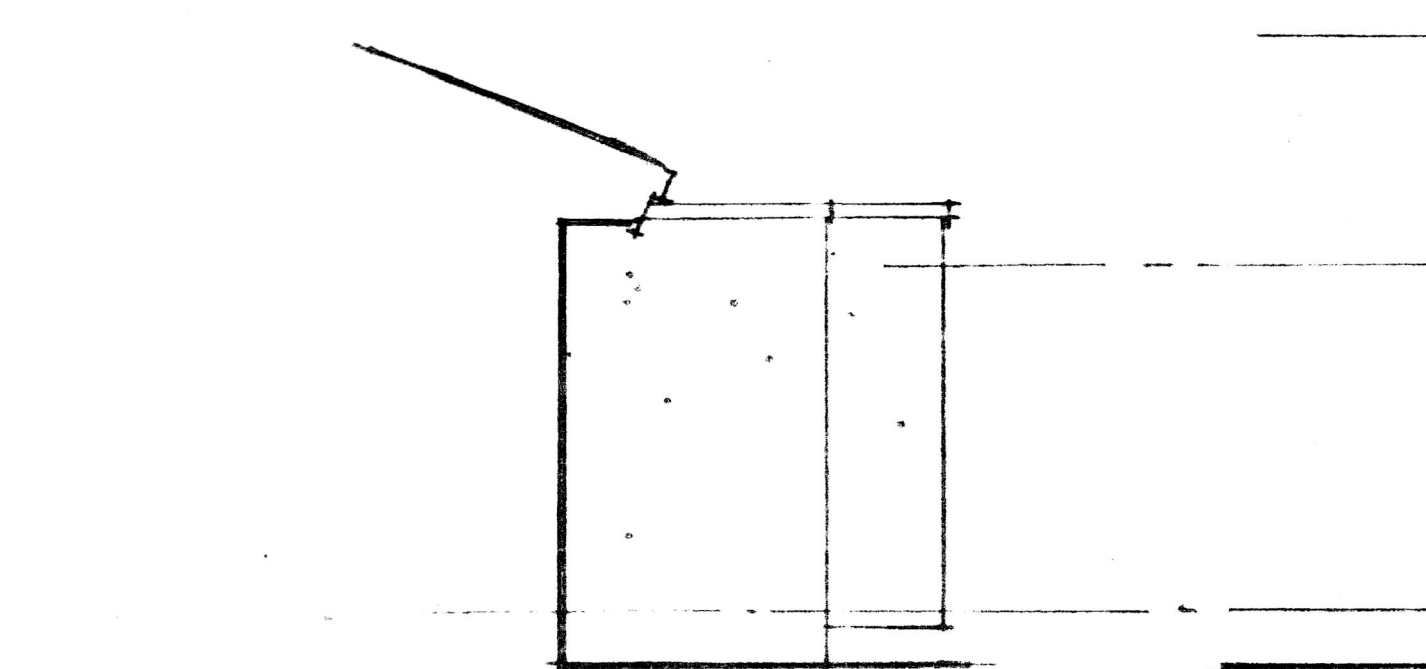
- NOTES:**
DETAIL #1 BASE: EMBED (2) 18" x 1/8" GALV. STL STRAPS INTO SLAB W/ 4" HOOK, FASTEN TO POST W/ (5) 1/8" x 1/2" NAILS EA STRAP. TOP OF POST USE SAME STRAPS W/ NAILS EA END AS ABV.
DETAIL #2 SIMPSON HANGER B-412, ALSO STRAP TOP PER DETAIL #1
DETAIL #4 SIMPSON U-210 HANGER FOR ALL CONNECT TO PARALLAM



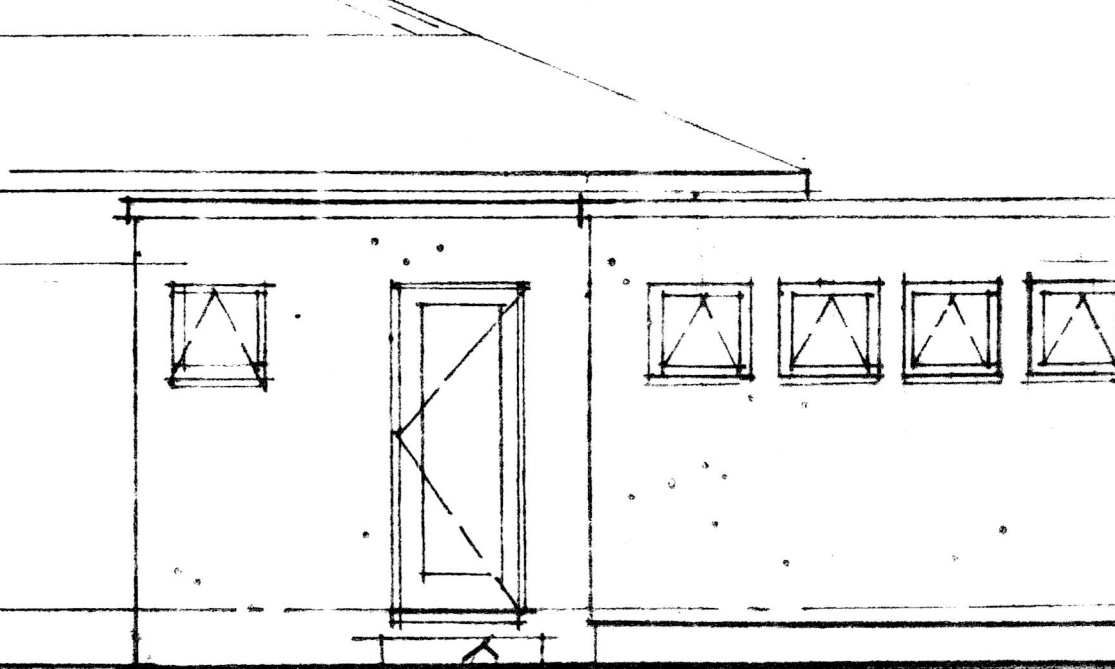
SECTION 'A'



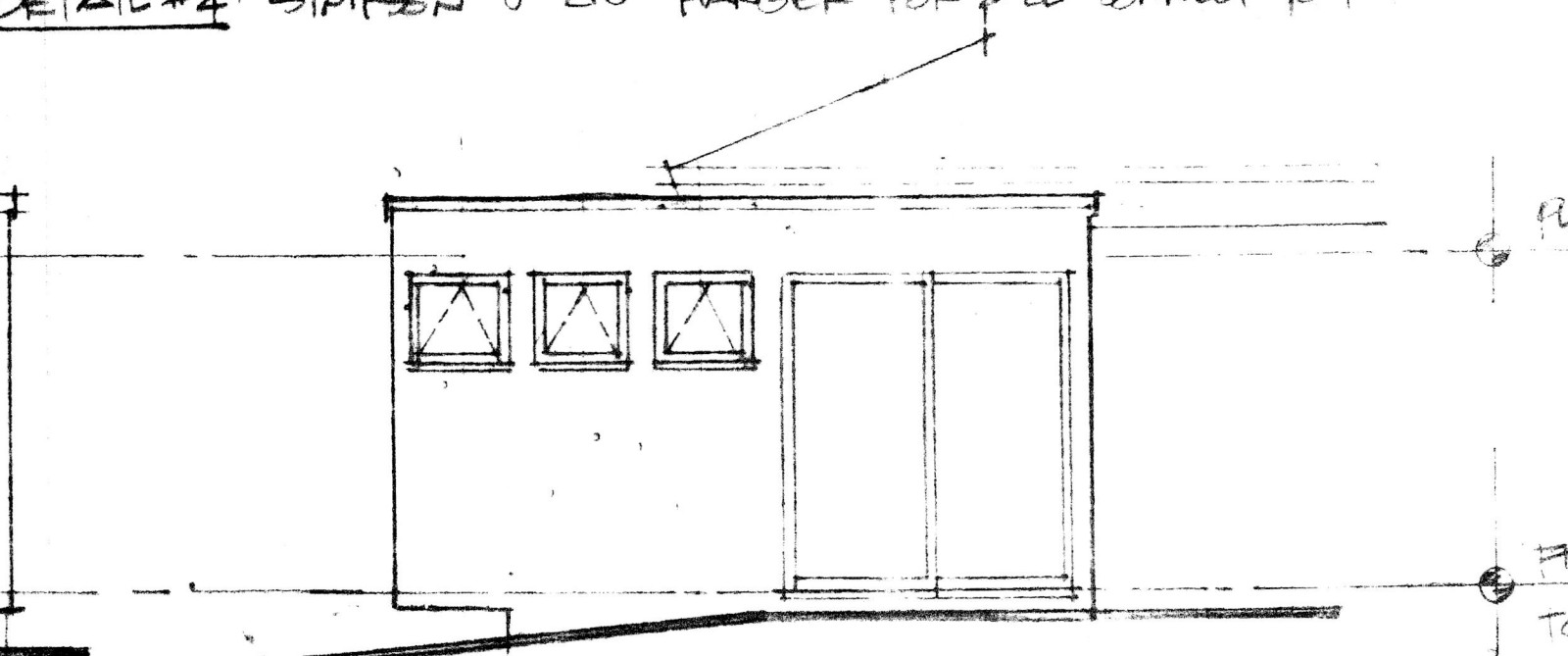
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION