

Exhibit D - Proposed Building Plans

AREA CALCULATIONS

AIR CONDITIONED AREA		
FIRST FLOOR	2228	SQ. FT.
SECOND FLOOR	1173	SQ. FT.
TOTAL AIR CONDITIONED AREA		
3461 SQ. FT.		
NON AIR CONDITIONED AREA		
COVERED LANAI	416	SQ. FT.
CARPORT	350	SQ. FT.
BALCONY	177	SQ. FT.
TOTAL NON AIR CONDITIONED AREA		
943 SQ. FT.		
TOTAL AREA		
4,404 SQ. FT.		

SITE NOTES

1. VERIFY LOCATION OF UTILITIES WITH SUBDIVISION BEFORE PROCEEDING WITH WORK.
2. DRAINAGE TO BE INDICATED ON LANDSCAPE PLAN.
3. MAILBOX TO BE PROVIDED PER ARB GUIDELINES.
4. CONNECTION INSPECTION OF UTILITIES REQUIRED PRIOR TO BACKFILL
5. CONTRACTOR TO HAVE CERTIFIED FLORIDA SURVEYOR LAYOUT BUILDING ON LOT TO ASSURE THAT NO SETBACKS OR EASEMENTS ARE ENCROACHED
6. CONTRACTOR SHALL PROVIDE SOIL BORING TEST AND DEMUCK AND REPACK SOIL AS REQUIRED.
7. CONTRACTOR TO PROVIDE (1) 4" AND (1) 6" PVC SLEEVE UNDER DRIVEWAY
8. ALL EXTERIOR MECHANICAL SCREEN WALLS MUST BE TALL ENOUGH TO VISUALLY SCREEN THE EQUIPMENT FROM NEIGHBORING PROPERTIES., YET REMAIN WITHIN THE 6" HEIGHT LIMIT, IF WITHIN THE SETBACK. GROUP ALL CONDUIT, DISCONNECTS, METERS, ETC. WITHIN THE SCREEN WALL LOCATIONS. A SOLID GATE MUST BE INSTALLED AT ALL MECHANICAL EQUIPMENT LOCATIONS.

DESIGN CODES:
FLORIDA BUILDING CODE 6TH EDITION (2017)
FBC ENERGY CONSERVATION 6TH EDITION (2017)
FBC RESIDENTIAL 6TH EDITION (2017)
FBC MECHANICAL 6TH EDITION (2017)
FBC PLUMBING 6TH EDITION (2017)
NEC NFPA 70 2014 EDITION
FS FLORIDA STATUTES

DOCUMENT QUALIFICATION

THIS DRAWING WAS PREPARED BASED ON INFORMATION PROVIDED BY THE OWNER AND OR THE CONTRACTOR IN THE FORM OF A BOUNDARY SURVEY PREPARED BY EXACTA LAND SURVEYORS, INC. DATED 2-17-15 DRAWING NO. 1502.1310 SHEET 1 OF 2. USE WITHOUT VERIFICATION WILL BE AT THE USER'S SOLE RISK. THE USER SHALL INDEMNIFY THE ARCHITECT "VILLAGE ARCHITECTS AIA" FROM ALL CLAIMS AND LOSSES RESULTING FROM SUCH USE. THE DELIVERY OF THIS DRAWING TO THE USER SHOULD NOT BE CONSTRUED TO PROVIDE AN EXPRESS WARRANTY OR A GUARANTEE TO ANYONE THAT CERTAIN CONDITIONS EXIST OR THAT THE USE OF THIS DRAWING IMPLIES THE REVIEW AND APPROVAL BY THE ARCHITECT OF ANY SHOP DRAWING BASED ON THIS INFORMATION. USE OF THIS DRAWING IN NO WAY RELIEVES ANY OTHER PARTY FROM MEETING REQUIREMENTS IMPOSED BY CONTRACT OR OTHER MEANS.

PARTIAL LEGAL DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 35,TOWNSHIP 43 SOUTH, RANGE 41 EAST (35-43/41) THENCE RUN EASTERLY, ALONG THE SOUTH BOUNDARY OF SAID SECTION 35, FOR A DISTANCE OF 987 FEET TO A POINT OF BEGINNING; THENCE RUN NORTHERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 90°00'00" TO THE LEFT OF A CONTINUATION OF THE LAST DESCRIBED COURSE, TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF THE WEST PALM BEACH CANAL (SAID SOUTH RIGHT-OF-WAY LINE BEING 100 FEET SOUTH OF AND PARALLEL TO THE CENTER LINE OF SAID WEST PALM BEACH CANAL); THENCE RUN EASTERLY, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST PALM BEACH CANAL, FOR A DISTANCE OF 300 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH A LINE 300 FEET EAST OF AND PARALLEL TO THE WESTERLY BOUNDARY OF THE PARCEL HEREIN DESCRIBED; THENCE RUN SOUTHERLY, ALONG A LINE WHICH IS 300 FEET EAST OF AND PARALLEL TO THE SAID WEST LINE OF THE PARCEL HEREIN DESCRIBED, TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 35; THENCE RUN WESTERLY, ALONG THE SOUTH LINE OF SAID SECTION 35, FOR A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM, THE SOUTH 35 FEET THEREOF TO BE USED FOR ROAD PURPOSES, SAID LAND SITUATE, LYING AND BEING IN THE COUNTY OF PALM BEACH, STATE OF FLORIDA. SUBJECT TO RESTRICTIONS, RESERVATIONS, AND EASEMENTS OF RECORD.

THE PROPERTY LIES WITHIN FLOOD ZONE X AND AE X=15.4'



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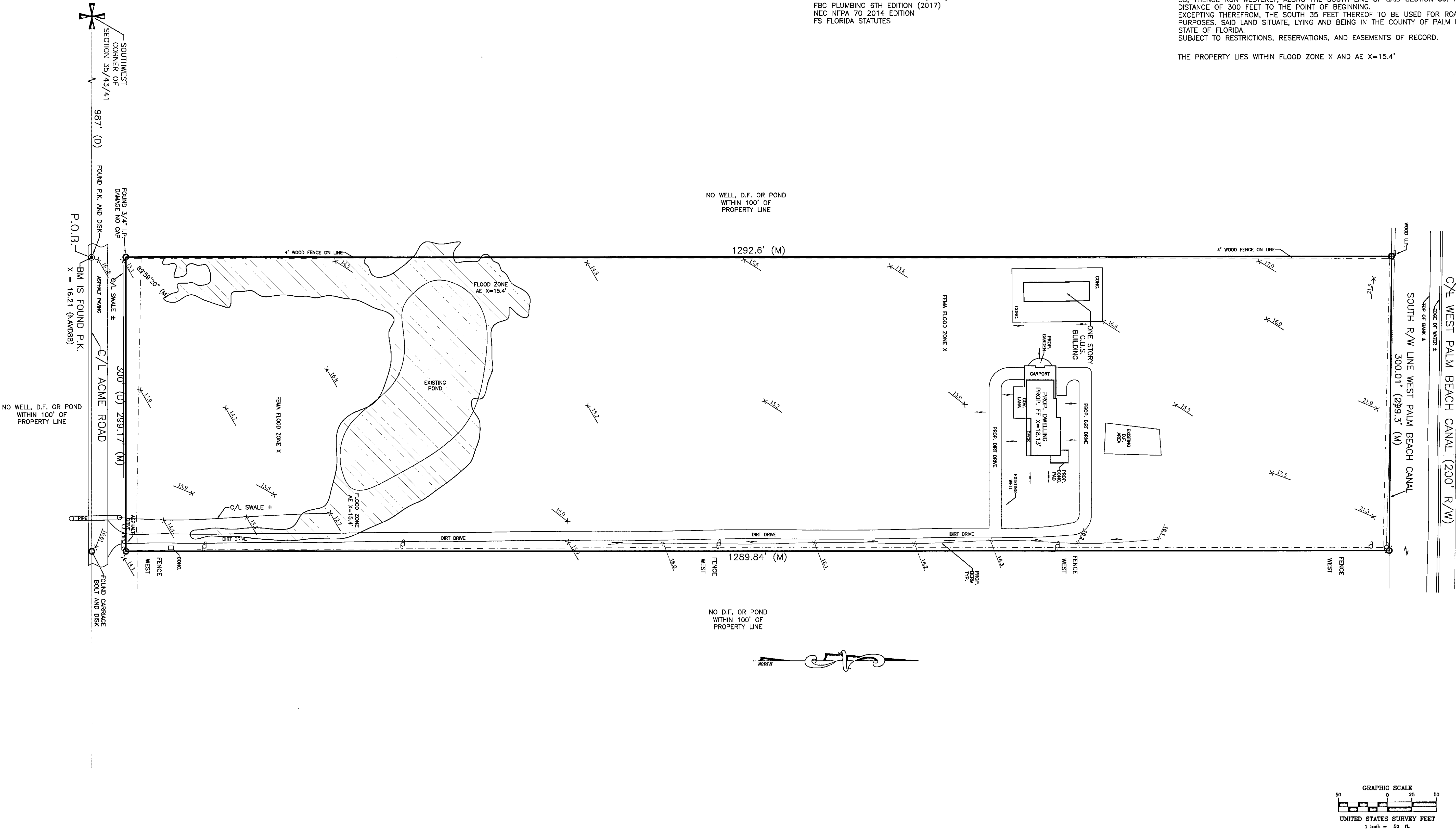
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SITE PLAN

Scale: 1" = 50' 0"	
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Sheet No.

SP1

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FIRST FLOOR PLAN

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GENERAL NOTES:

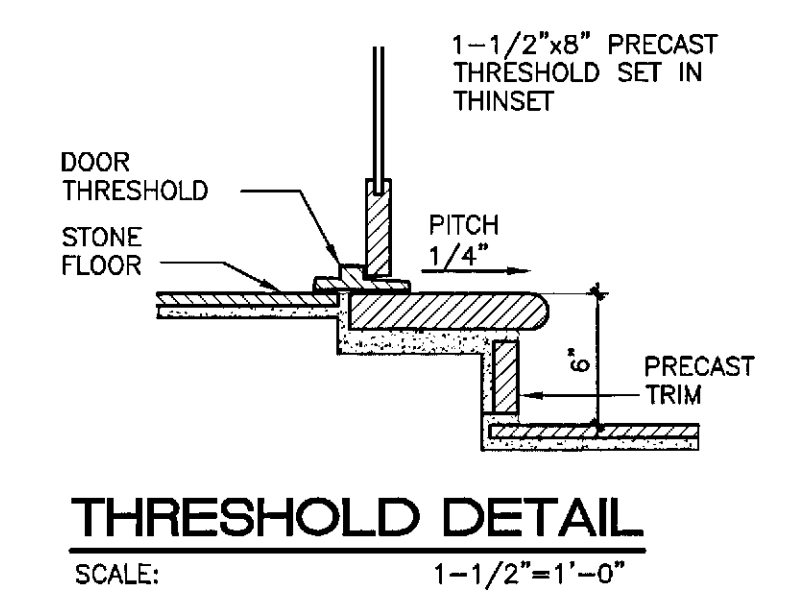
1. PROVIDE PAVED LANDING OUTSIDE ALL DOORS LEADING TO THE EXTERIOR
2. A/C CONDENSATE DRAIN LINES PASSING THRU NON AIR CONDITIONED AREAS MUST BE INSULATED
3. ANY A/C DUCTS PASSING THRU THE WALL IN THE GARAGE MUST BE 26 GA. SHEET STEEL OR APPROVED EQUAL 6" MIN BEYOND PENETRATION
4. CONTRACTOR SHALL VERIFY EQUIPMENT, EQUIPMENT SIZE AND CLEARANCES REQUIRED PRIOR TO CONSTRUCTING EQUIPMENT WALL ENCLOSURES OR EQUIPMENT PADS
5. PROVIDE 4" ROCK WOOL SOUND ATTENUATION BLANKETS IN ALL PARTITION WALLS
6. ALL VERTICAL SANITARY PLUMBING DROPS ABOVE GROUND FLOOR SLAB SHALL BE CAST IRON FOR SOUND ATTENUATION. TRANSITION TO PVC AT GROUND FLOOR SLAB
7. WATER SUPPLY LINES SHALL BE COPPER, PVC IS NOT ACCEPTABLE
8. HOSE BIBBS LOCATED AT BALCONIES, COVERED PORCHES, AND COVERED LANAI'S SHALL BE IN A RECESSED "BRASS" HOSE BIBB BOX
9. PROVIDE WATER FILTER (REVERSE OSMOSIS) AT KITCHEN SINK W/ LINE TO ICE MAKER
10. PROVIDE 12" WIDE x 16" TALL RECESSED SOAP NICHE AT ALL TUBS AND SHOWERS. VERIFY LOCATION AND HEIGHT ON JOB
11. "IMPACT" WINDOWS AND EXTERIOR DOORS THROUGHOUT U.O.N.
12. PROVIDE PROGRAMMABLE FLO-LOGIC DEVICE AT MAIN WATER LINE
13. WHERE STONE/TILE IS SET ON A SLAB AT THE EXTERIOR, PROVIDE AN ADDITIVE TO THE THIN SET/ MUD SET TO HELP PREVENT EFFLORESCENCE OF THE SET MATERIAL
14. CONTRACTOR TO VERIFY W/ OWNER AND/OR INTERIOR DESIGNER BACKING REQUIREMENTS FOR CABINETS, DRAPERY, MIRRORS, PAINTINGS, ETC. PRIOR TO DRYWALL
15. PROVIDE PAN AND 2" FLOOR DRAIN W/ DRIP BELOW ALL WASHERS AND ICE MAKERS (V.L.O.J.)
16. DRYWALL TO HAVE LEVEL 5 FINISH
17. ALL GLASS SHOWER DOORS TO BE FRAMELESS
18. WOOD FLOORING TO BE NAILED DOWN OVER 3/4" PLYWOOD OVER "PROFLEX".

FRAME WALL CONNECTION:
ATTACH INTERIOR WOOD BEARING PARTITION WALLS AND NON BEARING PARTITION WALLS TO CONCRETE BLOCK WALL THRU 2x4 P.T. OR 2x6 P.T. END STUD W/ 3/16" DIA. TAPCONS AT 16" O.C. (x2" MIN EMBEDMENT) INTO GROUT FILLED CELL OR CONCRETE COLUMN.

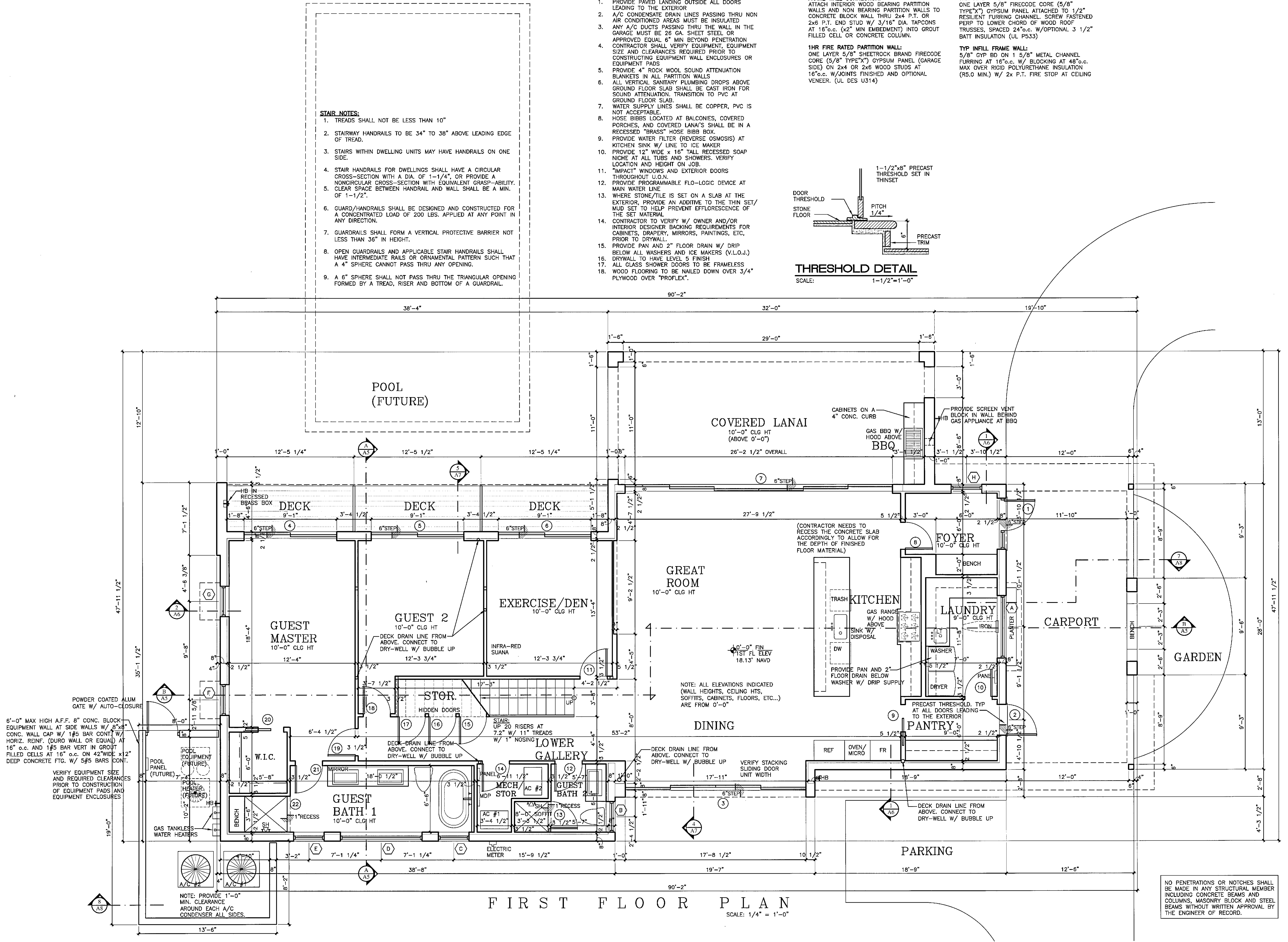
1HR FIRE RATED PARTITION WALL:
ONE LAYER 5/8" SHEETROCK BRAND FIRECODE CORE (5/8" TYPE "X") GYPSUM PANEL (GARAGE SIDE) ON 2x4 OR 2x6 WOOD STUDS AT 16" O.C. W/ JOINTS FINISHED AND OPTIONAL VENEER. (UL DES U314)

1HR FIRE RATED CEILING ASSEMBLY:
ONE LAYER 5/8" FIRECODE CORE (5/8" TYPE "X") GYPSUM PANEL ATTACHED TO 1/2" RESILIENT FURRING CHANNEL. SCREW FASTENED PERP TO LOWER CHORD OF WOOD ROOF TRUSSES, SPACED 24" O.C. W/ OPTIONAL 3 1/2" BATT INSULATION (UL P533)

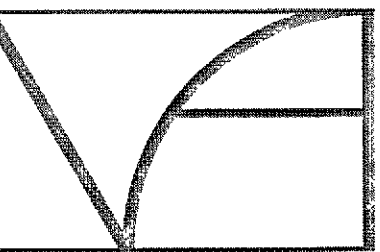
TYP INFILL FRAME WALL:
5/8" GYP BD ON 1 5/8" METAL CHANNEL FURRING AT 16" O.C. W/ BLOCKING AT 48" O.C. MAX OVER RIGID POLYURETHANE INSULATION (R5.0 MIN.) W/ 2x P.T. FIRE STOP AT CEILING



- STAIR NOTES:
1. TREADS SHALL NOT BE LESS THAN 10"
 2. STAIRWAY HANDRAILS TO BE 34" TO 38" ABOVE LEADING EDGE OF TREAD.
 3. STAIRS WITHIN DWELLING UNITS MAY HAVE HANDRAILS ON ONE SIDE.
 4. STAIR HANDRAILS FOR DWELLINGS SHALL HAVE A CIRCULAR CROSS-SECTION WITH A DIA. OF 1-1/4", OR PROVIDE A NONCIRCULAR CROSS-SECTION WITH EQUIVALENT GRASP-ABILITY. CLEAR SPACE BETWEEN HANDRAIL AND WALL SHALL BE A MIN. OF 1-1/2".
 5. GUARD/HANDRAILS SHALL BE DESIGNED AND CONSTRUCTED FOR A CONCENTRATED LOAD OF 200 LBS. APPLIED AT ANY POINT IN ANY DIRECTION.
 6. GUARDRAILS SHALL FORM A VERTICAL PROTECTIVE BARRIER NOT LESS THAN 36" IN HEIGHT.
 7. OPEN GUARDRAILS AND APPLICABLE STAIR HANDRAILS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERN SUCH THAT A 4" SPHERE CANNOT PASS THRU ANY OPENING.
 8. A 6" SPHERE SHALL NOT PASS THRU THE TRIANGULAR OPENING FORMED BY A TREAD, RISER AND BOTTOM OF A GUARDRAIL.



NO PENETRATIONS OR NOTCHES SHALL BE MADE IN ANY STRUCTURAL MEMBER INCLUDING CONCRETE BEAMS AND COLUMNS, MASONRY BLOCK AND STEEL BEAMS WITHOUT WRITTEN APPROVAL BY THE ENGINEER OF RECORD.



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SECOND
FLOOR PLAN

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

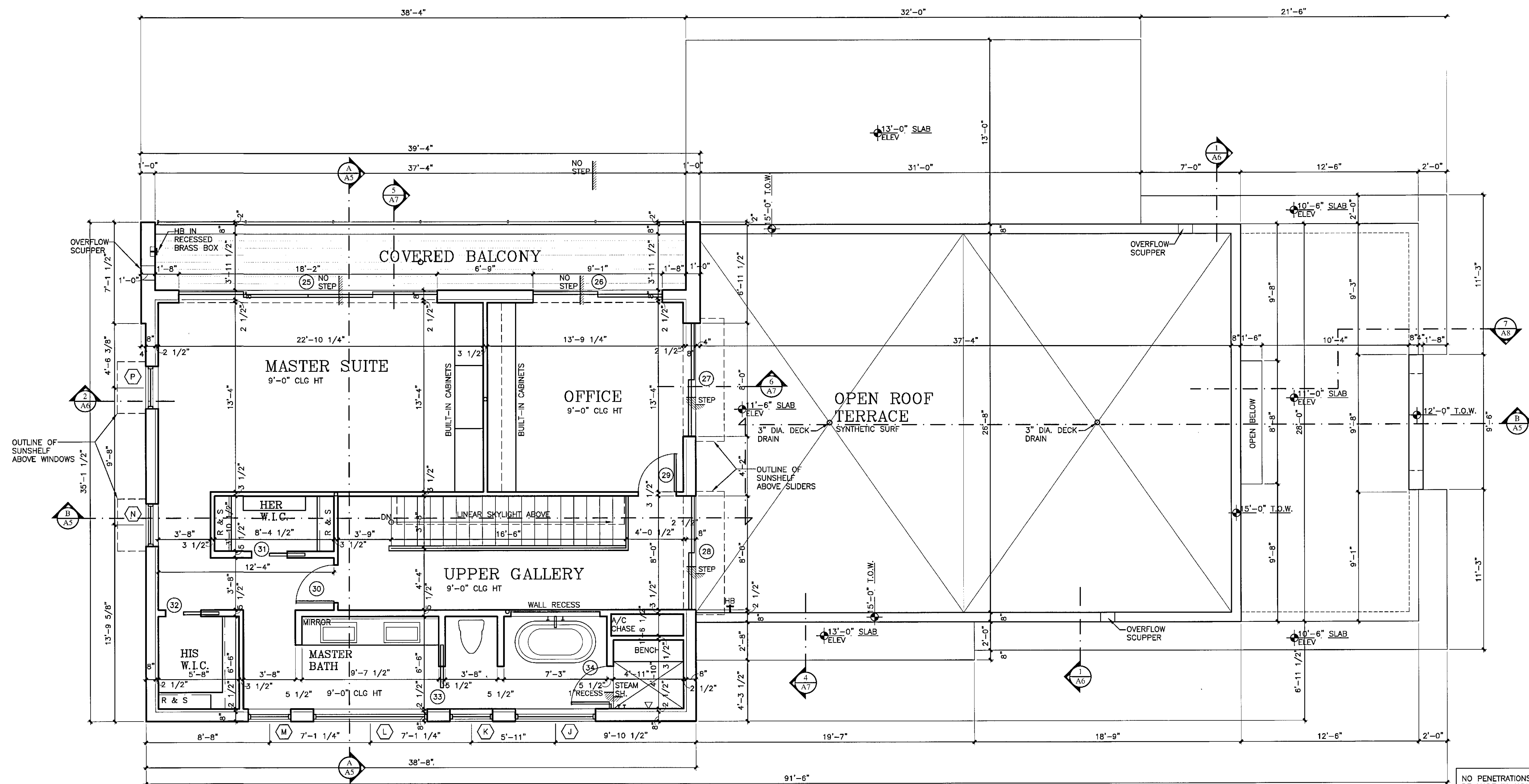
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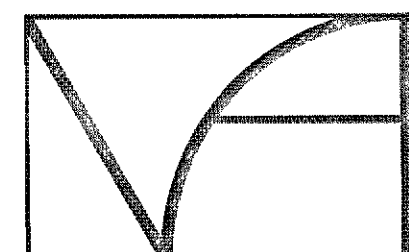
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SECOND FLOOR PLAN

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

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ROOF PLAN

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ROOF DRAINAGE ALLOWABLE AREAS:
EACH 3" DIA LEADER W/ 5" RAIN PER HOUR IS GOOD FOR
2,200 HORIZ S.F.

EACH SCUPPER W/ 2" HEAD AND 12" WEIR W/ 5" RAIN PER
HOUR IS GOOD FOR 1,923 HORIZ S.F.

TOTAL LOWER DECK AREA FOR DECK DRAIN:
1,002SF/2,200SF = 1 DECK DRAIN REQUIRED (2 SHOWN)

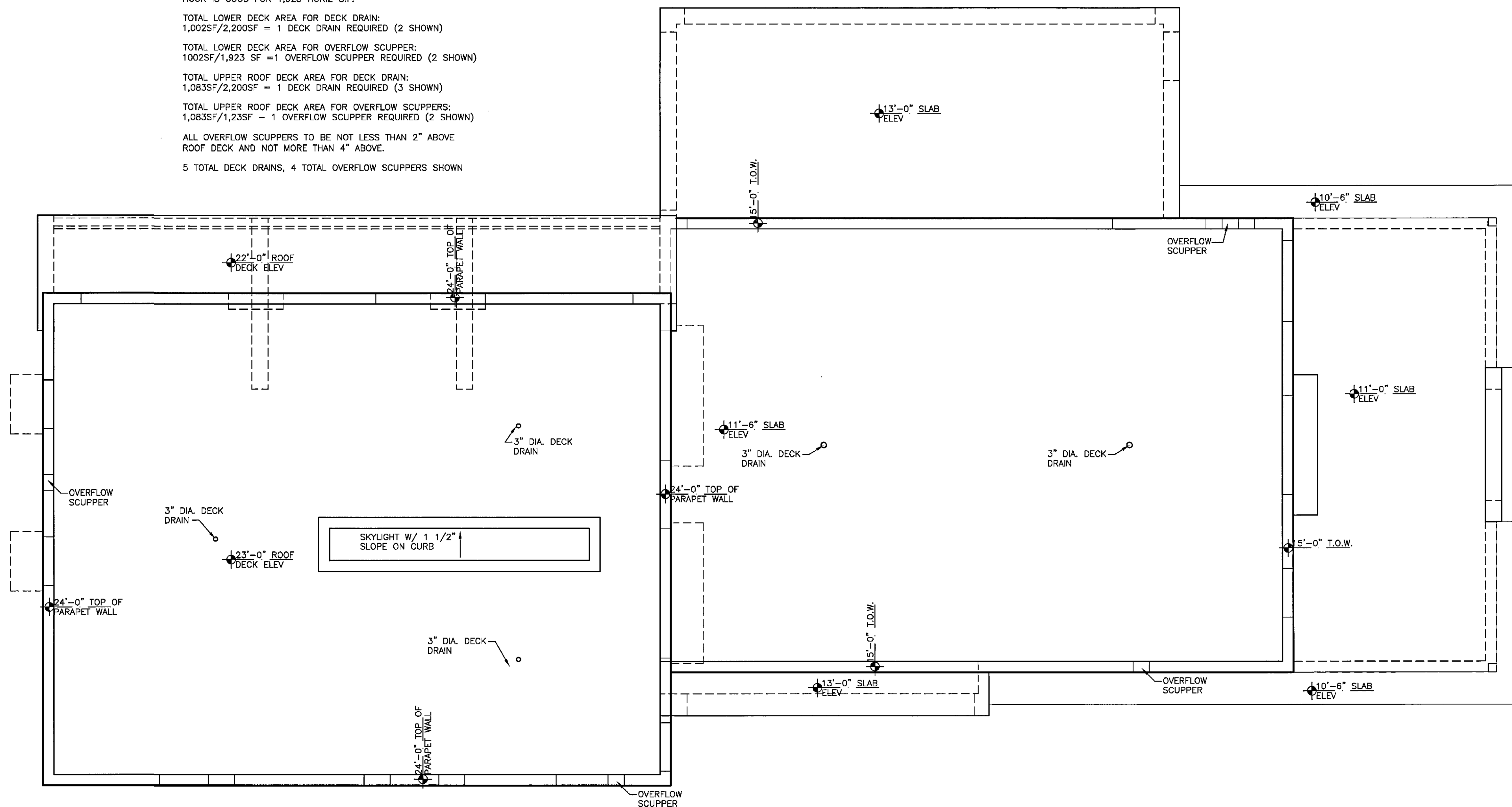
TOTAL LOWER DECK AREA FOR OVERFLOW SCUPPER:
1002SF/1,923 SF = 1 OVERFLOW SCUPPER REQUIRED (2 SHOWN)

TOTAL UPPER ROOF DECK AREA FOR DECK DRAIN:
1,083SF/2,200SF = 1 DECK DRAIN REQUIRED (3 SHOWN)

TOTAL UPPER ROOF DECK AREA FOR OVERFLOW SCUPPERS:
1,083SF/1,235F = 1 OVERFLOW SCUPPER REQUIRED (2 SHOWN)

ALL OVERFLOW SCUPPERS TO BE NOT LESS THAN 2" ABOVE
ROOF DECK AND NOT MORE THAN 4" ABOVE.

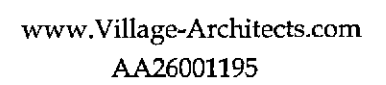
5 TOTAL DECK DRAINS, 4 TOTAL OVERFLOW SCUPPERS SHOWN



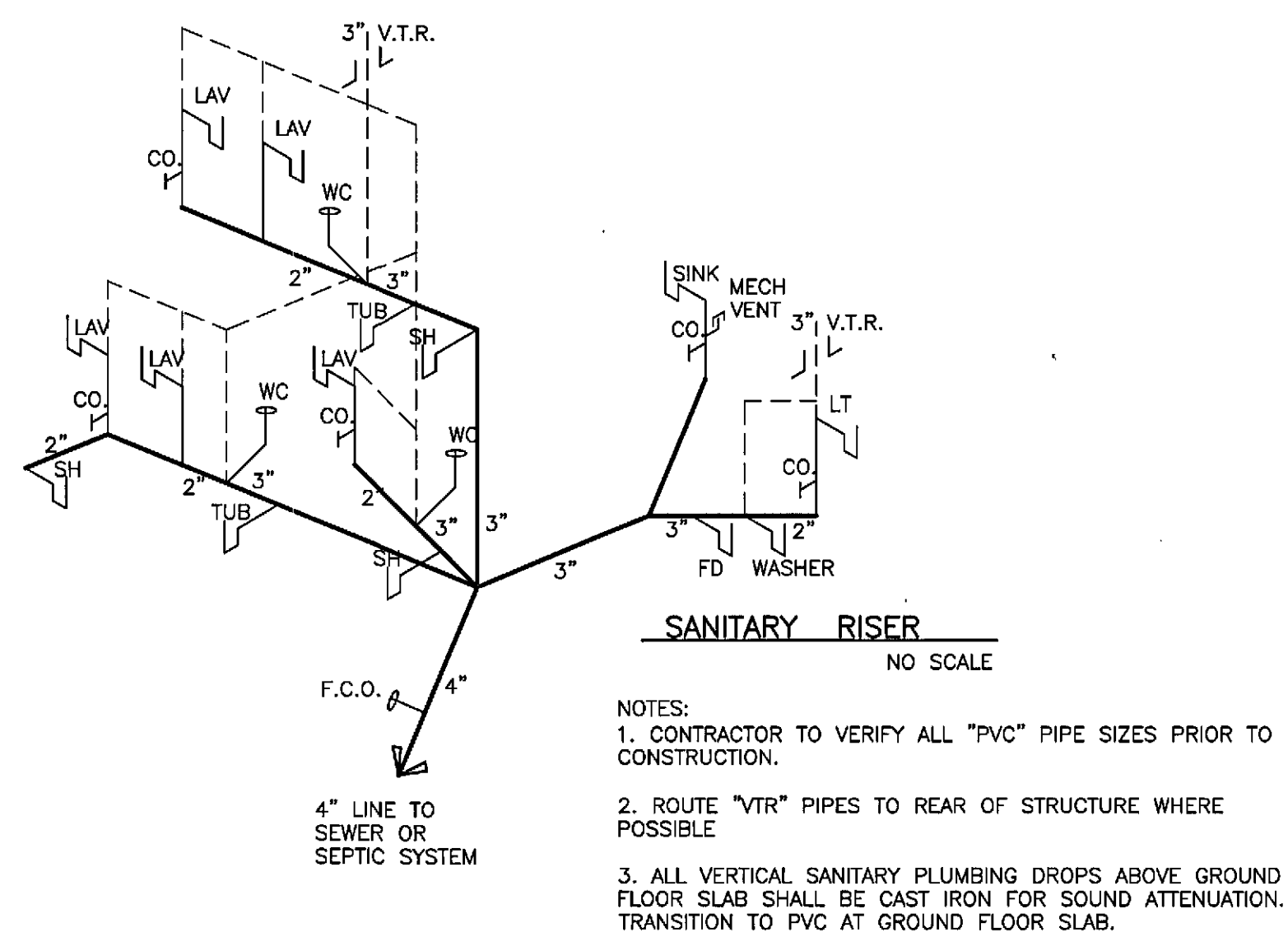
ROOF PLAN

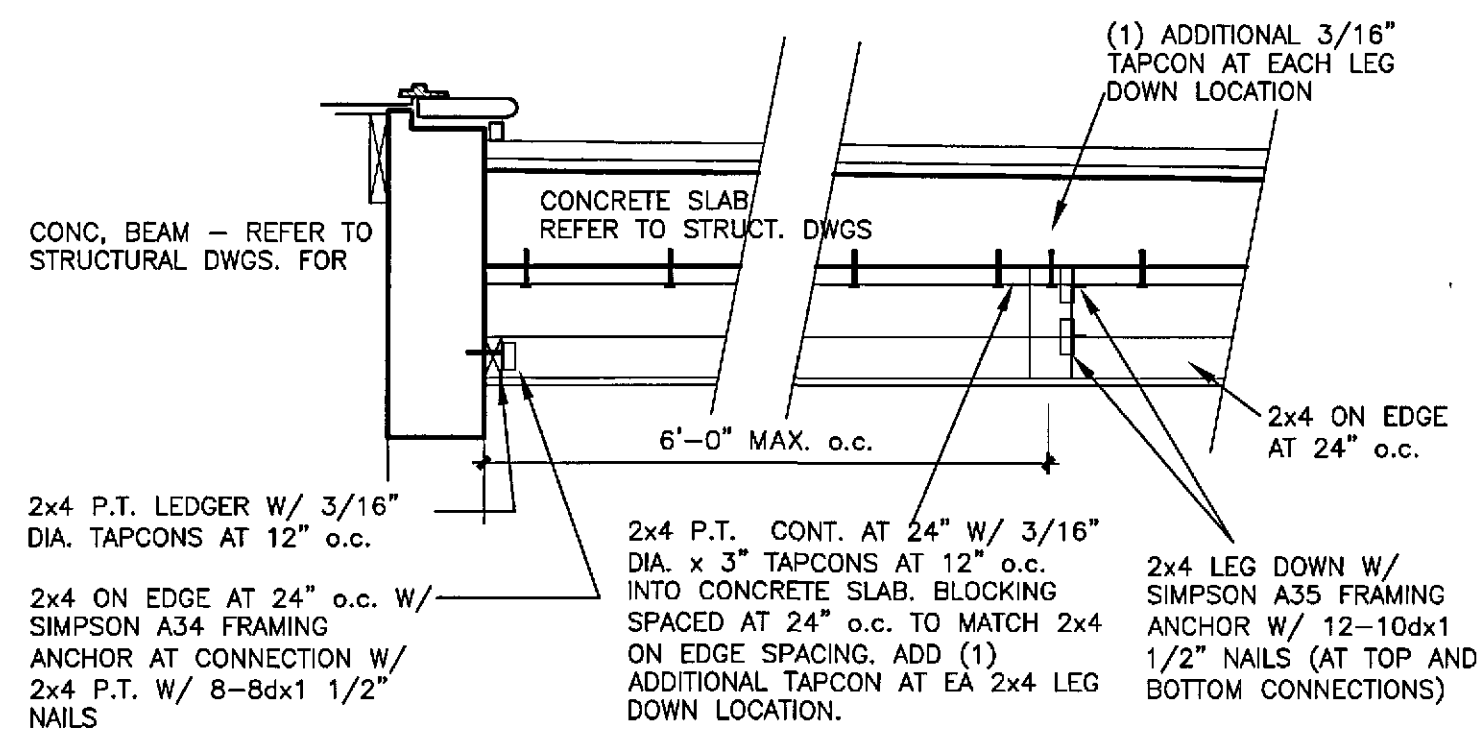
SCALE: 1/4" = 1'-0"

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BE MADE IN ANY STRUCTURAL MEMBER
INCLUDING CONCRETE BEAMS AND
COLUMNS, MASONRY BLOCK AND STEEL
BEAMS WITHOUT WRITTEN APPROVAL BY
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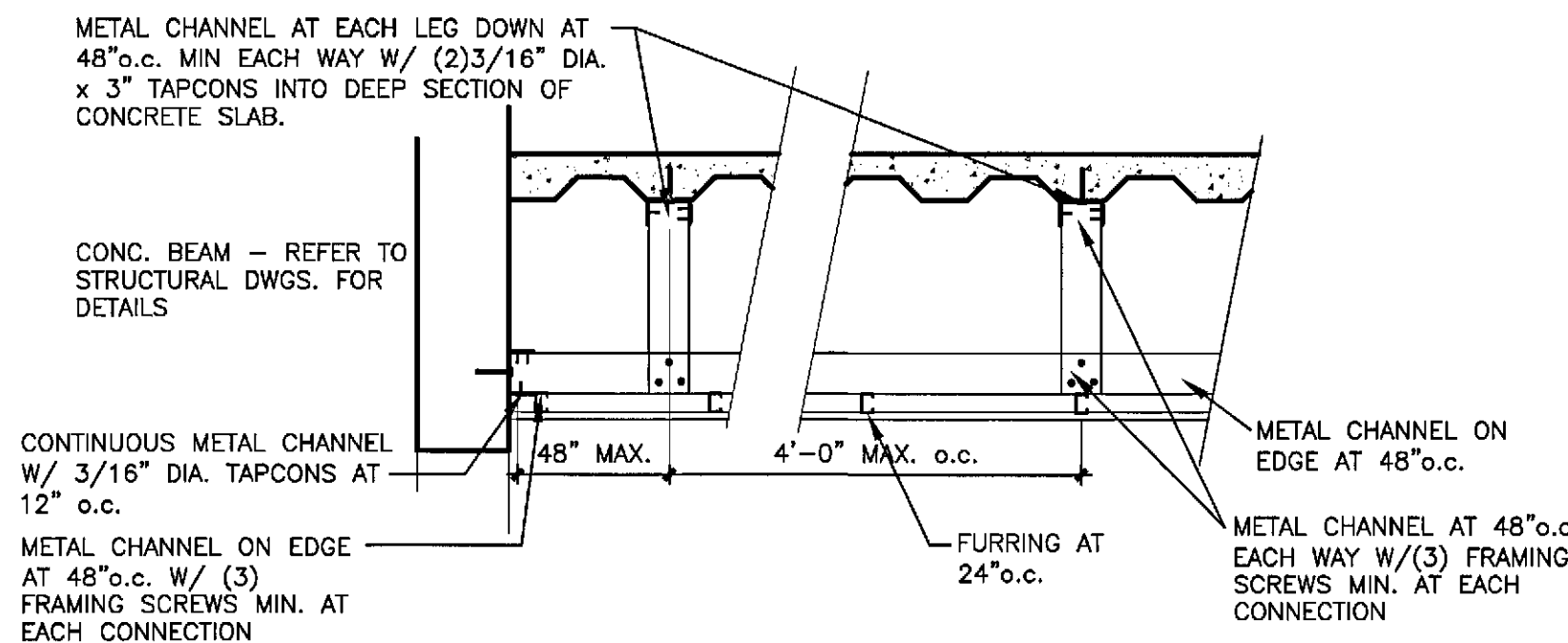
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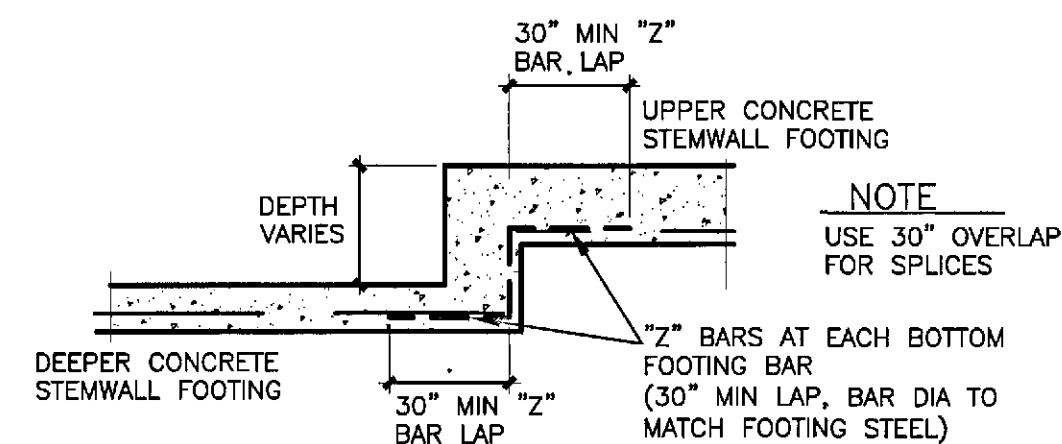
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FOR STUCCO AND WOOD CEILINGS
BELOW CONCRETE SLABS
SCALE: 3/4"= 1'-0"



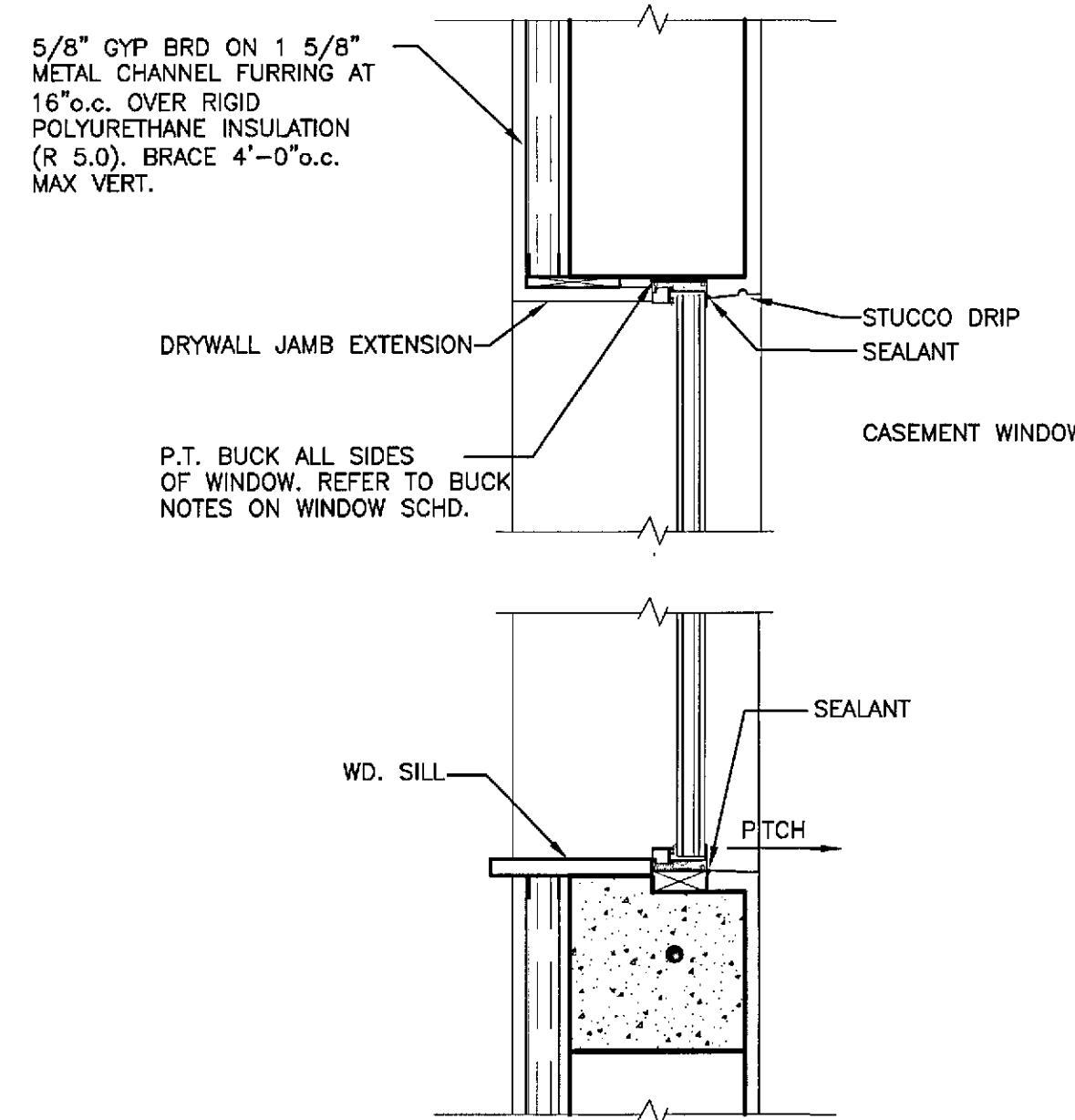
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FOR CEILINGS BELOW COMPOSITE CONCRETE
SLABS
SCALE: 3/4"= 1'-0"



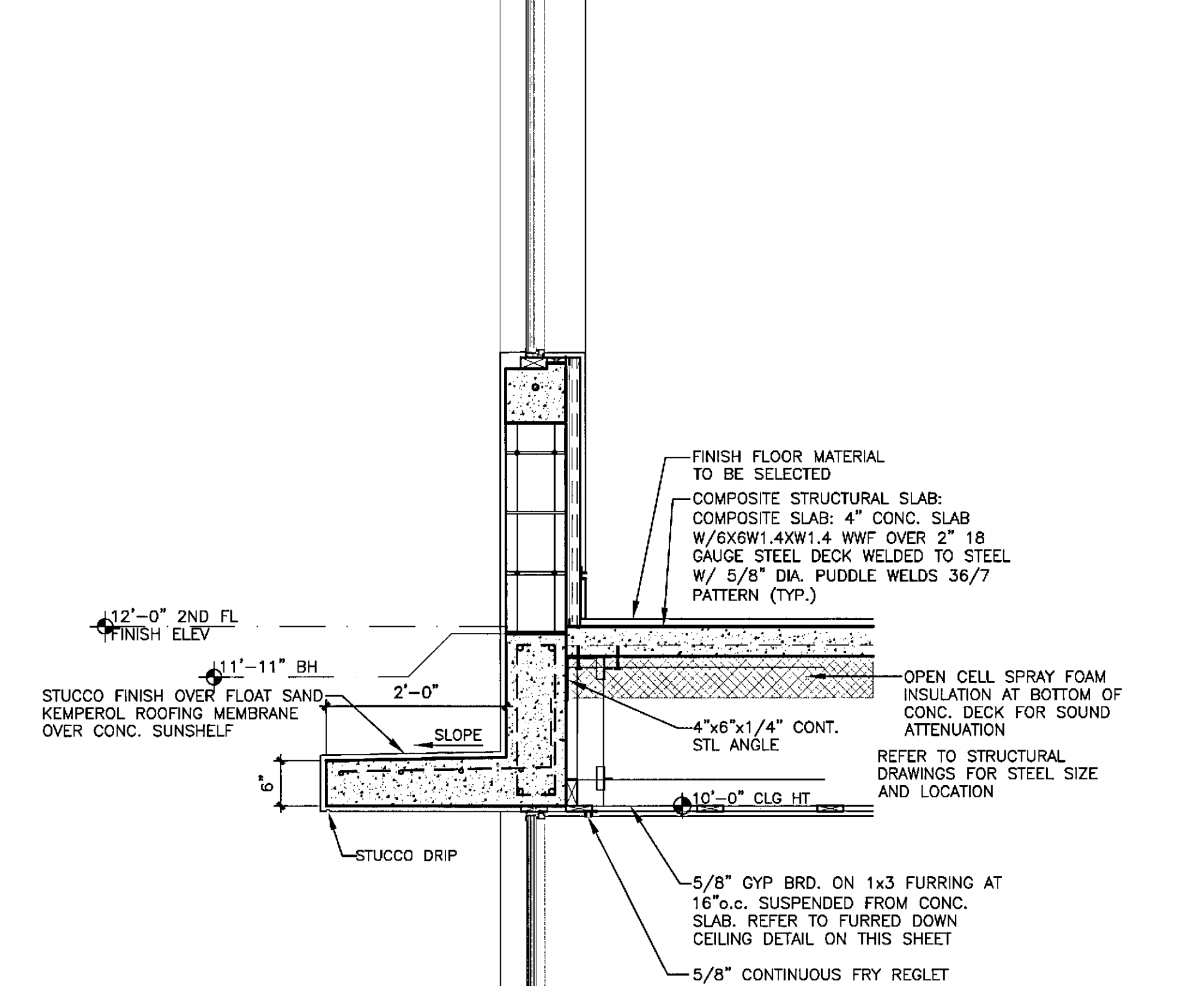
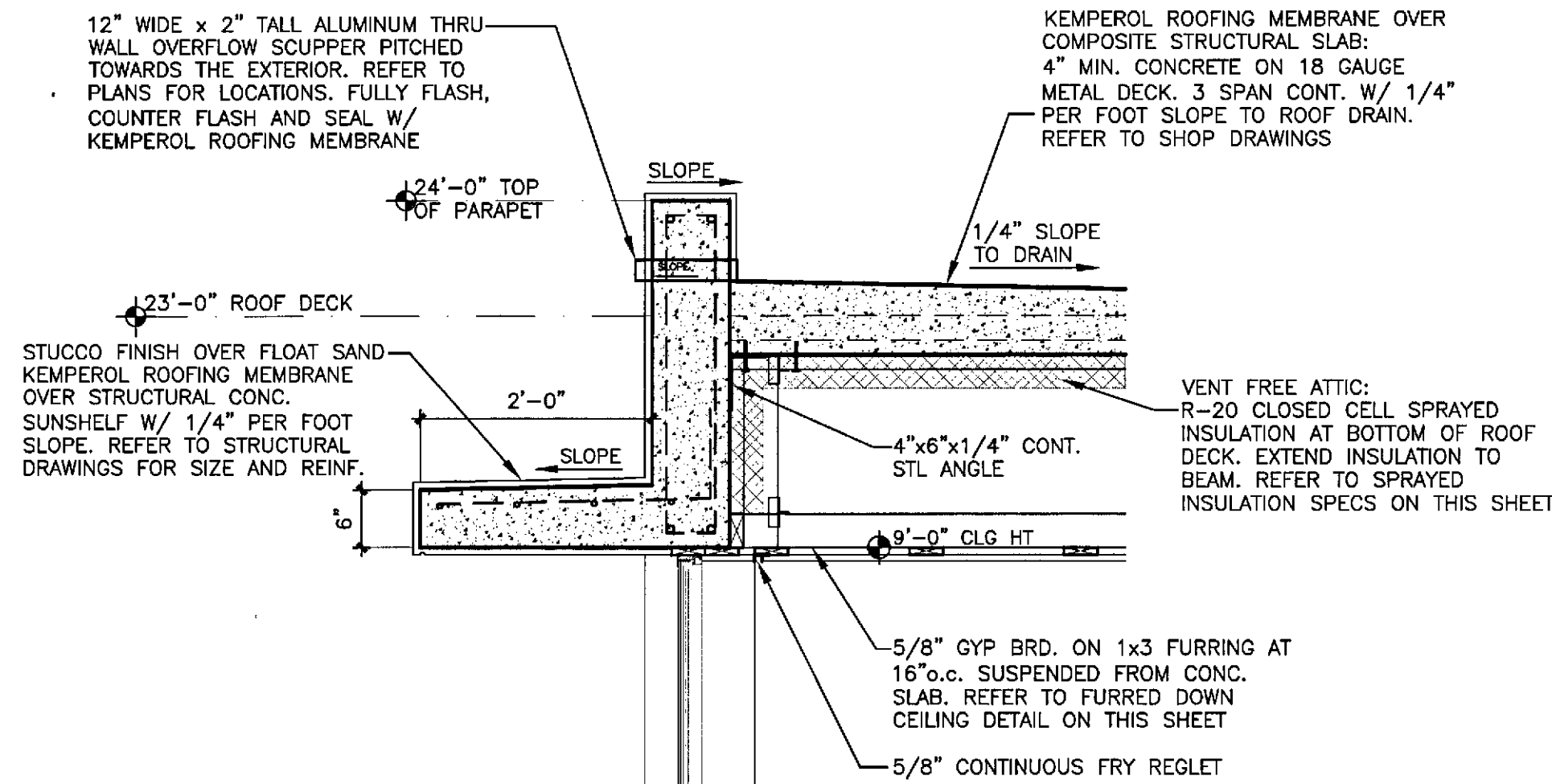
STEPPED STEMWALL FOOTING DETAIL

SCALE: N.T.S.

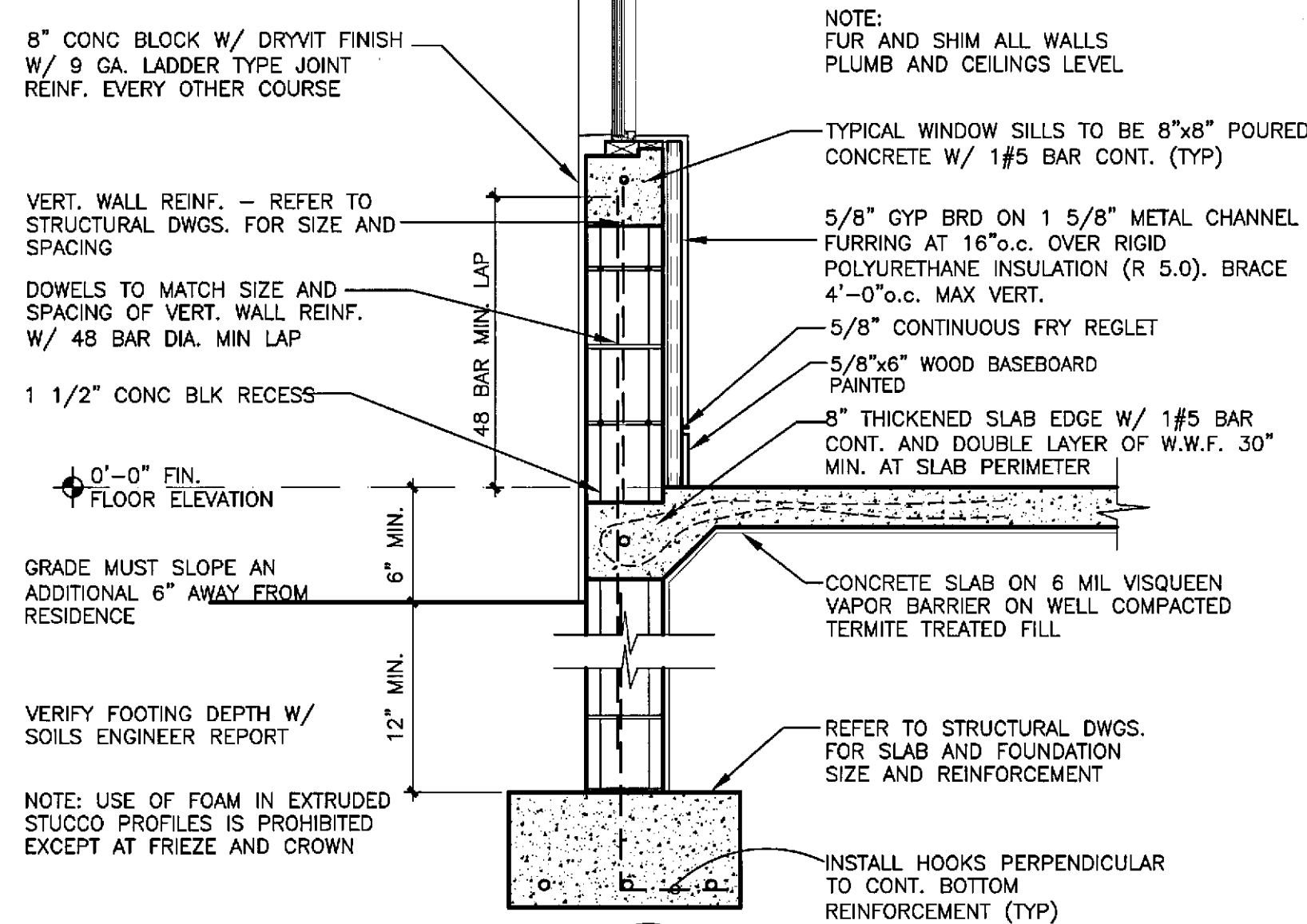


3 TYPICAL WINDOW DETAIL

SCALE: 1 1/2"= 1'-0"



NOTE: THE 0'-0" FIN. FIRST FLOOR ELEVATION IS TO THE FINISHED FLOOR MATERIAL. THE CONTRACTOR NEEDS TO COORDINATE THE DIFFERENT RECESSES IN THE CONCRETE SLAB NEEDED FOR VARIOUS FLOOR MATERIALS TO PROVIDE A LEVEL FINISHED FLOOR. (THE 0'-0" ELEVATION IS NOT THE SLAB ELEVATION)

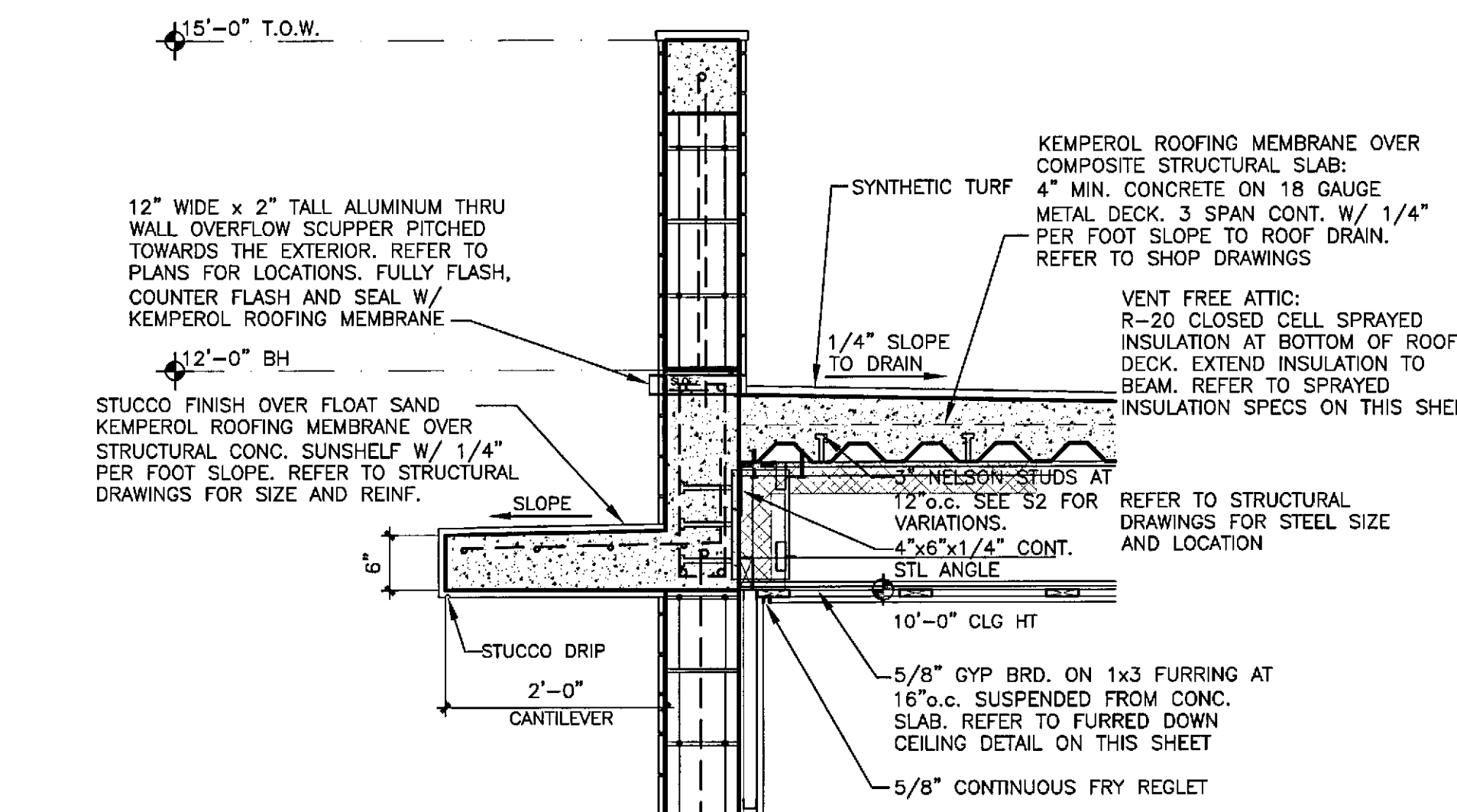


2-STORY WALL

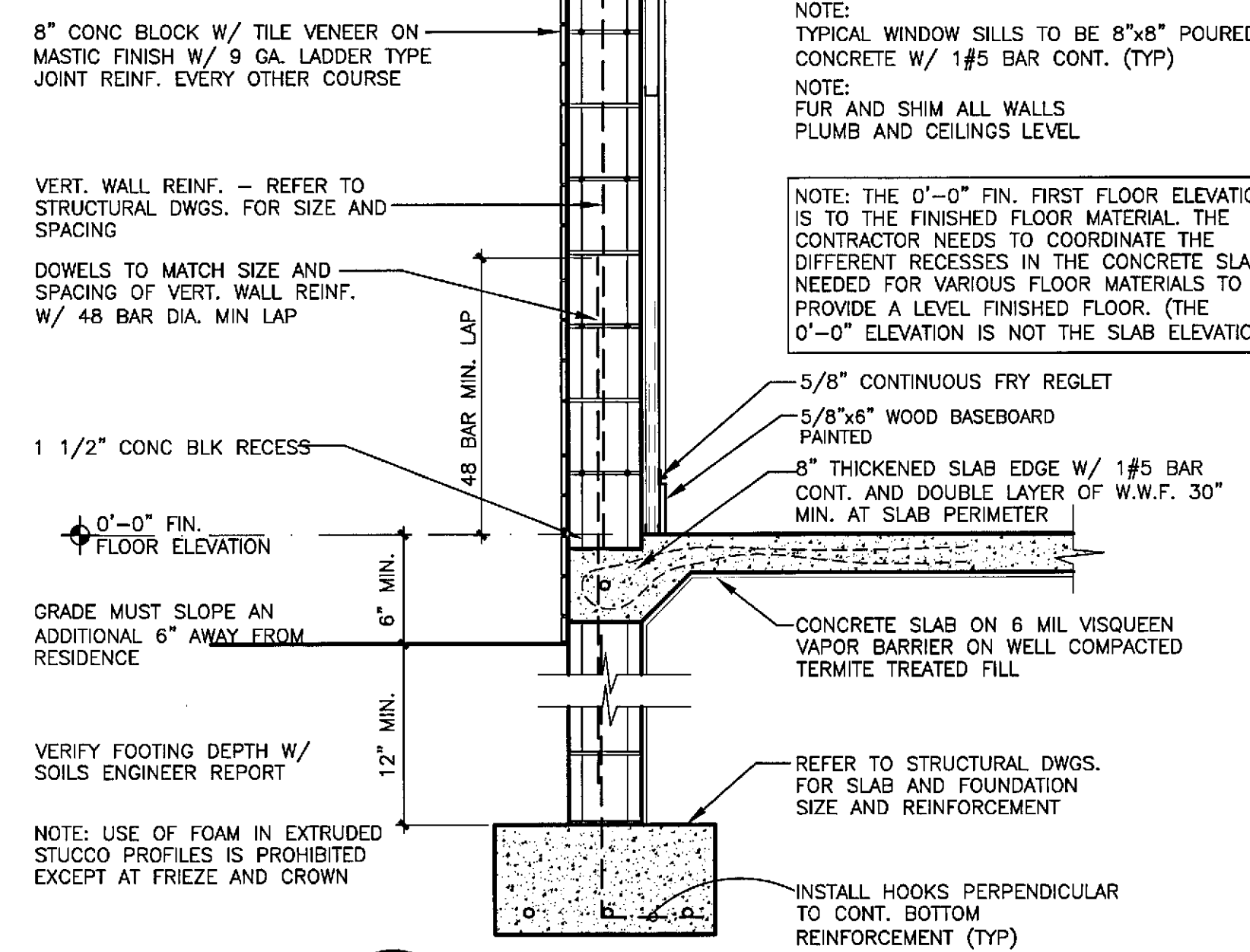
A6

SCALE: 3/4"= 1'-0"

SPRAYED INSULATION SPECS:
THIS RESIDENCE IS DESIGNED WITH A VENT FREE ATTIC. OPTIONS FOR R-20 SPRAYED FOAM INSULATION AT BOTTOM OF ROOF DECKS ARE:
OPTION 1 - FOR ATTICS WITHOUT STORAGE
R-20 1/2 LB CLOSED CELL SPRAY FOAM INSULATION WITHOUT IGNITION BARRIER (U.O.N.) AT BOTTOM OF ROOF DECK. EXTEND INSULATION TO BEAM. (1" OF SPRAYED ON INSULATION R=6, R-20 WILL REQUIRE 3 1/2" MIN THICKNESS). MUST PASS "APPENDIX X" OF AC377 WITHOUT ADDITIONAL IGNITION BARRIER.
OPTION 2 - R-20 ICYNENE INSULATION (OPEN CELL) AT BOTTOM OF ROOF DECK. EXTEND INSULATION TO BEAM. (1" OF ICYNENE SPRAYED ON INSULATION R=3.66, R-20 WILL REQUIRE 5 1/2" MIN THICKNESS)
OPTION 3 - DEMILEC "SELECTION 500" OPEN CELL SPRAYED POLYURETHANE INSULATION AT BOTTOM OF ROOF DECKS (R=3.81/IN, R-20 REQUIRES 5.25" MIN. THICKNESS)



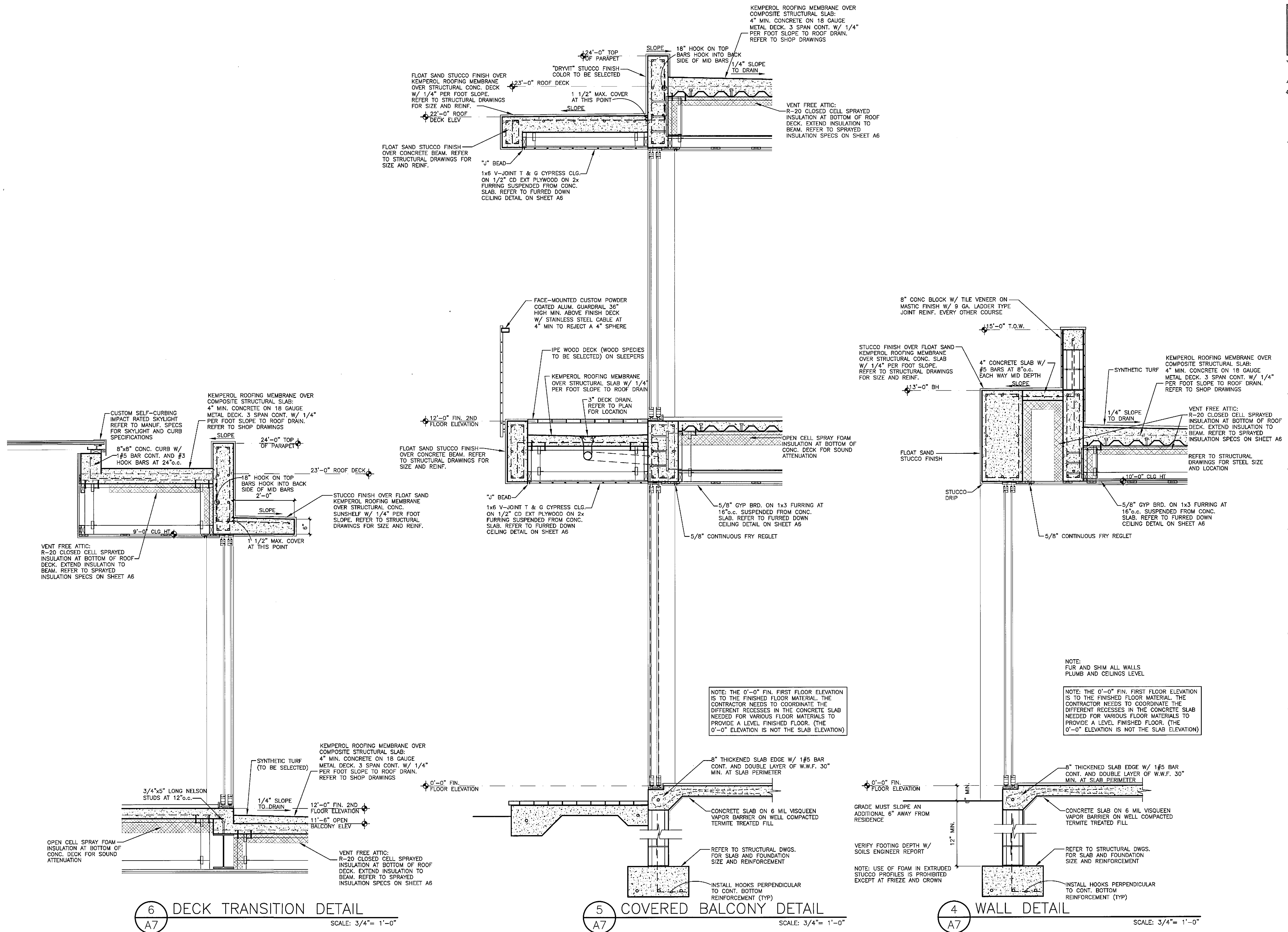
NOTE: CONTRACTOR TO PROVIDE SEPARATE BID FOR 'SUPER THOROSEAL' TROWEL AND PAINTED ONTO CONCRETE BLOCKS PRIOR TO APPLICATION OF STUCCO. 'SUPER THOROSEAL' TO BE ON ALL EXTERIOR SURFACES THAT WILL BE EXPOSED TO THE WEATHER AT TIME OF FINAL COMPLETION OF PROJECT. RETURN 'SUPER THOROSEAL' AT INSIDE FACE OF ALL OPENINGS.



1 TYPICAL 1-STORY WALL

A6

SCALE: 3/4"= 1'-0"



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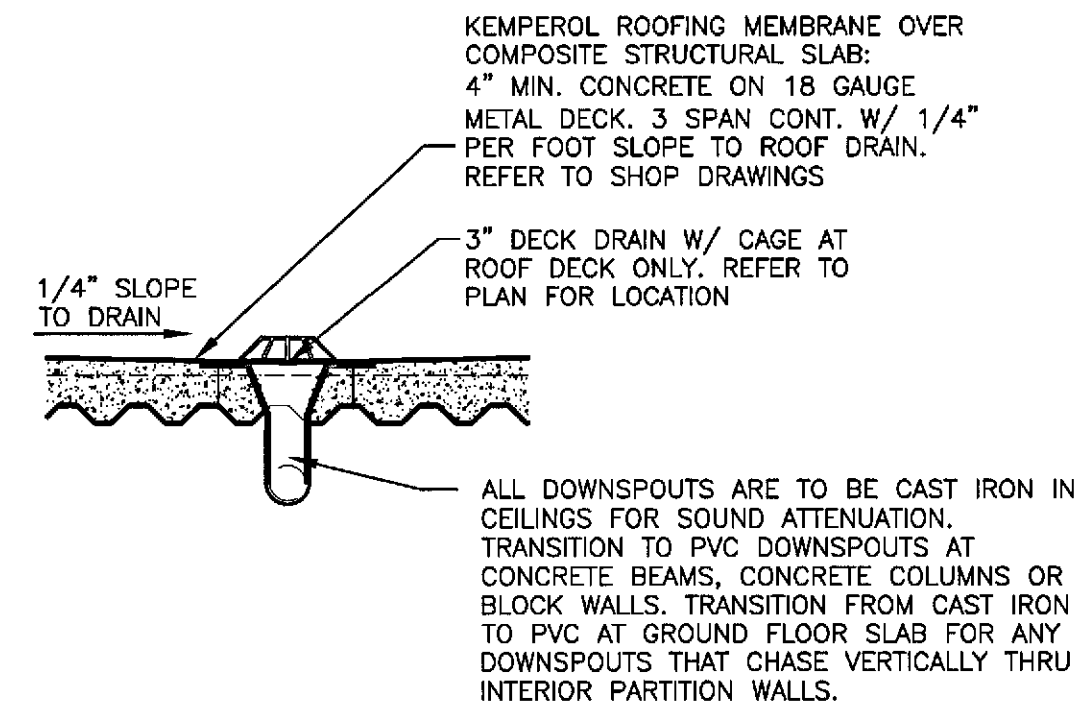
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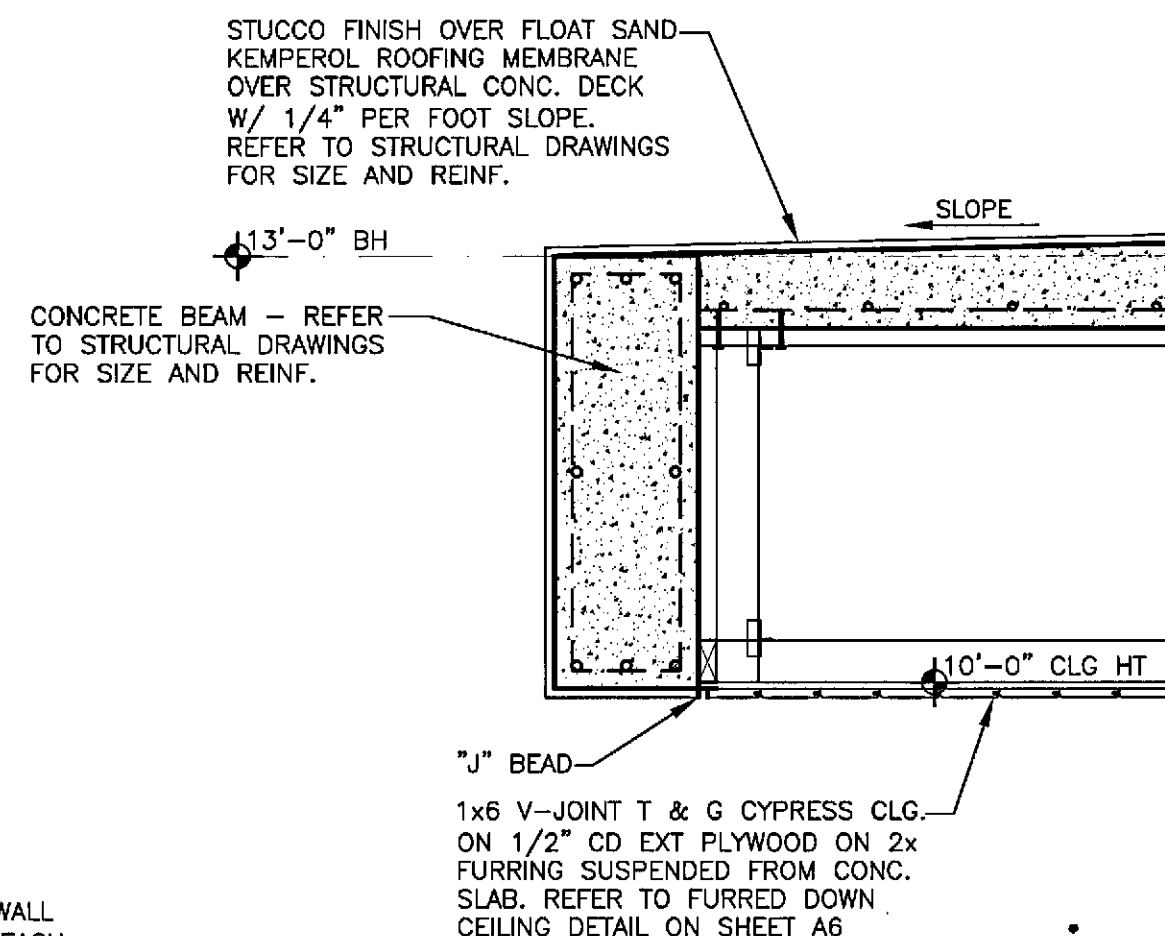
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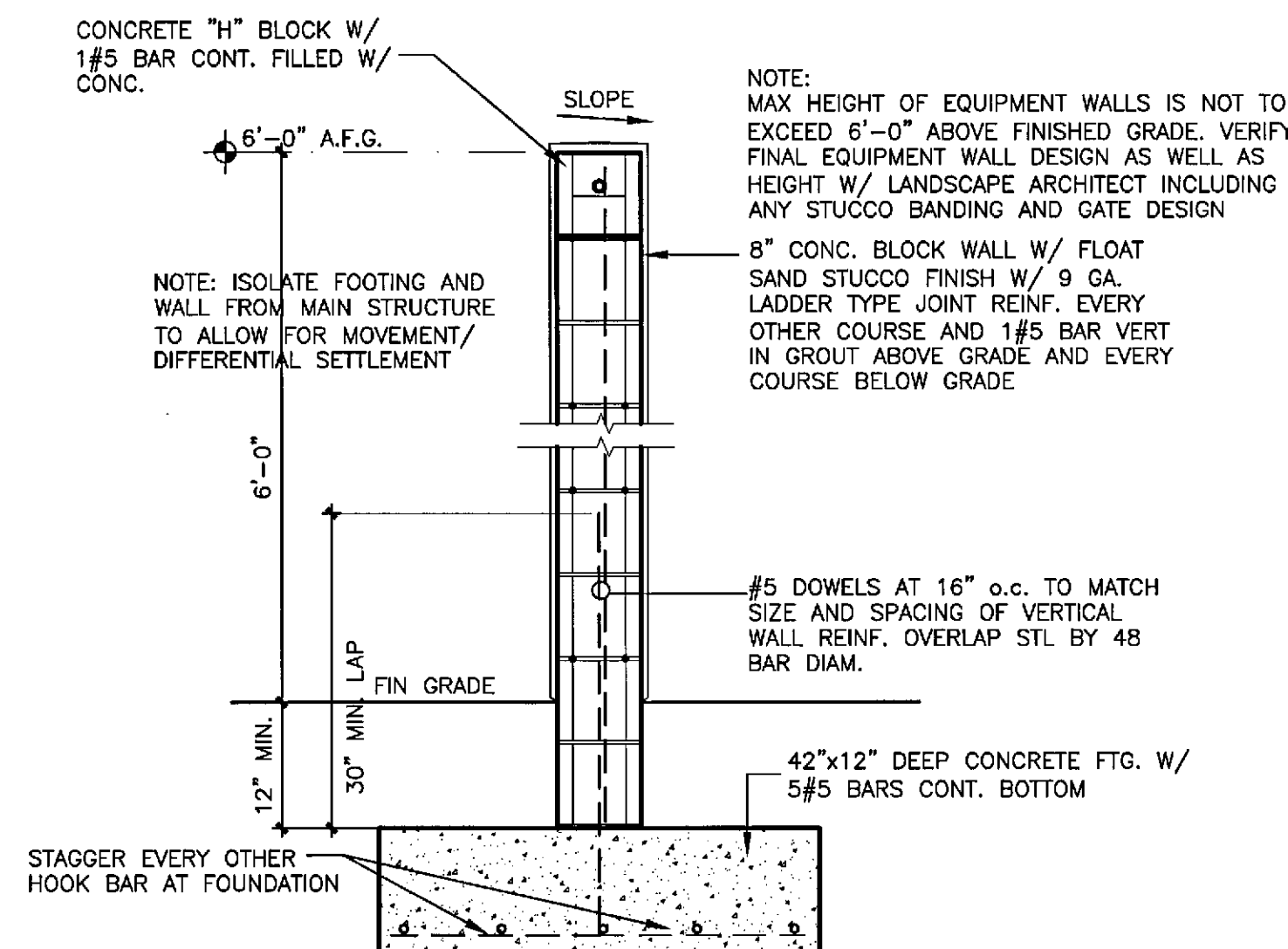
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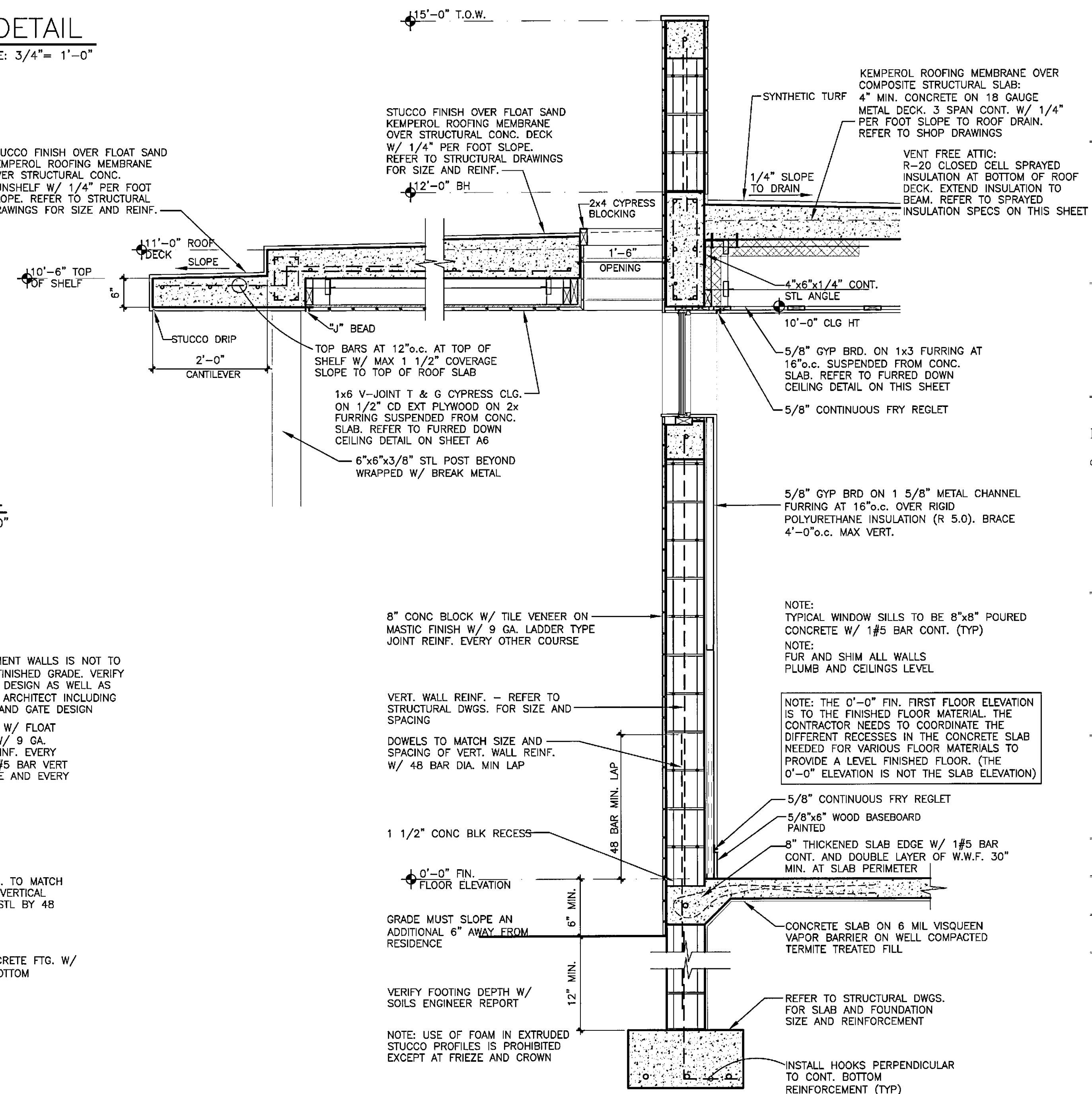
10 TYPICAL DECK DRAIN DETAIL
SCALE: 3/4"= 1'-0"



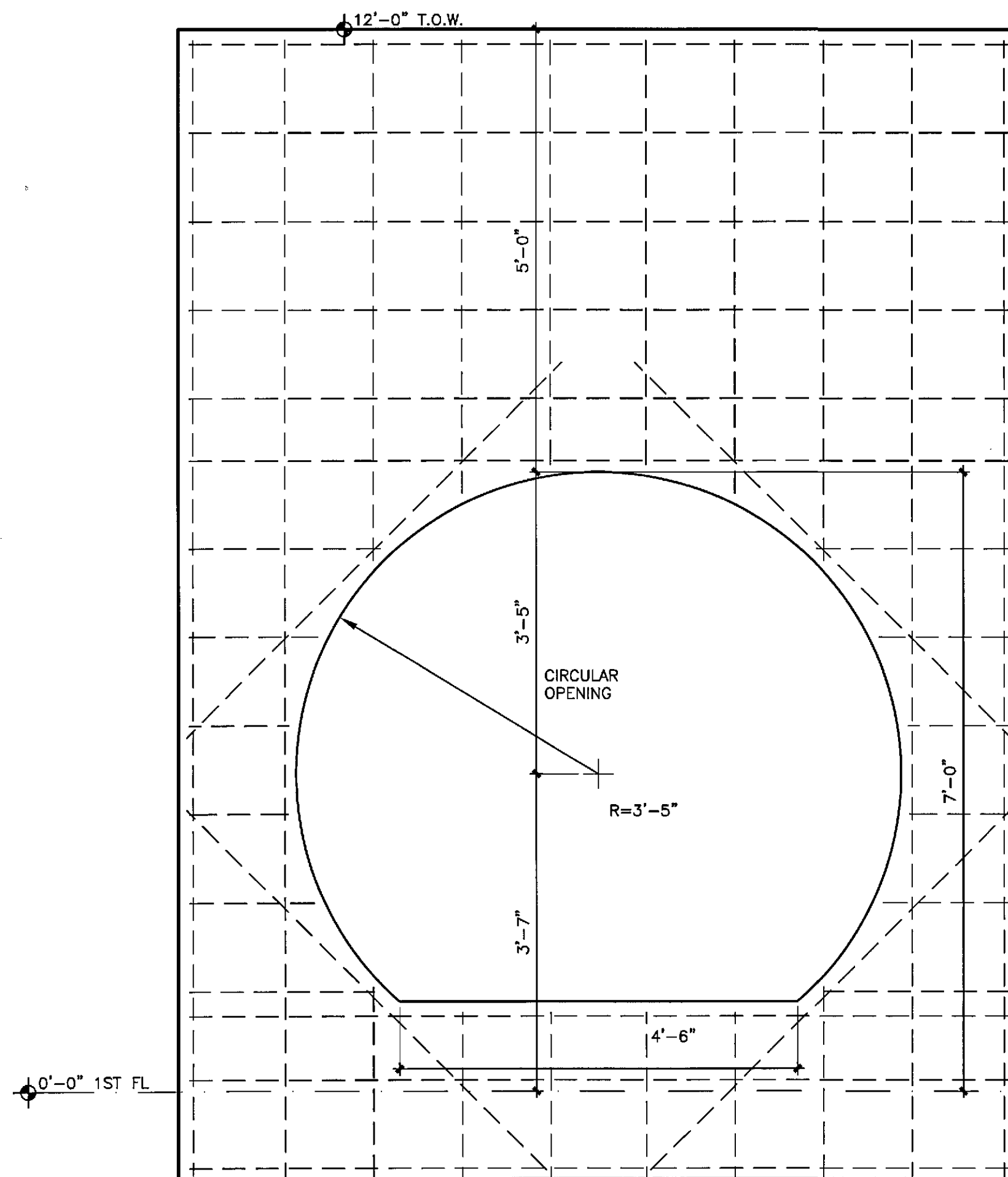
9 COVERED LANAI DETAIL
SCALE: 3/4"= 1'-0"



8 6' EQUIPMENT WALL
SCALE: 3/4"= 1'-0"



7 CARPORT DETAIL
SCALE: 3/4"= 1'-0"



11 POURED WALL DETAIL
SCALE: 3/4"= 1'-0"

ROOM FINISH SCHEDULE													
ROOM	FLOOR	BASE	CASING		CROWN	WALL		CEILING			REMARKS		
			DOOR	WINDOW		MATL.	FIN	MATL.	FIN	HT			
FIRST FLOOR													
CARPORIT		SM CONC.	--	--	--	STUCCO	PAINT	STUCCO	PAINT	10'-8"			
FOYER		TILE	5/8"x6"	--	--	GYP. BD	PAINT	GYP. BD	PAINT	10'-0"			
KITCHEN		TILE	5/8"x6"	--	--	GYP. BD	PAINT	GYP. BD	PAINT	10'-0"			
PANTRY		TILE	5/8"x6"	--	--	GYP. BD	PAINT	GYP. BD	PAINT	10'-0"			
LAUNDRY		TILE	5/8"x6"	--	--	GYP. BD	PAINT	GYP. BD	PAINT	10'-0"			
DINING		TILE	5/8"x6"	--	--	GYP. BD	PAINT	GYP. BD	PAINT	10'-0"			
GREAT ROOM		TILE	5/8"x6"	--	--	GYP. BD	PAINT	GYP. BD	PAINT	10'-0"			
COVERED LANAI		TILE	--	--	--	STUCCO	PAINT	WOOD	STAIN	10'-0"			
LOWER GALLERY		TILE	5/8"x6"	--	--	GYP. BD	PAINT	GYP. BD	PAINT	10'-0"			
MAIN STAIR		TILE	5/8"x6"	--	--	GYP. BD	PAINT	GYP. BD	PAINT	10'-0"			
GUEST BATH #2		TILE	5/8"x6"	--	--	GYP. BD	PAINT	GYP. BD	PAINT	10'-0"			
STORAGE		TILE	5/8"x6"	--	--	GYP. BD	PAINT	GYP. BD	PAINT	10'-0"			
EXERCISE/DEN		TILE	5/8"x6"	--	--	GYP. BD	PAINT	GYP. BD	PAINT	10'-0"			
DECK		TILE	--	--	--	STUCCO	PAINT	WOOD	STAIN	10'-0"			
GUEST BED #2		TILE	5/8"x6"	--	--	GYP. BD	PAINT	GYP. BD	PAINT	10'-0"			
MASTER GUEST SUITE		TILE	5/8"x6"	--	--	GYP. BD	PAINT	GYP. BD	PAINT	10'-0"			
W.I.C.		TILE	5/8"x6"	--	--	GYP. BD	PAINT	GYP. BD	PAINT	10'-0"			
GUEST MASTER BATH		TILE	5/8"x6"	--	--	GYP. BD	PAINT	GYP. BD	PAINT	10'-0"			
SECOND FLOOR													
MAIN STAIR		TILE	5/8"x6"	--	--	GYP. BD	PAINT	GYP. BD	PAINT	9'-0"			
UPPER GALLERY		TILE	5/8"x6"	--	--	GYP. BD	PAINT	GYP. BD	PAINT	9'-0"			
OPEN ROOF TERRACE		SYNTHETIC TURF	--	--	--	STUCCO	PAINT	--	--	--			
OFFICE		TILE	5/8"x6"	--	--	GYP. BD	PAINT	GYP. BD	PAINT	9'-0"			
COVERED BALCONY		WOOD	--	--	--	STUCCO	PAINT	WOOD	STAIN	9'-0"			
MASTER SUITE		TILE	5/8"x6"	--	--	GYP. BD	PAINT	GYP. BD	PAINT	9'-0"			
HIS W.I.C.		TILE	5/8"x6"	--	--	GYP. BD	PAINT	GYP. BD	PAINT	9'-0"			
HER W.I.C.		TILE	5/8"x6"	--	--	GYP. BD	PAINT	GYP. BD	PAINT	9'-0"			
MASTER BATH		TILE	5/8"x6"	--	--	GYP. BD	PAINT	GYP. BD	PAINT	9'-0"			

NOTE: VERIFY ALL FINISHES WITH THE OWNER AND/OR DECORATOR PRIOR TO BIDDING OR START OF CONSTRUCTION

TRIM ABOVE IS FOR BIDDING PURPOSES ONLY. REFER TO INTERIOR DRAWINGS FOR TRIM PROFILES. VERIFY TRIM SELECTIONS PRIOR TO PROCEEDING WITH WORK

FINISH NOTES:

VERIFY ALL FINISHES BEFORE PROCEEDING W/ WORK OR SUBMITTING BIDS

- USE "DUROCK" AT ALL WET AREAS TO RECEIVE TILE OR MARBLE. USE MOISTURE RESISTANT GYP. BD. IN ALL OTHER BATHROOM VAPOR AREAS. ANYONE CAUGHT INSTALLING TILE OR MARBLE ON GYP BOARD AND NOT DUROCK IN A WET AREA WILL BE SHOT ON SIGHT.

- ALL BATH SHOWERS TO HAVE SOAP RECESSES (V.L.O.J.)

- GYP. BOARD FINISH SHALL BE SMOOTH AT WALLS AND CEILING EXCEPT WHERE NOTED OTHERWISE

INTERIOR DOOR SCHEDULE			
NO.	SIZE	TYPE	REMARKS
FIRST FLOOR			
8	2'-8" X 8'-0"	S.C. WOOD, SWING	PANELED
9	2'-8" X 8'-0"	S.C. WOOD, POCKET	PANELED
10	2'-8" X 8'-0"	S.C. WOOD, SWING	PANELED
11	2'-8" X 8'-0"	S.C. WOOD, SWING	PANELED
12	2'-8" X 8'-0"	S.C. WOOD, SWING	PANELED
13	FIELD VERIFY	GLASS SHOWER DR. SWING	TEMPERED GLASS
14	2'-8" X 8'-0"	S.C. WOOD, SWING	PANELED
15	2'-8" X 8'-0"	S.C. WOOD, SWING	HIDDEN DOOR
16	2'-8" X 8'-0"	S.C. WOOD, SWING	HIDDEN DOOR
17	2'-8" X 8'-0"	S.C. WOOD, SWING	HIDDEN DOOR
18	2'-8" X 8'-0"	S.C. WOOD, SWING	PANELED
19	2'-8" X 8'-0"	S.C. WOOD, SWING	PANELED
20	2'-8" X 8'-0"	S.C. WOOD, POCKET	PANELED
21	2'-8" X 8'-0"	S.C. WOOD, SWING	PANELED
22	FIELD VERIFY	GLASS SHOWER DR. SWING	TEMPERED GLASS
23	O P E N		
24	O P E N		
2nd FLOOR			
29	2'-8" X 8'-0"	S.C. WOOD, SWING	PANELED
30	2'-8" X 8'-0"	S.C. WOOD, SWING	PANELED
31	2'-8" X 8'-0"	S.C. WOOD, POCKET	PANELED
32	2'-8" X 8'-0"	S.C. WOOD, POCKET	PANELED
33	3'-0" X 8'-0"	S.C. WOOD, POCKET	PANELED
34	FIELD VERIFY	GLASS SHOWER DR. SWING	TEMPERED GLASS

INTERIOR DOORS MAY NEED TO BE ADJUSTED IN HEIGHT IN ORDER TO MATCH EXTERIOR WINDOW AND DOOR HEIGHTS

WINDOW SCHEDULE						WIND PRESSURES ARE BASED ON ASCE 7-10, 170 MPH, EXP C, RISK CATEGORY II, ASD DESIGN		DESIGN PRESSURE	PRODUCT DESIGN PRESSURE
ID MARK	SIZE	TYPE	HEIGHT	REMARKS					
FIRST FLOOR									
A	72"x24"	FIXED	10'-0"					A	+34.39, -37.29
B	36"x62"	CASEMENT	10'-0"					B	+33.82, -44.44
C	36"x96"	SINGLE HUNG	10'-0"					C	+32.85, -35.75
D	96"x24"	FIXED	10'-0"					D	+33.75, -36.65
E	36"x96"	SINGLE HUNG	10'-0"					E	+32.85, -35.75
F	36"x84"	SINGLE HUNG	10'-0"					F	+33.15, -36.05
G	36"x84"	SINGLE HUNG	10'-0"					G	+33.15, -36.05
H	36"x120"	FIXED	10'-0"					H	+32.12, -41.04
2nd FLOOR									
J	68"x24"	FIXED	21'-0"					J	+34.52, -37.42
K	36"x96"	SINGLE HUNG	21'-0"					K	+32.85, -35.75
L	96"x24"	FIXED	21'-0"					L	+33.75, -36.65
M	36"x96"	SINGLE HUNG	21'-0"					M	+32.85, -35.75
N	36"x72"	SINGLE HUNG	21'-0"					N	+33.49, -36.39
P	36"x72"	SINGLE HUNG	21'-0"					P	+33.49, -36.39
WINDOW HEAD HEIGHTS MAY NEED TO BE ADJUSTED IN ORDER TO MATCH EXTERIOR DOOR HEIGHTS									

EXTERIOR DOOR SCHEDULE						WIND PRESSURES ARE BASED ON ASCE 7-10, 170 MPH, EXP C, RISK CATEGORY II, ASD DESIGN		BLDG. DESIGN PRESSURE CODE (from chart below)	PRODUCT DESIGN PRESSURE
ID MARK	PRODUCT	DESCRIPTION	REMARKS						
FIRST FLOOR									
1	3'-0" x 10'-0"	CLAD "FRENCH", SWING	W/ 24" SIDE LITE					1	+32.12, -41.04
2	3'-0" x 10'-0"	CLAD "FRENCH", SWING						2	+32.12, -35.02
3	(4) 4'-6" x 10'-0"	STACKING SL. GL. DOORS	STACK TO BOTH SIDES (17'-8 1/2" OVERALL OPENING)					3	+28.41, -31.31
4	(2) 4'-6 1/2"x10'-0"	STACKING SL. GL. DOORS	STACK TO ONE SIDE (9'-11" OVERALL OPENING)					4	+29.91, -36.62
5	(2) 4'-6 1/2"x10'-0"	STACKING SL. GL. DOORS	STACK TO ONE SIDE (9'-11" OVERALL OPENING)					5	+29.91, -32.81
6	(2) 4'-6 1/2"x10'-0"	STACKING SL. GL. DOORS	STACK TO ONE SIDE (9'-11" OVERALL OPENING)					6	+29.91, -32.81
7	(6) 4'-4 1/2"x10'-0"	STACKING SL. GL. DOORS	STACK TO BOTH SIDES (28'-2 1/2" OVERALL OPENING)					7	+27.55, -30.45
SECOND FLOOR									
25	(4) 4'-6 1/2"x 9'-0"	STACKING SL. GL. DOORS	STACK TO BOTH SIDES (18'-2" OVERALL OPENING)					25	+28.60, -34.01
26	(2) 4'-6 1/2"x 9'-0"	STACKING SL. GL. DOORS	STACK TO ONE SIDE (9'-11" OVERALL OPENING)					26	+30.15, -37.09
27	(2) 4'-0" x 9'-0"	STACKING SL. GL. DOORS	STACK TO ONE SIDE (8'-0" OVERALL OPENING)					27	+30.41, -37.62
28	(2) 4'-0" x 9'-0"	STACKING SL. GL. DOORS	STACK TO ONE SIDE (8'-0" OVERALL OPENING)					28	+30.41, -33.31

WINDOW AND DOOR NOTES:

SINGLE HUNG WINDOWS AND FIXED GLASS BY "WINDOW" OR "S.I.W." OR "LA FINESTRA" (VERIFY MFG.) W/ IMPACT TINTED GLASS, TYPICAL MUNTINS 7/8" ON BOTH SIDES, NON-REMOVABLE I/S, W/ ROLL DOWN INTEGRATED SCREENS, UNLESS OPENING UNTO A SCREENED ENCLOSURE. (COLOR TO BE VERIFIED)

TYPICAL EXTERIOR FRENCH DOORS BY "WINDOW" OR "S.I.W." OR "LA FINESTRA" (VERIFY MFG.) W/ IMPACT TINTED GLASS. TYPICAL MUNTINS 1" ON BOTH SIDES. VERIFY IF SCREENS ARE AT DOORS. (COLOR TO BE VERIFIED)

SLIDING GLASS DOORS BY "WINDOW" OR S.I.W. OR LA FINESTRA (VERIFY MANUF)

(EGRESS) INDICATES WINDOWS THAT ARE TO BE IN COMPLIANCE WITH NATIONAL EGRESS CODES

INTERIOR DOORS TO BE 1 3/4" THICK

CONTRACTOR AND WINDOW/DOOR MFR. SHALL FIELD VERIFY ALL WINDOW AND EXTERIOR DOOR OPENINGS PRIOR TO ORDERING. VERIFY FINAL LOCATIONS W/ INTERIOR DESIGNER/ARCHITECT. YES... FIELD VERIFY SIZES PRIOR TO ORDERING!!!

ALL EXTERIOR DOOR AND WINDOW HEAD HEIGHTS TO LINE UP. NOTE: FRONT DOOR AND EXTERIOR FRENCH SWING DOORS SHALL HAVE A RECESSED PRECAST THRESHOLD. REFER TO PRECAST THRESHOLD DETAIL ON SHEET A1. SET THE EXTERIOR DOOR HEAD HEIGHT, ALLOWING FOR THE RECESSED PRECAST THRESHOLD. ALIGN THE HEAD HEIGHTS OF THE WINDOWS, THE INTERIOR DOORS AND ALL REMAINING EXTERIOR DOORS TO THIS ESTABLISHED EXTERIOR DOOR HEAD HEIGHT.

WINDOW AND EXTERIOR DOOR SIZES AND LOCATIONS

WINDOW AND DOOR NOTES CONT:

NEED TO BE VERIFIED IN FIELD PRIOR TO ORDERING

AMMONIACAL COPPER ZINC ARSENATE (ACZA) TREATED WOOD IS PROHIBITED DUE TO ITS HIGH CORROSIONENESS TO ALL METAL FASTENERS AND CONNECTORS.

FASTENERS AT PRESSURE TREATED WOOD SHALL BE GALVANIZED (G185 COATING MIN.) CONNECTORS AND FASTENERS SHOULD BE OF THE SAME MATERIAL.

ALUMINUM WINDOWS AND ALUMINUM CLAD WINDOWS MUST BE INSTALLED WITH A PROTECTIVE LAYER OF 15# FELT BETWEEN THE P.T. BUCK AND THE WINDOW TO PREVENT CORROSION.

ALL EXTERIOR DOORS AND WINDOWS SHALL BE INSTALLED W/ COPPER PANS AT BASE OF UNITS AND THE PERIMETER PROPERLY SEALED TO PREVENT LEAKING. AS AN ALTERNATE TO INSTALLING COPPER PANS, VOLKEM SEALANT MAY BE SUBSTITUTED AT ENTIRE PERIMETER. VOLKEM SEALANT MUST BE APPLIED IN A FOUR STEP PROCESS. FIRST THE VOLKEM 921 IS APPLIED IN A BED WHERE THE BUCKS ARE TO BE INSTALLED. INSTALL BUCK, ALLOW VOLKEM TO DRY. SECOND STEP IS TO COAT THE BUCK AND WALL AREA BEHIND THE FLANGE W/ VOLKEM 921. INSTALL OPENING UNIT AND ALLOW TO VOLKEM TO DRY. A OVERLAPPING THIRD COAT OF VOLKEM 921 IS THEN APPLIED UP TO THE PERIMETER FLANGE OF THE DOOR OR WINDOW UNIT AND FAN VOLKEM OUT ONTO SURROUNDING MASONRY, ALLOW VOLKEM TO DRY. USE VOLKEM 350 (PAINTABLE) AS THE FOURTH COAT. ALSO APPLY UP TO OPENING UNIT FLANGE AND COAT ANY EXPOSED VOLKEM 921 AND TAPER FURTHER ONTO MASONRY.

VERIFY ALL FINISHES BEFORE PROCEEDING W/ WORK OR SUBMITTING BIDS

BUCKING NOTES:

1. WINDOW AND DOOR ATTACHMENT TO CONCRETE. ATTACH 2 X 6 PRESSURE TREATED BUCK TO CONCRETE OR GROUT FILLED MASONRY WITH 1/4"DIA X 3 1/4" TAPCONS 3" IN FROM EACH CORNER AND AT 12"o.c. BUCK ATTACHMENTS FOR WIND LOAD ONLY.

2. SLIDING GLASS DOOR ATTACHMENT. ATTACH 1 X 6 PRESSURE TREATED BUCK TO CONCRETE WITH T-NAILS OR HILTI PINS. ATTACH SLIDING GLASS DOOR FRAME TO CONCRETE THRU BUCK WITH 1/4" DIA. TAPCONS 6" IN FROM EACH CORNER AND AT 12"o.c. WITH 1 1/4" MIN. PENETRATION.

3. WINDOW AND DOOR TO WOOD. ATTACH 2"x 4" BUCK TO WOOD STUD WITH 8d NAILS. ATTACH DOOR/WINDOW FRAME TO WOOD STUDS THRU BUCK WITH #12 SCREWS 3" LONG (MINIMUM), 4" IN FROM EACH CORNER AND 8"o.c.

4. GARAGE DOOR ATTACHMENT. ATTACH 2x6 PRESSURE TREATED BUCK TO CONCRETE OR GROUT FILLED MASONRY WITH 5/8" DIA "L" BOLTS 8" FROM EACH END AND 24"o.c. AT JAMB WITH 3" DIA X 1/4" WASHER. (OPTIONAL: USE 5/8" DIA EPOXY SET BOLTS W/ 4" MIN EMBEDMENT) AND USE 1/4" DIAMETER #4 1/2" TAPCONS (2 1/2" MIN EMBEDMENT) 6" FROM EACH END AND 24"o.c. AT HEADER. TRACK ATTACHMENT BY DOOR MFR. SPECS.

DOUBLE BUCKING AT OPENINGS IS NOT ACCEPTABLE. VERIFY MASONRY OPENING REQUIREMENTS W/ WINDOW/DOOR MANUF AND MAKE ADJUSTMENTS TO THE MASONRY OPENING AS REQUIRED. VERIFY CHANGES TO WINDOW/ DOOR SIZES OR MASONRY OPENING SIZE PRIOR TO CONSTRUCTION OR ORDERING WINDOWS/DOORS.

GLUE ALL BUCKS TO CONCRETE PRIOR TO ATTACHMENT.

FOR IMPACT GLAZING WINDOWS AND DOORS, USE BUCK ATTACHMENT AS DEFINED IN CERTIFICATION DOCUMENTATION, NOTIFY ARCHITECT IF IT VARIES FROM PLANS.

REFER TO MFRS. SPECIFICATIONS FOR DOOR AND WINDOW ATTACHMENT TO BUCK.

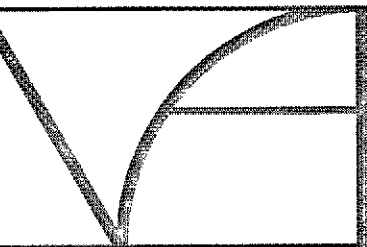
NOTE:

THE DOOR AND WINDOW PRODUCT INFORMATION ON THIS PLAN IS BASED ON INFORMATION PROVIDED BY THE DOOR/WINDOW MANUF. AND THE CONTRACTOR. THIS SHEET IS INTENDED TO BE A LINK BETWEEN THE DESIGN CRITERIA AND THE MANUF DATA. THE ARCHITECT ASSUMES NO RESPONSIBILITY AS TO THE ACCURACY OF THIS DATA.

EGRESS WINDOW REQUIREMENTS

FLORIDA BUILDING CODE RESIDENTIAL, 2014 EDITION SECTION R310, PARAGRAPH R310.1, EMERGENCY ESCAPE AND RESCUE OPENINGS

MINIMUM NET CLEAR OPENING: SECOND FLOOR 5.7 SQ. FT. MINIMUM NET CLEAR OPENING: FIRST FLOOR 5.0 SQ. FT. MINIMUM NET CLEAR OPENING HEIGHT: 24 INCHES MINIMUM NET CLEAR OPENING WIDTH: 20 INCHES MAXIMUM SILL HEIGHT FROM FLOOR: 44 INCHES



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FIRST FLORIDA DEVELOPMENT

Seal:

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(FOR PRESSURES ONLY)

Revisions :
2-26-20 PERMIT SET

Sheet Title:

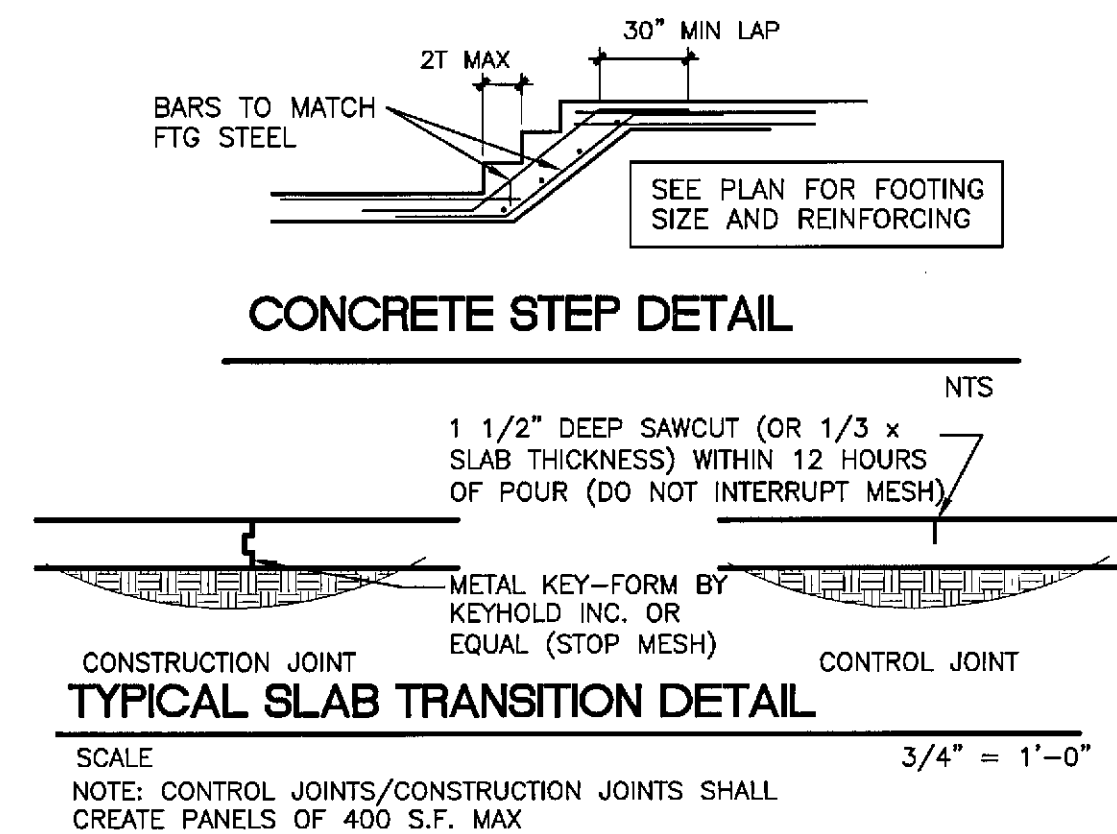
DOOR AND WINDOW SCHEDULES

Scale:
NONE

Comm. : 19-024	Date : 8-23-19
Drawn : CRA	Checked : MEM

Sheet No.

A9
MAR 0 4 2020



FOUNDATION NOTES:

- CONTRACTOR TO VERIFY SOIL CAPACITY PER GEOTECHNICAL ENGINEERS SPECS. FOUNDATIONS DESIGNED FOR AN ALLOWABLE SAFE BEARING CAPACITY OF 2500 PSF. U.N.O.
- SIZE VARIES POURED CONC. COL. W/ VERTICAL BARS AS NOTED AND # 3 TIES AS NOTED
- CONCRETE BLOCK W/ 1#5 BAR VERTICAL IN GROUT FILLED CELL AT EACH CORNER, EACH SIDE OF OPENINGS, AT 4'-0\"/>

CONTRACTOR SHALL COORDINATE ALL MASONRY OPENINGS PRIOR TO CONSTRUCTION

NOTE: CONTRACTOR SHALL VERIFY EQUIPMENT, EQUIPMENT SIZE AND CLEARANCES REQUIRED PRIOR TO CONSTRUCTING EQUIPMENT WALL ENCLOSURES

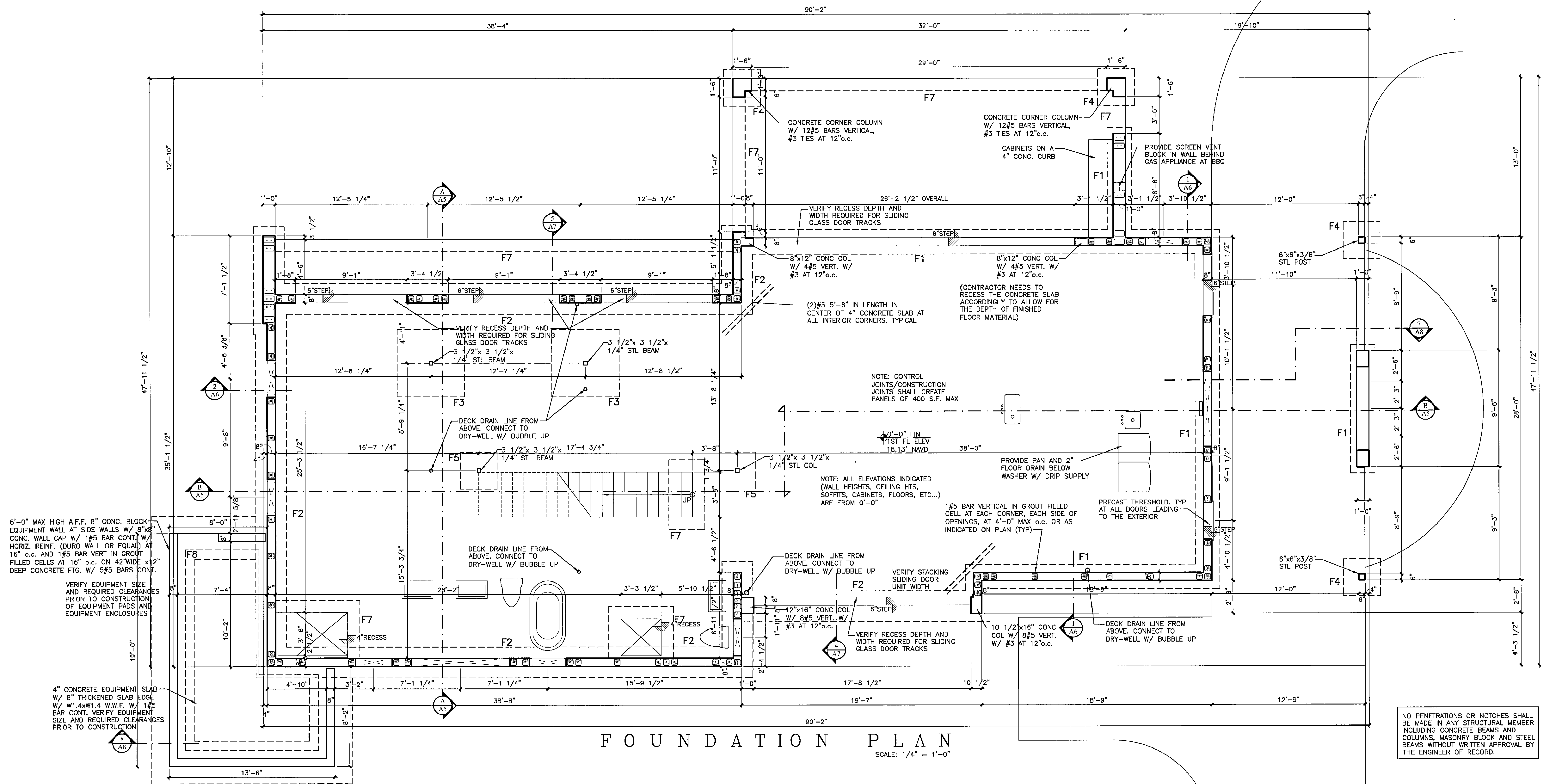
FOOTING LEGEND:

- F1=24\"/>

SLAB NOTE:

4\"/>

THE CONTRACTOR NEEDS TO COORDINATE THE DIFFERENT RECESSES IN THE CONCRETE SLAB NEEDED FOR VARIOUS FLOOR MATERIALS TO PROVIDE A LEVEL FINISHED FLOOR.



Seal:

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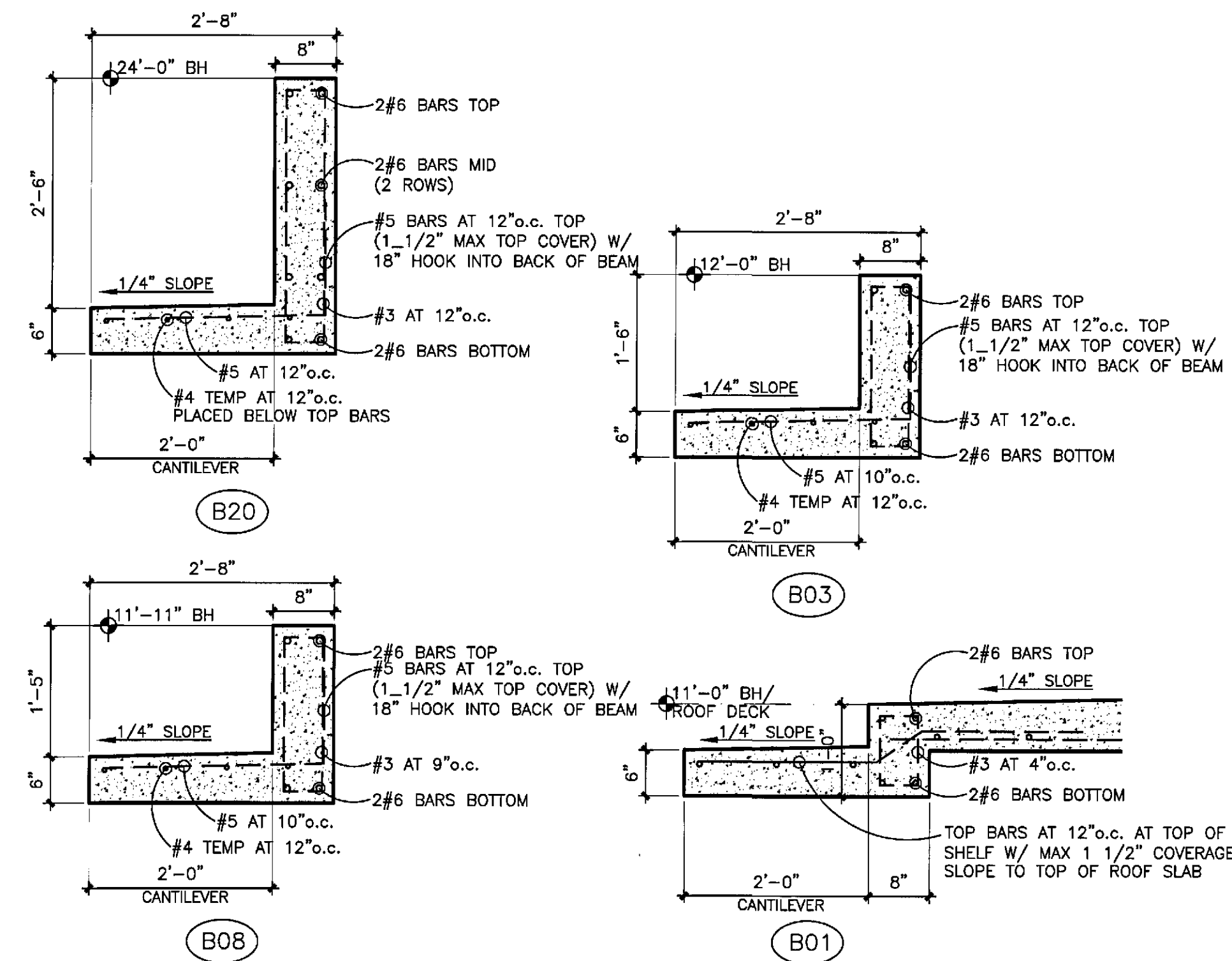
Revisions:
2-26-20 PERMIT SET

Sheet Title:
FOUNDATION
PLAN

Scale:
1/4"=1'-0"
Comm.: 19-024 Date: 8-23-19
Drawn: CRA Checked: MEM

Sheet No.

S1
MAR 0 4 2020



BEAM DETAILS

MUST BE POURED AS ONE PIECE SCALE: 3/4" = 1'-0"

BEAM No.	TOP OF BEAM ELEV.	SIZE	REINFORCING	STIRRUPS	REMARKS
LOWER BEAMS					
B01	11'-0"	8"x12"	2 #6	2 #6	#3 AT 4" o.c. SEE DETAIL
B02	12'-0"	8"x24"	2 #6	2 #5	#3 AT 12" o.c. 2#5 BARS MID
B03	12'-0"	8"x24"	2 #6	2 #5	#3 AT 12" o.c. 2#5 BARS MID, SEE DETAIL
B04	12'-0"	8"x24"	2 #7	2 #6	#3 AT 9" o.c. 2#5 BARS MID
B05	11'-6"	12"x18"	3 #6	3 #7	#3 AT 7" o.c. 2#5 BARS MID
B06	11'-11"	8"x23"	2 #5	2 #5	#3 AT 12" o.c. 2#5 BARS MID
B07	11'-11"	8"x23"	2 #6	2 #5	#3 AT 9" o.c. 2#5 BARS MID, SEE DETAIL
B08	11'-11"	12"x12"	3 #5	3 #5	
B09	11'-11"	8"x12"	2 #5	2 #5	
B10	11'-11"	8"x12"	2 #5	2 #5	
B11	11'-11"	12"x23"	3 #6	3 #5	#3 AT 9" o.c. 2#5 BARS MID
B12	13'-0"	16"x36"	3 #7	3 #6	#3 AT 18" o.c. 2 ROWS 2#5 BARS MID
B13	13'-0"	8"x36"	4 #7	2 #6	#3 AT 14" o.c. 2 ROWS 2#5 BARS MID, 4 AT BOTTOM
B14	13'-0"	12"x36"	3 #6	3 #5	#3 AT 14" o.c. 2 ROWS 2#5 BARS MID
B15	13'-0"	12"x12"	3 #5	3 #5	
B16	12'-0"	12"x10"	3 #5	3 #5	W/ STEEL BEAM BELOW
B17	8'-0"	12"x12" MIN.	3 #5	3 #5	ADD 2#5 BARS BOTTOM AT ANGLE
B18	12'-0"	12"x12"	3 #5	3 #5	
UPPER BEAMS					
B20	24'-0"	8"x36"	2 #6	2 #5	#3 AT 18" o.c. 2#5 BARS MID, SEE DETAIL
B21	24'-0"	8"x24"	2 #6	2 #5	2#5 BARS MID
B22	24'-0"	8"x36"	2 #7	2 #5	#3 AT 18" o.c. 2 ROWS 2#6 BARS MID
B23	22'-0"	8"x12"	2 #6	2 #5	
B24	22'-0"	8"x12"	2 #6	2 #5	
SLAB BEAMS					
SB1	11'-0"	18"x6 1/2"	2 #5	2 #5	
SB2	11'-0"	18"x7"	3 #5	3 #5	

BEAM NOTES:
 1. ALL BEAMS SHALL HAVE #3 STIRRUPS AT 24" o.c. MAX. U.N.O.
 2. CONCRETE BEAM DEPTHS VARY +2" FOR MASONRY OPENING REQUIREMENTS. REDUCTION IN BEAM DEPTH MUST BE APPROVED BY ENGINEER PRIOR TO FORMING BEAM.
 3. ALL BEAMS OVER 24" DEEP TO HAVE (2)#5 MID BARS PER 12" OF DEPTH
 4. BOTTOM REINF. IN 2 ROWS W/ 1" VERT. CLEARANCE

DESIGN CRITERIA:
 DESIGN CODE: FLORIDA BUILDING CODE 6TH EDITION (2017)
 ACI 318-11
 ASCE 7-10

SUPERIMPOSED LOADS:
 CONC ROOF DECK:
 DEAD LOAD = 65 psf
 LIVE LOAD = 40 psf
 TOTAL = 105 psf

CONC BALCONY:
 DEAD LOAD = 125 psf
 LIVE LOAD = 40 psf
 TOTAL = 165 psf

2nd FLOOR CONC. SLAB:
 DEAD LOAD = 65 psf
 LIVE LOAD = 40 psf
 TOTAL = 105 psf

WIND: WIND SPEED = 170 mph
 EXPOSURE: "C"
 RISK CATEGORY II
 INTERNAL PRESSURE COEFFICIENT = 0.18
 WIND IMPORTANCE FACTOR = 1.0
 MEAN ROOF HEIGHT = 29'-6 1/2"

FOUNDATIONS: FOUNDATIONS DESIGNED FOR AN ALLOWABLE SAFE BEARING CAPACITY OF 2,500 psf.

CONCRETE: 4,000 psi WITH WATER/CEMENT RATIO=.040 FOR FOOTINGS AND SLABS ON GRADE.
 4,000 psi FOR ALL STRUCTURAL CONCRETE (U.N.O.) WITH WATER /CEMENT RATIO = 0.4 (BROOM FINISH AT ALL CONCRETE BALCONIES)

NO WATER TO BE ADDED ON SITE.
 WATER REDUCERS MAY BE USED IN MIX DESIGN
 SUBMIT CONCRETE MIX DESIGNS TO ARCHITECT/ ENGINEER FOR APPROVAL

REINFORCING STEEL: CONFORMS TO ASTM A615, GRADE 60 DEFORMED BARS.
 WELDED WIRE MESH: CONFORMS TO ASTM A-185.

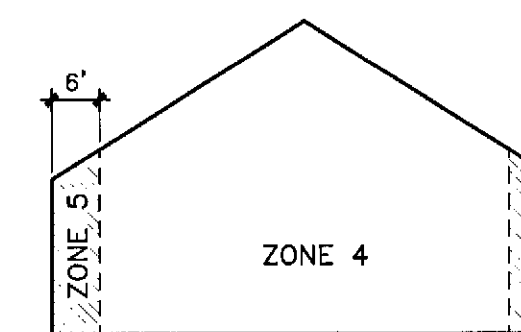
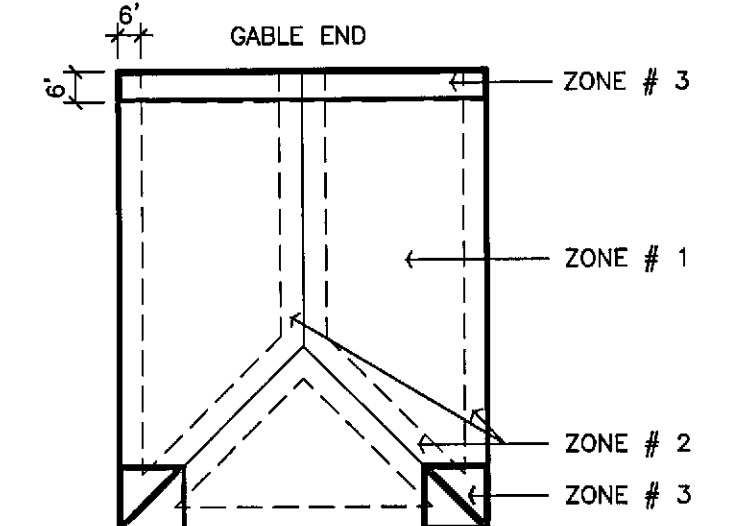
MASONRY WALLS: MASONRY UNITS: ASTM C-90 (f_m= 1,500 psi) MORTAR: ASTM C-270, TYPE "M" OR "S" GROUT: ASTM C-476 (PEA GRAVEL CONCRETE IS PROHIBITED)

STRUCTURAL STEEL: STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A-500, F_y = 48 ksi. STRUCTURAL STEEL PLATES SHALL CONFORM TO ASTM A-36. ALL SHOP CONNECTIONS SHALL BE WELDED UTILIZING E70XX ELECTRODES.

WOOD: STRUCTURAL WOOD COMPONENTS SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE FIBER STRESSES:
 BENDING: 1,200 psi
 SHEAR: 90 psi

WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PROTECTED OR PRESSURE TREATED IN ACCORDANCE WITH ATC-109.

MANUFACTURED WOOD: MEMBERS DESIGNATED 'LVL'
 (e.g. : 1-3/4" x 11-7/8" LVL) SHALL BE LAMINATED VENEER LUMBER AS MANUFACTURED BY TRUSS/JOIST MacMILLAN (MICROLLAM), OR ENGINEER APPROVED SUBSTITUTION. F_b= 3100 psi, E= 2,000,000 psi, F_v= 285 psi.

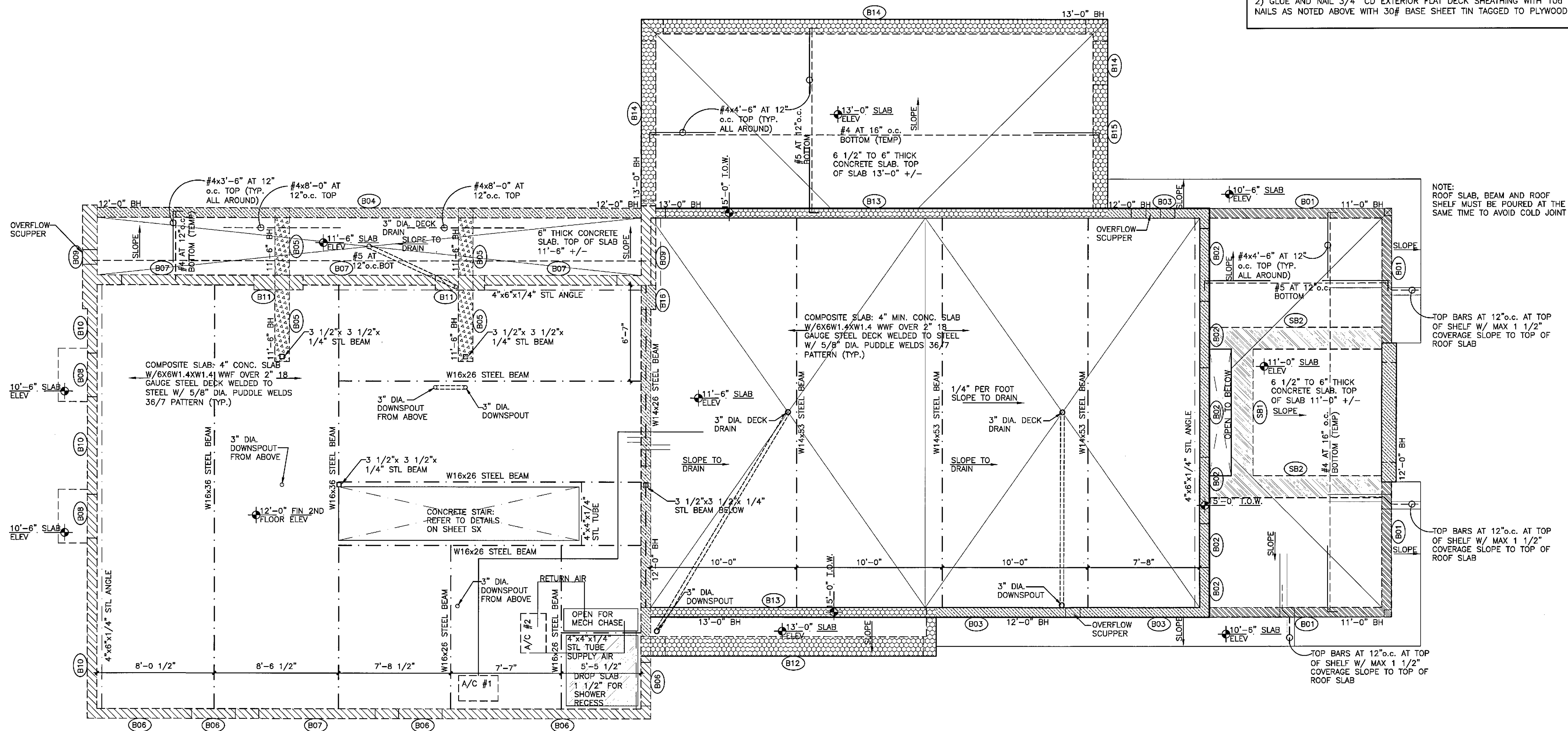


ELEVATION

PLYWOOD SHEATHING NAILING SCHEDULE (3/4" CD EXTERIOR PLYWOOD)

ZONE	NAIL SIZE	NAIL SPACING	COMPONENTS AND CLADDING	
			+PSF	-PSF
ZONE 1	10d RING SHANK	4" o.c. AT EDGES, 6" o.c. INTERMEDIATE	15.47	38.02
ZONE 2	10d RING SHANK	4" o.c. AT EDGES, 4" o.c. INTERMEDIATE	15.47	63.79
ZONE 3	10d RING SHANK	4" o.c. AT EDGES, 4" o.c. INTERMEDIATE	15.47	96.01
ZONE 4	10d RING SHANK	6" o.c. AT EDGES, 12" o.c. INTERMEDIATE	34.80	37.70
ZONE 5	10d RING SHANK	4" o.c. AT EDGES, 6" o.c. INTERMEDIATE	34.80	46.40

NOTES:
 1) GLUE DOWN SHEATHING TO TRUSSES 4'-0" IN FROM ROOF PERIMETER.
 2) GLUE AND NAIL 3/4" CD EXTERIOR FLAT DECK SHEATHING WITH 10d RING SHANK NAILS AS NOTED ABOVE WITH 30# BASE SHEET TIN TAGGED TO PLYWOOD SHEATHING.



NOTE:
 2" 18GA STEEL DECK TO BE 3 SPAN CONTINUOUS. FOR SPANS LESS THAN 3, SHORE DECK AT MIDSPAN WITH 4x4 AGAINST UNDERSIDE OF DECK AND POST-SHORE AT 48" o.c. PRIOR TO POUR. STEEL BEAMS TO BE SHORED AT MIDSPAN W/ POST SHORE. ALL SHORING MUST BE IN PLACE PRIOR TO POUR

LOWER FRAMING PLAN

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

NO PENETRATIONS OR NOTCHES SHALL BE MADE IN ANY STRUCTURAL MEMBER INCLUDING CONCRETE BEAMS AND COLUMNS, MASONRY BLOCK AND STEEL BEAMS WITHOUT WRITTEN APPROVAL BY THE ENGINEER OF RECORD.



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 2-26-20 PERMIT SET

Sheet Title:
**LOWER
 FRAMING
 PLAN**

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

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S2

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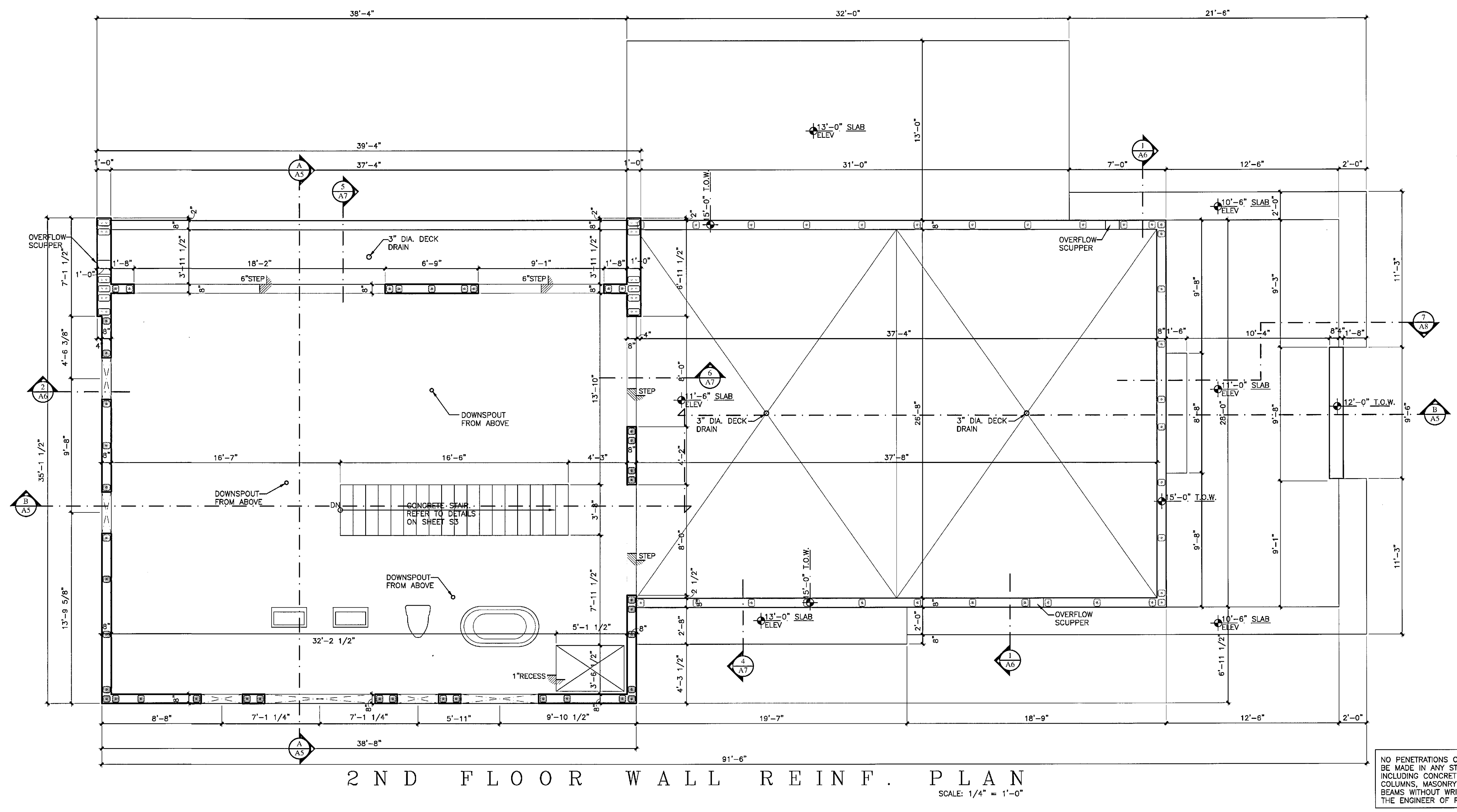
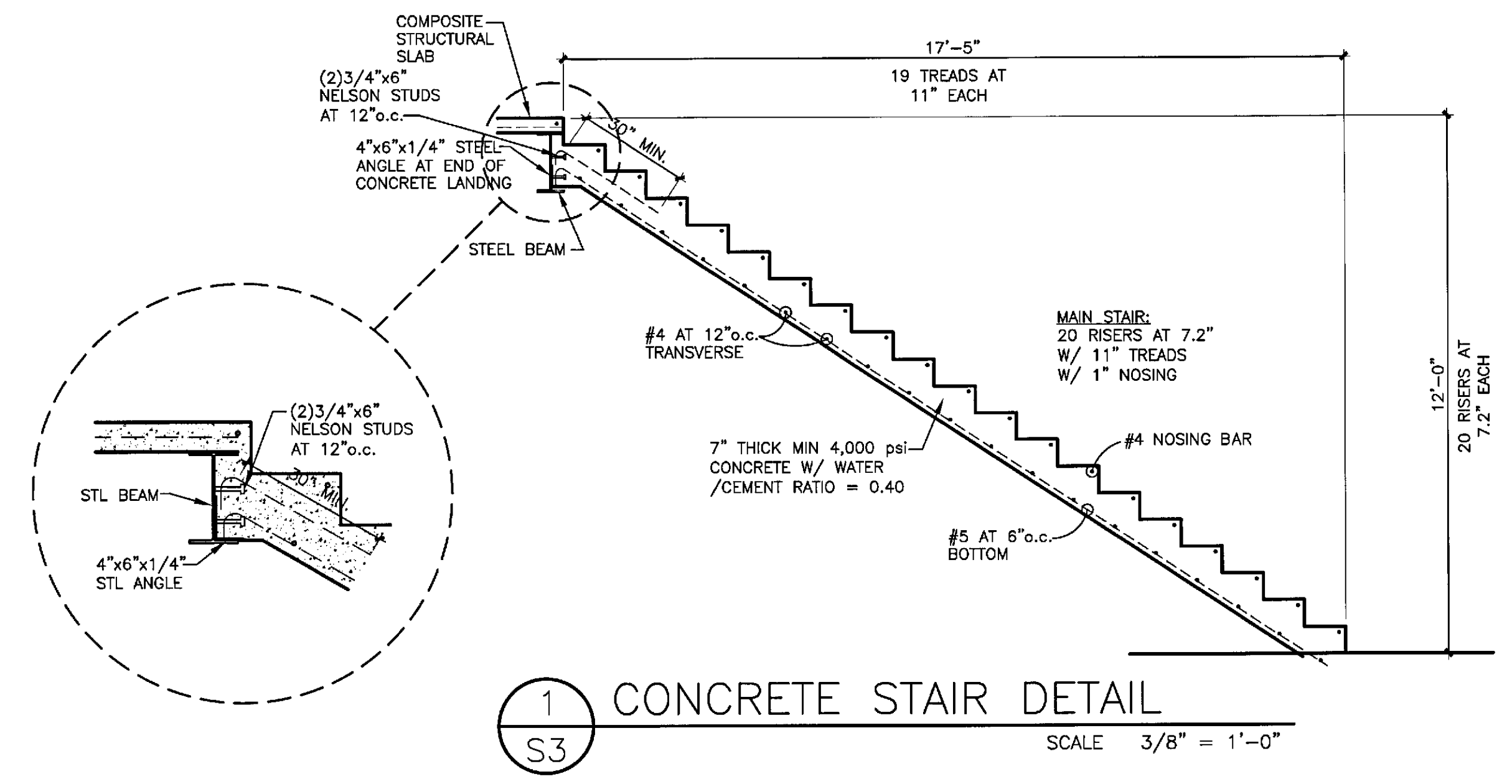
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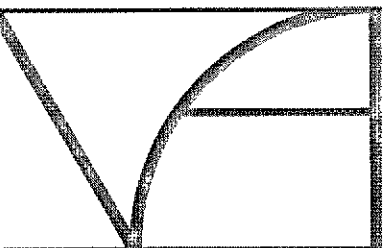
Sheet Title:
**2ND FLOOR
WALL REINF.**

Scale:
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Sheet No.

S3
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Revisions :
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Sheet Title:

UPPER
FRAMING
PLAN

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S4

MAR 04 2020

CONCRETE BEAM SCHEDULE							(fc=4,000 PSI, U.N.O.)
BEAM No.	TOP OF BEAM ELEV.	SIZE	REINFORCING		STIRRUPS	REMARKS	
			BOTTOM	TOP CONT.			
LOWER BEAMS							
B01	11'-0"	8"x12"	2 #6	2 #6	#3 AT 4" o.c.	SEE DETAIL	
B02	12'-0"	8"x24"	2 #6	2 #5	#3 AT 12" o.c.	2#5 BARS MID	
B03	12'-0"	8"x24"	2 #6	2 #5	#3 AT 12" o.c.	2#5 BARS MID, SEE DETAIL	
B04	12'-0"	8"x24"	2 #7	2 #6	#3 AT 9" o.c.	2#5 BARS MID	
B05	11'-6"	12"x18"	3 #6	3 #7	#3 AT 7" o.c.	2#5 BARS MID	
B06	11'-11"	8"x23"	2 #5	2 #5	#3 AT 12" o.c.	2#5 BARS MID	
B07	11'-11"	8"x23"	2 #6	2 #5	#3 AT 9" o.c.	2#5 BARS MID	
B08	11'-11"	8"x23"	2 #6	2 #5	#3 AT 9" o.c.	2#5 BARS MID, SEE DETAIL	
B09	11'-11"	12"x12"	3 #5	3 #5	#3 AT 9" o.c.		
B10	11'-11"	8"x12"	2 #5	2 #5			
B11	11'-11"	12"x23"	3 #6	3 #5	#3 AT 9" o.c.	2#5 BARS MID	
B12	13'-0"	16"x36"	3 #7	3 #6	#3 AT 18" o.c.	2 ROWS 2#5 BARS MID	
B13	13'-0"	8"x36"	4 #7	2 #6	#3 AT 14" o.c.	2 ROWS 2#5 BARS MID, 4 AT BOTTOM	
B14	13'-0"	12"x36"	3 #6	3 #5	#3 AT 14" o.c.	2 ROWS 2#5 BARS MID	
B15	13'-0"	12"x12"	3 #5	3 #5			
B16	12'-0"	12"x10"	3 #5	3 #5		W/ STEEL BEAM BELOW	
B17	8'-0"	12"x12" MIN.	3 #5	3 #5		ADD 2#5 BARS BOTTOM AT ANGLE	
B18	12'-0"	12"x12"	3 #5	3 #5			
UPPER BEAMS							
B20	24'-0"	8"x36"	2 #6	2 #5	#3 AT 18" o.c.	2#5 BARS MID, SEE DETAIL	
B21	24'-0"	8"x24"	2 #6	2 #5		2#5 BARS MID	
B22	24'-0"	8"x36"	2 #7	2 #5	#3 AT 18" o.c.	2 ROWS 2#6 BARS MID	
B23	22'-0"	8"x12"	2 #6	2 #5			
B24	22'-0"	8"x12"	3 #2	2 #5			
SLAB BEAMS							
SB1	11'-0"	18"x6 1/2"	2 #5	2 #5			
SB2	11'-0"	18"x7"	3 #5	3 #5			

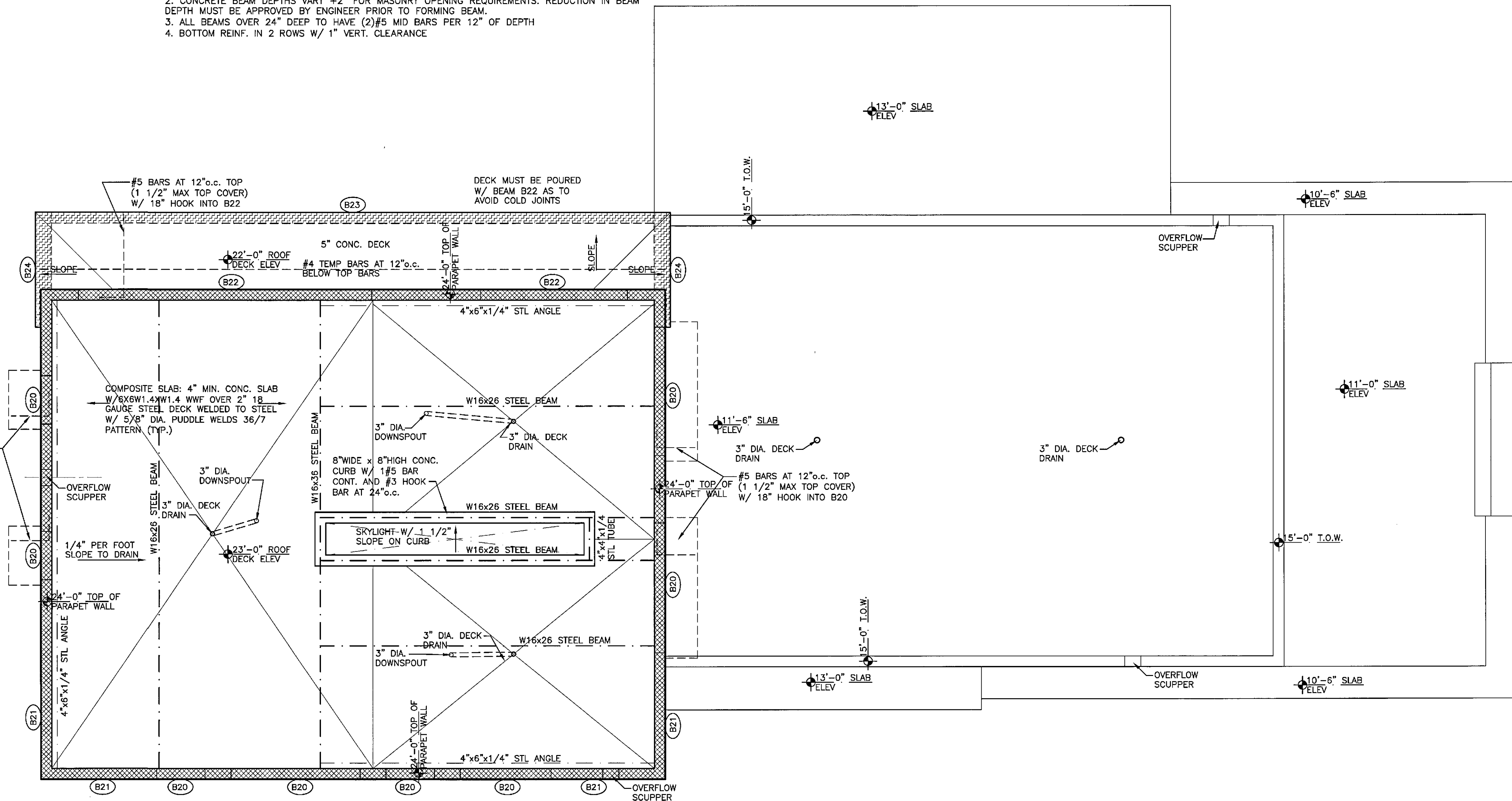
BEAM NOTES:

- ALL BEAMS SHALL HAVE #3 STIRRUPS AT 24" o.c. MAX. U.N.O.
- CONCRETE BEAM DEPTHS VARY ±2" FOR MASONRY OPENING REQUIREMENTS. REDUCTION IN BEAM DEPTH MUST BE APPROVED BY ENGINEER PRIOR TO FORMING BEAM.
- ALL BEAMS OVER 24" DEEP TO HAVE (2)#5 MID BARS PER 12" OF DEPTH
- BOTTOM REINF. IN 2 ROWS W/ 1" VERT. CLEARANCE

BEAM HEIGHT LEGEND

	11'-0" BH
	11'-6" BH
	11'-11" BH
	12'-0" BH
	13'-0" BH
	22'-0" BH
	24'-0" BH

#5 BARS AT 12" o.c. TOP
(1 1/2" MAX TOP COVER)
W/ 18" HOOK INTO B20

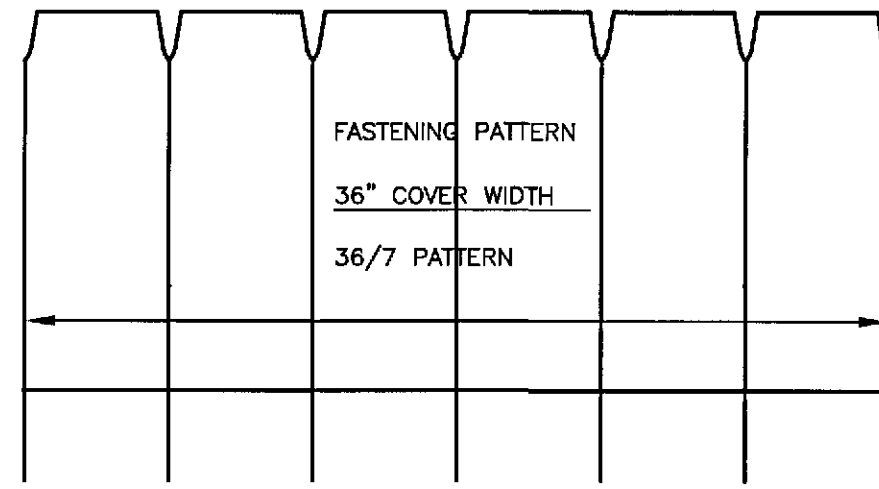


NOTE:
2" 18GA STEEL DECK TO BE 3 SPAN CONTINUOUS.
FOR SPANS LESS THAN 3, SHORE DECK AT MIDSPAN
WITH 4x4 AGAINST UNDERSIDE OF DECK AND
POST-SHORE AT 48" o.c. PRIOR TO POUR. STEEL
BEAMS TO BE SHORED AT MIDSPAN W/ POST SHORE.
ALL SHORING MUST BE IN PLACE PRIOR TO POUR

UPPER FRAMING PLAN

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

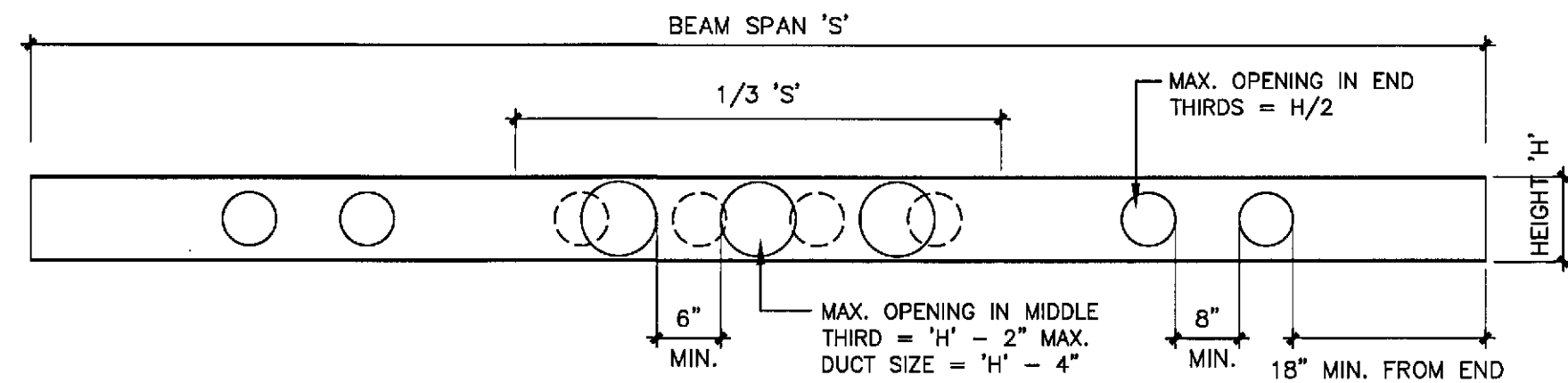
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DECK: 2" 18 GAUGE TYPE 'B' GALV. DECK
FASTENERS: 5/8" DIA PUDDLE WELDS
(36/7 PATTERN - TYPICAL)
#10 TEK SCREWS AT 10" O.C. AT SIDELAPS

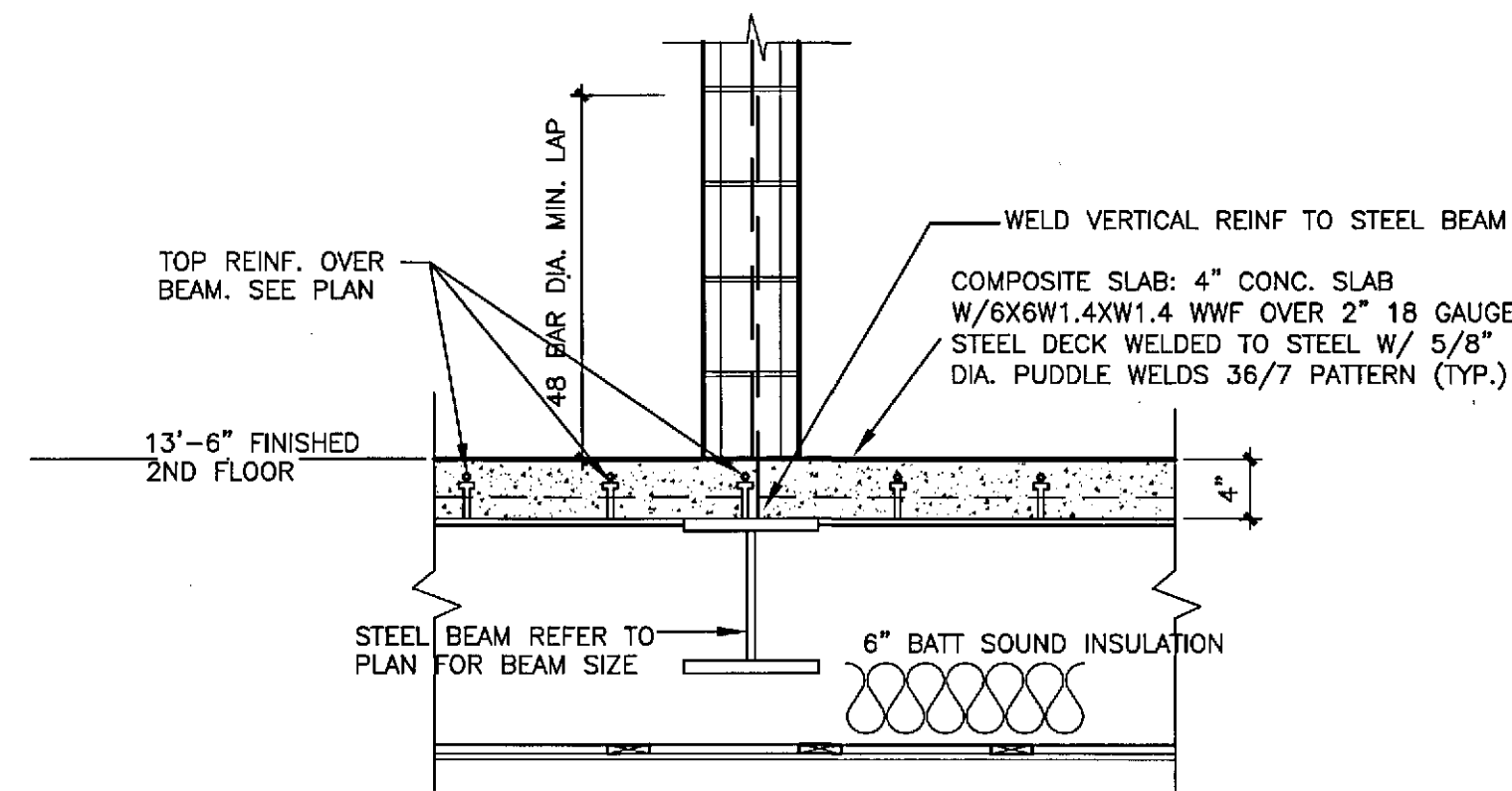
DECK ATTACHMENT

N.T.S.



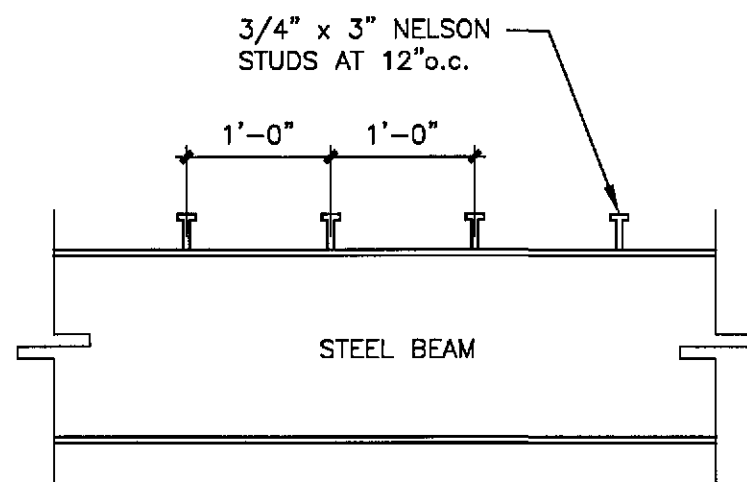
27 BEAM DETAIL

S5 FOR DECK LOAD ONLY. BEAMS SUPPORTING OTHER BEAMS, WALLS, ETC. TO HAVE ALL PENETRATIONS APPROVED BY E.O.R. N.T.S.



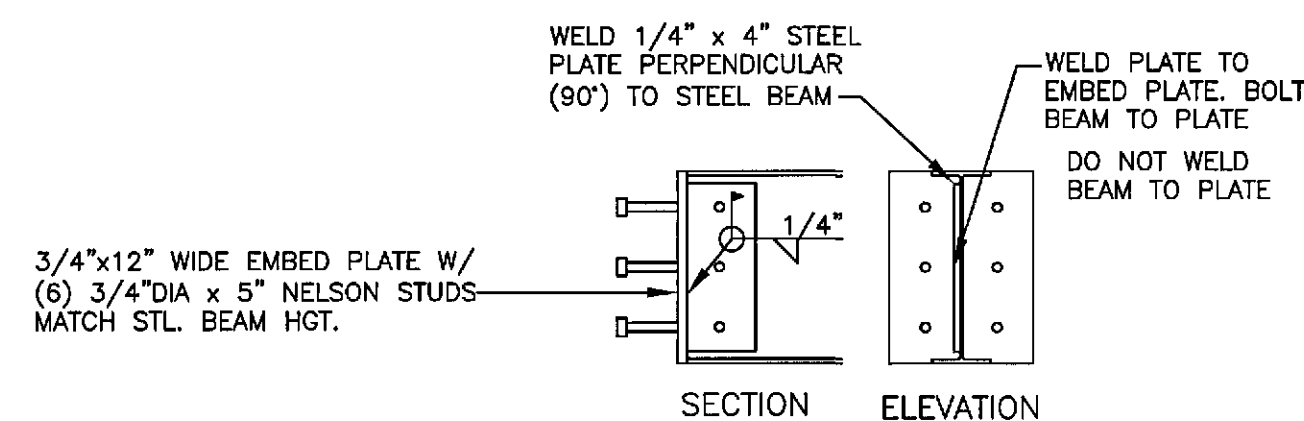
26 DETAIL

S5 SCALE: 3/4" = 1'-0"



25 COMPOSITE BEAM DETAIL

S5 SCALE: 3/4" = 1'-0"



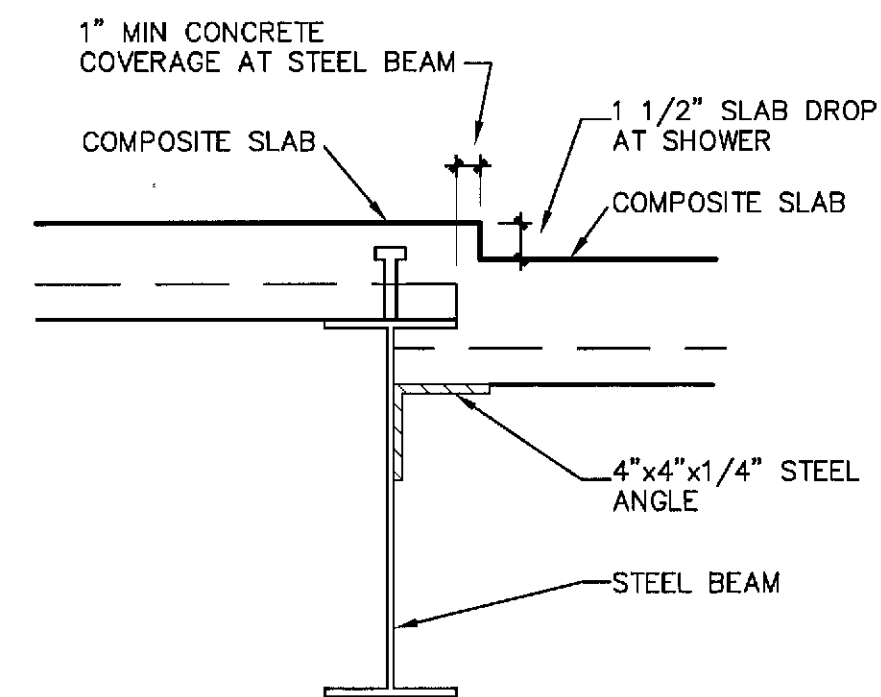
24 EMBED PLATE DETAIL

S5 SCALE: 3/4" = 1'-0"

NOTCH STEEL BEAM TO FIT INTO STEEL BEAM AND BOLT TO PLATE W/ (3) 1" DIA. HIGH STRENGTH BOLTS. DO NOT WELD

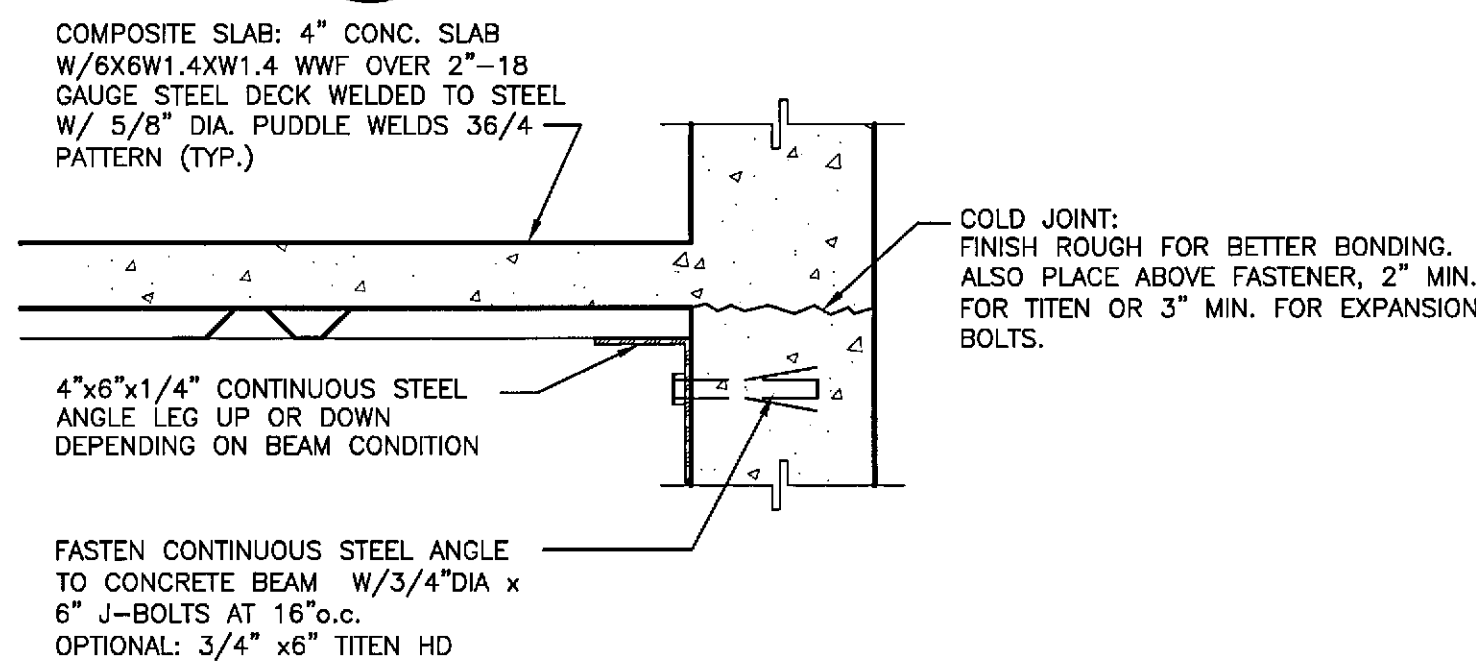
23 BEAM TO BEAM CONNECTION

S5 SCALE: 1 1/2" = 1'-0"



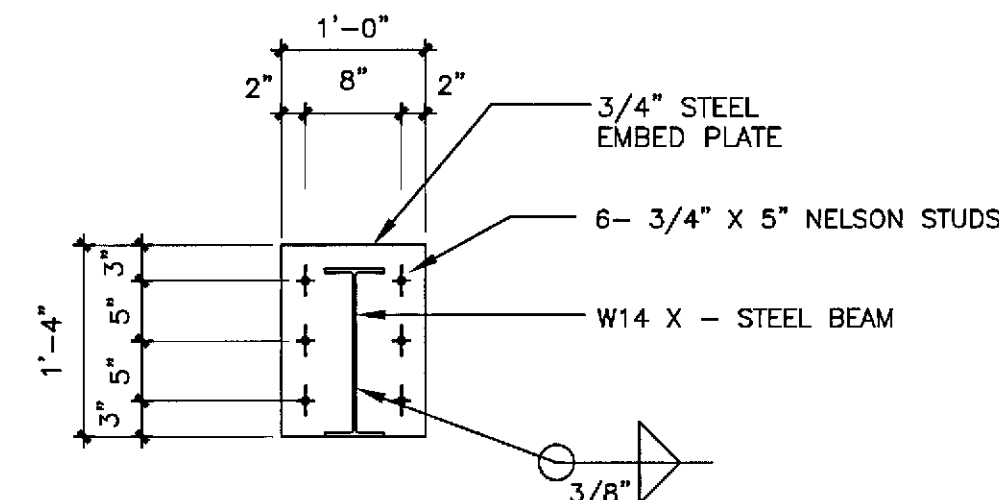
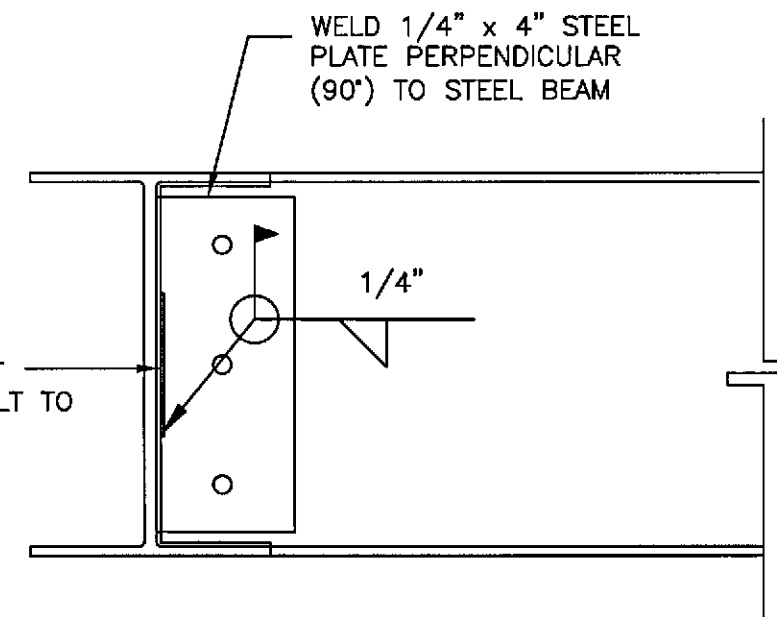
22 SLAB DROP DETAIL

S5 SCALE: 1 1/2" = 1'-0"



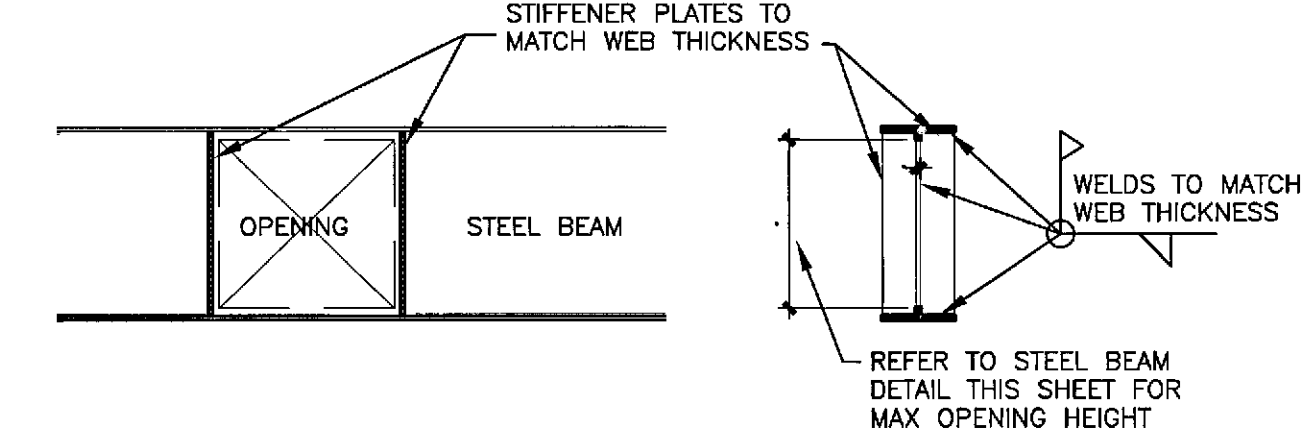
21 STEEL ANGLE DETAIL

S5 SCALE: 1 1/2" = 1'-0"



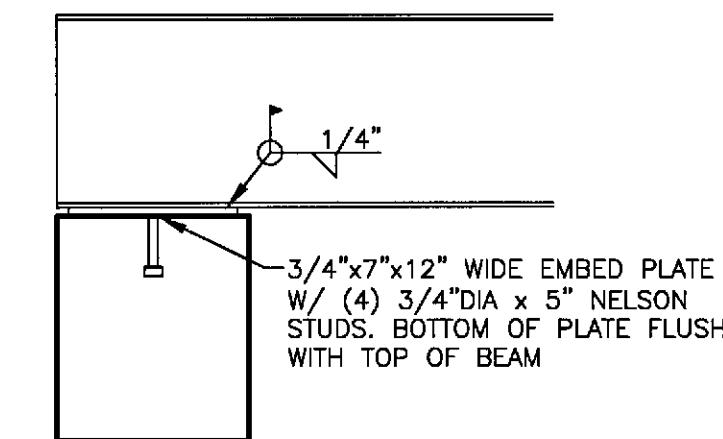
20 STEEL BEAM DETAIL

S5 SCALE: 3/4" = 1'-0"



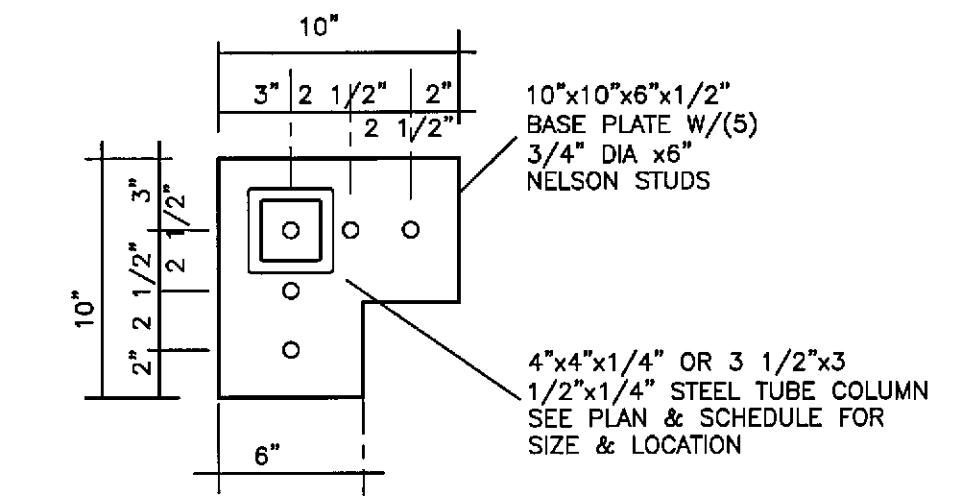
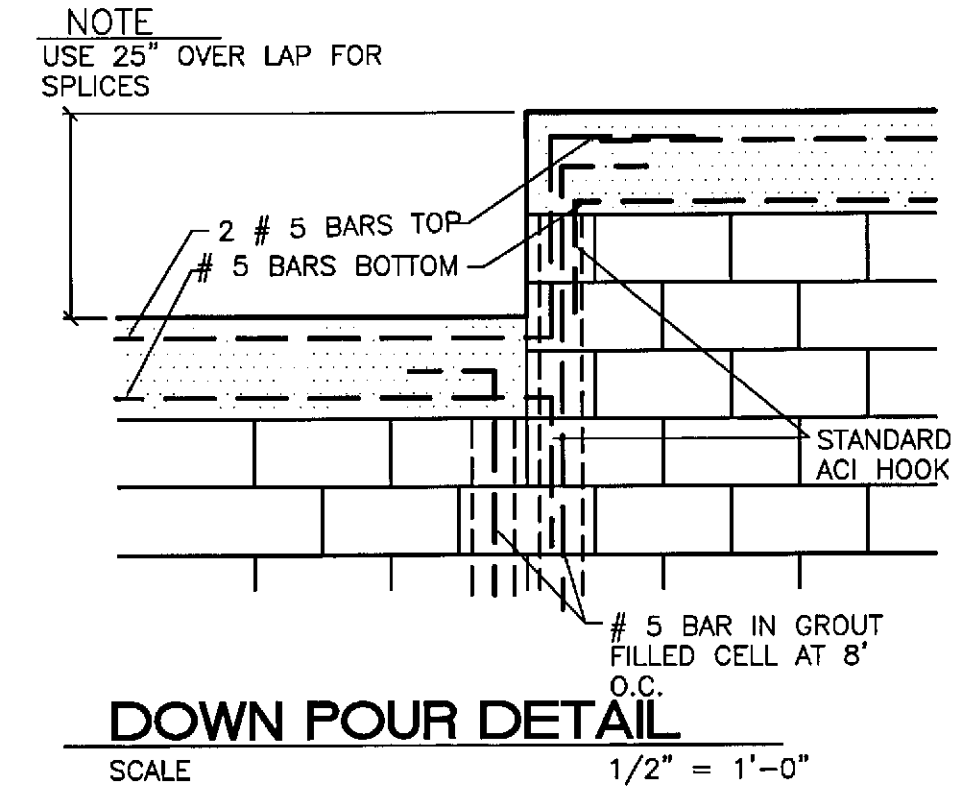
19 STEEL BEAM STIFFENER DETAIL

S5 SCALE: 3/4" = 1'-0"



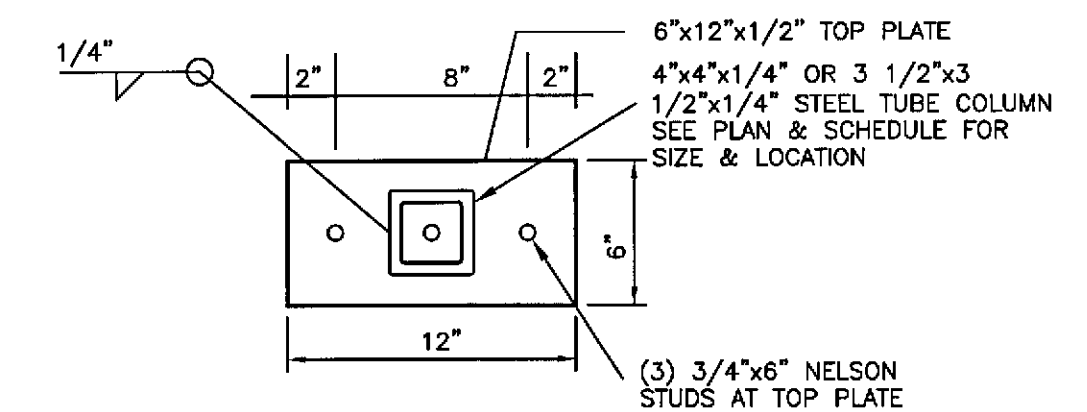
18 STEEL EMBED DETAIL

S5 SCALE: 3/4" = 1'-0"



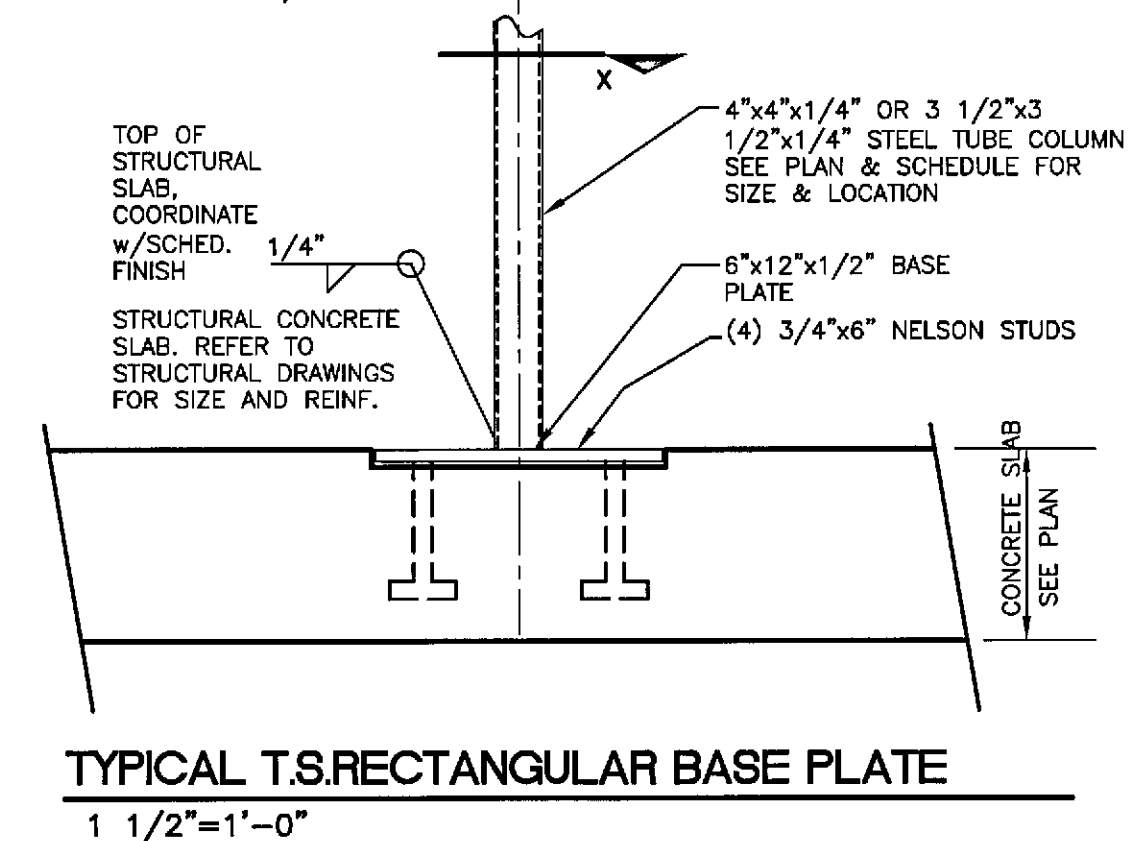
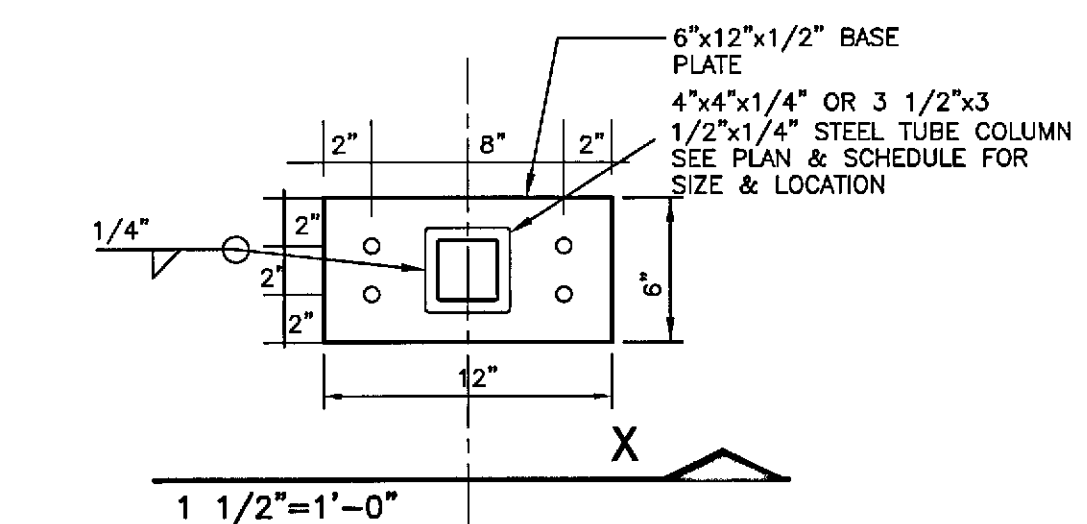
ANGLED BASE PLATES AND TOP PLATES

1 1/2" = 1'-0"



TYPICAL T.S. RECTANGULAR TOP PLATE

1 1/2" = 1'-0"



TYPICAL T.S. RECTANGULAR BASE PLATE

1 1/2" = 1'-0"

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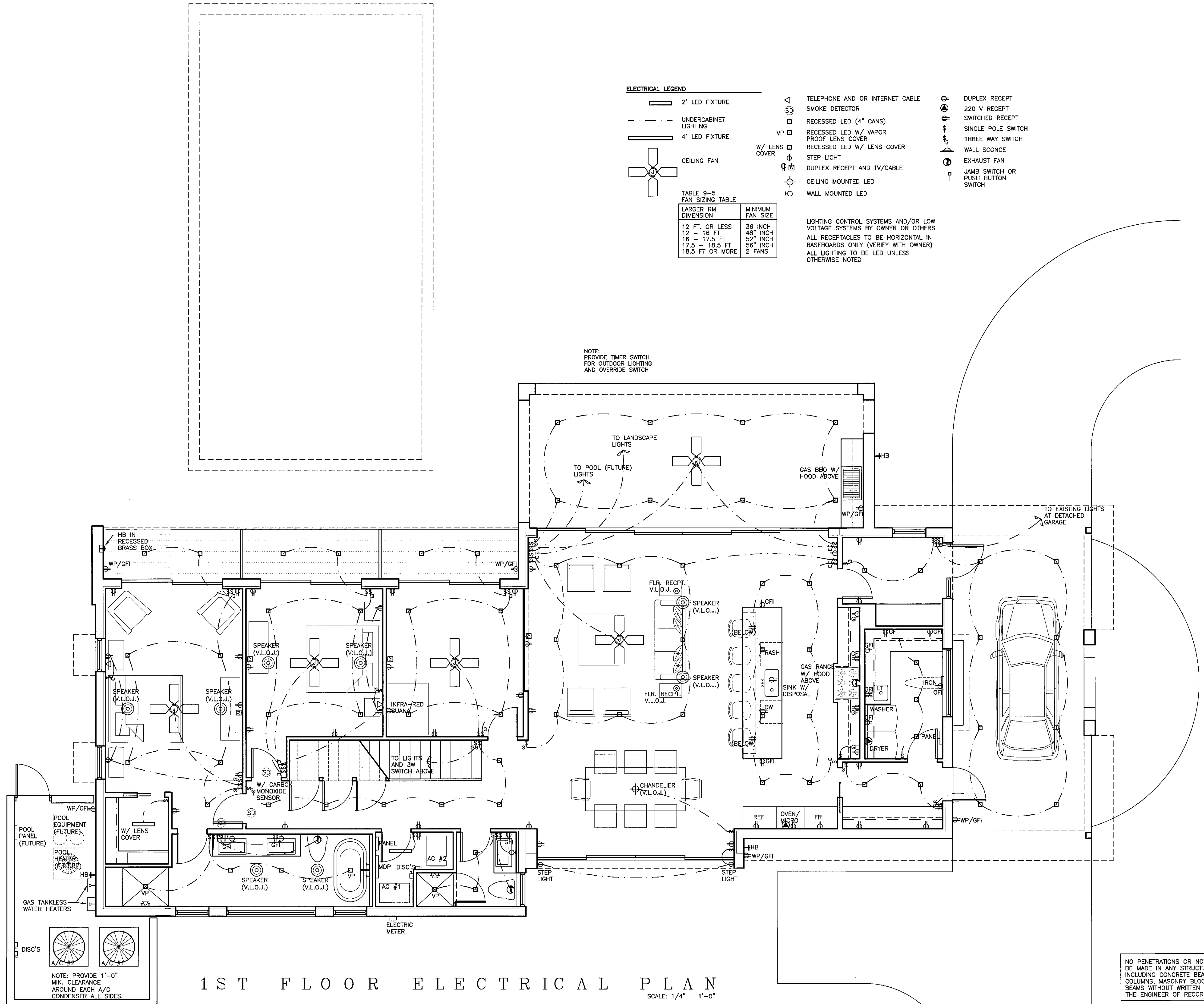
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STRUCTURAL
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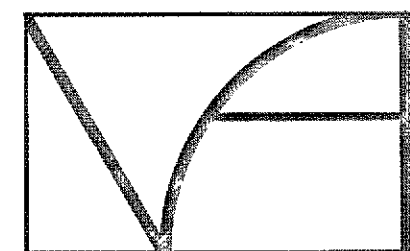
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SECOND
FLOOR ELEC
PLAN

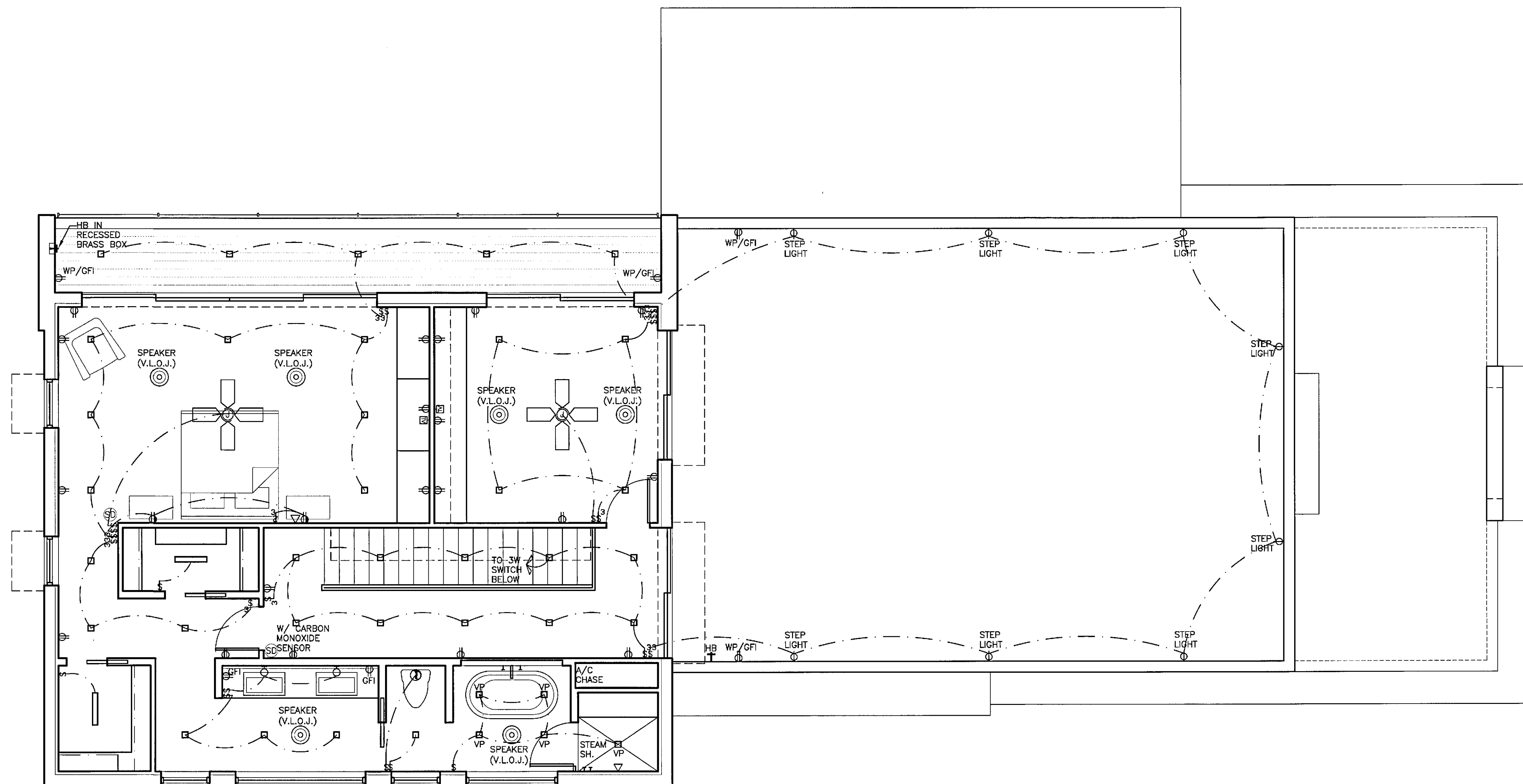
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E2

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2ND FLOOR ELECTRICAL PLAN

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

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1. PROVIDE EQUIPMENT GROUNDS IN ACCORDANCE WITH NEC TABLE 250.122

15A	#14
20A	#12
30A	#10
40A	#10
60A	#10
100A	#8
200A	#6

GROUND SHALL BE ISOLATED FROM NEUTRAL
IN ALL PANELS EXCEPT MAIN.

ELECTRICAL NOTES:

1. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO PRODUCE AN OPERATIONAL SYSTEM IN ACCORDANCE WITH THESE DRAWINGS.
2. THE ELECTRICAL CONTRACTOR SHALL:
 - a) OBTAIN ALL PERMITS AND PAY ALL PERMIT FEES.
 - b) FURNISH AND INSTALL ALL EQUIPMENT FIXTURES, RECEPTACLES, CONDUIT, PANELS, ETC., SHOWN ON THESE DRAWINGS AS REQUIRED TO PRODUCE A COMPLETE AND FUNCTIONAL ELECTRICAL SYSTEM.
 - c) INSTALL AND MAKE FINAL CONNECTIONS TO ALL ELECTRICAL APPARATUS AND EQUIPMENT FURNISHED BY OTHERS.
3. INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL LOCAL CODES.
4. ALL WIRE SHALL BE COPPER, ALUMINUM WIRE IS NOT PERMITTED.
5. PROVIDE AND ATTACH TYPE WRITTEN IDENTIFICATION CARDS FOR ALL PANELS. A/C UNITS SHALL BE CONNECTED BY NOT LESS THAN 2 FT OF FLEXIBLE CONDUIT.
6. CONTRACTOR SHALL MAINTAIN ONE SET OF "MARKED-UP" PLANS SHOWING FIELD CHANGES OR CORRECTIONS, THE "MARKED-UP" SET OF PLANS SHALL BE RETURNED TO THE ARCHITECT AT THE END OF THE JOB.
7. INSTALL NON-FUSED DISCONNECTS AT ALL AIR CONDITIONING UNITS IN ACCORDANCE WITH LOCAL BUILDING CODES AND THE REQUIREMENTS OF THE EQUIPMENT MANUFACTURER.
8. ALL ELECTRICAL EQUIPMENT INSTALLED ON THE EXTERIOR OF THE BUILDING SHALL BE NEMA 3 UNLESS COVERED WITH A WATERPROOF ENCLOSURE.
9.
 - a) ALL BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, KITCHENS, DINING ROOMS, LIVING ROOMS, HALLWAYS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, BATHS, ETC. SHALL BE PROTECTED BY A LISTED "ARC-FAULT" CIRCUIT INTERRUPTER COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT NOTE: SOME AREAS REQUIRE BOTH AFCI AND GFCI PROTECTION. OUTLETS INCLUDE RECEPTACLES, LIGHTS, FANS AND SMOKE DETECTORS. NEC 210.12, 210.13, 210.15, 210.16, 210.17, 210.18, 210.19, 210.20, 210.21, 210.22, 210.23, 210.24, 210.25, 210.26, 210.27, 210.28, 210.29, 210.30, 210.31, 210.32, 210.33, 210.34, 210.35, 210.36, 210.37, 210.38, 210.39, 210.40, 210.41, 210.42, 210.43, 210.44, 210.45, 210.46, 210.47, 210.48, 210.49, 210.50, 210.51, 210.52, 210.53, 210.54, 210.55, 210.56, 210.57, 210.58, 210.59, 210.60, 210.61, 210.62, 210.63, 210.64, 210.65, 210.66, 210.67, 210.68, 210.69, 210.70, 210.71, 210.72, 210.73, 210.74, 210.75, 210.76, 210.77, 210.78, 210.79, 210.80, 210.81, 210.82, 210.83, 210.84, 210.85, 210.86, 210.87, 210.88, 210.89, 210.90, 210.91, 210.92, 210.93, 210.94, 210.95, 210.96, 210.97, 210.98, 210.99, 210.100, 210.101, 210.102, 210.103, 210.104, 210.105, 210.106, 210.107, 210.108, 210.109, 210.110, 210.111, 210.112, 210.113, 210.114, 210.115, 210.116, 210.117, 210.118, 210.119, 210.120, 210.121, 210.122, 210.123, 210.124, 210.125, 210.126, 210.127, 210.128, 210.129, 210.130, 210.131, 210.132, 210.133, 210.134, 210.135, 210.136, 210.137, 210.138, 210.139, 210.140, 210.141, 210.142, 210.143, 210.144, 210.145, 210.146, 210.147, 210.148, 210.149, 210.150, 210.151, 210.152, 210.153, 210.154, 210.155, 210.156, 210.157, 210.158, 210.159, 210.160, 210.161, 210.162, 210.163, 210.164, 210.165, 210.166, 210.167, 210.168, 210.169, 210.170, 210.171, 210.172, 210.173, 210.174, 210.175, 210.176, 210.177, 210.178, 210.179, 210.180, 210.181, 210.182, 210.183, 210.184, 210.185, 210.186, 210.187, 210.188, 210.189, 210.190, 210.191, 210.192, 210.193, 210.194, 210.195, 210.196, 210.197, 210.198, 210.199, 210.200, 210.201, 210.202, 210.203, 210.204, 210.205, 210.206, 210.207, 210.208, 210.209, 210.210, 210.211, 210.212, 210.213, 210.214, 210.215, 210.216, 210.217, 210.218, 210.219, 210.220, 210.221, 210.222, 210.223, 210.224, 210.225, 210.226, 210.227, 210.228, 210.229, 210.230, 210.231, 210.232, 210.233, 210.234, 210.235, 210.236, 210.237, 210.238, 210.239, 210.240, 210.241, 210.242, 210.243, 210.244, 210.245, 210.246, 210.247, 210.248, 210.249, 210.250, 210.251, 210.252, 210.253, 210.254, 210.255, 210.256, 210.257, 210.258, 210.259, 210.260, 210.261, 210.262, 210.263, 210.264, 210.265, 210.266, 210.267, 210.268, 210.269, 210.270, 210.271, 210.272, 210.273, 210.274, 210.275, 210.276, 210.277, 210.278, 210.279, 210.280, 210.281, 210.282, 210.283, 210.284, 210.285, 210.286, 210.287, 210.288, 210.289, 210.290, 210.291, 210.292, 210.293, 210.294, 210.295, 210.296, 210.297, 210.298, 210.299, 210.300, 210.301, 210.302, 210.303, 210.304, 210.305, 210.306, 210.307, 210.308, 210.309, 210.310, 210.311, 210.312, 210.313, 210.314, 210.315, 210.316, 210.317, 210.318, 210.319, 210.320, 210.321, 210.322, 210.323, 210.324, 210.325, 210.326, 210.327, 210.328, 210.329, 210.330, 210.331, 210.332, 210.333, 210.334, 210.335, 210.336, 210.337, 210.338, 210.339, 210.340, 210.341, 210.342, 210.343, 210.344, 210.345, 210.346, 210.347, 210.348, 210.349, 210.350, 210.351, 210.352, 210.353, 210.354, 210.355, 210.356, 210.357, 210.358, 210.359, 210.360, 210.361, 210.362, 210.363, 210.364, 210.365, 210.366, 210.367, 210.368, 210.369, 210.370, 210.371, 210.372, 210.373, 210.374, 210.375, 210.376, 210.377, 210.378, 210.379, 210.380, 210.381, 210.382, 210.383, 210.384, 210.385, 210.386, 210.387, 210.388, 210.389, 210.390, 210.391, 210.392, 210.393, 210.394, 210.395, 210.396, 210.397, 210.398, 210.399, 210.400, 210.401, 210.402, 210.403, 210.404, 210.405, 210.406, 210.407, 210.408, 210.409, 210.410, 210.411, 210.412,

PANEL DIAGRAM																			
ELECTRICAL DATA:				VOLTS = 120/240				CKTS = 20				PANEL LOC: MECH				PANEL ID: MAIN DISTRIBUTION			
				PHASE = 1				AMPS = 400								PANEL			
SERVICE	LOAD-AMPS			WIRE	\ COND	BKR		P	CKT	#	CKT	BKR		WIRE	\ COND	LOAD-AMPS			SERVICE
	L1	L2	L3			T	P					P	T			L1	L2	L3	
PANEL 1	192			#2/0	\	200	2		1		2	2	200	#2/0	\				PANEL 2
PANEL 1		192		#2/0	\	200	2		3		4	200	#2/0	\		143			PANEL 2
POOL PANEL (FUTURE)	XX			#2	\	100	2		5		6	100	#2	\		XX			EXISTING GARAGE PANEL
POOL PANEL		XX		#2	\	100	2		7		8	100	#2	\		XX	XX		EXISTING GARAGE PANEL
									9		10								
									11		12								
									13		14								
									15		16								
									17		18								
									19		20								
TOTAL AMPS - L1 =				MAX CONNECTED AMPS PER PH =												MAINS:			
TOTAL AMPS - L2 =				TOTAL CONNECTED KVA =												400A MLO			
TOTAL AMPS - L3 =																MTG: SURFACE			

ELECTRICAL DATA:												PANEL DIAGRAM													
VOLTS = 120/240 PHASE = 1 AMPS = 30						PANEL LOC: POOL EQUIPMENT PANEL ID: POOL SUBPANEL (FUTURE)																			
SERVICE		LOAD-AMPS			WIRE \ COND		BKR		CKT		CKT		BKR		WIRE \ COND		LOAD-AMPS			SERVICE					
L1	L2	L3				T	P		T	P		T	P		T	P		L1	L2	L3					
POOL PUMP	12			#12	N				20	2	1	1	2	50	#8	N		25				POOL HEATER			
POOL PUMP	12	12		#12	N				20	2	1	1	4	50	#8	N						POOL HEATER			
SPA PUMP			12	#12	N				20	2	5	6	1	20	#12	N		4				JANDI RS8			
SPA PUMP			12	#12	N				20	2	7	8	1	20	#12	N				4			SALT GENERATOR		
SPA BLOWER		8		#12	N				20	2	9	10	1	20	#12	N		8				POOL LIGHTS			
SPA BLOWER			8	#12	N				20		11	12	1	20	#12	N		8		8		POOL LIGHTS			
											13	14													
											15	16													
											17	18													
											19	20													
											21	22													
											23	24													
											25	26													
											27	28													
											29	30													
TOTAL AMPS - L1 = 81						MAX CONNECTED AMPS PER PH = 81						MAINS: 100A MBKR													
TOTAL AMPS - L2 = 81						TOTAL CONNECTED KVA = 18.44						WTG: SURFACE													
TOTAL AMPS - L3 = 0																									
NOTES:																									

PANEL DIAGRAM

ELECTRICAL DATA:				VOLTS = 120/240				PHASE = 3				CKTS = 40				PANEL LOC: MECH				PANEL ID: "PANEL 1"				
SERVICE				LOAD-AMPS				WIRE				COND				BKR				SERVICE				
				L1 L2 L3				T P				CKT #				P				L1 L2 L3				
AHU #1 4 1/2 TON				41				#6				60	2	1		2	1	20	#12		13			WASHER
AHU #1					41			#6				60		3		4	1	20	#12			13		SMALL APPLIANCE
A/C #1 COND				22				#8				40	2	5		6	1	20	#12		8			REF
A/C #1					22			#8				40		7		9	1	20	#12					FREEZER
DRYER				20				#8				30	2	9		10	2	50	#8		30			OVEN
DRYER					20			#8				30		11		12	50	#8				30		OVEN
INFRARED SAUNA				15				#12				20	2	13		14	1	20	#12		13			MICROWAVE
INFRARED SAUNA					15			#12				20		15		16	1	20	#12			13		SMALL APPLIANCE
RECEPT				8				#12				20	1	17		18	2	20	#12		12			SPRINKLER PUMP
RECEPT					8			#12				20	1	19		20	2	20	#12			12		SPRINKLER PUMP
RECEPT				8				#12				20	1	21		22	1	20	#12		8			LIGHTS
RECEPT					8			#12				20	1	23		24	1	20	#12			8		LIGHTS
RECEPT				8				#12				20	1	25		26	1	20	#12		8			LIGHTS
RECEPT					8			#12				20	1	27		28	1	20	#12			8		LIGHTS
														29										
														31										
														33										
														35										
														37										
														39										
														41										
														42										
TOTAL AMPS - L1 = 192				MAX. CONNECTED AMPS PER PH = 192												MAINS:				200A MBKR				
TOTAL AMPS - L2 = 192				TOTAL CONNECTED KVA = 46.08												MTG:				SURFACE				
TOTAL AMPS - L3 = 0																				10K AIC				

NOTES:

- (1) CONTRACTOR SHALL SELECT PROPER BREAKER AND WIRE SIZE FOR EQUIPMENT SELECTED.
- (2) HVAC ELEC SIZING IS ESTIMATED. CONTRACTOR SHALL SIZE BREAKERS AND CONDUCTORS TO MATCH EQUIPMENT.
- (3) EACH BATHROOM'S RECEPITS SHALL BE ON DEDICATED CIRCUIT.
- (4) RECEIPT IN BEDROOMS SHALL BE "ARC-FAULT".

PANEL DIAGRAM

ELECTRICAL DATA:

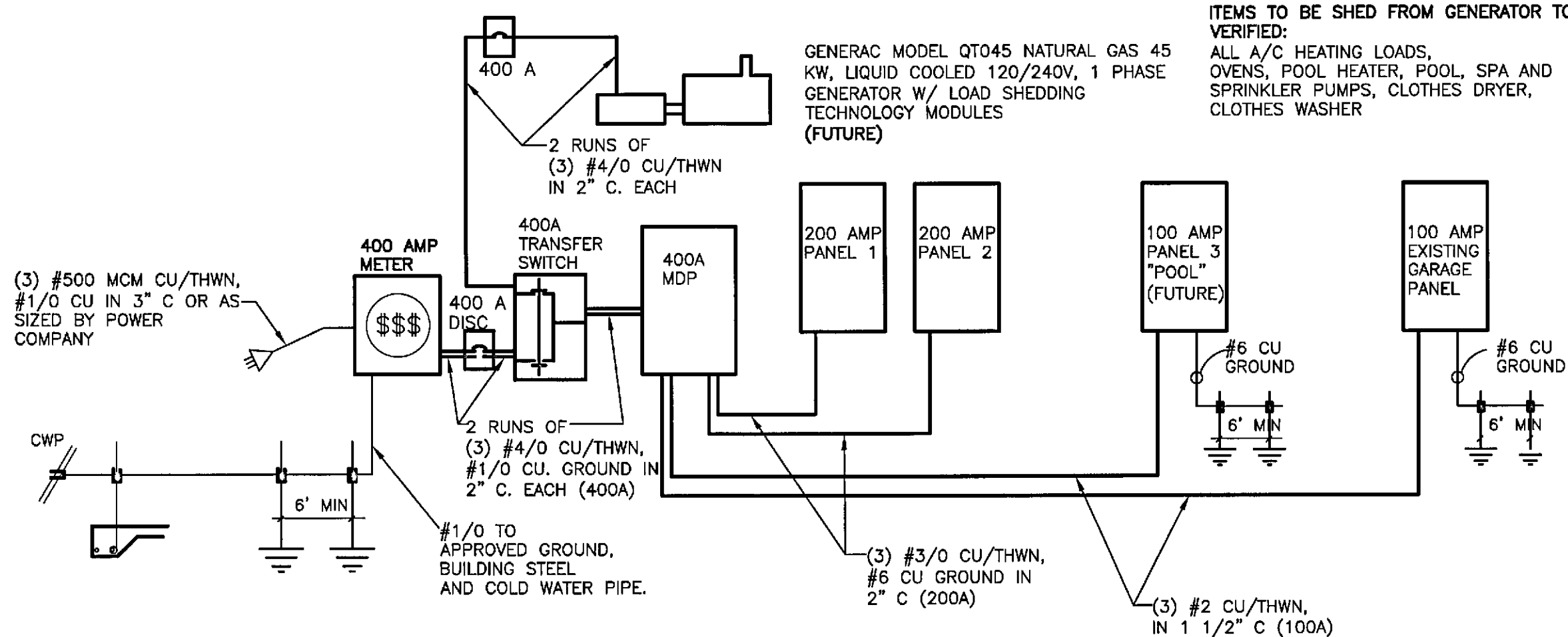
VOLTS = 120/240
PHASE =
AMPS = 200

PANEL LOC: LAUNDRY

PANEL ID: "PANEL 2"

SERVICE	LOAD-AMPS			WIRE	COND	BKR		CKT #	CKT #	BKR		WIRE	COND	LOAD-AMPS			SERVICE		
	L1	L2	L3			T	P			T	P			L1	L2	L3			
AHU #2 2 1/2 TON	24			#8	N			50	2	1	2	2	60	#6	N		50		STEAM SHOWER 9KW
AHU #2		24		#8	N			50		3	4		60	#6	N		50		STEAM SHOWER 9KW
A/C #2 COND	17			#10	N			30	2	5	8	1	20	#12			8		LIGHTS
A/C #2				#10	N			30		7	8	1	20	#12					LIGHTS
DISPOSAL	13			#12	N			20	1	9	10	1	20	#12			8	8	LIGHTS
DISHWASHER		13		#12	N			20	1	11	12	1	20	#12					LIGHTS
RECEPT	8			#12	N			20	1	13	14	1	20	#12			8		LIGHTS
RECEPT		8		#12	N			20	1	15	16	1	20	#12				8	LIGHTS
RECEPT	8			#12	N			20	1	17	18	1	20	#12			8		LIGHTS
RECEPT		8		#12	N			20	1	19	20	1	20	#12				8	LIGHTS
RECEPT	8			#12	N			20	1	21	22								LIGHTS
RECEPT		8		#12	N			20	1	23	24								
										25	26								
										27	28								
										29	30								
										31	32								
										33	34								
										35	36								
										37	38								
										39	40								
										41	42								
TOTAL AMPS - L1 = 143								MAX CONNECTED AMPS PER PH = 143								MAINS: 200 MKR			
TOTAL AMPS - L2 = 143								TOTAL CONNECTED KVA = 34.32								MTG: SURFACE			
TOTAL AMPS - L3 = 0																10K AIC			

NOTES:



ELECTRIC ONE LINE
NO SCALE



WELLINGTON RESIDENCE
11802 ACME ROAD
WELLINGTON, FLORIDA
FIRST FLORIDA DEVELOPMENT

Seal :

Mitchell E. Miller
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Consultant:

Revisions :

2-26-20 PERMIT SET

Sheet Title

ELECTRICAL SCHEDULES

Scale:
NONE

Comm. : 19-024	Date : 8-23-19
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Drawn : CRA	Checked : MEM
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Sheet No.

E3

MAR 04 2020