

A CUSTOM DESIGN CASTILLO SPEC

COUNTY ROAD 439
EUSTIS 32736

COUNTY OF LAKE
STATE OF FLORIDA

RELEASE DATE:
MARCH 24, 2021

GENERAL STRUCTURAL NOTES

CAST IN PLACE REINFORCED CONCRETE

- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 PSI (SLABS) 3000 PSI (COLUMNS AND BEAMS), A SLUMP OF 5" PLUS OR MINUS 1", AND HAVE 2 TO 5% AIR ENTRAINMENT, AND A MAXIMUM WATER/CEMENT RATIO OF 0.63.
- HOOKS SHALL BE PROVIDED AT DISCONTINUOUS ENDS OF ALL TOP BARS OF BEAMS.
- HORIZONTAL FOOTING BARS SHALL BE BENT 1'-0" AROUND CORNERS OR CORNER BARS WITH A 2'-0" LAP PROVIDED.
- CONCRETE COVER MIN. 3" WHEN EXPOSED TO EARTH OR 1 1/2" TO FORM U.N.O.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185/A185M-07. WWF SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE WITHIN THE 6". POLYPROPYLENE FIBERS FOR SLABS ON GRADE TO BE MIN 1.5 LBS OF FIBER PER CUBIC YARD.
- ALL REINFORCING STEEL / STIRRUPS AND TIES SHALL BE NEW DOMESTIC DEFORMED BARS FREE FROM RUST, SCALE & OIL & SHALL MEET ASTM A615/A185M-04A GRADE 40 U.N.O. REINFORCING FOR FOOTING SHALL BE SUPPORTED ON PRE-CAST CONCRETE PADS. TOP REINFORCING SHALL BE POSITIVELY SUPPORTED BY TEMPORARY STRINGERS, DOVELS FOR COLUMNS & FILLED CELLS SHALL BE SECURED IN PLACE BY USING ADDITIONAL CROSS-REINFORCING TIED TO FOOTING REINFORCING. SPLICES IN REINFORCING WHERE PERMITTED SHALL BE AS PER DETAIL MS05.
- SIMPSON HIGH STRENGTH EPOXY-TIE ANCHORING ADHESIVE WAS USED IN THE DESIGN OF THIS PRODUCT. IF CONTRACTORS WISH TO USE A DIFFERENT EPOXY, THEY MUST FIRST CONTACT THE ENGINEER OF RECORD FOR WRITTEN APPROVAL.

- WHERE PROJECT IS TO BE LOCATED IN KNOWN RADON GAS PREVALENT AREAS, APPENDIX "F" OF THE FLORIDA BUILDING CODE 5TH EDITION IS TO BE IMPLEMENTED. F303.4 CONCRETE STRENGTH IN THESE AREAS ARE TO BE A MINIMUM OF 3000 P.S.I. THEREFORE, ANY AND ALL NOTES ON THESE PLANS THAT INDICATE 2500 P.S.I. SHALL BE REPLACED WITH 3000 P.S.I. FOR THE CONCRETE STRENGTH.

MASONRY

- HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, TYPE S, CONFORMING TO ASTM C90-06/1, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 2000.
- MORTAR SHALL BE TYPE "S", CONFORMING TO ASTM C270-07.
- COARSE GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI SLUMP 6" TO 11". CONTINUOUS MASONRY INSPECTIONS ARE REQUIRED DURING CONSTRUCTION.
- VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS WITH THE CELLS FILLED WITH COARSE GROUT.
- VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM AND AT A MAXIMUM SPACING OF 192 DIA OR 10FT WHICH EVER IS LESS. REINFORCING SHALL BE PLACED IN THE CENTER OF THE MASONRY CELL WITH MIN 1/2" CLEARANCE TO INSIDE FACE.
- REINFORCING STEEL SHALL BE LAPPED PER DETAIL MS05, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- GROUT STOPS SHALL BE PROVIDED BELOW BOND BEAM, PLASTIC SCREEN, METAL LATH STRIP OR CAVITY CAPS MAY BE USED TO PREVENT THE FLOW OF GROUT INTO CELLS BELOW. THE USE OF FELT PAPER AS A STOP IS PROHIBITED.
- TEMPORARY BRACING AND SHORING OF WALL TO PROVIDE STABILITY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- TYPICAL FILLED CELL REINFORCING SIZE AND SPACING SHALL BE ABOVE AND BELOW ALL WALL OPENINGS.
- DO NOT APPLY UNIFORM LOADS TO MASONRY WALLS FOR (3) DAYS AND NO CONCENTRATED LOADS FOR (7) DAYS, PER CODE ACI 318-08, S 11.1.
- DURING CONCRETE POURS, THE CONTRACTOR TO ADEQUATELY VIBRATE THE FILLED CELL WITH EITHER RODDING OR PENCIL VIBRATOR TO ENSURE PROPER CONCRETE CONSOLIDATION.

WOOD CONSTRUCTION

- ALL EXTERIOR WOOD STUD WALLS, BEARING WALLS, SHEAR WALLS AND MISC. STRUCTURAL WOOD FRAMING MEMBERS, (I.E. BLOCKING OR GABLE END BRACING) SHALL BE EITHER #1 SOUTHERN PINE, OR S.P.F. NUMBER 2 GRADE OR BETTER SHALL BE USED REGARDLESS OF SPOILS.
- ALL LUMBER SPECIFIED ON DRAWINGS ARE INTENDED FOR DRY USE ONLY (MOISTURE CONTENT 19% OR LESS), U.N.O. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHERS.
- ANY WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIA. SHALL HAVE STUD PROTECTION SHIELDS. ALL HOLES OVER 1" IN DIA. FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON H552 STUD SHOES, TYP., U.N.O.
- MANY OF THE NEW PRESSURE TREATED WOODS USE CHEMICALS THAT ARE CORROSIVE TO STEEL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE TYPE OF WOOD TREATMENT AND TO SELECT APPROPRIATE CONNECTORS THAT RESIST CORROSION. FOR EXAMPLE, ACQ-C, ACQ-D, CSA-A OR CSA-B REQUIRE HOT-DIPPED GALVANIZED OR STAINLESS STEEL FASTENERS. DOT SODIUM BORATE (SBX) DOES NOT.
- ALL EXPOSED WOOD OR WOOD IN CONTACT WITH EARTH OR CONCRETE TO BE PRESURE TREATED.
- UNTREATED WOOD SHALL NOT BE IN DIRECT CONTACT WITH CONCRETE OR MASONRY. SEAT PLATES SHALL BE PROVIDED AT BEARING LOCATIONS WITHWOODEN TOP PLATES.
- SEE PLAN FOR STUD PACK AND BEAM NAILING PATTERNS.
- ALL ENGINEERING LUMBER TO HAVE THE FOLLOWING MIN VALUES U.N.O. COLUMNS: 2.0E F_y = 2950 BEAMS: 2.0E F_y = 2950
- SEE PLAN NOTE FOR ADDITIONAL ROOF, WALL, SHEAR WALL AND FLOOR SHEATHING REQUIREMENTS ALONG W/ NAILING INFORMATION OTHERWISE: ROOF DECK: PLYWOOD C-C/C-D, EXTERIOR OR OSB FLOOR SHEATHING: TAG-A/C GROUP 1 APA RATED (48/24) WALL SHEATHING: PLYWOOD C-C/C-D EXTERIOR OR OSB

STRUCTURAL STEEL

- MATERIAL SPECIFICATIONS:
WIDE FLANGE SECTIONS: ASTM A992, GRADE 50, F_y=50 KSI
TUBE STEEL (HS): ASTM A500, GRADE B, F_y = 46 KSI
PIPE STEEL: ASTM A53, TYPE E OR S, F_y = 35 KSI
ALL OTHER STRUCTURAL & MISC. STEEL: A36 F_y=36 KSI
- STRUCTURAL CONNECTIONS:
ALL STRUCTURAL BOLTS TO BE A325H U.N.O
STRUCTURAL BOLTS SMALLER THAN 5/8" DIA. TO BE A307
THREADED ROD SHALL CONFORM TO A36 OR A307
ANCHOR BOLTS SHALL CONFORM TO ASTM F1554
ALL BOLTS CAST IN CONCRETE: ASTM A36 OR ASTM A-307
SHOP AND FIELD WELDS: E70XX ELECTRODES
STEEL REINFORCEMENT SHOP DRAWINGS TO BE PROVIDED TO ENGINEER OF RECORD BEFORE FABRICATION FOR REVIEW AND APPROVAL.

PRE ENGINEERED WOOD TRUSSES

- ALL PREFABRICATED WOOD TRUSSES SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS WITH HURRICANE CLIPS OR ANCHORS PER STRUCTURAL PLAN.
- PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENERS AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
- TRUSS MEMBERS AND CONNECTIONS SHALL BE PROPORTIONED (WITH A MAXIMUM ALLOWABLE STRESS INCREASE FOR LOAD DURATION OF 25%) TO WITHSTAND THE LIVE LOADS GIVEN IN THE NOTES AND TOTAL DEAD LOAD.
- BRIDGING FOR PRE-ENGINEERED TRUSSES SHALL BE AS REQUIRED BY THE TRUSS MANUFACTURER UNLESS NOTED ON THE PLANS.
- TRUSS ELEVATIONS AND SECTIONS ARE FOR GENERAL CONFIGURATION OF TRUSSES ONLY. WEB MEMBERS ARE NOT SHOWN, BUT SHALL BE DESIGNED BY THE TRUSS MANUFACTURER IN ACCORDANCE WITH THE FRAMING DESIGN LOADS.
- DESIGN SPECIFICATIONS FOR LIGHT WEIGHT METAL PLATE CONNECTED WOOD TRUSSES PER THE TRUSS FLATE INSTITUTE TP LATEST EDITION.
- PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH SPECIFIED LOADS AND GOVERNING CODES - SUBMITTALS SHALL INCLUDE TRUSS FRAMING PLANS AND DETAILS SHOWING MEMBER SIZES, BRACING, ANCHORAGE, CONNECTIONS, TRUSS LOCATIONS, AND PERMANENT BRACING AND/OR BRIDGING AS REQUIRED FOR ERECTION AND FOR THE PERMANENT STRUCTURE. EACH SUBMITTAL SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER. SUBMIT 3 COPIES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- THE TRUSS MANUFACTURER SHALL DETERMINE ALL SPANS WORKING POINTS, BEARING POINTS, AND SIMILAR CONDITIONS. TRUSS SHOP DRAWINGS SHALL SHOW ALL TRUSSES, ALL BRACING MEMBERS, AND ALL TRUSS TO TRUSS HANGERS.

UPLIFT CONNECTORS

- UPLIFT CONNECTORS SUCH AS HURRICANE CLIPS, TRUSS ANCHORS AND ANCHOR BOLTS ARE ONLY REQUIRED ON MEMBERS IN WALLS THAT ARE EXPOSED TO UPLIFT OR LATERAL FORCES. INTERIOR LOAD BEARING WALLS ARE NOT ALWAYS EXPOSED TO UPLIFT FORCES. THE MEMBERS OF THESE WALLS WOULD NOT NEED TO HAVE CONNECTORS APPLIED. PLEASE COORDINATE THE TRUSS ENGINEER FOR THE LOCATION OF THESE WALLS AND STRUCTURAL PLANS FOR MORE INFO.

FIELD REPAIR NOTES

- MISSED "F" BOLTS FOR WOOD BEARING WALLS MAY BE SUBSTITUTED WITH 1/2" DIA. EPOXY ANCHORS WITH 7" EMBEDMENT. SIMPSON "SE7" EPOXY ADHESIVE BINDER FOLLOWING ALL MANUFACTURERS RECOMMENDATIONS OR SIMPSON 1/2" TITEN HD BOLTS WITH MINIMUM 7" EMBEDMENT. SEE PLAN FOR EMBEDMENT DEPTH AT FLOOR STEPS.
- FOR MISSED VERT. DOVELS, DRILL A 3/4" DIAMETER HOLE 6" DEEP AT THE LOCATION OF THE OMITTED REBAR AND INSTALL A 3/2" LONG #5 BAR INTO THE EPOXY FILLED HOLE. USE A TWO PART EMBEDMENT EPOXY (SIMPSON HIGH STRENGTH EPOXY-TIE ANCHORING ADHESIVE) MIXED PER THE MANUFACTURERS INSTRUCTIONS. ASSURE THAT ALL DUST AND DEBRIS FROM DRILLING ARE REMOVED FROM THE HOLE BY BRUSHING AND USING COMPRESSED AIR PRIOR TO APPLYING THE EPOXY. ALLOW THE EPOXY TO CURE TO THE MANUFACTURERS SPECIFICATIONS, THEN FILL THE CELL IN THE NORMAL WAY DURING BOND BEAM POUR.
- FOR MORTAR JOINTS LESS THAN 1/4", PROVIDE (1) #5 VERT. IN CONC. FILLED CELL EACH SIDE OF THE JOINT (BAR DOES NOT HAVE TO BE CONT. TO FOOTING).
- MISSED UNTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED WITH (1) SIMPSON M5M16 TWIST STRAP W/ (4) 1/4" x 2 1/4" TITENS TO MASONRY AND (7) 1-104 NAILS TO TRUSS FOR UPLIFTS LESS THAN 860 LBS USE (2) M5M16 G FOR UPLIFTS LESS THAN 1720#. IF CORNER STRAP IS MISSED CONTRACTOR TO INSTALL (2) SIMPSON HGAM10 W/ (4) 1/4" x 1 1/2" S05 SCREWS AND (5) 1/4" x 2 1/4" TITENS ONE EACH SIDE OF TRUSS. NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR NO MORE THAN 3 IN A ROW WITHOUT APPROVAL FROM EOR. IF GIRDER TRUSS CONNECTIONS ARE MISSED, CONTACT THE EOR FOR SUBSTITUTION.
- IF MISSED, M5TAM36 OR M5TAM40 STRAP IS MISSED FOR 2ND FLOOR JAMB STUD CONNECTION, CONTRACTOR MAY INSTALL SIMPSON HT5 W/ (26) 1 6d x 2 1/2" NAILS AND 5/8" ANCHOR BOLT SET IN SIMPSON HIGH STRENGTH EPOXY W/ MIN 6" EMBEDMENT AND MIN 3" EDGE DISTANCE. CONTACT EOR IF STRAPS ARE MISSED UNDER GIRDER JAMB STUD LOCATIONS.

STRUCTURAL DESIGN CRITERIA

CODE CRITERIA

- FLORIDA BUILDING CODE 7TH EDITION (2020) & FBC EXISTING BUILDING
- FLORIDA FIRE PREVENTION CODE 7TH EDITION (2020)
- FLORIDA ACCESSIBILITY CODE 6TH EDITION (2020)
- FLORIDA BUILDING CODE 7TH EDITION (2020) PLUMBING
- NFPA 70: I.I. NATIONAL ELECTRICAL CODES (NEC 2014)
- BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE - (ACI 318-14)
- SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS-(ACI 301-14)
- BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES - (MCC 402-2016)
- WOOD FRAMED CONSTRUCTION MANUAL 2015 EDITION.
- APA PLYWOOD DESIGN SPECIFICATION
- NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - NDS-2018
- AMERICAN SOCIETY OF CIVIL ENGINEERS- ASCE/SEI 7-16
- SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS - (AISC 360 - 16)

GENERAL ROOF LOADING

	SHINGLE ROOF(P/SF)	METAL ROOF(P/SF)	TILE ROOF(P/SF)	HEAVY ROOF(P/SF)
TOP CHORD LL	20	20	20	20
TOP CHORD DL	10	10	15	25
BOTTOM CHORD LL*	0	0	0	0
BOTTOM CHORD DL	10	10	10	10
TOTAL (P/SF)	40	40	45	55

BOTTOM CHORD LL (OPT)
ATTICS W/ LIMITED STOK.
ATTICS W/ HEAVY STOK.
ATTICS W/ NO STORAGE (NON-COINCURRENT)

NOTE: LL REDUCTIONS ARE ALLOWED PER CODE BUT ONLY WITH WRITTEN APPROVAL FROM EOR OR INDICATED ON PLAN

GENERAL FLOOR LOADING

	40 (PSF)	COMMENTS:
TOP CHORD LL	10(P/SF)	
TOP CHORD DL	0(P/SF)	
BOTTOM CHORD LL	0(P/SF)	
BOTTOM CHORD DL	5 (PSF)	

SPECIAL FLOOR LOADING

	60 (PSF)	COMMENTS:
GARAGE ROOM	40 (PSF)	
BALCONIES/ DECKS	100 (PSF)	
PALCONIES OVER 100 SQ.FT	125 (PSF)	
LIBRARIES	60 (PSF)	
READING ROOMS	60 (PSF)	
STACK ROOMS	150 (PSF)	

DEFLECTION CRITERIA

	L/360	L/240	COMMENTS:
ROOF TRUSSES*	L/360	L/240	
TRUSSES	L/360	L/240	
ROOF RAFTERS (W/O CLG.)	L/360	L/240	
ROOF RAFTERS (W/ CLG.)	L/360	L/240	
FLOOR JOISTS**	L/480	L/240	

* LL MAX 3/4"
** LL MAX 1/2"

WIND LOADING CRITERIA

WIND SPEED (ULTIMATE)	139.9 MPH
WIND SPEED (ALLOWABLE)	108.5 MPH
EXPOSURE CATEGORY	C
BUILDING CATEGORY	V
BUILDING TYPE	ENCLOSED
ENCLOSURE CLASSIFICATION	1+ 0.18
INTERNAL PRESSURE COEFFICIENT	

NOTE: MEAN ROOF HEIGHT FOR TYPICAL SINGLE STORY HOME IS 15FT, AND FOR 2 STORY HOME IS 30FT

ASCE 7-10 WALL DESIGN ALLOWABLE COMPONENTS AND CLADDING WIND PRESSURES AND SUCTIONS

EFFECTIVE WIND AREA (SQ FEET)	WIND PRESSURE AND SUCTION (PSF) (+)VALUE DENOTES PRESSURE (-)VALUE DENOTES SUCTION	WIND PRESSURE AND SUCTION DIAGRAM
10	(+) 25.6 (-) 27.6	(+) 25.6 (-) 34.5
20	(+) 24.5 (-) 26.7	(+) 24.5 (-) 31.9
50	(+) 23.0 (-) 25.2	(+) 23.0 (-) 28.9
100	(+) 21.7 (-) 23.9	(+) 21.7 (-) 26.7
9'-0" x 7'-0"	(+) 22.7 (-) 25.6	(-) 47.8
12'-0" x 7'-0"	(+) 21.8 (-) 24.6	

DIAGRAM

GENERAL PRESSURE NOTES

- NOTES:
- MULTIPLY THE ABOVE PRESSURES BY 1.6 TO GET ULTIMATE WIND PRESSURES
 - 1/4" x END ZONE IS ONLY WIND 5'-0" OF ALL EXTERIOR BUILDING CORNERS
 - * INDICATED PRESSURES CAN BE INTERPOLATED FOR OTHER DOOR SIZES, OTHERWISE USE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.

INDEX OF DRAWINGS:

- COVER SHEET
- SITE PLAN
- FOUNDATION PLAN
- FLOOR PLAN - NOTED
- FLOOR PLAN - DIMENSIONED
- EXTERIOR ELEVATIONS
- REFERENCE ROOF PLAN
- SECTIONS / DETAILS
- ELECTRICAL PLAN
- WATERPROOFING DETAILS

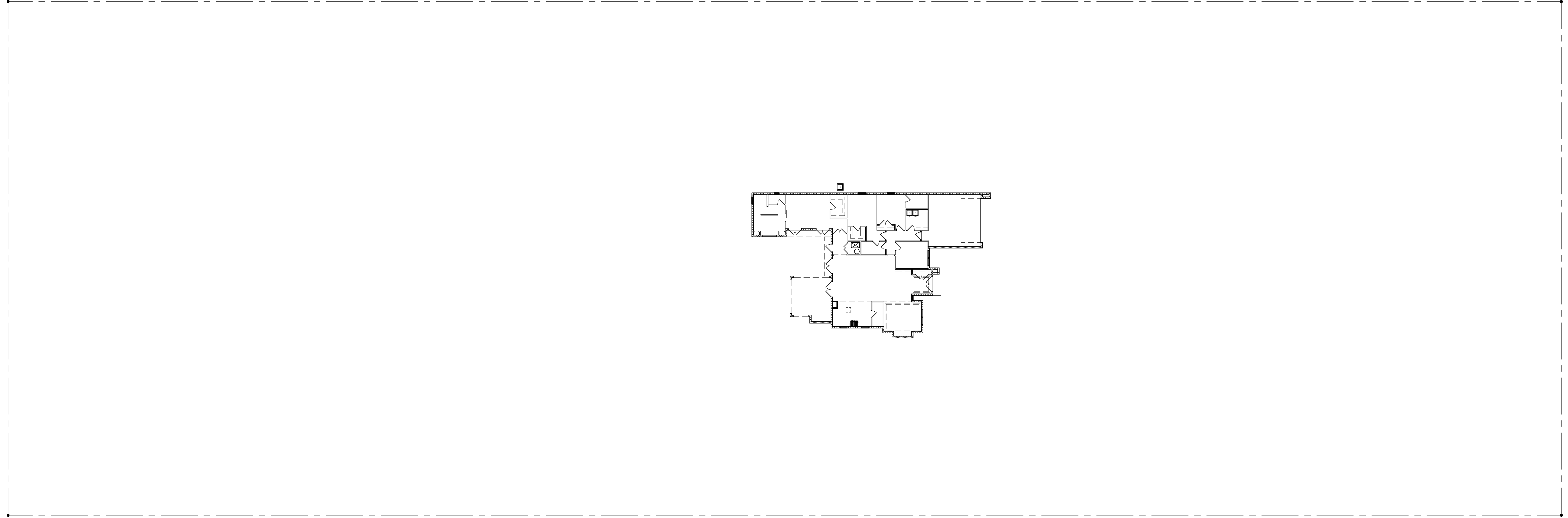
BUILDER: CASTILLO

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CUSTOM DESIGN FOR THE :
CASTILLO PROJECT
COUNTY ROAD 439
EUSTIS, FL 32736

DATE:
SCALE: NOTED
DRAWN: EML
JOB:
SHEET 1
OF SHEETS



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

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CUSTOM DESIGN FOR THE:
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 EUSTIS, FL 32736

DATE:
 SCALE: NOTED
 DRAWN: EML
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 SHEET
 OF 2 SHEETS

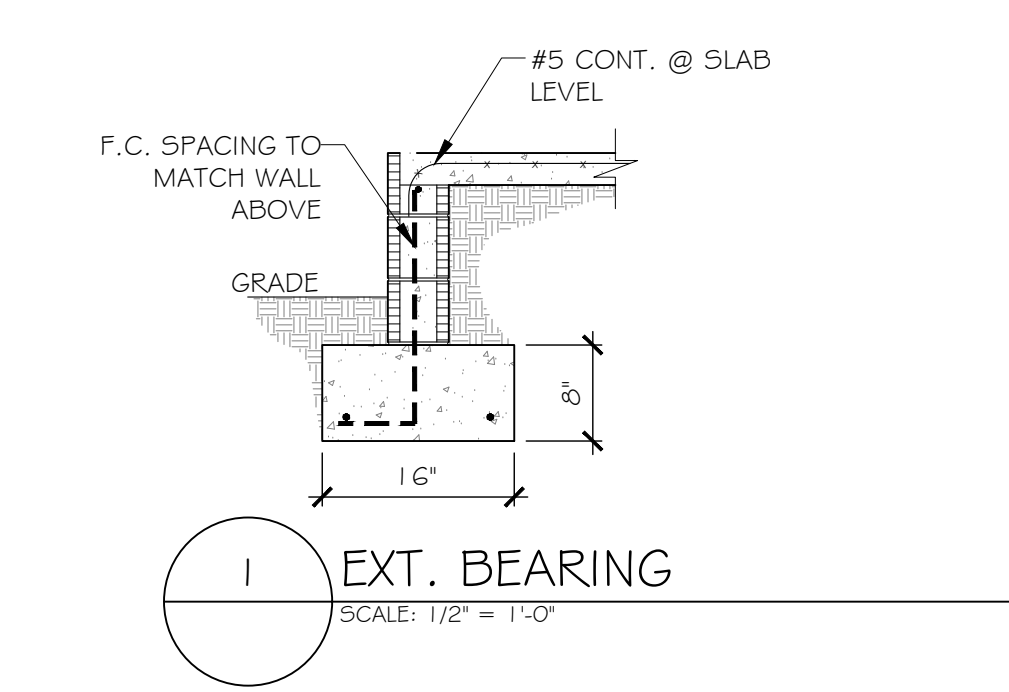
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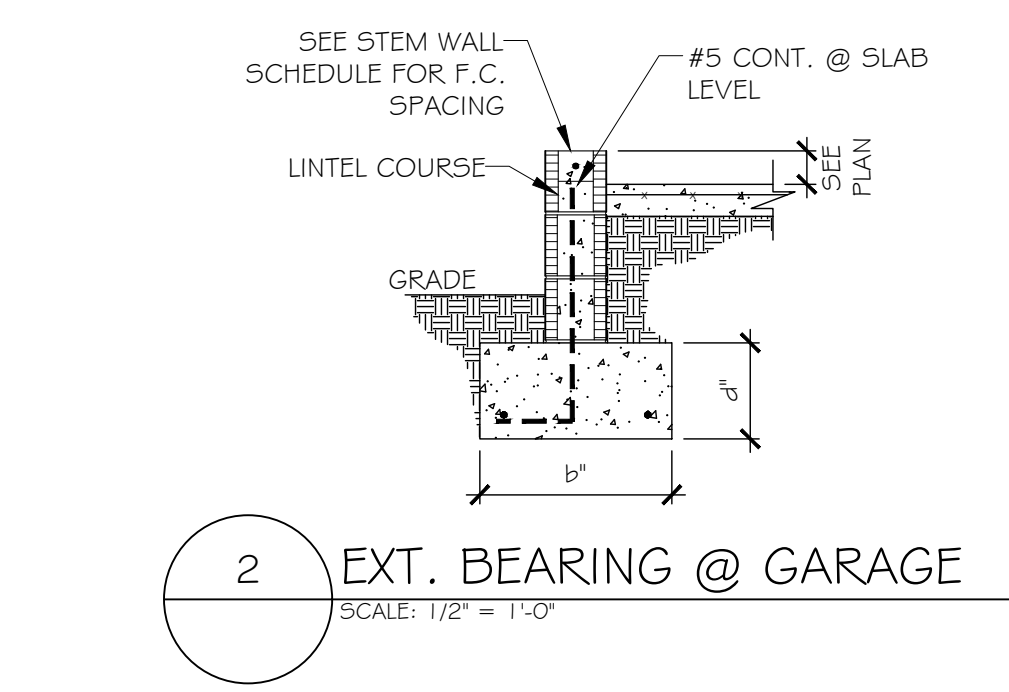
Lucia

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CASTILLO PROJECT
COUNTY ROAD 489
EUSTIS, FL 32736

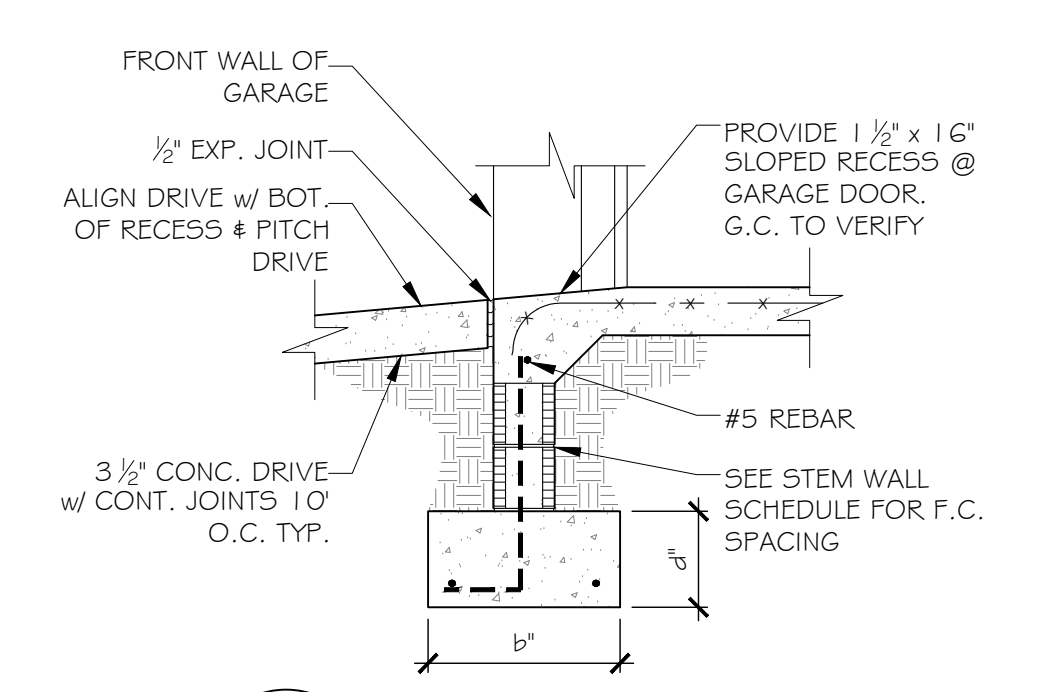
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3
OF 5 SHEETS



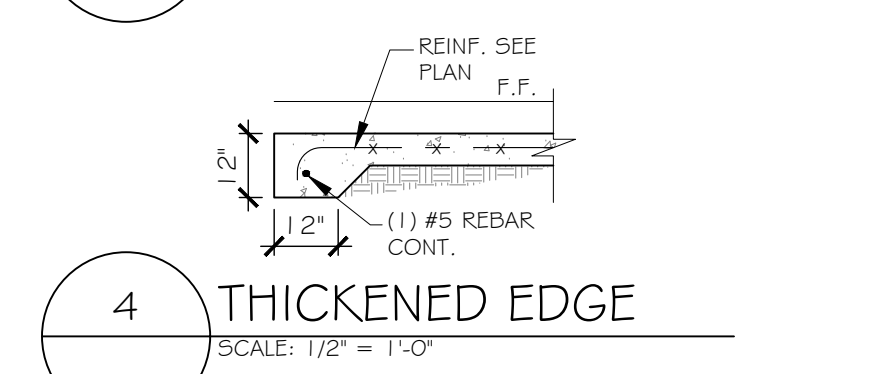
1 EXT. BEARING
SCALE: 1/2" = 1'-0"



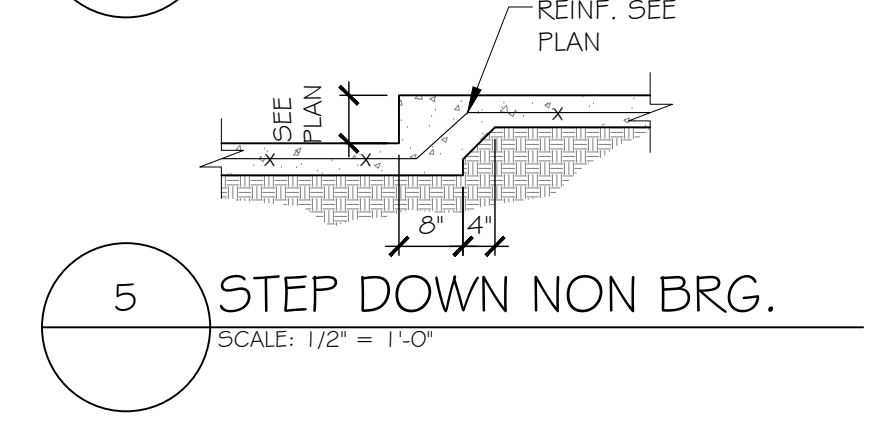
2 EXT. BEARING @ GARAGE
SCALE: 1/2" = 1'-0"



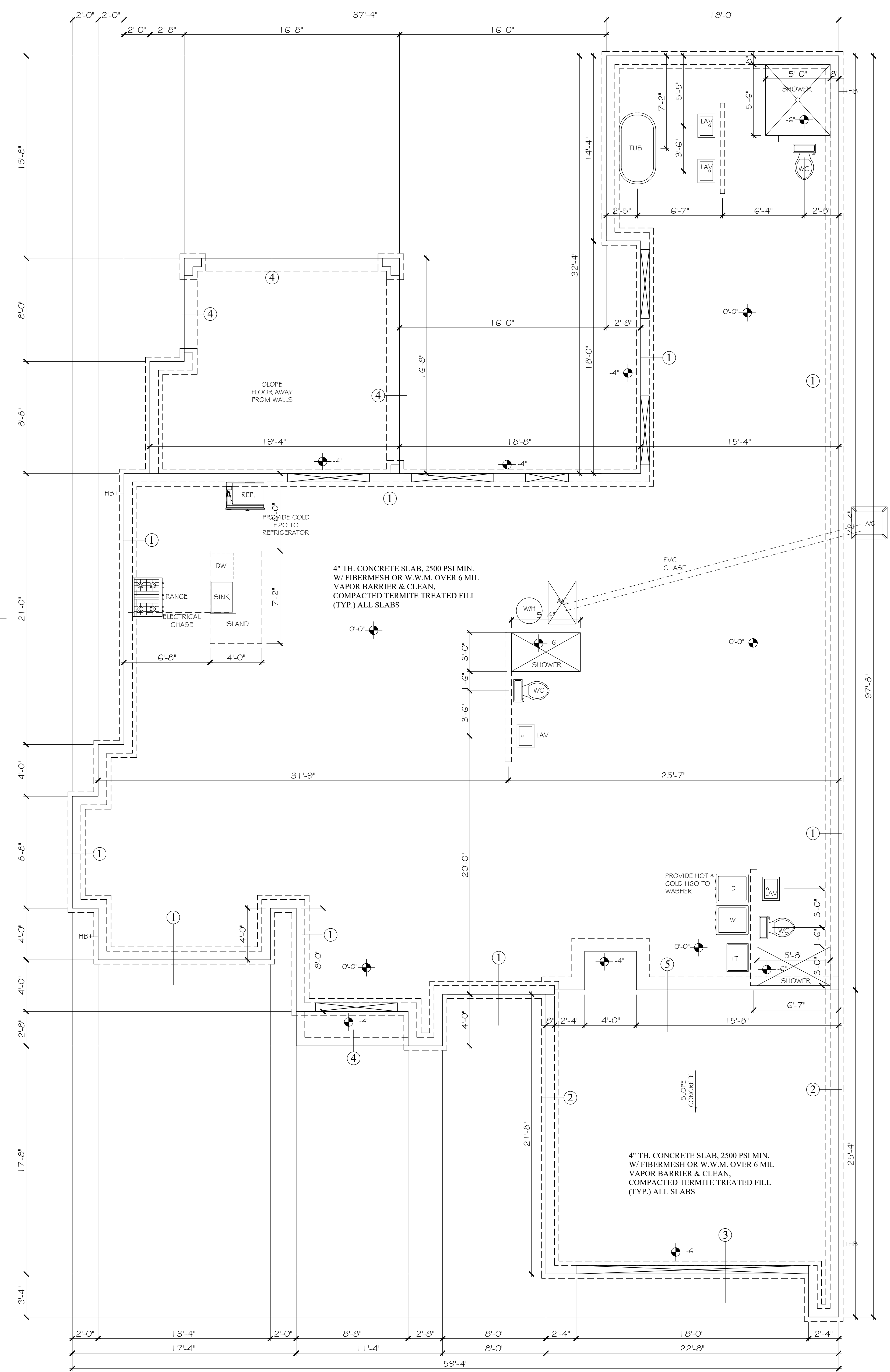
3 FTG. @ GAR. DOOR
SCALE: 1/2" = 1'-0"



4 THICKENED EDGE
SCALE: 1/2" = 1'-0"



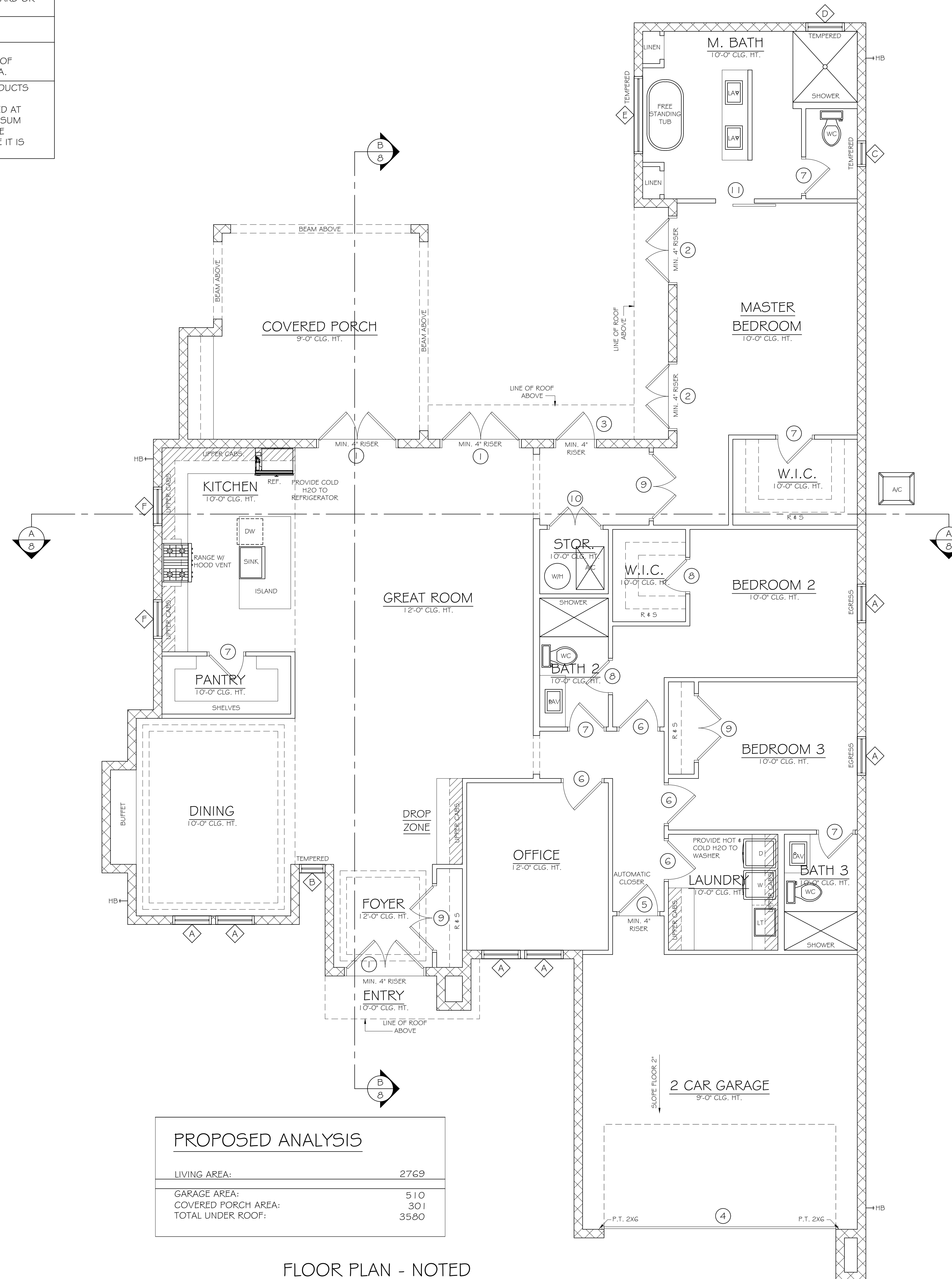
5 STEP DOWN NON BRG.
SCALE: 1/2" = 1'-0"



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

DWELLING / GARAGE SEPARATION (TABLE R302.6)	
SEPARATION	MATERIAL
FROM RESIDENCE AND ATTICS	NOT LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT TO THE GARAGE SIDE
FROM HABITABLE ROOMS ABOVE GARAGE	NOT LESS THAN ¾ INCH TYPE X GYPSUM BOARD OR EQUIVALENT
STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION	NOT LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT
GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA.

PER R702.3.5, SUPPORTS AND FASTENERS USED TO ATTACH GYPSUM BOARD AND GYPSUM PANEL PRODUCTS SHALL COMPLY WITH TABLE R702.3.5. GYPSUM SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH TABLE R602.3(1). GYPSUM BOARD AND GYPSUM PANEL PRODUCTS SHALL BE APPLIED AT RIGHT ANGLES OR PARALLEL TO FRAMING MEMBERS. ALL EDGES AND ENDS OF GYPSUM BOARD AND GYPSUM PANEL PRODUCTS SHALL OCCUR ON THE FRAMING MEMBERS, EXCEPT THOSE EDGES AND ENDS THAT ARE PERPENDICULAR TO THE FRAMING MEMBERS. INTERIOR GYPSUM BOARD SHALL NOT BE INSTALLED WHERE IT IS DIRECTLY EXPOSED TO THE WEATHER OR TO WATER



FLOOR PLAN - NOTED
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE				
TAG	WIDTH	HGT.	QTY.	NOTES
A	3'-0"	6'-0"	6	CASEMENT
B	2'-0"	8'-0"	1	FIXED GLASS
C	2'-0"	2'-0"	1	CASEMENT
D	3'-0"	3'-0"	1	CASEMENT
E	6'-0"	4'-0"	1	FIXED GLASS
F	3'-0"	1'-4"	2	AWNING

DOOR SCHEDULE				
EXTERIOR				
TAG	WIDTH	HGT.	QTY.	NOTES
1	6'-0"	8'-0"	3	DOUBLE DOORS - FULL GLASS
2	5'-0"	8'-0"	2	DOUBLE DOORS - FULL GLASS
3	3'-0"	8'-0"	1	SINGLE SWING - FULL GLASS
4	18'-0"	8'-0"	1	OVERHEAD GARAGE DOOR

INTERIOR				
TAG	WIDTH	HGT.	QTY.	NOTES
5	3'-0"	8'-0"	1	20 MIN. RATED / SOLID CORE
6	3'-0"	8'-0"	4	SWING - SOLID CORE
7	2'-8"	8'-0"	5	SWING - SOLID CORE
8	2'-6"	8'-0"	2	SWING - SOLID CORE
9	5'-0"	8'-0"	3	DOUBLE DOORS - SOLID CORE
10	4'-0"	8'-0"	1	DOUBLE DOORS - SOLID CORE
11	3'-0"	8'-0"	1	BARN DOOR

- PLAN NOTES:**
- OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL HAVE A 20 MIN. FIRE RATED DOOR OR SOLID WOOD DOOR NOT LESS THAN 1 AND ¾ INCHES IN THICKNESS OR SOLID OR HONEYCOMB DOOR. DOOR SHALL BE EQUIPPED WITH AUTOMATIC CLOSER.
 - PROVIDE 2X BLOCKING AT MIDPOINT ON ALL INTERIOR STUD WALLS.

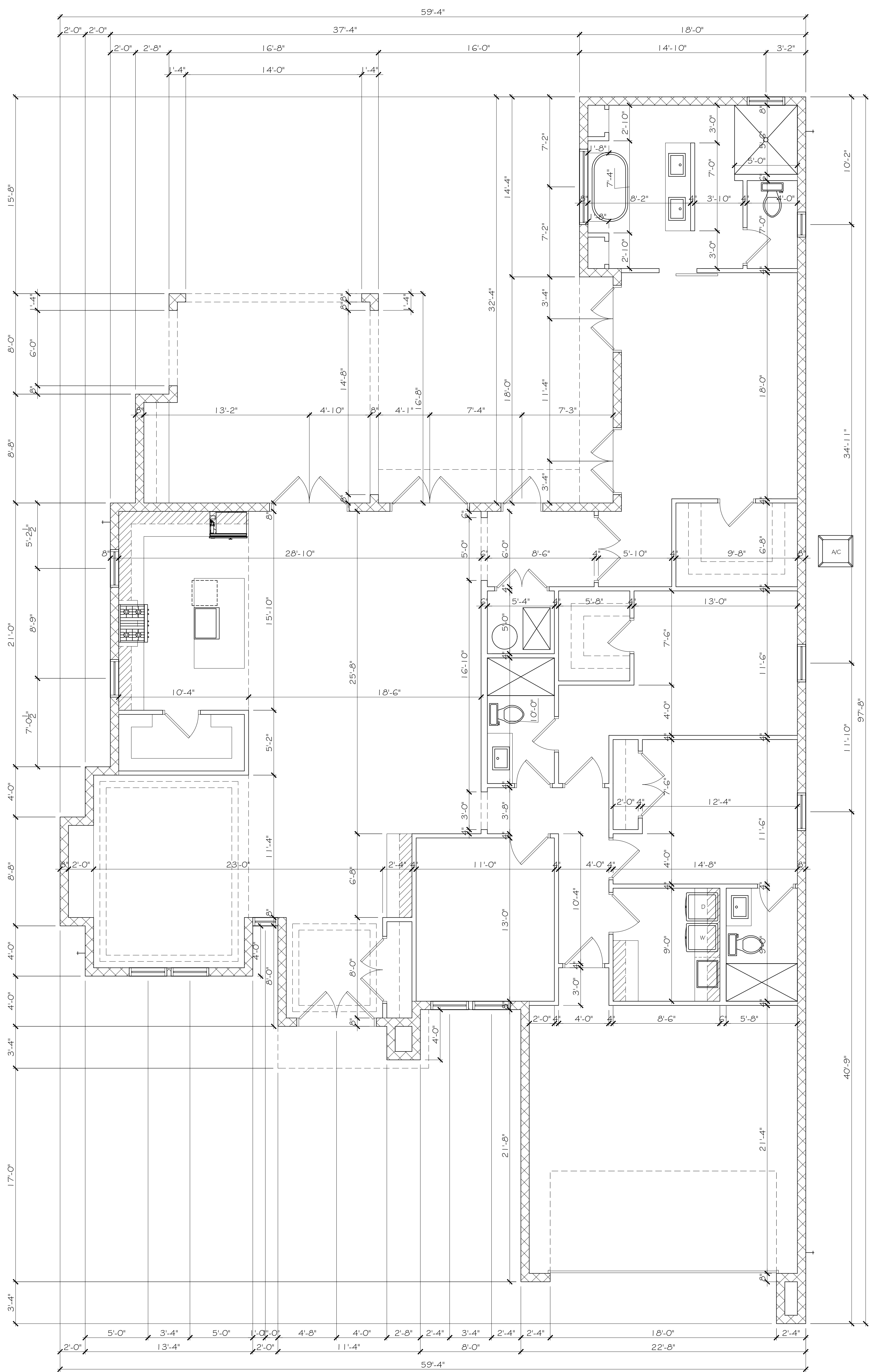
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Lucia

CUSTOM DESIGN FOR THE:
CASTILLO PROJECT
 COUNTY ROAD 489
 EUSTIS, FL 32736

DATE: _____
 SCALE: NOTED
 DRAWN: EML
 JOB: _____
 SHEET: **4**
 OF SHEETS



FLOOR PLAN - DIMENSIONED

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CUSTOM DESIGN FOR THE:
CASTILLO PROJECT
COUNTY ROAD 489
EUSTIS, FL 32736

DATE:
SCALE: NOTED
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OF SHEETS

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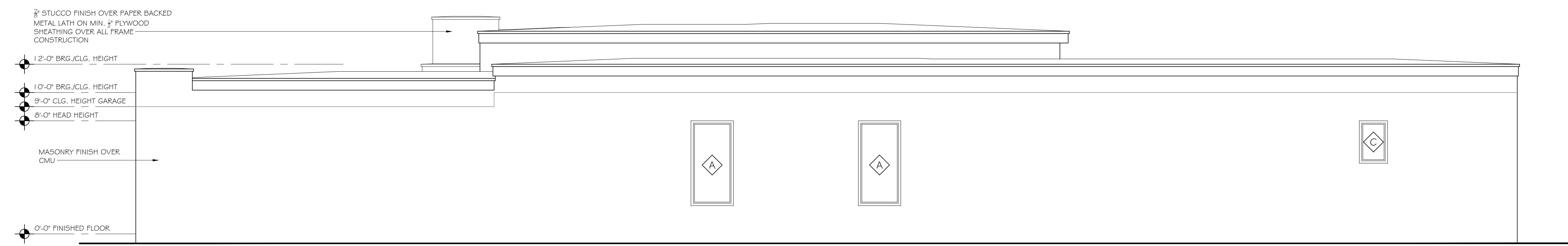
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Lucia



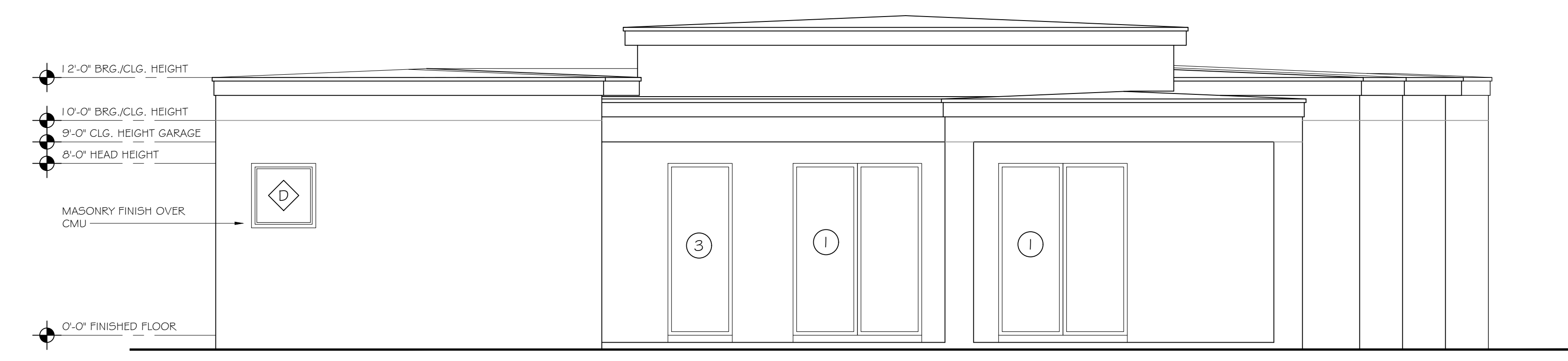
FRONT ELEVATION

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



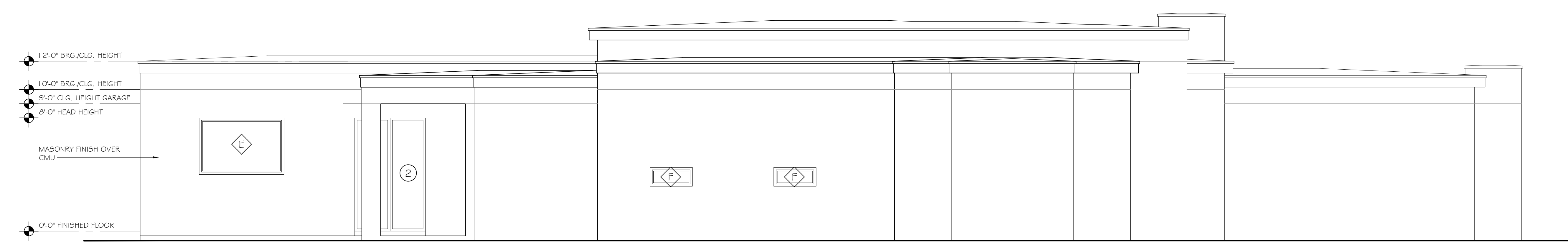
RIGHT ELEVATION

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



REAR ELEVATION

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

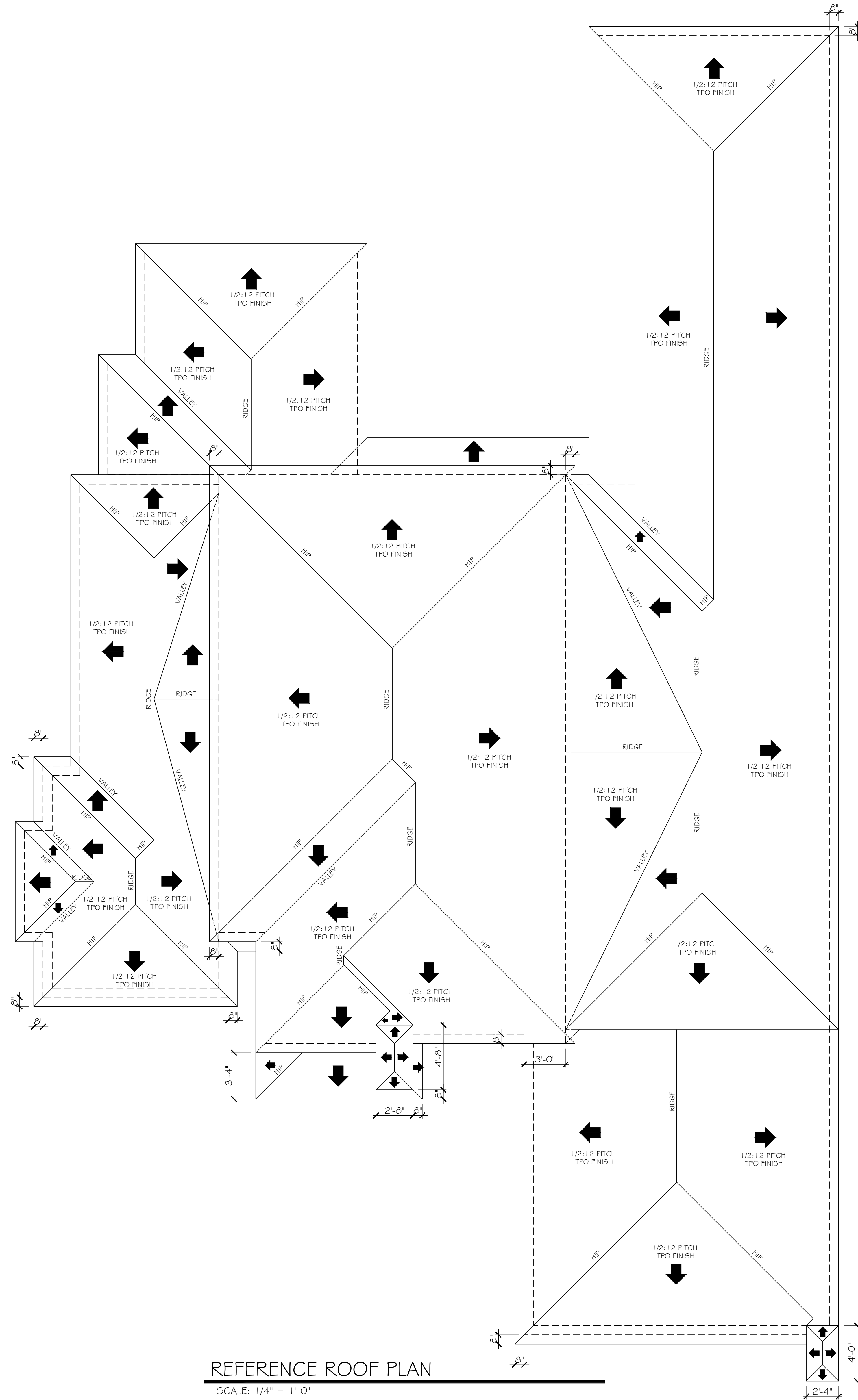


LEFT ELEVATION

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

CUSTOM DESIGN FOR THE:
CASTILLO PROJECT
COUNTY ROAD 489
EUSTIS, FL 32736

DATE:
SCALE: NOTED
DRAWN: EML
JOB:
SHEET
OF 6 SHEETS



REFERENCE ROOF PLAN

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

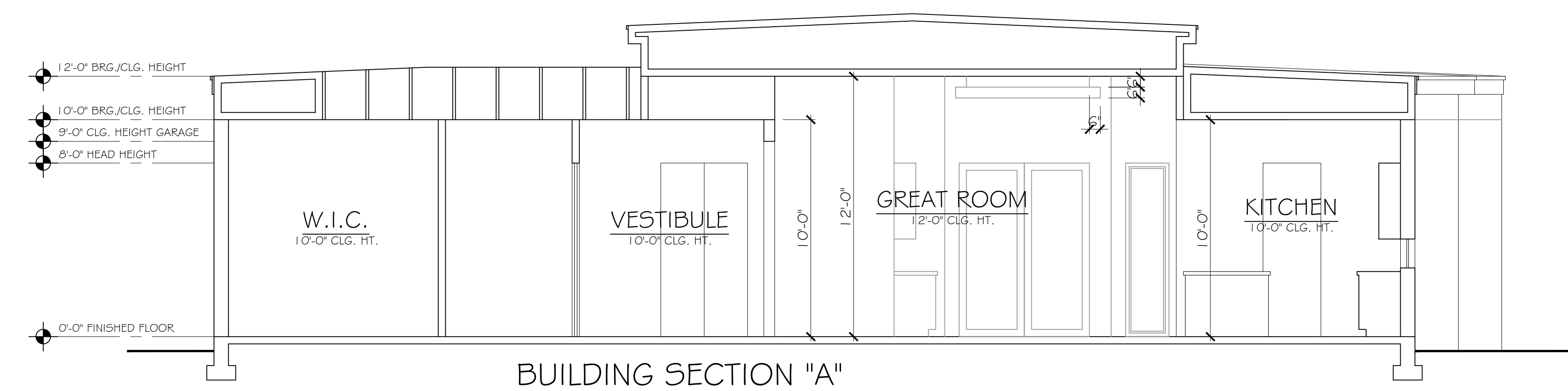
REVISIONS	BY

LUCIA DESIGNS
RESIDENTIAL DESIGN
eric@luciadesigns.com
11-407-422-3497

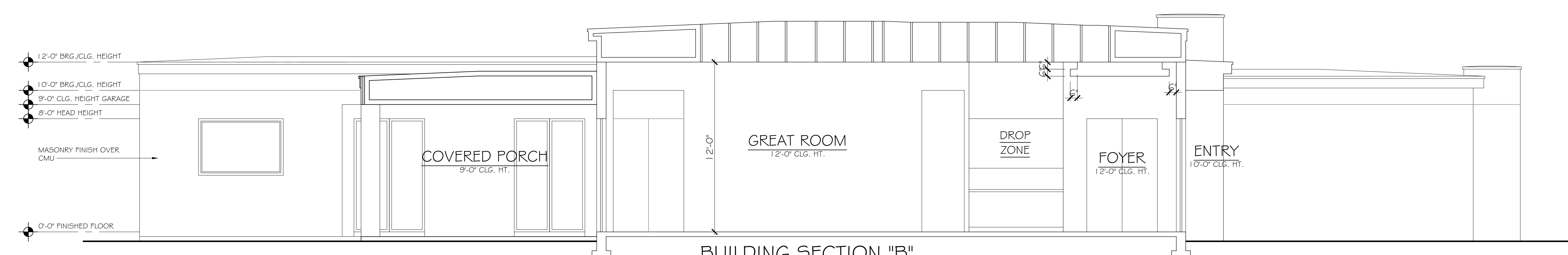


CUSTOM DESIGN FOR THE:
CASTILLO PROJECT
COUNTY ROAD 489
EUSTIS, FL 32736

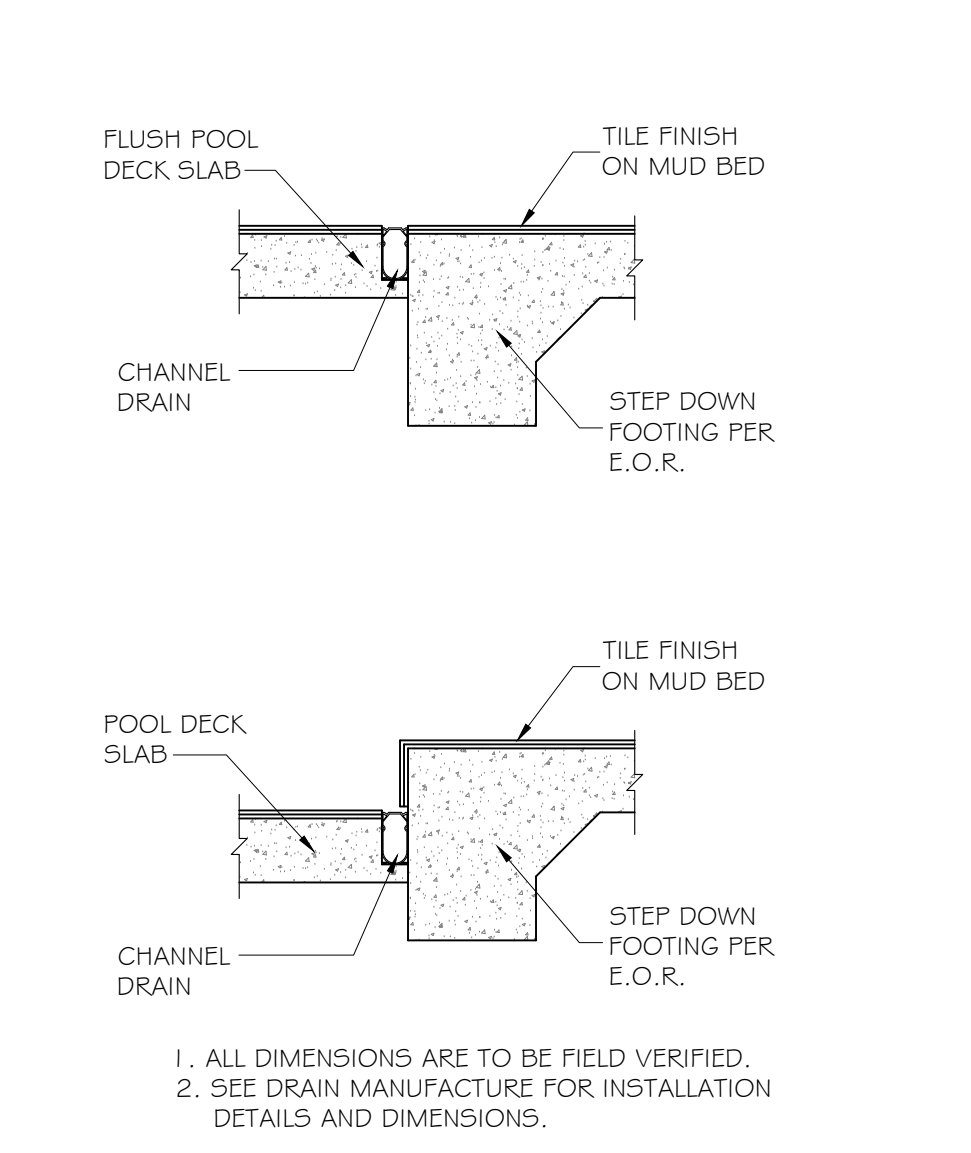
DATE:
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DRAWN: EML
JOB:
SHEET
7
OF SHEETS



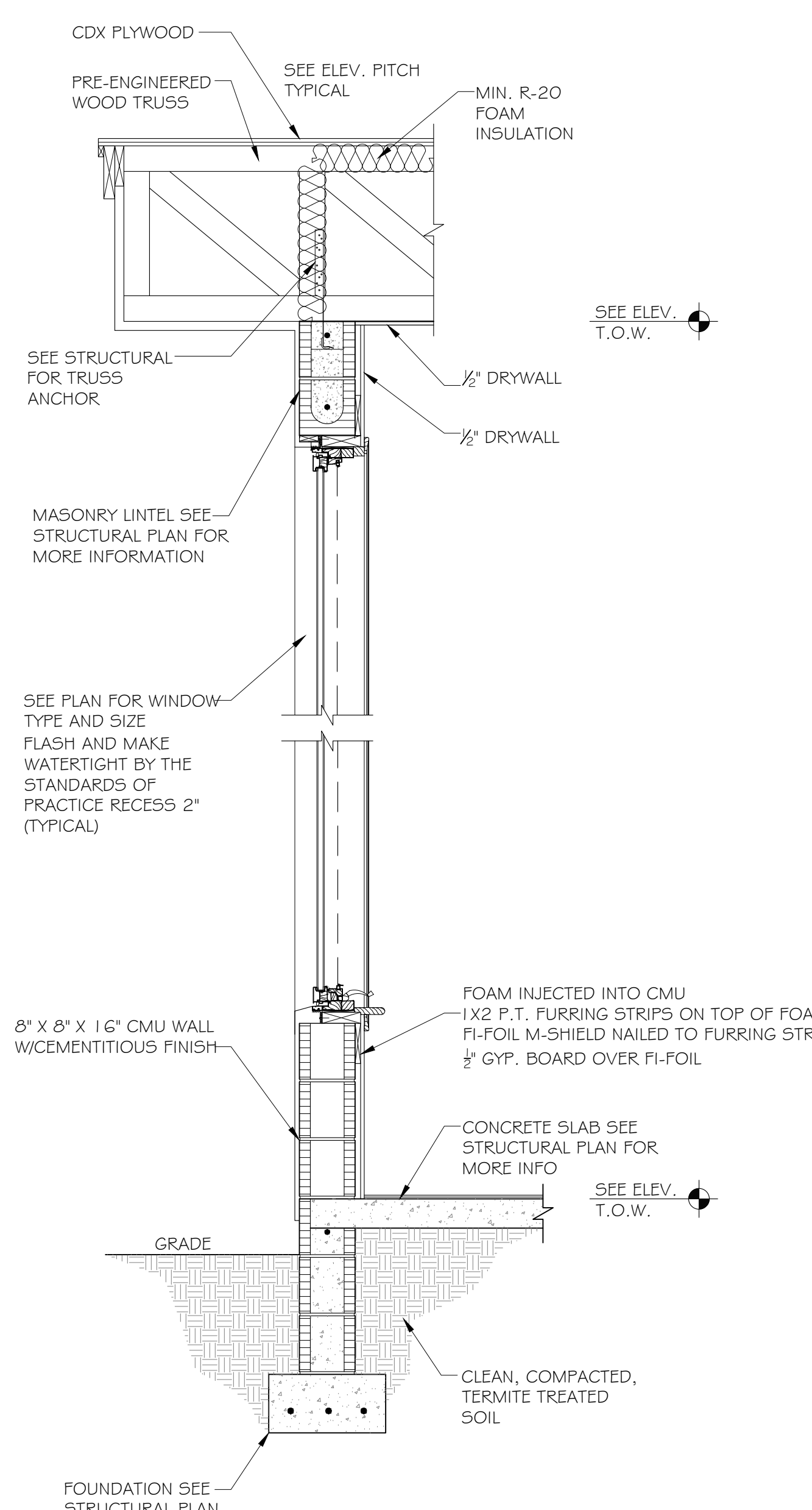
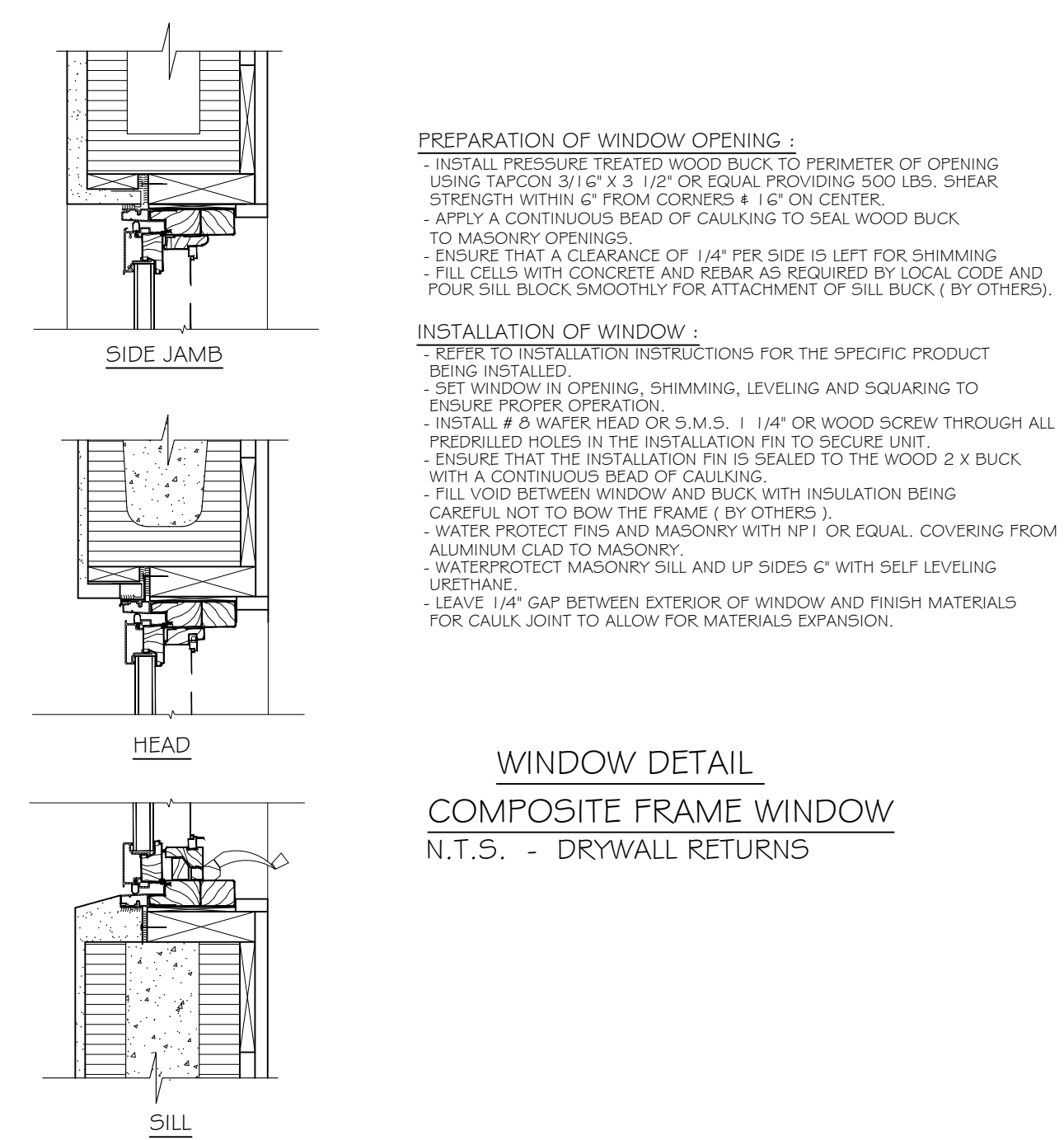
BUILDING SECTION "A"
SCALE: 1/4" = 1'-0"



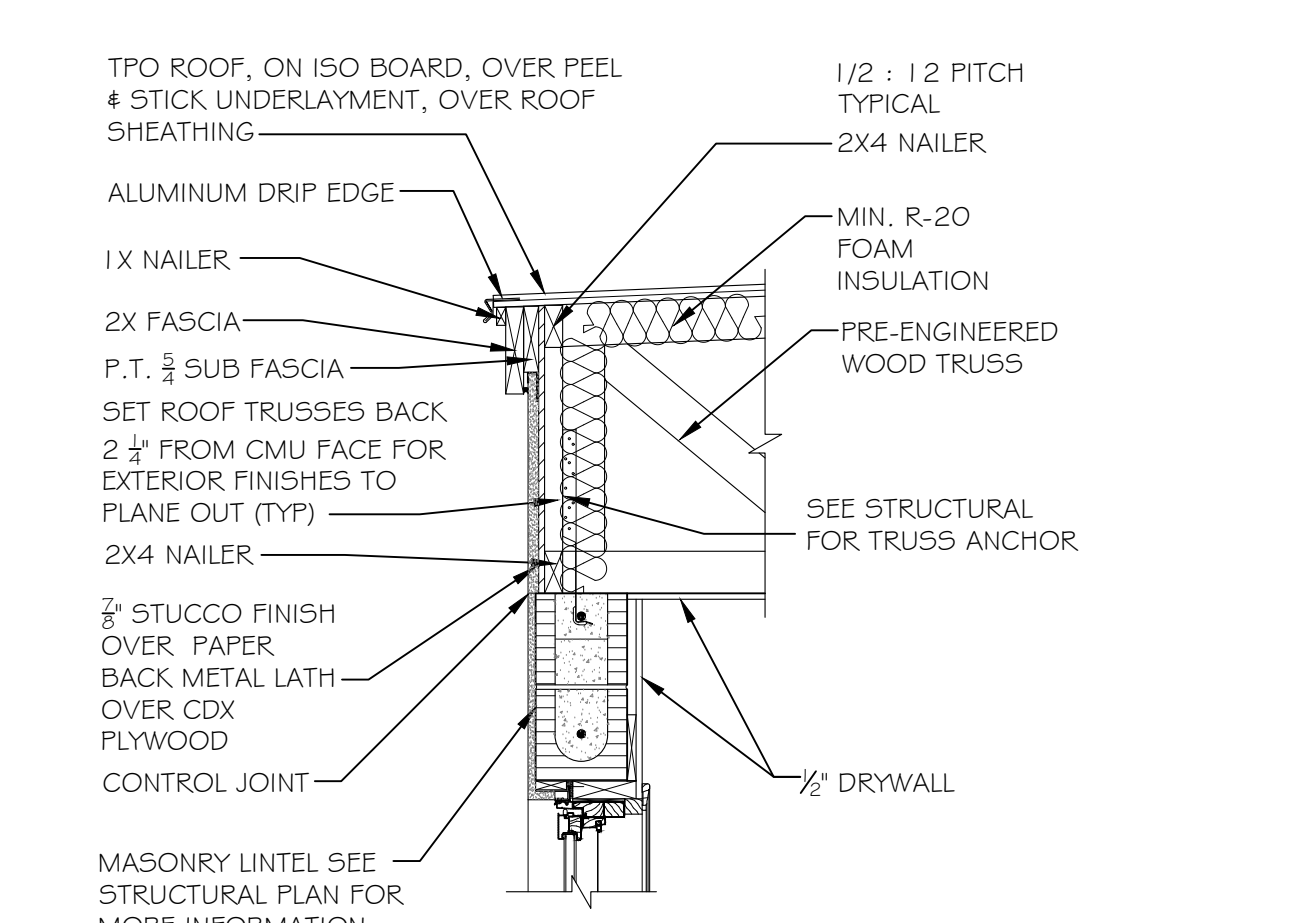
BUILDING SECTION "B"
SCALE: 1/4" = 1'-0"



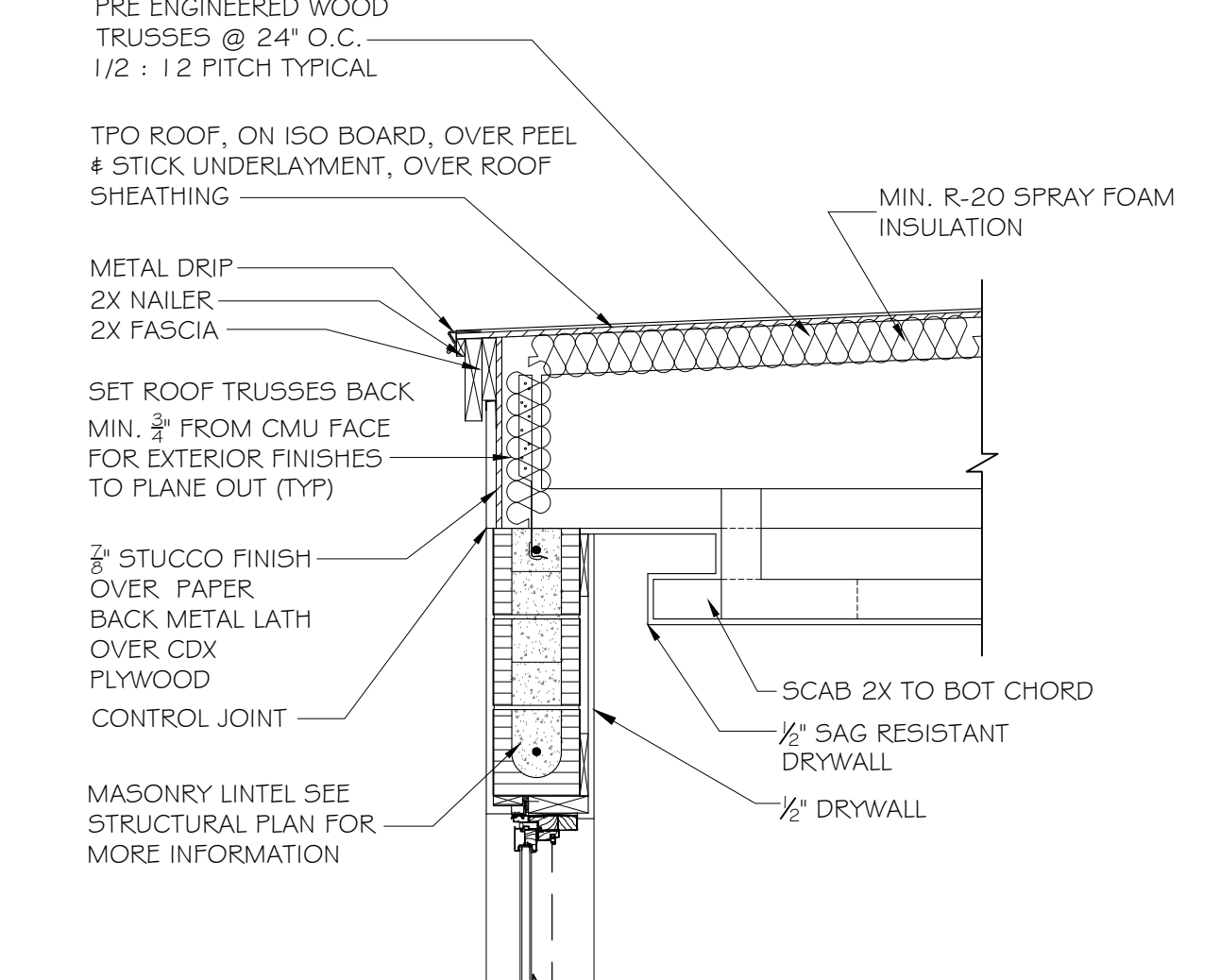
CHANNEL DRAIN DETAILS
SCALE: 1" = 1'-0"



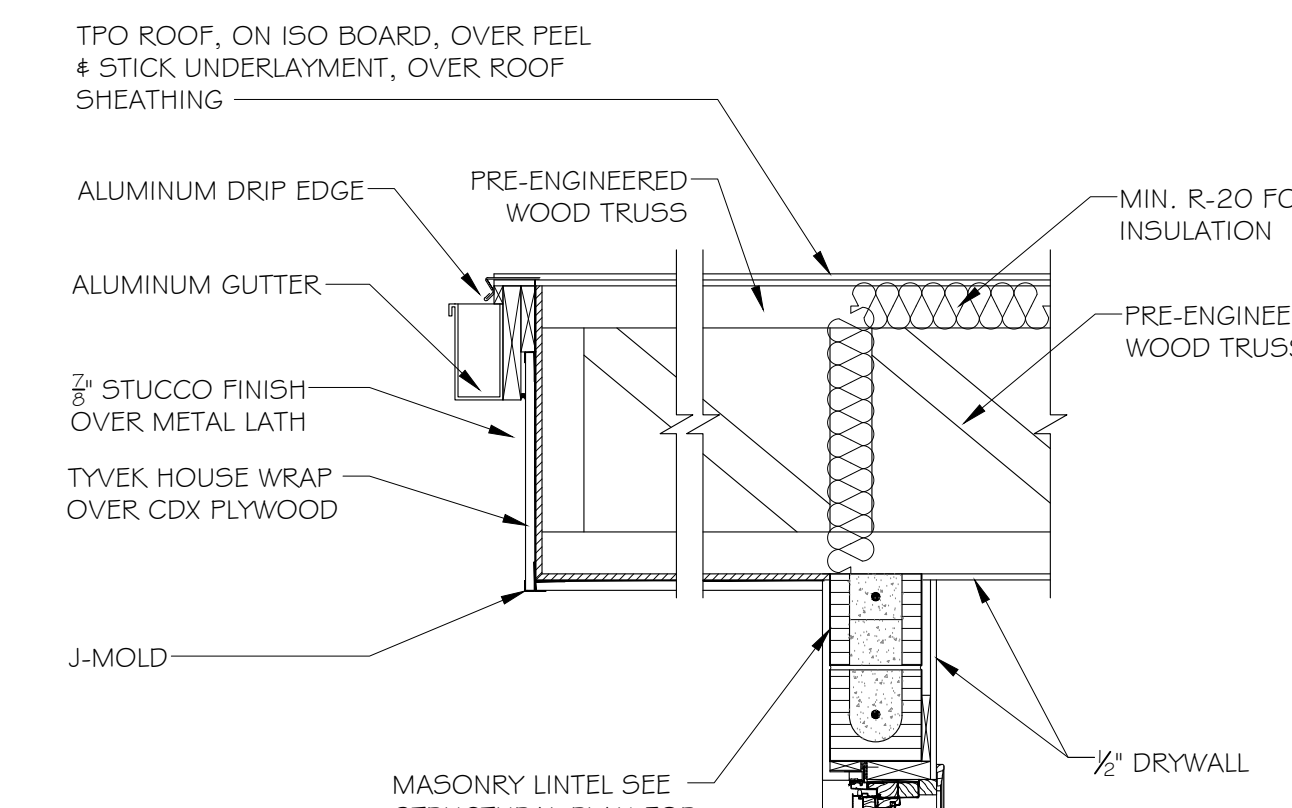
TYPICAL SINGLE STORY WALL SECTION
SCALE: 3/4" = 1'-0"



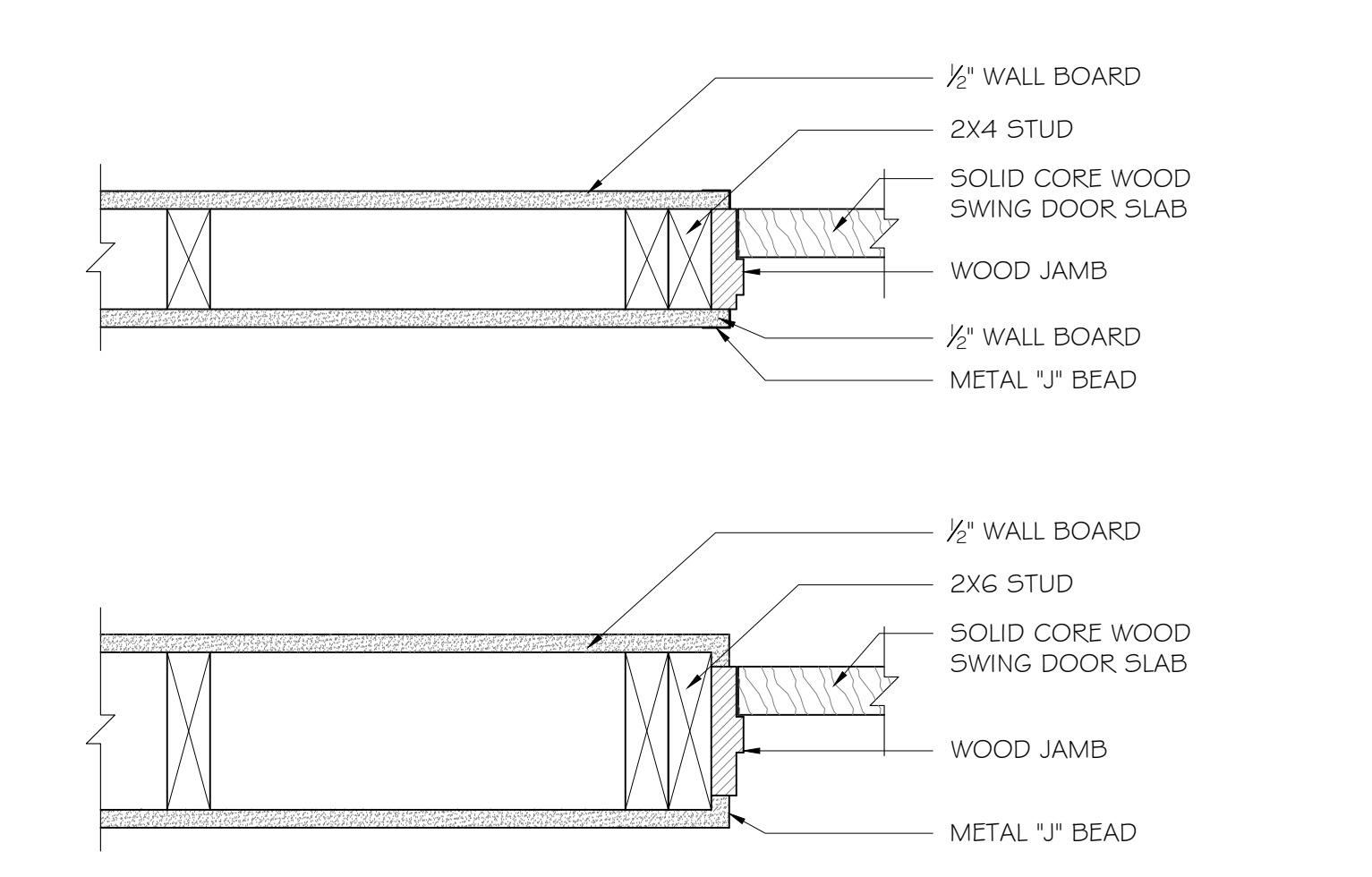
NO OVERHANG DETAIL
SCALE: 3/4" = 1'-0"



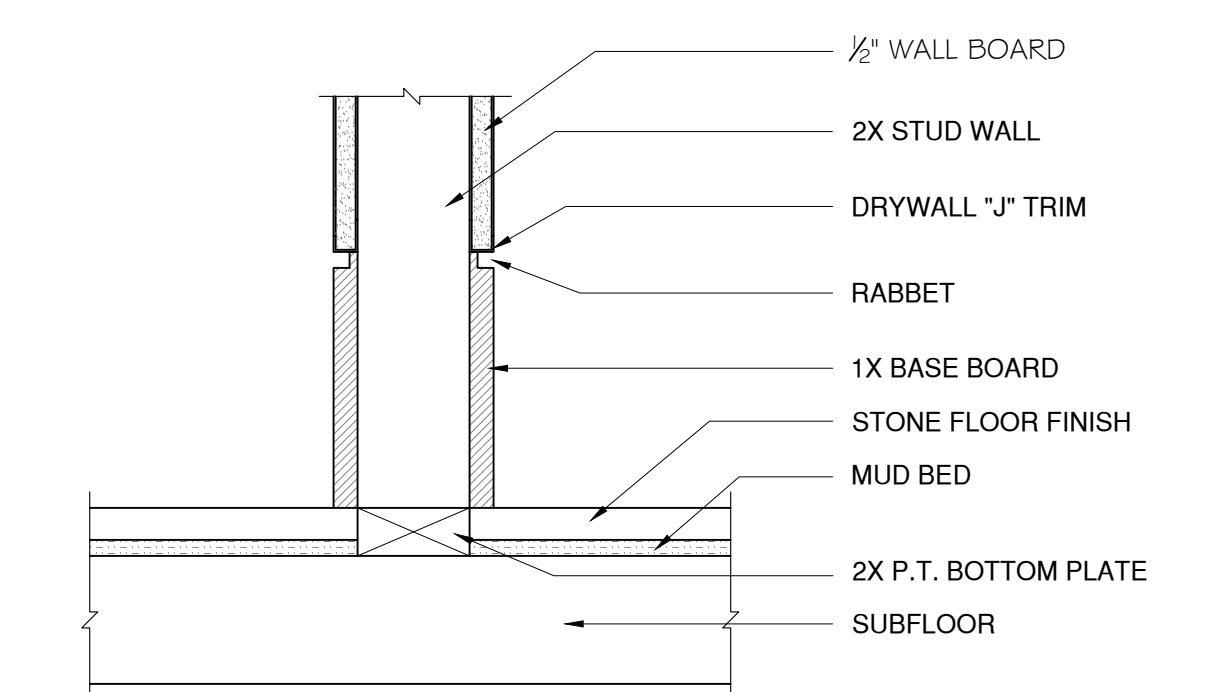
RECESS DETAIL - CMU WALL
SCALE: 3/4" = 1'-0"



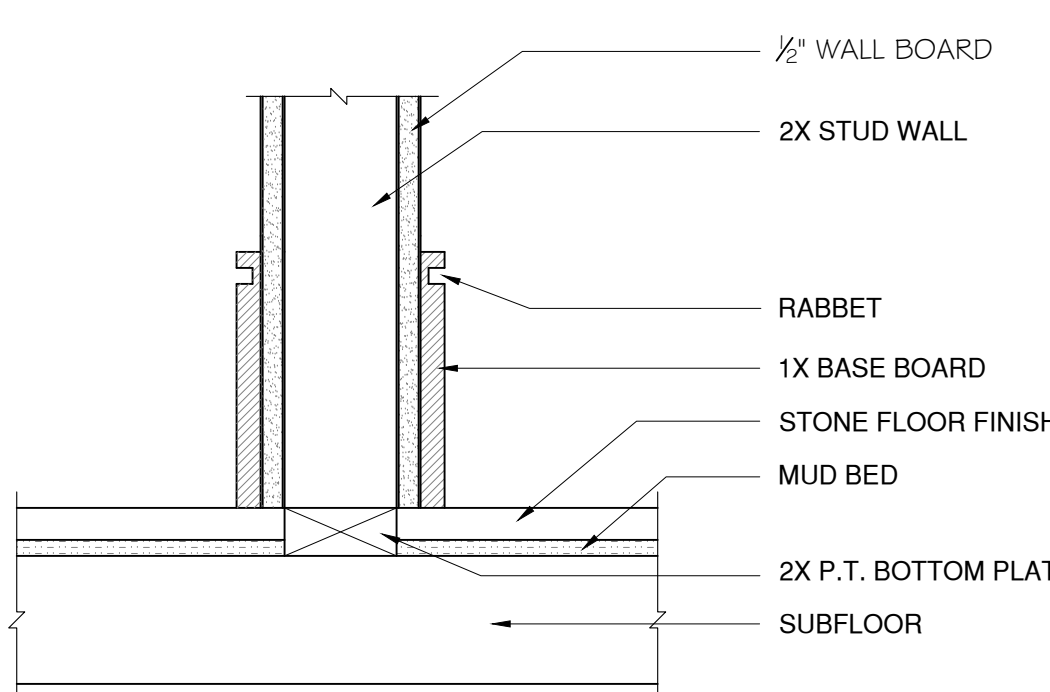
OVERHANG DETAIL
SCALE: 3/4" = 1'-0"



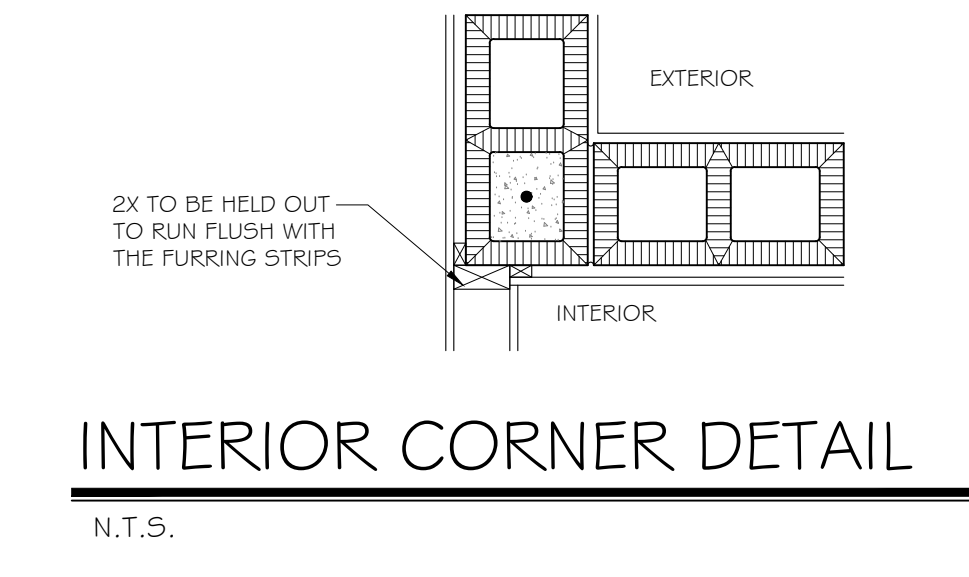
INTERIOR DOOR JAMB FINISH DETAIL
SCALE: 2" = 1'-0"



BASE BOARD DETAIL "A"
SCALE: 2" = 1'-0"



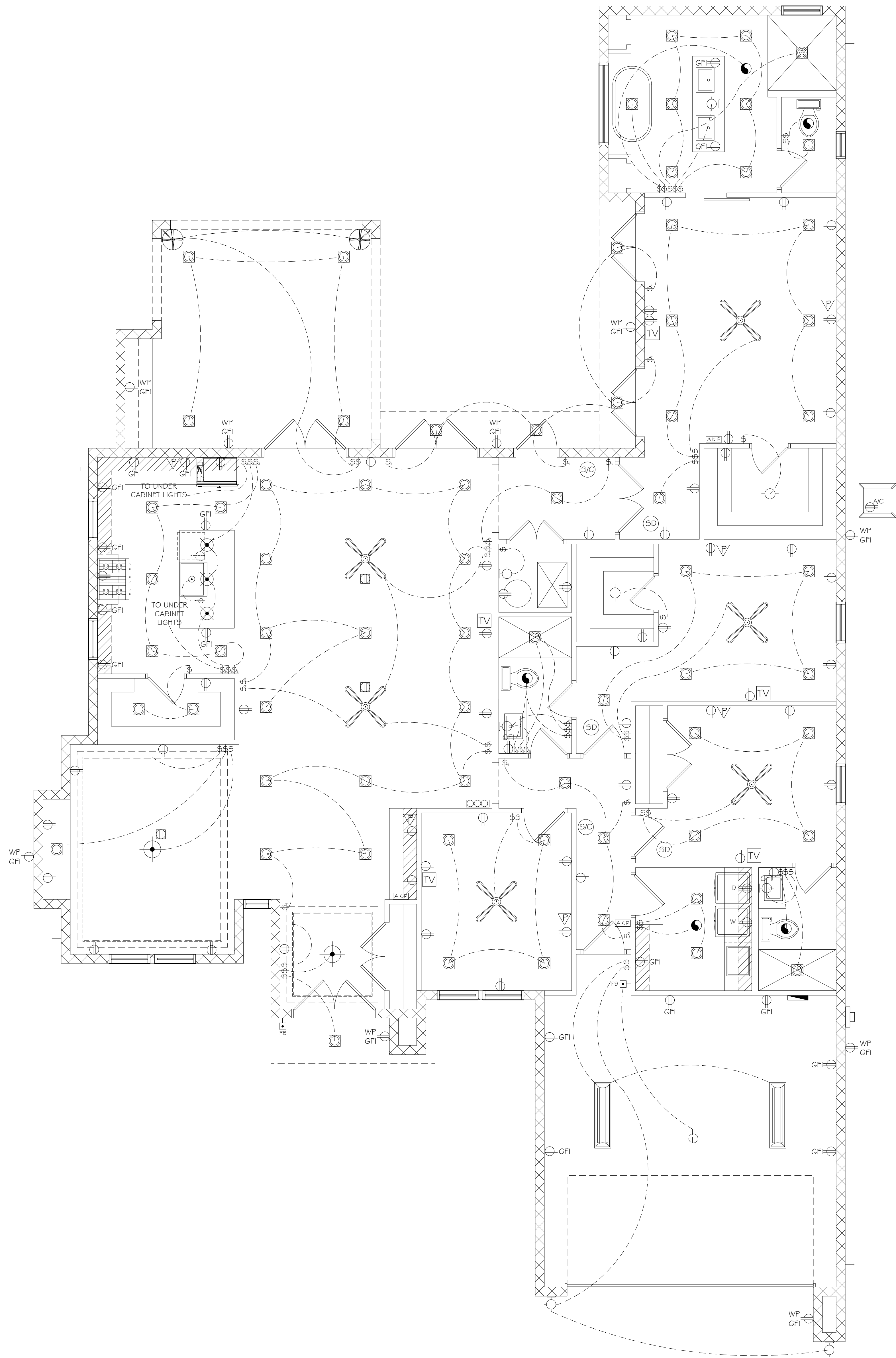
BASE BOARD DETAIL "B"
SCALE: 2" = 1'-0"



INTERIOR CORNER DETAIL
N.T.S.

ELECTRICAL NOTES

- UNLESS OTHERWISE SPECIFICALLY STATED HEREIN, THE ELECTRICAL PLAN(S) ARE ONLY FOR GENERAL DESIGN INTENT AND HAVE BEEN COMPILED TO MEET PERMIT REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. ACTUAL QUANTITY, TYPE, AND PLACEMENT OF OUTLETS, SWITCHES, FIXTURES, AND ALL OTHER RELATED ELECTRICAL EQUIPMENT SHALL BE DETERMINED BY THE CONTRACTOR AND OWNER. INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES.
- CONTRACTOR SHALL VERIFY WITH POWER COMPANY THE LOCATION OF SERVICE AND SHALL LOCATE METER AND PANEL AS REQUIRED.
- ALL WIRES SHALL BE THW COPPER, UNLESS NOTED OTHERWISE.
- WHERE REQUIRED BY OTHER CODES, SERVICE AND FEEDER CONDUCTORS SHALL BE COPPER OF EQUAL AMPACITY.
- ALL BRANCH CIRCUITS IN RACEWAY OR NON-METALLIC SHEATHED CABLE.
- COORDINATE RACEWAY INSTALLATIONS WITH OTHER TRADES PRIOR TO CONSTRUCTION.
- VERIFY ALL CONDUCTORS AND BREAKERS WITH EQUIPMENT MANUFACTURERS SPECIFICATIONS.
- PROVIDE DISCONNECT SWITCH SIZE AS REQUIRED BY LOAD AND UNITS.
- PROVIDE NON-FUSIBLE GENERAL DUTY SAFETY SWITCHES AT A/C EQUIPMENT, AND AT PUMPS NOT VISIBLE FROM CIRCUIT BREAKER PANEL AND AS PER MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE GROUND FAULT INTERRUPT (GFI) BREAKERS FOR ALL BATHROOM, GARAGE AND EXTERIOR OUTLETS AS SHOWN.
- ELECTRICAL FIXTURES, TRIM AND APPLIANCES SHALL BE 'UL' APPROVED AND SELECTED BY OWNER.
- PROVIDE PRE-WIRED TELEPHONE AND TELEVISION (CABLE TV) OUTLETS.
- WIRE KITCHEN AND FAMILY ROOM SEPARATELY.
- ELECTRICAL SERVICE SIZE SHALL BE DESIGNED BY THE ELECTRICAL CONTRACTOR. THIS PLAN SHALL BE USED AS A GUIDE. POWER REQUIREMENTS SHALL BE DETERMINED BY TOTAL LOAD OF THE HOUSE.
- PROVIDE AFCIs (ARC FAULT INTERRUPTERS) IN ALL DWELLING UNIT BEDROOMS PER NEC.



ELECTRICAL PLAN

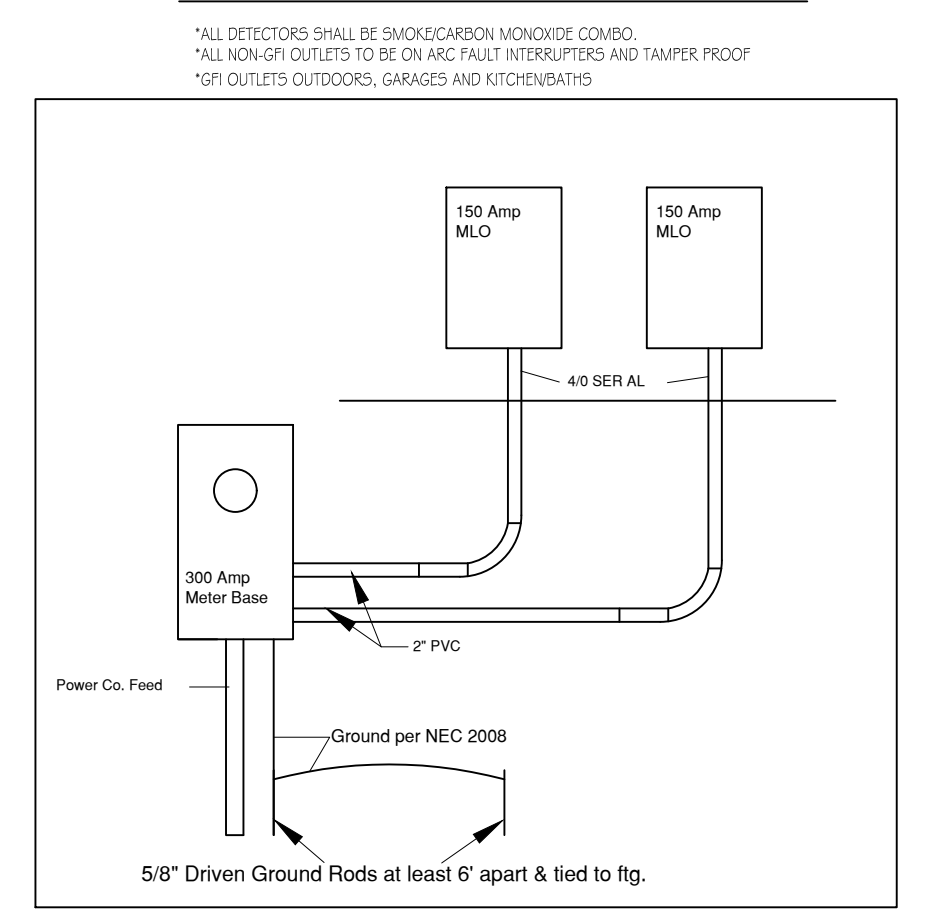
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
⊞	SWITCH
⊞	THREE WAY SWITCH
⊞	FOUR WAY SWITCH
⊞	DIMMER SWITCH/NOTE
⊞	110v. OUTLET
⊞ GFI	110v. OUTLET, GFCI
⊞ WP GFI	110v. OUTLET, WEATHER PROOF GFCI
⊞	110v. OUTLET, CEILING
⊞	110v. OUTLET, BELOW
⊞	110v. OUTLET, SWITCHED
⊞	220v. OUTLET
⊞	FLOOR OUTLET
⊞	SURFACE MOUNTED INCANDESCENT LIGHT
⊞	WALL SCONCE
⊞	LARGE PENDANT FIXTURE
⊞	PENDANT FIXTURE
⊞	INGROUND UPLIGHT
⊞	LIGHT/FAN COMBO UNIT
⊞	BATH FAN
⊞	RECESSED LED LIGHT
⊞	DIRECTIONAL RECESSED LED LIGHT
⊞	RECESSED LED LIGHT - VAPOR PROOF
⊞	NICHE PUCK LIGHT
⊞	LED BACKLIGHTING
⊞	HEADER LIGHT FIXTURE
⊞	SQUARE PENDANT LIGHT FIXTURE
⊞	LINEAR CHANDELIER
⊞	RECESSED RISER LIGHT
⊞	RECESSED WALL MOUNTED OUTDOOR LIGHT
⊞	BEAM MOUNTED DIRECTIONAL
⊞	2' X 4' LED LIGHT
⊞ SD	SMOKE DETECTOR
⊞ SC	COMBO SMOKE/CARBON MONOXIDE DETECTOR
⊞ TV	TV OUTLET
⊞	PHONE JACK
⊞	ELECTRICAL PANEL
⊞	ELECTRICAL METER
⊞ FB	PUSH BUTTON
⊞	INTERCOM
⊞	GARBAGE DISPOSAL
⊞	CHIMES
⊞ EC	ELEVATOR CALL BUTTON
⊞ AKP	ALARM KEY PAD
⊞	JUNCTION BOX
⊞ LC	LAMP HOLDER - PULL CHAIN
⊞	FLOOD LIGHTS
⊞	CEILING FAN
⊞	CORNER FAN - ATTACHES TO CEILING

ELECTRICAL PLAN IS INTENDED FOR BID PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION, BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & SIZING OF ALL ELECTRICAL, WIRING & ACCESSORIES.

300 AMP ELECTRICAL RISER DIAGRAM



REVISIONS	BY

LUCIA DESIGNS
RESIDENTIAL DESIGN
lucia@luciadesigns.com
TEL: 407-402-3497

Lucia

CUSTOM DESIGN FOR THE:
CASTILLO PROJECT
COUNTY ROAD 489
EUSTIS, FL 32736

DATE: _____
SCALE: NOTED
DRAWN: EML
JOB: _____
SHEET: **9**
OF _____ SHEETS

THESE DETAILS ARE GENERIC AND MEANT TO SHOW GENERAL FLASHING AND WATERPROOFING METHODS TO BE USED. CONTRACTOR IS TO USE APPROPRIATE TECHNIQUES FOR LOCAL BUILDING PRACTICES AND CLIMATE.

SELF-ADHERED FLASHING PRODUCTS DETAILS

TWO LAYERS OF FELT OR ONE LAYER OF HOUSE WRAP AND ONE LAYER OF FELT ARE REQUIRED BEHIND STUCCO. FBC R703.2.1

Detail Instructions

Refer to the number marked (#) in each detail that corresponds to the numbered items in the list of instructions below:

1. Install self-adhered flashing in order as shown by numbers
2. Install flashing and weather resistive barrier to form water shedding laps
3. Self-adhered flashing can be substituted for building paper
4. Split the release paper using the ripcord (Split release on demand, embedded in the adhesive layer) - for ease of installation and to minimize scoring cuts
5. Remove all release paper per standard installation instructions and adhere to substrate using a square piece of flashing material (6" x 6" Minimum)
6. Fold as shown by arrows
7. Angle of corner may vary, adjust folding of the flashing accordingly to fit tight to corner
8. Mechanically fasten as necessary

FLASHING REQUIREMENTS

R703.2 Weather-resistant sheathing paper. One layer of No. 15 asphalt felt, free from holes and breaks, comply with ASTM D 226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls. Such felt or material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (51 mm). Where joints occur, felt shall be lapped not less than 6 inches (152 mm). The felt or other approved material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

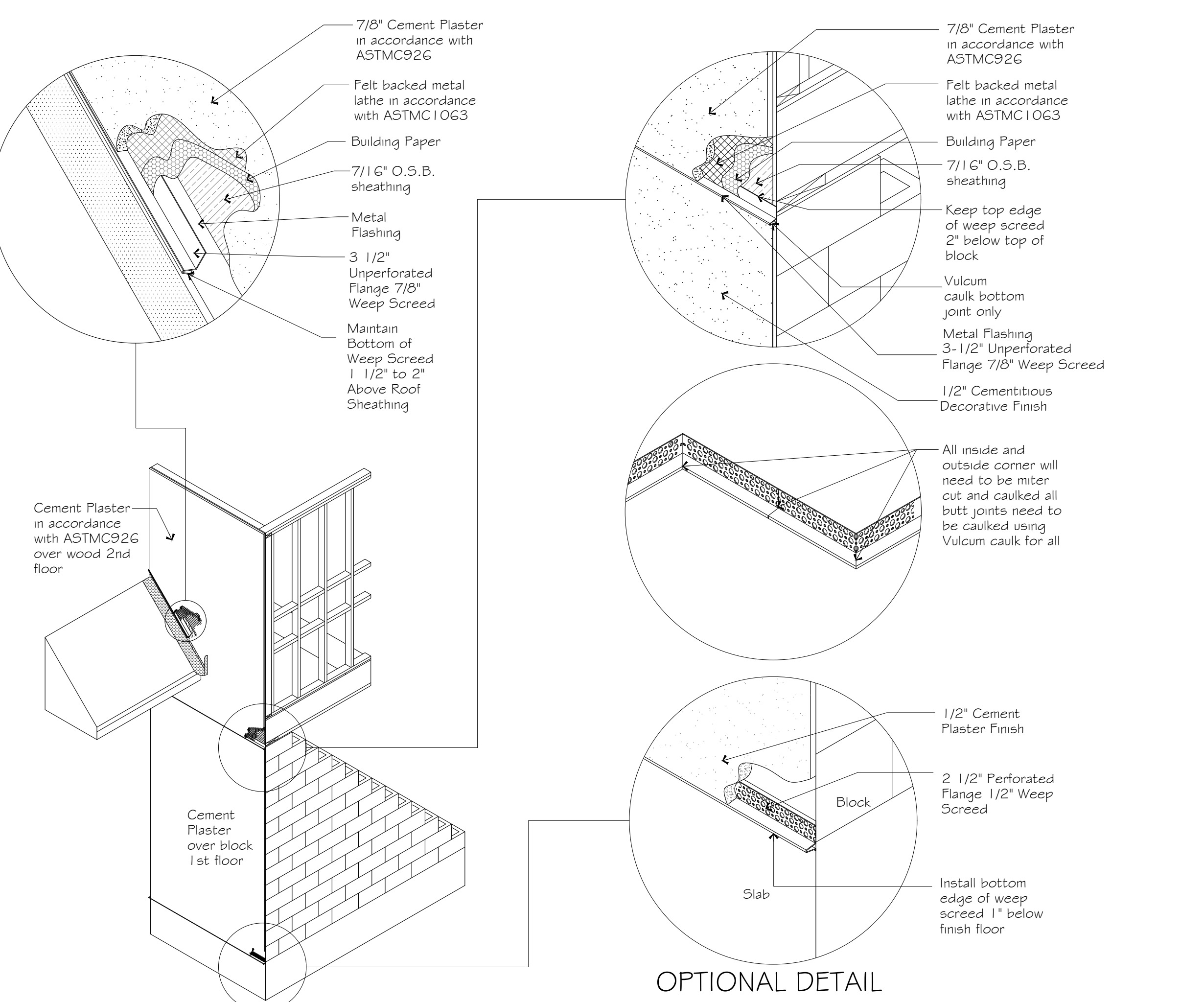
Exception: Omission of the water-resistive barrier is permitted in the following situations:

1. In detached accessory buildings.
2. Under wall finish materials as permitted in Table R703.4.

R703.8 Flashing. Approved corrosion-resistant flashing shall be applied shingle-fashion in a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. Self-adhered membranes used as flashing shall comply with AAMA 711. The flashing shall extend to the surface of the exterior wall finish. Approved corrosion-resistant flashing shall be installed at all of the following locations:

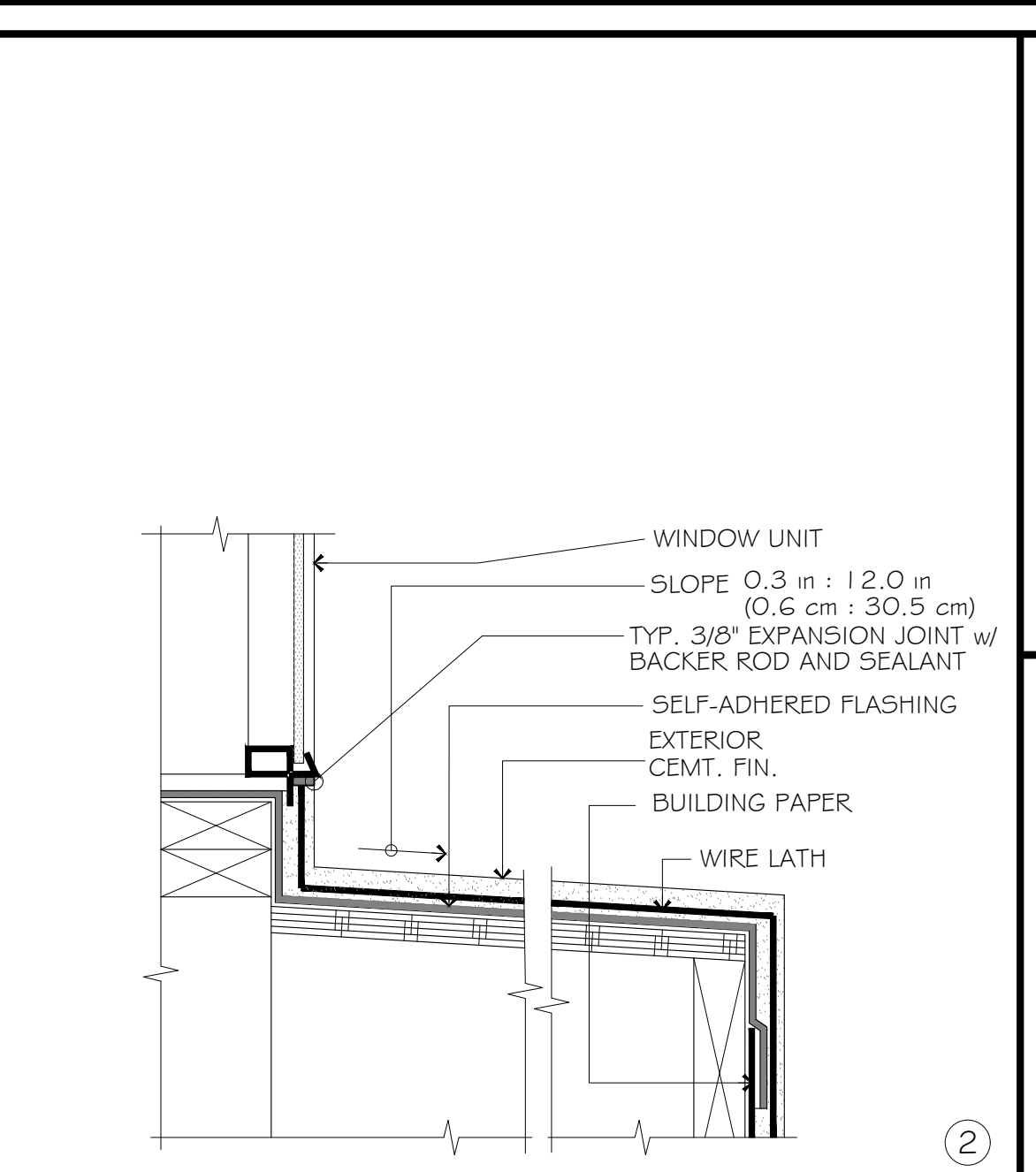
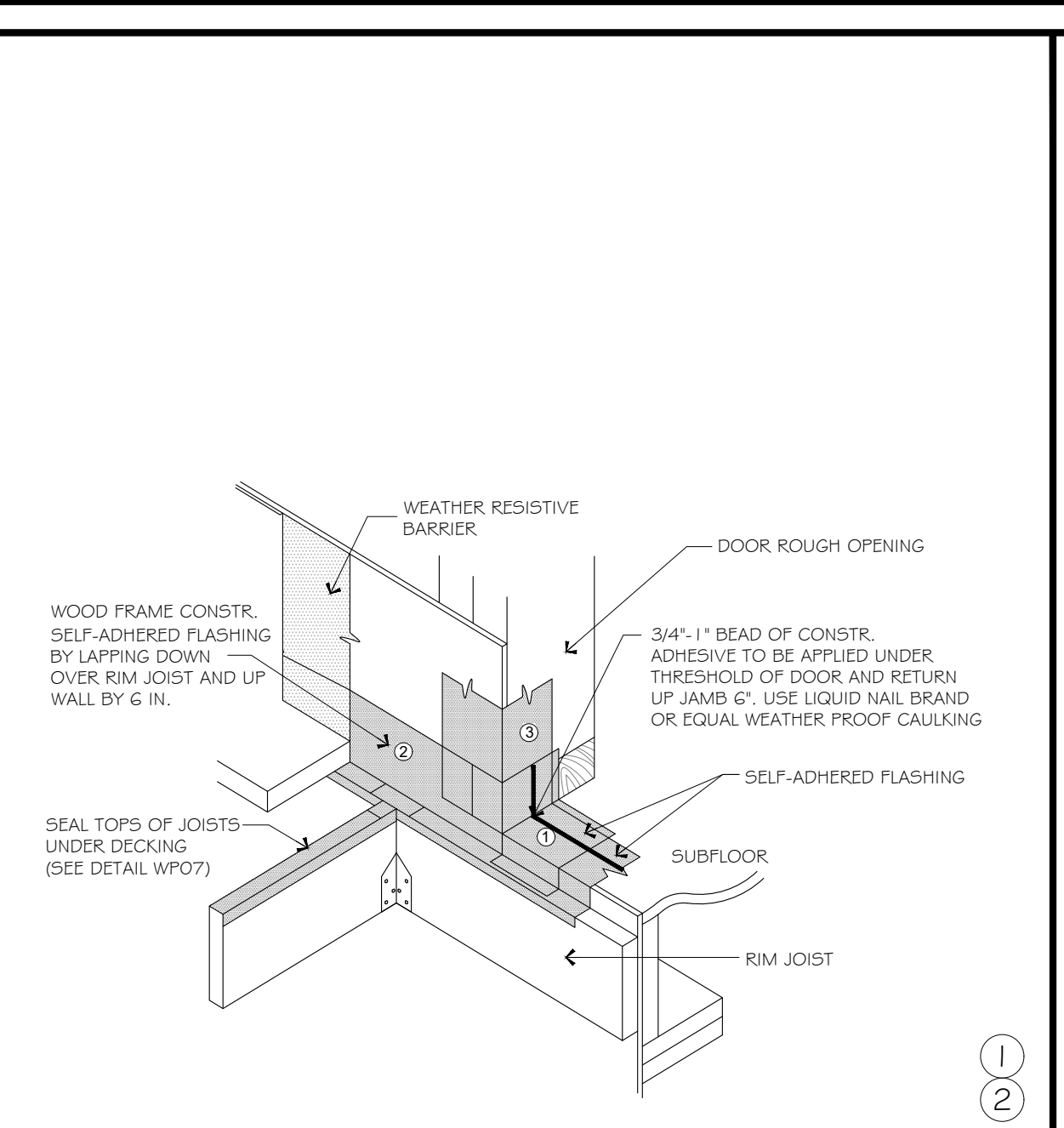
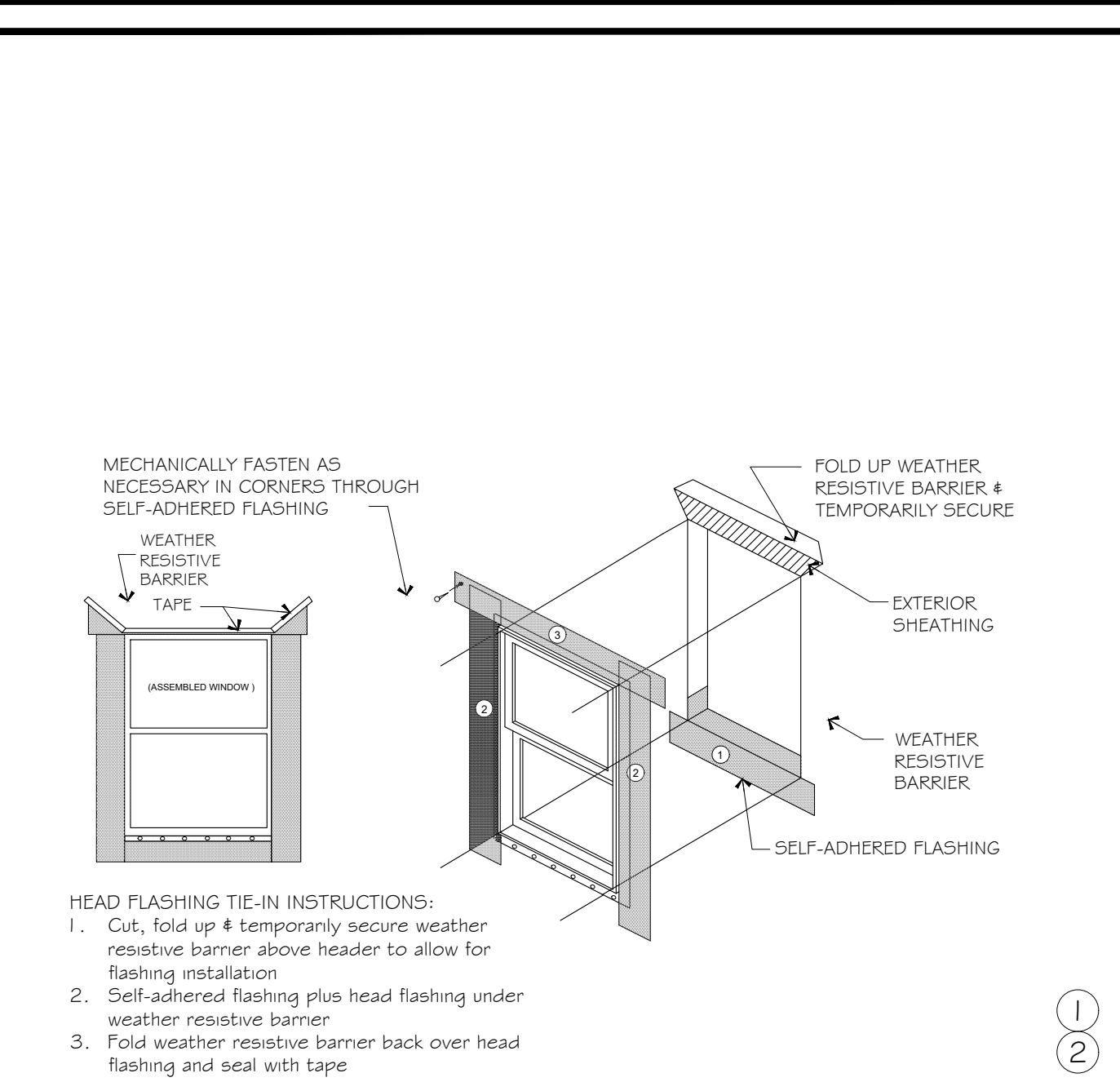
1. Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following or other approved method:
 - 1.1 The fenestration manufacturer's written flashing instructions.
 - 1.2 The flashing manufacturer's written installation instructions.
 - 1.3 In accordance with FMA/AAMA 100, FMA/AAMA 200, or FMA/AAMA 250.
 - 1.4 In accordance with the flashing method of a registered design professional.
2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
3. Under and at the ends of masonry, wood or metal copings and sills.
4. Continuously above all projecting wood trim.
5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
6. At wall and roof intersections.
7. At built-in gutters.

R703.15 Drained assembly wall over mass assembly wall. Where wood frame or other types of drained wall assemblies are constructed above mass wall assemblies, flashing or other approved drainage system shall be installed as required by R703.8.



Note: The building paper and metal lath must be installed over the top of the weep screed.

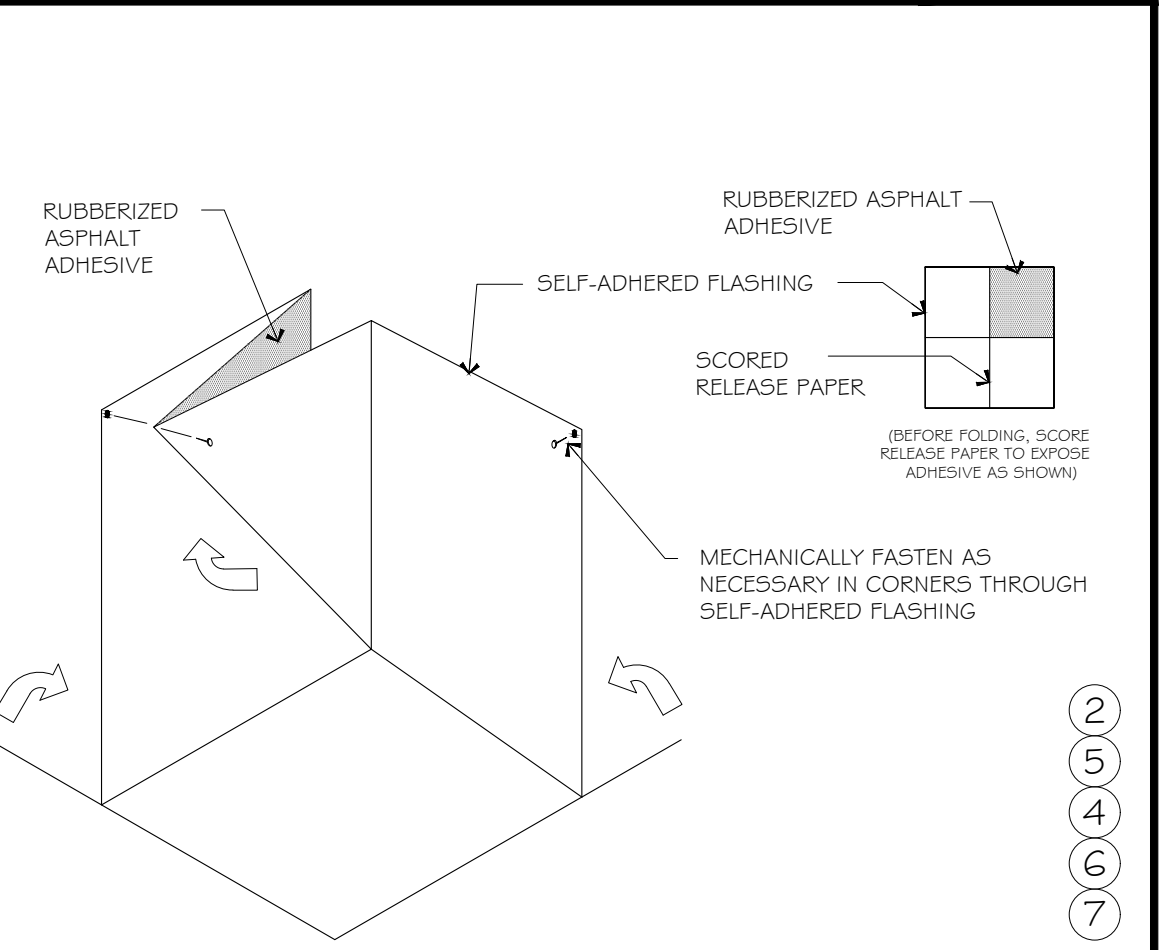
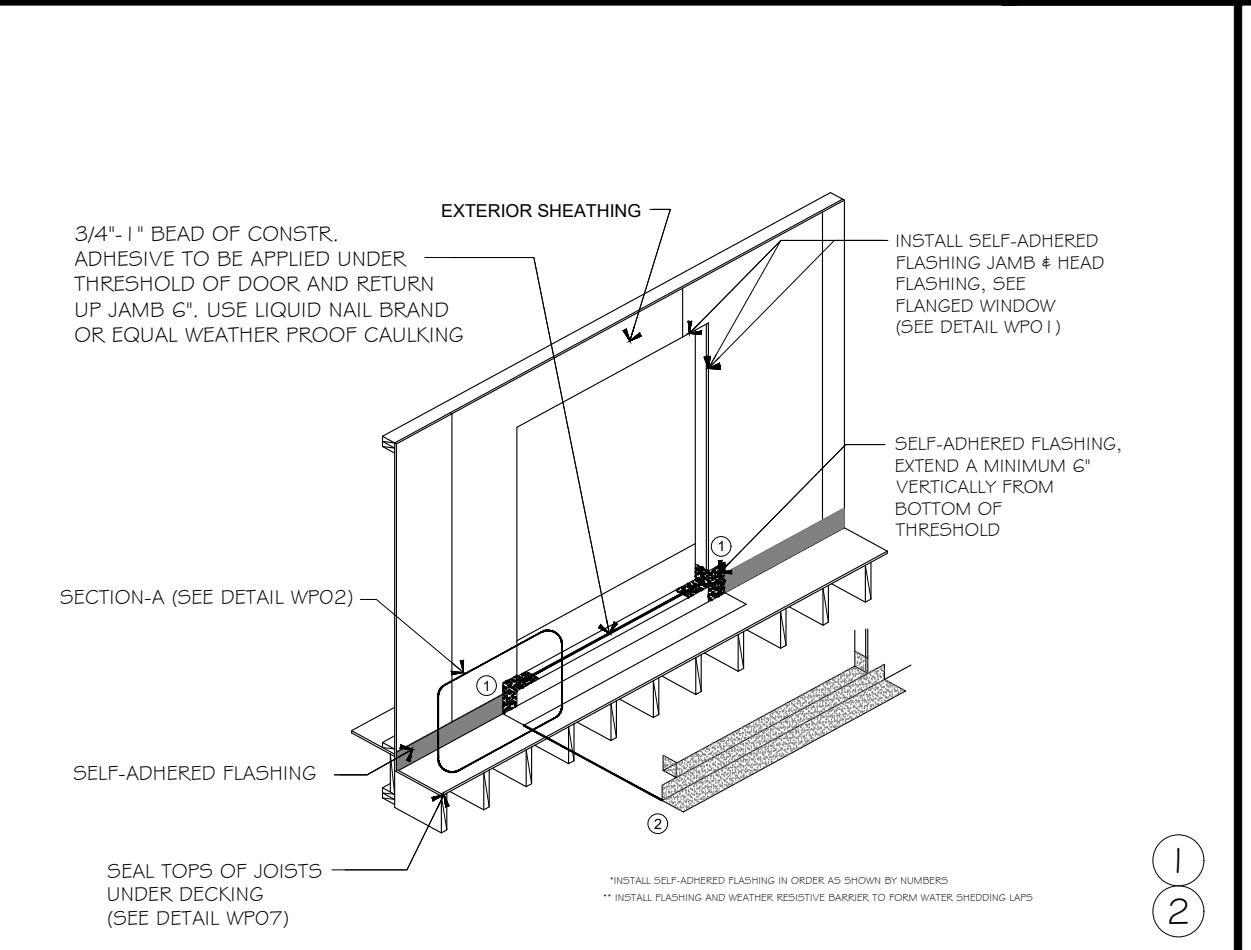
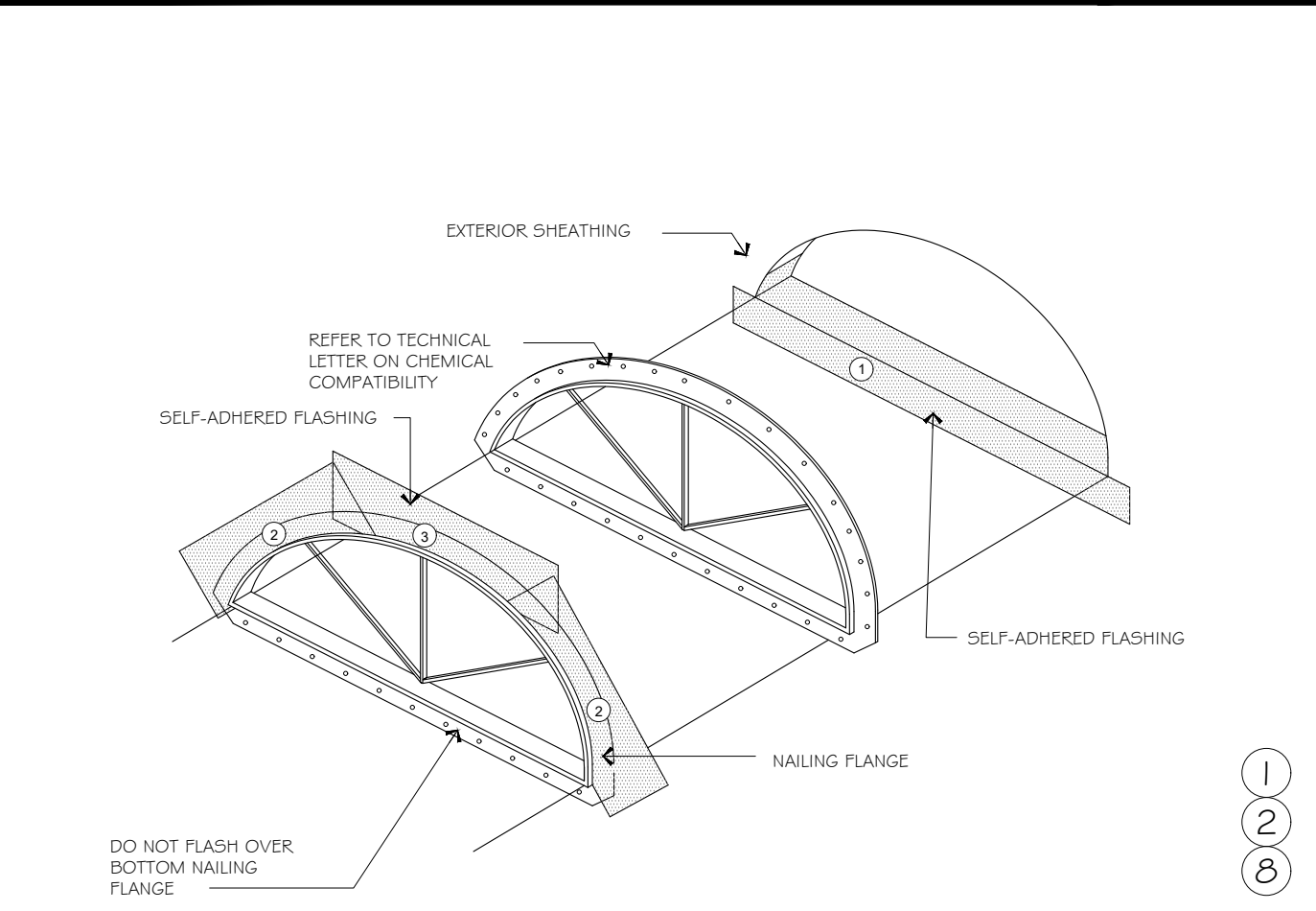
WEEP SCREED DETAIL
SCALE: NOT TO SCALE



SELF-ADHERED FLASHING FLANGED WINDOW FLASHING INSTALLATION AFTER WEATHER RESISTIVE BARRIER

SELF-ADHERED FLASHING EXTERIOR DOOR WITH DECK - SECTION A

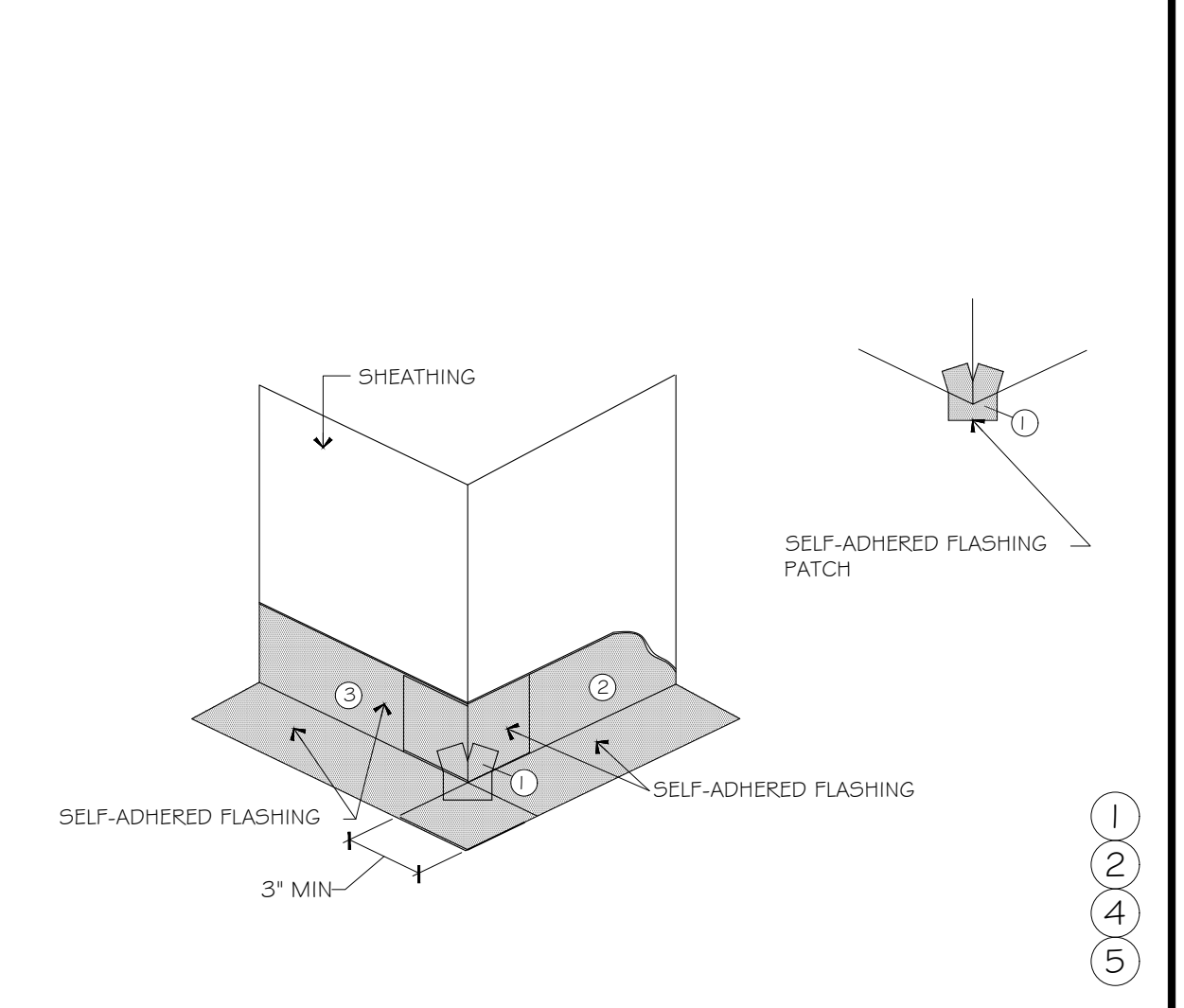
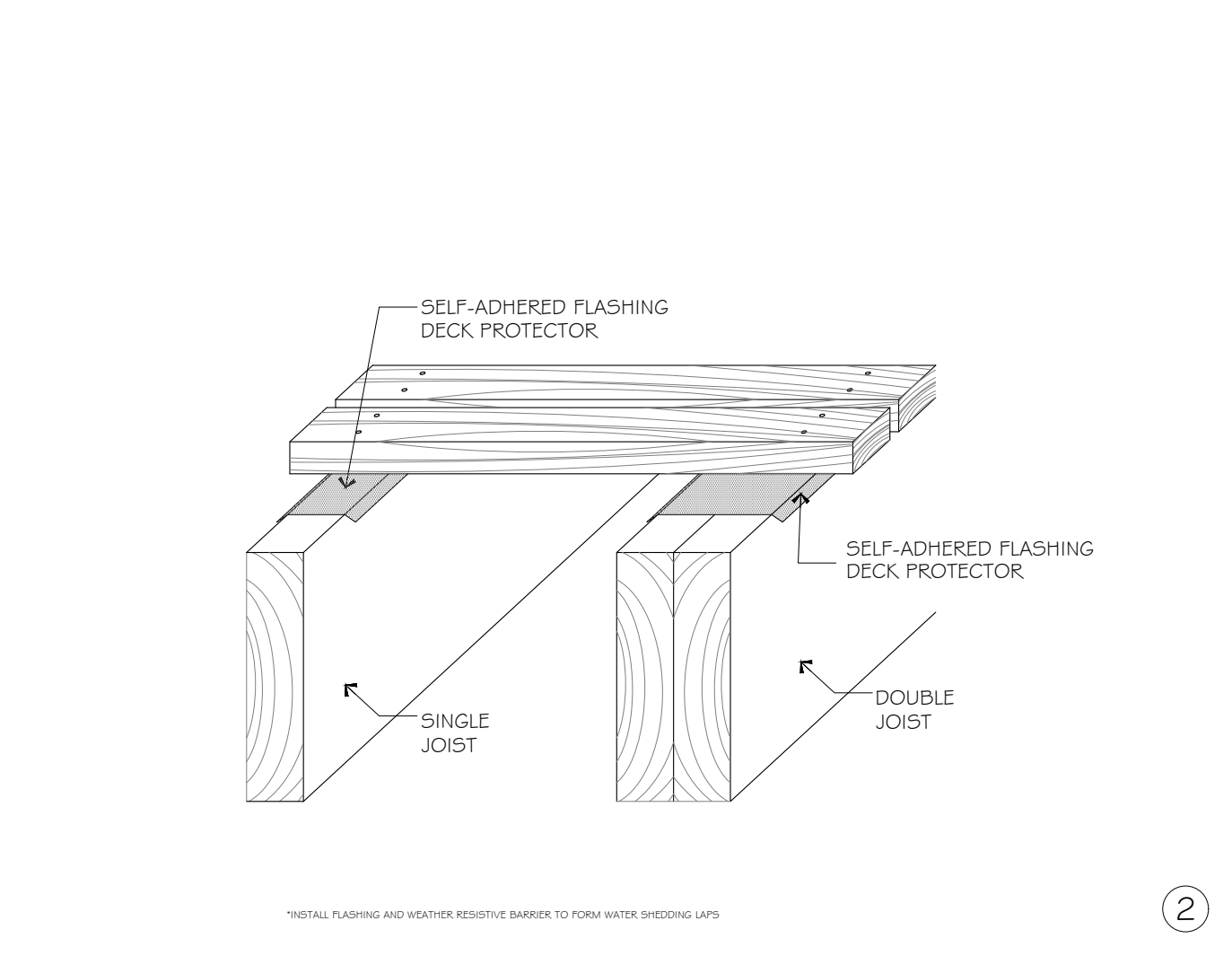
SELF-ADHERED FLASHING CEMENT FINISH SILL/POTSHELF/CHIMNEY SHOULDER



SELF-ADHERED FLASHING HALF ROUND WINDOW

SELF-ADHERED FLASHING EXTERIOR DOOR WITH DECK

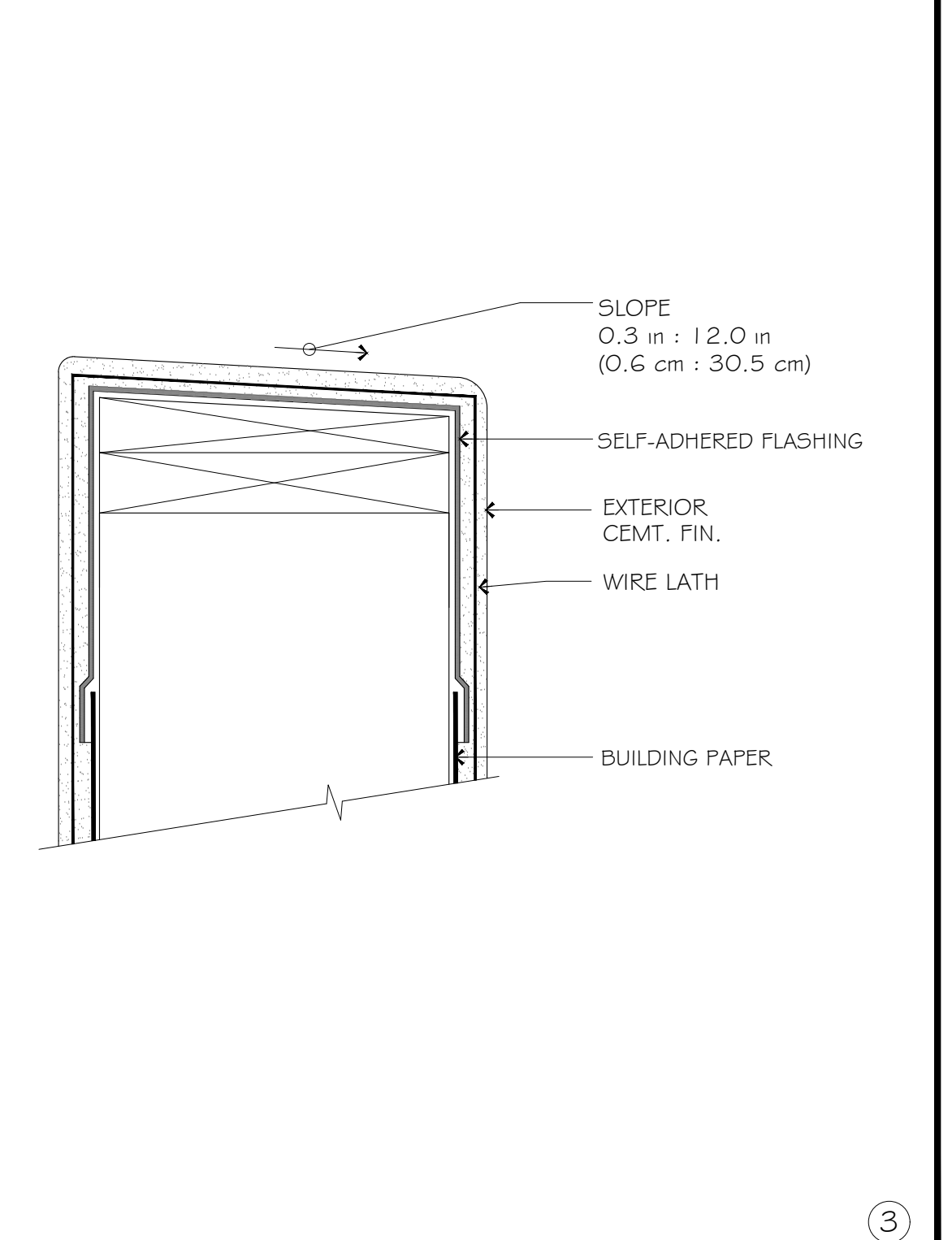
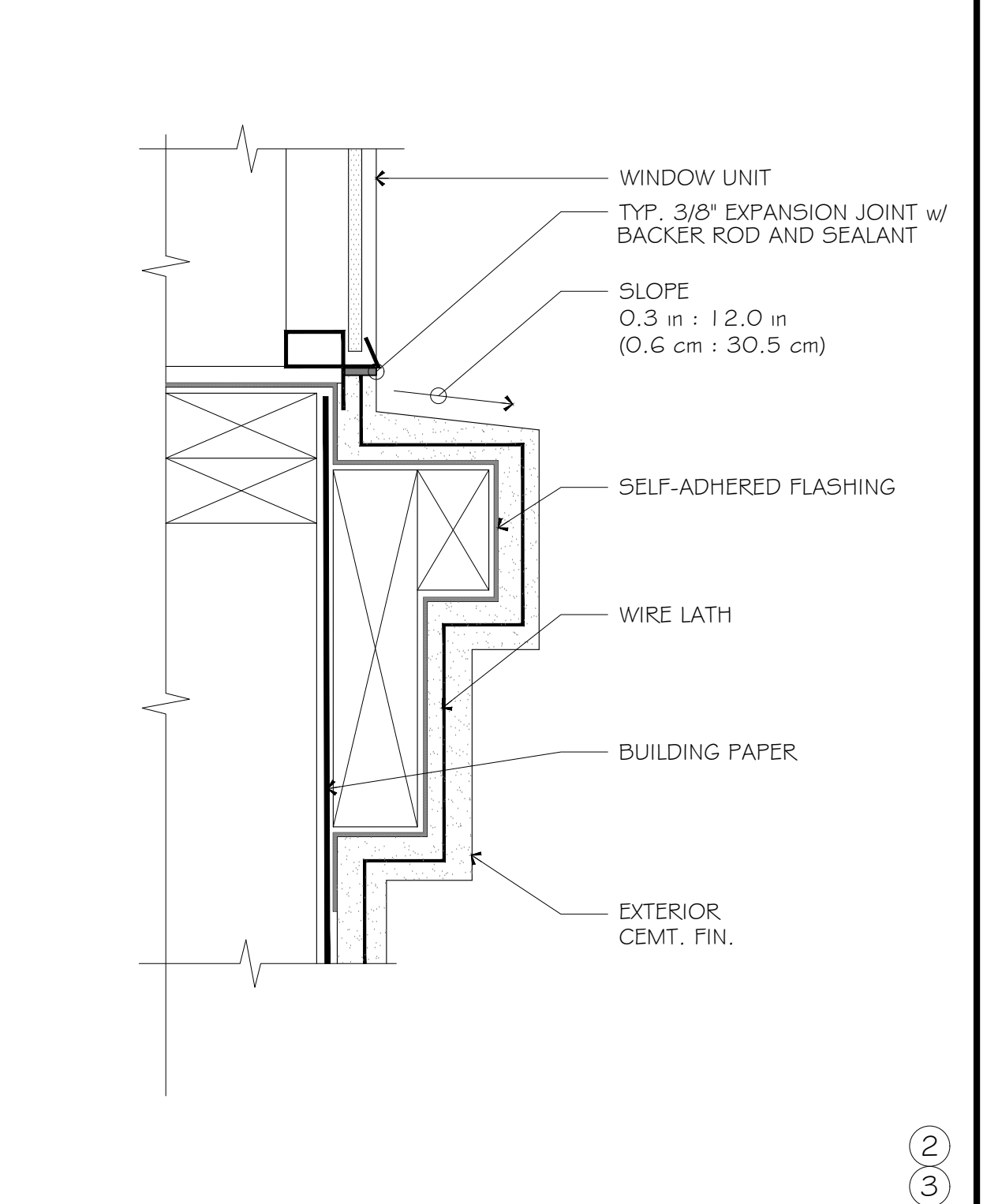
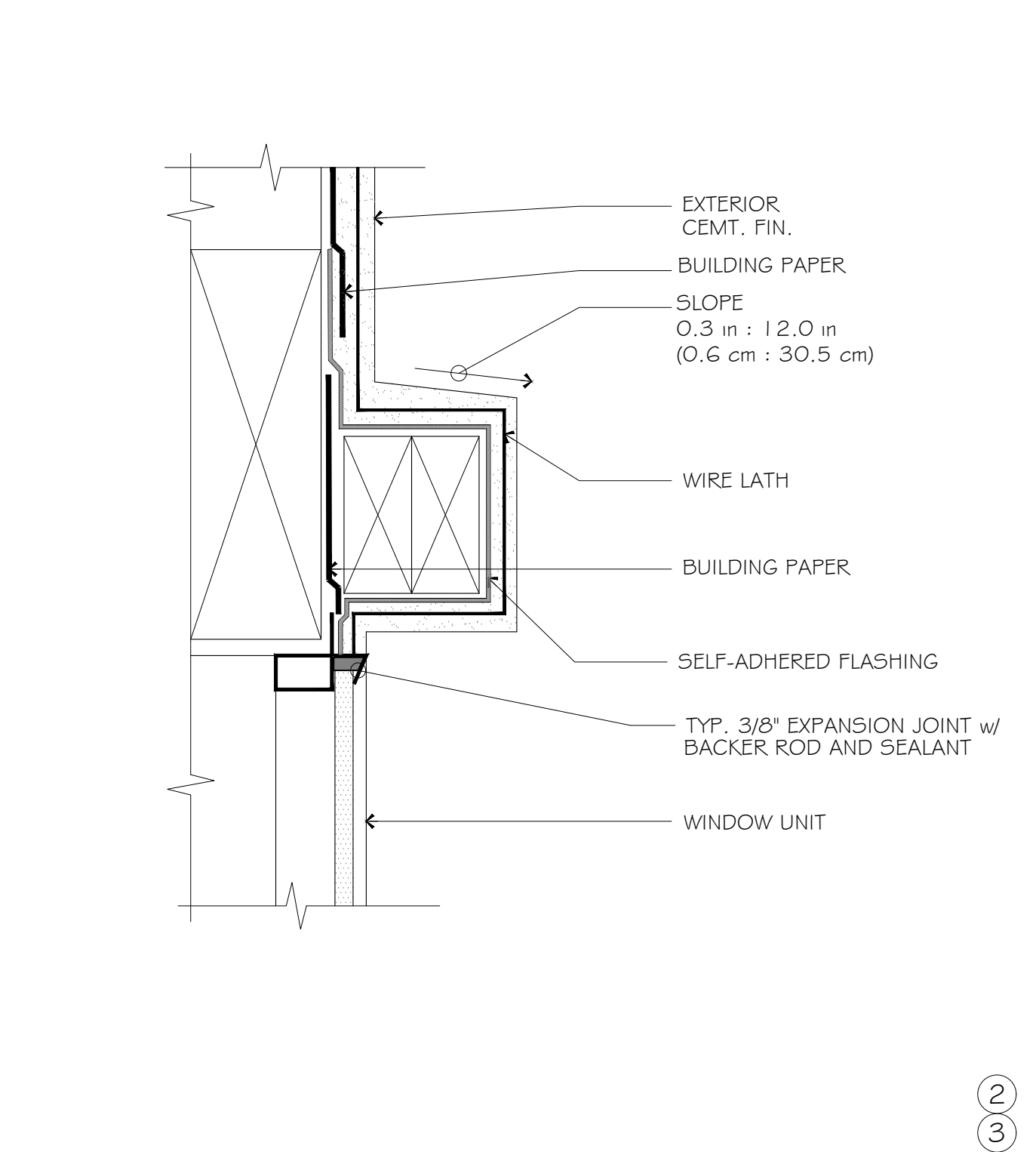
SELF-ADHERED FLASHING INSIDE CORNER



SELF-ADHERED FLASHING DECK JOIST

SELF-ADHERED FLASHING OUTSIDE CORNER

NOT USED



SELF-ADHERED FLASHING CEMENT FINISH WINDOW HEAD

SELF-ADHERED FLASHING CEMENT FINISH WINDOW SILL

SELF-ADHERED FLASHING CEMENT FINISH PARAPET WALL