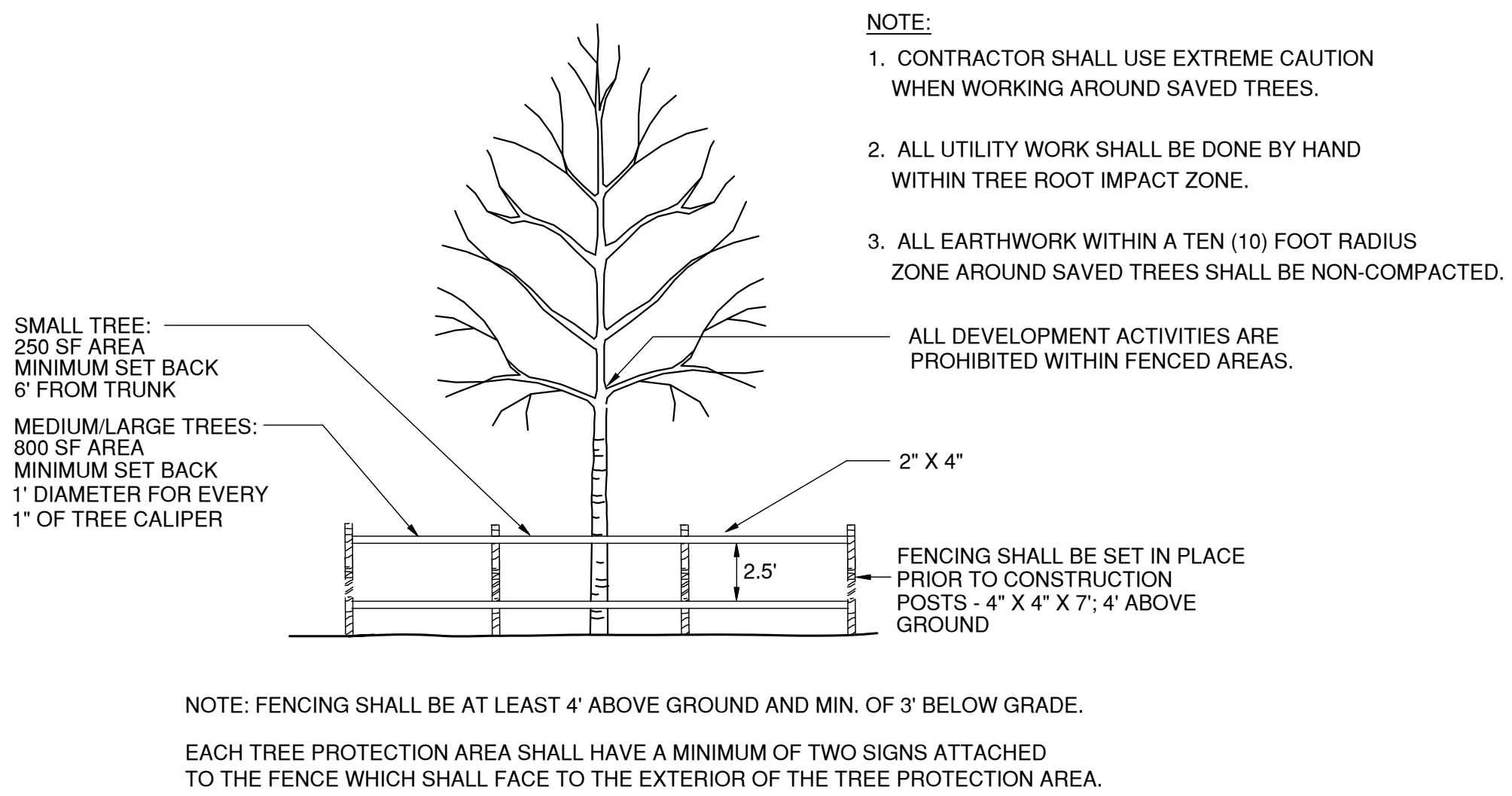
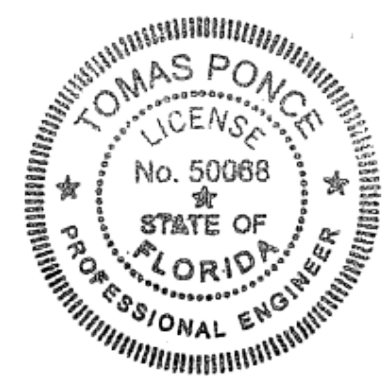


**LEGAL DESCRIPTION:**  
 LOT 3, WANDERING PONDS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT 62,  
 PAGE(S) 56 THROUGH 61, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA



**TREE PROTECTION DETAIL**

N.T.S.



**TOMAS PONCE MSCE, PE**  
 367 MEDALLION PLACE  
 CHULUOTA, FL 32766  
 407-484-0037  
 PE# 50068

*Lucia Garcia*  
**DESIGNS**

CURVE TABLE					
CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
C1	52°24'12"	175.00'	160.06'	154.54'	S27°31'59"W
C2	71°30'37"	202.35'	252.55'	236.47'	N17°35'37"E
C3	90°00'00"	40.00'	62.83'	56.57'	N46°19'53"E
C4	20°02'46"	208.00'	72.77'	72.40'	S11°21'16"W
C5	28°46'55"	208.00'	104.49'	103.39'	N35°46'06"E
C6	3°34'31"	208.00'	12.98'	12.98'	S51°56'49"W
C7	16°48'52"	167.30'	49.10'	48.92'	N45°12'53"E
C8	103°34'31"	50.00'	90.39'	78.57'	N14°58'48"W
C9	95°06'50"	80.00'	132.80'	118.07'	S19°12'39"E
C10	36°34'43"	80.00'	51.07'	50.21'	S46°38'08"W
C11	60°54'21"	80.00'	85.04'	81.09'	N84°37'20"W
C12	35°42'18"	80.00'	49.85'	49.05'	N36°19'01"W
C13	3°28'53"	233.30'	14.18'	14.17'	N16°53'13"W
C14	22°44'36"	233.30'	92.61'	92.00'	N03°46'29"W
C15	27°09'07"	233.30'	110.56'	109.53'	N21°10'23"E
C16	18°52'52"	233.30'	76.88'	76.53'	N44°11'23"E
C17	52°24'12"	142.00'	129.87'	125.39'	S27°31'59"W
C18	90°00'00"	40.00'	62.83'	56.57'	S43°40'07"E

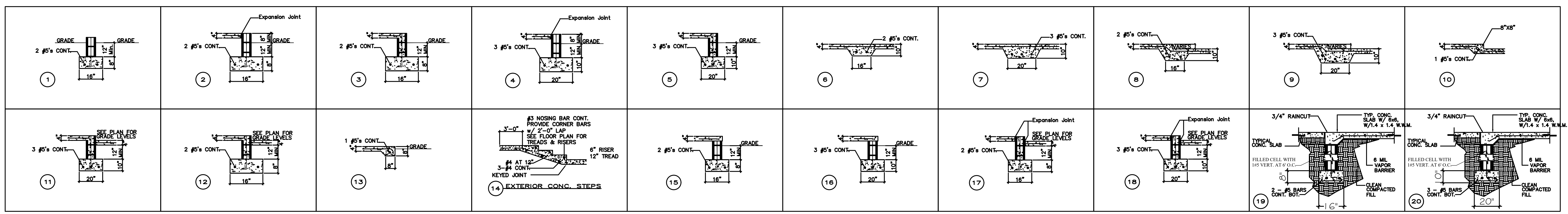
NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE WIND LOAD REQUIREMENTS OF THE 2014 FLORIDA BUILDING CODE RESIDENTIAL EDITION SECTION R301 DESIGN CRITERIA AND ASCE 7-10  
 1. WIND SPEED= 140 MPH ULTIMATE WIND SPEED(VULT) AND 108MPH(VASD)  
 2. RISK CATEGORY 2  
 CONSTRUCTION TYPE= SINGLE FAMILY RESIDENCE(V)  
 3. WIND EXPOSURE= CATEGORY C  
 4. INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED BUILDING IS .18 AND HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT IS 1.40

**PROPOSED SITE PLAN**

SCALE: 1" = 30'-0"

**CUSTOM DESIGN FOR THE :**  
**GARCIA RESIDENCE**  
 LOT 3, FROG TREE LANE  
 LAKE COUNTY, FLORIDA

DATE :  
 SCALE: NOTED  
 DRAWN :  
 JOB :  
 SHEET  
**2**  
 OF SHEETS

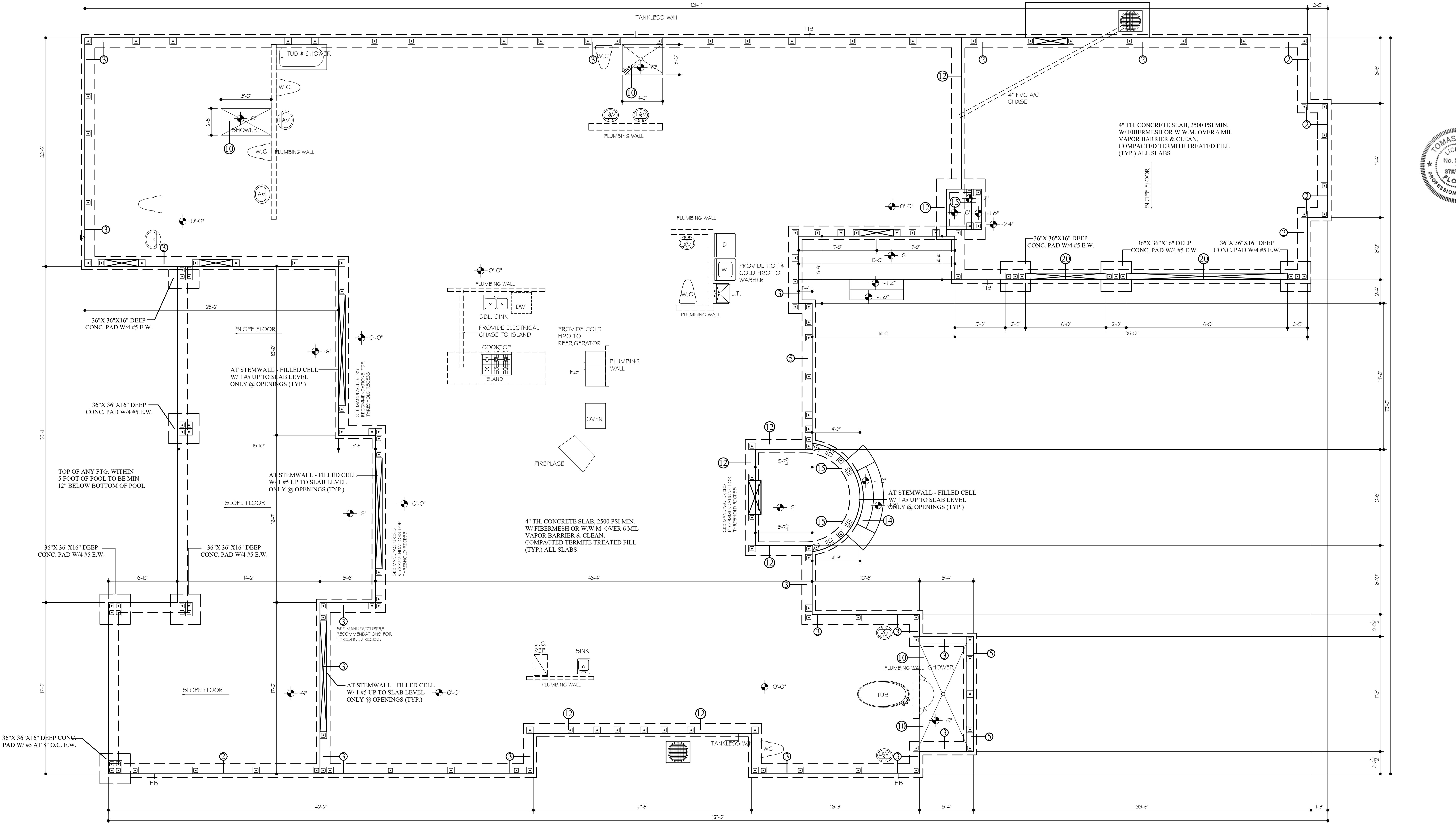


INDICATES INTERIOR LOAD BEARING WALL

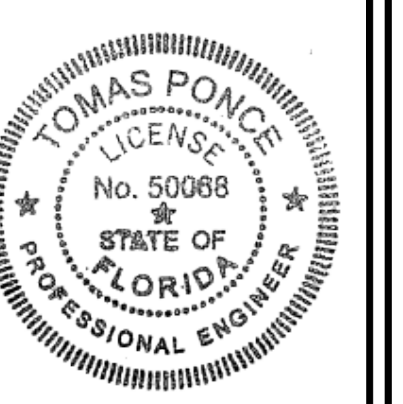
IF A DOWEL IS MISSED, APPLY W/ EPOXY (SIMPSON # ET) W/ 6" EMBEDMENT. DRILL 3/4" Ø HOLES FOR #5 DOWELS.

IF STEMWALL EXCEEDS 32", FILL ALL CELLS W/ GROUT AND APPLY 1 #5 VERTICAL @ 48" O.C. (MAX.)

IF STEMWALL EXCEEDS 48", FILL ALL CELLS W/ GROUT AND APPLY 1 #5 VERTICAL @ 24" O.C. (MAX.) AND 1 #5 HORIZONTAL @ 24" O.C. IN U-BLOCK FOOTING HAVE BEEN DESIGNED FOR A SOILING BEARING PRESSURE OF 2000 PSF



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

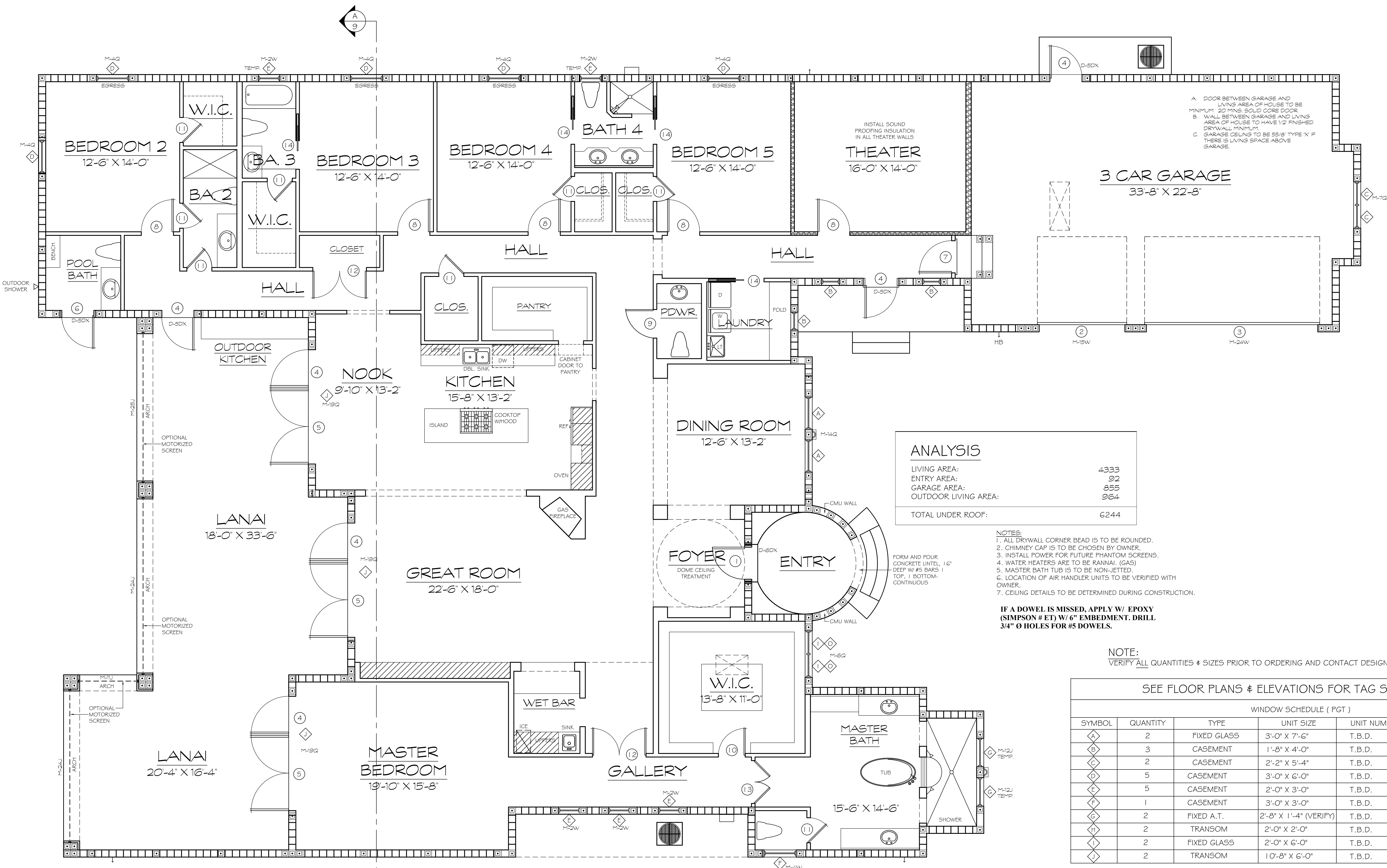
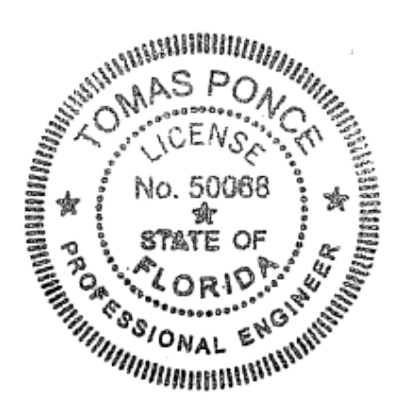


**TOMAS PONCE MSCE, PE**  
367 MEDALLION PLACE  
CHULUOTA, FL 32766  
407-484-0037  
PE# 50088  
date: \_\_\_\_\_

**CUSTOM DESIGN FOR THE:  
GARCIA RESIDENCE**  
LOT 3, FROG TREE LANE  
LAKE COUNTY, FLORIDA

DATE: \_\_\_\_\_  
SCALE: NOTED  
DRAWN: \_\_\_\_\_  
JOB: \_\_\_\_\_  
SHEET: **3**  
OF SHEETS

*Jucia* DESIGNS



- A. DOOR BETWEEN GARAGE AND LIVING AREA OF HOUSE TO BE MINIMUM 20 MIN. SOLID CORE DOOR
- B. WALL BETWEEN GARAGE AND LIVING AREA OF HOUSE TO HAVE 1/2 FINISHED DRYWALL MINIMUM
- C. GARAGE CEILING TO BE 55/8" TYPE 'X' IF THERE IS LIVING SPACE ABOVE GARAGE

**ANALYSIS**

LIVING AREA:	4333
ENTRY AREA:	92
GARAGE AREA:	855
OUTDOOR LIVING AREA:	964
<b>TOTAL UNDER ROOF:</b>	<b>6244</b>

- NOTES:**
1. ALL DRYWALL CORNER BEAD IS TO BE ROUNDED.
  2. CHIMNEY CAP IS TO BE CHOSEN BY OWNER.
  3. INSTALL POWER FOR FUTURE PHANTOM SCREENS.
  4. WATER HEATERS ARE TO BE RAINWATER (GAS)
  5. MASTER BATH TUB IS TO BE NON-JETTED
  6. LOCATION OF AIR HANDLER UNITS TO BE VERIFIED WITH OWNER.
  7. CEILING DETAILS TO BE DETERMINED DURING CONSTRUCTION.

**IF A DOWEL IS MISSED, APPLY W/ EPOXY (SIMPSON # ET) W/ 6" EMBEDMENT. DRILL 3/4" Ø HOLES FOR #5 DOWELS.**

**NOTE:** VERIFY ALL QUANTITIES & SIZES PRIOR TO ORDERING AND CONTACT DESIGNER WITH ANY DISCREPANCIES.

SEE FLOOR PLANS & ELEVATIONS FOR TAG SYMBOL LOCATION

WINDOW SCHEDULE ( PGT )							
SYMBOL	QUANTITY	TYPE	UNIT SIZE	UNIT NUMBER	GRILLE	SCREEN	JAMBS
⬠	2	FIXED GLASS	3'-0" X 7'-6"	T.B.D.	YES	NO	SEE MAN.DET.
⬢	3	CASEMENT	1'-8" X 4'-0"	T.B.D.	YES	YES	SEE MAN.DET.
⬡	2	CASEMENT	2'-2" X 5'-4"	T.B.D.	YES	YES	SEE MAN.DET.
⬤	5	CASEMENT	3'-0" X 6'-0"	T.B.D.	NO	YES	SEE MAN.DET.
⬥	5	CASEMENT	2'-0" X 3'-0"	T.B.D.	NO	YES	SEE MAN.DET.
⬦	1	CASEMENT	3'-0" X 3'-0"	T.B.D.	NO	YES	SEE MAN.DET.
⬧	2	FIXED A.T.	2'-8" X 1'-4" (VERIFY)	T.B.D.	NO	YES	SEE MAN.DET.
⬨	2	TRANSOM	2'-0" X 2'-0"	T.B.D.	NO	NO	SEE MAN.DET.
⬩	2	FIXED GLASS	2'-0" X 6'-0"	T.B.D.	NO	NO	SEE MAN.DET.
⬪	2	TRANSOM	10'-8" X 6'-0"	T.B.D.	NO	NO	SEE MAN.DET.

EXTERIOR DOOR SCHEDULE ( VARIES )				
SYMBOL	QUANTITY	UNIT SIZE	UNIT NUMBER	DESCRIPTION
①	1	3'-0" x 8'-0"	T.B.D.	ARCH WOOD ENTRY DOOR
②	1	8'-0" x 8'-0"	T.B.D.	OVERHEAD GARAGE DOOR
③	1	16'-0" x 8'-0"	T.B.D.	OVERHEAD GARAGE DOOR
④	6	3'-0" x 8'-0"	T.B.D.	FRENCH DOOR
⑤	3	(2) 3'-0" x 8'-0"	T.B.D.	DOUBLE FRENCH DOOR
⑥	1	3'-0" x 8'-0"	T.B.D.	SOLID DOOR

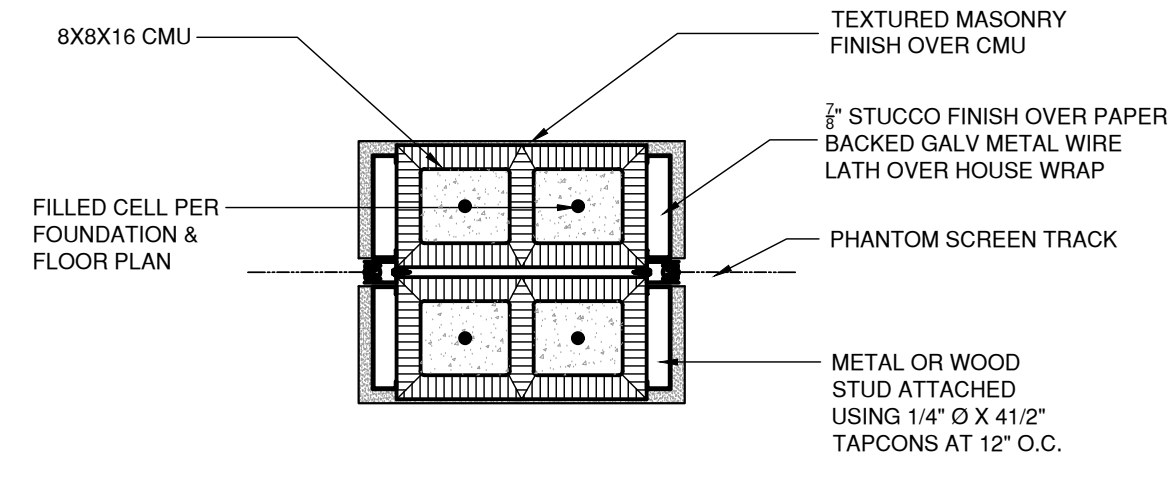
INTERIOR DOOR SCHEDULE				
SYMBOL	QUANTITY	UNIT SIZE	UNIT NUMBER	DESCRIPTION
⑦	1	3'-0" x 8'-0"	T.B.D.	20 MIN. OR SOLID CORE FIRE RATED DOOR
⑧	5	3'-0" x 8'-0"	T.B.D.	INTERIOR DOOR TO BE SELECTED BY OWNER
⑨	1	2'-8" x 8'-0"	T.B.D.	INTERIOR DOOR TO BE SELECTED BY OWNER
⑩	1	2'-6" x 8'-0"	T.B.D.	INTERIOR DOOR TO BE SELECTED BY OWNER
⑪	8	2'-4" x 8'-0"	T.B.D.	INTERIOR DOOR TO BE SELECTED BY OWNER
⑫	2	(2) 2'-6" x 8'-0"	T.B.D.	INTERIOR DOUBLE DOOR TO BE SEL. BY OWNER
⑬	1	(2) 2'-0" x 8'-0"	T.B.D.	INTERIOR DOUBLE DOOR TO BE SEL. BY OWNER
⑭	4	2'-8" x 8'-0"	T.B.D.	INTERIOR POCKET DOOR TO BE SEL. BY OWNER
⑮	1	3'-0" x 4'-0"	T.B.D.	A/C EQUIPMENT ROOM DOOR (CUT DOWN) - ATTIC

- PLAN NOTES:**
1. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL HAVE A 20 MIN. FIRE RATED DOOR OR SOLID WOOD DOOR NOT LESS THAN 1 AND 3/8 INCHES IN THICKNESS OR SOLID OR HONEYCOMB DOOR. DOOR SHALL BE EQUIPPED WITH AUTOMATIC CLOSER.
  2. PROVIDE 2X BLOCKING AT MIDPOINT ON ALL INTERIOR STUD WALLS.

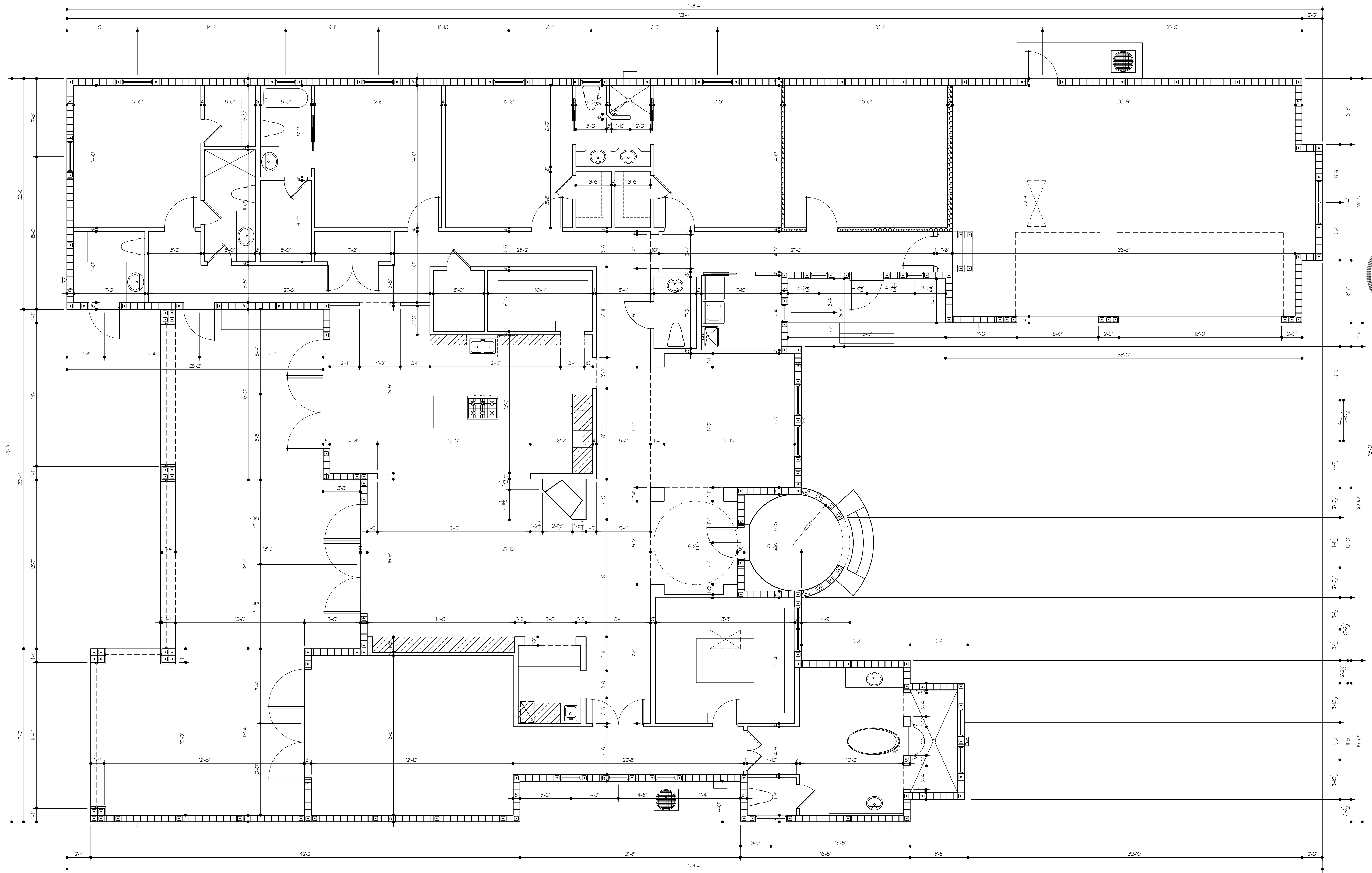
**DWELLING / GARAGE SEPARATION (TABLE R302.G)**

SEPARATION	MATERIAL
FROM RESIDENCE AND ATTICS	NOT LESS THAN 1/2 INCH GYPSUM BOARD OR EQUIVALENT TO THE GARAGE SIDE
FROM HABITABLE ROOMS ABOVE GARAGE	NOT LESS THAN 3/8 INCH TYPE X GYPSUM BOARD OR EQUIVALENT
STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION	NOT LESS THAN 1/2 INCH GYPSUM BOARD OR EQUIVALENT
GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS THAN 1/2 INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA.

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



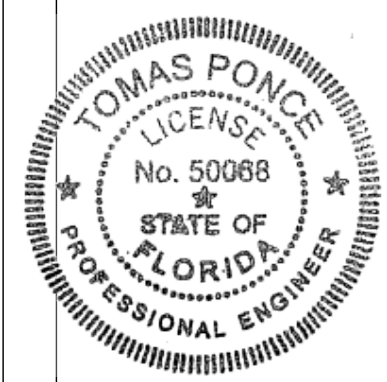
**Recessed Track Placement Detail - in 16" CMU Column w/ Stucco / T.M.F.**  
 SCALE: 1" = 12"  
 OPTION 1



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

REVISIONS	BY

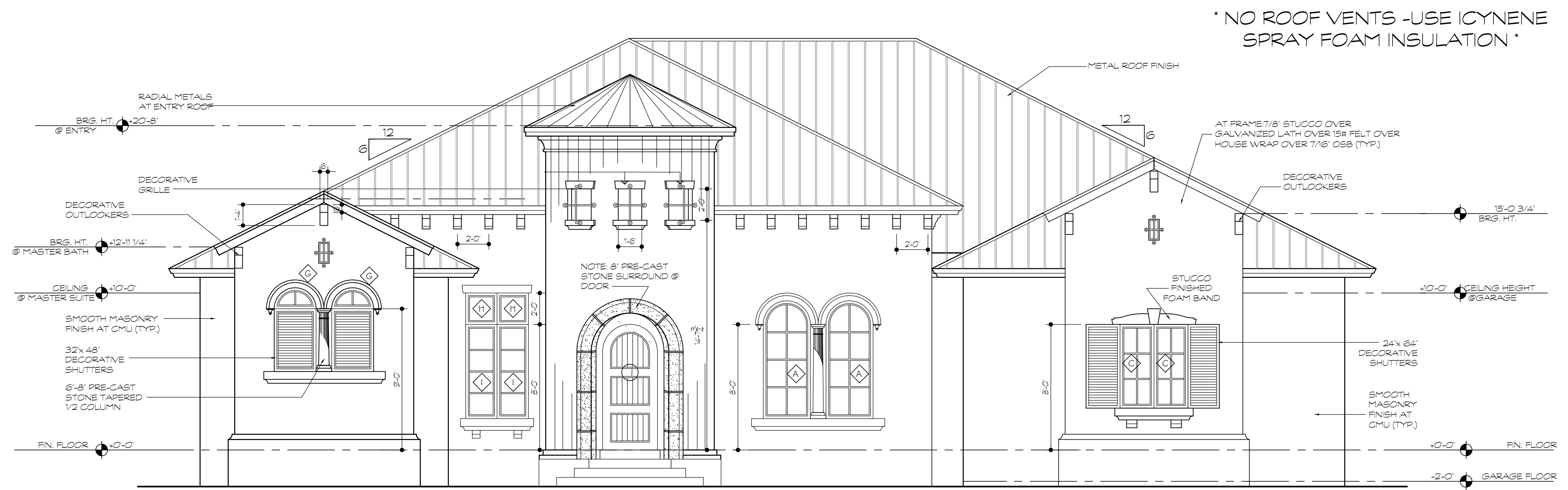
*Lucia*  
DESIGNS



**TOMAS PONCE MSCE, PE**  
367 MEDALLION PLACE  
CHULUOTA, FL 32766  
407-484-0037  
PE# 50068  
date: \_\_\_\_\_

CUSTOM DESIGN FOR THE:  
**GARCIA RESIDENCE**  
LOT 3, FROG TREE LANE  
LAKE COUNTY, FLORIDA

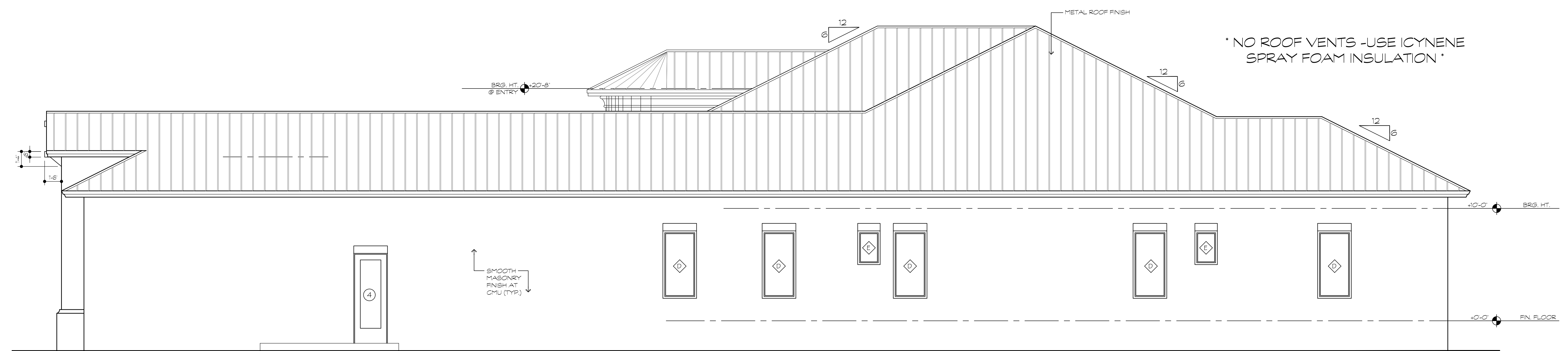
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JOB: \_\_\_\_\_  
SHEET **5**  
OF SHEETS



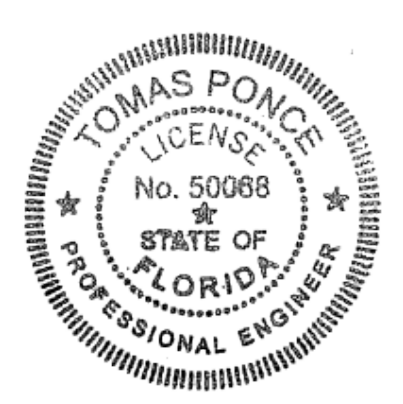
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



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PE# 50088  
date:

**CUSTOM DESIGN FOR THE:**  
**GARCIA RESIDENCE**  
LOT 3, FROG TREE LANE  
LAKE COUNTY, FLORIDA

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

*Lucia* DESIGNS

REVISIONS	BY

REVISIONS	BY

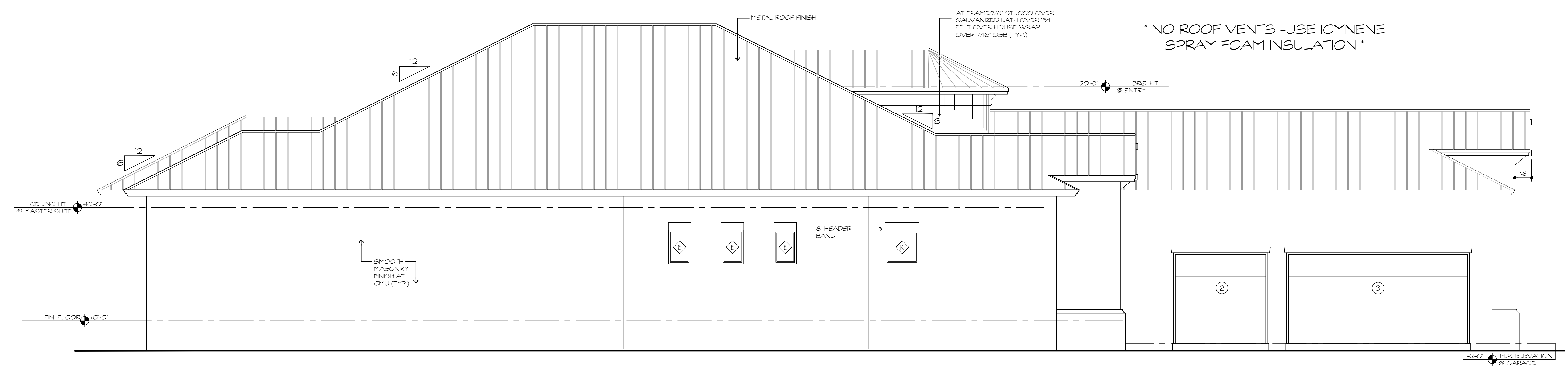
Lucia  
 DESIGNS

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 407-484-0037  
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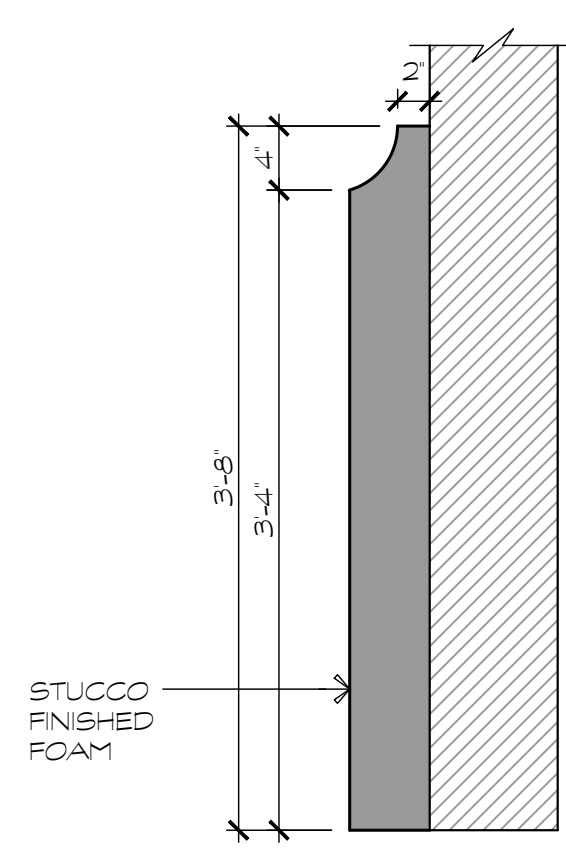


CUSTOM DESIGN FOR THE:  
**GARCIA RESIDENCE**  
 LOT 3, FROG TREE LANE  
 LAKE COUNTY, FLORIDA

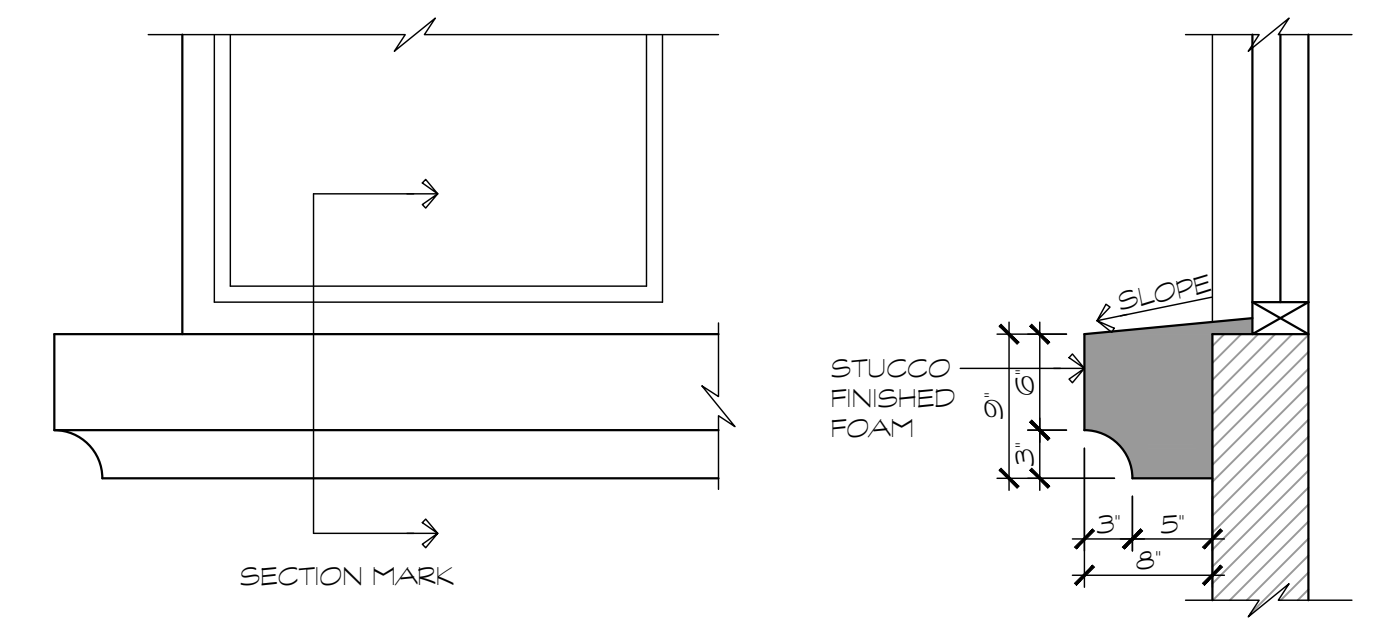
DATE:  
 SCALE: NOTED  
 DRAWN:  
 JOB:  
 SHEET **7**  
 OF SHEETS



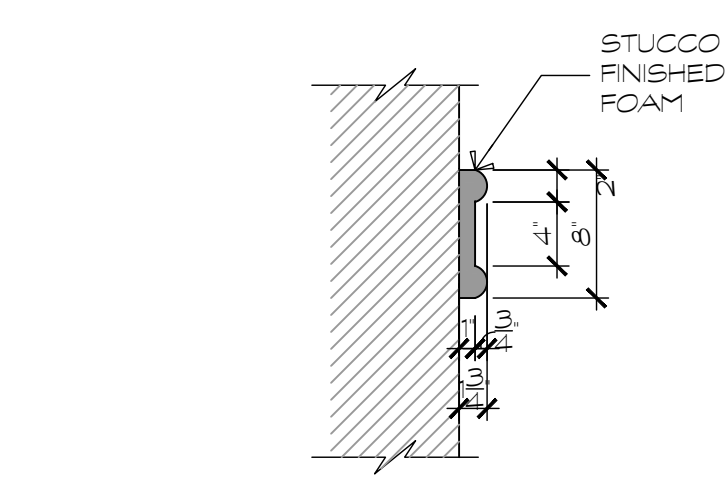
**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



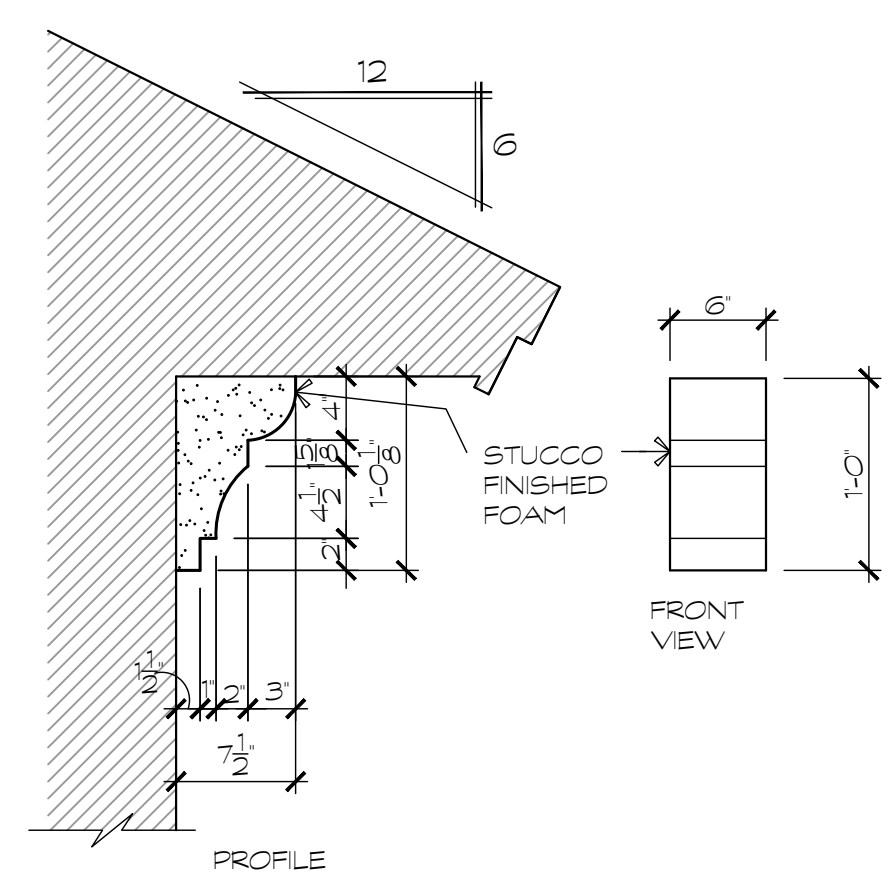
**1** Banding Detail



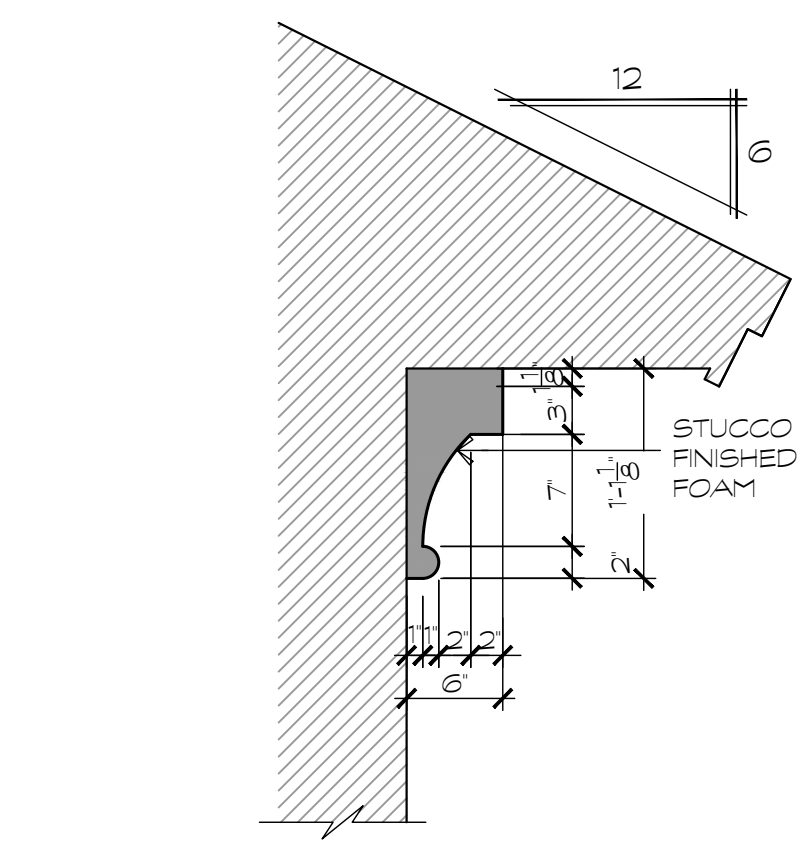
**2** Banding Detail  
Scale 1/4" = 1'-0"



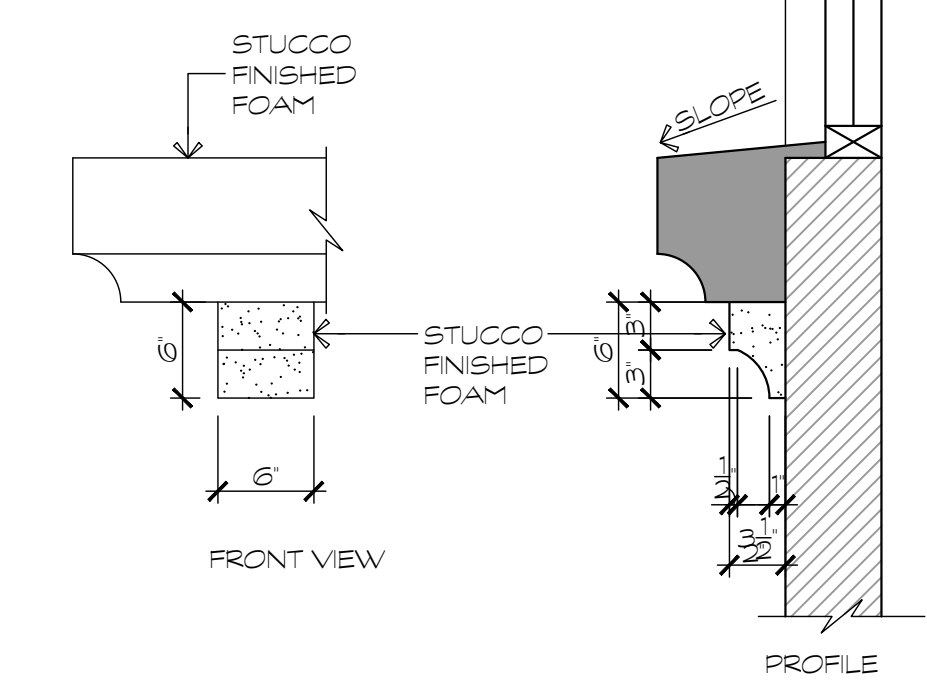
**3** Banding Detail  
Scale 1/4" = 1'-0"



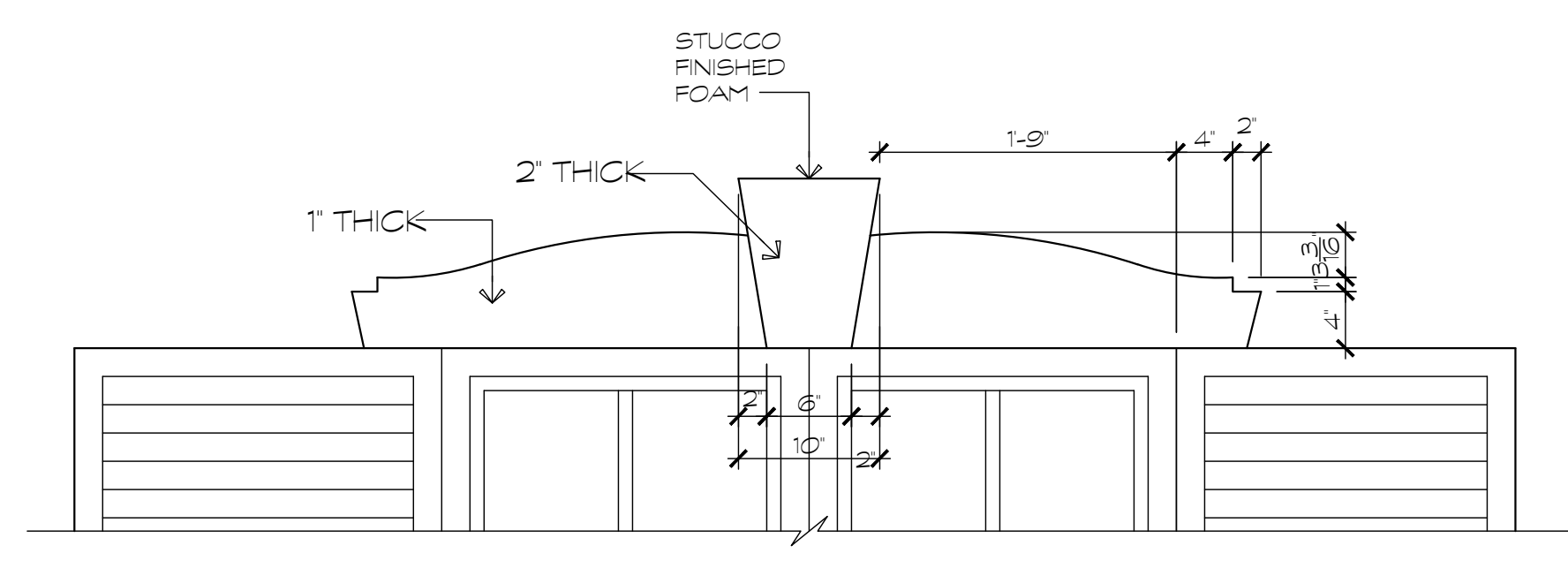
**4** Soffit Detail  
Scale 1/4" = 1'-0"



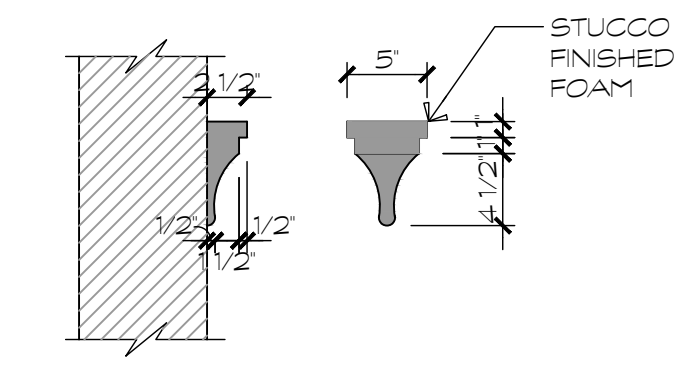
**5** Banding Detail



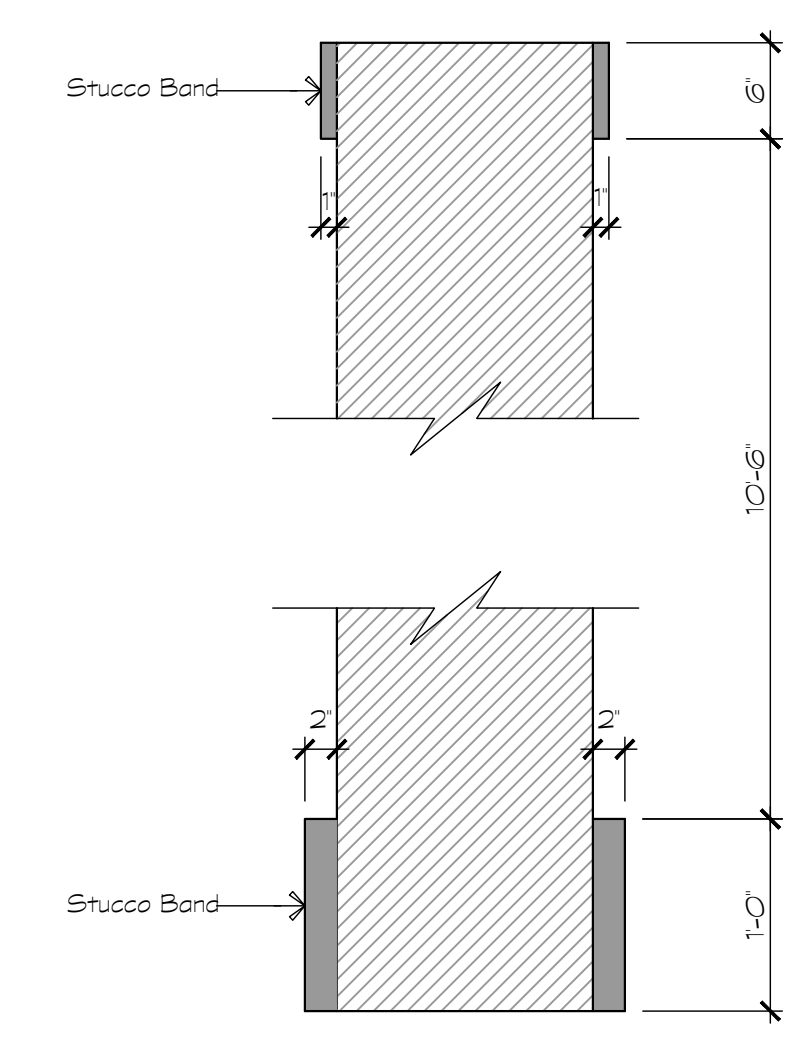
**6** Banding Detail



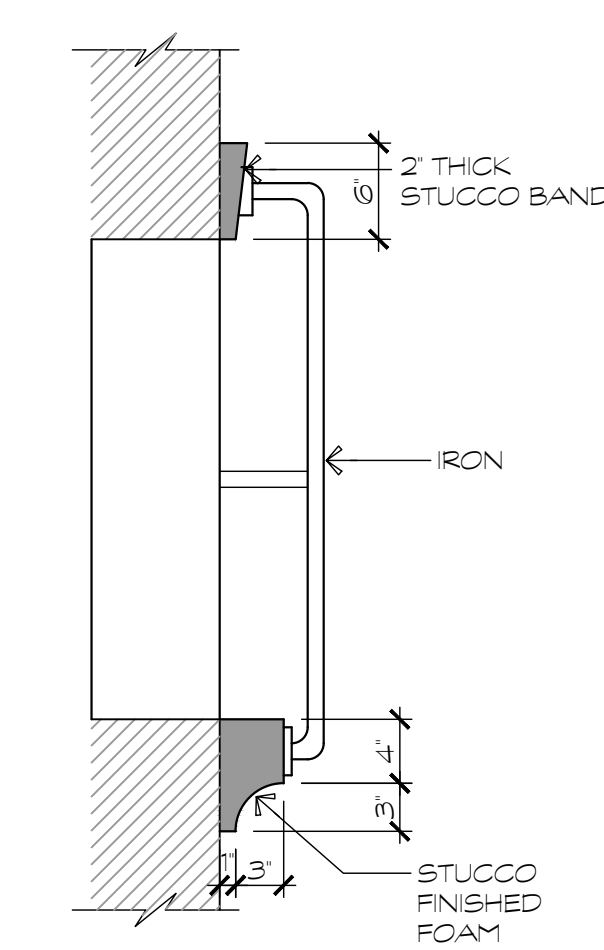
**7** Banding Detail  
Scale 3/4" = 1'-0"



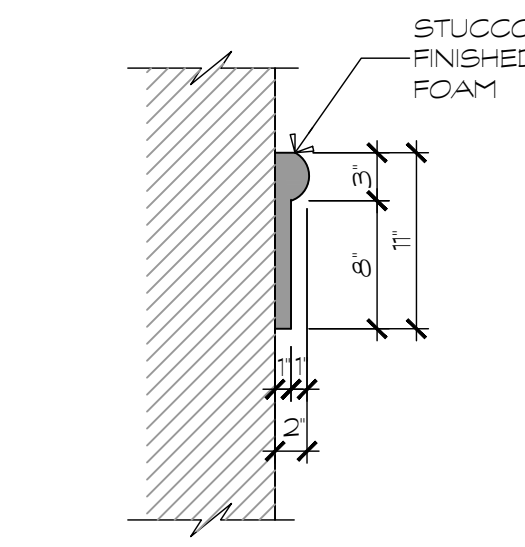
**8** Banding Detail



**9** Column Detail



**10** Detail



**11** Detail

REVISIONS	BY

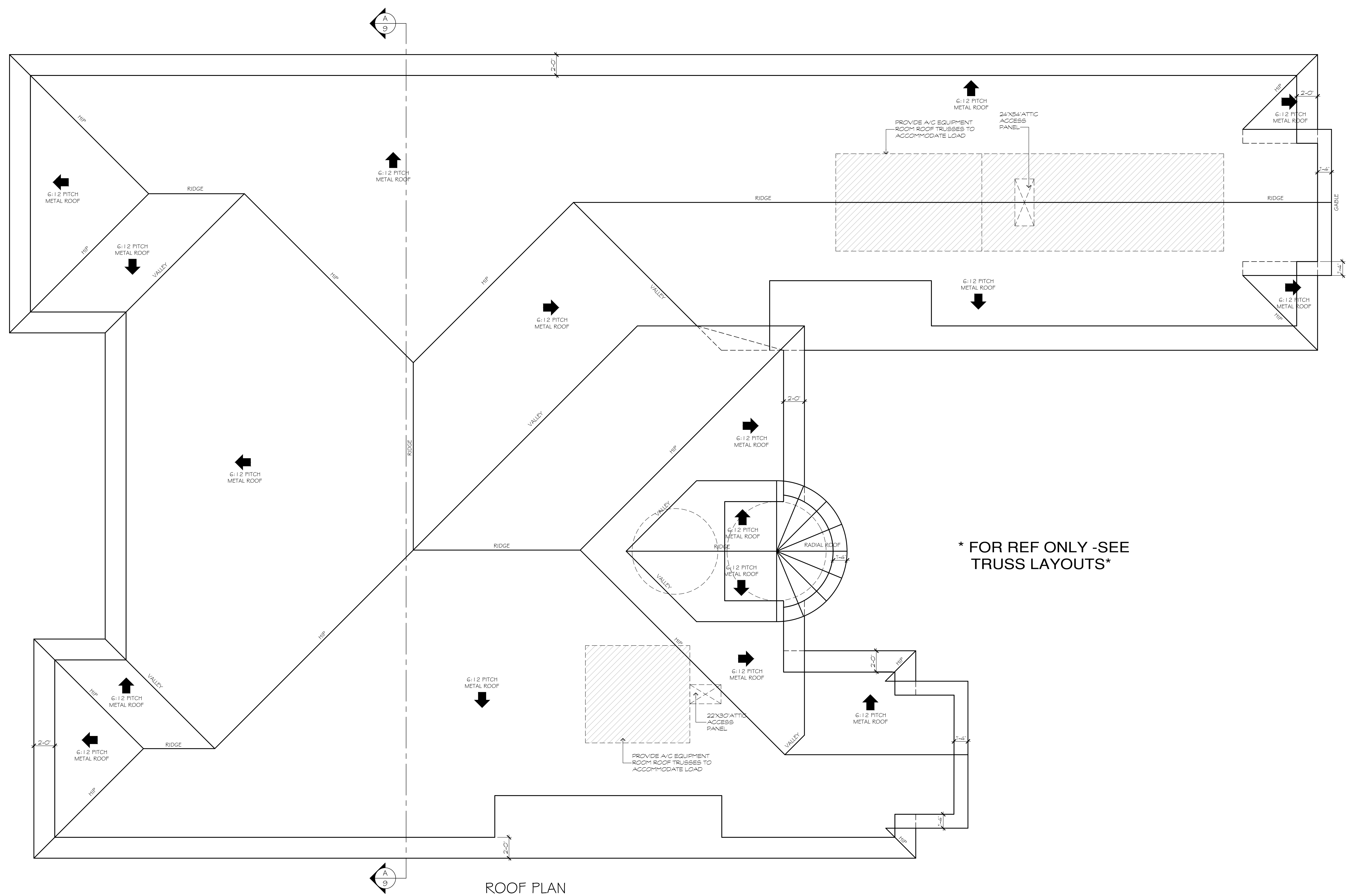
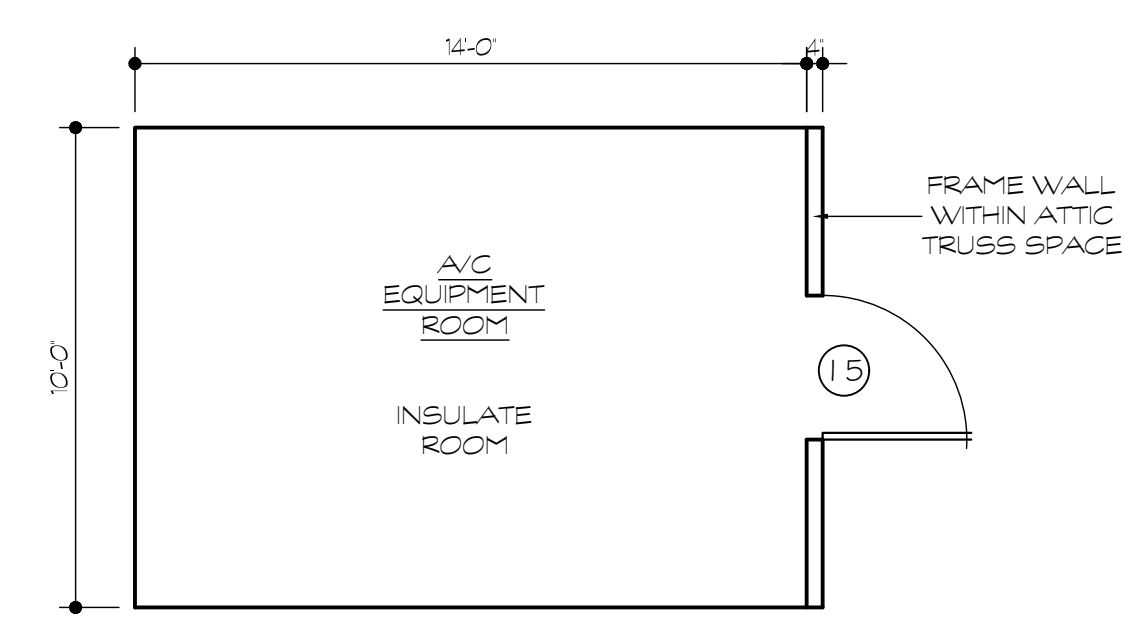

  
 LUCIA GARCIA  
 DESIGNS



**TOMAS PONCE MSCE, PE**  
 367 MEDALLION PLACE  
 CHULUOTA, FL 32766  
 407-484-0037  
 PE# 50088  
 date:

**CUSTOM DESIGN FOR THE :**  
**GARCIA RESIDENCE**  
 LOT 3, FROG TREE LANE  
 LAKE COUNTY, FLORIDA

DATE: \_\_\_\_\_  
 SCALE: NOTED  
 DRAWN: \_\_\_\_\_  
 JOB: \_\_\_\_\_  
 SHEET: **8**  
 OF \_\_\_\_\_ SHEETS



\* FOR REF ONLY -SEE TRUSS LAYOUTS\*

**ROOF PLAN**  
 SCALE: 1/4" = 1'-0"



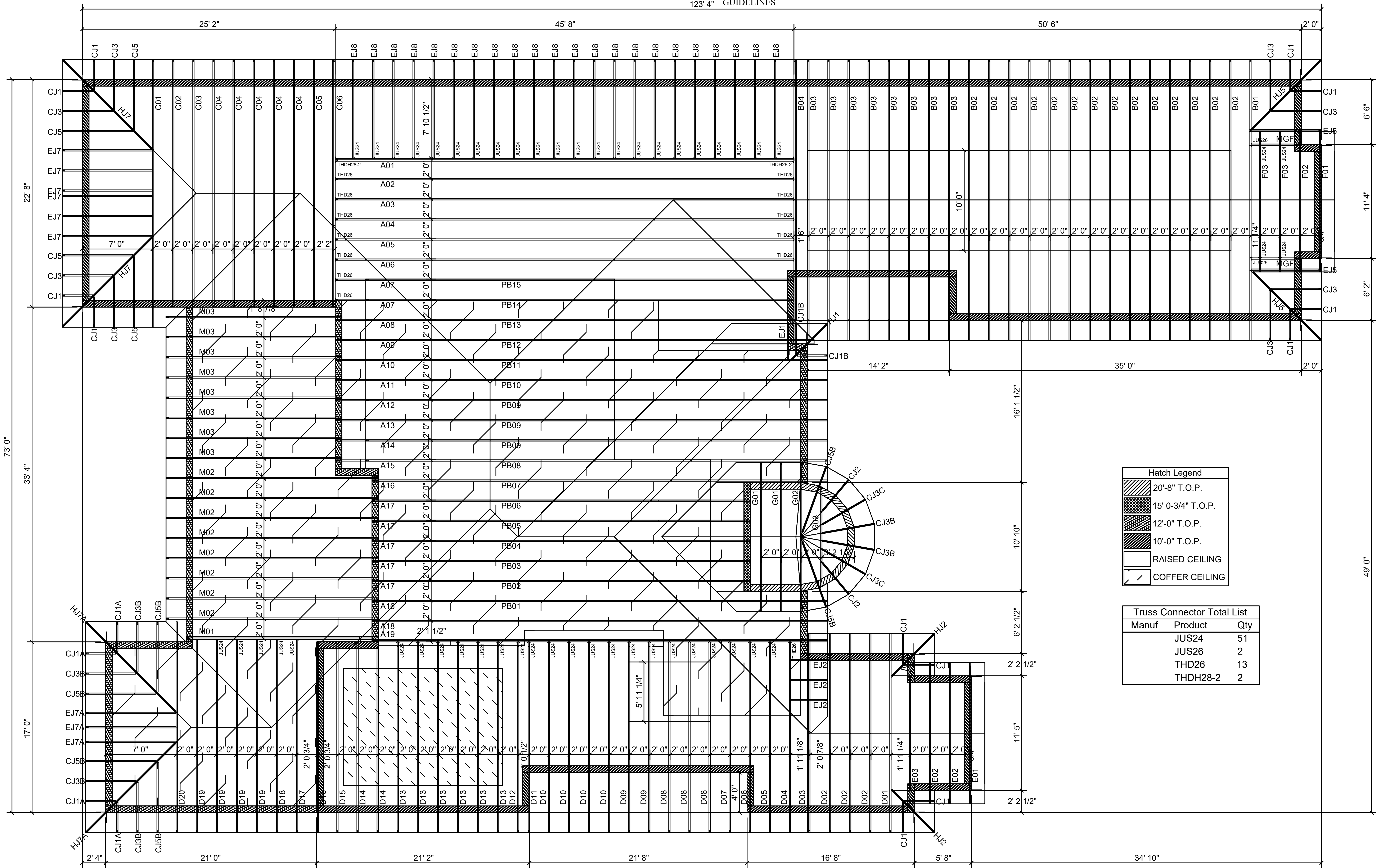
REVISIONS	BY

- UNLESS NOTED OTHERWISE:
- USE HETA16 C.M.U. TO TRUSSES, JOISTS AND BEAMS
  - USE LSTA36 OR HTS20 FRAME TO JOISTS AND BEAMS
  - USE MTS12 FRAME TO TRUSSES
  - USE HUS26 AS 1 PLY HANGER AND HGUS26-2 AS 2 PLY HANGER
  - UNDER GIRDERS & BEAMS, APPLY MINIMUM SAME NUMBER OF STUDS AS THE NUMBER OF PLYS IN GIRDER OR BEAM.
  - ALL EXTERIOR WALLS TO BE TREATED AS BEARING WALLS.
  - IF A LINTEL STRAP IS MISSED, APPLY (1) HTSM16 W/ (4) 1/4" X 2 1/4" TAPCONS FOR 1,175 LBS UPLIFT AND (2) HTSM16 FOR 2,350 LBS UPLIFT
  - MSTA36 AND HTS20 MAY BE INTERCHANGED.
  - ALL GANGED (MULTIPLE) STUDS TO HAVE SP4. ALSO SP4 MAY BE USED IN LIEU OF SP1 & SP2
  - PROVIDE HIP ROOF DECK SUPPORT PER APA 123' 4" GUIDELINES

- DESIGN REQUIREMENT:
- LIVE LOADS FOR FLOOR, DECKS AND STAIRS IS 40 PSF
  - LIVE LOAD FOR ROOF IS 20 PSF
  - LIVE LOADS FOR BALCONIES IS 60 PSF

\* HTT4, HTT5, MGT W/ 5/ 8" Ø A.B. W/6" EMBEDMENT. ALL STRAPPING HARDWARE TO PT LUMBER TO BE GALVANIZED

CONNECT ALL 3-PLY & 4-PLY WOOD BEAM WITH (3) ROWS OF 1/4" DIAMETER SDS SCREWS AT 12" O.C. STAGGERED ON BOTH FACES OF BEAM OR 1/2" THRU BOLTS AT 24" O.C. STAGGERED



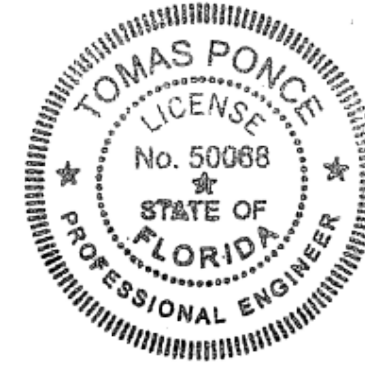
Hatch Legend

	20'-8" T.O.P.
	15'-0-3/4" T.O.P.
	12'-0" T.O.P.
	10'-0" T.O.P.
	RAISED CEILING
	COFFER CEILING

Truss Connector Total List

Manuf	Product	Qty
	JUS24	51
	JUS26	2
	THD26	13
	THDH28-2	2

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



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date:

CUSTOM DESIGN FOR THE:  
**GARCIA RESIDENCE**  
LOT 3, FROG TREE LANE  
LAKE COUNTY, FLORIDA

DATE:  
SCALE: NOTED  
DRAWN:  
JOB:  
SHEET  
8.1  
OF SHEETS

Lucia  
DESIGNS



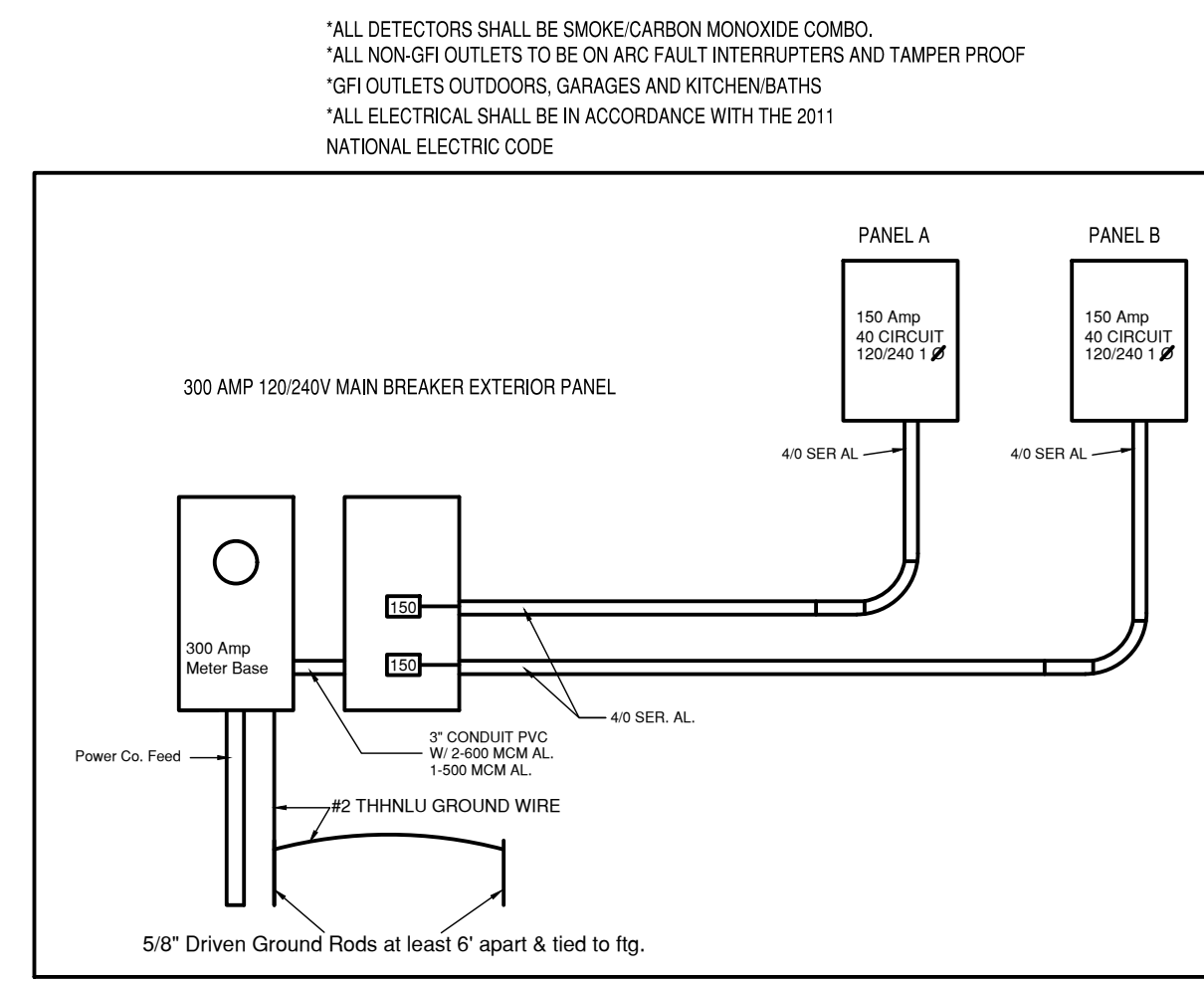
**GENERAL SUB-CONTRACTOR NOTES:**

**ELECTRICAL:**  
AS PER SECTION 105.3.1.2 OF THE FLORIDA BUILDING CODE 2020, ANY ELECTRICAL DOCUMENTS FOR ANY NEW BUILDING OR ADDITION WHICH REQUIRES AN AGGREGATE SERVICE CAPACITY OF 600 AMPS OR MORE ON A RESIDENTIAL ELECTRICAL SYSTEM OR 800 AMPS OR MORE FOR A COMMERCIAL OR INDUSTRIAL ELECTRICAL SYSTEM OR COST MORE THAN \$125,000 SHALL BE PREPARED AND SIGNED AND SEALED BY AN ELECTRICAL ENGINEER REGISTERED UNDER CHAPTER 471 OF FLORIDA STATUTES. ANY SYSTEM WHICH FALLS BELOW THESE REQUIREMENTS SHALL BE PREPARED BY AN ELECTRICAL CONTRACTOR. ALL ELECTRICAL DOCUMENTS & DESIGNS SHALL BE IN ACCORDANCE WITH THE CURRENT NEC.

**PLUMBING:**  
AS PER SECTION 105.3.1.2 OF THE FLORIDA BUILDING CODE 2020, ANY PLUMBING DOCUMENTS FOR ANY NEW BUILDING OR ADDITION WHICH REQUIRES A PLUMBING SYSTEM WITH MORE THAN 250 FIXTURE UNITS OR COST MORE THAN \$125,000 SHALL BE PREPARED AND SIGNED AND SEALED BY A MECHANICAL ENGINEER REGISTERED UNDER CHAPTER 471 OF FLORIDA STATUTES. ANY SYSTEM WHICH FALLS BELOW THESE REQUIREMENTS SHALL BE PREPARED BY A PLUMBING CONTRACTOR. ALL PLUMBING DOCUMENTS AND DESIGNS SHALL BE IN ACCORDANCE WITH THE CURRENT FBC.

**HVAC:**  
AS PER SECTION 105.3.1.2 OF THE FLORIDA BUILDING CODE 2020, ANY HVAC DOCUMENTS FOR ANY NEW BUILDING OR ADDITION WHICH REQUIRES MORE THAN A 15-TON PER SYSTEM CAPACITY WHICH IS DESIGNED TO ACCOMMODATE 100 OR MORE PERSONS OR COST MORE THAN \$125,000 SHALL BE PREPARED AND SIGNED AND SEALED BY A MECHANICAL ENGINEER REGISTERED UNDER CHAPTER 471 OF FLORIDA STATUTES. ANY SYSTEM WHICH FALLS BELOW THESE REQUIREMENTS SHALL BE PREPARED BY A HVAC CONTRACTOR. ALL MECHANICAL DOCUMENTS AND DESIGNS SHALL BE IN ACCORDANCE WITH THE CURRENT FBC.

**300 AMP ELECTRICAL RISER DIAGRAM**



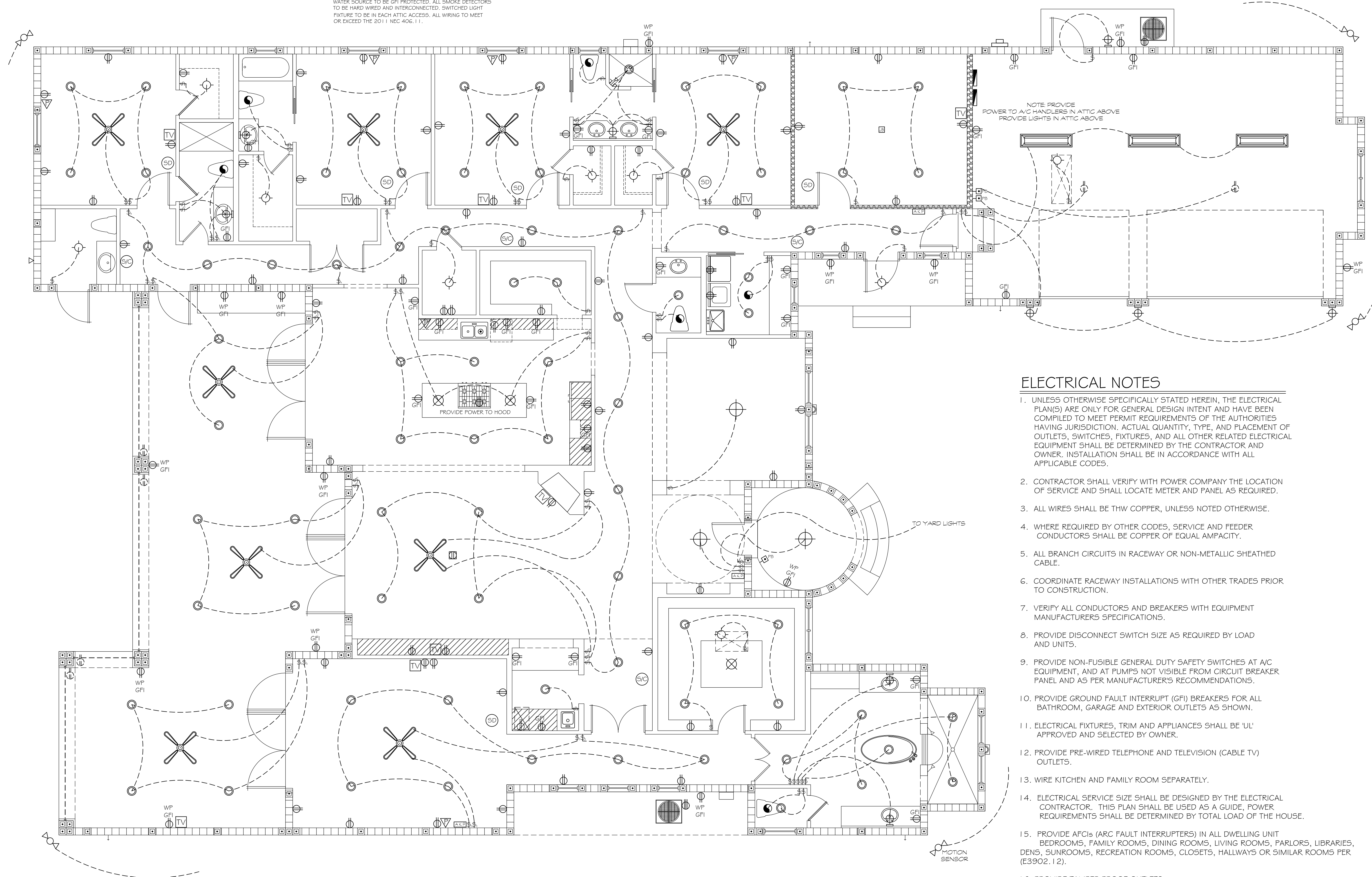
**GENERAL ELECTRICAL NOTES:**

THIS DIAGRAMMATIC ELECTRICAL PLAN IS INTENDED TO SHOW LIGHTING AND CONVENIENCE OUTLETS ONLY. THE ENGINEER OF RECORD BEARS NO RESPONSIBILITY FOR ITS ACCURACY. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE REQUIREMENTS AND LOCATIONS FOR ELECTRICAL EQUIPMENT AND PROVIDING AND INSTALLING COMPLETE ELECTRICAL SERVICE AS MAY BE REQUIRED BY THE 2011 NEC. THE ELECTRICAL CONTRACTOR IS TO SUBMIT PLANS AND PAUL PERMITS AS REQUIRED. ALL BEDROOM RECEPTACLES TO BE AFI PROTECTED. ALL RECEPTACLES WITHIN 6' OF ANY WATER SOURCE TO BE GFI PROTECTED. ALL SMOKE DETECTORS TO BE HARD WIRED AND INTERCONNECTED. SWITCHED LIGHT FIXTURE TO BE IN EACH ATTIC ACCESS. ALL WIRING TO MEET OR EXCEED THE 2011 NEC 406.11.

**ELECTRICAL LEGEND**

SYMBOL	DESCRIPTION
⚡	SWITCH
⚡	THREE WAY SWITCH
⚡	FOUR WAY SWITCH
⚡	DIMMER SWITCH/NOTES
⊕	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
⊕	LED BACKLIGHTING
⊕	HEADER LIGHT FIXTURE
⊕	SQUARE PENDANT LIGHT FIXTURE
⊕	RECESSED RISER LIGHT
⊕	RECESSED WALL MOUNTED OUTDOOR LIGHT
⊕	2' X 4' LED LIGHT
⊕	SMOKE DETECTOR
⊕	COMBO SMOKE/CARBON MONOXIDE DETECTOR
⊕	TV OUTLET
⊕	PHONE JACK
⊕	ELECTRICAL PANEL
⊕	ELECTRICAL METER
⊕	PUSH BUTTON
⊕	INTERCOM
⊕	GARBAGE DISPOSAL
⊕	CHIMES
⊕	ELEVATOR CALL BUTTON
⊕	ALARM KEY PAD
⊕	JUNCTION BOX
⊕	LAMP HOLDER - PULL CHAIN
⊕	FLOOD LIGHTS
⊕	CEILING FAN

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.



**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 AC 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, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENs, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS PER (E3902.12).
- PROVIDE TAMPER PROOF OUTLETS.

REVISIONS BY

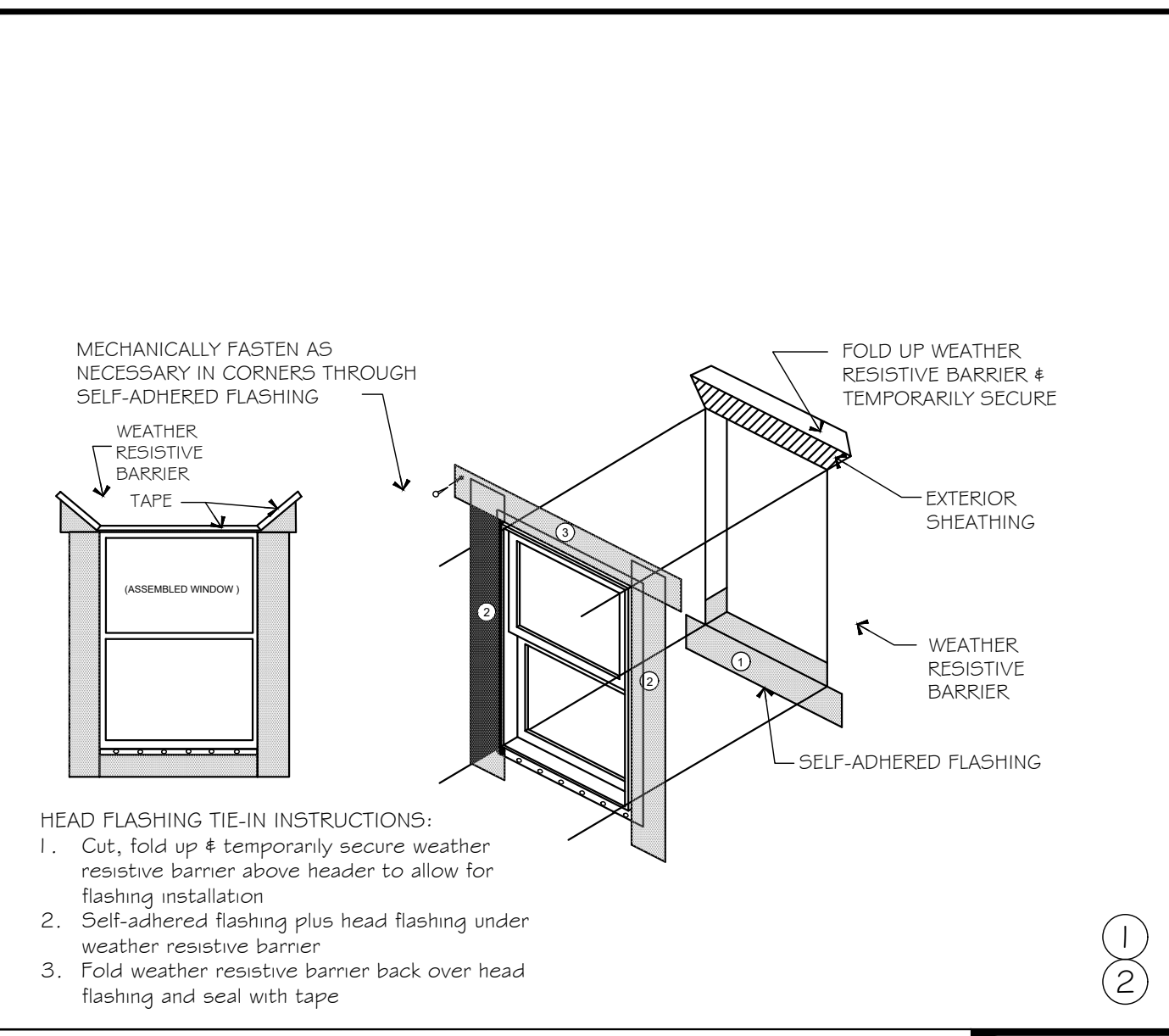
*Juan Garcia* DESIGNS

**TOMAS PONCE MSCE, PE**  
367 MEDALLION PLACE  
CHULUOTA, FL 32766  
407-484-0037  
PE# 50068  
date:

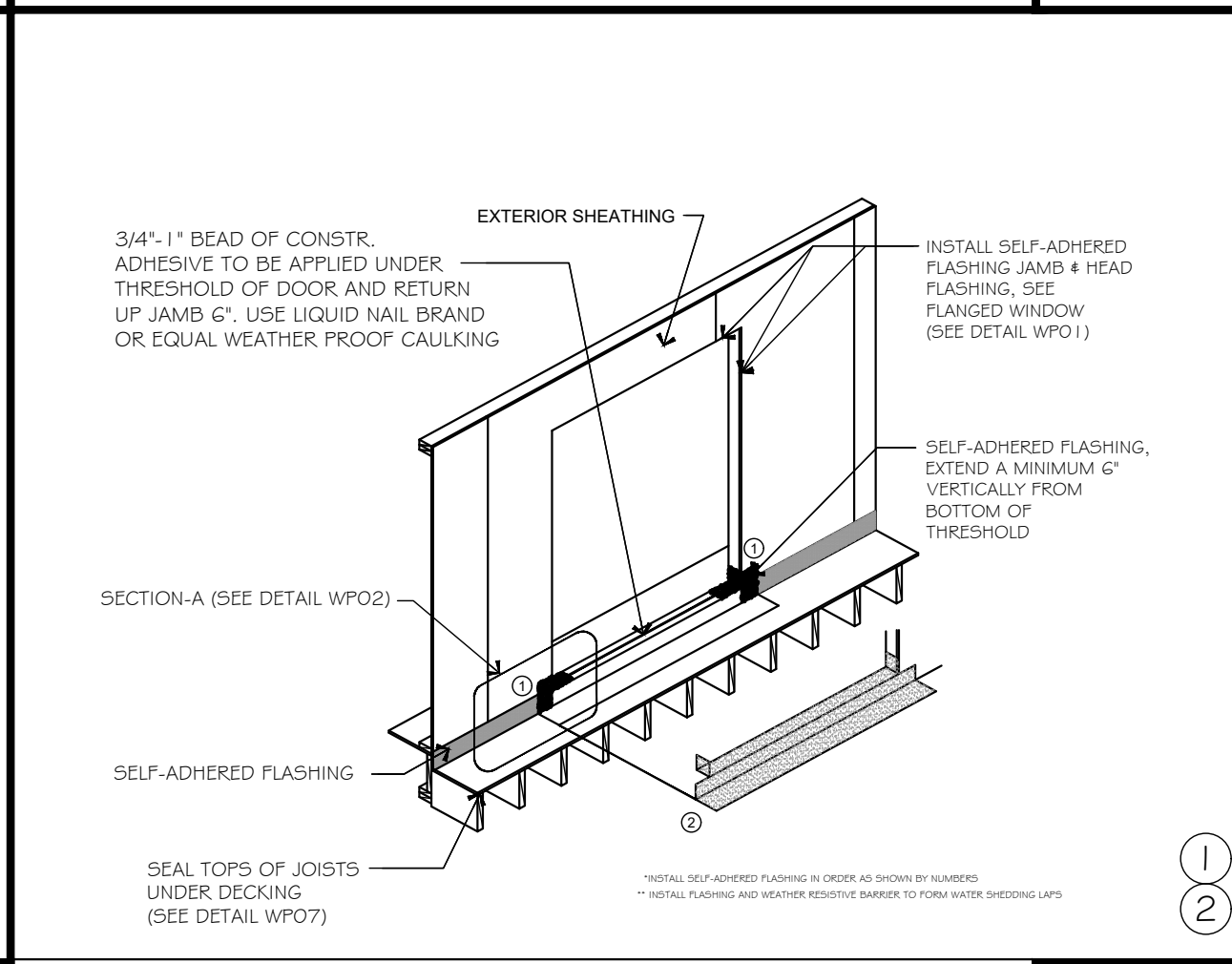
**TOMAS PONCE**  
LICENSE  
No. 50068  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

**CUSTOM DESIGN FOR THE:**  
**GARCIA RESIDENCE**  
LOT 3, FROG TREE LANE  
LAKE COUNTY, FLORIDA

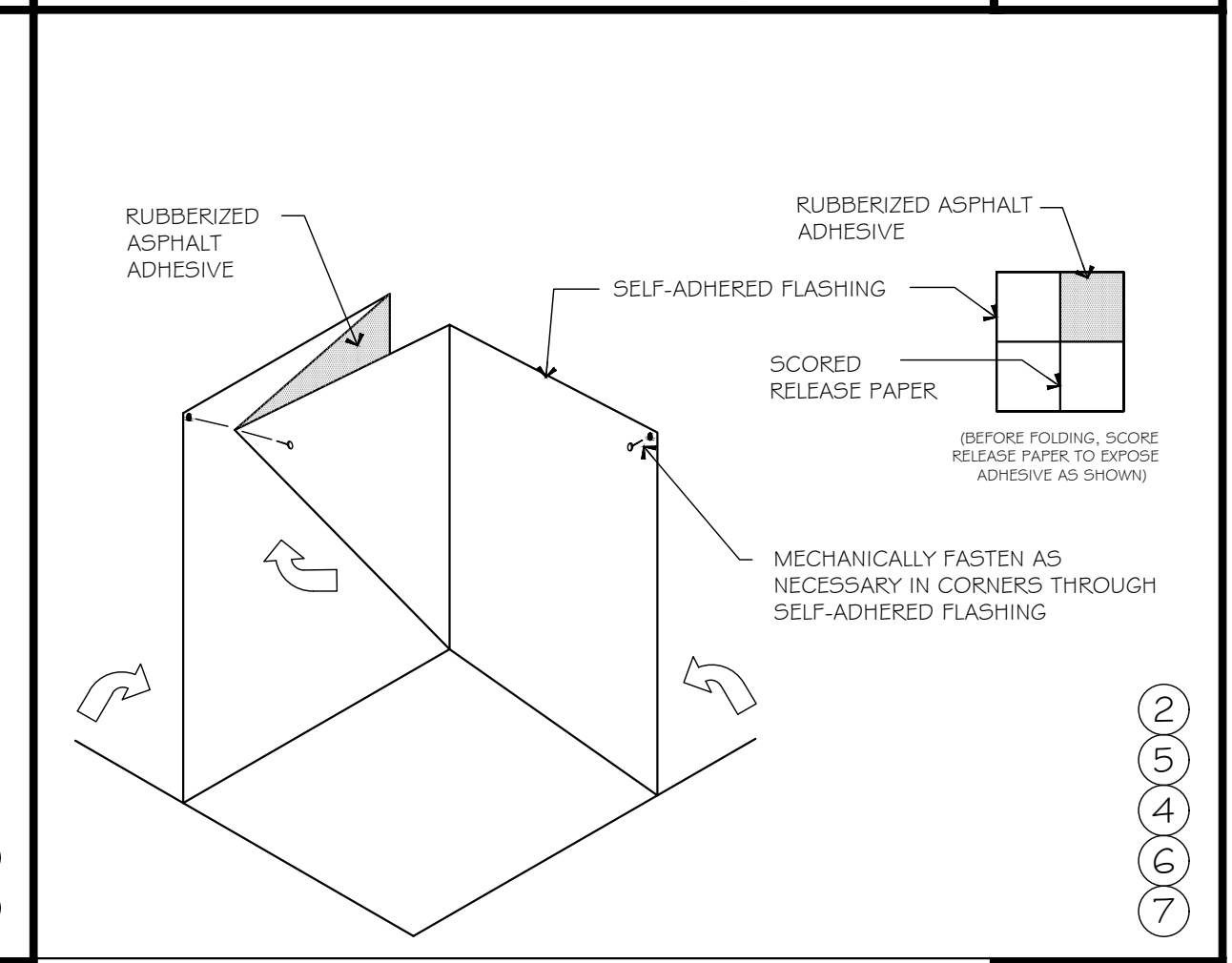
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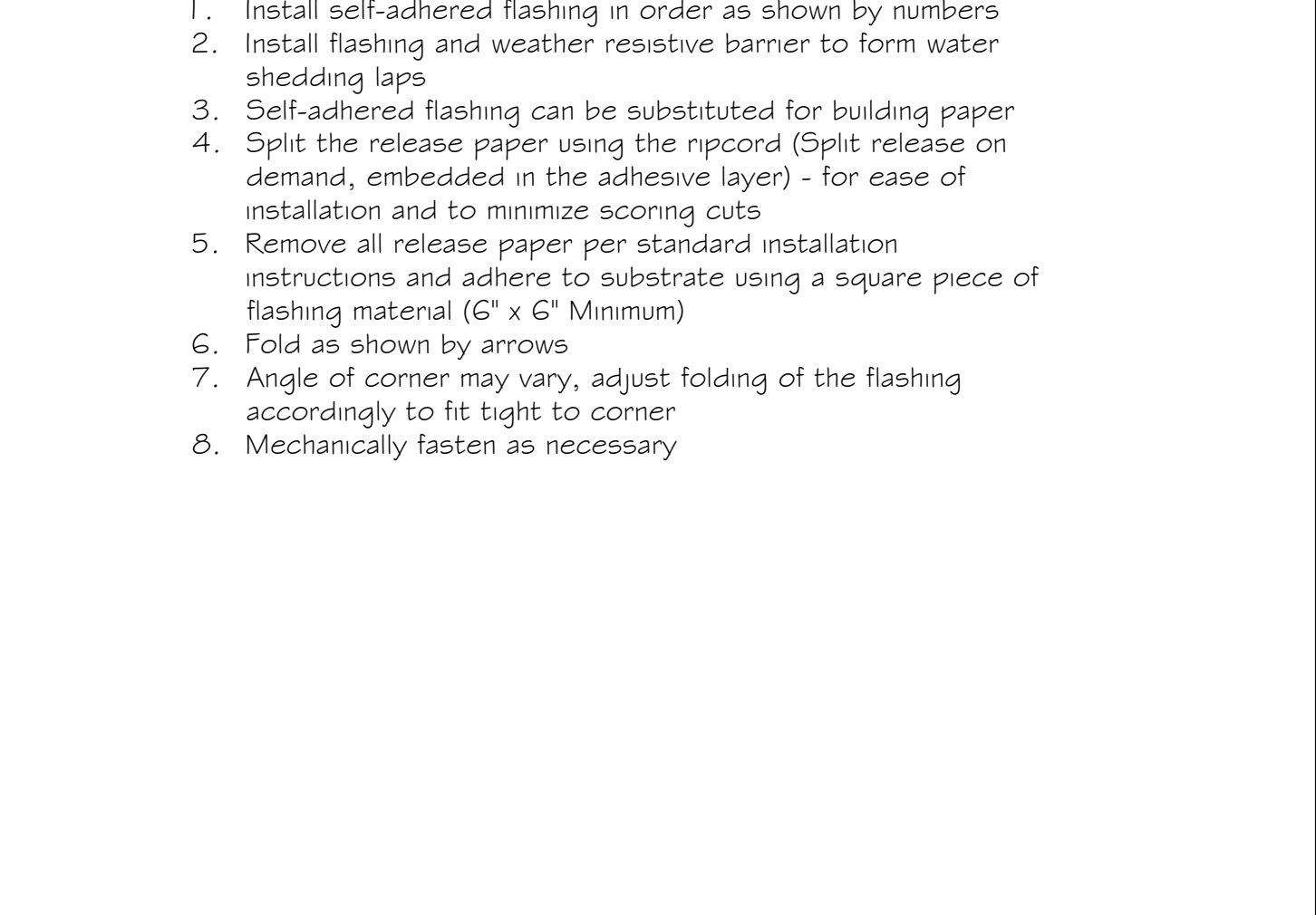
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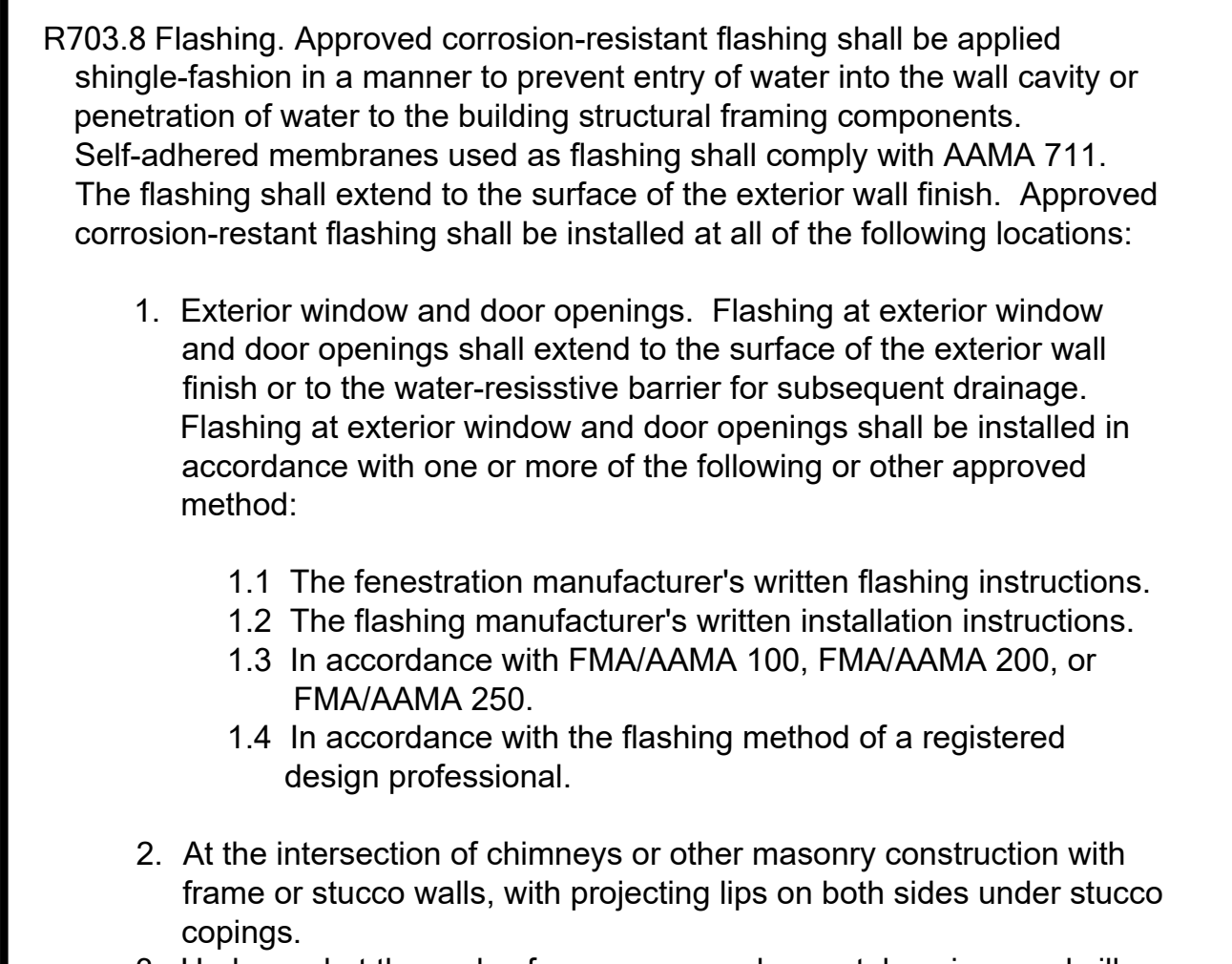
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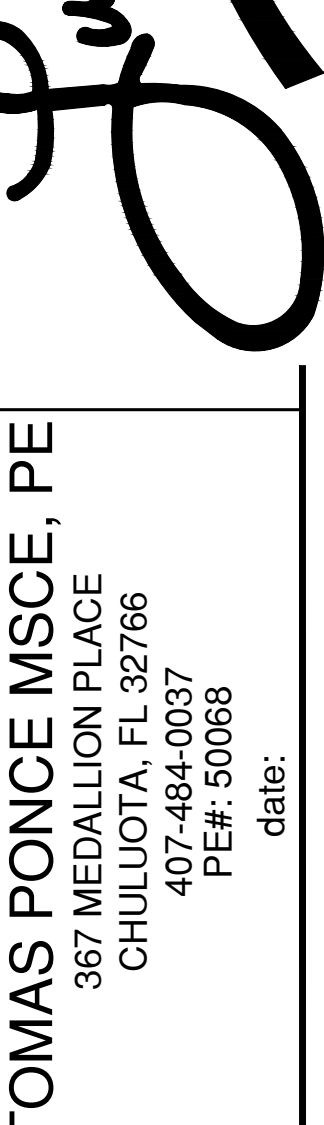
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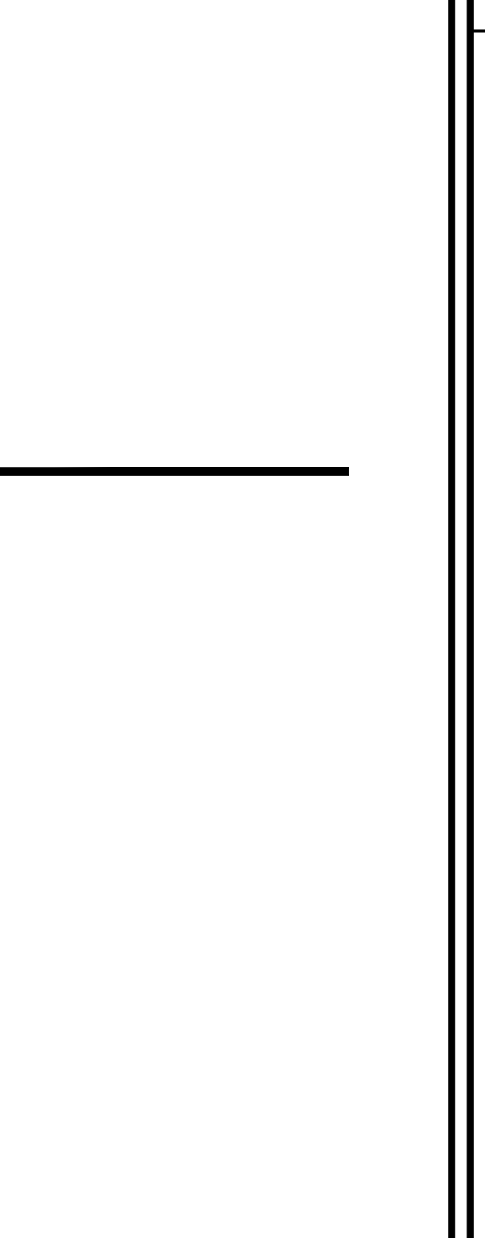
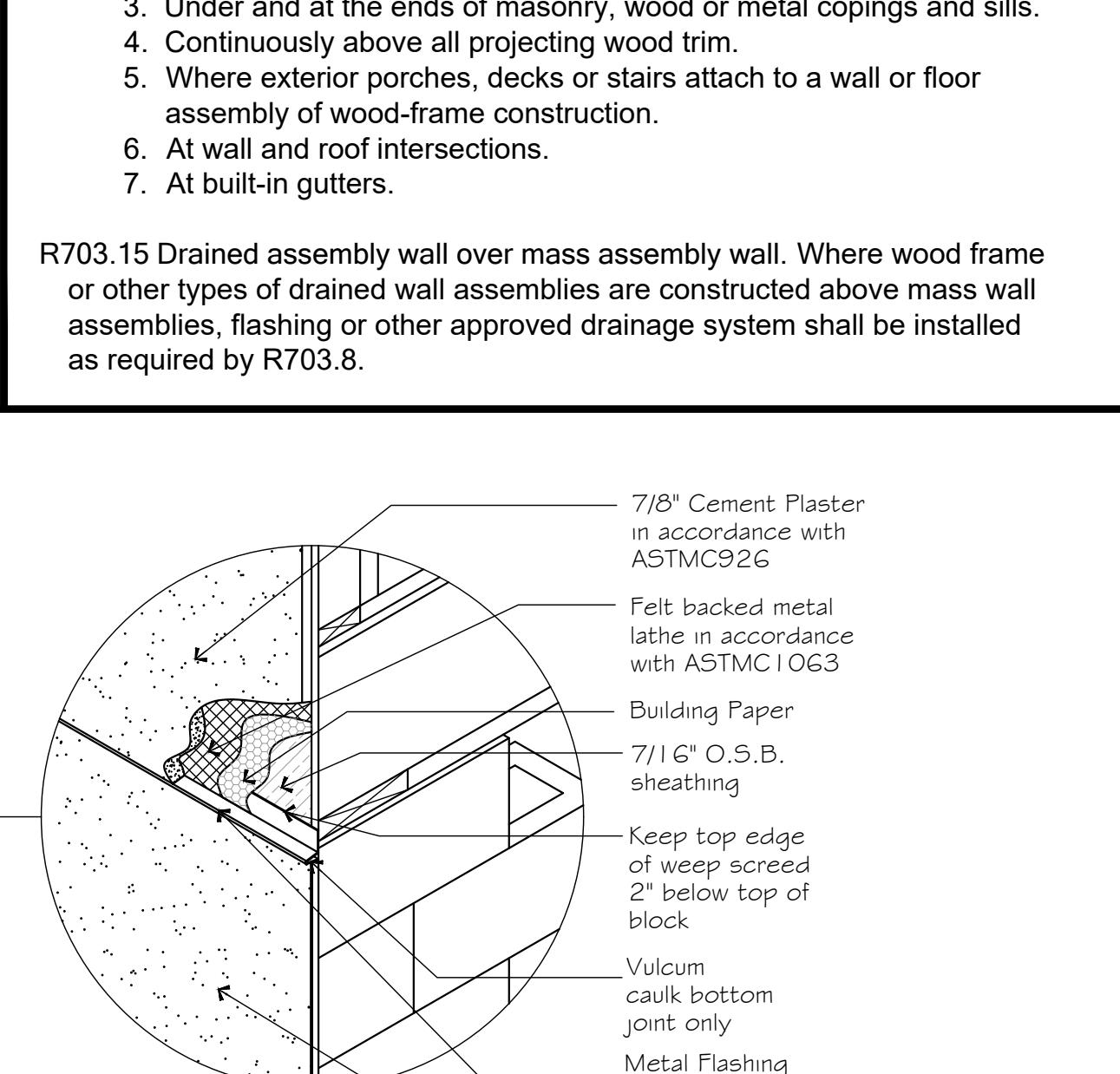
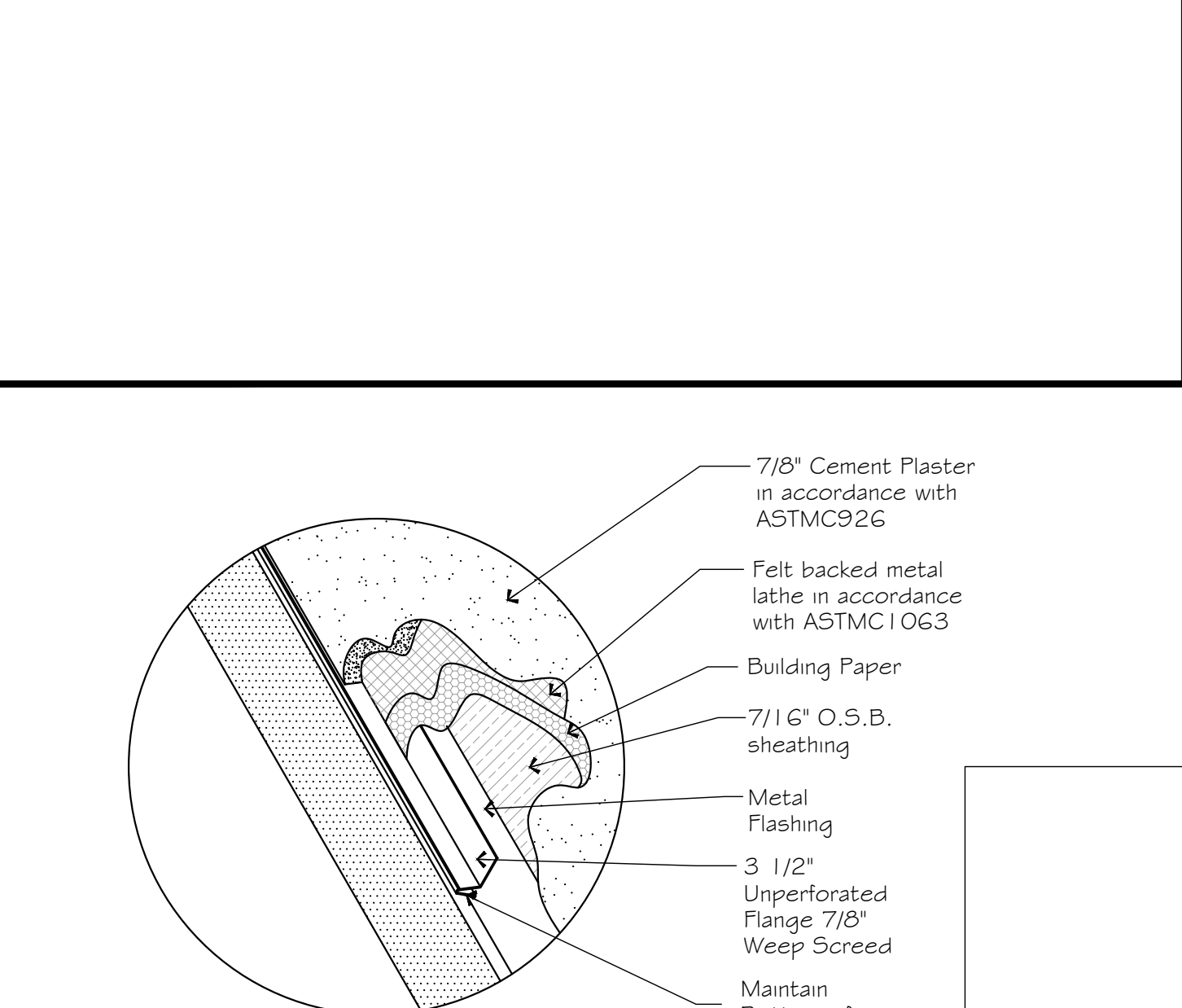
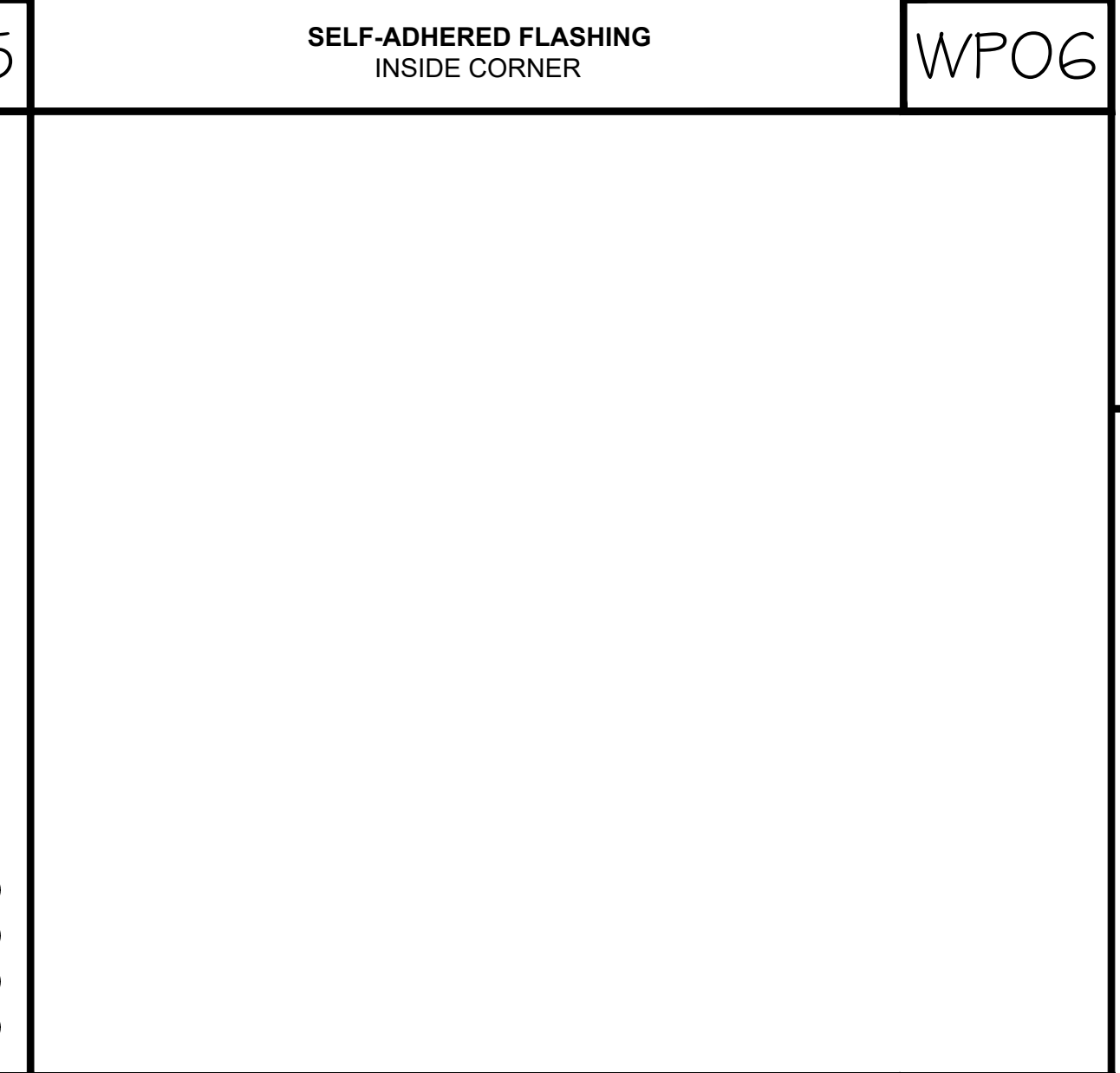
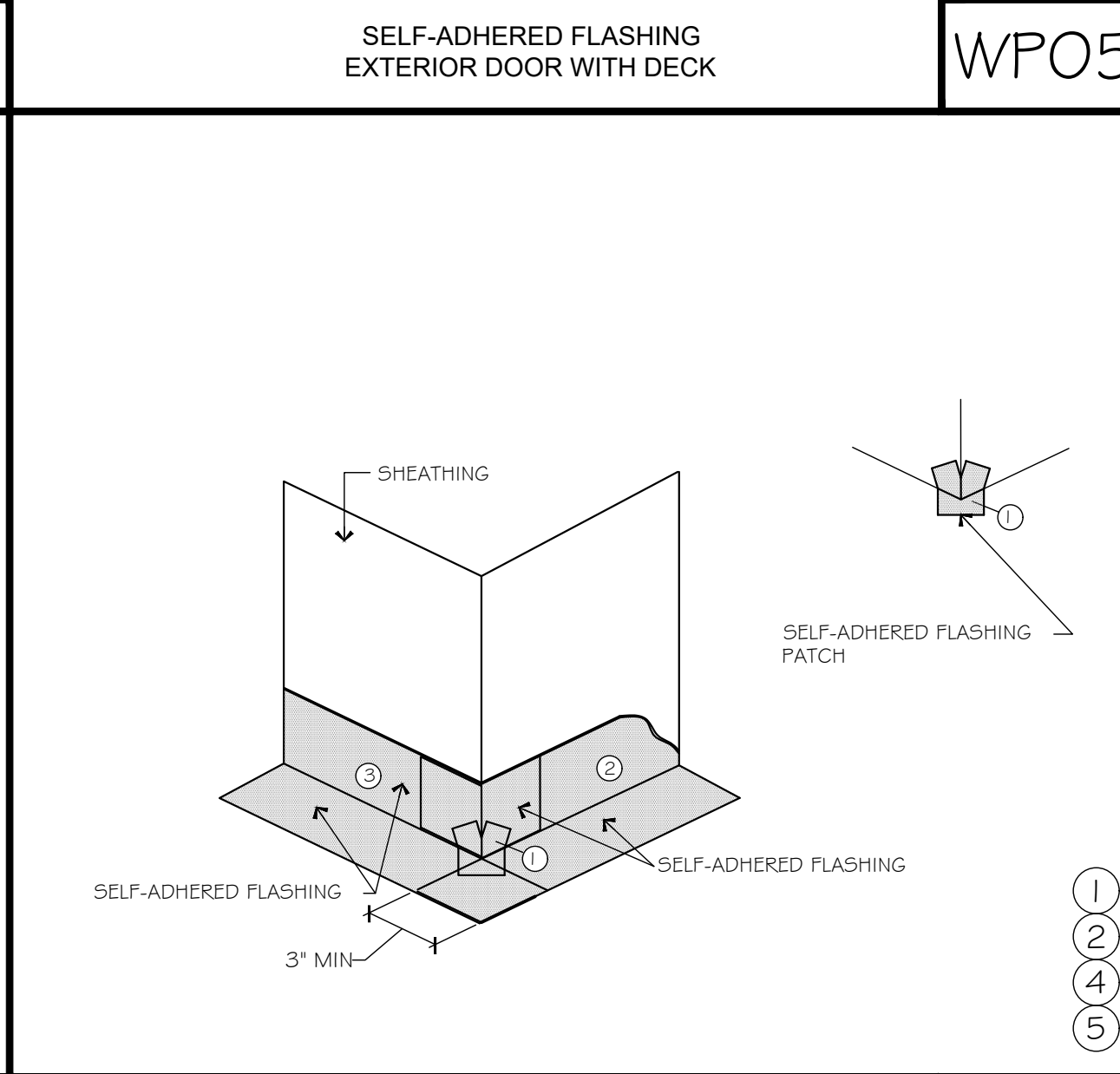
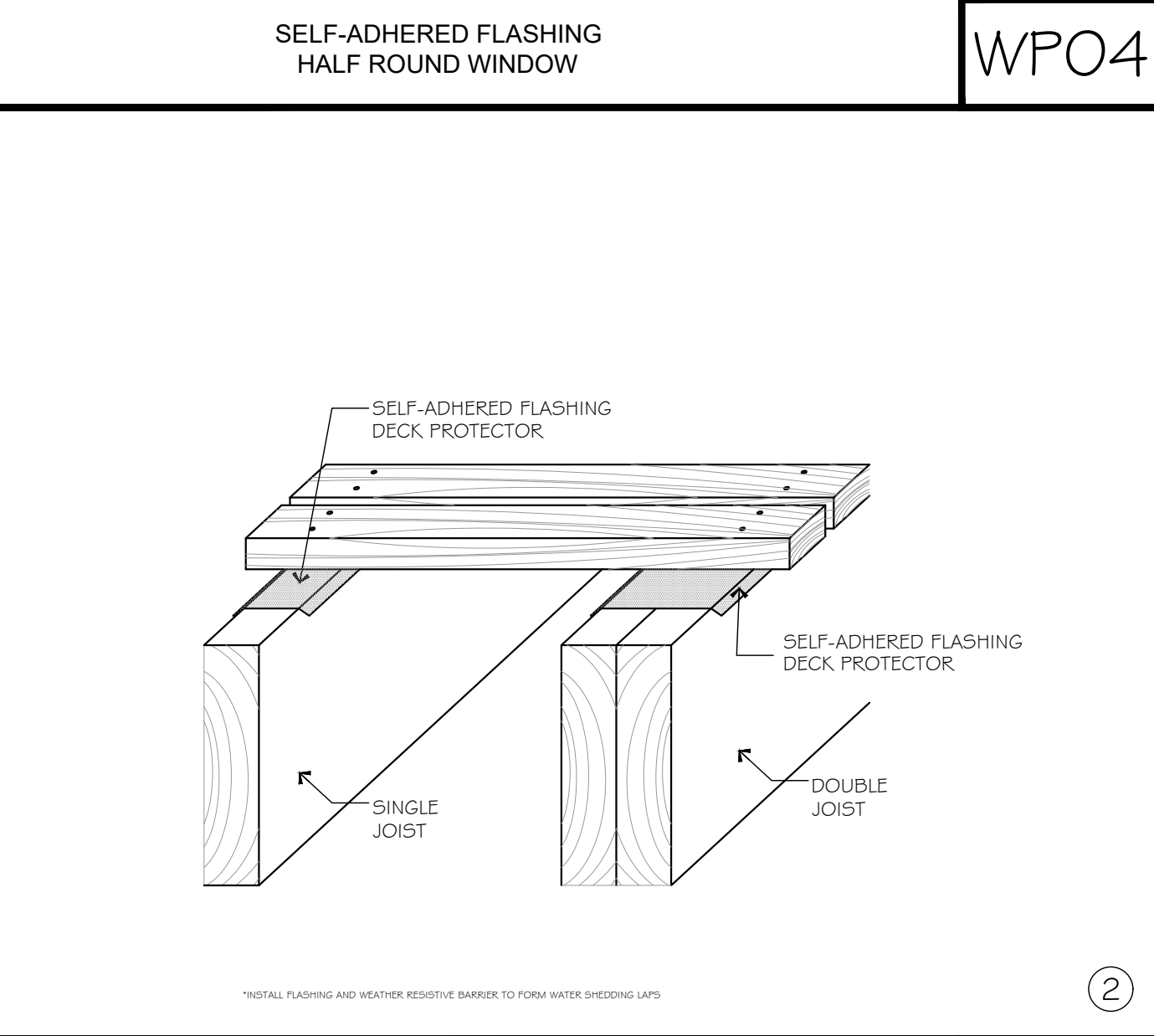
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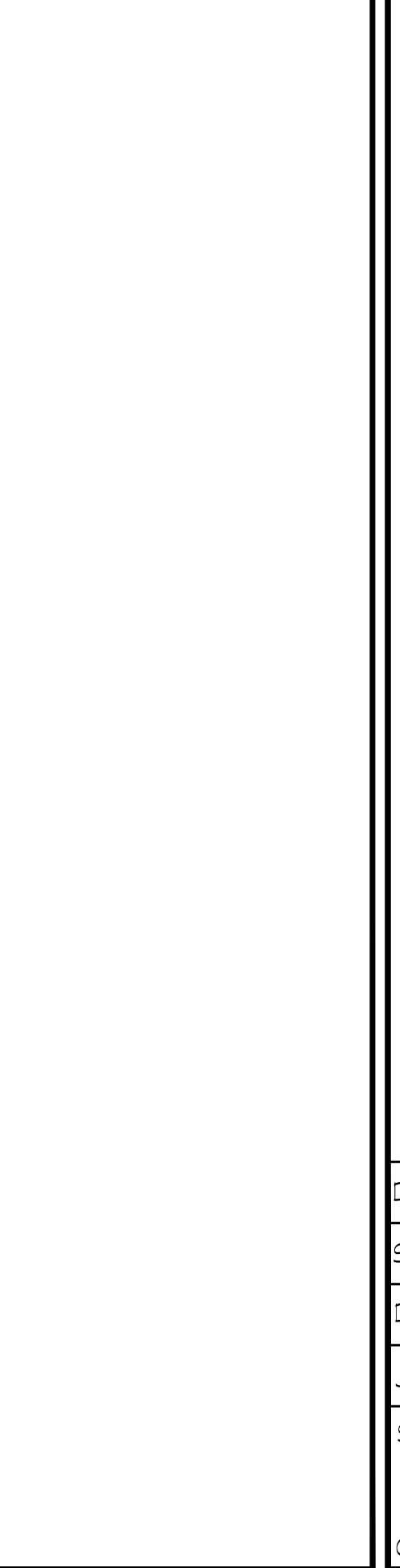
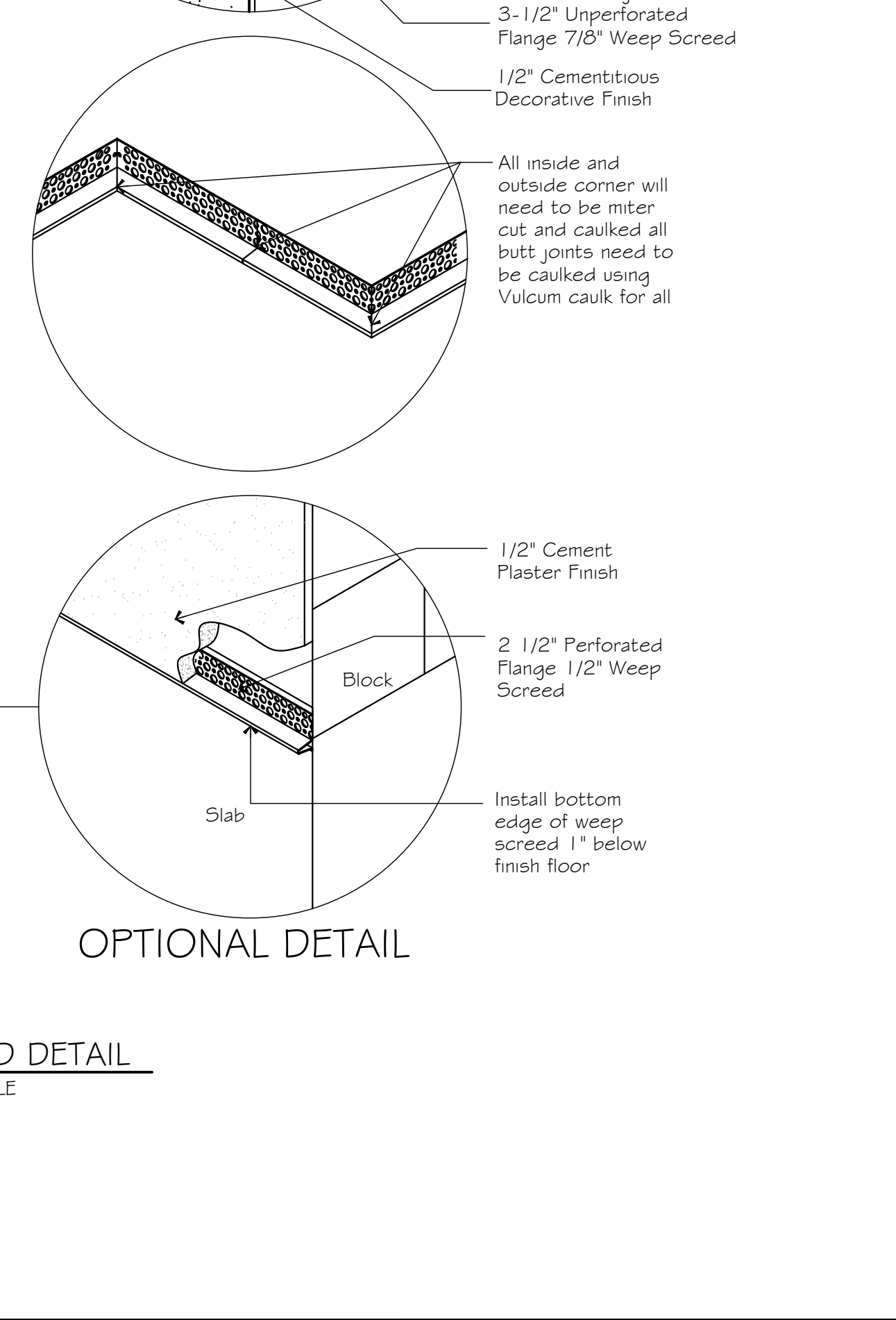
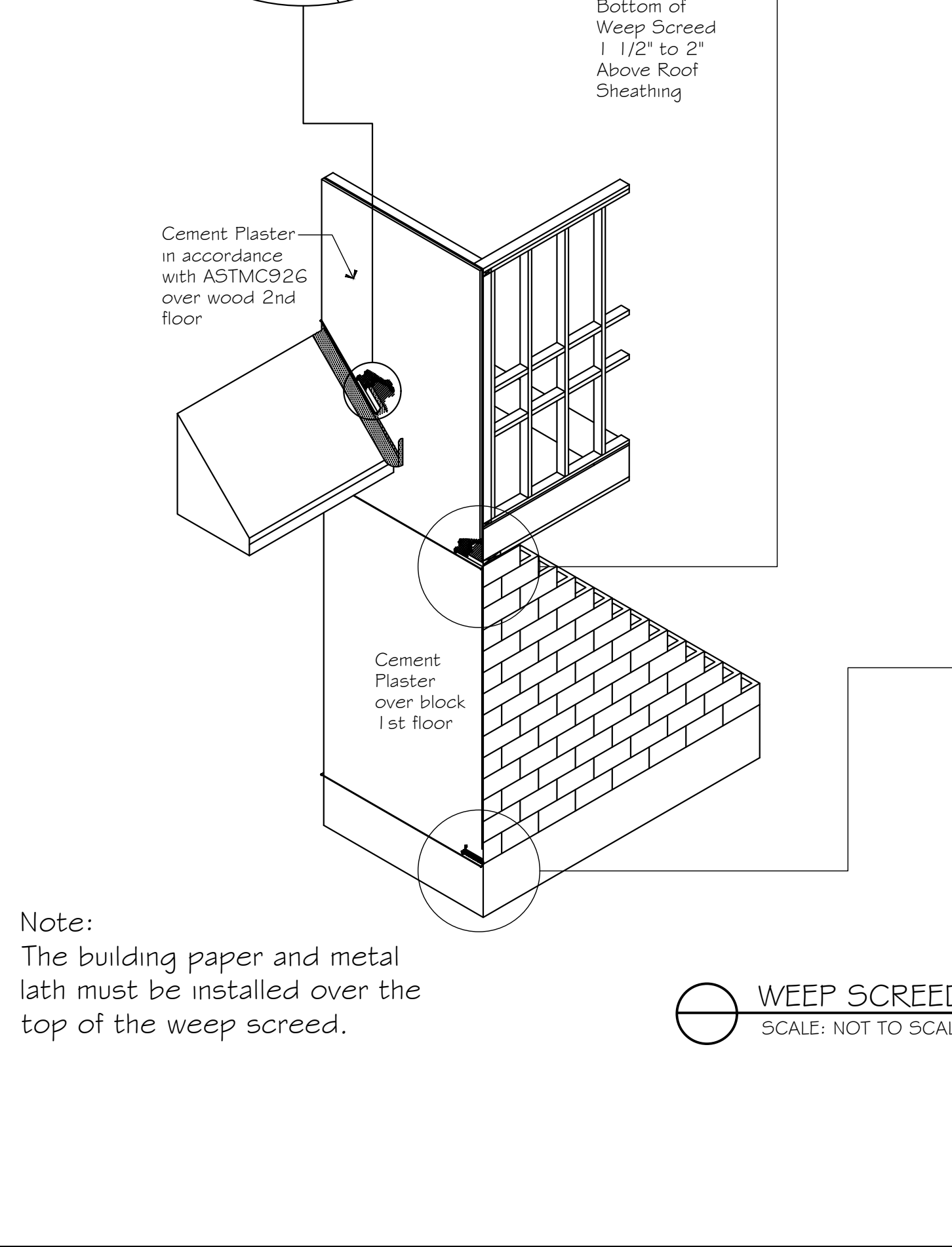
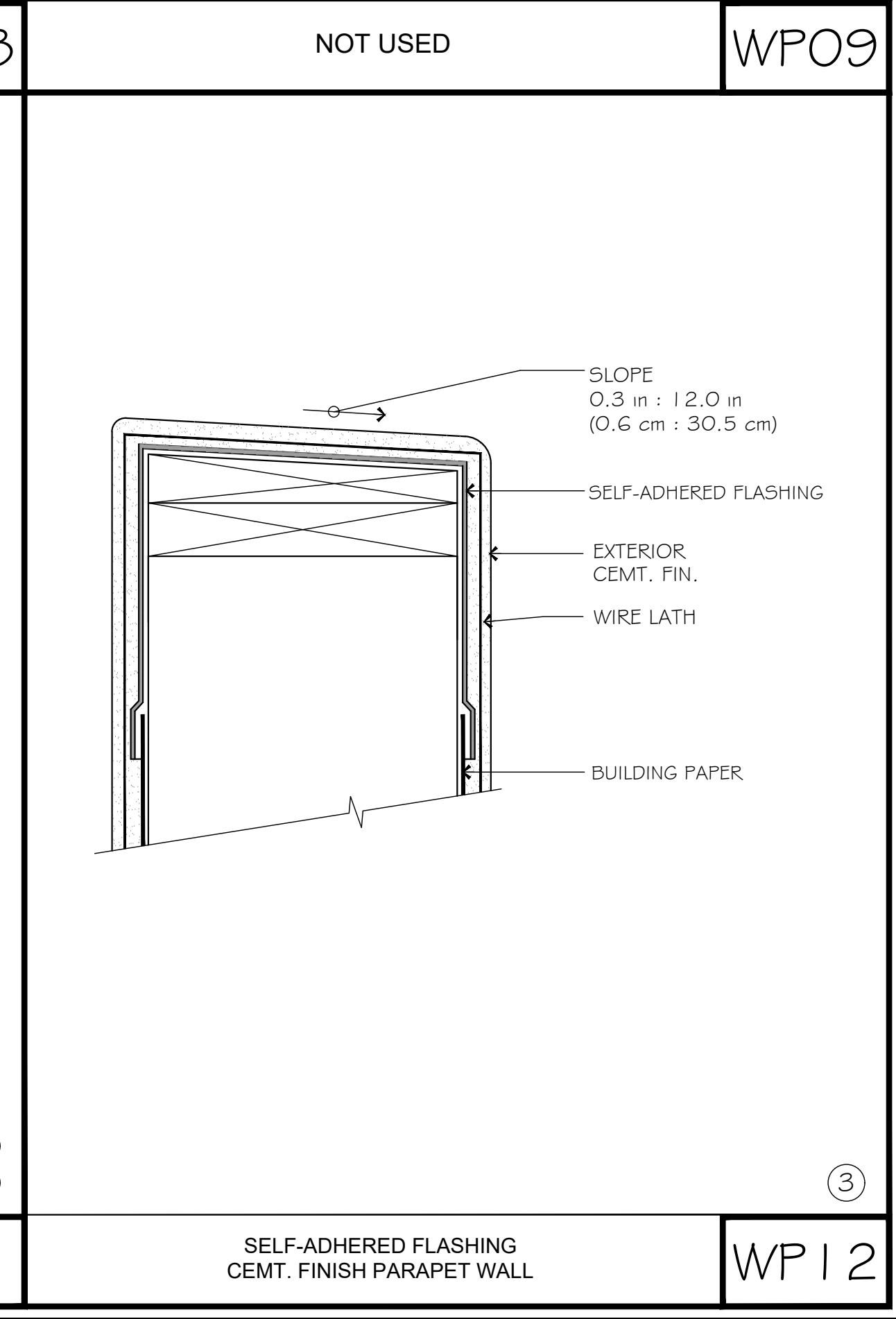
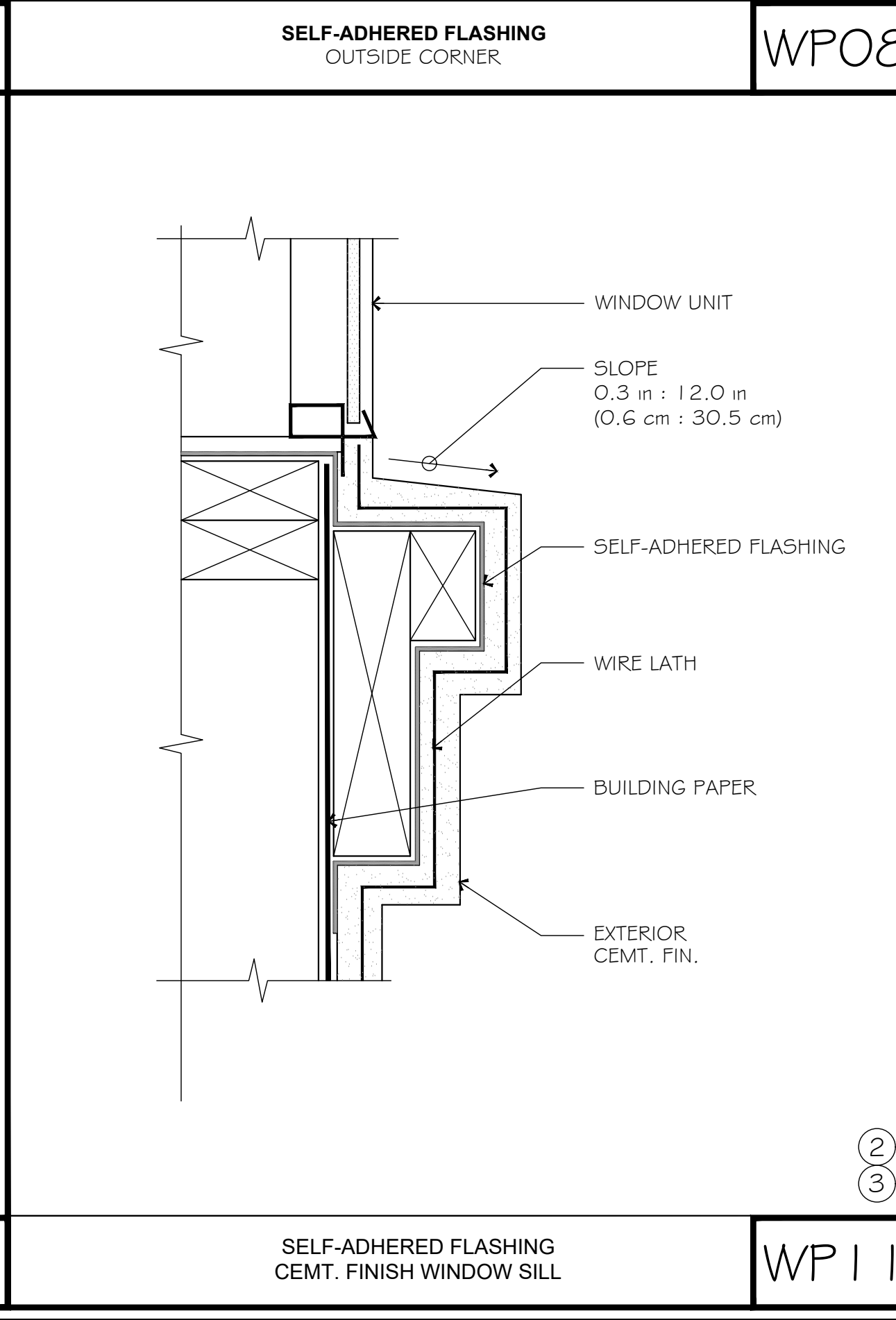
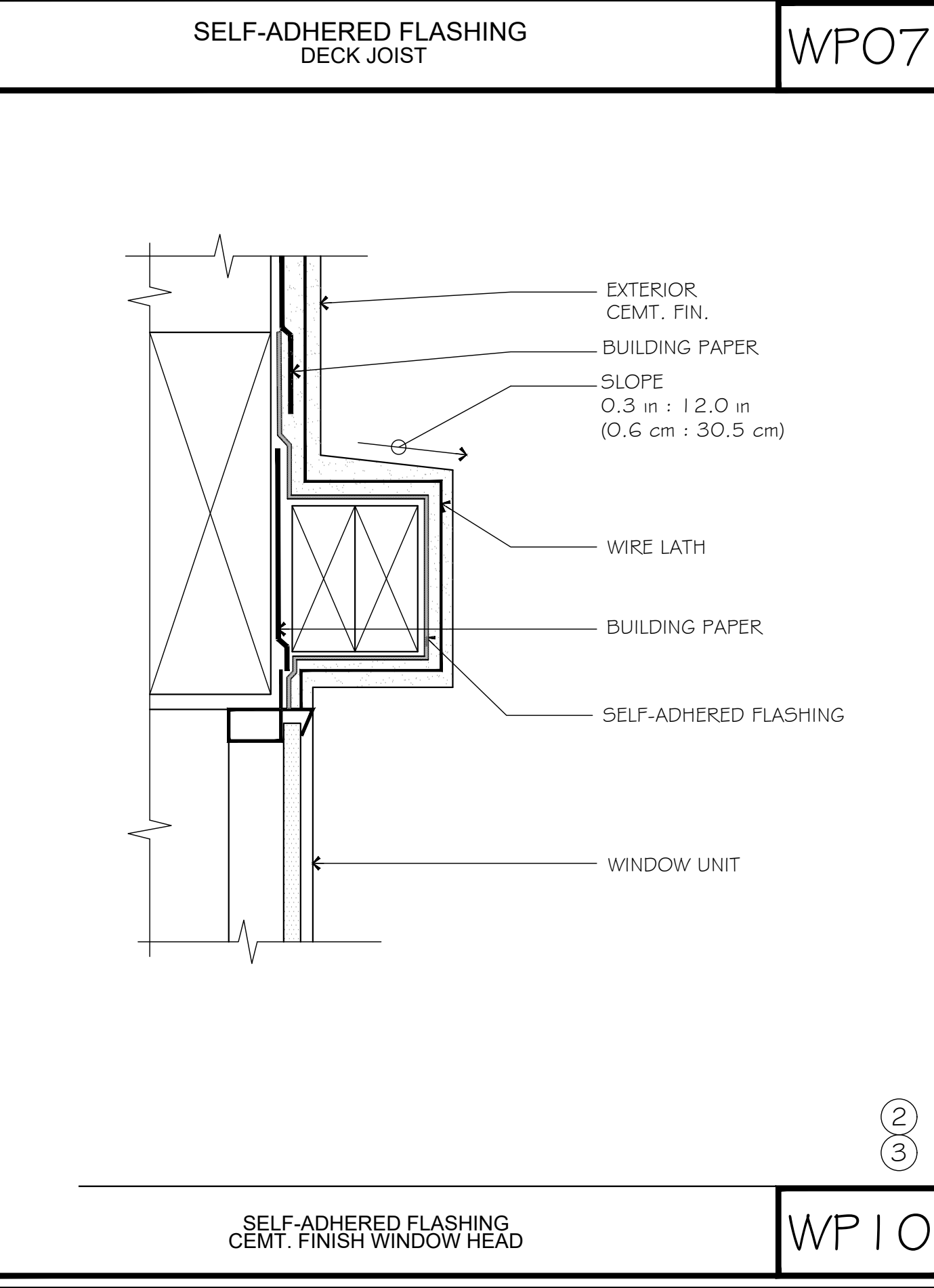
WPO5



WPO6



WPO12



WPO12

### WEEP SCREED DETAIL

SCALE: NOT TO SCALE

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

**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

#### 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:

- In detached accessory buildings.
- 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:

- 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:
  - The fenestration manufacturer's written flashing instructions.
  - The flashing manufacturer's written installation instructions.
  - In accordance with FMA/AAMA 100, FMA/AAMA 200, or FMA/AAMA 250.
  - In accordance with the flashing method of a registered design professional.
- At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
- Under and at the ends of masonry, wood or metal copings and sills.
- Continuously above all projecting wood trim.
- Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
- At wall and roof intersections.
- 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.

REVISIONS BY

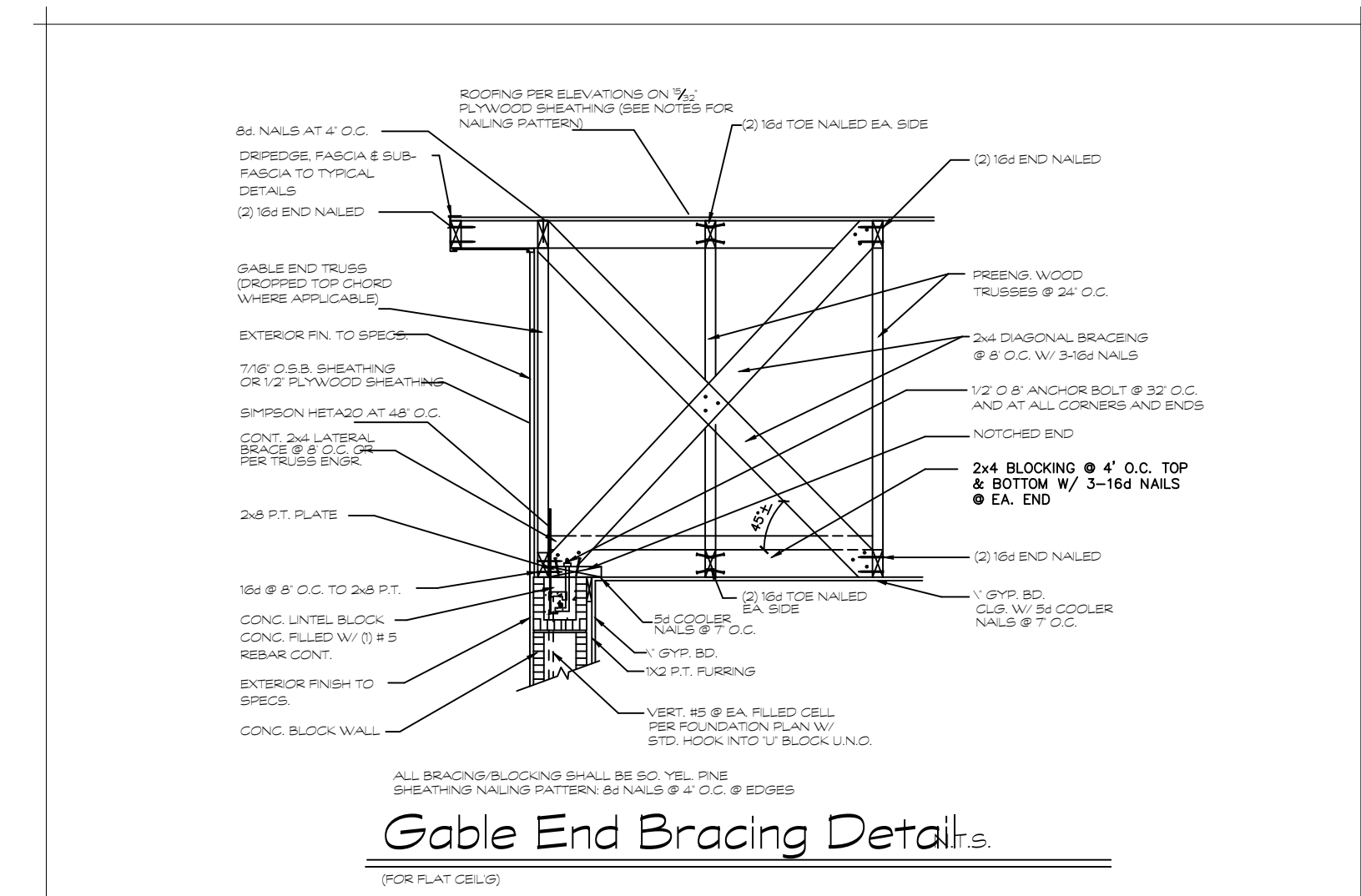
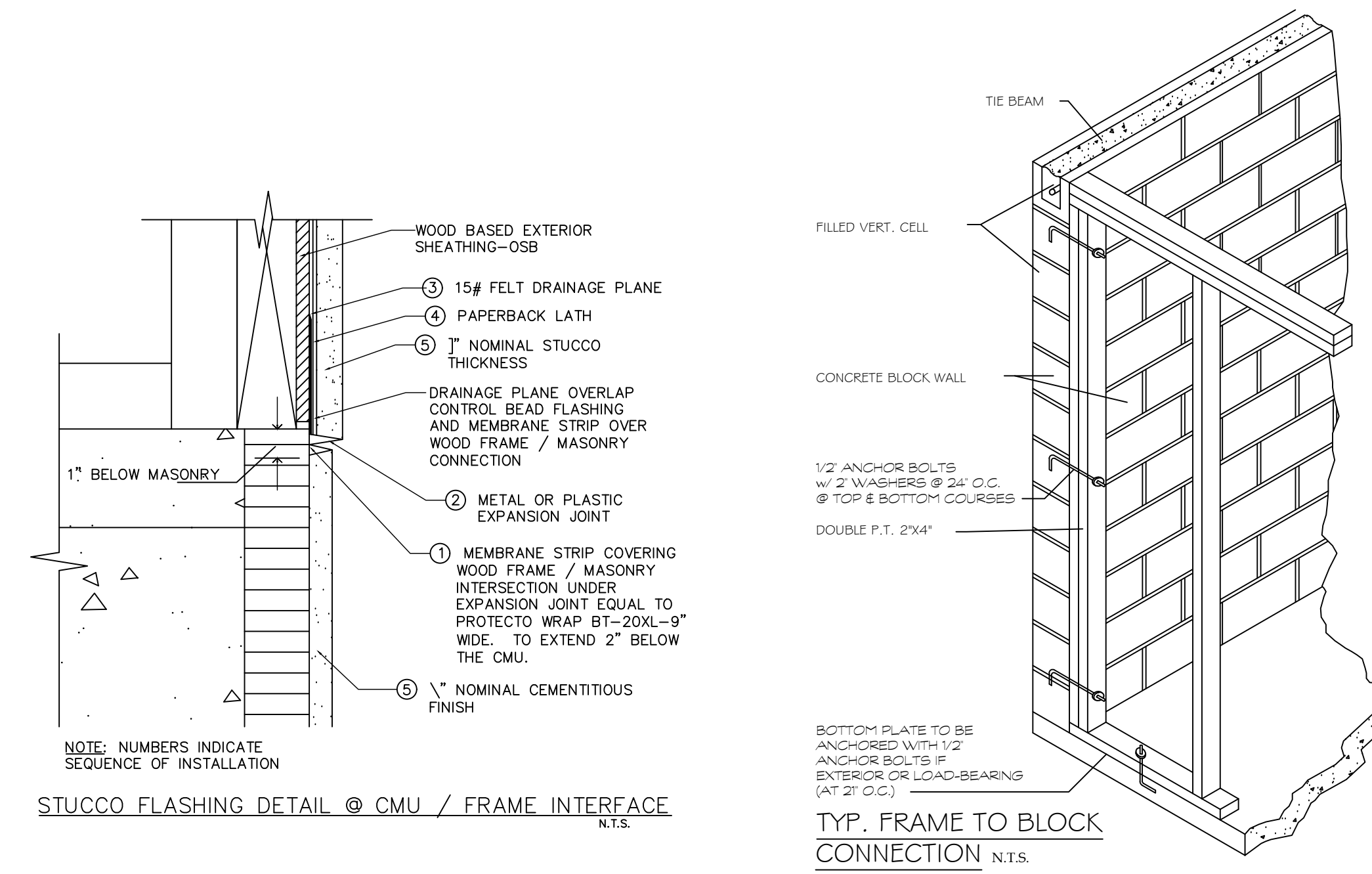
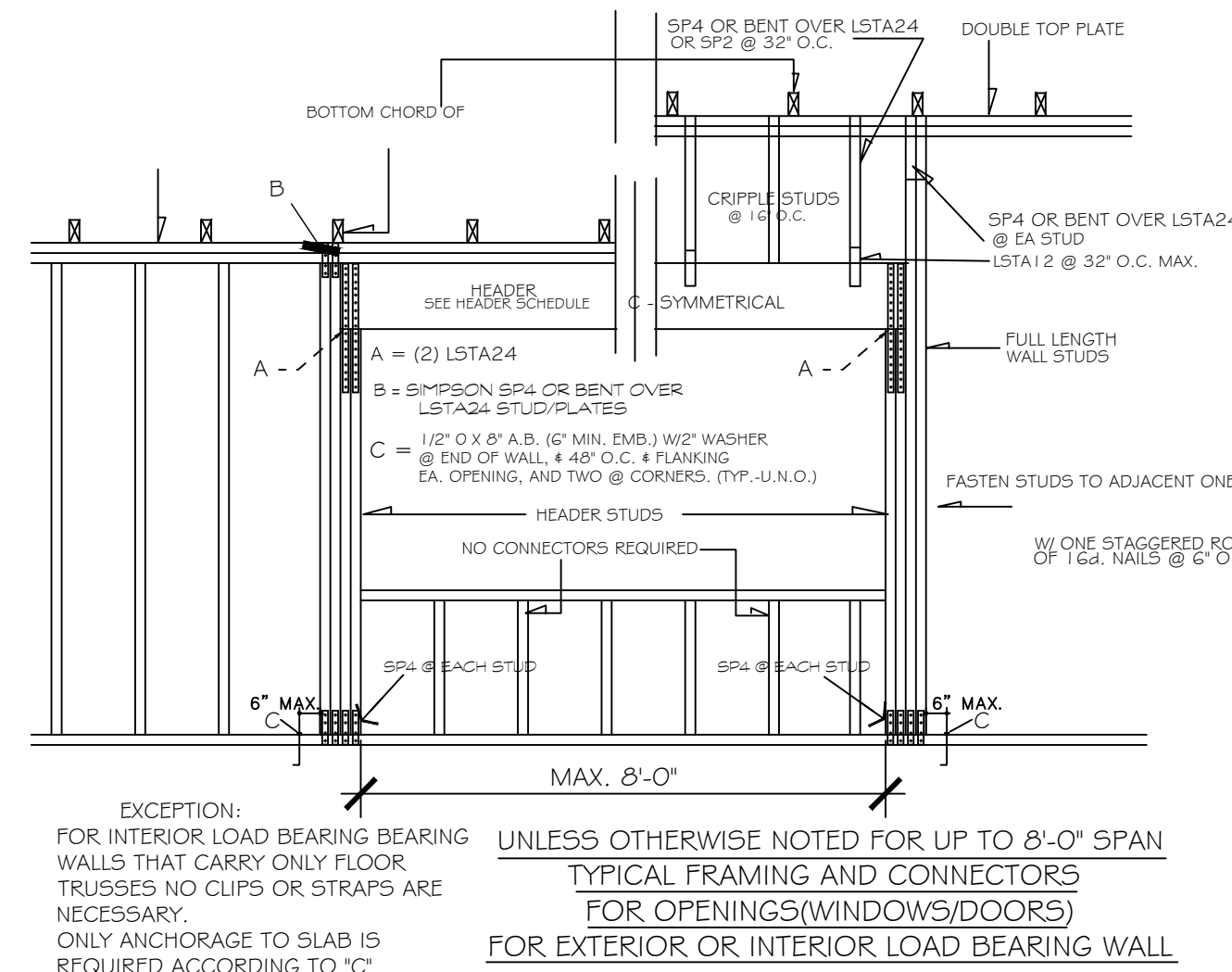
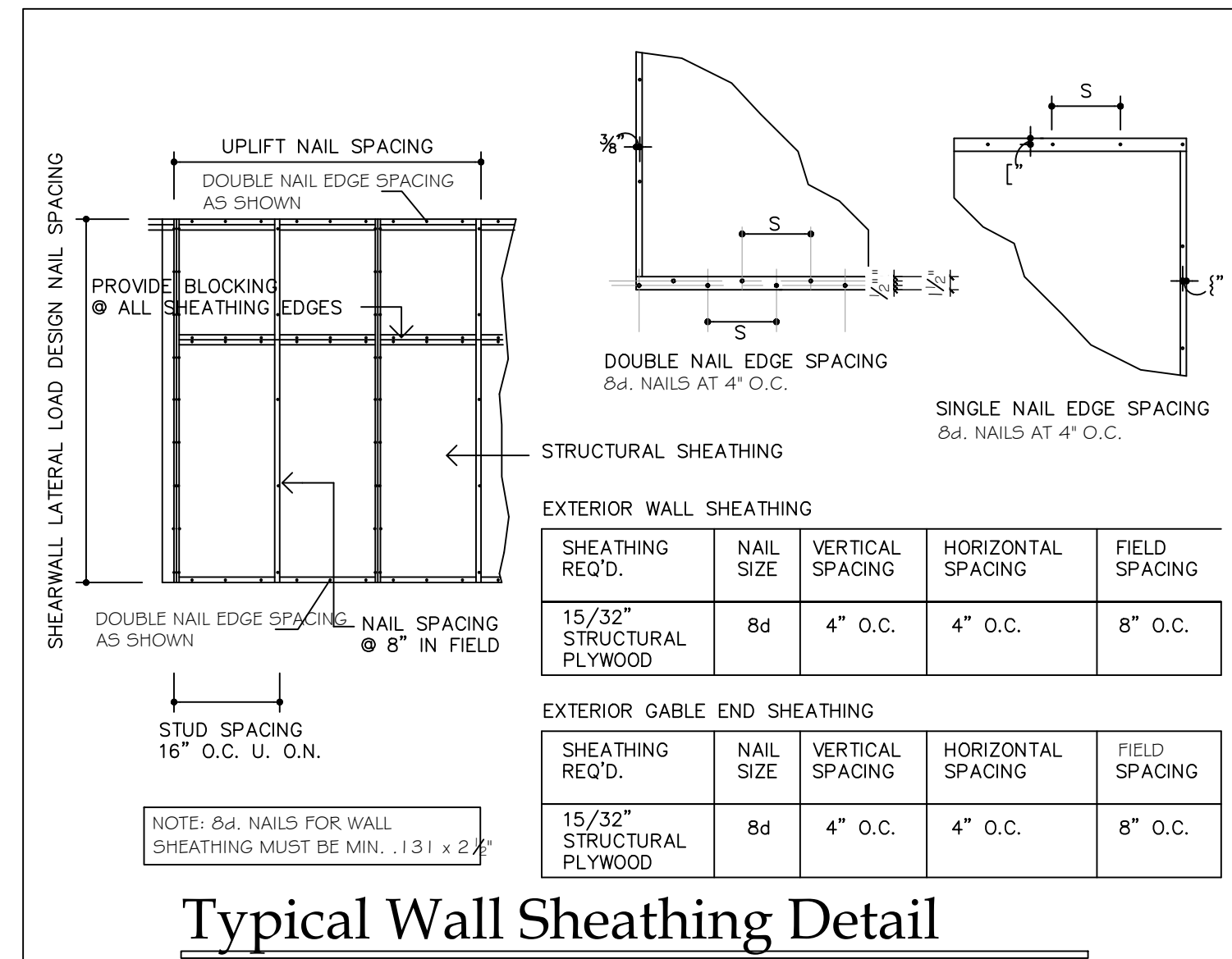
DESIGNS

**TOMAS PONCE MSCE, PE**  
 367 MEDALLION PLACE  
 CHULUOTA, FL 32766  
 407-484-0037  
 PE# 50068  
 date:

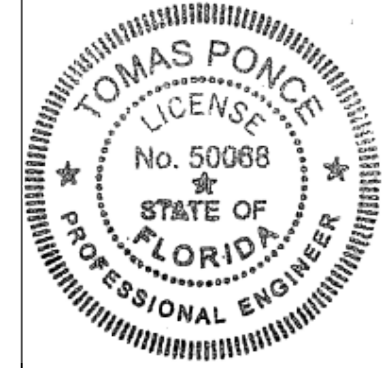
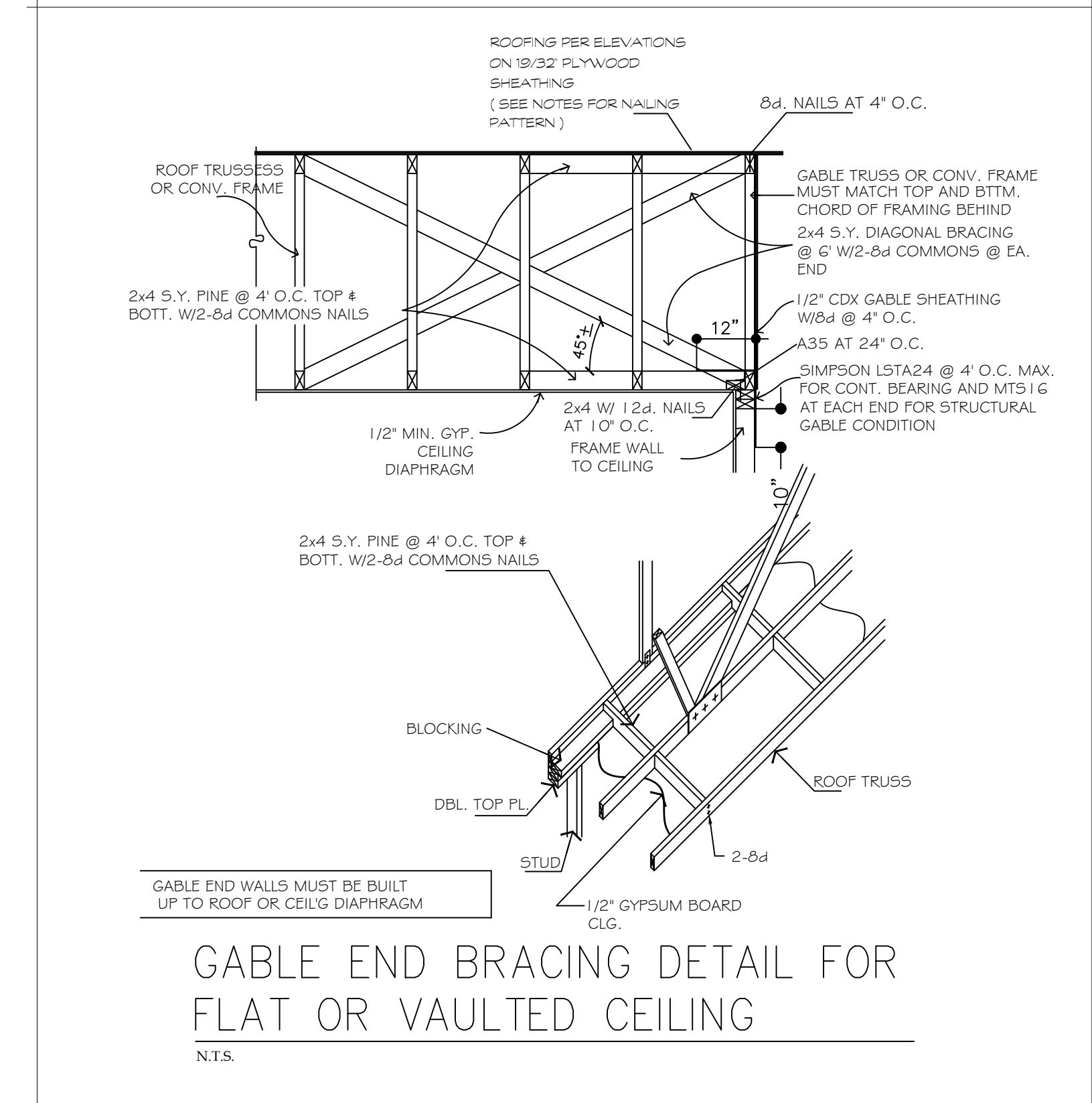
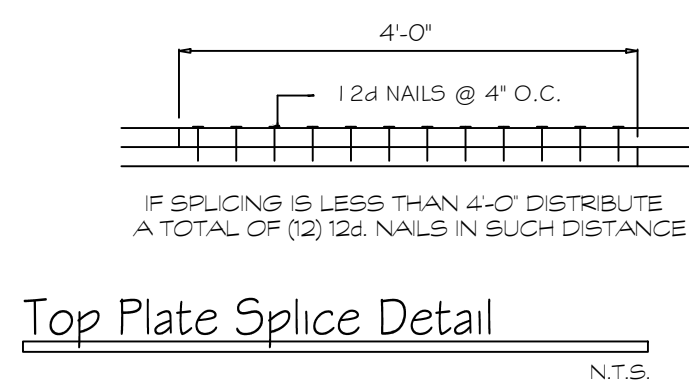
**CUSTOM DESIGN FOR THE:**  
**GARCIA RESIDENCE**  
 LOT 3, FROG TREE LANE  
 LAKE COUNTY, FLORIDA

DATE:  
 SCALE: NOTED  
 DRAWN:  
 JOB:  
 SHEET 11  
 OF SHEETS





LIMITING HEIGHTS OF 2" STUDS	
FOR HIGH FRAMING CONDITIONS, THE APPLICATION OR CONNECTION OF AN INTERMEDIATE FRAMING SUCH AS FLOOR JOISTS, CEILING JOISTS, ETC., ALLOW TO REDUCE THE ALLOWABLE HEIGHT FOR STUDS	
SIZE STUD MATERIAL AT O.C. SPACING	MAXIMUM HEIGHT
2"x4" SPRUCE, FR 24" O.C.	8'-0"
2"x4" SPRUCE, FR 18" O.C.	9'-0"
2"x4" SPRUCE, FR 12" O.C.	10'-0"
2"x4" SOUTHERN PINE, FR 24" O.C.	9'-0"
2"x4" SOUTHERN PINE, FR 18" O.C.	10'-0"
2"x4" SOUTHERN PINE, FR 12" O.C.	12'-4"
2"x6" SPRUCE, FR 24" O.C.	11'-4"
2"x6" SPRUCE, FR 18" O.C.	13'-0"
2"x6" SPRUCE, FR 12" O.C.	16'-0"
2"x6" SOUTHERN PINE, FR 24" O.C.	13'-0"
2"x6" SOUTHERN PINE, FR 18" O.C.	17'-0"
2"x6" SOUTHERN PINE, FR 12" O.C.	19'-4"
2"x8" SPRUCE, FR 24" O.C.	14'-0"
2"x8" SPRUCE, FR 18" O.C.	16'-0"
2"x8" SPRUCE, FR 12" O.C.	21'-0"
2"x8" SOUTHERN PINE, FR 24" O.C.	16'-0"
2"x8" SOUTHERN PINE, FR 18" O.C.	22'-0"
2"x8" SOUTHERN PINE, FR 12" O.C.	25'-0"



TOMAS PONCE MSCE, PE  
367 MEDALLION PLACE  
CHULUOTA, FL 32766

407-484-0037  
PE# 50088  
date:

CUSTOM DESIGN FOR THE:  
**GARCIA RESIDENCE**  
LOT 3, FROG TREE LANE  
LAKE COUNTY, FLORIDA

DATE:  
SCALE: NOTED  
DRAWN:  
JOB:  
SHEET  
13  
OF SHEETS

REVISIONS	BY

Lucia  
DESIGNS