

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



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

NOTE: ALL DRAWINGS NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

REVISIONS
October 02, 2020



**LEFT & RIGHT ELEVATIONS**  
SCALE: 1/4" = 1'-0"

A NEW CUSTOM HOME DESIGN FOR  
**DAVID REYES**  
PROJECT ADDRESS: LOT 2, FOREST COUNTRY, PHASE 1, LAKE CITY, FLORIDA 33004

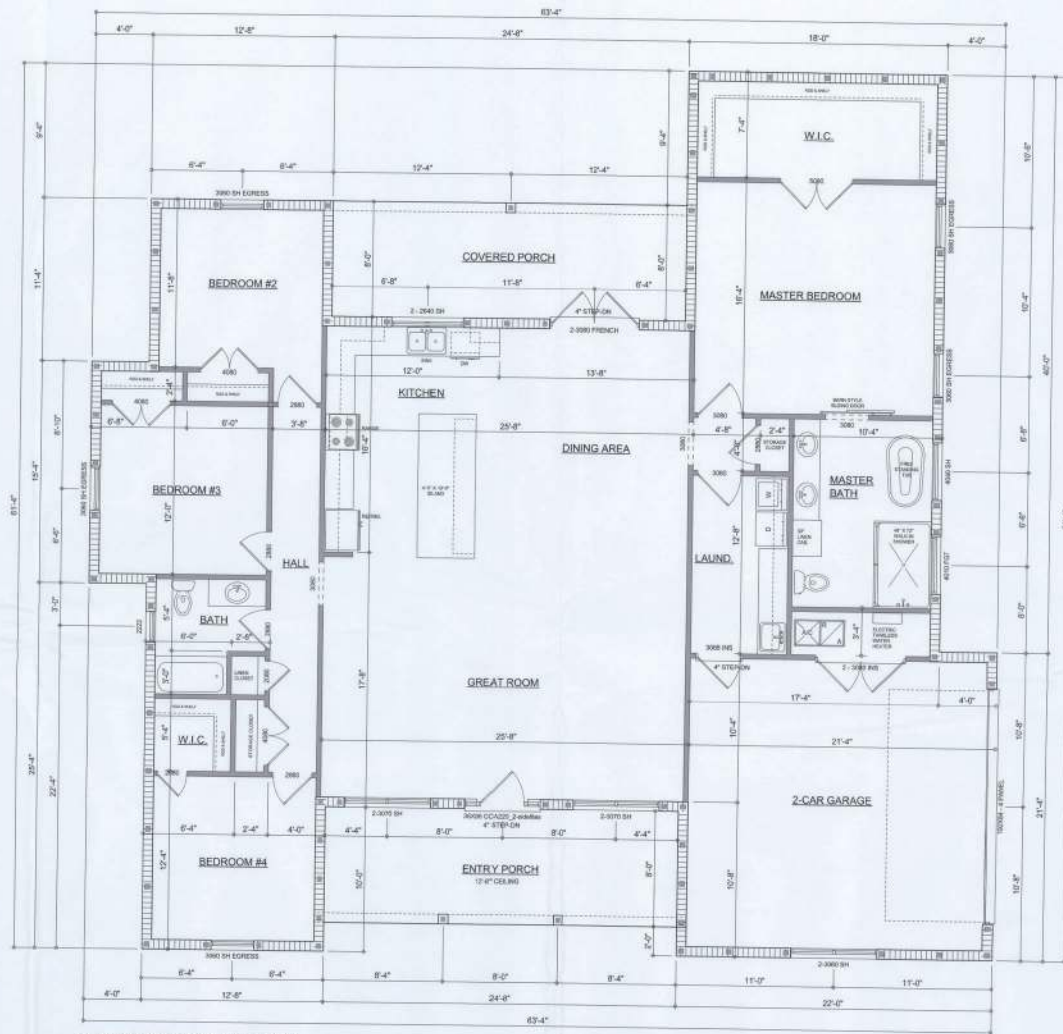
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428 SW CONVERSE CR. STE. 101  
LAKE CITY, FL 33003  
(386) 758-9406  
www.wmdesign.com



JOB NUMBER  
20250920

SHEET NUMBER  
**A.2**

*Wm C. [Signature]*



**DIMENSIONED FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 NOTE: ALL WALLS SHALL BE 6" UNLESS OTHERWISE NOTED.

**Garage fire separations shall comply with the following:**

1. The private garage shall be separated from the dwelling unit and its attic area by means of a minimum 5/8-inch (12.7 mm) gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch Type X gypsum board or equivalent. Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors, or solid or honeycomb core steel doors not less than 1 3/8 inches (34.9 mm) thick, or doors in compliance with Section 715.3.3. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.
2. Ducts in a private garage and ducts penetrating the walls or ceilings separating the dwelling unit from the garage shall be constructed of a minimum 0.019-inch (0.48 mm) sheet steel and shall have no openings into the garage.
3. A separation is not required between a Group R-3 and U carport provided the carport is entirely open on two or more sides and there are not enclosed areas above.
4. When installing an attic access and/or pull-down stair unit in the garage, devise shall have a minimum 20 min. fire rating.

**AREA SUMMARY**

LIVING AREA	2,263	S.F.
GARAGE AREA	485	S.F.
COVERED PORCH AREA	197	S.F.
ENTRY PORCH AREA	197	S.F.
<b>TOTAL AREA</b>	<b>3,142</b>	<b>S.F.</b>

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*Wall C-777*

REVISIONS
October 2025



**DIMENSIONED FLOOR PLAN**  
 10' x 11'

A NEW CUSTOM HOME DESIGN FOR:  
**DAVID REYES**  
 PROJECT ADDRESS: LOT 2, FOREST COUNTRY, PHASE 1, LAKE CITY, FLORIDA 32804

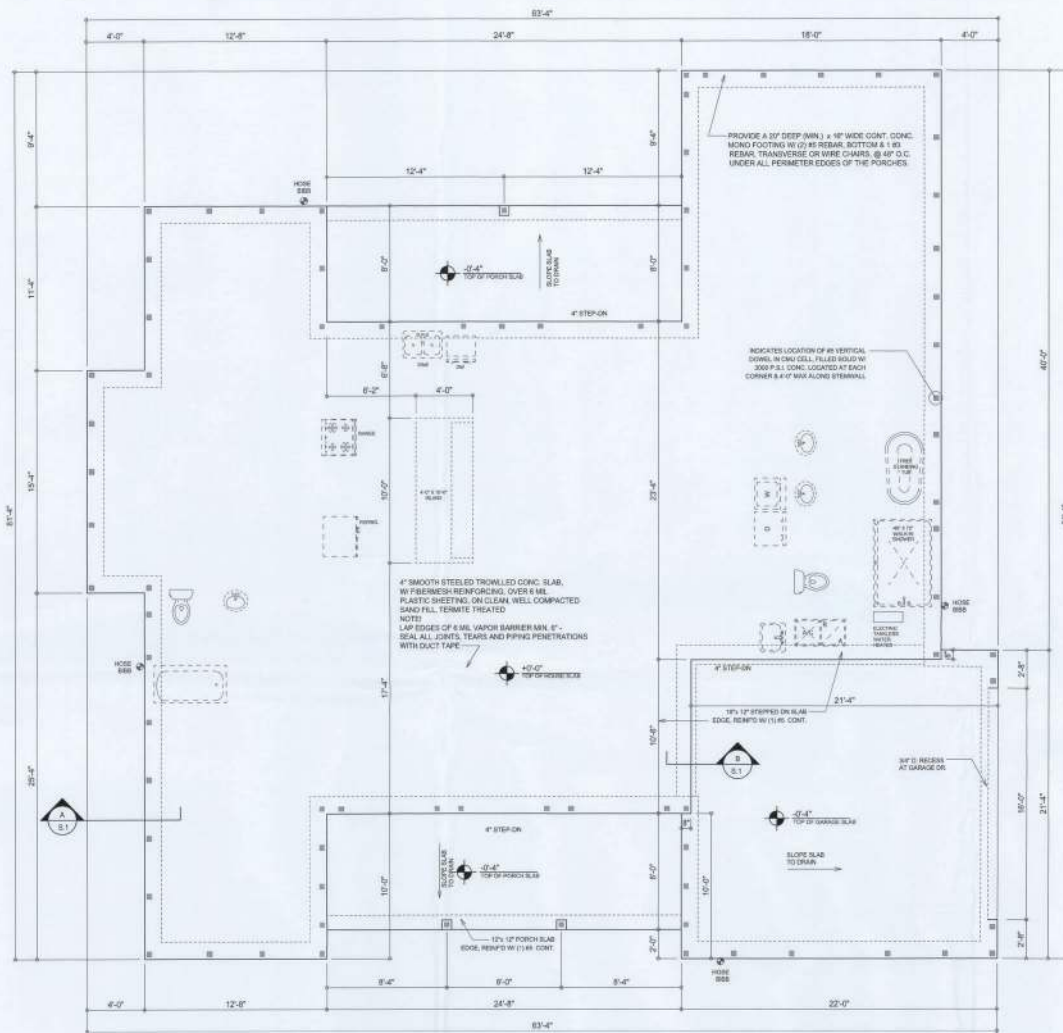
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 1001 W. COMMERCIAL ST. STE. 101  
 LAKE CITY, FL 32809  
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JOB NUMBER  
 20250920

SHEET NUMBER  
**A.3**





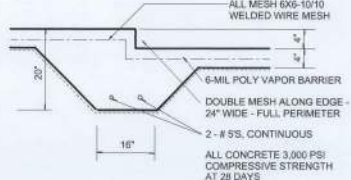
**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

**INTERIOR BEARING WALLS:**  
IT IS THE BUILDING CONTRACTOR'S RESPONSIBILITY TO VERIFY WITH THE TRUSS ENGINEERING ANY AND ALL INTERIOR BEARING WALL LOCATIONS AND FINISH THE DIMENSIONS OR ARCHITECT OF RECORD TRUSS INFO SO THICKENED FOOTINGS CAN BE NOTED AND LOCATED ON THE FOUNDATION PLAN.

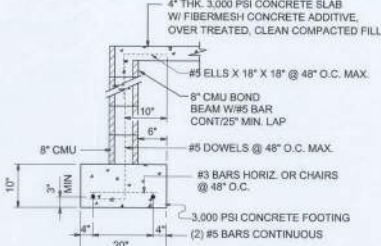
**NOTE!**  
PRIOR TO THE CONSTRUCTION OF THE FOUNDATION, THE CONTRACTOR SHALL COORDINATE ANY INTERIOR BEARING WALL LOCATIONS WITH THE TRUSS ENGINEERED SHOP DRAWINGS WITH THE FOUNDATION PLAN. ANY INTERIOR BEARING LOCATIONS OR ANY POINT LOADS OF 400 LB OR GREATER SHALL BE SUPPORTED VIA A MODIFIED FOUNDATION PLAN TAKING THESE LOADS INTO CONSIDERATION. THE CONTRACTOR SHALL MAKE THE ENGINEERED TRUSS SHOP DRAWINGS AVAILABLE TO THE ARCHITECT FOR THE PURPOSE OF REMEDIATING SUCH MODIFICATIONS PRIOR TO POURING ANY CONCRETE.

INDICATES LOCATION OF AN VERTICAL DOWEL IN CMU CELL, FILLED GROUT W/ 3000 PSI CONC. LOCATED AT EACH CORNER & 4" MAX ALONG STERNAWALL

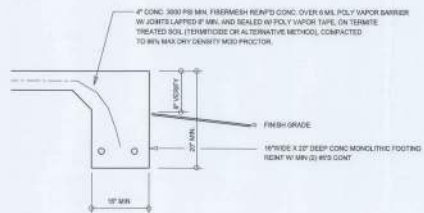
4" SMOOTH STEERED TROWELED CONC. SLAB, W/ FIBERMESH REINFORCING, OVER 6 MIL PLASTIC SHEETING, ON CLEAN, WELL COMPACTED SANDY FILL, TERMITE TREATED  
NOTE:  
LAP EDGES OF 6 MIL VAPOR BARRIER MIN. 6". SEAL ALL JOINTS, TEARS AND PIPING PENETRATIONS WITH DUCT TAPE



**SECTION B**  
SCALE: 3/4" = 1'-0"



**SECTION (optional) A**  
SCALE: 3/4" = 1'-0"



**SECTION A**  
SCALE: 3/4" = 1'-0"

**CONCRETE / MASONRY / METALS GENERAL NOTES:**

- DESIGN SOIL BEARING PRESSURE: 1000 PSF.
- EXPANSIVE SOILS: WHERE DIRECTED BY THE SOILS ENGINEER, SOIL AUGMENTATION PER THE SOILS ENGINEER'S SPECIFICATIONS SHALL BE IMPLEMENTED PRIOR TO PLACING ANY FOUNDATIONS - TESTS AS SPECIFIED SHALL BE PERFORMED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO SUPPORT THE DESIGN LOADS.
- CLEAN SAND FILL OVER STRIPPED AND COMPACTED EXISTING GD SHALL BE PLACED IN 12" LIFTS. BOTH SUB-SOIL AND FILL COMPACTION SHALL BE NOT LESS THAN 98% AS MEASURED BY A MOOFORED PROCTOR TEST AT THE RATE OF ONE TEST FOR EACH 1000 SF OF BUILDING PAD AREA, OR FRACTION THEREOF, FOR EACH 12" LIFT.
- REINFORCING STEEL SHALL BE GRADE 60 AND MEET THE REQUIREMENTS OF ASTM A615. ALL BENDS SHALL BE MADE COLD.
- WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIREMENTS OF ASTM A185 - MIN. YIELD STRESS = 85 KSI.
- CONCRETE SHALL BE STANDARD MAX  $P_c = 3000$  PSI FOR ALL FTGS. SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD PUMP MIX  $P_c = 3000$  PSI. STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS OF PLACEMENT. MIXING, PLACING AND FINISHING SHALL BE AS PER ACI STANDARDS.
- CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C-90 REQUIREMENTS WITH MEDIUM SURFACE FINISH -  $F_m = 1500$  PSI.
- MORTAR SHALL BE TYPE "M" OR "N" FOR ALL MASONRY UNITS.
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 STANDARDS FOR STRENGTH BOLTS SHALL BE ASTM A307 / GRADE 1 OR A325, AS PER PLAN REQUIREMENTS.
- WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.
- 2X4 WT WOOD SILL, CONT. ALL AROUND, W/ 98" A.S. W/ 50" X 100" PLATE BRACKETS WITHIN 6" FROM EACH CORNER, EA. WAY, & WITHIN 6" FROM ALL WALL OPENINGS (DOOR, 10" - AS IN 2" SD. BRACKETS ALONG EACH RUN @ 48" O.C. MAX. - ALL ANCHOR BOLTS SHALL HAVE A MINIMUM OF 6" EMBEDMENT INTO THE CONCRETE.

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**REVISIONS**  
October 02, 2020

**SOFTPLAN**

A CUSTOM HOME DESIGN FOR:  
**DAVID REYES**  
PROJECT ADDRESS: LOT 71 FOREST COUNTRY, PHASE 1, LAKE CITY, FLORIDA, 32824

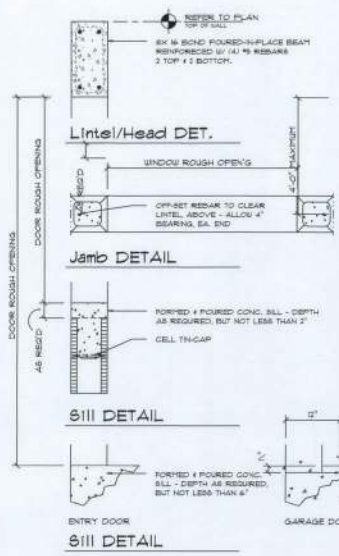
**NICHOLAS BELLEAU ARCHITECT**  
1976 NW 16th Ave. Suite 200  
LAKE CITY, FL 32825  
N.C.C.B. Lic. 1385-0355

JOB NUMBER  
20250920

SHEET NUMBER  
**S.1**  
OF 4 SHEETS

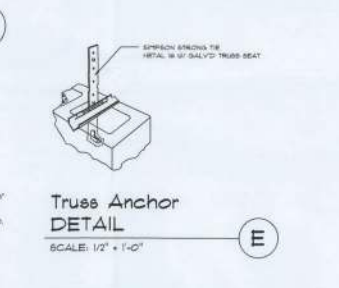






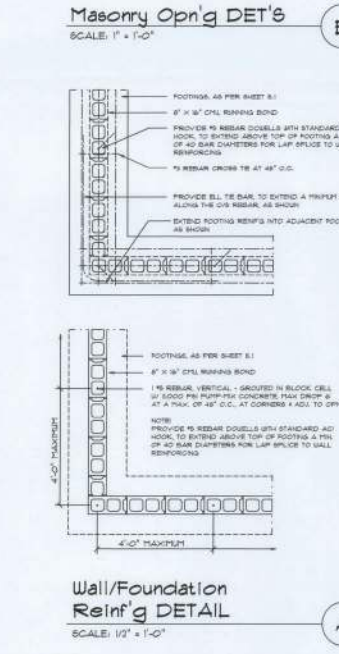
**BUILDING COMPONENTS & CLADDING LOADS  
MEAN BUILDING HEIGHT = 30.0', EXPOSURE 'B'**

ZONE	WIND SPEED	WIND PRESSURE COEFFICIENTS			
		WIND 110 MPH	WIND 120 MPH	WIND 130 MPH	WIND 140 MPH
1	10	12.0/-19.9	14.9/-23.7	17.8/-27.6	20.7/-32.3
	20	11.6/-19.4	14.6/-23.0	17.5/-26.8	19.5/-31.4
	30	10.1/-16.8	11.9/-20.2	13.9/-23.0	15.1/-23.2
2	10	12.9/-34.7	14.9/-41.3	17.1/-48.4	20.3/-58.3
	20	11.4/-31.9	13.6/-38.0	16.0/-44.8	18.9/-51.7
	30	10.1/-28.2	11.9/-33.6	13.9/-38.4	15.1/-40.7
3	10	12.2/-31.3	14.3/-37.0	17.0/-43.8	20.3/-53.3
	20	11.4/-28.8	13.6/-34.5	16.0/-40.5	18.9/-47.7
	30	10.0/-25.2	11.9/-30.8	13.8/-35.8	15.1/-37.5
4	10	21.6/-33.9	25.1/-34.7	30.4/-33.0	35.3/-32.2
	20	20.9/-32.6	24.7/-28.9	29.6/-31.6	33.7/-30.7
	30	19.5/-21.3	23.2/-25.4	27.7/-28.8	31.6/-24.6
5	10	21.9/-28.1	25.1/-34.7	30.4/-40.7	35.3/-47.2
	20	20.8/-27.2	24.7/-32.4	29.6/-38.0	33.7/-43.0
	30	19.5/-24.5	23.2/-29.3	27.7/-34.3	31.6/-39.8



**CONCRETE / MASONRY / METALS GENERAL NOTES:**

- DESIGN SOIL BEARING CAPACITY: 1000 PSF.
- EXPANSIVE SOILS: SHORE DIRECTED BY THE SOIL ENGINEER. SOIL ADJUSTMENT FOR THE SOIL ENGINEER'S SPECIFICATIONS SHALL BE FURNISHED PRIOR TO PLACING ANY FOUNDATIONS. TESTS AS REQUIRED SHALL BE FURNISHED TO DETERMINE THE SUITABILITY OF THE SUBSTRATE TO SUPPORT THE DESIGN LOADS.
- CLEAN SAND FILL OVER STIFFENED AND COMPACTED BORING SOIL SHALL BE PLACED IN 12" LIFTS. BOTH SUBSOIL AND FILL COMPACTED SHALL BE NOT LESS THAN 95% AS MEASURED BY A MOISTURE PRODUCTION TEST AT THE RATE OF ONE TEST FOR EACH 500 SF OF BUILDING FLOOR AREA OR INCREASING THEREBY FOR EACH 12" LIFT.
- REINFORCING STEEL SHALL BE GRADE 60 AND MEET THE REQUIREMENTS OF ASTM A618. ALL BARS SHALL BE PLACED COLD.
- WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIREMENTS OF ASTM A618 - 10G. TIE BARS SHALL BE #3.
- CONCRETE SHALL BE STANDARD MIX P2 + 3000 PSI FOR ALL FLOOR SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD MIX P2 + 3000 PSI. REINFORCING SHALL BE ATTACHED WITH #3 GATE OR PLATE. POINT PLACING AND FINISHING SHALL BE AS PER ACI STANDARDS.
- CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C90 REQUIREMENTS WITH MINIMUM SURFACE FINISH - TYPE 1 5000 PSI.
- MORTAR SHALL BE TYPE "M" OR "N" FOR ALL MASONRY UNITS.
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A588 STANDARDS FOR STRUCTURAL STEEL. BOLTS SHALL BE ASTM A193 GRADE 1 OR A578 AS PER PLAN REQUIREMENTS.
- STEEL SHALL BE AS PER "AMERICAN SELLING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.

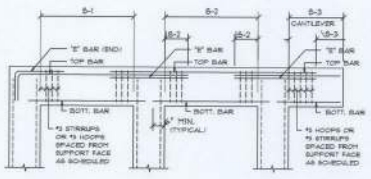


**TERMITE PROTECTION NOTES:**

- SOIL CHEMICAL BARRIER METHOD:
- A PERMANENT BASH WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINFORCEMENT AND TREATMENT CONTRACT MATERIAL SHALL BE PROVIDED. THE BASH SHALL BE POSTED NEAR THE WATER METER OR ELECTRIC PANEL. FRC 304.9.
  - CONCRETE AND ROOF COMPONENTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FRC 303.6.4.
  - INSULATION/UNDERLAYER SYSTEMS INCLUDING ALL RESINS AND GYPSUM HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FRC 303.6.4.
  - NO PROVIDER FOR INSPECTION FOR TERMITE INFESTATION BETWEEN WALL COVERINGS AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6". INSPECTION HOLE AND DISCREETIVE COMPONENTS SHALL NOT BE LESS THAN 1/2" THICK. ASSEMBLED DIRECTLY TO THE FOUNDATION WALLS. FRC 303.9.3.
  - INITIAL TREATMENT SHALL BE DONE AFTER ALL FOUNDATION AND BASHOLS IS COMPLETE. FRC 303.6.1.
  - SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BORED OR FORMED. FRC 303.6.1.
  - CONCRETE OVERPOUR AND FORMS ALONG THE FOUNDATION INSTALLATION OF TRAPS, ETC. SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND CONFIG THAT WILL MAINTAIN THE DISTANCE OF SOIL AFTER THE INITIAL TREATMENT. FRC 303.6.1.
  - CONCRETE OVERPOUR AND FORMS ALONG THE FOUNDATION INSTALLATION OF TRAPS, ETC. SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND CONFIG THAT WILL MAINTAIN THE DISTANCE OF SOIL AFTER THE INITIAL TREATMENT. FRC 303.6.1.
  - CONCRETE OVERPOUR AND FORMS ALONG THE FOUNDATION INSTALLATION OF TRAPS, ETC. SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND CONFIG THAT WILL MAINTAIN THE DISTANCE OF SOIL AFTER THE INITIAL TREATMENT. FRC 303.6.1.
  - AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND FINISHING. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED SHALL BE RETREATED. FRC 303.6.4.
  - ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT. FRC 303.6.1.
  - A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE THE BUILDING HAS BEEN TREATED. THE CERTIFICATE OF COMPLIANCE WITH THE NAME AND ADDRESS OF THE LICENSED DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. FRC 303.6.1.
  - AFTER ALL WORK IS COMPLETED, LUMBER AND WALL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAIRS, TUB TRAP BOARDS, PORCHES, OR OTHER CELLULOSE CONTAINING MATERIAL. FRC 303.6.4.
  - NO WOOD VEGETATION, STUMPS, CARDBOARD, TRASH, ETC. SHALL BE BURNED WITHIN 5'-0" OF ANY BUILDING OR PROPOSED BUILDING. FRC 303.6.4.

**WOOD STRUCTURAL NOTES:**

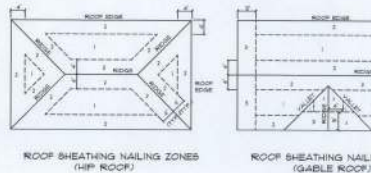
- TEMPORARY BRACINGS OF THE STRUCTURE DURING ERECTION, REQUIRED FOR SAFE AND STABLE CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AS BRACINGS. TEMPORARY PERMANENT BRACINGS OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDE LINES OF THE "TRUSS PLATE INSTITUTE".
- ALL TRUSSES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER. ALL TRUSSES SHALL BE IDENTIFIED AND REBARED. TRUSS DESIGN SHALL INCLUDE PLACEMENT PLANS, TRUSS DETAILS, TIE TO TRUSS CONNECTIONS, THE BRACING SPECIFICATIONS, AND RECOMMENDATIONS OF INSTALLATION OF THE "TRUSS PLATE INSTITUTE".
- WOOD STUDS IN EXTERIOR WALLS & INTERIOR BEARINGS SHALL BE NOT LESS THAN 16" SECTION ON CENTER.
- CONNECTIONS FOR WOOD BEARINGS SHALL BE GALVANIZED METAL OR BLACK METAL AS MANUFACTURED OR AS CALLED FOR IN THE PLANS AND BE OF A DESIGN SUITABLE FOR THE LOADS AND USE INTENDED. REFER TO THE JOINT MANUFACTURER'S SCHEDULE FOR MANUFACTURE CONNECTIONS.



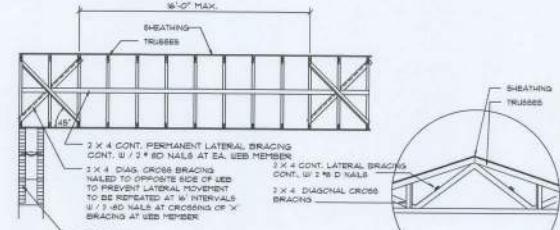
**BOTTOM BAR - TOP BAR - "E" BAR BENDING DIA. - CAST-IN PLACE CONCRETE BEAMS & SLABS**  
SCALE: NONE

**ROOF SHEATHING FASTENINGS**

NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	1/2" OSB OR 3/4" CDX	OSB NAIL	6" o.c. SIDES 24" o.c. FIELD
2	1/2" OSB OR 3/4" CDX	OSB NAIL	6" o.c. SIDES 24" o.c. FIELD
3	1/2" OSB OR 3/4" CDX	OSB NAIL	6" o.c. SIDES 24" o.c. FIELD



**Roof Nail Pattern DET.**  
SCALE: NONE



**TYP. PERMANENT TRUSS BRACING DIA. NTS**  
NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE

**Truss Bracing DETAILS**  
SCALE: AS NOTED

**Interior Bearing Wall**

SCALE: NONE

