



REAR ELEVATION
SCALE: 3/16" = 1'-0"



FRONT ELEVATION
SCALE: 3/16" = 1'-0"

REVISIONS SCHEDULE		
PROPOSAL	Apr. 1st, 2026	
REVISIONS	May 11th, 2026	

CUSTOM HOME FOR:
DILLON RESIDENCE
COLUMBIA COUNTY, FL

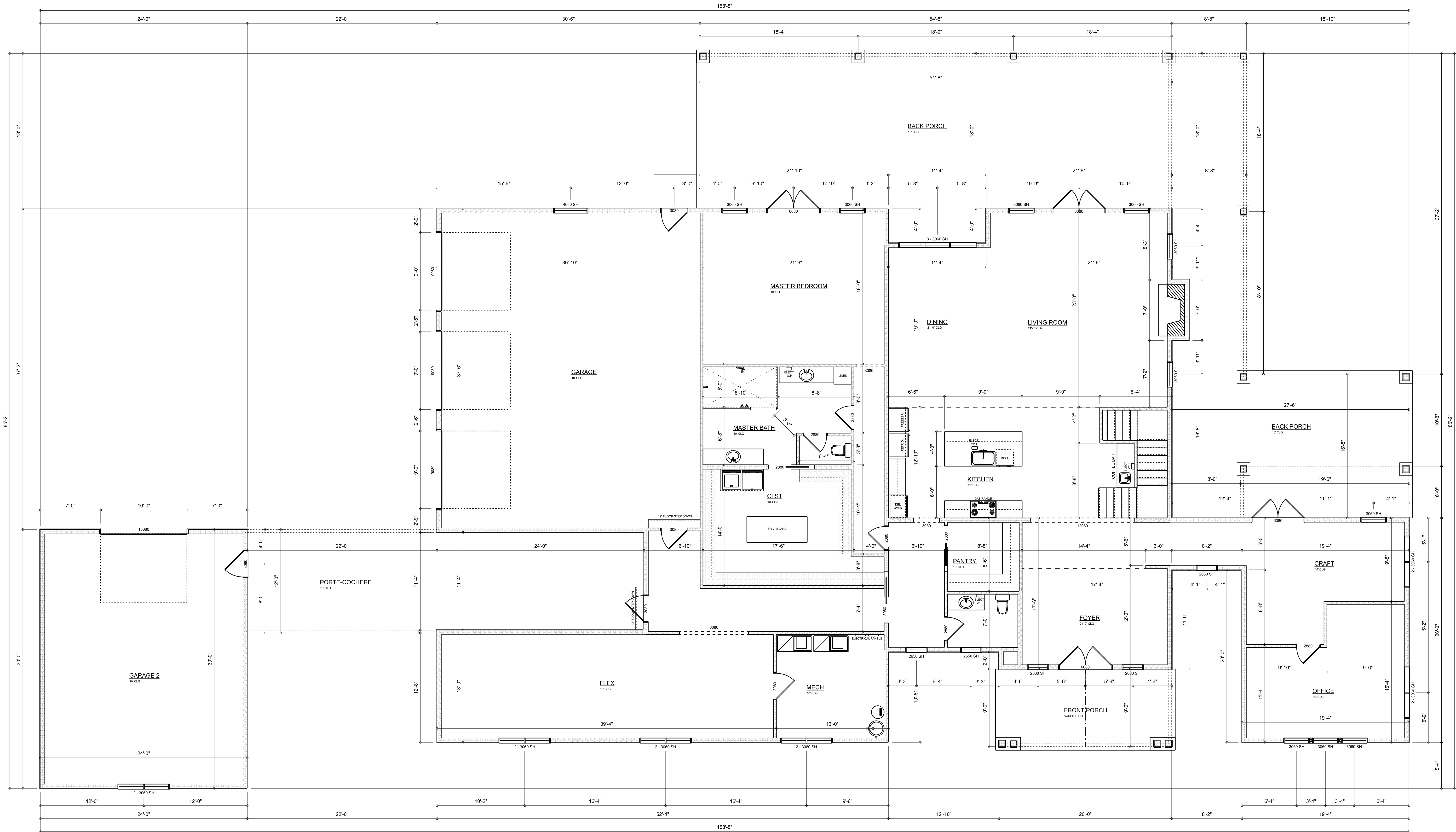
RIDGEPOINT
DESIGN
566 SW ARLINGTON BLVD STE 101 LAKE CITY, FL 32025
P: 386-288-1188
E: RIDGEPOINTDESIGN@GMAIL.COM

SHEET NUMBER
A.1
OF 6 SHEETS



CUSTOM HOME FOR:
DILLON RESIDENCE
COLUMBIA COUNTY, FL

SHEET NUMBER
A.2
OF 6 SHEETS



DIMENSIONED FLOOR PLAN
SCALE: 3/16" = 1'-0"

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 1/2-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 3/8 inches (9.5 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.

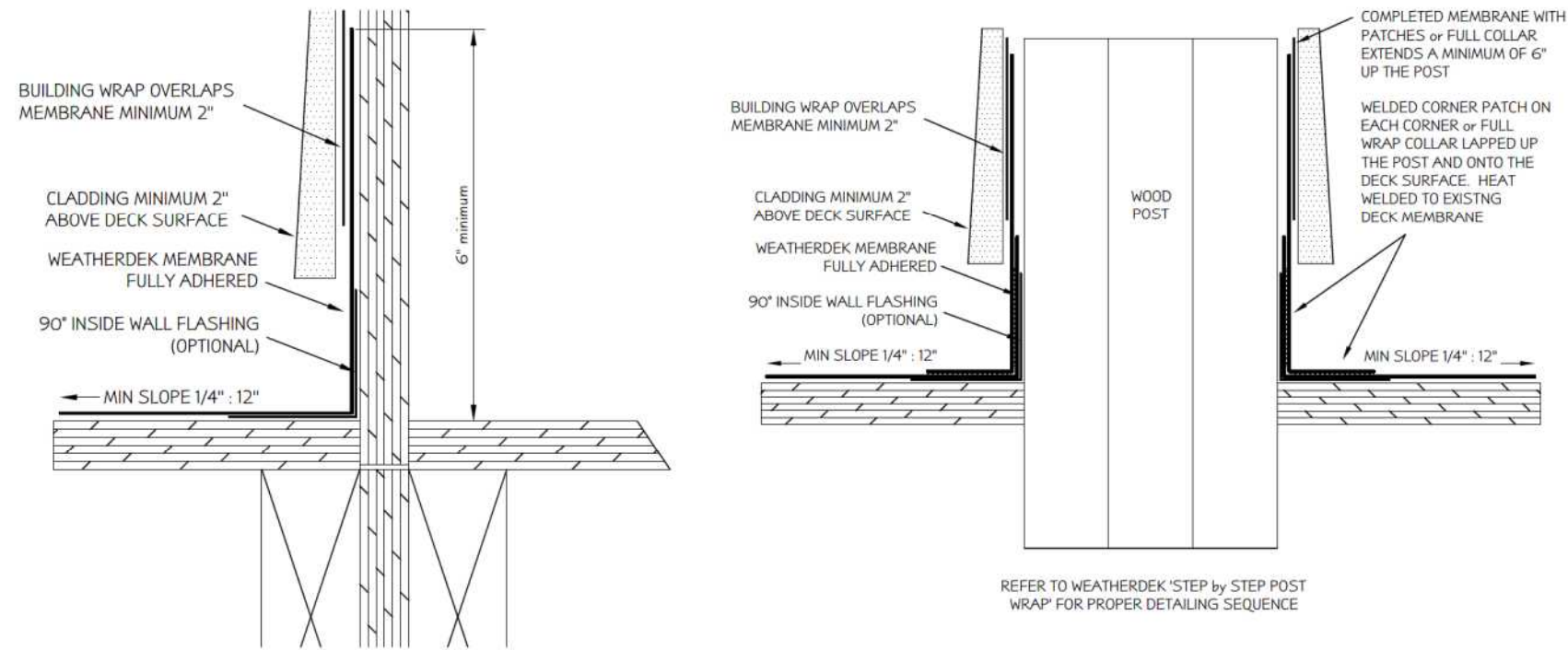
AREA SUMMARY		
1ST FLOOR LIVING	4,067	S.F.
2ND FLOOR LIVING	2,097	S.F.
TOTAL LIVING	6,164	S.F.
FRONT PORCH	180	S.F.
BACK PORCH(S)	1,796	S.F.
GARAGE	1,144	S.F.
GARAGE 2	720	S.F.
PORTE-COCHERE	617	S.F.
BALCONY(S)	422	S.F.
TOTAL UNDER ROOF	11,043	S.F.

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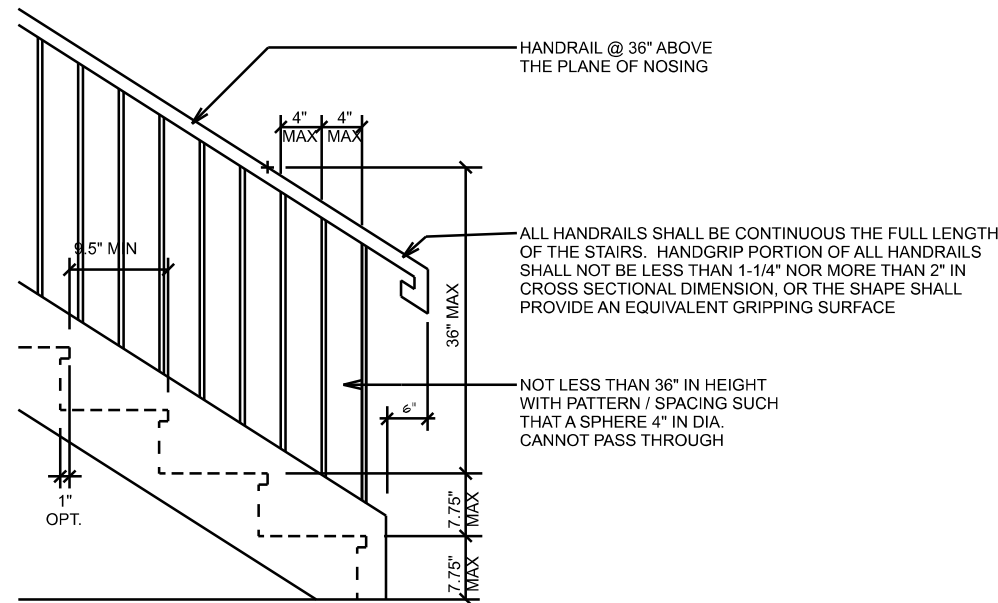
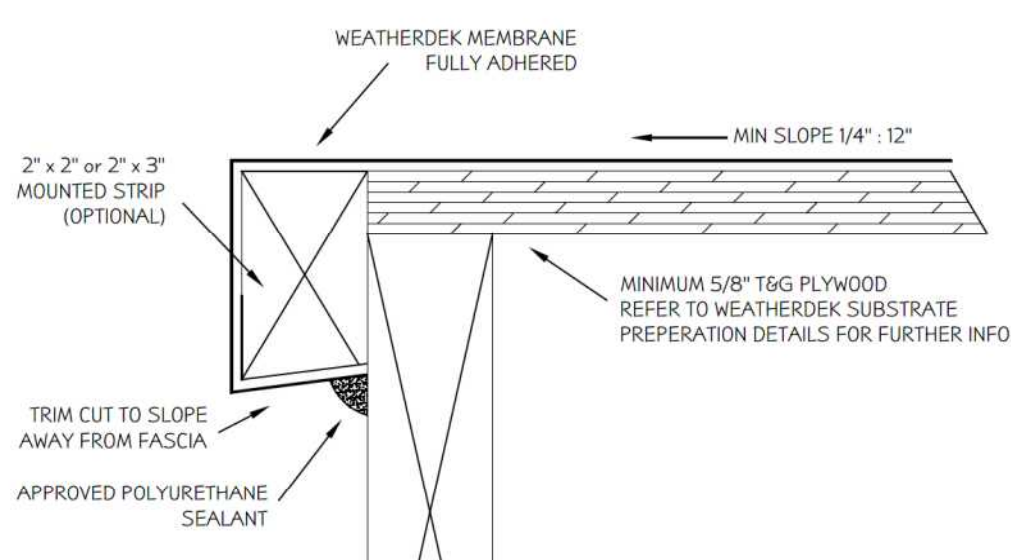
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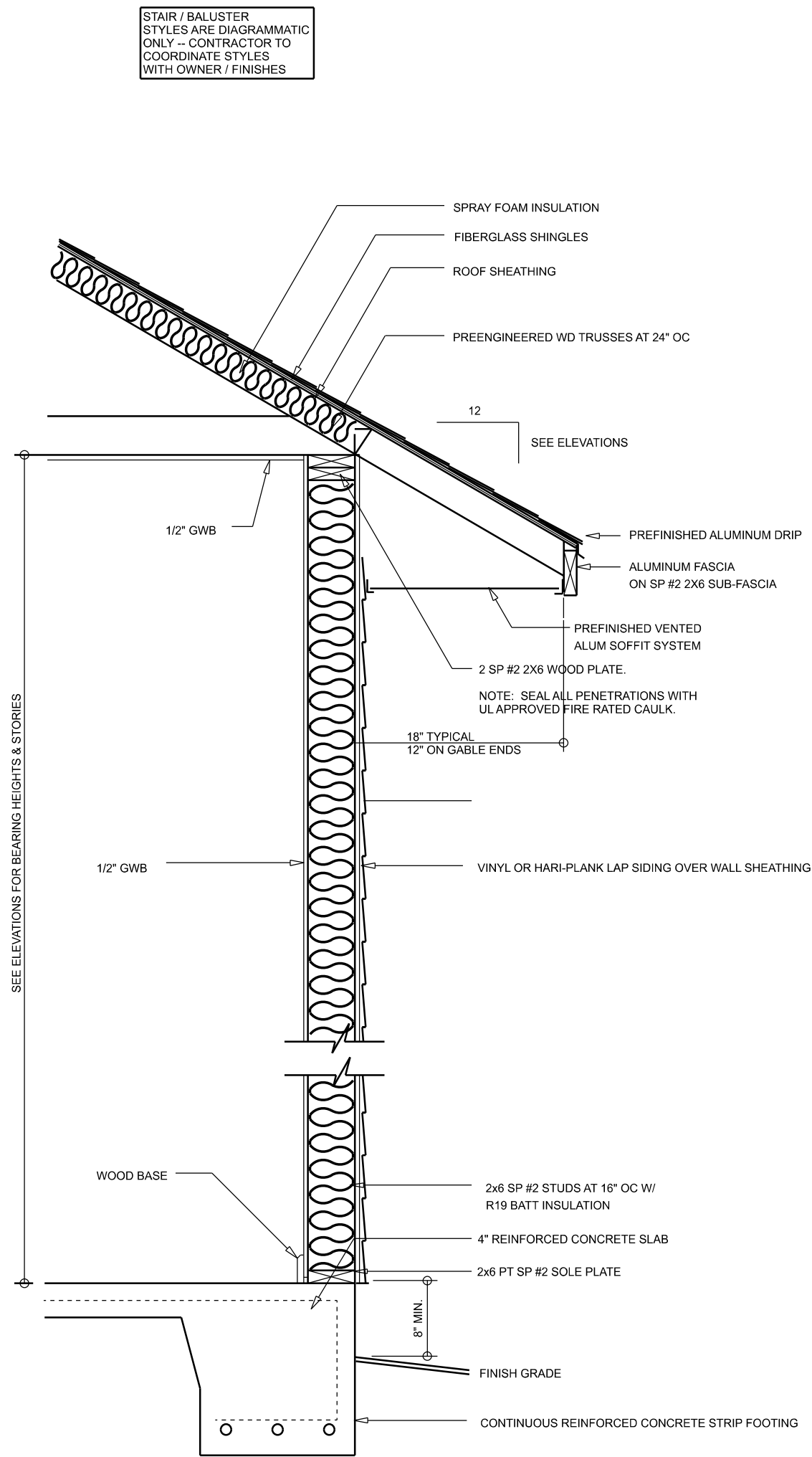
SHEET NUMBER
A.3
OF 6 SHEETS



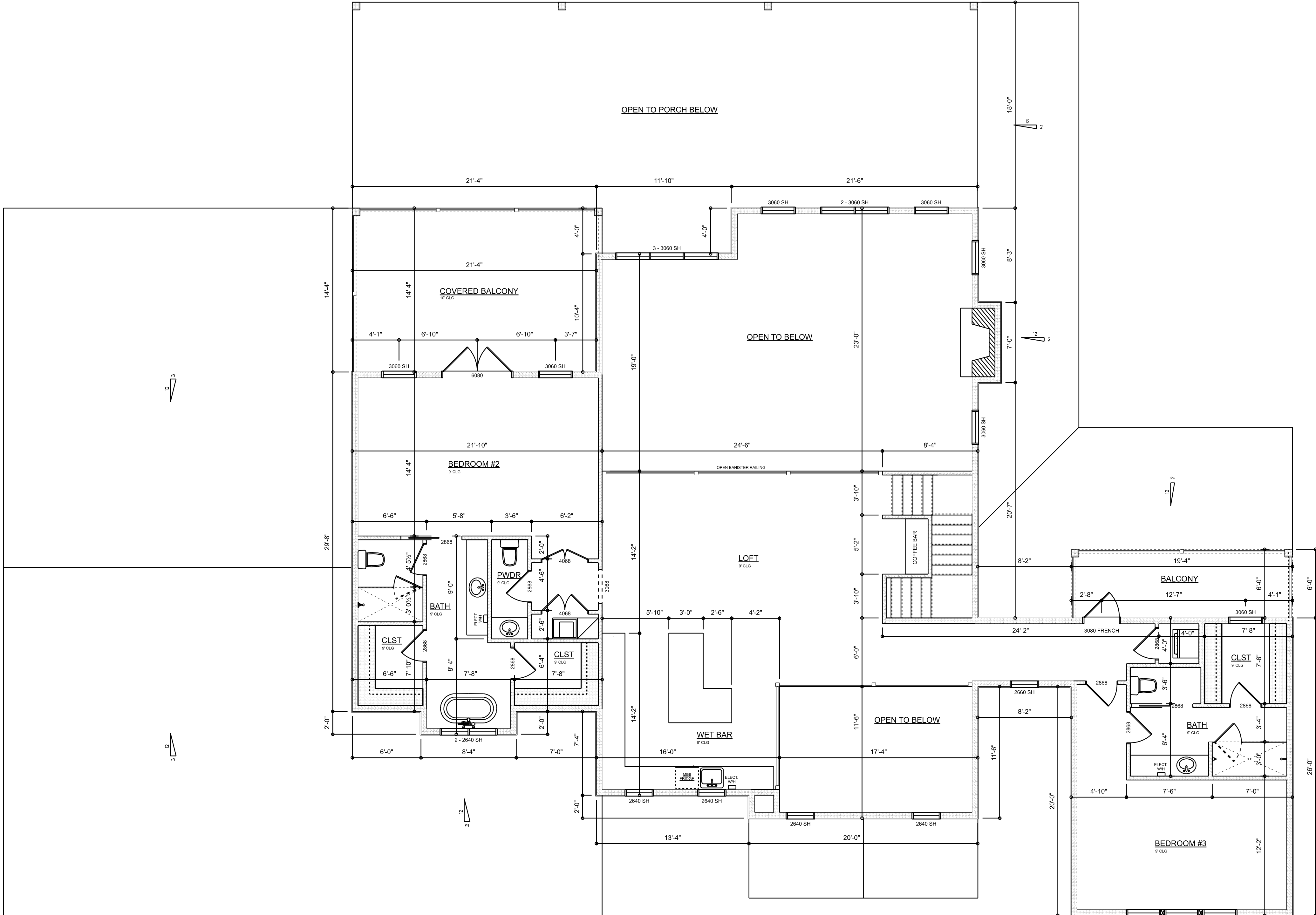
BALCONY FLASHING DETAILS
SCALE: NOT TO SCALE



TYPICAL STAIR DETAIL
SCALE: NOT TO SCALE



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



DIMENSIONED 2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"

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SHEET NUMBER
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ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
AC DISCONNECT	2	⏏
CAN LIGHT 6inch	88	○
CARBON DETECTOR	1	⬢
CEILING FAN	8	⚙
CEILING OUTLET DUPLEX	9	⏏
CHANDELIER	3	⚙
ELECTRIC PANEL	2	⏏
EXHAUST FAN	2	⚙
EXTERIOR SCENCE	7	⚙
LED CEILING LIGHT 1x4	6	⚙
MOTION SECURITY LIGHT	8	⚙
OUTLET	66	⏏
OUTLET 220v	2	⏏
OUTLET 220v	5	⏏
OUTLET GFI	27	⏏
OUTLET WP	13	⏏
PENDANT LIGHT	2	⚙
SMOKE DETECTOR	4	⬢
STANDARD LIGHT	1	⚙
SWITCH	26	⚙
SWITCH 3 WAY	40	⚙
SWITCH 4 WAY	1	⚙
VANITY BAR LIGHT - SMALL	3	⚙

ELECTRICAL PLAN NOTES:

INSTALLATION SHALL BE PER LATEST NAT'L. ELECTRIC CODE.

WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUF. SPECIFICATIONS.

CONSULT WITH THE OWNER FOR THE NUMBER OF SEPERATE TELEPHONE LINES TO BE INSTALLED.

ALL SMOKE DETECTORS SHALL BE 120V W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS.

ELECTRICAL CONTR' SHALL PREPARE "AS-BUILT" SHOP DUGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADDING TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT NO., DESCRIPTION, & BRKR. SERVICE ENT.

* ALL UNDERGROUND WIRE

TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNER'S DIRECTIONS, & IN ACCORDANCE W/ APPLICABLE SECTIONS OF REGULATEIT EDITION.

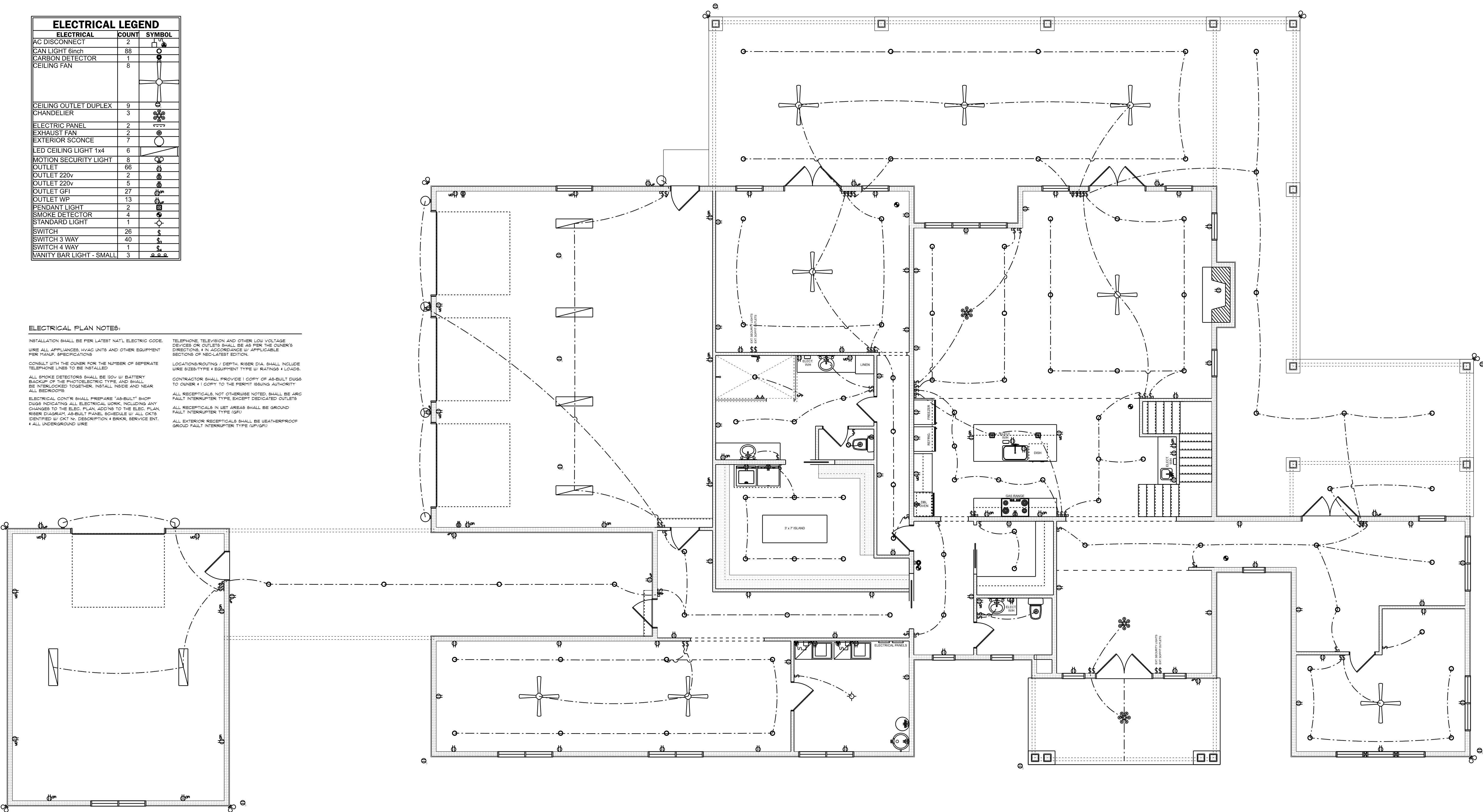
LOCATIONS/ROUTING / DEPTH, RISER DIA. SHALL INCLUDE WIRE SIZE/TYPE & EQUIPMENT TYPE W/ RATINGS & LOADS.

CONTRACTOR SHALL PROVIDE 1 COPY OF AS-BUILT DUGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

ALL RECEPTICALS, NOT OTHERWISE NOTED, SHALL BE ARC FAULT INTERRUPTER TYPE, EXCEPT DESIGNATED OUTLETS.

ALL RECEPTICALS IN WET AREAS SHALL BE GROUND FAULT INTERRUPTER TYPE (GFI).

ALL EXTERIOR RECEPTICALS SHALL BE WEATHERPROOF GROUND FAULT INTERRUPTER TYPE (WPGFI).



1st FLOOR ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"

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ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
AC DISCONNECT	1	
CAN LIGHT 6inch	44	
CARBON DETECTOR	2	
CEILING FAN	4	
EXHAUST FAN	3	
OUTLET	22	
OUTLET 220v	1	
OUTLET GFI	8	
OUTLET WP	3	
SMOKE DETECTOR	4	
STANDARD LIGHT	1	
SWITCH	23	
SWITCH 3 WAY	11	
VANITY BAR LIGHT - SMALL	3	

ELECTRICAL PLAN NOTES:

INSTALLATION SHALL BE PER LATEST NAT'L ELECTRIC CODE.
WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUF. SPECIFICATIONS
CONSULT WITH THE OWNER FOR THE NUMBER OF SEPERATE TELEPHONE LINES TO BE INSTALLED

ALL SMOKE DETECTORS SHALL BE 120v w/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE, AND SHALL BE INTERLOCKED TOGETHER, INSTALL INSIDE AND NEAR ALL BEDROOMS

TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNER'S DIRECTIONS, & IN ACCORDANCE w/ APPLICABLE SECTIONS OF MOST LATEST EDITION.

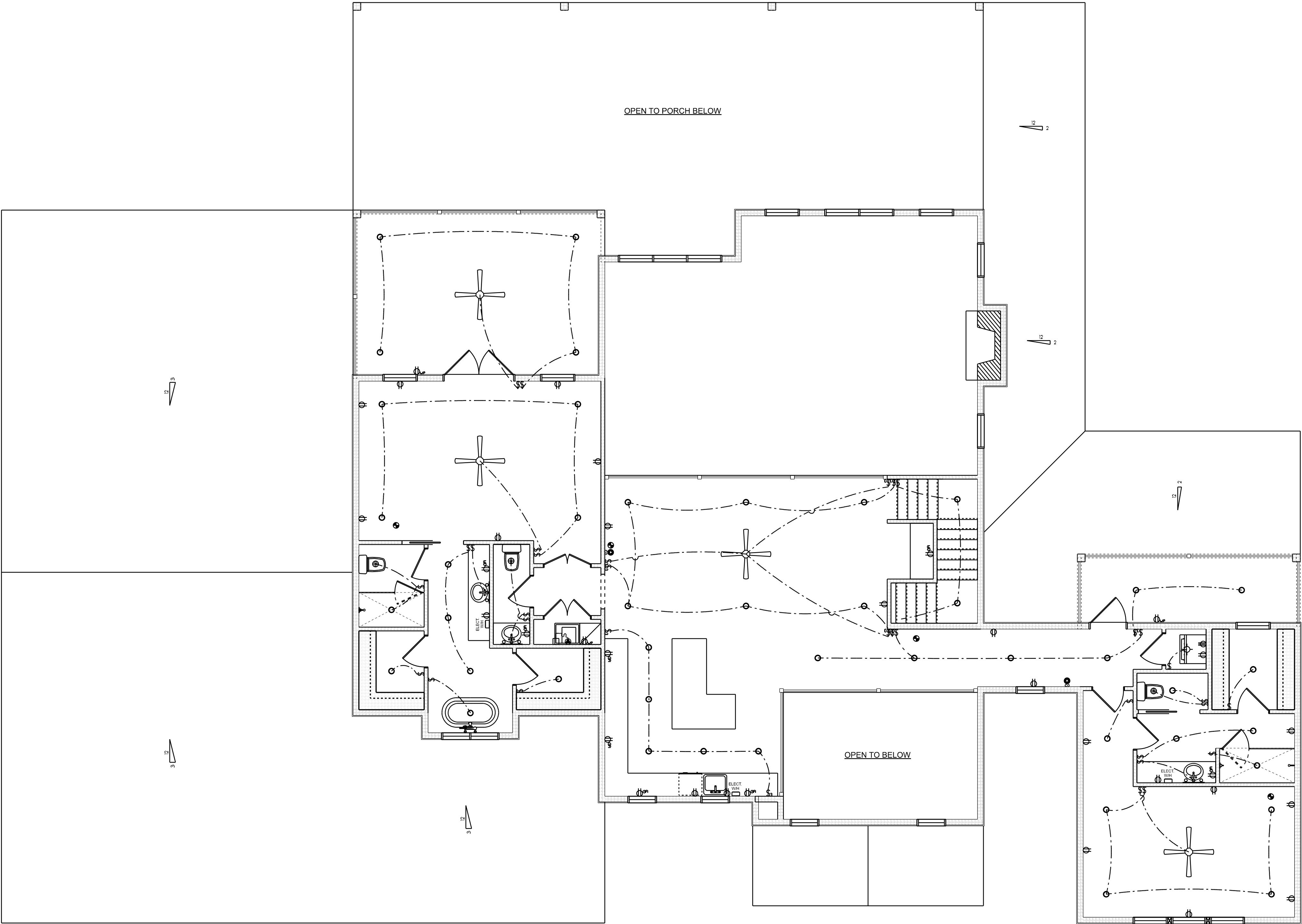
ELECTRICAL CONTR SHALL PREPARE "AS-BUILT" SHOP DUGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADD'NS TO THE ELEC. PLAN, RISEN DIAGRAM, AS-BUILT PANEL SCHEDULE w/ ALL CKTS IDENTIFIED w/ CKT NO., DESCRIPTION & BRKR, SERVICE ENT, & ALL UNDERGROUND WIRE

LOCATIONS/ROUTING / DEPTH, RISER DIA, SHALL INCLUDE WIRE SIZE&TYPE & EQUIPMENT TYPE w/ RATINGS & LOADS.

CONTRACTOR SHALL PROVIDE 1 COPY OF AS-BUILT DUGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY
ALL RECEPTICALS, NOT OTHERWISE NOTED, SHALL BE ARC FAULT INTERRUPTER TYPE EXCEPT DEDICATED OUTLETS

ALL RECEPTICALS IN WET AREAS SHALL BE GROUND FAULT INTERRUPTER TYPE (GFI)

ALL EXTERIOR RECEPTICALS SHALL BE WEATHERPROOF GROUND FAULT INTERRUPTER TYPE (WPGFI)



2ND FLOOR ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"

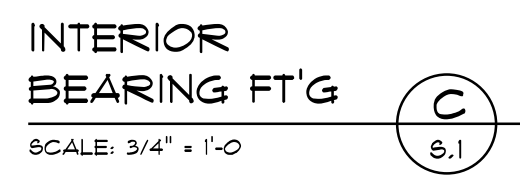
REVISIONS SCHEDULE	
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DILLON RESIDENCE
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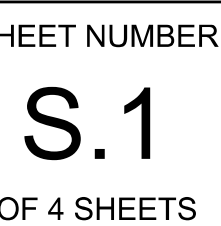
1. DESIGN SOIL BEARING PRESSURE: 1500 PSF.
2. EXPANSIVE SOILS: WHERE DIRECTED BY THE SOILS ENGINEER, SOIL AUGMENTATION PER THE SOILS ENGINEER'S SPECIFICATIONS SHALL BE IMPLEMENTED PRIOR TO PLACING ANY FOUNDATIONS. TESTS AS SPECIFIED SHALL BE PERFORMED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO SUPPORT THE DESIGN LOADS.
3. CLEAN SAND FILL OVER STRIPPED AND COMPACTED EXISTING G.O. SHALL BE PLACED IN 12" LIFTS, BOTH SUB-SOIL AND FILL, WITH COMPACTION SHALL BE NOT LESS THAN 98% AS MEASURED BY A MODIFIED PROCTOR TEST AT THE RATE OF ONE TEST PER EACH 1800 SF OF BUILDING PAD AREA, OR FRACTION THEREOF, FOR EACH 12" LIFT.
4. REINFORCING STEEL SHALL BE GRADE 40 AND MEET THE REQUIREMENTS OF ASTM A618, ALL BENDS SHALL BE MADE COLD.
5. WELDED REIN. MESH SHALL REINFORCING SHALL MEET THE REQUIREMENTS OF ASTM A185 - MIN. YIELD STRESS = 65 KSI.
6. CONCRETE SHALL BE STANDARD MIX FC = 3000 PSI FOR ALL FGDs, SLABS, COLUMNS AND BEAMS OR STANDARD PUMP MIX FC = 3000 PSI. STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS OF PLACEMENT. MIXING, PLACING AND FINISHING SHALL BE AS PER ACI STANDARDS.
7. CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C-90 REQUIREMENTS WITH MEDIUM SURFACE FINISH - F = 1900 PSI.
8. MORTAR SHALL BE TYPE "M" OR "N" FOR ALL MASONRY UNITS.
9. STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 STANDARDS FOR STRENGTH. BOLTS SHALL BE ASTM A307 / GRADE I OR A325, AS PER PLAN REQUIREMENTS.
10. WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.
11. 2X6 P/T WOOD BOLL CONT. ALL AROUND W/ 5/8" A.B. W/ 3" 50 x 1/4" PLATE WASHERS WITH 2X6 FROM EACH CORNER, EA. WAY, WITHIN 8-1/2" FROM ALL WALL OPENINGS / ENDS - 1/2" A.B. W/ 2" 50 WASHERS ALONG EACH RUN = 48" O.C. MAX. ALL ANCHOR BOLTS SHALL HAVE A MINIMUM OF 8" EMBEDMENT INTO THE CONCRETE.



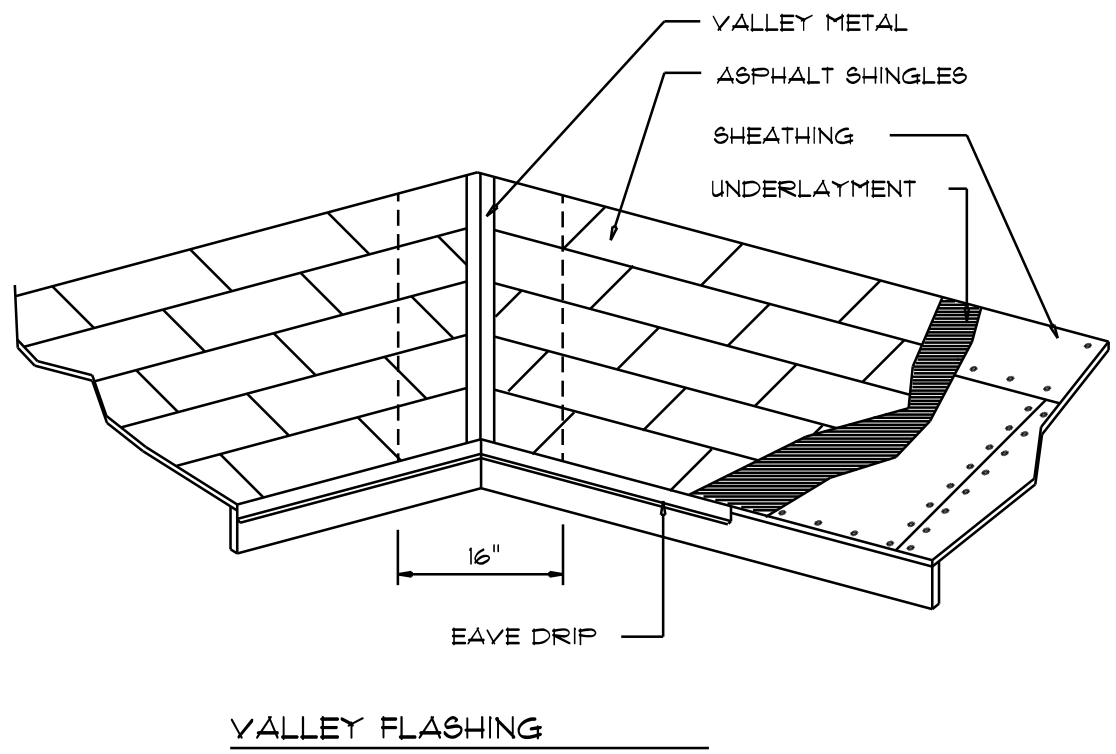
NOTE:
ADDED FILL SHALL BE APPLIED IN 8" LIFTS -
EA. LIFT SHALL BE COMPACTED TO 98% DRY
COMPACTION PER THE "MODIFIED PROCTOR"
METHOD.

NOTE:
H.V.A.C. CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP
DRAWINGS INDICATING ALL H.V.A.C. WORK, INCLUDING ALL
DUCTWORK LOC., SIZES, LINES, EQUIPMENT SCH. & BALANCING
REPORT - CONTR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS
TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

DILLON RESIDENCE



AK0007005

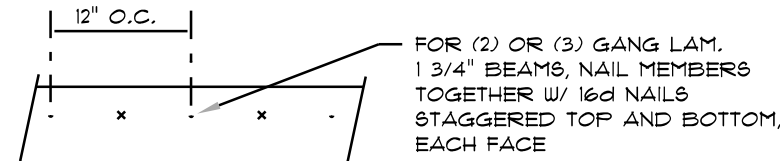


ROOFING METALS for FLASHING/ROOFING MINIMUM THICKNESS REQUIREMENTS			
MATERIAL	MINIMUM THICKNESS (in)	GAGE	WEIGHT (OZ.)
COPPER			16
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	0.0175	26 (ZINC COATED G90)	
ZINC ALLOY LEAD PAINTED TERNE	0.021		40 20

Roofing/Flashing DETS.

SCALE: NONE

A



MULTIPLE GANG LAM. DETAIL

NOT TO SCALE



PLYWOOD FLITCH BEAM DETAIL

NOT TO SCALE

ROOF PLAN NOTES

- R-1 SEE ELEVATIONS FOR ROOF PITCH
- R-2 ALL OVERHANG 18" (12" on gables) UNLESS OTHERWISE NOTED
- R-3 ATTIC VENTILATION NOT REQUIRED ON SPRAY FOAM INSULATED ATTICS
- R-4 SEE EXTERIOR ELEVATIONS AND FLOOR PLANS TO VERIFY PLATE AND HEEL HEIGHTS

NOTE:

THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER FBC 1603 AND LOCAL JURISDICTION REQUIREMENTS

NOTE:

ANCHOR GIRDER TRUSS(ES) TO HEADER WITH 2 "SIMPSON" LGT(2, 3 OR 4). ANCHOR HEADER TO KING STUDS W/ 2 "SIMPSON" STZ EA. END - TYP., T.O.

GENERAL TRUSS NOTES:

- TRUSSES SHALL BE DESIGNED BY A LICENSED ENGINEER, AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE "NATIONAL FOREST PRODUCTS ASSOCIATION" MANUAL FOR "STRESS RATED LUMBER AND ITS CONNECTIONS" LATEST Ed., ALONG W/ THE "TRUSS PLATE INSTITUTE" SUGGESTED GUIDELINES FOR TEMPORARY AND PERMANENT BRACING, AND HANDLING OF TRUSSES. TRUSS SHOP DRAWINGS SHALL INCLUDE TRUSS DESIGN, PLACEMENT PLANS, DETS, & TRUSS TO TRUSS CONNECTIONS.
- TRUSS SHOP DRAWINGS SHALL BE SIGNED & SEALED BY THE DESIGNING ENGINEER.
- FOLLOWING DEVELOPMENT OF TRUSS SHOP DRAWINGS, ADJUSTMENTS TO THE ANCHOR REQUIREMENTS MAY BE REQUIRED DEPENDING ON THE ENGINEERED GRAVITY AND WIND UPLIFT REQUIREMENTS OF TRUSSES OR GIRDERS. THE CONTRACTOR SHALL MAKE AVAILABLE A COMPLETE SET OF TRUSS SHOP DRAWINGS TO THE ARCHITECT FOR THE PURPOSE OF REVIEW OF LOADS IMPOSED ON THE BALANCE OF THE STRUCTURE. ANY SUCH REQUIRED CHANGE SHALL BE INCORPORATED INTO THE CONSTRUCTION OF THIS STRUCTURE.

STANDARD HEADER SCHEDULE

0'-0" UP TO 6'-0" OPENINGS

DOUBLE 2x8 No.#2 SOUTHERN PINE WITH 1/2" OGB SOLID CONTINUOUS SPACER GLUED AND NAILED WITH 10d x 0.128" x 3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EACH SIDE WITH 1 - SIMPSON MSTA18 TOP AND 1 - SIMPSON SPH4R BOTTOM EACH SIDE OF OPENING WITH 1 - HEADER STUD AND 1 FULL HEIGHT STUDS EACH SIDE OF OPENING

6'-0" UP TO 9'-0" OPENINGS

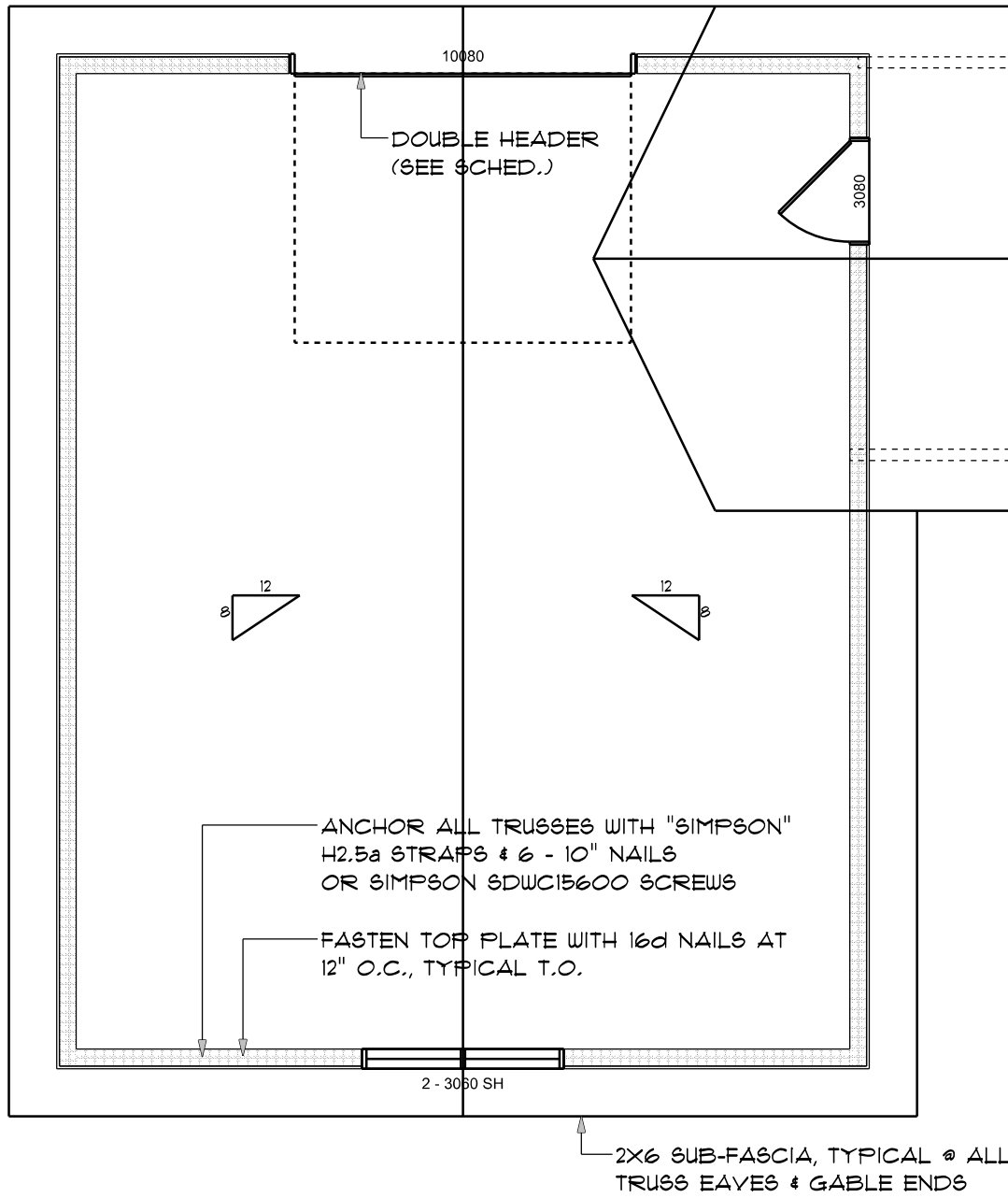
TRIPLE 2x8 No.#2 SOUTHERN PINE WITH 1/2" OGB SOLID CONTINUOUS SPACER GLUED AND NAILED WITH 10d x 0.128" x 3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EACH SIDE WITH 1 - SIMPSON MSTA18 TOP AND 1 - SIMPSON SPH4R BOTTOM EACH SIDE OF OPENING WITH 2 - HEADER STUD AND 2 FULL HEIGHT STUDS EACH SIDE OF OPENING

9'-0" GARAGE DOOR OPENINGS

DOUBLE 2x12 No.#2 SOUTHERN PINE WITH 1/2" OGB SOLID CONTINUOUS SPACER GLUED AND NAILED WITH 10d x 0.128" x 3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EACH SIDE WITH 3 - SIMPSON MSTA18 EACH SIDE OF OPENING WITH 2 - HEADER STUDS AND 3 FULL HEIGHT STUDS EACH SIDE OF OPENING

WOOD STRUCTURAL NOTES

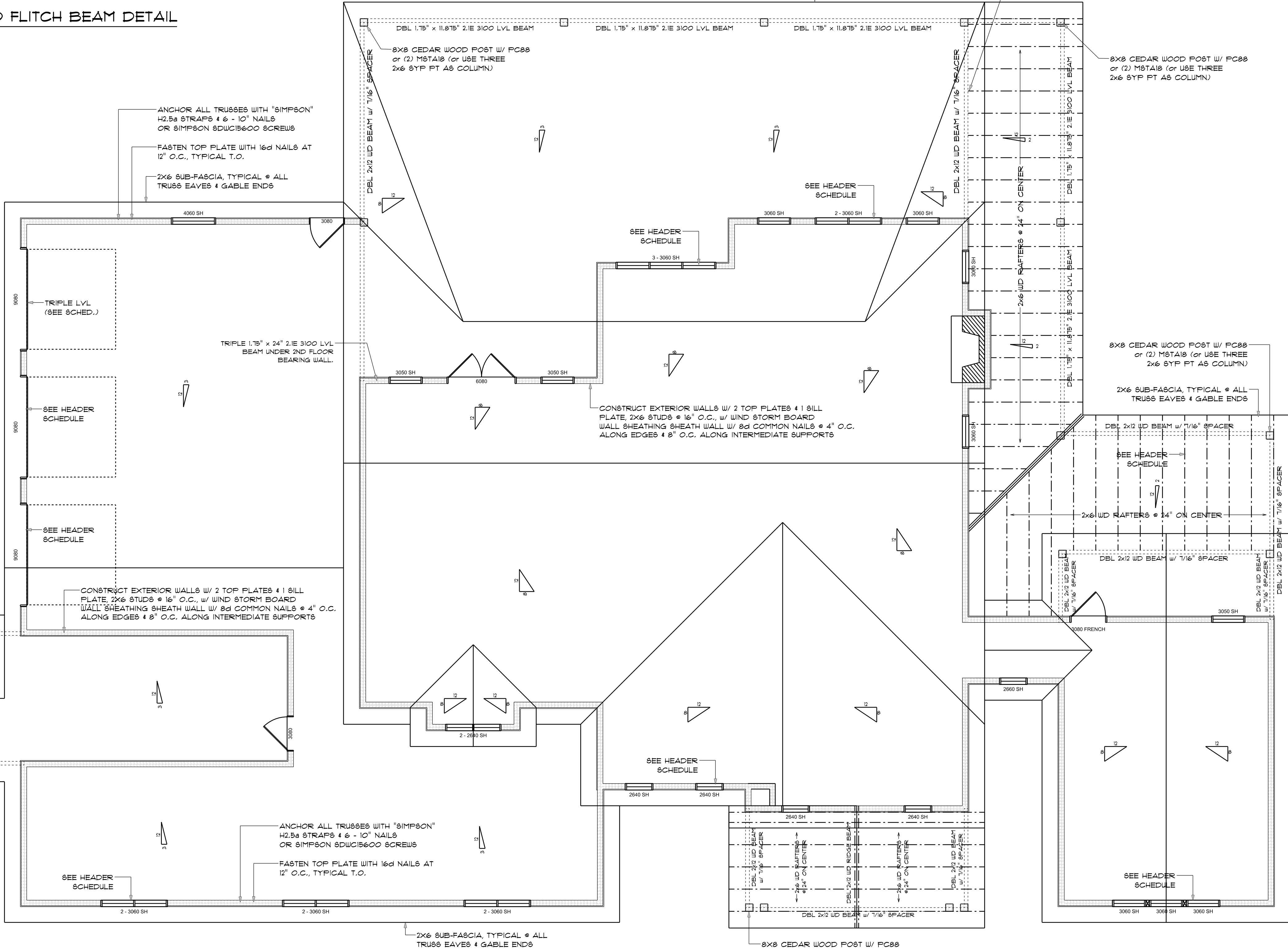
- TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION, REQUIRED FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR SO ENGAGED. TEMPORARY & PERMANENT BRACING OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDELINES OF THE "TRUSS PLATE INSTITUTE".
- ALL TRUSSES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER & SHALL BE SIGNED AND SEALED BY SAME. TRUSS DESIGN SHALL INCLUDE PLACEMENT PLANS, TRUSS DETAILS, TRUSS TO TRUSS CONNECTIONS & THE STANDARD SPECIFICATIONS & RECOMMENDATIONS OF INSTALLATION OF THE "TRUSS PLATE INSTITUTE".
- WOOD STUDS IN EXTERIOR WALLS & INTERIOR BEARING WALLS SHALL BE NOT LESS THAN N#2 HEM-FIR OR BETTER.
- CONNECTORS FOR WOOD FRAMING 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 REINFORCEMENT SCHEDULE FOR PRINCIPLE CONNECTIONS.



ROOF FRAMING PLAN

SCALE:

3/16" = 1'-0"



CUSTOM HOME FOR:
DILLON RESIDENCE
COLUMBIA COUNTY, FLORIDA

NICHOLAS PAUL GEISLER ARCHITECT
NICHOLAS PAUL GEISLER ARCHITECT
1105 NW Brown Rd.
Largo, FL 33055

SHEET NUMBER
S.2
OF 4 SHEETS

AR0007005

REVISIONS
May 22nd, 2026

General Roofing NOTES:

DECK REQUIREMENTS:
ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS.

SLOPE:
ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF 2:12 OR GREATER. ALL ROOF DECKS REQUIRE DBL. UNDERLAYMENT

UNDERLAYMENT:
TWO LAYERS OF ASTM D226 TYPE II OR ASTM D4869 TYPE III OR TYPE IV UNDERLAYMENT SHALL BE INSTALLED AS FOLLOWS:

1. STARTING AT THE EAVE, A 19 INCH STRIP OF UNDERLAYMENT SHALL BE APPLIED PARALLEL WITH THE EAVE AND FASTENED SUFFICIENTLY TO STAY IN PLACE.
2. STARTING AT THE EAVE, 36 INCH WIDE STRIPS OF UNDERLAYMENT FELT SHALL BE APPLIED OVERLAPPING SUCCESSIVE SHEETS 19 INCHES AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

ASPHALT SHINGLES:
ASPHALT SHINGLES SHALL HAVE SELF SEAL STRIPS OR BE INTERLOCKING, AND COMPLY WITH ASTM D 225 OR ASTM D 3462.

FASTENERS:
FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 12 GAUGE SHANK WITH A MINIMUM 3/8 INCH DIAMETER HEAD, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIAL AND A MINIMUM 3/4" INTO THE ROOF SHEATHING, WHERE THE SHEATHING IS LESS THAN 3/4" THICK, THE NAILS SHALL PENETRATE THROUGH THE SHEATHING.

ATTACHMENT:
ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE, WHERE ROOFS LOCATED IN BASIC WIND SPEED OF 110 MPH OR GREATER, SPECIAL METHODS OF FASTENING ARE REQUIRED. UNLESS OTHERWISE NOTED, ATTACHMENT OF ASPHALT SHINGLES SHALL CONFORM WITH ASTM D 3161 OR M-DC FA 107-95.

BASE AND CAP FLASHINGS:
BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE W/ MFG'R'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS 0.019 INCH OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 11 LBS PER 100 SQUARE FEET. CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS OF 0.019 INCH.

VALLEYS:
VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED.

1. FOR OPEN VALLEYS LINED WITH METAL, THE VALLEY LINING SHALL BE AT LEAST 16" WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN FBC TABLE 1507.3.9.2.
2. FOR OPEN VALLEYS, VALLEY LINING OF TWO PLYS OF MINERAL SURFACE ROLL ROOFING SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18 INCHES AND THE TOP LAYER A MINIMUM OF 36 INCHES WIDE.
3. FOR CLOSED VALLEYS VALLEY LINING SHALL BE ONE OF THE FOLLOWING:
 1. BOTH TYPES 1 AND 2 ABOVE, COMBINED.
 2. ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 224.
 3. SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 1910.

FRAMING ANCHOR SCHEDULE

APPLICATION	MANUFR/MODEL	CAP.
TRUSSES TO WALL:	SIMPSON H2.5a OR SDWC15600	600*
GIRDER TRUSSES TO POST/HEADER:	SIMPSON LGT, W/ 28 - 16d NAILS	1785*
HEADER TO KING STUD(S):	SIMPSON ST22	1370*
PLATE TO STUD:	NO CONNECTION REQ. WHEN USING WINDSTORM BOARD	
STUD TO SILL:	NO CONNECTION REQ. WHEN USING WINDSTORM BOARD	
PORCH BEAM TO POST:	SIMPSON PC66 OR (2) SIMPSON M8TA24	1700*
PORCH POST TO FND.:	SIMPSON ABU66	2200*
MISC. JOINTS	SIMPSON A34	315*/240*

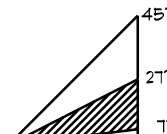
NOTE:
ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERWISE.

NOTE:
REFER TO THE INCLUDED STRUCTURAL DETAILS FOR ADDITIONAL ANCHORS/ JOINT REINFORCEMENT AND FASTENERS.

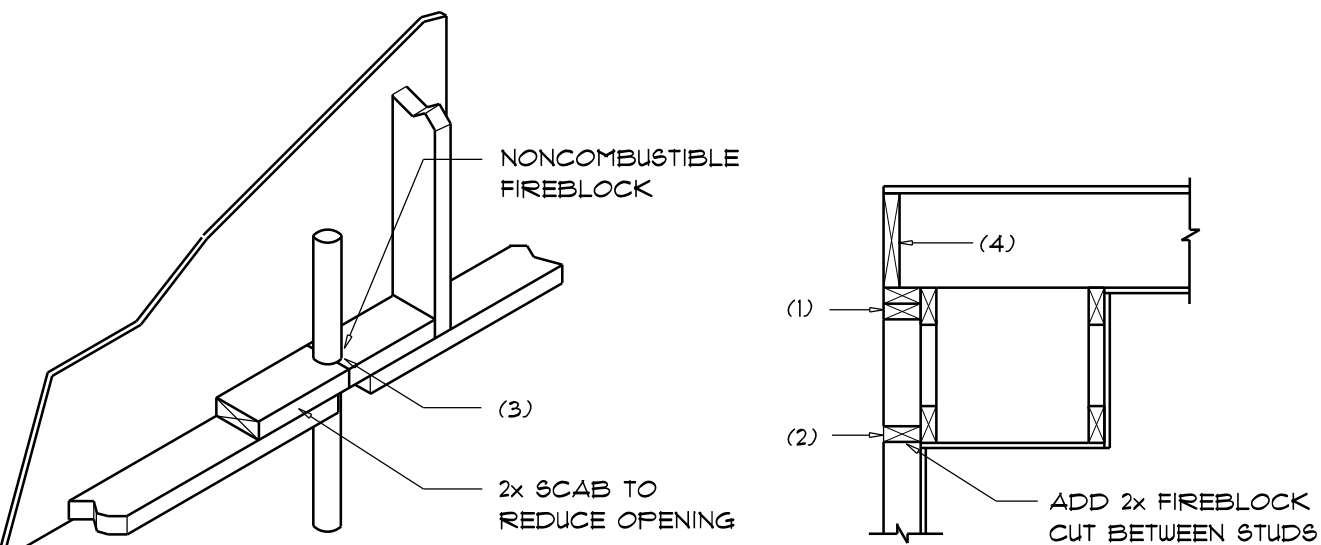
NOTE:
ALL UNLISTED JOINTS IN THE LOAD PATH SHALL BE REINFORCED WITH SIMPSON A34 FRAMING ANCHORS, TYPICAL T.O.

NOTE:
"SEMCO" PRODUCT APPROVAL:
MIAMI/DADE COUNTY REPORT #95-0818.15

NOTE:
"SIMPSON" PRODUCT APPROVALS:
MIAMI/DADE COUNTY REPORT #97-0107.05, #96-1126.11, #99-0623.04
SBCCI NER-443, NER-393

		BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B" ROOF ANGLE T° TO 2T°					
		VULT 110 MPH	VULT 120 MPH	VULT 130 MPH	VULT 140 MPH		
ROOF T° TO 2T°	WIND SPEED						
	1	10	12.0 / -19.9	14.9 / -23.7	17.5 / -27.8	20.3 / -32.3	
	1	20	11.4 / -19.4	13.6 / -23.0	16.0 / -27.0	18.9 / -31.4	
	1	50	10.0 / -18.6	11.9 / -22.2	13.9 / -26.0	16.1 / -30.2	
	2	10	12.9 / -34.7	14.9 / -41.3	17.5 / -48.4	20.3 / -56.2	
	2	20	11.4 / -31.9	13.6 / -38.0	16.0 / -44.6	18.9 / -51.7	
3	10	12.9 / -51.3	14.9 / -61.0	17.5 / -71.6	20.3 / -83.1		
	20	11.4 / -47.9	13.6 / -57.1	16.0 / -67.0	18.9 / -77.1		
	50	10.0 / -43.5	11.9 / -51.8	13.9 / -60.8	16.1 / -70.5		
	WALL	4	10	21.8 / -23.6	25.9 / -34.7	30.4 / -33.0	35.3 / -38.2
		4	20	20.8 / -22.6	24.7 / -26.9	29.0 / -31.6	33.7 / -36.7
		4	50	19.5 / -21.3	23.2 / -25.4	27.2 / -29.9	31.6 / -34.6
9		10	21.8 / -29.1	25.9 / -34.7	30.4 / -40.7	35.3 / -47.2	
9		20	20.8 / -27.2	24.7 / -32.4	29.0 / -38.0	33.7 / -44.0	
9		50	19.5 / -24.6	23.2 / -29.3	27.2 / -34.3	31.6 / -39.8	

HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS FOR BUILDING COMPONENTS & CLADDING			
BLDG HEIGHT	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE "D"
15	.82	1.21	1.47
20	.89	1.29	1.55
25	.94	1.35	1.61
30	1.00	1.40	1.66



PENETRATIONS

SOFFIT/DROPPED CLG.

FIREBLOCKING NOTES:

FIREBLOCKING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS.
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.
3. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH "PYRO PANEL MULTIFLEX SEALANT"
4. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS, FIREBLOCKING SHALL BE PROVIDED FOR THE FULL DEPTH OF THE JOISTS AT THE ENDS AND OVER THE SUPPORTS.

Fire Stopping DETAILS

SCALE: NONE

A

FLORIDA BUILDING CODE

Compliance Summary

TYPE OF CONSTRUCTION

Roof: Gable Construction, Wood Trusses @ 24" O.C.
Walls: 2x6 Wood Studs @ 16" O.C.
Floor: 4" Thk. Concrete Slab W/ Fiberglass Concrete Additive
Foundation: Continuous Footer/Stem Wall

ROOF DECKING

Material: 1/2" CDX Plywood or 7/16" O.S.B.
Sheet Size: 48'x96" Sheets Perpendicular to Roof Framing
Fasteners: .113 RING SHANKED Nails per schedule on sheet 5.4

SHEARWALLS

Material: 1/2" CDX Plywood or 7/16" O.S.B.
Sheet Size: 48'x96" Sheets Placed Vertical
Fasteners: .113 COMMON Nails @ 4" O.C. Edges @ 8" O.C. Interior
Dragstrut: Double Top Plate (S.Y.P.) W/16d Nails @ 12" O.C.
Wall Studs: 2x6 Studs @ 16" O.C.

HURRICANE UPLIFT CONNECTORS

Truss Anchors: SIMPSON H2.5a @ Ea. Truss End (Typ. U.O.N.)
Wall Tension: Wall Sheathing Nailing is Adequate - 8d @ 4" O.C. Top @ Bot.
Anchor Bolts: 1/2" A307 Bolts @ 48" O.C. - 1st Bolt 6' from corner
Corner Hold-down Devices: (1) HD5a @ each corner
Porch Column Base Connector: Simpson ABU88 @ each column
Porch Column to Beam Connector: Simpson M8TA24 (2 ea. side) or Simpson EFC88 or 2 - 5/8" thru bolts

FOOTINGS AND FOUNDATIONS

Footings: 20'd x 18" w X Cont. W/ 3 - #5 Bars Cont. on wire/plastic chairs @ 48" o.c.
Footings: 20'd x 12" w X Cont. W/ 2 - #5 Bars Cont. on wire/plastic chairs @ 48" o.c.
Int. Footings: 12" X 18" w X Cont. W/ 3 - #5 Bars Cont. on wire/plastic chairs @ 48" o.c.

STRUCTURAL DESIGN CRITERIA:

1. THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE 2023 FLORIDA 8th EDITION BUILDING CODE - SECTION 1603 AND OTHER REFERENCED CODES AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT TIME OF PERMIT.

2. WIND LOAD CRITERIA: RISK CATEGORY: 2. EXPOSURE: "B"

BASED ON ANSI/ASCE 7-22. 2023 FBC 1603-A WIND VELOCITY: V_{ULT} = 130 MPH
V_{ASD} = 101 MPH

3. ROOF DESIGN LOADS:
SUPERIMPOSED DEAD LOADS: 20 PSF
SUPERIMPOSED LIVE LOADS: 20 PSF

4. FLOOR DESIGN LOADS:
SUPERIMPOSED DEAD LOADS: 25 PSF
SUPERIMPOSED LIVE LOADS: 40 PSF
RESIDENTIAL 60 PSF
BALCONIES 60 PSF

5. WIND NET UPLIFT: ARE AS INDICATED ON PLANS

TERMITE PROTECTION NOTES:

SOIL CHEMICAL BARRIER METHOD:

1. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL. FBC 104.2.6
2. CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 1503.4.4
3. IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FBC 1503.4.4
4. TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERINGS AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6". EXCEPTION: PAINT AND DECORATIVE CEMENTIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 1403.1.6
5. INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 1516.1.1
6. SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. FBC 1516.1.2
7. BOXED AREAS IN CONCRETE FLOOR FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT. FBC 1516.1.3
8. MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RET. ARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1516.1.4
9. CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1516.1.5
10. SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1516.1.6
11. AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED. FBC 1516.1.6
12. ALL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMENT. FBC 1516.1.7
13. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY * LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES". FBC 1516.1.7
14. AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL. FBC 2303.1.3
15. NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 2303.1.4

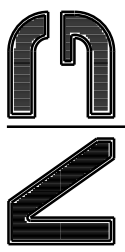
REVISIONS

May 22nd, 2026

CUSTOM HOME FOR:

DILLON RESIDENCE

COLUMBIA COUNTY, FLORIDA



NICHOLAS
PAUL
GEISLER
ARCHITECT
N.C.A.A.C. Certified

1159 N.W. Bryant Rd.
Largo City, FL 33055

SHEET NUMBER

S.3

OF 4 SHEETS

AR0007005

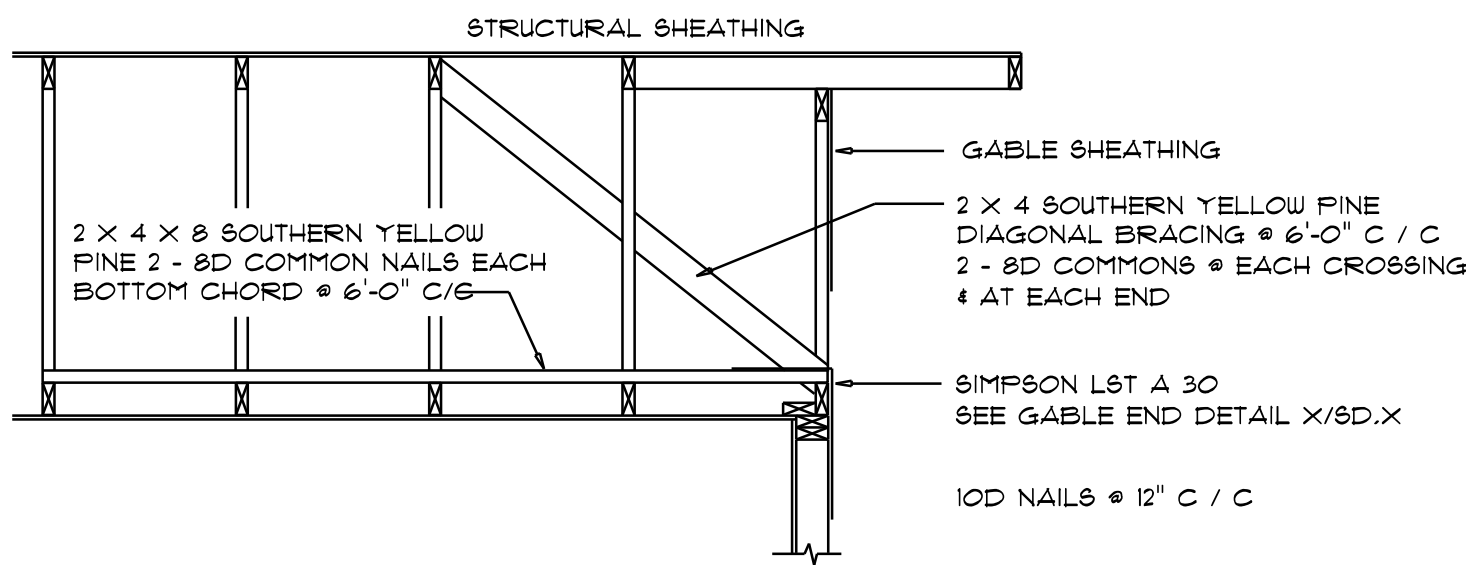
REVISIONS
May 22nd, 2026

CUSTOM HOME FOR:
DILLON RESIDENCE
COLUMBIA COUNTY, FLORIDA

NICHOLAS PAUL GEISLER ARCHITECT
1759 N.W. 15th Rd.
Lake City, FL 32055
NCA#26, Certified

SHEET NUMBER
S.4
OF 4 SHEETS

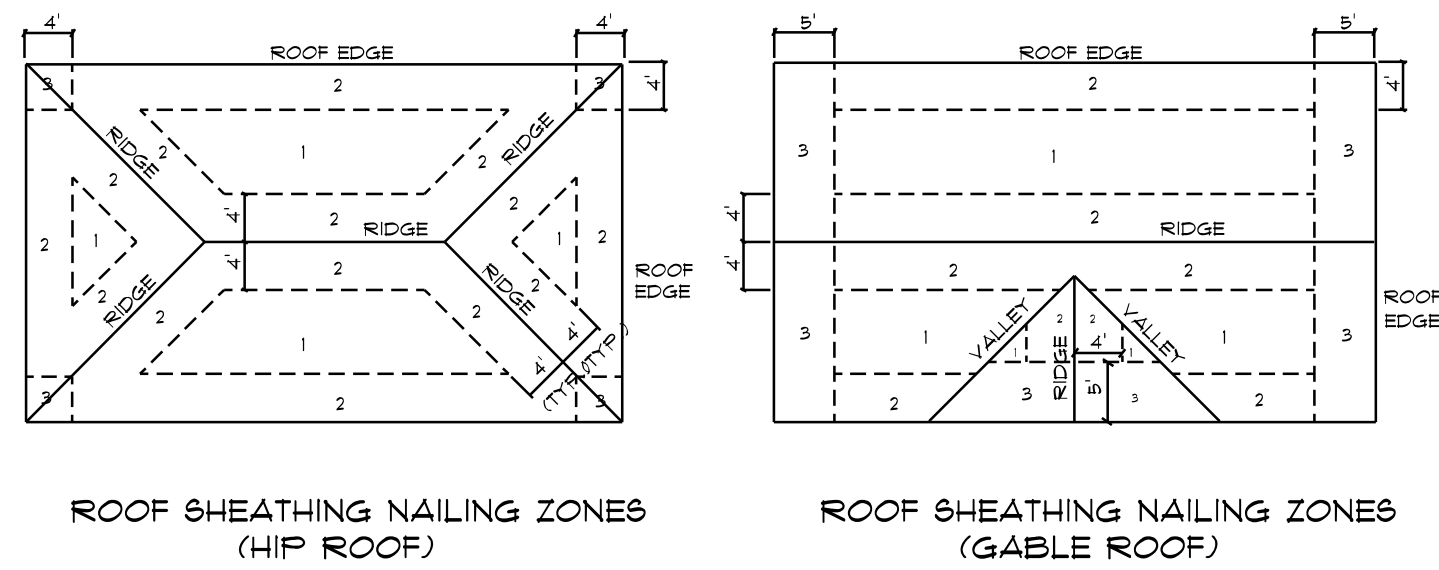
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END WALL BRACING FOR CEILING DIAPHRAGM

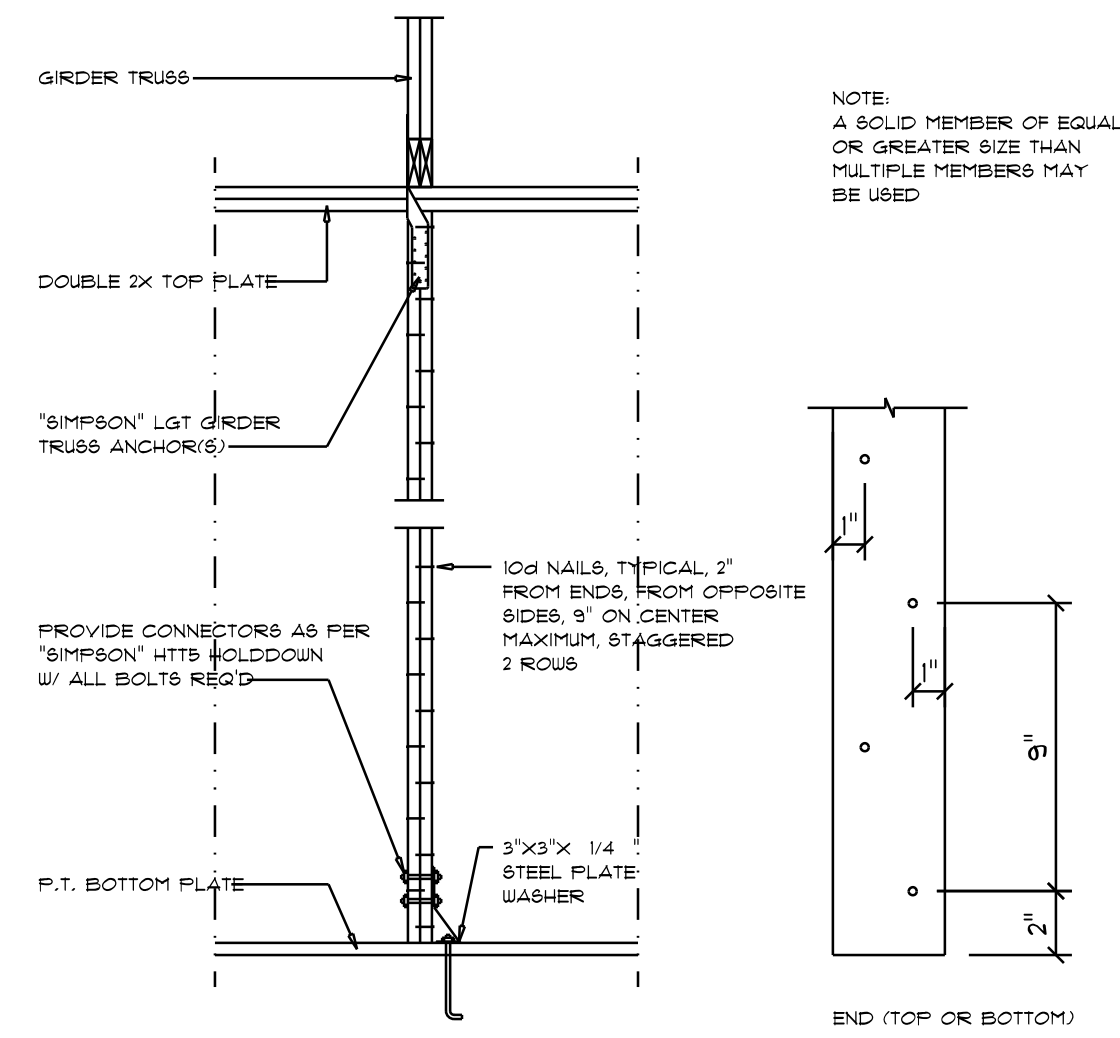
NTS (ALTERNATIVE TO BALLOON FRAMING)
NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE

ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	1/16" O.S.B. OR 15/32" CDX	8d RING SHANK OR 8d HOT DIPPT GALVANIZED BOX NAILS	6" IN. O.C. EDGE & 16" O.C. FIELD
2			6" IN. O.C. EDGE & 16" O.C. FIELD
3			4" IN. O.C. GABLE ENDWALL OR GABLE TRUSS & 16" O.C. EDGE & 16" O.C. FIELD



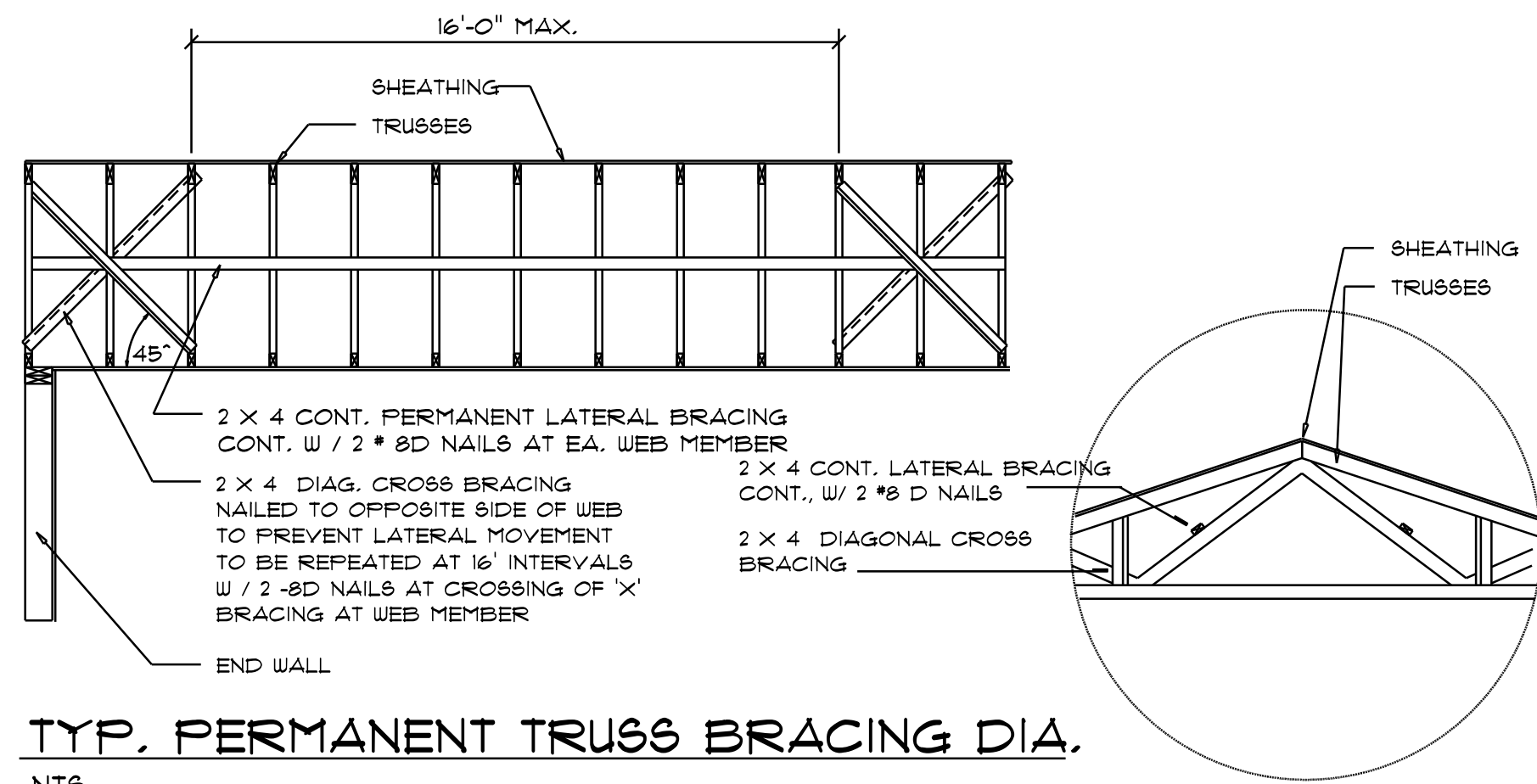
Roof Nail Pattern DET.

SCALE: NONE



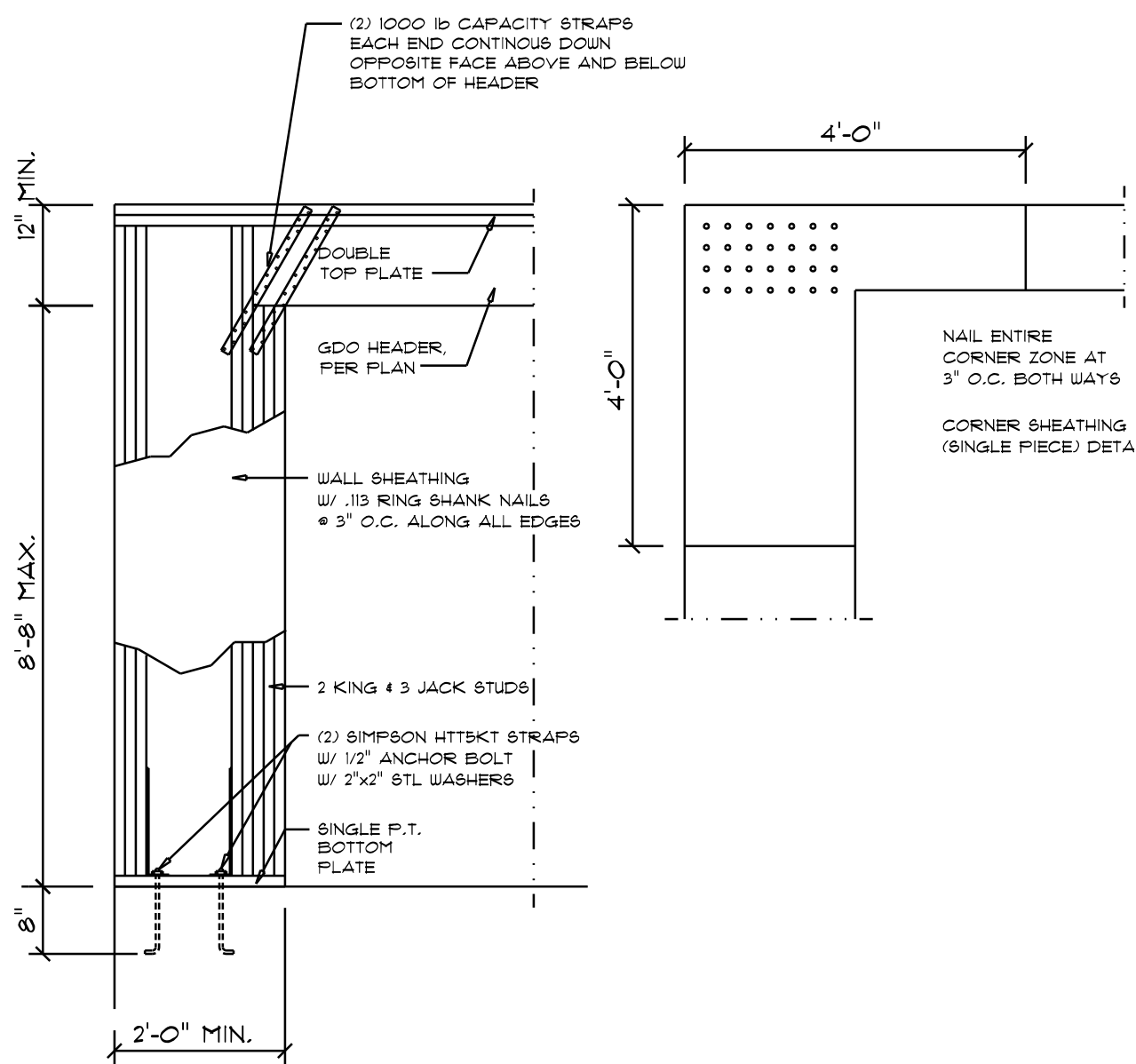
Girder Truss Column DET.

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



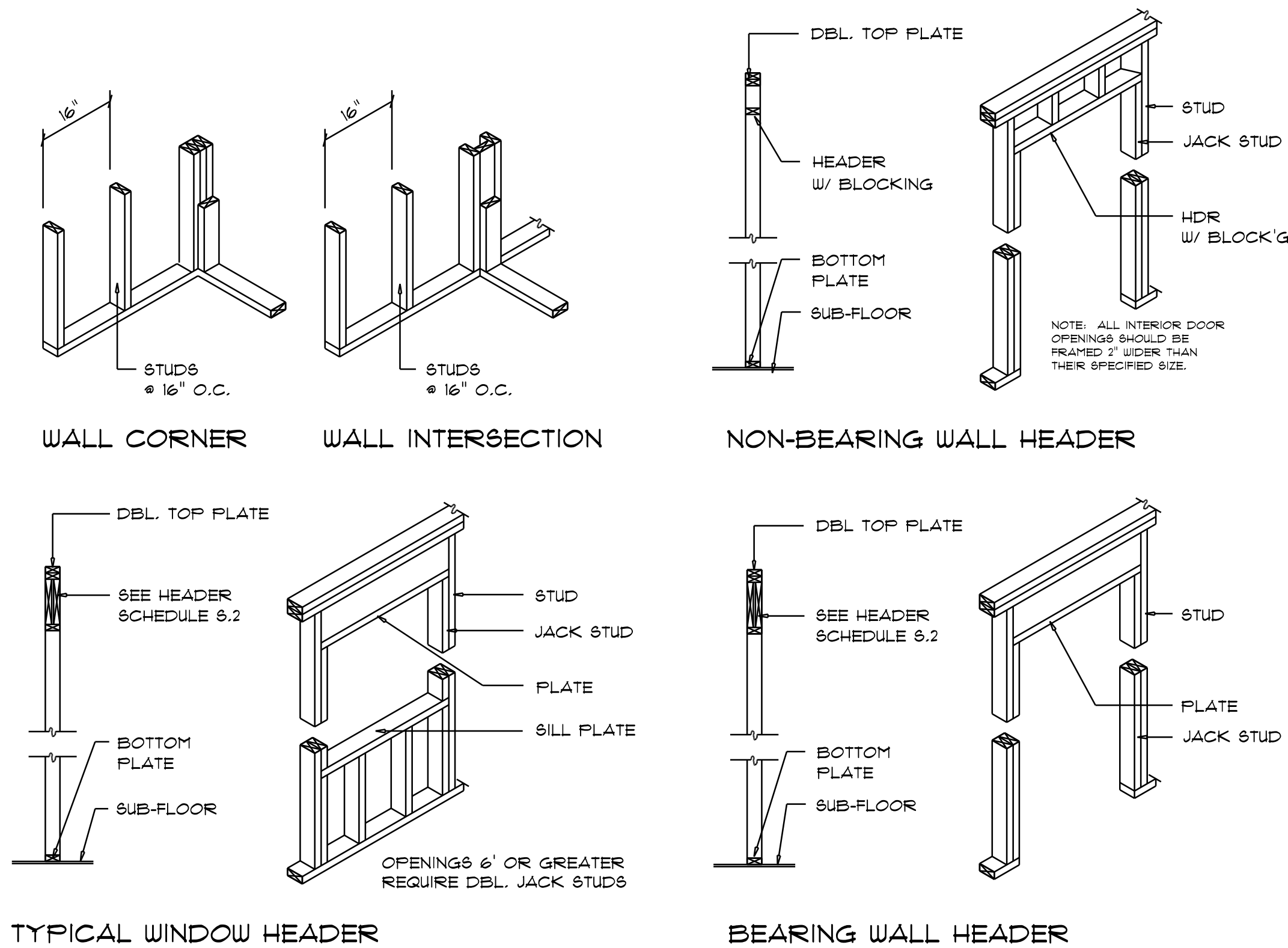
TYP. PERMANENT TRUSS BRACING DIA.

NTS
NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE



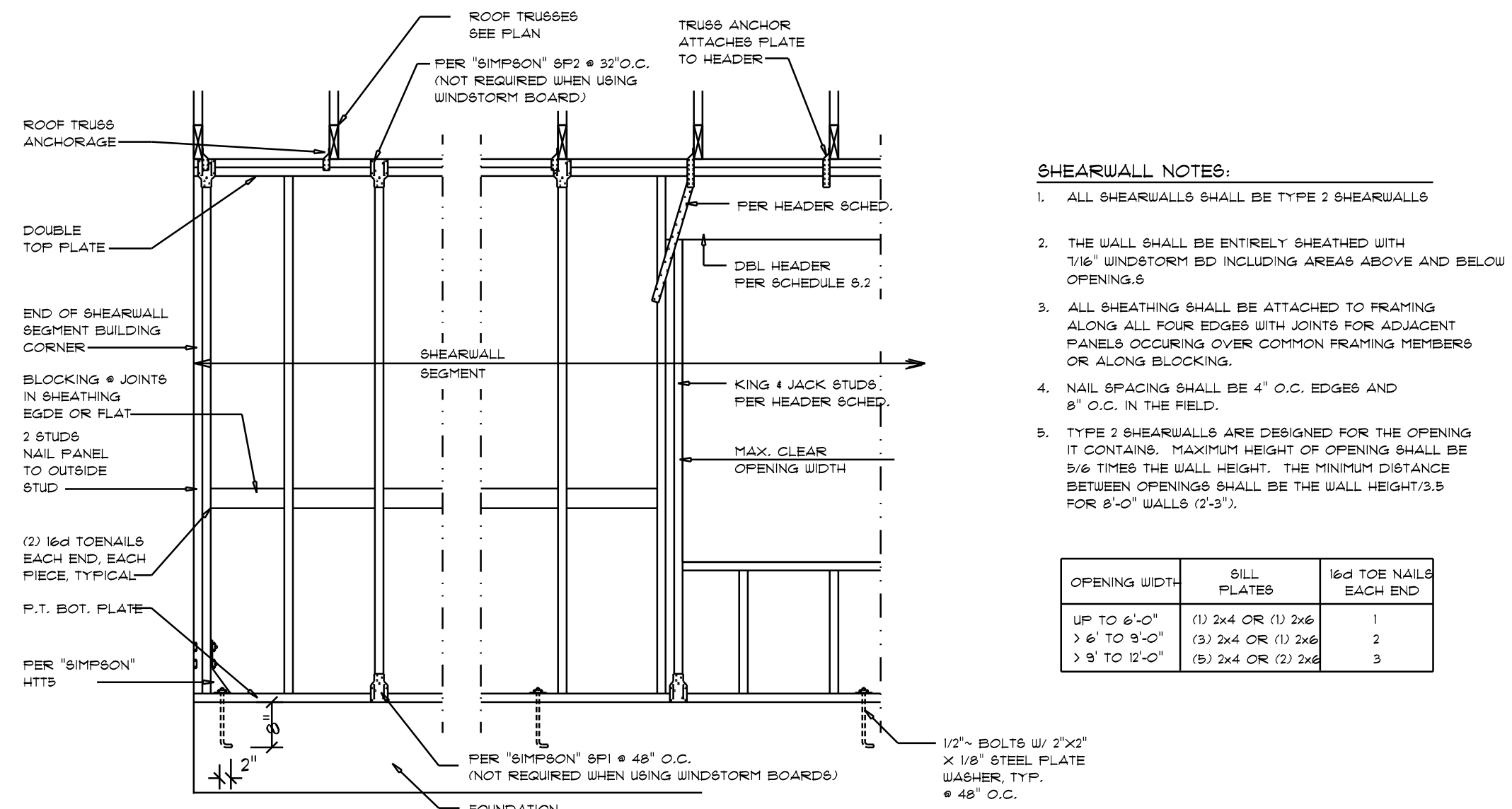
Garage End Wall DETAILS

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



Wall Framing/Header DETAILS

SCALE: NONE



Shear Wall DETAILS

SCALE: NONE

- SHEARWALL NOTES:**
- ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS
 - THE WALL SHALL BE ENTIRELY SHEATHED WITH 1/16" WINDSTORM BD INCLUDING AREAS ABOVE AND BELOW OPENING.S
 - ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURRING OVER COMMON FRAMING MEMBERS OR ALONG BLOCKING.
 - NAIL SPACING SHALL BE 4" O.C. EDGES AND 8" O.C. IN THE FIELD.
 - TYPE 2 SHEARWALLS ARE DESIGNED FOR THE OPENING IT CONTAINS. MAXIMUM HEIGHT OF OPENING SHALL BE 5/16 TIMES THE WALL HEIGHT. THE MINIMUM DISTANCE BETWEEN OPENINGS SHALL BE THE WALL HEIGHT/3.5 FOR 8'-0" WALLS (2'-3").

OPENING WIDTH	SILL PLATES	16d TOP NAILS EACH END
UP TO 6'-0"	(1) 2x4 OR (1) 2x6	1
> 6' TO 9'-0"	(3) 2x4 OR (1) 2x6	2
> 9' TO 12'-0"	(5) 2x4 OR (2) 2x6	3