



REAR ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SCANNED



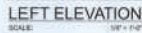
REVISIONS SCHEDULE	
July 20th, 2019	Proposed Drawing
August 18th, 2019	Revisions

WESLEY MODEL
High Pointe Subdivision, Lake City, FL 32055
IC CONSTRUCTION
811 W Duval St, Lake City, FL 32055

RIDGEPOINT
DESIGN
314 WEST HUNAL STREET, LAKE CITY, FLORIDA 32055
P: 386-288-1188
E: RIDGEPOINTDESIGN@GMAIL.COM

SHEET NUMBER
A.1
OF 4 SHEETS

38749



SHEET NUMBER
A.2
OF 4 SHEETS

AREA SUMMARY

LIVING	2,381	S.F.
ENTRY PORCH	270	S.F.
COVERED PORCH	290	S.F.
GARAGE	450	S.F.
TOTAL AREA	3,391	S.F.

TOTAL CUBIC SQUARE FOOTAGE OF CONDITIONED SPACE IS 31,412

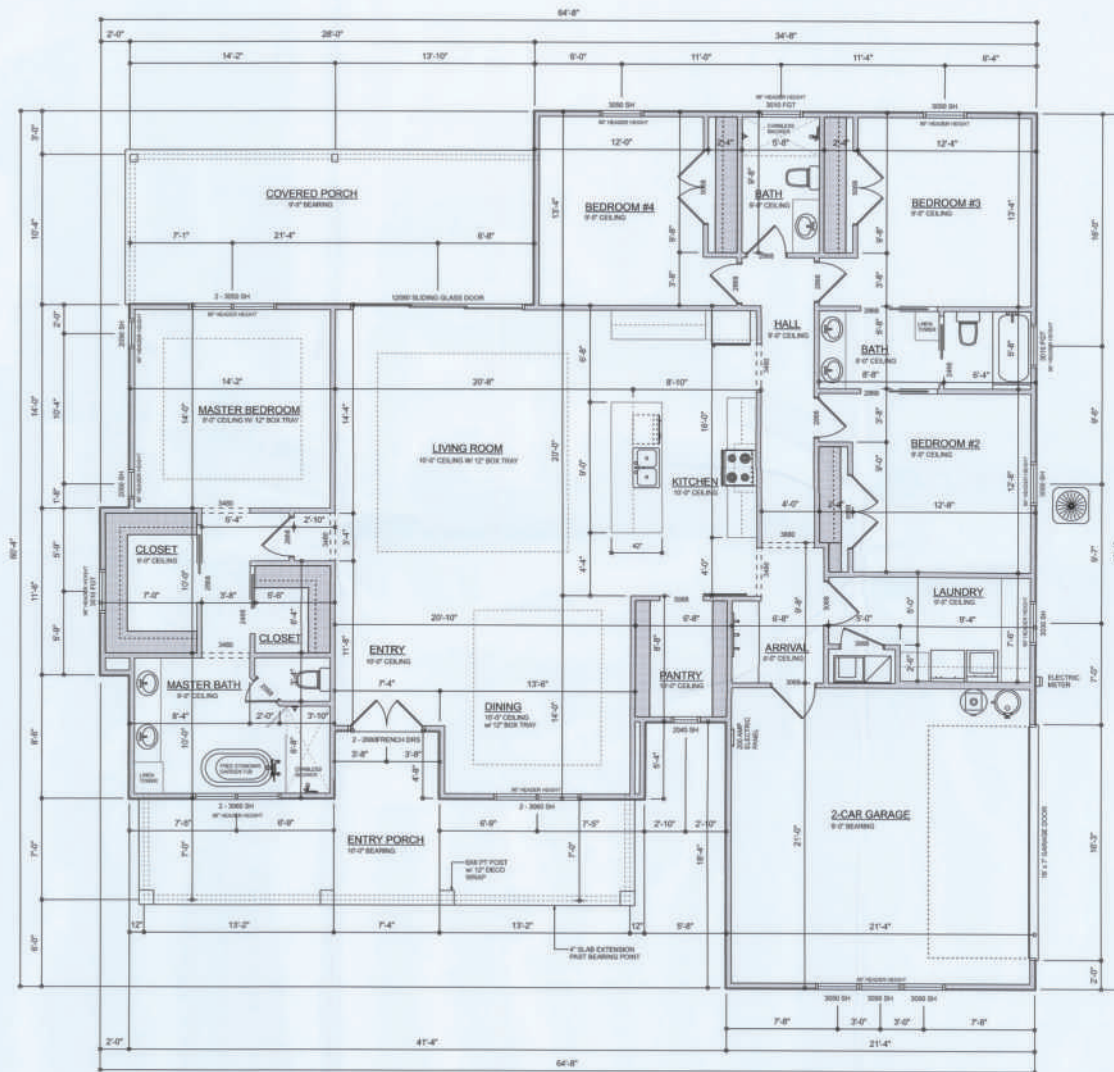
Garage fire separations shall comply with the following:

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 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.



DIMENSIONED FLOOR PLAN

SCALE: 1/8" = 1'-0"

REVISIONS SCHEDULE	
July 20th, 2019	Proposed Drawing
August 6th, 2019	Revisions

WESLEY MODEL
Lot 10, High Pointe Subdivision, Lake City, FL 32055
IC CONSTRUCTION
811 W Duval St, Lake City, FL 32055

RIDGEPOINT
DESIGN
3810 WEST DUNAL STREET, LAKE CITY, FLORIDA 32055
P: 386-288-1188
E: RIDGEPOINTDESIGN@GMAIL.COM

SHEET NUMBER
A.3
OF 4 SHEETS

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
CEILING FAN	5	
CAN LIGHT 6inch	34	
CHANDELIER	2	
FLUORESCENT LIGHT 1x4	3	
PENDANT LIGHT	2	
EXTERIOR SCORCE	2	
MOTION SECURITY LIGHT	3	
ELECTRIC METER	1	
ELECTRIC PANEL	1	
CABLE TV OUTLET	2	
EXHAUST FAN	3	
LAN connection	2	
OUTLET	44	
OUTLET 220v	6	
OUTLET GFI	17	
OUTLET WP	6	
SMOKE DETECTOR	7	
STANDARD LIGHT	5	
SWITCH	31	
SWITCH 3 WAY	24	
VANITY BAR LIGHT - SMALL	5	

ELECTRICAL PLAN NOTES:

INSTALLATION SHALL BE PER 2017 NATL. 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

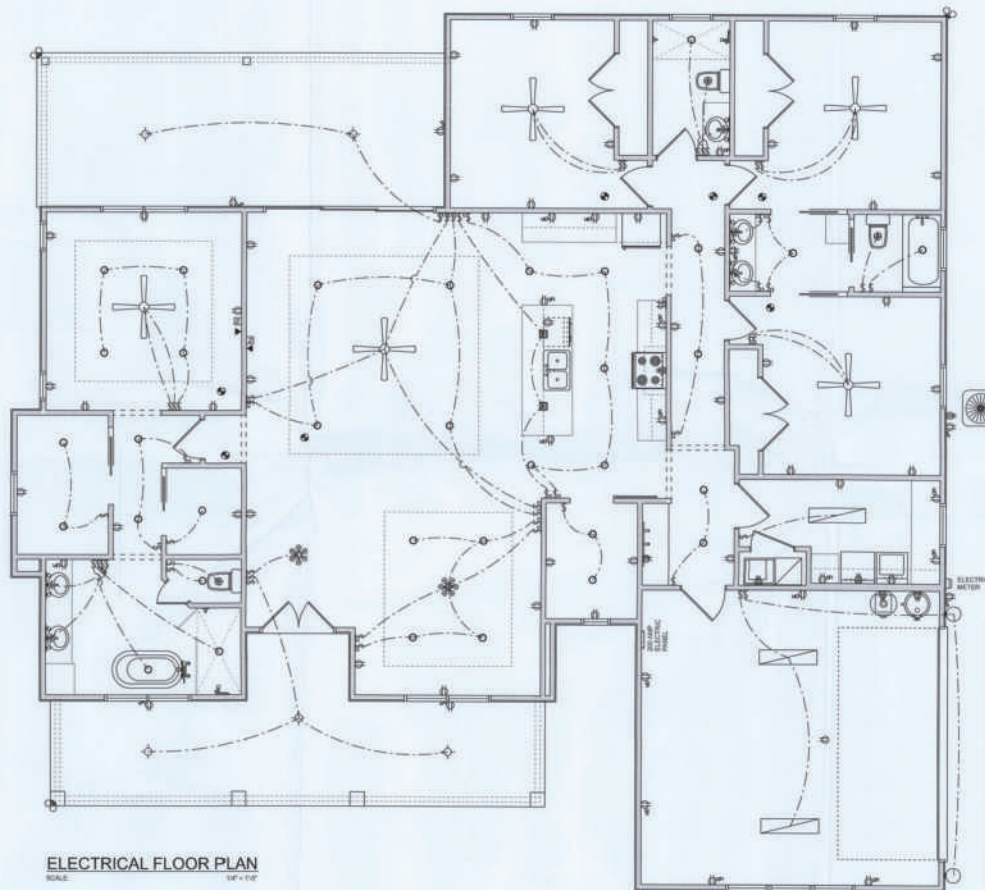
TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNERS DIRECTIONS, & IN ACCORDANCE W/ APPLICABLE SECTIONS OF NEC-LATEST EDITION.

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 (WEGFI)

NOTE:
ELECTRICAL CONTR. SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADDS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL COTS IDENTIFIED W/ COT 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 DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY



ELECTRICAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

REVISIONS SCHEDULE	
July 20th, 2019	Proposal Drawing
August 6th, 2019	Revisions

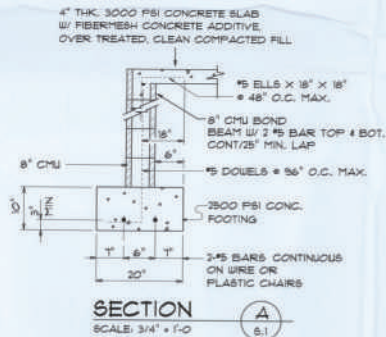
WESLEY MODEL
Lot 11, High Pines Subdivision, Lake City, FL 32055
IC CONSTRUCTION
818 W Duval St, Lake City, FL 32055

RIDGEPOINT DESIGN
300 WEST TOWN STREET, LAKE CITY, FLORIDA 32055
P: 386-288-1086
E: RIDGEPOINTDESIGN@GMAIL.COM

SHEET NUMBER
A.4
OF 4 SHEETS

CONCRETE / MASONRY / METALS GENERAL NOTES:

- DESIGN SOIL BEARING PRESSURE: 500 PSF.
- EXPANSIVE SOILS: WORK 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 G.O. SHALL BE PLACED IN 12" LIFTS. BOTH SUB-SOIL AND FILL COMPACTION SHALL BE NOT LESS THAN 98% AS MEASURED BY A MODIFIED PROCTOR TEST AT THE RATE OF ONE TEST FOR EACH 500 SF OF BUILDING FLOOR AREA OR FRACTION THEREOF, FOR EACH 12" LIFT.
- REINFORCING STEEL SHALL BE GRADE 60 AND MEET THE REQUIREMENTS OF ASTM A63. ALL BENDS SHALL BE MADE COLD.
- WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIREMENTS OF ASTM A63. MIN. YIELD STRESS = 55 KSI.
- CONCRETE SHALL BE STANDARD MIX FC = 3000 PSI FOR ALL FTS, SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD PUMP MIX FC = 3000 PSI. STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS OF PLACEMENT. FINISH, 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. Fx = 500 PSI.
- MORTAR SHALL BE TYPE "M" ON "M" FOR ALL MASONRY UNITS.
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 STANDARDS FOR STRENGTH. BOLTS SHALL BE ASTM A307 / GRADE I OR A325 AS PER PLAN REQUIREMENTS.
- WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.
- 2x4 RIT WOOD BOLL CONT. ALL AROUND @ 5/8" A.B. @ 3' 0" X 54" PLATE WARMERS WITH 6" FROM EACH CORNER. SA. W/ 1 WITHIN 5/8" FROM ALL WALL OPENINGS / ENDS - W/ 2 A.B. @ 7" BOLL WARMERS ALONG EACH ROW @ 48" O.C. MAX. - ALL ANCHOR BOLTS SHALL HAVE A MINIMUM OF 8" EMBEDMENT INTO THE CONCRETE.

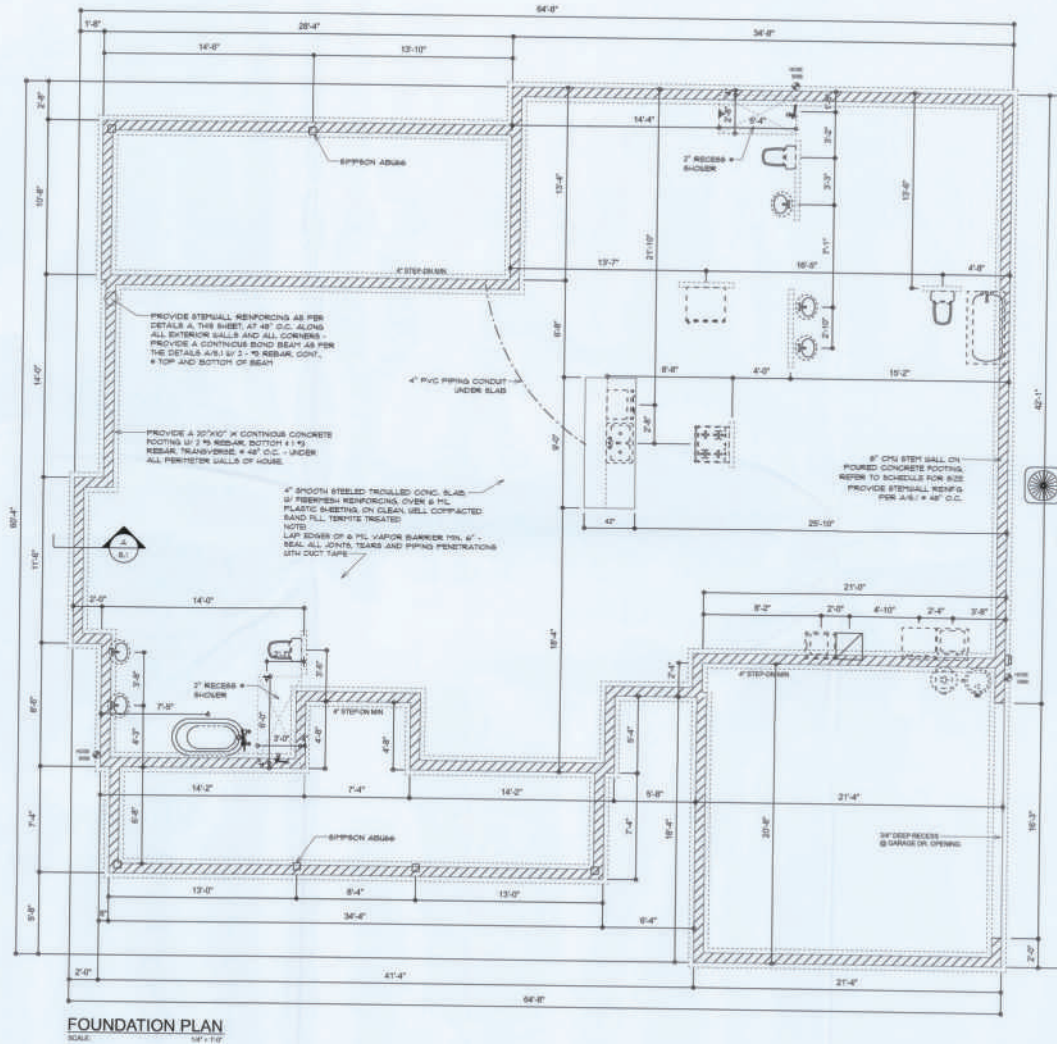


NOTE:
THE DESIGN WIND SPEED FOR THIS PROJECT IS 100 MPH PER FBC 607B AND LOCAL JURISDICTION REQUIREMENTS

NOTE:
PLUMBING CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL PLUMBING WORK, INCLUDING ALL PLUMBING LINE LOCATIONS AND RISER DIAGRAM. - CONTR. SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER AND 1 COPY TO THE PERMIT ISSUING AUTHORITY.

NOTE:
ADDED FILL SHALL BE APPLIED IN 8" LIFTS - 98% LIFT SHALL BE 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., SIZE, LINE, EQUIPMENT SCH. & BALANCING REPORT - CONTR. SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.



REVISIONS
August 7th, 2019

WESLEY MODEL
Lot 10, High Pines Subdivision, Lake City, FL 32065
IC CONSTRUCTION
818 W. David St., Lake City, FL 32065

NICHOLAS
GERBER
ARCHITECT
1700 1st Street, S.W.
Lake City, FL 32065
(407) 381-5000

SHEET NUMBER
S.1
OF 4 SHEETS



General Roofing Notes:

DECK REQUIREMENTS:
ASPHALT SHINGLES SHALL BE FASTENED TO SMOOTH SHEATHED DECK.

SLOPE:
ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF 3:12 OR GREATER. FOR ROOF SLOPES FROM 12:12 TO 4:12, UNDERLAYMENT IS REQUIRED.

UNDERLAYMENT:
UNLESS OTHERWISE NOTED, UNDERLAYMENT SHALL COMPLY W/ ASTM D 226, TYPE 1 OR ASTM D 4889, TYPE 1.

SELF-ADHESIVE POLYMER MODIFIED BITUMEN SHALL COMPLY W/ ASTM D 2950.

ASPHALT SHINGLES:
ASPHALT SHINGLES SHALL HAVE SELF SEAL STRIPS OR BE INTERLOCKING, AND COMPLY WITH ASTM D 226 OR ASTM D 3462.

FASTENERS:
FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS. MINIMUM 2 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 SHINGLE. SHINGLES LOCATED IN BARGE AND RIDGE OF 10 MPH OR GREATER, SPECIAL METHODS OF FASTENING ARE REQUIRED. UNLESS OTHERWISE NOTED, ATTACHMENT OF ASPHALT SHINGLES SHALL COMPLY WITH ASTM D 3462 OR 1100.02.10.15.

UNDERLAYMENT APPLICATION:
FOR ROOF SLOPES FROM 12:12 TO 4:12 UNDERLAYMENT SHALL BE A MINIMUM OF TWO LAYERS, APPLIED 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 SUCCESSION SHEETS 19 INCHES AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

FOR ROOF SLOPES OF 4:12 AND GREATER, UNDERLAYMENT SHALL BE A MINIMUM OF ONE LAYER OF UNDERLAYMENT FELT APPLIED AS FOLLOWS:
STARTING AT THE EAVE, UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION PARALLEL TO THE EAVE, LAPPED 2 INCHES, AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

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

VALLEYS:
VALLEY LINING SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LINING OF THE FOLLOWING TYPES SHALL BE PERMITTED:
1. FOR OPEN VALLEYS LINED WITH METAL THE VALLEY LINING SHALL BE AT LEAST 1/8" WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN REC. TABLE 1003.3.1.
2. FOR OPEN VALLEYS, VALLEY LINING OF TWO PLYS OF MINERAL SURFACE ROLL ROOFING SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 16 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 346.
3. SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 2950.

NOTE 1111:
ROOFING PRODUCTS SHALL BE AS MANUFACTURED BY "TAKKO ROOFING PRODUCTS" OF THE FOLLOWING MODELS:

GLASS-SEAL AIR
ELITE GLASS-SEAL AIR
HERITAGE 30 AIR
HERITAGE 40 AIR
HERITAGE 50 AIR

THESE SHINGLES MEET THE REQUIREMENTS OF ASTM D-364 TYPE 1 MODIFIED TO 100 MPH WINDS 4 REC TAB 100, USING 4 NAILS/SHINGLE.



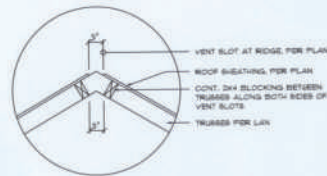
MULTIPLE GANG LAM. DETAIL
NOT TO SCALE



PLYWOOD FLITCH BEAM DETAIL
NOT TO SCALE

B/U Beam DETAILS

SCALE: NONE



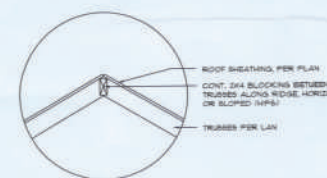
Vent DETAIL

SCALE: NONE



Joint DETAIL

SCALE: NONE



Ridge DETAIL

SCALE: NONE

FRAMING ANCHOR SCHEDULE

APPLICATION:
TRUSS TO WALL;
GIRDER TRUSS TO POST/HEADER;
HEADING TO KING STUD;
PLATE TO STUD;
STUD TO BELL;
PORCH BEAM TO POST;
PORCH POST TO FND.;
FSEC. JOINTS

MANUFACTURER:
SIMPSON 10.5K or SDUC6400
SIMPSON 10.5K or SDUC6400
SIMPSON 10.5K or SDUC6400
NO CONNECTION REQ. WHEN USING UNIFORM BOARD
NO CONNECTION REQ. WHEN USING UNIFORM BOARD
SIMPSON 10.5K or SDUC6400
SIMPSON 10.5K or SDUC6400
SIMPSON 10.5K or SDUC6400

CAP.
600P
750P
150P

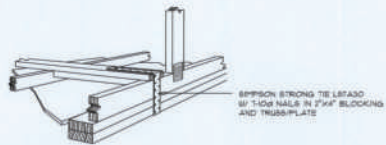
100P
200P
350P

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 10.5K FRAMING ANCHORS, TYPICAL 1.0.

NOTE:
"SIMPSON" PRODUCT APPROVAL:
FLORIDA COUNTY REPORT #15-088.5

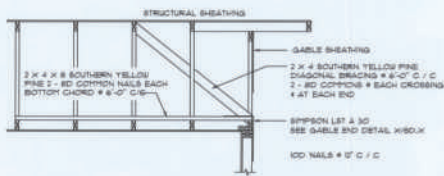
NOTE:
"SIMPSON" PRODUCT APPROVAL:
FLORIDA COUNTY REPORT #15-088.5, #15-088.6, #15-088.7, #15-088.8, #15-088.9, #15-089.0, #15-089.1, #15-089.2, #15-089.3, #15-089.4, #15-089.5, #15-089.6, #15-089.7, #15-089.8, #15-089.9, #15-090.0, #15-090.1, #15-090.2, #15-090.3, #15-090.4, #15-090.5, #15-090.6, #15-090.7, #15-090.8, #15-090.9, #15-091.0, #15-091.1, #15-091.2, #15-091.3, #15-091.4, #15-091.5, #15-091.6, #15-091.7, #15-091.8, #15-091.9, #15-092.0, #15-092.1, #15-092.2, #15-092.3, #15-092.4, #15-092.5, #15-092.6, #15-092.7, #15-092.8, #15-092.9, #15-093.0, #15-093.1, #15-093.2, #15-093.3, #15-093.4, #15-093.5, #15-093.6, #15-093.7, #15-093.8, #15-093.9, #15-094.0, #15-094.1, #15-094.2, #15-094.3, #15-094.4, #15-094.5, #15-094.6, #15-094.7, #15-094.8, #15-094.9, #15-095.0, #15-095.1, #15-095.2, #15-095.3, #15-095.4, #15-095.5, #15-095.6, #15-095.7, #15-095.8, #15-095.9, #15-096.0, #15-096.1, #15-096.2, #15-096.3, #15-096.4, #15-096.5, #15-096.6, #15-096.7, #15-096.8, #15-096.9, #15-097.0, #15-097.1, #15-097.2, #15-097.3, 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**GABLE END GYPSUM DIAPHRAGM
HOLDOWN CONNECTOR**

SCALE: NONE

A.1

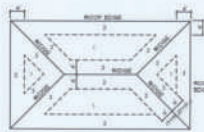


**END WALL BRACING FOR
CEILING DIAPHRAGM**

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

A

NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	1/2" T. S.D.	1/2" RING SHANKED NAILS	6" O.C. NAILED
2	1/2" T. S.D.	1/2" RING SHANKED NAILS	6" O.C. NAILED
3	1/2" T. S.D.	1/2" RING SHANKED NAILS	6" O.C. NAILED



**ROOF SHEATHING NAILING ZONES
(H/P ROOF)**

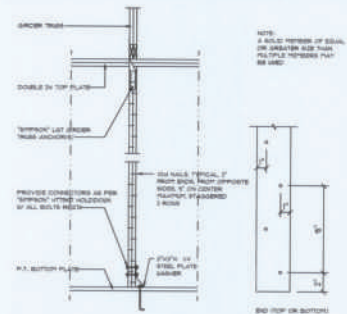


**ROOF SHEATHING NAILING ZONES
(GABLE ROOF)**

Roof Nail Pattern DET.

SCALE: NONE

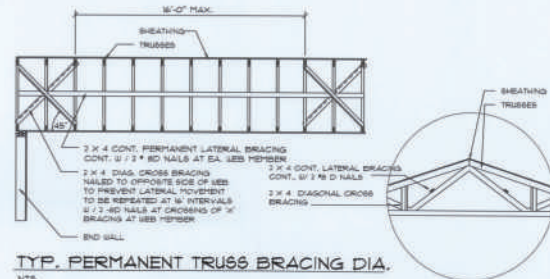
B



Girder Truss Column DET.

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

C



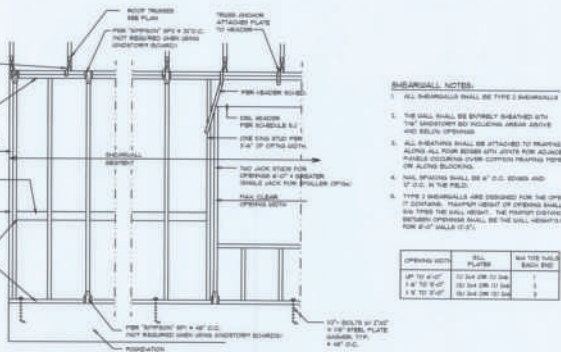
TYP. PERMANENT TRUSS BRACING DIA.

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

Truss Bracing DETAILS

SCALE: AS NOTED

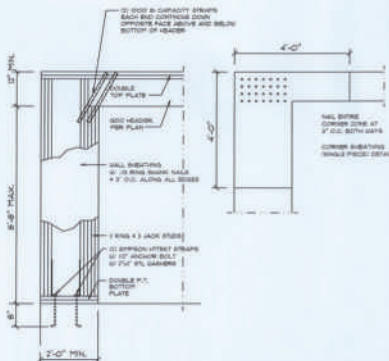
D



Shear Wall DETAILS

SCALE: NONE

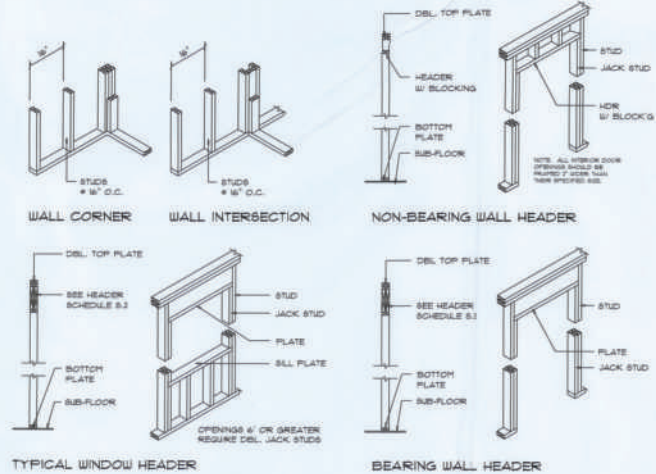
E



Garage End Wall DETAILS

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

G



Wall Framing/Header DETAILS

SCALE: NONE

F

REVISIONS
August 7th, 2019

WESLEY MODEL
Lot 10, High House Subdivision, Lake City, FL 32055
IC CONSTRUCTION
818 W Duval St, Lake City, FL 32055

NICHOLAS PAUL GEISLER
ARCHITECT
NPG-ARCHITECTS.COM

SHEET NUMBER
S.4
OF 4 SHEETS

