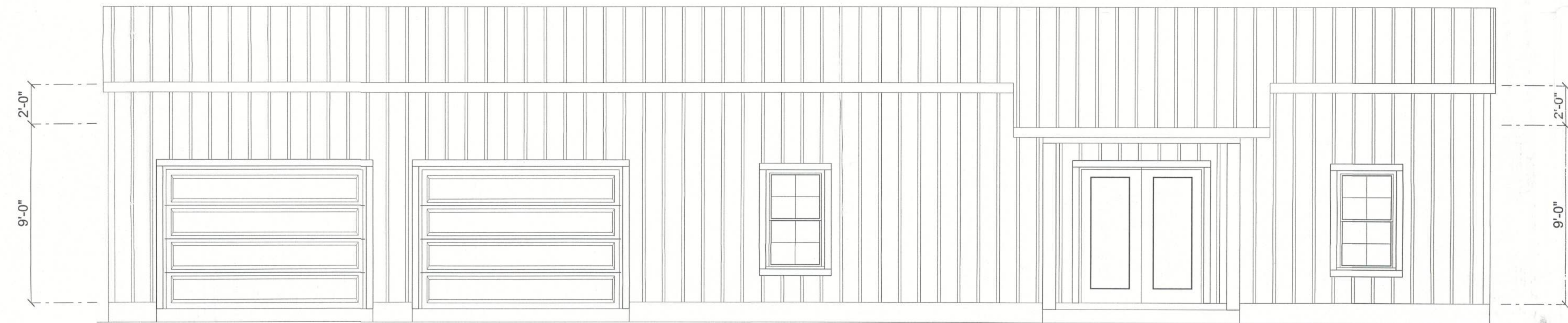
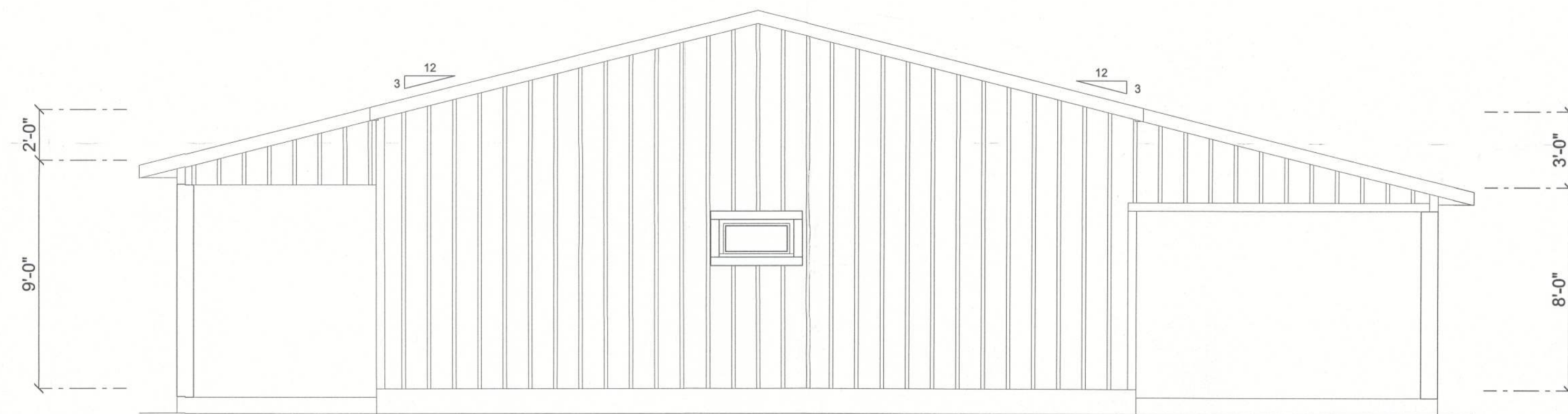


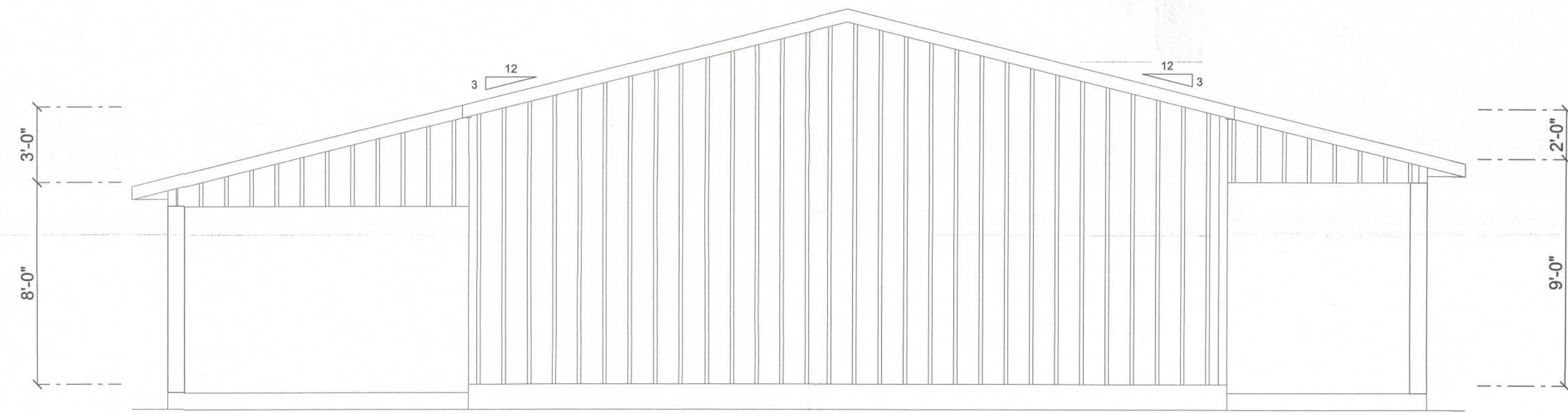
REAR ELEVATION  
SCALE: 1/4" = 1'-0"



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



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



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



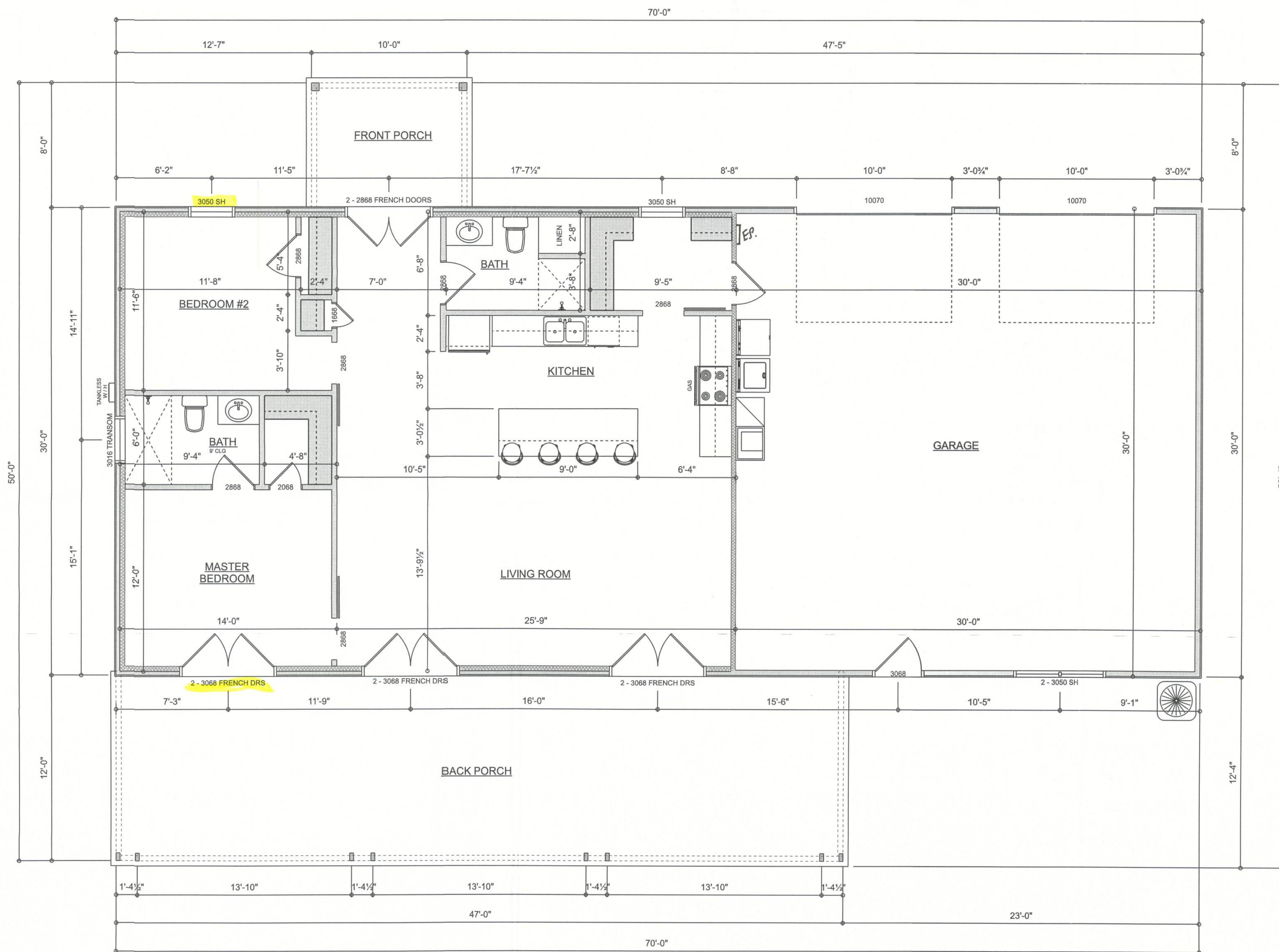
REVISIONS SCHEDULE	
PROPOSAL	June 20th, 2024
REVISIONS	July 26th, 2024

A BARNDOMINIUM FOR:  
**GIANOULIS RESIDENCE**  
COLUMBIA COUNTY, FLORIDA

**RIDGEPOINT  
DESIGN**  
566 SW ARLINGTON BLVD, STE 101 LAKE CITY, FL 33025  
P: 386-288-1188  
E: RIDGEPOINTDESIGN@GMAIL.COM

SHEET NUMBER  
**A.1**  
OF 5 SHEETS





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 (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

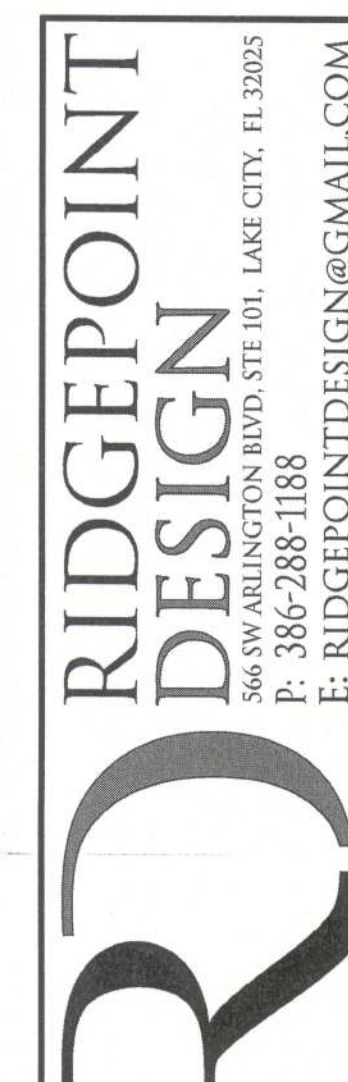
SCALE: 1/4" = 1'-0"

#### AREA SUMMARY

LIVING AREA	1,205	S.F.
GARAGE	900	S.F.
FRONT PORCH	564	S.F.
BACK PORCH	80	S.F.
TOTAL AREA	2,749	S.F.

REVISIONS SCHEDULE	
PROPOSAL	June 20th, 2024
REVISIONS	July 26th, 2024

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**GIANOULIS RESIDENCE**  
COLUMBIA COUNTY, FLORIDA



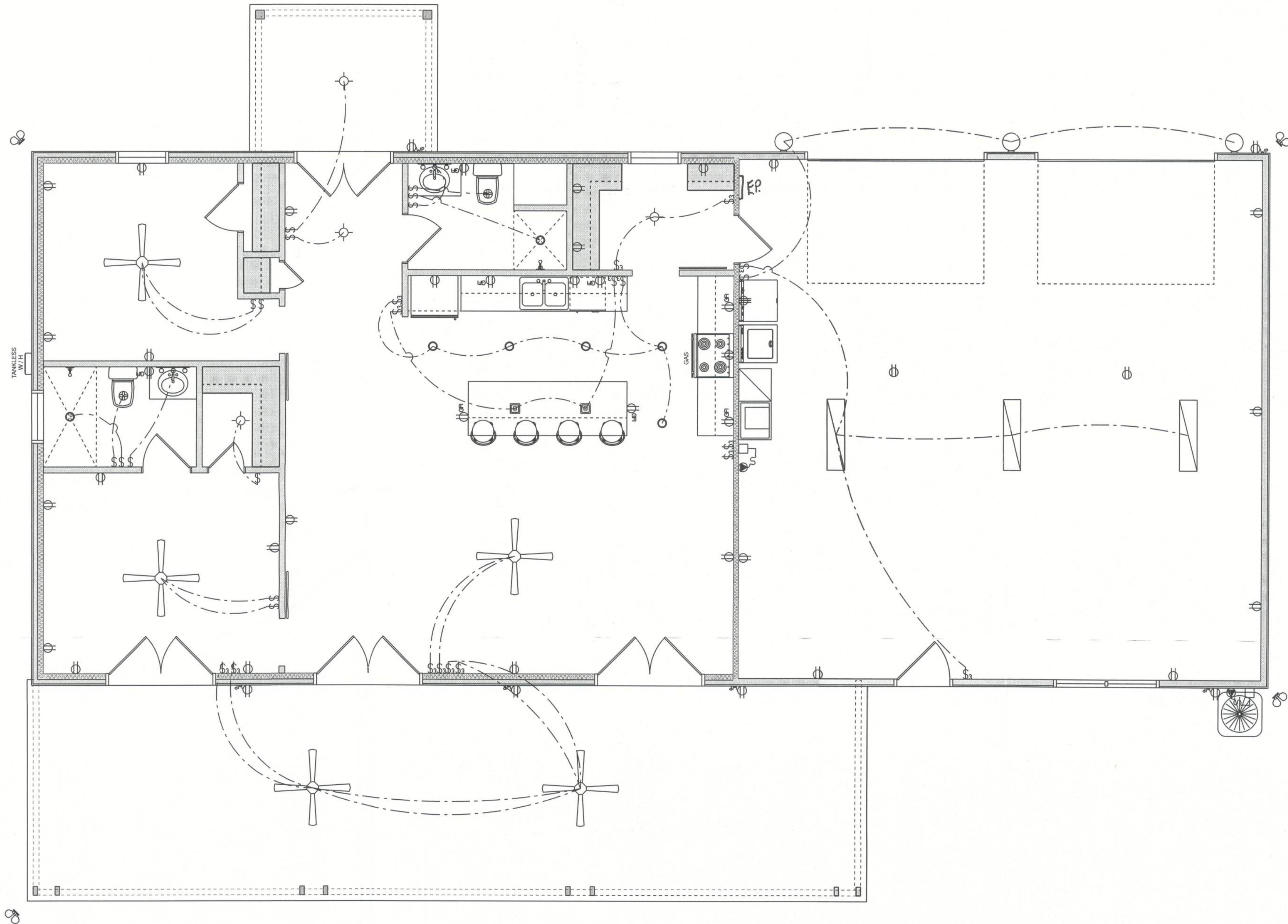
SHEET NUMBER  
**A.2**  
OF 5 SHEETS



ELECTRICAL LEGEND			
CEILING FAN		CARBON DETECTOR	
CAN LIGHT 6inch		CAT6 OUTLET	
CHANDELIER		EXHAUST FAN	
LED CEILING LIGHT 1x4		OUTLET	
PENDANT LIGHT		OUTLET 220v	
EXTERIOR SCONCE		OUTLET GFI	
MOTION SECURITY LIGHT		OUTLET WP	
AC DISCONNECT		SMOKE DETECTOR	
CABLE TV OUTLET		SWITCH	
		SWITCH 3 WAY	
		VANITY BAR LIGHT - SMALL	

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 DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADD'NS 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 NEC-LATEST EDITION.  
LOCATIONS/ROUTING / DEPTH, RISER DIA. SHALL INCLUDE WIRE SIZES/TYPE & EQUIPMENT TYPE W/ RATINGS & LOADS.  
CONTRACTOR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS 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 (WP/GFI)



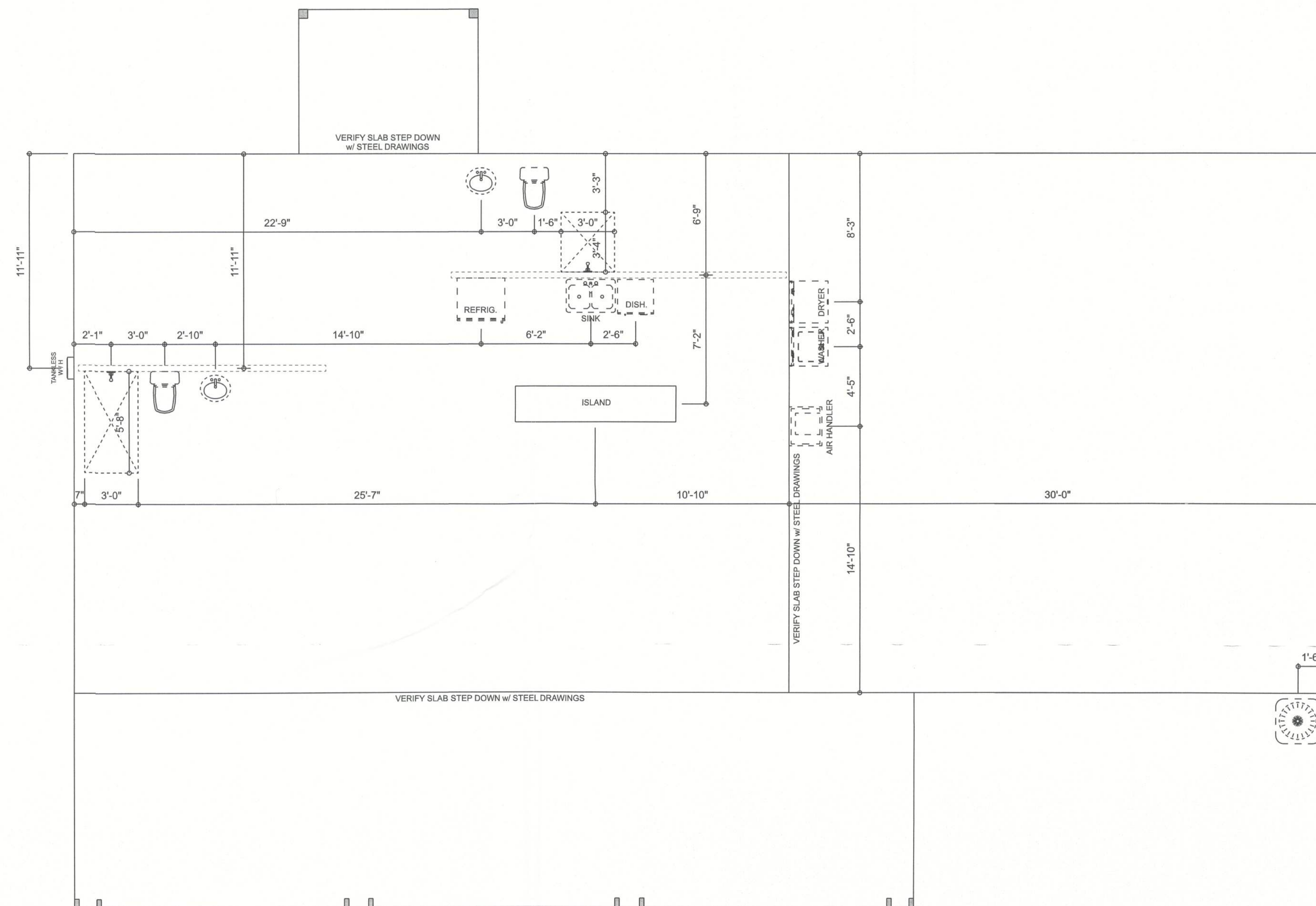
ELECTRICAL PLAN  
SCALE: 1/4" = 1'-0"

REVISIONS SCHEDULE	
PROPOSAL	June 20th, 2024
REVISIONS	July 26th, 2024

A BARNDOMINIUM FOR:  
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**DIMENSIONED PLUMBING LAYOUT**  
SCALE: 1/4" = 1'-0"

REVISIONS SCHEDULE	
PROPOSAL	June 20th, 2024
REVISIONS	July 26th, 2024

A BARNDOMINIUM FOR:  
**GIANOULIS RESIDENCE**  
COLUMBIA COUNTY, FLORIDA

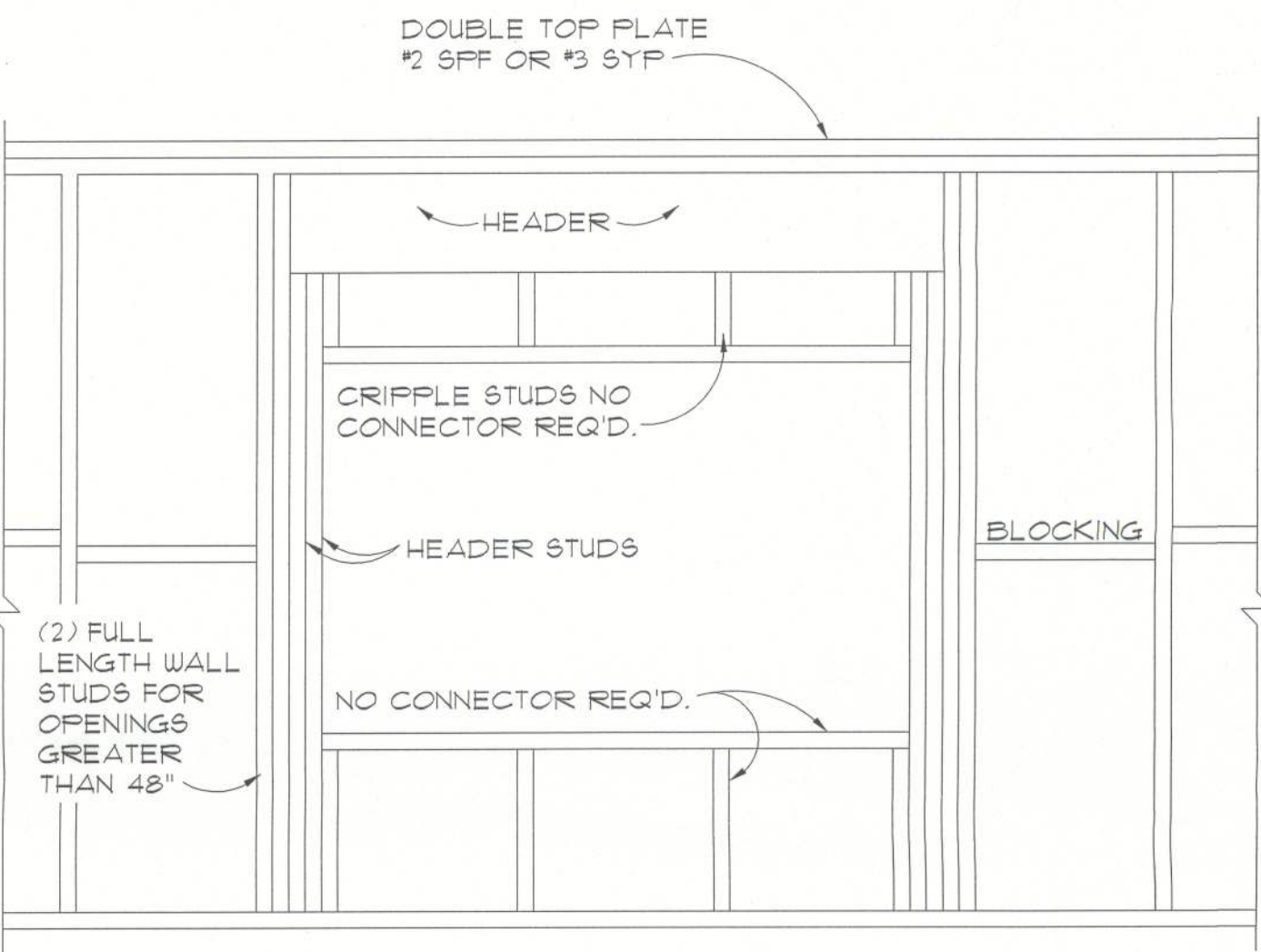
**RIDGEPOINT  
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566 SW ARLINGTON BLVD, STE 101, LAKE CITY, FL 33205  
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SHEET NUMBER  
**A.4**  
OF 5 SHEETS



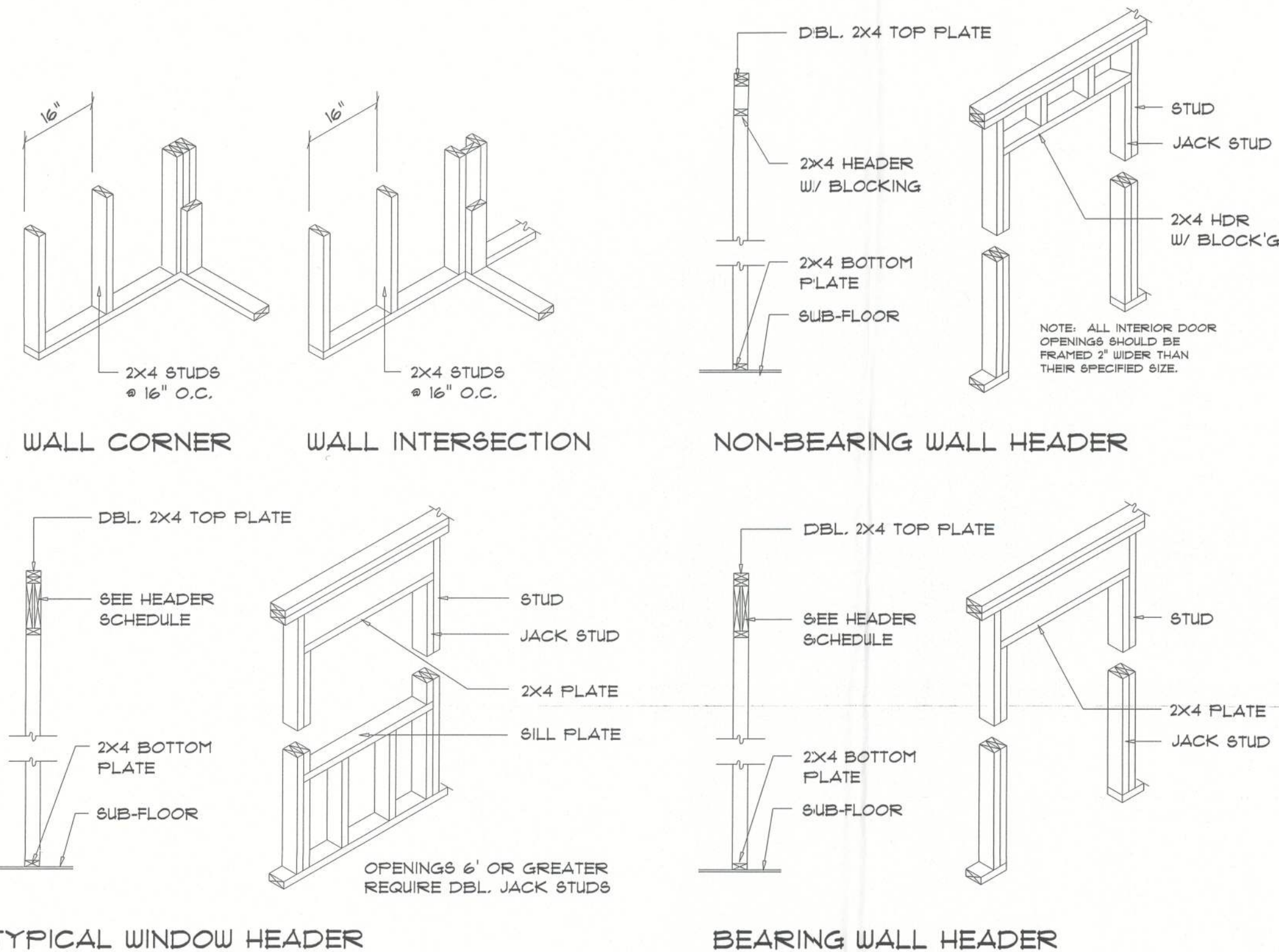
STANDARD HEADER SCHEDULE

- 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 - HEADER STUD AND 1 FULL HEIGHT STUD EACH SIDE OF OPENING
- 6'-0" UP TO 9'-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 - HEADER STUD AND 2 FULL HEIGHT STUDS EACH SIDE OF OPENING
- 9'-0" UP TO 16'-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 2 - HEADER STUDS 3 FULL HEIGHT STUDS EACH SIDE OF OPENING



BEARING WALL FRAMING

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



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 No. 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.

NOTE:  
ALL PENETRATIONS OF THE TOP PLATE OF ALL LOAD BEARING WALLS SHALL BE SEALED WITH FIRE RETARDANT CAULKING, INCLUDING WIRING, PLUMBING OR OTHER SUCH PENETRATIONS. WALLS OVER 8'-0" TALL SHALL HAVE CONTINUOUS BLOCKING TO LIMIT CAVITY HEIGHT TO 8'-0". PENETRATIONS THROUGH SUCH BLOCKING SHALL BE TREATED IN THE SAME MANNER AS TOP PLATES, NOTED ABOVE

PROJECT INFORMATION / NOTES:

DESIGN VALUES/LOADS & CODES

WIND DESIGN SPEED: 130 MPH, UNLESS NOTED OTHERWISE

SOIL DESIGN STATEMENT:  
FOOTING DESIGN IS BASED UPON 1000PSF SOIL BEARING PRESSURE PROVIDED BY CLEAN SAND, GRAVEL OR STONE. OTHER SOIL CONDITIONS 1e: CLAY, HIGH LEVEL OF ORGANICS OR OTHER UNDESIRABLE SOILS SHALL REQUIRE FOUNDATION MODIFICATIONS.

LIVE LOADS: 1st FLOOR: 40PSF, 2nd FLOOR: 40PSF, ROOF: AS DETERMINED BY SHAPE FACTORS APPLIED TO THE WIND FORCE GENERATED BY THE DESIGN WIND SPEED.

BUILDING CODE: 2023 FLORIDA BUILDING CODE 8th ED.

ELECTRICAL CODE: NATIONAL ELECTRICAL CODE 2023 ED.  
LIFE SAFETY: NFPA-101 - LATEST

CONSTRUCTION DOCUMENTS

THE CUSTOMER IS RESPONSIBLE FOR DELIVERING THE REQUIRED SETS OF CONSTRUCTION DOCUMENTS TO THE PERMIT ISSUING AUTHORITIES, FOR THE ISSUANCE OF CONSTRUCTION PERMITS. THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS AND VERIFY ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK OR FABRICATION OF ANY MATERIALS.

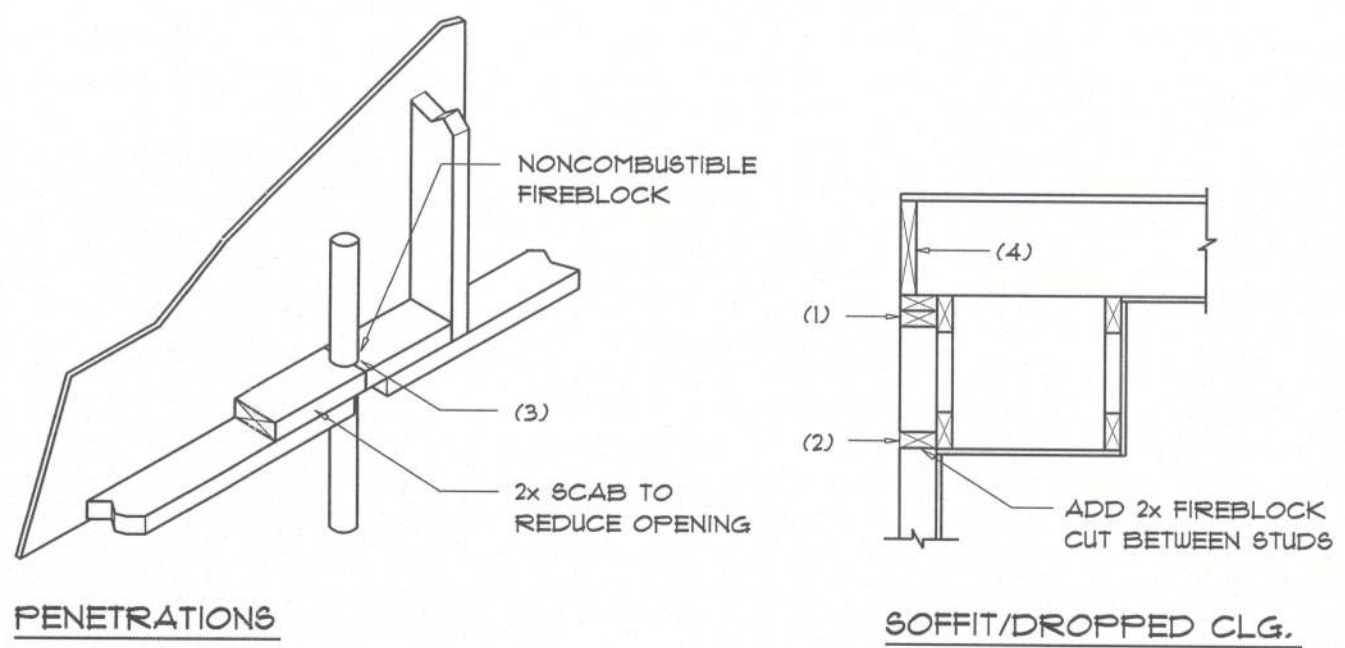
CHANGES TO FINAL PLAN SETS

NOTE: DO NOT MAKE ANY STRUCTURAL CHANGES TO THESE PLANS WITHOUT CONSULTING WITH THE ARCHITECT. THE OWNER SHALL ASSUME ANY AND ALL LIABILITY FOR STRUCTURAL DAMAGE RESULTING FROM CHANGES MADE TO 1. PLANS OR BY SUBSTITUTION OF MATERIALS DIFFERENT FROM SPECIFICATION ON THE PLANS.

GENERAL NAILING SCHEDULE:

CONNECTION	COMMON NAILS	Nr. / SPACING
BRIDGING TO JOIST, TOE NAIL	16d	2 EA. END
2" SUBFLOOR TO JOIST, BLIND & FACE NAILING	16d	2
SOLE PLATE TO JOIST OR BLOCKING	16d	16" O.C.
FACE NAILED	16d	16" O.C.
TOP OR SOLE PLATE TO STUD	16d	2
END NAILED	16d	3 OR 2 16d
STUD TO SOLE PLATE, TOE NAILED	8d	24" O.C.
DOUBLE STUDS, FACE NAILED	16d	16" O.C.
DOUBLE TOP PLATES, FACE NAILED	16d	16" O.C.
TOP PLATES - LAIRS & INTERSECTIONS	16d	2
FACE NAILED	16d	30" O.C.
BUILT-UP CORNER STUDS, FACE NAILED	16d	32" O.C. TOP & BOTTOM
BUILT-UP GIRDERS & BEAMS	20d	4 STAGGERED - 2" EA. END
		4" SPICES
		6" O.C. EDGES
		10" O.C. INTERMEDIATE
3/4" PLYWOOD SUBFLOORING	8d	

- NAILS, BOLTS AND OTHER METAL CONNECTORS WHICH ARE USED IN LOCATIONS EXPOSED TO THE WEATHER SHALL BE GALVANIZED OR OTHERWISE CORROSION RESISTANT.
- IN GENERAL, NAILS SHALL PENETRATE THE SECOND MEMBER A DISTANCE EQUAL TO THE THICKNESS OF THE MEMBER BEING NAILED THERETO, OR GREATER.
- THERE SHALL BE NOT LESS THAN 2 NAILS PER CONNECTION.
- GLUING SHALL NOT BE CONSIDERED AN ACCEPTABLE CONNECTOR IN LIEU OF THOSE SPECIFIED HEREIN.
- FORMED METAL CONNECTORS, AS PER THE SCHEDULE HEREIN, SHALL HAVE THE NUMBER OF NAILS INSTALLED AS REQUIRED BY THE MANUFACTURER, OR AS DIRECTED BY THE PLANS.
- NAILS PROJECTING BEYOND THE LAST WOOD MEMBER SHALL BE CLINCHED, WHEREVER POSSIBLE.
- NOTES IN THE "PLANS" PACKAGE OF THE CONSTRUCTION DOCUMENTS SUPERSEDE SIZES & SPACINGS OF NAILS CONTAINED HEREIN.



PENETRATIONS

FIREBLOCKING NOTES:

- FIREBLOCKING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS.
  - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.
  - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH "PYRO-PANEL MULTIFLEX SEALANT"
  - 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

REVISIONS SCHEDULE	June 28th, 2024
PROPOSAL	July 29th, 2024
REVISIONS	

A BARRONUM FOR:  
**GIANOULIS RESIDENCE**  
COLUMBIA COUNTY, FLORIDA

**RIDGEPOINT DESIGN**  
564 SW ARLINGTON BLVD. STE 101, LAKE CITY, FL 32825  
P: 386-288-1188  
E: RIDGEPOINTDESIGN@GMAIL.COM



**NICHOLAS PAUL GEISLER ARCHITECT**  
NCAARB Certified  
1155 NW Brown Rd., Lake City, FL 32825  
AR0007005

SHEET NUMBER  
**A.5**  
OF 5 SHEETS