

A CUSTOM HANGER FOR:  
**Timothy & Lisa  
Bixler**

**PROJECT ADDRESS:**

266 SW CHALLENGER LN  
LAKE CITY, FLORIDA 32025  
(COLUMBIA COUNTY)



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**AREA SUMMARY**

HANGER AREA	2,000	S.F.
2ND FLOOR STOR. AREA	366	S.F.
SHOP / STORAGE AREA	1,000	S.F.
<b>TOTAL AREA</b>	<b>3,366</b>	<b>S.F.</b>

A PRIVATE AIRPLANE HANGER FOR:  
**Timothy & Lisa Bixler**

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426 SW COMMERCIAL DR, STE 130  
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JOB NUMBER  
20240228

SHEET NUMBER  
COVER

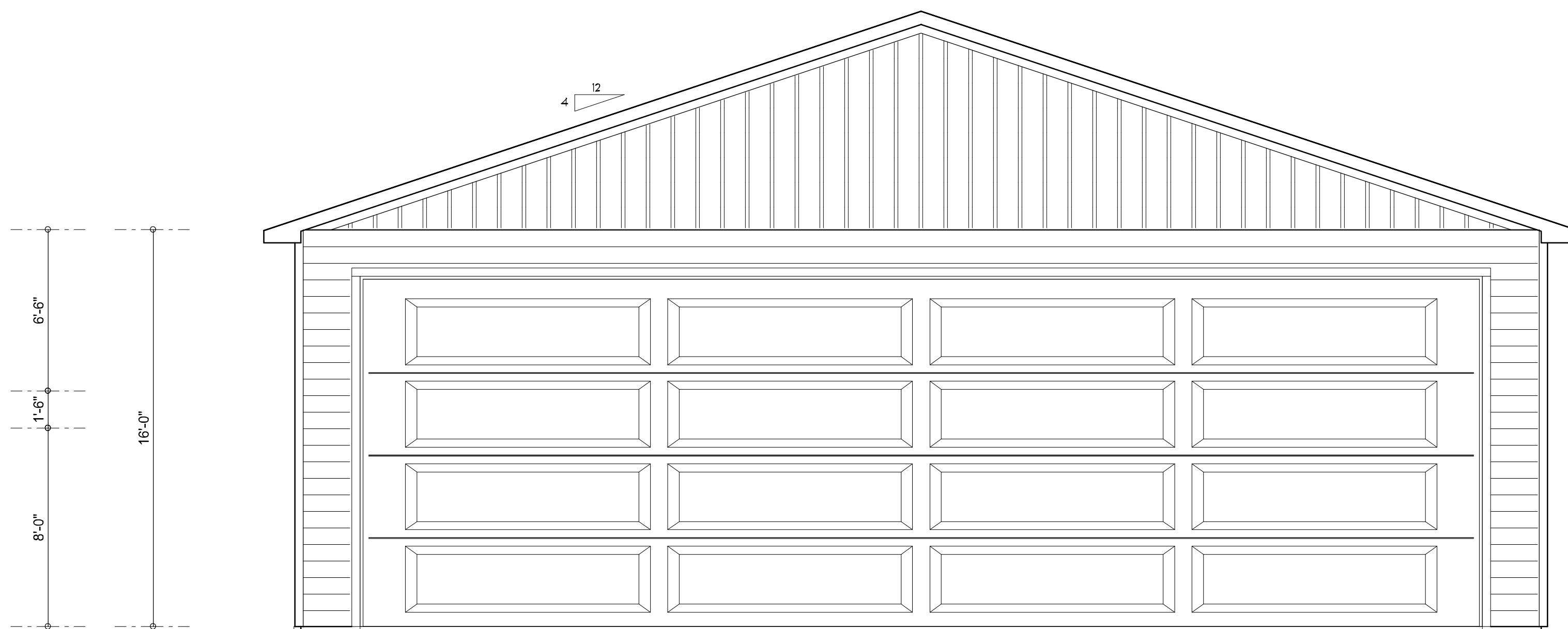
REVISIONS	
October 25, 2024	
August 15, 2025	
SOFTPLAN	ARCHITECTURAL DESIGN SOFTWARE

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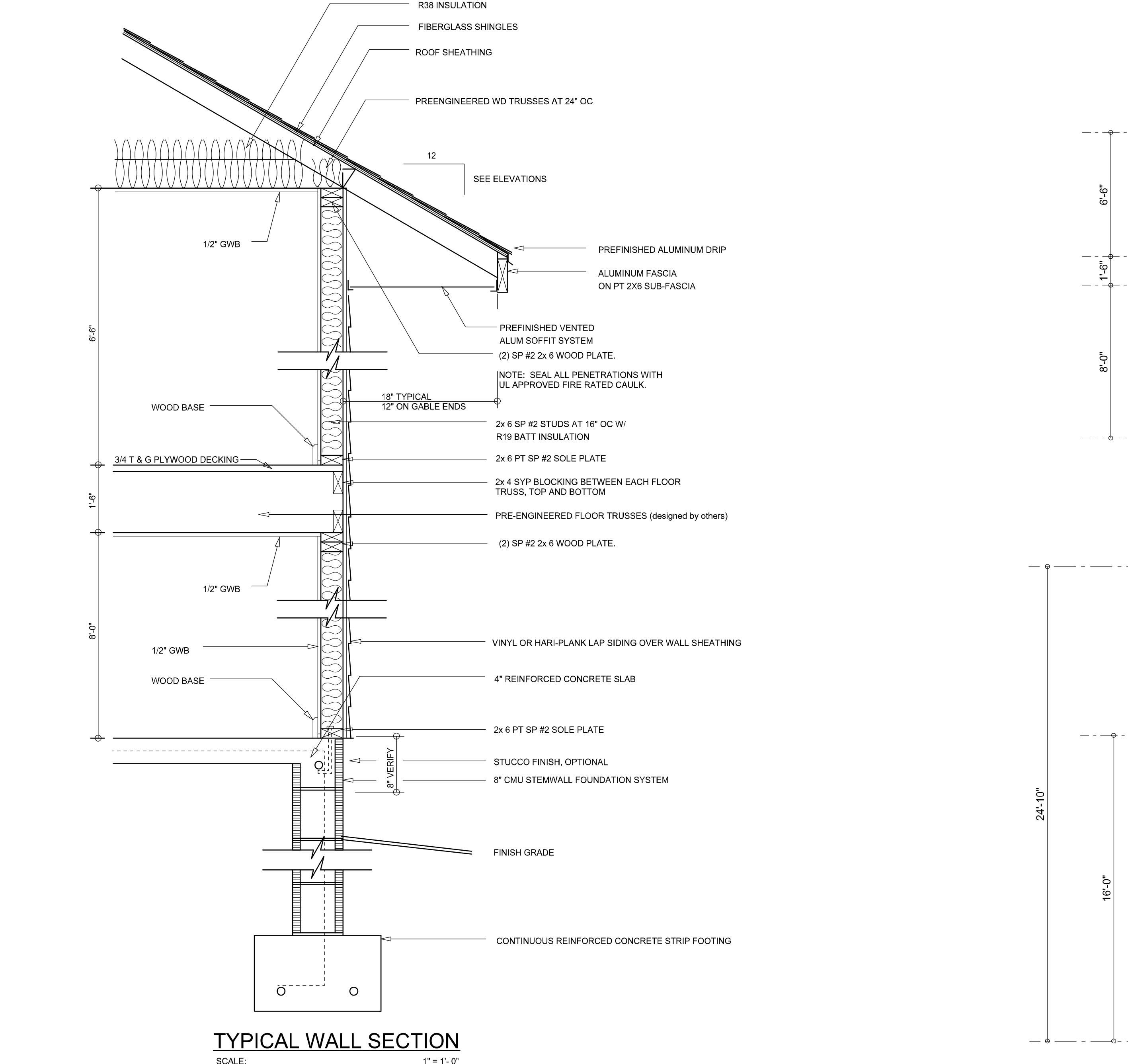
REAR ELEVATION

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



FRONT ELEVATION

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



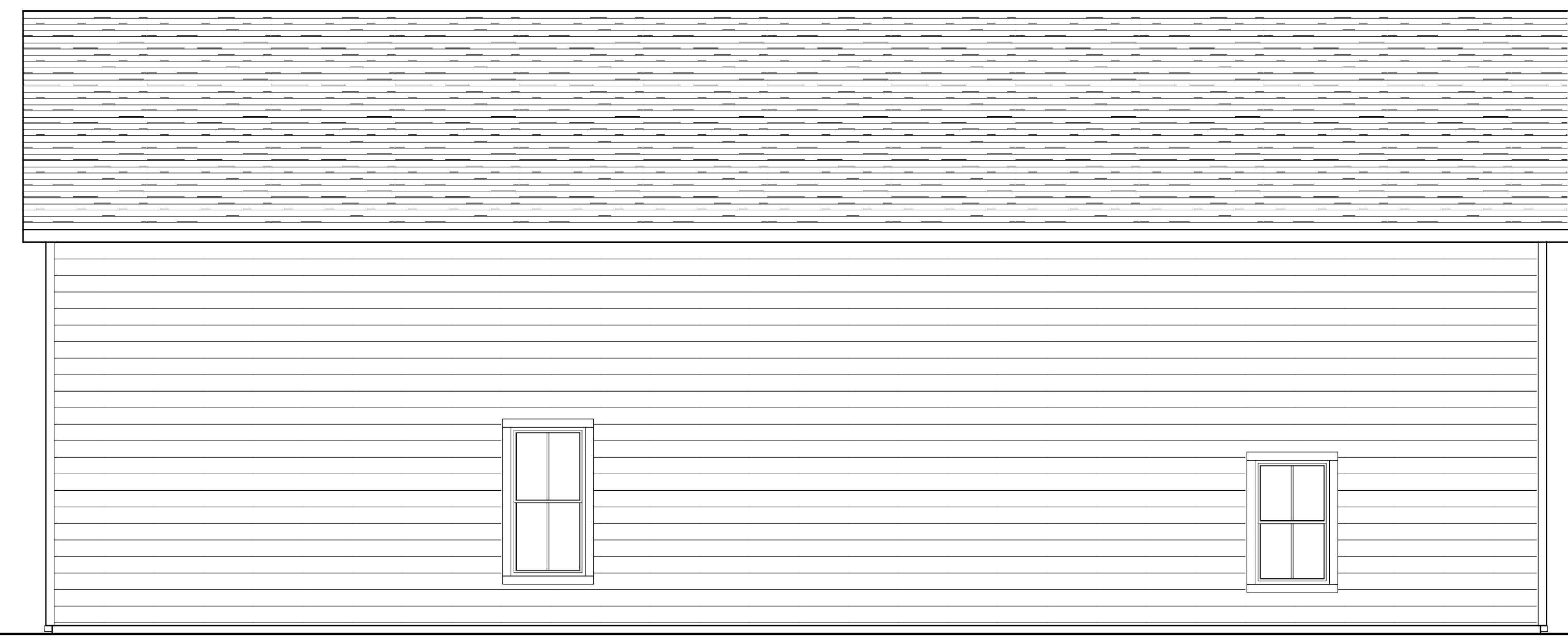
TYPICAL WALL SECTION

SCALE:  $1'' = 1'-0''$



LEFT ELEVATION

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



RIGHT ELEVATION

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

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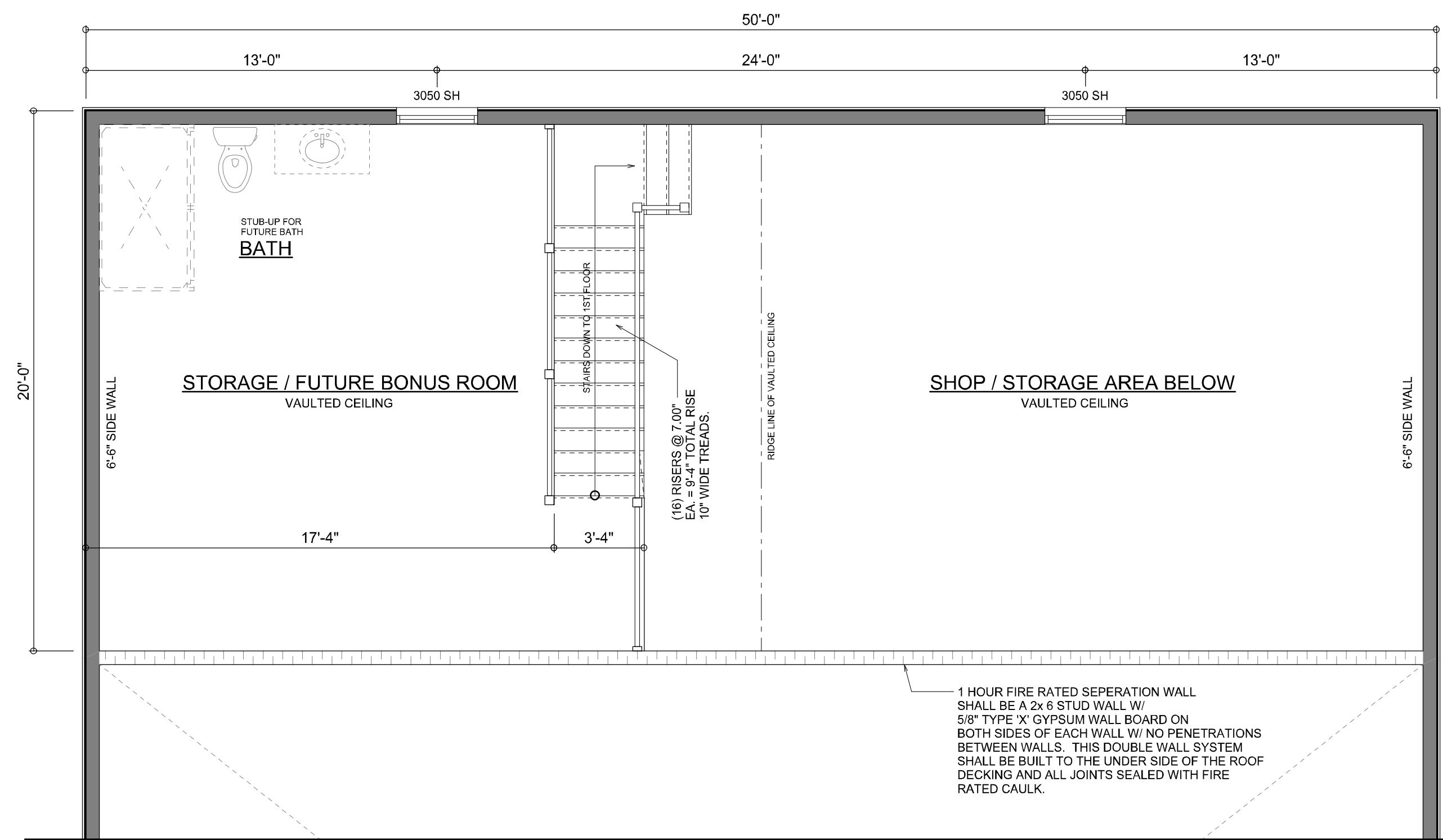
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A.1

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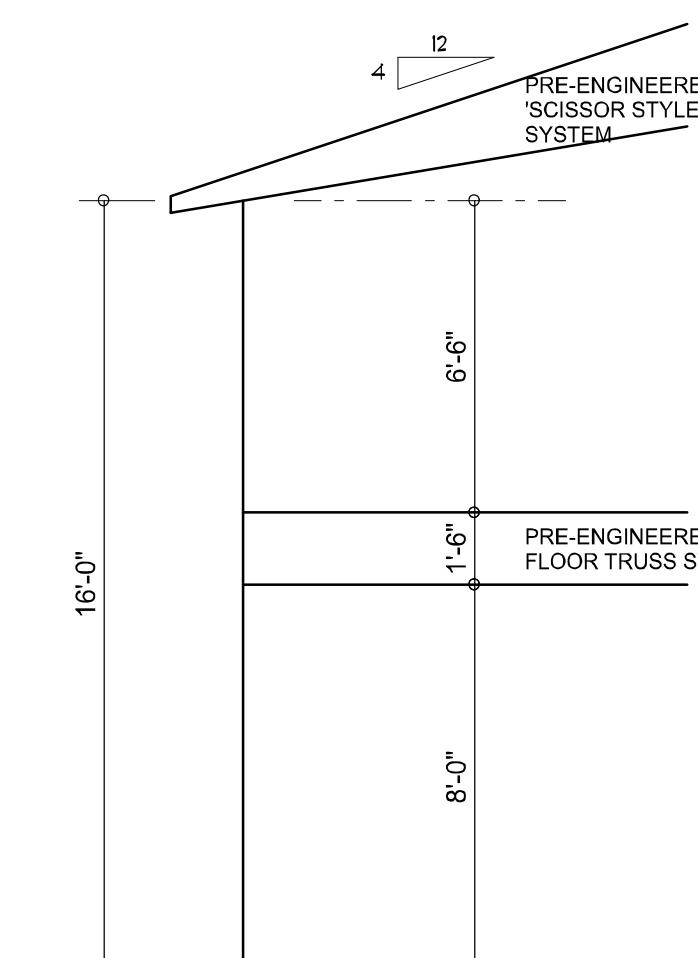
NOTE: ALL DRAWINGS NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

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August 14, 2025  
SOFTPLAN  
ARCHITECTURAL DESIGN SOFTWARE



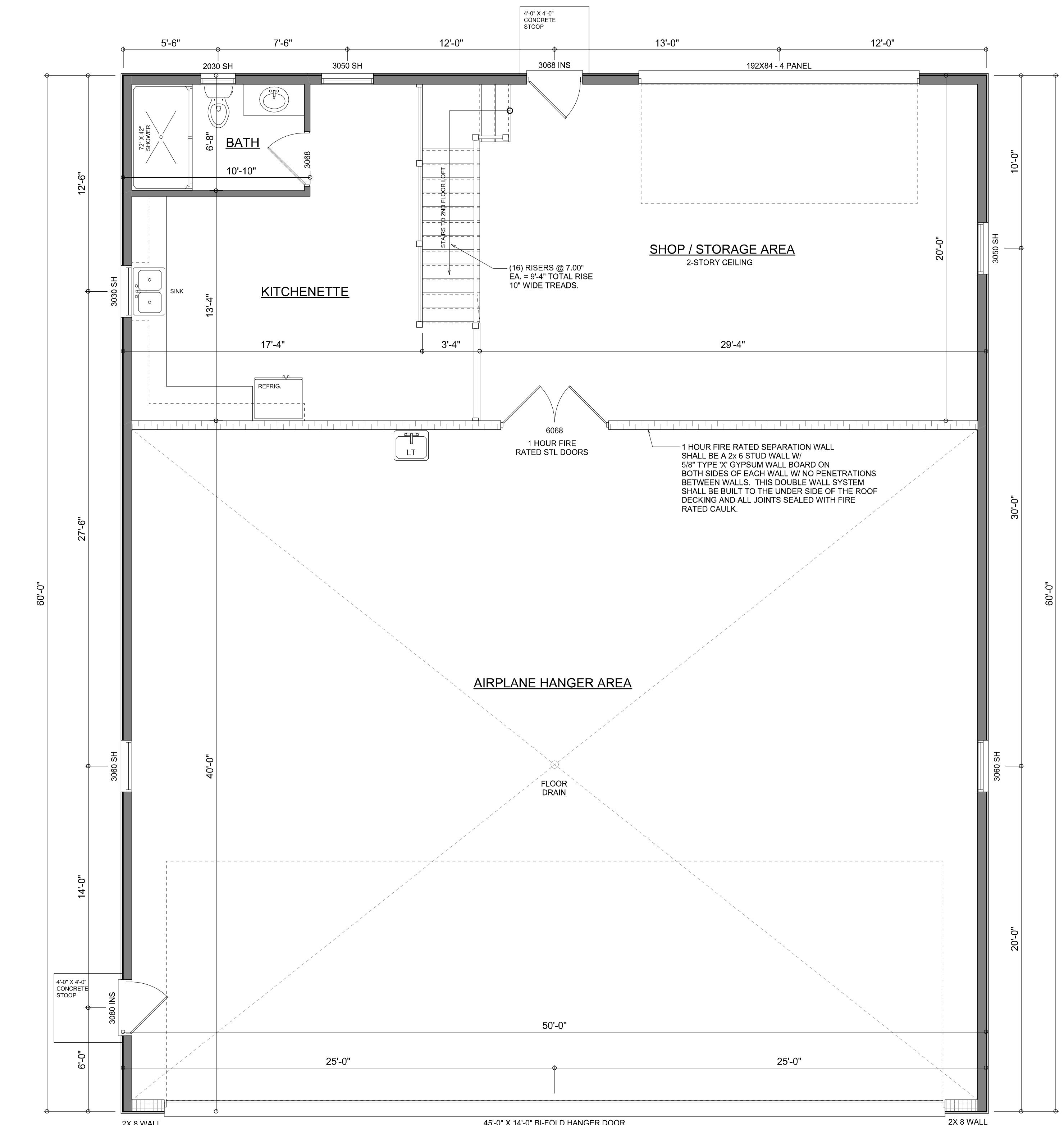
2ND FLOOR PLAN

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



FLOOR LEVEL DETAIL

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



PRELIMINARY FLOOR PLANS

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

NOTE: ALL WALLS SHALL BE 16'-0" 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  $\frac{1}{2}$ -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 13/8 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 carpet provided the carpet 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.

WALL LEGEND

- 2x 6 FRAMED EXTERIOR WALL
- 2x 4 FRAMED INTERIOR WALL
- 2x 6 FRAMED 1 HR FIRE RATED WALL
- 2x 8 FRAMED EXTERIOR WALL

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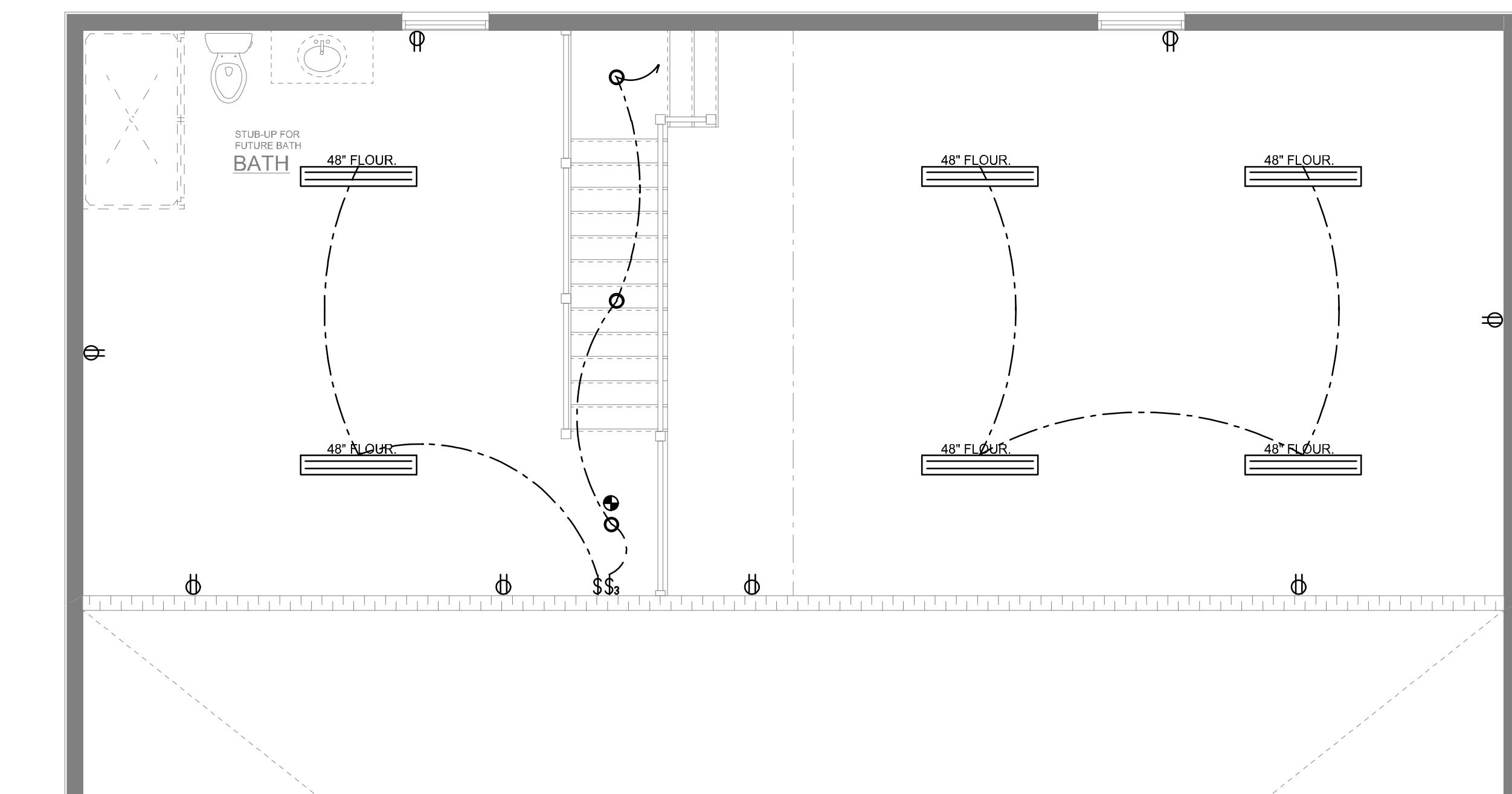
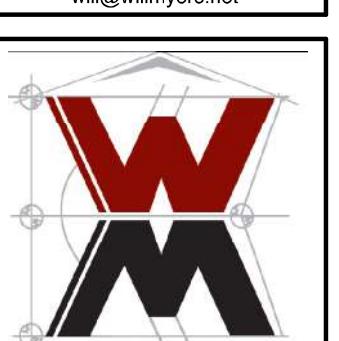
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A.2

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ELECTRICAL LEGEND	
	CEILING FAN (PRE-WIRE FOR LIGHT KIT)
	DOUBLE SECURITY LIGHT
	RECESSED CAN LIGHT
	BATH EXHAUST FAN
	LIGHT FIXTURE
	DUPLEX OUTLET (AFCI & TAMPER RESISTANT)
	220V OUTLET
	GFI DUPLEX OUTLET (PER NEC 406.8)
	TELEVISION JACK
	ETHERNET JACK
	CIRCUIT FOR MINI-SPLIT A/C UNIT
	SMOKE / CARBON MONOXIDE DETECTOR (see note below)
	WALL SWITCH
	DIMMER WALL SWITCH
	3 WAY WALL SWITCH
	WATER PROOF GFI OUTLET
	48" FLOOR 2 OR 4 TUB FLUORESCENT FIXTURE

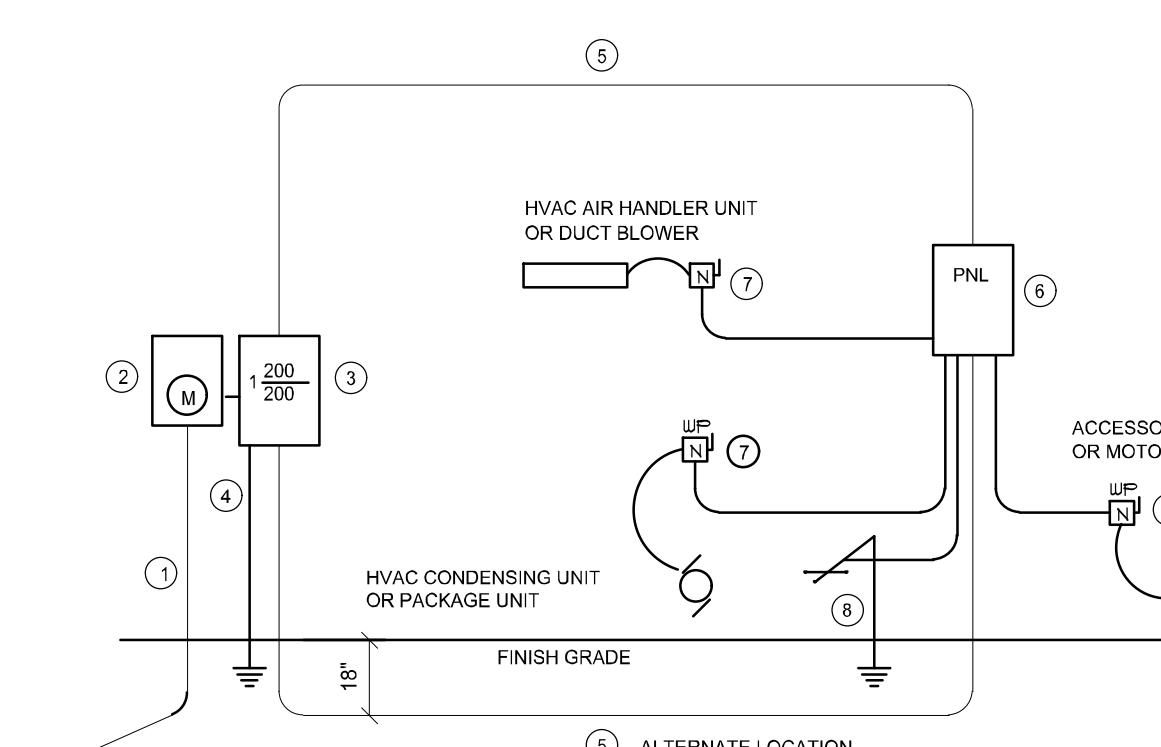
NOTE:  
ALL INTERIOR RECEPTACLES SHALL BE AFCI  
(ARC FAULT CIRCUIT INTERRUPT) PER NEC 210.12 & TAMPER RESISTANT PER  
NEC 406.11

ALL INTERIOR & EXTERIOR LIGHTING SHALL MEET OR EXCEED THE MIN. 75% HIGH-EFFICIENCY  
LIGHTING PER FBC-ENERGY CONSERVATION R404.

ALL SMOKE DETECTORS BE A COMBO SMOKE & CARBON MONOXIDE DETECTOR  
AND SHALL HAVE BATTERY BACKUP POWER  
AND ALL WIRED TOGETHER SO IF ANY ONE UNIT IS ACTUATED THEY  
ALL ACTIVATE.

THE ELECTRICAL SERVICE OVERCURRENT PROTECTION DEVICE SHALL BE  
INSTALLED ON THE EXTERIOR OF STRUCTURES TO SERVE AS A DISCONNECT MEANS.  
CONDUCTORS USED FROM THE EXTERIOR DISCONNECTING MEANS TO A PANEL OR SUB  
PANEL SHALL HAVE FOUR-WIRE CONDUCTORS, OF WHICH ONE CONDUCTOR  
SHALL BE USED AS AN EQUIPMENT GROUND.

IT IS THE LICENSED ELECTRICAL CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL  
WORK PERFORMED AND EQUIPMENT INSTALLED MEETS OR EXCEEDS THE 2020 (NFPA-70) NATIONAL  
ELECTRIC CODE AND ALL OTHER LOCAL CODES AND ORDINANCES.

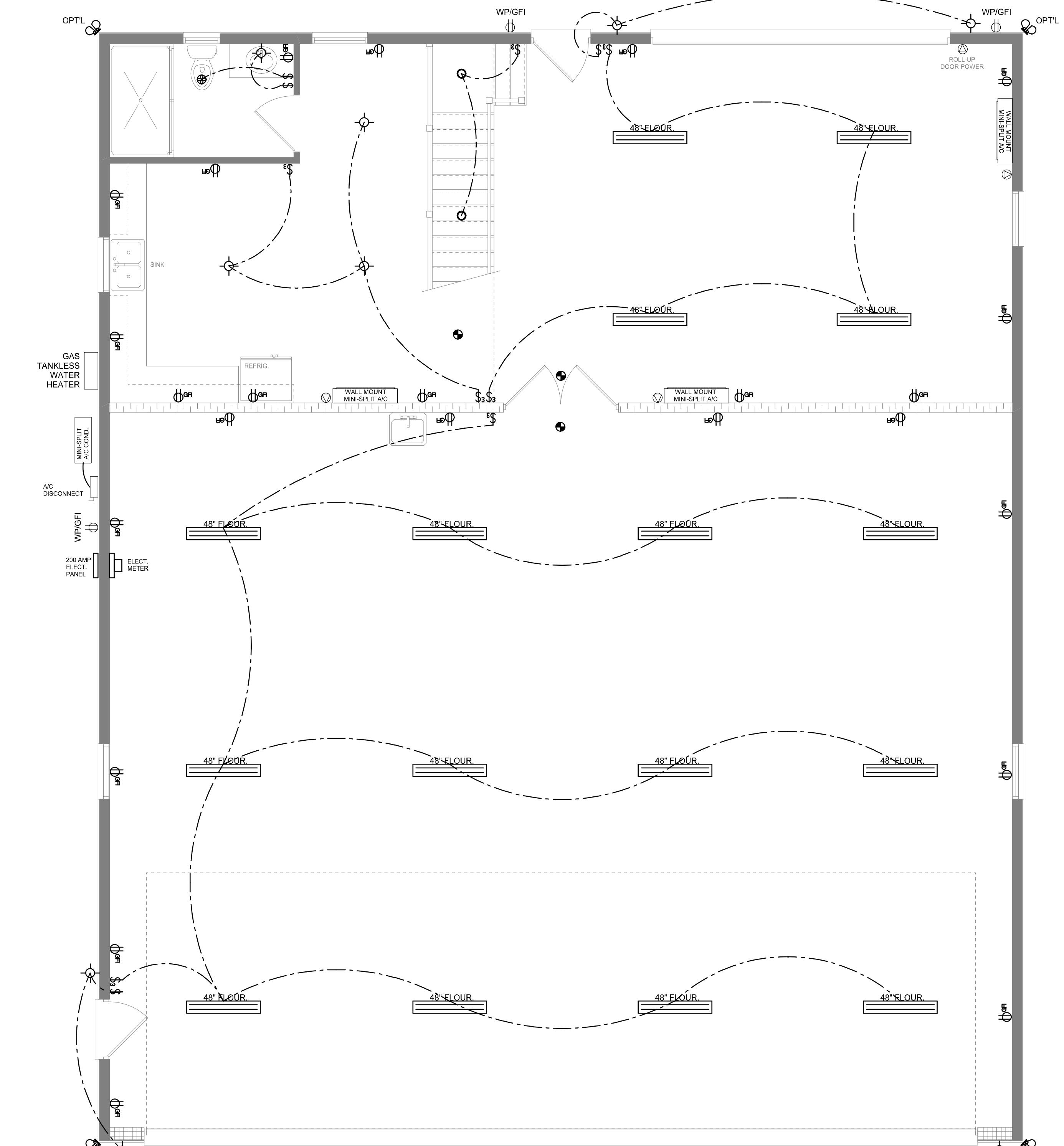


- 1 Service Feeder Entrance Conductors: 2" rigid conduit, min. 18" deep, w/ continuous Ground Bonding Conductor. Service/ Entrance Conductors shall not be soldered except that bolted connections at the Meter, Disconnecting Devices and Panel shall be allowed.
- 2 Meter Enclosure, weatherproof, UL Listed.
- 3 Main Disconnect Switch: fused or Main BRKR, weatherproof, UL Listed.
- 4 Service entrance Ground: 1" - insulated lead or 1/2" long, and continuous insulated foundation steel rebar x 20' ft long. Grounding Conductor shall be bonded to each piece of Service/ Entrance Equipment, and shall be sized per item #5, below.
- 5 200 AMPERE SERVICE: 3#20-USE-Cu, 1#4-Cu-GND, 2" Conduit.
- 6 House Panel (PNL), UL Listed, sized per schedule.
- 7 Equipment Disconnect Switch: non-fused, in weatherproof enclosure, size according to Panel Schedule loads.
- 8 Provide Ground Bond Wire to metal piping, size in accordance with the Service Ground Conductor.

NOTE:  
THE MINIMUM AIC RATING FOR PANEL BOARDS, BRKRS  
AND DISCONNECT SWITCHES SHALL BE 22,000 AIC.

#### ELECTRICAL RISER DIAGRAM: 200A

SCALE: NONE



#### 1ST FLOOR ELECTRICAL PLAN

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