

A CUSTOM HOME FOR:

LEE HOLLOWAY

PROJECT ADDRESS:

RIVER RISE S/D
COLUMBIA COUNTY
FLORIDA



SHEET INDEX

- A1 FRONT & REAR ELEVATIONS
A2 LEFT & RIGHT ELEVATIONS
A3 DIMENSIONED FLOOR PLAN
A4 ELECTRICAL PLAN
S1 FOUNDATION PLAN & DETAILS
S2 ROOF PLAN, DETAILS & NOTES
S3 WINDLOAD INFO, NOTES & DETAILS
S4 FRAMING DETAILS & NOTES

AREA SUMMARY

LIVING AREA	2,682	S.F.
BONUS ROOM AREA	594	S.F.
TOTAL LIVING AREA	3,276	S.F.
GARAGE AREA	970	S.F.
COVERED PORCH AREA	295	S.F.
ENTRY PORCH AREA	66	S.F.
TOTAL AREA	4,607	S.F.

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

REVISIONS

January 13, 2025

SOFTPLAN

ARCHITECTURAL DESIGN SOFTWARE

A NEW HOME FOR:

Lee Holloway

PROJECT ADDRESS: RIVER RISE S/D, COLUMBIA COUNTY, FLORIDA 32024

LDM CONSTRUCTION

HIGH SPRINGS, FLORIDA

© WM DESIGN & ASSOCIATES, INC.

426 SW COMMERCE DR. STE 130

LAKE CITY, FL 32025

(386) 758-8406

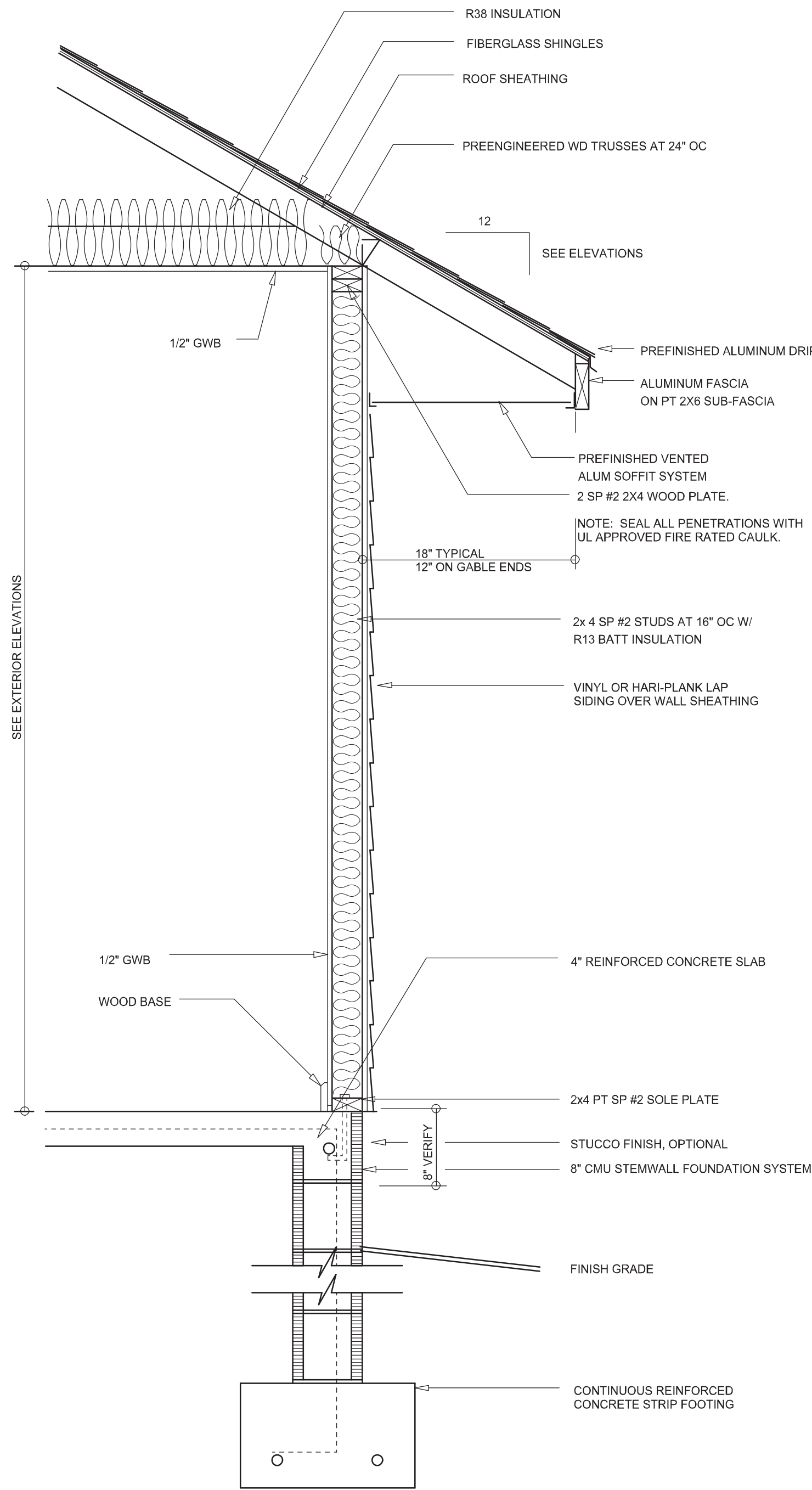
wm@wmymyers.net

JOB NUMBER

20241211

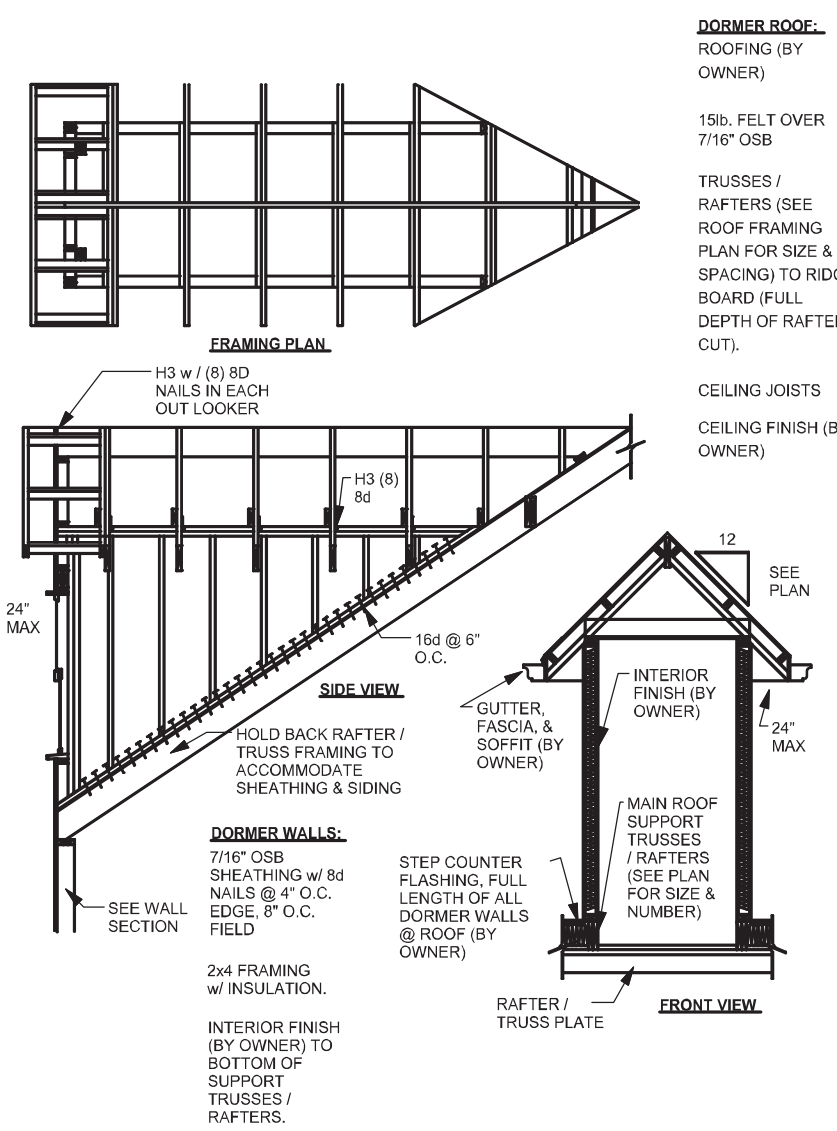
SHEET NUMBER

COVER



TYPICAL WALL SECTION

SCALE: 1" = 1'-0"



R1 - DORMER ANCHORING DETAIL

SCALE: N.T.S. REV-09-FEB06



REAR ELEVATION

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



FRONT ELEVATION

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

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

REVISIONS	January 13, 2025

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

FRONT & REAR ELEVATIONS
SCALE: 1/4" = 1'-0"

TYPICAL WALL SECTION
SCALE: 1" = 1'-0"

A NEW HOME FOR:
Lee Holloway
PROJECT ADDRESS: RIVER RISE S/D, COLUMBIA COUNTY, FLORIDA 32024
LDM CONSTRUCTION
HIGH SPRINGS, FLORIDA

© WM DESIGN & ASSOCIATES, INC.
426 SW COMMERCE DR. STE 130
LAKE CITY, FL 32025
(386) 758-8406
wm@wmymyers.net

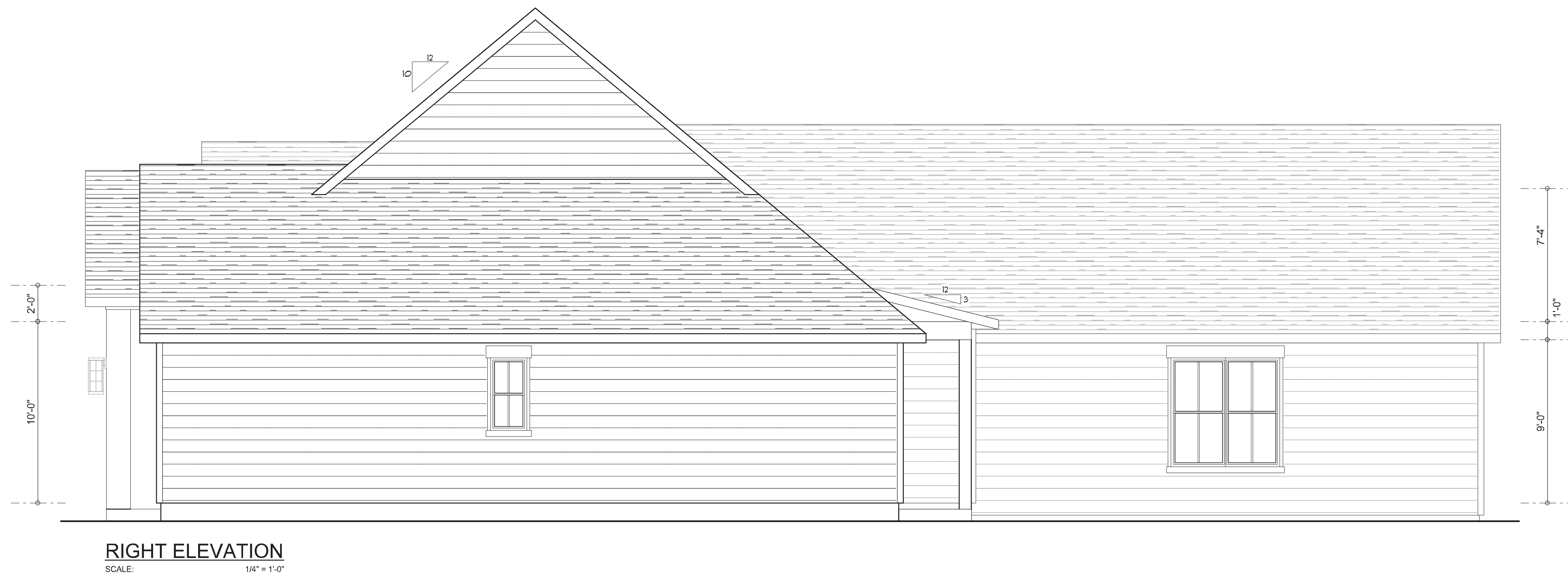


JOB NUMBER
20241211

SHEET NUMBER

A.1

Wm C. Myers



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

REVISIONS

December 31, 2024

SOFTPLAN

ARCHITECTURAL DESIGN SOFTWARE

LEFT & RIGHT ELEVATIONS

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

A NEW HOME FOR:

Lee Holloway

PROJECT ADDRESS: RIVER RISE S/D, COLUMBIA COUNTY, FLORIDA 32024

LDM CONSTRUCTION

HIGH SPRINGS, FLORIDA

© WM DESIGN & ASSOCIATES, INC.

426 SW COMMERCE DR. STE. 130

LAKE CITY, FL 32025

(386) 758-8406

wm@wmmyers.net

JOB NUMBER

20241211

SHEET NUMBER

A.2

Will C. Myers



NOTE: VERIFY DESIGN WITH TRUSS ENGINEERING

1. The private garage shall be separated from the dwelling unit and its attic area by means of a minimum ½-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 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.



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

NOTE: ALL WALLS SHALL BE 10'-0" UNLESS OTHERWISE NOTED

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

AREA SUMMARY		
LIVING AREA	2,682	S.F.
BONUS ROOM AREA	594	S.F.
TOTAL LIVING AREA	3,276	S.F.
GARAGE AREA	970	S.F.
COVERED PORCH AREA	295	S.F.
ENTRY PORCH AREA	66	S.F.
TOTAL AREA	4,607	S.F.

DIMENSIONED FLOOR PLAN
SCALE: 1/4" = 1'-0"

Lee Holloway
PROJECT ADDRESS: RIVER RISE SD, COLUMBIA COUNTY, FLORIDA 32024
LDM CONSTRUCTION
HIGH SPRINGS, FLORIDA

© WM DESIGN &
ASSOCIATES, INC.
1501 SW COMMERCE DR. STE 130
LAKE CITY, FL 32025
(386) 758-8406
will@willmurray.net

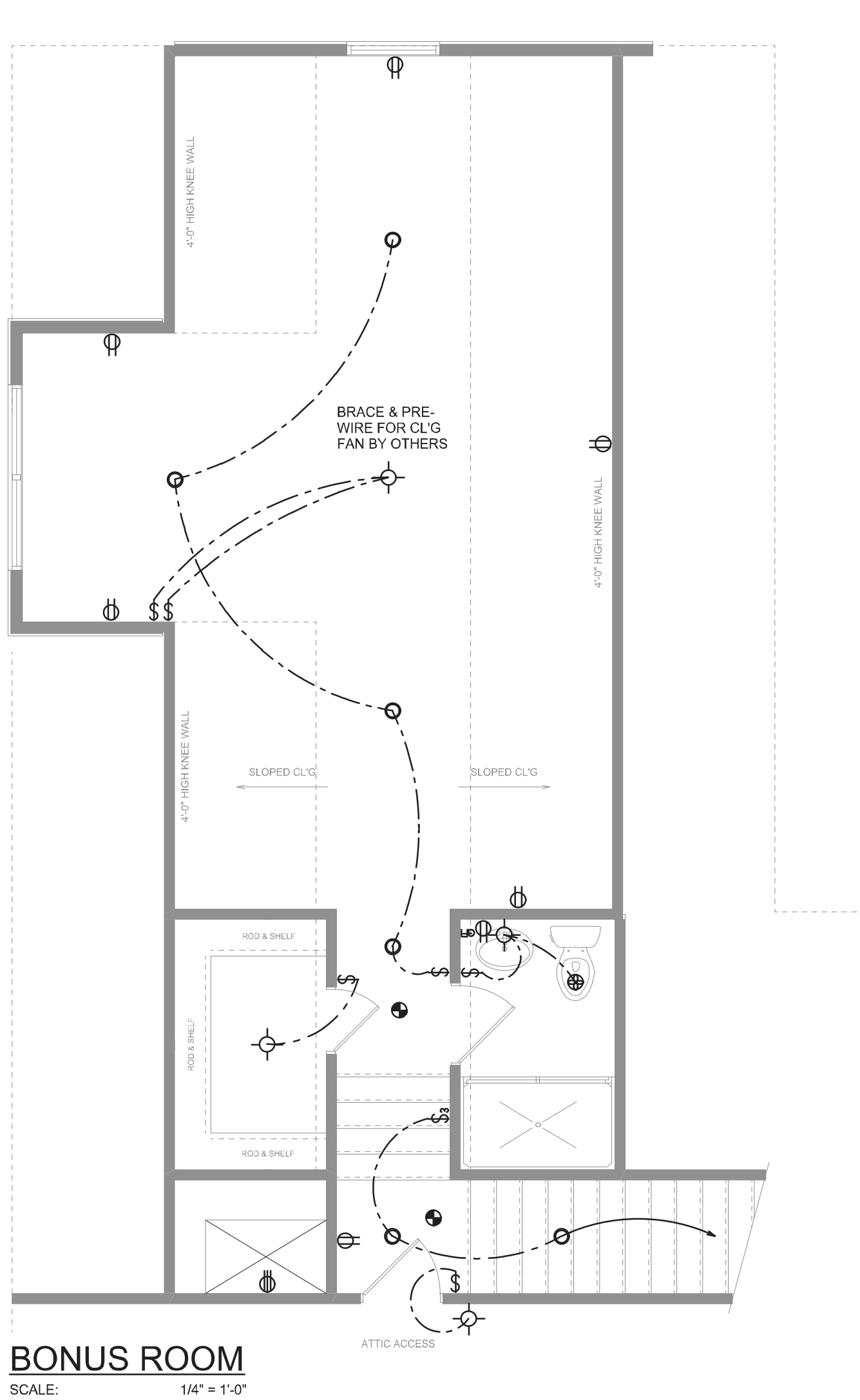


JOB NUMBER
20241211

SHEET NUMBER

A.3

Wahl C-774

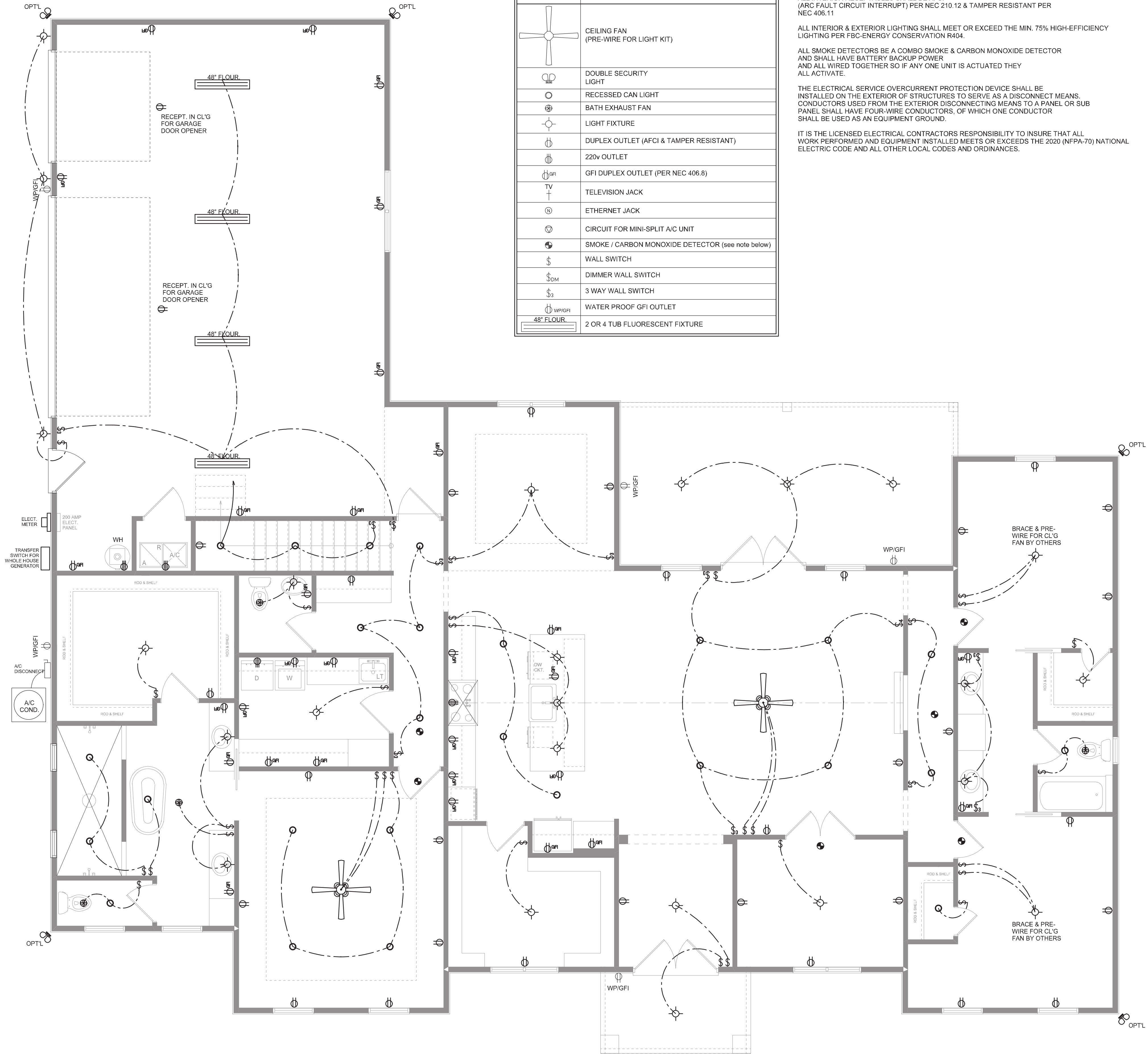


BONUS ROOM
SCALE: 1/4" = 1'-0"

- Service/Feeder Entrance Conductors: 2" rigid conduit, min. 18" deep, w/ continuous Ground Bonding Conductor. Service/Entrance Conductors shall not be spliced except that bolted connections at the Meter, Disconnecting Devices and Panel shall be allowed.
- Meter Enclosure, weatherproof, U.L. Listed.
- Main Disconnect Switch: fused or Main BRKR, weatherproof, U.L. Listed.
- Service entrance Ground: 1" - iron/steel rod x 8'-0" long and/or concrete encased foundation steel rebar x 20'-0" long. Grounding Conductor shall be bonded to each piece of Service/Entrance Equipment, and shall be sized per Item #5, below.
- 200 AMPERE SERVICE: 3-#2/0-USE-Cu, 1-#4-Cu-GND, 2" Conduit.
- House Panel (PNL), U.L. Listed, sized per schedule.
- Equipment Disconnect Switch: non-fused, in weatherproof enclosure, size according to Panel Schedule loads.
- 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



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

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
	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.

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

REVISIONS
December 31, 2024

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

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

A NEW HOME FOR:
Lee Holloway
PROJECT ADDRESS: RIVER RISE S/D, COLUMBIA COUNTY, FLORIDA 32024
LDM CONSTRUCTION
HIGH SPRINGS, FLORIDA

© WM DESIGN &
ASSOCIATES, INC.
426 SW COMMERCE DR. STE 130
LAKE CITY, FL 32025
(386) 758-8406
wll@wllmymers.net



JOB NUMBER
20241211

SHEET NUMBER

A.4

Wll C M



348.00'

50' REAR SETBACK

Lee
Holloway
Lot 18 River Rise S/D Unit 1
(Columbia County)

463'-4"

50' SIDE SETBACK

50' SIDE SETBACK

627.00'

627.00'

135'-0"

78'-0"

135'-0"

75'-8"

APPROX.
SEPTIC
LOCATION

WELL
○ LOCATION
TBD

100' FRONT SETBACK

150'-0"

DRIVEWAY

348.00'

SCALE: 1" = 75'-0"

SW GREY WAY