



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



| REVISIONS SCHEDULE | | |
|--------------------|------------------|--|
| Dec. 18th, 2023 | Proposal Drawing | |
| Mar. 27th, 2024 | Revisions | |
| | | |
| | | |



CONSTRUCTION LLC

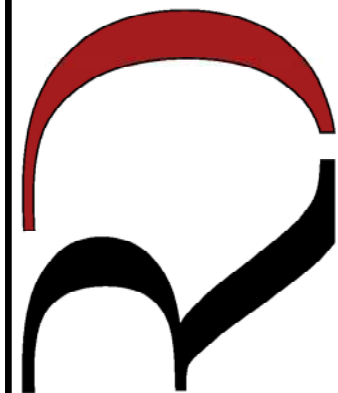
CBC 1259455

(352) 567-0086

818 W DUVAL ST, LAKE CITY, FL 32055



CUSTOM HOME FOR:
MALLOY RESIDENCE
COLUMBIA COUNTY, FLORIDA



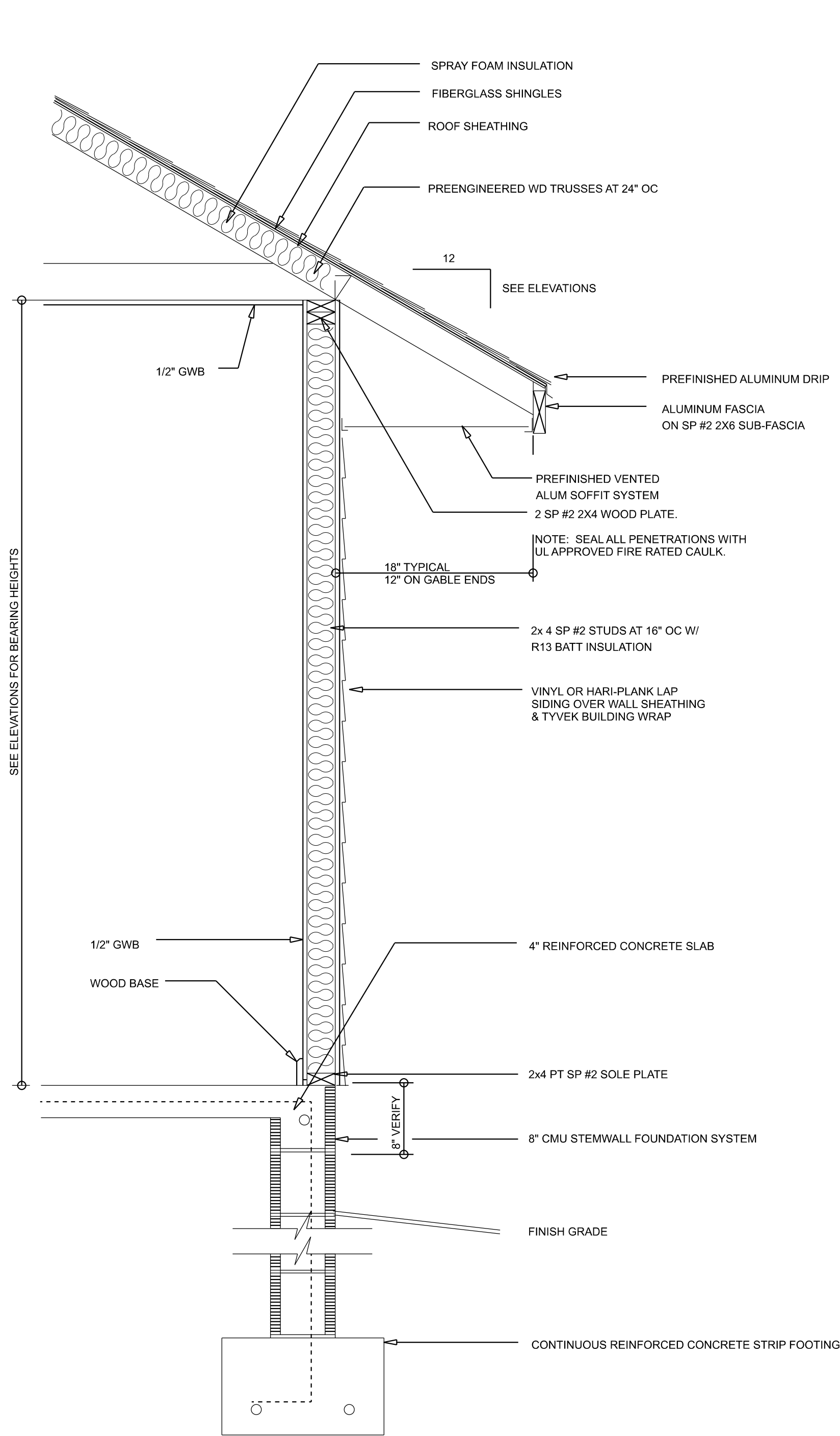
RIDGEPOINT

DESIGN

566 SW ARLINGTON BLVD, STE 101, LAKE CITY, FL 32025

P: 386-288-1188

E: RIDGEPOINTDESIGN@GMAIL.COM



TYPICAL WALL SECTION
SCALE: 1" = 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 (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.



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



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

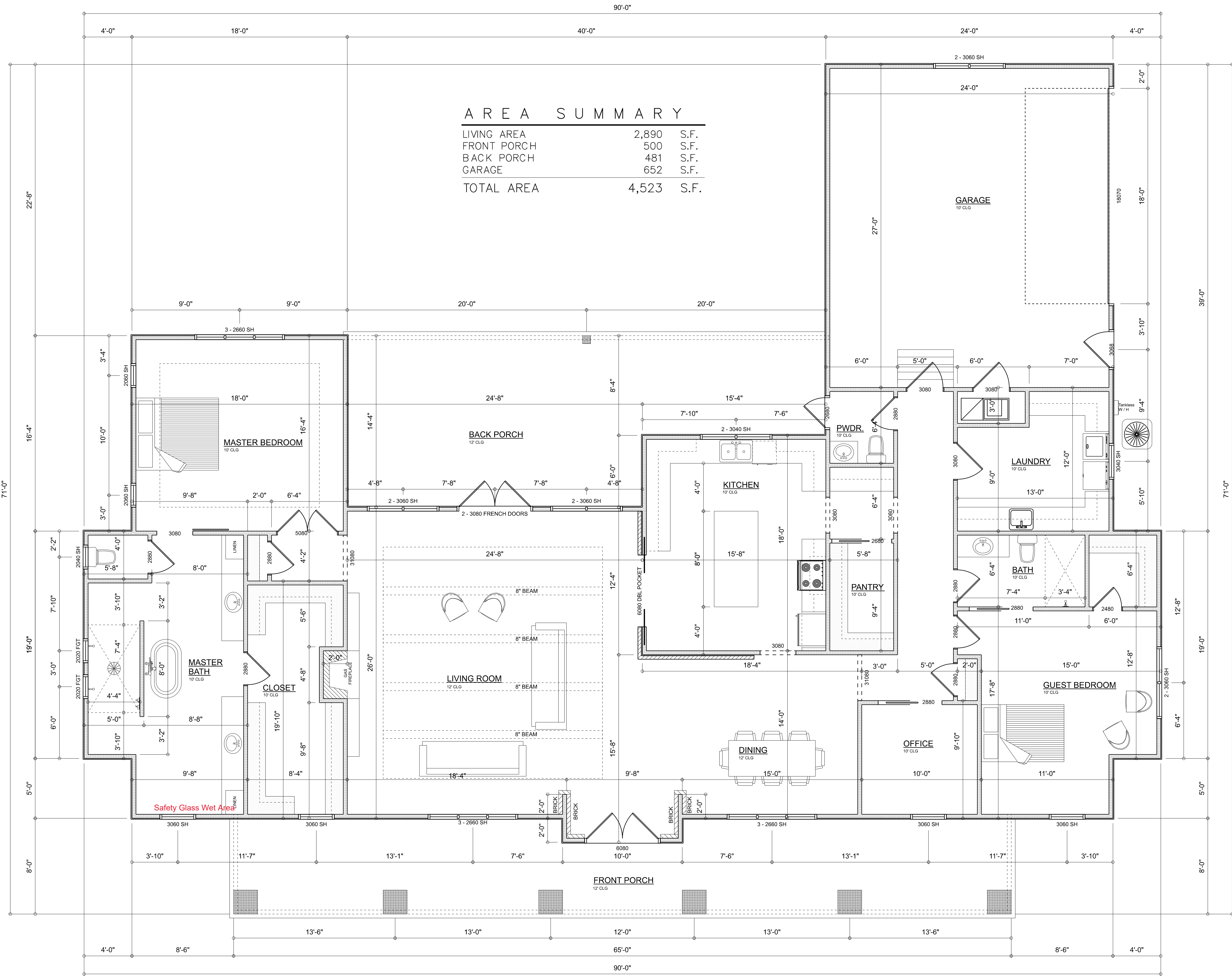
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CUSTOM HOME FOR:
MALORY RESIDENCE
COLUMBIA COUNTY, FLORIDA



SHEET NUMBER
A.2
OF 4 SHEETS



AREA SUMMARY

| | | |
|-------------|-------|------|
| LIVING AREA | 2,890 | S.F. |
| FRONT PORCH | 500 | S.F. |
| BACK PORCH | 481 | S.F. |
| GARAGE | 652 | S.F. |
| TOTAL AREA | 4,523 | S.F. |

DIMENSIONED FLOOR PLAN

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

NOTE: ALL EXTERIOR WINDOW HEADERS WILL BE FRAMED AT 8'-0"

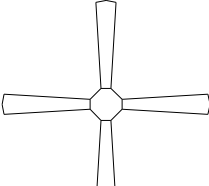

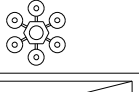
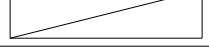


















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JTC
CONSTRUCTION LLC
CBC 1259455
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E: RIDGEPOINTDESIGN@GMAIL.COM

SHEET NUMBER
A.3
OF 4 SHEETS

| ELECTRICAL LEGEND | | |
|--------------------------|-------|---|
| ELECTRICAL | COUNT | SYMBOL |
| CEILING FAN | 4 |  |
| CAN LIGHT 6inch | 58 |  |
| CHANDELIER | 1 |  |
| LED CEILING LIGHT 1x4 | 3 |  |
| PENDANT LIGHT | 2 |  |
| EXTERIOR SCONCE | 2 |  |
| MOTION SECURITY LIGHT | 5 |  |
| ELECTRIC PANEL | 1 |  |
| AC DISCONNECT | 2 |  |
| CABLE TV OUTLET | 5 |  |
| CARBON DETECTOR | 2 |  |
| EXHAUST FAN | 3 |  |
| FLOOR OULET DUPLEX | 2 |  |
| OUTLET | 33 |  |
| OUTLET 220v | 2 |  |
| OUTLET GFI | 22 |  |
| OUTLET WP | 9 |  |
| SMOKE DETECTOR | 6 |  |
| STANDARD LIGHT | 1 |  |
| SWITCH | 26 |  |
| SWITCH 3 WAY | 33 |  |
| VANITY BAR LIGHT - SMALL | 4 |  |

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 NEC-LATEST EDITION.

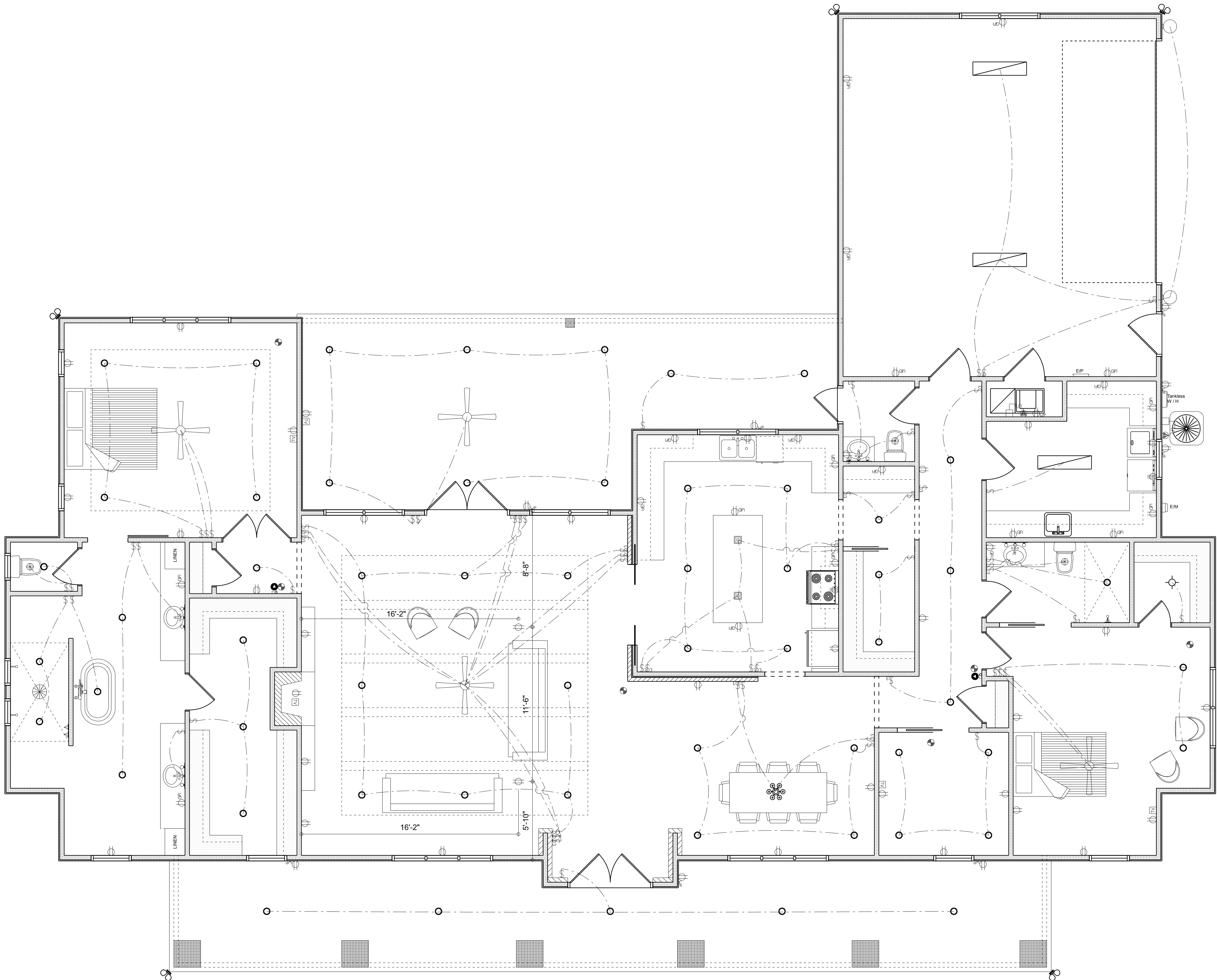
ELECTRICAL CONTR SHALL PREPARE "AS-BUILT" SHOP DUGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADD'NS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT N°. DESCRIPTION & BRKR, SERVICE ENT, & ALL UNDERGROUND WIRE

LOCATIONS/ROUTING / DEPTH, RISER DIA, SHALL INCLUDE WIRE SIZES/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 (WP/GFI)



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

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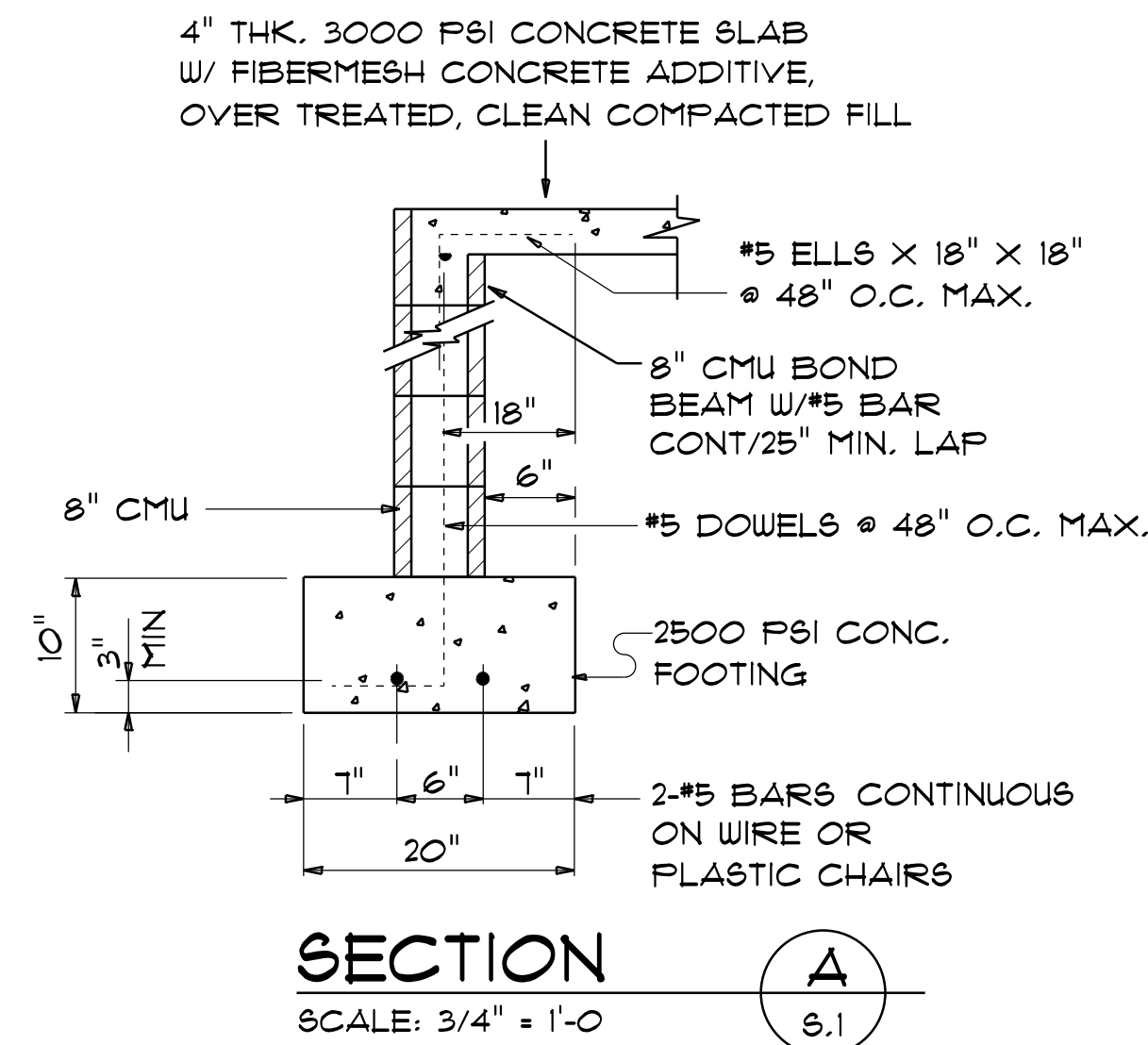
CUSTOM HOME FOR:
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COLUMBIA COUNTY, FLORIDA



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CONCRETE / MASONRY /
METALS GENERAL NOTES:

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 GD. 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 1500 SF OF BUILDING PAD AREA, OR FRACTION THEREOF, FOR EACH 12" LIFT.
4. REINFORCING STEEL SHALL BE GRADE 60 AND MEET THE REQUIREMENTS OF ASTM A615, ALL BENDS SHALL BE MADE COLD.
5. WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIREMENTS OF ASTM A185 - MIN. YIELD STRESS = 85 KSI.
6. CONCRETE SHALL BE STANDARD MIX F'c = 3000 PSI FOR ALL FTGS, SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD PUMP MIX F'c = 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'm = 1500 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 1 OR A325, AS PER PLAN REQUIREMENTS.
10. WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.
11. 2X4 P/T WOOD SILL, CONT., ALL AROUND, W/ 5/8"~ A.B. W/ 3" SQ. X 1/4" FLATE WASHERS WITHIN 12-16" FROM EACH CORNER, EA. WAY, & WITHIN 8-12" FROM ALL WALL OPENINGS / ENDS - 1/2"~ A.B. W/ 2" SQ. WASHERS ALONG EACH RUN @ 48" O.C., MAX. - ALL ANCHOR BOLTS SHALL HAVE A MINIMUM OF 8" EMBEDMENT INTO THE CONCRETE.

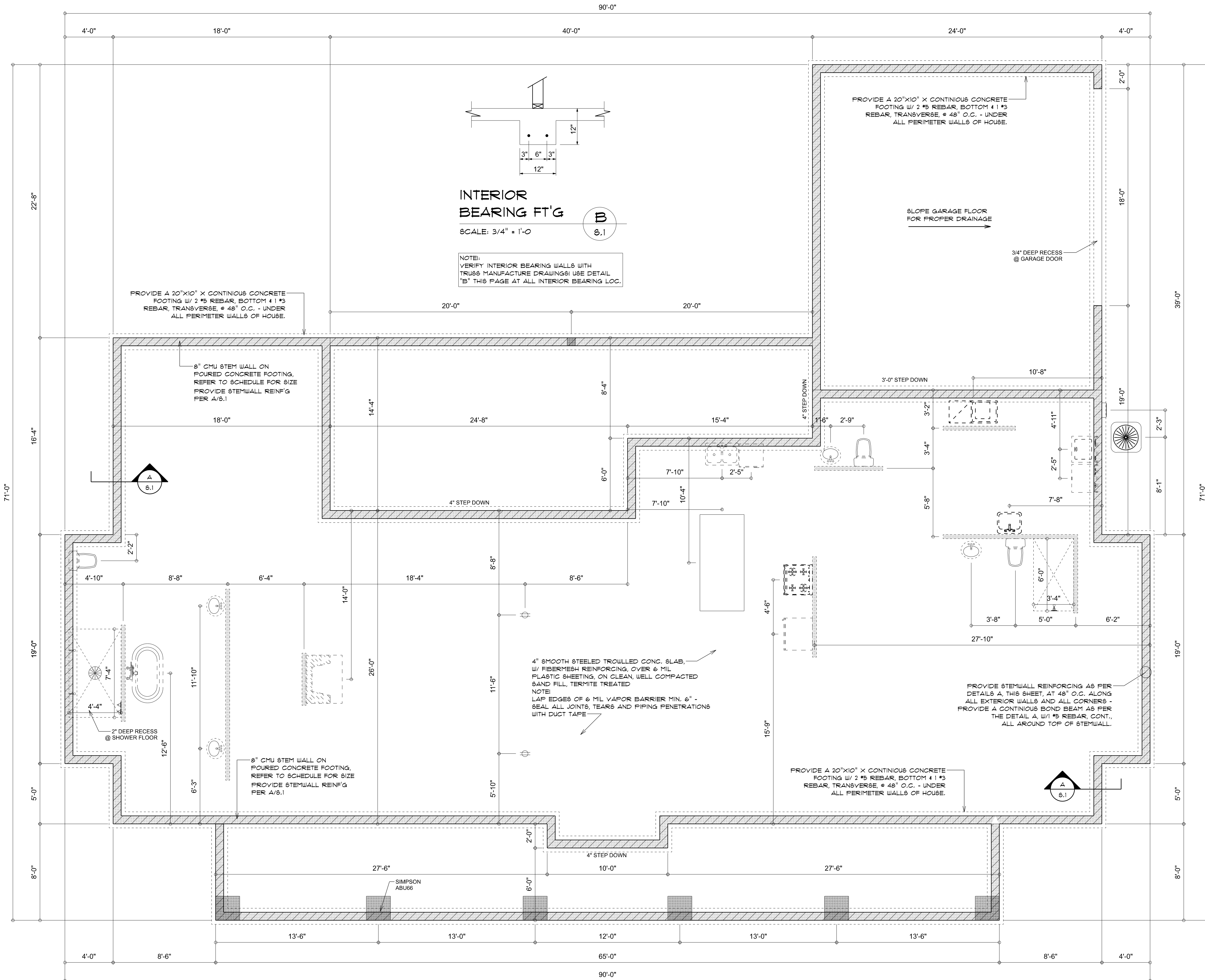


NOTE:
THE DESIGN WIND SPEED FOR THIS
PROJECT IS 130 MPH PER FBC 1609
AND LOCAL JURISDICTION REQUIREMENTS

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

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:
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.



WOOD STRUCTURAL NOTES

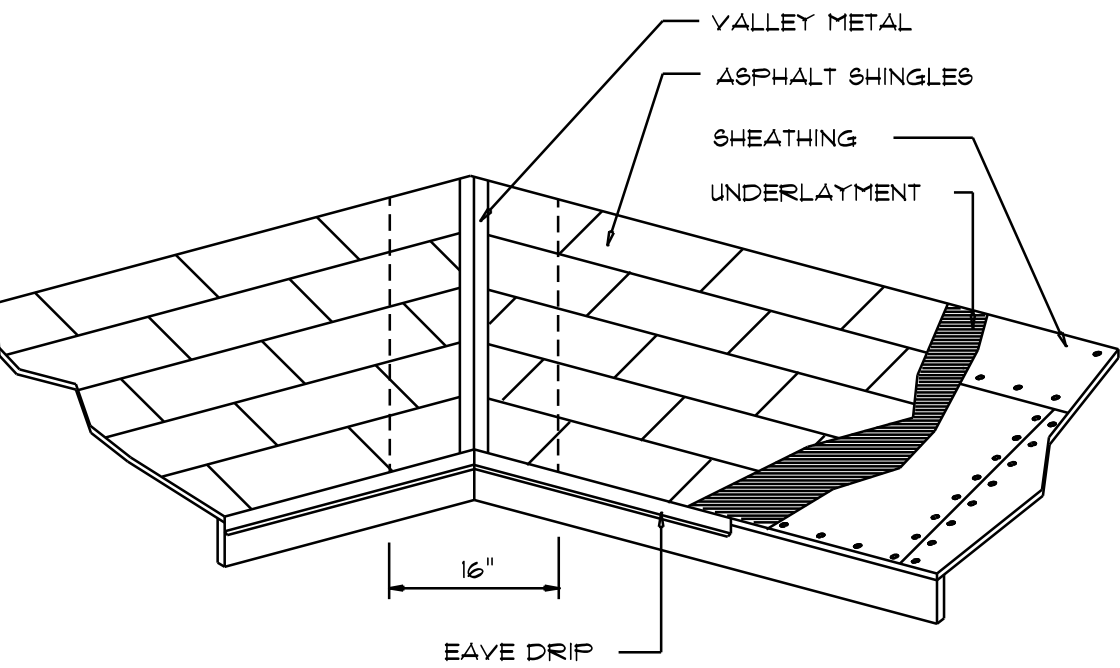
1. TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION, REQUIRED FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR SO ENGAGED. TEMPORARY & PERMANENT BRACING OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDELINES OF THE "TRUSS PLATE INSTITUTE".
2. ALL TRUSSES SHALL BE 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".
3. WOOD STUDS IN EXTERIOR WALLS & INTERIOR BEARING WALLS SHALL BE NOT LESS THAN No.2 HEM-FIR OR BETTER.
4. 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!
SHEATH ROOF w/ OSB or FLYWOOD PLACED w/ LONG DIMENSION PERPENDICULAR TO THE ROOF TRUSSES, SECURE TO FRAMING w/ 8d NAILS - AS PER DETAIL ON SHEET SD.4

NOTE!
THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER FBC 1609 AND LOCAL JURISDICTION REQUIREMENTS

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

NOTE!
ANCHOR GIRDER TRUSSES TO HEADER WITH 2 "SIMPSON" LGT(2, 3 OR 4), ANCHOR HEADER TO KING STUDS w/ 2 "SIMPSON" ST22 EA. END - TYP., T.O.



| 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 |

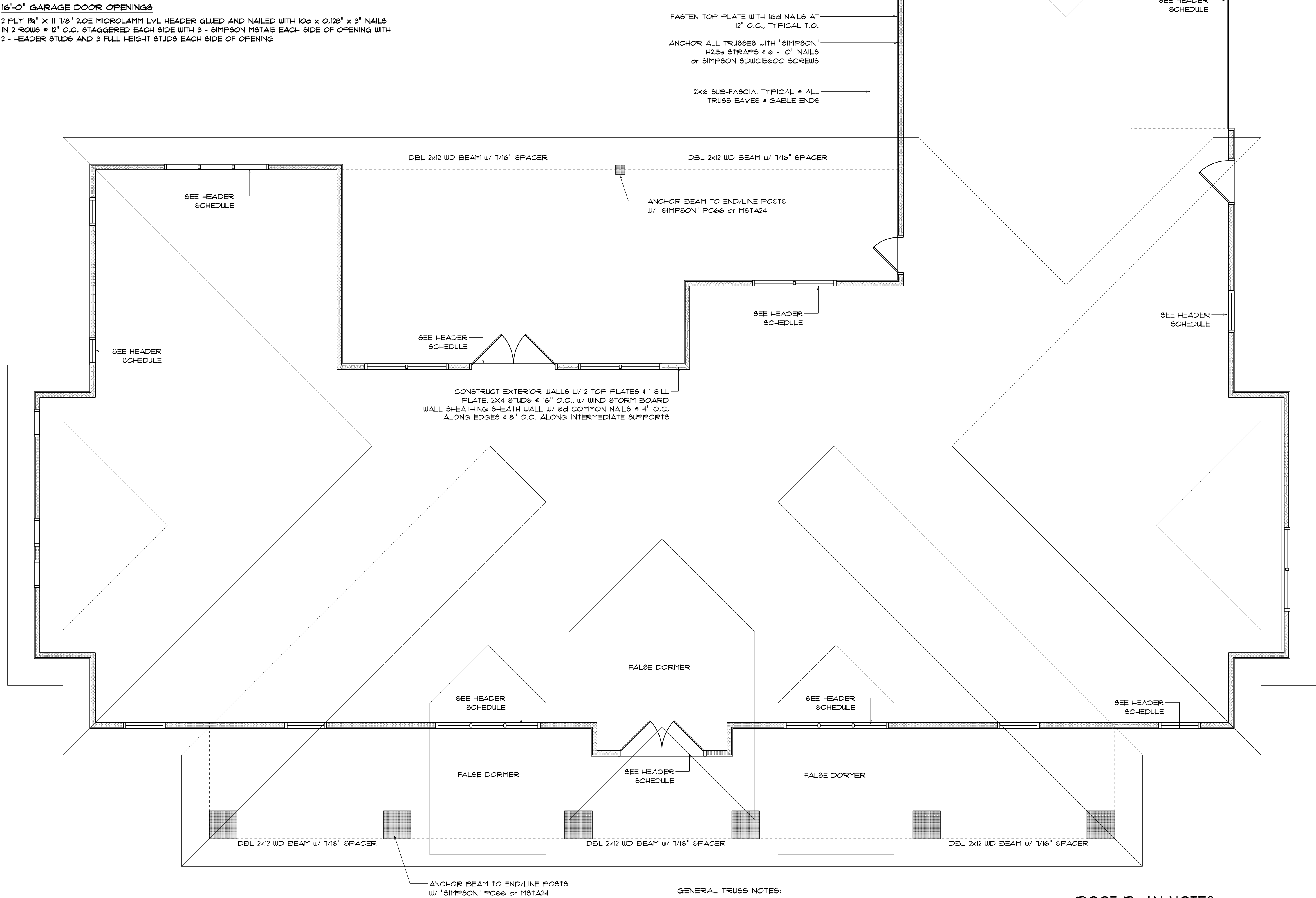
Roofing/Flashing DETS.

SCALE: NONE

A

STANDARD HEADER SCHEDULE

- 0'-0" UP TO 6'-0" OPENINGS
DOUBLE 2x8 No.#2 SOUTHERN PINE WITH 1/2" OSB 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 MSTA15 TOP AND 1 - SIMPSON SPH4R BOTTOM EACH SIDE OF OPENING WITH 1 - HEADER STUD AND 1 FULL HEIGHT STUD EACH SIDE OF OPENING
- 6'-0" UP TO 9'-0" OPENINGS
DOUBLE 2x12 No.#2 SOUTHERN PINE WITH 1/2" OSB 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 MSTA24 TOP AND 2 - SIMPSON SPH4R BOTTOM EACH SIDE OF OPENING WITH 1 - HEADER STUD AND 2 FULL HEIGHT STUDS EACH SIDE OF OPENING
- 9'-0" UP TO 16'-0" OPENINGS
DOUBLE 2x12 No.#2 SOUTHERN PINE WITH 1/2" OSB 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 MSTA15 EACH SIDE OF OPENING WITH 2 - HEADER STUDS AND 3 FULL HEIGHT STUDS EACH SIDE OF OPENING
- 16'-0" GARAGE DOOR OPENINGS
2 FLY 1 1/4" x 11 1/8" 2.0E MICROLAMM LVL HEADER GLUED AND NAILED WITH 10d x 0.128" x 3" NAILS IN 2 ROWS @ 12" O.C. STAGGERED EACH SIDE WITH 3 - SIMPSON MSTA15 EACH SIDE OF OPENING WITH 2 - HEADER STUDS AND 3 FULL HEIGHT STUDS EACH SIDE OF OPENING



- GENERAL TRUSS NOTES:
1. 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.
2. TRUSS SHOP DRAWINGS SHALL BE SIGNED & SEALED BY THE DESIGNING ENGINEER.
3. 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.

ROOF PLAN NOTES

- R-1 SEE ELEVATIONS FOR ROOF PITCH
- R-2 ALL OVERHANGS 18" (12" on gables) UNLESS OTHERWISE NOTED
- R-3 PROVIDE ATTIC VENTILATION IN ACCORDANCE WITH SCHEDULE ON SD.3
- R-4 SEE EXTERIOR ELEVATIONS AND FLOOR PLANS TO VERIFY PLATE AND HEEL HEIGHTS
- R-5 MOVE ALL VENTS AND OTHER ROOF PENETRATIONS TO REAR

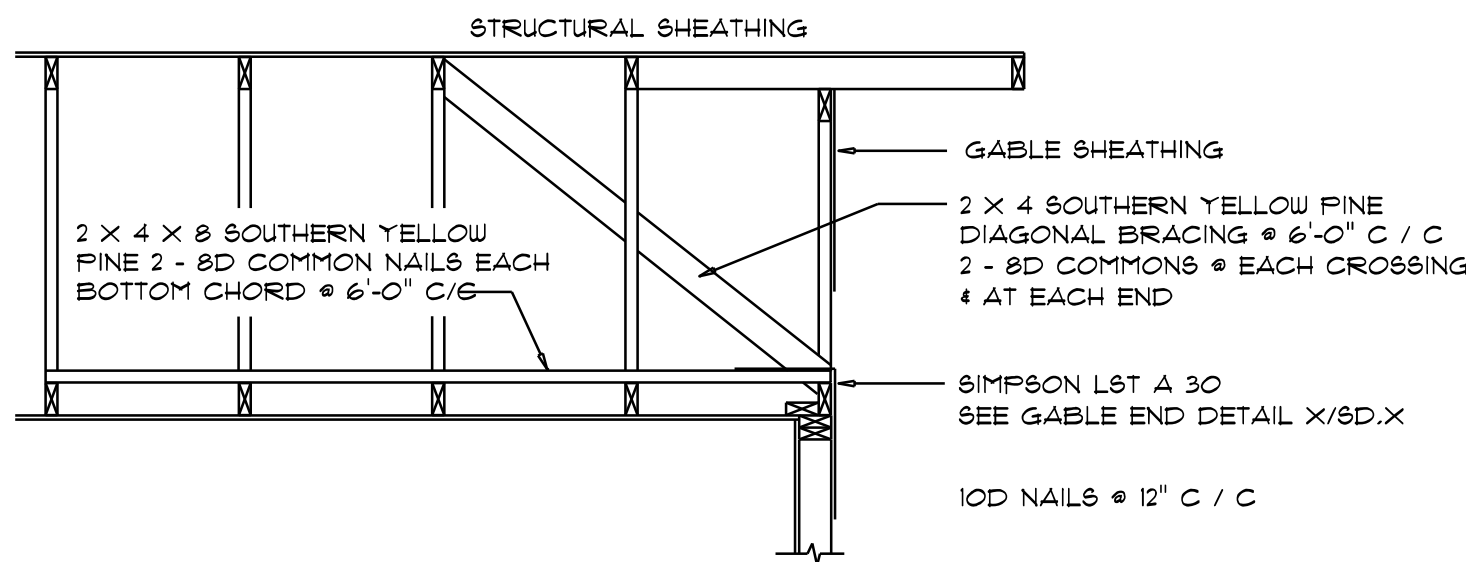
| REVISIONS | |
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| Mar. 22nd, 2024 | |
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| | |

CUSTOM HOME FOR:
MALOY RESIDENCE
COLUMBIA COUNTY, FLORIDA

NICHOLAS PAUL GEISLER ARCHITECT
1759 NW Brown Rd.
Lake City, FL 32095
N.C.A.A.B. Certified

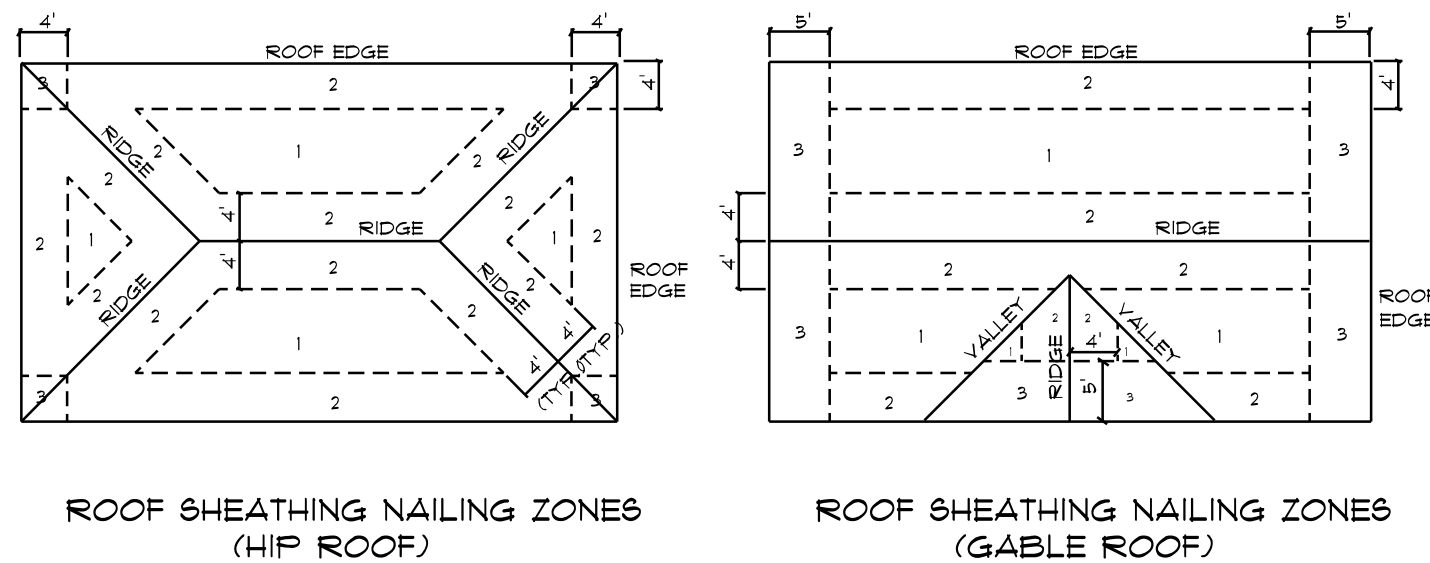
SHEET NUMBER
S.2
OF 4 SHEETS

AR0007005

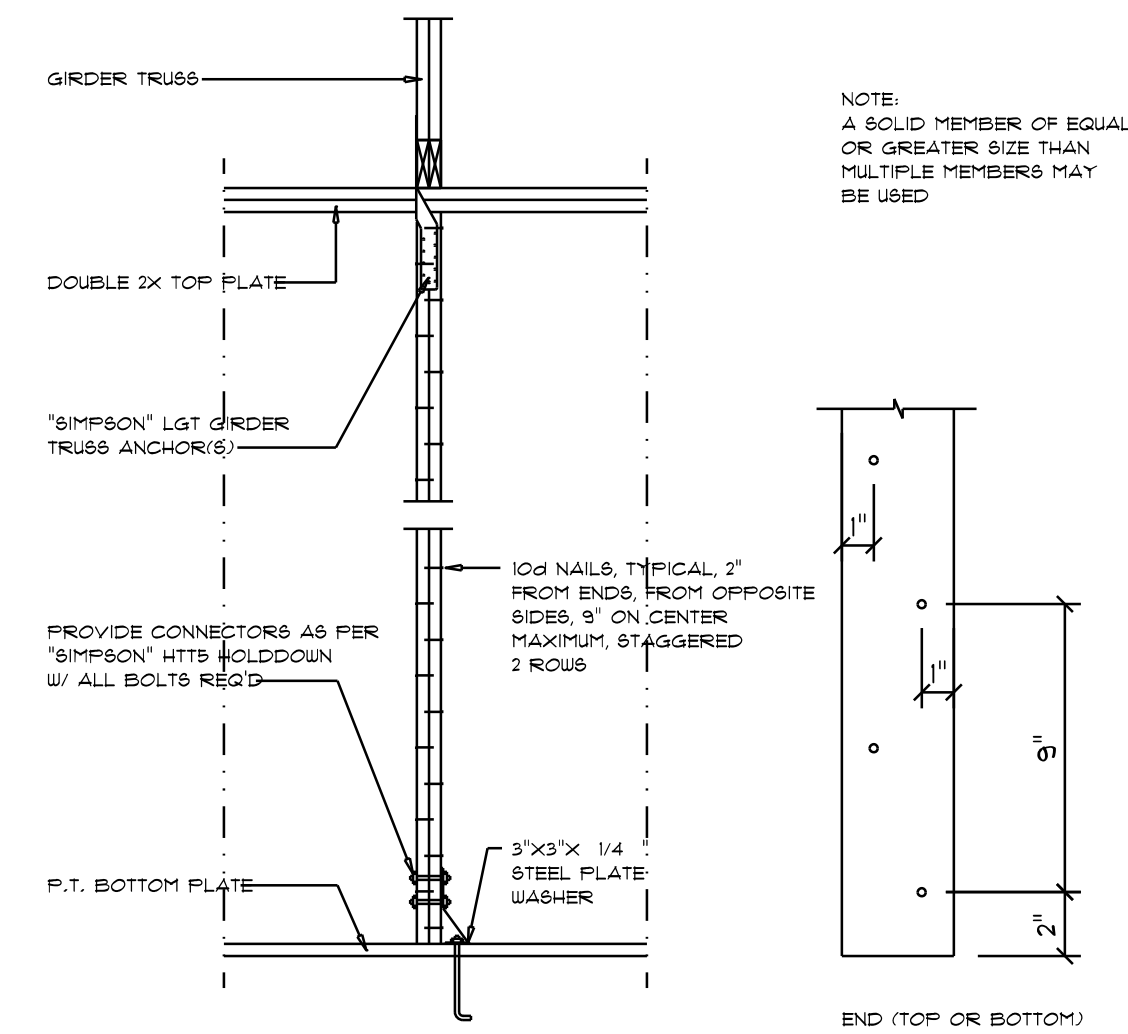


END WALL BRACING FOR CEILING DIAPHRAGM
 NTS (ALTERNATIVE TO BALLOON FRAMING)
 NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE

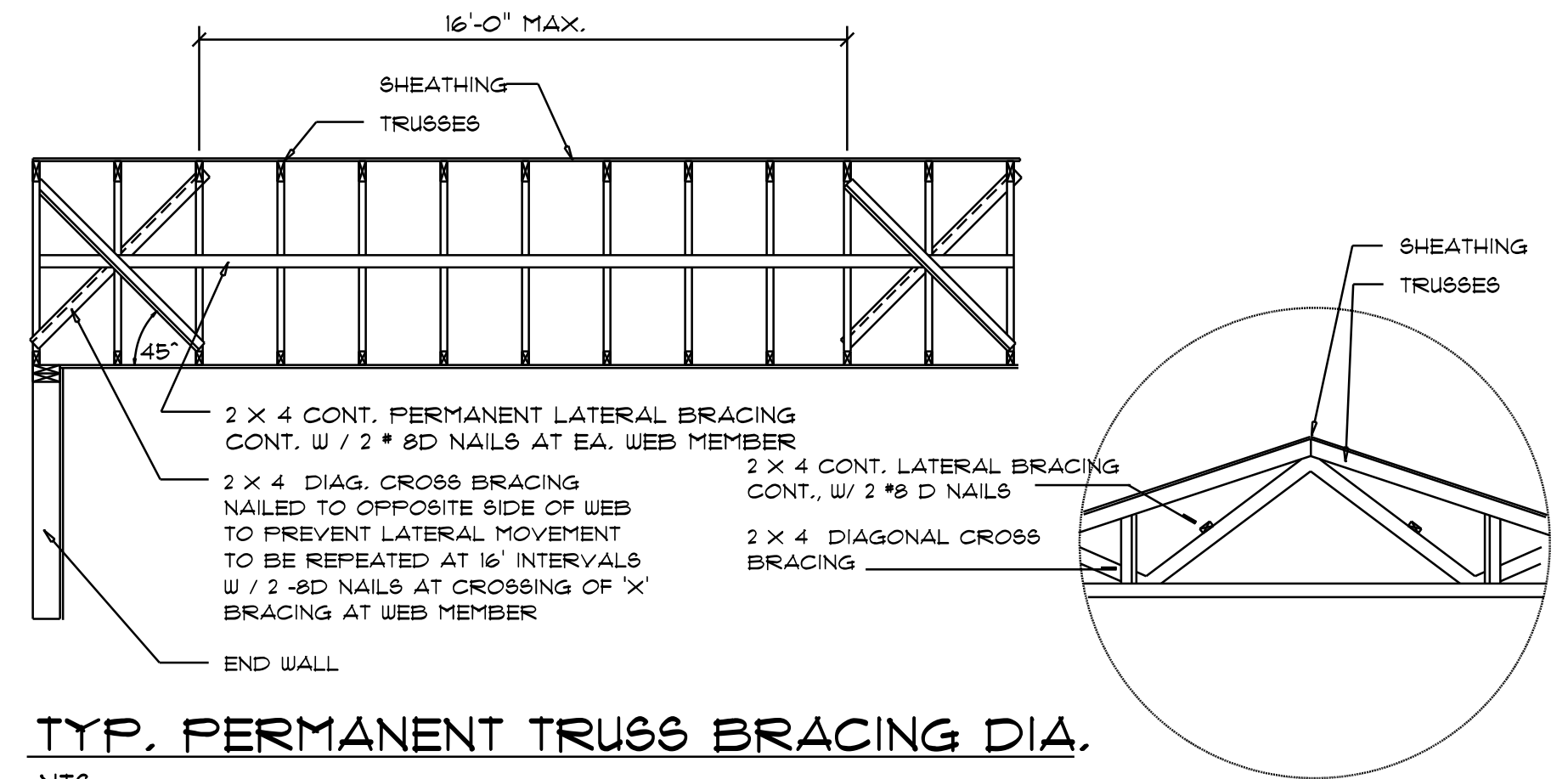
| ROOF SHEATHING FASTENINGS | | | |
|---------------------------|------------------------------|---|-------------------------------------|
| NAILING ZONE | SHEATHING TYPE | FASTENER | SPACING |
| 1 | | 6 in. o.c. EDGE 6 in. o.c. FIELD | |
| 2 | 1/16" O.S.B. OR 15/32 CDX | 2 1/2"x0.131" RING SHANK NAILS OR 3"x0.120" RING SHANK NAILS | 6 in. o.c. EDGE 6 in. o.c. FIELD |
| 3 | | 4 in. o.c. # GABLE ENDWALL OR GABLE TRUSS 6 in. o.c. EDGE 6 in. o.c. FIELD | |



Roof Nail Pattern DET.
 SCALE: NONE

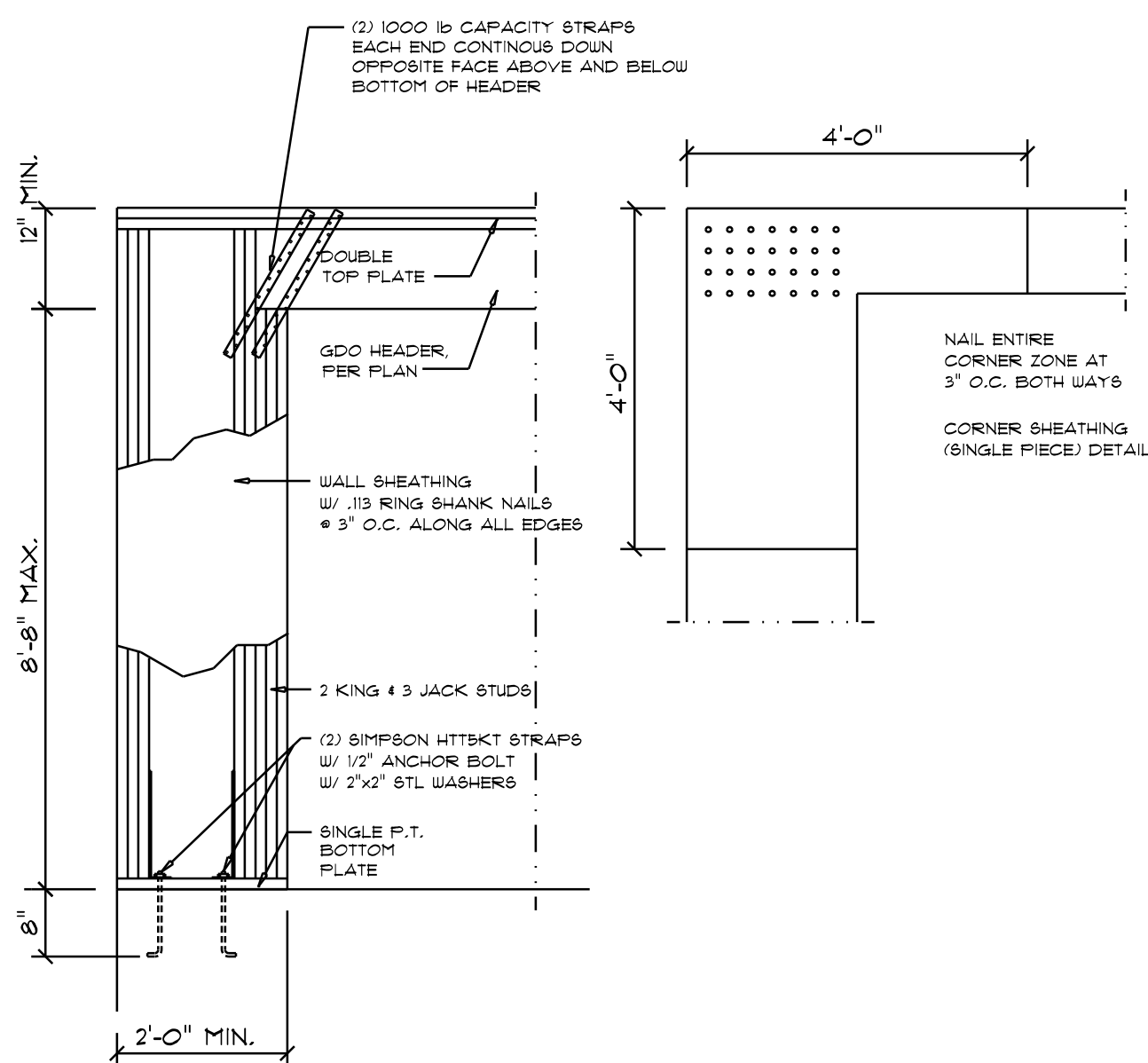


Girder Truss Column DET.
 SCALE: 1/2" = 1'-0"

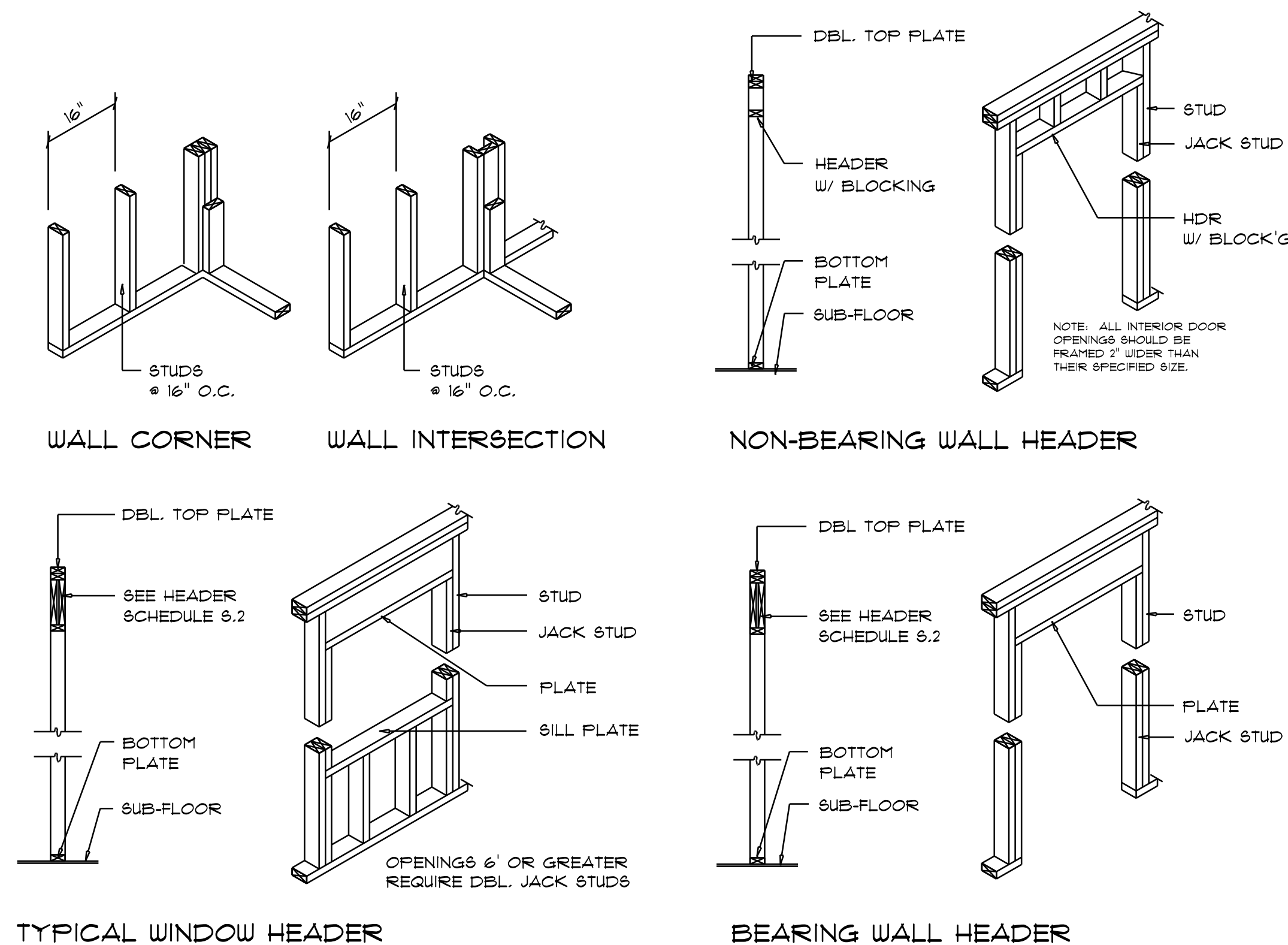


TYP. PERMANENT TRUSS BRACING DIA.
 NTS
 NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE

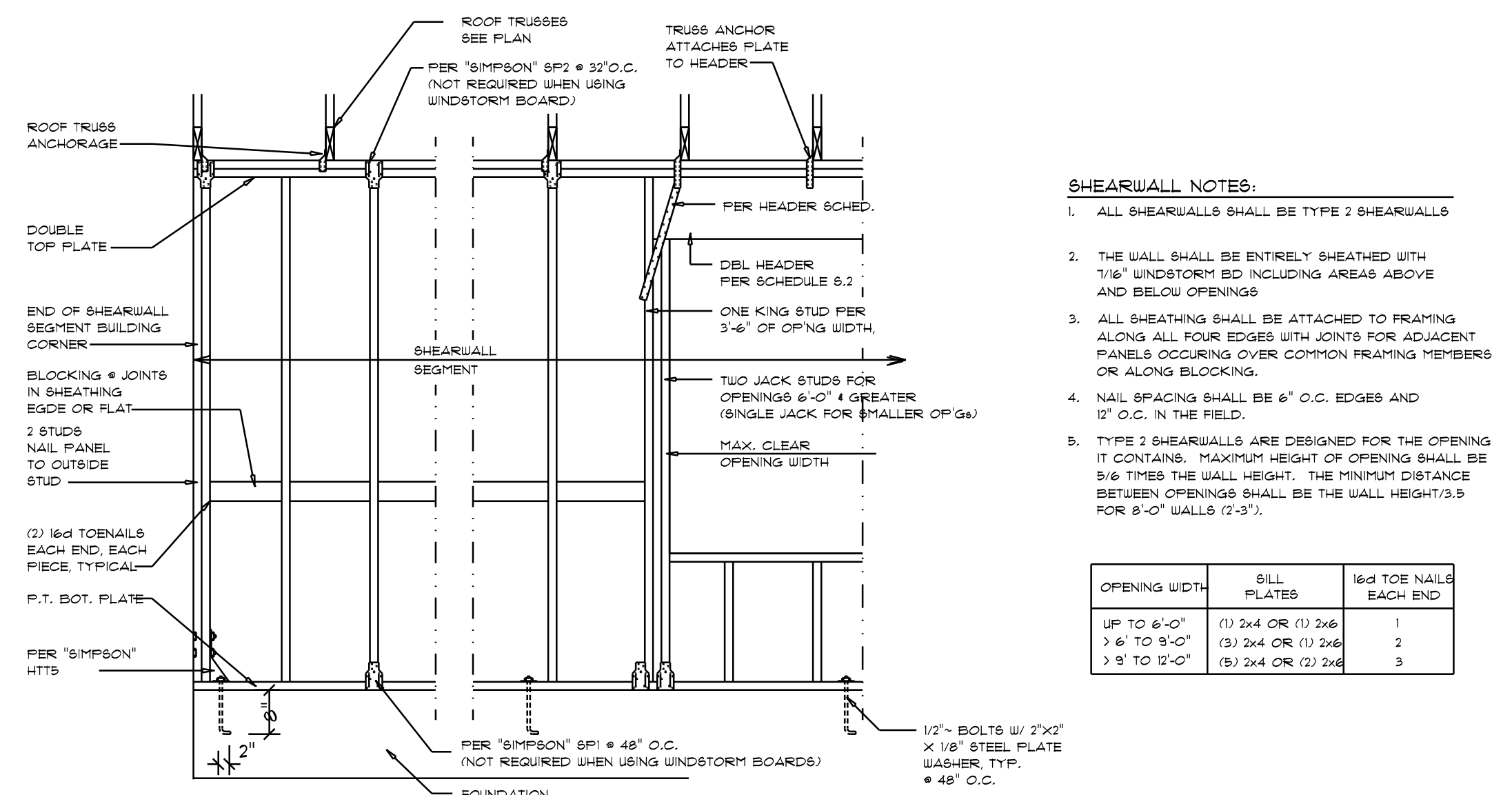
Truss Bracing DETAILS
 SCALE: AS NOTED



Garage End Wall DETAILS
 SCALE: 1/2" = 1'-0"



Wall Framing/Header 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 OPENINGS
 - 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 6" O.C. EDGES AND 12" O.C. IN THE FIELD.
 - TYPE 2 SHEARWALLS ARE DESIGNED FOR THE OPENING IT CONTAINS. MAXIMUM HEIGHT OF OPENING SHALL BE 5/6 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 TOE 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 |

Shear Wall DETAILS
 SCALE: NONE

| REVISIONS |
|-----------------|
| Mar. 22nd. 2024 |
| |
| |
| |

CUSTOM HOME FOR:
MALOY RESIDENCE
 COLUMBIA COUNTY, FLORIDA

NICHOLAS PAUL GEISLER ARCHITECT
 1758 NW Brown Rd.
 Lake City, FL 32055
 N.C.A.R.B. Certified

SHEET NUMBER
S.4
 OF 4 SHEETS

AR0007005