

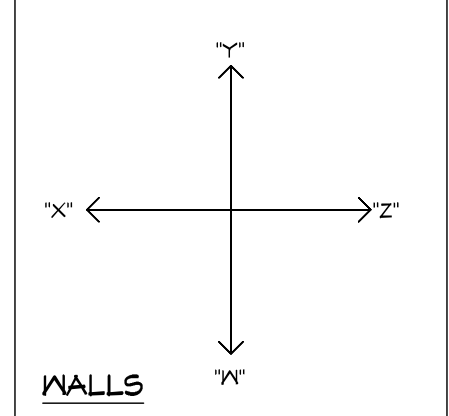


CEILING FINISH NOTE:
 RECESSED CLG SURFACES, BOTH HORIZONTAL AND VERTICAL, SHALL HAVE SMOOTH FINISH

NOTE:
 VERIFY CLEARANCE OF TRIM IN ALL CEILINGS AND SOFFITS WITH RECESSED CAN, A/C SUPPLY AND RETURN GRILLE LOCATIONS

REFLECTED CEILING PLAN

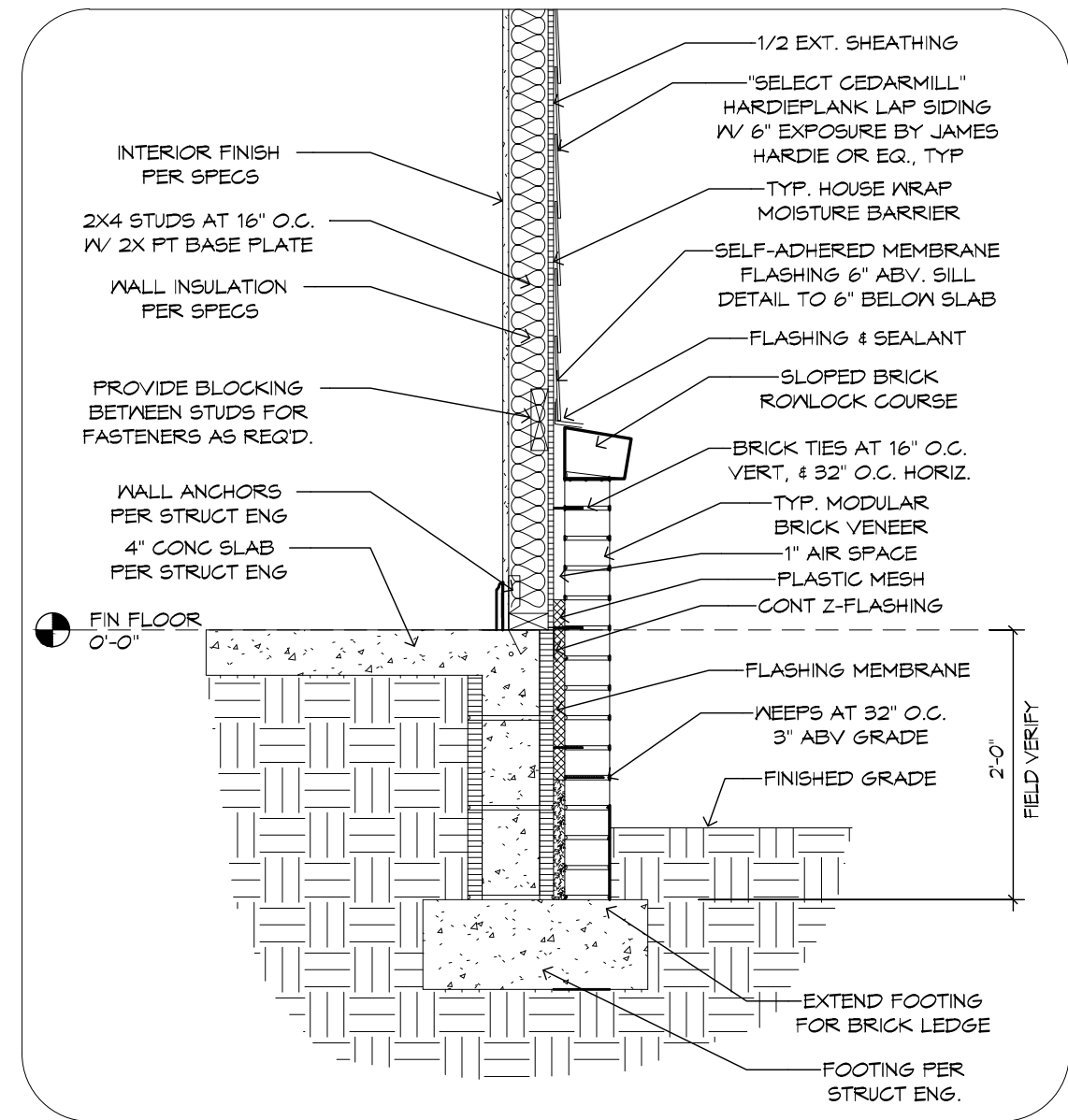
1/4" = 1'-0"



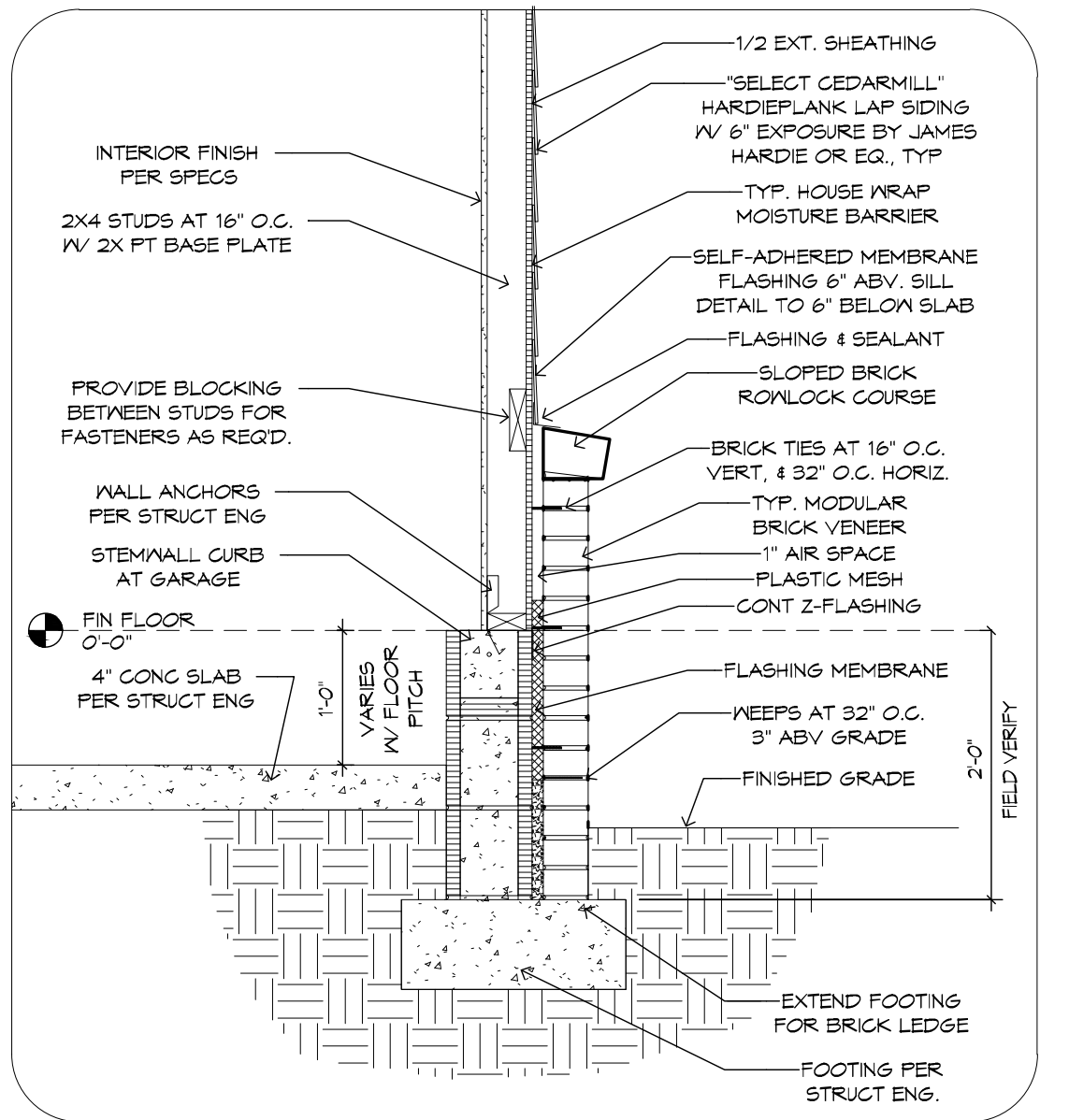
PLAN DISCLAIMER: THE DESIGNER IS PROVIDING THESE CEILING PLANS ONLY AS REPRESENTED IN THESE DRAWINGS (PLANS) BUT NOT FOR ANY STRUCTURAL INFORMATION INCLUDED OR OMITTED. THE BUILDER IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE PROJECT. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED AND DOES NOT INCLUDE ANY LIABILITY FOR CONSTRUCTION DEFECTS OR OTHER DAMAGES. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THESE PLANS. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED AND DOES NOT INCLUDE ANY LIABILITY FOR CONSTRUCTION DEFECTS OR OTHER DAMAGES. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THESE PLANS.

!! ATTENTION !!
 NOTE: IT IS THE RESPONSIBILITY OF THE BUILDER TO COORDINATE THE INSTALLATION OF ALL WATER PROOFING METHODS NECESSARY TO PROVIDE A WATER TIGHT BUILDING ENVELOPE. REFER TO MFR INSTALLATION RECOMMENDATION FOR ALL SELECTED WATERPROOFING MATERIALS, FLASHING, SEALERS AND AD-MIX COMPONENTS.

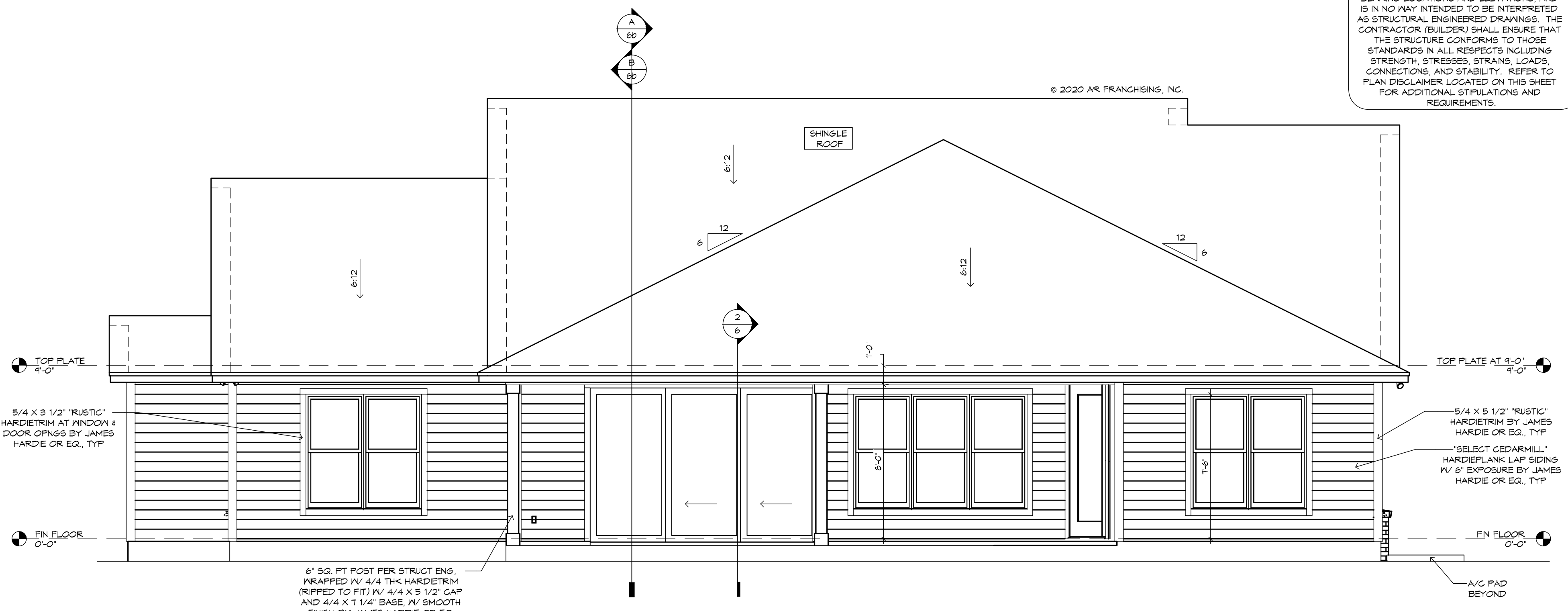
FRAMING PLAN DISCLAIMER
 THE FRAMING PLANS REPRESENTED IN THESE DRAWINGS ARE INTENDED TO ESTABLISH PROPOSED FRAMING MEMBER LOCATIONS, FRAMING MEMBER DEPTH, POTENTIAL BEARING LOCATIONS AND ELEVATIONS, AND IS IN NO WAY INTENDED TO BE INTERPRETED AS STRUCTURAL ENGINEERED DRAWINGS. THE CONTRACTOR (BUILDER) SHALL ENSURE THAT THE STRUCTURE CONFORMS TO THOSE STANDARDS IN ALL RESPECTS INCLUDING STRENGTH, STRESSES, STRAINS, LOADS, CONNECTIONS, AND STABILITY. REFER TO PLAN DISCLAIMER LOCATED ON THIS SHEET FOR ADDITIONAL STIPULATIONS AND REQUIREMENTS.



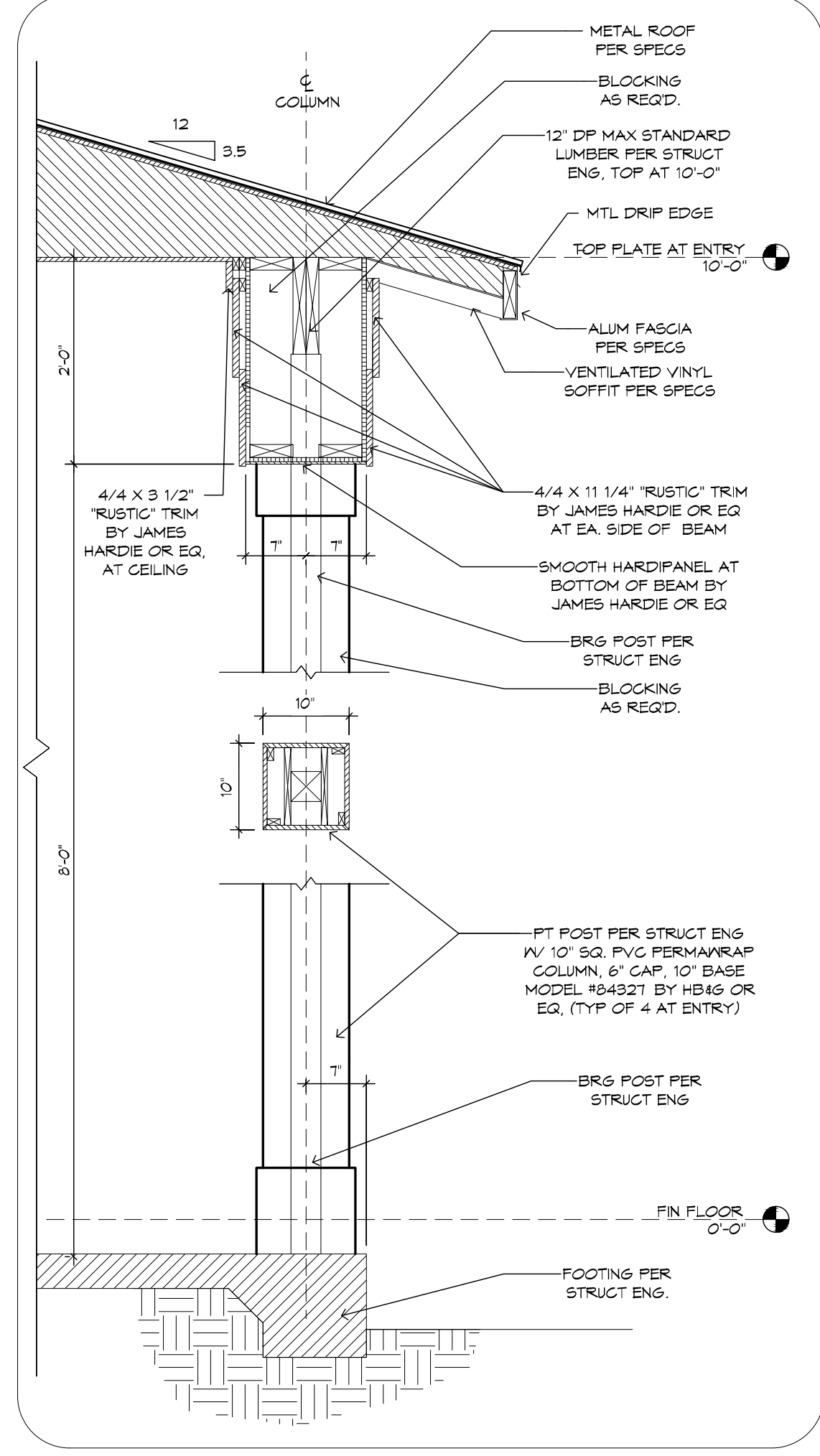
3 BRICK WAINSCOT DETAIL AT SLAB
 3/4" = 1'-0"



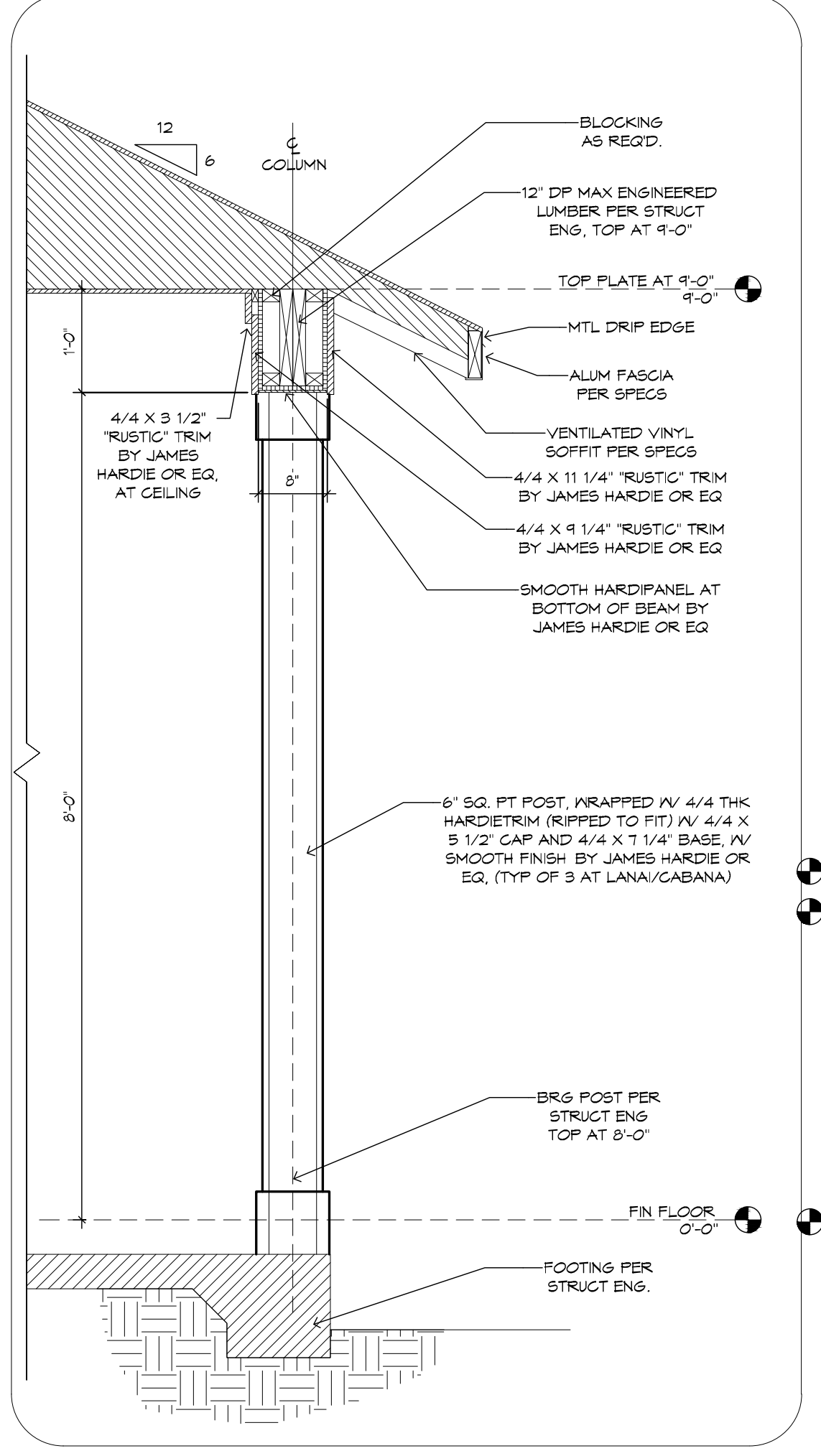
4 BRICK WAINSCOT DETAIL AT GARAGE
 3/4" = 1'-0"



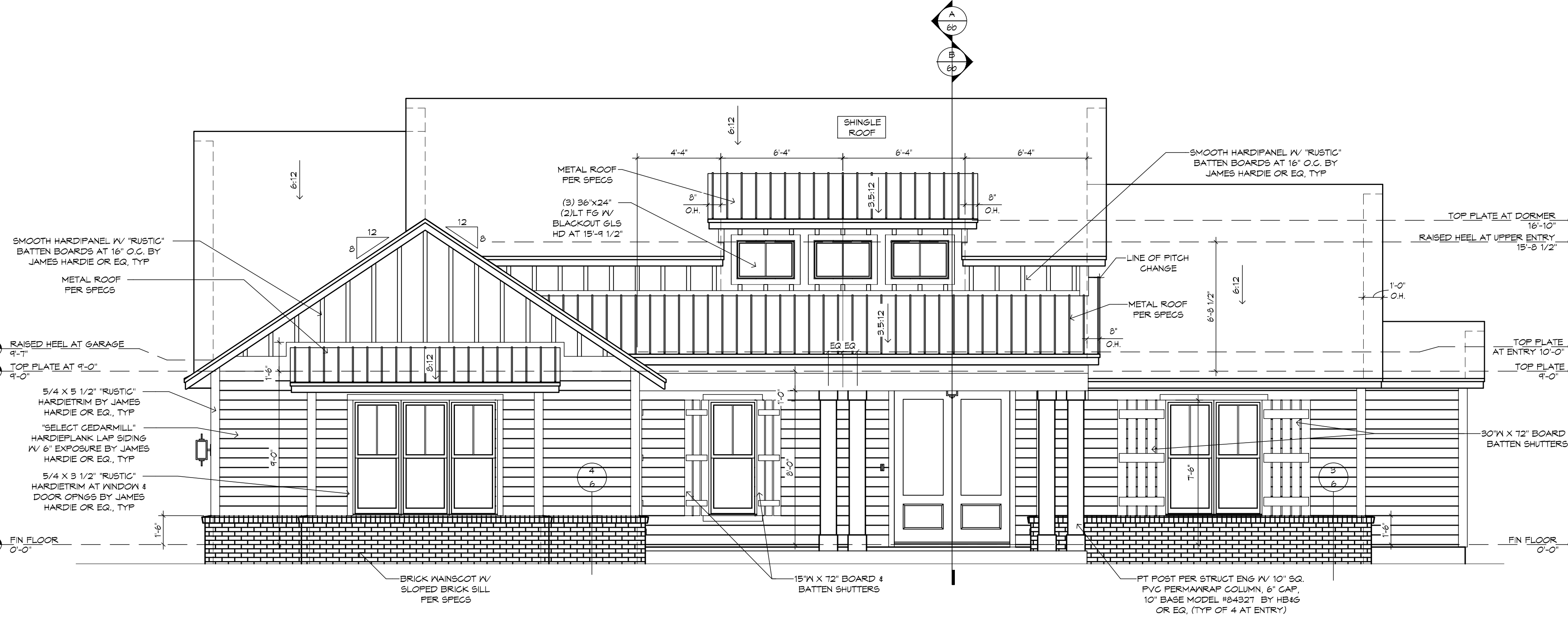
REAR ELEVATION
 1/4" = 1'-0"



1 COLUMN DETAIL AT ENTRY
 3/4" = 1'-0"



2 COLUMN DETAIL AT LANAI
 3/4" = 1'-0"



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

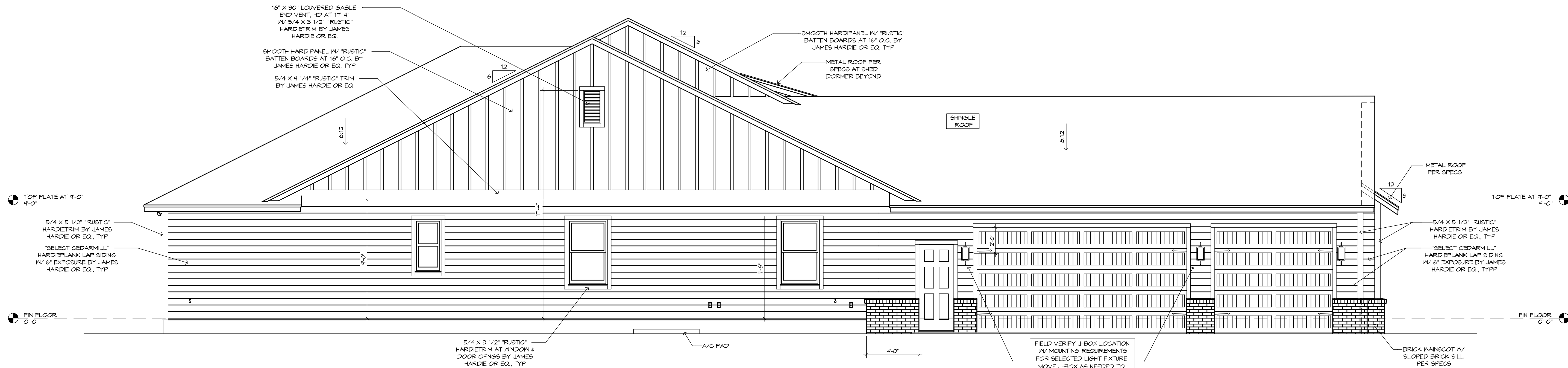
GENERAL NOTES:

- FLAT SOFFIT AT PERIMETER OF HOUSE UNLESS NOTED OTHERWISE.
- VERIFY ALL WINDOW AND DOOR ROUGH OPENINGS IV MFR SPECS.
- LOCATE ALL PLUMBING STACKS BEYOND THE FRONT ELEV ROOF RIDGES, IF ALLOWABLE PER CODE.
- ROOF VENTS SHOWN FOR LOCATION PURPOSES ONLY.
- NUMBER OF ROOF VENTS TO BE DETERMINED BY BUILDER.
- WHERE EPS CORNICE OCCURS, PROVIDE 1/2" FNT GRADE PLYWOOD SOFFIT, UNO.

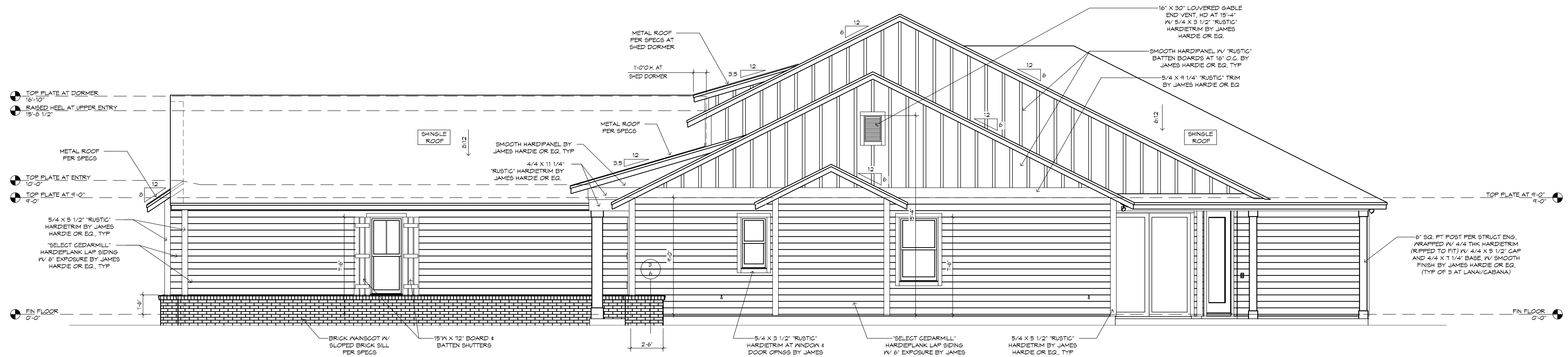
FRAMING PLAN DISCLAIMER
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GARAGE SIDE ELEVATION
 1/4" = 1'-0"



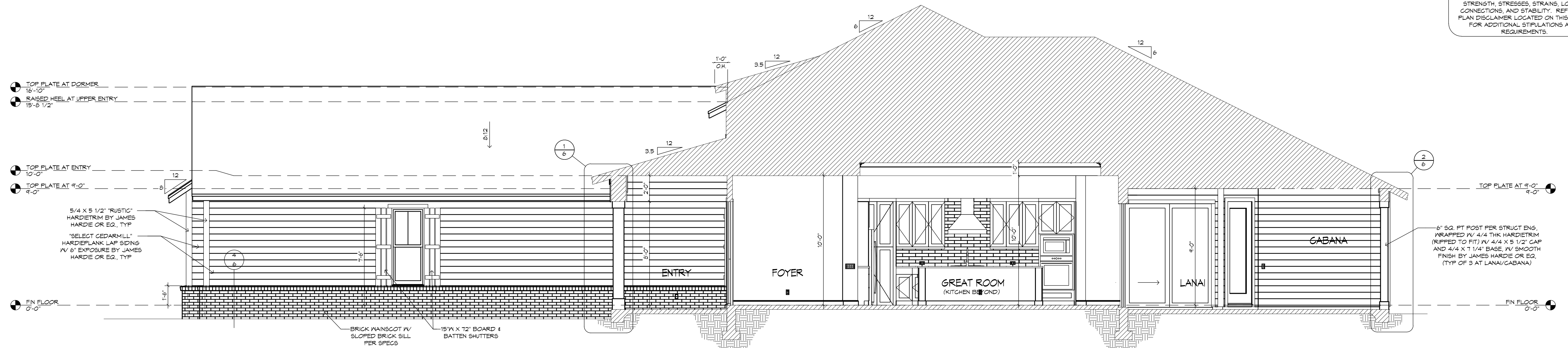
SIDE ELEVATION
 1/4" = 1'-0"

PLAN DISCLAIMER
 THESE DRAWINGS ARE THE PROPERTY OF RHOMES CONSTRUCTION, INC. AND ARE TO BE USED ONLY AS REPRESENTED IN THESE DRAWINGS. NO PART OF THESE DRAWINGS IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RHOMES CONSTRUCTION, INC. THE CONTRACTOR (BUILDER) SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE AND LOCAL BUILDING CODES, ORDINANCES, AND LAWS, INCLUDING BUT NOT LIMITED TO THE NATIONAL MECHANICAL ENERGY CODE, INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL ENERGY CONSERVATION CODE, AND INTERNATIONAL MECHANICAL ENERGY CODE. ANY DISCREPANCIES OR OMISSIONS IN THESE DRAWINGS OR OTHER DOCUMENTS USED BY THE BUILDER OR OWNER, BY THE CONTRACTOR (BUILDER), SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR (BUILDER) AND NOT THE RESPONSIBILITY OF RHOMES CONSTRUCTION, INC.

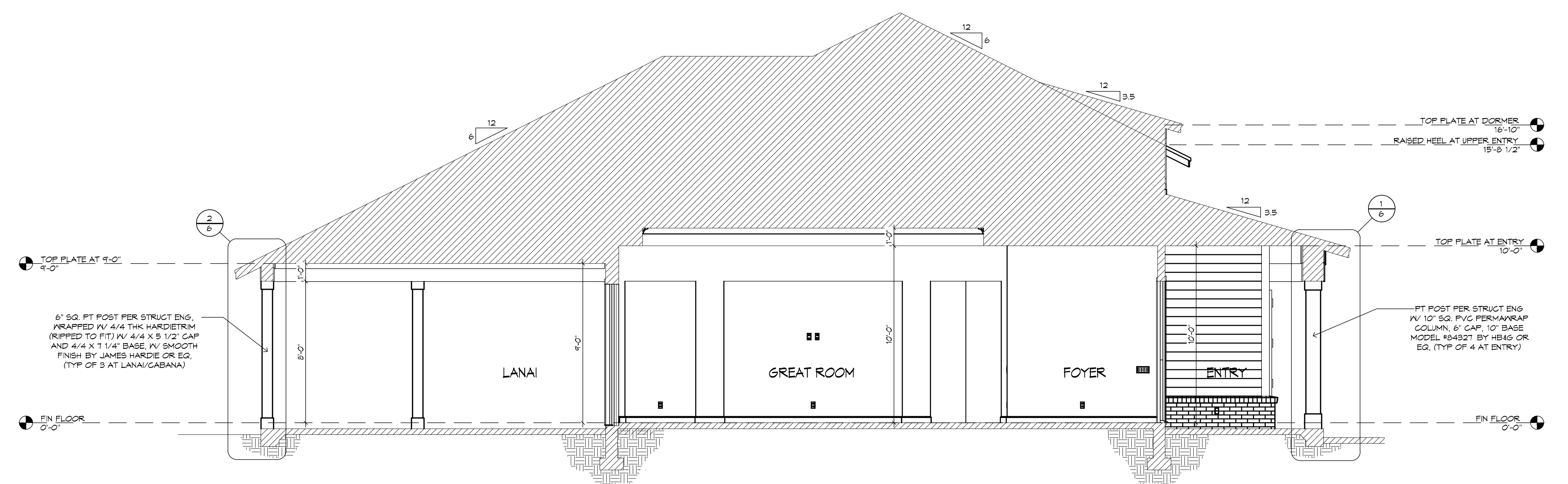
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BUILDING SECTION "A"
 1/4" = 1'-0"



BUILDING SECTION "B"
 1/4" = 1'-0"

MECHANICAL DISCLAIMER

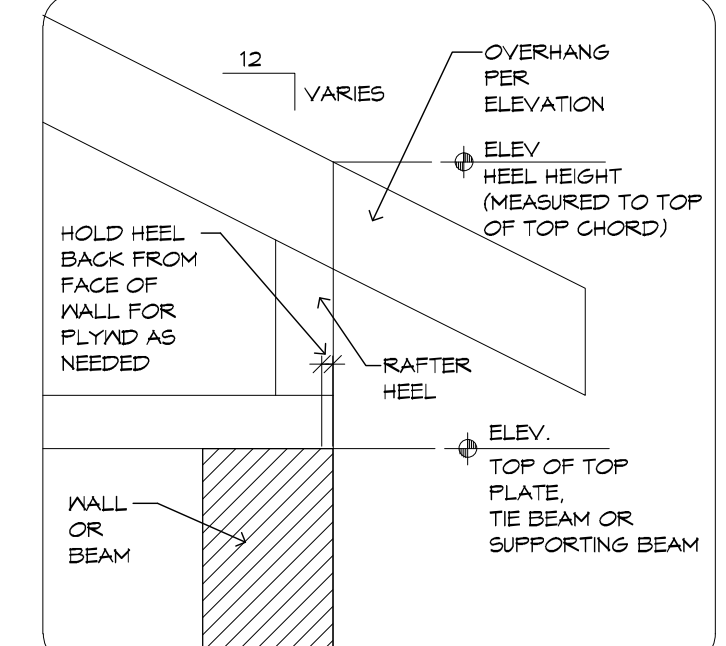
ANY DUCT ROUTING AND HVAC EQUIPMENT SHOWN ON THESE DRAWINGS ARE DIAGRAMMATIC ONLY. THE BUILDER IS SOLELY RESPONSIBLE FOR COORDINATING ALL ASPECTS OF MECHANICAL INSTALLATION WITH ALL TRADES. THE BUILDER SHALL COORDINATE BETWEEN THE PRE-ENGINEERED TRUSS MFR AND/OR FRAMING REQUIREMENTS WITH THE MECHANICAL CONTRACTOR TO ENSURE ADEQUATE SPACE FOR DUCT ROUTING AND EQUIPMENT PLACEMENT AND SUPPORT. HVAC INSTALLATION SHALL BE INSTALLED ACCORDING TO ALL CURRENT STATE AND LOCAL MECHANICAL CODES.

!! ATTENTION !!

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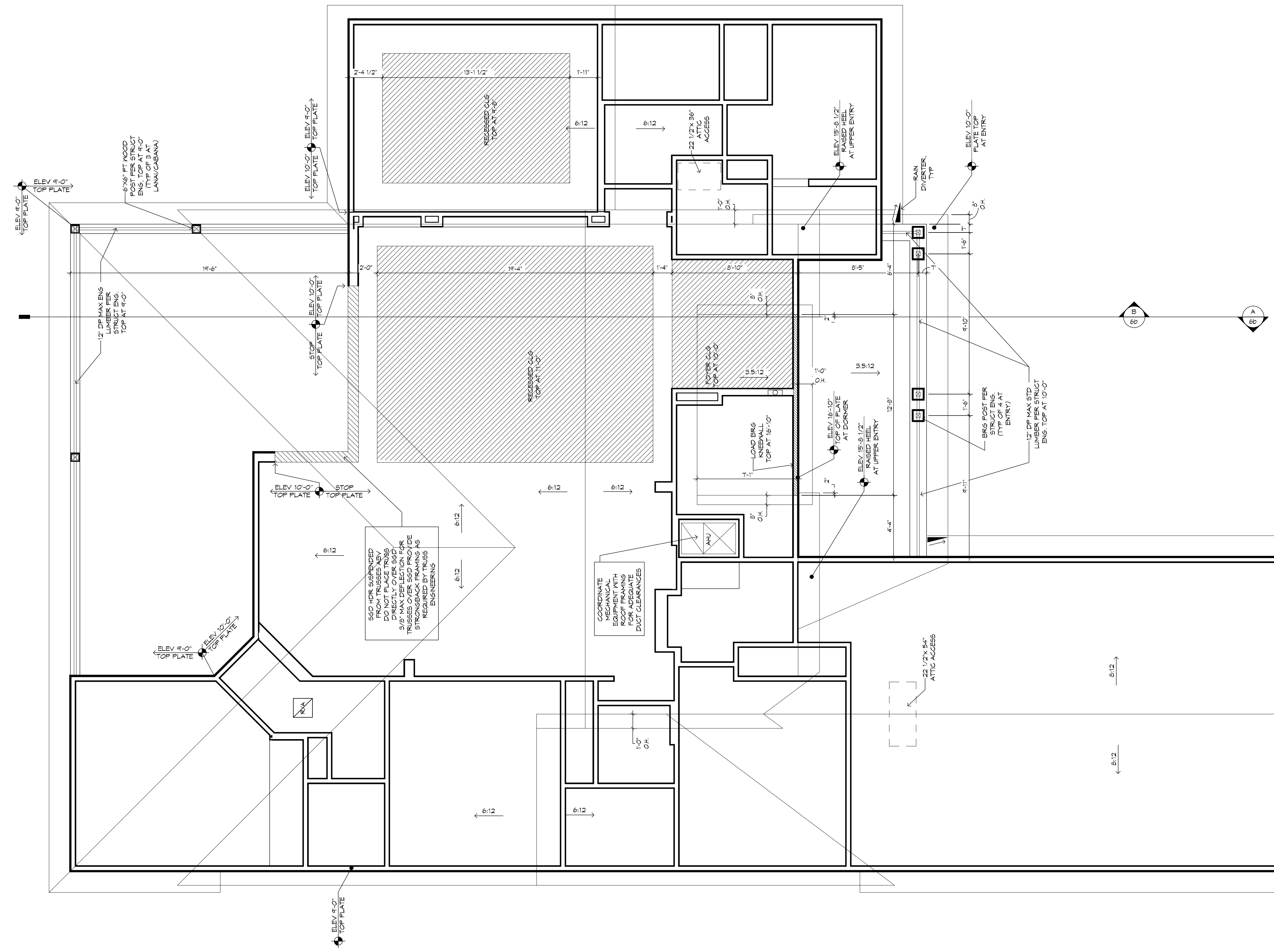
FRAMING PLAN DISCLAIMER

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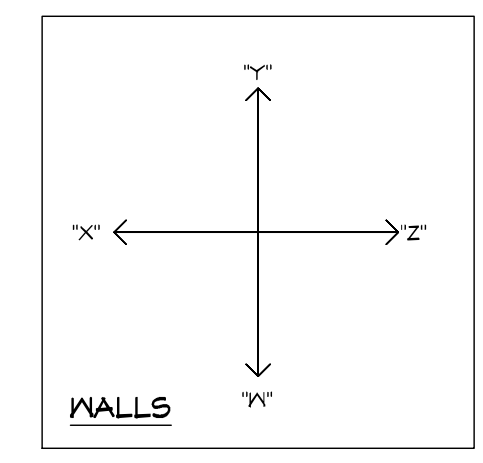
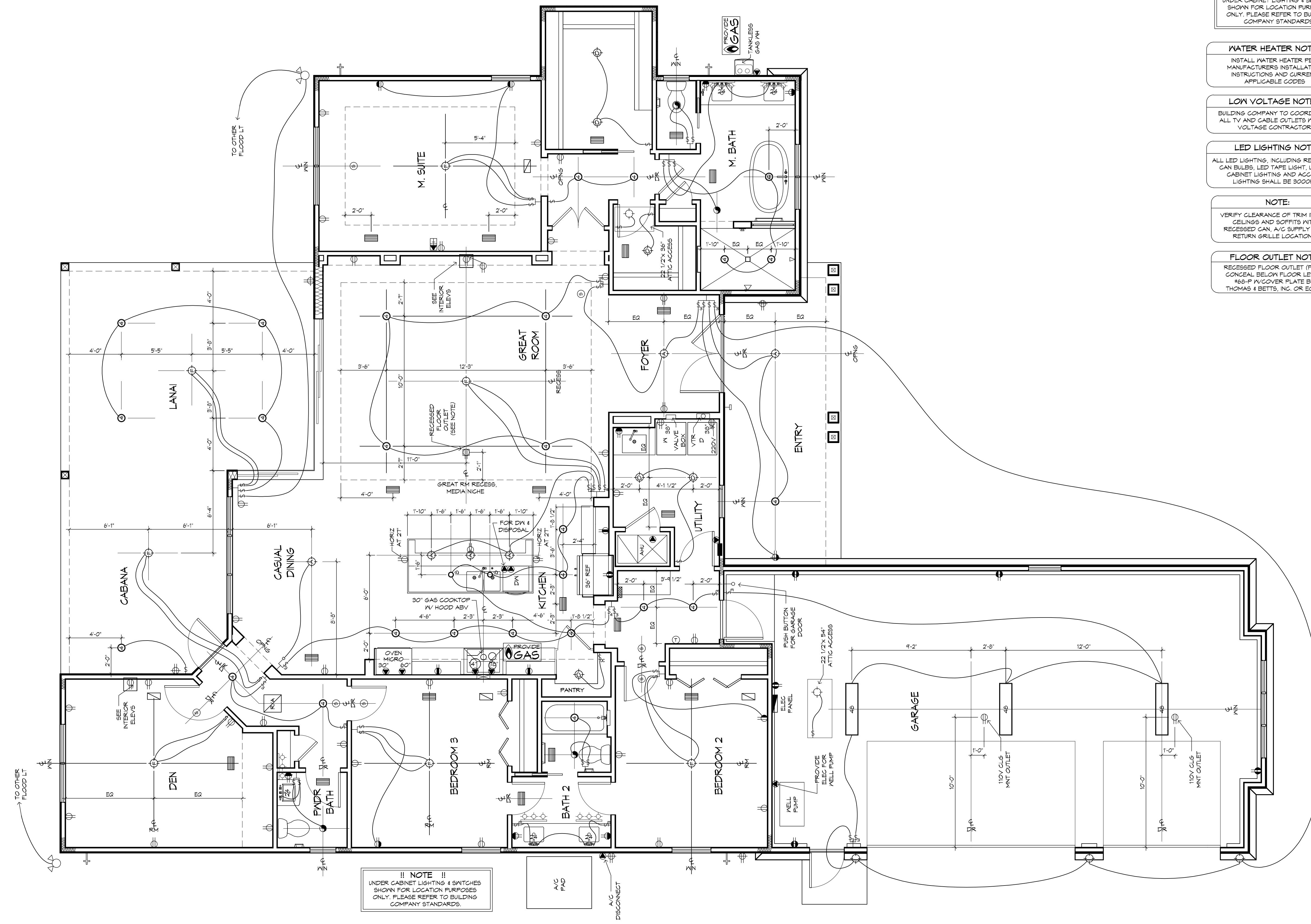
RAISED HEEL DETAIL
1/4" = 1'-0"

- SHINGLE & METAL ROOF
- ALL OVERHANGS TO BE 1'-6" UNO. GABLE END OVERHANGS TO BE 1'-0" UNO
- SEE SHEETS 5 & 5B FOR CLG HEIGHTS, REC CLG SIZES AND LOCATIONS
- PROVIDE SOLID BLOCKING BELOW ALL KNEEWALLS AND OVERFRAMING PER TRUSS MFR AND STRUCT ENG
- ROOF PITCH 8:12 UNO



ROOF PLAN
1/4" = 1'-0"

PLAN DISCLAIMER
THE BUILDER IS RESPONSIBLE FOR COORDINATING ALL ASPECTS OF MECHANICAL INSTALLATION WITH ALL TRADES. THE BUILDER SHALL COORDINATE BETWEEN THE PRE-ENGINEERED TRUSS MFR AND/OR FRAMING REQUIREMENTS WITH THE MECHANICAL CONTRACTOR TO ENSURE ADEQUATE SPACE FOR DUCT ROUTING AND EQUIPMENT PLACEMENT AND SUPPORT. HVAC INSTALLATION SHALL BE INSTALLED ACCORDING TO ALL CURRENT STATE AND LOCAL MECHANICAL CODES.



!! NOTE !!
 UNDER CABINET LIGHTING & SWITCHES SHOWN FOR LOCATION PURPOSES ONLY. PLEASE REFER TO BUILDING COMPANY STANDARDS.

WATER HEATER NOTE:
 INSTALL WATER HEATER PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND CURRENT APPLICABLE CODES.

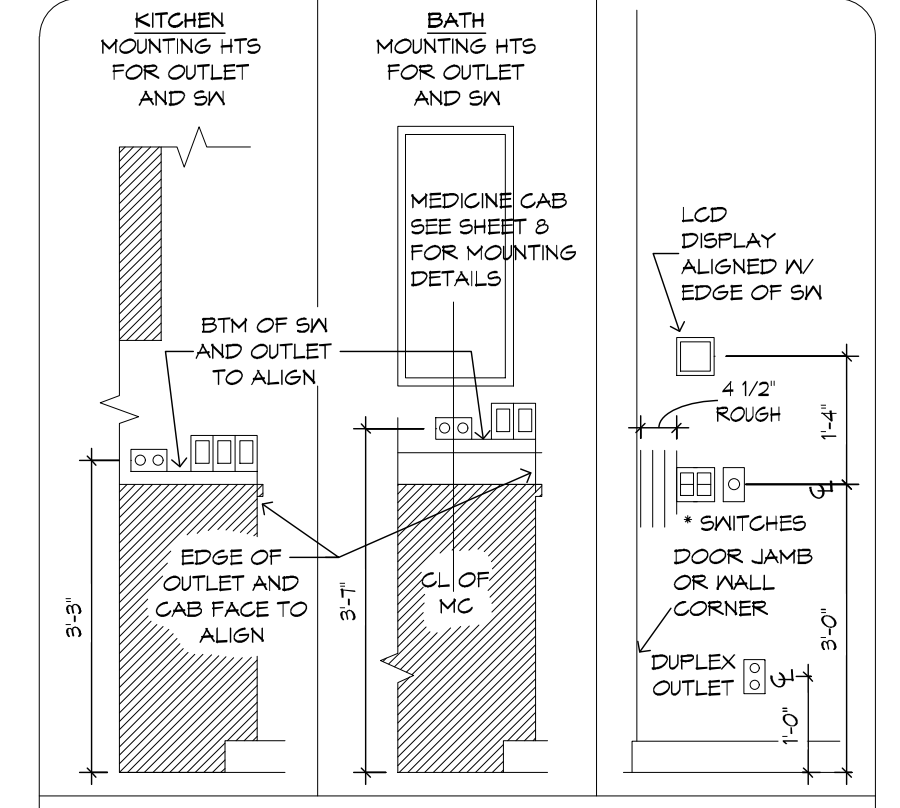
LOW VOLTAGE NOTE:
 BUILDING COMPANY TO COORDINATE ALL TV AND CABLE OUTLETS W/ LOW VOLTAGE CONTRACTOR.

LED LIGHTING NOTE:
 ALL LED LIGHTING, INCLUDING RECESSED CAN BULBS, LED TAPE LIGHT, UNDER CABINET LIGHTING AND ACCENT LIGHTING SHALL BE 3000K.

NOTE:
 VERIFY CLEARANCE OF TRIM IN ALL CEILING AND SOFFITS WITH RECESSED CAN, A/C SUPPLY AND RETURN GRILLE LOCATIONS.

FLOOR OUTLET NOTE:
 RECESSED FLOOR OUTLET (FULLY CONCEAL BELOW FLOOR LEVEL) 168-P W/COVER PLATE BY: THOMAS & BETTS, INC. OR EQUAL.

MECHANICAL DISCLAIMER
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THE ITEMS BELOW ARE SHOWN FOR LOCATION PURPOSES ONLY. PLEASE REFER TO LOCAL SPECS TO DETERMINE WHETHER OR NOT THE FOLLOWING ITEMS ARE INCLUDED:

- LIGHTING OR ELECTRONICS (LCD DISPLAY OR LIGHTING AUTOMATION PUSH BUTTON CONTROLLER)
- VOLUME CONTROL KNOB

* USE MAX OF 6 GANG BOXES FOR GANG BOXES OF 3 OR MORE THAT ARE LOCATED ON BLOCK WALL. CHIP OUT THE BLOCK TO ACCOMMODATE DEEPER BOX.

NOTE: ALL DIMENSIONS ARE FOR ROUGH FRAMING

ELECTRICAL DETAILS
 SCALE: 1/2"=1'-0" UPDATED 10/14/16

ELECTRICAL LEGEND

- DUPLEX OUTLET (110V AT 12" OR AS NTD)
- DUPLEX OUTLET (110V AT 34") *
- DUPLEX OUTLET (110V AT 43") *
- DUPLEX OUTLET (110V AT 45") *
- SPLIT DPLX OUTLET (110V AT 12") TOP IS HOT
- WEATHERPROOF DPLX OUTLET (110V AT 12")
- WEATHERPROOF DPLX OUTLET (110V AT 12")
- TOP FLUG IS HOT
- 220V OUTLET
- RECESS FLOOR OUTLET
- SPECIAL PURPOSE CONN
- STRUCTURED WIRE COMBO OUTLET
- USB PORT FOR OUTLETS (110V AT 12" OR AS NTD)
- SM SEE ELEC DTL
- 3-WAY SM SEE ELEC DTL
- 4-WAY SM SEE ELEC DTL
- 1-GANG COMBINATION FAN / LIGHT SWITCH
- OCCUPANCY/MOTION DETECTOR SWITCH
- PUSH-BUTTON FOR GARAGE DOOR AT 60"
- DIMMER SW AT 36"
- PUSH-BUTTON DOORBELL
- CLG MNT LST FIXTURE
- CLG MNT PRENIRE - FIXTURE BY OWNER
- SURFACE MNT FIXTURE
- T SURFACE MNT 3000K, 1000 LUMEN, LED FIXTURE
- WALL MNT FIXTURE
- 6" ROUND RECESS 3000K LED RETROFIT TRIM W/OPEN BAFFLE
- 4" MINI ROUND RECESS 3000K LED RETROFIT TRIM W/OPEN BAFFLE
- 4" MINI ROUND RECESS 3000K LED EYEBALL TRIM
- 6" ROUND SLOPE CLG RECESS WITH 3000K LED BULB (INTERIOR SLOPED CLG)
- 2 1/2" MINI ROUND LED 3000K
- CLG FAN/LIGHT PRENIRE AND SWITCHES
- SMOKE DETECTOR OR COMBO SMOKE & CARBON MONOXIDE DETECTOR, PER CODE
- U-9 UNDER CENT LED 9"
- U-14 UNDER CENT LED 14"
- U-22 UNDER CENT LED 22"
- U-30 UNDER CENT LED 30"
- 48" CLG MNT 3000K, LED FIXTURE
- 24" VANITY LIGHTING (SEE SPECS)
- 36" VANITY LIGHTING (SEE SPECS)
- EXHAUST FAN / LIGHT FIXTURE COMBO
- EXHAUST FAN
- SOFFIT MNT FLOOD LIGHT
- CLG MNT SPEAKER
- CHIMES
- ELEC PANEL
- STRUCTURED WIRING PANEL
- CLG RETURN AIR
- A/C REGISTER
- THERMOSTAT
- SECURITY PAD

* NOTE: ALL OUTLETS ABOVE COUNTERS SHALL BE MOUNTED HORIZONTALLY.
 * NOTE: ALL 120V, 15 AND 20 AMP OUTLETS TO BE TAMPER-RESISTANT IN AREAS SPECIFIED BY NEC 2014 406.12.
 * NOTE: ALL EXTERIOR OUTLETS, OUTLETS IN GARAGE, WALL OUTLETS IN KITCHENS AND BATHROOMS AND ALL OUTLETS WITHIN 6'-0" OF A WATER SOURCE SHALL BE GFI. ALL NON-GFI OR 220V OUTLETS ARE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER. ALL HEIGHTS TO CENTERLINE AFF.
 * NOTE: LIGHTS, FANS, SMOKE DETECTORS, A/C SUPPLIES AND RETURN AIRS TO BE PLACED ON CENTERLINES OF DOORS, HEDS AND HALLWAYS, TYPING UNO.
 * NOTE: COMBINATION SMOKE & CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER NFPA72 CHAPTER 24 AND IFB-C, 6TH EDITION, SECTION R314 & 915.
 * NOTE: COORDINATE LOCATION OF ALL REQ ELECTRICAL, CABLE, AUDIO/VIDEO & DATA RECEPTACLES W/ MOUNTING HARDWARE & MFR INSTALLATION REQ FOR ALL FLAT PANEL DISPLAYS.

UPDATED 6/30/20

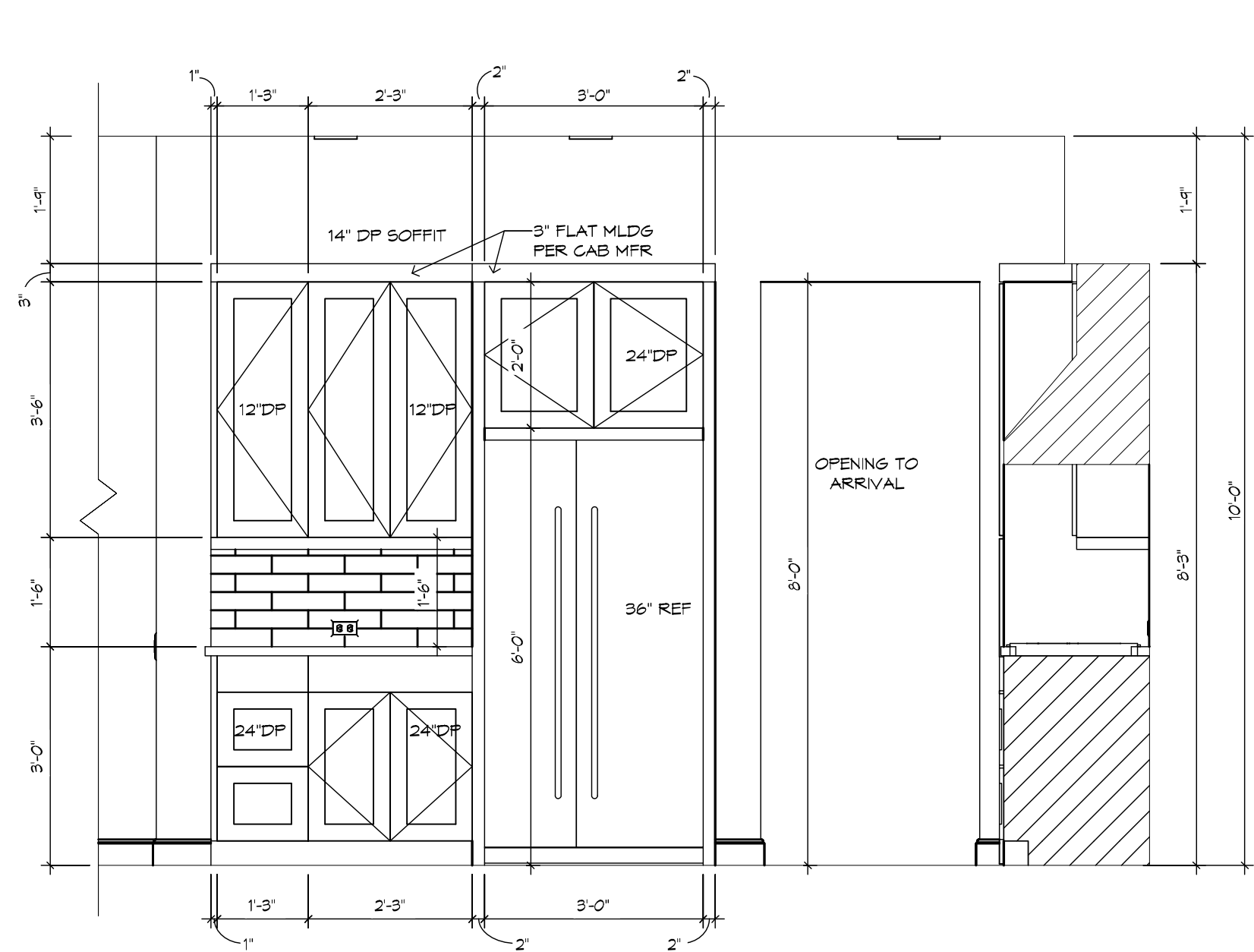
ELECTRICAL PLAN
 1/4" = 1'-0"

RHOMES
 AN AFFILIATE OF THE RICHMOND GROUP
 10000 W. BAYVIEW BLVD., SUITE 100, LAKELAND, FL 33809
 (813) 948-1000
 WWW.RHOMES.COM

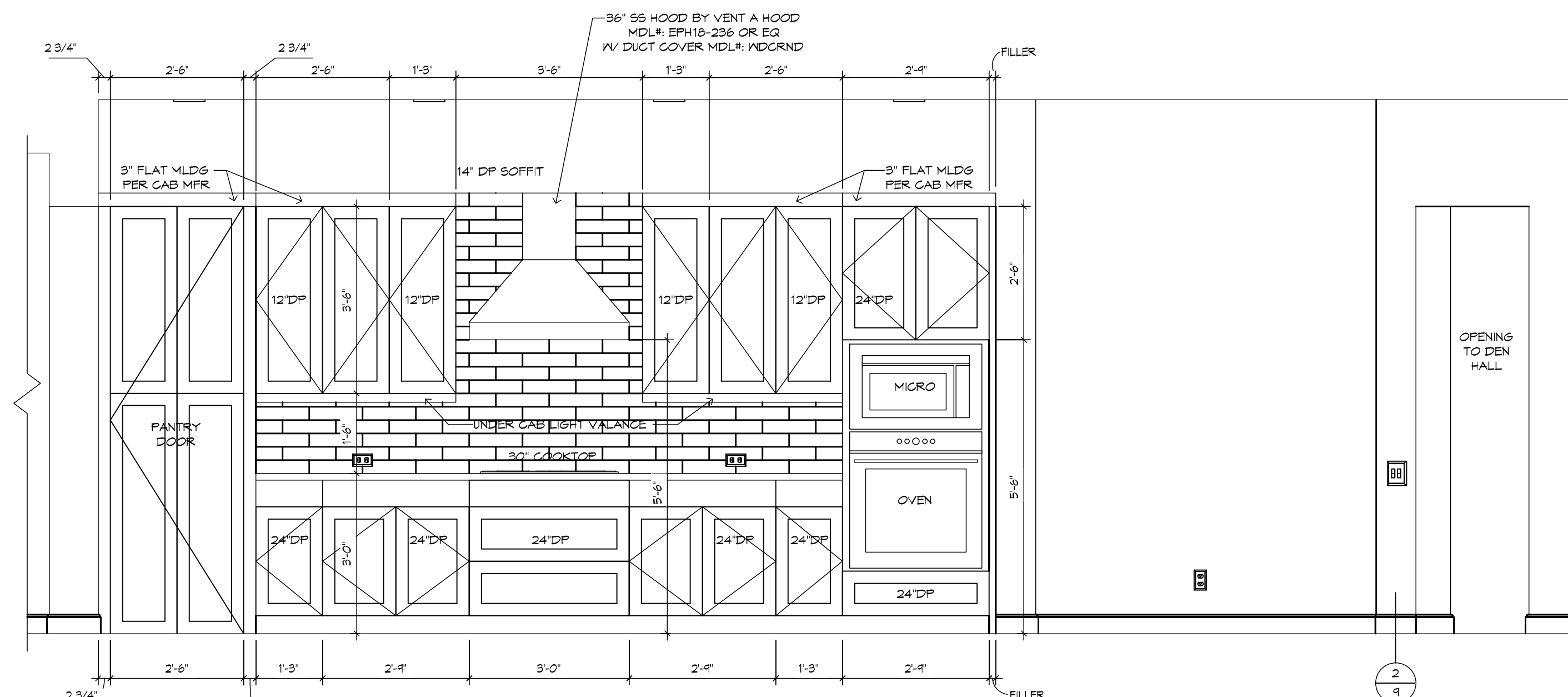
THE LANCASTER 1752F - L
THE DOUG & LUCY JORDAN RESIDENCE

ELECTRICAL PLAN
 PLAN 1752F-25-01-17
 24X36: 1/4"=1'-0"
 12X18: 1/8"=1'-0"
 BUILDER: BRYAN ZECHER HOMES, INC.
 LAKE CITY, FLORIDA
 AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

7



KITCHEN - "Z"
1/2" = 1'-0"

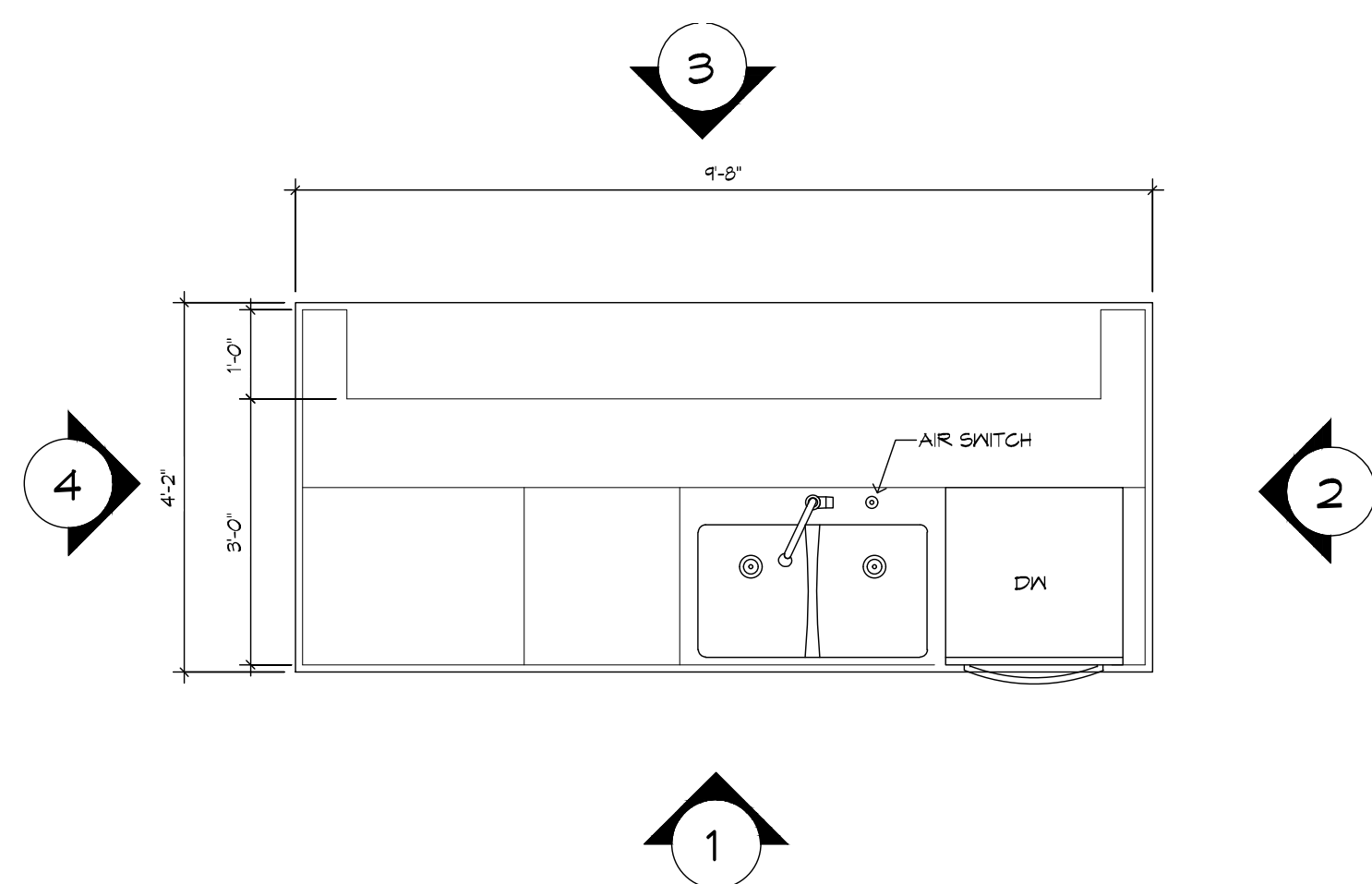


KITCHEN - "W"
1/2" = 1'-0"

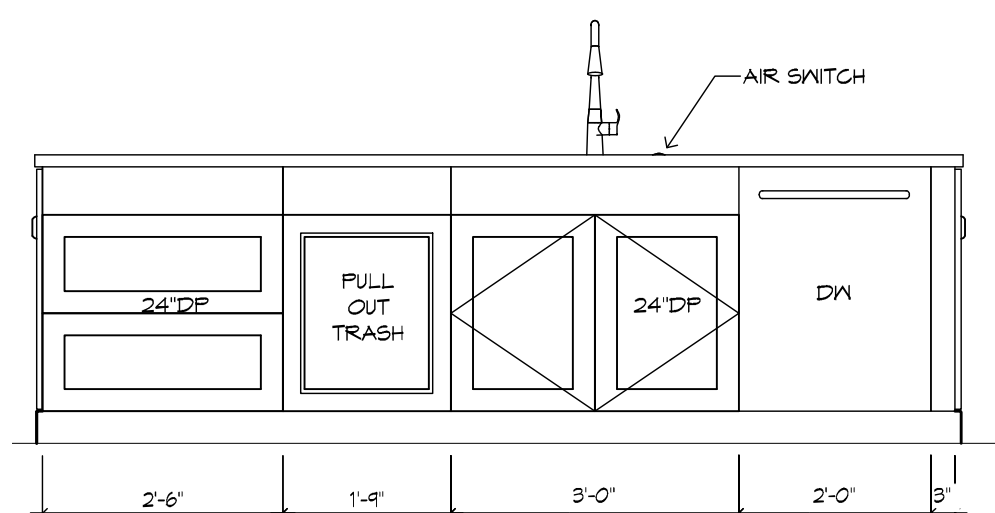
A KITCHEN SECTION

GENERAL NOTES:

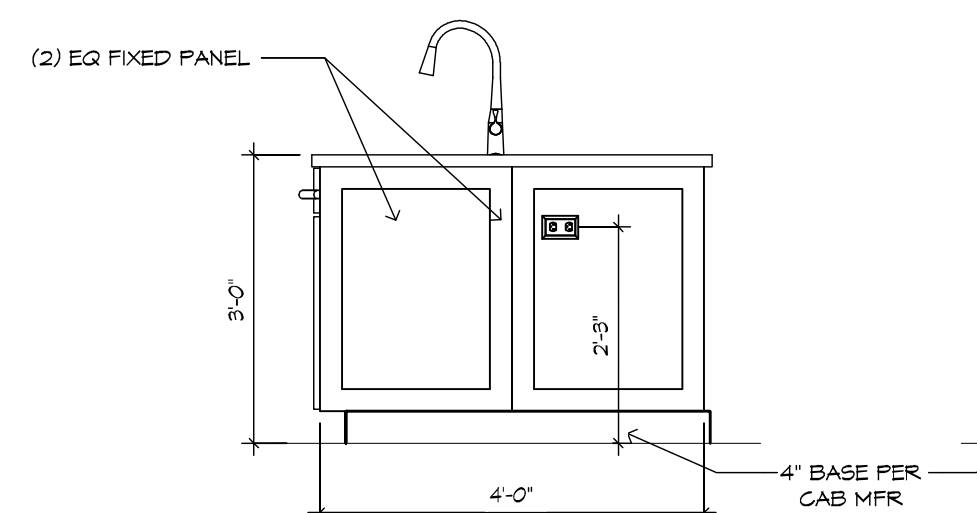
CABINET ELEVATIONS AND LIGHTING ARE GRAPHIC REPRESENTATIONS ONLY. REFERENCE SHOULD BE MADE TO THE ELECTRICAL SHEET, CABINET MFR DRAWINGS AND SPECS FOR FURTHER INFORMATION. REFER TO CABINET SHOP DRAWINGS FOR CABINET & VANITY TOP DIMENSIONS. THE TOE KICK IS 4". PLUMBING, TILE, BASE MLDG, DOOR CASING & DECORATIVE LIGHTING & DECORATIVE MIRRORS ARE ILLUSTRATED FOR LOCATION PURPOSES ONLY. PLEASE REFER TO COMMUNITY STANDARDS FOR SIZES & SPECS.



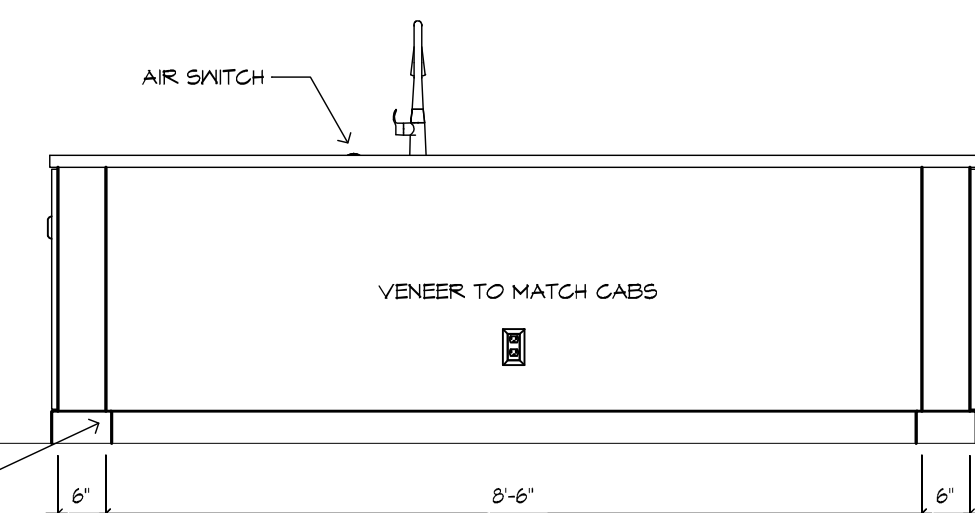
KITCHEN ISLAND PLAN
1/2" = 1'-0"



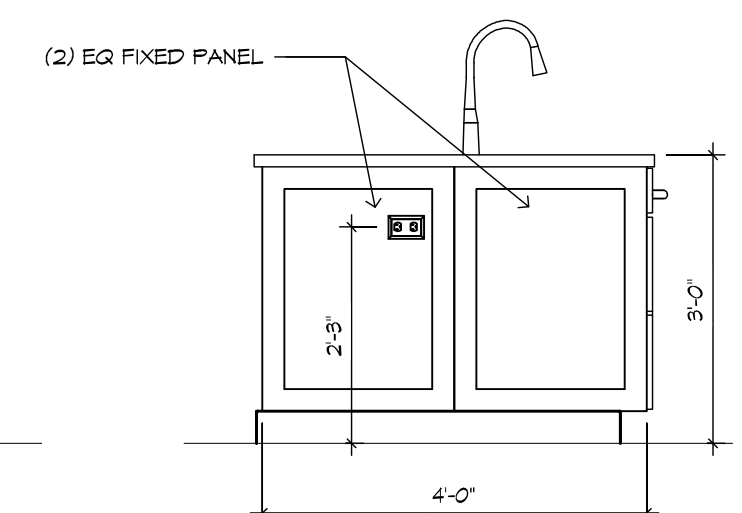
1 1/2" = 1'-0"



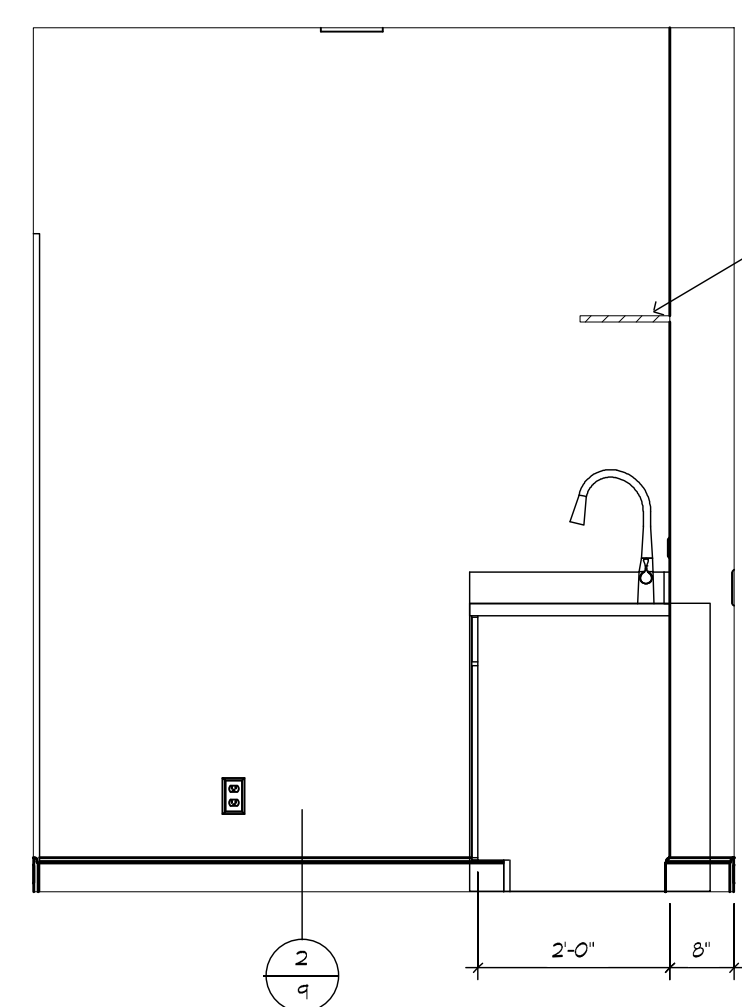
2 1/2" = 1'-0"



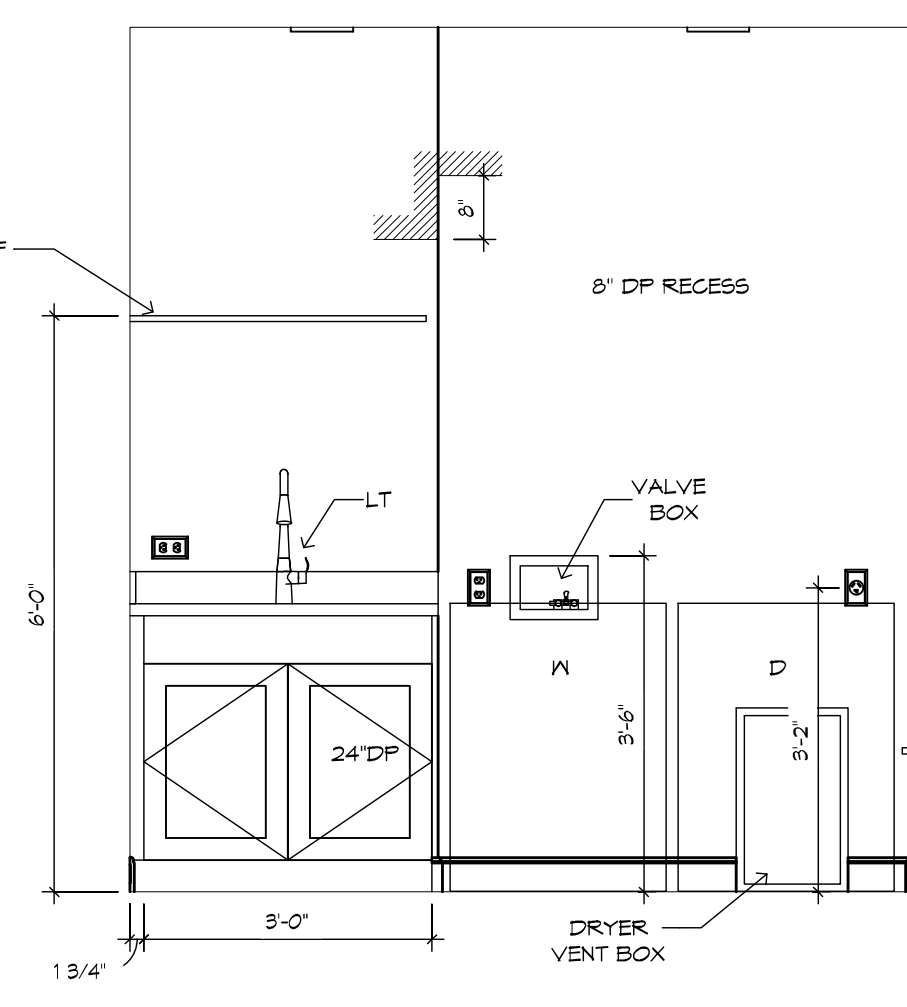
3 1/2" = 1'-0"



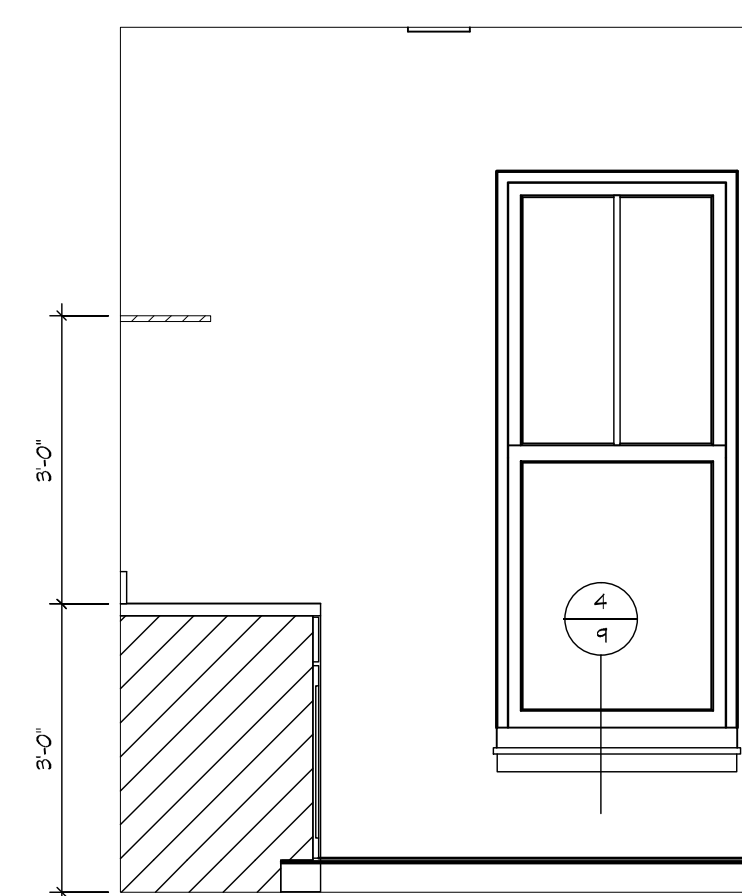
4 1/2" = 1'-0"



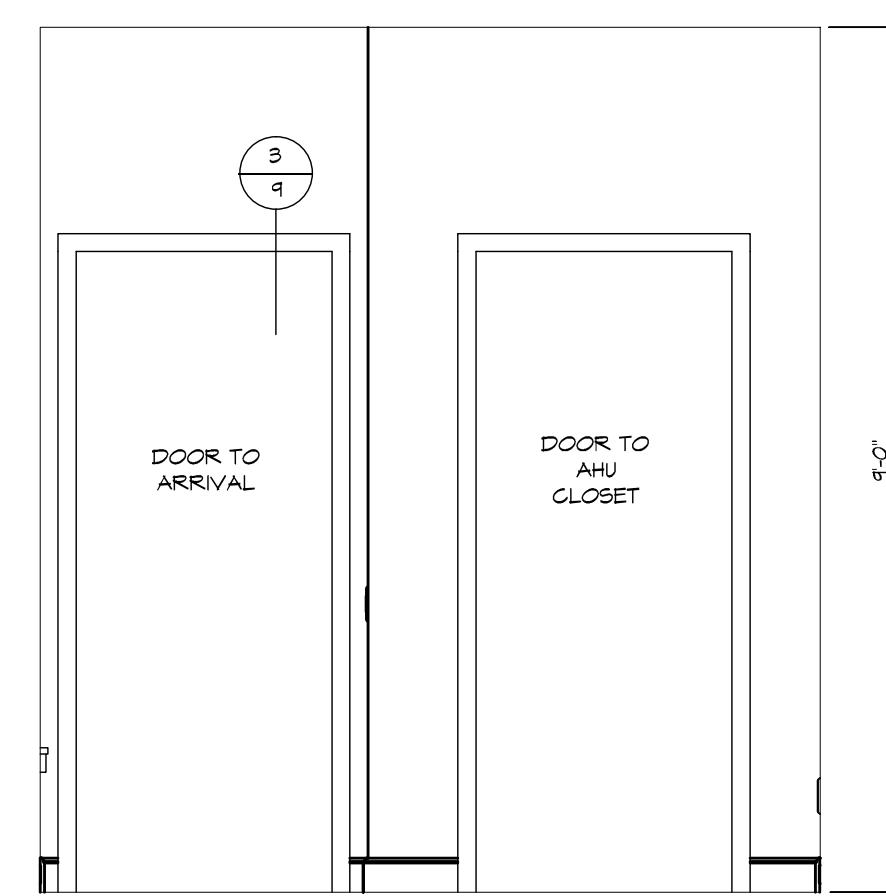
UTILITY - "X"
1/2" = 1'-0"



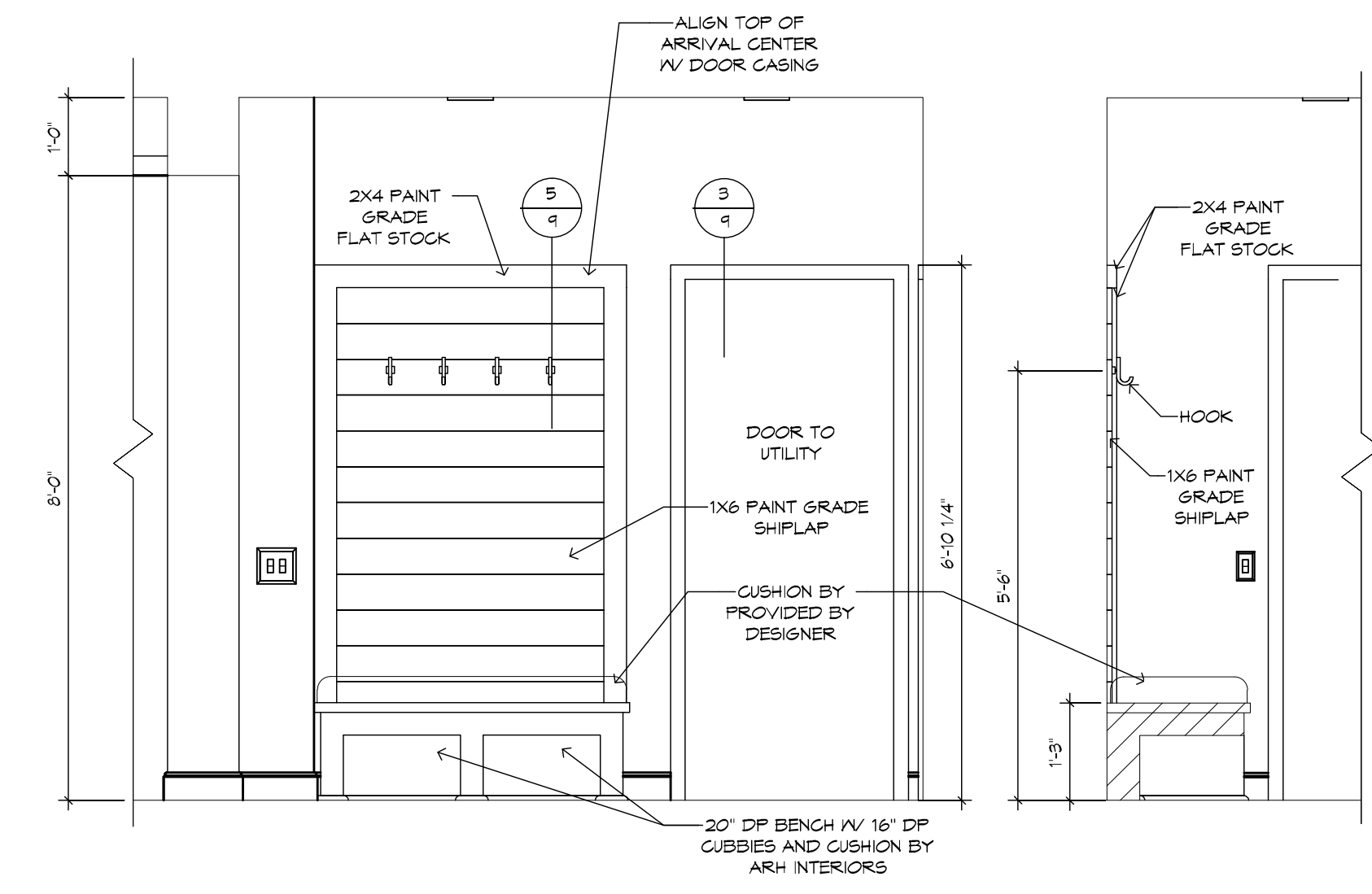
UTILITY - "Y"
1/2" = 1'-0"



UTILITY - "Z"
1/2" = 1'-0"



UTILITY - "W"
1/2" = 1'-0"



ARRIVAL - "Y"
1/2" = 1'-0"

ARRIVAL SECTION
1/2" = 1'-0"

