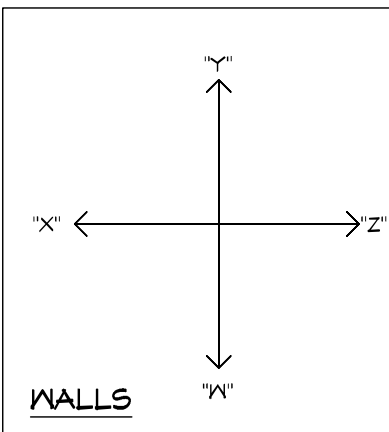




SQUARE FOOTAGES	
Living	2312
Lanai/Cabana	387
Garage	581
Entry	177
Total	3457



THE LANCASTER 1752F - L - VAN VOOHIS RESIDENCE

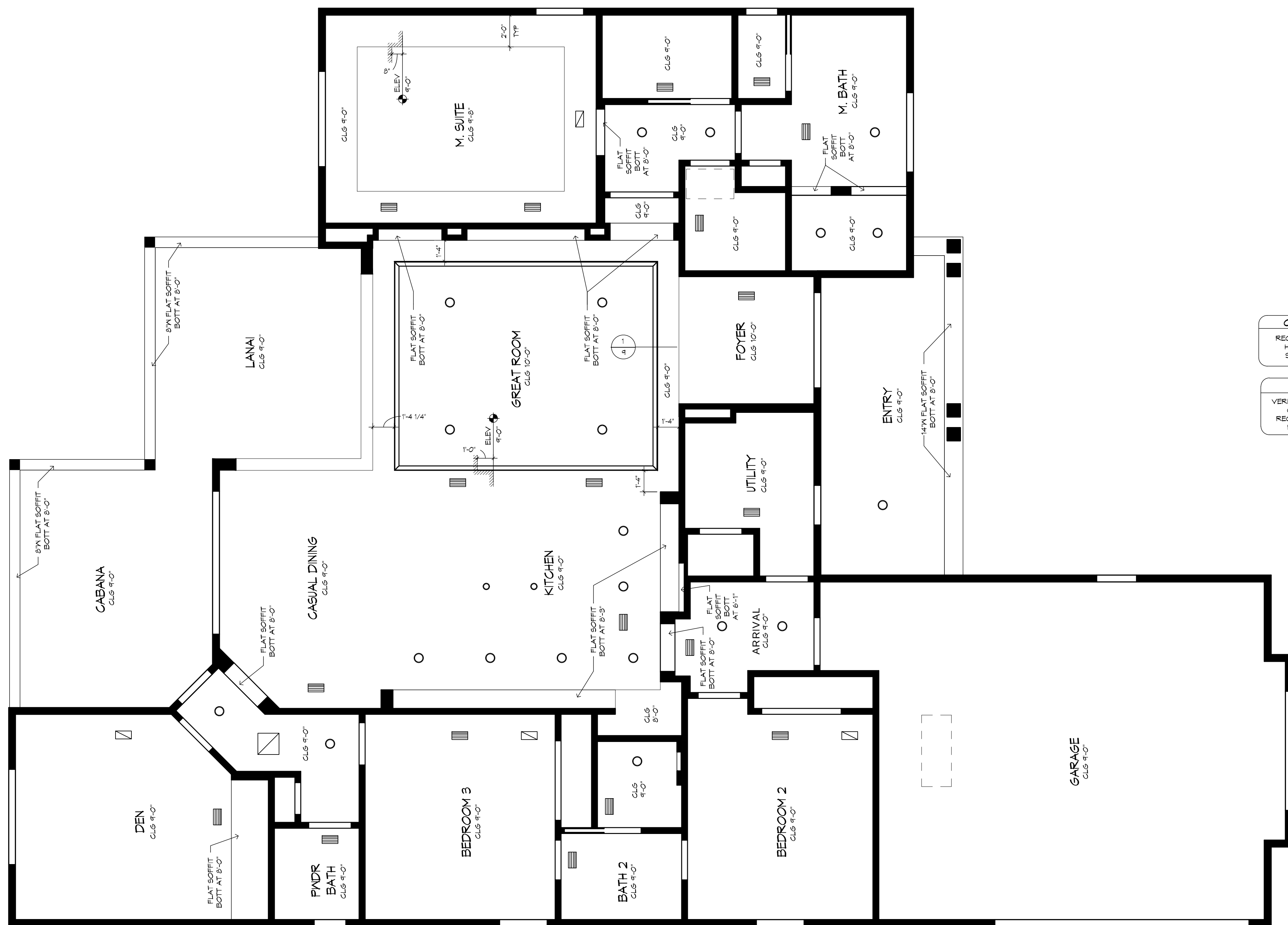
BUILDER: BRYAN ZECHER HOMES, INC.
LAKE CITY, FLORIDA
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

ARRHOMES

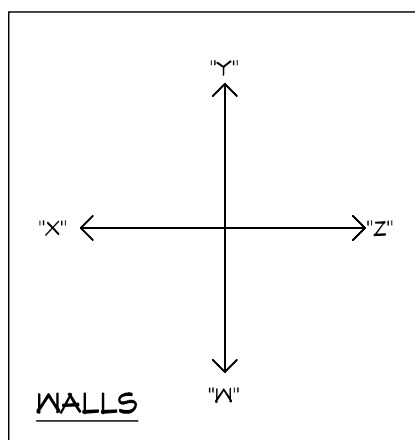
07/15/20 DSM
10/18/21 BSC - A1

PLAN DISCLAIMER

AS FRANCHISING, INC., THE DESIGNER, IS RESPONSIBLE FOR THE AESTHETIC DESIGN ONLY, AS REPRESENTED IN THESE DRAWINGS (PLANS), BUT NOT FOR ANY STRUCTURAL INFORMATION INCLUDED OR OMITTED. THE BUILDER IS RESPONSIBLE BOTH FOR CONFORMING THESE PLANS AND CONSTRUCTING THE RESIDENCE TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL BUILDING CODES, ORDINANCES, AND LAWS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: EGRESS, FIRE SAFETY, TECHNICAL CODES, FLOOD ZONE CRITERIA, HURRICANE CODES, PRE-ENGINEERED ROOFINGS FRAMING MEMBERS, FLASHINGS, AND MOISTURE PROTECTION. AS FRANCHISING, INC. IS NOT RESPONSIBLE FOR REVISIONS MADE TO THESE DRAWINGS BY OTHER DESIGNERS OR DRAFTSMEN USED BY BUILDER OR OWNER BY USE OF THESE DRAWINGS.



REFLECTED CEILING PLAN
1/4" = 1'-0"



REFLECTED CEILING PLAN

PLAN 1752F-25-01-D
JOB # 88-2115-A1

THE LANCASTER 1752F - L - VAN VOORHIS RESIDENCE

PLAN DISCLAIMER

AR FRANCHISING INC., THE DESIGNER, IS RESPONSIBLE FOR THE AESTHETIC DESIGN ONLY AS REPRESENTED IN THESE DRAWINGS (PLANS), BUT NOT FOR ANY STRUCTURAL INFORMATION INCLUDED OR OMITTED. THE BUILDER IS RESPONSIBLE FOR ANY STRUCTURAL INFORMATION REQUIRED TO CONSTRUCT THE PROJECT. THE BUILDER'S OBLIGATION TO THE CLIENT IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT IN ACCORDANCE WITH THE FEDERAL, STATE AND LOCAL BUILDING CODES, ORDINANCES AND LAWS. INJURIES NOT LIMITED TO THE FOLLOWING: EGRESS, FIRE SAFETY, TECHNICAL CODES, FLOOD ZONE CRITERIA, HURRICANE COZIES, PREENGINEERED ROOFDESIGNS, FRAMING MEMBER SIZINGS, FLASHING, AND MOISTURE PROTECTION. AR FRANCHISING, INC. IS NOT RESPONSIBLE FOR ANY REVISIONS MADE TO THESE DRAWINGS BY OTHER DESIGNERS OR DRAFTSMAN USED BY BUILDER OR OWNER. BY USE

07/15/20 DSM
10/18/21 BSC - A1

RHOMES

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

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.

07/15/20 DSM
10/18/21 BSC - A1

THE LANCASTER 1752F - L - VAN VOORHIS RESIDENCE

FRONT & REAR ELEVATIONS

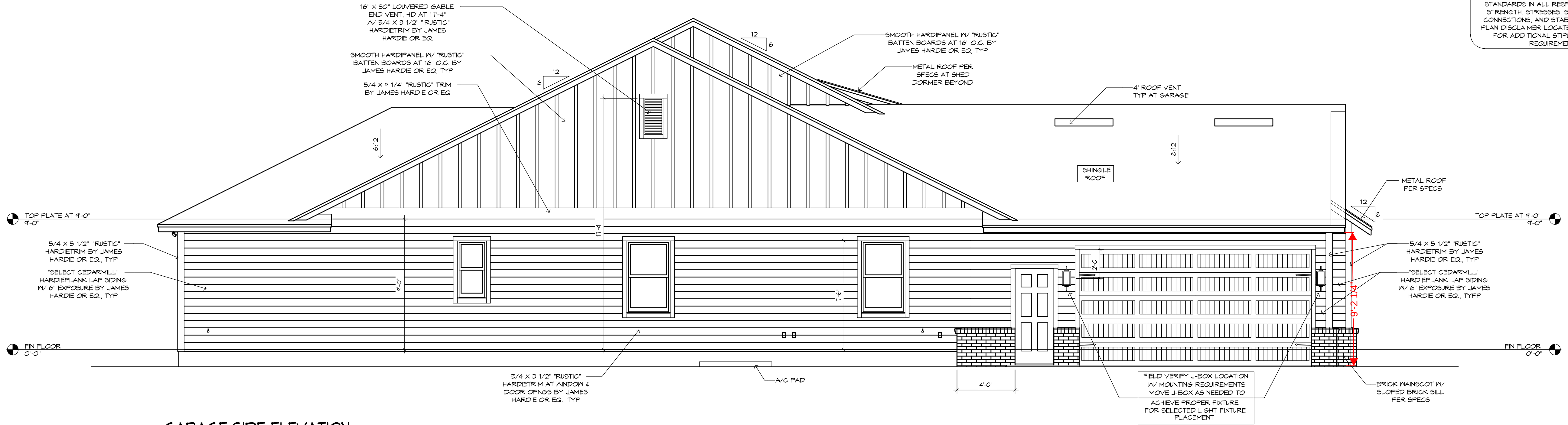
IMMOBILIZED ENZYME KIT



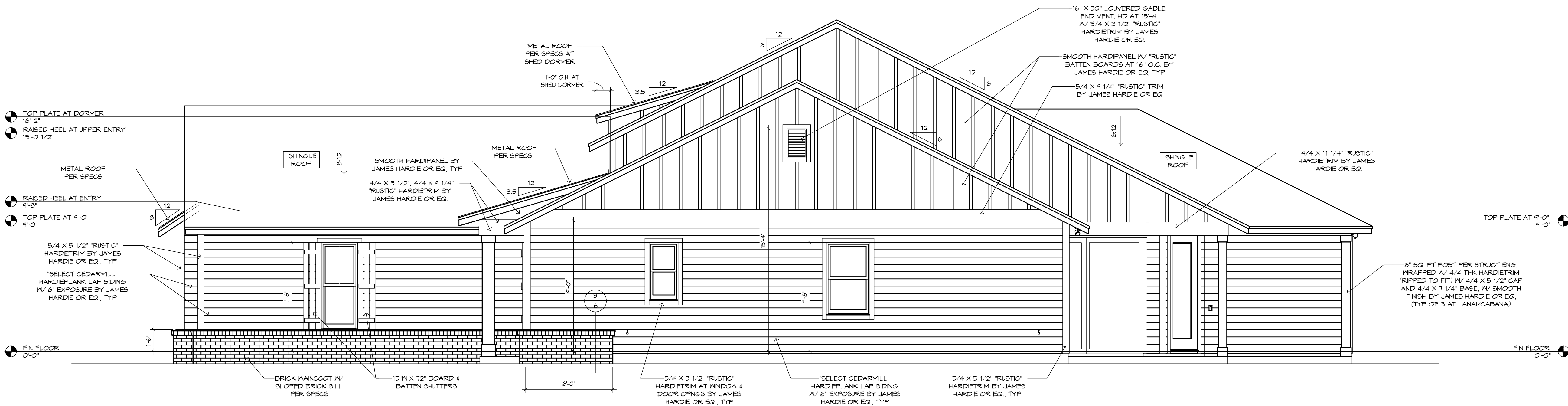
- FLAT SOFFIT AT PERIMETER OF HOUSE UNLESS NOTED OTHERWISE.
- VERIFY ALL WINDOW AND DOOR ROUGH OPENINGS W/MFR SPECS.
- LOCATE ALL PLUMBING STACKS BEYOND THE FRONT ELEV ROOF RIDGES, IF ALLOWABLE PER CODE.
- ROOF VENTS SHOWN FOR LOCATION PURPOSES ONLY.
- NUMBER OF ROOF VENTS TO BE DETERMINED BY BUILDER.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

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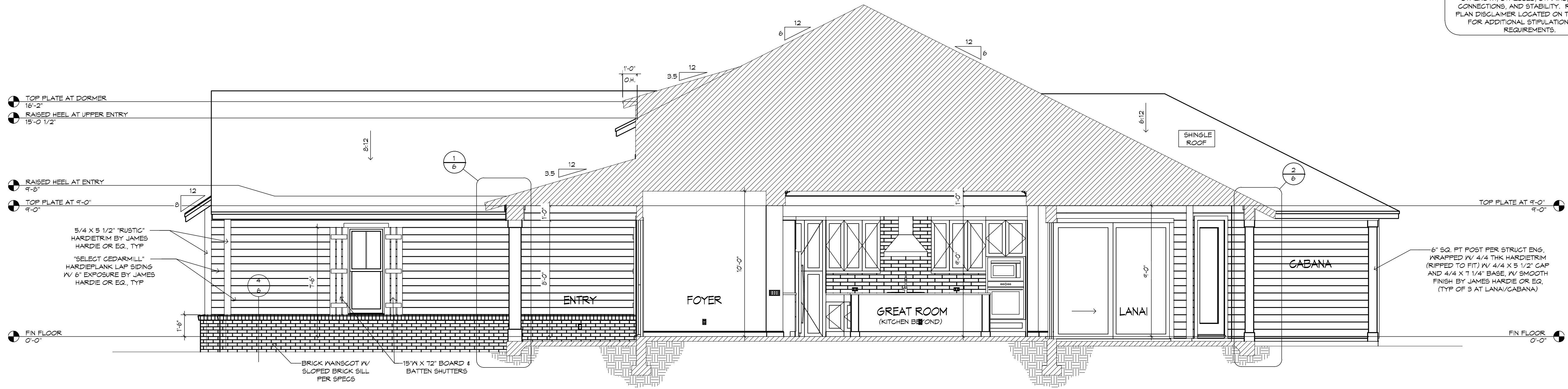
GARAGE SIDE ELEVATION
1/4" = 1'-0"



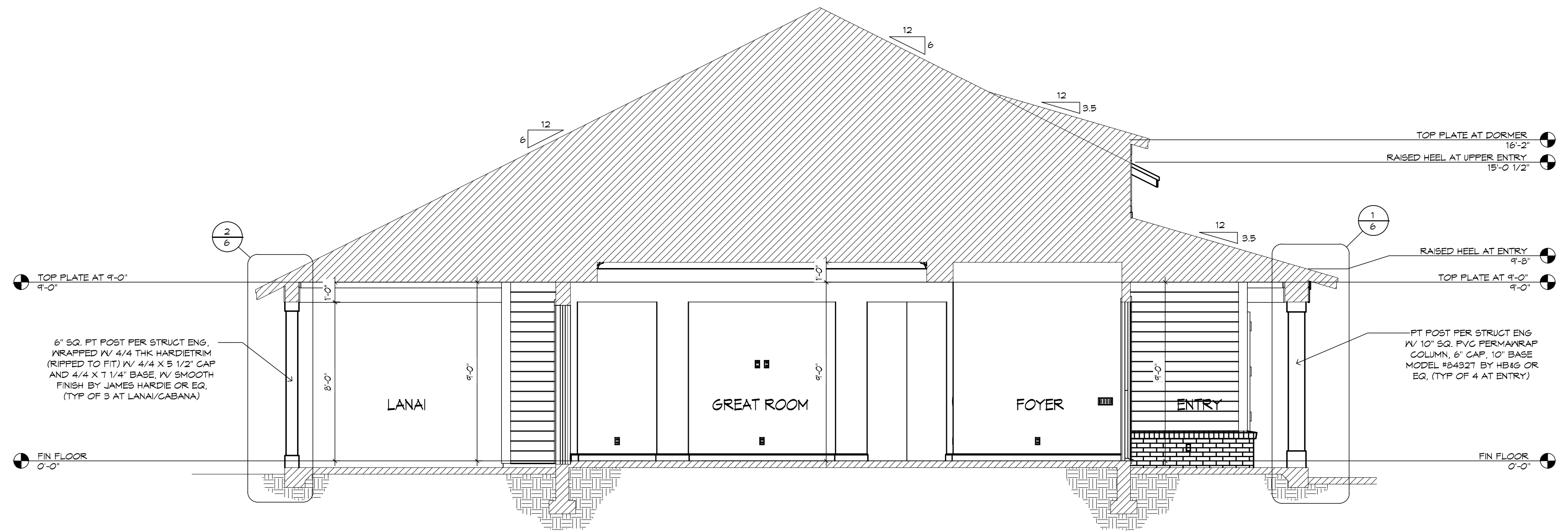
SIDE ELEVATION
1/4" = 1'-0"

!! 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.

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



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

ANY DUCT ROUTING AND HVAC EQUIPMENT SHOWN ON THESE DRAWINGS ARE DIAGNOSTIC 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.

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

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- ROOF PITCH
6:12 UNO

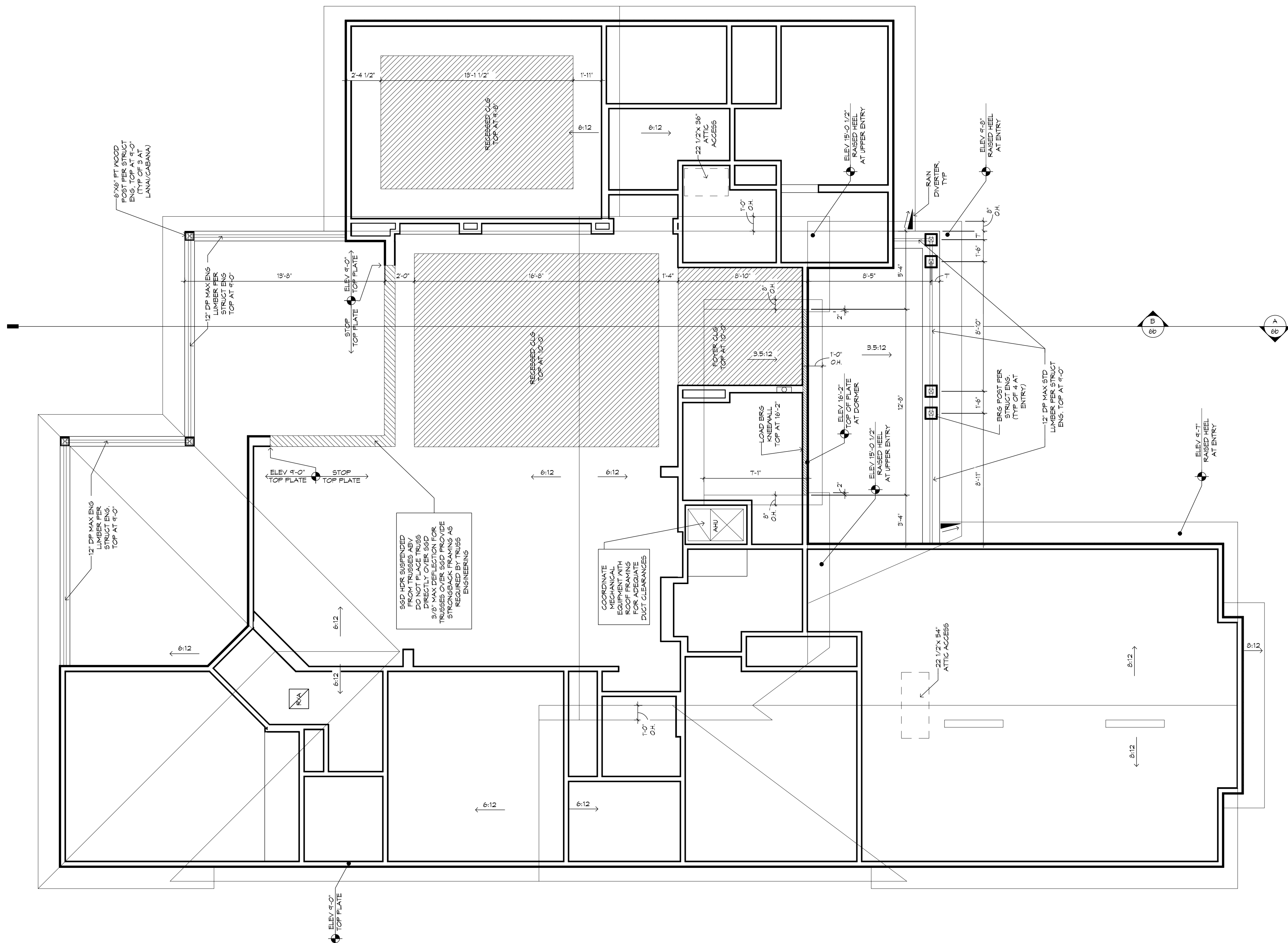
07/15/20 DSM
10/18/21 BSC - A1

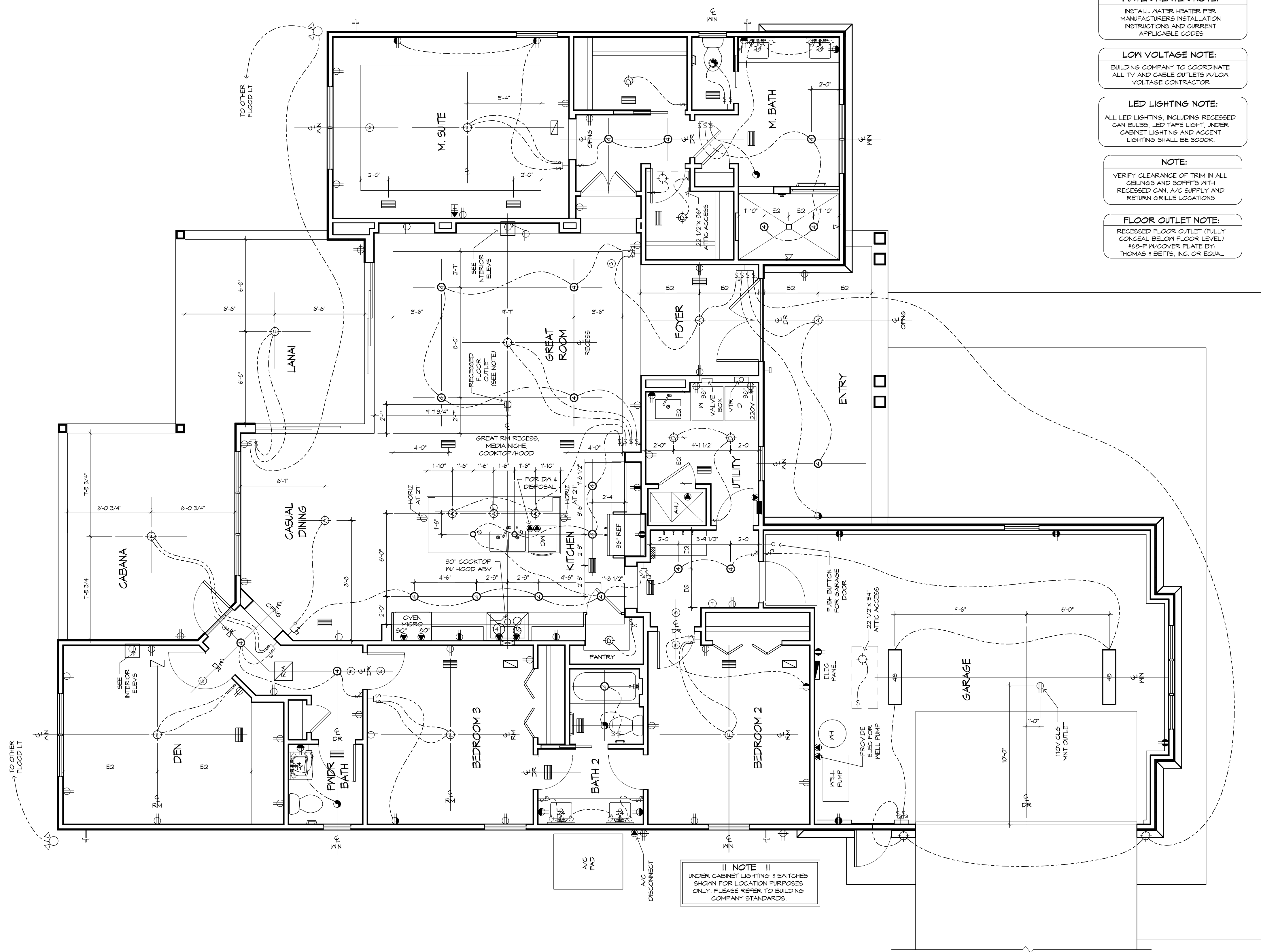
THE LANCASTER 1752F - L - VAN VOORHIS RESIDENCE

ROOF PLAN

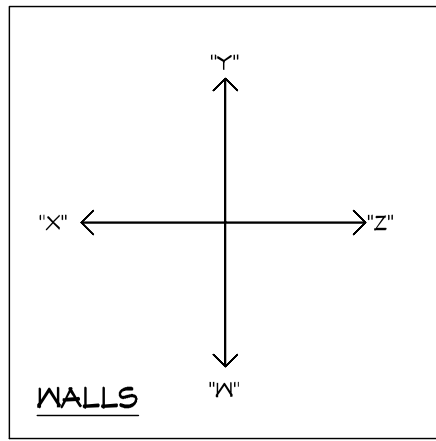
6c

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





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



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.

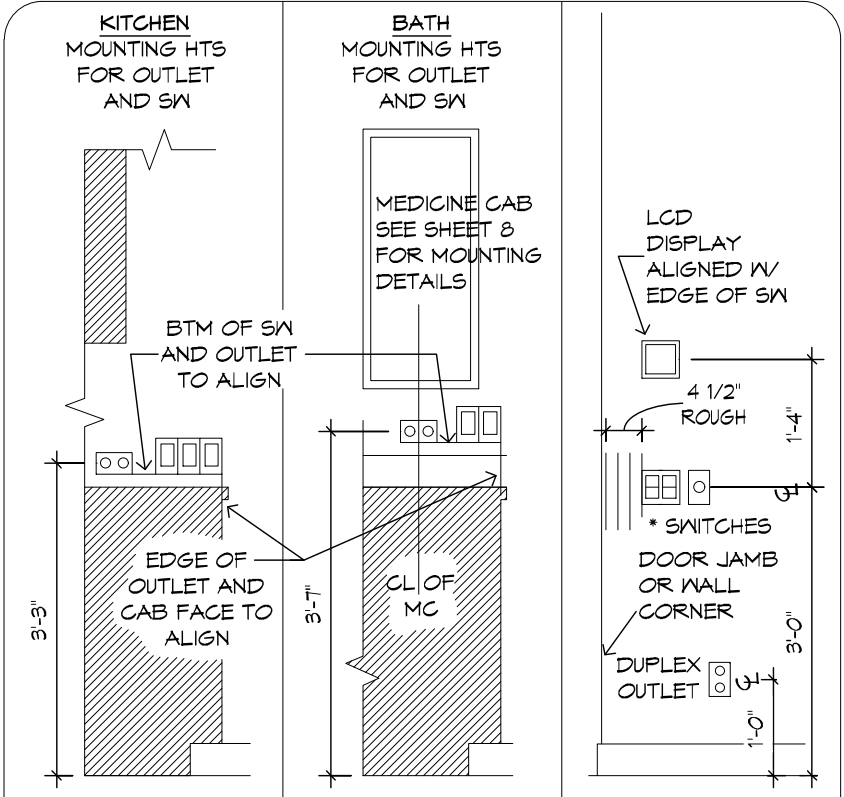
LOW VOLTAGE NOTE:
BUILDING COMPANY TO COORDINATE ALL TV AND CABLE OUTLETS W/LOW VOLTAGE CONTRACTOR.

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 CEILINGS AND SOFFITS WITH RECESSED CAN, A/C SUPPLY AND RETURN GRILLE LOCATIONS.

FLOOR OUTLET NOTE:
RECESSED FLOOR OUTLET (FULLY CONCEALED BELOW FLOOR LEVEL) 160-P W/COVER PLATE BY: THOMAS & BETTS, INC. OR EQUAL.

MECHANICAL DISCLAIMER
ANY DUCT ROUTING AND HVAC EQUIPMENT SHOWN ON THESE DRAWINGS ARE DIAGNOSTIC ONLY. THE BUILDER IS SOLELY RESPONSIBLE FOR COORDINATING ALL ASPECTS OF MECHANICAL INSTALLATION WITH ALL TRADES. THE BUILDER SHALL COORDINATE BETWEEN THE FRE 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.



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

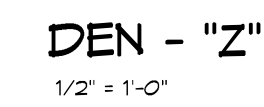
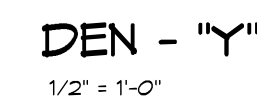
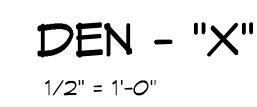
- LIGHTING OR ELECTRONICS (LCD DISPLAY OR LIGHTING AUTOMATION PUSH BUTTON CONTROLLER)
- VOLUME CONTROL KNOB

* 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.

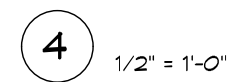
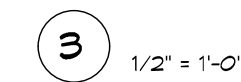
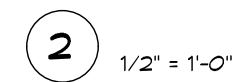
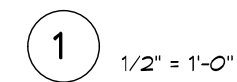
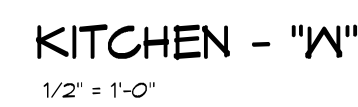
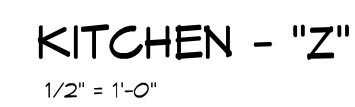
NOTE: ALL DIMENSIONS ARE FOR ROUGH FRAMING

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 36") *
 - DUPLEX OUTLET (110V AT 48") *
 - DUPLEX OUTLET (110V AT 48") *
 - SPLIT DPLX OUTLET (110V AT 12") TOP IS HOT
 - WEATHERPROOF DPLX OUTLET (110V AT 12")
 - WEATHERPROOF DPLX OUTLET (110V AT 12")
 - TOP PLUG IS HOT
 - 220V OUTLET
 - RECESS FLOOR OUTLET
 - SPECIAL PURPOSE CONN
 - STRUCTURED WIRE COMBO OUTLET
 - USB PORT FOR OUTLETS (110V AT 12" OR AS NTD)
 - 6" SN SEE ELEC DTL
 - 3-WAY SN SEE ELEC DTL
 - 4-WAY SN SEE ELEC DTL
 - 1-GANG COMBINATION FAN / LIGHT SWITCH
 - OCCUPANCY/MOTION DETECTOR SWITCH
 - PUSH-BUTTON FOR GARAGE DOOR AT 60"
 - DIMMER SN AT 36"
 - PUSH-BUTTON DOORBELL
 - CLG MNT LST FIXTURE
 - CLG MNT PREWIRE - 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 PREWIRE AND SWITCHES
 - SMOKE DETECTOR OR COMBO SMOKE & CARBON MONOXIDE DETECTOR, PER CODE
 - UNDER CBT LED 9"
 - UNDER CBT LED 14"
 - UNDER CBT LED 22"
 - UNDER CBT LED 30"
 - 48" 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 125V, 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.
- * NOTE: 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, HALLWAYS, TYP UNO
- * NOTE: COMBINATION SMOKE & CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER NFPA72 CHAPTER 9.4 AND IBC-9.4, 6TH EDITION, SECTION R314 & 315.
- * 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



PLUMBING, TILE, BASE MLDG, DOOR CASING &
DECORATIVE LIGHTING & DECORATIVE MIRRORS ARE
ILLUSTRATED FOR LOCATION PURPOSES ONLY.
PLEASE REFER TO COMMUNITY STANDARDS FOR
SIZES & SPECS.



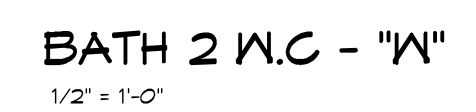
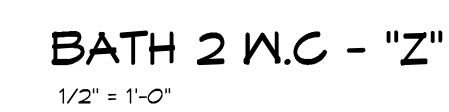
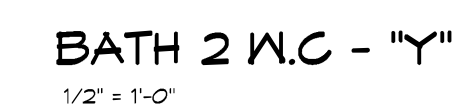
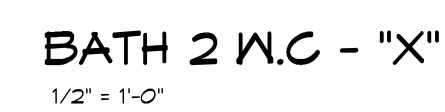
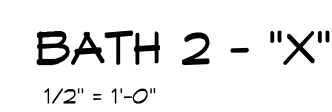
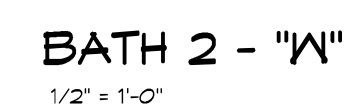
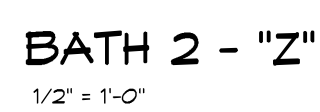
CABINET ELEVATIONS AND LIGHTING ARE GRAPHIC REPRESENTATIONS ONLY. REFERENCE SHOULD BE MADE TO THE ELECTRICAL SHEET, CABINET MFR DRAWINGS AND SPECS FOR FURTHER INFORMATION.

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.





RRHOMES

GENERAL NOTES:

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