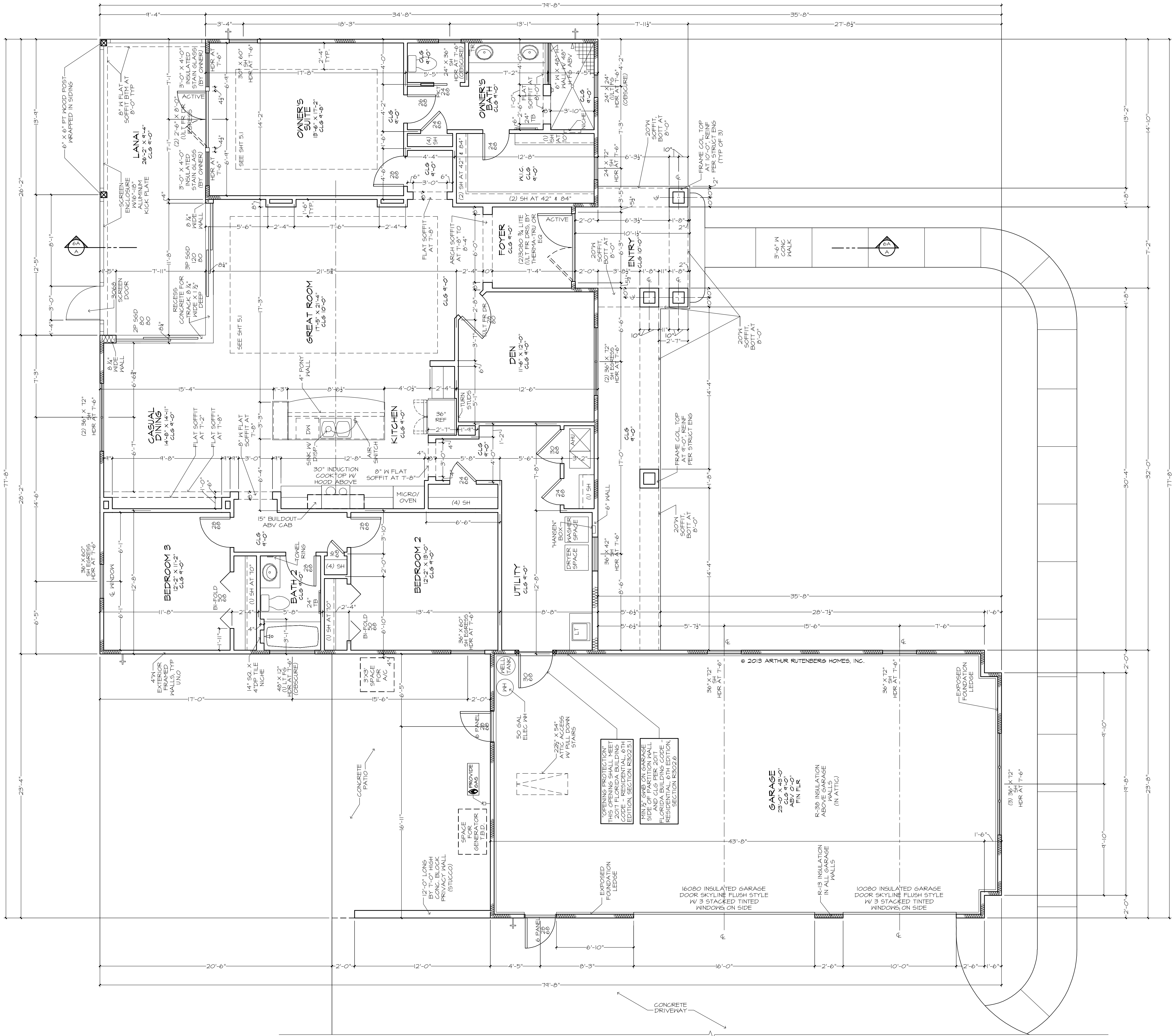
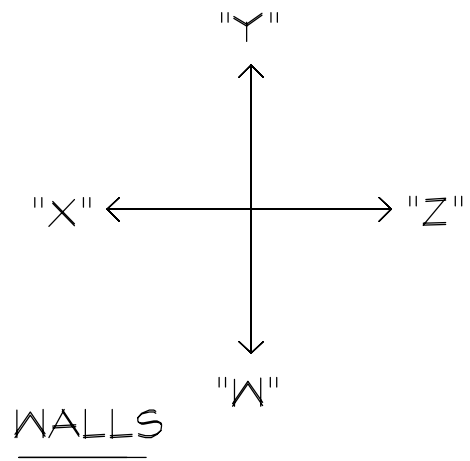


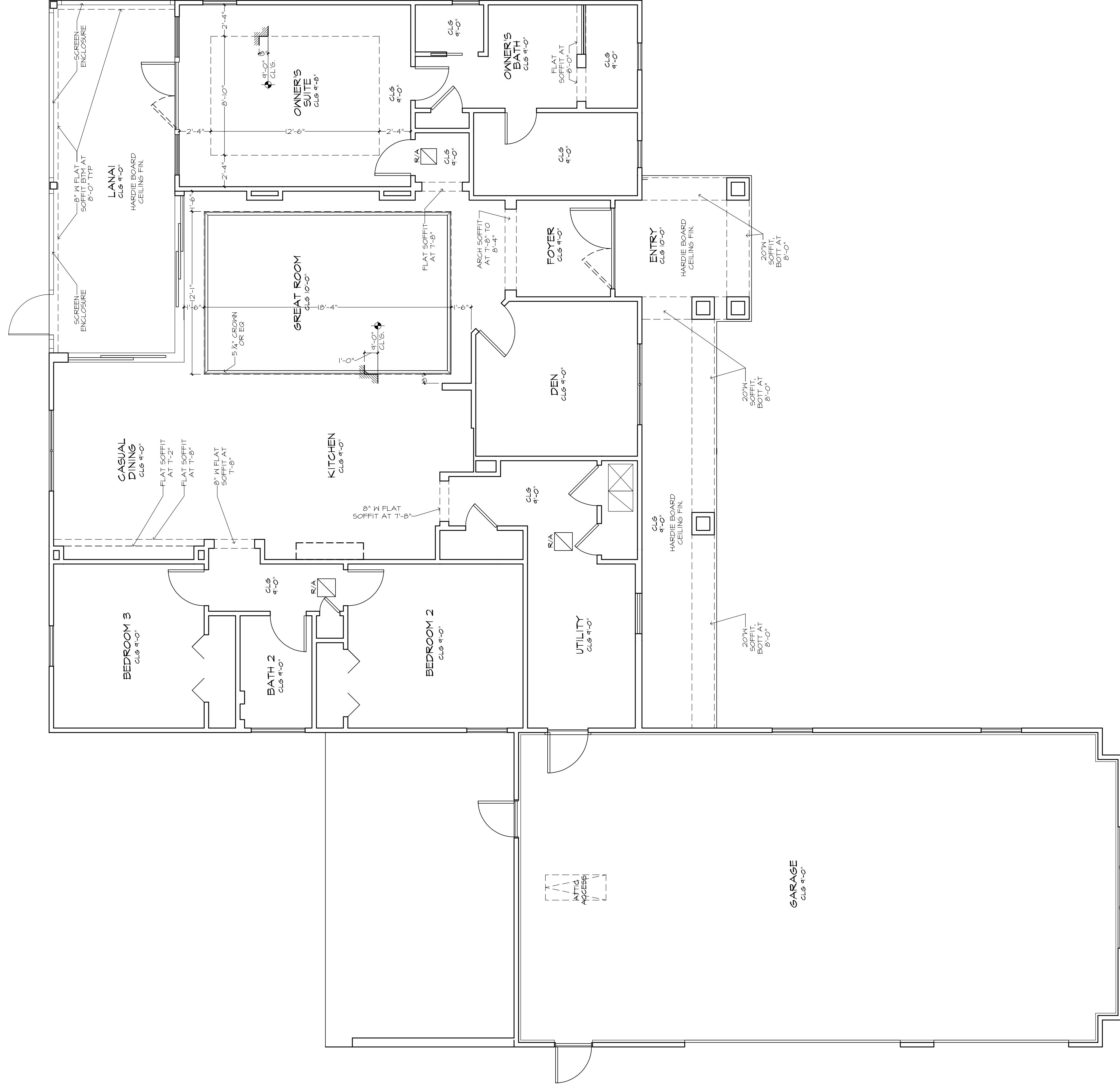


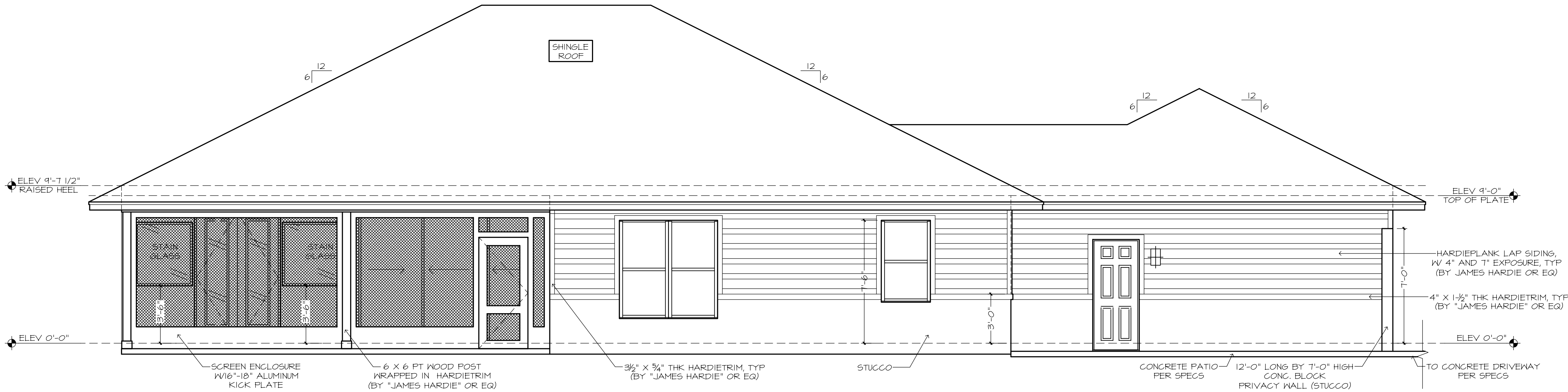
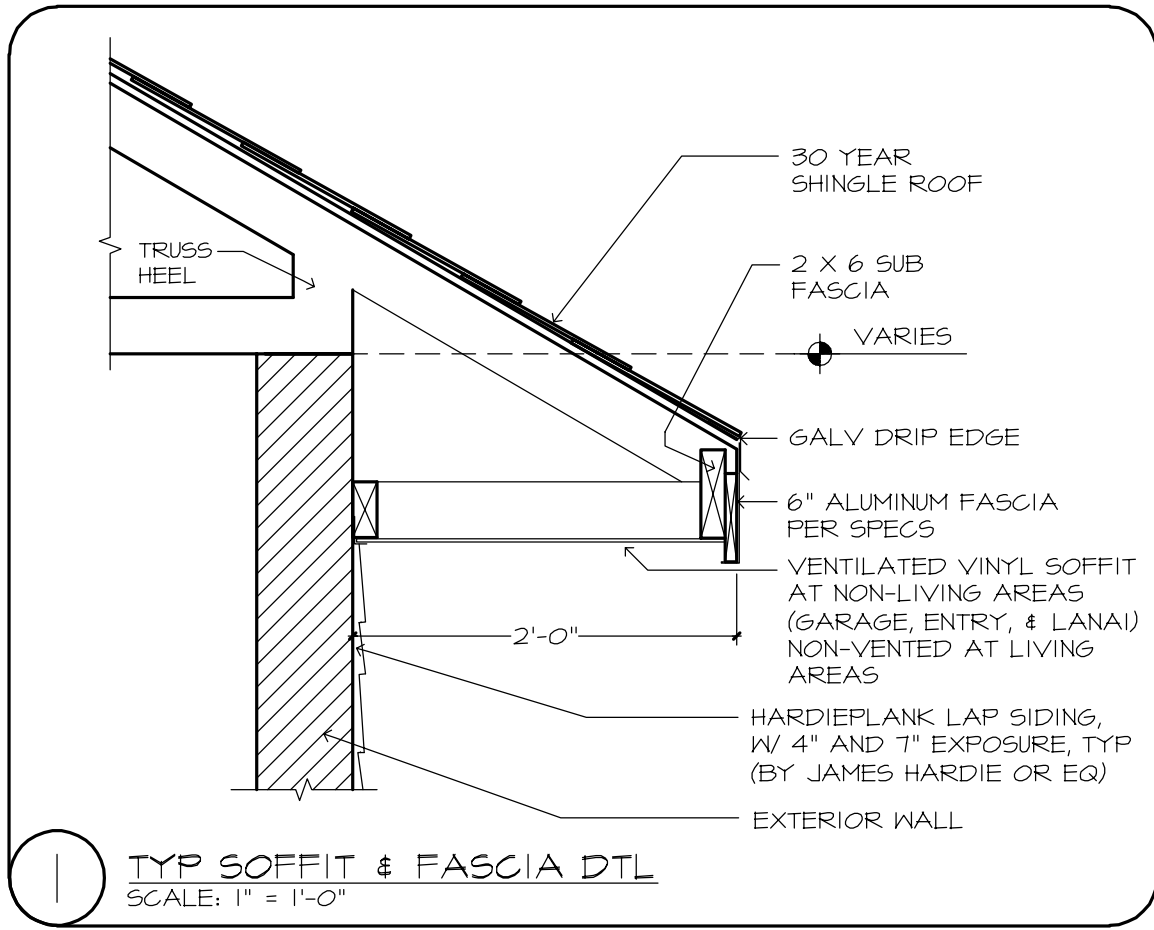
FLOOR PLAN NOTES:

- EXTERIOR DOORS - FIBERGLASS ENTRY DOOR STYLE WILL BE DETERMINED BY ELEVATION DESIGN. ALL EXTERIOR FRENCH DOORS AND SERVICE DOORS TO BE FIBERGLASS. ALL EXTERIOR DOORS WILL HAVE FRAME DEFENSE OR FRAME SAVER JAMBS.
- INTERIOR DOORS - 2-PANEL, 2-PANEL ARCH, 6-PANEL SMOOTH HARDBOARD 1 3/8" 2 PANEL HOLLOW CORE FREHUNG, POCKET, BIFOLD, BYPASS DOORS
- INSULATION ATTIC - R-38 BLOWN INSULATION.
- INSULATION EXT. 4" FRAME WALL - R-13 BATT INSULATION.
- INTERIOR WALL CORNER BEAD TO BE SQUARE KNOCKDOWN
- INTERIOR CEILING FINISH TO BE A SINGLE KNOCKDOWN
- INTERIOR WALL FINISH TO BE ORANGE PEEEL
- HVAC - 15 SEER HEAT PUMP EQUIPMENT WITH METAL INSULATED MAIN DUCT WORK; GRILLS FOR SUPPLIES AND RETURNS; STANDARD THERMOSTAT
- PEST CONTROL - UNDER THE SLAB TERMITE PREVENTION TREATMENT.
- WINDOWS - FACTORY GLAZED CLEAR INSULATED LOW-E GLASS.

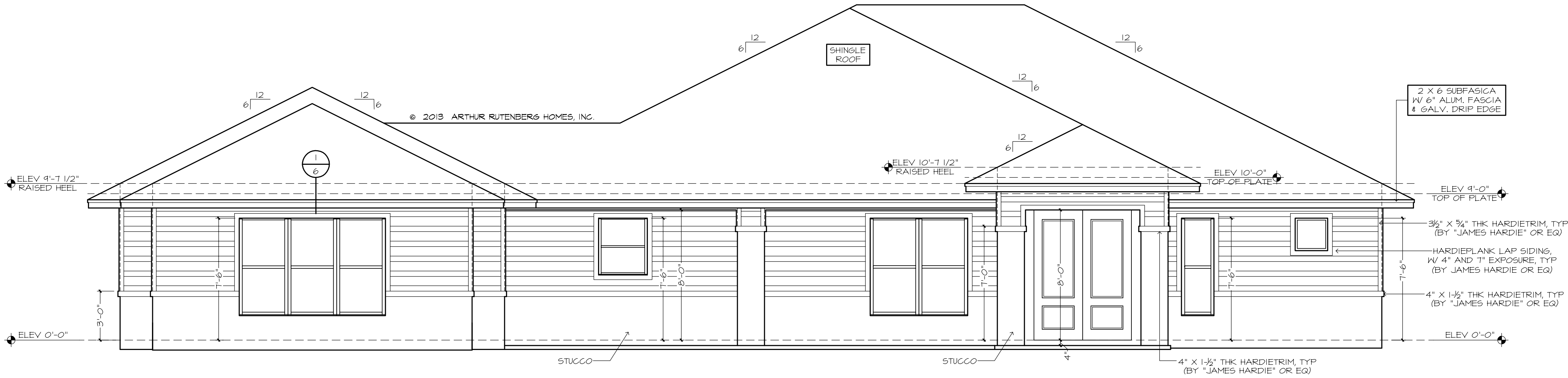
SQUARE FOOTAGES	
AREA	SQ. FT.
ENTRY	266 SF
GARAGE	1054 SF
LANAI	244 SF
LIVING	2132 SF
TOTAL	3696 SF







REAR ELEVATION



FRONT ELEVATION

GENERAL NOTES:

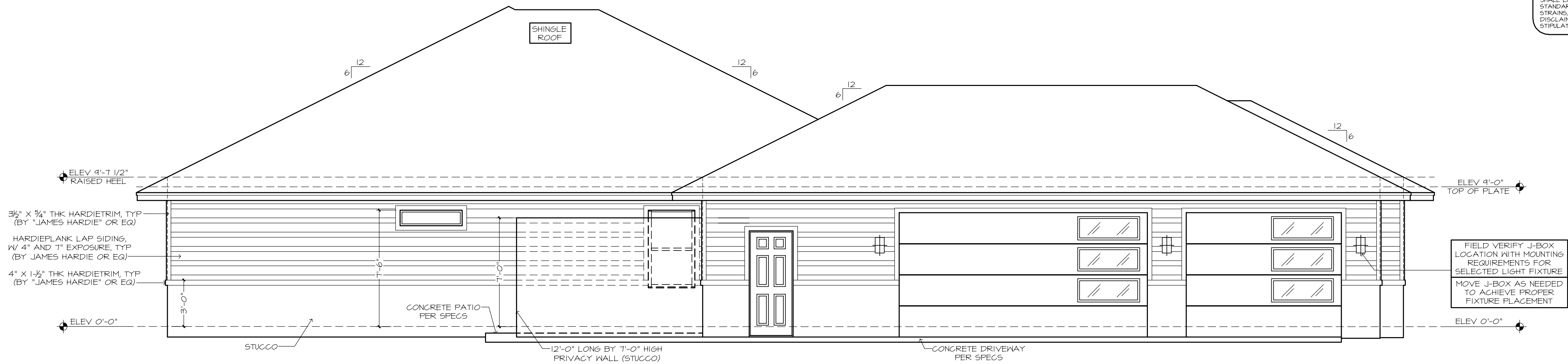
- FLAT SOFFIT AT PERIMETER OF HOUSE UNLESS NOTED OTHERWISE.
- VERIFY ALL KDW & DR ROUGH OPNGS W/ MFR SPECS.
- LOCATE ALL PLUMBING STACKS BEYOND THE FRONT ELEV ROOF RIDGES, IF ALLOWABLE PER CODE.
- ROOF VENTS SHOWN FOR LOCATION PURPOSE ONLY.
- NUMBER OF ROOF VENTS TO BE DETERMINED BY BUILDER.

FRAMING PLAN DISCLAIMER

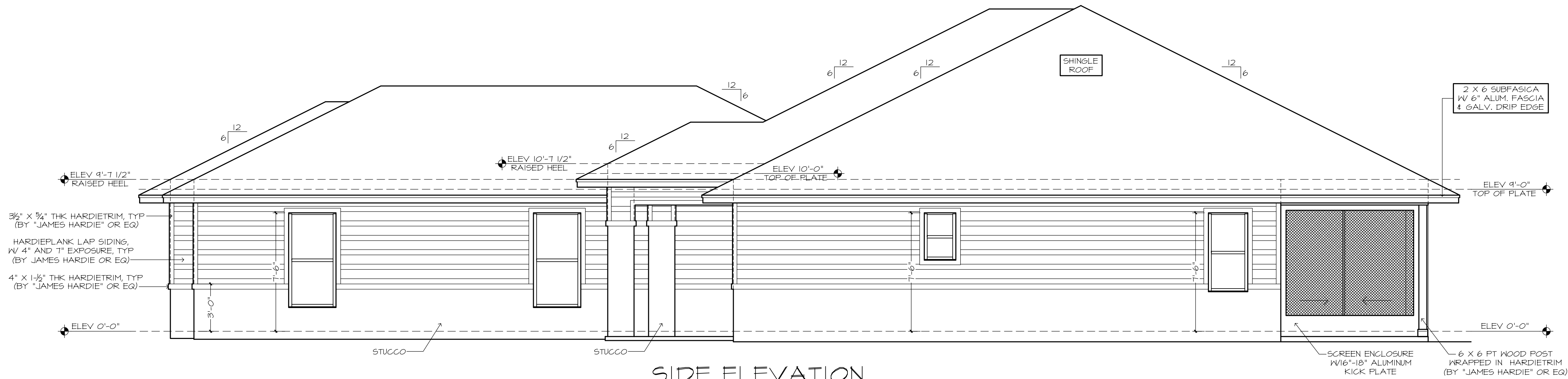
THE FRAMING PLANS REPRESENTED IN THESE DRAWINGS ARE INTENDED TO ESTABLISH PROPOSED FRAMING MEMBER LOCATIONS, FRAMING MEMBER DEPTH, POTENTIAL BEARING LOCATIONS AND ELEVATIONS, AND IS IN NO WAY INTENDED TO BE INTERPRETED AS STRUCTURAL ENGINEERED DRAWINGS. THE CONTRACTOR (BUILDER) SHALL ENSURE THAT THE 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 DISCUSSIONS AND REQUIREMENTS.

INSULATION NOTES:

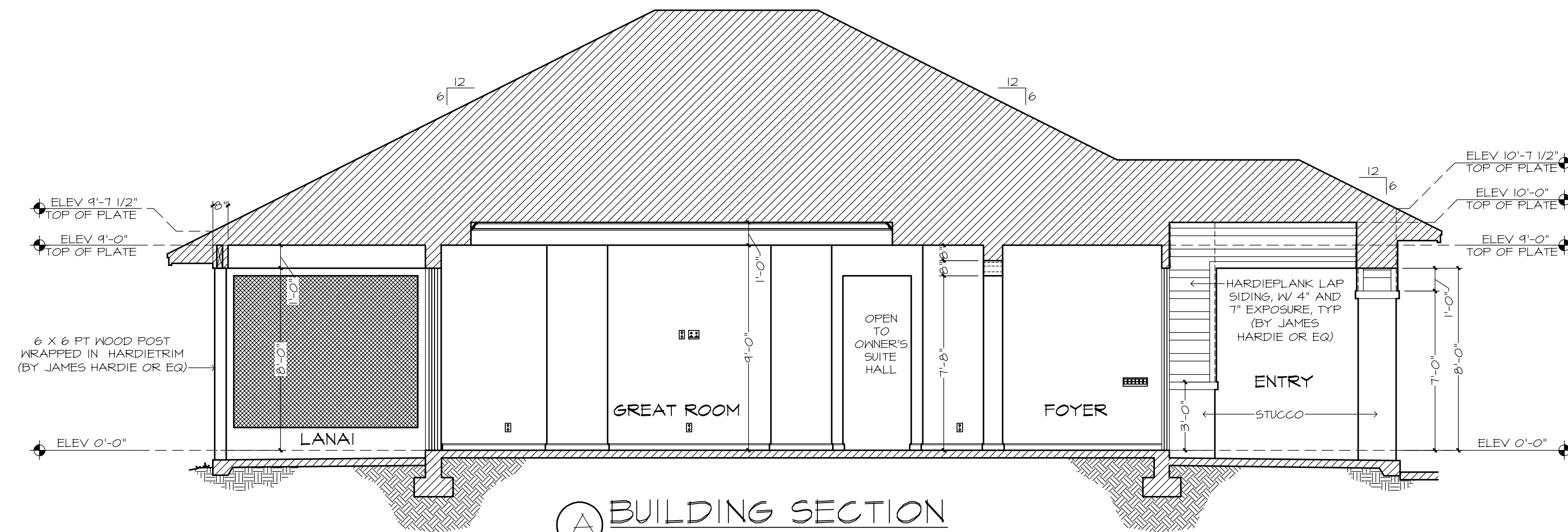
- INSULATION ATTIC - R-38 BLOWN INSULATION.
- INSULATION EXT. 4" FRAME WALL - R-13 BATT INSULATION.



GARAGE SIDE ELEVATION



SIDE ELEVATION



BUILDING SECTION

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.

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AS FRANCHISING, INC. THE DESIGNER IS RESPONSIBLE FOR THE AESTHETIC DESIGN ONLY AS REPRESENTED IN THESE DRAWINGS (FRAMING PLANS) BUT NOT FOR ANY STRUCTURAL INFORMATION INCLUDED OR OMITTED. THE BUILDER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE STRUCTURE CONFORMING TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL BUILDING CODES, ORDINANCES, AND LAWS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: EASING, FIRE, PLUMBING, MECHANICAL, ELECTRICAL, AND GAS. FRANCHISING, INC. IS NOT RESPONSIBLE FOR REVISIONS MADE TO THESE DRAWINGS BY THE CONTRACTOR (BUILDER) OR SUBCONTRACTORS. ACKNOWLEDGE AND AGREE TO THIS DISCLAIMER.

THE HEATHER 1262F - REITER RESIDENCE

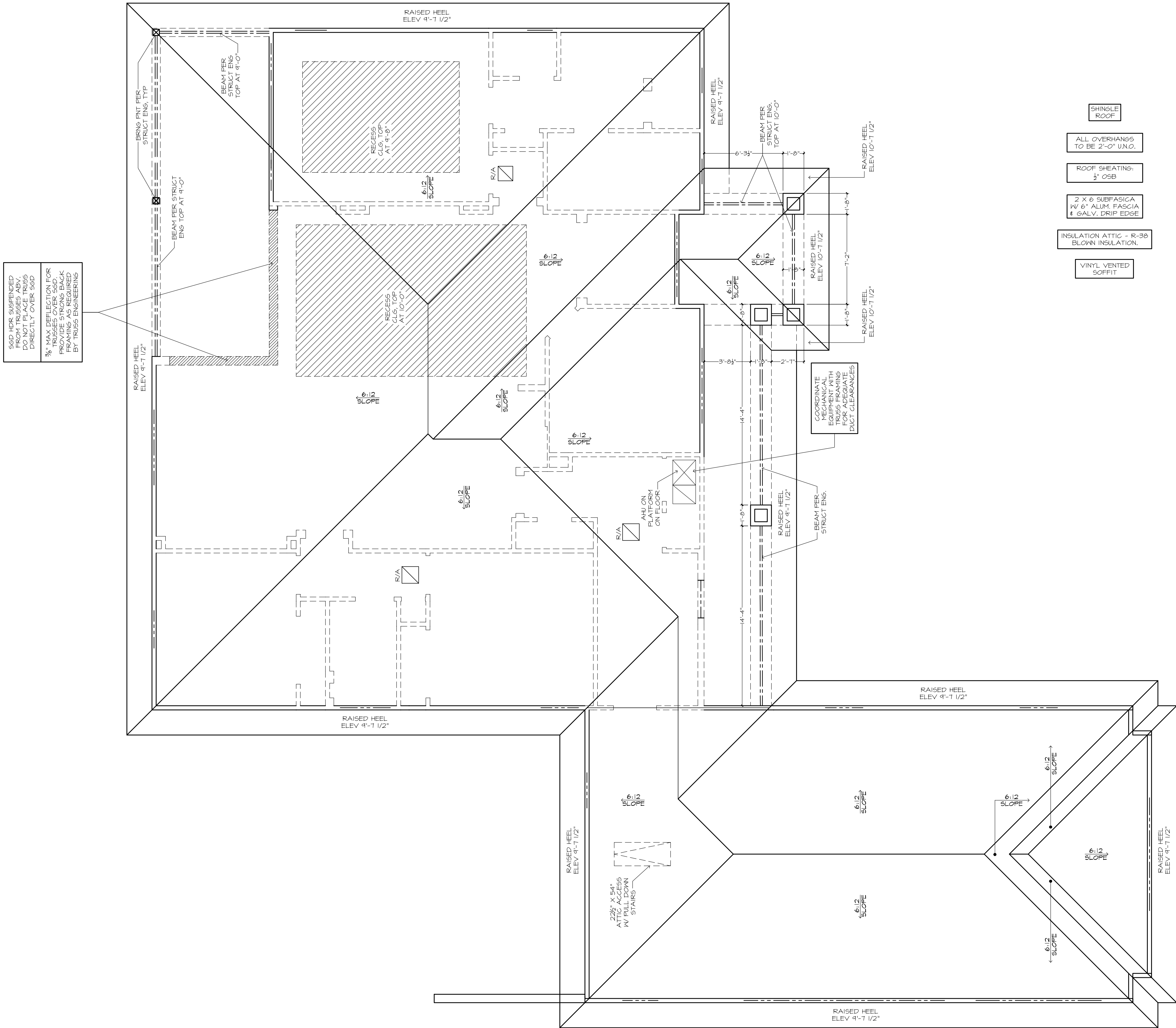
BUILDER: BRYAN ZEGHER HOMES, INC.
LAKE CITY, FLORIDA

AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

SIDE ELEVATIONS / BUILDING SECTION 24X36: 1/4"=1'-0" 1/8"=1'-0"

PLAN 1262F-35-01-B
CJL 13 # 1262-35
JGD 12-15-2014





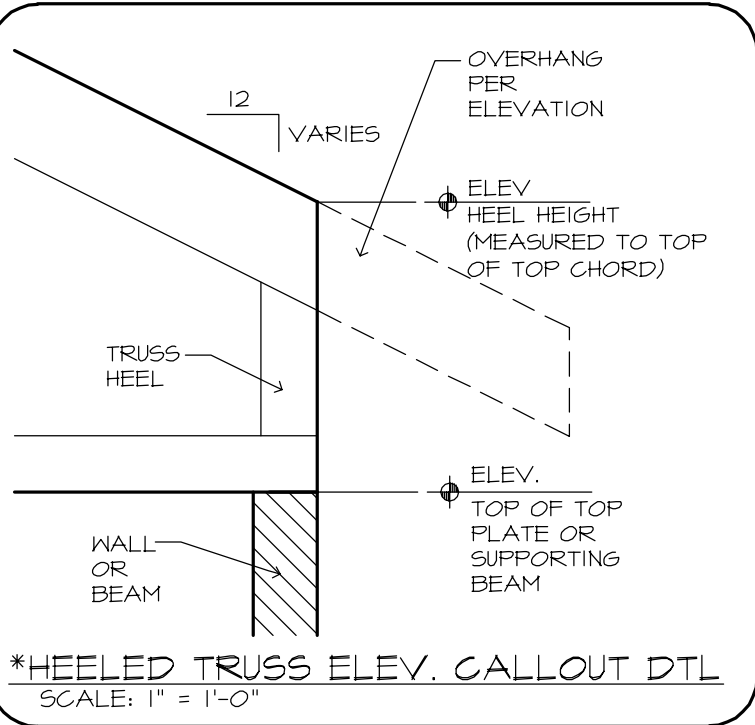
ROOF PLAN

FRAMING PLAN DISCLAIMER

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MECHANICAL DISCLAIMER

THE DUCT ROUTING AND HVAC EQUIPMENT SHOWN ON THESE DRAWINGS ARE DIAGRAMATIC 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.



- SHINGLE ROOF
- ALL OVERHANGS TO BE 2'-0" U.N.O.
- ROOF SHEATING: 1/2" OSB
- 2 X 6 SUBFASCIA W/ 6" ALUM. FASCIA & GALV. DRIP EDGE
- INSULATION ATTIC - R-38 BLOWN INSULATION.
- VINYL VENTED SOFFIT



ROOF PLAN

PLAN 1262F-35-01-B*

CJL3 # 1262F-35-01-B

2024-05-20-1-A

24x36: 1/4"=1'-0"

12x18: 1/8"=1'-0"

THE HEATHER 1262F - REITER RESIDENCE

BUILDER: BRYAN ZECHEH HOMES, INC.

LAKE CITY, FLORIDA

AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

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.

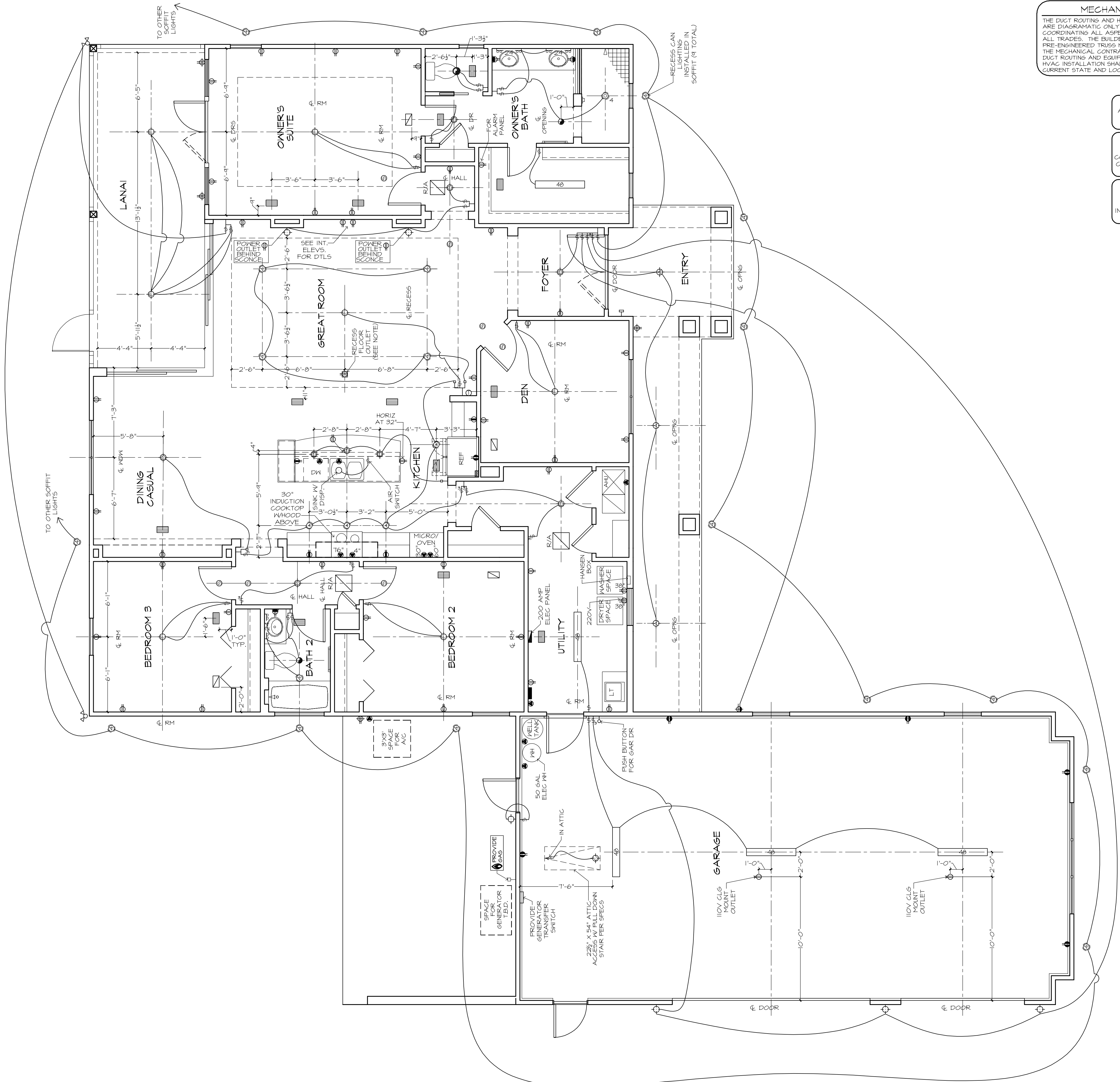
MECHANICAL DISCLAIMER

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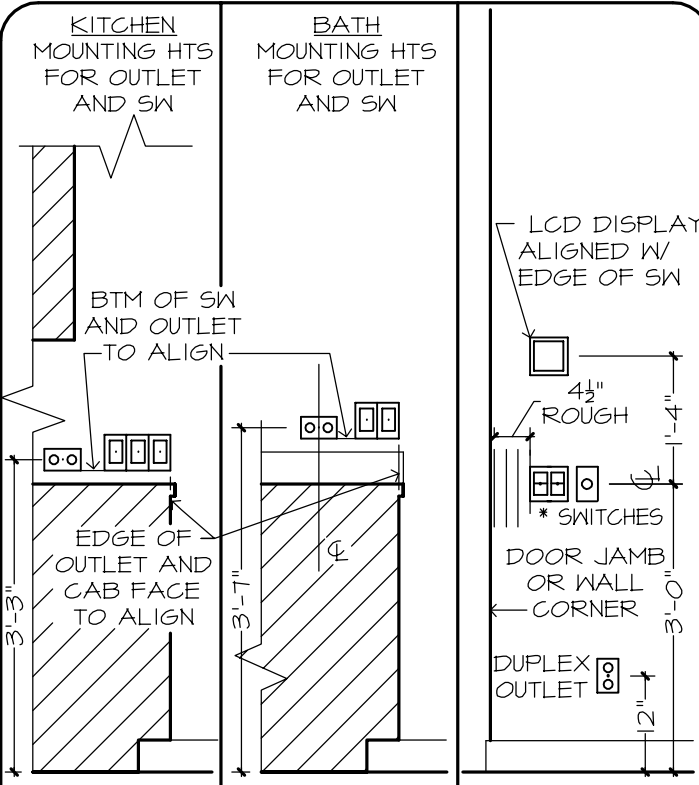


MECHANICAL DISCLAIMER
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RECESSED CAN NOTE:
ALL RECESSED CANS MUST BE LED, SEE ELECTRICAL LEGEND FOR SIZE AND COLOR TEMPERATURE.

FLOOR OUTLET NOTE:
RECESSED FLOOR OUTLET (FULLY CONCEAL. BELOW FLOOR LEVEL) #68-P W/ COVER PLATE BY: THOMAS & BETTS, INC. OR EQUAL.

WATER HEATER NOTE:
INSTALL WATER HEATER PER MANUFACTURERS INSTALLATION INSTRUCTIONS AND CURRENT APPLICABLE CODES

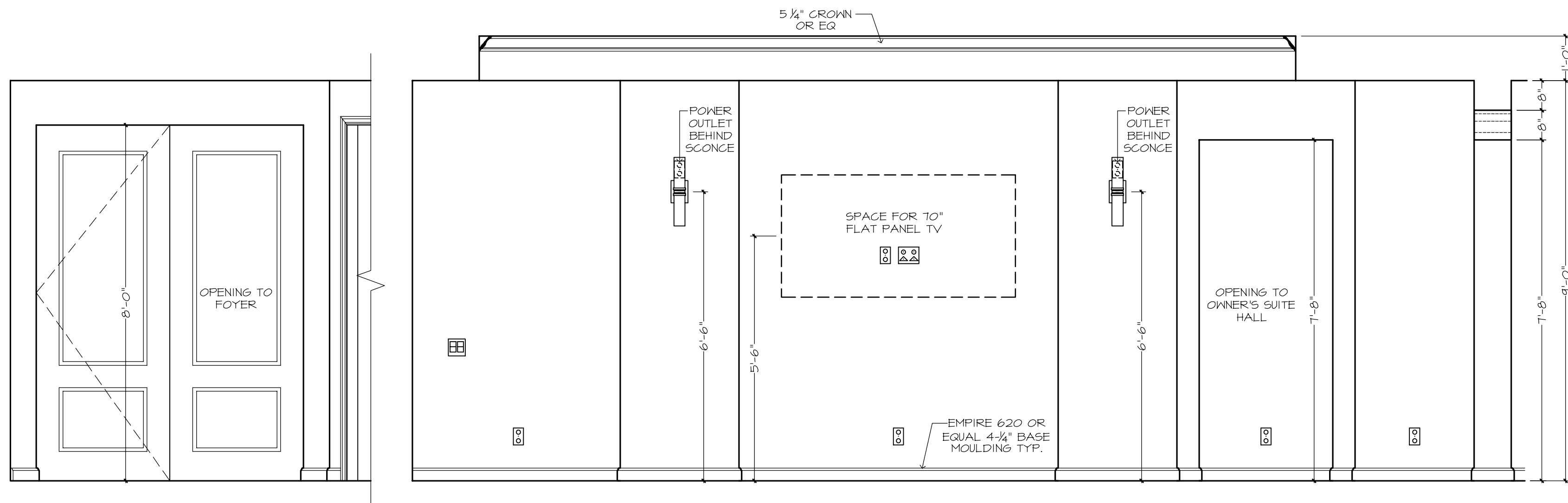


THE ITEMS BELOW ARE SHOWN FOR LOCATION PURPOSES ONLY. PLEASE REFER TO LOCAL SPECS TO DETERMINE WHETHER OR NOT THE FOLLOWING ITEMS ARE INCLUDED:
□ LIGHTING OR ELECTRONICS (LCD DISPLAY OR LIGHTING AUTOMATION PUSH BUTTON CONTROLLER)
□ VOLUME CONTROL KNOB
* USE MAX OF 6 GANG BOXES FOR GANG BOXES OF 3 OR 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"

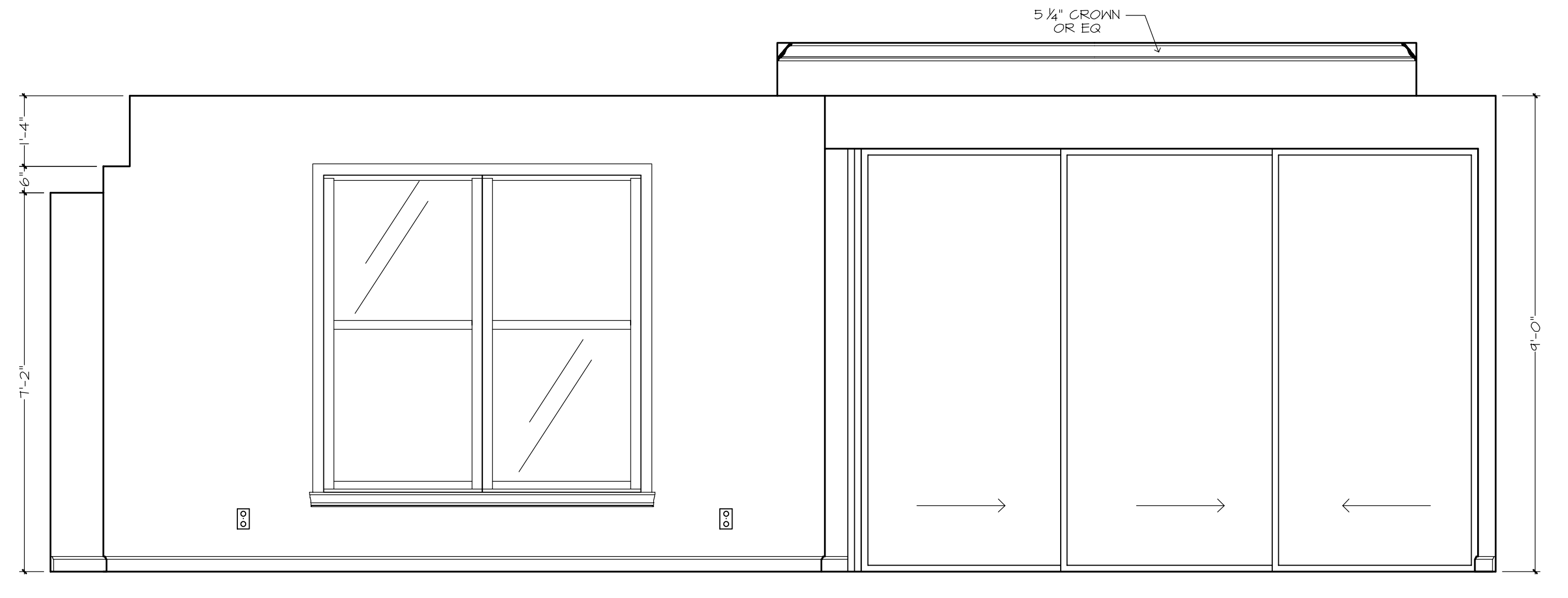
ELECTRICAL LEGEND

- 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 40"
 - WEATHERPROOF DPLX OUTLET (110V AT 12")
 - WEATHERPROOF DPLX OUTLET (110V AT 12")
 - TOP FLUS IS 40"
 - 220V OUTLET AT 30"
 - RECESS FLOOR OUTLET
 - SPECIAL PURPOSE CONN
 - STRUCTURED WIRE COMBO OUTLET
 - USB PORT FOR OUTLETS (110V AT 12" OR AS NTD)
 - SW SEE ELEC DTL
 - 3-WAY SW SEE ELEC DTL
 - 4-WAY SW 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 LT 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 FANALIGHT PREWIRE AND SWITCHES
 - SMOKE DETECTOR OR COMBO SMOKE & CARBON MONOXIDE DETECTOR PER CODE
 - UNDER CABT LED 4"
 - UNDER CABT LED 14"
 - UNDER CABT LED 22"
 - UNDER CABT LED 30"
 - SINGLE 24" FLUOR STRIP
 - 24" CLG MNT FLUOR. LT, WRAPPED
 - 48" CLG MNT FLUOR. LT, WRAPPED
 - 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, HALL 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, WINDOWS AND HALLWAYS, TYP UNO
* NOTE: COMBINATION SMOKE & CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER NFPA72 CHAPTER 24 AND FBC-R, 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.



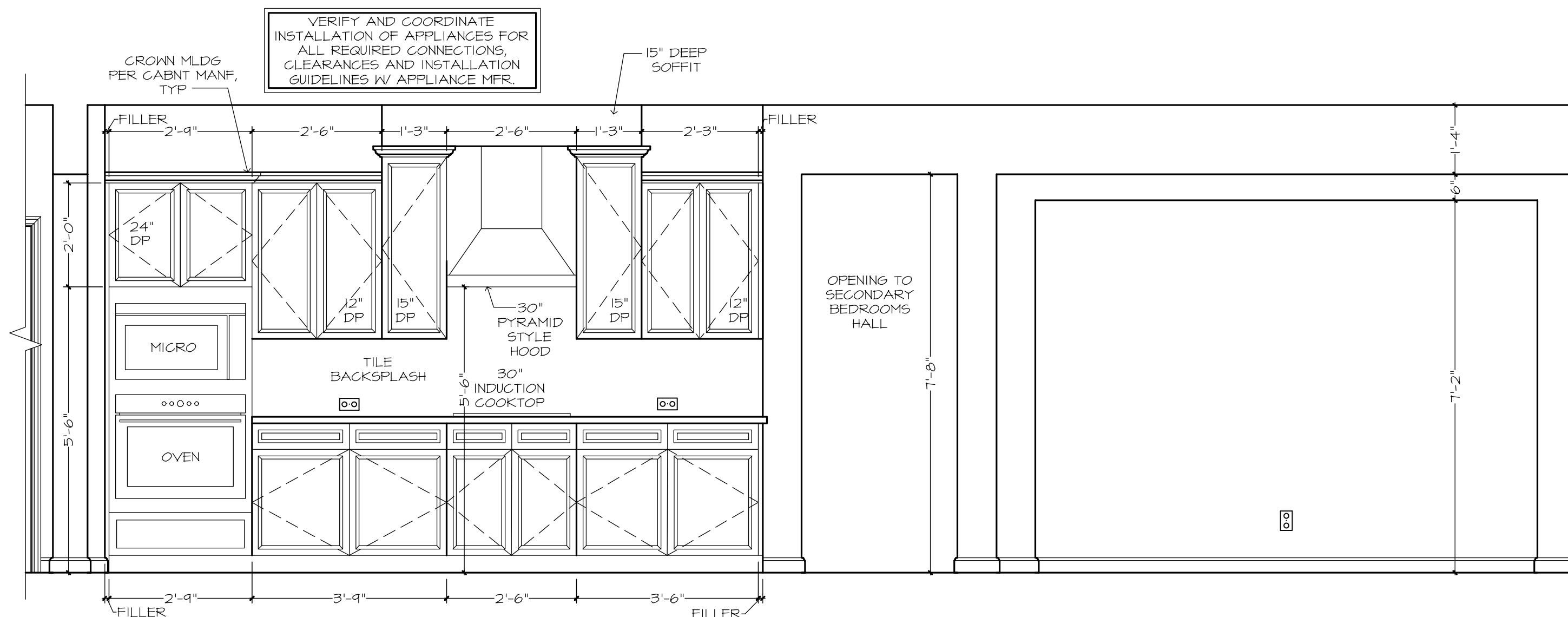
WALL "Z"
GREAT ROOM

WALL "Y"
GREAT ROOM



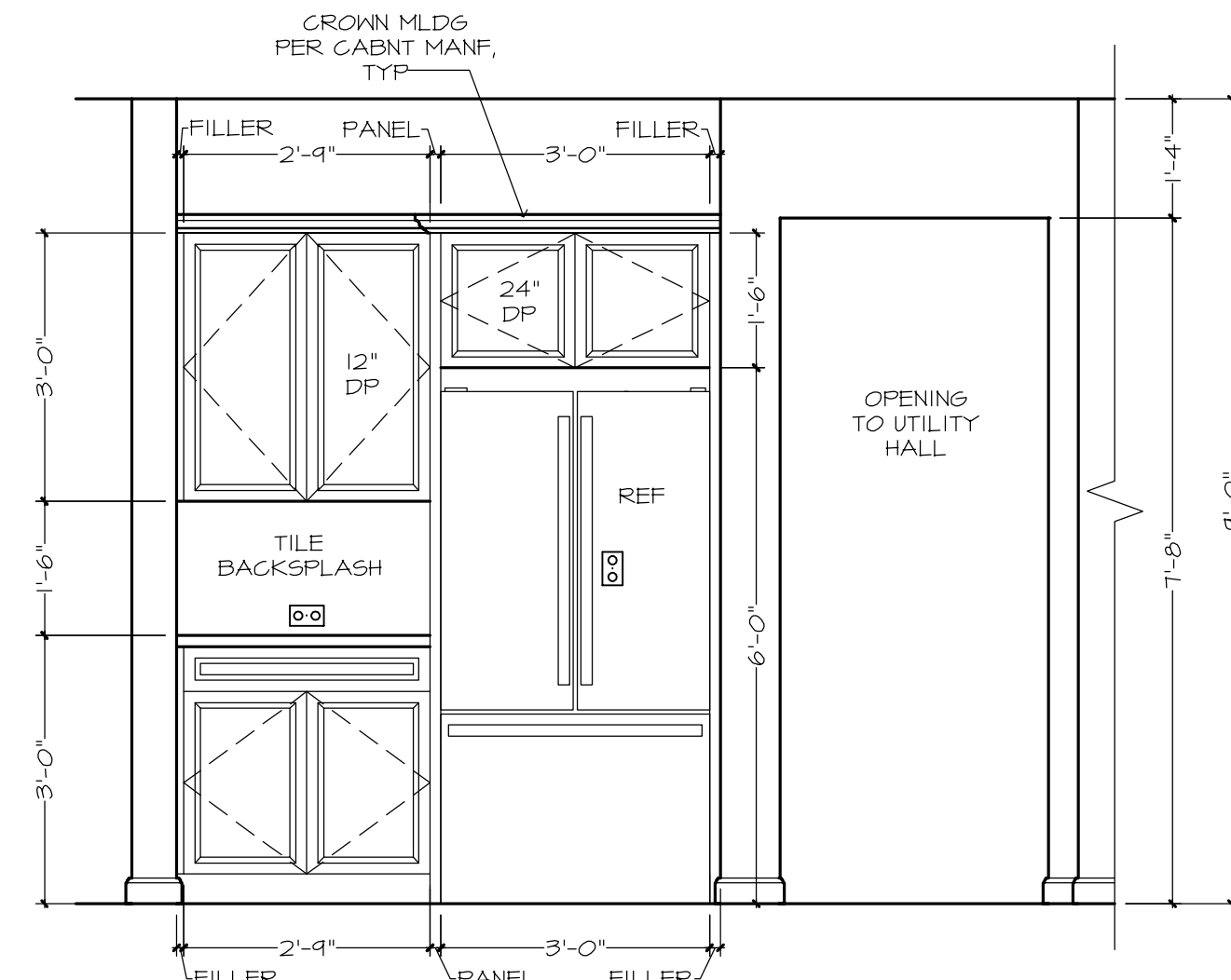
WALL "X"
CASUAL DINING

GREAT ROOM



WALL "W"
KITCHEN

CASUAL DINING



WALL "Z"
KITCHEN

GENERAL NOTES:

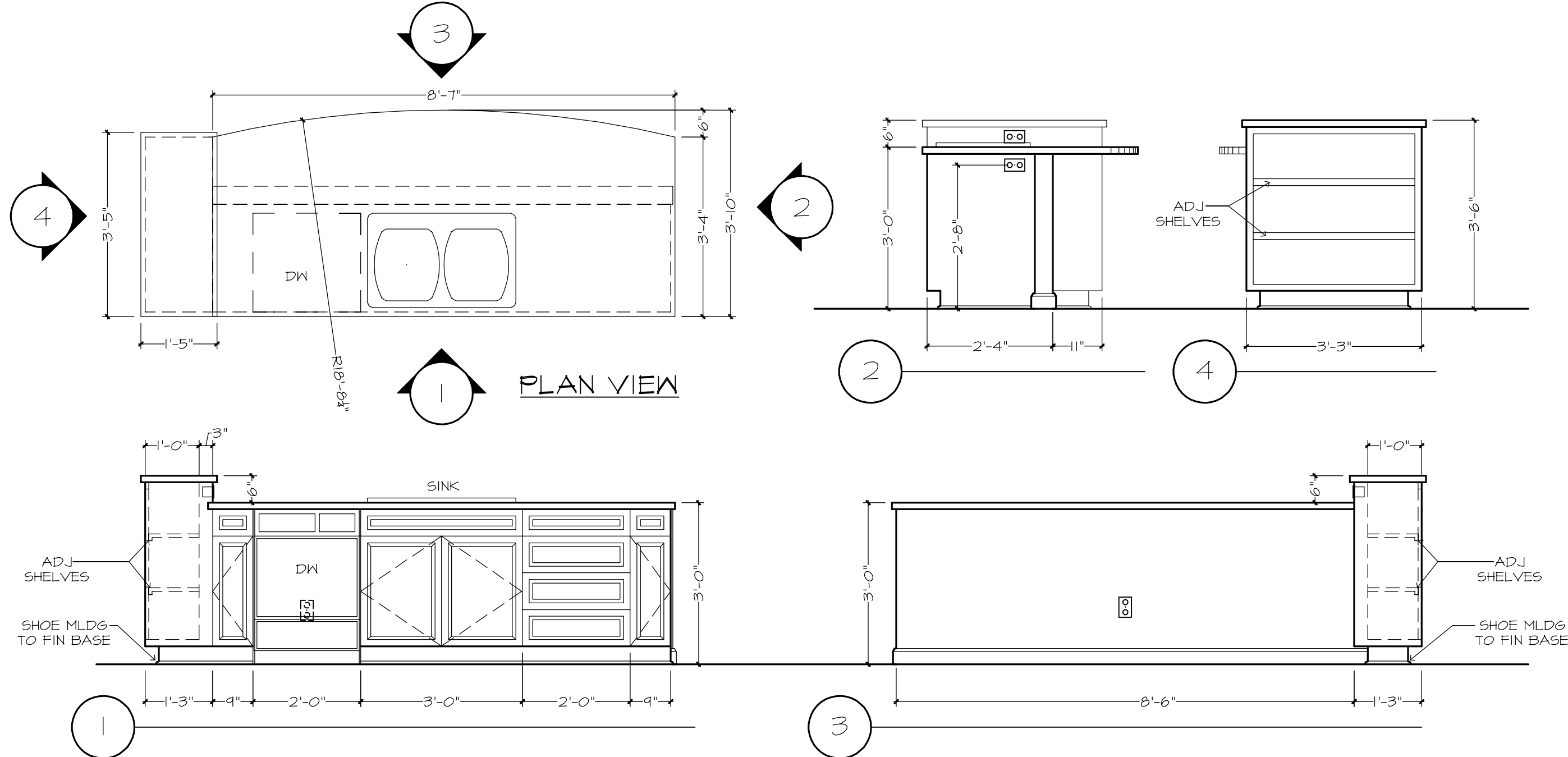
CABINET ELEVATIONS AND LIGHTING ARE GRAPHIC REPRESENTATIONS ONLY. REFERENCE SHOULD BE MADE TO THE ELECTRICAL SHEET, CABINET MFR DRAWINGS AND SPECS FOR FURTHER INFORMATION.

REFER TO CABINET SHOP DRAWINGS FOR CABINET & VANITY TOP DIMENSIONS.

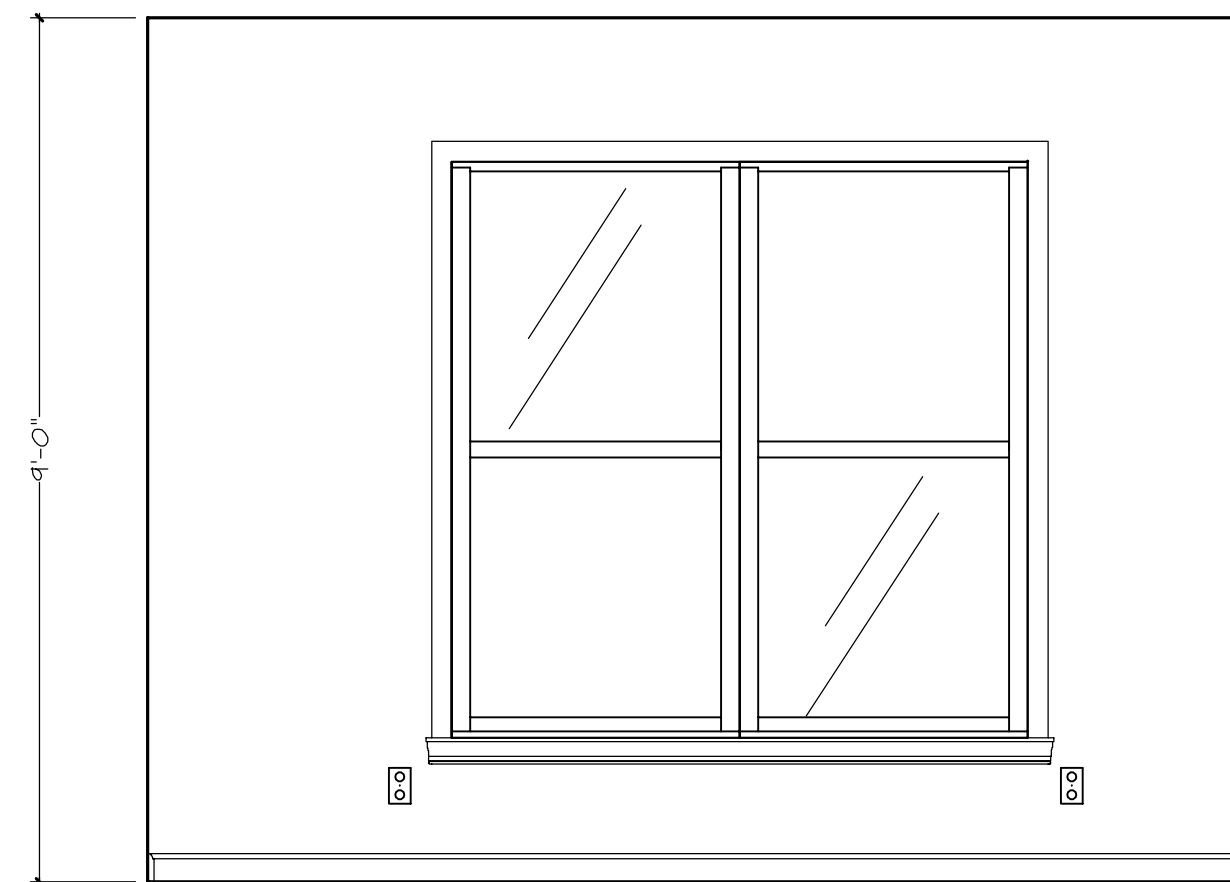
FOR STEPPED UPPER CABINETS: IF MODULAR CABINETS ARE SELECTED AND NOT AVAILABLE IN SPECIFIED DEPTHS THE WALLS BEHIND CABINETS WILL NEED TO BE BUILT OUT TO OBTAIN SPECIFIED DEPTH.

THE TOE KICK IS 4".

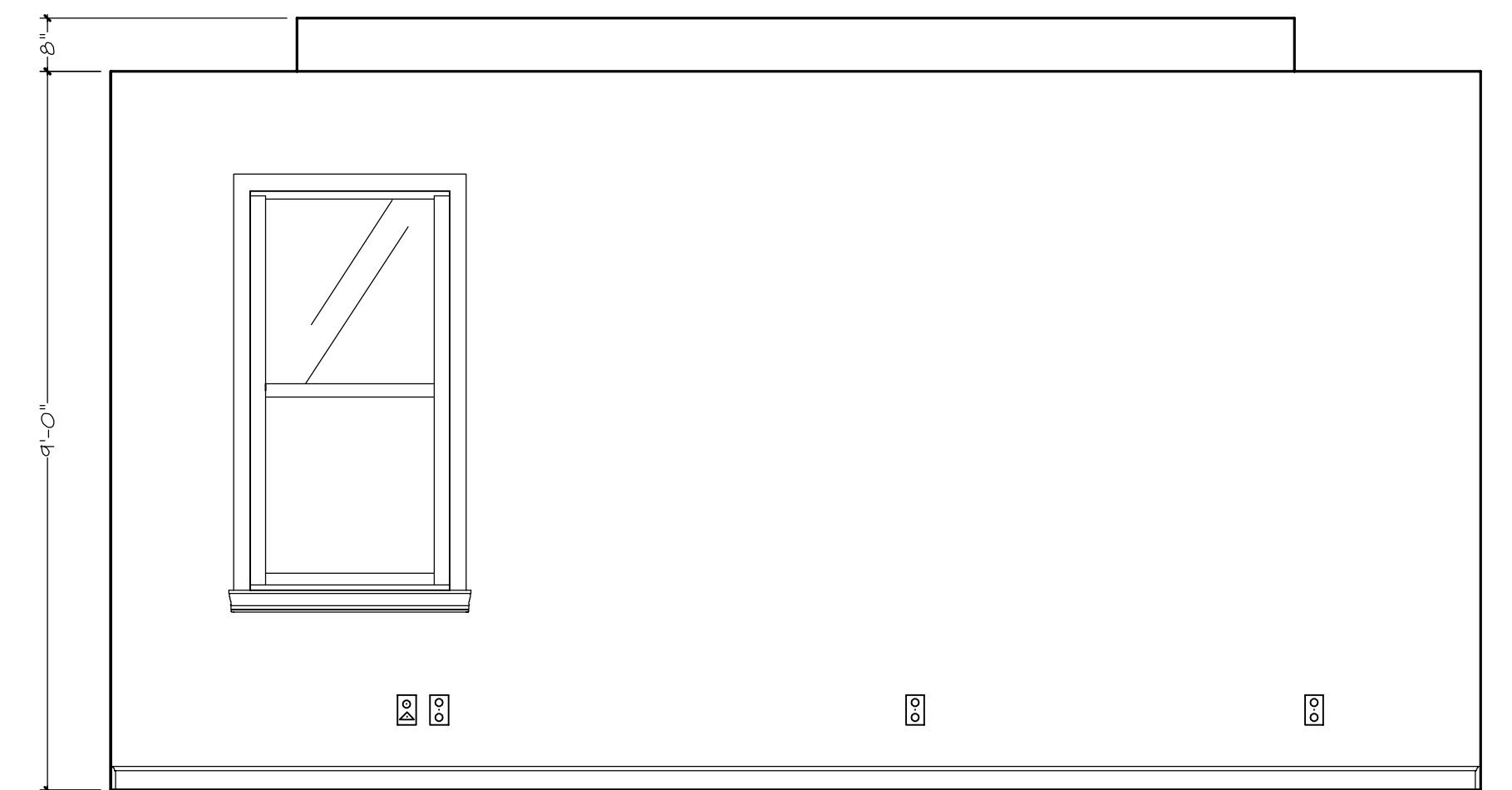
PLUMBING, TILE, BASE MLDG, DOOR CASING, & DECORATIVE LIGHTING & DECORATIVE MIRRORS ARE ILLUSTRATED FOR LOCATION PURPOSES ONLY. PLEASE REFER TO COMMUNITY STANDARDS FOR SIZES & SPECS.



KITCHEN ISLAND



WALL "Z"
DEN



WALL "Y"
OWNER'S SUITE

