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CONTACTS:

COVER SHEET

PLAN: 1845F-A-25-01
JOB: 1845F-JONES-A
FARMHOUSE

CUSTOM FOSTER 1845F - THE JONES RESIDENCE

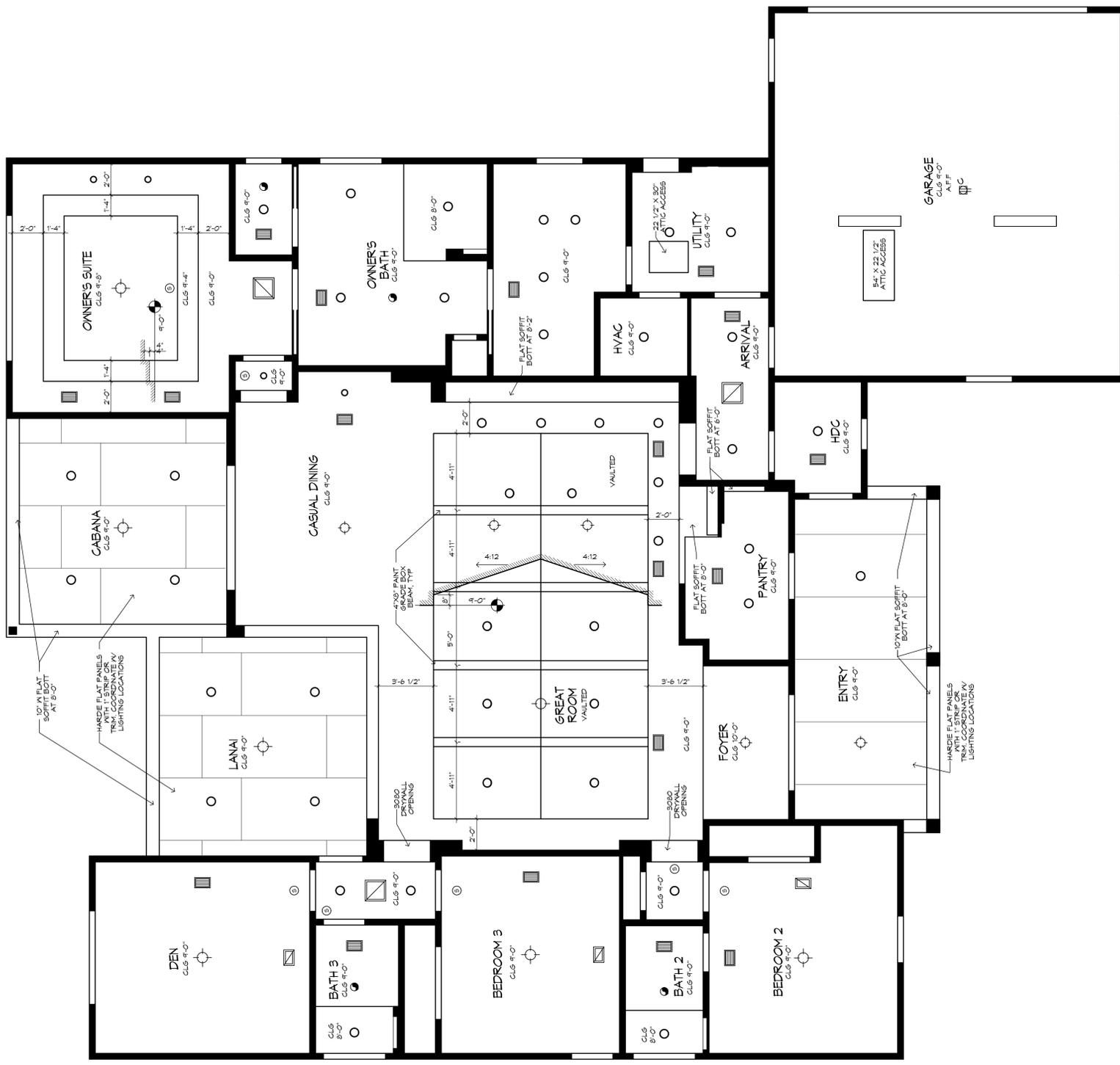
BRYAN ZECHER, HOMES, INC.
LAKE CITY, FLORIDA
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

DATE: 11/12/25
DRAWN BY: MJD - A

DATE: 11/12/25
DRAWN BY: MJD - A

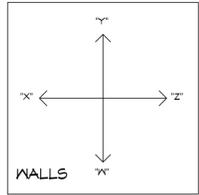
.R.HOMES
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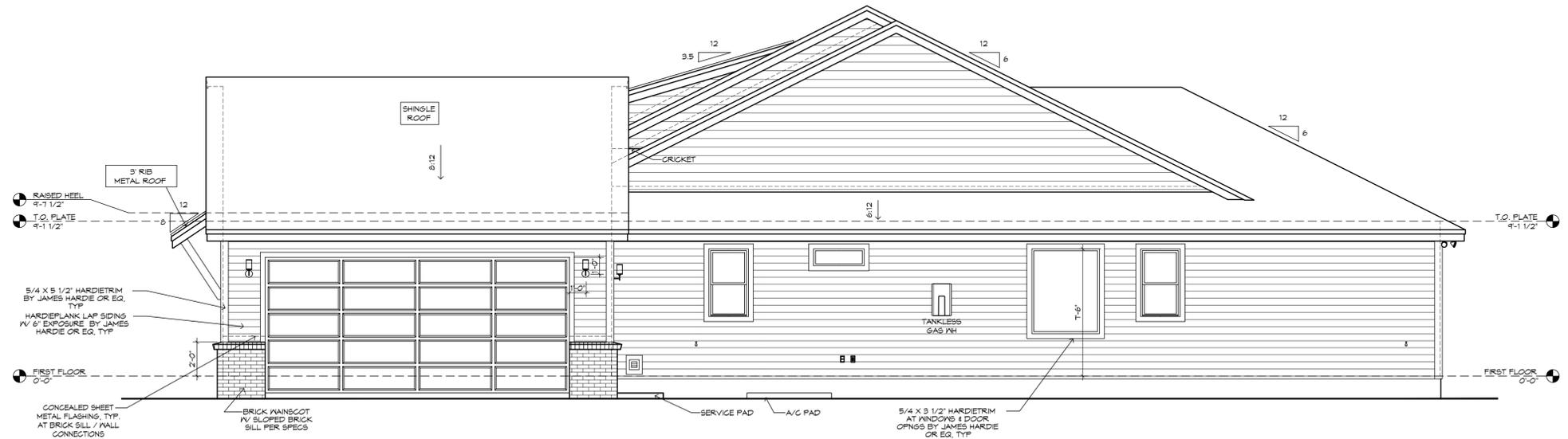
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REFLECTED CEILING PLAN
1/4" = 1'-0"

- CEILING FINISH NOTE:**
VAULTED CLG SURFACES (SLOPED, HORIZONTAL AND VERTICAL) SHALL HAVE SMOOTH FINISH
- 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





GARAGE SIDE ELEVATION

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.

FRAMING PLAN DISCLAIMER

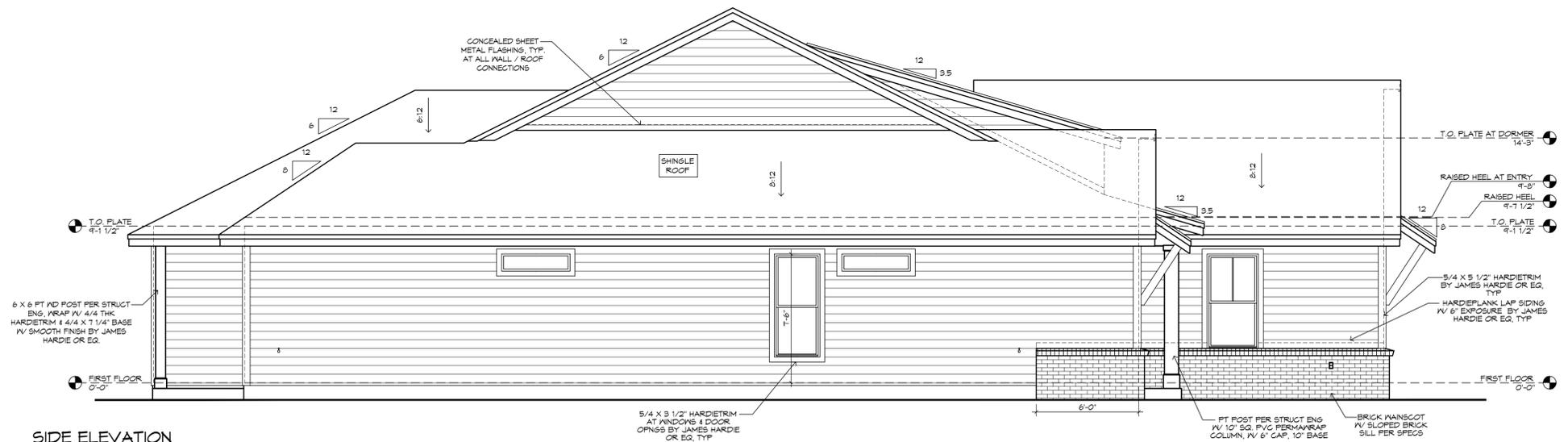
THE FRAMING PLANS REPRESENTED IN THESE DRAWINGS ARE INTENDED TO ESTABLISH PROPOSED FRAMING MEMBER LOCATIONS, FRAMING MEMBER DEPTH, POTENTIAL BEARING LOCATIONS AND ELEVATIONS, AND IS IN NO WAY INTENDED OR TO BE INTERPRETED AS STRUCTURAL ENGINEERED DRAWINGS. THE CONTRACTOR (BUILDER) SHALL ENSURE THAT THE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

!! 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.

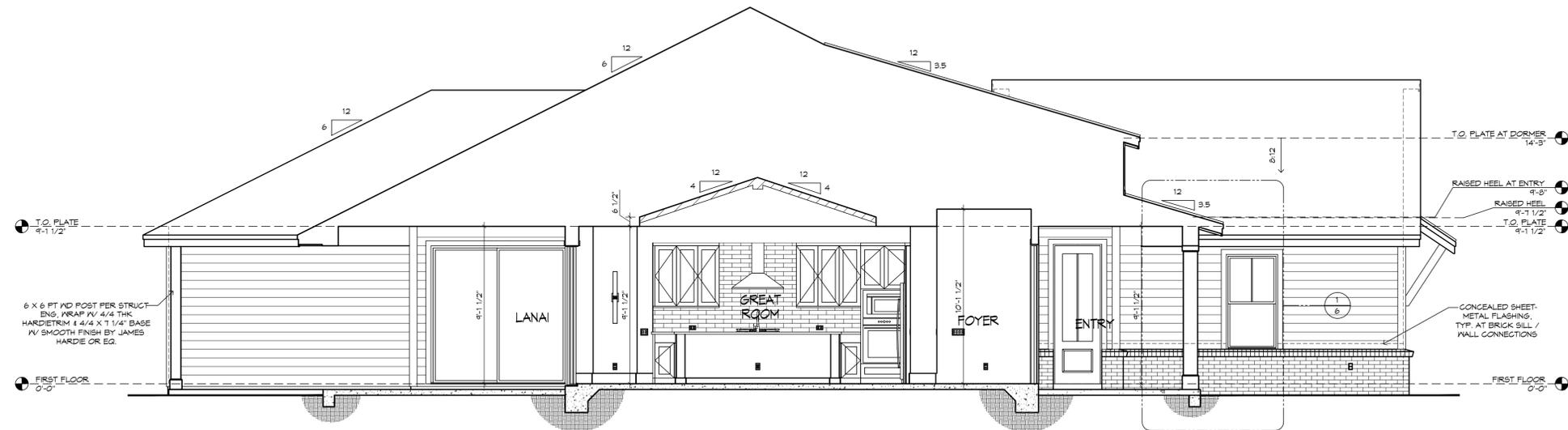
GENERAL NOTES:

- FLAT SOFFIT AT PERIMETER OF HOUSE UNLESS NOTED OTHERWISE.
- VERIFY ALL WINDOW AND DOOR ROUGH OPENINGS N/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.



SIDE ELEVATION

1/4" = 1'-0"



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

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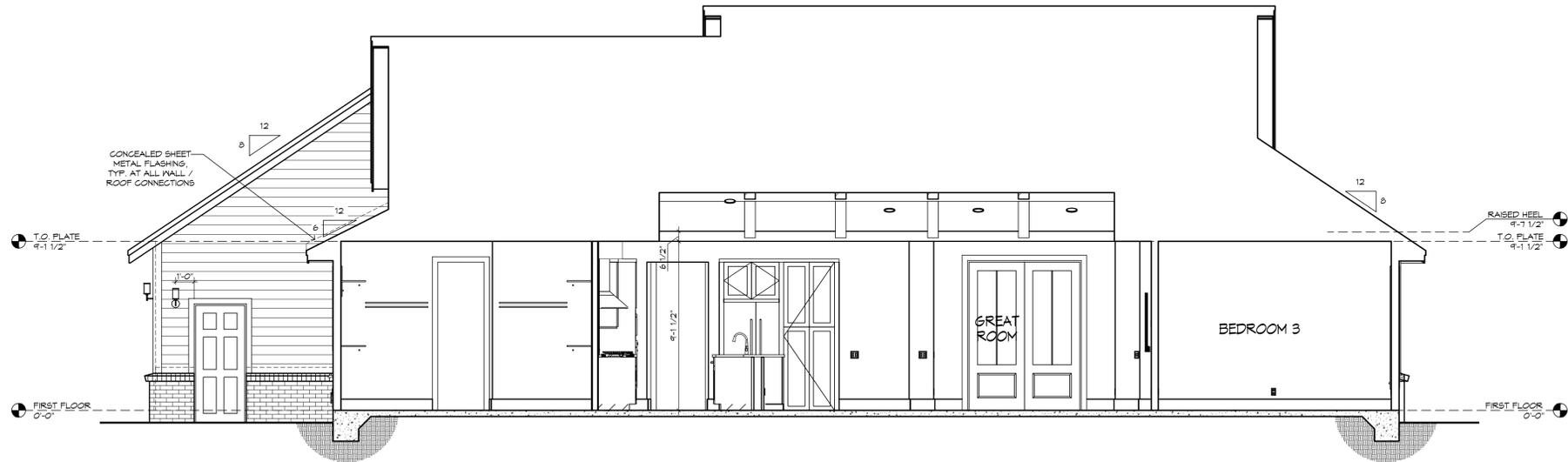
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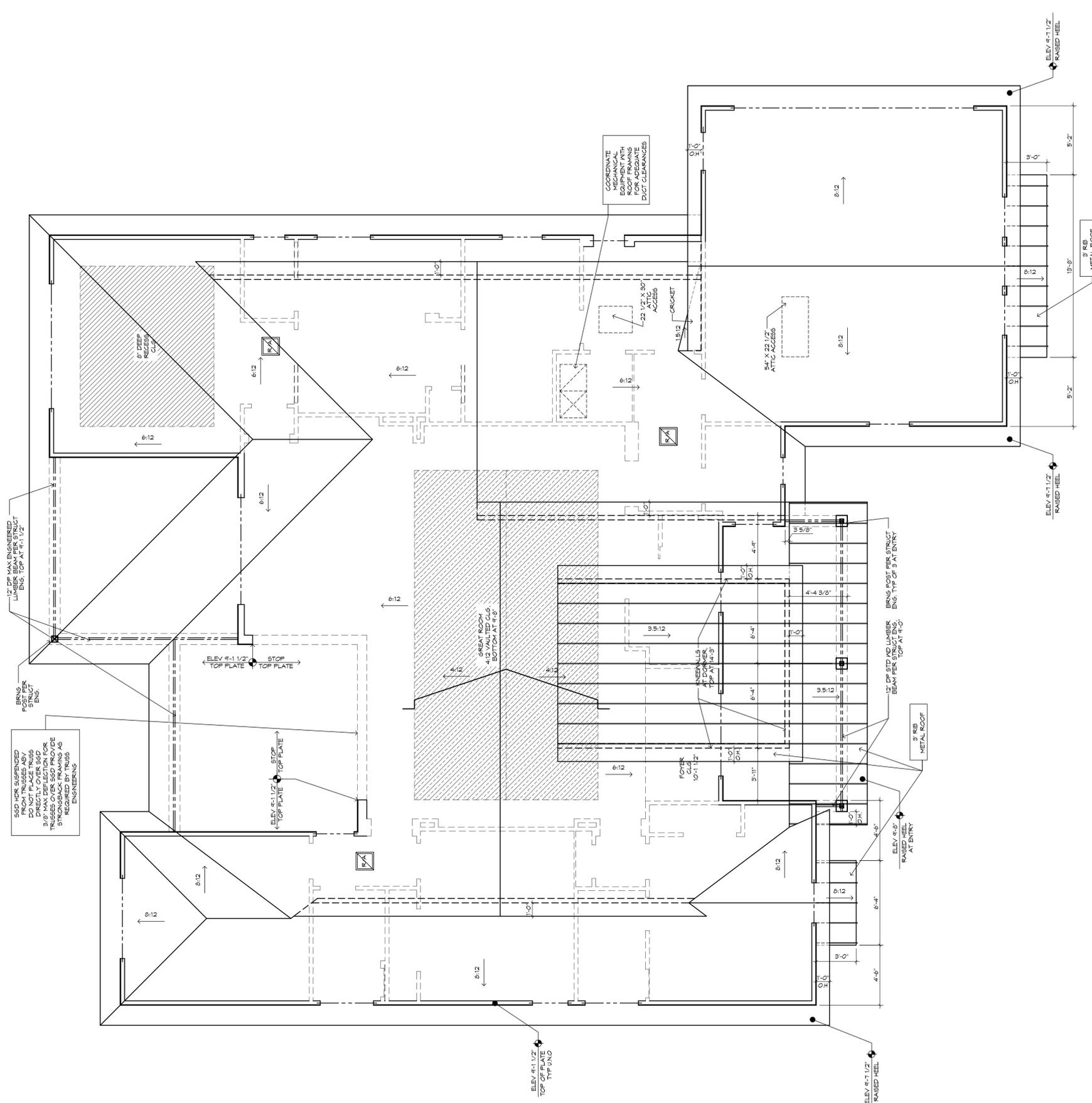
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- GENERAL NOTES:**
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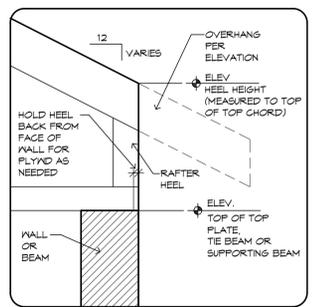


BUILDING SECTION - "B"
1/4" = 1'-0"



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

- SHINGLES 4 3/8" RIB METAL ROOF
- ALL OVERHANGS TO BE 1'-6" UNO
- SEE SHEETS 5, 4, 5, 1 FOR CLG HEIGHTS, REG CLG SIZES AND LOCATIONS
- PROVIDE SOLID BLOCKING BELOW ALL KNEEWALLS AND OVERFRAMING PER TRUSS MFR AND STRUCT ENGR
- ROOF PITCH 6:12 UNO



RAISED HEEL DETAIL
1" = 1'-0"

MECHANICAL DISCLAIMER

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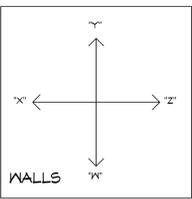
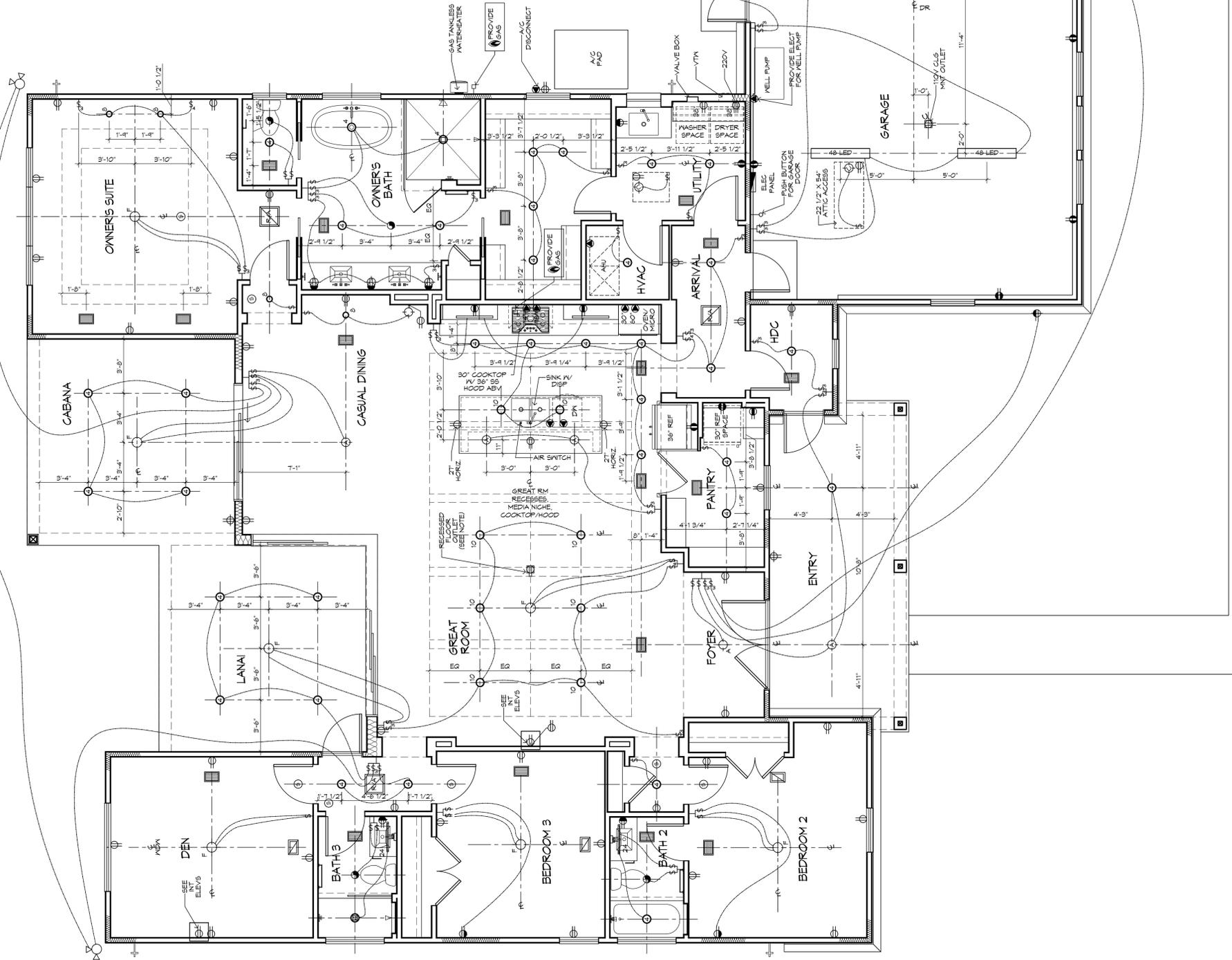
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!! ATTENTION !!

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



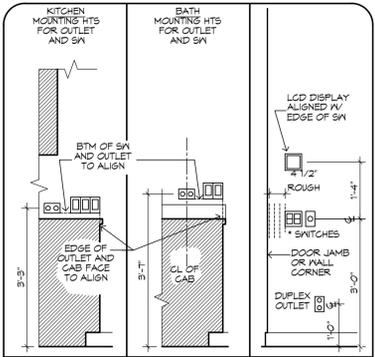
LOW VOLTAGE NOTE:
BUILDING COMPANY TO COORDINATE ALL TV AND CABLE OUTLETS W/LOW VOLTAGE CONTRACTOR

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

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) 1/8" P W/COVER PLATE BY THOMAS & BETTS, INC. OR EQUAL

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



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 KNGB
- * 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 7/11/16

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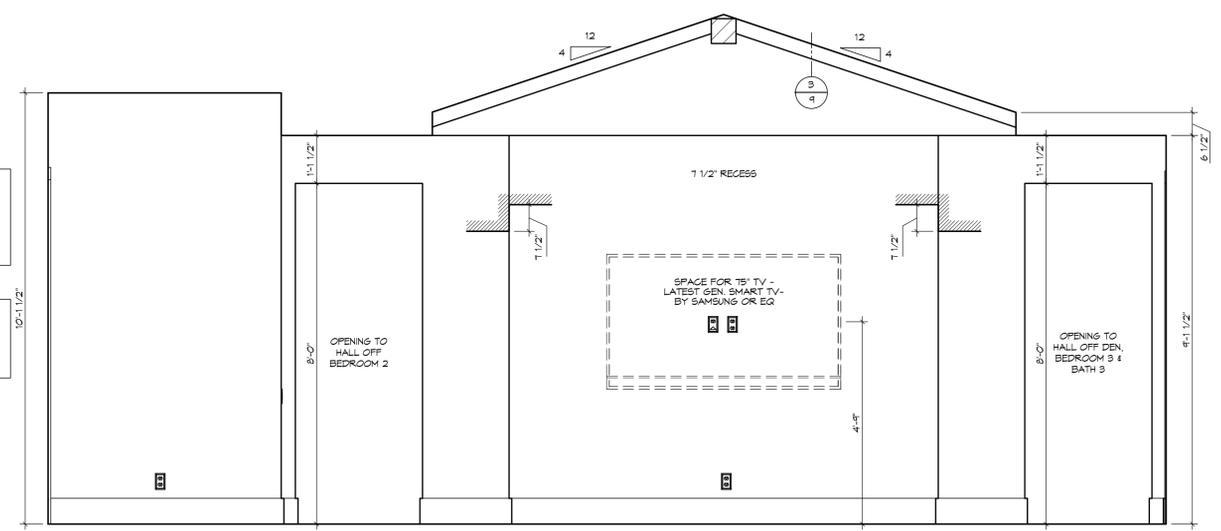
ELECTRICAL LEGEND

- ⊕ DUPLEX OUTLET (110V AT 12" OR AS NTD)
 - ⊕ DUPLEX OUTLET (110V AT 34") *
 - ⊕ DUPLEX OUTLET (110V AT 45") *
 - ⊕ 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 IS HOT
 - ⊕ OUTLET W/ USB PORTS (110V AT 12" OR AS NTD)
 - ⊕ 220V OUTLET
 - ⊕ RECESS FLOOR OUTLET
 - ⊕ RECESS CEILING OUTLET (110V)
 - ⊕ SPECIAL PURPOSE CONN
 - ⊕ 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 LST FIXTURE
 - ⊕ T' SURFACE MNT 3000K, 1000 LUMEN, LED FIXTURE
 - ⊕ SURFACE MNT FIXTURE
 - ⊕ WALL MNT FIXTURE
 - ⊕ 6" ROUND RECESS 3000K LED RETROFIT TRIM W/OPEN BAFFLE
 - ⊕ 6" ROUND RECESSED ULTRA THIN LED
 - ⊕ 4" MINI ROUND RECESSED ULTRA THIN LED
 - ⊕ 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
 - ⊕ 2 1/2" MINI ROUND LED 3000K
 - ⊕ TELEPHONE OUTLET AT 12" OR AS NOTED
 - ⊕ CLG FAN/LIGHT PRENRE AND SWITCHES
 - ⊕ SMOKE DETECTOR OR COMBO SMOKE & CARBON MONOXIDE DETECTOR PER CODE
 - ⊕ UNDER CAB LED 1"
 - ⊕ UNDER CAB LED 14"
 - ⊕ UNDER CAB LED 22"
 - ⊕ UNDER CAB LED 30"
 - ⊕ 24" & 48" CLG MNT 3000K, LED FIXTURE
 - ⊕ 24" & 36" VANITY LIGHTING (SEE SPECS)
 - ⊕ EXHAUST FAN / LIGHT FIXTURE COMBO
 - ⊕ EXHAUST FAN
 - ⊕ SOFFIT MNT FLOOD LIGHT
 - ⊕ CLG MNT SPEAKER
 - ⊕ CHIMES
 - ⊕ ELEC PANEL
 - ⊕ RETURN AIR GRILLE
 - ⊕ SUPPLY DIFFUSER
 - ⊕ 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 406.11.
- 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, HALLS AND HALLWAYS, THE ETC.
- NOTE: COMBINATION SMOKE & CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER NFPA21 CHAPTER 24
- NOTE: COORDINATE LOCATION OF ALL REQ. ELECTRICAL CABLE, AUDIO/VIDEO & DATA RECEPTACLES W/ MOUNTING HARDWARE & MFR. INSTALLATION REG. FOR ALL FLAT PANEL DISPLAYS.

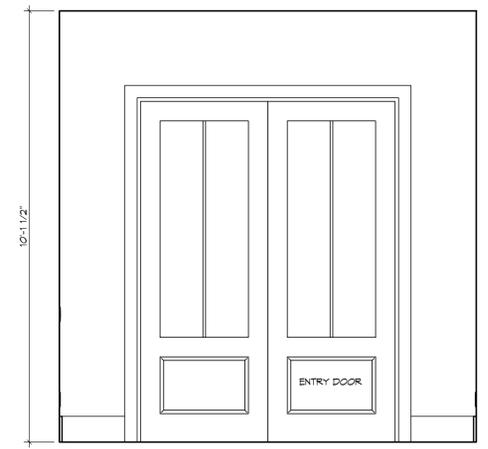
UPDATED 3/10/2022

COORDINATE LOCATION OF ALL REQ. ELECTRICAL, CABLE, AUDIO/VIDEO & DATA RECEPTACLES WITH MOUNTING HARDWARE AND WFR. INSTALLATION REQ. FOR ALL FLAT PANEL DISPLAYS, SCREENS, & PROJECTORS.

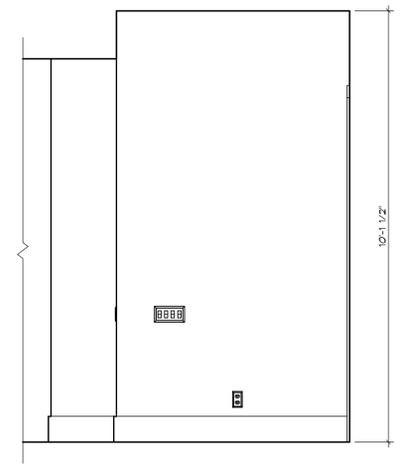
TV SPACE BASED ON LATEST DIMENSIONS FROM POPULAR MFGS. CONFIRM DIMENSIONS OF ACTUAL TV SIZE BEFORE CONSTRUCTION OF ANY MEDIA CENTER.



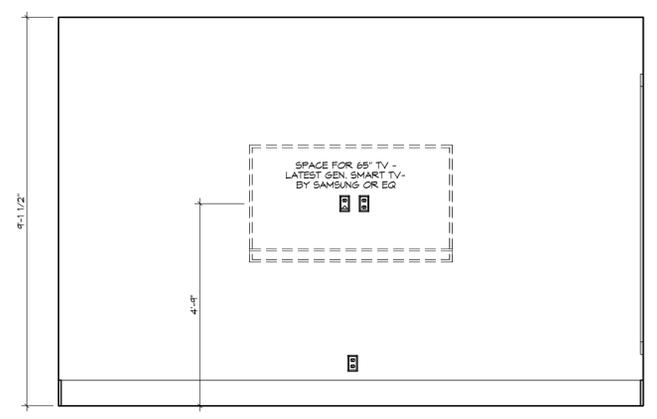
FOYER / GREAT ROOM - "W"
1/2" = 1'-0"



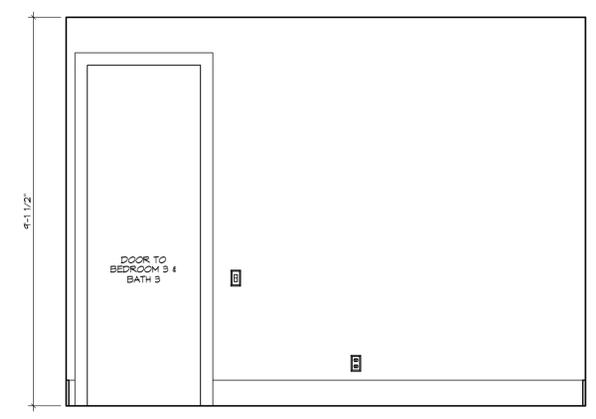
FOYER - "Z"
1/2" = 1'-0"



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



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



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

GENERAL NOTES:

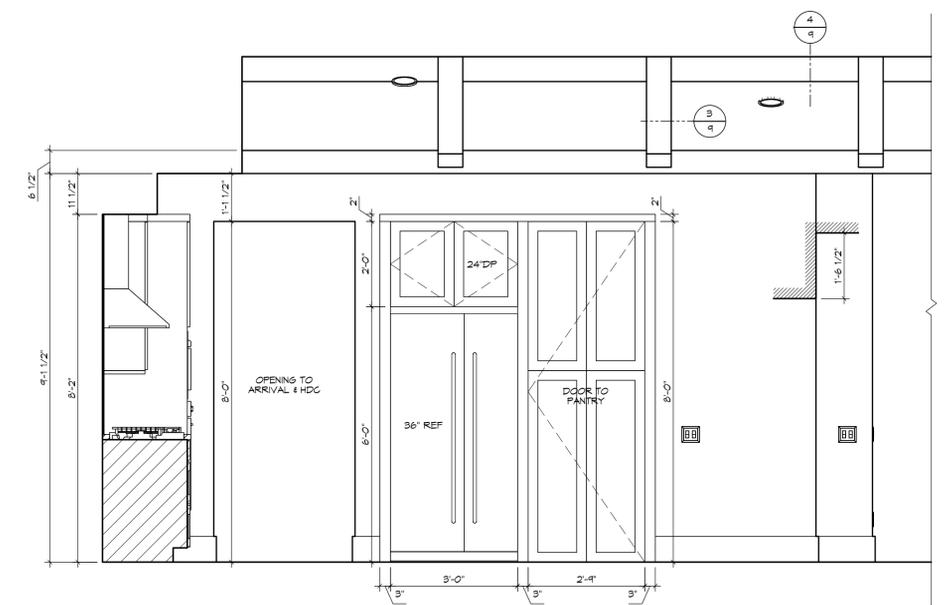
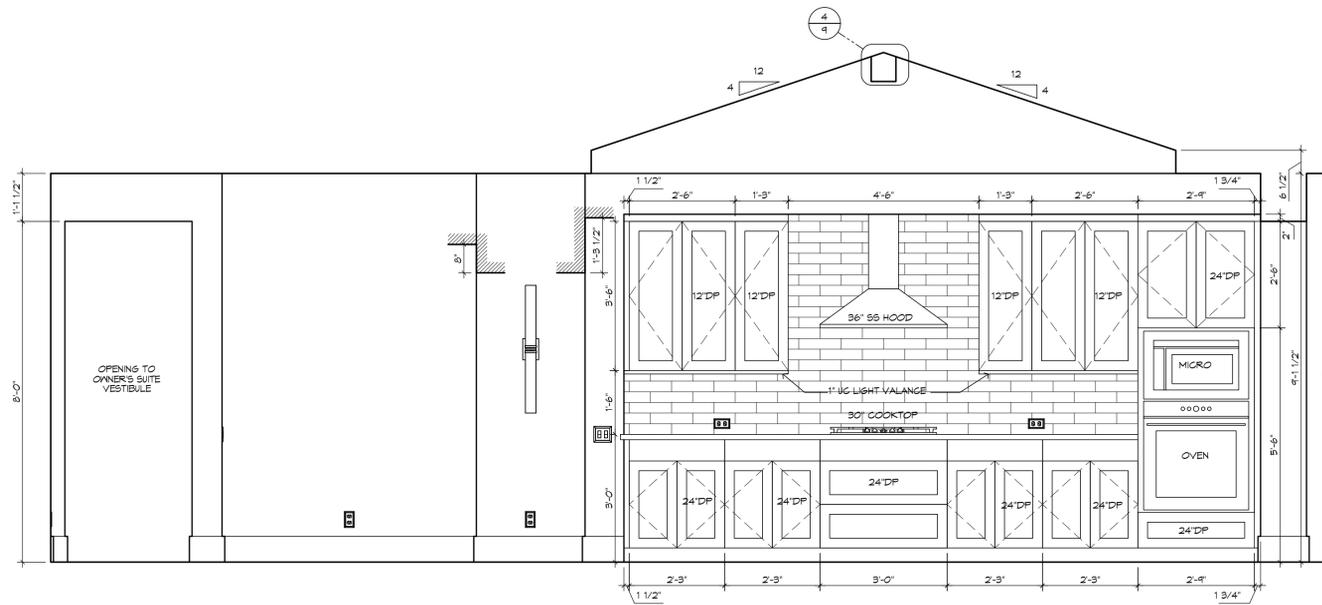
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REFER TO CABINET SHOP DRAWINGS FOR CABINET & VANITY TOP DIMENSIONS.

THE TOE KICK IS 4".

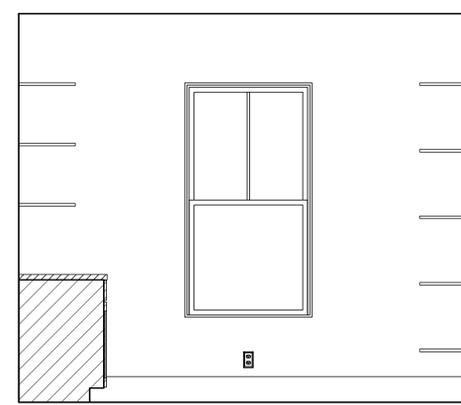
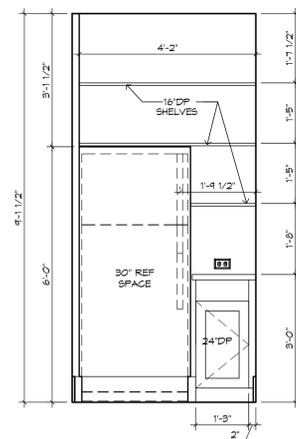
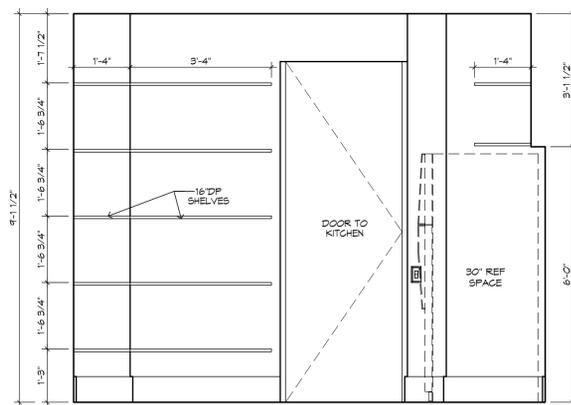
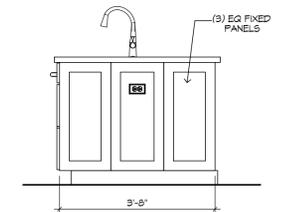
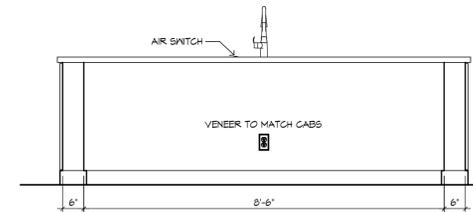
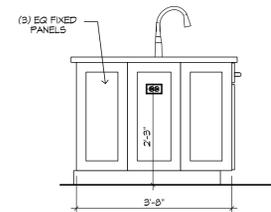
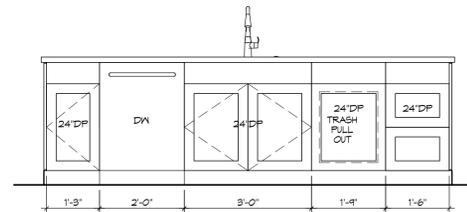
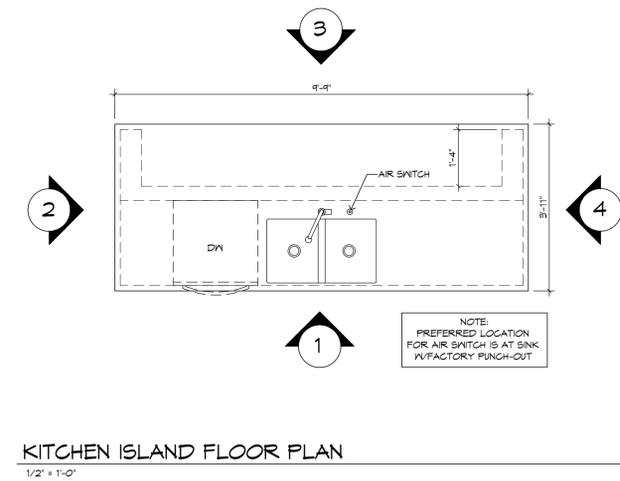
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CASUAL DINING / KITCHEN - "Y"
1/2" = 1'-0"

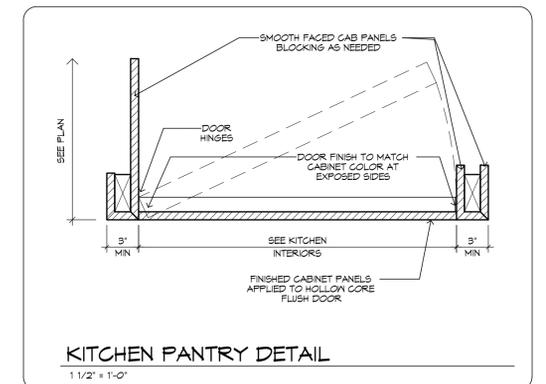
KITCHEN - "Z"
1/2" = 1'-0"



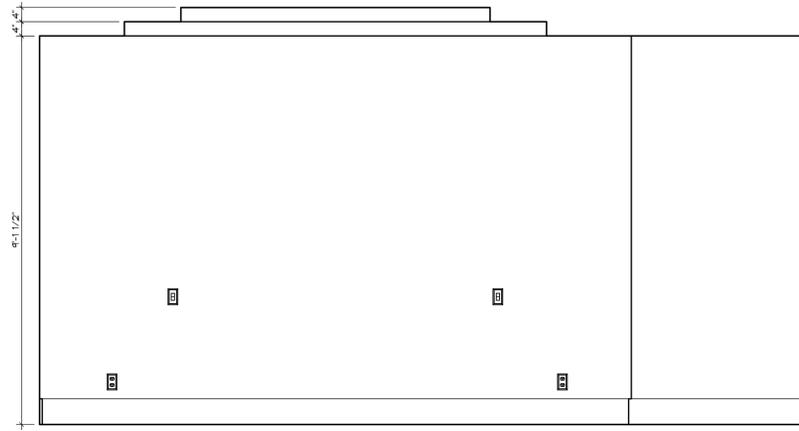
PANTRY - "X"
1/2" = 1'-0"

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

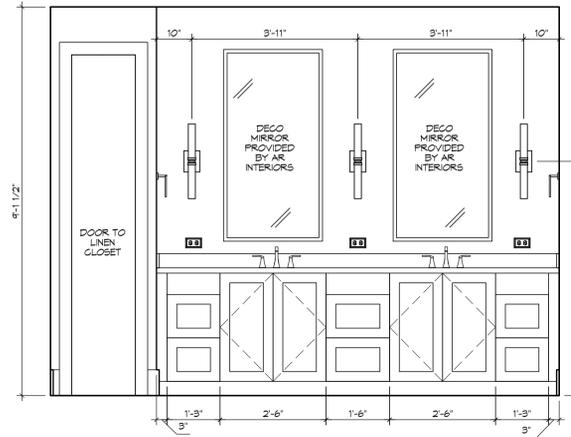
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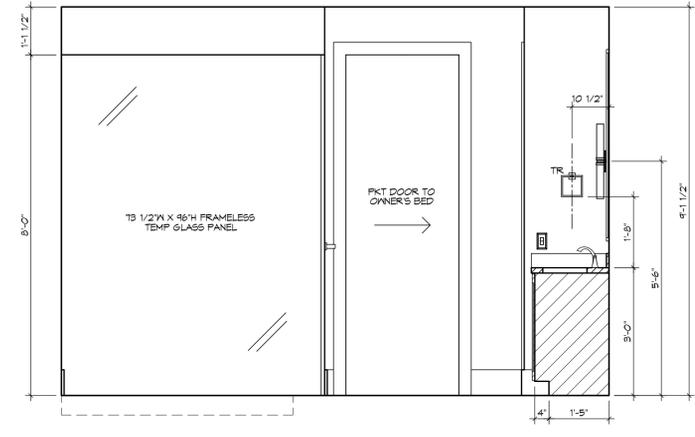
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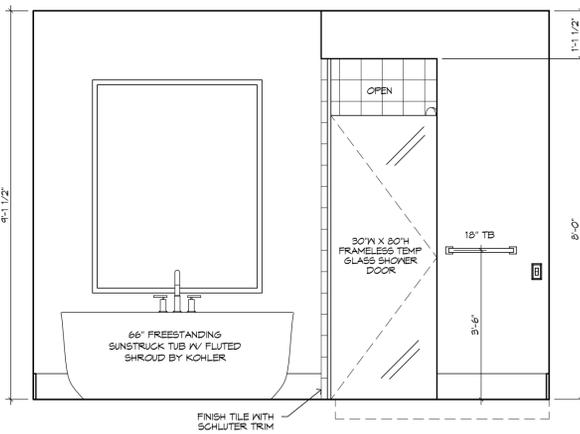
OWNER'S SUITE - "Y"
1/2" = 1'-0"



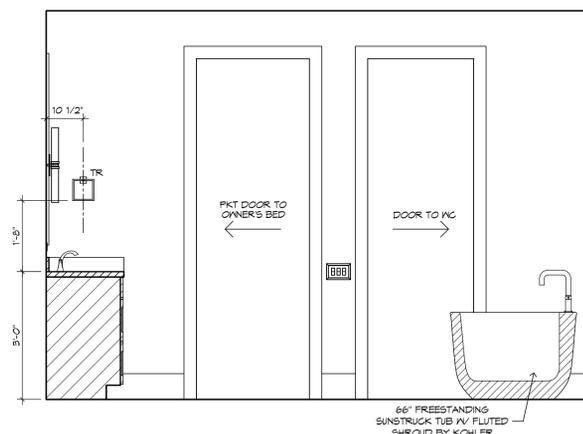
OWNER'S BATH - "W"
1/2" = 1'-0"



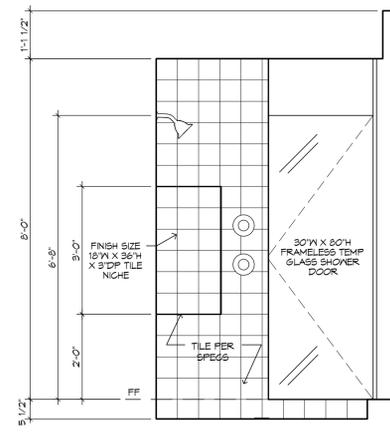
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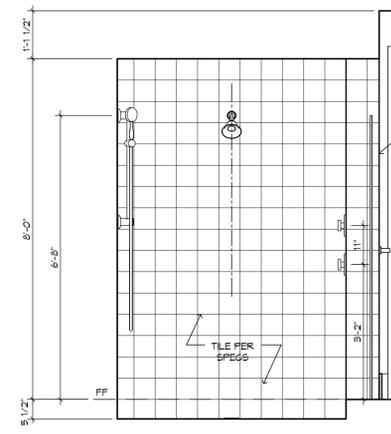
OWNER'S BATH - "Y"
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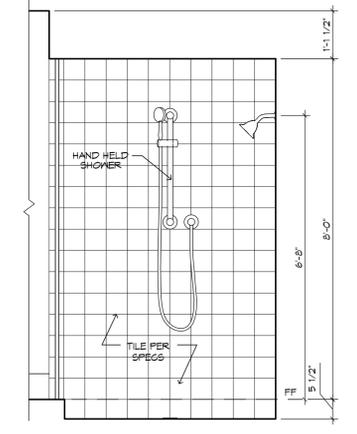
OWNER'S BATH - "X"
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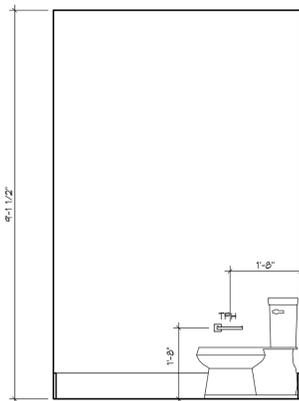
OWNER'S SHOWER - "W"
1/2" = 1'-0"



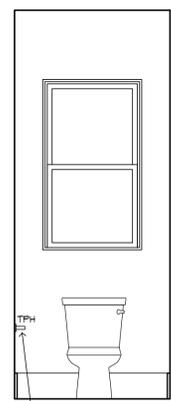
OWNER'S SHOWER - "Z"
1/2" = 1'-0"



OWNER'S SHOWER - "Y"
1/2" = 1'-0"

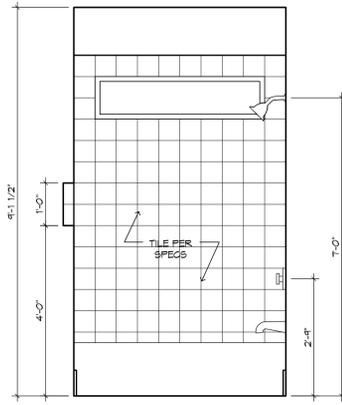


OWNER'S WC - "X"
1/2" = 1'-0"

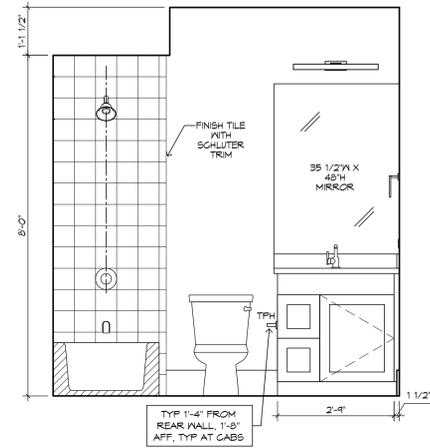


OWNER'S WC - "Y"
1/2" = 1'-0"

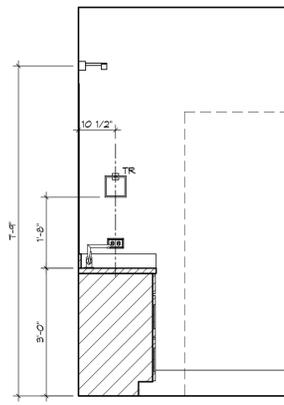
GENERAL NOTES:
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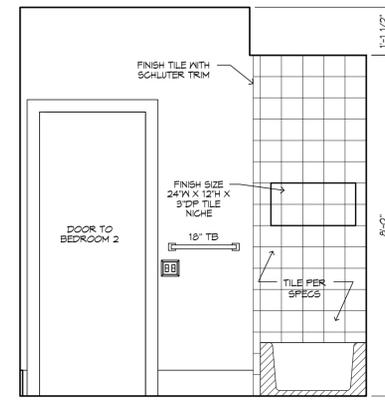
BATH 2 - "W"
1/2" = 1'-0"



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



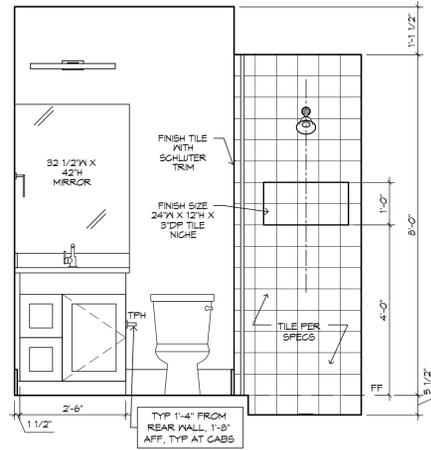
BATH 2 - "Y"
1/2" = 1'-0"



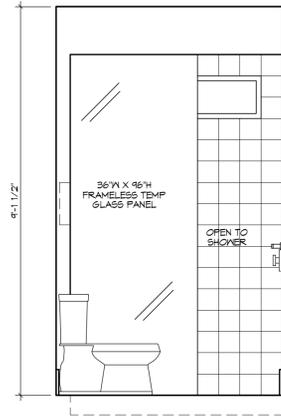
BATH 2 - "Z"
1/2" = 1'-0"

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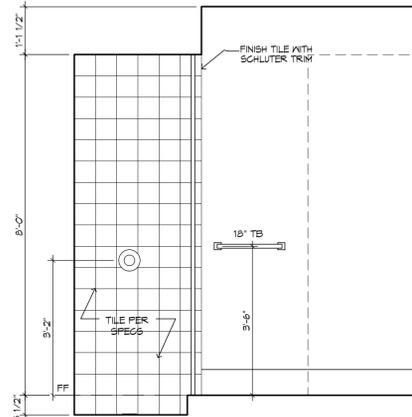
RHOMES
BRYAN ZECHER HOMES, INC.
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE
BRYAN ZECHER HOMES, INC.
LAKE CITY, FLORIDA
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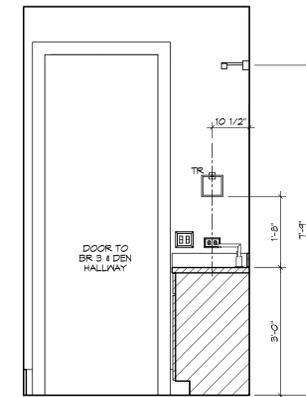
BATH 3 - "Z"
1/2" = 1'-0"



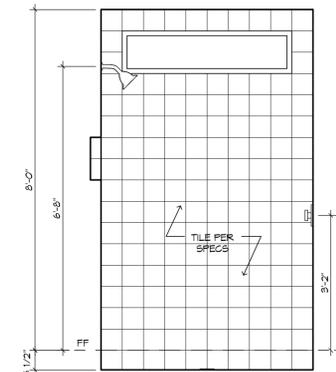
BATH 3 - "W"
1/2" = 1'-0"



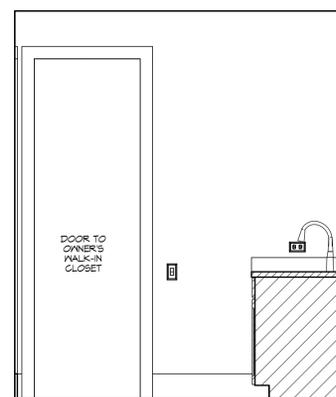
BATH 3 - "X"
1/2" = 1'-0"



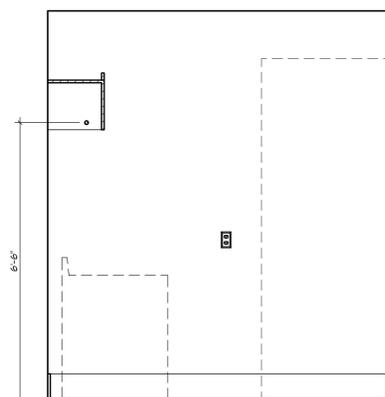
BATH 3 - "Y"
1/2" = 1'-0"



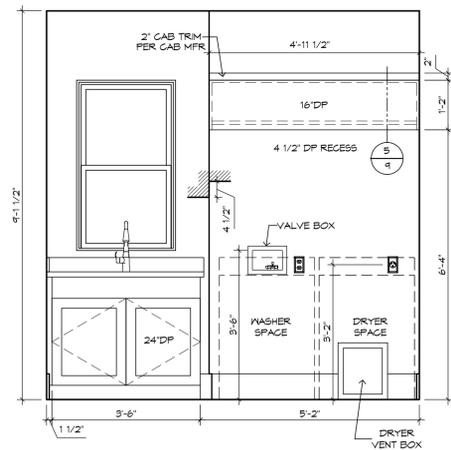
BATH 3 - SHOWER - "W"
1/2" = 1'-0"



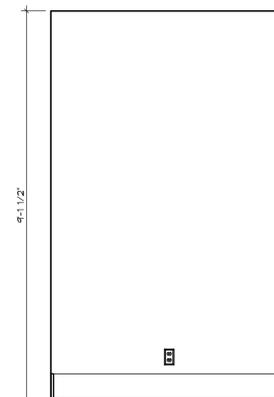
UTILITY - "X"
1/2" = 1'-0"



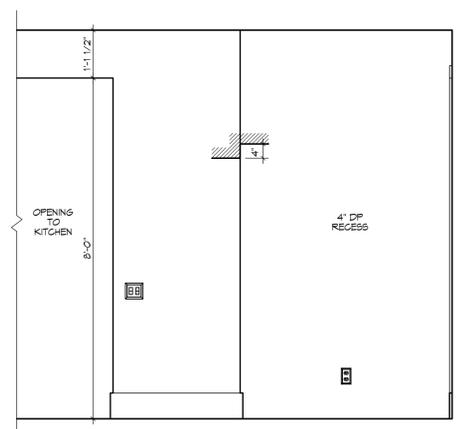
UTILITY - "Z"
1/2" = 1'-0"



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



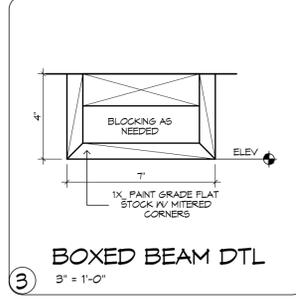
HDC - "Y"
1/2" = 1'-0"



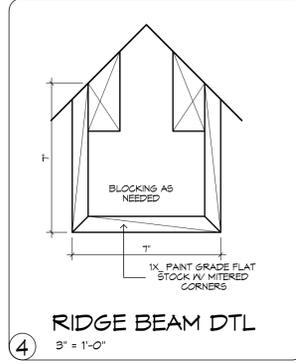
ARRIVAL - "X"
1/2" = 1'-0"

CUSTOM FOSTER 1845F - THE JONES RESIDENCE
BRYAN ZECHER HOMES, INC.
LAKE CITY, FLORIDA
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

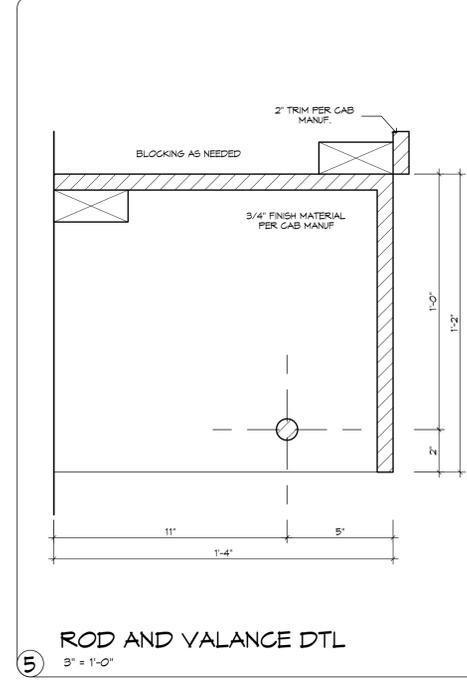
BATH 2, BATH 3, UTILITY, HDC, ARRIVAL
PLAN: 1845F-A-25-01
JOB: 1845F-JONES-A



3 BOXED BEAM DTL
3" = 1'-0"



4 RIDGE BEAM DTL
3" = 1'-0"



5 ROD AND VALANCE DTL
3" = 1'-0"

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