

VERIFY CLEARANCE OF TRIM
IN ALL CEILINGS AND
SOFFITS AND RECESSED
LIGHT FIXTURES AND
RETURN GRILLE LOCATIONS

REG. CLG SURFACES, BOTH
HORIZONTAL AND VERTICAL,
SHALL HAVE SMOOTH FIN.

5.1

REFLECTED CEILING PLAN

PLAN 1617F-2MM
JOB # 00-2106-A
CLG 5 # 1 THRU 23

24X26: 1/4"=1'-0"
12X12: 1/8"=1'-0"

THE ST. GEORGE 1617F - SHELLEY RESIDENCE

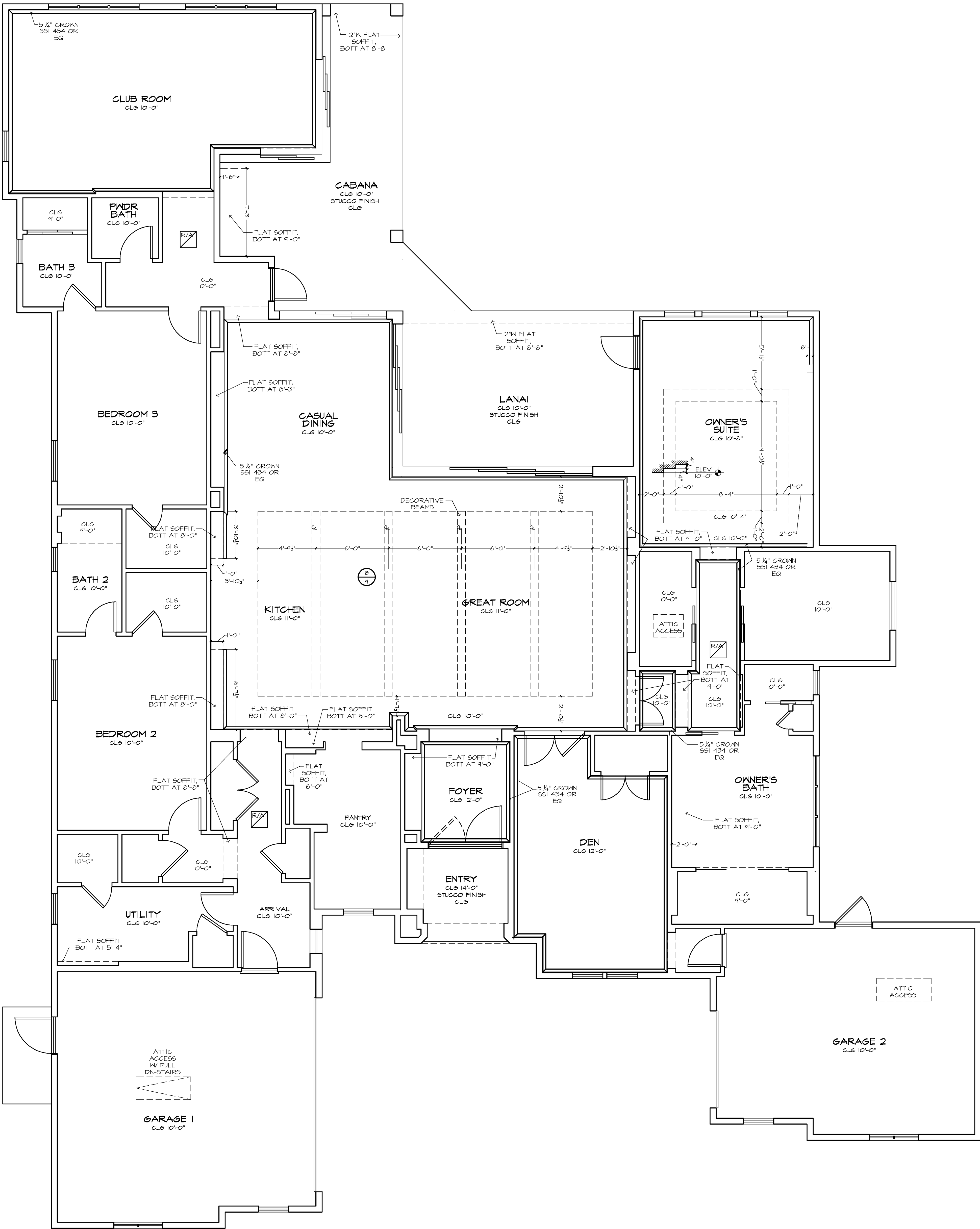
BUILDER: BRYAN ZECHER HOMES, INC.
LAKE CITY, FLORIDA
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

PLAN DISCLAIMER

ARTHUR RUTENBERG HOMES 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 CONTRACTOR (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 TRUSSES, FRAMING MEMBERS, FLASHING, AND MOISTURE PROTECTION. BY USE OF THESE DRAWINGS THE OWNER, CONTRACTOR (BUILDER), AND SUBCONTRACTORS ACKNOWLEDGE AND AGREE TO THIS DISCLAIMER.

01/20/21 MK - A
01/21/21 MK - B
04/02/21 MK - C
04/04/21 MK - G1

ARHOMES
COPYRIGHT:
AR FRANCHISING, INC.
ALL RIGHTS RESERVED



!! ATTENTION !!

NOTE: IT IS THE RESPONSIBILITY OF THE BUILDER TO COORDINATE THE INSTALLATION OF ALL WATERPROOFING 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.

MECHANICAL DISCLAIMER

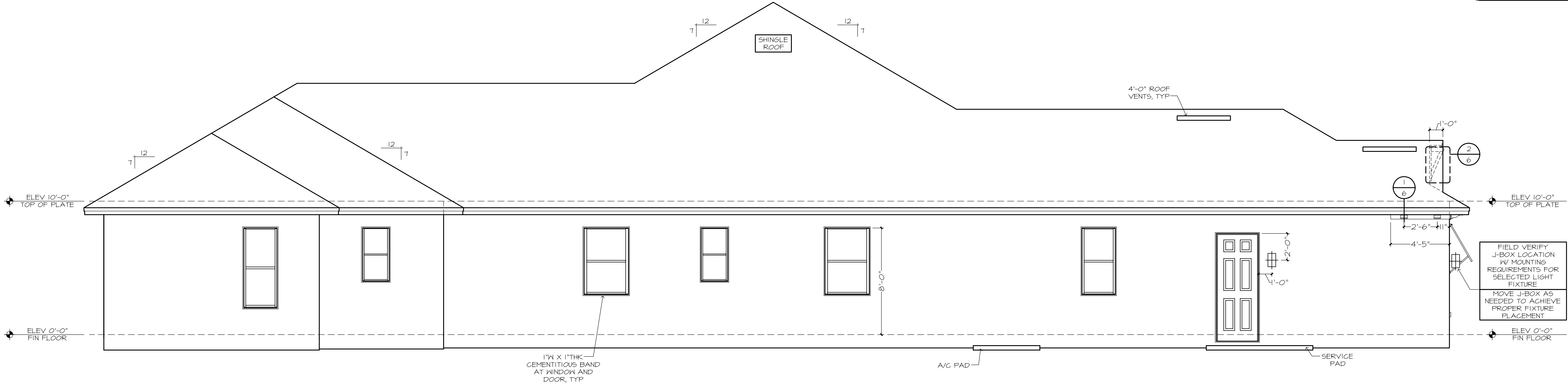
ANY DUCT ROUTING AND HVAC EQUIPMENT SHOWN ON THESE DRAWINGS ARE DIAGRAMATIC ONLY. THE BUILDER IS SOLEY RESPONSIBLE FOR COORDINATING ALL ASPECTS OF MECHANICAL INSTALLATION WITH ALL TRADES. THE BUILDER SHALL COORDINATE BETWEEN THE PRE-ENGINEERED TRUSS MFR. AND/OR FRAMING REQUIREMENTS WITH THE MECHANICAL 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

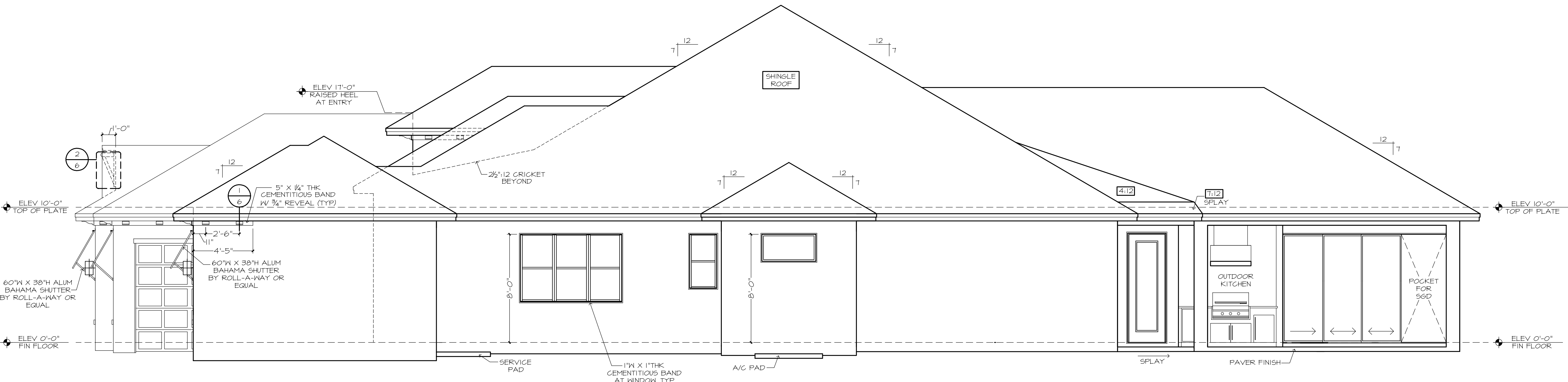
THE FRAMING PLANS REPRESENTED IN THESE DRAWINGS ARE INTENDED TO ESTABLISH PROPOSED FRAMING MEMBER LOCATIONS, FRAMING MEMBER DEPTH, POTENTIAL BEARING LOCATIONS AND ELEVATIONS, AND IS IN NO WAY INTENDED TO BE INTERPRETED AS STRUCTURAL ENGINEERED DRAWINGS. THE CONTRACTOR (BUILDER) SHALL ENSURE THAT THE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

GENERAL NOTES:

- USE EPS FILLER ON ALL BANDS 2" AND THICKER.
- FLAT SOFFIT AT PERIMETER OF HOUSE UNLESS NOTED OTHERWISE.
- VERIFY ALL HDW & DR ROUGH OPNGS W/ MFR SPECS.
- LOCATE ALL PLUMBING STACKS BEYOND THE FRONT ELEV ROOF RIDGES, IF ALLOWABLE PER CODE.



SIDE ELEVATION



GARAGE SIDE ELEVATION

!! ATTENTION !!

NOTE: IT IS THE RESPONSIBILITY OF THE BUILDER TO COORDINATE THE INSTALLATION OF ALL WATERPROOFING 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.

MECHANICAL DISCLAIMER

ANY 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.

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.



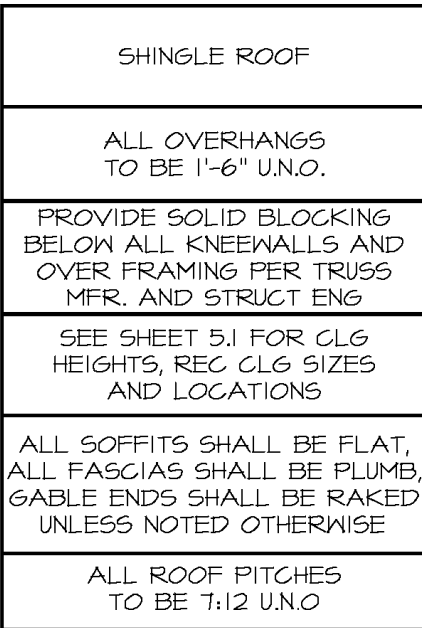
THE FRAMING PLANS REPRESENTED IN THESE DRAWINGS ARE INTENDED TO ESTABLISH PROPOSED FRAMING MEMBER LOCATIONS, FRAMING MEMBER TYPES, POTENTIAL BEARING LOCATIONS AND ELEVATIONS, AND IS IN NO WAY INTENDING TO BE INTERPRETED AS STRUCTURAL ENGINEERED DRAWINGS. THE CONTRACTOR (BUILDER) SHALL ENSURE THAT THE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

07/20/21 MK - A
07/27/21 MK - B
09/01/21 MK - C

THE ST. GEORGE 1617F - SHELLEY RESIDENCE

ROOF PLAN

6c

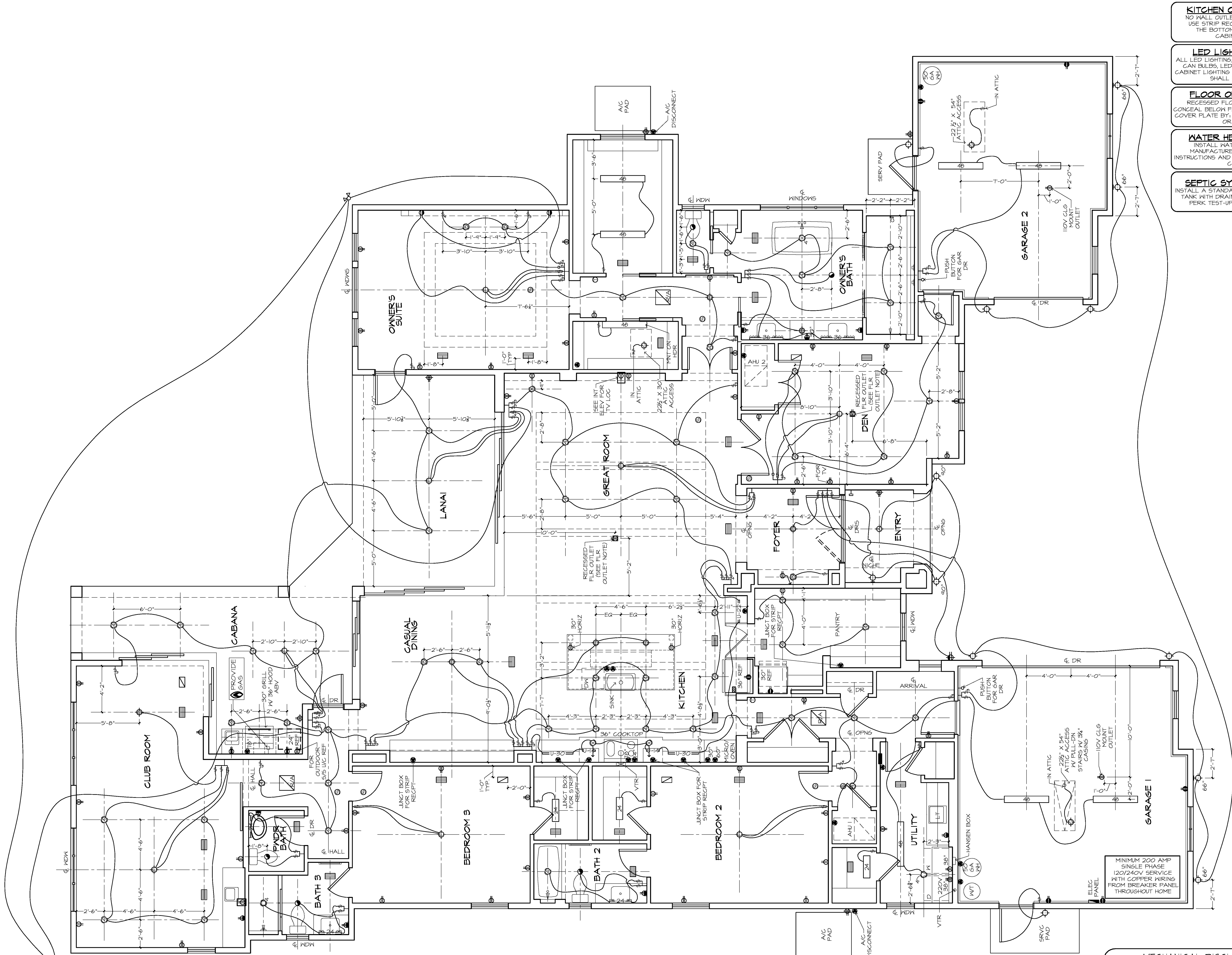


NOTE: IT IS THE RESPONSIBILITY OF THE BUILDER TO COORDINATE THE INSTALLATION OF ALL WATERPROOFING METHODS NECESSARY TO PROVIDE A WATER TIGHT BUILDING ENVELOPE. REFER TO MFR. INSTALLATION RECOMMENDATION FOR ALL SELECTED WATERPROOFING MATERIALS, FLASHING SEALERS AND AD-MIX COMPONENTS.



ANY 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.



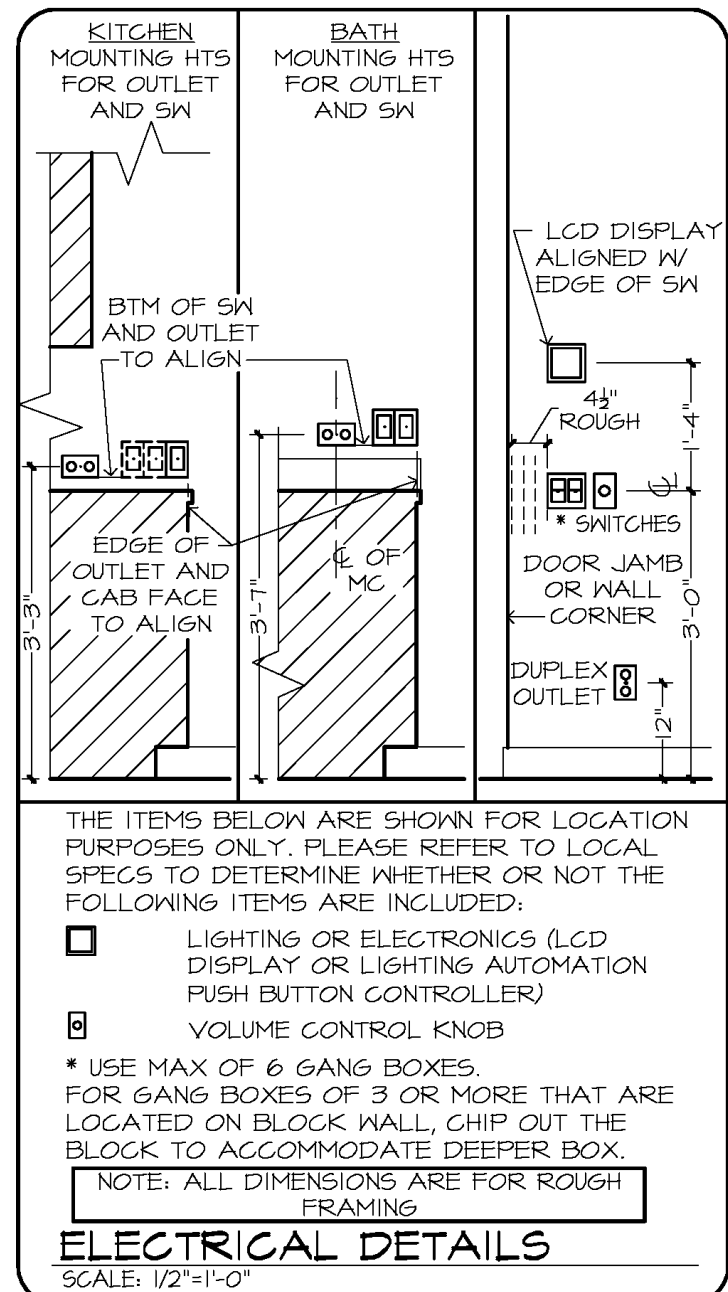
KITCHEN OUTLET NOTE:
NO WALL OUTLETS IN THE KITCHEN.
USE STRIP RECEPTACLES UNDER
THE BOTTOM OF THE UPPER
CABINETS, TYP.

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

FLOOR OUTLET NOTE:
RECESSED FLOOR OUTLET (FULLY
CONCEAL BELOW FLOOR LEVEL) #60-P W/
COVER PLATE BY: THOMAS & BETTS, INC.
OR EQUAL.

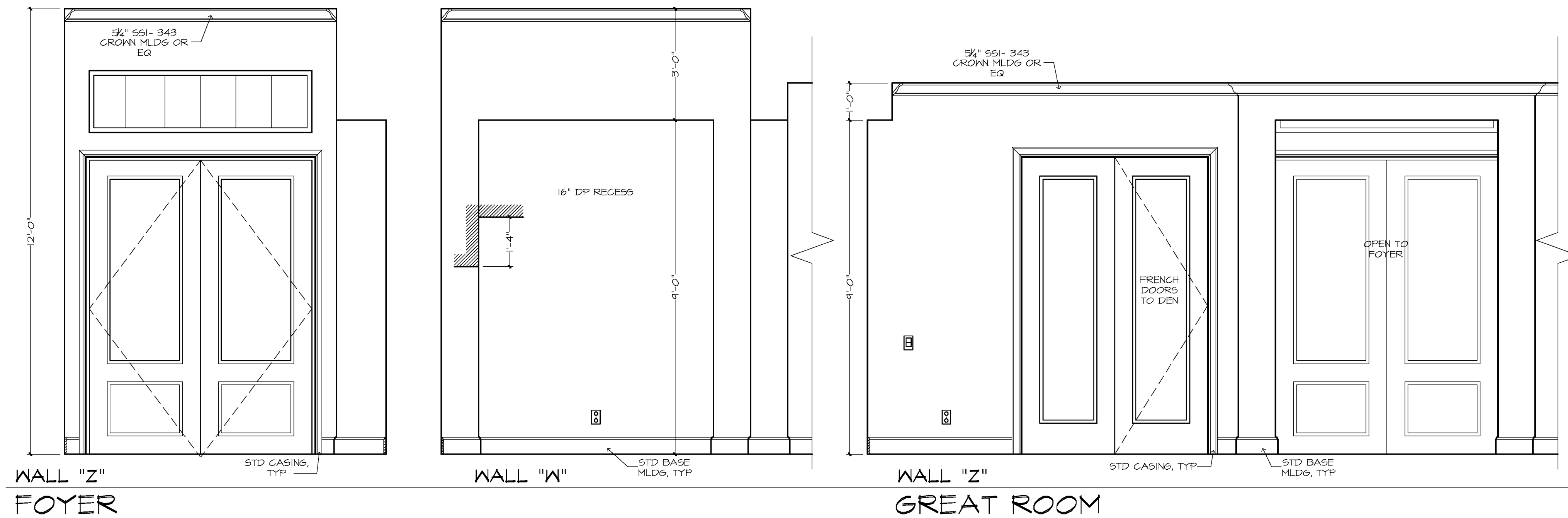
WATER HEATER NOTE:
INSTALL WATER HEATER PER
MANUFACTURERS INSTALLATION
INSTRUCTIONS AND CURRENT APPLICABLE
CODES.

SEPTIC SYSTEMS NOTE:
INSTALL A STANDARD IN GROUND SEPTIC
TANK WITH DRAIN FIELD, PERMIT AND
PERK TEST-UP TO 3 BEDROOMS.



- 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 PLUG IS HOT
 - 220V OUTLET AT 30"
 - RECESS FLOOR OUTLET
 - SPECIAL PURPOSE GOWN
 - 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
 - 1" SURFACE MNT 3000K, 1000 LUMEN LED FIXTURE
 - WALL MNT FIXTURE
 - 6" ROUND RECESS 3000K LED RETROFIT TRIM W/OFFEN BAFFLE
 - 4" MINI ROUND RECESS 3000K LED RETROFIT TRIM W/OFFEN 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 FANLIGHT PREWIRE AND SWITCHES
 - COMBO SMOKE & CARBON MONOXIDE DETECTOR
 - UNDER CABT LED 9"
 - 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)
 - COMBO SMOKE & CARBON MONOXIDE DETECTOR
 - 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 2020 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 G.F.I.
 - ALL NON-GFI OR 220V OUTLETS ARE PROTECTED BY AN ARC-FULT 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 NFPA 72 CHAPTER 24 AND FBC-R, 1TH 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.

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.



GENERAL NOTES:

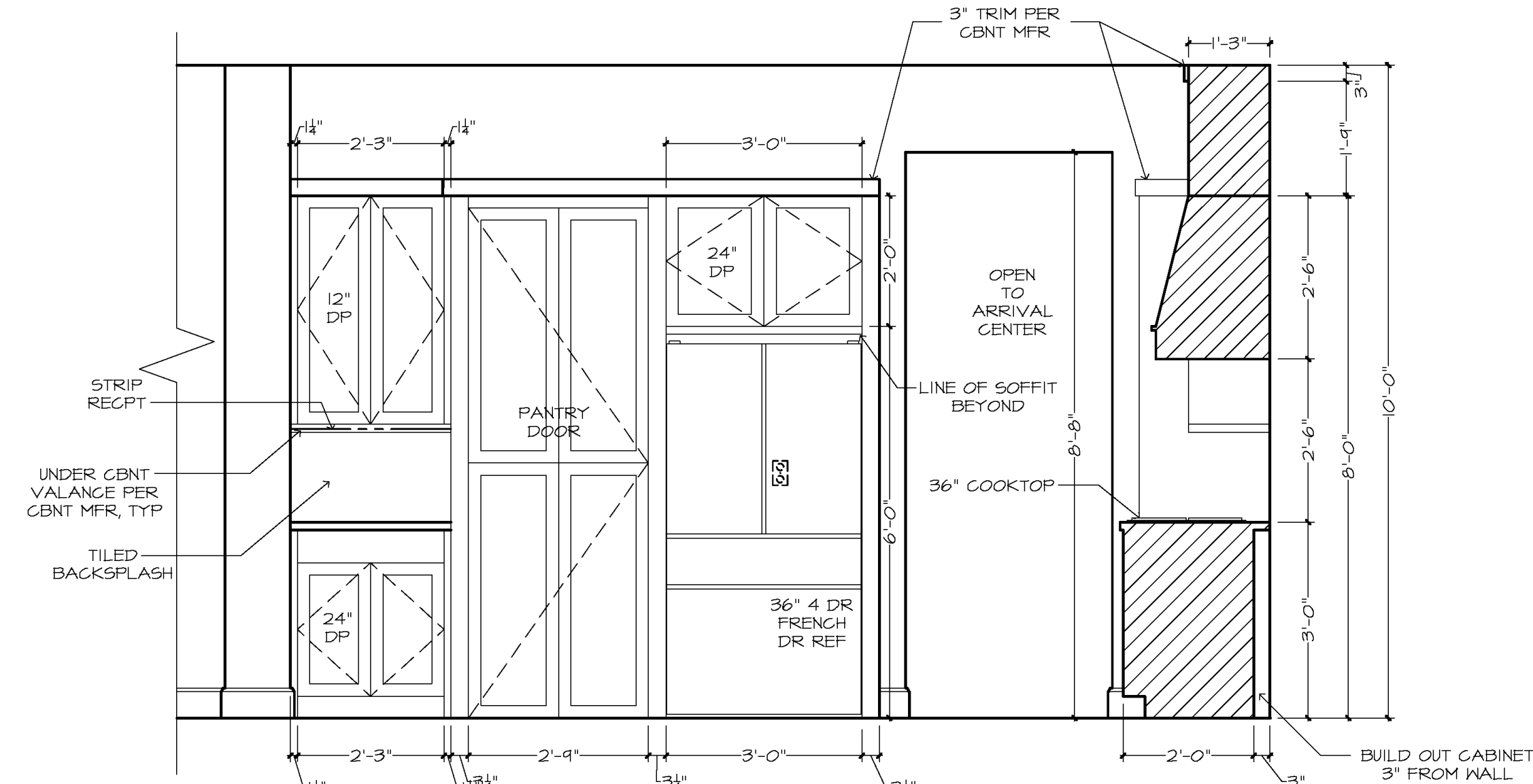
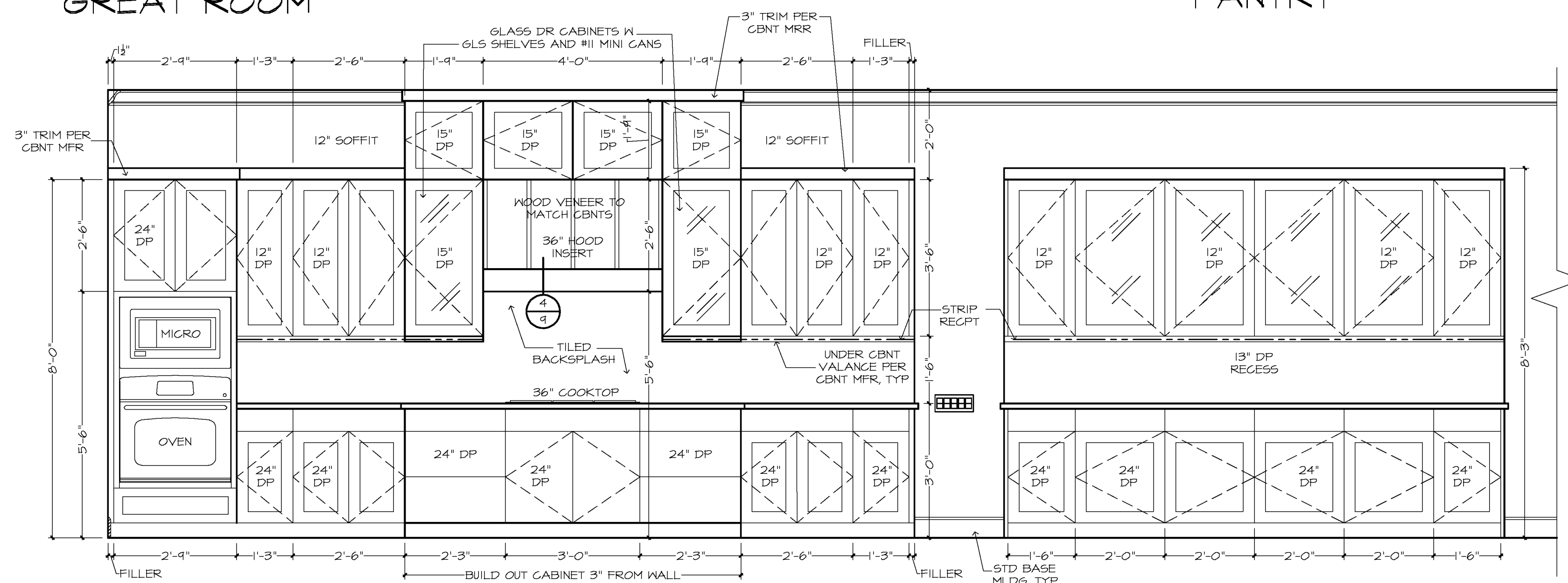
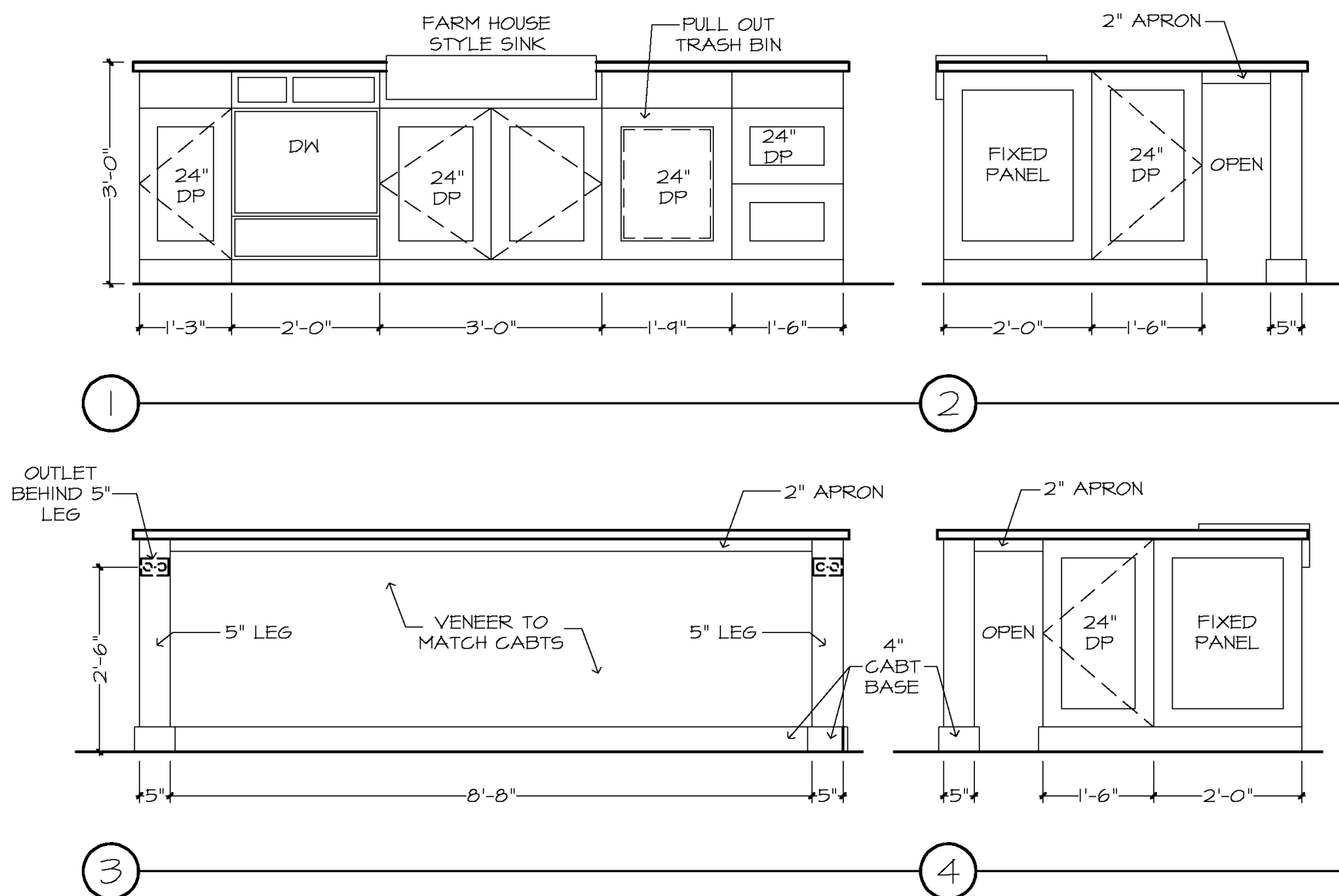
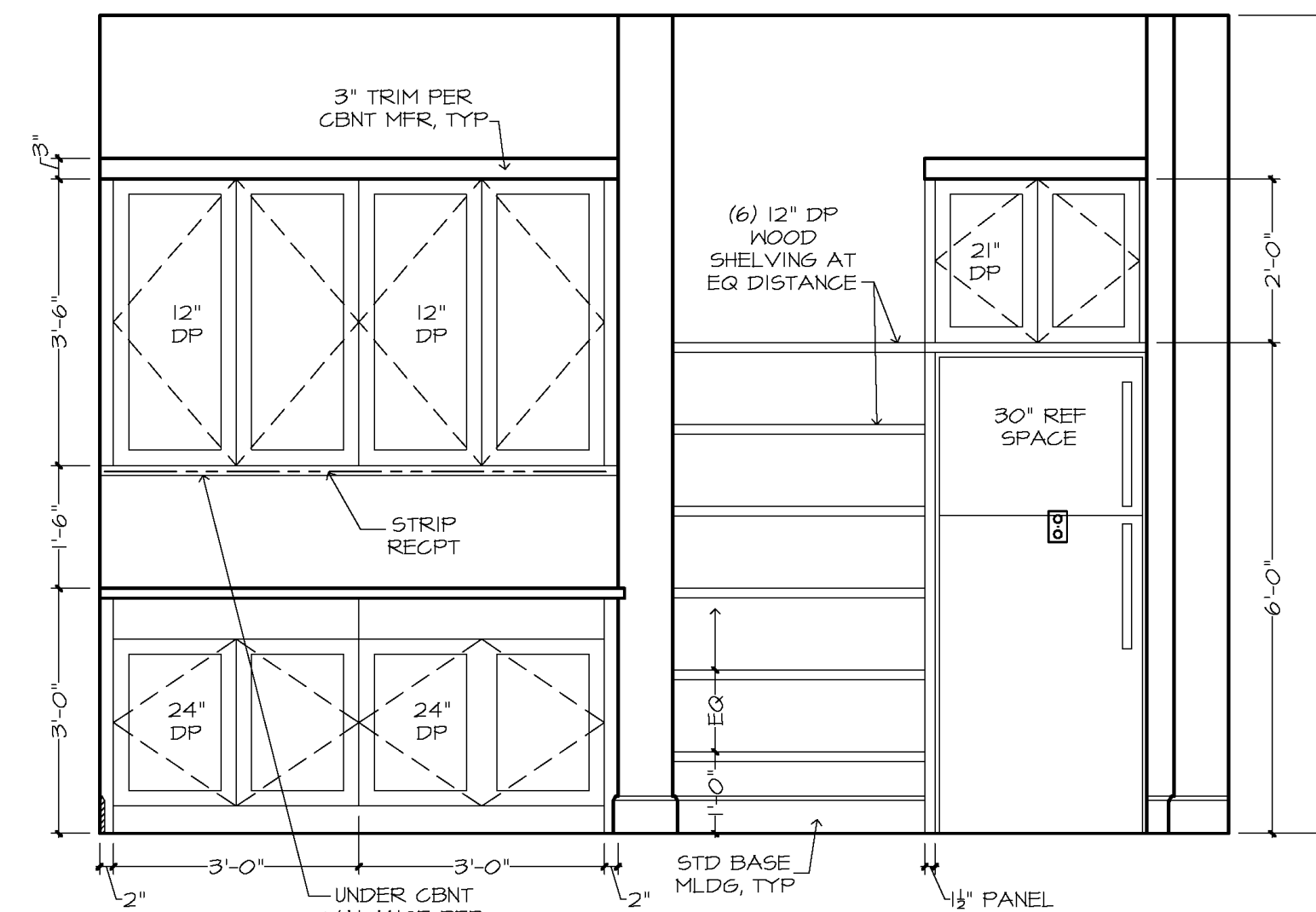
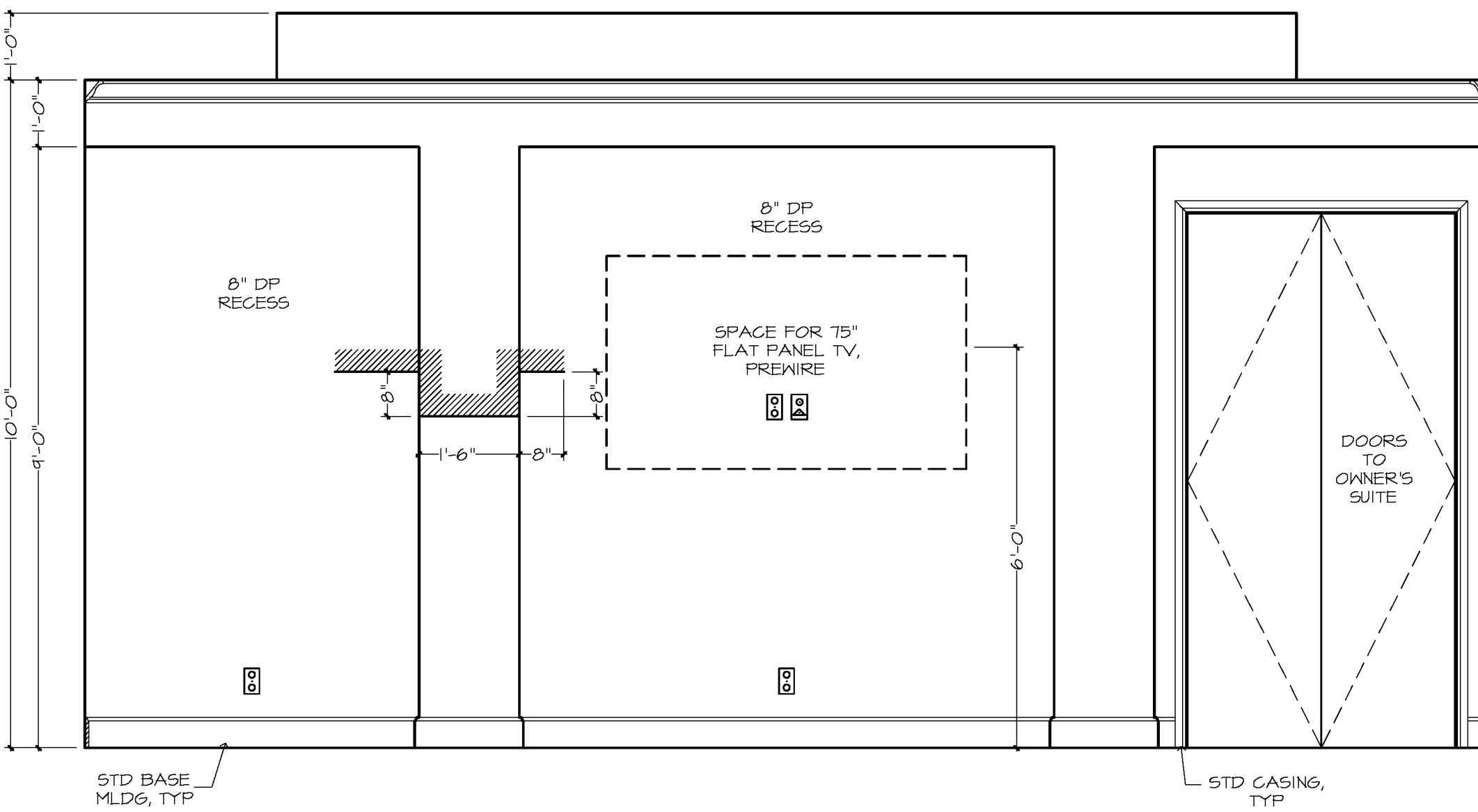
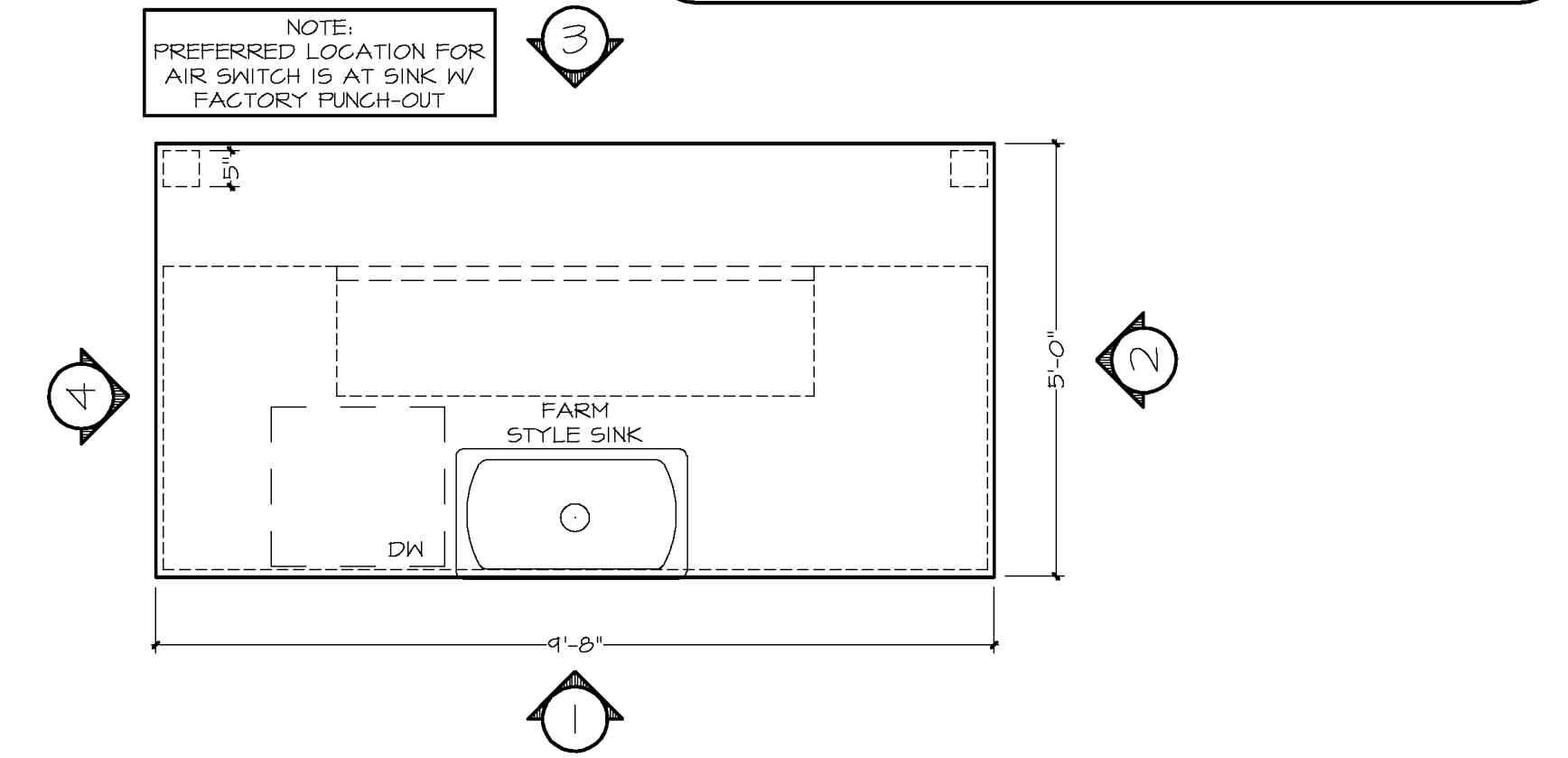
CABINET ELEVATIONS AND LIGHTING ARE GRAPHIC REPRESENTATIONS ONLY. REFERENCE SHOULD BE MADE TO THE ELECTRICAL SHEET, CABINET MFR DRAWINGS AND SPECS FOR FURTHER INFORMATION.

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".

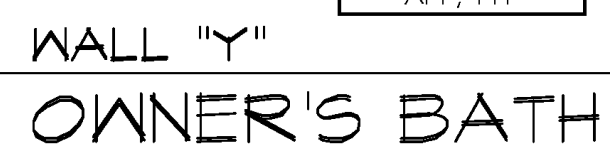
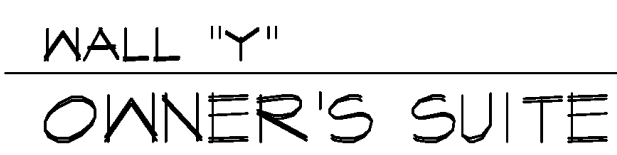
PLUMBING, TILE, BASE MLDG, DOOR CASING, & DECORATIVE LIGHTING & DECORATIVE MIRRORS ARE ILLUSTRATED FOR LOCATION PURPOSES ONLY. PLEASE REFER TO COMMUNITY STANDARDS FOR SIZES & SPECS.



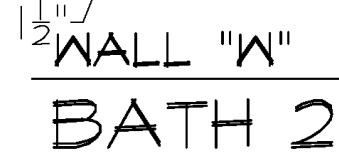
WALL "W"
KITCHEN

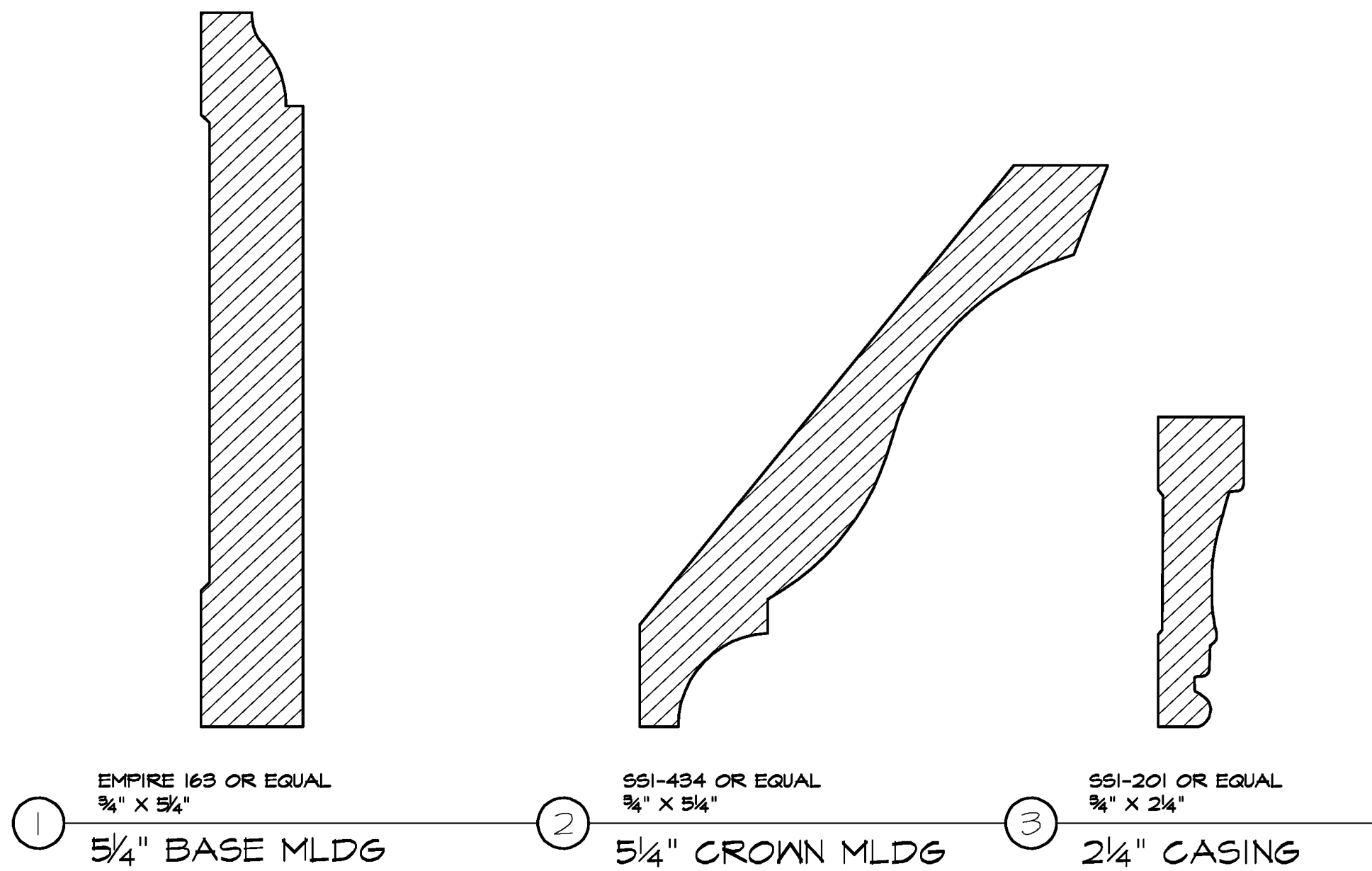
CASUAL DINING

WALL "Z"



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

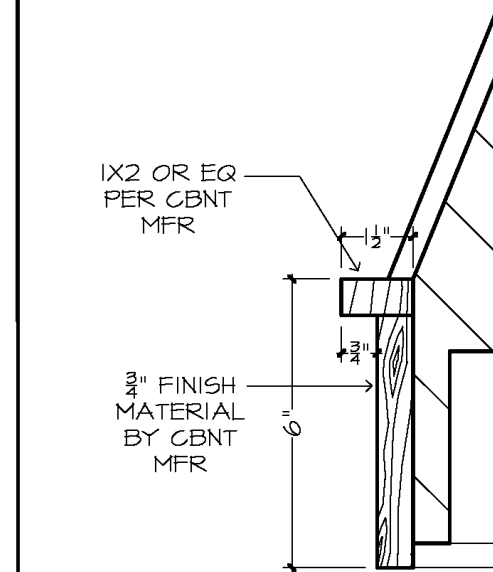




1 EMPIRE 163 OR EQUAL
3/4" X 5 1/4"
5 1/4" BASE MLDG

2 SSI-434 OR EQUAL
3/4" X 5 1/4"
5 1/4" CROWN MLDG

3 SSI-201 OR EQUAL
3/4" X 2 1/4"
2 1/4" CASING



4 KIT HOOD
DETAIL
SCALE: 3" = 1'-0"

*ALL MLDG
PROFILES ARE TO
BE PAINTED UNLESS
OTHERWISE NOTED

GENERAL NOTES:

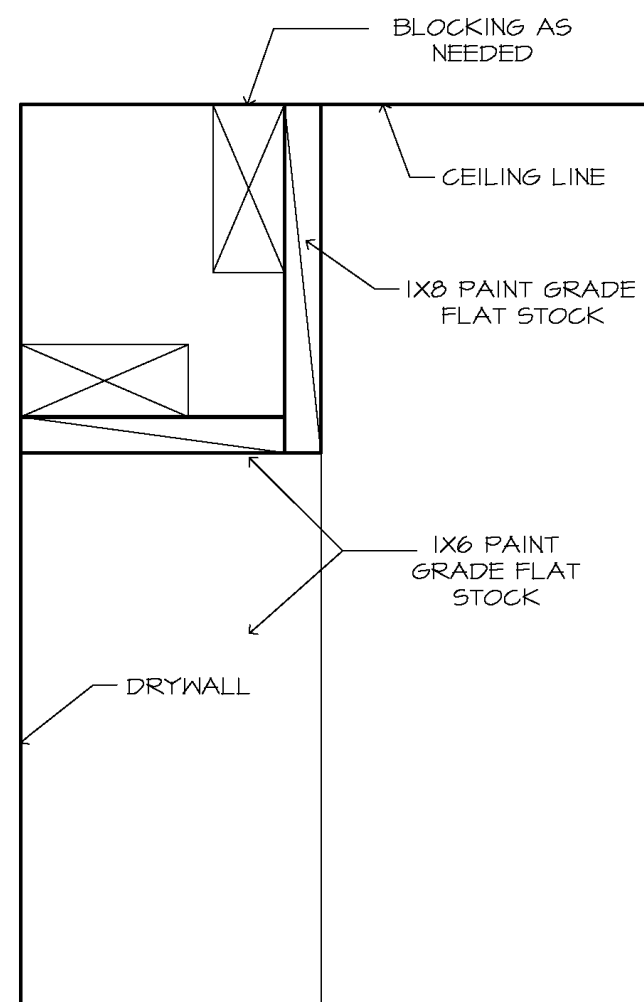
CABINET ELEVATIONS AND LIGHTING ARE GRAPHIC REPRESENTATIONS ONLY. REFERENCE SHOULD BE MADE TO THE ELECTRICAL SHEET, CABINET MFR DRAWINGS AND SPECS FOR FURTHER INFORMATION.

REFER TO CABINET SHOP DRAWINGS FOR CABINET & VANITY TOP DIMENSIONS

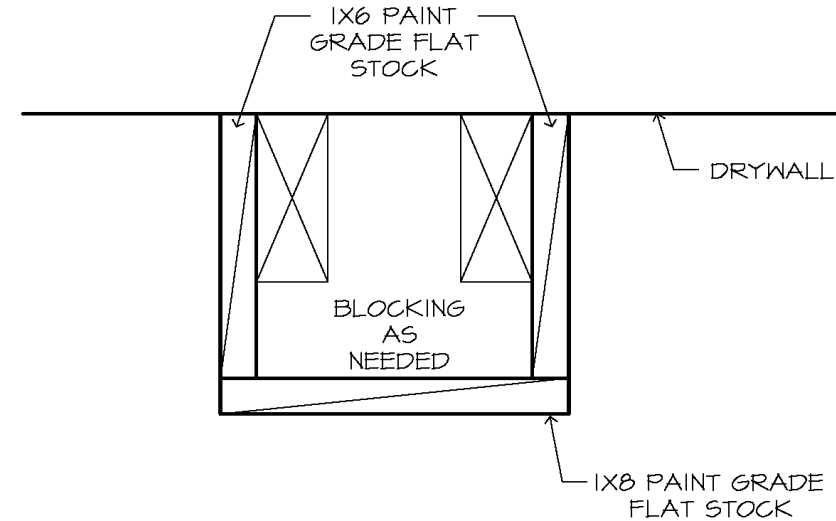
FOR STEPPED UPPER CABINETS:
IF MODULAR CABINETS ARE SELECTED AND NOT AVAILABLE IN SPECIFIED DEPTHS THE WALLS BEHIND CABINETS WILL NEED TO BE BUILT OUT TO OBTAIN SPECIFIED DEPTH.

THE TOE KICK IS 4".

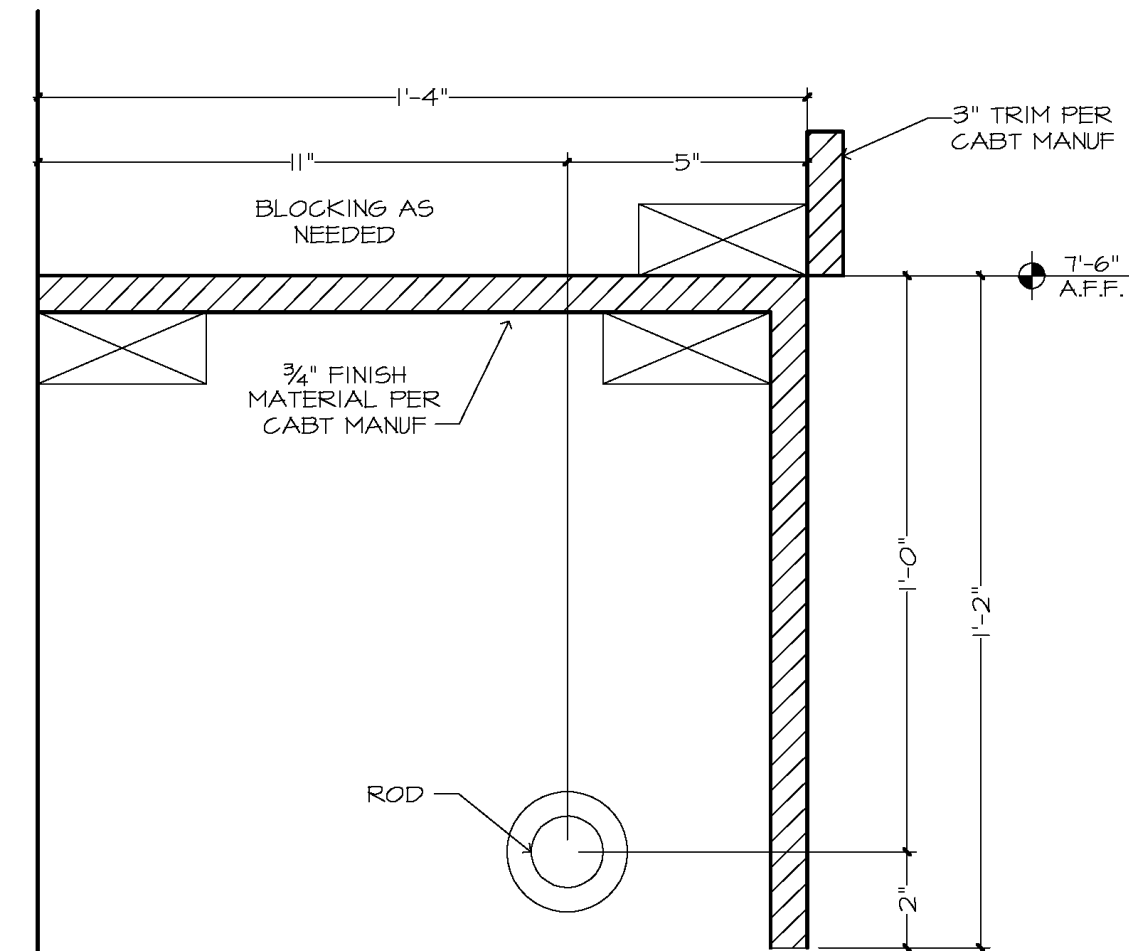
PLUMBING, TILE, BASE MLDG, DOOR CASING, & DECORATIVE LIGHTING & DECORATIVE MIRRORS ARE ILLUSTRATED FOR LOCATION PURPOSES ONLY. PLEASE REFER TO COMMUNITY STANDARDS FOR SIZES & SPECS.



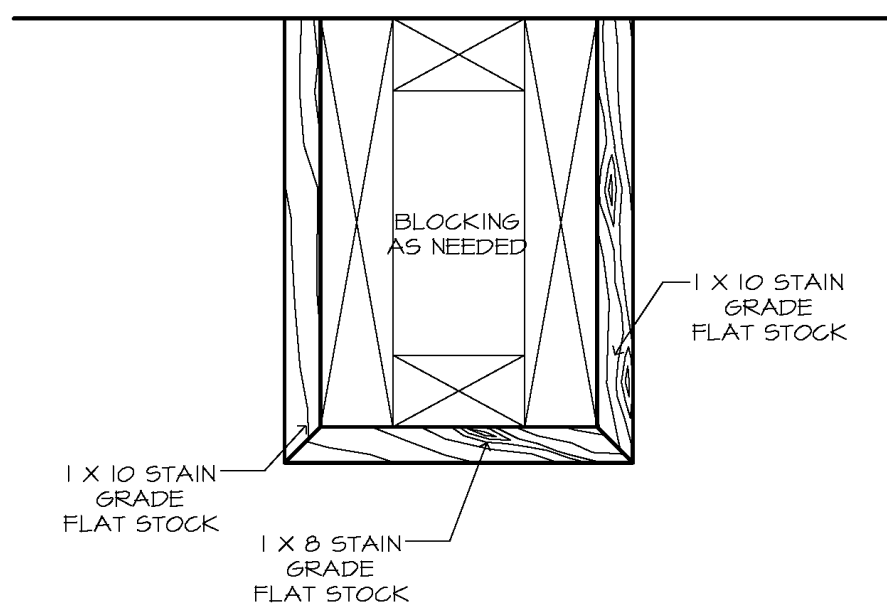
5 OWNER'S SUITE TOP FRAME DETAIL
SCALE: 3" = 1'-0"



6 OWNER'S SUITE VERTICAL FRAME DETAIL
SCALE: 3" = 1'-0"



7 UTILITY ROD AND VALANCE DETAIL
SCALE: 3" = 1'-0"



8 BEAM AT GREATROOM DETAIL
SCALE: 3" = 1'-0"