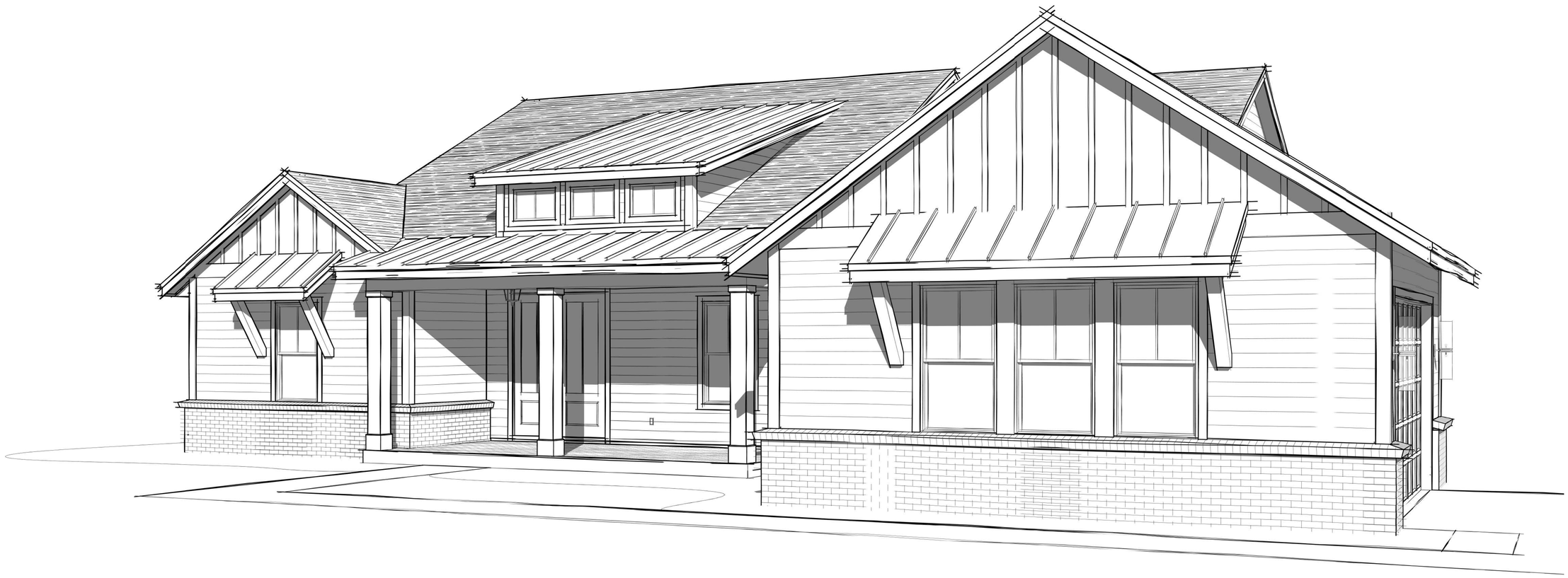
TRUSS & ENG SET



DRAWING INDEX:

CONTACTS:

ARH - DESIGN DEPARTMENT
PILAR LOPEZ
(727) 536-5900 Ext 270

ARHOMES

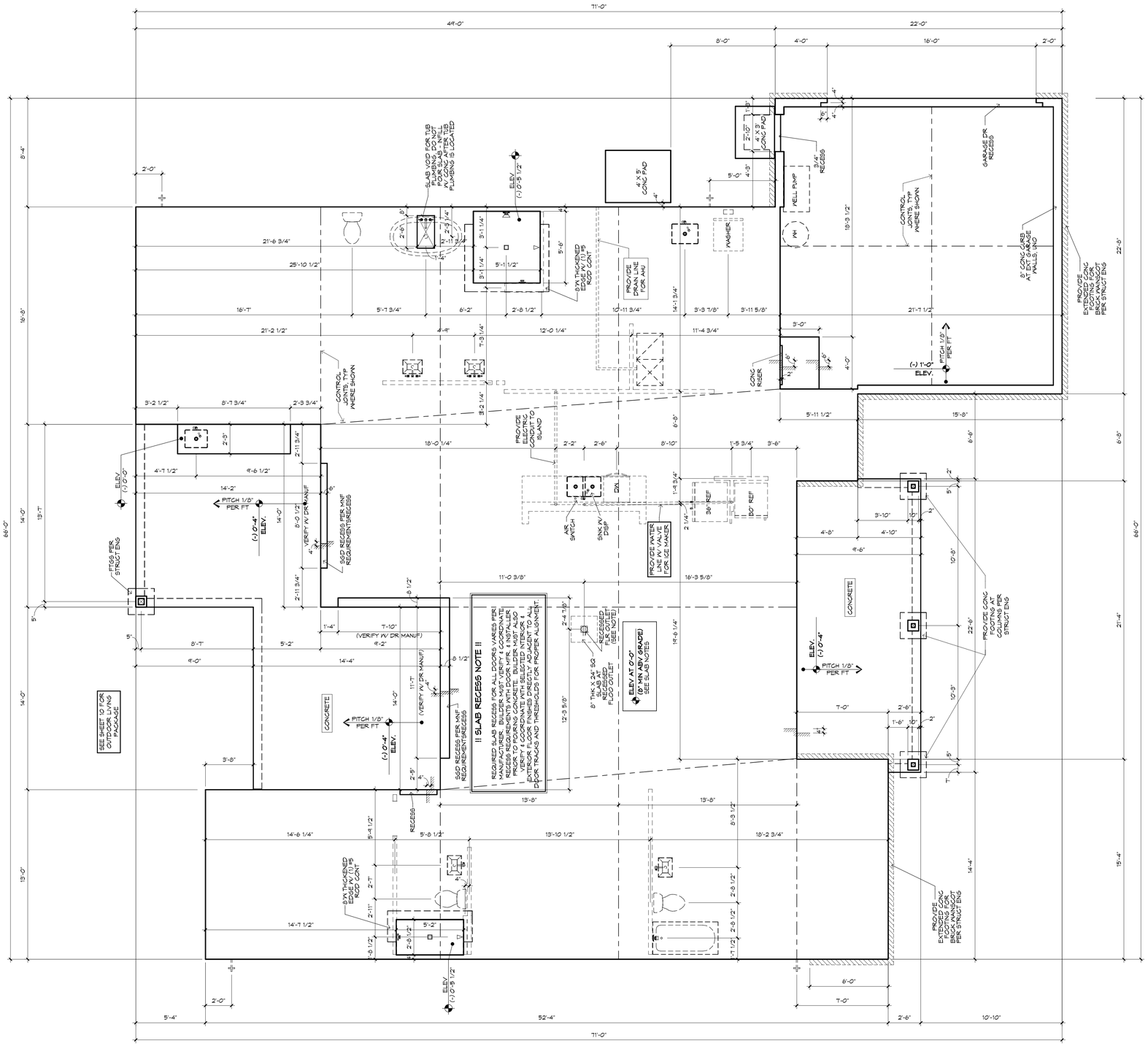
11/11/22 PL - PC

TRUSS & ENG SET

THE FOSTER 1845F- R - MODEL AT WOODBOROUGH
(Enter address here)
BRYAN ZECHER HOMES, INC
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

COVER SHEET
PLAN: 1845F Elev_2S_01
JOB: 1845F
DATE: XX-XX-XX
(ELEVATION Style)

1



SLAB AND PLUMBING PLAN

1/4" = 1'-0"

FOUNDATION PLAN DISCLAIMER

THE FOUNDATION PLANS REPRESENTED IN THESE DRAWINGS ARE INTENDED TO ESTABLISH GROUND FLOOR SURFACE CONDITIONS AND ESTABLISH VERTICAL ELEVATION DATA. ALL POTENTIAL BEARING LOCATIONS AND CONDITIONS ARE IN CONJUNCTION WITH FRAMING PLANS CONTAINED WITHIN THIS DRAWING SET AND ARE NOT 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.

SLAB NOTES:

SLABS ON GRADE.
4" CONC. SLAB - 3000 PSI W/ FIBERMESH W/ 6 MIL VAPOR BARRIER OVER MECH. COMPACTED FILL.

PROVIDE CONTROL JOINTS AS REQUIRED

TREAT SOIL W/ TERMITE POISONING.

GENERAL NOTES:

SEE SHEET 6 FOR SPECIFIC ELEV DETAILS.

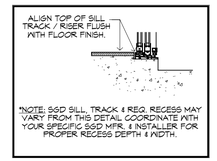
VERIFY DEPTH AND WIDTH OF SLAB RECESS AT ALL DOORS TO ACCOMMODATE PROPER ALIGNMENT WITH THRESHOLDS AND DOOR TRACKS WITH MFR. REQUIREMENTS IN RELATION TO FINISH FLOOR MATERIALS.

SEE SHEET 10 FOR OPTIONAL OUTDOOR LIVING PACKAGE & DETAILS.

ALL PIER LOCATIONS TO BE REVIEWED AND APPROVED BY A STRUCTURAL ENGINEER

FLOOR OUTLET NOTE:

RECESSED FLOOR OUTLET (FULLY CONCEAL BELOW FLOOR LEVEL) #65-P W/COVER PLATE BY: THOMAS & BETTS, INC. OR EQUAL



AR HOMES

11/11/22 PL - PC

TRUSS & ENG SET

THE FOSTER 1845F - R - MODEL AT WOODBOROUGH

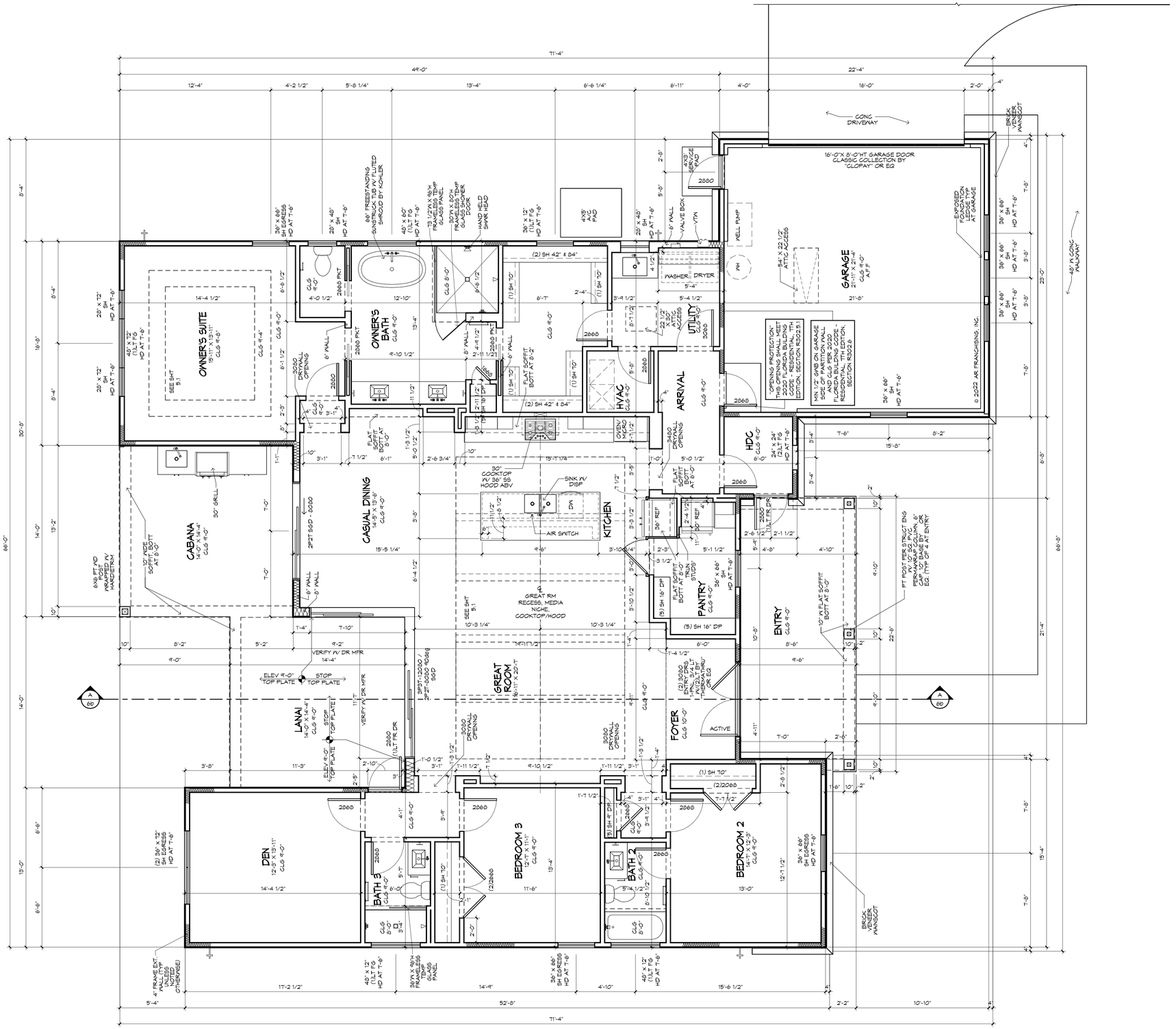
BRYAN ZEGHER HOMES, INC
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

(Enter address here)

SLAB AND PLUMBING PLAN

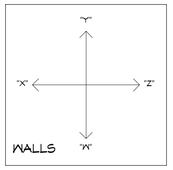
PLAN: 1845F Elev_2B_01
JOB: 1845F
CUSTOMER:
"HOLDING"

4M



FLOOR PLAN

1/4" = 1'-0"



AREA SCHEDULE - FRAME

LIVING	2450
CABANA/LANAI	348
GARAGE	441
ENTRY	206
TOTAL	3546

!! 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 ADMIX COMPONENTS

NOTE:

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

GENERAL NOTES:

VERIFY ALL WDW & DR ROUGH OPNGS W/ MFR SPECS. SEE PLAN FOR WDW HDR HTS.

ALL POCKET DOOR FRAMES TO BE SHEATHED WITH OSB.

DOORS TO BE POSITIONED 6" FROM FRAMED CORNERS U.N.O.

VERIFY DEPTH AND WIDTH OF SLAB RECESS AT ALL DOORS TO ACCOMMODATE PROPER ALIGNMENT WITH THRESHOLDS AND DOOR TRACKS WITH MFR. REQUIREMENTS IN RELATION TO FINISH FLOOR MATERIALS.

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

SEE SHEET 6 FOR SPECIFIC ELEV DETAILS.

AR HOMES

11/11/22 PL - PC

TRUSS & ENG SET

THE FOSTER 1845F- R - MODEL AT WOODBOROUGH

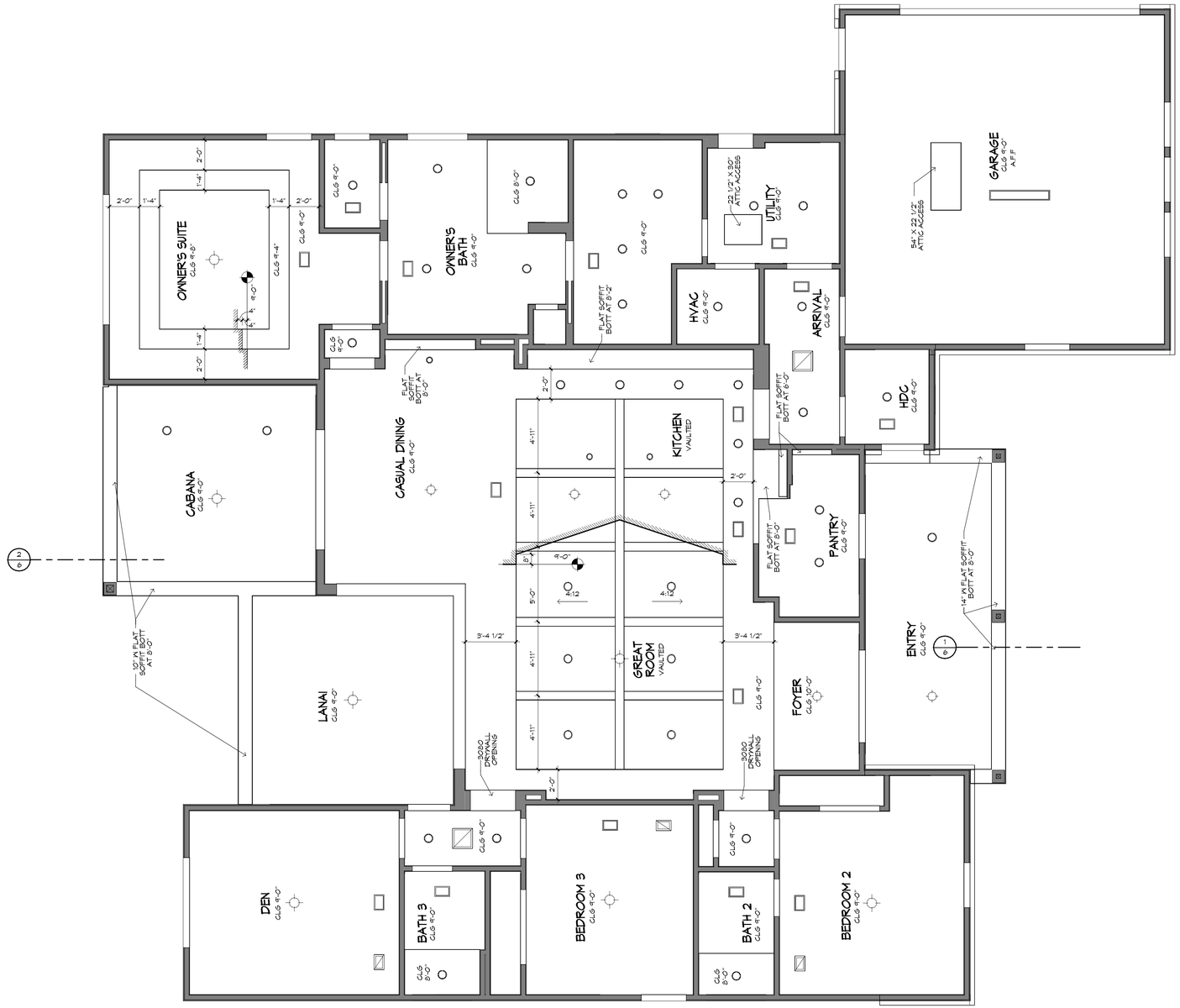
(Enter address here)

BRYAN ZECHER HOMES, INC
WWW.BRYANZECHER.COM
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

FLOOR PLAN

PLAN: 1845F Elev 2S_01
JOB: 1845F
CPS: XX - XX

5



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

WALLS

AR HOMES

11/11/22 PL - PC

TRUSS & ENG SET

THE FOSTER 1845F- R - MODEL AT WOODBOROUGH

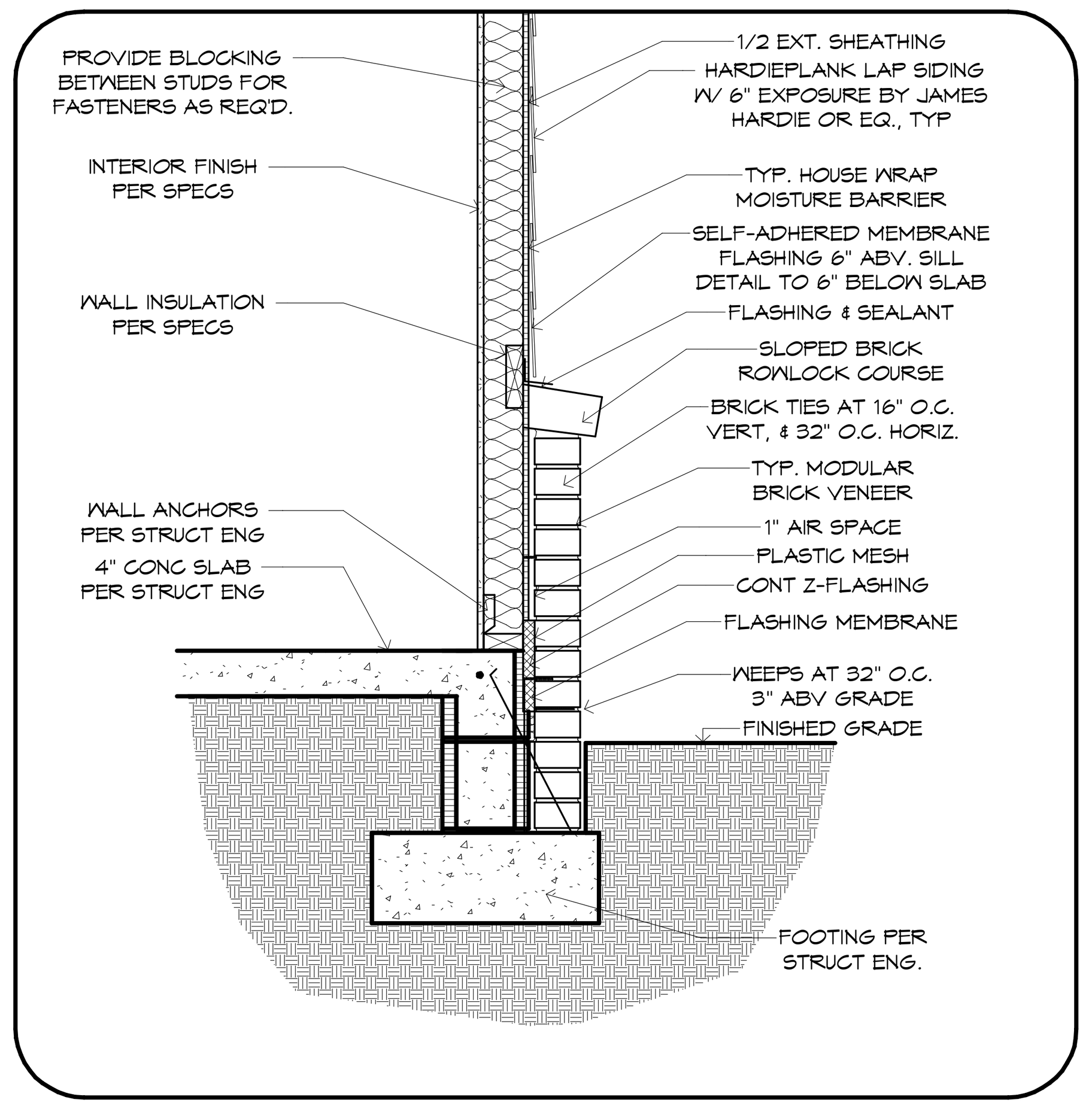
BRYAN ZECHER HOMES, INC
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

(Enter address here)

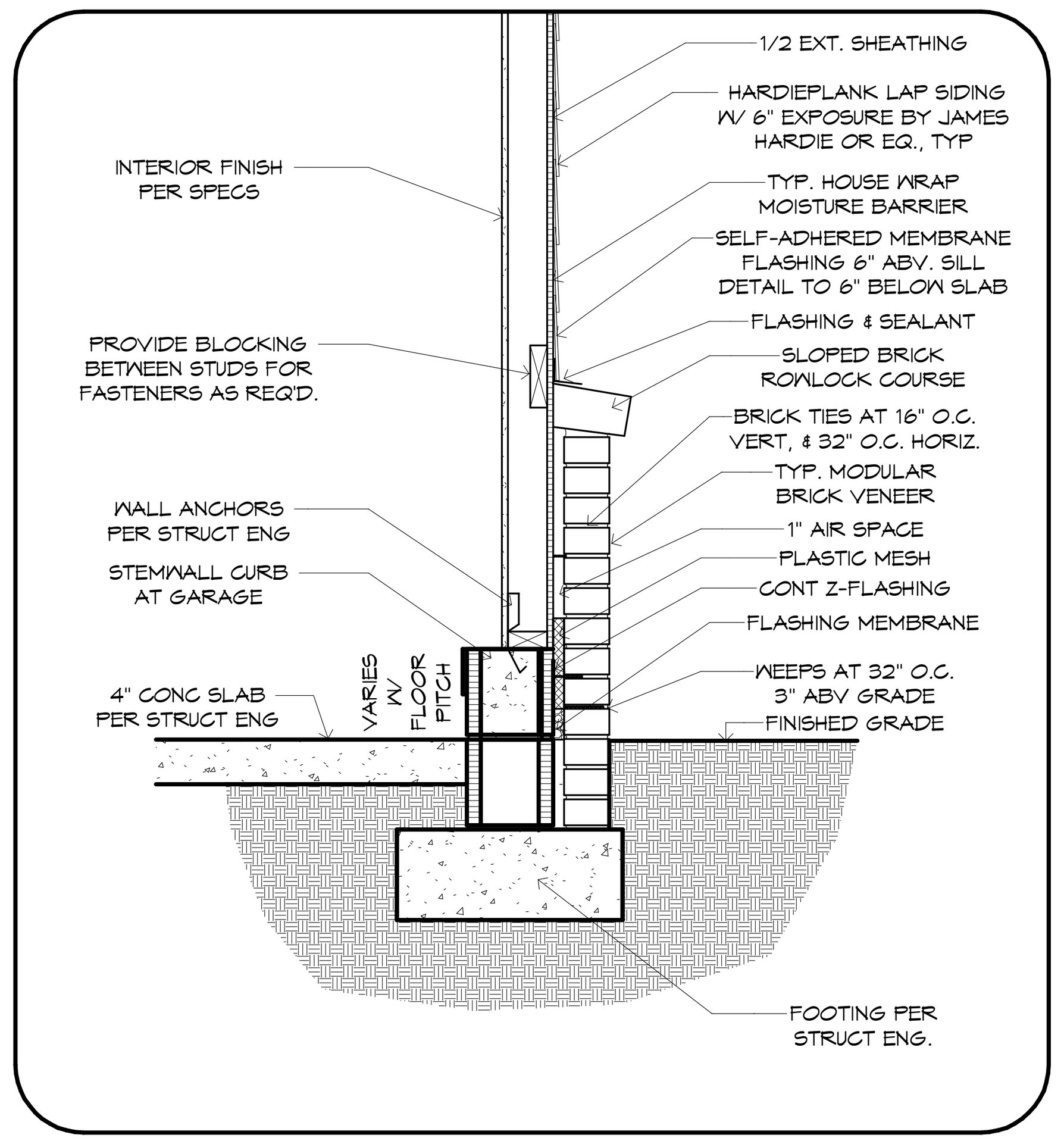
REFLECTED CEILING PLAN

PLAN: 1845F_Elev_25_01
JOB: 1845F
CPS: XX - XX

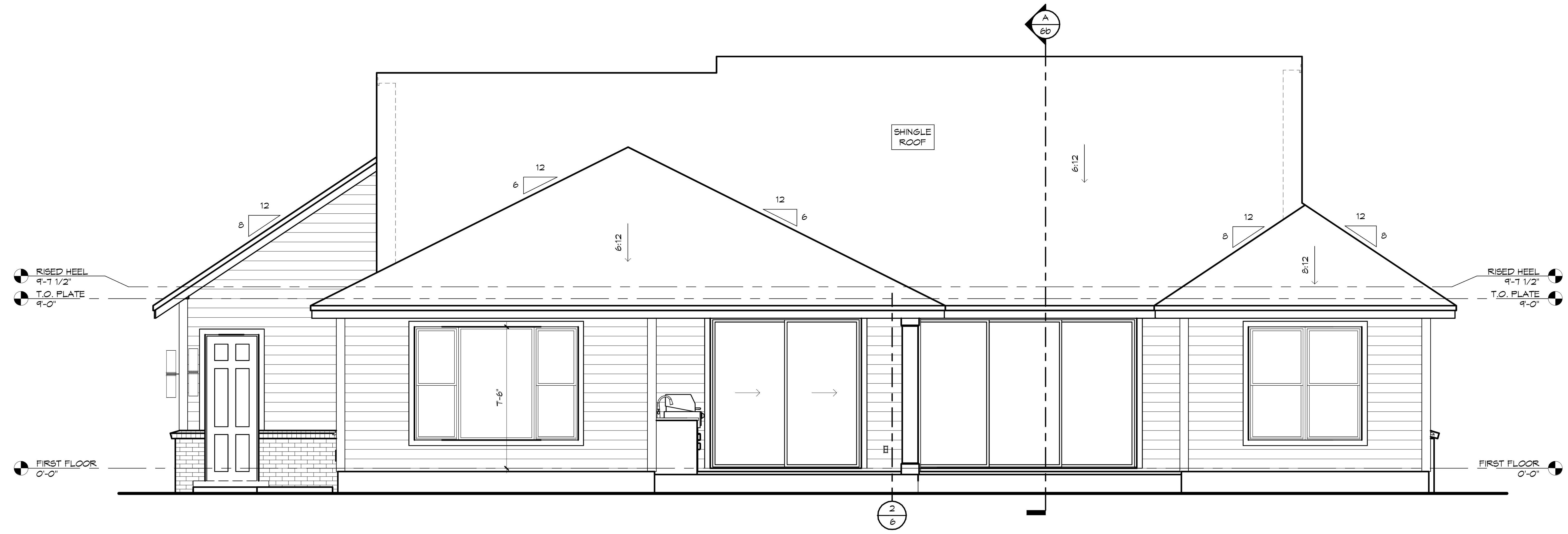
5.1



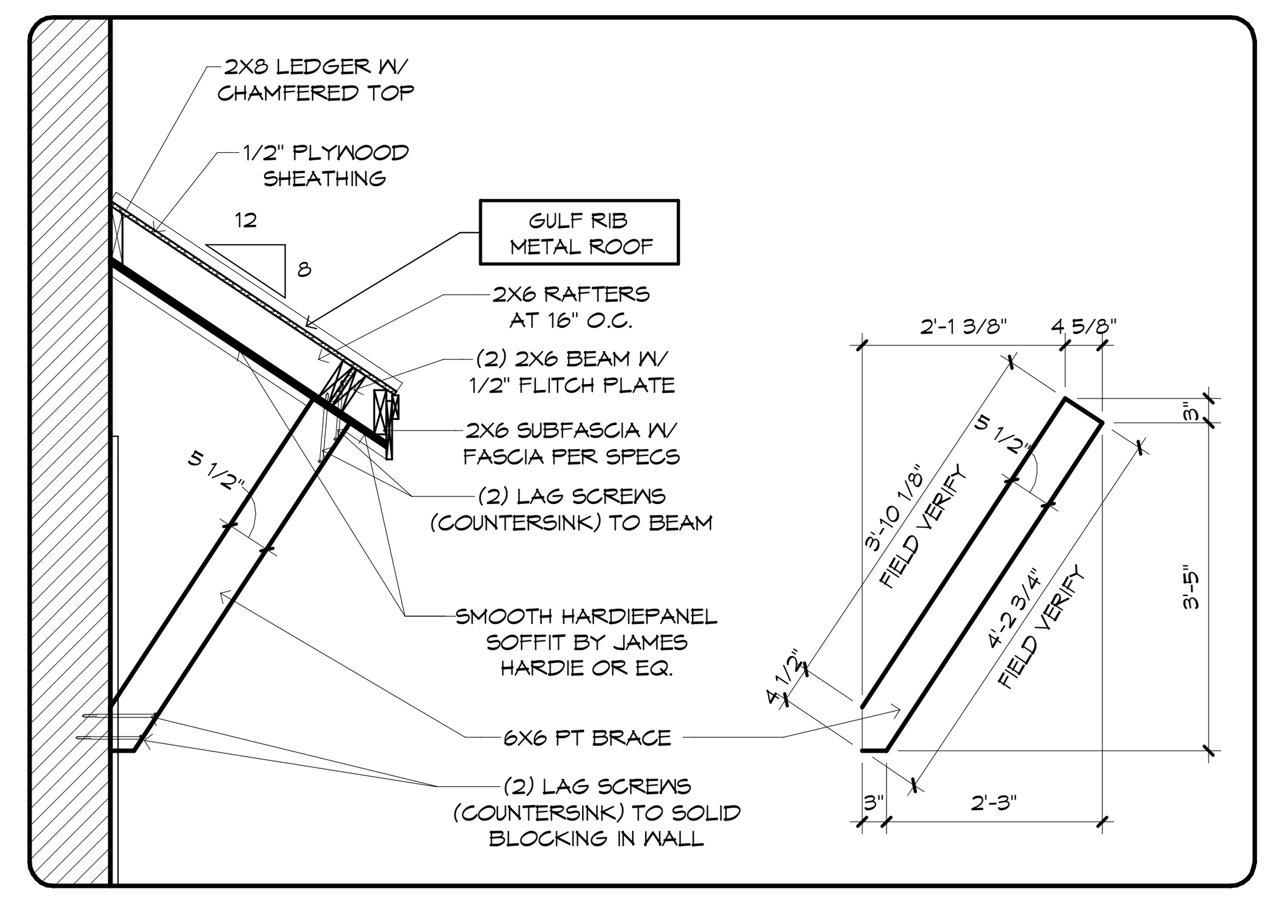
3 BRICK WAINSCOT AT SLAB
3/4" = 1'-0"



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



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



SHED ROOF DETAIL
1/2" = 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

MECHANICAL DISCLAIMER

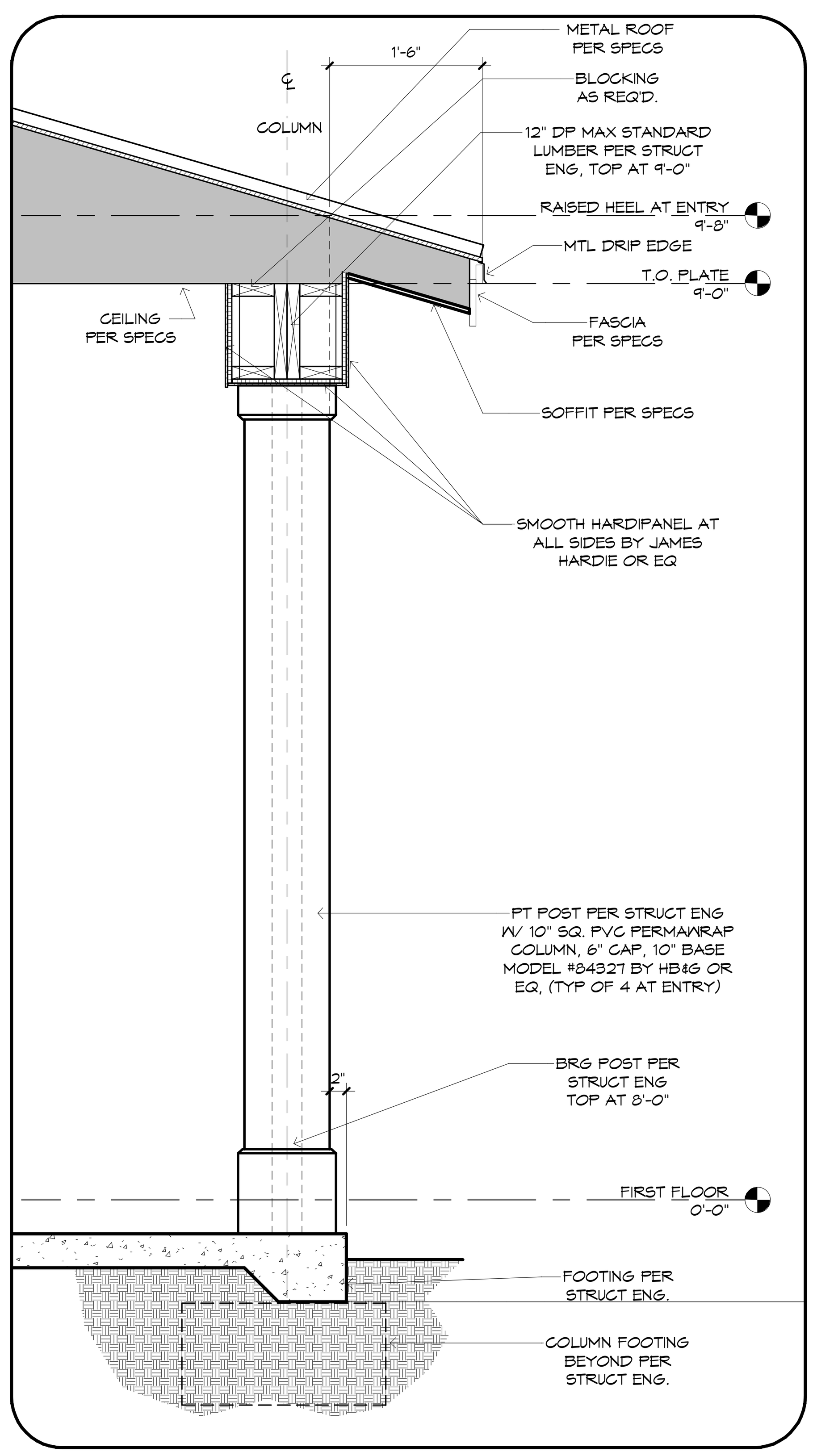
ANY DUCT ROUTING AND HVAC EQUIPMENT SHOWN ON THESE DRAWINGS ARE DIAGRAMMATIC ONLY. THE BUILDER IS SOLELY RESPONSIBLE FOR COORDINATING ALL ASPECTS OF MECHANICAL INSTALLATION WITH ALL TRADES. THE BUILDER SHALL COORDINATE BETWEEN THE PRE ENGINEERED TRUSS MFR. AND/OR FRAMING REQUIREMENTS WITH THE MECHANICAL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

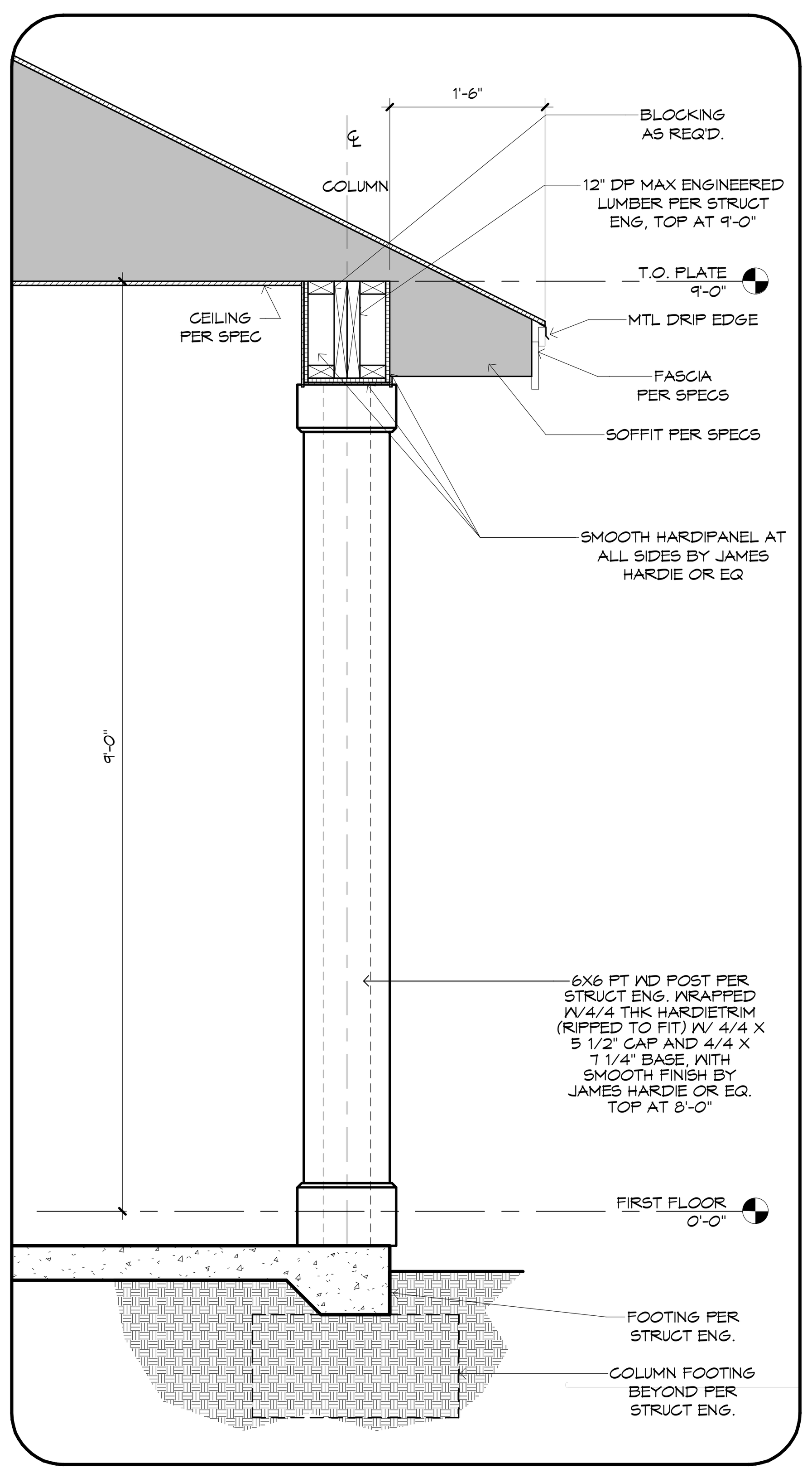
- FLAT SOFFIT AT PERIMETER OF HOUSE UNLESS NOTED OTHERWISE.
- VERIFY ALL WINDOW AND DOOR ROUGH OPENINGS W/MFR SPECS.
- LOCATE ALL PLUMBING STACKS BEYOND THE FRONT ELEV ROOF RIDGES, IF ALLOWABLE PER CODE.
- ROOF VENTS SHOWN FOR LOCATION PURPOSES ONLY.
- NUMBER OF ROOF VENTS TO BE DETERMINED BY BUILDER.

FRAMING PLAN DISCLAIMER

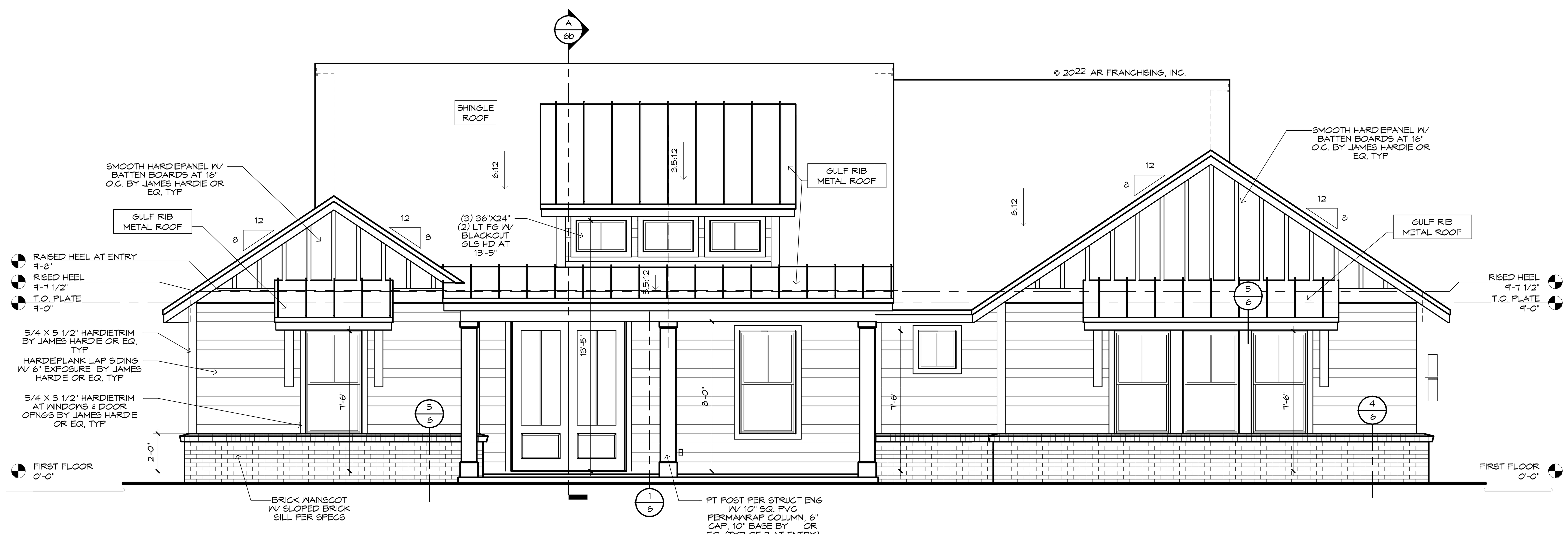
THE FRAMING PLANS REPRESENTED IN THESE DRAWINGS ARE INTENDED TO ESTABLISH PROPOSED FRAMING MEMBER LOCATIONS, FRAMING MEMBER DEPTH, POTENTIAL BEARING LOCATIONS AND ELEVATIONS, AND IS IN NO WAY INTENDED OR TO BE INTERPRETED AS STRUCTURAL ENGINEERED DRAWINGS. THE CONTRACTOR (BUILDER) SHALL ENSURE THAT THE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



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



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



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

6

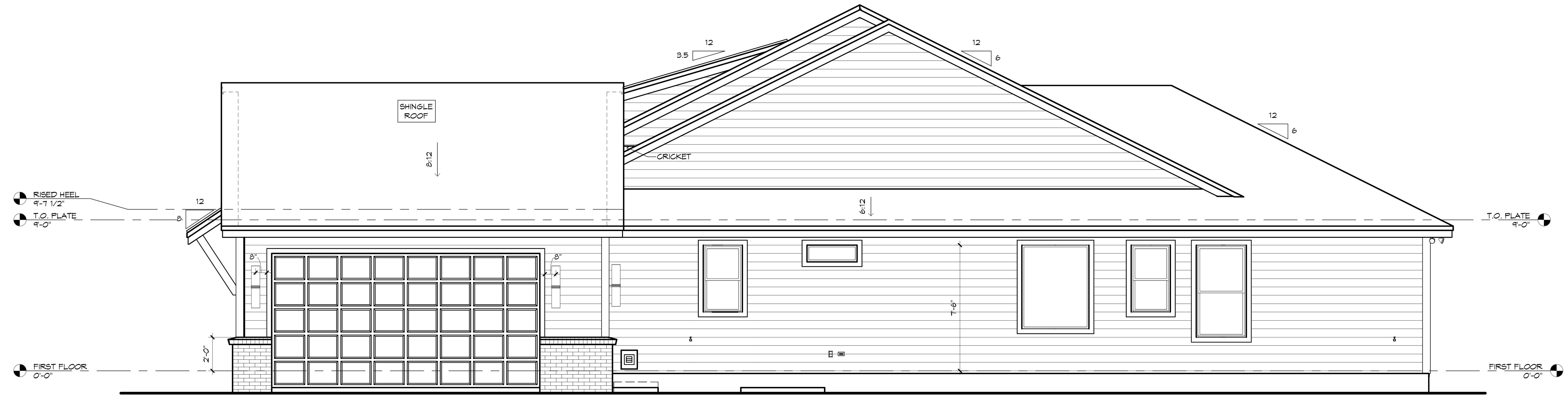
FRONT AND REAR ELEVATIONS
PLAN: 1845F_Elev_25_01
JOB: 1845F
CIFs XX - XX
(Elevation Style)

THE FOSTER 1845F- R - MODEL AT WOODBOROUGH
BRYAN ZECHER HOMES, INC
Lake City, Florida
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE
(Enter address here)

PROJECT STATUS:
TRUSS & ENG SET

11/11/22 PL - PC

AR HOMES



SIDE ELEVATION

1/4" = 1'-0"

MECHANICAL DISCLAIMER

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FRAMING PLAN DISCLAIMER

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!! ATTENTION !!

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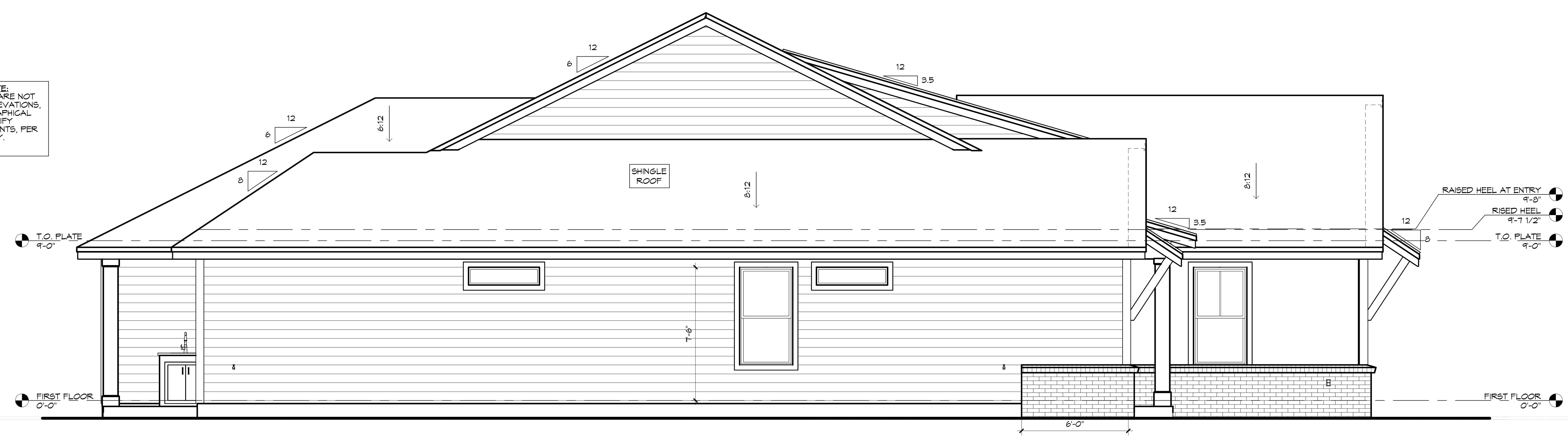
GENERAL NOTES:

- 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.

WINDOW GRILLE NOTE:
WINDOW MUNTINS/GRILLES ARE NOT INCLUDED ON SIDE/REAR ELEVATIONS, AND ARE SHOWN FOR GRAPHICAL PURPOSES ONLY. VERIFY ARCHITECTURAL REQUIREMENTS, PER BUILDER/COMMUNITY.



GARAGE SIDE ELEVATION

1/4" = 1'-0"

11/11/22 PL - PC

PROJECT STATUS:
TRUSS & ENG SET

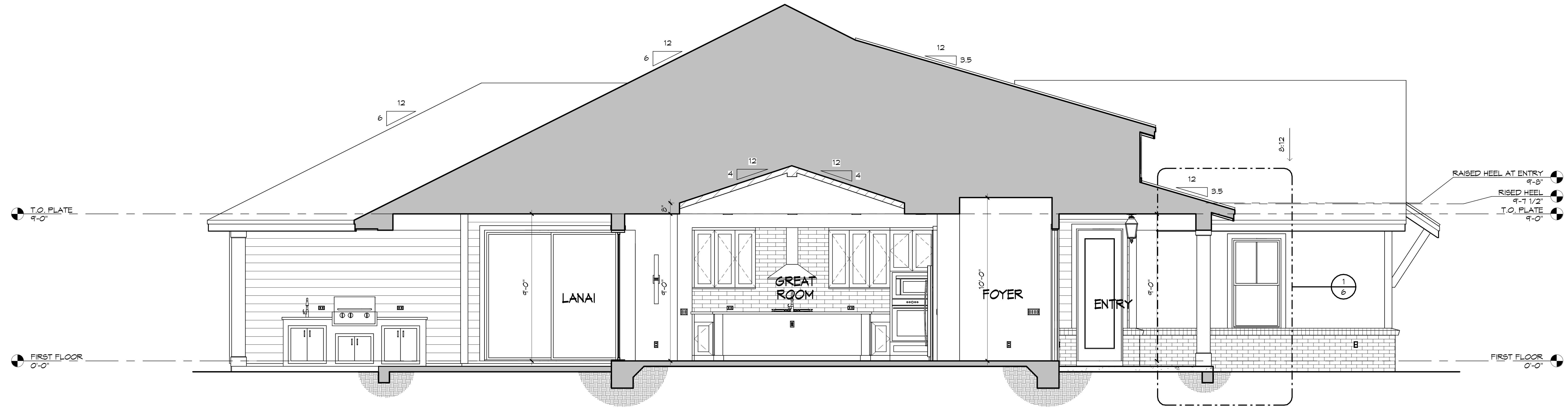
THE FOSTER 1845F- R - MODEL AT WOODBOROUGH

BRYAN ZECHER HOMES, INC
Lake City, Florida
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

(Enter address here)

SIDE ELEVATIONS
PLAN: 1845F_Elev_25_01
JOB: 1845F
Cl#s XX - XX
(Elevation Style)

6a



BUILDING SECTION - "A"

1/4" = 1'-0"

MECHANICAL DISCLAIMER

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GENERAL NOTES:

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- 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.

BUILDING SECTION - "B"

1/4" = 1'-0"

AR HOMES

TRUSS & ENG SET

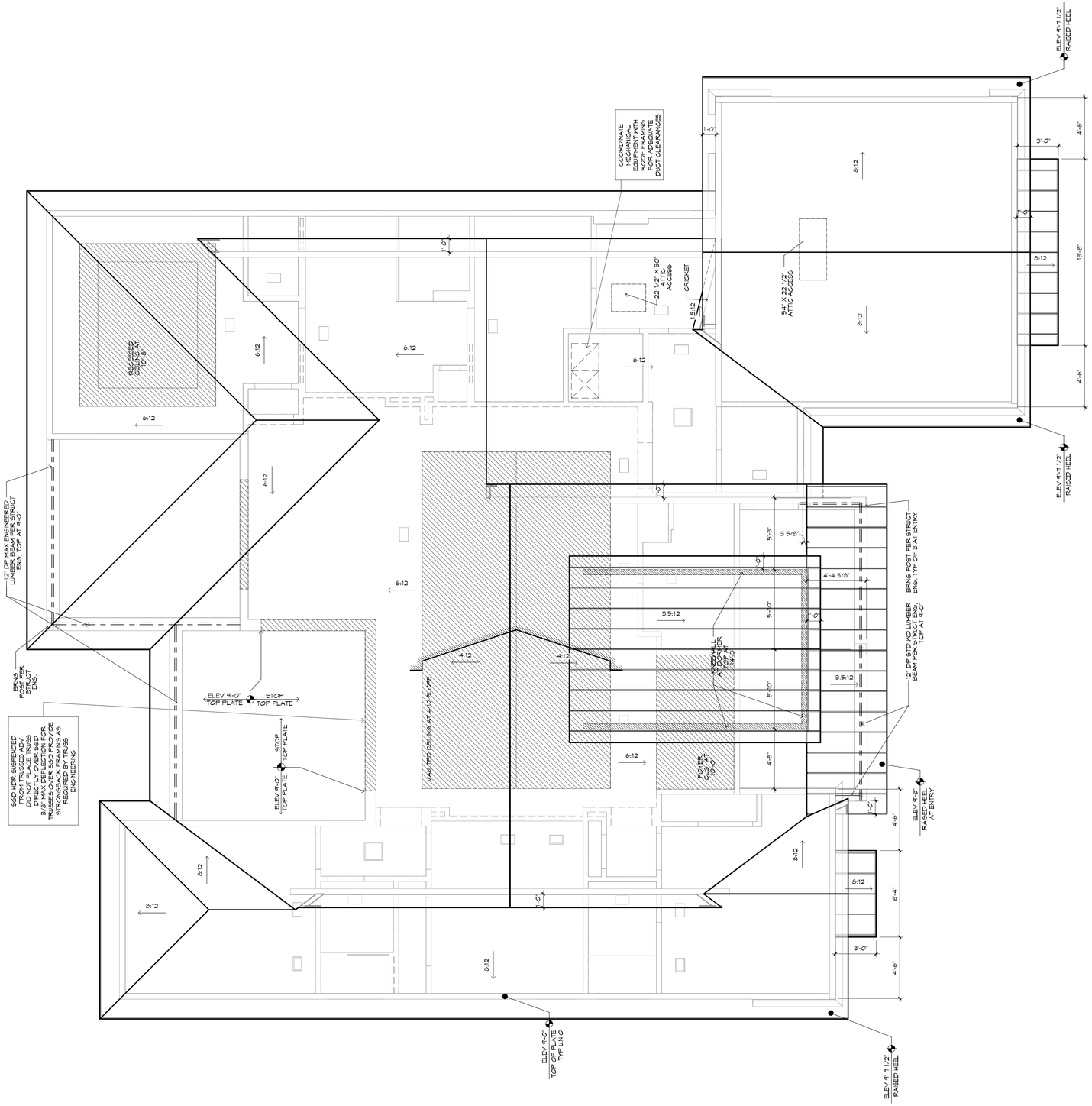
THE FOSTER 1845F- R - MODEL AT WOODBOROUGH

(Enter address here)

BRYAN ZECHER HOMES, INC

BUILDING SECTIONS

6b



ROOF PLAN

1/4" = 1'-0"

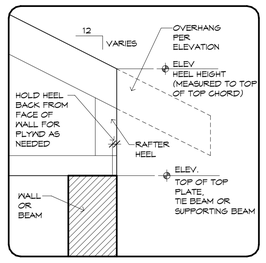
SHINGLES & GULF RIB METAL ROOF

ALL OVERHANGS TO BE 1'-6" UNO

SEE SHEETS 5 & 5.1 FOR CLG HEIGHTS, REC CLG SIZES AND LOCATIONS

PROVIDE SOLID BLOCKING BELOW ALL KNEEWALLS AND OVERFRAMING PER TRUSS MFR AND STRUCT ENG

ROOF PITCH 6:12 UNO



RAISED HEEL DETAIL

1" = 1'-0"

MECHANICAL DISCLAIMER

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FRAMING PLAN DISCLAIMER

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!! ATTENTION !!

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11/11/22 PL - PC

TRUSS & ENG SET

THE FOSTER 1845F- R - MODEL AT WOODBOROUGH

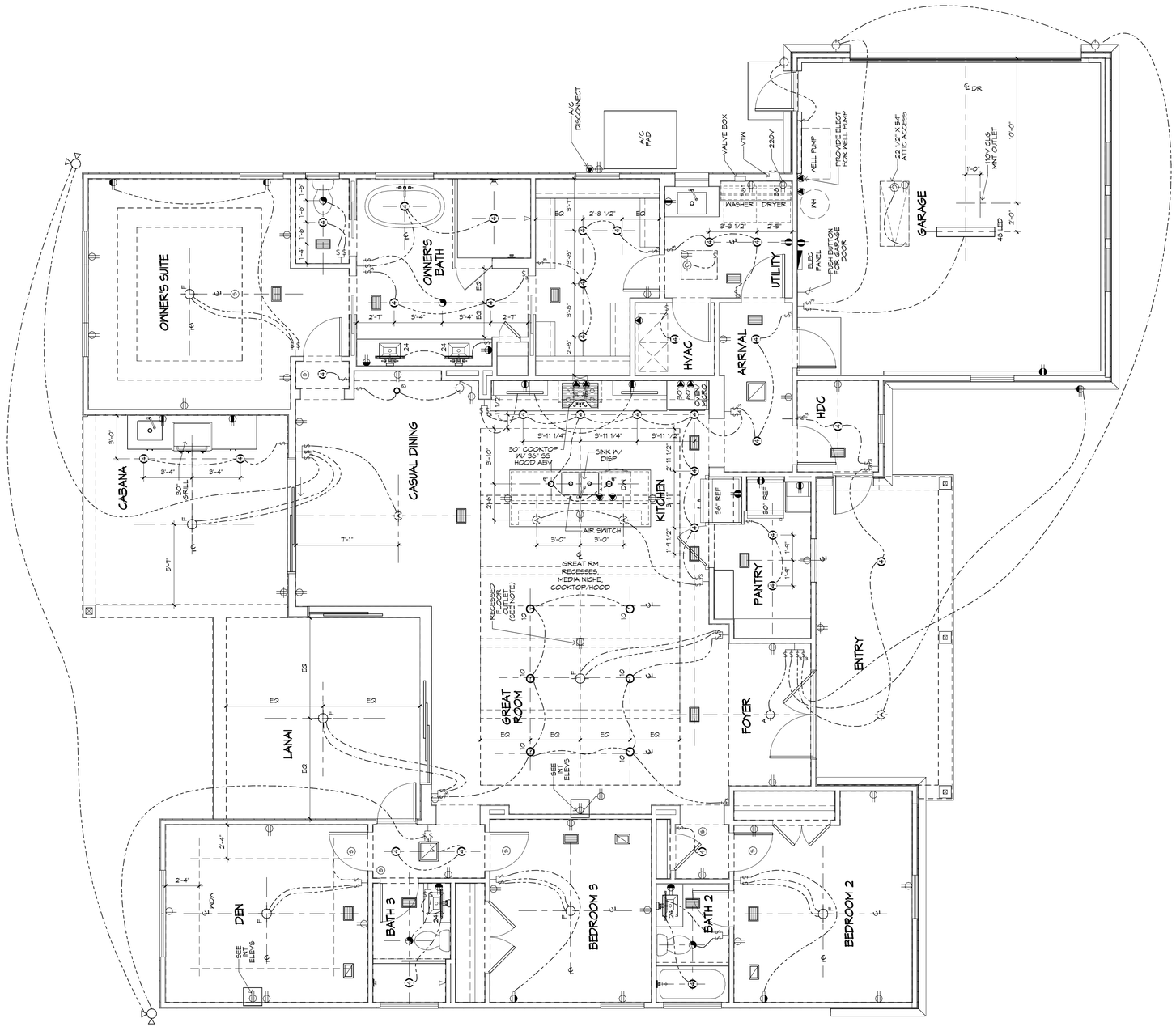
(Enter address here)

BRYAN ZECHER HOMES, INC
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

ROOF PLAN

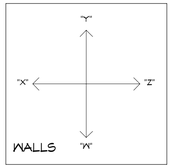
PLAN: 1845F Elev_2S_01
JOB: 1845F
City XX - XX

6c



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:

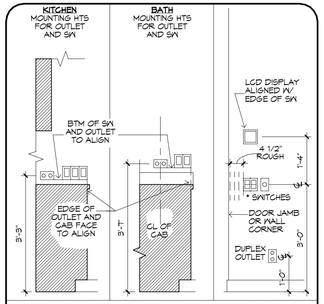
ALL RECESSED CANS MUST BE LED, SEE ELECTRICAL LEGEND FOR SIZE AND COLOR TEMPERATURE

FLOOR OUTLET NOTE:

RECESSED FLOOR OUTLET (FULLY CONCEAL BELOW FLOOR LEVEL) #68-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 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 3/10/22

MECHANICAL DISCLAIMER

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ELECTRICAL LEGEND

- DUPLEX OUTLET (110V AT 12" OR AS NTD)
- DUPLEX OUTLET (110V AT 24") *
- 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
- S/W SEE ELEC DTL
- 3-WAY S/W SEE ELEC DTL
- 4-WAY S/W SEE ELEC DTL
- I-GANG COMBINATION FAN / LIGHT SWITCH
- OCCUPANCY/MOTION DETECTOR SWITCH
- PUSH-BUTTON FOR GARAGE DOOR AT 60"
- DIMMER S/W AT 36"
- PUSH-BUTTON DOORBELL
- CLG MNT LGT FIXTURE
- 7" SURFACE MNT 3000K, 1000 LUMEN, LED FIXTURE
- SURFACE MNT FIXTURE TRIM-LESS
- 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 (INTERIOR SLOPED CLG)
- 2 1/2" MINI ROUND LED 3000K
- TELEPHONE OUTLET AT 12" OR AS NOTED
- CLG FAN/LIGHT PREWIRE AND SWITCHES
- SMOKE DETECTOR OR COMBO SMOKE & CARBON MONOXIDE DETECTOR PER CODE
- U-8 UNDER CAB LED 8" / U-22 UNDER CAB LED 22"
- U-14 UNDER CAB LED 14" / U-30 UNDER CAB LED 30"
- 24 LED / 48 LED 24" OR 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 (CLG / WALL)
- SUPPLY DIFFUSER / XX SD LINEAR DIFFUSER - LENGTH IN INCHES
- THERMOSTAT
- SECURITY PAD (TP)

- 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 G.F.I. 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, HDWS AND HALLWAYS, TYP UNO
- NOTE: COMBINATION SMOKE & CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER NFPA72 CHAPTER 29
- NOTE: COORDINATE LOCATION OF ALL REQ. ELECTRICAL, CABLE, AUDIO/VIDEO & DATA RECEPTACLES W/ MOUNTING HARDWARE & MFR. INSTALLATION REQ. FOR ALL FLAT PANEL DISPLAYS.

UPDATED 3/10/2022

11/11/22 PL - PC

TRUSS & ENG SET

THE FOSTER 1845F - R - MODEL AT WOODBOROUGH

(Enter address here)

BRYAN ZECHER HOMES, INC
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

ELECTRICAL PLAN

PLAN: 1845F Elev_2B_01
JOB: 1845F
CPS: XX - XX

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