

GENERAL NOTES:

VERIFY ALL ROOM & DR SIZES ON THIS PLAN FOR MDN HDR HTS. VERIFY DEPTH AND WIDTH OF SLAB RECESSES AT ALL DOORS TO ACCOMMODATE PROPER ALIGNMENT WITH THRESHOLDS. VERIFY FINISHES IN SELECTION TO FINISH FLOOR MATERIALS. OPEN CELL INSULATION IN ATTIC VENTS MUST BE APPLIED TO ROOF DECK. INSULATION FOR 4" EXT. SPRAY FOAM AT LIVING AREAS ONLY. AVERAGE 35" THICK. ALLOWANCE FOR WATER FILTRATION SYSTEM INTERIOR WALL FINISH TO BE ORANGE PEEL. INTERIOR WALL CORNER BEAD TO BE SQUARE. INTERIOR CEILING FINISH TO BE SINGLE KNOCKDOWN UNDER SLAB THERMITE PREVENTION TREATMENT 50 GAL. ELEC. WATER HEATER SEPTIC TANK BY OWNER.

5

FLOOR PLAN

24x36: 1/4"=1'-0"
12x18: 1/8"=1'-0"

PLAN 1262F-25-01-B
CLTS # 1 - 34
JOB # 06-2016-REDDOCH-A-1

THE HEATHER 1262F -R- RUSSELL REDDOCH & LOR REDDOCH

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

PLAN DISCLAIMER

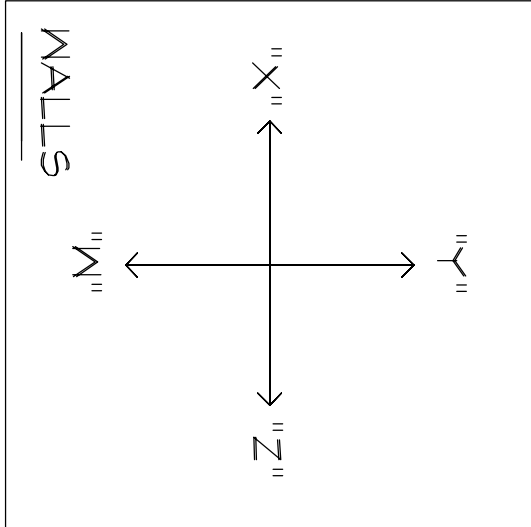
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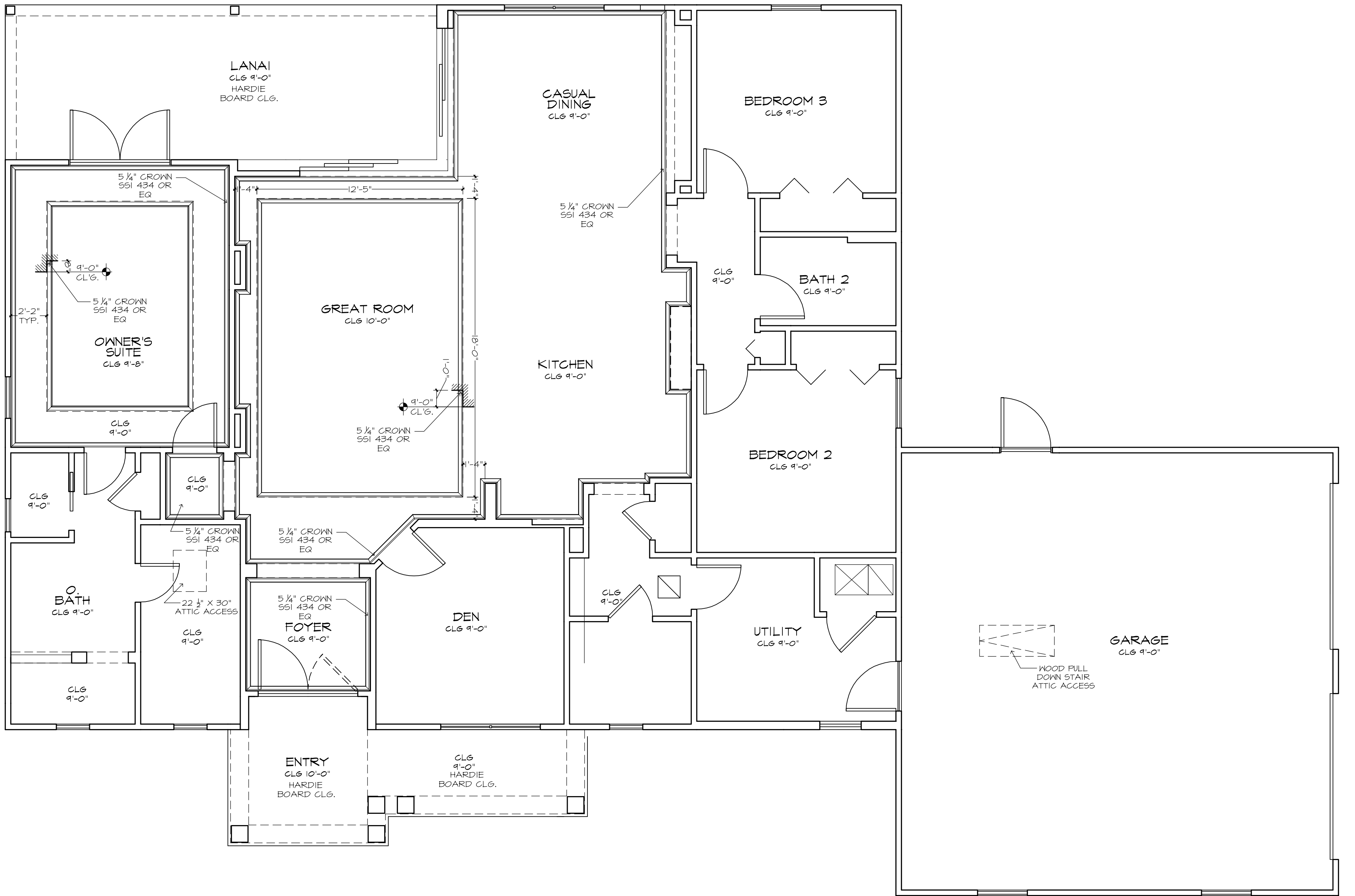
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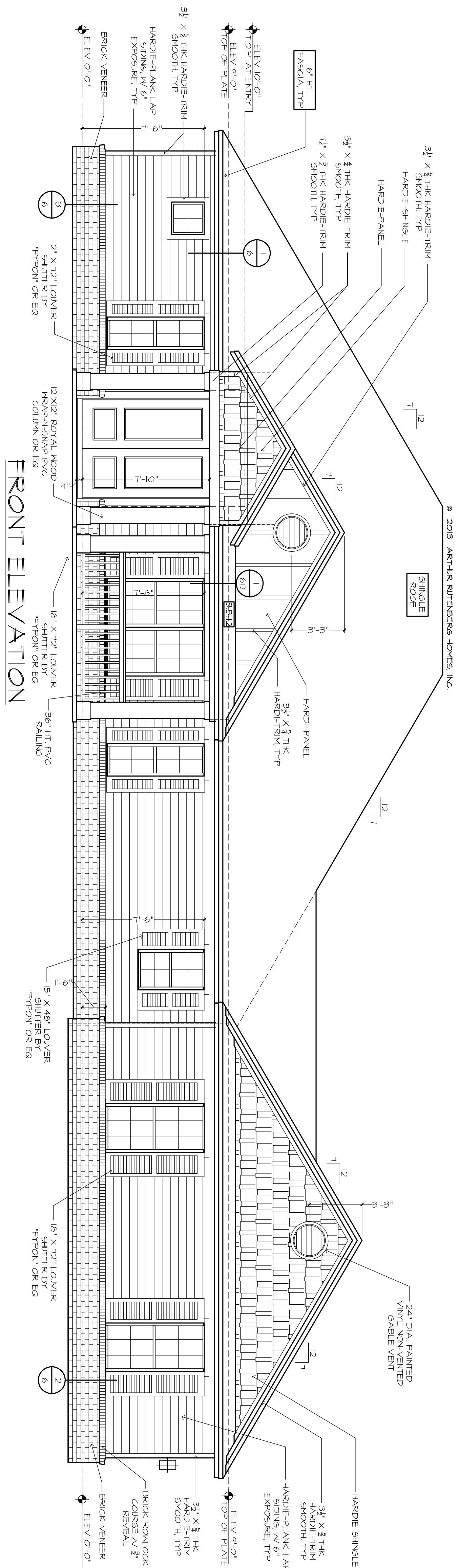
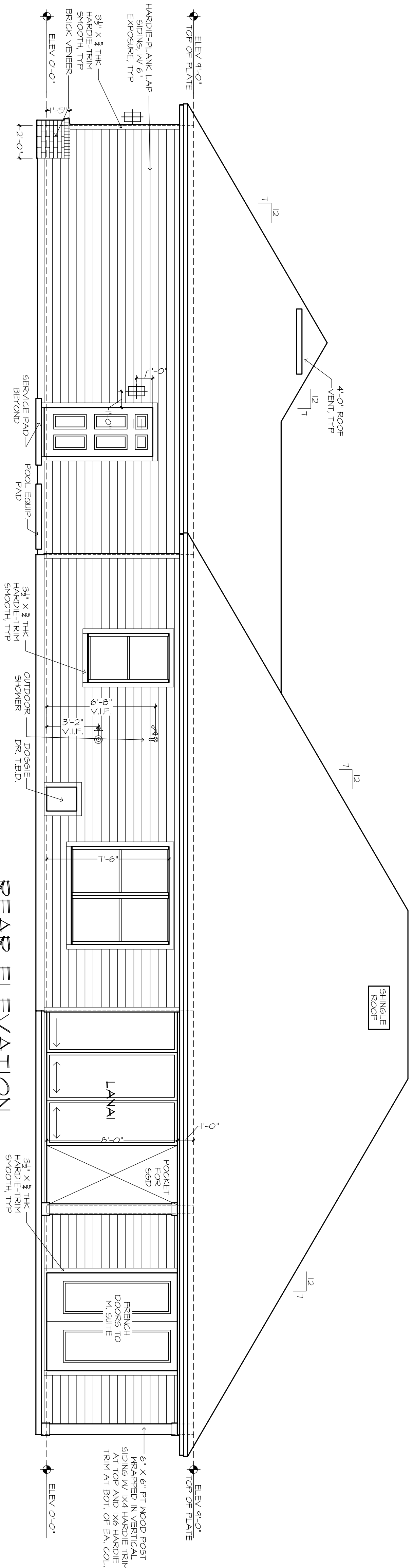
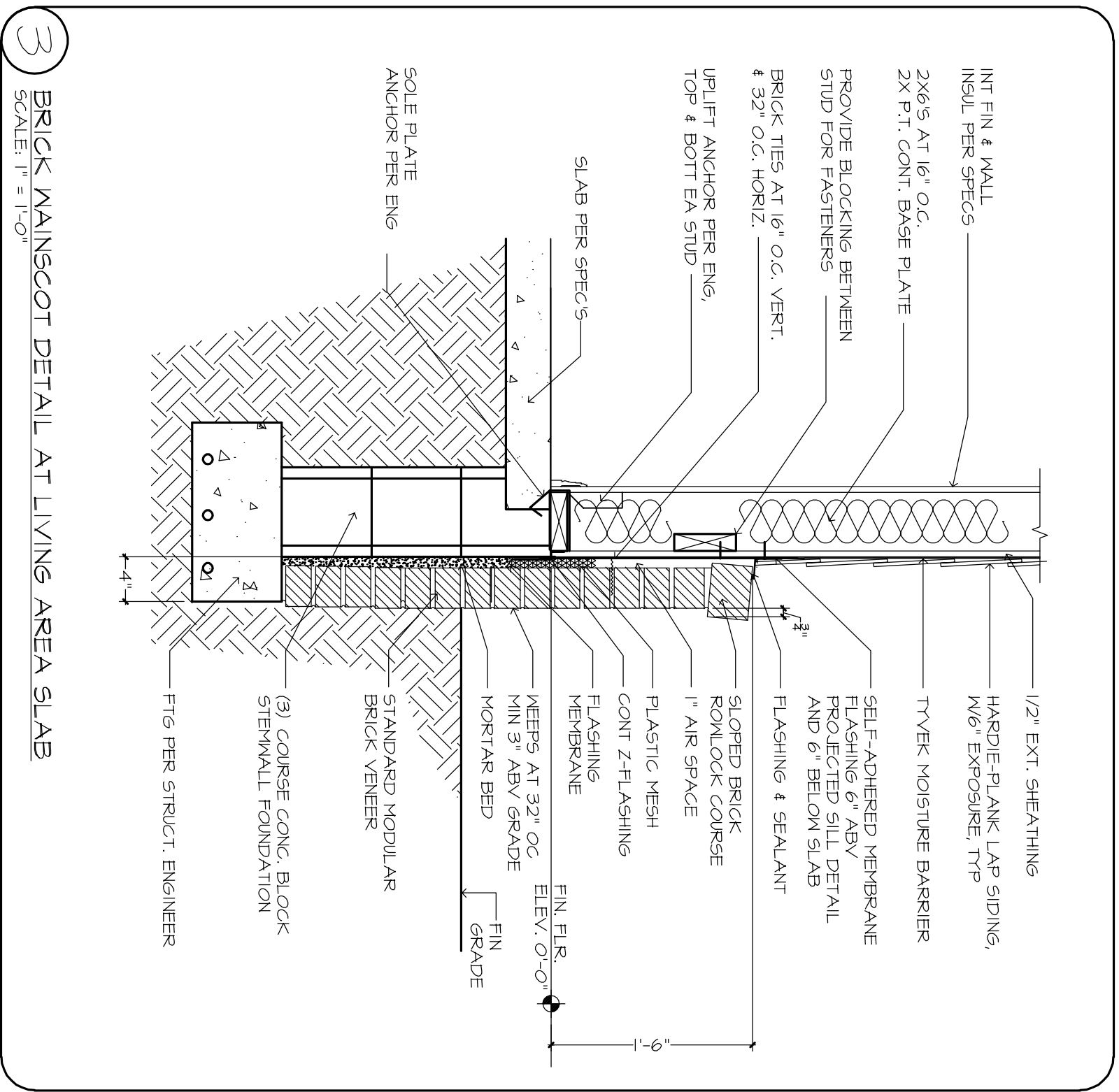
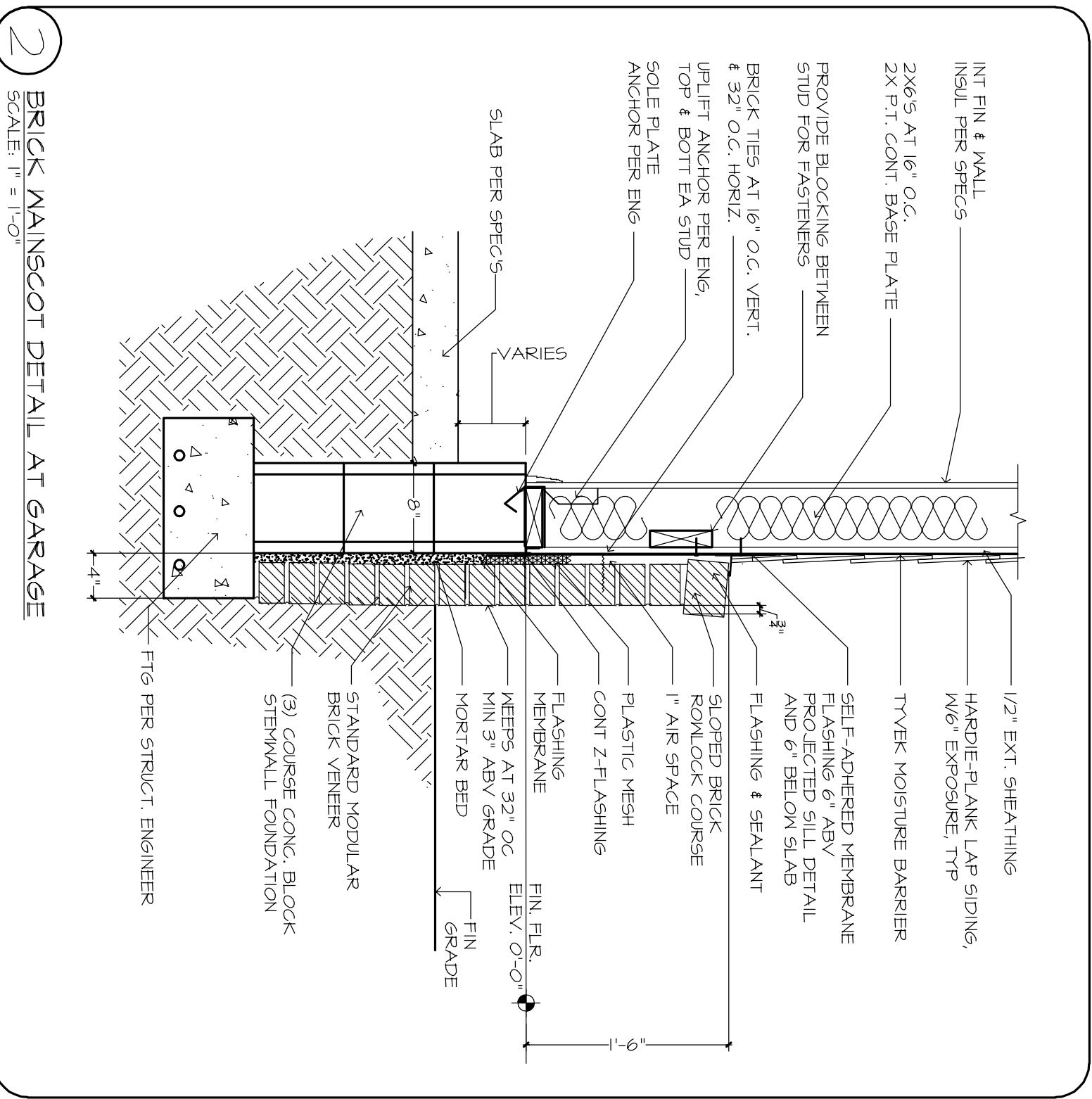
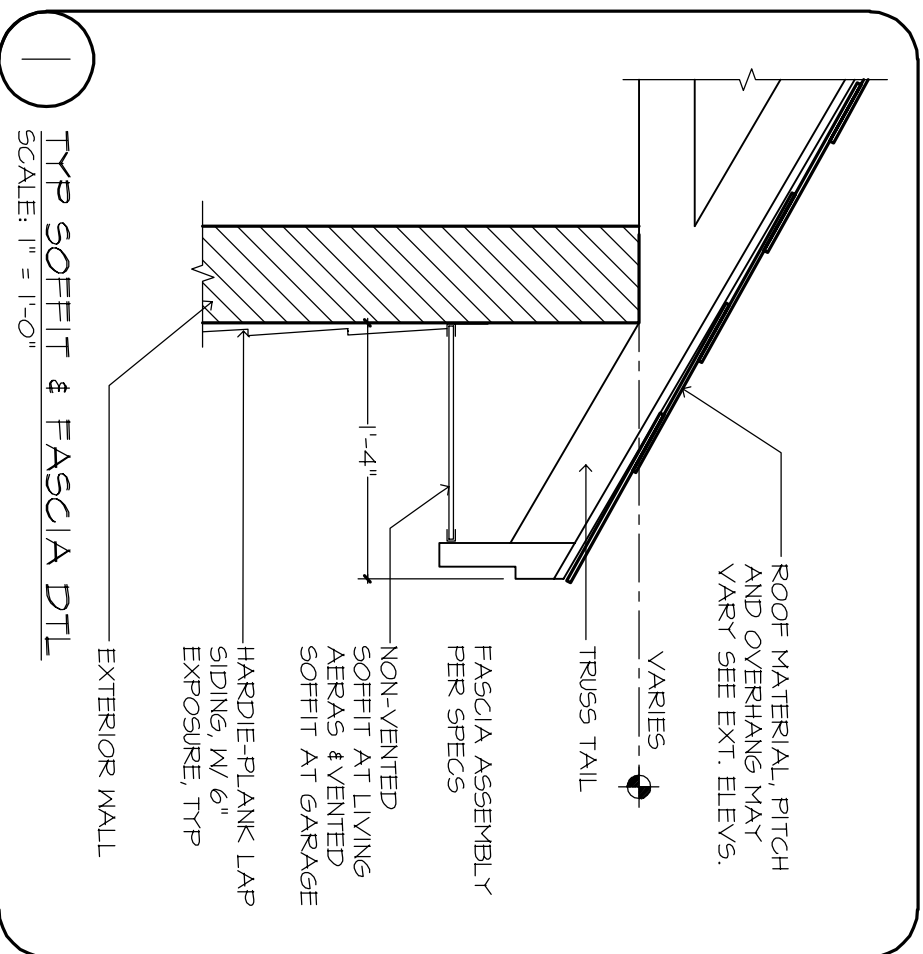
RHOMES

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SQUARE FOOTAGES	
AREA	SQ. FT.
ENTRY	145 SF
GARAGE	714 SF
LIVING	714 SF
LIVING	2063 SF
TOTAL	3203 SF







- GENERAL NOTES:**
- FLAT SOFFIT AT PERIMETER OF HOUSE UNLESS NOTED OTHERWISE.
 - VERIFY ALL WDM & DR ROUGH OPENINGS W/ MFR SPECS.
 - LOCATE ALL PLUMBING STACKS BEYOND THE FRONT ELEV ROOF RIDGES, IF ALLOWABLE PER CODE.

FRAMING PLAN DISCLAIMER

THE FRAMING PLAN(S) REPRESENTED IN THESE DRAWINGS ARE INTENDED TO ESTABLISH PROPOSED FRAMING, WHETHER LOAD-BEARING OR NON-LOAD-BEARING, AND TO SHOW THE LOCATION(S) AND AS EXISTING, AND/OR THE POTENTIAL FRAMING LOCATIONS AND AS EXISTING, OF ALL FRAMING MEMBERS. THE FRAMING PLAN(S) SHALL BE USED IN CONJUNCTION WITH THE FOUNDATION PLAN(S) AND THE STRUCTURAL ENGINEER'S FRAMING PLAN(S). THE CONTRACTOR (BUILDER) SHALL ASSURE THAT THE STRUCTURE CONFORMS TO THOSE SPECIFICATIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND CONNECTIONS AND SHALL BE RESPONSIBLE FOR PLAN DISCREPANCIES AND REQUIREMENTS NOT SHOWN ON THESE DRAWINGS LOCATED ON THIS SHEET FOR ADDITIONAL SPECIFICATIONS AND REQUIREMENTS.

09/24/20 RDW-A

10/05/20 RDW-A-I



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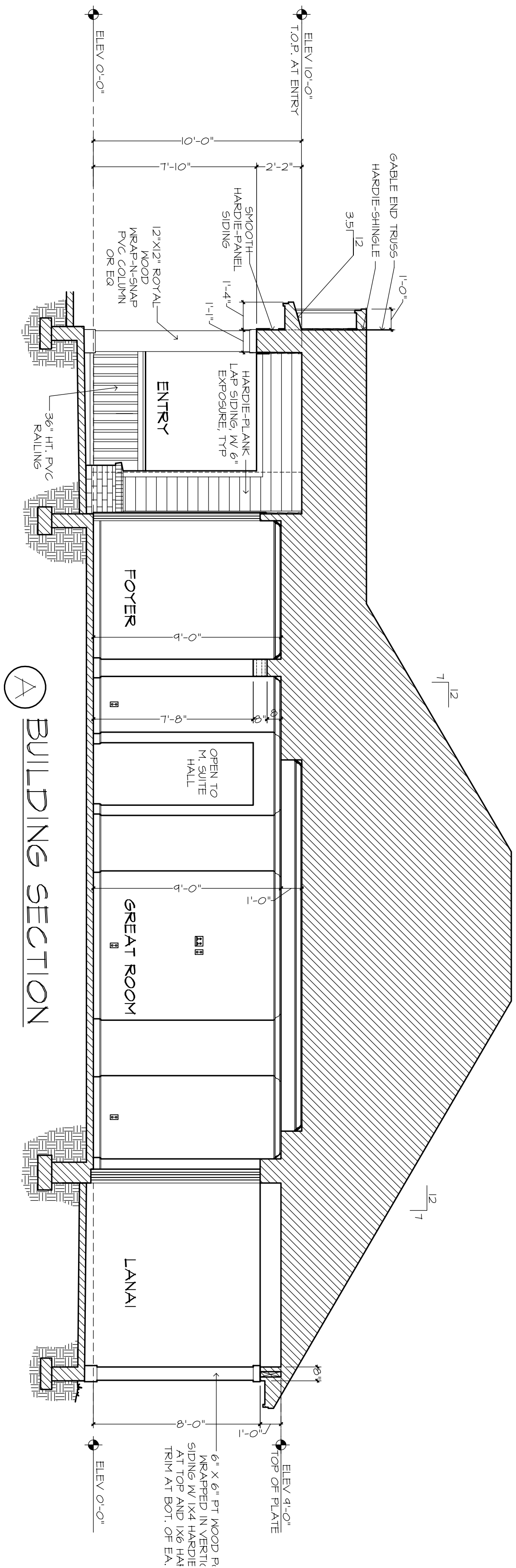
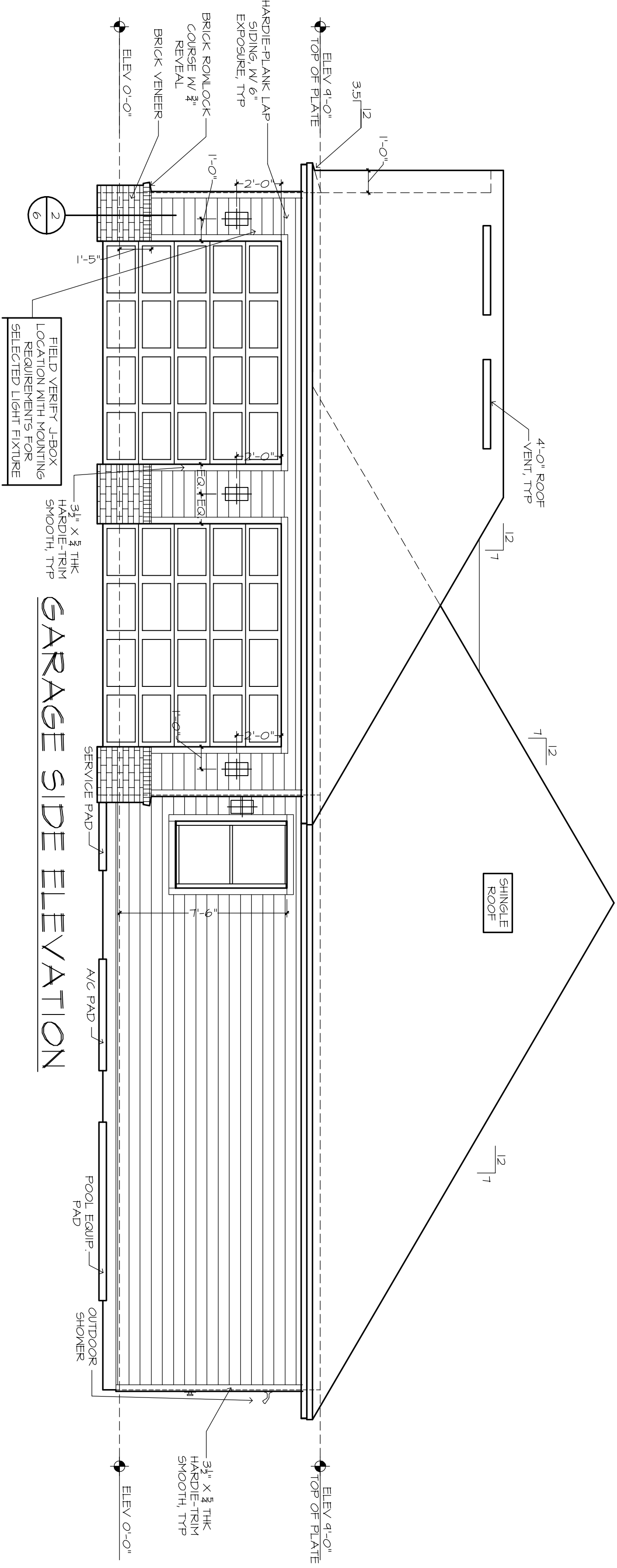
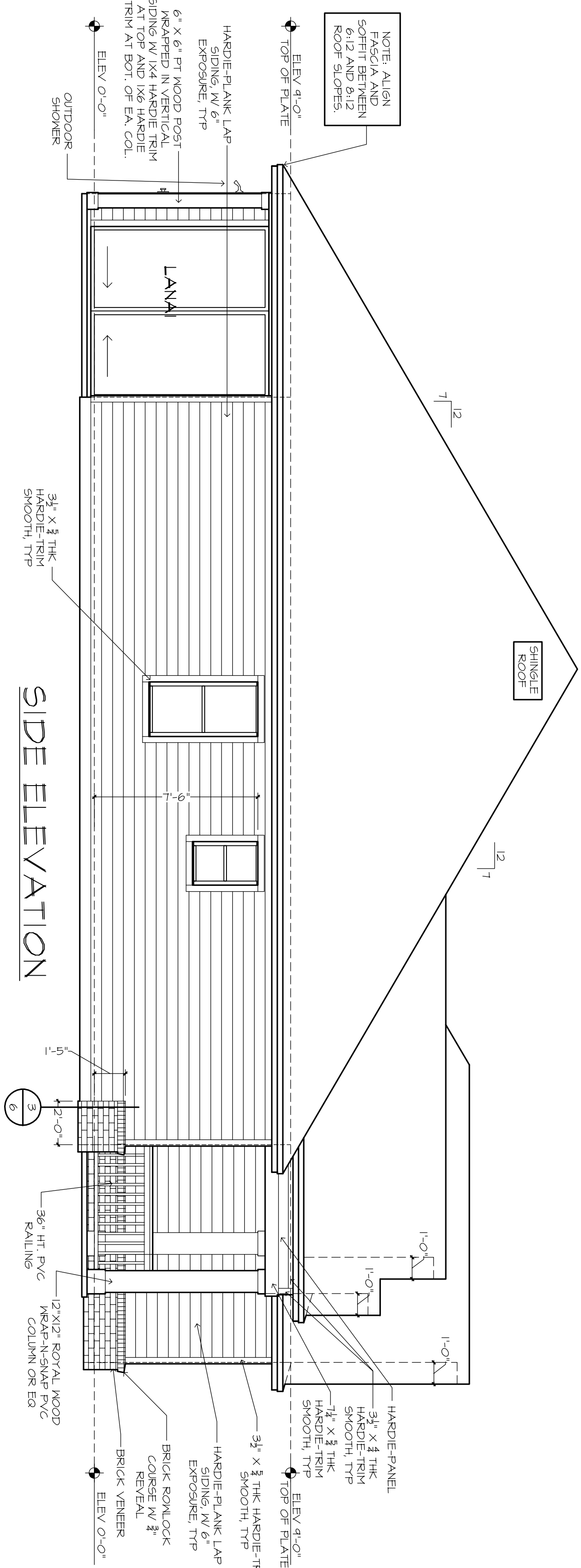
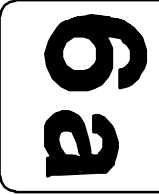
PLAN DISCLAIMER

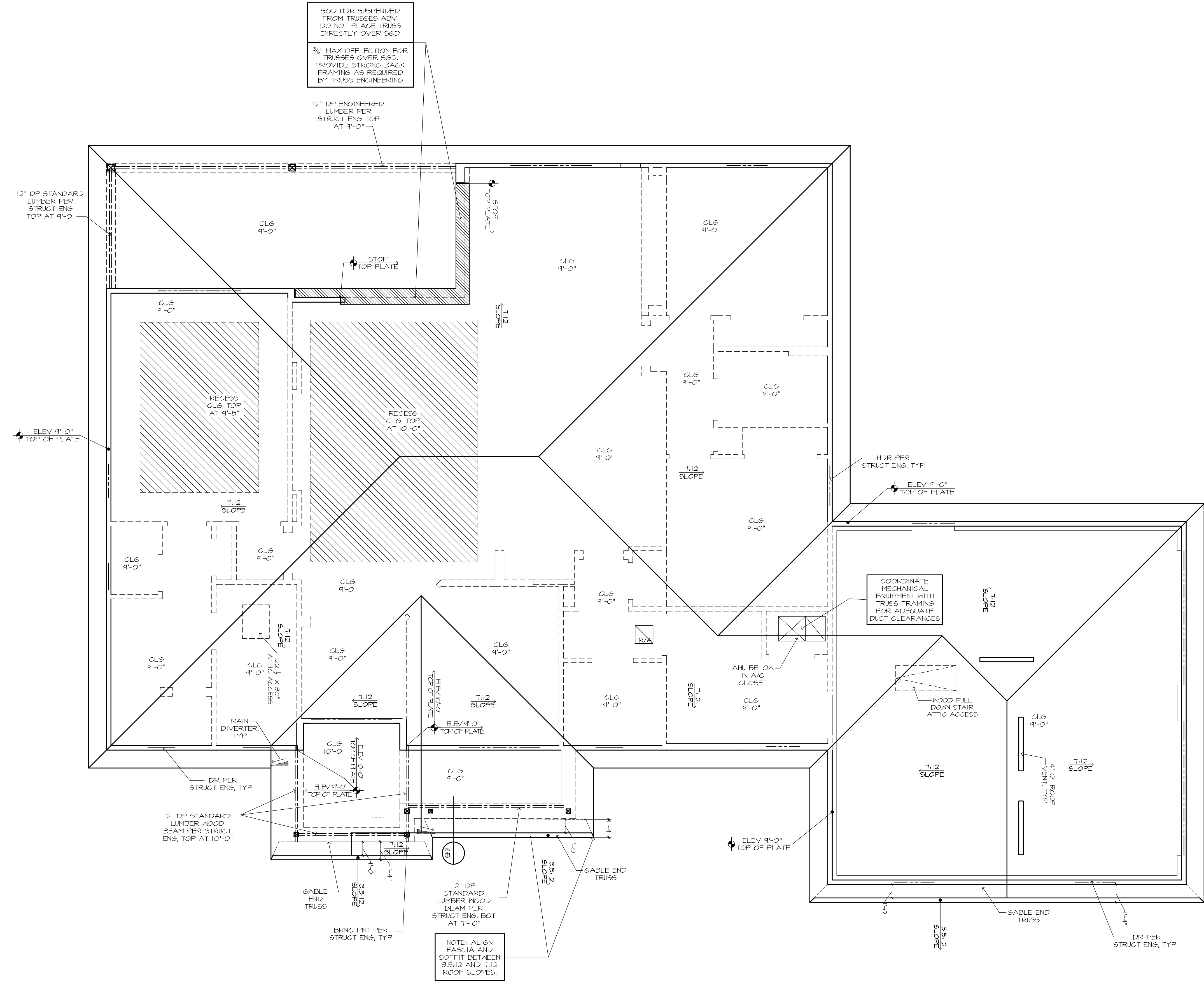
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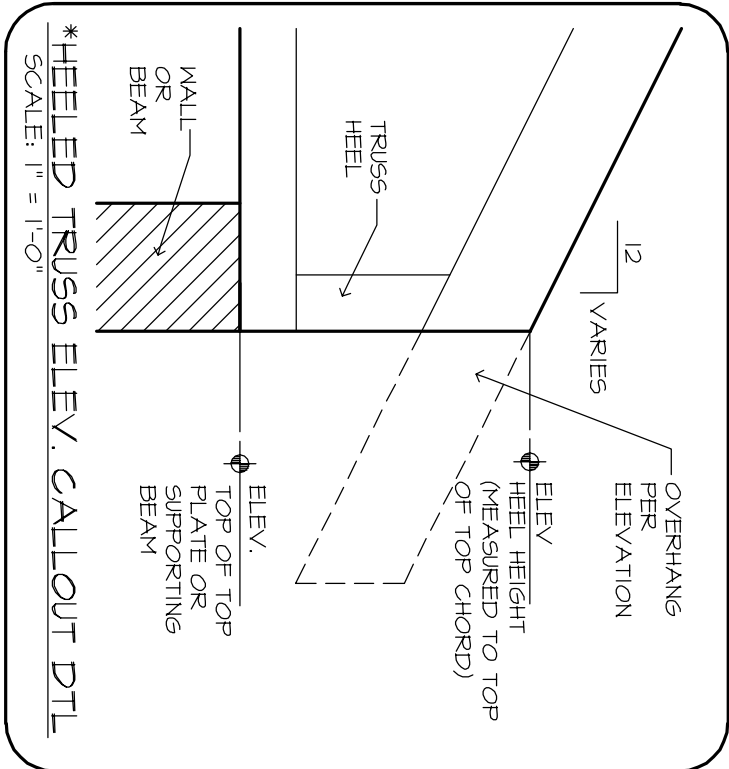
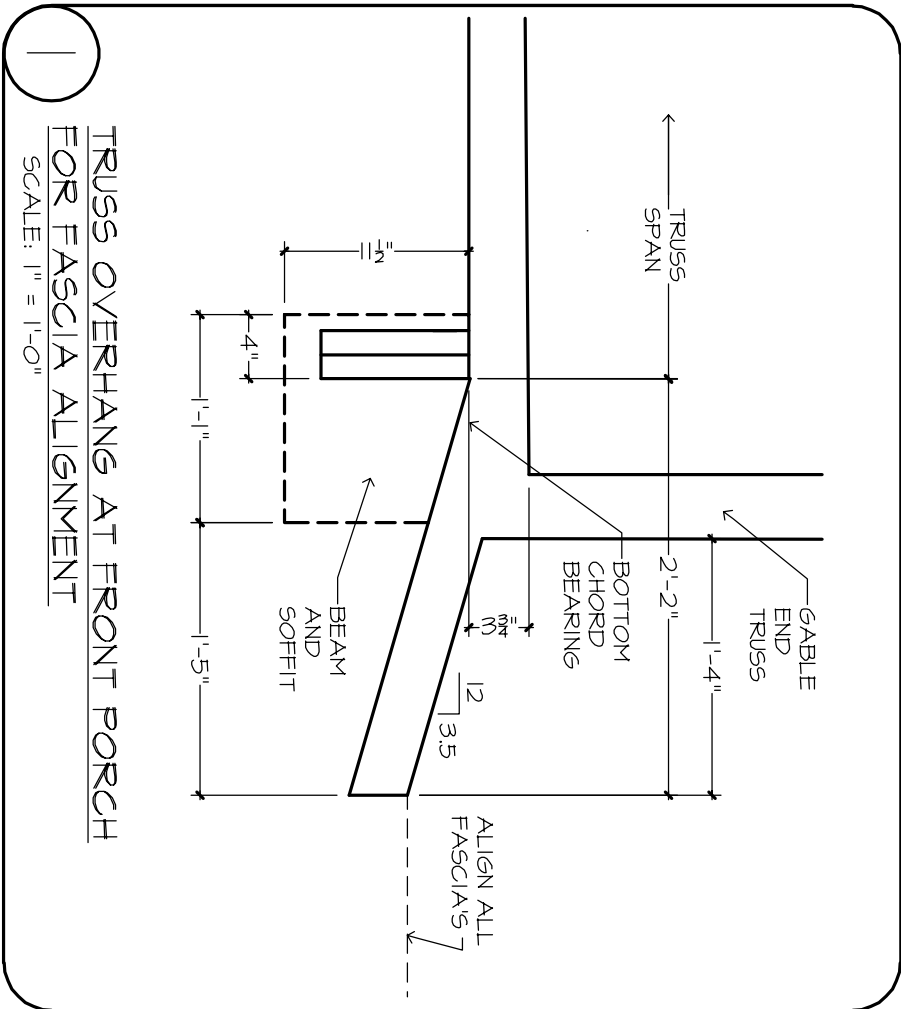
FRONT & REAR ELEVATIONS		24X36: 12X18:	1/4"=1'-0" 1/8"=1'-0"
PLAN 1262F-25-01-"B" C.I.S # 1 - 34 JOB # 88-2016-REDDOCH-A-I *TRADITIONAL*			

Op





- SHINGLE
ROOF
- ALL OVERHANGS
TO BE 1'-4" UNO.
- 2x6 SUBFASCIA W/ 6"
ALUMINUM FASCIA AND
GALV. DRIE EDGE
- NON-VENTED SOFFIT AT
LIVING AREAS (VENTED
SOFFIT AT GARAGE)
- GUTTERS AND
DOWNSPOUTS TBD.
- PROVIDE SOLID BLOCKING
BELOW ALL KNEEWALLS AND
OVER FRAMING PER TRUSS
LOCATIONS TBD.
- INSULATION: ATTIC OPEN
ROOF DECKING AVE. 5" THICK
AT LIVING AREAS ONLY

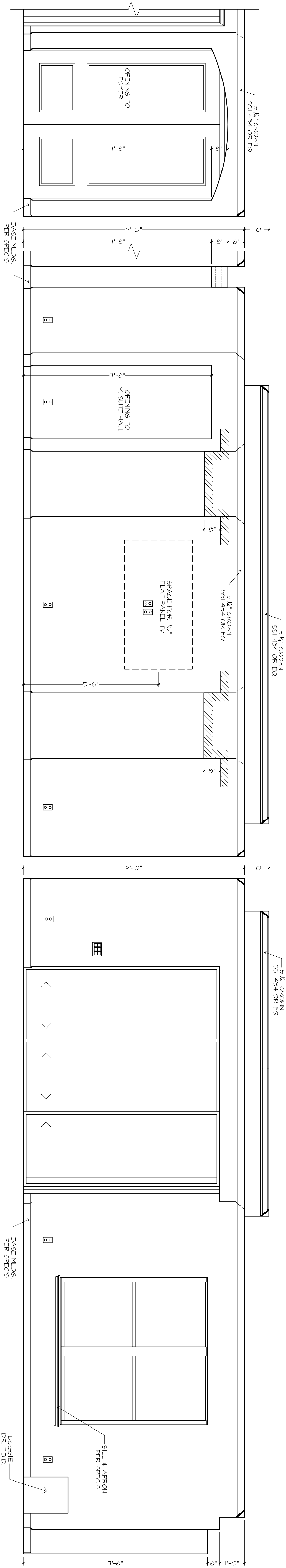


MECHANICAL DISCLAIMER

THE FIRST CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL ASPECTS OF MECHANICAL INSTALLATION WITH THE MECHANICAL CONTRACTOR TO ENSURE ADEQUATE SPACE FOR HVAC INSTALLATION SHALL BE INSTALLED ACCORDING TO ALL CURRENT STATE AND LOCAL MECHANICAL CODES.

FRAMING PLAN DISCLAIMER

THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION. THE DESIGNER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE DESIGNER IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DAMAGE TO THE PROPERTY. THE DESIGNER IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DAMAGE TO THE PROPERTY.

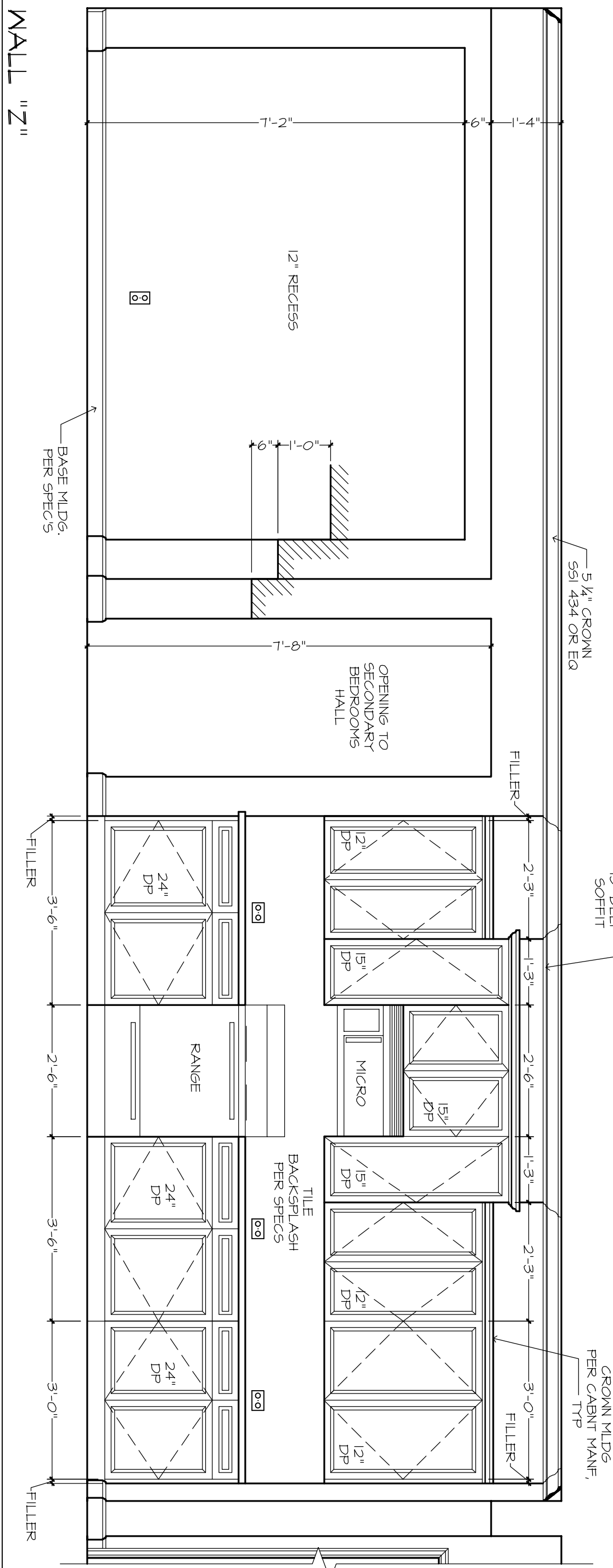


WALL "Z"
GREAT ROOM

WALL "M"
GREAT ROOM

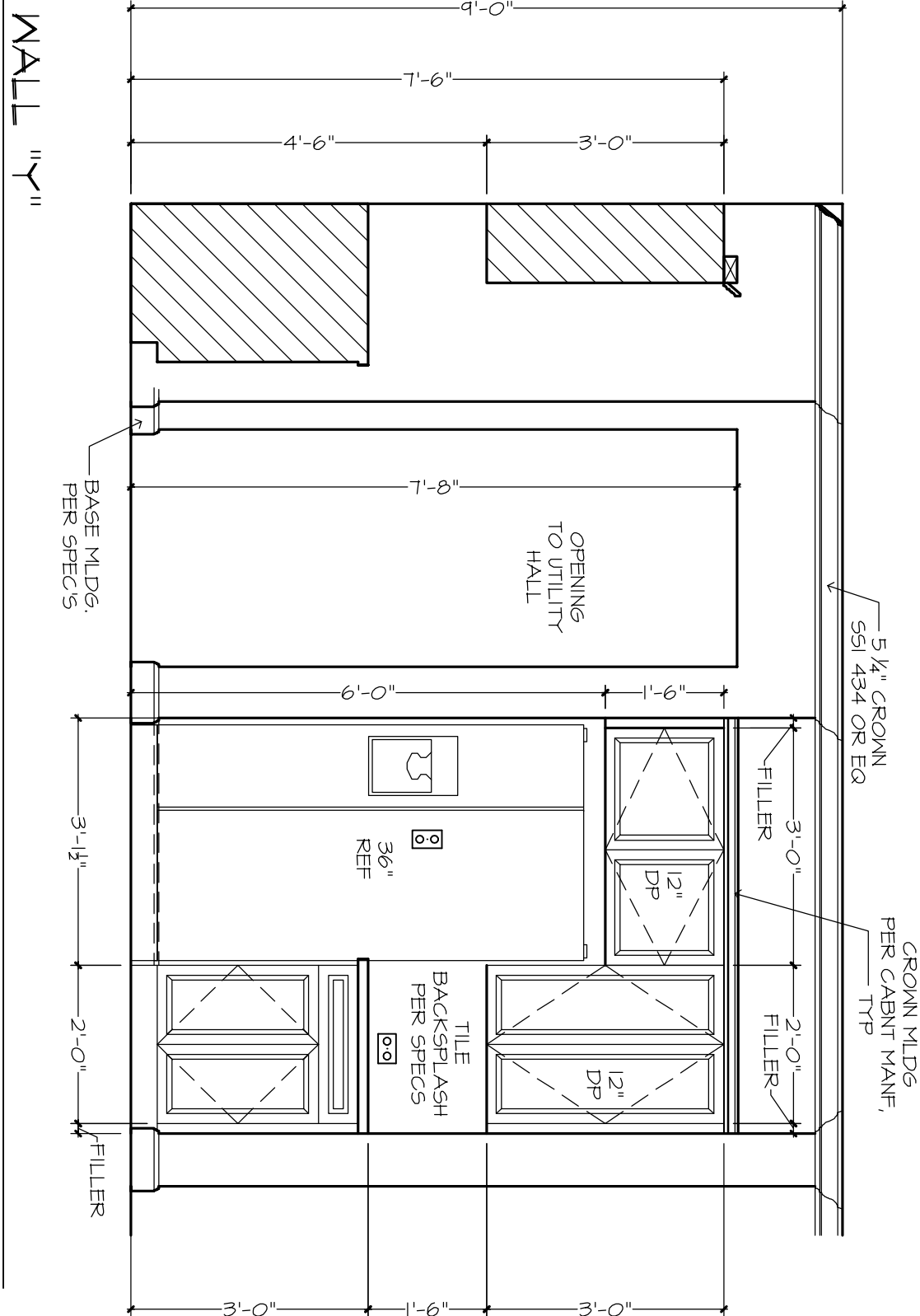
WALL "X"
GREAT ROOM

CASUAL DINING



WALL "Z"
CASUAL DINING

KITCHEN



WALL "Y"
KITCHEN

GENERAL NOTES:

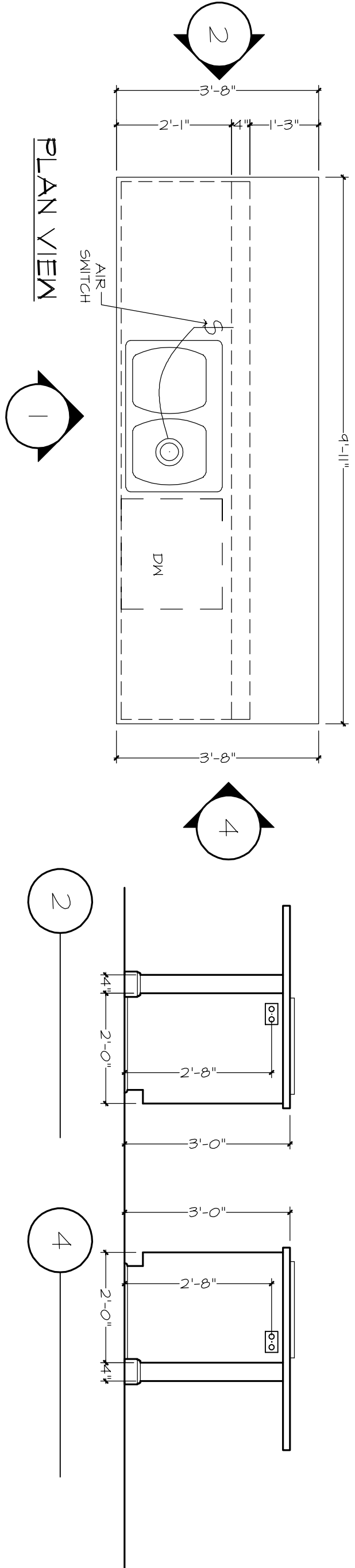
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REFER TO CABINET SHOP DRAWINGS FOR CABINET & VANITY TOP DIMENSIONS.

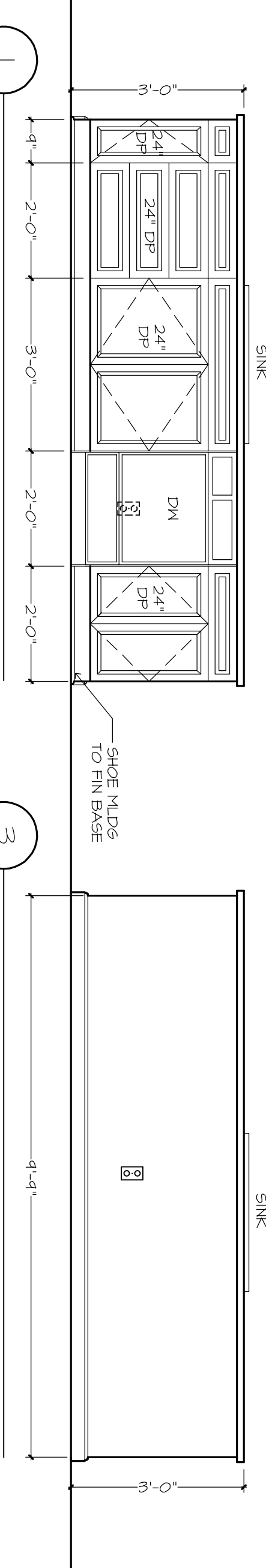
FOR STEPPED UPPER CABINETS, IF MODULAR CABINETS ARE SELECTED AND NOT BEHIND CABINETS WILL NEED TO BE BUILT OUT TO OBTAIN SPECIFIED DEPTH.

THE TOE KICK IS 4".

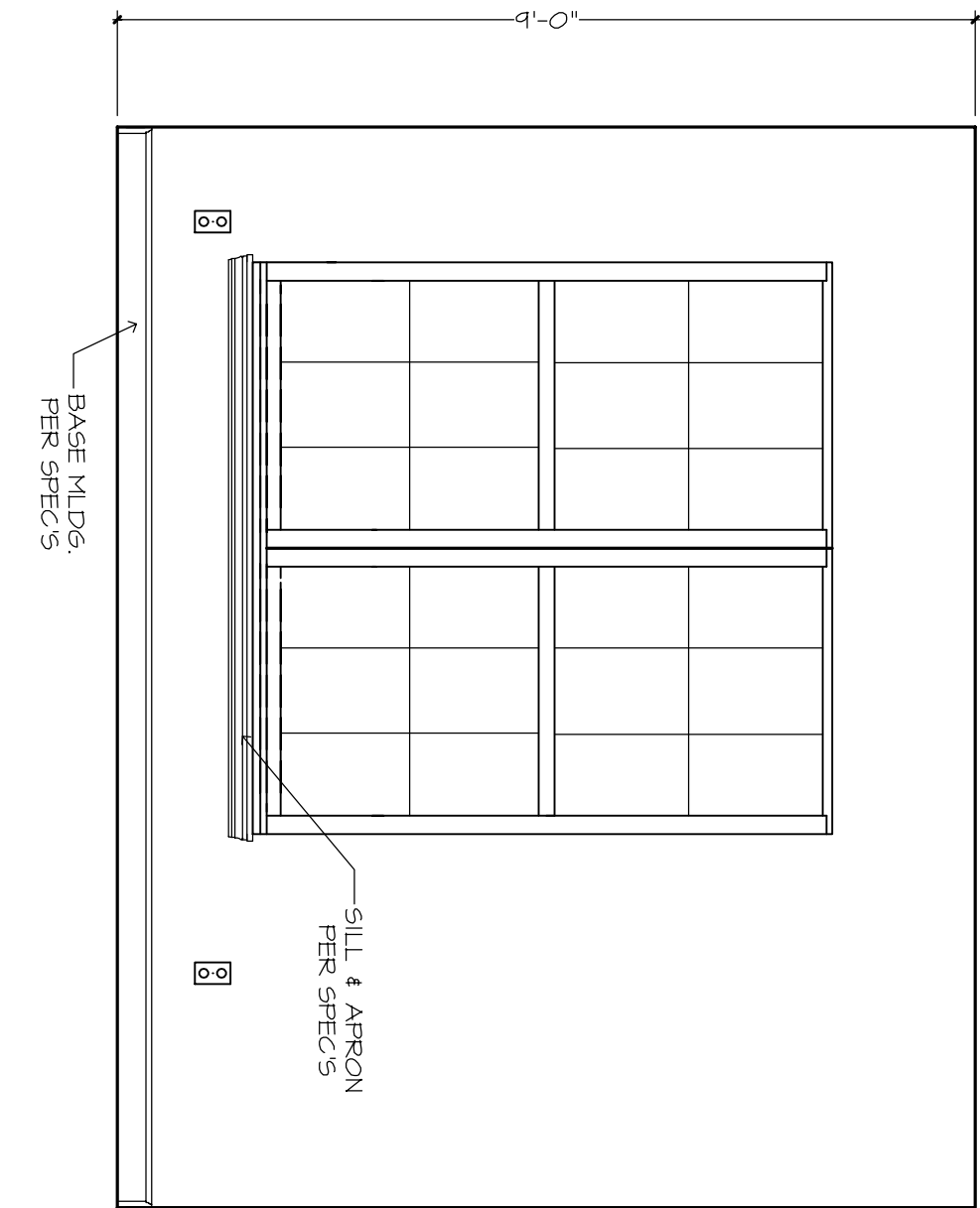
PLUMBING, TILE, BASE MOLD, DOOR CASING, & DECORATIVE LIGHTING & DECORATIVE MIRRORS ARE ILLUSTRATED FOR LOCATION PURPOSES ONLY. DIMENSIONS TO COMPLY WITH CURRENT STANDARDS FOR SIZES & SPECS.



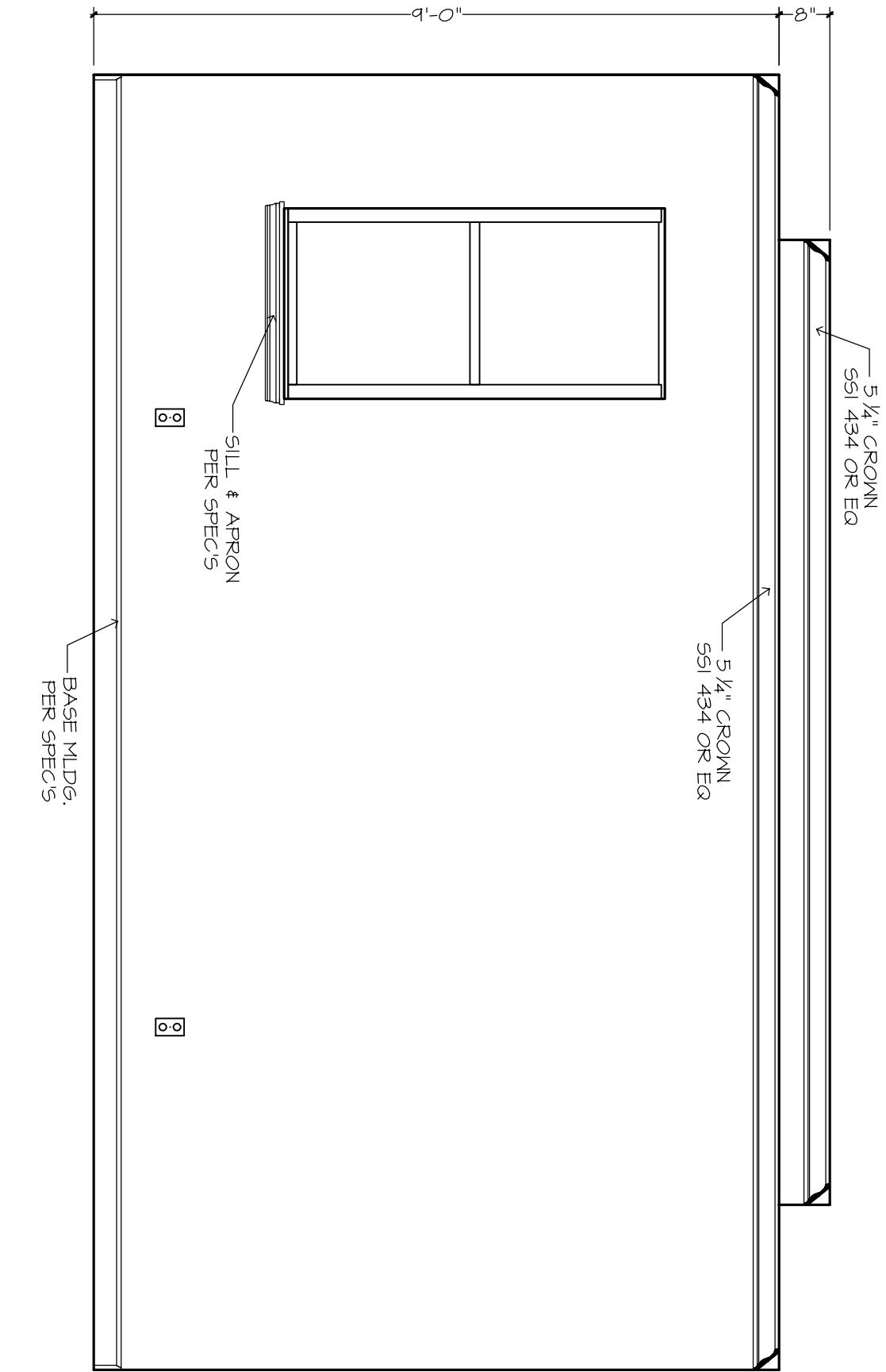
PLAN VIEW



KITCHEN ISLAND



WALL "Z"
DEN



WALL "M"
O. SUITE

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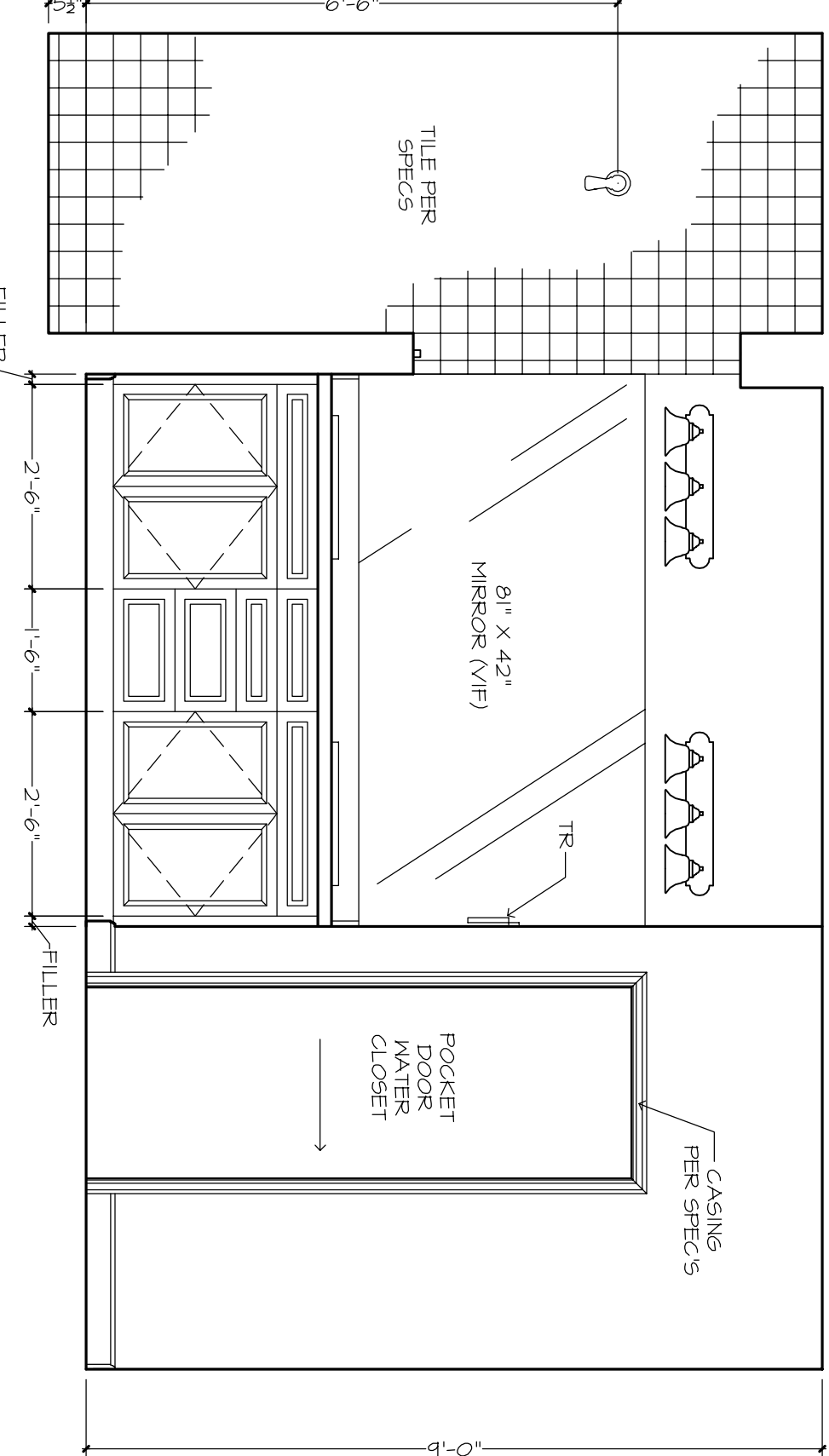
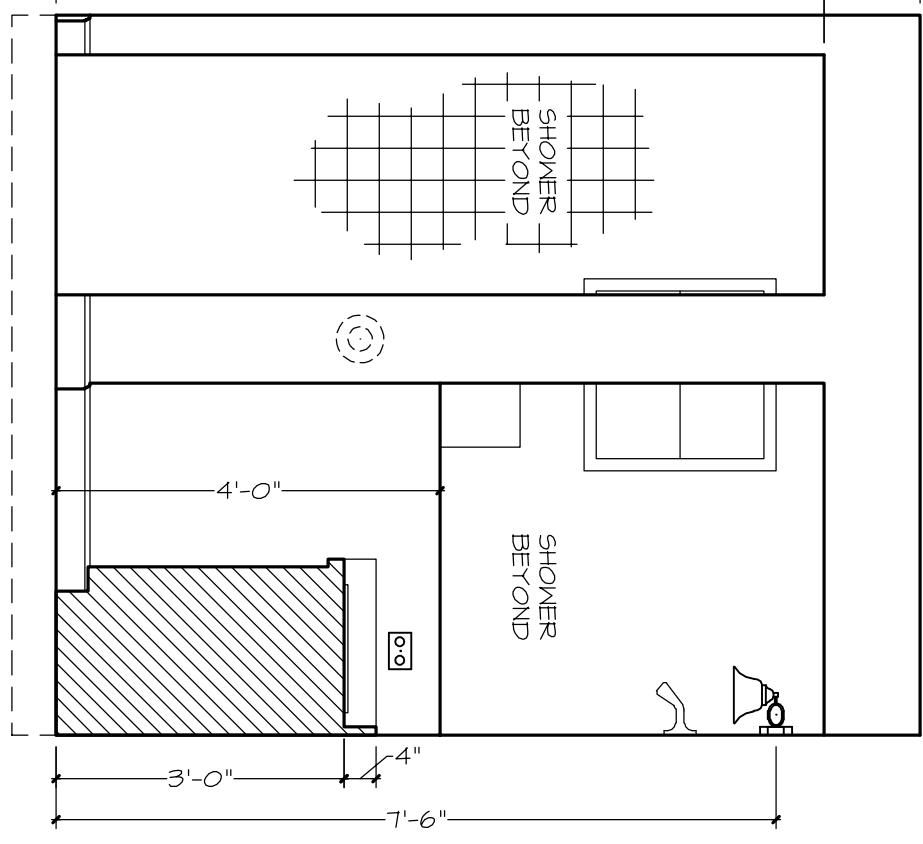
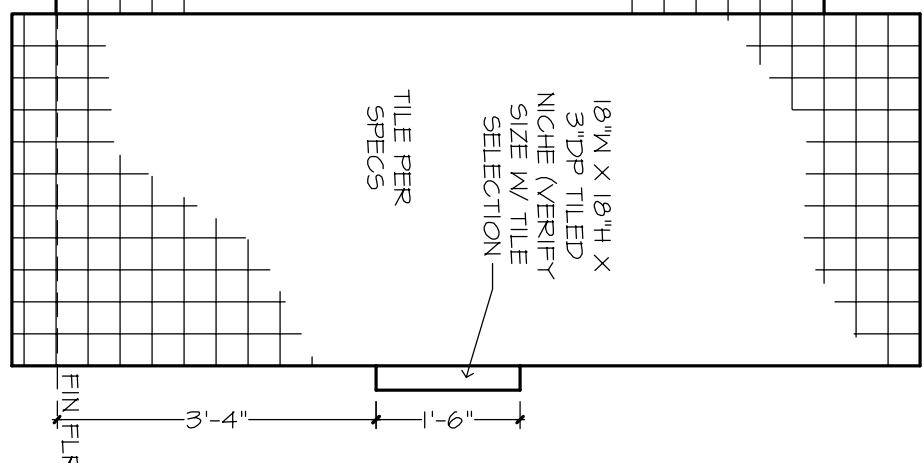
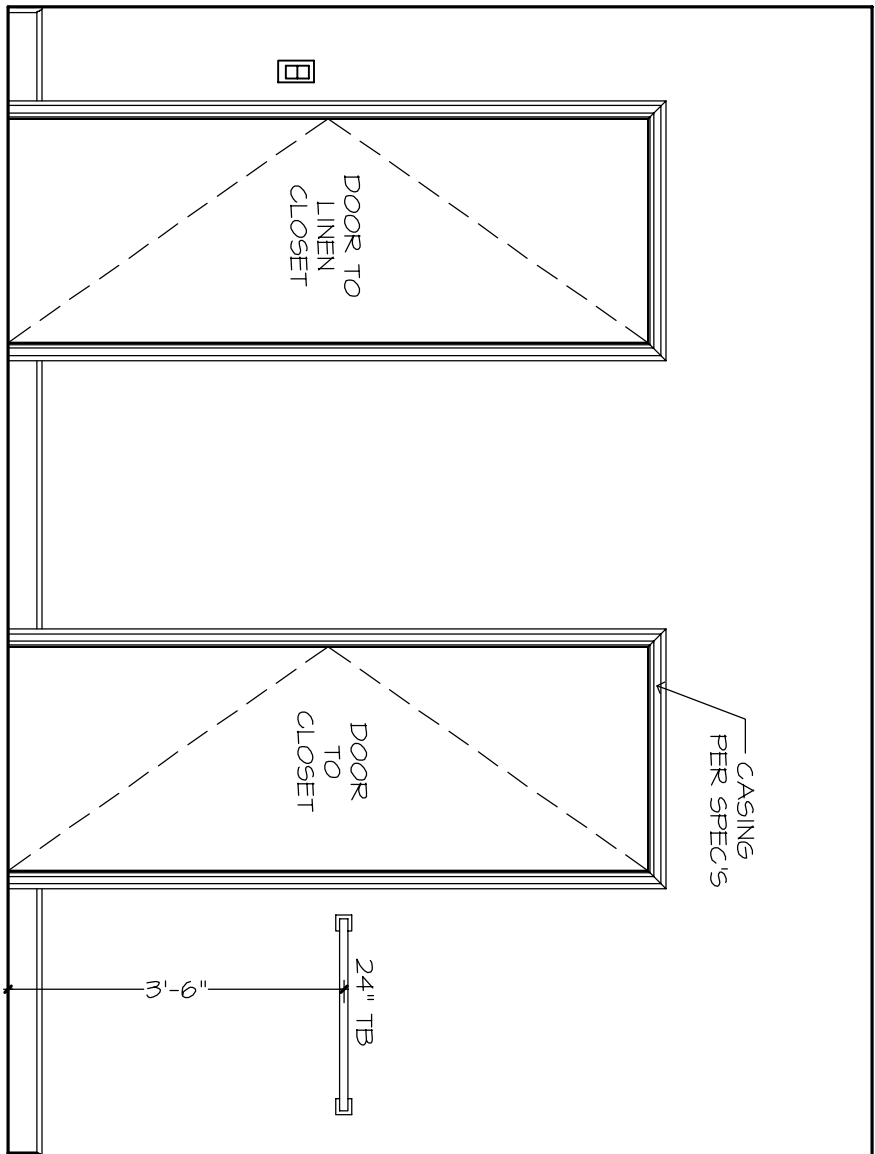
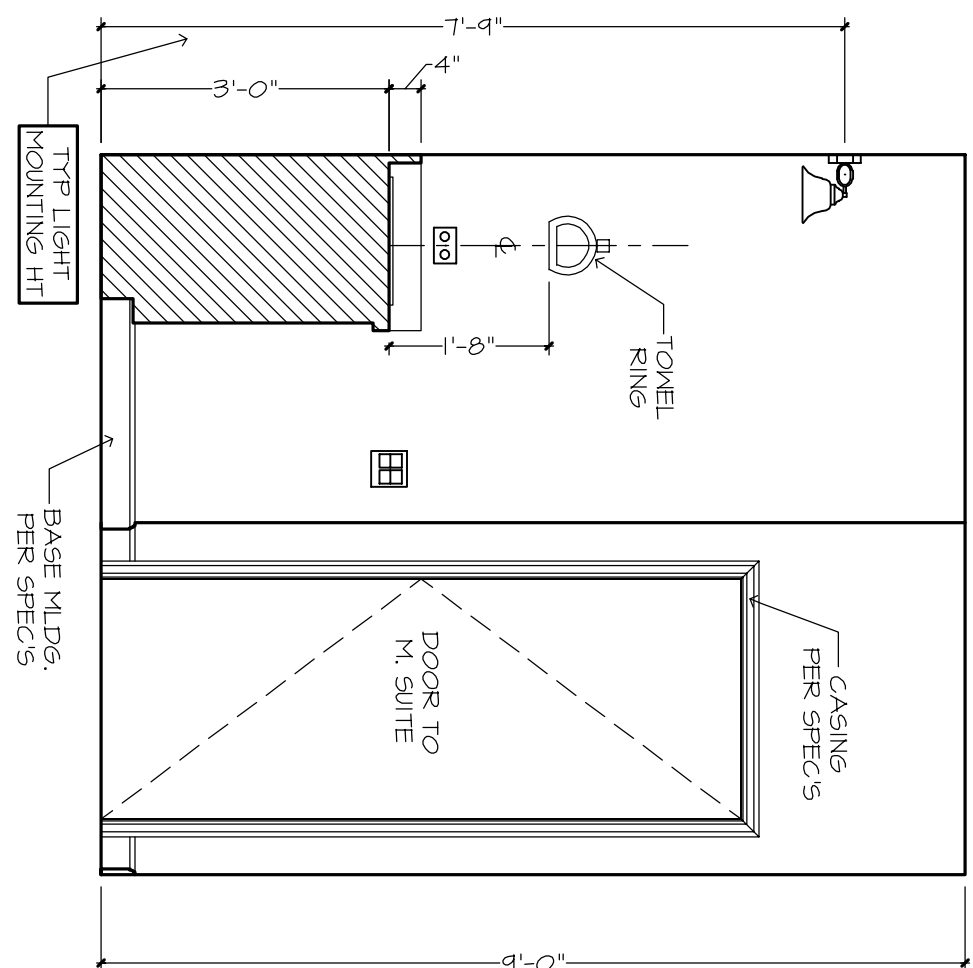
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04/24/20 RDW-A
10/05/20 RDW-A-1

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ENGINEER SHOWER VALVES
DO NOT NEED TO BE
DESIGNED - IF FIELD CONFLICT
EXISTS, NOTIFY THE DESIGNER.



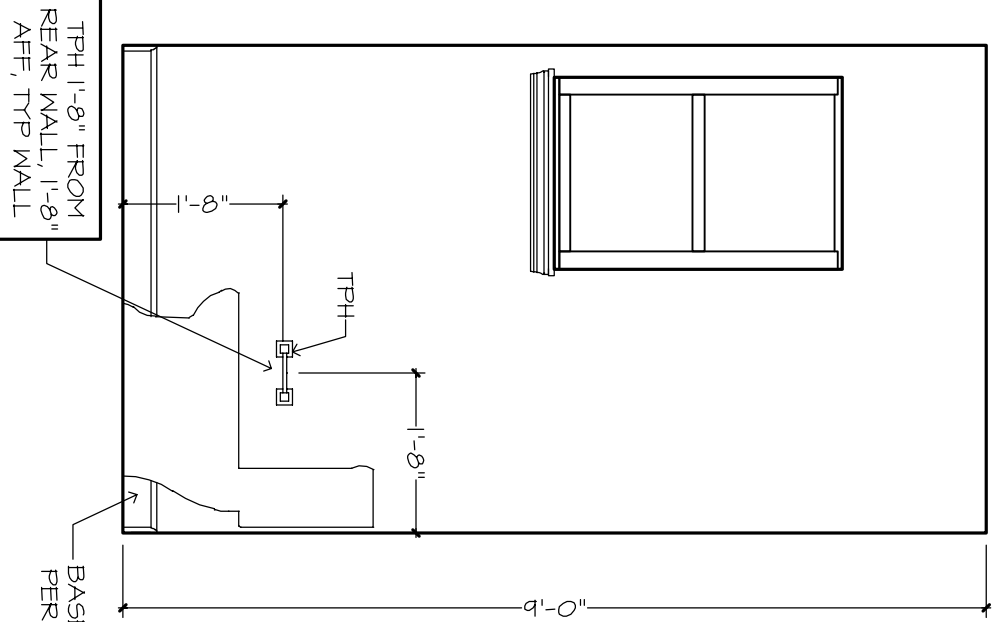
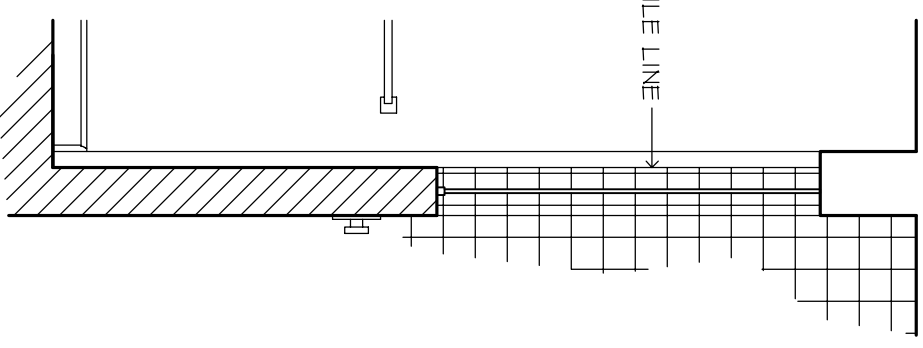
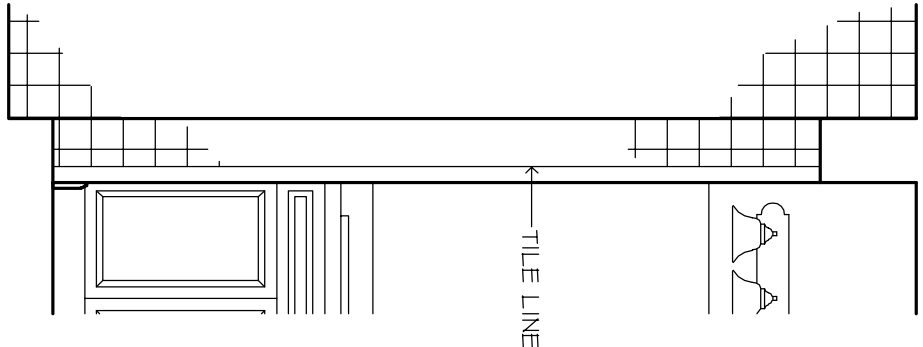
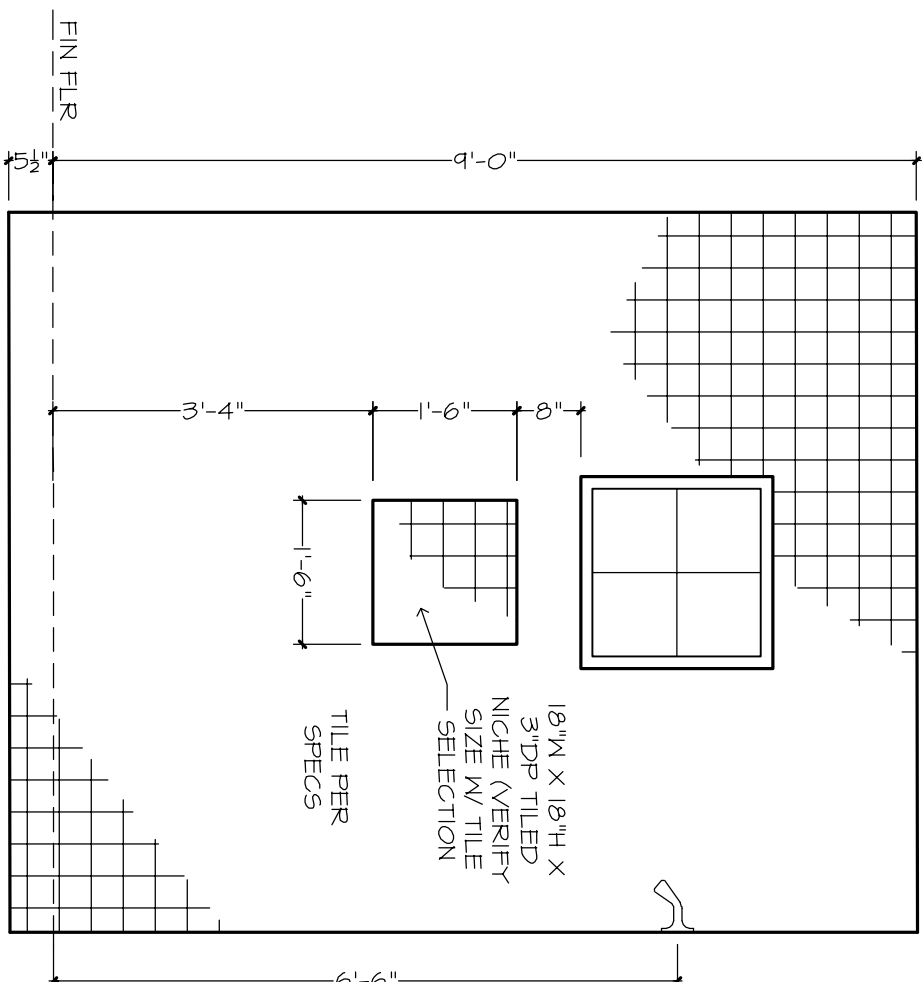
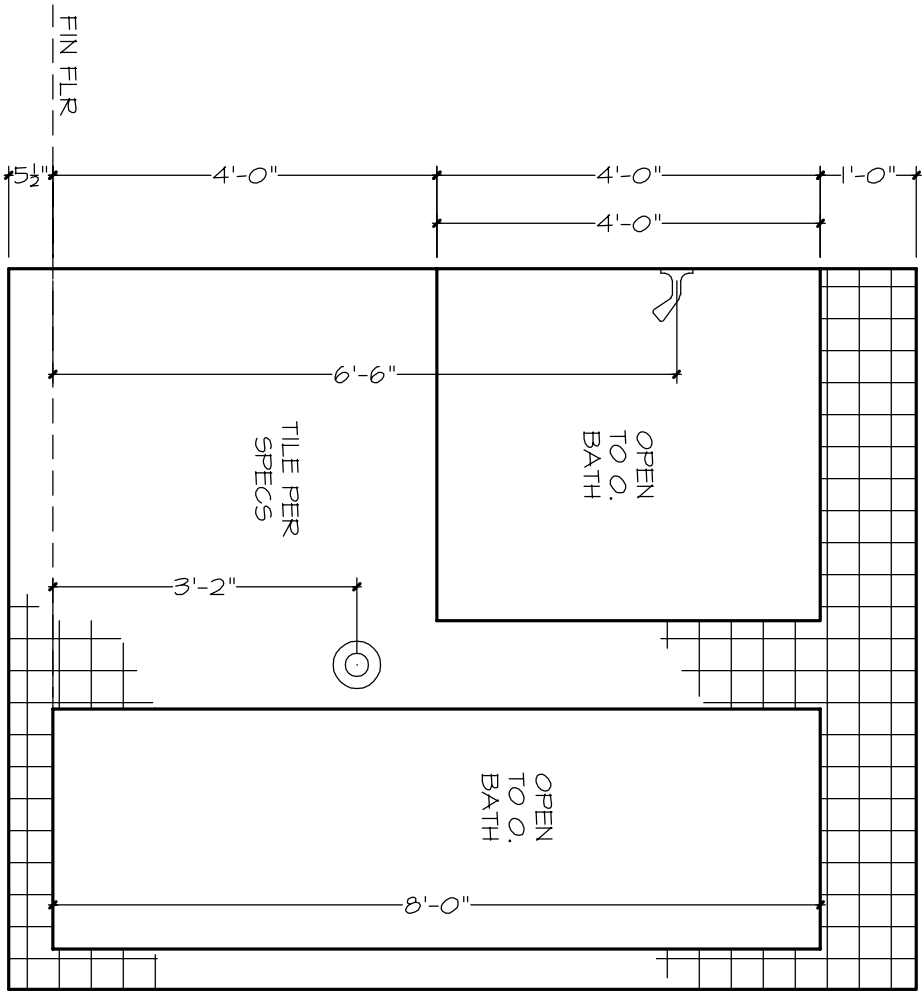
WALL "X"

WALL "Y"

WALL "Z"

WALL "V"

O. BATH



WALL "X"

WALL "Z"

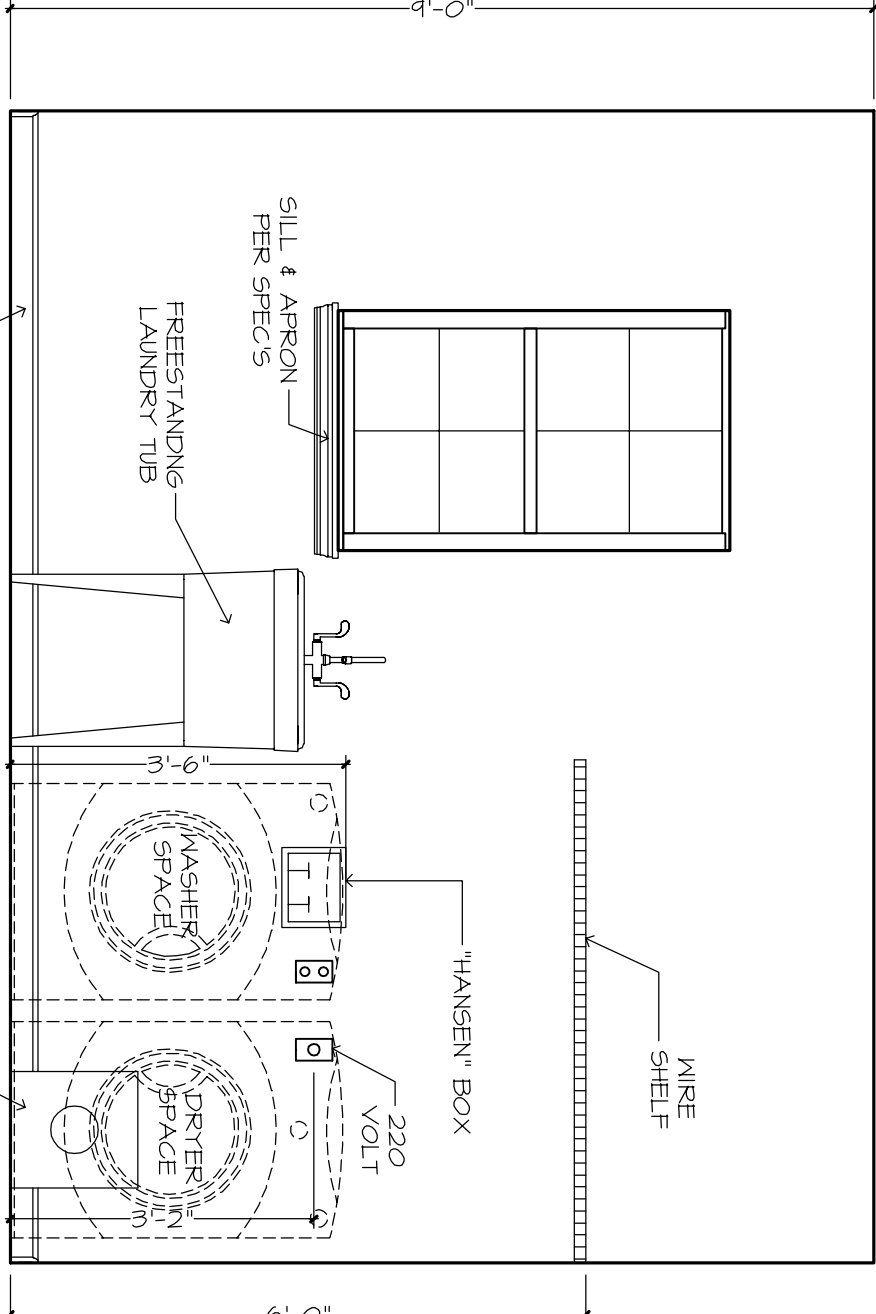
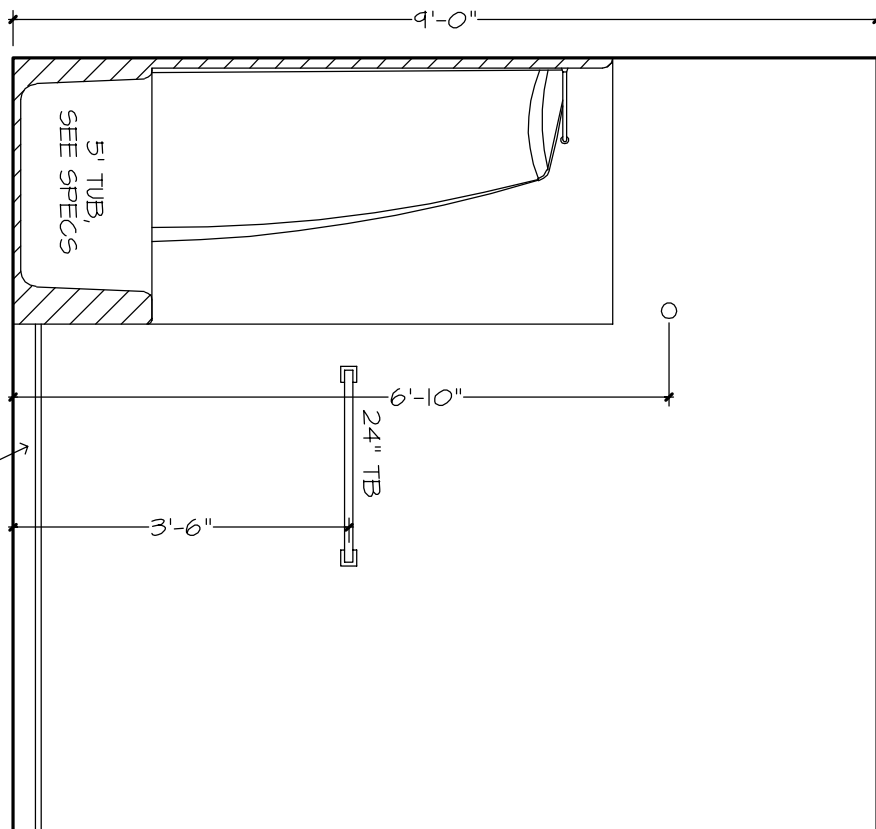
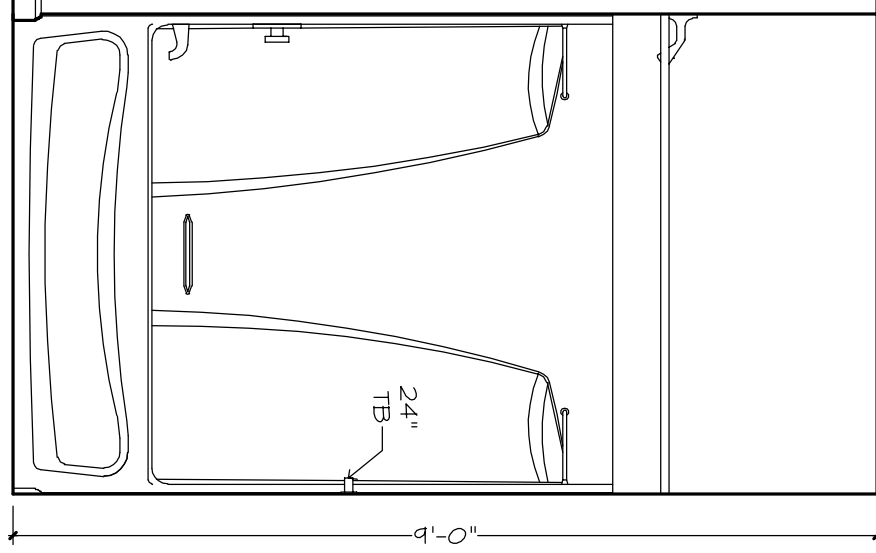
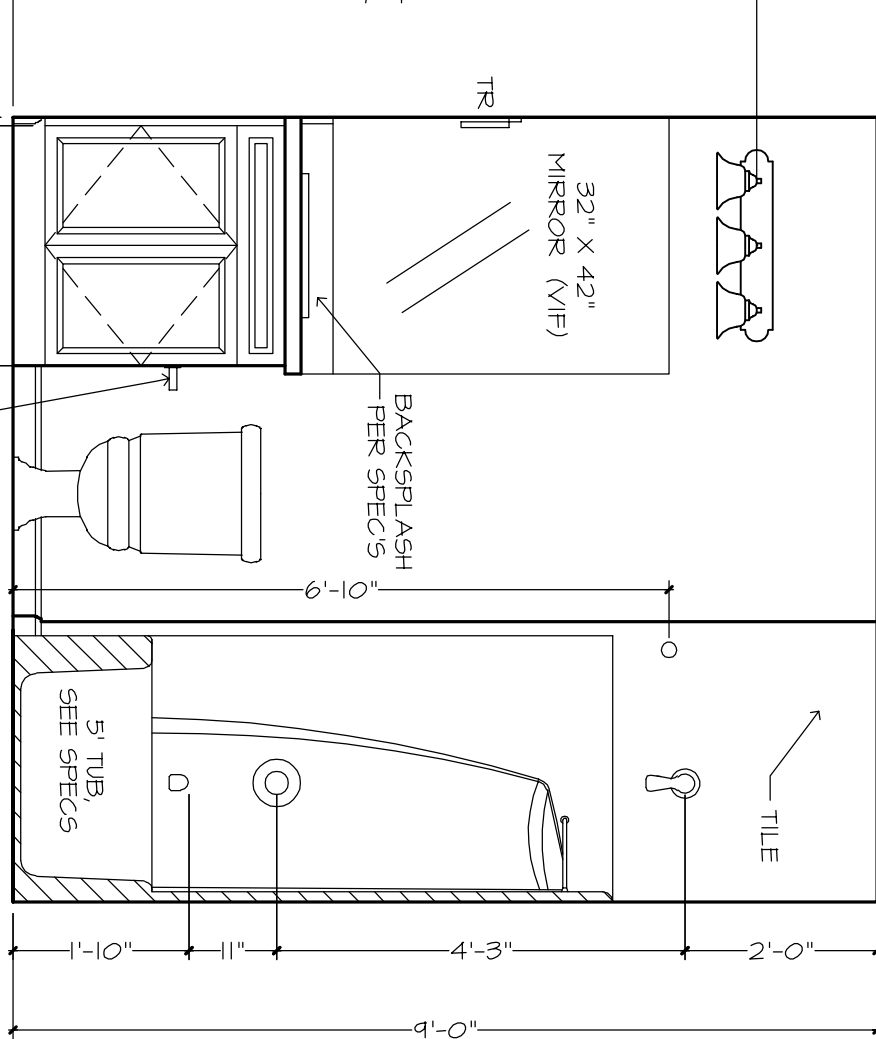
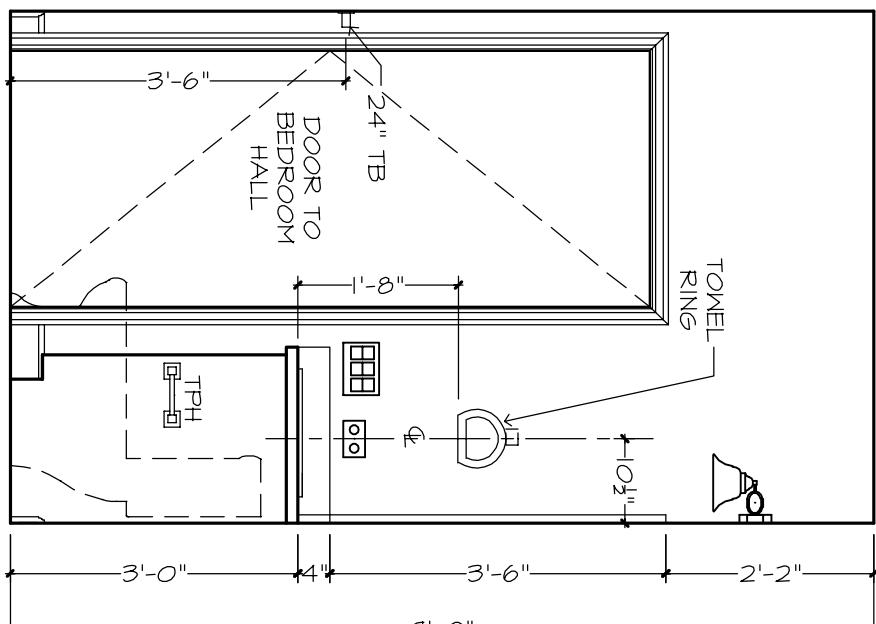
PARTIAL WALL "N"

PARTIAL WALL "Y"

WALL "V"

SHOWER WALL

O. BATH WC



WALL "X"

WALL "X"

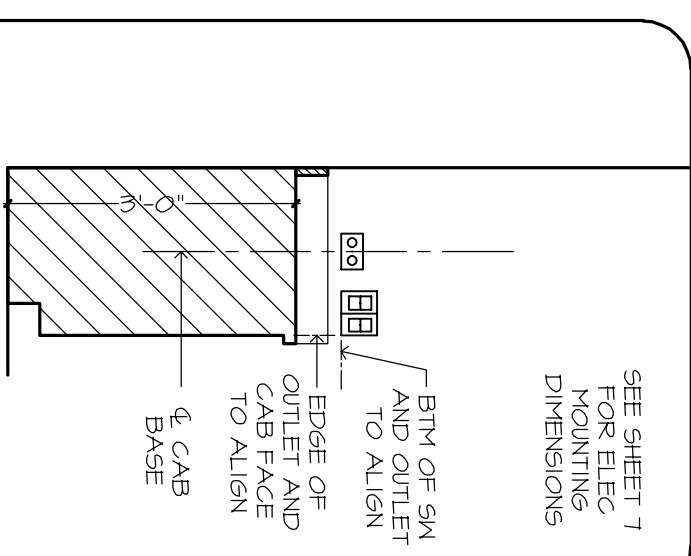
WALL "Y"

WALL "Z"

WALL "Z"

BATH 2

UTILITY



NOTE: ALL DIMENSIONS ARE FOR
ROUGH FRAMING
SCALE: 1/2" = 1'-0"

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TO OBTAIN SPECIFIED DEPTH.
THE TOE KICK IS 4".
PLUMBING, TILE, BASE MOLD, DOOR CASING, &
CROWN MOULDING SHALL BE INSTALLED BY THE
OWNER. ELECTRICAL SHALL BE INSTALLED BY THE
OWNER. ALL WORK SHALL BE IN ACCORDANCE WITH
LOCAL BUILDING CODES, ORDINANCES, AND LAWS.
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TO OBTAIN SPECIFIED DEPTH.
THE TOE KICK IS 4".

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8.1

O. BATH, BATH 2, & UTILITY
PLAN 1262F-STD-01-B
C.I.S. # 1 - 34
JOB # 06-2016-REDDOCH-A-1

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