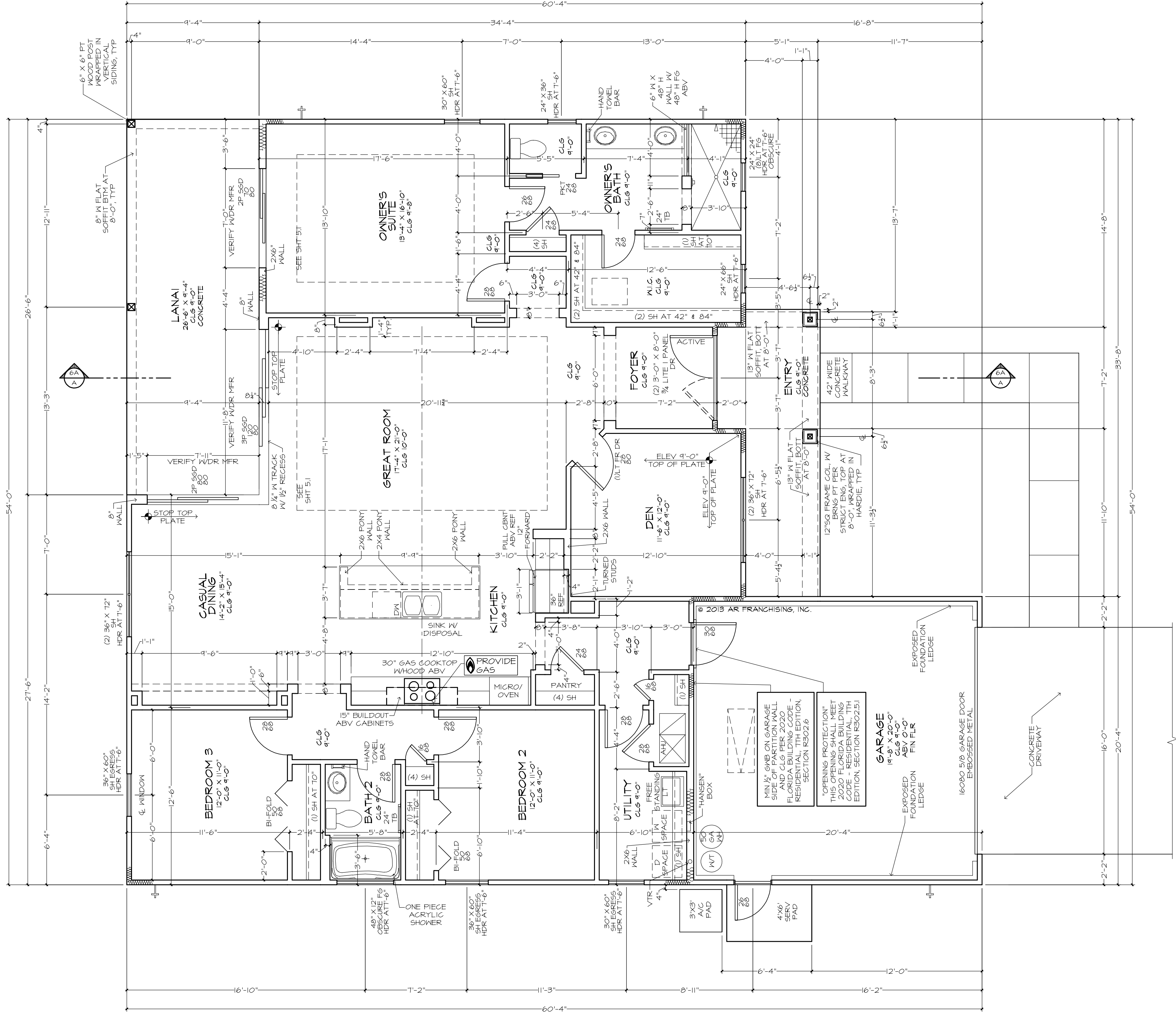
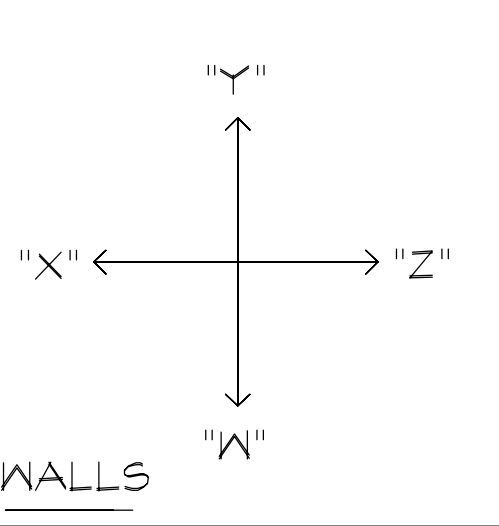




SQUARE FOOTAGES	
AREA	SQ. FT.
ENTRY	121 SF
GARAGE	412 SF
LANAI	241 SF
LIVING	2023 SF
TOTAL	2803 SF



FLOOR PLAN

PLAN 1202F-2F
JOB # 88-2304-A
C/13 T/110 24

24X36: 1/4"=1'-0"

18X24: 1/8"=1'-0"

THE HEATHER 1202F - THE MCKINZEY RESIDENCE

BUILDER: BRYAN ZEGHER HOMES, INC.

LAKE CITY, FLORIDA

AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

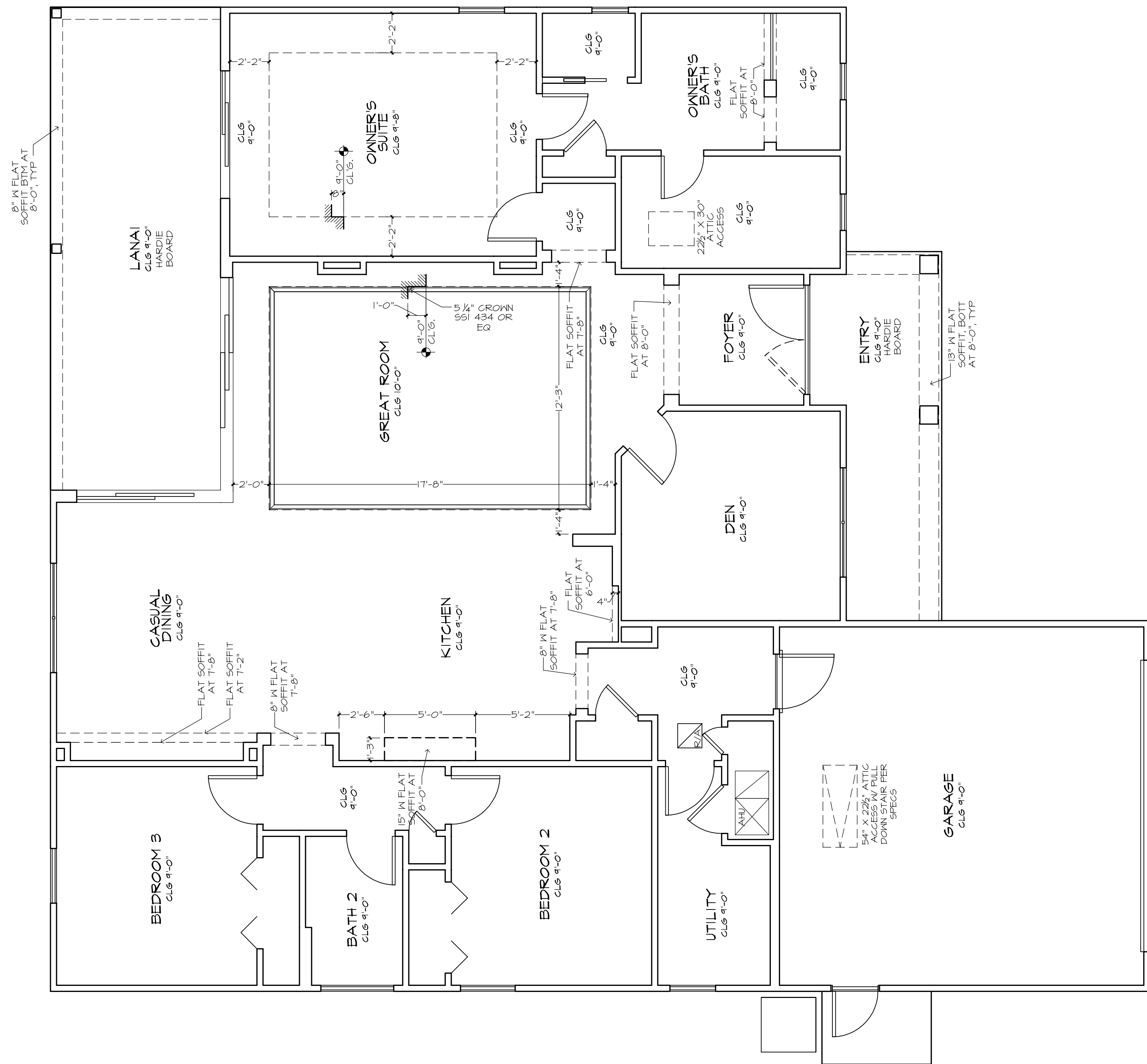
PLAN DISCLOSURE

ARTHEUR INTERIORS 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. RESIDENTS TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL BUILDING CODES, ORDINANCES, AND LAWS. HURRICANE CODES, PRE-ENGINEERED TRUSSES, FRAMING MEMBERS, FLASHING, AND MOISTURE PROTECTION BY THE CONTRACTOR. THE OWNER, CONTRACTOR (BUILDER), AND SUBCONTRACTORS ACKNOWLEDGE AND AGREE TO THIS DISCLOSURE.

05/04/23 MC - A
02/02/23 MC - A1

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



REFLECTED CEILING PLAN

PLAN 1262F-2F
JOB # 88-2304-A
C115 1 THRU 24

24x36: 1/4" = 1'-0"
18x24: 1/8" = 1'-0"

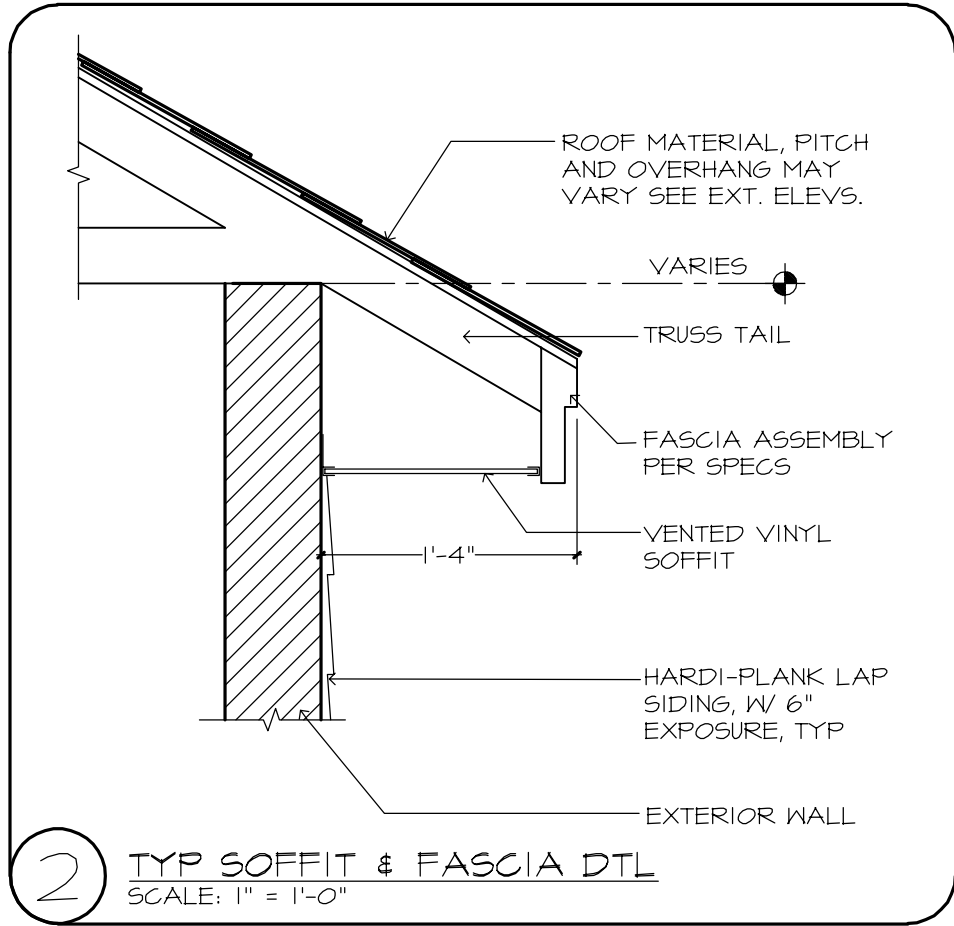
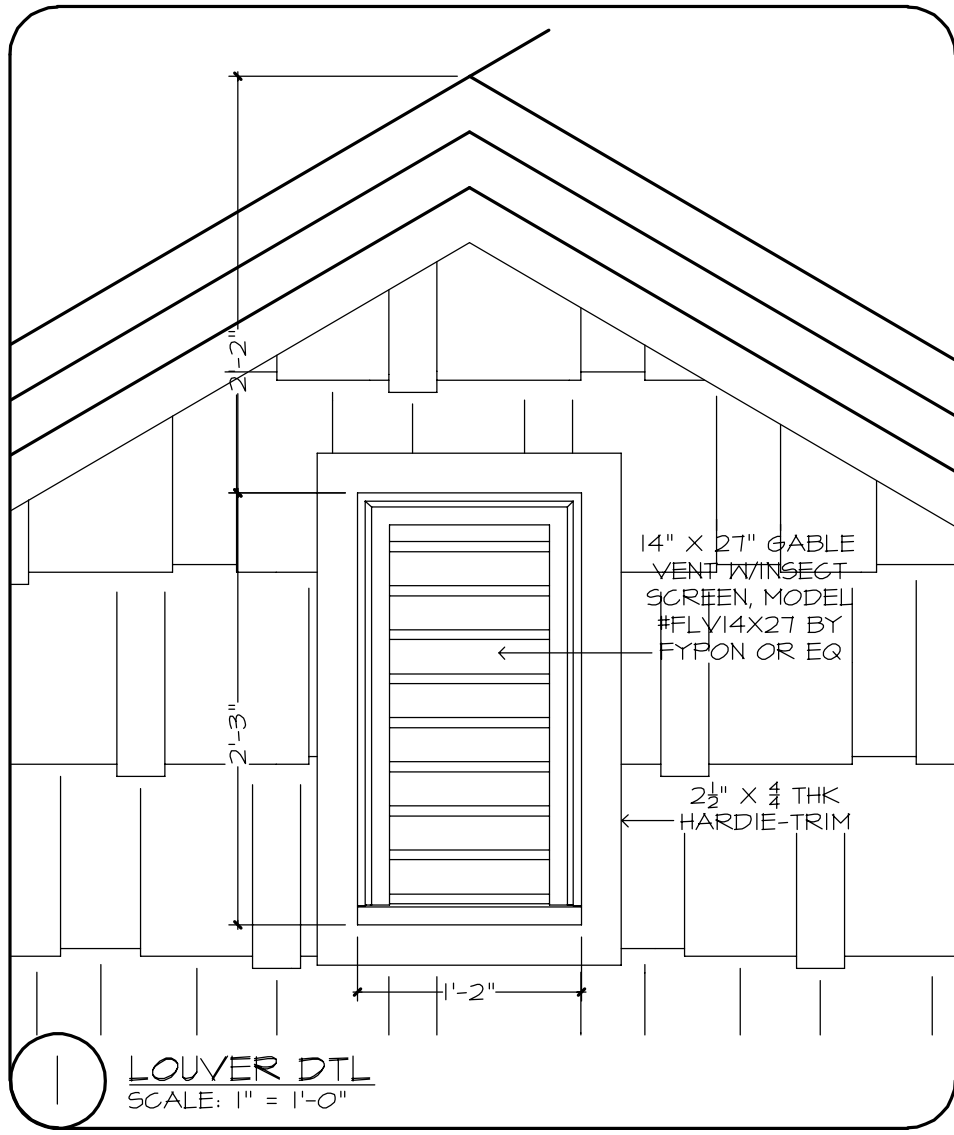
THE HEATHER 1262F - THE MCKINZEY RESIDENCE
BUILDER: BRYAN ZECHEH HOMES, INC.
 LAKE CITY, FLORIDA
 AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

PLAN DISCLOSURES

ARTHUR RUTENBERG HOWES INC., THE DESIGNER, IS RESPONSIBLE FOR THE AESTHETIC DESIGN ONLY AS REPRESENTED IN THESE DRAWINGS (PLANS), BUT NOT FOR ANY STRUCTURAL INFORMATION INCLICDED 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, IN ADDITION TO BUT NOT LIMITED TO THE FOLLOWING, EGRESS, FIRE SAFETY, TECHNICAL CODES, FLOOD ZONE CRITERIA, HURRICANE CODES, PRE-ENGINEERED TRUSSES, TRAVING MEMBERS, FLASHING, AND MOISTURE PROTECTION BY USE OF THESE DRAWINGS. THE OWNER, CONTRACTOR (BUILDER), AND SUBCONTRACTORS ACKNOWLEDGE AND AGREE TO

05/04/23 MK - A
05/15/23 MK - AI

‘RHOMES’



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.
- 2X6 SUBFASCIA W/ GALVANIZED DRIP EDGE
- ROOF MATERIAL - 30 YEAR FIBERGLASS LAMINATED DIMENSIONAL SHINGLES
- SOFFIT - VINYL VENTED
- ROOF SHEATHING - OSB 1/2"

FRAMING PLAN DISCLAIMER

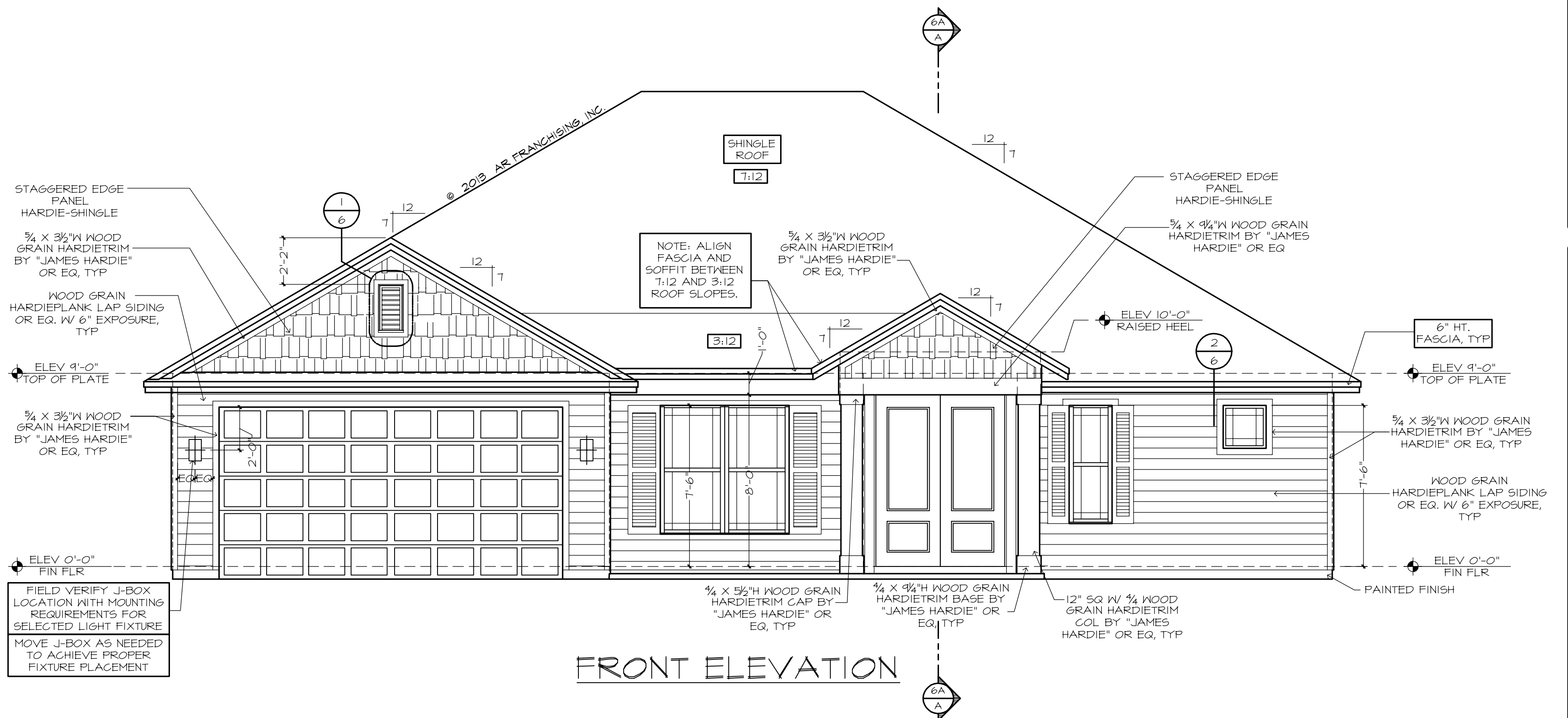
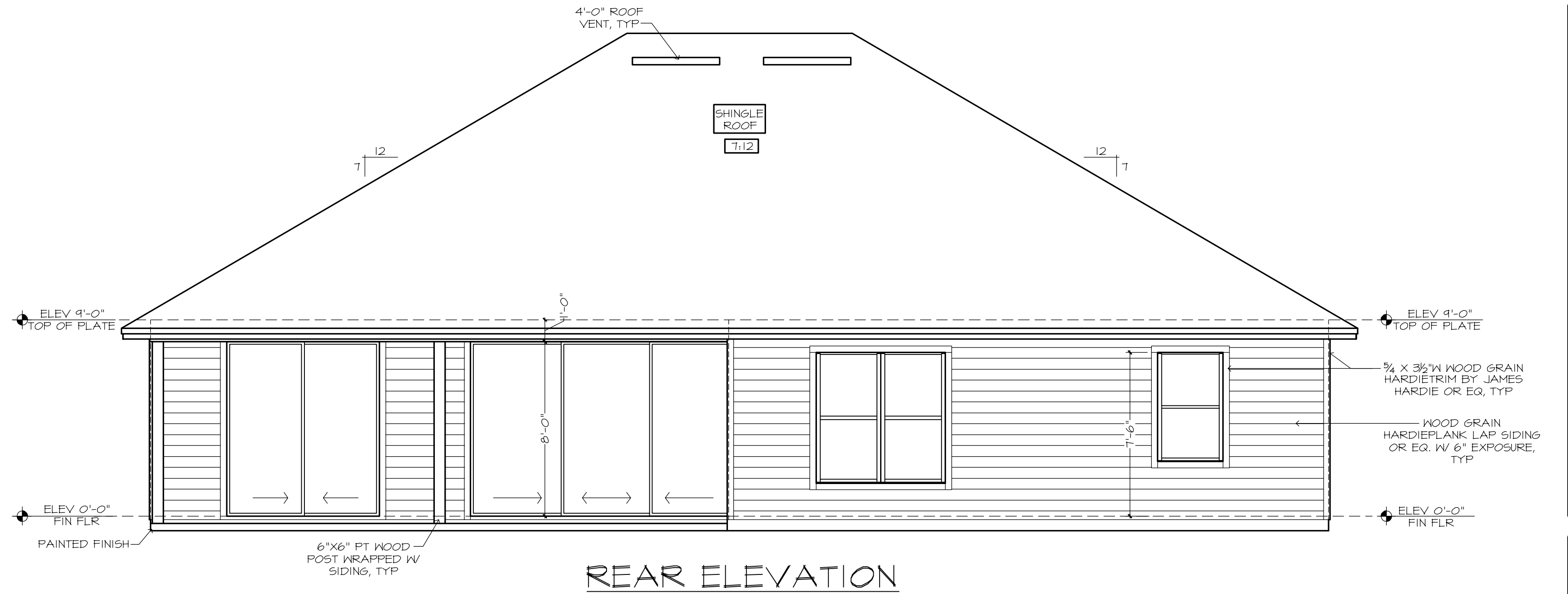
THE FRAMING PLANS REPRESENTED IN THESE DRAWINGS ARE INTENDED TO ESTABLISH PROPOSED FRAMING MEMBER LOCATIONS, FRAMING MEMBER DEPTH, POTENTIAL BEARING LOCATIONS AND ELEVATIONS, AND IS IN NO WAY INTENDED TO BE INTERPRETED AS STRUCTURAL ENGINEERED DRAWINGS. THE CONTRACTOR (BUILDER) SHALL ENSURE THAT THE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

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.

!! 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.



THE FRAMING PLANS REPRESENTED IN THESE DRAWINGS ARE INTENDED TO ESTABLISH PROPOSED FRAMING MEMBER LOCATION, FRAMING MEMBER SIZE, 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.

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.

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.



05/04/23 MK - A
05/15/23 MK - AI

THE HEATHER 1262F - THE MCKINZEY RESIDENCE
BUILDER: BRYAN ZECHER HOMES, INC.
 LAKE CITY, FLORIDA
 AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

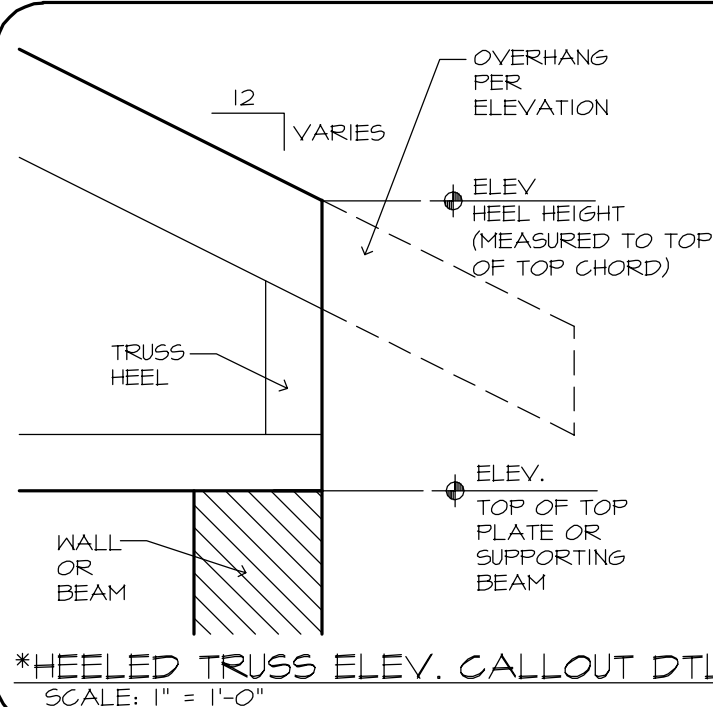
6a

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.

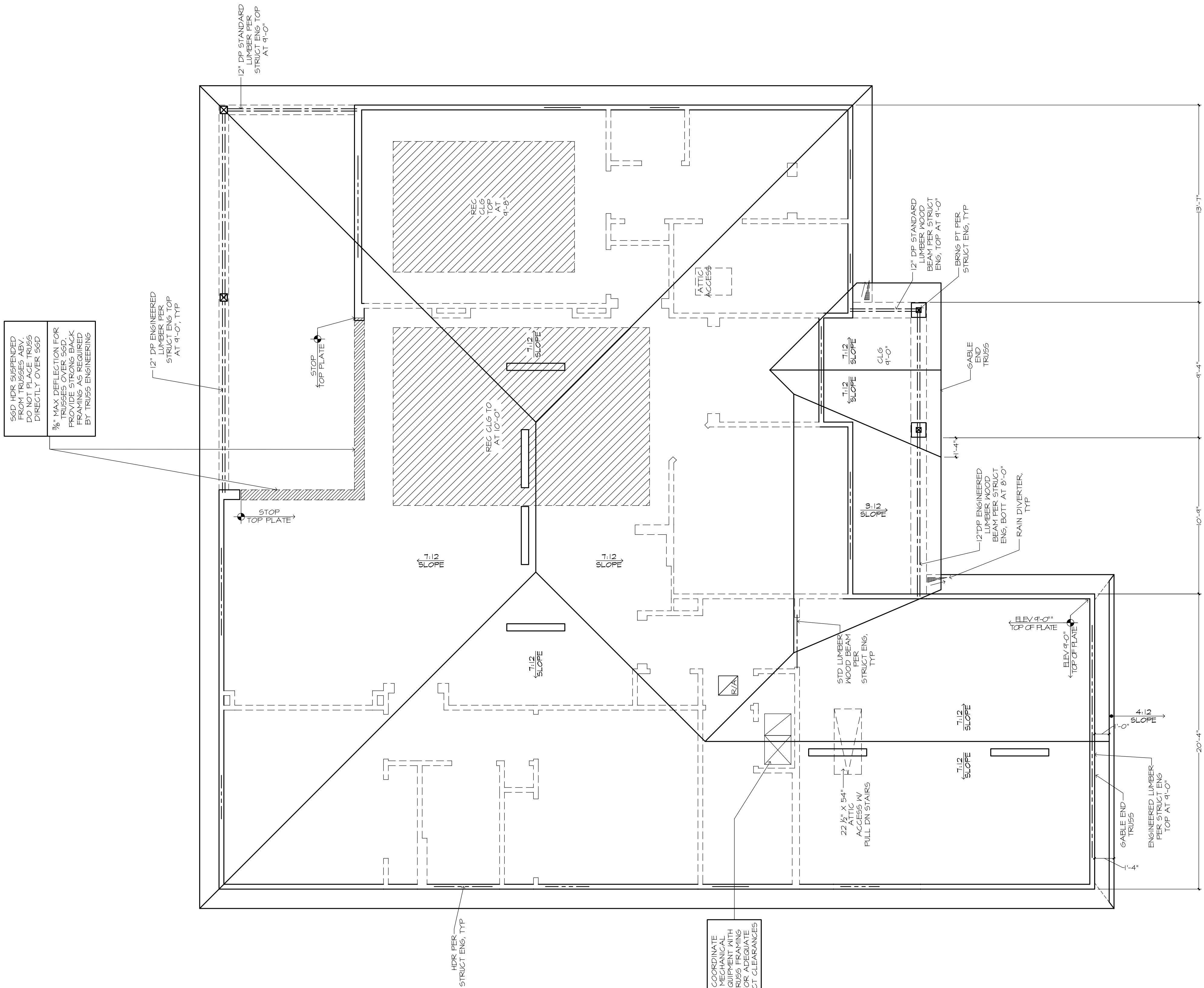
THE FRAMING PLANS REPRESENTED IN THESE DRAWINGS ARE INTENDED TO ESTABLISH PROPOSED FRAMING MEMBER LOCATIONS, FRAMING MEMBER DEPTH, POTENTIAL BEARING LOCATIONS AND ELEVATIONS, AND IS IN NO WAY INTENDED TO BE INTERPRETED AS STRUCTURAL ENGINEERED DRAWINGS. THE CONTRACTOR (BUILDER) SHALL ENSURE THAT THE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

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.



INSULATION - ATTIC - R-38 BLOWN INSULATION
ROOF SHEATING - OSB 1/2"
2X6 SUBFASCIA W/6" ALUM- FASCIA AND GALV. Drip EDGE
VINYL VENTED SOFFITS
SHINGLE ROOF
ALL OVERHANGS TO BE 1'-4" ± 1" ON AT GABLE ENDS UNLESS NOTED OTHERWISE
PROVIDE SOLID BLOCKING BELOW ALL KNEEWALLS AND OVER FRAMING PER TRUSS MFR. AND STRUCT ENG.
SEE SHEET 51 FOR CLG HEIGHTS, NEG. CLG SIZES AND LOCATIONS
ALL SOFFITS SHALL BE FLAT, ALL FASCIAS SHALL BE FLUMB GABLE ENDS SHALL BE RAKED UNLESS NOTED OTHERWISE
ALL ROOF PITCHES TO BE 7:12 UNLESS



05/04/23 MK - A
05/15/23 MK - AI

PLAN DISCLOSURE

ARTHUR RUTENBERG ARCHES 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 (BUILDERS) IS RESPONSIBLE BOTH FOR CONSTRUCTING THESE PLANS AND CONSTRUCTING THE BUILDING TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL BUILDING CODES, ORDINANCES, AND LAWS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: FIRE RESISTANCE, EGRESS, MECHANICAL, GOOD WOOD CARE, AND FINISHES. THE OWNER, CONTRACTOR (BUILDER), SUBCONTRACTORS, ACKNOWLEDGE AND AGREE TO THIS DISCLOSURE.

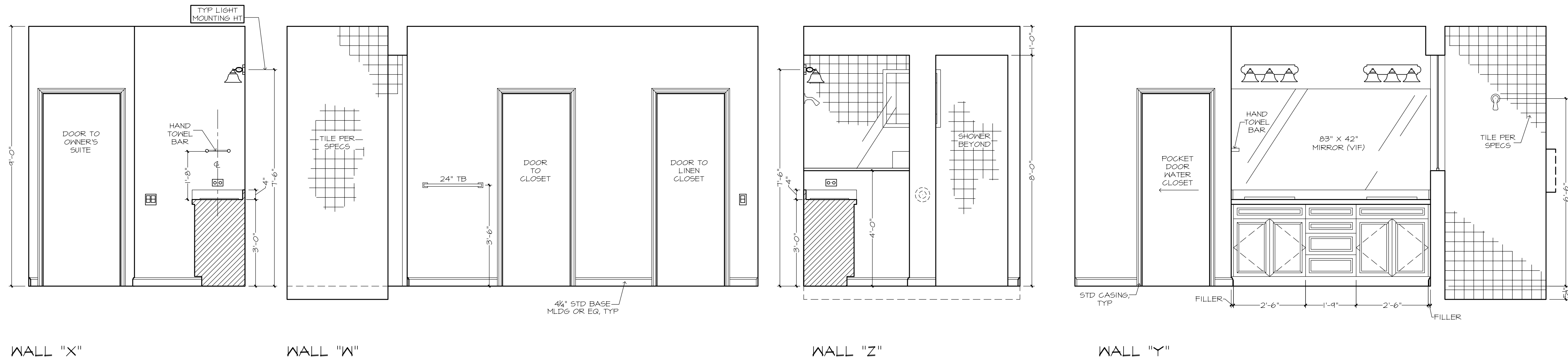
THE HEATHER 1262F - THE MCKINZEY RESIDENCE
BUILDER: BRYAN ZECHER HOMES, INC.
 LAKE CITY, FLORIDA
 AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

ROOF PLAN

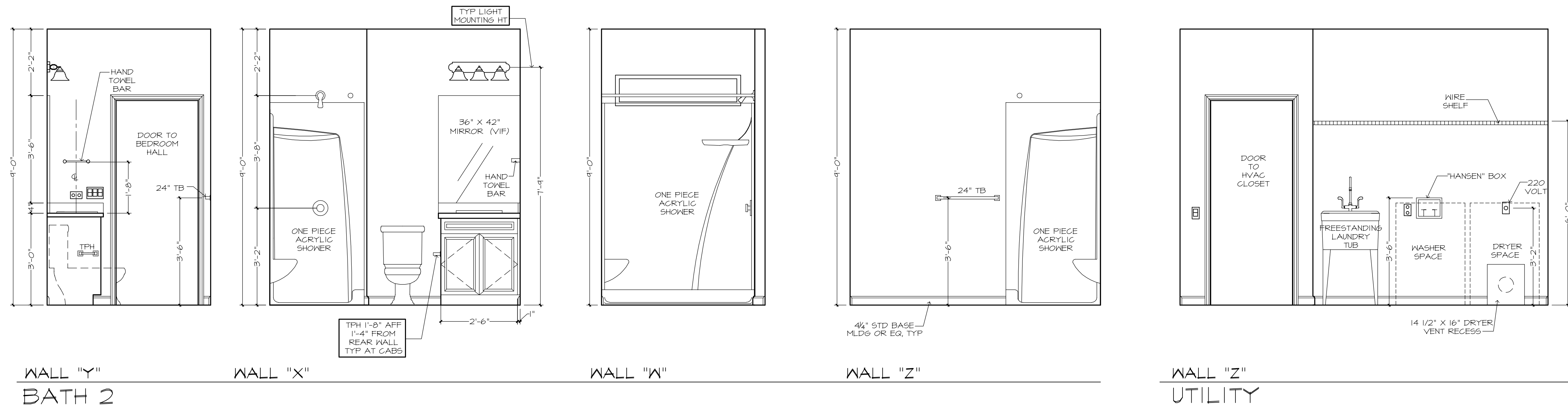
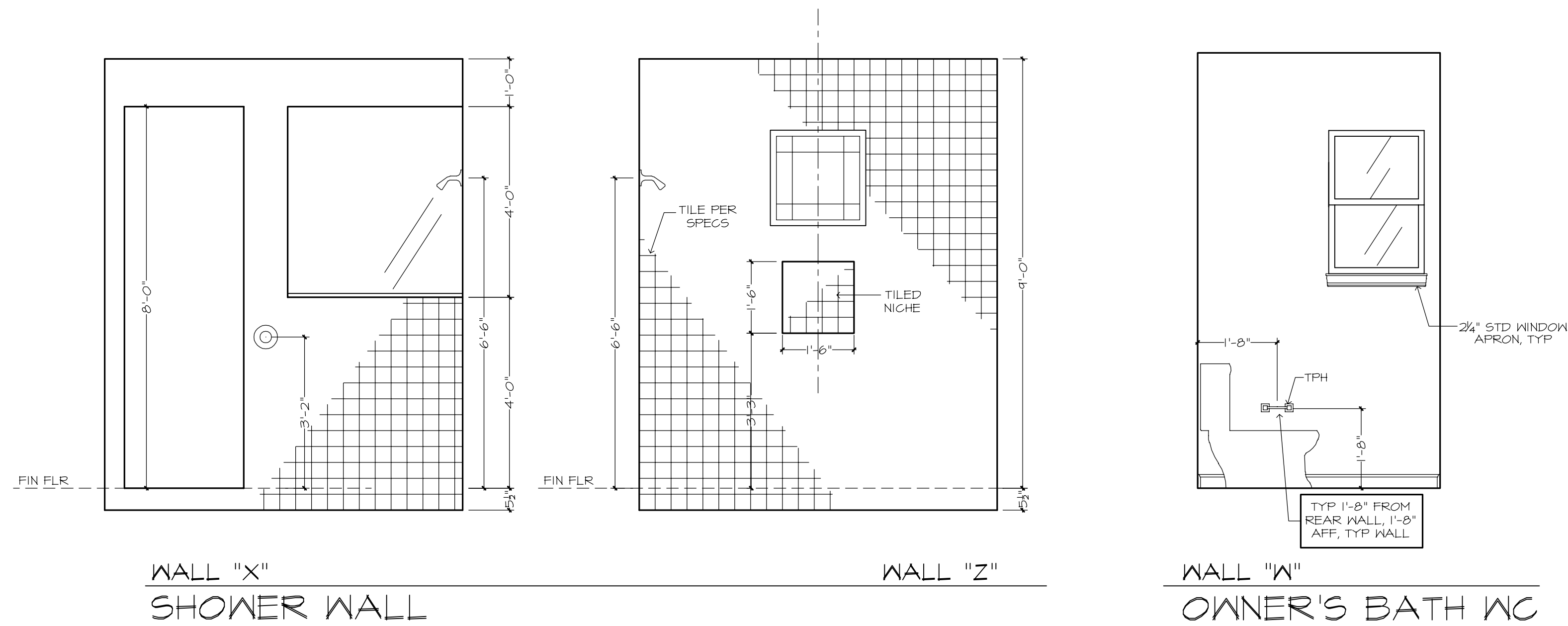
PLAN 1263F-2F
 JOB # 88-2304-A
 C.I.S. # 1 THU 24
 "TRADITIONAL"

24X36: 1/4" = 1'-0"
 18X24: 1/8" = 1'-0"

6b



OWNER'S BATH



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.

INTERIOR WALL FINISH TO BE LIGHT ORANGE PEEL WITH SQUARE CORNER BEAD

INTERIOR CEILING FINISH TO BE A SINGLE KNOCKDOWN