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THE HEATHER 1262F - GARBER RESIDENCE

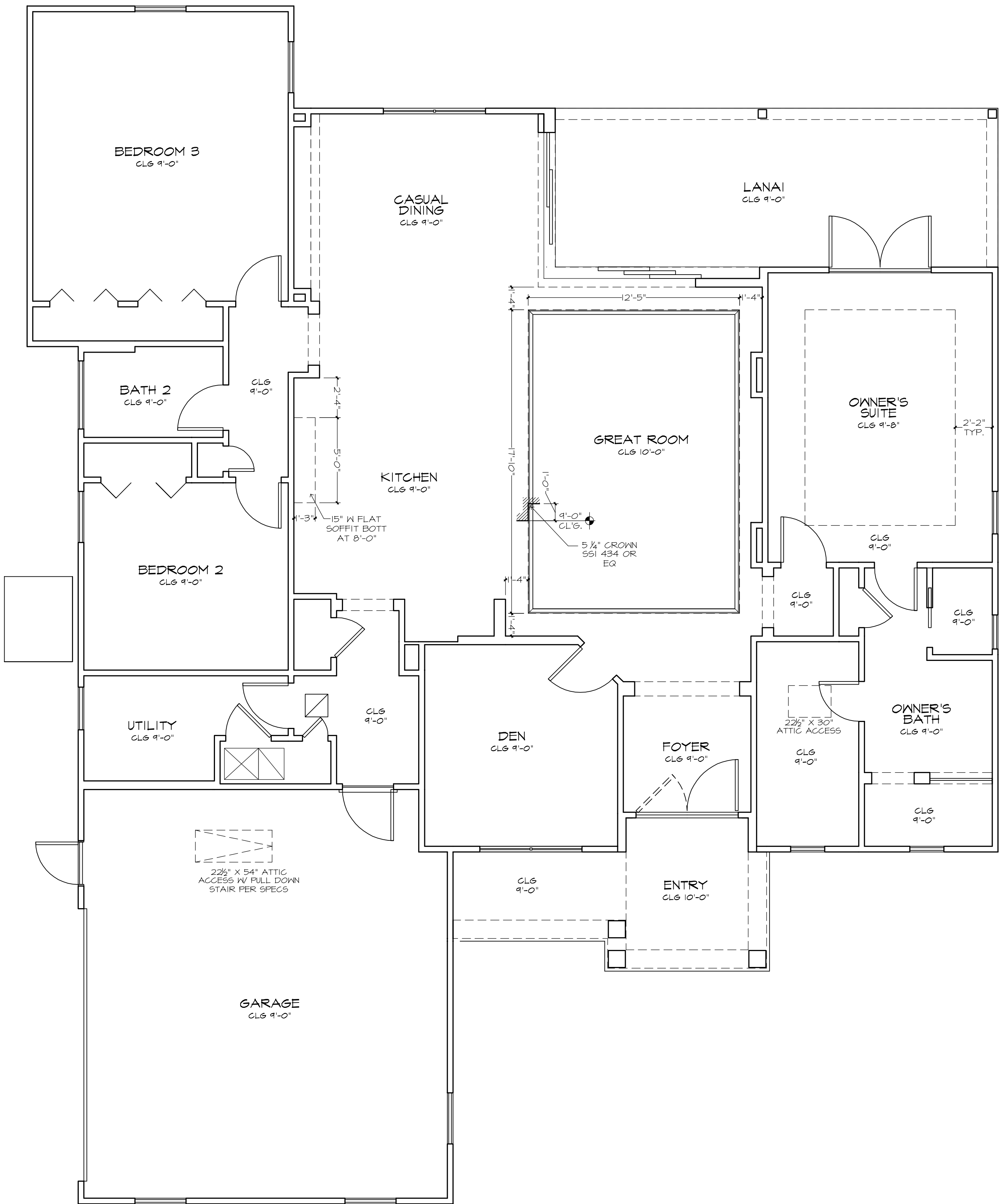
BUILDER: BRYAN ZECHER HOMES, INC.

LAKE CITY, FLORIDA
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

COVER SHEET

PLAN 1262F-25-01-13"
JOB # 08-2010-A
C1/S # 1 THRU 24
"TRADITIONAL"

0



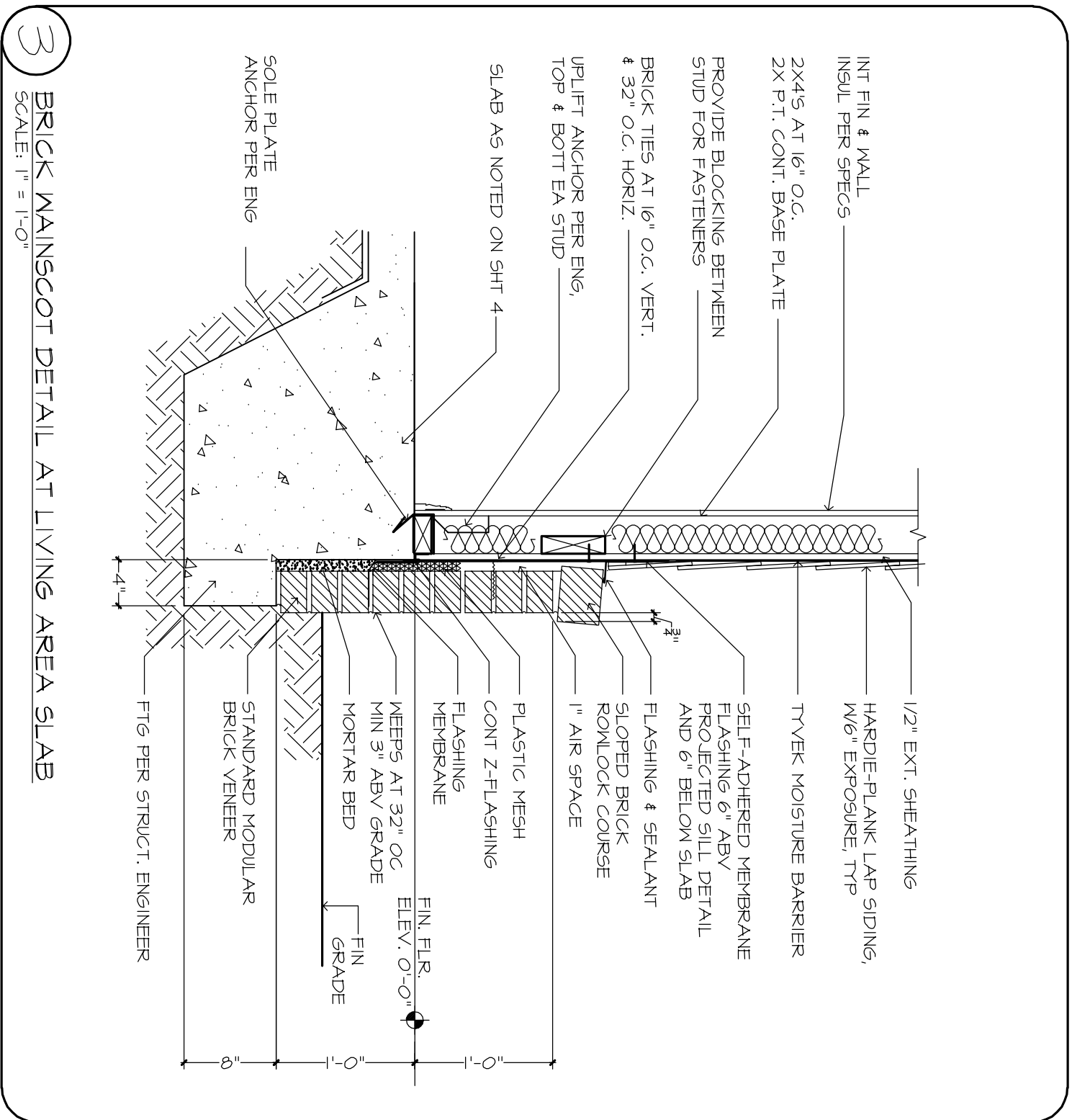
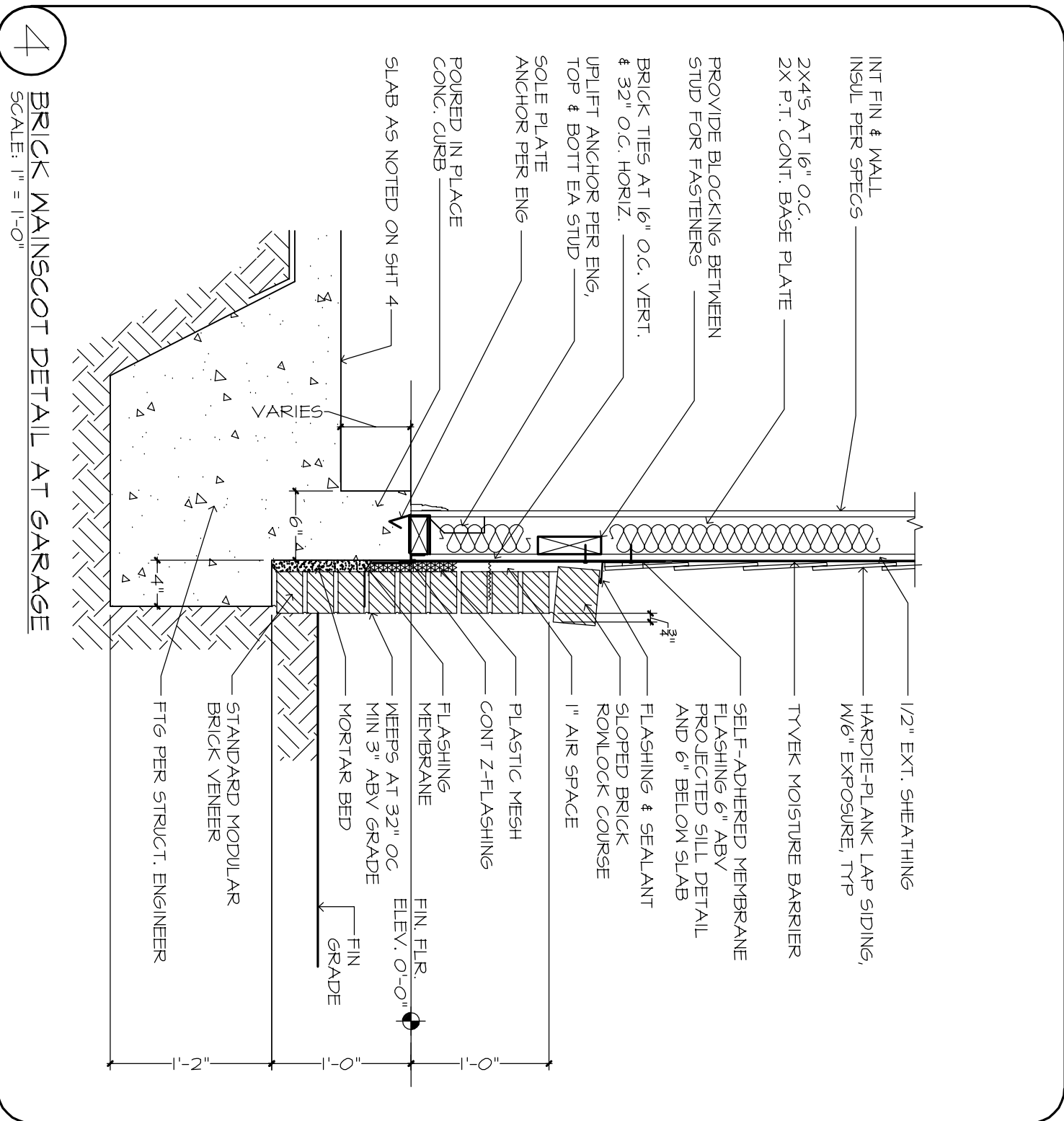
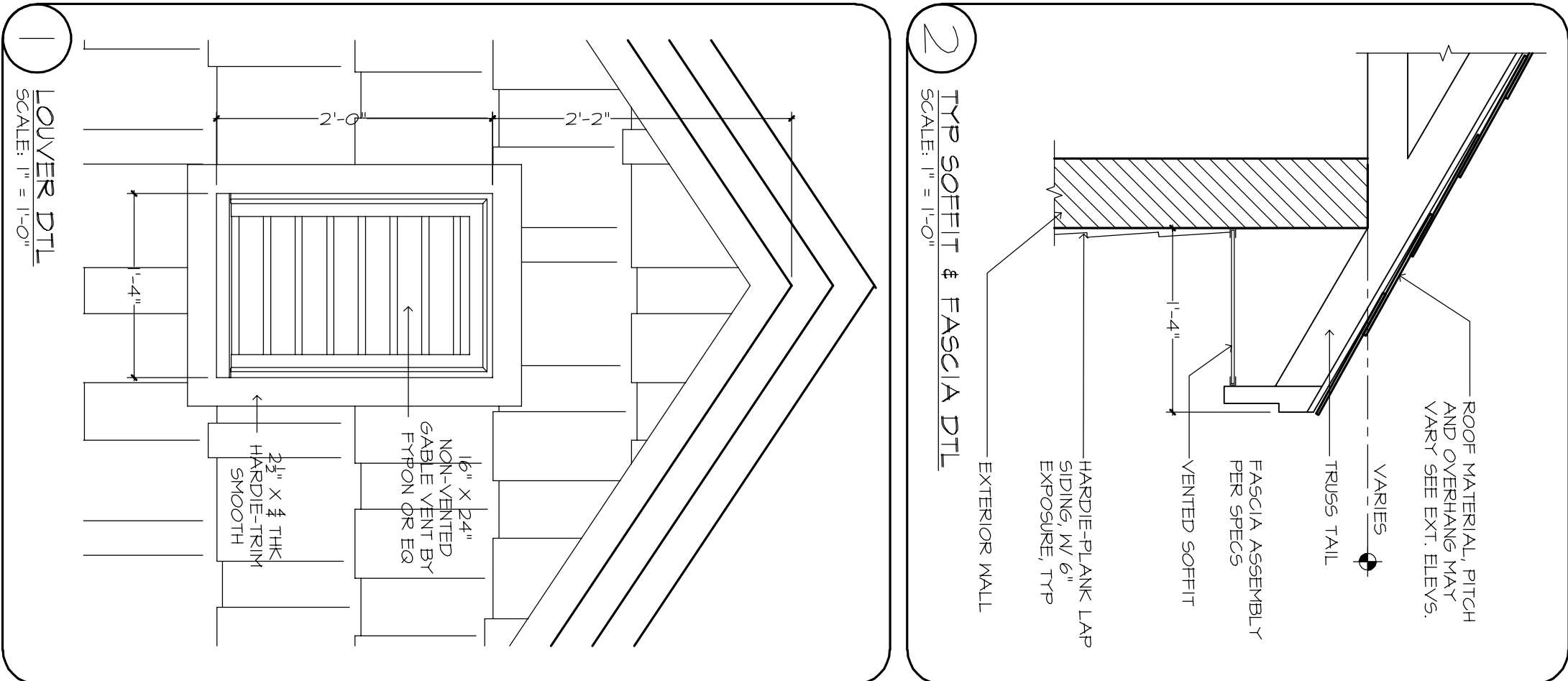
AN DUCT HANGING AND HVAC EQUIPMENT SHOWN ON THESE DRAWINGS ARE DIAGNOSTIC ONLY. THE BUILDER IS SOLELY RESPONSIBLE FOR COORDINATING ALL ASPECTS OF MECHANICAL INSTALLATION WITH ALL TRADES. THE BUILDER SHALL COORDINATE BETWEEN THE PRE-ENGINEERED TRUSS WFR AND/OR FRAMING REQUIREMENTS, WITH THE MECHANICAL CONTRACTOR TO ENSURE ADEQUATE SPACE FOR DUCT ROUTING AND EQUIPMENT PLACEMENT AND SUPPORT. HVAC INSTALLATION SHALL BE INSTALLED ACCORDING TO ALL CURRENT STANDARDS LOCAL, MECHANICAL CODES.

THE BEARING PLANS REPRESENTED IN THESE DRAWINGS ARE LIMITED TO BEARS, REEDED BEARING LOCATIONS, BEARING PLANS, BEARING DEPTH, POTENTIAL BEARING LOCATIONS, AND ELEVATIONS, AND IS IN NO WAY INTENDED TO BE INTERPRETED AS A STRUCTURAL, ENGINEERED DRAWING. THE CONTRACTOR (BUILDER) SHALL BE AWARE THAT THE STRUCTURE CONFORMS TO THOSE STANDARDS IN ALL RESPECTS, INCLUDING STRENGTH, STIFFNESS, STRAINS, LOADS, CONNECTIONS, AND STABILITY. REFER TO PLAN APPLICATIONS LOCATED ON THIS SHEET FOR ADDITIONAL APPLICATIONS AND REQUIREMENTS.

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.

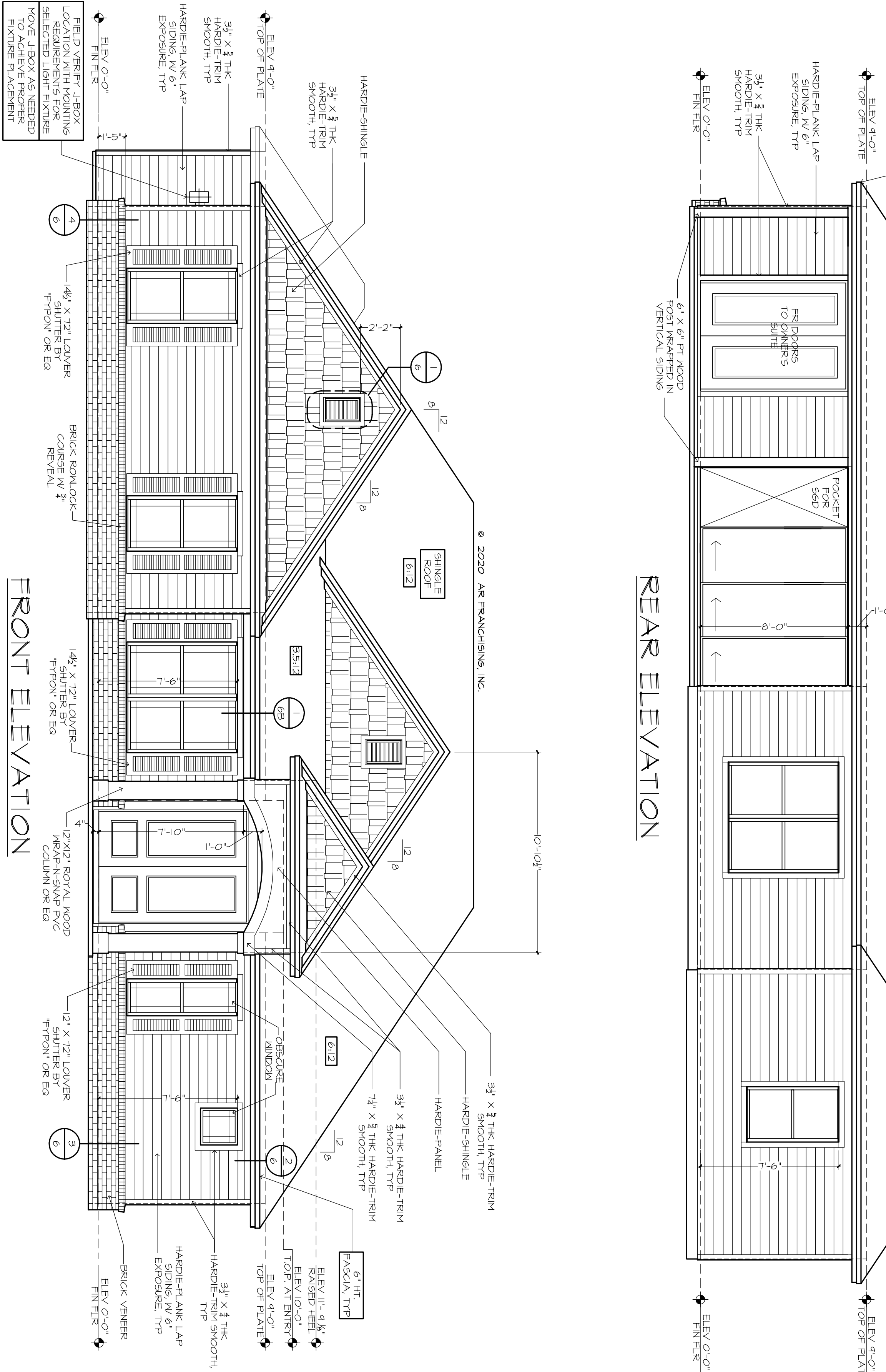
1. FASCIA - 2X6 SUBFASCIA WITH 6" ALUMINUM FASCIA AND GALVANIZED DRIP EDGE
2. ROOF MATERIAL SHINGLE - 30 YEAR SHING ROOF, FIBERGLASS LAMINATED DIMENSIONAL SHINGLES.

3. ROOF SHEATHING OSB - OSB 1/2" ROOF SHEATHING.



- FLASHING AT PERIMETER OF HOUSE UNLESS NOT OTHERWISE SPECIFIED.
- VERIFY ALL MDW & DR ROUGH OPENINGS W/ PER SPECS.
- LOCATE ALL PLUMBING STACKS BEYOND THE FRONT ELEV ROOF RIDGES, IF ALLOWABLE PER CODE.
- ROOF VENTS SHOWN FOR LOCATION PURPOSE ONLY
- NUMBER OF ROOF VENTS TO BE DETERMINED BY BUILDER

THE FRAMING PLANS REPRESENTED IN THESE DRAWINGS ARE INTENDED TO ESTABLISH PROPOSED FRAMING MEMBER LOCATIONS AND SPACING. THE INFORMATION IS NOT INTENDED TO BE INTERPRETED AS A DESIGN OR CONSTRUCTION SPECIFICATION. THE CONTRACTOR (BUILDER) SHALL ENSURE THAT THE STRUCTURE CONFORMS TO THOSE STANDARDS IN ALL RESPECTS INCLUDING STRENGTH, STIFFNESS, STABILITY, LOADS, CONNECTIONS, AND STABILITY. REFER TO PLAN 101 FOR THE LOCATION OF THE STRUCTURE. SEE PLAN 101 FOR THE LOCATION OF THE STRUCTURE. SEE PLAN 101 FOR THE LOCATION OF THE STRUCTURE.



ANY DUCT RIGGING AND HVAC EQUIPMENT SHOWN ON THESE DRAWINGS ARE DIAGNOSTIC 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 WFR AND/OR RAINING REQUIREMENTS, WITH THE MECHANICAL CONTRACTOR TO ENSURE ADEQUATE SPACE FOR DUCT RIGGING AND EQUIPMENT PLACEMENT AND SUPPORT. HVAC INSTALLATION SHALL BE INSTALLED ACCORDING TO ALL APPLICABLE STATE AND LOCAL MECHANICAL CODES.

THE BEARING PLANS REPRESENTED IN THESE DRAWINGS ARE ASSUMED TO BE BASED ON THE FOLLOWING INFORMATION: LOCATIONS, ELEVATIONS, NUMBER, DEPTH, POTENTIAL BEARING, LOCATION, AND ELEVATIONS, AND IS IN NO WAY INTENDED TO BE INTERPRETED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION. THE CONTRACTOR (BUILDER) SHALL ASSURE THAT THE STRUCTURE CONFORMS TO THOSE STANDARDS IN ALL RESPECTS INCLUDING STRENGTH, STIFFNESS, STRAINS, LOADS, CONNECTIONS, AND STABILITY REFER TO PLAN OR SECTION LOCATED ON THIS SHEET FOR ADDITIONAL SPECIFICATIONS AND REQUIREMENTS.

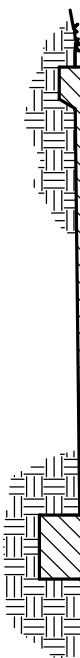
!! ATTENTION !!

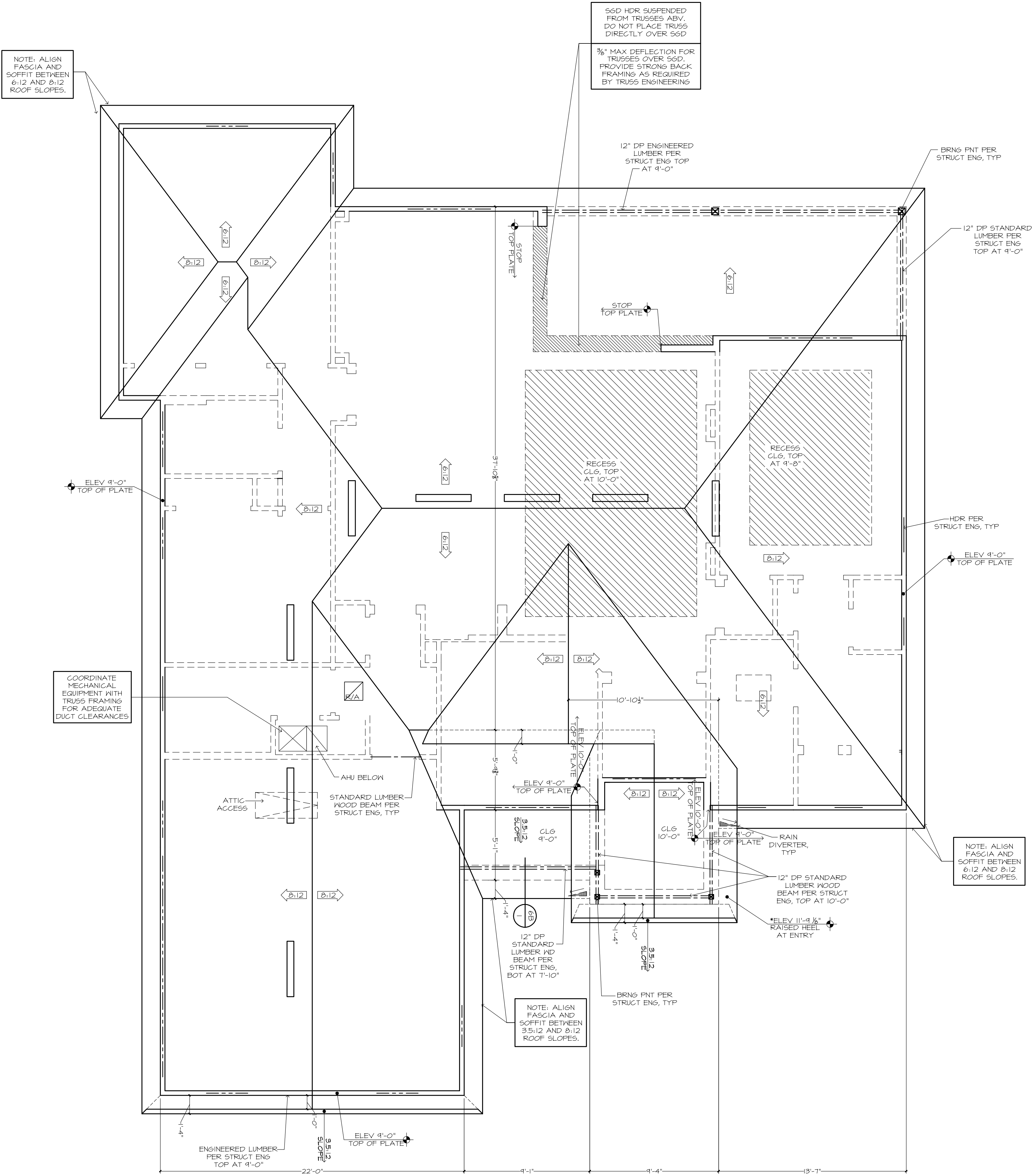
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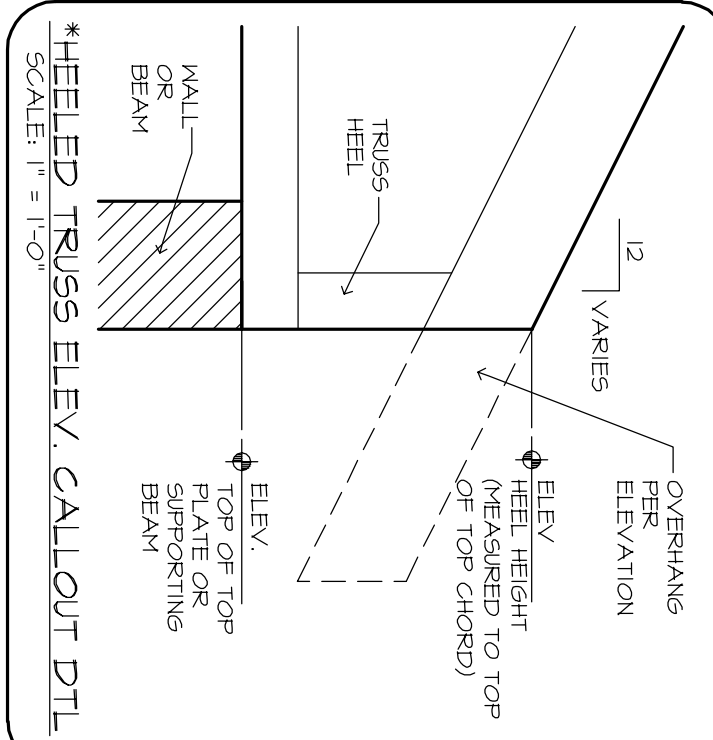
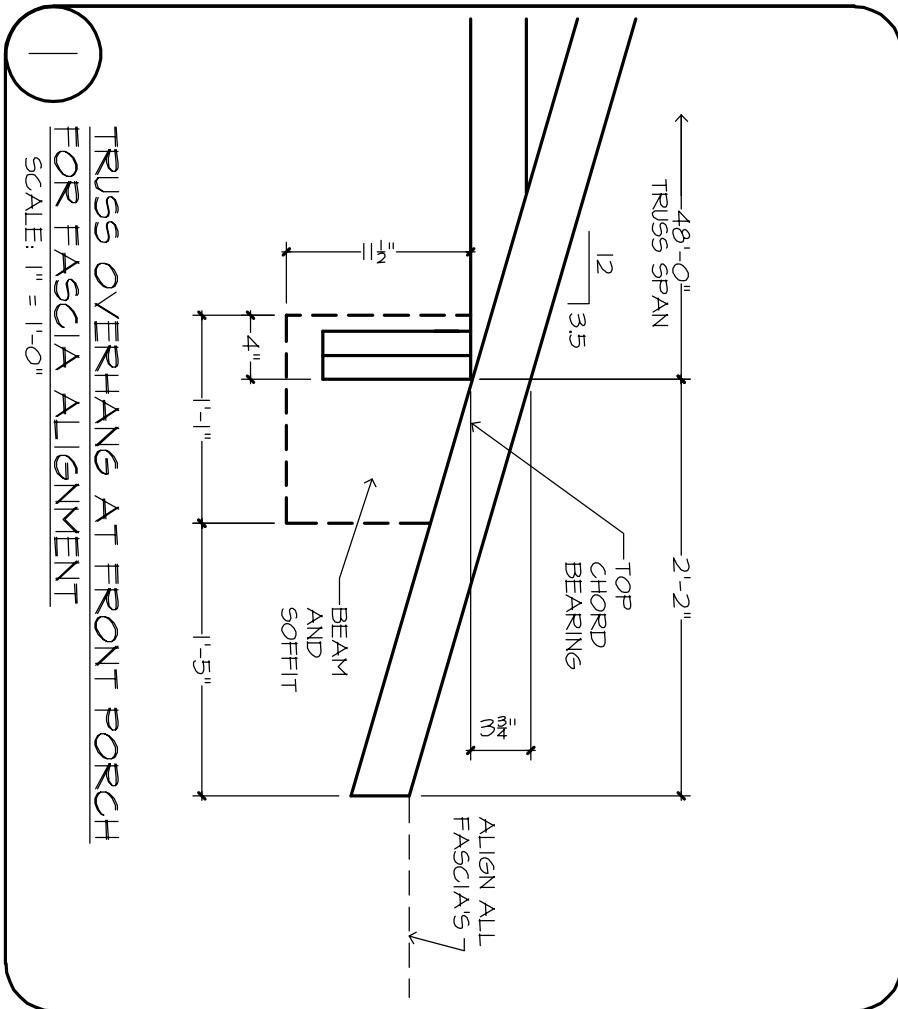


GARAGE SIDE ELEVATION





SHINGLE ROOF
FASCIA - 2X6 SHIPFASCIA WITH 6" ALUMINUM FASCIA AND GALVANIZED DRIP EDGE
TYP. ROOF OVERHANGS, 1'-4"
PROVIDE SOLID BRACING OVER FRAMING PER TRUSS WFR AND STRUCT ENG.
SEE SHEET S1 FOR CLG, HEIGHTS, REC, CLG SIZES AND LOCATIONS
ALL SOFFITS SHALL BE F.A. UNLESS NOTED OTHERWISE
ALL ROOF PITCHES TO BE 6:12 & 8:12 UNO.
1/2" OSB ROOF SHEATHING
VINYL VENTED SOFFITS

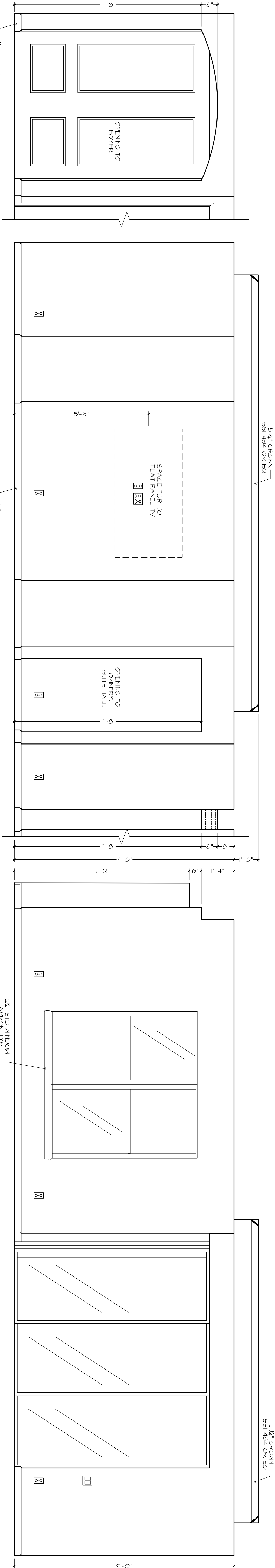


MECHANICAL DISCLAIMER

ANY DUCT ROUTING AND HVAC EQUIPMENT SHOWN ON THESE DRAWINGS ARE DIAGNOSTIC ONLY. THE BUILDER IS SOLELY RESPONSIBLE FOR COORDINATING ALL ASPECTS OF MECHANICAL INSTALLATION WITH ALL PRE-ENGINEERED TRUSS WFR, AND/OR FRAMING REQUIREMENTS. 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

THESE DRAWINGS ARE FOR INFORMATION ONLY. THE BUILDER IS SOLELY RESPONSIBLE FOR COORDINATING ALL ASPECTS OF MECHANICAL INSTALLATION WITH ALL PRE-ENGINEERED TRUSS WFR, AND/OR FRAMING REQUIREMENTS. THE MECHANICAL CONTRACTOR TO ENSURE ADEQUATE SPACE FOR HVAC INSTALLATION SHALL BE INSTALLED ACCORDING TO ALL CURRENT STATE AND LOCAL MECHANICAL CODES.

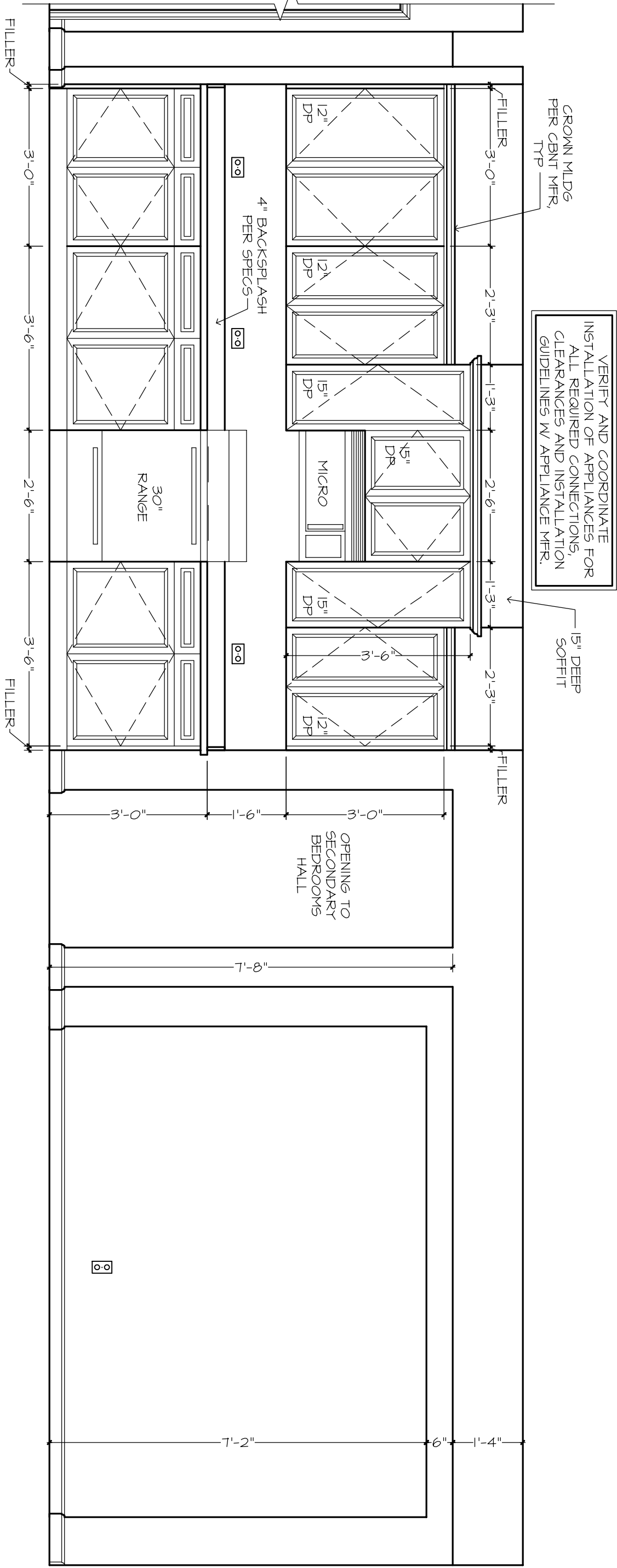


WALL "Z"
GREAT ROOM

WALL "Y"
GREAT ROOM

WALL "X"
GREAT ROOM

CASUAL DINING



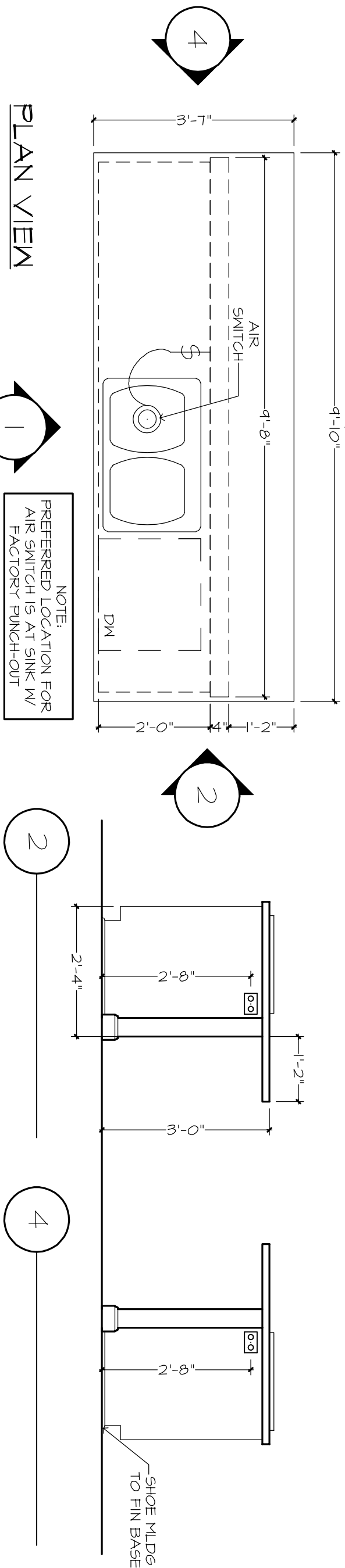
WALL "M"
KITCHEN

WALL "Z"
KITCHEN

KITCHEN

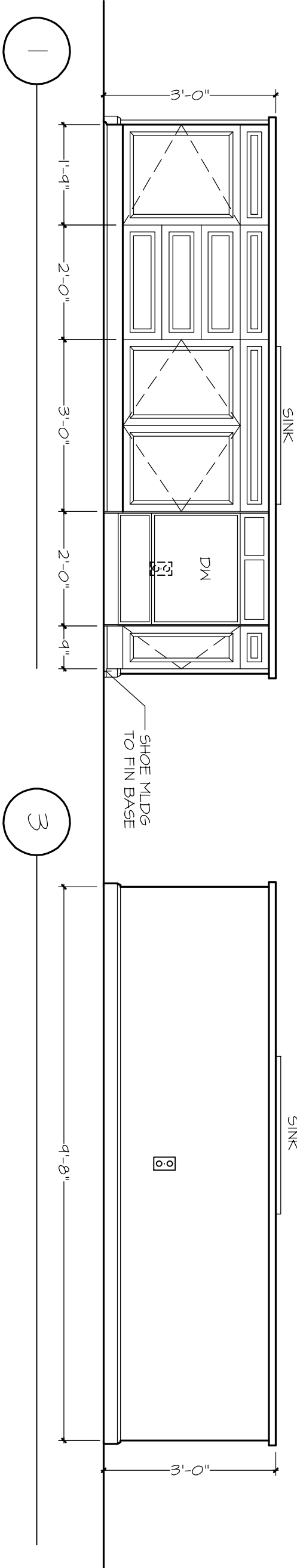
CASUAL DINING

KITCHEN

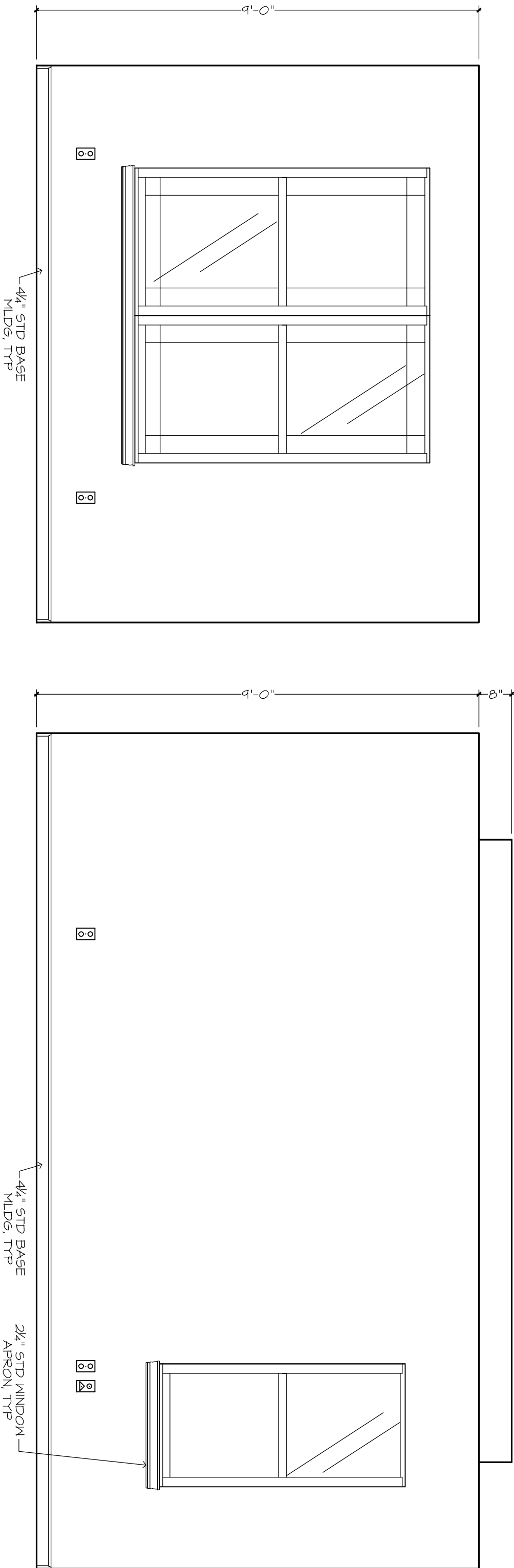


PLAN VIEW

NOTE:
PREFERRED LOCATION FOR
AIR SWITCH IS AT SINK W/
TACTICAL PUNCH-OUT



KITCHEN ISLAND



WALL "Z"
DEN

WALL "Y"
OWNER'S SUITE

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 TO OBTAIN SPECIFIED DEPTH.
THE TOE KICK IS 4".
PLAYING TILE BASE MLDG, DOOR CASING, & DECORATIVE LIGHTING & DECORATIVE MIRRORS ONLY. PLEASE REFER FOR LOCATION PURPOSES STANDARDS FOR SIZES & SPECS.

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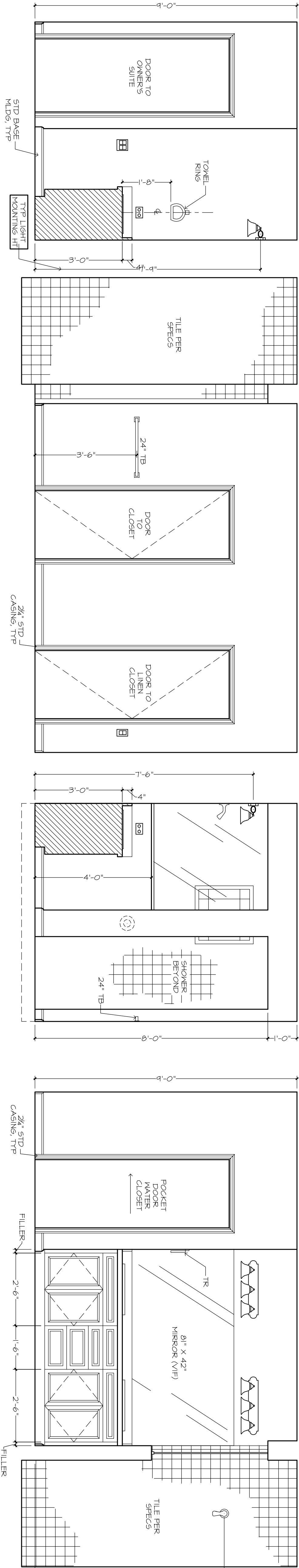
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THE HEATHER 1262F - GARBER RESIDENCE
BUILDER: BRYAN ZECHER HOMES, INC.
LAKE CITY, FLORIDA
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISE

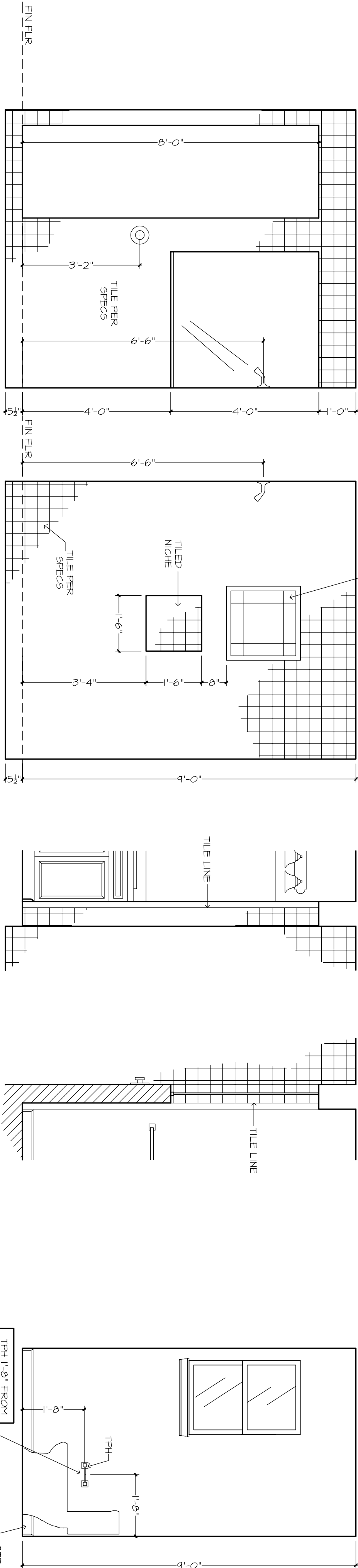
GREAT RM, KITCHEN, DINING, DEN, OWNER'S SUITE
PLAN 1262F-STD-01-B
JOB # 88-2018-A
C1.5 # 1 THRU 24

24x36: 1/2"=1'-0"
12x12: 1/4"=1'-0"

ENGINEER HAS SHOWER VALVES
DO NOT INTERFERE WITH THE
DESIGN - IF FIELD CONFLICT
EXISTS, NOTIFY THE DESIGNER.



OWNER'S BATH



SHOWER WALL

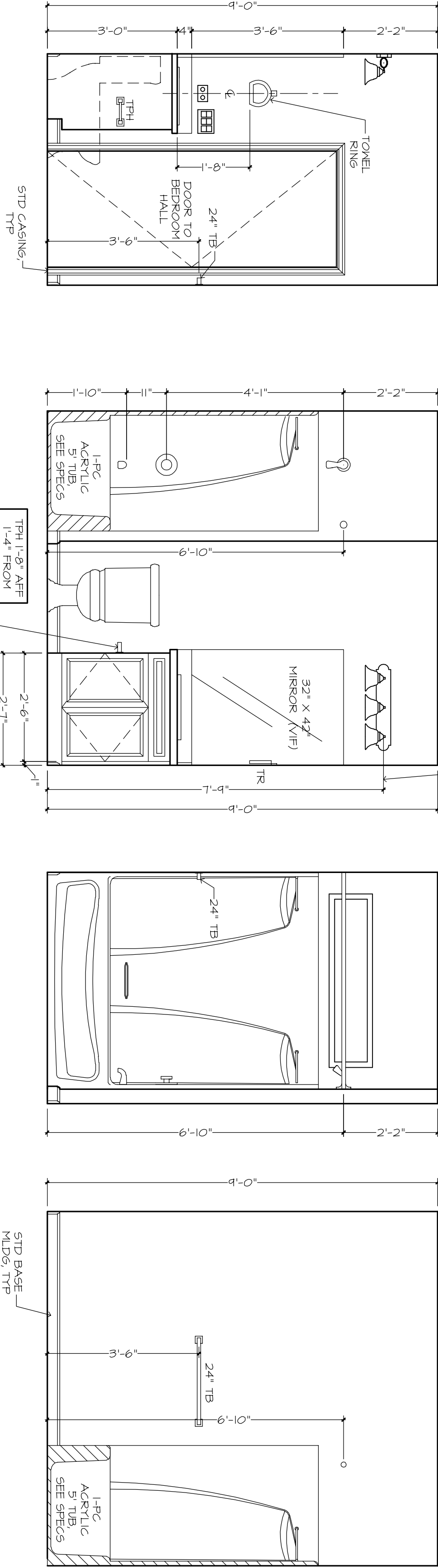
WALL "X"

WALL "Y"

WALL "Z"

OWNER'S BATH WC

WALL "Y"



BATH 2

WALL "Y"

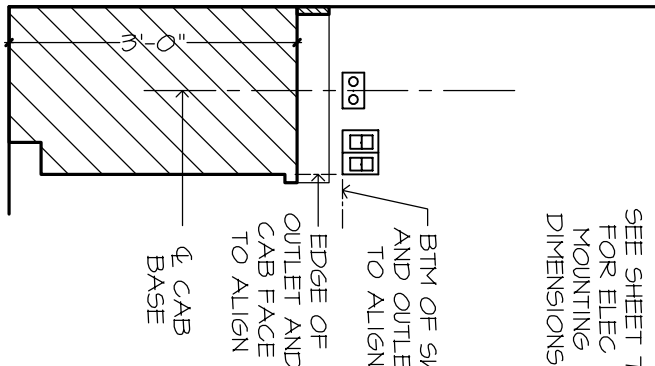
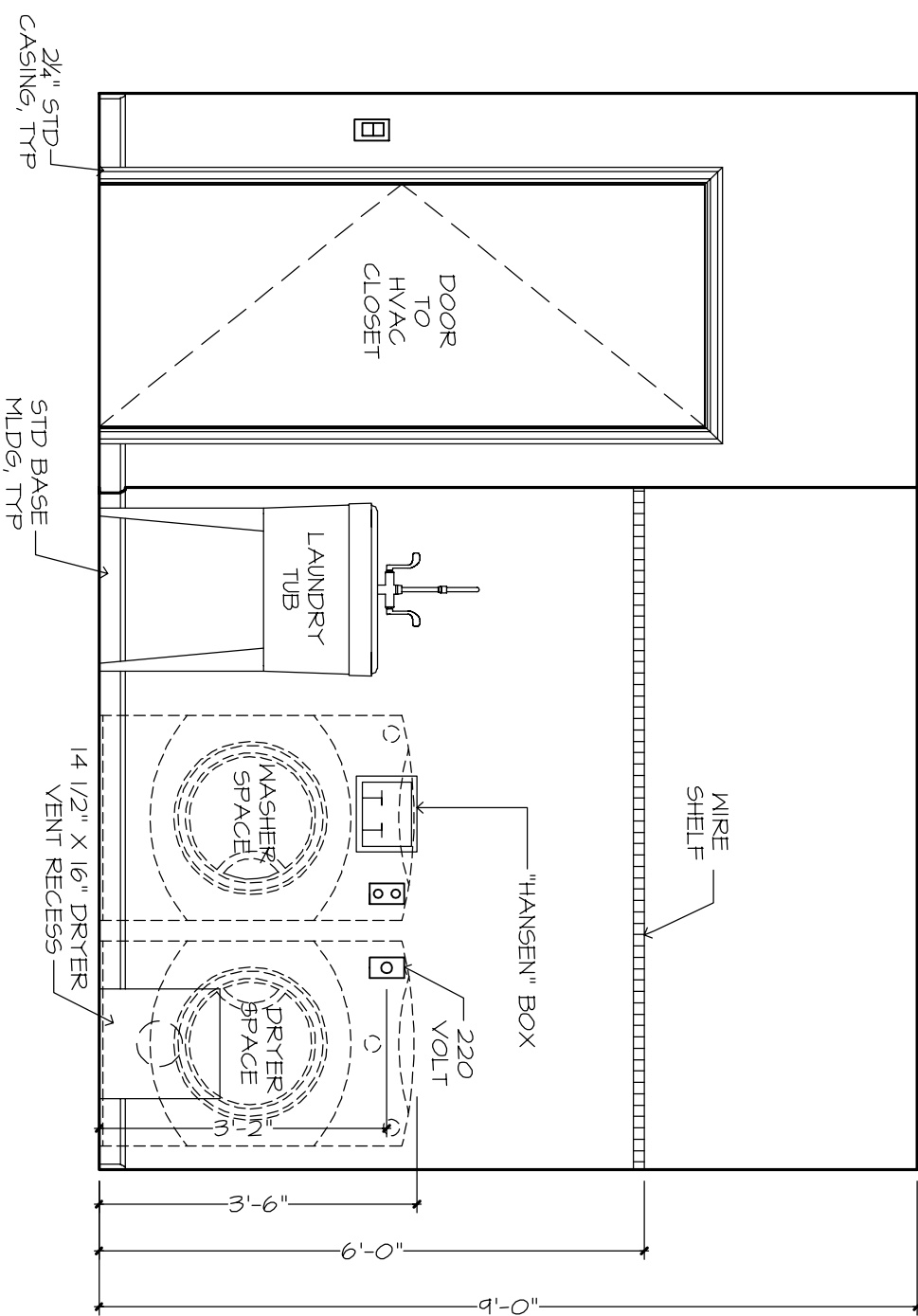
WALL "X"

WALL "N"

WALL "Z"

UTILITY

WALL "Z"



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".

PLAYING TILE BASE M.D.G. DOOR CASING &
DECORATIVE LIGHTING & DECORATIVE MIRRORS
ARE ILLUSTRATED FOR LOCATION PURPOSES
ONLY. PLEASE REFER TO COMMUNITY
STANDARDS FOR SIZES & SPECS.

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24X36: 1/2"=1'-0"
12X12: 1/4"=1'-0"

OWNER'S BATH, BATH 2, UTILITY
PLAN 1262F-STD-01-B
JOB # 88-2018-A
C1.5 #1 10 24

8.1