

# EZELLE ELLIJAY RESIDENCE

PERMIT# RES-2379



**ELAINE ROBERTS DRAFTERS AND DESIGNERS** NOT BEING AN ARCHITECTURAL OR ENGINEERING FIRM ASSUMES NO LIABILITY FOR STRUCTURAL, OR ARCHITECTURAL DESIGN INTEGRITY. EVERY EFFORT HAS BEEN MADE TO INSURE ALL DIMENSIONS ARE CORRECT AND ENVIRONMENTAL REGULATIONS HAVE BEEN MET. IF AN ERROR OR OMISSION DOES OCCUR, IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR OMISSION AT HIS OWN EXPENSE AND NOT THE RESPONSIBILITY OF THE DRAFTING SERVICE. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF DIMENSIONS IN THE FIELD AND SHALL BUILD HOME IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE 2018.

TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/ OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND / OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWING. ELAINE ROBERTS DRAFTERS AND DESIGNERS IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.

#### GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

#### BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS, PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

**DESIGNER:** ELAINE ROBERTS DRAFTERS AND DESIGNERS  
J.PARKER  
885 AL HWY 695, SUITE D.  
HANCEVILLE AL

#### MINIMUM CODE BUILDING CODE:

- 2021 International RESIDENTIAL Building Code
- 2021 International Building Code
- 2021 International Plumbing Code
- 2021 International Mechanical Code
- 2021 International Fuel Gas Code
- 2021 International Fire Code
- 2021 National Electric Code
- ANSI/ASHRAE/IESNA Standard 90.1-2007 Energy
- Standard for Buildings Except Low-Rise Residential
- 2010 Americans with Disability Act Accessibility Guidelines

#### GENERAL NOTES:

1. ALL STRUCTURAL INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL HAVE LICENSED STRUCTURAL ENGINEER REVIEW AND DESIGN ALL STRUCTURAL ELEMENTS SUCH AS ALL FRAMING WALLS, BEAMS, CONNECTIONS, HEADERS, JOISTS AND RAFTERS.
2. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
3. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY APPROXIMATE ROUGH OPENING SIZE, REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES.
4. COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL IMPACT SHALL BE MINIMIZED. I.E. MOUNT AS LOW AS POSSIBLE.
5. PREFABRICATED FIREPLACE CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES REGARDING USE OF FIRE SEPARATIONS, CLEARANCES, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL ITEMS AND CONSTRUCTION MEET OR EXCEED CODE. OVERALL FLUE HEIGHT SHALL BE COORDINATED TO MATCH HEIGHT SHOWN ON PLANS AND SHALL NOT EXCEED THE TOP OF CHIMNEY CHASES AS CONSTRUCTED.
6. CONTRACTOR SHALL COORDINATE ALL CLOSET SHELVEING REQUIREMENTS.
7. DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS.
8. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
9. BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ FT. A MINIMUM NET CLEAR OPENABLE WIDTH OF 20", A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" AND HAVE A MAXIMUM FINISH SILL HEIGHT OF 43" FROM FINISH FLOOR.
10. ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED.
11. ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
12. PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DAMPER, FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCE WITH AN OPEN FLAME.
13. BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90 CFM FAN. RANGE HOODS SHALL ALSO BE VENTED TO OUTSIDE.
14. ATTIC HVAC UNITS SHALL BE LOCATED WITHIN 20' OF ITS SERVICE OPENING. RETURN AIR GRILLES SHALL NOT BE LOCATED WITHIN 10 FEET OF A GAS FIRED APPLIANCE.
15. ALL WALLS AND CEILINGS IN GARAGE AND GARAGE STORAGE AREAS TO HAVE 5/8 TYPE X GYP BOARD W/1 HOUR FIRE RATING. ALL EXT. DOORS IN GARAGE TO BE METAL OR SOLID CORE DOORS INCLUDING DOORS ENTERING HEAT/COOLED PORTION OF RESIDENCE.
16. ALL FIREPLACE CHASE WALLS SHALL BE INSULATED INSIDE AND OUTSIDE. PROVIDE HORIZONTAL "DRAFT STOPS" AT EACH FLOOR LEVEL BY PACKING 6" (R-19) INSULATION BETWEEN 2X4 JOISTS.
17. ALL INTERIOR WALLS SHALL BE COVERED WITH ½" GYPSUM BOARD. WITH METAL CORNER REINFORCING, TAPE FLOAT AND SAND (3 COATS) USE 5/8" GYPSUM BOARD ON CEILINGS WHEN SUPPORTING MEMBERS ARE 24"OC OR GREATER. USE ½" GYPSUM BOARD ON CEILING MEMBERS LESS THAN 24"OC.
18. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.

#### FRAMING AND STRUCTURAL NOTES:

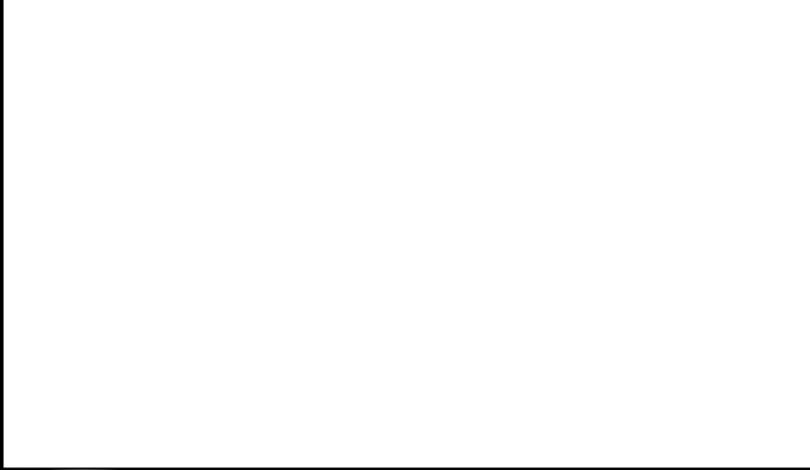
1. DESIGN LOADS ARE AS FOLLOWS PER SQ. FT. LOCATION LIVE DEAD DEFLECT LIMIT
- 1ST FLOOR 40 LB. 10 LB. L/360
- 2ND FLOOR (SLEEPING AREA) 30 LB. 10 LB. L/360
- ATTIC (NON STORAGE) 10 LB. 5 LB. L/240
- ATTIC (STORAGE) 20 LB. 10 LB. L/240
- ROOF (W/FINISHED CEILING) 30 LB. SNOW 15 LB. L/240
- ROOF (NO FINISHED CEILING) 30 LB. 7 LB. L/180
- DECKS 60 LB. 10 LB. L/360
- SNOW LOADS HAVE BEEN ADJUSTED TO REFLECT THE SLIDE OFF FACTOR AS A FUNCTION OF ROOF PITCH. RAFTER SIZES MAY HAVE TO BE INCREASED TO ACCOMMODATE HIGHER SNOW LOADS. VERIFY WITH LOCAL CODES.
2. LUMBER SHALL BE DOUGLAS-FIR-LARCH, HEM-FIR OR SOUTHERN YELLOW PINE WITH FB=1450 AND E=1.6 MINIMUM.
3. AL HEADERS SHALL BE FREE FROM ALL SPLITS, CHECKS OR SHAKES.
4. UNLESS NOTED OTHERWISE, PROVIDE DOUBLE HEADER JOISTS AND TRIMMERS AT ALL FLOOR OPENINGS, DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS, DOUBLE 2X12 HEADERS WITH ½" PLYWOOD, GLUED BETWEEN AND NAILED, FOR ALL OPENINGS IN 2X6 WALLS. DOUBLE 2X12 HEADERS NAILED TOGETHER FOR ALL OPENINGS IN 2X4 WALLS.
5. FLOOR CONSTRUCTION: ¾" TONGUE AND GROOVE SUBFLOOR WITH FINISH MATERIAL OVER.
6. STAIR CONSTRUCTION SHALL CONSIST OF (3) 2X2 STRINGERS, 5/4" OR 2X THICK TREADS AND ¾" THICK RISERS OR MATERIALS FABRICATED BY A COMPONENT MANUFACTURER.
7. ALL WOOD PLATES IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED AND SILICONE SEALED.
8. MICRO-LAM BEAMS SHALL HAVE BENDING STRESS: FB=2800 PSI. VERIFY WITH LOCAL CODES.
9. SPECIAL UPLIFT CONNECTORS AS INDICATED AT CANTILEVERED JOISTS SHALL BE SIMPSON STRONG TIE ANCHORS OR EQUAL.
10. MINIMUM HEADER SIZE SHALL BE (2) 2"X6" UNLESS NOTED OTHERWISE EXTERIOR WALLS SHALL BE (2) 2X12 WITH ½" PLYWOOD.
11. ALL STRUCTURAL STEEL SHALL CONFORM WITH ASTM SPECIFICATION A-36.
12. UNLESS OTHERWISE NOTED, PROVIDE A 2X PLATE BOLTED TO THE TOP FLANGE OF ALL STEEL BEAMS WITH 3/8" DIAMETER BOLTS STAGGERED AT 24" ON CENTER, RIGIDLY FASTEN ALL CONNECTING RAFTERS AND JOISTS AS APPROVED BY GOVERNING CODES, UNLESS OTHERWISE NOTED.
13. FLOOR FRAMING LAYOUT SHALL BE COORDINATED WITH THE GENERAL AND HVAC CONTRACTORS TO PROVIDE ACCESS CHASES AND UNOBSTRUCTED RUNS FOR HVAC DUCT WORK. FLOOR TRUSS LAYOUT TO BE ENGINEERED BY TRUSS MANUFACTURE.
14. PROVIDE BRIDGING OR BLOCKING AT MIDSPAN OF JOISTS/RAFTERS/TRUSSES, MAXIMUM SPACING BETWEEN BEARING WALL AND BLOCKING IS 8'0".
15. THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES. THEY CONFORM TO STANDARD BUILDING CODES. DUE TO VARIATIONS IN LOCAL CODES AND GEOLOGICAL CONDITIONS REVISIONS MAY BE REQUIRED TO THESE PLANS.
16. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS AND FHA/VA MPS. THE BUILDER SHALL VERIFY ALL CONDITIONS WITH LOCAL STRUCTURAL ENGINEERS AND CODE OFFICIALS PRIOR TO USING THE FRAMING MATERIALS PROVIDED TO INSURE COMPLIANCE WITH CODES AND STRUCTURAL INTEGRITY.
17. RAFTERS TO BE SUPPORTED BY CONT. BRACING FOR HORIZONTAL SPANS OF 15'0" OR GREATER.
18. SUPPORT ALL HIP, VALLEY AND RIDGES @ 8'0" OC MAX.
19. ALL RAFTERS TO BEAR ON SECOND FLOOR WALLS WHERE APPLICABLE.
20. RAFTERS MAY BE SPLICED ONLY @ CONT. BRACING OR SECOND FLOOR WALLS.
21. RAFTERS TO BE PLACED IN COMPLIANCE WITH ALL LOCAL CODES. EXAMPLES:
22. 2X6 RAFTER@16"OC MAX WITH ½" P W DECKING
23. 2X6 RAFTERS @ 24"OC MAX WITH 5/8"P W DECKING
24. 2X8 RAFTERS @ 24"OC MAX WITH 5/8"P W DECKING
25. 2X8 RAFTERS @ 16"OC MAX WITH ½" P W DECKING
26. FASCIA OVERHANG TO BE 12" (TYP) UNLESS NOTED ON ELEVATIONS.
27. ALL HIP/VALLEY RAFTERS TO BE 2X10 UNLESS NOTED.

#### ELEVATION NOTES:

1. GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. DOWNSPOUTS SHALL BE LOCATED TOWARDS THE FRONT AND REAR OF THE HOUSE.
2. LOCATE DOWNSPOUTS IN NON-VISUALLY OFFENSIVE LOCATIONS. FOR EXAMPLE, FRONT WALL OF HOUSE BESIDE PORCH COLUMNS, ETC. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY NECESSARY ADJUSTMENTS TO HOUSE WITH OWNER.
3. PLUMBING AND HVAC VENTS SHALL BE GROPED IN ATTIC TO LIMIT ROOF PENETRATIONS AND TO BE LOCATED AWAY FROM PUBLIC VIEW. I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.
4. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.
5. EXTERIOR FLASHING SHALL BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS AND PENETRATIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.
6. CONTRACTOR SHALL PROVIDE ADEQUATE ATTIC VENTILATION ROOF VENTS PER LOCAL GOVERNING CODE. INSTALL CONTINUOUS RIDGE VENTILATION AND PAINT TO MATCH ROOF. PROVIDE APPROPRIATE SOFFIT VENTILATION AT OVERHANGS.
7. FOUNDATION NOTES:
1. ALL FOOTINGS SHALL REST ON VIRGIN, UNDISTURBED SOIL.
2. ASSUMED SOIL SHALL BE SAND OR GRAVEL, WITH MINIMUM TRACES OF DRY CLAY WITH A MINIMUM BEARING CAPACITY OF 2000 LBS/SQ.FT.
3. UNLESS OTHERWISE NOTED, ALL 4" SLABS ON GRADE SHALL BE 3000 PSI (28 DAY COMPRESSIVE STRENGTH) CONCRETE ON 4" SAND OR GRAVEL FILL MINIMUM WITH 6"X6", #10/#10 WWM ON .006 VISQUEEN.
4. PROVIDE ½" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS ON ABUTTING CONCRETE OF MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED INTERIOR AREAS.
5. PLACE ½" DIAMETER X (8' OR 12') SILL PLATE ANCHOR BOLTS AT EACH VERTICAL REBAR (WHERE OCCURRING) OR AT 4'0" OC AND AT EACH CORNER AND BOTH SIDES OF OPENINGS.
6. FOOTING SIZES SHOWN ARE ONLY TYPICAL FOR STATED SOIL PRESSURES AND CONTINENT COMPACTION, WHICHEVER IS MORE RESTRICTIVE.
7. CONTRACTOR TO VERIFY FOOTING DEPTHS WITH LOCAL FROST REQUIREMENTS OR EXISTING SOIL CONDITIONS, WHICHEVER IS MORE RESTRICTIVE.
8. PROVIDE TERMITE PROTECTION AS REQUIRED BY LOCAL CODES.
9. PROVIDE DEEP SCORE CONTROL JOINTS AT MID POINTS OF ALL GARAGES, BOTH DIRECTIONS.
10. MASONRY VENEER MUST BE ANCHORED TO BACK UP CONSTRUCTION WITH GALVANIZED CORRUGATED METAL TIES SPACED 16"OC HORIZONTALLY AND 24"OC VERTICALLY.
11. INSTALL CONTINUOUS APPROVED FLASHING AND COTTON CORD WEEPS AT 48"OC WITHIN FIRST EXPOSED COURSE ABOVE GRADE.
12. CRAWL SPACE FOUNDATIONS: PROVIDE CRAWL SPACE VENTILATION PER LOCAL CODE REQUIREMENTS.
13. SECTION NOTES:
1. PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS/TRUSSES.
2. RIDGES, VALLEY AND HIP MEMBERS SHALL BE FULL VERTICAL DEPTH OF FRAMING MEMBERS.
3. PROVIDE 2X6 COLLAR TIES AT 48"OC.
4. PROVIDE CONTINUOUS 2X6 PURLINS AT MID-SPAN OF RAFTERS, SPACE AT 8'6"MAX.
5. PROVIDED 2X4 STRUTS AT 48"OC FROM PURLINS TO BEARING WALLS AT 45 MINIMUM ANGLE.
6. HANDRAILS SHALL BE MOUNTED 34" MIN. ABOVE NOSING OF STAIRS. GUARDRAILS SHALL BE MOUNTED AT 36".
7. PLUMBING NOTES:
1. PLUMBING SHALL MEET ALL LOCAL CODES.
2. IF WATER HEATER IS LOCATED ANYWHERE, EXCEPT GARAGE OR BASEMENT, PROVIDE METAL DRAIN PAN WITH AUXILIARY DRAIN TO EXTERIOR.
3. ALL GAS WATER HEATERS SHALL BE VENTED AT TOP/OUT.
4. PROVIDE INSIDE MAIN WATER CUT OFF.
5. PROVIDE BLOCKING IF WALL PLATES OR JOISTS ARE CUT INTO.
6. INSULATION NOTES:
1. PROVIDE R-19 BATT INSULATION IN 2X6 WALLS, R-13 IN 2X4 WALLS. MINIMUM R-30 INSULATION IN FLAT CEILINGS AND R-3- MINIMUM BLANKET INSULATION.
2. IN VAULTED CEILINGS, ALLOW ½" MINIMUM AIRSPACE BETWEEN SHEATHING AND INSULATION, FACE FOIL DOWN TO WARM SIDE.
3. INSTALL SIDE WALL AND CEILING INSULATION IN CONTINUOUS BLANKETS WITHOUT HOLES FOR ELECTRIC BOXES, LIGHT FIXTURES OR HEATING DUCTWORK. CAULK ALL OPENINGS IN EXTERIOR WALL CONSTRUCTION.
4. INSTALL 6 MIL POLYETHYLENE VAPOR BARRIER AGAINST INSIDE OF ALL INSULATION. LAP JOINTS 18 MINIMUM.
5. FLOORS OVER UNHEATED SPACE SHALL HAVE R-25 FOIL BACK INSULATION BETWEEN JOISTS.
6. SLAB EDGE INSULATION R-5.
7. HVAC DUCTS LOCATED IN UNHEATED SPACES SHALL BE INSULATED WITH R-8.

#### ERDD PROJECT #:24-013

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Revision Table			
Number	Date	Revised By	Description
1	6/14/2024	J.PARKER	CLIENT/BUILDER NOTED CHANGES

THESE PLANS, THE NOTES, RECOMMENDATIONS, AND CONSIDERATIONS INCLUDED HEREIN ARE OFFERED IN GOOD FAITH FOR THE CONTRACTORS' REFERENCE. THESE PLANS AND NOTES ARE NOT ALL INCLUSIVE AND DO NOT BY ANY MEANS INCLUDE ALL THE INFORMATION NECESSARY TO COVER ALL ASPECTS OF THE CONSTRUCTION PROJECT. THESE PLANS AND NOTES ARE SUPERSEDED BY THE GENERAL CONTRACTOR/ BUILDER'S AND TRADE CONTRACTOR'S EXPERIENCE, BEST JUDGMENT, AS WELL AS THE CURRENTLY ADOPTED EDITION OF INTERNATIONAL RESIDENTIAL BUILDING CODE, THE DRAWINGS, ILLUSTRATIONS, RENDERINGS, AND DIAGRAMS IN THIS PLAN SET ARE DESIGNS OF THE BUILDING AND IMPROVEMENTS AND ARE TO BE USED IN COORDINATION OF THE WORK THE GENERAL CONTRACTOR/BUILDER'S AND TRADE CONTRACTOR'S ARE RESPONSIBLE FOR. THE INTEGRITY OF ALL ASSEMBLIES, AND WORK IS TO CONFORM ACCEPTED RESIDENTIAL CONSTRUCTION STANDARDS.

#### HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.



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DATE: 6/14/2024



REV:

A

SHEET:

T-0



1 EVERY BEDROOM SHALL BE PROVIDED  
WITH AN EGRESS WINDOW WITH FINISH  
SILL HEIGHT NOT GREATER THAN 44"  
ABOVE THE FINISH FLOOR HEIGHT AND  
MUST HAVE A MINIMUM OPENABLE AREA  
OF 5.7 SQ. FT. EGRESS WINDOWS SHALL  
NOT HAVE AN OPENABLE AREA LESS THAN  
20" WIDE OR 24" HIGH.

2 ALL WALL-THRU DOORS SHALL BE SOLID  
CORE

3 INTERIOR DOOR DOORS SHALL BE PAINTED.  
ENTRY DOOR TO BE DEFINED BY HOME  
OWNER PRIOR ORDERING

4 DOORS BETWEEN GARAGE AND LIVING  
AREA SHALL BE 1-3/4" TIGHT FITTING  
SOLID CORE DOORS WITH A RATING OF 60  
MINUTES. DOOR SHALL BE SELF CLOSING

5 EXTERIOR ENTRY DOORS WILL BE 36" MIN.  
NET CLEAR DOORWAY SHALL BE 32" MIN.  
DOOR SHALL BE OPENABLE FROM INSIDE  
WITHOUT THE USE OF A KEY OR ANY  
SPECIAL TOOLS, DEVICES OR EFFORT.

6 GLAZING IN DOORS SHALL BE DUAL PANE  
SAFETY GLASS WITH MIN. U-VALUE OF  
0.60

7 GARAGE DOORS TO BE SECTIONAL,  
OVERHEAD DOORS

1. ALL MOLDINGS SHALL BE ALL WOOD  
PRODUCTS - NO MDF. SEE OWNER FOR  
AREAS TO HAVE STAIN GRADE MATERIALS.  
2. DECORATIVE TIMBERS AND BEAMS - STAIN  
GRADE SELECT CEDAR, DOUGLAS FIR, OR  
ANY WOOD MATCHING OTHER MOLDINGS  
AND TRIM.  
3. CABINETS - OWNERS CHOICE.  
4. UTILITY AND CLOSET SHELVING -  
SOUTHERN PINE, AND/OR PLYWOOD  
VENEERED WOOD WITH SOLID EDGING, OR  
ANY OTHER WOOD COMPLEMENTING  
OTHER TRIM AND WOODWORK.

1 ALL DIMENSIONAL FRAMING LUMBER  
SHALL BE STRESS GRADED, KILN DRIED  
DOUGLAS FIR #2, SOUTHERN PINE #2,  
SPRUCE OR EQUAL (MEET OR EXCEED).  
2 ALL RAFTERS AND JOIST SIZES AND  
SPACING SHALL MEET OR EXCEED THE  
MINIMUM LOCAL BUILDING CODE  
REQUIREMENTS FOR LOAD CARRYING  
CAPACITY.  
3 CONSULT ENGINEER FOR CORRECT SPANS  
AND LOADS.

- EQUIPMENT
- CONTROLS
- DUCTWORK
- INSULATION
- DECORATIVE GRILLS AND DECORATIVE REGISTERS
- REFRIGERANT PIPING AND OTHER MATERIALS AS REQUIRED.

2.THE A/C AND HEATING SYSTEM TO BE THE MOST ENERGY EFFICIENT AVAILABLE PER OWNER SELECTIONS. (MIN.14 S.E.E.R. AC).

3.SIZE AND LAYOUT OF SYSTEM TO BE DESIGNED BY MECHANICAL CONTRACTOR/ENGINEER.

1. ROOFING: SLATE, CLAY, OR CEMENT SHINGLES, SMALLER IN SIZE, LAID IN STAGGERED PATTERN, SEE PLANS FOR SUGGESTED STYLE AND PATTERN. SOME LOCATIONS MAY ALLOW METAL, COPPER ROOFING. VERIFY WITH CONTRACTOR AND BUILDING CODES FOR IMPLEMENTATION OF SUCH.

2. FLASHING: 16 OZ. COPPER

3. CAULKING: EXTERIOR - USE BEST AVAILABLE. INTERIOR - PAINTABLE LATEX

4. WEATHER-STRIPPING: ALL EXTERIOR DOORS SHALL RECEIVE WEATHER-STRIPPING AND INTERIOR ATTIC ACCESS DOORS SHALL RECEIVE CRANFLY ACCESS.

5. INSULATION: CONSULT CURRENT ENERGY CODES ENFORCED BY LOCAL CODES OFFICE IN YOUR AREA.

6. NOTE: ALL INTERIOR WALLS TO BE INSULATED FOR SOUND CONTROL.

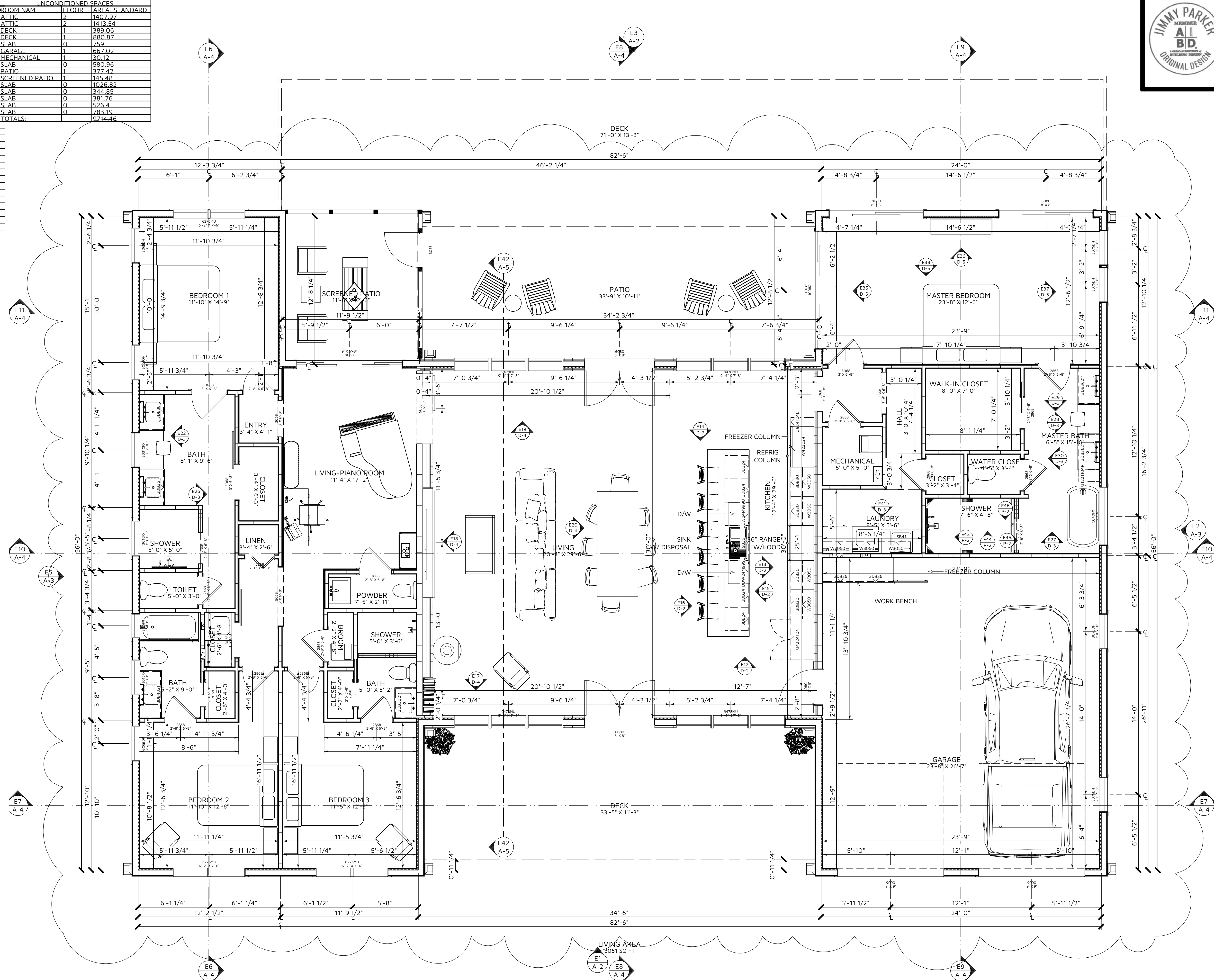
7. NOTE: ANY SUPERIOR INSULATION METHOD OR PRODUCT IS WELCOME AND ABOVE THE CODE MINIMUM SHOULD BE USED PER MANUFACTURE SPECIFICATIONS AND GUIDELINES.

- 2"x4" WOOD STUD WALLS THROUGHOUT,  
9" HEIGHT OR AS NOTED
- DOUBLE HUNG WINDOWS
- 7/16" WAFER BOARD WALL SHEATHING
- 12" WP ROOF WITH TITANIUM UDL 30  
UNDERPAYMENT AND 24 GA. METAL ROOF
- 1"x8" FASCIA W/ 1"x4" AT TOP
- VENTED ROOF AND SOFFIT
- R30 CEILING INSULATION, R13 WALL  
INSULATION

**TYPICAL EGRESS REQUIREMENTS**

- 24" CLEAR HEIGHT
- 20" CLEAR WIDTH
- 5.7 SQ. FT. AT UPPER LEVEL
- 5.0 SQ. FT. AT LOWER LEVEL
- 42" MAX. FINISHED SILL HEIGHT

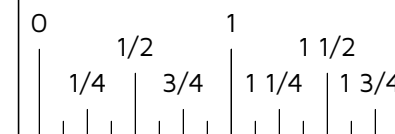
CONDITIONED SPACES				UNCONDITIONED SPACES			
ROOM NAME	FLOOR	AREA	STANDARD	ROOM NAME	FLOOR	AREA	STANDARD
HALL		35.85	ATTIC		2	1407.97	
WATER CLOSET		18.19	ATTIC		2	1413.54	
OPEN BELOW	2	1047.22	DECK		1	389.06	
LAUNDRY		53.5	SLAB		1	880.87	
MASTER BATH		121.01	SLAB		0	759	
CLOSET	1	11.17	GARAGE		1	667.02	
LINEN		10.92	MECHANICAL		1	30.12	
BROOM		12.81	SLAB		0	580.96	
CLOSET		12.86	PATIO		1	377.47	
BATH	1	115.67	SCREENED PATIO		1	145.48	
CLOSET		14.75	SLAB		0	1026.82	
CLOSET		13.57	SLAB		0	344.85	
PANTRY		16.9	SLAB		0	381.76	
BEDROOM 3		179.7	SLAB		0	526.4	
BEDROOM 2		184.83	SLAB		0	783.19	
BEDROOM 1		202.15	TOTALS:			9714.46	
SHOWER		31.38					
SHOWER		23.03					
LIVING-PIANO ROOM		254.73					
CLOSET	1	25					
POWDER		27.91					
PANTRY		27.99					
TOILET		19.68					
BATH		56.5					
BATH		32.64					
MASTER BEDROOM		33.7					
LIVING		35.69					
SHOWER		41.57					
KITCHEN		402.01					
LIVING		654.95					
WALK-IN CLOSET		62.04					
TOTALS:		4077.92					



**1st Floor**  
**1/4 IN = 1 FT**

- WALL SECTIONS SHOWN ABOVE IS GENERIC IN NATURE.
- SLAB DETAILS ARE STANDARD DESIGN AND GENERIC IN NATURE.
- REFER TO BUILDING COMPANY OR SUPPLIER FOR FINAL DESIGN AND DETAILS.

PRINTED SCALE  
BASED ON  
24"x36" PAPER SIZE,  
(D-SIZE)



## FIRST FLOOR PLAN

DATE: 6/14/2024	SCALE: 1/4"=1'-0"
DRAWN BY: E R D D	UNLESS NOTED OTHERWISE

DATE: 6/14/2024  
DRAWN BY: ERD

REV:

**A**

SHEET:  
A-1

**EZELLE ELLIJAY**  
**RESIDENCE**

S-2379

MEMBER  
**A I B D.**

**ELAINE ROBERTS**  
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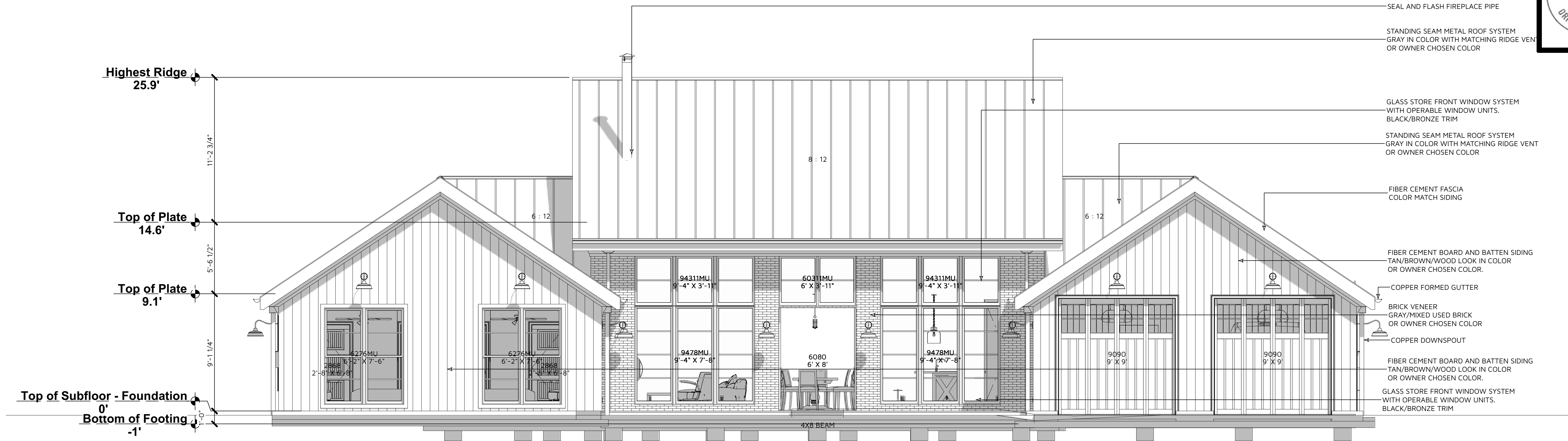
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BUILDING DESIGN

**EZELLE ELLIJAY**  
**RESIDENCE**  
24-013 LYNN EZELLE NEW CONSTRUCTION PERMIT # RES-2379

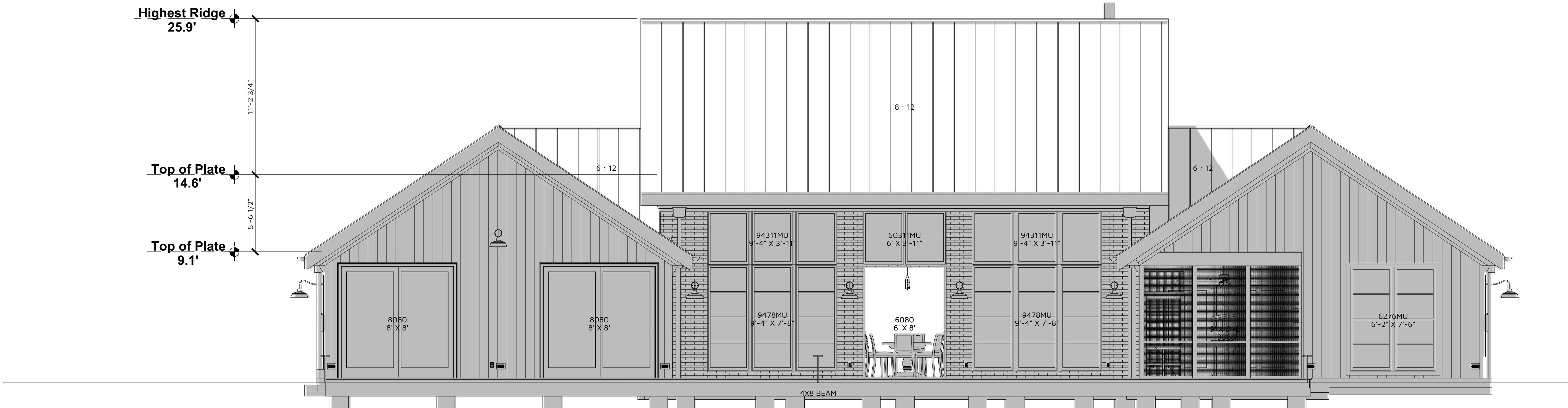
OVERALL EXTERIOR  
ELEVATIONS

DATE: 6/14/2024  
DRAWN BY: E.R.D.D.  
DESIGNED BY: E.R.D.D.  
24-013 LYNN EZELLE NEW CONSTRUCTION

REV:  
**A**  
SHEET:  
**A-2**

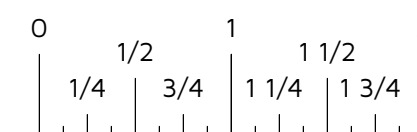


**A-4 EXTERIOR ELEVATION FRONT**  
1/4 IN = 1 FT



**A-5 EXTERIOR ELEVATION REAR**  
1/4 IN = 1 FT

EXTERIOR FINISH NOTES:  
1. DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE PER THE SITE PLAN.  
2. FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4' MIN.



PRINTED SCALE BASED ON 24"x36" PAPER SIZE, (D-SIZE)



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OVERALL EXTERIOR  
ELEVATIONS

SCALE: 1/4"=1'-0"  
UNLESS NOTED OTHERWISE

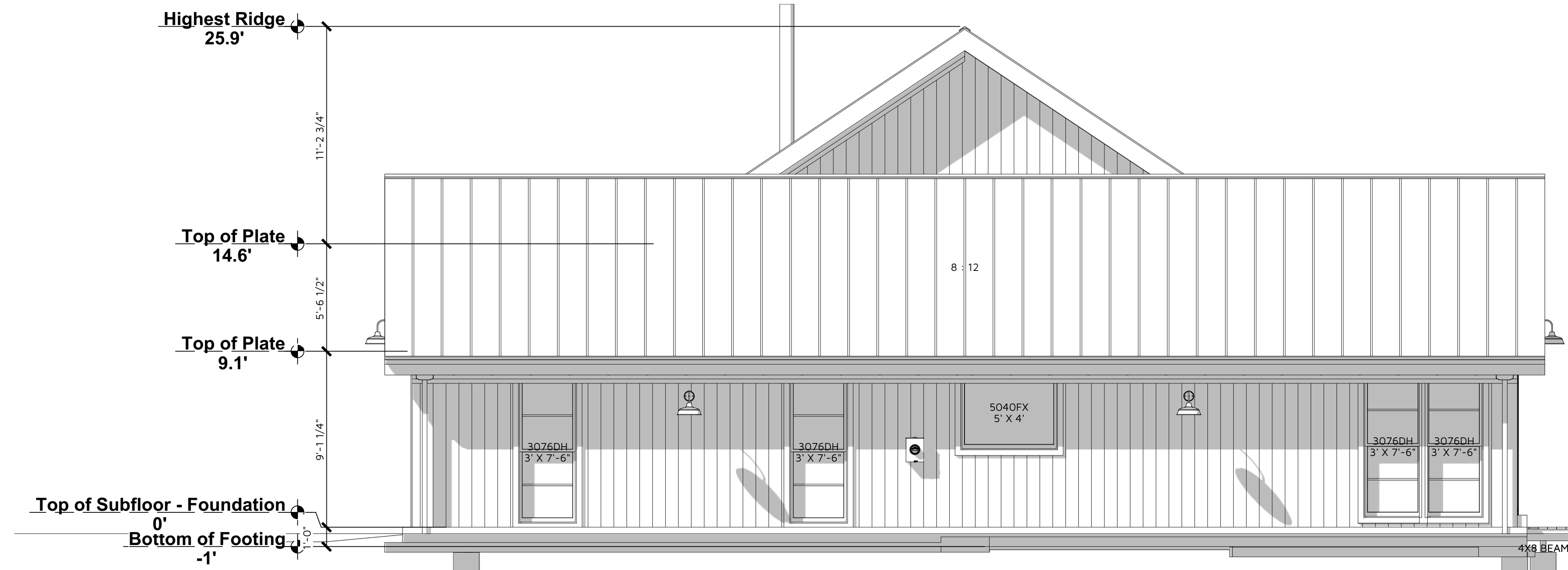
DATE: 6/14/2024  
DRAWN BY: E.R.D.D.  
DESIGNED BY: E.R.D.D.

24-013 LYNN EZELLE NEW CONSTRUCTION

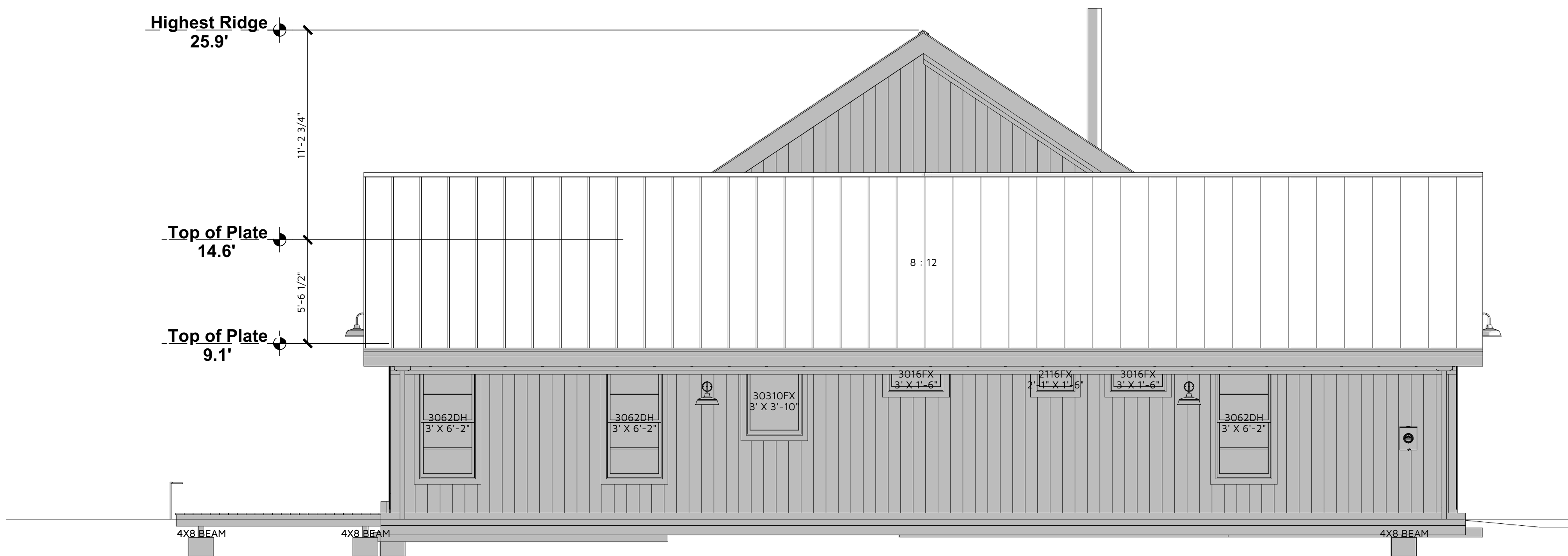
REV:

**A**

SHEET:  
**A-3**

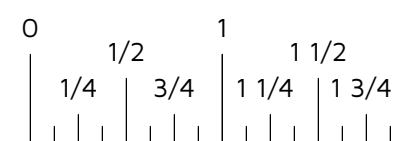


**A-7 EXTERIOR ELEVATION RIGHT**  
1/4 IN = 1 FT



**A-6 EXTERIOR ELEVATION LEFT**  
1/4 IN = 1 FT

EXTERIOR FINISH NOTES:  
1. DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE PER THE SITE PLAN.  
2. FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4' MIN.



PRINTED SCALE BASED ON 24"x36" PAPER SIZE, (D-SIZE)





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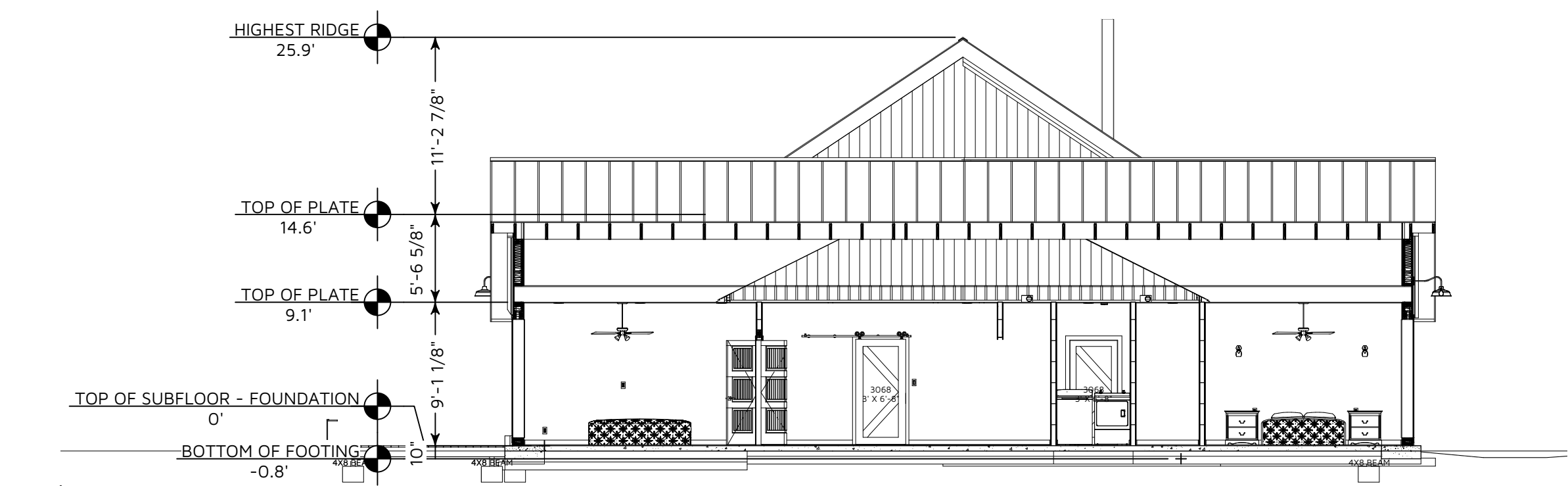
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PERMIT # RES-2379

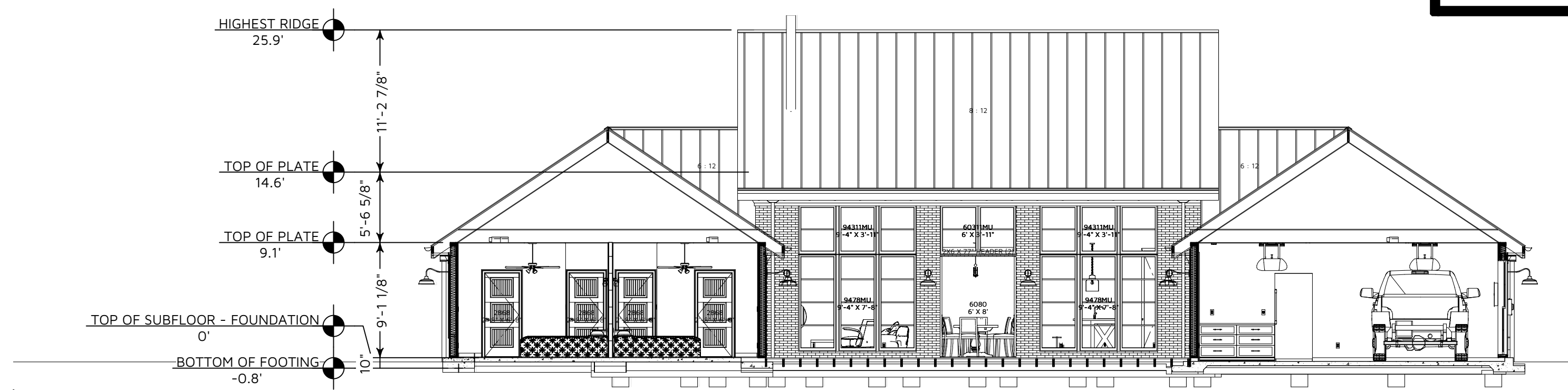
**BUILDING CROSS SECTIONS**

DATE: 6/14/2024  
DRAWN BY: E.R.D.D.  
DESIGNED BY: E.R.D.D.  
24-013 LYNN EZELLE NEW CONSTRUCTION

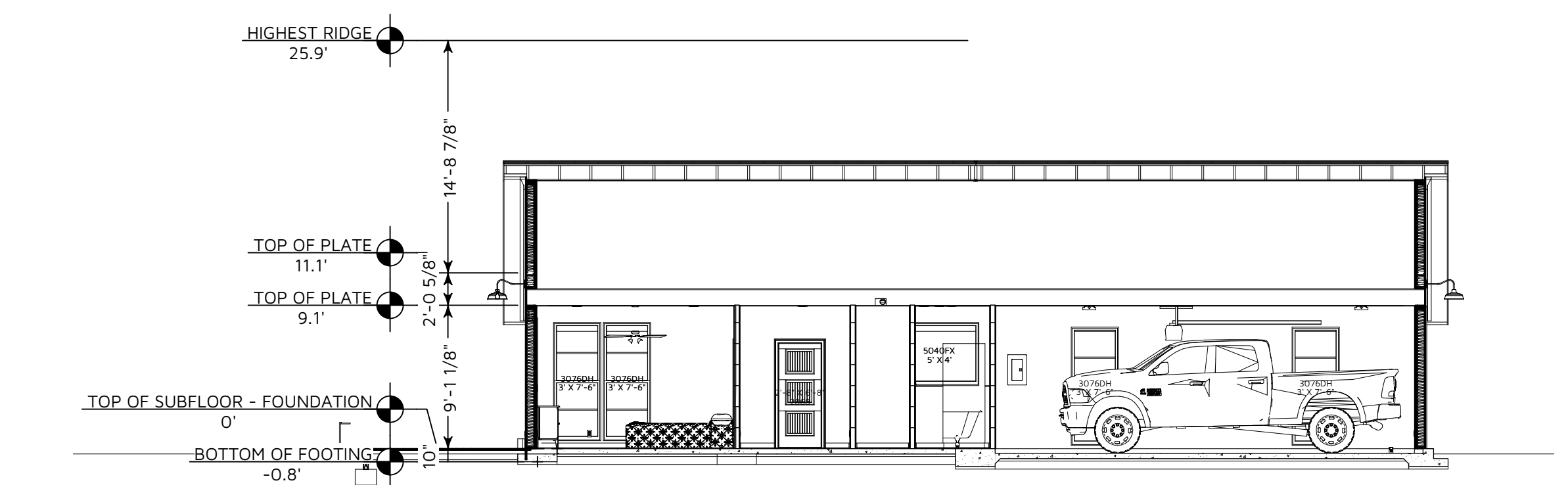
REV: **A**  
SHEET: **A-4**



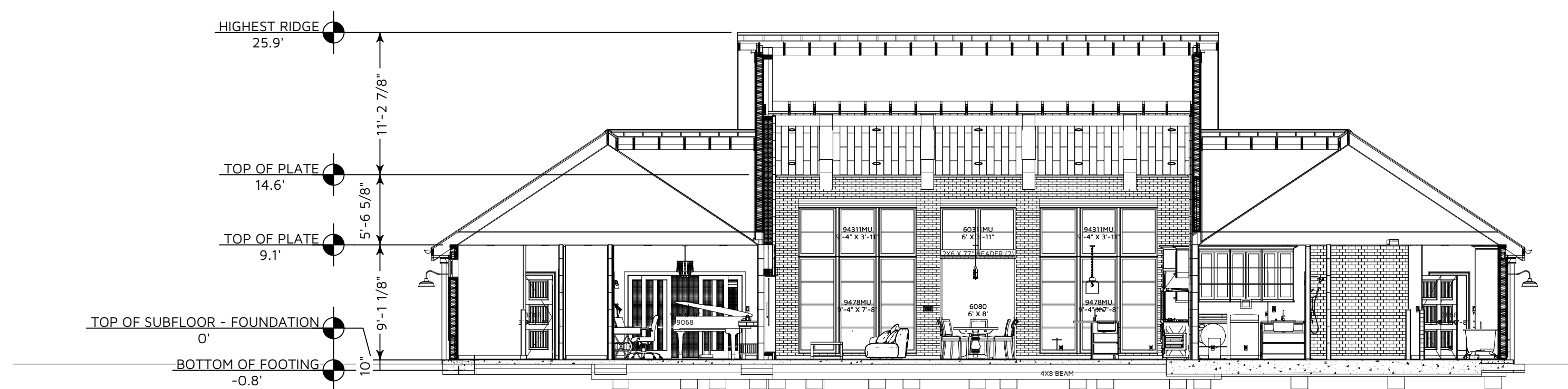
**A-8 CROSS SECTION**  
1/8 IN = 1 FT



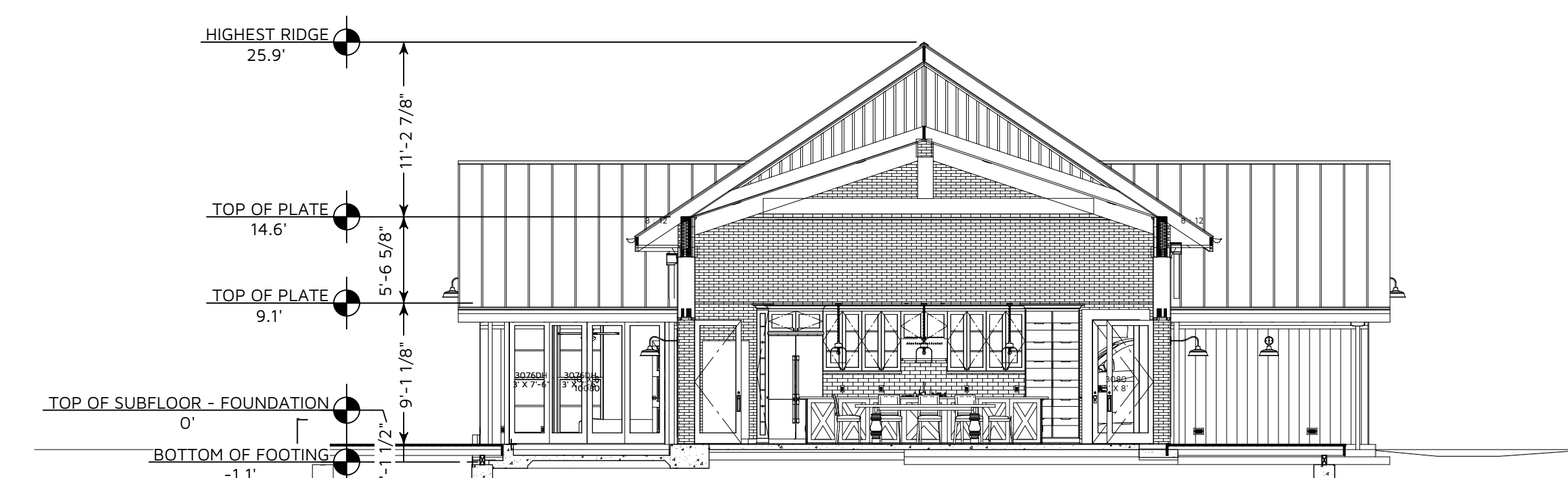
**A-11 CROSS SECTION**  
1/8 IN = 1 FT



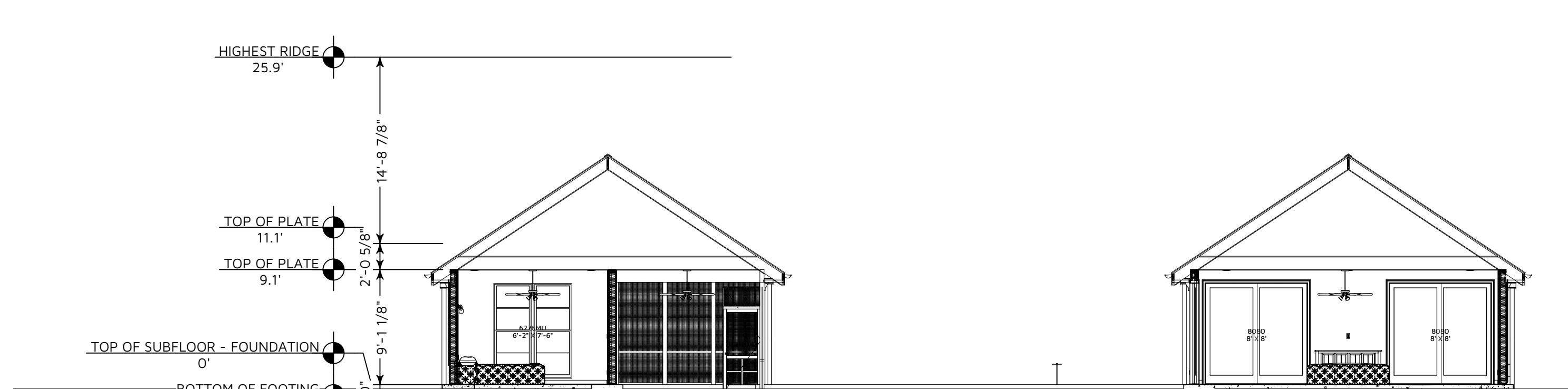
**A-9 CROSS SECTION**  
1/8 IN = 1 FT



**A-12 CROSS SECTION**  
1/8 IN = 1 FT

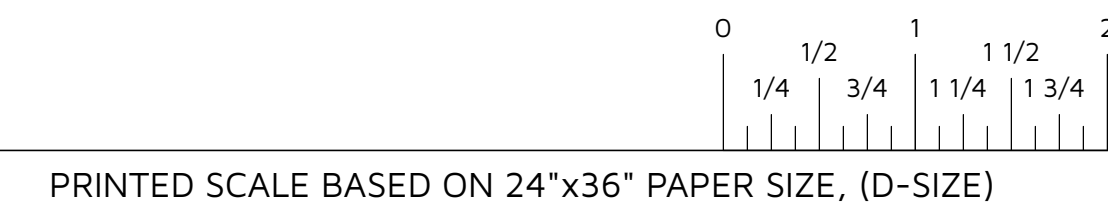


**A-10 CROSS SECTION**  
1/8 IN = 1 FT



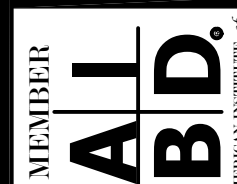
**A-13 CROSS SECTION**  
1/8 IN = 1 FT

EXTERIOR FINISH NOTES:  
1. DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE PER THE SITE PLAN.  
2. FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4' MIN.





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**EZELLE ELLIJAY**  
***RESIDENCE***

PERMIT # RES-2379

## BUILDING CROSS SECTIONS

SCALE: 1/4"=1'-0"  
UNLESS NOTED OTHERWISE

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04 0121 YARN FZELL E NEW CONSTRUCTION

REV:

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SHEET:

A-5



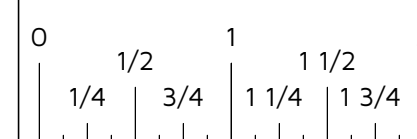
**EXTERIOR FINISH NOTES:**

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2. FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT O RUN FOR 4' MIN.

**CONSTRUCTION DETAILS AND SECTIONS:**

- WALL SECTIONS SHOWN ABOVE IS GENERIC IN NATURE.
- SLAB DETAILS ARE STANDARD DESIGN AND GENERIC IN NATURE.
- REFER TO BUILDING COMPANY OR SUPPLIER FOR FINAL DESIGN AND DETAILS

PRINTED SCALE  
BASED ON  
24"x36" PAPER SIZE,  
(D-SIZE)

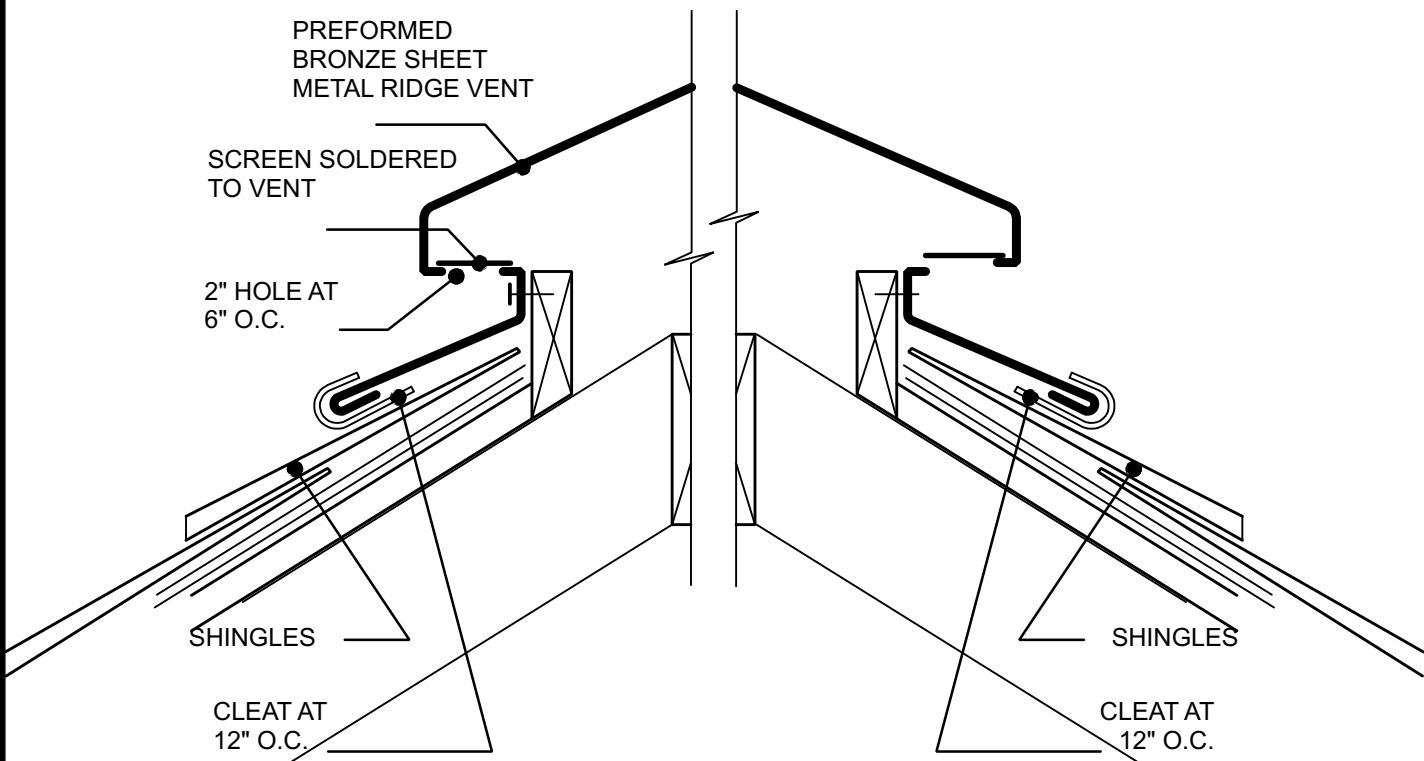




**FLOORS AND ROOFS**  
1ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THEN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.  
2PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.  
3SPECIFIC MANUFACTURES AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER/ BUILDER SHALL NOT BE PROHIBITED FROM SUBSTITUTING MATERIALS AND/OR APPLIANCES OF EQUAL QUALITY/STRENGTHS FROM NON-SPECIFIED MANUFACTURERS.  
4THE OWNER/BUILDER SHALL NOT BE SUBSTITUTING MATERIALS PROVIDED THEY MEET CURRENT BLDG. CODE, AND ARE APPROVED FOR THAT SPECIFIC USE BY THE BUILDING OFFICIAL.

**ROOF FRAMING / TRUSS NOTES:**  
1 TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.  
2 ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.  
3 ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.  
4 ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.  
5 ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.  
6 ALL ROOF FRAMING 24" O.C. UNLESS NOTED  
7 ALL OVERHANGS 16".  
8 INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.  
9 ATTIC VENTILATION: REQUIRED ABOVE HOUSE.  
10MIN. SNOW LOAD 50 LBS PER SQUARE FOOT.  
11 WALL HEADERS: (2) 2 X 10 DF 2 TYP. UNO  
12ROOF & FLOOR TRUSS MANUFACTURER:

**LUMBER SPECIES:**  
1POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2.  
2EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER.  
3SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.  
4ALL STUDS TO BE DF#2 OR BETTER.  
5PLYWOOD SHEATHING SHALL BE AS FOLLOWS:  
6ROOF SHEATHING SHALL BE 5/8" PLYWOOD OR 9/32 OSB.  
7WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.  
8FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.

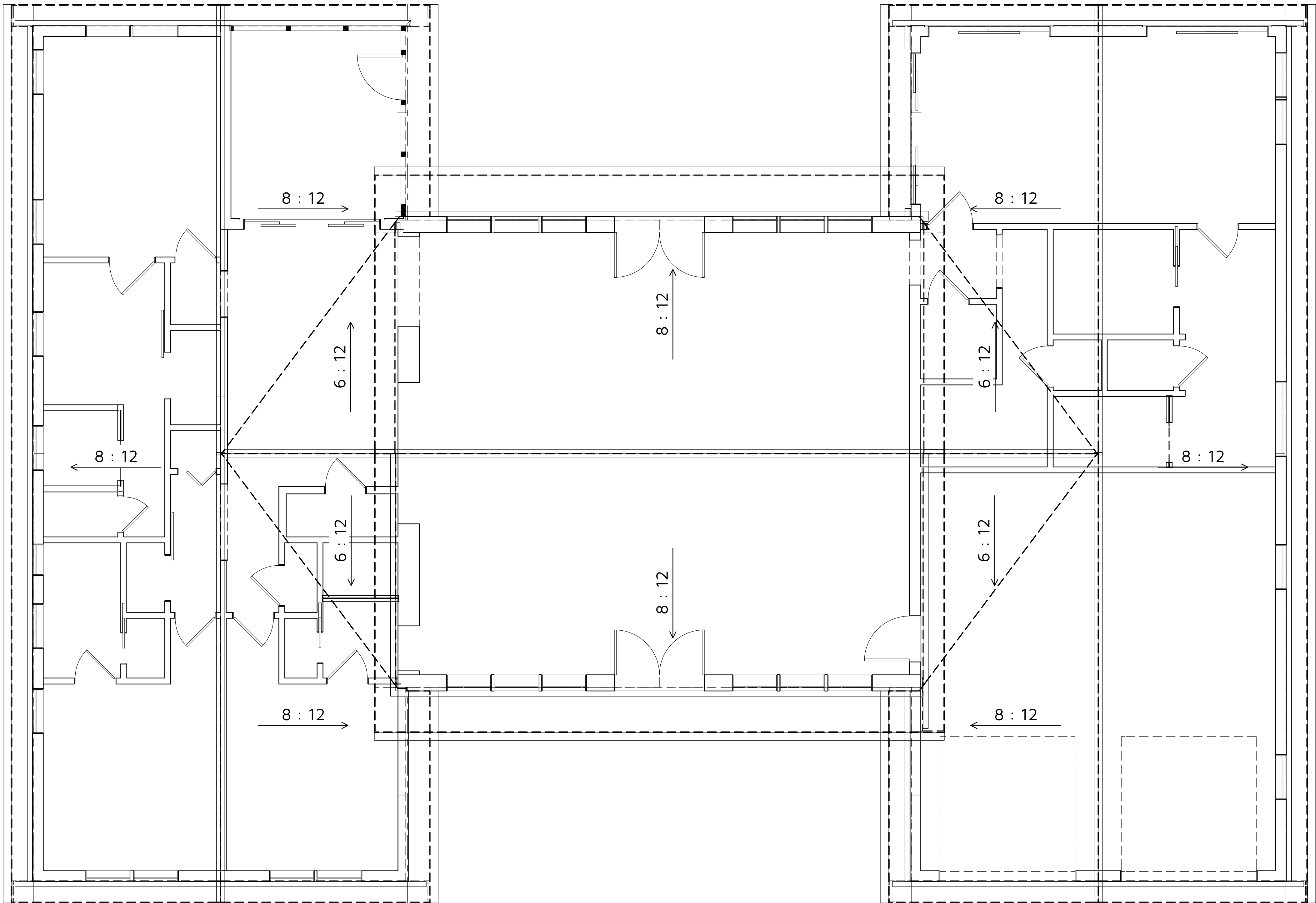


**RIDGE CAP DETAILS**  
1/4 in = 1 ft

**NAILING NOTES: (PER IRC TABLE R602.3(1))**

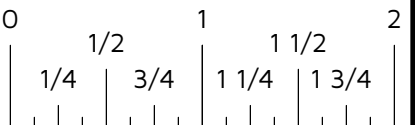
JOIST TO SILL OR GIRDER	TOE NAIL (3)-8d
BRIDGING TO JOIST	TOE NAIL EA. END (2)-8d
SOLE PLATE TO JOIST OR BLK'G	FACE NAIL 16d @ 16" OC
STUD TO SOLE PLATE	TOE NAIL (4)-8d, END NAIL (2) 16d
TOP PLATE TO STUD	END NAIL (2)-16d
DOUBLE STUDS	FACE NAIL 16d @ 24" OC
DOUBLE TOP PLATES	FACE NAIL 16d @ 16" OC
CONTINUOUS HEADER, TWO PIECES	16d @ 16" OC ALONG EA. EDGE
BUILT-UP HEADER, TWO PIECES	
W/ 1/2" SPACER	16d @ 16" OC ALONG EA. EDGE
TOP PLATES, LAPS AND INTERSECTIONS	FACE NAIL (2)-16d
CEILING JOISTS TO PLATE	TOE NAIL (3)-8d
CONTINUOUS HEADER TO STUD	TOE NAIL (4)-8d
CEILING JOISTS, LAPS OVER PARTITIONS	FACE NAIL (3)-10d
CEILING JOISTS TO PARALLEL RAFTERS	TOE NAIL (2)-16d
RAFTER TO PLATE	FACE NAIL (2)-8d
1" BRACE TO EACH STUD AND PLATE	10d @ 24" OC
BUILT-UP CORNER STUDS	(2)-16d @ EA.BRG.
2" PLANKS	EDGES 8d @ 6" OC
1/2" PLYWOOD ROOF AND WALL	INTERMEDIATE 8d @ 12" OC
SHEATHING	EDGES 8d @ 6" OC
3/4" PLYWOOD SUBFLOOR	INTERMEDIATE 8d @ 12" OC
2x MULTIPLE JOISTS - STAGGER @ 15" OC	
W/(2) @ EA. END OR SPLICE	16d NAILS
(3) OR FEWER	1/2" DIA M.B. W/ STANDARD NUT AND WASHERS
(4) OR MORE	

**A-15 ROOF PLAN**  
1/4 IN = 1 FT

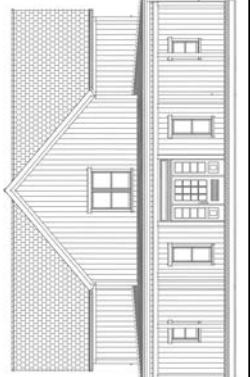


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■ SLAB DETAILS ARE STANDARD DESIGN AND GENERIC IN NATURE.  
■ REFER TO BUILDING COMPANY OR SUPPLIER FOR FINAL DESIGN AND DETAILS.

PRINTED SCALE  
BASED ON  
24"x36" PAPER SIZE,  
(D-SIZE)



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














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**RESIDENCE**  
24-013 LYNN EZELLE NEW CONSTRUCTION  
PERMIT # RES-2379

**ROOF PLAN**

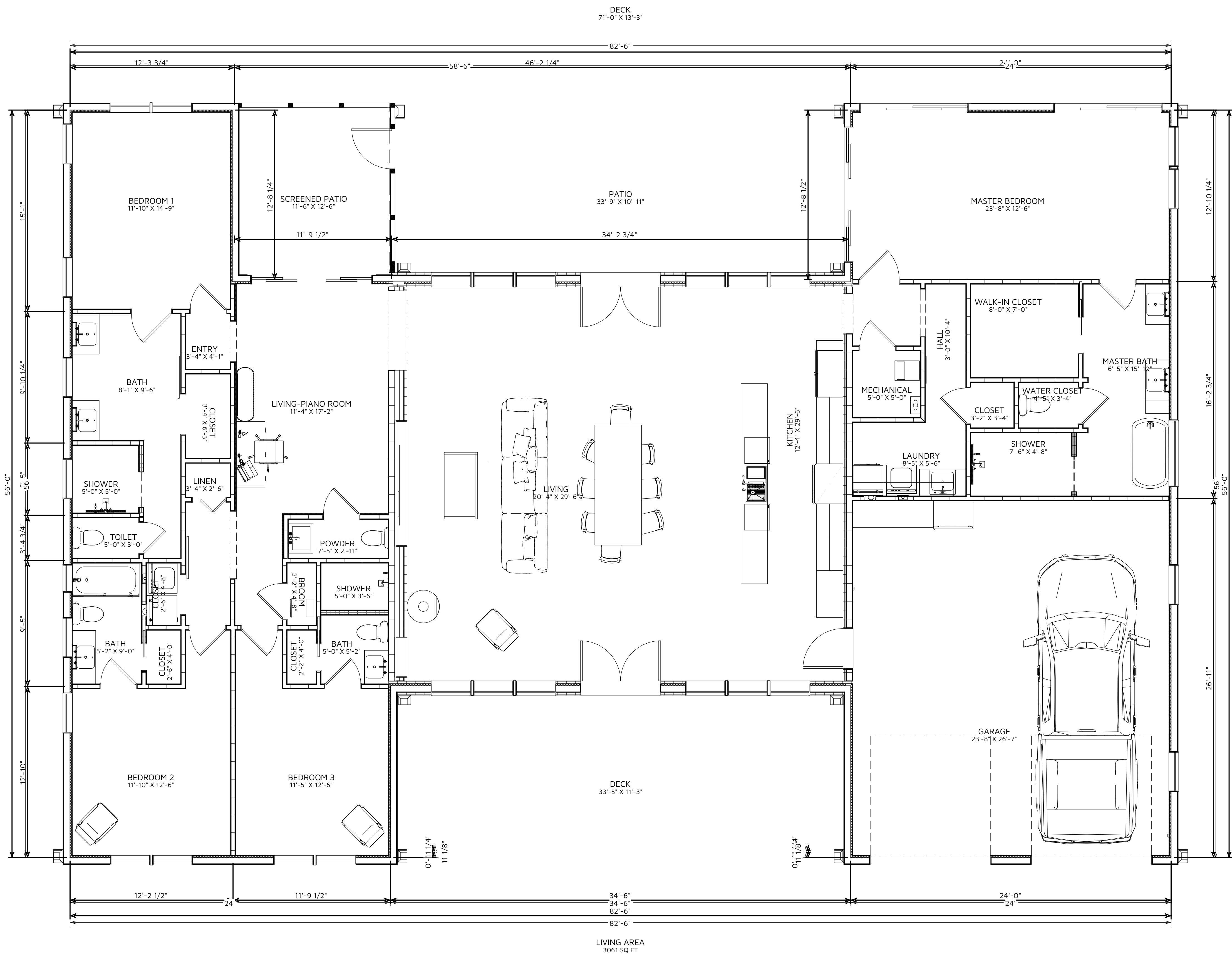
DATE: 6/14/2024	SCALE: 1/4"=1'-0" UNLESS NOTED OTHERWISE
DRAWN BY: E.R.D.D.	
DESIGNED BY: E.R.D.D.	
	24-013 LYNN EZELLE NEW CONSTRUCTION

REV:  
**A**

SHEET:  
**A-6**

WALL SCHEDULE			
2D SYMBOL	WALL TYPE	FLOOR	WALL CONSTRUCTION, UPPER
	6" POST EXTERIOR WALL BOARD AND BATTEN	1	RIGIDSTACK SIDING 8" - CHESTNUT - 1/2", HOUSEWRAP - 0", OSB-HRZ - 7/16", OPENING (NO MATERIAL) - 5 1/2", FIR STUD 16" OC - 1 1/2", DRYWALL - 1/2", LIGHT FRENCH GRAY (SW 0055) - 1/8"
	INTERIOR 4" WALL DRYWALL	1	LIGHT FRENCH GRAY (SW 0055) - 1/8", GYPSUM BOARD - 1/2", FIR STUD 16" OC - 3 1/2", GYPSUM BOARD - 1/2", LIGHT FRENCH GRAY (SW 0055) - 1/8"
	INTERIOR 6" WALL BRICK ONE SIDE	1	WHITE AND RED MIXED BRICK - 2 1/2", GYPSUM BOARD - 1/2", FIR STUD 16" OC - 5 1/2", GYPSUM BOARD - 1/2", LIGHT FRENCH GRAY (SW 0055) - 1/8"
	SHOWER GLASS WALL	1	GLASS STANDARD - 1/2"
	6" POST EXTERIOR WALL BOARD AND BATTEN	3	RIGIDSTACK SIDING 8" - CHESTNUT - 1/2", HOUSEWRAP - 0", OSB-HRZ - 7/16", OPENING (NO MATERIAL) - 5 1/2", FIR STUD 16" OC - 1 1/2", DRYWALL - 1/2", LIGHT FRENCH GRAY (SW 0055) - 1/8"
	6" POST EXTERIOR WALL BOARD AND BATTEN	2	RIGIDSTACK SIDING 8" - CHESTNUT - 1/2", HOUSEWRAP - 0", OSB-HRZ - 7/16", OPENING (NO MATERIAL) - 5 1/2", FIR STUD 16" OC - 1 1/2", DRYWALL - 1/2", LIGHT FRENCH GRAY (SW 0055) - 1/8"
	30" CONCRETE STEM WALL	0	CONCRETE - 30"
	6" POST EXTERIOR WALL WOOD LAP SIDING	1	RIGIDSTACK SIDING 12" - ELKHORN - 1/2", HOUSEWRAP - 0", OSB-HRZ - 7/16", OPENING (NO MATERIAL) - 5 1/2", FIR STUD 16" OC - 1 1/2", DRYWALL - 1/2", LIGHT FRENCH GRAY (SW 0055) - 1/8"
	ROOM DIVIDER_2	1	INSULATION AIR GAP - 0"
	6" POST EXTERIOR WALL BRICK VENEER-BRICK VENEER	2	WHITE AND RED MIXED BRICK - 2 1/2", HOUSEWRAP - 0", OSB-HRZ - 7/16", OPENING (NO MATERIAL) - 5 1/2", FIR STUD 16" OC - 1 1/2", OSB-HRZ - 7/16", WHITE AND RED MIXED BRICK - 2 1/2"
	6" POST EXTERIOR WALL BRICK VENEER-BRICK VENEER	1	WHITE AND RED MIXED BRICK - 2 1/2", HOUSEWRAP - 0", OSB-HRZ - 7/16", OPENING (NO MATERIAL) - 5 1/2", FIR STUD 16" OC - 1 1/2", OSB-HRZ - 7/16", WHITE AND RED MIXED BRICK - 2 1/2"
	INTERIOR 4" WALL SHIPLAP ONESIDE	1	BO-SID18-178 (1X7X73 DUTCHLAP SIDING STAGGER) - 1 1/4", GYPSUM BOARD - 1/2", FIR STUD 16" OC - 3 1/2", GYPSUM BOARD - 1/2", LIGHT FRENCH GRAY (SW 0055) - 1/8"
	DECK RAILING/FENCE_2	1	FIR STUD 16" OC - 3 1/2"
	PORCH RAILING_2	1	SCREEN MATERIAL - GLASS BLOCK - 4"
	6" POST EXTERIOR WALL WOOD LAP SIDING-BRICK VENEER	3	V-GROOVE (NATURAL) - 1/2", HOUSEWRAP - 0", OSB-HRZ - 7/16", OPENING (NO MATERIAL) - 5 1/2", FIR STUD 16" OC - 1 1/2", OSB-HRZ - 7/16", WHITE AND RED MIXED BRICK - 2 1/2"
	6" POST EXTERIOR WALL WOOD LAP SIDING-BRICK VENEER FIREPLACE WAL	2	RIGIDSTACK SIDING 8" - CHESTNUT - 1/2", HOUSEWRAP - 0", OSB-HRZ - 7/16", OPENING (NO MATERIAL) - 5 1/2", FIR STUD 16" OC - 1 1/2", FIR STUD 16" OC - 4", FIR STUD 16" OC - 4", OSB-HRZ - 7/16", WHITE AND RED MIXED BRICK - 2 1/2"
	INTERIOR 6" WALL BRICK ONE SIDE FIREPLACE WALL	1	WHITE AND RED MIXED BRICK - 2 1/2", GYPSUM BOARD - 1/2", FIR STUD 16" OC - 4", FIR STUD 16" OC - 4", FIR STUD 16" OC - 5 1/2", GYPSUM BOARD - 1/2", LIGHT FRENCH GRAY (SW 0055) - 1/8"
	6" POST EXTERIOR WALL WOOD LAP SIDING-BRICK VENEER FIREPLACE WAL	3	RIGIDSTACK SIDING 8" - CHESTNUT - 1/2", HOUSEWRAP - 0", OSB-HRZ - 7/16", OPENING (NO MATERIAL) - 5 1/2", FIR STUD 16" OC - 1 1/2", FIR STUD 16" OC - 4", FIR STUD 16" OC - 4", OSB-HRZ - 7/16", WHITE AND RED MIXED BRICK - 2 1/2"
	6" POST EXTERIOR WALL WOOD LAP SIDING-BRICK VENEER	2	V-GROOVE (NATURAL) - 1/2", HOUSEWRAP - 0", OSB-HRZ - 7/16", OPENING (NO MATERIAL) - 5 1/2", FIR STUD 16" OC - 1 1/2", OSB-HRZ - 7/16", WHITE AND RED MIXED BRICK - 2 1/2"
	8" CONCRETE STEM WALL	0	CONCRETE - 8"

**WALL SCHEDULE**  
1/4 IN = 1 FT

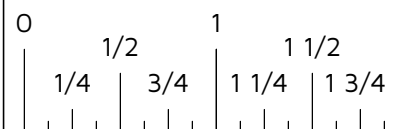


**A-3 FLOOR PLAN SHELL PLAN/WALL LAYOUT**  
1/4 IN = 1 FT

**CONSTRUCTION DETAILS AND SECTIONS:**

- WALL SECTIONS SHOWN ABOVE IS GENERIC IN NATURE.
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PRINTED SCALE  
BASED ON  
24"x36" PAPER SIZE,  
(D-SIZE)



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PERMIT # RES-2379

**SHELL PLAN/WALL  
LOCATION PLAN**

DATE: 6/14/2024  
DRAWN BY: E.R.D.D.  
DESIGNED BY: E.R.D.D.  
24-013 LYNN EZELLE NEW CONSTRUCTION

REV:  
**A**  
SHEET:  
**A-7**



FOUNDATION GENERAL NOTES.

THIS GENERIC FOUNDATION PLAN IS DESIGNED FOR NON-EXPANSIVE SOILS WITH A BEARING CAPACITY OF AT LEAST 2500 PSF AND AN EFFECTIVE FRICTION ANGLE OF NO LESS THAN 30 DEGREES. THIS PLAN IS NOT CERTIFIED FOR A SPECIFIC LOCATION, RECOMMENDED SITE GEOTECHNICAL INVESTIGATION AND COORDINATION OF THE FOUNDATION PLAN WITH SITE CONDITIONS BY A LOCAL ENGINEERING FIRM.

1. CONCRETE SHOULD HAVE MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS CONCRETE DESIGN MIX SHOULD BE IN ACCORDANCE WITH ACI-318 (LATEST VERSION).

2. ALL CONVENTIONAL REINFORCING STEEL SHALL MEET ASTM-A615 (GRADE 60). REINFORCING STEEL SHALL BE DETAILED AND ACCESSORIES PROVIDED IN ACCORDANCE WITH THE LATEST "ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES".

3. REINFORCEMENT SHALL HAVE 3" COVER IN THE GRADE BEAM BOTTOMS, 3" COVER IN THE BEAM SIDES AND TOP, 1 1/2" COVER IN THE SLAB TOPS AND THE BOTTOMS, UNLESS NOTED OTHERWISE.

4. 1 LAYER OF 6 MIL POLYETHYLENE VAPOR BARRIER.

5. CONCRETE SHALL BE WELL CONSOLIDATED.

6. THE CONTRACTOR SHALL VERIFY ALL DROPS, OFF-SET, BRICK LEDGES, AND BLOCK OUTS ON ARCHITECTURAL PLANS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES THAT MAY EXIST.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE STRUCTURAL DRAWINGS WITH ALL OTHER DRAWINGS.

8. ALTERATION TO OR DEVIATION FROM THE INFORMATION SHOWN ON THIS SHEET WITH THE WRITTEN ADVANCED APPROVAL FROM THE ENGINEER WILL VOID THE DESIGNER'S RESPONSIBILITY.

9. THIS PLAN IS FOR GRADE BEAM LOCATION AND REBAR LAYOUT ONLY.

10. ALL SUBGRADE FILL SHALL BE SELECT GRANULAR MATERIAL COMPACTED TO 95% MODIFIED PROCTOR DENSITY IN A MAXIMUM OF 6" LIFTS.

11. A MINIMUM OF 4" OF CONCRETE SHALL BE MAINTAINED THROUGHOUT THE ENTIRE SLAB.

12. ALL RUNOFF WATER SHALL BE CARRIED AWAY FROM THE SLAB TO PREVENT SATURATION OF THE SUBBASE.

13. ALL TREES WITHIN CLOSE PROXIMITY SHALL BE MOVED TO PREVENT THE ROOTS FROM EXTENDING UNDER THE SLAB.

14. REMOVE A MINIMUM OF 6" OF EXISTING SOIL PRIOR TO PLACING ANY FILL.

15. A MAXIMUM OF 2.0 FEET TO FILL MAY BE PLACED ON THE SITE.

16. FOLLOWING REQUIREMENTS OF LOCAL JURISDICTION FOR REQUIRED DEPTH TO FROST LINE. CONTACT ENGINEER SHOULD REQUIREMENTS EXCEED THE LIMITS OF THIS DESIGN.

17. NO FILED SUPERVISION PROVIDED UNDER THIS SEAL UNLESS OTHERWISE NOTED.

\*ASSUMED 0.5 SF OF NET FREE AREA PER VENT-FIELD VERIFY.

\*\*MINIMUM ONE VENT WITHIN 3' OF EACH CORNER AND ONE VENT EACH SIDE OF STRUCTURE.

SITE WORK:

1. SOIL REPORT: DETERMINE SOIL BEARING CHARACTERISTICS AND APPROPRIATE FOUNDATION DESIGN; CONSULT WITH CIVIL AND STRUCTURAL ENGINEER BEFORE CONSTRUCTION.

2. PERCOLATION TEST: LOCAL MUNICIPALITIES TO VERIFY THE PROPERTY IS SUITABLE FOR A WASTE DISPOSAL SYSTEM OR EQUIVALENT.

3. SITE CLEARING: PROTECT TREES DESIGNATED TO REMAIN ON SITE, REMOVE ALL VEGETATION FROM AREA WITHIN A 20 FT. PERIMETER OF THE BUILDING OUTLINE, LAY ASIDE THE TOP SOIL AT THE COMMENCEMENT AND REPLACE OVER THE GRADED SURFACE AT COMPLETION. COMPLY WITH LOCAL EROSION CONTROL MEASURES.

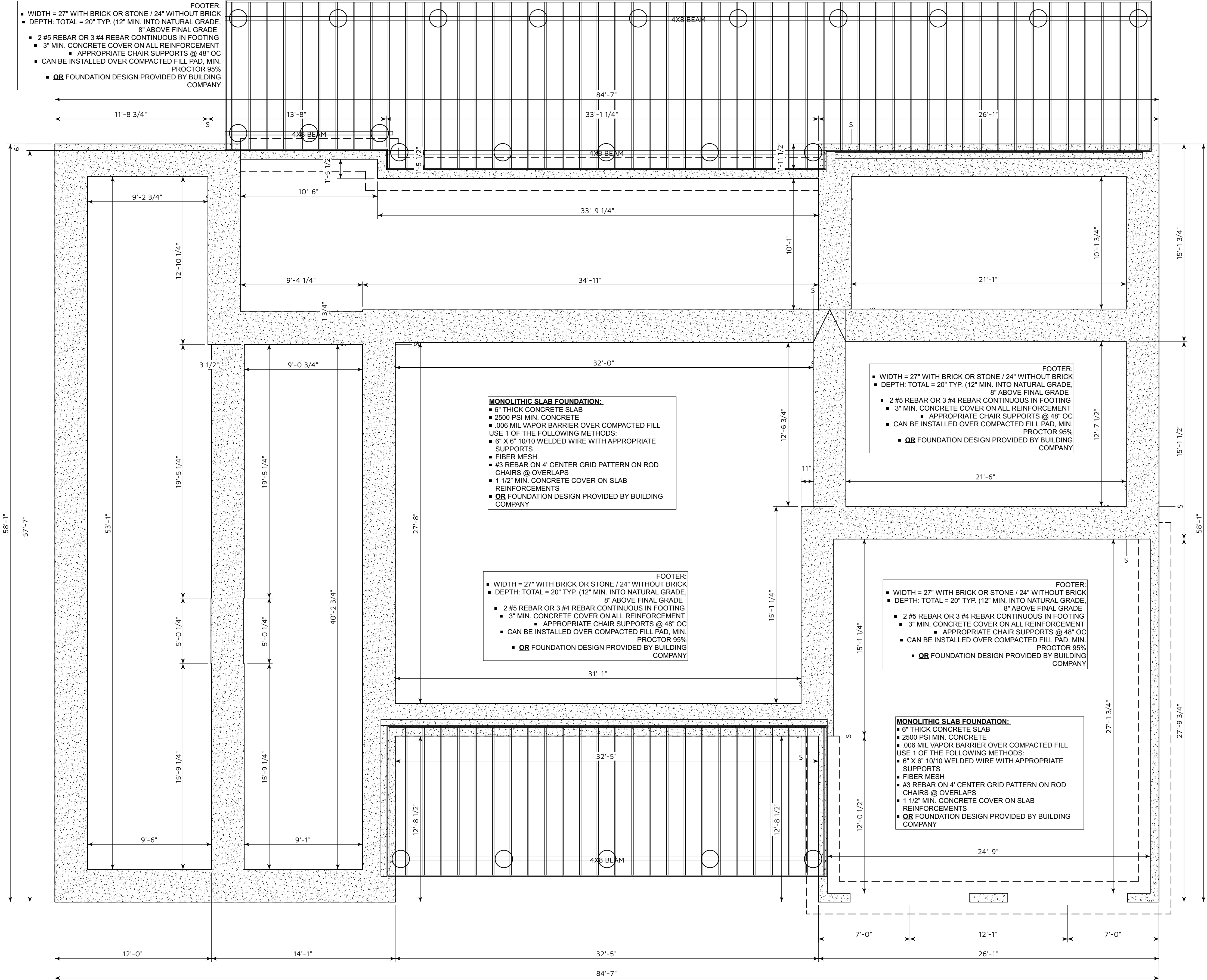
4. EARTH WORK: FILLED AREAS TO BE COMPACTED 95-100 AT OPTIMUM MOISTURE CONTENT. BUILDING PADS TO BE CONSTRUCTED LEVEL AND TRUE TO GRADES INDICATED ON PLANS (IF ANY). FILL ALL GARAGE AND BASEMENT FLOOR AREAS WITH #57 STONE AND COMPACT.

5. DRAINAGE CONTROL: FINAL GRADE SHALL DRAIN AWAY FROM ALL STRUCTURES. FOUNDATION DRAINS ARE NECESSARY FOR THE SITE. A 4 MIN. PERFORATED PIPE WITH FILTER CLOTH AND 12 MIN. CLASS A GRAVEL BACKFILL WITH MINIMUM OF 1% SLOPE, DRAIN TO DAYLIGHT OR AN APPROVED STORM DRAIN. ALL GUTTERS, GUTTER HEADS, SCUPPERS, AND DOWNSPOUTS TO BE 4 MIN. IN DIAMETER.

NOTE: DO NOT CONNECT GUTTER DRAINS TO THE FOUNDATION DRAIN.

6. Exterior Concrete Footings and Flatwork: All footing concrete to be air- entrained, min 3000 psi, consult local codes to verify. Pour driveways and walks min 3500 psi.

F-1 FOUNDATION-SLAB PLAN  
1/4 IN = 1 FT



CONSTRUCTION DETAILS AND SECTIONS:

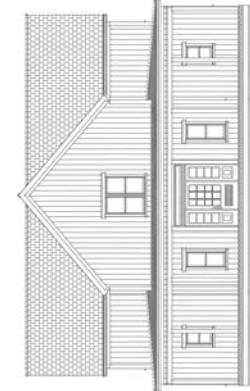
- WALL SECTIONS SHOWN ABOVE IS GENERIC IN NATURE.
- SLAB DETAILS ARE STANDARD DESIGN AND GENERIC IN NATURE.
- REFER TO BUILDING COMPANY OR SUPPLIER FOR FINAL DESIGN AND DETAILS.

PRINTED SCALE  
BASED ON  
24"x36" PAPER SIZE,  
(D-SIZE)

0 1/4 1/2 3/4 1 1 1/4 1 3/4 2



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RESIDENCE

PERMIT # RES-2379

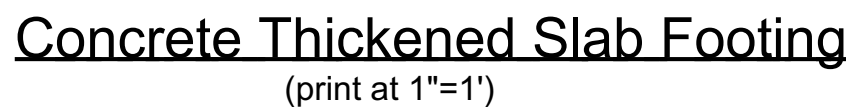
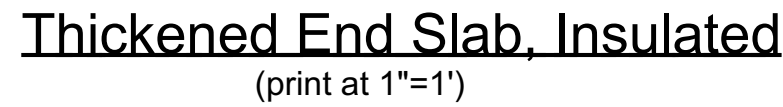
FOUNDATION PLAN

DATE: 6/14/2024  
DRAWN BY: E.R.D.D.  
DESIGNED BY: E.R.D.D.  
24-013 LYNN EZZELLE NEW CONSTRUCTION

REV:  
A

SHEET:  
A-8





NOT TO SCALE

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NOT TO SCALE

SLAB REINFORCEMENT:

8. STEM WALL AND MONOLITHIC SLAB TO HAVE 6X6 WELDED WIRE MESH, FIBER MESH, OR #3 REBAR ON 4" CENTER GRID PATTERN.

9. WELDED WIRE MESH SHALL BE INSTALLED ON APPROVED SUPPORTS, FREE OF RUST AND DIRT, AND PLACED IN THE UPPER 1/3 OF THE SLAB.

10. FIBER MESH MATERIAL SHALL COMPLY WITH ASTM C1116

11. #3 REBAR TO BE INSTALLED ON APPROVED SUPPORTS AND FREE FROM RUST AND DIRT.

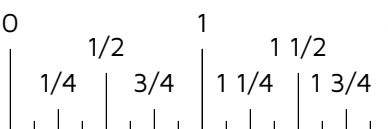
ALL REBAR SPICES SHALL BE A MIN OF 25"

9. STEM WALL SLABS CLEAN ALL DIRT FROM CELLS AFTER BACK FILL. FILL CELLS COMPLETELY WITH CONCRETE.

10. DESIGN BASED ON SANDY SOILS WITH ALLOWABLE PRESSURE OF 2000 PSF. CONTRACTOR IS RESPONSIBLE FOR INFORMING DESIGNER OF DIFFERENT SOIL CONDITIONS PRIOR TO WORK BEGINNING.

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PRINTED SCALE  
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(D-SIZE)





A-1C

**FLOOR FRAMING:**

DIMENSIONED LUMBER: RAFTERS, HEADERS, JOIST - #2 DOUGLAS FIR OR #2 SOUTHERN PINE, BLOCKING, STIFF BACKS, BRACING, ETC. #2 DOUGLAS FIR OR SOUTHERN PINE.

1. EXTERIOR WALLS: #2 DOUGLAS FIR OR #2 SOUTHERN SPRUCE, 2X6 STUDS @ 16" ON CENTER, TREATED MUDSILL SET ON SILL SEALER.

2. INTERIOR PARTITIONS: DOUGLAS FIR OR SPRUCE, 2X4 STUDS @ 16" ON CENTER, SEE PLANS FOR 6" PARTITIONS INCLUDING ALL PLUMBING WALLS @ 16" ON CENTER (STUD GRADE MATERIALS).

3. DIMENSIONAL LUMBER: #2 DOUGLAS FIR OR #2 SOUTHERN PINE, 2X12 @ 16" ON CENTER, UNLESS OTHERWISE NOTED ON PLANS.

4. FLOOR TRUSSES: TRUSS-JOIST "SILENT FLOOR SYSTEMS". JOIST AS SPECIFIED BY STRUCTURAL ENGINEER CAN ALSO BE USED OR SUBSTITUTED. TRUSSES SHALL BE DESIGNED TO CARRY THE LOADS IMPOSED. AS INDICATED ON THESE PLANS, AND PER ALL APPLICABLE CODES AND ORDINANCES. DEFLECTION SHALL BE LIMITED TO L/600. VERIFY SIZE AND SPACING INDICATED ON THESE PLANS AND/OR PER STRUCTURAL ENGINEER'S SUGGESTIONS.

5. ROOF FRAMING: DIMENSIONAL LUMBER: #2 DOUGLAS FIR OR #2 SOUTHERN PINE, 2X12 @ 16" ON CENTER UNLESS NOTED OTHERWISE NOTED ON PLANS OR BY ENGINEER.

6. ROOF TRUSSES: IT IS SUGGESTED THAT THE TRUSSES SHALL BE FABRICATED BY A TRUSS MANUFACTURING COMPANY HAVING MINIMUM 5-YEAR EXPERIENCE. TRUSSES SHALL BE DESIGNED TO CARRY THE LOADS IMPOSED, AS INDICATED ON THESE PLANS, AND PER ALL APPLICABLE CODES AND ORDINANCES.

7. ENGINEERED LUMBER: LAMINATED VENEER LUMBER OR PARALLEL STRAND LUMBER. INSTALLATION OF ANY ENGINEERED LUMBER PRODUCT OR FABRICATION SHALL BE ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

8. SUB-FLOORING: PLYWOOD-APA RATED TONGUE AND GROOVE, 3/4" OR 1 1/8" THICK, GLUED AND SCREWED, NO NAILING ON PLYWOOD FLOORING.

9. SHEATHING: APA RATED SHEATHING, EXTERIOR EXPOSURE, 1/2" THICK, GLUED AND NAILED, COVER WITH TWO LAYERS OF 15# FELT PAPER OR EQUAL, SUCH AS "TYVEK HOUSE WRAP" PRIOR TO INSTALLING EXTERIOR MATERIAL (STUCCO, MASONRY VENEER, ETC.)

10. EXTERIOR TRIM: DRIP, SOFFIT, AND FASCIA- SELECT GRADE REDWOOD OR CEDAR. ANY METAL DRIP, SOFFIT OR FASCIA SHOULD BE OF COPPER.

11. RAIN GUTTER SYSTEM: COPPER RAIN GUTTERS, DOWN SPOUTS, CONDUCTOR HEADS, HOLD-DOWNS, AND OTHER COMPONENTS. RAIN CISTERNS ARE ALSO SUGGESTED FOR WATER CONVERSATION PRACTICES.

12. TIMBER POST AND BEAM - SELECT GRADE STRUCTURAL DOUGLAS FIR, #1 OR BETTER. TIMBER TRIMS (NON-STRUCTURAL) - SELECT GRADE CEDAR, COULD BE DISTRESSED OR HAVE HAND HEWN LOOK FOR BEST APPEARANCE.

**ROOF FRAMING / TRUSS NOTES:**

1. TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.

2. ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP

3. ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.

4. ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION

5. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.

6. ALL ROOF FRAMING 24" O.C.

7. ALL OVERHANGS 18"

8. INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES. OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

9. ATTIC VENTILATION: REQUIRED ABOVE HOUSE.

10MIN. SNOW LOAD 50 LBS PER SQUARE FOOT.

11WALL HEADERS: (2) 2 X 10 DF 2 TYP. UNO

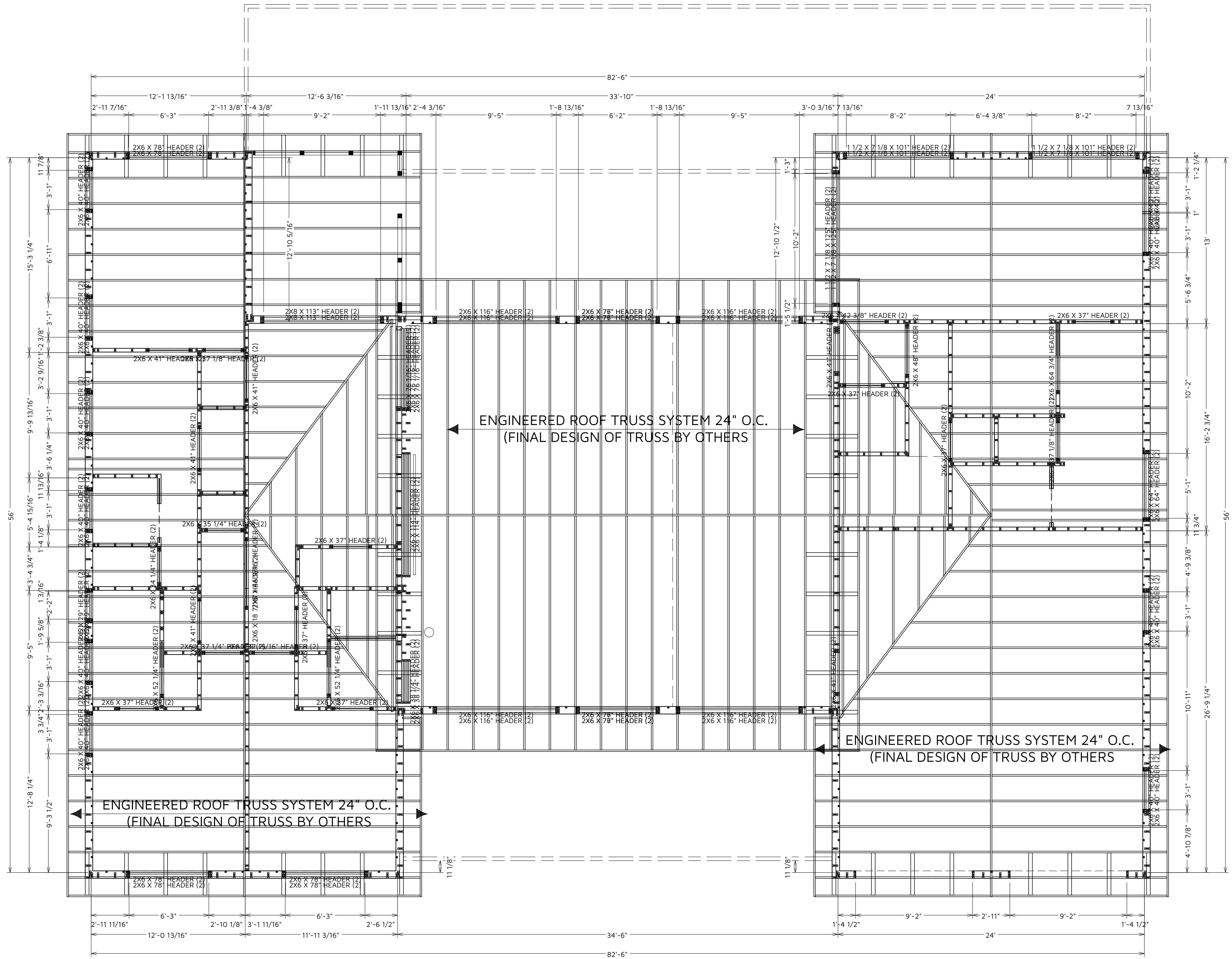
12ROOF & FLOOR TRUSS MANUFACTURER:

**FLOORS AND ROOFS**

SPECIFIC MANUFACTURES AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER/BUILDER SHALL NOT BE PROHIBITED FROM SUBSTITUTING MATERIALS AND/OR APPLIANCES OF EQUAL QUALITY/ STRENGTHS FROM NON-SPECIFIED MANUFACTURERS.

THE OWNER/BUILDER SHALL NOT BE SUBSTITUTING MATERIALS PROVIDED THEY MEET CURRENT BLDG. CODE, AND ARE APPROVED FOR THAT SPECIFIC USE BY THE BUILDING OFFICIAL.

**F-6 FRAMING PLAN ROOF**  
1/4 IN = 1 FT



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AMERICAN INSTITUTE OF BUILDING DESIGN


































**EZELLE ELLIJAY**  
**RESIDENCE**  
24-013 LYNN EZELLE NEW CONSTRUCTION  
PERMIT # RES-2379

**FLOOR/CEILING/ROOF FRAMING**

DATE: 6/14/2024  
DRAWN BY: E.R.D.D.  
DESIGNED BY: E.R.D.D.  
24-013 LYNN EZELLE NEW CONSTRUCTION

REV:  
**A**  
SHEET:  
**A-11**



ELECTRICAL OUTLET SCHEDULE							ELECTRICAL SWITCH SCHEDULE						
2D SYMBOL	REF HEIGHT	NUMBER	QTY	FLOOR	DESCRIPTION	COMMENTS	2D SYMBOL	REF HEIGHT	NUMBER	QTY	FLOOR	DESCRIPTION	COMMENTS
	48"	E05	2	1	ELECTRIC METER			48"	E01	47	1	DECORATOR SWITCH	
	60"	E06	2	1	ELECTRICAL PANEL - RECESSED			48"	E02	9	1	DECORATOR SWITCH 4-WAY	
	11 1/2"	E09	2	1	DECORATOR 2 USB CHARGER OUTLET		ELECTRICAL LIGHT SCHEDULE						
	60"	E10	1	1	ELECTRICAL PANEL - SURFACE MOUNTED			0"	E01	5	1	6 BLADE CEILING FAN	
	11 1/2"	E11	19	1	DECORATOR GFCI OUTLET			0"	E02	1	1	COIN CHANDELIER	
	0"	E17	2	1	GFCI DUPLEX FLOOR MOUNTED			0"	E03	2	1	EXHAUST FAN + LIGHT + HEAT	
	11 1/2"	E19	40	1	DECORATOR OUTLET			0"	E04	5	1	EXHAUST FAN 10	
	0"	E22	3	1	DUPLEX FLOOR MOUNTED			0"	E05	3	1	FLAT SHADE PATH LIGHT	
	11 1/2"	E24	1	1	GFCI WP			0"	E06	43	1	RECESSED DOWN LIGHT 6	
	0"	E27	2	1	POP-UP DUPLEX AND USB			0"	E07	4	1	SURFACE MOUNTED TUBE LIGHT - SHORT & NARROW (24W/9 7/8\"/>	
	11 1/2"	E29	2	1	220V			0"	E08	1	2	6 BLADE CEILING FAN	
	36"	E32	1	1	DECORATOR 2 USB CHARGER OUTLET			0"	E09	3	2	BRINY PENDANT	
	43"	E33	1	1	220V			0"	E10	1	2	PILLAR CANDLE CHANDELIER	
	43"	E34	5	1	DECORATOR GFCI OUTLET			0"	E11	20	2	RECESSED DOWN LIGHT 6	
	43"	E35	1	1	DECORATOR OUTLET			10"	E12	9	1	WALL LIGHT LOUVERED	
	71"	E38	1	1	GFCI WP			121 3/16"	E13	5	1	DMZ ALL WEATHER GOOSENECK BARN LIGHT	
	45"	E44	5	1	DECORATOR OUTLET			72"	E14	10	1	EUGENE SCONCE	
	26"	E51	9	1	DECORATOR OUTLET			76"	E15	10	1	DMZ ALL WEATHER GOOSENECK BARN LIGHT	
ELECTRICAL MISC. SCHEDULE													
2D SYMBOL	REF HEIGHT	NUMBER	QTY	FLOOR	DESCRIPTION	COMMENTS							
	0"	E01	8	1	CO/SMOKE DETECTOR			76"	E16	7	1	DILLON SCONCE 3	
	11 1/2"	E02	1	1	CAT6			77 3/16"	E17	4	1	DMZ ALL WEATHER GOOSENECK BARN LIGHT	
	45"	E03	5	1	CAT6								

**ELECTRICAL NOTES:**

- ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
- PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
- CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
- FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
- FIXTURES TO BE SELECTED BY HOME OWNER.

**AUDIO:**

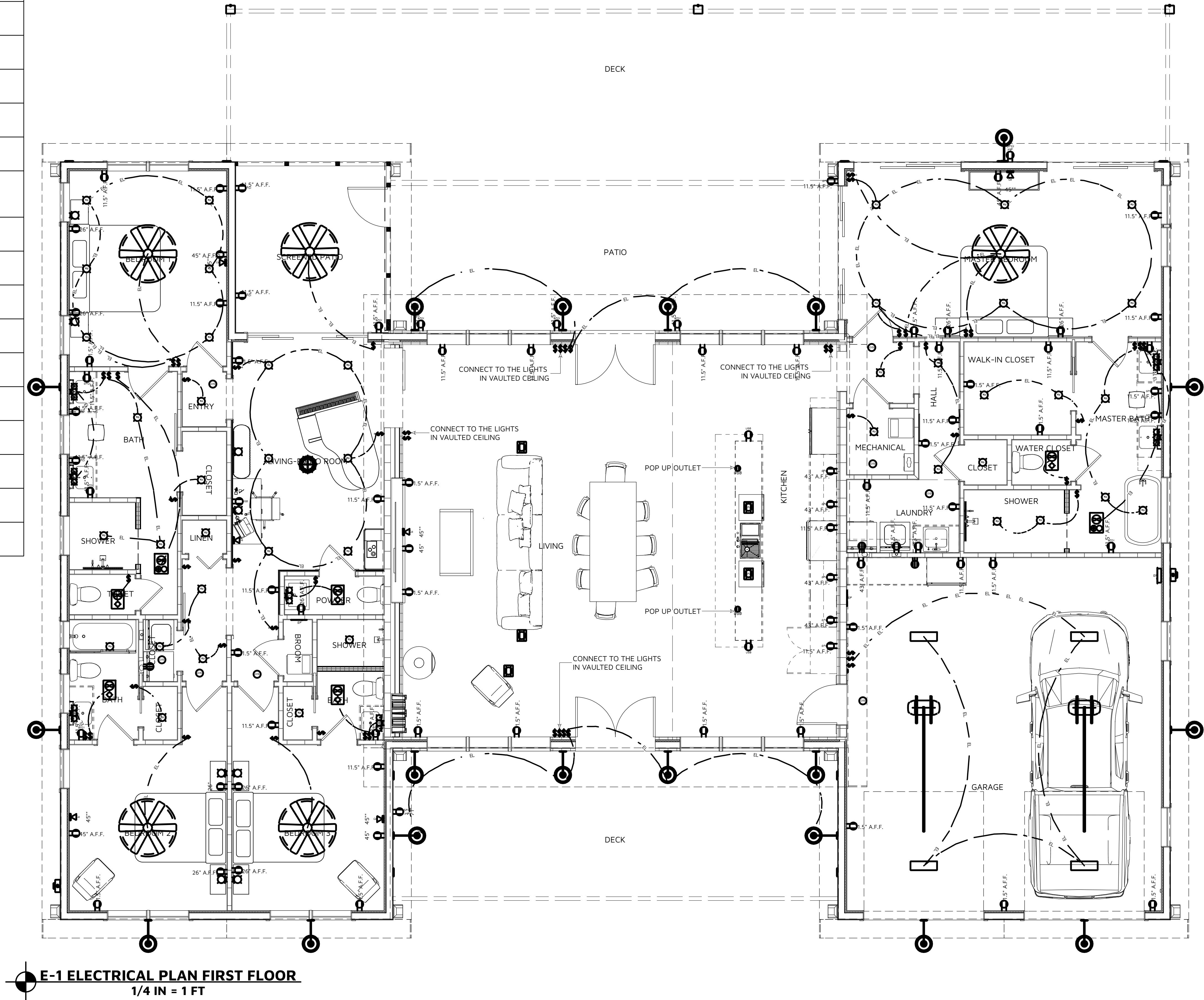
- LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
- AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
- LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.

**DATA / CABLE:**

- LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.

**ELECTRICAL, DATA, & AUDIO NOTES:**

HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.



**CONSTRUCTION DETAILS AND SECTIONS:**

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PRINTED SCALE  
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24"x36" PAPER SIZE,  
(D-SIZE)

0

1/4

1/2

3/4

1

1 1/4

1 1/2

2



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





































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**EZELLE ELLIJAY  
RESIDENCE**  
24-013 LYNN EZELLE NEW CONSTRUCTION  
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DATE: 6/14/2024  
DRAWN BY: E.R.D.D.  
DESIGNED BY: E.R.D.D.  
24-013 LYNN EZELLE NEW CONSTRUCTION

REV:  
**A**

SHEET:  
**E-1**

ELECTRICAL OUTLET SCHEDULE							ELECTRICAL SWITCH SCHEDULE						
2D SYMBOL	REF HEIGHT	NUMBER	QTY	FLOOR	DESCRIPTION	COMMENTS	2D SYMBOL	REF HEIGHT	NUMBER	QTY	FLOOR	DESCRIPTION	COMMENTS
	48"	E05	2	1	ELECTRIC METER			48"	E01	47	1	DECORATOR SWITCH	
	60"	E06	2	1	ELECTRICAL PANEL - RECESSED			48"	E02	9	1	DECORATOR SWITCH 4-WAY	
	11 1/2"	E09	2	1	DECORATOR 2 USB CHARGER OUTLET		ELECTRICAL LIGHT SCHEDULE						
	60"	E10	1	1	ELECTRICAL PANEL - SURFACE MOUNTED			0"	E01	5	1	6 BLADE CEILING FAN	
	11 1/2"	E11	19	1	DECORATOR GFCI OUTLET			0"	E02	1	1	COIN CHANDELIER	
	0"	E17	2	1	GFCI DUPLEX FLOOR MOUNTED			0"	E03	2	1	EXHAUST FAN + LIGHT + HEAT	
	11 1/2"	E19	40	1	DECORATOR OUTLET			0"	E04	5	1	EXHAUST FAN 10	
	0"	E22	3	1	DUPLEX FLOOR MOUNTED			0"	E05	3	1	FLAT SHADE PATH LIGHT	
	11 1/2"	E24	1	1	GFCI WP			0"	E06	43	1	RECESSED DOWN LIGHT 6	
	0"	E27	2	1	POP-UP DUPLEX AND USB			0"	E07	4	1	SURFACE MOUNTED TUBE LIGHT - SHORT & NARROW (24W9 7/8D)	
	11 1/2"	E29	2	1	220V			0"	E08	1	2	6 BLADE CEILING FAN	
	36"	E32	1	1	DECORATOR 2 USB CHARGER OUTLET			0"	E09	3	2	BRINY PENDANT	
	43"	E33	1	1	220V			0"	E10	1	2	PILLAR CANDLE CHANDELIER	
	43"	E34	5	1	DECORATOR GFCI OUTLET			0"	E11	20	2	RECESSED DOWN LIGHT 6	
	43"	E35	1	1	DECORATOR OUTLET			10"	E12	9	1	WALL LIGHT LOUVERED	
	71"	E38	1	1	GFCI WP			121 3/16"	E13	5	1	DMDZ ALL WEATHER GOOSENECK BARN LIGHT	
	45"	E44	5	1	DECORATOR OUTLET			72"	E14	10	1	EUGENE SCNCE	
	26"	E51	9	1	DECORATOR OUTLET			76"	E15	10	1	DMDZ ALL WEATHER GOOSENECK BARN LIGHT	
ELECTRICAL MISC. SCHEDULE								76"	E16	7	1	DILLON SCNCE 3	
	0"	E01	8	1	CO/SMOKE DETECTOR			77 3/16"	E17	4	1	DMDZ ALL WEATHER GOOSENECK BARN LIGHT	
	11 1/2"	E02	1	1	CAT6								
	45"	E03	5	1	CAT6								

**ELECTRICAL NOTES:**

- ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. ORG.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
- PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
- CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
- FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
- FIXTURES TO BE SELECTED BY HOME OWNER.

**AUDIO:**

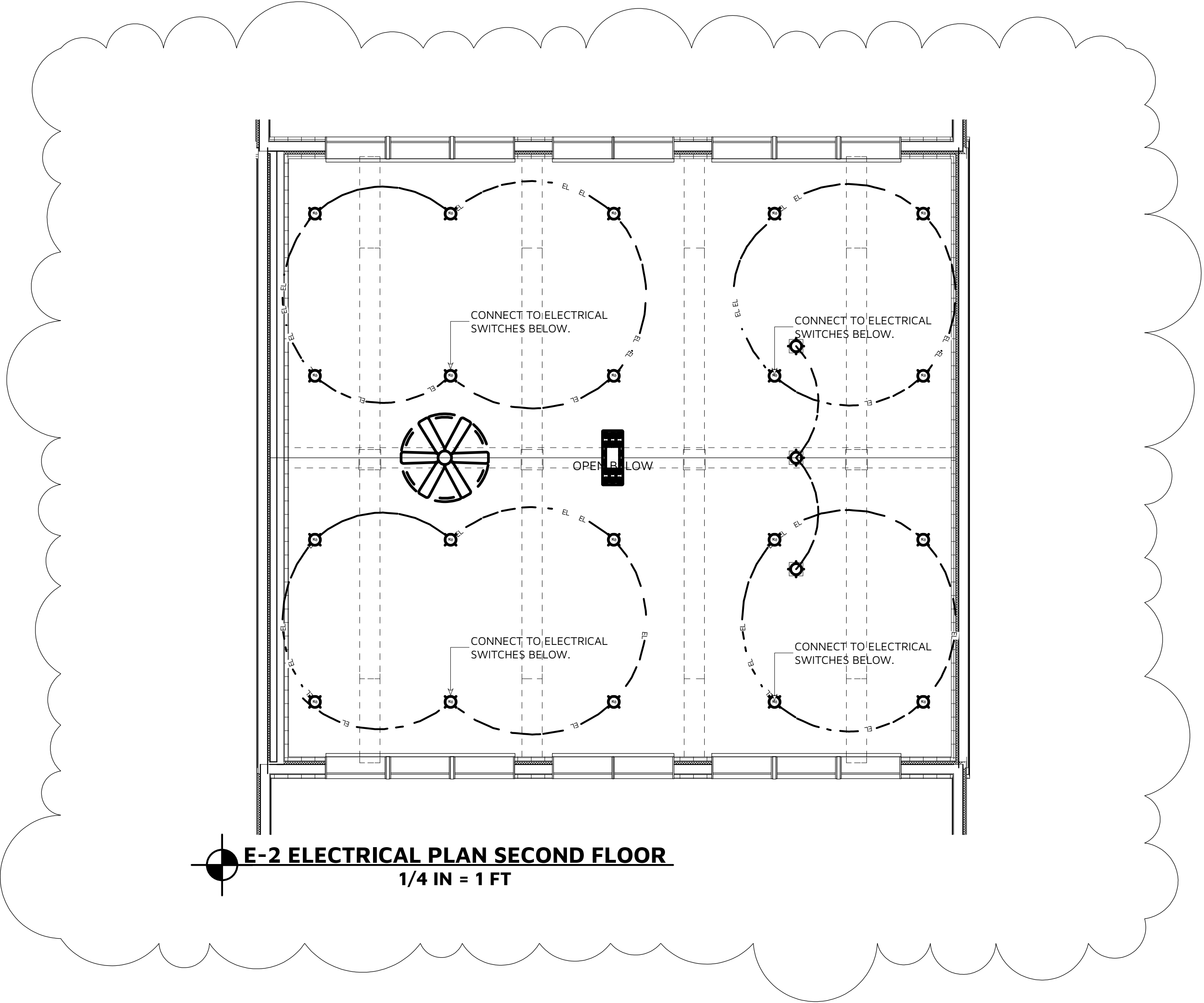
- LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
- AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
- LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q" SYSTEM TO BE APPROVED BY HOME OWNER.

**DATA / CABLE:**

- LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.

**ELECTRICAL, DATA, & AUDIO NOTES:**

HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.



**CONSTRUCTION DETAILS AND SECTIONS:**

- WALL SECTIONS SHOWN ABOVE IS GENERIC IN NATURE.
- SLAB DETAILS ARE STANDARD DESIGN AND GENERIC IN NATURE.
- REFER TO BUILDING COMPANY OR SUPPLIER FOR FINAL DESIGN AND DETAILS.

PRINTED SCALE  
BASED ON  
24"x36" PAPER SIZE,  
(D-SIZE)

01/41/23/411/413/42



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**EZELLE ELLIJAY  
RESIDENCE**

24-013 LYNN EZELLE NEW CONSTRUCTION  
PERMIT # RES-2379

SCALE: 1/4"=1'-0"  
UNLESS NOTED OTHERWISE

DATE: 6/14/2024  
DRAWN BY: E.R.D.D.  
DESIGNED BY: E.R.D.D.  
24-013 LYNN EZELLE NEW CONSTRUCTION

REV:  
**A**

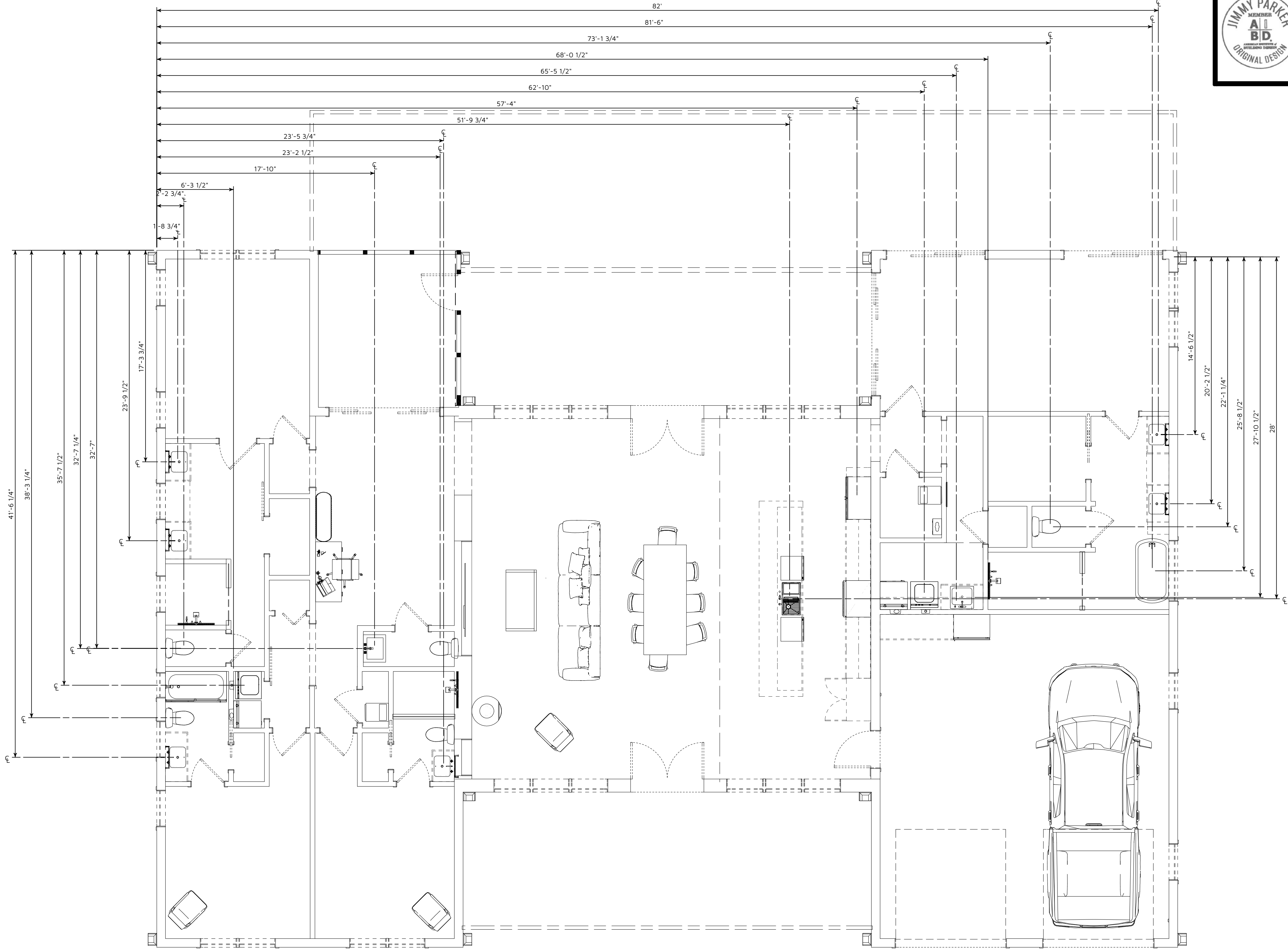
SHEET:  
**E-2**



GENERAL PLUMBING & HVAC

NOTES:

1. HVAC SHALL HAVE THREE ZONES, ONE FOR EACH FLOOR.
2. THE FURNACE AND WATER HEATER ON FLOOR 3 SHALL SERVE FLOOR 3.
3. THE FURNACE AND WATER HEATER ON FLOOR 1 SHALL SERVE FLOORS 1 & 2.
4. METALLIC GAS PIPE, WATER PIPE, AND FOUNDATION REINFORCING BARS SHALL BE BONDED TO THE ELECTRICAL SERVICE GROUND.
5. DRYER, WATER HEATER, KITCHEN AND BATHROOM VENTING SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING AND BE EQUIPPED WITH A BACK DRAFT DAMPER.
6. ALL GAS LINES SHALL BE SIZED FOR APPLIANCE LOAD. "BLACK" PIPE SHALL BE USED INSIDE THE BUILDING, "GREEN" PIPE WHERE UNDERGROUND OR EXPOSED TO WEATHER. ALL JOINTS SHALL BE TAPED WHERE BURIED OR EXPOSED TO WEATHER.
7. TUBS/SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE. THE WATER TEMPERATURE SHALL BE AT A MAXIMUM OF 120°F.
8. WATER SOFTENER UNIT SHALL CONDITION WATER BEFORE ENTERING THE WATER HEATERS AND THE COLD WATER SOURCE.
9. EACH HOSE BIBB SHALL BE EQUIPPED WITH A BACK FLOW PREVENTION DEVICE.
10. HEAT DUCTING SHALL BE SECURED, SEALED AND INSULATED AS APPROPRIATE.
11. INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.
12. INSULATE WASTE LINES FOR SOUND CONTROL.
13. INSTALL CENTRAL VACUUM SYSTEM & PIPING; CONFIRM BRAND WITH HOMEOWNER.

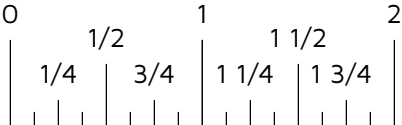


**P-1 PLUMBING PLAN-IN SLAB ROUGH IN**  
1/4 IN = 1 FT

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24"x36" PAPER SIZE,  
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**EZELLE ELLIJAY**  
**RESIDENCE**

PLUMBING PLAN IN SLAB

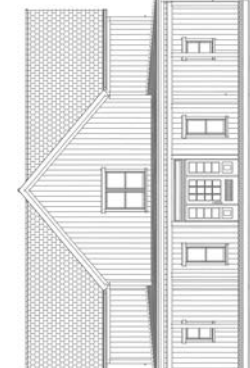
DATE: 6/14/2024  
DRAWN BY: E.R.D.D.  
DESIGNED BY: E.R.D.D.  
24-013 LYNN EZELLE NEW CONSTRUCTION

REV:  
**A**






























SHEET:  
**P-1**

24-013 LYNN EZELLE NEW CONSTRUCTION  
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



















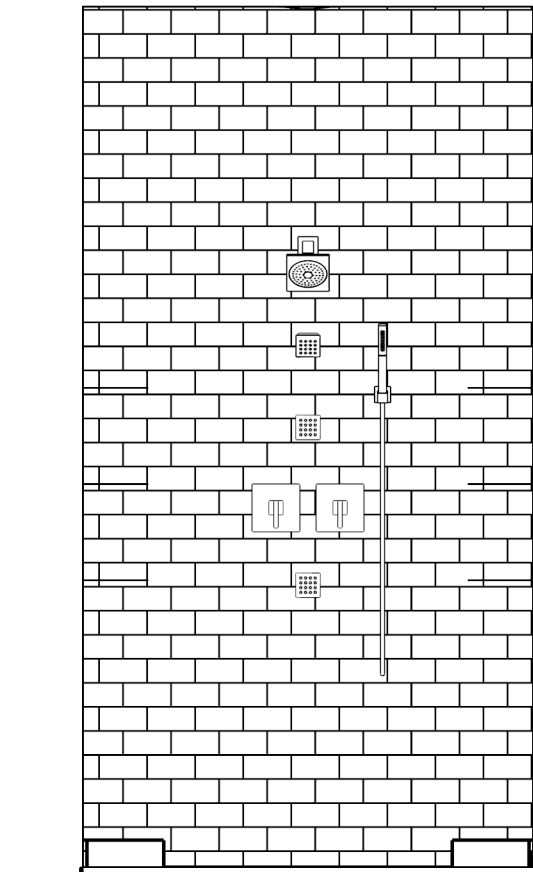
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**DRAFTERS AND DESIGNERS**  
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O: 256-735-4032  
E: info@elainerobertsdesigns.com  
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FIXTURE SCHEDULE					
2D SYMBOL	NUMBER	QTY	FLOOR	DESCRIPTION	COMMENTS
	A01	3	1	ADJUSTABLE HEAD DOWN	
	A02	5	1	ELONGATED TOILET	
	A03	1	1	PEDESTAL SINK 01	
	A04	1	1	2500	
	A05	2	1	CLOTHES WASHER	
	A06	1	1	FRONT LOADING CLOTHES WASHER	
	A07	6	1	RABS BATHROOM SINK AND FAUCET-1	
	A08	1	1	CLAWFOOT	
	A09	6	1	ADJUSTABLE HEAD FRONT	
	A10	3	1	ELONGATED SHOWER HEAD AND HOSE	
	A11	3	1	LOURE SHOWERHEAD	
	A12	6	1	LOURE VOLUME CONTROL	
	A13	3	1	STRIP DRAIN	
	A14	1	1	DOP36M94 MODERNIST 36" PRO DUAL-FUEL STEAM RANGE W/GRIDDLE	
	A15	1	1	DRF427500AP HERITAGE 42" FOUR-DOOR FRENCH DOOR	
	A16	1	1	HWH3618 HERITAGE 36" EPICURE WALL HOODS	
	A17	1	1	168-RABS SINK FAUCET AND CHOP COMBO	
	A18	2	1	DDW24M999U MODERNIST 24" DISHWASHER	
	A19	12	1	HHD_02	
	A20	1	1	TREE+06	
	A21	45	1	КОМПОИЕНТ	
	A23	6	1	RABS METAL FRAME PICOT WALL MIRROR	
	A24	1	1	CLOTHES DRYER	
	A25	12	1	4WDB-15	
	A26	1	1	SINGLE BASIN SINK [23W]	
	A27	1	1	DRZ36980 HERITAGE 36" COLUMN FREEZER PANEL-READY	
	A28	1	1	MODERN+HANGING+BALL+FIREPLACE	
	A29	1	1	DINING+TABLE	
	A30	3	1	CHAIR+10	

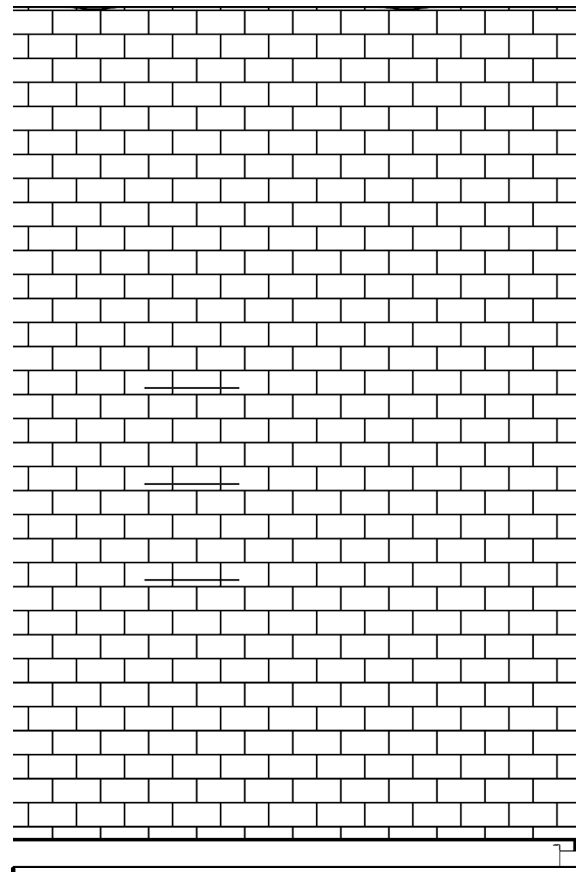
FOUNDATION GENERAL NOTES

- THIS GENERIC FOUNDATION PLAN IS DESIGNED FOR NON-EXPANSIVE SOILS WITH A BEARING CAPACITY OF AT LEAST 2500 PSF AND AN EFFECTIVE FRICTION ANGLE OF NO LESS THAN 30 DEGREES. THIS PLAN IS NOT CERTIFIED FOR A SPECIFIC LOCATION, RECOMMENDED SITE GEOTECHNICAL INVESTIGATION AND COORDINATION OF THE FOUNDATION PLAN WITH SITE CONDITIONS BY A LOCAL ENGINEERING FIRM.
1. CONCRETE SHOULD HAVE MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS CONCRETE DESIGN MIX SHOULD BE IN ACCORDANCE WITH ACI-318 (LATEST VERSION).
  2. ALL CONVENTIONAL REINFORCING STEEL SHALL MEET ASTM-A615 (GRADE 60). REINFORCING STEEL SHALL BE DETAILED AND ACCESSORIES PROVIDED IN ACCORDANCE WITH THE LATEST "ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES".
  3. REINFORCEMENT SHALL HAVE 3" COVER IN THE GRADE BEAM BOTTOMS, 3" COVER IN THE BEAM SIDES AND TOP, 1 1/2" COVER IN THE SLAB TOPS AND THE BOTTOMS, UNLESS NOTED OTHERWISE.
  4. 1 LAYER OF 6 MIL POLYETHYLENE VAPOR BARRIER.
  5. CONCRETE SHALL BE WELL CONSOLIDATED.
  6. THE CONTRACTOR SHALL VERIFY ALL DROPS, OFF-SET, BRICK LEDGES, AND BLOCK OUTS ON ARCHITECTURAL PLANS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES THAT MAY EXIST.
  7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE STRUCTURAL DRAWINGS WITH ALL OTHER DRAWINGS.
  8. ALTERATION TO OR DEVIATION FROM THE INFORMATION SHOWN ON THIS SHEET WITH THE WRITTEN ADVANCED APPROVAL FROM THE ENGINEER WILL VOID THE DESIGNER'S RESPONSIBILITY.
  9. THIS PLAN IS FOR GRADE BEAM LOCATION AND REBAR LAYOUT ONLY.
  10. ALL SUBGRADE FILL SHALL BE SELECT GRANULAR MATERIAL COMPACTED TO 95% MODIFIED PROCTOR DENSITY IN A MAXIMUM OF 6" LIFTS.
  11. A MINIMUM OF 4" OF CONCRETE SHALL BE MAINTAINED THROUGHOUT THE ENTIRE SLAB.
  12. ALL RUNOFF WATER SHALL BE CARRIED AWAY FROM THE SLAB TO PREVENT SATURATION OF THE SUBBASE.
  13. ALL TREES WITHIN CLOSE PROXIMITY SHALL BE MOVED TO PREVENT THE ROOTS FROM EXTENDING UNDER THE SLAB.
  14. REMOVE A MINIMUM OF 6" OF EXISTING SOIL PRIOR TO PLACING ANY FILL.
  15. A MAXIMUM OF 2.0 FEET TO FILL MAY BE PLACED ON THE SITE.
  16. FOLLOWING REQUIREMENTS OF LOCAL JURISDICTION FOR REQUIRED DEPTH TO FROST LINE. CONTACT ENGINEER SHOULD REQUIREMENTS EXCEED THE LIMITS OF THIS DESIGN.
  17. NO FILED SUPERVISION PROVIDED UNDER THIS SEAL UNLESS OTHERWISE NOTED.
- \*ASSUMED 0.5 SF OF NET FREE AREA PER VENT-FIELD VERIFY.  
\*\*MINIMUM ONE VENT WITHIN 3' OF EACH CORNER AND ONE VENT EACH SIDE OF STRUCTURE.

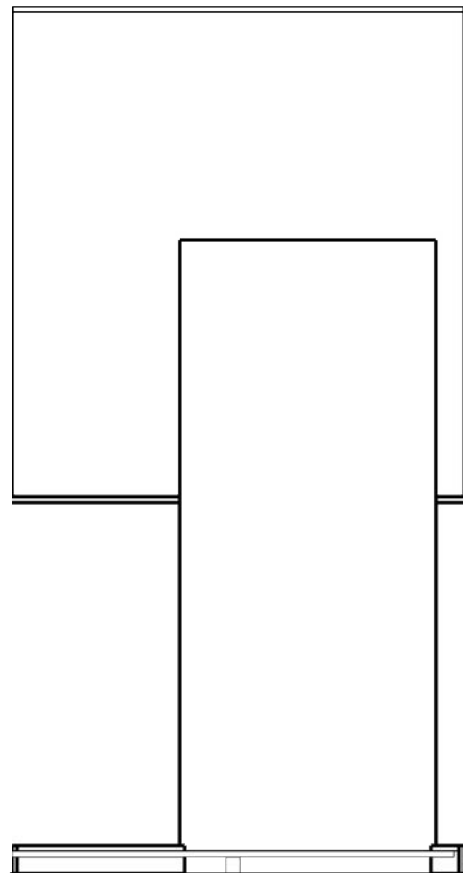
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	A32	1	1	WYATT+COFFEE+TABLE	
	A33	1	1	4K TELEVISION	
	A34	12	1	HSN+DOWNSPOUT	
	A35	2	1	INTERIOR AIR HANDLER	
	A36	1	1	4-WAY WALL REGISTER	
	A37	1	1	TANKLESS WATER HEATER	
	A38	1	1	FOUR+HANDS+SAMPSON+DESK	
	A39	1	1	BENCHSTAINLESS	
	A40	1	1	DESK+CHAIR	
	A41	2	1	GARAGE DOOR OPENER - OVERHEAD	
	A42	3	1	GARAGE DOOR CONTROL PANEL	
	A43	2	1	IN-WALL HOT/COLD WATER HOOKUP	
	A44	2	1	DRYER VENT BOX	
	A45	6	1	SCHLUTER SHELF - FLORAL	
	A46	6	1	SCHLUTER CORNER SHELF - FLORAL	
	A48	1	1	SCHLUTER LINE DRAIN CHANNEL BODY	
	A49	1	1	TUB-SHOWER 5	



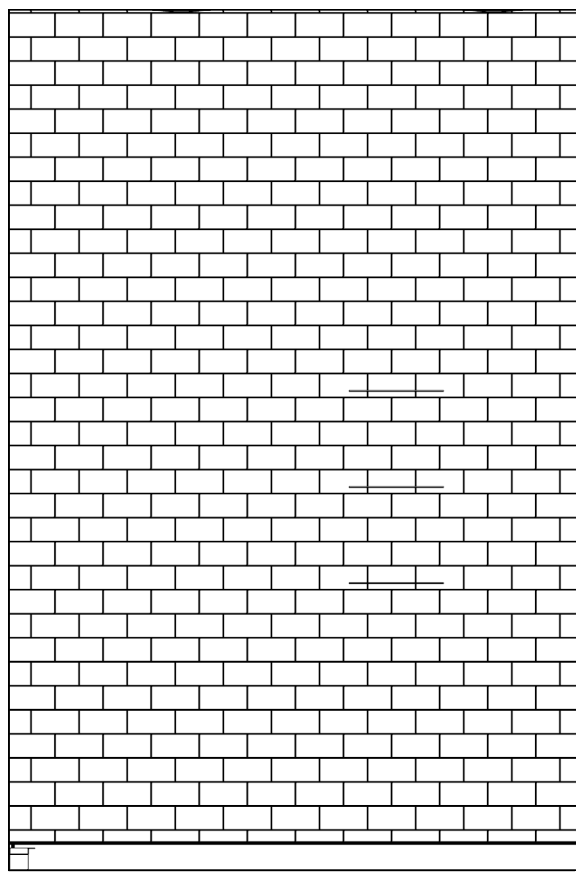
SHOWER Elevation 1  
1/2 IN = 1 FT



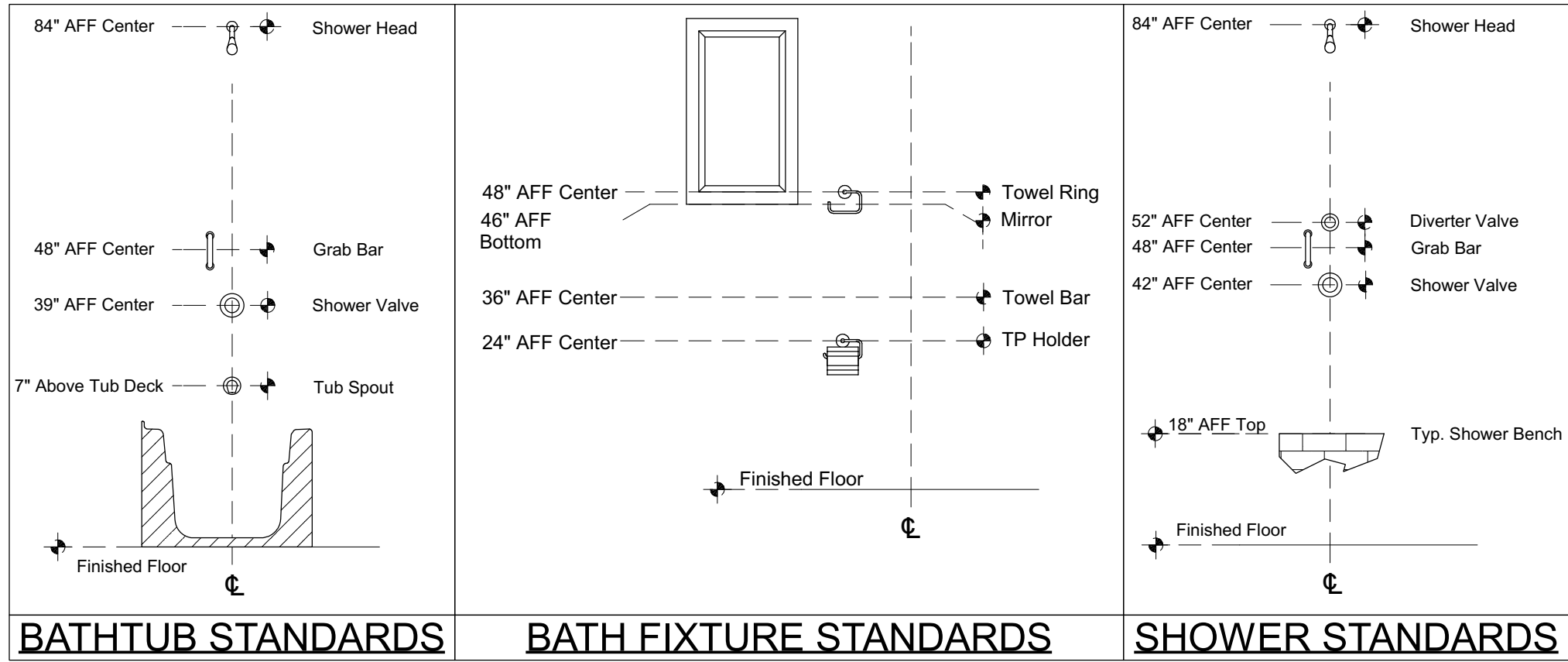
SHOWER Elevation 2  
1/2 IN = 1 FT



SHOWER Elevation 3  
1/2 IN = 1 FT



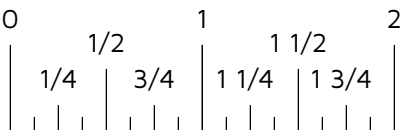
SHOWER Elevation 4  
1/2 IN = 1 FT



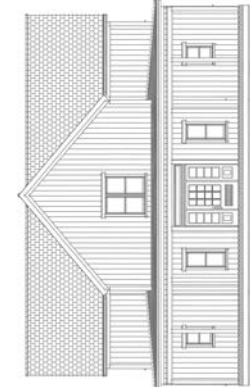
BATHROOM STANDARDS  
1/2 in = 1 ft

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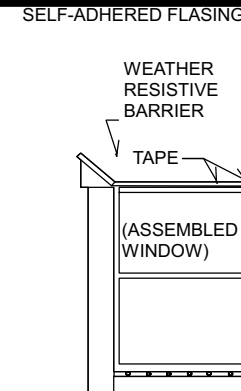
PLUMBING PLAN/NOTE AND  
DETAILS

DATE: 6/14/2024  
SCALE: 1/4"=1'-0"  
UNLESS NOTED OTHERWISE  
DRAWN BY: E.R.D.D.  
DESIGNED BY: E.R.D.D.  
24-013 LYNN EZELLE NEW CONSTRUCTION

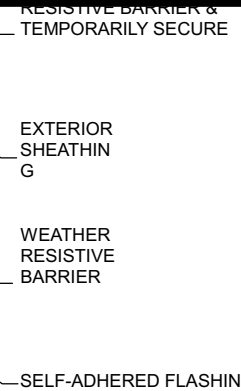
REV:  
A  
SHEET:  
P-2



3. Self-adhered flashing can be substituted for building paper.  
4. Split the release paper using ripcord (Split release on demand, embedded in the adhesive layer)-for ease of installation and minimize scoring cuts.  
5. Remove all release paper per standard installation instructions and adhere to substrate using a square piece of flashing material (6"x6" Minimum).  
6. Fold as shown by arrows.  
7. Angle of corner may vary, adjust folding of the flashing accordingly to fit tight to corner.  
8. Mechanically fasten as necessary.



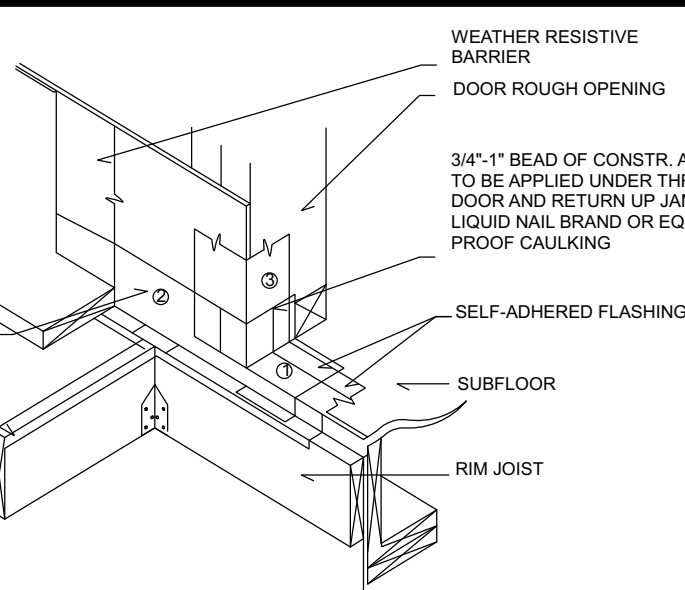
HEAD FLASHING TIE-IN INSTRUCTION:  
1. CUT, FOLD UP & TEMPORARILY SECURE WEATHER RESISTIVE BARRIER ABOVE HEADER TO ALLOW FOR FLASHING INSTALLATION.  
2. SELF-ADHERED FLASHING PLUS HEAD FLASHING UNDER WEATHER RESISTIVE BARRIER.  
3. FOLD WEATHER RESISTIVE BARRIER BACK OVER HEAD FLASHING AND SEAL WITH TAPE.



4. Split the release paper using ripcord (Split release on demand, embedded in the adhesive layer)-for ease of installation and minimize scoring cuts.  
5. Remove all release paper per standard installation instructions and adhere to substrate using a square piece of flashing material (6"x6" Minimum).  
6. Fold as shown by arrows.  
7. Angle of corner may vary, adjust folding of the flashing accordingly to fit tight to corner.  
8. Mechanically fasten as necessary.

WOOD FRAME CONSTR. SELF-ADHERED FLASHING BY LAPPING DOWN OVER RIM JOIST AND UP WALL BY 6 IN.

SEAL TOPS OF JOIST UNDER DECKING

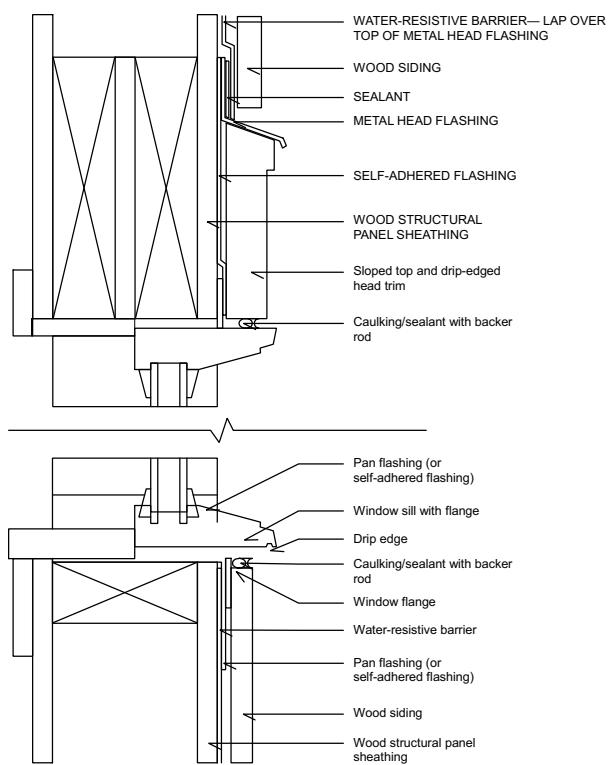


### Self-Adhered Flashing Exterior Door With Deck-Section A

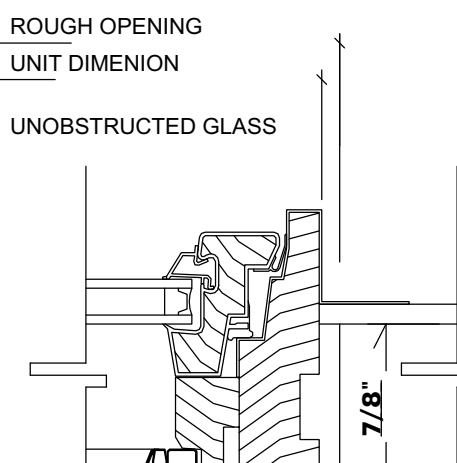
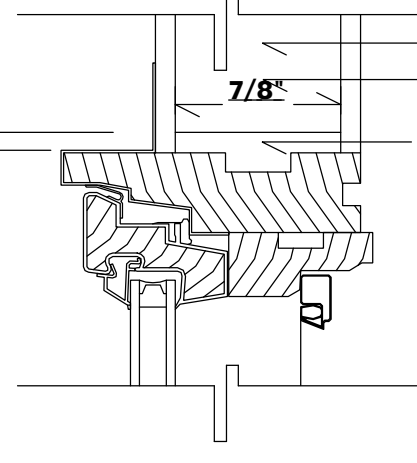
SCALE: NTS

### Self-Adhered Flashing Flanged Window Flashing Installation After Weather Resistive Barrier

SCALE: NTS



ROUGH OPENING UNIT DIMENSION



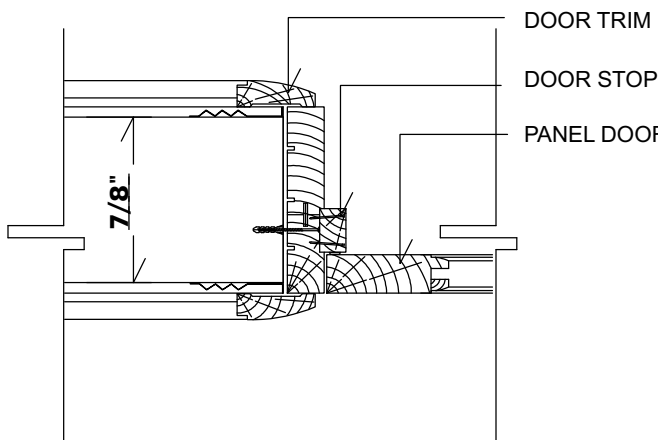
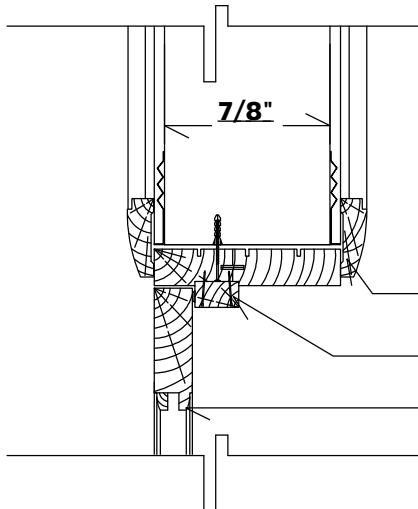
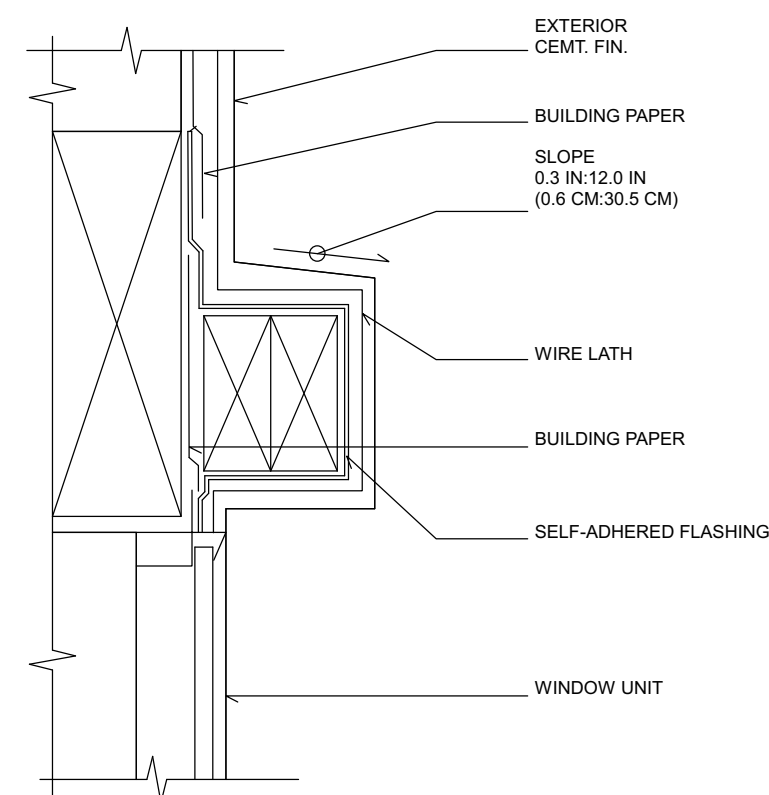
NOTE: DOOR AND WINDOW TRIM MAY VARY PENDING DOOR AND WINDOW MANUFACTURER. REFER TO DOOR AND WINDOW MANUFACTURE FOR ALL INSTALLATION AND SPECIFICATIONS REQUIREMENTS

### Window Header and Jamb Details

SCALE: N.T.S.

### WINDOW OPENING DETAIL- WOOD SIDING

SCALE: NTS



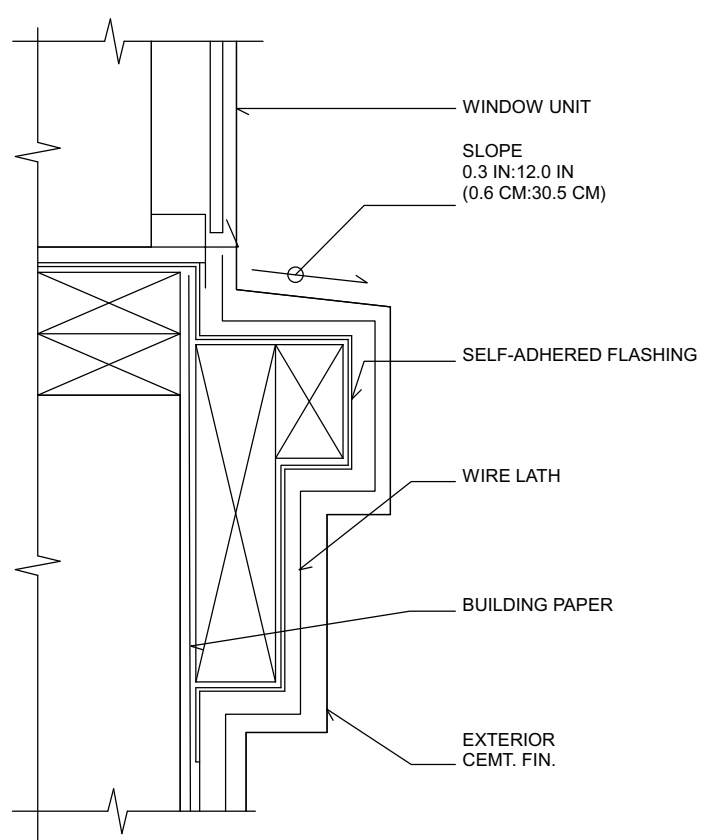
NOTE: DOOR AND WINDOW TRIM MAY VARY PENDING DOOR AND WINDOW MANUFACTURER. REFER TO DOOR AND WINDOW MANUFACTURE FOR ALL INSTALLATION AND SPECIFICATIONS REQUIREMENTS

### Door Header and Jamb Details

SCALE: N.T.S.

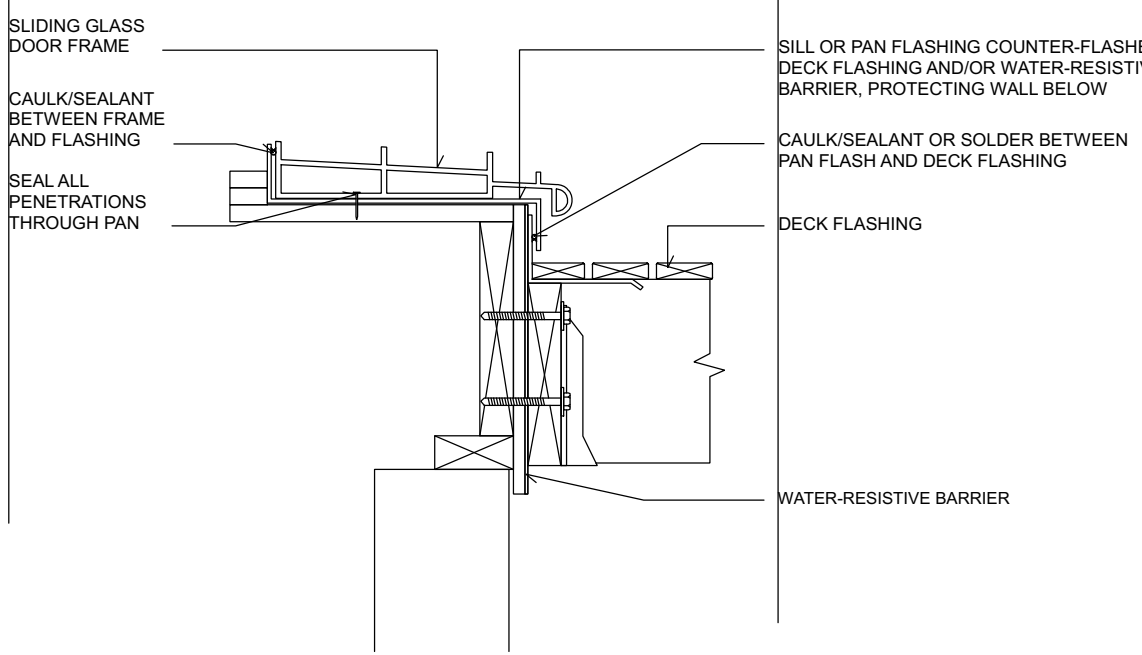
### Self-Adhered Flashing Cent. Finish Window Head

SCALE: NTS



### Self-Adhered Flashing Cent. Finish Window Sill

SCALE: NTS



### SILL FLASHING AT SLIDING GLASS DOOR

SCALE: NTS

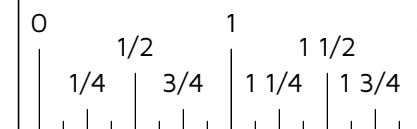
DOOR AND WINDOW SCHEDULE											
3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	COMMENTS
	D01	2868 2'-8" X 6'-8"	7	1	2868 R IN	32"	80"	34"x82 1/2"	HINGED-7326 BUNGALOW	2"x6"x37" (2)	
	D02	30310FX 3' X 3'-10"	1	1	30310FX	36"	46"	37"x47"	FIXED GLASS	2"x6"x40" (2)	
	D03	2468 2'-4" X 6'-8"	1	1	2468 R IN	28"	80"	30"x82 1/2"	HINGED-7326 BUNGALOW	2"x6"x33" (2)	
	D04	9561WN	1	1	9561	113"	73"	114"x74"	WALL NICHE		
	D05	2'-8" X 6'-8" 2868	1	1	2868 R	32"	80"	65 1/4"x82 1/2"	POCKET-7326 BUNGALOW	2"x6"x68 1/4" (2)	
	D06	5040FX 5' X 4'	1	1	5040FX	60"	48"	61"x49"	FIXED GLASS	2"x6"x64" (2)	
	D07	3080 3' X 8'	1	1	3080 L EX	36"	96"	38"x99"	EXT. HINGED-GLASS PANEL	2"x6"x41" (2)	
	D08	10' X 8' 10080	1	1	10080 L/R EX	120"	96"	122"x99"	EXT. QUAD SLIDER-GLASS PANEL	2"x6"x125" (2)	
	D09	6276MU 6'-2" X 7'-6"	3	1	6276	74"	90"	75"x91"	MULLED UNIT	2"x6"x78" (2)	
	D10	9' X 6'-8" 9068	1	1	9068 L/R EX	108"	80"	110"x83"	EXT. QUAD SLIDER-GLASS PANEL	2"x6"x113" (2)	
	D11	3062DH 3' X 6'-2"	3	1	3062DH	36"	74"	37"x75"	DOUBLE HUNG	2"x6"x40" (2)	
	D12	2668 2'-6" X 6'-8"	1	1	2668 L	30"	80"	32"x82 1/2"	2 DR. BIFOLD-BEADBOARD 3 PANEL DOOR	2"x6"x35" (2)	
	D13	3068 3' X 6'-8"	1	1	3068 L	36"	80"	38"x82 1/2"	BARN-K-BRACE DOOR	2"x6"x41" (2)	
	D14	9090 9' X 9'	2	1	9090	108"	108"	110"x111"	GARAGE-CRAFTSMAN STYLE 16' GARAGE DOOR BY DMD	2"x12"x110" (2)	
	D15	3085	1	1	3085	36"	101 1/8"	38"x104 1/8"	EXT. HINGED-STYLE A - SCREEN TOP	2"x6"x41" (2)	

	D16	3068 3' X 6'-8"	2	1	3068	36"	80"	38"x82 1/2"	DOORWAY	2"x6"x41" (2)	
	D17	8080 8' X 8'	2	1	8080 R EX	96"	96"	98"x99"	EXT. SLIDER-GLASS PANEL	2"x8"x101" (2)	
	D18	3068 3' X 6'-8"	2	1	3068 L IN	36"	80"	38"x82 1/2"	HINGED-7326 BUNGALOW	2"x6"x41" (2)	
	D19	3668 3'-6" X 6'-8"	1	1	3668	42"	80"	44"x82 1/2"	DOORWAY	2"x6"x47" (2)	
	D20	2868 2'-8" X 6'-8"	2	1	2868	32"	80"	34"x82 1/2"	DOORWAY	2"x6"x37" (2)	
	D21	2' X 6'-8" 2068	2	1	2068 L	24"	80"	49 1/4"x82 1/2"	POCKET-7326 BUNGALOW	2"x6"x52 1/4" (2)	
	D22	6080 6' X 8'	2	1	6080 L/R EX	72"	96"	74"x99"	EXT. DOUBLE HINGED-GLASS PANEL	2"x6"x77" (2)	
	D23	3060WN	1	1	3060	36"	72"	37"x73"	WALL NICHE		
	D24	6068 6' X 6'-8"	1	1	6068	72"	80"	74"x82 1/2"	DOORWAY	2"x6"x77" (2)	
	D25	3076DH 3' X 7'-6"	4	1	3076DH	36"	90"	37"x91"	DOUBLE HUNG	2"x6"x40" (2)	
	D26	60311MU 6' X 3'-11"	2	2	60311	72"	47"	73"x48"	MULLED UNIT	2"x6"x76" (2)	
	D27	9478MU 9'-4" X 7'-8"	4	1	9478	112"	92"	113"x93"	MULLED UNIT	2"x6"x116" (2)	
	D28	94311MU 9'-4" X 3'-11"	4	2	94311	112"	47"	113"x48"	MULLED UNIT	2"x6"x116" (2)	
	D29	3016FX 3' X 1'-6"	2	1	3016FX	36"	18"	37"x19"	FIXED GLASS	2"x6"x40" (2)	
	D30	5068 5' X 6'-8"	1	1	5068	60"	80"	62"x82 1/2"	DOORWAY	2"x6"x65" (2)	

**CONSTRUCTION DETAILS AND SECTIONS:**  
■ WALL SECTION SHOWN ABOVE IS GENERIC IN NATURE.  
■ SLAB DETAILS ARE STANDARD DESIGN AND GENERIC IN NATURE.  
■ REFER TO BUILDING COMPANY OR SUPPLIER FOR FINAL DESIGN AND DETAILS.

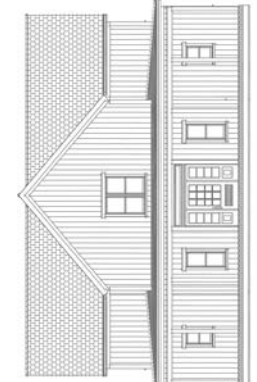
**CONSTRUCTION DETAILS AND SECTIONS:**  
■ WALL SECTIONS SHOWN ABOVE IS GENERIC IN NATURE.  
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■ REFER TO BUILDING COMPANY OR SUPPLIER FOR FINAL DESIGN AND DETAILS.

PRINTED SCALE  
BASED ON  
24"x36" PAPER SIZE,  
(D-SIZE)



**JIMMY PARKER**  
MEMBER  
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**DOOR AND WINDOW**  
**INFORMATION**

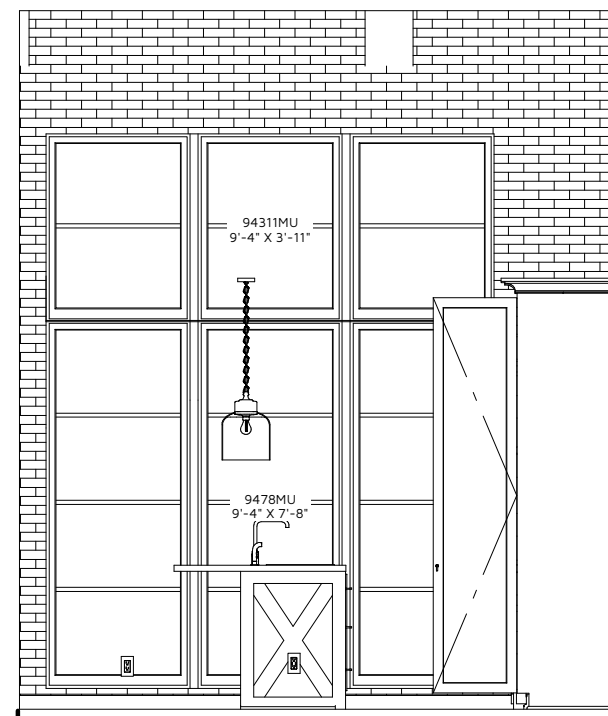
DATE: 6/14/2024  
DRAWN BY: E.R.D.D.  
DESIGNED BY: E.R.D.D.

SCALE: 1/4"=1'-0"  
UNLESS NOTED OTHERWISE

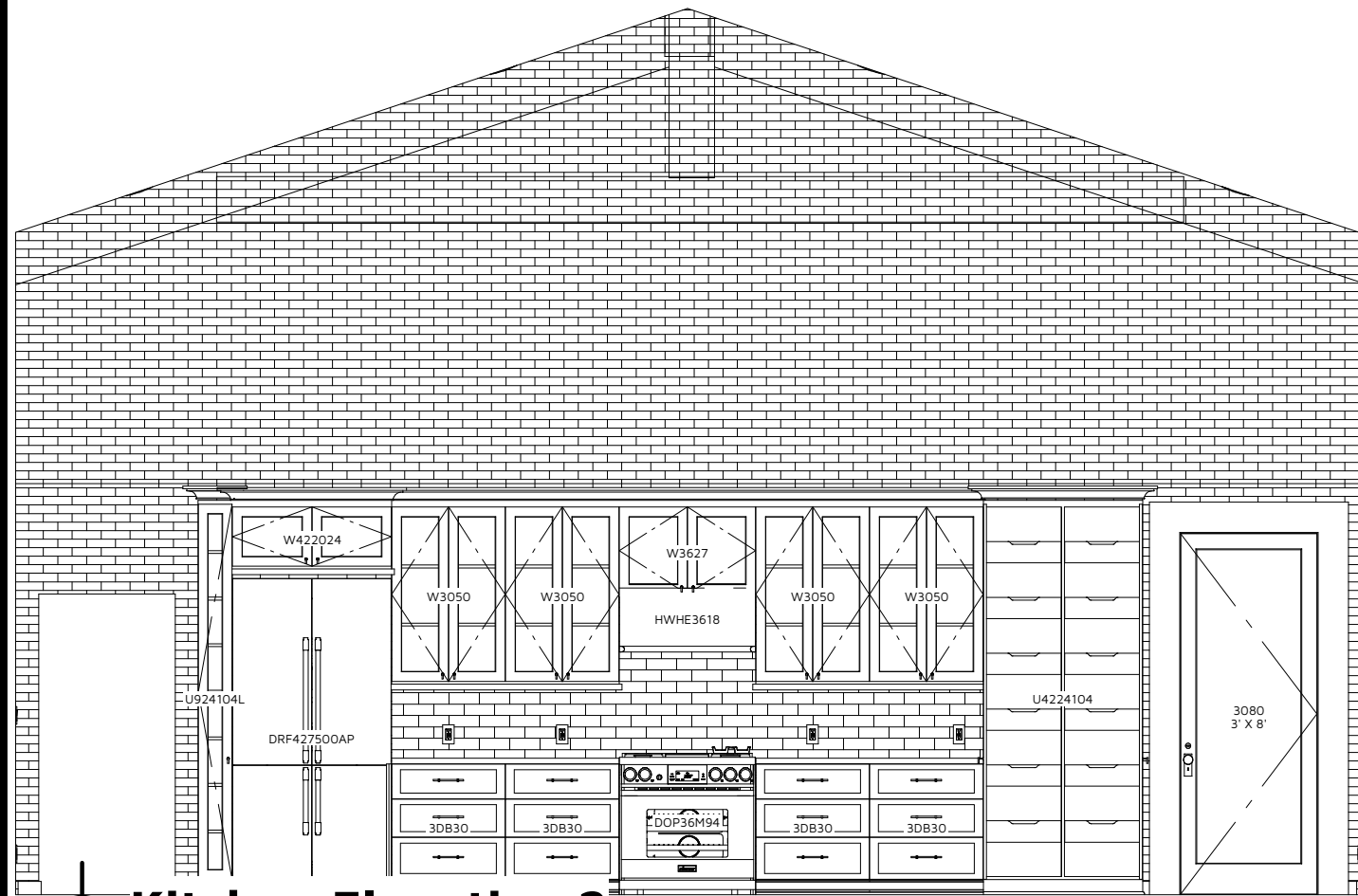
24-013 LYNN EZELLE NEW CONSTRUCTION

REV:  
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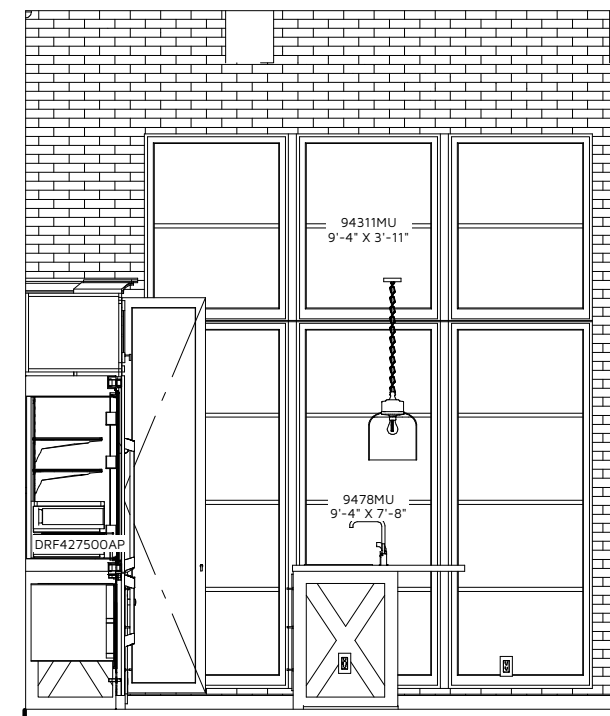
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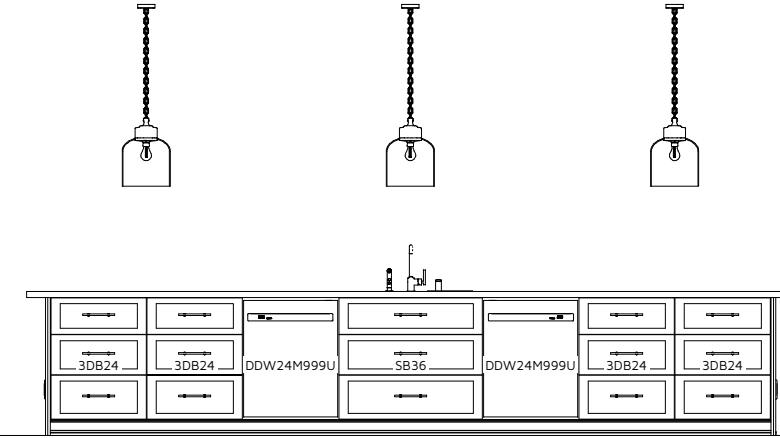
**Kitchen Elevation 1**  
1/4 IN = 1 FT



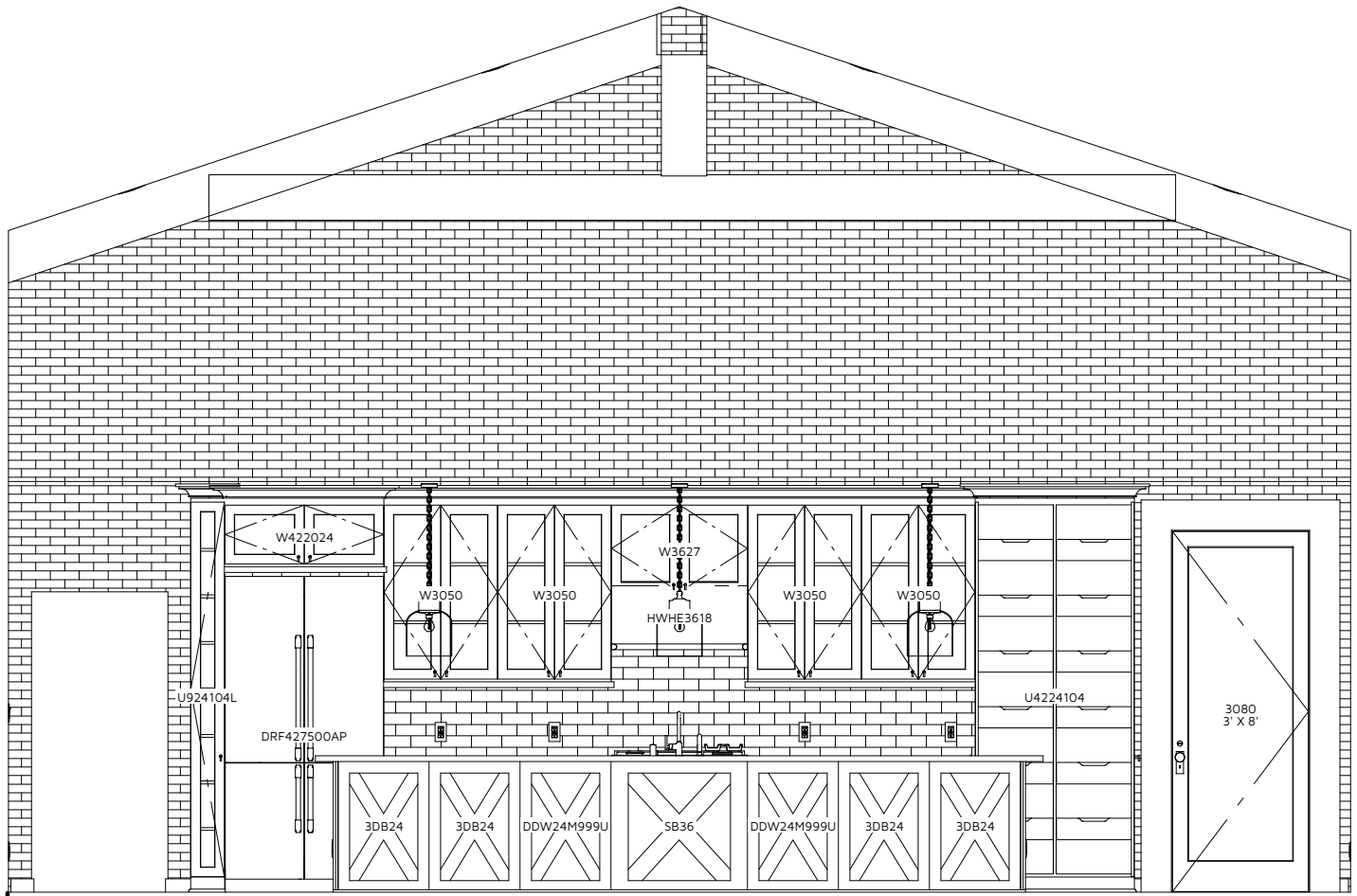
**Kitchen Elevation 2**  
1/4 IN = 1 FT



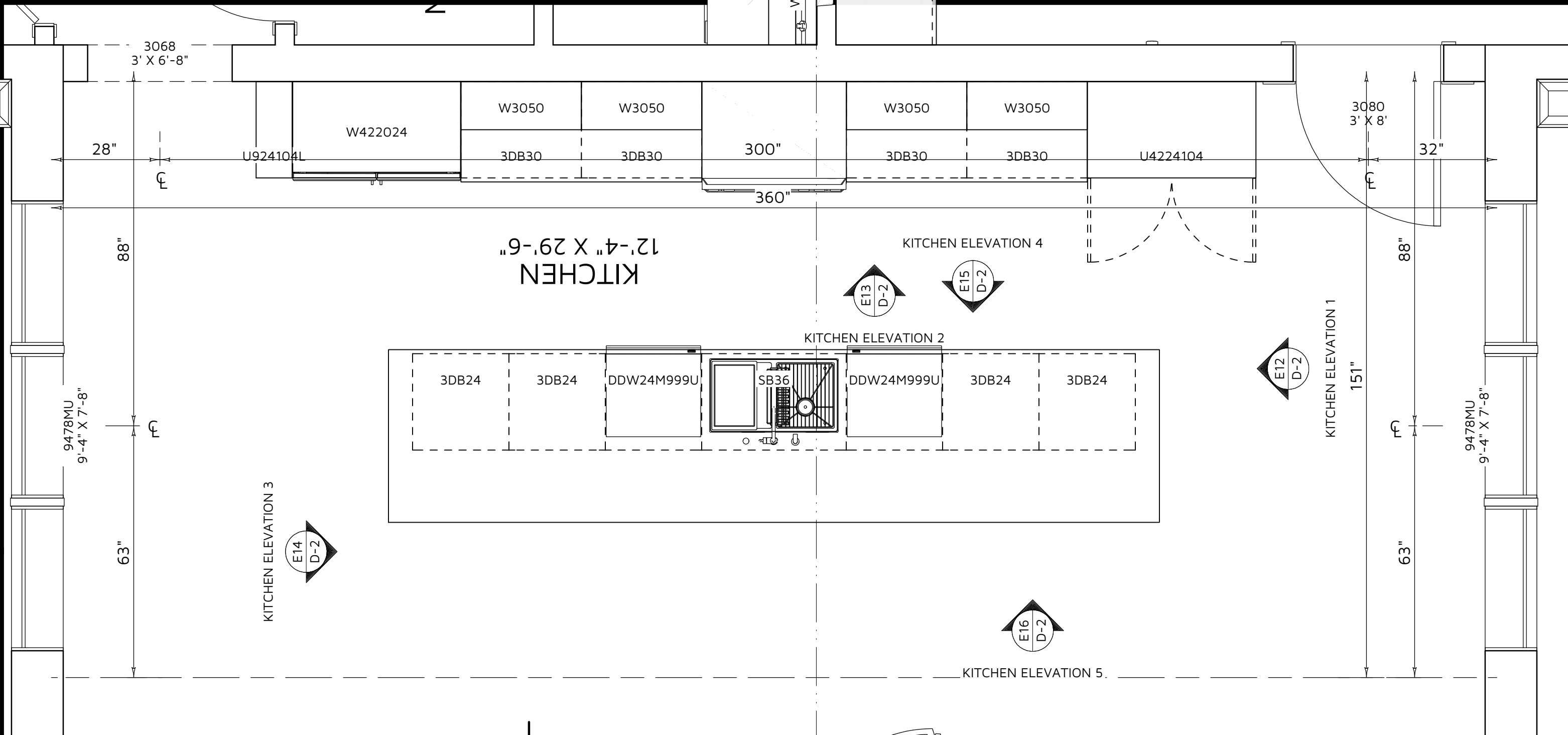
**Kitchen Elevation 3**  
1/4 IN = 1 FT



**Kitchen Elevation 4**  
1/4 IN = 1 FT



**Kitchen Elevation 5**  
1/4 IN = 1 FT



**1st Floor**  
1/2 IN = 1 FT

**KITCHEN AND CABINET NOTES:**  
ALL CABINETS IN MAPLE CONFIRM COLOR WITH HOME OWNER PRIOR TO ORDERING.  
CONFIRM DOOR & DRAWER STYLES WITH HOME OWNER PRIOR TO ORDERING.  
INSTALL HARDWARE ON SITE.  
INSTALL CROWN MOLDING ON SITE; MATCH CABINET COLOR; CONFIRM PROFILE AND DIMENSION WITH HOME OWNER.  
CUT OVEN OPENING ON SITE, SEE APPLIANCE SPECIFICATIONS.  
INSTALL HOOD AND ALL APPLIANCES PER MANUFACTURER SPECIFICATIONS.  
ALL APPLIANCES TO BE ON DEDICATED CIRCUITS.  
USE MIN 6" DUCT FOR HOOD.  
CONFIRM FINAL MATERIALS FOR BACKSPLASH AND COUNTERTOP WITH HOME OWNER PRIOR TO ORDERING

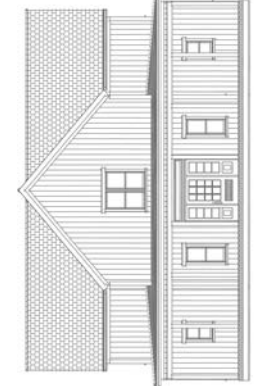
**VENTILATION NOTES:**  
ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.  
ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.  
EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.  
GARAGES SHALL BE VENTED WITH 60 SQUARE INCHES LOCATED 6" ABOVE THE FLOOR SURFACE.  
UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

NOTE:  
- RENDER VIEWS AND ELEVATIONS FOR REFERENCE ONLY  
- FINAL CABINET DESIGN AND LAYOUT BY CABINET BUILDER

PRINTED SCALE BASED ON 24"x36" PAPER SIZE, (D-SIZE)



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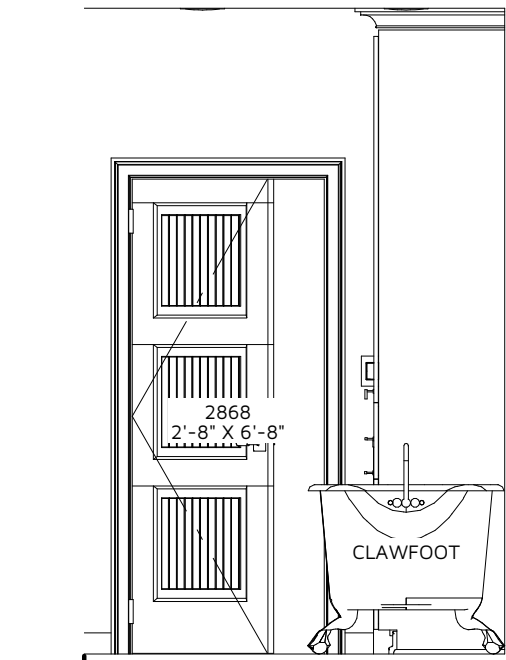
**KITCHEN PLAN**

DATE: 6/14/2024  
SCALE: 1/4" = 1'-0"  
UNLESS NOTED OTHERWISE  
DRAWN BY: E.R.D.D.  
DESIGNED BY: E.R.D.D.  
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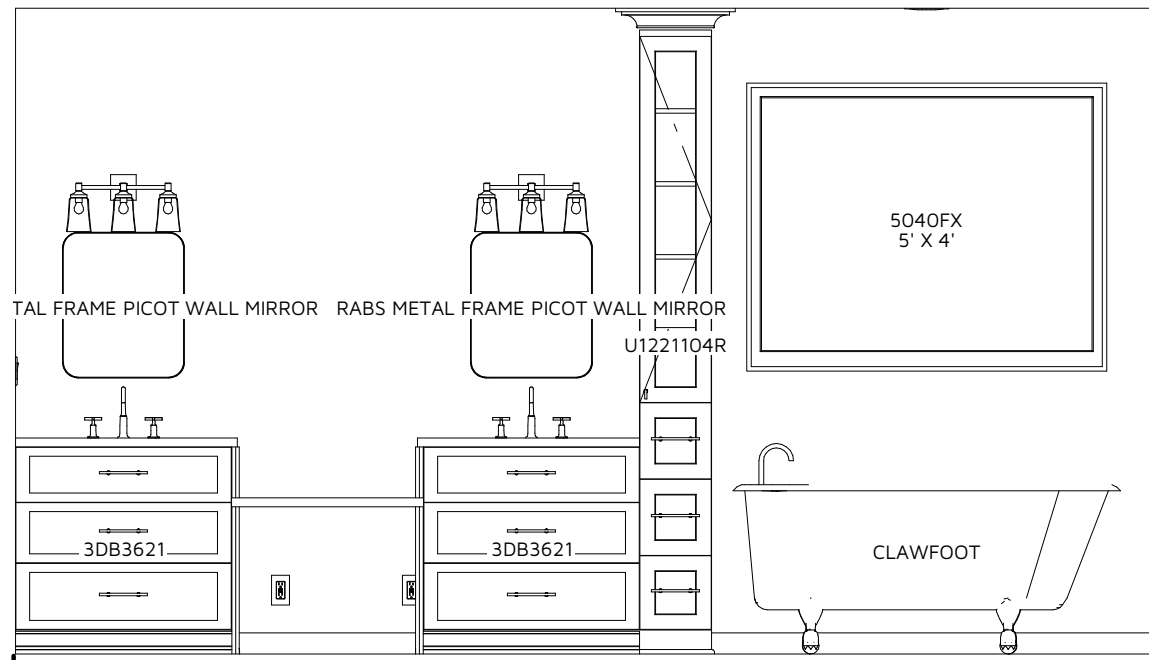
REV:  
**A**  
SHEET:  
**D-2**

PRINTED SCALE BASED ON 24"x36" PAPER SIZE, (D-SIZE)

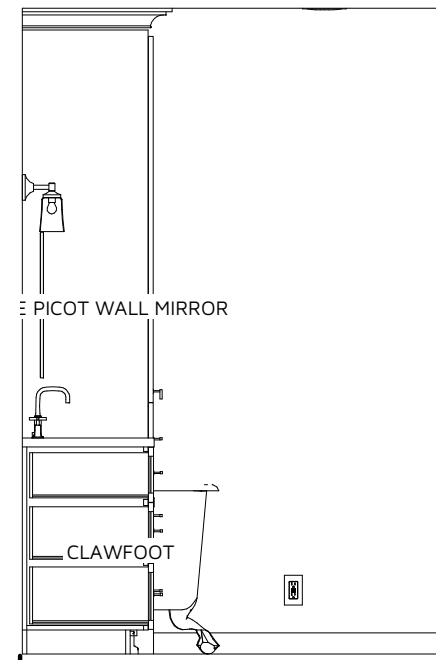




**Master Bath Elevation 1**  
3/8 IN = 1 FT



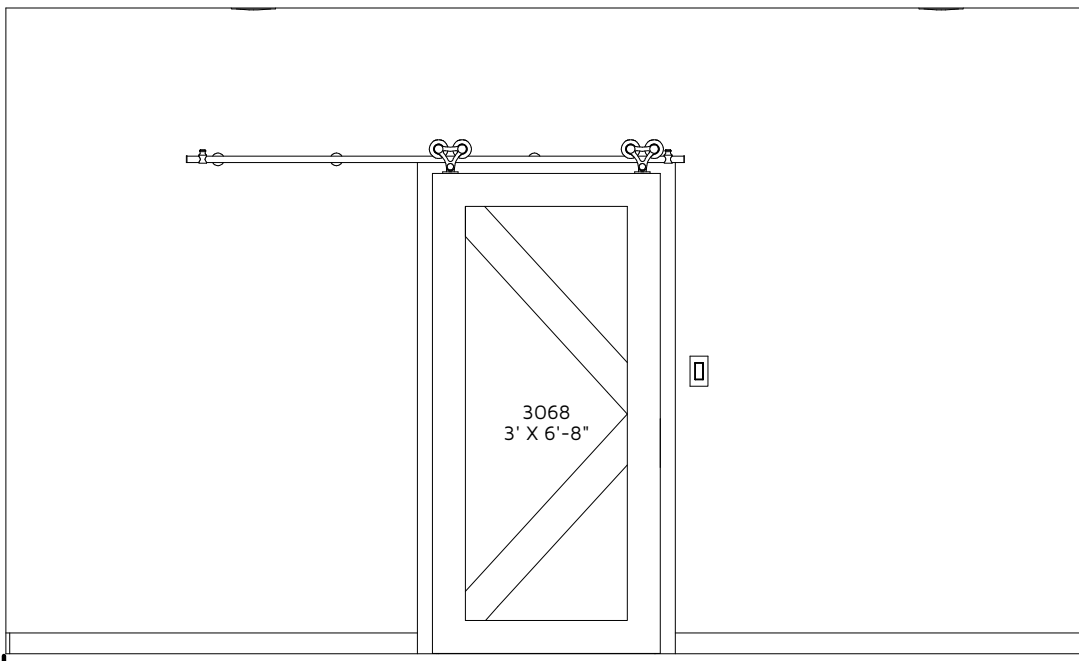
**Master Bath Elevation 2**  
3/8 IN = 1 FT



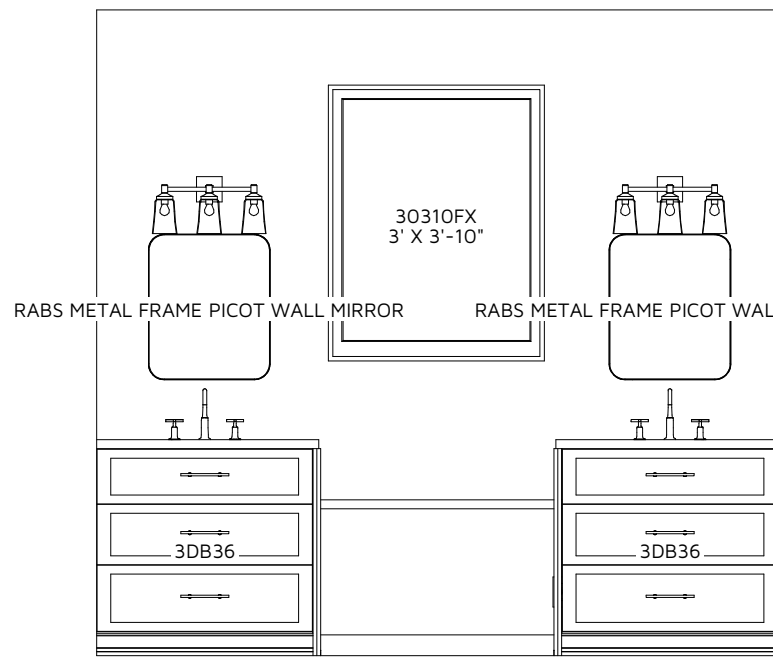
**Master Bath Elevation 3**  
3/8 IN = 1 FT



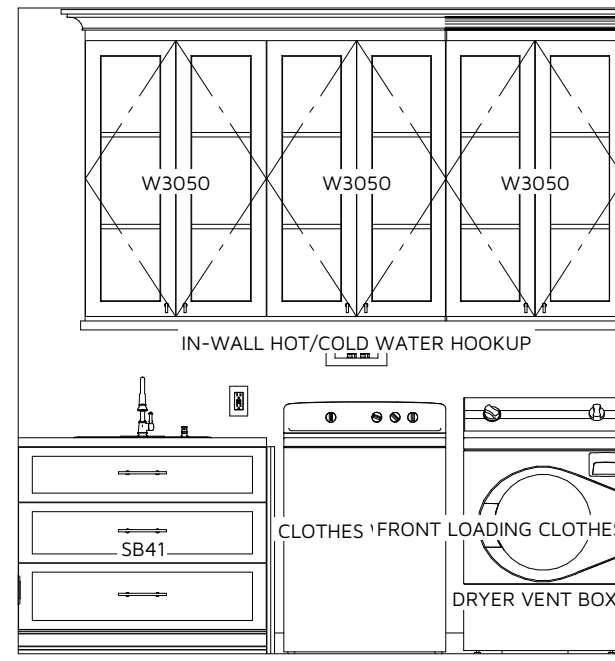
**Master Bath Elevation 4**  
3/8 IN = 1 FT



**Bath Elevation 1**  
3/8 IN = 1 FT



**Bath Elevation 2**  
3/8 IN = 1 FT



**Laundry Elevation 1**  
3/8 IN = 1 FT



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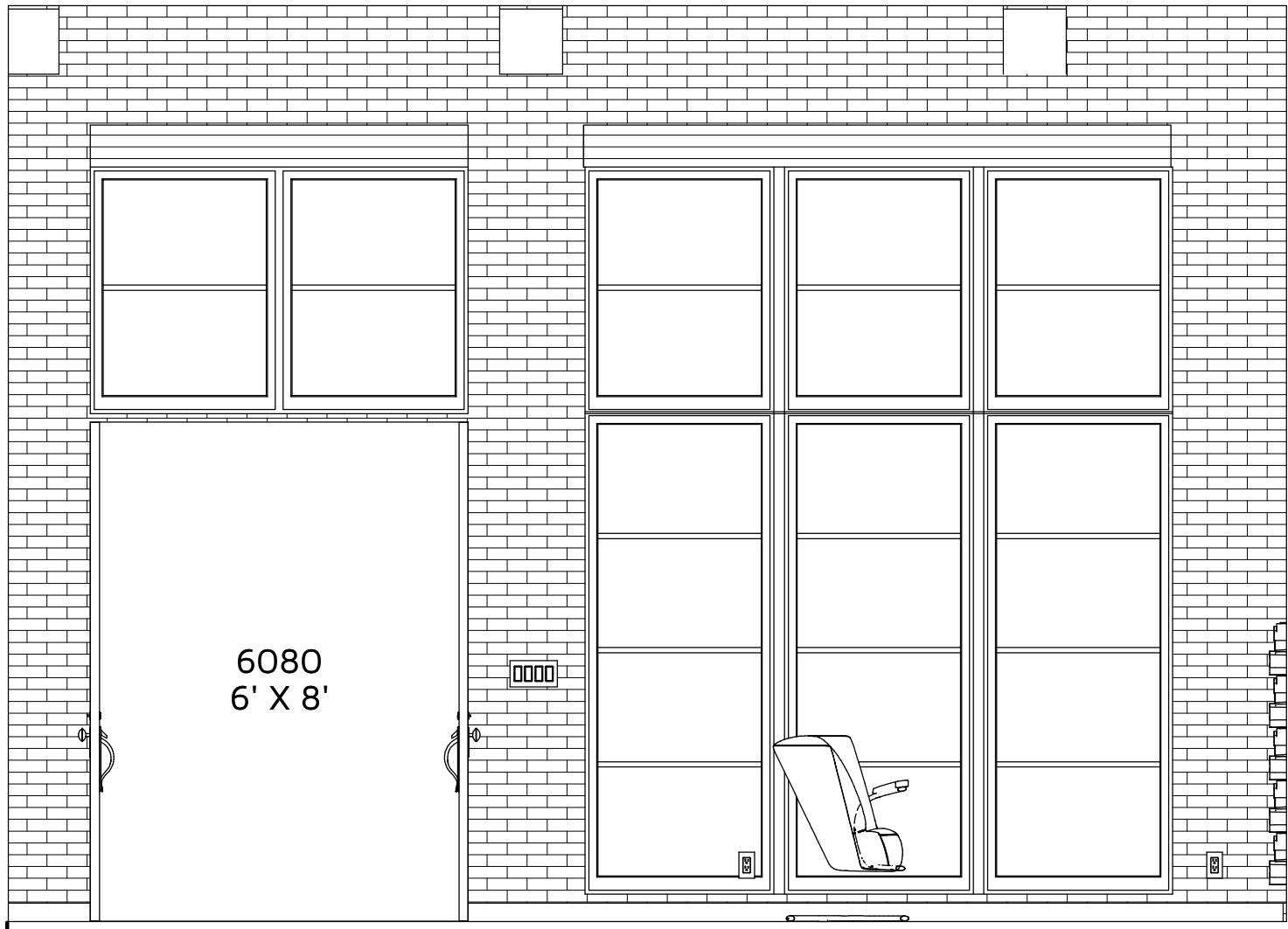
MILLWORK

DATE: 6/14/2024  
DRAWN BY: E.R.D.D.  
DESIGNED BY: E.R.D.D.  
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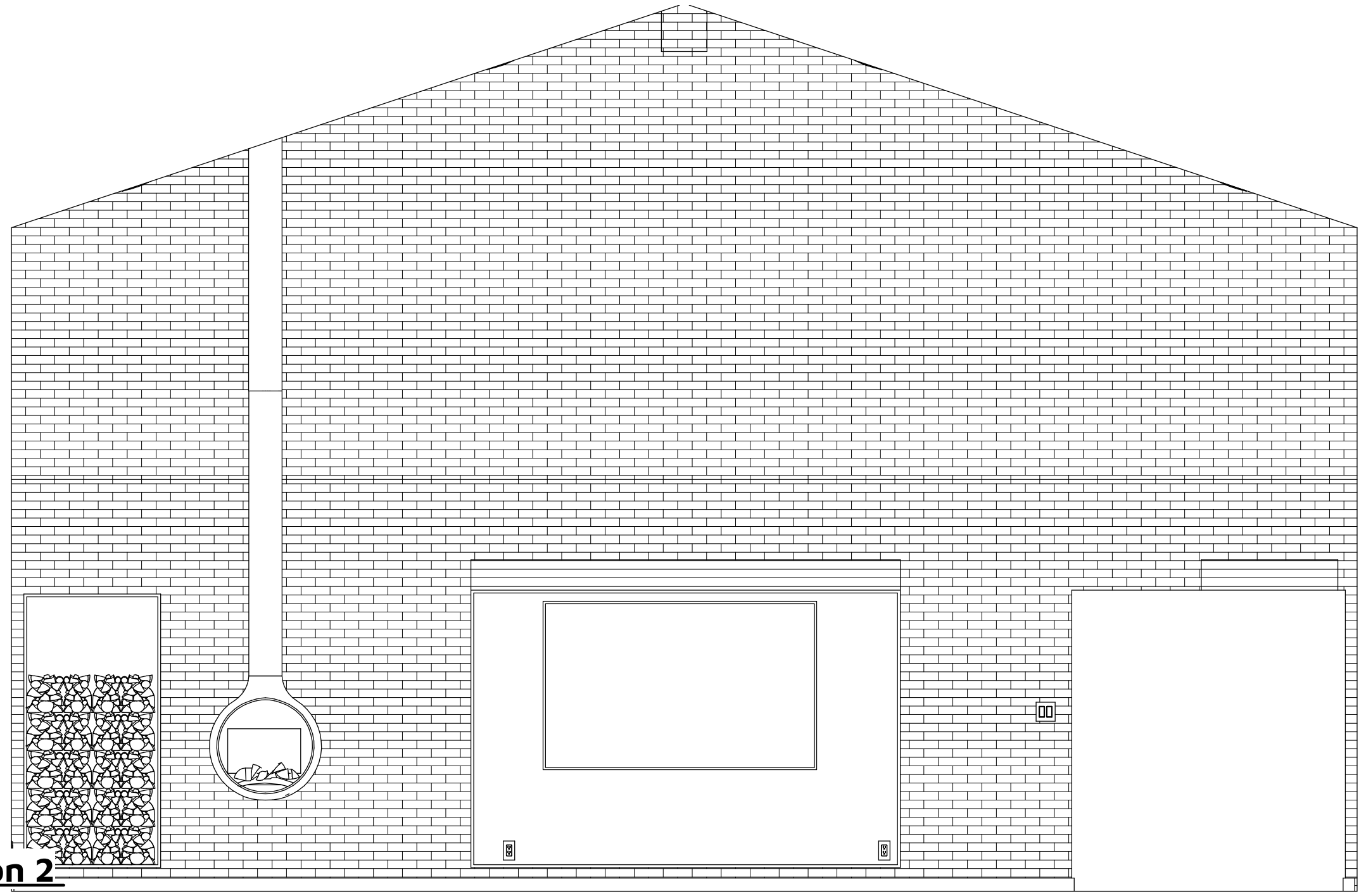
REV:  
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SHEET:  
**D-3**

PRINTED SCALE BASED ON 24"x36" PAPER SIZE, (D-SIZE)



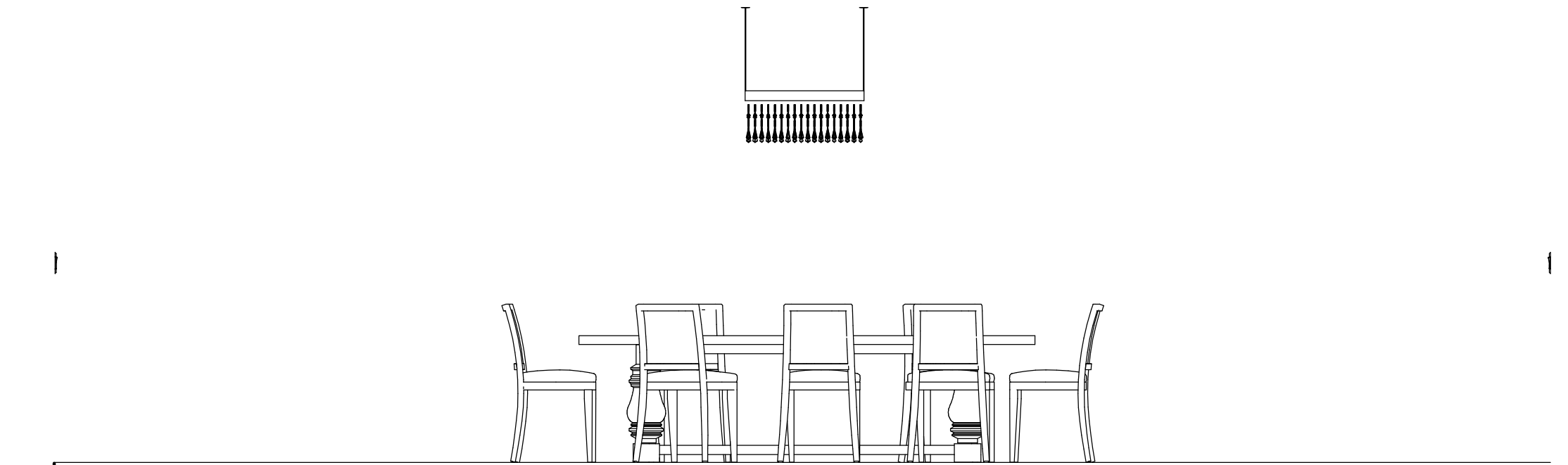
Living Elevation 1  
3/8 IN = 1 FT



Living Elevation 2  
3/8 IN = 1 FT



Living Elevation 3  
3/8 IN = 1 FT



Living Elevation 4  
3/8 IN = 1 FT



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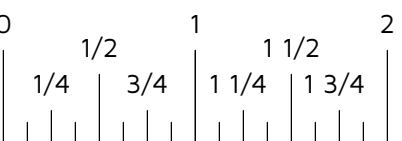
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INTERIOR ELEVATIONS

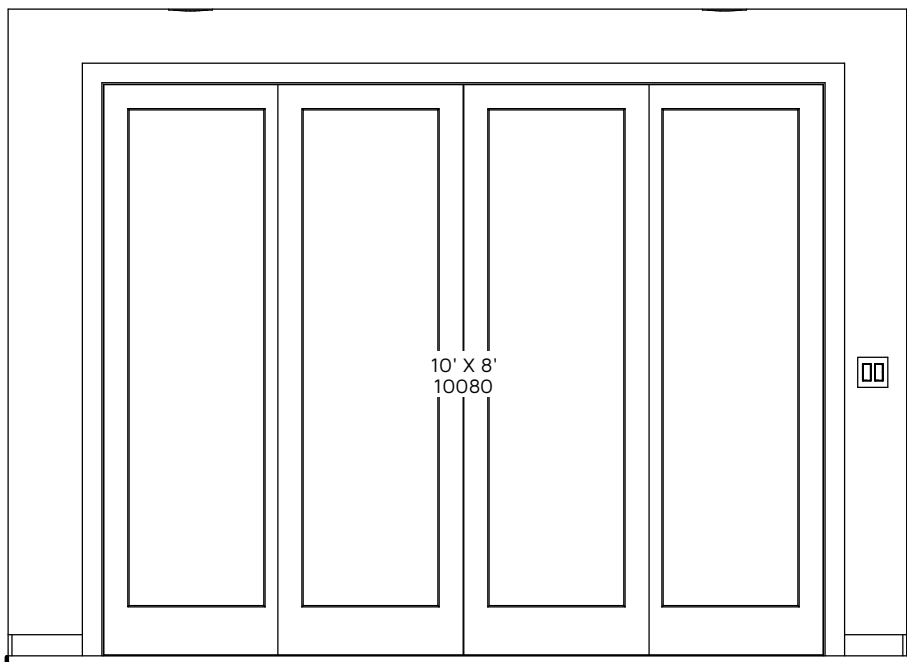
DATE: 6/14/2024  
DRAWN BY: E.R.D.D.  
DESIGNED BY: E.R.D.D.  
24-013 LYNN EZELLE NEW CONSTRUCTION

REV: A  
SHEET: D-4

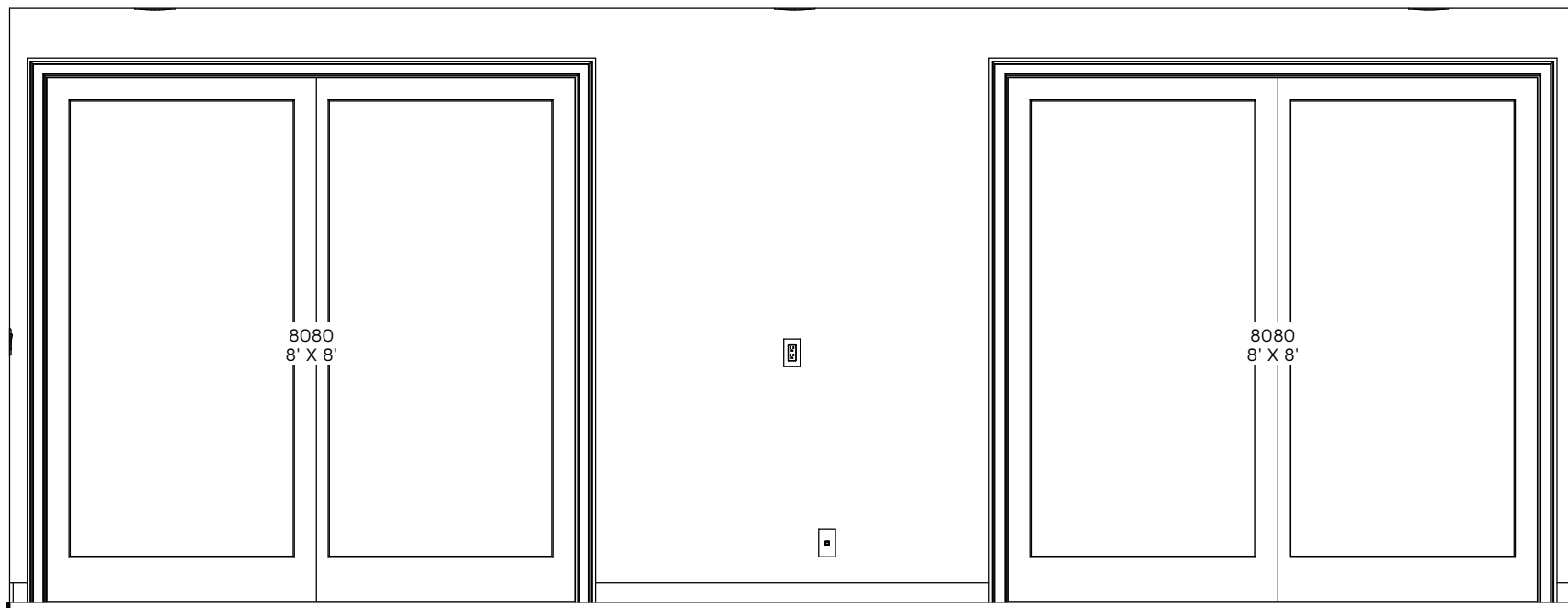


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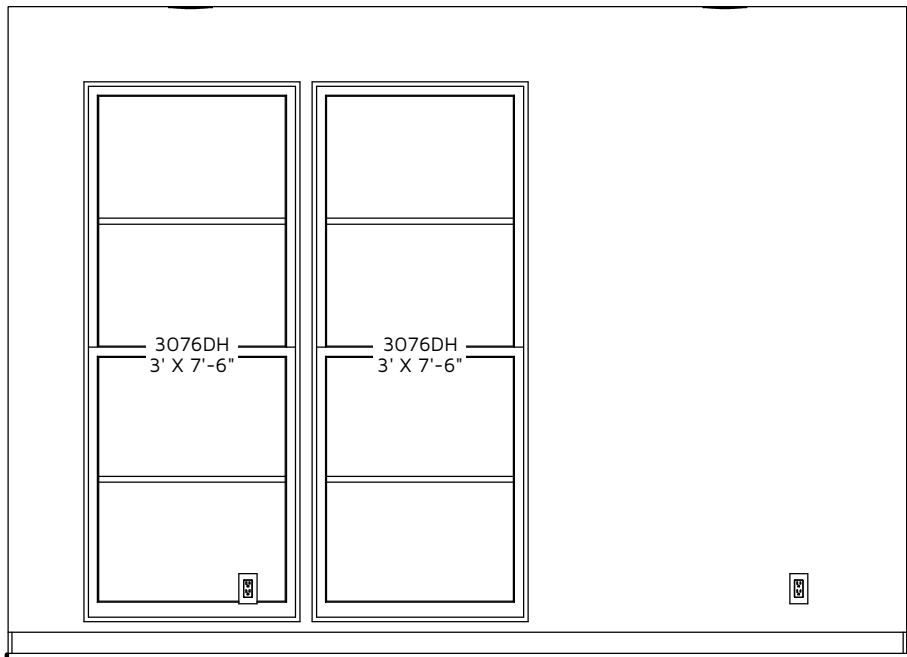




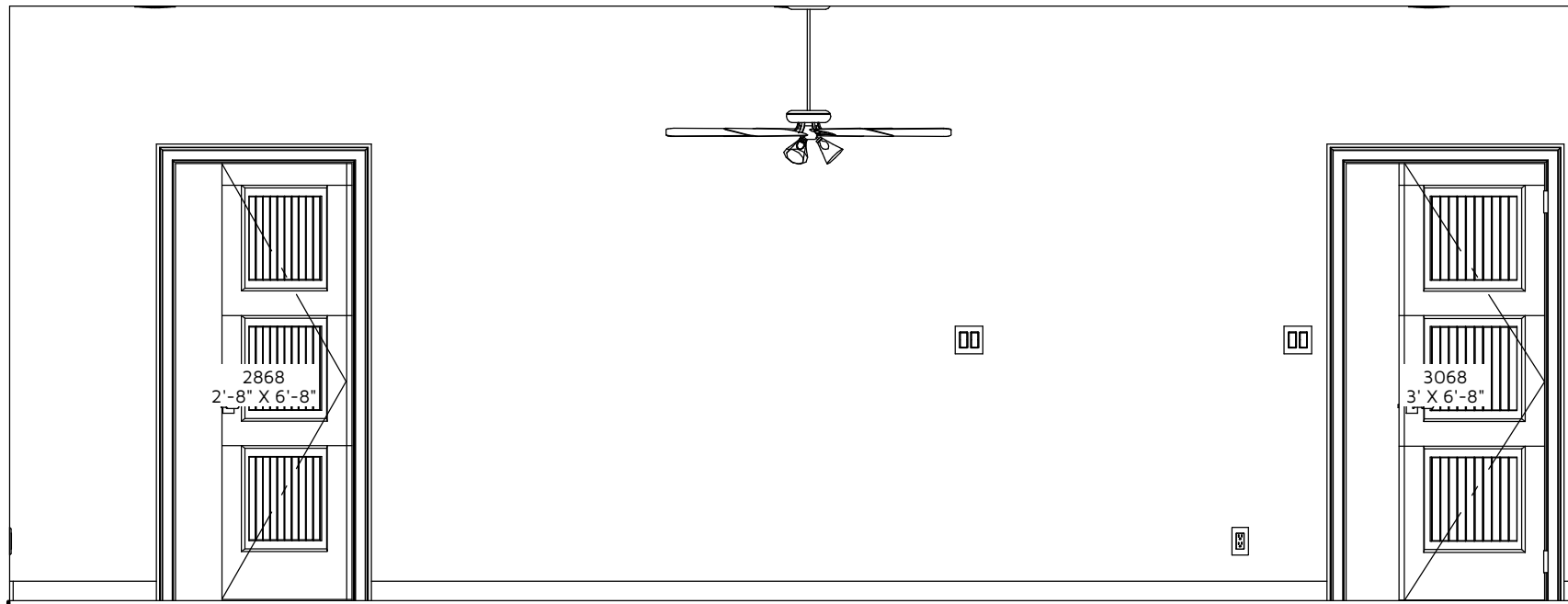
**Master Bedroom Elevation 1**  
3/8 IN = 1 FT



**Master Bedroom Elevation 2**  
3/8 IN = 1 FT



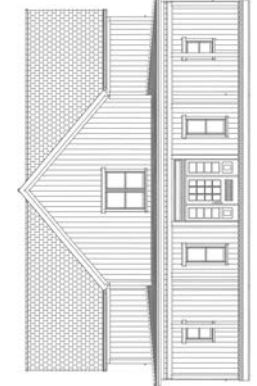
**Master Bedroom Elevation 3**  
3/8 IN = 1 FT



**Master Bedroom Elevation 4**  
3/8 IN = 1 FT



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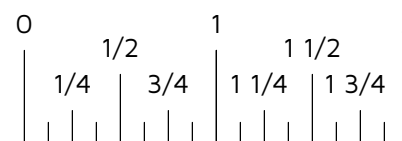
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24-013 LYNN EZELLE NEW CONSTRUCTION PERMIT # RES-2379

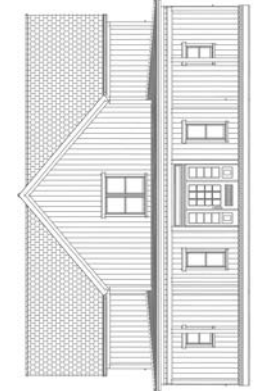
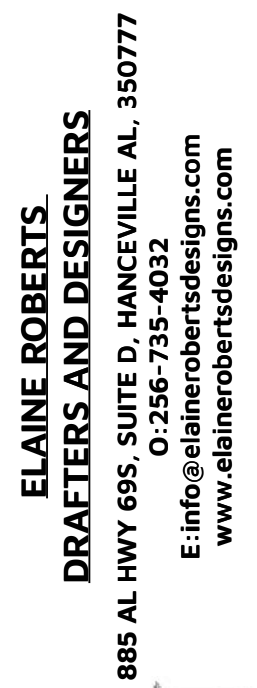
INTERIOR ELEVATIONS

DATE: 6/14/2024	SCALE: 1/4"=1'-0" UNLESS NOTED OTHERWISE
DRAWN BY: E.R.D.D.	
DESIGNED BY: E.R.D.D.	
24-013 LYNN EZELLE NEW CONSTRUCTION	

REV:  
**A**  
SHEET:  
**D-5**



PRINTED SCALE BASED ON 24"x36" PAPER SIZE, (D-SIZE)



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BUILDING DESIGN

**EZELLE ELLIJAY**  
**RESIDENCE**  
PERMIT# RES-2379

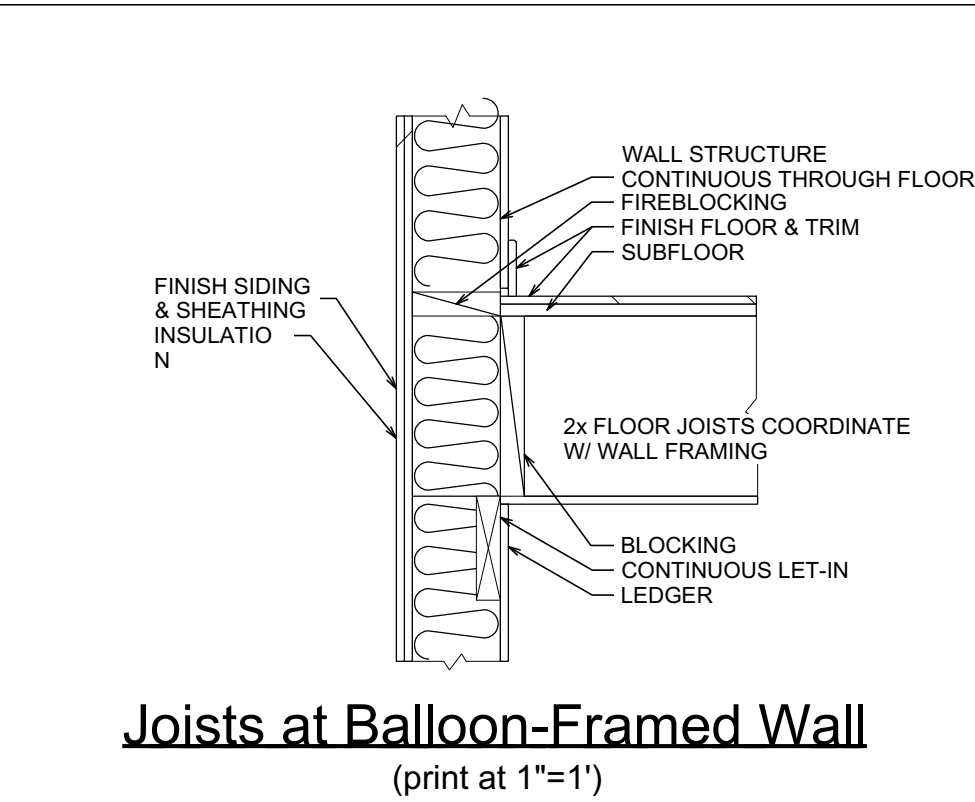
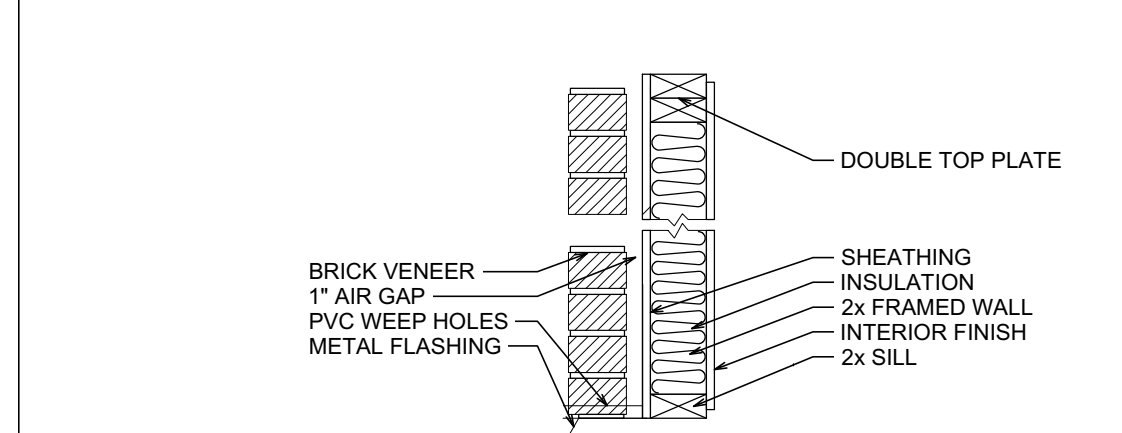
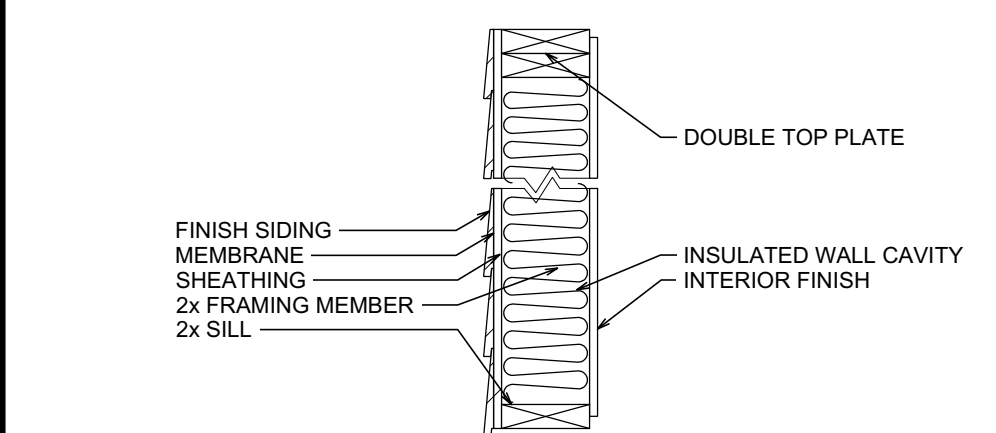
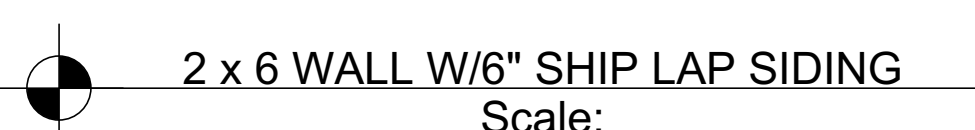
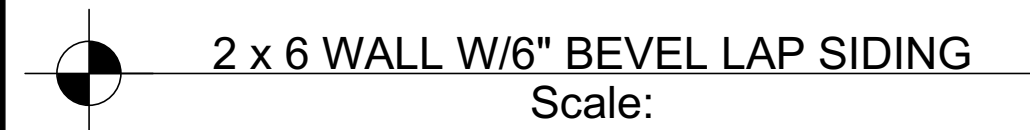
## WALL DETAILS/SECTIONS

DATE: 6/14/2024	SCALE: 1/4"=1'-0" UNLESS NOTED OTHERWISE
DRAWN BY: E.R.D.D.	
DESIGNED BY: E.R.D.D.	
24-013 LYNN/EZELLE NEW CONSTRUCTION	

REV:  
**A**

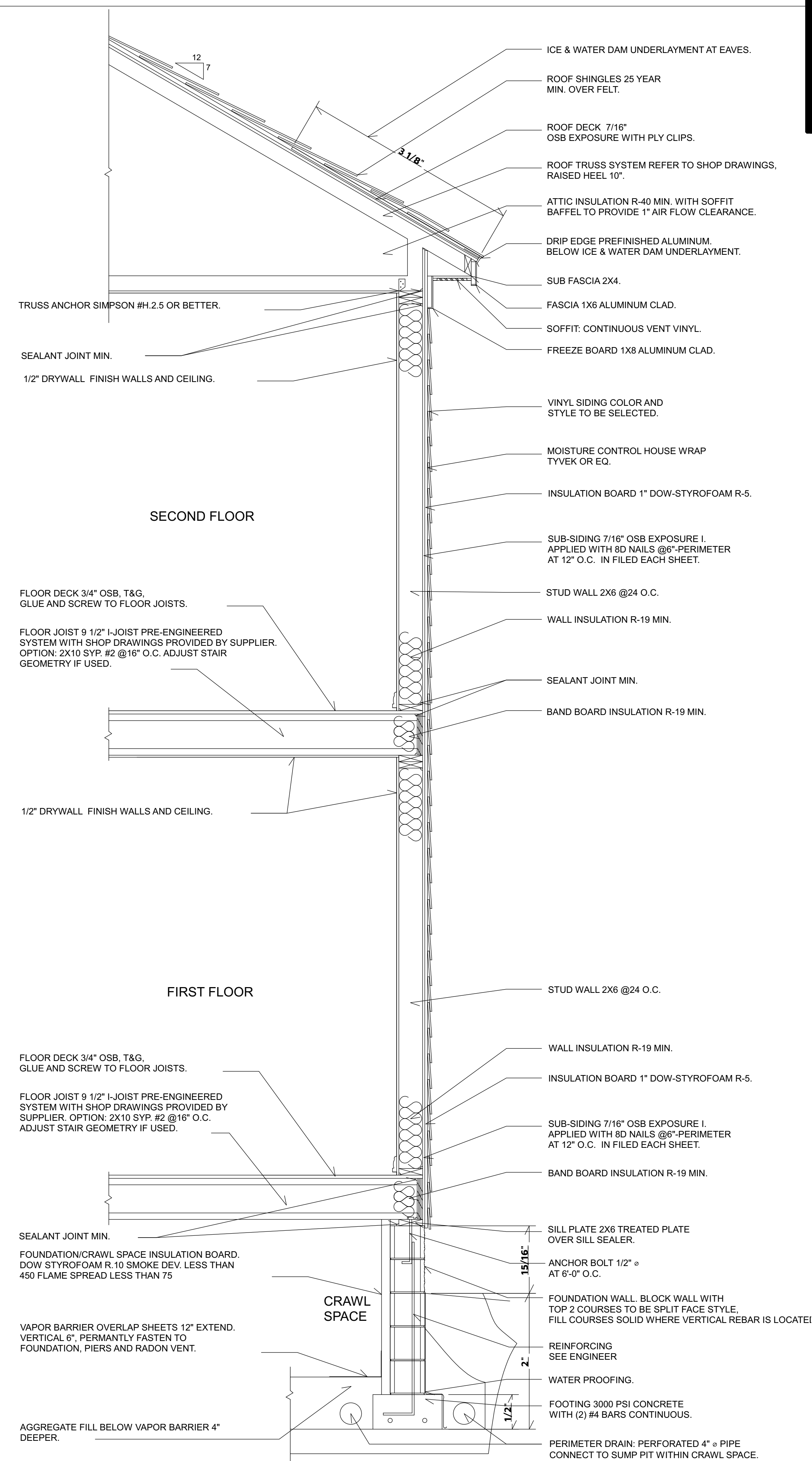
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SHEET:  
**D-6**



**CONSTRUCTION DETAILS AND SECTIONS:**

- WALL SECTION SHOWN ABOVE IS GENERIC IN NATURE.
- SLAB DETAILS ARE STANDARD DESIGN AND GENERIC IN NATURE.
- REFER TO BUILDING COMPANY OR SUPPLIER FOR FINAL DESIGN AND DETAILS.

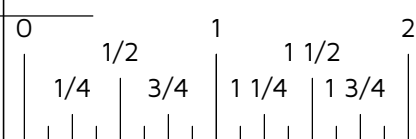


### Wall Section 2 Story w/ Crawl Space

**CONSTRUCTION DETAILS AND SECTIONS:**

- WALL SECTIONS SHOWN ABOVE IS GENERIC IN NATURE.
- SLAB DETAILS ARE STANDARD DESIGN AND GENERIC IN NATURE.
- REFER TO BUILDING COMPANY OR SUPPLIER FOR FINAL DESIGN AND DETAILS.

	PRINTED SCALE
	BASED ON
	24"x36" PAPER SIZE,
	(D-SIZE)







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RESIDENCE**  
24-013 LYNN EZELLE NEW CONSTRUCTION PERMIT # RES-2379

INTERIOR RENDERINGS

DATE: 6/14/2024  
DRAWN BY: E.R.D.D.  
DESIGNED BY: E.R.D.D.  
24-013 LYNN EZELLE NEW CONSTRUCTION

REV:  
**A**  
SHEET:  
**R-1**



1 FRONT DOOR



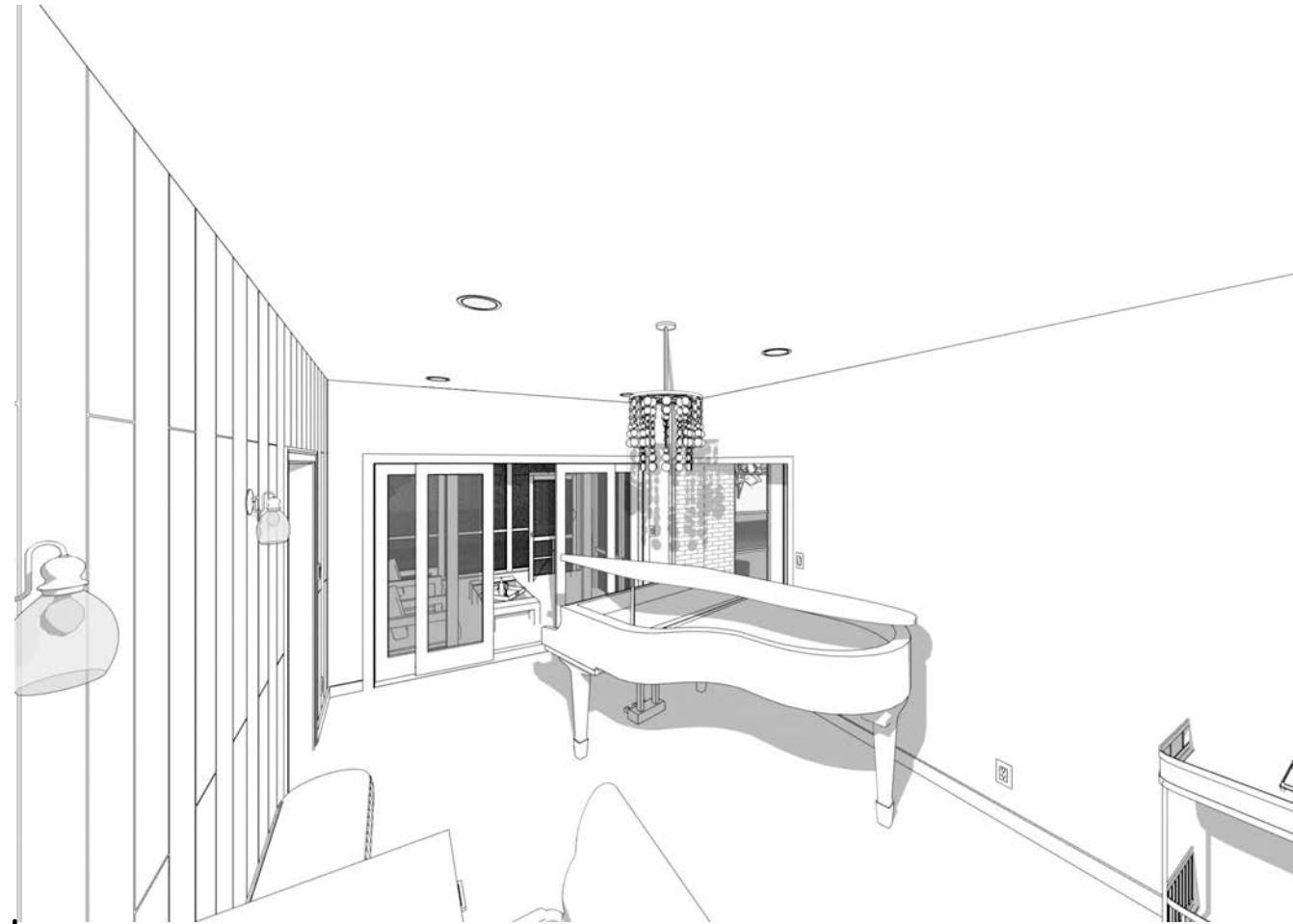
2 KITCHEN



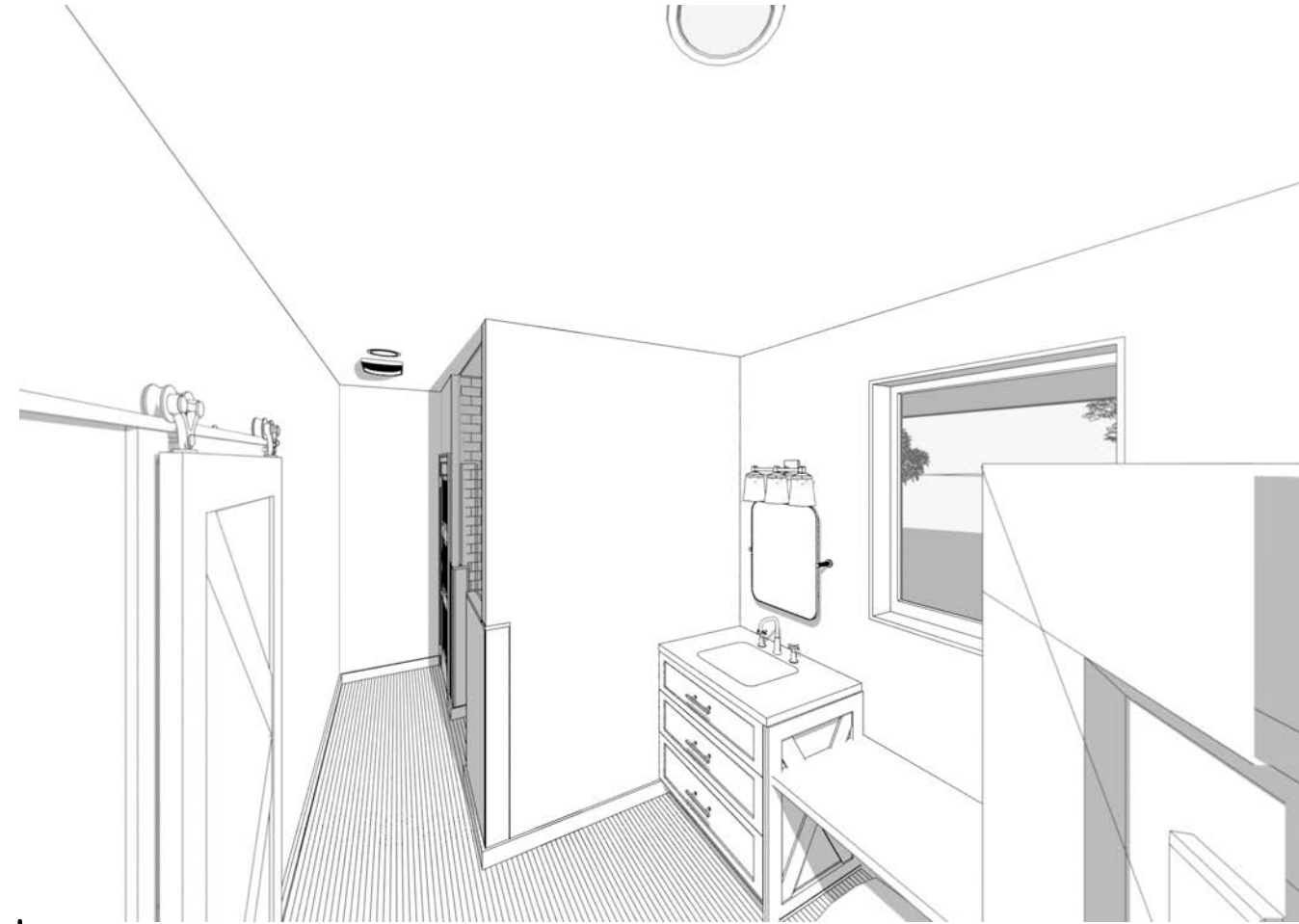
3 KITCHEN



4 LIVING ROOM



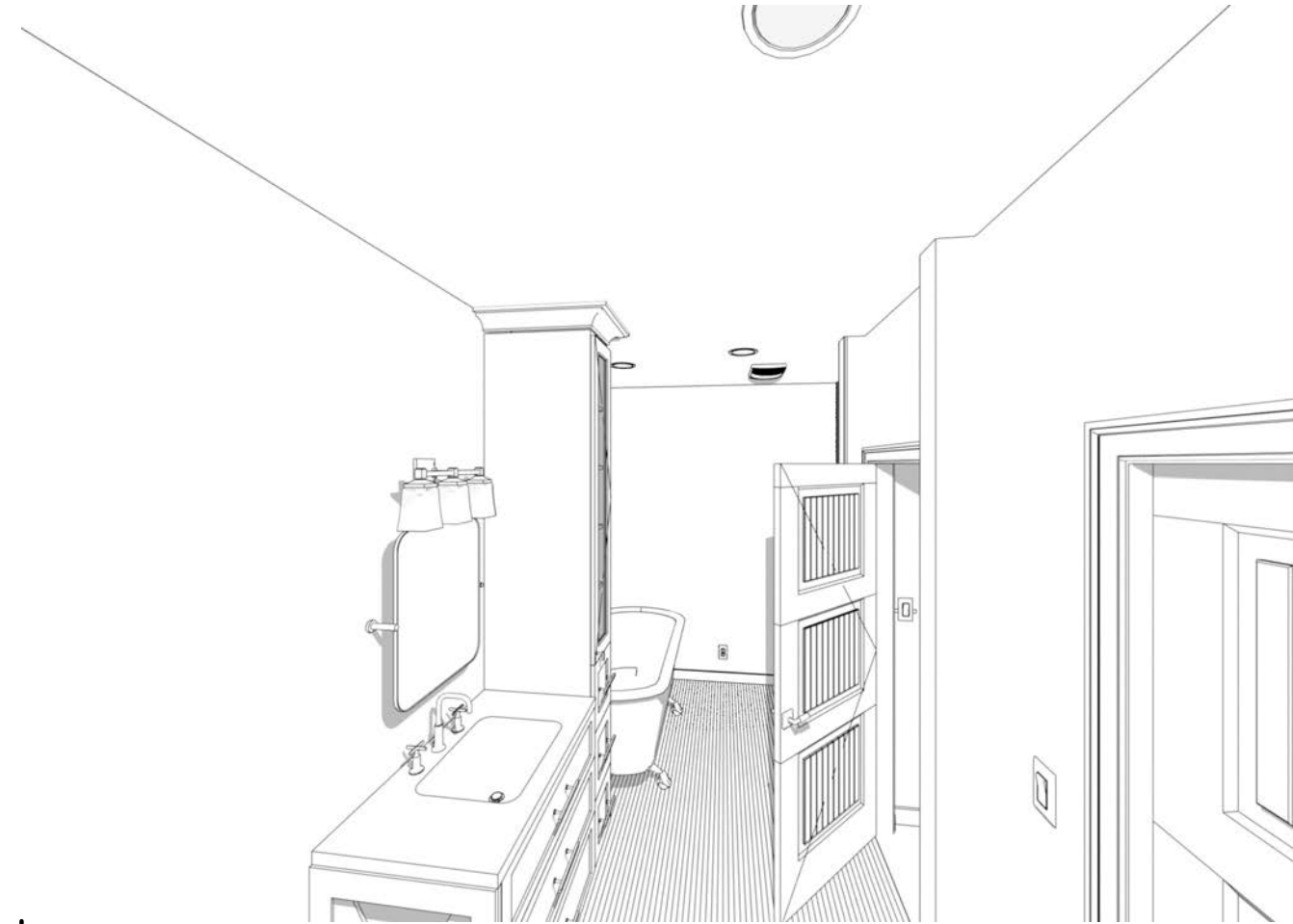
5 SECOND LIVING ROOM



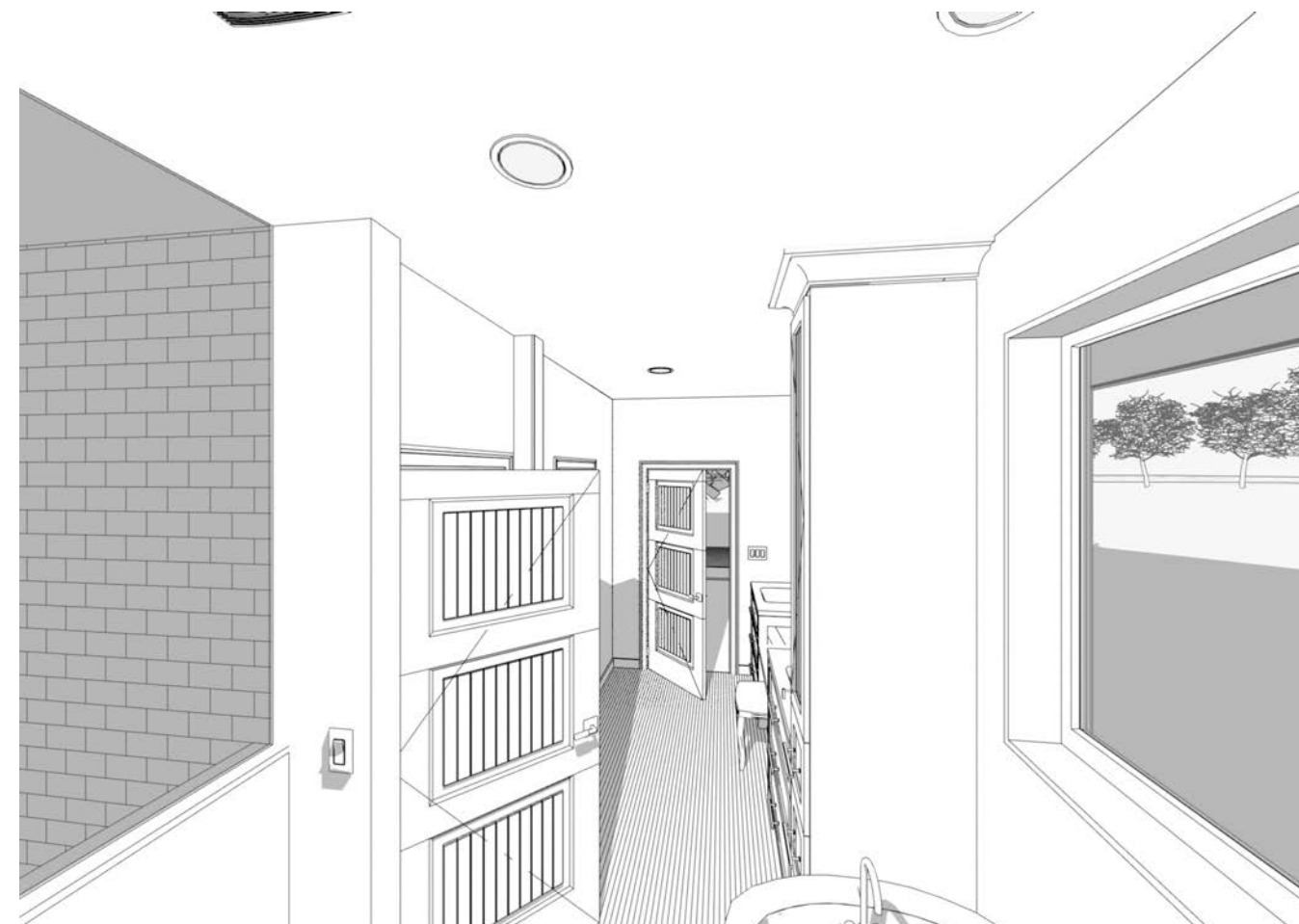
6 SECOND MASTER BATH



7 MASTER BEDROOM



8 MASTER BATH



9 MASTER BATH



10 REAR PATIO

**CONSTRUCTION DETAILS AND SECTIONS:**  
■ WALL SECTIONS SHOWN ABOVE IS GENERIC IN NATURE.  
■ SLAB DETAILS ARE STANDARD DESIGN AND GENERIC IN NATURE.  
■ REFER TO BUILDING COMPANY OR SUPPLIER FOR FINAL DESIGN AND DETAILS.

PRINTED SCALE  
BASED ON  
24"x36" PAPER SIZE,  
(D-SIZE)  
0 1/4 1/2 3/4 1 1 1/4 1 3/4 2