SAMPLE CLIENT

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. THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK.
2. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR DETAILED WORK.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE AND ALL APPLICABLE LOCAL CODES.
4. WRITTEN DIMENSIONS AND SPECIFIC NOTES TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES.
5. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF:
A. SITE CONDITIONS DIFFER FROM THOSE SHOWN,
B. DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR
C. QUESTIONS ARISE REGARDING THE INTENT OF THE PLANS OR NOTES.
6. THE CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).
7. SEE ADDITIONAL NOTES ON OTHER SHEETS FOR FURTHER DETAILS.
BUILDING PERFORMANCE
1. HEAT LOSS CALCULATIONS SHALL COMPLY WITH APPLICABLE REGIONAL AND LOCAL CODE REQUIREMENTS (SEE CALCULATIONS).
2. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS ARE NOT INCLUDED IN THE LIVING AREA.
3. ALL EXHAUST FANS SHALL BE VENTED DIRECTLY TO THE EXTERIOR.
4. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.
DESIGNER INFORMATION
DESIGNER: ELAINE ROBERTS DRAFTERS AND DESIGNERS
NAME: J.PARKER
ADDRESS: 1528 PEACHTREE LANE SW, CULLMAN, AL

ELAINE ROBERTS DRAFTERS AND DESIGNERS DISCLAIMER
1. ELAINE ROBERTS DRAFTERS AND DESIGNERS IS NOT AN ARCHITECTURAL OR ENGINEERING FIRM AND ASSUMES NO LIABILITY FOR STRUCTURAL DESIGN INTEGRITY.
2. EVERY EFFORT HAS BEEN MADE TO ENSURE ALL DIMENSIONS ARE CORRECT AND THAT ENVIRONMENTAL REGULATIONS HAVE BEEN MET. IF AN ERROR OR OMISSION OCCURS, IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT IT AT THEIR OWN EXPENSE AND NOT THE RESPONSIBILITY OF THE DRAFTING SERVICE.
3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD DIMENSIONS AND FOR BUILDING THE HOME IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (2021).
4. TO THE BEST OF OUR KNOWLEDGE, THESE PLANS HAVE BEEN DRAWN TO COMPLY WITH THE OWNER'S AND/OR BUILDER'S SPECIFICATIONS. ANY CHANGES MADE TO THESE PLANS AFTER PRINTS ARE PRODUCED WILL BE DONE AT THE OWNER'S AND/OR BUILDER'S EXPENSE AND RESPONSIBILITY.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWINGS. ELAINE ROBERTS DRAFTERS AND DESIGNERS IS NOT LIABLE FOR ANY ERRORS ONCE CONSTRUCTION HAS BEGUN.
6. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO AVOID MISTAKES, WE CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND SHALL BE SOLELY RESPONSIBLE THEREAFTER.
7. THESE PLANS, NOTES, RECOMMENDATIONS, AND CONSIDERATIONS ARE OFFERED IN GOOD FAITH FOR THE CONTRACTOR'S REFERENCE. THEY ARE NOT ALL-INCLUSIVE AND DO NOT CONTAIN ALL THE INFORMATION NECESSARY TO COVER EVERY ASPECT OF THE CONSTRUCTION PROJECT.
8. THESE PLANS AND NOTES ARE SUPERSEDED BY THE GENERAL CONTRACTOR'S AND TRADE CONTRACTORS' EXPERIENCE, BEST JUDGMENT, AND THE CURRENTLY ADOPTED EDITION OF THE INTERNATIONAL RESIDENTIAL CODE.
9. THE DRAWINGS, ILLUSTRATIONS, RENDERINGS, AND DIAGRAMS INCLUDED IN THIS PLAN SET ARE INTENDED TO COORDINATE WITH THE WORK PERFORMED BY THE GENERAL CONTRACTOR AND TRADE CONTRACTORS.
10. ALL ASSEMBLIES AND WORK ARE TO CONFORM TO ACCEPTED RESIDENTIAL CONSTRUCTION STANDARDS.

EROSION CONTROL NOTES:
1. INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
2. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
3. ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION. IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION.
4. HYDROSEED WITH A WOOD CELLULOSE FIBER MULCH APPLIED AT A RATE OF 2,000#/ACRE. USE AN ORGANIC TACKIFIER AT NO LESS THAN 150 #/ACRE OR PER MANUFACTURE'S RECOMMENDATION IF HIGHER. APPLICATION OF TACKIFIER SHALL BE HEAVIER AT EDGES, IN VALLEYS AND AT CRESTS OF BANKS AND OTHER AREAS WHERE SEED CAN BE MOVED BY WIND OR WATER.
5. DISPERSION TRENCHES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW TRENCHES.

FRONT ELEVATION

These drawings are sample plans and are not intended for construction.

GENERAL NOTES
1. ALL WORK SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (I.R.C.), ALL LOCAL BUILDING CODES, ZONING ORDINANCES, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD PRIOR TO START OF CONSTRUCTION.
3. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER/OWNER IMMEDIATELY.
4. CONTRACTOR SHALL PROVIDE ALL NECESSARY MEASURES TO PROTECT EXISTING STRUCTURES, UTILITIES, AND LANDSCAPING DURING CONSTRUCTION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED PERMITS AND INSPECTIONS.
6. ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND INDUSTRY STANDARDS.

ROUGH CARPENTRY
1. ALL WOOD PRODUCTS SHALL BE GRADE-STAMPED AND INSTALLED PER 2018 I.R.C. AND AMERICAN WOOD COUNCIL (AWC) REQUIREMENTS.
2. PROVIDE BLOCKING FOR ALL WALL-MOUNTED ACCESSORIES, GRAB BARS, HANDRAILS, CABINETS, AND WALL-HUNG PLUMBING FIXTURES AS REQUIRED.
3. ALL HEADERS SHALL BE (2) 2X MEMBERS MINIMUM UNLESS OTHERWISE NOTED.
4. PROVIDE FIRE BLOCKING AT ALL INTERIOR AND EXTERIOR WALLS, CHASES, AND CONCEALED SPACES PER 2018 I.R.C. R302.11.
5. FIRE-STOPPING REQUIRED AT INTERSECTIONS OF VERTICAL AND HORIZONTAL SPACES, INCLUDING TOP/BOTTOM PLATES, CEILINGS, FLOORS, AND PENETRATIONS FOR DUCTS, PIPES, CONDUITS, AND WIRES.
6. PROVIDE METAL PLATE PROTECTION FOR ALL PIPING/WIRING PENETRATING STUDS OR JOISTS WHERE EDGE CLEARANCE IS LESS THAN 1-1/4".
7. FLOOR SHEATHING: 3/4" T&G ADVANTECH OR EQUIVALENT, GLUED AND SCREWED.
8. WALL SHEATHING: 7/16" OSB OR EQUIVALENT WITH WRB (WEATHER RESISTANT BARRIER).
9. ROOF SHEATHING: 5/8" OSB OR PLYWOOD WITH H-CLIPS AT MID-SPAN BETWEEN RAFTERS/TRUSSES.
10. ENGINEERED TRUSSES REQUIRED WITH SEALED TRUSS LAYOUT AND CALCULATIONS PROVIDED BY SUPPLIER.

WINDOWS & DOORS
1. ALL WINDOWS SHALL MEET OR EXCEED ENERGY CODE REQUIREMENTS FOR U-FACTOR AND SHGC.
2. INSTALL WINDOWS AND DOORS PER MANUFACTURER'S INSTRUCTIONS AND PROVIDE PROPER FLASHING AND AIR SEALING.
3. SAFETY GLAZING SHALL BE PROVIDED IN HAZARDOUS LOCATIONS PER 2018 I.R.C. R308.4.

MOISTURE & THERMAL PROTECTION
1. ALL WALLS, FLOORS, AND CEILINGS ADJACENT TO UNCONDITIONED SPACES SHALL MEET OR EXCEED 2018 I.R.C. ENERGY REQUIREMENTS.
2. ATTIC INSULATION: R-38 MINIMUM. WALL INSULATION: R-13 MINIMUM. FLOORS OVER UNCONDITIONED SPACE: R-19 MINIMUM.
3. VAPOR BARRIERS INSTALLED PER CLIMATE ZONE REQUIREMENTS AND MANUFACTURER'S INSTRUCTIONS.
4. FLASHINGS INSTALLED AT ROOF-WALL INTERSECTIONS, CHIMNEYS, VALLEYS, AND OPENINGS TO PREVENT WATER PENETRATION.
5. WINDOW/DOOR FLASHINGS INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND INTEGRATED WITH WRB.
6. ALL EXTERIOR PENETRATIONS SEALED WITH APPROVED SEALANT.

SITE WORK
1. SITE WORK SHALL CONFORM TO APPROVED CIVIL PLANS AND LOCAL ORDINANCES.
2. VERIFY PROPERTY LINES, SETBACKS, AND EASEMENTS PRIOR TO START OF CONSTRUCTION.
3. GRADE SITE TO PROVIDE MINIMUM 6" FALL WITHIN FIRST 10' FROM STRUCTURE.
4. PROVIDE POSITIVE DRAINAGE AWAY FROM FOUNDATION DURING AND AFTER CONSTRUCTION.

FOOTINGS & FOUNDATIONS
1. FOUNDATION DESIGN BASED ON MINIMUM SOIL BEARING CAPACITY OF 1,500 PSF UNLESS ENGINEERED OTHERWISE.
2. ALL FOOTINGS SHALL BE CONTINUOUS UNDER LOAD BEARING WALLS AND COLUMN LINES.
3. CONCRETE STRENGTH SHALL BE 3,000 PSI MINIMUM AT 28 DAYS.
4. ANCHOR BOLTS: 1/2" DIAMETER @ 6'-0" O.C. MAXIMUM, WITHIN 12" OF PLATE SPLICES AND ENDS PER 2018 I.R.C. R403.1.6.
5. FOUNDATION VENTS SHALL PROVIDE MINIMUM NET FREE AREA PER 2018 I.R.C. R408.1.

MASONRY
1. MASONRY WORK SHALL COMPLY WITH ACI 530/ASCE 5/TMS 402.
2. USE TYPE N MORTAR FOR ABOVE GRADE AND TYPE S MORTAR FOR BELOW GRADE UNLESS OTHERWISE NOTED.
3. INSTALL CONTROL JOINTS AS REQUIRED TO PREVENT CRACKING.

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

ROOFING
1. ROOFING MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
2. MINIMUM ROOF SLOPE AND UNDERLAYMENT PER 2018 I.R.C. R905.
3. INSTALL ICE AND WATER SHIELD AT EAVES AND VALLEYS WHERE REQUIRED BY CLIMATE ZONE.

ELECTRICAL
1. ELECTRICAL INSTALLATION SHALL COMPLY WITH 2017 NATIONAL ELECTRICAL CODE (N.E.C.) AND LOCAL AMENDMENTS.
2. PROVIDE SMOKE DETECTORS IN EACH BEDROOM, OUTSIDE EACH SLEEPING AREA, AND ON EVERY LEVEL OF THE DWELLING PER N.E.C. AND I.R.C. REQUIREMENTS.
3. PROVIDE CARBON MONOXIDE DETECTORS OUTSIDE SLEEPING AREAS AND ON EACH FLOOR LEVEL PER CODE.
4. ALL OUTLETS IN KITCHENS, BATHROOMS, GARAGES, EXTERIOR LOCATIONS, AND UNFINISHED AREAS SHALL BE GFCI PROTECTED.
5. ALL BEDROOM OUTLETS SHALL BE AFCI PROTECTED.
6. PROVIDE ELECTRICAL GROUNDING AND BONDING PER N.E.C. REQUIREMENTS.
7. ALL LIGHTING FIXTURES TO BE LED AND ENERGY CODE COMPLIANT.

PLUMBING
1. PLUMBING INSTALLATION SHALL COMPLY WITH 2018 I.R.C. CHAPTERS 25-33 AND ALL LOCAL AMENDMENTS.
2. PROVIDE SHUTOFF VALVES FOR ALL FIXTURES AND APPLIANCES.
3. WATER HAMMER ARRESTORS SHALL BE INSTALLED PER CODE REQUIREMENTS.
4. INSULATE HOT WATER PIPING PER ENERGY CODE REQUIREMENTS.

HVAC & VENTILATION
1. HVAC CONTRACTOR SHALL PROVIDE DESIGN AND CALCULATIONS PER ACCA MANUAL J, S, AND D.
2. ALL SUPPLY/RETURN DUCTWORK SHALL BE SEALED, INSULATED, AND TESTED TO MEET ENERGY CODE.
3. NO DUCTS LOCATED IN EXTERIOR WALLS. FLEX DUCTS SHALL BE PROPERLY SUPPORTED AND WITHIN MANUFACTURER'S LIMITATIONS.
4. MECHANICAL VENTILATION PROVIDED PER 2018 I.R.C. M1507. BATH FANS SHALL EXHAUST TO EXTERIOR WITH BACKDRAFT DAMPERS.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

INTERIOR FINISHES
1. INSTALL GYPSUM BOARD PER GYPSUM ASSOCIATION GA-216 STANDARDS.
2. USE MOISTURE-RESISTANT BOARD AT ALL LOCATIONS SUBJECT TO MOISTURE EXPOSURE.
3. PRIME AND PAINT ALL INTERIOR SURFACES PER MANUFACTURER'S INSTRUCTIONS.
4. INSTALL FLOORING PER MANUFACTURER'S RECOMMENDATIONS.

CABINETS & COUNTERTOPS
1. CABINETS SHALL BE ANCHORED TO WALL FRAMING PER MANUFACTURER'S INSTRUCTIONS.
2. COUNTERTOPS SHALL BE INSTALLED LEVEL, SECURE, AND SEALED AT WALLS AND SPLASH LOCATIONS.
APPLIANCES & FIXTURES
1. INSTALL ALL APPLIANCES AND PLUMBING FIXTURES PER MANUFACTURER'S REQUIREMENTS.
2. VERIFY ELECTRICAL, GAS, AND WATER CONNECTION LOCATIONS PRIOR TO INSTALLATION.

AUDIO/DATA/COMMUNICATIONS
1. LOW VOLTAGE WIRING SHALL BE INSTALLED IN CONDUIT OR AS OTHERWISE REQUIRED BY CODE AND COORDINATED WITH OTHER TRADES.
2. PROVIDE BOXES AND CONDUIT STUB-UPS FOR ALL DATA, SECURITY, CABLE, AND AUDIO LOCATIONS AS INDICATED BY OWNER.

FINAL CLEANUP & TURNOVER
1. REMOVE ALL DEBRIS FROM SITE AND LEAVE CLEAN AND READY FOR OCCUPANCY.
2. PROVIDE OWNER WITH ALL WARRANTY DOCUMENTS, OPERATION MANUALS, AND FINAL INSPECTION APPROVALS.

DISCLAIMER:
ALL DIMENSIONS, DESIGNATIONS, & EXTENTS ARE SUBJECT TO SITE VERIFICATION PRIOR TO CONTRACTOR COMMENCEMENT OF WORK. THESE DRAWINGS ARE INTELLECTUAL PROPERTY AND SUBJECT TO COPYRIGHT. THEY SHALL NOT BE REPRODUCED, DISTRIBUTED, PUBLISHED OR USED OTHERWISE WITHOUT THE EXPRESS CONSENT OF THE DESIGNER.

HOMEOWNER WILL TAKE NECESSARY PRECAUTIONS TO REMOVE OR RELOCATE ITEMS OF VALUE TO BE REUSED AND/ OR SAVED, OR IN ANY DANGER OF BEING DAMAGED DUE TO CONSTRUCTION PROCESS.

THESE DRAWINGS AND CONCEPTS, ADDITIONALLY KNOWN AS GAFFIN RESIDENCE DESIGN PLANS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF ELAINE ROBERTS DRAFTERS AND DESIGNERS, DEVELOPED FOR THE EXCLUSIVE USE BY ELAINE ROBERTS DRAFTERS AND DESIGNERS.

DESIGN PLANS ARE PROVIDED FOR THE FAIR USE BY THE CLIENT OR HIS/HER AGENT IN COMPLETING THE PROJECT AS LISTED WITHIN THIS CONTRACT. DESIGN PLANS REMAIN THE PROPERTY OF ELAINE ROBERTS DRAFTERS AND DESIGNERS AND CANNOT BE USED OR REUSED WITHOUT PRIOR WRITTEN PERMISSION. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF ELAINE ROBERTS DRAFTERS AND DESIGNERS IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES.

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FINISH NOTES:
RENDERINGS ARE NOT TO SCALE; ALL RENDERINGS ARE FOR ARTISTIC DEPICTION ONLY. PLAN UPDATES MAY NOT BE REFLECTED IN RENDERINGS. RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION.
FINAL FINISHES SHALL BE CONFIRMED WITH THE HOME OWNER PRIOR TO APPLICATION.

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.

BUILDING AREA CALCULATIONS

FIRST FLOOR (MAIN LEVEL):	2901	SQ.FT.
SECOND FLOOR:	540	SQ.FT.
TOTAL HEATED AND COOLED AREA	3441	SQ.FT.
GARAGE AREA:	990	SQ.FT.
FOUNDATION:	3695	SQ.FT.
DECKS - PATIO:	728	SQ.FT.
PORCHES:	726	SQ.FT.

ERDD PROJECT #:25-076

HOME OWNER: SAMPLE CLIENT PROJECT ADDRESS:
LEGAL ADDRESS: LEGAL DESCRIPTION HERE
STORM WATER#: _____ BLDG PERMIT#: _____

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A-4	OVERALL EXTERIOR ELEVATIONS
A-5	SHELL PLAN/WALL LOCATION PLAN
A-6	BUILDING CROSS SECTIONS
A-7	FOUNDATION PLAN
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A-9	ROOF PLAN
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D-1	INTERIOR ELEVATIONS
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R-1	INTERIOR RENDERINGS

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION
1	1/20/2026	J.PARKER	SQFT UPDATED

ERDD
ELAINE ROBERTS DRAFTERS AND DESIGNERS
1528 PEACHTREE LANE SW,
CULLMAN AL, 35058
O:256-735-4032
E:CONTACT@ELAINEROBERTSDESIGNS.COM
WWW.ELAINEROBERTSDESIGNS.COM

DATE: 1/20/2026

MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

JIMMY PARKER MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGN ORIGINAL DESIGN

REV: B

SHEET: T-0

GENERAL NOTES
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2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD PRIOR TO START OF CONSTRUCTION.
3. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER/OWNER IMMEDIATELY.
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6. ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND INDUSTRY STANDARDS.

ROUGH CARPENTRY
1. ALL WOOD PRODUCTS SHALL BE GRADE-STAMPED AND INSTALLED PER 2018 I.R.C. AND AMERICAN WOOD COUNCIL (AWC) REQUIREMENTS.
2. PROVIDE BLOCKING FOR ALL WALL-MOUNTED ACCESSORIES, GRAB BARS, HANDRAILS, CABINETS, AND WALL-HUNG PLUMBING FIXTURES AS REQUIRED.
3. ALL HEADERS SHALL BE (2) 2X MEMBERS MINIMUM UNLESS OTHERWISE NOTED.
4. PROVIDE FIRE BLOCKING AT ALL INTERIOR AND EXTERIOR WALLS, CHASES, AND CONCEALED SPACES PER 2018 I.R.C. R302.11.
5. FIRE-STOPPING REQUIRED AT INTERSECTIONS OF VERTICAL AND HORIZONTAL SPACES, INCLUDING TOP/BOTTOM PLATES, CEILINGS, FLOORS, AND PENETRATIONS FOR DUCTS, PIPES, CONDUITS, AND WIRES.
6. PROVIDE METAL PLATE PROTECTION FOR ALL PIPING/WIRING PENETRATING STUDS OR JOISTS WHERE EDGE CLEARANCE IS LESS THAN 1-1/4".
7. FLOOR SHEATHING: 3/4" T&G ADVANTECH OR EQUIVALENT, GLUED AND SCREWED.
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9. ROOF SHEATHING: 5/8" OSB OR PLYWOOD WITH H-CLIPS AT MID-SPAN BETWEEN RAFTERS/TRUSSES.
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1. ALL WALLS, FLOORS, AND CEILINGS ADJACENT TO UNCONDITIONED SPACES SHALL MEET OR EXCEED 2018 I.R.C. ENERGY REQUIREMENTS.
2. ATTIC INSULATION: R-38 MINIMUM. WALL INSULATION: R-13 MINIMUM. FLOORS OVER UNCONDITIONED SPACE: R-19 MINIMUM.
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6. ALL EXTERIOR PENETRATIONS SEALED WITH APPROVED SEALANT.

WINDOWS & DOORS
1. ALL WINDOWS SHALL MEET OR EXCEED ENERGY CODE REQUIREMENTS FOR U-FACTOR AND SHGC.
2. INSTALL WINDOWS AND DOORS PER MANUFACTURER'S INSTRUCTIONS AND PROVIDE PROPER FLASHING AND AIR SEALING.
3. SAFETY GLAZING SHALL BE PROVIDED IN HAZARDOUS LOCATIONS PER 2018 I.R.C. R308.4.

HVAC & VENTILATION
1. HVAC CONTRACTOR SHALL PROVIDE DESIGN AND CALCULATIONS PER ACCA MANUAL J, S, AND D.
2. ALL SUPPLY/RETURN DUCTWORK SHALL BE SEALED, INSULATED, AND TESTED TO MEET ENERGY CODE.
3. NO DUCTS LOCATED IN EXTERIOR WALLS. FLEX DUCTS SHALL BE PROPERLY SUPPORTED AND WITHIN MANUFACTURER'S LIMITATIONS.
4. MECHANICAL VENTILATION PROVIDED PER 2018 I.R.C. M1507.
BATH FANS SHALL EXHAUST TO EXTERIOR WITH BACKDRAFT DAMPERS.

PLUMBING
1. PLUMBING INSTALLATION SHALL COMPLY WITH 2018 I.R.C. CHAPTERS 25-33 AND ALL LOCAL AMENDMENTS.
2. PROVIDE SHUTOFF VALVES FOR ALL FIXTURES AND APPLIANCES.
3. WATER HAMMER ARRESTORS SHALL BE INSTALLED PER CODE REQUIREMENTS.
4. INSULATE HOT WATER PIPING PER ENERGY CODE REQUIREMENTS.

ELECTRICAL
1. ELECTRICAL INSTALLATION SHALL COMPLY WITH 2017 NATIONAL ELECTRICAL CODE (N.E.C.) AND LOCAL AMENDMENTS.
2. PROVIDE SMOKE DETECTORS IN EACH BEDROOM, OUTSIDE EACH SLEEPING AREA, AND ON EVERY LEVEL OF THE DWELLING PER N.E.C. AND I.R.C. REQUIREMENTS.
3. PROVIDE CARBON MONOXIDE DETECTORS OUTSIDE SLEEPING AREAS AND ON EACH FLOOR LEVEL PER CODE.
4. ALL OUTLETS IN KITCHENS, BATHROOMS, GARAGES, EXTERIOR LOCATIONS, AND UNFINISHED AREAS SHALL BE GFCI PROTECTED.
5. ALL BEDROOM OUTLETS SHALL BE AFCI PROTECTED.
6. PROVIDE ELECTRICAL GROUNDING AND BONDING PER N.E.C. REQUIREMENTS.
7. ALL LIGHTING FIXTURES TO BE LED AND ENERGY CODE COMPLIANT.

AUDIO/DATA/COMMUNICATIONS
1. LOW VOLTAGE WIRING SHALL BE INSTALLED IN CONDUIT OR AS OTHERWISE REQUIRED BY CODE AND COORDINATED WITH OTHER TRADES.
2. PROVIDE BOXES AND CONDUIT STUB-UPS FOR ALL DATA, SECURITY, CABLE, AND AUDIO LOCATIONS AS INDICATED BY OWNER.

INTERIOR FINISHES
1. INSTALL GYPSUM BOARD PER GYPSUM ASSOCIATION GA-216 STANDARDS.
2. USE MOISTURE-RESISTANT BOARD AT ALL LOCATIONS SUBJECT TO MOISTURE EXPOSURE.
3. PRIME AND PAINT ALL INTERIOR SURFACES PER MANUFACTURER'S INSTRUCTIONS.
4. INSTALL FLOORING PER MANUFACTURER'S RECOMMENDATIONS.

CABINETS & COUNTERTOPS
1. CABINETS SHALL BE ANCHORED TO WALL FRAMING PER MANUFACTURER'S INSTRUCTIONS.
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APPLIANCES & FIXTURES
1. INSTALL ALL APPLIANCES AND PLUMBING FIXTURES PER MANUFACTURER'S REQUIREMENTS.
2. VERIFY ELECTRICAL, GAS, AND WATER CONNECTION LOCATIONS PRIOR TO INSTALLATION.

SITE WORK
1. SITE WORK SHALL CONFORM TO APPROVED CIVIL PLANS AND LOCAL ORDINANCES.
2. VERIFY PROPERTY LINES, SETBACKS, AND EASEMENTS PRIOR TO START OF CONSTRUCTION.
3. GRADE SITE TO PROVIDE MINIMUM 6" FALL WITHIN FIRST 10' FROM STRUCTURE.
4. PROVIDE POSITIVE DRAINAGE AWAY FROM FOUNDATION DURING AND AFTER CONSTRUCTION.

FOOTINGS & FOUNDATIONS
1. FOUNDATION DESIGN BASED ON MINIMUM SOIL BEARING CAPACITY OF 1,500 PSF UNLESS ENGINEERED OTHERWISE.
2. ALL FOOTINGS SHALL BE CONTINUOUS UNDER LOAD BEARING WALLS AND COLUMN LINES.
3. CONCRETE STRENGTH SHALL BE 3,000 PSI MINIMUM AT 28 DAYS.
4. ANCHOR BOLTS: 1/2" DIAMETER @ 6'-0" O.C. MAXIMUM, WITHIN 12" OF PLATE SPLICES AND ENDS PER 2018 I.R.C. R403.1.6.
5. FOUNDATION VENTS SHALL PROVIDE MINIMUM NET FREE AREA PER 2018 I.R.C. R408.1.

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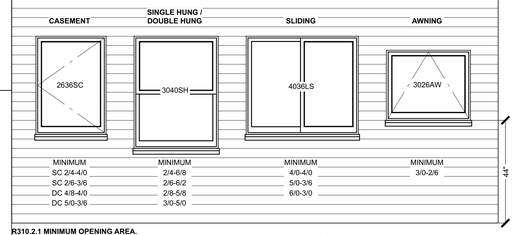
1. MASONRY WORK SHALL COMPLY WITH ACI 530/ASCE 5/TMS 402.
2. USE TYPE N MORTAR FOR ABOVE GRADE AND TYPE S MORTAR FOR BELOW GRADE UNLESS OTHERWISE NOTED.
3. INSTALL CONTROL JOINTS AS REQUIRED TO PREVENT CRACKING.

ROOFING
1. ROOFING MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
2. MINIMUM ROOF SLOPE AND UNDERLAYMENT PER 2018 I.R.C. R905.
3. INSTALL ICE AND WATER SHIELD AT EAVES AND VALLEYS WHERE REQUIRED BY CLIMATE ZONE.

FINAL CLEANUP & TURNOVER
1. REMOVE ALL DEBRIS FROM SITE AND LEAVE CLEAN AND READY FOR OCCUPANCY.
2. PROVIDE OWNER WITH ALL WARRANTY DOCUMENTS, OPERATION MANUALS, AND FINAL INSPECTION APPROVALS.



R310.2.1 MINIMUM OPENING AREA.
- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET.
- THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE.
- THE NET CLEAR HEIGHT OF THE OPENING SHALL BE NOT LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES.

EXCEPTION: GRADE FLOOR OPENINGS OR BELOW-GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING AREA OF NOT LESS THAN 5 SQUARE FEET.

R310.2.2 WINDOW SILL HEIGHT.
- WHERE MORE THAN 44 INCHES ABOVE THE FLOOR; WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3.

R310.2.3 WINDOW WELLS.
- THE HORIZONTAL AREA OF THE WINDOW WELL SHALL BE NOT LESS THAN 9 SQUARE FEET, WITH A HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36 INCHES.
- THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.

EXCEPTION: THE LADDER OR STEPS REQUIRED BY SECTION R310.2.3.1 SHALL BE PERMITTED TO ENCROACH NOT MORE THAN 6 INCHES INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.

- **CASEMENT** WINDOWS HAVE MECHANICAL LEVER ACTUATORS THAT CAN PROJECT INTO THE REQUIRED CLEAR 5.7 SF AREA IF A TOO SMALL WINDOW IS CHOSEN. EVEN THOUGH A 20" X 42" CASEMENT IS 5.8 SF, THE ACTUAL OPENING IS LESS THAN PERMITTED FOR EGRESS. CHECK WITH WINDOW VENDOR FOR TRUE EGRESS CASEMENT WINDOW SIZES.
- **AWNING** WINDOWS MAY NOT FULLY OPEN ENOUGH TO ALLOW FOR EGRESS THROUGH THE OPENING. VERIFY WITH LOCAL A.H.J. AS TO APPLICATION REQUIREMENTS.

WINDOW LABEL LEGEND

LABEL	DESCRIPTION	CODE
FX	FIXED	O
SH	SINGLE HUNG	O/X
SDH	DOUBLE HUNG	X/X
LS	LEFT SLIDER	XO
RS	RIGHT SLIDER	OX
DS	DOUBLE SLIDER	XX
TS	TRIPLE SLIDER	XOX
SC	SINGLE CASEMENT	X
DC	DOUBLE CASEMENT	XX
TC	TRIPLE CASEMENT	XOX
AW	SINGLE AWNING	
DA	DOUBLE AWNING	
TA	TRIPLE AWNING	

DOOR SCHEDULE

LABEL	D01-2868	D02-3068	D03-2668	D04-1014	D05-4068	D06-15080	D07-2868	D08-3268	D09-2868	D10-3068	D11-2868	D12-2668	D13-2468
QTY	1	1	1	1	1	1	1	1	1	1	6	1	1
FLR	2	2	1	1	1	1	1	1	1	1	1	1	1
SIZE	2868 L IN	3068	2668 R	1014	4068 L/R IN	15080	2868 L/R IN	3268	2868	3068 R IN	2868 L IN	2668 R	2468 R IN
W	32"	36"	30"	12"	48"	180"	32"	38"	32"	36"	32"	30"	28"
H	80"	80"	80"	16"	80"	96"	80"	80"	80"	80"	80"	80"	80"
R/O	34"X82 1/2"	38"X82 1/2"	61 1/4"X82 1/2"	14"X18 1/2"	50"X82 1/2"	182"X98 1/2"	34"X82 1/2"	40"X82 1/2"	34"X82 1/2"	38"X82 1/2"	34"X82 1/2"	30"X80"	30"X82 1/2"
DESC	HINGED- 3O INTERIOR	DOORWAY	POCKET- 3O INTERIOR	DOORWAY	DOUBLE HINGED- 3O INTERIOR	DOORWAY	DOUBLE HINGED-GLASS PANEL	DOORWAY	DOORWAY	HINGED- 3O INTERIOR	HINGED- 3O INTERIOR	SHOWER-GLASS SLAB	HINGED- 3O INTERIOR
HDR	2"X8"X37" (2)	2"X6"X41" (2)	2"X6"X64 1/4" (2)	2"X6"X17" (2)	2"X8"X53" (2)	2"X6"X185" (2)	2"X8"X37" (2)	2"X6"X43" (2)	2"X6"X37" (2)	2"X8"X41" (2)	2"X8"X37" (2)		2"X8"X33" (2)
THK	1 3/8"		1 3/8"		1 3/8"		1 3/8"			1 3/8"	1 3/8"	1/2"	1 3/8"
COMMENTS													

DOOR SCHEDULE

LABEL	D14-2868	D15-3068	D16-3068	D17-3080	D18-6068	D19-5068	D20-5068	D21-6068	D22-3668	D23-8068	D24-9080	D25-3068
QTY	4	3	3	3	1	1	1	1	1	1	3	3
FLR	1	1	1	1	1	1	1	1	1	1	1	1
SIZE	2868 R IN	3068	3068 L IN	3080	6068 L/R EX	5068 L/R IN	5068	6068	3668	8068 L/R EX	9080	3068 R EX
W	32"	36"	36"	36"	72"	60"	60"	72"	42"	96"	108"	36"
H	80"	80"	80"	96"	80"	80"	80"	80"	80"	80"	96"	80"
R/O	34"X82 1/2"	38"X82 1/2"	38"X82 1/2"	38"X98 1/2"	74"X83"	62"X82 1/2"	62"X82 1/2"	74"X82 1/2"	44"X82 1/2"	98"X83"	110"X99"	38"X83"
DESC	HINGED- 3O INTERIOR	DOORWAY	HINGED- 3O INTERIOR	DOORWAY	EXT. DOUBLE HINGED-CCV05012XN-RG GRANITE	DOUBLE HINGED-FL1010	DOORWAY	DOORWAY	DOORWAY	EXT. QUAD SLIDER-GLASS PANEL	GARAGE-GARAGE DOOR CHD05	EXT. HINGED-CCV05012XN-RG GRANITE
HDR	2"X8"X37" (2)	2"X6"X41" (2)	2"X8"X41" (2)	2"X6"X41" (2)	1 1/2"X7 1/2"X72" (2)	2"X8"X65" (2)	2"X6"X65" (2)	2"X6"X77" (2)	2"X6"X47" (2)	2"X8"X101" (2)	2"X12"X116" (2)	1 1/2"X7 1/2"X41" (2)
THK	1 3/8"		1 3/8"		1 3/4"	1 3/8"				1 3/4"	1 3/4"	1 3/4"
COMMENTS												

DOOR AND WINDOW NOTES:
1 EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL 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 WALK-THRU DOORS SHALL BE SOLID CORE
3 INTERIOR 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 EXIT 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 KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60
6 GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS

CARPENTRY NOTES:
FINISH CARPENTRY:
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 COMPLIMENTING OTHER TRIM AND WOODWORK.
ROUGH CARPENTRY:
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.

SPECIFICATIONS:
- 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

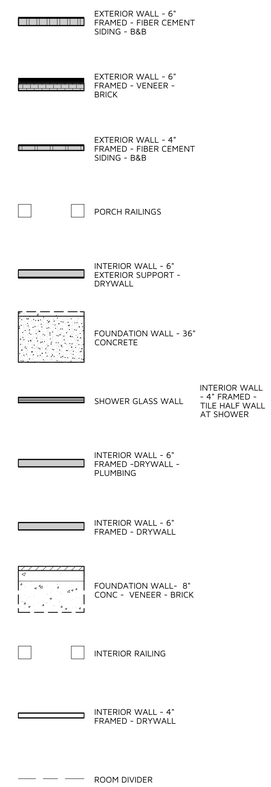
TYPICAL EGRESS REQUIREMENTS:
- 24" CLEAR HEIGHT
- 20" CLEAR WIDTH
- 5.7 SQ. FT. AT UPPER LEVEL
- 5.0 SQ. FT. AT LOWER LEVEL
- 42" MAX. FINISHED SILL HEIGHT

HVAC:
1 FURNISH AND INSTALL SERVICES:
- 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. A/C).
3 SIZE AND LAYOUT OF SYSTEM TO BE DESIGNED BY MECHANICAL CONTRACTOR/ ENGINEER.

GENERAL EGRESS NOTES:
- EMERGENCY ESCAPE AND RESCUE OPENINGS PER SECTION R310. ONE EXIT DOOR REQUIRED PER SECTION R311.1. DOOR TYPE AND SIZE PER SECTION R311.2.
- R311.1 MEANS OF EGRESS
- THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE.
- THE REQUIRED EGRESS DOOR SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
- EMERGENCY ESCAPE & RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT., WITH 20" MIN. CLEAR OPENING WIDTH, 24" MIN. CLEAR OPENING HEIGHT. GRADE LEVEL OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING OF 5.0 SQ FT PER SECTION R310.
- WHERE EMERGENCY ESCAPE/RESCUE WINDOWS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR.
- EXTERIOR EXIT DOORS SHALL BE 36" MIN. NET CLEAR DOORWAY AND SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE.
- BASEMENTS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING PER SECTION R310.
- EMERGENCY ESCAPE WINDOWS UNDER DECKS AND PORCHES SHALL COMPLY WITH R310.5.

WALL LEGEND



WINDOW SCHEDULE

LABEL	"W01" 5432DC 5'-4" X 3'-2"	W02-5440DC	W03-2855SC	W04-2855SC	W05-4040SC	W06-2845SC	W07-2845SC	W08-2832SC	W09-2832SC	W10-2855SC	W11-2855SC EGRESS	W12-2855SC EGRESS	W13-2855SC TEMPERED	W14-2855SC TEMPERED	W15-2855SC EGRESS TEMPERED
QTY	1	1	1	4	1	2	1	1	1	2	2	1	4	5	1
FLR	1	2	1	1	1	1	1	1	1	2	1	1	1	1	1
SIZE	5432DC	5440DC	2855SC	2855SC	4040SC	2845SC	2845SC	2832SC	2832SC	2855SC	2855SC	2855SC	2855SC	2855SC	2855SC
W	64"	64"	32"	32"	48"	32"	32"	32"	32"	32"	32"	32"	32"	32"	32"
H	38"	48"	65"	65"	48"	53"	53"	38"	38"	65"	65"	65"	65"	65"	65"
R/O	65"X39"	65"X49"	33"X66"	33"X66"	49"X49"	33"X54"	33"X54"	33"X39"	33"X39"	33"X66"	33"X66"	33"X66"	33"X66"	33"X66"	33"X66"
EGRESS											YES	YES			YES
TEMP													YES	YES	YES
DESC	DOUBLE CASEMENT-LHR/RHL	DOUBLE CASEMENT-LHL/RHL	SINGLE CASEMENT-HL	SINGLE CASEMENT-HR	SINGLE CASEMENT-HL	SINGLE CASEMENT-HL	SINGLE CASEMENT-HR	SINGLE CASEMENT-HL	SINGLE CASEMENT-HR	SINGLE CASEMENT -HL	SINGLE CASEMENT-HL	SINGLE CASEMENT-HR	SINGLE CASEMENT-HL	SINGLE CASEMENT-HR	SINGLE CASEMENT-HL
HDR	2"X8"X65" (2)	2"X8"X65" (2)	2"X8"X33" (2)	2"X8"X33" (2)	2"X8"X49" (2)	2"X8"X33" (2)	2"X8"X33" (2)	2"X8"X33" (2)	2"X8"X33" (2)	2"X8"X33" (2)	2"X8"X33" (2)	2"X8"X33" (2)	2"X8"X33" (2)	2"X8"X33" (2)	2"X8"X33" (2)
COMMENTS															

NOTE:
1 THESE NOTES ARE GENERIC IN GENERAL.
2 REFER TO DESIGN SPECIFICATION, PLAN NOTES, AND CALLOUT IN PROCEEDING PAGES.
3 THESE NOTES DO NOT COVER ALL APPLICABLE CONSTRUCTION TYPES AND METHODS THAT MAY BE USED.
4 THESE NOTES MAY BE OMITTED OR AMENDED PER LOCAL REGULATIONS.
5 ANY NOTES OR SPECIFICATIONS PROVIDED BY BUILDING SUPPLY COMPANIES, TRUSS SUPPLIERS, BEAM SUPPLIERS, AND/OR PROFESSIONAL ENGINEERS SUPERSEDE THESE NOTES.

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 30"x42" PAPER SIZE, (E1-SIZE)

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

JIMMY PARKER MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGN ORIGINAL DESIGN

ELAINE ROBERTS
DRAFTERS AND DESIGNERS
1528 PEACHTREE LANE SW,
CULLMAN AL. 35058
O: 256-734-4400
E: CONTACT@ELAINEROBERTSDESIGNS.COM
WWW.ELAINEROBERTSDESIGNS.COM

MEMBER AIBD ER DD AMERICAN INSTITUTE OF BUILDING DESIGN ELAINE ROBERTS DESIGNS

SAMPLE CLIENT

25-076 GAFFIN

GENERAL NOTES

REVISION TABLE

NUMBER	DESCRIPTION	DATE

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

DATE: 1/20/2026
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
25-076 GAFFIN

REV: B

SHEET: A-0.

These drawings are sample plans and are not intended for construction.

DOOR SCHEDULE

LABEL	D01-2868	D02-3068	D03-2668	D04-1014	D05-4068	D06-15080	D07-2868	D08-3268	D09-2868	D10-3068	D11-2868	D12-2668	D13-2468
QTY	1	1	1	1	1	1	1	1	1	1	6	1	1
FLR	2	2	1	1	1	1	1	1	1	1	1	1	1
SIZE	2868 L IN	3068	2668 R	1014	4068 L/R IN	15080	2868 L/R IN	3268	2868	3068 R IN	2868 L IN	2668 R	2468 R IN
W	32"	36"	30"	12"	48"	180"	32"	38"	32"	36"	32"	30"	28"
H	80"	80"	80"	16"	80"	96"	80"	80"	80"	80"	80"	80"	80"
R/O	34"X82 1/2"	38"X82 1/2"	61 1/4"X82 1/2"	14"X18 1/2"	50"X82 1/2"	182"X98 1/2"	34"X82 1/2"	40"X82 1/2"	34"X82 1/2"	38"X82 1/2"	34"X82 1/2"	30"X80"	30"X82 1/2"
DESC	HINGED- 30 INTERIOR	DOORWAY	POCKET- 30 INTERIOR	DOORWAY	DOUBLE HINGED- 30 INTERIOR	DOORWAY	DOUBLE HINGED-GLASS PANEL	DOORWAY	DOORWAY	HINGED- 30 INTERIOR	HINGED- 30 INTERIOR	SHOWER-GLASS SLAB	HINGED- 30 INTERIOR
HDR	2"X8"X37" (2)	2"X6"X41" (2)	2"X6"X64 1/4" (2)	2"X6"X17" (2)	2"X8"X53" (2)	2"X6"X185" (2)	2"X8"X37" (2)	2"X6"X43" (2)	2"X6"X37" (2)	2"X8"X41" (2)	2"X8"X37" (2)		2"X8"X33" (2)
THK	1 3/8"		1 3/8"		1 3/8"		1 3/8"			1 3/8"	1 3/8"	1/2"	1 3/8"
COMMENTS													

DOOR SCHEDULE

LABEL	D14-2868	D15-3068	D16-3068	D17-3080	D18-6068	D19-5068	D20-5068	D21-6068	D22-3668	D23-8068	D24-9080	D25-3068
QTY	4	3	3	3	1	1	1	1	1	1	3	3
FLR	1	1	1	1	1	1	1	1	1	1	1	1
SIZE	2868 R IN	3068	3068 L IN	3080	6068 L/R EX	5068 L/R IN	5068	6068	3668	8068 L/R EX	9080	3068 R EX
W	32"	36"	36"	36"	72"	60"	60"	72"	42"	96"	108"	36"
H	80"	80"	80"	96"	80"	80"	80"	80"	80"	80"	96"	80"
R/O	34"X82 1/2"	38"X82 1/2"	38"X82 1/2"	38"X98 1/2"	74"X83"	62"X82 1/2"	62"X82 1/2"	74"X82 1/2"	44"X82 1/2"	98"X83"	110"X99"	38"X83"
DESC	HINGED- 30 INTERIOR	DOORWAY	HINGED- 30 INTERIOR	DOORWAY	EXT. DOUBLE HINGED-CCV05012XN-RG GRANITE	DOUBLE HINGED-FL1010	DOORWAY	DOORWAY	DOORWAY	EXT. QUAD SLIDER-GLASS PANEL	GARAGE-GARAGE DOOR CHD05	EXT. HINGED-CCV05012XN-RG GRANITE
HDR	2"X8"X37" (2)	2"X6"X41" (2)	2"X8"X41" (2)	2"X6"X41" (2)	1 1/2"X7 1/2"X27" (2)	2"X8"X65" (2)	2"X6"X65" (2)	2"X6"X77" (2)	2"X6"X47" (2)	2"X8"X101" (2)	2"X12"X116" (2)	1 1/2"X7 1/2"X41" (2)
THK	1 3/8"		1 3/8"		1 3/4"	1 3/8"				1 3/4"	1 3/4"	1 3/4"
COMMENTS												

DOOR AND WINDOW NOTES:

1 EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL 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 WALK-THRU DOORS SHALL BE SOLID CORE
3 INTERIOR 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 EXIT 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 KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60
6 GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS

CARPENTRY NOTES:

FINISH CARPENTRY:

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.
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ROUGH CARPENTRY:

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.

SPECIFICATIONS:

- 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

HVAC:

1 FURNISH AND INSTALL SERVICES:
- 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.

GENERAL EGRESS NOTES.

- EMERGENCY ESCAPE AND RESCUE OPENINGS PER SECTION R310. ONE EXIT DOOR REQUIRED PER SECTION R311.1. DOOR TYPE AND SIZE PER SECTION R311.2.
- R311.1 MEANS OF EGRESS
- THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE.
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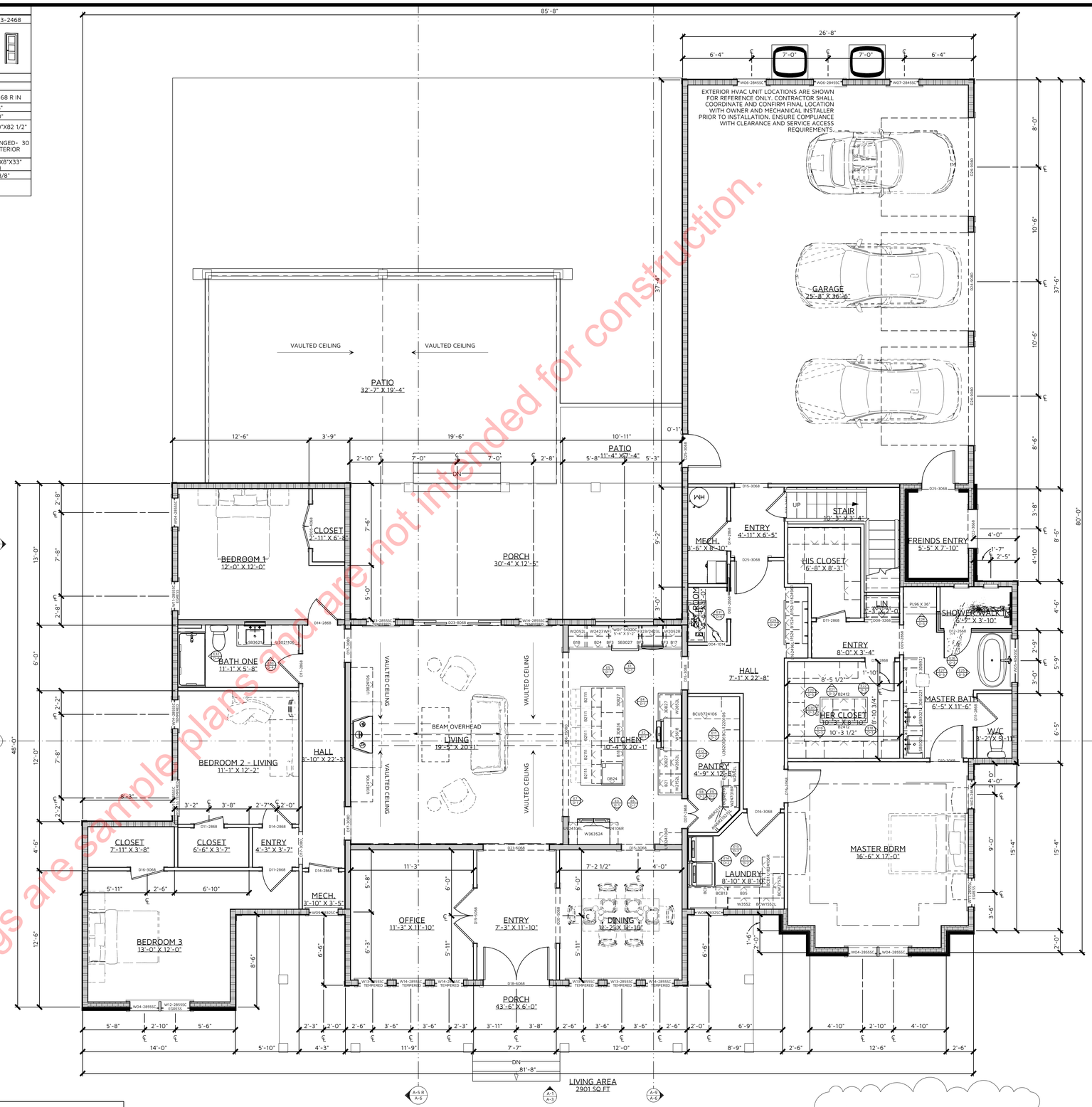
- WHERE EMERGENCY ESCAPE/RESCUE WINDOWS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR.
- EXTERIOR EXIT DOORS SHALL BE 36" MIN. NET CLEAR DOORWAY AND SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE.
- BASEMENTS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING PER SECTION R310.
- EMERGENCY ESCAPE WINDOWS UNDER DECKS AND PORCHES SHALL COMPLY WITH R310.5.

WALL LEGEND

- EXTERIOR WALL - 6" FRAMED - FIBER CEMENT SIDING - B&B
- EXTERIOR WALL - 6" FRAMED - VENEER - BRICK
- EXTERIOR WALL - 4" FRAMED - FIBER CEMENT SIDING - B&B
- PORCH RAILINGS
- INTERIOR WALL - 6" EXTERIOR SUPPORT - DRYWALL
- FOUNDATION WALL - 36" CONCRETE
- SHOWER GLASS WALL — INTERIOR WALL - 4" FRAMED - TILE HALF WALL AT SHOWER
- INTERIOR WALL - 6" FRAMED -DRYWALL - PLUMBING
- INTERIOR WALL - 6" FRAMED - DRYWALL
- FOUNDATION WALL- 8" CONC - VENEER - BRICK
- INTERIOR RAILING
- INTERIOR WALL - 4" FRAMED - DRYWALL
- ROOM DIVIDER



A-1.0 FLOOR PLAN FIRST FLOOR
1/4 in = 1 ft

WINDOW SCHEDULE

LABEL	"W01" 5432DC 5'-4" X 3'-2"	W02-5440DC	W03-2855SC	W04-2855SC	W05-4040SC	W06-2845SC	W07-2845SC	W08-2832SC	W09-2832SC	W10-2855SC	W11-2855SC EGRESS	W12-2855SC EGRESS	W13-2855SC TEMPERED	W14-2855SC TEMPERED	W15-2855SC EGRESS TEMPERED
QTY	1	1	1	4	1	2	1	1	1	2	2	1	4	5	1
FLR	1	2	1	1	1	1	1	1	1	2	1	1	1	1	1
SIZE	5432DC	5440DC	2855SC	2855SC	4040SC	2845SC	2845SC	2832SC	2832SC	2855SC	2855SC	2855SC	2855SC	2855SC	2855SC
W	64"	64"	32"	32"	48"	32"	32"	32"	32"	32"	32"	32"	32"	32"	32"
H	38"	48"	65"	65"	48"	53"	53"	38"	38"	65"	65"	65"	65"	65"	65"
R/O	65"X39"	65"X49"	33"X66"	33"X66"	49"X49"	33"X54"	33"X54"	33"X39"	33"X39"	33"X66"	33"X66"	33"X66"	33"X66"	33"X66"	33"X66"
EGRESS											YES	YES			YES
TEMP													YES	YES	YES
DESC	DOUBLE CASEMENT-LHR/RHR	DOUBLE CASEMENT-LHL/RHL	SINGLE CASEMENT-HL	SINGLE CASEMENT-HR	SINGLE CASEMENT-HL	SINGLE CASEMENT-HL	SINGLE CASEMENT-HR	SINGLE CASEMENT-HL	SINGLE CASEMENT-HR	SINGLE CASEMENT -HL	SINGLE CASEMENT-HL	SINGLE CASEMENT-HR	SINGLE CASEMENT-HL	SINGLE CASEMENT-HR	SINGLE CASEMENT-HL
HDR	2"X8"X65" (2)	2"X8"X65" (2)	2"X8"X33" (2)	2"X8"X33" (2)	2"X8"X49" (2)	2"X8"X33" (2)	2"X8"X33" (2)	2"X8"X33" (2)	2"X8"X33" (2)	2"X8"X33" (2)	2"X8"X33" (2)	2"X8"X33" (2)	2"X8"X33" (2)	2"X8"X33" (2)	2"X8"X33" (2)
COMMENTS															

BUILDING AREA CALCULATIONS

FIRST FLOOR (MAIN LEVEL):	2901	SQ.FT.
SECOND FLOOR:	540	SQ.FT.
TOTAL HEATED AND COOLED AREA	3441	SQ.FT.
GARAGE AREA:	990	SQ.FT.
FOUNDATION:	3695	SQ.FT.
DECKS - PATIO:	728	SQ.FT.
PORCHES:	726	SQ.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 30"x42" PAPER SIZE. (E1-SIZE)

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

These drawings are sample plans and are not intended for construction.

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AMERICAN INSTITUTE OF BUILDING DESIGNERS

SAMPLE CLIENT
25-076 GAFFIN

FIRST FLOOR PLAN

REVISION TABLE

NUMBER	DESCRIPTION	DATE

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

DATE: 1/20/2026
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
25-076 GAFFIN

JIMMY PARKER MEMBER AIBD CERTIFIED INSTITUTE OF BUILDING DESIGNERS ORIGINAL DESIGN

REV: B

SHEET: A-1

DOOR SCHEDULE

LABEL	D01-2868	D02-3068	D03-2668	D04-1014	D05-4068	D06-15080	D07-2868	D08-3268	D09-2868	D10-3068	D11-2868	D12-2668	D13-2468
QTY	1	1	1	1	1	1	1	1	1	1	6	1	1
FLR	2	2	1	1	1	1	1	1	1	1	1	1	1
SIZE	2868 L IN	3068	2668 R	1014	4068 L/R IN	15080	2868 L/R IN	3268	2868	3068 R IN	2868 L IN	2668 R	2468 R IN
W	32"	36"	30"	12"	48"	180"	32"	38"	32"	36"	32"	30"	28"
H	80"	80"	80"	16"	80"	96"	80"	80"	80"	80"	80"	80"	80"
R/O	34"X82 1/2"	38"X82 1/2"	61 1/4"X82 1/2"	14"X18 1/2"	50"X82 1/2"	182"X98 1/2"	34"X82 1/2"	40"X82 1/2"	34"X82 1/2"	38"X82 1/2"	34"X82 1/2"	30"X80"	30"X82 1/2"
DESC	HINGED- 30 INTERIOR	DOORWAY	POCKET- 30 INTERIOR	DOORWAY	DOUBLE HINGED- 30 INTERIOR	DOORWAY	DOUBLE HINGED-GLASS PANEL	DOORWAY	DOORWAY	HINGED- 30 INTERIOR	HINGED- 30 INTERIOR	SHOWER-GLASS SLAB	HINGED- 30 INTERIOR
HDR	2"X8"X37" (2)	2"X6"X41" (2)	2"X6"X64 1/4" (2)	2"X6"X17" (2)	2"X8"X53" (2)	2"X6"X185" (2)	2"X8"X37" (2)	2"X6"X43" (2)	2"X6"X37" (2)	2"X8"X41" (2)	2"X8"X37" (2)		2"X8"X33" (2)
THK	1 3/8"		1 3/8"		1 3/8"		1 3/8"			1 3/8"	1 3/8"	1/2"	1 3/8"
COMMENTS													

DOOR SCHEDULE

LABEL	D14-2868	D15-3068	D16-3068	D17-3080	D18-6068	D19-5068	D20-5068	D21-6068	D22-3668	D23-8068	D24-9080	D25-3068
QTY	4	3	3	3	1	1	1	1	1	1	3	3
FLR	1	1	1	1	1	1	1	1	1	1	1	1
SIZE	2868 R IN	3068	3068 L IN	3080	6068 L/R EX	5068 L/R IN	5068	6068	3668	8068 L/R EX	9080	3068 R EX
W	32"	36"	36"	36"	72"	60"	60"	72"	42"	96"	108"	36"
H	80"	80"	80"	96"	80"	80"	80"	80"	80"	80"	96"	80"
R/O	34"X82 1/2"	38"X82 1/2"	38"X82 1/2"	38"X98 1/2"	74"X83"	62"X82 1/2"	62"X82 1/2"	74"X82 1/2"	44"X82 1/2"	98"X83"	110"X99"	38"X83"
DESC	HINGED- 30 INTERIOR	DOORWAY	HINGED- 30 INTERIOR	DOORWAY	EXT. DOUBLE HINGED-CCV05012XN-RG GRANITE	DOUBLE HINGED-FL1010	DOORWAY	DOORWAY	DOORWAY	EXT. QUAD SLIDER-GLASS PANEL	GARAGE-GARAGE DOOR CHD05	EXT. HINGED-CCV05012XN-RG GRANITE
HDR	2"X8"X37" (2)	2"X6"X41" (2)	2"X8"X41" (2)	2"X6"X41" (2)	1 1/2"X7 1/2"X77" (2)	2"X8"X65" (2)	2"X6"X65" (2)	2"X6"X77" (2)	2"X6"X47" (2)	2"X8"X101" (2)	2"X12"X116" (2)	1 1/2"X7 1/2"X41" (2)
THK	1 3/8"		1 3/8"		1 3/4"	1 3/8"				1 3/4"	1 3/4"	1 3/4"
COMMENTS												

DOOR AND WINDOW NOTES:

1 EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL 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 WALK-THRU DOORS SHALL BE SOLID CORE
3 INTERIOR 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 EXIT 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 KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60
6 GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS

CARPENTRY NOTES:

FINISH CARPENTRY:

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 COMPLIMENTING OTHER TRIM AND WOODWORK.

ROUGH CARPENTRY:

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.

SPECIFICATIONS:

- 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

HVAC:

1 FURNISH AND INSTALL SERVICES:
- EQUIPMENT
- CONTROLS
- DUCTWORK
- INSULATION
- DECORATIVE GRILLS AND DECORATIVE REGISTERS
- REFRIGERANT PIPING AND OTHER MATERIALS AS REQUIRED.

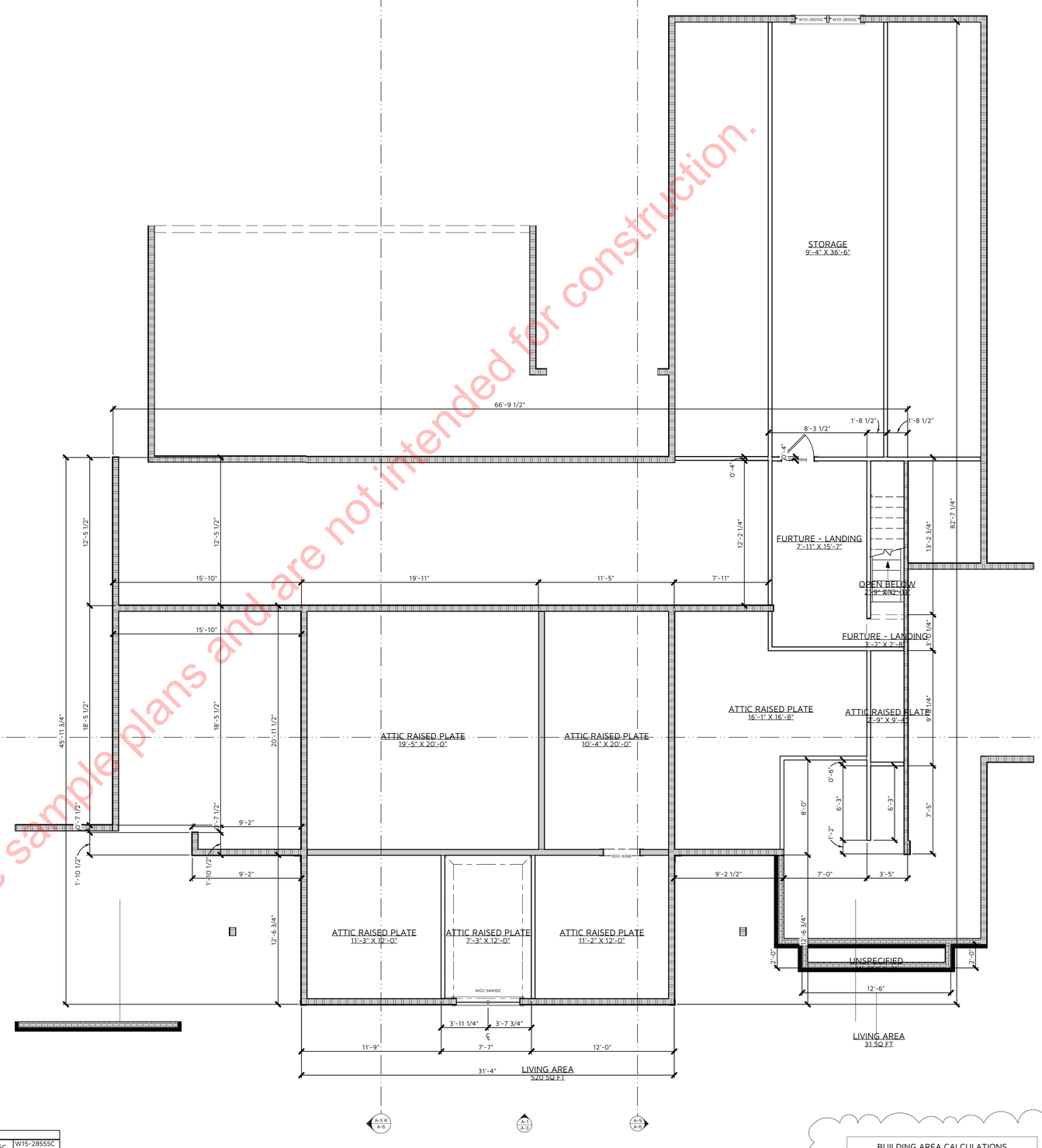
2 THE A/C AND HEATING SYSTEM TO BE THE MOST ENERGY EFFICIENT AVAILABLE PER OWNER SELECTIONS. (MIN.14 S.E.E.R. AC).
3 SIZE AND LAYOUT OF SYSTEM TO BE DESIGNED BY MECHANICAL CONTRACTOR/ ENGINEER.

GENERAL EGRESS NOTES.

- EMERGENCY ESCAPE AND RESCUE OPENINGS PER SECTION R310. ONE EXIT DOOR REQUIRED PER SECTION R311.1. DOOR TYPE AND SIZE PER SECTION R311.2.
- R311.1 MEANS OF EGRESS
- THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE.
- THE REQUIRED EGRESS DOOR SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
- EMERGENCY ESCAPE & RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT., WITH 20" MIN. CLEAR OPENING WIDTH, 24" MIN. CLEAR OPENING HEIGHT. GRADE LEVEL OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING OF 5.0 SQ FT PER SECTION R310.
- WHERE EMERGENCY ESCAPE/RESCUE WINDOWS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR.
- EXTERIOR EXIT DOORS SHALL BE 36" MIN. NET CLEAR DOORWAY AND SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE.
- BASEMENTS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING PER SECTION R310.
- EMERGENCY ESCAPE WINDOWS UNDER DECKS AND PORCHES SHALL COMPLY WITH R310.5.

WALL LEGEND

- EXTERIOR WALL - 6" FRAMED - FIBER CEMENT SIDING - B&B
- EXTERIOR WALL - 6" FRAMED - VENEER - BRICK
- EXTERIOR WALL - 4" FRAMED - FIBER CEMENT SIDING - B&B
- PORCH RAILINGS
- INTERIOR WALL - 6" EXTERIOR SUPPORT - DRYWALL
- FOUNDATION WALL - 36" CONCRETE
- SHOWER GLASS WALL
- INTERIOR WALL - 4" FRAMED - TILE HALF WALL AT SHOWER
- INTERIOR WALL - 6" FRAMED -DRYWALL - PLUMBING
- INTERIOR WALL - 6" FRAMED - DRYWALL
- FOUNDATION WALL- 8" CONC - VENEER - BRICK
- INTERIOR RAILING
- INTERIOR WALL - 4" FRAMED - DRYWALL
- ROOM DIVIDER



A-2.0 FLOOR PLAN SECOND FLOOR
1/4 in = 1 ft

WINDOW SCHEDULE

LABEL	"W01" 5432DC 5'-4" X 3'-2"	W02-5440DC	W03-2855SC	W04-2855SC	W05-4040SC	W06-2845SC	W07-2845SC	W08-2832SC	W09-2832SC	W10-2855SC	W11-2855SC EGRESS	W12-2855SC EGRESS	W13-2855SC TEMPERED	W14-2855SC TEMPERED	W15-2855SC EGRESS TEMPERED
QTY	1	1	1	4	1	2	1	1	1	2	2	1	4	5	1
FLR	1	2	1	1	1	1	1	1	1	2	1	1	1	1	1
SIZE	5432DC	5440DC	2855SC	2855SC	4040SC	2845SC	2845SC	2832SC	2832SC	2855SC	2855SC	2855SC	2855SC	2855SC	2855SC
W	64"	64"	32"	32"	48"	32"	32"	32"	32"	32"	32"	32"	32"	32"	32"
H	38"	48"	65"	65"	48"	53"	53"	38"	38"	65"	65"	65"	65"	65"	65"
R/O	65"X39"	65"X49"	33"X66"	33"X66"	49"X49"	33"X54"	33"X54"	33"X39"	33"X39"	33"X66"	33"X66"	33"X66"	33"X66"	33"X66"	33"X66"
EGRESS											YES	YES			YES
TEMP													YES	YES	YES
DESC	DOUBLE CASEMENT-LHR/RHL	DOUBLE CASEMENT-LHL/RHL	SINGLE CASEMENT-HL	SINGLE CASEMENT-HL	SINGLE CASEMENT-HL	SINGLE CASEMENT-HL	SINGLE CASEMENT-HR	SINGLE CASEMENT-HL	SINGLE CASEMENT-HR	SINGLE CASEMENT-HL	SINGLE CASEMENT-HL	SINGLE CASEMENT-HR	SINGLE CASEMENT-HL	SINGLE CASEMENT-HR	SINGLE CASEMENT-HL
HDR	2"X8"X65" (2)	2"X8"X65" (2)	2"X8"X33" (2)	2"X8"X33" (2)	2"X8"X49" (2)	2"X8"X33" (2)	2"X8"X33" (2)	2"X8"X33" (2)	2"X8"X33" (2)	2"X8"X33" (2)	2"X8"X33" (2)	2"X8"X33" (2)	2"X8"X33" (2)	2"X8"X33" (2)	2"X8"X33" (2)
COMMENTS															

BUILDING AREA CALCULATIONS

FIRST FLOOR (MAIN LEVEL):	2901	SQ.FT.
SECOND FLOOR:	540	SQ.FT.
TOTAL HEATED AND COOLED AREA	3441	SQ.FT.
GARAGE AREA:	990	SQ.FT.
FOUNDATION:	3695	SQ.FT.
DECKS - PATIO:	728	SQ.FT.
PORCHES:	726	SQ.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 30"x42" PAPER SIZE. (E1-SIZE)

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

These drawings are sample plans and are not intended for construction.

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SAMPLE CLIENT

25-076 GAFFIN

SECOND FLOOR PLAN

REVISION TABLE

NUMBER	DESCRIPTION
	SET UPDATED

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

DATE: 1/20/2026

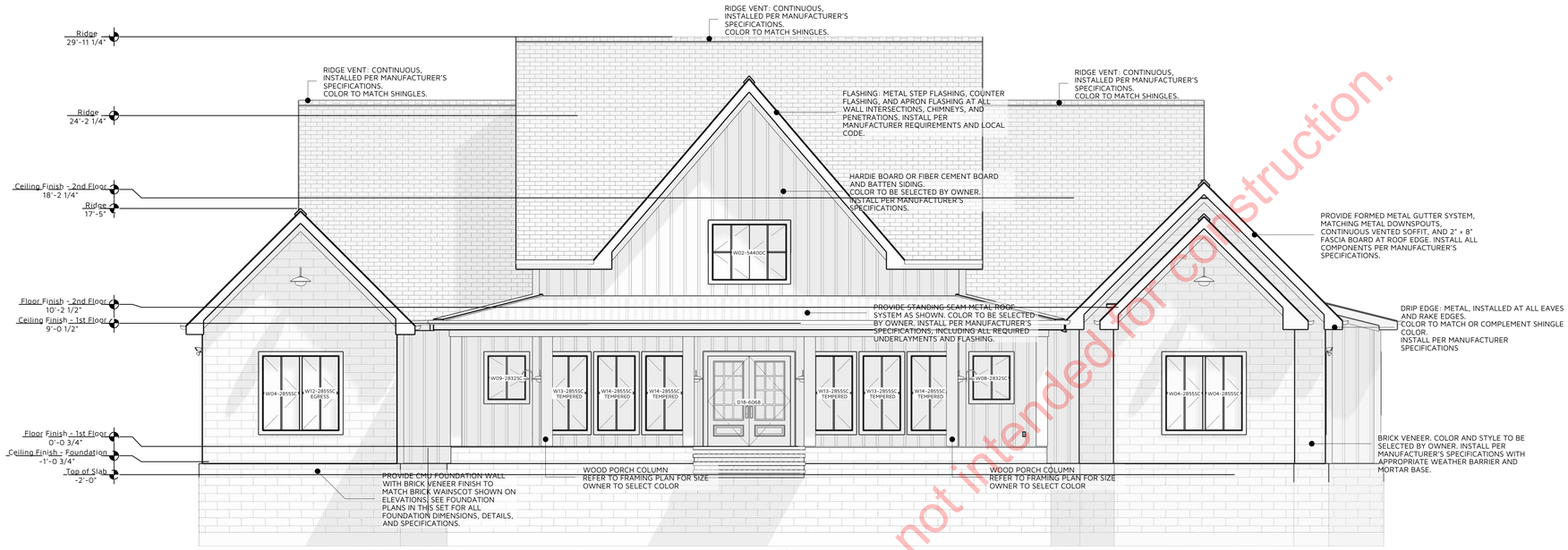
DRAWN BY: E.R.D.D.

DESIGNED BY: E.R.D.D.

25-076 GAFFIN

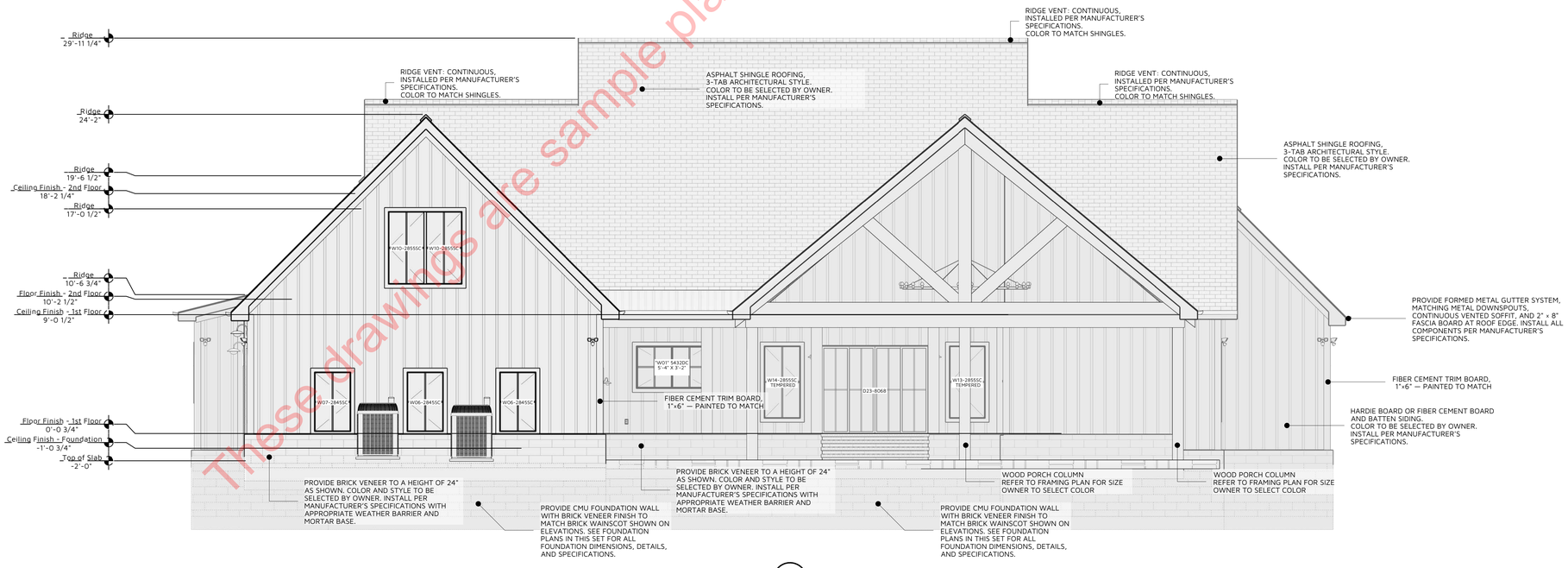
REV: B

SHEET: A-2



A-1 A-1 EXTERIOR ELEVATION FRONT
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.



A-2 A-2 EXTERIOR ELEVATION REAR
1/4 in = 1 ft

These drawings are sample plans and are not intended for construction.

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 30"x42" PAPER SIZE, (E1-SIZE)

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

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SAMPLE CLIENT

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OVERALL EXTERIOR ELEVATIONS

REVISION TABLE

NUMBER	DESCRIPTION

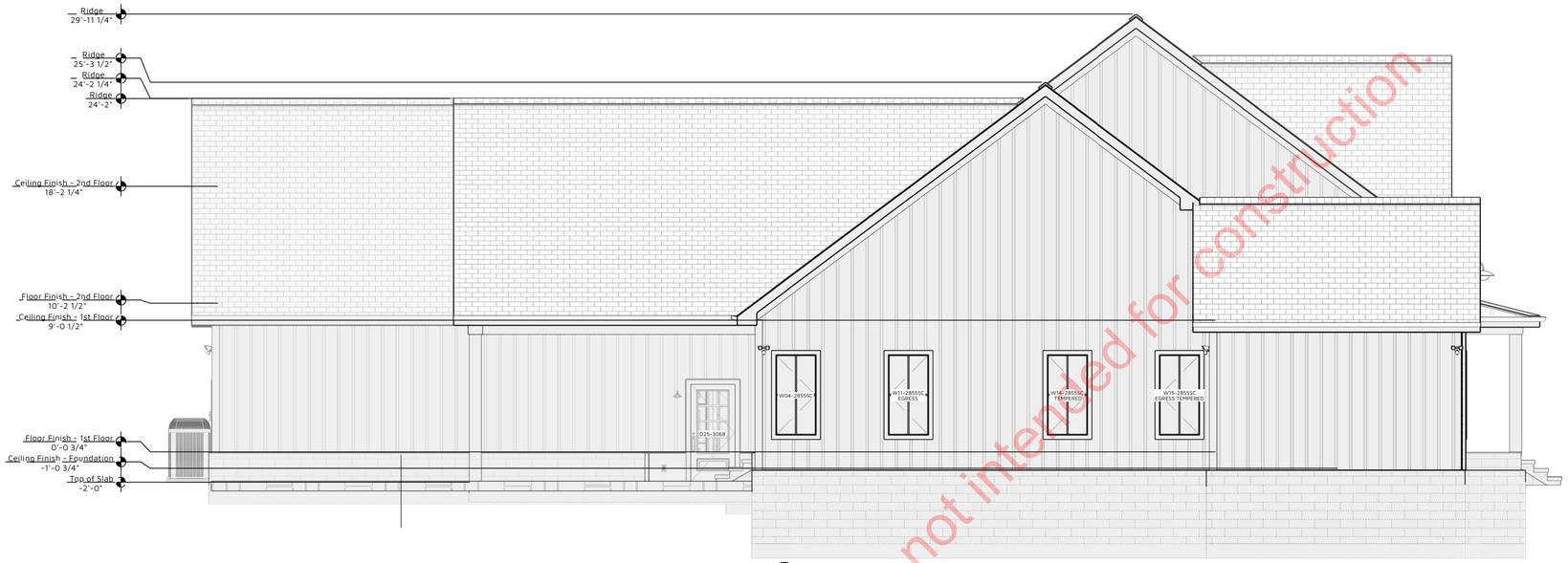
SCALE: 1/4"=1'-0" UNLESS NOTED OTHERWISE

DATE: 1/20/2026
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
25-076 GAFFIN

JIMMY PARKER MEMBER AIBD ORIGINAL DESIGN

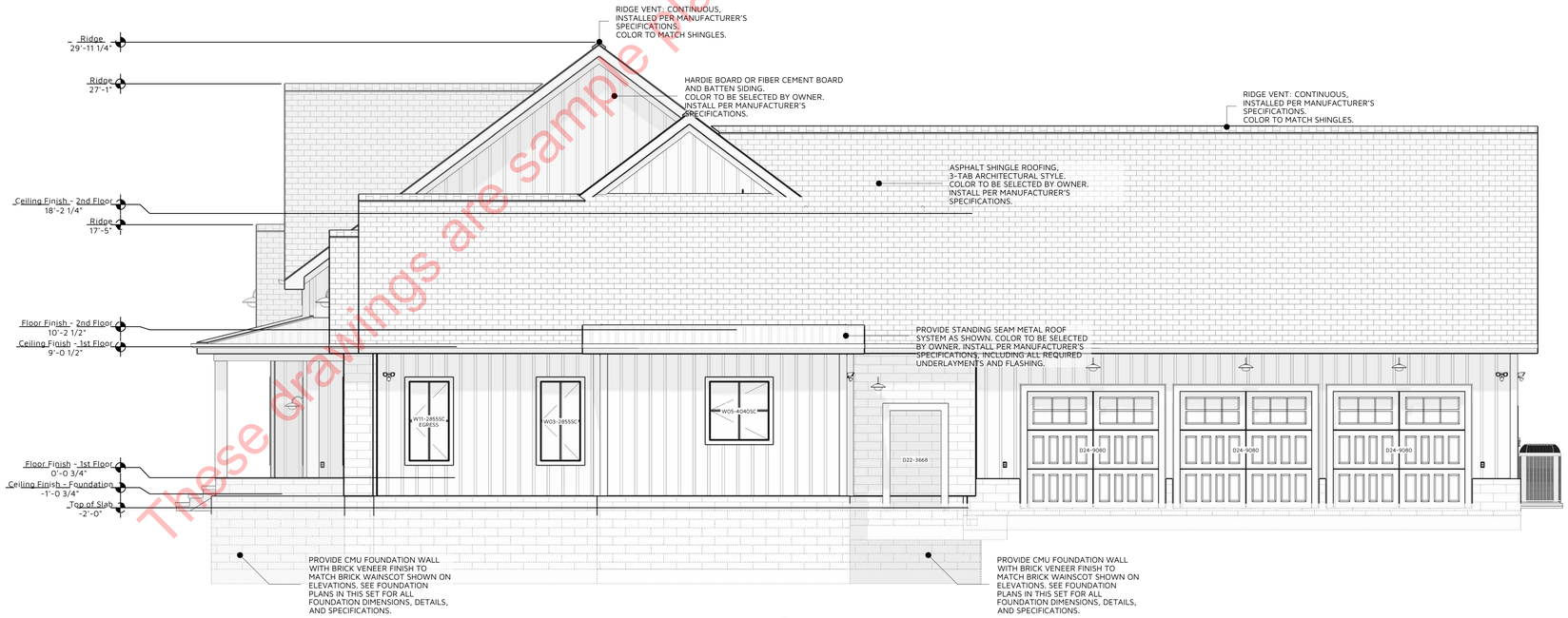
REV: B

SHEET: A-3



A-5 A-3 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.



A-4 A-4 EXTERIOR ELEVATION RIGHT
1/4 in = 1 ft

These drawings are sample plans and are not intended for construction.

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 30"x42" PAPER SIZE, (E1-SIZE)

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

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MEMBER AIBD

SAMPLE CLIENT

25-076 GAFFIN

OVERALL EXTERIOR ELEVATIONS

REVISION TABLE

NUMBER	DESCRIPTION

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

DATE: 1/20/2026
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
25-076 GAFFIN

JIMMY PARKER MEMBER AIBD ORIGINAL DESIGN

REV: B

SHEET: A-4

DOOR SCHEDULE

LABEL	D01-2868	D02-3068	D03-2668	D04-1014	D05-4068	D06-15080	D07-2868	D08-3268	D09-2868	D10-3068	D11-2868	D12-2668	D13-2468
QTY	1	1	1	1	1	1	1	1	1	1	6	1	1
FLR	2	2	1	1	1	1	1	1	1	1	1	1	1
SIZE	2868 L IN	3068	2668 R	1014	4068 L/R IN	15080	2868 L/R IN	3268	2868	3068 R IN	2868 L IN	2668 R	2468 R IN
W	32"	36"	30"	12"	48"	180"	32"	38"	32"	36"	32"	30"	28"
H	80"	80"	80"	16"	80"	96"	80"	80"	80"	80"	80"	80"	80"
R/O	34"X82 1/2"	38"X82 1/2"	61 1/4"X82 1/2"	14"X18 1/2"	50"X82 1/2"	182"X98 1/2"	34"X82 1/2"	40"X82 1/2"	34"X82 1/2"	38"X82 1/2"	34"X82 1/2"	30"X80"	30"X82 1/2"
DESC	HINGED- 30 INTERIOR	DOORWAY	POCKET- 30 INTERIOR	DOORWAY	DOUBLE HINGED- 30 INTERIOR	DOORWAY	DOUBLE HINGED-GLASS PANEL	DOORWAY	DOORWAY	HINGED- 30 INTERIOR	HINGED- 30 INTERIOR	SHOWER-GLASS SLAB	HINGED- 30 INTERIOR
HDR	2"X8"X37" (2)	2"X6"X41" (2)	2"X6"X64 1/4" (2)	2"X6"X17" (2)	2"X8"X53" (2)	2"X6"X185" (2)	2"X8"X37" (2)	2"X6"X43" (2)	2"X6"X37" (2)	2"X8"X41" (2)	2"X8"X37" (2)		2"X8"X33" (2)
THK	1 3/8"		1 3/8"		1 3/8"		1 3/8"			1 3/8"	1 3/8"	1/2"	1 3/8"
COMMENTS													

DOOR SCHEDULE

LABEL	D14-2868	D15-3068	D16-3068	D17-3080	D18-6068	D19-5068	D20-5068	D21-6068	D22-3668	D23-8068	D24-9080	D25-3068
QTY	4	3	3	3	1	1	1	1	1	1	3	3
FLR	1	1	1	1	1	1	1	1	1	1	1	1
SIZE	2868 R IN	3068	3068 L IN	3080	6068 L/R EX	5068 L/R IN	5068	6068	3668	8068 L/R EX	9080	3068 R EX
W	32"	36"	36"	36"	72"	60"	60"	72"	42"	96"	108"	36"
H	80"	80"	80"	96"	80"	80"	80"	80"	80"	80"	96"	80"
R/O	34"X82 1/2"	38"X82 1/2"	38"X82 1/2"	38"X98 1/2"	74"X83"	62"X82 1/2"	62"X82 1/2"	74"X82 1/2"	44"X82 1/2"	98"X83"	110"X99"	38"X83"
DESC	HINGED- 30 INTERIOR	DOORWAY	HINGED- 30 INTERIOR	DOORWAY	EXT. DOUBLE HINGED-CCV05012XN-RG GRANITE	DOUBLE HINGED-FL1010	DOORWAY	DOORWAY	DOORWAY	EXT. QUAD SLIDER-GLASS PANEL	GARAGE-GARAGE DOOR CHD05	EXT. HINGED-CCV05012XN-RG GRANITE
HDR	2"X8"X37" (2)	2"X6"X41" (2)	2"X8"X41" (2)	2"X6"X41" (2)	1 1/2"X7 1/2"X27" (2)	2"X8"X65" (2)	2"X6"X65" (2)	2"X6"X77" (2)	2"X6"X47" (2)	2"X8"X101" (2)	2"X12"X116" (2)	1 1/2"X7 1/2"X41" (2)
THK	1 3/8"		1 3/8"		1 3/4"	1 3/8"				1 3/4"	1 3/4"	1 3/4"
COMMENTS												

DOOR AND WINDOW NOTES:

1 EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL 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 WALK-THRU DOORS SHALL BE SOLID CORE
3 INTERIOR 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 EXIT 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 KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60
6 GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS

CARPENTRY NOTES:

FINISH CARPENTRY:
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 COMPLIMENTING OTHER TRIM AND WOODWORK.

ROUGH CARPENTRY:
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.

SPECIFICATIONS:
- 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

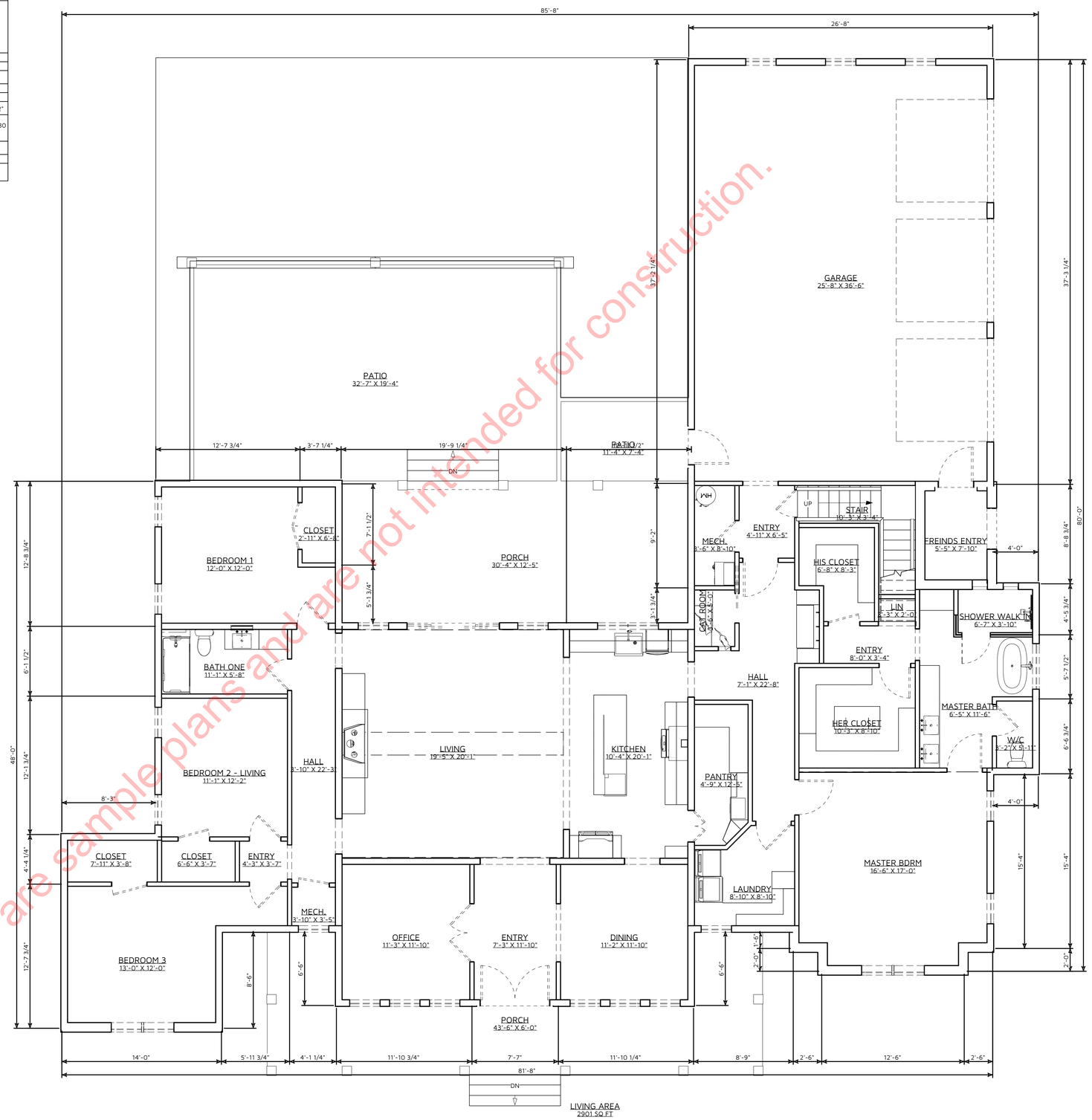
HVAC:
1 FURNISH AND INSTALL SERVICES:
- EQUIPMENT
- CONTROLS
- DUCTWORK
- INSULATION
- DECORATIVE GRILLS AND DECORATIVE REGISTERS
- REFRIGERANT PIPING AND OTHER MATERIALS AS REQUIRED.

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.

GENERAL EGRESS NOTES.
- EMERGENCY ESCAPE AND RESCUE OPENINGS PER SECTION R310. ONE EXIT DOOR REQUIRED PER SECTION R311.1. DOOR TYPE AND SIZE PER SECTION R311.2.
- R311.1 MEANS OF EGRESS
- THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE.
- THE REQUIRED EGRESS DOOR SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
- EMERGENCY ESCAPE & RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT., WITH 20" MIN. CLEAR OPENING WIDTH, 24" MIN. CLEAR OPENING HEIGHT. GRADE LEVEL OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING OF 5.0 SQ FT PER SECTION R310.
- WHERE EMERGENCY ESCAPE/RESCUE WINDOWS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR.
- EXTERIOR EXIT DOORS SHALL BE 36" MIN. NET CLEAR DOORWAY AND SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE.
- BASEMENTS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING PER SECTION R310.
- EMERGENCY ESCAPE WINDOWS UNDER DECKS AND PORCHES SHALL COMPLY WITH R310.5.

WALL LEGEND

- EXTERIOR WALL - 6" FRAMED - FIBER CEMENT SIDING - B&B
- EXTERIOR WALL - 6" FRAMED - VENEER - BRICK
- EXTERIOR WALL - 4" FRAMED - FIBER CEMENT SIDING - B&B
- PORCH RAILINGS
- INTERIOR WALL - 6" EXTERIOR SUPPORT - DRYWALL
- FOUNDATION WALL - 36" CONCRETE
- SHOWER GLASS WALL
- INTERIOR WALL - 4" FRAMED - TILE HALF WALL AT SHOWER
- INTERIOR WALL - 6" FRAMED -DRYWALL - PLUMBING
- INTERIOR WALL - 6" FRAMED - DRYWALL
- FOUNDATION WALL- 8" CONC - VENEER - BRICK
- INTERIOR RAILING
- INTERIOR WALL - 4" FRAMED - DRYWALL
- ROOM DIVIDER



LIVING AREA
2901 SQ FT

A-3 FLOOR PLAN SHELL PLAN/WALL LAYOUT
1/4 in = 1 ft

These drawings are sample plans and are not intended for construction.

WINDOW SCHEDULE

LABEL	"W01" 5432DC 5'-4" X 3'-2"	W02-5440DC	W03-2855SC	W04-2855SC	W05-4040SC	W06-2845SC	W07-2845SC	W08-2832SC	W09-2832SC	W10-2855SC	W11-2855SC EGRESS	W12-2855SC EGRESS	W13-2855SC TEMPERED	W14-2855SC TEMPERED	W15-2855SC EGRESS TEMPERED
QTY	1	1	1	4	1	2	1	1	1	2	2	1	4	5	1
FLR	1	2	1	1	1	1	1	1	1	2	1	1	1	1	1
SIZE	5432DC	5440DC	2855SC	2855SC	4040SC	2845SC	2845SC	2832SC	2832SC	2855SC	2855SC	2855SC	2855SC	2855SC	2855SC
W	64"	64"	32"	32"	48"	32"	32"	32"	32"	32"	32"	32"	32"	32"	32"
H	38"	48"	65"	65"	48"	53"	53"	38"	38"	65"	65"	65"	65"	65"	65"
R/O	65"X39"	65"X49"	33"X66"	33"X66"	49"X49"	33"X54"	33"X54"	33"X39"	33"X39"	33"X66"	33"X66"	33"X66"	33"X66"	33"X66"	33"X66"
EGRESS											YES	YES			YES
TEMP													YES	YES	YES
DESC	DOUBLE CASEMENT-LHR/RHL	DOUBLE CASEMENT-LHL/RHL	SINGLE CASEMENT-HL	SINGLE CASEMENT-HR	SINGLE CASEMENT-HL	SINGLE CASEMENT-HL	SINGLE CASEMENT-HR	SINGLE CASEMENT-HL	SINGLE CASEMENT-HR	SINGLE CASEMENT-HL	SINGLE CASEMENT-HL	SINGLE CASEMENT-HR	SINGLE CASEMENT-HL	SINGLE CASEMENT-HR	SINGLE CASEMENT-HL
HDR	2"X8"X65" (2)	2"X8"X65" (2)	2"X8"X33" (2)	2"X8"X33" (2)	2"X8"X49" (2)	2"X8"X33" (2)	2"X8"X33" (2)	2"X8"X33" (2)	2"X8"X33" (2)	2"X8"X33" (2)	2"X8"X33" (2)	2"X8"X33" (2)	2"X8"X33" (2)	2"X8"X33" (2)	2"X8"X33" (2)
COMMENTS															

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 30"x42" PAPER SIZE. (E1-SIZE)

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

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SHELL PLAN/WALL LOCATION PLAN

REVISION TABLE

NUMBER	DESCRIPTION

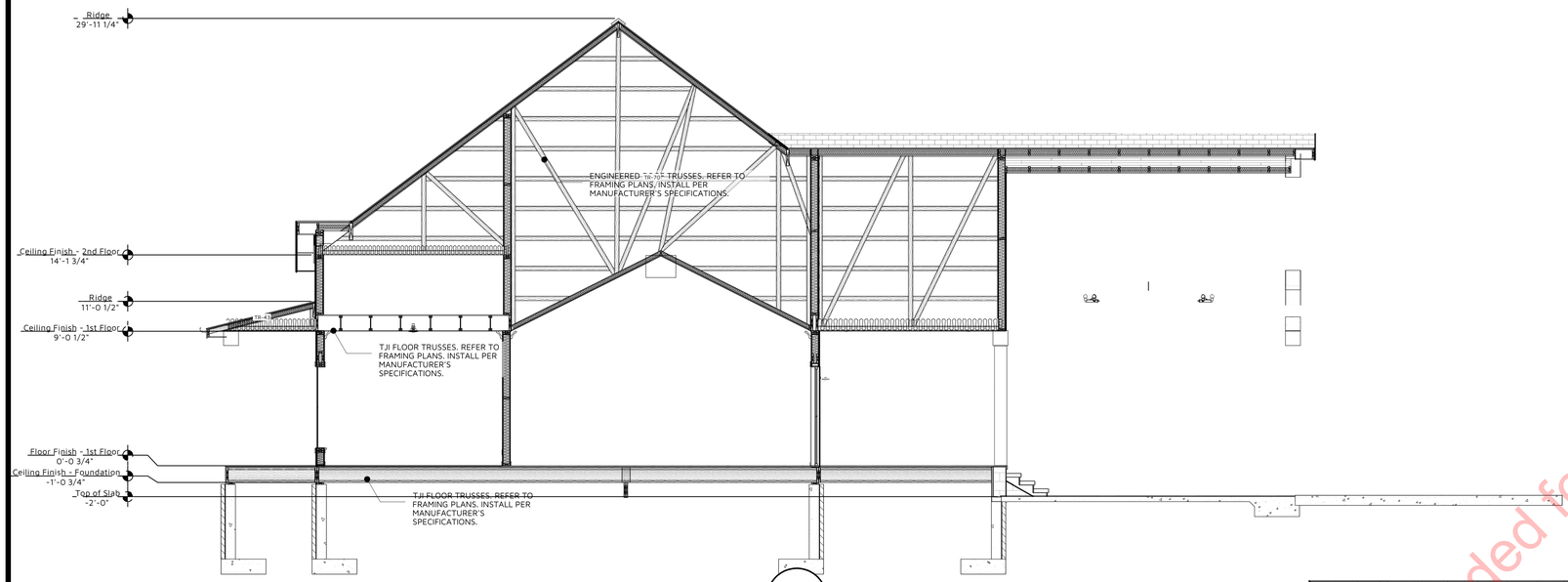
SCALE: 1/4"=1'-0"
UNLESS NOTED OTHERWISE

DATE: 3/20/2026
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
25-076 GAFFIN

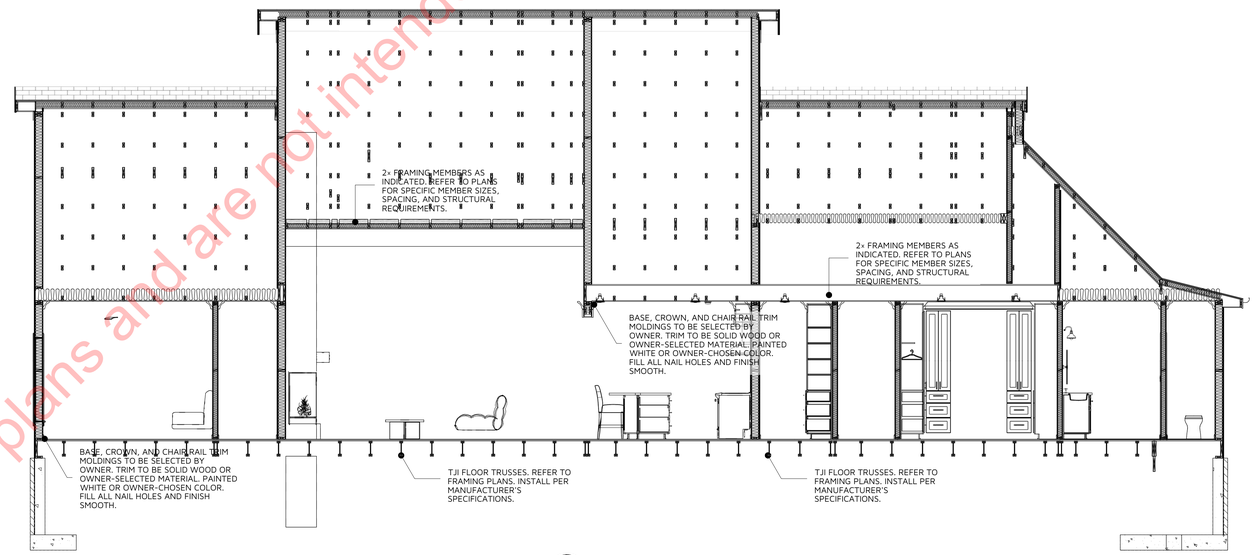
JIMMY PARKER MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGNERS ORIGINAL DESIGN

REV: B

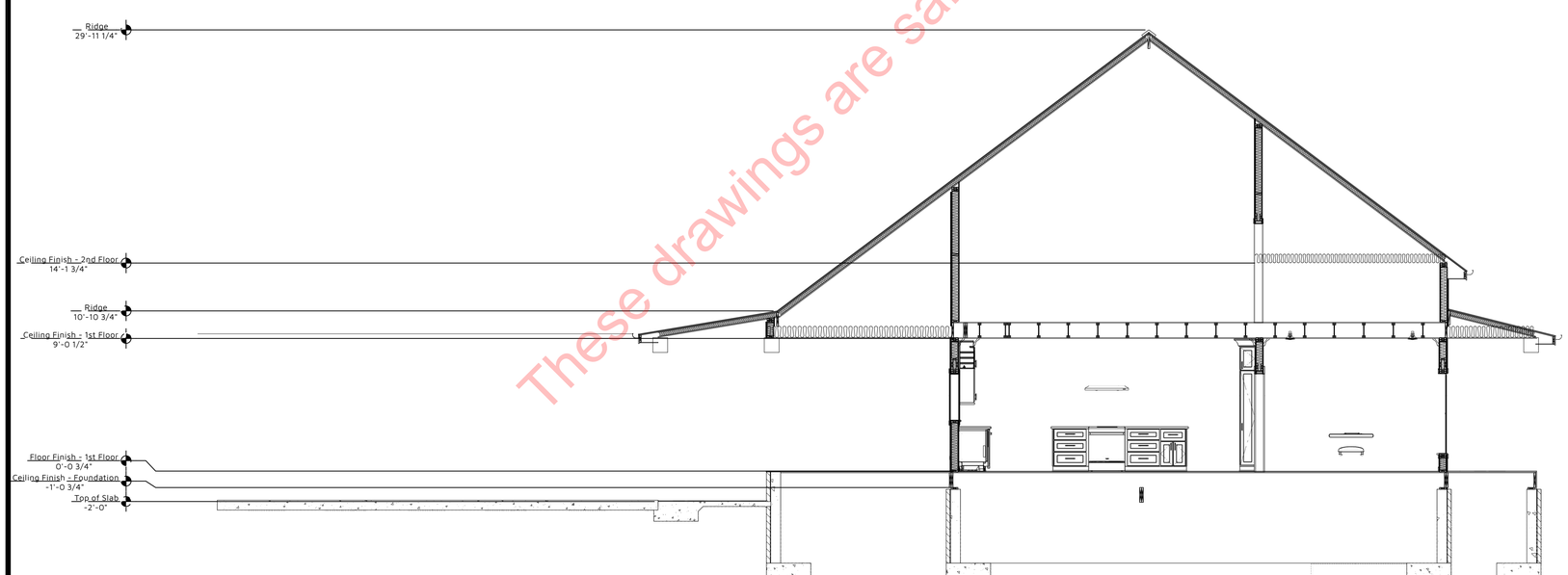
SHEET: A-5



A-5 R A-5 CROSS SECTION
1/4 in = 1 ft



A-8 A-6 CROSS SECTION
1/4 in = 1 ft



A-9 A-7 CROSS SECTION
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.

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 30"x42" PAPER SIZE. (E1-SIZE)

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

These drawings are sample plans and are not intended for construction.

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BUILDING CROSS SECTIONS

REVISION TABLE

NUMBER	DESCRIPTION	DATE
	SET ISSUED	

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UNLESS NOTED OTHERWISE

DATE: 1/20/2026
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
25-076 GAFFIN

JIMMY PARKER MEMBER AIBD. ORIGINAL DESIGN

REV: B

SHEET: A-6

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 ½" 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.

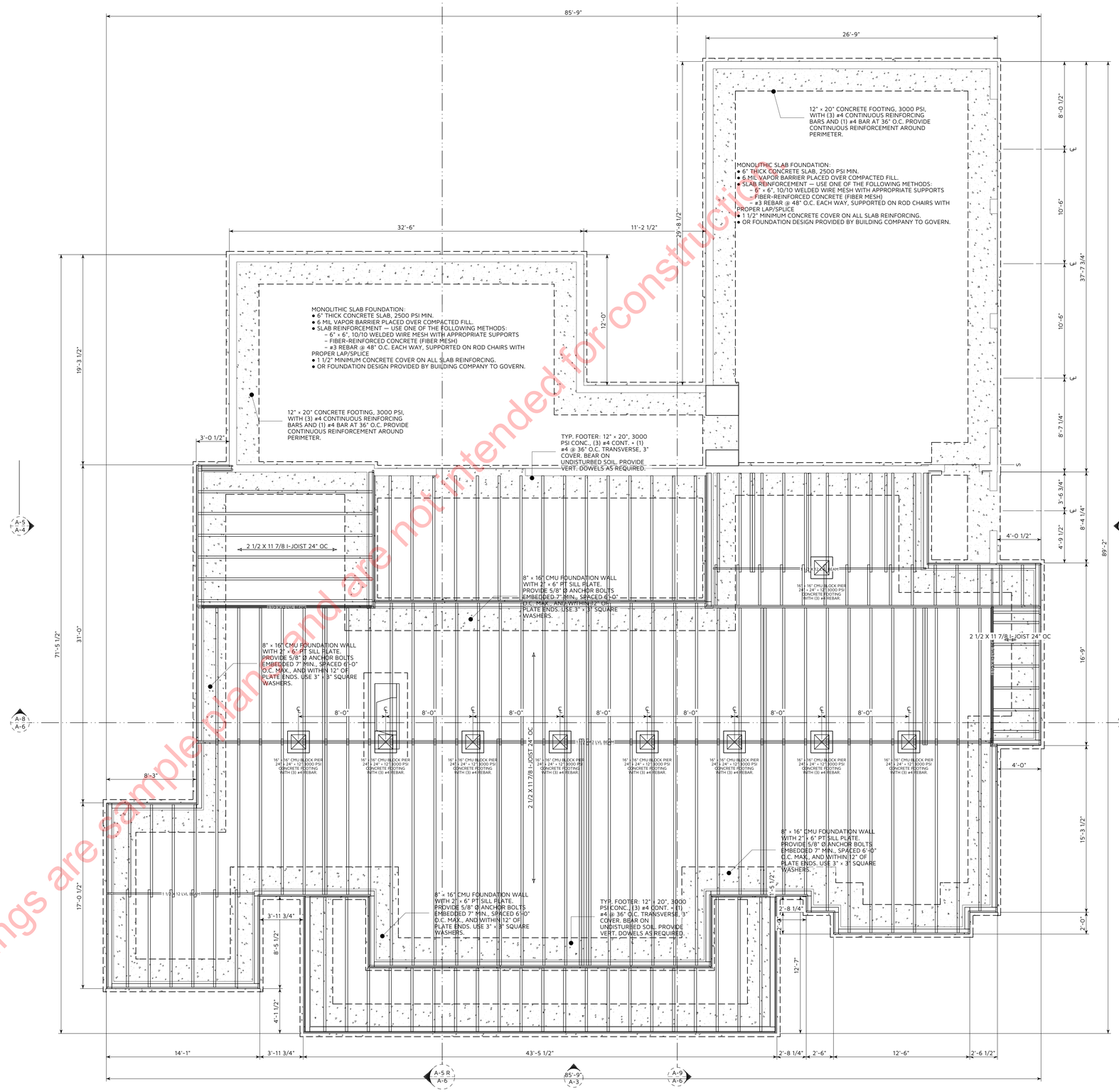
3. SITE CLEARING: PROTECT TREES DESIGNATED TO REMAIN ON SITE, REMOVE ALL VEGETATION FROM AREA WITHIN A 20 FT. PERIMETER OF THE BUILDING OUTLINE, LAY ASIDE THE TOP SOIL AT THE COMMENCEMENT AND REPLACE OVER THE GRADED SURFACE AT COMPLETION. COMPLY WITH LOCAL EROSION CONTROL MEASURES.

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

These drawings are sample plans and are not intended for construction

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FOUNDATION PLAN

REVISION TABLE

NUMBER	DESCRIPTION	DATE

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

DATE: 1/20/2026
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
25-076 GAFFIN

JIMMY PARKER MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGN ORIGINAL DESIGN

REV: B

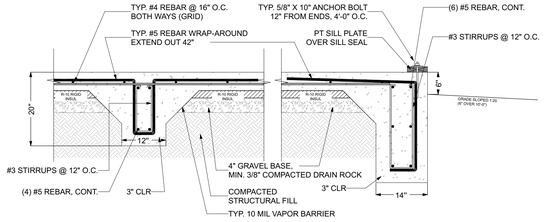
SHEET: A-7

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.

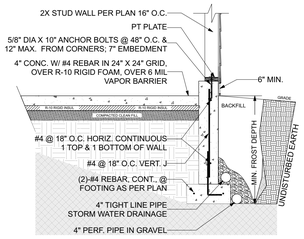
PRINTED SCALE BASED ON 30"x42" PAPER SIZE, (E1-SIZE)

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

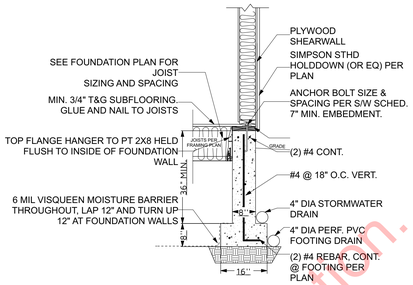
GENERAL SLAB NOTES:
1) SUBGRADE SOILS SHALL BE COMPACTED TO MIN. 95% STD. PROCTOR DENSITY (ASTM D-698).
2) CONCRETE SHALL CONFORM TO ALL REQUIREMENTS OF ACI "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" AND ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE."
3) CONCRETE FOR SLABS AND GRADE BEAMS SHALL HAVE NATURAL SAND FINE AGGREGATE AND NORMAL WEIGHT AGGREGATE CONFORMING TO ASTM C33, TYPE I PORTLAND CEMENT CONFORMING TO ASTM C150, AND SHALL HAVE A COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
4) REINFORCING BARS SHALL BE GRADE 60 AND CONFORM TO THE REQUIREMENTS OF ASTM 615. #3 REINFORCING BARS MAY BE GRADE 40.
5) ALL REINFORCING BARS SHALL BE SUPPORTED ON PLASTIC CHAIRS AT 48" O.C.



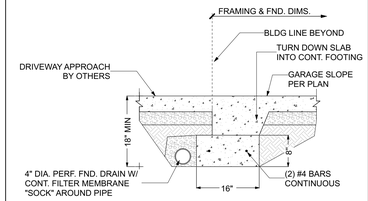
[015] SLAB ON GRADE (MONO POUR)
SCALE: 3/4" = 1'-0"



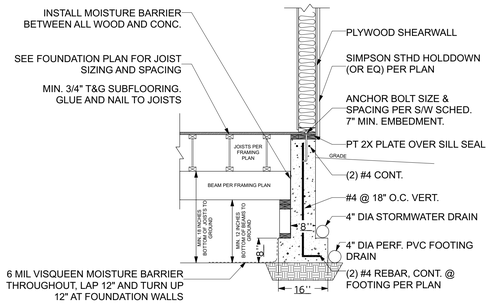
[014] SLAB INSIDE STEM WALLS
SCALE: 1/2" = 1'-0"



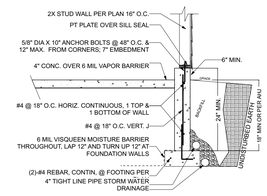
[001] DROPPED FLOOR SYSTEM (TOP HANGER)
SCALE: 1/2" = 1'-0"



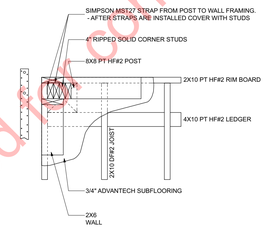
[016] THICKENED SLAB @ O.H. DOOR
SCALE: 3/4" = 1'-0"



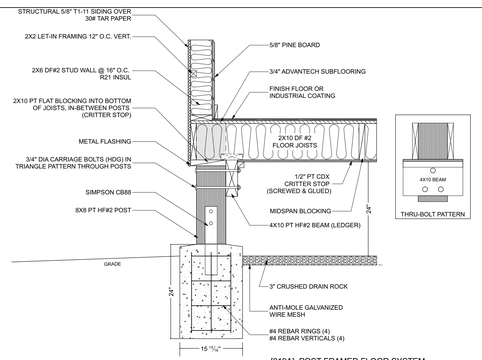
[022] DROPPED FLOOR SYSTEM (W/ BEAMS)
SCALE: 1/2" = 1'-0"



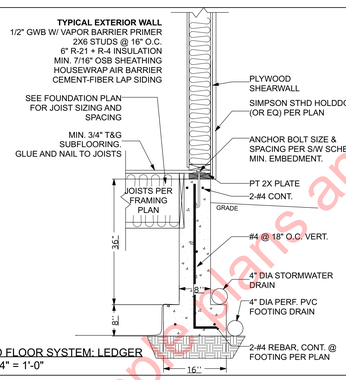
[003] TYP GARAGE FOUNDATION
SCALE: 1/2" = 1'-0"



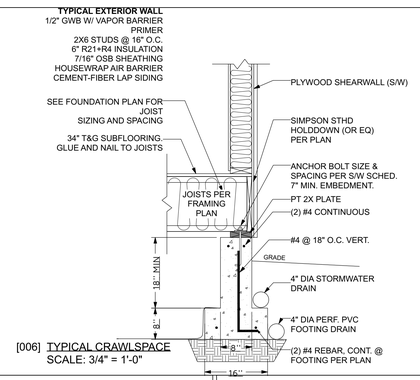
(019B) POST FRAMED FLOOR SYSTEM (PLAN VIEW)
SCALE: 1" = 1'-0"



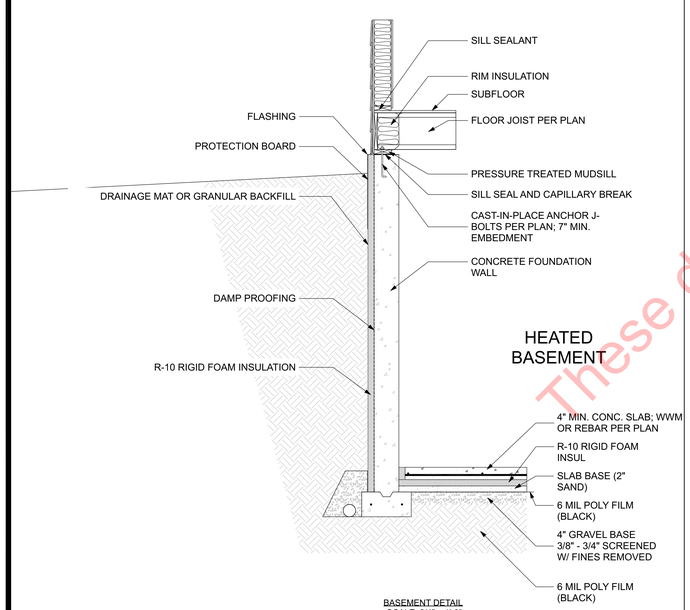
[019A] POST FRAMED FLOOR SYSTEM
SCALE: 1" = 1'-0"



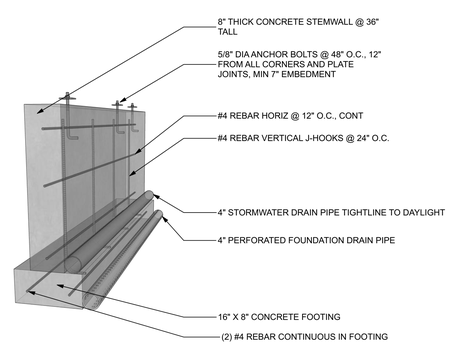
[007] DROPPED FLOOR SYSTEM: LEDGER
SCALE: 3/4" = 1'-0"



[006] TYPICAL CRAWLSPACE
SCALE: 3/4" = 1'-0"



BASEMENT DETAIL
SCALE: 3/4" = 1'-0"



TYPICAL CONSTRUCTION DETAILS AND METHODS
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PRINTED SCALE BASED ON 30"x42" PAPER SIZE, (E1-SIZE)

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

JIMMY PARKER MEMBER AIBD ORIGINAL DESIGN

ELAINE ROBERTS
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15-28 PEACHTREE LANE SW,
CULLMAN AL. 35058
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MEMBER AIBD

SAMPLE CLIENT

25-076 GAFFIN

FOUNDATION - SLAB DETAILS

REVISION TABLE

NUMBER	DESCRIPTION	DATE UPDATED

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

DATE: 1/20/2026
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
25-076 GAFFIN

REV: B

SHEET: A-8

These drawings are sample plans and are not intended for construction.

FLOORS AND ROOFS
1 ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THEN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
2 PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.
3 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.
4 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

ROOF FRAMING / TRUSS NOTES:
1 TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.
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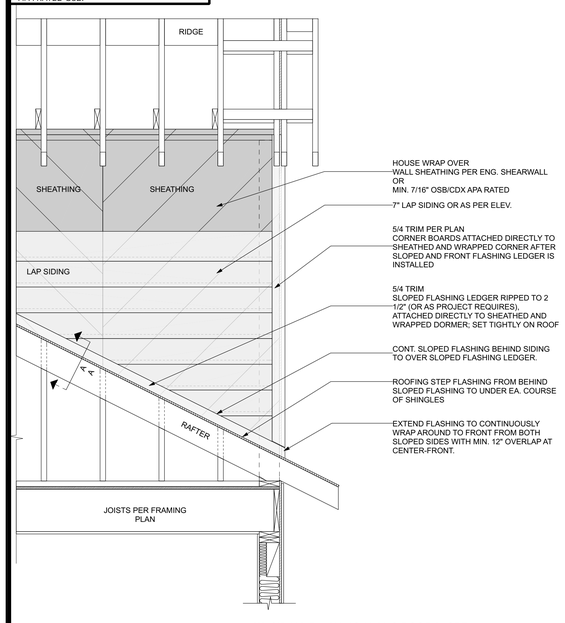
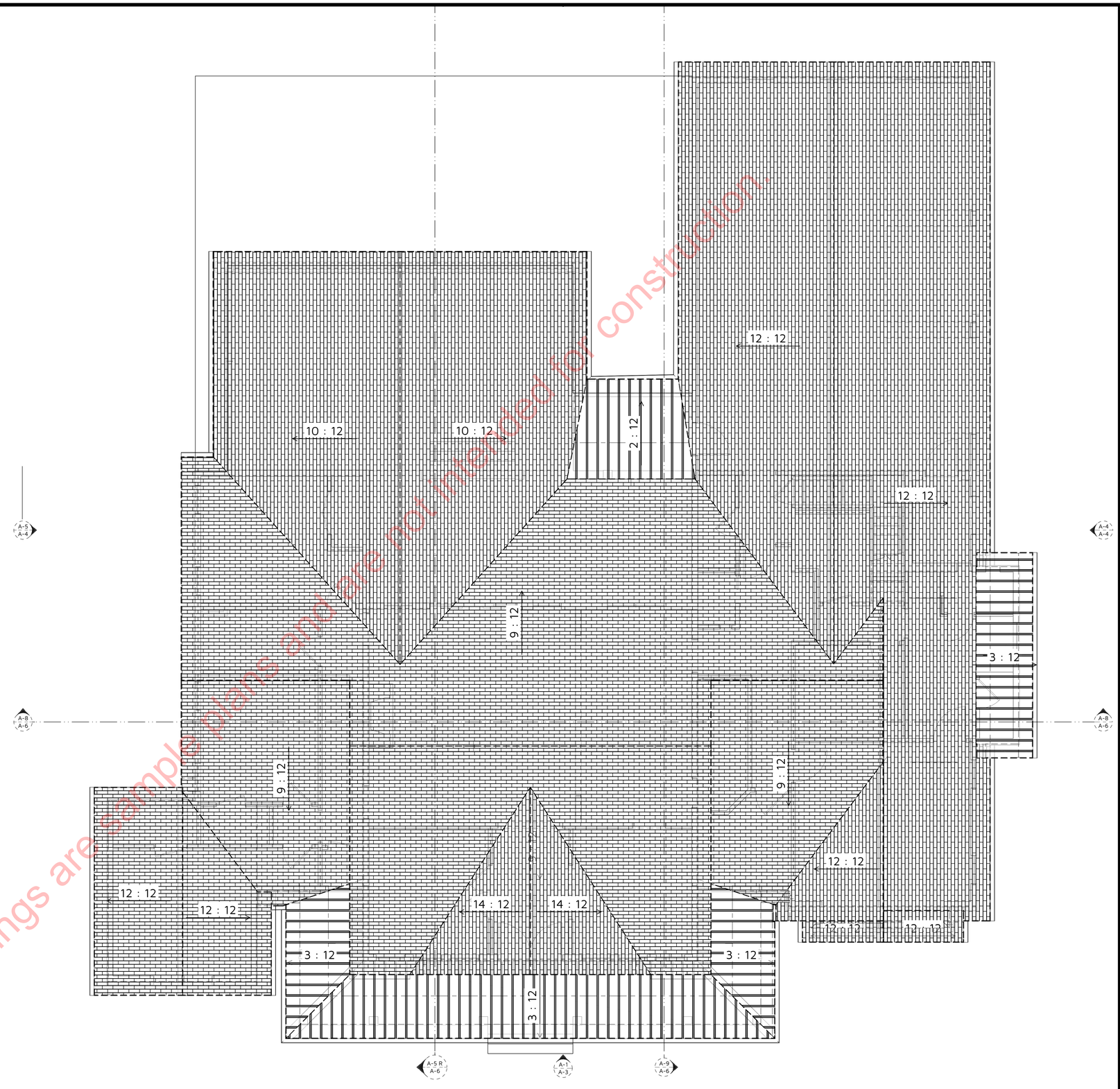
3 ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.
4 ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
5 ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.
6 ALL ROOF 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.
10 MIN. SNOW LOAD 50 LBs PER SQUARE FOOT.
11 WALL HEADERS : (2) 2 X 10 DF 2 TYP. UNO
12 ROOF & FLOOR TRUSS MANUFACTURER:

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



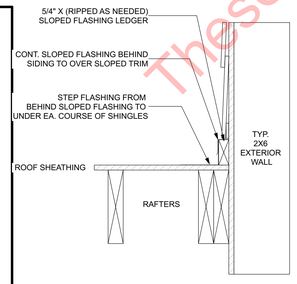
[2] SIDING FLASHING ALONG ROOF SLOPE
SCALE: 3/4" = 1'-0"



A-15 ROOF PLAN
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	FACE NAIL (3)-10d
RAFTER TO PLATE	TOE NAIL (2)-16d
1" BRACE TO EACH STUD AND PLATE	FACE NAIL (2)-8d
BUILT-UP CORNER STUDS	10d @ 24" OC
2" PLANKS	(2)-16d @ EA.BRG.
1/2" PLYWOOD ROOF AND WALL	EDGES 8d @ 6" OC
SHEATHING	INTERMEDIATE 8d @ 12" OC
5/4" PLYWOOD SUBFLOOR	EDGES 8d @ 6" OC
	INTERMEDIATE 8d @ 12" OC
2x MULTIPLE JOISTS - STAGGER @ 15" OC W/(2) @ EA. END OR SPLICE	
(3) OR FEWER	16d NAILS
(4) OR MORE	1/2" DIA M.B. W/ STANDARD NUT AND WASHERS



[2A] SECTION A-A
SCALE: 2" = 1'-0"

TYPICAL CONSTRUCTION DETAILS AND METHODS
TYPICAL CONSTRUCTION DETAILS AND METHODS ARE SHOWN ON THESE DRAWINGS.
REFER TO SPECIFIC NOTES AND DETAILS PROVIDED ON THESE PLANS.
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PRINTED SCALE BASED ON 30"x42" PAPER SIZE, (E1-SIZE)

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

JIMMY PARKER MEMBER AIBD ORIGINAL DESIGN

ELAINE ROBERTS
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1528 PEACHTREE LANE SW.
CULLMAN AL. 35058
PH: 256-227-4002
E: CONTACT@ELAINEROBERTSDESIGNS.COM
WWW.ELAINEROBERTSDESIGNS.COM

MEMBER AIBD ELAINE ROBERTS DESIGNS

SAMPLE CLIENT
25-076 GAFFIN

ROOF PLAN

REVISION TABLE

NUMBER	DESCRIPTION	DATE

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

DATE: 1/20/2026
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
25-076 GAFFIN

REV: B

SHEET: A-9

These drawings are sample plans and are not intended for construction.

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, ½" 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:

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12 ROOF & FLOOR TRUSS MANUFACTURER:

FLOORS AND ROOFS

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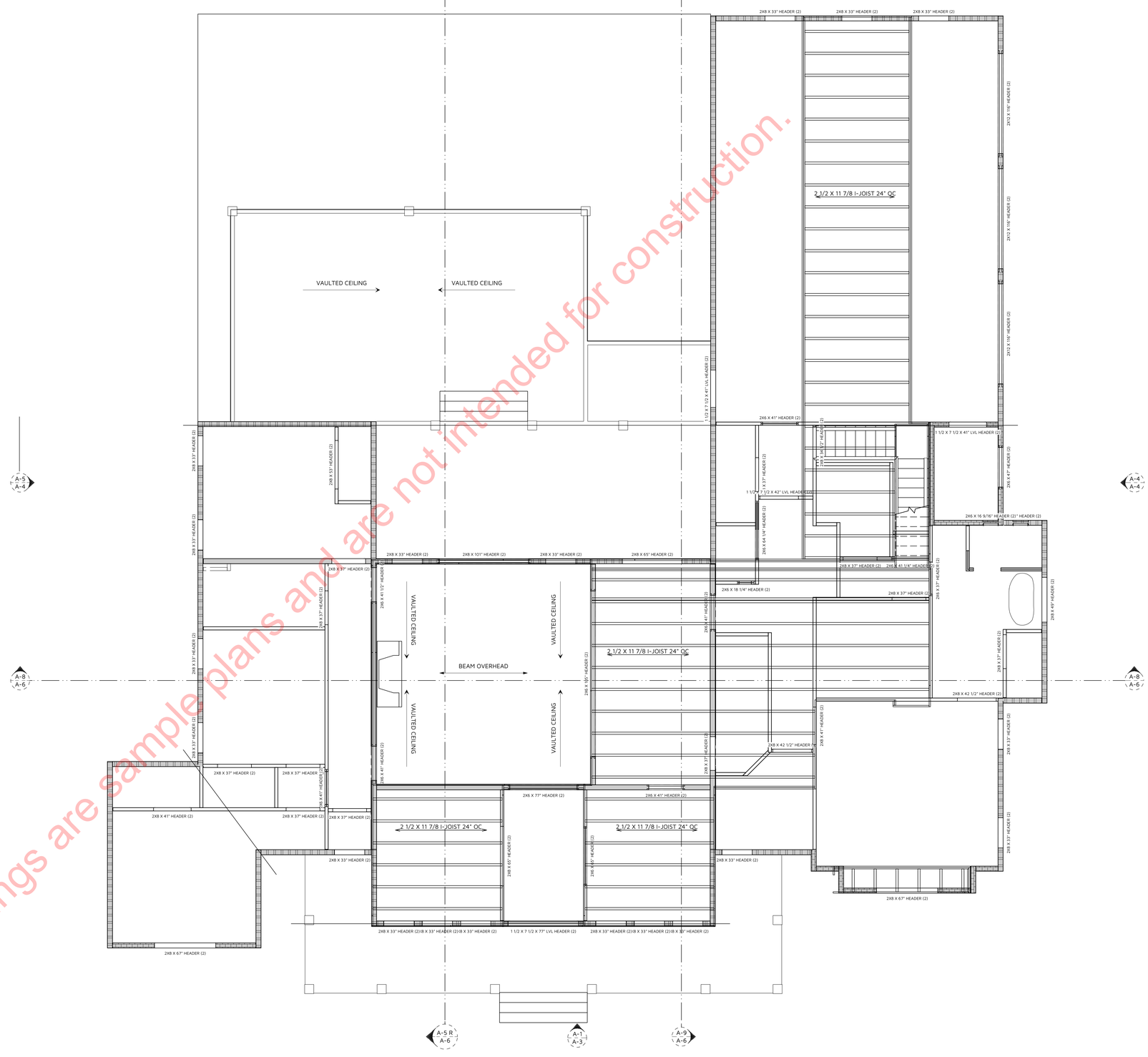
(4) OR MORE	1/2" DIA M.B. W/ STANDARD NUT AND WASHERS



F-2 FRAMING PLAN FLOOR FIRST FLOOR
1/4 in = 1 ft

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MEMBER AIBD

SAMPLE CLIENT

25-076 GAFFIN

FLOOR/CEILING/ROOF FRAMING

REVISION TABLE

NUMBER	DESCRIPTION

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

DATE: 1/20/2026
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
25-076 GAFFIN

REV: B

SHEET: A-10

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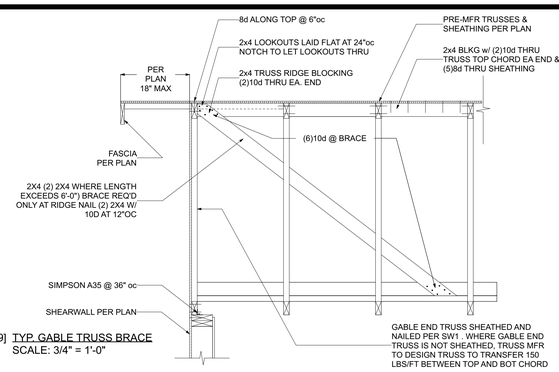
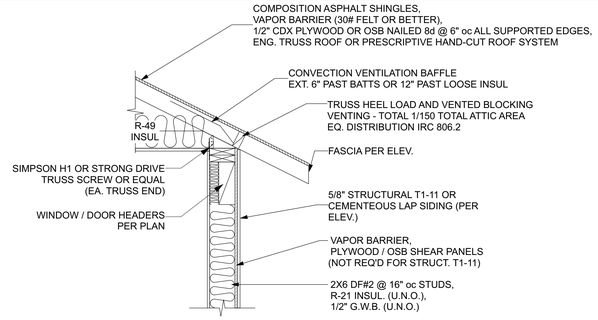
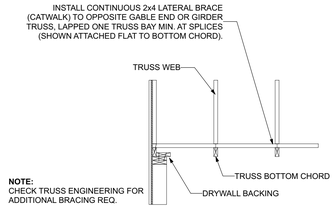


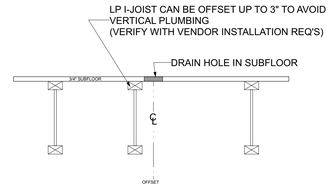
[089] TYP GABLE TRUSS BRACE
SCALE: 3/4" = 1'-0"



(076) TYP WEB TRUSS @ WALL
SCALE: 3/4" = 1'-0"

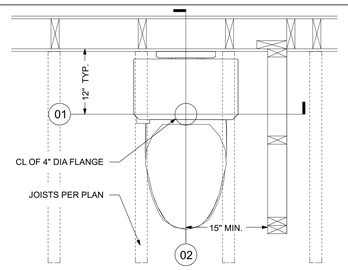


[065] GABLE END, STANDARD CEILING
SCALE: 1/2" = 1'-0"



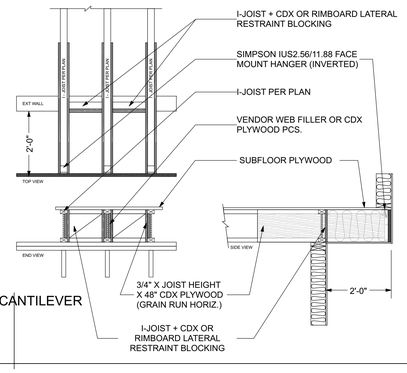
CONTRACTOR TO VERIFY PLUMBING DROPS DO NOT INTERFERE WITH FLOOR FRAMING

(029) JOIST LAYOUT 3" OFFSET
SCALE: 1" = 1'-0"

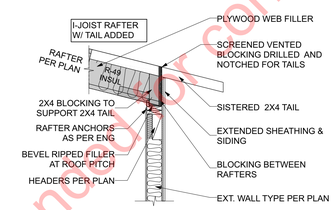


1. 12" AWAY FROM BACK WALL FRAMING
2. MIN. 15' AWAY FROM SIDE WALL FRAMING

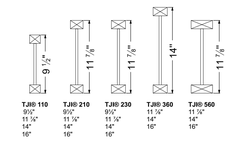
[141] JOIST LAYOUT AT TOILET
SCALE: 1" = 1'-0"

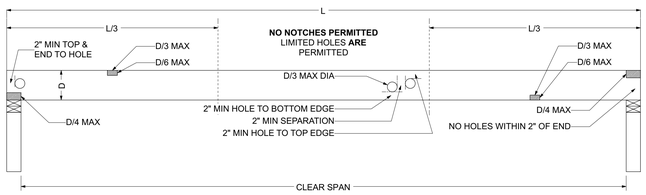


I-JOIST CANTILEVER



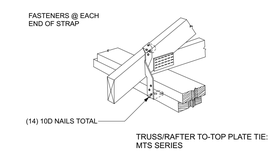
[071A] CATHEDRAL RAFTER DETAIL
SCALE: 1/2" = 1'-0"





		CUT SIZES (IN)		
JOIST	DEPTH (IN)	D/3	D/4	D/6
2X8	7 1/4	2 7/16	1 13/16	1 3/16
2X10	9 1/4	3 1/16	2 5/16	1 9/16
2X12	11 1/4	3 3/4	2 13/16	1 7/8

FIGURE R502.8
CUTTING, NOTCHING AND DRILLING LUMBER JOISTS



[080] TRUSS/RAFETR TO WALL W/ MTS STRAP
SCALE: NTS

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, ½" 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.

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.

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 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.
10 MIN. SNOW LOAD 50 LBs PER SQUARE FOOT.
11 WALL HEADERS: (2) 2 X 10 DF 2 TYP. UNO
12 ROOF & FLOOR TRUSS MANUFACTURER: _____

TYPICAL CONSTRUCTION DETAILS AND METHODS
TYPICAL CONSTRUCTION DETAILS AND METHODS ARE SHOWN ON THESE DRAWINGS.
REFER TO SPECIFIC NOTES AND DETAILS PROVIDED ON THESE PLANS.
REFER TO LOCAL AND NATIONAL BUILDING CODES FOR EXACT CONSTRUCTION METHODS AND REQUIREMENTS.
REFER TO SOIL REPORT OR GEOTECHNICAL ENGINEERING REPORT AS APPLICABLE.
REFER TO STRUCTURAL ENGINEERING DOCUMENTS IF APPLICABLE.

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 30"x42" PAPER SIZE, (E1-SIZE)

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

JIMMY PARKER MEMBER AIBD ORIGINAL DESIGN

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MEMBER AIBD

SAMPLE CLIENT

25-076 GAFFIN

FRAMING DETAILS

REVISION TABLE

NUMBER	DESCRIPTION	DATE

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

DATE: 1/20/2026
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
25-076 GAFFIN

REV: B

SHEET: A-11

These drawings are sample plans and are not intended for construction.

NOTES:
ELECTRICAL:
- ALL LIGHT FIXTURES TO BE HIGH-EFFICACY LED LAMPS
- ALL INDOOR RECESSED LIGHTS SHALL BE SEALED
- INTERIOR LIGHTING CONTROLS WITH DIMMERS OR SENSORS EXCLUDING BATHROOM AND HALLWAYS
- EXTERIOR LIGHTING CONTROLS WITH AUTOMATIC SHUT-OFF WHEN DAYLIGHT IS PRESENT
- ELECTRICAL OUTLETS IN ROOMS SHALL BE INSTALLED PER CODE TYP.
- HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, VACUUM, ETC.
- PROVIDE MIN. 400 AMP SERVICE TO MAIN PANEL(S)
- ALL APPLIANCES & UTILITIES TO HAVE DEDICATED CIRCUITS. SEE MFG'S SPECS. FOR REQUIREMENTS
- ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS, FOUNDATION AND GARAGE SHALL BE G.F.C.I. PER NATIONAL ELECTRICAL CODE REQUIREMENTS
- ALL BEDROOM OUTLETS AND LIGHTS BE ARCH FAULT PROTECTED
- ALL VENTILATION FANS SHALL BE ON TIMER SWITCHES, UNO.
- PROVIDE ONE SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT 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
- UNO - ALL SWITCHES TO BE 48" ASF. INTERIOR OUTLETS TO BE 15" ASF. OUTLETS OVER COUNTERTOPS TO BE 3" ABOVE COUNTER FROM BOTTOM. GARAGE OUTLETS TO BE 40" ASF.(ASF = ABOVE SUBFLOOR)
- SOLAR INSTALLATION - PER TYP. SOLAR ARRAY DETAIL AND PER CITY GREEN BUILDING GUIDELINES
- ELECTRICAL INSTALLATION SHALL ALLOW FOR BI-DIRECTION FLOW FOR EXCESS ELECTRICAL TO BE SOLD TO UTILITY
- INSTALL BATTERY WALL PER MFG. DETAILS.

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. HOME OWNER PROVIDED & INSTALLED.

ELECTRICAL LEGEND

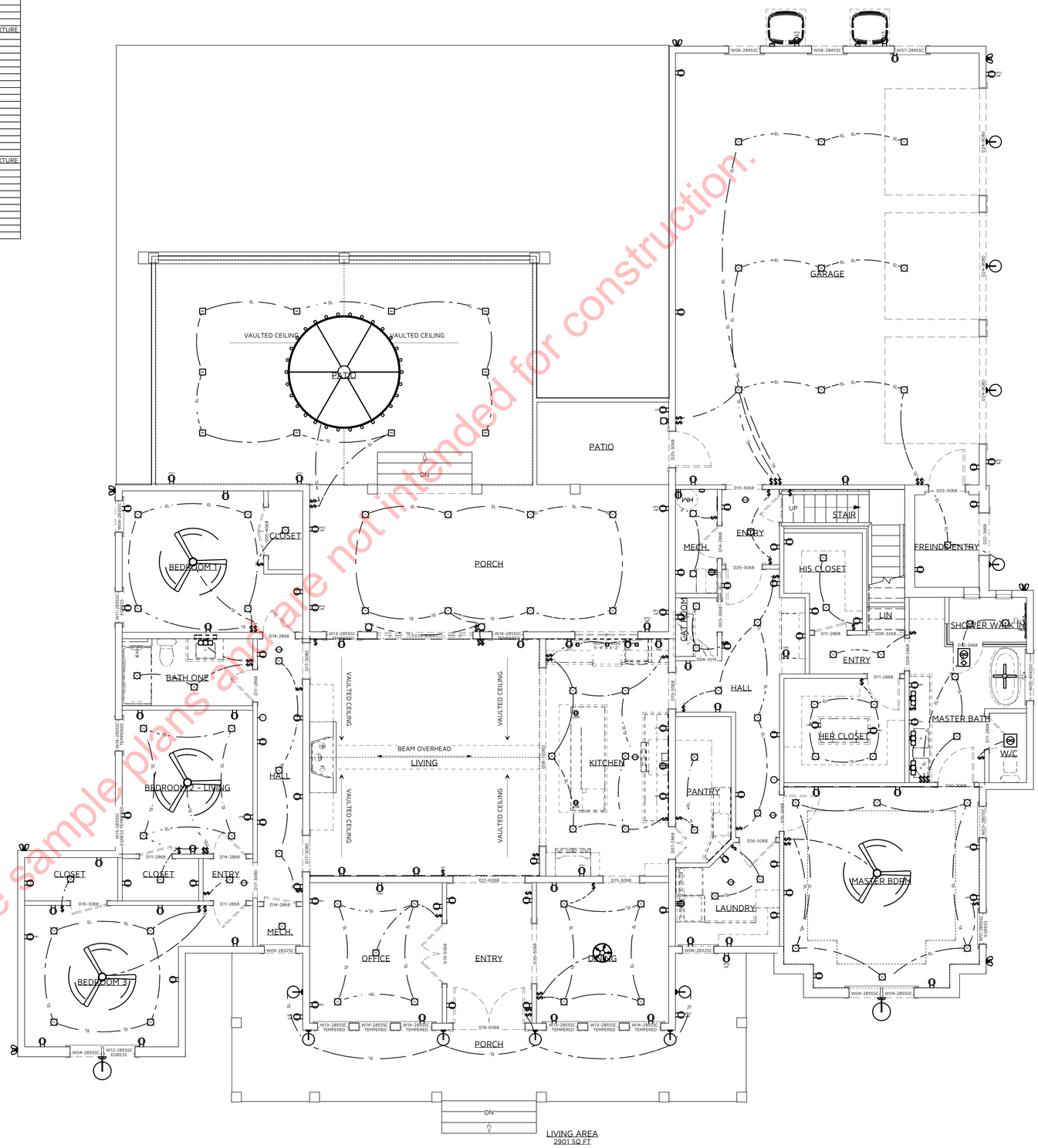
- ALICE 3 LIGHT VANITY
- R6 — 6" RECESSED LIGHT
- SCONCE 3
- DEL SINGLE LIGHT GLASS DIMMABLE ARMED SCONCE
- NARCISS SCONCE
- FARMHOUSE ISLAND LIGHT
- PROPEL 3 CEILING FAN
- ESTELLE CHANDELIER
- HOOP CHANDELIER
- DM — DIMMER SWITCH + FAN
- SWITCH
- EXHAUST FAN + LIGHT
- EXHAUST FAN 15
- BARE BULB
- WP — WEATHERPROOF SWITCH
- 3 — 3-WAY SWITCH
- 4 — 4-WAY SWITCH
- R2 — 2" RECESSED LIGHT
- ORBIT CHANDELIER
- USBC — 2 USB + DUPLEX RECEPTACLE
- USB — POP-UP DUPLEX AND USB
- LIGHT EXTERIOR FLOOD LIGHT MOTION 2
- R6 — 6" RECESSED LIGHT - SQUARE
- CO/SD — CO/SMOKE DETECTOR
- T — THERMOSTAT
- ELECTRICAL PANEL - RECESSED
- FUSED AC DISCONNECT
- GFCI WP
- GFCI — GFCI RECEPTACLE
- DUPLEX RECEPTACLE
- 220V

ELECTIRCAL LEGEND
1/4 in = 1 ft

ELECTRICAL SCHEDULE

NUMBER	QTY	FLR	ATTACHED TO	DESCRIPTION	COMMENTS
E01	3	1	WALL	ALICE 3 LIGHT VANITY	
E02	84	1	CEILING	6" RECESSED LIGHT	
E03	26	2	CEILING	6" RECESSED LIGHT	
E04	1	1	WALL	SCONCE 3	
E05	12	1	WALL	DEL SINGLE LIGHT GLASS DIMMABLE ARMED SCONCE	OWNER SELECTED LIGHT FIXTURE
E06	3	1	WALL	NARCISS SCONCE	
E07	1	1	CEILING	FARMHOUSE ISLAND LIGHT	
E08	4	1	CEILING	PROPEL 3 CEILING FAN	
E09	1	2	CEILING	ESTELLE CHANDELIER	
E10	1	1	CEILING	HOOP CHANDELIER	
E11	5	1	WALL	DIMMER SWITCH + FAN	
E12	39	1	WALL	SWITCH	
E13	1	1	CEILING	EXHAUST FAN + LIGHT	
E14	1	1	CEILING	EXHAUST FAN 15	
E15	2	1	CEILING	BARE BULB	
E16	3	1	WALL	WEATHERPROOF SWITCH	
E17	5	1	WALL	3-WAY SWITCH	
E18	9	1	WALL	4-WAY SWITCH	
E19	3	1		2" RECESSED LIGHT	
E20	1	1	CEILING	ORBIT CHANDELIER	
E21	9	1	WALL	2 USB + DUPLEX RECEPTACLE	
E22	3	1	CABINET	2 USB + DUPLEX RECEPTACLE	
E23	2	1	FLOOR	POP-UP DUPLEX AND USB	
E24	7	1	WALL	LIGHT EXTERIOR FLOOD LIGHT MOTION 2	OWNER SELECTED LIGHT FIXTURE
E25	10	1	CEILING	6" RECESSED LIGHT - SQUARE	
E26	6	1	CEILING	CO/SMOKE DETECTOR	
E27	2	1	WALL	THERMOSTAT	
E28	1	1	WALL	ELECTRICAL PANEL - RECESSED	
E29	3	1	WALL	FUSED AC DISCONNECT	
E30	12	1	WALL	GFCI WP	
E31	10	1	WALL	GFCI RECEPTACLE	
E32	72	1	WALL	DUPLEX RECEPTACLE	
E33	4	1	WALL	220V	
E34	1	2	WALL	SWITCH	
E35	17	2	WALL	DUPLEX RECEPTACLE	

ELECTRICAL SCHEDULE
1/4 in = 1 ft



E-1 ELECTRICAL PLAN FIRST FLOOR
1/4 in = 1 ft

These drawings are sample plans and are not intended for construction.

CONSTRUCTION DETAILS AND SECTIONS:
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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 30"x42" PAPER SIZE. (E1-SIZE)

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

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MEMBER AID BD. AMERICAN INSTITUTE OF BUILDING DESIGN

SAMPLE CLIENT

25-076 GAFFIN

FIRST FLOOR ELECTRICAL PLAN

REVISION TABLE

NUMBER	DESCRIPTION	DATE

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

DATE: 3/20/2026
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
25-076 GAFFIN

JIMMY PARKER MEMBER AID BD AMERICAN INSTITUTE OF BUILDING DESIGN ORIGINAL DESIGN

REV: B

SHEET: E-1

NOTES:
ELECTRICAL:
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- WP — WEATHERPROOF SWITCH
- 3 — 3-WAY SWITCH
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- R2 — 2" RECESSED LIGHT
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- USBC — 2 USB + DUPLEX RECEPTACLE
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- R6 — 6" RECESSED LIGHT - SQUARE
- CO/SD — CO/SMOKE DETECTOR
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- ELECTRICAL PANEL - RECESSED
- FUSED AC DISCONNECT
- GFCI WP — GFCI WP
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ELECTIRCAL LEGEND
1/4 in = 1 ft

ELECTRICAL SCHEDULE

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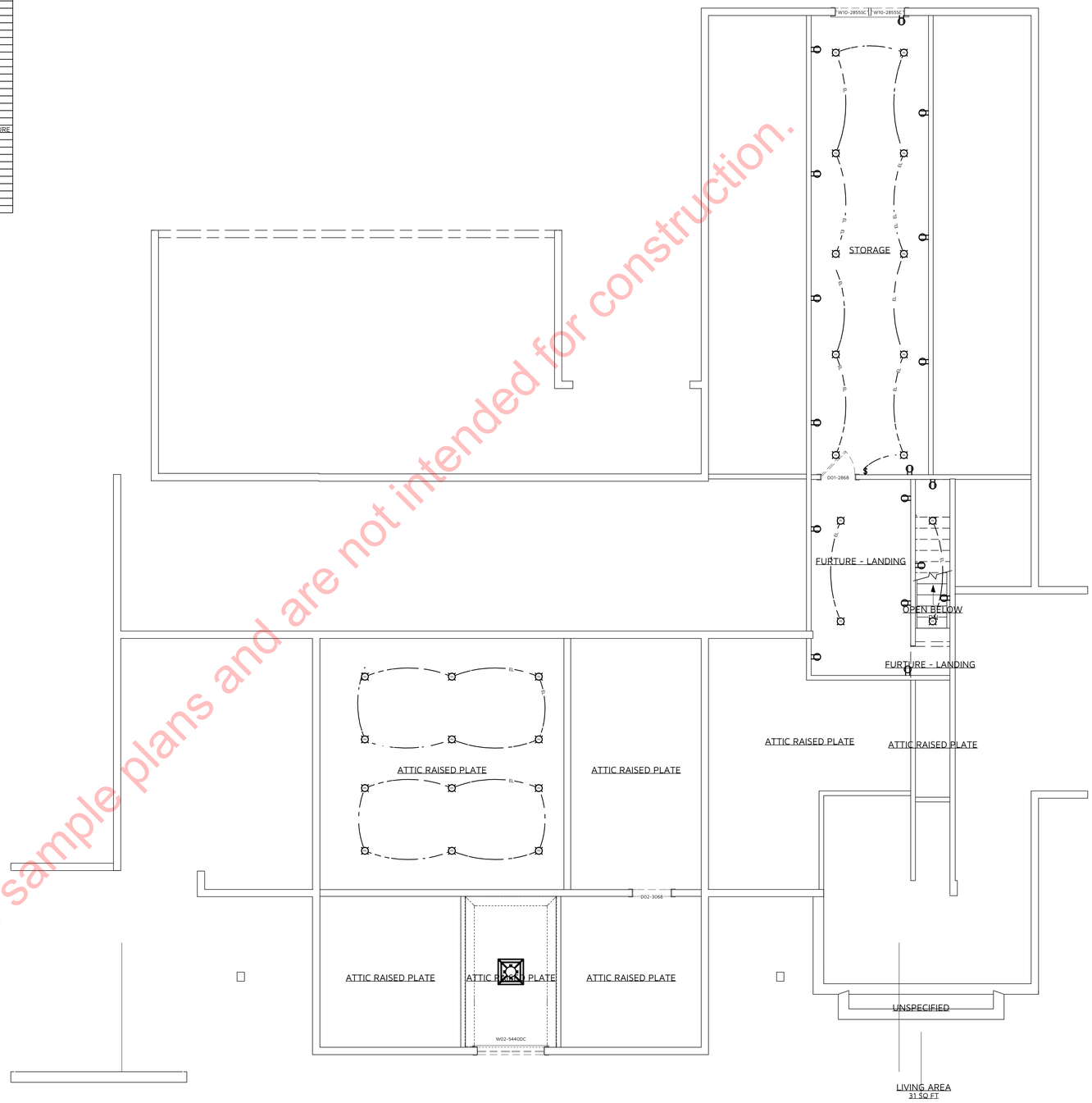
E07	1	1	CEILING	FARMHOUSE ISLAND LIGHT	
E08	4	1	CEILING	PROPEL 3 CEILING FAN	
E09	1	2	CEILING	ESTELLE CHANDELIER	
E10	1	1	CEILING	HOOP CHANDELIER	
E11	5	1	WALL	DIMMER SWITCH + FAN	
E12	39	1	WALL	SWITCH	
E13	1	1	CEILING	EXHAUST FAN + LIGHT	
E14	1	1	CEILING	EXHAUST FAN 15	
E15	2	1	CEILING	BARE BULB	
E16	3	1	WALL	WEATHERPROOF SWITCH	
E17	5	1	WALL	3-WAY SWITCH	
E18	9	1	WALL	4-WAY SWITCH	
E19	3	1		2" RECESSED LIGHT	
E20	1	1	CEILING	ORBIT CHANDELIER	
E21	9	1	WALL	2 USB + DUPLEX RECEPTACLE	
E22	3	1	CABINET	2 USB + DUPLEX RECEPTACLE	
E23	2	1	FLOOR	POP-UP DUPLEX AND USB	
E24	7	1	WALL	LIGHT EXTERIOR FLOOD LIGHT MOTION 2	OWNER SELECTED LIGHT FIXTURE
E25	10	1	CEILING	6" RECESSED LIGHT - SQUARE	
E26	6	1	CEILING	CO/SMOKE DETECTOR	
E27	2	1	WALL	THERMOSTAT	
E28	1	1	WALL	ELECTRICAL PANEL - RECESSED	
E29	3	1	WALL	FUSED AC DISCONNECT	
E30	12	1	WALL	GFCI WP	
E31	10	1	WALL	GFCI RECEPTACLE	
E32	72	1	WALL	DUPLEX RECEPTACLE	
E33	4	1	WALL	220V	
E34	1	2	WALL	SWITCH	
E35	17	2	WALL	DUPLEX RECEPTACLE	

ELECTRICAL SCHEDULE
1/4 in = 1 ft



E-2 ELECTRICAL PLAN SECOND FLOOR
1/4 in = 1 ft

These drawings are sample plans and are not intended for construction.

CONSTRUCTION DETAILS AND SECTIONS:
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PRINTED SCALE BASED ON 30"x42" PAPER SIZE, (E1-SIZE)

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

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SAMPLE CLIENT

25-076 GAFFIN

SECOND FLOOR ELECTRICAL PLAN

REVISION TABLE

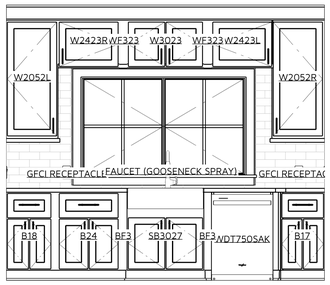
NUMBER	DESCRIPTION
	SET UPDATED

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

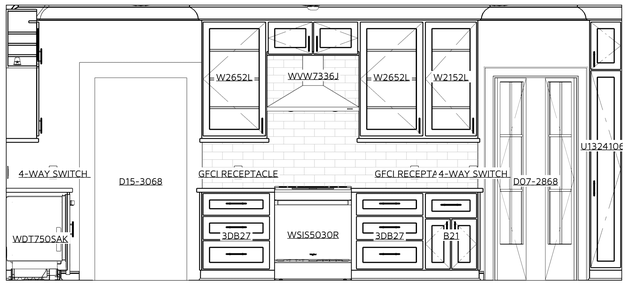
DATE: 1/20/2026
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
25-076 GAFFIN

REV: B

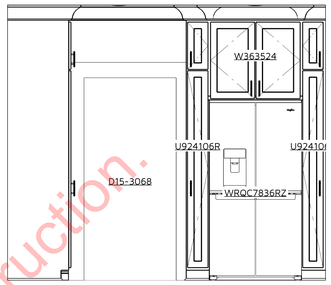
SHEET: E-2



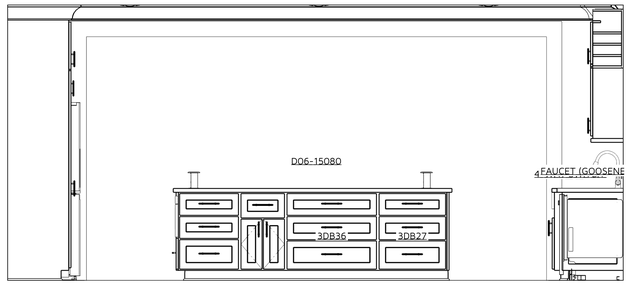
E1 KITCHEN ELEVATION 1
1/2 in = 1 ft



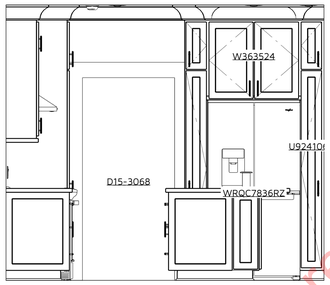
E2 KITCHEN ELEVATION 2
1/2 in = 1 ft



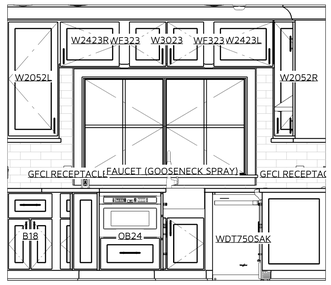
E3 KITCHEN ELEVATION 3
1/2 in = 1 ft



E4 KITCHEN ELEVATION 4
1/2 in = 1 ft

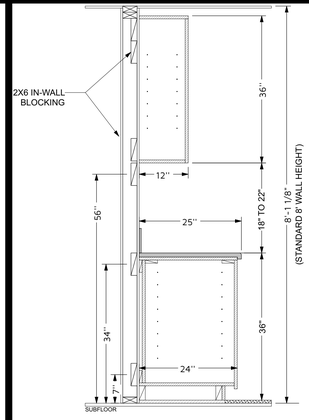


E5 KITCHEN ELEVATION 5
1/2 in = 1 ft



E6 KITCHEN ELEVATION 6
1/2 in = 1 ft

E7 KITCHEN ELEVATION 7
1/2 in = 1 ft



[136] TYP. CABINET CROSS-SECTION
SCALE: 3/4" = 1'-0"

CABINET SCHEDULE - KITCHEN

#	LABEL	QTY	FLR	ROOM	W	D	H	DESCRIPTION	COMMENTS
C01		21	1	KITCHEN			36"	CABINET COUNTERTOP	
C05	3DB27	3	1	KITCHEN	27"	24"	36"	BASE CABINET	
C06	3DB36	1	1	KITCHEN	36"	24"	36"	BASE CABINET	
C11	B17	1	1	KITCHEN	17 1/4"	24"	36"	BASE CABINET	
C12	B18	2	1	KITCHEN	18"	24"	36"	BASE CABINET	
C13	B21	1	1	KITCHEN	21"	24"	36"	BASE CABINET	
C14	B2111	5	1	KITCHEN	21"	10 1/2"	36"	BASE CABINET	
C15	B24	1	1	KITCHEN	24"	24"	36"	BASE CABINET	
C35	BF2	2	1	KITCHEN	1 1/2"	24"	36"	BASE CABINET FILLER	
C36	BF3	3	1	KITCHEN	3"	24"	36"	BASE CABINET FILLER	
C37	OB24	1	1	KITCHEN	24"	24"	36"	BASE CABINET	
C40	SB3027	1	1	KITCHEN	30"	27"	36"	BASE CABINET	
C42	UI324106R	1	1	KITCHEN	12 11/16"	24"	106"	UTILITY CABINET	
C53	U924106L	1	1	KITCHEN	9"	24"	106"	UTILITY CABINET	
C54	U924106R	1	1	KITCHEN	9"	24"	106"	UTILITY CABINET	
C55	W2052L	1	1	KITCHEN	20 1/4"	12"	52"	WALL CABINET	
C56	W2052R	1	1	KITCHEN	20 1/4"	12"	52"	WALL CABINET	
C57	W2152L	1	1	KITCHEN	21"	12"	52"	WALL CABINET	
C58	W2423L	1	1	KITCHEN	24"	12"	22 7/8"	WALL CABINET	
C59	W2423R	1	1	KITCHEN	24"	12"	22 7/8"	WALL CABINET	
C61	W2652L	2	1	KITCHEN	25 1/2"	12"	52"	WALL CABINET	
C63	W3023	1	1	KITCHEN	30"	12"	22 7/8"	WALL CABINET	
C65	W3618	1	1	KITCHEN	36"	12"	18"	WALL CABINET	
C66	W363524	1	1	KITCHEN	36"	24"	35 7/16"	WALL CABINET	
C68	WF323	2	1	KITCHEN	3"	12"	23"	WALL CABINET FILLER	

These drawings are sample plans and are not intended for construction.

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

PRINTED SCALE BASED ON 30"x42" PAPER SIZE. (E1-SIZE)

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MEMBER AIBD ELAINE ROBERTS DESIGNS

GAFFIN RESIDENCE

25-076 GAFFIN

INTERIOR ELEVATIONS

REVISION TABLE

NUMBER	DESCRIPTION	DATE UPDATED

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

DATE: 1/20/2026
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
25-076 GAFFIN

JIMMY PARKER MEMBER AIBD ORIGINAL DESIGN

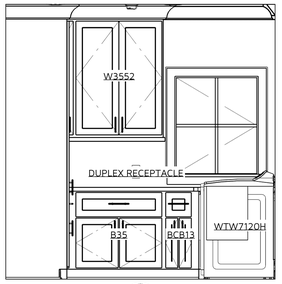
REV: B

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.

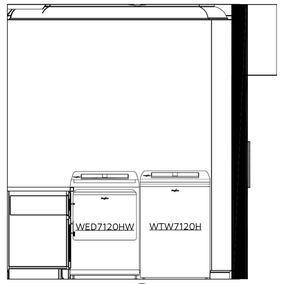
PRINTED SCALE BASED ON 30"x42" PAPER SIZE. (E1-SIZE)

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

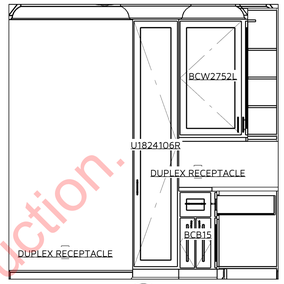
SHEET: D-1



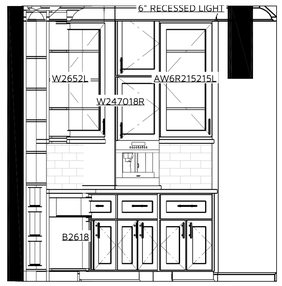
E13 LAUNDRY ELEVATION 1
1/2 in = 1 ft



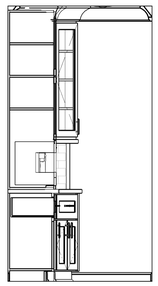
E14 LAUNDRY ELEVATION 2
1/2 in = 1 ft



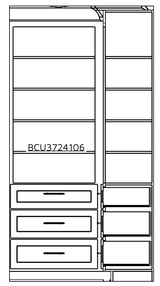
E17 LAUNDRY ELEVATION 3
1/2 in = 1 ft



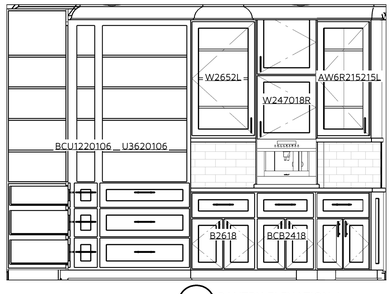
E8 PANTRY ELEVATION 1
1/2 in = 1 ft



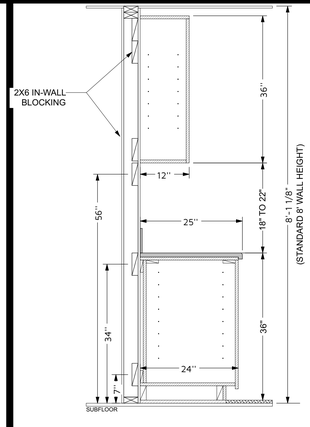
E9 PANTRY ELEVATION 2
1/2 in = 1 ft



E11 PANTRY ELEVATION 3
1/2 in = 1 ft



E12 PANTRY ELEVATION 4
1/2 in = 1 ft



[136] TYP. CABINET CROSS-SECTION
SCALE: 3/4" = 1'-0"

CABINET SCHEDULE - PANTRY - LAUNDRY

#	LABEL	QTY	FLR	ROOM	W	D	H	DESCRIPTION	COMMENTS
C01		4	1	LAUNDRY			36"	CABINET COUNTERTOP	
C02		3	1	PANTRY			36"	CABINET COUNTERTOP	
C03	AB6R2115	1	1	PANTRY	21"	15"	36"	ANGLE FRONT BASE CABINET	
C04	AW6R215215L	1	1	PANTRY	21"	14 11/16"	52"	ANGLE FRONT WALL CABINET	
C05	B2618	1	1	PANTRY	25 1/2"	18"	36"	BASE CABINET	
C06	B35	1	1	LAUNDRY	34 5/8"	24"	36"	BASE CABINET	
C07	BCB13	1	1	LAUNDRY	12 7/8"	24"	36"	BASE CABINET	
C08	BCB130	1	1	LAUNDRY	11 1/4"	29 15/16"	36"	BASE CABINET FILLER	
C09	BCB15	1	1	LAUNDRY	15"	24"	36"	BASE CABINET	
C10	BCB2418	1	1	PANTRY	24"	18"	36"	BASE CABINET	
C11	BCU1220106	1	1	PANTRY	12"	19 3/4"	106"	UTILITY CABINET	
C12	BCU3724106	1	1	PANTRY	36 3/4"	24"	106"	UTILITY CABINET	
C13	BCW1552L	1	1	LAUNDRY	15"	12"	52"	WALL CABINET	
C14	BCW2752L	1	1	LAUNDRY	27"	12"	52"	WALL CABINET	
C15	U1824106R	1	1	LAUNDRY	18"	24"	106"	UTILITY CABINET	
C16	U3620106	1	1	PANTRY	36"	19 3/4"	106"	UTILITY CABINET	
C17	W247018R	1	1	PANTRY	24"	18"	70"	WALL CABINET	
C18	W2652L	1	1	PANTRY	25 1/2"	12"	52"	WALL CABINET	
C19	W3552	1	1	LAUNDRY	34 5/8"	12"	52"	WALL CABINET	

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

PRINTED SCALE BASED ON 30"x42" PAPER SIZE. (E1-SIZE)

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MEMBER AID BD. ASSOCIATE DESIGNER

GAEFIN RESIDENCE

25-076 GAEFIN

INTERIOR ELEVATIONS

REVISION TABLE

NUMBER	DESCRIPTION	DATE UPDATED

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

DATE: 1/20/2026
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
25-076 GAEFIN

JIMMY PARKER MEMBER AID BD. ASSOCIATE DESIGNER ORIGINAL DESIGN

REV: B

CONSTRUCTION DETAILS AND SECTIONS:
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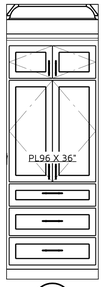
PRINTED SCALE BASED ON 30"x42" PAPER SIZE. (E1-SIZE)

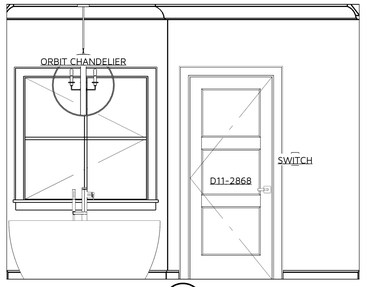
0 1/4 1/2 3/4 1 1 1/4 1 1/2 1 3/4 2

SHEET: D-2

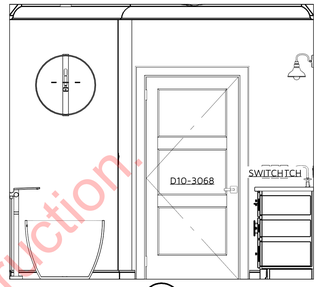
These drawings are sample plans and are not intended for construction.



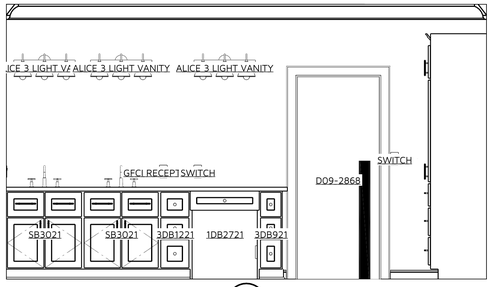
E24 MASTER BATH ELEVATION 1
1/2 in = 1 ft



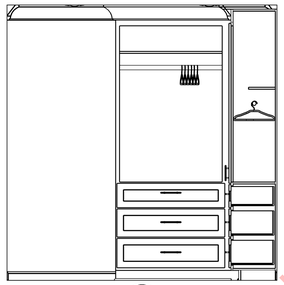
E25 MASTER BATH ELEVATION 2
1/2 in = 1 ft



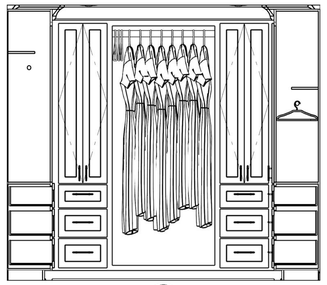
E26 MASTER BATH ELEVATION 3
1/2 in = 1 ft



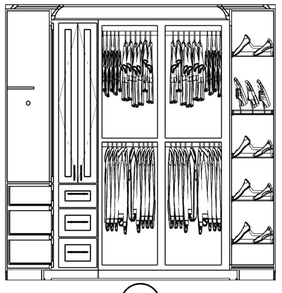
E27 MASTER BATH ELEVATION 4
1/2 in = 1 ft



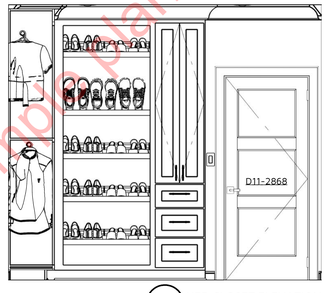
E18 HER CLOSET ELEVATION 1
1/2 in = 1 ft



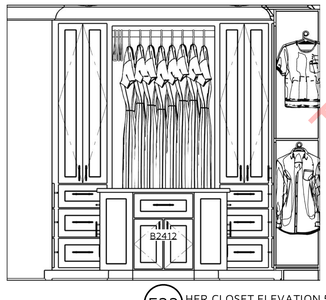
E19 HER CLOSET ELEVATION 2
1/2 in = 1 ft



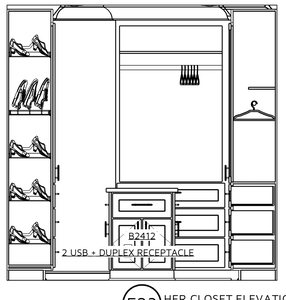
E20 HER CLOSET ELEVATION 3
1/2 in = 1 ft



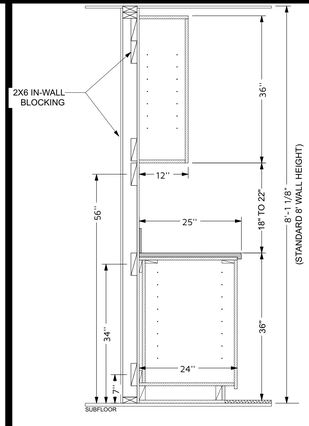
E21 HER CLOSET ELEVATION 4
1/2 in = 1 ft



E22 HER CLOSET ELEVATION 5
1/2 in = 1 ft



E23 HER CLOSET ELEVATION 6
1/2 in = 1 ft



[136] TYP. CABINET CROSS-SECTION
SCALE: 3/4" = 1'-0"

CABINET SCHEDULE MASTER SUITE

#	LABEL	QTY	FLR	ROOM	W	D	H	DESCRIPTION	COMMENTS
C01		4	1	HER CLOSET			36"	CABINET COUNTERTOP	
C02		1	1	LIN			36"	CABINET COUNTERTOP	
C03		5	1	MASTER BATH			36"	CABINET COUNTERTOP	
C04	1DB2721	1	1	MASTER BATH	27"	21"	36"	BASE CABINET	
C05	3DB1221	1	1	MASTER BATH	12"	21"	36"	BASE CABINET	
C06	3DB921	1	1	MASTER BATH	9"	21"	36"	BASE CABINET	
C07	B2412	4	1	HER CLOSET	24"	12"	36"	BASE CABINET	
C08	B38	1	1	LIN	38"	24"	36"	BASE CABINET	
C09	BCU2018106	1	1	HER CLOSET	20"	18"	106"	UTILITY CABINET	
C10	BCU2218106	2	1	HIS CLOSET	22"	18"	106"	UTILITY CABINET	
C11	BCU2718106	1	1	HER CLOSET	26 11/16"	18"	106"	UTILITY CABINET	
C12	BCU3918106	1	1	HER CLOSET	38 15/16"	18"	106"	UTILITY CABINET	
C13	BCU4118106	1	1	HIS CLOSET	41 1/16"	18"	106"	UTILITY CABINET	
C14	BCU4318106	1	1	HIS CLOSET	43 1/8"	18"	106"	UTILITY CABINET	
C15	PL96 X 36"	1	1	MASTER BATH	36"	22"	96"	UTILITY CABINET	
C16	SB3021	2	1	MASTER BATH	30"	21"	36"	BASE CABINET	
C17	U2018106	3	1	HER CLOSET	20"	18"	106"	UTILITY CABINET	
C18	U2018106	1	1	HIS CLOSET	20"	18"	106"	UTILITY CABINET	
C19	U2518106	1	1	HER CLOSET	24 11/16"	18"	106"	UTILITY CABINET	
C20	U4318106	2	1	HER CLOSET	43 1/8"	18"	106"	UTILITY CABINET	
C21	W387024	1	1	LIN	38"	24"	70"	WALL CABINET	

CONSTRUCTION DETAILS AND SECTIONS:
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- SLAB DETAILS ARE STANDARD DESIGN AND GENERIC IN NATURE.
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PRINTED SCALE BASED ON 30"x42" PAPER SIZE. (E1-SIZE)

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

NOTE:
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- FINAL CABINET DESIGN AND LAYOUT BY CABINET BUILDER

PRINTED SCALE BASED ON 30"x42" PAPER SIZE. (E1-SIZE)

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MEMBER AIBD ELAINE ROBERTS DESIGNS

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INTERIOR ELEVATIONS

REVISION TABLE

NUMBER	DESCRIPTION	DATE UPDATED

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

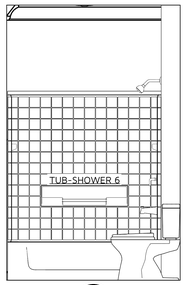
DATE: 1/20/2026
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
25-076 GAFFIN

JIMMY PARKER MEMBER AIBD ORIGINAL DESIGN

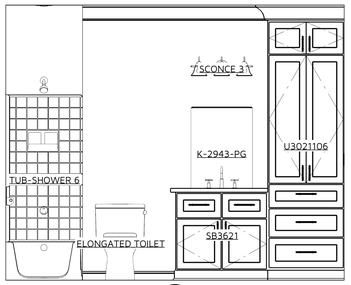
REV: B

SHEET: D-3

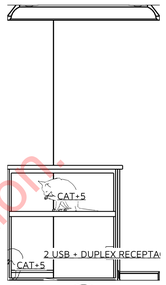
These drawings are sample plans and are not intended for construction.



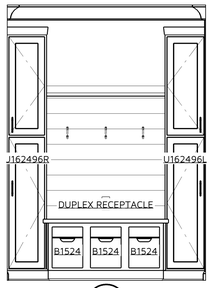
E32 BATH ONE ELEVATION 1
1/2 in = 1 ft



E33 BATH ONE ELEVATION 2
1/2 in = 1 ft



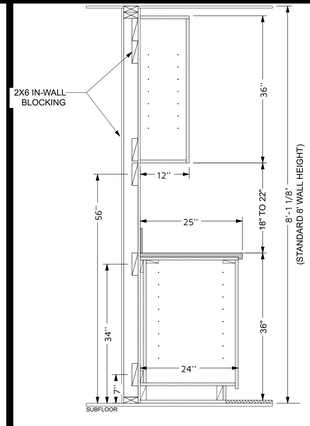
E31 CAT ROOM ELEVATION 1
1/2 in = 1 ft



E29 HALL ELEVATION 1
1/2 in = 1 ft

CABINET SCHEDULE - CABINET SCHEDULE MISC

#	LABEL	QTY	FLR	ROOM	W	D	H	DESCRIPTION	COMMENTS
C01		1	1	BATH ONE			36"	CABINET COUNTERTOP	
C02		1	1	CAT ROOM			45"	CABINET COUNTERTOP	
C03		3	1	HALL			24"	CABINET COUNTERTOP	
C04		1	1	HALL	46 1/4"	6"	1"	SHELF	
C05		1	1	LIVING	24"	233"	17 3/4"	SOFFIT	
C06	B1524	3	1	HALL	15"	24"	24"	BASE CABINET	
C07	B431845	1	1	CAT ROOM	43"	18"	45"	BASE CABINET	
C08	SB3621	1	1	BATH ONE	36"	21"	36"	BASE CABINET	
C09	U162496L	1	1	HALL	16"	24"	96"	UTILITY CABINET	
C10	U162496R	1	1	HALL	15 1/2"	24"	96"	UTILITY CABINET	
C11	U3021106	1	1	BATH ONE	30"	21"	106"	UTILITY CABINET	
C12	U3824106	2	1	LIVING	37 7/8"	24"	106"	UTILITY CABINET	



[136] TYP. CABINET CROSS-SECTION
SCALE: 3/4" = 1'-0"

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

PRINTED SCALE BASED ON 30"x42" PAPER SIZE. (E1-SIZE)

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MEMBER AIBD ELAINE ROBERTS DESIGNS

GAFFIN RESIDENCE

25-076 GAFFIN

INTERIOR ELEVATIONS

REVISION TABLE

NUMBER	DESCRIPTION	DATE UPDATED

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

DATE: 1/20/2026
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
25-076 GAFFIN

JIMMY PARKER MEMBER AIBD ORIGINAL DESIGN

REV: B

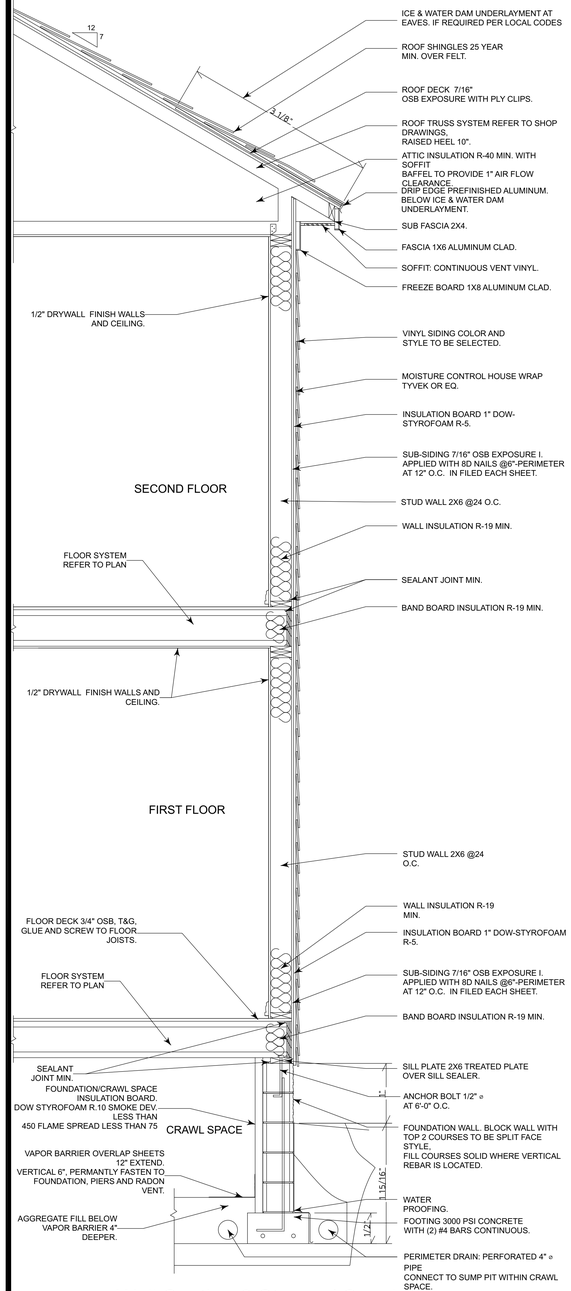
SHEET: D-4

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 30"x42" PAPER SIZE. (E1-SIZE)

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

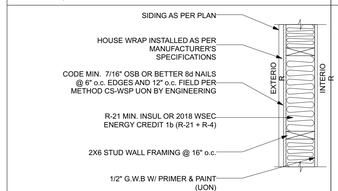
These drawings are sample plans and are not intended for construction.



Wall Section 2 Story w/ Crawl Space

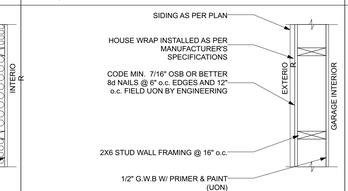
SCALE: 1/2"=1'-0"

Ⓐ TYPE A: EXTERIOR 2X6 WALL, TYP



EXTERIOR WALL (PLAN VIEW) - 2x6 TYP.
SIDING PER ELEVATIONS, AIR BARRIER HOUSE WRAP, 7/16" CDX PLYWOOD (ALT. OSB OR 5/8" T1-11) SHEATHING (VERIFY W/ STRUCT. ENGINEERING &/ OR PRESCRIPTIVE DESIGN), 2X6 STUDS @ 16" O.C. W/ BATT INSULATION (R-21 MIN. OR AS CODE REQ'D.), 1/2" GWB @ INT. SIDE, MUD/TAPE, TEXTURE AND PAINT.

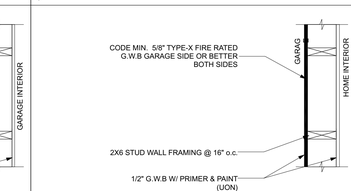
Ⓑ TYPE B: EXTERIOR 2X6 GARAGE WALL, TYP



EXTERIOR GARAGE WALL (PLAN VIEW) - 2x6 TYP.
SIDING PER ELEVATIONS, AIR BARRIER HOUSE WRAP, 7/16" CDX PLYWOOD (ALT. OSB OR 5/8" T1-11) SHEATHING (VERIFY W/ STRUCT. ENGINEERING &/ OR PRESCRIPTIVE DESIGN), 2X6 STUDS @ 16" O.C., G.W.B. AS PER PLAN/ SECTION.

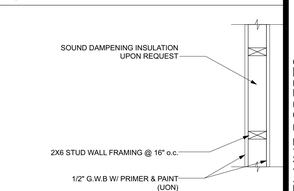
TYPE B1: 2X4 FRAMING
TYPE BX: ADD INSULATION
TYPE BZ: DELETE GWB ON EXTERIOR WALLS

Ⓒ TYPE C: HOUSE TO GARAGE FIRE-RATED 2X6 WALL, TYP



HOUSE TO GARAGE WALL (PLAN VIEW) - 2x6 TYP.
5/8" TYPE-X FIRE-REATED GWB EACH SIDE OVER 2X6 STUDS @ 16" O.C. W/ ROXUL FIREPROOF INSUL. (OR AS CODE REQ'D.) FULL HEIGHT & WIDTH OF WALL U.O.N., - MUD / TAPE, TEXTURE AND PAINT

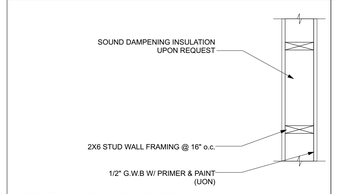
Ⓓ TYPE D: INTERIOR, 2X4 WALL, TYP



INTERIOR WALL (PLAN VIEW) - 2x4 TYP
1/2" GWB EACH SIDE, 2X4 STUDS @ 16" O.C., MUD / TAPE, TEXTURE AND PAINT.

TYPE D1: ADD SOUNDPROOFING INSUL. FULL HEIGHT & WIDTH OF WALL.

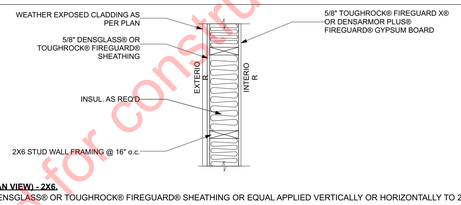
Ⓔ TYPE E: INTERIOR 2X6 WALL, TYP



INTERIOR WALL (PLAN VIEW) - 2x6 TYP.
1/2" GWB EACH SIDE, 2X6 STUDS @ 16" O.C., MUD / TAPE, TEXTURE AND PAINT.

TYPE E1: ADD SOUNDPROOFING INSUL. FULL HEIGHT & WIDTH OF WALL.

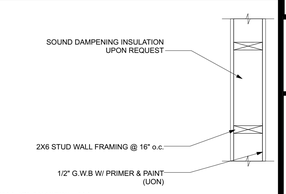
Ⓕ TYPE F: FIRE-RATED EXTERIOR WALL



FIRE RATED WALL (PLAN VIEW) - 2X6.
EXTERIOR SIDE: 5/8" DENSGLASS® OR TOUGHROCK® FIREGUARD® SHEATHING OR EQUAL APPLIED VERTICALLY OR HORIZONTALLY TO 2X6 DF#2 STUDS @ 16" OC WITH 1 3/4" GALVANIZED ROOFING NAILS 7" OC. EXTERIOR SURFACE COVERED WITH WEATHER EXPOSED CLADDING OR FINISH SYSTEM.
INTERIOR SIDE: ONE LAYER 5/8" TOUGHROCK® FIREGUARD X® OR DENSARMOR PLUS® FIREGUARD® GYPSUM BOARD OR EQUAL, APPLIED VERTICALLY OR HORIZONTALLY TO 2X6 DF#2 STUDS @ 16" OC WITH 1 7/8" 6d COATED NAILS @ 7" OC. STAGGER JOINTS EACH SIDE. ULC W301 ALLOWS VERTICAL APPLICATION ONLY.

TYPE F1: SUBSTITUTE 2X4 DF#2 STUDS FOR 2X6.

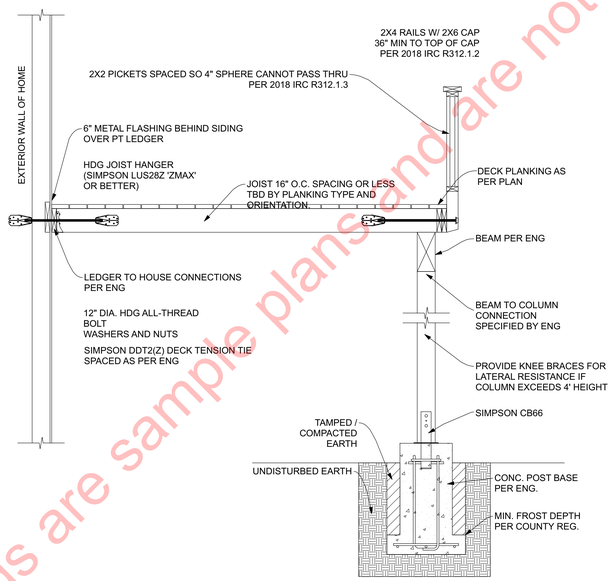
Ⓖ TYPE G: DEMO WALL, TYP

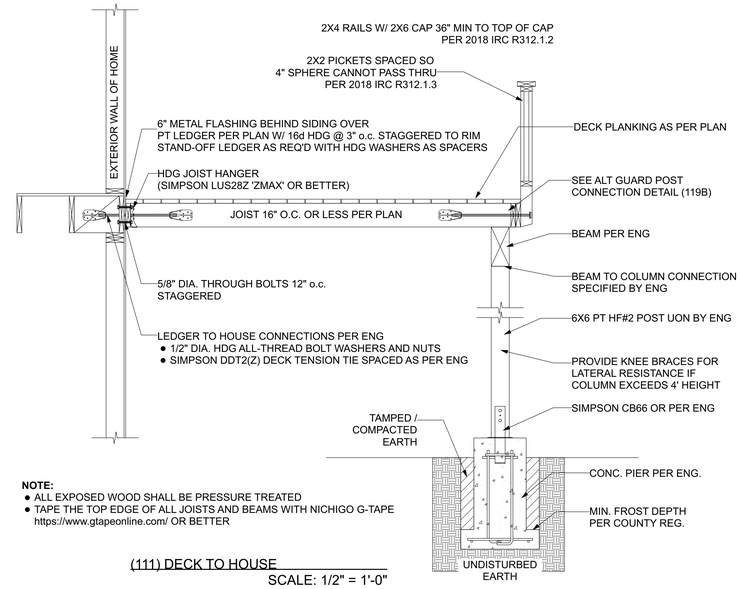


DEMO WALL (PLAN VIEW) - ALL
WALLS SHALL BE DRAWN AS RED DASHED LINES AND SET AS A LOCKED LAYER AT BACK (38). TO BE USED TO PROVIDE QUICK REFERENCE OF WHERE REMOVED WALLS WERE LOCATED

(056) WALL TYPES
SCALE: 1" = 1'-0"

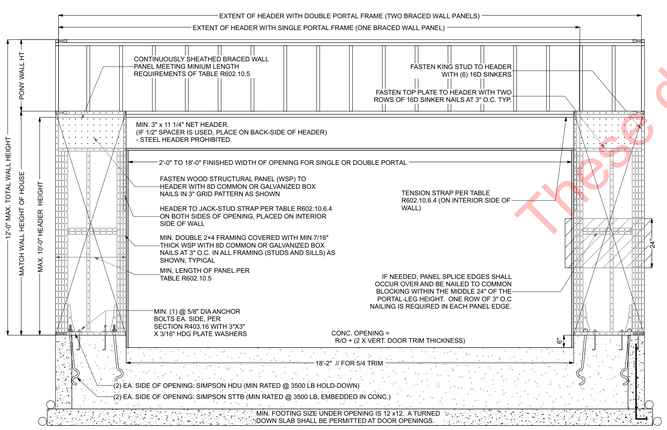
NOTE:
- ALL EXPOSED WOOD SHALL BE PRESSURE TREATED
- TAPE THE TOP EDGE OF ALL JOISTS AND BEAMS WITH NICHIGO G-TAPE https://www.gtapeonline.com/ OR BETTER



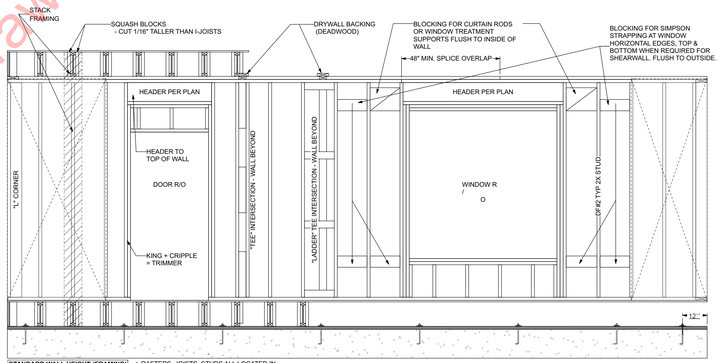


NOTE:
- ALL EXPOSED WOOD SHALL BE PRESSURE TREATED
- TAPE THE TOP EDGE OF ALL JOISTS AND BEAMS WITH NICHIGO G-TAPE https://www.gtapeonline.com/ OR BETTER

(111) DECK TO HOUSE
SCALE: 1/2" = 1'-0"



[043A] PORTAL FRAME WITH HOLD DOWNS
SCALE: 1/2" = 1'-0"



STANDARD WALL HEIGHT (FRAMING)		
TYP	EXACT	STUDS (IN)
8'	8'-1 1/8"	92 5/8
9'	9'-1 1/8"	104 5/8
10'	10'-1 1/8"	116 5/8
11'	11'-1 1/8"	128 5/8
12'	12'-1 1/8"	140 5/8

- RAFTERS, JOISTS, STUDS ALL LOCATED IN VERT. ALIGNMENT.
- WHEN STICK FRAMING LAYOUT EVERYTHING TO SUPPORT THE RAFTERS ON DOWN.
- FOR TRUSSES, THEY ARE 24" o.c. SO STACK FRAMING IS ONLY VIABLE EVERY 4'-0" o.c. FOR 16" o.c. STUD WALLS.

[054] TYP. EXTERIOR WALL FRAMING
SCALE: 1/2" = 1'-0"

TYPICAL CONSTRUCTION DETAILS AND METHODS
TYPICAL CONSTRUCTION DETAILS AND METHODS ARE SHOWN ON THESE DRAWINGS.
REFER TO SPECIFIC NOTES AND DETAILS PROVIDED ON THESE PLANS.
REFER TO LOCAL AND NATIONAL BUILDING CODES FOR EXACT CONSTRUCTION METHODS AND REQUIREMENTS.
REFER TO SOIL REPORT OR GEOTECHNICAL ENGINEERING REPORT AS APPLICABLE.
REFER TO STRUCTURAL ENGINEERING DOCUMENTS IF APPLICABLE.

CONSTRUCTION DETAILS AND SECTIONS:
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- REFER TO BUILDING COMPANY OR SUPPLIER FOR FINAL DESIGN AND DETAILS.

CONSTRUCTION DETAILS AND SECTIONS:
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PRINTED SCALE BASED ON 30"x42" PAPER SIZE. (E1-SIZE)

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

JIMMY PARKER MEMBER AIBD ORIGINAL DESIGN

REV: B

SHEET: D-5

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MEMBER AIBD ELAINE ROBERTS DESIGNS

WALL DETAILS/SECTIONS

REVISION TABLE

NUMBER	DESCRIPTION	DATE

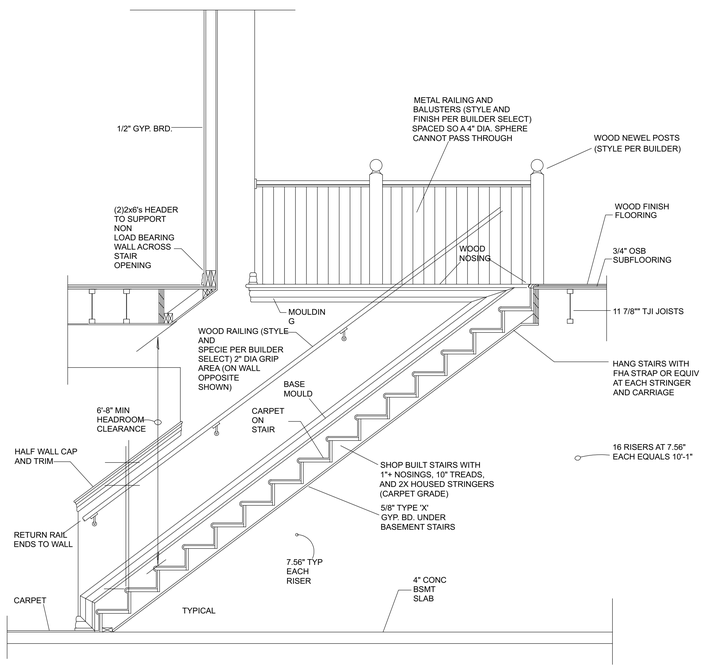
GAFFIN RESIDENCE

25-076 GAFFIN

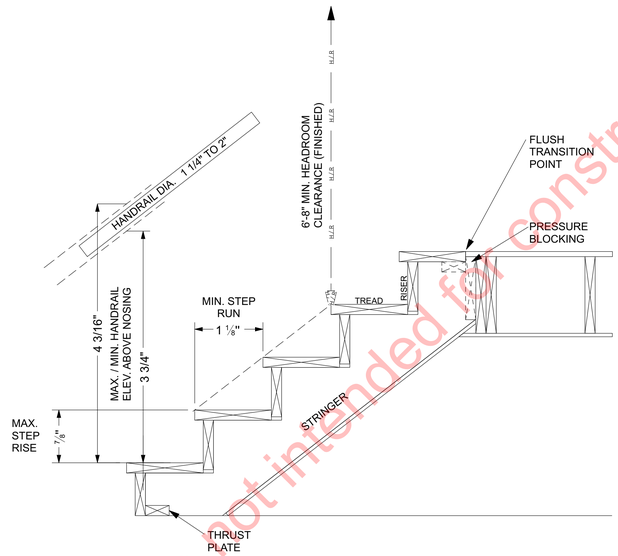
SCALE: 1/4"=1'-0" UNLESS NOTED OTHERWISE

DATE: 1/20/2026
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
25-076 GAFFIN

These drawings are sample plans and are not intended for construction



1 Story Straight Run Stair Section



NOTES:

- SPACING BETWEEN INTERMEDIATE GUARDRAIL MEMBERS TO BE A MAXIMUM OF 4" CLEAR SUCH THAT A SPHERE OF 4" DIA SHALL NOT PASS THROUGH ANY OPENING.
- HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN THE NEWEL POSTS OR SAFETY TERMINALS PER SBC 1009.11.5.
- R311.7.5.2.1 WINDER TREADS.
  - WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 10 INCHES MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE.
  - WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 6 INCHES AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIR.
  - WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE WALKLINE SHALL NOT EXCEED THE SMALLEST WINDER TREAD BY MORE THAN 3/8 INCH.
  - CONSISTENTLY SHAPED WINDERS AT THE WALKLINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND SHALL NOT BE REQUIRED TO BE WITHIN 3/8 INCH OF THE RECTANGULAR TREAD DEPTH.
- R311.7.5.3 NOSINGS.
  - NOSINGS AT TREADS, LANDINGS AND FLOORS OF STAIRWAYS SHALL HAVE A RADIUS OF CURVATURE AT THE NOSING NOT GREATER THAN 9/16 INCH OR A BEVEL NOT GREATER THAN 1/2 INCH. A NOSING PROJECTION NOT LESS THAN 3/4 INCH AND NOT MORE THAN 11/4 INCHES SHALL BE PROVIDED ON STAIRWAYS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH WITHIN A STAIRWAY.
  - EXCEPTION: A NOSING PROJECTION IS NOT REQUIRED WHERE THE TREAD DEPTH IS NOT LESS THAN 11 INCHES.
- PREVENT STRINGERS FROM DIRECT CONTACT WITH CONCRETE OR GROUND BY PLACING THEM ON PT PLATES IF APPLICABLE.

ADA STEP SPECS

- MAX. STEP RISE: 7"
- MIN. STEP RUN: 11"

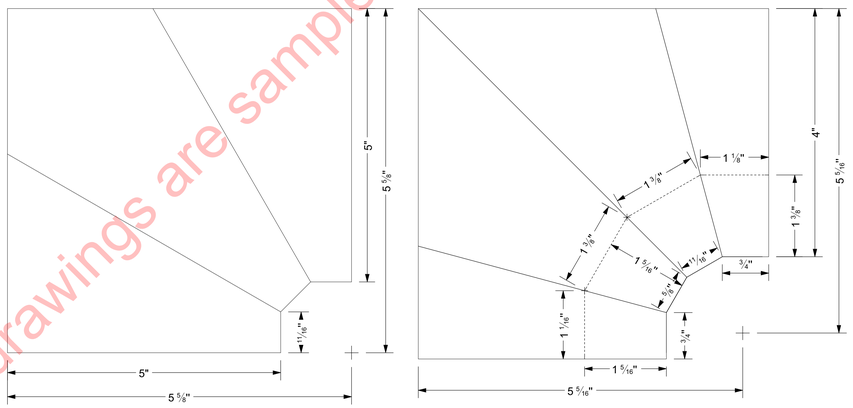
R311.7.5.2.1 WINDER TREADS

- WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 10 INCHES MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE.
- WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 6 INCHES AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIR.
- WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE WALKLINE SHALL NOT EXCEED THE SMALLEST WINDER TREAD BY MORE THAN 3/8 INCH.
- CONSISTENTLY SHAPED WINDERS AT THE WALKLINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND SHALL NOT BE REQUIRED TO BE WITHIN 3/8 INCH OF THE RECTANGULAR TREAD DEPTH.

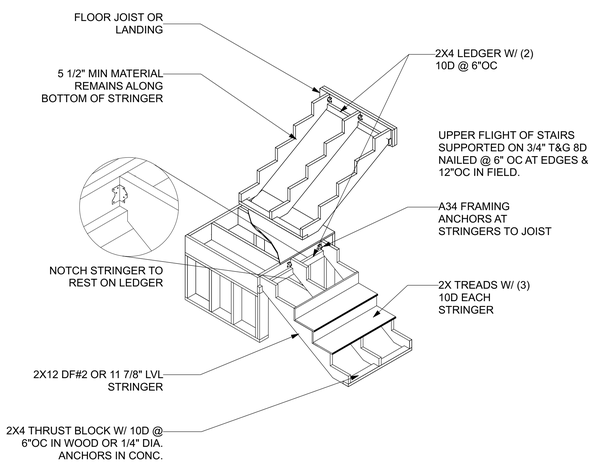
EXCEPTION: THE TREAD DEPTH AT SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.7.10.1.

R311.7.4 WALKLINE.

- THE WALKLINE ACROSS WINDER TREADS AND LANDINGS SHALL BE CONCENTRIC TO THE TURN AND PARALLEL TO THE DIRECTION OF TRAVEL ENTERING AND EXITING THE TURN.
- THE WALKLINE SHALL BE LOCATED 12 INCHES FROM THE INSIDE OF THE TURN.
- THE 12-INCH DIMENSION SHALL BE MEASURED FROM THE WIDEST POINT OF THE CLEAR STAIR WIDTH AT THE WALKING SURFACE.
- WHERE WINDERS ARE ADJACENT WITHIN A FLIGHT, THE POINT OF THE WIDEST CLEAR STAIR WIDTH OF THE ADJACENT WINDERS SHALL BE USED.



[109] WINDER STAIRS
SCALE: 1" = 1'-0"



[107] GENERIC STAIR LINE DRAWING
SCALE: NTS

TYPICAL CONSTRUCTION DETAILS AND METHODS
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REFER TO SPECIFIC NOTES AND DETAILS PROVIDED ON THESE PLANS.
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REFER TO STRUCTURAL ENGINEERING DOCUMENTS IF APPLICABLE.

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CONSTRUCTION DETAILS AND SECTIONS:
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PRINTED SCALE BASED ON 30"x42" PAPER SIZE, (E1-SIZE)

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

JIMMY PARKER MEMBER AIBD ORIGINAL DESIGN

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WWW.ELAINEROBERTSDESIGNS.COM

MEMBER AIBD ELAINE ROBERTS DRAFTERS AND DESIGNERS

GAFFIN RESIDENCE

25-076 GAFFIN

STAIR DETAILS/SECTIONS

REVISION TABLE

NUMBER	DESCRIPTION	DATE

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

DATE: 1/20/2026
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
25-076 GAFFIN

REV: B

SHEET: D-6

These drawings are sample plans and are not intended for construction

C1

C2

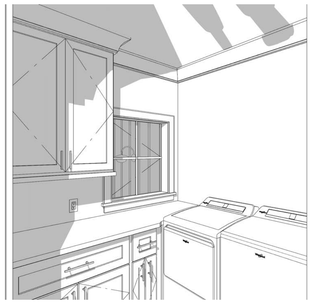
C3

C4

C5

C6

C7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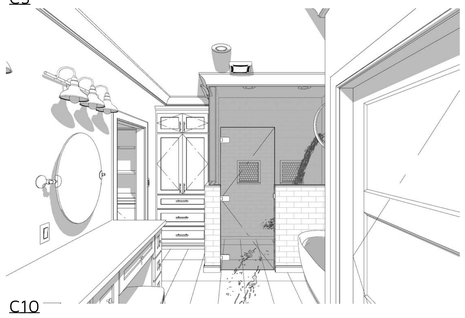
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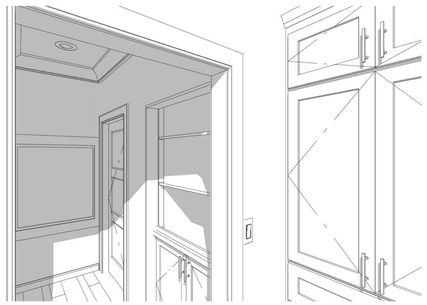
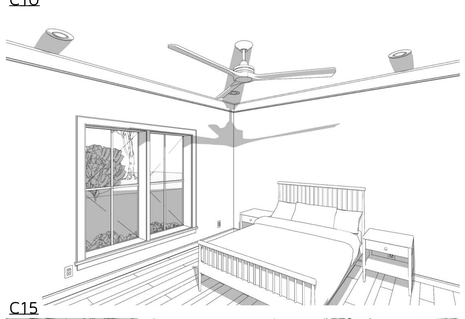
C11


C12

C13

C14

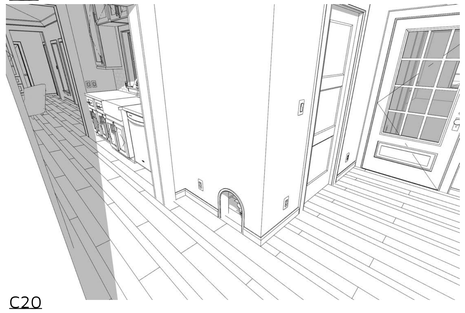

C15

C16

C17

C18

C19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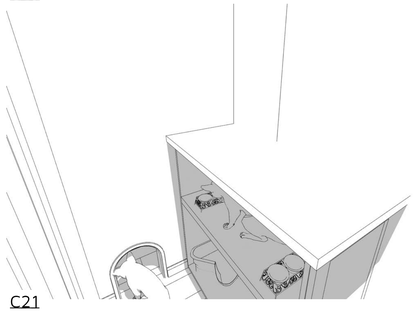
C21

ELEVATION - REAR - RIGHT

These drawings are sample plans and are not intended for construction.

FINISH NOTES:
RENDERINGS ARE NOT TO SCALE; ALL RENDERINGS ARE FOR ARTISTIC DEPICTION ONLY. PLAN UPDATES MAY NOT BE REFLECTED IN RENDERINGS. RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION.
FINAL FINISHES SHALL BE CONFIRMED WITH THE HOME OWNER PRIOR TO APPLICATION.

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 30"x42" PAPER SIZE. (E1-SIZE)

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

JIMMY PARKER MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGNERS ORIGINAL DESIGN

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ER DD

GAFFIN RESIDENCE

25-076 GAFFIN

INTERIOR RENDERINGS

REVISION TABLE

NUMBER	DESCRIPTION
	PER UPDATED

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

DATE: 1/20/2026
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
25-076 GAFFIN

REV: B

SHEET: R-1