

# GAFFIN RESIDENCE

ERDD PROJECT #: 25-076

HOME OWNER: GAFFIN RESIDENCE  
 PROJECT ADDRESS:  
 LEGAL ADDRESS: LEGAL DESCRIPTION HERE  
 STORM WATER:  
 BLDG PERMIT #:

Layout Page Table

Label	Title
T-0	TITLE PAGE
A-0-1	GENERAL NOTES
A-1	FIRST FLOOR PLAN
A-2	SECOND FLOOR PLAN
A-3	OVERALL EXTERIOR ELEVATIONS
A-4	OVERALL EXTERIOR ELEVATIONS
A-5	SHELL PLAN/WALL LOCATION PLAN
A-6	BUILDING CROSS SECTIONS
A-7	FOUNDATION PLAN
A-8	FOUNDATION - SLAB DETAILS
A-9	ROOF PLAN
A-10	FLOOR/CEILING/ROOF FRAMING
A-11	FRAMING DETAILS
E-1	FIRST FLOOR ELECTRICAL PLAN
E-2	SECOND FLOOR ELECTRICAL PLAN
D-1	INTERIOR ELEVATIONS
D-2	INTERIOR ELEVATIONS
D-3	INTERIOR ELEVATIONS
D-4	INTERIOR ELEVATIONS
D-5	WALL DETAILS/SECTIONS
D-6	STAIR DETAILS/SECTIONS
R-1	INTERIOR RENDERINGS



## FRONT ELEVATION

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 NATIONAL FIRE CODE  
 2021 NATIONAL ELECTRIC CODE  
 ANS/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 MANUFACTURER'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.

GENERAL NOTES  
 1. ALL WORK SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (I.R.C.), ALL LOCAL BUILDING CODES, ZONING ORDINANCES, AND ALL APPLICABLE LOCAL CODES.  
 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD PRIOR TO START OF CONSTRUCTION.  
 3. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER/ENGINEER 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 MATERIAL SHALL BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND INDUSTRY STANDARDS.

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-19 MINIMUM. FLOORS OVER UNCONDITIONED SPACE: R-19 MINIMUM.  
 3. VAPOR BARRIERS INSTALLED PER CLIMATE ZONE REQUIREMENTS AND MANUFACTURER'S INSTRUCTIONS.  
 5. WINDOW/DOOR FLASHINGS INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND INTEGRATED WITH WRB.  
 6. ALL EXTERIOR PENETRATIONS SEALED WITH APPROVED SEALANT.

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.

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.  
 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.

THESE DRAWINGS AND CONCEPTS, ADDITIONALLY KNOWN AS GAFFIN RESIDENCE DESIGN PLANS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF ELAINE ROBERTS DRAFTERS AND DESIGNERS. DEVELOPER 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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BUILDING AREA CALCULATIONS	
FIRST FLOOR (MAIN LEVEL):	2901 SQ.FT.
SECOND FLOOR:	940 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.

REVISION TABLE				
NUMBER	DATE	REVISOR	DESCRIPTION	
1	1/20/2026	J.PARKER	5QFT UPDATED	

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 (WEATHER RESISTANT BARRIER).  
 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.

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.

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.

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.

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.

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.

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

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.

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.

ELAINE ROBERTS  
 DRAFTERS AND DESIGNERS

1528 PEACHTREE LANE SW,  
 CULLMAN, AL 35056  
 O: 256-735-4032  
 E: CONTACT@ELAINEROBERTSDSIGN.COM  
 WWW.ELAINEROBERTSDSIGN.COM

DATE: 1/20/2026

REV: B  
 SHEET: T-0



**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.

**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.

**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.  
 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.

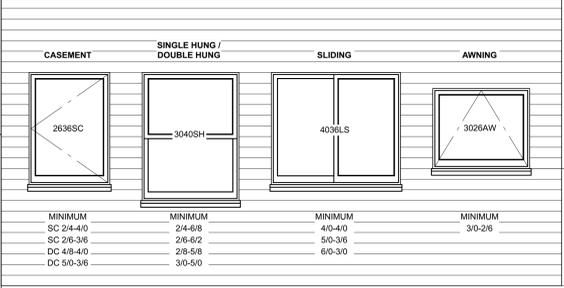
**SITE WORK**  
 1. SITE WORK SHALL CONFORM TO APPROVED CIVIL PLANS AND LOCAL ORDINANCES.  
 2. VERIFY PROPERTY LINES, SETBACKS, AND EASEMENTS PRIOR TO START OF CONSTRUCTION.  
 3. GRADE SITE TO PROVIDE MINIMUM 6" FALL WITHIN FIRST 10' FROM STRUCTURE.  
 4. PROVIDE POSITIVE DRAINAGE AWAY FROM FOUNDATION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

**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 5.7 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.  
 • 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.

**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.

**WINDOW LABEL LEGEND**

LABEL DESCRIPTION	CODE
FX FIXED	O
SH SINGLE HUNG	OX
SBH DOUBLE HUNG	XX
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	

LABEL	DOOR SCHEDULE												
	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"	61"	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"x33" (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"x17" (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"
COMMENT S													

LABEL	DOOR SCHEDULE												
	D14-2868	D15-3068	D16-3068	D17-3080	D18-6068	D19-3068	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- DOOR CHDS	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" (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" (2)	
THK	1 3/8"		1 3/8"		1 3/4"	1 3/8"				1 3/4"	1 3/4"	1 3/4"	
COMMENTS													

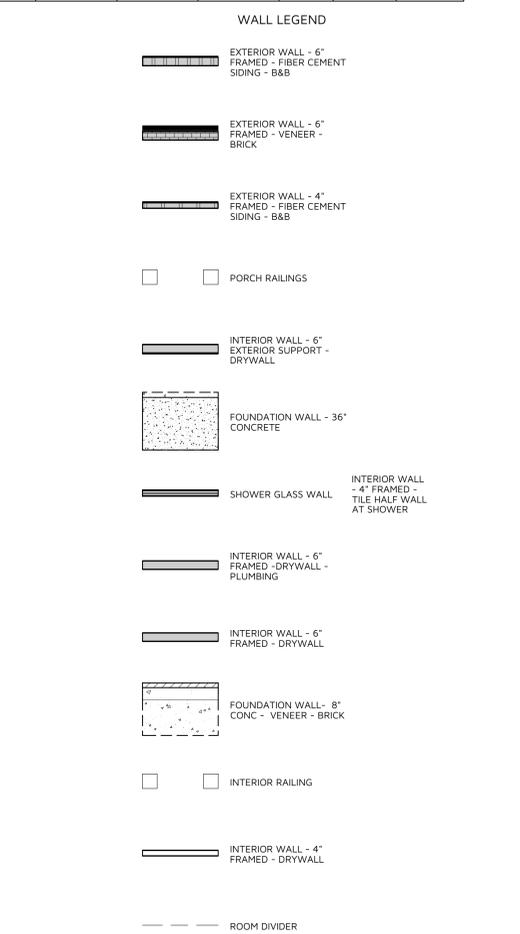
**DOOR AND WINDOW NOTES:**  
 1 EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.  
 2 ALL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

**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 LOCATION 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.

**SPECIFICATIONS:**  
 • 2"x4" WOOD STUD WALLS THROUGHOUT, 9' HEIGHT OR AS NOTED  
 • DOUBLE HUNG WINDOWS  
 • 7/16" WATER 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



LABEL	WINDOW SCHEDULE														
	W01-543ZDC 5'-4" X 3'-2"	W02-544ODC	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	1	1	1	1	1	1	1	1	2	1	1	1	1	1
SIZE	543ZDC	544ODC	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"	38"	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	YES	YES	YES
TEMP															
DESC	DOUBLE CASEMENT-HL	DOUBLE CASEMENT-HL	SINGLE CASEMENT-HL	SINGLE CASEMENT-HL	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)							
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 2 1 3/4

ELAINE ROBERTS. DRAFTERS AND DESIGNERS. 1528 PEACHTREE LANE SW, CULVERSVILLE, TN 37038. E-CONTACT@ELAINEROBERTSDESIGNS.COM WWW.ELAINEROBERTSDESIGNS.COM

NUMBER 1 ALL IN ONE BUILDING DESIGN ORIGINAL DESIGN

GREEN RESIDENCE 25-076 GREEN

GENERAL NOTES REVISION TABLE

DATE: 1/20/2026 DRAWN BY: E.E.D.D. DESIGNED BY: E.E.D.D. NUMBER OF REVISIONS: 0

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

REV: B

SHEET: A-O.

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"	36"	12"	48"	180"	32"	32"	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"x33" (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)	2"x8"x33" (2)
THK	1 3/8"	1 3/8"	1 3/8"	1 3/8"	1 3/8"	1 3/8"	1 3/8"	1 3/8"	1 3/8"	1 3/8"	1 3/8"	1 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"	80"	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	DOORWAY	EXT. QUAD SLIDER- GLASS PANEL	GARAGE- GARAGE DOOR CHDOS	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" (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" (2)	2"x41" (2)
THK	1 3/8"	1 3/8"	1 3/8"	1 3/8"	1 3/4"	1 3/8"	1 3/8"	1 3/8"	1 3/4"	1 3/4"	1 3/4"	1 3/4"	1 3/4"
COMMENTS													

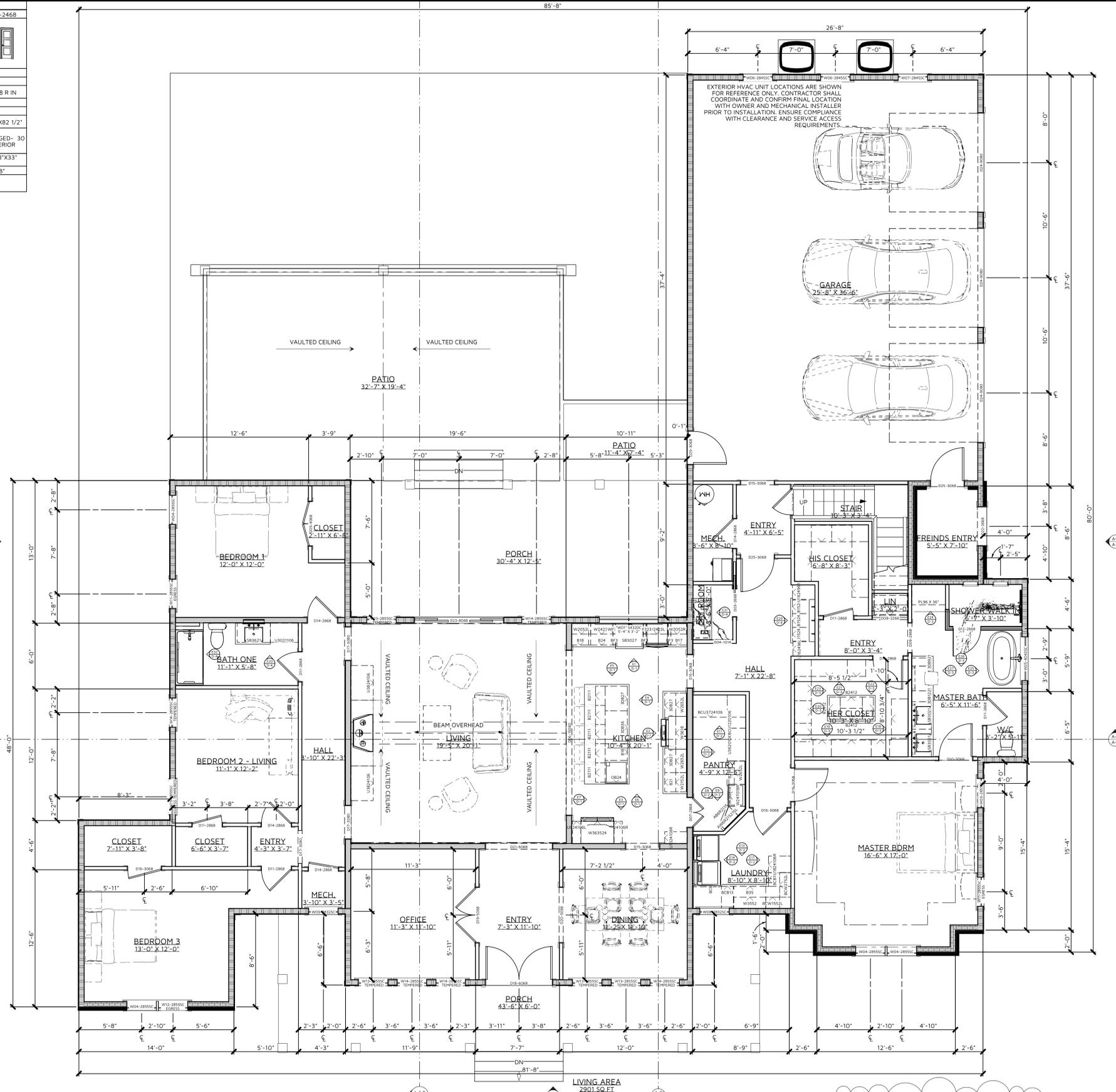
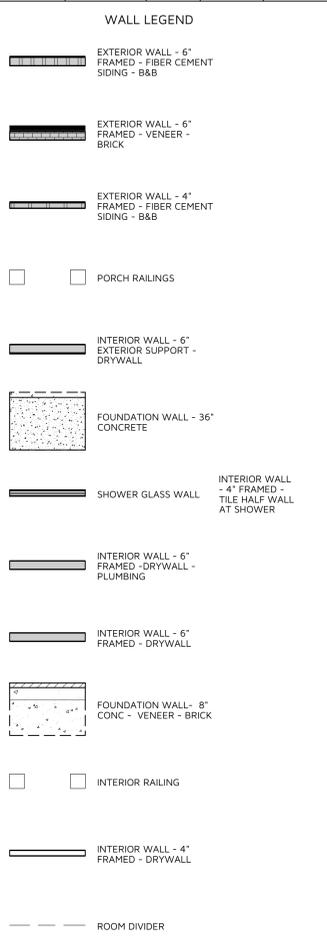
**DOOR AND WINDOW NOTES:**  
 1 EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.  
 2 ALL 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.  
 6 GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60  
 7 GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS

**CARPENTRY NOTES:**  
 FINISH CARPENTRY...  
 1 ALL HOLDINGS 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 SHELVEING - SOUTHERN PINE, AND/OR PLYWOOD VENEERED WOOD WITH SOLID EDGING, OR ANY OTHER WOOD COMPLEMENTING 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:**  
 1 2"x4" WOOD STUD WALLS THROUGHOUT, 9' HEIGHT OR AS NOTED  
 2 DOUBLE HUNG WINDOWS  
 3 7/16" WATER BOARD WALL SHEATHING  
 4 12" WP ROOF WITH TITANIUM UDL 30 UNDERPAYMENT AND 24 GA. METAL ROOF  
 5 1"x8" FASCIA W/ 1"x4" AT TOP  
 6 VENTED ROOF AND SOFFIT  
 7 R30 CEILING INSULATION, R13 WALL INSULATION  
 TYPICAL EGRESS REQUIREMENTS:  
 1 24" CLEAR HEIGHT  
 2 20" CLEAR WIDTH  
 3 5.7 SQ. FT. AT UPPER LEVEL  
 4 5.0 SQ. FT. AT LOWER LEVEL  
 5 42" MAX. FINISHED SILL HEIGHT

**GENERAL EGRESS NOTES:**  
 1 EMERGENCY ESCAPE AND RESCUE OPENINGS PER SECTION R310. ONE EXIT DOOR REQUIRED PER SECTION R311.1. DOOR TYPE AND SIZE PER SECTION R311.2.  
 2 R311.1 MEANS OF EGRESS  
 3 THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE.  
 4 THE REQUIRED EGRESS DOOR SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.  
 5 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.  
 6 WHERE EMERGENCY ESCAPE/RESCUE WINDOWS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR.  
 7 EXTERIOR EXIT DOORS SHALL BE 36" MIN. NET CLEAR DOORWAY AND SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE.  
 8 BASEMENTS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW UNDER DECKS AND PORCHES SHALL COMPLY WITH R310.5.

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	2	2	1	1	4	5	1
FLR	1	2	1	1	1	1	1	1	2	1	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	48"	65"	65"	65"	53"	53"	38"	38"	65"	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	YES	YES	YES
TEMP															
DESC	DOUBLE CASEMENT- HL/RH	DOUBLE CASEMENT- HL/RH	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)									
COMMENTS															



**BUILDING AREA CALCULATIONS**

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

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

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

ELAINE ROBERTS, DRAFTERS AND DESIGNERS  
 1528 PEACHTREE LANE SW, CUMMINGS, AL 30808  
 E-CONTACT@ELAINEROBERTSDESIGNS.COM WWW.ELAINEROBERTSDESIGNS.COM  
 JIMMY PARKER, ORIGINAL DESIGN  
 DATE: 1/20/2026  
 DRAWN BY: E.E.D.D.  
 DESIGNED BY: E.E.D.D.  
 NUMBER DESCRIPTION: 25-076 GREEN  
 REVISION TABLE  
 SCALE: 1/4" = 1'-0" UNLESS NOTED OTHERWISE  
 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"	38"x82 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"x33" (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"
COMMENT													

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 CHDOS	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" (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" (2)
THK	1 3/8"	1 3/8"	1 3/8"	1 3/8"	1 3/4"	1 3/8"		1 3/4"	1 3/4"	1 3/4"	1 3/4"	1 3/4"
COMMENT												

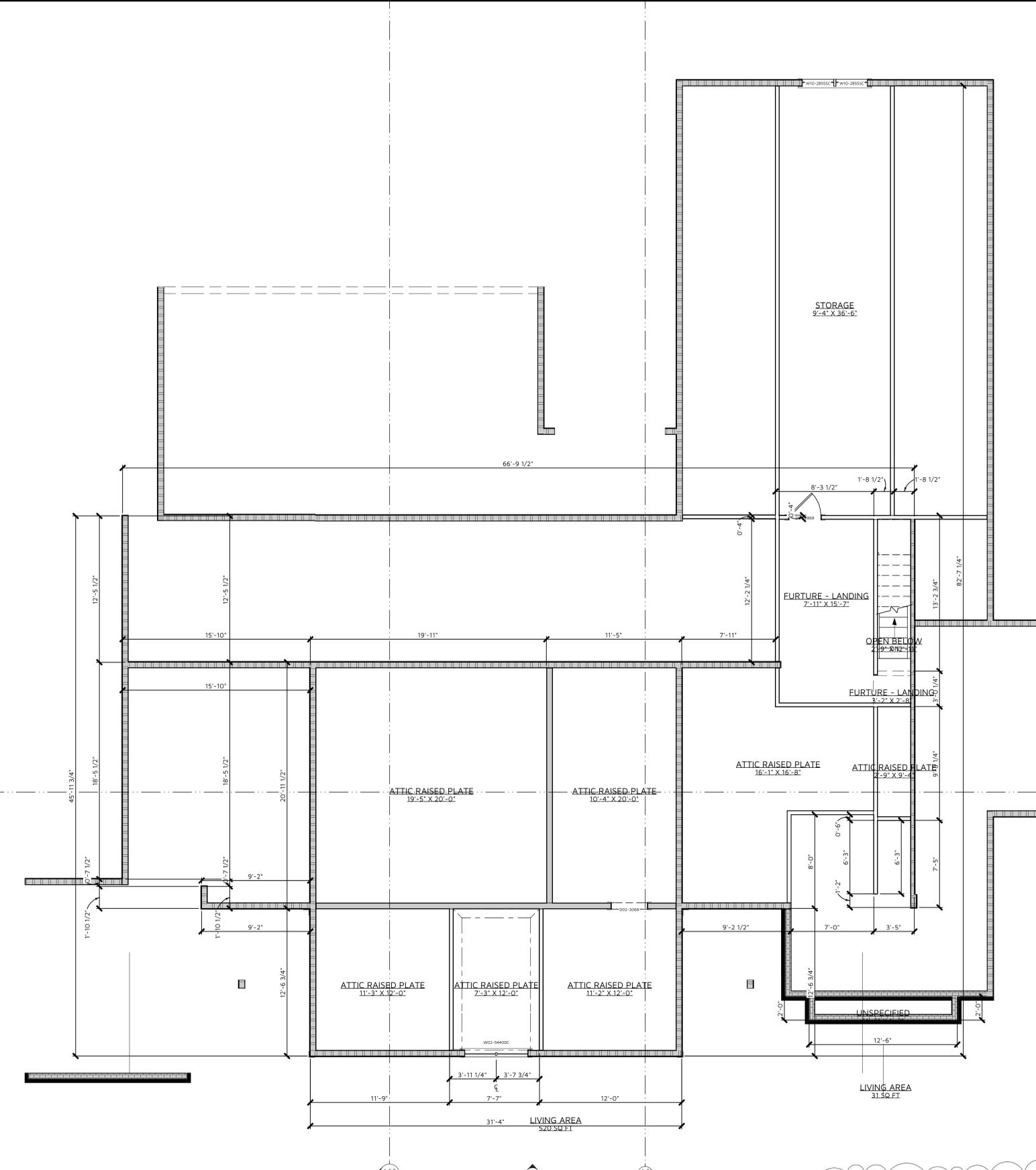
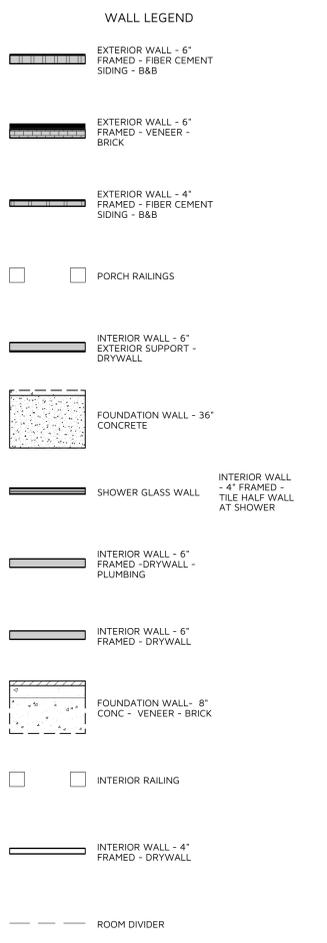
**DOOR AND WINDOW NOTES:**  
 1 EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.  
 2 ALL 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 BATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING 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.  
 5 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 HOLDINGS 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 SHELVEING - SOUTHERN PINE, AND/OR PLYWOOD VENEERED WOOD WITH SOLID EDGING, OR ANY OTHER WOOD COMPLEMENTING 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

**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.

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	48"	65"	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	YES	YES	YES
TEMP															
DESC	DOUBLE CASEMENT- HL/RHL	DOUBLE CASEMENT- HL/RHL	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)									
COMMENT															



**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.

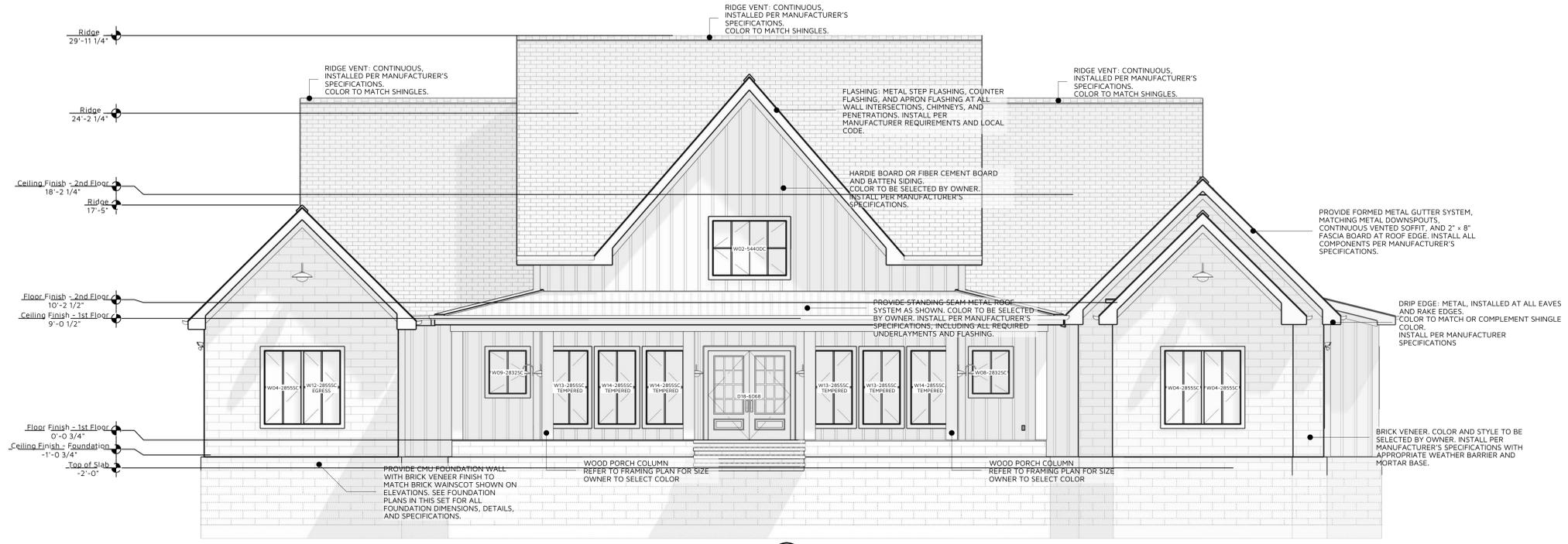
CONSTRUCTION DETAILS AND SECTIONS:  
 ■ WALL SECTIONS SHOWN ABOVE IS GENERIC IN NATURE.  
 ■ SLAB DETAILS ARE STANDARD DESIGN AND GENERIC IN NATURE.  
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PRINTED SCALE  
 BASED ON  
 30"x42" PAPER  
 SIZE. (E1-SIZE)



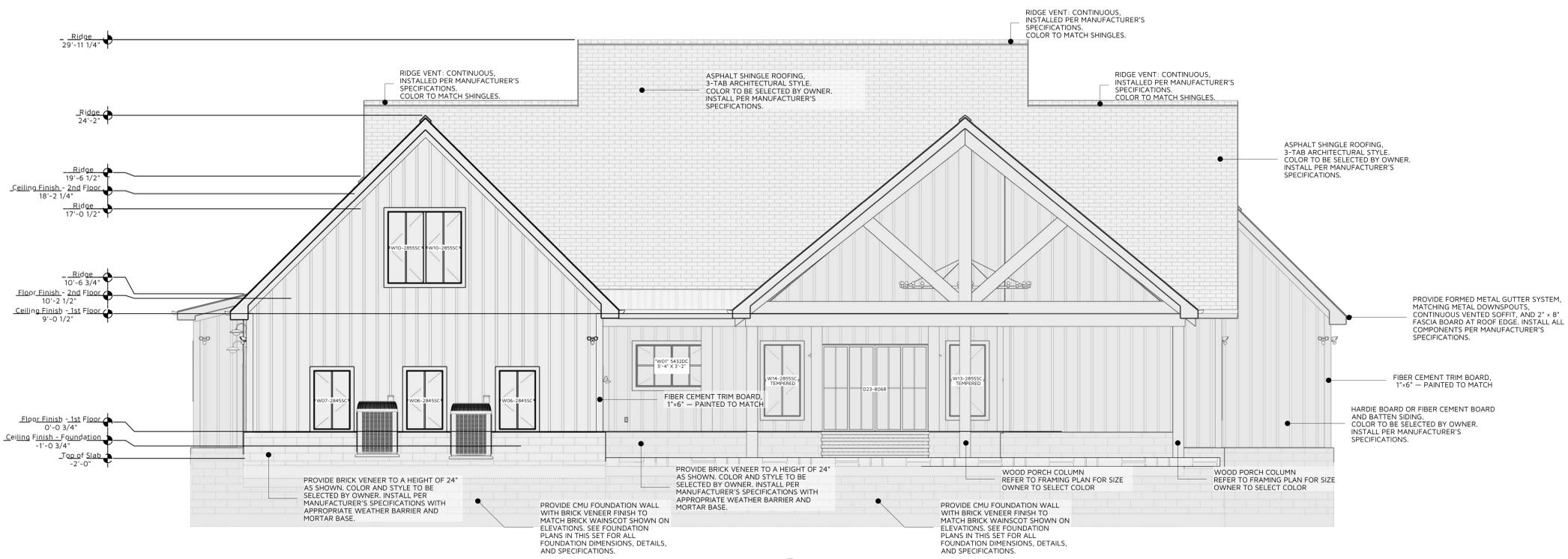
ELAINE ROBERTS, DRAFTERS AND DESIGNERS  
 1528 PEACHTREE LANE SW, CUMMING, GA 30098  
 E-CONTACT@ELAINEROBERTSDESIGNS.COM WWW.ELAINEROBERTSDESIGNS.COM

WARRANTY: ALL ER BDD  
 NUMBER DESCRIPTION: GREEN RESIDENCE  
 DATE: 1/20/2026  
 DRAWN BY: E.R.D.D.  
 DESIGNED BY: E.R.D.D.  
 SCALE: 1/4" = 1'-0" UNLESS NOTED OTHERWISE  
 REVISION TABLE  
 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



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NUMBER  
**A I B D**  
 NUMBER  
**A I B D**

GREEN RESIDENCE  
 25-076 GREEN

OVERALL EXTERIOR ELEVATIONS  
 REVISION TABLE

DATE: 1/20/2026  
 DRAWN BY: E.R.O.D.  
 DESIGNED BY: E.R.O.D.

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

REV: **B**

SHEET: **A-3**

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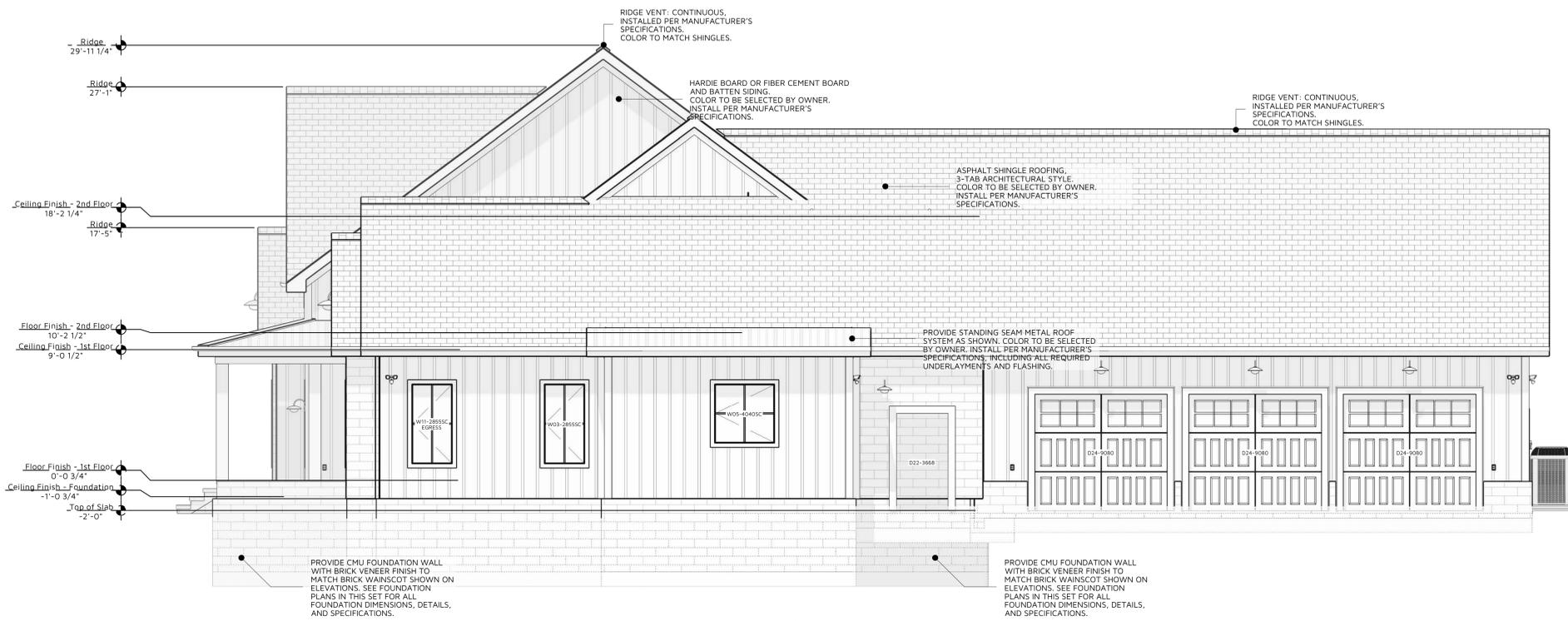
PRINTED SCALE  
 BASED ON  
 30"x42" PAPER  
 SIZE: (E1-SIZE)





**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



**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)



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MEMBER A.I.B.D.

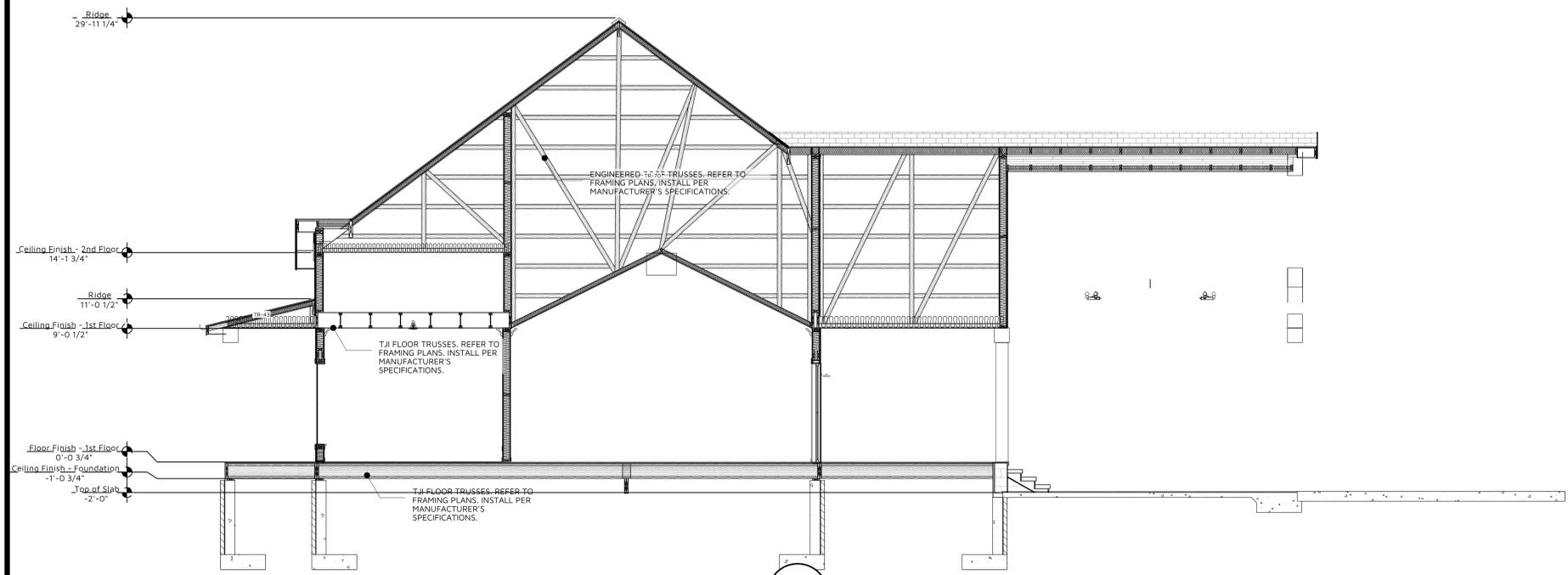
GAREIN RESIDENCE  
 25-076 GREEN

OVERALL EXTERIOR ELEVATIONS  
 REVISION TABLE

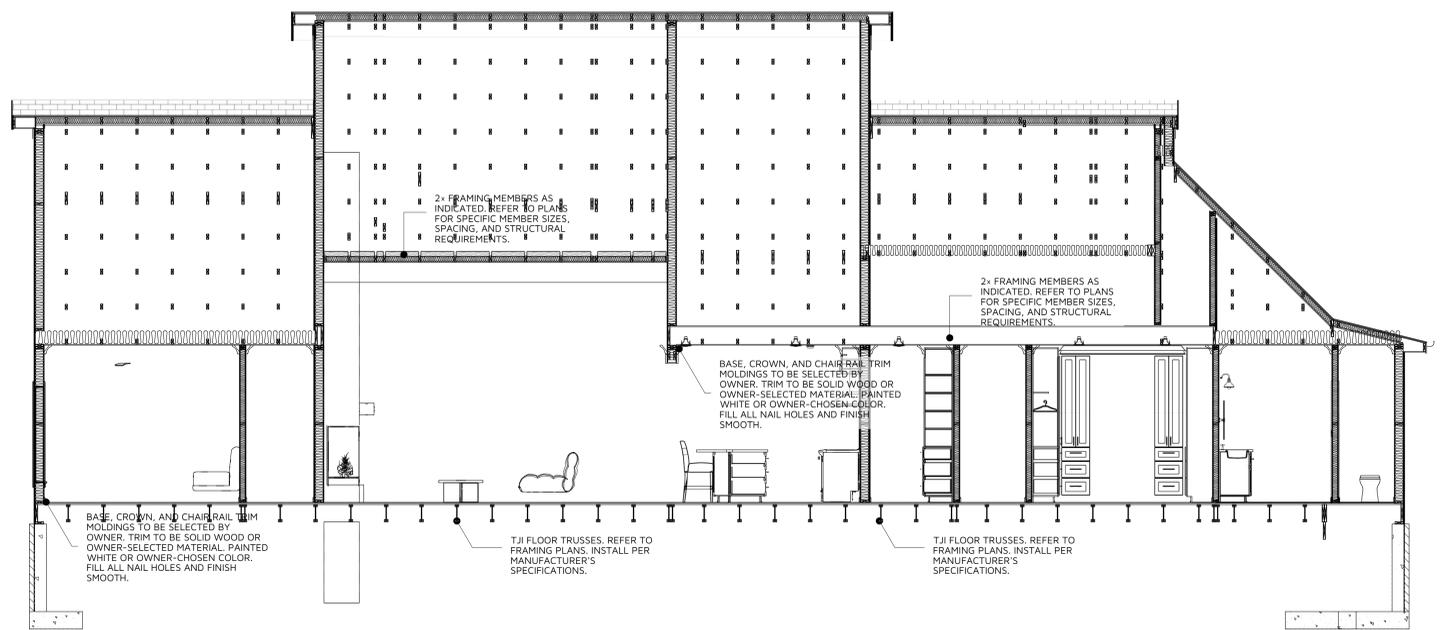
DATE: 1/20/2016  
 SCALE: 1/4" = 1'-0"  
 UNLESS NOTED OTHERWISE  
 DRAWN BY: E.R.O.D.  
 DESIGNED BY: E.R.O.D.  
 25-076 GREEN

REV: B  
 SHEET: A-4

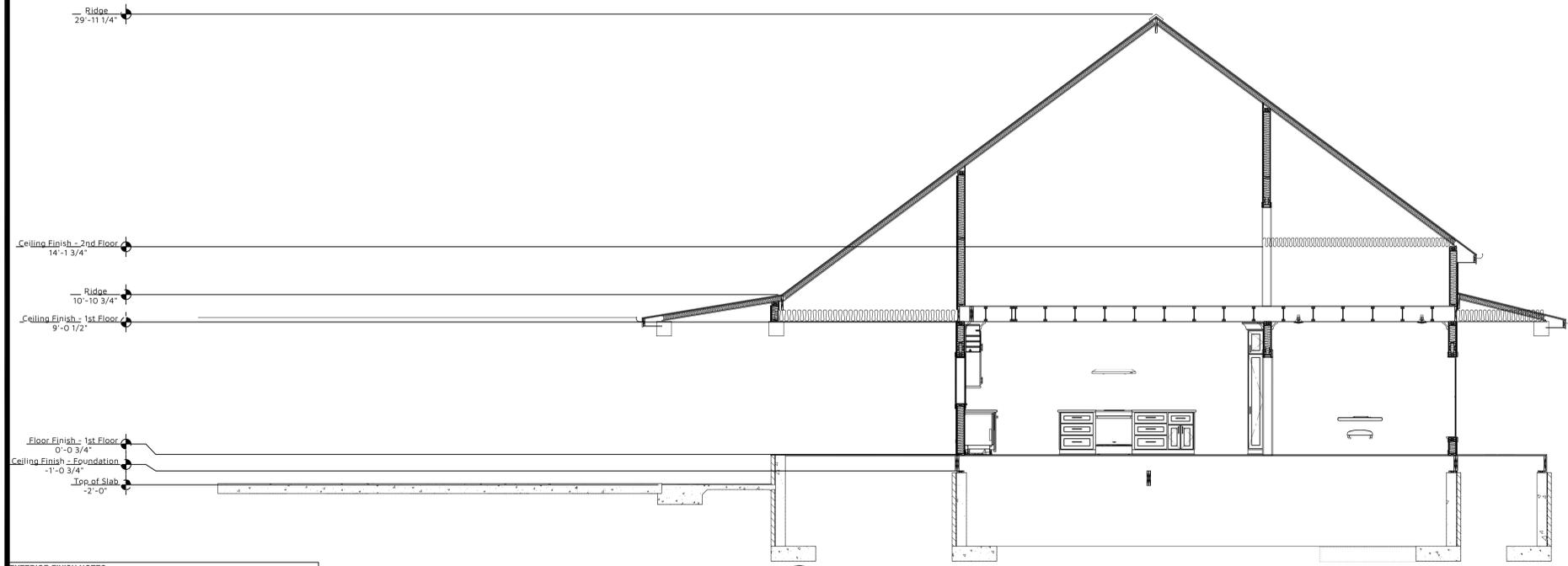




**A-5 R** A-5 CROSS SECTION  
1/4 in = 1 ft



**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)



DATE: 1/20/2026  
 DRAWN BY: E.B.D.D.  
 DESIGNED BY: E.B.D.D.  
 SCALE: 1/4" = 1'-0"  
 UNLESS NOTED OTHERWISE

BUILDING CROSS SECTIONS  
 REVISION TABLE

GARFEN RESIDENCE  
 25-076 GARFEN

MEMBER  
**ALL BUILDING DESIGN**

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 CUMMINGS, AL 35008  
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 WWW.ELAINEROBERTSDESIGNS.COM

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.

- 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).
- 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.
- REINFORCEMENT SHALL HAVE 3" COVER IN THE GRADE BEAM BOTTOMS, 3" COVER IN THE BEAM SIDES AND TOP, 1 1/2" COVER IN THE SLAB TOPS AND THE BOTTOMS, UNLESS NOTED OTHERWISE.
- 1 LAYER OF 6 MIL POLYETHYLENE VAPOR BARRIER.
- CONCRETE SHALL BE WELL CONSOLIDATED.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE STRUCTURAL DRAWINGS WITH ALL OTHER DRAWINGS.
- 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.
- THIS PLAN IS FOR GRADE BEAM LOCATION AND REBAR LAYOUT ONLY.
- ALL SUBGRADE FILL SHALL BE SELECT GRANULAR MATERIAL COMPACTED TO 95% MODIFIED PROCTOR DENSITY IN A MAXIMUM OF 6" LIFTS.
- A MINIMUM OF 4" OF CONCRETE SHALL BE MAINTAINED THROUGHOUT THE ENTIRE SLAB.
- ALL RUNOFF WATER SHALL BE CARRIED AWAY FROM THE SLAB TO PREVENT SATURATION OF THE SUBBASE.
- ALL TREES WITHIN CLOSE PROXIMITY SHALL BE MOVED TO PREVENT THE ROOTS FROM EXTENDING UNDER THE SLAB.
- REMOVE A MINIMUM OF 6" OF EXISTING SOIL PRIOR TO PLACING ANY FILL.
- A MAXIMUM OF 2.0 FEET TO FILL MAY BE PLACED ON THE SITE.
- FOLLOWING REQUIREMENTS OF LOCAL JURISDICTION FOR REQUIRED DEPTH TO FROST LINE: CONTACT ENGINEER SHOULD REQUIREMENTS EXCEED THE LIMITS OF THIS DESIGN.
- NO FILED SUPERVISION PROVIDED UNDER THIS SEAL UNLESS OTHERWISE NOTED.

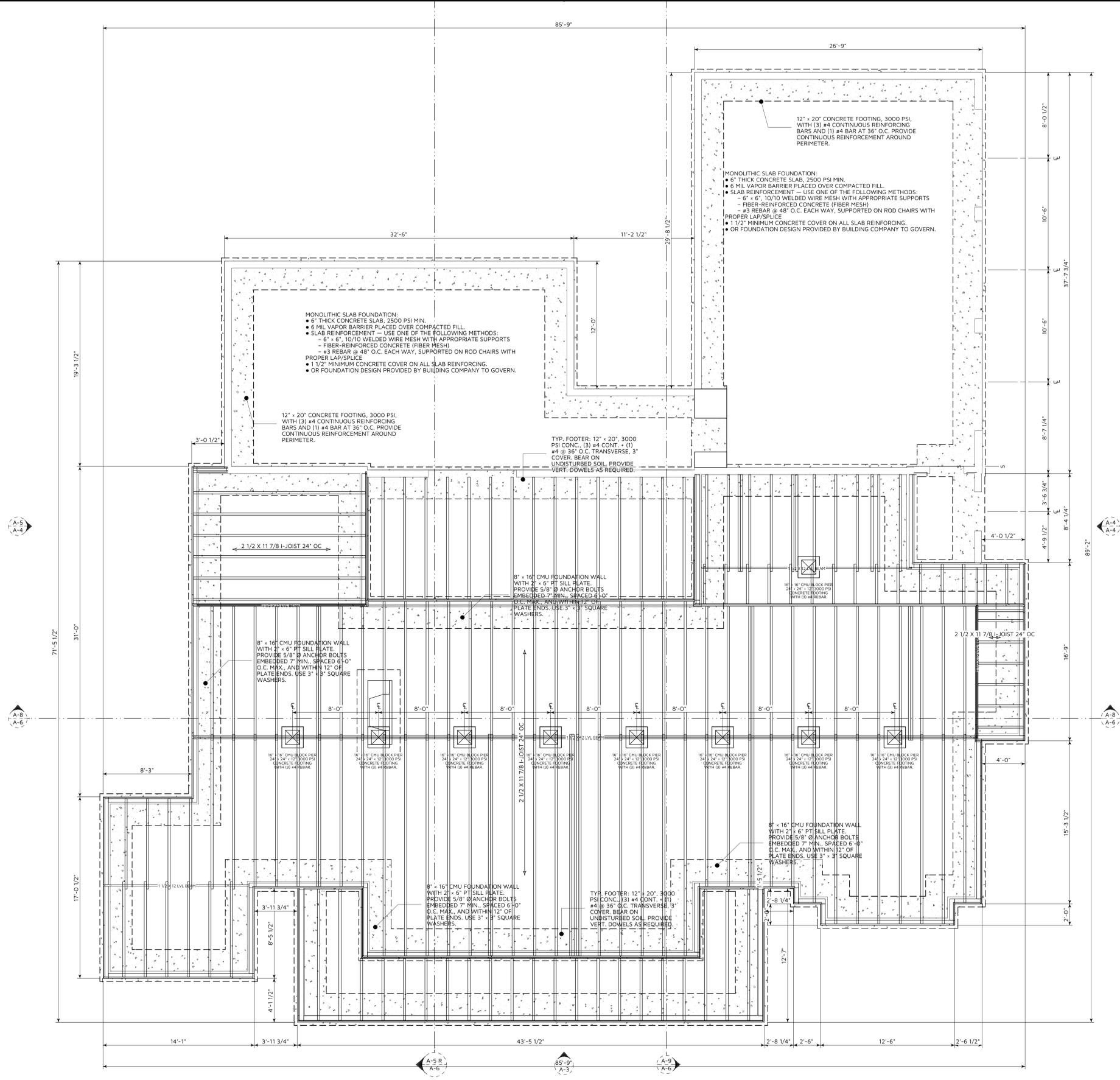
\*ASSUMED 0.5 SF OF NET FREE AREA PER VENT-FIELD VERIFY.  
 \*MINIMUM ONE VENT WITHIN 3' OF EACH CORNER AND ONE VENT EACH SIDE OF STRUCTURE.

**SITE WORK:**

- SOIL REPORT: DETERMINE SOIL BEARING CHARACTERISTICS AND APPROPRIATE FOUNDATION DESIGN; CONSULT WITH CIVIL AND STRUCTURAL ENGINEER BEFORE CONSTRUCTION.
- PERCOLATION TEST: LOCAL MUNICIPALITIES TO VERIFY THE PROPERTY IS SUITABLE FOR A WASTE DISPOSAL SYSTEM OR EQUIVALENT.
- 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.
- 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.
- 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.

- 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.



**E-1 FOUNDATION-SLAB PLAN**  
 1/4 in = 1 ft

**CONSTRUCTION DETAILS AND SECTIONS:**

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

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



**ELAINE ROBERTS, DRAFTERS AND DESIGNERS**  
 1528 PEACHTREE LANE SW, CULVERSVILLE, AL 35098  
 E-CONTACT@ELAINEROBERTSDESIGNS.COM WWW.ELAINEROBERTSDESIGNS.COM

**MEMBER: AIA, BIA, IIDA, NAIAD**

**GREEN RESIDENCE**

**25-076 GREEN**

**FOUNDATION PLAN**

**REVISION TABLE**

NO.	DESCRIPTION	DATE
1	ISSUED	08/14/2025

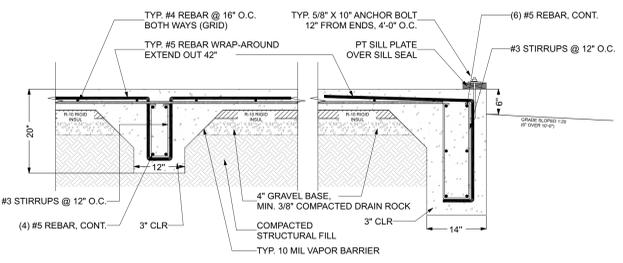
SCALE: 1/4" = 1'-0" UNLESS NOTED OTHERWISE

DATE: 07/20/2025  
 DRAWN BY: E.E.D.D.  
 DESIGNED BY: E.E.D.D.

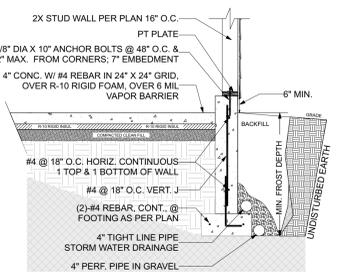
REV: **B**

SHEET: **A-7**

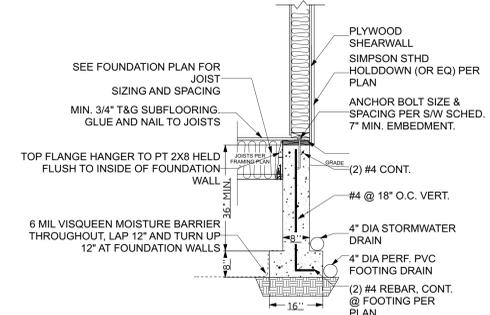
- GENERAL SLAB NOTES:**
- 1) SUBGRADE SOILS SHALL BE COMPACTED TO MIN. 95% STD. PROCTOR DENSITY (ASTM D-698).
  - 2) CONCRETE SHALL CONFORM TO ALL REQUIREMENTS OF ACI 308 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS AND ACI 318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
  - 3) CONCRETE 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.



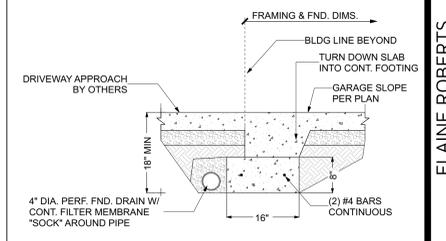
[015] SLAB ON GRADE (MONO POUR)  
SCALE: 3/4" = 1'-0"



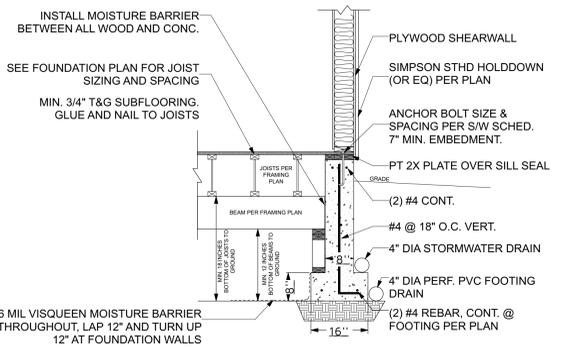
[014] SLAB INSIDE STEM WALLS  
SCALE: 1/2" = 1'-0"



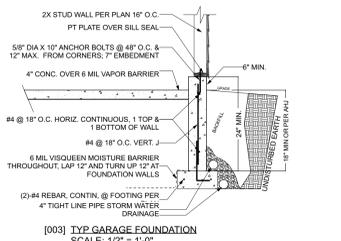
[001] DROPPED FLOOR SYSTEM (TOP HANGER)  
SCALE: 1/2" = 1'-0"



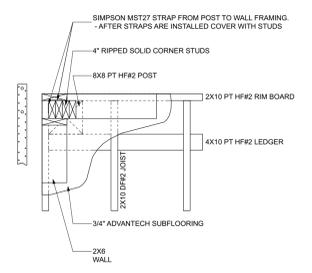
[016] THICKENED SLAB @ O.H. DOOR  
SCALE: 3/4" = 1'-0"



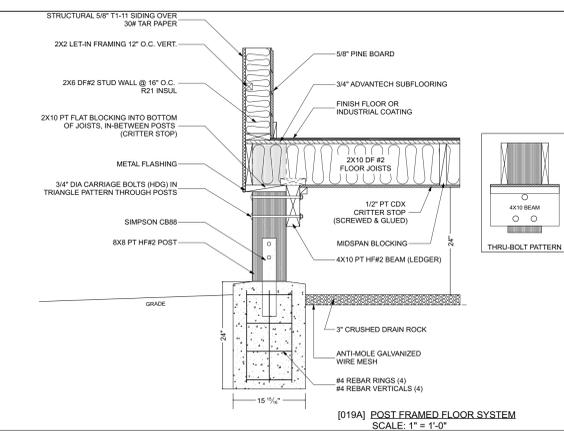
[022] DROPPED FLOOR SYSTEM (W/ BEAMS)  
SCALE: 1/2" = 1'-0"



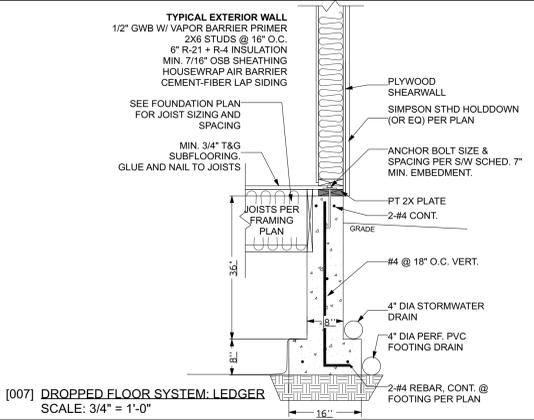
[003] TYP. GARAGE FOUNDATION  
SCALE: 1/2" = 1'-0"



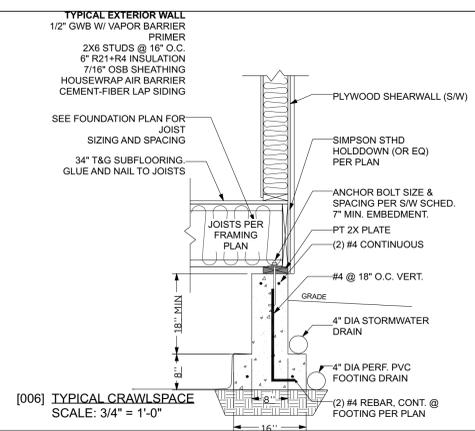
(019B) POST FRAMED FLOOR SYSTEM (PLAN VIEW)  
SCALE: 1" = 1'-0"



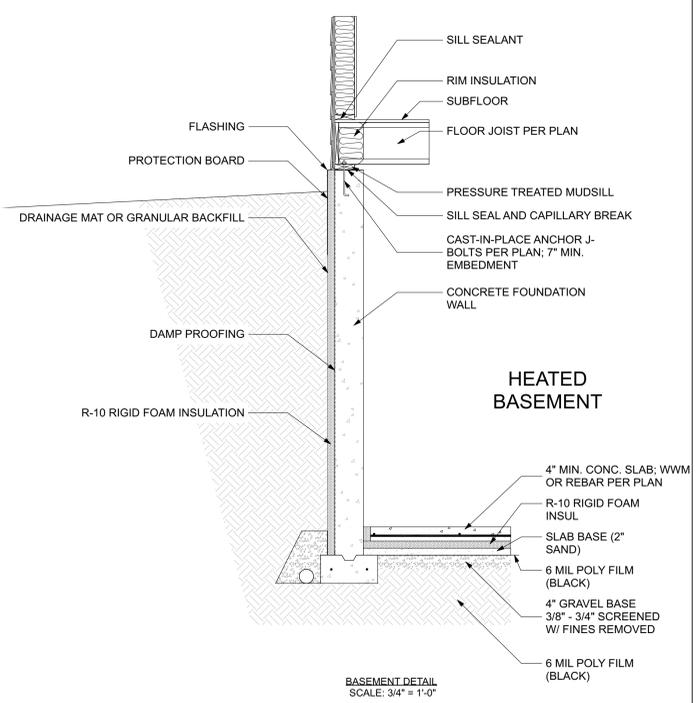
[019A] POST FRAMED FLOOR SYSTEM  
SCALE: 1" = 1'-0"



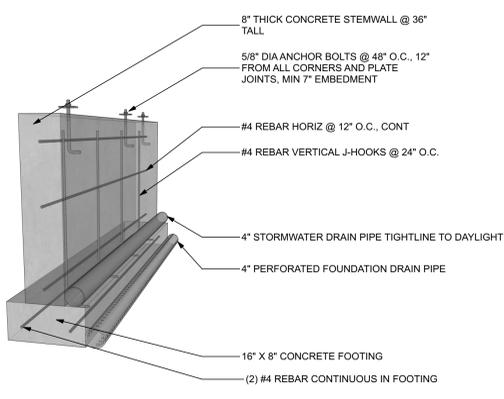
[007] DROPPED FLOOR SYSTEM: LEDGER  
SCALE: 3/4" = 1'-0"



[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)



REV: B

SHEET: A-8

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 1528 PEACHTREE LANE SW, CUMMING, GA 30041  
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 E: CONTACT@ELAINEROBERTSDESIGNS.COM  
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 MEMBER A.I.B.D. (INTERNATIONAL ASSOCIATION OF BUILDING DESIGNERS)  
 GAREEN RESIDENCE  
 25-076-GAREEN

FOUNDATION - SLAB DETAILS

NO.	REVISION	DATE

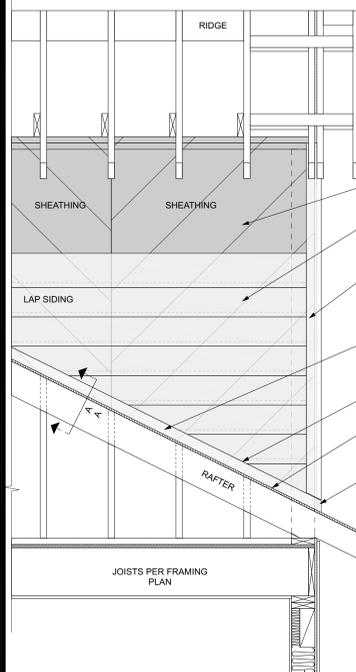
SCALE: 1/4" = 1'-0" UNLESS NOTED OTHERWISE

DATE: 1/20/2026	DESIGNED BY: E.E.D.D.
DRAWN BY: E.E.D.D.	CHECKED BY: J.P.

**FLOORS AND ROOFS**  
 1 ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.  
 2 PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.  
 3 SPECIFIC MANUFACTURERS 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:**  
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 2 ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.  
 3 ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.  
 4 ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.  
 5 ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.  
 6 ALL ROOF FRAMING 24" O.C. UNLESS NOTED.  
 7 ALL OVERHANGS 16".  
 8 INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES. OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.  
 9 ATTIC VENTILATION: REQUIRED ABOVE HOUSE.  
 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:

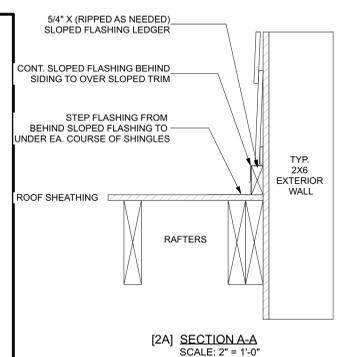
**LUMBER SPECIES:**  
 1 POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2.  
 2 EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER.  
 3 SILL, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.  
 4 ALL STUDS TO BE DF-#2 OR BETTER.  
 5 PLYWOOD SHEATHING SHALL BE AS FOLLOWS:  
 6 ROOF SHEATHING SHALL BE 5/8" PLYWOOD 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.



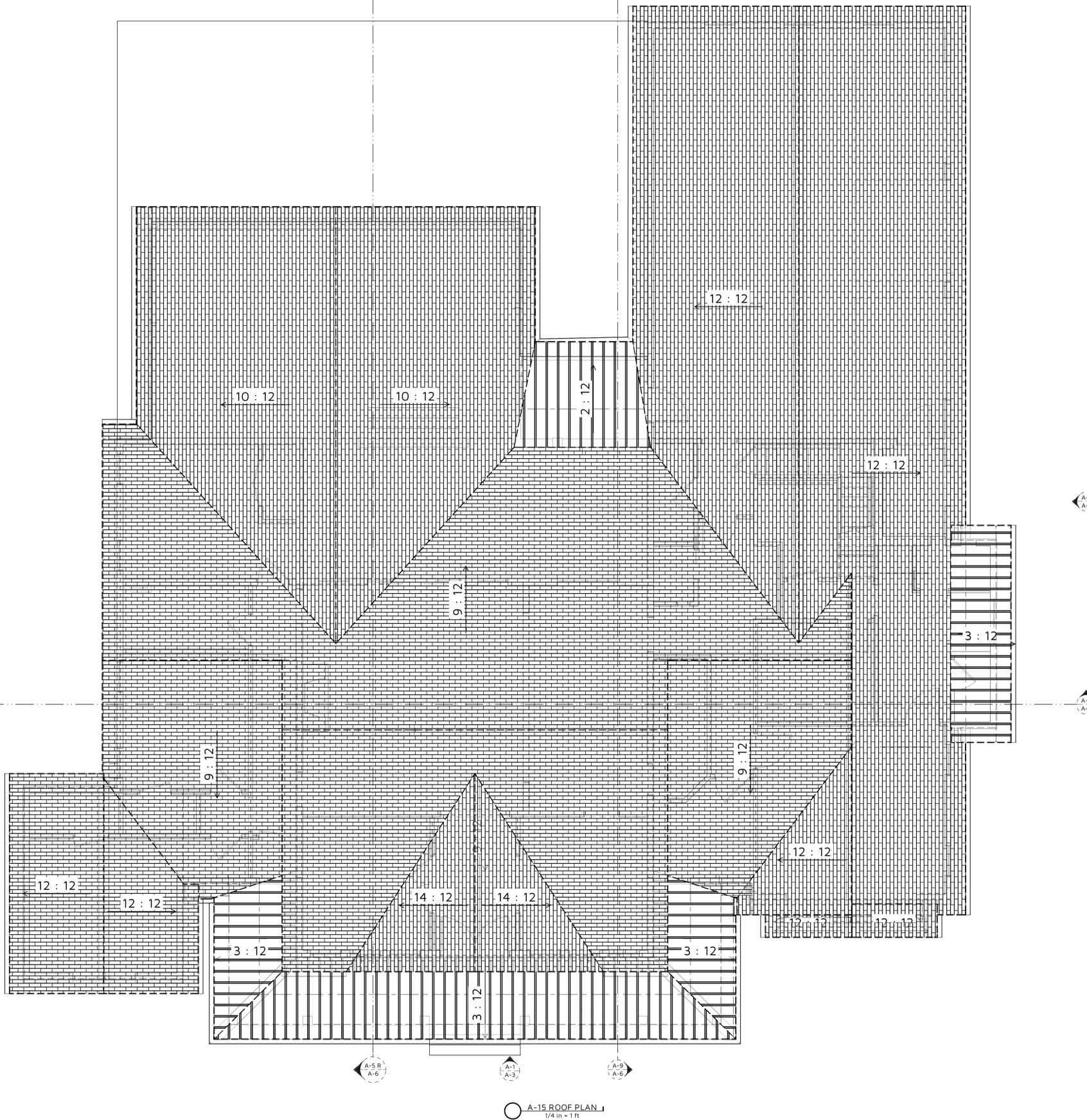
HOUSE WRAP OVER WALL SHEATHING PER ENG. SHEARWALL OR MIN. 7/16" OSB/CDX APA RATED.  
 7" LAP SIDING OR AS PER ELEV.  
 5/4 TRIM PER PLAN CORNER BOARDS ATTACHED DIRECTLY TO SHEATHED AND WRAPPED CORNER AFTER SLOPED AND FRONT FLASHING LEDGER IS INSTALLED.  
 5/4 TRIM SLOPED FLASHING LEDGER RIPPED TO 2" (OR AS PROJECT REQUIRES). ATTACHED DIRECTLY TO SHEATHED AND WRAPPED DORMER. SET TIGHTLY ON ROOF.  
 CONT. SLOPED FLASHING BEHIND SIDING TO OVER SLOPED FLASHING LEDGER.  
 ROOFING STEP FLASHING FROM BEHIND SLOPED FLASHING TO UNDER EA. COURSE OF SHINGLES.  
 EXTEND FLASHING TO CONTINUOUSLY WRAP AROUND TO FRONT FROM BOTH SLOPED SIDES WITH MIN. 12" OVERLAP AT CENTER-FRONT.

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

**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: FACE NAIL 16d @ 16" OC ALONG EA. EDGE  
 BUILT-UP HEADER, TWO PIECES: 16d @ 16" OC ALONG EA. EDGE  
 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 SHEATHING: EDGES 8d @ 6" OC  
 3/4" PLYWOOD SUBFLOOR: INTERMEDIATE 8d @ 12" OC  
 EDGES 8d @ 6" OC  
 INTERMEDIATE 8d @ 12" OC  
 2x MULTIPLE JOISTS - STAGGER @ 15" OC  
 W/(2) @ EA. END OR SPLICE: 16d NAILS  
 (3) OR FEWER: 1/2" DIA M.B. W/ STANDARD NUT AND WASHERS  
 (4) OR MORE:



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



A-15 ROOF PLAN  
 1/4" = 1'-0"

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.

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



REV: B  
 SHEET: A-9

ELAINE ROBERTS, DRAFTERS AND DESIGNERS  
 1528 PEACHTREE LANE SW, CULVERAVILLE, MO 65008  
 E: CONTACT@ELAINEROBERTSDESIGNS.COM WWW.ELAINEROBERTSDESIGNS.COM

MEMBER: AIA, BIA, IIDA, NAIAB, NAIAD, NAIAS, NAIAT, NAIAC, NAIAD, NAIAS, NAIAT, NAIAC

MEMBER: AIA, BIA, IIDA, NAIAB, NAIAD, NAIAS, NAIAT, NAIAC, NAIAD, NAIAS, NAIAT, NAIAC  
 GAREIN RESIDENCE  
 25-076 GAREIN

REVISION TABLE

REVISION TABLE

REVISION TABLE

REVISION TABLE

REVISION TABLE

REVISION TABLE

**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 MUDDSILL 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 MATERIAL).

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, 3/8" 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 CONSERVATION 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.

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- ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
- ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.
- ALL ROOF FRAMING 24" O.C.
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- INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES. OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.
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- MIN. SNOW LOAD 50 LBS PER SQUARE FOOT.
- WALL HEADERS: (2) 2 X 10 DF, 2 TYP. UNO
- ROOF & FLOOR TRUSS MANUFACTURER.

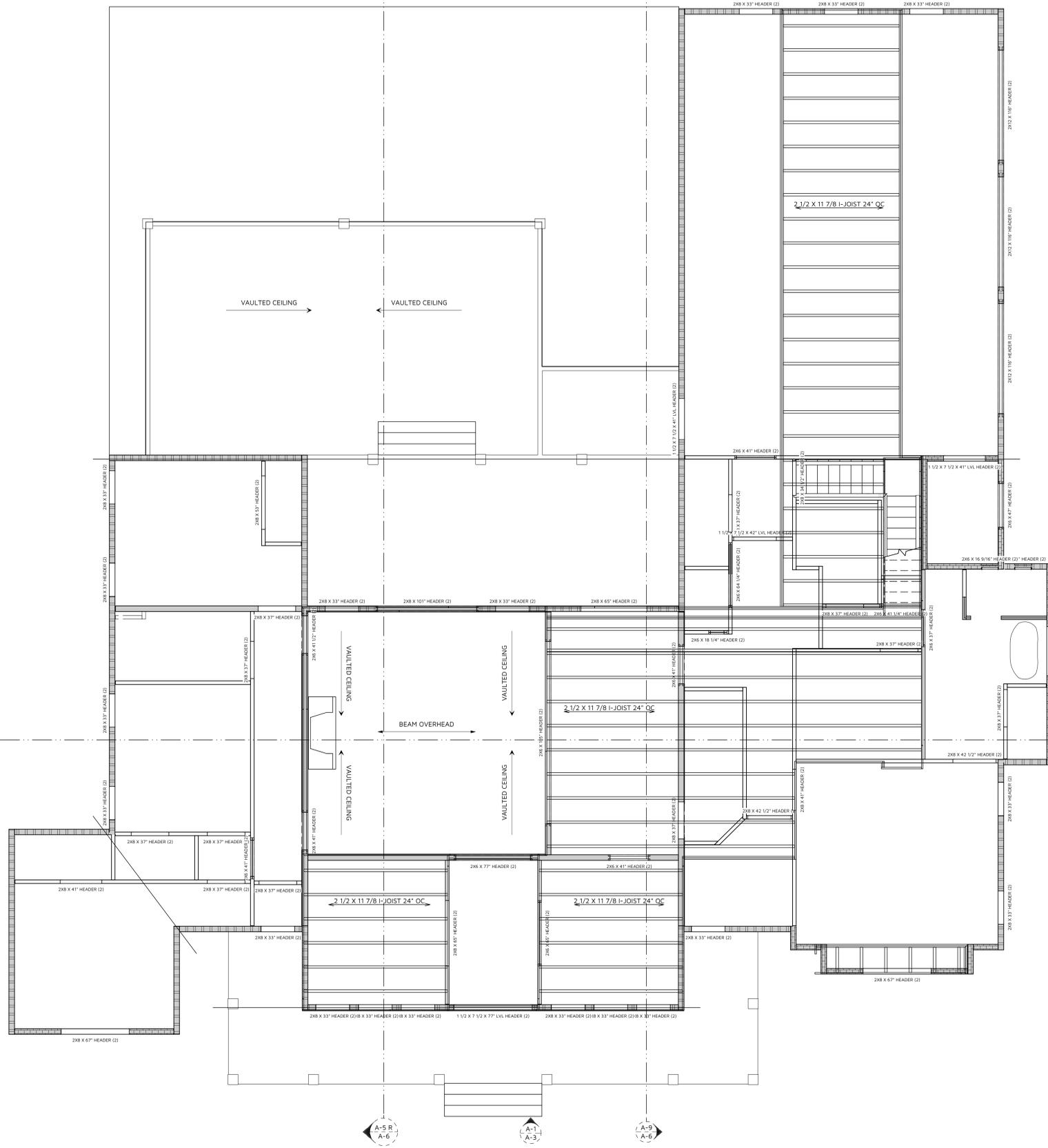
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**NAILING NOTES: (PER IRC TABLE R602.3(1))**

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- DOUBLE STUDS: FACE NAIL 16d @ 24" OC
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- CONTINUOUS HEADER, TWO PIECES: 16d @ 16" OC ALONG EA. EDGE
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- CEILING JOISTS TO PLATE: TOE NAIL (3)-8d
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- CEILING JOISTS, LAPS OVER PARTITIONS: FACE NAIL (3)-10d
- CEILING JOISTS TO PARALLEL RAFTERS: FACE NAIL (3)-10d
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- 1/2" PLYWOOD ROOF AND WALL: EDGES 8d @ 6" OC
- SHEATHING: INTERMEDIATE 8d @ 12" OC
- 3/4" PLYWOOD SUBFLOOR: EDGES 8d @ 6" OC
- 2x MULTIPLE JOISTS - STAGGER @ 15" OC: INTERMEDIATE 8d @ 12" OC
- W/(2) @ EA. END OR SPLICE: 16d NAILS
- (3) OR FEWER: 1/2" DIA M.B. W/ STANDARD NUT AND WASHERS
- (4) OR MORE:



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

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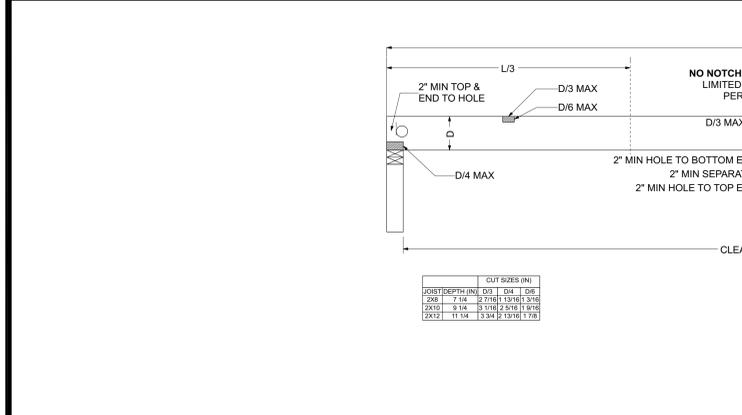
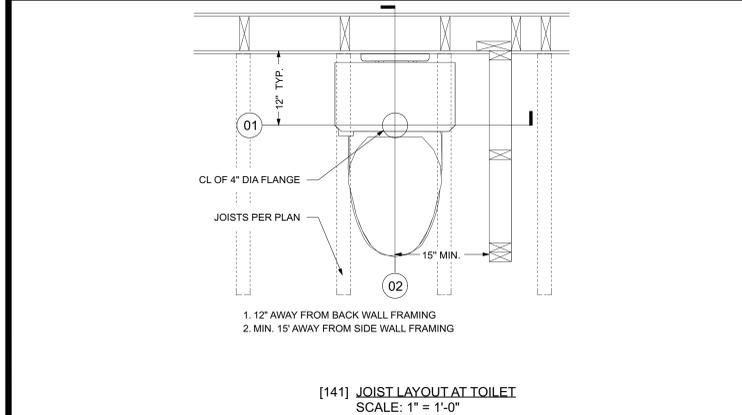
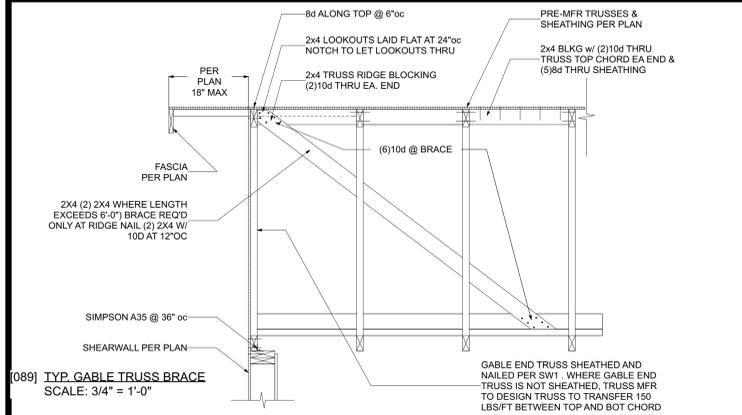
SHEET: **A-10**

MEMBER: **ALL IN ONE BUILDING DESIGN**  
ELAINE ROBERTS, DRAFTERS AND DESIGNERS  
1528 PEACHTREE LANE SW, CUMMING, GA 30008  
E-CONTACT@ELAINEROBERTSDESIGNS.COM  
WWW.ELAINEROBERTSDESIGNS.COM

GARFEN RESIDENCE  
25-076 GARFEN

FLOOR/CEILING/ROOF FRAMING  
REVISION TABLE

DATE: 1/20/2025  
DRAWN BY: E.L.D.D.  
DESIGNED BY: E.L.D.D.  
NUMBER OF SHEETS: 10  
SHEET: 10



**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.

- EXTERIOR WALLS: #2 DOUGLAS FIR OR #2 SOUTHERN SPRUCE, 2X6 STUDS @ 16" ON CENTER, TREATED MUDSILL SET ON SILL SEALER.
- 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).
- DIMENSIONAL LUMBER: #2 DOUGLAS FIR OR #2 SOUTHERN PINE, 2X12 @ 16" ON CENTER, UNLESS OTHERWISE NOTED ON PLANS.
- 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.
- ROOF FRAMING: DIMENSIONAL LUMBER: #2 DOUGLAS FIR OR #2 SOUTHERN PINE, 2X12 @ 16" ON CENTER UNLESS NOTED OTHERWISE NOTED ON PLANS OR BY ENGINEER.
- 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.
- ENGINEERED LUMBER: LAMINATED VENEER LUMBER OR PARALLEL STRAND LUMBER. INSTALLATION OF ANY ENGINEERED LUMBER PRODUCT OR FABRICATION SHALL BE ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- SUB-FLOORING: PLYWOOD-APA RATED TONGUE AND GROOVE, 3/4" OR 1 1/8" THICK, GLUED AND SCREWED, NO NAILING ON PLYWOOD FLOORING.
- SHEATHING: APA RATED SHEATHING, EXTERIOR EXPOSURE, 1/2" THICK, GLUED AND NAILED, COVER WITH TWO LAYERS OF 15# FELT PAPER OR EQUAL, SUCH AS "TYVEK HOUSE WRAP" PRIOR TO INSTALLING EXTERIOR MATERIAL (STUCCO, MASONRY VENEER, ETC.)
- EXTERIOR TRIM: DRIP, SOFFIT, AND FASCIA- SELECT GRADE REDWOOD OR CEDAR. ANY METAL DRIP, SOFFIT OR FASCIA SHOULD BE OF COPPER.
- RAIN GUTTER SYSTEM: COPPER RAIN GUTTERS, DOWN SPOUTS, CONDUCTOR HEADS, HOLD-DOWNS, AND OTHER COMPONENTS. RAIN CISTERNS ARE ALSO SUGGESTED FOR WATER CONSERVATION PRACTICES.
- 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.

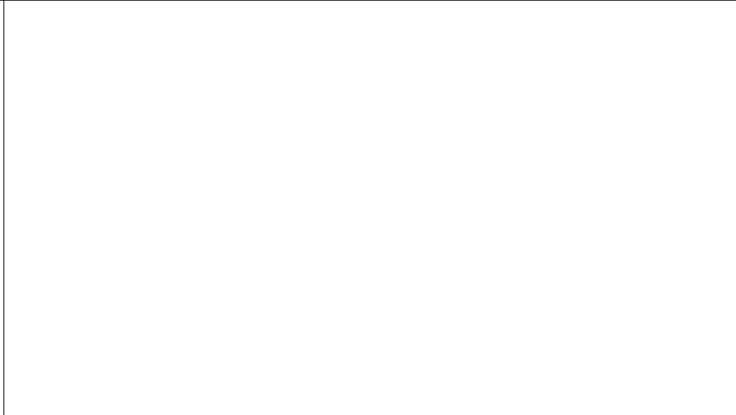
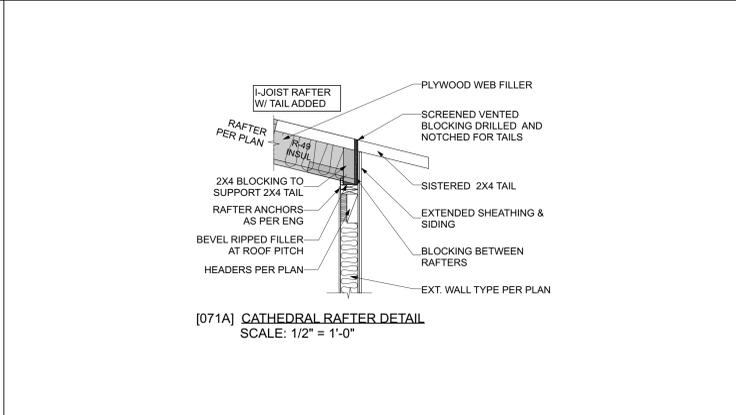
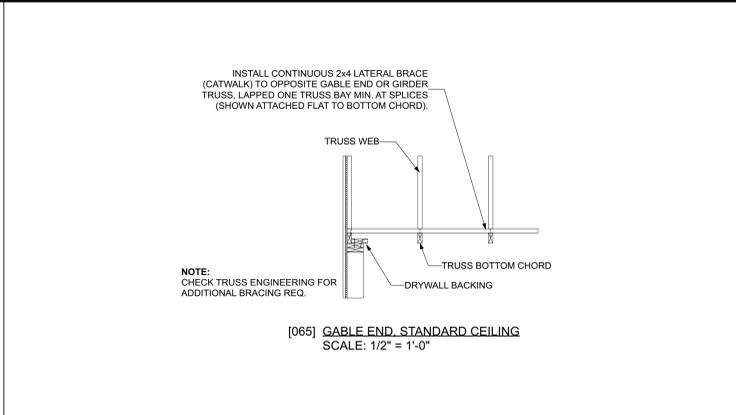
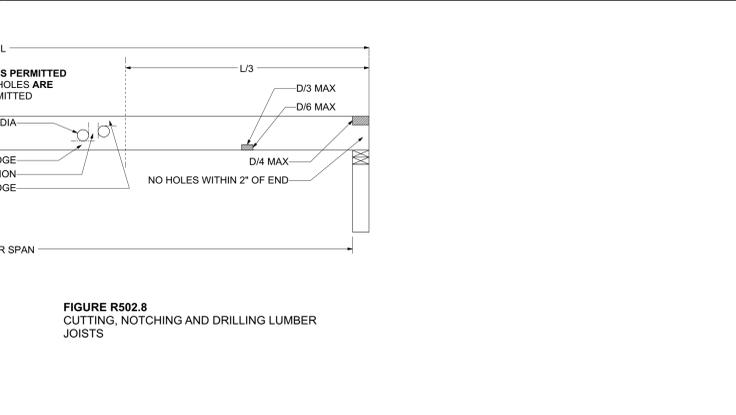
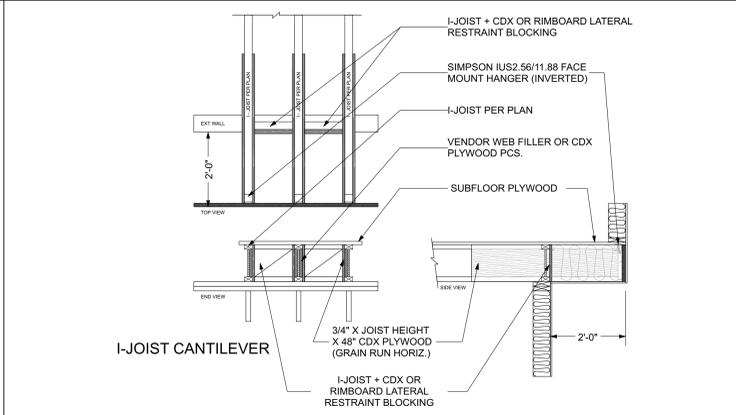
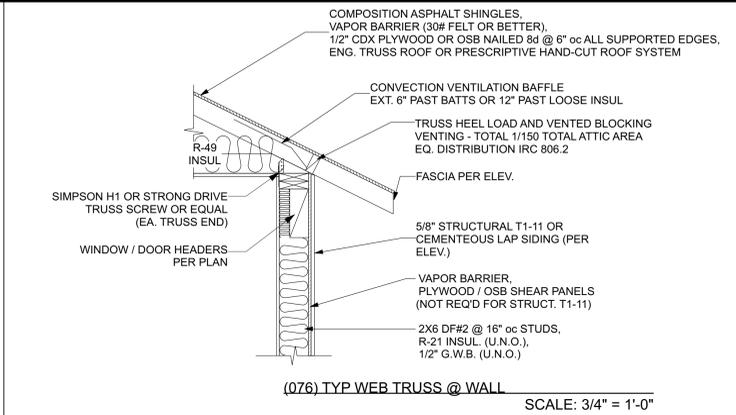
**FLOORS AND ROOFS**

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:**

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



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)

DATE: 1/20/2026  
 DRAWN BY: E.E.D.D.  
 DESIGNED BY: E.E.D.D.

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

REVISION TABLE

NUMBER DESCRIPTION DATE

25-076-GREEN

REV: B

SHEET: A-11

JIMMY PARKER  
 DRAFTER  
 ALL  
 ORIGINAL DESIGN

ELAINE ROBERTS, DRAFTERS AND DESIGNERS  
 1238 PEACHTREE LANE SW, CUMMING, GA 30008  
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MEMBER  
 ALL  
 BUILDING  
 DESIGNERS

GARFEN RESIDENCE  
 25-076-GREEN

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 INTERCONNECT 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.

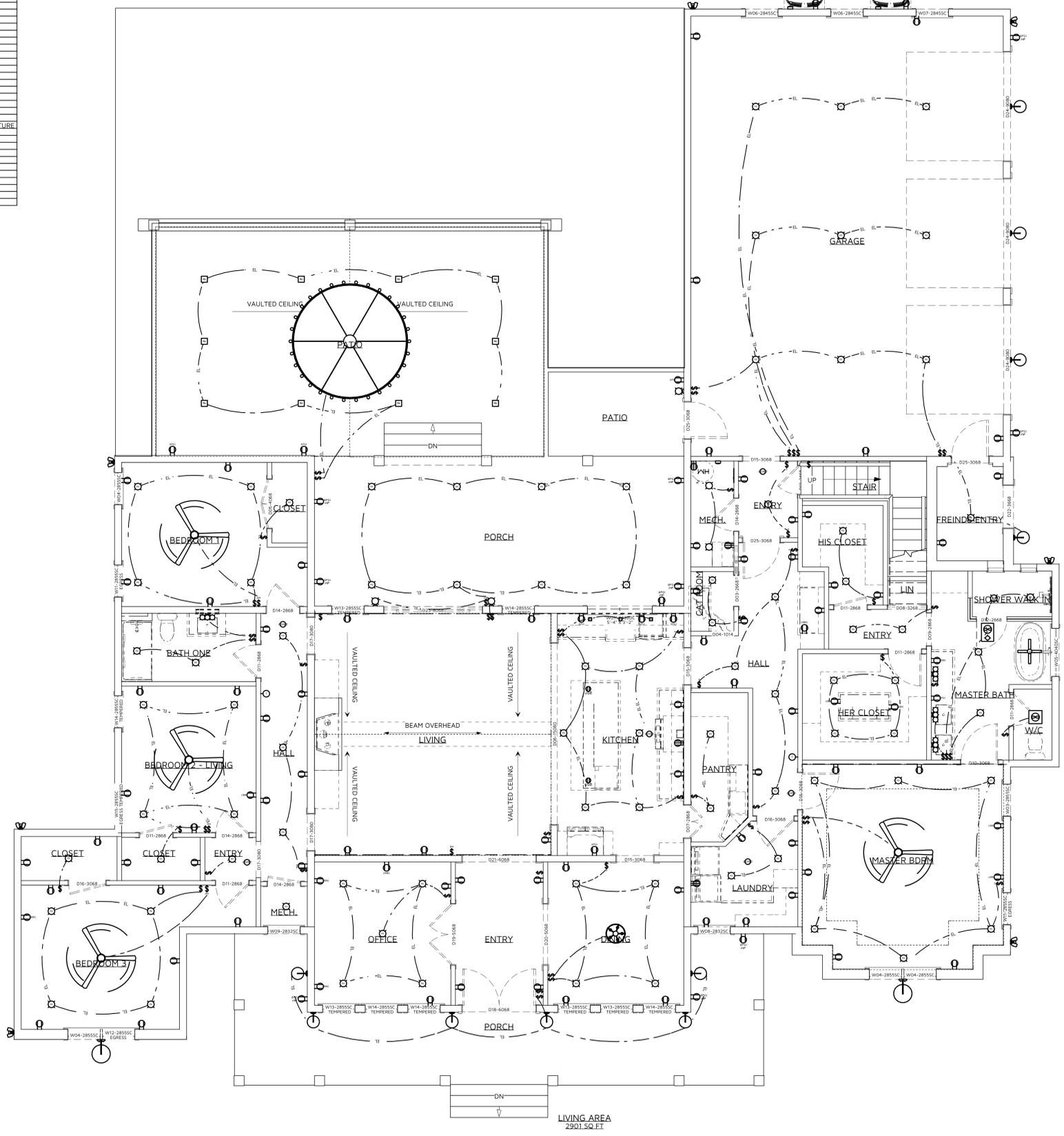
**ELECTRICAL LEGEND**

	Alice 3 LIGHT VANITY
	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
	DIMMER SWITCH + FAN
	SWITCH
	EXHAUST FAN + LIGHT
	EXHAUST FAN 15
	BARE BULB
	WEATHERPROOF SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	2" RECESSED LIGHT
	ORBIT CHANDELIER
	2 USB + DUPLEX RECEPTACLE
	POP-UP DUPLEX AND USB
	LIGHT EXTERIOR FLOOD LIGHT MOTION 2
	6" RECESSED LIGHT - SQUARE
	CO/SMOKE DETECTOR
	THERMOSTAT
	ELECTRICAL PANEL - RECESSED
	FUSED AC DISCONNECT
	GFCI WP
	GFCI RECEPTACLE
	DUPLEX RECEPTACLE
	220V

**ELECTRICAL SCHEDULE**

NUMBER	QTY	FIR	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	13	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	CEILING	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	103	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

CONSTRUCTION DETAILS AND SECTIONS:  
 ■ WALL SECTIONS SHOWN ABOVE IS GENERIC IN NATURE.  
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PRINTED SCALE  
 BASED ON  
 30"x42" PAPER  
 SIZE: (E1-SIZE)



ELAINE ROBERTS, DRAFTERS AND DESIGNERS  
 1838 PEACHTREE LANE SW, CUMMING, GA 30008  
 E-CONTACT@ELAINEROBERTSDESIGNS.COM WWW.ELAINEROBERTSDESIGNS.COM

MEMBER: **ALL ER** **BD DD**

GARFINKL RESIDENCE  
 25-076 GREEN

DATE: 1/20/2026  
 DRAWN BY: E.E.D.D.  
 DESIGNED BY: E.E.D.D.

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

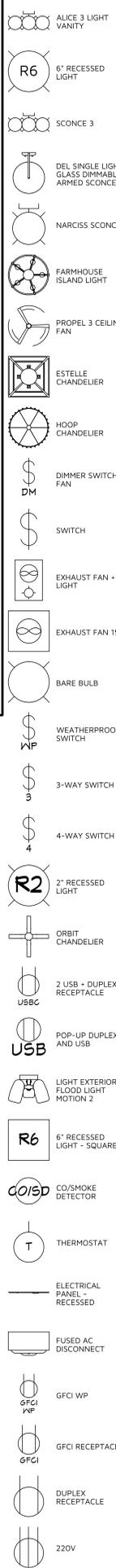
NUMBER DESCRIPTION  
 1 REVISION TABLE

REV: **B**

SHEET: **E-1**

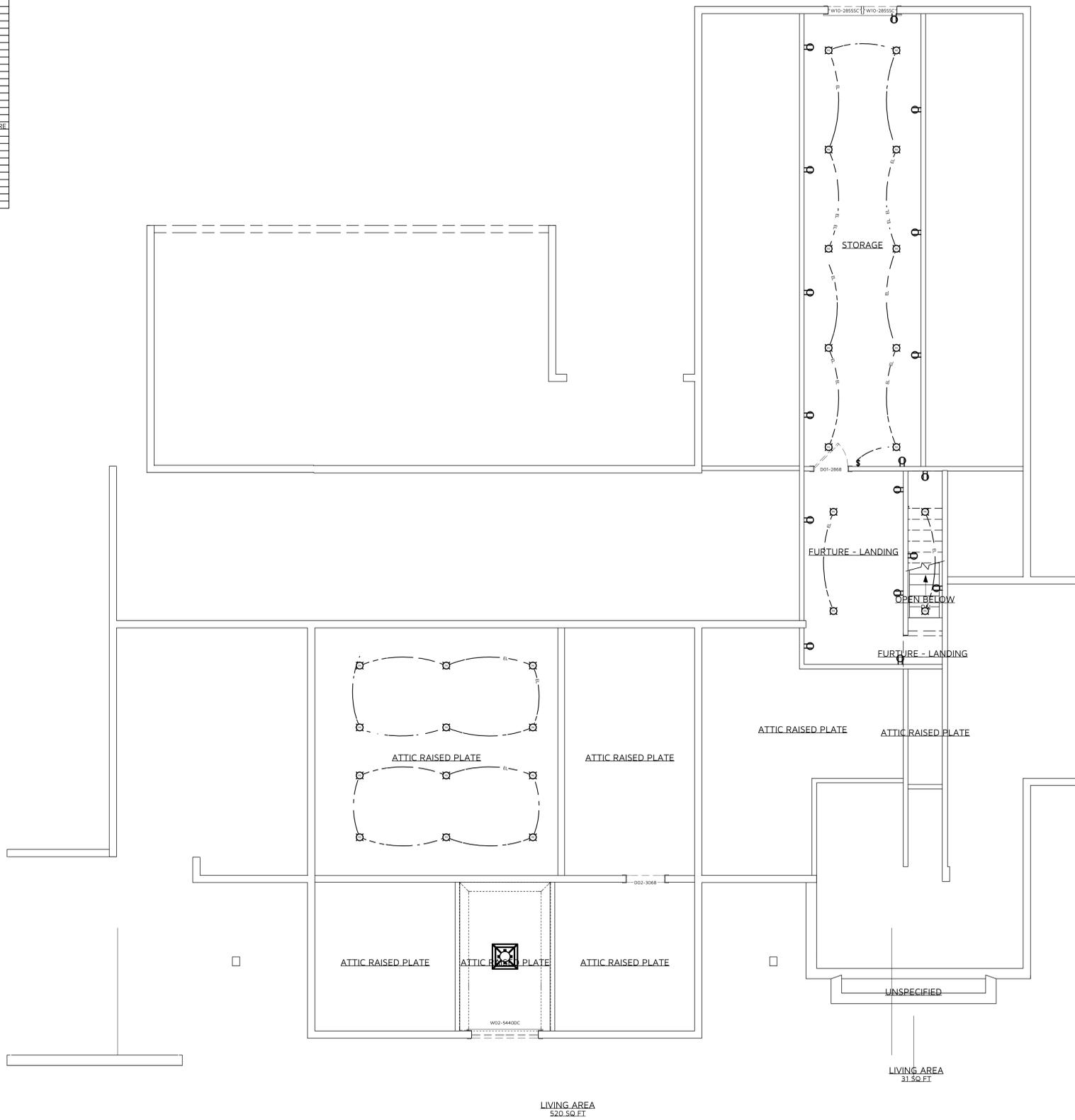
- NOTES:
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    - ALL LIGHT FIXTURES TO BE HIGH-EFFICACY LED LAMPS
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  - DATA / CABLE:
    - LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER. HOME OWNER PROVIDED & INSTALLED.

ELECTRICAL LEGEND



NUMBER	QTY	FIR	ATTACHED TO	DESCRIPTION	SCHEDULE	COMMENTS
E01	3	1	WALL	ALICE 3 LIGHT VANITY		
E02	84	1	CEILING	6\"/>		

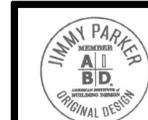
ELECTRICAL SCHEDULE  
1/4 in = 1 ft



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

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



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 E: CONTACT@ELAINEROBERTSDESIGNS.COM WWW.ELAINEROBERTSDESIGNS.COM

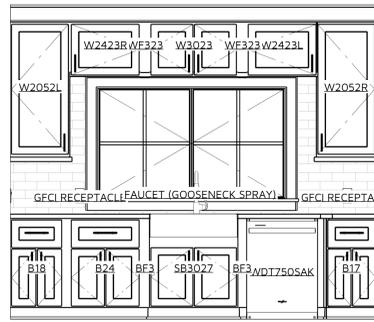
NUMBER: 25-076 GREEN  
 PROJECT: GREEN RESIDENCE  
 SHEET: E-2

DATE: 07/20/2026  
 DRAWN BY: E.E.D.D.  
 DESIGNED BY: E.E.D.D.

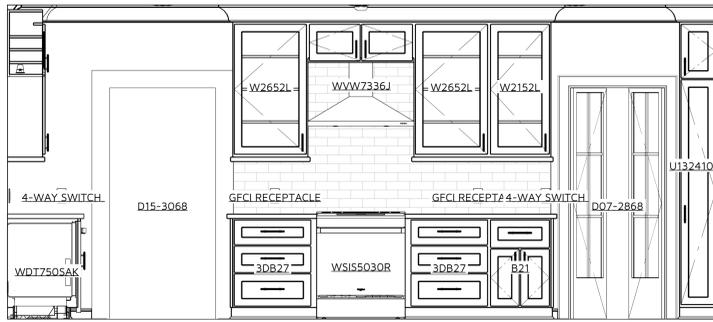
SCALE: 1/4" = 1'-0" UNLESS NOTED OTHERWISE

REVISION TABLE

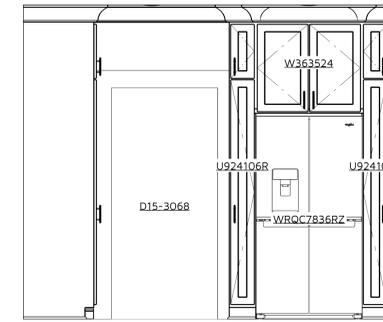
REVISION: B



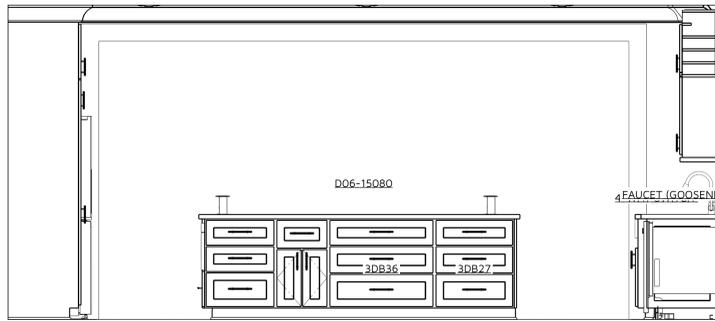
**E1** KITCHEN ELEVATION 1  
1/2 in = 1 ft



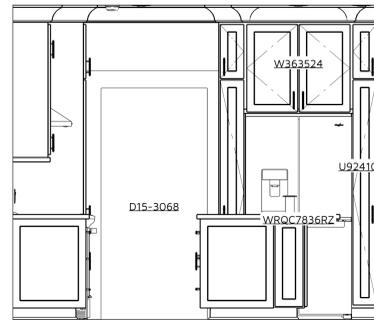
**E2** KITCHEN ELEVATION 2  
1/2 in = 1 ft



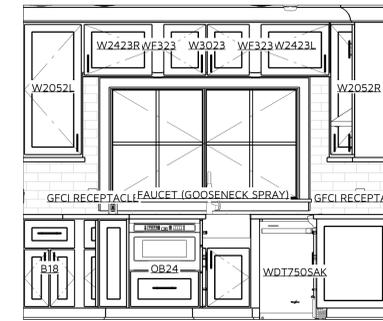
**E3** KITCHEN ELEVATION 3  
1/2 in = 1 ft



**E4** KITCHEN ELEVATION 4  
1/2 in = 1 ft



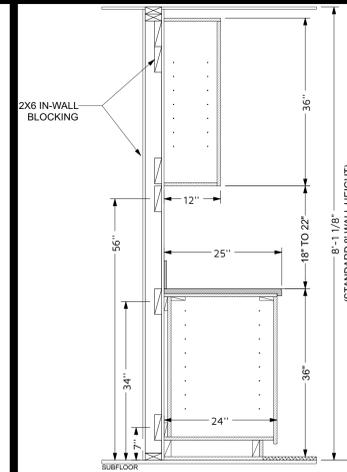
**E5** KITCHEN ELEVATION 5  
1/2 in = 1 ft



**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	F/LR	ROOM	W	D	H	DESCRIPTION	COMMENTS
C01	3DB27	21	1	KITCHEN	27"	24"	36"	CABINET COUNTERTOP	
C05	3DB36	3	1	KITCHEN	36"	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	5	1	KITCHEN	24"	24"	36"	BASE CABINET	
C35	BE2	2	1	KITCHEN	1 1/2"	24"	36"	BASE CABINET FILLER	
C36	BE3	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	U1324106R	1	1	KITCHEN	12 11/16"	24"	106"	UTILITY CABINET	
C43	U924106L	1	1	KITCHEN	9"	24"	106"	UTILITY CABINET	
C44	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"	77 7/8"	WALL CABINET	
C59	W2423R	1	1	KITCHEN	24"	12"	77 7/8"	WALL CABINET	
C61	W2652L	2	1	KITCHEN	26 1/2"	12"	52"	WALL CABINET	
C63	W3023	1	1	KITCHEN	30"	12"	77 7/8"	WALL CABINET	
C65	W3618	1	1	KITCHEN	36"	12"	18"	WALL CABINET	
C66	W363524	1	1	KITCHEN	36"	24"	55 7/16"	WALL CABINET	
C68	WF323	2	1	KITCHEN	3"	12"	23"	WALL CABINET FILLER	

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)



DATE: 1/20/2016  
 SCALE: 1/4" = 1'-0"  
 UNLESS NOTED OTHERWISE  
 DRAWN BY: E.E.D.D.  
 DESIGNED BY: E.E.D.D.  
 REV: B  
 SHEET: D-1

NOTE:  
 • INTERIOR VIEWS AND ELEVATIONS FOR REFERENCE ONLY.  
 • FINAL CABINET DESIGN AND LAYOUT BY CABINET BUILDER.

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

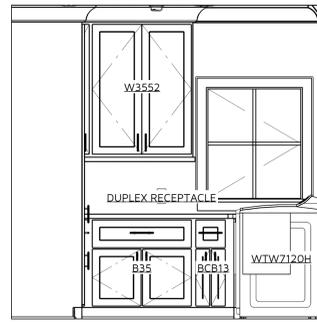
ELAINE ROBERTS,  
 DRAFTERS AND DESIGNERS  
 1538 PEACHTREE LANE SW,  
 CUMMING, GA 30098  
 WWW.ELAINEROBERTSDESIGNS.COM  
 WWW.ELAINEROBERTSDESIGNS.COM

MINI/MR  
**AL**  
**BD**  
 ORIGINAL DESIGN

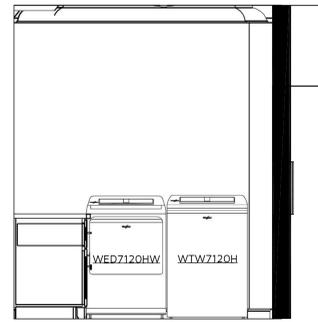
GARFEN RESIDENCE  
 25-076 GARFEN

INTERIOR ELEVATIONS  
 REVISION TABLE

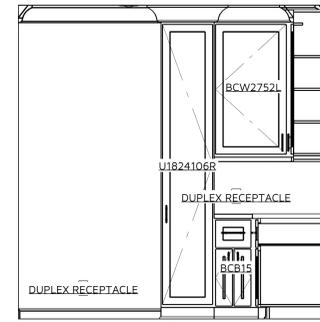
NUMBER DESCRIPTION  
 DATE



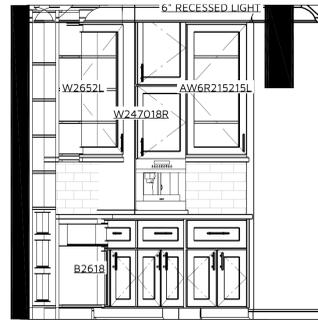
E13 LAUNDRY ELEVATION 1  
1/2 in = 1 ft



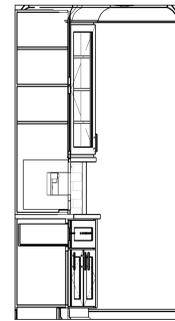
E14 LAUNDRY ELEVATION 2  
1/2 in = 1 ft



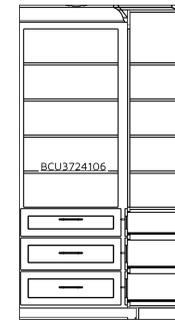
E17 LAUNDRY ELEVATION 3  
1/2 in = 1 ft



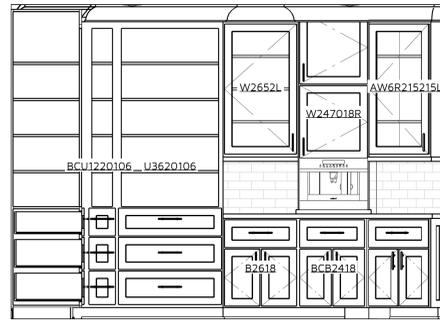
E8 PANTRY ELEVATION 1  
1/2 in = 1 ft



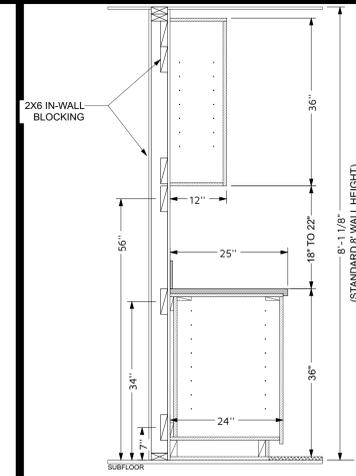
E9 PANTRY ELEVATION 2  
1/2 in = 1 ft



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"		36"	CABINET COUNTERTOP	
C02		3	1	PANTRY	36"		36"	CABINET COUNTERTOP	
C03	AW6R2115	1	1	PANTRY	21"	15"	36"	ANGLE FRONT BASE CABINET	
C04	AW6R215215L	1	1	PANTRY	21"	18 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	BCB13D	1	1	LAUNDRY	1 1/4"	23 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	BCW1552	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	

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)



REV: B

SHEET: D-2

NOTE:  
 • FINISH MATERIALS AND ELEVATIONS FOR REFERENCE ONLY.  
 • FINAL CABINET DESIGN AND LAYOUT BY CABINET BUILDER.

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

MINOR: ELAINE ROBERTS, DRAFTERS AND DESIGNERS  
 1528 PEACHTREE LANE SW, CUMMING, GA 30008  
 E-CONTACT@ELAINEROBERTSDESIGNS.COM  
 WWW.ELAINEROBERTSDESIGNS.COM

GAFFIN RESIDENCE

25-076-GAFFIN

INTERIOR ELEVATIONS

REVISION TABLE

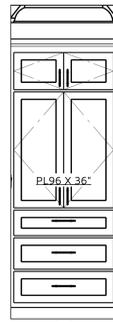
NUMBER OF REVISIONS: 0

DATE: 1/20/2026

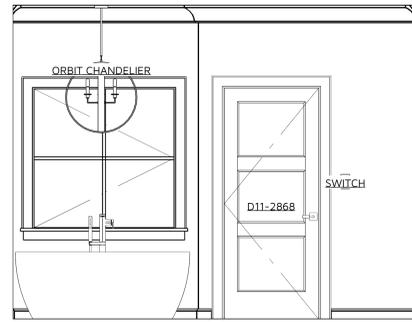
SCALE: 1/4" = 1'-0" UNLESS NOTED OTHERWISE

DESIGNED BY: E.E.D.D.

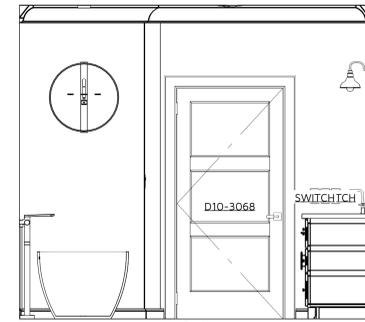
25-076-GAFFIN



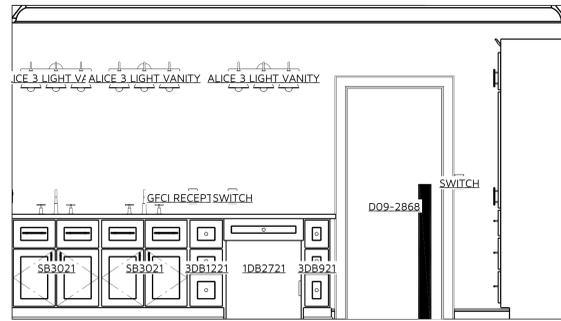
E24 MASTER BATH ELEVATION 1  
1/2 in = 1 ft



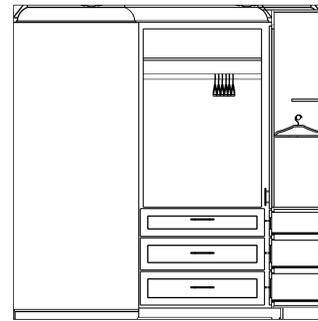
E25 MASTER BATH ELEVATION 2  
1/2 in = 1 ft



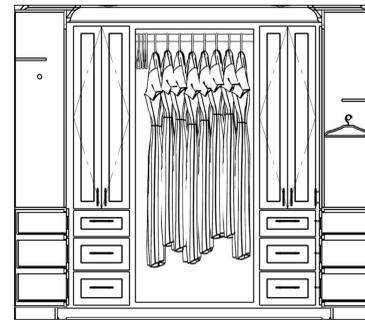
E26 MASTER BATH ELEVATION 3  
1/2 in = 1 ft



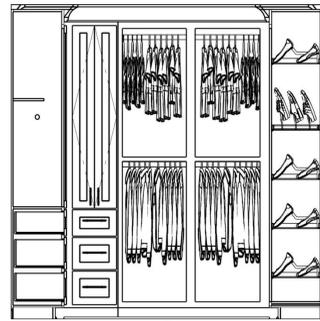
E27 MASTER BATH ELEVATION 4  
1/2 in = 1 ft



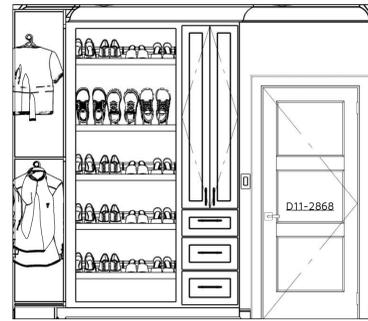
E18 HER CLOSET ELEVATION 1  
1/2 in = 1 ft



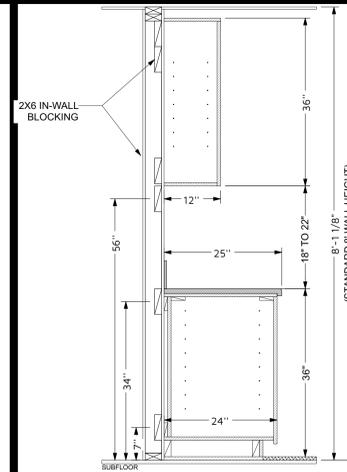
E19 HER CLOSET ELEVATION 2  
1/2 in = 1 ft



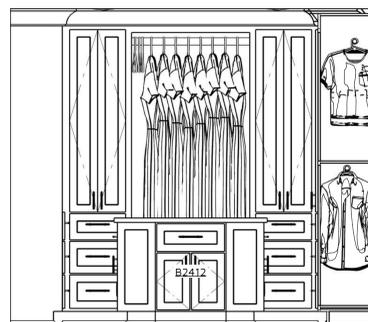
E20 HER CLOSET ELEVATION 3  
1/2 in = 1 ft



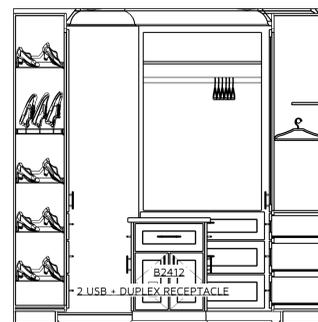
E21 HER CLOSET ELEVATION 4  
1/2 in = 1 ft



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



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



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

CABINET SCHEDULE MASTER SUITE									
#	LABEL	QTY	FLR	ROOM	W	D	H	DESCRIPTION	COMMENTS
C01	PL96 X 36"	4	1	HER CLOSET	36"	36"	36"	CABINET COUNTERTOP	
C02	LIN	1	1	HER CLOSET	36"	36"	36"	CABINET COUNTERTOP	
C03	LIN	1	1	HER CLOSET	36"	36"	36"	CABINET COUNTERTOP	
C04	10B2721	5	1	MASTER BATH	27"	21"	36"	CABINET COUNTERTOP	
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	1	1	HER 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	HER CLOSET	41 1/16"	18"	106"	UTILITY CABINET	
C14	BCU4318106	1	1	HER 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	HER 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"	170"	WALL CABINET	

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

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



DATE: 1/20/2016  
 DRAWN BY: E.E.D.  
 DESIGNED BY: E.E.D.  
 25-076-GREEN

REV: B

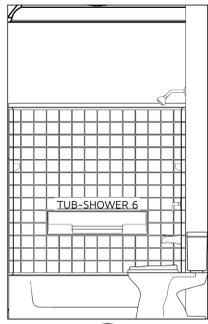
SHEET: D-3

NOTE:  
 • ALL DIMENSIONS AND ELEVATIONS FOR REFERENCE ONLY.  
 • FINAL CABINET DESIGN AND LAYOUT BY CABINET BUILDER.

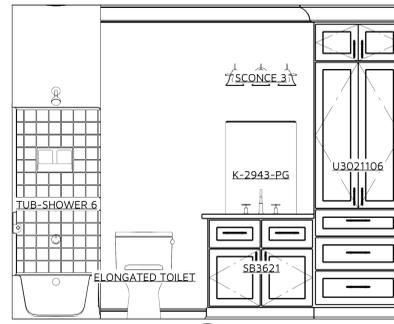
PRINTED SCALE BASED ON 30"x42" PAPER SIZE, (E1-SIZE)

ELAINE ROBERTS,  
 DRAFTERS AND DESIGNERS  
 1538 PEACHTREE LANE SW,  
 CUMMING, GA 30008  
 E-CONTACT@ELAINEROBERTSDESIGNS.COM  
 WWW.ELAINEROBERTSDESIGNS.COM

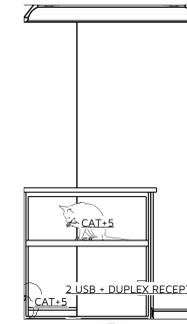
GAFFIN RESIDENCE  
 25-076-GREEN



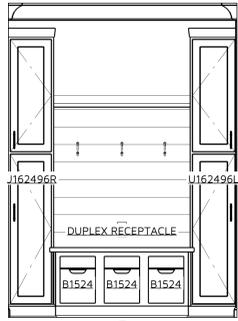
**E32 BATH ONE ELEVATION 1**  
1/2 in = 1 ft



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

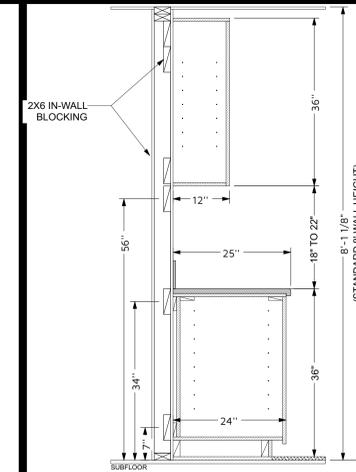


**E31 CAT ROOM ELEVATION 1**  
1/2 in = 1 ft



**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"		36"	CABINET COUNTERTOP	
C02		1	1	CAT ROOM	45"		45"	CABINET COUNTERTOP	
C03		3	1	HALL	24"		24"	CABINET COUNTERTOP	
C04		1	1	HALL	46 1/4"	6"	1"	SHELF	
C05		1	1	LIVING	24"	23 3/4"	17 3/4"	SOFFIT	
C06	B1524	3	1	HALL	16"	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	U162496R	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:  
 • DIMENSIONS AND ELEVATIONS FOR REFERENCE ONLY.  
 • FINAL CABINET DESIGN AND LAYOUT BY CABINET BUILDER.

**ELAINE ROBERTS.**  
**DRAFTERS AND DESIGNERS**  
 1538 PEACHTREE LANE SW,  
 CUMMING, GA 30008  
 E-CONTACT@ELAINEROBERTSDESIGNS.COM  
 WWW.ELAINEROBERTSDESIGNS.COM

**AL** **ER**  
**BD** **DD**

INTERIOR ELEVATIONS  
 REVISION TABLE

NUMBER DESCRIPTION  
 DATE  
 25-076 GARFEN

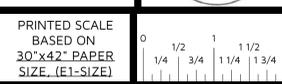
DATE: 1/20/2026  
 DRAWN BY: E.E.D.D.  
 DESIGNED BY: E.E.D.D.

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

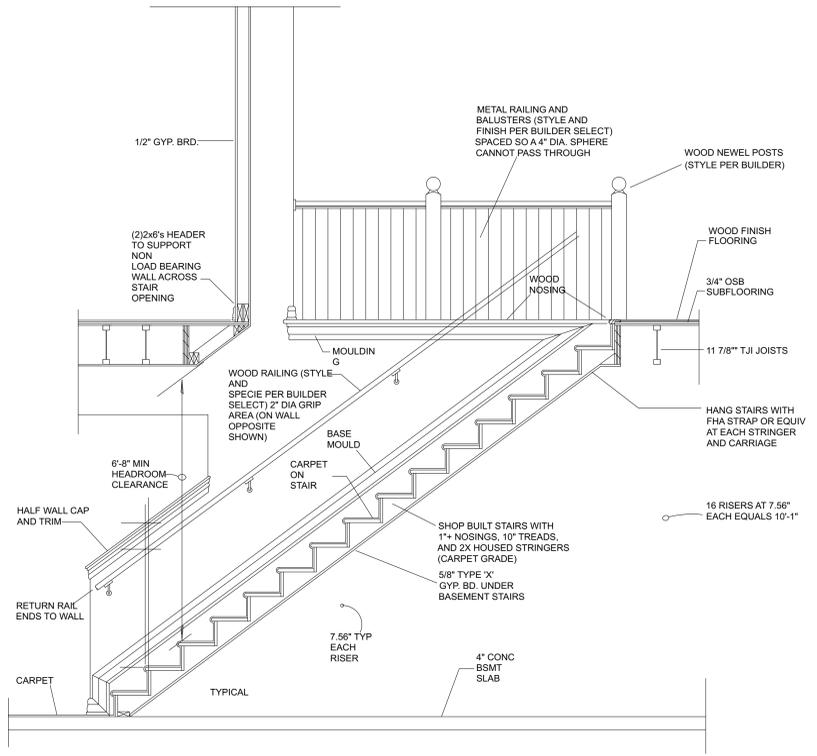
REV: **B**  
 SHEET: **D-4**

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

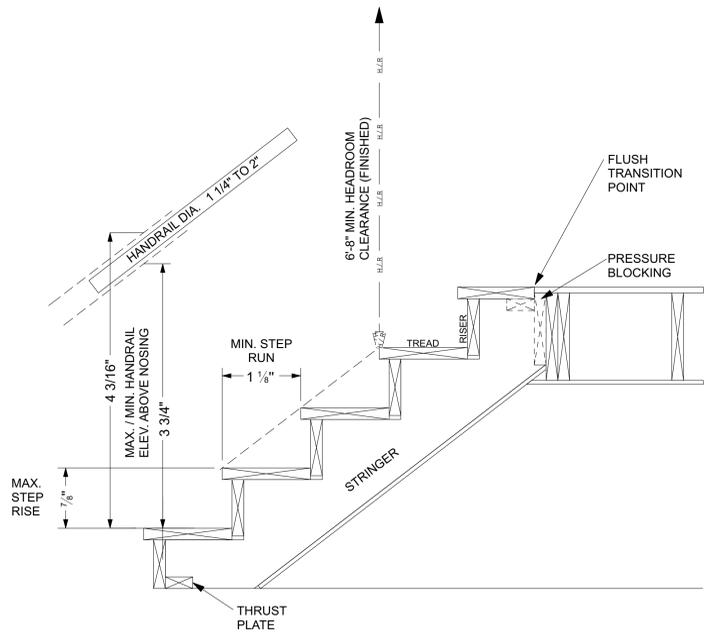
CONSTRUCTION DETAILS AND SECTIONS:  
 • WALL SECTIONS SHOWN ABOVE IS GENERIC IN NATURE.  
 • SLAB DETAILS ARE STANDARD DESIGN AND GENERIC IN NATURE.  
 • REFER TO BUILDING COMPANY OR SUPPLIER FOR FINAL DESIGN AND DETAILS.







1 Story Straight Run Stair Section



- NOTES:**
- SPACING BETWEEN INTERMEDIATE GUARDRAIL MEMBERS TO BE A MAXIMUM OF 4\"/>
- 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 DEPTH 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 1 1/4 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"

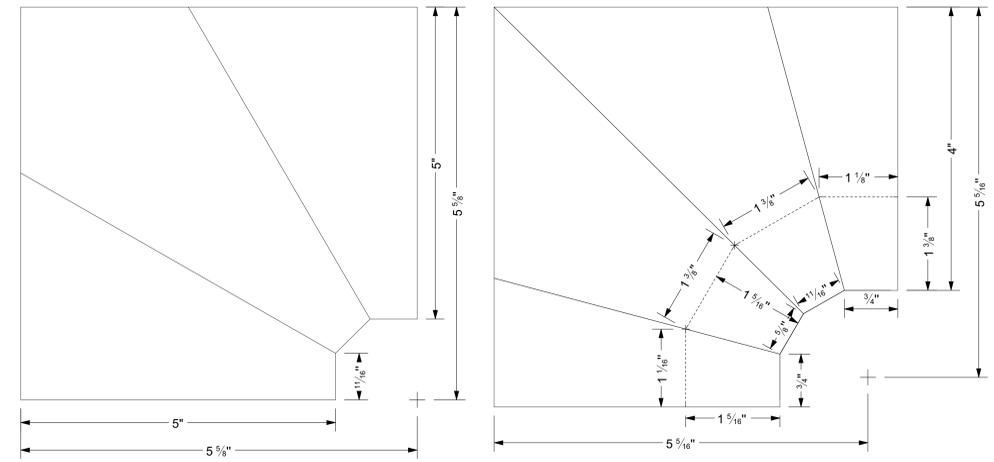
**R311.7.5.2.1 WINDER TREADS**

- 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 DEPTH 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.

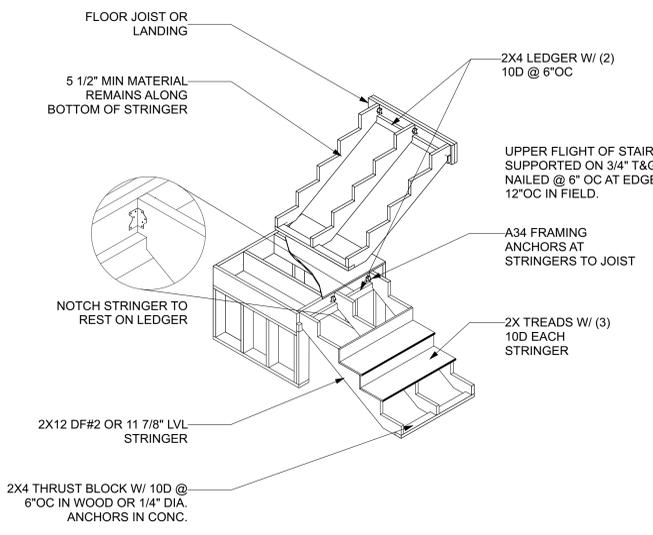
**EXCEPTION:** THE TREAD DEPTH AT SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.7.10.1.

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

- CONSTRUCTION DETAILS AND SECTIONS:**
- WALL SECTIONS SHOWN ABOVE IS GENERIC IN NATURE.
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PRINTED SCALE  
BASED ON  
30"x42" PAPER  
SIZE: (E1-SIZE)

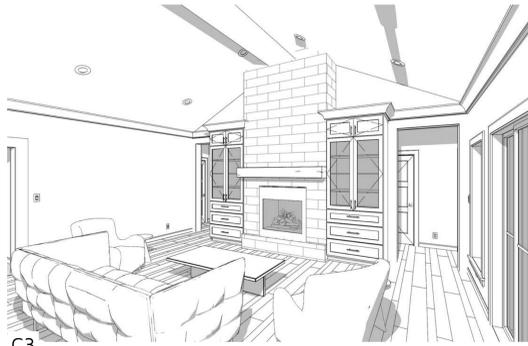




C1



C2



C3



C4



C5



C6



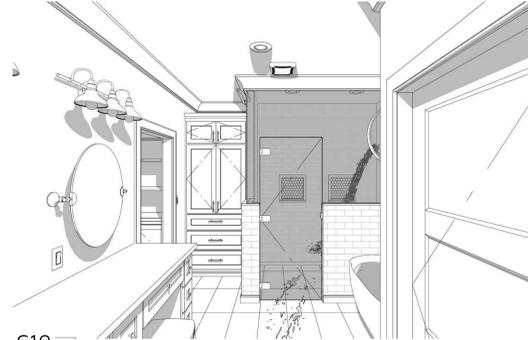
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C8



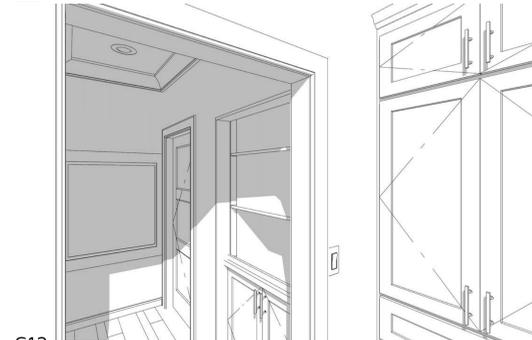
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C10



C11



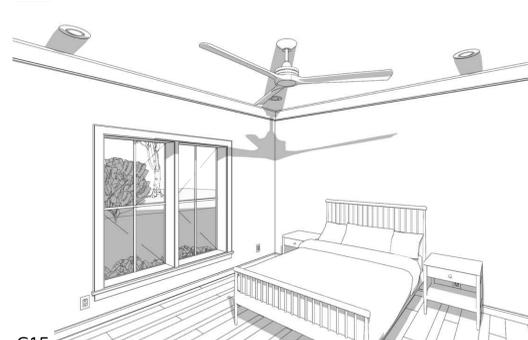
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C13



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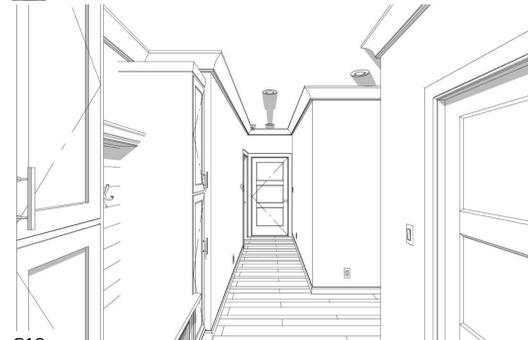
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C16



C17



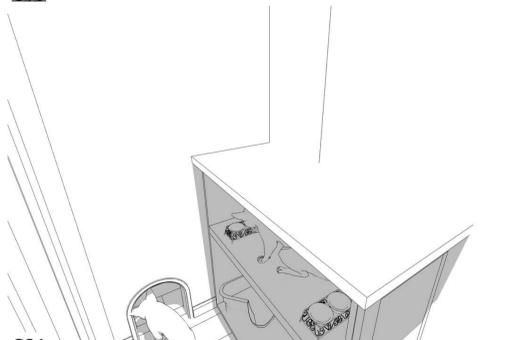
C18



C19



C20



C21



ELEVATION - REAR - RIGHT

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)

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.

