

SANDERS RESIDENCE

MINIMUM CODE BUILDING CODE:
 2021 INTERNATIONAL RESIDENTIAL BUILDING CODE
 2021 INTERNATIONAL BUILDING CODE
 2021 INTERNATIONAL PLUMBING CODE
 2021 INTERNATIONAL MECHANICAL CODE
 2021 INTERNATIONAL FUEL GAS CODE
 2021 INTERNATIONAL FIRE CODE
 2021 NATIONAL ELECTRIC CODE
 ANSI/ASHRAE/IESA 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: 4100 MARKET STREET - SUITE 100, HUNTSVILLE, 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 (IRC).
 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.



ERDD PROJECT #: 25-045

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

Layout Page Table

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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 APPLICABLE REGULATIONS IN THE JURISDICTION.
 2. 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.

MOISTURE & THERMAL PROTECTION
 1. ALL WALLS, FLOORS, AND CEILINGS ADJACENT TO UNCONDITIONED SPACES SHALL MEET OR EXCEED 2018 I.R.C. REQUIREMENTS.
 2. ATTIC INSULATION: R-38 MINIMUM. WALL INSULATION: 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.

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 SHELD 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. VERIFY ELECTRICAL, GAS, AND WATER CONNECTION LOCATIONS PRIOR TO INSTALLATION.

THESE DRAWINGS AND CONCEPTS, ADDITIONALLY KNOWN AS SANDERS RESIDENCE DESIGN PLANS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF ELAINE ROBERTS DRAFTERS AND DESIGNERS, DEVELOPED FOR THE EXCLUSIVE USE BY ELAINE ROBERTS DRAFTERS AND DESIGNERS.
 DESIGN PLANS ARE PROVIDED FOR THE FAIR USE BY THE CLIENT OR HIS/HER AGENT IN COMPLETING THE PROJECT AS LISTED WITHIN THIS CONTRACT. DESIGN PLANS REMAIN THE PROPERTY OF ELAINE ROBERTS DRAFTERS AND DESIGNERS AND CANNOT BE USED OR REUSED WITHOUT PRIOR WRITTEN PERMISSION. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF ELAINE ROBERTS DRAFTERS AND DESIGNERS IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES.
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BUILDING AREA CALCULATIONS		
FIRST FLOOR (MAIN LEVEL):	6066	SQ.FT.
TOTAL HEATED AND COOLED AREA:	6066	SQ.FT.
GARAGE AREA:	1834	SQ.FT.
PORCHES:	2132	SQ.FT.

REVISION TABLE			
NUMBER	DATE	REVISOR	DESCRIPTION
1	11/8/2025	J.PARKER	2'-X4' FOAM SYSTEM EXTERIOR WALLS

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, CEILING, 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.

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 403.
 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 FLEX DUCTS SHALL BE SEALED, INSULATED, AND TESTED TO MEET ENERGY CODE REQUIREMENTS.
 3. NO DUCTS LOCATED IN EXTERIOR WALLS. FLEX DUCTS SHALL BE PROPERLY SUPPORTED AND WITHIN MANUFACTURER'S LIMITATIONS.
 4. MECHANICAL VENTILATION PROVIDED PER 2018 I.R.C. M1507.
 BATH FANS SHALL EXHAUST TO EXTERIOR WITH BACKDRAFT DAMPERS.
 CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

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.
 FINISH CLEANUP & TURNOVER
 1. REMOVE ALL DEBRIS FROM SITE AND LEAVE CLEAN AND READY FOR OCCUPANCY.
 2. PROVIDE OWNER WITH ALL WARRANTY DOCUMENTS, OPERATION MANUALS, AND FINAL INSPECTION APPROVALS.
 DISCLAIMER:
 ALL DIMENSIONS, DESIGNATIONS, & EXTENTS ARE SUBJECT TO SITE VERIFICATION PRIOR TO CONTRACTOR COMMENCEMENT OF WORK. THESE DRAWINGS ARE INTELLECTUAL PROPERTY AND SUBJECT TO COPYRIGHT. THEY SHALL NOT BE REPRODUCED, DISTRIBUTED, PUBLISHED OR USED OTHERWISE WITHOUT THE EXPRESS CONSENT OF THE DESIGNER.
 HOMEOWNER WILL TAKE NECESSARY PRECAUTIONS TO REMOVE OR RELOCATE ITEMS OF VALUE TO BE REUSED AND/OR SAVED, OR IN ANY DANGER OF BEING DAMAGED DUE TO CONSTRUCTION PROCESS.

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

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.



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DATE: 11/8/2025	MEMBER A I B D. <small>MEMBER IN GOOD STANDING OF THE NATIONAL DESIGNERS</small>
	REV: A
	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 PIPES/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: 5/8" 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.

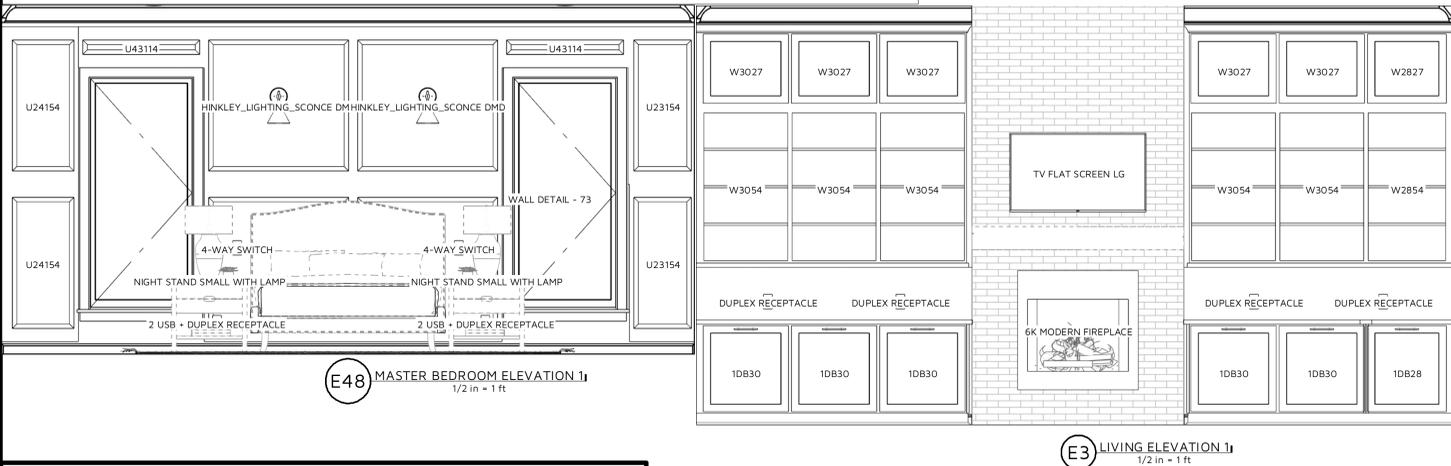
SITE WORK
 1. SITE WORK SHALL CONFORM TO APPROVED CIVIL PLANS AND LOCAL ORDINANCES.
 2. VERIFY PROPERTY LINES, SETBACKS, AND EASEMENTS PRIOR TO START OF CONSTRUCTION.
 3. GRADE SITE TO PROVIDE MINIMUM 6" FALL WITHIN FIRST 10' FROM STRUCTURE.
 4. PROVIDE POSITIVE DRAINAGE AWAY FROM FOUNDATION DURING AND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



NOTE:
 1 THESE NOTES ARE GENERIC IN GENERAL.
 2 REFER TO DESIGN SPECIFICATION, PLAN NOTES, AND CALLOUT IN PRECEDING 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.

CASEMENT	SINGLE HUNG / DOUBLE HUNG	SLIDING	AWNING
2636SC	3040SH	4036LS	3026AW
MINIMUM	MINIMUM	MINIMUM	MINIMUM
SC 2/4-4/0	2/4-6/8	4/0-4/0	3/0-2/6
SC 2/6-3/6	2/6-6/2	5/0-3/6	
DC 4/8-4/0	2/8-5/8	6/0-3/0	
DC 5/0-3/6	3/0-5/0		

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

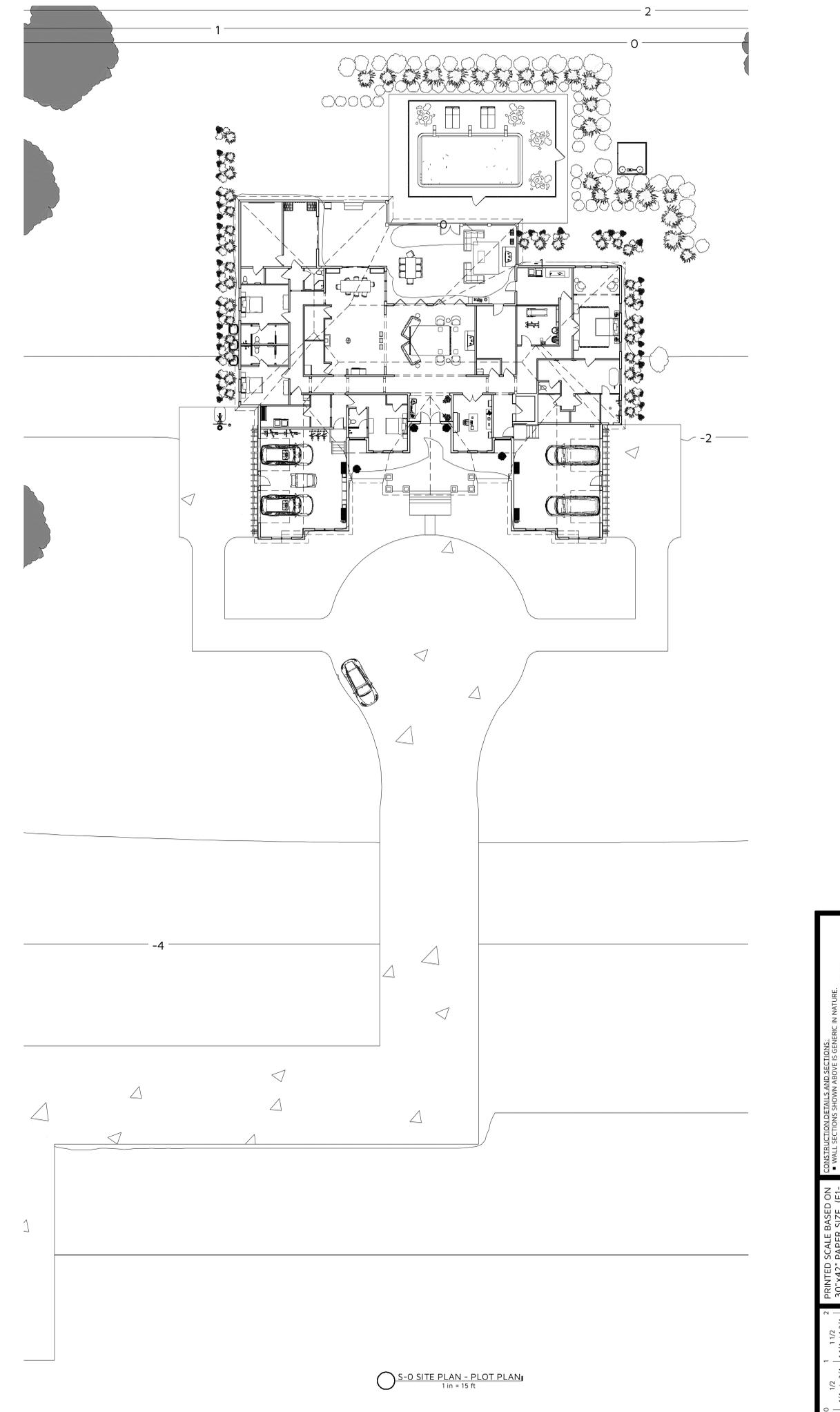
R310.2.2 WINDOW SILL HEIGHT.
 • WHERE MORE THAN 44 INCHES ABOVE THE FLOOR, WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3.

R310.2.3 WINDOW WELLS.
 • THE HORIZONTAL AREA OF THE WINDOW WELL SHALL BE NOT LESS THAN 9 SQUARE FEET, WITH A HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36 INCHES.
 • THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.
 EXCEPTION: THE LADDER OR STEPS REQUIRED BY SECTION R310.2.3.1 SHALL BE PERMITTED TO ENCR OACH NOT MORE THAN 6 INCHES INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.

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

WINDOW LABEL LEGEND

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



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GENERAL NOTES

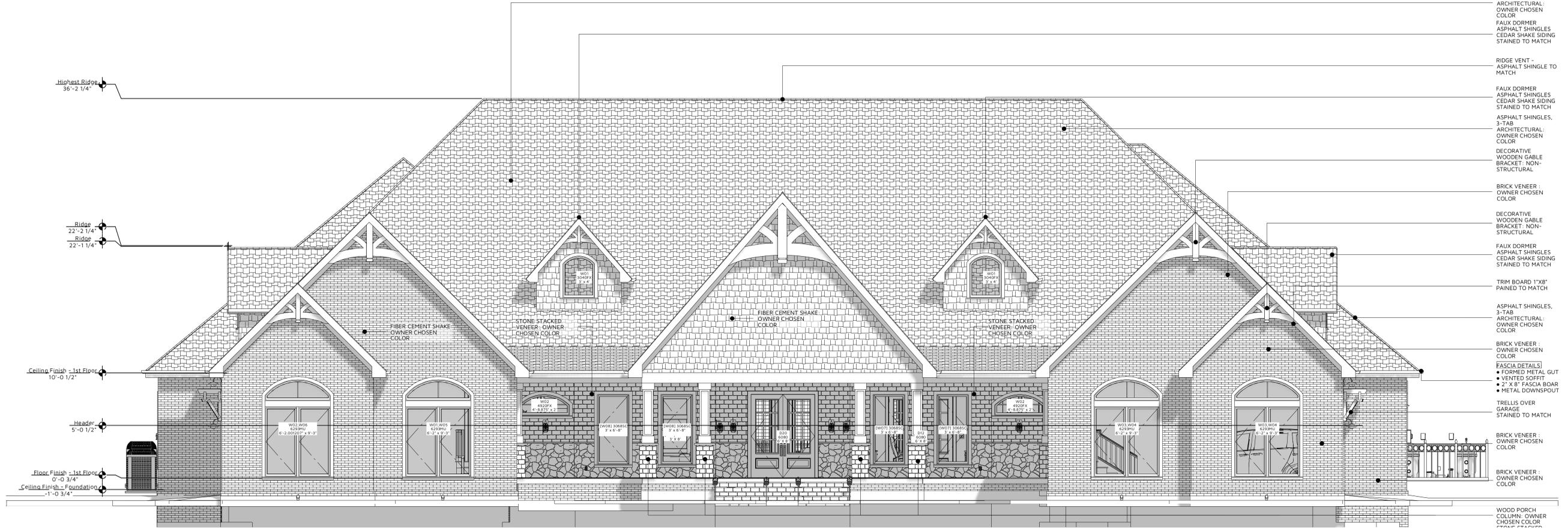
NUMBER	DESCRIPTION
1	REVISION TABLE

CONSTRUCTION DETAILS AND SECTIONS:
 • ALL FINISHES TO BE INDICATED IN FINISH SCHEDULE.
 • SLAB DETAILS ARE STANDARD DESIGN AND GENERAL IN NATURE.
 • REFER TO BUILDING COMPANY OF SUPPLIER FOR FINAL DESIGN AND DETAILS.

PRINTED SCALE BASED ON 30" X 42" PAPER SIZE, 1/4" = 1'-0" UNLESS NOTED OTHERWISE
 DATE: 11/8/2025
 DRAWN BY: E.R.O.D.
 DESIGNED BY: E.R.O.D.
 SCALE: 1/4" = 1'-0" UNLESS NOTED OTHERWISE
 REVISION TABLE

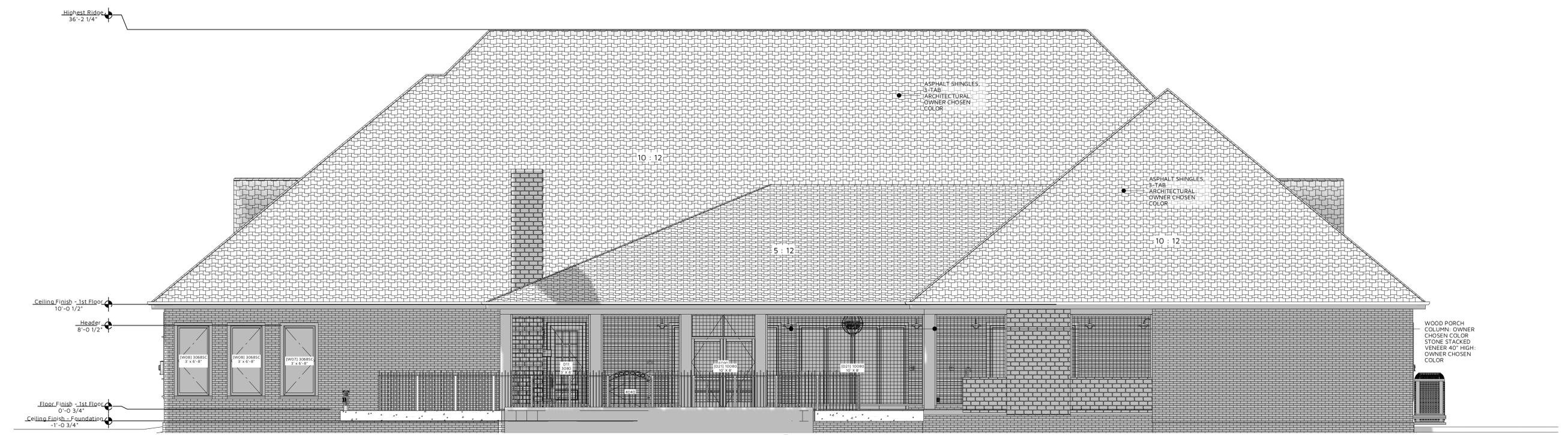
REV: A
 SHEET: A-0

S-O SITE PLAN - PLOT PLAN
 1 in = 15 ft



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

EXTERIOR WALL NOTE:
■ 2"x4" FOAM SYSTEM EXTERIOR WALLS

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)





A-4 A-4 EXTERIOR ELEVATION RIGHT
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.

EXTERIOR WALL NOTE:
 ■ 2"x4" FOAM SYSTEM EXTERIOR WALLS



FOUNDATION NOTE: STEP FOUNDATION WALLS AND FOOTINGS IN 1'-0" LIFTS AS REQUIRED BY SITE CONDITIONS AND GRADING ELEVATIONS.

A-5 A-5 EXTERIOR ELEVATION LEFT
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)
 0 1/4 1/2 1 1 1/2 2
 1/4 3/4 1 1 1/4 1 3/4



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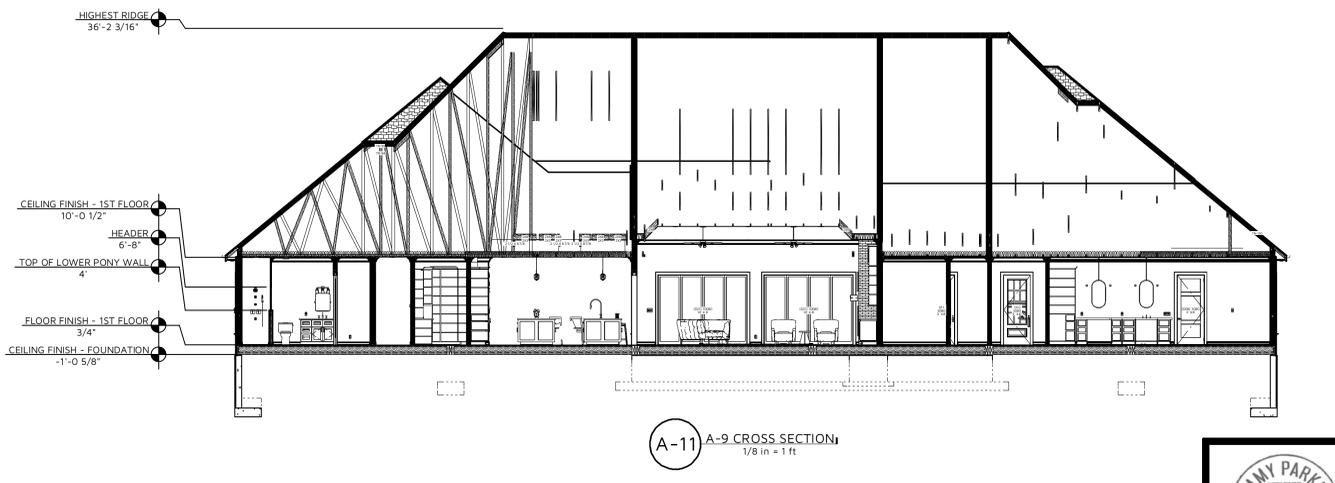
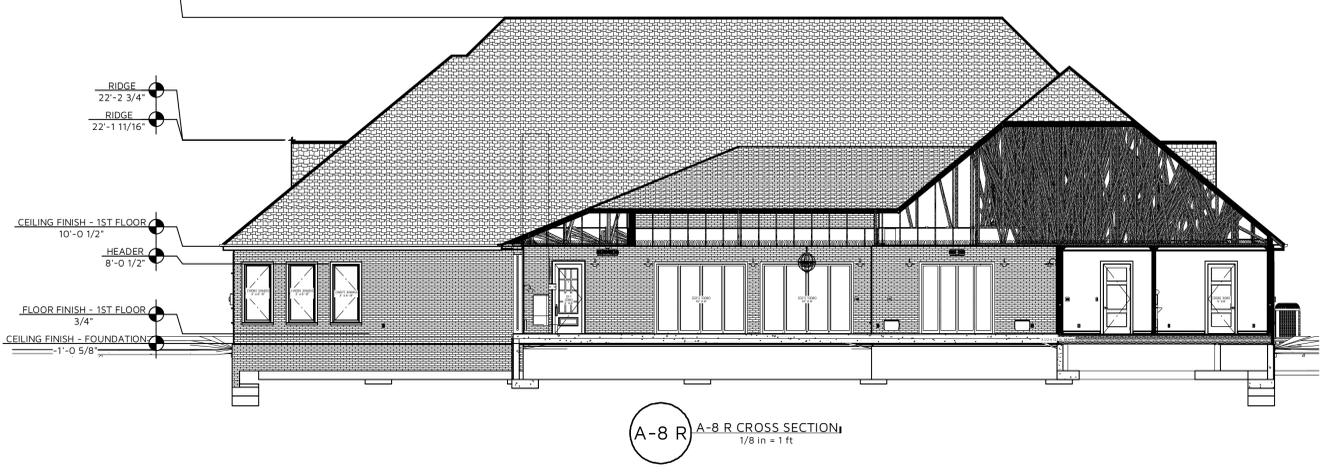
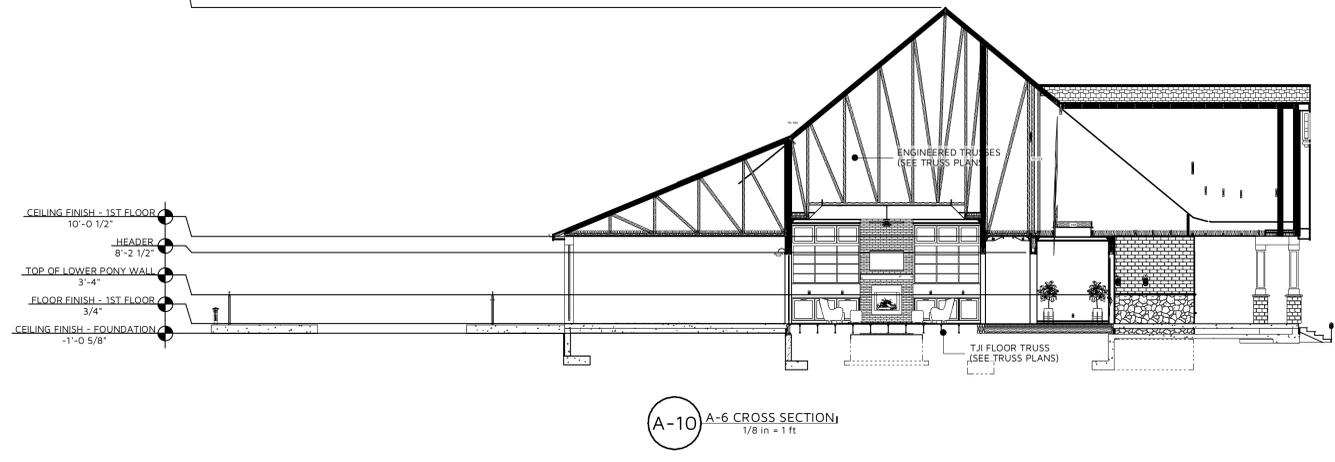
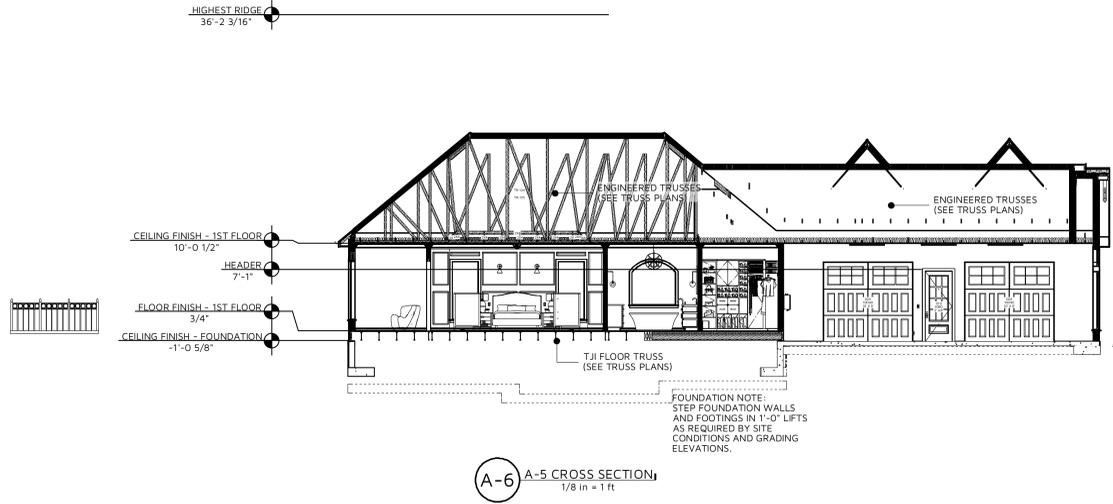
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OVERALL EXTERIOR ELEVATIONS
 REVISION TABLE

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 DESIGNED BY: E.B.D.
 25-045 SANDERS

REV: A

SHEET: A-3



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" x 42" PAPER
SIZE (E1-SIZE)

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1/4 3/4 1 1/4 1 3/4

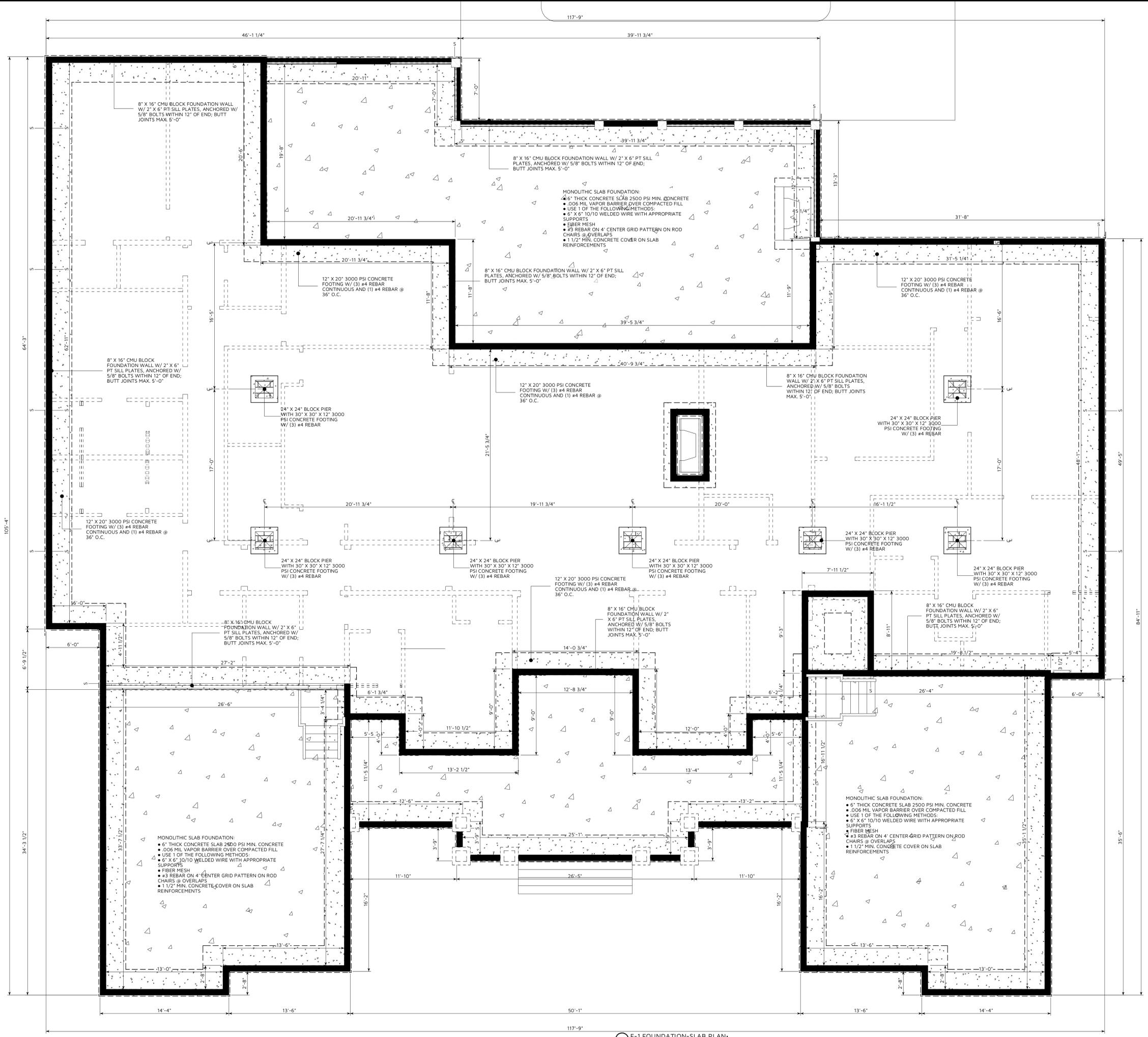


FOUNDATION GENERAL NOTES:
 THIS GENERIC FOUNDATION PLAN IS DESIGNED FOR NON-EXPANSIVE SOILS WITH A BEARING CAPACITY OF AT LEAST 2500 PSF AND AN EFFECTIVE FRICTION ANGLE OF NO LESS THAN 30 DEGREES. THIS PLAN IS NOT CERTIFIED FOR A SPECIFIC LOCATION. RECOMMENDED SITE GEOTECHNICAL INVESTIGATION AND COORDINATION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

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.



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 25-045 SANDERS

NO.	DATE	DESCRIPTION
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FOUNDATION PLAN
 REVISION TABLE

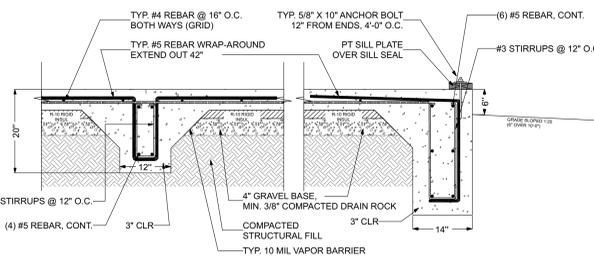
CONSTRUCTION DETAILS AND SECTIONS:
 • SEE DRAWING IN NATURE
 • SLAB DETAILS ARE STANDARD DESIGN AND GENERAL IN NATURE
 • REFER TO BUILDING COMPANY OR SUPPLIER FOR FINAL DESIGN AND DETAILS.

DATE: 11/8/2025
 SCALE: 1/4" = 1'-0" UNLESS NOTED OTHERWISE
 DRAWN BY: E.R.O.
 DESIGNED BY: E.R.O.
 25-045 SANDERS

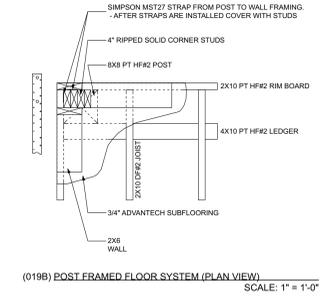
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F-1 FOUNDATION-SLAB PLAN
 1/4" = 1'-0"

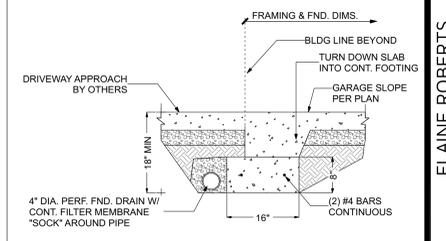
- GENERAL SLAB NOTES:**
- 1) SUBGRADE SOILS SHALL BE COMPACTED TO MIN. 95% STD. PROCTOR DENSITY (ASTM D-698).
 - 2) CONCRETE SHALL CONFORM TO ALL REQUIREMENTS OF ACI "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" AND ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE."
 - 3) CONCRETE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



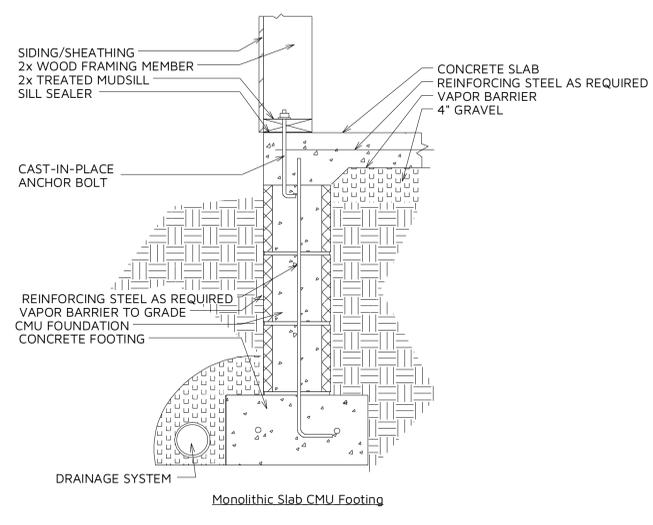
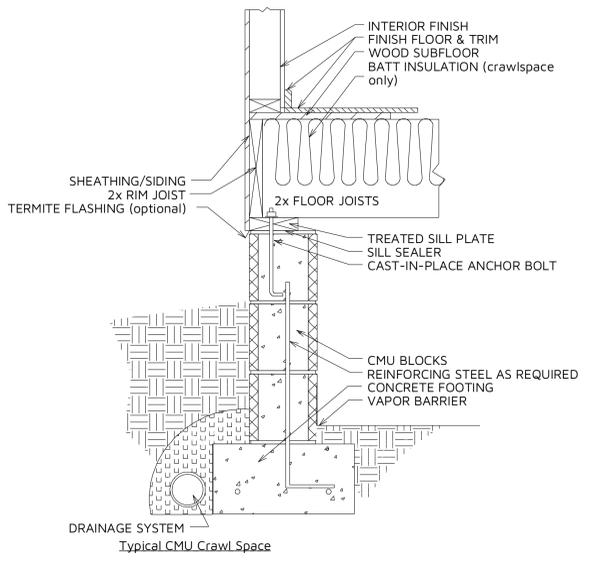
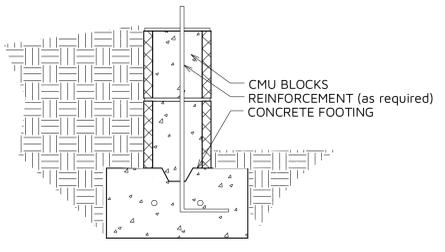
[015] SLAB ON GRADE (MONO POUR)
SCALE: 3/4" = 1'-0"



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



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



Monolithic Slab CMU Footing

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.

2	11/2	DATE: 11/8/2025	SCALE: 1/4" = 1'-0" UNLESS NOTED OTHERWISE	FOUNDATION - SLAB DETAILS
1	11/4	DRAWN BY: E.B.D.D.	REVISION TABLE	
0	1/4	DESIGNED BY: E.B.D.D.	NUMBER DESCRIPTION	
		25-045 SANDERS	FOUNDATION - SLAB DETAILS	
			REVISION TABLE	

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MEMBER
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JIMMY RAYNER
AL. B.D.
MEMBER OF BUILDING DESIGNERS ASSOCIATION

SANDERS RESIDENCE
25-045 SANDERS

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

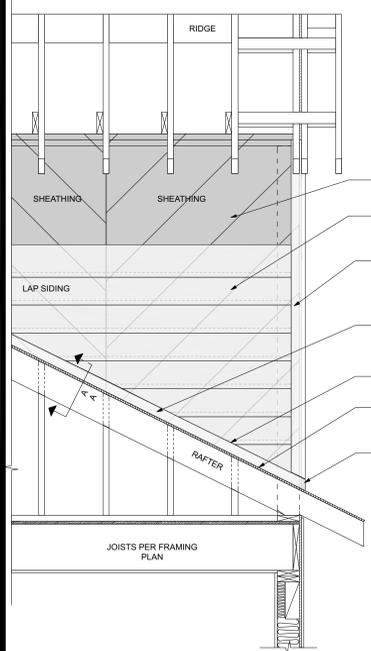
TYPICAL CONSTRUCTION DETAILS AND METHODS
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 REFER TO STRUCTURAL ENGINEERING DOCUMENTS IF APPLICABLE.

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

JOIST TO SILL OR GIRDER	TOE NAIL (3)-8d
BRIDGING TO JOIST	TOE NAIL EA. END (2)-8d
SOLE PLATE TO JOIST OR BLK'G	FACE NAIL 16d @ 16" OC
STUD TO SOLE PLATE	TOE NAIL (4)-8d, END NAIL (2) 16d
TOP PLATE TO STUD	END NAIL (2)-16d
DOUBLE STUDS	FACE NAIL 16d @ 24" OC
DOUBLE TOP PLATES	FACE NAIL 16d @ 16" OC
CONTINUOUS HEADER, TWO PIECES	16d @ 16" OC ALONG EA. EDGE
BUILT-UP HEADER, TWO PIECES	16d @ 16" OC ALONG EA. EDGE
W/ 1/2" SPACER	FACE NAIL (2)-16d
TOP PLATES, LAPS AND INTERSECTIONS	TOE NAIL (3)-8d
CEILING JOISTS TO PLATE	TOE NAIL (4)-8d
CONTINUOUS HEADER TO STUD	FACE NAIL (3)-10d
CEILING JOISTS, LAPS OVER PARTITIONS	FACE NAIL (3)-10d
CEILING JOISTS TO PARALLEL RAFTERS	TOE NAIL (2)-16d
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.
7/2" 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

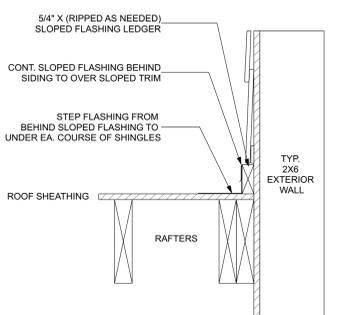
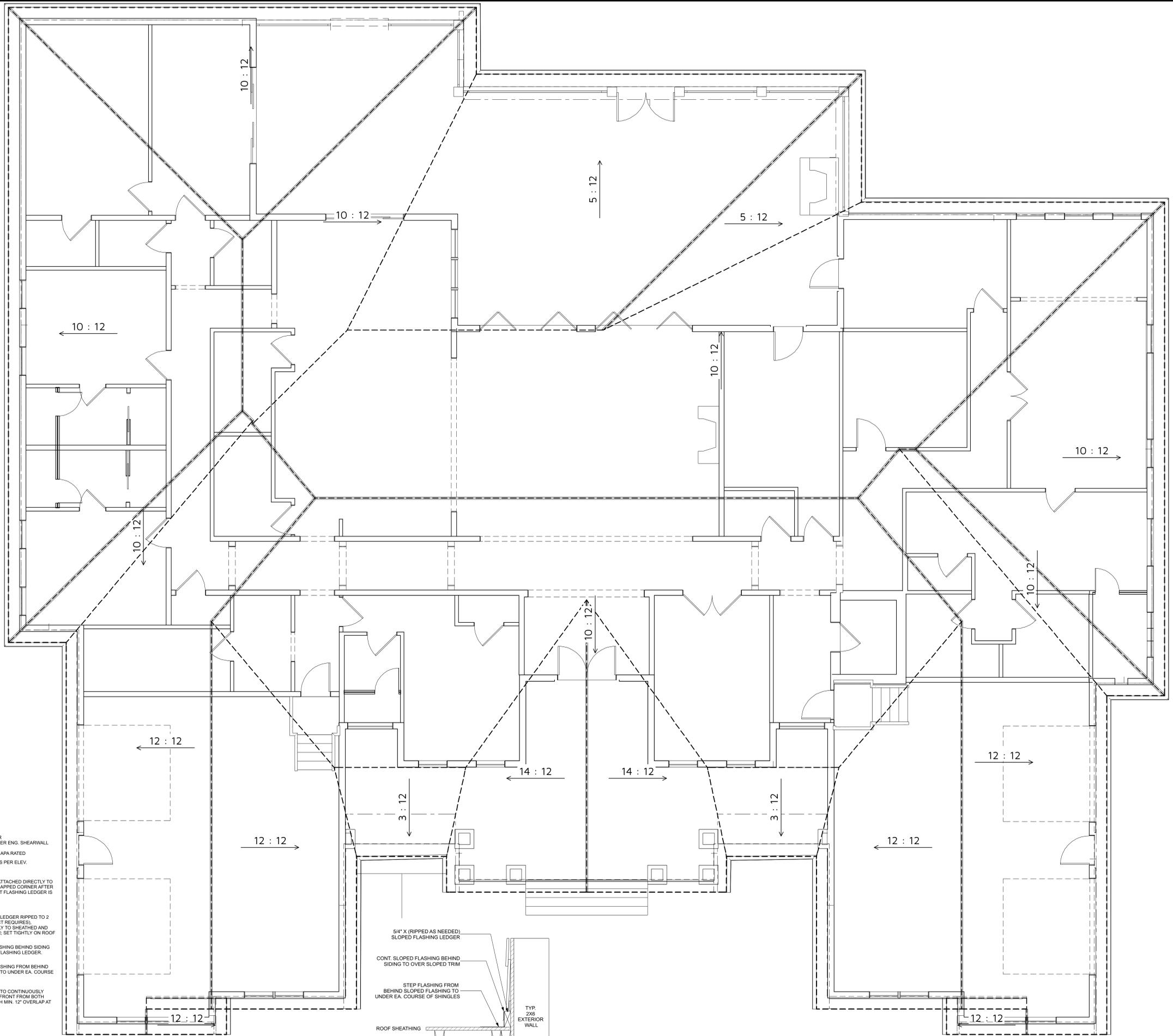
2x MULTIPLE JOISTS - STAGGER @ 15" OC
 W/(2) @ EA. END OR SPLICE
 (3) OR FEWER
 (4) OR MORE

16d NAILS
 1/2" DIA M.B. W/ STANDARD NUT AND WASHERS



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 1/2" (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"



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

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

CONSTRUCTION DETAILS AND SECTIONS:
 • DRAWINGS IN THIS SET SHALL BE CONSIDERED STANDARD UNLESS OTHERWISE NOTED.
 • ALL DIMENSIONS ARE STANDARD UNLESS OTHERWISE NOTED.
 • REFER TO BUILDING COMPANY OR SUPPLIER FOR FINAL DESIGN AND DETAILS.

PRINTED SCALE BASED ON 30"x42" PAPER SIZE, LEI- SIZE)
 DATE: 11/8/2025
 SCALE: 1/4" = 1'-0" UNLESS NOTED OTHERWISE
 DRAWN BY: E.B.D.D.
 DESIGNED BY: E.B.D.D.
 25-045 SANDERS

REV: A
 SHEET: A-7

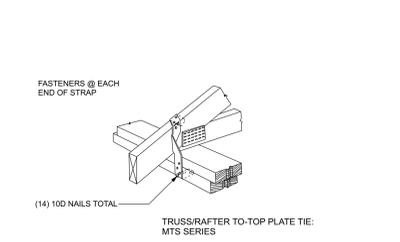
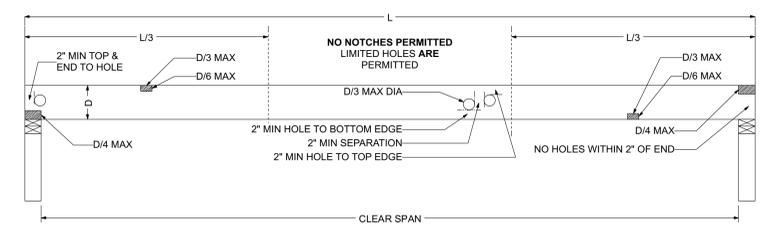
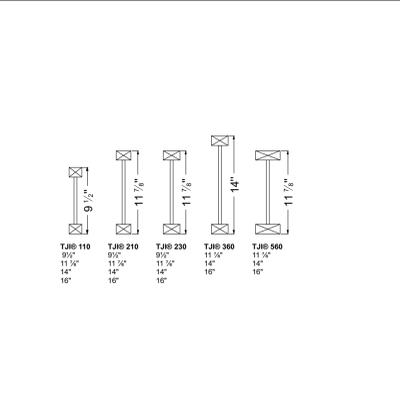
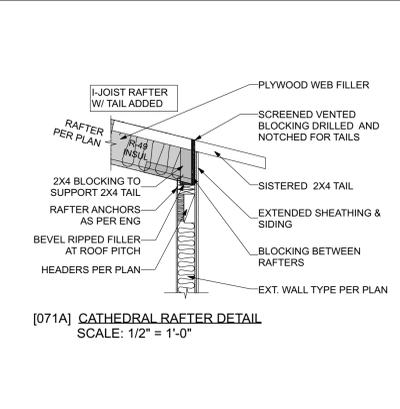
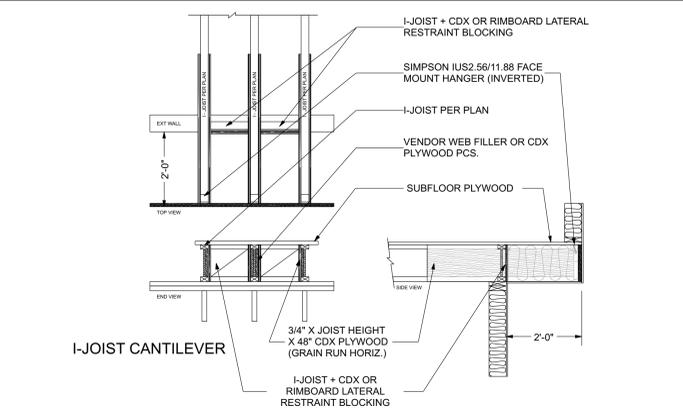
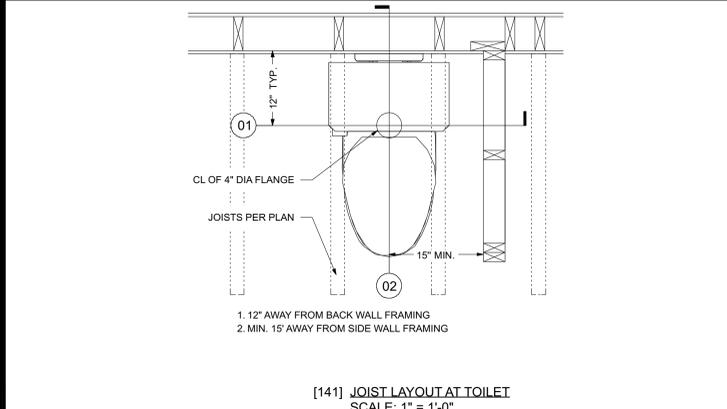
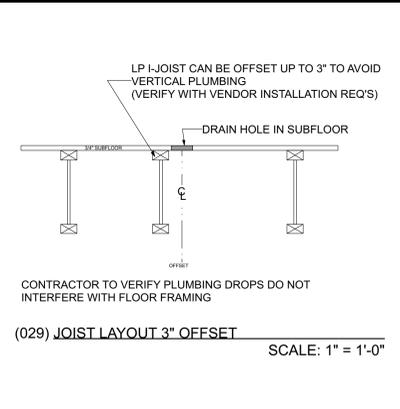
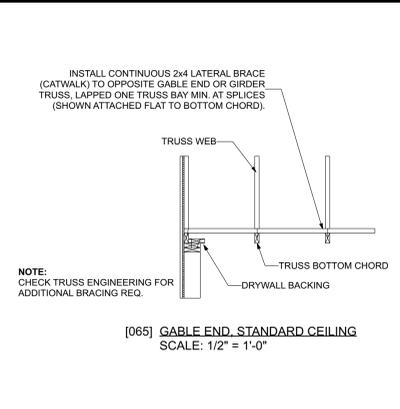
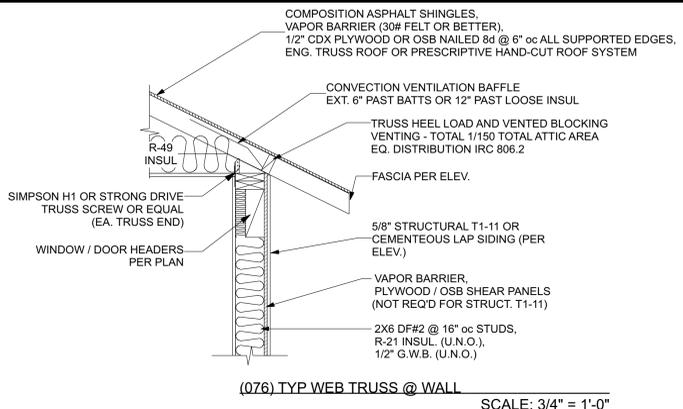
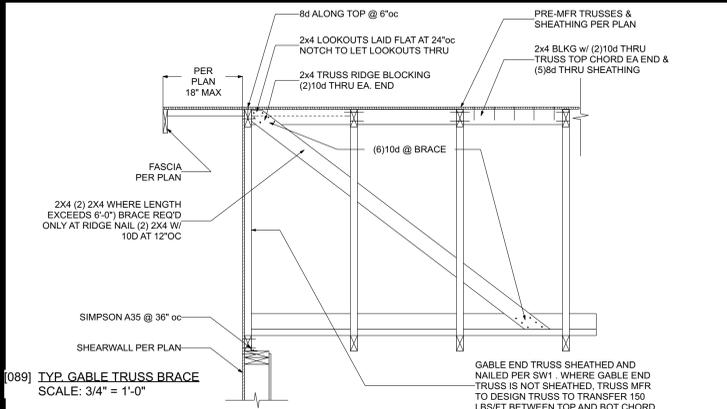
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SANDERS RESIDENCE
 25-045 SANDERS

REVISION TABLE
 NUMBER DESCRIPTION
 1 25-045 SANDERS EXTERIOR WALLS

ROOF PLAN
 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.

- 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.

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- WALL HEADERS: (2) 2 X 10 DF 2 TYP. UNO
- ROOF & FLOOR TRUSS MANUFACTURER: _____

TYPICAL CONSTRUCTION DETAILS AND METHODS
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MEMBER
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INTERNATIONAL BUILDING DESIGNERS ASSOCIATION

SAUNDERS RESIDENCE
25-045 SAUNDERS

FRAMING DETAILS
REVISION TABLE

NUMBER DESCRIPTION
1. 25-045 SAUNDERS EXTERIOR WALLS

CONSTRUCTION DETAILS AND SECTIONS:
• ALL FRAMING IN NATURE
• SLAB DETAILS ARE STANDARD DESIGN AND GENERAL NATURE
• REFER TO BUILDING COMPANY OR SUPPLIER FOR FINAL DESIGN AND DETAILS.

PRINTED SCALE BASED ON 30" X 42" PAPER SIZE, 1/4" = 1'-0"
UNLESS NOTED OTHERWISE

DATE: 11/8/2025
SCALE: 1/4" = 1'-0"
UNLESS NOTED OTHERWISE

DESIGNED BY: E.R.D.D.
25-045 SAUNDERS

REV: A

SHEET: A-9

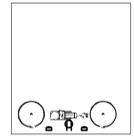
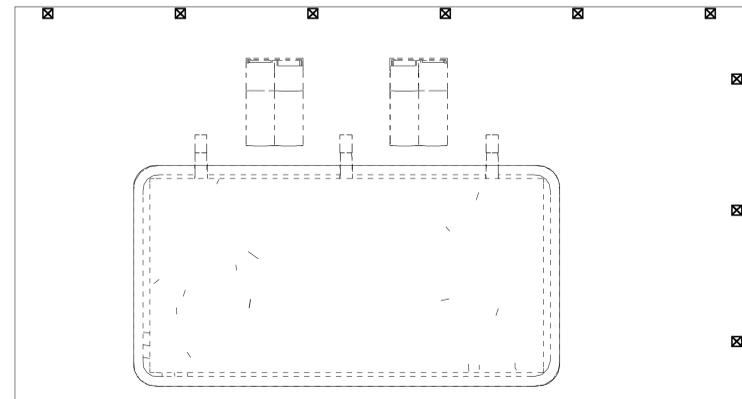
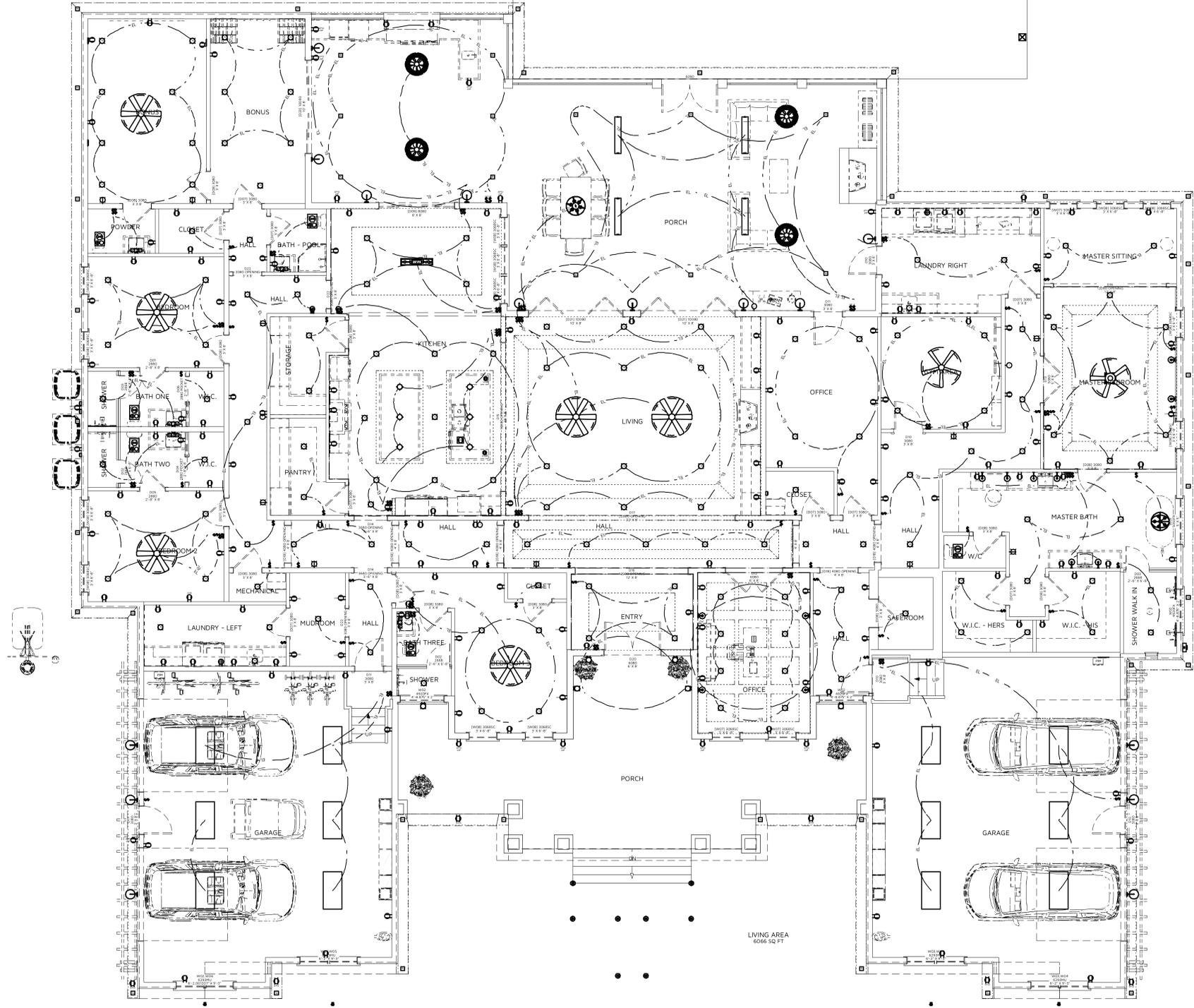
NUMBER	QTY	FLOOR	ATTACHED TO	DESCRIPTION	COMMENTS
E01	3	1	WALL	LOUVERED AISLE LIGHT	
E02	138	1	CEILING	RECESSED DOWN LIGHT 6	
E03	4	1	WALL	GAS PATIO HEATER	
E04	4	1	WALL	DILLON SCONCE 3	
E23	4	1	WALL	HINKLEY LIGHTING SCONCE DMD	OWNER SELECTED LIGHT FIXTURE
E26	44	1	CEILING	RECESSED DOWN LIGHT 4 SQUARE	
E35	1	1	CEILING	CEILING FAN STAINED GLASS	
E36	1	1	CEILING	ROUND LIGHT CHANDELLER FIXTURE BY DMD	
E37	6	1	WALL	VANITY LIGHT SPHERE	
E38	6	1	CEILING	FACET PETITE PENDANT LIGHT	
E39	6	1	WALL	CHINOIS SCONCE	
E40	15	1	WALL	DEL SINGLE LIGHT GLASS DIMMABLE ARMED SCONCE	OWNER SELECTED LIGHT FIXTURE
E41	4	1	CEILING	CEILING FAN CAGED	
E42	2	1	CABINET	HINKLEY LIGHTING SCONCE DMD	OWNER SELECTED LIGHT FIXTURE
E43	1	1	CEILING	HTTPS://WWW.WAYFAIR.COM/LARK-MANOR%2848A2-HAUTE-MARNE-6-LIGHT-GLOBE-PENDANT-REFID=3D_CHIEFARCHIT	
E44	1	1	CEILING	HTTPS://WWW.WAYFAIR.COM/DARBY-HOME-COR%28AE-GINSBERG-5-LIGHT-KITCHEN-ISLAND-PENDANT-DRBC4068.HTML?REFID=3D_CHIEFARCHIT	
E45	6	1	CEILING	EXHAUST FAN + LIGHT + HEAT	
E46	10	1	FLOOR	CRAFTSMAN BOLLARD PATH LIGHT	
E47	4	1	FLOOR	LED SPOTLIGHT	
E48	12	1	CEILING	SURFACE MOUNTED TUBE LIGHT - MEDIUM & WIDE	
E54	6	1	CEILING	6 BLADE CEILING FAN	
E58	1	1	CEILING	CEILING FAN PROPPELLER 5 BLADE	
E60	4	1	WALL	DOUBLE SWITCH	
E65	10	1	WALL	RECEPTACLE + LIGHT	
E68	12	1	WALL	2 USB + DUPLEX RECEPTACLE	
E73	2	1	CABINET	2 USB + DUPLEX RECEPTACLE	
E74	2	1	FLOOR	POP-UP DUPLEX AND USB	
E75	4	1	WALL	THERMOSTAT	
E76	1	1	WALL	ELECTRICAL PANEL - RECESSED	
E77	1	1	WALL	ELECTRIC METER	
E78	6	1	WALL	FUSED AC DISCONNECT	
E79	17	1	WALL	GFCI WP	
E81	1	1	CABINET	GFCI WP	
E82	6	1	CEILING	GFCI DUPLEX CEILING RECEPTACLE	
E83	51	1	WALL	SWITCH	
E114	4	1	WALL	WEATHERPROOF SWITCH	
E115	8	1	FLOOR	PATH LIGHT	
E117	1	1	WALL	3-WAY SWITCH	
E123	15	1	WALL	4-WAY SWITCH	
E127	22	1	WALL	GFCI RECEPTACLE	
E132	1	1	FLOOR	GFCI DUPLEX FLOOR RECEPTACLE	
E135	119	1	WALL	DUPLEX RECEPTACLE	
E157	12	1	WALL	220V	

SYMBOL	DESCRIPTION
○	LOUVERED AISLE LIGHT
○	RECESSED DOWN LIGHT 6
○	HINKLEY LIGHTING 6-SCONCE DMD
○	DILLON SCONCE 3
○	CEILING FAN STAINED GLASS
○	ROUND LIGHT CHANDELLER FIXTURE BY DMD
○	VANITY LIGHT SPHERE
○	FACET PETITE PENDANT LIGHT
○	CHINOIS SCONCE
○	DEL SINGLE LIGHT GLASS DIMMABLE ARMED SCONCE
○	CEILING FAN CAGED
○	HTTPS://WWW.WAYFAIR.COM/LARK-MANOR%2848A2-HAUTE-MARNE-6-LIGHT-GLOBE-PENDANT-REFID=3D_CHIEFARCHIT EC
○	HTTPS://WWW.WAYFAIR.COM/DARBY-HOME-COR%28AE-GINSBERG-5-LIGHT-KITCHEN-ISLAND-PENDANT-DRBC4068.HTML?REFID=3D_CHIEFARCHIT EC
○	RECESSED DOWN LIGHT 4 SQUARE
○	CRAFTSMAN BOLLARD PATH LIGHT
○	LED SPOTLIGHT
○	SURFACE MOUNTED TUBE LIGHT - MEDIUM & WIDE
○	EXHAUST FAN + LIGHT + HEAT
○	6 BLADE CEILING FAN
○	CEILING FAN PROPPELLER 5 BLADE
○	DOUBLE SWITCH
○	RECEPTACLE + LIGHT
○	2 USB + DUPLEX RECEPTACLE
○	POP-UP DUPLEX AND USB
○	THERMOSTAT
○	ELECTRICAL PANEL - RECESSED
○	ELECTRIC METER
○	FUSED AC DISCONNECT
○	GFCI WP
○	GFCI DUPLEX CEILING RECEPTACLE
○	SWITCH
○	WEATHERPROOF SWITCH
○	PATH LIGHT
○	3-WAY SWITCH
○	4-WAY SWITCH
○	GFCI RECEPTACLE
○	GFCI DUPLEX FLOOR RECEPTACLE
○	DUPLEX RECEPTACLE
○	220V
○	GAS PATIO HEATER

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



○ E-1 ELECTRICAL PLAN FIRST FLOOR
3/16 in = 1 ft

CONSTRUCTION DETAILS AND SECTIONS:
 • ALL DIMENSIONS ARE IN INCHES
 • ALL DIMENSIONS ARE STANDARD UNLESS OTHERWISE NOTED
 • REFER TO BUILDING COMPANY OR SUPPLIER FOR FINAL DESIGN AND DETAILS.

DATE: 11/8/2025
 DRAWN BY: E.B.D.D.
 DESIGNED BY: E.B.D.D.
 SCALE: 1/4" = 1'-0"
 UNLESS NOTED OTHERWISE

REV: A
 SHEET: E-1

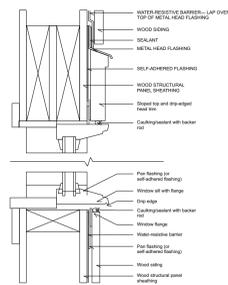
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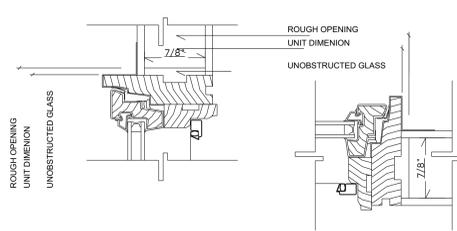
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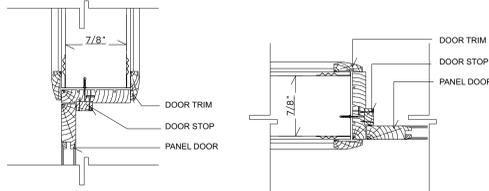
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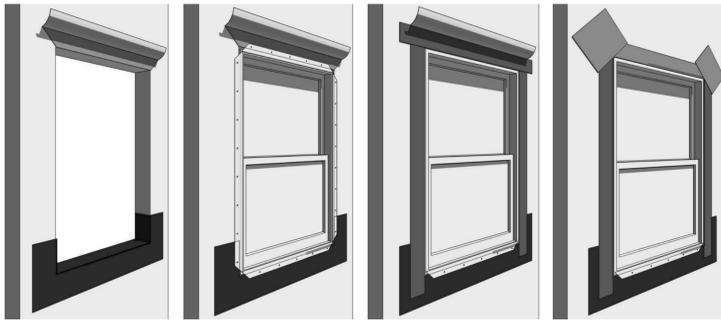
WINDOW OPENING DETAIL- WOOD SIDING
SCALE: N.T.S.



Window Header and Jamb Details
SCALE: N.T.S.



Door Header and Jamb Details
SCALE: N.T.S.



1 2 3 4

BASIC WINDOW FLASHING INSTALLATION:

- 1) PREPARE ROUGH OPENING: CUT STND. "I-CUT" IN THE WRB. CUT (2) 45° SLITS AT TOP TO CREATE FLAP. APPLY FLEXIBLE FLASHING AT SILL + 6" MIN. UP JAMBS. SECURE FLEXED EDGE OF FLASHING WITH MECHANICAL FASTENERS.
 - 2) INSTALL WINDOW PER MANUFACTURER'S INSTRUCTIONS.
 - 3) APPLY FLASHING TAPE AT JAMBS, EXTENDING 1" ABOVE AND BELOW WINDOW HEAD FLANGE AND BOTTOM OF SILL FLASHING. APPLY FLASHING TAPE ALONG HEAD, EXTENDING BEYOND OUTER EDGES OF JAMB FLASHING.
 - 4) REPLACE WRB FLAP AT HEAD AND TAPE REMAINING CUTS IN WRB
- *REVISE INSTALLATION PROCESS ACCORDING TO WINDOW MANUFACTURER'S INSTRUCTIONS

WINDOW NOTES:

- MAX WINDOW FENESTRATION VALUES: U-FACTOR 0.30 / SHGC 0.25
- WOOD WINDOWS WITH GLAD EXTERIOR
- INTERIOR WINDOW MATERIALS: PAINTED OR STAINED WITH FACTORY FINISH. VERIFY WITH OWNER
- WINDOW HARDWARE TO BE OWNER SELECTED AT TIME OF ORDER
- WINDOW ROUGH OPENING: 1/2" FOR TOP/BOTTOM & 1/2" FOR SIDES. UNO BY MFG
- SEE WINDOW SCHEDULE CALLOUT FOR WINDOWS THAT USE A WOOD OR STEEL BEAM FOR THE HEADER
- BEDROOM WINDOWS SILL FINISHED MUST BE WITHIN 44" OF THE FLOOR AND PROVIDE MINIMUM CLEAR OPENINGS OF 5.7 SQ. FEET WITH HEIGHT DIMENSION NOT LESS THAN 24" AND WIDTH DIMENSION NOT LESS THAN 20" - HRC R310.1-R310.1.4

DOOR NOTES:

- DOORS SHALL BE 80" UNO
- ALL DOORS SHALL BE SOLID CORE 1 3/4" THICK. UNO
- INTERIOR DOORS SHALL BE PAINTED OR STAINED. VERIFY WITH OWNER
- DOORS BETWEEN THE 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
- EXTERIOR EXIT DOORS SHALL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPERABLE FROM INSIDE
- GARAGE DOORS TO BE SECTIONAL INSULATED. OVERHEAD DOORS. GLASS PANELS TO BE INSULATED
- ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING
- ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS
- BARN DOORS. MEASURE TO FIT OPENING. ALL HARDWARE TO BE STAINLESS. UNO

CONSTRUCTION DETAILS AND SECTIONS:

- WALL SECTION SHOWN ABOVE IS GENERIC IN NATURE.
- SLAB DETAILS ARE STANDARD DESIGN AND GENERIC IN NATURE.
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WINDOW SCHEDULE												
3D PERSPECTIVE	LABEL	QTY	FLR	SIZE	W	H	R/O	EGRESS	TEMP	DESCRIPTION	HEADER	COMMENTS
	W01 3040FX 3' X 4'	6	2	3040FX	36"	48"	37"X49"			FIXED GLASS-AT	2"X8"X37" (2)	
	W02 4920FX 4'-8.875" X 2'	3	1	4920FX	56 7/8"	24"	57 7/8"X25"			FIXED GLASS-AT	2"X8"X57 7/8" (2)	
	W03 5050FX 5' X 5'	1	1	5050FX	60"	60"	61"X61"			FIXED GLASS-AT	2"X8"X61" (2)	
	W03,W04 6293MU 6'-2" X 9'-3"	2	1	6293	74"	111"	75"X112"			MULLED UNIT-HL	2"X8"X75" (2)	
	W01,W05 6293MU 6'-2" X 9'-3"	1	1	6293	74"	111"	75"X112"			MULLED UNIT-HR	2"X8"X75" (2)	
	W02,W06 6293MU 6'-2.001207" X 9'-3"	1	1	6293	74"	111"	75"X112"			MULLED UNIT-HL	2"X8"X75" (2)	
	[W07] 3068SC 3' X 6'-8"	3	1	3068SC	36"	80"	37"X81"			SINGLE CASEMENT-HR	2"X8"X37" (2)	
	[W08] 3068SC 3' X 6'-8"	13	1	3068SC	36"	80"	37"X81"			SINGLE CASEMENT-HL	2"X8"X37" (2)	

DOOR SCHEDULE											
ELEV.	LABEL	QTY	FLR	SIZE	W	H	R/O	DESCRIPTION	HEADER	THICKNESS	COMMENT
	D01 2880 2'-8" X 8"	1	1	2880 L IN	32"	96"	34"X98 1/2"	HINGED- 30 INTERIOR	2"X8"X37" (2)	1 3/8"	
	D02 2668 2'-6" X 6'-8"	2	1	2668 R	30"	80"	30"X80"	SHOWER-GLASS SLAB		1/2"	
	D03 2668 2'-6" X 6'-8"	2	1	2668 L	30"	80"	30"X80"	SHOWER-GLASS SLAB		1/2"	
	D04 2880 POCKET 2'-8" X 8"	1	1	2880 R	32"	96"	65 1/4"X98 1/2"	POCKET- 30 INTERIOR	2"X6"X68 1/4" (2)	1 3/8"	
	D05 2880 2'-8" X 8"	1	1	2880 R IN	32"	96"	34"X98 1/2"	HINGED- 30 INTERIOR	2"X8"X37" (2)	1 3/8"	
	D06 2880 POCKET 2'-8" X 8"	1	1	2880 L	32"	96"	65 1/4"X98 1/2"	POCKET- 30 INTERIOR	2"X6"X68 1/4" (2)	1 3/8"	
	[D07] 3080 3' X 8"	10	1	3080 R IN	36"	96"	38"X98 1/2"	HINGED- 30 INTERIOR	2"X8"X41" (2)	1 3/8"	
	[D08] 3080 3' X 8"	12	1	3080 L IN	36"	96"	38"X98 1/2"	HINGED- 30 INTERIOR	2"X8"X41" (2)	1 3/8"	
	[D09] 8080 8' X 8"	1	1	8080 L/R EX	96"	96"	98"X99"	EXT. QUAD SLIDER-GLASS PANEL	2"X8"X101" (2)	1 3/8"	
	D10 3080 3' X 8"	4	1	3080 L EX	36"	96"	38"X99"	EXT. HINGED- CCV05012XN-RG GRANITE	1 1/2"X7 1/2"X41" (2)	1 3/4"	
	D11 3080 3' X 8"	3	1	3080 R EX	36"	96"	38"X99"	EXT. HINGED- CCV05012XN-RG GRANITE	1 1/2"X7 1/2"X41" (2)	1 3/4"	
	D12 6080 6' X 8"	1	1	6080 L/R IN	72"	96"	74"X98 1/2"	DOUBLE HINGED- CCV05012XN-RG GRANITE	2"X8"X77" (2)	1 3/8"	
	D13 5080 5' X 8"	1	1	5080 L/R IN	60"	96"	62"X98 1/2"	DOUBLE HINGED- 30 INTERIOR	2"X8"X65" (2)	1 3/8"	
	D14 3680 OPENING 3'-6" X 8"	2	1	3680	42"	96"	44"X98 1/2"	DOORWAY	2"X6"X47" (2)		
	D15 16080 OPENING 16' X 8"	1	1	16080	192"	96"	194"X98 1/2"	DOORWAY	2"X6"X197" (2)		
	D16 12080 OPENING 12' X 8"	2	1	12080	144"	96"	146"X98 1/2"	DOORWAY	2"X6"X149" (2)		
	D17 22080 OPENING 22' X 8"	1	1	22080	264"	96"	266"X98 1/2"	DOORWAY	2"X6"X269" (2)		
	[D18] 4080 OPENING 4' X 8"	6	1	4080	48"	96"	50"X98 1/2"	DOORWAY	2"X6"X53" (2)		
	4040	2	1	4040	48"	48"	50"X50 1/2"	HINGED-WROUGHT IRON GATE (ARCHED)	2"X8"X50" (2)	1 3/8"	
	D20 6080 6' X 8"	1	1	6080 L/R EX	72"	96"	74"X99"	EXT. DOUBLE HINGED- CCV05012XN-RG GRANITE	1 1/2"X7 1/2"X77" (2)	1 3/4"	
	[D21] 10080 10' X 8"	2	1	10080 L/R EX	120"	96"	122"X98 1/2"	EXT. 4 DR. BIFOLD-GLASS PANEL	2"X6"X125" (2)	1 3/8"	
	D22 3080 OPENING 3' X 8"	3	1	3080	36"	96"	38"X98 1/2"	DOORWAY	2"X6"X41" (2)		
	[D23] 10080 10' X 8"	1	1	10080 L/R EX	120"	96"	122"X99"	EXT. QUAD SLIDER-GLASS PANEL	2"X8"X125" (2)	1 3/8"	

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JMPA
ARCHITECTS
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SANDERS RESIDENCE
25-045 SANDERS

DOOR AND WINDOW INFORMATION
REVISION TABLE

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.

DATE: 11/8/2025
SCALE: 1/4" = 1'-0"
UNLESS NOTED OTHERWISE

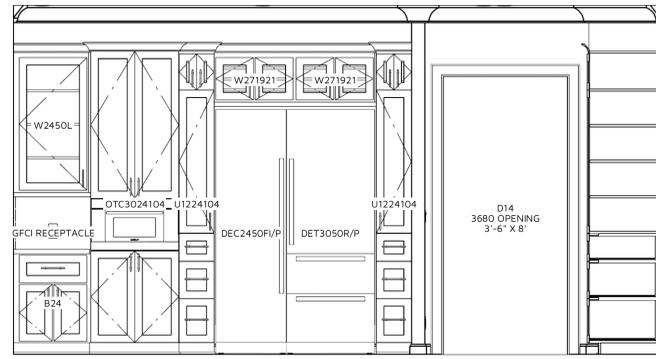
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DESIGNED BY: E. ROBERTS
DATE: 11/8/2025

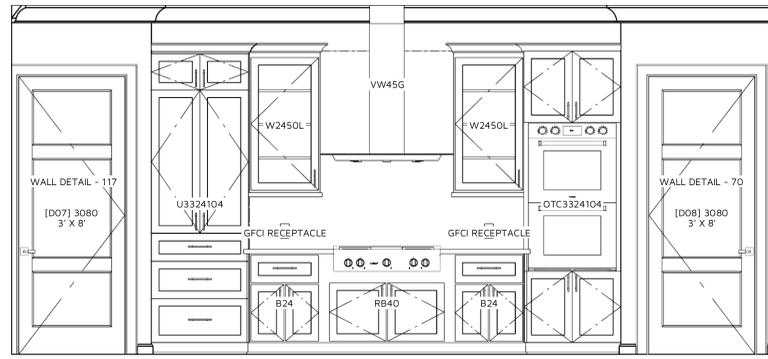
REVISION TABLE

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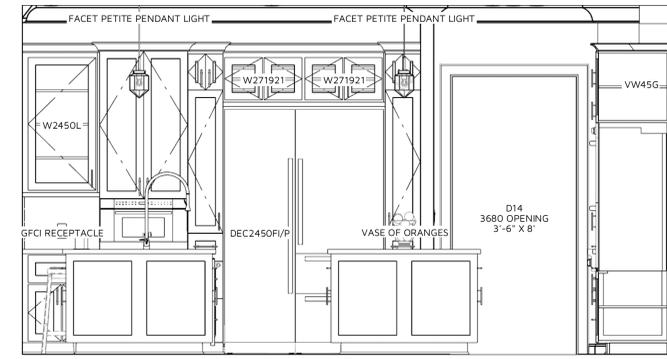
SHEET:
D-1



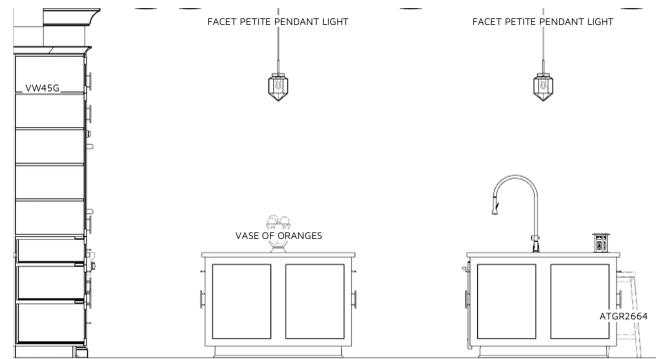
E7 KITCHEN ELEVATION 1
1/2 in = 1 ft



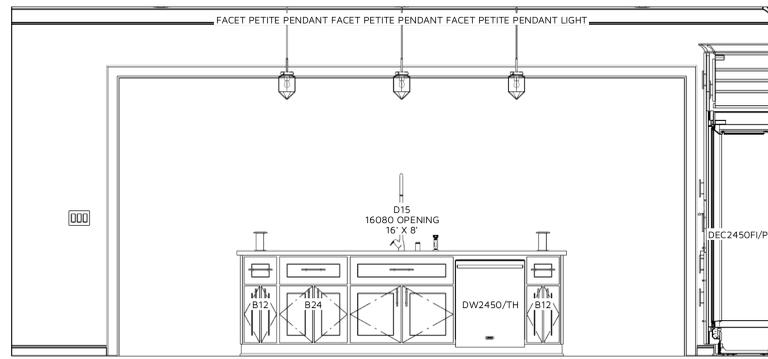
E8 KITCHEN ELEVATION 2
1/2 in = 1 ft



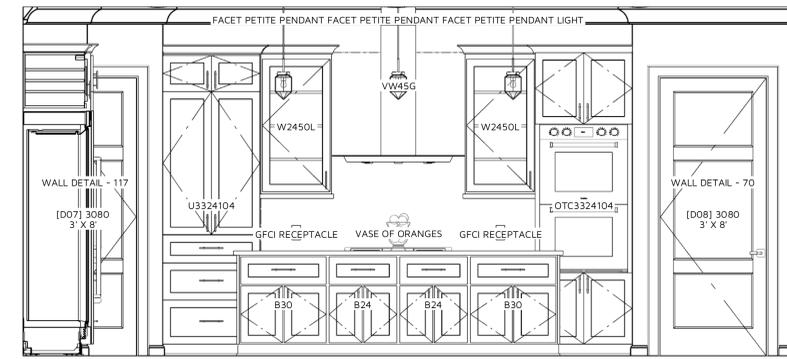
E15 KITCHEN ELEVATION 3
1/2 in = 1 ft



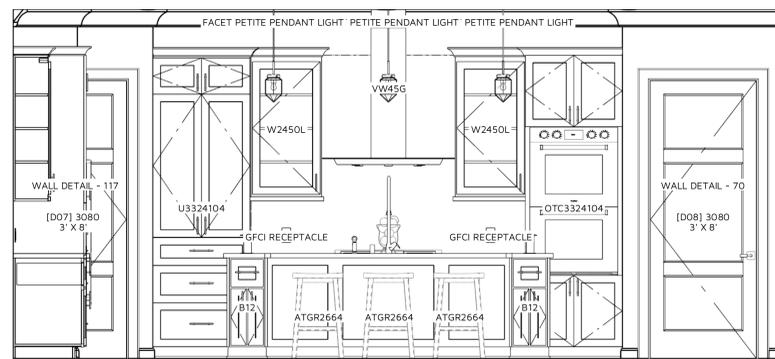
E11 KITCHEN ELEVATION 4
1/2 in = 1 ft



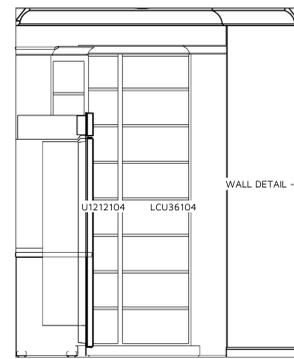
E12 KITCHEN ELEVATION 5
1/2 in = 1 ft



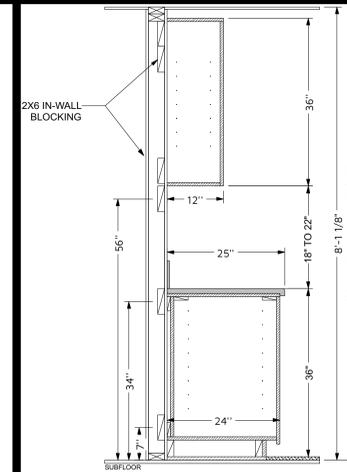
E13 KITCHEN ELEVATION 6
1/2 in = 1 ft



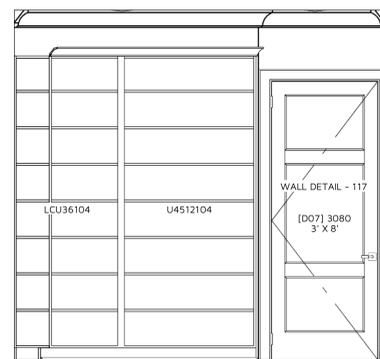
E14 KITCHEN ELEVATION 7
1/2 in = 1 ft



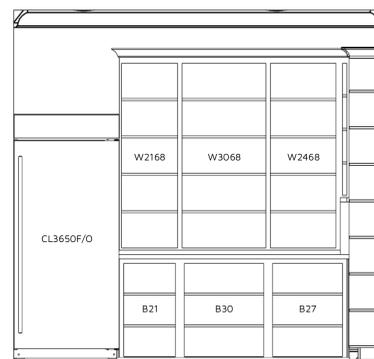
E16 PANTRY ELEVATION 1
1/2 in = 1 ft



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



E17 PANTRY ELEVATION 2
1/2 in = 1 ft



E19 PANTRY ELEVATION 3
1/2 in = 1 ft

KITCHEN - PANTRY CABINET SCHEDULE									
#	LABEL	QTY	FLOOR	ROOM NAME	W	D	H	DESCRIPTION	COMMENTS
C22	B12	4	1	KITCHEN	12"	24"	36"	BASE CABINET	
C27	B01	1	1	PANTRY	20.9/16"	24"	36"	BASE CABINET	
C29	B24	8	1	KITCHEN	24"	24"	36"	BASE CABINET	
C34	B27	1	1	PANTRY	28.3/4"	24"	36"	BASE CABINET	
C35	B30	4	1	KITCHEN	30"	24"	36"	BASE CABINET	
C36	B30	1	1	PANTRY	30"	24"	36"	BASE CABINET	
C47	LCU36104	1	1	PANTRY	36"	36"	104"	CORNER UTILITY CABINET	
C48	LCW55024	1	1	PANTRY	15"	24"	50"	CORNER WALL CABINET	
C50	OTC3024104	1	1	KITCHEN	30"	24"	104"	UTILITY CABINET	
C51	OTC3324104	1	1	KITCHEN	33"	24"	104"	UTILITY CABINET	
C52	RB40	1	1	KITCHEN	40"	24"	36"	BASE CABINET	
C62	SB36	1	1	KITCHEN	36"	24"	36"	BASE CABINET	
C63	U1212104	1	1	PANTRY	11.1/2"	12"	104"	UTILITY CABINET	
C64	U1224104	2	1	KITCHEN	12"	24"	104"	UTILITY CABINET	
C66	U3324104	1	1	KITCHEN	33"	24"	104"	UTILITY CABINET	
C68	U4512104	1	1	PANTRY	45.7/16"	12"	104"	UTILITY CABINET	
C70	W2168	1	1	PANTRY	20.9/16"	12"	68"	WALL CABINET	
C71	W2450L	3	1	KITCHEN	24"	12"	50"	WALL CABINET	
C75	W2468	3	1	PANTRY	23.3/4"	12"	68"	WALL CABINET	
C77	W271921	2	1	KITCHEN	27.1/4"	21"	19"	WALL CABINET	
C83	W3068	1	1	PANTRY	30"	12"	68"	WALL CABINET	

KITCHEN - PANTRY CABINET SCHEDULE
1/4 in = 1 ft

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

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



REV: A

SHEET: D-2

NOTE:
 ■ FINISH MATERIALS AND RELATIONS FOR REFERENCE ONLY.
 ■ FINAL CABINET DESIGN AND LAYOUT BY CABINET BUILDER.

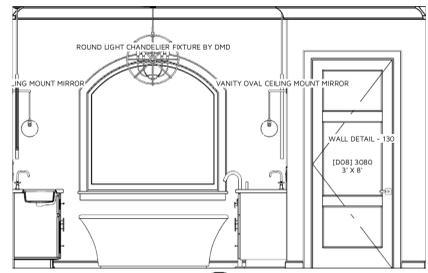
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 E: INFO@ELAINEROBERTSDESIGNS.COM
 WWW.ELAINEROBERTSDESIGNS.COM

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

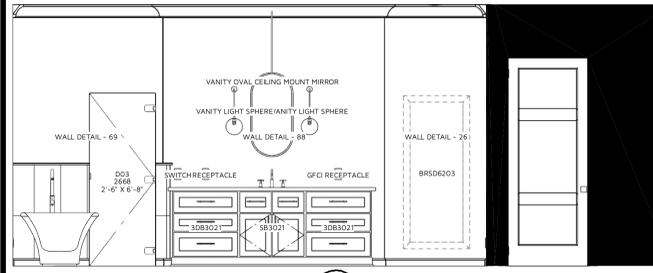
SANDERS RESIDENCE
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INTERIOR ELEVATIONS
 REVISION TABLE
 NUMBER DESCRIPTION
 1 25-045 SANDERS EXTERIOR WALLS

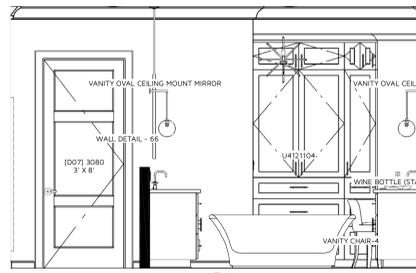
DATE: 11/8/2025
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 DRAWN BY: E.R.O.D.
 DESIGNED BY: E.R.O.D.
 25-045 SANDERS



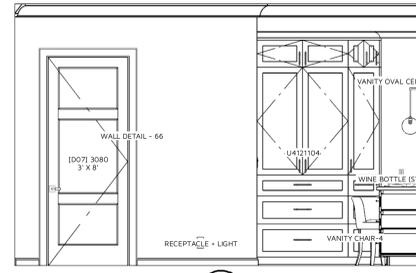
E49 MASTER BATH ELEVATION 1
3/8 in = 1 ft



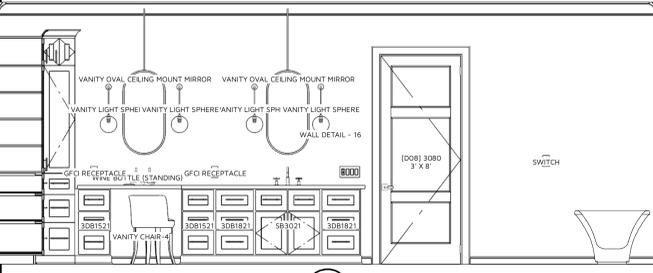
E50 MASTER BATH ELEVATION 2
3/8 in = 1 ft



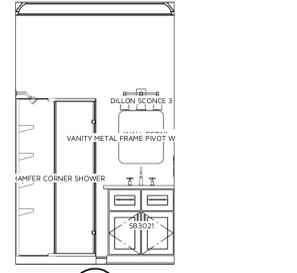
E51 MASTER BATH ELEVATION 3
3/8 in = 1 ft



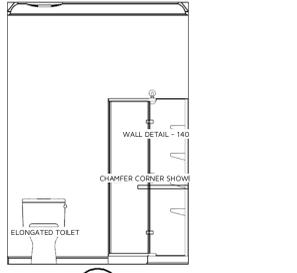
E52 MASTER BATH ELEVATION 4
3/8 in = 1 ft



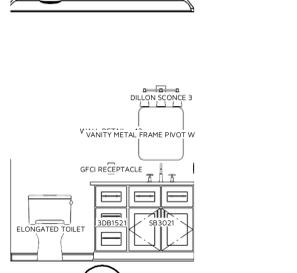
E53 MASTER BATH ELEVATION 5
3/8 in = 1 ft



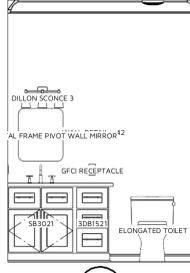
E30 BATH - POOL ELEVATION 1
3/8 in = 1 ft



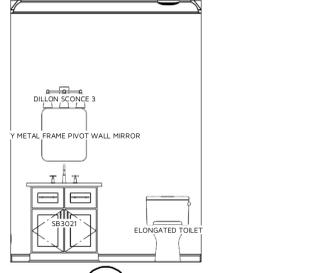
E29 BATH - POOL ELEVATION 2
3/8 in = 1 ft



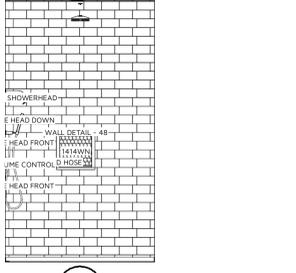
E39 BATH TWO ELEVATION 1
3/8 in = 1 ft



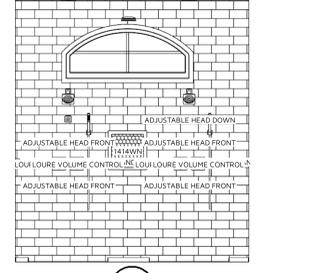
E37 BATH ONE ELEVATION 1
3/8 in = 1 ft



E27 POWDER ELEVATION 1
3/8 in = 1 ft



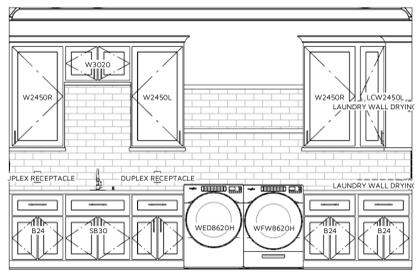
E56 SHOWER WALK IN ELEVATION 1
3/8 in = 1 ft



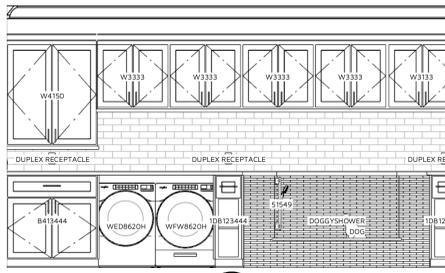
E55 SHOWER WALK IN ELEVATION 2
3/8 in = 1 ft



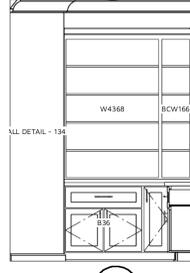
E42 LAUNDRY - LEFT ELEVATION 1
3/8 in = 1 ft



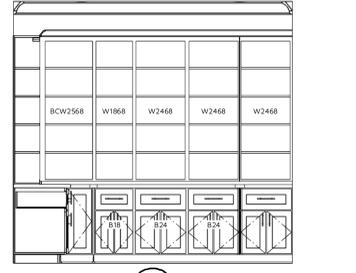
E41 LAUNDRY - LEFT ELEVATION 2
3/8 in = 1 ft



E44 LAUNDRY RIGHT ELEVATION 1
3/8 in = 1 ft



E22 STORAGE ELEVATION 1
3/8 in = 1 ft



E23 STORAGE ELEVATION 2
3/8 in = 1 ft



E46 LAUNDRY RIGHT ELEVATION 2
3/8 in = 1 ft

#	LABEL	QTY	FLOOR	ROOM NAME	W	D	H	DESCRIPTION	COMMENTS
C01	SB3021	1	1	BATH TWO	30"	21"	36"	BASE CABINET	
C02	SB3021	1	1	BATH ONE	30"	21"	36"	BASE CABINET	
C03	SB31521	1	1	BATH ONE	15"	21"	36"	BASE CABINET	
C04	SB31521	1	1	BATH ONE	15"	21"	36"	BASE CABINET	
C05	SB3021	2	1	MASTER BATH	30"	21"	36"	BASE CABINET	
C08	W2450R	2	1	LAUNDRY - LEFT	24"	12"	50"	WALL CABINET	
C09	LCW2450L	1	1	LAUNDRY - LEFT	24"	24"	50"	CORNER WALL CABINET	
C10	W2450L	3	1	LAUNDRY RIGHT	24"	12"	50"	WALL CABINET	
C11	B24	2	1	LAUNDRY RIGHT	24"	24"	36"	BASE CABINET	
C12	B24	1	1	PORCH	24"	24"	36"	BASE CABINET	
C27	B3336	1	1	PORCH	33"	24"	36"	BASE CABINET	
C30	C30	1	1	W.I.C. - HERS	30"	18"	96"	UTILITY CABINET	
C32	B24	3	1	STORAGE	24"	24"	36"	BASE CABINET	
C33	LCB36R	1	1	STORAGE	36"	36"	36"	CORNER BASE CABINET	
C34	B18	1	1	STORAGE	18"	24"	36"	BASE CABINET	
C35	W2468	3	1	STORAGE	23 3/4"	12"	68"	WALL CABINET	
C36	W1668	1	1	STORAGE	16 1/8"	12"	68"	WALL CABINET	
C37	BCW1668	1	1	STORAGE	16 1/8"	12"	68"	WALL CABINET	
C38	BCW2568	1	1	STORAGE	24 11/16"	12"	68"	WALL CABINET	
C39	SB3021	2	1	MASTER BATH	30"	21"	36"	BASE CABINET	
C40	C40	2	1	W.I.C. - HERS	36"	18"	96"	UTILITY CABINET	
C41	C41	1	1	W.I.C. - HERS	28 11/16"	18"	96"	UTILITY CABINET	
C42	SB30	1	1	LAUNDRY - LEFT	30"	24"	36"	BASE CABINET	
C43	C43	1	1	W.I.C. - HIS	28 11/16"	18"	96"	UTILITY CABINET	
C44	C44	1	1	W.I.C. - HIS	20 1/2"	18"	96"	UTILITY CABINET	
C45	SB3021	1	1	BATH THREE	30"	21"	36"	BASE CABINET	
C46	C46	3	1	W.I.C. - HIS	30"	18"	96"	UTILITY CABINET	
C47	SB3021	1	1	POWDER	30"	21"	36"	BASE CABINET	
C48	SB31521	2	1	MASTER BATH	18"	21"	36"	BASE CABINET	
C49	SB31521	2	1	MASTER BATH	15"	21"	36"	BASE CABINET	
C50	U412104	1	1	MASTER BATH	41 1/4"	21"	104"	UTILITY CABINET	
C51	LCU36104	1	1	MASTER BATH	36"	36"	104"	CORNER UTILITY CABINET	
C52	B4136	1	1	PORCH	41 5/16"	24"	36"	BASE CABINET	
C53	C53	1	1	W.I.C. - HIS	36"	18"	96"	UTILITY CABINET	
C54	C54	1	1	W.I.C. - HERS	35 1/8"	18"	96"	UTILITY CABINET	
C55	B19	2	1	PORCH	18 7/8"	24"	36"	BASE CABINET	
C56	W2450L	1	1	LAUNDRY - LEFT	24"	12"	50"	WALL CABINET	
C57	W3020	1	1	LAUNDRY - LEFT	30"	12"	20"	WALL CABINET	
C58	U3024104	1	1	LAUNDRY RIGHT	30"	24"	104"	UTILITY CABINET	
C59	B4136	1	1	LAUNDRY RIGHT	41"	34"	43 13/16"	BASE CABINET	
C60	IDB123444	2	1	LAUNDRY RIGHT	12"	34"	43 13/16"	BASE CABINET	
C61	SB24	1	1	LAUNDRY RIGHT	24"	24"	36"	BASE CABINET	
C62	SB24	1	1	LAUNDRY RIGHT	51"	12"	36"	SHelf	
C63	IDB30	6	1	GYM AREA	30"	12"	2"	SHelf	
C64	W3054	5	1	LIVING	30"	24"	36"	BASE CABINET	
C65	W3054	5	1	LIVING	30"	12"	54"	WALL CABINET	
C66	W3027	5	1	LIVING	30"	12"	27"	WALL CABINET	
C67	B24	4	1	LAUNDRY - LEFT	24"	24"	36"	BASE CABINET	
C68	W2854	1	1	LIVING	27 13/16"	12"	54"	WALL CABINET	
C69	IDB28	1	1	LIVING	27 13/16"	24"	36"	BASE CABINET	
C70	W2927	1	1	LIVING	27 13/16"	12"	27"	WALL CABINET	
C73	SB3021	2	1	LAUNDRY - LEFT	54"	12"	36"	SHelf	
C78	SB3021	1	1	BATH - POOL	30"	21"	36"	BASE CABINET	
C79	B2030	1	1	PORCH	20"	30"	36"	BASE CABINET	
C80	B30	1	1	PORCH	30"	24"	36"	BASE CABINET	
C81	B2030	1	1	PORCH	30"	20"	7 1/16"	BASE CABINET	
C83	LCB3236R	1	1	PORCH	31 9/16"	36"	36"	CORNER BASE CABINET	
C84	B36	1	1	STORAGE	35 1/2"	24"	36"	BASE CABINET	
C85	SB19	1	1	PORCH	19"	24"	36"	BASE CABINET	
C87	B21	1	1	PORCH	20 5/8"	24"	36"	BASE CABINET	
C88	2DB28	1	1	PORCH	28"	24"	36"	BASE CABINET	
C89	W2915	2	1	PORCH	33"	12"	15"	WALL CABINET	
C90	W4368	1	1	STORAGE	43 3/8"	12"	68"	WALL CABINET	
C92	W1150	1	1	LAUNDRY RIGHT	12"	33"	41"	WALL CABINET	
C93	W3133	4	1	LAUNDRY RIGHT	32 13/16"	12"	33"	WALL CABINET	
C95	W3133	1	1	LAUNDRY RIGHT	31 3/16"	12"	33"	WALL CABINET	
C97	C97	1	1	W.I.C. - HERS	20 1/2"	18"	96"	UTILITY 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)



REVISION TABLE

