RONNIE MOORE NEW CONSTRUCTION

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

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

GENERAL NOTES:

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

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

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

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

DESIGNER: **ELAINE ROBERTS DRAFTERS AND DESIGNERS**
J.PARKER
4100 MARKET STREET - SUITE 100
HUNTSVILLE AL

MINIMUM CODE BUILDING CODE:

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

C8 40 FRONT ELEVATION PBR

ERDD PROJECT #: 24-078

Layout Page Table

Revision Table

Number	Date	Revised By	Description

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

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

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

LOT 405
OF THE CORRECTED PLAT OF WINDBROOK PHASE IV 2022/9 6/T10S/R3W

GENERAL NOTES:
1. HVAC TO BE IN ATTIC. VERIFY WITH BUILDER.
2. UPPER FLOOR CEILING HEIGHTS TO BE 8'0" UNLESS NOTED.
3. UPPER FLOOR JOISTS TO BE 16 ½" OPEN WEB FLOOR.
4. TRUSSES @ 16"OC w/3/4 T&G ADVANTECH FLOOR GLUED AND SCREWED. SEE TRUSS MANUF. FOR FLOOR TRUSS LAYOUTS. ALL OPEN WEB FLOOR TRUSSES TO BE DESIGNED AND ENGINEERED BY TRUSS MANUF. TRUSS MANUF. WILL PROVIDE TRUSS LAYOUT BASED ON ENGINEERING TRUSS MANUF. TO SUPPLY TRUSSES W/ CHAMFERED END ON SELECTED UNITS TO ALLOW FOR EXT WALL SUPPORT AND RATER CLEARANCE.
5. HVAC AND W.H. TO BE IN ATTIC UNLESS OTHERWISE NOTED.
6. BUILDER TO VERIFY ALL SOIL CONDITIONS BEFORE CONSTRUCTING FOUNDATION. IF POOR CONDITIONS EXIST CONSULT A STRUCTURAL ENGINEER.
7. BUILDER TO VERIFY FOUNDATIONS DETAILS WITH LOCAL BUILDING CODES.
8. VERIFY ALL FLOOR OUTLETS, RANGE AND DRYER VENTS IN SLAB.
9. BUILDER TO LOCATE FOUNDATION ACCESS LOCATION. VERIFY WITH SITE ELEVATIONS.
10. VERIFY 4"PERP MIN. FRENCH DRAIN LOCATIONS IF NEED. VERIFY WITH SITE.
11. CRAWL SPACE DESIGN AND PIER LOCATIONS ARE BASED ON A STRUCTURAL CONFIGURATION WHICH ALLOWS A MAXIMUM POINT LOAD (DEAD OR LIVE) AT ANY GIVING POINT ON THE FINISHED FLOOR. THIS INSURES MAXIMUM SUPPORT AND STABILITY.
12. USE DOUBLE AND IF ALLOWED, TRIPLE FLOOR JOIST UNDER ALL PARALLEL BEARING WALLS.
13. BUILDER TO PROVIDE CROSS MEMBER BRIDGING BETWEEN JOISTS BY USING EITHER METAL BRIDGES OR 1X4 CROSS BRACING MEMBERS @ 6' SPACING MAX. VERIFY ALL APPLICATIONS WITH LOCAL CODE.
14. BUILDER TO VERIFY USE OF POWER VENTS IN CRAWL SPACE AREAS WHERE EXTRA VENTILATION MAY BE NEEDED. (VERIFY WITH LOCAL CODE)

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

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

MOISTURE AND THERMAL PROTECTION::
1 ROOFING: SLATE, CLAY, OR CEMENT SHINGLES, SMALLER IN SIZE, LAID IN STAGGERED PATTERN, SEE PLANS FOR SUGGESTED STYLE AND PATTERN. SOME LOCATIONS MAY ALLOW METAL AND COPPER ROOFING. VERIFY WITH CONTRACTOR AND BUILDING CODES FOR IMPLEMENTATION OF SUCH.
2 FLASHING: 16 OZ. COPPER
3 CAULKING: EXTERIOR - USE BEST AVAILABLE, INTERIOR - PAINTABLE LATEX
4 WEATHER-STRIPPING : ALL EXTERIOR DOORS SHALL RECEIVE WEATHER-STRIPPING AND INTERIOR ATTIC ACCESS AND BASEMENT CRAWL SPACE ACCESSES.
5 INSULATION: CONSULT CURRENT ENERGY CODES ENFORCED BY LOCAL CODES OFFICE IN YOUR AREA.
HVAC:
1 FURNISH AND INSTALL SERVICES, EQUIPMENT, CONTROLS, DUCTWORK, INSULATION, DECORATIVE GRILLS AND DECORATIVE REGISTERS, REFRIGERANT PIPING AND OTHER MATERIALS AS REQUIRED. THE A/C AND HEATING SYSTEM TO BE THE MOST ENERGY EFFICIENT AVAILABLE PER OWNER SELECTIONS. (MIN.14 S.E.E.R. AC).
2 SIZE AND LAYOUT OF SYSTEM TO BE DESIGNED BY MECHANICAL CONTRACTOR/ENGINEER.
VENTILATION NOTES:
1 ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.
2 ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.
3 EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.
4 GARAGES SHALL BE VENTED WITH 60 SQUARE INCHES LOCATED 6" ABOVE THE FLOOR SURFACE.
5 UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.
SITE WORK:
1 SOIL REPORT: DETERMINE SOIL BEARING CHARACTERISTICS AND APPROPRIATE FOUNDATION DESIGN.
2 CONSULT WITH CIVIL AND STRUCTURAL ENGINEER. BEFORE CONSTRUCTION.
3 PERCOLATION TEST: LOCAL MUNICIPALITIES TO VERIFY THE PROPERTY IS SUITABLE FOR A WASTE DISPOSAL SYSTEM OR EQUIVALENT.
4 SITE CLEARING: PROTECT TREES DESIGNATED TO REMAIN ON SITE,
5 REMOVE ALL VEGETATION FROM AREA WITHIN A 20 FT. PERIMETER OF THE BUILDING OUTLINE, LAY ASIDE THE TOPSOIL AT THE COMMENCEMENT AND
6 REPLACE OVER THE GRADED SURFACE AT COMPLETION. COMPLY WITH LOCAL EROSION CONTROL MEASURES.
7 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.
9 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.
10 NOTE: DO NOT CONNECT GUTTER DRAINS TO THE FOUNDATION DRAIN.
11 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.
12 CONCRETE
1 FOOTINGS: CONSULT WITH ENGINEER FOR CORRECT SIZING OF ALL FOOTINGS DUE TO VARIATIONS IN SOIL BEARING PRESSURE, UNKNOWN EARTH VOIDS, FROST LINE ELEVATIONS, ETC.& MIN 3,000 PSI CONCRETE STRENGTH.
2 STEM WALLS: CONSULT WITH ENGINEER FOR CORRECT SIZING OF ALL STEM WALLS WHEN APPLICABLE.
3 BASEMENT SLABS/RETAINING WALLS: CONSULT WITH ENGINEER FOR CORRECT SIZING OF ALL RETAINING WALLS. TYPICAL BASEMENT SLAB THICKNESS A MINIMUM OF 4 INCHES AT 3500 PSI CONCRETE, WITH A 6-MIL VAPOR BARRIER INSTALLED DIRECTLY UNDERNEATH SLAB. CONSULT NEW ENERGY CODES FOR THERMAL BREAKS ALONG DAYLIGHT WALLS AND OTHER AREAS.
MASONRY:
1 BRICK AND STONE: INSTALL MASONRY BRICK TIES @ CURRENT CODE REQUIRED SPACING, INSTALL STEEL LINTELS AS REQUIRED OVER OPENINGS (LINTELS TO BE DESIGNED BY ENGINEER). ALL BRICK AND STONE MATERIAL SHALL BE CONTINUOUS AROUND OUTSIDE CORNERS. CHANGE MATERIALS AT INSIDE CORNERS ONLY. SOME SHAWN FISHER DESIGN HOME SCALL FOR UNEVEN BRICK AND/OR ORNAMENTAL PATTERNS AND DESIGNS IN THE BRICK.
2 CAST CONCRETE: CAST CONCRETE AROUND WINDOWS AND DOORS IS STRONGLY SUGGESTED. REFER TO MASON AND/OR CAST CONCRETE MANUFACTURE FOR SPECIFICATIONS FOR INSTALLATION GUIDELINES AND DESIGNS, ALONG WITH LINTEL REQUIREMENTS.
3 MORTAR: ALL MORTAR SHALL BE MIXED ACCORDING TO THE MANUFACTURE'S INSTRUCTIONS ON EACH BAG. ALL MORTAR, ONCE APPLIED, SHOULD BE BRUSHED AND OR RUBBED, NEARLY FLUSH WITH BRICK OR STONE, AND CAN BE SLIGHTLY TOOLED TO SPECS SET FORTH BY THE OWNER.

ELAINE ROBERTS DRAFTERS AND DESIGNERS
4100 MARKET STREET - SUITE 100, HUNTSVILLE AL, 35808
O:256-735-4032
E:info@elainerobertsdesigns.com
www.elainerobertsdesigns.com

DATE: 4/9/2025

REV:

SHEET: T-0

FINISH CARPENTRY:

ALL MOLDINGS SHALL BE ALL WOOD PRODUCTS - NO MDF. SEE OWNER FOR AREAS TO HAVE STAIN GRADE MATERIALS.

DECORATIVE TIMBERS AND BEAMS - STAIN GRADE SELECT CEDAR, DOUGLAS FIR, OR ANY WOOD MATCHING OTHER MOLDINGS AND TRIM.

CABINETS - OWNERS CHOICE.

UTILITY AND CLOSET SHELVING - SOUTHERN PINE, AND/OR PLYWOOD VENEERED WOOD WITH SOLID EDGING, OR ANY OTHER WOOD COMPLIMENTING OTHER TRIM AND WOODWORK.

ROUGH CARPENTRY:

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

MOISTURE AND THERMAL PROTECTION:

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

FLASHING: 16 OZ. COPPER

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

WEATHER-STRIPPING: ALL EXTERIOR DOORS SHALL RECEIVE WEATHER-STRIPPING AND INTERIOR ATTIC ACCESS AND BASEMENT CRAWL SPACE ACCESSES.

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

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

NOTE: ANY SUPERIOR INSULATION METHODS OR PRODUCTS OVER AND ABOVE THE CODE MINIMUM SHOULD BE USED PER MANUFACTURE SPECIFICATIONS AND GUIDELINES.

HVAC:

FURNISH AND INSTALL SERVICES, EQUIPMENT, CONTROLS, DUCTWORK, INSULATION, DECORATIVE GRILLS AND DECORATIVE REGISTERS, REFRIGERANT PIPING AND OTHER MATERIALS AS REQUIRED. THE A/C AND HEATING SYSTEM TO BE THE MOST ENERGY EFFICIENT AVAILABLE PER OWNER SELECTIONS. (MIN.14 S.E.E.R. AC).

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

SITE WORK:

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

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

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

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

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

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

6. EXTERIOR CONCRETE FOOTINGS AND FLATWORK: ALL FOOTING CONCRETE TO BE AIR- ENTRAINED, MIN 3000 PSI, CONSULT LOCAL CODES TO VERIFY. POUR DRIVEWAYS AND WALKS MIN 3500 PSI.

CONCRETE

FOOTINGS: CONSULT WITH ENGINEER FOR CORRECT SIZING OF ALL FOOTINGS DUE TO VARIATIONS IN SOIL BEARING PRESSURE, UNKNOWN EARTH VOIDS, FROST LINE ELEVATIONS, ETC.& MIN 3,000 PSI CONCRETE STRENGTH.
STEM WALLS: CONSULT WITH ENGINEER FOR CORRECT SIZING OF ALL STEM WALLS WHEN APPLICABLE.
BASEMENT SLABS/RETAINING WALLS: CONSULT WITH ENGINEER FOR CORRECT SIZING OF ALL RETAINING WALLS. TYPICAL BASEMENT SLAB THICKNESS A MINIMUM OF 4 INCHES AT 3500 PSI CONCRETE, WITH A 6-MIL VAPOR BARRIER INSTALLED DIRECTLY UNDERNEATH SLAB. CONSULT NEW ENERGY CODES FOR THERMAL BREAKS ALONG DAYLIGHT WALLS AND OTHER AREAS.

MASONRY:

STUCCO: APPLY TYVEK STUCCO WRAP TO EXTERIOR SHEATHING AS TO PROVIDE A POSITIVE WATER DRAINAGE PLANE BEFORE EXPANDED METAL LATH IS INSTALLED. APPLY BROWN COAT LAYER OF SAND AND CEMENT STUCCO MIX, ¾ - 1 THICK THEN FINISH COAT WITH CHOICE OF COLOR AND TEXTURE FINISH.
BRICK AND STONE: INSTALL MASONRY BRICK TIES @ CURRENT CODE REQUIRED SPACING, INSTALL STEEL LINTELS AS REQUIRED OVER OPENINGS (LINTELS TO BE DESIGNED BY ENGINEER). ALL BRICK AND STONE MATERIAL SHALL BE CONTINUOUS AROUND OUTSIDE CORNERS. CHANGE MATERIALS AT INSIDE CORNERS ONLY. SOME SHAWN FISHER DESIGN HOME SCALL FOR UNEVEN BRICK AND/OR ORNAMENTAL PATTERNS AND DESIGNS IN THE BRICK.
CAST CONCRETE: CAST CONCRETE AROUND WINDOWS AND DOORS IS STRONGLY SUGGESTED. REFER TO MASON AND/OR CAST CONCRETE MANUFACTURE FOR SPECIFICATIONS FOR INSTALLATION GUIDELINES AND DESIGNS, ALONG WITH LINTEL REQUIREMENTS.
MORTAR: ALL MORTAR SHALL BE MIXED ACCORDING TO THE MANUFACTURES INSTRUCTIONS ON EACH BAG. ALL MORTAR, ONCE APPLIED, SHOULD BE BRUSHED AND OR RUBBED, NEARLY FLUSH WITH BRICK OR STONE, AND CAN BE SLIGHTLY TOOLED TO SPECS SET FORTH BY THE OWNER.

FLOOR FRAMING:

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

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

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

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

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

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

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

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

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

9. SHEATHING: APA RATED SHEATHING, EXTERIOR EXPOSURE, ½" THICK, GLUED AND NAILED, COVER WITH TWO LAYERS OF 15# FELT PAPER OR EQUAL, SUCH AS "TYVEK HOUSE WRAP" PRIOR TO INSTALLING EXTERIOR MATERIAL (STUCCO, MASONRY VENEER, ETC.)

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

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

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

DOOR AND WINDOW NOTES:

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.

ALL WALK-THRU DOORS SHALL BE SOLID CORE

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

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

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS

GENERAL NOTES:

PROVIDE 5/8" TYPE "X" GYPSUM WALLBOARD ON ALL WALLS AND CEILINGS IN GARAGE AND IN ANY USABLE SPACE UNDER STAIRS IN ACCORDANCE WITH 2018 I.R.C. SECTION R302.6.

STAIRWAYS SHALL COMPLY WITH 2018 I.R.C. SECTION R311.7. MINIMUM WIDTH BETWEEN HAND RAILS SHALL BE 36" WITH EXCEPTION OF SPIRAL STAIRS. SPIRAL STAIRS SHALL COMPLY WITH 2018 I.R.C. SECTION R311.7.10.1.

HANDRAILS SHALL BE 34" TO 38" ABOVE THE NOSE OF STAIR TREADS AS PER 2018 I.R.C. SECTION R311.7.8.1.

ALL GUARDRAILS SHALL BE 36" AFF (MIN.) WITH BALUSTERS SPACED IN ACCORDANCE WITH 2018 I.R.C. SECTION R312.1.3.

5. ALL GUARDRAILS AND HANDRAILS SHALL COMPLY WITH 2018 I.R.C. SECTIONS R311 AND R312.

6. GUARDRAILS AND HANDRAILS SHALL RESIST MIN. 200 POUNDS SINGLE CONCENTRATED LIVE LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF THE RAILING AS PER 2018 I.R.C. TABLE R301.5.

7. HAND GRIPPING PORTION OF ALL HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION NOT LESS THAN 11/4" AND NOT MORE THAN 2" OR THE SHAPE SHALL PROVIDE EQUIVALENT GRIPPING SURFACE IN ACCORDANCE WITH 2018 I.R.C. SECTION R311.7.8.3.

8. ATTIC PULL-DOWN STAIR SHALL COMPLY WITH 2018 I.R.C. SECTION M1305.1.3 AND SHALL HAVE A CLEAR OPENING OF NOT LESS THAN 22" IN WIDTH AND PROVIDE A LOAD CAPACITY OF NOT LESS THAN 350 POUNDS.

9. DISAPPEARING STAIRS AND CEILING SCUTTLES IN THE GARAGE SHALL BE PROTECTED BY 5/8" GYPSUM WALLBOARD, APPLIED TO THE GARAGE SIDE.

10. PROVIDE 13/8" MIN. SOLID WOOD OR 20-MINUTE FIRE-RATED SELF-CLOSING DOOR BETWEEN GARAGE AND RESIDENCE IN ACCORDANCE WITH 2018 I.R.C. SECTION R302.5.1.

11. IN DWELLING UNITS WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MIN. OF 24" AFF IN ACCORDANCE WITH 2018 I.R.C. SECTION R310.1.
GLAZING BETWEEN THE FLOOR AND 24" SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4" DIAMETER SPHERE CANNOT PASS.

12. THE REQUIRED EXIT DOOR SHALL BE A SIDE-HINGED DOOR NOT LESS THAN 32" WIDE X 6'-8" TALL IN ACCORDANCE WITH 2018 I.R.C. SECTION R311.2. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS.

13. SMOKE DETECTORS REQUIRE 110V CONNECTION TO HOUSE WIRING WITH BATTERY BACKUP. LOCATIONS SHALL COMPLY WITH 2018 I.R.C. SECTION R314.4.

14. ALL BEDROOM WINDOWS SHALL BE 44" AFF (MAX.) WITH 24" HIGH (MIN.) X 20" WIDE (MIN.) OPENING AND 5.7 SQ.FT. (MIN.) NET CLEAR OPENING AS PER 2018 I.R.C. SECTION R310.1.1.

15. LOCATE GAS WATER HEATER AS INDICATED ON THE FLOOR PLANS IN PAN WITH RELIEF DRAIN LINE TO EXTERIOR. INSTALLATION MUST COMPLY WITH 2018 I.R.C. SECTION P2801.

16. PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THRU NATURAL OR MECHANICAL MEANS IN ACCORDANCE WITH 2018 I.R.C. SECTION R303.4.

17. ALL MASONRY AND PREFAB FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH 2018 I.R.C. CHAPTER 10. A COPY OF THE MANUFACTURER'S INSTALLATION MANUAL SHALL BE AVAILABLE AT THE JOBSITE FOR INSPECTOR'S REVIEW.

18. USE 13/8" MIN. MASONITE SOLID-CORE 3 PANEL DOORS AT INTERIOR U.O.N.

19. USE 13/4" MIN. MAHOGANY SOLID-CORE DOORS AT EXTERIOR (REFER TO ELEVATIONS FOR STYLE).

20. FINAL LOCATION OF A/C COMPRESSORS, ELECTRIC METER, GAS METER, PHONE, CABLE, ETC., MAY VARY DUE TO FIELD CONDITIONS.

21. SHOWER STALLS AND TUB WALLS SHALL BE FINISHED WITH NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR AS PER 2018 I.R.C. SECTION R307.2. NO GREEN BOARD SHALL BE USED AS A TILE BACKER.

22. ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND MUST COMPLY WITH 2018 I.R.C. R308.4. REFER TO FLOOR PLANS FOR SAFETY GLASS LOCATIONS.
23. LOCATE ALL SHOWER HEADS AT 78" AFF TYP.

24. TONNAGE FOR A/C UNITS SHOWN IS FOR ESTIMATING PURPOSES ONLY; THE HVAC CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE PERFORMANCE OF THE HVAC SYSTEMS INSTALLED.

25. THREE-STORY STRUCTURES SHALL UTILIZE 5/8" TYPE "X" SHEETROCK THROUGHOUT.

26. ALL BREEZEWAYS SHALL BE FIRE-STOPPED AS PER 2018 I.R.C. R502.12.

27. VERIFY FLOOR PLUG LOCATIONS WITH OWNER PRIOR TO SLAB INSTALLATION.

28. RETURN AIR LOCATIONS SUBJECT TO FIELD VERIFICATION AND ARE ULTIMATELY THE RESPONSIBILITY OF THE HVAC CONTRACTOR. ADDITIONAL RETURNS MAY BE REQUIRED FOR THE PERFORMANCE OF THE SYSTEM. ADDITIONAL RETURNS MAY BE LOCATED IN THE CEILINGS AS REQUIRED.

29. EXHAUST DUCTS SHALL TERMINATE AT THE OUTSIDE OF THE BUILDING AS PER 2018 I.R.C. M1502.3.

30. MAXIMUM DUCT LENGTH SHALL BE 35 FEET. FITTINGS REDUCE THE DUCT LENGTH AS PER TABLE M1502.4.4.1.

31. THE VENT TERMINAL OF A DIRECT VENT APPLIANCE SHALL HAVE AT LEAST A 12" VENT TERMINATION CLEARANCE IN ACCORDANCE WITH 2012 I.R.C. SECTION G2427, ITEM 3.

32. NO WIRING SMALLER THAT 12 AWG.

33. ALL WIRING MUST BE COPPER WITH EXCEPTION OF UNDERGROUND TO MAIN BOX AND FROM MAIN BOX TO BREAKERS, WHICH SHALL BE CODE-APPROVED ALUMINUM.

34. ALL LIGHT SWITCHES SHALL BE MOUNTED AT 36" AFF.

35. USE LEVITON "DECORA" ROCKER SWITCHES AT ALL STANDARD LIGHT AND APPLIANCE SWITCHES.

36. USE LUTRON "SKYLARK" SLIDING CONTROL AT ALL DIMMER (RHEOSTAT) LIGHT SWITCHES.

37. ALL SMOKE DETECTORS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH 2018 I.R.C. SECTION R317 AND SHALL CONFORM TO THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.

38. PROVIDE ELECTRIC SERVICE FOR POOL EQUIPMENT, LANDSCAPE LIGHTING, FRONT ELEVATION LIGHTING, MOTOR COURT LIGHTING, ETC., ACCORDING TO BUILDER'S INSTRUCTIONS. USE TIMERS AS APPROPRIATE AND LOCATE CONTROL FOR ALL SUCH ITEMS FROM GARAGE OR FROM ANOTHER LOCATION AS SPECIFIED BY THE BUILDER.

39. INSTALL 110V PLUGS MOUNTED HORIZONTALLY IN THE BASE BOARD WHERE BASE BOARDS ARE 1X8 IN SIZE OR GREATER.

40. FLOOR TRUSSES IN KITCHEN AREA SHALL BE DESIGNED FOR

KITCHEN AND CABINET NOTES:

ALL CABINETS IN MAPLE CONFIRM COLOR WITH HOME OWNER PRIOR TO ORDERING.

CONFIRM DOOR & DRAWER STYLES WITH HOME OWNER PRIOR TO ORDERING.

INSTALL HARDWARE ON SITE.

INSTALL CROWN MOLDING ON SITE; MATCH CABINET COLOR; CONFIRM PROFILE AND DIMENSION WITH HOME OWNER.

CUT OVEN OPENING ON SITE, SEE APPLIANCE SPECIFICATIONS.

INSTALL HOOD AND ALL APPLIANCES PER MANUFACTURER SPECIFICATIONS.

ALL APPLIANCES TO BE ON DEDICATED CIRCUITS.

USE MIN 6" DUCT FOR HOOD.

CONFIRM FINAL MATERIALS FOR BACKSPLASH AND COUNTERTOP WITH HOME OWNER PRIOR TO ORDERING

VENTILATION NOTES:

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

GARAGES SHALL BE VENTED WITH 60 SQUARE INCHES LOCATED 6" ABOVE THE FLOOR SURFACE.

UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

ELECTRICAL, DATA, & AUDIO NOTES:

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

ELECTRICAL NOTES:

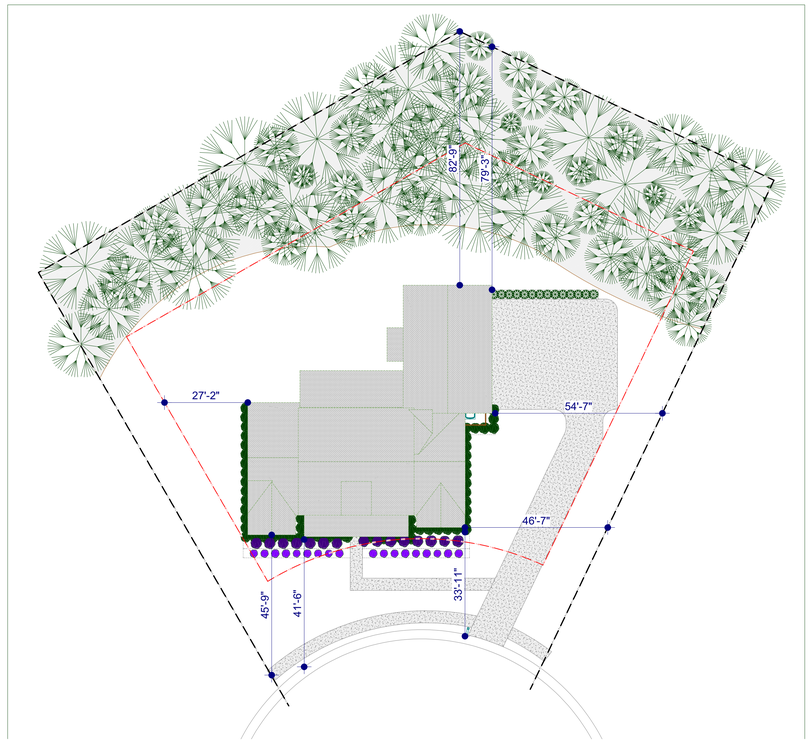
ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. ORG.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY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

AUDIO:

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

DATA / CABLE:

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



1ST FLOOR
1 in = 20 ft

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

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

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

JIMMY PARKER MEMBER AIBD ORIGINAL DESIGN

ELAINE ROBERTS
DRAFTERS AND DESIGNERS
4100 MARKET STREET - SUITE 100, HUNTSVILLE AL. 35808
O.256-735-4032
E.info@elaineroberts designs.com
www.elaineroberts designs.com

MEMBER AIBD ER BD D

RONNIE MOORE NEW CONSTRUCTION

25-024 RONNIE MOORE 2300 SQ FT FARMHOUSE

GENERAL NOTES

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

DATE: 4/9/2025
DRAWN BY: - E.R.D.D.
DESIGNED BY: - E.R.D.D.
25-024 RONNIE MOORE 2300 SQ FT FARMHOUSE

REV:

SHEET: A-0.

DOOR SCHEDULE

NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	COMMENTS
D01	D01 12080 OPENING 12' X 8'	1	1	12080	144"	96"	146"X98 1/2"	DOORWAY	2"X6"X149" (2)		
D02	D02 2868 2'-8" X 6'-8"	4	1	2868 L IN	32"	80"	34"X82 1/2"	HINGED- 30 TRADITIONAL PANEL	2"X8"X37" (2)	1 3/8"	
D03	D03 2868 2'-8" X 6'-8"	4	1	2868 R IN	32"	80"	34"X82 1/2"	HINGED- 30 TRADITIONAL PANEL	2"X8"X37" (2)	1 3/8"	
D04	D04 2868 BARN 2'-8" X 6'-8"	1	1	2868 L IN	32"	80"	34"X82 1/2"	HINGED- 30 TRADITIONAL PANEL	2"X8"X37" (2)	1 3/8"	
D05	D05 2868 OPENING 2'-8" X 6'-8"	1	1	2868	32"	80"	34"X82 1/2"	DOORWAY	2"X6"X37" (2)		
D06	D06 2868 POCKET 2'-8" X 6'-8"	1	1	2868 R	32"	80"	65 1/4"X82 1/2"	POCKET-TS3000	2"X6"X68 1/4" (2)	1 3/8"	
D07	D07 3068 3' X 6'-8"	3	1	3068 L EX	36"	80"	38"X83"	EXT. HINGED-CCV05012XN-RG GRANITE	1 1/2"X7 1/2"X41" (2)	1 3/4"	
D08	D08 3068 3' X 6'-8"	1	1	3068 L IN	36"	80"	38"X82 1/2"	HINGED- 30 TRADITIONAL PANEL	2"X8"X41" (2)	1 3/8"	
D09	D09 3068 3' X 6'-8"	1	1	3068 R EX	36"	80"	38"X83"	EXT. HINGED-CCV05012XN-RG GRANITE	1 1/2"X7 1/2"X41" (2)	1 3/4"	
D10	D10 3068 3' X 6'-8"	4	1	3068 R IN	36"	80"	38"X82 1/2"	HINGED- 30 TRADITIONAL PANEL	2"X8"X41" (2)	1 3/8"	
D11	D11 3068 3' X 6'-8"	1	2	3068 L IN	36"	80"	38"X82 1/2"	HINGED- 30 TRADITIONAL PANEL	2"X8"X41" (2)	1 3/8"	
D12	D12 3068 3'-0.25" X 6'-8"	1	1	3068 L IN	36 1/4"	80"	38 1/4"X82 1/2"	HINGED- 30 TRADITIONAL PANEL	2"X8"X41 1/4" (2)	1 3/8"	
D13	D13 3068 OPENING 3' X 6'-8"	3	1	3068	36"	80"	38"X82 1/2"	DOORWAY	2"X6"X41" (2)		
D14	D14 4068 4' X 6'-8"	2	1	4068 L/R IN	48"	80"	50"X82 1/2"	DOUBLE HINGED- 30 TRADITIONAL PANEL	2"X8"X53" (2)	1 3/8"	
D15	D15 4068 OPENING 4' X 6'-8"	1	1	4068	48"	80"	50"X82 1/2"	DOORWAY	2"X6"X53" (2)		
D16	D16 5068 5' X 6'-8"	1	1	5068 L/R EX	60"	80"	62"X83"	EXT. DOUBLE HINGED-CCV05012XN-RG GRANITE	1 1/2"X7 1/2"X65" (2)	1 3/4"	
D17	D17 5068 OPENING 5' X 6'-8"	1	1	5068	60"	80"	62"X82 1/2"	DOORWAY	2"X6"X65" (2)		
D18	D18 9090 9' X 9'	3	1	9090	108"	108"	110"X111"	GARAGE-CRAFTSMAN STYLE 16' GARAGE DOOR BY DMD	2"X12"X116" (2)	1 3/4"	

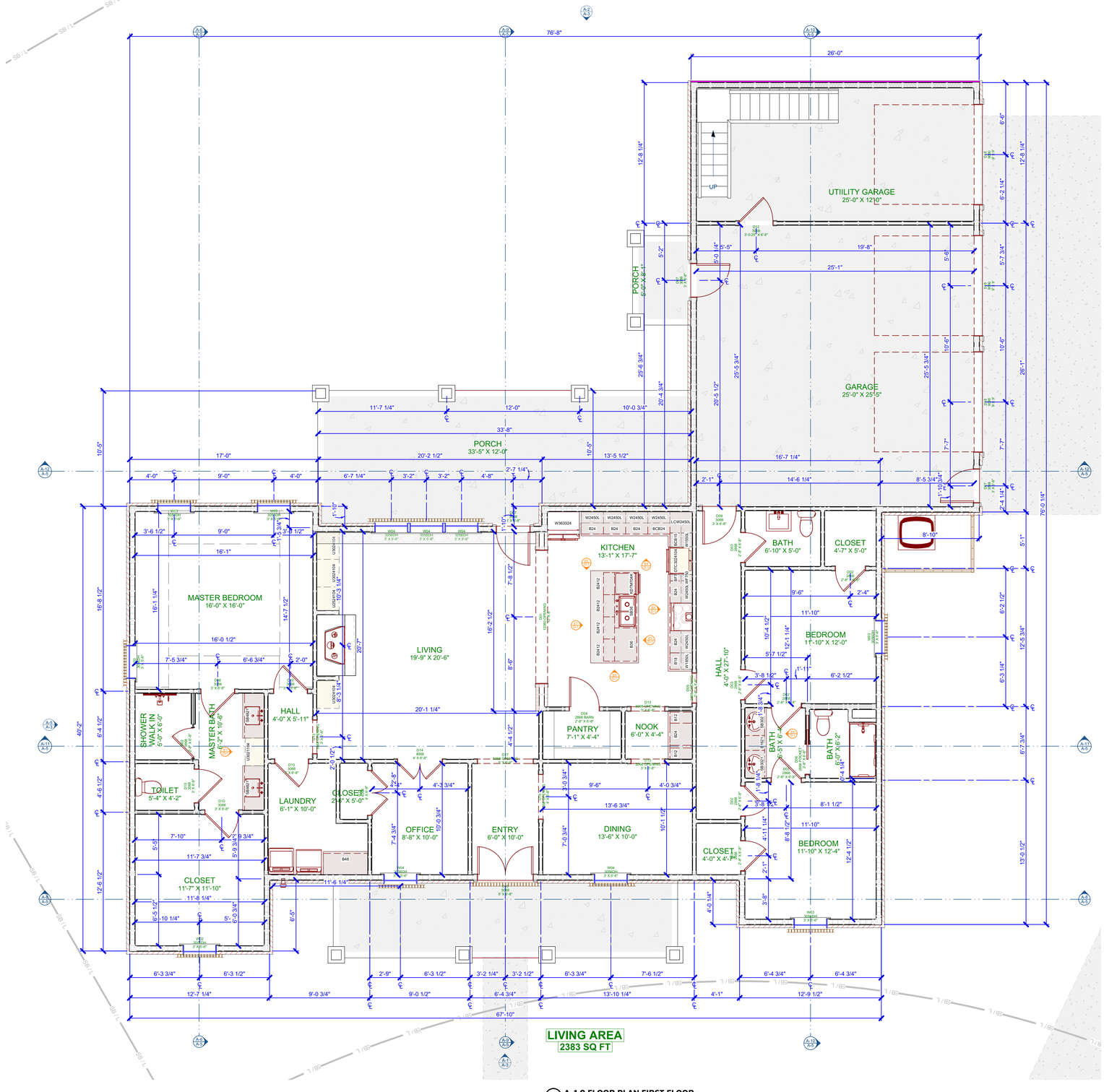
WINDOW SCHEDULE

NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	TEMPERED	DESCRIPTION	HEADER	COMMENTS
W01	W01 3040FX 3' X 4'	1	2	3040FX	36"	48"	37"X49"			FIXED GLASS	2"X8"X37" (2)	
W02	W02 3056DH 3' X 5'-6"	1	1	3056DH	36"	66"	37"X67"			DOUBLE HUNG	2"X8"X37" (2)	
W03	W03 3056DH 3' X 5'-6"	5	1	3056DH	36"	66"	37"X67"	YES		DOUBLE HUNG	2"X8"X37" (2)	
W04	W04 3056DH 3' X 5'-6"	5	1	3056DH	36"	66"	37"X67"		YES	DOUBLE HUNG	2"X8"X37" (2)	
W05	W05 1030FX 1' X 3'	2	2	1030FX	12"	36"	13"X37"			FIXED GLASS	2"X8"X13" (2)	

WALL SCHEDULE

2D SYMBOL	WALL TYPE
	18" CONCRETE STEM WALL_3
	6" EXTERIOR BRICK VENEER
	6" EXTERIOR WALL -INSULATED - BOARD AND BATTEN
	8" CONCRETE STEM WALL
	DECK RAILING/FENCE_2
	INTERIOR 4" WALL DRYWALL
	INTERIOR 6" WALL DRYWALL
	INTERIOR 6" WALL STONE
	PORCH RAILINGS
	SHOWER GLASS WALL

SCHEDULES
1/4 in = 1 ft



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

DOOR AND WINDOW NOTES:

1 EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.
2 ALL WALK-THRU DOORS SHALL BE SOLID CORE
3 INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING
4 DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING
5 EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60
6 GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS

CARPENTRY NOTES:

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

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

HVAC:

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

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

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

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

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

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

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

JIMMY PARKER MEMBER AIBD ORIGINAL DESIGN

ELAINE ROBERTS
DRAFTERS AND DESIGNERS
4100 MARKET STREET - SUITE 100, HUNTSVILLE AL. 35808
O.256-735-4032
E.info@elaineroberts designs.com
www.elaineroberts designs.com

MEMBER AIBD ER DD

RONNIE MOORE NEW CONSTRUCTION

25-024 RONNIE MOORE 2300 SQ FT FARMHOUSE

FIRST FLOOR PLAN

SCALE: 1/4"-1'-0" UNLESS NOTED OTHERWISE
DATE: 4/9/2025
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
25-024 RONNIE MOORE 2300 SQ FT FARMHOUSE

REV:

SHEET: A-1

DOOR SCHEDULE

NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	COMMENTS
D01	D01 12080 OPENING 12'-X 8'	1	1	12080	144"	96"	146"X98 1/2"	DOORWAY	2"X6"X149" (2)		
D02	D02 2868 2'-8" X 6'-8"	4	1	2868 L IN	32"	80"	34"X82 1/2"	HINGED- 30 TRADITIONAL PANEL	2"X8"X37" (2)	1 3/8"	
D03	D03 2868 2'-8" X 6'-8"	4	1	2868 R IN	32"	80"	34"X82 1/2"	HINGED- 30 TRADITIONAL PANEL	2"X8"X37" (2)	1 3/8"	
D04	D04 2868 BARN 2'-8" X 6'-8"	1	1	2868 L IN	32"	80"	34"X82 1/2"	HINGED- 30 TRADITIONAL PANEL	2"X8"X37" (2)	1 3/8"	
D05	D05 2868 OPENING 2'-8" X 6'-8"	1	1	2868	32"	80"	34"X82 1/2"	DOORWAY	2"X6"X37" (2)		
D06	D06 2868 POCKET 2'-8" X 6'-8"	1	1	2868 R	32"	80"	65 1/4"X82 1/2"	POCKET-TS3000	2"X6"X68 1/4" (2)	1 3/8"	
D07	D07 3068 3' X 6'-8"	3	1	3068 L EX	36"	80"	38"X83"	EXT. HINGED-CCV05012XN-RG GRANITE	1 1/2"X7 1/2"X41" (2)	1 3/4"	
D08	D08 3068 3' X 6'-8"	1	1	3068 L IN	36"	80"	38"X82 1/2"	HINGED- 30 TRADITIONAL PANEL	2"X8"X41" (2)	1 3/8"	
D09	D09 3068 3' X 6'-8"	1	1	3068 R EX	36"	80"	38"X83"	EXT. HINGED-CCV05012XN-RG GRANITE	1 1/2"X7 1/2"X41" (2)	1 3/4"	
D10	D10 3068 3' X 6'-8"	4	1	3068 R IN	36"	80"	38"X82 1/2"	HINGED- 30 TRADITIONAL PANEL	2"X8"X41" (2)	1 3/8"	
D11	D11 3068 3' X 6'-8"	1	2	3068 L IN	36"	80"	38"X82 1/2"	HINGED- 30 TRADITIONAL PANEL	2"X8"X41" (2)	1 3/8"	
D12	D12 3068 3'-0.25" X 6'-8"	1	1	3068 L IN	36 1/4"	80"	38 1/4"X82 1/2"	HINGED- 30 TRADITIONAL PANEL	2"X8"X41 1/4" (2)	1 3/8"	
D13	D13 3068 OPENING 3' X 6'-8"	3	1	3068	36"	80"	38"X82 1/2"	DOORWAY	2"X6"X41" (2)		
D14	D14 4068 4' X 6'-8"	2	1	4068 L/R IN	48"	80"	50"X82 1/2"	DOUBLE HINGED- 30 TRADITIONAL PANEL	2"X8"X53" (2)	1 3/8"	
D15	D15 4068 OPENING 4' X 6'-8"	1	1	4068	48"	80"	50"X82 1/2"	DOORWAY	2"X6"X53" (2)		
D16	D16 5068 5' X 6'-8"	1	1	5068 L/R EX	60"	80"	62"X83"	EXT. DOUBLE HINGED-CCV05012XN-RG GRANITE	1 1/2"X7 1/2"X65" (2)	1 3/4"	
D17	D17 5068 OPENING 5' X 6'-8"	1	1	5068	60"	80"	62"X82 1/2"	DOORWAY	2"X6"X65" (2)		
D18	D18 9090 9' X 9'	3	1	9090	108"	108"	110"X111"	GARAGE-CRAFTSMAN STYLE 16' GARAGE DOOR BY DMD	2"X12"X116" (2)	1 3/4"	

WINDOW SCHEDULE

NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	TEMPERED	DESCRIPTION	HEADER	COMMENTS
W01	W01 3040FX 3' X 4'	1	2	3040FX	36"	48"	37"X49"			FIXED GLASS	2"X8"X37" (2)	
W02	W02 3056DH 3' X 5'-6"	1	1	3056DH	36"	66"	37"X67"			DOUBLE HUNG	2"X8"X37" (2)	
W03	W03 3056DH 3' X 5'-6"	5	1	3056DH	36"	66"	37"X67"	YES		DOUBLE HUNG	2"X8"X37" (2)	
W04	W04 3056DH 3' X 5'-6"	5	1	3056DH	36"	66"	37"X67"		YES	DOUBLE HUNG	2"X8"X37" (2)	
W05	W05 1030FX 1' X 3'	2	2	1030FX	12"	36"	13"X37"			FIXED GLASS	2"X8"X13" (2)	

WALL SCHEDULE

2D SYMBOL	WALL TYPE
	18" CONCRETE STEM WALL_3
	6" EXTERIOR BRICK VENEER
	6" EXTERIOR WALL -INSULATED - BOARD AND BATTEN
	8" CONCRETE STEM WALL
	DECK RAILING/FENCE_2
	INTERIOR 4" WALL DRYWALL
	INTERIOR 6" WALL DRYWALL
	INTERIOR 6" WALL STONE
	PORCH RAILINGS

SCHEDULES
1/4 in = 1 ft

DOOR AND WINDOW NOTES:

1 EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.
2 ALL WALK-THRU DOORS SHALL BE SOLID CORE
3 INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING
4 DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING
5 EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60
6 GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS

CARPENTRY NOTES:

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

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

HVAC:

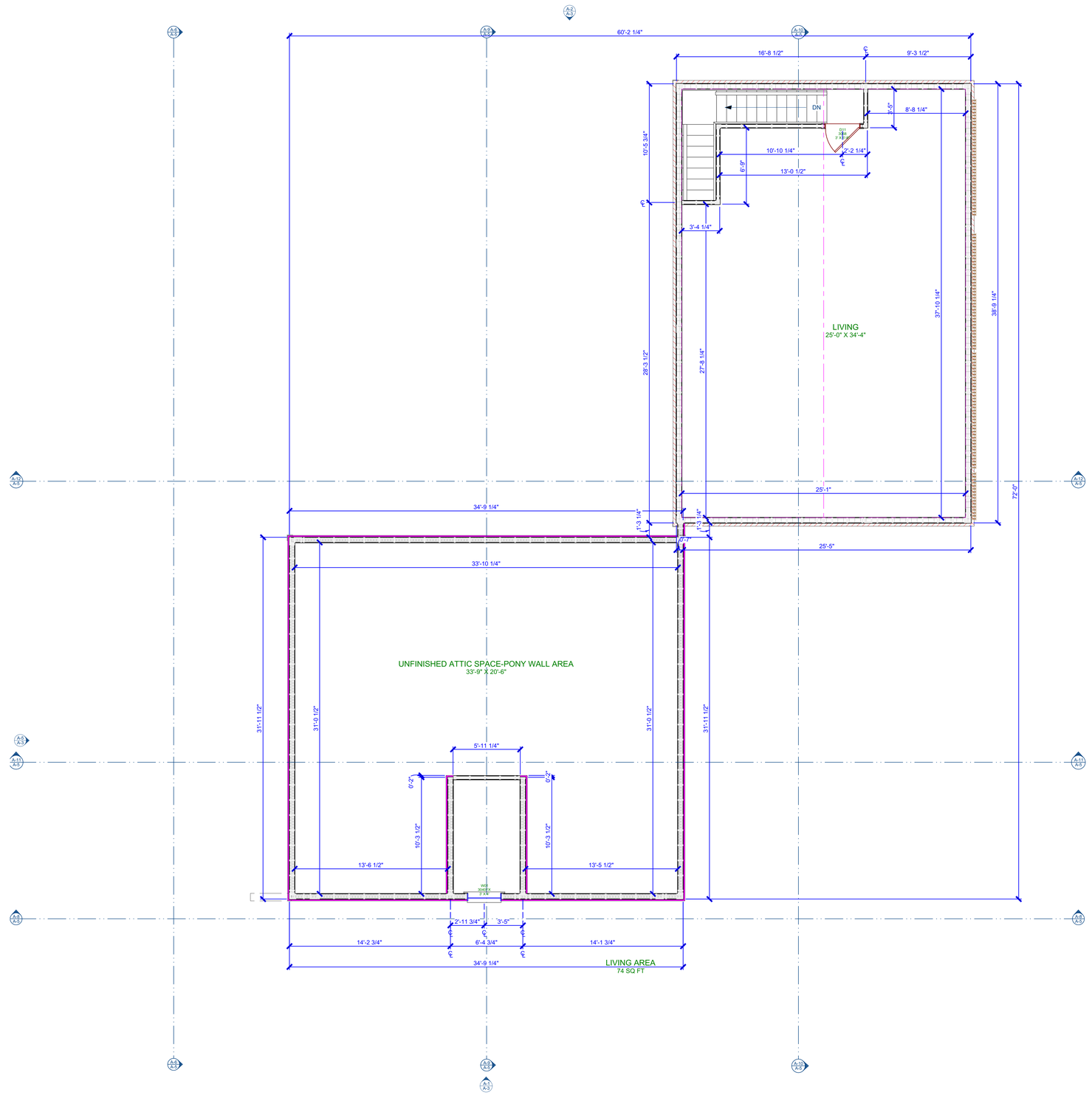
1 FURNISH AND INSTALL SERVICES:
- EQUIPMENT
- CONTROLS
- DUCTWORK
- INSULATION
- DECORATIVE GRILLS AND DECORATIVE REGISTERS
- REFRIGERANT PIPING AND OTHER MATERIALS AS REQUIRED.

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

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

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



A-2.0 FLOOR PLAN SECOND FLOOR
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 3/4 1 1 1/4 1 1/2 1 3/4 2

JIMMY PARKER MEMBER AIBD ORIGINAL DESIGN

ELAINE ROBERTS
DRAFTERS AND DESIGNERS
4100 MARKET STREET - SUITE 100, HUNTSVILLE AL. 35808
O.256-735-4032
E.info@elainerobertsdesigns.com
www.elainerobertsdesigns.com

MEMBER AIBD ERDD

RONNIE MOORE NEW CONSTRUCTION

25-024 RONNIE MOORE 2300 SQ FT FARMHOUSE

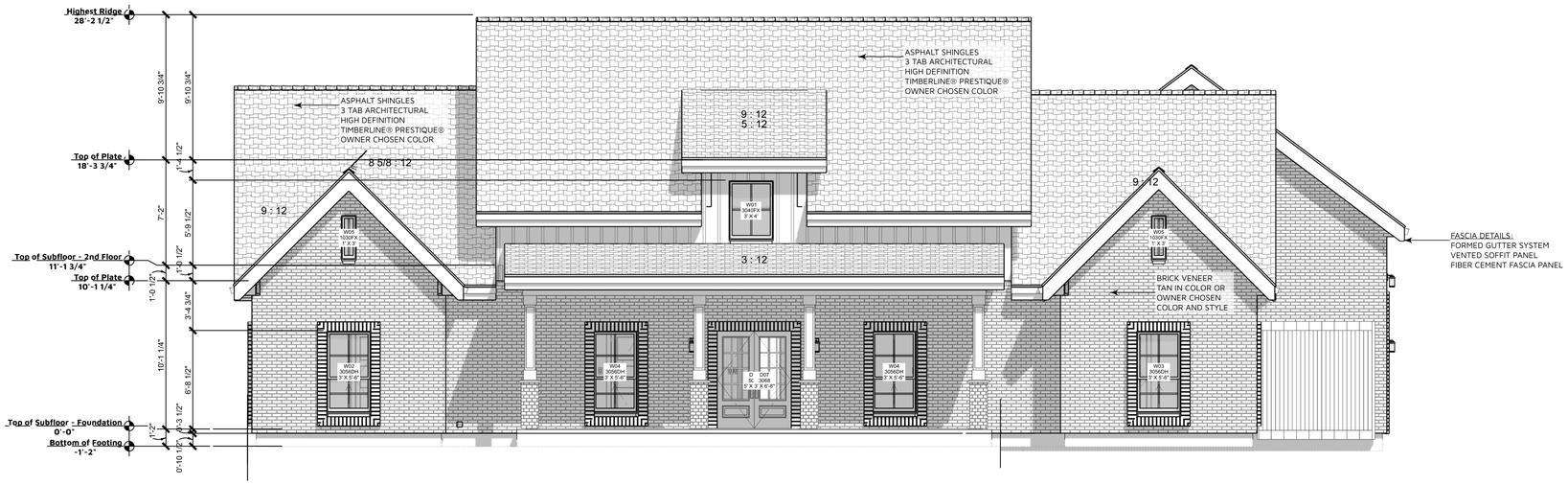
FIRST FLOOR PLAN

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

DATE: 4/9/2025
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
25-024 RONNIE MOORE 2300 SQ FT FARMHOUSE

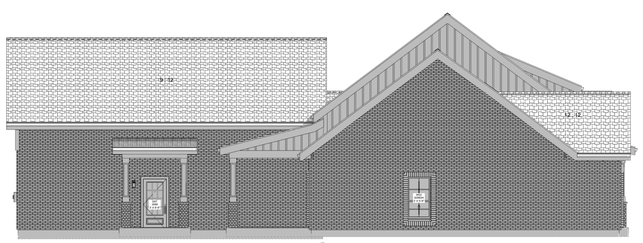
REV:

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-5 **A-3 EXTERIOR ELEVATION LEFT**
1/8 in = 1 ft

A-2 **A-2 EXTERIOR ELEVATION REAR**
1/8 in = 1 ft

A-4 **A-4 EXTERIOR ELEVATION RIGHT**
1/8 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 3/4 1 1 1/4 1 1/2 1 3/4 2

JIMMY PARKER MEMBER AIBD ORIGINAL DESIGN

ELAINE ROBERTS
DRAFTERS AND DESIGNERS
4100 MARKET STREET - SUITE 100, HUNTSVILLE AL. 35808
O.256-735-4032
E.info@elaineroberts.com
www.elaineobertsdesigns.com

MEMBER AIBD ER DD

RONNIE MOORE NEW CONSTRUCTION

25-024 RONNIE MOORE 2300 SQ FT FARMHOUSE

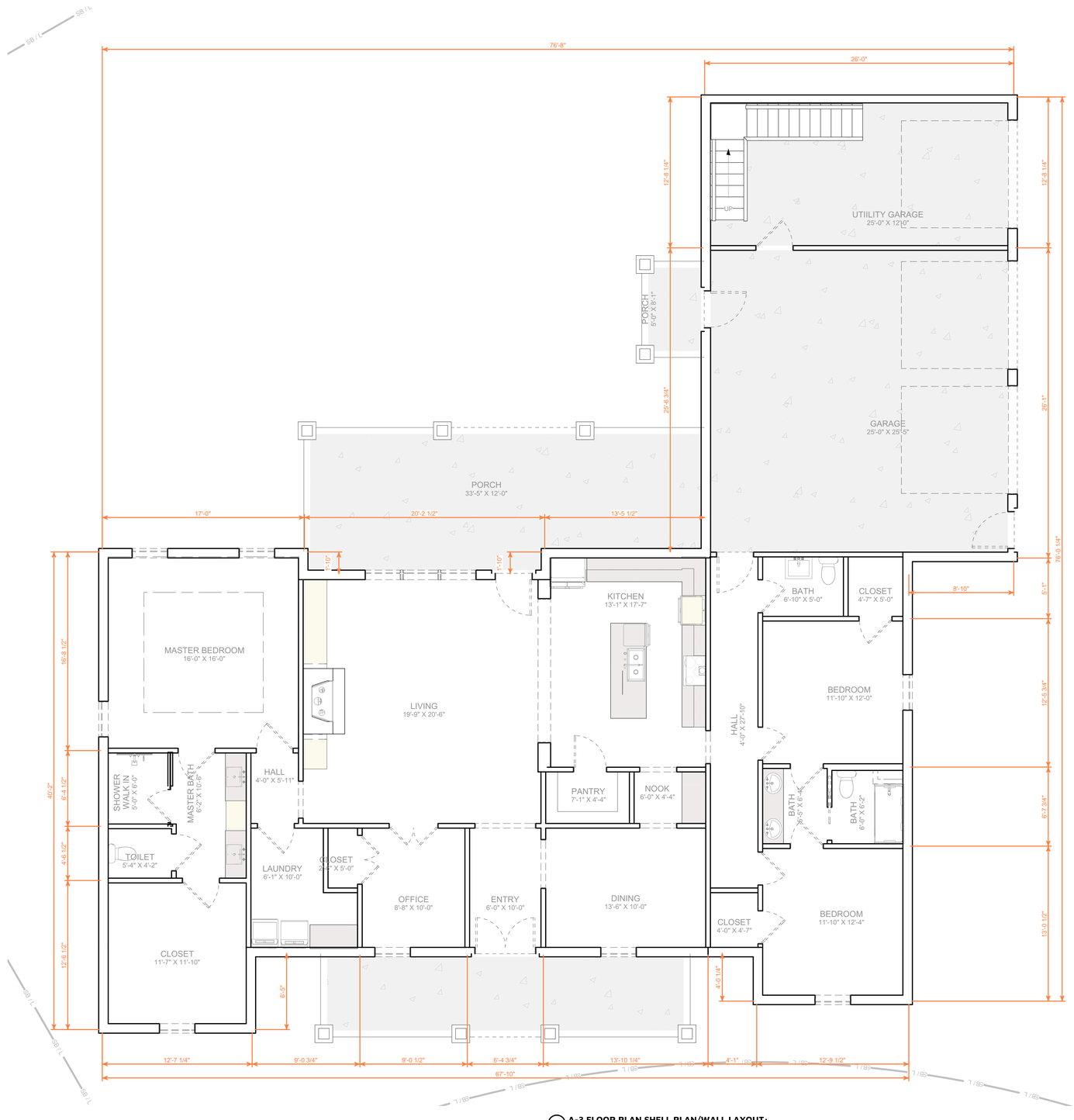
OVERALL EXTERIOR ELEVATIONS

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

DATE: 4/9/2025
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
25-024 RONNIE MOORE 2300 SQ FT FARMHOUSE

REV:

SHEET: A-3



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

JIMMY PARKER MEMBER AL BD ORIGINAL DESIGN

ELAINE ROBERTS
DRAFTERS AND DESIGNERS
4100 MARKET STREET - SUITE 100, HUNTSVILLE AL. 35808
O.256-735-4032
E.info@elaineroberts.com
www.elaineroberts.com

MEMBER AL BD | E R D D

RONNIE MOORE NEW CONSTRUCTION

25-024 RONNIE MOORE 2300 SQ FT FARMHOUSE

SHELL PLAN/WALL LOCATION PLAN

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

DATE: 4/9/2025
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.

25-024 RONNIE MOORE 2300 SQ FT FARMHOUSE

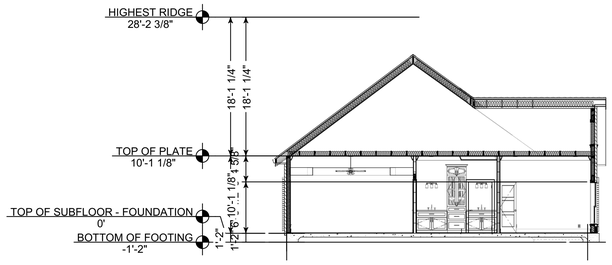
REV:

SHEET: A-4

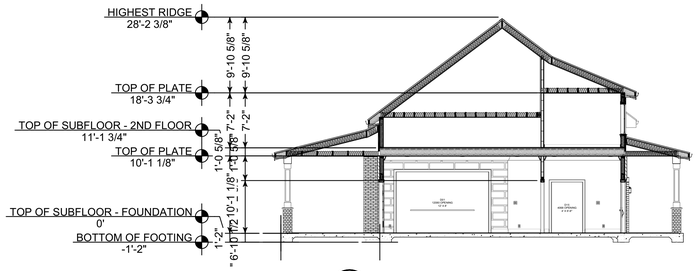
CONSTRUCTION DETAILS AND SECTIONS:
- WALL SECTIONS SHOWN ABOVE IS GENERIC IN NATURE.
- SLAB DETAILS ARE STANDARD DESIGN AND GENERIC IN NATURE.
- REFER TO BUILDING COMPANY OR SUPPLIER FOR FINAL DESIGN AND DETAILS.

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

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



A-6 A-5 CROSS SECTION
1/8 in = 1 ft



A-9 A-7 CROSS SECTION
1/8 in = 1 ft

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

A-11 A-9 CROSS SECTION
1/8 in = 1 ft

A-10 A-6 CROSS SECTION
1/8 in = 1 ft

A-12 A-10 CROSS SECTION
1/8 in = 1 ft

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

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

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

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

JIMMY PARKER MEMBER AIBD ORIGINAL DESIGN

ELAINE ROBERTS
DRAFTERS AND DESIGNERS
4100 MARKET STREET - SUITE 100, HUNTSVILLE AL. 35808
O.256-735-4032
E.info@elaineroberts designs.com
www.elaineroberts designs.com

MEMBER AIBD E R D D

RONNIE MOORE NEW CONSTRUCTION

25-024 RONNIE MOORE 2300 SQ FT FARMHOUSE

BUILDING CROSS SECTIONS

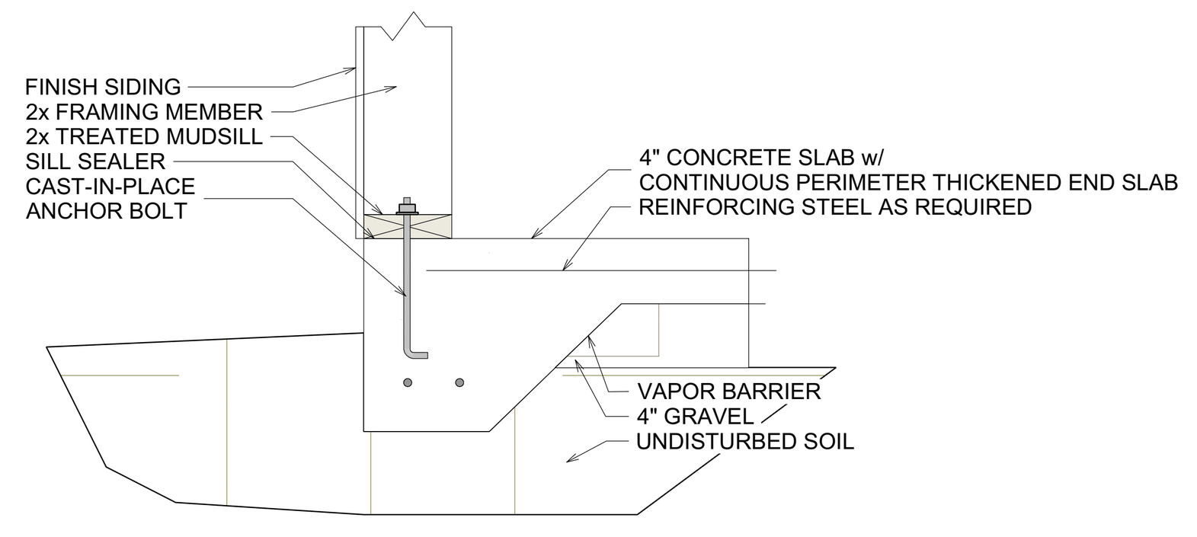
SCALE: 1/4"-1'-0" UNLESS NOTED OTHERWISE

DATE: 4/9/2025
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.

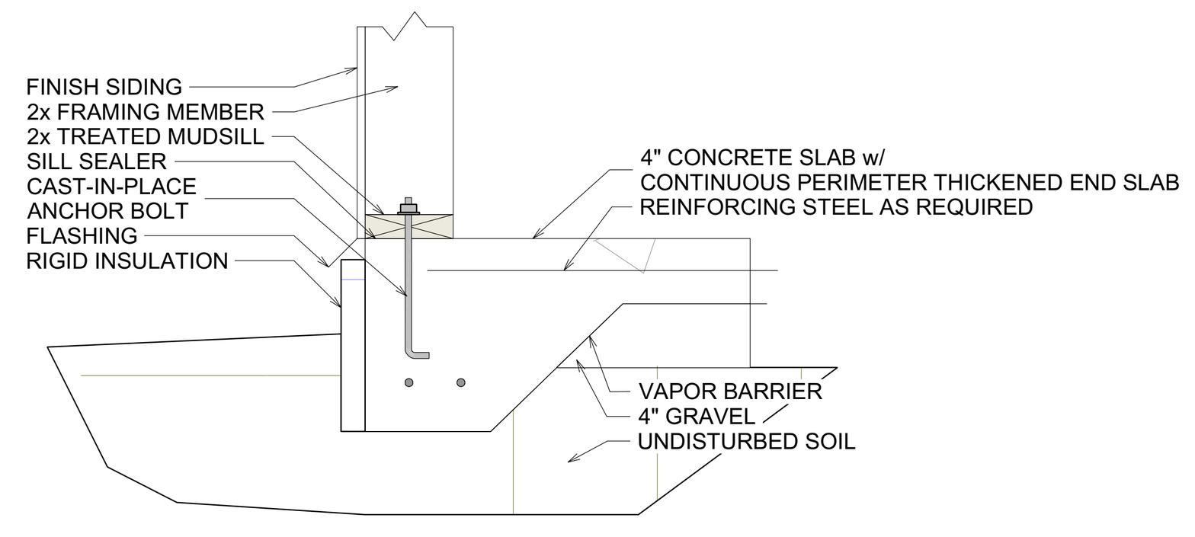
25-024 RONNIE MOORE 2300 SQ FT FARMHOUSE

REV:

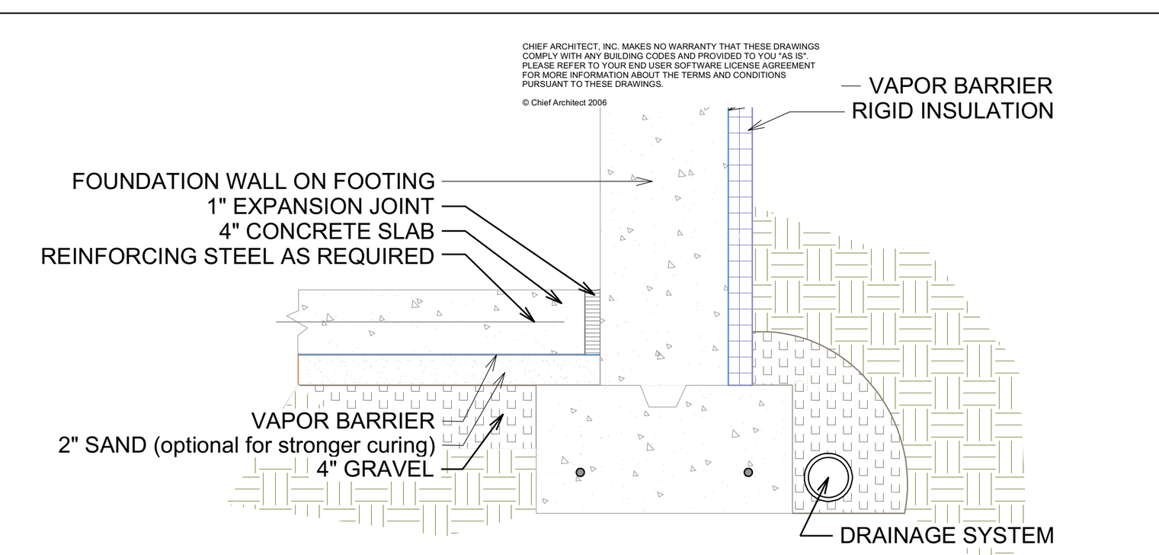
SHEET: A-5



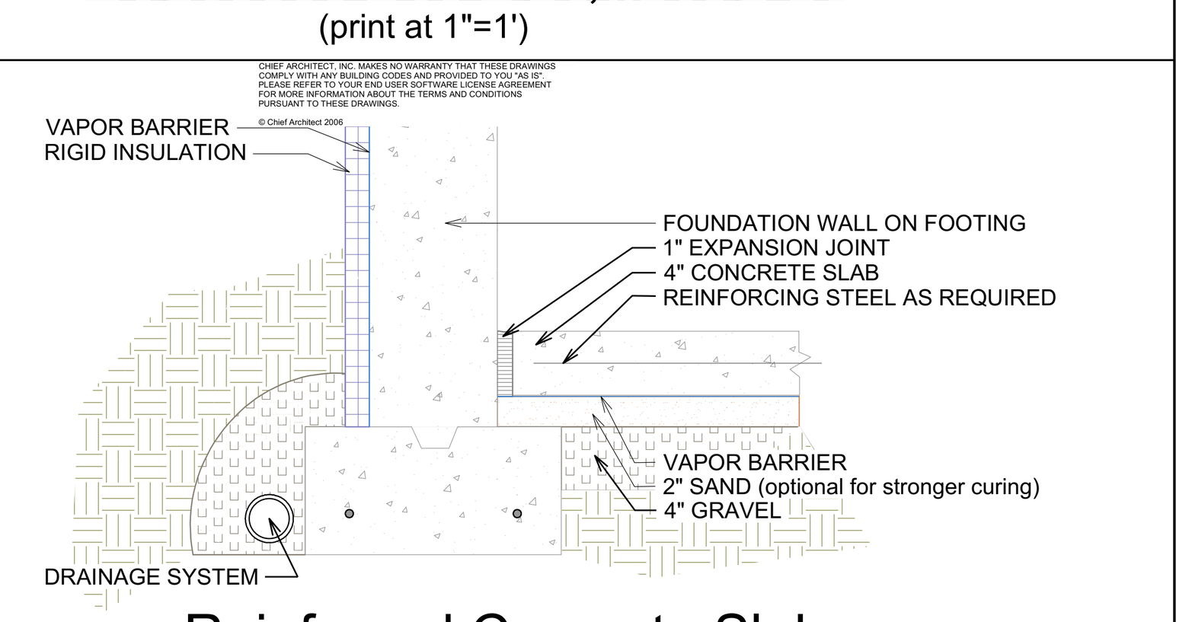
Thickened End Slab
(print at 1"=1')



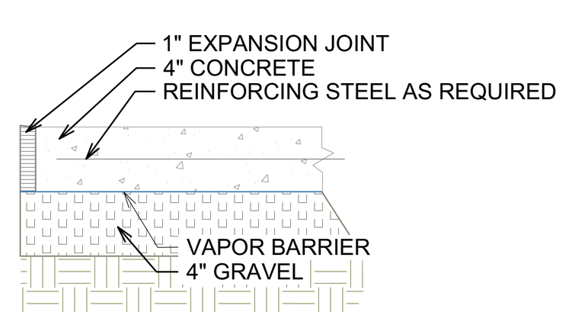
Thickened End Slab, Insulated
(print at 1"=1')

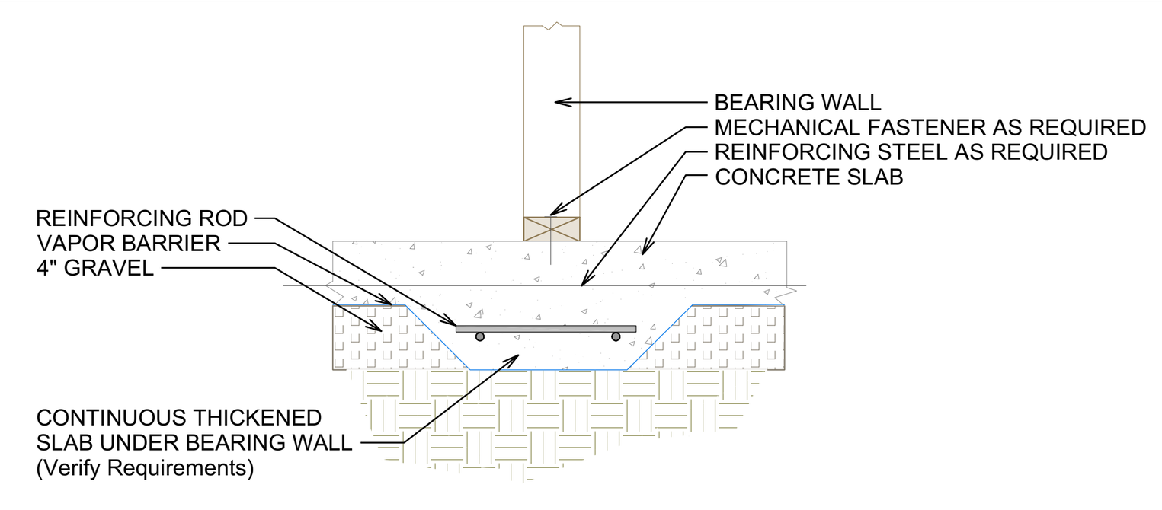


Reinforced Concrete Slab
(print at 1"=1')



Reinforced Concrete Slab
(print at 1"=1')





Concrete Thickened Slab Footing
(print at 1"=1')

SLAB FOUNDATION
1 in = 1 in

FIXTURE SCHEDULE

2D SYMBOL	NUMBER	QTY	WIDTH	DEPTH	HEIGHT	DESCRIPTION	COMMENTS
	A01	3	20"	28 1/8"	29 7/8"	ELONGATED TOILET	
	A02	1	27"	22"	39 15/16"	PEDESTAL SINK 01	
	A03	1	3"	3 1/8"	2 15/16"	ADJUSTABLE HEAD DOWN	
	A04	2	3"	2 1/2"	3"	ADJUSTABLE HEAD FRONT	
	A05	1	2"	8 3/8"	43 15/16"	ELONGATED SHOWER HEAD AND HOSE	
	A06	1	5 5/16"	12 9/16"	6 13/16"	LOURE SHOWERHEAD	
	A07	2	5 15/16"	4 1/16"	5 15/16"	LOURE VOLUME CONTROL	
	A08	1	36"	2"	1/4"	STRIP DRAIN	
	A09	1	39 7/8"	37 1/2"	50 13/16"	OUTDOOR COMPRESSOR UNIT	
	A10	2	20 13/16"	17 9/16"	10 1/4"	OVAL	
	A11	2	19 13/16"	19 1/16"	16 1/16"	BATHROOM SINK SQUARE WITH FACUET	
	A12	1	23 7/8"	26 3/4"	33 1/2"	KDTM704K - 24" DISHWASHER	
	A13	1	27 1/4"	27 15/16"	41 3/16"	STANDARD WASHER	
	A14	1	27"	29 15/16"	40 13/16"	STANDARD DRYER	
	A15	1	29 1/2"	19 3/4"	30 7/16"	SHC3042FS - 30" 3-SPEED WALL MOUNT HOOD	
	A16	1	29 3/4"	26 11/16"	42 1/2"	KOEC530P - 30" COMBINATION MICROWAVE WALL OVENS	
	A17	1	30 1/16"	21"	2 1/4"	SDH3042DB - 30" INDUCTION COOKTOP	
	A18	1	33 3/16"	21 7/16"	36 5/16"	RABS MODERN INDUSTRIAL KITCHEN SINK AND FAUCET COMBO	
	A19	1	35 13/16"	30 7/8"	69 7/8"	SJG2254FS - 36" FRENCH DOOR REFRIGERATOR	
	A20	1	41"	21 1/2"	40 7/8"	6K MODERN FIREPLACE	
	A21	1	60 15/16"	30 1/8"	79 9/16"	TUB-SHOWER 6	

FOUNDATION GENERAL NOTES

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

1. CONCRETE SHOULD HAVE MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS CONCRETE DESIGN MIX SHOULD BE IN ACCORDANCE WITH ACI-318 (LATEST VERSION).
2. ALL CONVENTIONAL REINFORCING STEEL SHALL MEET ASTM-A615 (GRADE 60). REINFORCING STEEL SHALL BE DETAILED AND ACCESSORIES PROVIDED IN ACCORDANCE WITH THE LATEST "ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES".
3. REINFORCEMENT SHALL HAVE 3" COVER IN THE GRADE BEAM BOTTOMS, 3" COVER IN THE BEAM SIDES AND TOP. 1 ½" COVER IN THE SLAB TOPS AND THE BOTTOMS, UNLESS NOTED OTHERWISE.
4. 1 LAYER OF 6 MIL POLYETHYLENE VAPOR BARRIER.
5. CONCRETE SHALL BE WELL CONSOLIDATED.
6. THE CONTRACTOR SHALL VERIFY ALL DROPS, OFF-SET, BRICK LEDGES, AND BLOCK OUTS ON ARCHITECTURAL PLANS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES THAT MAY EXIST.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE STRUCTURAL DRAWINGS WITH ALL OTHER DRAWINGS.
8. ALTERATION TO OR DEVIATION FROM THE INFORMATION SHOWN ON THIS SHEET WITH THE WRITTEN ADVANCED APPROVAL FROM THE ENGINEER WILL VOID THE DESIGNER'S RESPONSIBILITY.
9. THIS PLAN IS FOR GRADE BEAM LOCATION AND REBAR LAYOUT ONLY.
10. ALL SUBGRADE FILL SHALL BE SELECT GRANULAR MATERIAL COMPACTED TO 95% MODIFIED PROCTOR DENSITY IN A MAXIMUM OF 6" LIFTS.
11. A MINIMUM OF 4" OF CONCRETE SHALL BE MAINTAINED THROUGHOUT THE ENTIRE SLAB.
12. ALL RUNOFF WATER SHALL BE CARRIED AWAY FROM THE SLAB TO PREVENT SATURATION OF THE SUBBASE.
13. ALL TREES WITHIN CLOSE PROXIMITY SHALL BE MOVED TO PREVENT THE ROOTS FROM EXTENDING UNDER THE SLAB.
14. REMOVE A MINIMUM OF 6" OF EXISTING SOIL PRIOR TO PLACING ANY FILL.
15. A MAXIMUM OF 2.0 FEET TO FILL MAY BE PLACED ON THE SITE.
16. FOLLOWING REQUIREMENTS OF LOCAL JURISDICTION FOR REQUIRED DEPTH TO FROST LINE. CONTACT ENGINEER SHOULD REQUIREMENTS EXCEED THE LIMITS OF THIS DESIGN.
17. NO FILED SUPERVISION PROVIDED UNDER THIS SEAL UNLESS OTHERWISE NOTED.

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

SITE WORK:

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

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

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

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

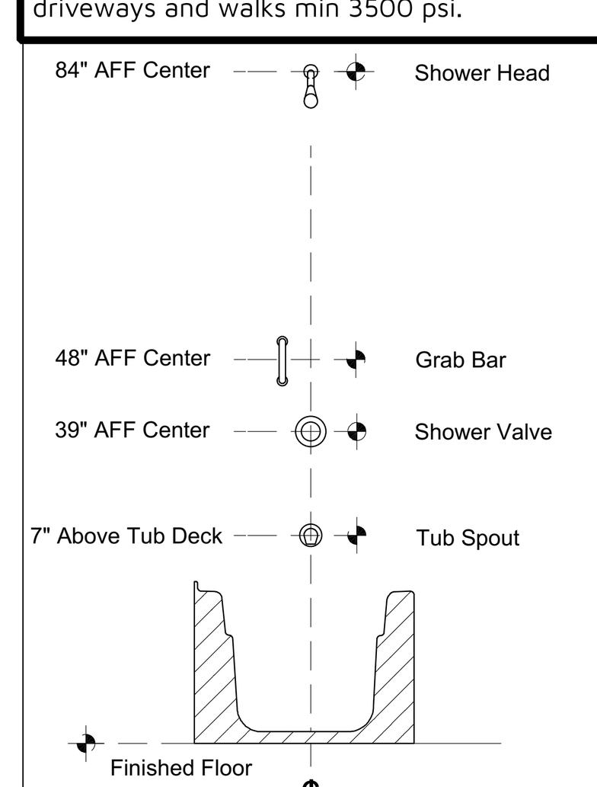
5. DRAINAGE CONTROL: FINAL GRADE SHALL DRAIN AWAY FROM ALL STRUCTURES. FOUNDATION DRAINS ARE NECESSARY FOR THE SITE. A 4 MIN, PERFORATED PIPE WITH FILTER CLOTH AND 12 MIN. CLASS A GRAVEL BACKFILL WITH MINIMUM OF 1% SLOPE, DRAIN TO DAYLIGHT OR AN APPROVED STORM DRAIN. ALL GUTTERS, GUTTER HEADS, SCUPPERS,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

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

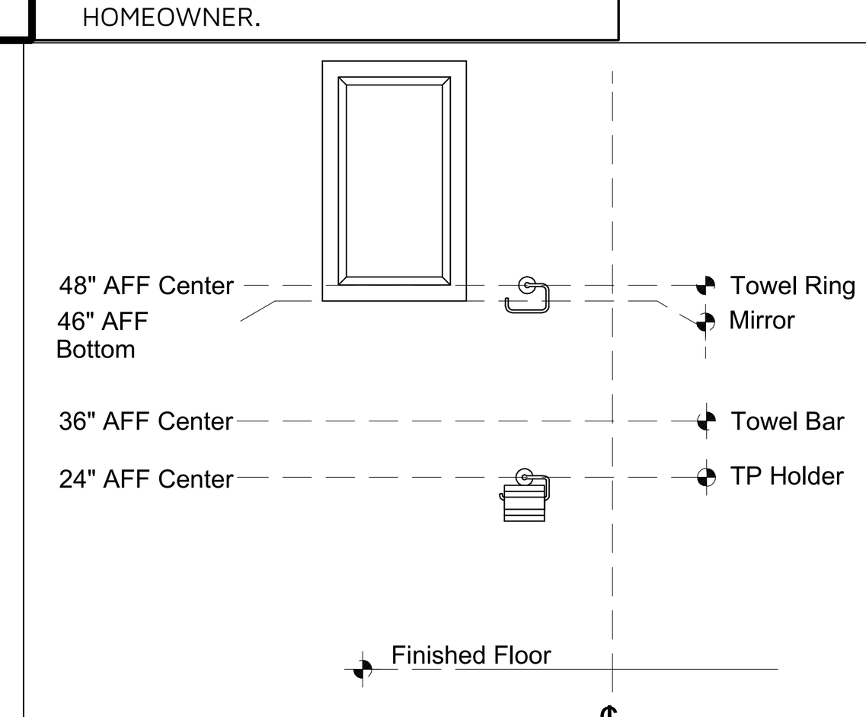
6. Exterior Concrete Footings and Flatwork: All footing concrete to be air- entrained, min 3000 psi, consult local codes to verify. Pour driveways and walks min 3500 psi.

GENERAL PLUMBING & HVAC NOTES:

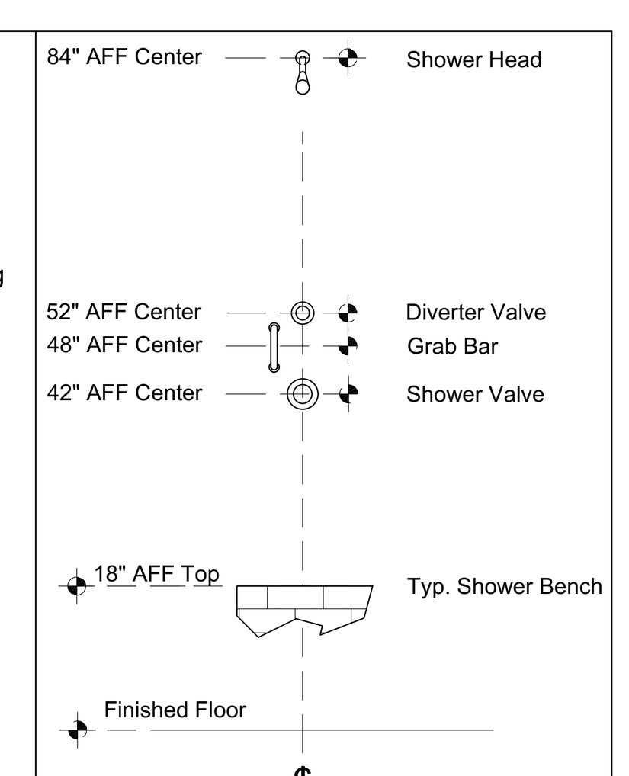
1. HVAC SHALL HAVE THREE ZONES, ONE FOR EACH FLOOR.
2. THE FURNACE AND WATER HEATER ON FLOOR 3 SHALL SERVE FLOOR 3.
3. THE FURNACE AND WATER HEATER ON FLOOR 1 SHALL SERVE FLOORS 1 & 2.
4. METALLIC GAS PIPE, WATER PIPE, AND FOUNDATION REINFORCING BARS SHALL BE BONDED TO THE ELECTRICAL SERVICE GROUND.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



BATHTUB STANDARDS

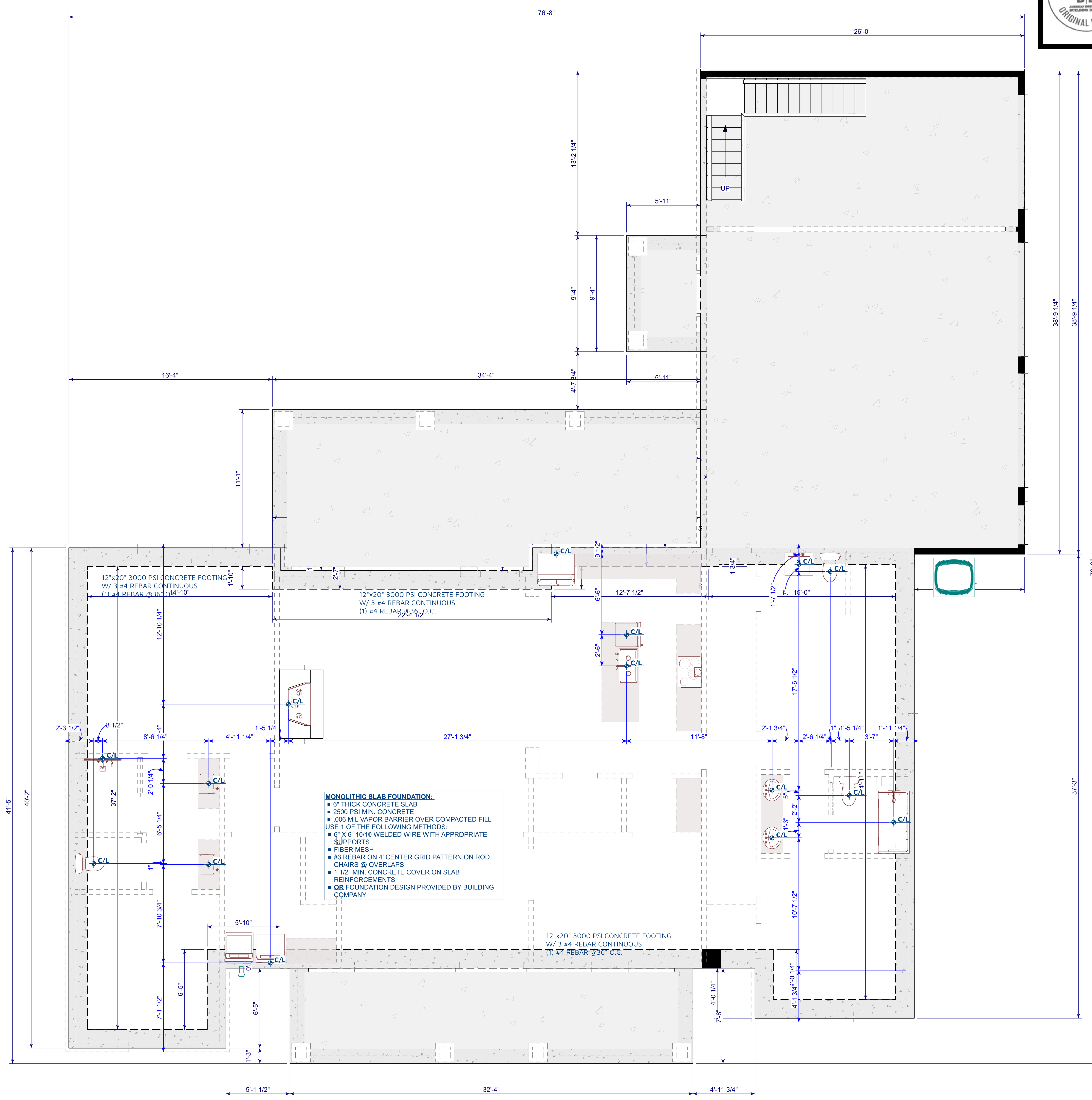


BATH FIXTURE STANDARDS



SHOWER STANDARDS

BATHROOM STANDARDS
1/2 in = 1 ft



F-1 FOUNDATION-SLAB PLAN
1/4 in = 1 ft

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

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

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

JIMMY PARKER MEMBER AIBD ORIGINAL DESIGN

ELAINE ROBERTS DRAFTERS AND DESIGNERS
4100 MARKET STREET - SUITE 100, HUNTSVILLE AL, 35808
O:256-735-4032
E:info@elainerobertsdesigns.com
www.elainerobertsdesigns.com

ERDD
MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

RONNIE MOORE NEW CONSTRUCTION

25-024 RONNIE MOORE 2300 SQ FT FARMHOUSE

FOUNDATION PLAN

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

DATE: 4/9/2025
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
25-024 RONNIE MOORE 2300 SQ FT FARMHOUSE

REV:

SHEET:
A-6

FLOORS AND ROOFS

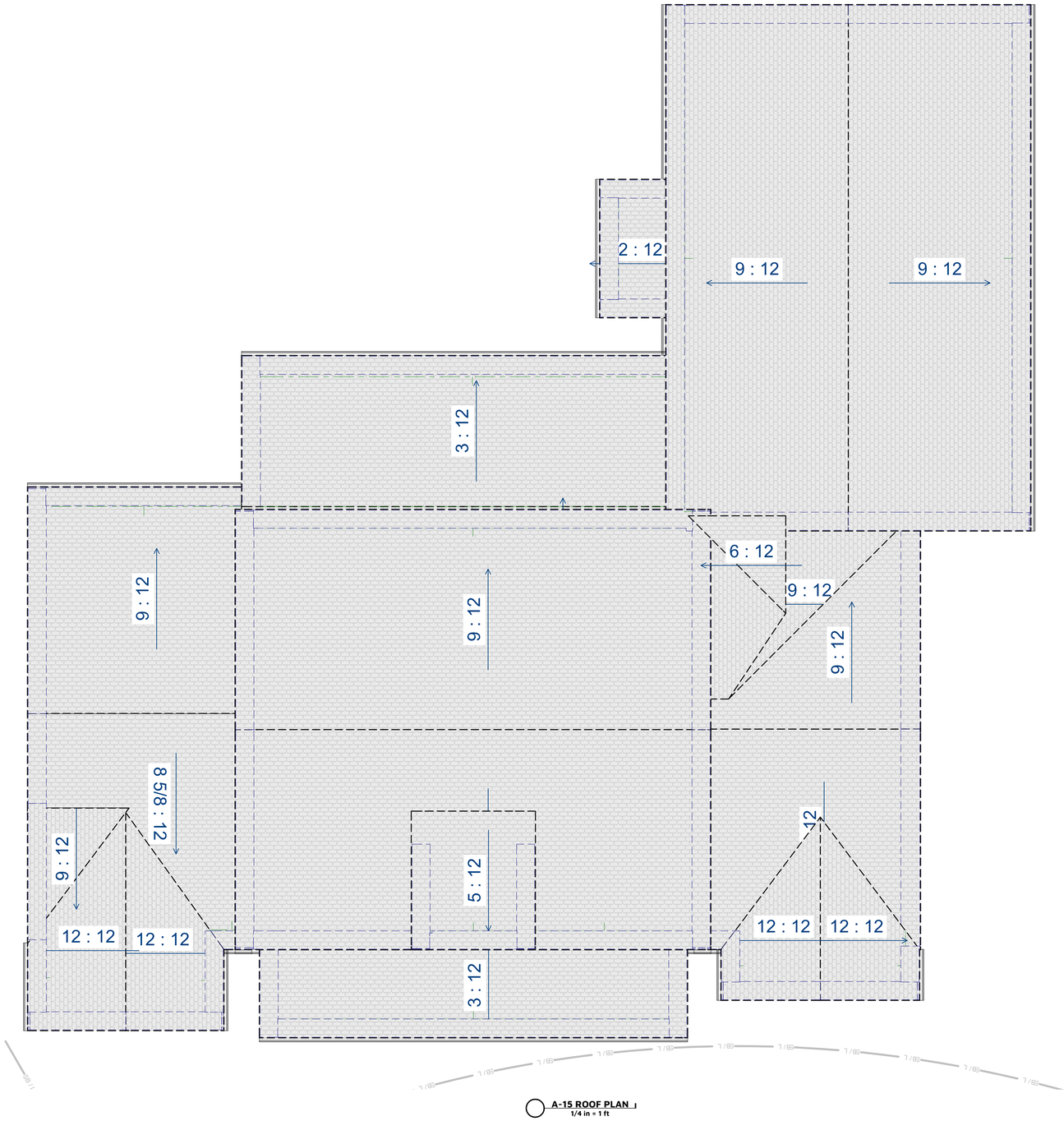
1 ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THEN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
2 PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.
3 SPECIFIC MANUFACTURES AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER/ BUILDER SHALL NOT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

ROOF FRAMING / TRUSS NOTES:

1 TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.
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 SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.
4 ALL STUDS TO BE DF#2 OR BETTER.
5 PLYWOOD SHEATHING SHALL BE AS FOLLOWS.
6 ROOF SHEATHING SHALL BE 5/8" PLYWOOD OR 9/32 OSB.
7 WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.
8 FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.



A-15 ROOF PLAN
1/4 in = 1 ft

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

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

CONSTRUCTION DETAILS AND SECTIONS:

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

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

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

JIMMY PARKER MEMBER AIBD ORIGINAL DESIGN

ELAINE ROBERTS
DRAFTERS AND DESIGNERS
4100 MARKET STREET - SUITE 100, HUNTSVILLE AL. 35808
O.256-735-4032
E.info@elainerobertsdesigns.com
www.elainerobertsdesigns.com

MEMBER AIBD ER DD

RONNIE MOORE NEW CONSTRUCTION

25-024 RONNIE MOORE 2300 SQ FT FARMHOUSE

ROOF PLAN

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

DATE: 4/9/2025
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
25-024 RONNIE MOORE 2300 SQ FT FARMHOUSE

REV:

SHEET: A-7

FLOOR FRAMING:

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

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

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

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

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

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

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

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

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

9. SHEATHING: APA RATED SHEATHING, EXTERIOR EXPOSURE, ½" THICK, GLUED AND NAILED, COVER WITH TWO LAYERS OF 15# FELT PAPER OR EQUAL, SUCH AS "TYVEK HOUSE WRAP" PRIOR TO INSTALLING EXTERIOR MATERIAL (STUCCO, MASONRY VENEER, ETC.)

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

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

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

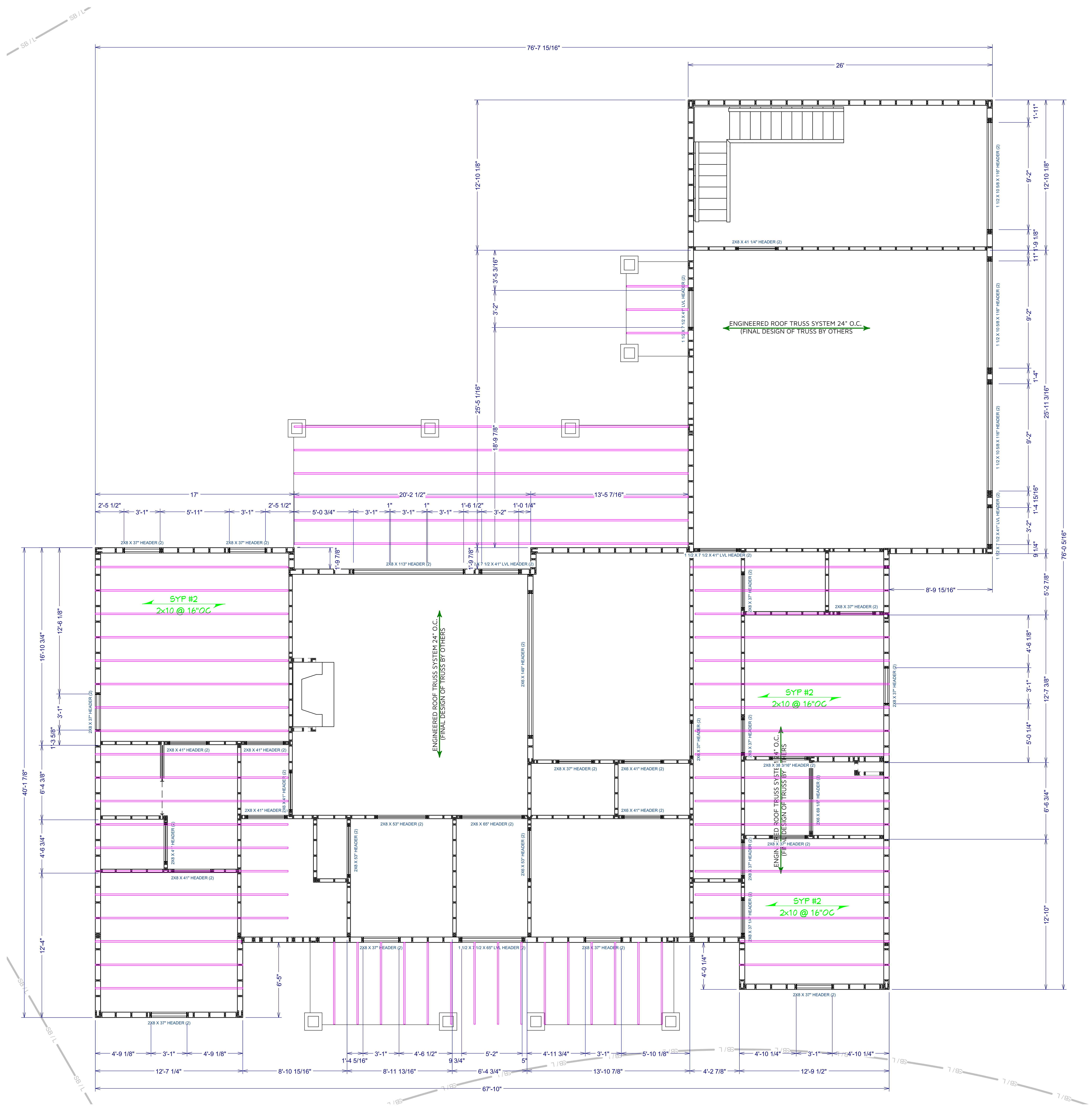
ROOF FRAMING / TRUSS NOTES:

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

FLOORS AND ROOFS

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

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



F-3 FRAMING PLAN CEILING FIRST FLOOR
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 3/4 1 1 1/4 1 1/2 1 3/4 2

JIMMY PARKER MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN ORIGINAL DESIGN

ELAINE ROBERTS DRAFTERS AND DESIGNERS
4100 MARKET STREET - SUITE 100, HUNTSVILLE AL, 35808
O:256-735-4032
E:info@elainerobertsdesigns.com
www.elainerobertsdesigns.com

ERDD

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

RONNIE MOORE NEW CONSTRUCTION

25-024 RONNIE MOORE 2300 SQ FT FARMHOUSE

FLOOR/CEILING/ROOF FRAMING

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

DATE: 4/9/2025
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
25-024 RONNIE MOORE 2300 SQ FT FARMHOUSE

REV:

SHEET:
A-8

FLOOR FRAMING:

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

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

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

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

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

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

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

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

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

9. SHEATHING: APA RATED SHEATHING, EXTERIOR EXPOSURE, ½" THICK, GLUED AND NAILED, COVER WITH TWO LAYERS OF 15# FELT PAPER OR EQUAL, SUCH AS "TYVEK HOUSE WRAP" PRIOR TO INSTALLING EXTERIOR MATERIAL (STUCCO, MASONRY VENEER, ETC.)

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

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

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

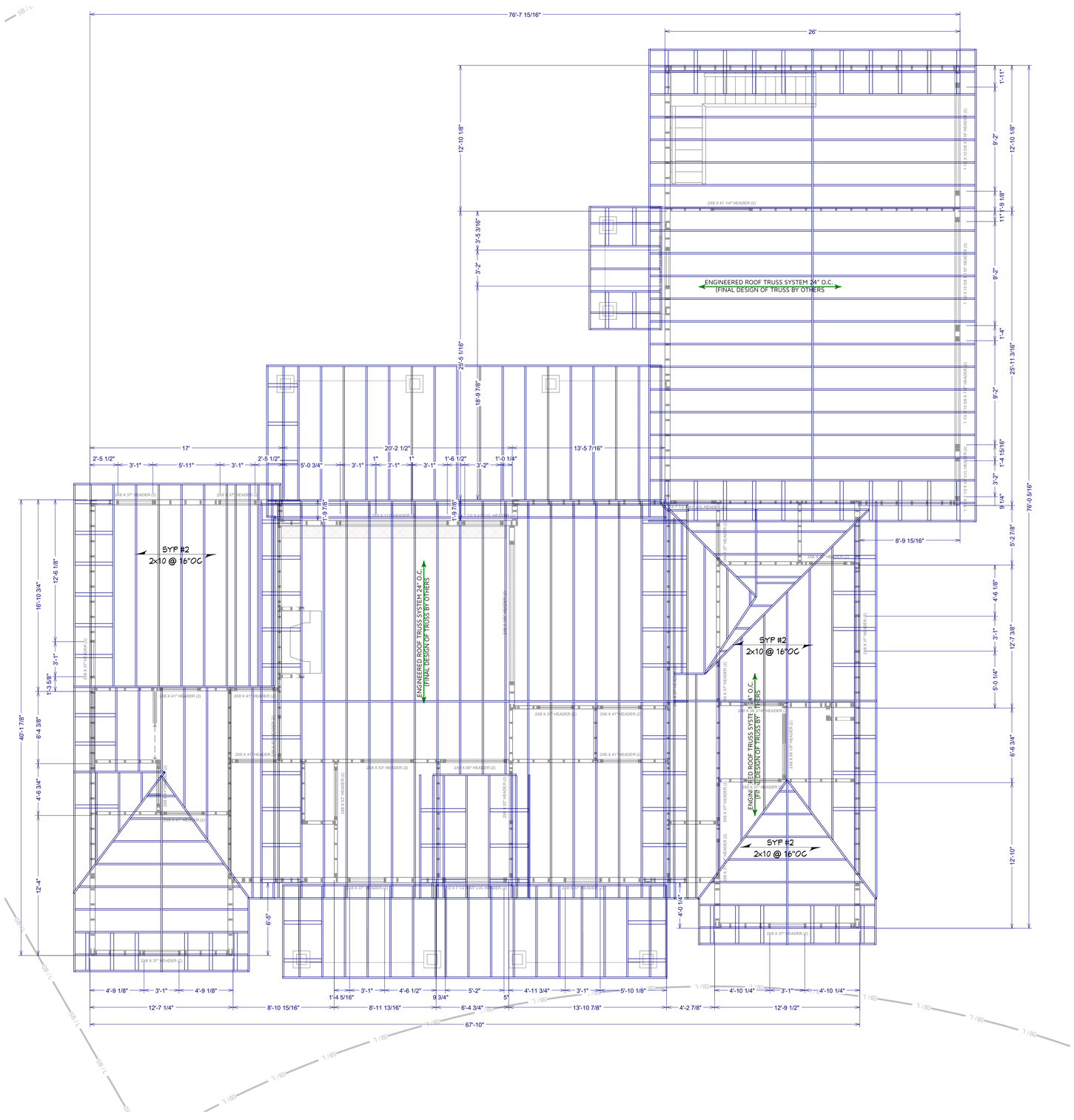
ROOF FRAMING / TRUSS NOTES:

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

FLOORS AND ROOFS

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

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



F-6 FRAMING PLAN ROOF
1/4 in = 1 ft

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

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

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

JIMMY PARKER MEMBER AIBD ORIGINAL DESIGN

ELAINE ROBERTS
DRAFTERS AND DESIGNERS
4100 MARKET STREET - SUITE 100, HUNTSVILLE AL. 35808
O.256-735-4032
E.info@elaineroberts-designs.com
www.elaineroberts-designs.com

MEMBER AIBD ERDD

RONNIE MOORE NEW CONSTRUCTION

25-024 RONNIE MOORE 2300 SQ FT FARMHOUSE

FLOOR/CEILING/ROOF FRAMING

DATE: 4/9/2025
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
SCALE: 1/4"-1'-0" UNLESS NOTED OTHERWISE
25-024 RONNIE MOORE 2300 SQ FT FARMHOUSE

REV:

SHEET: A-9

NOTES:

ELECTRICAL:

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

AUDIO:

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

DATA / CABLE:

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

ELECTRICAL LEGEND

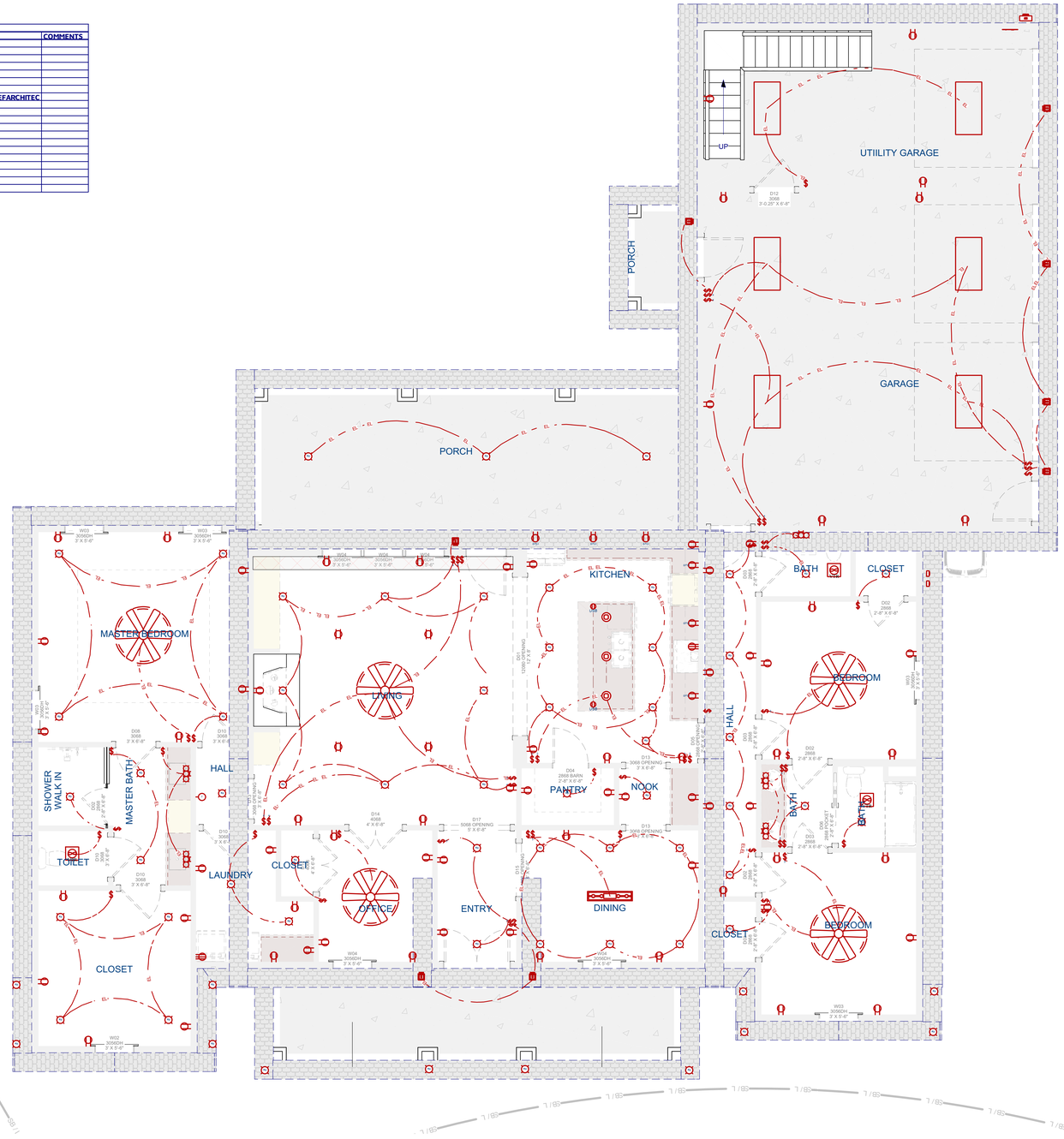
- RD — RECESSED DOWN LIGHT 6
- DILLON SCONCE 3
- 6 BLADE CEILING FAN
- SQUARE BLOCK LANTERN OUTDOOR WALL SCONCE
- $ — SWITCH
- EXHAUST VTR
- PENDANT LIGHT TBD
- HTTPS://WWW.WAYFAIR.COM/DARBY-HOME-CO%C2%AE-GINSBERG-5-LIGHT-KITCHEN-ISLAND-PENDANT-DRBC4068.HTML?REFID=3D_CHIEFARCHITEC
- $3 — 3-WAY SWITCH
- $4 — 4-WAY SWITCH
- SURFACE MOUNTED TUBE LIGHT - MEDIUM & WIDE
- DUPLEX RECEPTACLE
- 220V
- GFCI — GFCI RECEPTACLE
- USB — POP-UP DUPLEX AND USB
- DUPLEX CEILING MOUNTED
- THERMOSTAT
- FUSED AC DISCONNECT
- EM — ELECTRIC METER
- ELECTRICAL PANEL - RECESSED

ELECTRICAL LEGEND
1/4 in = 1 ft

ELECTRICAL SCHEDULE

NUMBER	QTY	FLOOR	ATTACHED TO	DESCRIPTION	COMMENTS
E01	65	1	CEILING	RECESSED DOWN LIGHT 6	
E02	5	1	WALL	DILLON SCONCE 3	
E03	5	1	CEILING	6 BLADE CEILING FAN	
E04	8	1	WALL	SQUARE BLOCK LANTERN OUTDOOR WALL SCONCE	
E05	26	1	WALL	SWITCH	
E06	3	1	CEILING	EXHAUST VTR	
E07	3	1	CEILING	PENDANT LIGHT TBD	
E08	1	1	CEILING	HTTPS://WWW.WAYFAIR.COM/DARBY-HOME-CO%C2%AE-GINSBERG-5-LIGHT-KITCHEN-ISLAND-PENDANT-DRBC4068.HTML?REFID=3D_CHIEFARCHITEC	
E09	16	1	WALL	3-WAY SWITCH	
E10	12	1	WALL	4-WAY SWITCH	
E11	6	1	CEILING	SURFACE MOUNTED TUBE LIGHT - MEDIUM & WIDE	
E12	70	1	WALL	DUPLEX RECEPTACLE	
E13	2	1	WALL	220V	
E14	6	1	WALL	GFCI RECEPTACLE	
E15	2	1	FLOOR	POP-UP DUPLEX AND USB	
E16	4	1	CEILING	DUPLEX CEILING MOUNTED	
E17	1	1	WALL	THERMOSTAT	
E18	2	1	WALL	FUSED AC DISCONNECT	
E19	1	1	WALL	ELECTRIC METER	
E20	1	1	WALL	ELECTRICAL PANEL - RECESSED	

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

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

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

JIMMY PARKER MEMBER AIBD ORIGINAL DESIGN

ELAINE ROBERTS
DRAFTERS AND DESIGNERS
4100 MARKET STREET - SUITE 100, HUNTSVILLE AL. 35808
O.256-735-4032
E.info@elainerobertsdesigns.com
www.elainerobertsdesigns.com

MEMBER AIBD — E R D D

RONNIE MOORE NEW CONSTRUCTION

25-024 RONNIE MOORE 2300 SQ FT FARMHOUSE

FIRST FLOOR ELECTRICAL PLAN

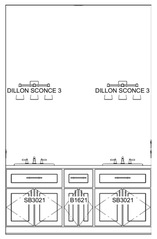
SCALE: 1/4"-1'-0" UNLESS NOTED OTHERWISE

DATE: 4/9/2025
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.

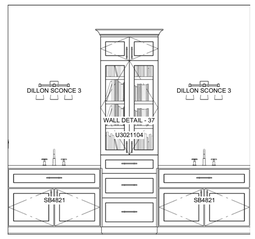
25-024 RONNIE MOORE 2300 SQ FT FARMHOUSE

REV:

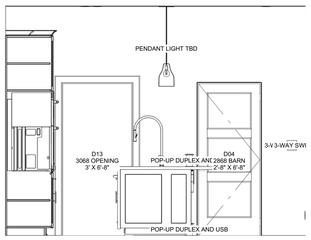
SHEET: E-1



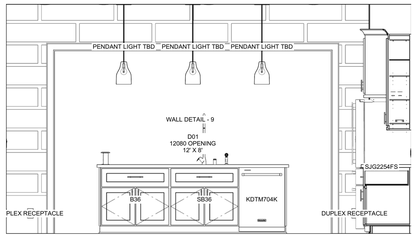
E9 BATH ELEVATION 1
3/8 in = 1 ft



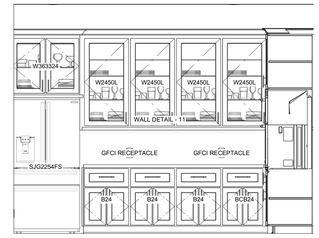
E1 MASTER BATH ELEVATION 1
3/8 in = 1 ft



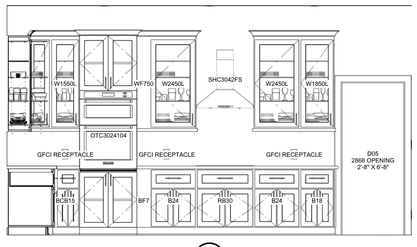
E2 KITCHEN ELEVATION 1
3/8 in = 1 ft



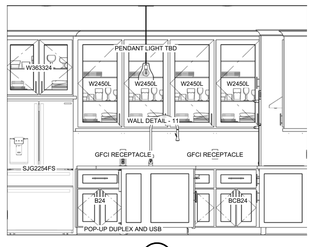
E3 KITCHEN ELEVATION 2
3/8 in = 1 ft



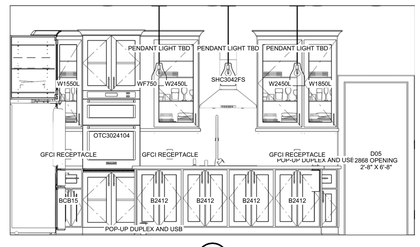
E4 KITCHEN ELEVATION 3
3/8 in = 1 ft



E5 KITCHEN ELEVATION 4
3/8 in = 1 ft



E6 KITCHEN ELEVATION 5
3/8 in = 1 ft



E7 KITCHEN ELEVATION 6
3/8 in = 1 ft

CABINET SCHEDULE

NUMBER	LABEL	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION	COMMENTS
C01	U3021104	1	1	30"	21"	104"	UTILITY CABINET	
C02	B1621	1	1	16"	21"	36"	BASE CABINET	
C03	B24	6	1	24"	24"	36"	BASE CABINET	
C04	BCB24	1	1	24"	24"	36"	BASE CABINET	
C05	SB36	1	1	36"	24"	36"	BASE CABINET	
C06	B48	1	1	48"	24"	36"	BASE CABINET	
C07	OTC3024104	1	1	30"	24"	104"	UTILITY CABINET	
C08	RB30	1	1	30"	24"	36"	BASE CABINET	
C09	BCB15	1	1	15"	24"	36"	BASE CABINET	
C10	B12	2	1	12"	24"	36"	BASE CABINET	
C11	B2412	4	1	24"	12"	36"	BASE CABINET	
C12	U3024104	3	1	30"	24"	104"	UTILITY CABINET	
C13		2	1	52"	12"	2"	SHELF	
C14		1	1	60 1/2"	12"	2"	SHELF	
C15	BF7	1	1	6 7/8"	24"	36"	BASE CABINET FILLER	
C16	B36	1	1	36"	24"	36"	BASE CABINET	
C17	SB4821	1	1	48 3/8"	21"	36"	BASE CABINET	
C18	B18	1	1	17 7/8"	24"	36"	BASE CABINET	
C19	W2450L	6	1	24"	12"	50"	WALL CABINET	
C20	W1850L	1	1	17 7/8"	12"	50"	WALL CABINET	
C21	WF750	1	1	6 3/4"	12"	50"	WALL CABINET FILLER	
C22	LCW2450L	1	1	24"	24"	50"	CORNER WALL CABINET	
C23	W1550L	1	1	15"	12"	50"	WALL CABINET	
C24	W363324	1	1	35 13/16"	24"	33 1/8"	WALL CABINET	
C25	U2524104	1	1	25 3/8"	24"	104"	UTILITY CABINET	
C26	SB4821	1	1	48"	21"	36"	BASE CABINET	
C31	SB3021	2	1	30"	21"	36"	BASE CABINET	
C33		2	1	191 1/8"	36"	12"	SOFFIT	
C34		2	1	120"	36"	12"	SOFFIT	

CABINET SCHEDULE
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 3/4 1 1 1/4 1 1/2 1 3/4 2

JIMMY PARKER MEMBER AIBD ORIGINAL DESIGN

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

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

ELAINE ROBERTS
DRAFTERS AND DESIGNERS
4100 MARKET STREET - SUITE 100, HUNTSVILLE AL. 35808
O. 256-735-4032
E.info@elainerobertsdesigns.com
www.elainerobertsdesigns.com

MEMBER AIBD ER DD

RONNIE MOORE NEW CONSTRUCTION

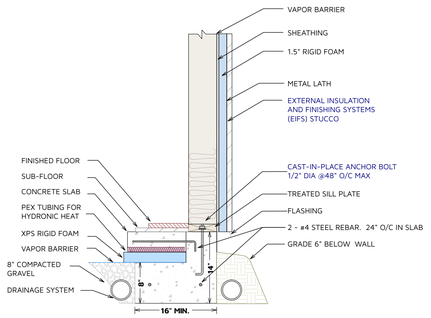
25-024 RONNIE MOORE 2300 SQ FT FARMHOUSE

INTERIOR ELEVATIONS

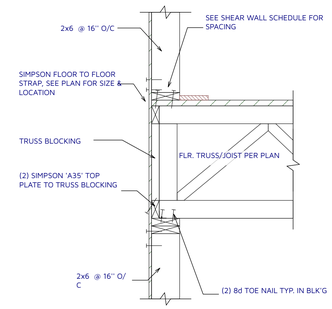
DATE: 4/9/2025
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
SCALE: 1/4"-1'-0" UNLESS NOTED OTHERWISE
25-024 RONNIE MOORE 2300 SQ FT FARMHOUSE

REV:

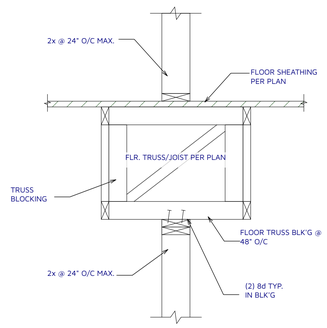
SHEET:
D-1



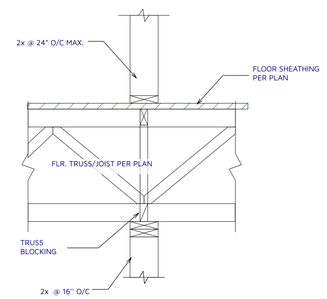
D1 WALL / FOUNDATION SECTION
1" = 1'



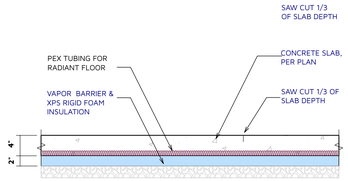
D2 WALL SECTION
SCALE 1"=1'



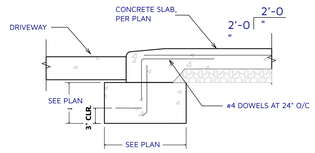
D4 WALL SECTION - NON BEARING
SCALE 1"=1'



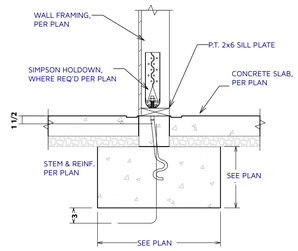
D5 WALL SECTION - BEARING
SCALE 1"=1'



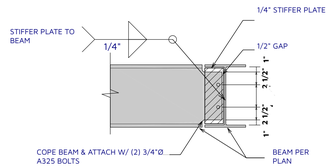
D14 TYPICAL CONTROL JOINT
SCALE 1"=1'



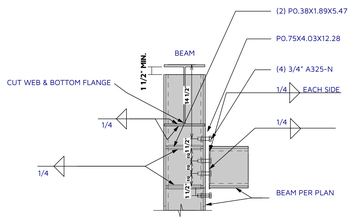
D6 FOUNDATION @ GARAGE OPENING
SCALE 1"=1'



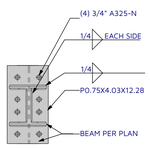
D7 TYP. FOOTING SECTION @ GARAGE
SCALE 1"=1'



D8 COPE BEAM CONNECTION
NTS

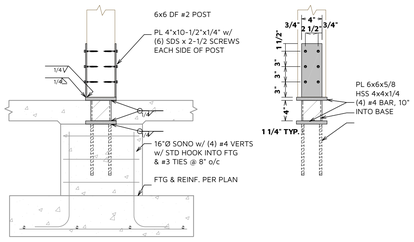


D11A SIDE VIEW

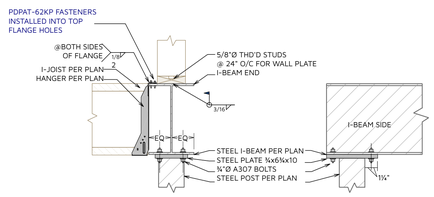


D11B FRONT VIEW

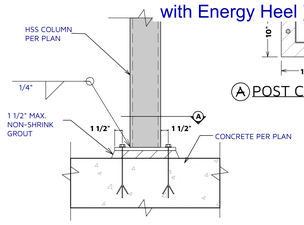
D11 STEEL FRAME BEAM TO COLUMN CONNECTION
NTS



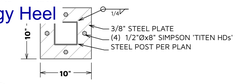
D12 STANDOFF POST BASE
1" = 1'



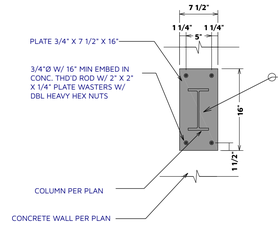
D9 JOIST TO I-BEAM / I-BEAM TO POST CONNECTION
1" = 1'



D10 COLUMN CONNECTION
1" = 1'



A POST CONNECTION
1" = 1'



D16 FRAME COLUMN BASE DETAIL
SCALE 1"=1'

GENERAL DETAILS
1 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 3/4 1 1 1/4 1 1/2 1 3/4 2

JIMMY PARKER MEMBER AIBD ORIGINAL DESIGN

ELAINE ROBERTS
DRAFTERS AND DESIGNERS
4100 MARKET STREET - SUITE 100, HUNTSVILLE AL. 35808
O.256-735-4032
E.info@elaineroberts designs.com
www.elaineroberts designs.com

MEMBER AIBD INTERNATIONAL ASSOCIATION OF BUILDING DESIGNERS

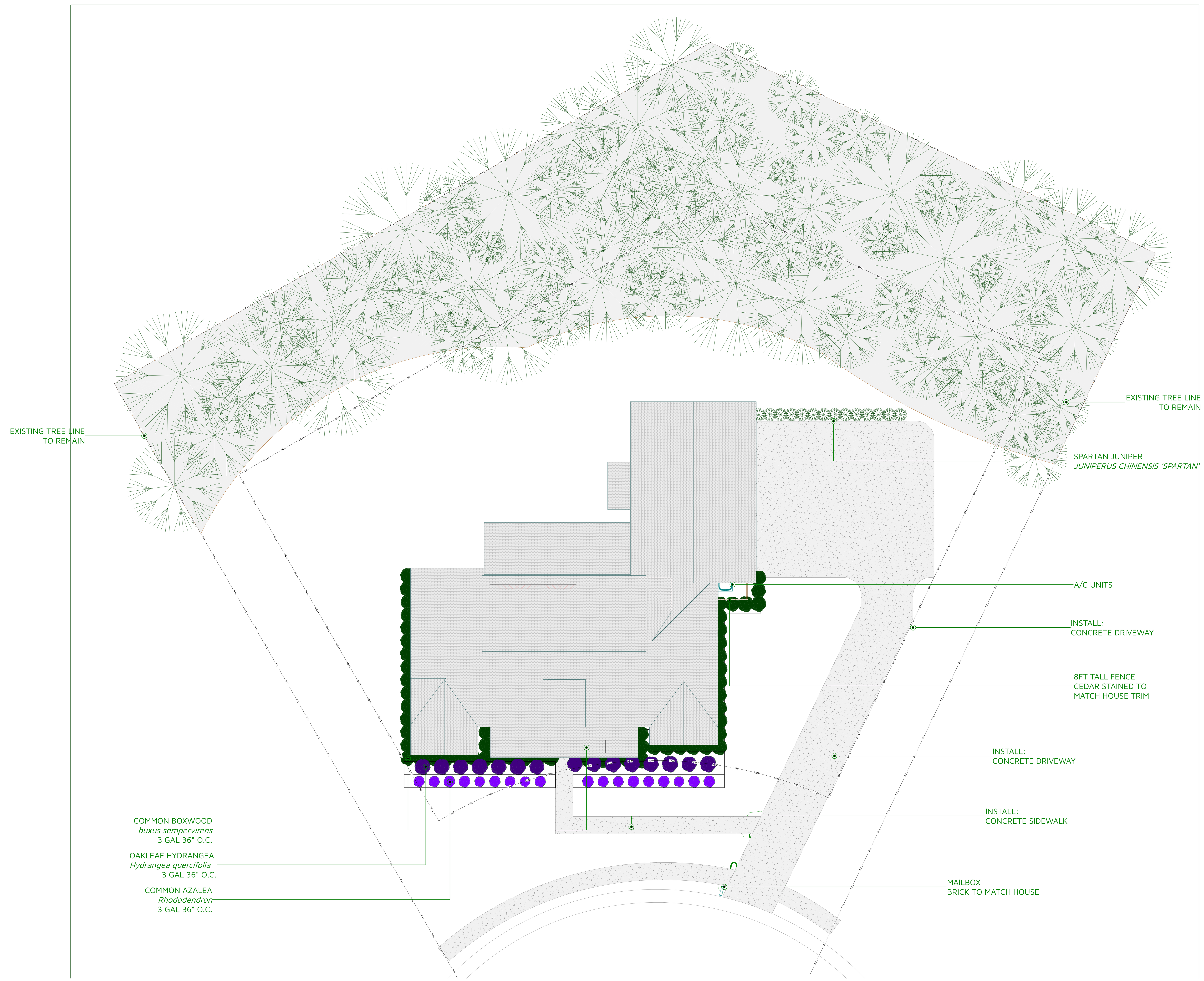
RONNIE MOORE NEW CONSTRUCTION
25-024 RONNIE MOORE 2300 SQ FT FARMHOUSE

CONSTRUCTION DETAILS

SCALE: 1/4"=1'-0" UNLESS NOTED OTHERWISE
DATE: 4/9/2025
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
25-024 RONNIE MOORE 2300 SQ FT FARMHOUSE

REV:

SHEET: D-2



1ST FLOOR
1 in = 10 ft

CONSTRUCTION DETAILS AND SECTIONS:

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

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

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

JIMMY PARKER MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN ORIGINAL DESIGN

ELAINE ROBERTS DRAFTERS AND DESIGNERS
4100 MARKET STREET - SUITE 100, HUNTSVILLE AL, 35808
O:256-735-4032
E:info@elainerobertsdesigns.com
www.elainerobertsdesigns.com

ERDD

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

RONNIE MOORE NEW CONSTRUCTION

25-024 RONNIE MOORE 2300 SQ FT FARMHOUSE

LANDSCAPE PLAN

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

DATE: 4/9/2025
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
25-024 RONNIE MOORE 2300 SQ FT FARMHOUSE

REV:

SHEET:
L-1