

POQUE NEW RESIDENCE

MINIMUM CODE BUILDING CODE:

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

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- 2 EVERY EFFORT HAS BEEN MADE TO ENSURE ALL DIMENSIONS ARE CORRECT AND ENVIRONMENTAL REGULATIONS HAVE BEEN MET.
- 3 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.
- 4 THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF DIMENSIONS IN THE FIELD AND SHALL BUILD THE HOME IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE 2021.
- 5 TO THE BEST OF MY KNOWLEDGE, THESE PLANS ARE DRAWN TO COMPLY WITH THE 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.
- 6 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWINGS. ELAINE ROBERTS DRAFTERS AND DESIGNERS IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN.
- 7 WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.
- 8 THESE PLANS, THE NOTES, RECOMMENDATIONS, AND CONSIDERATIONS INCLUDED HEREIN ARE OFFERED IN GOOD FAITH FOR THE CONTRACTOR'S REFERENCE.
- 9 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.
- 10 THESE PLANS AND NOTES ARE SUPERSEDED BY THE GENERAL CONTRACTOR/BUILDER'S AND TRADE CONTRACTOR'S EXPERIENCE, BEST JUDGMENT, AS WELL AS THE CURRENTLY ADOPTED EDITION OF THE INTERNATIONAL RESIDENTIAL BUILDING CODE.
- 11 THE DRAWINGS, ILLUSTRATIONS, RENDERINGS, AND DIAGRAMS IN THIS PLAN SET ARE DESIGNS OF THE BUILDING AND IMPROVEMENTS AND ARE TO BE USED IN COORDINATION WITH THE WORK THE GENERAL CONTRACTOR/BUILDER'S AND TRADE CONTRACTORS ARE RESPONSIBLE FOR.
- 12 THE INTEGRITY OF ALL ASSEMBLIES, AND WORK IS TO CONFORM TO ACCEPTED RESIDENTIAL CONSTRUCTION STANDARDS.

GENERAL NOTES:

- 1 THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK.
- 2 WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED.
- 3 ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.
- 4 WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES.
- 5 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.
- 6 THE CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).
- 7 PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

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

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

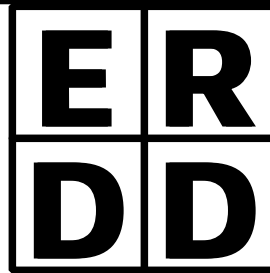


FRONT ELEVATION

ERDD PROJECT #:24-083

Layout Page Table	
Label	Title
T-0	TITLE PAGE
A-0.1	GENERAL NOTES
A-1	BASEMENT FLOOR PLAN AND BONUS ROOM
A-2	FIRST FLOOR PLAN
A-3	OVERALL EXTERIOR ELEVATIONS
A-4	OVERALL EXTERIOR ELEVATIONS
A-5	BUILDING CROSS SECTIONS
A-6	SLAB FOUNDATION DETAILS
A-7	FOUNDATION DETAILS
A-8	ROOF PLAN
A-9	FLOOR/CEILING/ROOF FRAMING
E-1	BASEMENT AND LOFT ELECTRICAL PLAN
E-2	MAIN LEVEL ELECTRICAL PLAN
D-1	INTERIOR ELEVATIONS
D-2	INTERIOR ELEVATIONS
D-3	WALL DETAILS/SECTIONS
D-4	STAIR DETAILS/SECTIONS
R-1	INTERIOR RENDERINGS

Revision Table			
Number	Date	Revised By	Description



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REV:

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GENERAL NOTES:

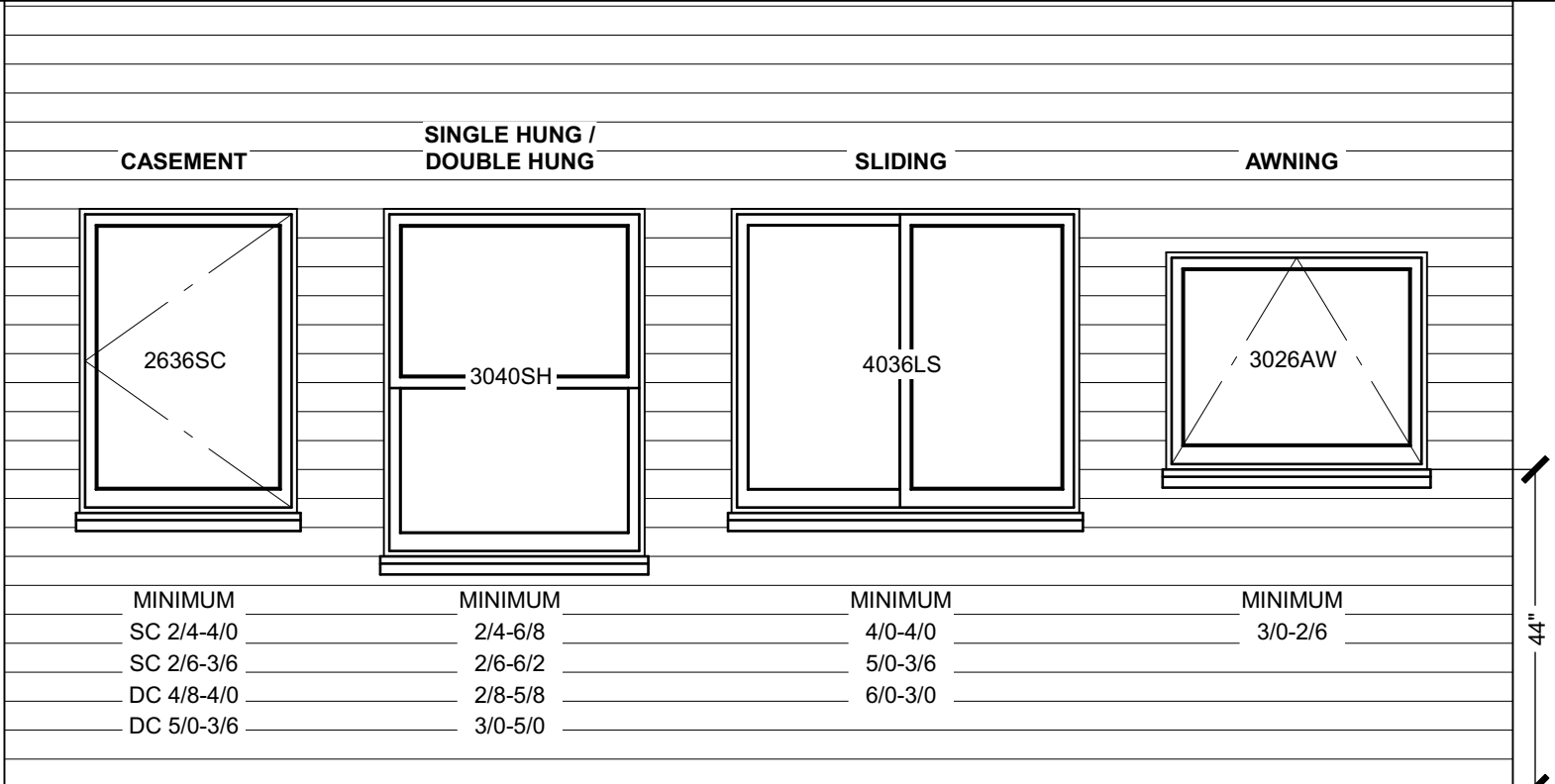
- 1 PROVIDE 5/8" TYPE "X" GYPSUM WALLBOARD ON ALL WALLS AND CEILINGS IN THE GARAGE AND IN ANY USABLE SPACE UNDER STAIRS IN ACCORDANCE WITH 2018 I.R.C. SECTION R302.6.
- 2 STAIRWAYS SHALL COMPLY WITH 2018 I.R.C. SECTION R311.7. THE MINIMUM WIDTH BETWEEN HANDRAILS SHALL BE 36", EXCEPT FOR SPIRAL STAIRS, WHICH SHALL COMPLY WITH 2018 I.R.C. SECTION R311.7.10.1.
- 3 HANDRAILS SHALL BE 34" TO 38" ABOVE THE NOSE OF STAIR TREADS AS PER 2018 I.R.C. SECTION R311.7.8.1.
- 4 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 A MINIMUM 200-POUND 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 THE HAND GRIPPING PORTION OF ALL HANDRAILS SHALL HAVE A CIRCULAR CROSS-SECTION NOT LESS THAN 1 1/4" AND NOT MORE THAN 2" OR SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE IN ACCORDANCE WITH 2018 I.R.C. SECTION R311.7.8.3.
- 8 ATTIC PULL-DOWN STAIRS 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 SCUTTLIES IN THE GARAGE SHALL BE PROTECTED BY 5/8" GYPSUM WALLBOARD, APPLIED TO THE GARAGE SIDE.
- 10 PROVIDE A 1 3/8" MINIMUM SOLID WOOD OR 20-MINUTE FIRE-RATED SELF-CLOSING DOOR BETWEEN THE 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 SHALL BE A MINIMUM 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 A 110V CONNECTION TO HOUSE WIRING WITH A BATTERY BACKUP. LOCATIONS SHALL COMPLY WITH 2018 I.R.C. SECTION R314.4.
- 14 ALL BEDROOM WINDOWS SHALL BE 44" AFF (MAX.) WITH A 24" HIGH (MIN.) X 20" WIDE (MIN.) OPENING AND A 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 A PAN WITH A RELIEF DRAIN LINE TO THE EXTERIOR. INSTALLATION MUST COMPLY WITH 2018 I.R.C. SECTION P2801.
- 16 PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THROUGH 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 JOB SITE FOR THE INSPECTOR'S REVIEW.
- 18 USE 1 3/8" MINIMUM MASONITE SOLID-CORE THREE-PANEL DOORS AT INTERIOR, UNLESS OTHERWISE NOTED.
- 19 USE 1 3/4" MINIMUM MAHOGANY SOLID-CORE DOORS AT THE 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 A 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. SECTION R308.4. REFER TO FLOOR PLANS FOR SAFETY GLASS LOCATIONS.
- 23 LOCATE ALL SHOWERHEADS AT 78" AFF TYPICALLY.
- 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. SECTION R502.12.
- 27 VERIFY FLOOR PLUG LOCATIONS WITH THE OWNER PRIOR TO SLAB INSTALLATION.
- 28 RETURN AIR LOCATIONS ARE SUBJECT TO FIELD VERIFICATION AND ARE ULTIMATELY THE RESPONSIBILITY OF THE HVAC CONTRACTOR. ADDITIONAL RETURNS MAY BE REQUIRED FOR SYSTEM PERFORMANCE. 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. SECTION 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 THAN 12 AWG.
- 33 ALL WIRING MUST BE COPPER EXCEPT FOR UNDERGROUND TO THE MAIN BOX AND FROM THE 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 THE GARAGE OR ANOTHER LOCATION AS SPECIFIED BY THE BUILDER.
- 39 INSTALL 110V PLUGS MOUNTED HORIZONTALLY IN THE BASEBOARD WHERE BASEBOARDS ARE 1X8 IN SIZE OR GREATER.
- 40 FLOOR TRUSSES IN THE KITCHEN AREA SHALL BE DESIGNED FOR HVAC TO BE IN THE ATTIC. VERIFY WITH THE BUILDER.
- 41 UPPER FLOOR CEILING HEIGHTS TO BE 9'-0" UNLESS NOTED.
- 42 UPPER FLOOR JOISTS TO BE 13 1/8" TJI JOISTS.
- 43 TRUSSES @ 16" O.C. WITH 3/4 T&G ADVANTAGE FLOOR GLUED AND SCREWED. SEE TRUSS MANUFACTURER FOR FLOOR TRUSS LAYOUTS.
- 44 HVAC AND WATER HEATER TO BE IN ATTIC UNLESS OTHERWISE NOTED.
- 45 BUILDER TO VERIFY ALL SOIL CONDITIONS BEFORE CONSTRUCTING THE FOUNDATION. IF POOR CONDITIONS EXIST, CONSULT A STRUCTURAL ENGINEER.
- 46 BUILDER TO VERIFY FOUNDATION DETAILS WITH LOCAL BUILDING CODES.
- 47 VERIFY ALL FLOOR OUTLETS, RANGE, AND DRYER VENTS IN SLAB.
- 48 BUILDER TO LOCATE FOUNDATION ACCESS LOCATION AND VERIFY WITH SITE ELEVATIONS.
- 49 VERIFY 4" PERFORATED MINIMUM FRENCH DRAIN LOCATIONS IF NEEDED. VERIFY WITH SITE.
- 50 CRAWL SPACE DESIGN AND PIER LOCATIONS ARE BASED ON A STRUCTURAL CONFIGURATION ALLOWING MAXIMUM SUPPORT AND STABILITY.
- 51 USE DOUBLE OR, IF ALLOWED, TRIPLE FLOOR JOISTS UNDER ALL PARALLEL BEARING WALLS.
- 52 BUILDER TO PROVIDE CROSS-MEMBER BRIDGING BETWEEN JOISTS. VERIFY ALL APPLICATIONS WITH LOCAL CODE.
- 53 BUILDER TO VERIFY POWER VENTS IN CRAWL SPACE AREAS WHERE EXTRA VENTILATION MAY BE NEEDED. VERIFY WITH LOCAL CODE.

FLOOR PLAN NOTES:

- 1 ALL STRUCTURAL INFORMATION SHOWN IS FOR REFERENCE PURPOSES ONLY. THE CONTRACTOR SHALL HAVE A 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 THE FACE OF STUD TO THE FACE OF STUD UNLESS NOTED OTHERWISE.
- 3 WINDOW SIZES INDICATED ON PLANS ARE APPROXIMATE ROUGH OPENING SIZES. REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES.
- 4 COORDINATE THE LOCATION OF UTILITY METERS WITH THE SITE PLAN AND LOCATE THEM 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 THE USE OF FIRE SEPARATIONS, CLEARANCES, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL ITEMS AND CONSTRUCTION MEET OR EXCEED CODE. THE OVERALL FLUE HEIGHT SHALL BE COORDINATED TO MATCH THE 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 SQUARE FEET, A MINIMUM NET CLEAR OPENABLE WIDTH OF 20 INCHES, A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24 INCHES, AND A MAXIMUM FINISH SILL HEIGHT OF 43 INCHES FROM THE FINISHED FLOOR.
- 10 ALL GLASS LOCATED WITHIN 18 INCHES OF THE FLOOR, 12 INCHES OF A DOOR, OR LOCATED WITHIN 60 INCHES OF THE 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 THE OUTSIDE.
- 14 ATTIC HVAC UNITS SHALL BE LOCATED WITHIN 20 FEET OF THEIR SERVICE OPENING. RETURN AIR GRILLES SHALL NOT BE LOCATED WITHIN 10 FEET OF A GAS-FIRED APPLIANCE.
- 15 ALL WALLS AND CEILINGS IN GARAGES AND GARAGE STORAGE AREAS SHALL HAVE 5/8-INCH TYPE X GYPSUM BOARD WITH A 1-HOUR FIRE RATING. ALL EXTERIOR DOORS IN THE GARAGE SHALL BE METAL OR SOLID CORE DOORS, INCLUDING DOORS ENTERING THE HEATED/COOLED PORTION OF THE RESIDENCE.
- 16 ALL FIREPLACE CHASE WALLS SHALL BE INSULATED INSIDE AND OUTSIDE. PROVIDE HORIZONTAL "DRAFT STOPS" AT EACH FLOOR LEVEL BY PACKING 6 INCHES (R-19) OF INSULATION BETWEEN 2X4 JOISTS.
- 17 ALL INTERIOR WALLS SHALL BE COVERED WITH ½-INCH GYPSUM BOARD WITH METAL CORNER REINFORCING, TAPE, FLOAT, AND SAND (3 COATS). USE 5/8-INCH GYPSUM BOARD ON CEILINGS WHEN SUPPORTING MEMBERS ARE 24 INCHES ON CENTER OR GREATER. USE ½-INCH GYPSUM BOARD ON CEILING MEMBERS LESS THAN 24 INCHES ON CENTER.
- 18 ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER-RESISTANT GYPSUM BOARD.

ROUGH CARPENTRY:

- 1 ALL DIMENSIONAL FRAMING LUMBER SHALL BE STRESS GRADED, KILN DRIED DOUGLAS FIR #2, SOUTHERN PINE #2, SPRUCE, OR EQUAL (MEETING OR EXCEEDING STANDARDS). ALL RAFTERS AND JOIST SIZES AND SPACING SHALL MEET OR EXCEED THE MINIMUM LOCAL BUILDING CODE REQUIREMENTS FOR LOAD-CARRYING CAPACITY. CONSULT AN 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 THE CONTRACTOR AND BUILDING CODES FOR IMPLEMENTATION OF SUCH.
- 2 FLASHING: 16 OZ. COPPER.
- 3 CAULKING: EXTERIOR - USE THE BEST AVAILABLE. INTERIOR - PAINTABLE LATEX.
- 4 WEATHER-STRIPPING: ALL EXTERIOR DOORS SHALL RECEIVE WEATHER-STRIPPING, INCLUDING INTERIOR ATTIC ACCESS AND BASEMENT CRAWL SPACE ACCESSES.
- 5 INSULATION: CONSULT CURRENT ENERGY CODES ENFORCED BY THE 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 MUST BE THE MOST ENERGY-EFFICIENT AVAILABLE PER OWNER SELECTIONS (MINIMUM 14 SEER A/C).
- 2 SIZE AND LAYOUT OF THE SYSTEM SHALL BE DESIGNED BY A 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 THE ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQUARE FOOT PER 150 SQUARE 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 THE OUTSIDE VIA METAL DUCTS. PROVIDE 90 CFM (MINIMUM) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING A 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 1 SQUARE FOOT PER 150 SQUARE 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 A 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 THE AREA WITHIN A 20-FOOT PERIMETER OF THE BUILDING OUTLINE. LAY ASIDE THE TOPSOIL AT THE COMMENCEMENT AND REPLACE IT OVER THE GRADED SURFACE AT COMPLETION. COMPLY WITH LOCAL EROSION CONTROL MEASURES.
- 6 EARTHWORK: 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.
- 7 DRAINAGE CONTROL: FINAL GRADE SHALL DRAIN AWAY FROM ALL STRUCTURES. FOUNDATION DRAINS ARE NECESSARY FOR THE SITE. A 4-INCH PERFORATED PIPE WITH FILTER CLOTH AND 12-INCH CLASS A GRAVEL BACKFILL WITH A MINIMUM OF 1% SLOPE, DRAINING TO DAYLIGHT OR AN APPROVED STORM DRAIN. ALL GUTTERS, GUTTER HEADS, SCUPPERS, AND DOWNSPOUTS TO BE 4 INCHES IN DIAMETER.
- 8 NOTE: DO NOT CONNECT GUTTER DRAINS TO THE FOUNDATION DRAIN.
- EXTERIOR CONCRETE FOOTINGS AND FOOTWORK:
- 1 ALL FOOTING CONCRETE TO BE AIR-ENTRAINED, MINIMUM 3000 PSI. CONSULT LOCAL CODES TO VERIFY. POUR DRIVEWAYS AND WALKS MINIMUM 3500 PSI.
- CONCRETE:**
- 1 FOOTINGS: CONSULT WITH AN ENGINEER FOR CORRECT SIZING OF ALL FOOTINGS DUE TO VARIATIONS IN SOIL-BEARING PRESSURE, UNKNOWN EARTH VOIDS, FROST LINE ELEVATIONS, ETC. MINIMUM 3000 PSI CONCRETE STRENGTH.
- 2 STEM WALLS: CONSULT WITH AN ENGINEER FOR CORRECT SIZING OF ALL STEM WALLS WHEN APPLICABLE.
- 3 BASEMENT SLABS/RETAINING WALLS: CONSULT WITH AN ENGINEER FOR CORRECT SIZING OF ALL RETAINING WALLS. TYPICAL BASEMENT SLAB THICKNESS IS A MINIMUM OF 4 INCHES AT 3500 PSI CONCRETE, WITH A 6-MIL VAPOR BARRIER INSTALLED DIRECTLY UNDERNEATH THE SLAB. CONSULT NEW ENERGY CODES FOR THERMAL BREAKS ALONG DAYLIGHT WALLS AND OTHER AREAS.
- MASONRY:**
- 1 BRICK AND STONE: INSTALL MASONRY BRICK TIES AT 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 SHAW FISHER DESIGN HOMES CALL 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 THE MASON AND/OR CAST CONCRETE MANUFACTURER FOR SPECIFICATIONS FOR INSTALLATION GUIDELINES AND DESIGNS, ALONG WITH LINTEL REQUIREMENTS.
- MORTAR:
- ALL MORTAR SHALL BE MIXED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS ON EACH BAG. ALL MORTAR, ONCE APPLIED, SHOULD BE BRUSHED AND/OR RUBBED NEARLY FLUSH WITH THE BRICK OR STONE, AND CAN BE SLIGHTLY TOOLED TO SPECIFICATIONS SET FORTH BY THE OWNER.
- DOOR AND WINDOW NOTES:**
- 1 EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH A 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. THE ENTRY DOOR TO BE DEFINED BY THE HOMEOWNER PRIOR TO ORDERING.
- 4 DOORS BETWEEN THE GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT-FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. THE DOOR SHALL BE SELF-CLOSING.
- 5 EXTERIOR EXIT DOORS WILL BE 36" MINIMUM. THE NET CLEAR DOORWAY SHALL BE 32" MINIMUM. THE DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL-PANE SAFETY GLASS WITH A MINIMUM U-VALUE OF 0.60.
- 6 GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS.
- ELECTRICAL, DATA, & AUDIO NOTES:**
- 1 HOMEOWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.
- ELECTRICAL NOTES:**
- 1 ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS, AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
- 2 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.
- 3 CIRCUITS SHALL BE VERIFIED WITH HOMEOWNER PRIOR TO WIRE INSTALLATION.
- 4 FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOMEOWNER.
- 5 FIXTURES TO BE SELECTED BY HOMEOWNER.
- AUDIO:**
- 1 LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN A CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR.
- 2 AUDIO SPEAKERS TO BE APPROVED BY HOMEOWNER.
- 3 LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA/CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOMEOWNER.
- DATA / CABLE:
- 1 LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOMEOWNER.



R310.2.1 MINIMUM OPENING AREA.

- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET.
 - THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE.
 - THE NET CLEAR HEIGHT OF THE OPENING SHALL BE NOT LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES.
- EXCEPTION: GRADE FLOOR OPENINGS OR BELOW-GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING AREA OF NOT LESS THAN 5 SQUARE FEET.

R310.2.2 WINDOW SILL HEIGHT.

- WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR, WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3.

R310.2.3 WINDOW WELLS.

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

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

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

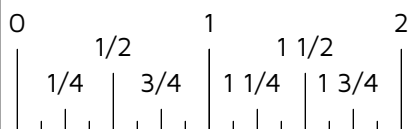
NOTE:

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

CONSTRUCTION DETAILS AND SECTIONS:

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

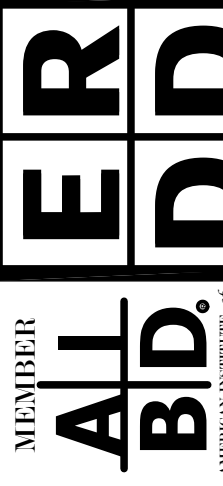
PRINTED SCALE
BASED ON
24"x36" PAPER SIZE,
(D-SIZE)



SHEET:
A-0.

GENERAL NOTES

POQUE NEW RESIDENCE



ELAINE ROBERTS.
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24-083 TYLER POQUE NEW CONSTRUCTION

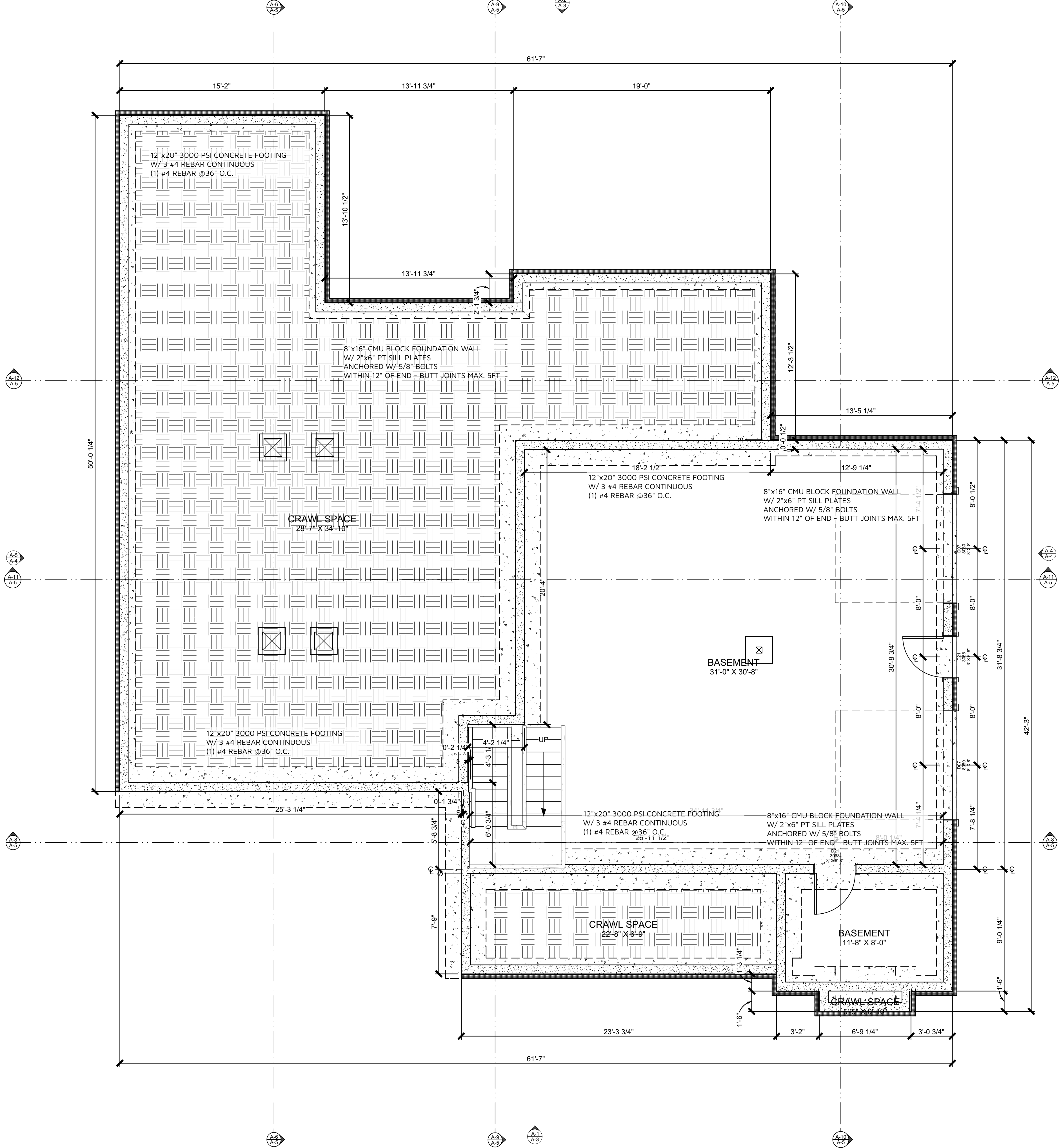
DOOR AND WINDOW NOTES:
1 EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.
2 ALL WALK-THRU 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 SHELVEING - SOUTHERN PINE, AND/OR PLYWOOD VENEERED WOOD WITH SOLID EDGING, OR ANY OTHER WOOD COMPLEMENTING OTHER TRIM AND WOODWORK.
ROUGH CARPENTRY:
1 ALL DIMENSIONAL FRAMING LUMBER SHALL BE STRESS GRADED, KILN DRIED DOUGLAS FIR #2, SOUTHERN PINE #2, SPRUCE OR EQUAL (MEET OR EXCEED).
2 ALL RAFTERS AND JOIST SIZES AND SPACING SHALL MEET OR EXCEED THE MINIMUM LOCAL BUILDING CODE REQUIREMENTS FOR LOAD CARRYING CAPACITY.
3 CONSULT ENGINEER FOR CORRECT SPANS AND LOADS.

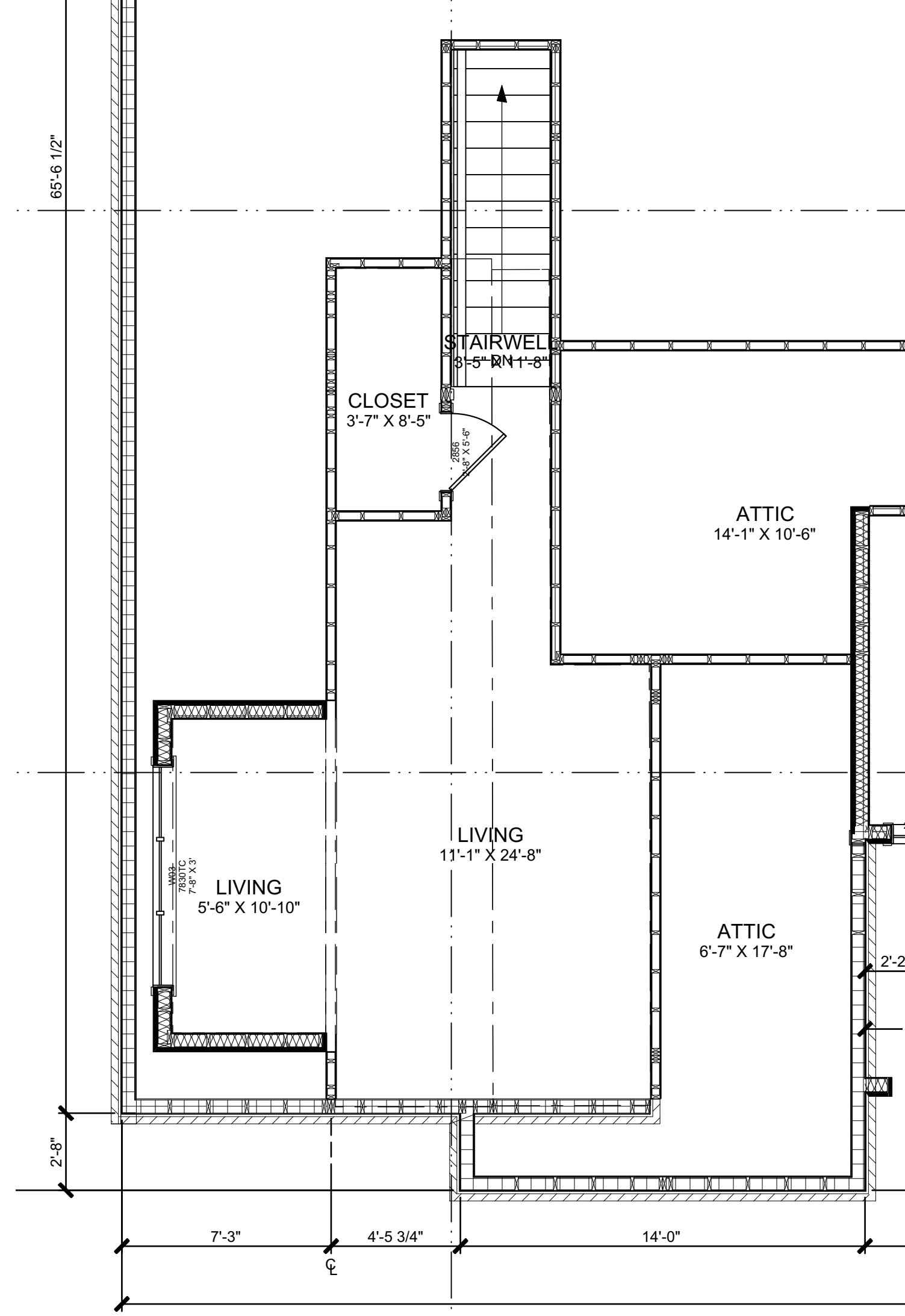
GENERAL EGRESS NOTES
■ EMERGENCY ESCAPE AND RESCUE OPENINGS PER SECTION R310. ONE EXIT DOOR REQUIRED PER SECTION R311.1. DOOR TYPE AND SIZE PER SECTION R311.2.
■ R311.1 MEANS OF EGRESS
■ THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM 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.
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■ 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.

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.

SPECIFICATIONS:
■ 2"x4" WOOD STUD WALLS THROUGHOUT, 9' HEIGHT OR AS NOTED
■ DOUBLE HUNG WINDOWS
■ 7/16" WAFFER 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-1.0 FLOOR PLAN BASEMENT
1/4 in = 1 ft



A-3.0 FLOOR PLAN SECOND FLOOR
1/4 in = 1 ft

CONSTRUCTION DETAILS AND SECTIONS:
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24"x36" PAPER SIZE,
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MEMBER
A.I.B.D.
AMERICAN INSTITUTE OF
BUILDING DESIGN

POQUE NEW RESIDENCE

**BASEMENT FLOOR PLAN
AND BONUS ROOM**

SCALE: 1/4" = 1'-0"
UNLESS NOTED OTHERWISE
DATE: 5/5/2025
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
24-083 TYLER POQUE NEW CONSTRUCTION

REV:

SHEET:
A-1

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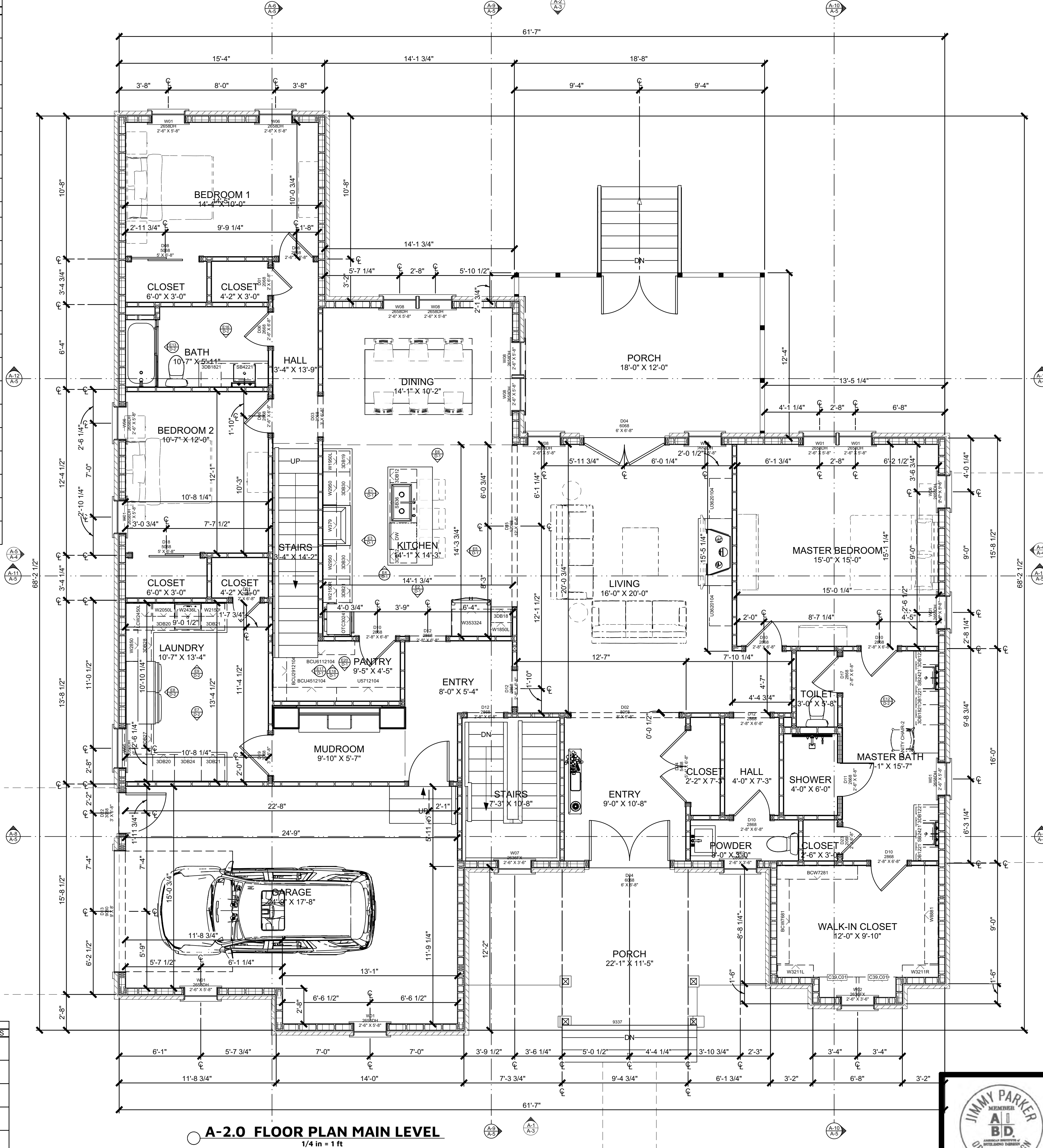
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■ DOUBLE HUNG WINDOWS
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■ 20" CLEAR WIDTH
■ 5.7 SQ. FT. AT UPPER LEVEL
■ 5.0 SQ. FT. AT LOWER LEVEL
■ 42" MAX. FINISHED SILL HEIGHT

DOOR SCHEDULE									
LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS COMMENTS
D01 2068 2' X 6'-8"	2	2	2068 L IN	24"	80"	26"X82 1/2"	HINGED- 30 TRADITIONAL PANEL	2"X8"X29" (2)	1 3/8"
D02 8068 8' X 6'-8"	1	2	8068	96"	80"	98"X82 1/2"	DOORWAY	2"X6"X101" (2)	
D03 3068 3' X 6'-8"	1	2	3068	36"	80"	38"X82 1/2"	DOORWAY	2"X6"X41" (2)	
D04 6068 6' X 6'-8"	2	2	6068 L/R EX	72"	80"	74"X83"	EXT. DOUBLE HINGED- CCV05012XN-RG GRANITE	1 1/2"X7 1/2"X77" (2)	1 3/4"
D05 3468 3'-4" X 6'-8"	1	2	3468	40"	80"	42"X82 1/2"	DOORWAY	2"X6"X45" (2)	
D06 2668 2'-6" X 6'-8"	3	2	2668 R IN	30"	80"	32"X82 1/2"	HINGED- 30 TRADITIONAL PANEL	2"X8"X35" (2)	1 3/8"
D07 8080 8' X 8"	2	1	8080	96"	96"	98"X99"	GARAGE-CRAFTSMAN STYLE 16' GARAGE DOOR BY DMD	2"X12"X104" (2)	1 3/4"
D08 5068 5' X 6'-8"	1	2	5068 L IN	60"	80"	62"X82 1/2"	SLIDER-TS3000	2"X8"X65" (2)	1 3/8"
D09 2856 2'-8" X 5'-6"	1	3	2856 R IN	32"	66"	34"X68 1/2"	HINGED- 30 TRADITIONAL PANEL	2"X8"X34" (2)	1 3/8"
D10 2868 2'-8" X 6'-8"	5	2	2868 L IN	32"	80"	34"X82 1/2"	HINGED- 30 TRADITIONAL PANEL	2"X8"X37" (2)	1 3/8"
D11 2668 2'-6" X 6'-8"	1	2	2668 L	30"	80"	30"X80"	SHOWER-GLASS SLAB		1/2"
D12 2868 2'-8" X 6'-8"	4	2	2868	32"	80"	34"X82 1/2"	DOORWAY	2"X6"X37" (2)	
D13 9080 9' X 8"	1	2	9080	108"	96"	110"X99"	GARAGE-CRAFTSMAN STYLE 16' GARAGE DOOR BY DMD	2"X12"X116" (2)	1 3/4"
D14 3068 3' X 6'-8"	1	2	3068 R EX	36"	80"	38"X83"	EXT. HINGED- CCV05012XN-RG GRANITE	1 1/2"X7 1/2"X41" (2)	1 3/4"
D15 12068 12' X 6'-8"	1	2	12068	144"	80"	146"X82 1/2"	DOORWAY	2"X6"X149" (2)	
D16 5885 5'-8" X 8'-5"	1	2	5885	68"	101"	70"X104"	EXT. DOUBLE HINGED- STYLE A -SCREEN TOP	1 1/2"X7 1/2"X73" (2)	1 3/4"
D17 2868 2'-8" X 6'-8"	1	2	2868 R IN	32"	80"	34"X82 1/2"	HINGED- 30 TRADITIONAL PANEL	2"X8"X37" (2)	1 3/8"
D18 5068 5' X 6'-8"	1	2	5068 R IN	60"	80"	62"X82 1/2"	SLIDER-TS3000	2"X8"X65" (2)	1 3/8"
D19 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"
D21 3068 3' X 6'-8"	2	1	3068 R EX	36"	80"	38"X83"	EXT. HINGED- CCV05012XN-RG GRANITE	1 1/2"X7 1/2"X41" (2)	1 3/4"
D22 3068 3' X 6'-8"	1	2	3068 L EX	36"	80"	38"X83"	EXT. HINGED- CCV05012XN-RG GRANITE	1 1/2"X7 1/2"X41" (2)	1 3/4"
D23 2068 2' X 6'-8"	1	2	2068 R IN	24"	80"	26"X82 1/2"	HINGED- 30 TRADITIONAL PANEL	2"X8"X29" (2)	1 3/8"
D24 5468 5'-4" X 6'-8"	1	2	5468 L/R IN	64"	80"	66"X82 1/2"	DOUBLE HINGED- 30 TRADITIONAL PANEL	2"X8"X69" (2)	1 3/8"

DOOR SCHEDULE
1/4 in = 1 ft

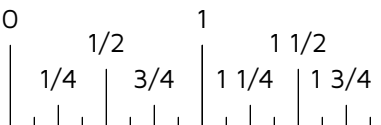
WINDOW SCHEDULE									
LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	COMMENTS
W01 2658DH 2'-6" X 5'-8"	8	2	2658DH	30"	68"	31"X69"	TEMPERED EGRESS	DOUBLE HUNG	2"X8"X31" (2)
W02 2636FX 2'-6" X 3'-6"	2	2	2636FX	30"	42"	31"X43"		FIXED GLASS	2"X8"X31" (2)
W03 7830TC 7'-8" X 3'	1	3	7830TC	92"	36"	93"X37"		TRIPLE CASEMENT-LHL/CHL/RHL	2"X8"X93" (2)
W04 2626FX 2'-6" X 2'-6"	2	3	2626FX	30"	30"	31"X31"		FIXED GLASS	2"X8"X31" (2)
W05 3050DH 3' X 5'	1	2	3050DH	36"	60"	37"X61"		DOUBLE HUNG	2"X8"X37" (2)
W06 2658DH 2'-6" X 5'-8"	3	2	2658DH	30"	68"	31"X69"	YES	DOUBLE HUNG	2"X8"X31" (2)
W07 2636FX 2'-6" X 3'-6"	1	2	2636FX	30"	42"	31"X43"	YES	FIXED GLASS	2"X8"X31" (2)
W08 2658DH 2'-6" X 5'-8"	6	2	2658DH	30"	68"	31"X69"	YES	DOUBLE HUNG	2"X8"X31" (2)



A-2.0 FLOOR PLAN MAIN LEVEL
1/4 in = 1 ft

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

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



DATE: 5/5/2025
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.

REVISIONS:
REV: 1
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4100 MARKET STREET - SUITE 100, HUNTSVILLE AL, 35808
O:256-735-4032
E:info@elainerobertsdesigns.com
www.elainerobertsdesigns.com

POQUE NEW RESIDENCE

FIRST FLOOR PLAN

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

SHEET: A-2

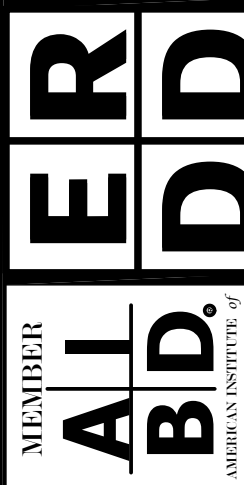


A-1 EXTERIOR ELEVATION FRONT
1/4 in = 1 ft



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

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



POQUE NEW RESIDENCE

OVERALL EXTERIOR ELEVATIONS

DATE: 5/5/2025
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
24-083 TYLER POQUE NEW CONSTRUCTION

REV:

SHEET:
A-3

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



A-5 A-3 EXTERIOR ELEVATION LEFT
1/4 in = 1 ft

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



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

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BUILDING DESIGN

POQUE NEW RESIDENCE

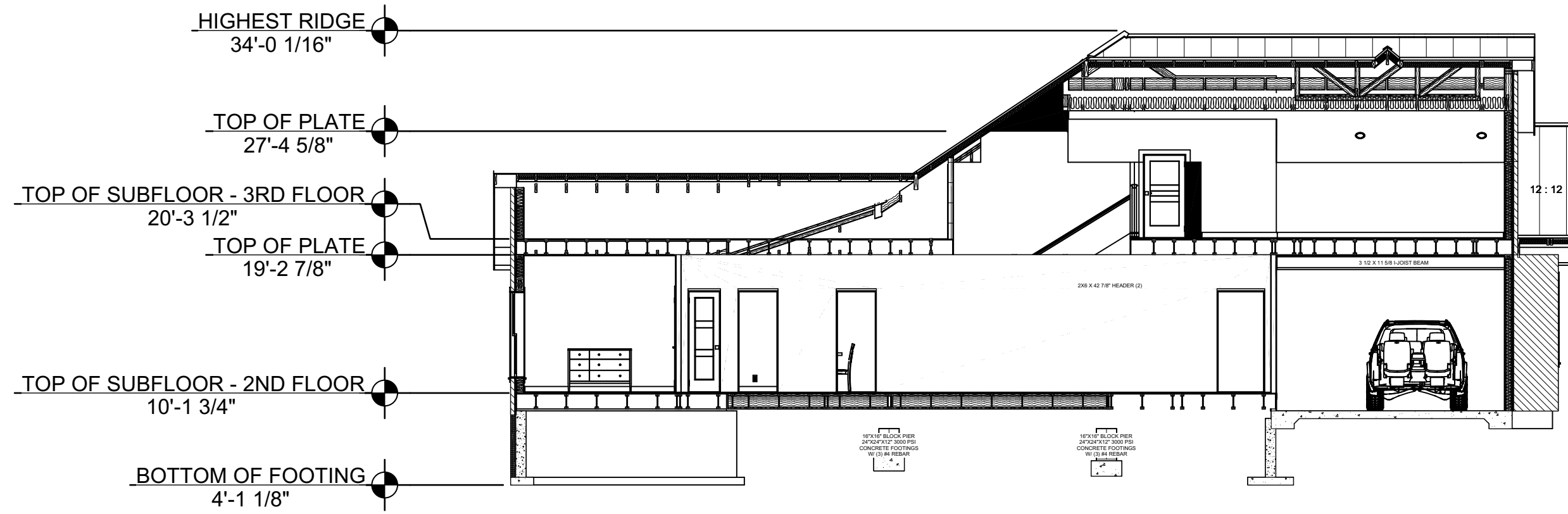
**OVERALL EXTERIOR
ELEVATIONS**

DATE: 5/5/2025
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
24-083 TYLER POQUE NEW CONSTRUCTION

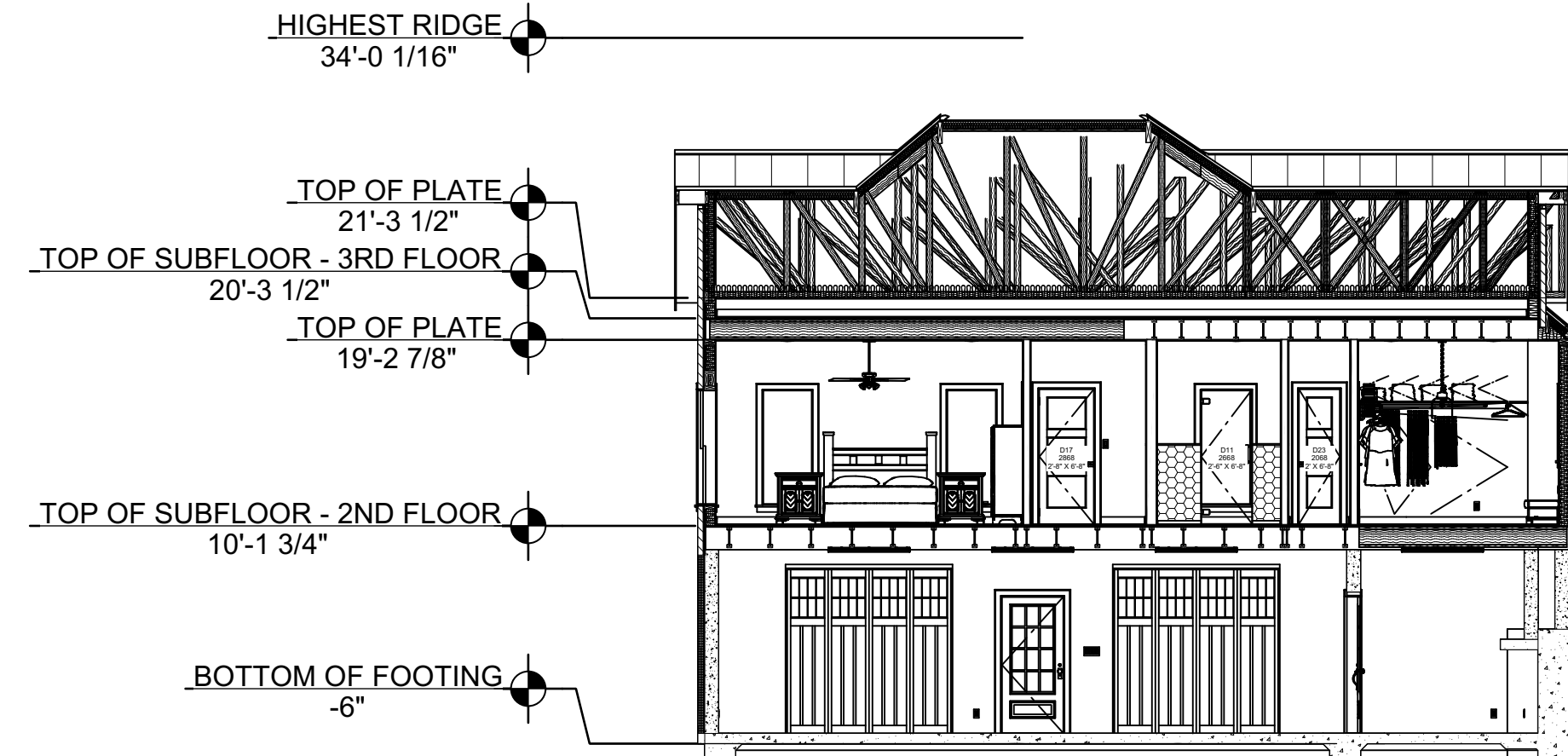
REV:

SHEET:
A-4

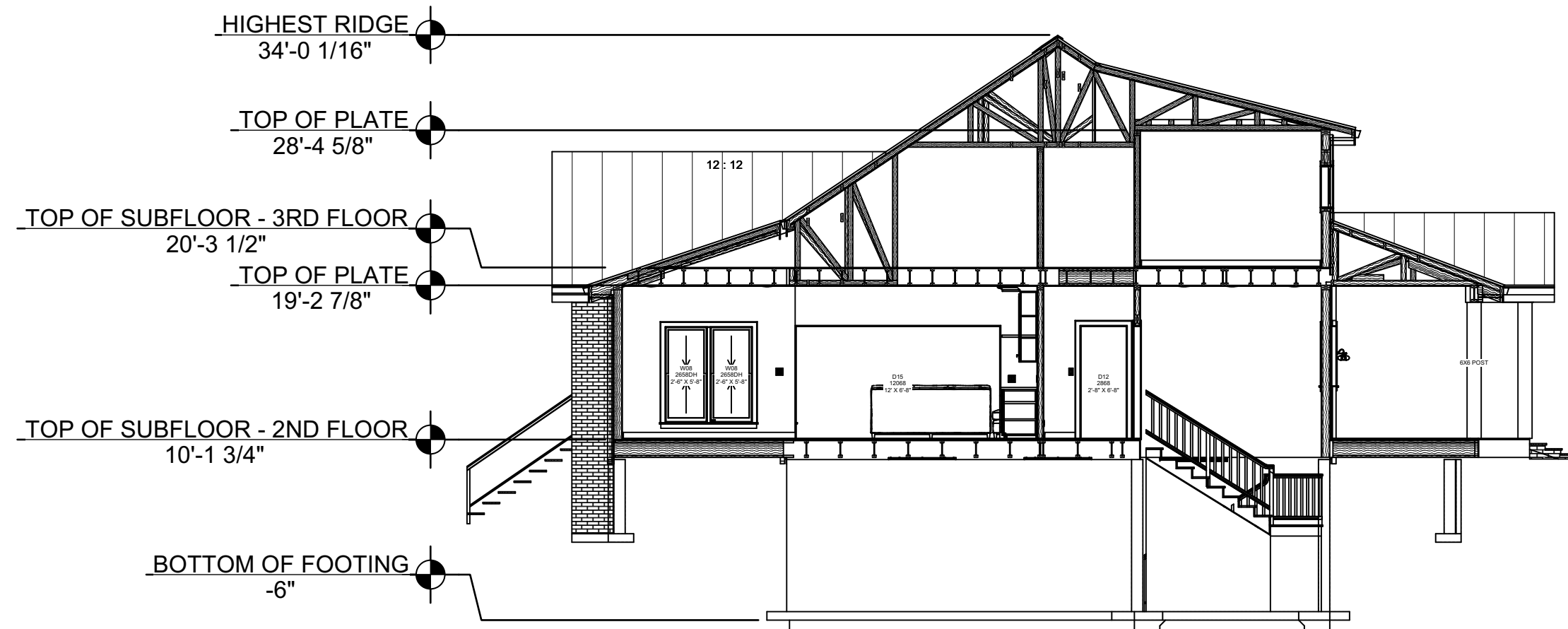
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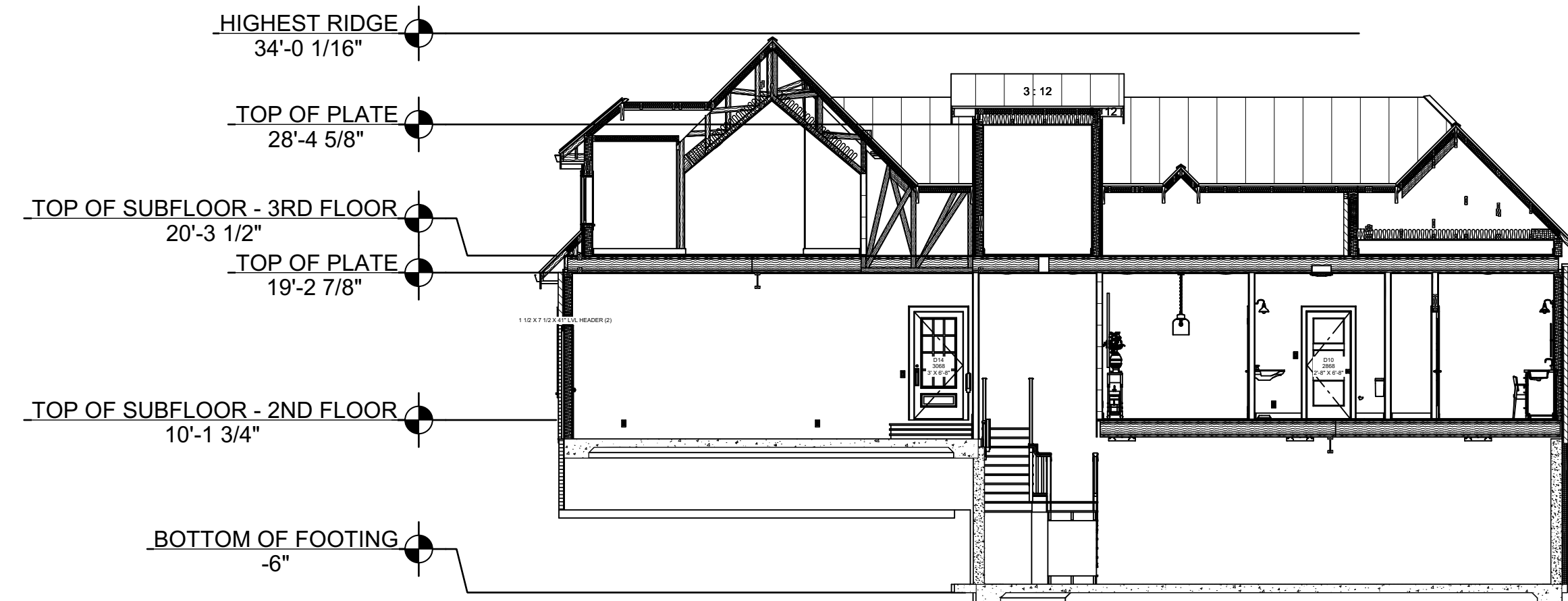
A-5 CROSS SECTION
1/8 in = 1 ft



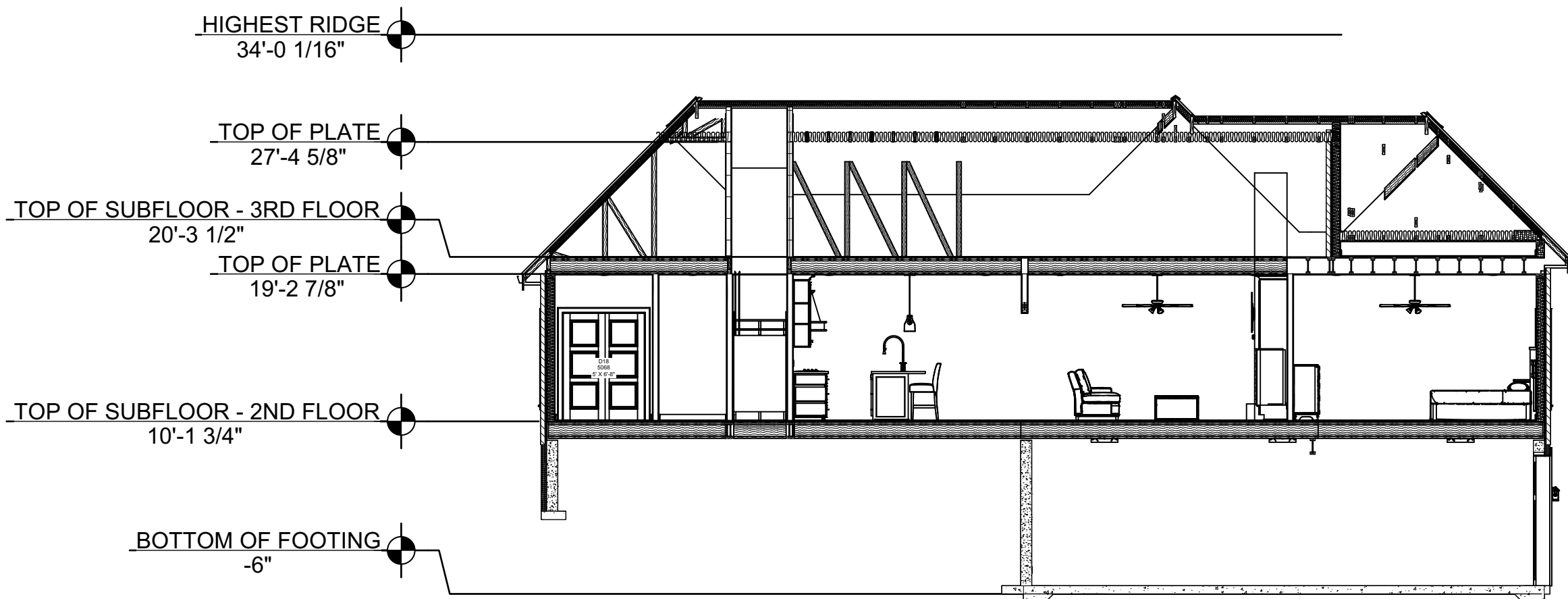
A-6 CROSS SECTION
1/8 in = 1 ft



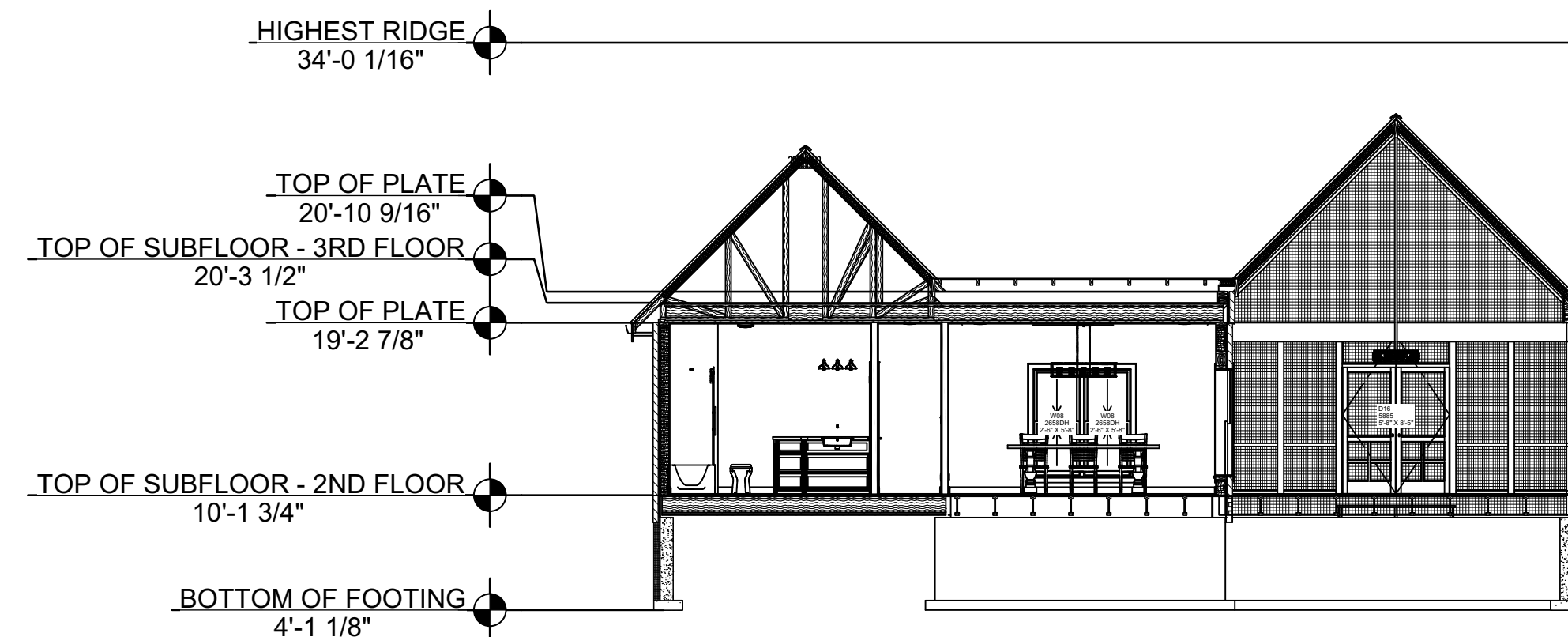
A-7 CROSS SECTION
1/8 in = 1 ft



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

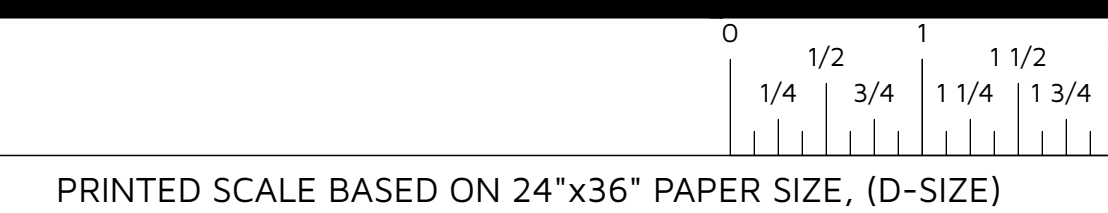


A-9 CROSS SECTION
1/8 in = 1 ft



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

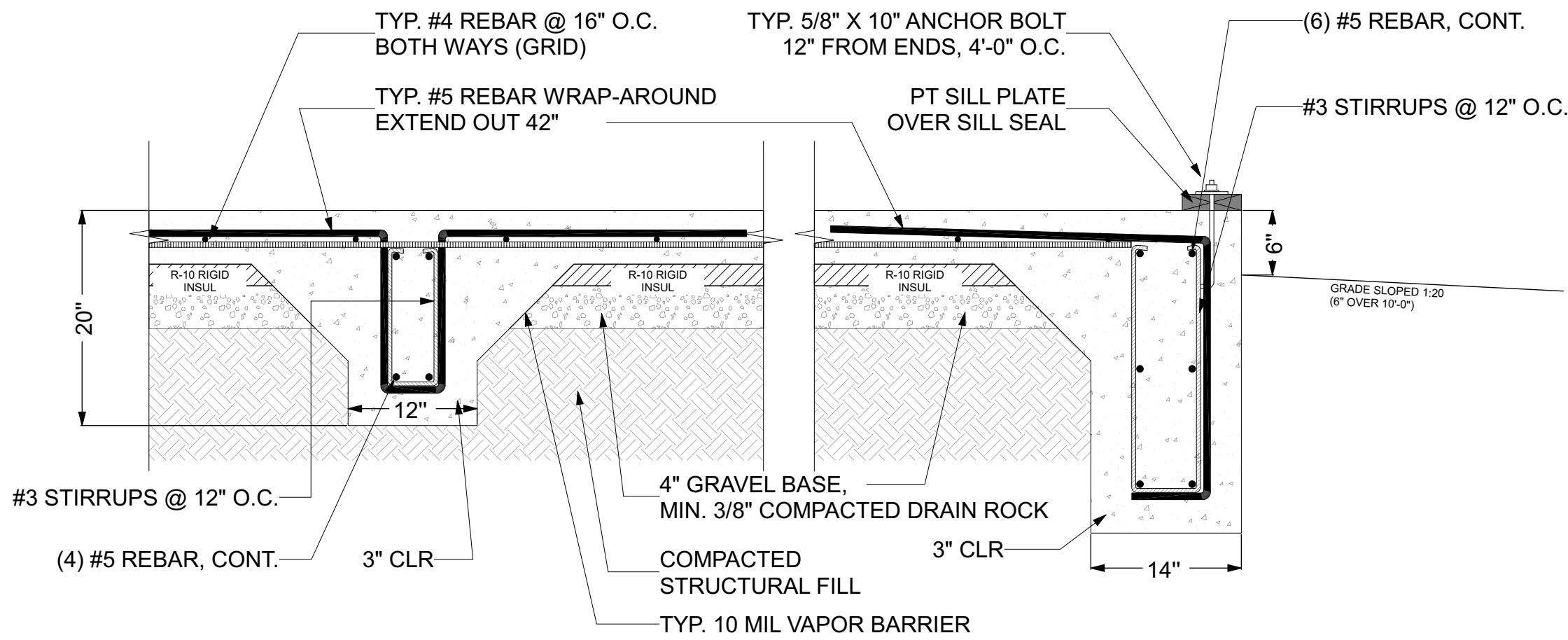
EXTERIOR FINISH NOTES:
1. DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE PER THE SITE PLAN.
2. FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4' MIN.



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ERDD MEMBER A.I.B.D. AMERICAN INSTITUTE OF BUILDING DESIGN	
POQUE NEW RESIDENCE 24-083 TYLER POQUE NEW CONSTRUCTION	
BUILDING CROSS SECTIONS	SCALE: 1/4" = 1'-0" UNLESS NOTED OTHERWISE
DATE: 5/5/2025	DESIGNED BY: E.R.D.D.
DRAWN BY: E.R.D.D.	24-083 TYLER POQUE NEW CONSTRUCTION
REV:	SHEET: A-5

GENERAL SLAB NOTES:

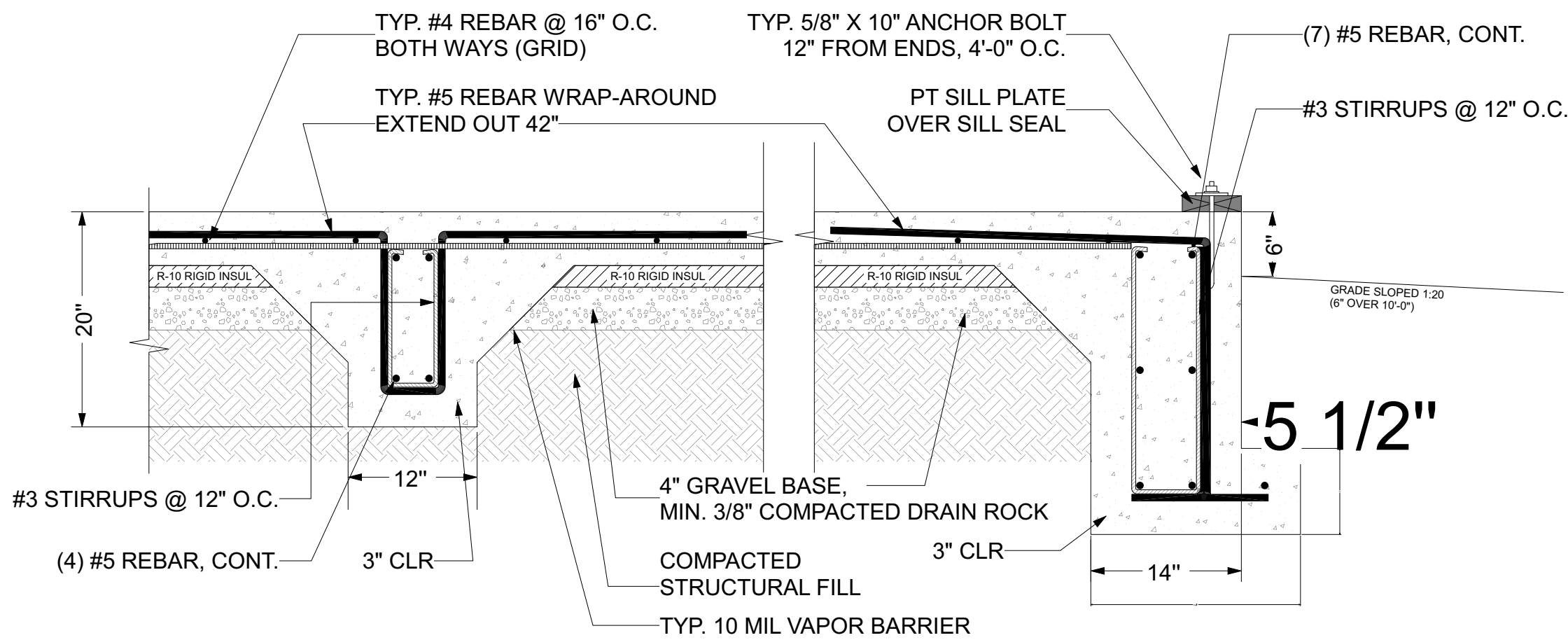
- 1) SUBGRADE SOILS SHALL BE COMPACTED TO MIN. 95% STD. PROCTOR DENSITY (ASTM D-698).
- 2) CONCRETE SHALL CONFORM TO ALL REQUIREMENTS OF ACI "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" AND ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE."
- 3) CONCRETE FOR SLABS AND GRADE BEAMS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



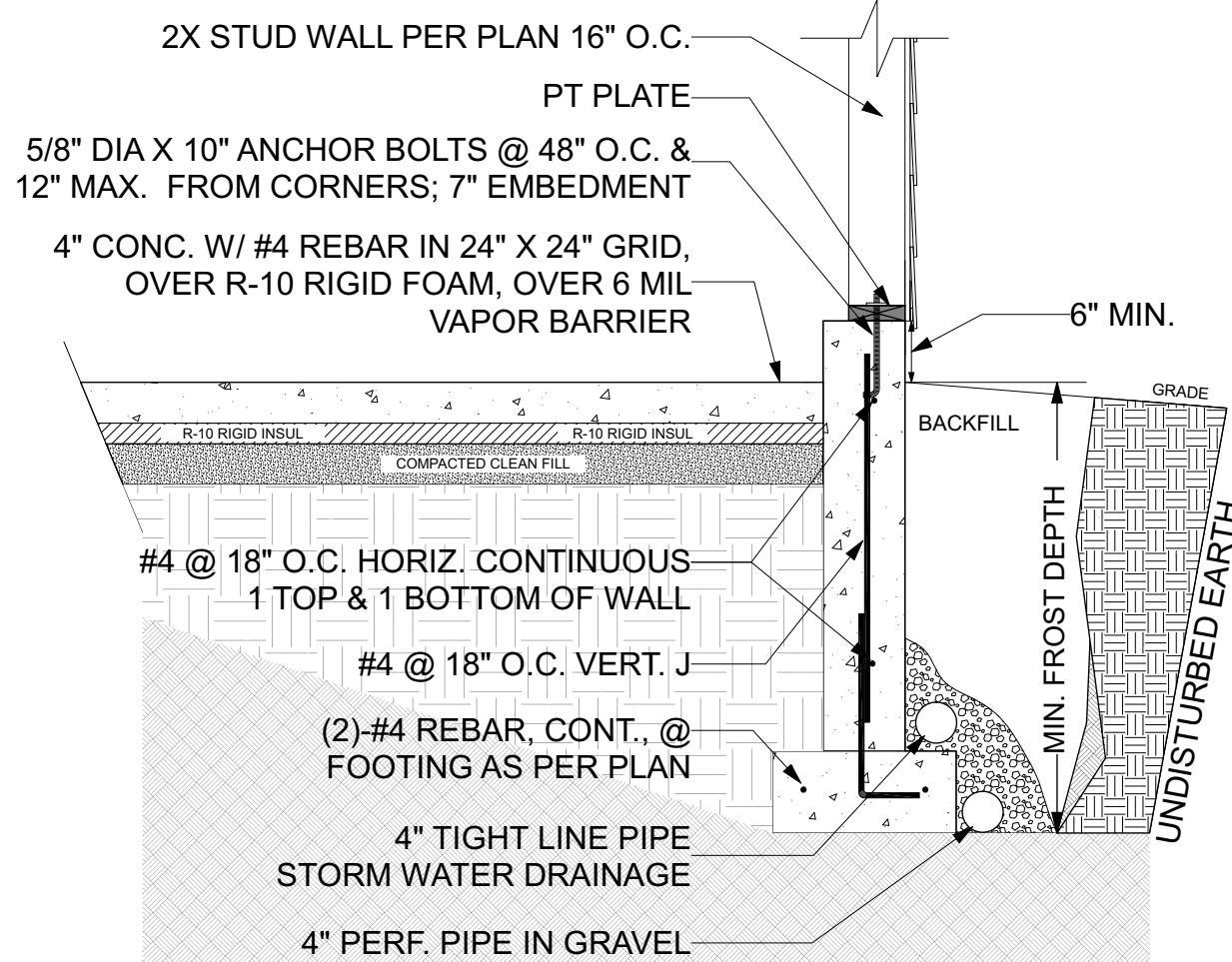
[015] SLAB ON GRADE (MONO POUR)
SCALE: 3/4" = 1'-0"

GENERAL SLAB NOTES:

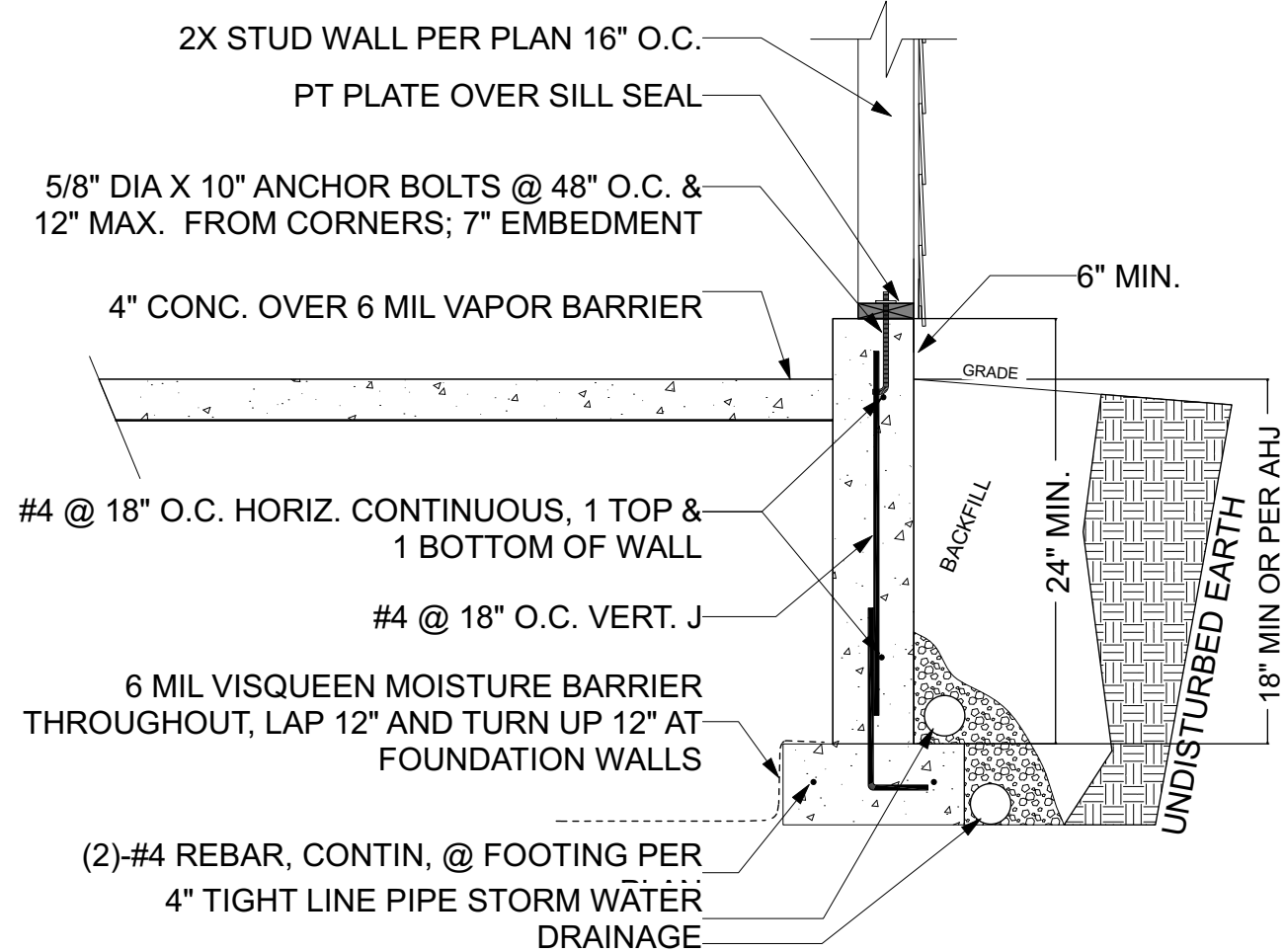
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- 2) CONCRETE SHALL CONFORM TO ALL REQUIREMENTS OF ACI "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" AND ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE."
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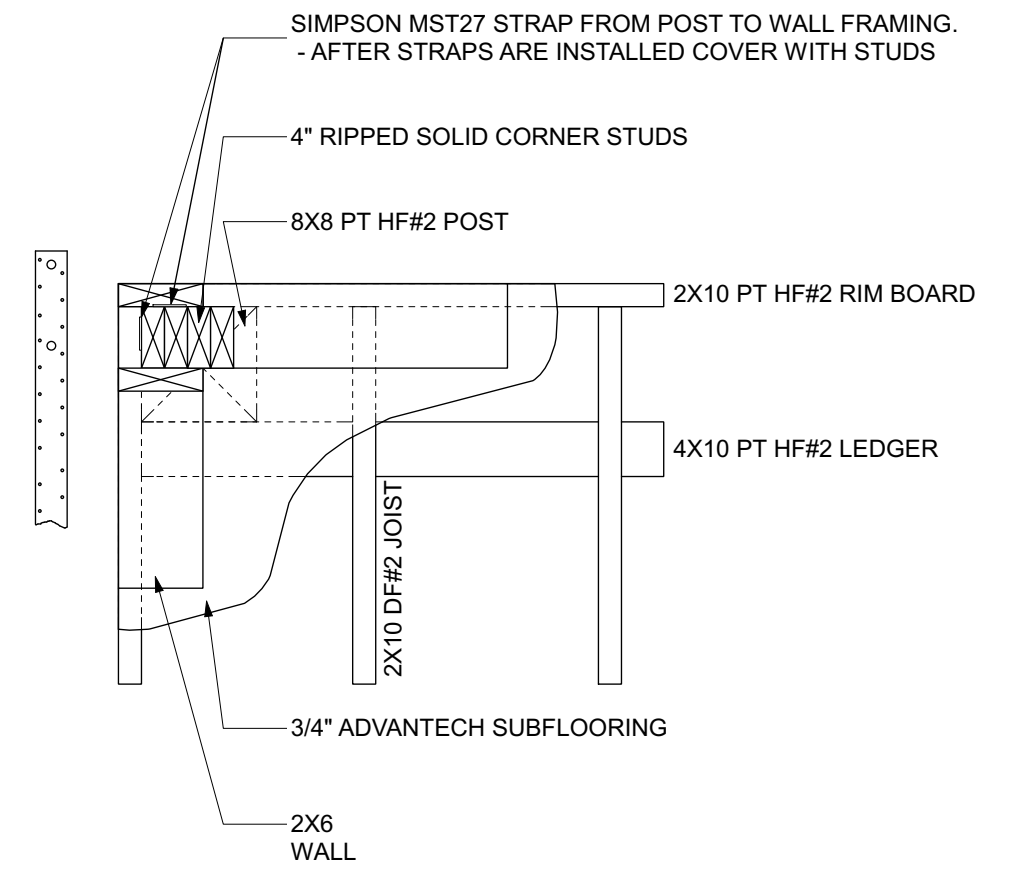
[1] SLAB ON GRADE (MONO POUR)
SCALE: 3/4" = 1'-0"



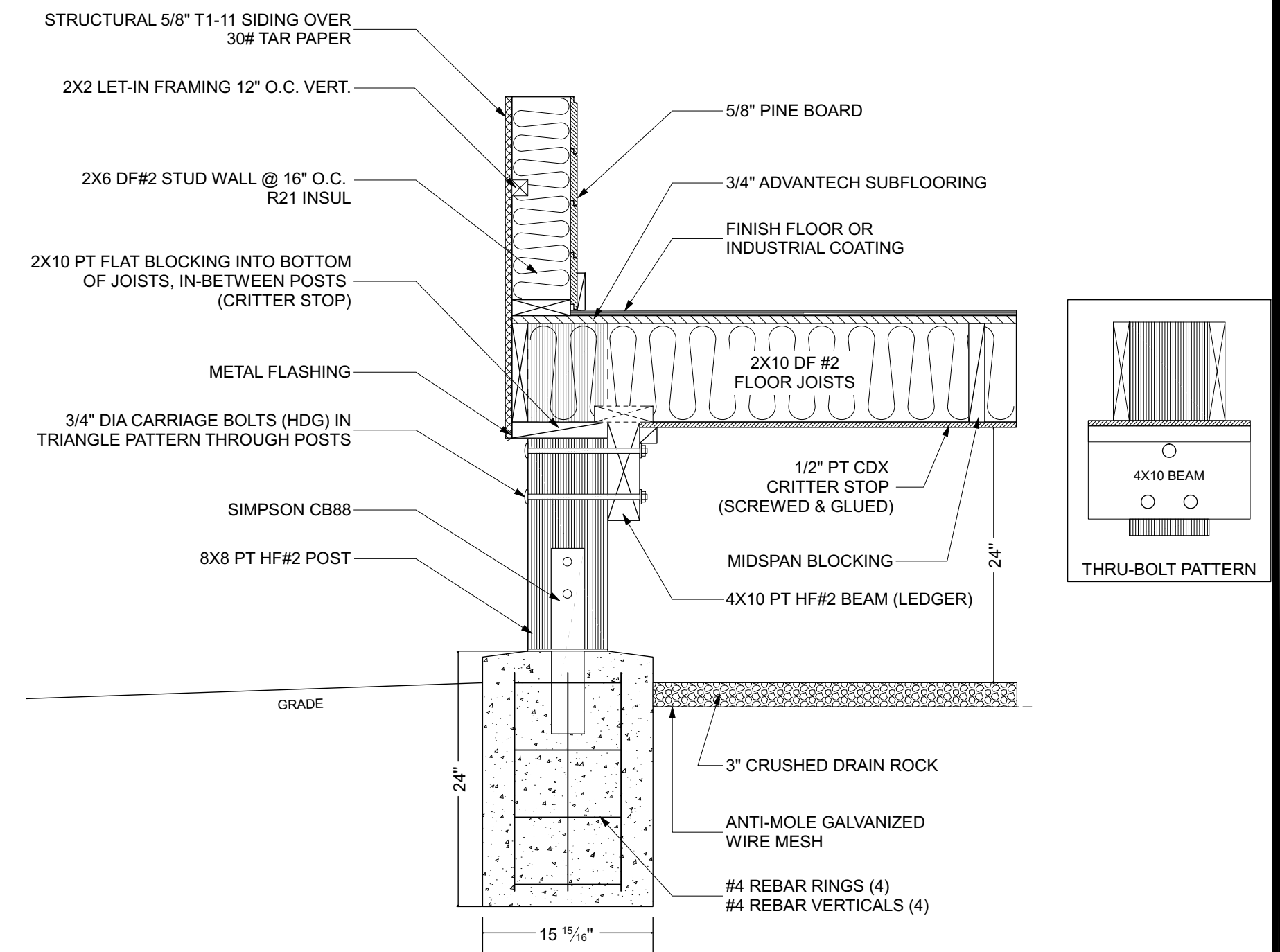
[014] SLAB INSIDE STEM WALLS
SCALE: 1/2" = 1'-0"



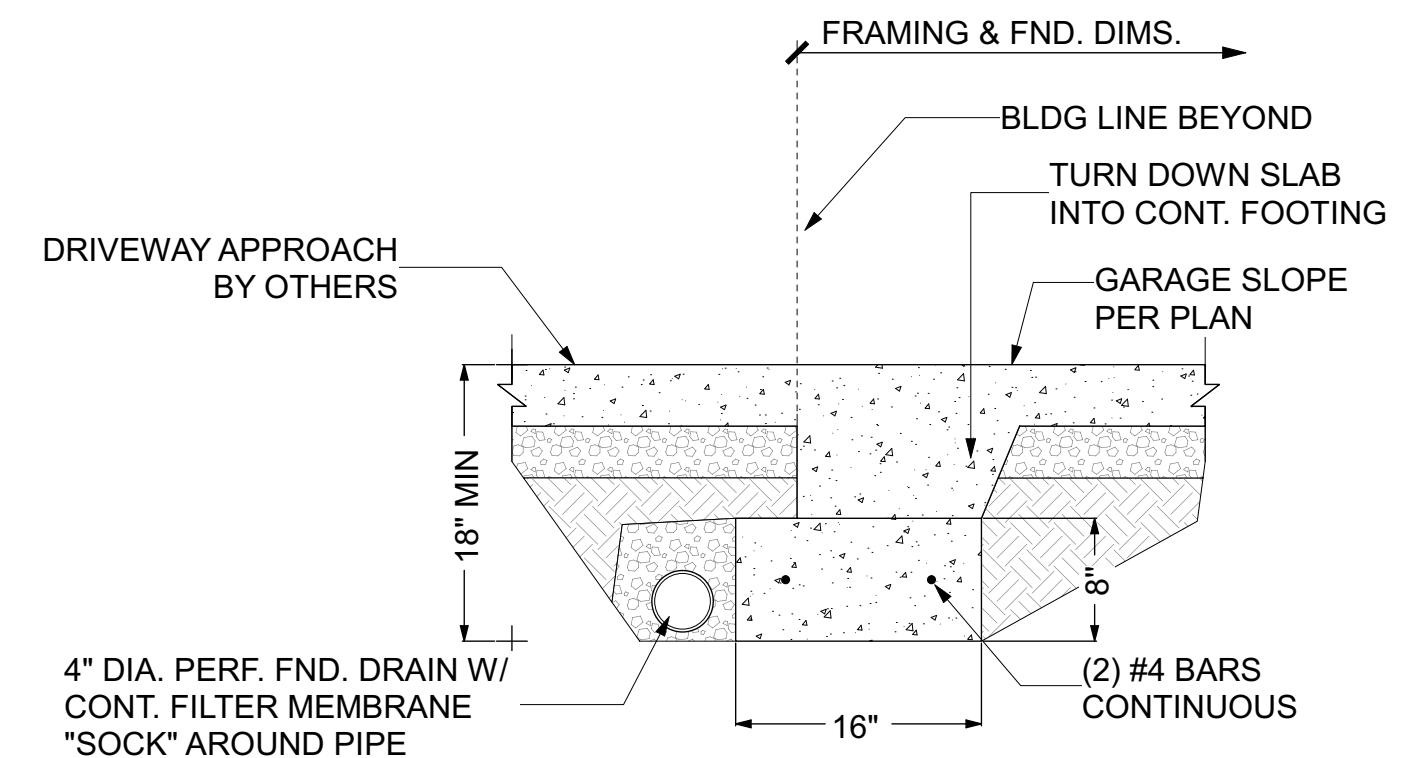
[003] TYP GARAGE FOUNDATION
SCALE: 1/2" = 1'-0"



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



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



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

CONSTRUCTION DETAILS AND SECTIONS:

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

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

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



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SLAB FOUNDATION DETAILS

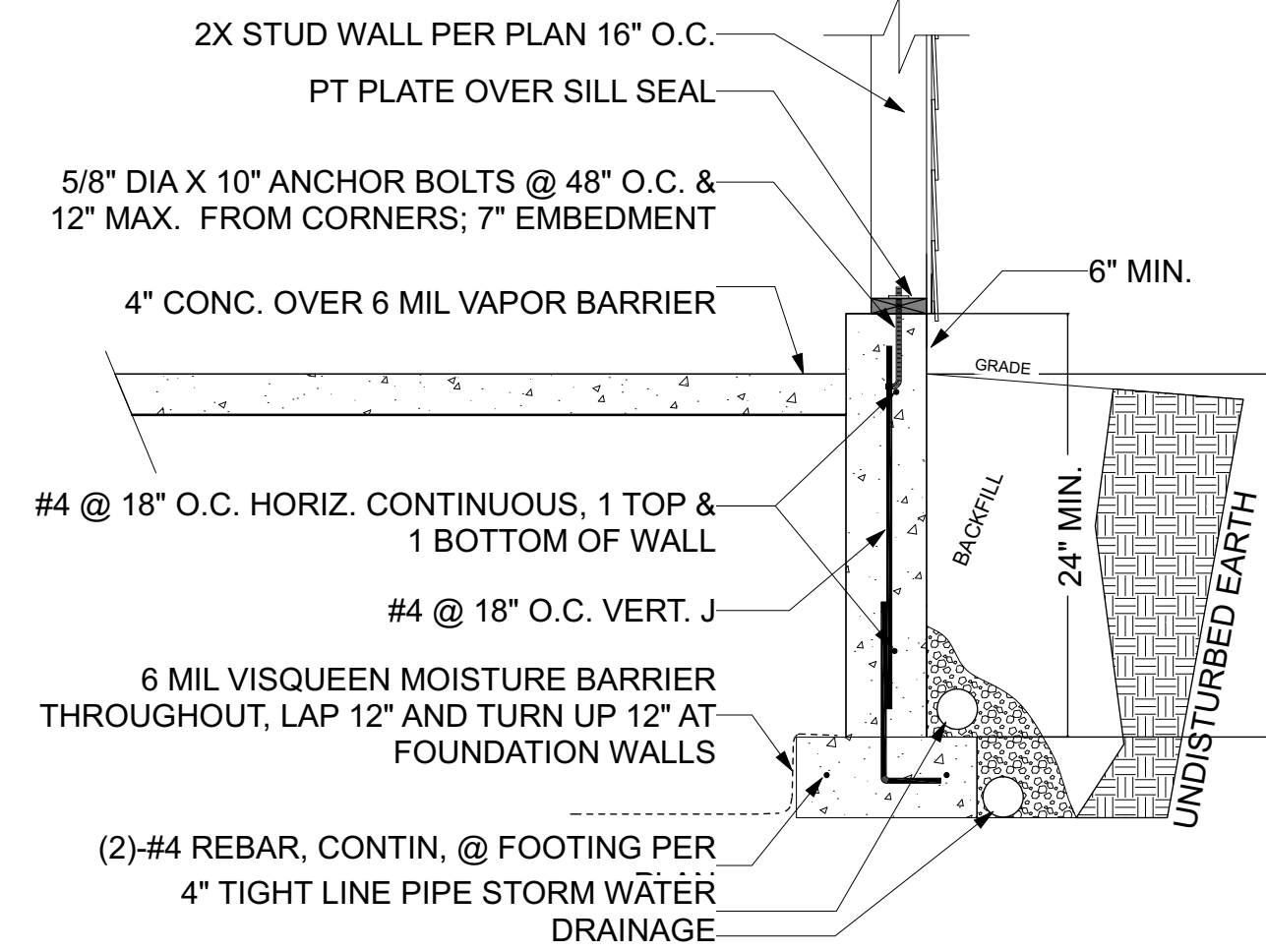
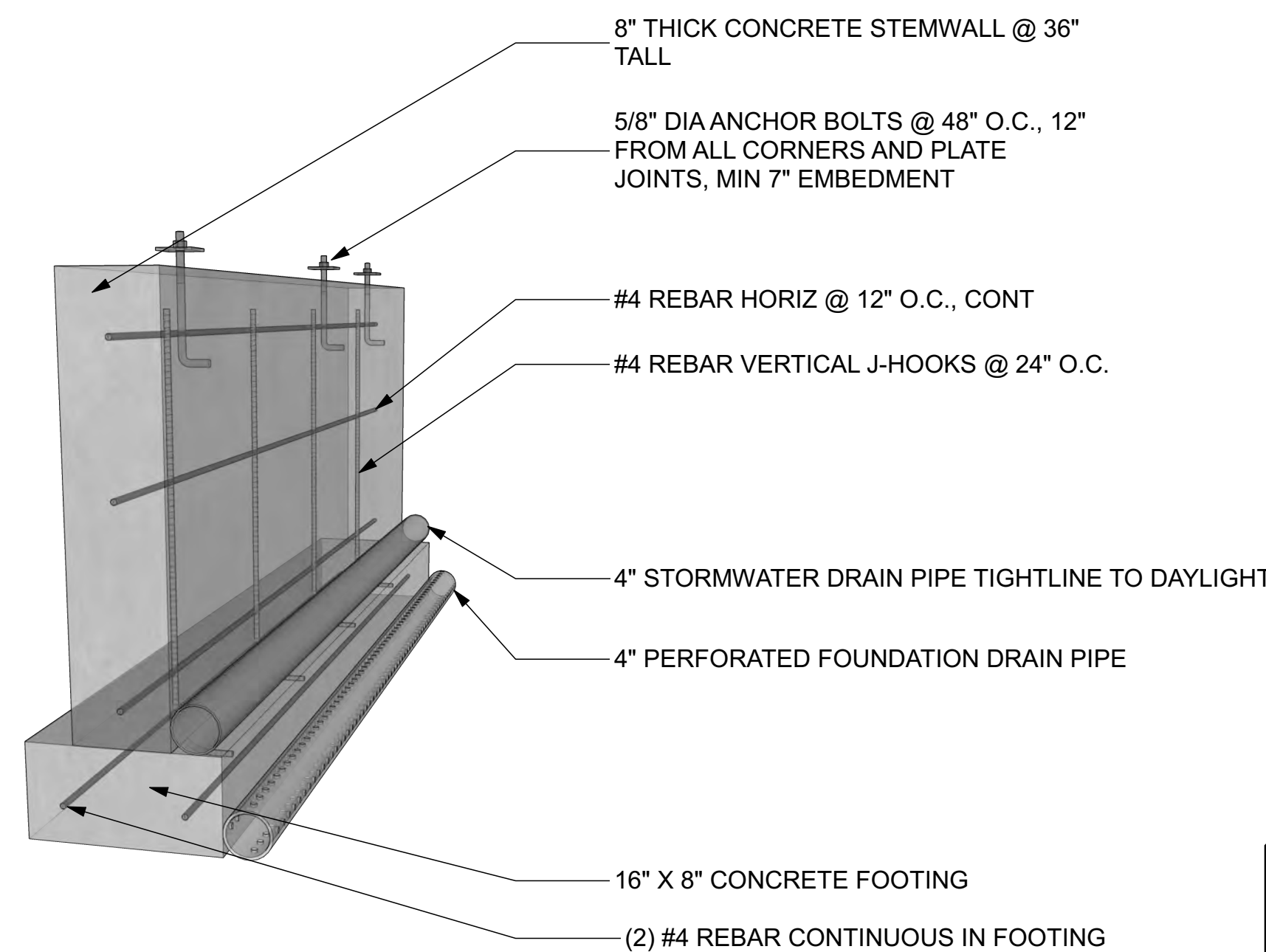
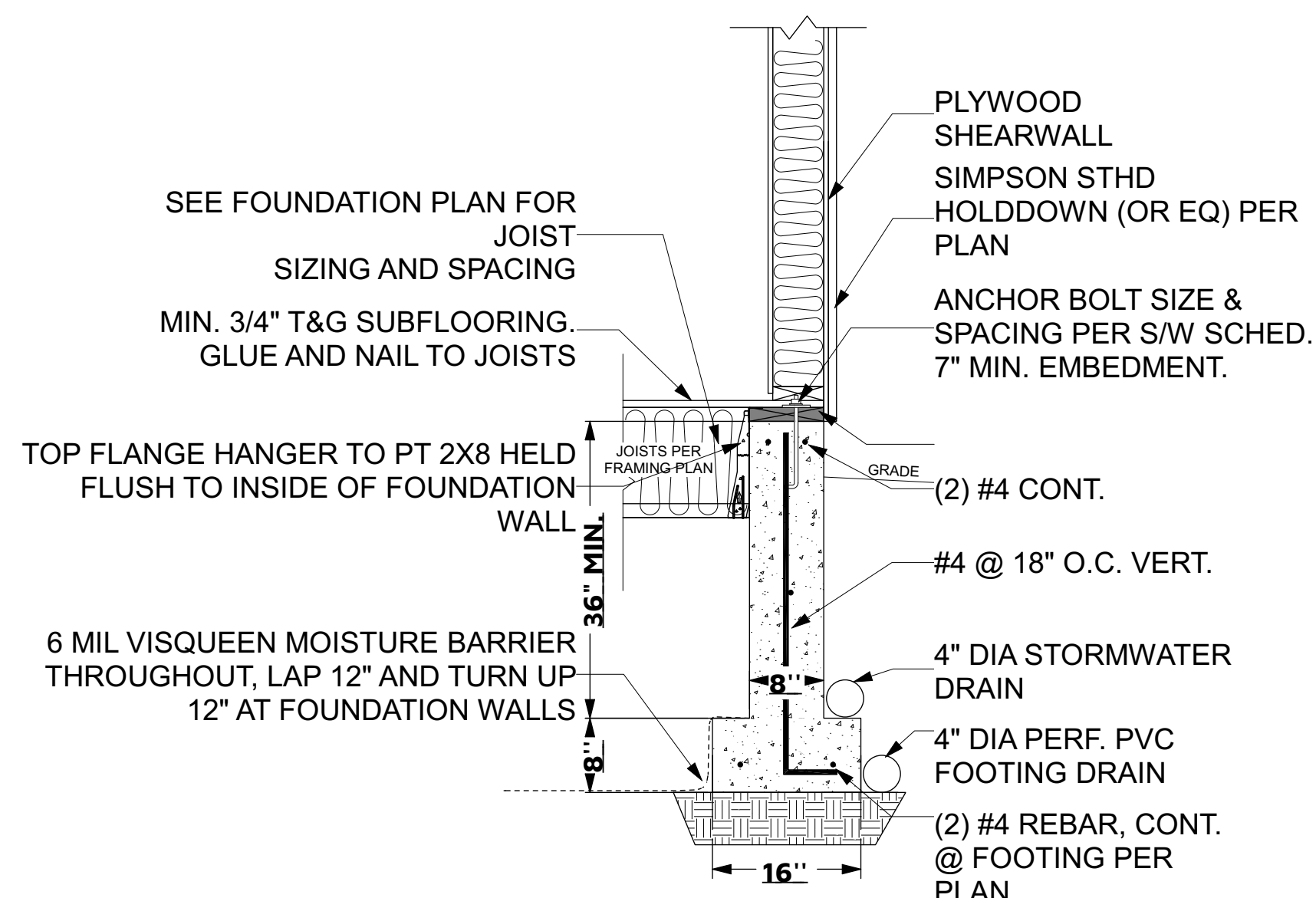
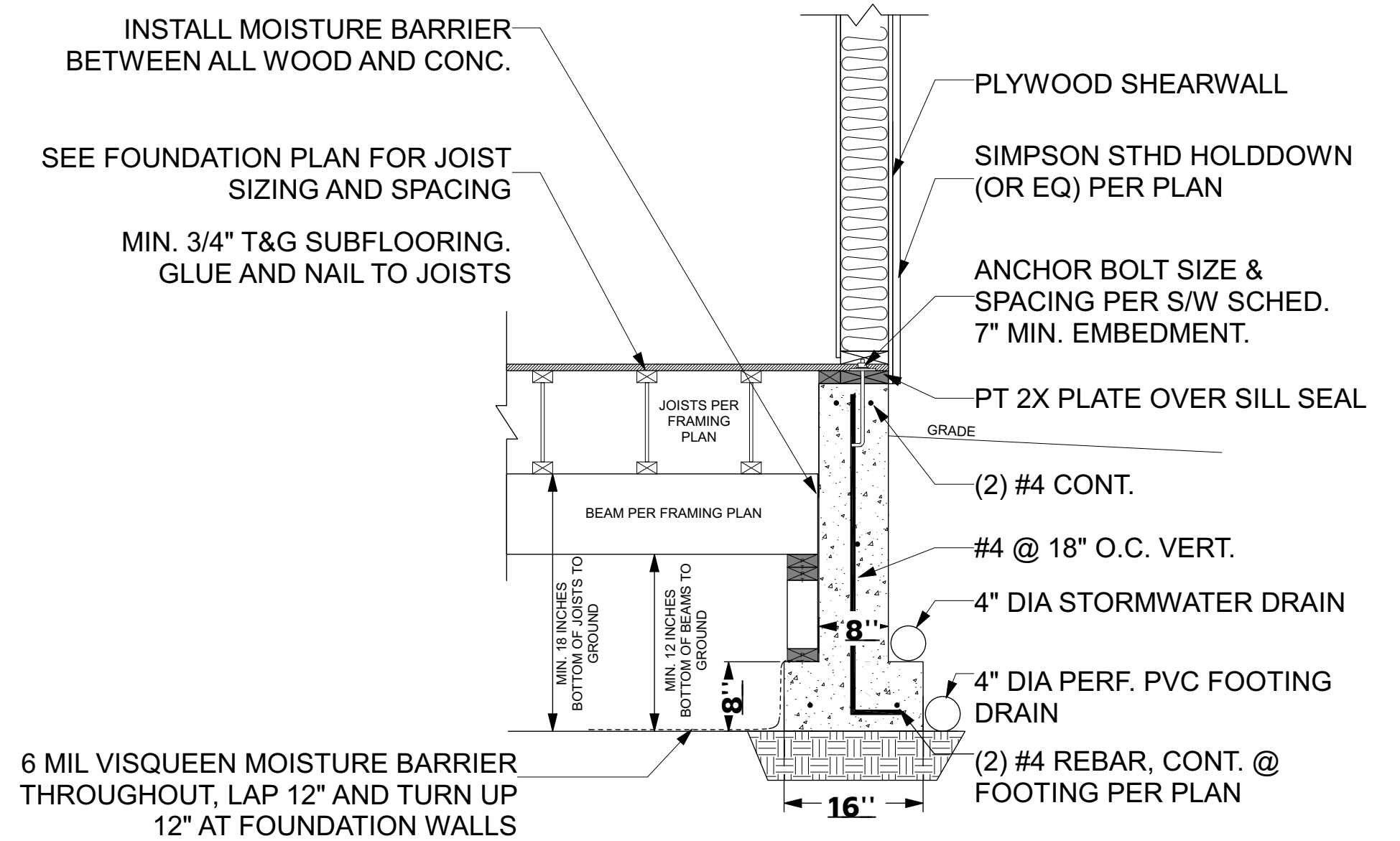
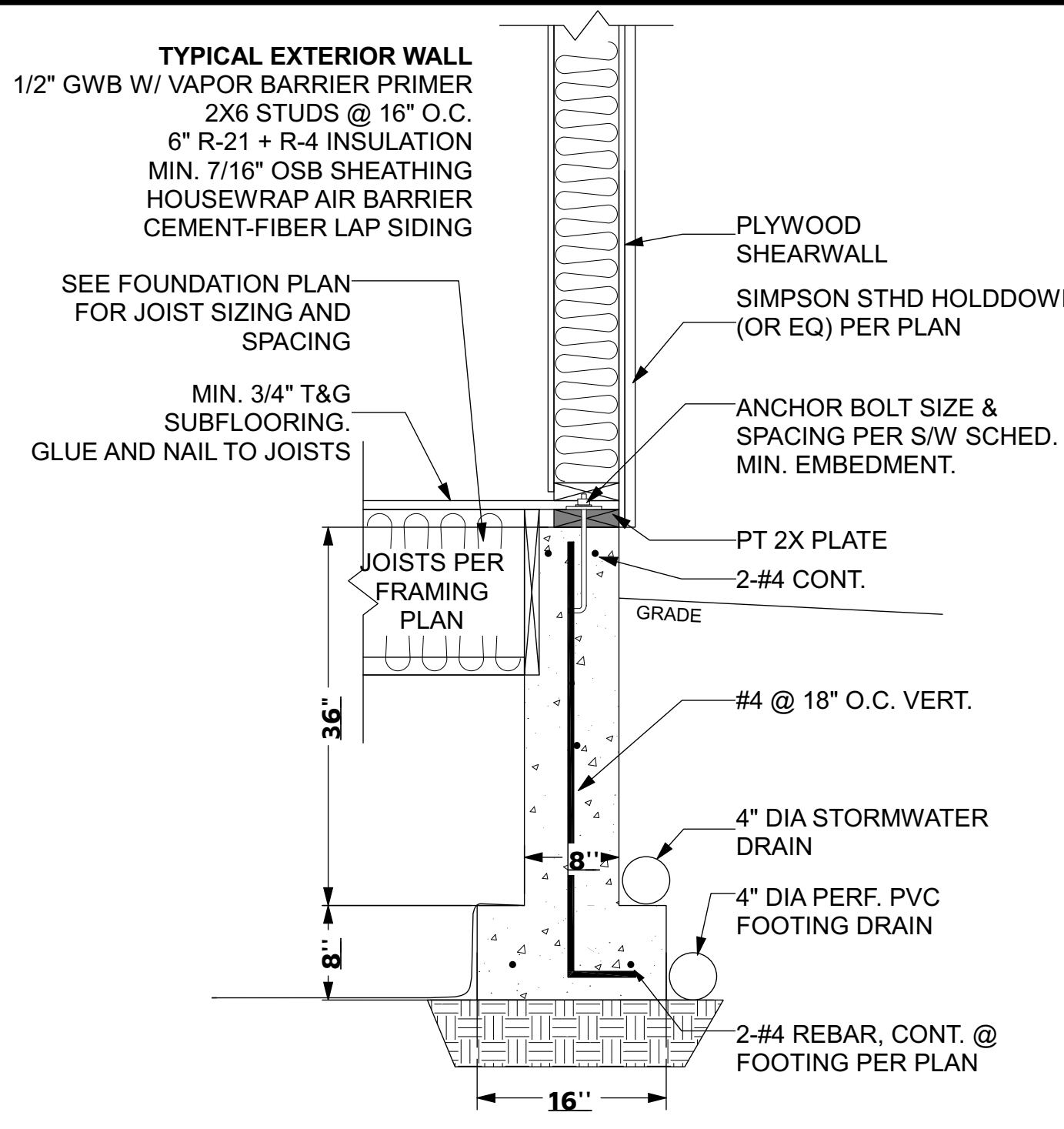
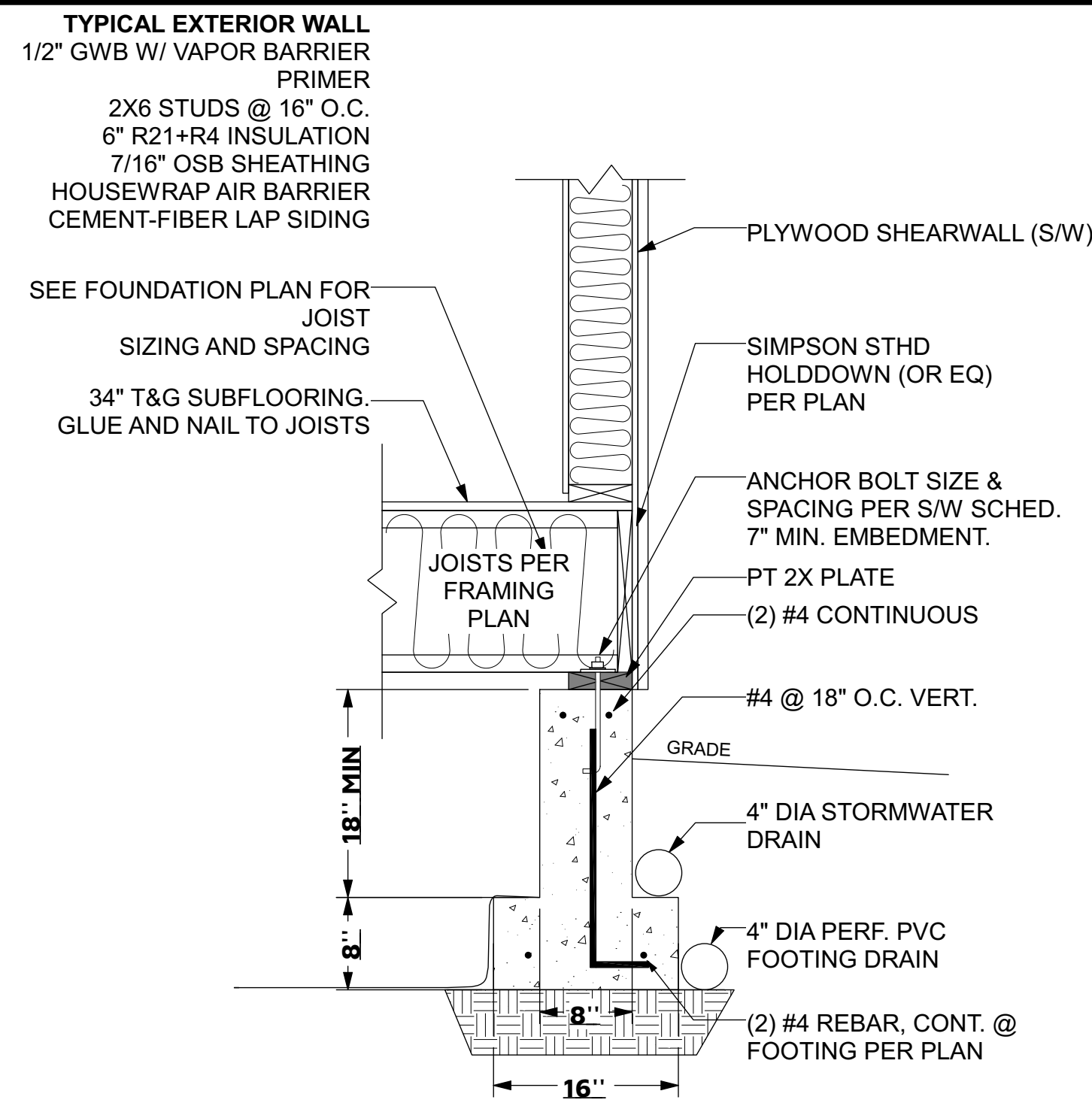
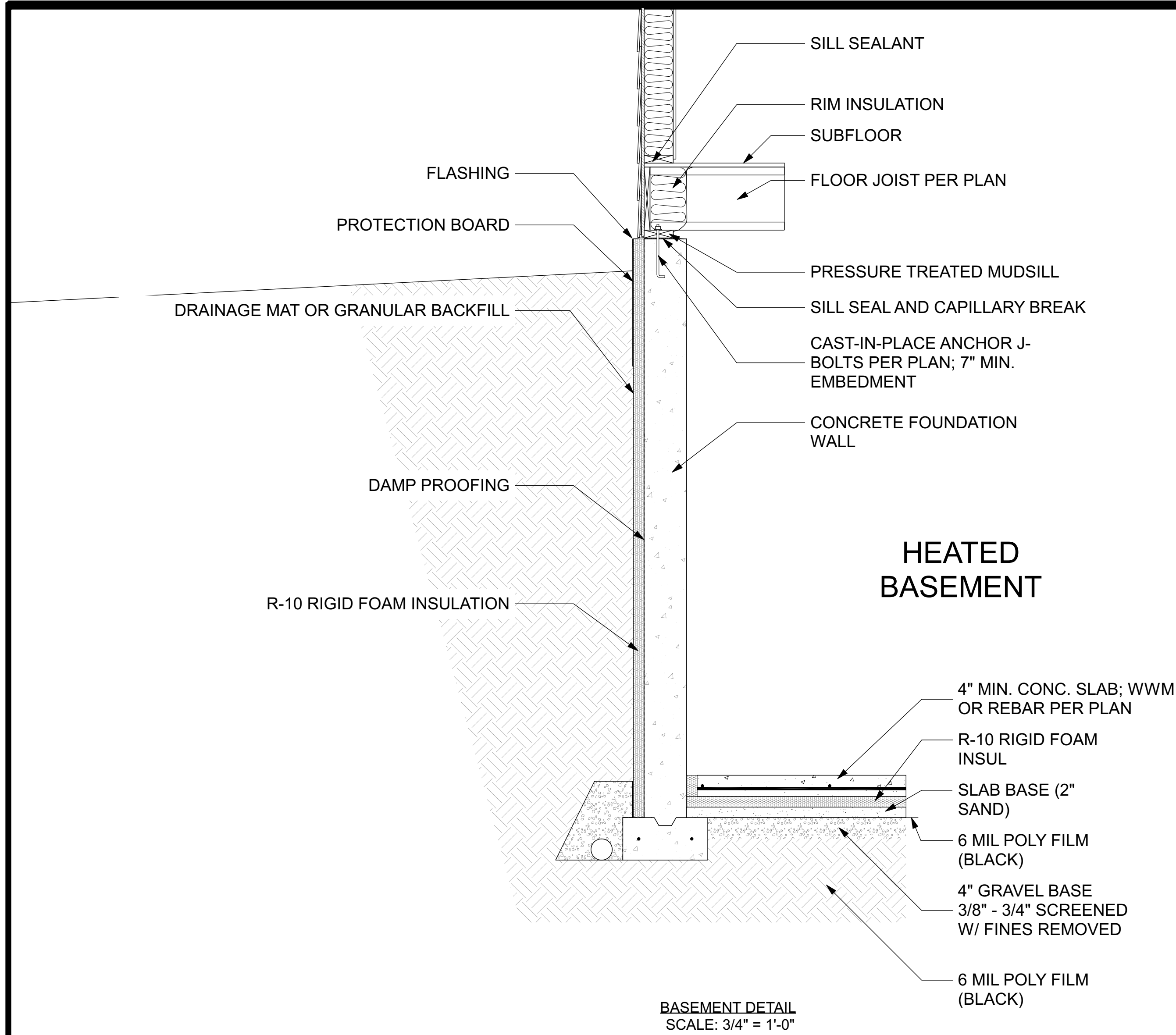
SCALE: 1/4" = 1'-0"
UNLESS NOTED OTHERWISE

DATE: 5/5/2025
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.

24-083 TYLER POQUE NEW CONSTRUCTION

REV:

SHEET:
A-6

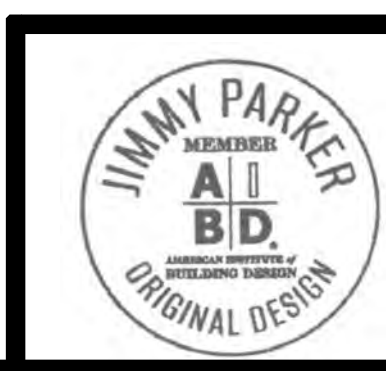


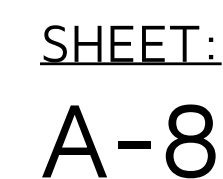
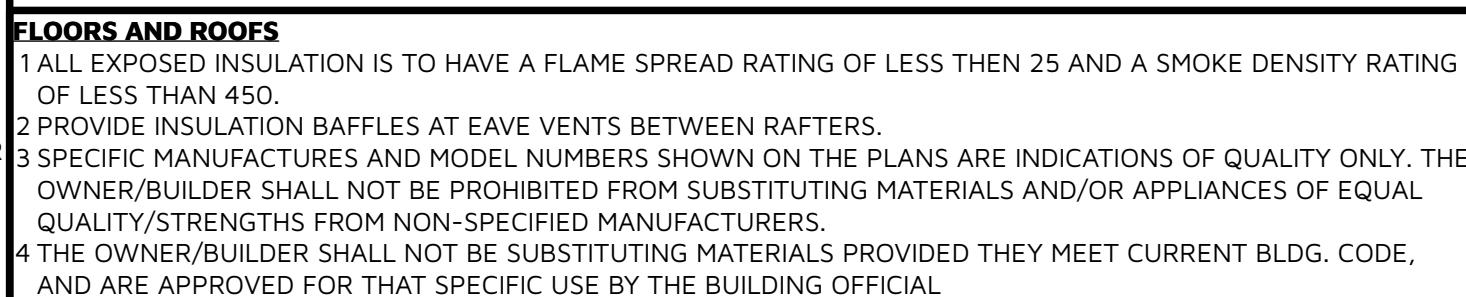
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- SLAB DETAILS ARE STANDARD DESIGN AND GENERIC IN NATURE.
- REFER TO BUILDING COMPANY OR SUPPLIER FOR FINAL DESIGN AND DETAILS.

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

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





FLOOR FRAMING:

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

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

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

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

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

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

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

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

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

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

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

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

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

ROOF FRAMING / TRUSS NOTES:

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

2 ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.

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

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

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

6 ALL ROOF FRAMING 24" O.C.

7 ALL OVERHANGS 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

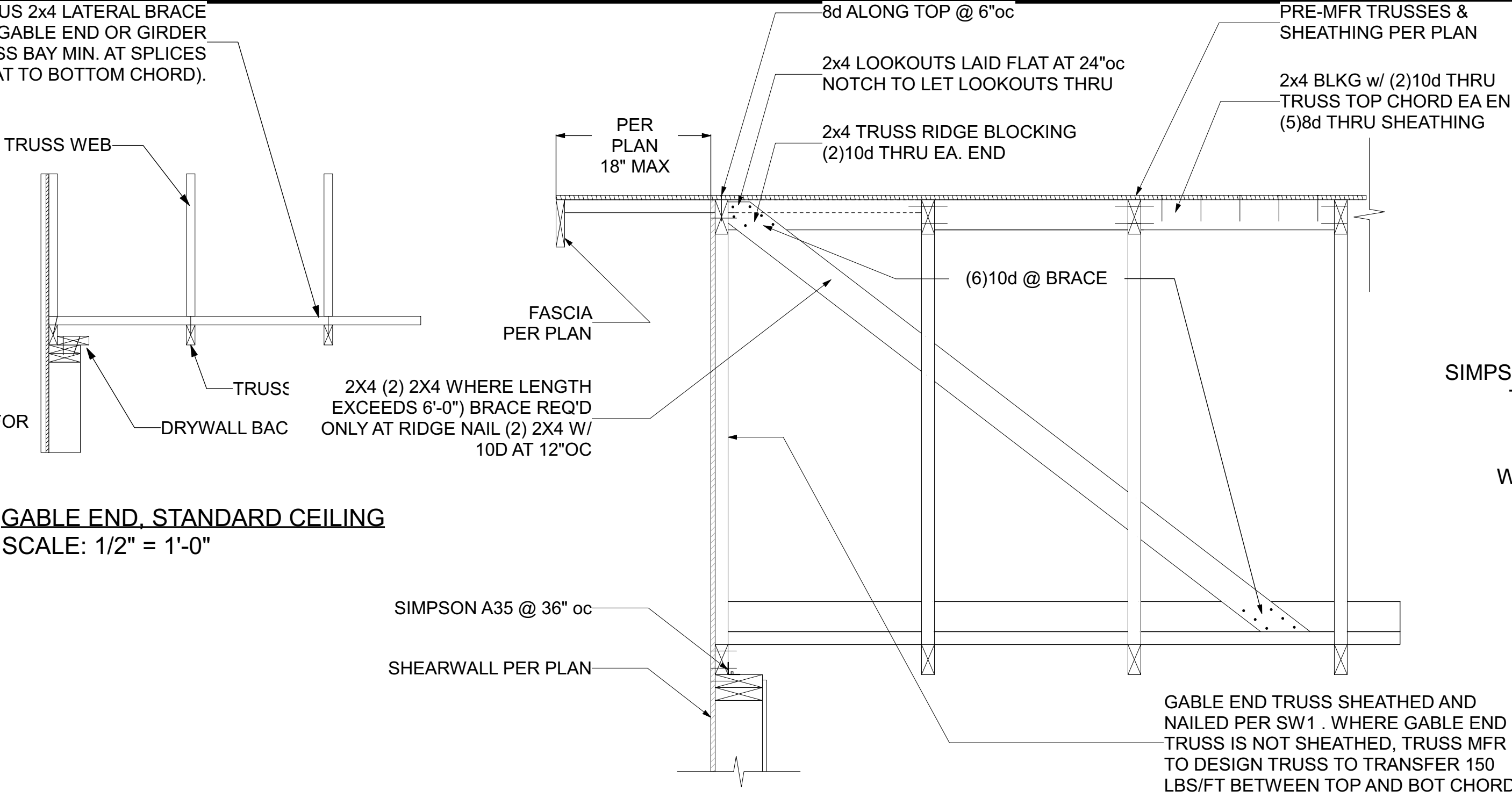
SPECIFIC MANUFACTURES AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER/BUILDER SHALL NOT BE PROHIBITED FROM SUBSTITUTING MATERIALS AND/OR APPLIANCES OF EQUAL QUALITY/STRENGTHS FROM NON-SPECIFIED MANUFACTURERS.

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

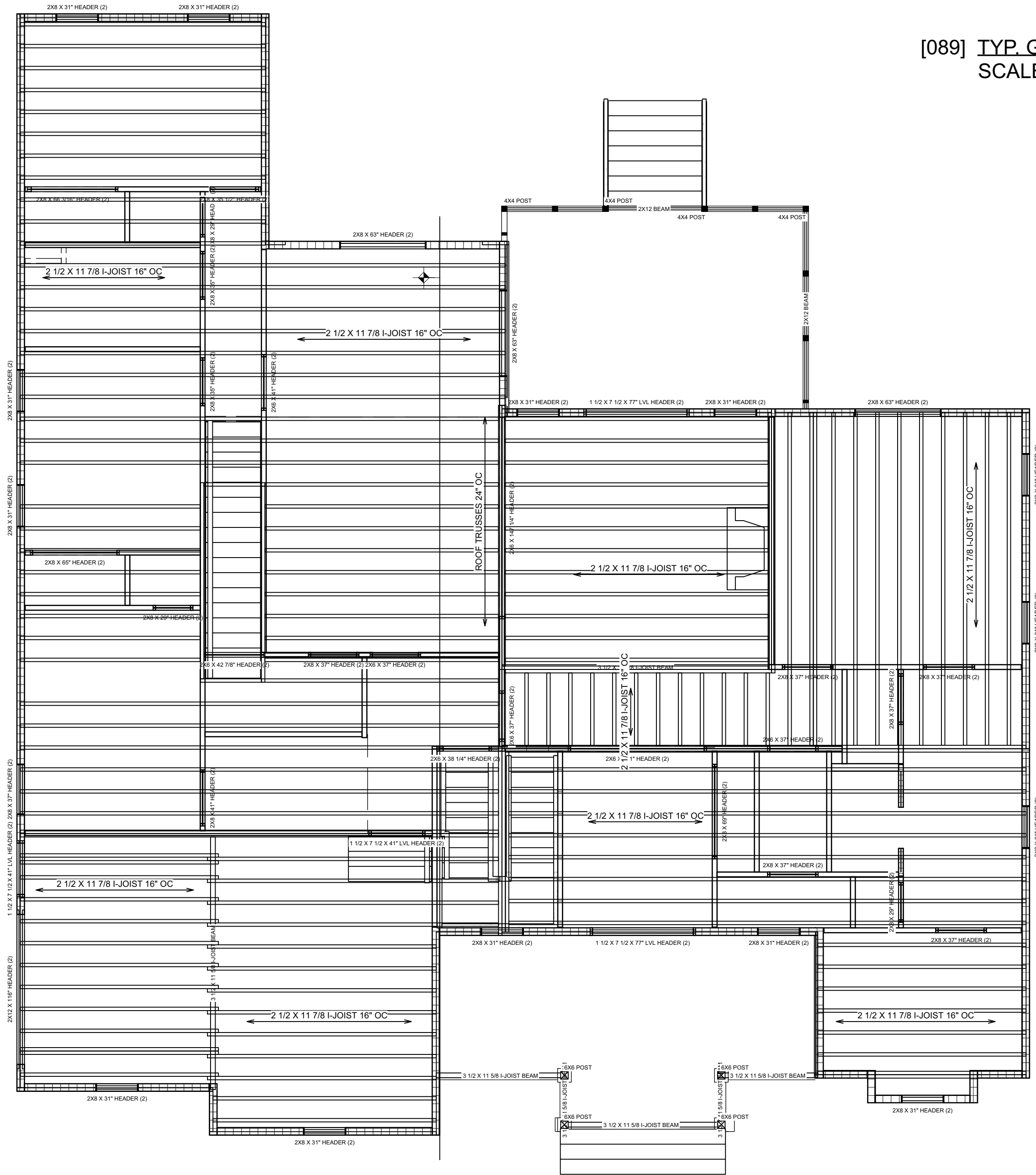
INSTALL CONTINUOUS 2x4 LATERAL BRACE (CATWALK) TO OPPOSITE GABLE END OR GIRDER TRUSS, LAPPED ONE TRUSS BAY MIN. AT SPLICES (SHOWN ATTACHED FLAT TO BOTTOM CHORD).

NOTE:
CHECK TRUSS ENGINEERING FOR ADDITIONAL BRACING REQ.

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



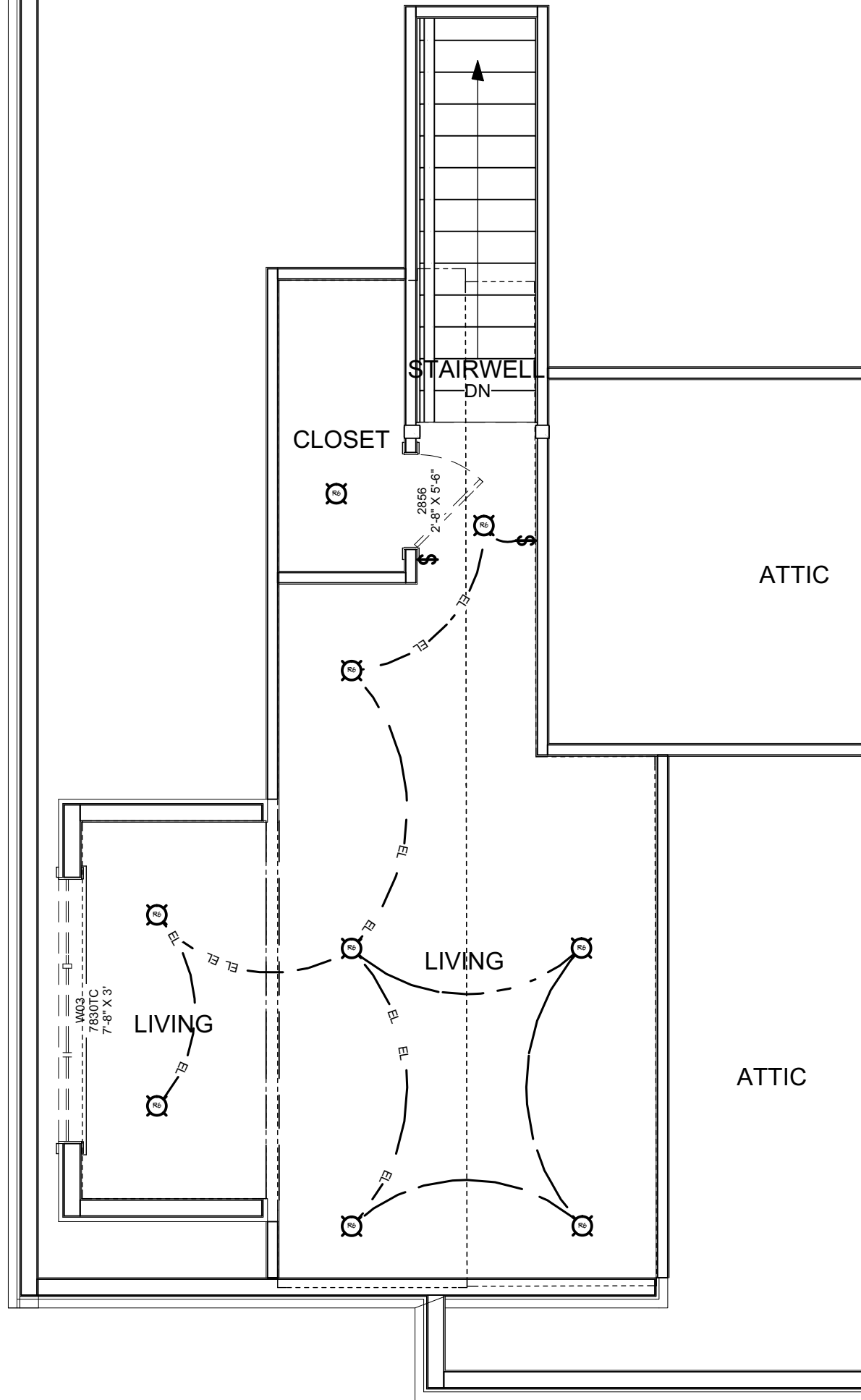
[089] TYP. GABLE TRUSS BRACE
SCALE: 3/4" = 1'-0"



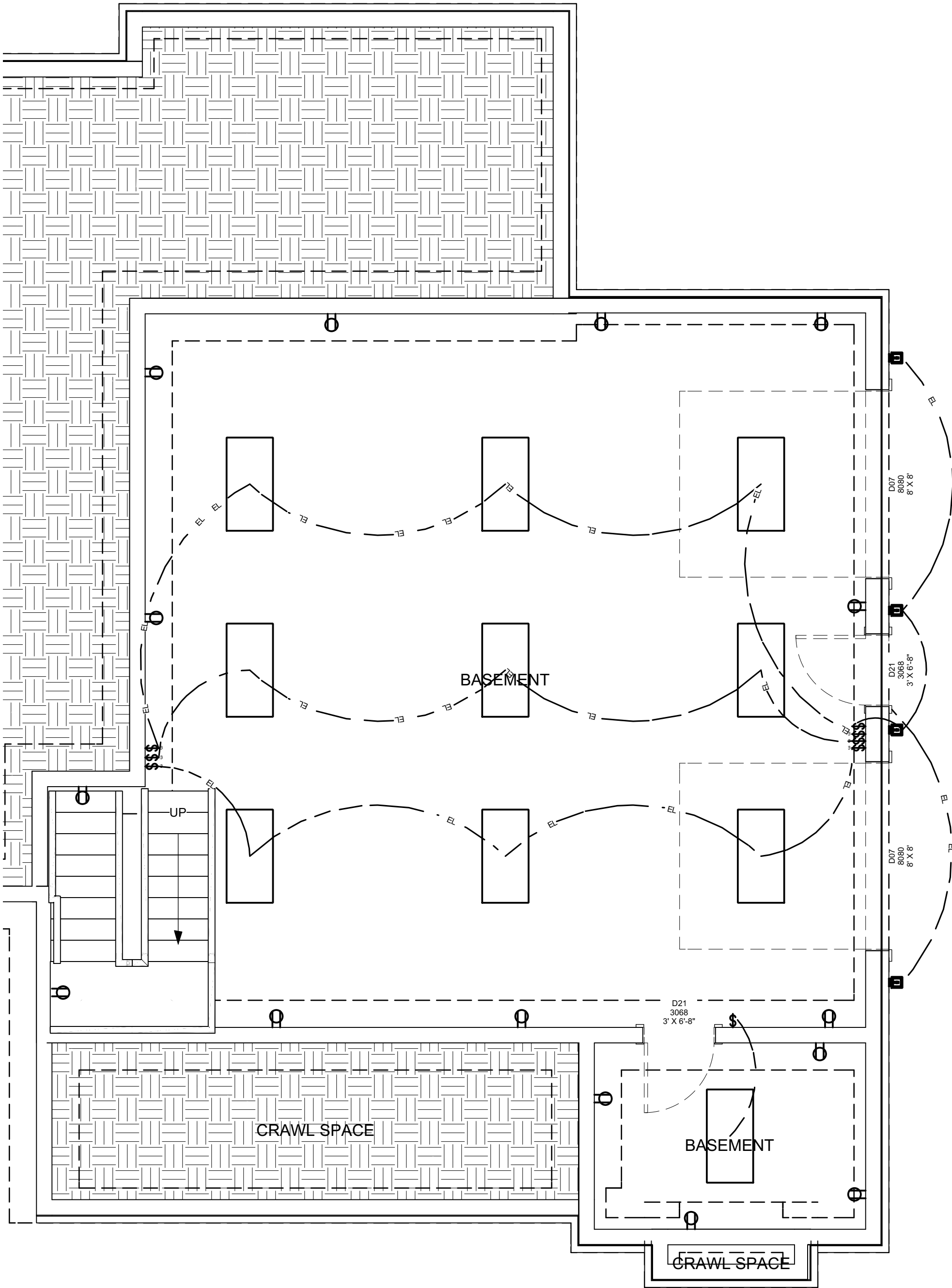
- NOTES:**
- ELECTRICAL:**
- ALL LIGHT FIXTURES TO BE HIGH-EFFICACY LED LAMPS
 - ALL INDOOR RECESSED LIGHTS SHALL BE SEALED
 - INTERIOR LIGHTING CONTROLS WITH DIMMERS OR SENSORS EXCLUDING BATHROOM AND HALLWAYS
 - EXTERIOR LIGHTING CONTROLS WITH AUTOMATIC SHUT-OFF WHEN DAYLIGHT IS PRESENT
 - ELECTRICAL 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	
	220V
	3-WAY SWITCH
	4-WAY SWITCH
	6 BLADE CEILING FAN
	ALICE 3 LIGHT VANITY
	CAGED CEILING FAN
	DUPLEX RECEPTACLE
	EXHAUST FAN + LIGHT + HEAT
	GFCI RECEPTACLE
	K-23669-SC01 MODERN FARM SINGLE LACEMAKER WALL SCONCE
	PENDANT LIGHT TBD
	POP-UP DUPLEX AND USB
	RABS DINING ROOM CHELTON LIGHT
	RECESSED DOWN LIGHT 6
	SQUARE BLOCK LANTERN OUTDOOR WALL SCONCE
	SURFACE MOUNTED TUBE LIGHT - MEDIUM & WIDE
	SWITCH
	WEATHERPROOF OF SWITCH

HTTPS://
WWW.WAYFAI
R.COM/
DARBY-HOME-
C0%2%A
GINSBERG-5-
LIGHT-
KITCHEN-
ISLAND-
PENDANT-
DRBC4068.HT
ML?REFID=
3D_CHIEFARC
HITEC



E-3 ELECTRICAL PLAN SECOND FLOOR
1/4 in = 1 ft

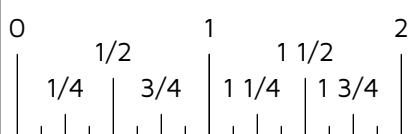


E-1 ELECTRICAL PLAN BASEMENT
1/4 in = 1 ft

ELECTRICAL SCHEDULE					COMMENTS
NUMBER	QTY	FLOOR	ATTACHED TO	DESCRIPTION	
E01	10	1	CEILING	SURFACE MOUNTED TUBE LIGHT - MEDIUM & WIDE	
E02	6	1	WALL	3-WAY SWITCH	
E03	15	1	WALL	DUPLEX RECEPTACLE	
E04	4	1	WALL	SQUARE BLOCK LANTERN OUTDOOR WALL SCONCE	
E05	2	1	WALL	SWITCH	
E06	4	2	CEILING	6 BLADE CEILING FAN	
E07	1	2	CEILING	CAGED CEILING FAN	
E08	3	2	CEILING	EXHAUST FAN + LIGHT + HEAT	
E09	3	2	CEILING	PENDANT LIGHT TBD	
E10	2	2	CEILING	RABS DINING ROOM CHELTON LIGHT	
E11	76	2	CEILING	RECESSED DOWN LIGHT 6	
E12	4	2	CEILING	SURFACE MOUNTED TUBE LIGHT - MEDIUM & WIDE	
E13	1	2	CEILING	HTTPS://WWW.WAYFAIR.COM/DARBY-HOME-C0%2%AEGINSBERG-5-LIGHT-KITCHEN-ISLAND-PENDANT-DRBC4068.HTML?REFID=3D_CHIEFARCHITEC	
E14	2	2	FLOOR	POP-UP DUPLEX AND USB	
E15	1	2	WALL	220V	
E16	18	2	WALL	3-WAY SWITCH	
E17	7	2	WALL	4-WAY SWITCH	
E18	4	2	WALL	ALICE 3 LIGHT VANITY	
E19	69	2	WALL	DUPLEX RECEPTACLE	
E20	12	2	WALL	GFCI RECEPTACLE	
E21	2	2	WALL	K-23669-SC01 MODERN FARM SINGLE LACEMAKER WALL SCONCE	
E22	28	2	WALL	SWITCH	
E23	2	2	WALL	WEATHERPROOF SWITCH	
E24	9	3	CEILING	RECESSED DOWN LIGHT 6	
E25	7	3	WALL	SWITCH	

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PRINTED SCALE
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REV:

SHEET:
E-1

**BASEMENT AND LOFT
ELECTRICAL PLAN**

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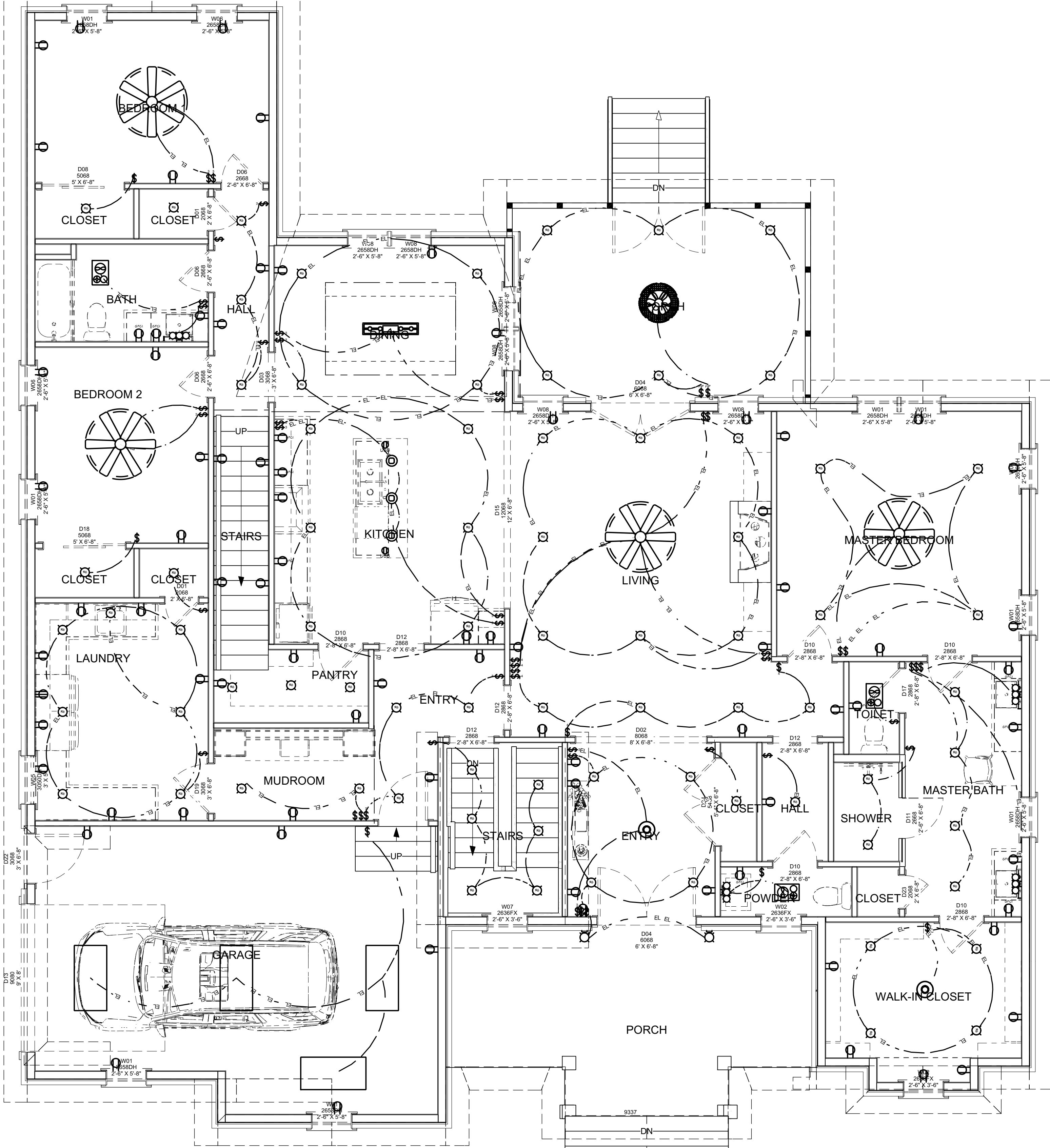
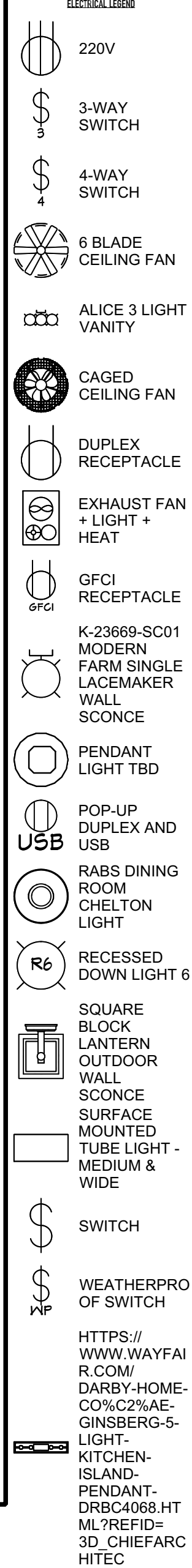
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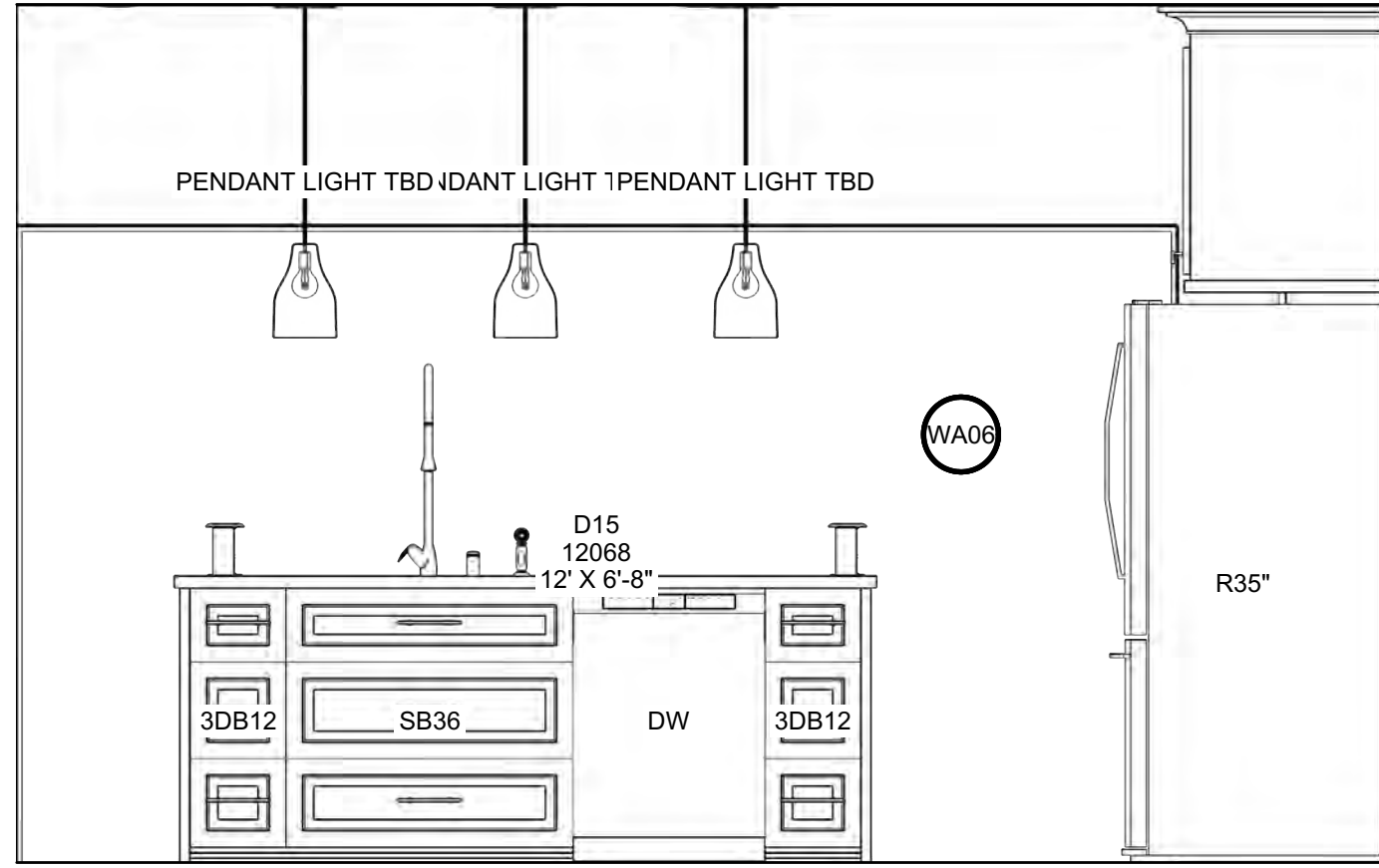
24-083 TYLER POQUE NEW CONSTRUCTION

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DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
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SCALE: 1/4"=1'-0"
UNLESS NOTED OTHERWISE

- 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; 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.

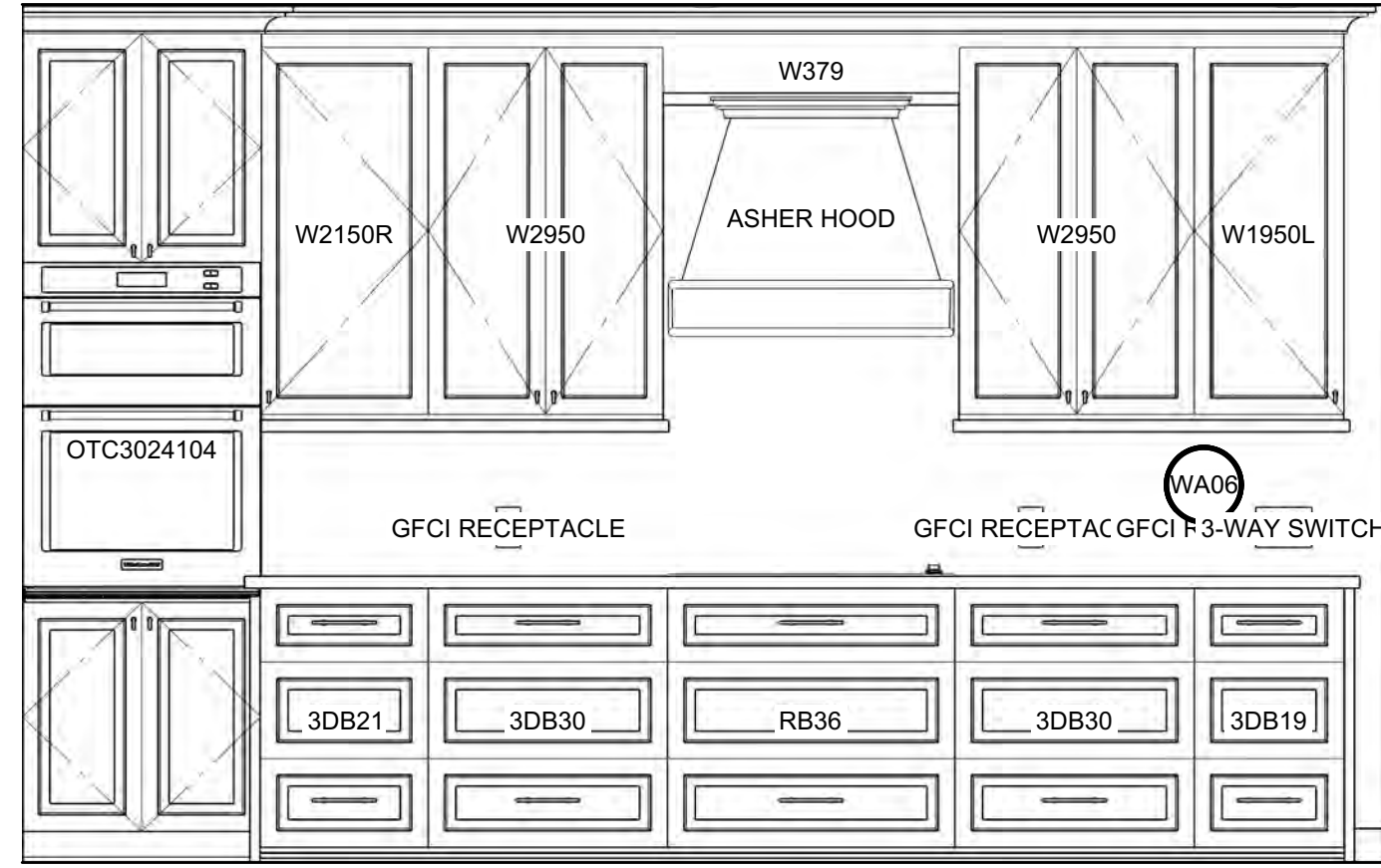




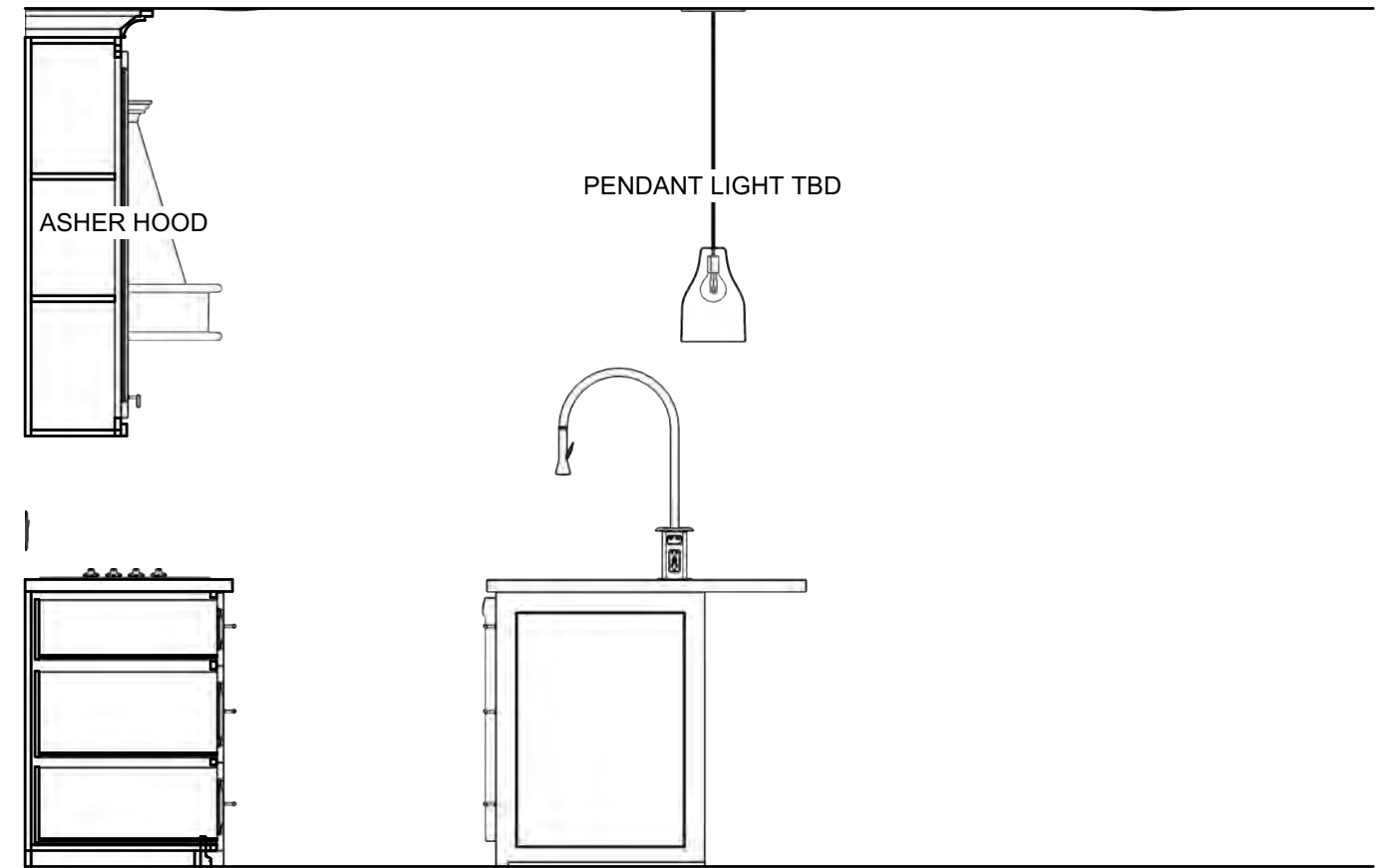
E1 KITCHEN ELEVATION 1
1/2 in = 1 ft



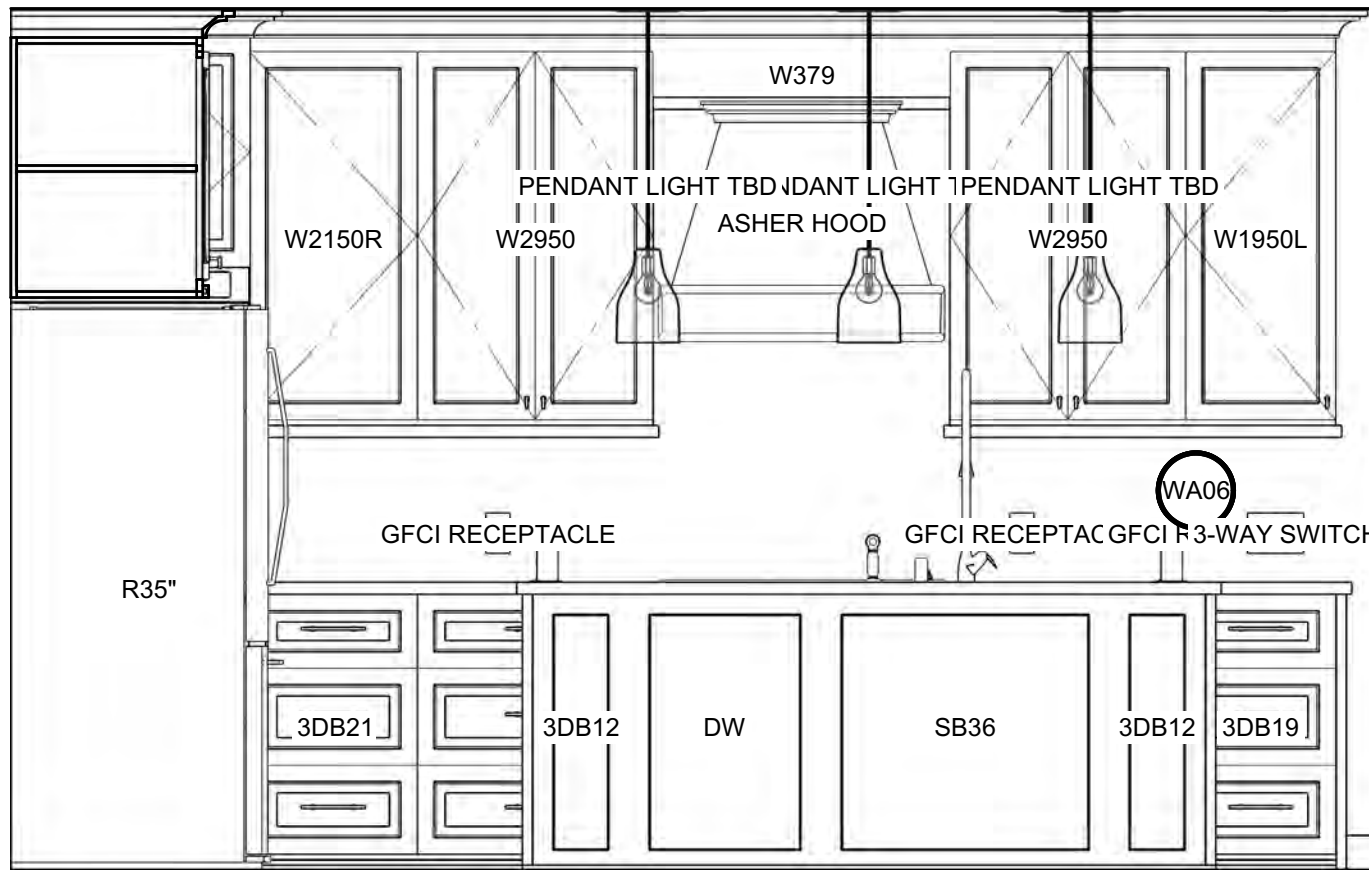
E2 KITCHEN ELEVATION 2
1/2 in = 1 ft



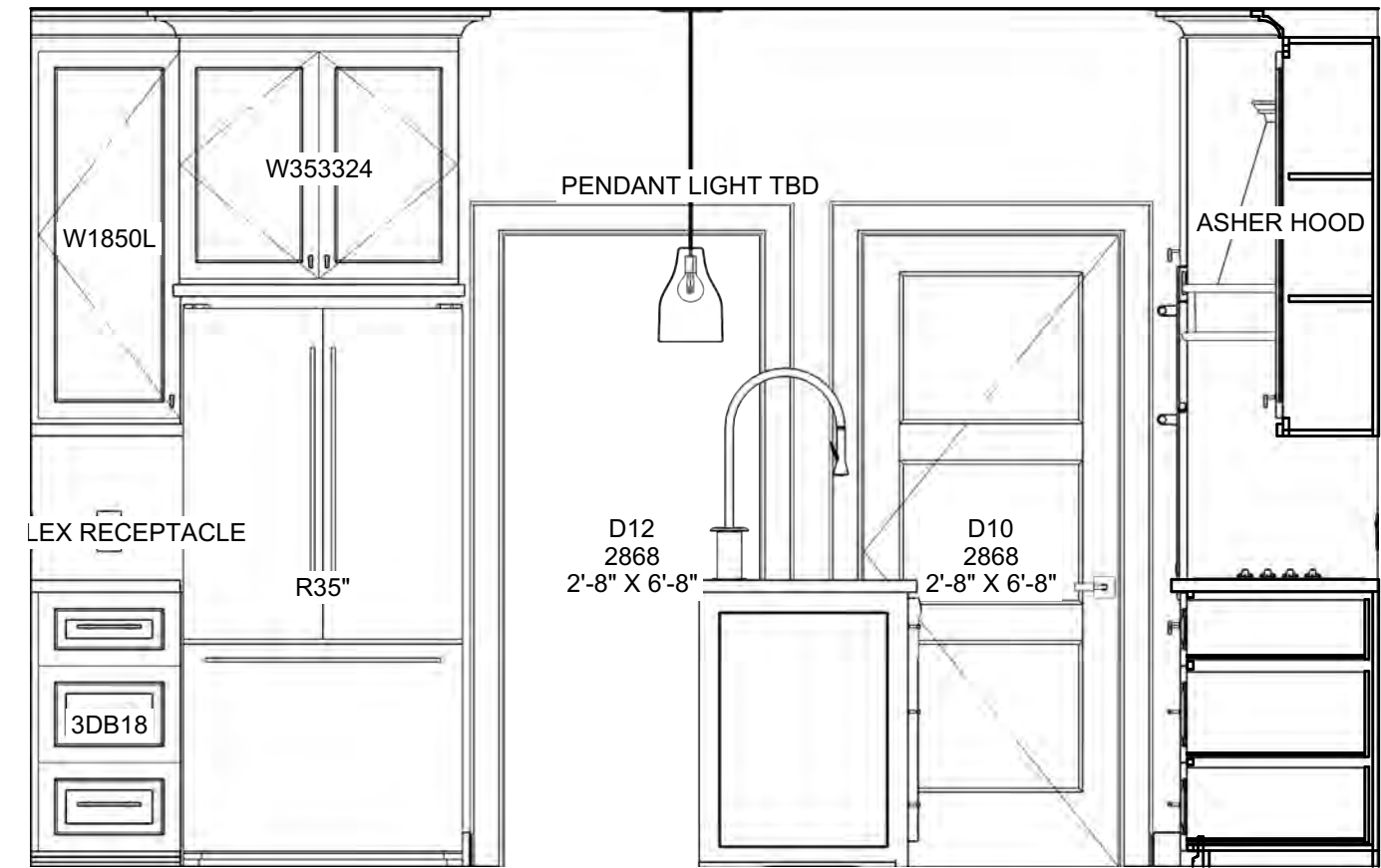
E3 KITCHEN ELEVATION 3
1/2 in = 1 ft



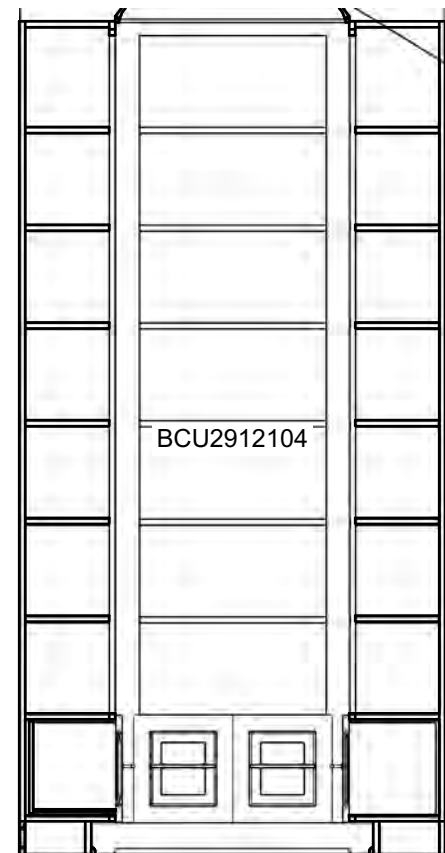
E4 KITCHEN ELEVATION 4
1/2 in = 1 ft



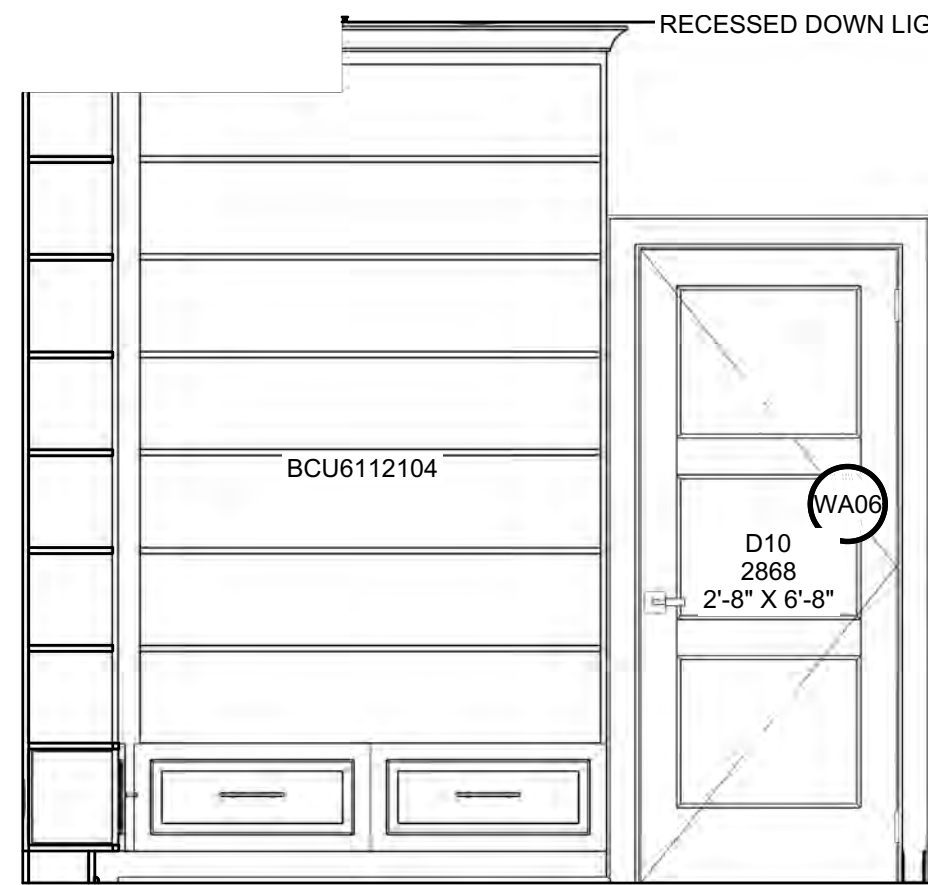
E5 KITCHEN ELEVATION 5
1/2 in = 1 ft



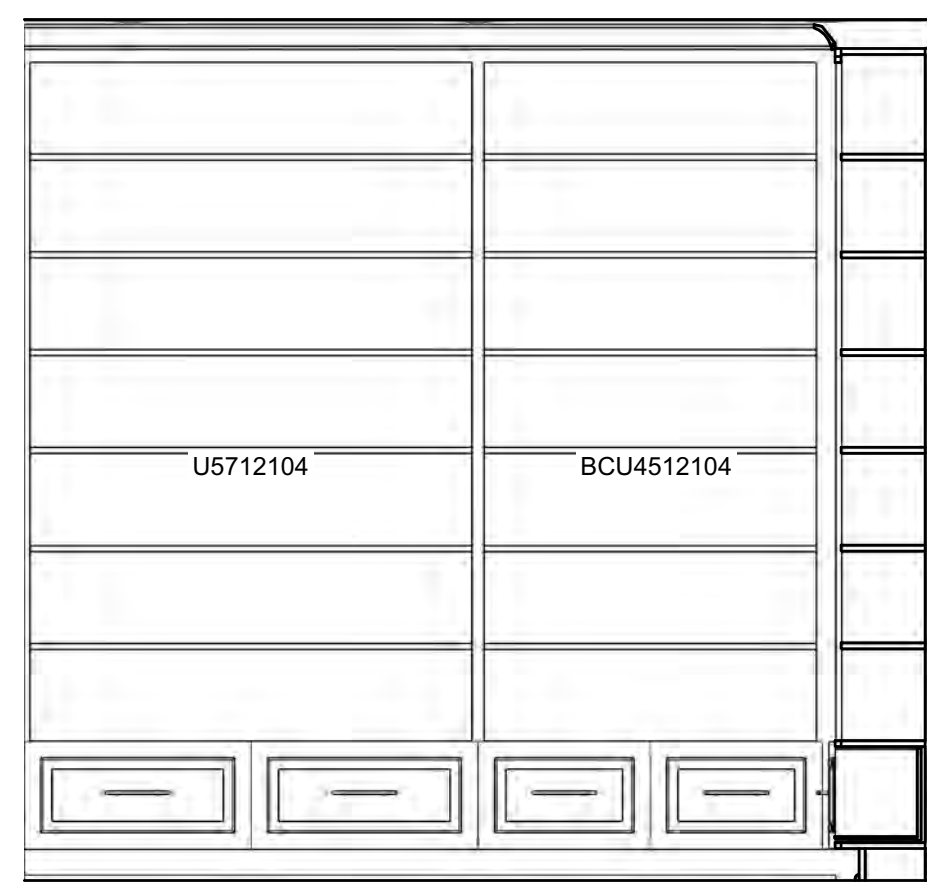
E6 KITCHEN ELEVATION 6
1/2 in = 1 ft



E17 PANTRY ELEVATION 1
1/2 in = 1 ft



E18 PANTRY ELEVATION 2
1/2 in = 1 ft



E20 PANTRY ELEVATION 4
1/2 in = 1 ft

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

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INTERIOR ELEVATIONS

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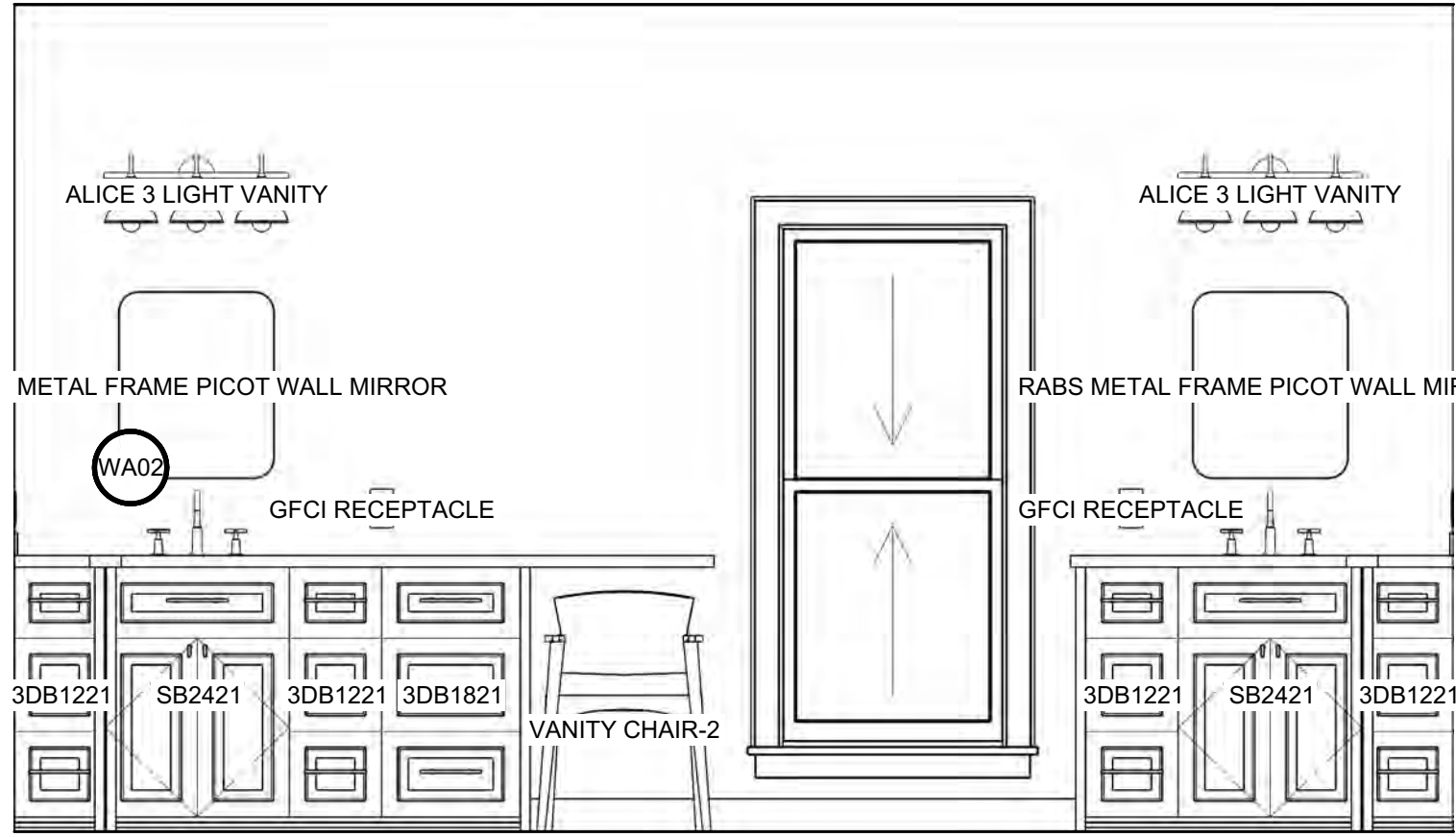
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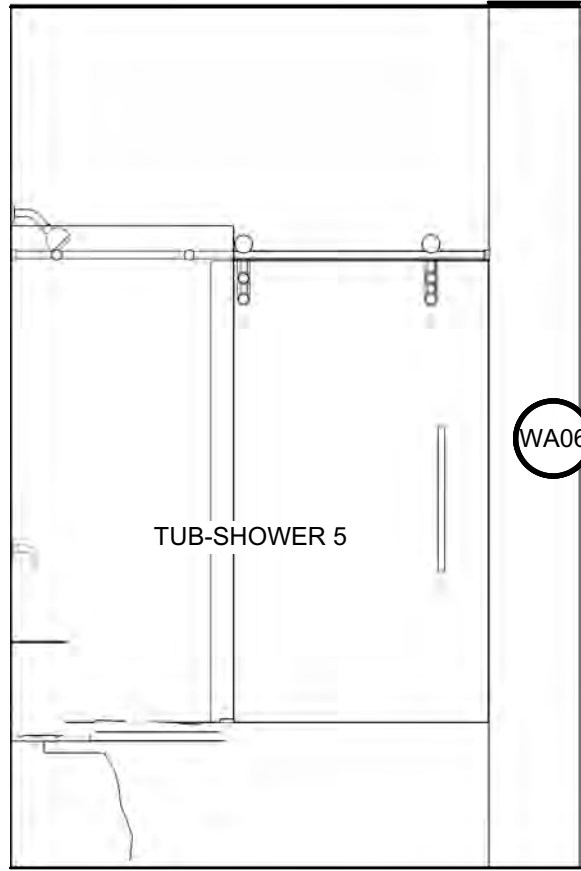
SHEET:
D-1

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

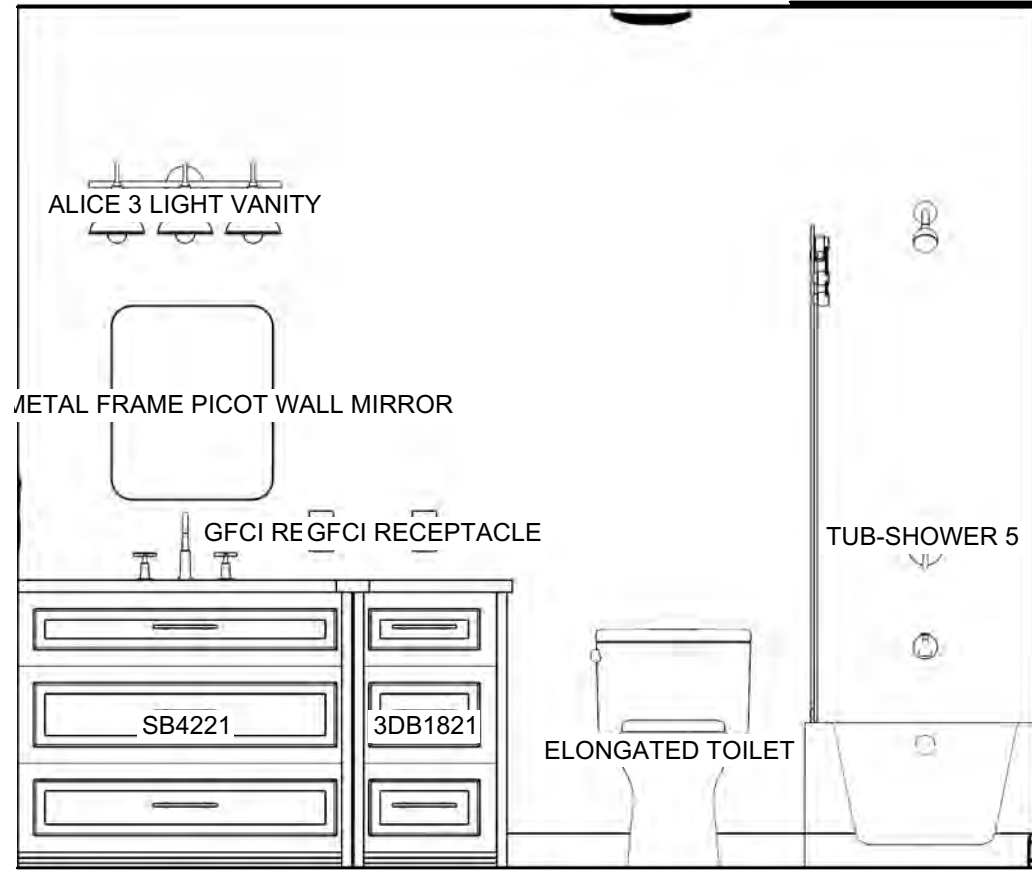




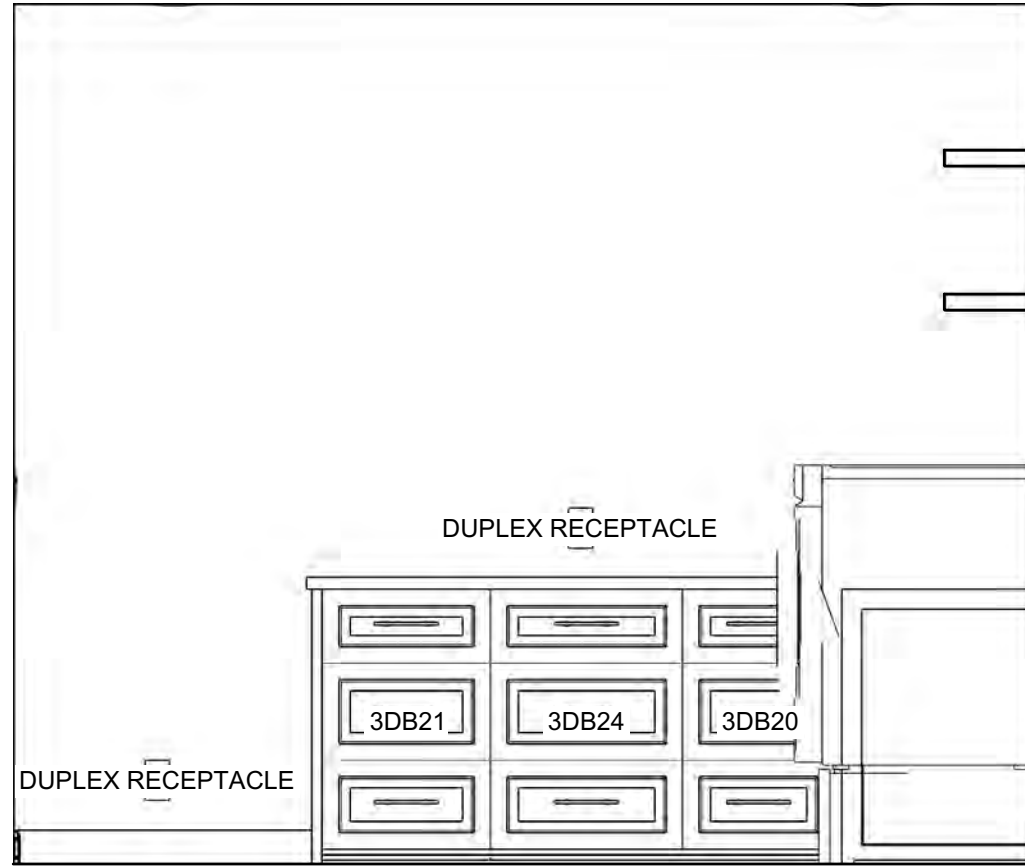
E12 MASTER BATH ELEVATION 1
1/2 in = 1 ft



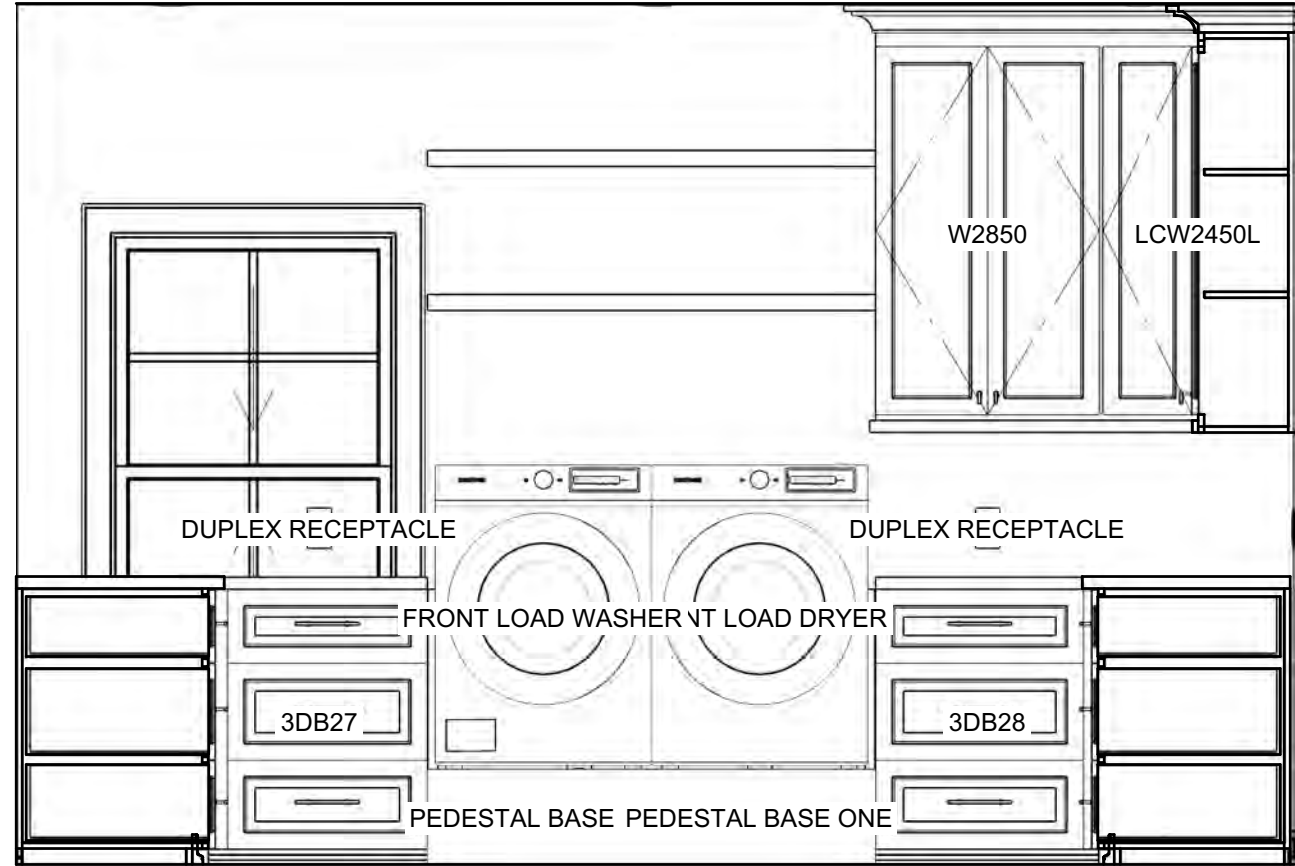
E13 BATH ELEVATION 1
1/2 in = 1 ft



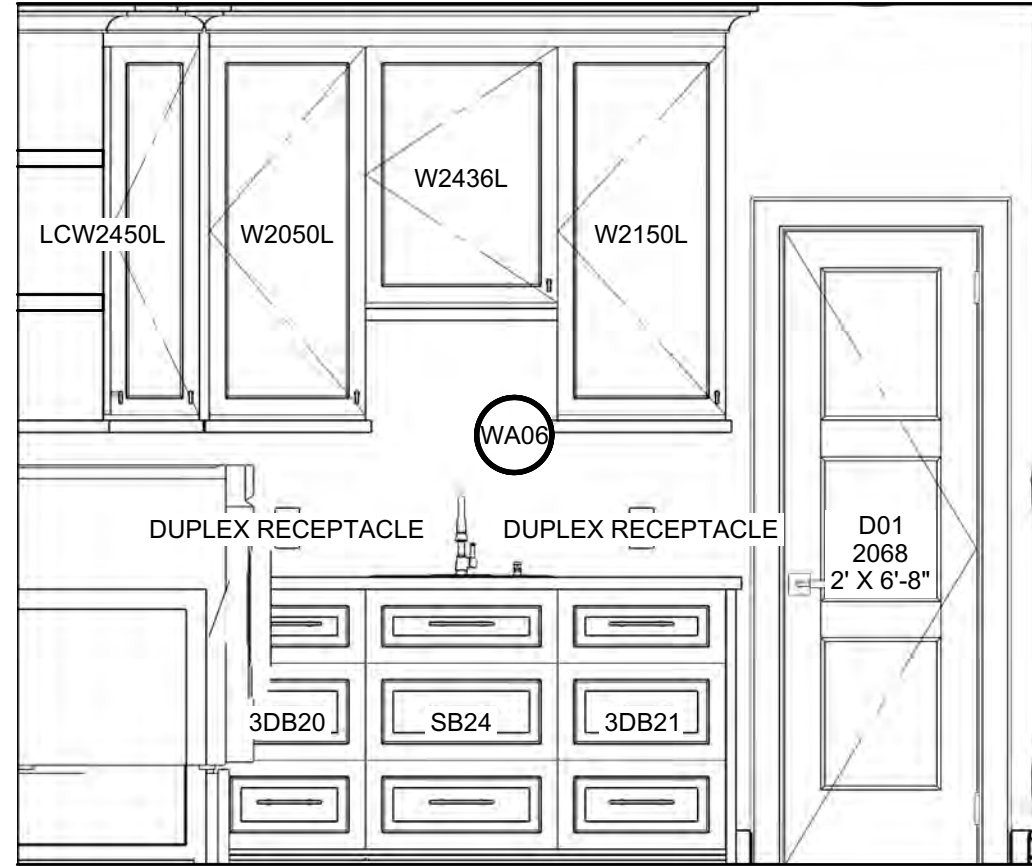
E16 BATH ELEVATION
1/2 in = 1 ft



E7 LAUNDRY ELEVATION 1
1/2 in = 1 ft



E8 LAUNDRY ELEVATION 2
1/2 in = 1 ft



E9 LAUNDRY ELEVATION 3
1/2 in = 1 ft

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INTERIOR ELEVATIONS

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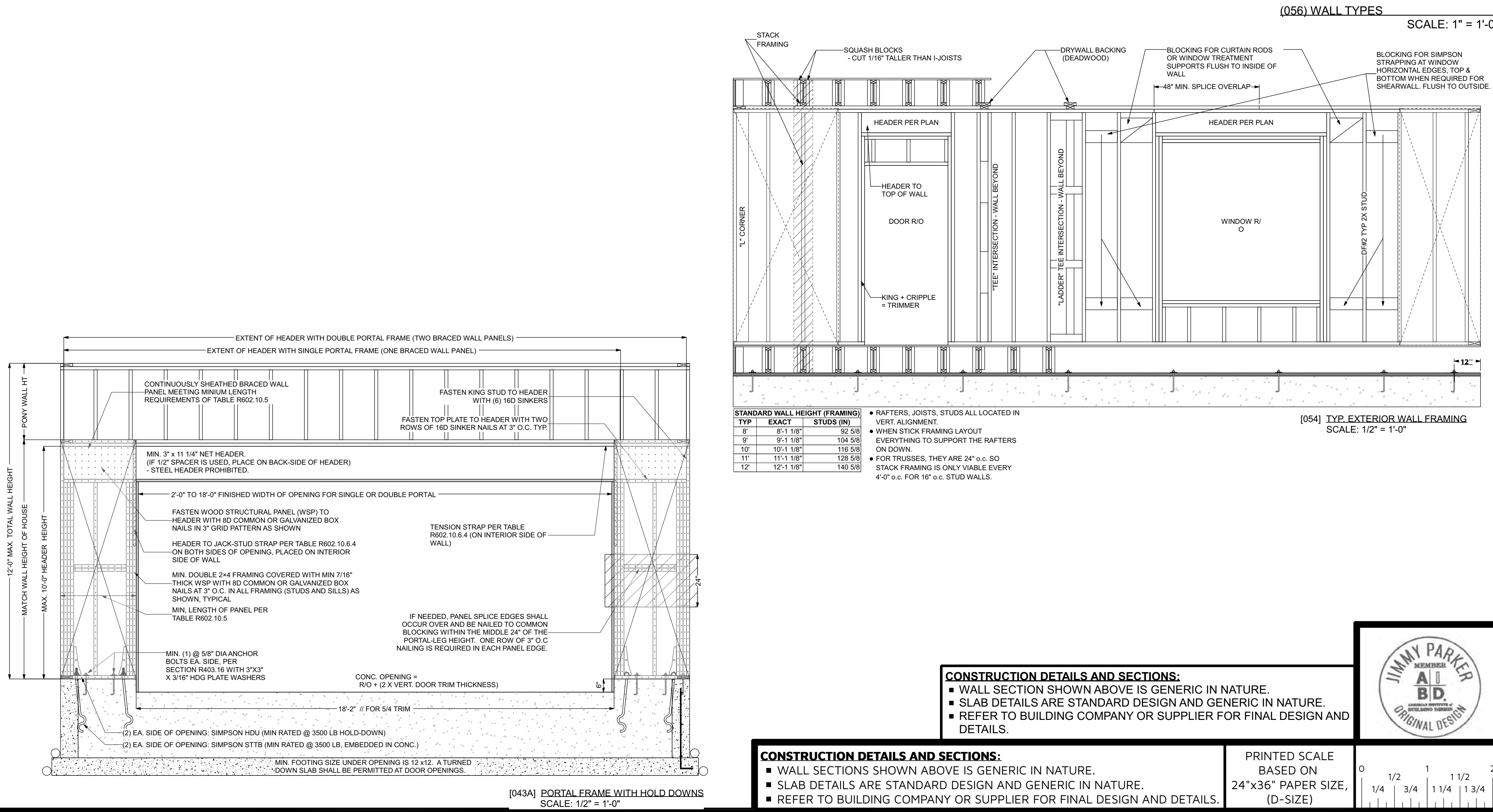
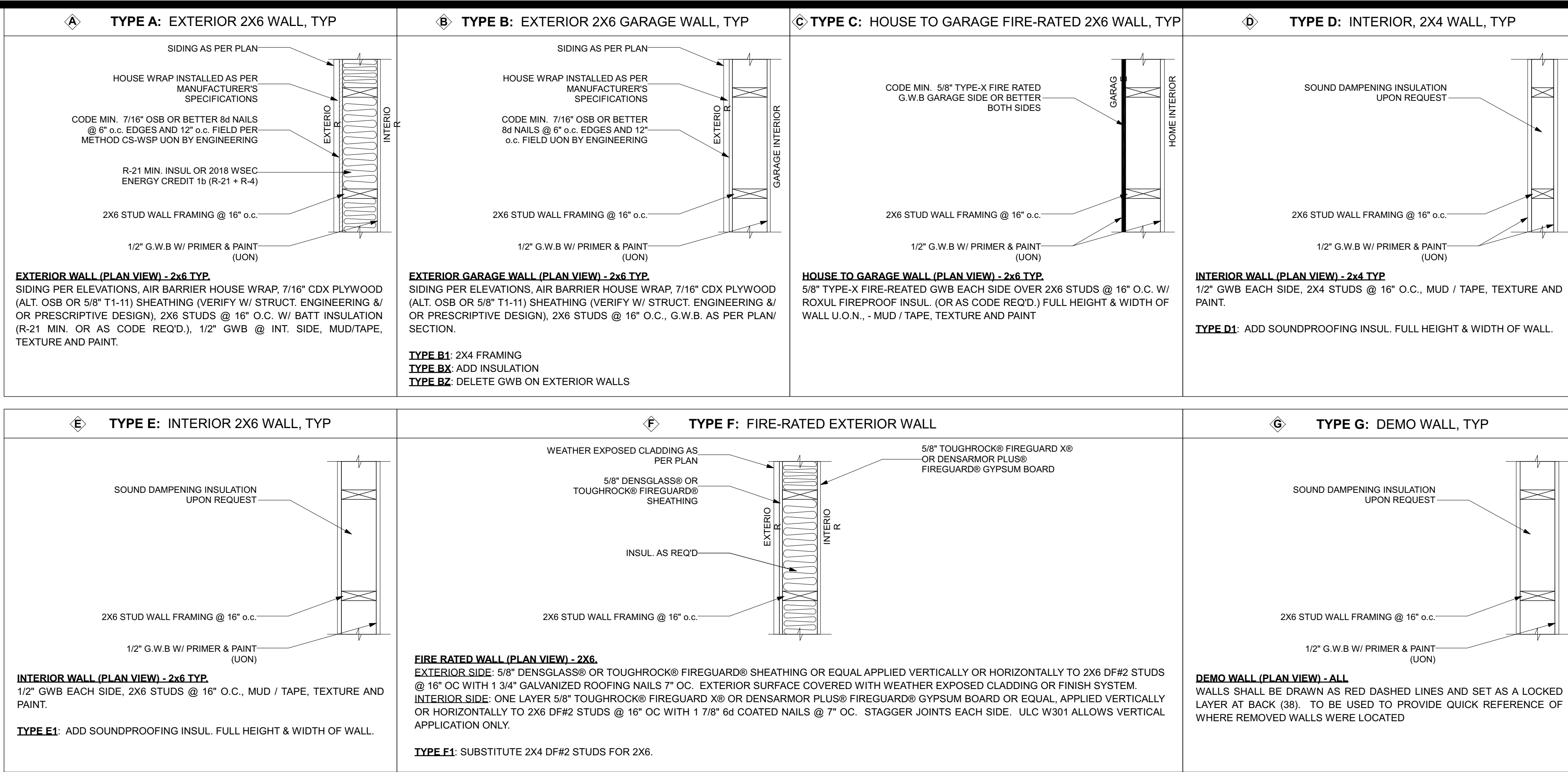
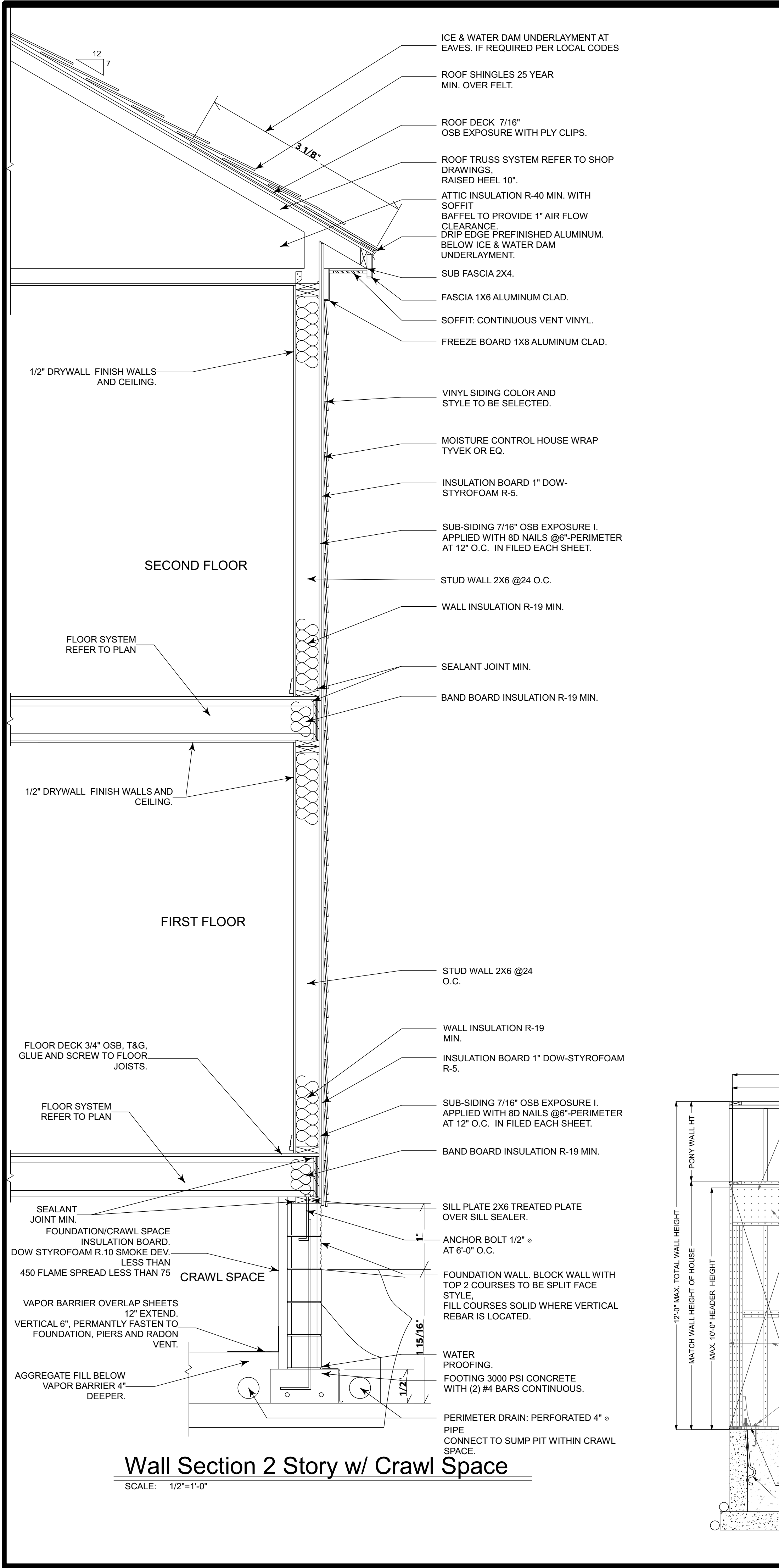
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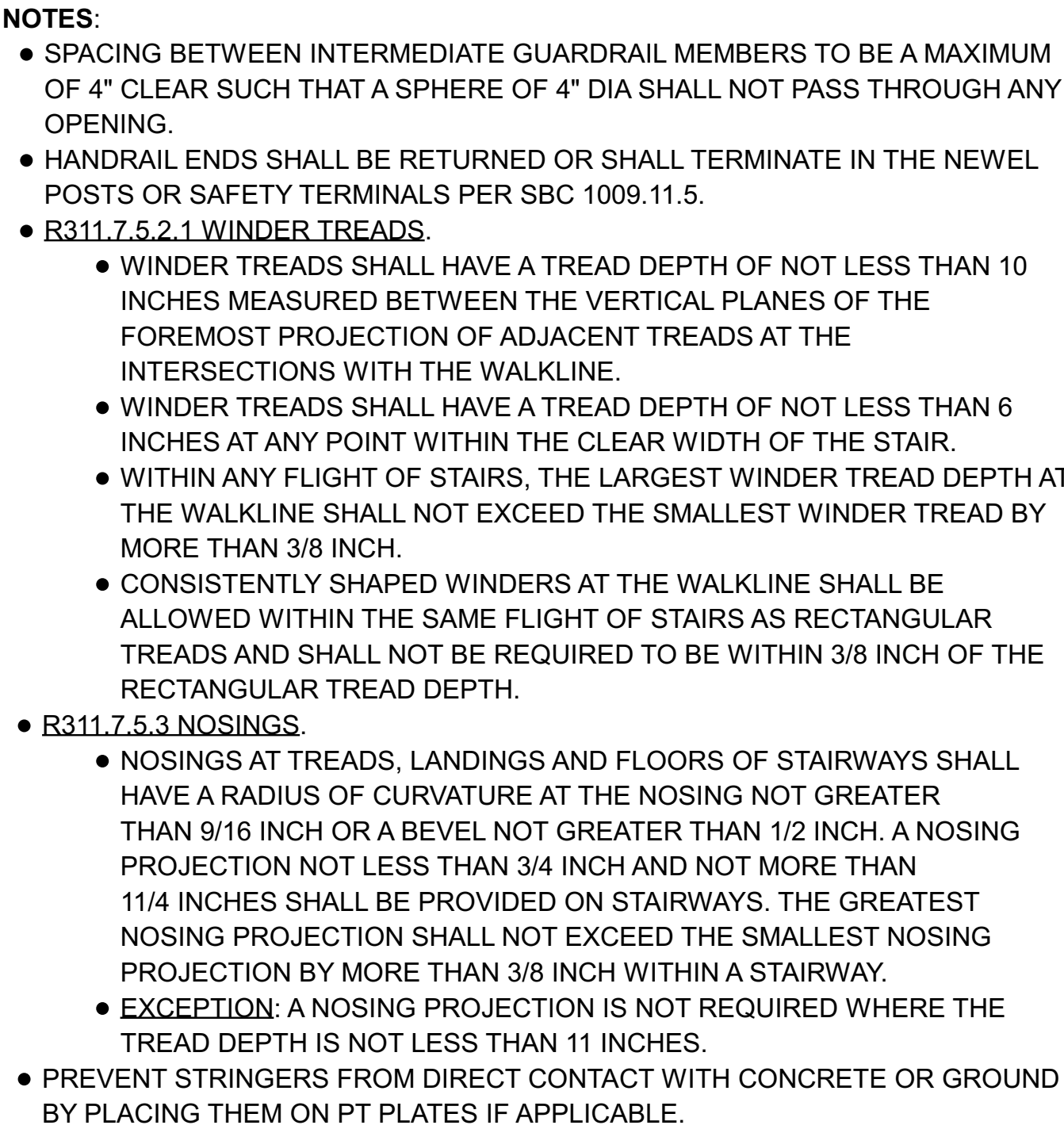
WALL DETAILS/SECTIONS

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

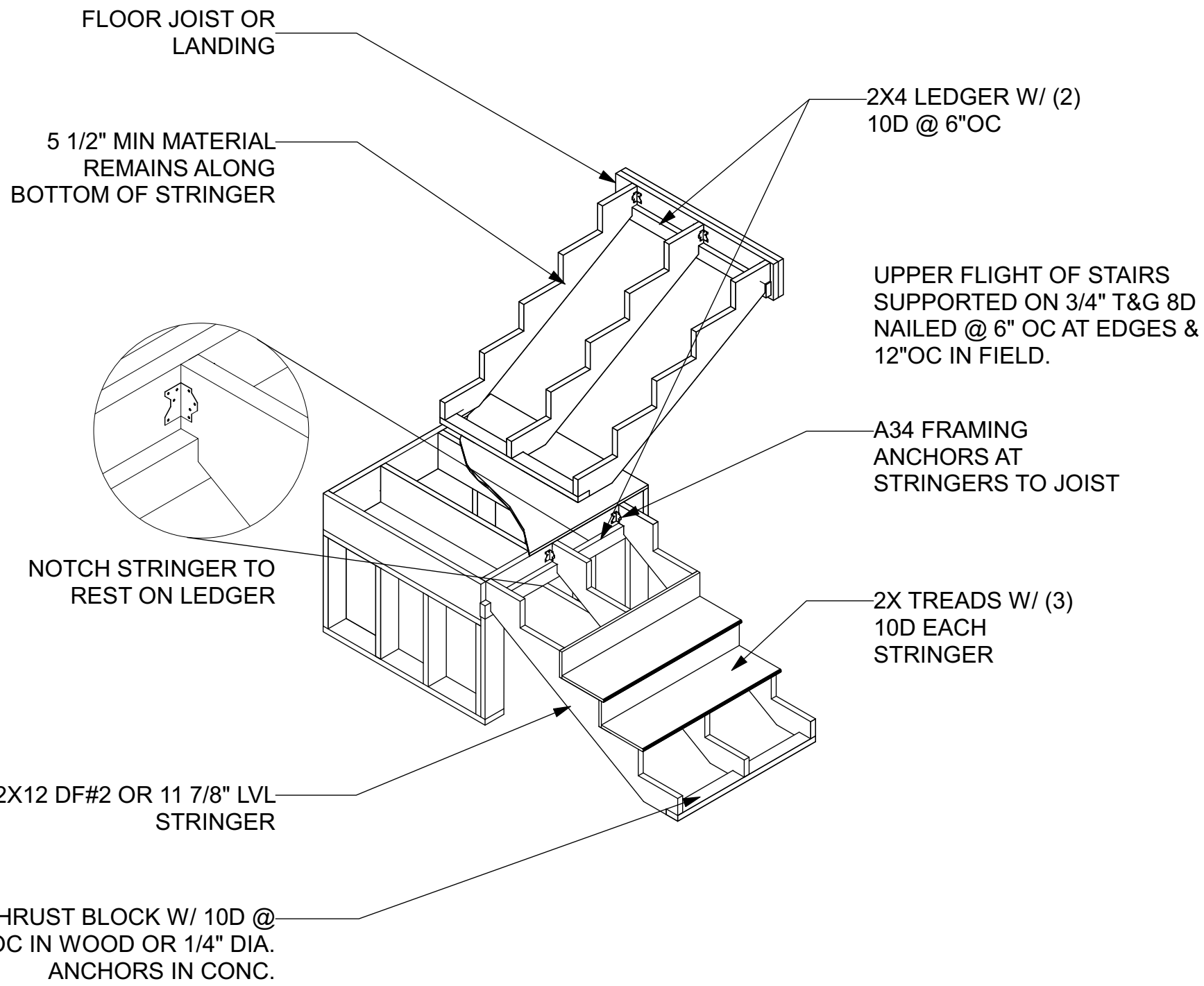
REV:

SHEET: D-3



ADA STEP SPECS

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



[107] GENERIC STAIR LINE DRAWING
SCALE: NTS

CONSTRUCTION DETAILS AND SECTIONS:

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STAIR DETAILS/SECTIONS

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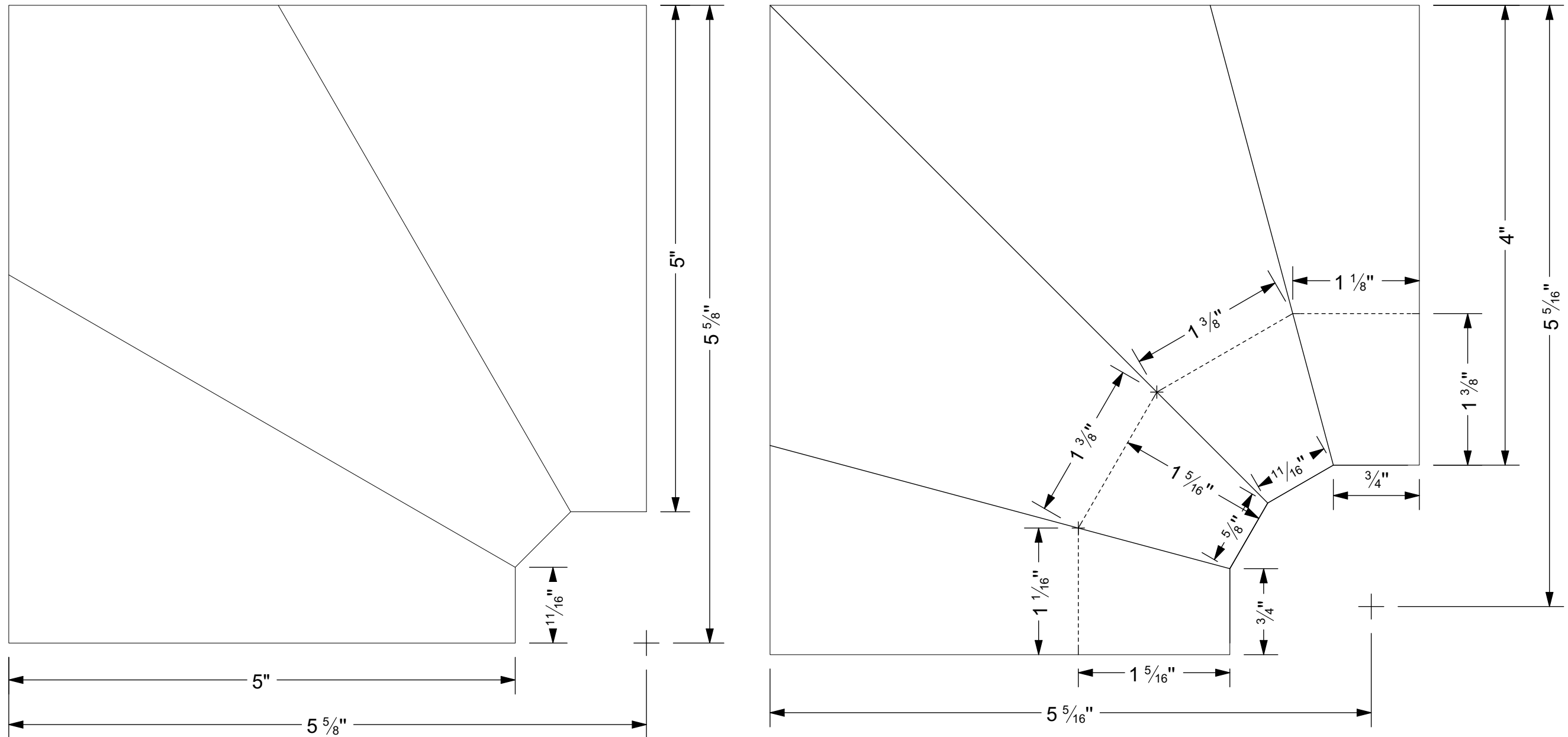
R311.7.5.2.1 WINDER TREADS

- WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 10 INCHES MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE.
- WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 6 INCHES AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIR.
- WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE WALKLINE SHALL NOT EXCEED THE SMALLEST WINDER TREAD BY MORE THAN ¾ INCH.
- CONSISTENTLY SHAPED WINDERS AT THE WALKLINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND SHALL NOT BE REQUIRED TO BE WITHIN ¾ INCH OF THE RECTANGULAR TREAD DEPTH.

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

R311.7.4 WALKLINE.

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



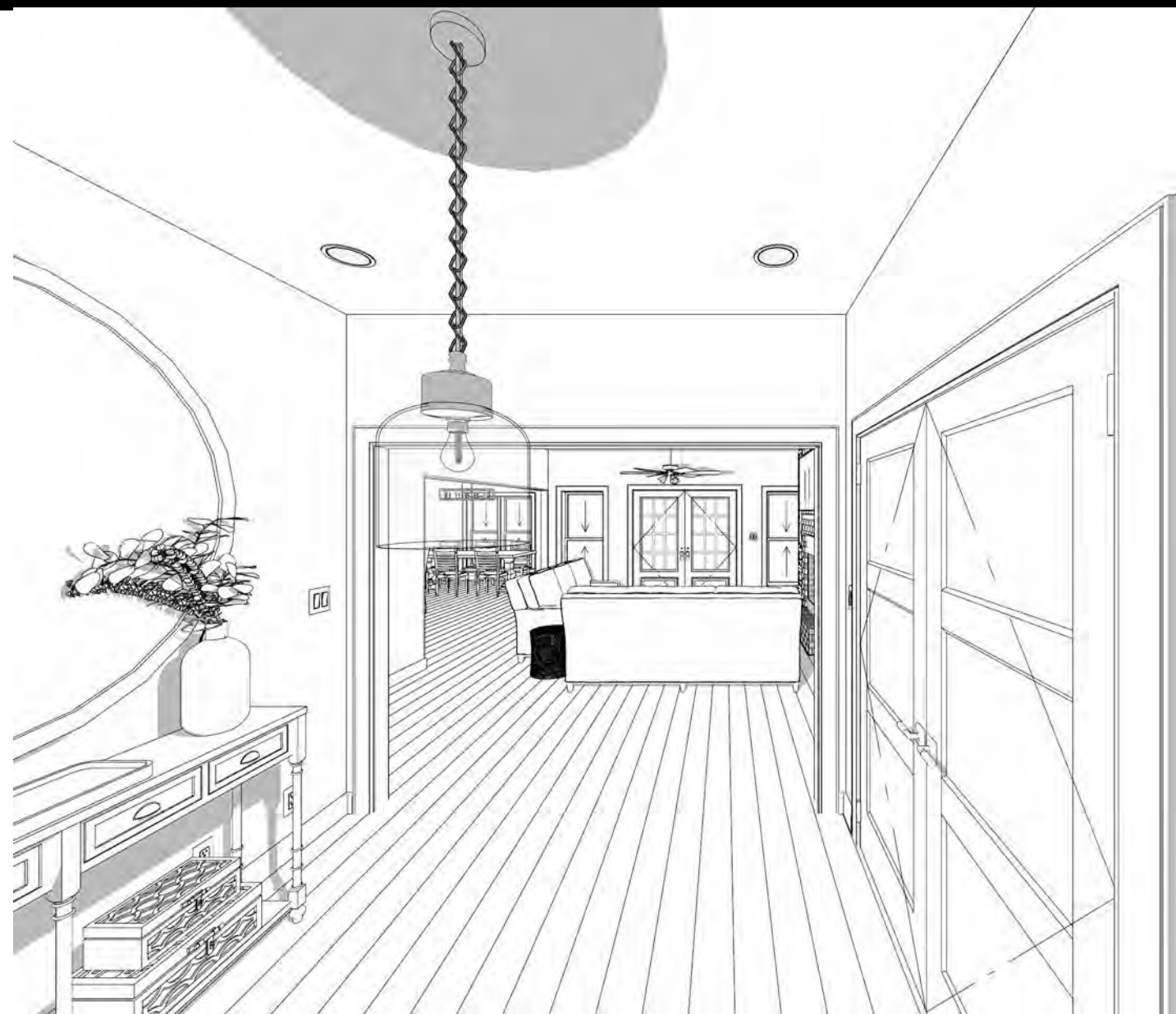
[109] WINDER STAIRS
SCALE: 1" = 1'-0"

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C89 1-A FRONT DOOR - A1



C107 1-C LIVING ROOM - A1



C90 2-A KITCHEN- A1



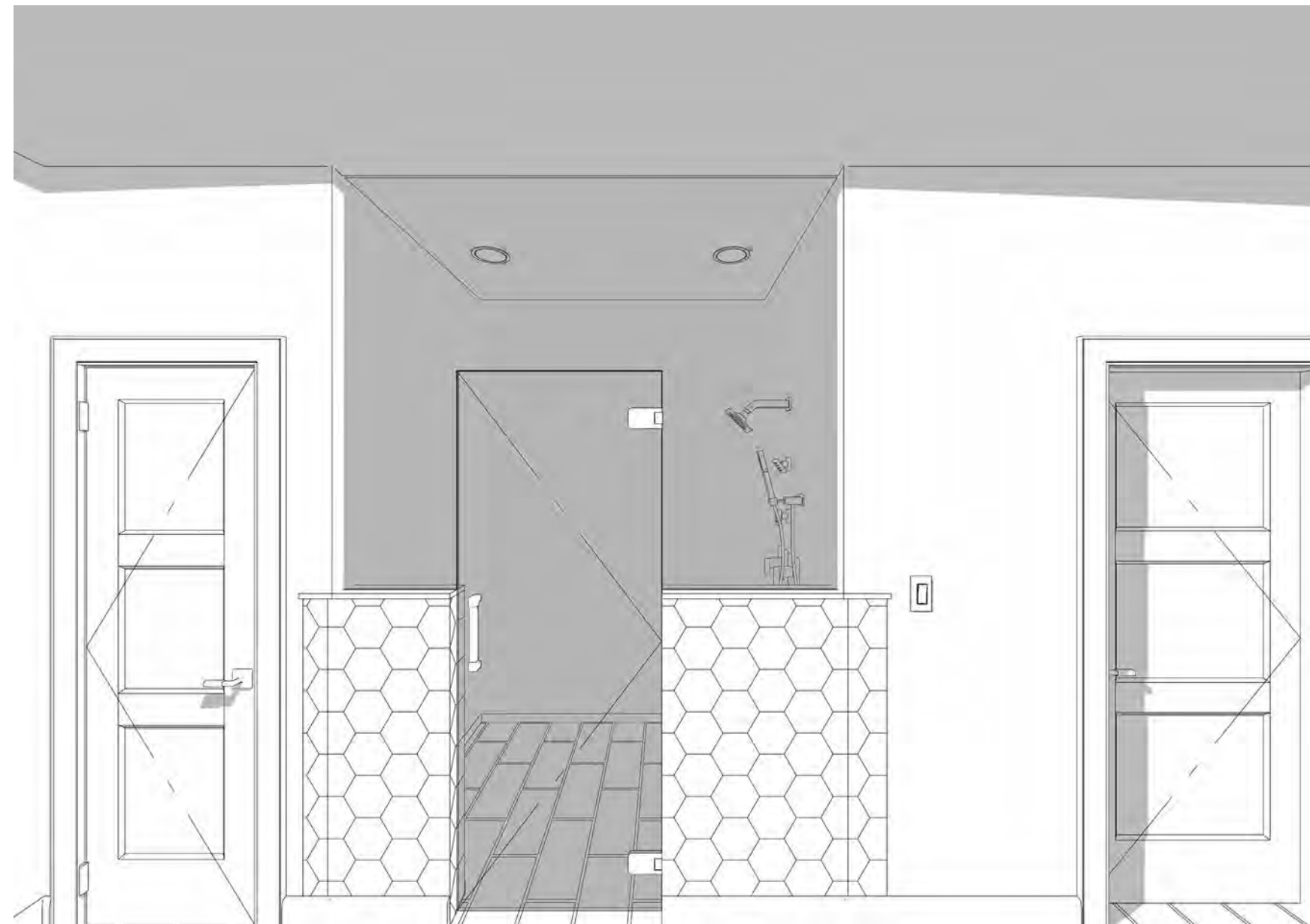
C91 2-B KITCHEN - A2



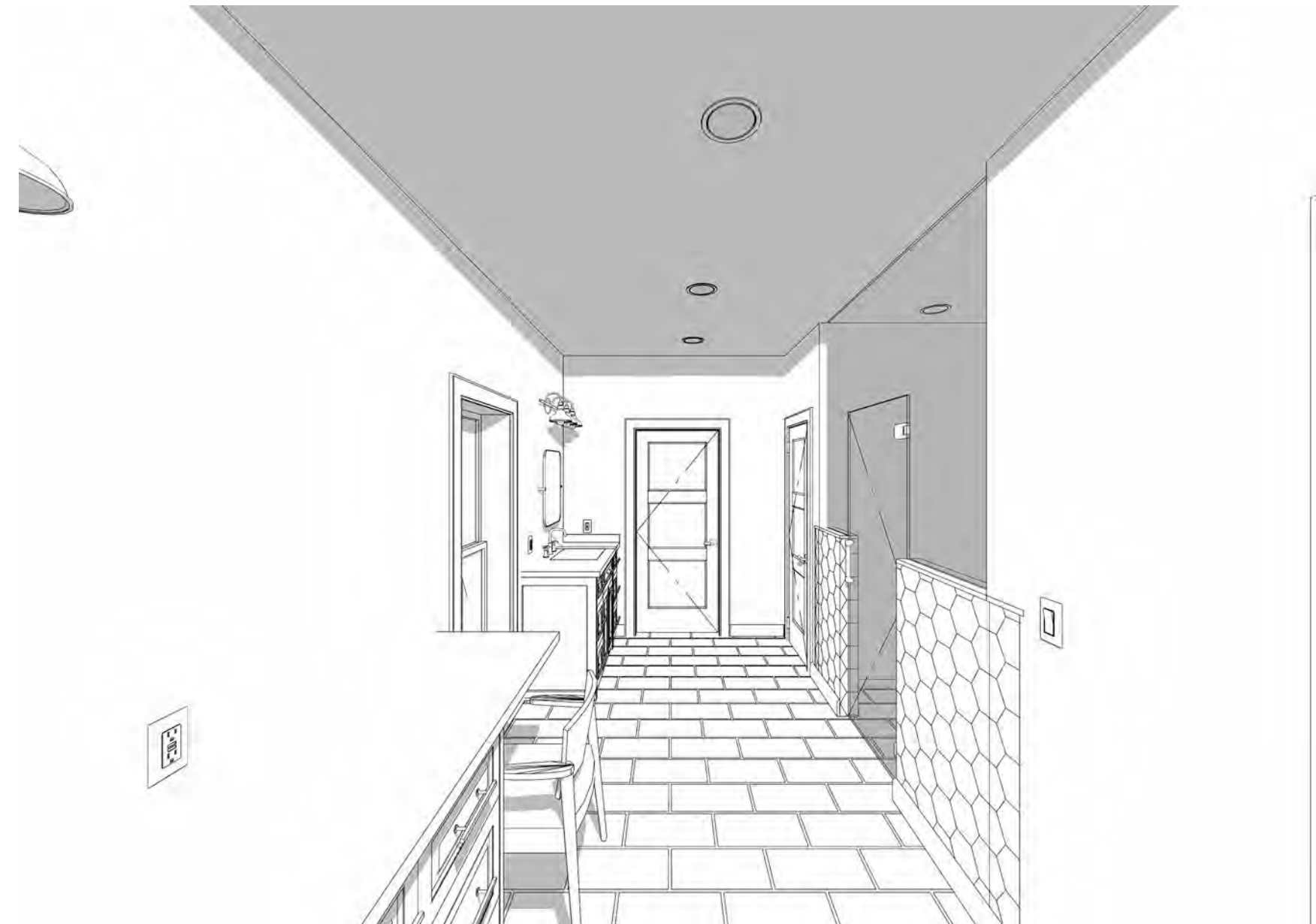
C92 2-C KITCHEN - A2



C94 3-A MASTER BEDROOM - A1



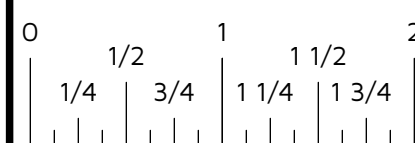
C96 3-C MASTER BATH - A4



C95 3-B MASTER BATH - A3

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