MCQUEEN 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

ELAINE ROBERTS DRAFTERS AND DESIGNERS:

1 NOT BEING AN ARCHITECTURAL OR ENGINEERING FIRM, ASSUMES NO LIABILITY FOR STRUCTURAL DESIGN INTEGRITY.
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10 THESE PLANS AND NOTES ARE SUPERSEDED BY THE GENERAL CONTRACTOR/BUILDER'S AND TRADE CONTRACTOR'S EXPERIENCE, BEST JUDGMENT, AS WELL AS THE CURRENTLY ADOPTED EDITION OF THE INTERNATIONAL RESIDENTIAL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.

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

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

C446 **40 FRONT ELEVATION**

ERDD PROJECT #:25-031

Layout Page Table

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Revision Table

Number	Date	Revised By	Description

ERDD

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DATE:
6/3/2025

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

JIMMY PARKER MEMBER AIBD ORIGINAL DESIGN

REV:

SHEET:
T-0

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 scuttles 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 Advantech 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 Flatwork:

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:

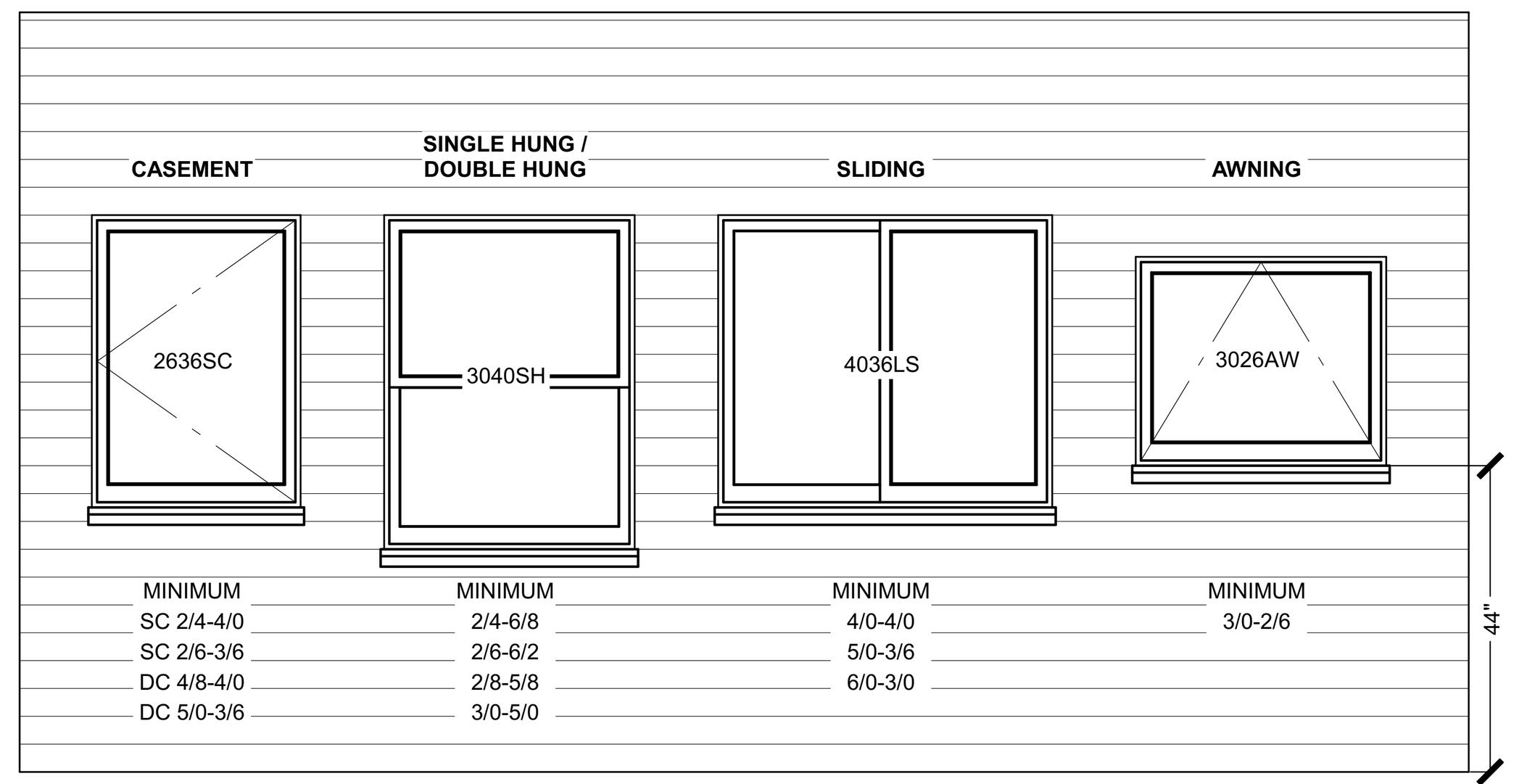
1 Electrical receptacles in bathrooms, kitchens, and garages shall be G.F.I. or G.F.I.C. per National Electrical Code requirements.
2 Provide one smoke detector in each room and one in each corridor accessing bedrooms. Connect smoke detectors to house power and inter-connect smoke detectors so that, 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 **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

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ERDD

MCQUEEN RESIDENCE

25-31 MCQUEEN NEW CONSTRUCTION

GENERAL NOTES

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

DATE: 6/3/2025

DRAWN BY: E.R.D.D.

DESIGNED BY: E.R.D.D.

25-31 MCQUEEN NEW CONSTRUCTION

REV:

SHEET: A-0.

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.

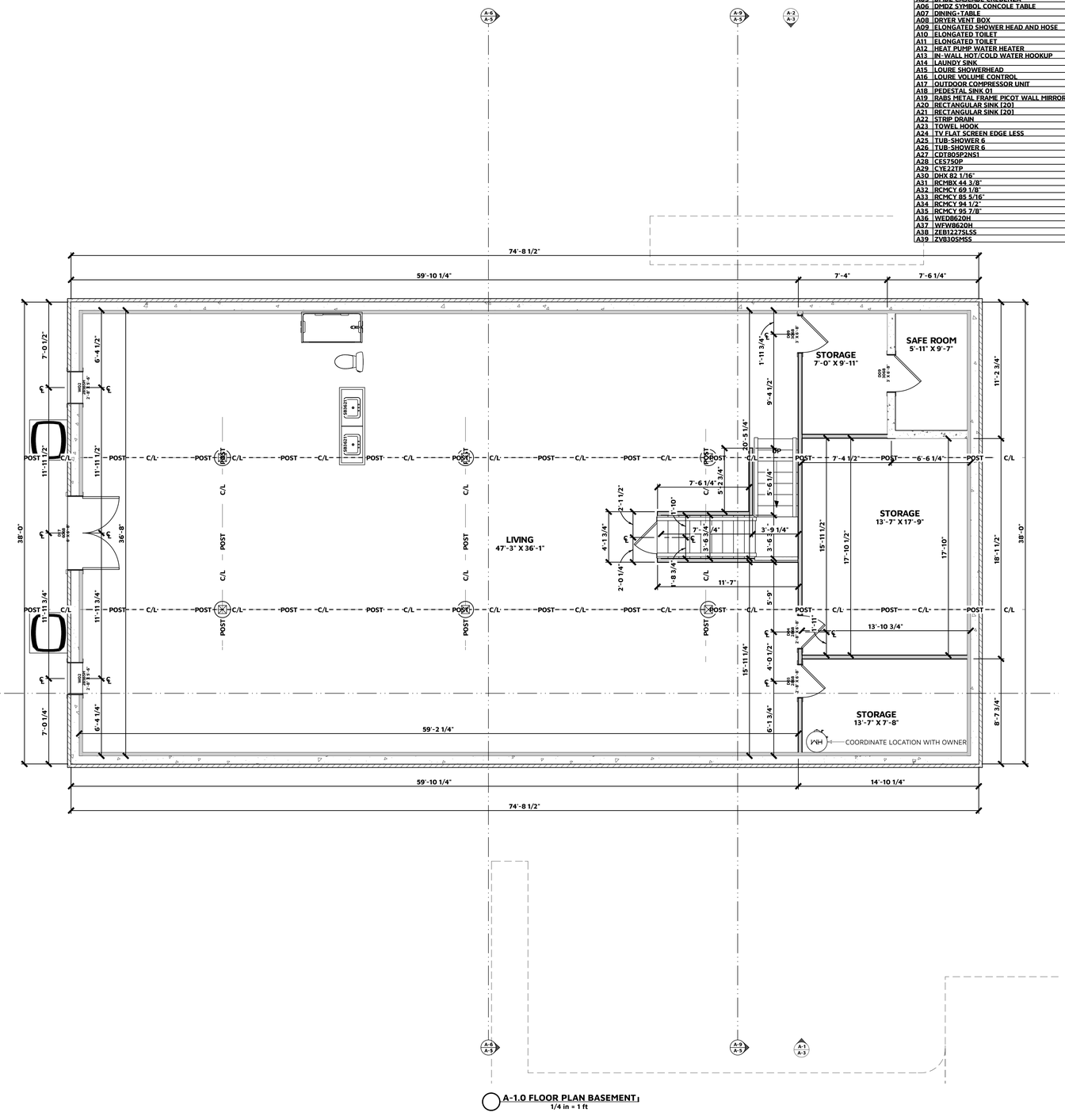
HVAC:.
1 FURNISH AND INSTALL SERVICES:
- EQUIPMENT
- CONTROLS
- DUCTWORK
- INSULATION
- DECORATIVE GRILLS AND DECORATIVE REGISTERS
- REFRIGERANT PIPING AND OTHER MATERIALS AS REQUIRED.

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-1.0 FLOOR PLAN BASEMENT
1/4 in = 1 ft

WALL LEGEND

	FOUNDATION WALL - 18" CONCRETE_2
	INTERIOR 4" WALL DRYWALL
	PORCH RAILINGS
FOR FOR	6" POST EXTERIOR WALL FIBER CEMENT
	BASEMENT WALL- 8" CONC FRAMED - VENEER - BRICK
	6" EXTERIOR WALL SIDING LAP
	SHOWER GLASS WALL
	INTERIOR WALL - 4" FRAI
AIR AIR	EXTERIOR WALL - 6" POST - SIDING - BOARD AND BATTEN
	EXTERIOR WALL - 6" FRAMED - FIBER CEMENT SIDING - B&B
FOR FOR	INTERIOR WALL - 6" POST DRYWALL
	INTERIOR 8" WALL POURED CONCRETE
	INTERIOR WALL - 6" FRAMED -DRYWALL - PLUMBING
	INTERIOR WALL - 6" FRAMED - DRYWALL
	INTERIOR WALL - 4" FRAMED - DRYWALL

FIXTURE SCHEDULE

#	LABEL	QTY	FLOOR	W	D	H	DESCRIPTION	COMMENTS
A01		1	2	59 1/8"	37 1/8"	35 15/16"	OCALA FREESTANDING TUB & FILLER	
A02	195-RABS CUSTOM SINK AND FAUCET-OFFSET	1	2	35 1/2"	21 1/8"	25 5/8"	195-RABS CUSTOM SINK AND FAUCET-OFFSET	
A03	ADJUSTABLE HEAD DOWN	1	2	3"	3 1/8"	2 15/16"	ADJUSTABLE HEAD DOWN	
A04	ADJUSTABLE HEAD FRONT	2	2	3"	2 1/2"	5"	ADJUSTABLE HEAD FRONT	
A05	DMDZ CASCADE CREDENZA	1	2	72"	18"	35"	DMDZ CASCADE CREDENZA	
A06	DMDZ SYMBOL CONCOLE TABLE	1	2	76 7/16"	23 7/16"	60 1/2"	DMDZ SYMBOL CONCOLE TABLE	
A07	DINING-TABLE	1	2	142 1/2"	77 3/4"	37 7/16"	DINING-TABLE	
A08	DRYER VENT BOX	2	2	11 3/4"	4 1/4"	20 1/8"	DRYER VENT BOX	
A09	ELONGATED SHOWER HEAD AND HOSE	1	2	2"	8 3/8"	43 15/16"	ELONGATED SHOWER HEAD AND HOSE	
A10	ELONGATED TOILET	1	1	20"	28 1/8"	29 7/8"	ELONGATED TOILET	
A11	ELONGATED TOILET	3	2	20"	28 1/8"	29 7/8"	ELONGATED TOILET	
A12	HEAT PUMP WATER HEATER	1	1	21 1/4"	22 7/16"	64 1/2"	HEAT PUMP WATER HEATER	
A13	IN-WALL HOT/COLD WATER HOOKUP	2	2	10 3/16"	3 3/4"	8 3/8"	IN-WALL HOT/COLD WATER HOOKUP	
A14	LAUNDY SINK	1	2	20 5/16"	20 9/16"	21 11/16"	LAUNDY SINK	
A15	LOURE SHOWERHEAD	1	2	5 5/16"	12 9/16"	6 13/16"	LOURE SHOWERHEAD	
A16	LOURE VOLUME CONTROL	2	2	5 15/16"	4 1/16"	5 15/16"	LOURE VOLUME CONTROL	
A17	OUTDOOR COMPRESSOR UNIT	2	1	39 7/8"	37 1/2"	50 13/16"	OUTDOOR COMPRESSOR UNIT	
A18	PEDESTAL SINK 01	1	2	27"	22"	39 15/16"	PEDESTAL SINK 01	
A19	RABS METAL FRAME PICOT WALL MIRROR	4	2	22 1/2"	3 3/4"	24 1/4"	RABS METAL FRAME PICOT WALL MIRROR	
A20	RECTANGULAR SINK [20]	2	1	20"	16"	12 1/4"	RECTANGULAR SINK [20]	
A21	RECTANGULAR SINK [20]	4	2	20"	16"	12 1/4"	RECTANGULAR SINK [20]	
A22	STRIP DRAIN	1	2	36"	2"	1/4"	STRIP DRAIN	
A23	TOWEL HOOK	1	2	15 15/16"	4 1/16"	43 3/8"	TOWEL HOOK	
A24	TV FLAT SCREEN EDGE LESS	1	2	57 9/16"	1 5/8"	32 15/16"	TV FLAT SCREEN EDGE LESS	
A25	TUB-SHOWER 6	1	1	60 15/16"	30 1/8"	79 9/16"	TUB-SHOWER 6	
A26	TUB-SHOWER 6	1	2	60 15/16"	30 1/8"	79 9/16"	TUB-SHOWER 6	
A27	CDTB05P2NS1	1	2	23 3/4"	27 1/8"	33 13/16"	CDTB05P2NS1- DISHWASHER	
A28	CES750P	1	2	29 7/8"	29 1/2"	37 3/8"	CES750P - 30" RADIANT AND CONVECTION DOUBLE-OVEN RANGE	
A29	CYE22TP	1	2	35 3/4"	32 3/4"	70 1/2"	CYE22TP - COUNTER-DEPTH FRENCH-DOOR REFRIGERATOR	
A30	DHX 82 1/16"	2	2	82 1/16"	12 3/16"	76 1/2"	DHX 82.0625	
A31	RCMBX 44 3/8"	2	2	44 3/8"	12 3/16"	48 11/16"	RCMBX 44.375	
A32	RCMCY 69 1/8"	1	2	69 1/8"	12 3/16"	48 11/16"	RCMCY 69.125	
A33	RCMCY 85 5/16"	1	2	85 5/16"	12 3/16"	48 11/16"	RCMCY 85.3125	
A34	RCMCY 94 1/2"	1	2	94 1/2"	12 3/16"	48 11/16"	RCMCY 94.5	
A35	RCMCY 95 7/8"	1	2	95 7/8"	12 3/16"	48 11/16"	RCMCY 95.875	
A36	WED8620H	2	2	27"	31"	38 3/4"	STANDARD FRONT LOAD DRYER	
A37	WFW8620H	2	2	27"	33 1/4"	38 5/8"	STANDARD FRONT LOAD WASHER	
A38	ZEB12275LSS	1	2	24 1/2"	19 3/4"	13 11/16"	ZEB12275LSS - BUILT-IN MICROWAVE OVEN	
A39	ZV830SMSS	1	2	29 7/8"	19"	40"	ZV830SMSS - 30" WALL-MOUNTED VENT HOOD	

DOOR SCHEDULE

#	LABEL	QTY	FLR	SIZE	W	H	R/O	DESCRIPTION	HEADER	THICKNESS	COMMENTS
D01	D01 100120 10' X 12'	2	2	100120	120"	144"	122"X147"	GARAGE-GARAGE DOOR CHD05	2"X12"X144" (2)	1 3/4"	
D02	D02 100140 10' X 14'	1	2	100140	120"	168"	122"X171"	GARAGE-GARAGE DOOR CHD05	2"X12"X144" (2)	1 3/4"	
D03	D03 2868 2'-8" X 6'-8"	1	1	2868 L IN	32"	80"	34"X82 1/2"	HINGED- 30 INTERIOR	2"X8"X37" (2)	1 3/8"	
D04	D04 2868 2'-8" X 6'-8"	2	1	2868 R IN	32"	80"	34"X82 1/2"	HINGED- 30 INTERIOR	2"X8"X37" (2)	1 3/8"	
D05	D05 2868 2'-8" X 6'-8"	7	2	2868 L IN	32"	80"	34"X82 1/2"	HINGED- 30 INTERIOR	2"X8"X37" (2)	1 3/8"	
D06	D06 2868 2'-8" X 6'-8"	9	2	2868 R IN	32"	80"	34"X82 1/2"	HINGED- 30 INTERIOR	2"X8"X37" (2)	1 3/8"	
D07	D07 2868 2'-8.25" X 6'-8"	1	2	2868 R IN	32 1/4"	80"	34 1/4"X82 1/2"	HINGED- 30 INTERIOR	2"X8"X37 1/4" (2)	1 3/8"	
D08	D08 2880 OPENING 2'-8" X 8'	1	2	2880	32"	96"	34"X98 1/2"	DOORWAY	2"X6"X37" (2)		
D09	D09 3068 3' X 6'-8"	2	1	3068 L IN	36"	80"	38"X82 1/2"	HINGED- 30 INTERIOR	2"X8"X41" (2)	1 3/8"	
D10	D10 3068 3' X 6'-8"	2	2	3068 L EX	36"	80"	38"X83"	EXT. HINGED- 30 TRADITIONAL PANEL	1 1/2"X7 1/2"X49" (2)	1 3/4"	
D11	D11 3068 3' X 6'-8"	2	2	3068 L EX	36"	80"	38"X83"	EXT. HINGED-CCV05012XN-RG GRANITE	1 1/2"X7 1/2"X41" (2)	1 3/4"	
D12	D12 3068 3' X 6'-8"	1	2	3068 L IN	36"	80"	38"X82 1/2"	HINGED- 30 INTERIOR	2"X8"X41" (2)	1 3/8"	
D13	D13 3068 3' X 6'-8"	1	2	3068 R EX	36"	80"	38"X83"	EXT. HINGED- 30 TRADITIONAL PANEL	1 1/2"X7 1/2"X49" (2)	1 3/4"	
D14	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	D15 3068 BARN 3' X 6'-8"	1	2	3068 L	36"	80"	38"X82 1/2"	BARN- 30 INTERIOR	2"X6"X41" (2)	1 3/8"	
D16	D16 3068 OPENING 3' X 6'-8"	2	2	3068	36"	80"	38"X82 1/2"	DOORWAY	2"X6"X41" (2)		
D17	D17 6068 6' X 6'-8"	1	1	6068 L/R EX	72"	80"	74"X83"	EXT. DOUBLE HINGED- 30 TRADITIONAL PANEL	1 1/2"X7 1/2"X77" (2)	1 3/4"	
D18	D18 6068 6' X 6'-8"	1	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"	
D19	D19 7080 7' X 8'	1	2	7080	84"	96"	86"X99"	GARAGE-GARAGE DOOR CHD05	2"X12"X92" (2)	1 3/4"	

WINDOW SCHEDULE

#	LABEL	QTY	FLOOR	SIZE	W	H	R/O	EGRESS	TEMP	DESCRIPTION	HEADER	COMMENTS
W01	W01 2833SH 2'-8" X 3'-3.125"	3	2	2833SH	32"	39 1/8"	33"X40 1/8"			SINGLE HUNG	2"X8"X33" (2)	
W02	W02 2856SH 2'-8" X 5'-6"	2	1	2856SH	32"	66"	33"X67"			SINGLE HUNG	2"X8"X33" (2)	
W03	W03 2856SH 2'-8" X 5'-6"	3	2	2856SH	32"	66"	33"X67"			SINGLE HUNG	2"X8"X33" (2)	
W04	W04 2856SH 2'-8" X 5'-6"	5	2	2856SH	32"	66"	33"X67"		YES	SINGLE HUNG	2"X8"X33" (2)	
W05	W05 2856SH 2'-8" X 5'-6"	4	2	2856SH	32"	66"	33"X67"	YES		SINGLE HUNG	2"X8"X33" (2)	
W06	W06 4034DC 4' X 3'-4"	1	2	4034DC	48"	40"	49"X41"			DOUBLE CASEMENT-LHL/RHL	2"X8"X49" (2)	
W07	W07 4040SH 4' X 4'	3	2	4040SH	48"	48"	49"X49"			SINGLE HUNG	2"X8"X49" (2)	

CABINET SCHEDULE

#	LABEL	QTY	FLOOR	ROOM NAME	W	D	H	DESCRIPTION	COMMENTS
C01		2	2	PORCH	89 1/16"	12"	12"	SOFFIT	
C02	1DB2021	1	2	BATH ONE	20"	21"	36"	BASE CABINET	
C03	2DB3621	1	2	MASTER BATH	36"	21"	36"	BASE CABINET	
C04	2DB543014	1	2	LAUNDRY	54"	29 13/16"	14"	BASE CABINET	
C05	B12	1	2	LAUNDRY	12"	24"	36"	BASE CABINET	
C06	B15	1	2	LAUNDRY	15"	24"	36"	BASE CABINET	
C07	B18	1	2	KITCHEN	18"	24"	36"	BASE CABINET	
C08	B21	1	2	KITCHEN	21"	24"	36"	BASE CABINET	
C09	B24	4	2	KITCHEN	24"	24"	36"	BASE CABINET	
C10	B24	1	2	LAUNDRY	23 11/16"	24"	36"	BASE CABINET	
C11	B23	1	2	LAUNDRY	23 5/16"	24"	36"	BASE CABINET	
C12	B24	2	2	PANTRY	24"	24"	36"	BASE CABINET	
C13	B21	2	2	PANTRY	21"	24"	36"	BASE CABINET	
C14	B2412	5	2	KITCHEN	24"	12"	36"	BASE CABINET	
C15	B30	2	2	KITCHEN	30 1/4"	24"	36"	BASE CABINET	
C16	B42	1	2	PANTRY	42"	24"	36"	BASE CABINET	
C17	B36	1	2	KITCHEN	36"	24"	36"	BASE CABINET	
C18	W2050L	1	2	PANTRY	20 3/8"	12"	50"	WALL CABINET	
C19	B54304	1	2	LAUNDRY	54"	29 13/16"	4"	BASE CABINET	
C20	BF10	1	2	KITCHEN	10 1/16"	24"	36"	BASE CABINET FILLER	
C21	BF7	2	2	KITCHEN	7 1/8"	24"	36"	BASE CABINET FILLER	
C22	FHB123053BH	1	2	LAUNDRY	12"	29 13/16"	53"	BASE CABINET	
C23	LCB36R	1	2	LAUNDRY	36"	36"	36"	CORNER BASE CABINET	
C24	LCB3836R	1	2	KITCHEN	38 3/16"	36"	36"	CORNER BASE CABINET	
C25	LCW2450L	1	2	KITCHEN	24"	24"	50"	CORNER WALL CABINET	
C26	LCW225024L	1	2	LAUNDRY	22 1/4"	24"	50"	CORNER WALL CABINET	
C27	W2450R	1	2	PANTRY	24"	12"	50"	WALL CABINET	
C28	LSB36R	1	2	PANTRY	36"	36"	36"	CORNER BASE CABINET	
C29	OB27	1	2	KITCHEN	27"	24"	36"	BASE CABINET	
C30	SB36	1	2	KITCHEN	36"	24"	36"	BASE CABINET	
C31	SB36	1	2	LAUNDRY	36"	24"	36"	BASE CABINET	
C32	SB3621	2	1	LIVING	36"	21"	36"	BASE CABINET	
C33	SB3621	2	2	BATH ONE	36"	21"	36"	BASE CABINET	
C34	SB3621	2	2	MASTER BATH	36"	21"	36"	BASE CABINET	
C35	W1250L	1	2	LAUNDRY	12"	12"	50"	WALL CABINET	
C36	LCW255024L	1	2	PANTRY	25 5/16"	24"	50"	CORNER WALL CABINET	
C37	W125130L	1	2	LAUNDRY	12"	29 13/16"	51"	WALL CABINET	
C38	W1450L	1	2	KITCHEN	14 3/16"	12"	50"	WALL CABINET	
C39	W1850R	1	2	KITCHEN	18"	12"	50"	WALL CABINET	
C40	W2068R	1	2	MASTER BATH	19 13/16"	12"	68"	WALL CABINET	
C41	W2250L	1	2	KITCHEN	21 13/16"	12"	50"	WALL CABINET	
C42	W2250L	1	2	KITCHEN	22 1/16"	12"	50"	WALL CABINET	
C43	W2250R	1	2	KITCHEN	21 13/16"	12"	50"	WALL CABINET	
C44	W2150L	1	2	LAUNDRY	21"	12"	50"	WALL CABINET	
C45	W2350R	1	2	LAUNDRY	23 5/16"	12"	50"	WALL CABINET	
C47	W3050	2	2	KITCHEN	30 1/4"	12"	50"	WALL CABINET	
C48	W363324	1	2	KITCHEN	35 13/16"	24"	32 1/2"	WALL CABINET	
C49	W3650	1	2	KITCHEN	36"	12"	50"	WALL CABINET	
C50	W2450L	1	2	LAUNDRY	23 11/16"	12"	50"	WALL CABINET	
C51	W2350L	1	2	PANTRY	23 3/16"	12"	50"	WALL CABINET	
C52	W1250R	1	2	LAUNDRY	12"	12"	50"	WALL CABINET	

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

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

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

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MEMBER AIBD ALABAMA INSTITUTE OF BUILDING DESIGNERS

MCQUEEN RESIDENCE

25-31 MCQUEEN NEW CONSTRUCTION

BASEMENT FLOOR PLAN

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

DATE: 6/3/2025
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.

25-31 MCQUEEN NEW CONSTRUCTION

JIMMY PARKER MEMBER AIBD ORIGINAL DESIGN

REV:

SHEET: A-1

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.

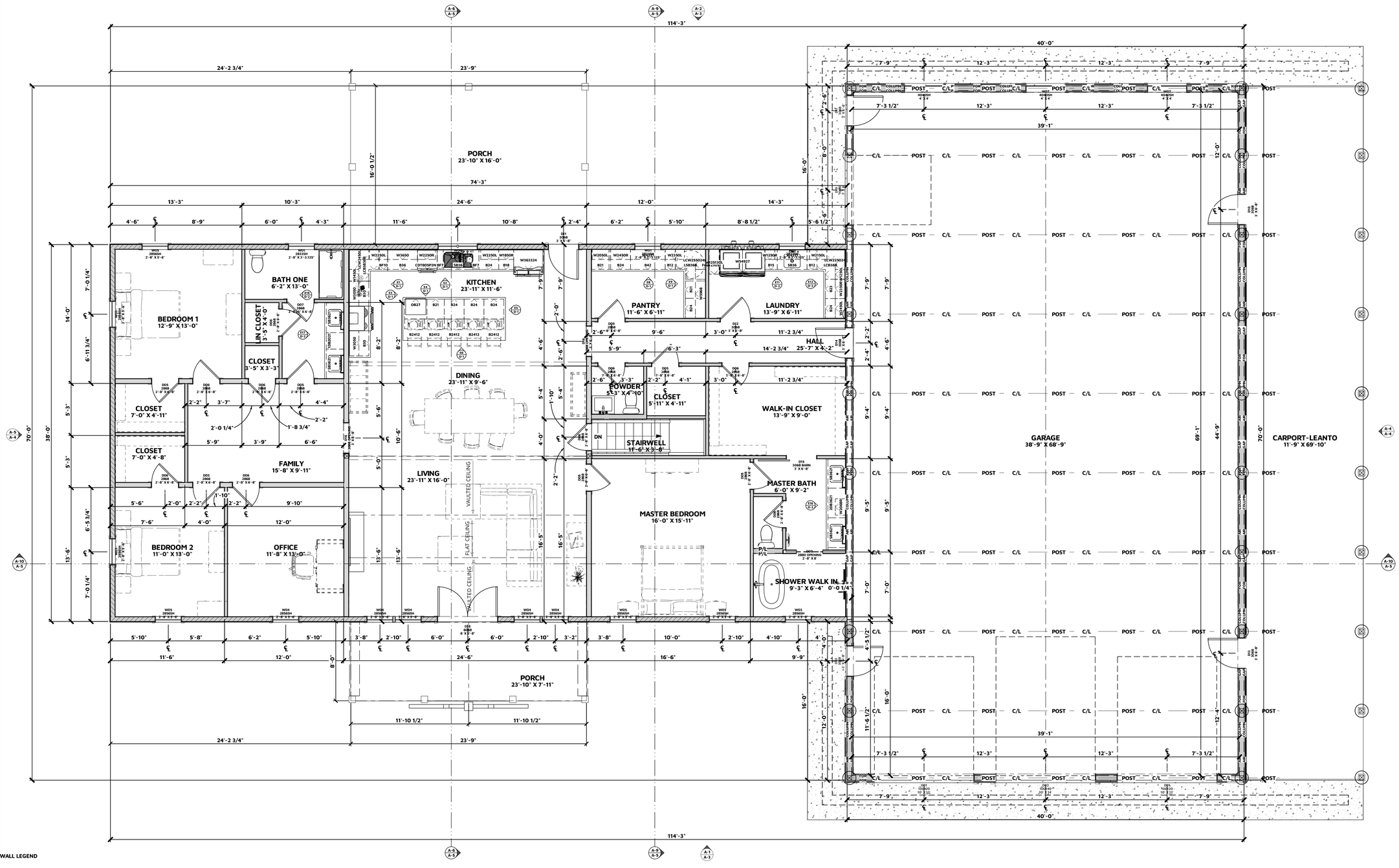
HVAC:
1 FURNISH AND INSTALL SERVICES:
- EQUIPMENT
- CONTROLS
- DUCTWORK
- INSULATION
- DECORATIVE GRILLS AND DECORATIVE REGISTERS
- REFRIGERANT PIPING AND OTHER MATERIALS AS REQUIRED.

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



WALL LEGEND

- FOUNDATION WALL - 18" CONCRETE_2
- INTERIOR 4" WALL DRYWALL
- PORCH RAILINGS
- 6" POST EXTERIOR WALL FIBER CEMENT
- BASEMENT WALL- 8" CONC FRAMED - VENEER - BRICK
- 6" EXTERIOR WALL SIDING LAP
- SHOWER GLASS WALL
- INTERIOR WALL - 4" FRAI
- EXTERIOR WALL - 6" POST - SIDING - BOARD AND BATTEN
- EXTERIOR WALL - 6" FRAMED - FIBER CEMENT SIDING - B&B
- INTERIOR WALL - 6" POST DRYWALL
- INTERIOR 8" WALL POURED CONCRETE
- INTERIOR WALL - 6" FRAMED -DRYWALL - PLUMBING
- INTERIOR WALL - 6" FRAMED - DRYWALL
- INTERIOR WALL - 4" FRAMED - DRYWALL

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

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

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MEMBER AIBD ALABAMA INSTITUTE OF BUILDING DESIGNERS

MCQUEEN RESIDENCE

25-31 MCQUEEN NEW CONSTRUCTION

FIRST FLOOR PLAN

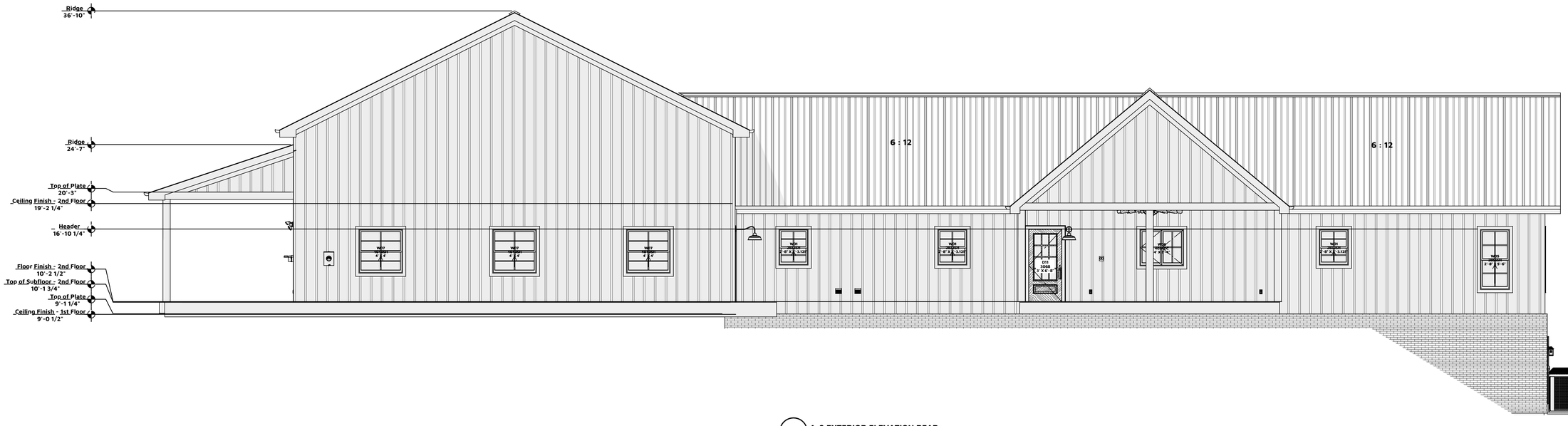
SCALE: 1/4"=1'-0" UNLESS NOTED OTHERWISE
DATE: 6/3/2025
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
25-31 MCQUEEN NEW CONSTRUCTION
REV:

JIMMY PARKER MEMBER AIBD ALABAMA INSTITUTE OF BUILDING DESIGNERS ORIGINAL DESIGN

SHEET: A-2

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



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

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MEMBER AID ER BD DD

MCQUEEN RESIDENCE

25-31 MCQUEEN NEW CONSTRUCTION

OVERALL EXTERIOR ELEVATIONS

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

DATE: 6/3/2025
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
25-31 MCQUEEN NEW CONSTRUCTION

REV:

JIMMY PARKER MEMBER AID BD ORIGINAL DESIGN

CONSTRUCTION DETAILS AND SECTIONS:
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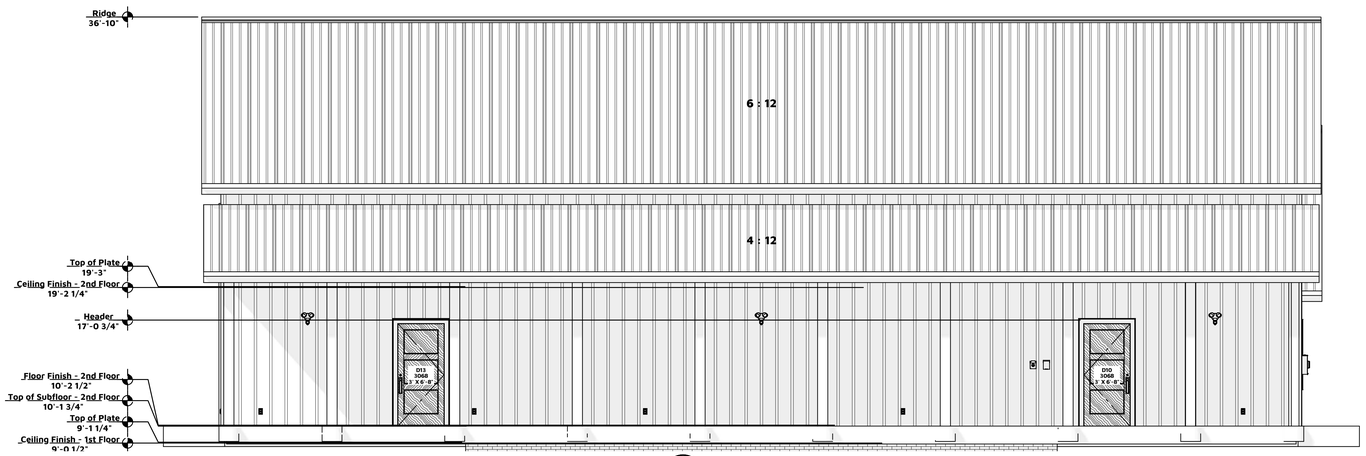
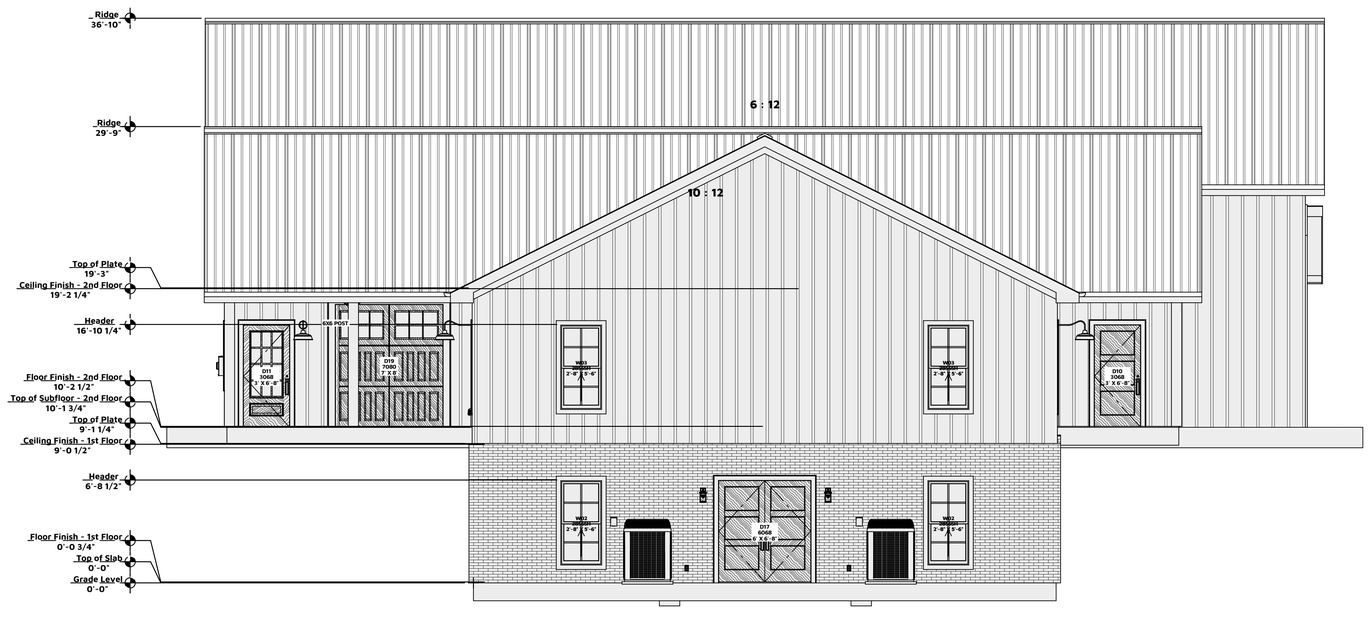
0 1/4 1/2 3/4 1 1 1/4 1 1/2 1 3/4 2

SHEET: A-3



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

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

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MEMBER AL BD. ALABAMA INSTITUTE OF BUILDING DESIGN

ER DD

MCQUEEN RESIDENCE

25-31 MCQUEEN NEW CONSTRUCTION

OVERALL EXTERIOR ELEVATIONS

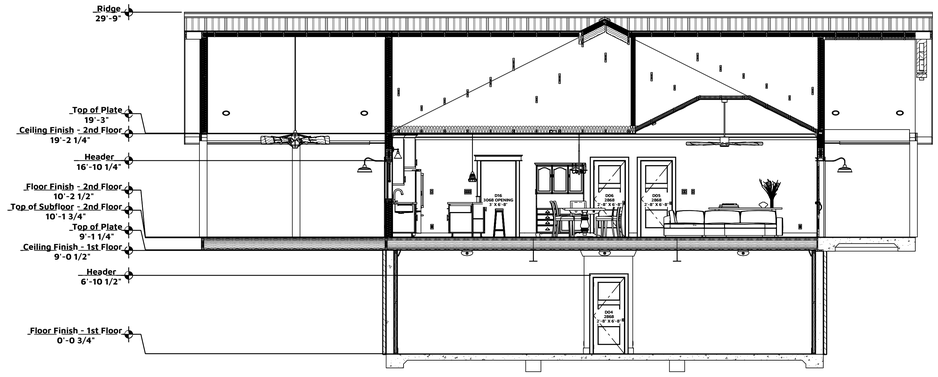
SCALE: 1/4"-1'-0" UNLESS NOTED OTHERWISE

DATE: 6/3/2025
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
25-31 MCQUEEN NEW CONSTRUCTION

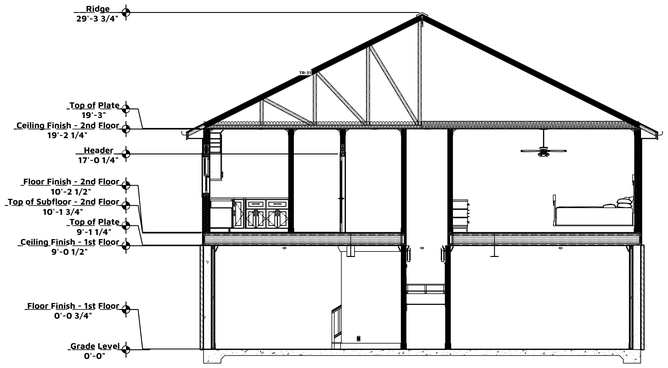
JIMMY PARKER MEMBER AL BD. ALABAMA INSTITUTE OF BUILDING DESIGN ORIGINAL DESIGN

REV:

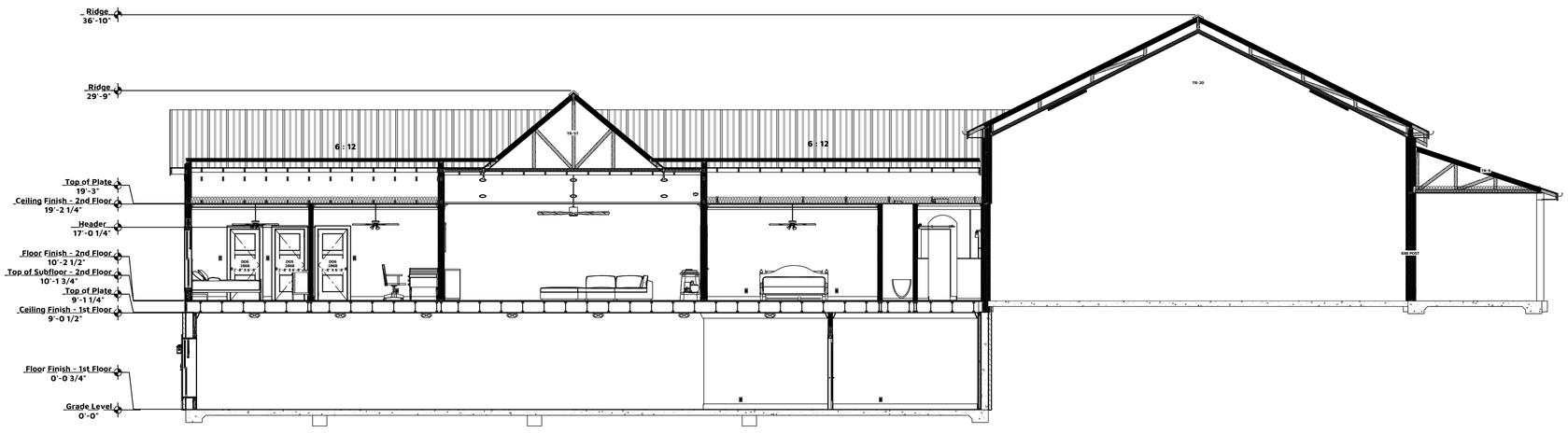
SHEET: A-4



A-6 **A-5 CROSS SECTION;**
3/16 in = 1 ft



A-9 **A-6 CROSS SECTION;**
3/16 in = 1 ft



A-10 **A-7 CROSS SECTION;**
3/16 in = 1 ft

EXTERIOR FINISH NOTES:
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0 1/4 1/2 3/4 1 1 1/4 1 1/2 1 3/4 2

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MEMBER AIBD ER DD

MCQUEEN RESIDENCE

25-31 MCQUEEN NEW CONSTRUCTION

BUILDING CROSS SECTIONS

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

DATE: 6/3/2025
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
25-31 MCQUEEN NEW CONSTRUCTION

JIMMY PARKER MEMBER AIBD ORIGINAL DESIGN

REV:

SHEET: A-5

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

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

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

SITE WORK:.

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

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

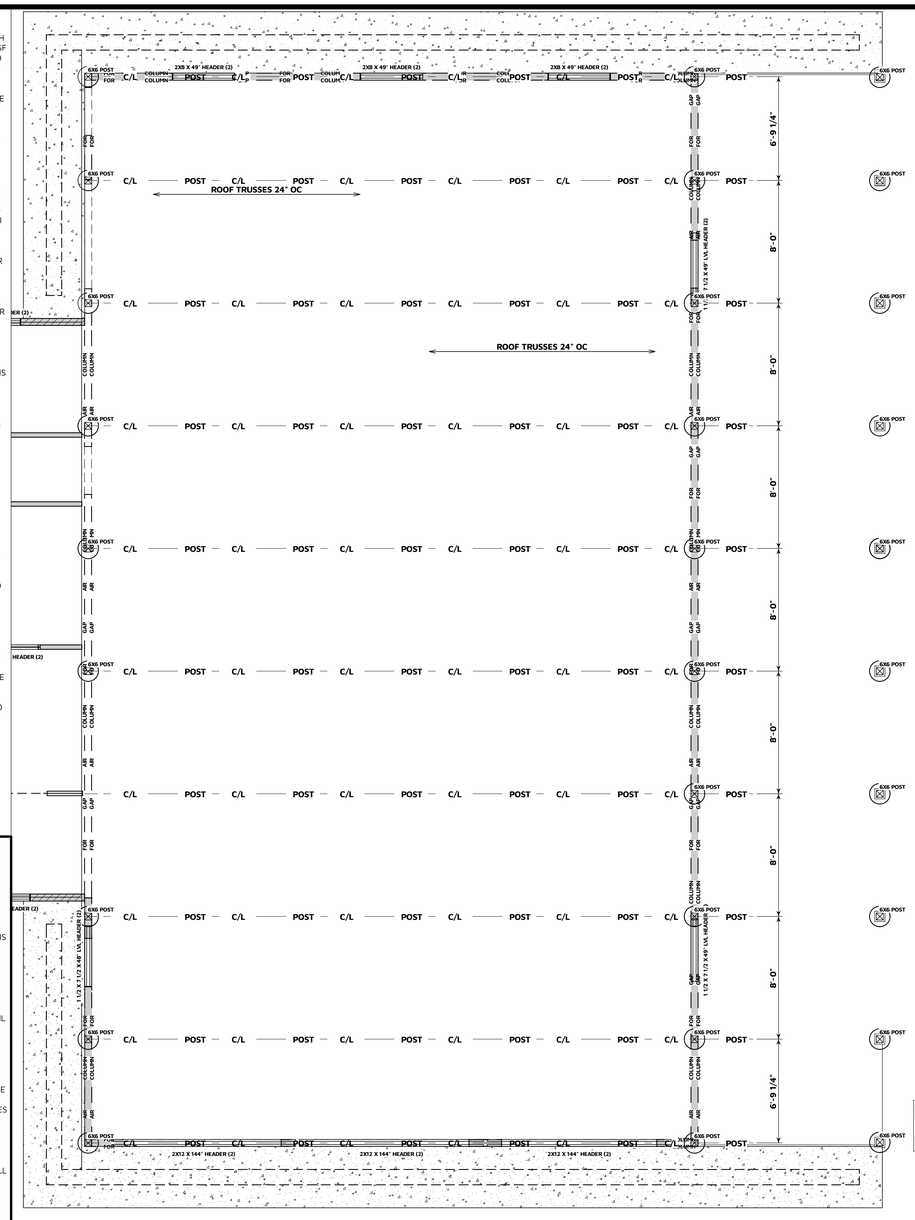
3. SITE CLEARING: PROTECT TREES DESIGNATED TO REMAIN ON SITE., REMOVE ALL VEGETATION FROM AREA WITHIN A 20 FT. PERIMETER OF THE BUILDING OUTLINE, LAY ASIDE THE TOP SOIL AT THE COMMENCEMENT AND REPLACE OVER THE GRADED SURFACE AT COMPLETION. COMPLY WITH LOCAL EROSION CONTROL MEASURES.

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

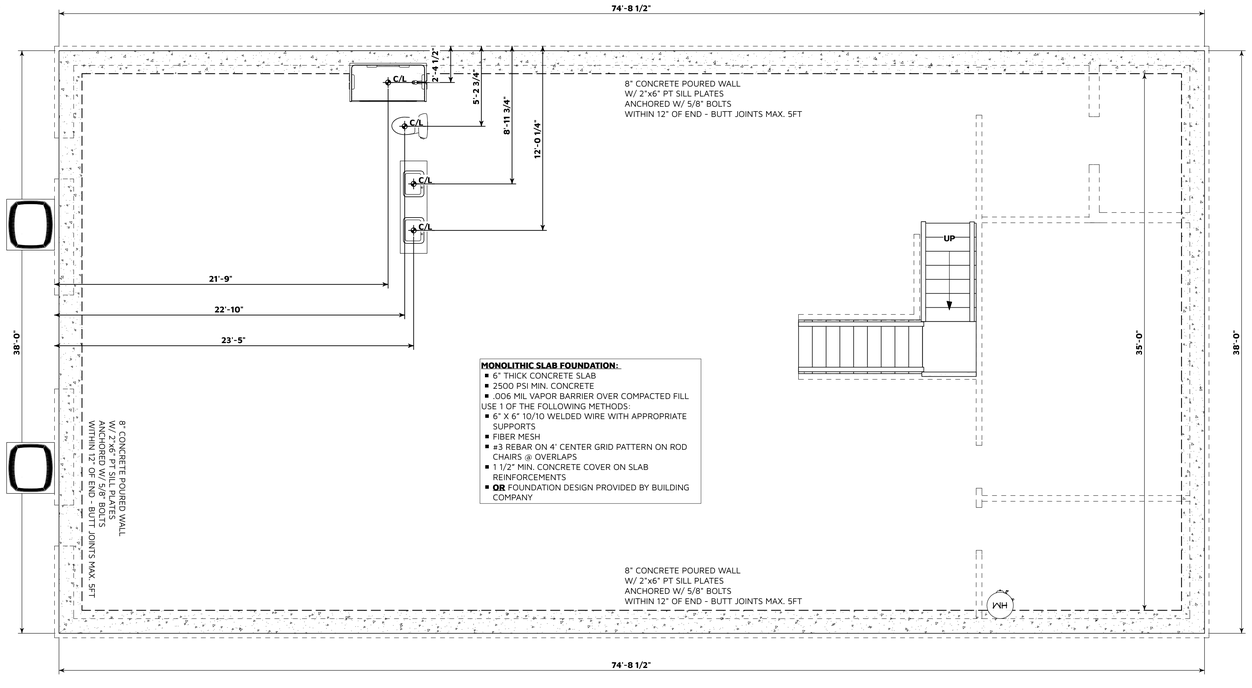
5. DRAINAGE CONTROL: FINAL GRADE SHALL DRAIN AWAY FROM ALL STRUCTURES. FOUNDATION DRAINS ARE NECESSARY FOR THE SITE. A 4 MIN, PERFORATED PIPE WITH FILTER CLOTH AND
12 MIN. CLASS A GRAVEL BACKFILL WITH MINIMUM OF 1% SLOPE, DRAIN TO DAYLIGHT OR AN APPROVED STORM DRAIN. ALL GUTTERS, GUTTER HEADS, SCUPPERS,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

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

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



F-0 FRAMING PLAN POST LAYOUT.
1/4 in = 1 ft



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

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

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MEMBER AIBD

MCQUEEN RESIDENCE

25-31 MCQUEEN NEW CONSTRUCTION

FOUNDATION PLAN

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

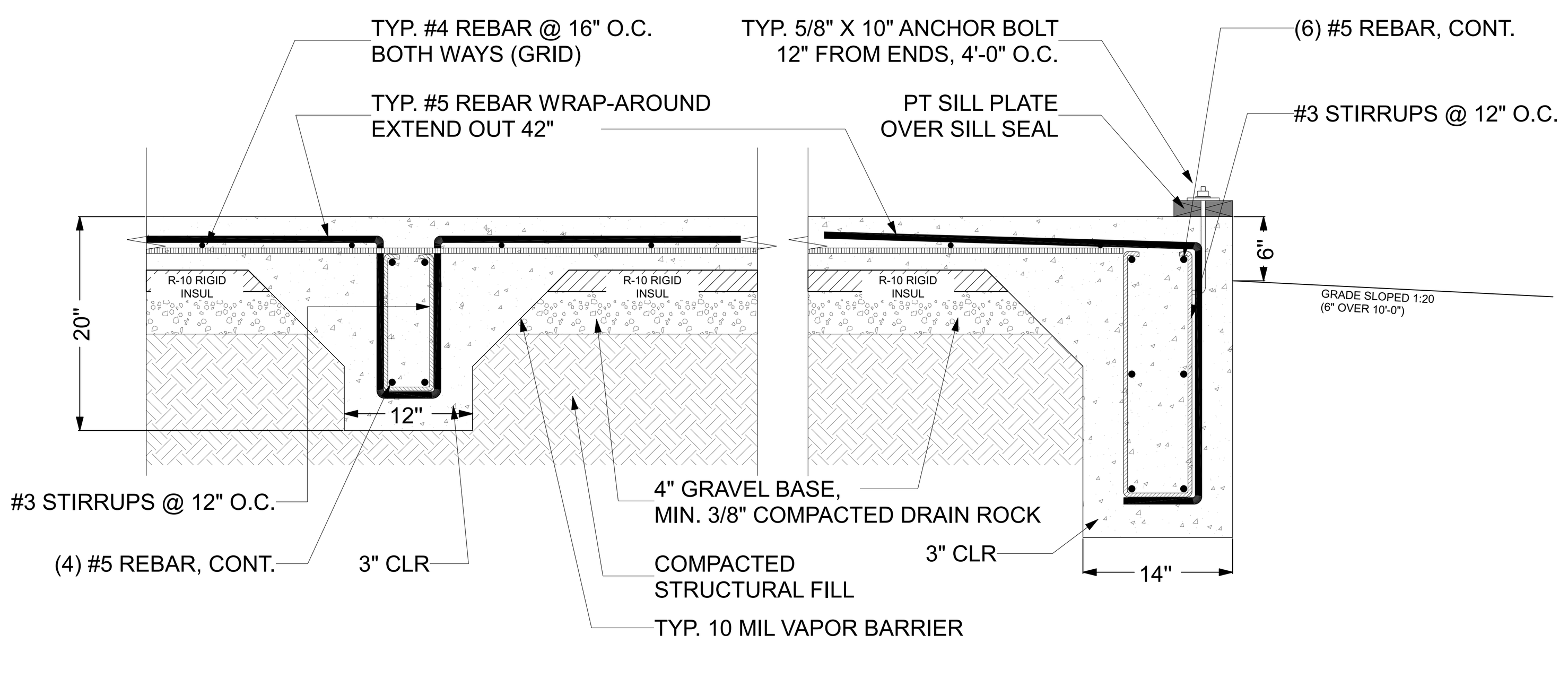
DATE: 6/3/2025
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
25-31 MCQUEEN NEW CONSTRUCTION

JIMMY PARKER MEMBER AIBD ORIGINAL DESIGN

REV:

SHEET: A-6

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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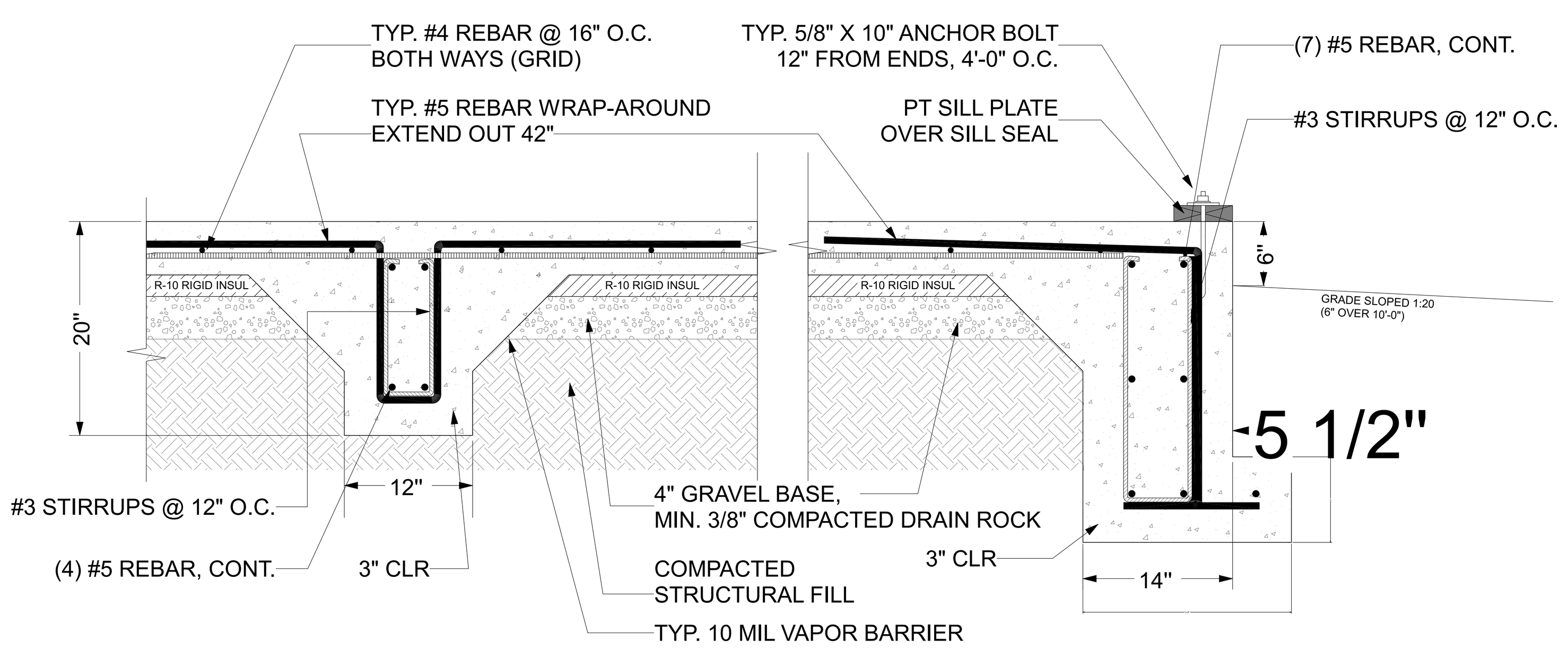

[1] SLAB ON GRADE (MONO POUR)
SCALE: 3/4" = 1'-0"

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.

FOUNDATION GENERAL NOTES
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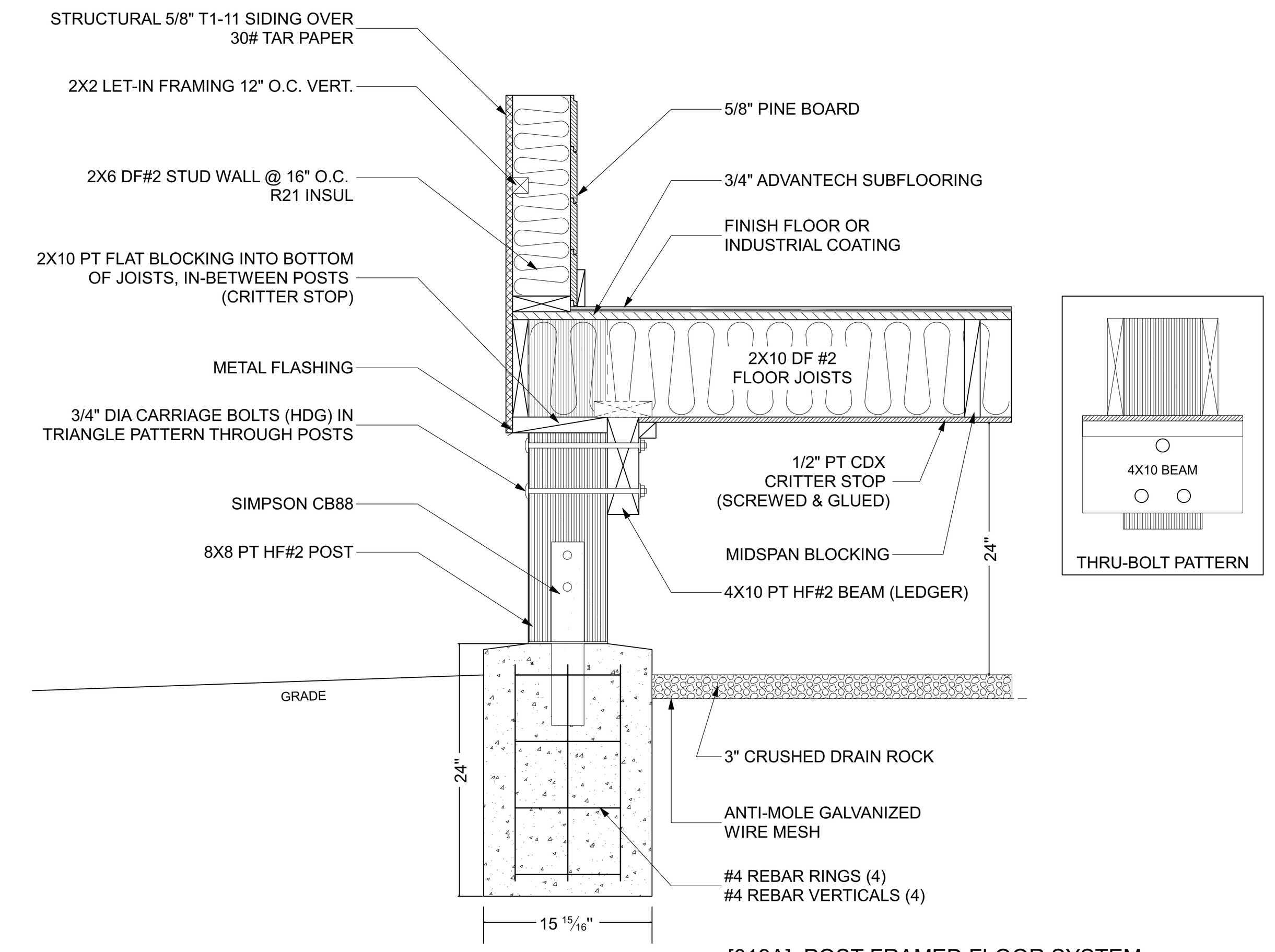
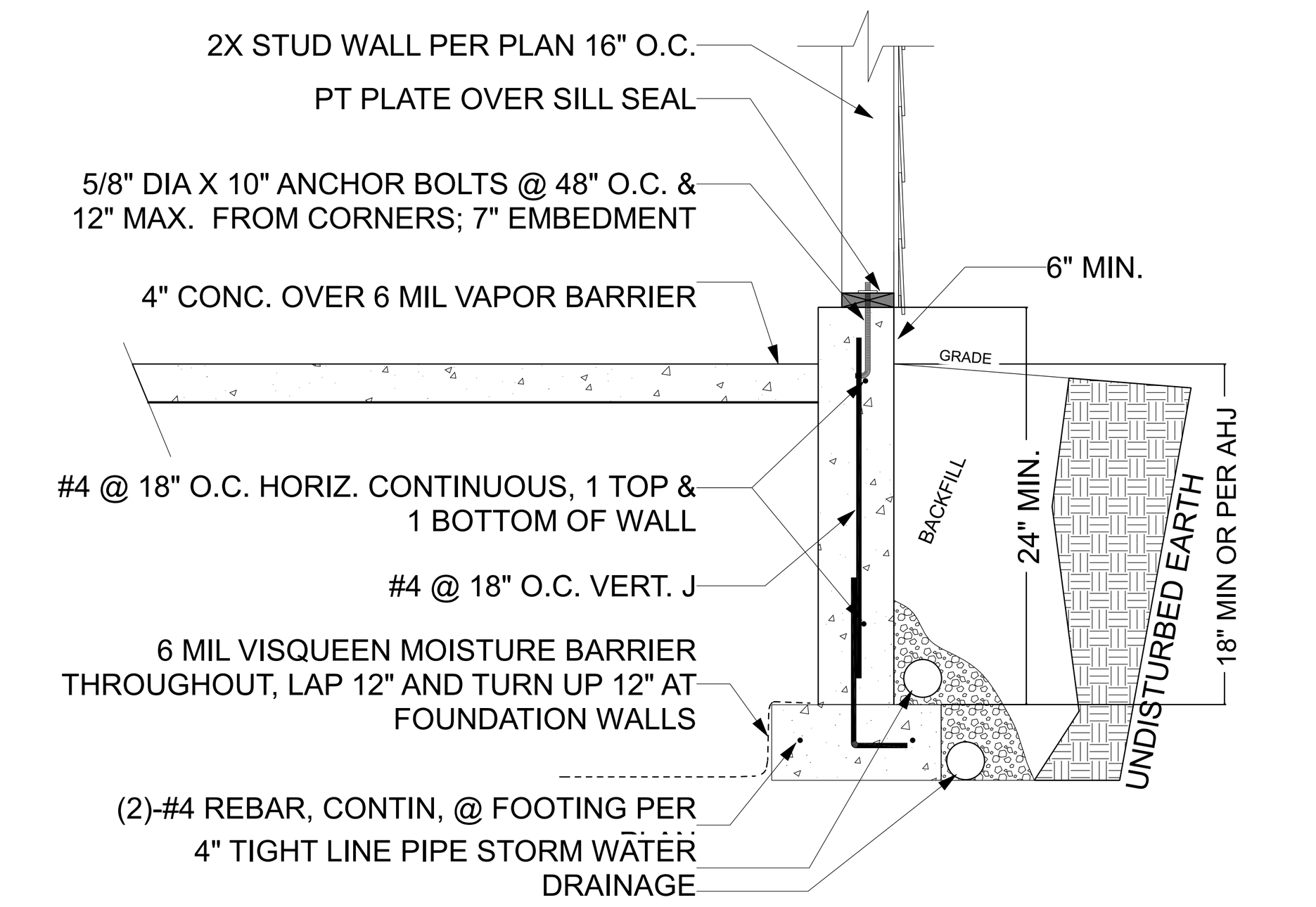
17. NO FILED SUPERVISION PROVIDED UNDER THIS SEAL UNLESS OTHERWISE NOTED.

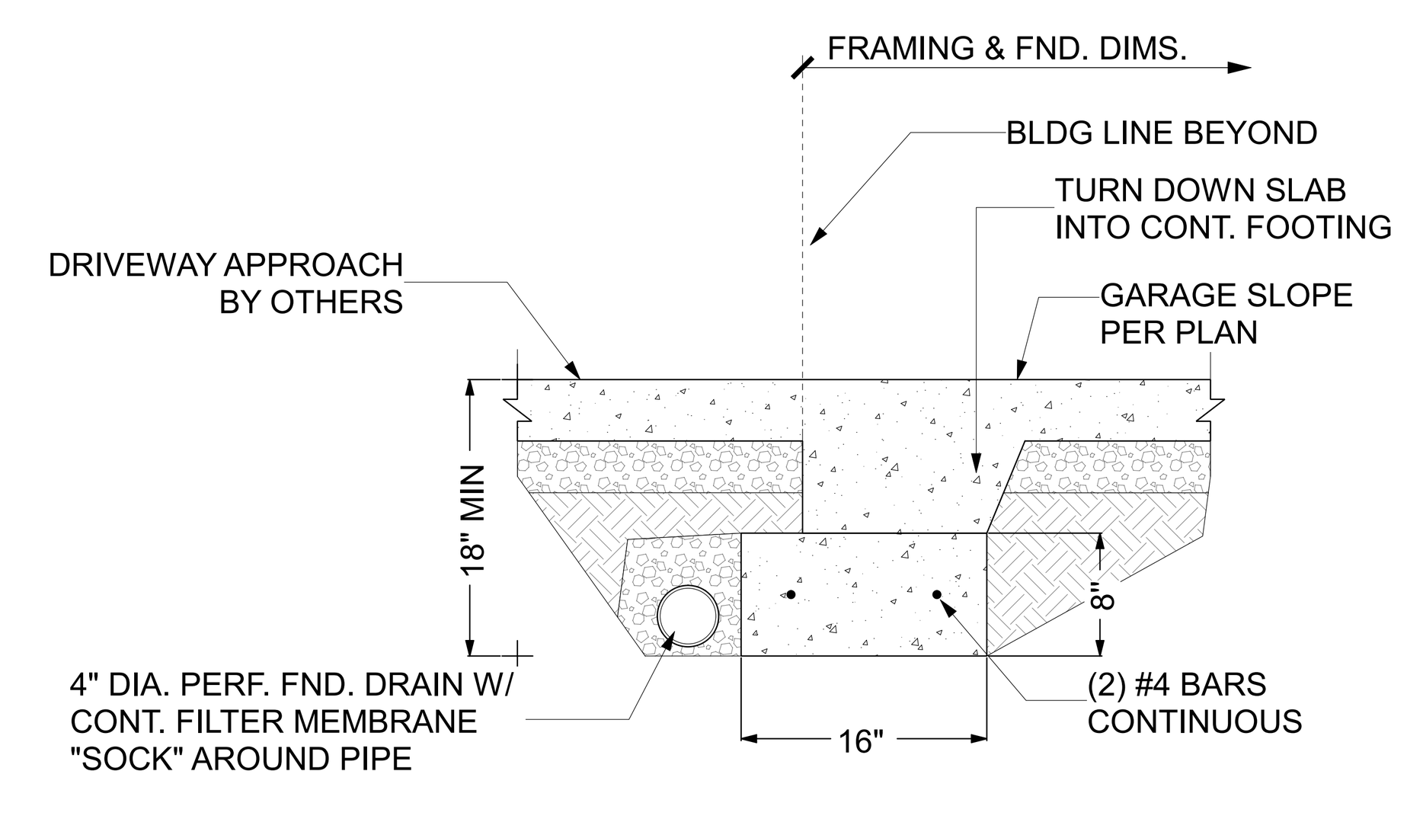
*ASSUMED 0.5 SF OF NET FREE AREA PER VENT-FIELD VERIFY.
**MINIMUM ONE VENT WITHIN 3' OF EACH CORNER AND ONE VENT EACH SIDE OF STRUCTURE.



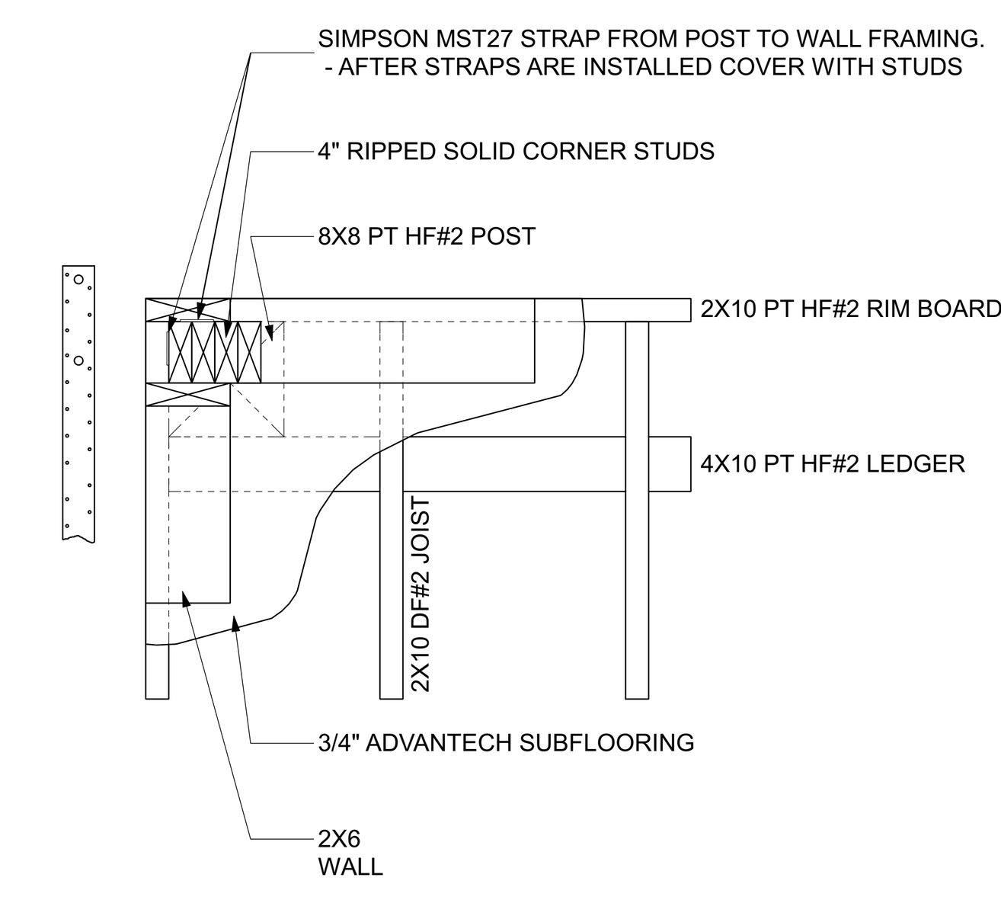
[019A] POST FRAMED FLOOR SYSTEM
SCALE: 1" = 1'-0"



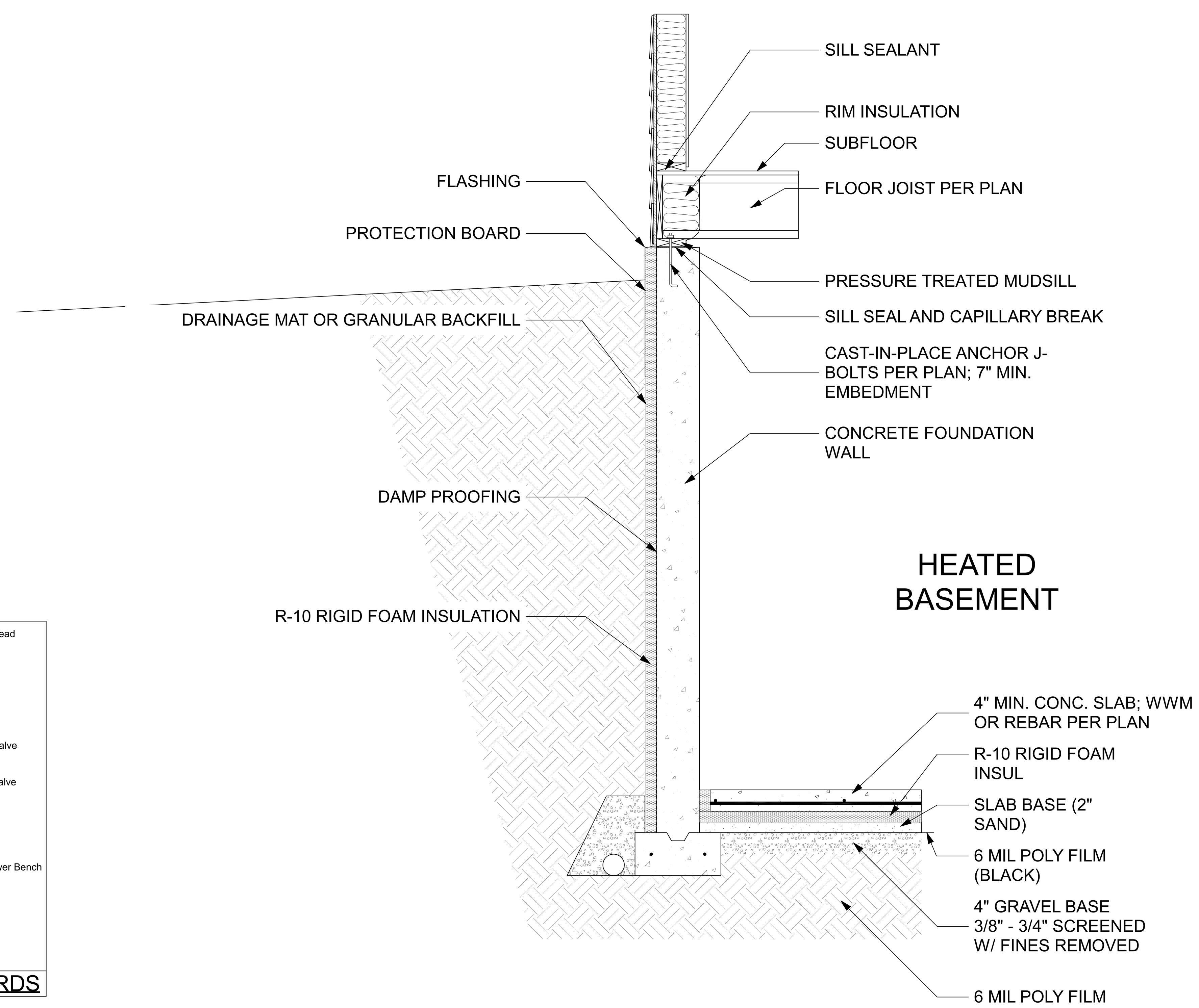
[003] TYP GARAGE FOUNDATION
SCALE: 1/2" = 1'-0"



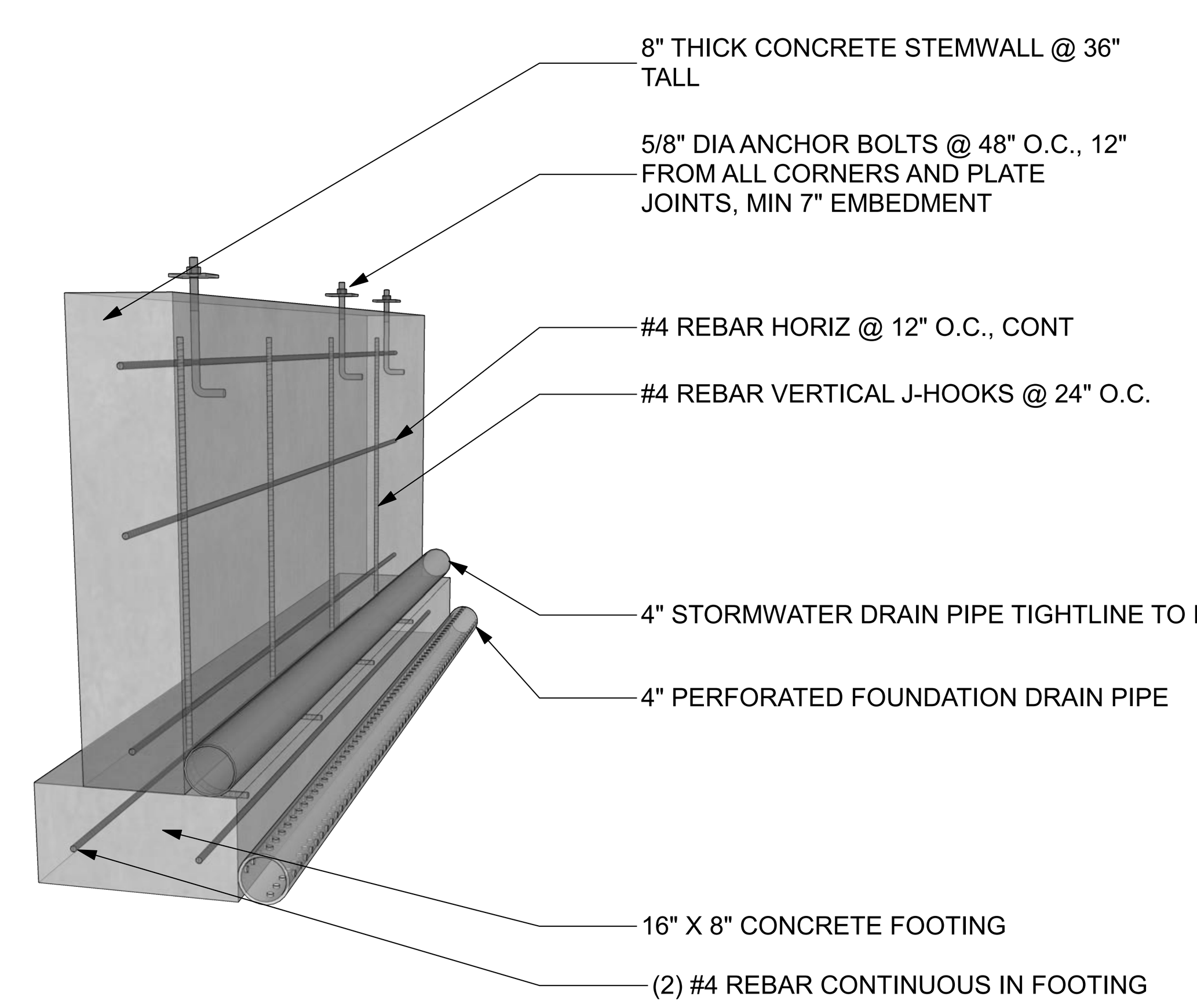
[016] THICKENED SLAB @ O.H. DOOR
SCALE: 3/4" = 1'-0"

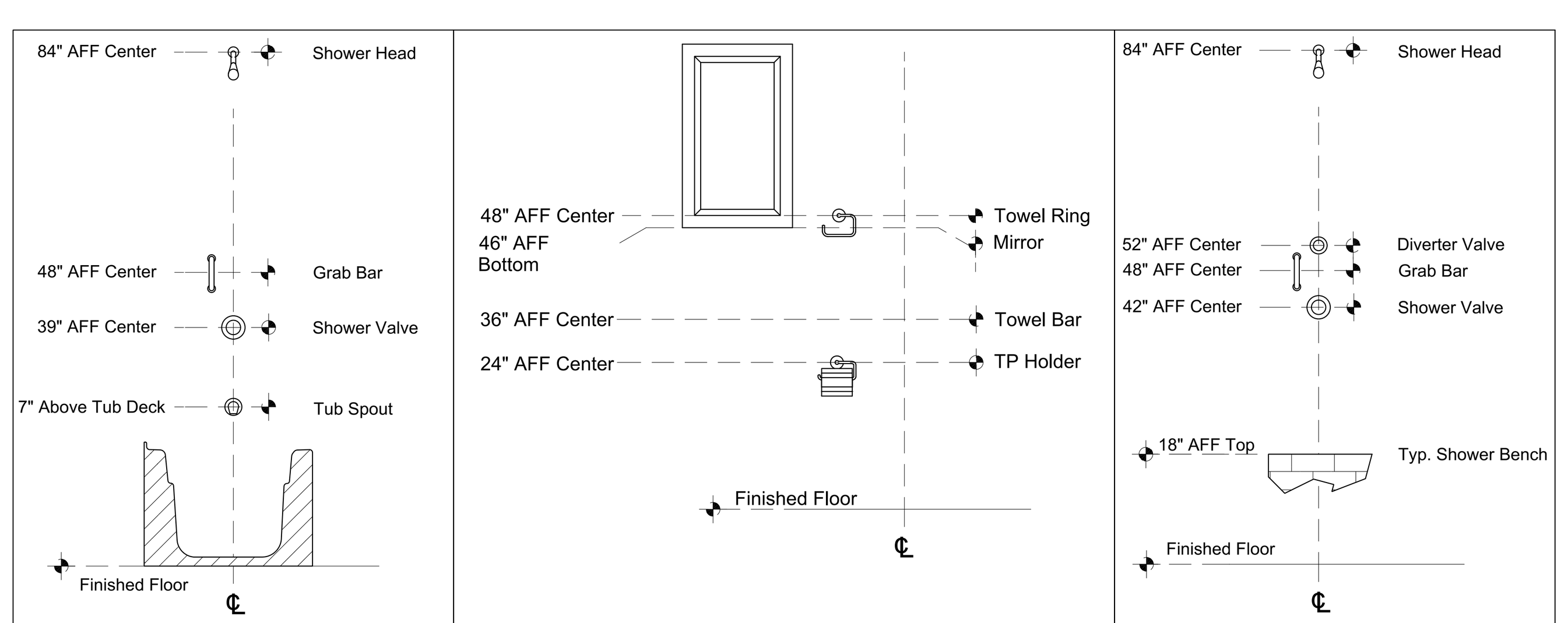


(019B) POST FRAMED FLOOR SYSTEM (PLAN VIEW)
SCALE: 1" = 1'-0"



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





BATHTUB STANDARDS | BATH FIXTURE STANDARDS | SHOWER STANDARDS

BATHROOM STANDARDS
1/2 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

ELAINE ROBERTS
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4100 MARKET STREET - SUITE 100, HUNTSVILLE AL, 35808
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www.elainerobertsdesigns.com

ERDD
MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

MCQUEEN RESIDENCE

25-31 MCQUEEN NEW CONSTRUCTION

SLAB FOUNDATION DETAILS

DATE: 6/3/2025
SCALE: 1/4"=1'-0" UNLESS NOTED OTHERWISE
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
25-31 MCQUEEN NEW CONSTRUCTION

JIMMY PARKER MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN ORIGINAL DESIGN

REV:

SHEET:
A-7

FLOORS AND ROOFS

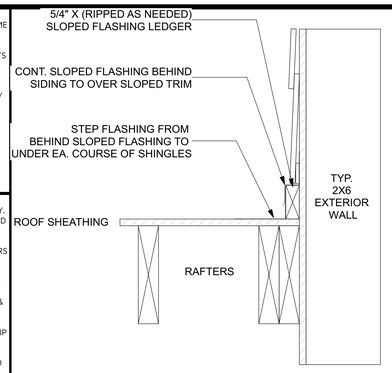
1 ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THEN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
2 PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.
3 SPECIFIC MANUFACTURES AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER/ BUILDER SHALL NOT 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:

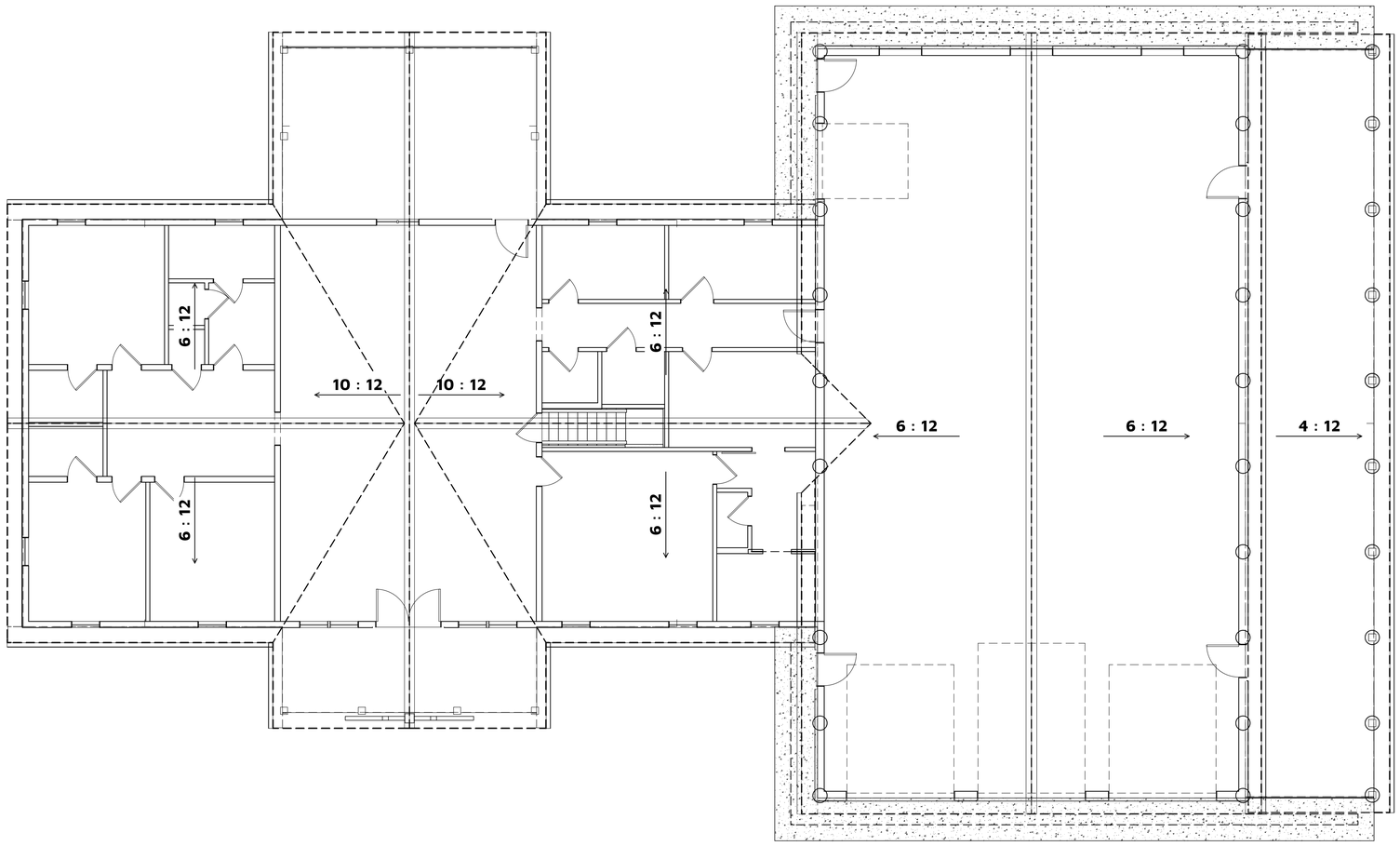
1 TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.
2 ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.
3 ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.
4 ALL TRUSSES SHALL HAVE 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.



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



A-15 ROOF PLAN
3/16 in = 1 ft

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

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

JOIST TO SILL OR GIRDER	TOE NAIL (3)-8d
BRIDGING TO JOIST	TOE NAIL EA. END (2)-8d
SOLE PLATE TO JOIST OR BLK'G	FACE NAIL 16d @ 16"OC.
STUD TO SOLE PLATE	TOE NAIL (4)-8d, END NAIL (2) 16d
TOP PLATE TO STUD	END NAIL (2)-16d
DOUBLE STUDS	FACE NAIL 16d @ 24" OC
DOUBLE TOP PLATES	FACE NAIL 16d @ 16" OC
CONTINUOUS HEADER, TWO PIECES	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
1/4" PLYWOOD SUBFLOOR	EDGES 8d @ 6" OC INTERMEDIATE 8d @ 12" OC
4x 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

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MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

MCQUEEN RESIDENCE

25-31 MCQUEEN NEW CONSTRUCTION

ROOF PLAN

SCALE: 1/4"=1'-0" UNLESS NOTED OTHERWISE
DATE: 6/3/2025
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
25-31 MCQUEEN NEW CONSTRUCTION

REV:

JIMMY PARKER MEMBER AIBD ORIGINAL DESIGN

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

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

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.

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

FLOORS AND ROOFS

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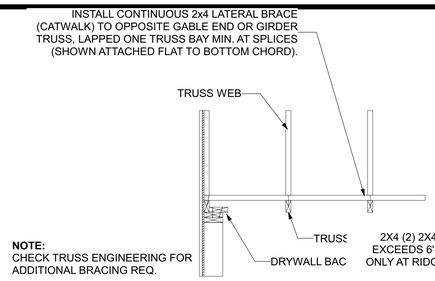
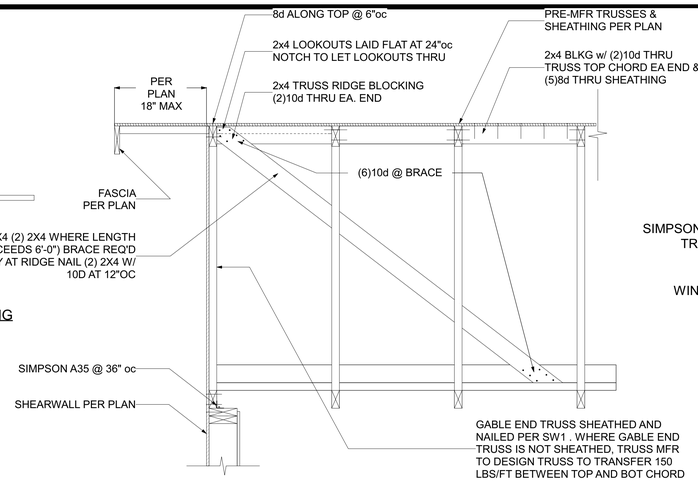
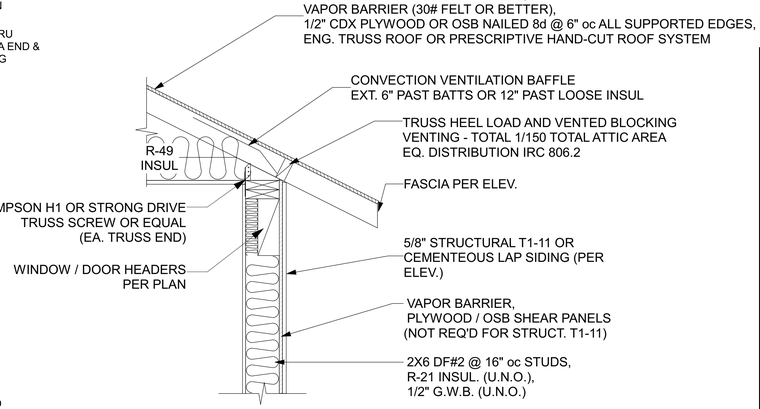


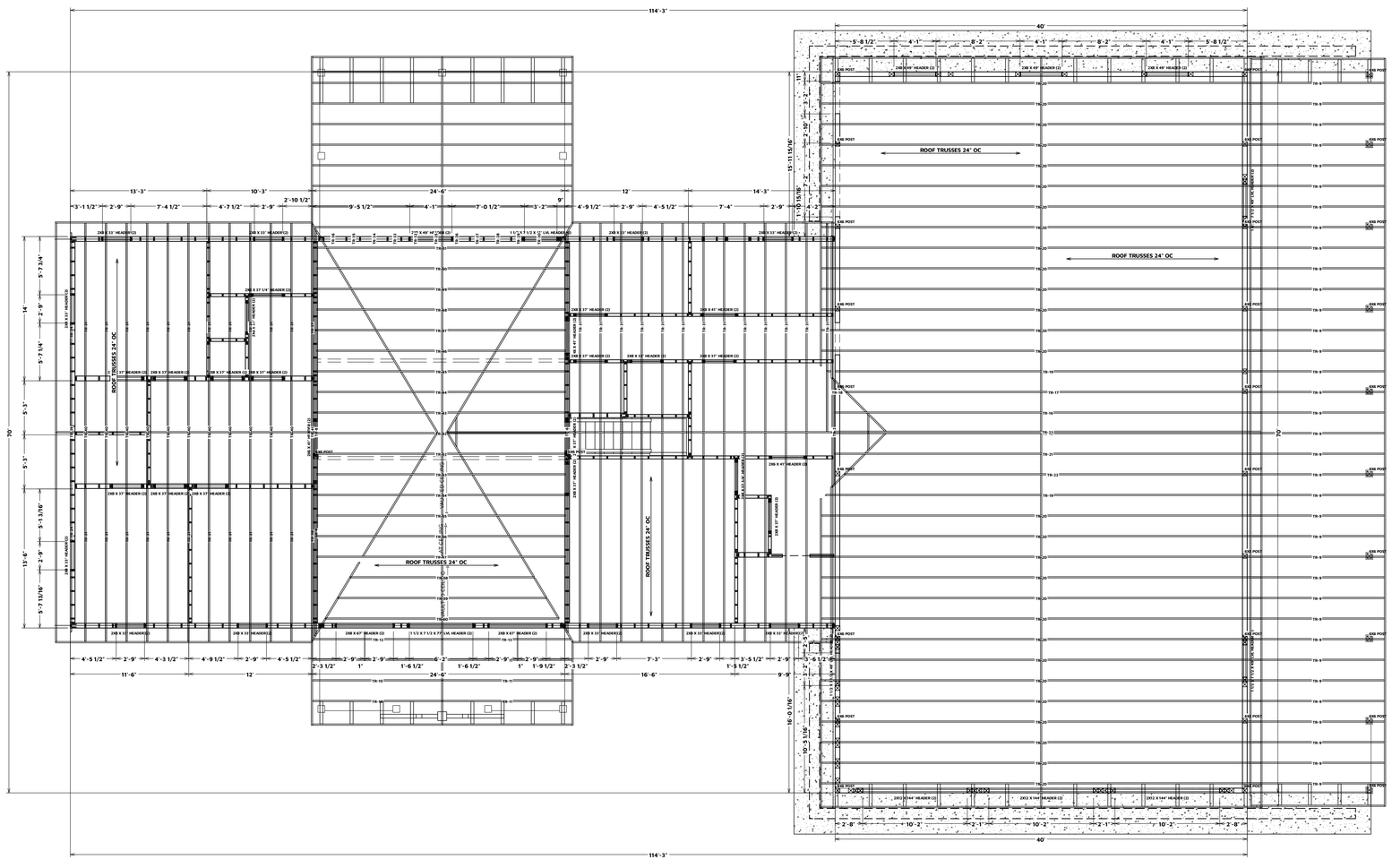
[065] GABLE END, STANDARD CEILING
SCALE: 1/2" = 1'-0"



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



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



F-6 FRAMING PLAN ROOF
3/16 in = 1 ft

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

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

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MCQUEEN RESIDENCE

25-31 MCQUEEN NEW CONSTRUCTION

FLOOR/CEILING/ROOF FRAMING

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

DATE: 6/3/2025
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.

REV:

SHEET: A-9

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.

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

FLOORS AND ROOFS

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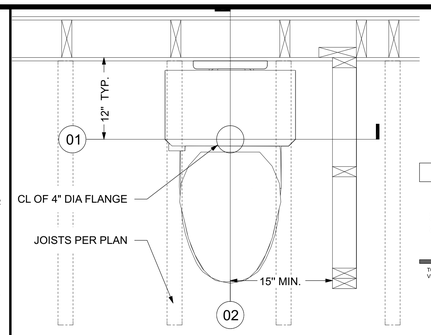
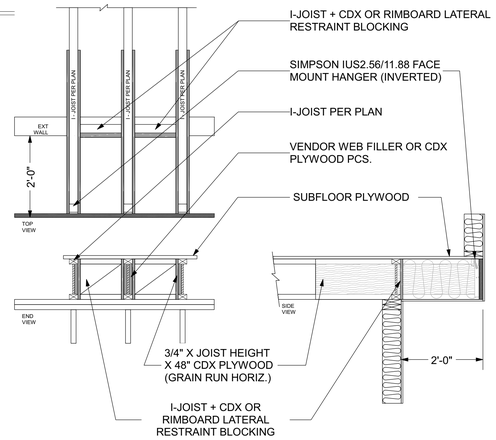
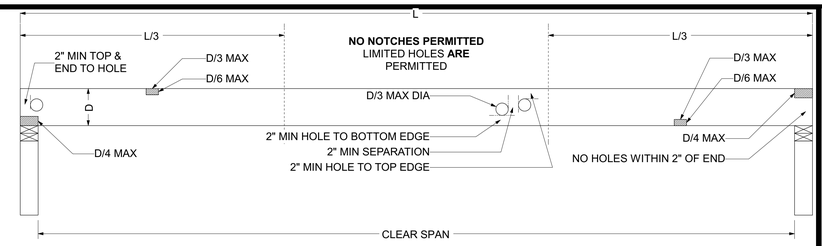


1. 12" AWAY FROM BACK WALL FRAMING
2. MIN. 15' AWAY FROM SIDE WALL FRAMING

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

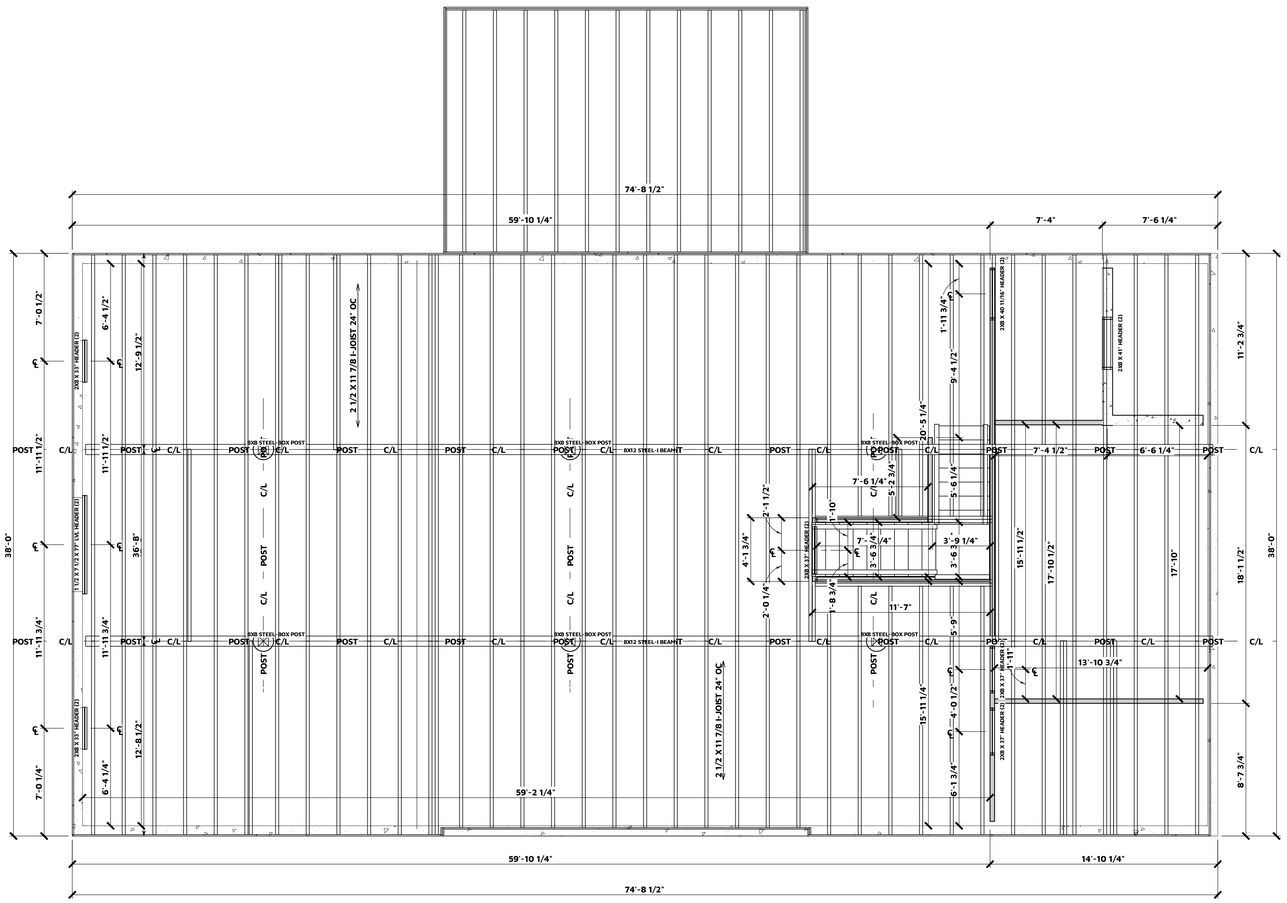
I-JOIST CANTILEVER



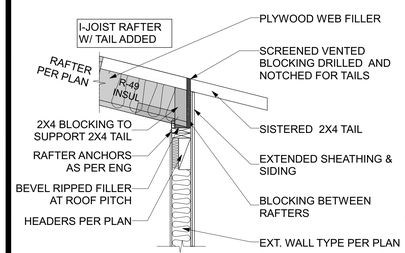


		CUT SIZES (IN)		
JOIST	DEPTH (IN)	D/3	D/4	D/6
2X8	7 1/4	2 7/16	1 13/16	1 3/16
2X10	9 1/4	3 1/16	2 5/16	1 9/16
2X12	11 1/4	3 3/4	2 13/16	1 7/8

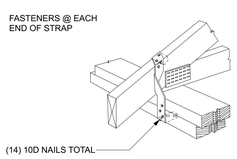
FIGURE R502.8
CUTTING, NOTCHING AND DRILLING LUMBER JOISTS



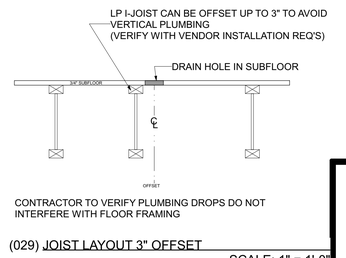
F-2 FRAMING PLAN FLOOR FIRST FLOOR
1/4 in = 1 ft

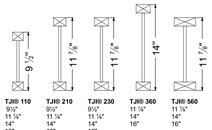


[071A] CATHEDRAL RAFTER DETAIL
SCALE: 1/2" = 1'-0"



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





(029) JOIST LAYOUT 3" OFFSET
SCALE: 1" = 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 **30"x42" PAPER SIZE. (E1-SIZE)**

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MEMBER AIBD ALABAMA CHAPTER INSTITUTE OF BUILDING DESIGNERS

MCQUEEN RESIDENCE

25-31 MCQUEEN NEW CONSTRUCTION

FLOOR/CEILING/ROOF FRAMING

SCALE: 1/4"-1'-0" UNLESS NOTED OTHERWISE
DATE: 6/3/2025
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
25-31 MCQUEEN NEW CONSTRUCTION

JIMMY PARKER MEMBER AIBD ORIGINAL DESIGN

REV:

SHEET: A-10

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:

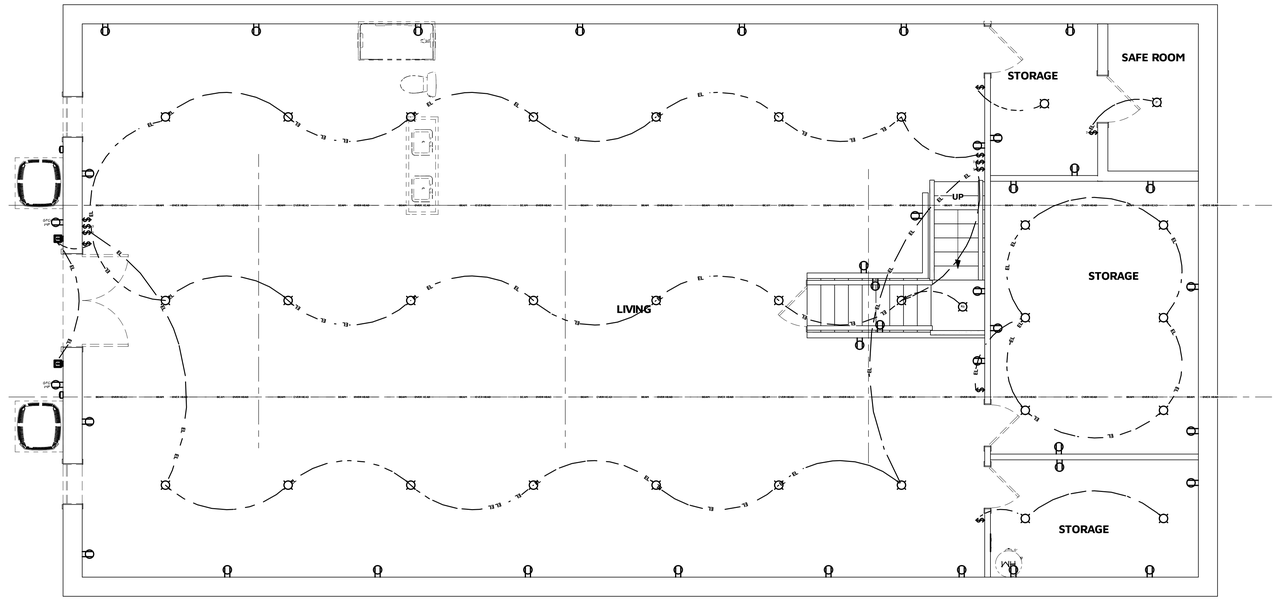
- LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
- AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
- LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.

DATA / CABLE:

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

ELECTRICAL LEGEND

- 6 BLADE CEILING FAN
- RECESSED DOWN LIGHT 6
- COMMON FLUSH MOUNT
- HOOP 6 LIGHT CHANDELIER
- WIRE BELL PENDANT
- DILLON SCONCE 3
- DMDZ ALL WEATHER GOOSENECK BARN LIGHT
- HINKLEY_LIGHTING_SCONCE DMD
- SURFACE MOUNTED TUBE LIGHT - MEDIUM & WIDE
- SECURITY CAMERA 2 MOTION SENSOR FLOOD LIGHT
- BARE BULB
- BARE BULB - CEILING PULL
- SQUARE BLOCK LANTERN OUTDOOR WALL SCONCE
- SWITCH
- 3-WAY SWITCH
- DUPLEX RECEPTACLE
- GFCI WP
- EXHAUST FAN + LIGHT + HEAT
- EXHAUST VTR
- 220V
- FUSED AC DISCONNECT
- GFCI RECEPTACLE
- DIMMER SWITCH + FAN
- DOUBLE SWITCH
- CEILING FAN WINDMILL WITH LIGHT
- CEILING FAN WINDPUMP
- 4-WAY SWITCH
- WEATHERPROOF SWITCH
- 2 USB + DUPLEX RECEPTACLE
- POP-UP DUPLEX AND USB
- ELECTRICAL PANEL - RECESSED
- THERMOSTAT
- CO/SMOKE DETECTOR
- ELECTRIC METER
- GFCI WEATHERPROOF RECEPTACLE
- 220V GFCI WEATHERPROOF RECEPTACLE, OPEN
- DISHWASHER RECEPTACLE



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

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MCQUEEN RESIDENCE

25-31 MCQUEEN NEW CONSTRUCTION

BASEMENT FLOOR ELECTRICAL PLAN

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

DATE: 6/3/2025
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
25-31 MCQUEEN NEW CONSTRUCTION

REV:

JIMMY PARKER MEMBER AIBD ORIGINAL DESIGN

CONSTRUCTION DETAILS AND SECTIONS:

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

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

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

SHEET: E-1

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
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- 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:
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DATA / CABLE:
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ELECTRICAL LEGEND

- 6 BLADE CEILING FAN
- RECESSED DOWN LIGHT 6
- COMMON FLUSH MOUNT
- HOOP 6 LIGHT CHANDELIER
- WIRE BELL PENDANT
- DILLON SCONCE 3
- DMDZ ALL WEATHER GOOSENECK BARN LIGHT
- HINKLEY_LIGHTING_SCONCE DMD
- SURFACE MOUNTED TUBE LIGHT - MEDIUM & WIDE
- SECURITY CAMERA 2 MOTION SENSOR FLOOD LIGHT
- BARE BULB
- BARE BULB - CEILING PULL
- SQUARE BLOCK LANTERN OUTDOOR WALL SCONCE
- SWITCH
- 3-WAY SWITCH
- DUPLEX RECEPTACLE
- GFCI WP
- EXHAUST FAN + LIGHT + HEAT
- EXHAUST VTR
- 220V
- FUSED AC DISCONNECT
- GFCI RECEPTACLE
- DIMMER SWITCH + FAN
- DOUBLE SWITCH
- CEILING FAN WINDMILL WITH LIGHT
- CEILING FAN WINDPUMP
- 4-WAY SWITCH
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- 2 USB + DUPLEX RECEPTACLE
- POP-UP DUPLEX AND USB
- ELECTRICAL PANEL - RECESSED
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- GFCI WEATHERPROOF RECEPTACLE
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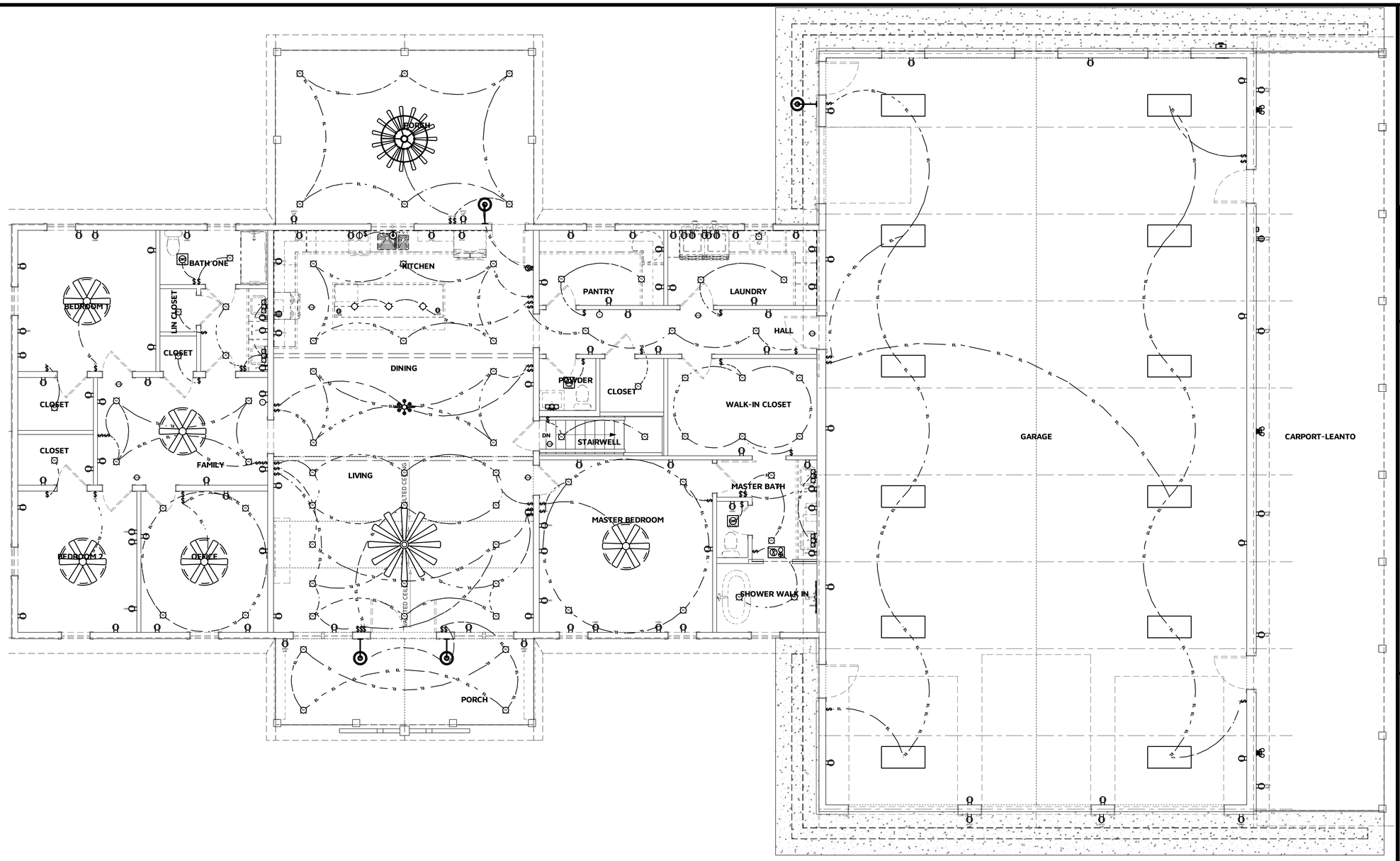

E-2 ELECTRICAL PLAN MAIN LEVEL
1/4 in = 1 ft

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MEMBER AIBD INTERNATIONAL INSTITUTE OF BUILDING DESIGN

MCQUEEN RESIDENCE

25-31 MCQUEEN NEW CONSTRUCTION

FIRST FLOOR ELECTRICAL PLAN

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

DATE: 6/3/2025
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.

25-31 MCQUEEN NEW CONSTRUCTION

REV:

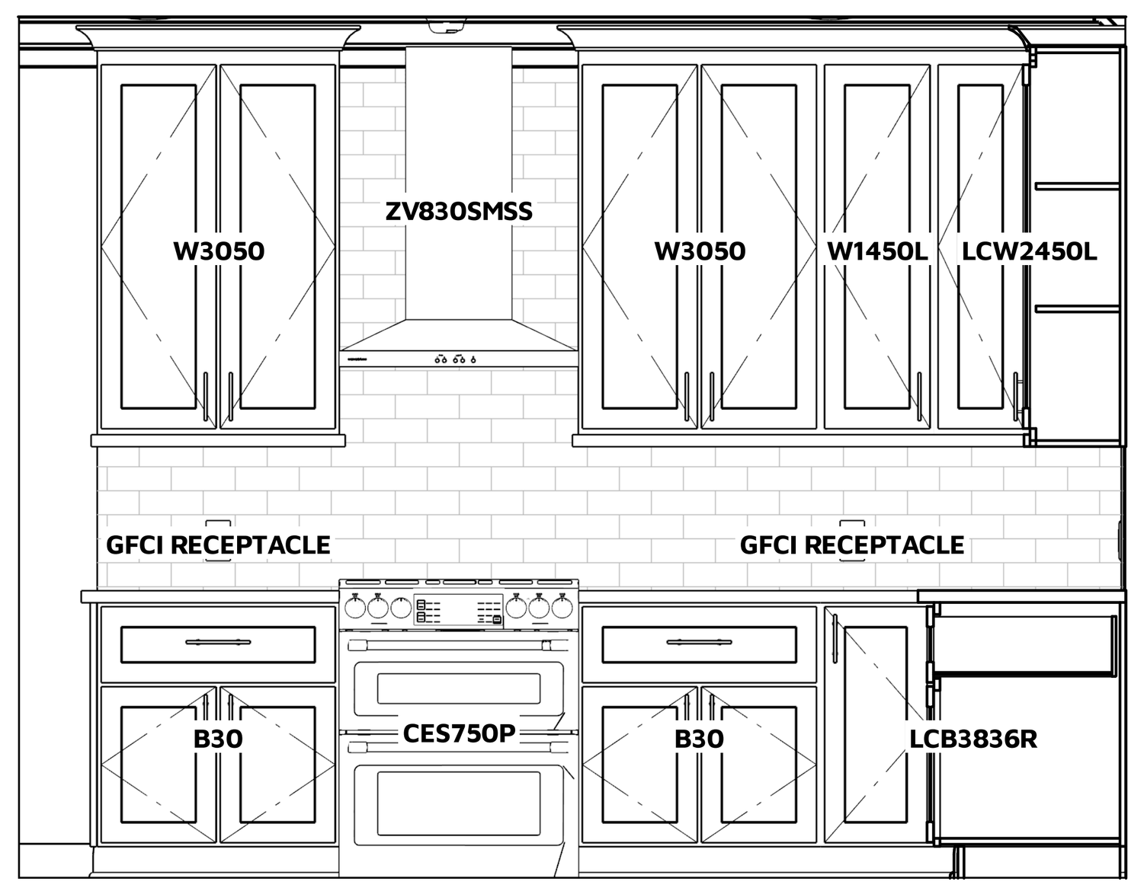
JIMMY PARKER MEMBER AIBD ORIGINAL DESIGN

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

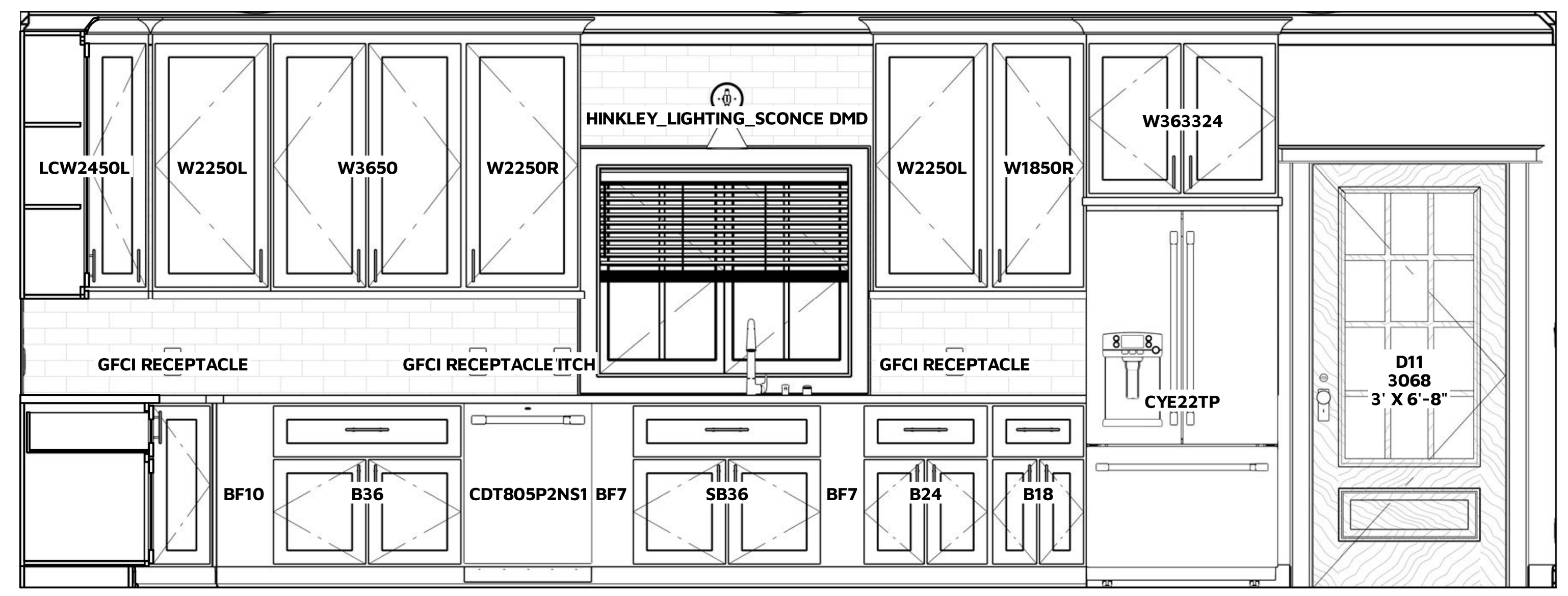
PRINTED SCALE BASED ON **30"x42" PAPER SIZE. (E1-SIZE)**

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

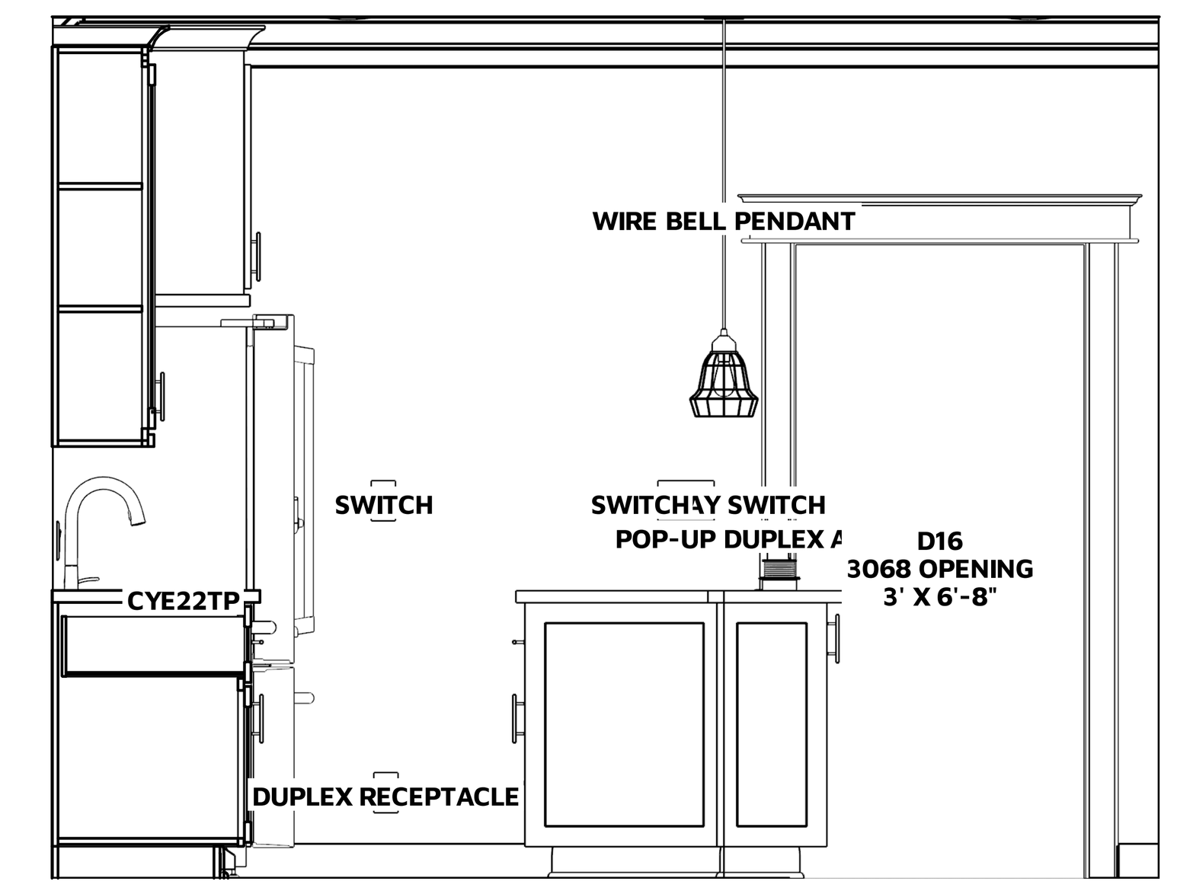
SHEET: E-2



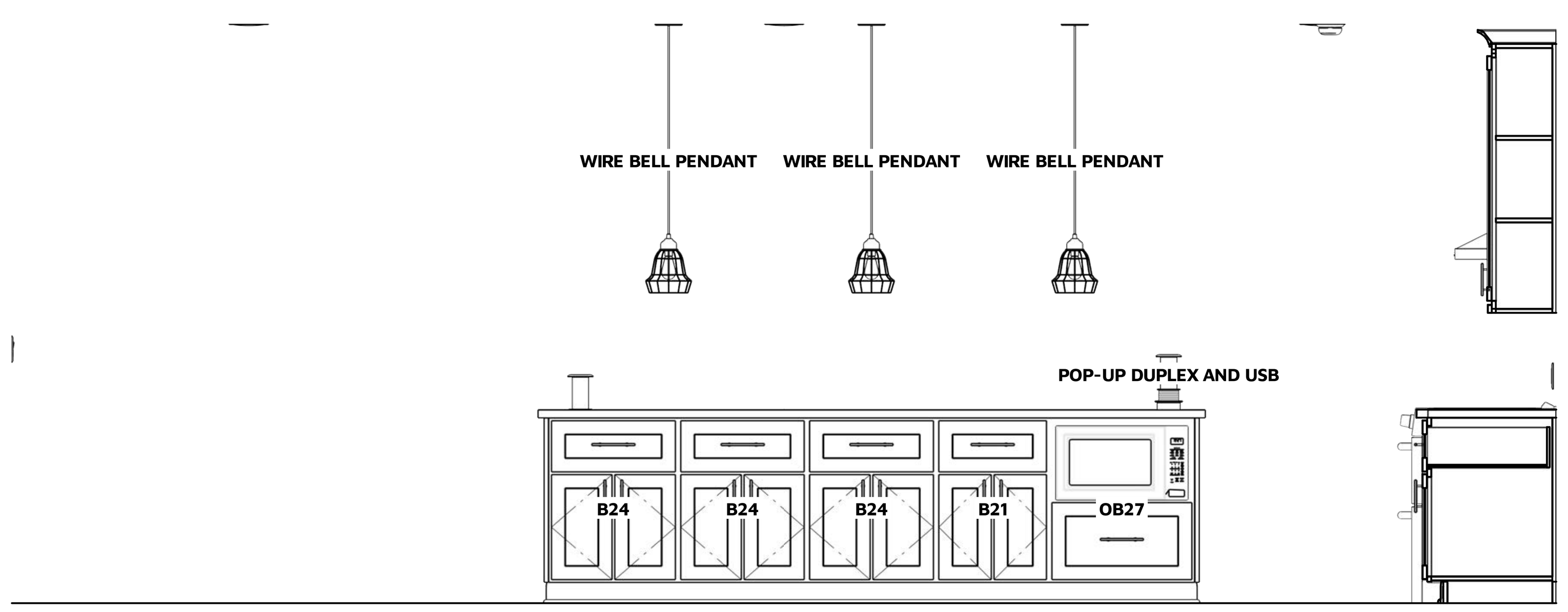
E1 KITCHEN ELEVATION 1
1/2 in = 1 ft



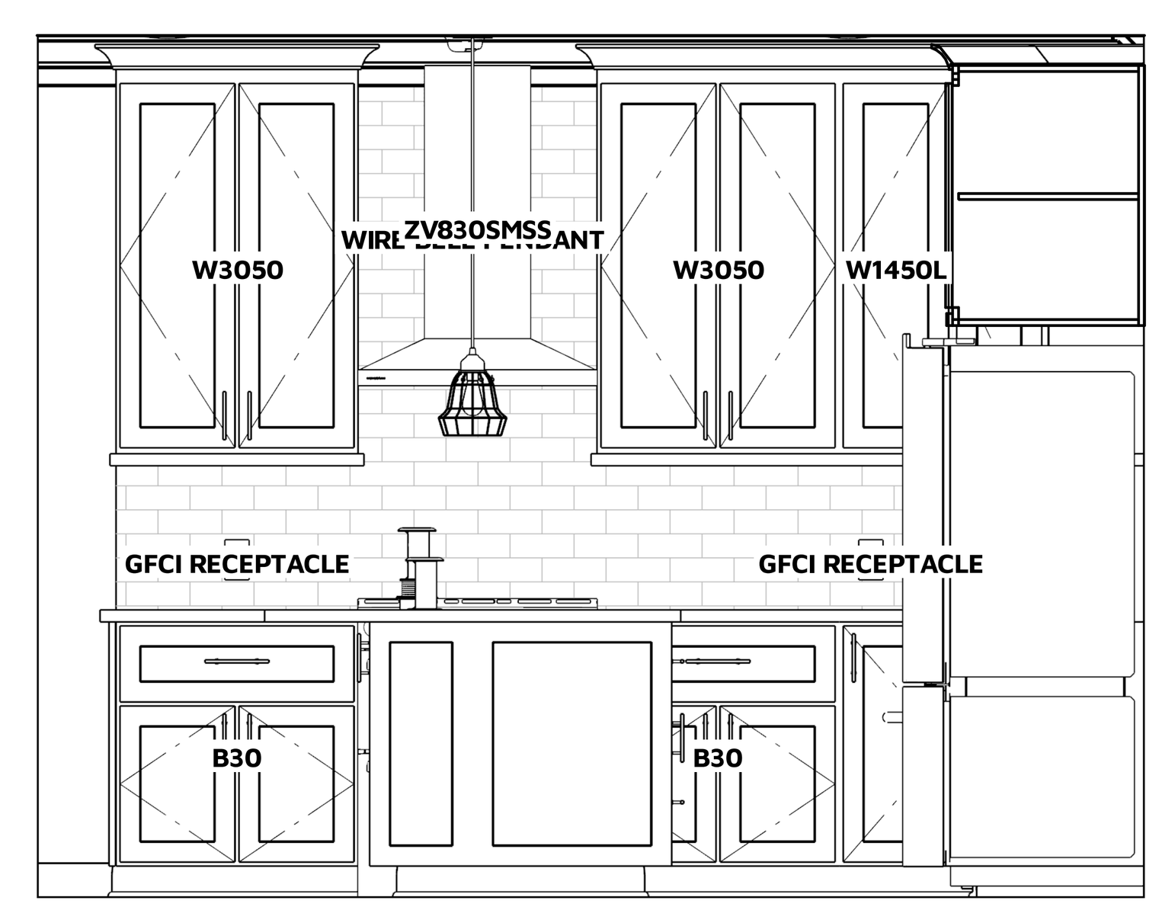
E2 KITCHEN ELEVATION 2
1/2 in = 1 ft



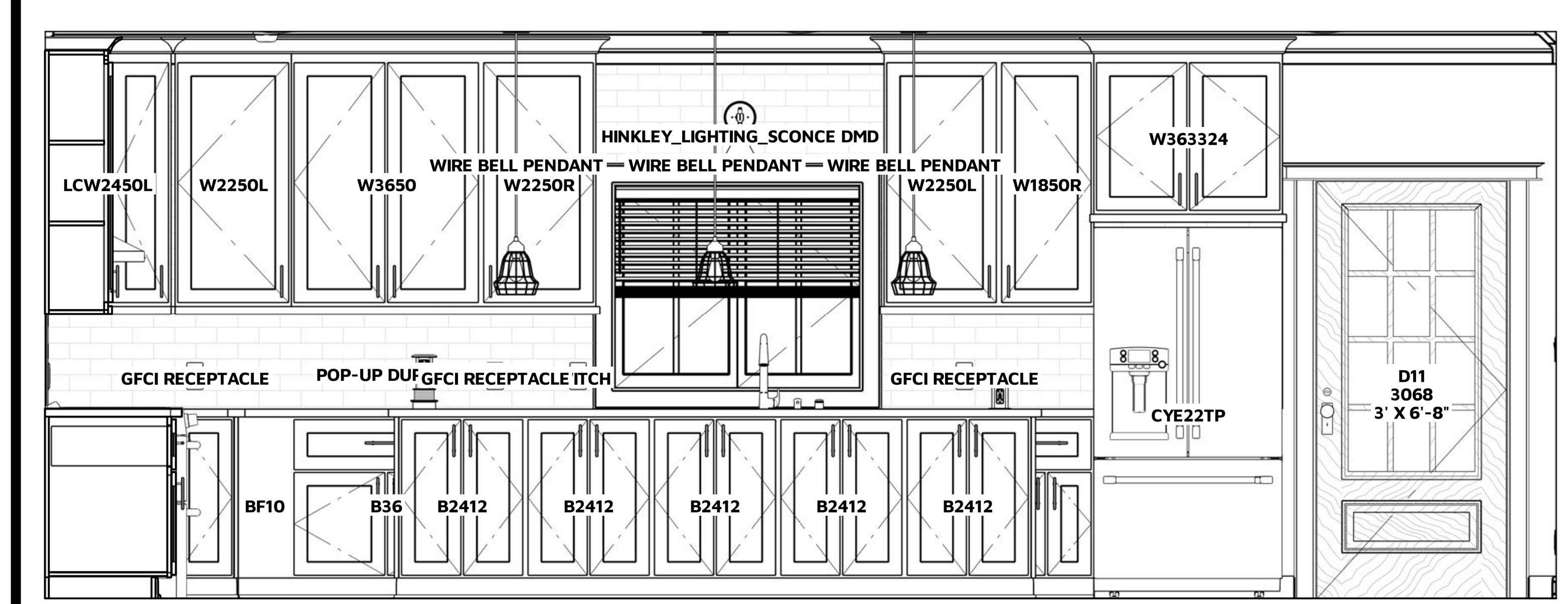
E3 KITCHEN ELEVATION 3
1/2 in = 1 ft



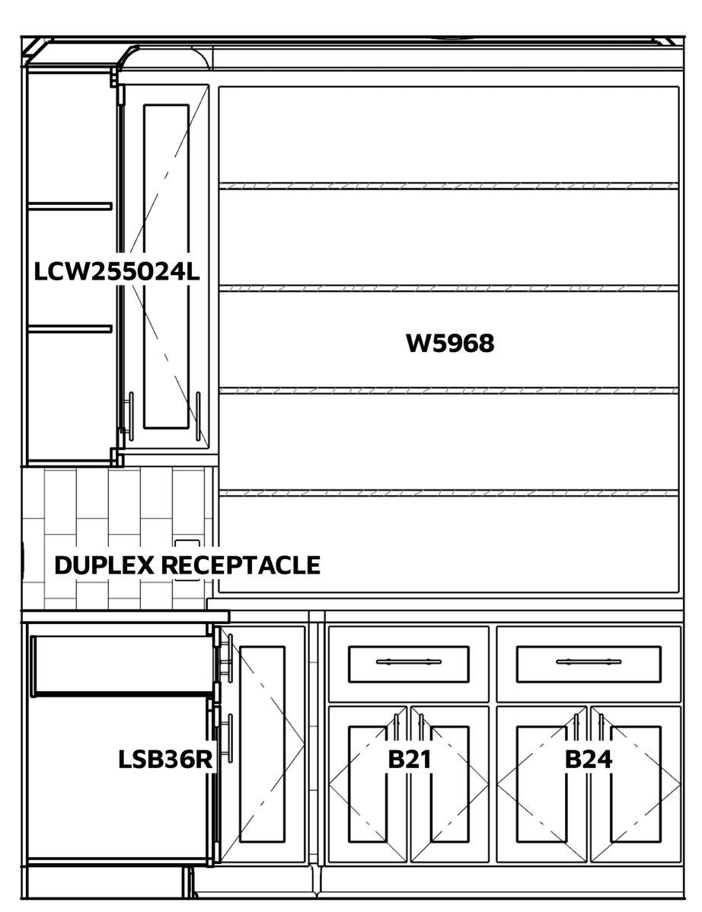
E4 KITCHEN ELEVATION 4
1/2 in = 1 ft



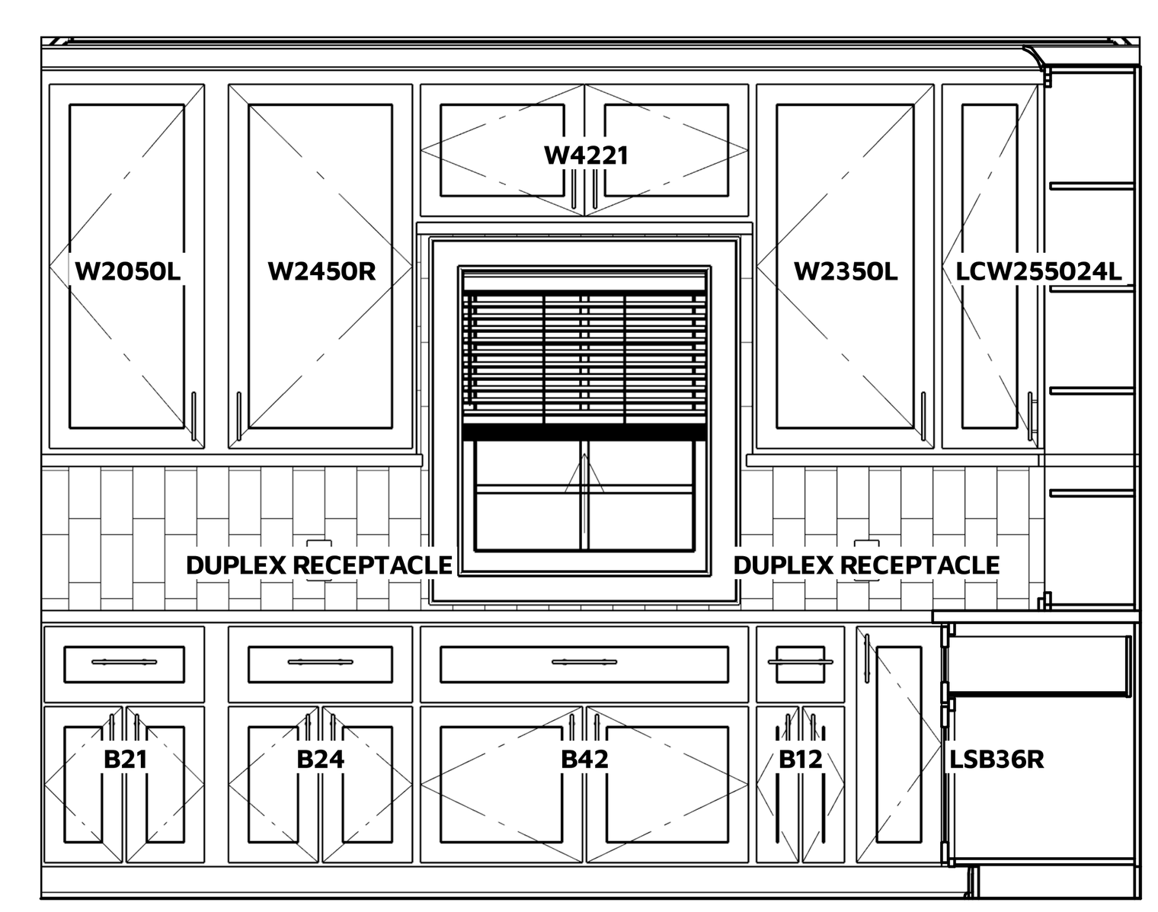
E5 KITCHEN ELEVATION 5
1/2 in = 1 ft



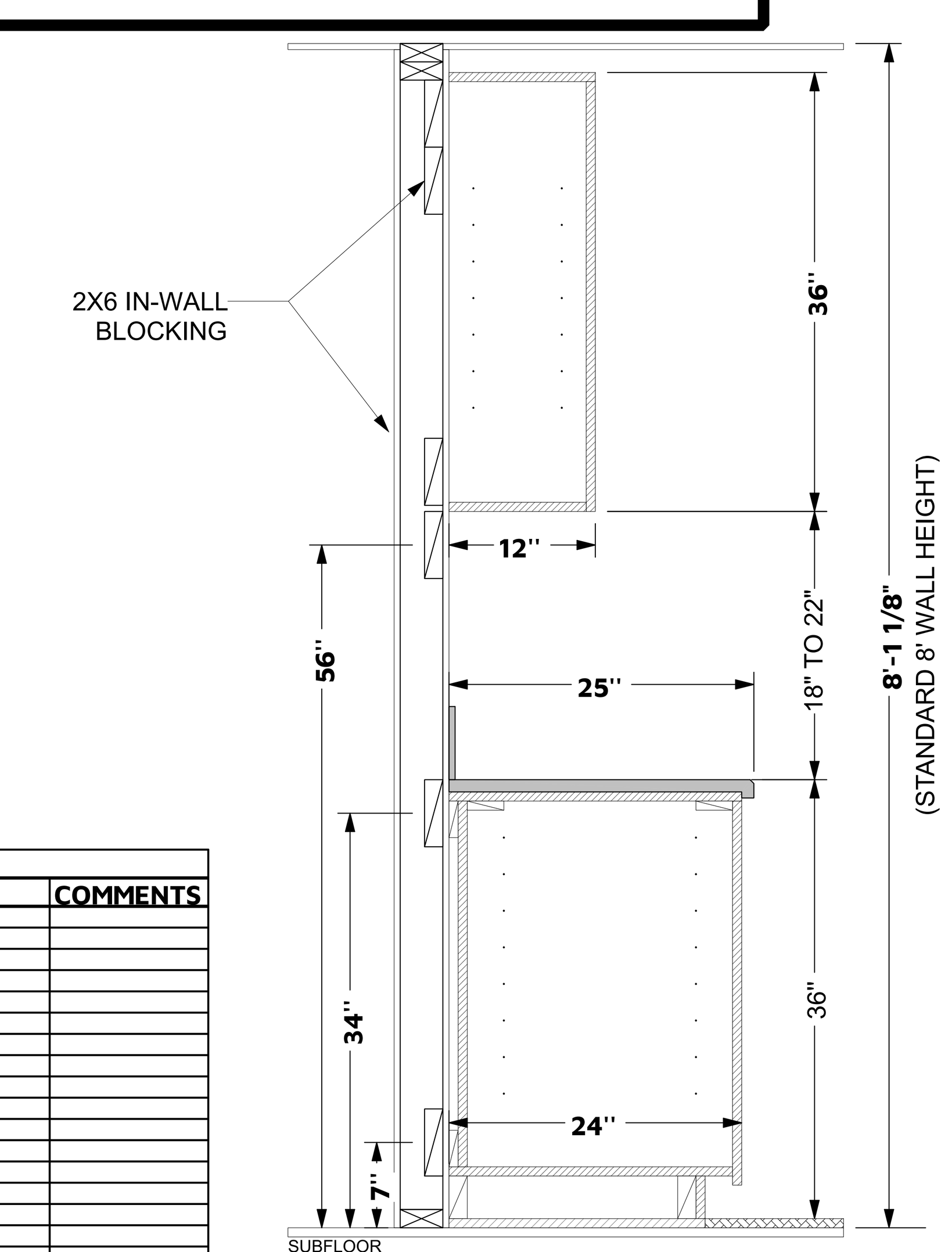
E6 KITCHEN ELEVATION 6
1/2 in = 1 ft



E9 PANTRY ELEVATION 1
1/2 in = 1 ft



E8 PANTRY ELEVATION 2
1/2 in = 1 ft



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

CABINET SCHEDULE

#	LABEL	QTY	FLOOR	ROOM NAME	W	D	H	DESCRIPTION	COMMENTS
C01		2	2	PORCH	89 1/16"	12"	12"	SOFFIT	
C02	1DB2021	1	2	BATH ONE	20"	21"	36"	BASE CABINET	
C03	2DB3621	1	2	MASTER BATH	36"	21"	36"	BASE CABINET	
C04	2DB543014	1	2	LAUNDRY	54"	29 13/16"	14"	BASE CABINET	
C05	B12	1	2	LAUNDRY	12"	24"	36"	BASE CABINET	
C06	B15	1	2	LAUNDRY	15"	24"	36"	BASE CABINET	
C07	B18	1	2	KITCHEN	18"	24"	36"	BASE CABINET	
C08	B21	1	2	KITCHEN	21"	24"	36"	BASE CABINET	
C09	B24	4	2	KITCHEN	24"	24"	36"	BASE CABINET	
C10	B24	1	2	LAUNDRY	23 11/16"	24"	36"	BASE CABINET	
C11	B23	1	2	LAUNDRY	23 5/16"	24"	36"	BASE CABINET	
C12	B24	2	2	PANTRY	24"	24"	36"	BASE CABINET	
C13	B21	2	2	PANTRY	21"	24"	36"	BASE CABINET	
C14	B2412	5	2	KITCHEN	24"	12"	36"	BASE CABINET	
C15	B30	2	2	KITCHEN	30 1/4"	24"	36"	BASE CABINET	
C16	B42	1	2	PANTRY	42"	24"	36"	BASE CABINET	
C17	B36	1	2	KITCHEN	36"	24"	36"	BASE CABINET	
C18	W2050L	1	2	PANTRY	20 3/8"	12"	50"	WALL CABINET	
C19	B54304	1	2	LAUNDRY	54"	29 13/16"	4"	BASE CABINET	
C20	BF10	1	2	KITCHEN	10 1/16"	24"	36"	BASE CABINET FILLER	
C21	BF7	2	2	KITCHEN	7 1/8"	24"	36"	BASE CABINET FILLER	
C22	FHB123053BH	1	2	LAUNDRY	12"	29 13/16"	53"	BASE CABINET	
C23	LCB36R	1	2	LAUNDRY	36"	36"	36"	CORNER BASE CABINET	
C24	LCB3836R	1	2	KITCHEN	38 3/16"	36"	36"	CORNER BASE CABINET	
C25	LCW2450L	1	2	KITCHEN	24"	24"	50"	CORNER WALL CABINET	
C26	LCW225024L	1	2	LAUNDRY	22 1/4"	24"	50"	CORNER WALL CABINET	
C27	W2450R	1	2	PANTRY	24"	12"	50"	WALL CABINET	
C28	LSB36R	1	2	PANTRY	36"	36"	36"	CORNER BASE CABINET	
C29	OB27	1	2	KITCHEN	27"	24"	36"	BASE CABINET	
C30	SB36	1	2	KITCHEN	36"	24"	36"	BASE CABINET	
C31	SB36	1	2	LAUNDRY	36"	24"	36"	BASE CABINET	
C32	SB3621	2	1	LIVING	36"	21"	36"	BASE CABINET	
C33	SB3621	2	2	BATH ONE	36"	21"	36"	BASE CABINET	
C34	SB3621	2	2	MASTER BATH	36"	21"	36"	BASE CABINET	
C35	W1250L	1	2	LAUNDRY	12"	12"	50"	WALL CABINET	
C36	LCW255024L	1	2	PANTRY	25 5/16"	24"	50"	CORNER WALL CABINET	
C37	W125130L	1	2	LAUNDRY	12"	29 13/16"	51"	WALL CABINET	
C38	W1450L	1	2	KITCHEN	14 3/16"	12"	50"	WALL CABINET	
C39	W1850R	1	2	KITCHEN	18"	12"	50"	WALL CABINET	
C40	W2068R	1	2	MASTER BATH	19 13/16"	12"	68"	WALL CABINET	
C41	W2250L	1	2	KITCHEN	21 13/16"	12"	50"	WALL CABINET	
C42	W2250L	1	2	KITCHEN	22 1/16"	12"	50"	WALL CABINET	
C43	W2250R	1	2	KITCHEN	21 13/16"	12"	50"	WALL CABINET	
C44	W2150L	1	2	LAUNDRY	21"	12"	50"	WALL CABINET	
C45	W2350R	1	2	LAUNDRY	23 5/16"	12"	50"	WALL CABINET	
C47	W3050	2	2	KITCHEN	30 1/4"	12"	50"	WALL CABINET	
C48	W363324	1	2	KITCHEN	35 13/16"	24"	32 1/2"	WALL CABINET	
C49	W3650	1	2	KITCHEN	36"	12"	50"	WALL CABINET	
C50	W2450L	1	2	LAUNDRY	23 11/16"	12"	50"	WALL CABINET	
C51	W2350L	1	2	PANTRY	23 3/16"	12"	50"	WALL CABINET	
C52	W1250R	1	2	LAUNDRY	12"	12"	50"	WALL CABINET	

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

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

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

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MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

MCQUEEN RESIDENCE

25-31 MCQUEEN NEW CONSTRUCTION

INTERIOR ELEVATIONS

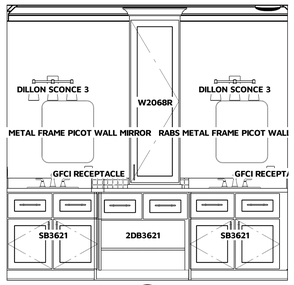
SCALE: 1/4"-1'-0"
UNLESS NOTED OTHERWISE

DATE: 6/3/2025
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
25-31 MCQUEEN NEW CONSTRUCTION

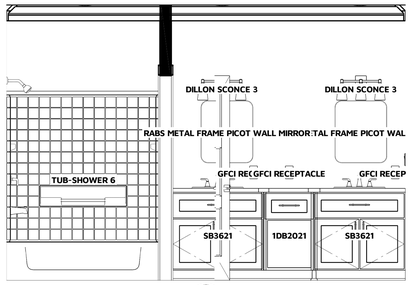
JIMMY PARKER MEMBER AIBD ORIGINAL DESIGN

REV:

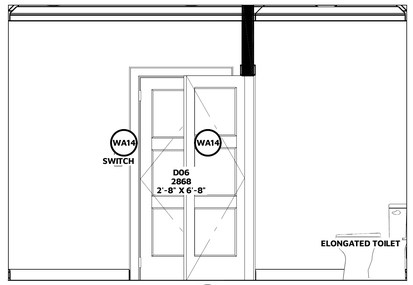
SHEET:
D-1



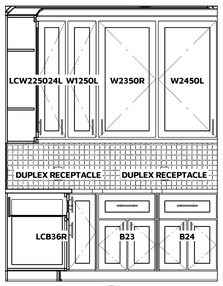
E16 MASTER BATH ELEVATION 1
1/2 in = 1 ft



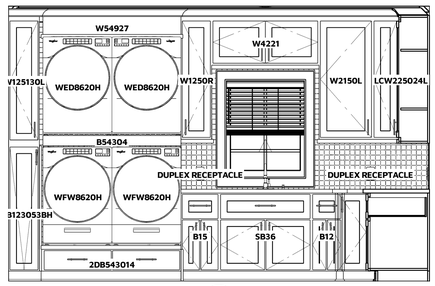
E17 BATH ONE ELEVATION 1
1/2 in = 1 ft



E19 BATH ONE ELEVATION 2
1/2 in = 1 ft



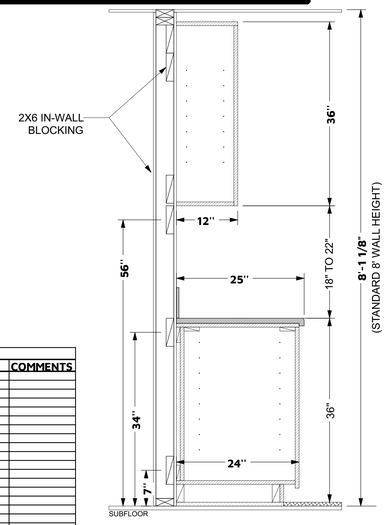
E12 LAUNDRY ELEVATION 1
1/2 in = 1 ft



E11 LAUNDRY ELEVATION 2
1/2 in = 1 ft

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)



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

CABINET SCHEDULE

#	LABEL	QTY	FLOOR	ROOM NAME	W	D	H	DESCRIPTION	COMMENTS
C01		2	2	PORCH	89 1/16"	12"	12"	SOFFIT	
C02	1DB2021	1	2	BATH ONE	20"	21"	36"	BASE CABINET	
C03	2DB3621	1	2	MASTER BATH	36"	21"	36"	BASE CABINET	
C04	2DB543014	1	2	LAUNDRY	54"	29 13/16"	14"	BASE CABINET	
C05	B12	1	2	LAUNDRY	12"	24"	36"	BASE CABINET	
C06	B15	1	2	LAUNDRY	15"	24"	36"	BASE CABINET	
C07	B18	1	2	KITCHEN	18"	24"	36"	BASE CABINET	
C08	B21	1	2	KITCHEN	21"	24"	36"	BASE CABINET	
C09	B24	4	2	KITCHEN	24"	24"	36"	BASE CABINET	
C10	B24	1	2	LAUNDRY	23 11/16"	24"	36"	BASE CABINET	
C11	B23	1	2	LAUNDRY	23 5/16"	24"	36"	BASE CABINET	
C12	B24	2	2	PANTRY	24"	24"	36"	BASE CABINET	
C13	B21	2	2	PANTRY	21"	24"	36"	BASE CABINET	
C14	B2412	5	2	KITCHEN	24"	12"	36"	BASE CABINET	
C15	B30	2	2	KITCHEN	30 1/4"	24"	36"	BASE CABINET	
C16	B42	1	2	PANTRY	42"	24"	36"	BASE CABINET	
C17	B36	1	2	KITCHEN	36"	24"	36"	BASE CABINET	
C18	W2050L	1	2	PANTRY	20 3/8"	12"	50"	WALL CABINET	
C19	B54304	1	2	LAUNDRY	54"	29 13/16"	4"	BASE CABINET	
C20	BF10	1	2	KITCHEN	10 1/16"	24"	36"	BASE CABINET FILLER	
C21	BF7	2	2	KITCHEN	7 1/8"	24"	36"	BASE CABINET FILLER	
C22	FHB123053BH	1	2	LAUNDRY	12"	29 13/16"	53"	BASE CABINET	
C23	LCB36R	1	2	LAUNDRY	36"	36"	36"	CORNER BASE CABINET	
C24	LCB3836R	1	2	KITCHEN	38 3/16"	36"	36"	CORNER BASE CABINET	
C25	LCW2450L	1	2	KITCHEN	24"	24"	50"	CORNER WALL CABINET	
C26	LCW225024L	1	2	LAUNDRY	22 1/4"	24"	50"	CORNER WALL CABINET	
C27	W2450R	1	2	PANTRY	24"	12"	50"	WALL CABINET	
C28	LSB36R	1	2	PANTRY	36"	36"	36"	CORNER BASE CABINET	
C29	OB27	1	2	KITCHEN	27"	24"	36"	BASE CABINET	
C30	SB36	1	2	KITCHEN	36"	24"	36"	BASE CABINET	
C31	SB36	1	2	LAUNDRY	36"	24"	36"	BASE CABINET	
C32	SB3621	2	1	LIVING	36"	21"	36"	BASE CABINET	
C33	SB3621	2	2	BATH ONE	36"	21"	36"	BASE CABINET	
C34	SB3621	2	2	MASTER BATH	36"	21"	36"	BASE CABINET	
C35	W1250L	1	2	LAUNDRY	12"	12"	50"	WALL CABINET	
C36	LCW255024L	1	2	PANTRY	25 5/16"	24"	50"	CORNER WALL CABINET	
C37	W12513 0L	1	2	LAUNDRY	12"	29 13/16"	51"	WALL CABINET	
C38	W1450L	1	2	KITCHEN	14 3/16"	12"	50"	WALL CABINET	
C39	W1850R	1	2	KITCHEN	18"	12"	50"	WALL CABINET	
C40	W2068R	1	2	MASTER BATH	19 13/16"	12"	68"	WALL CABINET	
C41	W2250L	1	2	KITCHEN	21 13/16"	12"	50"	WALL CABINET	
C42	W2250L	1	2	KITCHEN	22 1/16"	12"	50"	WALL CABINET	
C43	W2250R	1	2	KITCHEN	21 13/16"	12"	50"	WALL CABINET	
C44	W2150L	1	2	LAUNDRY	21"	12"	50"	WALL CABINET	
C45	W2350R	1	2	LAUNDRY	23 5/16"	12"	50"	WALL CABINET	
C47	W3050	2	2	KITCHEN	30 1/4"	12"	50"	WALL CABINET	
C48	W363324	1	2	KITCHEN	35 13/16"	24"	32 1/2"	WALL CABINET	
C49	W3650	1	2	KITCHEN	36"	12"	50"	WALL CABINET	
C50	W2450L	1	2	LAUNDRY	23 11/16"	12"	50"	WALL CABINET	
C51	W2350L	1	2	PANTRY	23 3/16"	12"	50"	WALL CABINET	
C52	W1250R	1	2	LAUNDRY	12"	12"	50"	WALL CABINET	

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

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

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

MCQUEEN RESIDENCE

INTERIOR ELEVATIONS

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

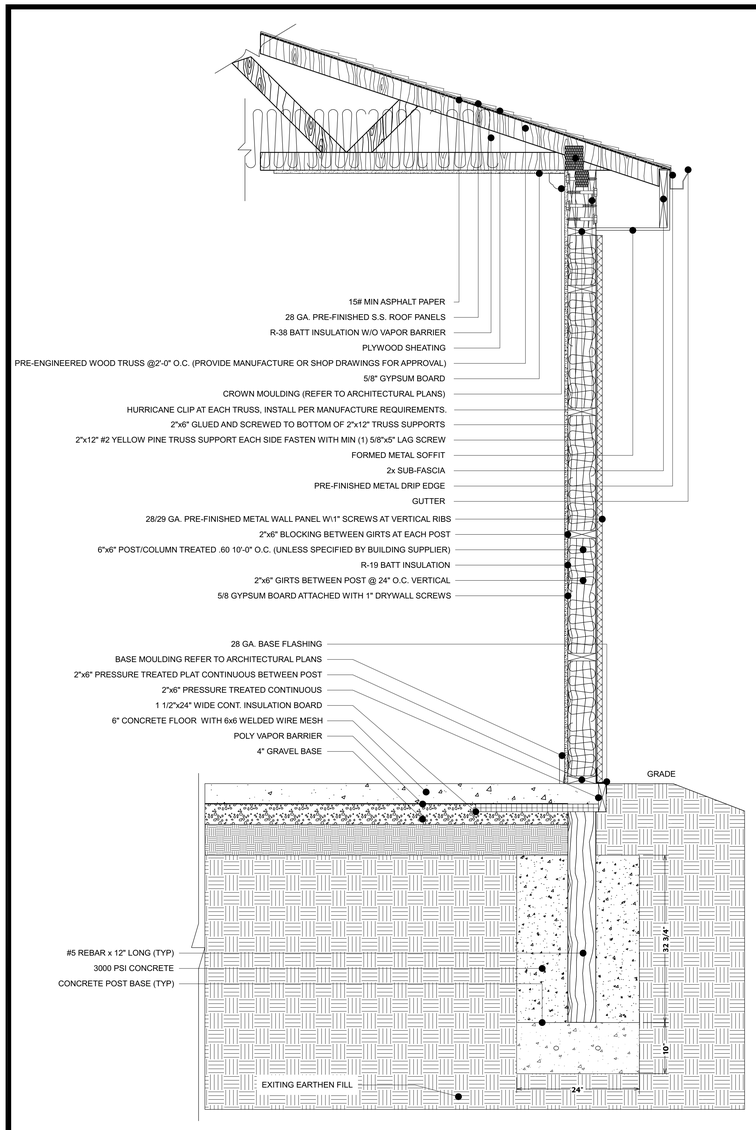
DATE: 6/3/2025
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.

25-31 MCQUEEN NEW CONSTRUCTION

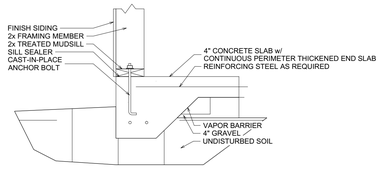
REV:

SHEET: D-2

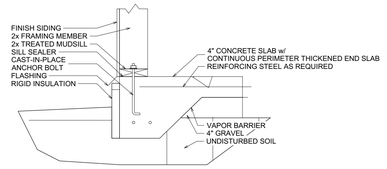
25-31 MCQUEEN NEW CONSTRUCTION



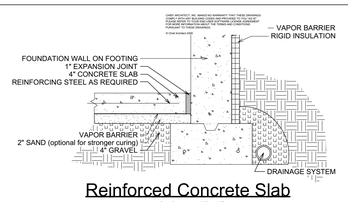
TYPICAL WALL SECTION:
1 in = 1 ft



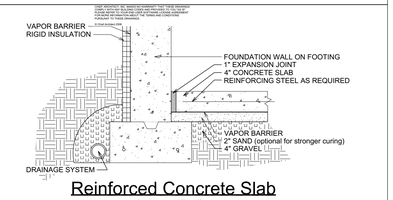
Thickened End Slab
(print at 1"=1')



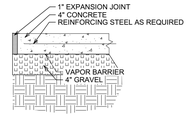
Thickened End Slab, Insulated
(print at 1"=1')

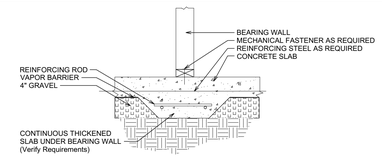


Reinforced Concrete Slab
(print at 1"=1')



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





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

STEM WALL FOUNDATION DESIGN

FOOTINGS:
- WIDTH = 21" WITH BRICK / 16" WITHOUT BRICK
- 2 #5 REBAR OR 3 #4 REBAR CONTINUOUS IN FOOTING WITH MIN. 3" COVER
- APPROPRIATE CHAIR SUPPORTS @ 48" OC

5/8" x 12" J-BOLT:
- 7" MIN EMBEDMENT
- 3" X 3" X .229" MIN. SQUARE WASHER
- 48" ON CENTER
- 12" FROM EACH SIDE ALL CORNERS
- 12" FROM EACH SIDE OR HEADER OPENINGS

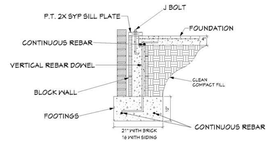
FOUNDATION:
- 6" THICK CONCRETE
- 2500 PSI MIN. CONCRETE
- .006 MIL VAPOR BARRIER OVER COMPACTED FILL

USE 1 OF THE FOLLOWING METHODS:
- 6" X 6" 10/10 WELDED WIRE WITH APPROPIATE SUPPORTS
- FIBER MESH
- #3 REBAR ON 4' CENTER GRID PATTERN
- MIN. 1 1/2'' COVER ON ALL REINFORCEMENT

BLOCK WALL:
8" CMU BLOCK - POUR SOLID
MIN. REINFORCEMENT SPLICE LENGTH = 25"

1 TO 4 COURSES:
- 1 VERTICAL #4 REBAR DOWEL @ 48" O.C. ENTIRE PERIMETER
- 1 #4 REBAR DOWEL @ EACH SIDES OF ALL CORNERS
- BEND INTO SLAB AT HEADER BLOCK WITH MIN 12" INTO SLAB
- #5 HORIZONTAL REBAR @ HEADER BLOCK CONTINUOUS AROUND PERIMETER

5 TO 8 COURSES :
- 1 #5 REBAR DOWEL @ 32" O.C.
- 1 #5 REBAR DOWEL @ EACH SIDES ON ALL CORNERS
- VERTICAL LADDER REINFORCEMENT EVERY OTHER COURSE
- #5 HORIZONTAL REBAR @HEADER BLOCK CONTINUOUS AREA PERIMETER



NOT TO SCALE

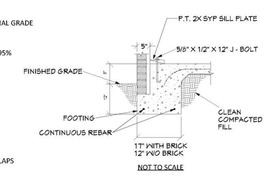
MONOLITHIC FOUNDATION DESIGN

FOOTINGS:
- WIDTH = 17" WITH BRICK / 12" WITHOUT BRICK
- DEPTH:
  TOTAL = 20" TYP. (12" MIN. INTO NATURAL GRADE, 8" ABOVE FINAL GRADE
- 2 #5 REBAR OR 3 #4 REBAR CONTINUOUS IN FOOTING
- 3" MIN. CONCRETE COVER ON ALL REINFORCEMENT
- APPROPRIATE CHAIR SUPPORTS @ 48" OC
- CAN BE INSTALLED OVER COMPACTED FILL PAD, MIN. PROCTOR 95%

5/8" x 12" J-BOLT:
- 7" MIN EMBEDMENT
- 3" X 3" X .229" MIN. SQUARE WASHER
- 48" ON CENTER
- 12" FROM EACH SIDE ALL CORNERS
- 12" FROM EACH SIDE OR HEADER OPENINGS

FOUNDATION:
- 6" THICK CONCRETE SLAB
- 2500 PSI MIN. CONCRETE
- .006 MIL VAPOR BARRIER OVER COMPACTED FILL

USE 1 OF THE FOLLOWING METHODS:
- 6" X 6" 10/10 WELDED WIRE WITH APPROPIATE SUPPORTS
- FIBER MESH
- #3 REBAR ON 4' CENTER GRID PATTERN ON ROD CHAIRS @ OVERLAPS
- 1 1/2" MIN. CONCRETE COVER ON SLAB REINFORCEMENTS



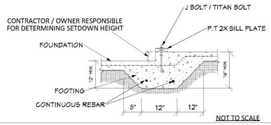
NOT TO SCALE

STEP DOWN FOOTING FOR MONOLITHIC FOUNDATION

FOOTINGS: ADD IF WALL ASSEMBLY IS BRICK, STONE, OR MASONRY
- WIDTH = 12" WIDTH = 16"
- (3) #4 REBAR OR (2) #5 REBAR CONTINUOUS IN FOOTING WITH
- APPROPRIATE CHAIR SUPPORTS

FOUNDATION:
- 6" THICK CONCRETE
- 2500 PSI MIN. CONCRETE
- .006 MIL VAPOR BARRIER OVER COMPACTED FILL

USE 1 OF THE FOLLOWING METHODS:
- 6" X 6" 10/10 WELDED WIRE WITH APPROPIATE SUPPORTS
- FIBER MESH
- #3 REBAR ON 4' CENTER GRID PATTERN
- MIN. 3" COVER ON ALL REINFORCEMENT



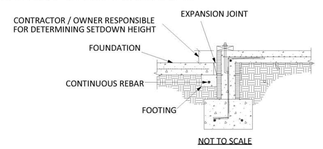
NOT TO SCALE

STEP DOWN FOOTING STEM WALL SLAB

FOOTINGS: ADD IF WALL ASSEMBLY IS BRICK, STONE, OR MASONRY
- WIDTH = 12" WIDTH = 16"
- 1 #4 REBAR OR #5 REBAR CONTINUOUS IN FOOTING
- APPROPRIATE CHAIR SUPPORTS @ 48" OC

FOUNDATION:
- 6" THICK CONCRETE
- 2500 PSI MIN. CONCRETE
- .006 MIL VAPOR BARRIER OVER COMPACTED FILL

USE 1 OF THE FOLLOWING METHODS:
- 6" X 6" 10/10 WELDED WIRE WITH APPROPIATE SUPPORTS
- FIBER MESH
- #3 REBAR ON 4' CENTER GRID PATTERN
- MIN. 1 1/2" COVER ON ALL REINFORCEMENT



NOT TO SCALE

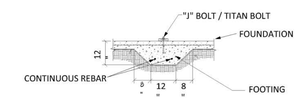
INTERIOR LOAD BEARING AND SHEARWALL FOOTING DETAIL

FOOTINGS:
- WIDTH = 28" @ BOTTOM OF SLAB / 12" @ BASE OF FOOTING
- 2 #5 REBAR OR 3 #4 REBAR CONTINUOUS IN FOOTING
- APPROPRIATE CHAIR SUPPORTS @ 48" OC

5/8" x 12" J-BOLT:
- 7" MIN EMBEDMENT
- 3" X 3" X .229" MIN. SQUARE WASHER
- 48" ON CENTER
- 12" FROM EACH SIDE ALL CORNERS
- 12" FROM EACH SIDE OR HEADER OPENINGS

FOUNDATION:
- 6" THICK CONCRETE
- 2500 PSI MIN. CONCRETE
- .006 MIL VAPOR BARRIER OVER COMPACTED FILL

USE 1 OF THE FOLLOWING METHODS:
- 6" X 6" 10/10 WELDED WIRE WITH APPROPIATE SUPPORTS
- FIBER MESH
- #3 REBAR ON 4' CENTER GRID PATTERN
- MIN. 1 1/2" COVER ON ALL REINFORCEMENT



NOT TO SCALE

FOUNDATION GENERAL NOTES:
1. COMPACTED FILL SHALL COMPLY WITH ASTM D 1557, ASTM D698, OR ASTM D638 FOR MINIMUM PROCTORED SOIL DENSITY.
2. ALL CONCRETE TO BE MIN. 2500 PSI 28 DAY ULTIMATE COMPRESSIVE STRENGTH PER ACI 318.
3. MAINTAIN 3" CLEAR CONCRETE COVER IN ALL FOOTINGS
4. CONCRETE SLUMP SHALL NOT EXCEED OF 4 INCHES
5. NO GEOTECHNICAL ENGINEERING REPORTS WERE FURNISHED. DESIGN OF FOUNDATION IS BASED ON SOIL LOAD CAPABILITIES OF 2000 PSF.
6. ALL J BOLT INSTALLATIONS SHALL REQUIRE A MIN. CLEARANCE FROM THE FOUNDATION EDGE OF 2". BOLTS MUST BE INSTALLED IN WET CONCRETE WITH NO GAP OR VOIDS AROUND BOLT INSERTION LOCATION.
7. FOUNDATION DESIGN / REINFORCEMENT:
   STEM WALL 1 TO 4 BLOCKS
   (2) #5 REBAR, CONTINUOUS, IN FOOTING, THICKENED SLAB EDGES,
   OR INTERIOR GRADE BEAMS FOR SHEAR WALLS. (1) #5 REBAR CONTINUOUS IN TOP COURSE HEADER BLOCK. VERTICAL#5 REBAR DOWELS WITH BENT HOOK EMBEDDED IN FOOTING AND CONTINUING TO FINISHED SLAB HEIGHT. DOWELS TO BE BENT INTO SLAB WITH MIN. ENGAGEMENT OF 12".
   FROM SCOURSED TO 7 COURSES, ADD VERTICAL DOWELS EVERY 32"
   OVER 7 COURSES SEE DESIGNER.
   SLAB REINFORCEMENT:
8. STEM WALL AND MONOLITHIC SLAB TO HAVE 6X6 WELDED WIRE MESH, FIBER MESH, OR #3 REBAR ON 4' CENTER GRID PATTERN.
   WELDED WIRE MESH SHALL BE INSTALLED ON APPROVED SUPPORTS, FREE OF RUST AND DIRT, AND PLACED IN THE UPPER 1/3 OF THE SLAB.
   FIBER MESH MATERIAL SHALL COMPLY WITH ASTM C1116
   #3 REBAR TO BE INSTALLED ON APPROVED SUPPORTS AND FREE FROM RUST AND DIRT.
   ALL REBAR SPLICES SHALL BE A MIN OF 25"
9. STEM WALL SLABS CLEAN ALL DIRT FROM CELLS AFTER BACK FILL. FILL CELLS COMPLETELY WITH CONCRETE.
10. DESIGN BASED ON SANDY SOILS WITH ALLOWABLE PRESSURE OF 2000 PSF. CONTRACTOR IS RESPONSIBLE FOR INFORMING DESIGNER OF DIFFERENT SOIL CONDITIONS PRIOR TO WORK BEGINNING.

SLAB FOUNDATION:
1 in = 1 in

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

MCQUEEN RESIDENCE

25-31 MCQUEEN NEW CONSTRUCTION

POST FRAME CONSTRUCTION DETAILS

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

DATE: 6/3/2025
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.

REV:

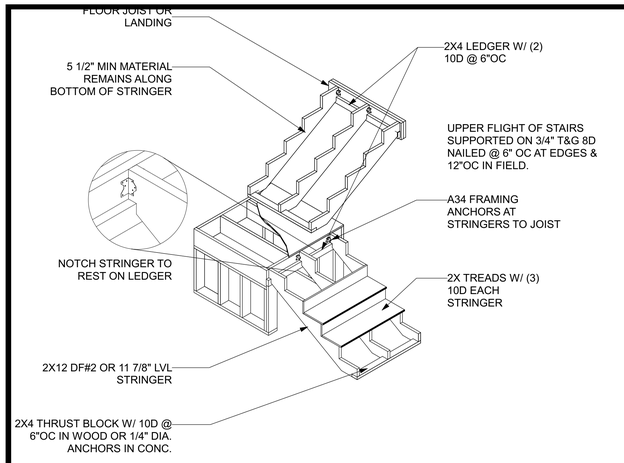
JIMMY PARKER MEMBERS AIBD ORIGINAL DESIGN

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

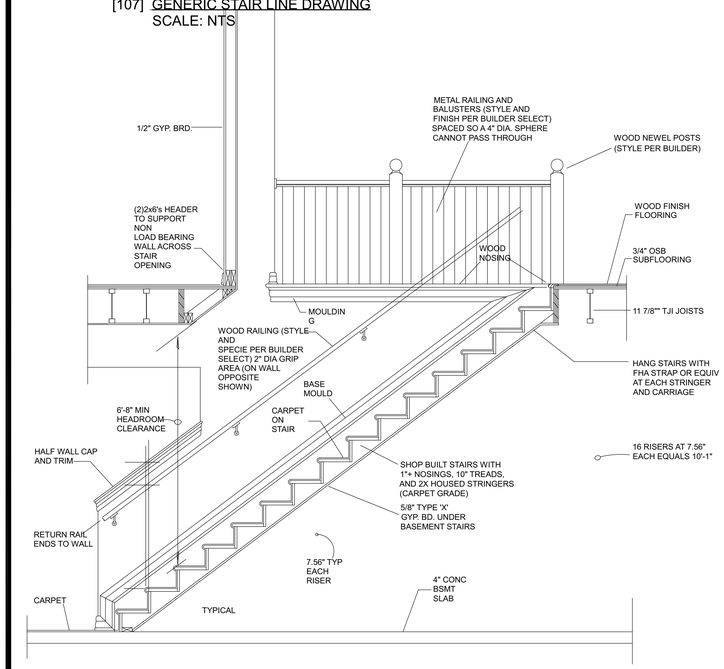
PRINTED SCALE BASED ON **30"x42" PAPER SIZE. (E1-SIZE)**

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

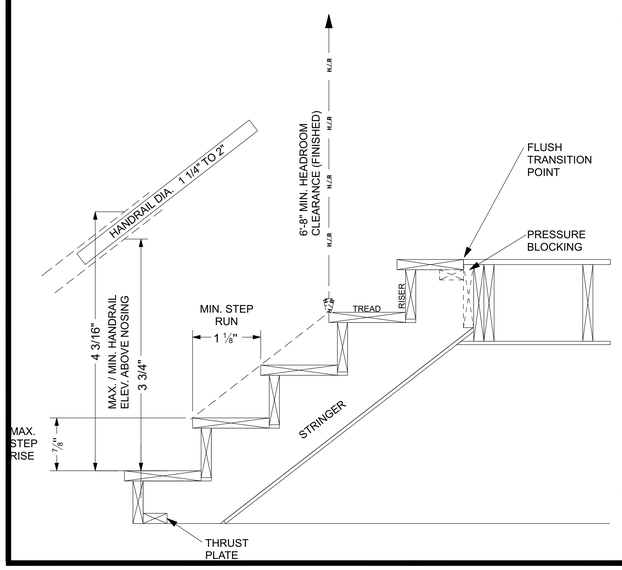
SHEET:
D-3



[107] GENERIC STAIR LINE DRAWING
SCALE: NTS



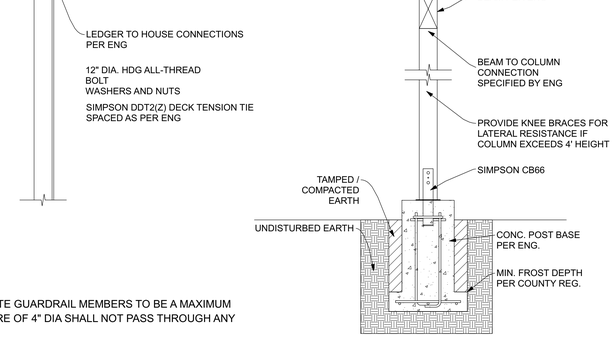
1 Story Straight Run Stair Section

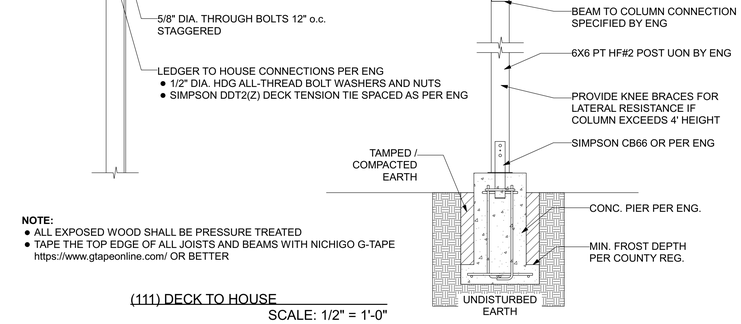


NOTES:
- SPACING BETWEEN INTERMEDIATE GUARDRAIL MEMBERS TO BE A MAXIMUM OF 4" CLEAR SUCH THAT A SPHERE OF 4" DIA SHALL NOT PASS THROUGH ANY OPENING.
- HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN THE NEWEL POSTS OR SAFETY TERMINALS PER SBC 1009.11.5.
- R311.7.5.2.1 WINDER TREADS.
  - WINDER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

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

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

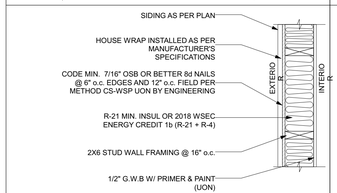




NOTE:
- ALL EXPOSED WOOD SHALL BE PRESSURE TREATED
- TAPE THE TOP EDGE OF ALL JOISTS AND BEAMS WITH NICHIGO G-TAPE https://www.gtapeonline.com/ OR BETTER

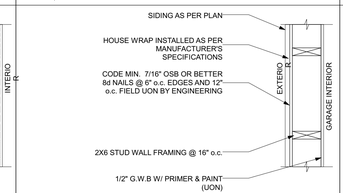
(111) DECK TO HOUSE
SCALE: 1/2" = 1'-0"

Ⓐ TYPE A: EXTERIOR 2X6 WALL, TYP



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

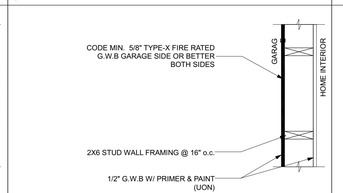
Ⓑ TYPE B: EXTERIOR 2X6 GARAGE WALL, TYP



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

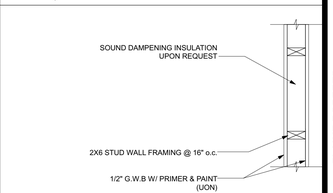
TYPE B1: 2X4 FRAMING
TYPE BX: ADD INSULATION
TYPE BZ: DELETE GWB ON EXTERIOR WALLS

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



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

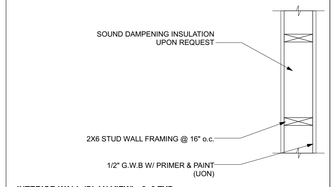
Ⓓ TYPE D: INTERIOR, 2X4 WALL, TYP



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

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

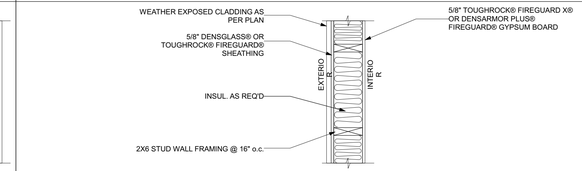
Ⓔ TYPE E: INTERIOR 2X6 WALL, TYP



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

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

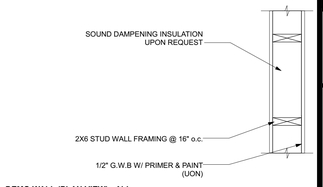
Ⓕ TYPE F: FIRE-RATED EXTERIOR WALL



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

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

Ⓖ TYPE G: DEMO WALL, TYP



DEMO WALL (PLAN VIEW) - ALL
WALLS SHALL BE DRAWN AS RED DASHED LINES AND SET AS A LOCKED LAYER AT BACK (3B). TO BE USED TO PROVIDE QUICK REFERENCE OF WHERE REMOVED WALLS WERE LOCATED

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

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

CONSTRUCTION DETAILS AND SECTIONS:
- WALL SECTIONS SHOWN ABOVE IS GENERIC IN NATURE.
- 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

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 AMERICAN INSTITUTE OF BUILDING DESIGN

MCQUEEN RESIDENCE

25-31 MCQUEEN NEW CONSTRUCTION

WALL DETAILS/SECTIONS

SCALE: 1/4"-1'-0" UNLESS NOTED OTHERWISE
DATE: 6/3/2025
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.

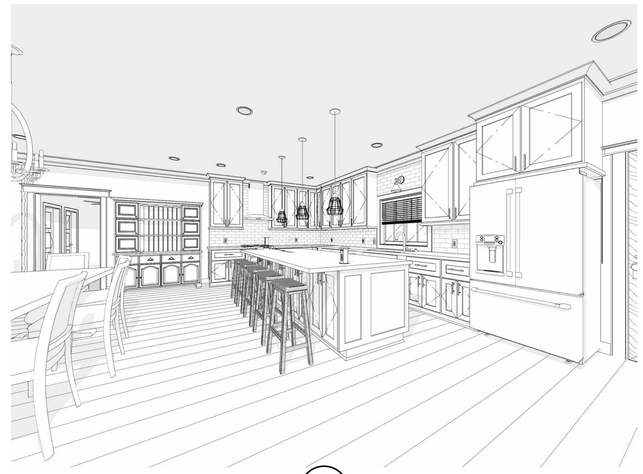
JIMMY PARKER MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGN ORIGINAL DESIGN

REV:

SHEET: D-4

C437 10 FRONT DOOR

C438 11 LIVING ROOM



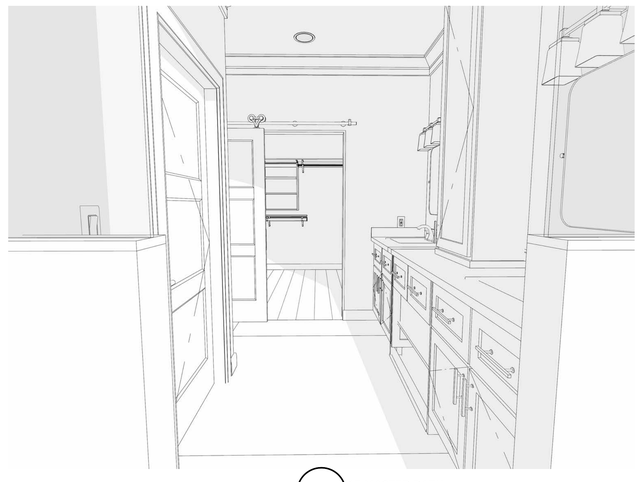
C439 14 KITCHEN

C440 15 KITCHEN

C444 19 LAUNDRY - MUDROOM

C441 16 MASTER BEDROOM

C443 18 MASTER BATH



C442 17 MASTER BATH

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

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

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

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www.elainerobertsdesigns.com

MEMBER AIBD ER DD

MCQUEEN RESIDENCE

25-31 MCQUEEN NEW CONSTRUCTION

INTERIOR RENDERINGS

DATE: 6/3/2025
DRAWN BY: E.R.D.D.
DESIGNED BY: E.R.D.D.
SCALE: 1/4"-1'-0" UNLESS NOTED OTHERWISE
25-31 MCQUEEN NEW CONSTRUCTION

JIMMY PARKER MEMBER AIBD ORIGINAL DESIGN

REV:

SHEET: R-1