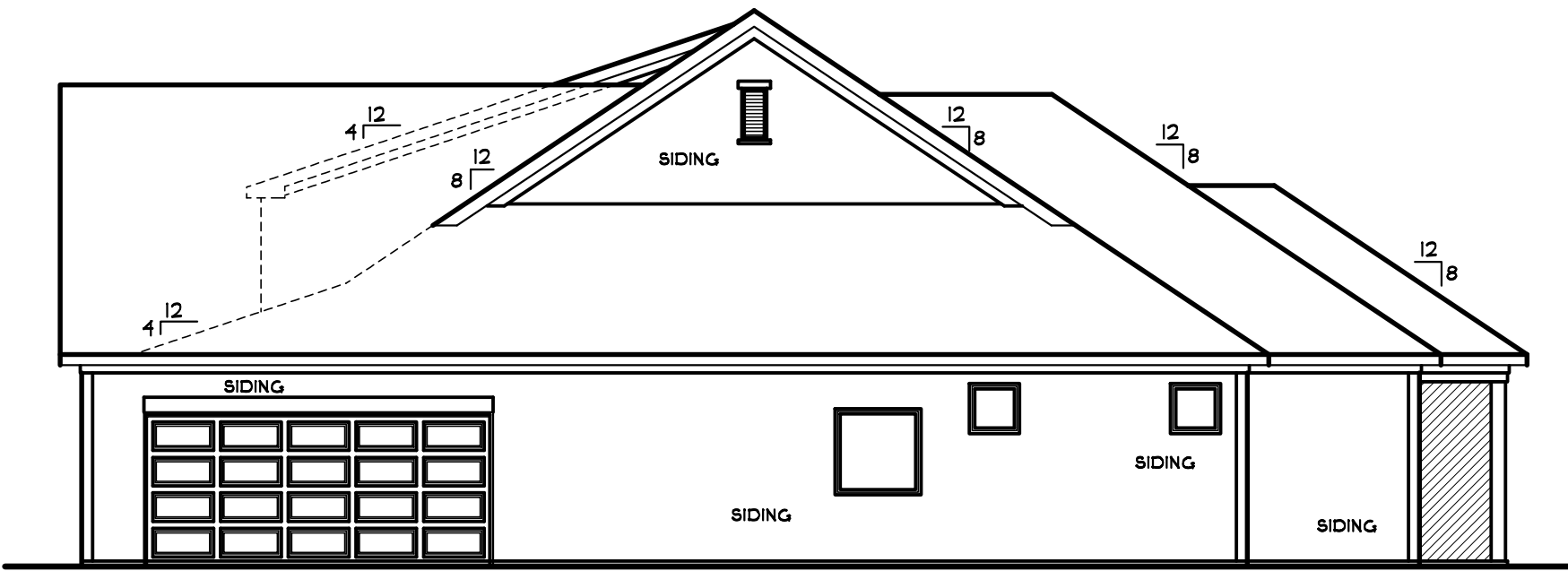
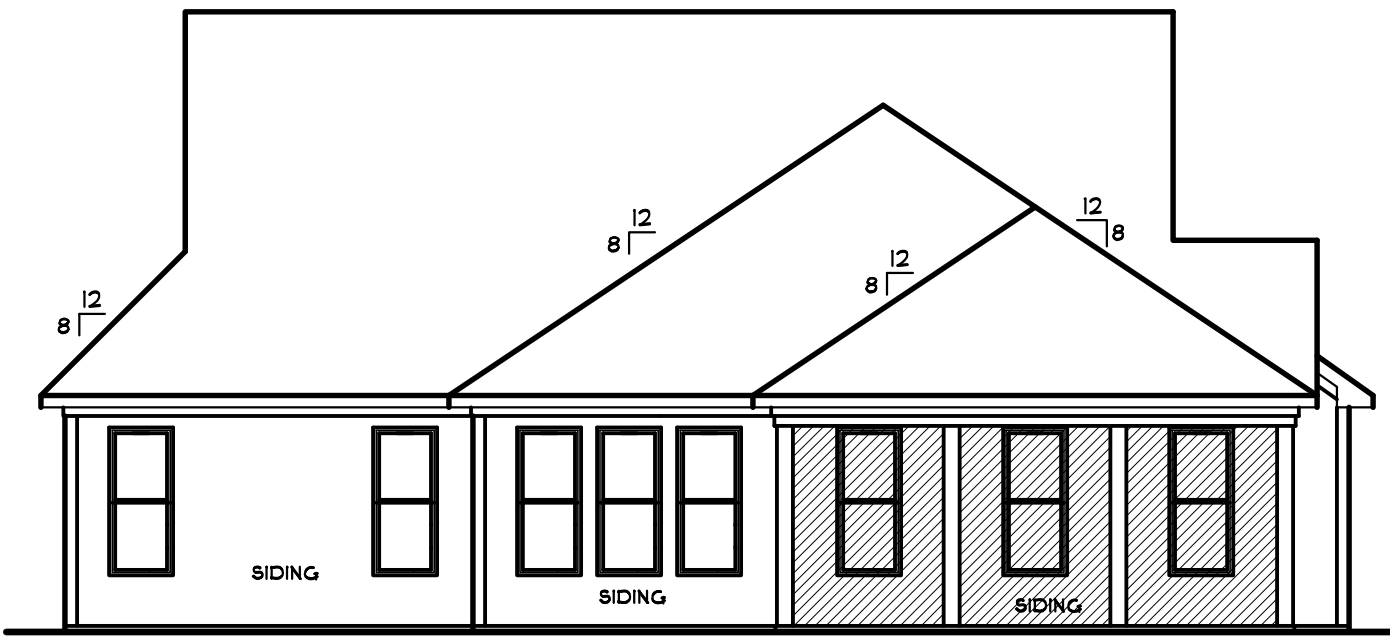
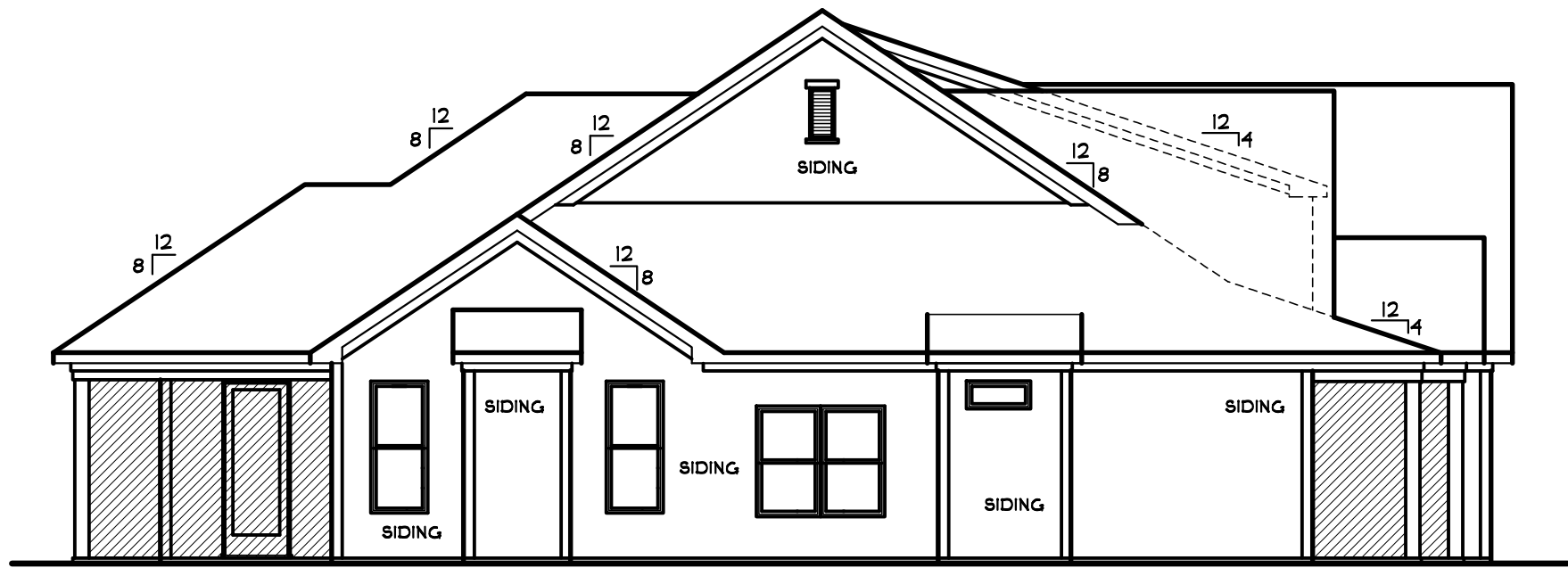




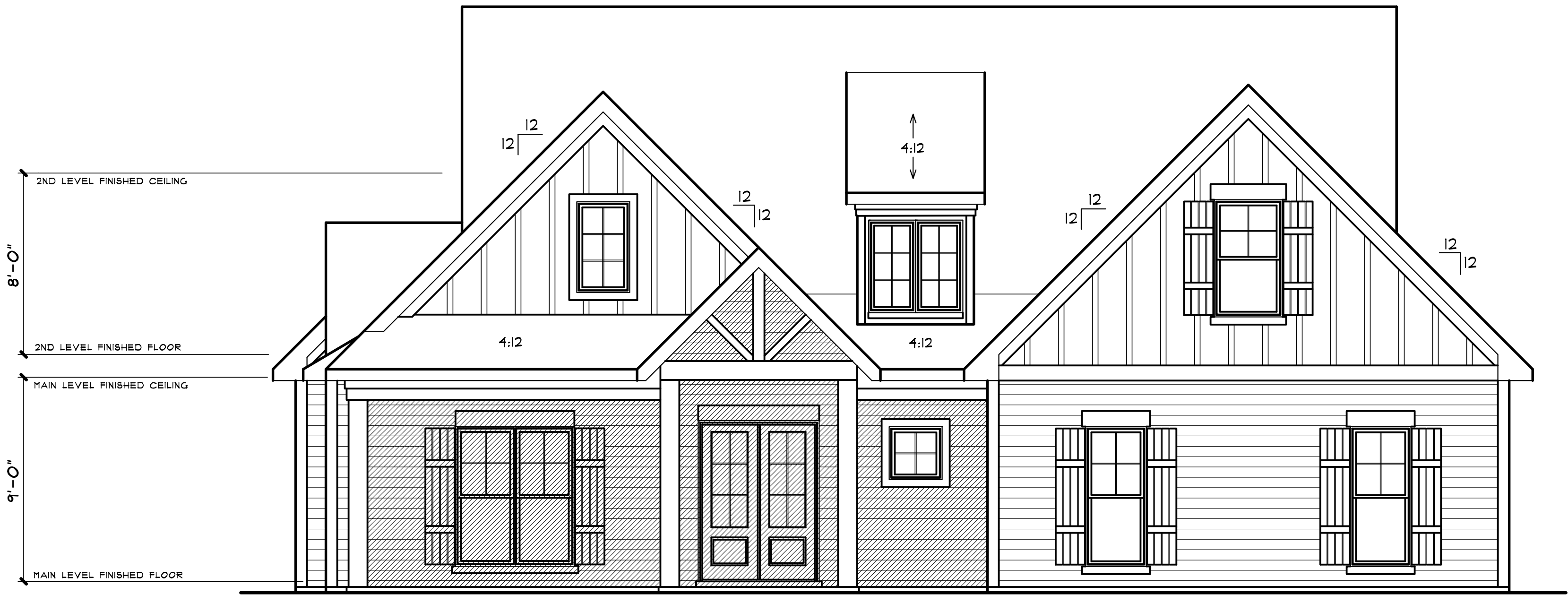
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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Paul Gilbert
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Sheet Title

ELEVATIONS

Scale

AS SHOWN

Drawn By

PAUL GILBERT

Drawing Number

1

Drawing Number

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Sheet Title

FOUNDATION PLAN

Scale

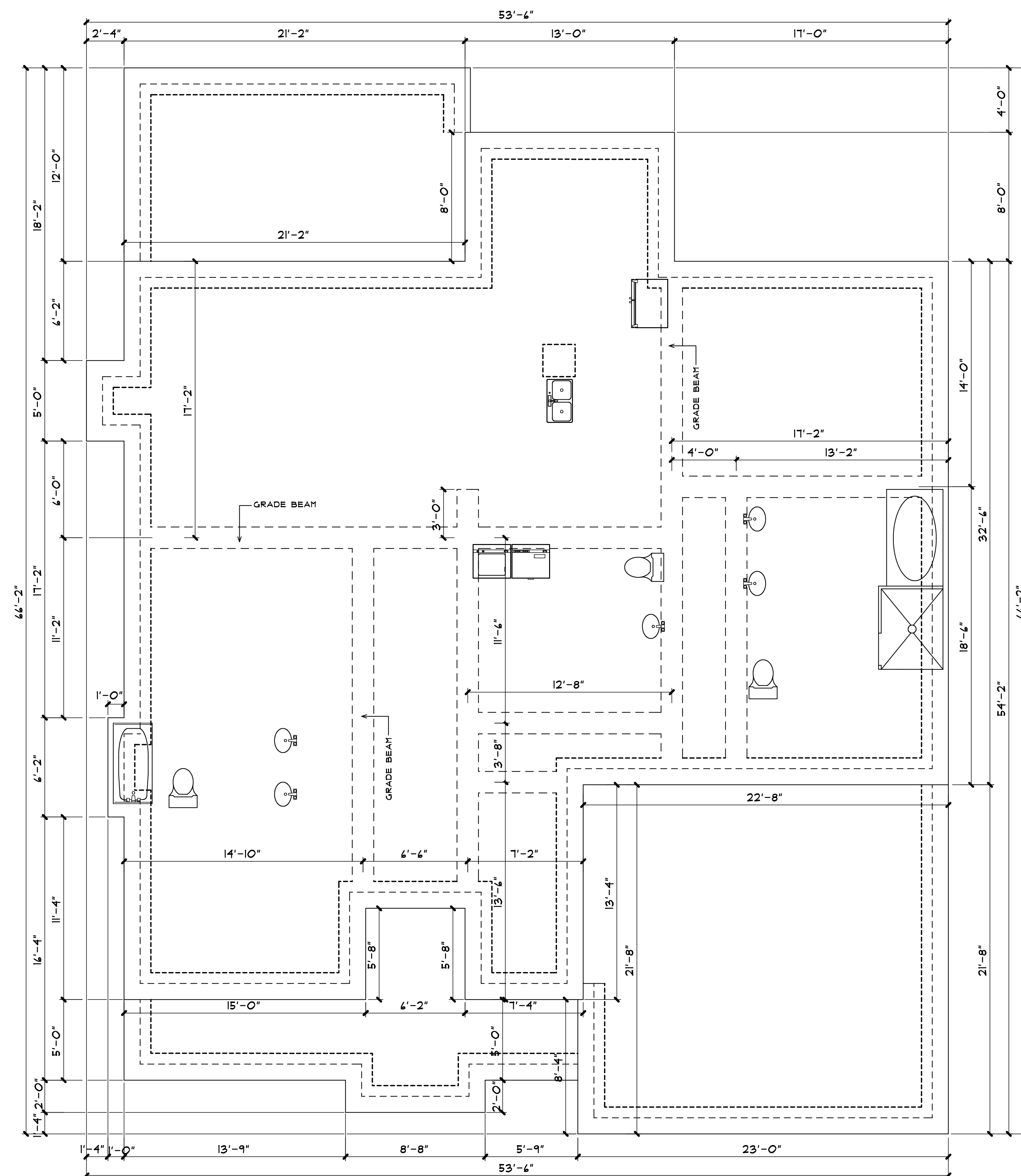
1/4" = 1'-0"

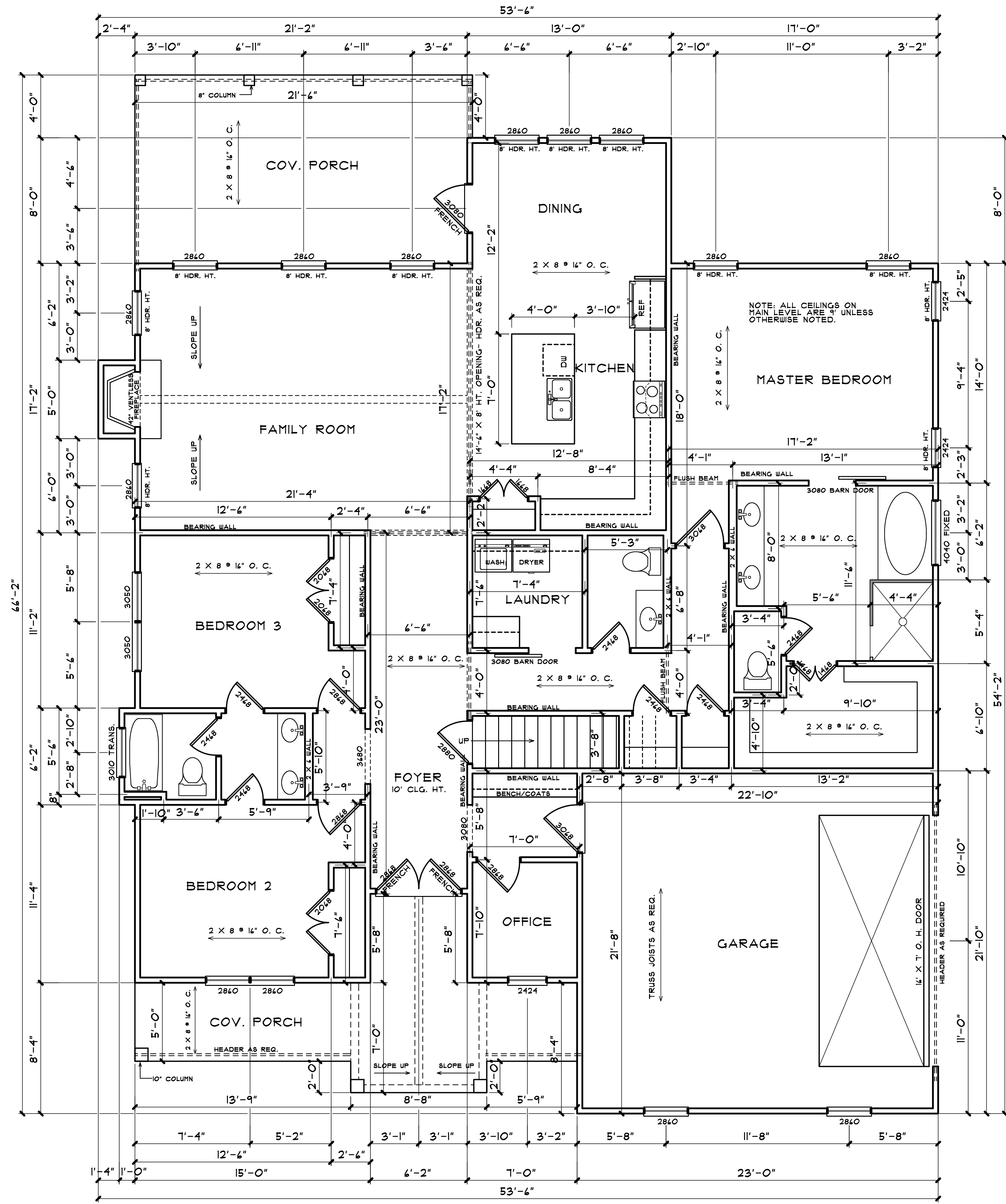
Drawn By

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Drawing Number

2





SQUARE FOOTAGE	
MAIN LEVEL	2018
FUT. 2ND LEV.	380
COV. PORCHES	448
GARAGE	494

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Sheet Title

2nd LEVEL FLOORPLAN

scale

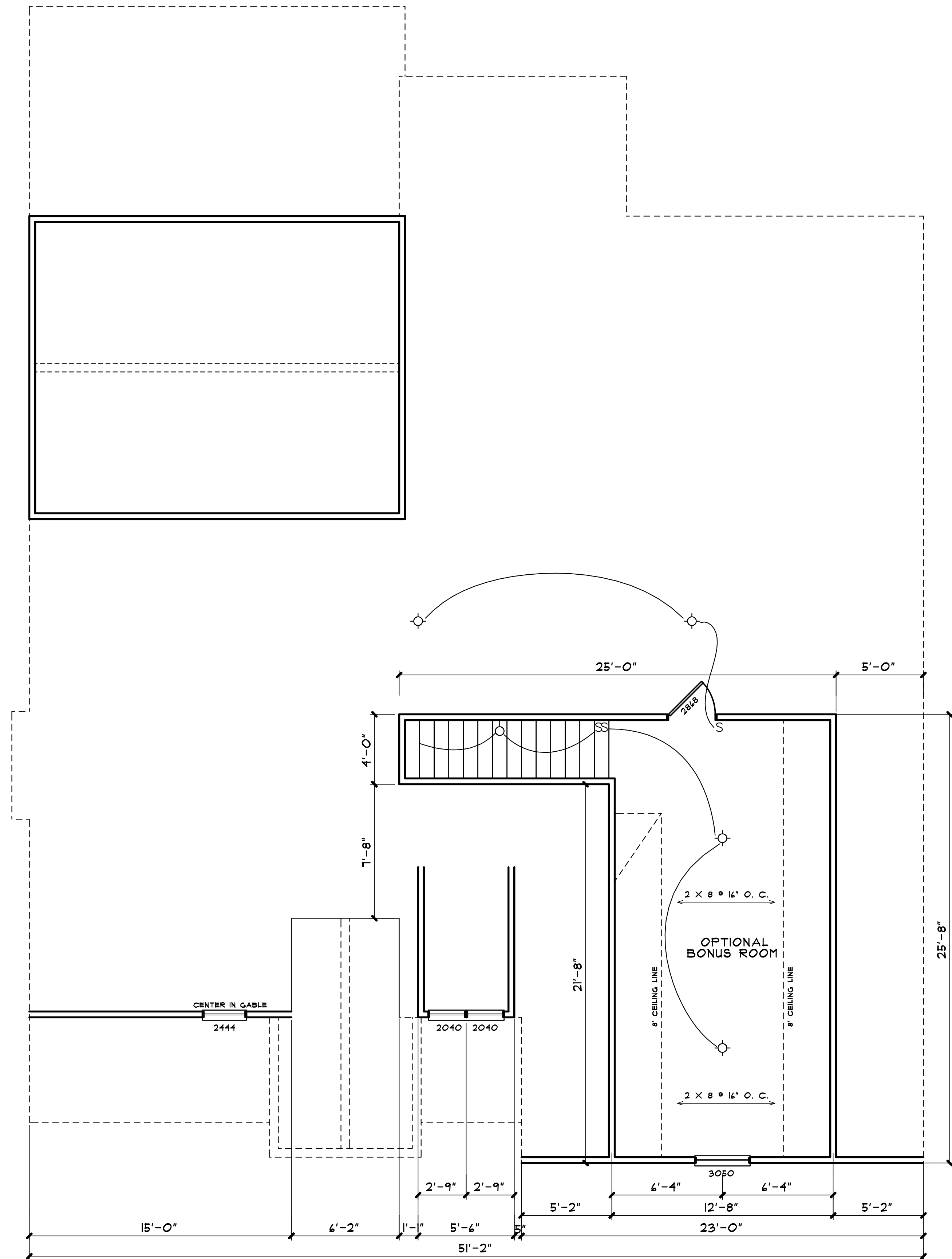
$$/4^n = 1'-0^n$$

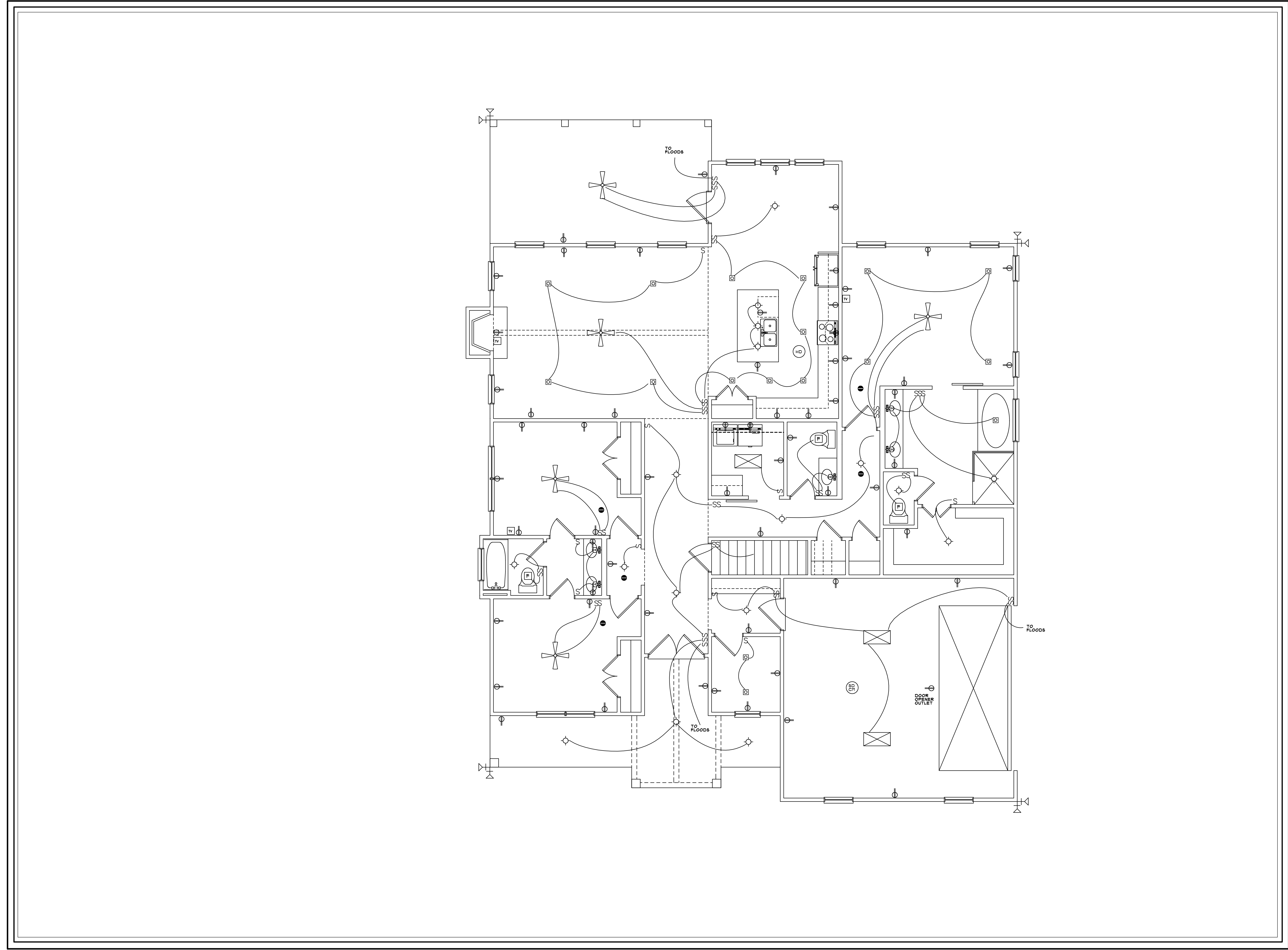
Drawn By

PAUL GILBERT

Drawing Number

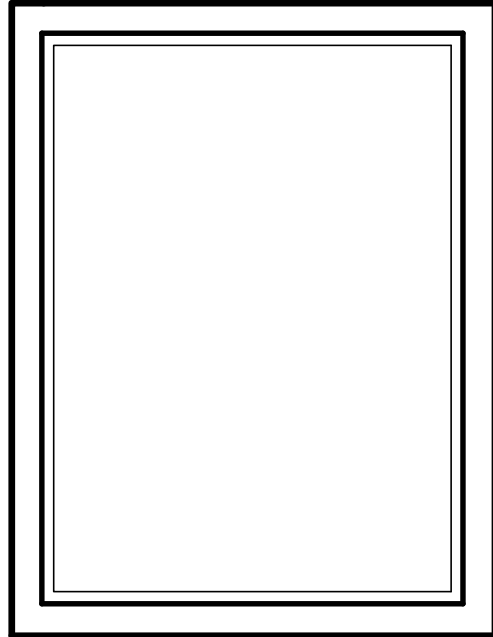
1





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Sheet Title

MAIN LEVEL
ELECTRICAL

Scale

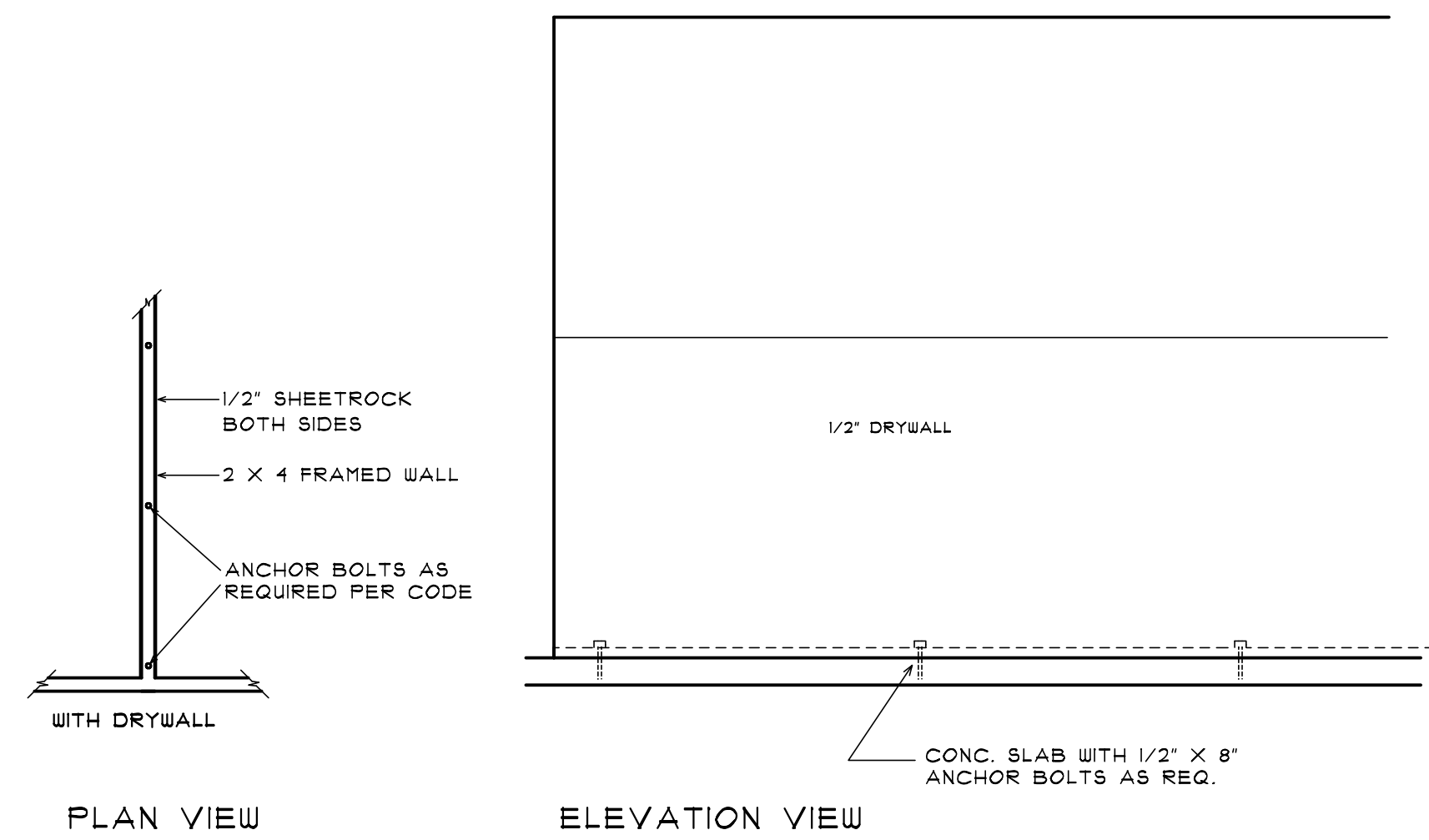
1/4" = 1'-0"

Drawn By

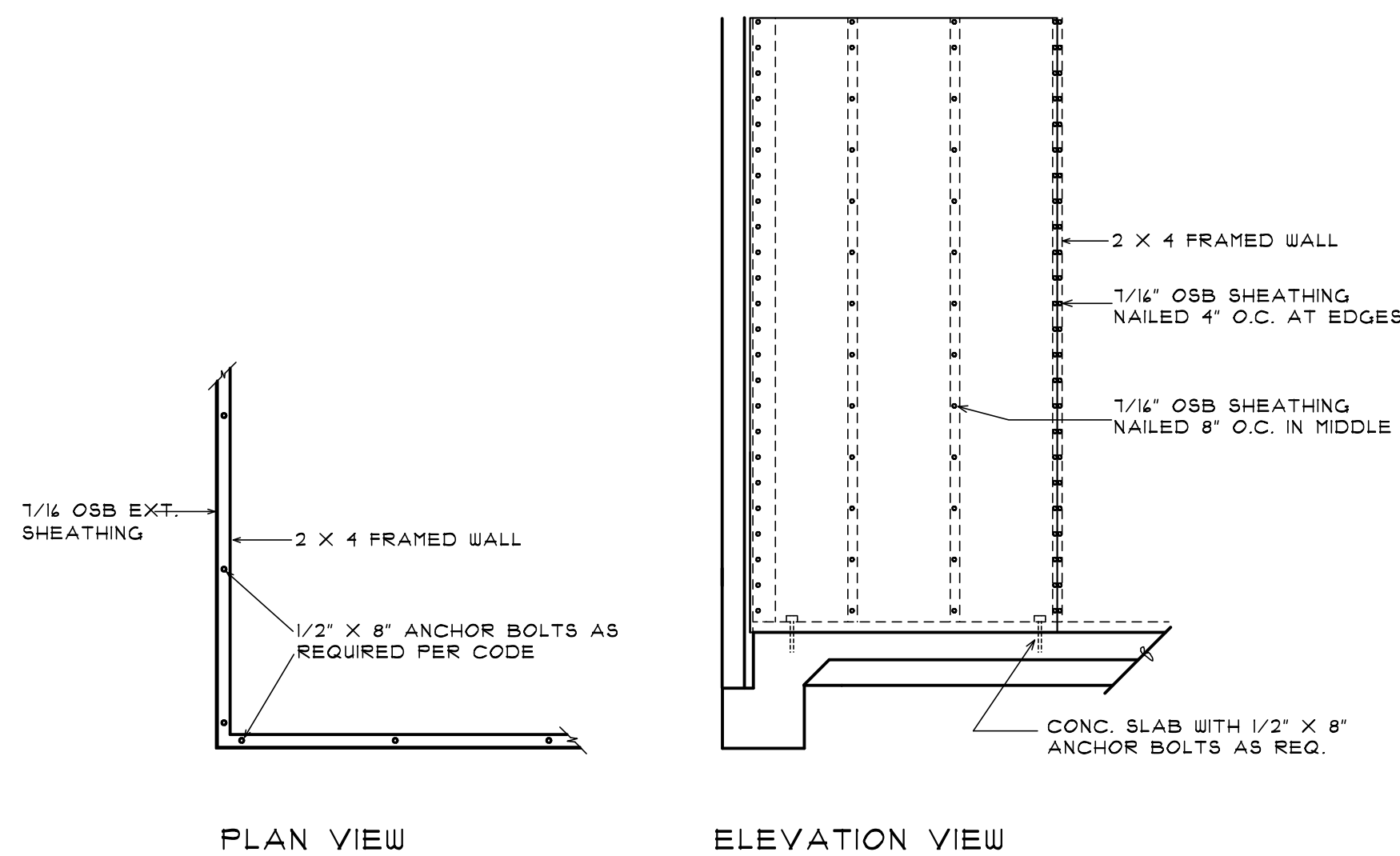
PAUL GILBERT

Drawing Number

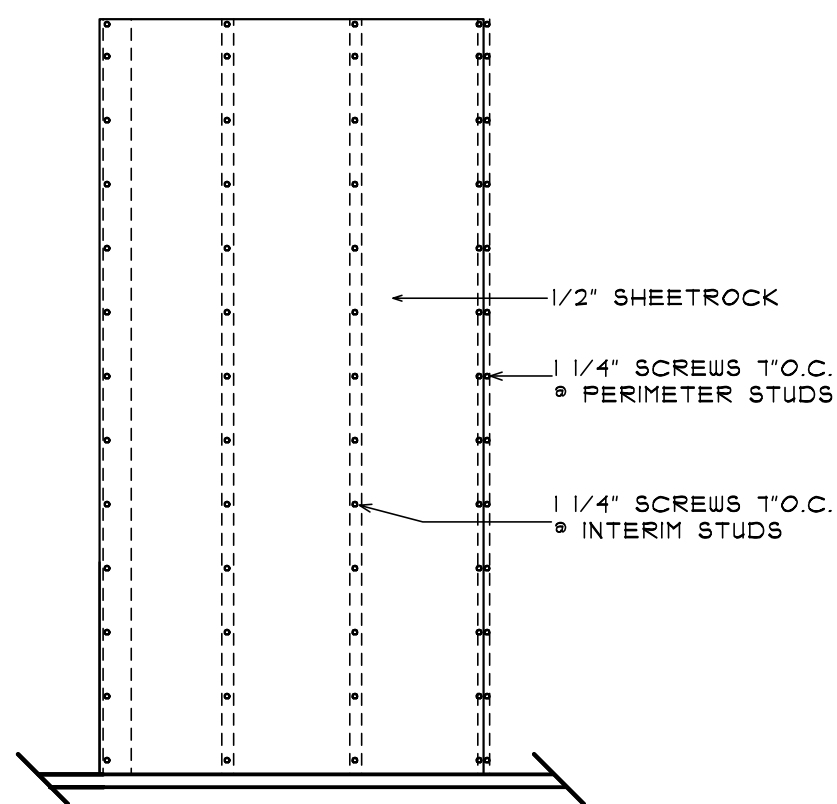
5



INTERIOR WINDWALL DETAIL

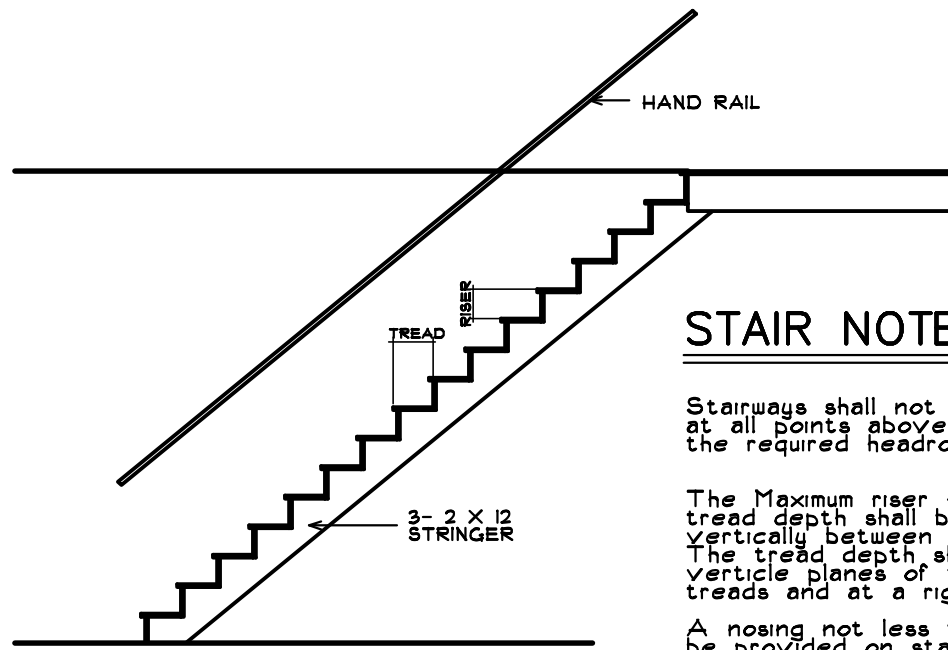


CORNER WINDWALL DETAIL



SHEETROCK FASTENING DETAIL

INTERIOR BRACE WALL PANEL



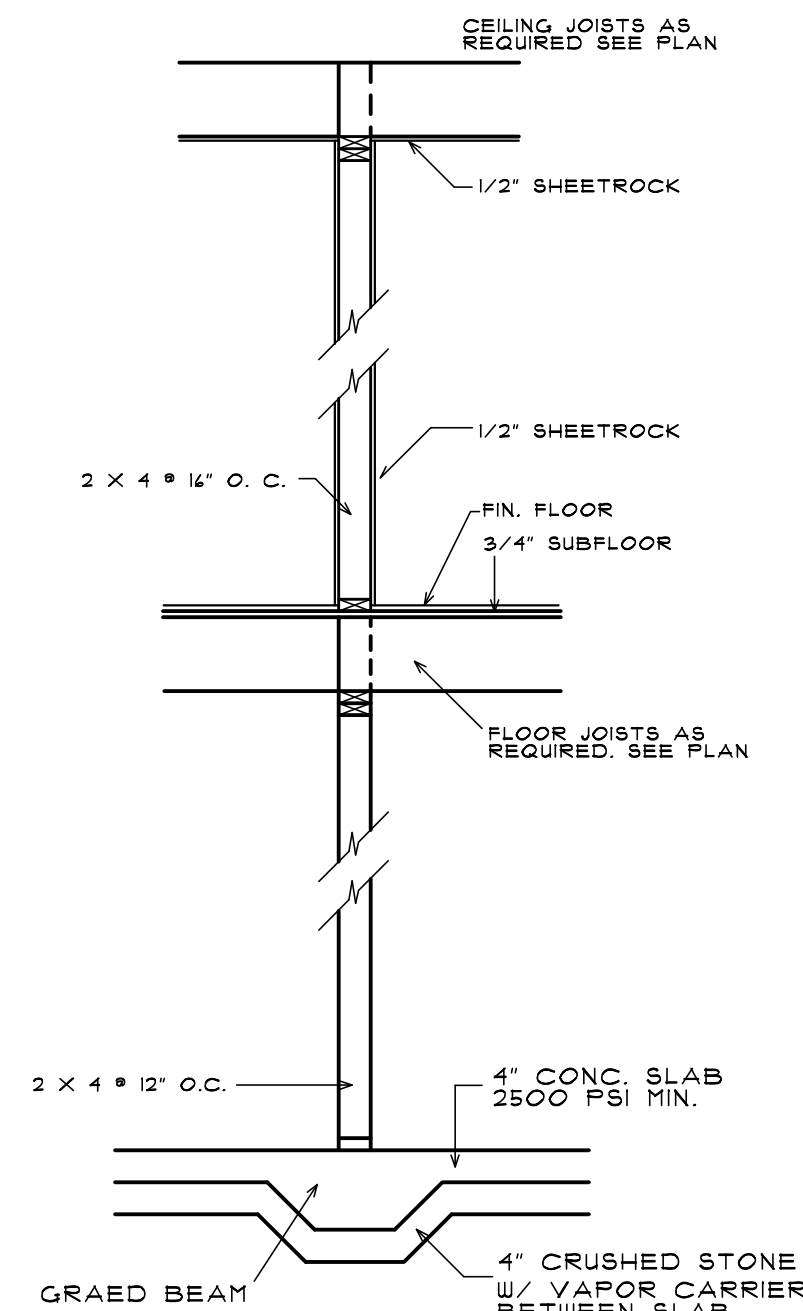
STAIR NOTES

Stairways shall not be less than 34" in the clear width at all points above the permitted handrail height and below the required headroom height.

The Maximum riser height shall be 7 3/4" and the minimum tread depth shall be 10". The riser height shall be measured vertically between the leading edges of the adjacent treads. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of the adjacent treads and at a right angle to the leading tread edge.

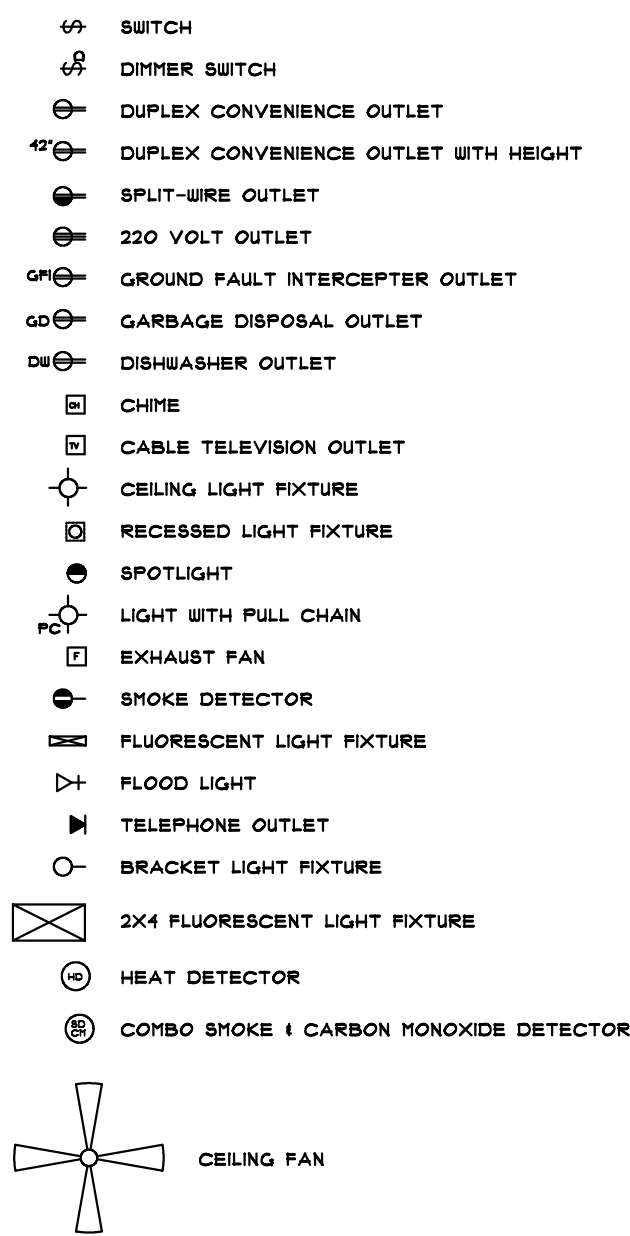
A nosing not less than 3/4" but no more than 1 1/4" shall be provided on stairways with solid risers. A nosing is not required where there is a tread depth greater than 11".

STAIR NOTES/DETAIL



INTERIOR WALL SECTION

ELECTRICAL LEGEND

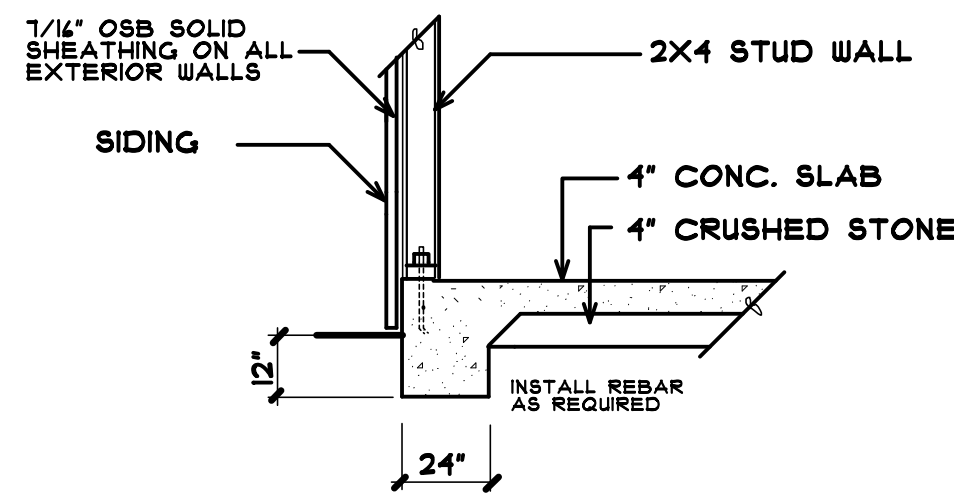
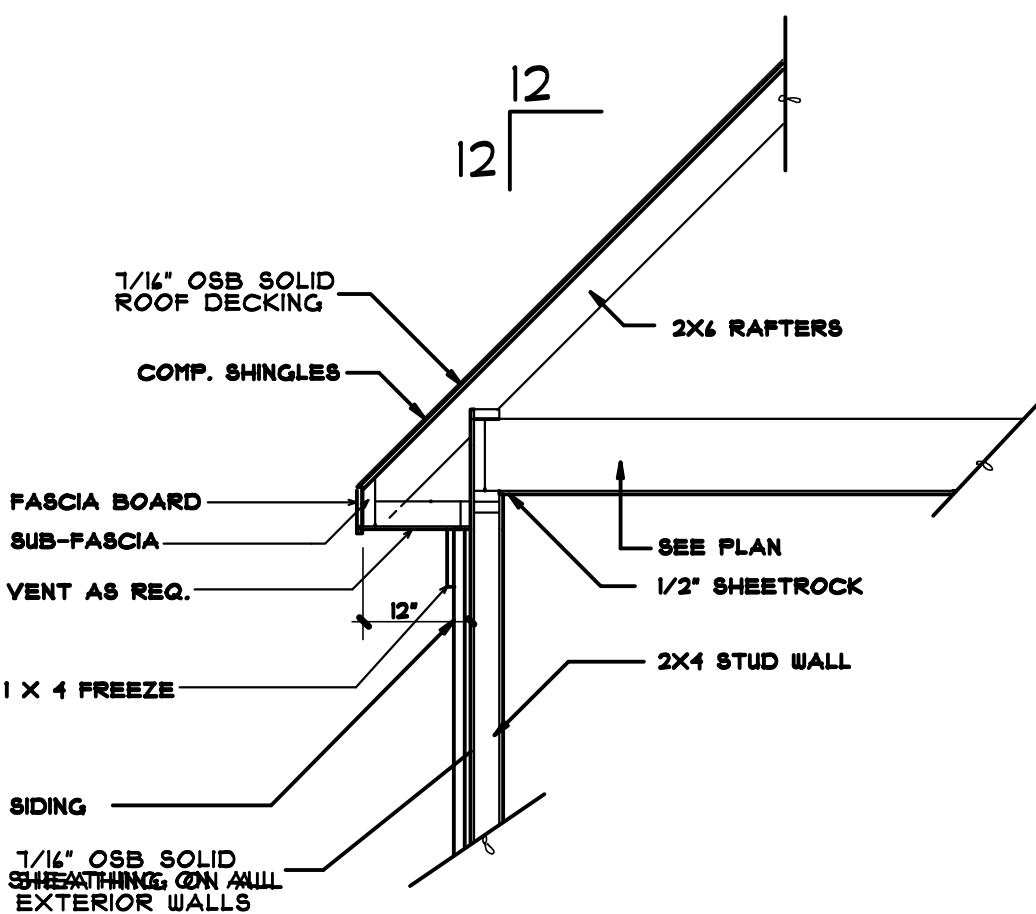


NOTE: FRAMERS SHOULD VERIFY ALL FRAMING DIMENSIONS AND CONDITIONS FOR ACCURACY PRIOR TO CONSTRUCTION.

FRAMERS SHALL VERIFY ALL CONSTRUCTION CONDITIONS INCLUDING BUT NOT LIMITED TO: LOAD BEARING LOCATIONS, RAFTER AND ROOF-LINE CONDITIONS, KNEEWALL HTS, ETC. PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR CORRECTIONS SHOULD BE REPORTED TO DISTINCTIVE DESIGNS PRIOR TO CONSTRUCTION. CONTRACTOR/FRAMER SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS THAT ARE NOT REPORTED PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL VERIFY CONSISTENCY IN FOUNDATION DIMENSIONS AND CONDITIONS WITH MAIN LEVEL FLOOR PLAN ABOVE. CONTRACTOR SHALL CHECK FOR DIMENSIONAL ACCURACY PRIOR TO CONSTRUCTION AND INSTALLATION OF ALL FOUNDATION WALLS. CONTRACTOR SHALL ASSUME LIABILITY FOR ERRORS MADE THAT ARE NOT REPORTED PRIOR TO CONSTRUCTION.

ROOF SECTION



WALL SECTION - MONOLITHIC SLAB

GENERAL FRAMING NOTES

- THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES PER REGION PLEASE REFER AND COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.
1. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.
 2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
 3. ALL HEADERS SHALL BE 2-2X14 WITH 1/2" PLYWOOD FLUTCH PLATE UNLESS OTHERWISE NOTED.
 4. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
 5. PROVIDE 1/4" CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
 6. ALL EXTERIOR CORNERS INSIDE AND OUTSIDE CORNERS SHALL BE BRACED WITH 7/4" OSB PLYWOOD NAILING SCHEDULE SHALL BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUD JOIST - APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS.
 7. ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
 8. PROVIDE DOUBLE 2x4 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
 9. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
 10. HP VALLEY RAFTERS AND RIDGE BOARDS SHALL BE ONE "2X" SIZE LARGER THAN RAFTERS.
 11. ROOF DECKING SHALL BE 7/4" OSB PLYWOOD MINIMUM.
 12. WHERE THE ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
 13. ALL SOLID FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
 14. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 X 4 STUDS UNLESS OTHERWISE NOTED.

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FRAMA MPS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO DISTINCTIVE DESIGNS INC. FOR ASSISTANCE AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FIRST LINE SEE LOCAL CODES AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
8. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.

GENERAL BUILDING CODE NOTES

- 2015 INTERNATIONAL RESIDENTIAL CODE REQUIRES THE STRUCTURE TO CONFORM TO MINIMUM SAFETY STANDARD CRITERIA. ENSURE PROPER GRADING TO ALLOW CORRECT RUN OFF OF ALL STORM WATER SO DAMAGE TO ADJACENT DWELLINGS AND/OR ADJOINING STRUCTURE DOES NOT OCCUR.
1. ALL FRAMING ON PROPOSED DWELLING SHALL BE PER THE 2009 IRC. ANY FOOTER OR FOOTER PIERS SHALL BE IN COMPLIANCE WITH 2009 IRC. MONOLITHIC SLABS MUST BE IN COMPLIANCE WITH 2009 IRC.
 2. ALL GIRDER ATTACHMENT BANDS, RAFTER AND FLOOR JOIST SPANS SHALL BE IN COMPLIANCE WITH THE 2015 IRC REQUIREMENTS AND SHALL BE VERIFIED AT THE "ROUGH-IN" INSPECTION.
 3. ALL ELECTRICAL CIRCUITS SHALL BE ARC FAULT OF GFCI PROTECTED PER 2015 NEC.
 4. ALL STRUCTURES SHALL BE ATTACHED, STRAPPED, OR ANCHORED TO MEET THE 90 MILE PER HOUR WIND LOAD REQUIREMENT. ACCESSORY STRUCTURES SHALL BE APPROVED THROUGH PLANNING AND ZONING RE CONSTRUCTION.
 5. THIS PROJECT MUST BE REVIEWED FOR COMPLIANCE WITH THE LOCAL MUNICIPAL ZONING ORDINANCE, LOCAL AMENDMENTS, AND THE 2015 IRC.
 6. ANY CHANGES OR ANTICIPATED CHANGES TO THE REVIEWED PLANS NEED TO BE SUBMITTED TO THE BUILDING SAFETY DEPARTMENT FOR ANOTHER PLAN REVIEW.
 7. ANY CHANGES, MOVING, DEVIATIONS, OR ALTERATIONS TO LOAD BEARING WALL OR STRUCTURAL MEMBERS NEED TO HAVE A REGISTERED DESIGN STAMP OF APPROVAL ON THE PROPOSED CHANGES.

SMOKE ALARMS:

SMOKE ALARMS FOR COMPLY WITH 2009 IRC SECTIONS:
R314.1
R314.2
R314.3
EXCEPTION: WHERE SMOKE ALARMS ARE PROVIDED MEETING THE REQUIREMENTS OF SECTION R314.4

CARBON MONOXIDE ALARMS

FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WHICH HAVE FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.

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Sheet Title

DETAILS

Scale

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PAUL GILBERT

Drawing Number

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