

A NEW HOME FOR THE CHANDLER FAMILY HEADLAND, ALABAMA

design group
residential designs

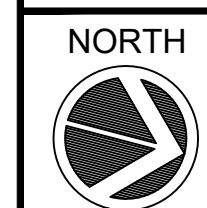
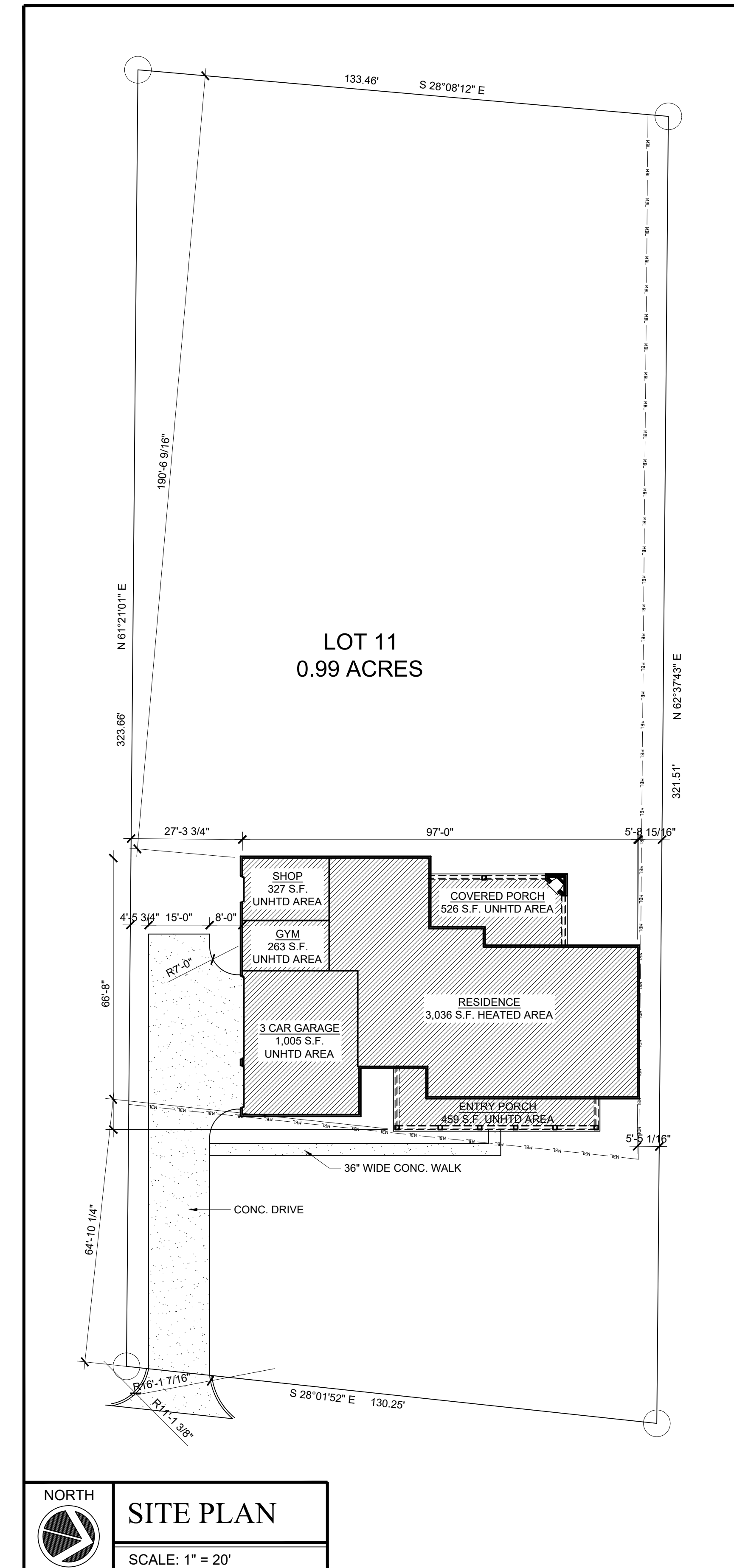
137 north st. andrews street dothan, alabama 36303
ph: 334.699.2333 www.donofro.com

GENERAL NOTES

- These plans do not detail all conditions. Builder shall use accepted Best Practice construction methods where instructions are incomplete and shall obtain the prior approval of the owner, designer and/or structural engineer before proceeding with the work.
- Builder shall bring all discovered conditions or other conditions which adversely affect the design intent or construction cost to the attention of the owner or designer prior to proceeding with the work. Builder shall resolve all discrepancies and conflicts prior to undertaking the work.
- All work indicated in the plans is intended to be a complete and workable structural sound and watertight system in accordance with all product specifications, field conditions, accepted construction practice, etc. All miscellaneous parts necessary for the proper execution of the work, whether indicated or not, are a part of these plans.
- All work shall be performed by qualified sub-contractors in strict accordance with manufacturer's specifications and Best Practice construction methods. Mechanical, Plumbing and Electrical Drawings provided here in are diagrammatic only. The individual subcontractors shall be responsible for compliance with all codes, local, state and national, and shall submit any required drawings required by the local jurisdiction.
- All permits shall be obtained and fees paid to regulatory agencies having jurisdiction prior to undertaking the work.
- Proper layout and execution of the work is the responsibility of the builder. Deviations from the drawings not approved in writing by the architect shall be the responsibility of the builder.
- Builder shall verify all dimensions, window locations, plumbing fixture locations, bath and kitchen accessories locations and mounting heights, electrical device locations and heights and the requirements of installed items before construction begins.
- All construction shall meet or exceed all applicable state and local building codes, including:
 - IBC 2015
 - Applicable Ordinances of Auburn, Alabama
 - CABO One and Two Family Dwelling Code 2015
- Bedroom windows must have a clear opening for emergency egress as required by codes (min. 20" wide, 24" high and 5.0 S.F. at ground floor and 5.7 S.F. above ground floor). Sill height of egress windows shall not exceed 44" above finished floor. Bedrooms shall be provided with at least one egress window unless exterior door is provided. Where bedroom window sills are less than 24" above finished floor provide removable window guards. Verify with code.
- Window sizes shown are nominal. Verify rough-in size prior to framing openings. Verify window type, operation and finish with contractor and supplier.
- Seal around the exterior flange of all windows and doors with self-adhering flashing tape compatible with building wrap. Fill voids and cavities around frames with insulation. Caulk interior perimeter.
- Isolate between dissimilar metals to prevent galvanic action.
- Roof slope, underlayment, flashing, drip mold and ventilation shall conform to roof manufacturer's requirements.
- All prefabricated building elements shall be designed, fabricated and erected in strict accordance with applicable codes and the manufacturer's installation requirements. Required bracing, temporary and permanent, shall be designed and shown on erection drawings prepared by the manufacturer.
- All interior dimensions are to face of studs unless noted otherwise. Exterior wall dimensions include 5/8" minimum.
- Owner or builder shall select and/or approve all manufactured items to be installed such as plumbing fixtures, electrical fixtures, door hardware, windows, cabinets, elevator, etc. prior to purchase or installation including color and finish. Provide manufacturer's information on each item. Substitutions of specified items shall be approved before inclusion.
- The following must be selected and installed to withstand a minimum basic wind speed of 110 M.P.H. (verify), or local jurisdiction, and remain intact during such a wind speed:
 - All windows, doors and glass.
 - All siding, soffits, and fascia.
 - All roofing materials.
- Install in-wall blocking to support installed items such as elevator rails, bathroom accessories, cabinets, peg rails, handrails, etc.
- Builder is responsible for security at the construction site and public safety throughout the construction process until Occupancy Permit is issued and the Work is accepted by the Owner.
- Builder is responsible for storm water run-off controls such as silt fencing, dams, settling ponds, etc. to meet local or state jurisdiction.
- Builder shall take all necessary measures and precautions to prevent damage to adjoining properties, neighboring facilities and in-place construction such as roads, curbs and utilities. Builder is solely responsible for repairs and corrective actions for any damage caused by Builder's operations. Builder shall adjust operations to minimize disruptions to adjacent properties.
- Builder shall put in place a plan for debris, trash and rubbish control and disposal that contains, removes in a timely manner and legally disposes of all construction waste. Burning and burying on site are not permitted without special and specific approval.
- Insect treatment termiteicide required at all slabs-on-grade or beneath crawl spaces. Lewis Pest Control - 334-493-7915
- Builder shall comply with all requirements for approved construction within jurisdiction of this site.
- Coordinate sanitary, water and power primary connections and lines. Verify grade elevations and pipe inverts and falls. Coordinate plumbing w/ location of septic tank if required.
- Exterior concrete shall be 2,500 psi minimum. Interior slabs and footing concrete shall be 3,000 psi minimum. Compacted fill under footings and slabs shall be a minimum of 98%. Foundation and Framing Plans, unless stamped by a registered engineer, are diagrammatic. Any engineered "systems" floor or roof truss shall be designed, signed, and sealed by a professional engineer registered in Alabama.

INDEX TO DRAWINGS

SERIES	SHEET	DESCRIPTION
1	T1	TITLE PAGE, GENERAL NOTES, SITE PLAN & INDEX TO DRAWINGS
2	A1	FOUNDATION PLAN
3	A2	FLOOR PLAN
4	A3	INTERIOR ELEVATIONS & SCHEDULES
5	A4	EXTERIOR ELEVATIONS
6	A5	EXTERIOR ELEVATIONS
7	GN.1	MECHANICAL, PLUMBING & ELECTRICAL GENERAL NOTES
8	M.1	MECHANICAL DIAGRAMS
9	P.1	PLUMBING DIAGRAMS
10	E.1	ELECTRICAL DIAGRAMS



SITE PLAN

SCALE: 1" = 20'

Design Group
Residential Design and Planning
137 N. St. Andrews St. Suite 1 Dothan, AL 36303 Phone: (334) 699-2333 Fax: (334) 794-0969

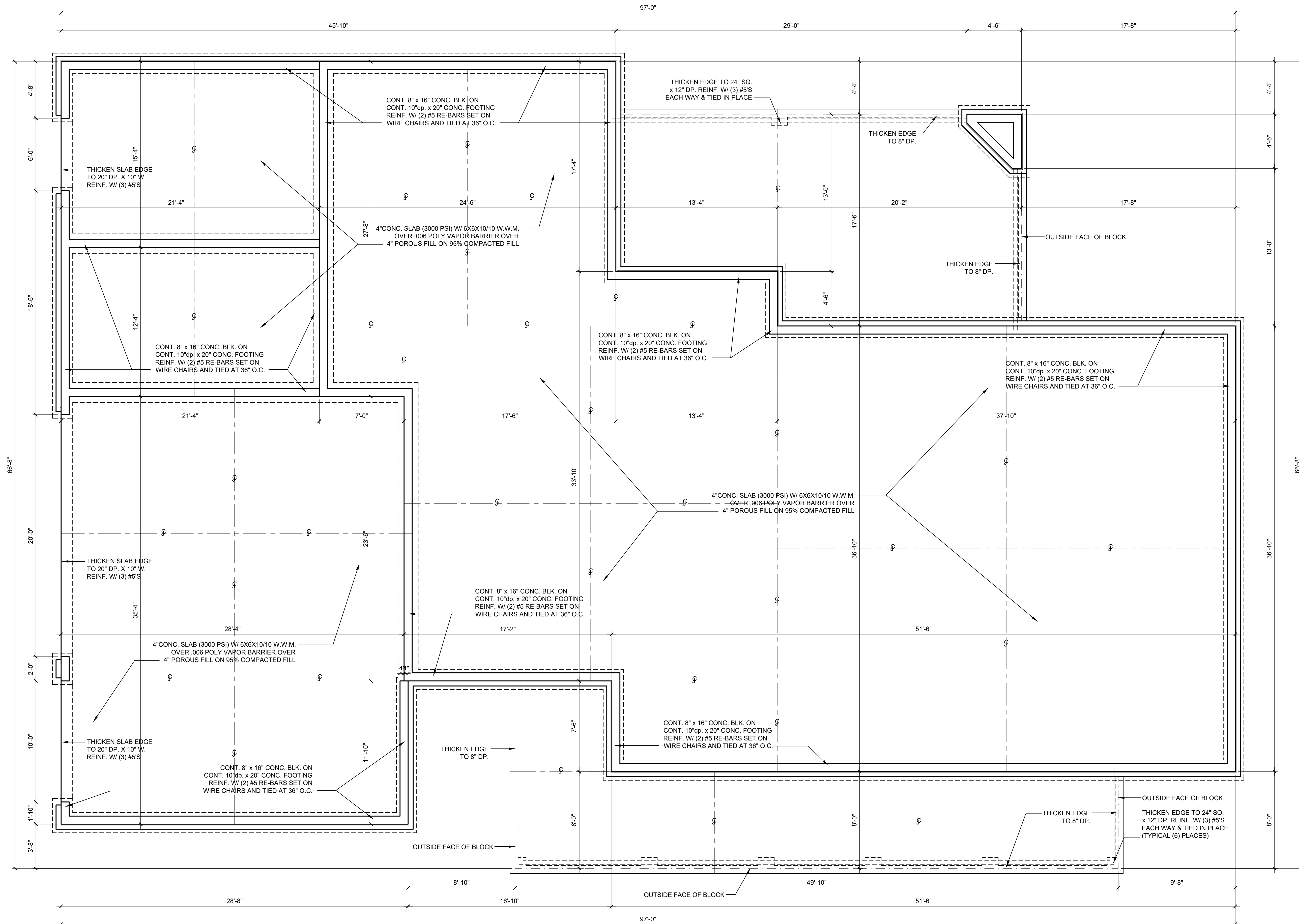
DOTHAN, AL
COPYRIGHT © DESIGN GROUP 2022

**A NEW RESIDENCE
FOR THE
CHANDLER FAMILY
HEADLAND, ALABAMA**

JOB NUMBER
DG-22-26
DATE
02/14/2023
DRAWN / CHECKED
DLJ / JRD
REVISIONS

DRAWING TITLE
PRELIMINARY
FLOOR PLAN

SHEET NUMBER
T. 1

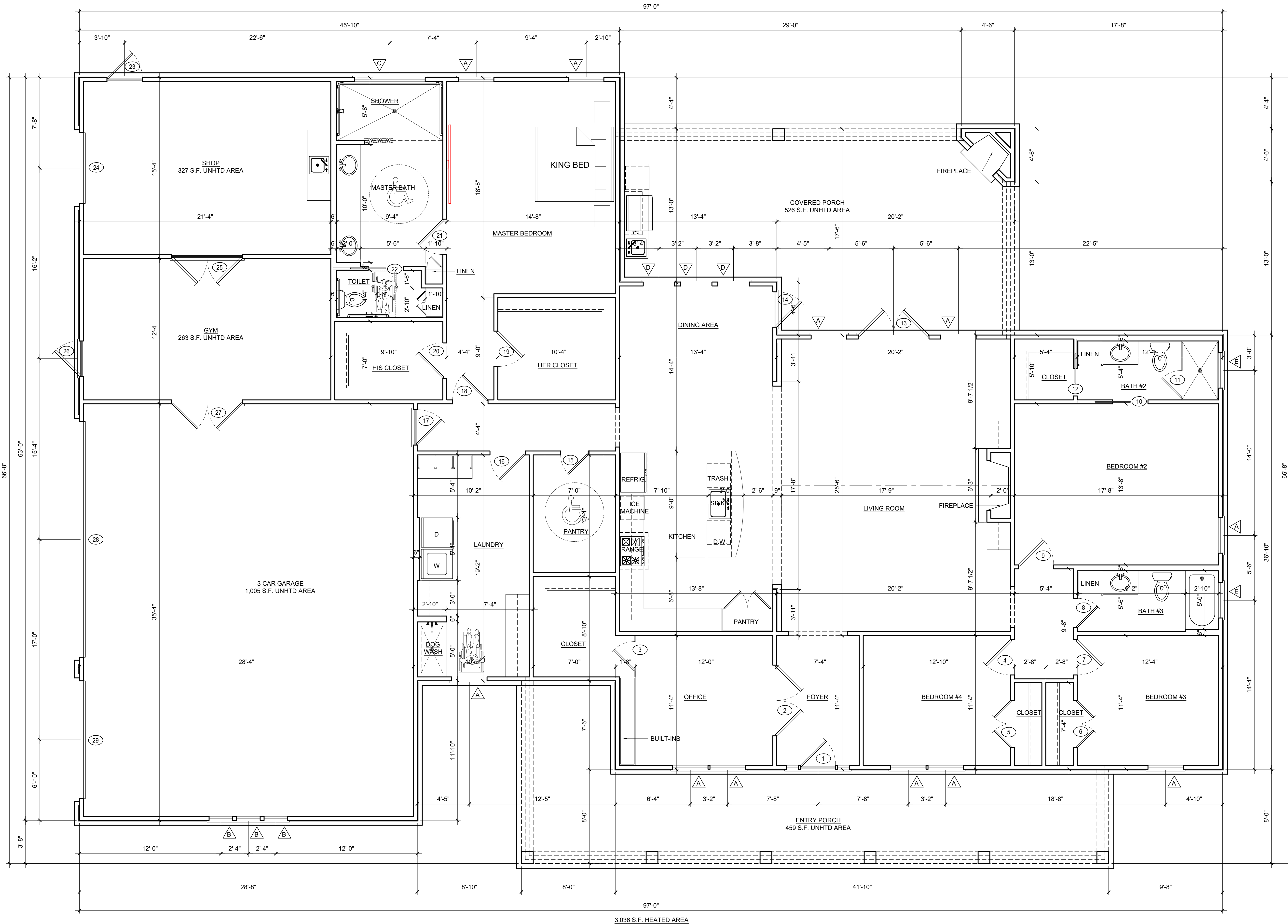


1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

JOB NUMBER	
DG-22-26	
DATE	
02/14/2023	
DRAWN	CHECKED
DLJ	JRD
REVISIONS	

DRAWING TITLE
FOUNDATION PLAN

SHEET NUMBER
A.1

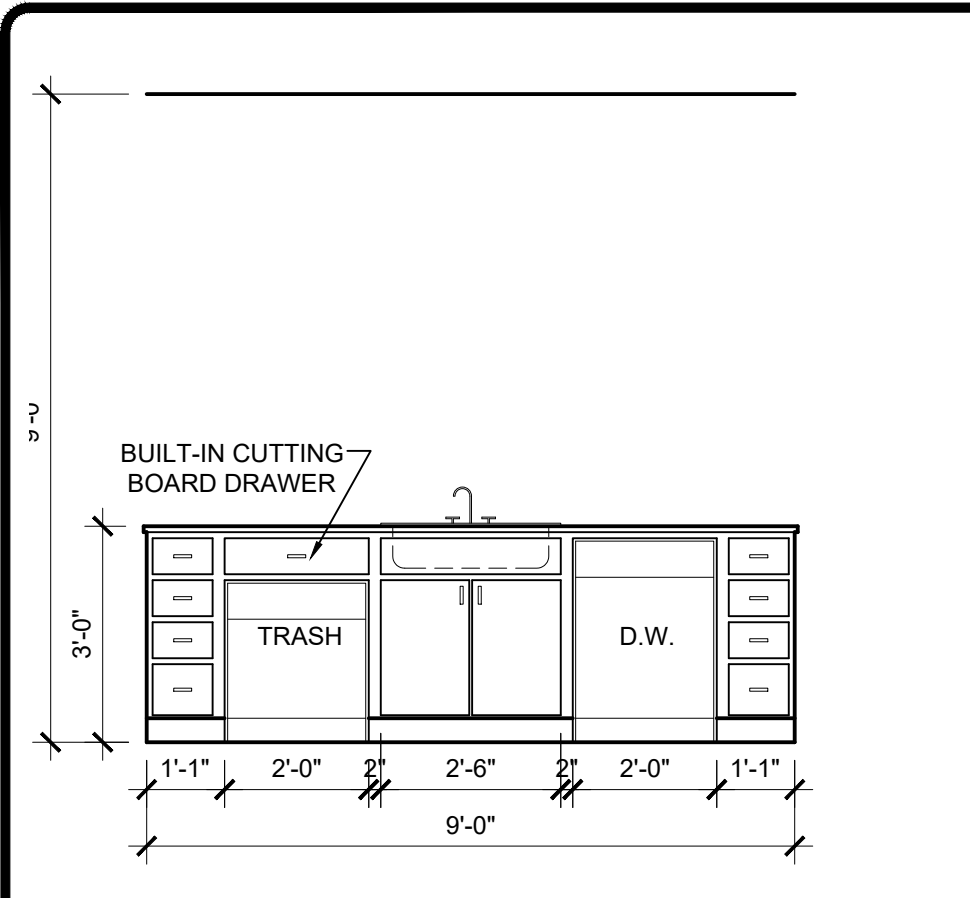


1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

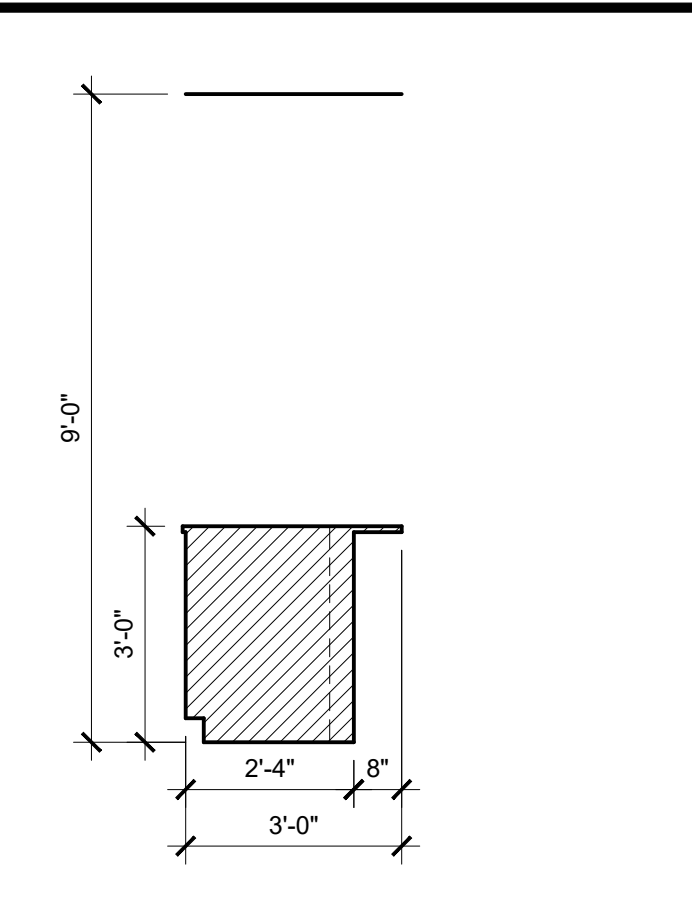
JOB NUMBER	DG-22-26
DATE	02/14/2023
DRAWN	CHECKED
DLJ	JRD
REVISIONS	

DRAWING TITLE
FLOOR PLAN

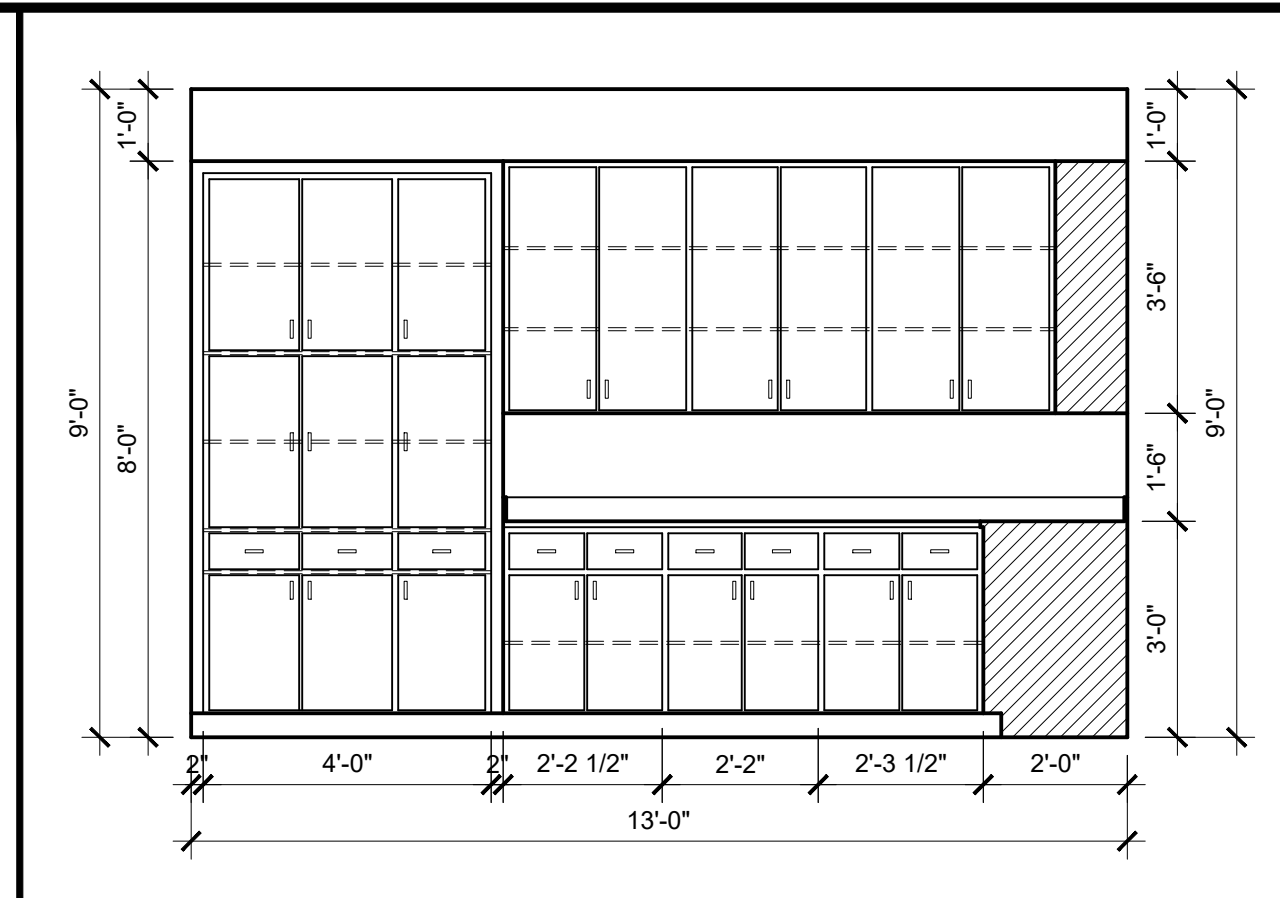
SHEET NUMBER
A.2



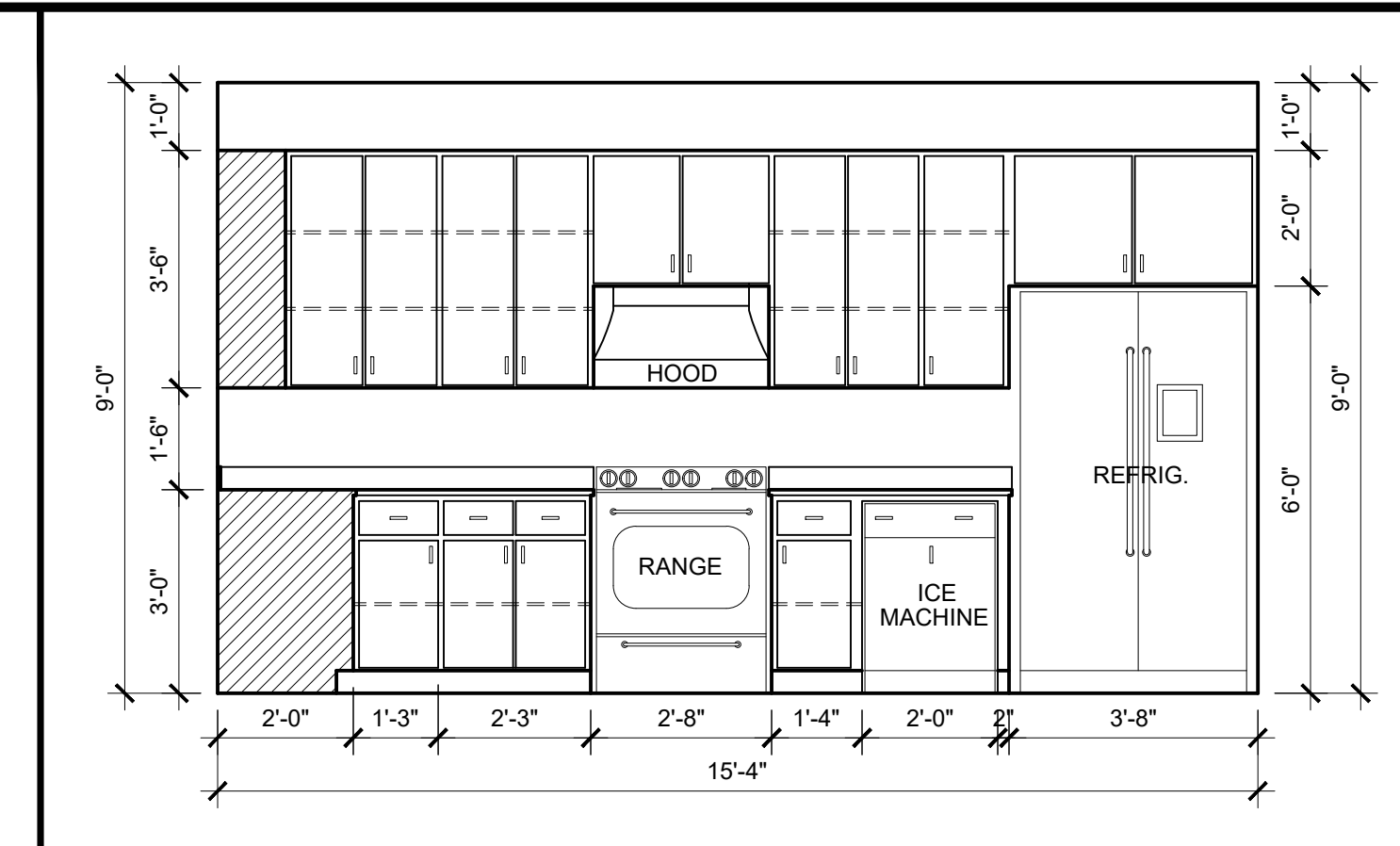
1 KITCHEN
SCALE: 3/8" = 1'-0"



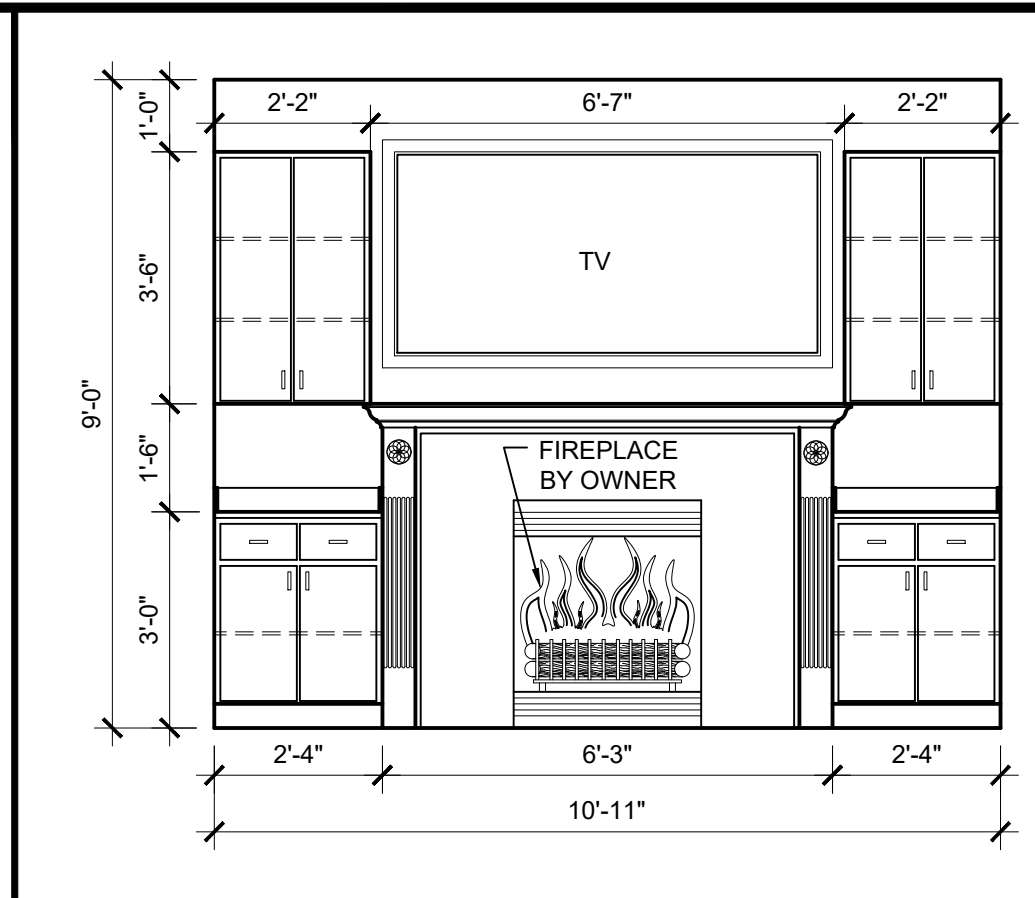
2 KITCHEN
SCALE: 3/8" = 1'-0"



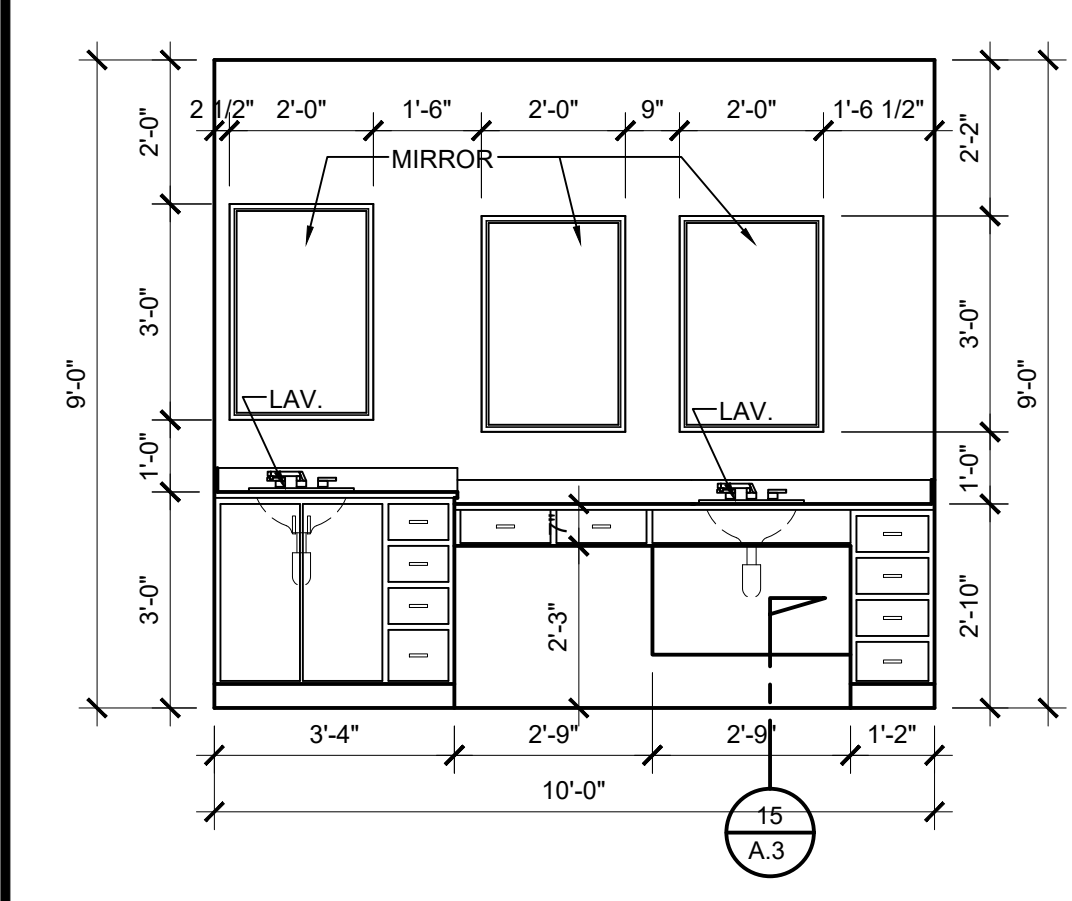
3 KITCHEN
SCALE: 3/8" = 1'-0"



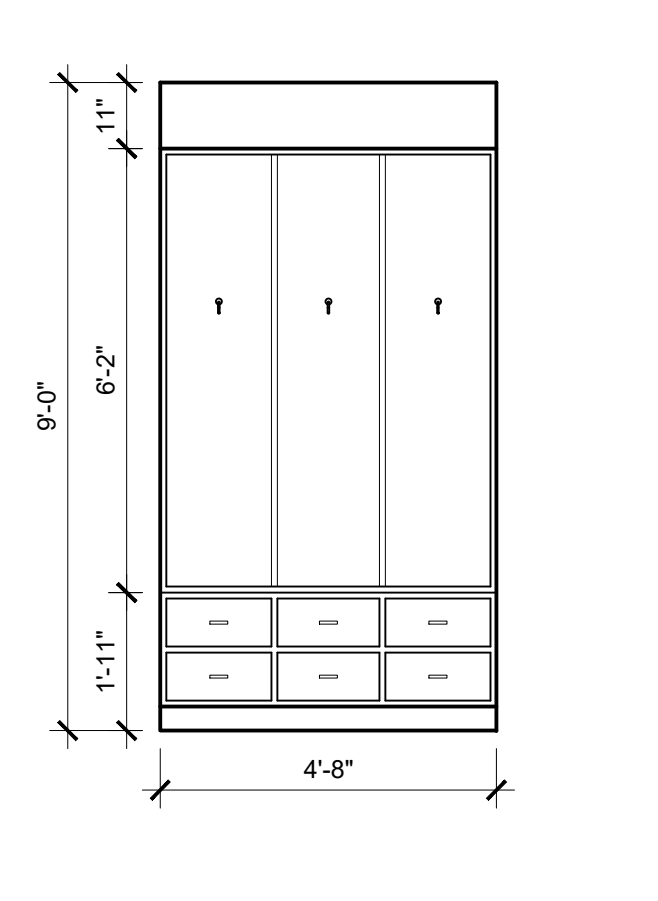
4 KITCHEN
SCALE: 3/8" = 1'-0"



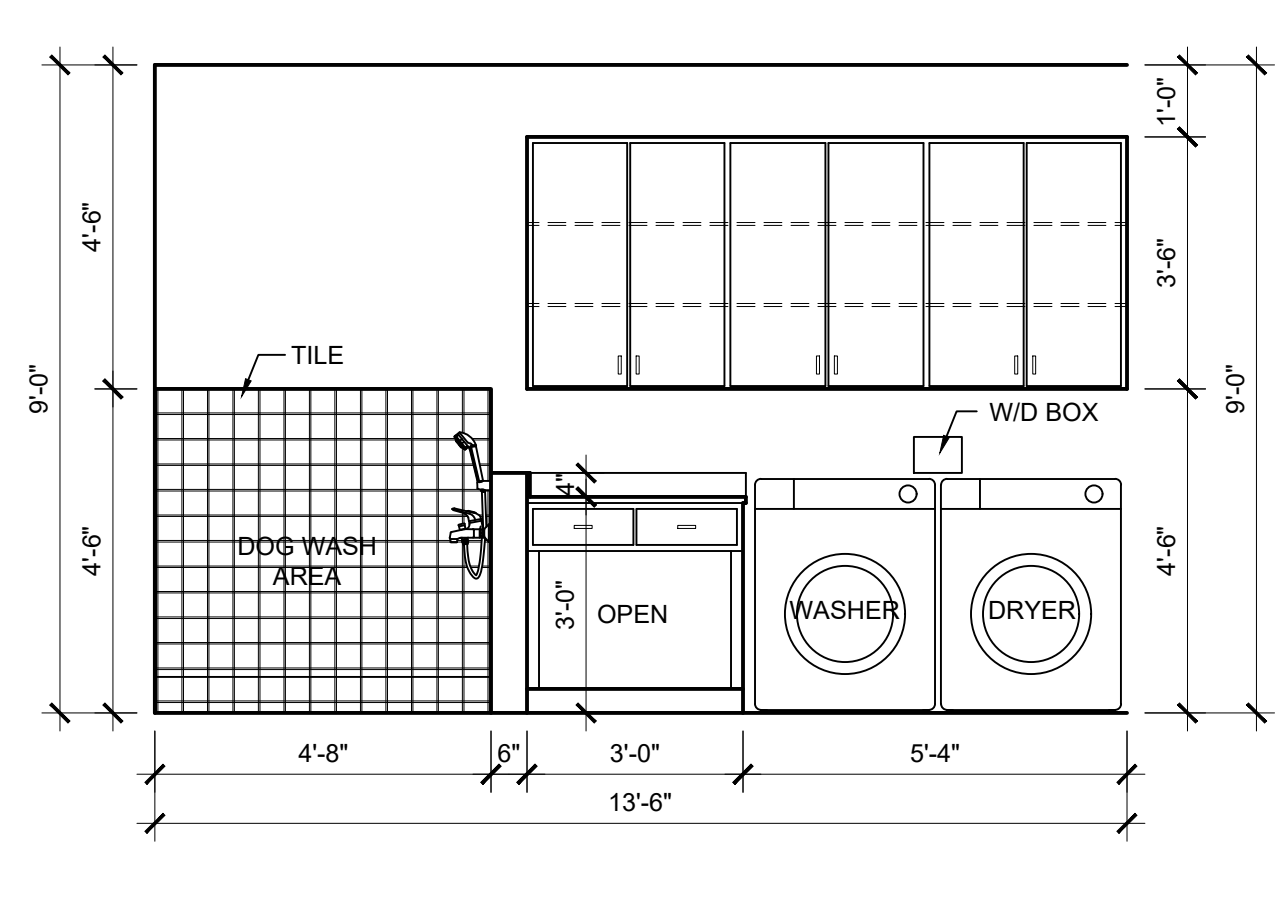
5 LIVING ROOM
SCALE: 3/8" = 1'-0"



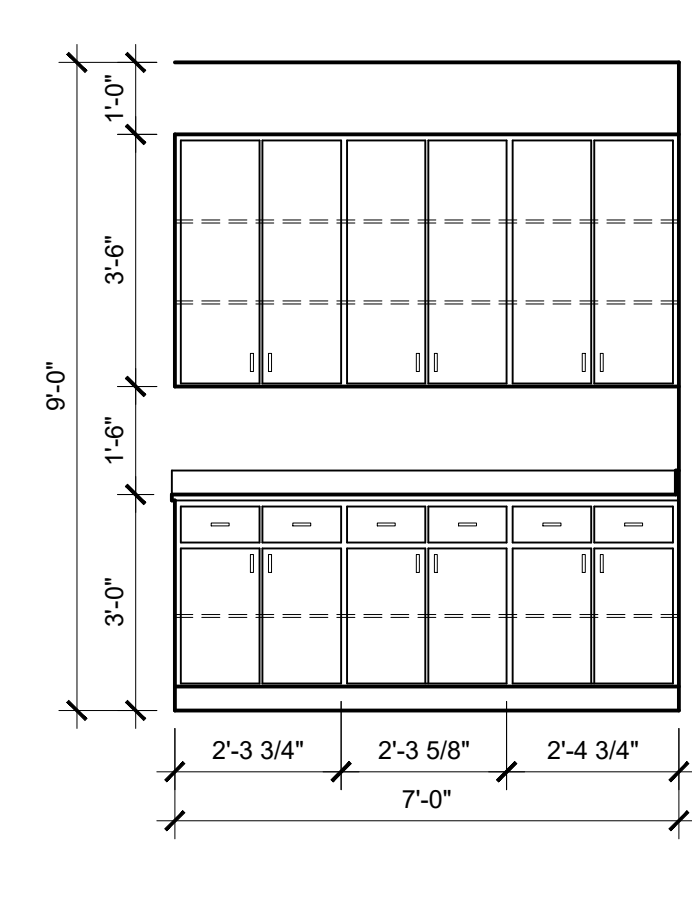
6 MASTER BATH
SCALE: 3/8" = 1'-0"



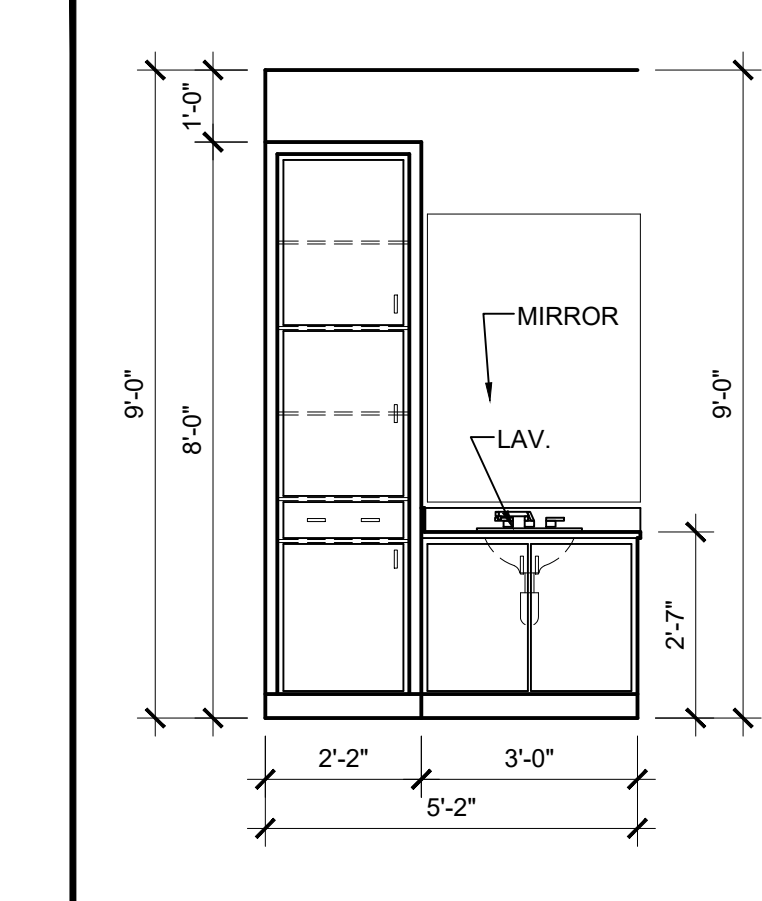
7 LAUNDRY
SCALE: 3/8" = 1'-0"



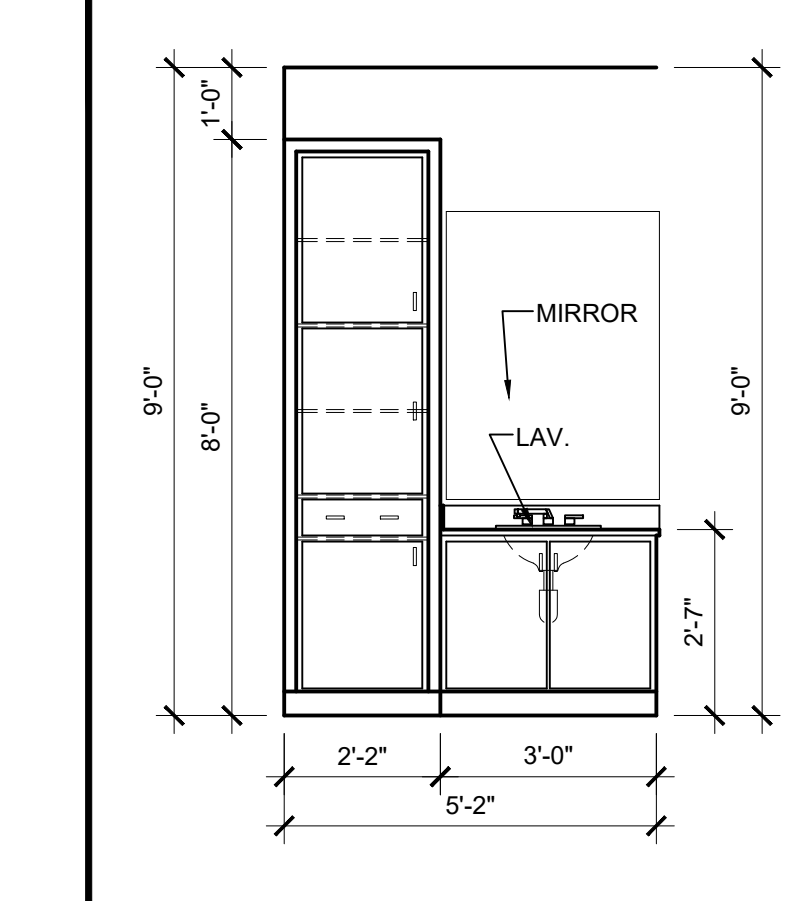
8 LAUNDRY
SCALE: 3/8" = 1'-0"



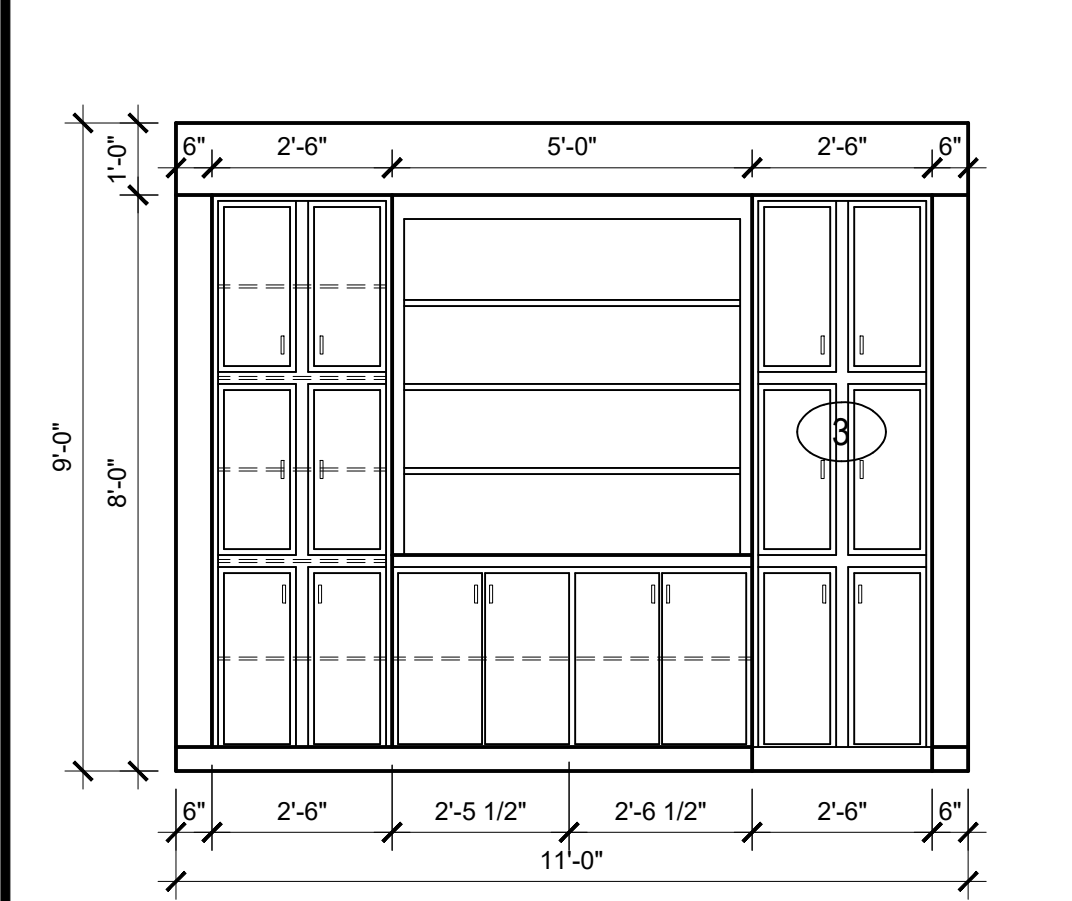
9 LAUNDRY
SCALE: 3/8" = 1'-0"



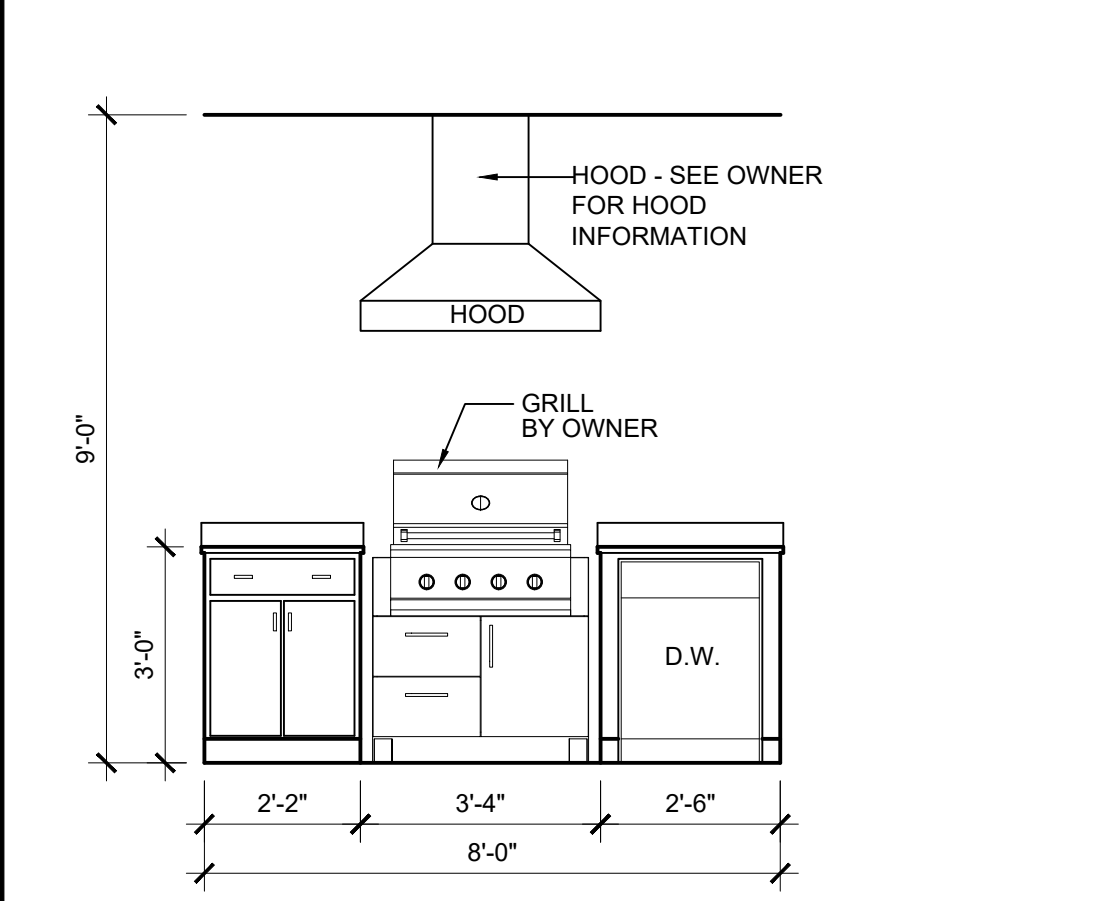
10 BATH #2
SCALE: 3/8" = 1'-0"



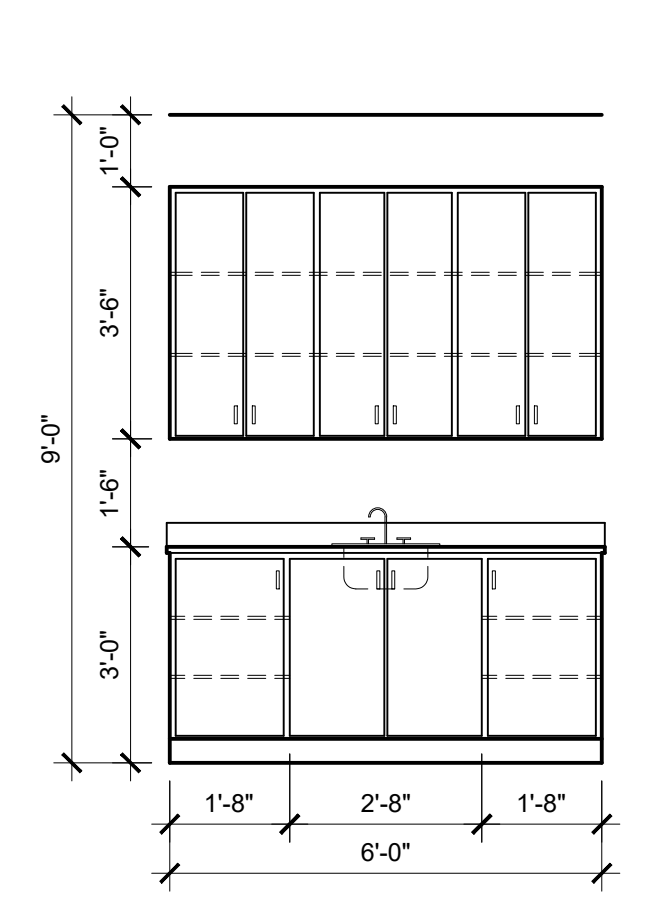
11 BATH #3
SCALE: 3/8" = 1'-0"



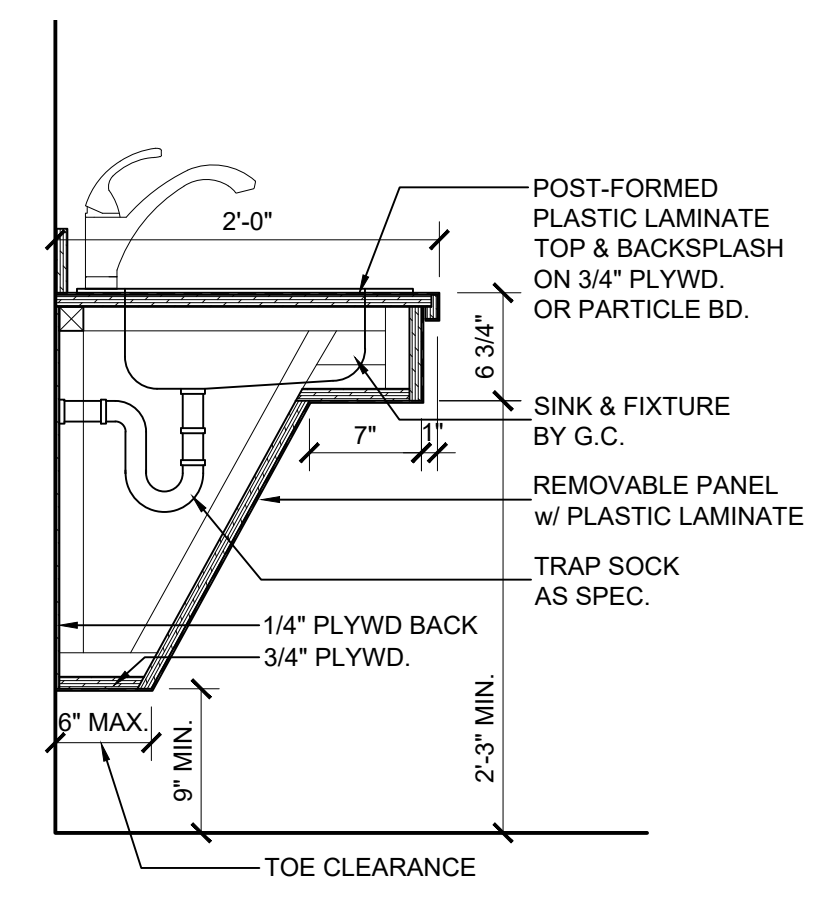
12 OFFICE
SCALE: 3/8" = 1'-0"



13 COVERED PORCH
SCALE: 3/8" = 1'-0"



14 SHOP
SCALE: 3/8" = 1'-0"

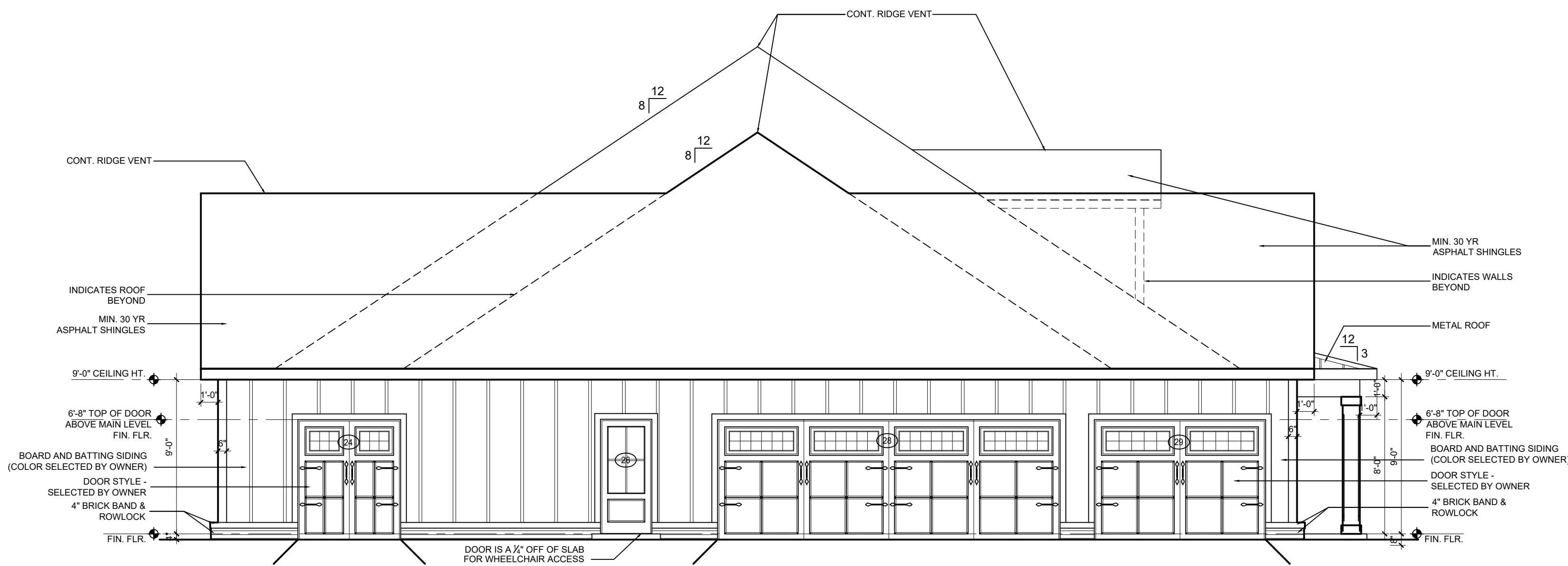


15 SECTION @ SINK
SCALE: 1" = 1'-0"



1 FRONT ELEVATION

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



2 LEFT SIDE ELEVATION

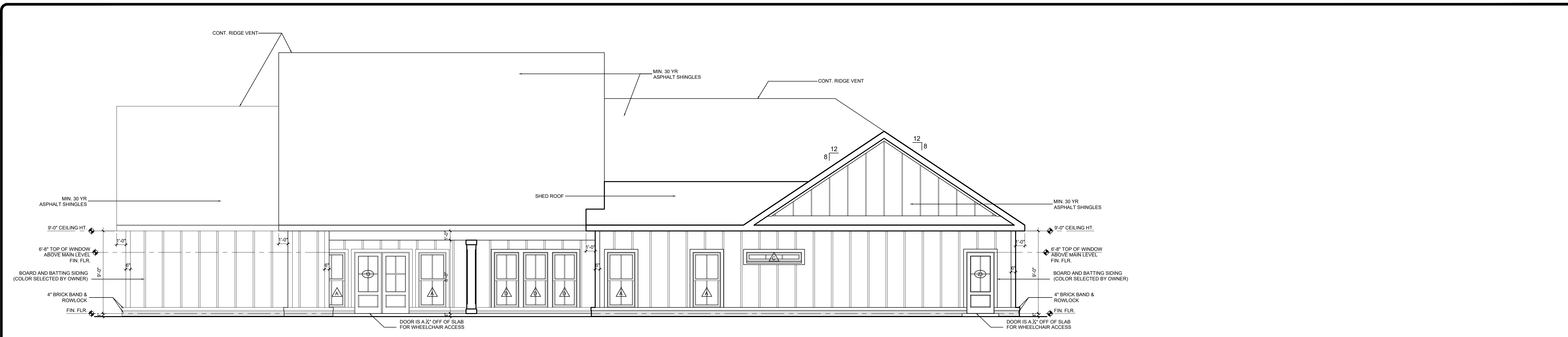
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

NUMBER	SIZE	DESCRIPTION
1	3'-0" X 6'-8" X 1-3/4"	METAL INSULATED W/ GLASS AS PER BUILDER W/ (2) 12" SIDELITES
2	3'-0" X 6'-8" X 1-3/8"	MASONITE RAISED PANEL (PAIR)
3	2'-6" X 6'-8" X 1-3/8"	CUSTOM BOOK SHELF DOOR - SELECTED BY OWNER
4	3'-0" X 6'-8" X 1-3/8"	MASONITE RAISED PANEL
5	2'-0" X 6'-8" X 1-3/8"	MASONITE RAISED PANEL (PAIR)
6	2'-0" X 6'-8" X 1-3/8"	MASONITE RAISED PANEL (PAIR)
7	3'-0" X 6'-8" X 1-3/8"	METAL INSULATED W/ GLASS AS PER BUILDER
8	2'-6" X 6'-8" X 1-3/8"	MASONITE RAISED PANEL
9	3'-0" X 6'-8" X 1-3/8"	MASONITE RAISED PANEL
10	3'-0" X 6'-8" X 1-3/8"	MASONITE RAISED PANEL (POCKET)
11	2'-4" X 6'-8"	GLASS SHOWER DOOR
12	2'-6" X 6'-8" X 1-3/8"	MASONITE RAISED PANEL (POCKET)
13	3'-0" X 6'-8" X 1-3/4"	METAL INSULATED W/ GLASS AS PER BUILDER (PAIR)
14	3'-0" X 6'-8" X 1-3/4"	METAL INSULATED W/ GLASS AS PER BUILDER
15	3'-0" X 6'-8" X 1-3/8"	MASONITE RAISED PANEL
16	3'-0" X 6'-8" X 1-3/8"	MASONITE RAISED PANEL
17	3'-0" X 6'-8" X 1-3/4"	METAL INSULATED RAISED PANEL
18	3'-0" X 6'-8" X 1-3/8"	MASONITE RAISED PANEL
19	3'-0" X 6'-8" X 1-3/8"	MASONITE RAISED PANEL
20	3'-0" X 6'-8" X 1-3/8"	MASONITE RAISED PANEL
21	3'-0" X 6'-8" X 1-3/8"	MASONITE RAISED PANEL
22	3'-0" X 6'-8" X 1-3/8"	MASONITE RAISED PANEL (POCKET)
23	3'-0" X 6'-8" X 1-3/4"	METAL INSULATED W/ GLASS AS PER BUILDER
24	6'-0" X 7'-0"	METAL OVERHEAD W/ AUTO. OPENER
25	3'-0" X 6'-8" X 1-3/4"	METAL INSULATED RAISED PANEL (PAIR)
26	3'-0" X 6'-8" X 1-3/4"	METAL INSULATED RAISED PANEL
27	3'-0" X 6'-8" X 1-3/4"	METAL INSULATED RAISED PANEL (PAIR)
28	20'-0" X 7'-0"	METAL OVERHEAD W/ AUTO. OPENER
29	10'-0" X 7'-0"	METAL OVERHEAD W/ AUTO. OPENER

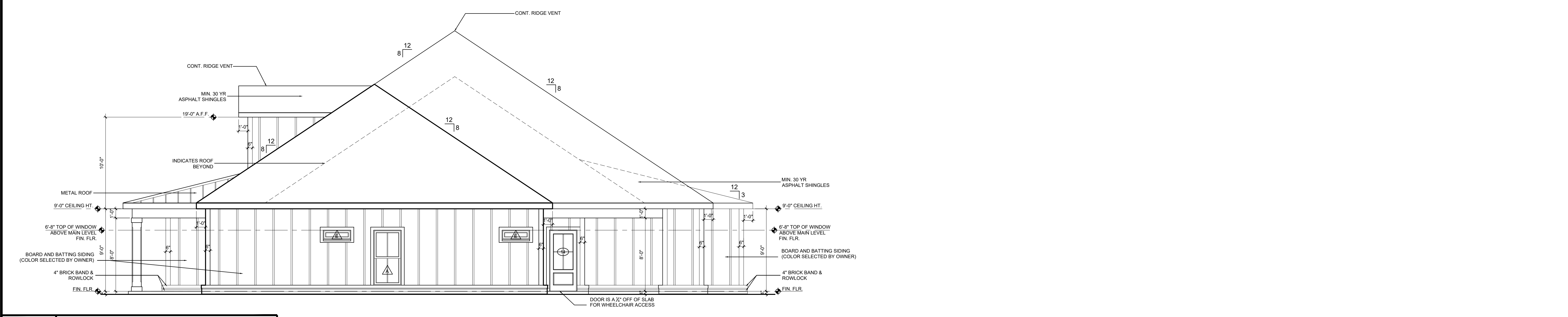
WINDOW SCHEDULE

LETTER	SIZE	DESCRIPTION
A	3'-0" X 6'-0"	METAL INSULATED SINGLE HUNG
B	2'-0" X 4'-0"	METAL INSULATED SINGLE HUNG
C	6'-0" X 1'-0"	METAL INSULATED FIXED GLASS
D	2'-8" X 6'-0"	METAL INSULATED SINGLE HUNG
E	3'-0" X 1'-0"	METAL INSULATED FIXED GLASS



1 REAR ELEVATION

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



2 RIGHT SIDE ELEVATION

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

JOB NUMBER	
DG-22-26	
DATE	
02/14/2023	
DRAWN	CHECKED
DLJ	JRD
REVISIONS	

DRAWING TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A.5

GENERAL MECHANICAL NOTES

THIS MECHANICAL PLAN IS DIAGRAMATIC ONLY. IT SHALL BE THE G.C. & MECHANICAL SUBS RESPONSIBILITY TO MEET ASHRAE AND LOCAL CODES.

COORDINATE WITH THE ELECTRICAL SUB FOR POWER & CONTROLS.

COORDINATE LOCATIONS OF ALL UNITS, SIZE UNITS, SIZE SUPPLY & RETURN AIR DUCT WORK, SIZE GRILLES & CFM QUANTITIES FOR COMPLETE INSTALLATION. ALSO PROVIDE OVER SIZE DRAIN PANS & CONDENSER LINES & PROVIDE FLOAT & CUT OFF FOR AIR HANDLERS.

G.C. SHALL PROVIDE FRAMING & DECKING TO SUPPORT UNIT & COORDINATE POWER TO EACH UNIT.

THIS DIAGRAM DOES NOT REPRESENT A DESIGNED SYSTEM AND IS FOR PRICING PURPOSES ONLY.

CONTRACTOR SHALL LOCATE RETURN AIR GRILLES AND THERMOSTATS TO MEET CODE. COORD. S.A. GRILLES w/ GRID AND ELECTRICAL LIGHTING.

GENERAL PLUMBING NOTES

1. FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NEEDED TO PROVIDE A COMPLETE PLUMBING SYSTEM. THIS INCLUDES, BUT IS NOT LIMITED TO, WATER PIPING, WASTE AND VENT PIPING, AND ALL NECESSARY VALVES, TRAPS, AND ACCESSORIES.

2. ALL WORK SHALL BE PERFORMED BY SKILLED AND EXPERIENCE WORKMEN. WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED PERMITS, LICENSES, AND INSPECTIONS.

3. ROUGH-INS SHALL BE MADE FROM ARCHITECTURAL DRAWINGS AND FIELD VERIFICATION, NOT FROM PLUMBING DRAWINGS AS THEY ARE ONLY SCHEMATIC. THIS CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND TAPS, AND FOR CHECKING ALL ELEVATIONS, GRADES, AND INVERTS BEFORE THE START OF CONSTRUCTION. IF UNSATISFACTORY CONDITIONS EXIST, NOTIFY THE ARCHITECT IMMEDIATELY.

4. THIS CONTRACTOR SHALL COORDINATE ALL WORK WITH THE ELECTRICAL, MECHANICAL AND OTHER CONTRACTORS TO AVOID CONFLICTS WITH OTHER TRADES. MAKE DEVIATIONS AS NECESSARY FROM THE WORK SHOWN ON THE DRAWINGS TO ENSURE THE WORK FITS THE SPACE(S) PROVIDED. NOTIFY THE ARCHITECT OF ALL NECESSARY DEVIATIONS.

5. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND WITHOUT DEFECTS. SUBMIT SHOP DRAWINGS FOR ALL EQUIPMENT AND MATERIALS. ALL WORK DONE BY THIS CONTRACTOR SHALL BE WARRANTED FOR ONE YEAR FROM THE TIME THE OWNER GIVES ACCEPTANCE OR GAINS BENEFICIAL USE, WHICHEVER FIRST.

6. ALL SANITARY AND VENT LINES SHALL BE HUBLESS CAST IRON PIPE CISPI 310-78 STANDARD WEIGHT WITH SPIGOT ENDS FOR COUPLING. HUBLESS CAST IRON JOINTS TO BE CISPI 310 STAINLESS STEEL SHIELD OVER ONE PIECE NEOPRENE SLEEVE. THIS CONTRACTOR MAY USE PVC PIPE AND FITTINGS CONFIRMING TO ASTM D-2665 WHERE ALLOWED BY CODE.

7. ROOF PENETRATIONS SHALL BE FLASHED AND MADE WATER-TIGHT IN A MANNER APPROVED BY THE MANUFACTURER OF THE ROOFING MATERIAL AND COMPLYING WITH ARCHITECTURAL REQUIREMENTS.

8. PROVIDE CLEANOUTS WHERE INDICATED ON PLANS AND AS NECESSARY TO COMPLY WITH THE 2015 RESIDENTIAL IBC. ALL CLEANOUTS SHALL BE IN ACCESSIBLE LOCATIONS AND MIN. 4"Ø.

9. INSULATE ALL DOMESTIC WATER PIPING ABOVE GRADE WITH $\frac{3}{4}$ " THICK FLEXIBLE CLOSED-CELL POLYETHYLENE INSULATION. SEAL ALL JOINTS AND SEAMS AND INSULATE FITTINGS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

10. HANGERS FOR EQUIPMENT AND PIPING SHALL BE SECURED TO THE BUILDING STRUCTURE. NO HANGERS SHALL BE ATTACHED TO THE FLOOR OR ROOF DECK MATERIAL LESS THAN 4" THICK.

11. INSTALL SHOCK ABSORBERS VERTICALLY AT EACH FIXTURE. OFFSET AS NEEDED TO GAIN A MINIMUM HEIGHT OF 18". ALL SHOCK ABSORBERS SHALL BE A MINIMUM OF ONE PIPE SIZE LARGER THAN THEN BRANCH BEING SERVED.

12. PROVIDE CHROME PLATED BRASS ESCUTCHEON PLATES AT ALL PENETRATIONS OF WALLS, FLOORS OR CEILINGS IN FINISHED AREAS AND UNDER LAVATORIES. PROVIDE STOPS AND TRAPS FOR ALL FIXTURES. LEAK TEST WATER PIPING, FOR NOT LESS THAN 90 MINUTES AT 100 PSI. FILL SANITARY SEWER SYSTEM TO A MINIMUM HEIGHT OF TEN FEET AND LET STAND FOR AT LEAST 30 MINUTES WITHOUT LEAKAGE. AFTER PRESSURE TESTS HAVE BEEN MADE, THOROUGHLY FLUSH THE ENTIRE DOMESTIC WATER SYSTEM WITH WATER UNTIL ALL ENTRAINED DIRT AND MUD HAVE BEEN REMOVED, AND STERILIZE. THE SYSTEM WILL BE FLUSHED WITH CLEAN POTABLE WATER UNTIL THE RESIDUAL CHLORINE IS REDUCES TO LESS THAN 1.0 PPM. HAVE THREE STATE-APPROVED INDEPENDENT TESTING FACILITIES TAKE SAMPLES AND DELIVER CERTIFICATES OF APPROVAL TO THE OWNER. ANY NEGATIVE RESULTS MUST BE INVESTIGATED, AND IF NECESSARY CORRECTED, BEFORE THE BUILDING MAY BE ACCEPTED.

13. OWNER SHALL SELECT ALL FIXTURES FOR CONTRACTOR INSTALLATION.

ELECTRICAL GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION. REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR EXACT SIZE AND LOCATION OF EQUIPMENT WHICH IS FURNISHED BY OTHERS AND CONNECTED BY ELECTRICAL.

2. RECEPTACLES, SWITCHES AND COVERPLATES COLOR SHALL BE SELECTED BY THE GC/OWNER FROM STANDARD COLORS.

3. LOCATION OF LIGHTING FIXTURES, DISCONNECT SWITCHES, ETC. FOR MECHANICAL EQUIPMENT/ROOM SHALL BE COORDINATED WITH FINAL MECHANICAL EQUIPMENT LOCATION TO PROVIDE NATIONAL ELECTRIC CODE REQUIRED ACCESS SPACE.

4. FINAL CONNECTION TO ALL MOTORS SHALL BE WITH FLEXIBLE CONDUIT CONNECTION.

5. ALL EXIT AND EMERGENCY FIXTURES SHALL BE CONNECTED TO LIGHT CIRCUIT AHEAD OF LOCAL SWITCH.

6. ALL PANELBOARDS, BACKBOARDS, TERMINAL CABINETS, ETC SHALL HAVE CUSTOM ENGRAVED MICARTA NAMEPLATE AFFIXED IDENTIFYING SYSTEM.

7. THE ELECTRICAL CONTRACTOR SHALL OBTAIN AND REVIEW THE MECHANICAL AND SPECIAL EQUIPMENT SUBMITTALS PRIOR TO SUBMITTING THE ELECTRICAL SUBMITTALS. ANY ELECTRICAL EQUIPMENT, CONDUIT, AND WIRE SIZE CHANGES RESULTING FROM THIS REVIEW SHALL ALSO BE SUBMITTED FOR APPROVAL.

8. COMPLY WITH ALL LOCAL CODE, LAWS, AND ORDINANCES APPLICABLE TO ELECTRICAL WORK, RESIDENTIAL CODE AND THE NATIONAL ELECTRIC CODE. OBTAIN ALL PERMITS REQUIRED BY LOCAL ORDINANCES.

9. EQUIPMENT GROUNDING CONDUCTOR SHALL BE PULLED IN ALL BRANCH CIRCUIT WIRING. CONDUIT GROUND SHALL NOT BE ACCEPTABLE.

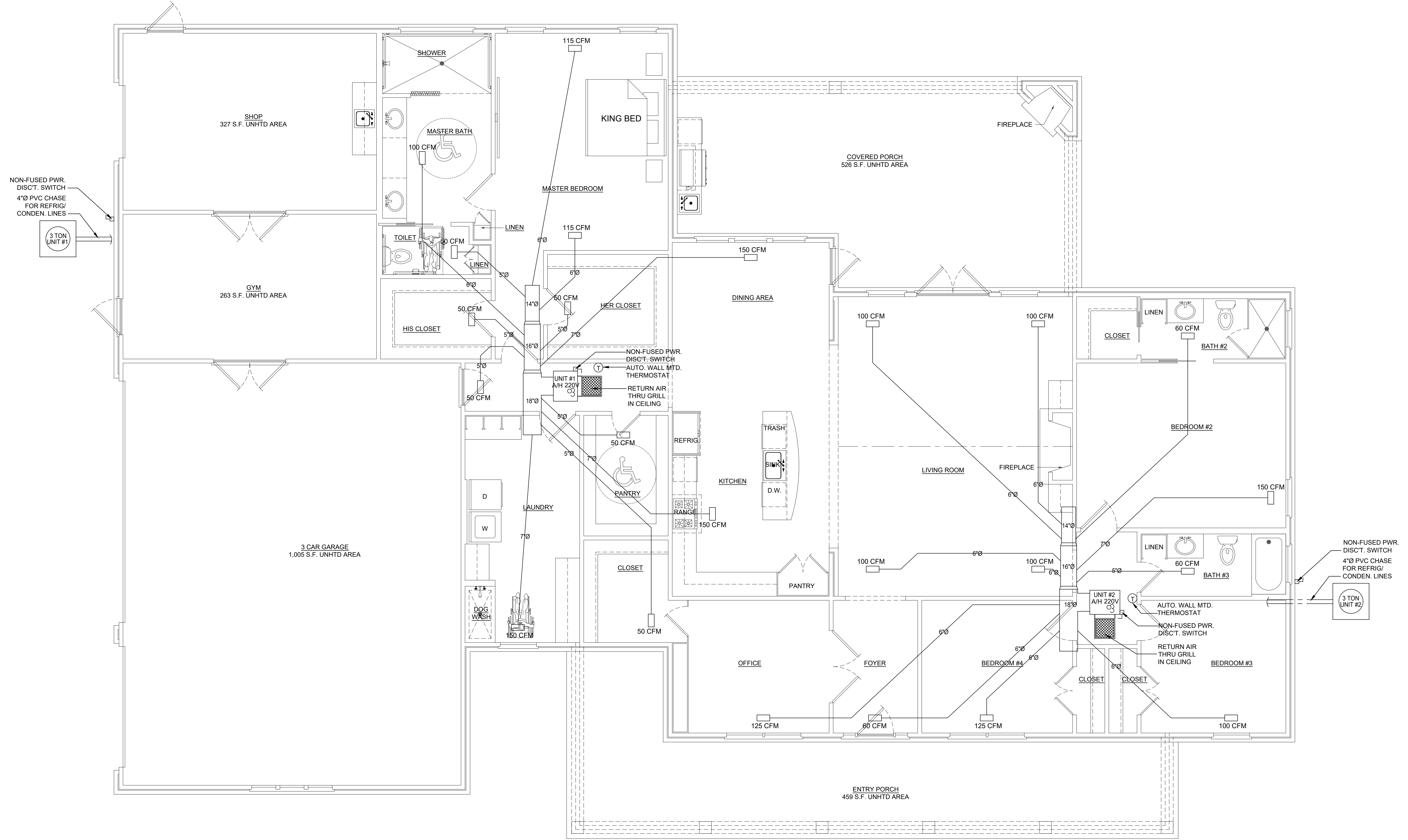
10. FURNISH ALL EQUIPMENT AND LABOR, PERFORM ALL LABOR WITH SUPERVISION, BEAR ALL EXPENSES, AS NECESSARY FOR THE SATISFACTORY COMPLETION OF ALL WORK READY FOR OPERATION.

11. THE ELECTRICAL WORK SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. ALL NOT SO INSTALLED SHALL BE REMOVED AND REPLACED AT NO COST TO THE OWNER.

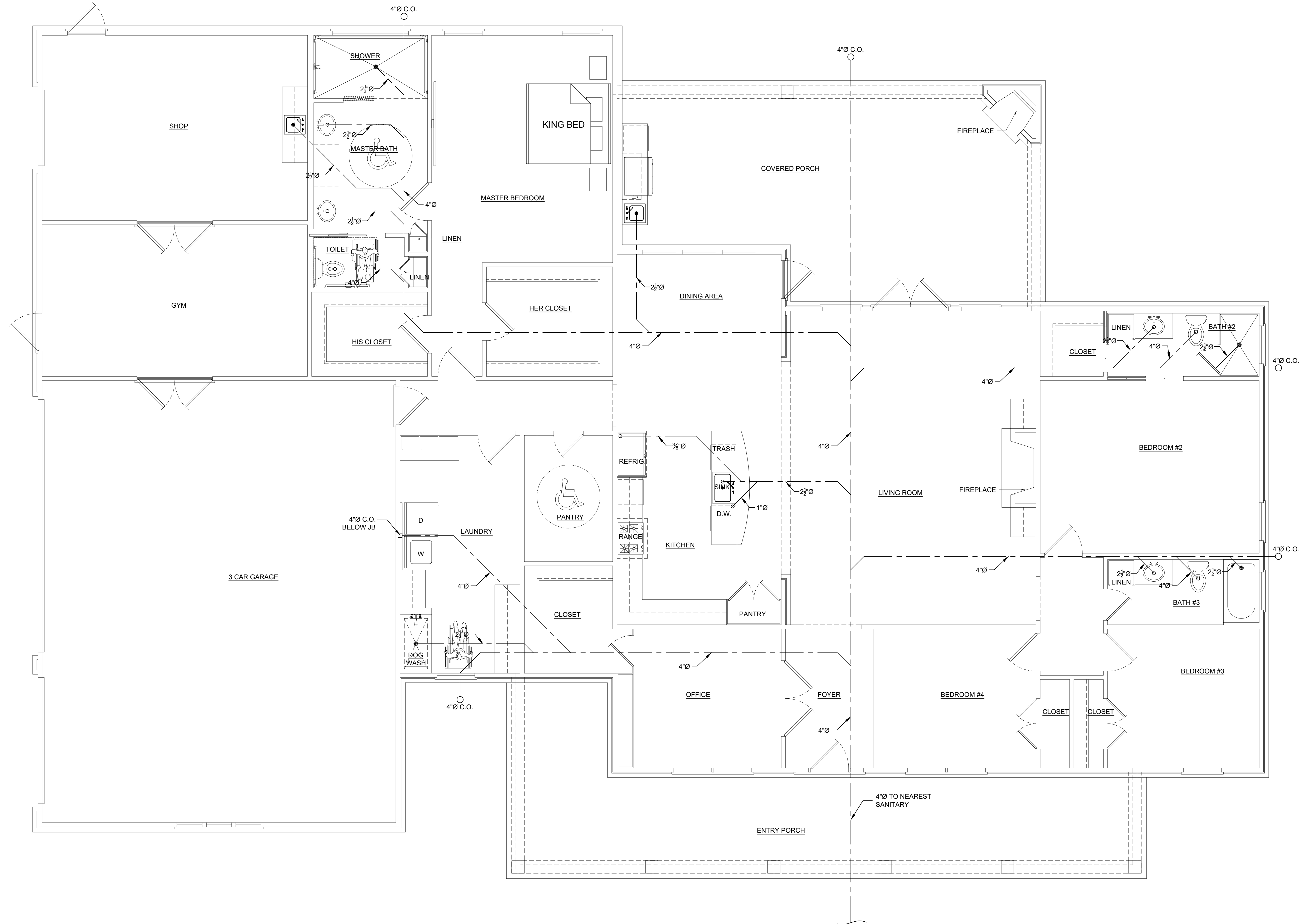
12. ALL CONDUCTORS LESS THAN 60A. SHALL BE COPPER #12 & #10 SOLID, #8 AND LARGER STRANDED, #6 AND SMALLER TO BE TYPE TW, 600 VOLT INSULATION. ALUM. CONDUCTORS MAY BE USED FOR 60A AND LARGER ONLY WHERE USED WITH COMPRESSION TERMINATIONS. TYPE NM CABLE MAY NOT BE USED ON THIS PROJECT.

13. PROVIDE GROUNDING PER NATIONAL ELECTRIC CODE.

14. THE CONTRACTOR SHALL LEAVE THE ENTIRE ELECTRICAL SYSTEM INSTALLED IN PROPER WORKING ORDER, AND SHALL REPLACE WITHOUT ADDITIONAL COST, ALL WORK OR MATERIAL WHICH MAY DEVELOP DEFECTS, (ORDINARY WEAR AND TEAR OR DAMAGE RESULTING FROM IMPROPER HANDLING EXCEPTED) WITHIN A PERIOD OF ONE(1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER.



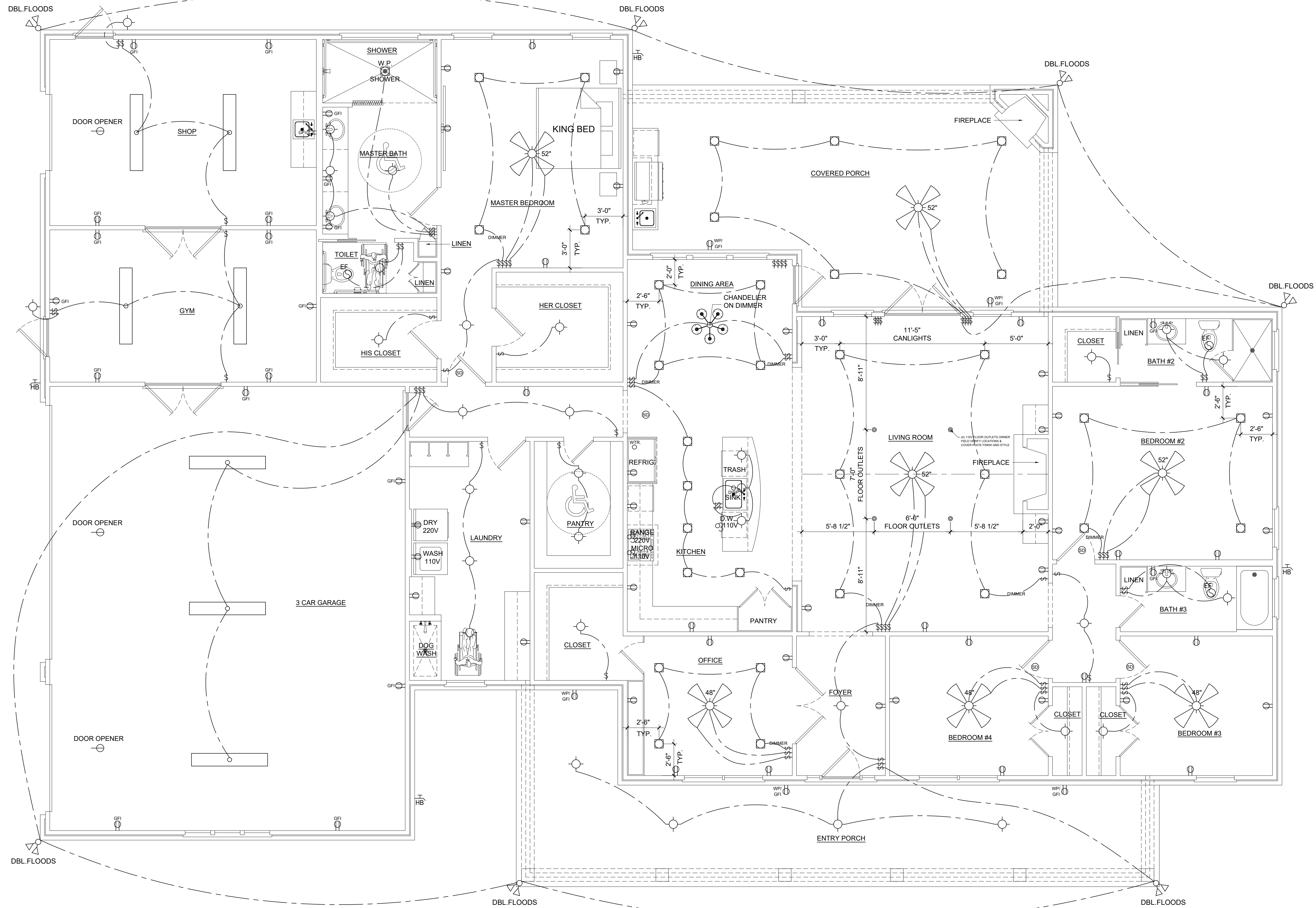
1 MECHANICAL DIAGRAM
SCALE: 1/4" = 1'-0"



1

PLUMBING DIAGRAM

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



1 ELECTRICAL DIAGRAM

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

JOB NUMBER	DG-22-26
DATE	02/14/2023
DRAWN	CHECKED
DLJ	JRD
REVISIONS	

DRAWING TITLE
ELECTRICAL DIAGRAM

SHEET NUMBER
E. 1