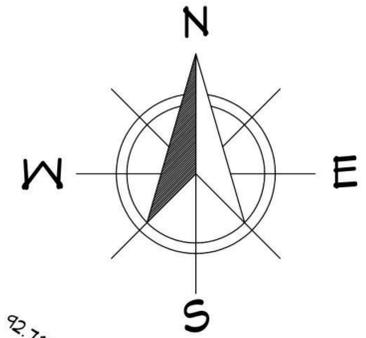
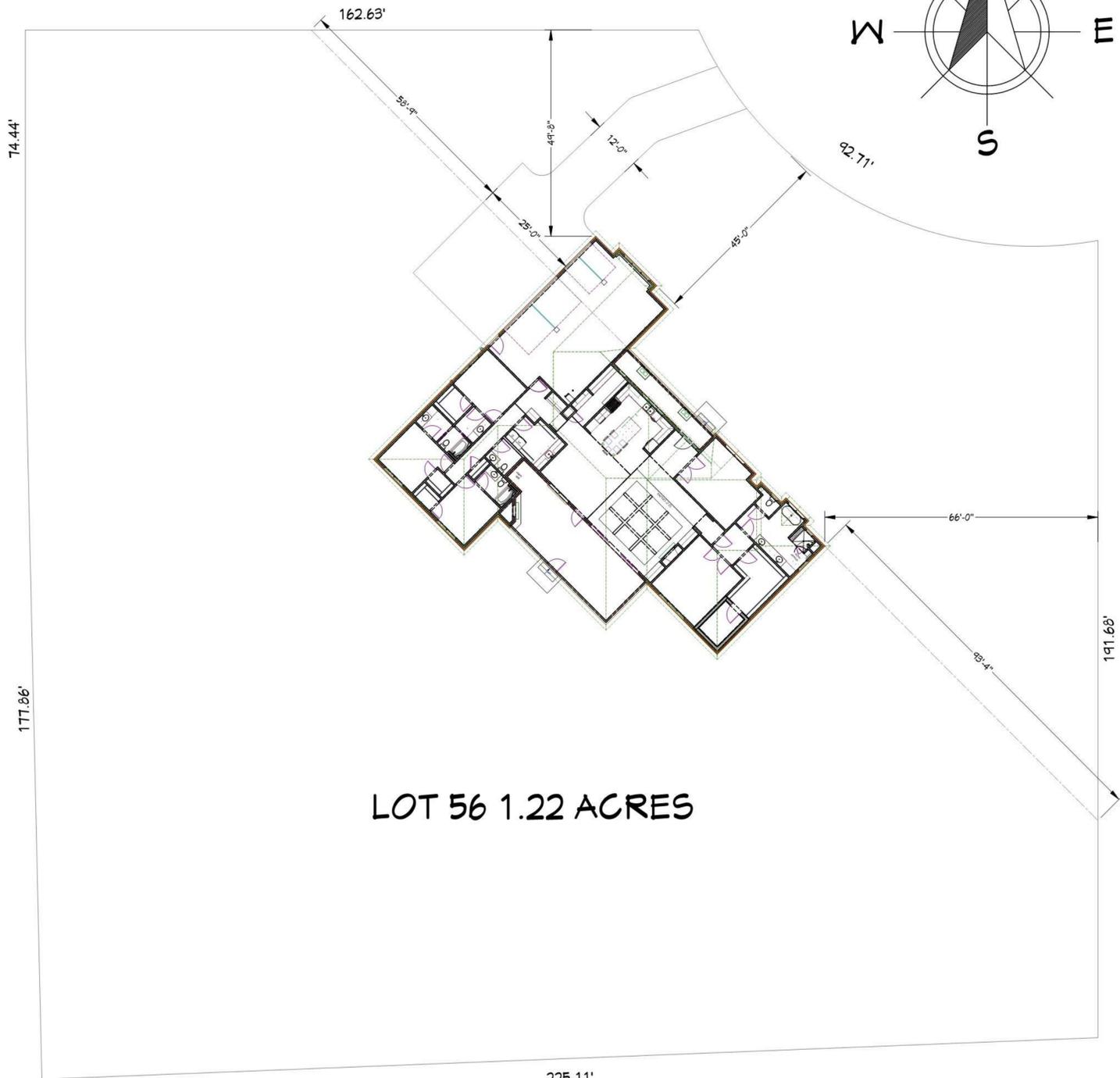


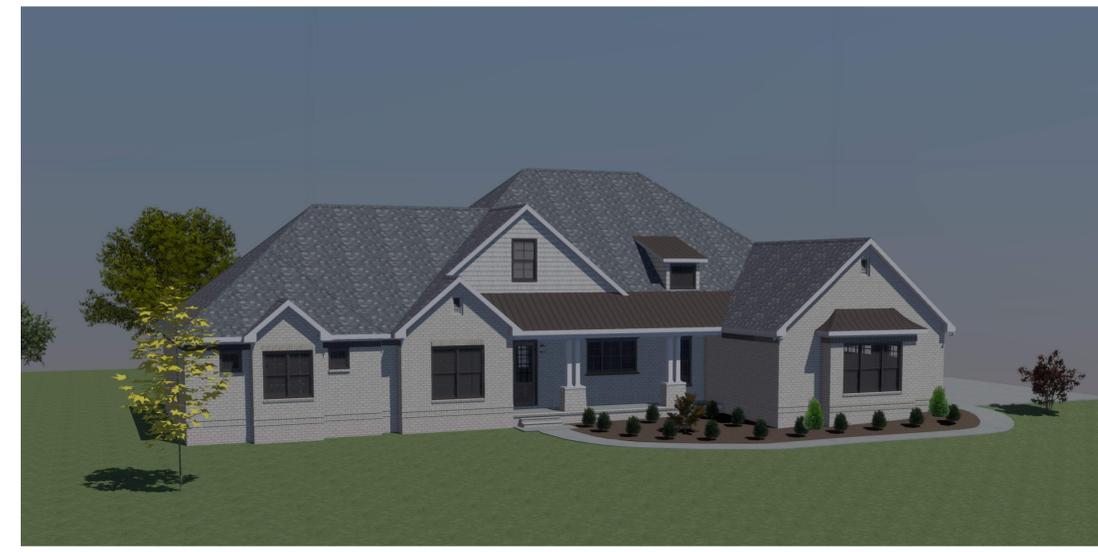
CARAVELLA SUBDIVISION

SW/4 OF THE NE/4 AND THE
NW/4 OF THE NE/4 OF SEC. 25
T3N, R25E, CITY OF DOTHAN
HOUSTON COUNTY, ALABAMA



LOT 56 1.22 ACRES

225.11'
SITE PLAN
1/16" = 1'-0"



THE MANN'S RESIDENCE



5182 SOUTH 5TH HWY 605
DOTHAN, AL 36601
(334) 714-6210
rickyseales@gmail.com

DESIGNS BY RICKY
Ricky D. Seales

Designed with
Chief Architect

General Notes
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Revision Table	
No.	Revision/Issue
1.	
2.	
4.	
5.	
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T.	

Project Name and Address
THE MANN'S RESIDENCE

Project	401-MANN	Sheet	A1
Date	11/12/2019		
Scale	N.T.S.		

SOILDER COURSE @ WALL
TOP TO MIMIC DENTAL
MOLDING BY ALTERNATING
EVERY OTHER BRICKS
DEPTH TYP.

DOUBLE ROWLOCK
"WASTEBAND" BRICK
DETAIL STARTS @ F.F.

Front Elevation
3/16" = 1'-0"

Left Elevation
3/16" = 1'-0"

Right Elevation
3/16" = 1'-0"

Rear Elevation
3/16" = 1'-0"



5192 SOUTH 51ST HWY 605
DOTHAN, AL 36601
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Revision Table

No.	Revised/Issue	Date
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2.		
4.		
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6.		
T.		

Project Name and Address

THE MANN'S RESIDENCE

Project

401-MANN

Date

11/12/2019

Scale

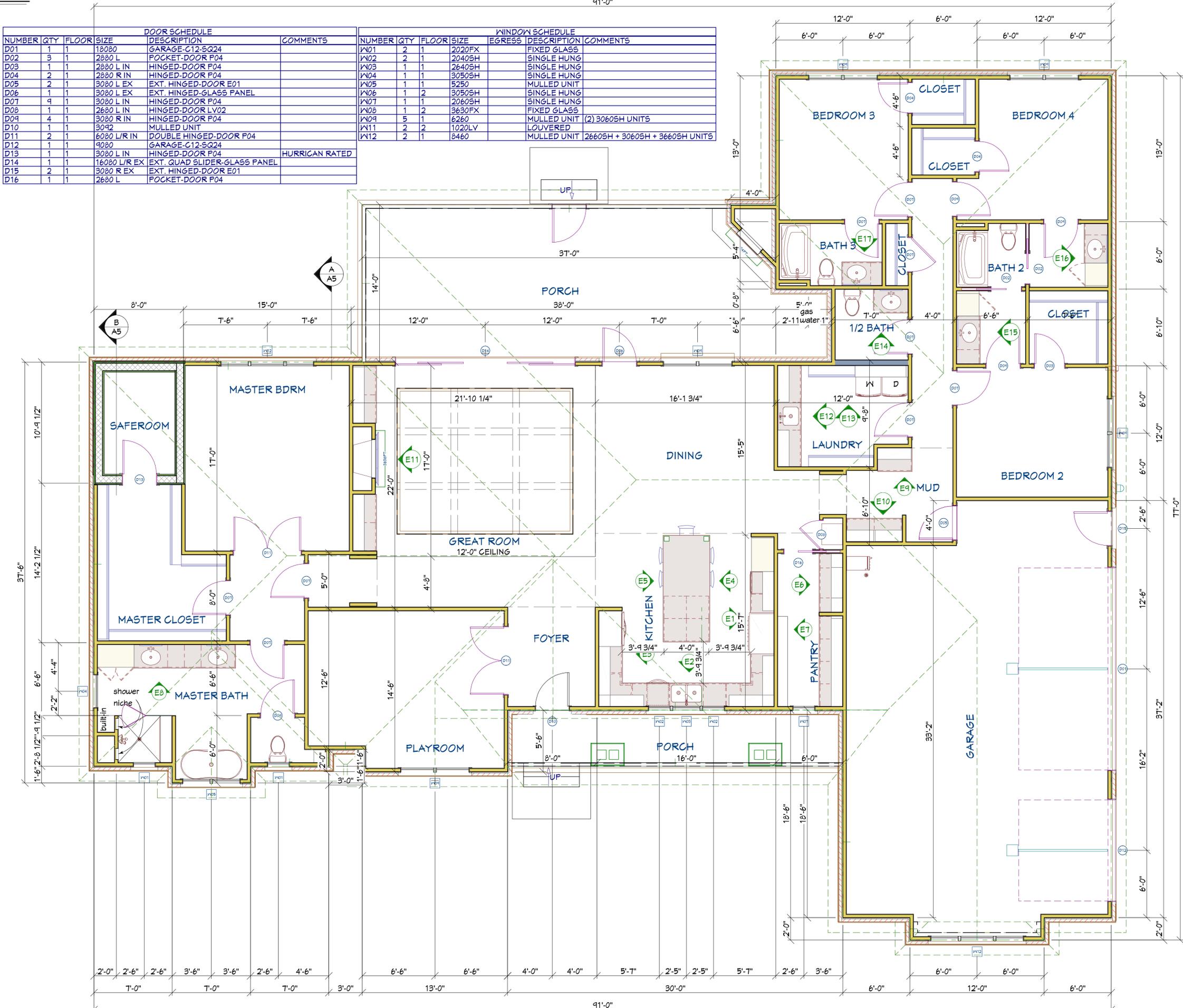
3/16" = 1'-0"

Sheet

A2

91'-0"

DOOR SCHEDULE					WINDOW SCHEDULE							
NUMBER	QTY	FLOOR	SIZE	DESCRIPTION	COMMENTS	NUMBER	QTY	FLOOR	SIZE	EGRESS	DESCRIPTION	COMMENTS
D01	1	1	18080	GARAGE-C12-SQ24		W01	2	1	2020FX		FIXED GLASS	
D02	3	1	2880 L	POCKET-DOOR P04		W02	2	1	2040SH		SINGLE HUNG	
D03	1	1	2880 L IN	HINGED-DOOR P04		W03	1	1	2640SH		SINGLE HUNG	
D04	2	1	2880 R IN	HINGED-DOOR P04		W04	1	1	3050SH		SINGLE HUNG	
D05	2	1	3080 L EX	EXT. HINGED-DOOR E01		W05	1	1	5250		MULLED UNIT	
D06	1	1	3080 L EX	EXT. HINGED-GLASS PANEL		W06	1	2	3050SH		SINGLE HUNG	
D07	4	1	3080 L IN	HINGED-DOOR P04		W07	1	1	2060SH		SINGLE HUNG	
D08	1	1	2680 L IN	HINGED-DOOR LV02		W08	1	2	3630FX		FIXED GLASS	
D09	4	1	3080 R IN	HINGED-DOOR P04		W09	5	1	6260		MULLED UNIT (2) 3060SH UNITS	
D10	1	1	3042	MULLED UNIT		W11	2	2	1020LV		LOUYERED	
D11	2	1	6080 L/R IN	DOUBLE HINGED-DOOR P04		W12	2	1	8460		MULLED UNIT 2660SH + 3060SH + 3660SH UNITS	
D12	1	1	9080	GARAGE-C12-SQ24								
D13	1	1	3080 L IN	HINGED-DOOR P04	HURRICAN RATED							
D14	1	1	16080 L/R EX	EXT. QUAD SLIDER-GLASS PANEL								
D15	2	1	3080 R EX	EXT. HINGED-DOOR E01								
D16	1	1	2680 L	POCKET-DOOR P04								



LIVING AREA 3355 SQ FT 1st Floor



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Revision Table	
No.	Revision/Issue
1.	
2.	
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Project Name and Address
 THE MANN'S RESIDENCE

Project	401-MANN	Sheet	A3
Date	11/12/2019		
Scale	1/4" = 1'-0"		

General Notes:

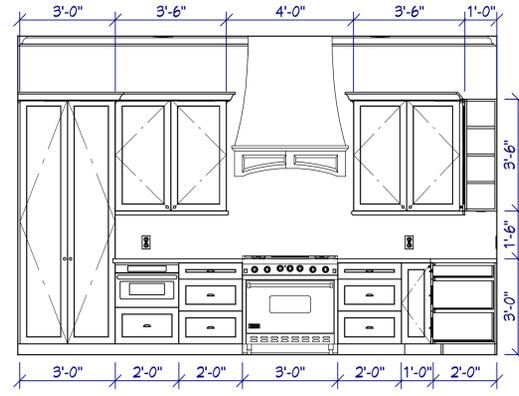
1. Soil to be treated for termites by a licensed & bonded Professional.
2. It is vital to construct the subgrade as carefully as the floor slab itself. The subgrade shall be reasonably uniform, and the upper portion of the sub-base, a 4" thick layer of sand or gravel is to be used to cushion the slab & provide drainage.
3. All exterior walls shown @ 4" unless noted otherwise, plumbing walls shown @ 6".
4. All dimensions are from outside corners of wood framing to center of partitions.

Foundation System:

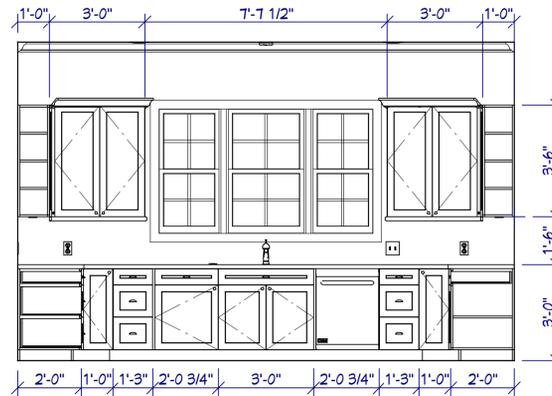
1. Step footings as required to match grade at site. Bottom of footings must always be below local frost line. (18" deep for South Alabama / North Florida).
2. Any fill required shall be added in 8" lifts and thoroughly compacted to 98% compaction.
3. All slab work shall be a minimum 4" thick with 6x6 W10xW10 wire added as reinforcement. All slab work to be over 6-mil poly vapor barrier.
4. Concrete mix shall develop a minimum compression strength of 3,000 PSI.
5. Plumber to verify locations of drains & supply lines prior to installation. All lines to be matched to associated fixtures.

Wall & Framing:

1. All framing shall comply with local & state building codes as applicable.
2. All lumber shall be No. 2 Southern Yellow Pine or better.
3. Any wood coming into contact with concrete shall be pressure treated.
4. Finished ceiling height to be 9'-0" unless noted otherwise.
5. Walls to be anchored to slab using 1/2"Ø anchors at 6" from corners & 4'-0" o/c.
6. Exterior sheathing to be a minimum 1 1/8" OSB panel sheathing installed with long dimension vertical. Attach with a minimum 8d nails spaced 6" O/C at edges & 12" O/C in field.
7. All exterior walls to receive a minimum of R-13 open cell foam insulation.
8. The roof deck is to receive a minimum of R-19 open cell foam insulation.
9. The entire building envelop is to receive open cell foam insulation.
10. Bathrooms are to receive fiberglass insulation as soundproofing.
11. Blocking is to be installed for all accessories, such as curtain rods & towel holders. Consult with owner prior to installing sheet-rock for locations and extent.
12. All trusses to be secured to structure & braced according to truss manufacturer's recommendations.
13. Roof trusses to have a minimum load of 40 psf as follows:
 - a. Top chord live load: 20psf
 - b. Top chord dead load: 10psf
 - c. Bottom chord dead load: 10psf
14. Verify wind loads for physical address of this home.
15. Floor trusses (when necessary) to have a minimum load of 55.0 psf as follows:
 - a. 40 psf Top chord live load
 - b. 10psf Top chord dead load
 - c. 5 psf Bottom chord dead load
16. Truss manufacturer to size & provide all necessary support beams, hangers & fasteners, as part of truss package.
17. Roof decking to be a minimum of 5/8" APA rated "sheathing". Panels shall be secured with power driven fasteners or nailed with 6d deformed shank nails, spaced 12" O/C at supports.
18. Roof decking to run longitudinally over supports, stagger vertical joints and use "plywood clips" between supports.
19. Roofing to be 30 year architectural fiberglass reinforced asphalt shingles. (Color to be chosen by Owner). Follow manufacturer's recommendations for installation.
20. All windows to be double pane vinyl U-25 and SHGC-.26.
21. Entire exterior to be wrapped with an air infiltration barrier. Follow manufacturer's recommendations for installation.
22. All soffits & trim to be finished with material that matches siding. Fascia & rake boards to be covered with pre-finished aluminum. (owner to select color)
23. Wall ties for brick/stone veneer must be installed at not less than one per three sq/ft of wall area and not more than 32" horizontally and not more than 16" apart vertically.
24. Owner to pick all interior & exterior finishes, including but not limited to; wall finishes, trim, moldings, & paint colors.



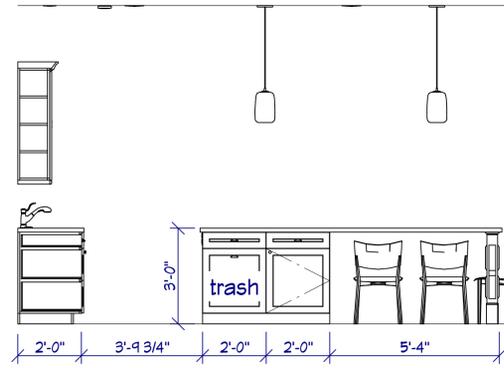
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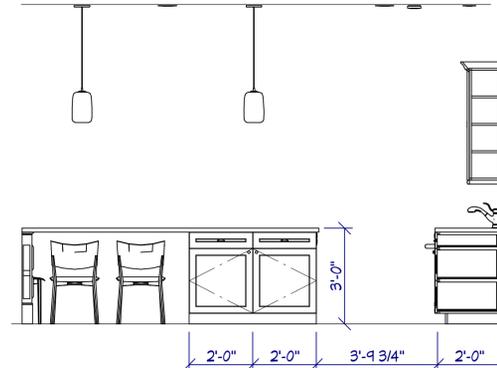
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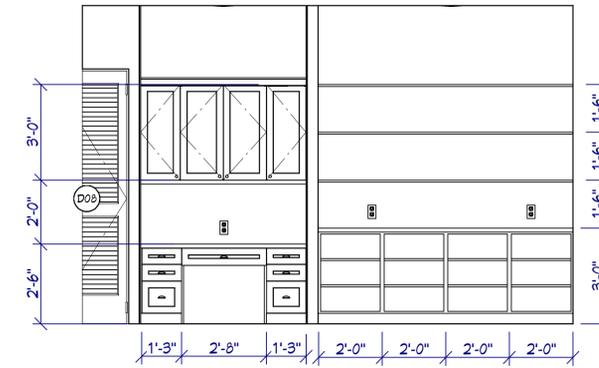
Elevation 3



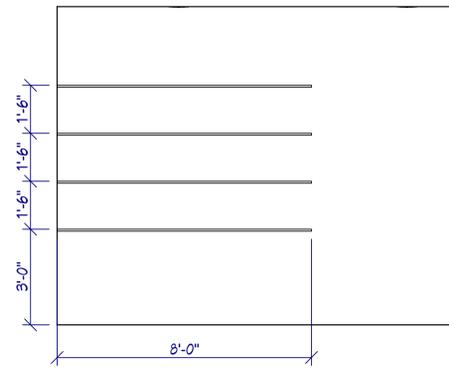
Elevation 4



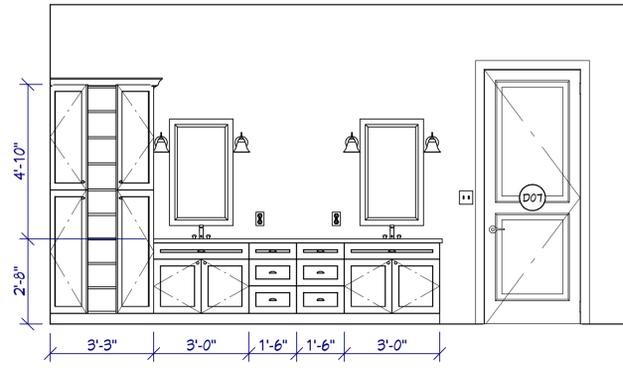
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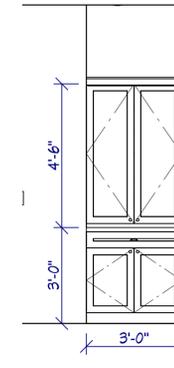
Elevation 6



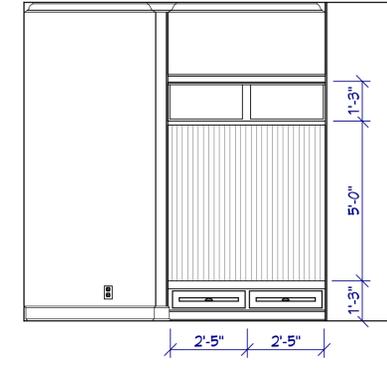
Elevation 7



Elevation 8



Elevation 9



Elevation 10

RAFTER CHART

TABLE 2308.10.3(1) RAFTER SPANS FOR COMMON LUMBER SPECIES (Roof Live Load = 20 pounds per square foot, Ceiling Not Attached to Rafters, L/A = 180)

RAFTER SPACING (inches)	SPECIES AND GRADE	DEAD LOAD = 10 pounds psf									
		2 x 4		2 x 6		2 x 8		2 x 10		2 x 12	
		(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)
16	Southern #2 Pine	9-10	15-1	19-5	23-2	Note a	9-1	13-0	16-10	20-1	23-7
	Spruce-Pine-Fir #2	9-5	14-4	18-2	22-3	25-9	8-6	12-5	15-9	19-3	22-4
24	Southern #2 Pine	8-7	12-3	15-10	18-11	22-2	7-5	10-8	13-9	16-5	19-3
	Spruce-Pine-Fir #2	8-0	11-9	14-10	18-2	21-0	6-11	10-2	12-10	15-8	18-3

a. Span exceeds 26 feet in length. Check sources for availability of lumber in lengths greater than 20 feet.

CEILING JOIST CHART

TABLE 2308.10.2(2) CEILING JOIST SPANS FOR COMMON LUMBER SPECIES (Uninhabitable Attics With Limited Storage, Live Load = 20 pounds per square foot, L/A = 240)

CEILING JOIST SPACING (inches)	SPECIES AND GRADE	DEAD LOAD = 10 psf			
		2 x 4		2 x 6	
		(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)
16	Southern #2 Pine	8-11	13-6	17-5	20-9
	Spruce-Pine-Fir #2	8-7	12-10	16-3	19-10
24	Southern #2 Pine	7-8	11-0	14-2	16-11
	Spruce-Pine-Fir #2	7-2	10-6	13-3	16-3

HEADER CHART

TAKEN FROM: TABLE 2308.9.5 HEADER SPANS FOR EXTERIOR BEARING WALLS (Maximum Spans for Southern Pine and Required Number of Jack Studs)

HEADERS SUPPORTING	GROUND SNOW LOAD (psf)*								
	30 Building width ² (feet)								
	20		28		36				
	Span	NJ ²	Span	NJ ²	Span	NJ ²	Span	NJ ²	
Roof & Ceiling	2-2 x 4	3-6	1	3-2	1	2-10	1		
	2-2 x 6	5-5	1	4-8	1	4-2	1		
	2-2 x 8	6-10	1	5-11	2	5-4	2		
	2-2 x 10	8-5	2	7-3	2	6-6	2		
	2-2 x 12	9-9	2	8-5	2	7-6	2		

TAKEN FROM: TABLE 2308.9.5 HEADER SPANS FOR EXTERIOR BEARING WALLS (Maximum Spans for Southern Pine and Required Number of Jack Studs)



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Designed with
Chief Architect

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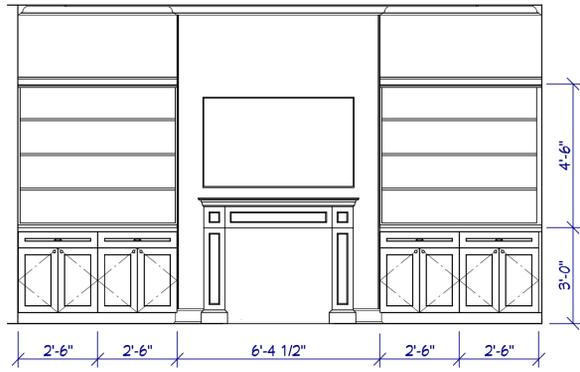
Revision Table

No.	Revision/Issue	Date
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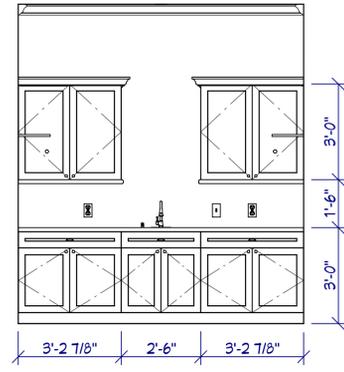
Project Name and Address

THE MANN'S RESIDENCE

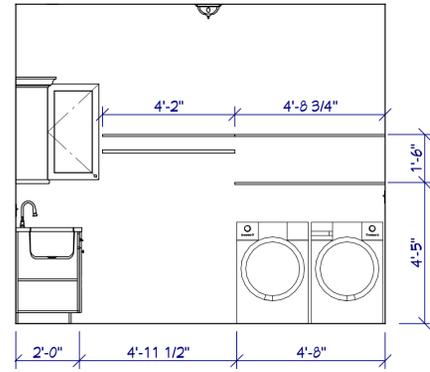
Project	401-MANN	Sheet	A4
Date	11/12/2019		
Scale	3/8" = 1'-0"		



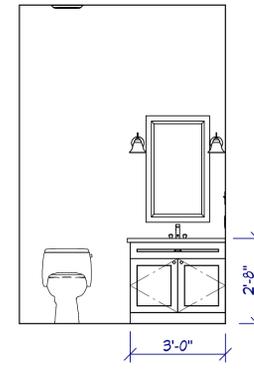
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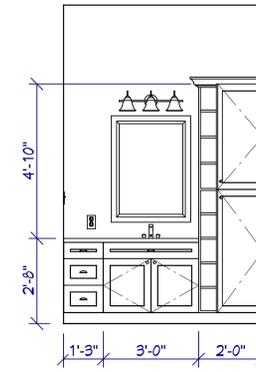
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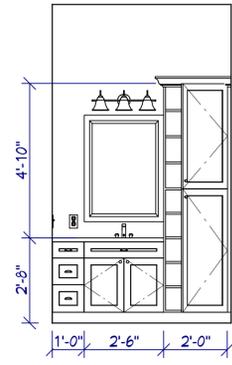
Elevation 13



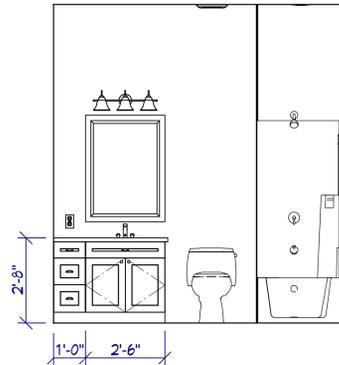
Elevation 14



Elevation 15



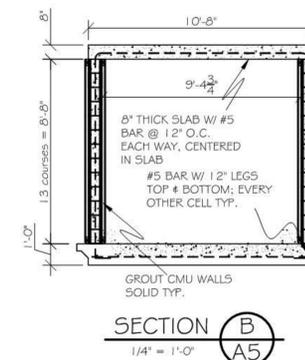
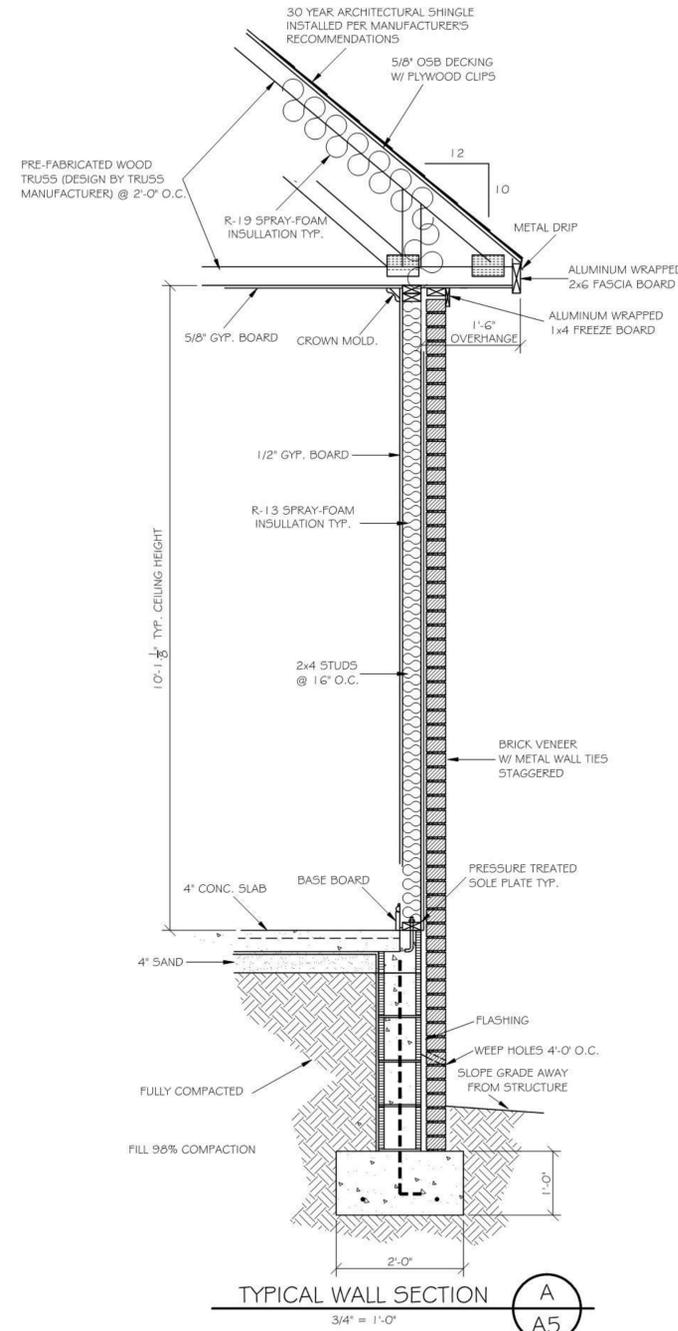
Elevation 16



Elevation 17



Camera View Greatroom



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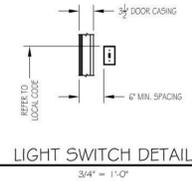
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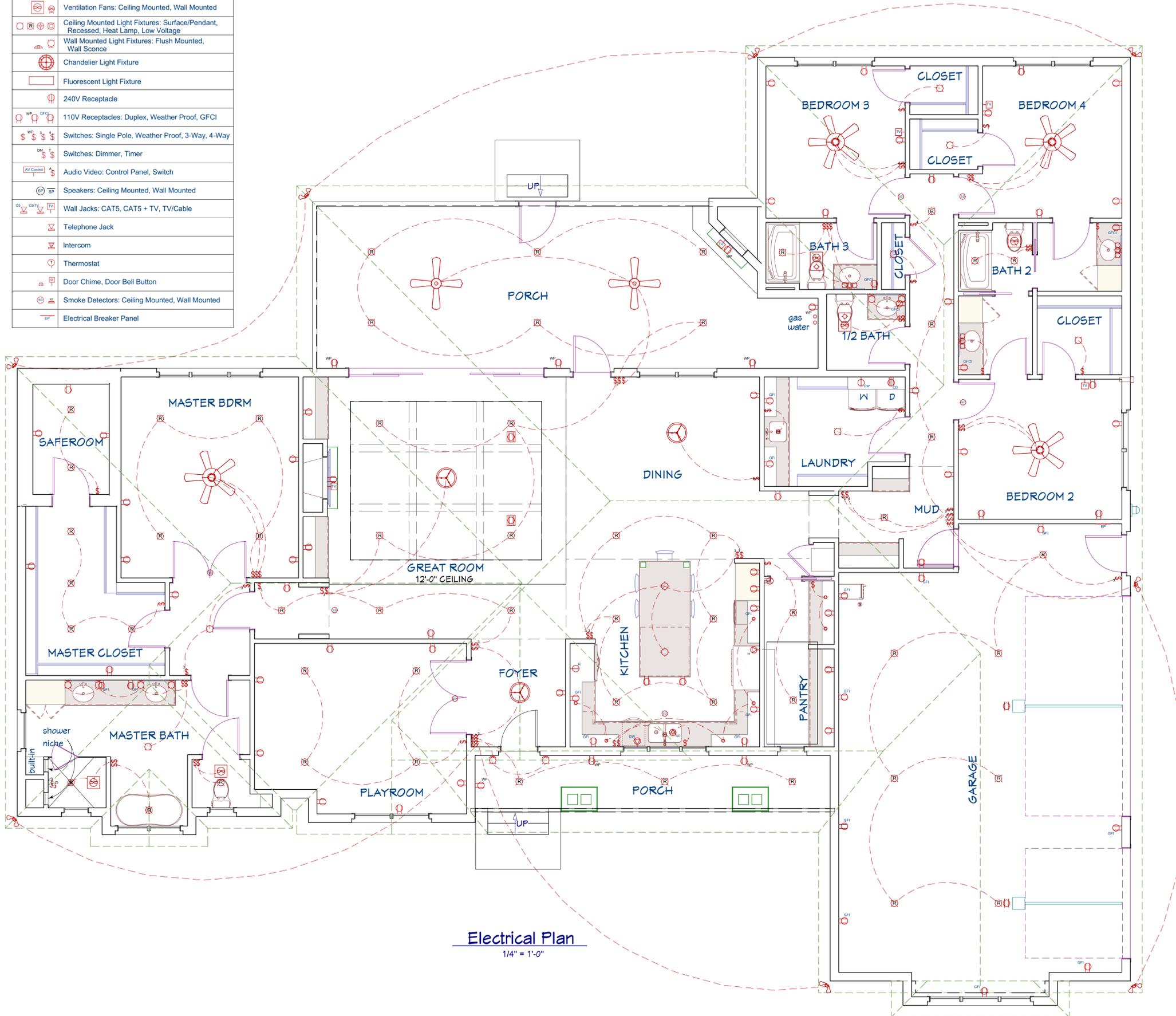
Project Name and Address

THE MANN'S RESIDENCE

Project	401-MANN	Sheet	A5
Date	11/12/2019		
Scale	AS NOTED		



ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel



Electrical Plan
1/4" = 1'-0"



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Project Name and Address
THE MANN'S RESIDENCE

Project	401-MANN	Sheet	E1
Date	11/12/2019		
Scale	1/4" = 1'-0"		

