

BRICK VENEER OVER 15# FELT W/ BRICK TIES @ 16" O.C. EA. WAY (WEEPHOLES & FLASHING TO COMPLY WITH VA 2015 RESCODE, SECTION R703.8 LINTELS TO COMPLY W/ R703.8.3.1)

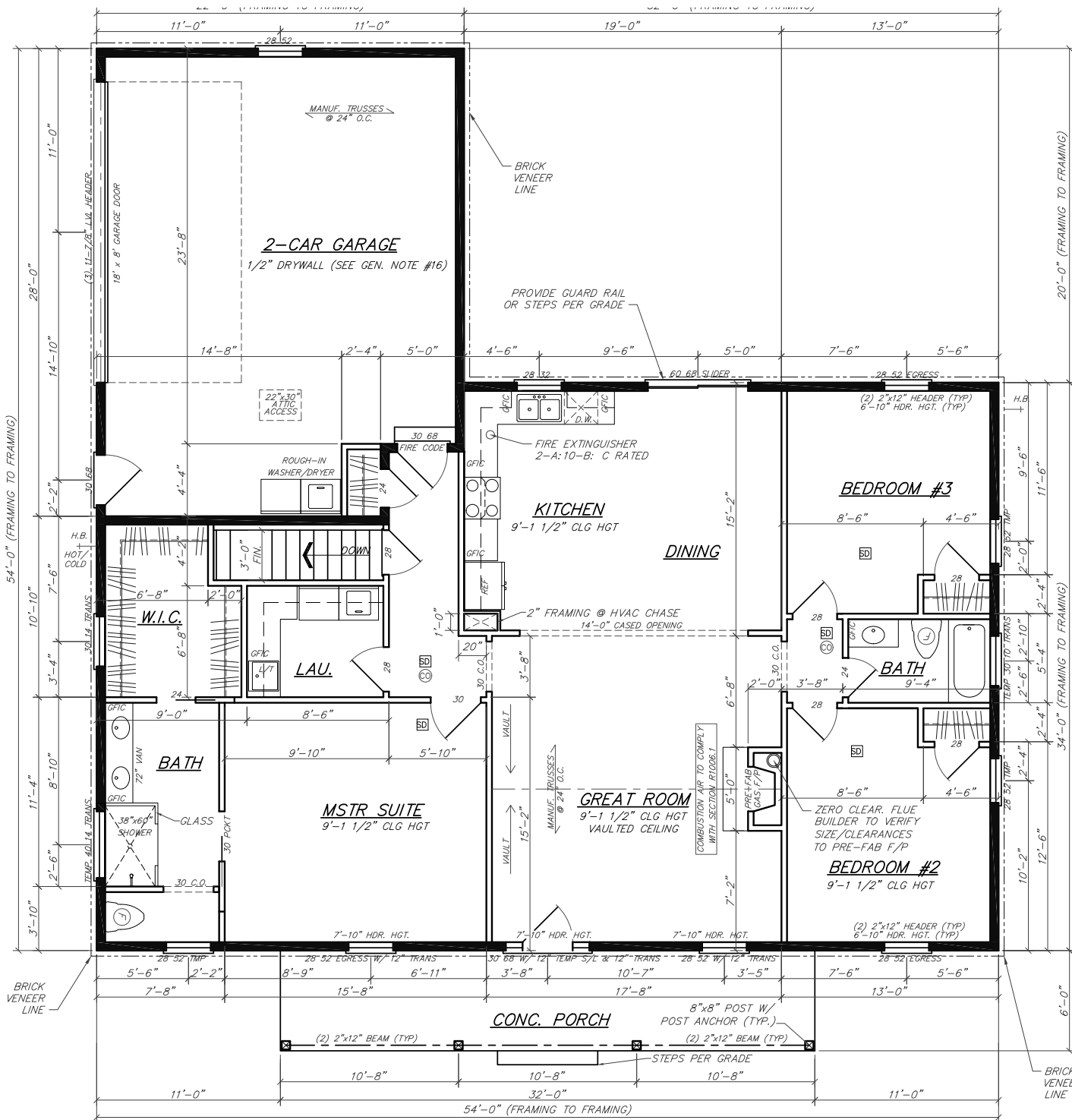
SQUARE FOOTAGE DATA

FIRST FLOOR LIVING.....	1690.0 SQ FT
UN-FINISHED BASEMENT.....	1668.0 SQ FT
GARAGE.....	586.0 SQ FT
COVERED PORCH (FIRST FLOOR).....	192.0 SQ FT

TOTAL FINISHED LIVING.....	1690.0 SQ FT
TOTAL CONSTRUCTION.....	4136.0 SQ FT

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DESIGNERS SIGNATURE:	

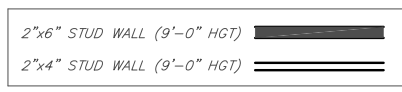


GENERAL CONSTRUCTION NOTES

BUILDING CODE: 2015 VA RESIDENTIAL CODE
 INSULATION CODE: AS PER CHAPTER 11, TABLE N1102.1.2 (R402.1.2)

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3. ALL WORK SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL BUILDING CODES WHETHER SHOWN ON PLAN OR NOT.
4. ELECTRICAL AND PLUMBING SERVICES SHALL BE INSTALLED ACCORDING TO LOCAL, STATE, AND FEDERAL BUILDING CODES.
5. FOUNDATION WALL FOOTINGS WIDTH, DEPTH, & REINFORCEMENT TO COMPLY WITH R403.1 : (CONCRETE TO BE MIN. 3000 PSI). CARRY ALL FOOTINGS TO UN-DISTURBED SOLID BEARING & TO CONFORM WITH FROST LINE REQUIREMENTS. DRAIN TILE TO COMPLY W/ R405.1
6. FOUNDATION WALL REINFORCEMENT & BACKFILL TO COMPLY WITH TABLE R404.1.1 FOUNDATION DAMP PROOFING TO COMPLY WITH R406.1
7. PROVIDE SOLID C.B. COURSE BEARING AT MASONRY WALLS FOR JOISTS, BEAMS, & LINTELS WITH 4" MIN. BEARING FOR WOOD & 6" FOR STEEL.
8. ALL EXTERIOR SLABS TO BE 4" CONCRETE WITH 6x6-10-10 WMM OR FIBERGLASS REINFORCEMENT. GRAVEL UNDER SLAB FILL SHALL NOT EXCEED 24" WITHOUT ENGINEERING.
9. PROVIDE 1/2" GALV. ANCHOR BOLTS (EMBED: 7" MIN.) FOR SECURING WOOD SILL PLATES TO MASONRY/CONCRETE: 6"-0" MAX - 12" FROM CORNERS. (PER R403.1.6)
10. LUMBER TO BE S.P.F. CONSTRUCTION GRADE OR BETTER UNLESS OTHERWISE NOTED. PRESSURE TREATED LUMBER: ALL SCREWS & NAILS TO BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL. ALL HARDWARE (HANGERS, ANCHORS) TO BE GALVANIZED WITH 1.85 OZ/SF OF ZINC OR STAINLESS STEEL.
11. FLOOR JOISTS AS NOTED - BRIDGING AT ALL MID-SPANS, FOR ENGINEERED JOISTS REFER TO MNFR SPECS FOR FULL INSTALLATION INSTRUCTIONS
12. FRAMING 16" O.C. UNLESS OTHERWISE NOTED. ALL EXTERIOR WALLS TO BE WIND BRACED IN ACCORDANCE WITH SECTION R602.10
13. FLOOR LOADING: LIVE 30/40 DEAD 10
 DECK LOADING: LIVE 40 DEAD 10
 STAIR LOADING: LIVE 40 DEAD 10
 GARAGE LOADING: LIVE 50 DEAD 10
 ATTIC LOADING: LIVE 10/20/30 DEAD 10
 ROOF LOADING: LIVE 30 DEAD 17
 WIND PRESSURE: 90 MPH SEISMIC ZONE: B
 WEATHER: SEVERE FROST LINE: 24"
 GROUND SNOW LOAD: 30 P.S.F.
 SOIL BEARING VALUE: 1500 P.S.F. (ASSUMED)
14. ALL DECKS & PORCHES TO CONFORM TO STATE & LOCAL BUILDING CODES WHETHER SHOWN ON THIS PLAN OR NOT. FLOOR ELEVATIONS TO COMPLY WITH SECTION R311.3.1, ALL STAIRWAYS TO BE ILLUMINATED PER R303.7
15. DUCT INTERIOR BATHS TO EXTERIOR, KITCHEN AS REQ'D.
16. GARAGES SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC WITH NO LESS THAN 1/2" D.W. APPLIED TO GARAGE SIDE. GARAGES BELOW HABITABLE ROOM SHALL BE SEPARATED WITH 5/8" TYPE "X" DRYWALL ON CEILING AND 1/2" D.W. ALL OTHER WALLS, PER TABLE R302.6
17. FIREPLACE COMBUSTION AIR TO COMPLY W/ R1006.1, AIR SPACE CLEARANCE TO COMPLY W/ R1001.11 AND/OR R1003.18, AND CHIMNEY TERMINATION TO COMPLY WITH R1003.9
18. DOOR & WINDOW GLAZING TO BE MINIMUM 0.35 U-FACTOR AND 0.40 SHGC. WINDOW & DOORS TO BE READ AS FOOT/INCHES (I.E. 30 68 = 3'-0" x 6'-8") EGRESS WINDOWS TO COMPLY WITH R310.1.1. CLEAR OPENING 5.7 SQ. FT. EXEMPTION - GRADE FLOOR 5.0 SQ. FT.

WALL KEY



FIRST FLOOR PLAN

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