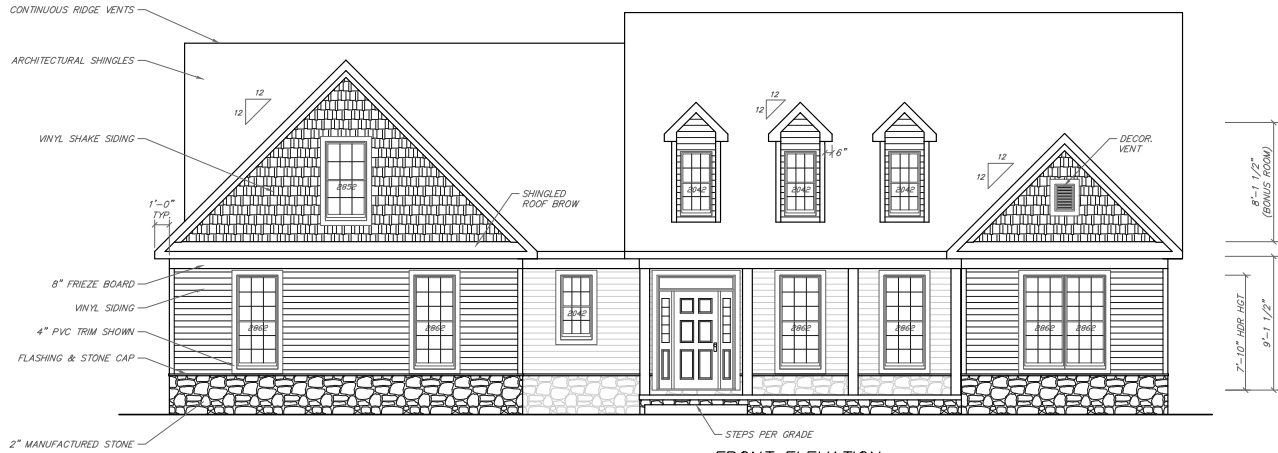


**GENERAL CONSTRUCTION NOTES**

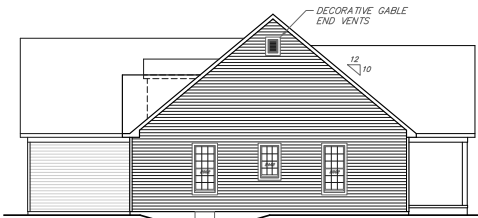
- BUILDING CODE: IRC 2012/VA USBC RESCODE 2012  
 INSULATION CODE: IRC (AS PER CH. 11, TABLE N1102.1)
1. ANY REPRODUCTION OF THESE PLANS WITH OUT PERMISSION IS A VIOLATION OF COPYRIGHT LAWS. COPIES OF THESE PLANS ARE AVAILABLE FROM DESIGN OPTIONS INC. (540) 825-4656.
  2. THESE PLANS AND SPECIFICATIONS MUST BE REVIEWED PRIOR TO THE START OF CONSTRUCTION AND FOLLOWED BY THE CONTRACTORS AND HIS AGENTS. ESTABLISHMENT AND VERIFICATION OF ALL ON-SITE CONDITIONS IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ANY DEVIATIONS MUST BE APPROVED BY THE BUILDING INSPECTOR AND THE DESIGNER. THE DESIGNER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ANY STRUCTURE THAT IS NOT CONSTRUCTED UNDER HIS DIRECT SUPERVISION.
  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 TO COMPLY WITH R403.1.1 : (CONCRETE TO BE MIN. 3000 PSI) FOUNDATION WALL REINFORCEMENT & BACKFILL TO COMPLY WITH TABLE R404.1.1
  6. CARRY ALL FOOTINGS TO SOLID BEARING & TO CONFORM WITH FROST LINE REQUIREMENTS
  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 6#6-10-10 MIN. GRAVEL UNDERSLAB SHALL NOT EXCEED 24" WITHOUT ENGINEERING.
  9. PROVIDE 1/2" ANCHOR BOLTS (EMBED: 3" MIN.) FOR SECURING WOOD PLATES TO MASONRY/CONCRETE. 6"-0" MAX = 12" FROM CORNERS. (PER R403.1.4)
  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 185 OZ/2% 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 BY ACCORDANCE WITH SECTION R602.10
  13. FLOOR LOADINGS: LIVE 30/40 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. WHENEVER SHOWN ON THIS PLAN OR NOT, FLOOR ELEVATIONS TO COMPLY WITH SECTION R311.3.1. ALL STAIRWAYS TO BE ILLUMINATED PER R302.7
  15. DUCT INTERIOR BATHS TO EXTERIOR, KITCHEN AS REQ'D.
  16. GARAGES SHALL BE SEPERATED FROM THE RESIDENCE AND ITS ATTIC WITH NO LESS THAN 1/2" D.W. APPLIED TO GARAGE SIDE. GARAGES BELOW HABITABLE ROOM SHALL BE SEPERATED WITH 5/8" TYPE 1" CRYM WALL ON CEILING AND 1/2" D.W. ALL OTHER WALLS, PER TABLE R302.6
  17. DOOR & WINDOW GLAZING TO BE MINIMUM 0.35 U-FACTOR AND 0.40 SHGC.
  18. FIREPLACE COMBUSTION AIR TO COMPLY W/ R1106.1, 2" MIN. CLEARANCE TO COMPLY W/ R1001.11, AND CHIMNEY TERMINATION TO COMPLY WITH R1003.9
  19. 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



**FRONT ELEVATION**

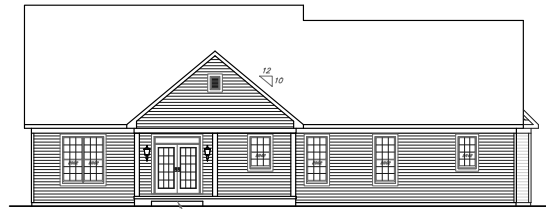
SCALE: 1/4" = 1'-0"

RAILING NOT REQUIRED WHEN WALKING SURFACE IS LESS THAN 30" FROM GRADE FOR 36" BEYOND WALKING SURFACE



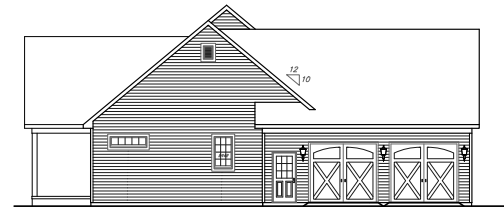
**RIGHT ELEVATION**

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



**REAR ELEVATION**

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



**LEFT ELEVATION**

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

**SQUARE FOOTAGE DATA**

FIRST FLOOR LIVING.....	2016.0 SQ FT
GARAGE.....	672.0 SQ FT
COVERED PORCH (FRONT).....	110.0 SQ FT
COVERED PORCH (REAR).....	288.0 SQ FT

TOTAL FINISHED LIVING.....	2016.0 SQ FT
TOTAL CONSTRUCTION.....	3076.0 SQ FT

<b>PAGE LEGEND:</b>	
PAGE 1	GENERAL NOTES & ELEVATIONS
PAGE 2	CRAWL FOUNDATION PLAN
PAGE 3	FIRST FLOOR PLAN W/ WIND BRACING
PAGE 4	ROOF LAYOUT & TYPICAL SECTION

