

GENERAL NOTES

- ALL APPLICABLE CONSTRUCTION SHALL CONFORM TO THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (U.S.B.C.) 2015 BASED UPON INTERNATIONAL RESIDENTIAL CODE (I.R.C.) 2015
- CODES GOVERN OVER DRAWING PLANS, VERIFY ALL LOCAL CODES AND SPECIFICATIONS.
- PRIOR TO THE BEGINNING OF ANY WORK, THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL BUILDING PERMITS FOR THE CONSTRUCTION OF THIS PROJECT AS REQUIRED BY THE BUILDING INSPECTION DEPARTMENT OF THE COUNTY OR CITY THE PROJECT IS LOCATED IN.
- BUILDING PERMITS SHALL BE PROMPTLY AND CONSPICUOUSLY POSTED AT THE BUILDING SITE AT ALL TIMES DURING CONSTRUCTION.
- PRIOR TO COMMENCING CONSTRUCTION (ORDERING MATERIALS, ETC.) THE PERMIT CONTRACTOR IS OBLIGATED TO REPORT ANY PLAN INCONSISTENCY TO THE DESIGNER/ARCHITECT, INCLUDING DIMENSIONAL INACCURACY, SPECIFICATION CONFLICT, CODE AMBIGUITY AND/OR STRUCTURAL INADEQUACY. FAILURE TO REPORT ANY SUCH ISSUE, IN WRITING, WAIVES ANY LIABILITY FOR RESOLUTION/ACTION ON THE PART OF THE DESIGNER/ARCHITECT.
- ALL LUMBER USED THROUGHOUT TO BE MINIMUM No.2 STRUCTURAL GRADE.
ALL WOOD TRUSSES, T.J.I.'S & ENGINEERED LUMBER SHALL BE CERTIFIED BY THE MANUFACTURER. TRUSSES AND FRAMING MEMBERS SHALL HAVE A CAPABILITY TO SUPPORT LIVE AND DEAD LOADS AS SPECIFIED BY ALL APPLICABLE CODES, AND/OR AS FOLLOWS:
DESIGN LOAD LIVE LOAD DEAD LOAD
CEILING JOIST 20 P.S.F. 10 P.S.F.
LIVING AREAS 40 P.S.F. 10 P.S.F.
SLEEPING AREAS 30 P.S.F. 10 P.S.F.
ROOF AREAS 20 P.S.F. 10 P.S.F.
ATTIC AREA LTD. STORAGE 20 P.S.F. 10 P.S.F.
- ALL CONCRETE FOOTINGS SHALL BEAR ON UNDISTURBED SOIL BELOW LOCAL FROST LINES AS PER ALL LOCAL BUILDING CODES.
- ALL CONCRETE SHALL BE A MINIMUM OF 3,000 P.S.I. FOR INTERIOR SLABS AND FOOTINGS, AND 3,500 P.S.I. FOR DRIVEWAYS, EXTERIOR AND GARAGE SLABS.
- ALL INTERIOR ROOM FINISHES INCLUDING WALL AND CEILING COVERINGS FOR ROOMS OR ENCLOSED SPACES SHALL HAVE A FLAME SPREAD RATING OF 200 OR LESS.
- ALL HEATING, VENTILATING AND AIR CONDITIONING AND/OR ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES AND ORDINANCES AND SHALL CONFORM TO STANDARD TRADE PRACTICES. REQUIRED BUILDING PERMITS SHALL BE OBTAINED AND PAID FOR BY THE RESPECTIVE TRADES.
- TO AVOID FRAMING CONFLICTS, VERIFY ALL HVAC REQUIREMENTS PRIOR TO FRAMING.
- COORDINATE THE LOCATION OF ALL PLUMBING PIPING WITH THE MECHANICAL AND ELECTRICAL EQUIPMENT.
- ELECTRICAL AND PLUMBING SHALL BE ROUGHED-IN BEFORE THE FRAMING INSPECTION IS MADE.
- ALL POTABLE WATER OUTLETS SHALL BE PROTECTED FROM CROSS CONNECTIONS.
- ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF THE NFPA 72, PER SECTION R314 SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: ONE IN EACH SLEEPING AREA, IMMEDIATELY OUTSIDE OF SLEEPING AREA, AND ON EACH STORY OF DWELLING INCLUDING BASEMENTS. DWELLINGS HAVING MORE THAN ONE SMOKE ALARM SHALL BE INTERCONNECTED SO THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING PER SECTION R313.2. ALL SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
- ALL GLAZING NINE (9) SQ. FT. OR LARGER, WITHIN 18" OF A FLOOR, WITHIN 24" OF A DOOR, IN WALLS ENCLONG A STAIRWAY LANDING OR WITHIN 60" OF THE TOP AND BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" OF THE WALKING SURFACE, AND ANY GLAZING WITHIN 60" OF A BATHING TUB, SHALL BE SAFETY GLASS.
- CONTRACTOR MUST VERIFY THAT SELECTED WINDOW UNITS FOR BEDROOMS MEET GROSS MINIMUMS FOR WIDTH AND OPENING SIZE. UNIT SIZES SHOWN ON PLANS MAY NOT MEET EGRESS FOR ALL WINDOW MANUFACTURERS.
- PROVIDE MINIMUM CLEAR HEADROOM OF 6'-8" AT EVERY STAIR NOSING.
- PROVIDE A SOLID/20 MIN. FIRE RATED DOOR BETWEEN THE GARAGE AND THE RESIDENCE. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA AND NOT LESS THAN 1/2" GYPSUM BOARD. WHERE THE SEPARATION IS A FLOOR/CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT. PER SECTION R-302.5.1 I.R.C. 2015
- PROVIDE EXHAUST FANS, VENTED DIRECTLY TO THE OUTSIDE, IN BATHROOMS, WATER CLOSET COMPARTMENTS, AND OTHER SIMILAR ROOMS WITHOUT THE MINIMUM REQUIRED OPERABLE WINDOWS.
- CONTINUOUS WOOD STRUCTURAL PANEL SHEATHING SHALL BE INSTALLED IN ACCORDANCE WITH METHOD 3 OF SECTION R-602.10.3 FOR BRACED WALLS & IN ACCORDANCE WITH SECTION R-602.10.5 & TABLE R-602.10.5 OF THE I.R.C. 2015
- TERMITE TREATMENT AT PERIMETER FOUNDATIONS (TYP.)
- ALL REQUIRED EMERGENCY EGRESS WINDOWS ARE TO COMPLY W/ SECTION 310.1.1 OF THE I.R.C. 2015. THESE WINDOW UNITS ARE TO MEET OR EXCEED THE FOLLOWING DIMENSIONS: CLEAR OPENABLE AREA OF 5.7 SQ.FT. (5.0 SQ.FT. FOR GRADE LEVEL WINDOW UNITS), CLEAR OPENABLE WIDTH OF 20", CLEAR OPENABLE HEIGHT OF 24", AND HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FINISHED FLOOR.
- ALL T.J.I. TRUSS PROVIDED AND DESIGNED BY SUPPLIER TO SUPPORT ACTUAL LOADS
- WINDOW NOMENCLATURE SHOWN ON THESE PLANS IS FOR ANDERSEN 400 SERIES; SUBSTITUTE WINDOWS MAY BE USED IN LIEU OF UNITS SPECIFIED PROVIDING THEY MEET EGRESS AND HAVE A GLASS U-FACTOR EQUAL OR LESS THAN .35
- THE ELECTRICAL INSTALLATION SHALL CONFORM TO PART 8 OF THE INTERNATIONAL RESIDENTIAL CODE 2015 AND NATIONAL ELECTRICAL CODE, 2011. A PERMIT SHALL BE SECURED PRIOR TO COMMENCEMENT OF ANY WORK.
- ARTICLE 210-8 OF THE 2011 NATIONAL ELECTRICAL CODE REQUIRES A DEDICATED 20 AMP. CIRCUIT FOR BATHROOM RECEPTACLES THAT IS PROTECTED WITH A GROUND FAULT CIRCUIT INTERRUPTER (GFCI) ALL KITCHEN COUNTER RECEPTACLES SHALL ALSO BE PROTECTED WITH GFCI.
- ALL WOOD/LUMBER TO BE SOUTHERN PINE #2 UNLESS OTHERWISE NOTED.

- IRC SECTION R602.8 AND R302.11.1 FIRE/DRAFT STOPPING DETAILS: FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION 1. IN CONCEALED SPACES OF STUD WALLS, 1.1 VERTICALLY AT CEILING AND FLOOR LEVELS, 1.2 HORIZONTALLY AT INTERVALS, NOT EXCEEDING 10 FEET, 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, 3. IN SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN, 4. AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILINGS AND FLOOR LEVELS, WITH AN APPROVED MATERIAL TO RESIST THE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION, 5. FIREBLOCKING OF CORNICES OF A TWO FAMILY DWELLING AT THE LINE OF THE DWELLING UNIT SEPARATION, DRAFT STOPPING IS REQUIRED AS PER R302.12 IN FLOORS WHEN OPEN WEB TRUSSES ARE USED.
- IRC SECTION R317.3.3 - PRESSURE TREATED WOOD FASTENER: FASTENERS FOR THE PRESSURE-TREATED PRESERVATIVE AND FIRE RETARDANT-TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. EXCEPTION: ONE-HALF INCH DIAMETER OR GREATER STEEL BOLTS. SEE TABLE 602.3(3) FOR SHEATHING AND NAILING CODE REQUIREMENTS.
- ALL TUB/SHOWER ENCLOSURES TO BE WATER RESISTANT UP TO 6" TYP.
- MIN. BEARING, TO BE 1 1/2" ON WOOD, 3" ON MASONRY OR METAL
- THE TOTAL NET FREE VENTILATING AREA SHALL BE 1/300 OF THE TOTAL AREA, BASED UPON PROVIDING AT LEAST 50% OF THE TOTAL VENTS (UP TO A MAXIMUM OF 80% OF THE TOTAL VENTS) LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED (AT LEAST 3 FEET ABOVE THE EAVE VENTS, WITH THE BALANCE OF THE REQ'D VENTILATION PROVIDED BY EAVE VENTS. A TABLE OF PRODUCT OPTIONS IS PROVIDED BY SELECTION BY THE CONTRACTOR.
- ALL DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M1601.4.1 OF THE IRC CODE, 2015 EDITION.
- STEEL BRICK LENTILS AS REQUIRED

FOUNDATION NOTES

- PRIOR TO CONSTRUCTION, ALL ORGANIC MATERIAL, TOP SOIL AND DEBRIS SHALL BE REMOVED FROM THE BUILDING AREA.
- ALL FOOTINGS, INCLUDING SLAB ON GRADE, SHALL BEAR ON UN-DISTURBED SOIL OR COMPACTED STRUCTURAL FILL WITH AN ALLOWABLE BEARING CAPACITY OF 1,500 PSF.
- ALL FOUNDATION CONCRETE FOR FOOTINGS AND INTERIOR SLABS SHALL OBTAIN A 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
- BOTTOM OF ALL FOOTINGS SHALL BE A MINIMUM 12" BELOW FINISH GRADE OR AS PER LOCAL CODE REQUIREMENTS
- EARTH FORMED FOOTINGS SHALL CONFORM TO THE SHAPE, LINES AND DIMENSIONS AS SHOWN ON THE FOUNDATION PLAN. ALL WATER SHALL BE REMOVED PRIOR TO PLACING CONCRETE.
- ALL REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A615, GRADE 60.
- CONCRETE PROTECTION FOR REINFORCING AS WELL AS PLACING AND FABRICATION OF REINFORCING SHALL BE IN ACCORDANCE WITH THE "AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS" (ACI 318)
- ALL CONTINUOUS REINFORCING SHALL LAP 36 BAR DIAMETERS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- BEFORE POURING CONCRETE ALL EMBEDDED ITEMS SHALL BE PROPERLY LOCATED, ACCURATELY POSITIONED, MAINTAINED SECURELY IN PLACE AND INSPECTED.
- NO BACKFILL SHALL BE DONE AGAINST MASONRY OR CONCRETE WALLS UNLESS ALL SLABS ARE POURED AND/OR WALLS ARE SECURELY BRACED AGAINST OVERTURNING.
- ANY STRUCTURAL BACKFILL REQUIRED, IN ADDITION TO THE MIN. THICKNESS AS SHOWN ON THE DRAWINGS, SHALL BE PLACED IN 8 TO 10 INCH LOOSE LAYERS AND BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST (A.S.T.M. D-698).
- PIER FOOTING THICKNESS SHALL BE ONE-HALF (MINIMUM) THE WIDTH OF THE FOOTING.
- HOLLOW PIERS SHALL BE CAPPED WITH 4 INCHES OF SOLID MASONRY OR CONCRETE.
- PROVIDE WALL TIES, FLASHING, AND WEAP HOLES AT FLOOR LINE FOR BRICK FOUNDATION WALLS.

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WOOD HEADER & GIRDER SCHEDULE
AS PER TABLE R502.5.11 AND R502.5.12

WOOD HEADER SIZE	BUILDING WIDTH	EXTERIOR BEARING WALLS						INTERIOR BEARING WALLS					
		ROOF & CEILING		ROOF CLG. & ONE CENTER BEARING FLG.		ROOF CLG. & TWO CENTER BEARING FLGS.		ONE FLOOR ONLY		TWO FLOORS ONLY			
		SPAN'	N/P	SPAN'	N/P	SPAN'	N/P	SPAN'	N/P	SPAN'	N/P	SPAN'	N/P
2-2x4	20'	4-0	1	3-6	1	2-11	1	2-8	1	4-1	1	2-7	1
	28'	3-1	1	2-6	1	2-3	1	2-1	1	2-10	1	1-7	1
	36'	2-7	1	2-2	1	1-10	1	1-1	1	2-4	1	1-7	1
2-2x6	20'	6-0	1	4-10	1	4-4	1	4-0	1	6-1	1	3-11	1
	28'	4-7	1	3-9	1	3-7	2	3-2	2	4-4	1	2-11	2
	36'	3-10	1	3-3	2	2-10	2	2-8	2	3-6	1	2-5	2
2-2x8	20'	7-7	1	6-1	1	5-6	2	5-0	2	7-9	1	5-0	1
	28'	5-9	1	4-10	2	4-3	2	4-0	2	5-5	1	3-8	2
	36'	4-10	2	4-1	2	3-7	2	3-5	2	4-5	2	3-1	2
3-2x8	20'	9-5	1	7-8	1	6-11	1	6-4	1	9-8	1	6-3	1
	28'	7-3	1	6-0	1	5-3	2	5-0	2	6-10	1	4-7	2
	36'	6-1	1	5-1	2	4-11	2	4-3	2	6-3	1	3-10	2
2-2x10	20'	9-0	1	7-3	2	6-7	2	6-0	2	9-2	1	5-11	2
	28'	6-10	2	5-8	2	5-0	2	4-9	2	6-6	2	4-4	2
	36'	5-8	2	4-10	2	4-2	2	4-0	2	5-3	2	3-7	2
3-2x10	20'	11-3	1	9-1	1	8-3	2	7-6	2	11-5	1	7-5	1
	28'	8-7	1	7-2	2	6-3	2	5-11	2	8-1	1	5-6	2
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3-2x12	20'	13-2	1	10-8	2	9-8	2	8-10	2	13-6	1	8-8	2
	28'	10-1	2	8-5	2	7-5	2	7-0	2	9-6	2	6-5	2
	36'	8-6	2	7-2	2	6-2	2	5-11	2	7-9	2	5-4	2

BUILDING DESIGN LOADS

ROOF DEAD LOAD	20 p.s.f.
ROOF LIVE LOAD	20 p.s.f.
ATTICS (W/ LIMITED STORAGE) LIVE LOAD	20 p.s.f.
DECK LIVE LOAD	40 p.s.f.
ROOMS (OTHER THAN SLEEPING) LIVE LOAD	40 p.s.f.
SLEEPING ROOMS LIVE LOAD	30 p.s.f.
STAIR LIVE LOAD	40 p.s.f.
GROUND SNOW LOAD	10 p.s.f.
WIND ON GRADE	100 p.s.f.
WIND LOAD	100 p.s.f.
WIND EXPOSURE	B
SEISMIC DESIGN CATEGORY	A

LIST OF SHEETS

A-0	COVER
A-1	FOUNDATION & FLOOR PLANS
A-2	ELEVATIONS & DETAILS
A-3	SECTION DETAILS
A-4	LIGHTING PLAN & INTERIOR ELEVATIONS

BUILDING CLASSIFICATION

USE GROUP : R-5 (RESIDENTIAL)

TYPE CONSTRUCTION : 5-B

CODE & EDITION EMPLOYED :
THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (2015), BASED UPON THE INTERNATIONAL RESIDENTIAL CODE

BUILDING AREA

FIRST FLOOR	933.00 S.F.
SECOND FLOOR	933.00 S.F.
TOTAL LIVING AREA	1,866.00 S.F.
ENTRY PORCH & BALCONY	186.00 S.F.
TOTAL BUILDING AREA	2,062.00 S.F.

COVER SHEET

SHEET : A-0 OF 4

DATE : MAY 4, 2021

SCALE : As Noted

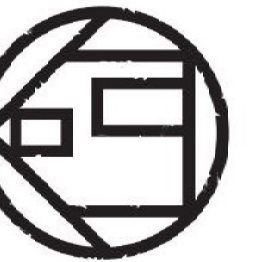
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THE MANCHESTER



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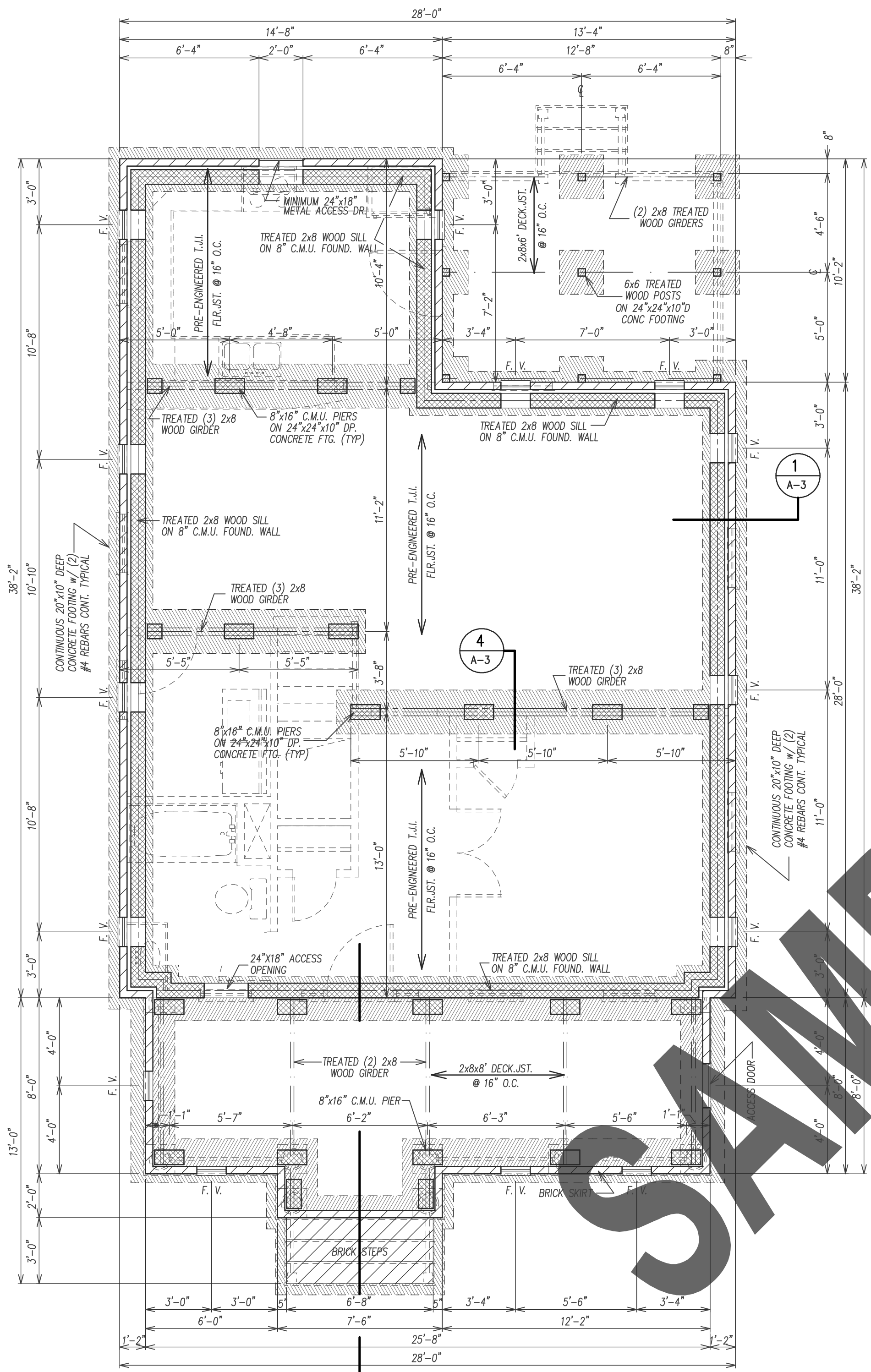


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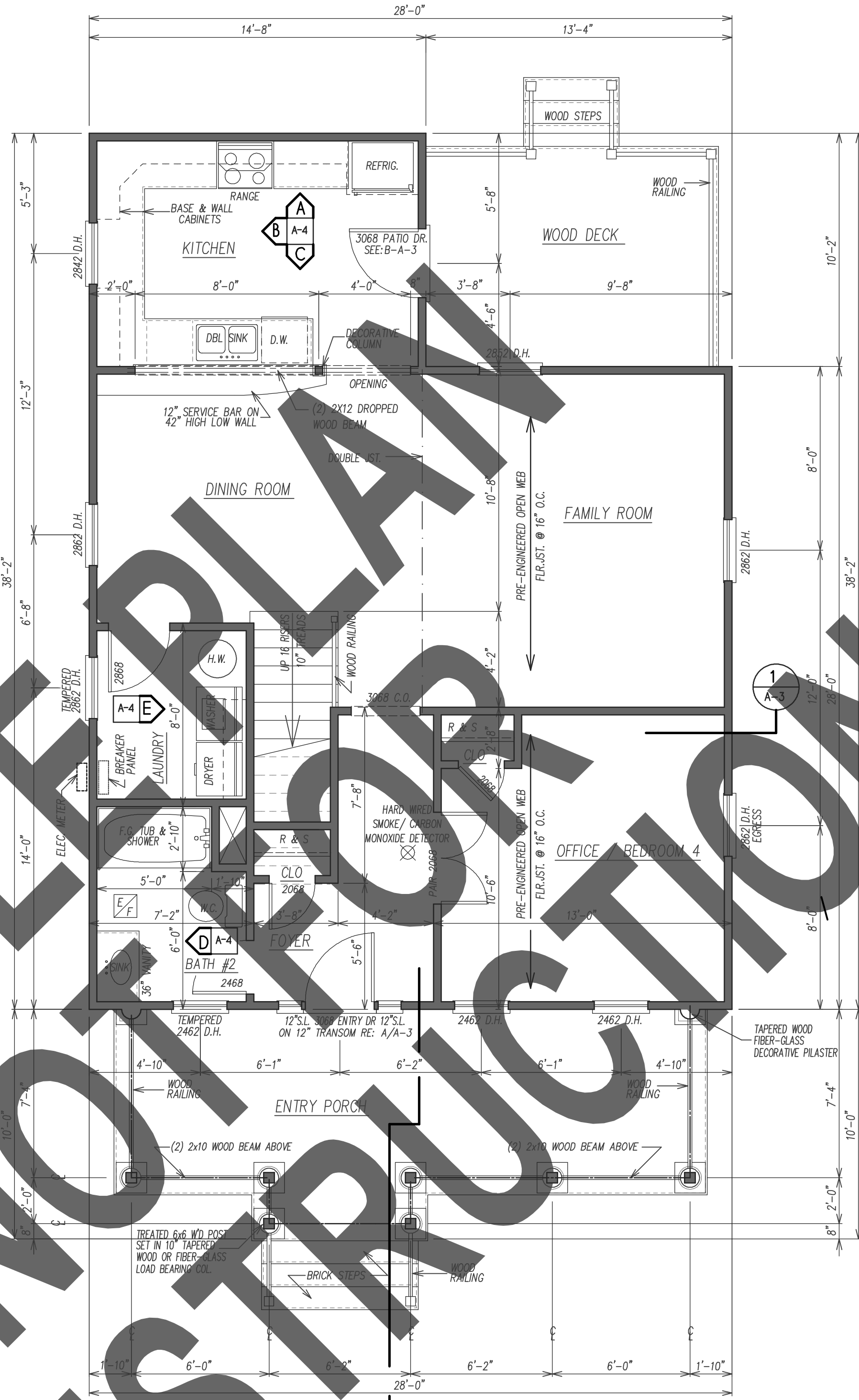
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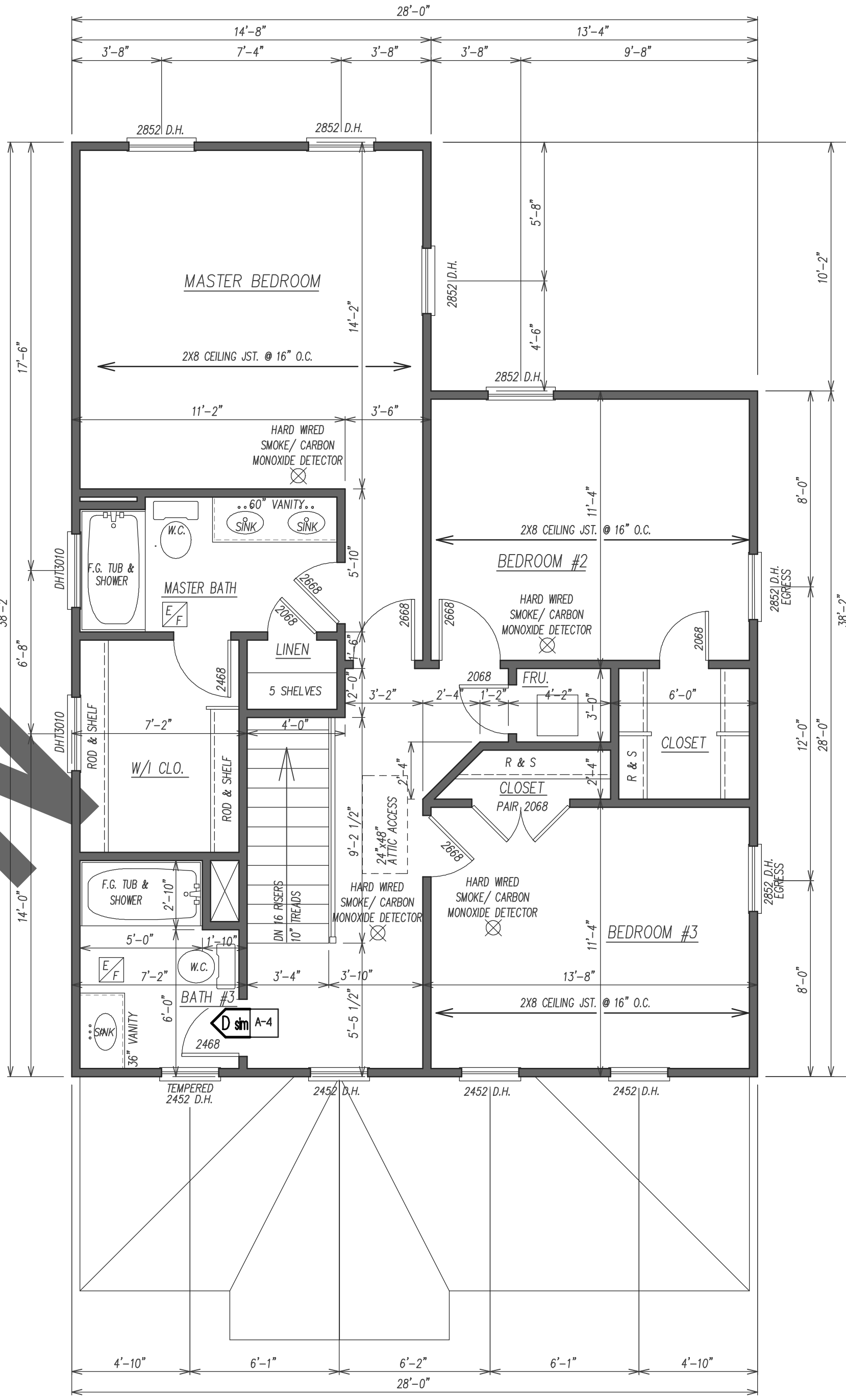
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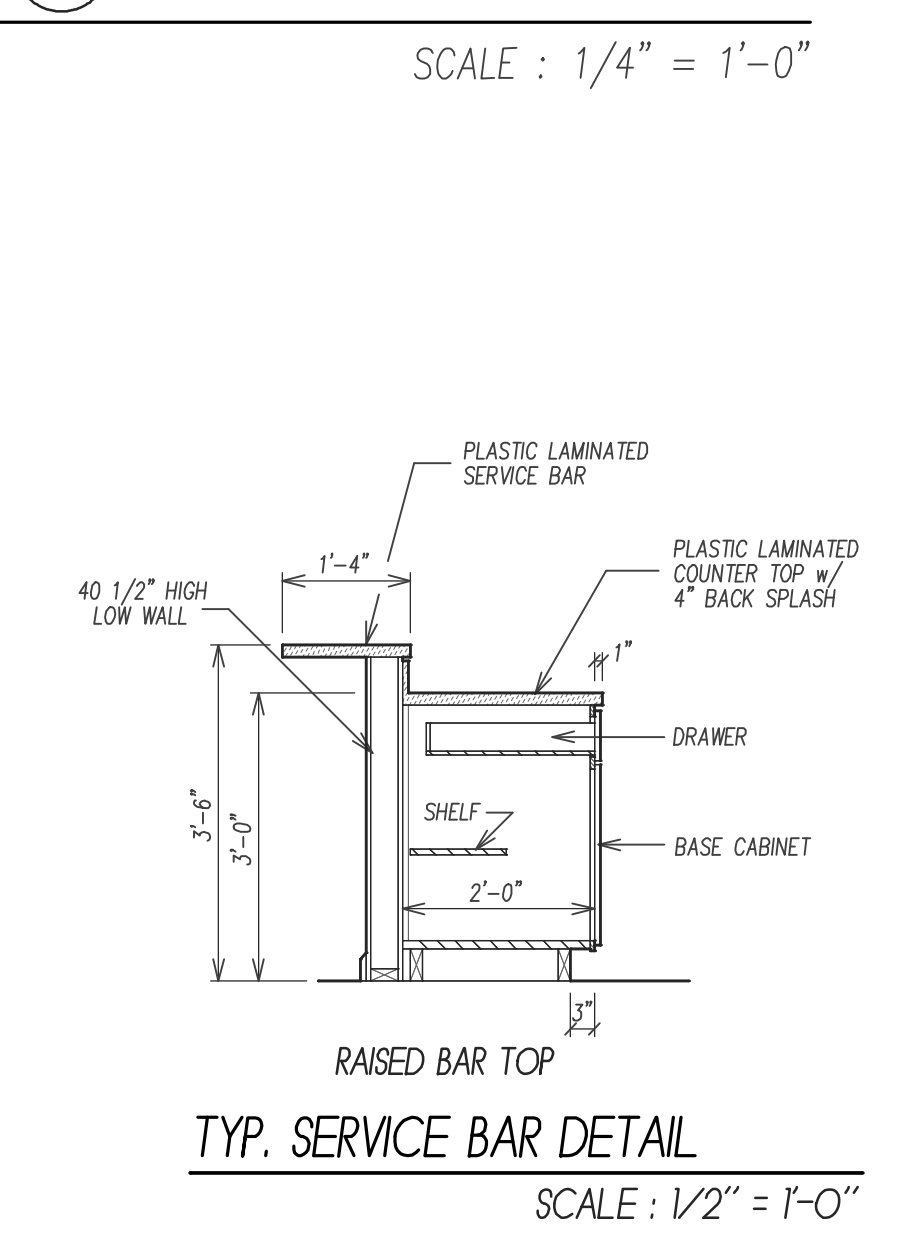
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



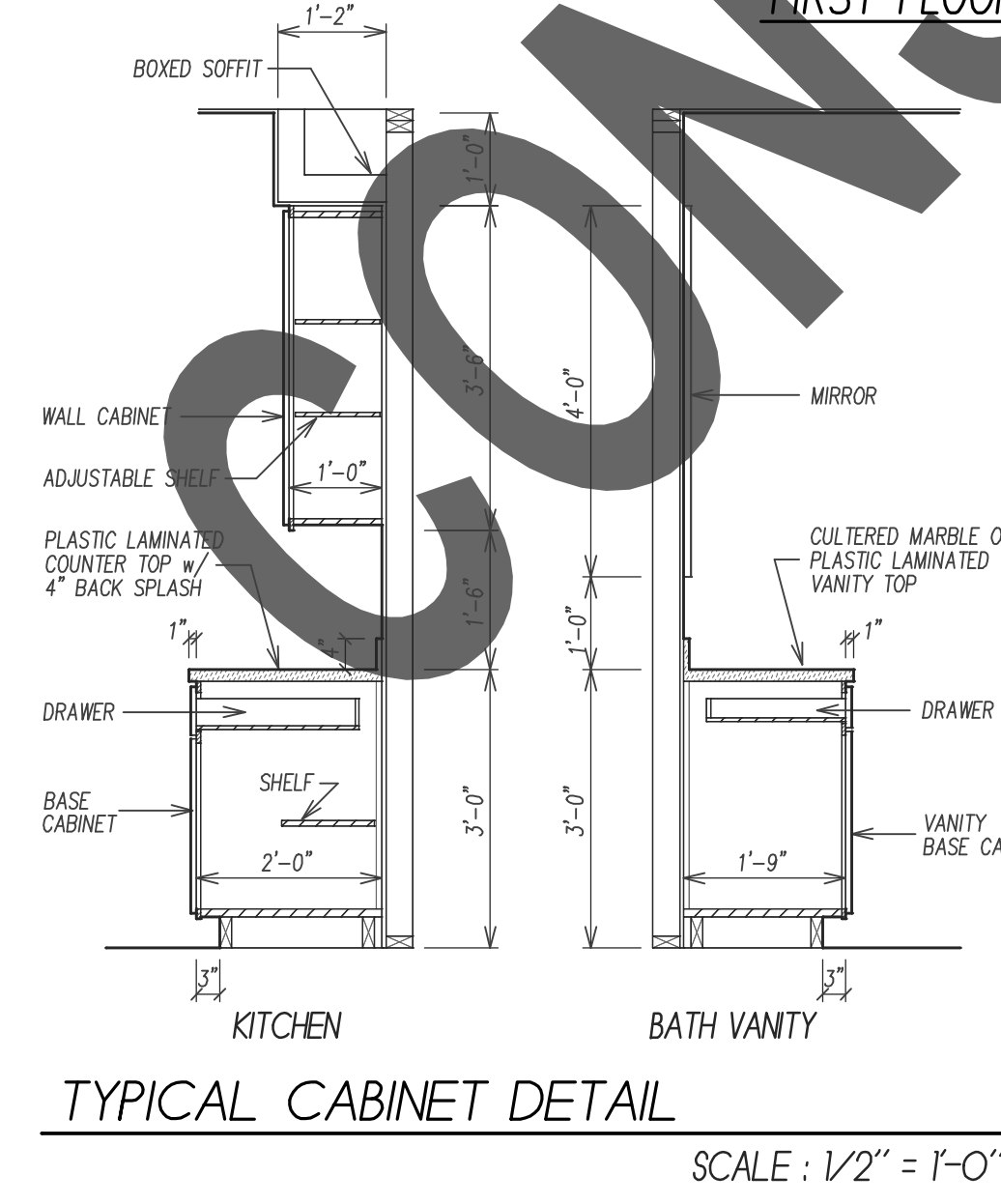
FIRST FLOOR
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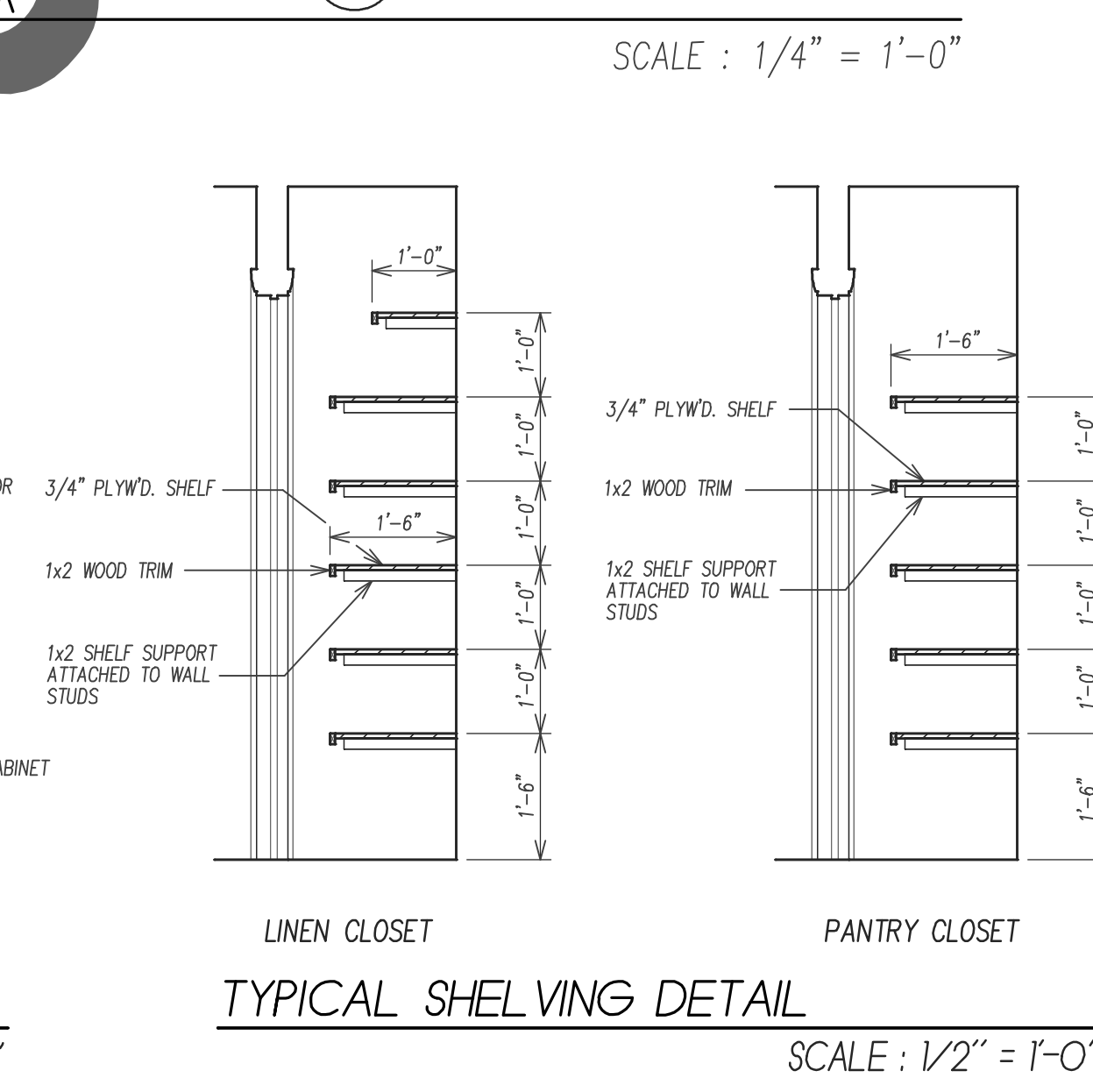
SECOND FLOOR
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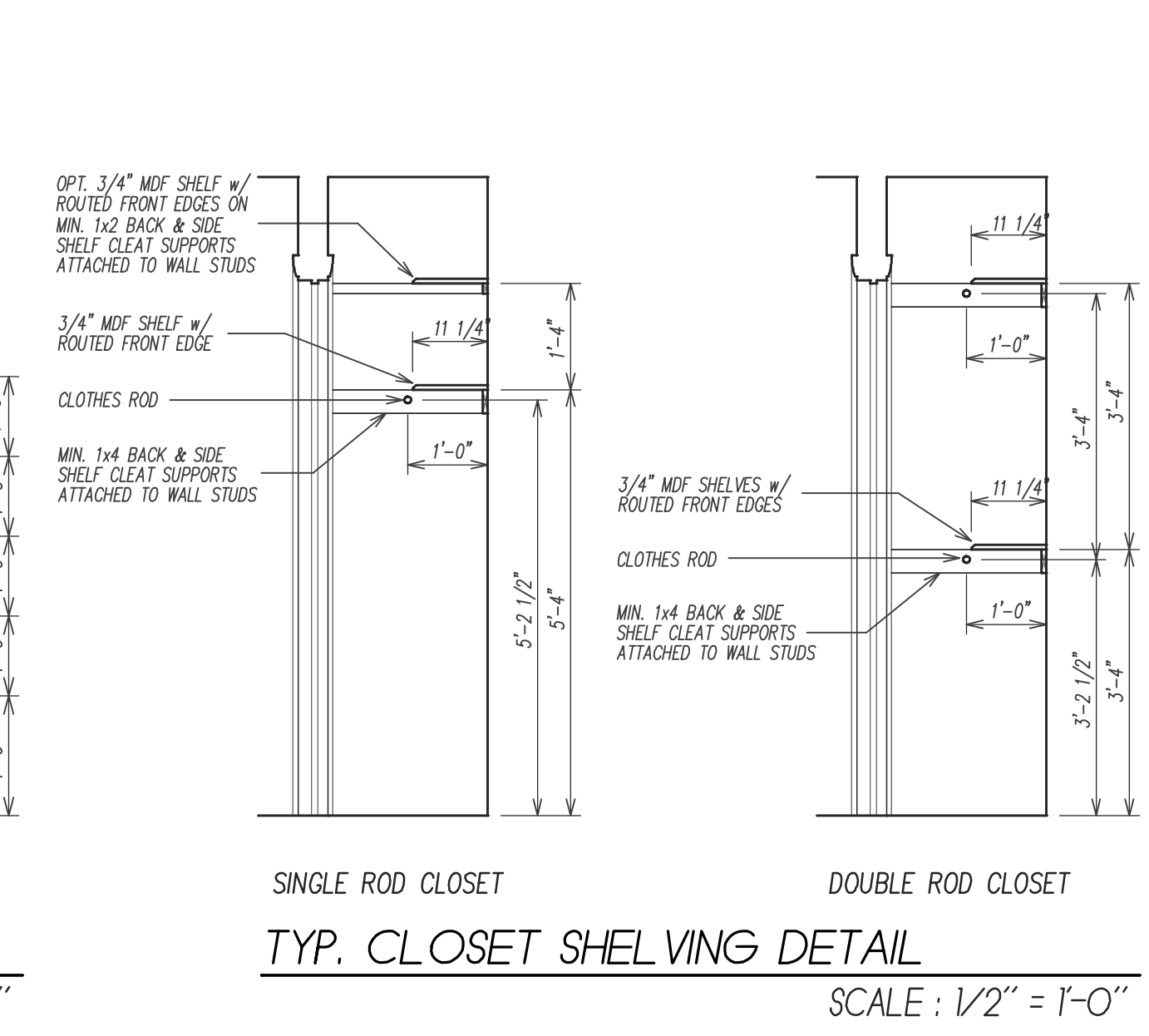
TYP. SERVICE BAR DETAIL
SCALE: 1/2" = 1'-0"



TYPICAL CABINET DETAIL
SCALE: 1/2" = 1'-0"



TYPICAL SHELVING DETAIL
SCALE: 1/2" = 1'-0"



TYP. CLOSET SHELVING DETAIL
SCALE: 1/2" = 1'-0"

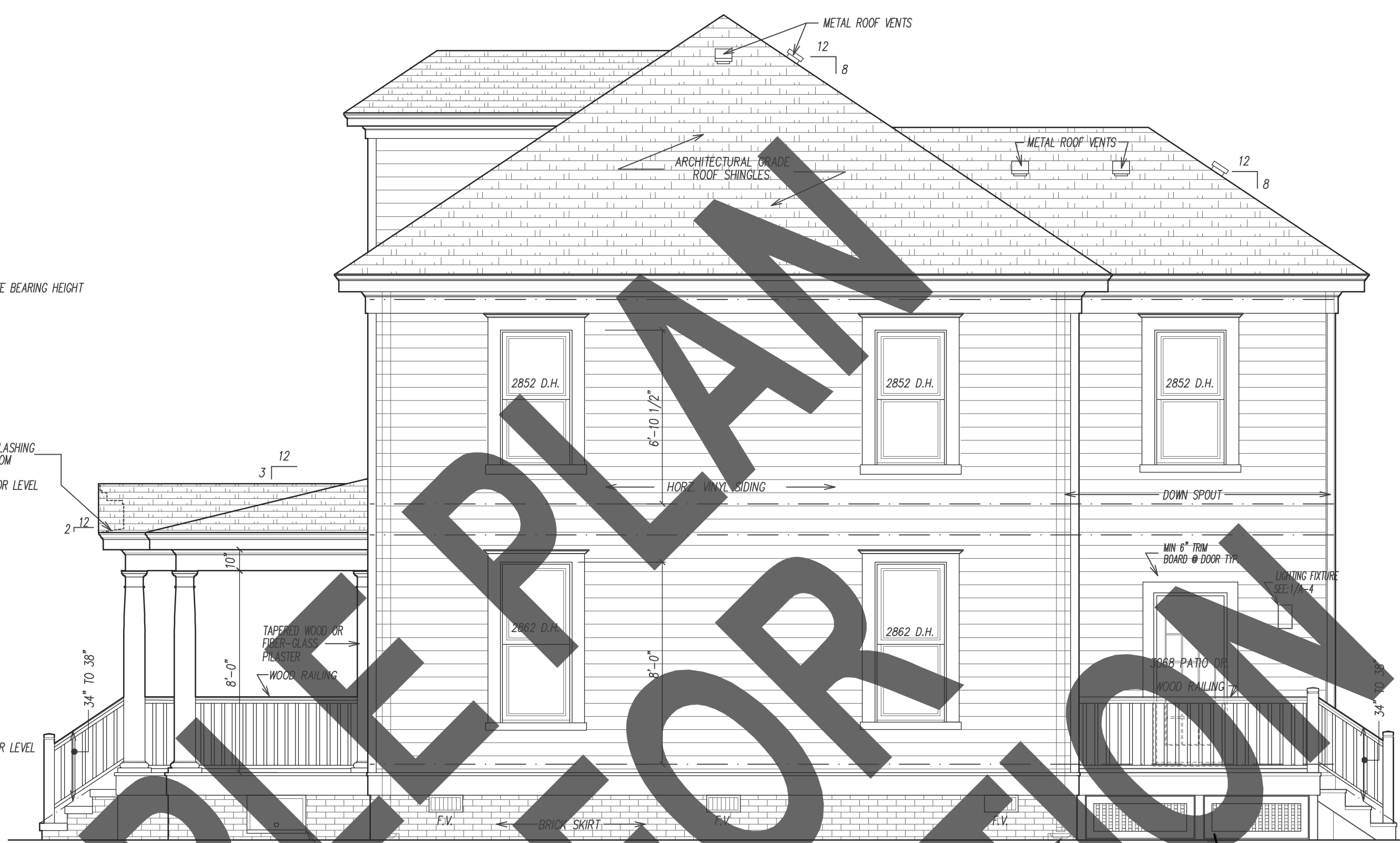
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FRONT ELEVATION

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



RIGHT SIDE ELEVATION

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



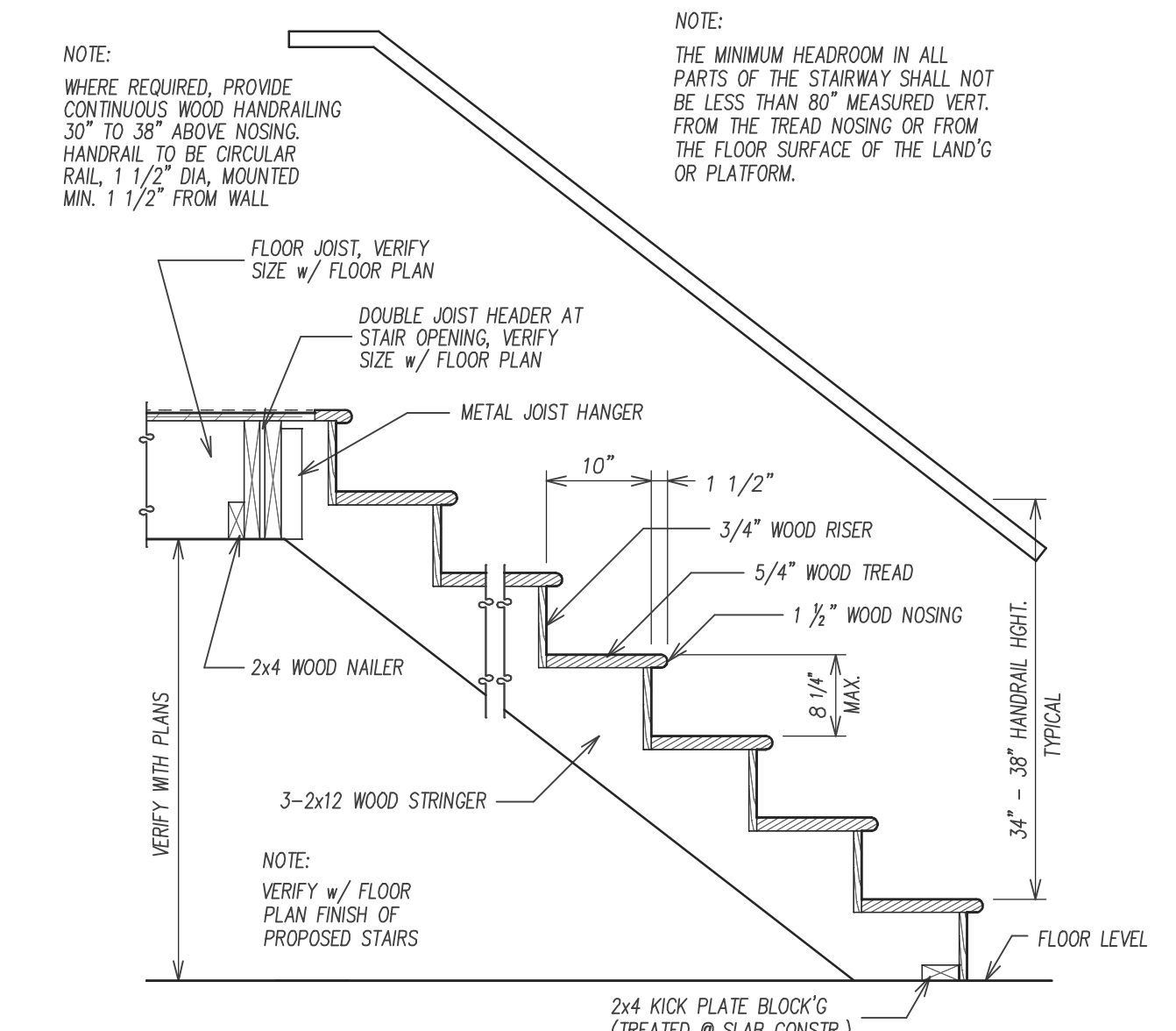
REAR ELEVATION

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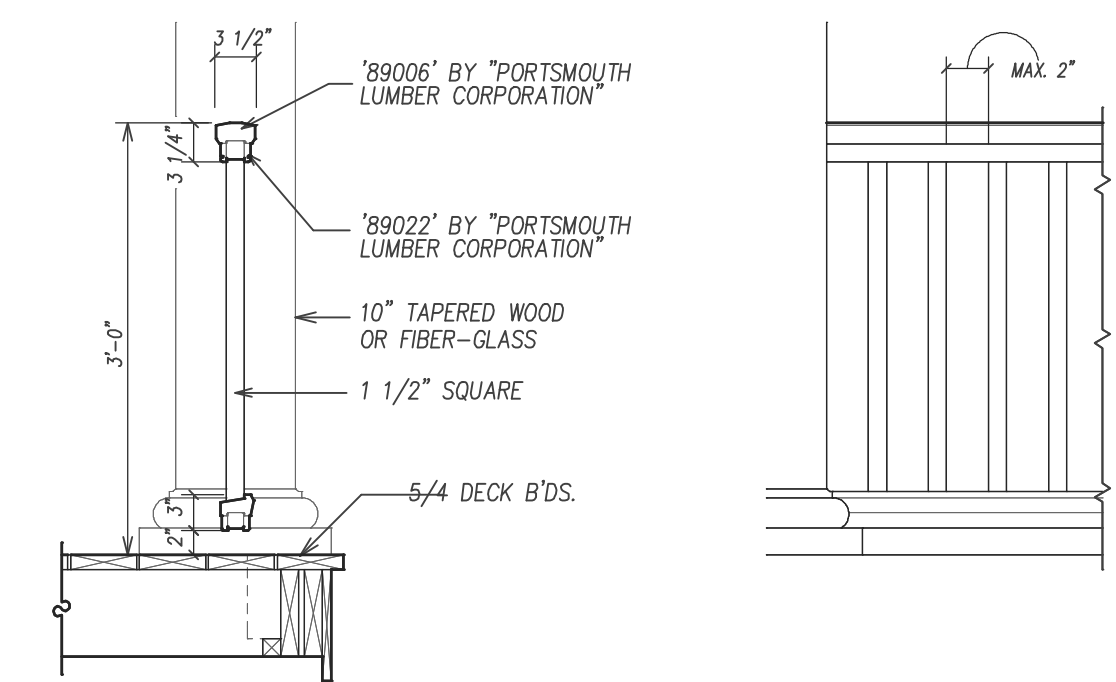
LEFT SIDE ELEVATION

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



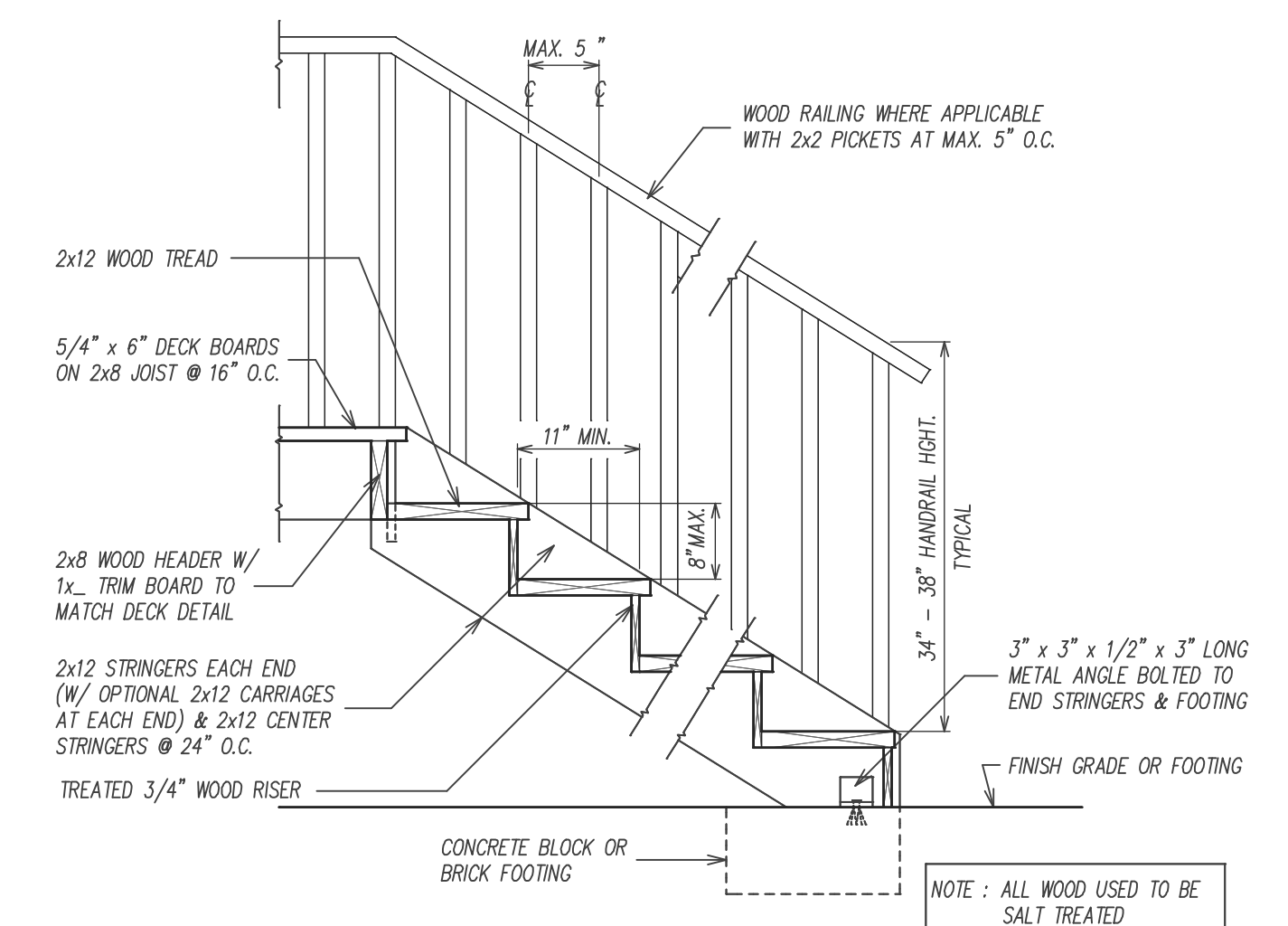
1 TYPICAL STAIR DETAIL

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



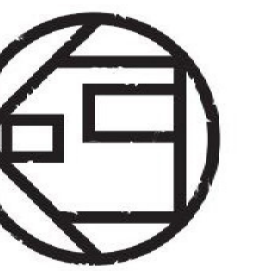
2 EXTERIOR RAILING DETAIL

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



3 TYP. WOOD DECK STEP DETAIL

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



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SECTIONS

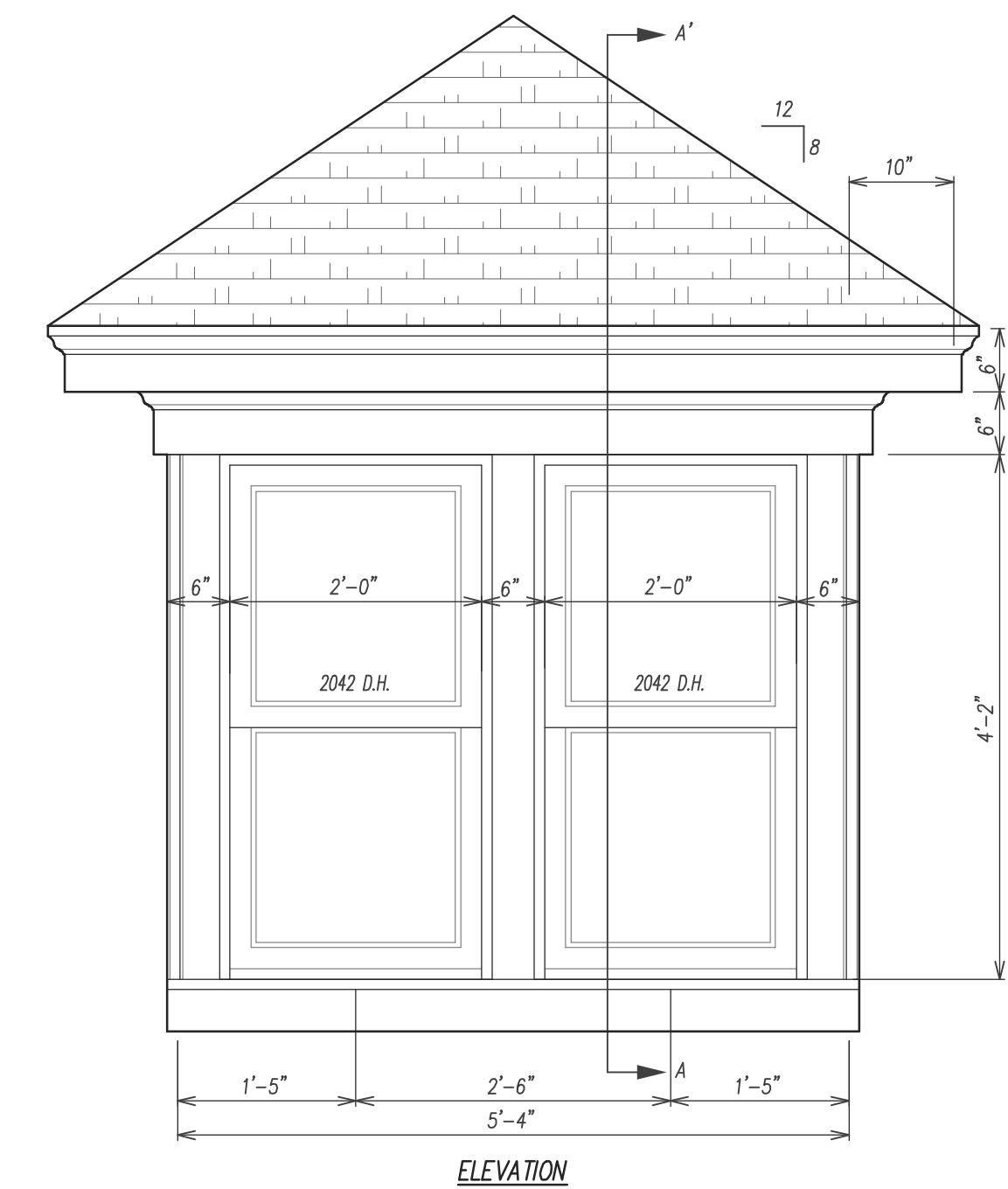
SHEET: A-3 OF 4

DATE: MAY 4, 2021

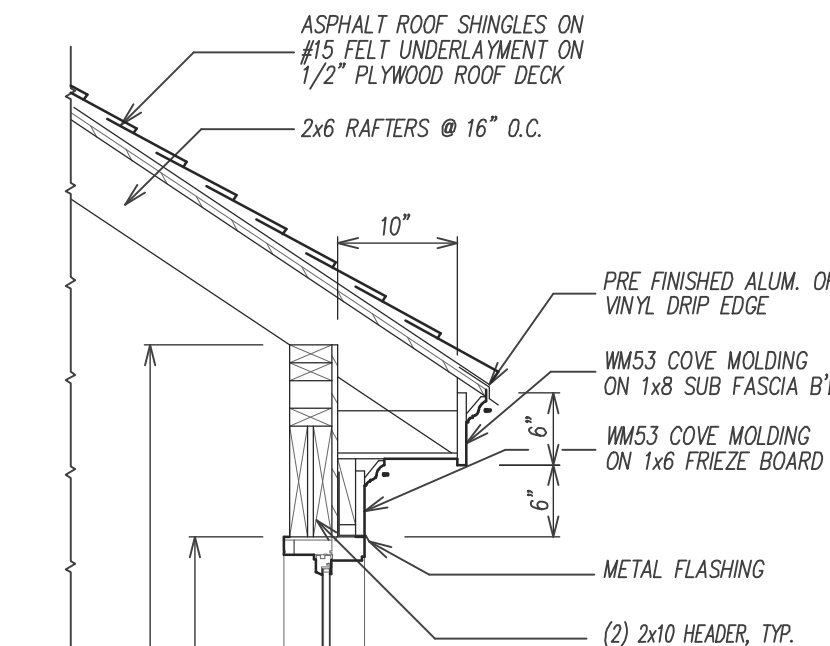
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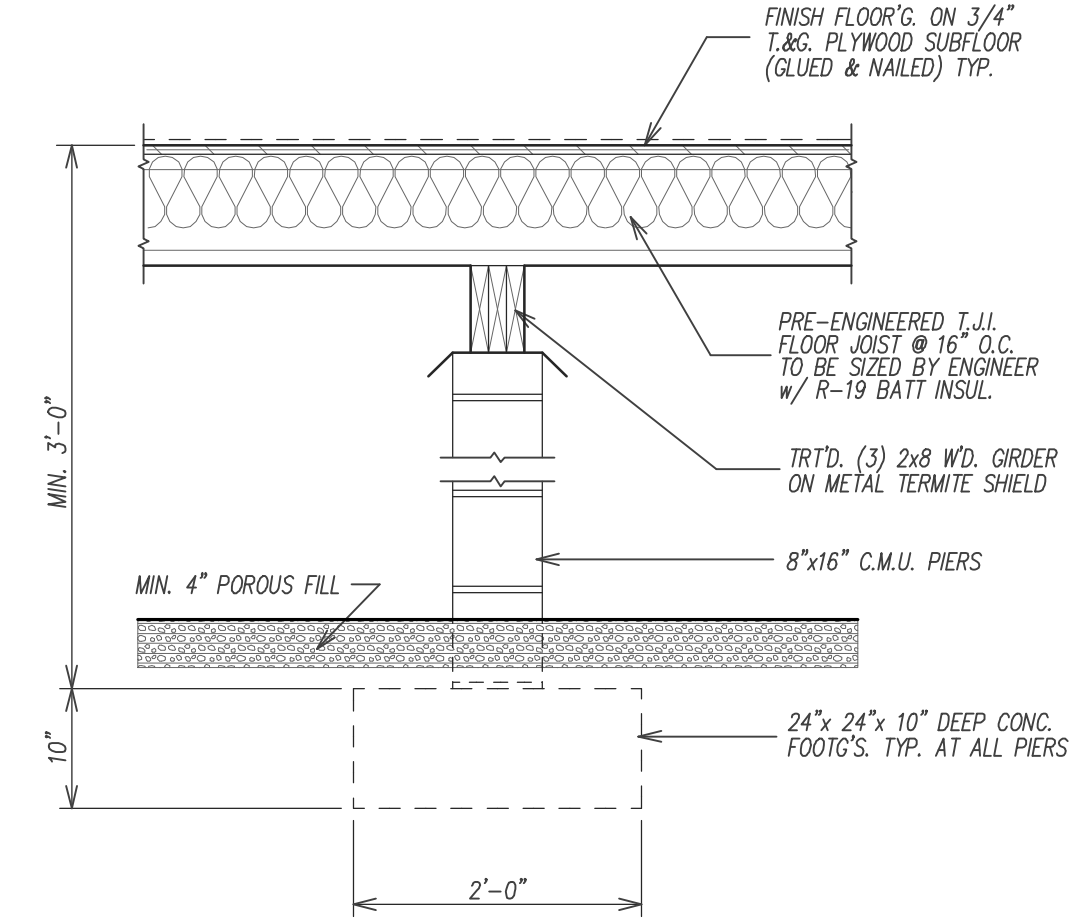


ELEVATION



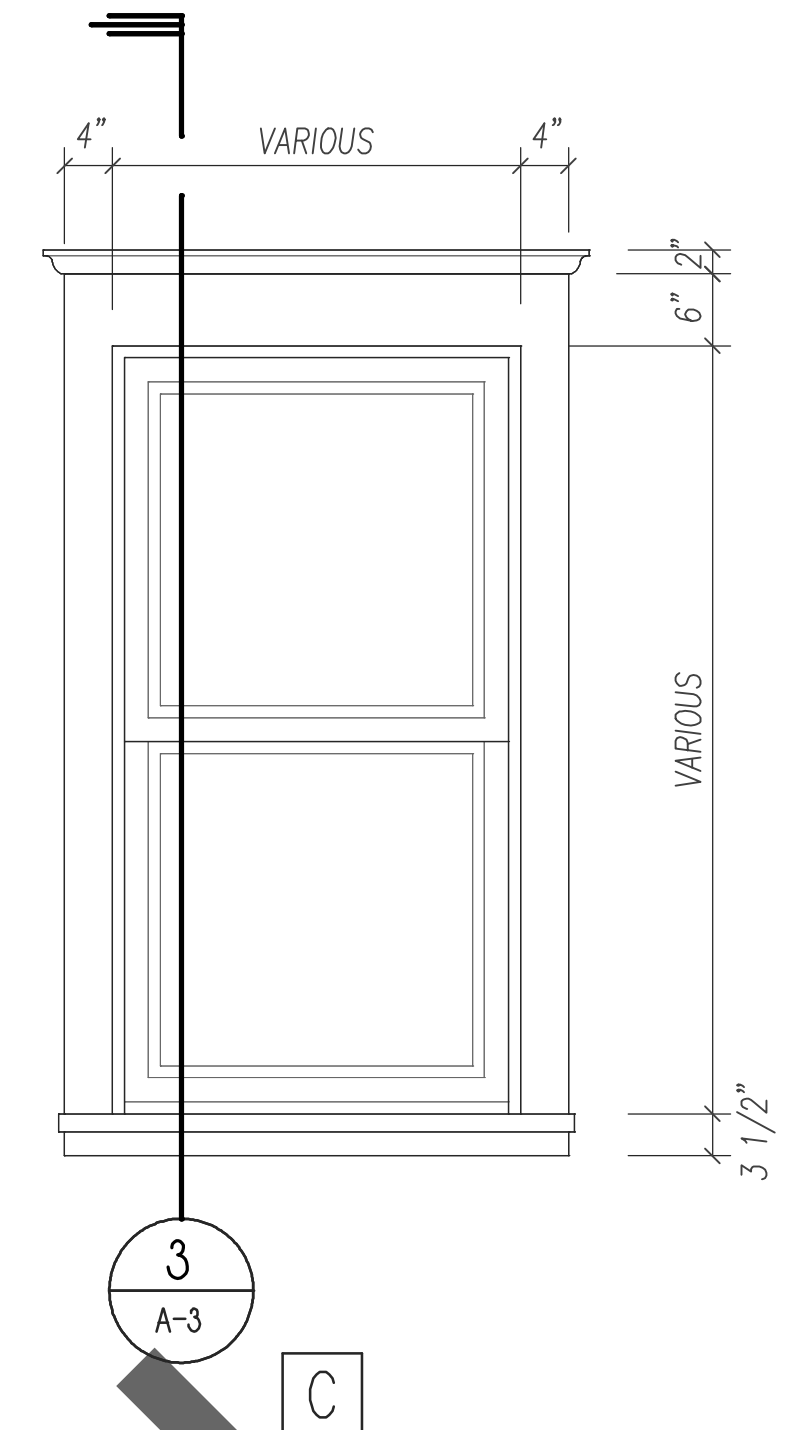
5 SECTION DETAIL

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



4 SECTION DETAIL

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



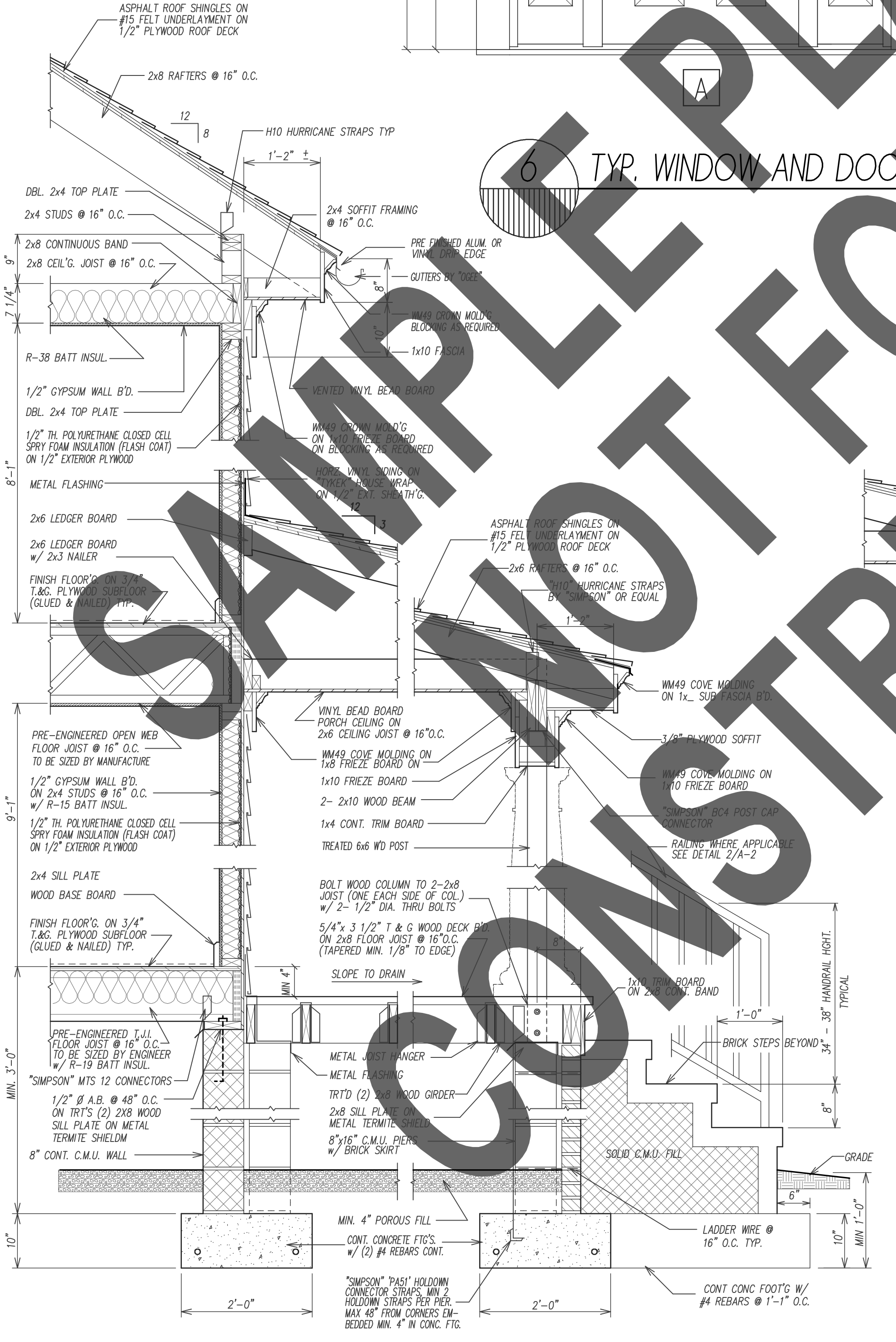
3 TYP. WIN. DETAIL_COLONIAL REVIVAL

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



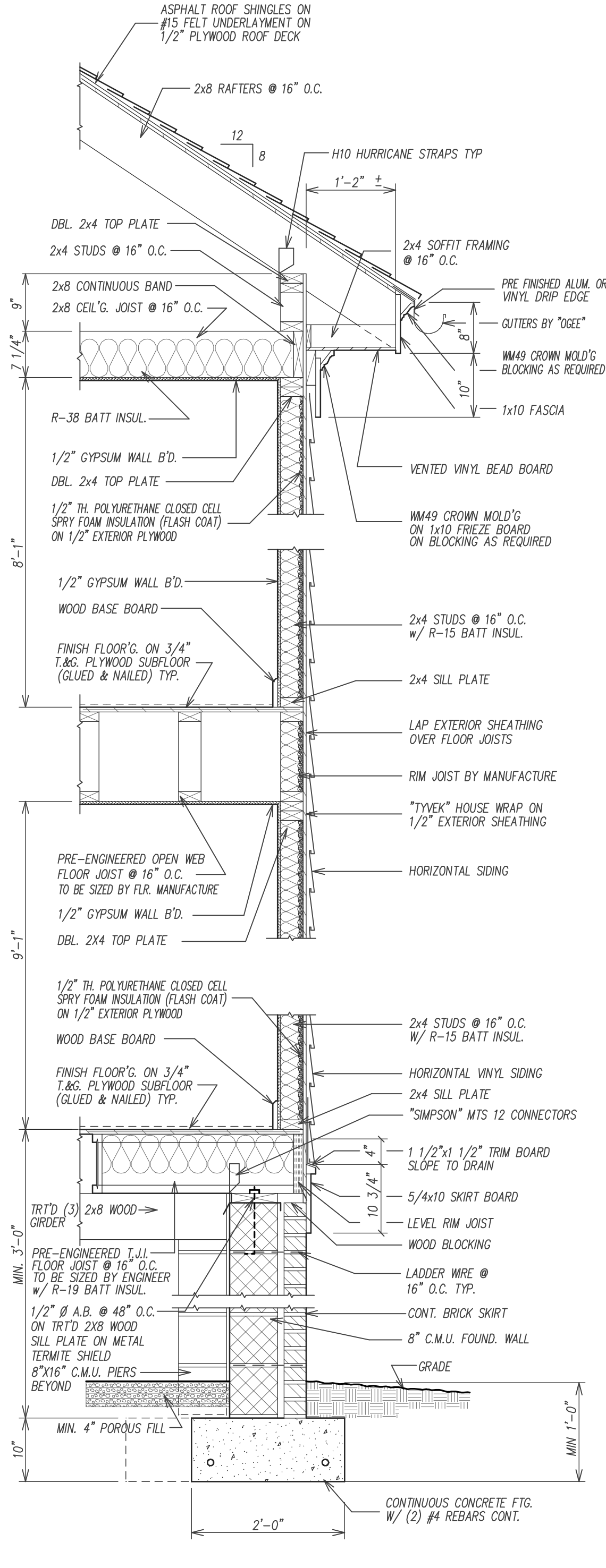
6 TYP. WINDOW AND DOOR DETAIL_VICTORIAN

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



2 SECTION DETAIL

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



1 SECTION DETAIL

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