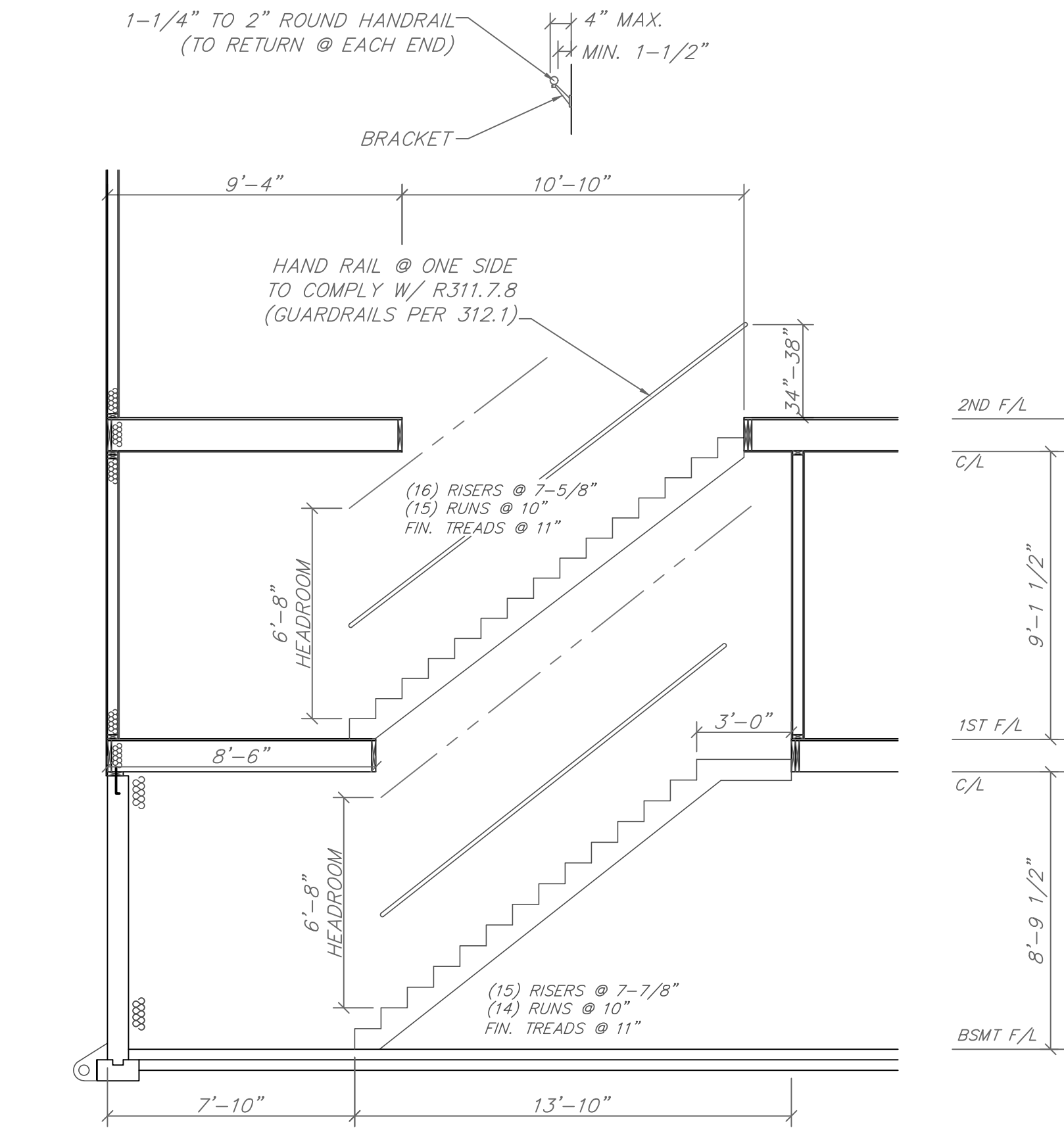


GENERAL CONSTRUCTION NOTES

BUILDING CODE: 2018 VA RESIDENTIAL CODE  
INSULATION CODE: AS PER CHAPTER 11, TABLE N1102.1.2 (R402.1.2)

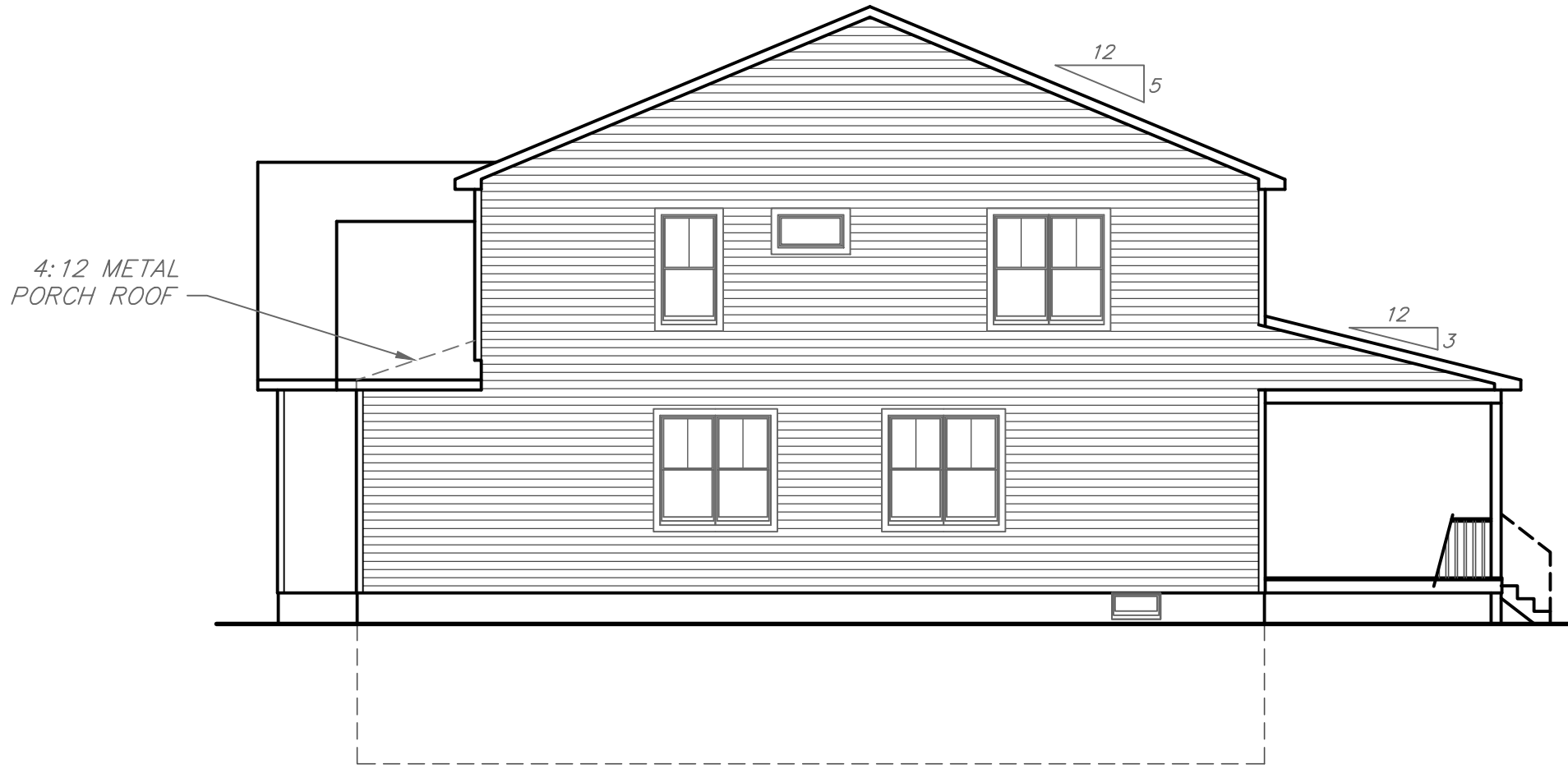
1. ANY REPRODUCTION OF THESE PLANS WITH OUT PERMISSION IS A VIOLATION OF COPYRIGHT LAWS. COPIES OF THESE PLANS ARE AVAILABLE FROM DESIGN OPTIONS INC. (540) 825-4656.
2. THESE PLANS AND SPECIFICATIONS MUST BE REVIEWED PRIOR TO THE START OF CONSTRUCTION AND FOLLOWED BY THE CONTRACTORS AND HIS AGENTS. ESTABLISHMENT 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 DESIGNERS. THE DESIGNERS ASSUME 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, INCLUDING MECHANICAL, ELECTRICAL, & PLUMBING.
4. FOUNDATION WALL FOOTING WIDTH, DEPTH, & REINFORCEMENT TO COMPLY WITH TABLES WITHIN SECTION R403.1 (3000 PSI CONCRETE PER R402.2). CARRY ALL FOOTINGS TO UN-DISTURBED SOLID BEARING & TO CONFORM WITH FROST LINE REQUIREMENTS. FOOTING TO CAST FOUNDATION WALL CONNECTION: PROVIDE MIN OF 1.5"x1.5" FOOTING KEY WAY OR PROVIDE #4 VERTICAL BAR @ 24" O.C., EMBED 6" INTO FOOTING & 18" INTO FOUNDATION
5. FOUNDATION WALL REINFORCEMENT & BACKFILL TO COMPLY WITH TABLES WITHIN SECTION R404.1 MINIMUM COMPRESSIVE STRENGTH: 3000 PSI CONCRETE PER R402.2 (SEVERE), MANUFACTURED PRE-CAST FOUNDATION PER R402.3, MASONRY PER R402.4 FOUNDATION DAMP PROOFING TO COMPLY WITH R406, DRAIN TILE TO COMPLY W/ R405 UNDER FLOOR SPACE VENTING, ACCESS, & DRAINAGE PER R408
6. CONCRETE SLABS 3500 PSI (PER R402.2) MIN. 4" CONCRETE WITH 6x6-10-10 WMM OR FIBERGLASS REINFORCEMENT. GRAVEL UNDER SLAB FILL SHALL NOT EXCEED 24" WITHOUT ENGINEERING. PROVIDE THERMAL BREAK FOR HEATED SLABS PER M2103.2
7. 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)
8. LUMBER TO BE S.P.F. #2 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.
9. FLOOR JOISTS AS NOTED - BRIDGING AT ALL MID-SPANS (NOMINAL LUMBER) FOR ENGINEERED JOISTS/LVLs, REFER TO THE MNFR JOIST LAYOUT (PROVIDED BY OTHERS)
10. FRAMING 16" O.C. UNLESS OTHERWISE NOTED. ALL EXTERIOR WALLS TO BE WIND BRACED IN ACCORDANCE WITH SECTION R602.10, HEADERS PER R602.7(1) OR R605.7(2), JACK STUDS PER R602.7(1), RAFTERS PER R602.4.1, CEILING JOISTS PER R602.5, TRUSSES PER R602.10.1, FLOOR & ROOF SHEATHING PER R503.2.1.1(1), ROOF ICE SHIELD PER R505.2.1 & R505.2.7 & UNDERLAYMENT PER R505.2.3 PROVIDE SOLID BEARING AT ENDS OF ALL GIRDER TRUSSES, JOISTS, BEAMS, & LINTELS.
11. 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: NOMINAL 90 MPH ULTIMATE 115 MPH (3 SEC GUST)  
SEISMIC ZONE: B (LOUISA: C) LATERAL SOIL PRESSURE: 45 PCF  
WEATHER: SEVERE FROST LINE: 24"  
GROUND SNOW LOAD: 30 P.S.F.  
SOIL BEARING VALUE: 2000 P.S.F. (ASSUMED)
12. ALL DECKS & PORCHES TO COMPLY WITH SECTION R507. POST TO BEAM ATTACHMENTS TO COMPLY WITH R507.5.2, FLOOR ELEVATIONS TO COMPLY WITH SECTION R311.3, ALL STAIRWAYS TO BE ILLUMINATED PER R303.7 OR R303.8
13. MIN 50/20 CFM BATHROOM EXHAUST TO EXTERIOR PER M1505, MIN 100/25 CFM COOKING EXHAUST TO EXTERIOR PER M1503
14. 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
15. 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
16. DOOR & WINDOW GLAZING TO BE MAXIMUM 0.32 U-FACTOR AND 0.40 SHGC WINDOW & DOORS TO BE READ AS FOOT/INCHES (I.E. 30 68 = 3'-0" x 6'-8") INTERIOR PASSAGE PER SECTION R332 EGRESS WINDOWS TO COMPLY WITH R310.2.1: CLEAR OPENING 5.7 SQ FT, EXEMPTION- GRADE FLOOR 5.0 SQ FT



STAIR DETAIL

(COMPLY W/ SECTION R311.7)

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



RIGHT ELEVATION

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

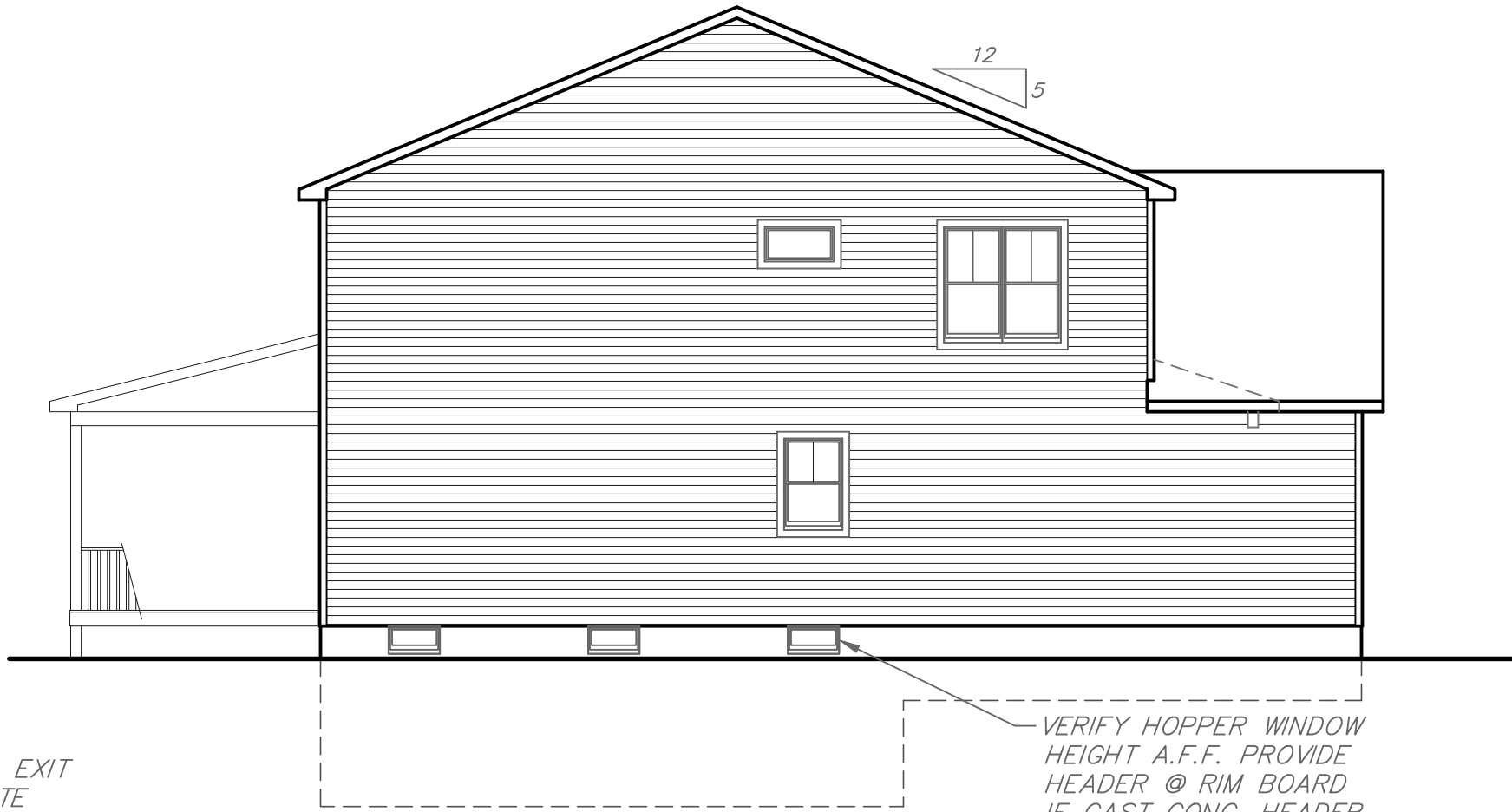
R312.1.1 RAILING NOT REQUIRED WHEN WALKING SURFACE IS LESS THAN 30" FROM GRADE FOR 36" BEYOND WALKING SURFACE



REAR ELEVATION

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

NOTE: BASEMENT DOOR & WINDOW SIZES & LOCATIONS TO BE DETERMINED PER FINAL GRADE



LEFT ELEVATION

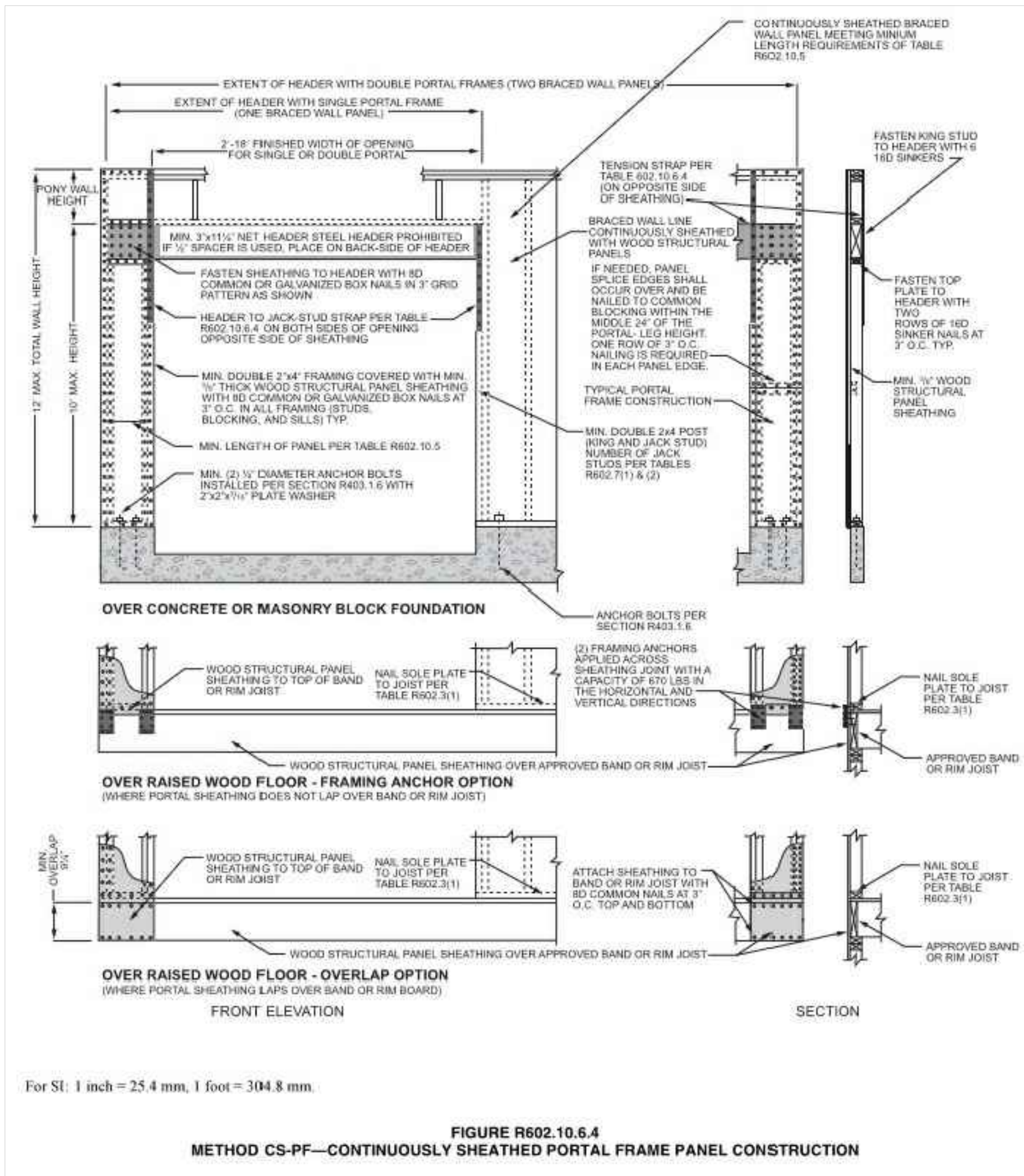
SCALE: 1/8" = 1'-0"

VERIFY HOPPER WINDOW HEIGHT A.F.F. PROVIDE HEADER @ RIM BOARD IF CAST CONC. HEADER NOT PROVIDED

SQUARE FOOTAGE DATA

FIRST FLOOR LIVING.....1326.0 SQ FT  
SECOND FLOOR LIVING.....1600.0 SQ FT  
UN-FINISHED BASEMENT.....1326.0 SQ FT  
GARAGE.....440.0 SQ FT  
FRONT PORCH (FIRST FLOOR).....30.0 SQ FT  
REAR PORCH (FIRST FLOOR).....192.0 SQ FT

TOTAL FINISHED LIVING.....2926.0 SQ FT  
TOTAL CONSTRUCTION.....4914.0 SQ FT



For ST: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

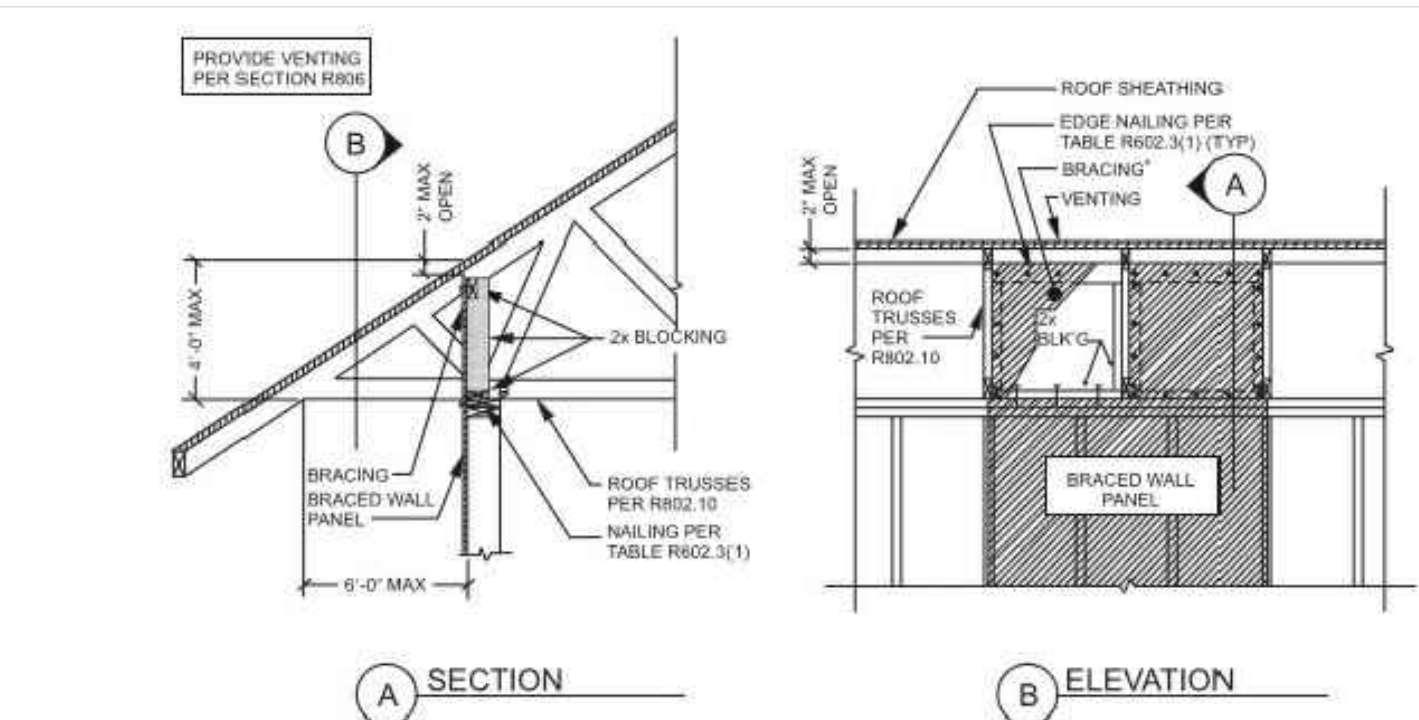
FIGURE R602.10.6.4

METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION



FRONT ELEVATION

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



For ST: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

a. Methods of bracing shall be as described in Section R602.10.4.

FIGURE R602.10.8.2(3)

BRACED WALL PANEL CONNECTION OPTION TO PERPENDICULAR RAFTERS OR ROOF TRUSSES

PAGE LEGEND:	
PAGE 1	GENERAL NOTES & ELEVATIONS
PAGE 2	BASEMENT FOUNDATION PLAN
PAGE 3	1ST FL PLAN W/ WIND BRACING & TYP. SECTION
PAGE 4	2ND FL PLAN W/ WIND BRACING & PORCH DETAILS
DESIGNERS SIGNATURE:	

REAGAN MODEL

DESIGNED/BUILT BY ATKINS HOMES LLC

DRAWINGS BY: DESIGN OPTIONS INC (540) 825-4656

DON MAYER- DESIGNER

410 N WEST ST, CULPEPER, VA 22701

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