

GENERAL NOTES AND DESIGN CRITERIA

FOLLOW LATEST BUILDING CODE: IRC 2015

DESIGN LOADS (MIN.):

FLOOR: 40 PSF LIVE LOAD
10 PSF DEAD LOAD
CEILING: 20 PSF LIVE LOAD
10 PSF DEAD LOAD
ROOF: 20 PSF LIVE LOAD
10 PSF DEAD LOAD
SLEEPING AREAS: 30 PSF LIVE LOAD
ROOF DESIGN WIND SPEED: 115 MPH
(TRUSSES: TC AND BC DEAD LOAD OF 10 PSF EACH)

SOIL BEARING ASSUMED CAPACITY: ASSUMED 1500 PSF
LIVE LOADS, DEAD LOADS, WIND LOADS, SNOW LOADS, LATERAL LOADS, SEISMIC ZONING, AND ANY OTHER SPECIALTY LOADING WILL NEED TO BE CONFIRMED BEFORE CONSTRUCTION AND DEALT WITH ACCORDINGLY.

FRAMING MEMBERS:
UNLESS OTHERWISE NOTED, ALL FRAMING LUMBER TO BE #2 OR BETTER.
CONTRACTOR TO CONFIRM THE SIZE, SPACING, AND SPECIES OF ALL FRAMING AND STRUCTURAL MEMBERS.
ALL EXTERIOR WALLS AND CEILING/ROOF ARE TO BE INSULATED BY CODE.
ENGINEERED WOOD PRODUCTS TO BE ENGINEERED BY MANUFACTURER/SUPPLIER.
TRUSSES TO BE ENGINEERING BY TRUSS MANUFACTURER/SUPPLIER.
FOLLOW BRACING GUIDELINES SUBMITTED BY TRUSS MANUFACTURER.

CONCRETE AND FOUNDATIONS:
ALL SLABS ON GRADE SHALL BE 3500 PSI MIN.
ALL SLABS ON GRADE SHALL BEAR ON 4" COMPACTED GRANULAR FILL WITH 6X6 MIN. WELDED WIRE MESH (WWM).
INTERIOR SLABS SHALL HAVE A 6 MIL. MIN. PLOTETHYLENE VAPOR BARRIER UNDERNEATH.
PROVIDE PROPER EXPANSION AND CONTROL JOINTS.
PROVIDE REINFORCING WHERE NEEDED ACCORDING TO LOCAL CODES, REQUIREMENTS, AND DESIGN.
FOUNDATION WALLS ARE NOT TO BE BACKFILLED UNTIL STRUCTURAL FRAMING IS COMPLETE.
VERIFY DEPTH OF FOOTINGS TO MAKE SURE IT IS BELOW FROST LINE.

STEEL:
ALL STRUCTURAL STEEL TO COMPLY WITH ASTM STANDARDS AND SPECIFICATIONS.

SAFETY GLAZING IS REQUIRED PER CODE INCLUDING BUT NOT LIMITED TO THE FOLLOWING: GLAZING IN SWINGING DOORS EXCEPT JALOUSIES, GLAZING IN FIXED AND SLIDING PANEL DOORS, GLAZING IN STORM DOORS, GLAZING IN ALL UN-FRAMED DOORS, GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS WHOSE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE THE WALKING/STANDING SURFACE, GLAZING IN PANELS ADJACENT TO AND WITHIN 24" OF THE EDGE OF A SWINGING DOOR, GLAZING LESS THAN 18" ABOVE THE FLOOR, GLAZING IN RAILINGS, GLAZING IN FENCES OR WALLS ENCLOSING SWIMMING POOLS-HOT TUBS-SPAS, GLAZING IN STAIRWAYS-LANDINGS-RAMPS, GLAZING WITHIN 60" OF THE BOTTOM TREAD OF A STAIRWAY.

PER CODE, A MIN. NET CLEAR OPENING OF 5.7 SQ. FT. (24" HIGH X 20" WIDE) AND A MAX SILL HEIGHT OF 44" ABOVE FINISH FLOOR IS REQUIRED FOR ALL EMERGENCY ESCAPE AND RESCUE WINDOWS. THE WINDOW DIMENSIONS SHOWN ON THIS PLAN MAY VARY DEPENDING ON THE CHOSEN MANUFACTURER. CONTRACTOR MUST VERIFY THE CHOSEN WINDOWS MEET THE EGRESS REQUIREMENTS. PROVIDE WINDOW WELLS AS REQUIRED. COMPLIANCE TO EMERGENCY EGRESS IS REQUIRED.

COMPLIANCE TO SECTION R313 FOR SMOKE & CO2 DETECTORS IS REQUIRED. SMOKE DETECTORS SHALL BE LISTED IN ACCORDANCE WITH CURRENT UL AND HARDWIRED, INTERCONNECTED, AND ARC FAULT PROTECTED WITH A BATTERY BACKUP.

GARAGE WALLS ARE TO BE COVERED PER CODE. TYPICAL GARAGE WALLS AND ATTIC SPACE/CEILING ASSEMBLIES ARE TO BE COVERED WITH A MIN. 1/2" GYPSUM WALLBOARD. GARAGE RESIDENCE SEPARATION WALLS AND FLOOR/CEILING ASSEMBLIES ARE TO BE COVERED WITH A MIN. 5/8" TYPE "X" GYPSUM WALLBOARD. DOORS SEPARATING THE GARAGE AND RESIDENCE ARE TO BE MIN. 20-MINUTE FIRE RATED OR SOLID WOOD, NOT LESS THAN 1-3/8" THICK.

1823 ROSE AVE

LOCATION:
RICHMOND, VA

DESIGNER: NICK MEDLIN
POSITION: OWNER / OPERATOR
179 MURIEL DR. HEATHSVILLE VA 22473

DRAWING INDEX

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|--------------------|------|
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BUILDING INFORMATION

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| 1ST FL. HEATED S.F. | 966 |
| 2ND FL. HEATED S.F. | 929 |
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COMPLIANCE IS REQUIRED FOR EXIT DOOR STAIRS, RAMPS, AND LANDINGS. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXT. DOOR EXCEPT WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE DOOR SERVED. EVERY LANDING SHALL HAVE A MIN. OF 36" IN DIRECTION OF TRAVEL.

COMPLIANCE IS REQUIRED FOR HANDRAILS (TYPE 1) AND GUARDRAILS. ALL INT. AND EXT. RAILINGS ARE TO BE A CONTINUOUS AND MIN. 36" IN HEIGHT, BE ABLE TO WITHSTAND 200 LBS OF FORCE, AND NOT ALLOW A SPHERE GREATER THAN 4' IN DIAMETER TO PASS THROUGH. GUARDRAILS ARE TO BE 36" HIGH WITH MAX SPACING BETWEEN PICKETS OF LESS THAN 4". HANDRAILS ARE TO BE BETWEEN 34"-36" HIGH WITH MAX SPACING BETWEEN PICKETS NOT LESS THAN 4".

DRAFT-STOPPING IS REQUIRED PER CODE. WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT-STOPS SHALL BE INSTALLED SO THAT THE CONCEALED SPACE DOES NOT EXCEED 1000 SF. DRAFT-STOPPING SHALL BE INSTALLED SO AS TO DIVIDE THE SPACE EVENLY. DRAFT-STOPPING IS REQUIRED IN SUSPENDED CEILINGS UNDER THE FLOOR SYSTEM AND WHEN THE FLOOR FRAMING IS CONSTRUCTED OF TRUSS TYPE OPEN WEB OR PERFORATED MEMBERS.

FIRE-BLOCKING IS REQUIRED. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL) AND FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES.

1823 ROSE AVE

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
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REVISION NOTES

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EX. SIDEWALK
(LOCATION AND WIDTH TO BE VERIFIED)

CONCRETE WALKWAY
(LOCATION AND WIDTH TO BE VERIFIED)

LIMIT OF DISTURBANCE
& SILT FENCING
INCLUDING 3' BUFFER AROUND.
2,673 S.F. TOTAL

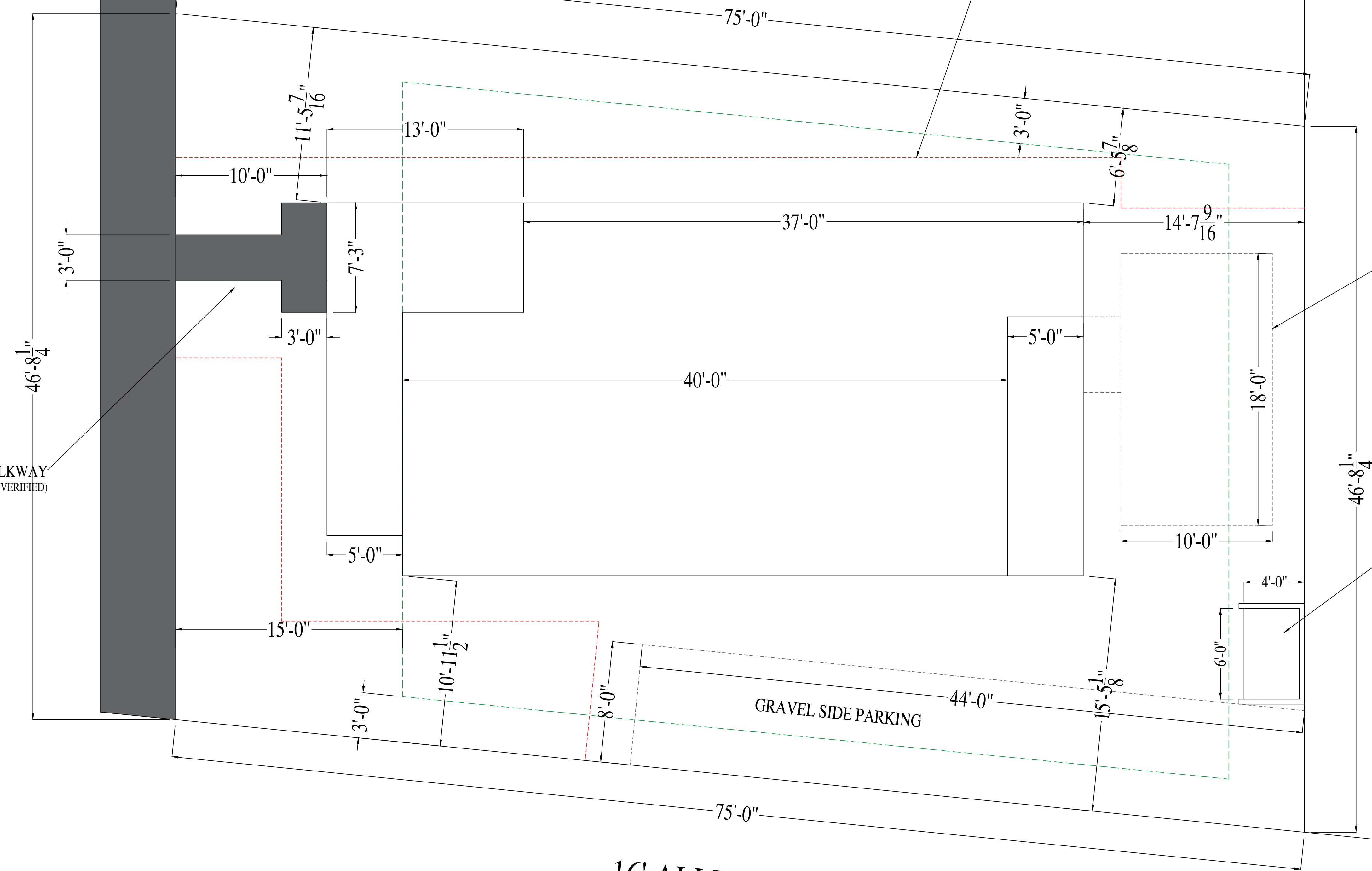
OPT. 10' DEEP X 18' WIDE
CONCRETE PATIO.
EXACT LOCATION T.B.D.

TRASH CAN SCREENING
AND STORAGE

GRAVEL SIDE PARKING

ROSE AVE

16' ALLEY



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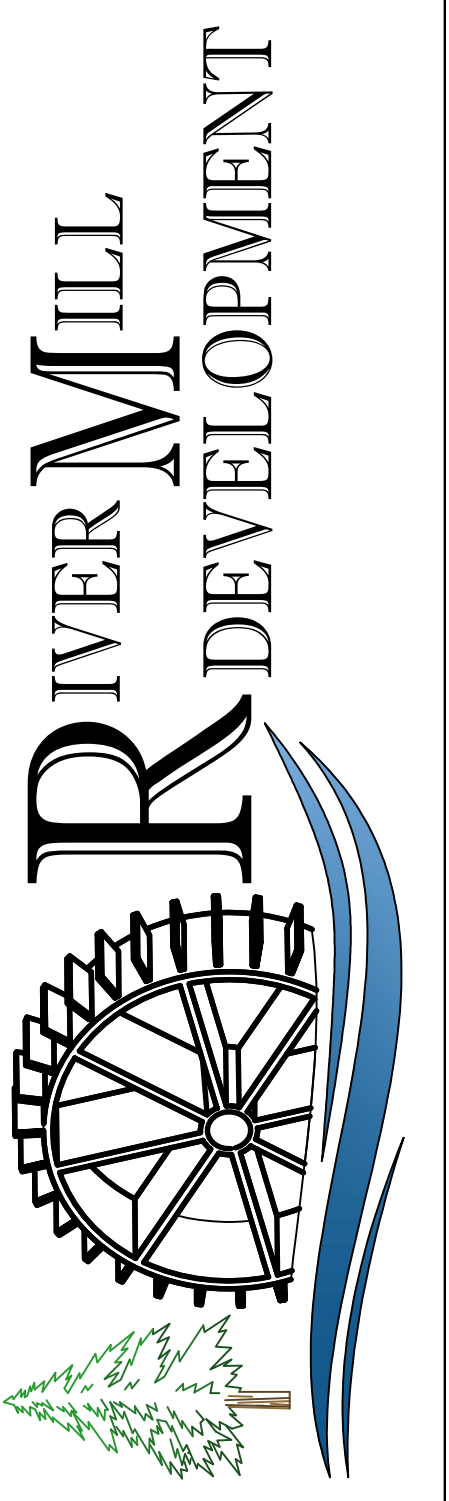
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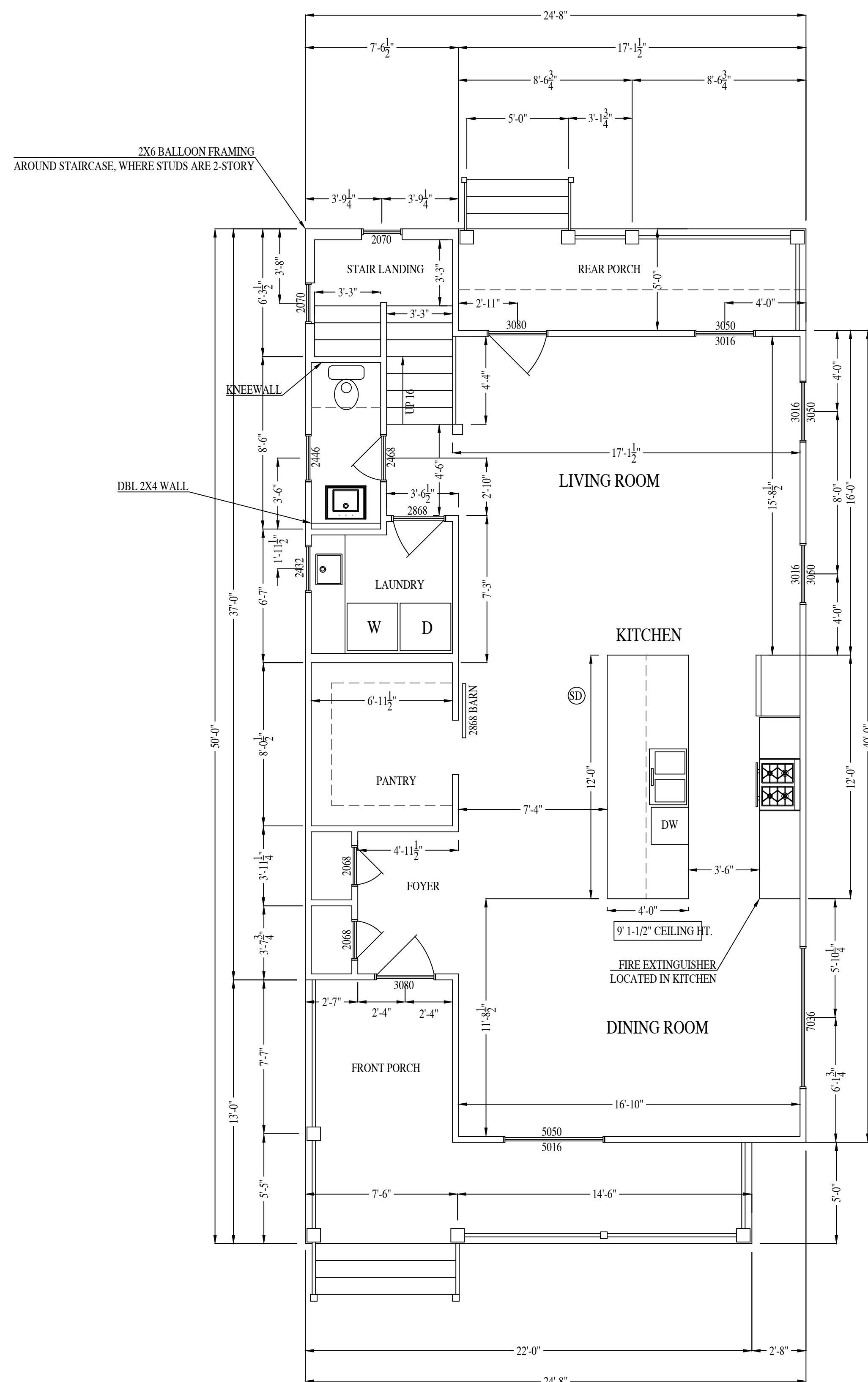
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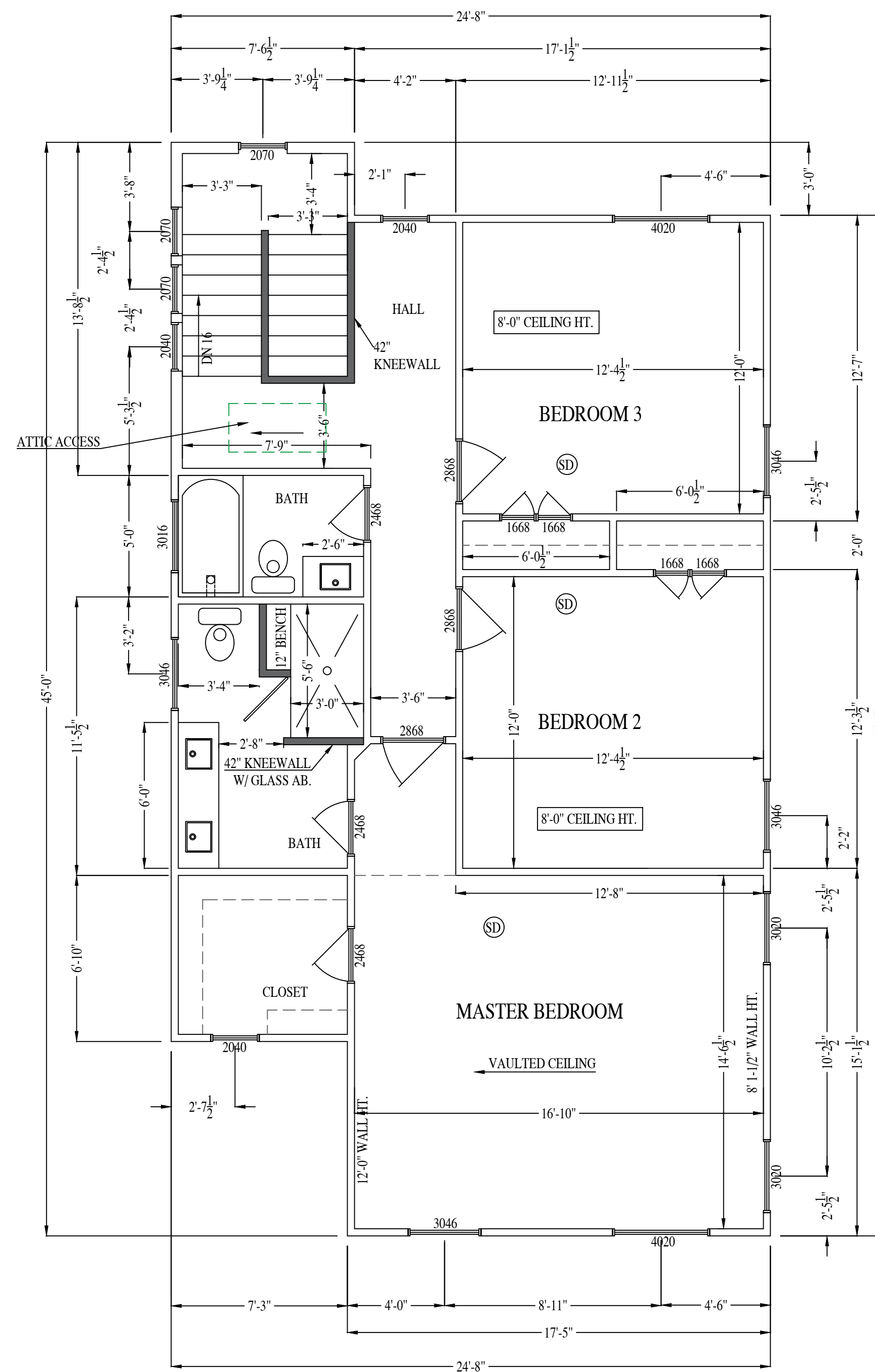
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NOTE: ALL WALL THICKNESS DRAWN IN AS 3-1/2"



FIRST FLOOR PLAN



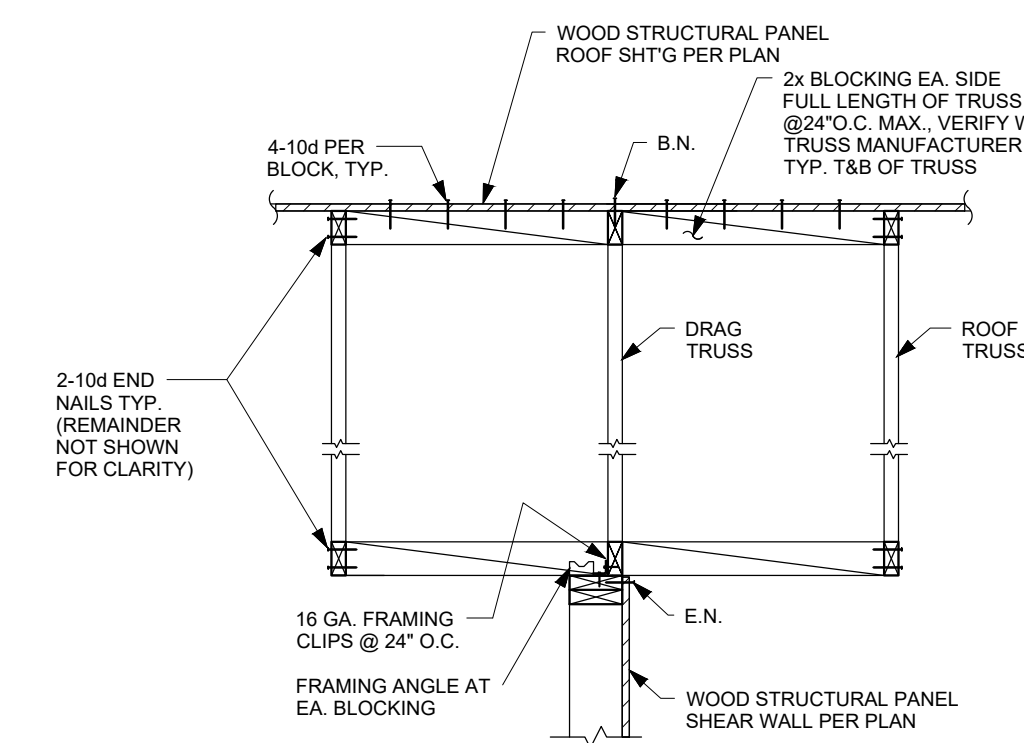
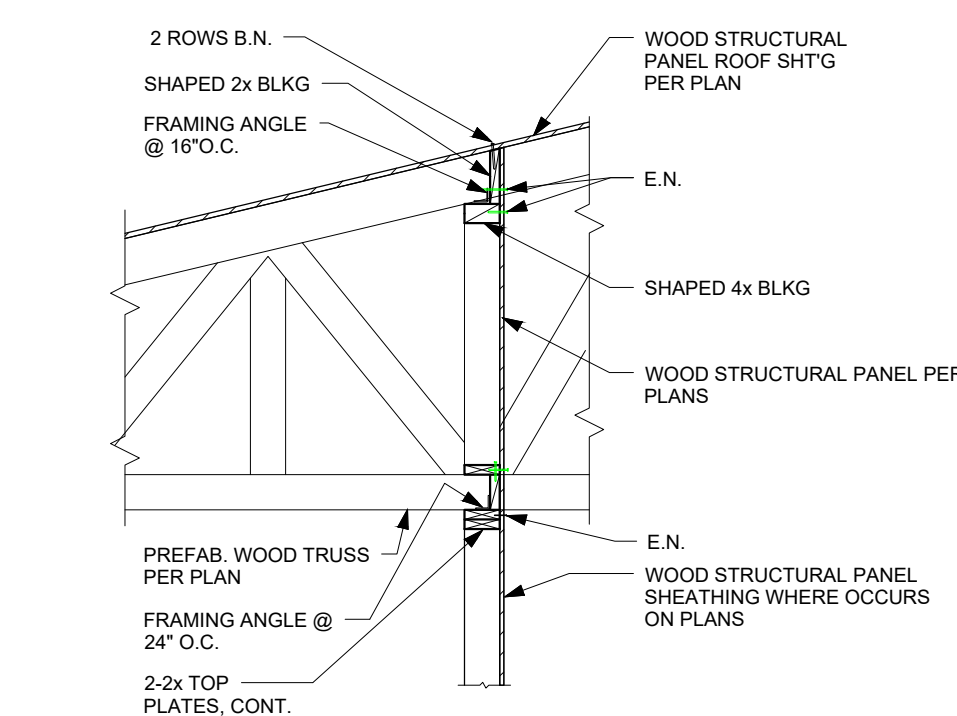
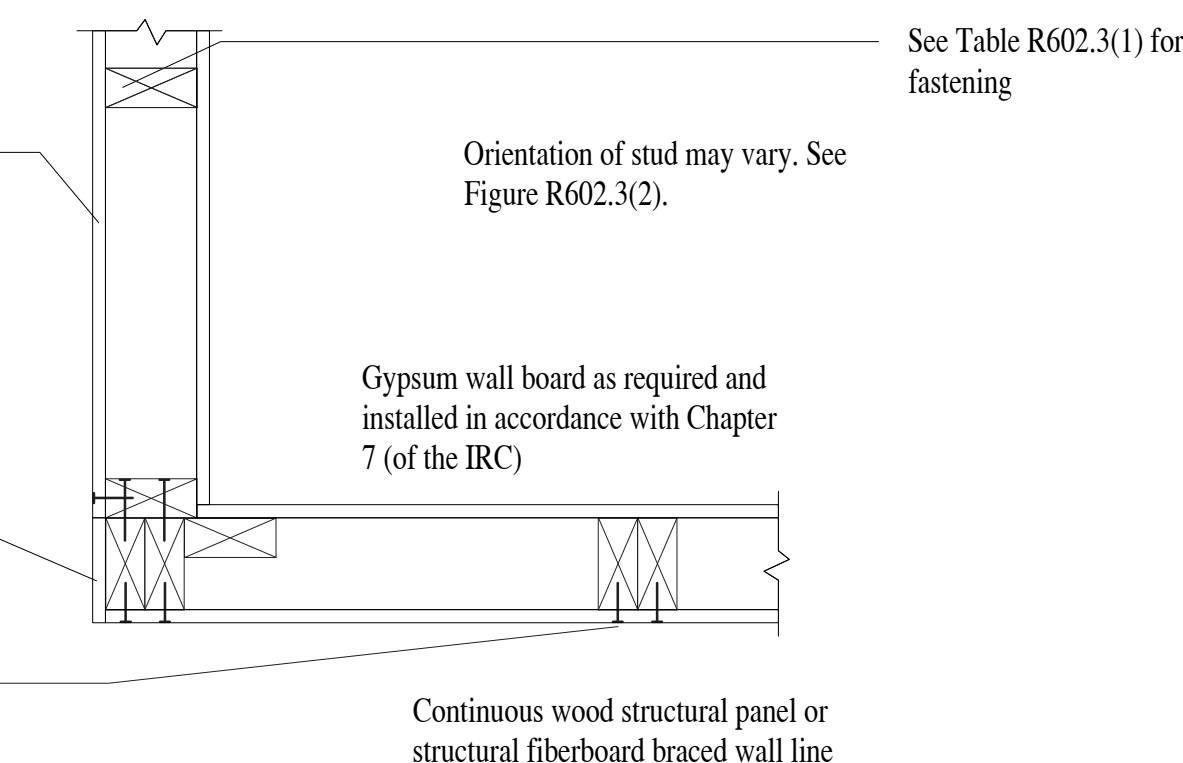
SECOND FLOOR PLAN

ALL SINGLE WINDOW AND DOOR HEADERS TO BE (2) 2X8 MIN. UNLESS OTHERWISE NOTED.

1ST FLOOR HEATED SQ. FOOTAGE: 966 S.F.
2ND FLOOR HEATED SQ. FOOTAGE: 929 S.F.

CORNER DETAIL

Minimum 24" wood structural panel sheathing or 32" structural fiberboard sheathing corner return
16d nail (3-1/2" x 0.131") at 12 in. o.c.
Optional nonstructural filler panel
See Table R602.3(1) for fastening



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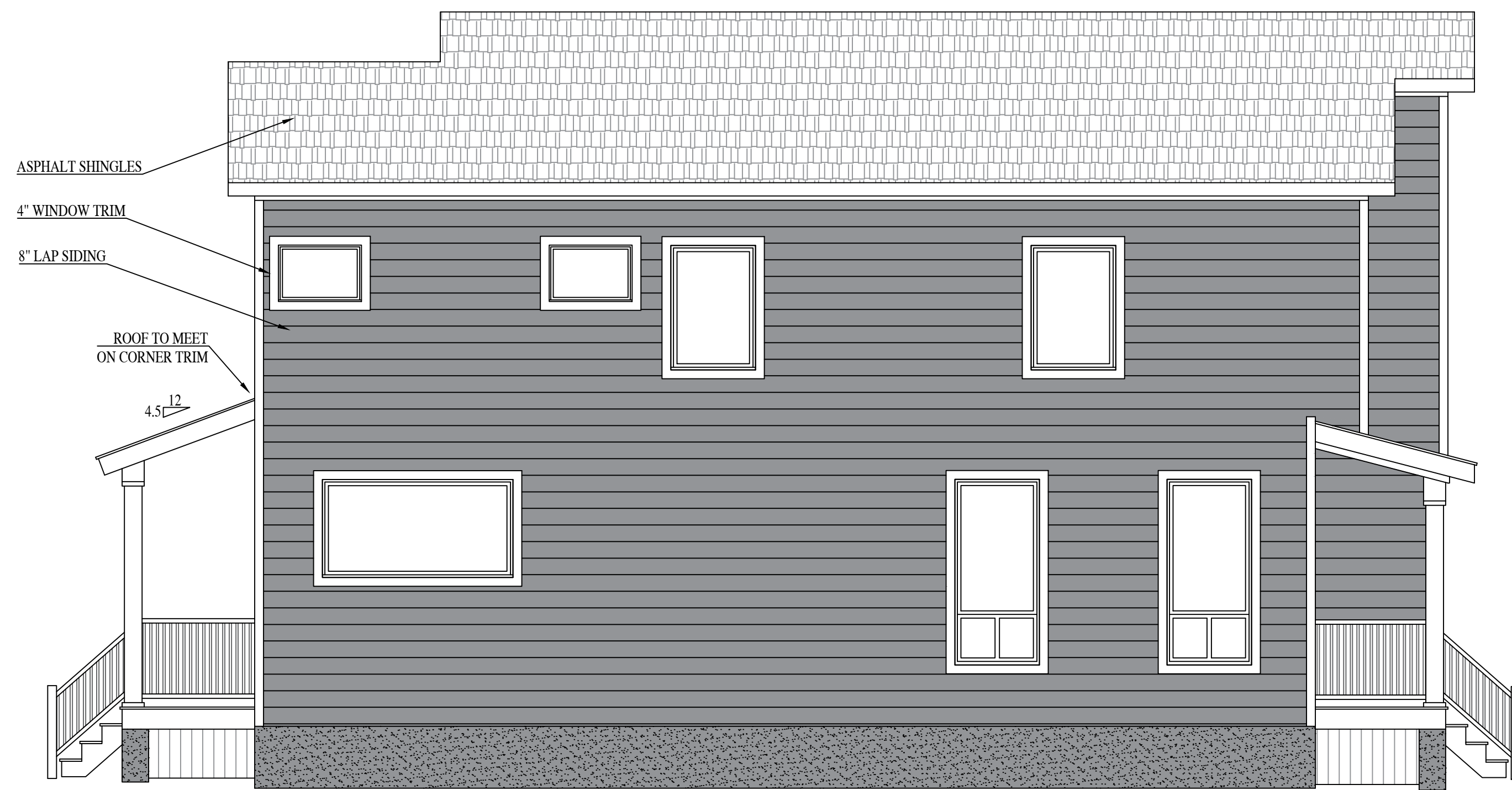
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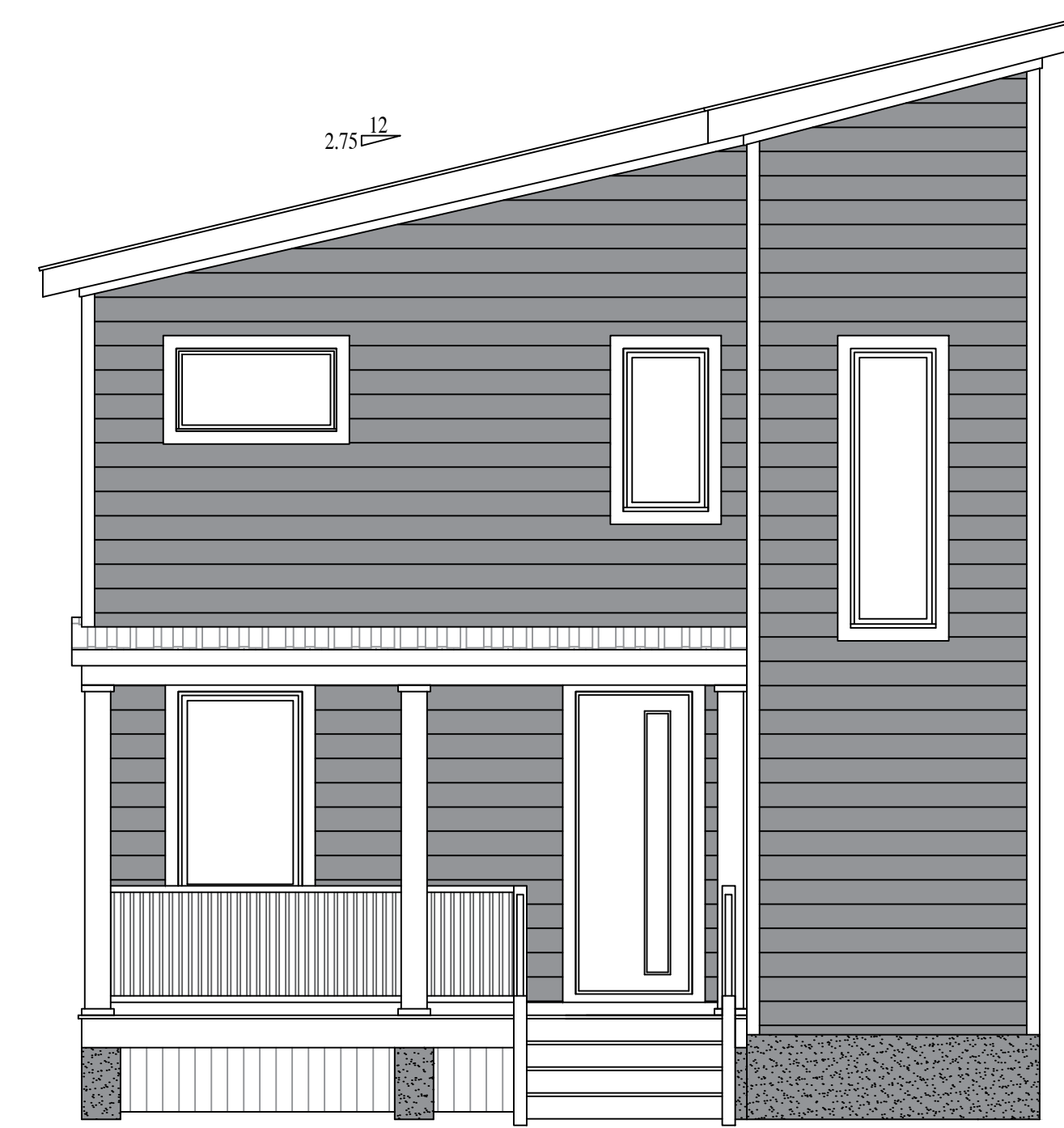
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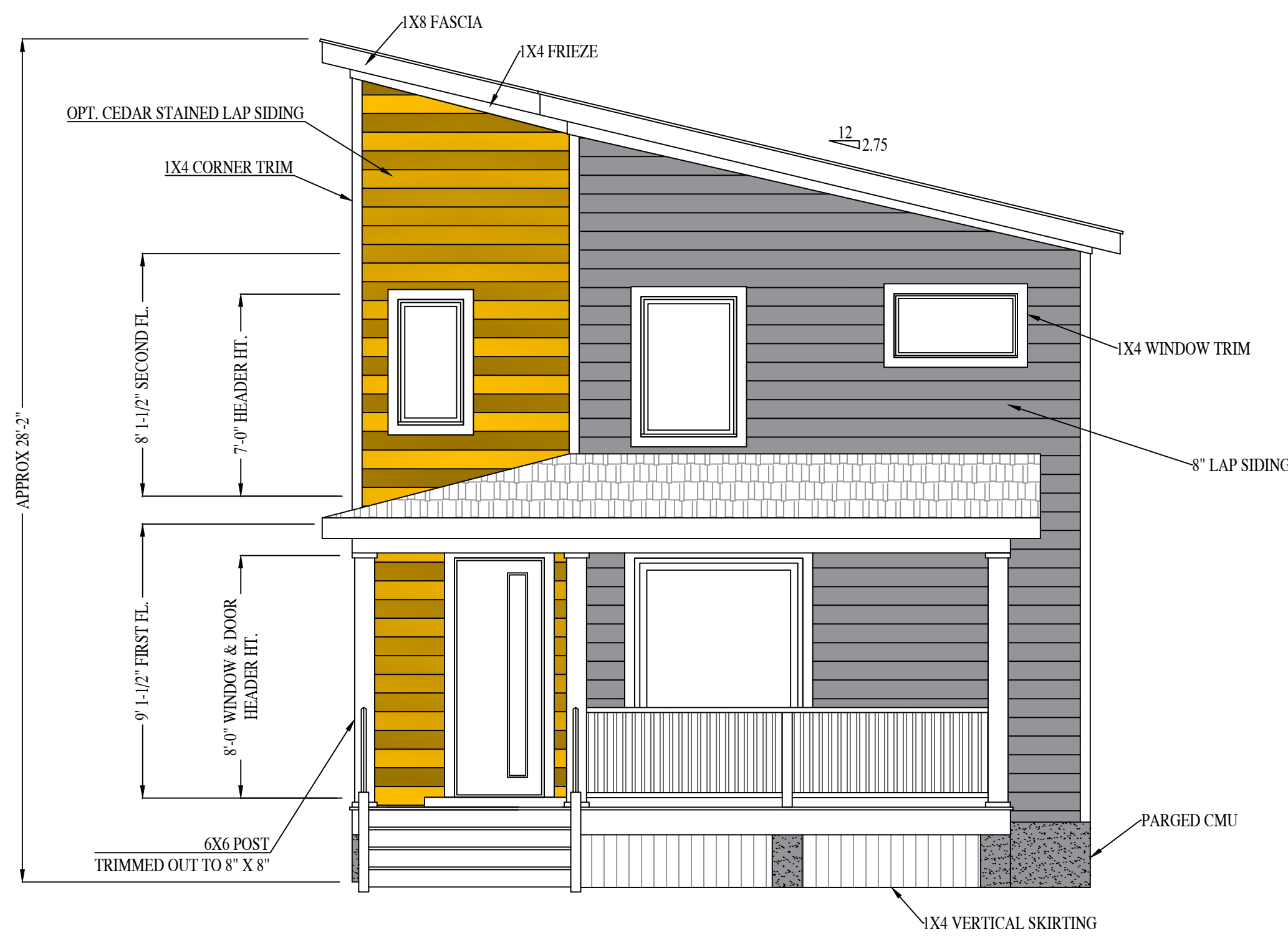




RIGHT ELEVATION



REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION

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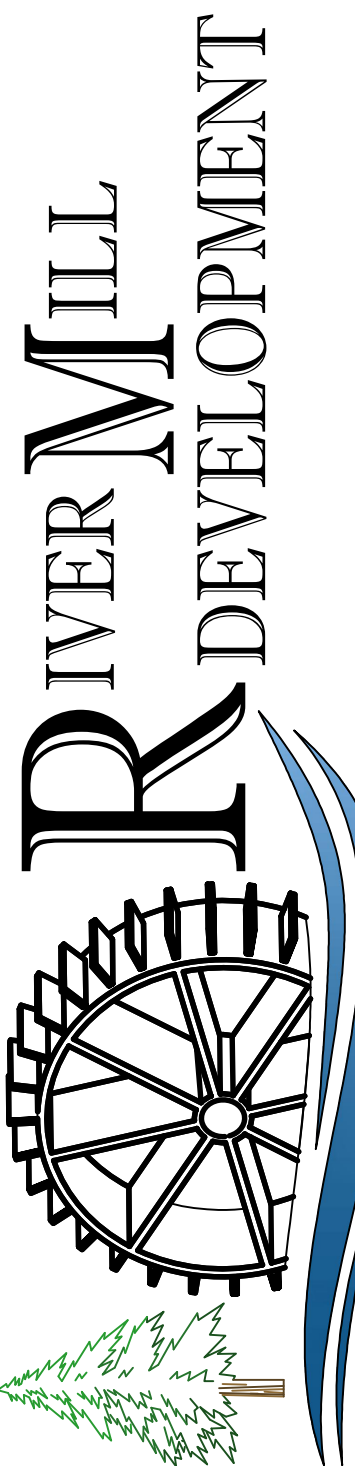
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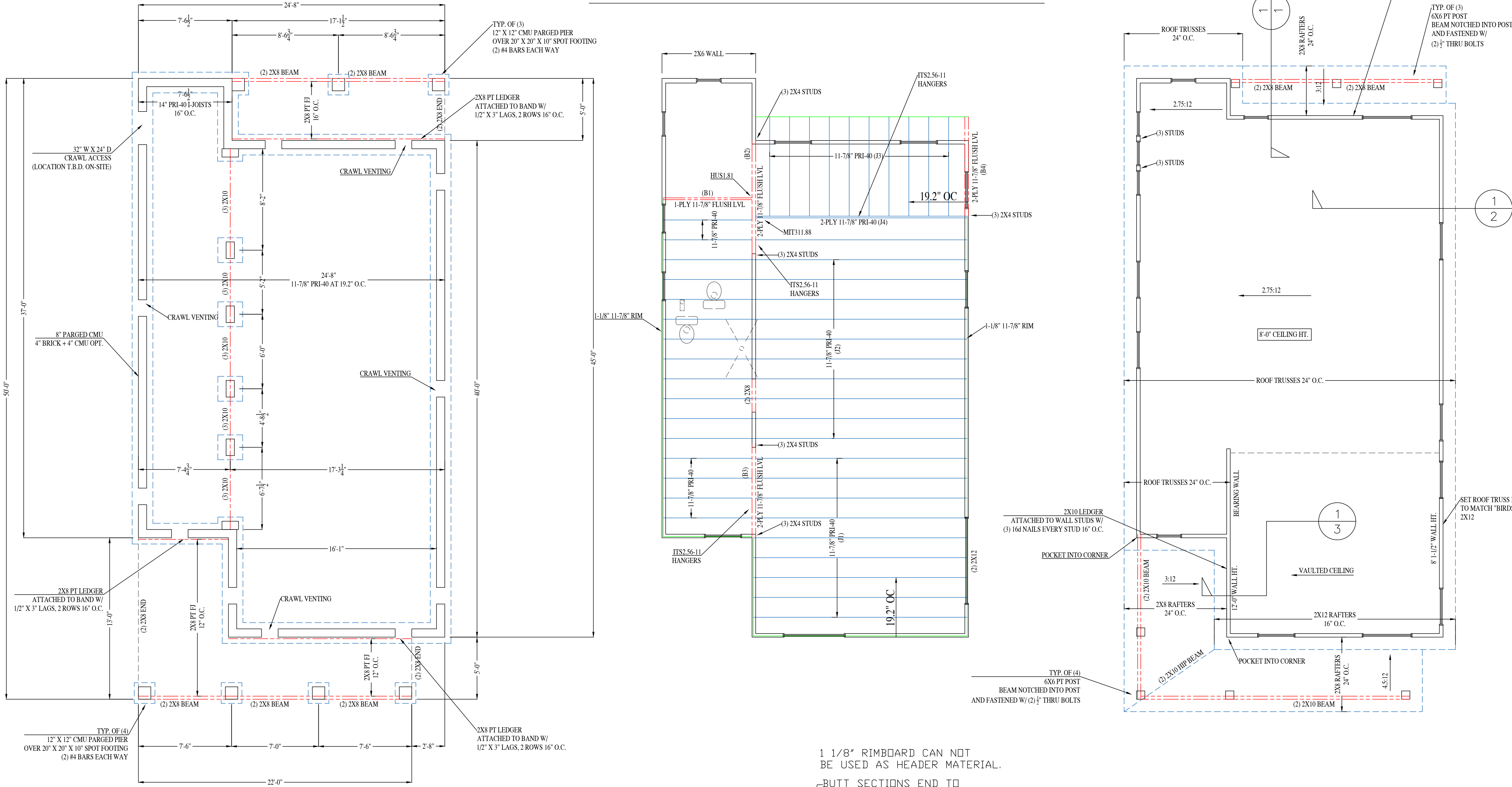
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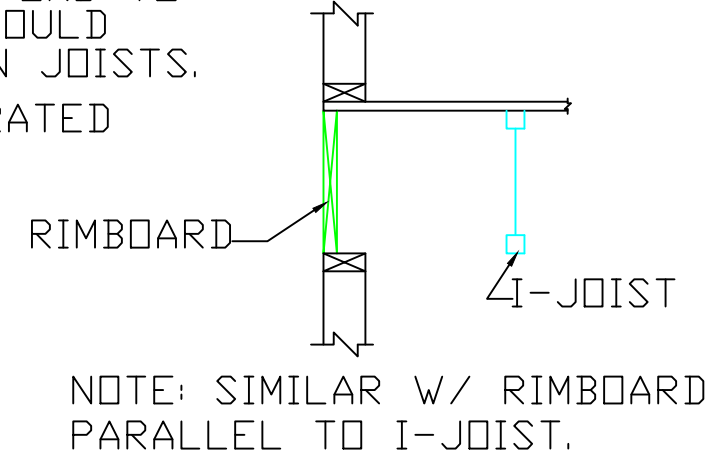
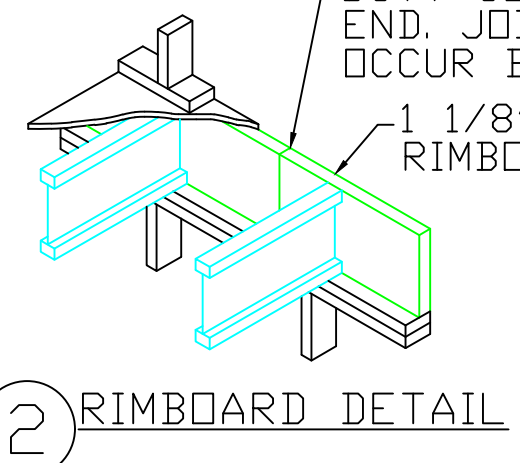
SECOND FLOOR FRAMING



ALL SINGLE WINDOW AND DOOR HEADERS TO BE (2) 2X8 MIN. UNLESS OTHERWISE NOTED.

FOUNDATION & 1ST FL. FRAMING

VERIFY SOIL BEARING CAPACITY.



NOTE: SIMILAR W/ RIMBOARD PARALLEL TO 1-JOIST.

ROOF PLAN

UPPER ROOF VENTING:
886 S.F. TOTAL - 1/150 REQUIRED
851 S. INCHES REQUIRED

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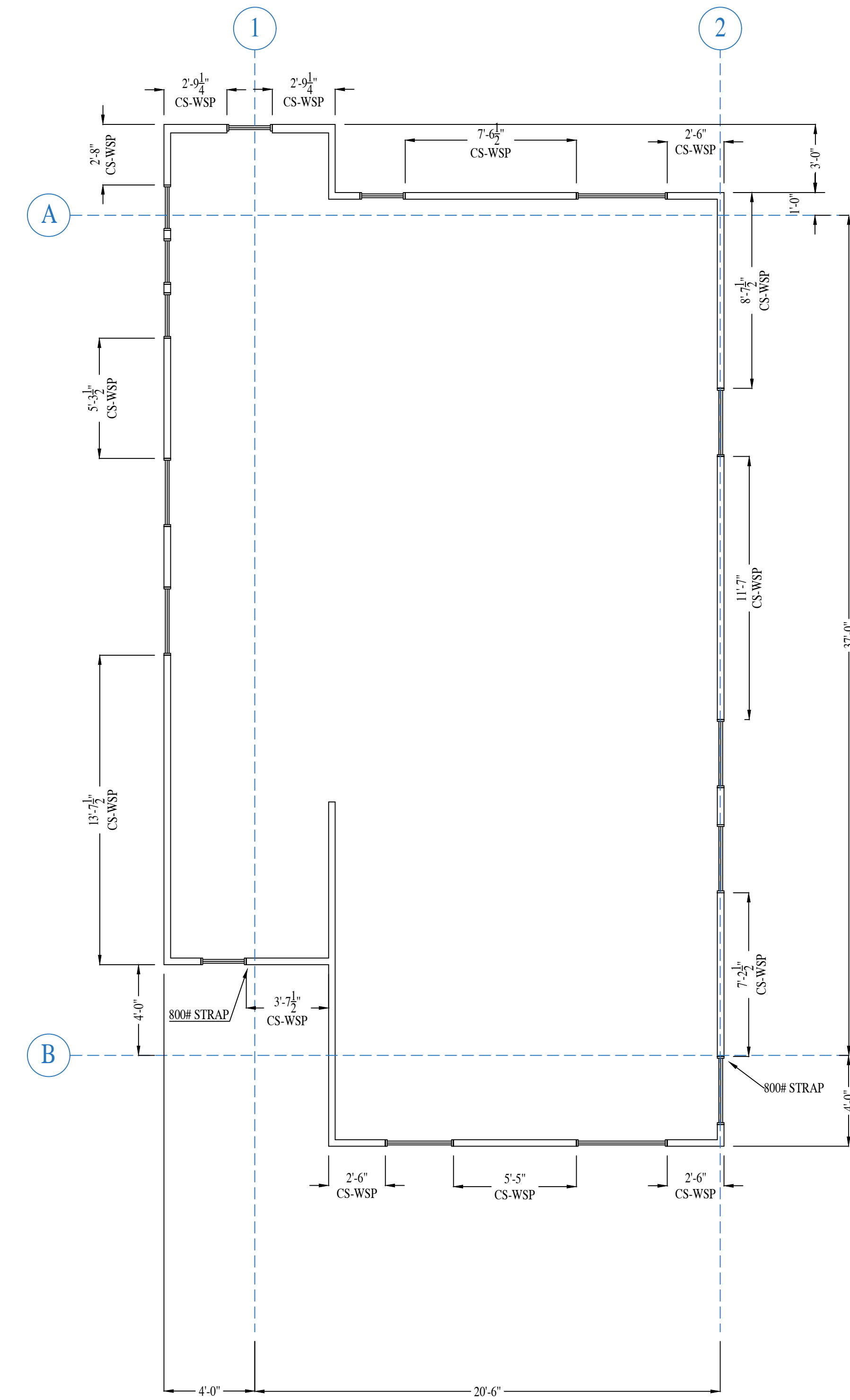
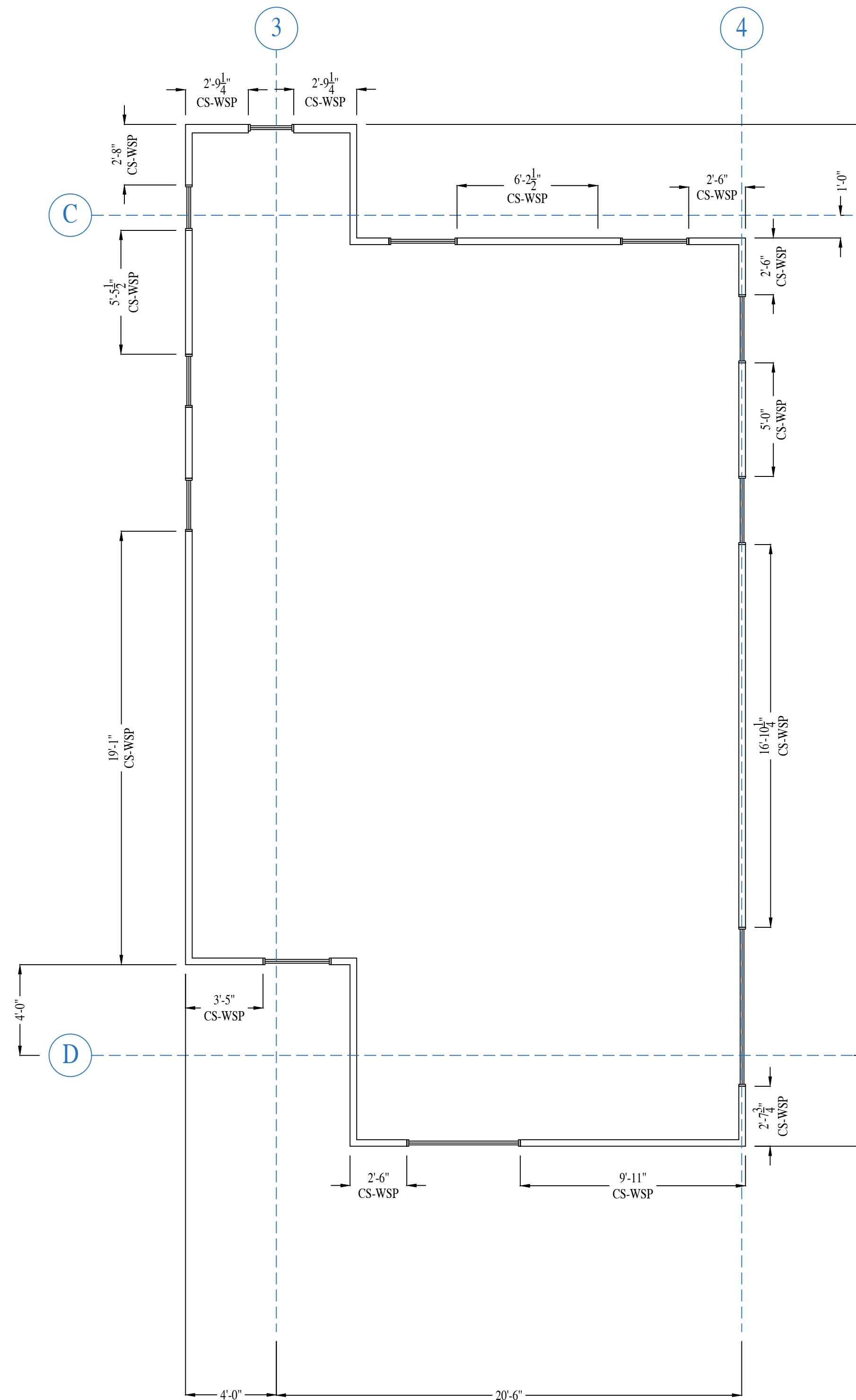
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NOTE: ALL WALL BRACING IS CS-WSP UNLESS NOTED OTHERWISE.
CS-PF IS 1.5X ACTUAL PER IRC 2012

| Ultimate Wind Speed (mph) | | 115 | | | | | | | | | | | | | | | |
|-------------------------------------|--|-------------------|--|---------------|--|---------------|--|---------------|--|---------------|--|---------------|--|---------------|--|---------------|--|
| BWL Designation | | 1 | | 2 | | A | | B | | 3 | | 4 | | C | | D | |
| No. of Floors above BWL | | 0 | | 0 | | 0 | | 0 | | 1 | | 1 | | 1 | | 1 | |
| BWP Method | | CS-WSP | | CS-WSP | | CS-WSP | | CS-WSP | | CS-WSP | | CS-WSP | | CS-WSP | | CS-WSP | |
| Average BWL Spacing (ft) | | 20.5 | | 20.5 | | 37 | | 37 | | 20.5 | | 20.5 | | 37 | | 37 | |
| Tabular Requirement (ft) | | 3.55 | | 3.55 | | 5.55 | | 5.55 | | 6.63 | | 6.63 | | 10.75 | | 10.75 | |
| Exposure | | B 1.00 | | B 1.00 | | B 1.00 | | B 1.00 | | B 1.00 | | B 1.00 | | B 1.00 | | B 1.00 | |
| Eave-to-Ridge Ht. (ft) | | 6.50 | | 0.79 | | 6.50 | | 0.79 | | 6.50 | | 0.90 | | 6.50 | | 0.90 | |
| Max. Wall Ht. (ft) | | 12.00 | | 1.10 | | 8.00 | | 0.90 | | 8.00 | | 0.90 | | 9.00 | | 0.95 | |
| No. of BWLs | | 2 | | 1.00 | | 2 | | 1.00 | | 2 | | 1.00 | | 2 | | 1.00 | |
| Omit Interior Finish? | | No | | 1.00 | | No | | 1.00 | | No | | 1.00 | | No | | 1.00 | |
| Added Hold-downs? | | No | | 1.00 | | No | | 1.00 | | No | | 1.00 | | No | | 1.00 | |
| Joints Blocked? | | Yes | | 1.00 | | Yes | | 1.00 | | Yes | | 1.00 | | Yes | | 1.00 | |
| Fasteners @ 4" o.c.? | | No | | 1.00 | | No | | 1.00 | | No | | 1.00 | | No | | 1.00 | |
| Required BWP Length (ft) | | 3.08 | | 2.52 | | 3.95 | | 3.95 | | 5.63 | | 5.63 | | 9.14 | | 9.14 | |
| Contributing Length (ft) | | BWP Method Length | | Method Length | | Method Length | | Method Length | | Method Length | | Method Length | | Method Length | | Method Length | |
| 1 | | CS-WSP 2.67 | | CS-WSP 8.80 | | CS-WSP 2.75 | | CS-WSP 3.80 | | CS-WSP 2.67 | | CS-WSP 2.50 | | CS-WSP 2.75 | | CS-WSP 3.40 | |
| 2 | | CS-WSP 5.25 | | CS-WSP 11.60 | | CS-WSP 2.75 | | CS-WSP 2.50 | | CS-WSP 5.40 | | CS-WSP 5.00 | | CS-WSP 2.75 | | CS-WSP 2.50 | |
| 3 | | CS-WSP 13.60 | | CS-WSP 7.17 | | CS-WSP 7.50 | | CS-WSP 5.40 | | CS-WSP 19.05 | | CS-WSP 16.85 | | CS-WSP 6.17 | | CS-WSP 9.90 | |
| 4 | | | | | | CS-WSP 2.50 | | CS-WSP 2.50 | | | | CS-WSP 2.65 | | CS-WSP 2.50 | | | |
| 5 | | | | | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | | | | | |
| Actual BWP Length (ft) | | 21.52 | | 27.37 | | 15.50 | | 14.00 | | 27.12 | | 27.00 | | 14.17 | | 15.80 | |
| Actual \geq Required? | | PASS | | PASS | | PASS | | PASS | | PASS | | PASS | | PASS | | PASS | |
| BWPs \leq 20' Apart? | | Yes | | Yes | | Yes | | Yes | | Yes | | Yes | | Yes | | Yes | |
| \geq 2 Panels in BWL? | | Yes | | Yes | | Yes | | Yes | | Yes | | Yes | | Yes | | Yes | |
| BWP 10' from Ends? | | Yes | | Yes | | Yes | | Yes | | Yes | | Yes | | Yes | | Yes | |
| Continuous Sheathing End Conditions | | End 1 End 2 | | End 1 End 2 | | End 1 End 2 | | End 1 End 2 | | End 1 End 2 | | End 1 End 2 | | End 1 End 2 | | End 1 End 2 | |
| End Conditions | | 1 1 | | 1 5 | | 1 1 | | 1 5 | | 1 1 | | 1 1 | | 1 1 | | 1 1 | |
| BWL Compliance | | PASS | | PASS | | PASS | | PASS | | PASS | | PASS | | PASS | | PASS | |



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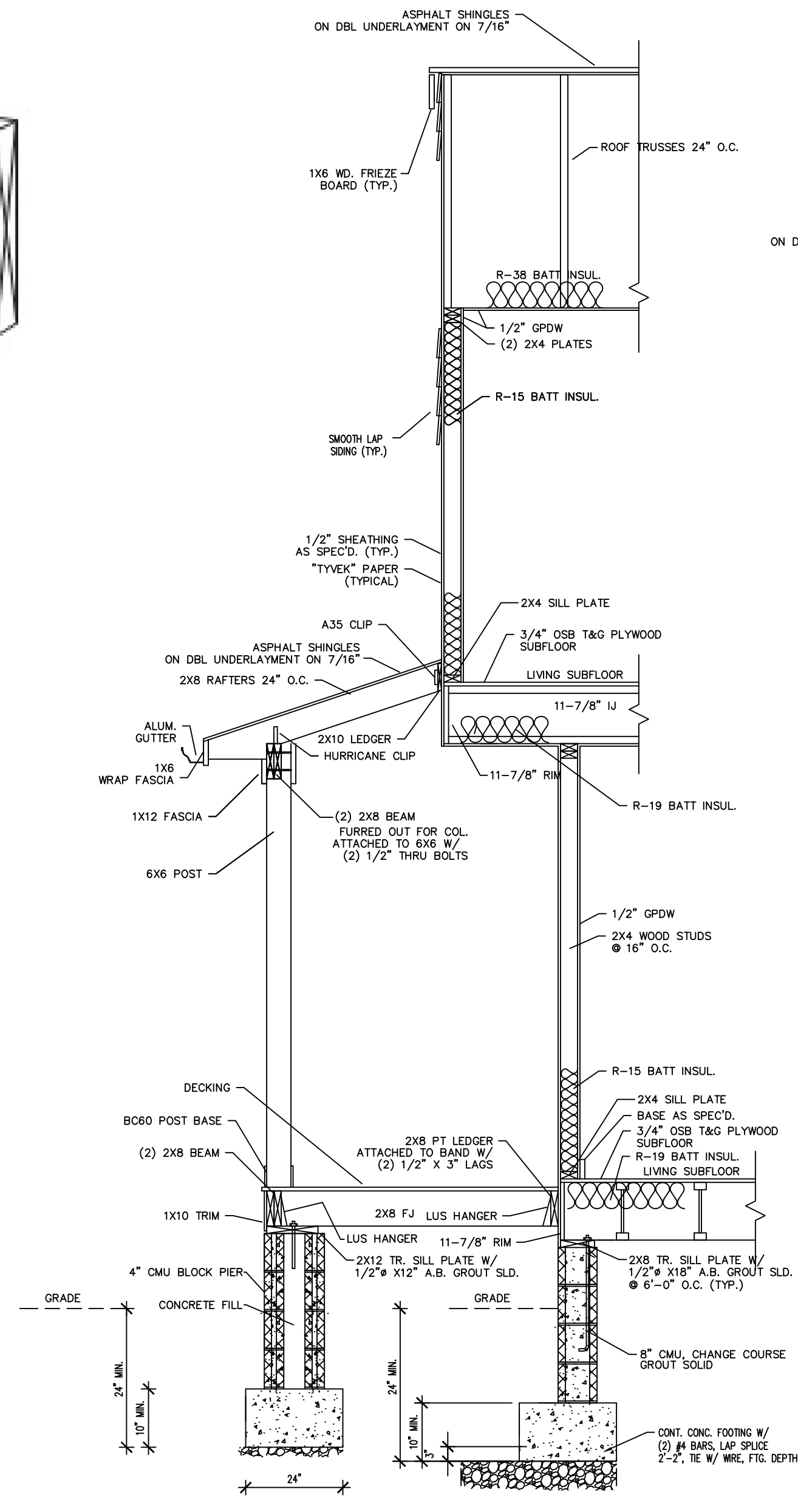
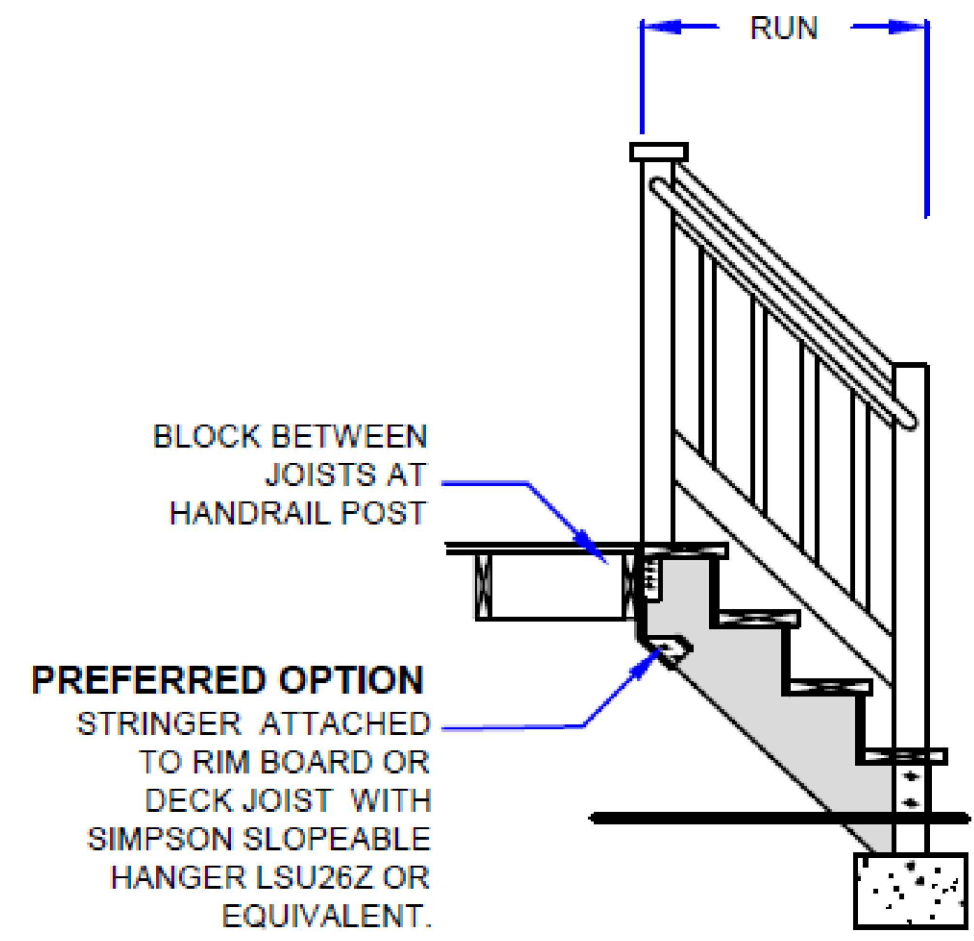
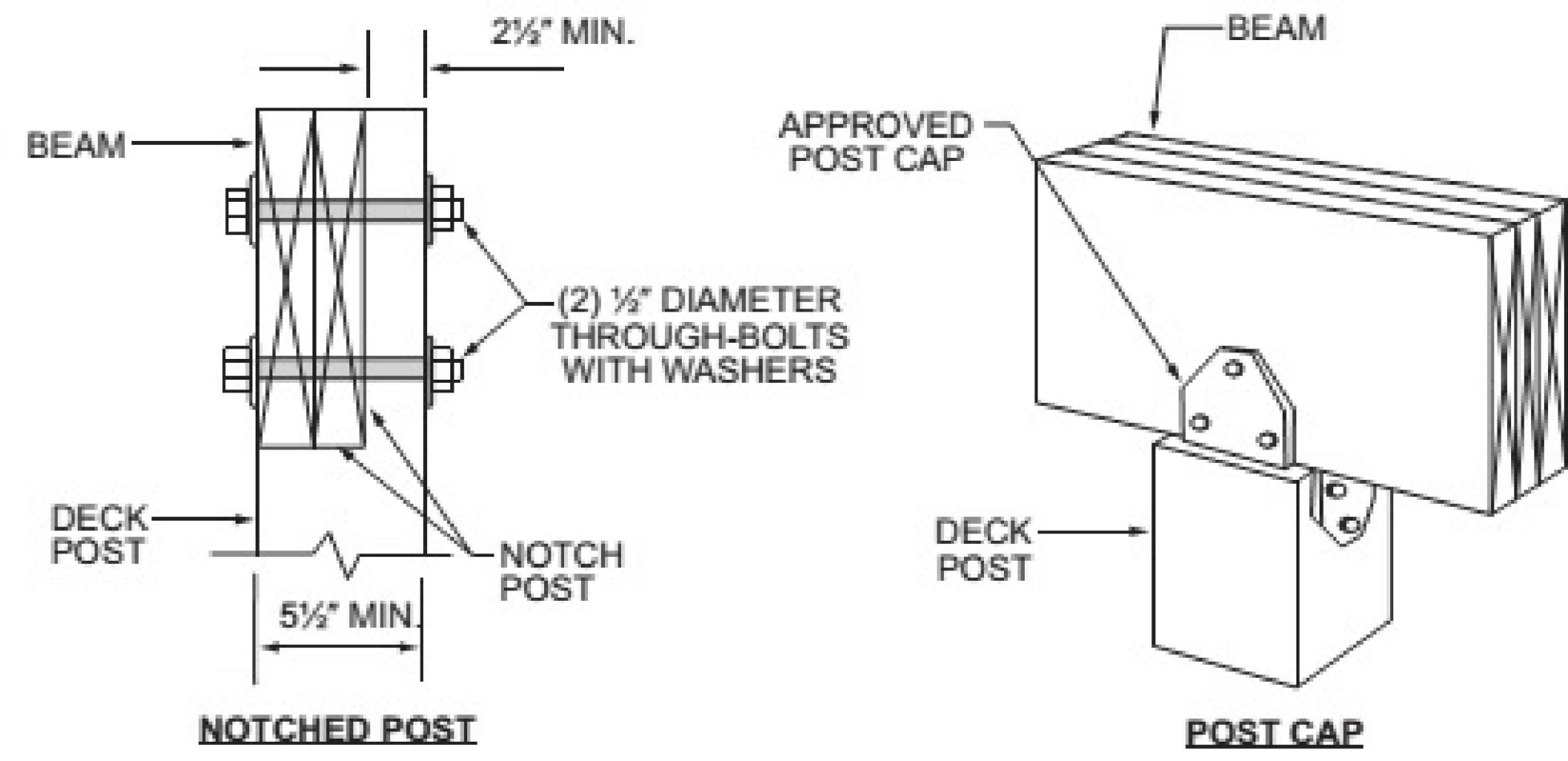
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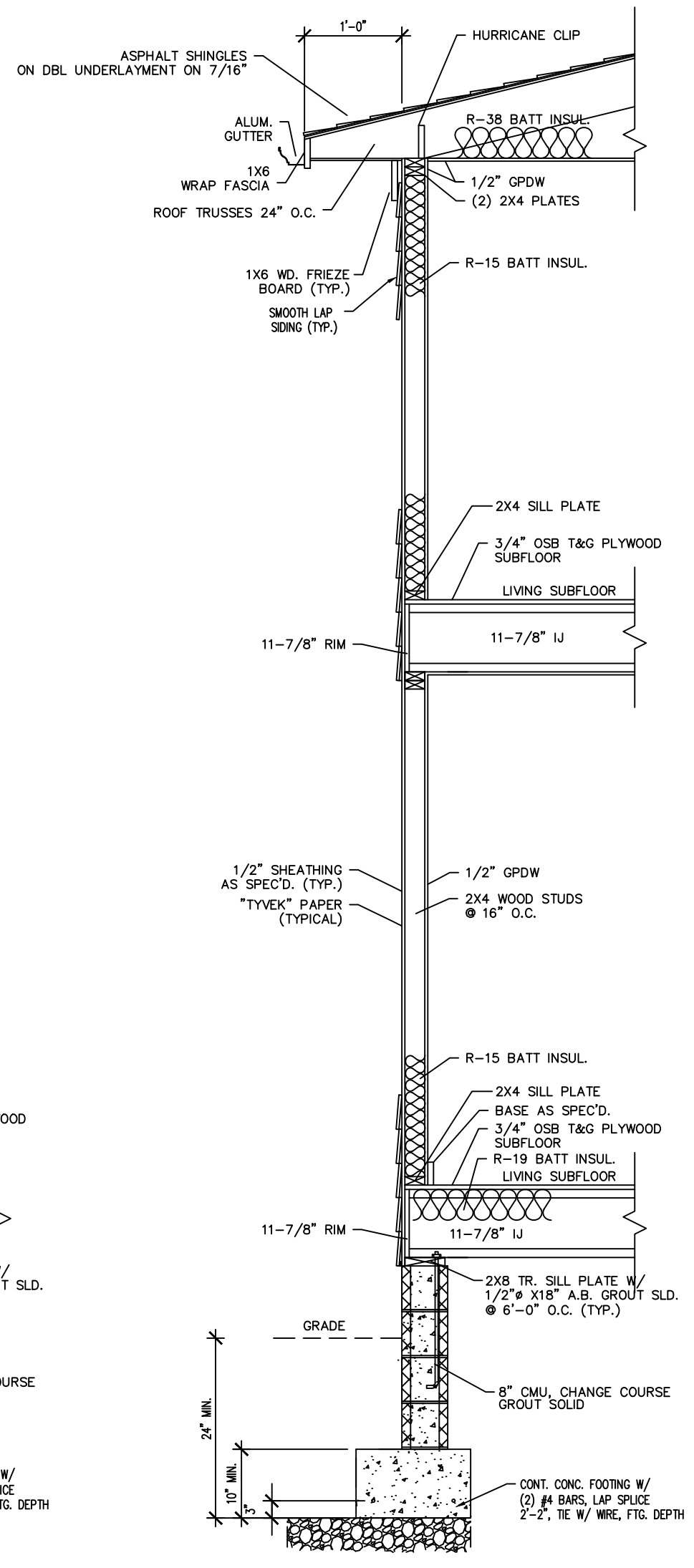
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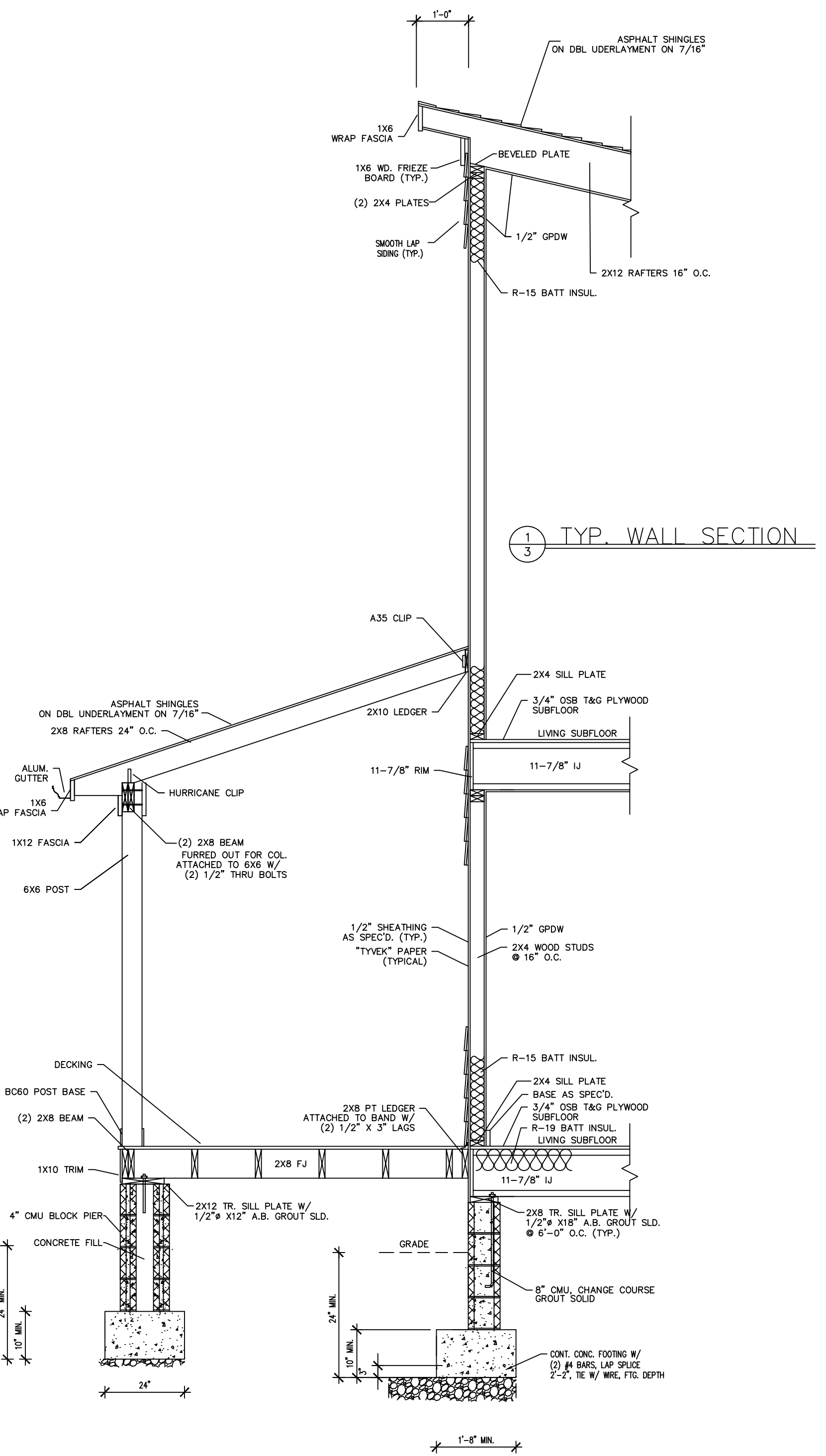




1 TYP. WALL SECTION REAR PORCH

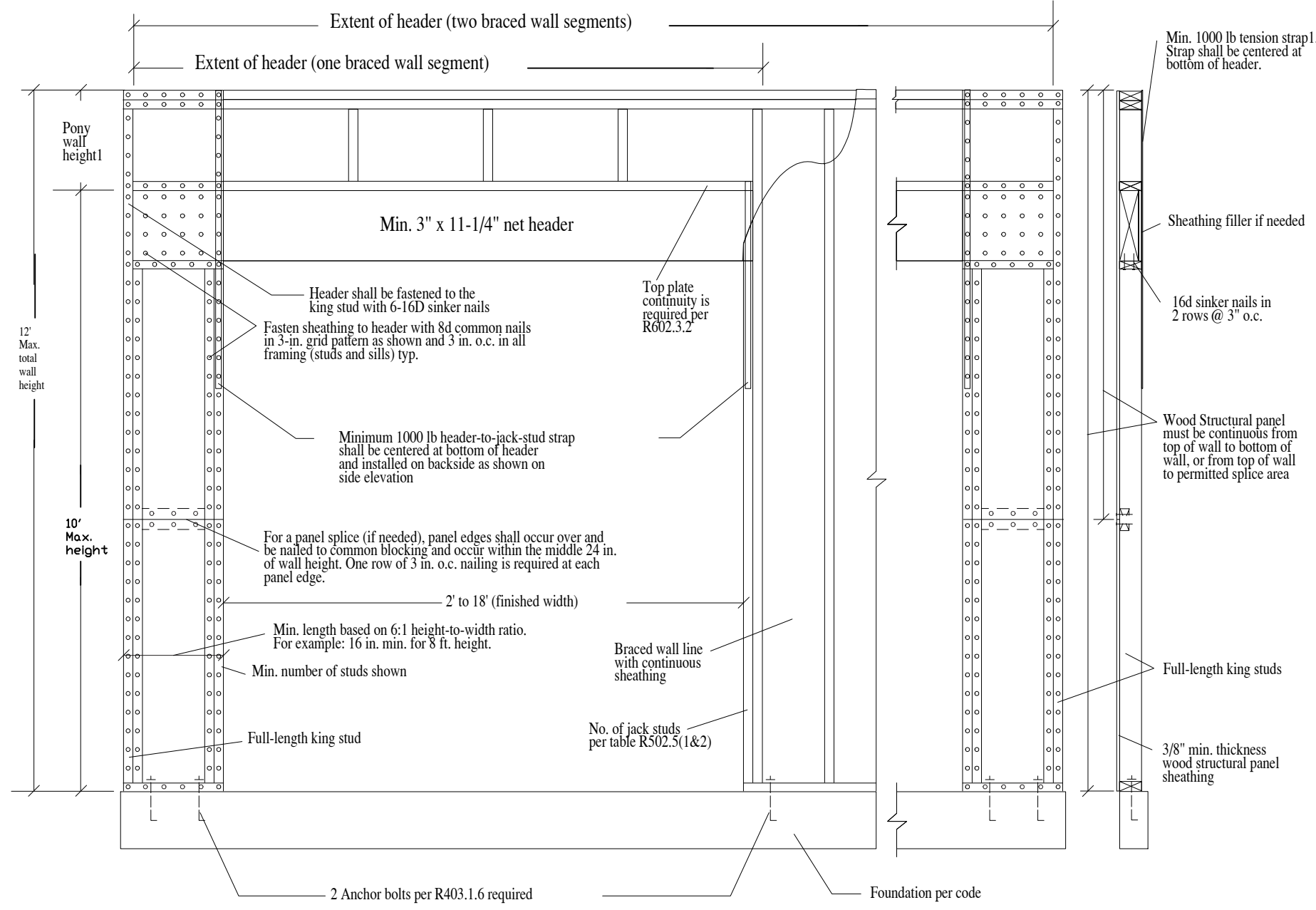


2 TYP. WALL SECTION



3 TYP. WALL SECTION

NARROW WALL BRACING SECTION



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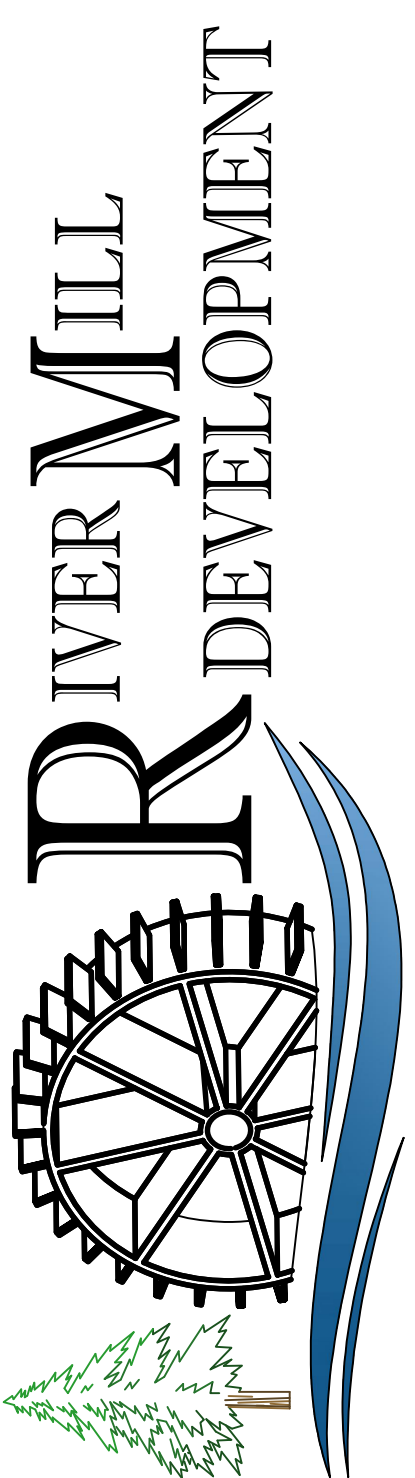
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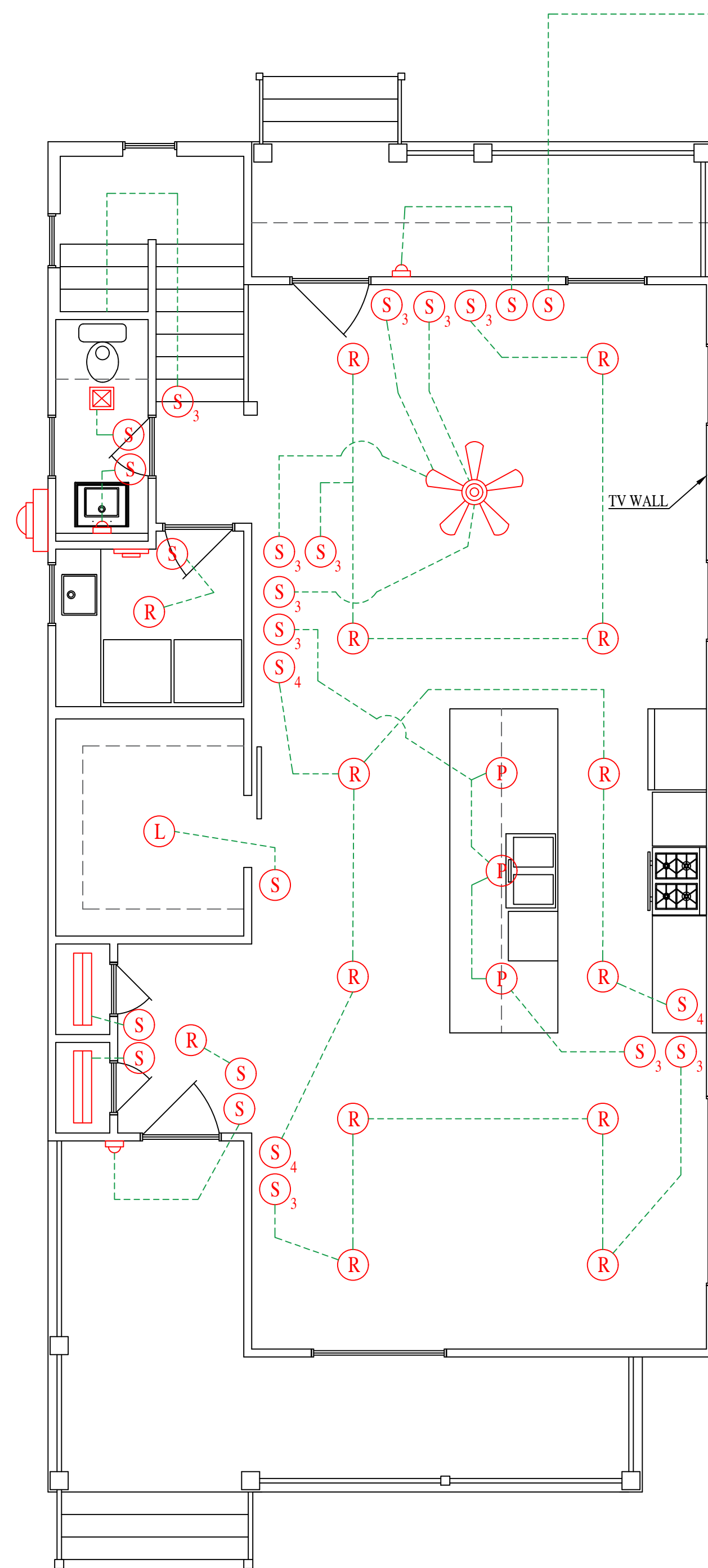
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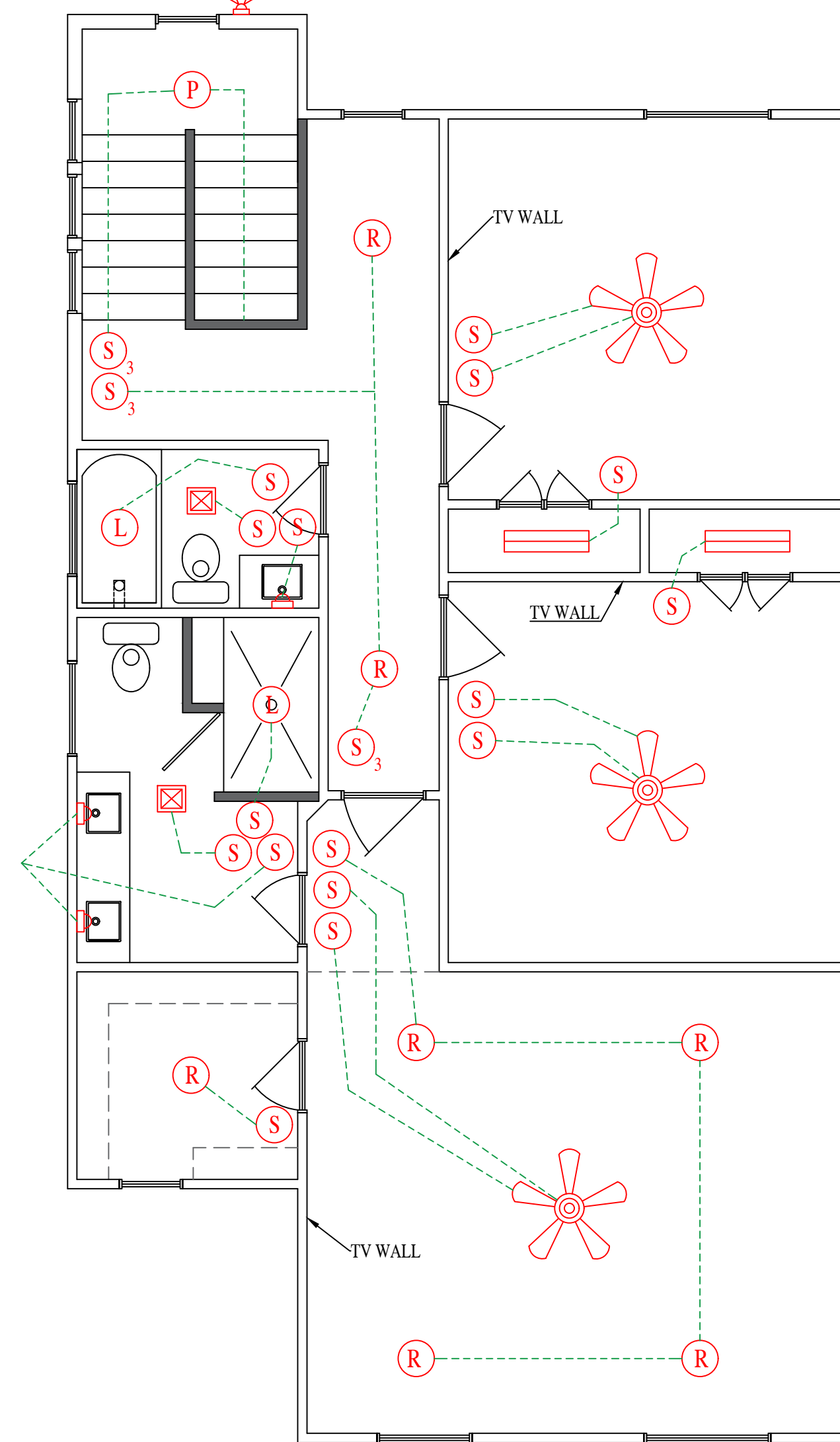
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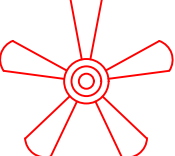


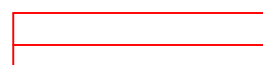




WALL/FLOOR RECEPTACLES TO BE INSTALLED
PER LOCAL CODE



FIRST FLOOR ELECTRICAL PLAN



SECOND FLOOR ELECTRICAL PLAN

-  EXTERIOR METER
-  MAIN PANEL
-  EXHAUST FAN
-  PENDANT LIGHT
-  WALL MOUNT LIGHT
-  FAN / LIGHT FIXTURE
-  SINGLE POLE SWITCH
-  RECESSED CAN LIGHT
-  LIGHT BALLASTS
-  FLUSH LED
-  KEYLESS LIGHT
-  FLOOD LIGHT
-  STANDARD LIGHT

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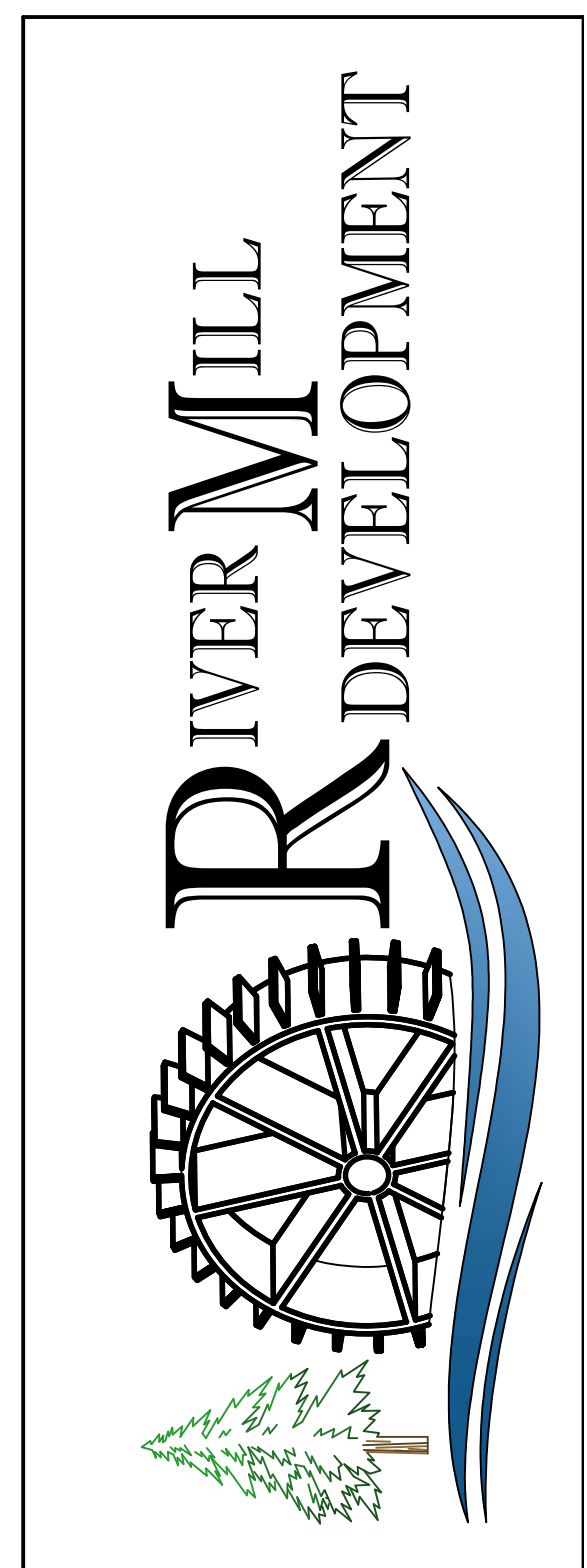
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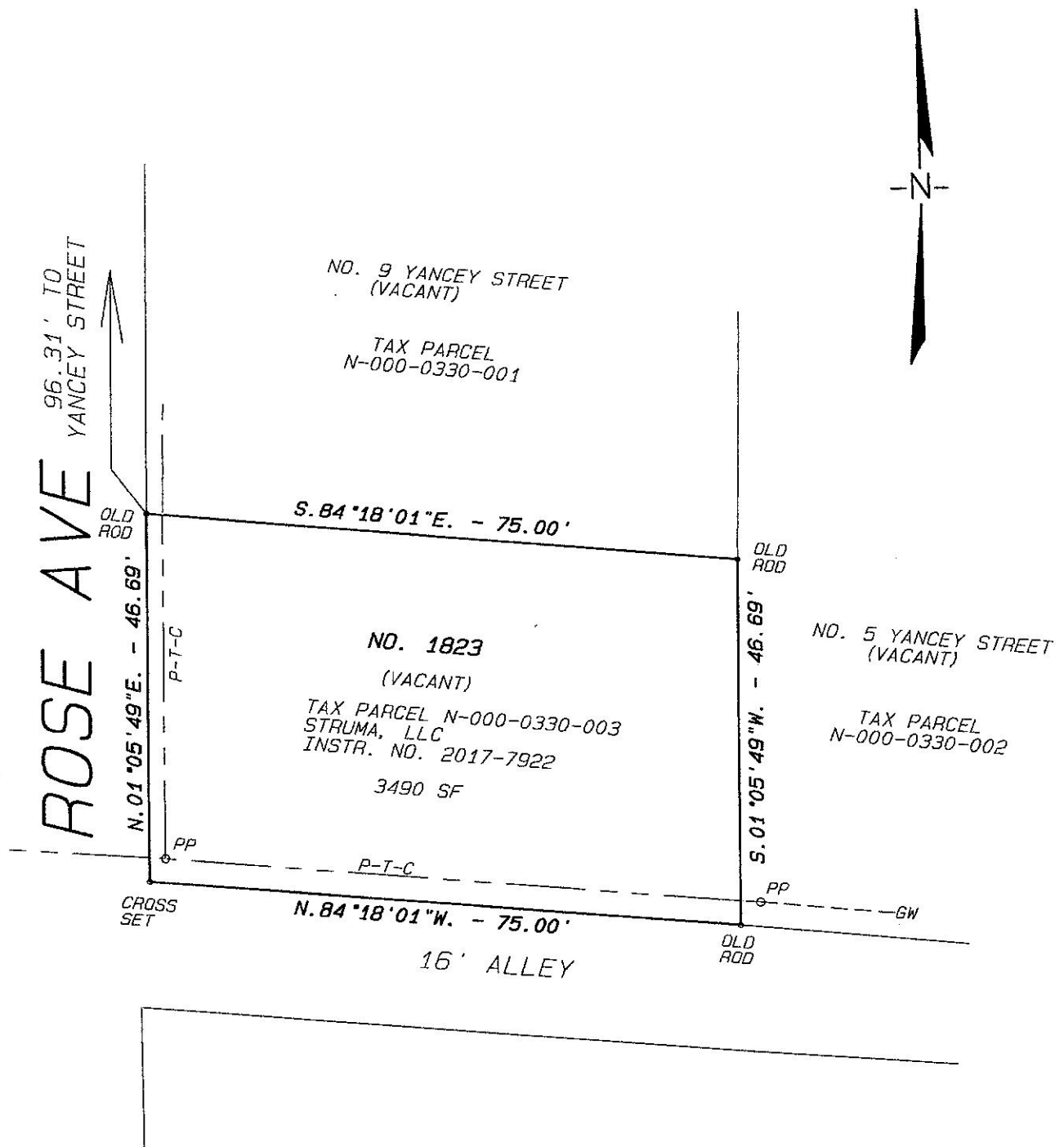
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SCALE:
1/4" = 1'-0"

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P= OVERHEAD POWER
 T= OVERHEAD TELEPHONE
 C= OVERHEAD CABLEVISION
 PP = POWER POLE

NOTE:
 THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

PLAT OF PROPERTY SITUATED ON THE EASTERN LINE OF ROSE AVENUE AND SOUTH OF YANCEY STREET CITY OF RICHMOND, VIRGINIA MARCH 27, 2018 SCALE: 1"=20'



STEVEN B. KENT & ASSOCIATES, P.C.
 LAND SURVEYORS
 1521 Brook Road
 Richmond, VA 23220
 PH. 804-643-6113

CERTIFICATION

THIS IS TO CERTIFY THAT WE MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON, THAT ALL IMPROVEMENTS AND VISIBLE EASEMENTS ARE SHOWN HEREON, THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES, OR FROM SUBJECT PREMISES, OTHER THAN SHOWN HEREON.

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