

*This unit must be connected to a public water supply and sewer system if these are available when located in the state of North Carolina.*

# VIRGINIA

## HOMES of BOYDTON

P.O. BOX 330  
BOYDTON, VIRGINIA 23917

### WEST VIRGINIA

2015 INTERNATIONAL RESIDENTIAL CODE  
2014 NATIONAL ELECTRICAL CODE  
2009 ENERGY CODE  
ROOF LIVE LOAD: 30 PSF  
FLOOR LIVE LOAD: 40 PSF  
DESIGN WIND VELOCITY: 100 MPH V<sub>asd</sub>  
OCCUPANCY: 1 & 2 FAMILY DWELLING  
CONSTRUCTION TYPE: WOOD FRAME (5B)

### VIRGINIA

2015 INTERNATIONAL RESIDENTIAL CODE  
2014 NATIONAL ELECTRICAL CODE  
2015 VIRGINIA UNIFORM STATEWIDE BUILDING CODE  
ROOF LIVE LOAD: 30 PSF  
FLOOR LIVE LOAD: 40 PSF  
DESIGN WIND VELOCITY: 100 MPH V<sub>asd</sub>  
OCCUPANCY: R-5  
CONSTRUCTION TYPE: WOOD FRAME (5B)

### NORTH CAROLINA

NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION  
NORTH CAROLINA ELECTRICAL CODE, 2011 EDITION  
NORTH CAROLINA ENERGY CODE, 2018 EDITION  
ROOF LIVE LOAD: 30 PSF  
FLOOR LIVE LOAD: 40 PSF  
DESIGN WIND VELOCITY: 130 MPH V<sub>ult</sub>  
OCCUPANCY: 1 & 2 FAMILY DWELLING  
CONSTRUCTION TYPE: WOOD FRAME (5B)

### ATTENTION LOCAL INSPECTION DEPARTMENT

SET-UP INSTRUCTIONS FOR THE MODULAR UNIT ARE INCLUDED BY ATTACHMENT TO THESE PLANS. ANY PLANS SET WHICH DOES NOT INCLUDE AN ATTACHMENT ENTITLED IN FIELD SET-UP INSTRUCTIONS ARE INCOMPLETE.

### NORTH CAROLINA CONSTRUCTION CODE

CONSTRUCTION TYPE = 5B  
OCCUPANCY CLASSIFICATION = 1 AND 2 FAMILY DWELLING  
FLOOR LIVE LOAD = SEE SHEETS 7 AND 2  
ROOF LIVE LOADS = SEE SHEETS 7 AND 2

APPROVED BY



1/15/2021

Approval of this document does not authorize or approve any deviation or deviations from the requirements of applicable State Laws.



### NOTE:

PLEASE REFER TO THE IN FIELD SET-UP INSTRUCTIONS FOR CRANE LIFTING PROCEDURE.

### ATTENTION LOCAL INSPECTION DEPARTMENT

IF THIS STRUCTURE IS IN A THERMAL ZONE THAT IS MORE STRINGENT THAN THAT LISTED ON THESE PLANS, IS SET ON PILINGS, OR IS INSTALLED AT A MOUNTAIN REGION OR COSTAL HIGH HAZARD SITE SUCH THAT WIND OR OTHER DESIGN PARAMETERS ARE INCREASED, THE DESIGN MUST BE DETERMINED TO BE ADEQUATE FOR THE ACTUAL SITE CONDITIONS. ALTERATIONS MAY THEN BE REQUIRED TO BRING THE HOME INTO COMPLIANCE WITH THE MORE STRINGENT CONDITIONS.

SOFFIT MATERIALS FOR THIS UNIT ASSUMES THAT THE BUILDING FACE WILL BE 10' OR GREATER FROM THE PROPERTY LINE WHEN INSTALLED ON SITE. WHERE THE BUILDING FACE IS LESS THAN 10' FROM THE PROPERTY LINE, THE UNDERLAYMENT MATERIALS AND VENTILATION IN ACCORDENCE WITH SECTION R302.1.1 OF THE 2018 NC RESIDENTIAL CODE, MUST BE PROVIDED AND INSTALLED AT THE SITE WITH INSPECTION AND APPROVAL BY THE LOCAL JURISDICTION.

NOTE: THIS HOUSE DOES NOT MEET THE REQUIREMENTS TO BE COASTAL HIGH HAZARD INSTALLATION.

### ATTENTION LOCAL INSPECTION DEPARTMENT

THE FOLLOWING ITEMS HAVE NOT BEEN COMPLETED BY VIRGINIA HOMES OF BOYDTON, LLC. HAVE NOT BEEN INSPECTED BY NIA, AND ARE NOT CERTIFIED BY THE NORTH CAROLINA MODULAR LABEL. CODE COMPLIANCE MUST BE DETERMINED AT THE LOCAL LEVEL.

1. FOUNDATION
2. UNDER HOUSE WASTE PIPING
3. 10 KVA ASSUMED FOR HVAC SYSTEM FOR SERVICE PANEL SIZING.
4. RIDGE VENT WHEN REQUIRED
5. CLOTHES DRYER VENT WHEN REQUIRED

REFER TO SHEET 0.1 FOR INFIELD SET-UP AND INSPECTION INSTRUCTIONS. (SET-UP MANUAL TABLE OF CONTENTS)



TEL. (434)738-6807  
FAX (434)738-6806

For all Counties and municipalities that require a sprinkler system, the system is to be designed and installed 100% on site by others.

NAME 1626 N 27th ST - 5/12  
MODEL 2112-1-M28-E

**NOTE:**  
 FOUNDATION TO BE DESIGNED BY ENGINEER  
 PER LOCAL CONDITIONS & REQUIREMENTS.  
 ENTIRE FOUNDATION, INCLUDING ALL REQUIRED  
 ELECTRICAL, TO BE BUILT ON SITE BY OTHERS.

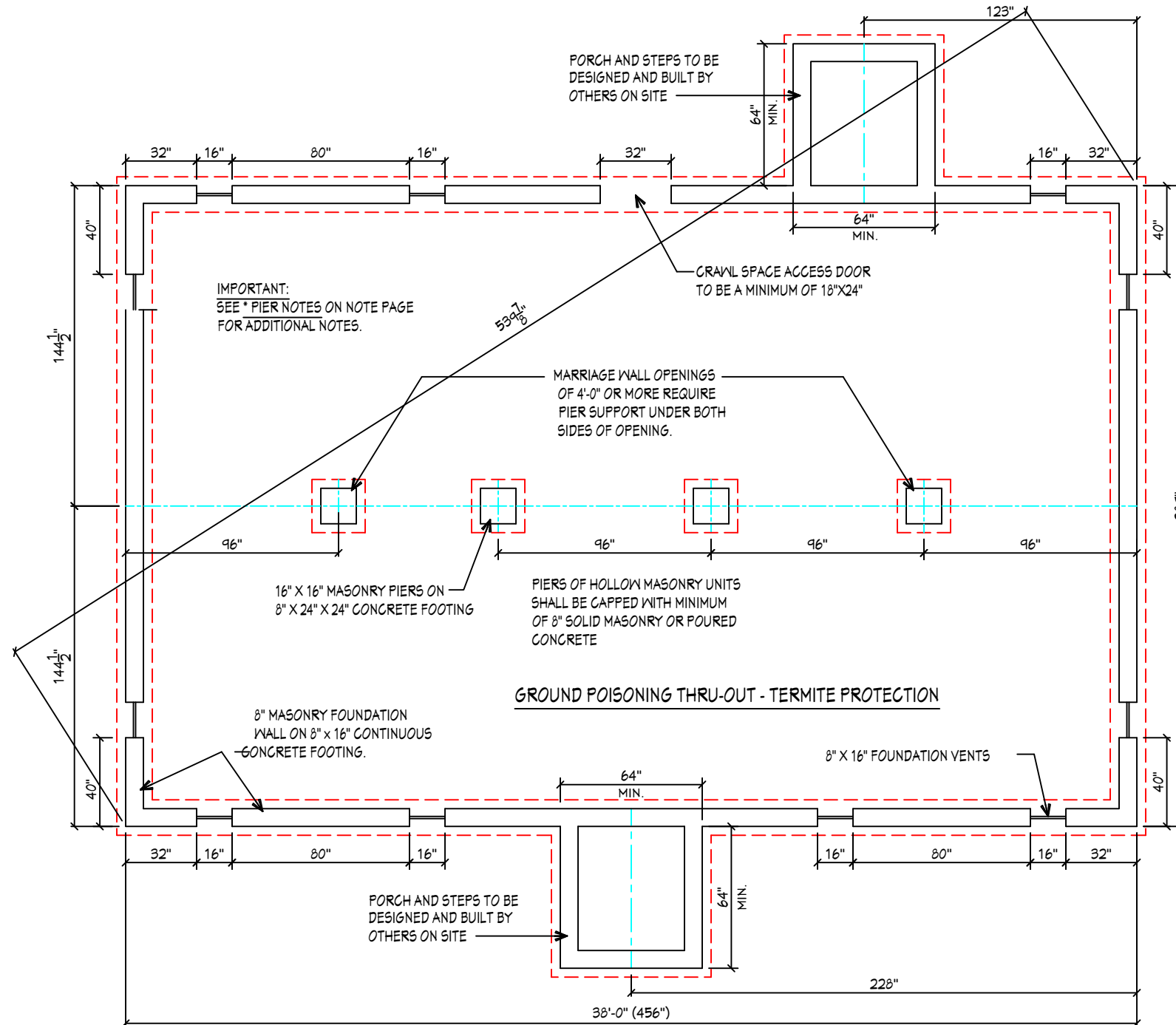
**NOTE:**  
 FOOTINGS SHALL EXTEND BELOW GRADE  
 OR BELOW FROST LINE, DEPENDANT ON  
 LOCALITY.

**NOTE:**  
 FOUNDATION DESIGN FOR VIRGINIA PER  
 VUSBC 2015 EDITION, NORTH CAROLINA  
 PER NCRC, 2018 EDITION, WEST VIRGINIA  
 PER 2015 IRC.

**NOTE:**  
 CRAWL SPACE VENTILATION REQUIRED:  
 1" VAPOR BARRIER (10.90 SQ. FT.)

**NOTE:**  
 ACTUAL FOUNDATION WIDTH  
 1" LARGER THAN BUILDING TO  
 ALLOW FOR REMOVAL OF LIFTING  
 DEVICES.

**NOTE:**  
 CONCRETE BLOCK PIERS  
 SHALL BE LAID IN TYPE "M" OR "S".



APPROVED BY  
**NIA** 1/15/2021  
 Approval of this document does not authorize or approve any deviation or deviations from the requirements of applicable State Laws.

**VHB**

**BUILDER:**  
 PROJECT HOMES

**CUSTOMER:**  
 MODEL

**COUNTY/STATE:**  
 VIRGINIA

**SERIAL NO.:**  
 17781

**MODEL:**  
 JACKSON

**MODEL NO.:**  
 2112-1-M28-E-B



P.O. BOX 330  
 BOYDTON, VA 23917

**DATE:**  
 1/12/2021

**REVISIONS:**

**DRAWN BY:** W.D.  
**CHECKED BY:** -

**TITLE:**  
 FOUNDATION PLAN

**SCALE:** 3/16" = 1'-0"  
**SHEET:** 1



**NOTE:**

1. ALL ELECTRICAL MATERIALS AND EQUIPMENT ARE TO BE LISTED OR LABELED.
2. ALL ELECTRICAL INSTALLATIONS ARE TO BE IN ACCORDANCE WITH THE APPLICABLE NFPA 70 (N.E.C.) SEE DATA PLATE # PANEL BOX.
3. NM CABLE TO BE SECURED @ 4'-1/2' O.C. AND WITHIN 12" OF BOXES AND FITTINGS.
4. ELECTRICAL RECEPTACLES ARE NOT TO BE LOCATED ABOVE BASEBOARD HEATERS.
5. THE SERVICE DISCONNECT TO BE LOCATED AT POINT NEAREST SERVICE ENTRANCE.
6. SMOKE DETECTORS NOT TO BE LOCATED ON GFCI CIRCUIT AND ARE INTERCONNECTED.
7. 3/10-27(C) OUTLET BOXES SHALL NOT BE USED AS SOLE SUPPORT FOR CEILING FANS UNLESS LISTED FOR THE APPLICATION.

**ATTIC VENTILATION:**

ATTIC SPACES SHALL BE VENTILATED WITH WEATHER PROTECTED VENTS WITH APPROPRIATE AREAS AS FOLLOWS:  
N.C. - THE NET FREE CROSS-VENTILATION AREA MAY BE NOT LESS THAN 1/300 OF THE AREA OF THE SPACE VENTILATED WHEN A VAPOR BARRIER IS USED.

**NOTE: ATTIC ACCESS (MIN.)**

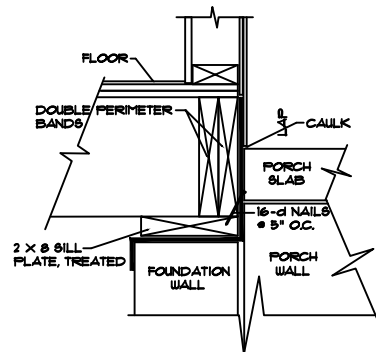
N.C./R.C. - 22" X 30"

**ATTIC VENTILATION PROVIDED:**

5/12 PITCH - 6.6 SQ. FT.  
12/12 PITCH - 15.1 SQ. FT.

**ATTENTION LOCAL INSPECTIONS DEPARTMENT:**

SET-UP INSTRUCTIONS FOR THIS MODULAR UNIT ARE INCLUDED BY ATTACHMENT TO THESE PLANS. ANY PLAN SET WHICH DOES NOT INCLUDE AN ATTACHMENT ENTITLED "SET-UP MANUAL" ARE INCOMPLETE.



**FLASHING AT PORCH**  
NOT TO SCALE

**NOTE:**

SILL PLATES TO BE PRESSURE TREATED OR AN APPROVED MOISTURE BARRIER CAN BE USED BETWEEN THE SILL AND THE FOUNDATION.

**NOTE:**

CONCRETE BLOCK PIERS SHALL BE LAID IN TYPE "M" OR "S".

**CONNECTION BETWEEN BATH GROUPS**

TO BE INSTALLED IN FIELD BY OTHERS.  
USE 3" MIN. SOIL DRAIN PIPING

**NOTE:**

WHEN DISHWASHER AND/OR GARBAGE DISPOSAL IS ADDED DRAIN SIZES WILL BE LISTED WITH ( ).

**NOTE:**

- 1) VERTICAL PIPING SHALL BE SUPPORTED AS FOLLOWS:
  - a) PLASTIC PIPE  
1-1/2" & LARGER SUPPORT AT EACH STORY  
1-1/4" & SMALLER SUPPORT AT 4' INTERVALS
- 2) HORIZONTAL PIPING SHALL BE SUPPORTED AS FOLLOWS:
  - a) PLASTIC PIPE  
SUPPORT AT 5' INTERVALS

**NOTE:**

1. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNIT MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPERATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.  
ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A NET CLEAR OPENING OF 5.7 SQ. FT.(4.0 NC.). THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES.  
EXCEPTION: GRADE FLOOR WINDOW MAY HAVE A MINIMUM NET CLEAR OPENING OF 5.0 SQ. FT.  
(NORTH CAROLINA)  
ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 4.0 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 22 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. EACH EGRESS WINDOW FROM SLEEPING ROOMS MUST HAVE A MINIMUM TOTAL GLASS AREA OF NOT LESS THAN 5.0 SQ. FT. IN THE CASE OF A GROUND FLOOR WINDOW AND NOT LESS THAN 5.1 SQ. FT. IN THE CASE OF A SECOND STORY WINDOW.
2. INTERIOR FINISHES SHALL CONFORM WITH THE FOLLOWING:  
NC - CLASS "C" (FLAME SPREAD 76 - 200)

**FOUNDATION NOTES:**

1. FOUNDATION WALLS TO BE CAPPED WITH 2 X 8 SILL PLATE WITH 1/2" DIA. ANCHOR BOLTS. THE BOLTS SHALL BE EMBEDDED IN FOUNDATIONS TO A DEPTH OF NOT LESS THAN 8" OF POURED IN PLACE CONCRETE. THERE SHALL BE A MINIMUM OF TWO ANCHOR BOLTS PER SECTION OF PLATE AND ANCHOR BOLTS SHALL BE PLACED 12" FROM THE END OF PLATE WITH INTERMEDIATE BOLTS SPACED A MAXIMUM OF 6' ON CENTER FOR 90 MPH, 4' FOR 110 MPH, 21" FOR 120 MPH AND 18" FOR 130 MPH.
  2. ALL DEBRIS, SOD, STUMPS AND ORGANIC MATERIAL SHALL BE REMOVED AND GROUND TO BE GRADED AS SMOOTH AS POSSIBLE. ENTIRE CRAWL AREA MAY BE COVERED WITH AN APPROVED VAPOR BARRIER.
  3. MINIMUM APPLICABLE SOIL BEARING VALUE TO BE 2,000 P.S.F.
  4. FOUNDATION LABOR AND INSTALLATION TO BE 100% BY OTHERS (NOT BY VIRGINIA HOMES OF BOYDTON) ALL ASPECTS OF FOUNDATION TO BE DESIGNED BY ENGINEER PER LOCAL CONDITIONS AND REQUIREMENTS.
  5. BASEMENT HEIGHT PLUS FLOOR JOIST AND DECKING MUST BE DIVISIBLE BY 8'-1/4" TO MEET HEAD CLEARANCE REQUIREMENTS FOR 10' BASEMENT OPENING.
- \* PIER NOTES**
1. PIERS FOR MARRIAGE WALL OPENINGS OF 4'-0" OR OVER ARE REQUIRED. IF HOME IS BUILT IN REVERSE, THESE PIERS MUST BE REVERSED ALSO.
  2. FLOOR GIRDER SPLICES ARE 8'-0" O.C. FROM RIGHT TO LEFT, STANDARD OR REVERSE PLAN. PIERS ARE REQUIRED AT THESE SPLICES EXCEPT WHEN THE GIRDER SPLICE IS WITHIN 12" FROM A PIER SUPPORTING A MARRIAGE WALL OPENING. IN THESE INSTANCES, THE PIER CAN BE OMITTED.
  3. WHEN A REVERSED FLOOR PLAN IS USED, ADDITIONAL PIERS MAY BE REQUIRED IF THE GIRDER SPLICE IS GREATER THAN 12" FROM A PIER SUPPORTING A MARRIAGE WALL OPENING.

**N.C. WATER SUPPLY NOTES:**

1. SHUT-OFF VALVES ARE TO BE PROVIDED AT THE FOLLOWING LOCATIONS:
  - a) AT THE WATER SUPPLY LINES TO EACH DWELLING PRIOR TO THE FIRST FIXTURE BRANCH TO CONTROL ALL FIXTURES IN THE DWELLING.
  - b) AT EACH INDIVIDUAL FIXTURE TO CONTROL THE FIXTURE WITHOUT INTERFERING WITH THE WATER SUPPLY TO THE OTHER FIXTURES.
  - c) AT THE COLD SUPPLY TO EACH WATER HEATER.
2. WATER HEATERS SHALL BE PROVIDED WITH AN APPROVED TEMP. AND PRESSURE RELIEF VALVE AND SO LABELED BY THE MANUFACTURER ON THE WATER HEATER. THE OUTLET OF THE RELIEF VALVE SHALL NOT BE CONNECTED TO THE DRAINAGE SYSTEM AS A DIRECT WASTE, BUT SHALL BE PIPED TO A FLOOR DRAIN OF OTHER LOCATION THAT WILL REDUCE THE POSSIBILITY OF PERSONAL INJURY SHOULD THE VALVE DISCHARGE.
3. WATER HEATER TEMP. AND PRESSURE RELIEF VALVE ON THE HOT WATER INLET SHALL HAVE THE THERMO-BULB EXTENDING INTO THE SHELL OF THE TANK AS TO BE ACTUATED BY THE WATER IN THE TOP 6" OF THE TANK.

**GENERAL NOTES:**

1. FOR INTER-CONNECTION OF MODULES, TYPICAL UPLIFT CONNECTIONS AND TYPICAL CROSS-SECTION SEE "SECTION" OR "SET UP MANUAL".
2. RECEPTACLES INSTALLED IN KITCHEN SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION.
3. RETURN AIR GRILL IS NOT TO BE LOCATED WITHIN 10' OF COOKING APPLIANCE.
4. KITCHEN HOOD VENT MUST BE VENTED TO THE OUTSIDE. MAINTAIN 1" CLEARANCE TO COMBUSTIBLES.
5. BATHROOM RECEPTACLES SHALL BE ON A 20 AMP CIRCUIT WITH GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS.

**NOTE:**

SMOKE DETECTORS SHALL BE LOCATED AT EACH SLEEPING AREA IN ADDITION TO THE LOCATIONS SHOWN ON THE PLAN. EACH SMOKE DETECTOR IS TO OPERATE BY AC AND DC POWER.

**NOTE:**

21052 (e) OUTDOOR RECEPTACLES. FOR A ONE-FAMILY DWELLING AND EACH UNIT OF A TWO-FAMILY DWELLING WHICH IS AT GRADE LEVEL AT LEAST ONE RECEPTACLE OUTLET ACCESSIBLE AT GRADE LEVEL SHALL BE INSTALLED AT THE FRONT AND BACK. (NORTH CAROLINA) ( MAXIMUM OF 6' 6" FROM GRADE LEVEL)

**PORCH CONSTRUCTION**

1. PORCH TO BE A MINIMUM OF 5'-4" X 5'-4"
2. BASE SLAB TO BE 6" THICK CONCRETE.
3. SLAB TO BE 1-1/2" WIDER ON ALL SIDES THAN OUTSIDE OF PORCH WALLS.

**PORCH WALLS**

TO BE 8" HOLLOW MASONRY.

**FILL**

TO BE FILLED WITH 100% CRUSHED STONE OR GRAVEL.

**PORCH SURFACE**

SLAB TO BE 4" THICK CONCRETE WITH A 1-1/2" OVERHANG, FRONT AND BOTH SIDES. CONCRETE TO BE 2500 P.S.I. MIN.

**DESIGN LOADS:**

ROOF LIVE LOADS: 30 P.S.F.  
FLOOR LIVE LOAD: 40 P.S.F.  
WIND LOAD: 100 & 130 M.P.H.  
20 P.S.F. MIN.

DISTANCE OF FIXTURE TRAP FROM VENT	
SIZE OF FIXTURE DRAIN INCHES	DISTANCE TRAP TO VENT
1-1/2"	5' - 0"
2"	6' - 0"
3"	10' - 0"

**NOTE:**

ALL EXTERIOR HOSE BIBBS SHALL BE FROST-FREE AND INSTALLED WITH AN APPROVED ANTI-BACKFLOW DEVICE.

**NOTE:**

HOT & COLD WATER LINES ARE PEX TUBING.  
WASTE LINES ARE PVC.

**NOTE:**

HIGH-EFFICACY LAMPS REQUIRED PER STATE AND LOCAL JURISDICTION ENERGY CODES TO BE 100% ON SITE BY OTHERS.

**NOTE:**

ALL INSULATION COMPONENTS FOR ATTICS WITH FULL-DOWN STAIRS TO BE COMPLETED 100% ON SITE BY OTHERS, PER STATE AND LOCAL JURISDICTION CODES.

APPROVED BY



1/15/2021

Approval of this document does not authorize or approve any deviation or deviations from the requirements of applicable State Laws.

**NOTE:**

1. CRAWLSPACE IS TO BE PROVIDED WITH VENTILATION OPENINGS COVERED WITH CORROSION RESISTANT WIRE MESH TO PREVENT RODENT ENTRY. THE VENTILATION THROUGH THE WIRE MESH SHALL NOT EXCEED 1/4" IN ANY DIRECTION.  
N.C. - ONE SQ. FT. FOR EVERY 150 SQ. FEET OF CRAWL SPACE GROUND AREA.  
WALL VENTED CRAWL SPACES REQUIRE FULL COVERAGE GROUND VAPOR RETARDER. A MINIMUM 6 MIL POLYETHYLENE VAPOR RETARDER OR EQUIVALENT SHALL BE INSTALLED TO COVER ALL EXPOSED EARTH IN CRAWL SPACE.
2. CHECK WITH THE SUPPLIER OF THE VENT FOR THE FREE AIR OF EACH VENT. MORE VENTS MAY BE REQUIRED THAN WHAT IS SHOWN TO MEET THE PROPER VENTILATION.
3. A GFCI PROTECTED RECEPTACLE REQUIRED IN CRAWLSPACE PER APPLICABLE NEC 210-8(4) AND 210-63. ON SITE BY OTHERS.
4. A SWITCHED LIGHTING OUTLET SHALL BE PROVIDED AT CRAWLSPACE ACCESS PER APPLICABLE NEC 210-10(C). ON SITE BY OTHERS.
5. AT LEAST ONE GFCI PROTECTED RECEPTACLE REQUIRED IN THE BASEMENT PER APPLICABLE NEC 210-8(5) AND 210-52(2)(g). RECEPTACLE TO BE INSTALLED ON SITE BY OTHERS.

**NOTE:**

1. CRAWL SPACE SHALL BE A MIN. OF 18" HIGH AND 24" WIDE IN NC.

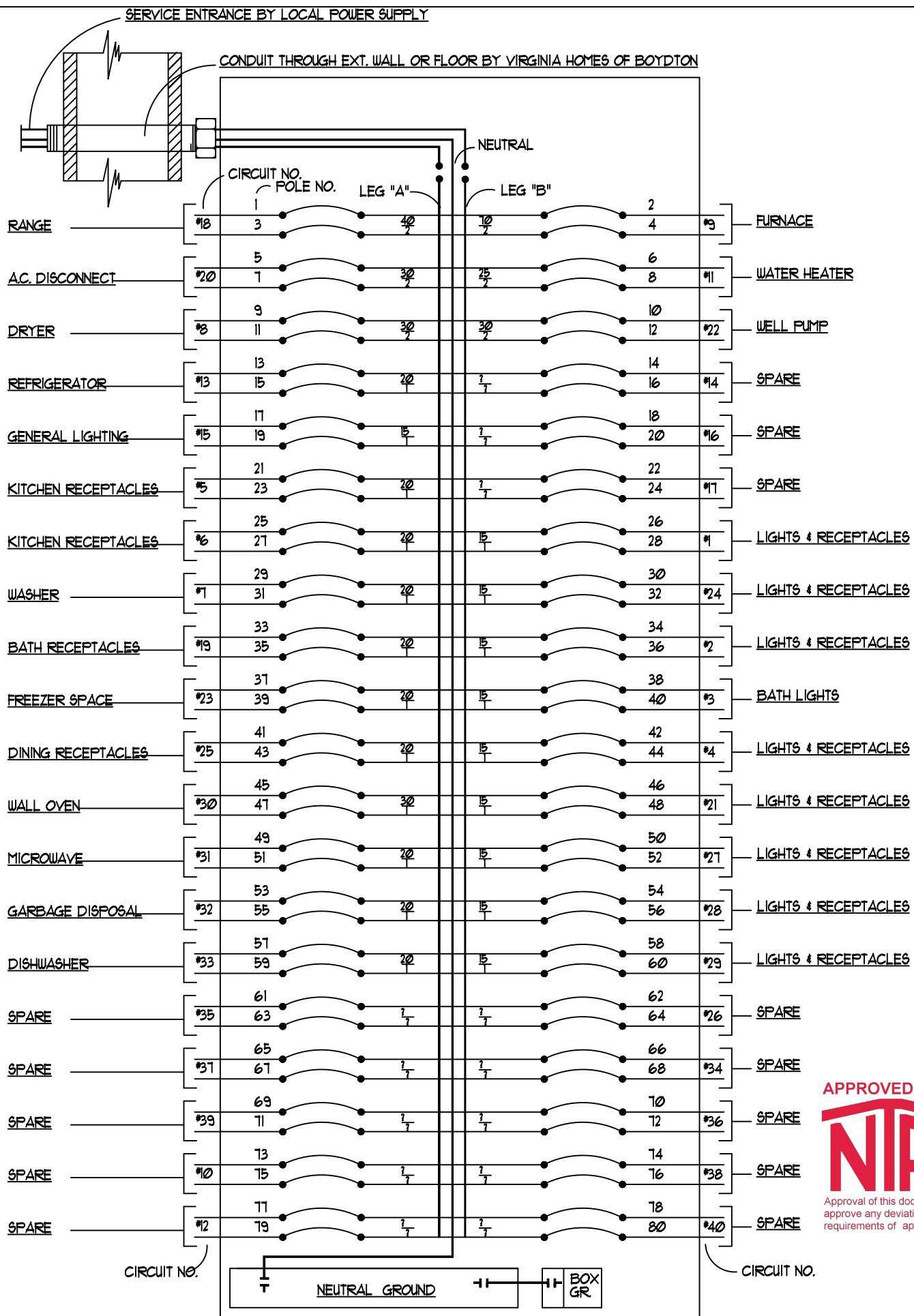
**NOTE:**

1. IF BASEMENT IS NOT CONDITIONED SPACE, STAIRWELL ENCLOSURE MUST BE INSULATED (ON SITE BY OTHERS) WITH R-11 (MINIMUM).

**GENERAL NOTES**

1. ALL HORIZONTAL PIPING SHALL BE INSTALLED WITHIN PRACTICAL ALIGNMENT AND UNIFORM GRADE.  
2-1/2" DIA. & LESS - 1/4" PITCH  
3" DIA. - 1/8" PITCH
2. ALL EXTERIOR OPENINGS PROVIDED FOR THE PASSAGE OF PLUMBING SHALL BE SEALED TO PREVENT THE ENTRANCE OF RODENTS.
3. ALL PIPING SHALL BE SUPPORTED AT 4'-0" O.C. WITH 30 GA. GALV. STEEL STRAPS. THE BASE OF ALL VERTICAL RISERS SHALL ALSO BE SUPPORTED.
4. ALL VENTS SHALL TERMINATE NO LESS THAN 12" ABOVE THE ROOF AND SHALL BE ADEQUATELY FASTENED AND WEATHER PROOFED.
5. CLEARANCE AT CLEAN-OUTS SHALL BE 18" FOR 3" PIPE AND 12" FOR SMALLER PIPE FOR THE PURPOSE OF RODDING.
6. SHUT-OFF VALVES PROVIDED @ ALL FIXTURES.
7. CHECK LOCALITY FOR 16 GALLON FLUSH TOILET REQUIREMENT.





ELECTRIC POWER PANEL DIAGRAM  
NOT TO SCALE

APPROVED BY  
**NIA**  
1/15/2021

Approval of this document does not authorize or approve any deviation or deviations from the requirements of applicable State Laws.

ELECTRICAL LEGEND				
SYMBOL	DESCRIPTION	BREAKER SIZE	WIRE SIZE	WIRE TYPE
	POWER PANEL	200 A		
	DUPLEX RECEPTACLE	15 A	14-2-G	NM. COPPER
	SWITCH DUPLEX RECEPTACLE	15 A	14-2-G	NM. COPPER
	RANGE RECEPTACLE	40 A	8-3	NM. COPPER
	DRYER RECEPTACLE	30 A	10-3	NM. COPPER
	SINGLE POLE SWITCH	15 A	14-2-G	NM. COPPER
	THREE WAY SWITCH	15 A	14-2-G	NM. COPPER
	SMOKE DETECTOR	15 A		NM. COPPER
	COMBO. SMOKE/CARBON MONOXIDE DETECTOR	15 A		NM. COPPER
	JUNCTION BOX			
	RANGE HOOD VENTED TO OUTSIDE	15 A	14-2-G	NM. COPPER
	OVERHEAD LIGHT	15 A	14-2-G	NM. COPPER
	LIGHT/FAN COMBINATION	15 A	14-2-G	NM. COPPER
	A.C. DISCONNECT	30 A	10-2-G	NM. COPPER
	DUPLEX RECEPTACLE (KIT/DINING/BATH)	20 A	12-2-G	NM. COPPER
	FURNACE (PER MFG. INSTRUCTIONS)	70 A	4-4-G	NM. COPPER
	WATER HEATER	25 A	10-2-G	NM. COPPER

ALL ELECTRIC PER  
APPLICABLE N.E.C. CODE

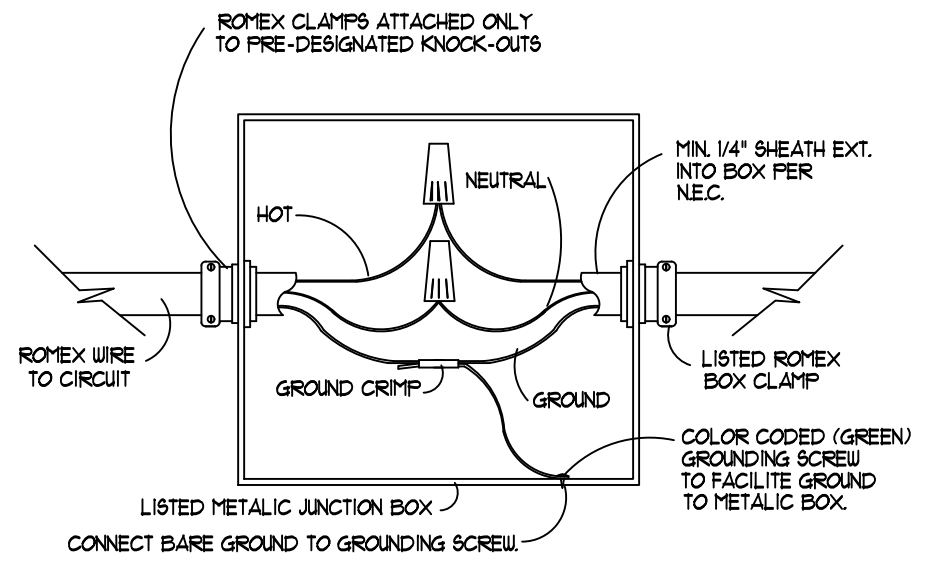
REFER TO SECTIONS R3406 & R3407, (2014 N.E.C., 2015 VUSBC) (2011 N.E.C. NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION), (2014 N.E.C., 2015 WEST VIRGINIA).

NOTE:

- SMOKE DETECTOR TO BE SELF-CONTAINED AND NOT ON G.F.C.I. BREAKER DEVICE. SMOKE DETECTORS ARE TO BE INTERCONNECTED.
- ALL TELEPHONE WIRING TO BE IN COMPLIANCE WITH THE N.E.C. SECTION 800.4. ALL WIRING TO BE SUITABLE FOR THIS PURPOSE.
- GROUNDING ELECTRODE SHALL BE FIELD INSTALLED ACCORDING TO SECTION 250 OF APPLICABLE N.E.C.

NOTE:

ALL BRANCH CIRCUITS SUPPLYING 15 AND 20 AMPERE OUTLETS IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS, KITCHENS OR SIMILAR AREAS ARE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER IN ACCORDANCE WITH SECTION 210.12, (2014 N.E.C., 2015 VUSBC) (2011 N.E.C. NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION), (2014 N.E.C., 2015 WEST VIRGINIA).



**VHB**

BUILDER:  
PROJECT HOMES

CUSTOMER:  
MODEL

COUNTY/STATE:  
VIRGINIA

SERIAL NO.:  
17781

MODEL:  
JACKSON

MODEL NO.:  
2112-1-M28-E-B



P.O. BOX 330  
BOYDTON, VA 23917

DATE:  
1/12/2021

REVISIONS:

DRAWN BY: W.D.  
CHECKED BY: -

TITLE:  
40/40  
ELECTRICAL  
PANEL

SCALE: N.T.S.  
SHEET: 3

**NOTE:**

MAIN ENTRANCE DOORS SHALL BE NOT LESS THAN 3'-0" WIDE. ALL OTHER EXTERIOR DOORS SHALL BE NOT LESS THAN 2'-8" WIDE. ALL INTERIOR DOORS WHICH PROVIDE ACCESS TO HABITABLE ROOMS SHALL NOT BE LESS THAN 2'-6" WIDE. CORRIDORS TO BEDROOMS SHALL BE 3'-0" (MIN).

**NOTE:**

UP TO (2) 6'-0" X 6'-8" PATIO DOORS MAY BE SUBSTITUTED FOR (2) 2A WINDOWS WITH AN EXT. LIGHT AND CONTROLLING WALL SWITCH INSTALLED ON AN ADJACENT LIGHT CIRCUIT.

CEILING HEIGHT = 8'-0"

\* = CLEARANCE REQUIRED BASED ON APPLICABLE N.E.C. 410.8 TO EDGE OF LIGHT FIXTURE.  
W.P. - LISTED FOR WET OR DAMP LOCATIONS.

**NOTE:**

STATE LABELS AND THIRD PARTY LABELS TO BE LOCATED ON BACK OF CABINET UNDER SINK.

**NOTE:**

FIRE EXTINGUISHER HAVING A RATING OF 2A± 10-B± C OR EQUIVALENT SHALL BE REQUIRED TO BE INSTALLED IN ALL KITCHEN AREA FOR DWELLINGS WITHOUT SPRINKLER SYSTEMS PER APPLICABLE VIRGINIA CODE.

**BRACING METHOD CS-WSP**

THE EXTERIOR WALLS ARE COVERED WITH 1/16" X 48" X 96" OSB SHEATHING TO MEET THE REQUIREMENTS FOR BRACED WALLS PER SECTIONS 602.10.4 & 602.10.5 2015 VUSBC± 2018 NORTH CAROLINA RESIDENTIAL CODE, 2015 VUSBC, 2015 IRC WEST VIRGINIA.

**WALL SHEATHING TO STUDS:**

FASTENINGS FOR BRACED WALLS PER TABLE 602.3(3) 2015 VUSBC± NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION, 2015 IRC WEST VIRGINIA OR SYSTEMS MANUAL.

**MATEWALL HEADERS:**

GIRDER AND HEADER SPANS FOR EXTERIOR BEARING WALLS TO BE PER TABLE 602.7(2) 2015 VUSBC± NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION, 2015 IRC WEST VIRGINIA OR SYSTEMS MANUAL.

**SIDEWALL HEADERS:**

GIRDER AND HEADER SPANS FOR EXTERIOR BEARING WALLS TO BE PER TABLE 602.7(1) 2015 VUSBC± NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION, 2015 IRC WEST VIRGINIA OR SYSTEMS MANUAL.

GIRDER AND HEADER SPANS FOR INTERIOR BEARING WALLS TO BE PER TABLE 602.7(2) 2015 VUSBC± NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION, 2015 IRC WEST VIRGINIA OR SYSTEMS MANUAL.

**Window Schedule**

Quantity	Callout	Type	Style	Rough Opening	Egress	Light	Vent	SHGC	UA
1	2/8 X 3/0	CLASSIC MODULAR	DOUBLE HUNG	2'-8" X 3'-0"	NO	4.7	2.55	25	34
6	3/0 X 5/2	CLASSIC MODULAR	DOUBLE HUNG	3'-0" X 5'-2"	YES	10.6	5.7	25	34
7									

**Exterior Door Schedule**

Callout	Rough Width	Head Height	Swing Direction	Style	Area	Vent	Light	SHGC	UA
3/0	3'-2"	6'-10 1/2"	Left	9 lite	22.051	Exit Use	5.7	3.0	33
3/0	3'-2"	6'-10 1/2"	Left	6 panel	22.051	Exit Use	0	N/A	18

**NOTE:**

ALL ELECTRICAL OUTLETS ARE TO BE LISTED AS TAMPER-RESISTANT.

**NOTE:**

DISHWASHER DISCONNECT TO BE BY CORD AND PLUG PER SECT. 422.16 B.(2) ELECTRICAL CODE.

**NOTE:**

ALL BRANCH CIRCUITS SUPPLYING 15 AND 20 AMPERE CIRCUITS IN DINING ROOMS, FAMILY ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, SUNROOMS, KITCHENS, LAUNDRY, BEDROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS ARE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER IN ACCORDANCE WITH SECTION 210.12, 2011 NEC NORTH CAROLINA± 2014 NEC (VUSBC).

**NOTE:**

CLOTHES DRYER INSTALLATION TO BE IN ACCORDANCE WITH APPLICABLE LOCAL CODE.

**NOTE:**

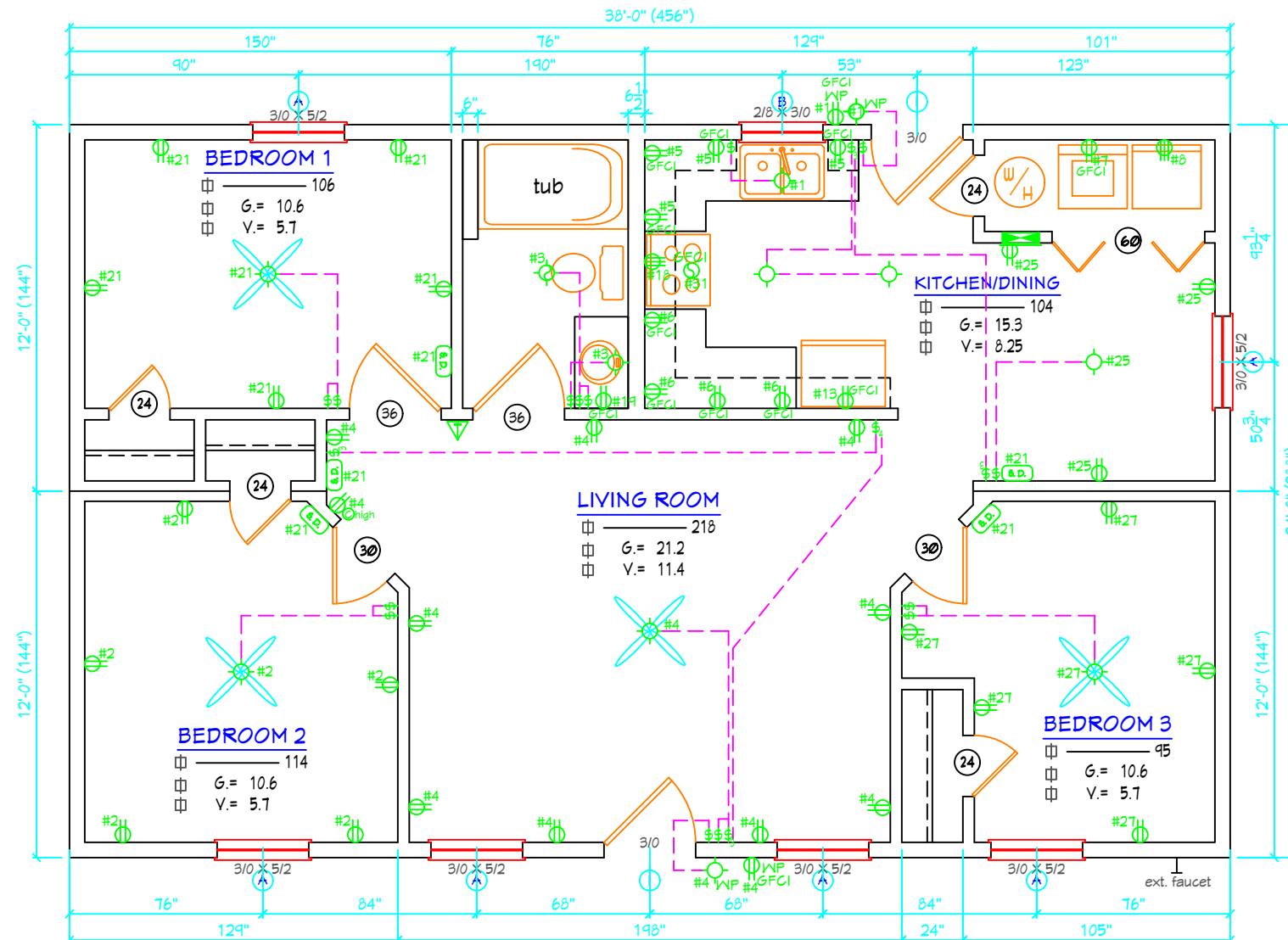
ALL ASPECTS OF HEATING AND AIR CONDITIONING TO BE 100% ON SITE BY OTHERS.

**NOTE:**

ALL ASPECTS OF WHOLE-HOUSE MECHANICAL VENTILATION TO BE 100% ON SITE BY OTHERS, IN ACCORDANCE WITH LOCAL CODES.

APPROVED BY  
**NIA**  
1/15/2021

Approval of this document does not authorize or approve any deviation or deviations from the requirements of applicable State Laws.



**VHB**

BUILDER:

PROJECT HOMES

CUSTOMER:

MODEL

COUNTY/STATE:

VIRGINIA

SERIAL NO.:

17781

MODEL:

JACKSON

MODEL NO.:

2112-1-M28-E-B



P.O. BOX 330  
BOYDTON, VA 23917

DATE:

1/12/2021

REVISIONS:

1/15/2021

DRAWN BY:

W.D.

CHECKED BY:

-

TITLE:

FLOOR PLAN &  
ELECTRICAL

SCALE:

3/16" = 1'-0"

SHEET:

4

DESIGN CONDITIONS  
STUDS 16" O.C.  
RAFTERS 16"  
WIND 20 (1B/FT  
30 16/FT ROOF LIVE LOAD

FOR UPLIFT STRAPS AT WALL TO  
ROOF & HEADER CONNECTIONS  
REFER TO SECTION 002.11 2015  
VUSBC, 2017 NEC NORTH CAROLINA  
RESIDENTIAL CODE, 2018 EDITION.

TOP PLATE SPLICES TO FALL OVER STUDS  
JOINTS TO BE STAGGERED 4"(MIN.)  
JOINT LOCATED ANYWHERE ON UPPER MEMBER

2 - 2 X 4 TOP PLATE  
#3 SPF (ANY GRADE)  
2 X 6 ALT.

2 X 4 - 16" O.C.  
STUD GRADE SPF  
2 X 6 - 16" O.C.  
STUD OR SPF ALT.

2 X 4 BOTTOM PLATE  
#3 SPF 2 X 6 ALT.

UPLIFT STRAPS 1 1/2" X 12" X 30  
GA EA. SIDE EA. OPENING & @ 32" O.C.  
SECURE WITH (6) 7/16" X 1 1/8" X 15 GA.  
STAPLE EA. SIDE OF JOINT

FLOOR  
(SEE FLOOR CONST.)

DECKING

**NOTE:**

EXPOSURE CATEGORY: C  
EAVE TO RIDGE HEIGHT: 1'-0" +/-  
WALL HEIGHT: 8'-0"

WALL	DISTANCE BETWEEN B.W.P.'s	REQ'D. LENGTH OF B.W.P.'s	PROVIDED LENGTH OF B.W.P.'s	BLOCKING REQUIRED	SHEATHING FASTENING
A	24'-0"	5'-3"	21'-6"	NO	SEE BELOW
B	24'-0"	5'-3"	11'-8"	NO	SEE BELOW
1	38'-0"	1'-9"	24'-0"	NO	SEE BELOW
2	38'-0"	1'-9"	20'-10"	NO	SEE BELOW

**BRACING METHOD CS-WSP\_GB**

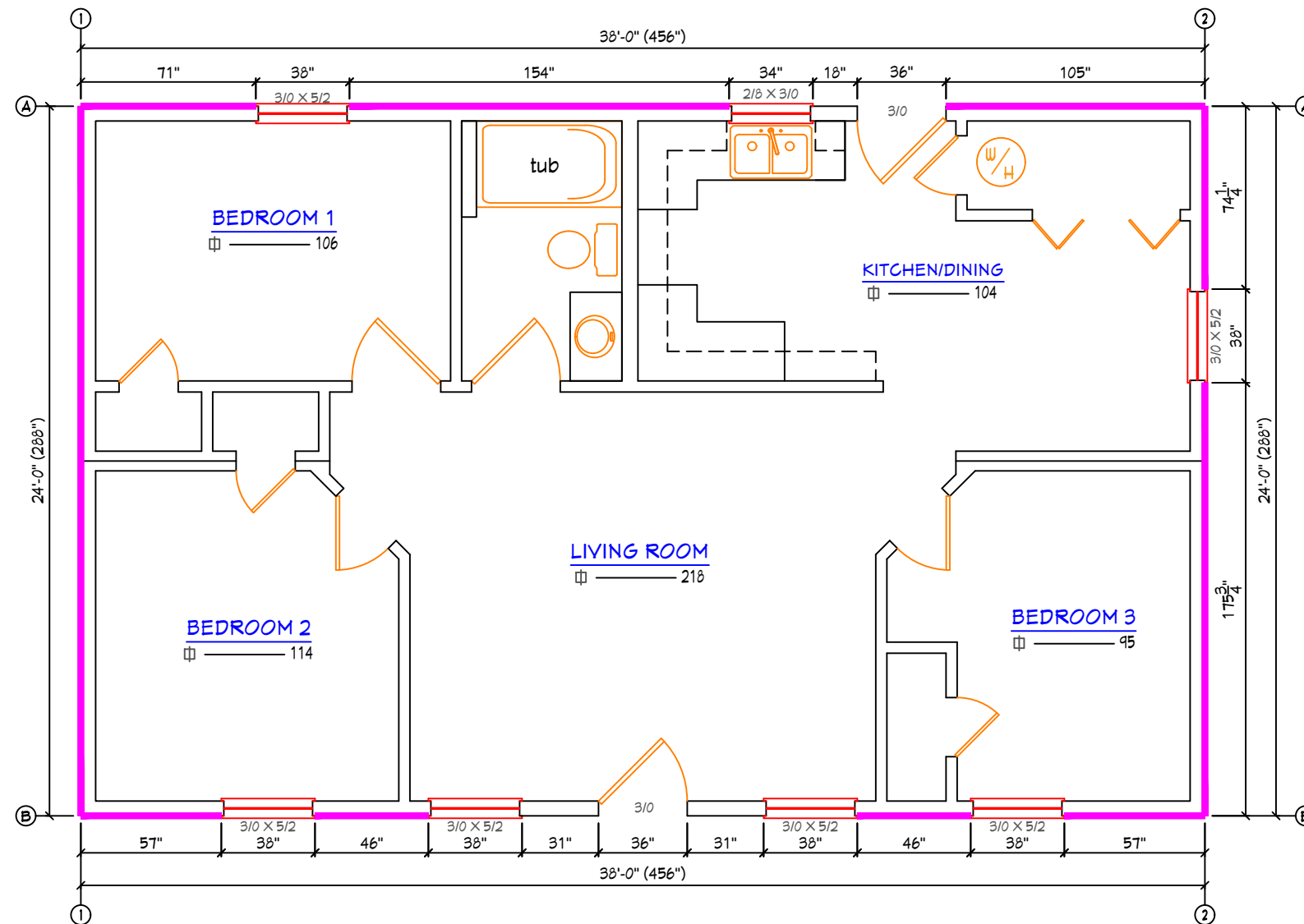
THE INTERIOR WALLS ARE COVERED WITH 1/2" X 48" X 96" GYPSUM BOARD, NAILS OR SCREWS PER 2015 IRC TABLE R102.3.5 FOR INTERIOR LOCATIONS. THE EXTERIOR WALLS ARE COVERED WITH 7/16" X 48" X 96" OSB SHEATHING TO MEET THE REQUIREMENTS FOR BRACED WALLS PER SECTION 602.10 2015 VUSBC, NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION, 2015 IRC WEST VIRGINIA.

**WALL SHEATHING TO STUDS:**

FASTENINGS FOR BRACED WALLS PER TABLE 602.10.1 2015 VUSBC, NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION, 2015 IRC WEST VIRGINIA.

**SIDEWALL HEADERS:**

GIRDER AND HEADER SPANS FOR EXTERIOR BEARING WALLS TO BE PER TABLE 602.1(1) 2015 VUSBC, NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION, 2015 IRC WEST VIRGINIA.



1/15/2021

Approval of this document does not authorize or approve any deviation or deviations from the requirements of applicable State Laws.

**VHB**

BUILDER:  
PROJECT HOMES

CUSTOMER:  
MODEL

COUNTY/STATE:  
VIRGINIA

SERIAL NO.:  
17781

MODEL:  
JACKSON

MODEL NO.:  
2112-1-M28-E-B



P.O. BOX 330  
BOYDTON, VA 23917

DATE:  
1/12/2021

REVISIONS:  
1/15/2021

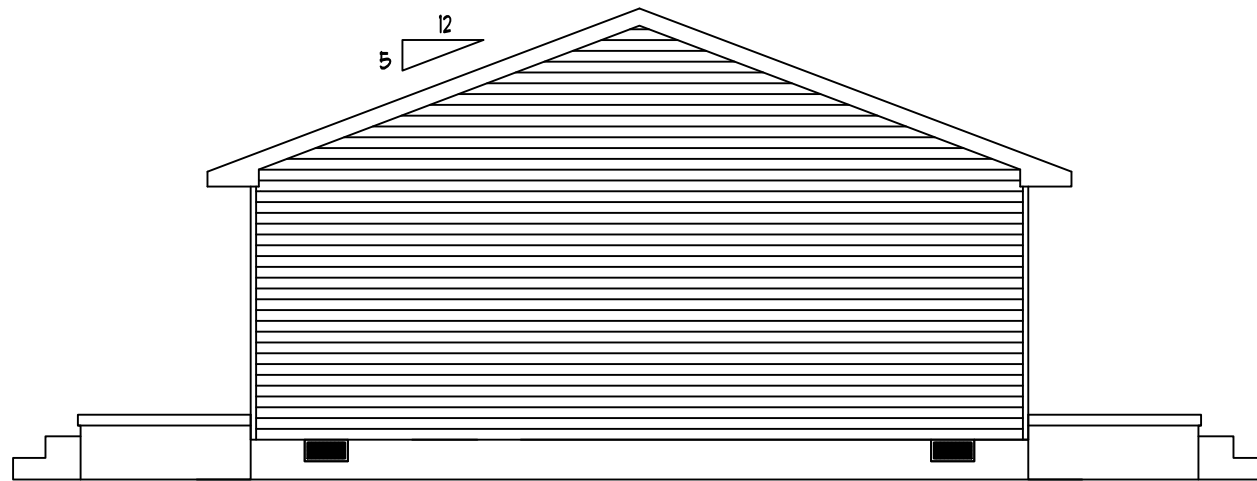
DRAWN BY: W.D.  
CHECKED BY: -

TITLE:  
WALL BRACING

SCALE: 3/16" = 1'-0"  
SHEET: 4.1



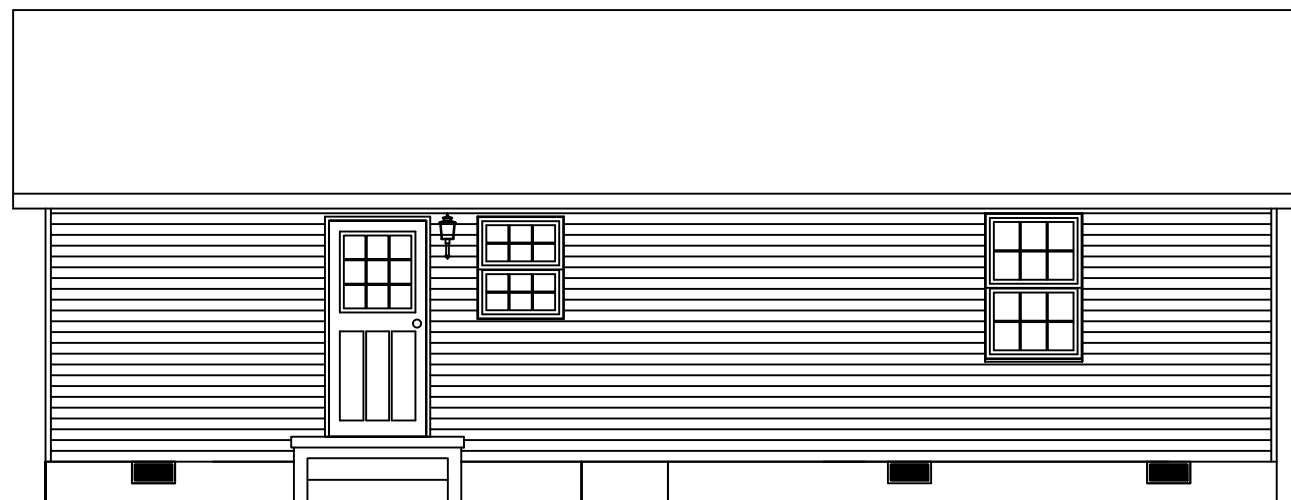
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

APPROVED BY  
  
 1/15/2021  
 Approval of this document does not authorize or approve any deviation or deviations from the requirements of applicable State Laws.

**VHB**

**BUILDER:**  
PROJECT HOMES

**CUSTOMER:**  
MODEL

**COUNTY/STATE:**  
VIRGINIA

**SERIAL NO.:**  
17781

**MODEL:**  
JACKSON

**MODEL NO.:**  
2112-1-M28-E-B



P.O. BOX 330  
BOYDTON, VA 23917

**DATE:**  
1/12/2021

**REVISIONS:**

<b>DRAWN BY:</b> W.D.	<b>CHECKED BY:</b> -
--------------------------	-------------------------

**TITLE:**  
7/12 ELEVATIONS

<b>SCALE:</b> N/A	<b>SHEET:</b> 5
----------------------	--------------------

**NOTE:**  
WATER HAMMER ARRESTORS  
CONFORMING TO ASSE-1010 TO  
BE INSTALLED AT ALL QUICK  
CLOSING VALVES.

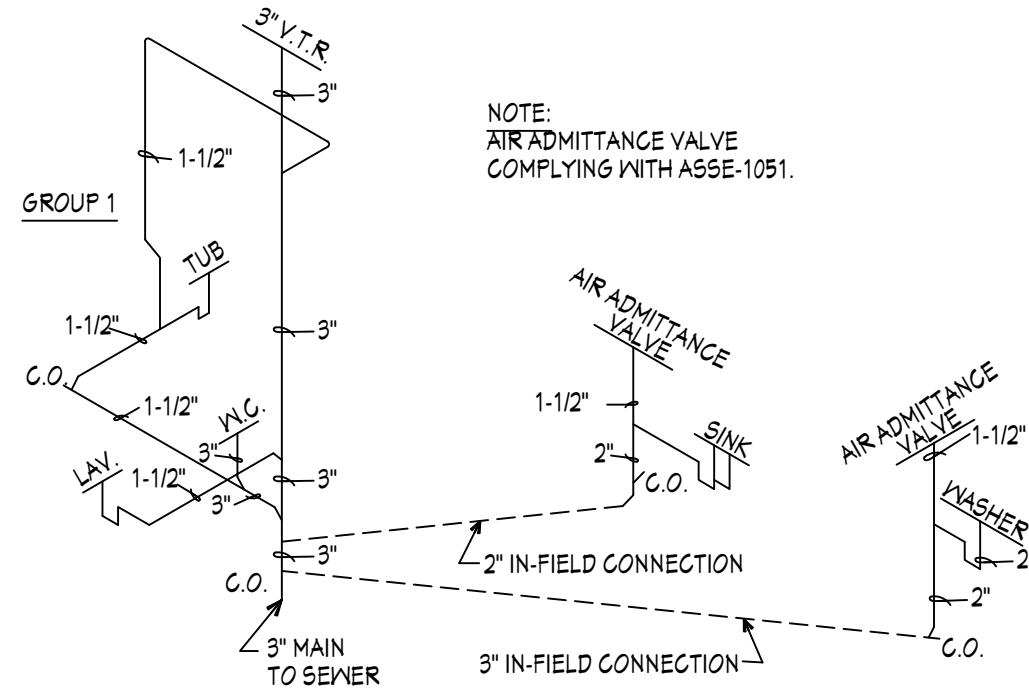
**NOTE:**  
ANTI-SCALD DIVERTER SHALL BE  
INSTALLED ON ALL SHOWERS.

**NOTE:**  
SHUT-OFF VALVES (TYP.) AT  
ALL FIXTURES & ON COLD  
WATER LINE LEADING INTO  
WATER HEATER.

**NOTE:**  
PLUMBING FOR VIRGINIA PER  
2015 VUSBC, 2018 NCRC PLUMBING  
CODE, 2015 IRC WEST VIRGINIA.

**NOTE:**  
HOT & COLD WATER LINES  
ARE PEX TUBING.  
WASTE LINES ARE PVC.

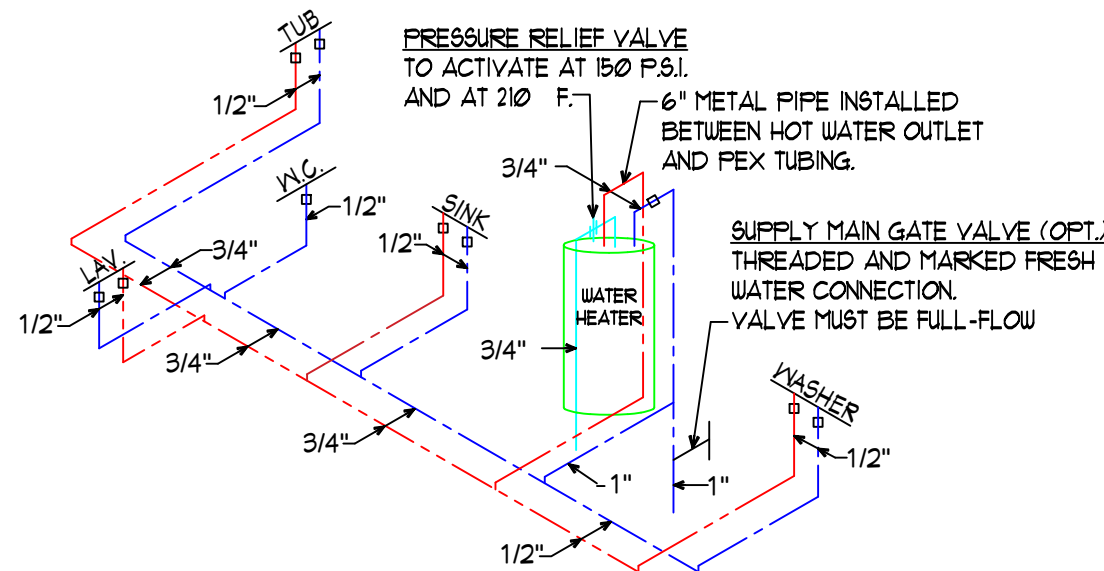
**WATER HEATER:**  
TYPE ELECTRIC  
CAPACITY 40 GAL.



**NOTE:**  
AIR ADMITTANCE VALVE  
COMPLYING WITH ASSE-1051.

**WASTE PIPING SCHEMATIC  
NOT TO SCALE**

APPROVED BY  
**NIA** 1/15/2021  
Approval of this document does not authorize or  
approve any deviation or deviations from the  
requirements of applicable State Laws.



**WATER SUPPLY SCHEMATIC  
NOT TO SCALE**

COLD WATER LINE ————  
HOT WATER LINE ————  
WASTE PIPING ————

**VHB**

**BUILDER:**  
PROJECT HOMES

**CUSTOMER:**  
MODEL

**COUNTY/STATE:**  
VIRGINIA

**SERIAL NO.:**  
17781

**MODEL:**  
JACKSON

**MODEL NO.:**  
2112-1-M28-E-B



P.O. BOX 330  
BOYDTON, VA 23917

**DATE:**  
1/12/2021

**REVISIONS:**

**DRAWN BY:** W.D. **CHECKED BY:** -

**TITLE:**  
PLUMBING

**SCALE:** N/A **SHEET:** 6



ATTIC VENTILATION REQUIREMENTS

HOUSE	ATTIC	VENT REQD.	RIDGE VENT	SOFFITT
SIZE	SQ. FT.	SQ. FT.	PROVIDED	PROVIDED
2438	912	304	38'-0"	196.84

USING 1/300 RATIO:

24'-0" X 38'-0" = 912 SQ. FT. ATTIC

$\frac{912}{300} = 3.04$  SQ. FT. REQUIRED

RIDGE VENT = 13 MFA PER LIN. FT.

$3.04 \times 144 = 437.76$        $\frac{437.76}{2} = (218.88 \text{ ridge}) (218.88 \text{ soffit})$

$\frac{219}{13} = 16.85'$  VENT REQUIRED (38'-0" PROVIDED)

VENTED SOFFIT = 15.868 MFA PER LIN. FT.

38' + 38' + 24' + 24' = 124'-0"

$\frac{15.868}{12} = 1.33$  SQ. FT.      124' X 1.33 = 164.92 SQ. FT.

ICE BARRIER CONSISTING OF (2) LAYERS UNDERLAYMENT CEMENTED TOGETHER OR SELF ADHERING POLYMER MODIFIED BITUMEN SHEET EXTENDING FROM EAVE EDGE TO POINT AT LEAST 24" INSIDE EXTERIOR WALL LINE



DESIGN LOADS

TOP CHORD - DEAD LOAD = 10 PSF  
LIVE LOAD = 30 PSF  
BOTTOM CHORD - DEAD LOAD = 0 PSF  
LIVE LOAD = 10 PSF  
WIND LOAD - 115 MPH VULT EXPOSURE C  
ELEVATED AT 15'-0"  
SPACING @ 16" O.C.

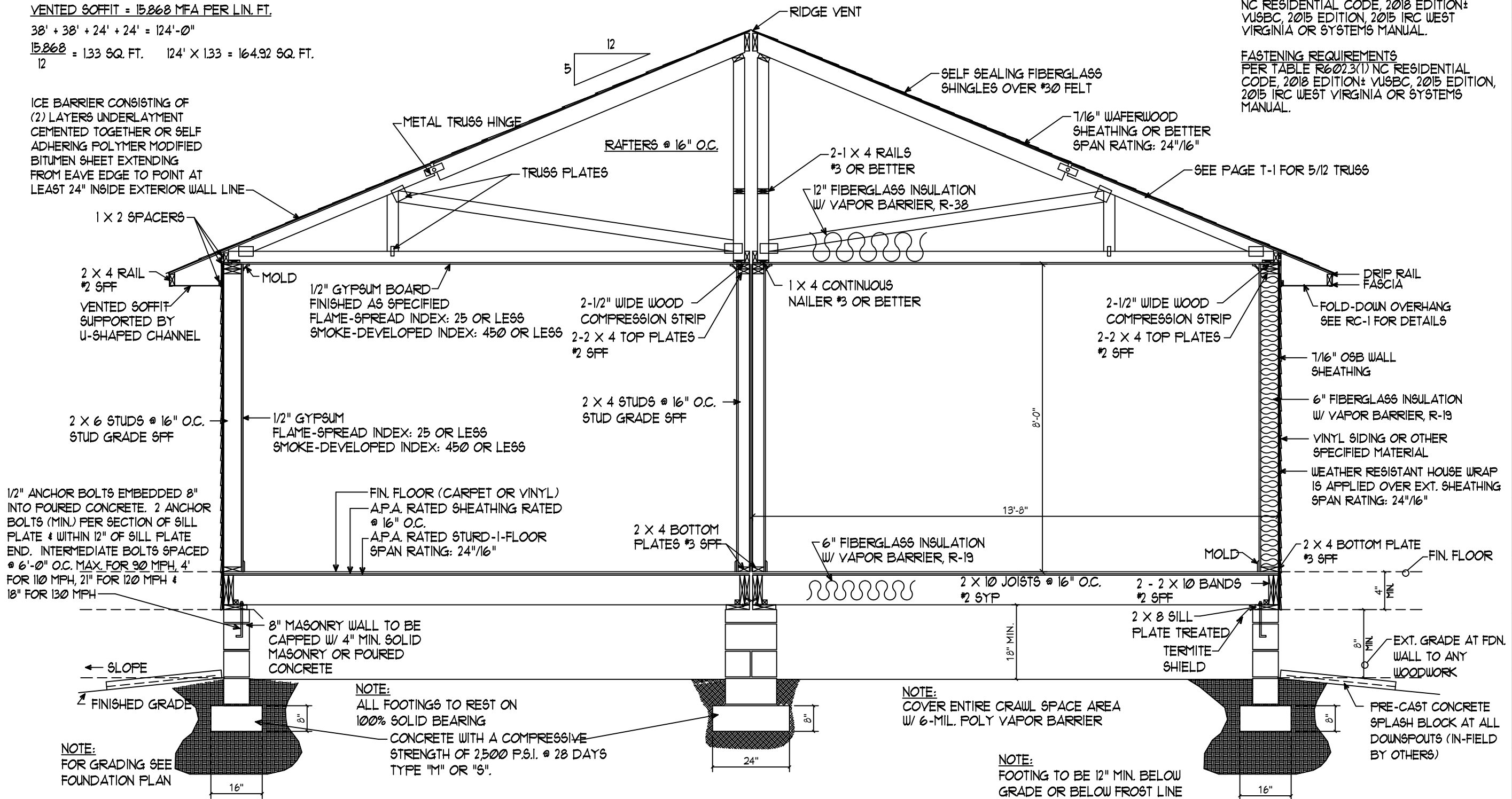
FLOOR JOISTS PER TABLES R502.3.1(1) & R502.3.1(2) NC RESIDENTIAL CODE, 2018 EDITION; VUSBC, 2015 EDITION, 2015 IRC WEST VIRGINIA OR SYSTEMS MANUAL.

MATEWALL GIRDERS PER R502.5 NC RESIDENTIAL CODE, 2018 EDITION; VUSBC, 2015 EDITION, 2015 IRC WEST VIRGINIA OR SYSTEMS MANUAL.

JACK STUDS PER TABLES R602.7(1) & R602.7.5 NC RESIDENTIAL CODE, 2018 EDITION; VUSBC, 2015 EDITION, 2015 IRC WEST VIRGINIA OR SYSTEMS MANUAL.

HEADERS PER TABLES R602.7(1) & R602.7.5 NC RESIDENTIAL CODE, 2018 EDITION; VUSBC, 2015 EDITION, 2015 IRC WEST VIRGINIA OR SYSTEMS MANUAL.

FASTENING REQUIREMENTS PER TABLE R602.3(1) NC RESIDENTIAL CODE, 2018 EDITION; VUSBC, 2015 EDITION, 2015 IRC WEST VIRGINIA OR SYSTEMS MANUAL.



VHB

BUILDER: PROJECT HOMES

CUSTOMER: MODEL

COUNTY/STATE: VIRGINIA

SERIAL NO.: 17781

MODEL: JACKSON

MODEL NO.: 2112-1-M28-E-B



P.O. BOX 330  
BOYDTON, VA 23917

DATE: 1/12/2021

REVISIONS:

DRAWN BY: W.D.      CHECKED BY: -

TITLE: 5/12 CROSS SECTION

SCALE: N/A      SHEET: 7

VIRGINIA HOMES OF BOYDTON, LLC  
ELECTRICAL CALCULATIONS  
200 AMPERE SERVICE FOR RESIDENCE  
USE 13.33' X 38'

					Volt-Amperes
A. Lighting: 3 Volts-Amperes per Sq. Ft.					
Unit area =	912 Sq.Ft./Unit	X	3	=	2736
B. Small Appliance: (1500 Volt-Amperes):					
1 Kitchen Circuits		X	1500	=	1500
1 Dining Room Circuit		X	1500	=	1500
1 Laundry Circuit		X	1500	=	1500
1 Miscellaneous		X	1500	=	1500
				Subtotal	8736
C. Minimum Size Feeder Required:					
1) Lighting and small appliance			8736		
2) Fixes Appliances:					
Dryer:			5300		
Dishwasher:			1200		
Garbage Disposal: 1 HP.			0		
Water Heater: 4500 Watt			4500		
Furnace: (Gas/Oil)			0		
Range: 12 Kw (Max.)			12000		
Whirlpool: 2 HP.			0		
Other: (Fans)			960		
Range Hood:			300		
3) Size:					
Loads at 100%	None		0		
Total Other Loads:					32996
First 10KW at 100 Percent		=	10000		
Remainder at 40 Percent Max		=	9198.4		
Heating/Cooling: Max.		=	14950		
Heating: 23.0 KW @ .65		=	15		
Cooling: 10.6 KW @ 100%		=	10.6		
Total				=	34148.4
Voltage	240 Volts			=	142.285
Amperage				=	200 Amps Used

APPROVED BY



1/15/2021

Approval of this document does not authorize or approve any deviation or deviations from the requirements of applicable State Laws.

**APPROVED BY**  
 **1/15/2021**

Approval of this document does not authorize or approve any deviation or deviations from the requirements of applicable State Laws.

**MODEL SUBMISSION CODE & BUILDING INFORMATION SUMMARY SHEET - VA**

Model Number or Name :	2112-1-M28-E JACKSON			
Occupancy :	R-5			
Building Area :	912	SQ FT		
Construction Type :	5B			
No. of Stories Above Grade :	1			
Mean Roof Height :	N/A	FT		
Min. Distance to Lot Line :	N/A	FT		
Exterior Wall Rating :	N/A	HR		
Ground Snow Load (Pg) :	30	PSF		
Roof Snow Load (Pf) :	20	PSF		
Minimum Roof Live Load :	30	PSF		
Roof Dead Load :	10	PSF		
Floor Live Load :	40	PSF		
Floor Dead Load :	10	PSF		
Wind Speed :	100	MPH	<input type="checkbox"/> Vult	X Vasd
Wind Exposure :	C			
Seismic Design Category :	B			
Electrical Service Panel Size :	200	AMPS		
Permissible Gas Type :	NONE			
Design Codes :	2015 IRC			
	2014 NEC			
	2015 VUSBC			
Thermal Climate Zone :	4			
Degree Days :	4360 (HDD)			
Minimum Furnace Output :	N/A			
Thermal Transmittance values :	R-19	Floor *	R-19	Wall * R-38 Roof *

ADDITIONAL SPECIAL CONDITIONS AND/OR LIMITATIONS and/or ITEMS SUBJECT TO LOCAL INSPECTION :

SEE COVER PAGE

\* "R" or "U" as required by State



Approval of this document does not authorize or approve any deviation or deviations from the requirements of applicable State Laws.