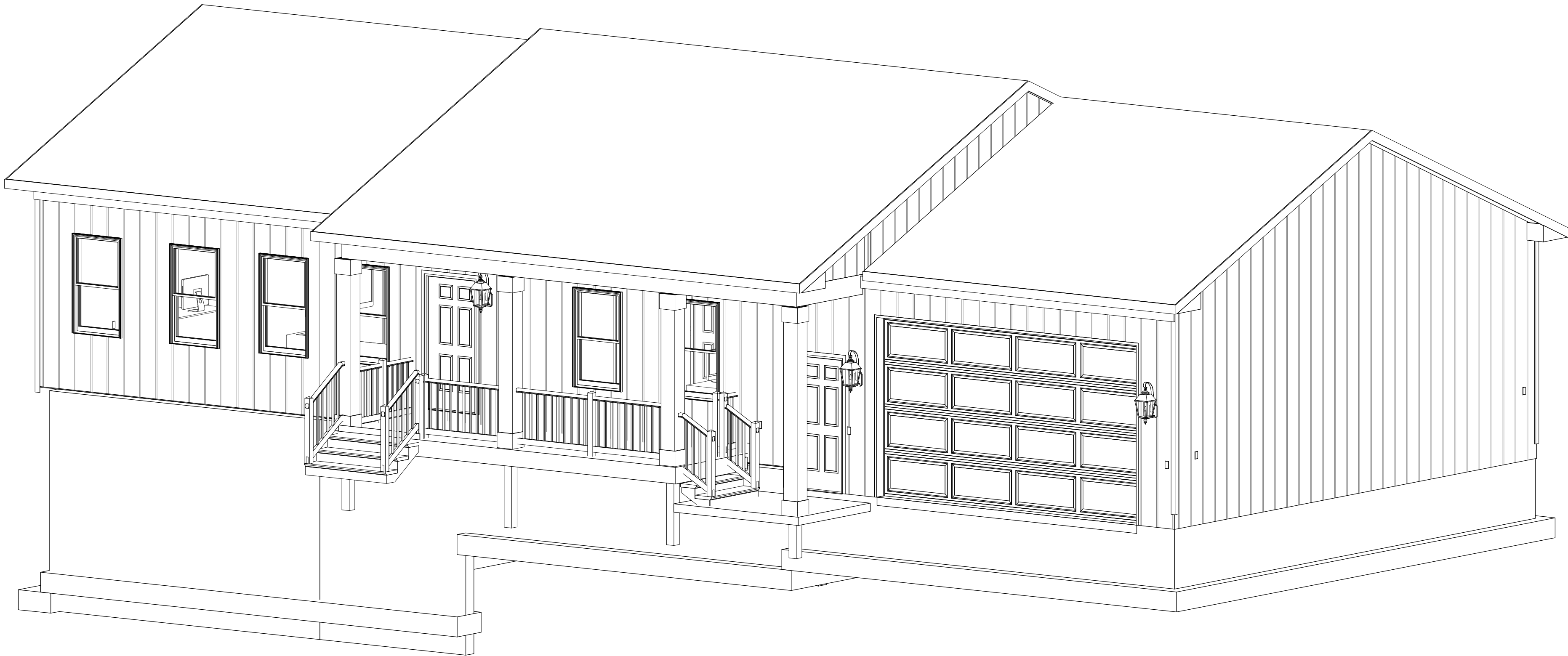


NEW SINGLE FAMILY HOME

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PROJECT LOCATION

KEVIN HACKETT AND AMY JAMES
72 DOUGLAS RD
MINERAL VA 23117
MINERAL VA 23117
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DESIGNER OF RECORD

CADMAN101 : DESIGN AND DRAFTING SERVICE
P.O. BOX 665
WOODSTOCK, VA 22664
CONTACT: MICHAEL COOK
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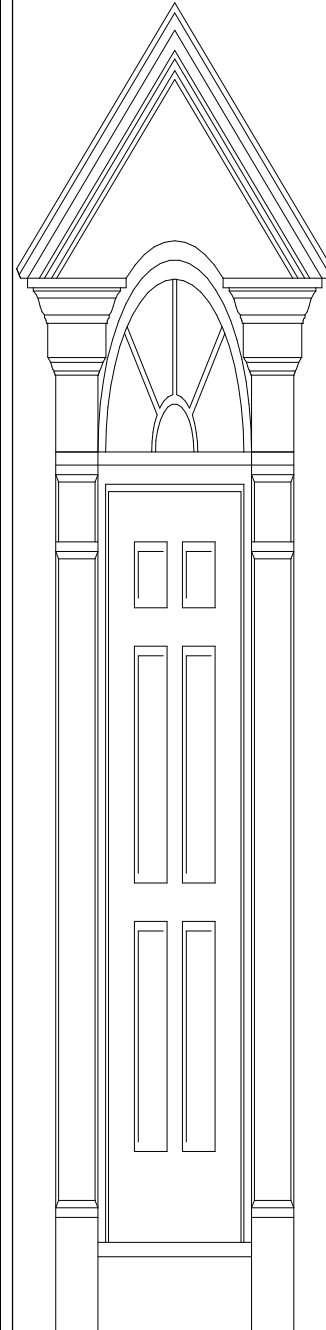
BUILDER / CONTRACTOR

TBD

RELEASE TO OWNER FOR PERMITS 09/09/2024

NEW SINGLE FAMILY HOME

72 DOUGLAS RD,
MINERAL VA 23117
COVER SHEET



DESIGN AND DRAFTING SERVICES
CADMAN101
WOODSTOCK, VA PH 540.514.2643

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| NO. | | | ISSUE / REVISION | DATE |
| PROJECT NUMBER: | | | M326a | |
| DRAWN BY: | | | MAC | |
| CHECKED BY: | | | MAC | |
| DATE: | | | | |
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A-01

| ABBREVIATIONS | | | | | | PLAN SYMBOLS | | CODE ANALYSIS | | SHEET INDEX / TABLE OF CONTENTS | |
|---------------|----------------------|------------|----------------------------|-----------|----------------------------|-----------------|----------------------------|--|--|---------------------------------|-------------|
| # @ | NUMBER AT | FLOUR F.O. | FLUORESCENT FRAMED | O.A. OBS. | OVERALL OBSCURE | SYM. SYP. | SYMMETRICAL SOUTHERN | GOVERNING CODE- IRC 2021 WITH VIRGINIA AMENDMENTS USE GROUP- R-3 CONSTRUCTION TYPE- VB | | SHEET NUM. | SHEET TITLE |
| ABV. | ABOVE | F.O.F. | OPENING FACE OF FINISH | O.C. O.D. | ON CENTER OUTSIDE DIAMETER | T. TB. | TOWEL BAR THREAD | | | | |
| ACC. | ACCESS | | | | | T&B. | TOP & BOTTOM | NEW ONE STORY SINGLE FAMILY WITH GARAGE AND PARTIAL CRSAEL SPACE AND PARTIAL CRAWL SPACE STORAGE | | | |
| ACC.PNL | ACCESS PANEL | F.O.M. | FACE OF MASONRY | O.F.C.I. | OWNER FURNISH/ CONTRACTOR | T.C. TEL. | TOP OF CURB TELEPHONE | | | | |
| ACOUS. | ACOUSTICAL | F.O.S. | FACE OF STUD | | INSTALL | T&G. | TONGUE & GROOVE | ISSUE / REVISIONS | | | |
| ADJ. | ADJUSTABLE | | | | OFF. OH. | THK. T.O.C. | THICK TOP OF CHIMNEY | | | | |
| AFF. | ABOVE FINISHED FLOOR | F.P. | FIREPLACE | | OPNG. | T.O.FR. | TOP OF FRAMING | NO. ISSUE / REVISION PROJECT STARTED DESIGN MTG SENT TO ENGINEER FOR REVIEW UPDATED PLANS WITH ENGINEERS COMMENTS RELEASE TO CLIENT FOR PERMIT | | DATE | |
| AL. | ALUMINUM | FR DR. | FRENCH DOOR | | OPP. OPT. | T.O.L. T.O.P. | TOP OF LEDGER TOP OF PLATE | | | 08/03/2024 | |
| | APPROX | FT. | FOOT/FEET | | O. BATH. | TPH. | TOILET PAPER | PROJECT LOCATION | | 08/14/2024 | |
| | APPROXIMATE | FTG. | FOOTING | | | | | | | 08/27/2024 | |
| ATT. | ATTACHED | FURN. | FURNACE | | O. BED | TYP. | TYPICAL HOLDER | PROJECT LOCATION | | 09/03/2024 | |
| BD. | BOARD | GA. | GAUGE | | OWNERS OWNERS | U.O.N. | UNLESS OTHERWISE NOTED | | | 09/09/2024 | |
| B.F. | BI FOLD DOOR | GALV. | GALVANIZED | | PC. | | | PROJECT LOCATION | | | |
| BLDG. | BUILDING | GL. | GLASS | | PL. | | | | | | |
| BLK. | BLOCKING. | GR. | GRADE | | PLAS. | | | PROJECT LOCATION | | | |
| BM. | BM. BEAM | GYP. BD. | GYP. BD. | | PLYWD. | | | | | | |
| BOT. | BOTTOM | | | | PNL. | | | PROJECT LOCATION | | | |
| BP. | BEAM POCKET | H. | HIGH | | POLY. | | | | | | |
| BRG. | BEARING | H.B. | HOSE BIBB | | POLY. | | | PROJECT LOCATION | | | |
| BSMT. | BASEMENT | H.C. | HOLLOW CORE | | PR. | | | | | | |
| C.O. | CASED | | | | PRCST. | | | PROJECT LOCATION | | | |
| | OPENING | HDWD. | HARDWOOD | | PREFAB | | | | | | |
| C.T. | CERAMIC TILE | HDWE. | HARDWARE | | PTN. | | | PROJECT LOCATION | | | |
| CAB. | CABINET | HGT. | HEIGHT | | PROJ. | | | | | | |
| CEM. | CEMENT | H.M. | HOLLOW METAL | | PROJ. | | | PROJECT LOCATION | | | |
| CER. | CERAMIC | | | | PT. | | | | | | |
| CPT. | CARPET | HORIZ. | HORIZONTAL | | PTN. | | | PROJECT LOCATION | | | |
| CLG. | CEILING | HRDW. | HARDWARE | | PWDR. | | | | | | |
| CLR. | CLEAR | HRW. | HALF ROUND WINDOW | | R. | | | PROJECT LOCATION | | | |
| COL. | COLUMN | | | | RAD. | | | | | | |
| CONC. | CONCRETE | HVAC | HEATING, VENTILATION,& AIR | | REC. | | | PROJECT LOCATION | | | |
| CONN. | CONNECTION | | | | REF. | | | | | | |
| CONT. | CONTINUOUS | | | | REINF. | | | PROJECT LOCATION | | | |
| CRS. | COURSE | I.D. | INSIDE DIAMETER | | REQ. | | | | | | |
| CSMT. | CASEMENT | | | | RFTR. | | | PROJECT LOCATION | | | |
| D. | DRYER | INCAND | INCANDESCENT | | RM. | | | | | | |
| D.B. | DRAWER | INSUL. | INSULATION | | R.O. | | | PROJECT LOCATION | | | |
| | BASE | INT. | INTERIOR | | R/S. | | | | | | |
| D.H. | DOUBLE HUNG | JST. | JOIST | | R.W.L. | | | PROJECT LOCATION | | | |
| DECOR. | DECORATIVE | JT. | JOINT | | | | | | | | |
| DES. | DESIGNED | K.D. | KILN DRIED | | S.C. | | | PROJECT LOCATION | | | |
| DET. | DETAIL | LAM. | LAMINATE | | SCHED. | | | | | | |
| DIA. | DIAMETER | LAUND. | LAUNDRY | | S.F. | | | PROJECT LOCATION | | | |
| DIM. | DIMENSION | LAV. | LAVATORY | | SGD. | | | | | | |
| DN. | DOWN | LIN. | LINEN | | SHLVS. | | | PROJECT LOCATION | | | |
| DR. | DOOR | LOC. | LOCATION | | SHT. | | | | | | |
| DS. | DOWNSPOT | LT. | LAUNDRY TRAY | | SIM. | | | PROJECT LOCATION | | | |
| DW. | DISHWASHER | M.O. | MASONRY | | SPF. | | | | | | |
| DWG. | DRAWING | M.TD. | MOUNTED | | SQ. | | | PROJECT LOCATION | | | |
| EA. | EACH | MUL. | MULLION | | SST. | | | | | | |
| EL. | ELEVATION (HEIGHT) | N.I.C. | NOT IN CONTRACT | | STAG. | | | PROJECT LOCATION | | | |
| ELEC. | ELECTRICAL | NO. | NUMBER | | STD. | | | | | | |
| ELEV. | ELEVATION (FACADE) | N.T.S. | NOT TO SCALE | | STL. | | | PROJECT LOCATION | | | |
| | | | | | STL. BM | | | | | | |
| ENG. | ENGINEERED | | | | STOR. | | | PROJECT LOCATION | | | |
| EQ. | EQUAL | | | | STRUCT | | | | | | |
| E.W. | EACH WAY | | | | SUSP. | | | PROJECT LOCATION | | | |
| EXH. | EXHAUST | | | | | | | | | | |
| EXP. | EXPANSION | | | | | | | PROJECT LOCATION | | | |
| EXT. | EXTERIOR | | | | | | | | | | |
| EXIST. | EXISTING | | | | | | | PROJECT LOCATION | | | |
| F.D. | FLOOR DRAIN | | | | | | | | | | |
| FIN. | FINISH | | | | | | | PROJECT LOCATION | | | |
| FLR. | FLOOR | | | | | | | | | | |
| FLASH. | FLASHING | | | | | | | PROJECT LOCATION | | | |
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CAP SHEET WITH BOTTOM LAYER MINIMUM 12" WIDE AND TOP LAYER 24" WIDE, CEMENTED TOGETHER. CLOSED VALLEYS MAY ALSO BE OF 36" WIDE FOIL ROOFING MATERIAL NOT LESS THAN NO. 50 IN THE VALLEY OVER THE UNDERLAYMENT.

33.3. RIDGE FLASHING- INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.

33.4. ROOF EDGE- PROVIDE NON-CORROSIVE ALUMINUM DRIP EDGE FLASHING AT ROOF EDGE.

33.5. BUILT UP ROOFING - TO BE DETAILED ON DRAWINGS AND INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

33.6. ROOFING AND SHEET METAL - INSTALLATION SHALL BE IN ACCORDANCE WITH STANDARDS AND DETAILS ESTABLISHED BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC. "SMACNA" - REFER TO 4TH EDITION, 1987, FOR SPECIFIC DETAIL INFORMATION.

33.7. SINGLE PLY ROOFING - E.P.D.M. SINGLE PLY ROOFING MEMBRANE .045 MIL OR BETTER TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND APPLICABLE BUILDING CODES.

33.8. SNOW GUARDS - INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS STANDARDS AND RECOMMENDATIONS FOR QUANTITY, LOCATION AND SPACING.

33.9. PROVIDE ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET, SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGE OF ALL ROOF SURFACE TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.

34. EXTERIOR WALLS

34.1. FLASHING - TO BE NON-CORROSIVE ALUMINUM OR COPPER PROVIDED AT TOPS AND SIDES OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER TO BE LEAKPROOF REFER TO STANDARDS AND DETAILS ESTABLISHED BY THE SHEET METAL & AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC. "SMACNA", 4TH EDITION, 1987.

34.2. FLASH AND COUNTER FLASH - ALL ROOF TO WALL CONDITIONS, MINIMUM NO. 26 GAUGE CORROSION RESISTANT ALUMINUM STEP FLASHING AS REQUIRED TO MAINTAIN MINIMUM HEIGHT. WHEN FLASHING AGAINST MASONRY, FLASHING SHALL BE INSTALLED W/ 1/2" REGLET & THEN SEALED.

34.3. FLASH ALL EXTERIOR OPENINGS AND ALL BUILDING CORNERS WITH APPROVED WATERPROOF BUILDING PAPER TO EXTEND AT LEAST 4" BEHIND WALL COVERING.

34.4. FLASH AND CAULK- WOOD BEAMS AND OTHER PROJECTIONS THROUGH EXTERIOR WALLS OR ROOF SURFACES.

34.5. EXTERIOR SHEATHING - 7/16" O.S.B. SHEATHING INSTALLED PER MANUFACTURER'S SPECIFICATIONS UNLESS NOTED OTHERWISE ON DRAWINGS.

34.6. CAULKING / SEALANT - AS SELECTED BY BUILDER (OWNER) - SUBMIT PRODUCT LITERATURE TO ARCHITECT FOR APPROVAL.

34.7. FLASHING - WHEN VENEER OF BRICK, CLAY, TILE, CONCRETE OR NATURAL OR ARTIFICIAL STONE ARE USED, 30 MIL PLASTIC FLASHING SHALL BE ATTACHED TO THE SHEATHING WHEREVER NECESSARY TO PREVENT MOISTURE PENETRATION BEHIND THE VENEER & EXTEND TO OR BEYOND THE FACE OF MASONRY VENEER.

34.8. 30 MIL THROUGH THE WALL FLASHING TO BE PROVIDED AT ALL FLOOR LEVELS IN SUCH A MANNER TO BE LEAK PROOF

34.9. ROUGH CARPENTRY CONTRACTORS SHALL SEAL WITH CONSTRUCTION ADHESIVE, PLATES AT FLOOR AND CEILING AND CAULK ALL WINDOWS AND DOOR FLANGES / JAMBS AND ALL PANEL BUTT JOINTS PRIOR TO AND DURING ERECTION.

35. FIRESTOPPING - SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) IN THE FOLLOWING LOCATIONS:

35.1. ALL PIPES, DUCTS, VENTS, WIRING AND CHASES WHICH PENETRATE CEILINGS DIRECTLY BELOW A TRUSS OR ROOF ASSEMBLY SHALL BE FIRESTOPPED.

35.1.1. IN EXTERIOR OR INTERIOR STUD WALLS, AT CEILING AND FLOOR LEVELS AND SO PLACED THAT THE MAXIMUM DIMENSION OF ANY CONCEALED SPACE IS NOT MORE THAN 10'-0"

35.1.2. BETWEEN STAIR STRINGERS AT TOP AND BOTTOM AND BETWEEN STUDS IN LINE WITH STAIR RUN.

35.1.3. SPACES BETWEEN CHIMNEYS AND WOOD FRAMING SHALL BE FILLED WITH LOOSE NONCOMBUSTIBLE MATERIAL (2" MIN. THICKNESS). PLACED IN NONCOMBUSTIBLE SUPPORTS TIGHTLY FITTED TO THE CHIMNEY.

35.1.4. OTHER LOCATIONS NOT MENTIONED ABOVE SUCH AS HOLES FOR PIPES, SLEEVES, BEHIND FRAMING STRIPS AND OTHER SIMILAR PLACES WHICH COULD AFFORD A PASSAGE FOR FLAMES.

35.2. FIRESTOPS - WHEN MADE OF WOOD, SHALL BE MINIMUM 2" NOMINAL THICKNESS AND MAY ALSO BE OF 1/2" GYPSUM BOARD, MINERAL WOOL OR OTHER NONCOMBUSTIBLE MATERIAL.

35.3. DRAFTSTOPPING - PROVIDE DRAFTSTOPPING WHERE REQUIRED IN ACCORDANCE WITH APPLICABLE CODES.

36. SIDING - TO BE AS CALLED FOR ON DRAWINGS AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

37. VENTILATION - PROVIDE ADEQUATE CROSS VENTILATION (MINIMUM AS REQUIRED BY CODE) FOR ALL CONCEALED ATTIC AND RAFTER SPACES. PROVIDE CROSS VENTILATION AS REQUIRED BY CODE FOR CRAWL SPACES.

38. IF APPLICABLE, PREFINISHED GUTTERS AND LEADERS LED TO SPLASH BLOCKS.

39. ALL WOOD SHALL BE MINIMUM 8" ABOVE FINISH GRADE OR PRESSURE TREATED LESS THAN 8" ABOVE FINISH GRADE. ALL SIDING SHALL BE MINIMUM 6" ABOVE FINISH GRADE.

40. DOORS

40.1. EXTERIOR ENTRANCE DOORS: 1-3/4" SOLID WOOD CORE HOLLOW METAL MINIMUM 20 GAUGE FILLED WITH SOLID SLAB POLYSTYRENE INSULATION PERMANENTLY BONDED TO PANELS. PROVIDE 1-1/2 PAIR HINGES FOR DOORS UP TO 7'-2" IN HEIGHT AND 2 PAIR HINGES FOR DOORS TO 8'-0" IN HEIGHT. FRAMES TO BE MINIMUM 16 GAUGE GALVANIZED STEEL. SEE DRAWINGS OR RAISED PANEL DESIGN. PROVIDE COMPLETE WEATHER STRIPPING AND METAL THRESHOLD.

40.2. GARAGE TO UNIT DOORS: (IF APPLICABLE) TO BE SOLID OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" (35MM) THICK, OR SOLID WOOD CORE 1-3/8" THICK OR 20-MIN FIRE-RATED DOOR.

41. WINDOWS

41.1. WINDOWS - PER MECHANICAL ENERGY CODE REQUIREMENTS (LOW-E IF REQ'D)

41.1.1. WINDOWS TO BE LOW E WITH U FACTOR OF .3 SHGC :0.40 COORDINATE WITH RESCHECK CALCULATION.

41.2. GENERAL - GLAZING IN LOCATIONS SUBJECT TO HUMAN IMPACT SUCH AS ENTRY DOORS AND SKYLIGHTS, SLIDING GLASS DOOR, SHOWER DOORS, TUB ENCLOSURES AND STORM DOORS SHALL BE FULLY TEMPERED IN ACCORDANCE WITH THE IRC CODE, AND MEETS THE FOLLOWING:

41.3. FIXED PANELS WITH AREA IN EXCESS OF 9 SQUARE FEET WITH THE LOWEST EDGE LESS THAN 24" ABOVE THE FLOOR OR WALKING SURFACE; TOP EDGE GREATER THAN 36" ABOVE THE FLOOR; ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZED PANEL. SEE IRC CODE FOR EXCEPTIONS TO HAZARDOUS LOCATIONS, IF APPLICABLE. PERMITTED MATERIALS. THE FOLLOWING TYPES OF GLAZING MAY BE USED;

41.3.1. LAMINATED GLASS

41.3.2. FULLY TEMPERED GLASS

41.3.3. HEAT-STRENGTHENED GLASS

41.3.4. WIRED GLASS

41.3.5. APPROVED RIGID PLASTICS

41.4. WEATHER PROOFING - ALL SLIDING, SWINGING DOORS AND WINDOWS OPENING TO THE EXTERIOR SHALL BE FULLY WEATHERSTRIPPED, CAULKED, GASKETED OR OTHERWISE TREATED TO LIMIT AIR INFILTRATION. PROVIDE MAXIMUM AIR INFILTRATION AS FOLLOWS:

41.4.1. WINDOWS SHALL HAVE AN AIR INFILTRATION RATE OF LESS THAN 0.5 CFM PER FOOT OF SUCH CRACK.

41.4.2. SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF LESS THAN 0.5 CFM PER SQUARE FOOT OF DOOR AREA OR;

41.4.3. SWINGING DOORS SHALL HAVE AN AIR INFILTRATION RATE OF LESS THAN 0.5 CFM PER SQUARE FOOT OF DOOR AREA.

41.4.4. PROVIDE FLASHING AS PER SMACNA AT ALL WINDOW HEADS.

41.5. EMERGENCY EGRESS - IN ACCORDANCE W/ IRC CODE, BASEMENTS WITH HABITABLE SPACE AND EVERY SLEEPING ROOM BELOW THE FOURTH STORY SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR FOR EMERGENCY EGRESS OR RESCUE. EGRESS WINDOWS SHALL HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISHED FLOOR AND SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET WITH A MINIMUM CLEAR OPENING HEIGHT OF 24" AND MINIMUM OPENING WIDTH OF 20". GRADE FLOOR WINDOWS MAY HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.

41.6. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS. WINDOW WELLS SHALL HAVE HORIZONTAL DIMENSIONS THAT ALLOW THE EGRESS DOOR OR WINDOW TO BE FULLY OPENED.

41.7. ALL OPERABLE WINDOWS - SHALL HAVE NONCORROSIVE SCREENS AND SASH LOCKS.

42. FINISHES

42.1. GYPSUM WALLBOARD - SHALL BE INSTALLED IN ACCORDANCE WITH U.S. GYPSUM RECOMMENDATIONS AND SHALL MEET THE REQUIREMENTS OF CURRENT OR APPLICABLE APPLICABLE CODES. TYPICAL INTERIOR PARTITIONS TO HAVE 1/2" TAPERED EDGE, TAPED AND FINISHED. PROVIDE 5/8" TYPE "X" FIRE RATED GYPSUM BOARD AT WALLS AND CEILINGS WHERE CALLED FOR ON THE DRAWINGS.

42.2. GYPSUM WALLBOARD - SHALL NOT BE INSTALLED UNTIL WEATHER PROTECTION FOR THE INSTALLATION IS PROVIDED.

42.3. SUPPORT - ALL EDGES AND ENDS OF GYPSUM BOARD SHALL OCCUR ON FRAMING MEMBERS EXCEPT THOSE EDGES PERPENDICULAR TO FRAMING MEMBERS.

42.4. MOISTURE RESISTANT GYPSUM BOARD - PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT ALL BATHROOMS AND WHEREVER MOISTURE CONDITIONS CAN EXIST.

42.5. J BEAD - SHOULD BE USED WITH MOISTURE RESISTANT GYPSUM BOARD AND WHEREVER MOISTURE CONDITIONS CAN EXIST.

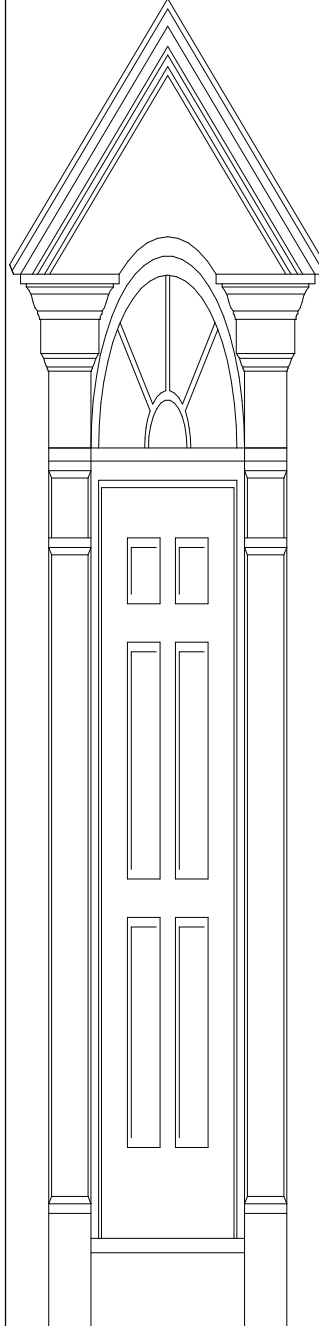
42.6. CERAMIC TILE - CERAMIC TILE SHALL BE 4 1/4" X 4 1/4" GLAZED TILE, THIN SET APPLICATION ON MOISTURE RESISTANT DRYWALL. PROVIDE BASE AND MISCELLANEOUS TRIM. THE COLOR AS SELECTED BY OWNER. PROVIDE MARBLE THRESHOLD FOR TRANSITION BETWEEN CERAMIC FLOOR TILE AND OTHER FLOOR FINISHES. FLOOR TILE SHALL BE NON-SLIP. GROUT - COMMERCIAL WATERPROOF GROUT CEMENT.

42.7. RESILIENT FLOORING- SHALL BE SHEET VINYL OR VINYL COMPOSITION TILE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. FLOOR AND SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET WITH A MINIMUM CLEAR OPENING HEIGHT OF 24" AND MINIMUM OPENING WIDTH OF 20". GRADE FLOOR WINDOWS MAY HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.

RELEASE TO OWNER FOR PERMITS 09/09/2024

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A-04



DESIGN AND DRAFTING SERVICES
CADMAN 101
WOODSTOCK, VA PH 540.514.2643

NEW SINGLE FAMILY HOME

72 DOUGLAS RD,
MINERAL VA 23117
BUILDING CODE

43. SPECIALTIES
A. BATH VANITIES - AS SELECTED BY BUILDER (OWNER)
B. BATH FIXTURES- AS SELECTED BY BUILDER (OWNER)

44. EQUIPMENT - NONE

45. FURNISHINGS - NONE

46. SPECIAL CONSTRUCTION - NONE

47. CONVEYING SYSTEMS - NONE

48. MECHANICAL

48.1. H.V.A.C. - KITCHEN AND BATH VENTILATION METAL DUCTS TO EXTERIOR WHERE INDICATED AND/OR REQUIRED BY APPLICABLE CODES. COMPLETE INSTALLATION CIRCULATING AIR COMBUSTION TO MEET ALL REQUIREMENTS OF THE MANUFACTURER AND THE STATE.

49. PLUMBING

49.1. SANITARY : COLD AND HOT WATER : AND ALL OTHER PIPING SHALL CONFORM TO THE REQUIREMENTS ,LOCAL AND THE STATE.

49.2. PROVIDE MINIMUM 21" WALKING SPACE IN FRONT OF ALL PLUMBING FIXTURES IN BATHROOM AND 14" x 30" ACCESS PANEL AT TUB CONNECTIONS UNLESS OTHERWISE NOTED. ALL SHOWER STALLS SHALL HAVE A MINIMUM FINISHED AREA OF 1024 SQUARE INCHES WITH A MINIMUM OF 30" IN ANY DIRECTION. WATER CLOSETS TO BE A MINIMUM OF 15" FROM WALL TO CENTERLINE OF FIXTURE.

50. ELECTRICAL

50.1. ELECTRICAL SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, THE LOCAL POWER COMPANY AND ALL APPLICABLE LOCAL REGULATIONS. OBTAIN ALL PERMITS AND PAY FEES REQUIRED BY THIS WORK. HAVE THE INSTALLATION INSPECTED AND APPROVED BY AN INSPECTION AGENCY OF THE FIRE UNDERWRITER'S ASSOCIATION. SUBMIT A CERTIFICATE OF FINAL APPROVAL BY THE INSPECTION AGENCY UPON COMPLETION. FIXTURES AND APPARATUS AS SELECTED BY BUILDER UNLESS OTHERWISE NOTED.

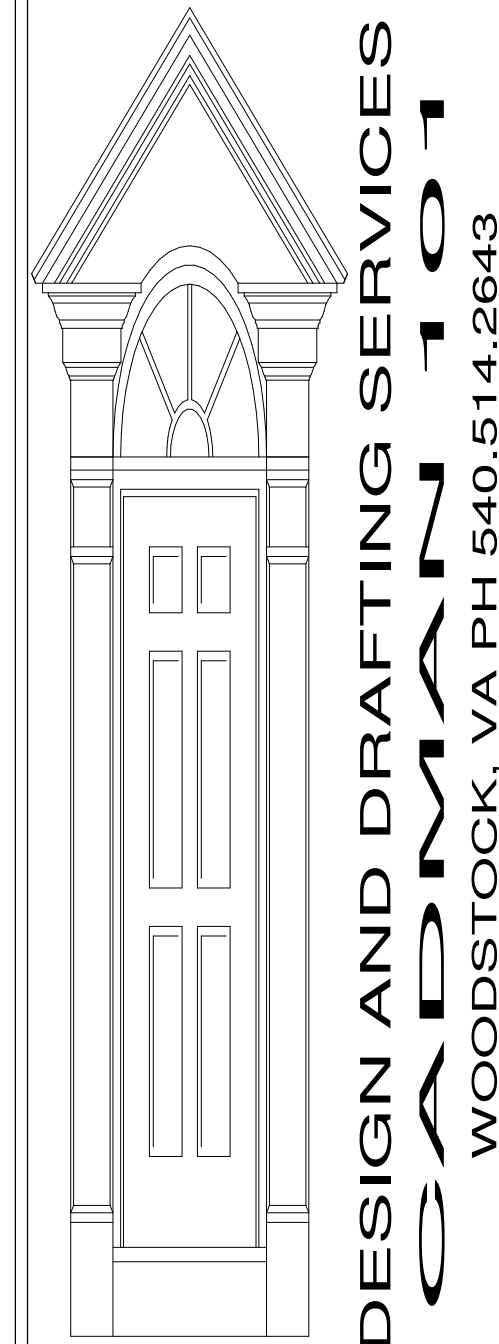
50.2. SMOKE DETECTORS - ARE REQUIRED AND SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA, IN EACH SLEEPING ROOM, AND ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS AND CELLARS (IF APPLICABLE) BUT NOT IN UNINHABITABLE SPACES. ALL DETECTORS SHALL BE INTERCONNECTED, APPROVED AND LISTED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL DETECTORS SHALL BE INSTALLED WITH BATTERY BACK-UP.

50.3. RECESSED LIGHTS WITH THE THERMAL ENVELOPE SHALL BE IC RATED AND LABELED ASTM E283

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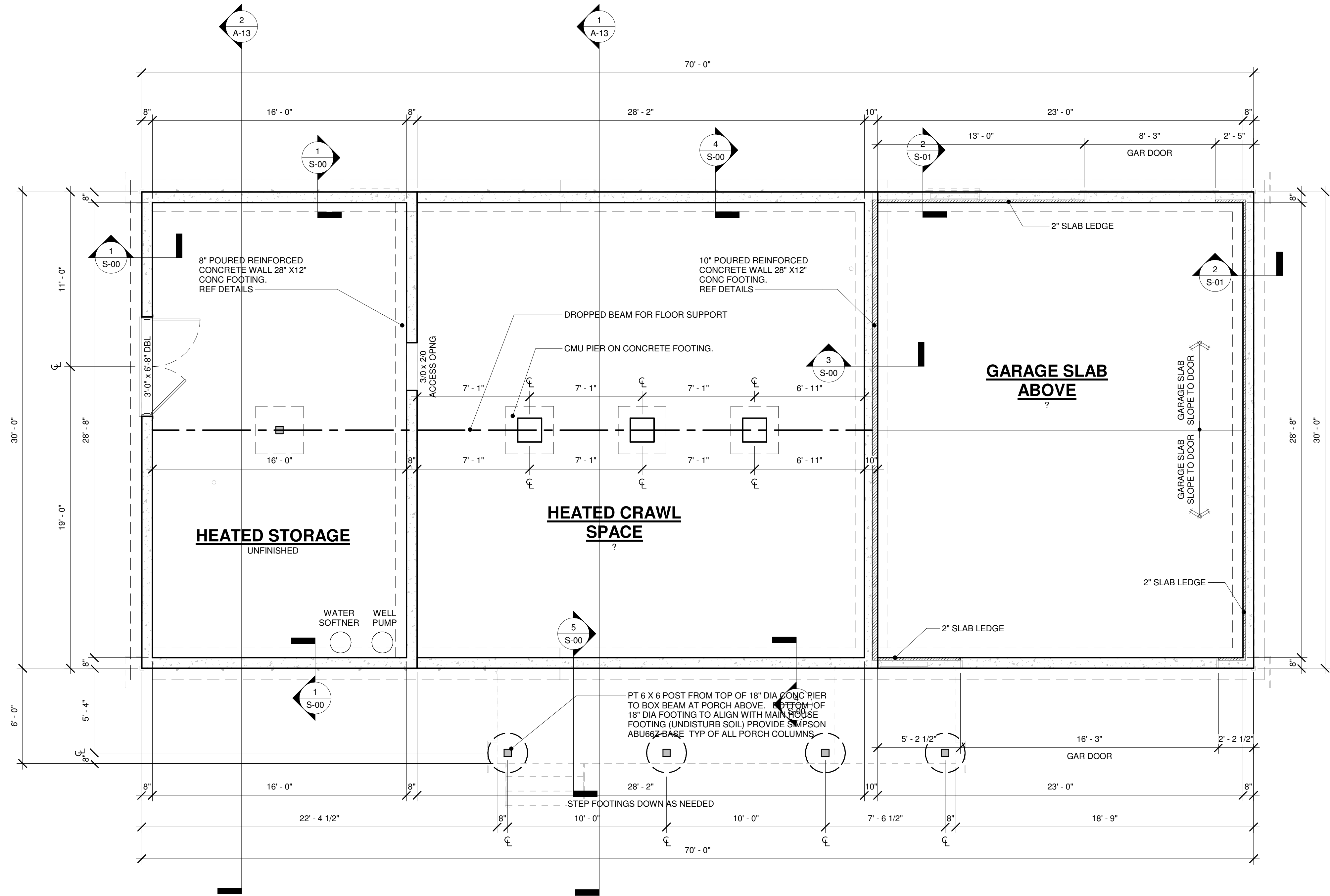
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A-05



NEW SINGLE FAMILY HOME

72 DOUGLAS RD,
MINERAL VA 23117
BUILDING CODE



1 **A.0 0 LOWER LEVEL PLAN**
Scale 1/4" = 1'-0"

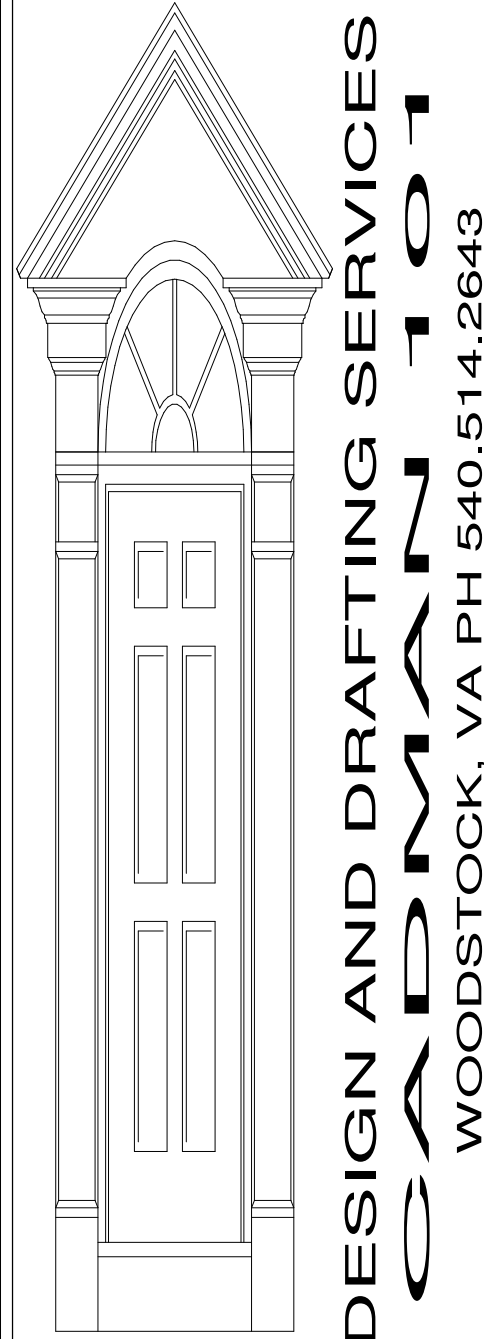
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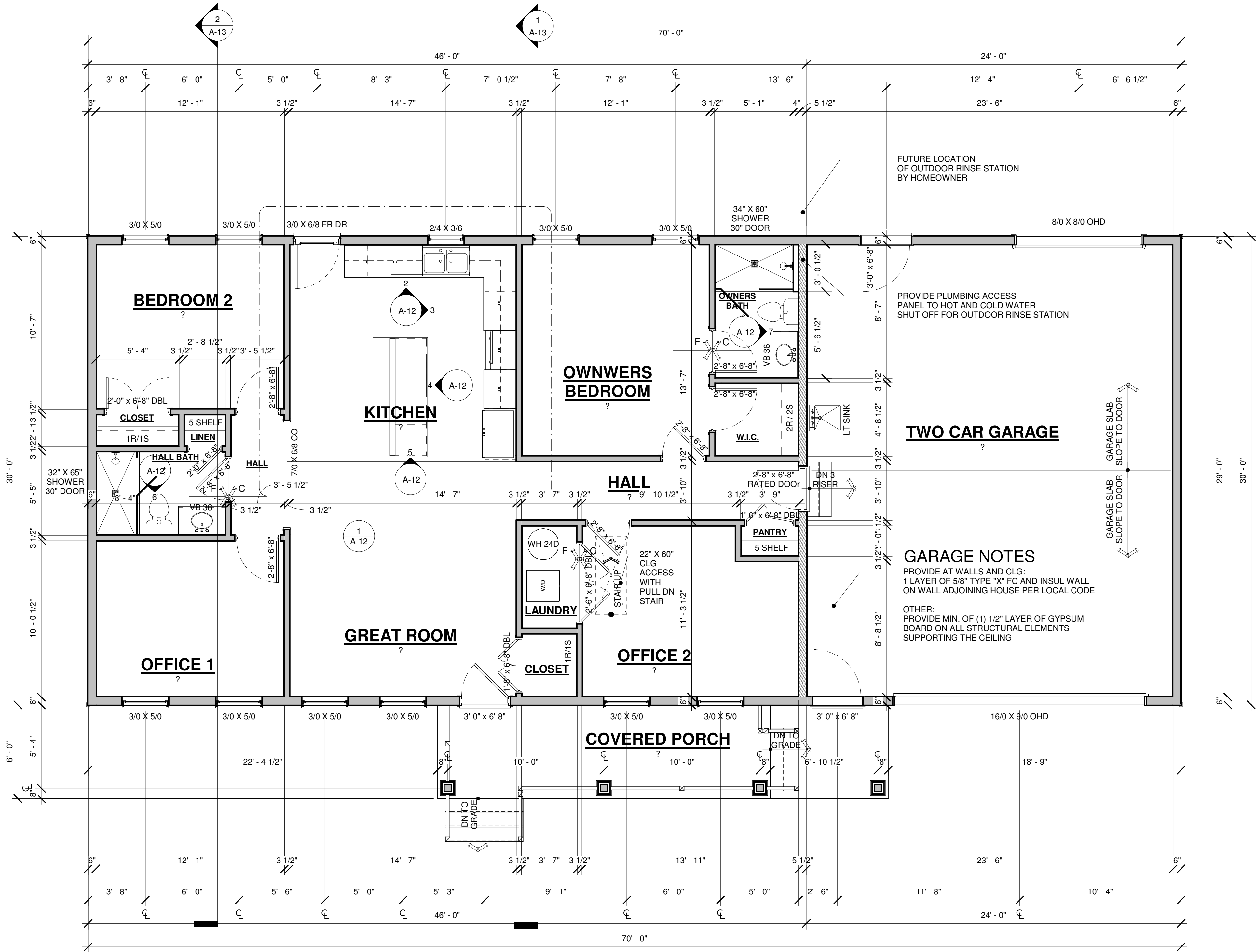
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72 DOUGLAS RD,
MINERAL VA 23117
LOWER LEVEL PLAN

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A-06





1 **A.0 1 FIRST FLOOR PLAN**
Scale 1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

- REFERENCE FRONT ELEVATIONS FOR HEADER HEIGHTS OF FEATURE WINDOWS.
- FIRST FLOOR HEADER HEIGHTS VARY PER ELEVATION & LOCATION
- KITCHEN WINDOW SILL HEIGHT TO BE SET AT 42" A.F.F.
- FLOOR TRUSS OR FLOOR JOIST SPACING TO BE A MAX. OF 19.2" O.C. UNLESS OTHERWISE NOTED SEE FRAMING PLANS
- ALL SHEATHING USED FOR SUB FLOORING WILL BE GLUED AND SCREWED WITH 1 5/8" SCREW AT FOUR (4) INCHES O.C. AT EDGES AND EIGHT (8) INCHES O.C. IN FIELD. ALL EDGES REQUIRE A 1/16 INCH GAP. ALL TONGUE AND GROOVE JOINTS WILL RECEIVE A BEAD OF GLUE. GLUING AND SCREWING WILL BE ACCOMPLISHED ONE SHEET AT A TIME.
- ROOF SHEATHING WILL BE 7/16" EXTERIOR GRADE PLYWOOD OR EQUAL, NAILED FOUR (4) INCHES O.C. AT ALL EDGES AND EIGHT (8) INCHES O.C. IN FIELD WITH A 1/8" GAP AT ALL EDGES. LEAVE TWO (2) INCHES OF GAP AT RIDGE VENT AS REQUIRED.
- CERAMIC TILE FLOORS SHOULD BE SUPPORTED PER TILE COUNCIL OF AMERICA (TCA) RECOMMENDATIONS.
- VERIFY LOCATION OF PLUMBING DROPS AND SHIFT JOISTS A MAXIMUM OF 2 INCHES.
- HANGERS TO BE INSTALLED PER MANUFACTURERS' RECOMMENDATIONS.
- ALL ROOF FRAMING WOOD TRUSSES TO BE SET AT A MAX. OF 24" O.C. U.N.O.
- ALL ROOF TRUSSES TO BE ATTACHED PER STRUCTURAL ENGINEER'S NOTES.
- ALL ROOF TRUSSES TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- ROOF TRUSS MANUFACTURER TO SUPPLY CERTIFIED ENGINEERED SHOP DRAWINGS.
- ALL SMOKE DETECTORS TO BE 110V WITH BATTERY BACKUP AND INTERCONNECTED.
- PROVIDE BRACING FOR ALL CEILING FAN OUTLETS.
- CARBON MONOXIDE ALARMS TO BE INSTALLED PER IRC 2018
- ALL STAIRS, HANDRAILS, AND GUARDS SHALL BE CONSTRUCTED IN ACCORDANCE WITH IRC2021
- ALL INTERIOR PARTITIONS NOT DIMENSIONED SHALL BE 3 1/2" UNLESS NOTED OTHERWISE
- ALL EXTERIOR PARTITIONS ARE 6" UNLESS NOTED OTHERWISE.
- ALL INTERIOR DIMENSIONS ARE TAKEN FROM FACE OF STUD
- ALL EXTERIOR DIMENSIONS ARE TAKEN FROM FACE OF SHEATHING
- ALL ANGLES ARE 90 AND/OR 45 DEGREES UNLESS NOTED OTHERWISE
- ALL WINDOW DIMENSIONS ARE GIVEN IN FEET AND INCHES.
EXAMPLE: 3/0 5/0 = 3'-0" (W) X 5'-0" (H)
- ALL DOOR DIMENSIONS ARE GIVEN IN FEET AND INCHES.
EXAMPLE: 30X68 = 3'-0" (W) X 6'-8" (H)
- BATH WALLS WITH TILE TO HAVE 1/2" CEMENT BOARD
- ALL OTHER BATH WALLS TO BE MOISTURE RESISTANT GREEN BOARD
- SILL HEIGHT IS BASED ON WINDOW SIZE AND WINDOW HEAD HEIGHT INDICATED ON ELEVATIONS. IN LOCATIONS WHERE THE SILL IS LESS THAN 18" AND THE FINISH GRADE OR SURFACE ON THE EXTERIOR SIDE IS MORE THAN 72" OPERABLE WINDOWS MUST HAVE A GUARD INSTALLED IN ACCORDANCE IRC CODE.
- NOTE: THESE PLANS ARE SUBJECT TO MODIFICATION AS NECESSARY TO MEET CODE REQUIREMENTS OR TO FACILITATE MECHANICAL/PLUMBING INSTALLATION OR TO INCORPORATE DESIGN IMPROVEMENTS.

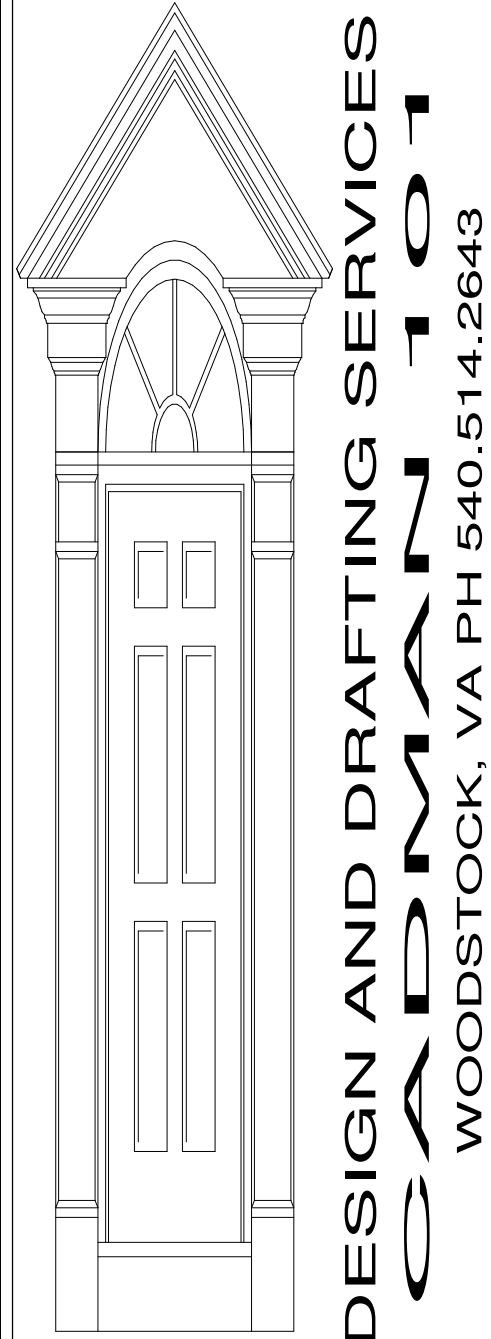
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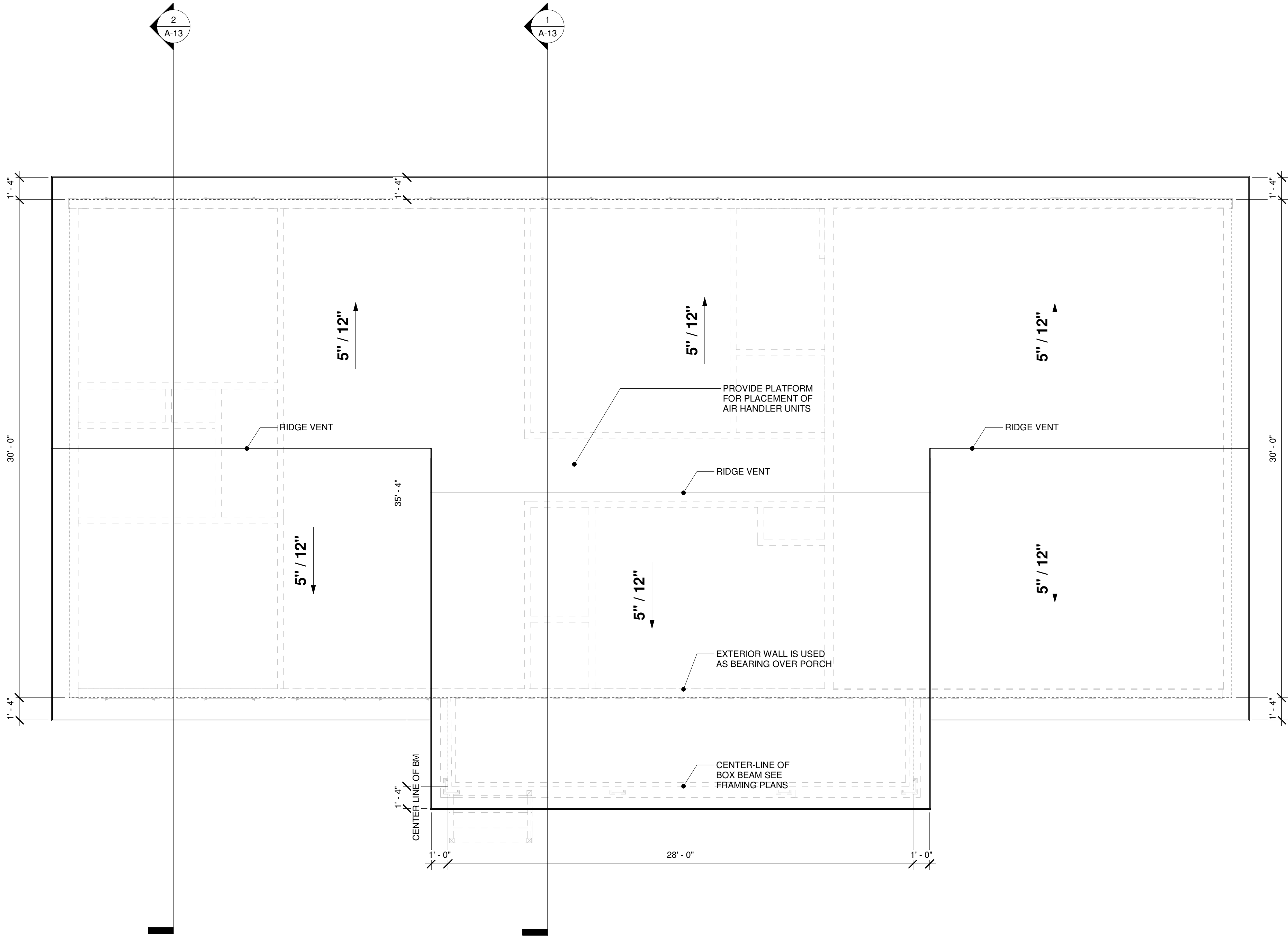
NEW SINGLE FAMILY HOME

72 DOUGLAS RD,
MINERAL VA 23117
FIRST FLOOR PLAN

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A-07





1 **A.0 2 ROOF PLAN**
Scale 1/4" = 1'-0"

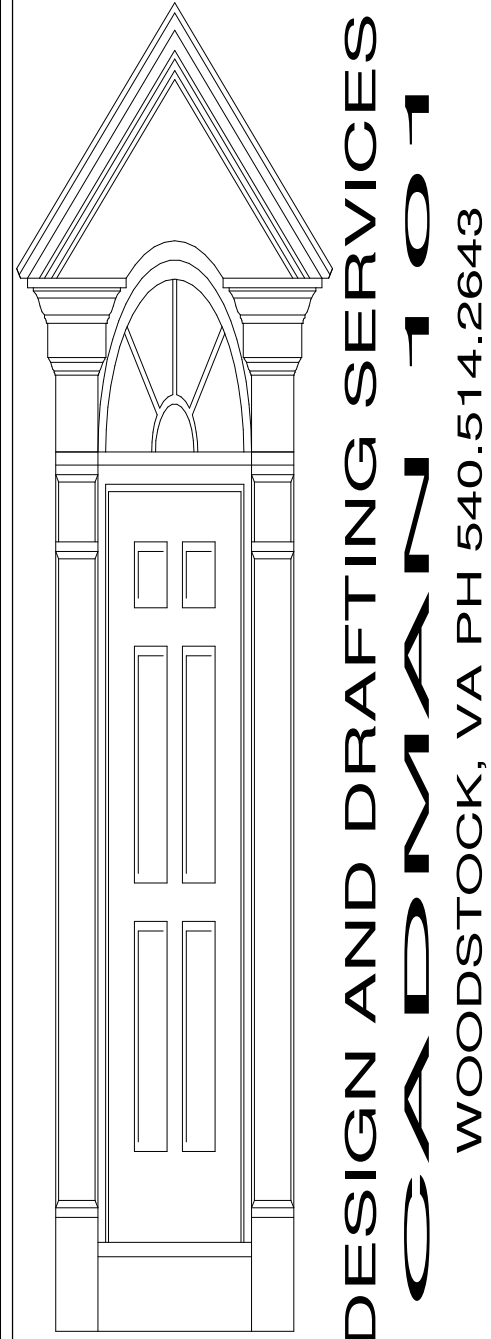
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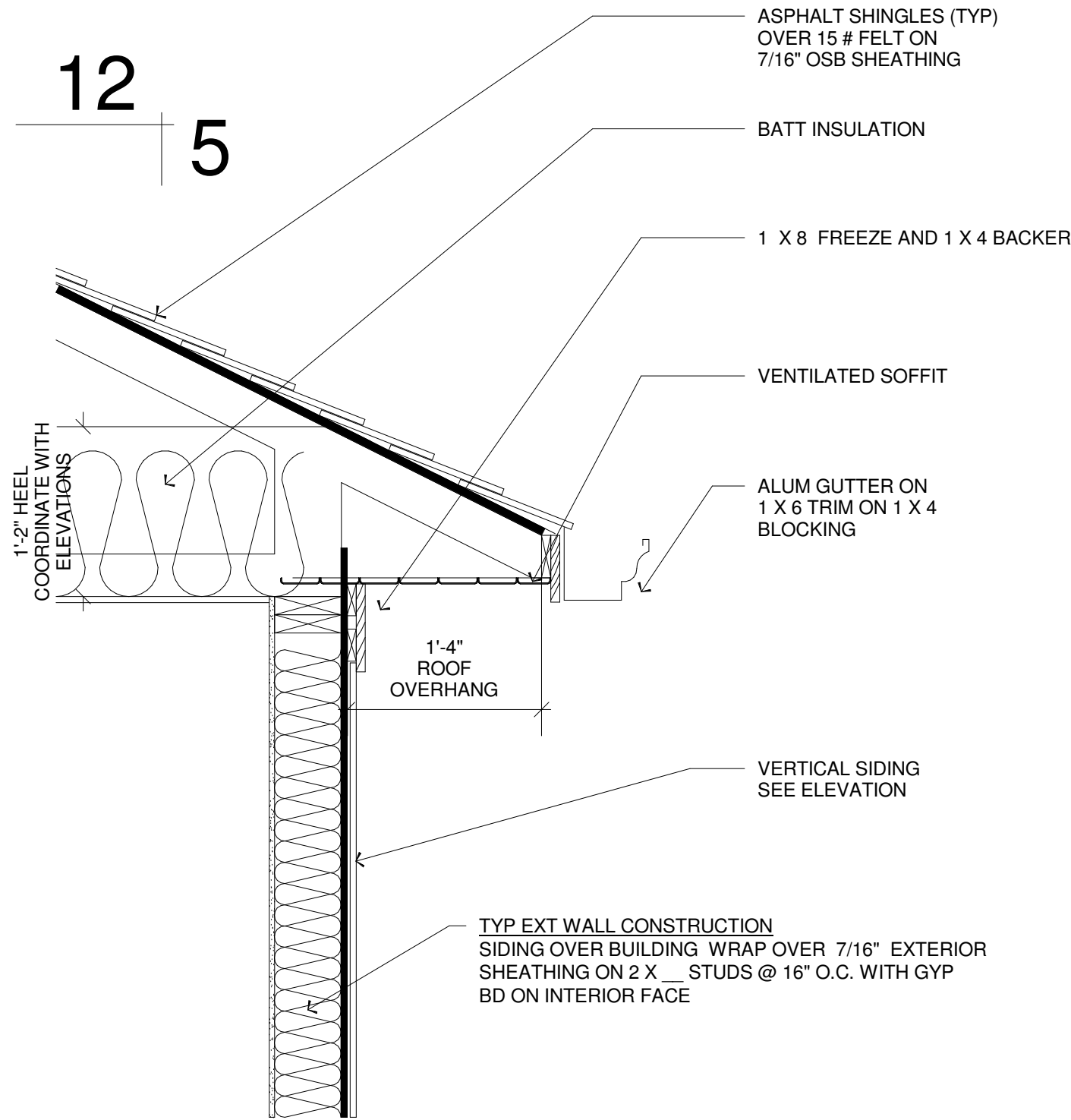
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A-08

NEW SINGLE FAMILY HOME

72 DOUGLAS RD,
MINERAL VA 23117
ROOF PLAN





2 DTL CORN MAIN HOUSE
Scale 1" = 1'-0"



1 ELEV 01 FRONT ELEVATION
Scale 1/4" = 1'-0"

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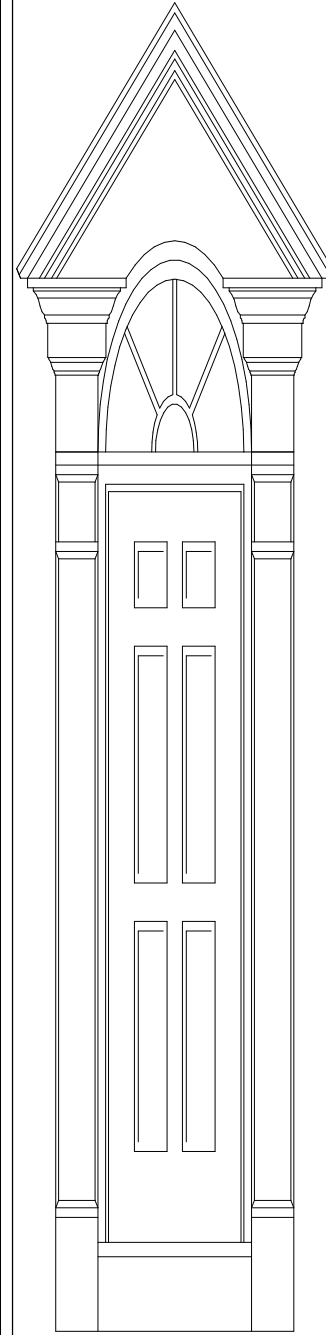
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72 DOUGLAS RD,
MINERAL VA 23117
FRONT ELEVATION

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A-09

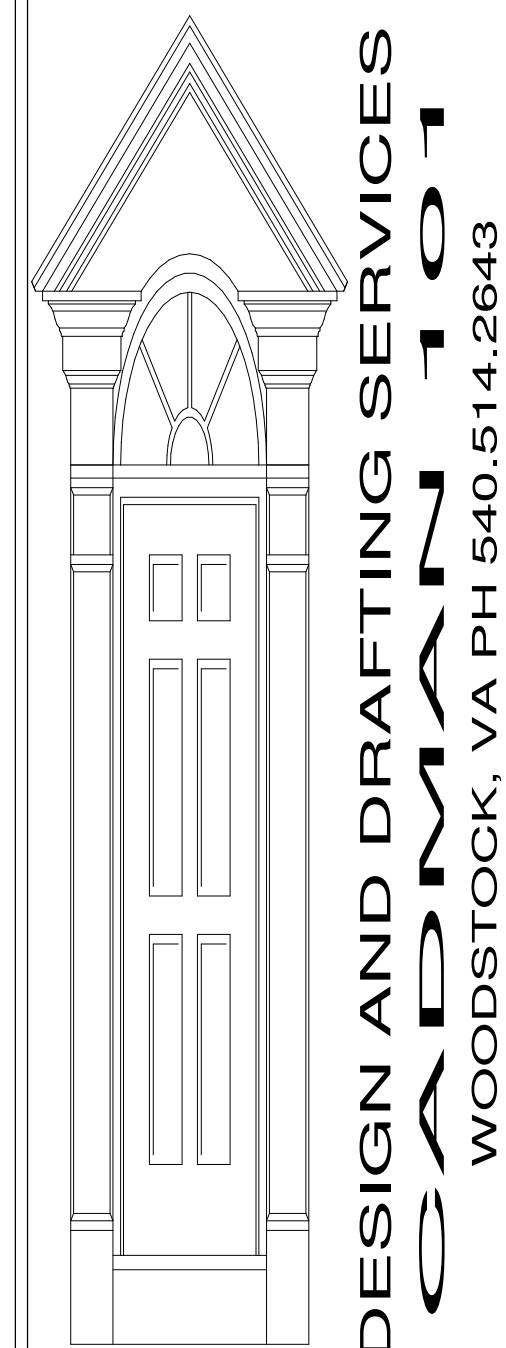


DESIGN AND DRAFTING SERVICES
CADMAN 101
WOODSTOCK, VA PH 540.514.2643

Architectural elevation drawing of a building facade. The drawing includes the following annotations and dimensions:

- Annotations:**
 - 8" DECORATIVE SQUARE SPLIT COLUMN WITH PT 6 X 6 POST INSIDE. PROVIDE SIMPSON CONNECTIONS AT BASE AND HEAD OF COLUMN TO CONNECT HEADER AND FOOTING REF FRAMING PLANS FOR ADDITIONAL INFORMATION
 - PROVIDE VINYL RAIL SYSTEM WITH PICKETS AND NEWELL CTR POST. MAX SPACING OF PICKETS 4" CLEAR
 - METAL ROOF AS SPEC'D
 - VERTICAL METAL SIDING AS SPEC'D
 - 6" RAKE FASCIA TYP
 - ALUM GUTTER AND DOWN SPOUT WITH SPLASH BLOCK
 - CORNER BOARD (TYP)
 - APPROX FINISHED GRADE
- Dimensions:**
 - Roof pitch: 5" / 12" (two locations)
 - Overall height: 11' - 1 1/8"
 - Height from ground to first floor plate: 9' - 1 1/8"
 - Height from ground to first floor plan: 2' - 0"
 - Height from ground to foundation/garage slab: 0"
 - Overall width: 7' - 1 1/2"
- Level Markers:**
 - T.O. FIRST FLR PLATE 11' - 1 1/8"
 - T.O. FIRST FLR PLAN 2' - 0"
 - T.O. FDN / GAR SLAB 0"
 - T.O. BSMT SLAB -7' - 1 1/2"

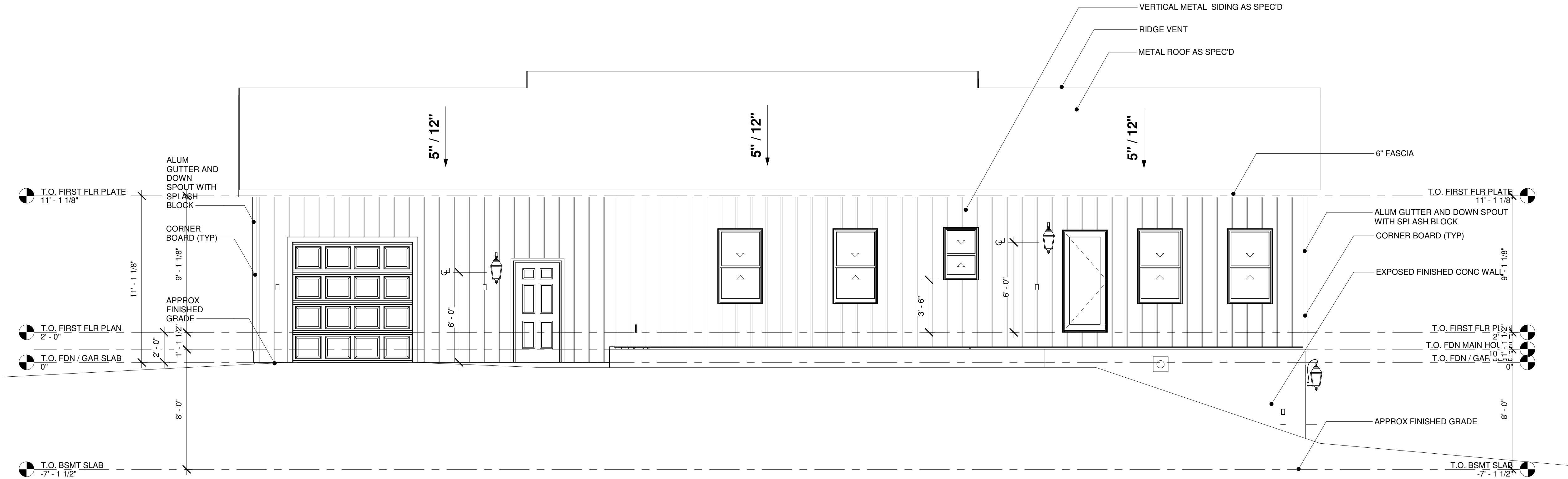
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LEFT AND RIGHT SIDE ELEVATION

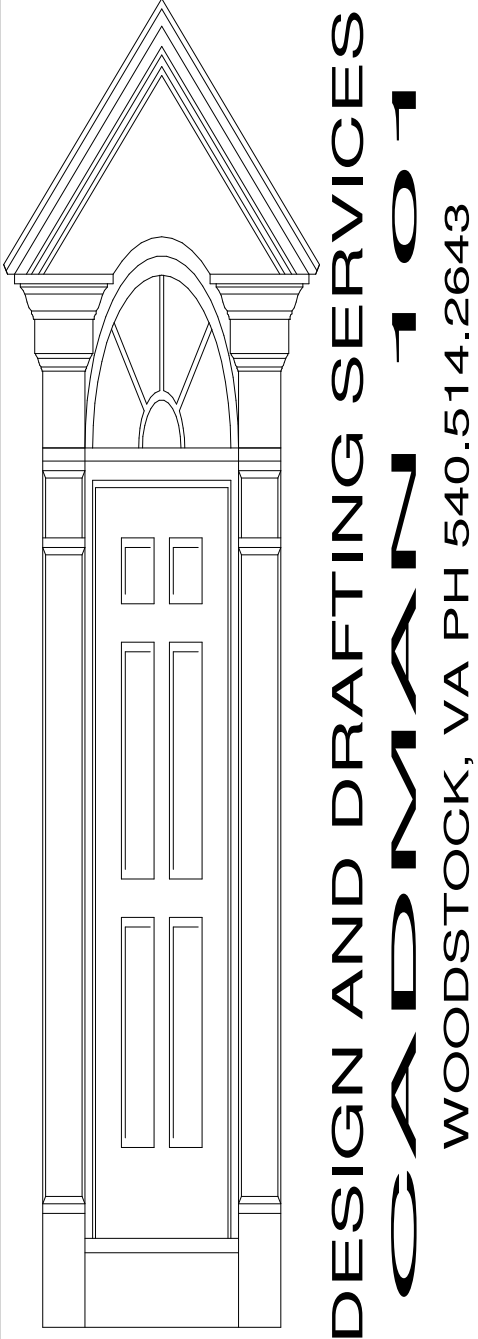
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A-10



1 **ELEV 03 REAR ELEVATION**
Scale 1/4" = 1'-0"

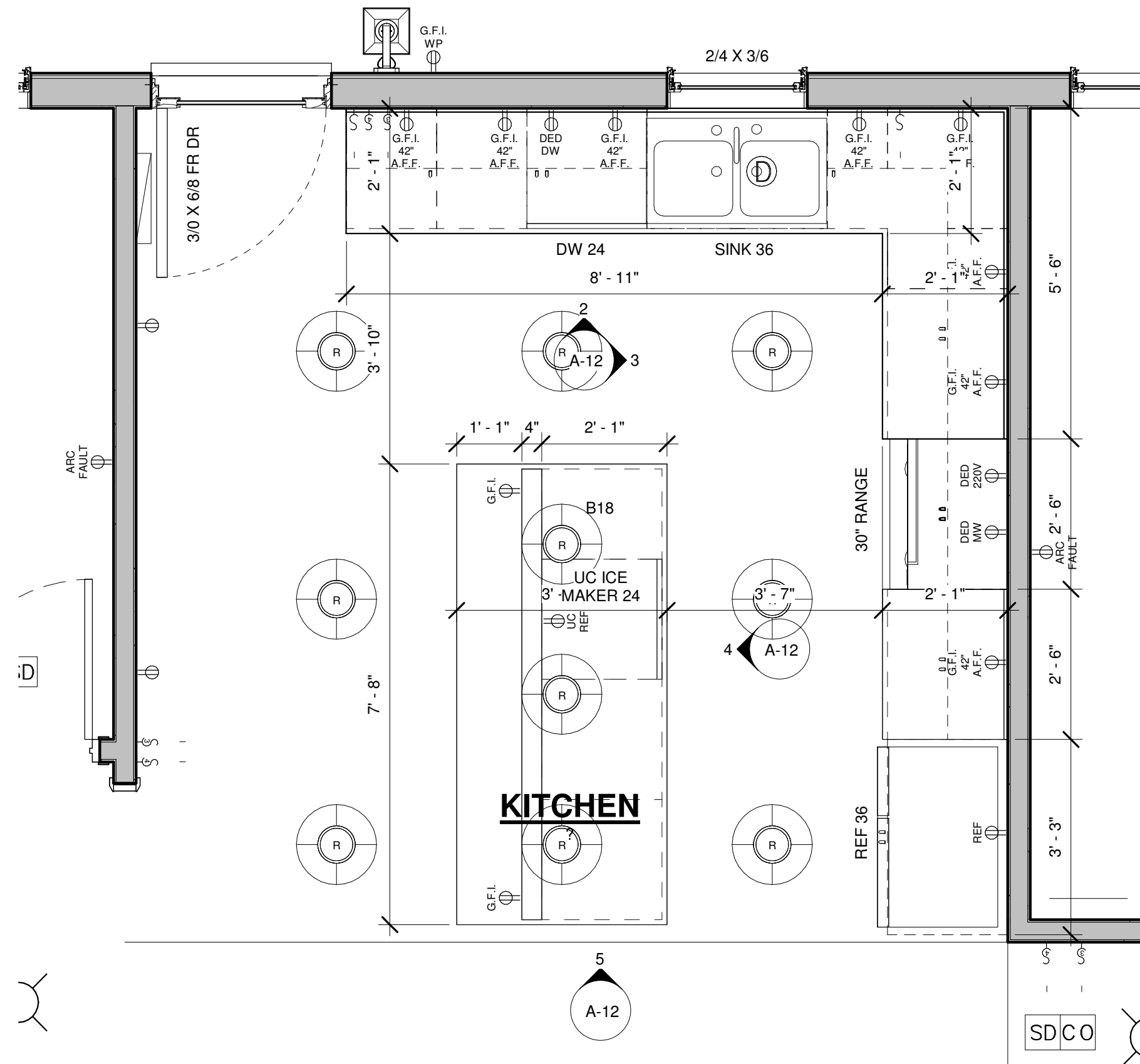
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NEW SINGLE FAMILY HOME
72 DOUGLAS RD,
MINERAL VA 23117
REAR ELEVATION

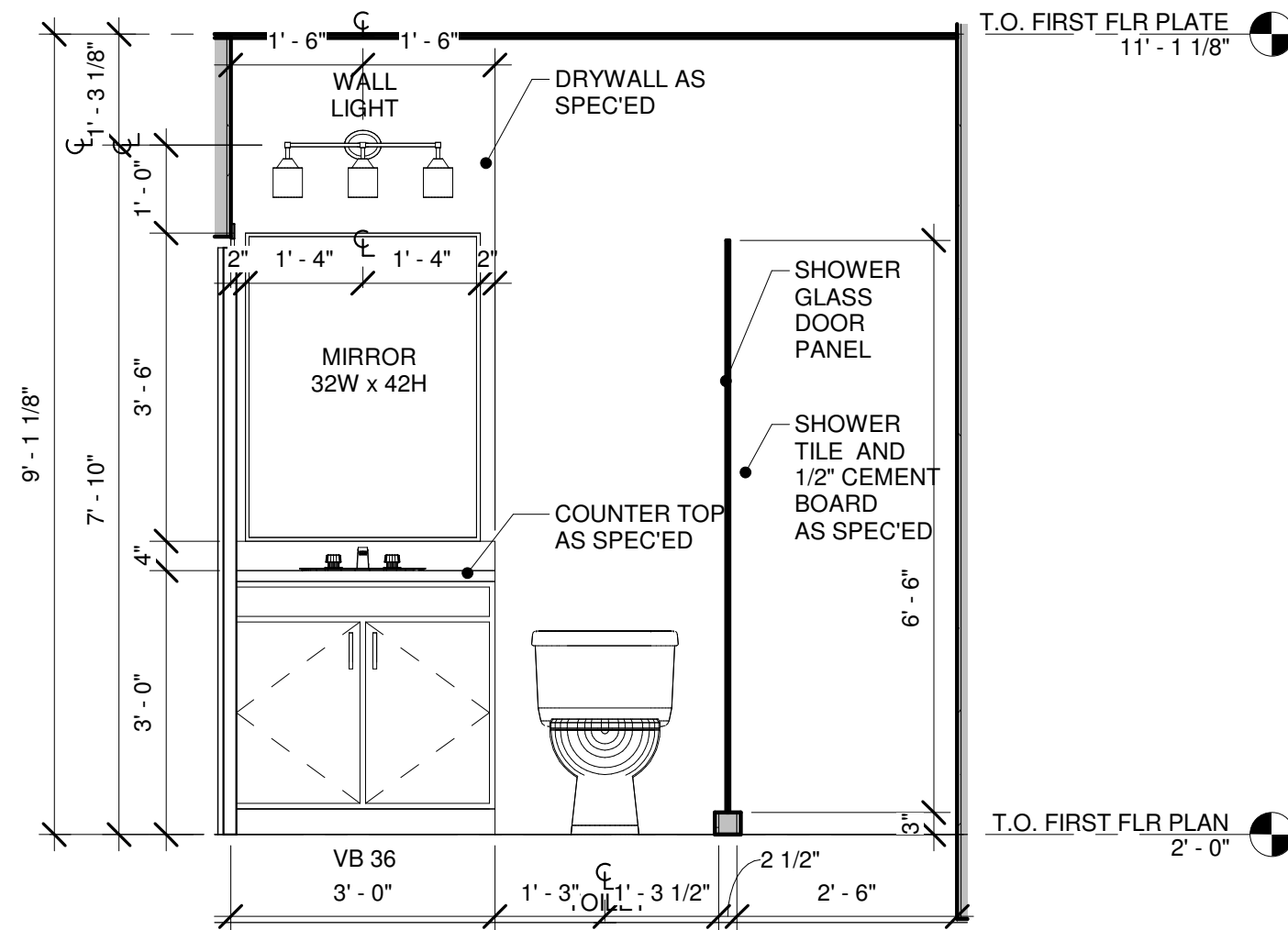
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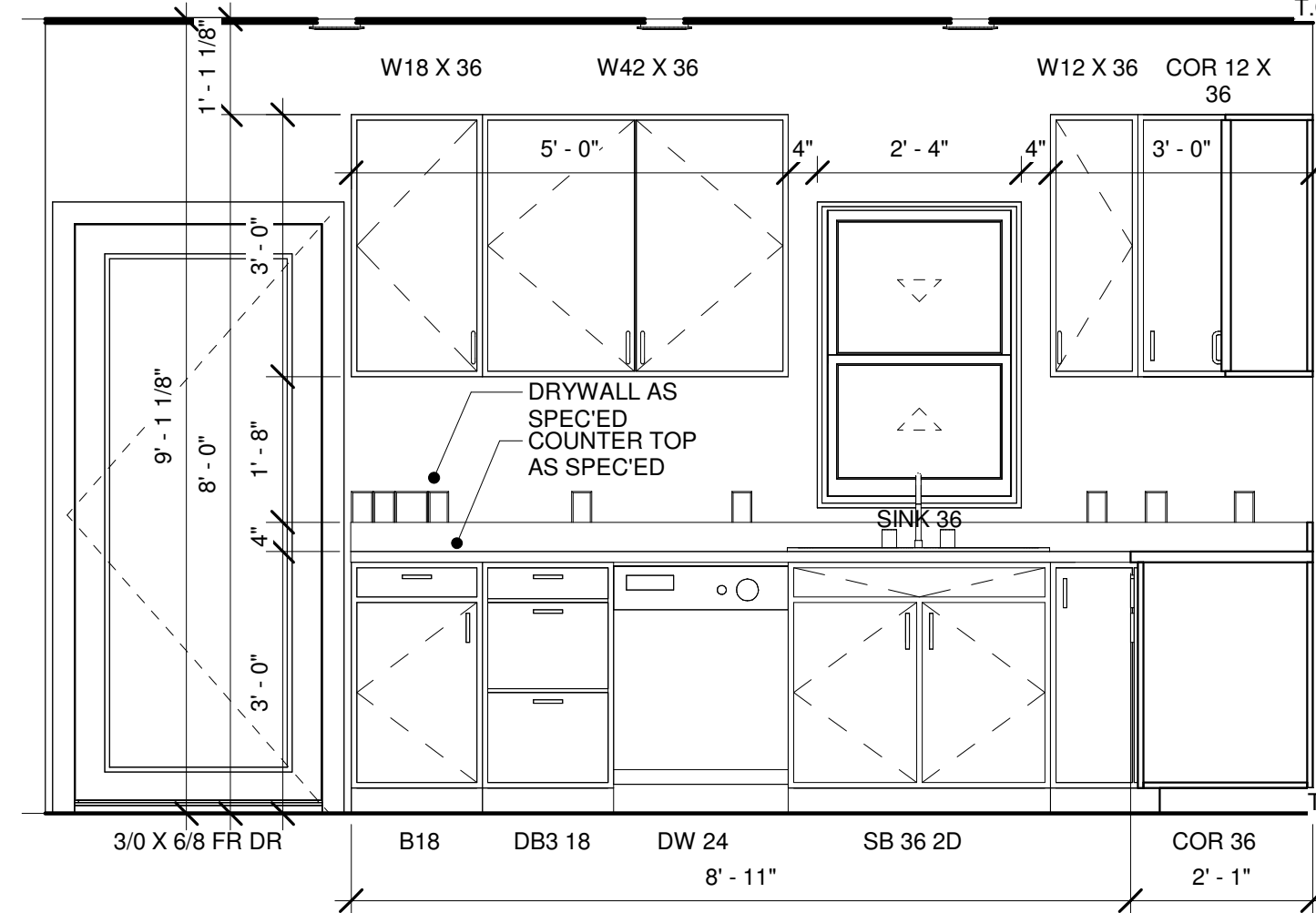


1 **A.0 1 ENLARGED KITCHEN PLAN**
Scale 1/2" = 1'-0"

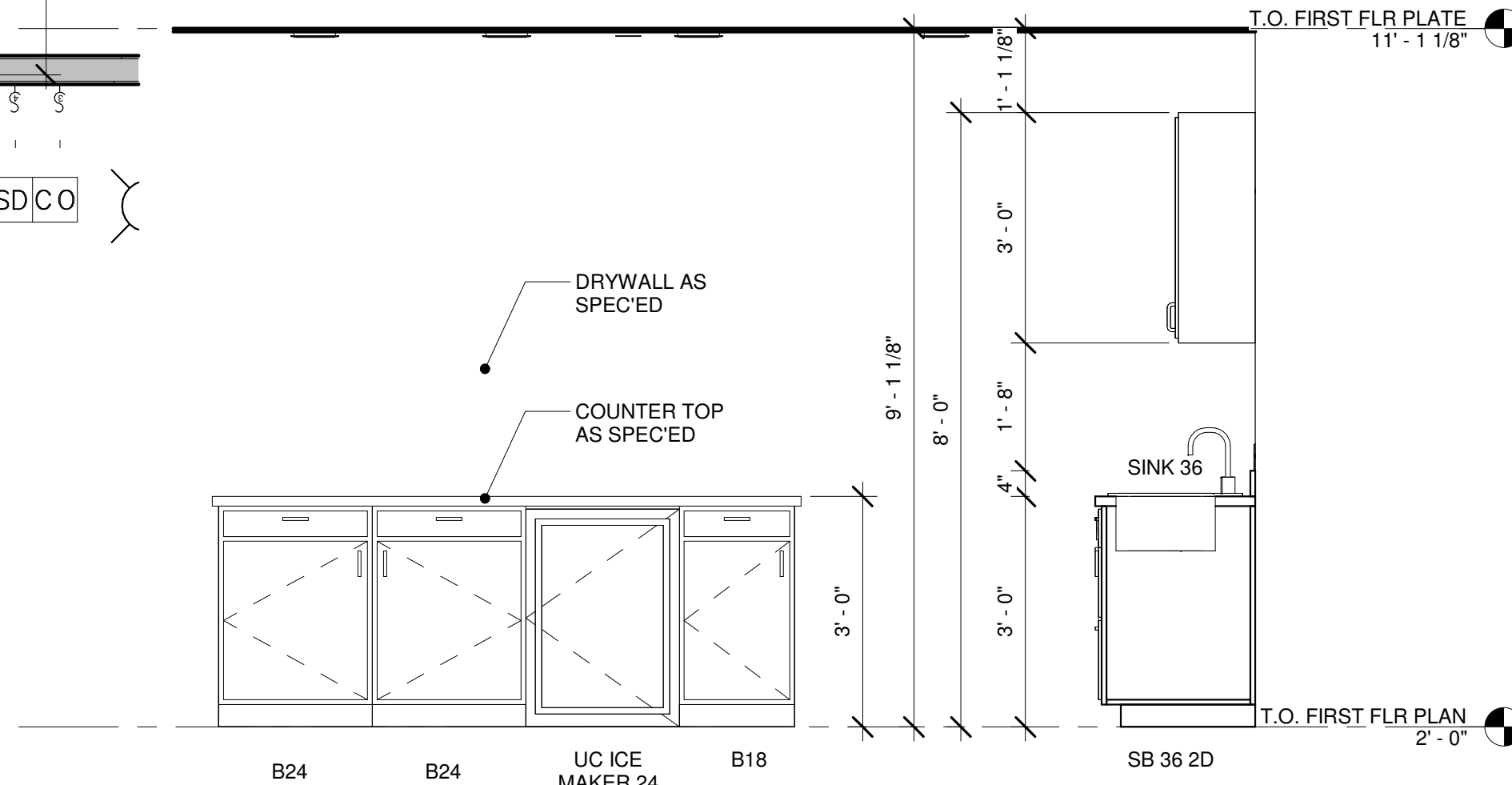
TO HOME OWNER:
PLEASE REVIEW KITCHEN AND BATH
ELEVATIONS DRAWINGS THESE ARE
INTENDED TO CAPTURE 75% TO 85% OF
THE OVERALL DESIGN BEFORE SENDING TO
SUPPLIER FOR FINAL SHOP DRAWINGS



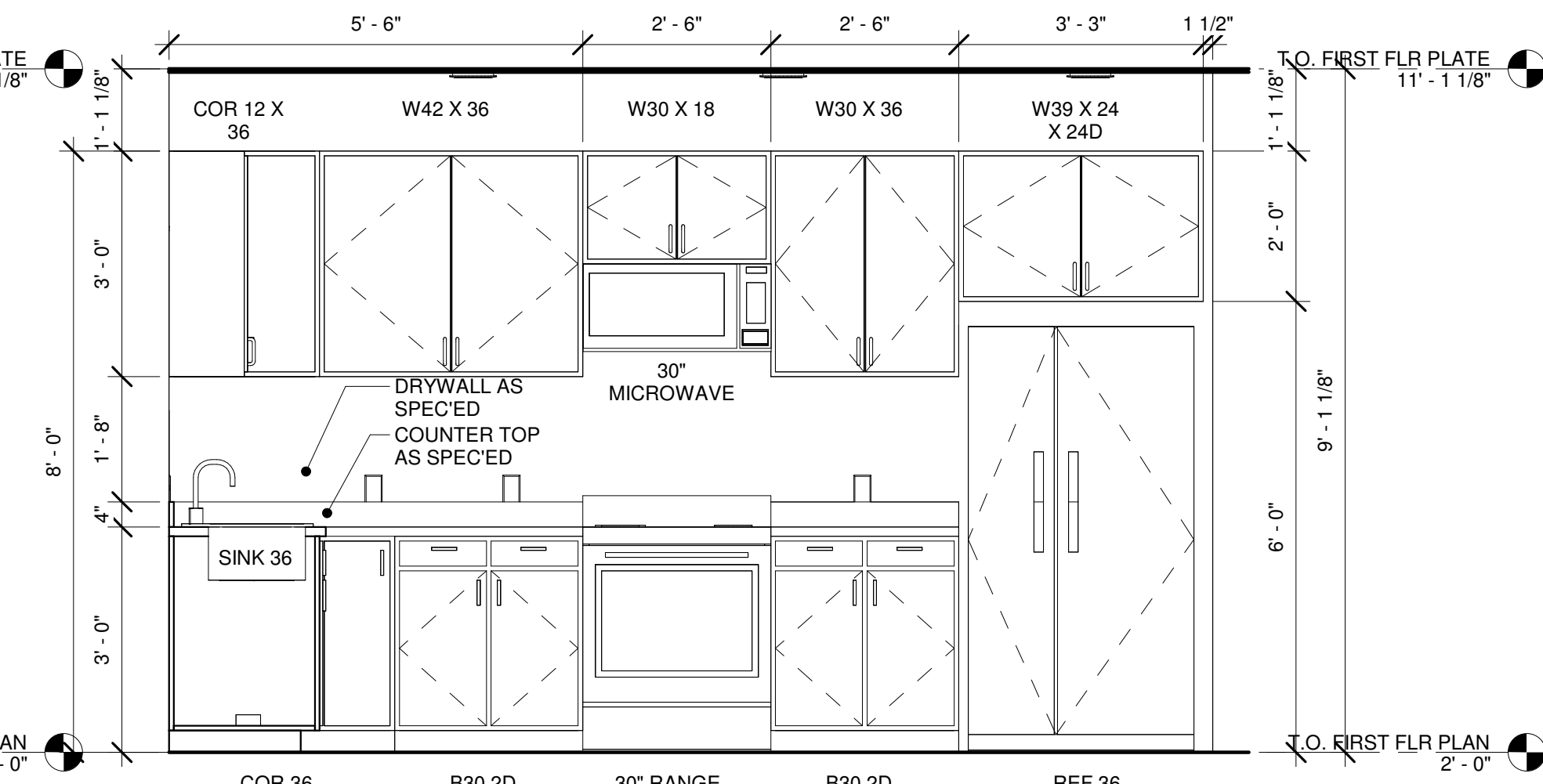
6 **INT ELEV - HALL BATH**
Scale 1/2" = 1'-0"



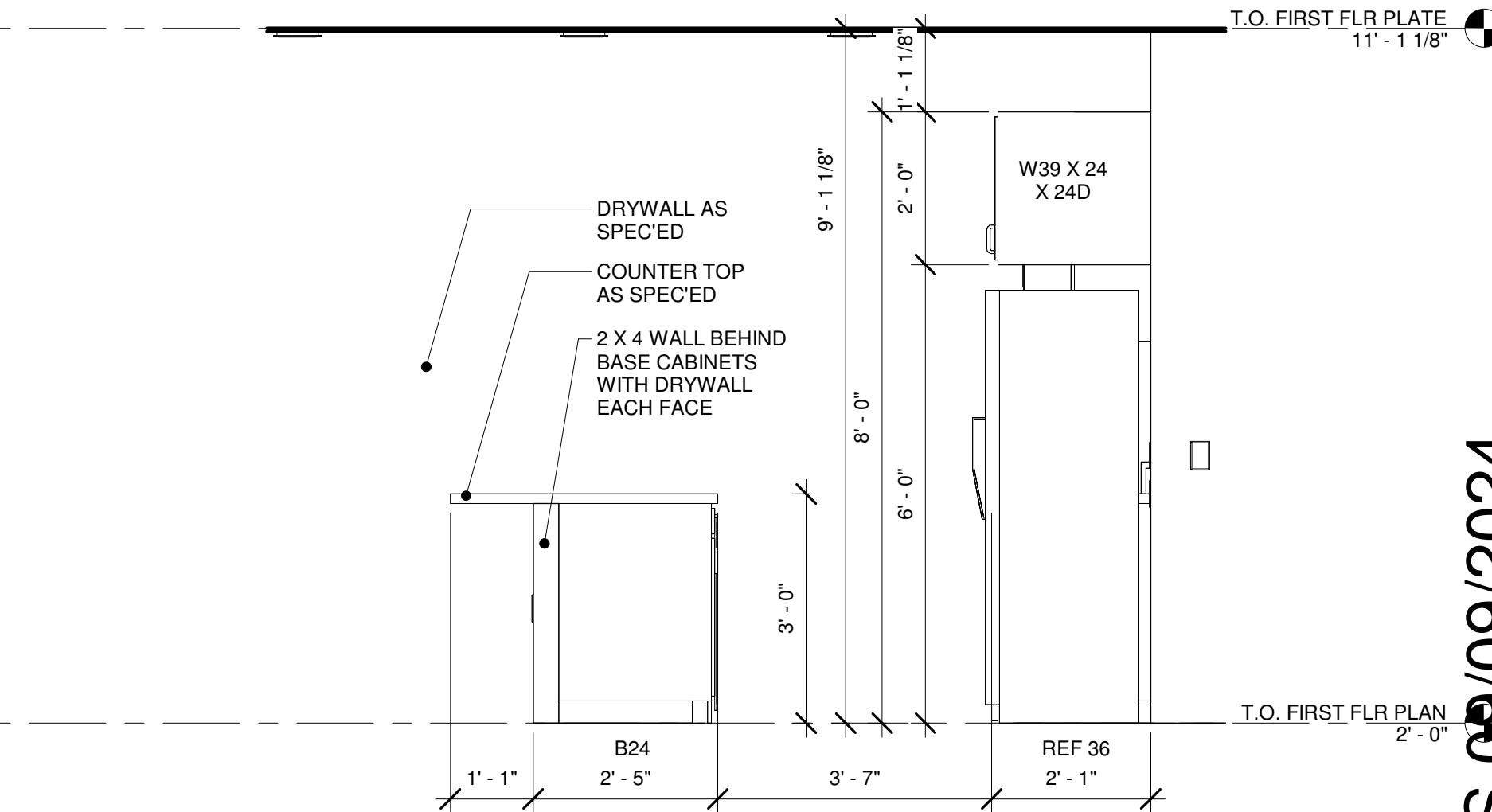
2 **INT ELEV - KITCHEN 1**
Scale 1/2" = 1'-0"



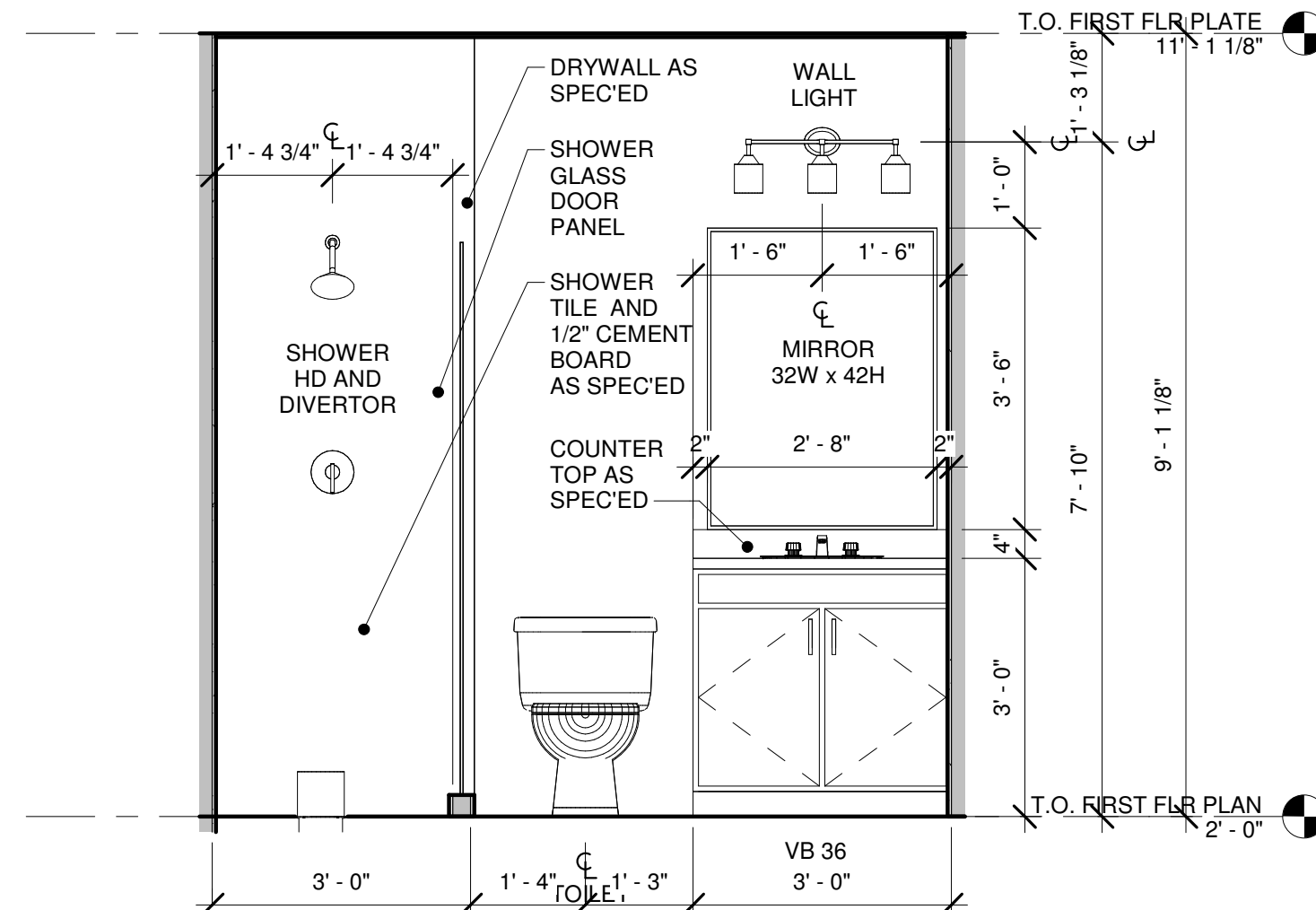
4 **INT ELEV - KITCHEN 4**
Scale 1/2" = 1'-0"



3 **INT ELEV - KITCHEN 2**
Scale 1/2" = 1'-0"



5 **INT ELEV - KITCHEN 5**
Scale 1/2" = 1'-0"

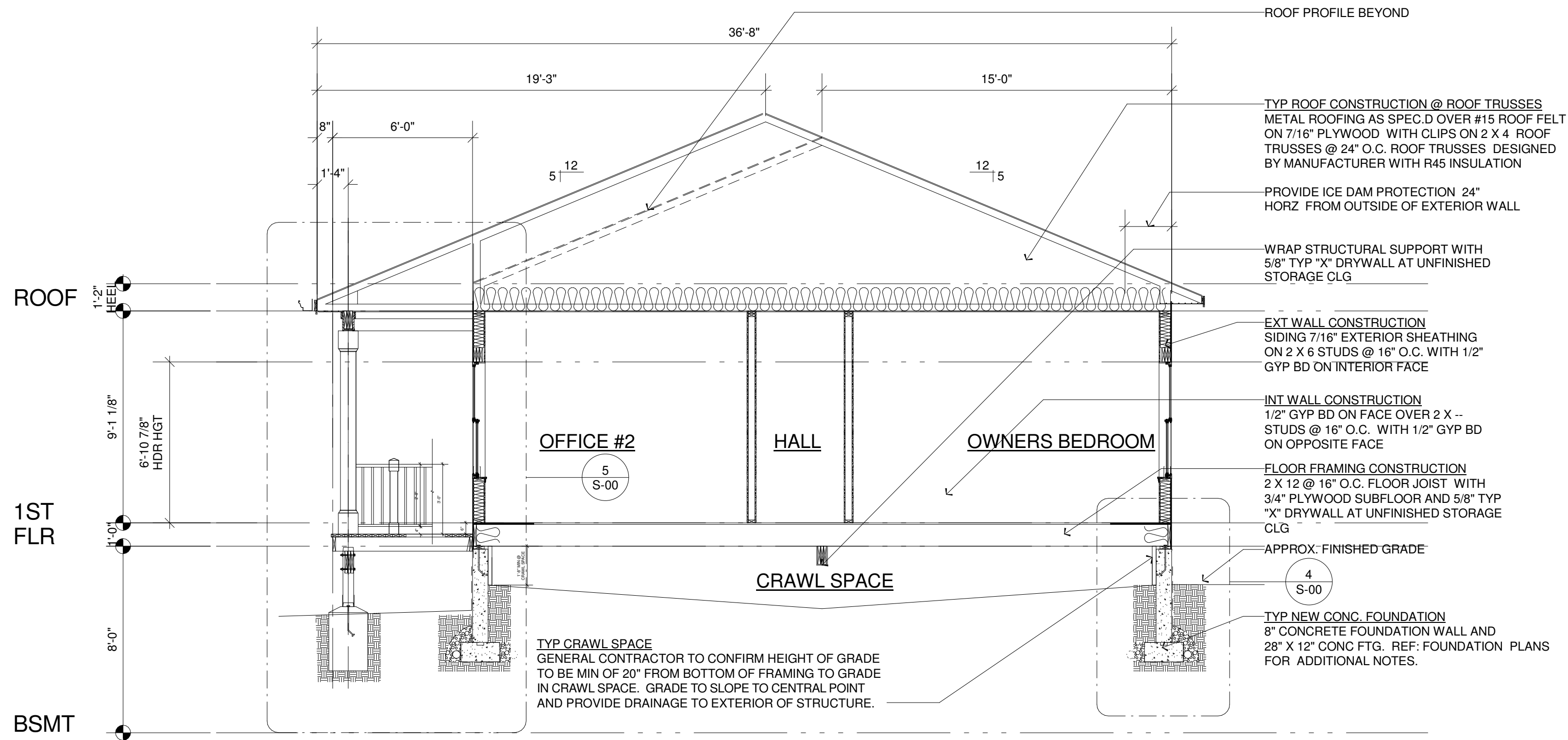


7 **INT ELEV - OWNERS BATH**
Scale 1/2" = 1'-0"

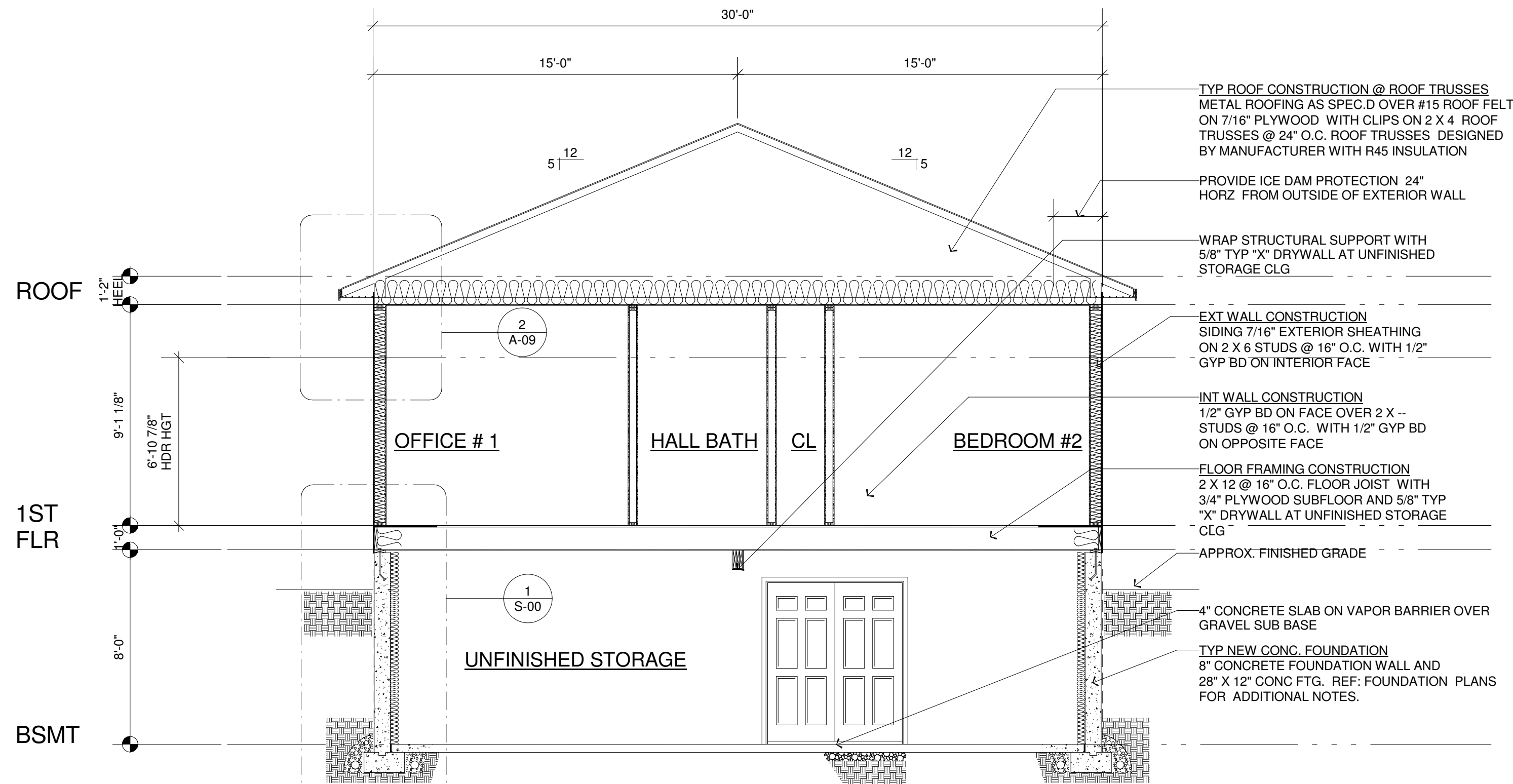
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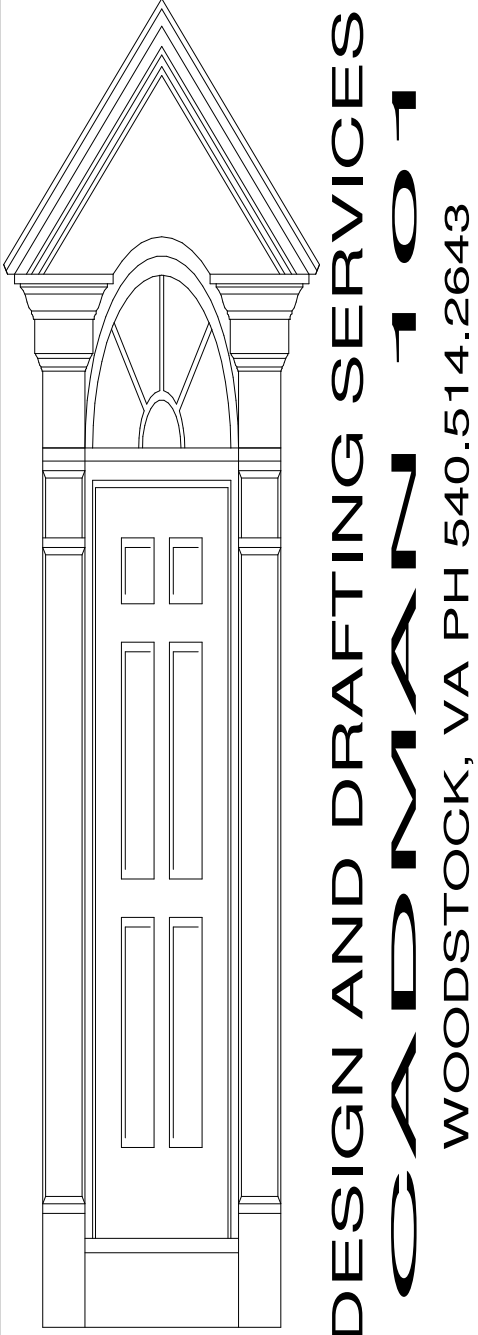


1 **BUILDING SECTION AT CRAWL SPACE**
Scale 1/4" = 1'-0"



2 **BUILDING SECTION AT STORAGE**
Scale 1/4" = 1'-0"

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72 DOUGLAS RD,
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BUILDING SECTIONS

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A-13

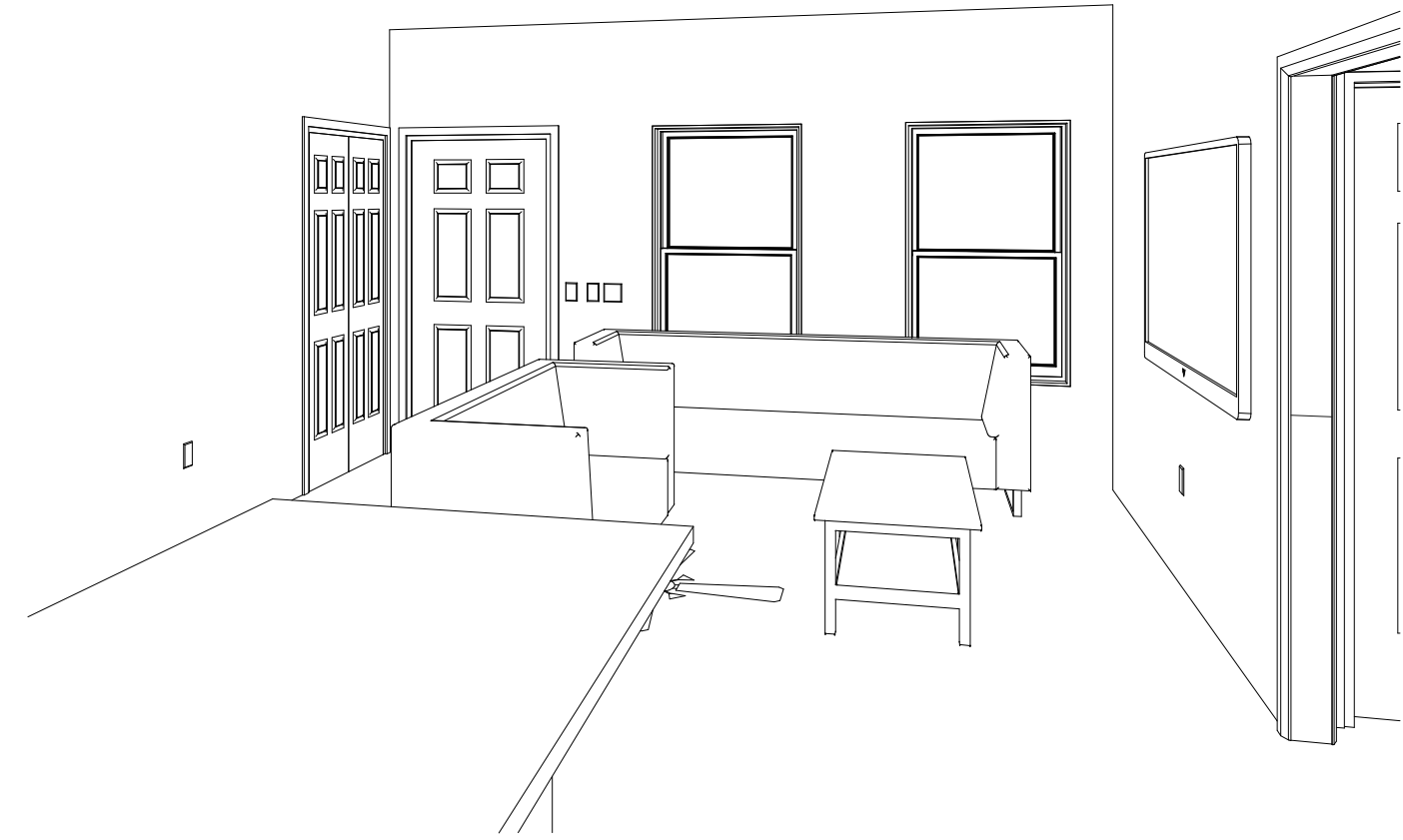
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1 3D V INTEROR KITCHEN 1
Scale



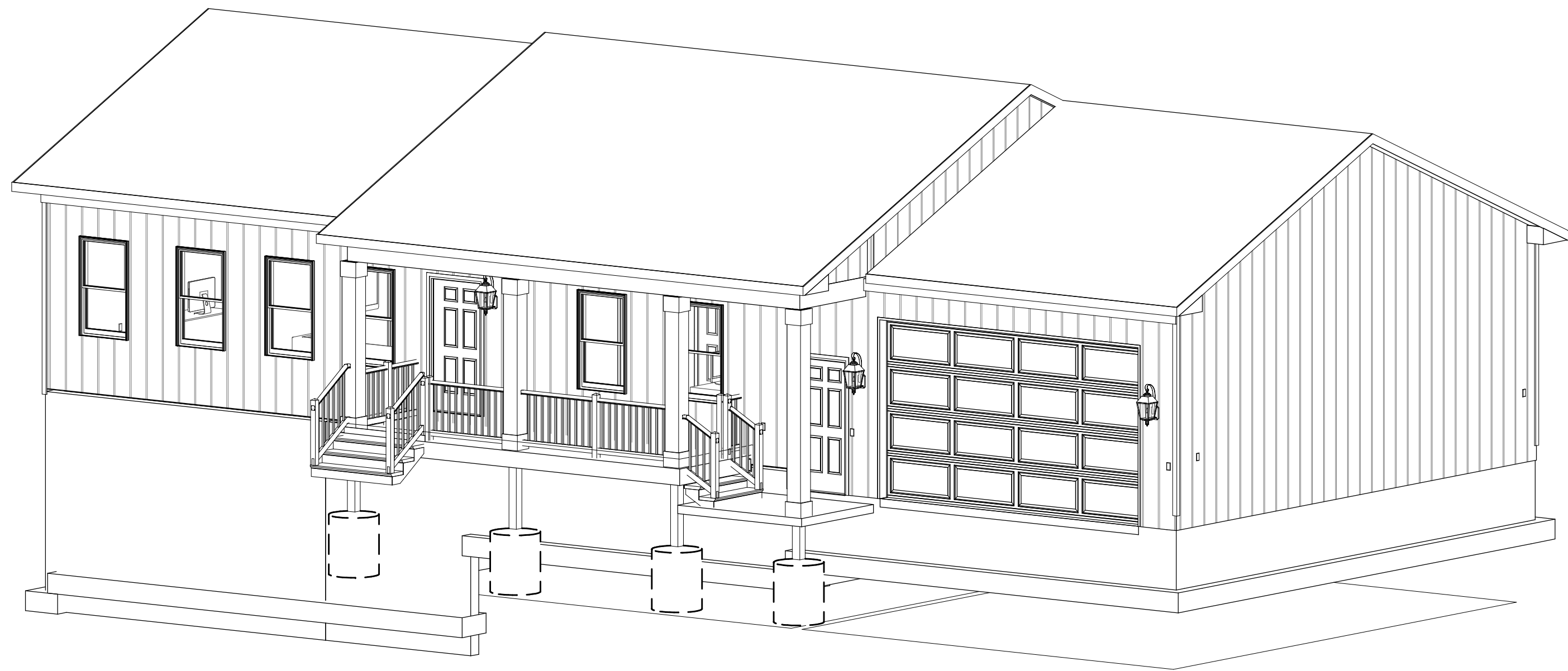
2 3D V INTEROR KITCHEN 2
Scale



3 3D V INTEROR GREAT ROOM
Scale



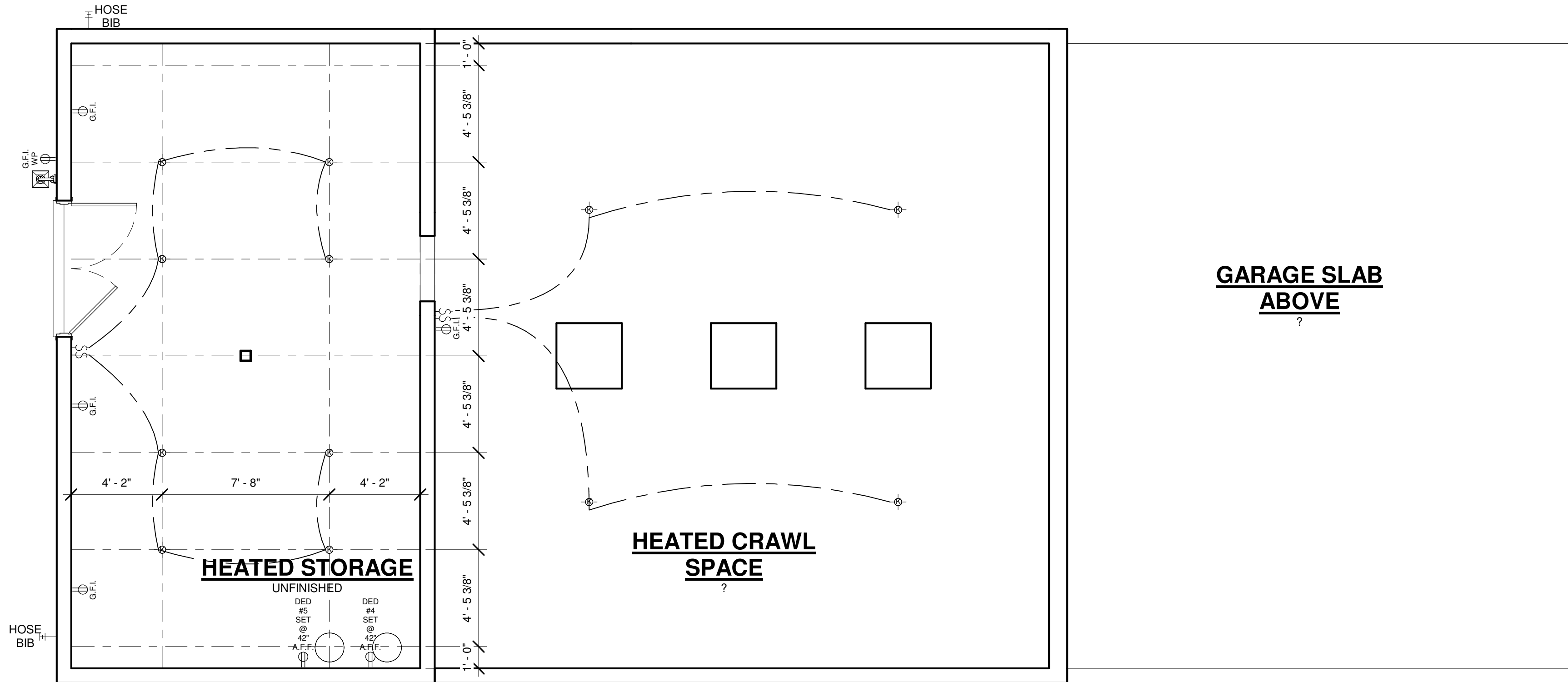
4 3D V EXTERIOR PORCH 1
Scale



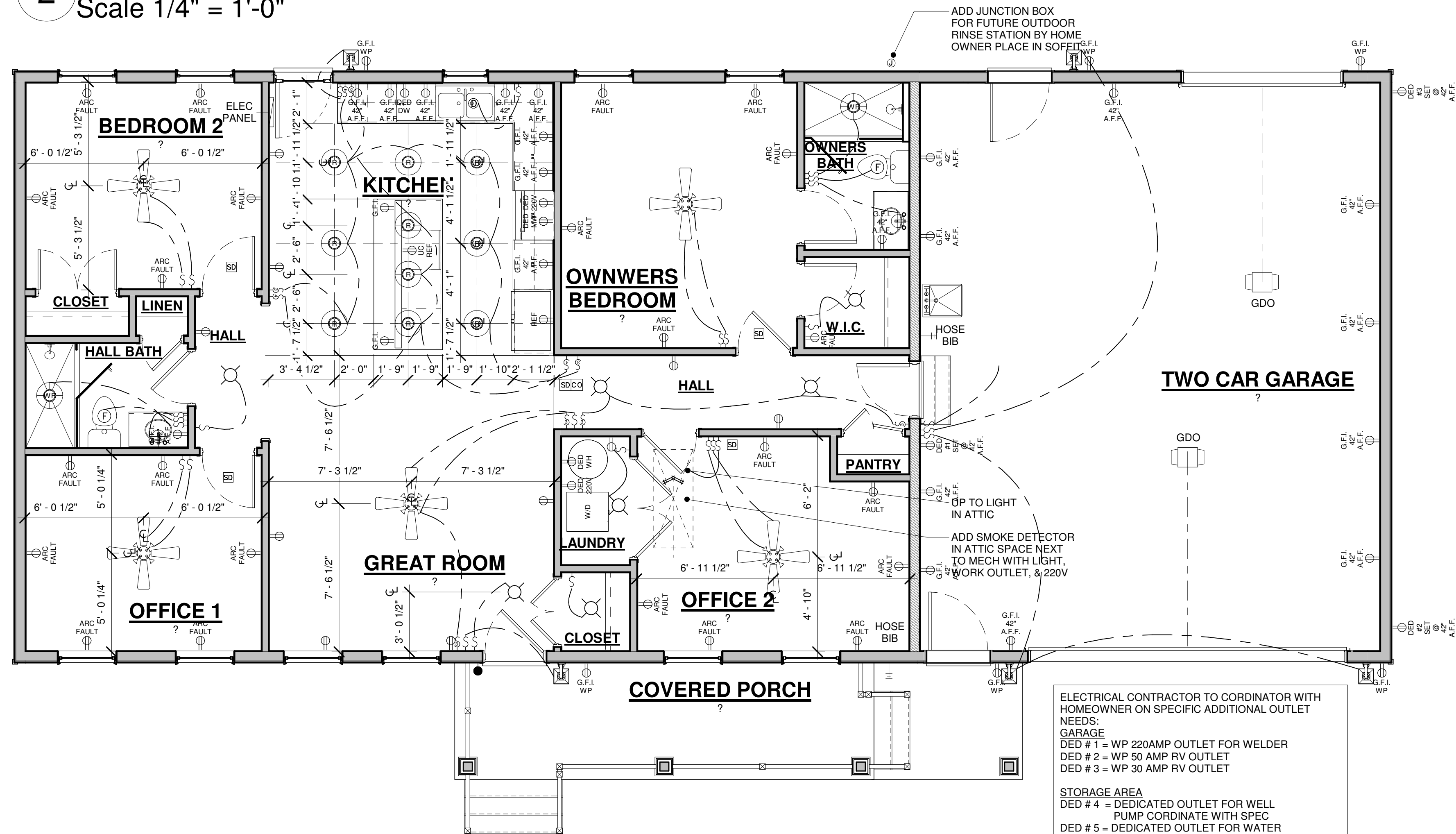
5 3D V EXTERIOR RIGHT CORNER
Scale

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2 E.0 0 LOWER LEVEL ELECTRICAL PLAN
Scale 1/4" = 1'-0"



1 E.0 1 FIRST FLR ELECTRICAL PLAN
Scale 1/4" = 1'-0"

ELECTRICAL
SYMBOLS LEGEND

F

CLG. MTD. FAN VENT

⊙

RECESSED EYEBALL LIGHT FIXTURE

⊙

RECESSED CAN LIGHT FIXTURE

⊙

WATER PROOF RECESSED
CAN LIGHT FIXTURE

⊙

CLG. MTD. SURFACE LIGHT FIXTURE

⊙

HANGING LIGHT FIXTURE

⊙

PENDING LIGHT FIXTURE

⊙

KEYLESS FIXTURE

⊙

CLG. MTD. SURFACE 1X4
FLUORESCENT LIGHT FIXTURE

⊙

GARAGE DOOR OPENER

⊙

CLG. MTD. HARD-WIRED SMOKE DETECTOR

⊙

CLG. MTD. HARD-WIRED SMOKE
AND CARBINMOXIDE DETECTOR

⊙

CLG. MTD. JUNCTION BOX

⊙

GARBAGE DISPOSAL

⊙

WALL MTD. EXTERIOR SECURITY LIGHT

⊙

WALL MTD. EXTERIOR ENTRY FIXTURE

⊙

EXTERIOR LIGHT POLE

⊙

WALL MTD. LIGHT FIXTURE

⊙

PHONE JACK @18" AFF

⊙

CABLE JACK @18" AFF

⊙

HOSE BIB

⊙

ELECTRIC METER

⊙

WATER METER

⊙

GAS METER

⊙

ELECTRICAL PANEL

⊙

SWITCH: SINGLE

⊙

SWITCH: 2-WAY

⊙

SWITCH: 3-WAY

⊙

DUPLEX OUTLET @18" AFF

⊙

DEDICATED OUTLET 220V

⊙

ARC FAULT OUTLET @18" AFF

⊙

DEDICATED OUTLET
DISH WASHER

⊙

DEDICATED OUTLET
WATER HEATER

⊙

GROUND FAULT @18" AFF

⊙

GROUND FAULT @36" AFF

⊙

GROUND FAULT @42" AFF

⊙

DEDICATED OUTLET
REFRIGERATOR

⊙

WATER PROFF AND
GROUND FAULT OUTLET

⊙

DEDICATED OUTLET UNDER
COUNTER REFRIGERATOR

⊙

DOOR BELL

⊙

FLOOR OUTLET

⊙

CLG FAN

RELEASE TO OWNER FOR PERMITS 09/09/2024

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72 DOUGLAS RD,
MINERAL VA 23117
ELECTRICAL PLANS

| | | |
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