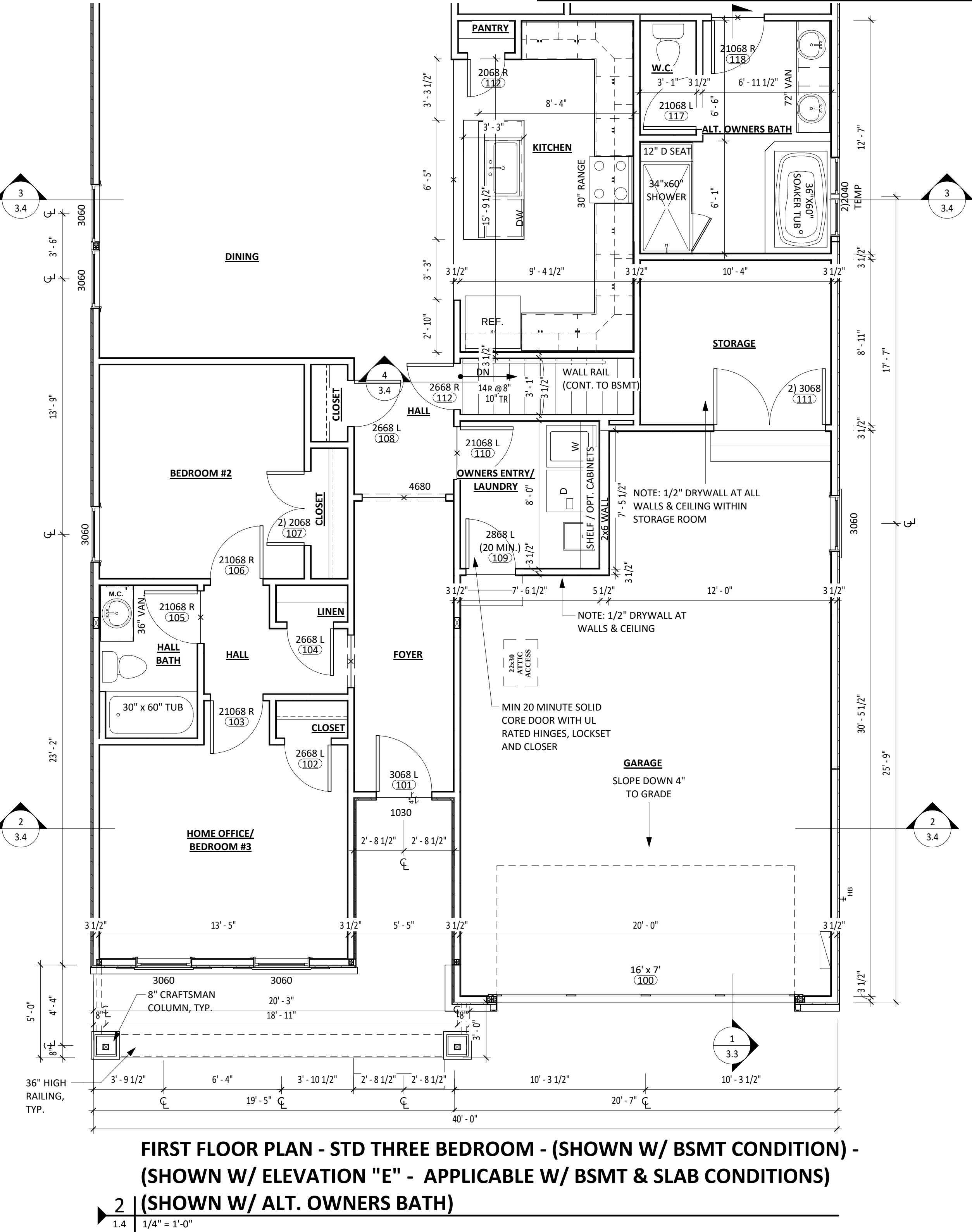
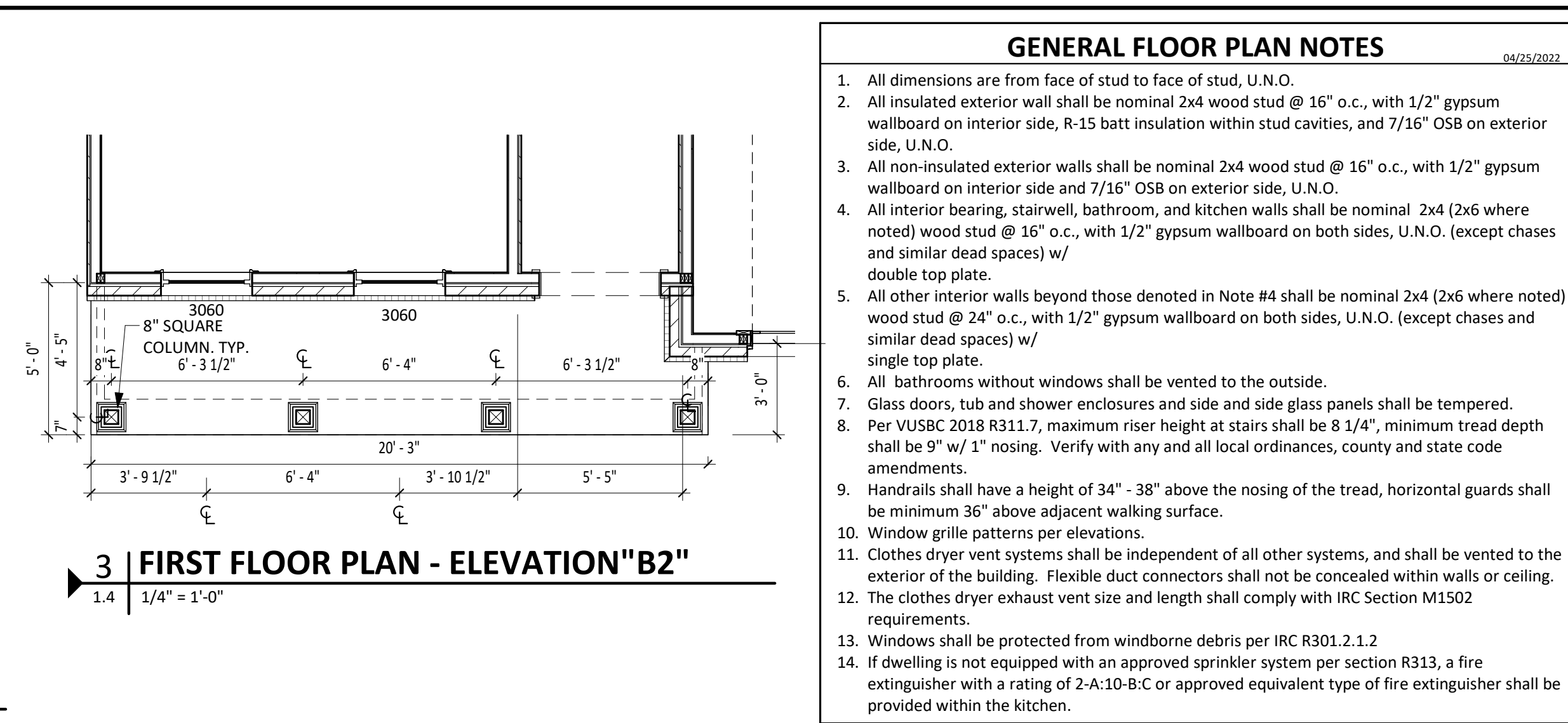
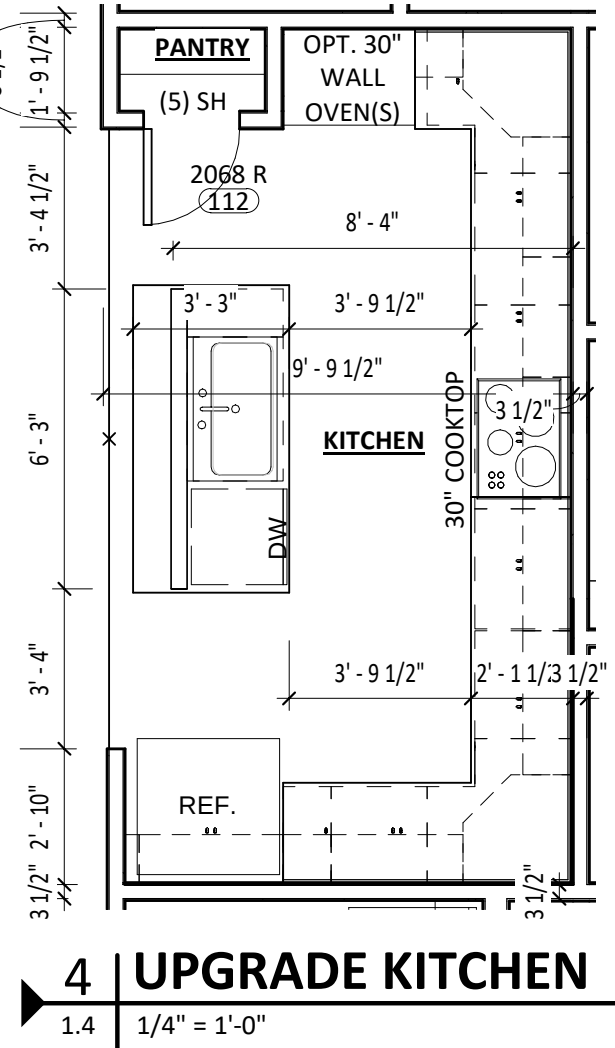
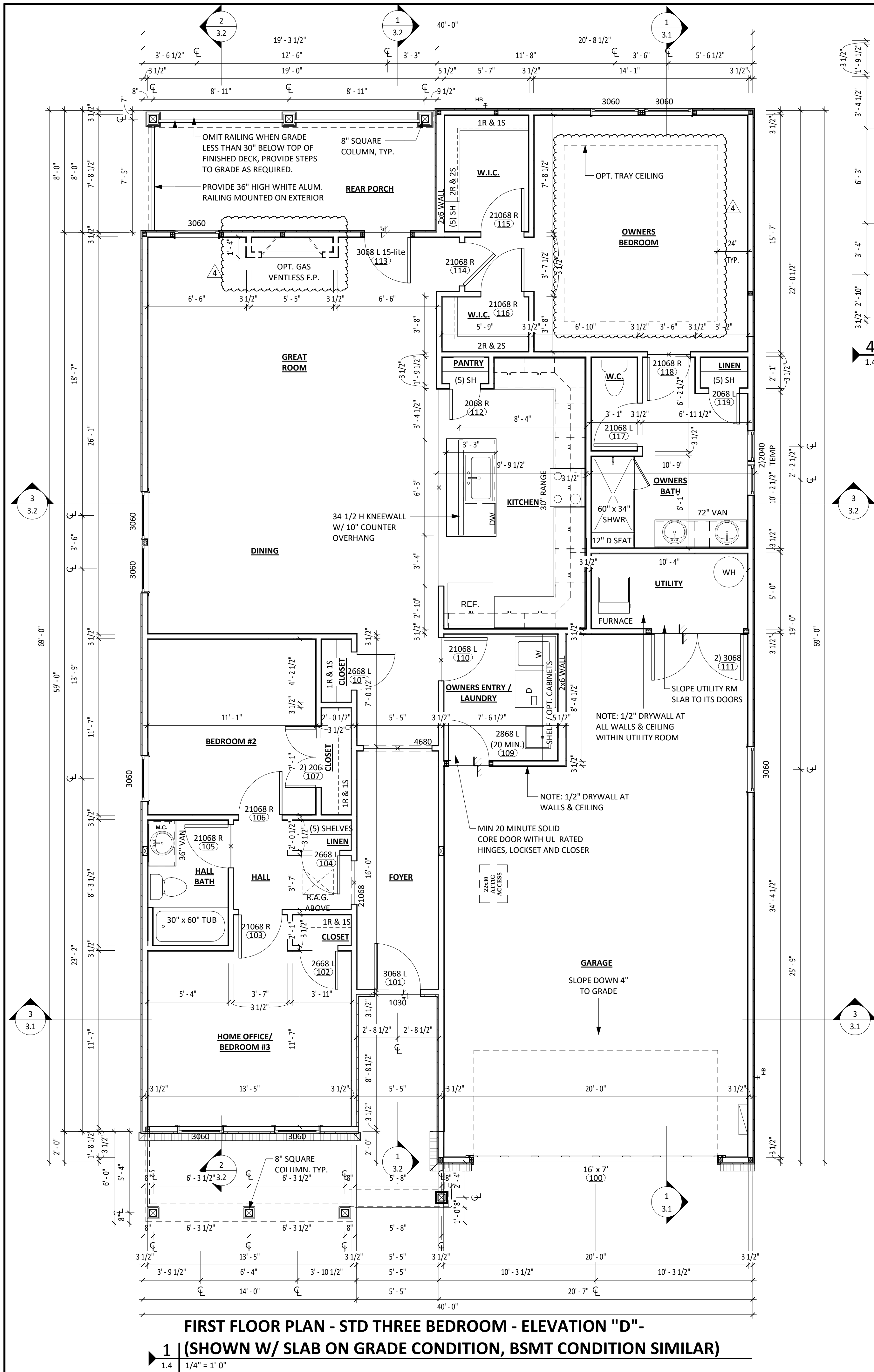




- ### GENERAL FLOOR PLAN NOTES
- 04/25/2022
- All dimensions are from face of stud to face of stud, U.N.O.
 - All insulated exterior wall shall be nominal 2x4 wood stud @ 16" o.c., with 1/2" gypsum wallboard on interior side, R-15 batt insulation within stud cavities, and 7/16" OSB on exterior side, U.N.O.
 - All non-insulated exterior walls shall be nominal 2x4 wood stud @ 16" o.c., with 1/2" gypsum wallboard on interior side and 7/16" OSB on exterior side, U.N.O.
 - All interior bearing, stairwell, bathroom, and kitchen walls shall be nominal 2x4 (2x6 where noted) wood stud @ 16" o.c., with 1/2" gypsum wallboard on both sides, U.N.O. (except chases and similar dead spaces) w/ double top plate.
 - All other interior walls beyond those denoted in Note #4 shall be nominal 2x4 (2x6 where noted) wood stud @ 24" o.c., with 1/2" gypsum wallboard on both sides, U.N.O. (except chases and similar dead spaces) w/ single top plate.
 - All bathrooms without windows shall be vented to the outside.
 - Glass doors, tub and shower enclosures and side and side glass panels shall be tempered.
 - Per VUSBC 2018 R311.7, maximum riser height at stairs shall be 8 1/4", minimum tread depth shall be 9" w/ 1" nosing. Verify with any and all local ordinances, county and state code amendments.
 - Handrails shall have a height of 34" - 38" above the nosing of the tread, horizontal guards shall be minimum 36" above adjacent walking surface.
 - Window grille patterns per elevations.
 - Clothes dryer vent systems shall be independent of all other systems, and shall be vented to the exterior of the building. Flexible duct connectors shall not be concealed within walls or ceiling.
 - The clothes dryer exhaust vent size and length shall comply with IRC Section M1502 requirements.
 - Windows shall be protected from windborne debris per IRC R301.2.1.2.
 - If dwelling is not equipped with an approved sprinkler system per section R313, a fire extinguisher with a rating of 2-A:10-B:C or approved equivalent type of fire extinguisher shall be provided within the kitchen.

MANGAN

GROUP ARCHITECTS
7034 CARROLL AVE, SUITE 3
TAKOMA PARK, MD 20912
(P) 301.589.7900
(F) 301.589.7911
WWW.MANGANGROUP.COM

Professional Certification

Builder Information

LENNAR

14280 MEADOW PARK DR., SUITE 108
CHANTILLY, VA 20151
703-964-4221 TEL 703-961-20139 FAX

Consultant's Professional Certification

Project Information

Applicable Code: 2018 VUSBC
Project Number: 20116
Project Name:
Duke 3036 & Duke II 3037

Project Issue Status:

- ☐ PRELIMINARY DESIGN
- ☐ DESIGN DEVELOPMENT
- ☒ PERMIT SUBMISSION
- ☒ CONSTRUCTION DOCUMENTS
- ☐ CONSTRUCTION ADMINISTRATION

Initial Project Submission Issue Date:
07/31/2020

Current Revision # & Revision Date:
Revision #4 12/23/2022

Revision Log

Only sheets with changes are noted in the schedule below

#	Date	Description
1	11/10/20	Revision Update
4	12/23/22	VE updates

Drawing Sheet Information

Actual Plot Date: 12/21/2022 11:31:25 AM
Drawn By: HDM
Approved By: JJM
Scale:
As indicated
Full size original sheet is 24" x 36".
Do not scale drawings for measurements.
Call or email MGA for clarifications.
Title
First Floor Plans - Standard 3 Bedroom

Sheet Number
1.4