

GENERAL NOTES

1.	MAIN HOUSE WALLS EXTERIOR TO BE 2X6 (UNO)
2	GARAGE WALLS TO BE PILINGS AND LOUVERS
3	INTERIOR WALLS TO BE 2X4 (UNO)
4	GARAGE PLATE HEIGHT TO BE 8'-4"
5	FIRST FLOOR PLATE HEIGHTS TO BE 10'-1 1/2"
6	SECOND FLOOR PLATE HEIGHT TO BE 9'-1 1/2" (UNO)
7	SCREENED PORCH ROOF PLATE HEIGHT TO BE 10'-1 1/2" (PULLED FROM TOP OF FIRST FLR)
8	FRONT PORCH PLATE HEIGHT TO BE 10'-1 1/2" (PULLED FROM TOP OF FIRST FLR)
9	RAISE HEEL AS NEEDED TO MATCH EAVES PER ELEVATIONS
10	SEE ENGINEERING OR TRUSS LAYOUT FOR ALL FLOOR & CEILING JOIST SIZES AND SPACING, HEADER & BEAM SIZES
11	ALL LINEN CLOSETS TO HAVE 5 SHELVES, 16" OR 12" DEEP AS SPECIFIED
12	PANTRY TO HAVE 5 SHELVES, 12" DEEP
13	VERIFY REQUIRED EGRESS WINDOWS MEET EGRESS W/ WINDOW MANUFACTURER, CASEMENTS MAY NEED EGRESS HARDWARE
14	ANY ROOF HAVING A 4:12 ROOF PITCH OR LESS TO HAVE 2 LAYERS OF ROOFING FELT INSTALLED
15	CABINET BLOCKING: 2X6 CENTERED ON ALL CABINET WALLS FRAMED @ 24" O.C. @ 34", 55", 83" A.F.F. CABINET HEIGHTS AT 36" HIGH TO HAVE 89" BLOCKING. CABINET HEIGHTS AT 42" HIGH TO HAVE 95" BLOCKING. INSTALL 72" BLOCKING FOR CABINET ABOVE REFRIGERATOR
16	WINDOWS & DOOR GLASS U-FACTOR TO BE A MAX. OF .50 (.65 FOR IMPACT)
17	GLAZED FENESTRATION SHGC RATING TO BE A MAX. OF .30
18	CEILING INSULATION TO BE R30
19	WALL INSULATION TO BE A R19
20	FLOOR INSULATION TO BE A R19
21	ALL DOORS THAT ARE NOT DIMENSIONED TO THE CENTER LINE ARE EITHER CENTERED OR 6" OFF NEAREST WALL
22	PROVIDE STUD CLUSTERS @ ENDS OF EACH BEAM
23	PROVIDE FIREBLOCKING AT ALL CHASES PER IRC 602.8
24	SEAL ALL PENETRATIONS FROM GROUND FLOOR TO HABITABLE SPACE ABOVE w/FIRE RATED CAULK
25	PROVIDE 5/8" TYPE "X" GYPSUM ON GROUND FLOOR CEILING FOR FIREBLOCKING TO FIRST FLOOR
26	DUCTS IN ATTIC TO HAVE R8 INSUL, DUCTS ELSEWHERE TO HAVE R6 INSUL.
27	HVAC SYSTEM PIPING TO HAVE R3 INSUL.
28	MAX RISER HEIGHT IS 7-3/4", MIN TREAD DEPTH IS 10"
29	WATER HEATER, TYPE AND LOCATION PER HOMEOWNER
30	ALL BARN DOOR OPENINGS TO BE 6" LESS THAN DOOR WIDTH
31	CROSBY CREATIONS DOES NOT SPECIFY WINDOW, DOOR, ROOFING OR SIDING MANUFACTURER, THEREFORE NO FLASHING DETAILS ARE PROVIDED. BUILDER/INSTALLER TO REFER TO THE RECOMMENDED MANUFACTURER SPEC'S FOR FLASHING
32	WINDOWS TO BE IMPACT RATED

ELECTRICAL NOTES

1	ALL BEDROOM SMOKE DETECTORS TO BE WALL MOUNTED AND CENTERED BETWEEN DOOR HEADER AND CEILING UNITS TO BE INTERCONNECTED (CAN BE WIRELESS INTERCONNECTED)
2	FIELD VERIFY LOCATION OF TELEVISION JACKS AND PHONE JACKS WITH OWNER PRIOR TO INSTALLATION
3	ELECTRICAL PANEL TO BE LOCATED BY ELECTRICIAN
4	ELECTRICAL CONTRACTOR TO INSTALL A U.L. LISTED DIRECT BURIAL CLAMP (OE-01-DB) ONTO CONT. FTG STEEL w/ #4 COPPER GROUND
5	ELECTRICAL CONTRACTOR TO INSTALL 110 OUTLET & 220 DISCONNECT IN ATTIC FOR A.H.U. 110 OUTLET TO BE WITHIN 24" OF UNIT
6	ALL 120V, 15AMP, AND 20AMP, OUTLETS SHALL BE TAMPER RESISTANT RECEPTACLES, PER NEC 406.11
7	PROVIDE HIGH EFFICIENCY LAMPING FOR AT LEAST 50% OF LIGHTING FIXTURES
8	ALL 120V 15AMP - 20AMP CIRCUITS IN ALL ROOMS SHALL BE PROTECTED BY A LISTED COMBINATION TYPE AFCI DEVICE. EXCEPT: KITCHEN, BATHROOM, OUTSIDE RECEPTACLES, BASEMENT OR SPECIAL DEDICATED CIRCUITS. PER NEC 210.12 (B)
9	STANDARD ELECTRICAL FIXTURES TO BE 2' ABOVE BFE, VERIFY w/LOCAL CODES
10	ALL ELECTRICAL LOCATED BELOW FLOOD ELEVATION TO COMPLY WITH R322.1.6 IN THE VRC 2018 OR THE APPLICABLE CODE
11	VERIFY TYPE & LOCATION OF WATER HEATER & INSTALL NECESSARY ELEC. COMPONENTS

DESIGN CRITERIA:

1	1 1/2 STORY SINGLE FAMILY RESIDENTIAL STRUCTURE
2	LOCATED IN NORTHUMERLAND COUNTY
3	SEE FRONT ELEVATION SHEET FOR BUILDING HEIGHT
4	PLANS TO COMPLY WITH VRC 2018
5	LOCATED IN FLOOD ZONE AE5

FOUNDATION VENTING CALCS:

1 square inch of ventilation per square foot of floor space.
 Louvered vents provide 1.28 s.f. of ventilation per linear foot.
 1863 s.f. of ground floor space
 approx. 101 linear feet of louvered vents,
 this will provide 18,616 sq. inches of ventilation.

ROOF VENTING CALCS:

2012 s.f. of attic space
 2012 /150 = 14 s.f. (required ventilation)
 14 x 144 = 2016 sq. inches (required ventilation)
 1008 sq. inches of ridge vent required,
 Install a minimum of 56 Linear Ft. of VenturiVent Plus ridge vent, this will provide 720 sq. inches of ventilation.
 1008 sq. inches of vented soffit required, Install a minimum of 202 Linear Ft. of hardi vented soffit, this will provide 260 sq. inches of ventilation. This will provide a total of 1010 sq. inches of ventilation.

Brosius Residence

Lot 5 Galway Dr.

Kilmarnock, VA 22482

SQUARE FOOTAGE

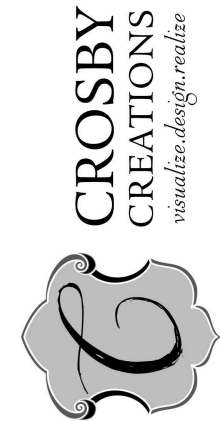
Name	HEATED SQ. FTG.	UNHEATED SQ. FTG.	TOTAL UNDER ROOF
First Floor	2012 SF		2012 SF
Second Floor (DOES NOT INCLUDE BUNK AREAS)	908 SF		908 SF
Ground Floor		1863 SF	1863 SF
Screened Front Porch		499 SF	499 SF
Screened Side Porch		396 SF	396 SF
Screened Rear Porch		260 SF	260 SF
Mud Entry Porch		48 SF	48 SF
Under Front & Side Porches (GROUND FLOOR)		1044 SF	1044 SF
Under Rear Porch (GROUND FLOOR)		260 SF	260 SF
TOTAL SQ. FTG.	2920 SF	4369 SF	7289 SF

SHEET LIST

1-CS	Cover Sheet
1.10	Ground Floor
1.11	First Floor
1.12	Second Floor
2.10	Ground Floor Elect.
2.11	First Floor Elect.
2.12	Second Floor Elect.
3.10	Roof Plan
4.10	Front & Rear Elevation
4.11	Left & Right Elevation
4.12	3D Views
5.10	Section
5.11	Section & Details

ELECTRICAL LEGEND

OUTLETS	
	DUPLEX OUTLET
	GFI OUTLET
	RANGE / DRYER 220V OUTLET
	WATERPROOF OUTLET
	WATERPROOF & GFI OUTLET
	FLOOR OUTLET
	GARAGE OUTLET
	CATV (TELEVISION) OUTLET
	DIRECT WIRE APPLIANCE CONNECTION
SWITCHES	
	SINGLE POLE SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
LIGHT FIXTURES	
	CEILING FAN
	CEILING SURFACE MOUNT LIGHT
	RECESSED CAN LIGHT
	WALL SCONCE
	WALL SURFACE MOUNT LIGHT
	FLOOD LIGHT
MISC FIXTURES	
	CARBON MONOXIDE & SMOKE DETECTOR
	SMOKE DETECTOR
	EXHAUST FAN
	ELECTRICAL PANEL



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Designed Exclusively for:

Brosius

Sheet Name

Cover Sheet

Project Name & Address
Brosius
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Project #
 SP77-050-04

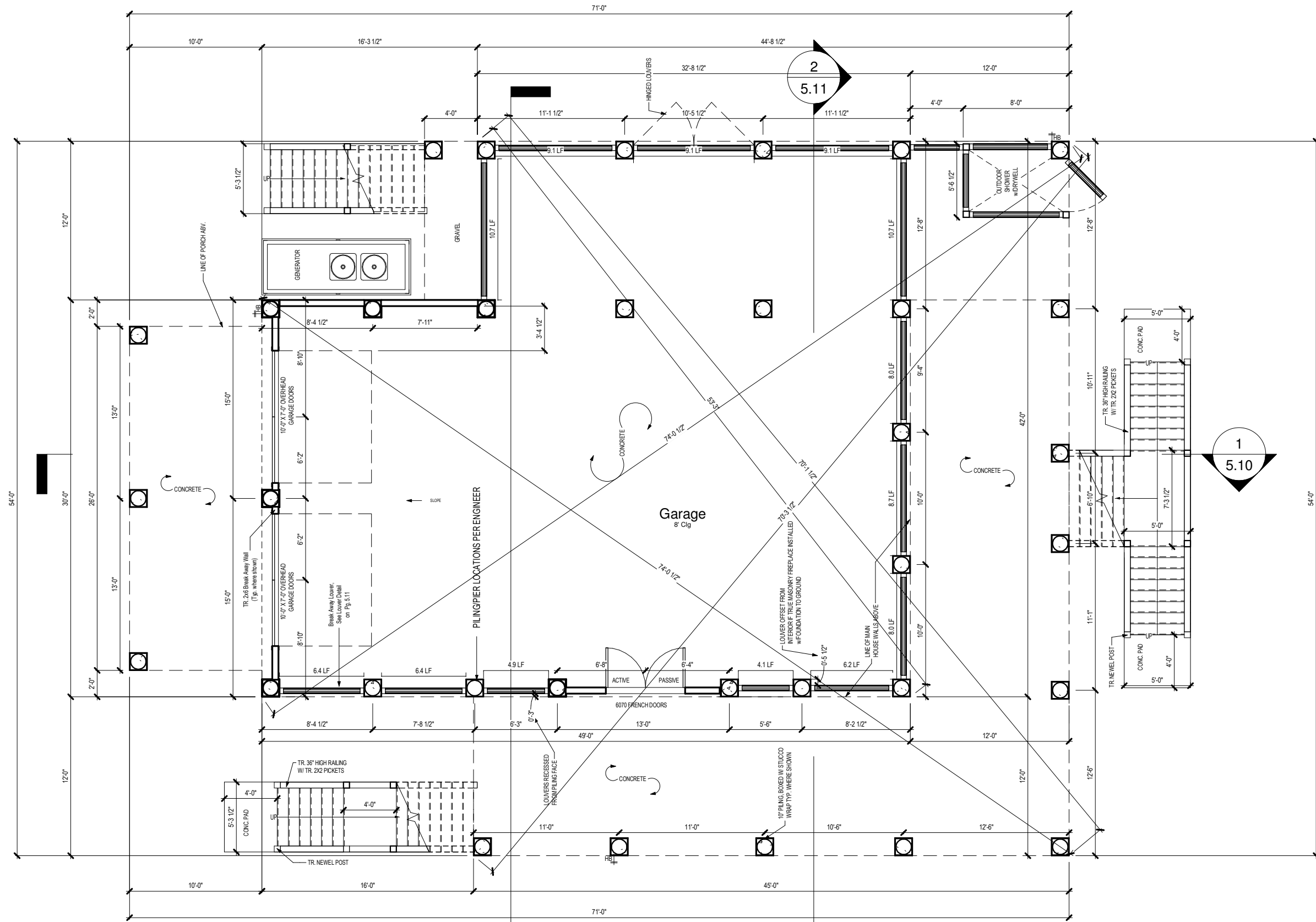
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 22x34 - 1/4" = 1'-0"

Sheet
1-CS

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REAR



1 Ground Floor
1/8" = 1'-0"

SEE ENGINEERING FOR PIER/PILING PLACEMENT, ENG.
OVERRIDES ARCHITECTURALS
ALL WOOD MATERIAL 2" ABOVE BFE TO BE PRESSURE
TREATED (VERIFY W/LOCAL CODES)

2
5.10

PORCHES TO HAVE SCUPPERING
SYSTEM INSTALLED, DESIGNED BY OTHERS

FRONT



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Ground Floor

Project Name & Address

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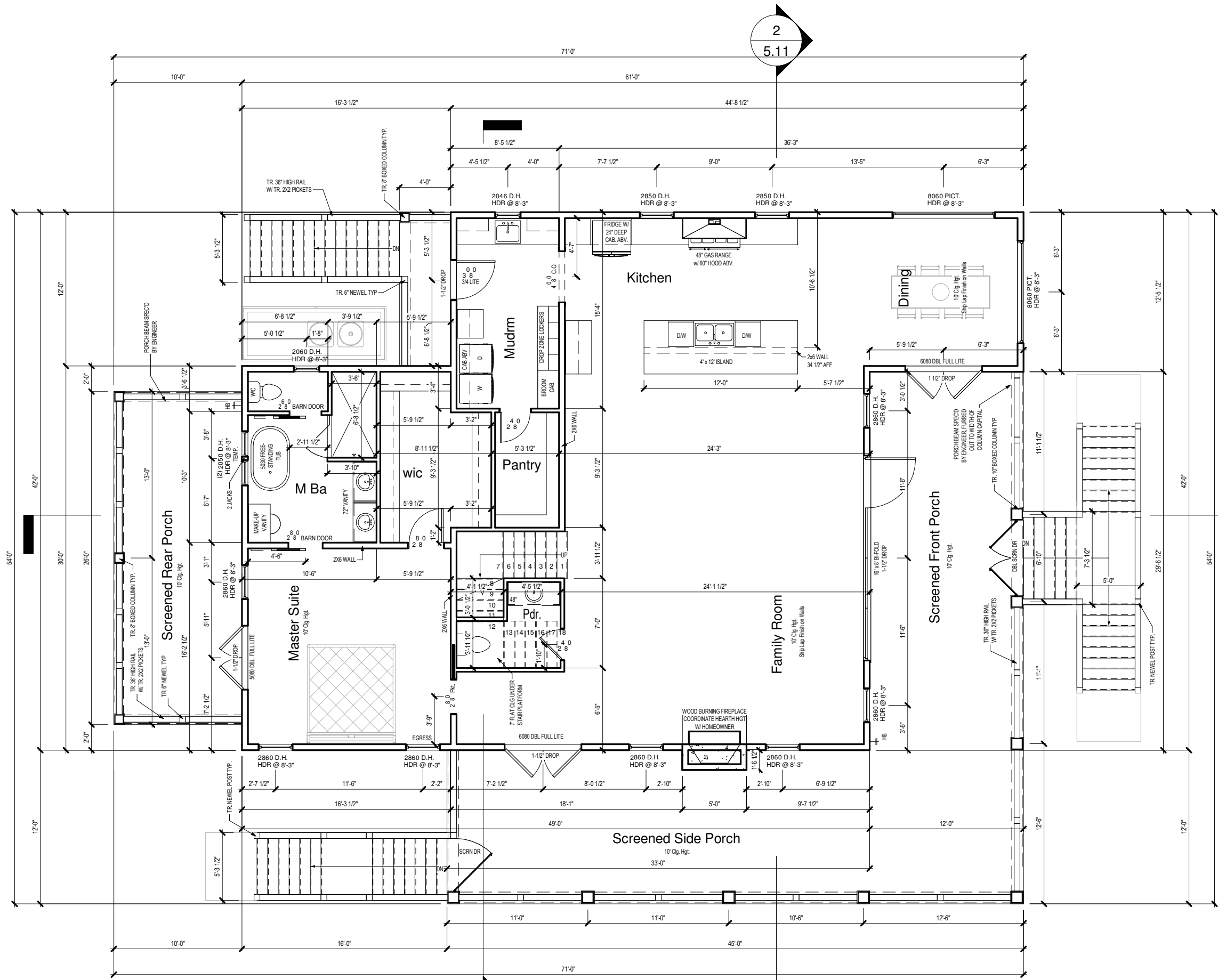
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22x34 - 1/4" = 1'-0"

1.10

1 1st Floor
1/8" = 1'-0"



2
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PORCHES TO HAVE SCUPPERING SYSTEM INSTALLED, DESIGNED BY OTHERS

REAR

FRONT

1
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Sheet Name

First Floor

Project Name & Address
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Kilmarnock, VA 22482

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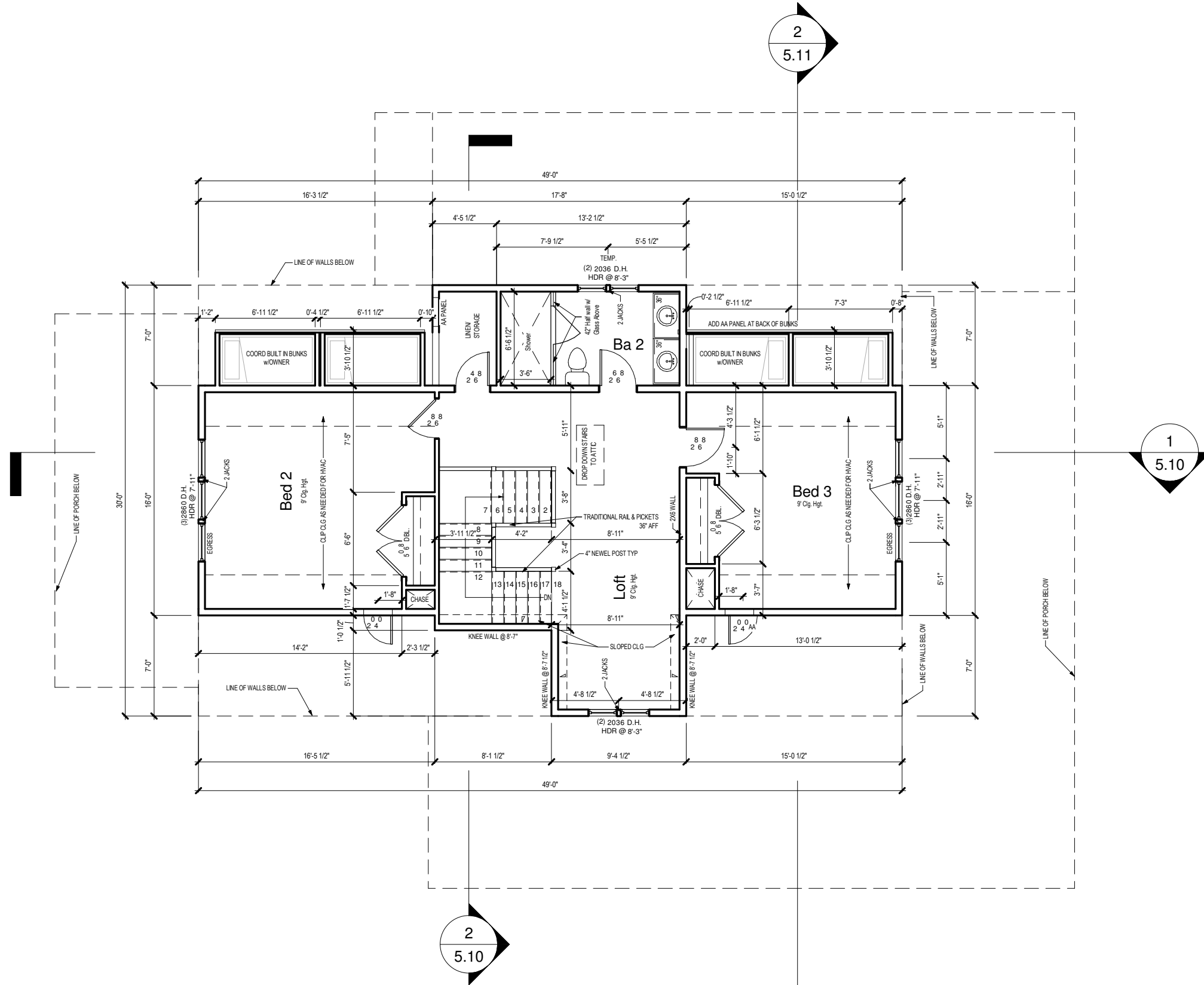
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FRONT



1 2nd Floor
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Sheet Name

Second Floor

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Date
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Scale
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22x34 - 1/4" = 1'-0"

Sheet

1.12

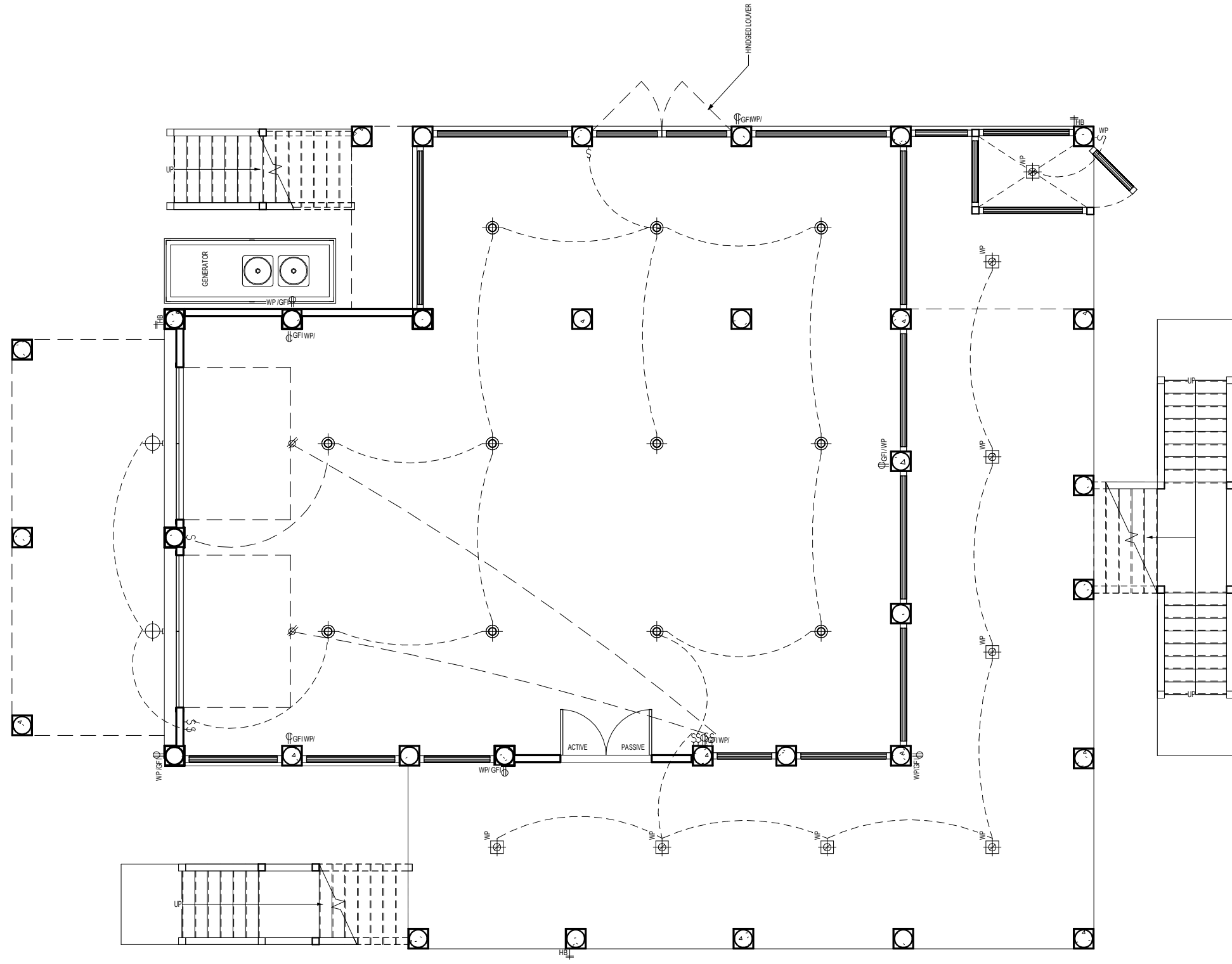
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1 Ground Floor Electrical
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REAR



SEE CS FOR ELECTRICAL
LEGEND/KEY

FRONT

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Ground Floor Elect.

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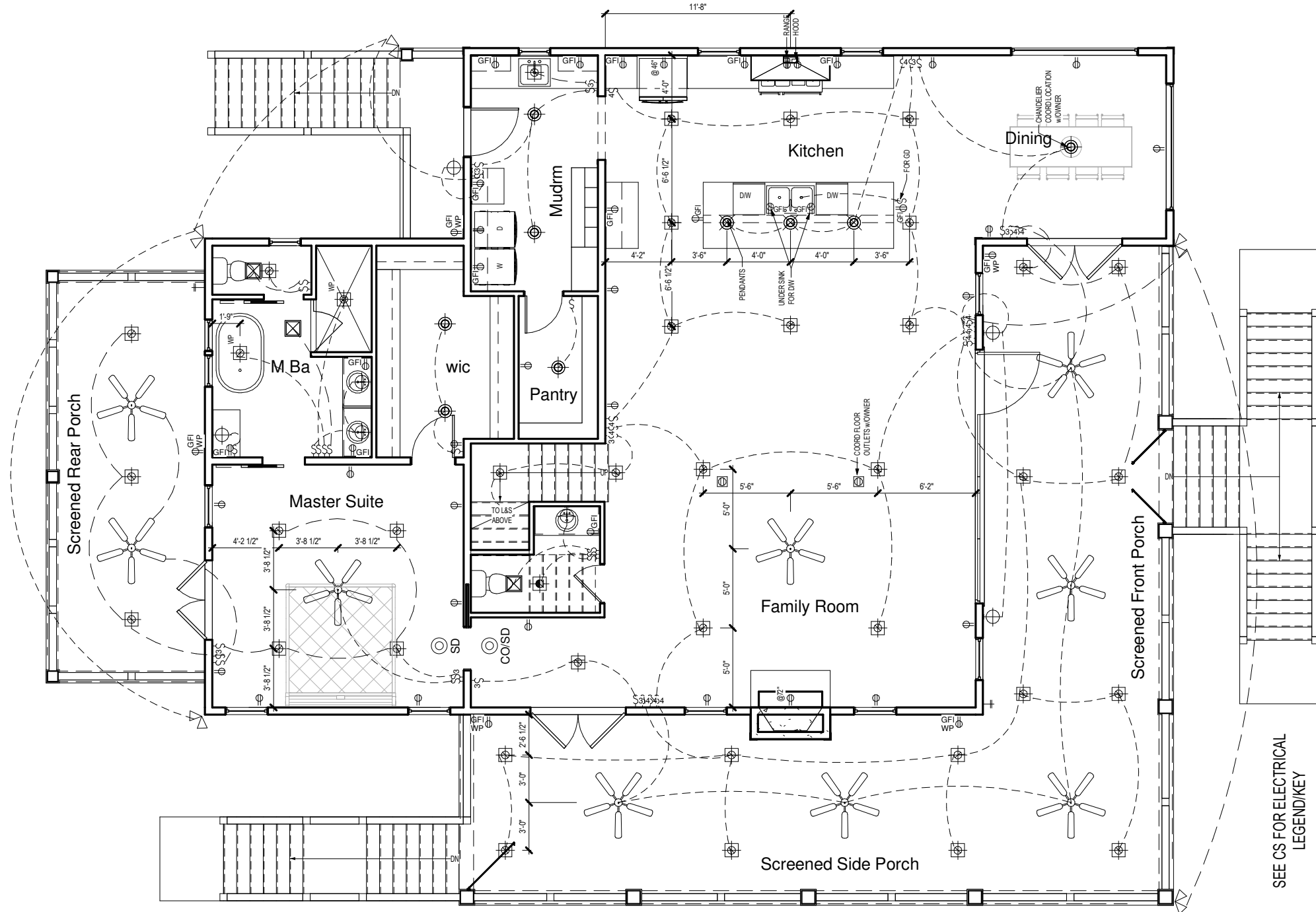
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REAR



FRONT

1 1st Floor Electrical
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SEE CS FOR ELECTRICAL
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Sheet Name

First Floor Elect.

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Scale
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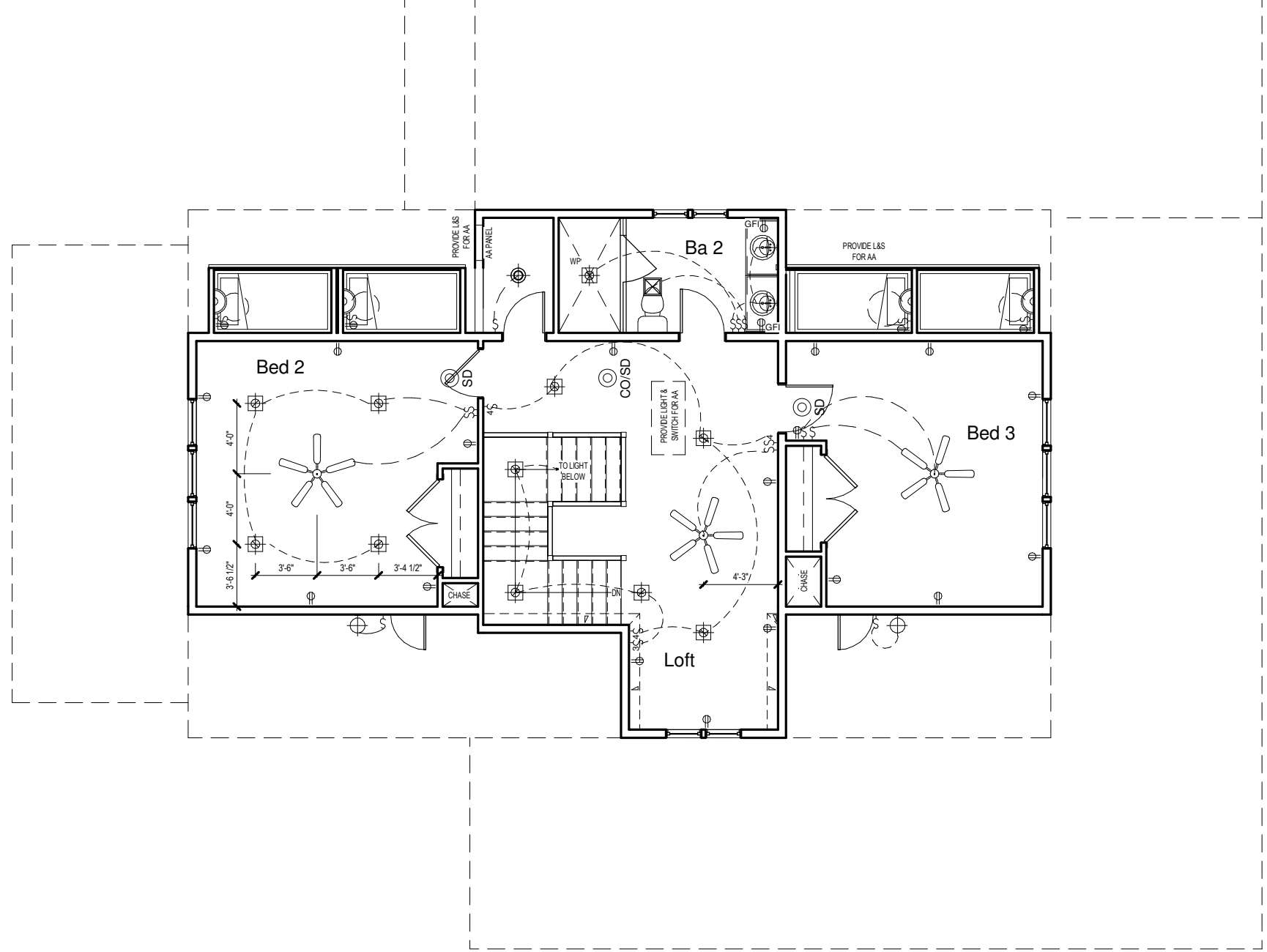


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1 2nd Floor Electrical
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SEE CS FOR ELECTRICAL
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Sheet Name

Second Floor Elect.

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22x34 - 1/4" = 1'-0"

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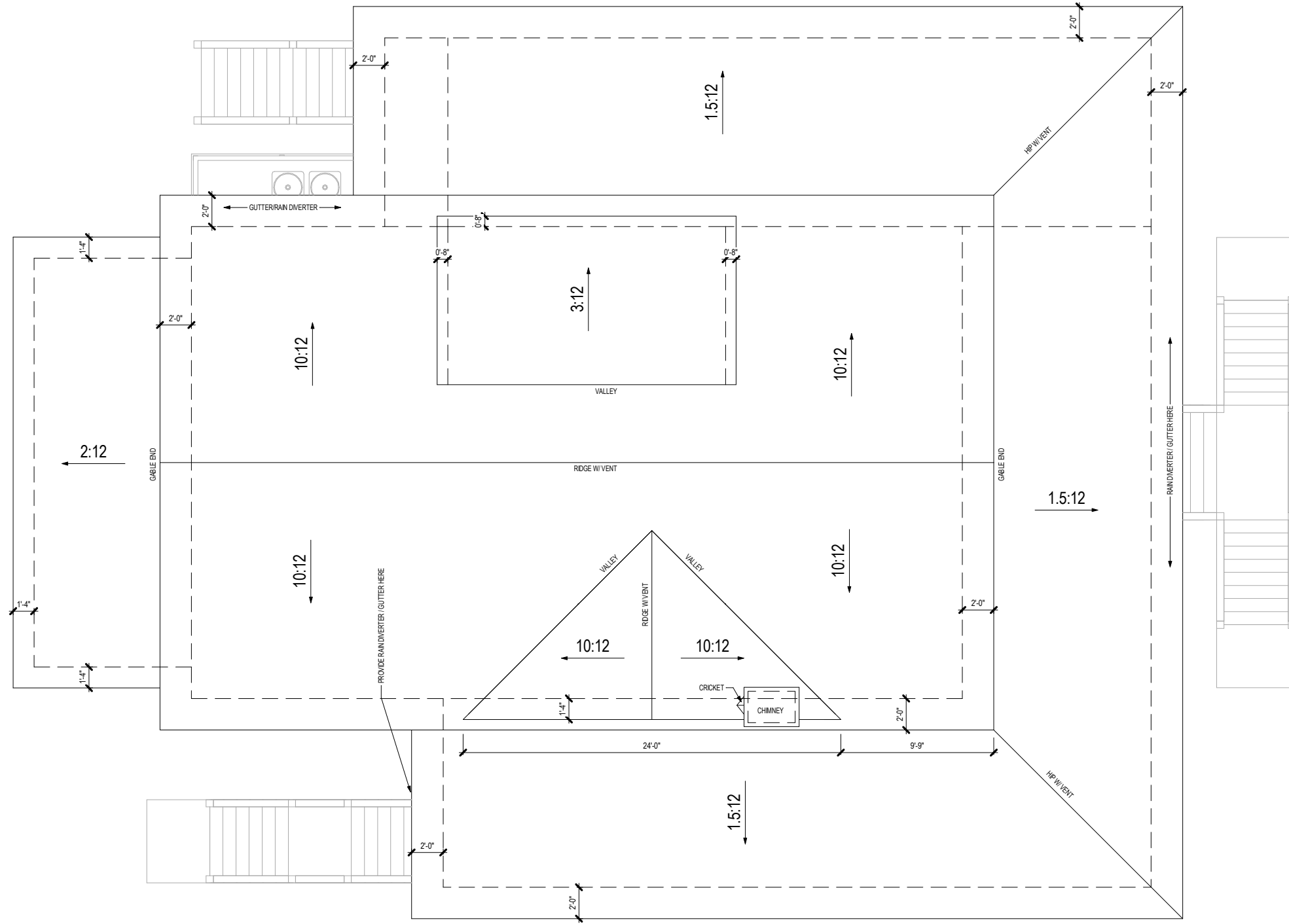
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REAR



FRONT

1 Roof Plan
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Roof Plan

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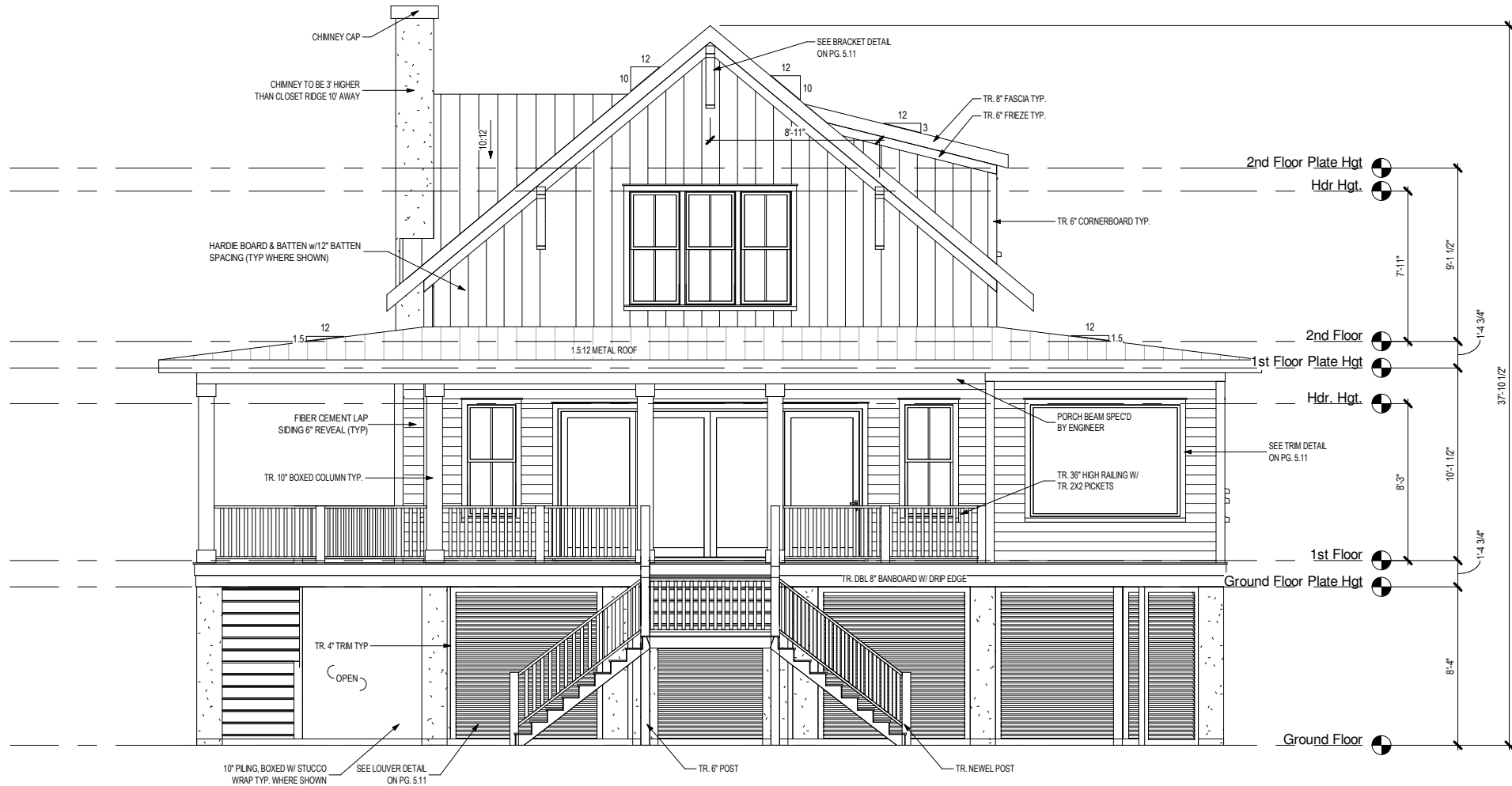
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1 Front Elevation
1/8" = 1'-0"



2 Rear Elevation
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Front & Rear Elevation

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4.10

Date

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Scale

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22x34 - 1/4" = 1'-0"



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1 Left Elevation
1/8" = 1'-0"



2 Right Elevation
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Sheet Name

**Left & Right
Elevation**

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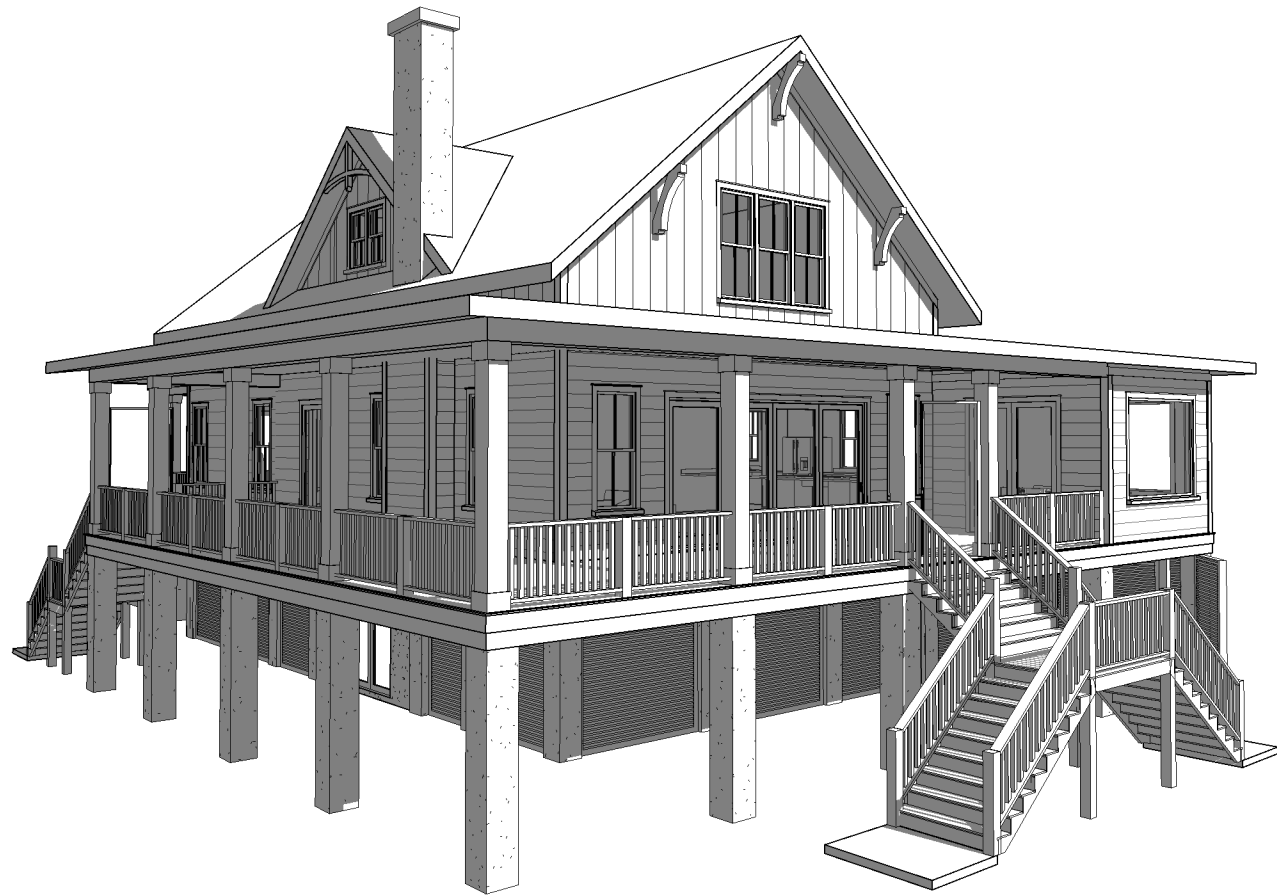
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Sheet

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1 Front Left



2 Front Right



3 Rear Left



4 Rear Right

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Sheet Name

3D Views

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4.12

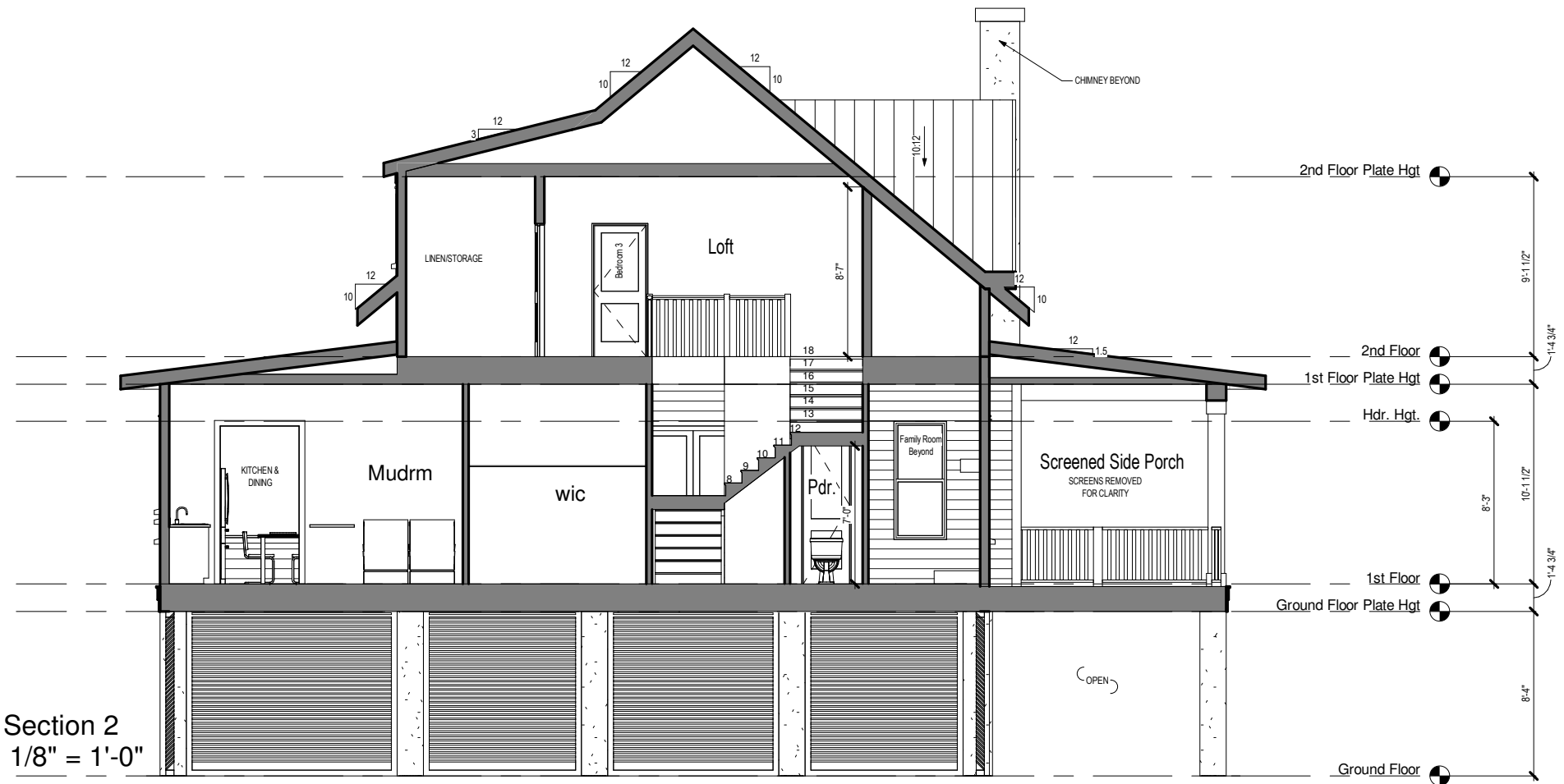
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22x34 - 1/4" = 1'-0"

1 Section 1
1/8" = 1'-0"



2 Section 2
1/8" = 1'-0"



ADDITIONAL IECC COMPLIANCE INFORMATION

1. PRESCRIPTIVE METHOD OF IECC COMPLIANCE TO BE USED
2. SEE SECTION ON THIS SHEET FOR DESCRIPTION OF R VALUES AND CONTINUOUS AIR & THERMAL BARRIER
3. A BLOWER TEST WILL BE PERFORMED
4. SEE IECC COMPLIANCE FORM FOR DUCT INFORMATION & WINDOW U & SHGC FACTORS
5. A RESCHECK AND MANUAL J WILL BE SUPPLIED BY THE HOMEOWNER/BUILDER
6. ATTIC ACCESS PANELS SHALL HAVE APPROPRIATE WEATHER STRIPPING AROUND OPENING AND R19 INSULATION ABOVE

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Designed Exclusively for:

Brosius

Sheet Name

Section

Project Name & Address

Brosius
Lot 5 Galway Dr.
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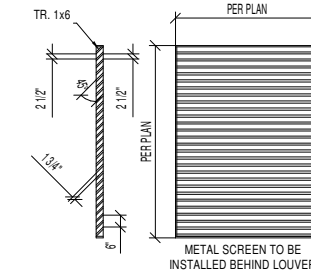
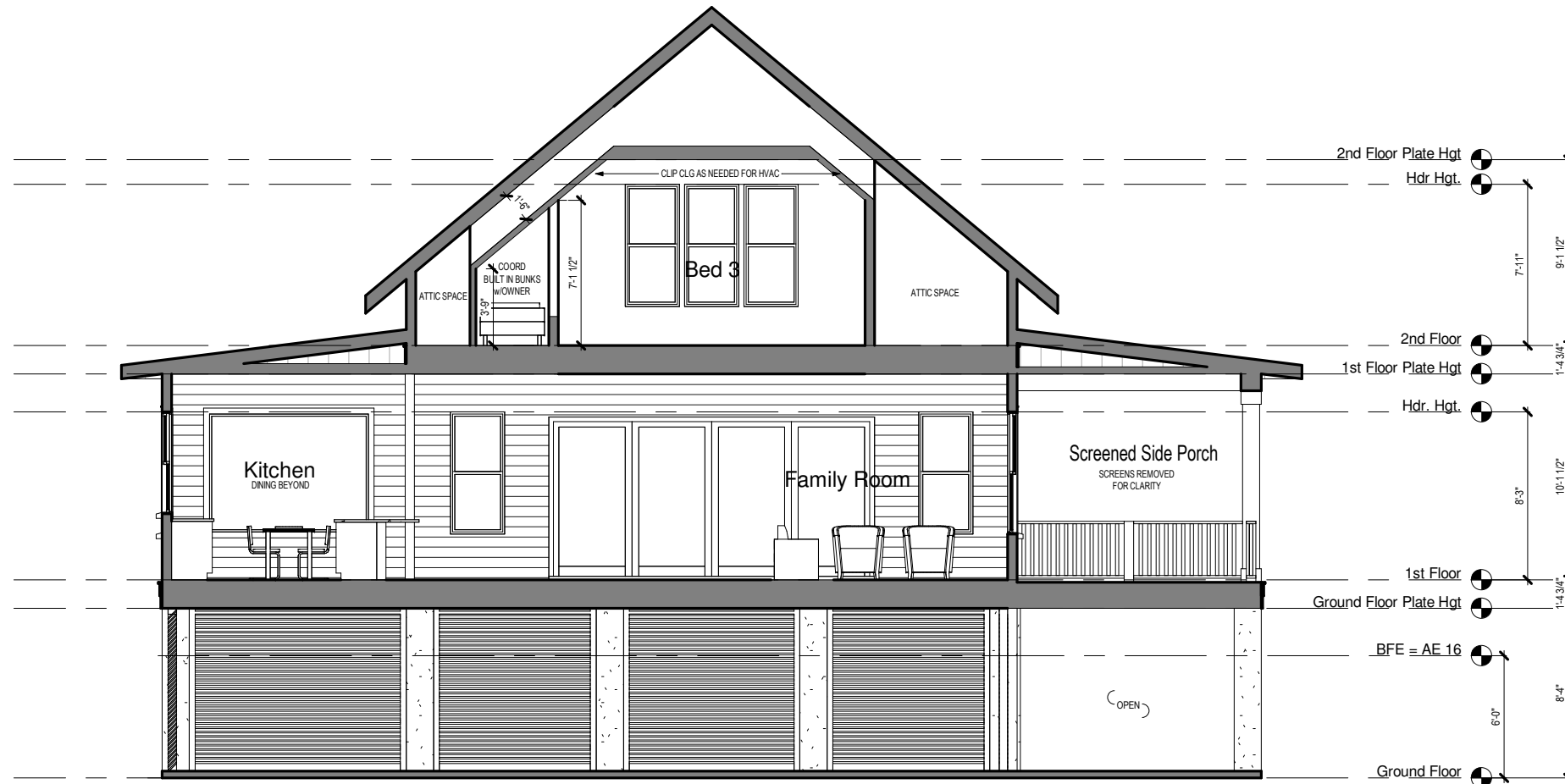
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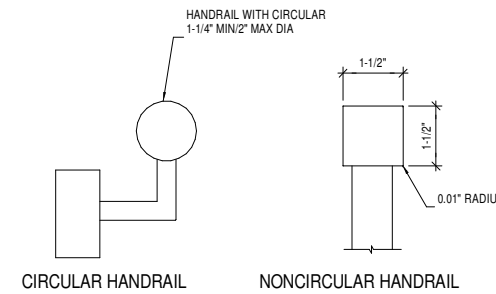
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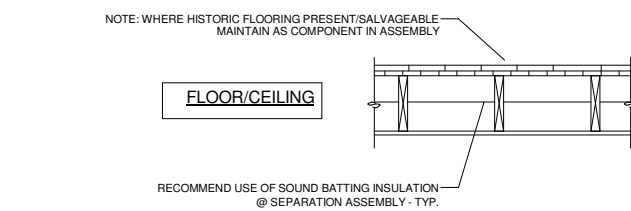


LOUVER CALCS:
2 1/2" / 6" = 42% CLEAR OPENING
LOUVER DETAIL

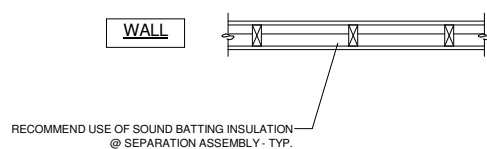


GRASPABLE HANDRAIL DETAIL

2 Section 3
1/8" = 1'-0"

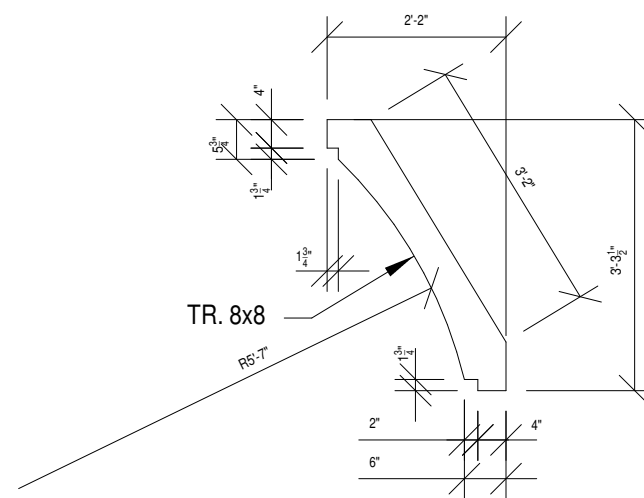


SIMILAR TO UL DETAIL 522 (1-HOUR RATED FLOOR/CEILING ASSEMBLY):
L501 (1 HOUR): 5/8" (15.9 mm) Fire-Shield Gypsum Board applied at right angles to 2x10 wood joists 16" o.c. with 6d nails, 1-7/8" long, .0915" shank, 1/4" heads, 6" oc. Wood joists supporting 1" nominal T&G wood subfloor and 1" nominal wood finish floor, or 19/32" plywood finished floor with long edges T&G and 19/32" interior plywood with exterior glue subfloor perpendicular to joists with joints staggered.



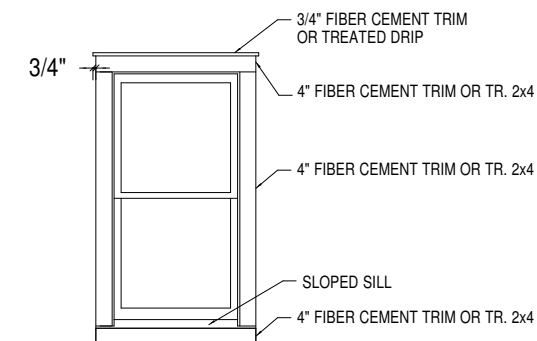
UL DETAIL 305 (1-HOUR RATED SEPARATION WALL):
5/8" (15.9mm) Fire-Shield Gypsum Wallboard or 5/8" (15.9mm) Fire-Shield MR Board nailed both sides 2 x 4 (38 mm x 89 mm) wood studs, 16" o.c. (406mm).

FIRE PROTECTION DETAIL



BRACKET DETAIL

ADDITIONAL FIRE PROTECTION NOTE:
ANY AREA BETWEEN FLOORS THAT EXCEEDS 1000 SF MUST BE SEPARATED INTO AREAS THAT DO NOT EXCEED 1000 SF BY INSTALLING A FIRE STOP MATERIAL OF 1/2" OSB OR GYP BOARD TO THE SIDE OF AN OPEN WEB FLOOR TRUSS OR GIRDER TRUSS. FIRE CAULK/FOAM HOLES AND GAPS.



WINDOW TRIM DETAIL

JODI CROSBY
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Designed Exclusively for:

Brosius

Sheet Name

Section & Details

Project Name & Address

Brosius
Lot 5 Galway Dr.
Kilmarnock, VA 22482

Project #

SP77-050-04

Sheet

Date

9/26/17

Scale

11x17 - 1/8" = 1'-0"
22x34 - 1/4" = 1'-0"

5.11