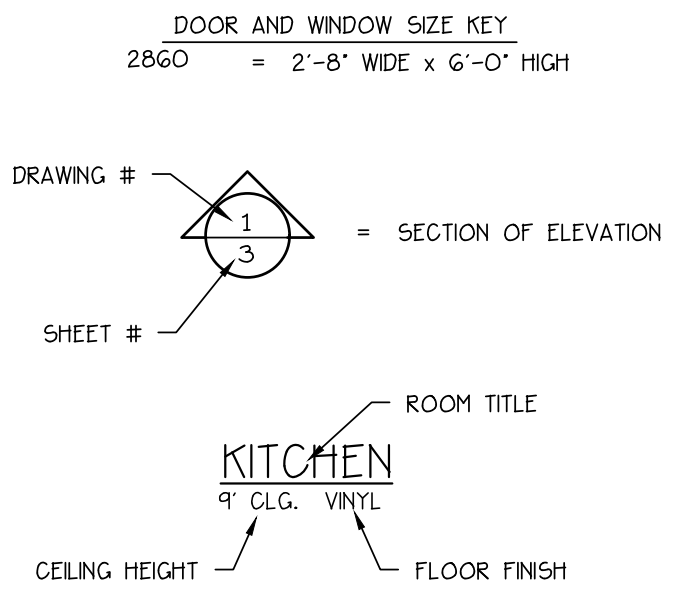
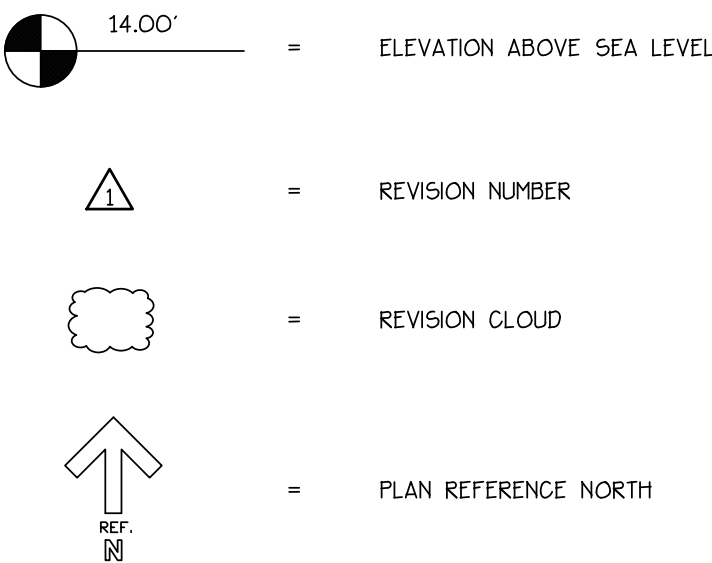


SYMBOLS + KEYS



1 DRAWING TITLE
DETAIL OR ELEVATION NUMBER



	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	DUPLEX OUTLET
	WATER PROOF OUTLET
	GROUND FAULT OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
	TELEVISION JACK
	VENT
	VENT W/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	FLOURESCENT FIXTURE
	CEILING FAN
	STRIP LIGHTING
	CEILING BOX
	DOOR CHIME
	ELECTRICAL PANEL
	SMOKE ALARM
	CARBON MONOXIDE

DRAWING SHEET NOTES

FOUNDATION PLAN
1. PROTECTION AGAINST DECAY: WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18" OR WOOD GIRDERS WHEN CLOSER THAN 12" TO THE EXPOSED GROUND IN GRANT SPACES OR UNGRAVATED AREA LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION SHALL BE OF AN APPROVED SPECIES + GRADE OF LUMBER, PRESSURE TREATED IN ACCORDANCE WITH IRC R307.2.

FLOOR PLAN
2. BATHTUB + SHOWER SPACES, BATHTUB + SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. SEE IRC R307.2.

STAIRS
3. RISER HEIGHT: THE MAXIMUM RISER HEIGHT SHALL BE 8 1/4 INCHES. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN THE LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. SEE USBC 311.5.3.1.

4. STAIR PROFILE: THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 3/8 INCH. A NOSING NOT LESS THAN 3/4 INCH BUT NO MORE THAN 1 1/4 INCH SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH BETWEEN TWO STORES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. DEVELING OF NOSING SHALL NOT EXCEED 3/8 INCH. RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL. SEE IRC R311.5.3.3.

5. HANDRAILS: HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. SEE IRC R311.5.6.

6. HEIGHT: HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FINISH SURFACE OF RAMP SLOPE, SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. SEE IRC R311.5.6.1.

7. GUARD OPENING LIMITATION: REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RASIED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPERE 4 INCHES OR MORE IN DIAMETER. SEE IRC R312.2.

8. HANDRAIL GRP. SIZE: SEE IRC R311.5.6.3.

9. GUARDS REQUIRED: PORCHES, BALCONIES OR RAISED FLOOR SPACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES ON HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. PORCHES AND DECKS WHICH ARE ENCLOSED WITH INSECT SCREENING SHALL BE PROVIDED WITH GUARDS WHERE THE WALKING SURFACE IS LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW. SEE IRC R312.1.

10. LANDING FOR STAIRWAYS: THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE GREATER THAN 12 FEET BETWEEN FLOOR LEVELS OR LANDINGS. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE STAIRWAY SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURE IN THE DIRECTION OF TRAVEL. SEE IRC R311.5.4.

11. HEADROOM: THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM. SEE IRC R311.5.2.

WINDOWS
12. HAZARDOUS LOCATIONS: SAFETY GLAZING SHALL BE PROVIDED PER IRC R308.4

13. WIND LIMITATIONS: BUILDINGS AND PORTIONS THEREOF SHALL BE LIMITED BY WIND SPEED, AS DEFINED IN TABLE R301.2(1), AND CONSTRUCTION METHODS IN ACCORDANCE TO THIS CODE. SEE USBC R301.2.1.

GARAGE
14. OPENING PROTECTION: OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20-MINUTE FIRE-RATED DOORS. SEE IRC R309.1.

FIREBLOCKING REQUIREMENTS

FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL + HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:

11. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
12. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH R311.2.2.
4. AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
5. ALL SPACES BETWEEN CHIMNEYS AND FLOORS AND CEILINGS THROUGH WHICH CHIMNEYS PASS SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIAL, SECURELY FASTENED IN PLACE. THE FIREBLOCKING OF SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS OR HEADERS SHALL BE TO A DEPTH OF 1 INCH AND SHALL ONLY BE PLACED ON STRIPS OF METAL OR METAL LATH LAD ACROSS THE SPACES BETWEEN COMBUSTIBLE MATERIAL AND THE CHIMNEY.
6. FIREBLOCKING OF GORGES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

DRAWING INDEX

- 0 COVER SHEET
- 5 SITE DIAGRAM OPTION #1
- 5 SITE DIAGRAM OPTION #2
- 2 FIRST FLOOR PLANS
- 3 SECOND FLOOR PLANS
- 4 ELEVATIONS
- 5 ELEVATIONS

GENERAL INFO.

DESIGNED IN ACCORDANCE WITH 2021 IRC

AREA CALCULATIONS:

FIRST FLOOR HEATED = 1529 S.F.
SECOND FLOOR HEATED = 963 S.F.
GUEST ROOM HEATED = 512 S.F.
TOTAL HEATED = 3004 S.F.

SCREENED PORCH = 323 S.F.
COVERED PORCH = 95 S.F.
DECK = 85 S.F.
BALCONY = 218 S.F.
GARAGE = 576 S.F.

CODE ANALYSIS:

OCCUPANCY GROUP : R (RESIDENTIAL)
CONSTRUCTION TYPE : Vb
WIND LOAD : 110 MPH
GROUND SNOW LOAD : 10
SEISMIC : A
ROOF LIVE LOAD : 20 PSF
ROOF DEAD LOAD : 10 PSF
FLOOR LIVE LOAD : 40 PSF
FLOOR DEAD LOAD : 10 PSF

WEATHERING : MODERATE
TERMITE : MODERATE TO HEAVY
FROST LINE DEPTH : 12" min.
EXPOSURE CATEGORY : "B"
SOILBEARING VALUE : 1500 PPSF

CONCEPTUAL RENDERING



HITCH RESIDENCE

LOT B-336 GOVERNORS WAY MUIRFIELD, BAY CREEK, CAPE CHARLES VIRGINIA

HITCH RESIDENCE

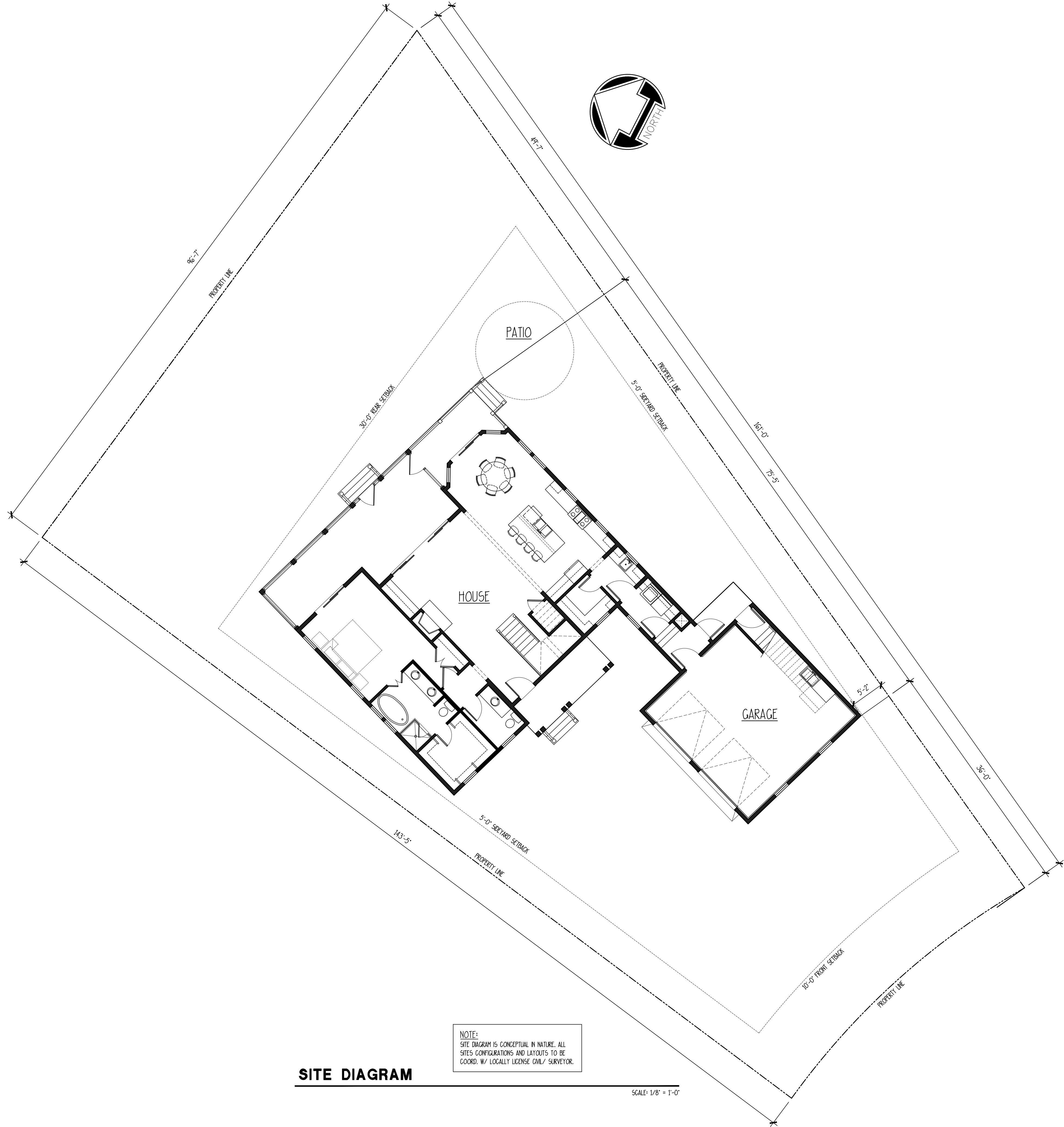
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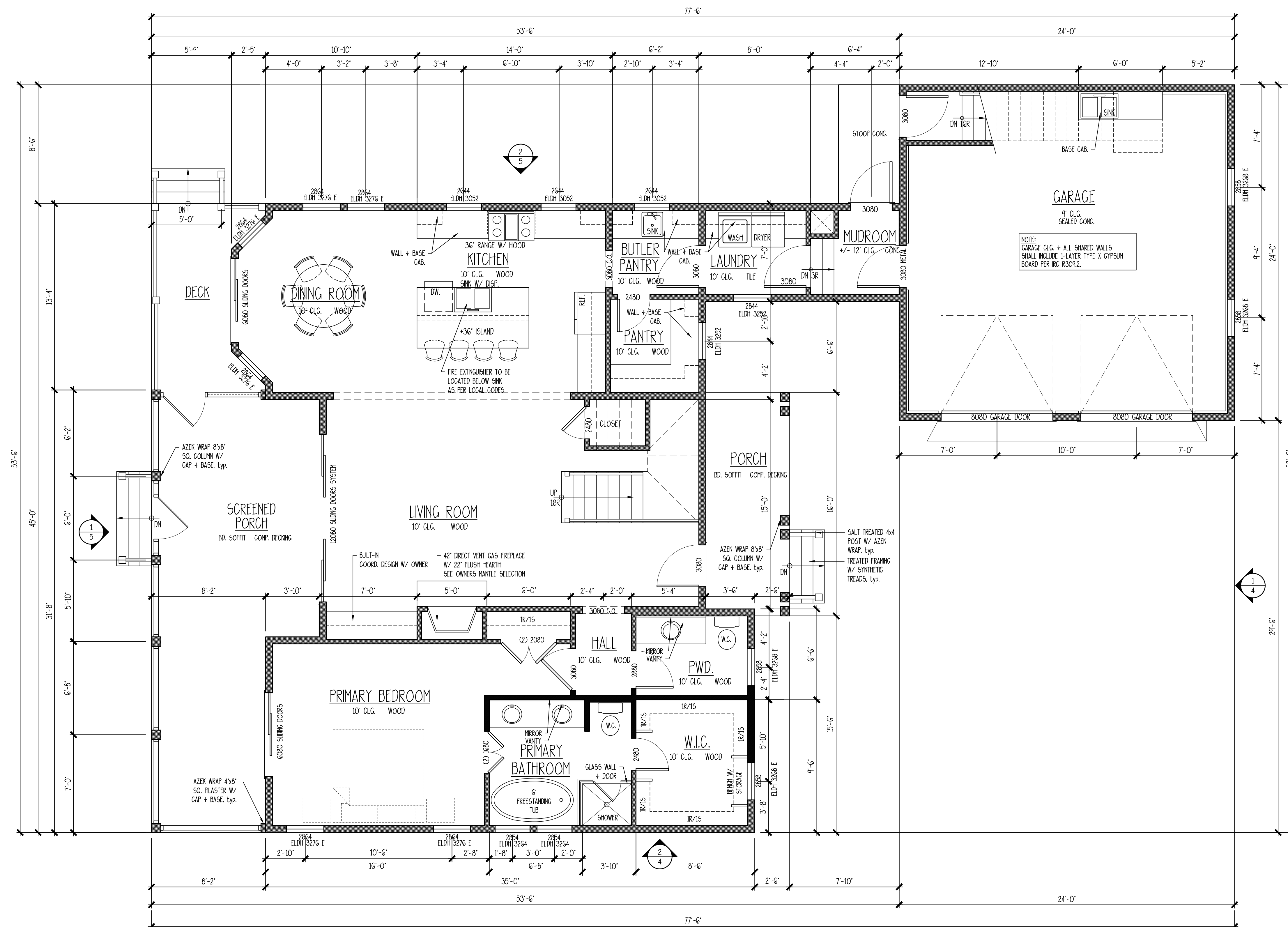
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FIRST FLOOR PLAN

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5. **CONCLUSIONS**

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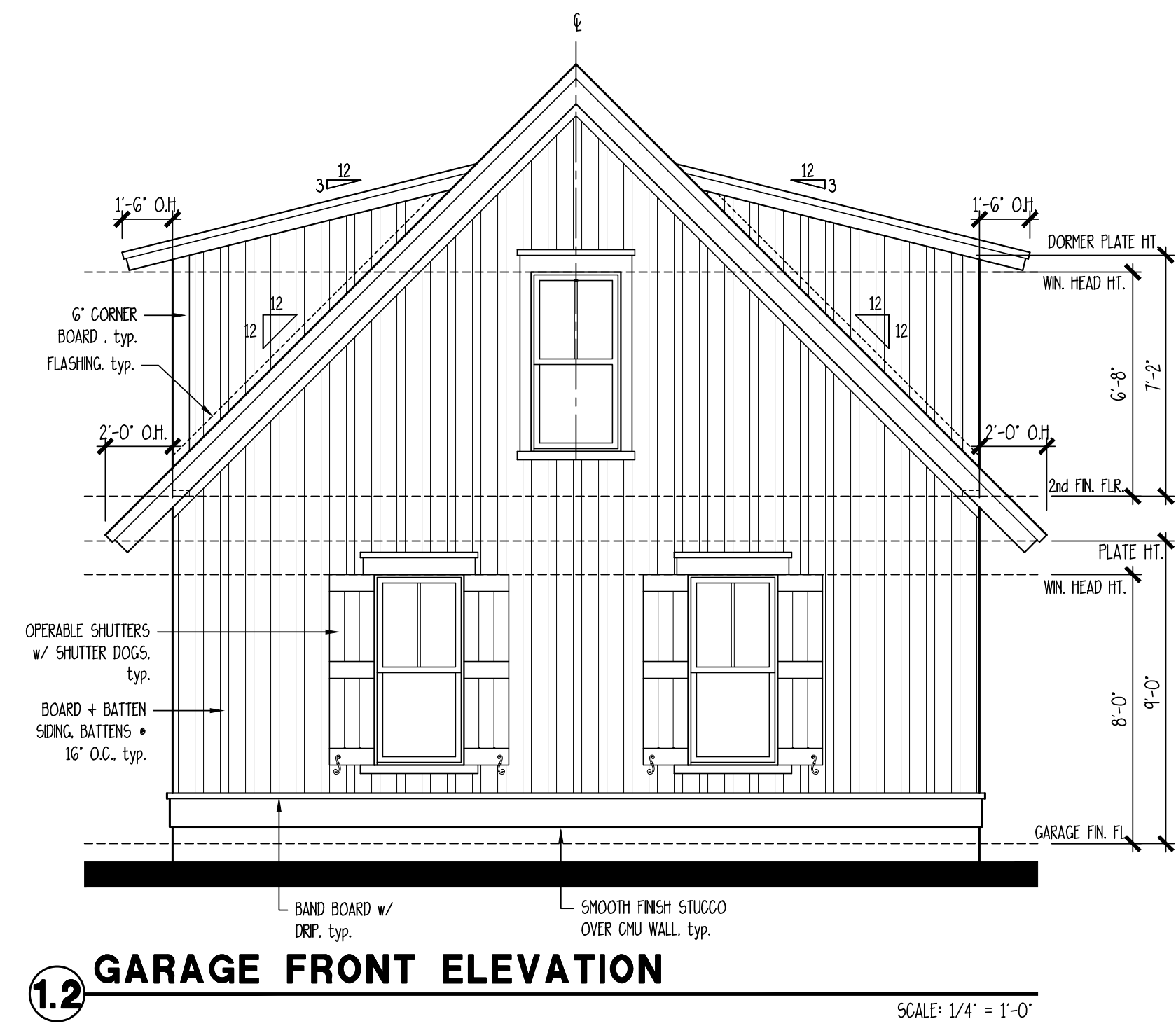
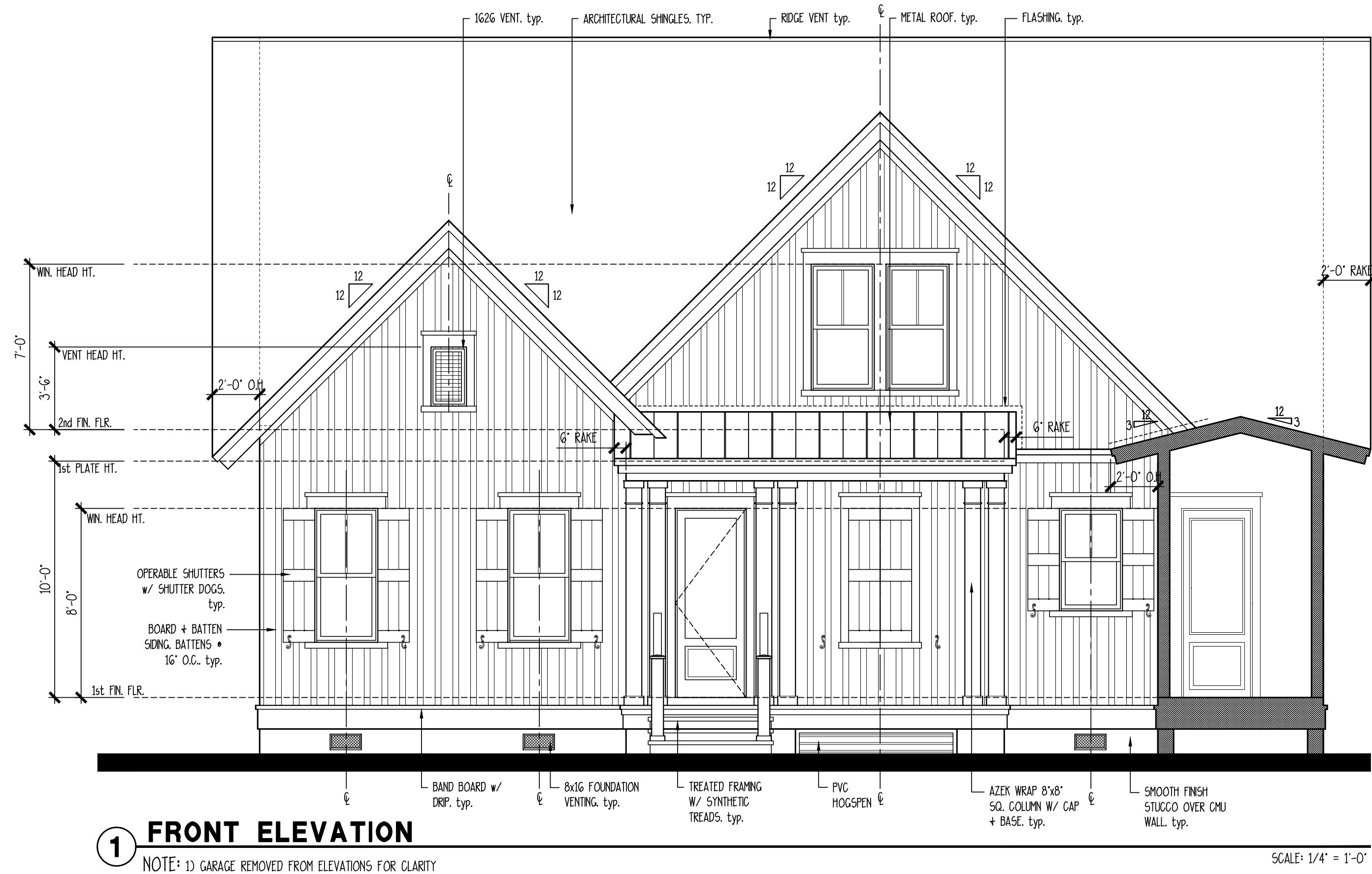
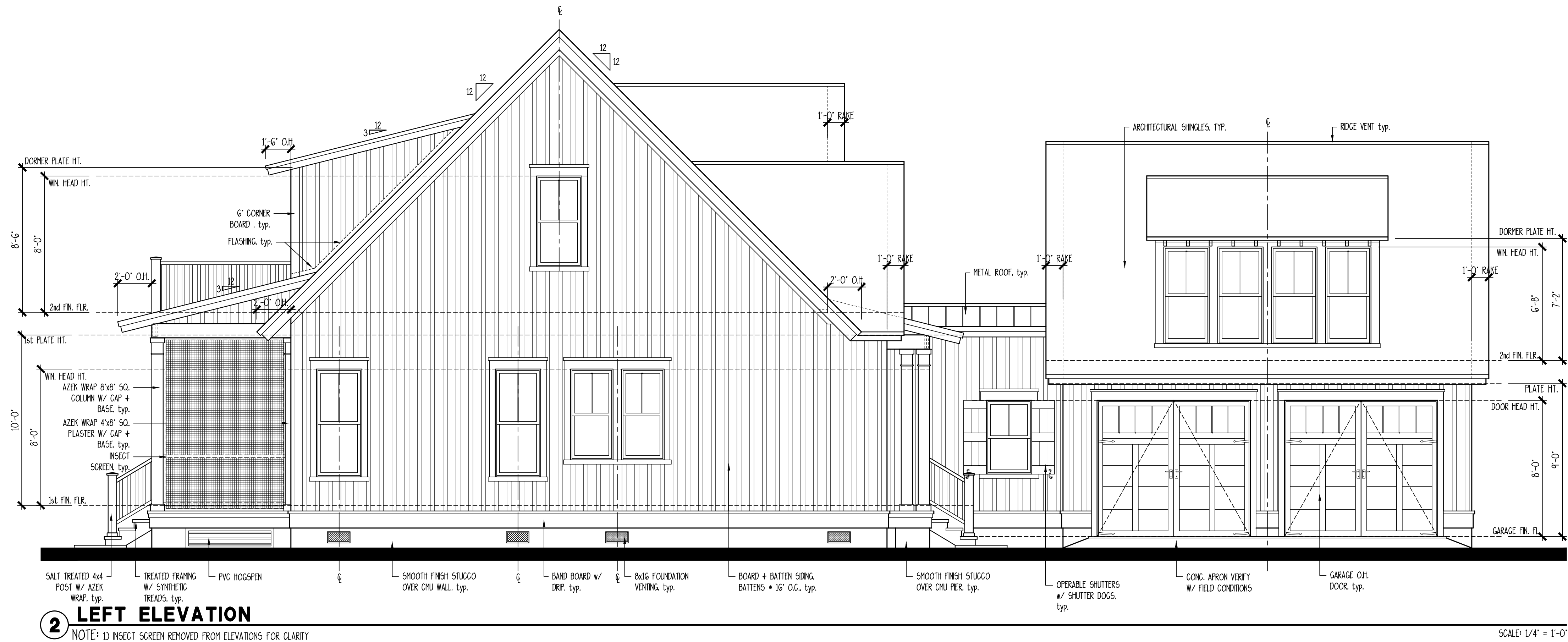
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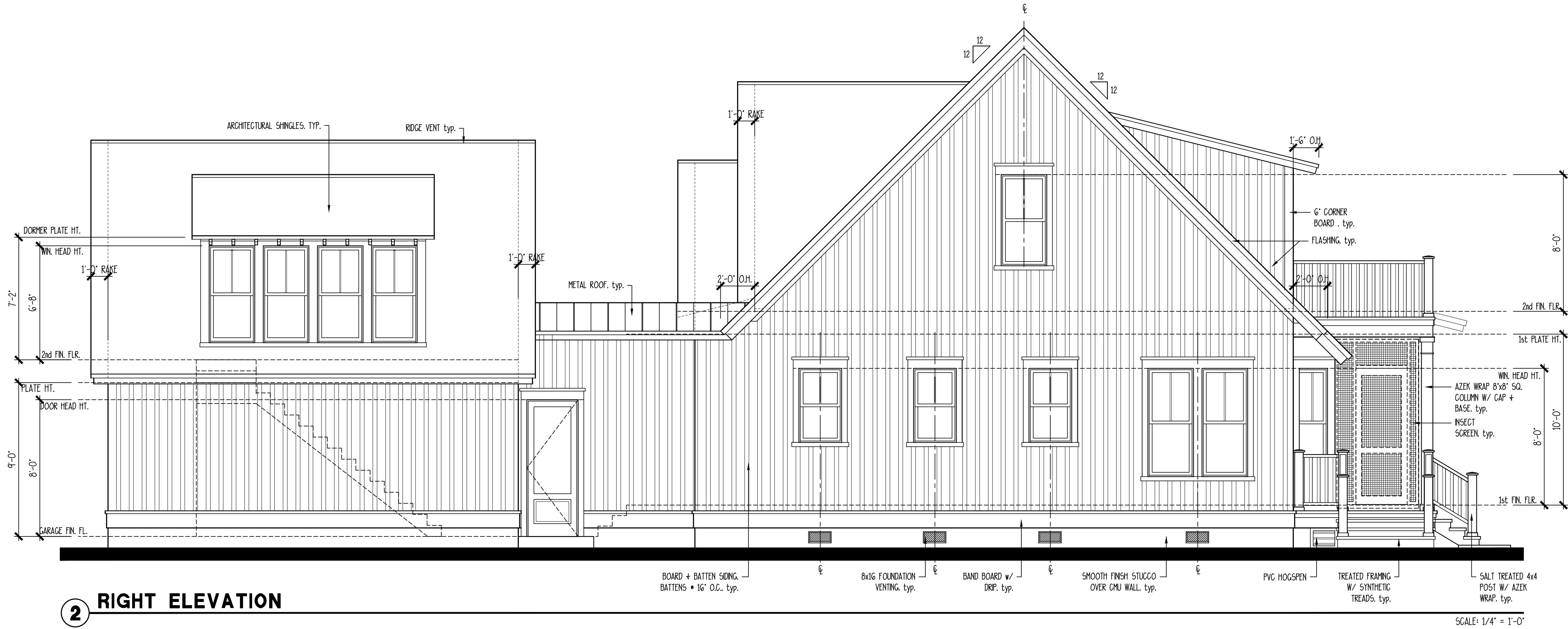
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