DESAI RESIDENCE
PRICING- 8/26/24

Sheet List	
Sheet Number	Sheet Name
A1	TITLE SHEET
A2	GENERAL NOTES
A3	BASEMENT FLOOR PLAN
A4	FIRST FLOOR PLAN
A5	ROOF PLAN
A6	EXTERIOR ELEVATIONS
A7	EXTERIOR ELEVATIONS
A8	SECTIONS AND DETAILS
A9	SECTIONS AND DETAILS
A10	SECTIONS AND DETAILS
A11	SECTIONS AND DETAILS
A12	SECTIONS AND DETAILS

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TITLE SHEET

REVISIONS:		
NO:	DATE:	DESCRIPTION:

DATE: 8/26/24
JOB NUMBER: 24062

SHEET NUMBER:

A1

GENERAL DESIGN & CODE INFORMATION

ALL DESIGNS AND CONSTRUCTION ARE BASED ON THE 2021 INTERNATIONAL RESIDENTIAL CODE WITH THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE "USBC" (2021 EDITION) AMENDMENTS.

DESIGN LOADS ARE DEAD LOADS PLUS LIVE LOADS BELOW, UNLESS OTHERWISE NOTED

A. ROOF - 20 P.S.F. LIVE, 10 P.S.F. DEAD
B. ATTIC CEILING OVER ROOF SLOPES > 3:12 - 20 P.S.F. LIVE, 10 P.S.F. DEAD
ATTIC CEILING UNDER ROOF SLOPES < 3:12 - 10 P.S.F. LIVE, 10 P.S.F. DEAD
C. FLOOR (NON - SLEEPING ROOMS) - 40 P.S.F. LIVE, 20 P.S.F. DEAD
D. FLOOR (SLEEPING ROOM AND UNFINISHED ATTIC WITH STAIRS) - 30 P.S.F. LIVE, 10 P.S.F. DEAD
E. SOIL BEARING (UNDISTURBED SOLID GROUND) - 1500 P.S.F. (ASSUMED) AS PER TABLE R401.4.1
IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY CAPACITY IN FIELD PRIOR TO CONSTRUCTION. ARCHITECT CAN NOT BE HELD LIABLE IF CONTRACTOR DOES NOT PROVIDE CAPACITY TO ARCHITECT PRIOR TO CONSTRUCTION.
F. WIND SPEED 130 MPH
(WIND LOAD GOVERNS OVER SEISMIC U.O.N.) AS PER TABLE R 301.2.1 AND FIGURE R 301.2(4)A
ALL WINDOWS AND EXTERIOR DOORS SHALL BE DESIGNED AS PER TABLES R301.2(2) AND R301.2(3)
G. SEISMIC IS PER THE 2021 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS WITH VIRGINIA AMENDMENTS.
H. WIND EXPOSURE CATEGORY B
I. GROUND SNOW LOAD 10 P.S.F.
J. WEATHERING AREA AS PER FIG. R301.2(3) MODERATE
K. FROST LINE DEPTH SURFACE
L. TERMITE AREA AS PER FIG 301.2(6) SLIGHT TO MODERATE
N. WINTER DESIGN TEMPERATURE 22 DEGREES
O. ICE SHIELD UNDERLAYMENT REQUIRED ON ALL ROOF SLOPES 4 ON 12 OR LESS ARE REQUIRED TO HAVE WATER AND ICE SHIELD INSTALLED OVER ENTIRE ROOF SURFACE OR 2 LAYERS OF UNDERLAYMENT

FOOTING & FOUNDATION CONSTRUCTION

1. ALL EXTERIOR WALL FOOTINGS ARE CONT. 24" WIDE BY 12" THICK CONC. FOOTING REINFORCED W/ (3) #5 CONT. REBAR W/ #4 TRANSVERSE BARS @ 48" O.C. OR AS SOILS REQUIRE.
FOR SHRINK SWELL CONDITIONS, EXTERIOR WALL FOOTINGS ARE 12" X 24" MIN. CONT. WITH T.O.F. 3'-0" MIN BELOW GRADE SEE WALL SECTIONS & DETAILS FOR ADDITIONAL EXTERIOR WALL FOOTING AND FOUNDATION WALL REQUIREMENTS. VERIFY WITH SOILS REPORT.
2. CONCRETE SLABS ARE TO BE 4" FIBER REINFORCED CONCRETE OVER 6 MIL POLY DOSED AT 1.5lb / YD OVER COMPACTED SOLID FILL. PROVIDE CONTROL JOINTS AS REQUIRED. PROVIDE R-10 RIGID INSULATION 2'-0" WIDE AROUND PERIMETER.
3. THICKENED SLABS ARE TO BE 10" DEEP AND HAVE WIDTH AS SHOWN ON FOUNDATION PLAN. ANGLE SIDES OF THICKENED SLAB NO MORE THAN 45°
4. FOOTINGS FOR EXTERIOR RAISED CONCRETE SLABS ARE 10" X 20" (8"X20" MIN.) CONTINUOUS. SEE WALL SECTIONS & DETAILS FOR ADDITIONAL EXTERIOR WALL FOOTING AND FOUNDATION WALL REQUIREMENTS.
5. CONCRETE SHALL BE 3000 P.S.I. IN 28 DAYS UNLESS NOTED OTHERWISE. AND PLACED AS PER A.C.I. 318-11, ON STRUCTURAL FILL COMPACTED TO A MINIMUM DENSITY OF 95% OF IT'S MAXIMUM DRY DENSITY AS DETERMINED BY THE PROCEDURES OUTLINED IN ASTM D-698
6. ALL REBAR LAP SPLICES (IF REBAR SHOWN) SHALL BE A MINIMUM OF 3'-0" UNLESS NOTED OTHERWISE AND SHALL BE FABRICATED AS PER ASTM A-615, GRADE 60
7. N/A
8. WALLS BACKFILLED WITH DIRT:
A. FOR EARTH FILL UP TO 4' MAXIMUM HEIGHT - USE 8" C.M.U. OR 8" BRICK WITH MEMBRANE OR SPRAY ON WATERPROOFING ON EXTERIOR. FOOTING MIN. SIZE OF 12" X 24" OR AS NOTED PLAN FOR SHRINK SWELL CONDITIONS, 18" X 24" MIN., 3'-0" BELOW GRADE
B. FOR EARTH FILL 4' & HIGHER UP TO MAX. OF 9' USE 12" X 24" FOOTING WITH #4 @ 16" DOWELS HOOKED IN FOOTING. USE 12" C.M.U. WALLS WITH #4 @ 16" VERTICAL BARS LOCATED 4" FROM NON DIRT FILL FACE, LAP ALL SPLICES 12" AND USE DUR-O-WALL HORIZONTAL REINFORCING EVERY 8" IN C.M.U. JOINTS. FILL ALL OPEN CELLS OF C.M.U. WITH EITHER TYPE M OR S MORTAR OR FILL WITH 3,000 P.S.I. CONCRETE. INSTALL MEMBRANE WATERPROOFING OR EQUAL AND ERECT ALL FRAMING BEFORE BACKFILLING FOR SHRINK SWELL CONDITIONS, 18" X 24" MIN., 3'-0" BELOW GRADE
9. ALL UTILITIES WHICH CROSS FOOTINGS MUST PASS ABOVE FOOTINGS
10. CONCRETE MASONRY UNITS SHALL BE IN ACCORDANCE WITH ASTM C-90 MORTAR TO CONFORM TO ASTM C-270. TYPE "S" BELOW GRADE, TYPE "N" ABOVE GRADE

FRAMING CONSTRUCTION - OTHER THAN ROOF

1. WOOD DECK CONSTRUCTION TO COMPLY WITH SECTION R507
2. ALL LUMBER SHALL BE SOUTHERN YELLOW PINE #2 OR SPRUCE-PINE-FIR #2 OR BETTER FRAMING UNLESS NOTED OTHERWISE. UTILITY GRADE LUMBER IS UNACCEPTABLE.
3. STEEL BEAMS MUST HAVE (4) 2 X 4 STUD JACKS UNDER EACH END SUPPORT UNLESS NOTED OTHERWISE.
4. MICRO-LAM BEAMS MUST HAVE (3) 2 X 4 STUD JACKS UNDER EACH END SUPPORT UNLESS NOTED OTHERWISE
5. MASONRY LINTELS
A. FOR SPANS UP TO 6' USE 3-1/2" X3-1/2" X 1/4" STEEL ANGLES EXCEPT STANDARD PRESSED STEEL ANGLES 3-1/2" X 3-1/2" X 1/4" MAY BE USED FOR FIREPLACE OPENINGS AS FOLLOWS.-
1. 10' OF BRICK OR STONE MAX. SPAN 36"
2. 6' OF BRICK OR STONE MAX. SPAN 48"
3. 30" OF BRICK OR STONE MAX. SPAN 72" STEEL ANGLES
B. FOR SPAN FROM 6' TO 8' USE 5" X 3-1/2" X 5/16"

FRAMING CONSTRUCTION - OTHER THAN ROOF CONT.

6. ALL BRICK OVER LOWER ROOFS MUST HAVE ANGLE SECURELY SUPPORTED FROM BELOW
7. ALL WOOD I-JOISTS & OPEN JOISTS MUST BE BRACED IN ACCORDANCE W/ MANUF. DIRECTIONS PLUS DETAILS SHOWN ON PLANS
8. ALL RAFTER BRACES MUST HAVE (2) STUDS FROM PLATE TO FOUNDATION OR BEAM BELOW THEM @ ALL FLOORS. BRACES ON CEILING PLATE TO TRANSFER TO VERTICAL STUDS TO FOUNDATION
9. WHERE PARTITIONS FALL BETWEEN FLOOR TRUSSES 2 X 4 LADDERS @ 16" O.C. MUST BE PLACED PERPENDICULAR TO THE TRUSSES TO SUPPORT THE PLYWOOD DECKING
10. ON ALL OPEN WEB FLOOR TRUSSES OVER A 10' SPAN A MINIMUM SINGLE LINE OF 2 X 4'S SHALL BE NAILED TO DIAGONAL MEMBERS OR VERTICAL MEMBERS IN THE APPROXIMATE MID-SPAN AS A LOAD DISTRIBUTION MEMBER.
11. WHERE CEILING JOISTS ARE PARALLEL TO EXTERIOR WALLS AND RAFTERS BEAR ON STUD WALL TOP PLATES ADJACENT TO CEILING JOISTS, PROVIDE STUB JOISTS AS REQUIRED TO BRACE WALL TO CEILING JOISTS
12. ALL HEADERS ARE TO BE DESIGNED AS PER TABLE R602.7 (I) - R602.7 (3) OF THE 2021 INTERNATIONAL RESIDENTIAL CODE WITH THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE "USBC" (2021 EDITION)
USE CHART BELOW FOR TYPICAL HEADER SPANS AND SIZES

WOOD HEADER & GIRDER SCHEDULE AS PER TABLE R602.7 (I) - R602.7 (3)

SIZE OF HEADER	BUILDING WIDTH	EXTERIOR BEARING WALLS				INTERIOR BEARING WALLS	
		ROOF & CEILING	ROOF, CLG. & ONE CENTER BEARING FLR	ROOF, CLG. & ONE CLEAR FLOOR SPAN	ROOF, CLG. & TWO CENTER BEARING FLRS	ONE FLOOR ONLY	TWO FLOORS
2 - 2 X 4	12'	4'-0"	3'-3"	2'-11"	2'-8"	4'-1"	2'-7"
	24'	3'-1"	2'-6"	2'-3"	2'-1"	2'-10"	1'-11"
	36'	2'-7"	2'-2"	1'-10"	1'-9"	2'-4"	1'-7"
2 - 2 X 6	12'	6'-0"	4'-10"	4'-4"	4'-0"	6'-1"	3'-11"
	24'	4'-7"	3'-9"	3'-4"	3'-2"	4'-4"	2'-11"
	36'	3'-10"	3'-3"	2'-10"	2'-8"	3'-6"	2'-5"
2 - 2 X 8	12'	7'-7"	6'-1"	5'-6"	5'-0"	7'-9"	5'-0"
	24'	5'-9"	4'-10"	4'-3"	4'-0"	5'-5"	3'-8"
	36'	4'-10"	4'-1"	3'-7"	3'-5"	4'-5"	3'-1"
2 - 2 X 10	12'	9'-0"	7'-3"	6'-7"	6'-0"	9'-2"	5'-11"
	24'	6'-10"	5'-8"	5'-0"	4'-9"	6'-6"	4'-4"
	36'	5'-9"	4'-10"	4'-2"	4'-0"	5'-3"	3'-7"
2 - 2 X 12	12'	10'-7"	8'-6"	7'-9"	7'-0"	10'-9"	6'-11"
	24'	8'-1"	6'-8"	5'-11"	5'-7"	7'-7"	5'-2"
	36'	6'-10"	5'-8"	4'-11"	4'-9"	6'-3"	4'-3"
3 - 2 X 8	12'	9'-5"	7'-8"	6'-11"	6'-4"	9'-8"	6'-3"
	24'	7'-3"	6'-0"	5'-3"	5'-0"	6'-10"	4'-7"
	36'	6'-1"	5'-1"	4'-5"	4'-3"	5'-7"	3'-10"
3 - 2 X 10	12'	11'-3"	9'-1"	8'-3"	7'-6"	11'-5"	7'-5"
	24'	8'-7"	7'-2"	6'-3"	5'-11"	8'-1"	5'-6"
	36'	7'-3"	6'-1"	5'-3"	5'-1"	6'-7"	4'-6"
3 - 2 X 12	12'	13'-2"	10'-8"	9'-8"	8'-10"	13'-6"	8'-8"
	24'	10'-1"	8'-5"	7'-5"	7'-0"	9'-6"	6'-5"
	36'	8'-6"	7'-2"	6'-2"	5'-11"	7'-9"	5'-4"

TABLE R602.7.5 MINIMUM NUMBER OF FULL-HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS[a]

MAXIMUM HEADER SPAN (feet)	ULTIMATE DESIGN WIND SPEED AND EXPOSURE CATEGORY	
	< 140 mph, Exposure B or < 130 mph, Exposure C	≤ 115 mph, Exposure B[b]
4	1	1
6	2	1
8	2	1
10	3	2
12	3	2
14	3	2
16	4	2
18	4	2

For SI: 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s.

a. For header spans between those given, use the minimum number of full-height studs associated with the larger header span.
b. The tabulated minimum number of full-height studs is applicable where jack studs are provided to support the header at each end in accordance with Table R602.7(1). Where a framing anchor is used to support the header in lieu of a jack stud in accordance with Note d of Table R602.7(1), the minimum number of full-height studs at each end of a header shall be in accordance with requirements for wind speed < 140 mph, Exposure B.

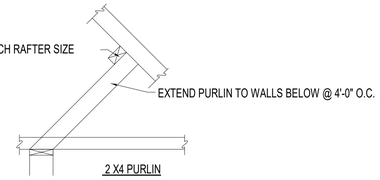
13. ALL SHEATHING TO BE APA RATED WOOD STRUCTURAL PANELS (R602.10) AS FOLLOWS:

	GRADE	THICKNESS (NOMINAL)
ROOF:	O.S.B.	1/2"
WALL:	O.S.B.	1/2"
FLOOR:	O.S.B.	3/4"

INSTALL ALL SHEATHING IN ACCORDANCE W/ TABLE R602.10.5 AND R602.3(3) AND STRUCTURAL DRAWINGS
14. FLOOR AND WALL FRAMING SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IMPOSED AND TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING ELEMENTS DOWN TO THE FOUNDATION.
15. PROVIDE 2X6 STUD FRAMING SPACED @ 16" O.C. @ ALL UNBRACED GABLE END WALLS.
16. PER SECTION R602.3.1 THE SIZE, HEIGHT AND SPACING OF ALL STUD MEMBERS SHALL BE IN ACCORDANCE WITH TABLE R602.3.(5). BALLOON FRAMED WALLS ARE DESIGNED AND SEALED BY RDP AND NOT PRESCRIPTIVE.
17. ALL INTERIOR BEARING WALLS SHALL BE CONSTRUCTED, FRAMED AND FIRE BLOCKED AS REQUIRED FOR EXTERIOR WALLS (R602.4).
18. PROVIDE FIRE BLOCKING IN ALL AREAS AS MANDATED IN BUILDING CODE PROVIDE DRAFTSTOPPING IN ALL ATTICS AND FLOORS AS PER R502.12, R302.12, R502.13 AND R302.11
19. ALL FASTENERS IN PRESSURE TREATED WOOD ARE TO BE HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER AS PER SECTION R317.3.1
20. ALL FLOOR JOIST AND GIRDER SPANS SHALL BE IN ACCORDANCE WITH TABLES R502.3.1(1), R502.3.1(2), R502.3.3(1)-(2), R502.5, SECTIONS R502.4 & R502.10 AND TABLE R602.7(1) THROUGH R602.7(3)
21. PER SECTION R502.6 ALL JOIST, BEAM OR GIRDER ENDS SHALL BEAR NLT 1 1/2" ON WOOD OR METAL AND NLT 3" ON MASONRY OR CONCRETE EXCEPT WHERE SUPPORTED ON A 1" X 4" RIBBON STRIP AND NAILED TO ADJ. STUD OR APPROVED
22. ALL FASTENERS SHALL BE INSTALLED IN ACCORDANCE WITH TABLES R602.3(1)-(2) JOIST HANGERS
23. FIRE RATED SHEATHING - ALL FIRE RATED SHEATHING SPECIFIED IS TO BE BLAZEGUARD WOOD PANELS AS MANUFACTURED BY INTERNATIONAL BARRIER TECHNOLOGY

ROOF CONSTRUCTION

1. ALL LUMBER SHALL BE SOUTHERN YELLOW PINE #2 OR SPRUCE-PINE-FIR #2 OR BETTER FRAMING UNLESS NOTED OTHERWISE. STUD OR UTILITY GRADE LUMBER IS UNACCEPTABLE.
2. RAFTER - 2 X 8 @ 16" O.C. UNLESS NOTED OTHERWISE. THEY ARE CUT IN TO HIPS, RIDGES, ETC. UNLESS NOTED OTHERWISE
A. TILE, SLATE AND OTHER BEARING ROOF COVERINGS SHALL USE 2 X 10 @ 16" RAFTERS UNLESS OTHERWISE NOTED
3. COLLAR TIES - 2 X 4 @ 32" AT ALL RIDGES AND AS REQUIRED BY TABLE R 602.3(1), R802.3.1 AND TABLE R606.2.3(1)
4. (3) COLLAR TIES MIN. @ ALL RIDGES EVEN IF 2 TIES MUST BE PUT ON (1) SET OF RAFTERS
5. ALL BRACES ARE (2) 2 X 4 NAILED W/ 16d NAILS @ 9" O.C. VERTICALLY FROM TOP TO BOTTOM - SEE DETAIL BELOW. BRACES 8'-0" AND LONGER MUST BE BRACED HORIZONTALLY @ 4'-0"
6. ALL HIPS & RIDGES ARE TO BE SIZED SO THAT ALL RAFTERS BEAR FULLY ON THE RIDGE BOARD.
7. ALL HOGS ON CEILING JOISTS OR RAFTERS ARE 2 X 6 OR 2 X 8 UNLESS NOTED OTHERWISE. IF REQUIRED BY APPLICABLE CODE
8. MAXIMUM SPACING OF RAFTER BRACES - RAFTERS CAN BE STARTED AND STOPPED OVER A BEARING WALL OR KNEE WALL. FOR 2 X 4 PURLIN - 4'-0" O.C.
9. BRACING DETAILS PER R802.4.5



10. ALL ROOF TRUSSES MUST BE BUILT IN ACCORDANCE W/ TRUSS MANUFACTURERS DIRECTIONS
11. PROVIDE HURRICANE STRAPS AT ALL ROOF RAFTERS WHERE REQUIRED BY APPLICABLE CODES
12. ROOF SHEATHING SHALL BE A MINIMUM OF 1/2" O.S.B. SHEATHING AND SHALL CONFORM TO SECTION R803
13. WITH NO ROOF PLAN:
A. ALL LUMBER SHALL BE SOUTHERN YELLOW PINE #2 OR SPRUCE-PINE-FIR #2 OR BETTER FRAMING, UNLESS SHOWN OTHERWISE.
B. USE 2 X 8 @ 16" RAFTERS, UNLESS SHOWN OTHERWISE.
C. MAX. ALLOWABLE SPANS AS PER APPLICABLE CODE,
D. USE (2) 2 X 6 HOGS AT RAFTER WITH (2) 2 X 4 BRACES AT 6'. MAX. SPACING. CARRY BRACES TO PARTITIONS/BEAMS OR MIN. OF (2) 2 X 6 HOGS ON CEILING JOISTS. CUT IN ALL RAFTERS USING RIDGES, VALLEYS, ETC., ONE SIZE LARGER THAN RAFTER SIZE. CEILING JOISTS.
E. ALL BRACED LOADS MUST GO TO FOUNDATION.
14. PER SECTION R802.4 ALL CEILING JOIST SPANS SHALL BE IN ACCORDANCE WITH TABLES R802.4(1) AND R802.4(2).
15. PER SECTION R802.5 ALL RAFTER SPANS SHALL BE IN ACCORDANCE WITH TABLES R802.5.1(1) THROUGH R802.5.1(9).
16. ACCORDING TO SECTION R802.6 ALL RAFTER AND CEILING JOIST ENDS SHALL BEAR NLT 1 1/2" ON WOOD OR METAL AND NLT 3" ON MASONRY OR CONCRETE.

ADDITIONAL CODE INFORMATION

1. CONTRACTOR TO NOTIFY APPLICABLE STATE UTILITY LOCATION SERVICES PRIOR TO EXCAVATION
2. PER SECTION R312, GUARDRAILS ARE REQUIRED ON PORCHES, BALCONIES AND RAISED FLOOR SURFACES MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. ALL INTERIOR AND EXTERIOR RAILINGS ARE TO BE MINIMUM 36" IN HEIGHT, BE ABLE TO WITHSTAND 200 LBS. OF FORCE AND NOT ALLOW A SPHERE GREATER THAN 3 7/8" IN DIAMETER TO PASS THROUGH. NO RAILING DESIGN W/ LADDER EFFECT IS ALLOWED. HANDRAIL GRIP SIZE AS PER SECTION R 311.7.8.5 IN THE IRC.
3. PER SECTION R308.4 & CPSC 16-CFR PART 1201, ALL GLAZING IN HAZARDOUS AREAS SHALL BE SAFETY-TYPED. THEREFORE, ALL SIDELITES NEAR ENTRY DOORS OR ANY WINDOWS THAT ARE IMPACTED BY A DOOR SWING SHALL HAVE THEIR GLASS TEMPERED.
4. PER N1102.2.4 (R402.2.4) ATTIC ACCESS TO BE INSULATED WITH AN R VALUE EQUAL TO THE DIAPHRAGM THAT THEY PENETRATE. ALL ACCESSES MUST BE GASKETED AND CONSTRUCTED TO CONTAIN INSULATION SPILL OVER.
5. PER SECTION R310, EGRESS WINDOWS SHALL MEET THE FOLLOWING REQUIREMENTS:
MINIMUM OF (1) 5.7 SQ. FT. CLEAR OPENING PER BEDROOM IS REQUIRED AT THE SECOND LEVEL OR ABOVE.
MINIMUM OF (1) 5.0 SQ. FT. CLEAR OPENING PER BEDROOM IS REQUIRED FOR WINDOWS ON THE FIRST LEVEL.
6. PER SECTION R314, SMOKE DETECTORS SHALL BE INTERCONNECTED, RECEIVE PRIMARY POWER FROM THE BUILDING WIRING AND HAVE A BATTERY BACKUP. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM. SEE R314.4 FOR EXCEPTION.
7. ALL GLASS BATH TUB ENCLOSURES ARE TO BE TEMPERED.
8. ALL WINDOWS AT STAIR LANDINGS LESS THAN 60" ABOVE THE FLOOR ARE REQUIRED TO HAVE SAFETY GLAZING.
9. GARAGE TO LIVING SPACES ENTRY DOOR TO BE N.L.T. 1 5/8" WITH A FIRE RATING OF N.L.T. 20 MINUTES
10. INTERIOR GARAGE WALL TO HAVE N.L.T. 1/2" GYPSUM BOARD. CEILINGS BELOW HABITABLE ROOMS TO HAVE N.L.T. 5/8" TYPE X GWB ANY EXPOSED BEAMS/COLUMNS TO HAVE N.L.T. 1/2" GWB.
11. ALL BATH VENTILATION FANS MUST DISCHARGE TO OUTSIDE SPACES
12. ALL SMOKE DETECTORS MUST BE INTERCONNECTED AS DIRECTED BY CODE.
13. ALL ELECTRICAL WORK SHALL BE ACCORDING TO THE APPLICABLE CODE(S).
14. PER SECTION R703.4 CORROSION RESISTIVE FLASHING SHALL BE PROVIDED AT ALL VALLEYS AND ROOF WALL WALL INTERSECTIONS
15. PER SECTION R308.4 PROVIDE SPECIALTY GLAZING AS REQUIRED AT "HAZARDOUS LOCATIONS"
16. ALL BATH AND SHOWER WALLS WITH SHOWER HEADS SHALL HAVE NONABSORBENT SURFACES UP TO 6'-0" IN HEIGHT AS PER SECTION R307.2
17. ALL STAIRWAYS SHALL BE ILLUMINATED AS PER SECTION R303.7, R303.8 AND HAVE CONTROLS AS PER THESE SECTIONS.
18. ENERGY EFFICIENCY CALCULATIONS SHALL BE IN ACCORDANCE WITH N1105.5.1 AND N1105.5.2 IF REQUIRED BY CITY OFFICIALS
19. DUCT SEALING AND TESTING TO BE AS PER N1103.3
20. ALL WALL COVERINGS SHALL BE SECURELY FASTENED IN ACCORDANCE WITH SECTION R703
21. PROVIDE MECHANICAL VENTILATION AT ALL TOILET ROOMS IN ACCORDANCE W/ SECTION M1505.4.4
22. ALL OUTLETS IN WET LOCATIONS SHALL BE PROVIDED AS REQUIRED PER SECTIONS E3801.4, E3802.6, E3802.7, E3802.1, & E3802.3
23. AS PER N1101.14 A PERMANENT ENERGY CODE CERTIFICATE SHALL BE POSTED PER THIS SECTION.
24. AS PER N1102.2, N1102.3.1 THROUGH N1102.3.5 - FENESTRATION REQUIREMENTS FOR EXTERIOR WINDOWS AND DOORS SHALL BE U 0.30 OR LOWER, ONE OPAQUE DOOR IS EXEMPT FROM THE U FACTOR PER N1102.3.4. UP TO 24 SQUARE FEET OF WINDOW AREA IS ALSO EXEMPT FROM MEETING U FACTOR REQUIREMENT IN N1102.1.2.
25. WINDOW SILL HEIGHT FOR ALL SECOND FLOOR WINDOWS SHALL BE AS PER SECTION R312.2.1 AND R310.1
26. PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS PER IRC R314 AND R315.
27. PROVIDE FIRE EXTINGUISHER IN KITCHEN PER R331.1
28. PER R302.5.2 PROVIDE MINIMUM 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIALS AND NO OPENINGS INTO GARAGE
29. PER M1602.2 OUTDOOR AND RETURN AIR FOR FORCED AIR-SYSTEMS PROHIBITED FROM GARAGE.
30. PER N1102.4.2 (R402.4.2) ALL FIREPLACES, INCLUDING WOOD BURNING, MUST HAVE THEIR FIRE BOX OPENINGS SEALED AND GASKETED AND RECEIVE COMBUSTION AIR DIRECTLY FROM OUTSIDE.
31. PER IRC TABLE N1102.4.1.1 - GAPS IN HEADERS MUST BE INSULATED TO A MINIMUM OF R-3. GAPS IN CORNERS MUST BE INSULATED TO A MIN OF R-3.
32. PER N1102.4.1.2 BUILDING ENVELOPE AIR TIGHTNESS SHALL BE DEMONSTRATED TO COMPLY WITH N1102.1.2.1 OR N1102.4.1.2.2. PER N1102.4.1.3 THE DWELLING UNIT MUST HAVE A LEAKAGE RATE LESS THAN 5 AIR CHANGES AN HOUR AS VERIFIED IN ACCORDANCE WITH SECTION N1102.4.1.2.

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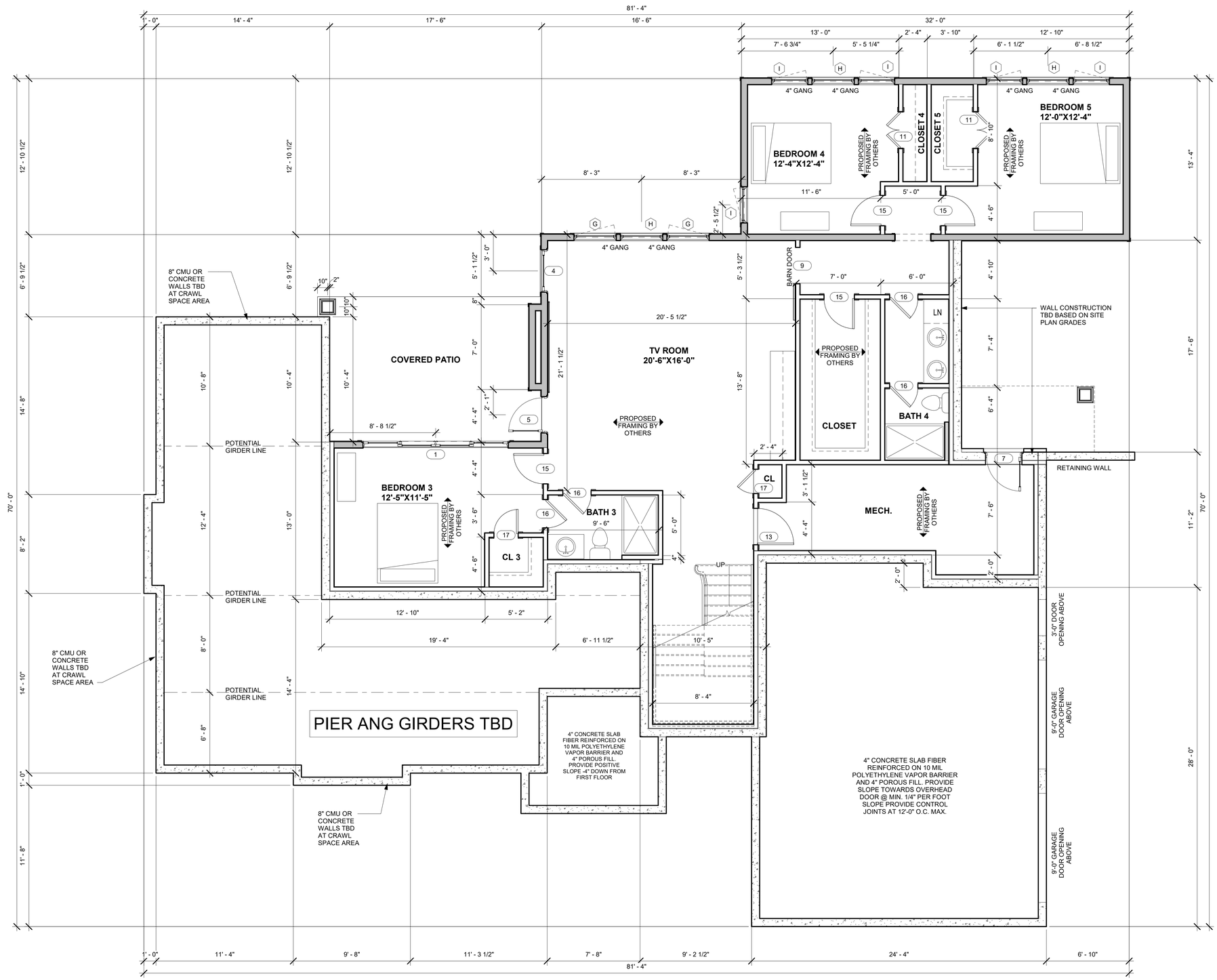
DESAI RESIDENCE #3

GENERAL NOTES

REVISIONS:		
NO:	DATE:	DESCRIPTION:

DATE: 8/26/24
JOB NUMBER: 24062

SHEET NUMBER: A2



A1 / A3 BASEMENT
1/4" = 1'-0"

Door Schedule			
Type Mark	Width	Height	Comments
1	12' - 0"	8' - 0"	QUAD - SLIDER
2	9' - 0"	8' - 0"	OVERHEAD DOOR
3	6' - 0"	8' - 0"	ENTRY DOOR W/ TRANSOM
4	3' - 6"	8' - 0"	4 LITE - FIXED
5	3' - 0"	8' - 0"	4 LITE DOOR
6	3' - 0"	8' - 0"	4 LITE DOOR - 3/4
7	3' - 0"	6' - 8"	EXTERIOR MECH DOOR
8	2' - 8"	8' - 0"	SOLID - 20 MIN FIRE RATED
9	3' - 0"	6' - 8"	BARN DOOR
10	3' - 0"	8' - 0"	DOUBLE DOOR
10	3' - 0"	8' - 0"	SINGLE DOOR
11	3' - 0"	6' - 8"	DOUBLE DOOR
12	3' - 0"	8' - 0"	SINGLE DOOR
13	3' - 0"	6' - 8"	SINGLE DOOR
14	2' - 6"	8' - 0"	SINGLE DOOR
15	2' - 6"	6' - 8"	SINGLE DOOR
16	2' - 4"	6' - 8"	SINGLE DOOR
17	2' - 0"	6' - 8"	SINGLE DOOR

Window Schedule			
Type Mark	Width	Height	Comments
A	3' - 7"	7' - 7"	CASEMENT OR FIXED TBD
B	2' - 4"	7' - 3"	CASEMENT
C	2' - 4"	7' - 3"	FIXED
D	4' - 0"	6' - 0"	FIXED
E	3' - 0"	6' - 0"	
F	2' - 4"	6' - 0"	CASEMENT
G	3' - 6"	5' - 6"	CASEMENT
H	3' - 6"	5' - 6"	
I	3' - 0"	5' - 6"	CASEMENT
J	6' - 0"	5' - 0"	FIXED
L	5' - 4"	4' - 2"	BAY WINDOW
M	3' - 0"	4' - 0"	CASEMENT
N	2' - 0"	4' - 0"	CASEMENT
O	6' - 0"	2' - 0"	DOOR TRANSOM
P	3' - 7"	2' - 0"	
Q	3' - 0"	2' - 0"	FIXED
R	1' - 8"	2' - 0"	FIXED

NOTE:
2" x 6" WALL
BEARING WALL

NOTE:
BASEMENT CEILINGS ARE 9'-0". FIRST FLOOR WALLS ARE 10'-0" AND 12'-0" AS LABELED ON PLANS AND ELEVATIONS. ANGLED WALLS ARE 45 DEGREES U.N.O.

NOTE:
SET BASEMENT WINDOW HEADERS AT 8'-0" A.F.F. UNLESS NOTED OTHERWISE
SET FIRST FLOOR WINDOW HEADERS AT 8'-0" A.F.F. UNLESS NOTED OTHERWISE

NOTE:
ALL EXTERIOR WALLS TO BE 2 X 6 NO 2 S.P.F. STUD WALLS @ 16" O.C. U.O.N.

NOTE:
ALL INTERIOR WALLS TO BE 2 X 4 NO 2 S.P.F. STUD WALLS @ 16" O.C. U.O.N.
2X6 WHERE SHOWN ON PLAN TO BE 2 X 6 NO 2 S.P.F. STUD WALLS @ 16" O.C. U.O.N.

Area Schedule (HEATED)	
Name	Area
1. FIRST FLOOR	2707 SF
2. BASEMENT	1449 SF
3. MECH	194 SF
	4350 SF

Area Schedule (UNHEATED)	
Name	Area
5. GARAGE	702 SF
8. FIRST FLOOR COVERED PORCH	217 SF
6. ENTRY PORCH	95 SF
7. SIDE ENTRY	60 SF
9. BASEMENT COVERED PATIO	212 SF
10. STAIRS @ BASEMENT	102 SF
	1388 SF

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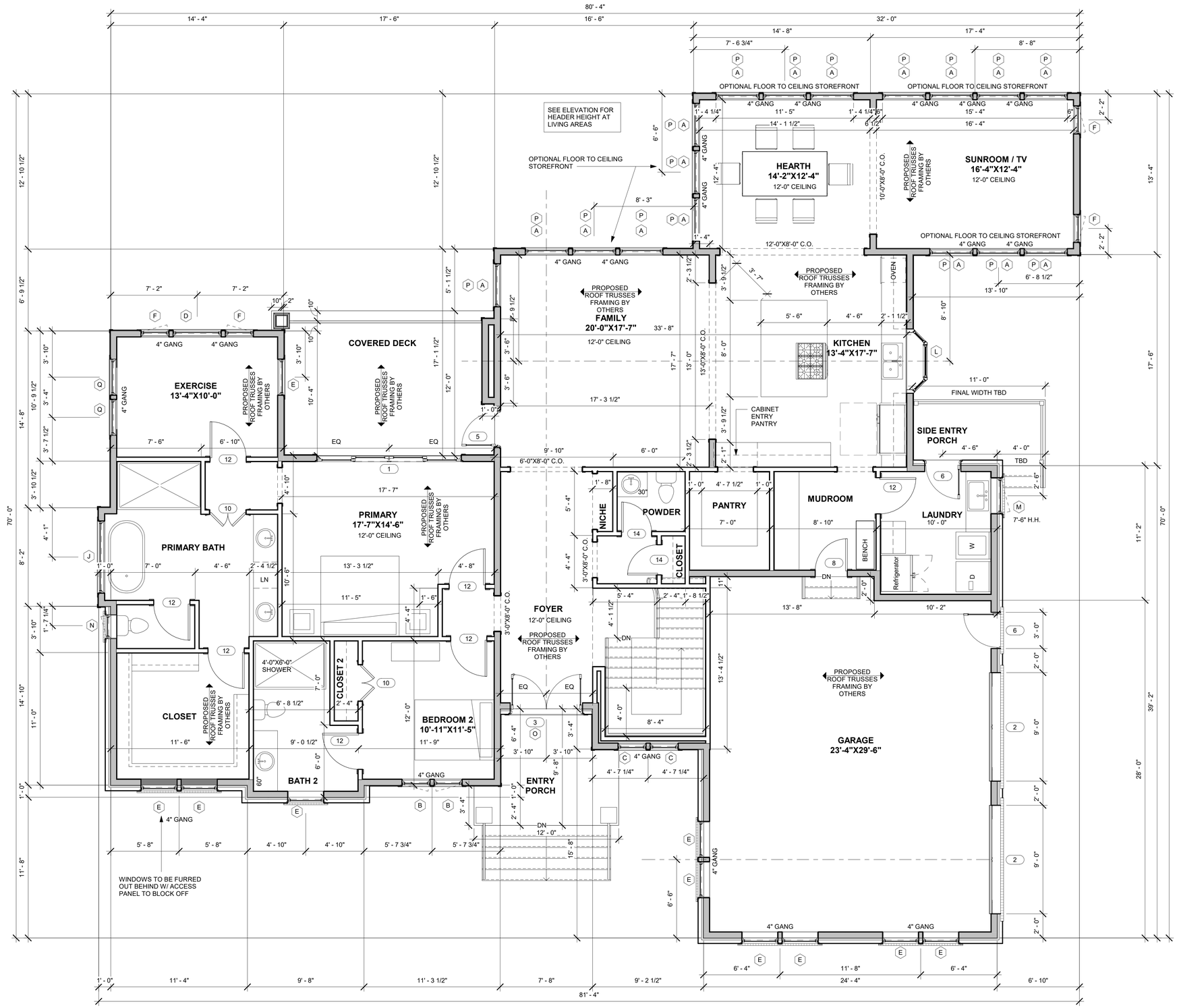
BASEMENT FLOOR PLAN

REVISIONS:		
NO:	DATE:	DESCRIPTION:

DATE: 8/26/24
JOB NUMBER: 24062

SHEET NUMBER:
A3



FIRST FLOOR PLAN

A2 / A4

1/4" = 1'-0"

Door Schedule			
Type Mark	Width	Height	Comments
1	12' - 0"	8' - 0"	QUAD - SLIDER
2	9' - 0"	8' - 0"	OVERHEAD DOOR
3	6' - 0"	8' - 0"	ENTRY DOOR W/ TRANSOM
4	3' - 6"	8' - 0"	4 LITE - FIXED
5	3' - 0"	8' - 0"	4 LITE DOOR
6	3' - 0"	8' - 0"	4 LITE DOOR - 3/4
7	3' - 0"	6' - 8"	EXTERIOR MECH DOOR
8	2' - 8"	8' - 0"	SOLID - 20 MIN FIRE RATED
9	3' - 0"	6' - 8"	BARN DOOR
10	3' - 0"	8' - 0"	DOUBLE DOOR
10	3' - 0"	8' - 0"	SINGLE DOOR
11	3' - 0"	6' - 8"	DOUBLE DOOR
12	3' - 0"	8' - 0"	SINGLE DOOR
13	3' - 0"	6' - 8"	SINGLE DOOR
14	2' - 6"	8' - 0"	SINGLE DOOR
15	2' - 6"	6' - 8"	SINGLE DOOR
16	2' - 4"	6' - 8"	SINGLE DOOR
17	2' - 0"	6' - 8"	SINGLE DOOR

Window Schedule			
Type Mark	Width	Height	Comments
A	3' - 7"	7' - 7"	CASEMENT OR FIXED TBD
B	2' - 4"	7' - 3"	CASEMENT
C	2' - 4"	7' - 3"	FIXED
D	4' - 0"	6' - 0"	FIXED
E	3' - 0"	6' - 0"	
F	2' - 4"	6' - 0"	CASEMENT
G	3' - 6"	5' - 6"	CASEMENT
H	3' - 6"	5' - 6"	
I	3' - 0"	5' - 6"	CASEMENT
J	6' - 0"	5' - 0"	FIXED
L	5' - 4"	4' - 2"	BAY WINDOW
M	3' - 0"	4' - 0"	CASEMENT
N	2' - 0"	4' - 0"	CASEMENT
O	6' - 0"	2' - 0"	DOOR TRANSOM
P	3' - 7"	2' - 0"	
Q	3' - 0"	2' - 0"	FIXED
R	1' - 8"	2' - 0"	FIXED

NOTE:
2" x 6" WALL
BEARING WALL

NOTE:
BASEMENT CEILINGS ARE 9'-0". FIRST FLOOR WALLS ARE 10'-0" AND 12'-0" AS LABELED ON PLANS AND ELEVATIONS. ANGLED WALLS ARE 45 DEGREES U.N.O.

NOTE:
SET BASEMENT WINDOW HEADERS AT 8'-0" A.F.F. UNLESS NOTED OTHERWISE
SET FIRST FLOOR WINDOW HEADERS AT 8'-0" A.F.F. UNLESS NOTED OTHERWISE

NOTE:
ALL EXTERIOR WALLS TO BE 2 X 6 NO 2 S.P.F. STUD WALLS @ 16" O.C. U.O.N.

NOTE:
ALL INTERIOR WALLS TO BE 2 X 4 NO 2 S.P.F. STUD WALLS @ 16" O.C. U.O.N.
2X6 WHERE SHOWN ON PLAN TO BE 2 X 6 NO 2 S.P.F. STUD WALLS @ 16" O.C. U.O.N.

Area Schedule (HEATED)	
Name	Area
1. FIRST FLOOR	2707 SF
2. BASEMENT	1449 SF
3. MECH	194 SF
	4350 SF

Area Schedule (UNHEATED)	
Name	Area
5. GARAGE	702 SF
8. FIRST FLOOR COVERED PORCH	217 SF
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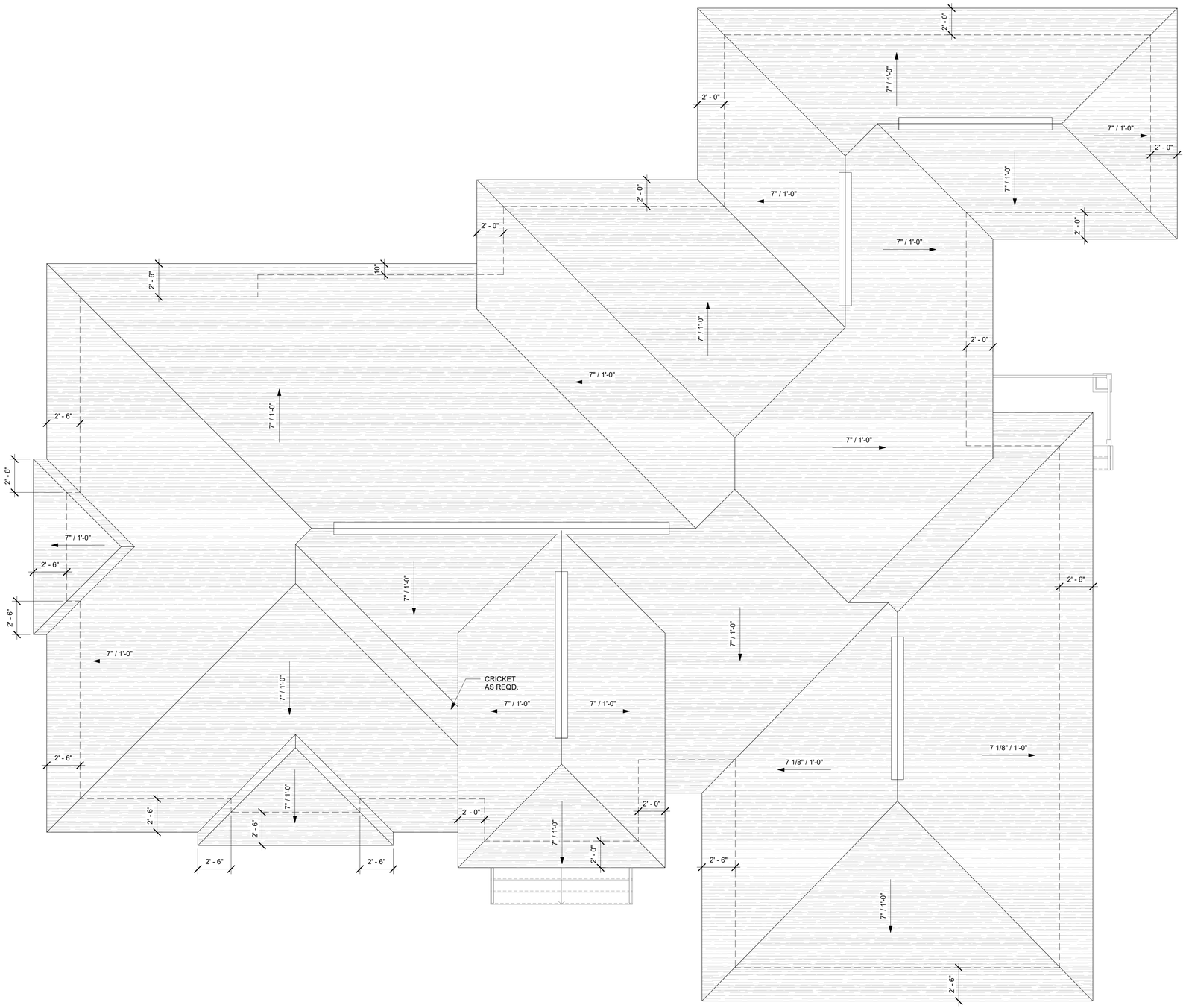
FIRST FLOOR PLAN

REVISIONS:		
NO:	DATE:	DESCRIPTION:

DATE: 8/26/24
JOB NUMBER: 24062

SHEET NUMBER:

A4



A1 / A5 ROOF PLAN
1/4" = 1'-0"

FIRE BLOCKING

PROVIDE FIRE/DRAFTSTOPPING AS PER SECTIONS R502.12/SECTION R302.11
SECTION R602.8 / R502.13 / SECTION R302.11.

MAXIMUM AREA OF CONCEALED SPACE IS TO BE 1000 SQ. FT.

PROVIDE FIRE BLOCKING IN CONCEALED SPACES OF STUDS
VERTICALLY AT CEILING AND FLOOR LEVELS
HORIZONTALLY AT INTERVALS NOT EXCEEDING 10' - 0"
AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES
IN SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF RUN
AT OPENINGS AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVELS

NOTE:
ALL RIDGE, VALLEY AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THROUGH ALL LEVELS AND TERMINATE AT FOUNDATION DESIGNED TO CARRY LOAD.

⊗ DESIGNATES BRACE POINT FROM BELOW

NOTE:
ALL ROOF SLOPES OF 4 ON 12 OR LESS ARE REQUIRED TO HAVE ICE & WATER SHIELD INSTALLED OVER ENTIRE ROOF SURFACE.

NOTE:
PROVIDE ICE AND WATER SHIELD AT ALL VALLEYS

NOTE:
ROOF OVERHANG SEE PLANSESS NOTED OTHERWISE

NOTE:
VENTILATION SHALL COMPLY WITH SECTION R806.1. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATION OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16" (1.6mm) MINIMUM AND 1/4" (6.4mm) MAXIMUM. VENTILATING OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4" (6.4 mm) SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16" (1.6mm) MINIMUM TO 1/4" (6.4mm) MAX. OPENINGS. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR.

NOTE:
PROVIDE RIDGE VENTS AT ALL ROOF PROJECTIONS OR VENT TO MAIN

NOTE:
FIELD VERIFY ALL BEARING HEIGHTS

NOTE:
ROOF FRAMING PREFAB TRUSSES AS REQUIRED INSTALL PER MANUFACTURERS INSTRUCTIONS

NOTE:
PROVIDE VALLEY FLASHING AT ALL VALLEYS.

NOTE:
ROOF SHEATHING TO BE AS PER SECTION R803.2.1. PLYWOOD CLIPS REQUIRED IF 1/2" SHEATHING AND TRUSSES @ 24" O.C.

NOTE:
SEE SHEET A1 FOR ROOF FRAMING SIZES AND NOTES IN REGARDS TO FRAMING AT ROOF

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ROOF PLAN

REVISIONS:

NO:	DATE:	DESCRIPTION:

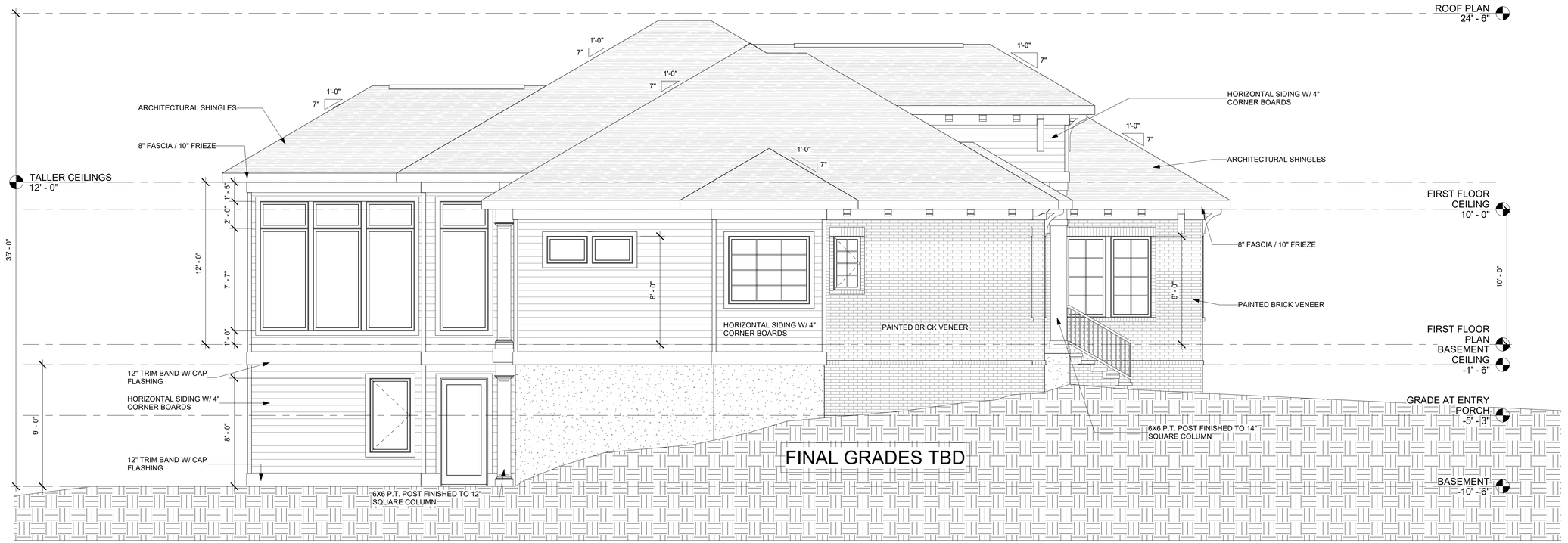
DATE: 8/26/24
JOB NUMBER: 24062

SHEET NUMBER:

A5

H1 / A6 ALT CLOSET WINDOW
1/4" = 1'-0"

H4 / A6 FRONT ELEVATION
1/4" = 1'-0"



A2 / A6 LEFT ELEVATION
1/4" = 1'-0"

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EXTERIOR ELEVATIONS

REVISIONS:

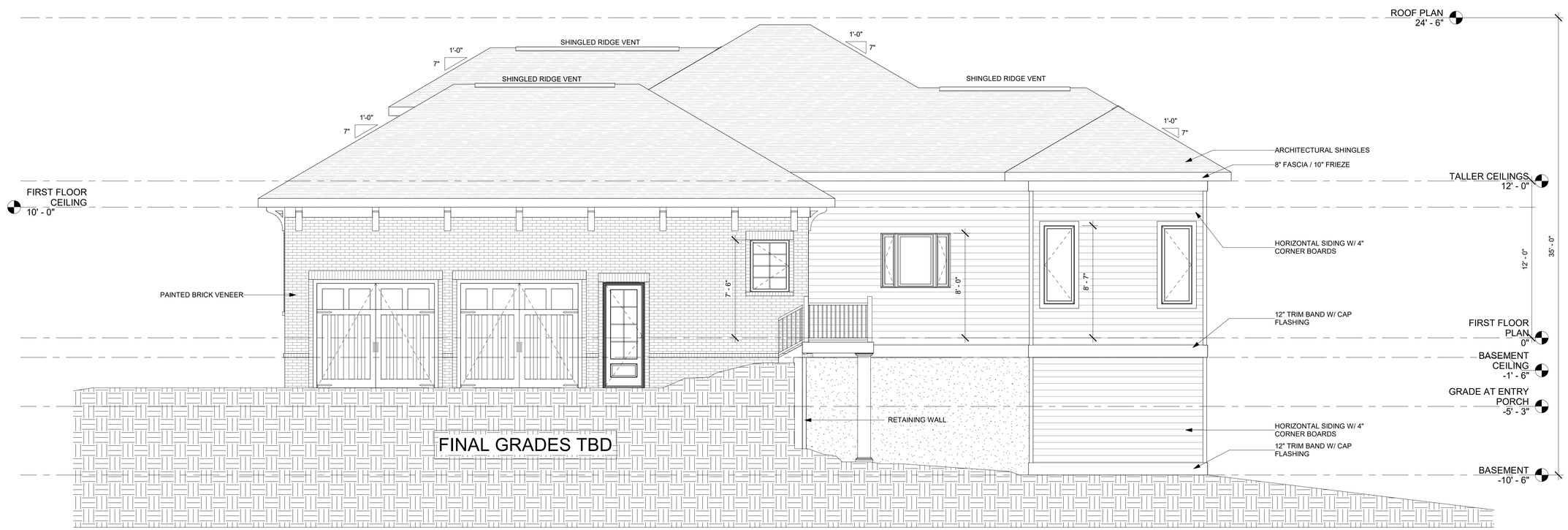
NO:	DATE:	DESCRIPTION:

DATE: 8/26/24
JOB NUMBER: 24062

SHEET NUMBER:

A6

G1 / A7 REAR ELEVATION
1/4" = 1'-0"



A1 / A7 RIGHT ELEVATION
1/4" = 1'-0"

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DESAI RESIDENCE #3

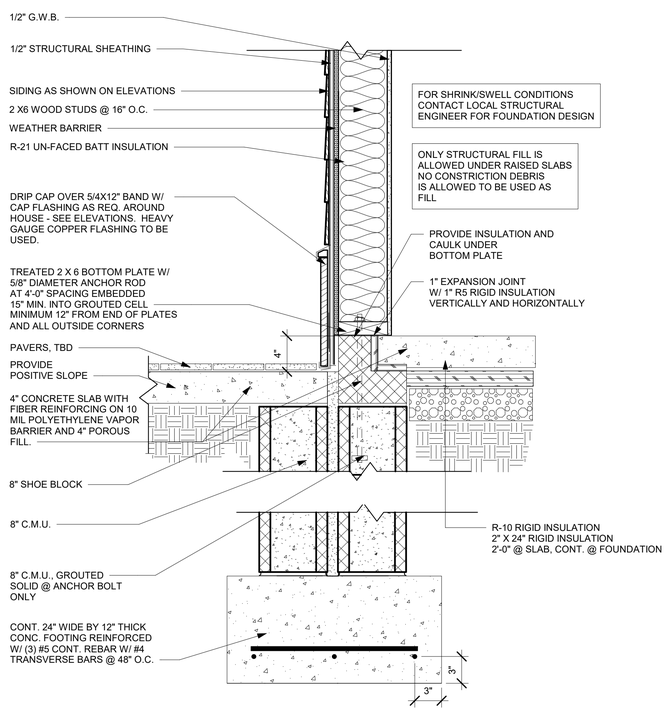
EXTERIOR ELEVATIONS

REVISIONS:		
NO:	DATE:	DESCRIPTION:

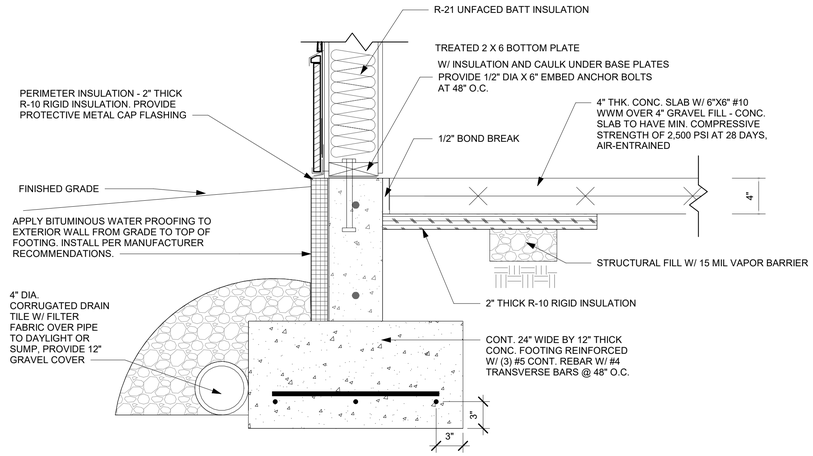
DATE: 8/26/24
JOB NUMBER: 24062

SHEET NUMBER:

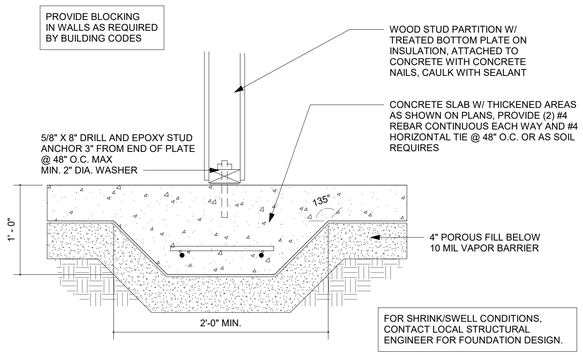
A7



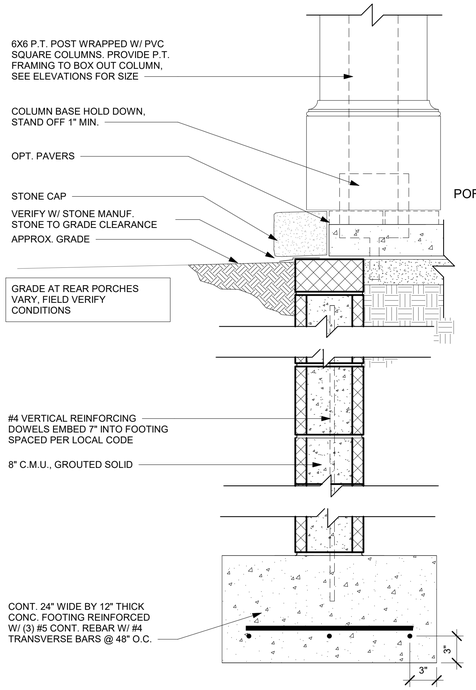
G1 / A8 HOUSE AND PORCH - REAR BASEMENT WALL
1 1/2" = 1'-0"



H6 / A8 ALT - 2X6 BASEMENT WALL
1 1/2" = 1'-0"



J12 / A8 THICKENED SLAB - BASEMENT
1 1/2" = 1'-0"



A1 / A8 FOUNDATION AT PORCH - PARGED
1 1/2" = 1'-0"

OPT ENCAPSULATED CRAWL DETAILS TBD

FLOOR JOIST TYPE AND SIZE TBD

PRELIMINARY DETAILS

A12 / A8 PORCH AND HOUSE DETAIL - FRONT
1 1/2" = 1'-0"

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DESAI RESIDENCE #3

SECTIONS AND DETAILS

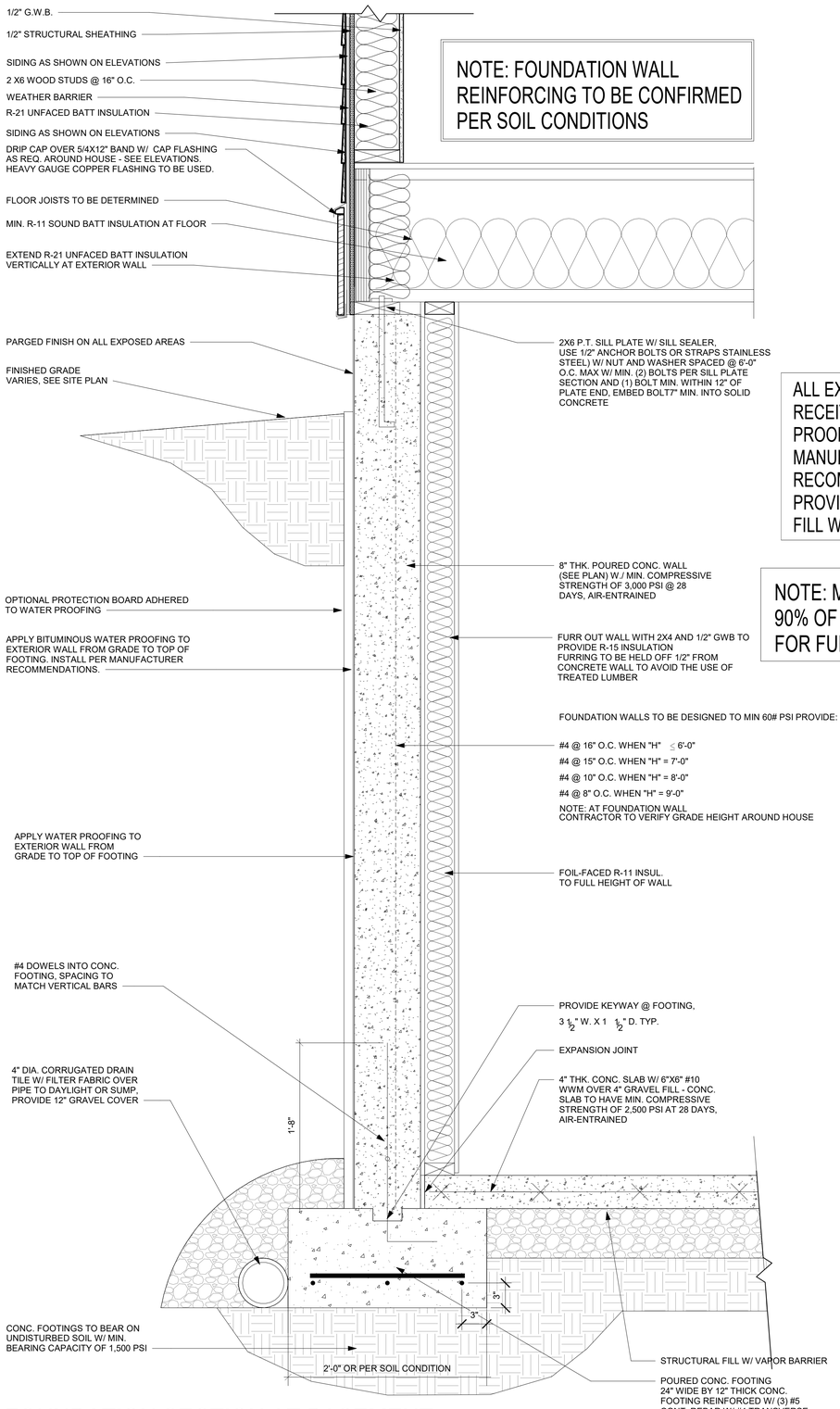
REVISIONS:

NO:	DATE:	DESCRIPTION:

DATE: 8/26/24
JOB NUMBER: 24062

SHEET NUMBER:

A8



NOTE: FOUNDATION WALL REINFORCING TO BE CONFIRMED PER SOIL CONDITIONS

ALL EXTERIOR CONCRETE WALLS TO RECEIVE BITUMINOUS WATER PROOFING APPLIED AS PER MANUFACTURER RECOMMENDATIONS.
PROVIDE PROTECTIVE BOARD WHERE FILL WILL BE ADJACENT TO WALL.

NOTE: MAXIMUM FILL HEIGHT TO BE 90% OF WALL HEIGHT. SEE A1 FOR FURTHER INFORMATION.

FOUNDATION WALLS TO BE DESIGNED TO MIN 60# PSI PROVIDE:

#4 @ 16" O.C. WHEN "H" ≤ 6'-0"
#4 @ 15" O.C. WHEN "H" = 7'-0"
#4 @ 10" O.C. WHEN "H" = 8'-0"
#4 @ 8" O.C. WHEN "H" = 9'-0"

NOTE: AT FOUNDATION WALL CONTRACTOR TO VERIFY GRADE HEIGHT AROUND HOUSE

A1 / A9 FOUNDATION SECTION AT BASEMENT

1 1/2" = 1'-0"

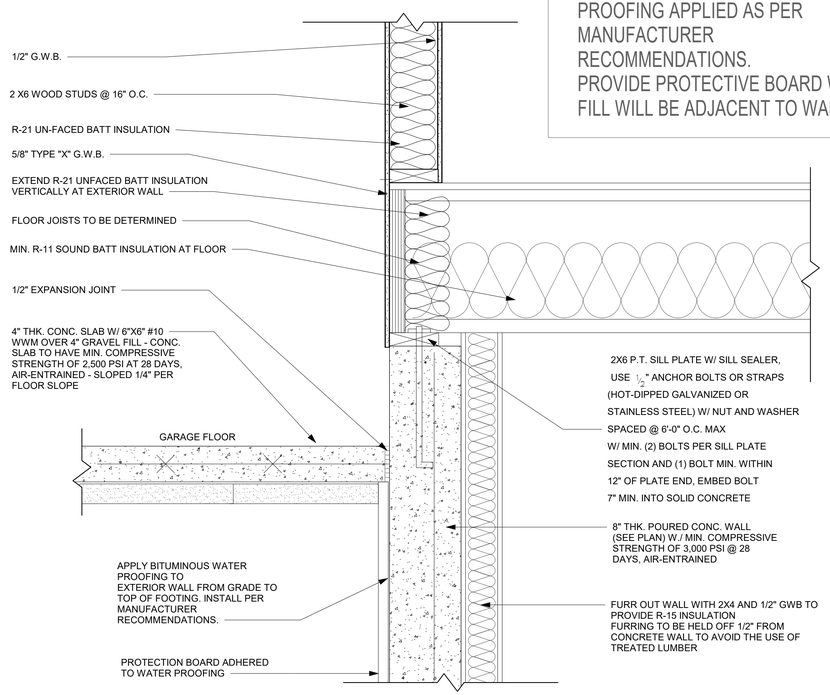
FLOOR JOIST TYPE AND SIZE TBD

PRELIMINARY DETAILS

PROVIDE RATED CONSTRUCTION AS REQUIRED AT GARAGE WALLS & CEILINGS AS PER BUILDING CODE

NOTE: FOUNDATION WALL REINFORCING TO BE CONFIRMED PER SOIL CONDITIONS

ALL EXTERIOR CONCRETE WALLS TO RECEIVE BITUMINOUS WATER PROOFING APPLIED AS PER MANUFACTURER RECOMMENDATIONS.
PROVIDE PROTECTIVE BOARD WHERE FILL WILL BE ADJACENT TO WALL.



A10 / A9 GARAGE TO HOUSE DETAIL - BASEMENT CONDITION

1 1/2" = 1'-0"

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DESAI RESIDENCE #3

SECTIONS AND DETAILS

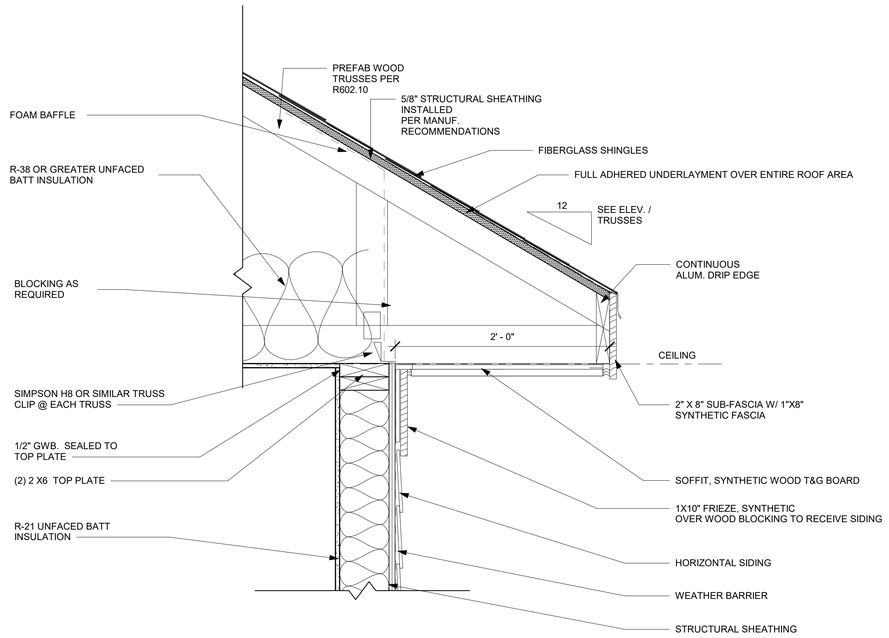
REVISIONS:

NO:	DATE:	DESCRIPTION:

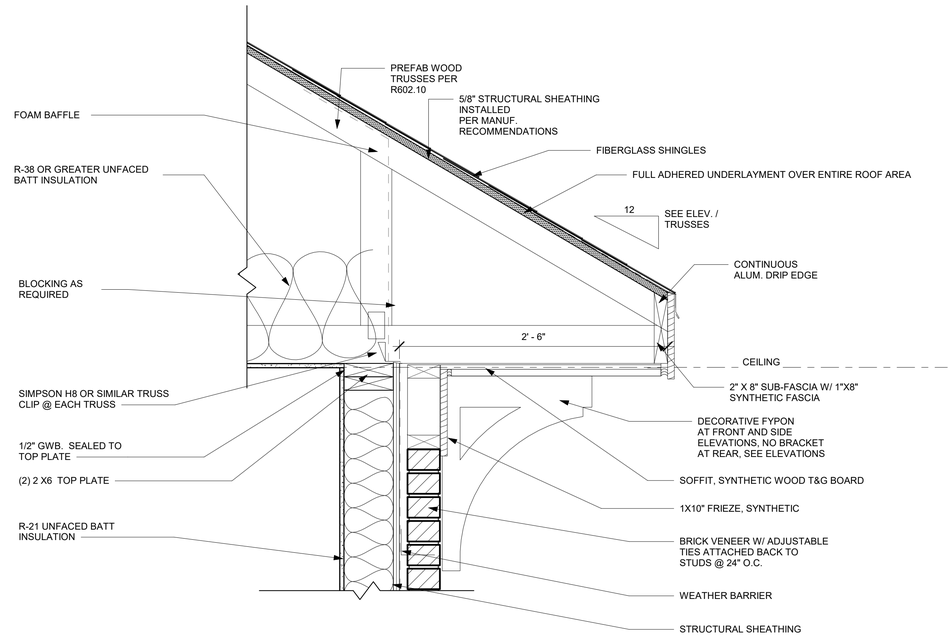
DATE: 8/26/24
JOB NUMBER: 24062

SHEET NUMBER:

A9



G1 / A10 TYPICAL ROOF DETAIL - SIDING
1 1/2" = 1'-0"



G9 / A10 TYPICAL ROOF DETAIL - BRICK
1 1/2" = 1'-0"

PRELIMINARY DETAILS

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DESAI RESIDENCE #3

SECTIONS AND DETAILS

REVISIONS:

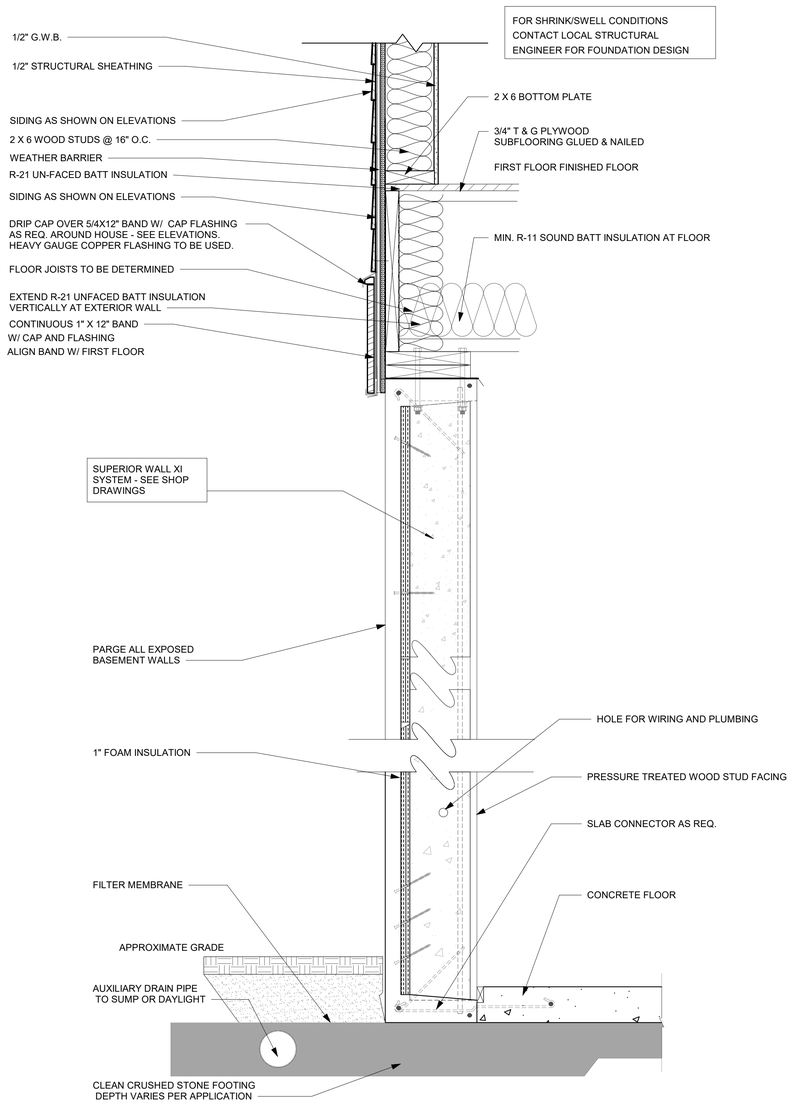
NO:	DATE:	DESCRIPTION:

DATE: 8/26/24
JOB NUMBER: 24062

SHEET NUMBER:

A10

FLOOR JOIST TYPE AND SIZE TBD



A1 / A11 SUPERIOR WALL BASEMENT WALL OPTION
1 1/2" = 1'-0"

PRELIMINARY
DETAILS

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SECTIONS AND DETAILS

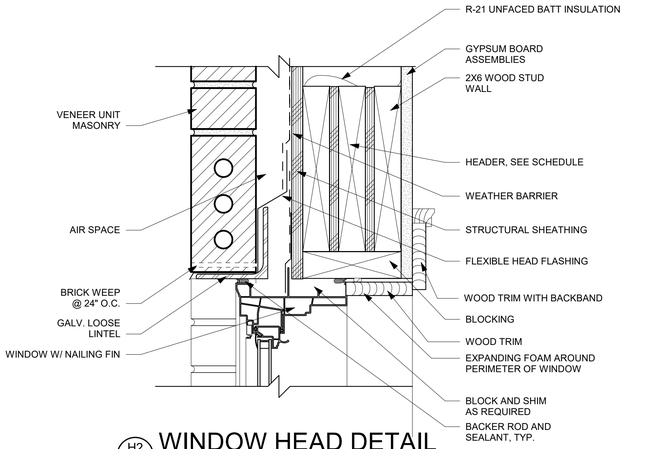
REVISIONS:

NO:	DATE:	DESCRIPTION:

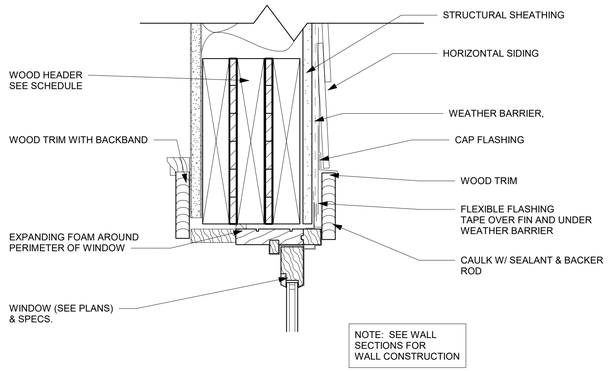
DATE: 8/26/24
JOB NUMBER: 24062

SHEET NUMBER:

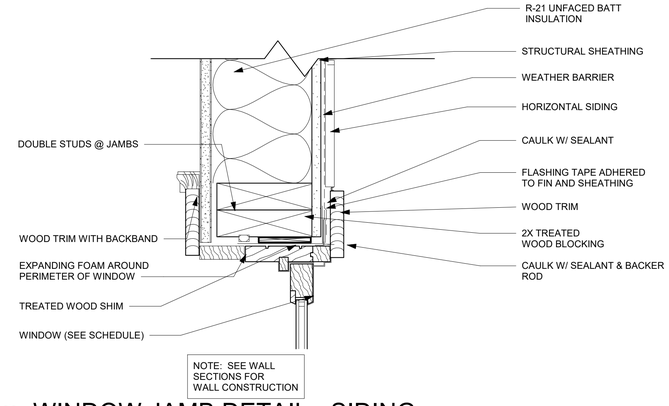
A11



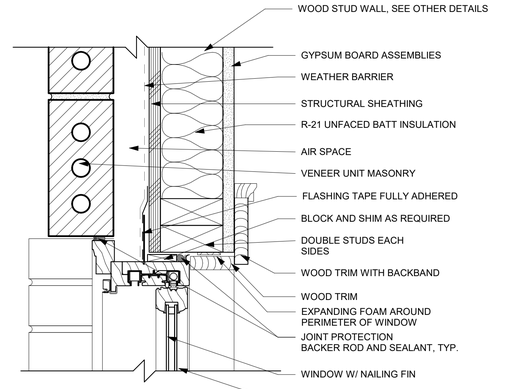
H2 / A12 **WINDOW HEAD DETAIL**
3" = 1'-0"



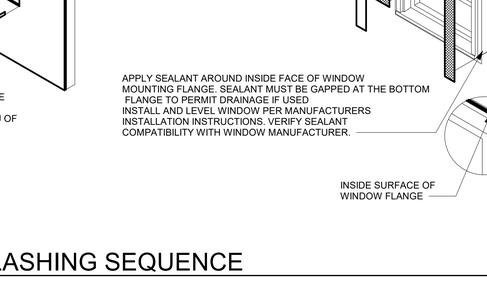
J7 / A12 **EXTERIOR WINDOW HEAD IN WOOD STUD WALL**
3" = 1'-0"



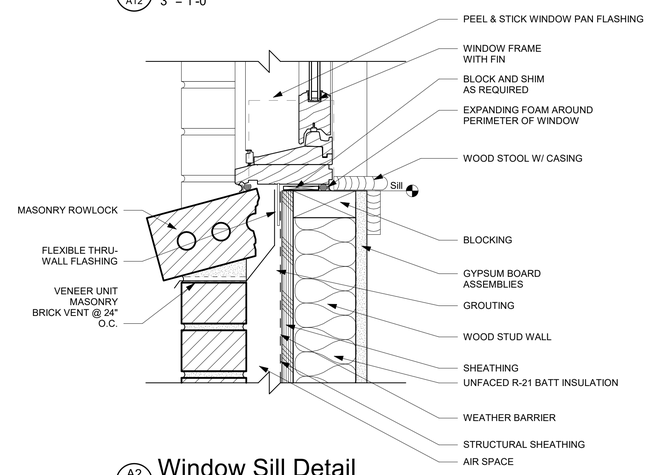
J12 / A12 **WINDOW JAMB DETAIL - SIDING**
3" = 1'-0"



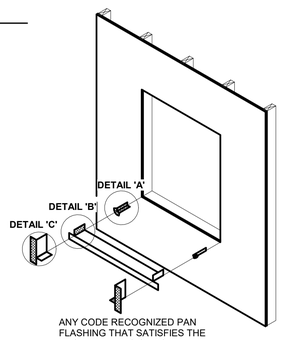
D2 / A12 **WINDOW JAMB DETAIL - MASONRY**
3" = 1'-0"



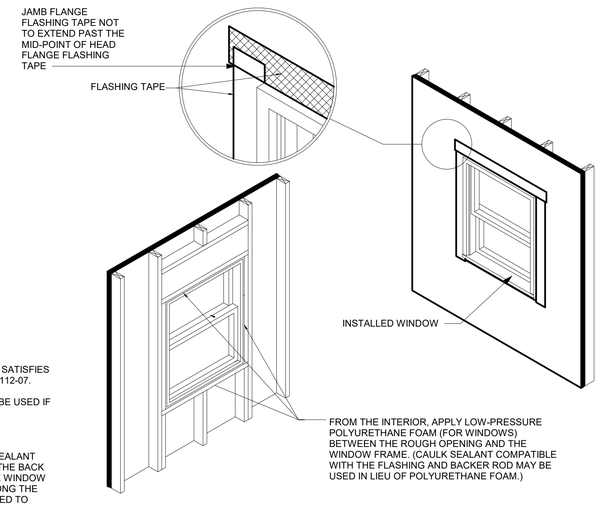
E7 / A12 **Window Sill Detail**
3" = 1'-0"



A2 / A12 **Window Sill Detail**
3" = 1'-0"



A6 / A12 **WINDOW FLASHING SEQUENCE**
1/2" = 1'-0"



PRELIMINARY DETAILS

RBA ARCHITECTS
432 S. BATTLEFIELD BLVD., SUITE 101
CHESAPEAKE VA, 23322
PHONE 757-546-2471
FAX: 757-546-3812
info@rbapc.com
www.rbapc.com

SEAL:

PRICING 8/26/24

1200 LAMBETH LANE, VIRGINIA BEACH,VA 23455

DESAI RESIDENCE #3

SECTIONS AND DETAILS

REVISIONS:		
NO:	DATE:	DESCRIPTION:

DATE: 8/26/24
JOB NUMBER: 24062

SHEET NUMBER:

A12