Mr. & Mrs. Stepanian House Renovation 4206 Ocean Front Avenue Virginia Beach, VA 23451

ARCHITECTURAL DRAWINGS

G1 GENERAL NOTES & SITE PLAN

A1.0 FIRST FLOOR PLANS - DEMOLITION & SCHEDULES

A1.1 SECOND FLOOR PLANS - DEMOLITION & SCHEDULES

A2.0 FIRST FLOOR PLANS - NEW WORK & SCHEDULES

A2.1 SECOND FLOOR PLANS - NEW WORK & SCHEDULES

A3.0 EXTERIOR ELEVATIONS

A4.0 EXTERIOR SECTIONS & DETAILS

A4.1 EXTERIOR SECTIONS & DETAILS

STRUCTURAL DRAWINGS

S-001 GENERAL NOTES AND ABBREVIATIONS

S-002 GENERAL NOTES AND TYPICAL DETAILS

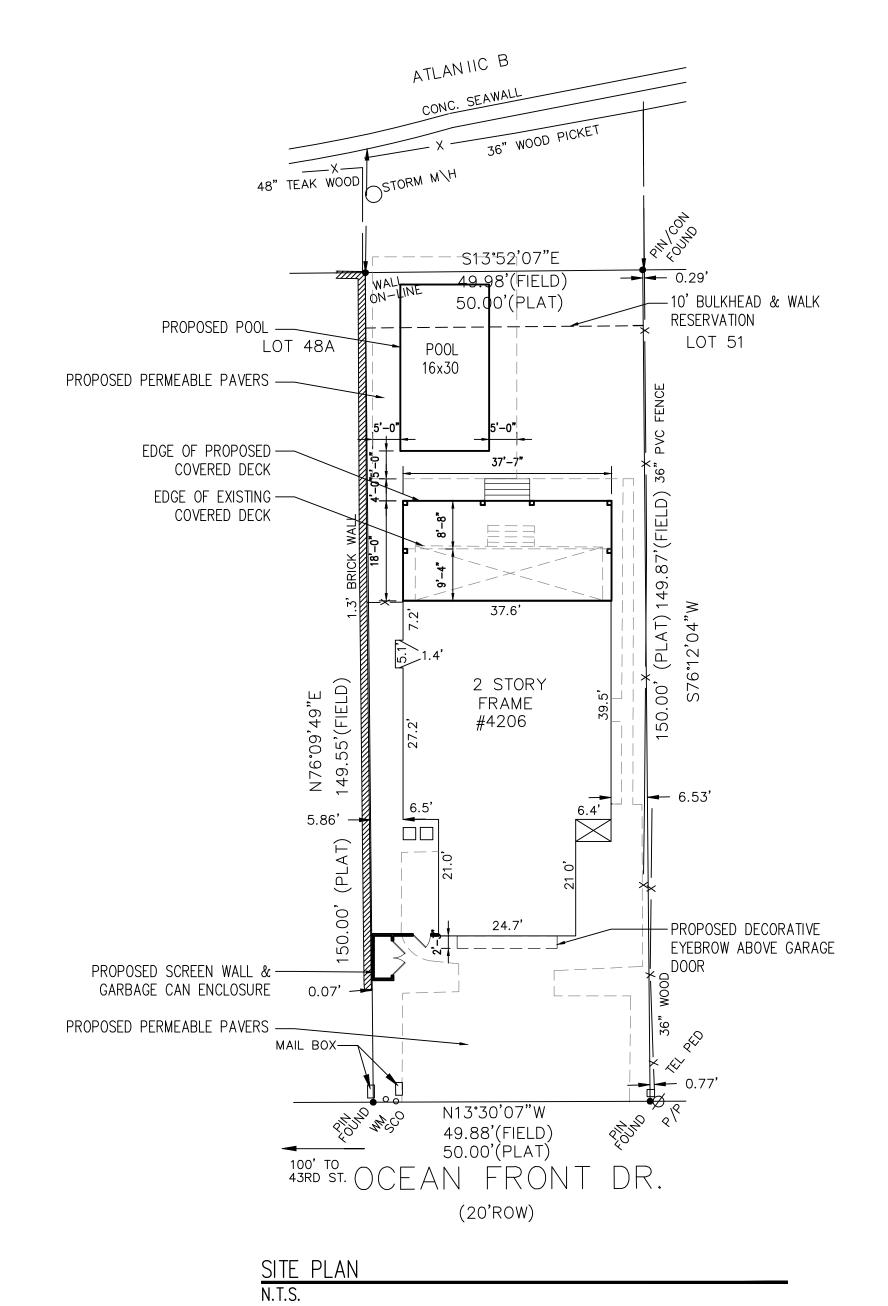
SB101 PARTIAL PLANS FOR REAR ADDITION

SF101 SECOND FLOOR FRAMING PLAN OVER GARAGE AND TYPICAL DETAILS

SF102 ROOF FRAMING PLAN FOR REAR ADDITON AND TYPICAL DETAILS

GENERAL NOTES:

- 1. ALL DIMENSIONS ARE TO THE FACE OF STUD/CMU. ALL OPENING DIMENSIONS ARE TO THE CENTERLINE OF OPENING UNLESS NOTED OTHERWISE.
- 2. DESIGN IS PER INTERNATIONAL RESIDENTIAL CODE 2015 EDITION AS ADOPTED BY THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE 2015 EDITION.
- 3. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL PERMANENT SUPPORTS AND LATERAL BRACING ARE IN PLACE.
- 4. FIREBLOCKING SHALL BE PROVIDED TO CUT-OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN TOP STORY AND THE ROOF SPACE.
- 5. THE GLAZING FENESTRATION U-FACTOR SHALL COMPLY WITH N1101.12.3 AND TABLE N1102.1.1 WHICH IS (U-FACTOR = .35)
- 6. ALL BATHTUBS AND SHOWER FLOORS, ALL WALLS ABOVE BATHTUBS (WITH INSTALLED SHOWER HEADS) AND IN ALL SHOWER COMPARTMENTS, SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. THE WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR (R307.02)
- 7. ATTIC ACCESS SHALL BE SEALED WITH A GASKET AND AN R-38 INSULATION. SEE N1102.2.4
- 8. FOR FIREPLACE COMPLIANCE REFER TO R1001.1 & N1102.4.2
- 9. FOR STRUCTURAL MEMBER FASTENER SCHEDULE, REFER TO IRC TABLE R602.3(1)

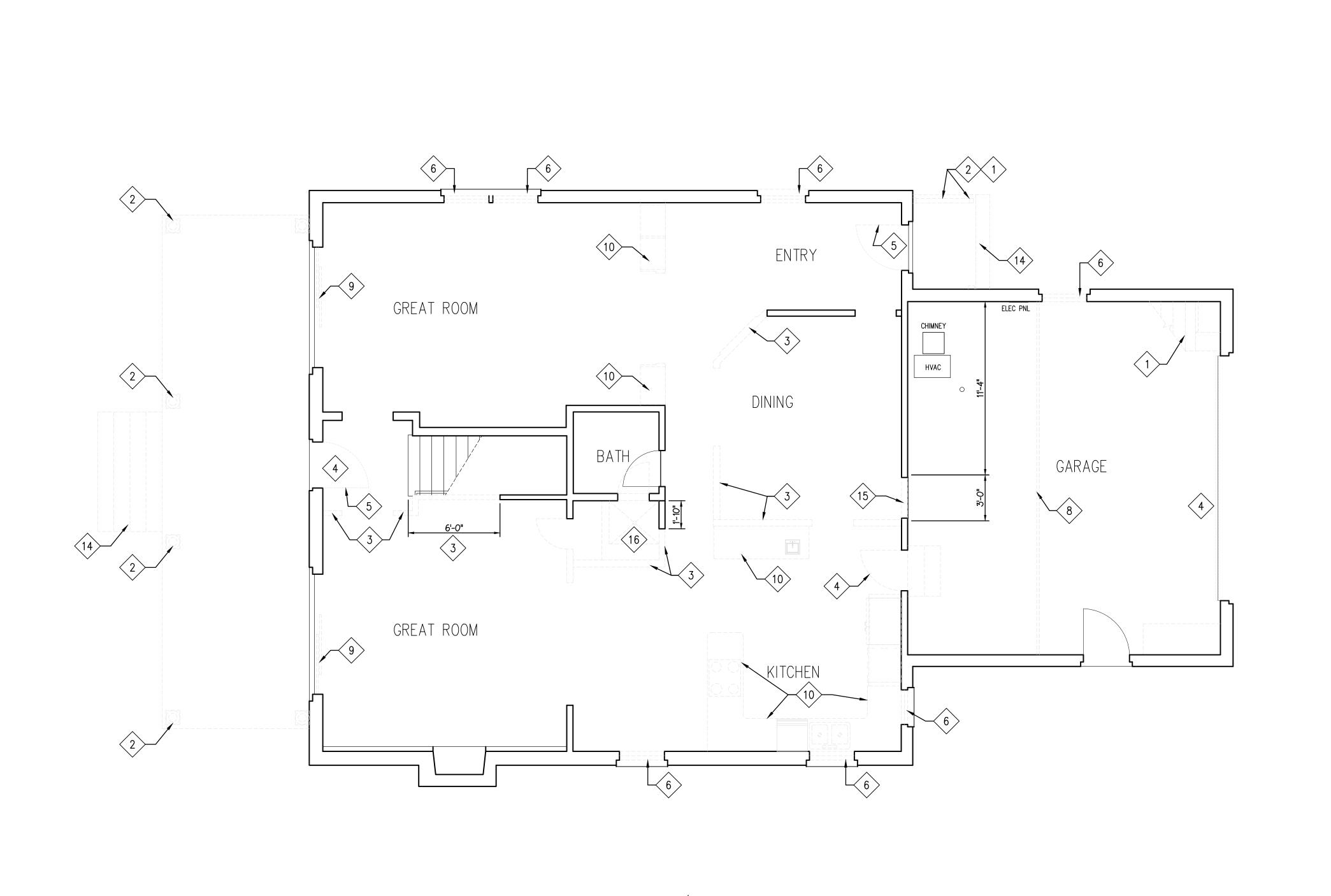


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G1 general notes & site plan

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NEW WALL

EXISTING WALL

DEMO WALL

POINT LOAD (TYP.)

1. DURING DEMOLITION, CONTRACTOR SHALL USE CAUTION TO

- $\langle 3 \rangle$ EXISTING WALL TO BE DEMOLISHED.
- $\langle 5 \rangle$ EXISTING ENTRY DOOR/FRAME TO BE DEMOLISHED.
- 6 EXISTING WINDOW & FRAME TO BE DEMOLISHED. SEE NEW WORK PLAN FOR ADDITIONAL INFORMATION.
- EXISTING EXTERIOR WALL TO BE PARTIALLY DEMOLISHED FOR NEW
- EXISTING STEEL BEAM TO BE RELOCATED, SEE NEW WORK PLAN.

- (12) EXISTING EXTERIOR WALL TO BE DEMOLISHED, PROVIDE BRACING FOR EXISTING ROOF ABOVE (AS REQUIRED), SEE NEW WORK PLAN FOR
- (14) EXISTING EXTERIOR STAIR TO BE DEMOLISHED.

<u>ENERAL</u>	NOTES	DEMOLITION	
			•

PROTECT ANY ADJACENT WORK TO REMAIN.

KEY NOTES - DEMOLITION

- \langle 1angle EXISTING STAIR & RAILING TO BE DEMOLISHED.
- $\langle 2
 angle$ EXISTING COLUMN TO BE DEMOLISHED.
- $\langle 4 \rangle$ EXISTING DOOR/FRAME TO BE DEMOLISHED.

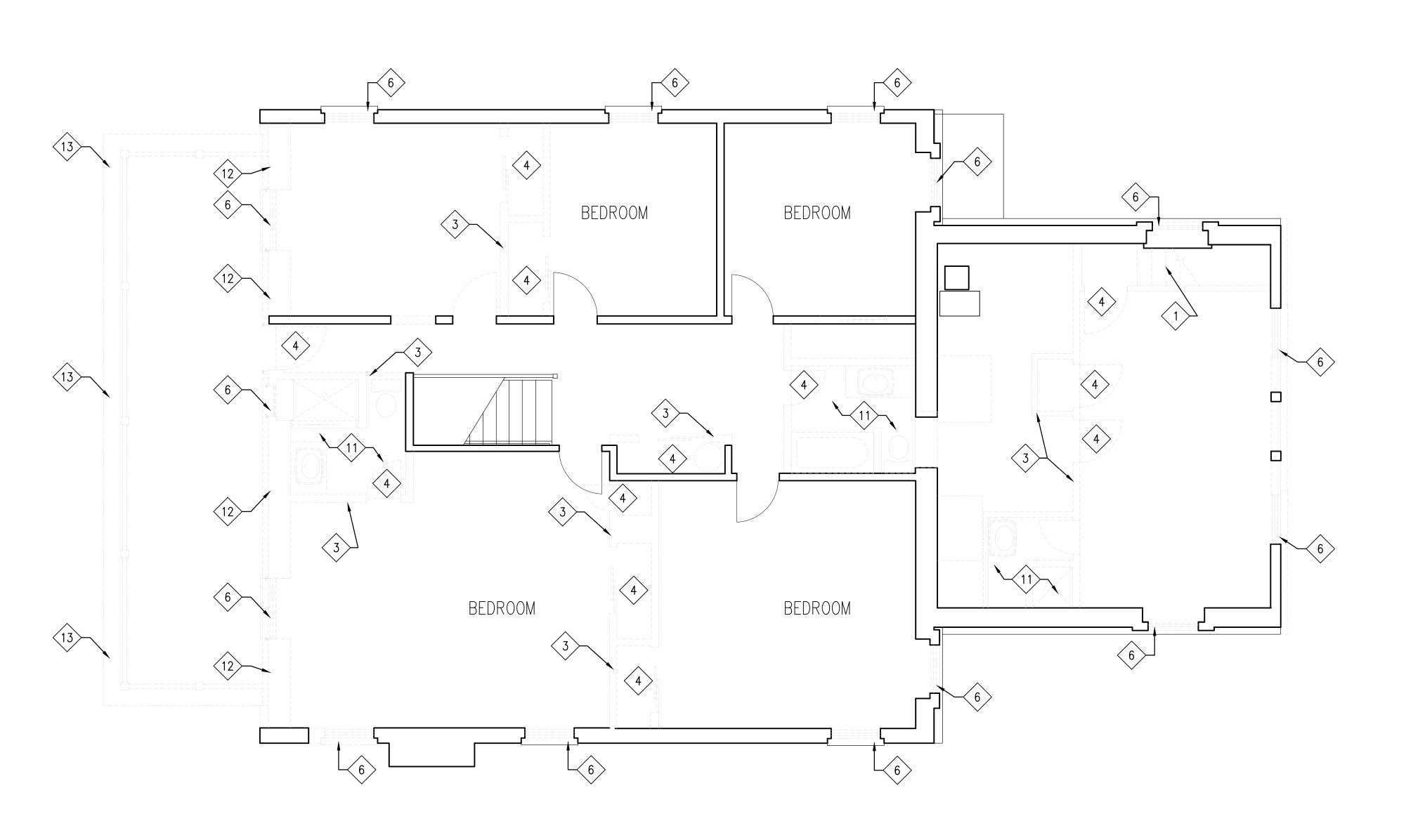
- WINDOW OPENING, SEE NEW WORK PLAN FOR ADDITIONAL INFORMATION..
- (9) EXISTING GLASS SLIDER DOORS/FRAME TO BE DEMOLISHED.
- (10) EXISTING MILLWORK TO BE DEMOLISHED.
- (11) EXISTING PLUMBING FIXTURES IN THIS ROOM TO BE DEMOLISHED.
- ADDITIONAL INFORMATION.
- (13) EXISTING DECK, DECK FRAMING AND RAILING TO BE DEMOLISHED.
- 16 EXISTING SHOWER TO BE DEMOLISHED.



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DATE: June 1, 2021

FLOOR PLAN DEMOLITION & SCHED.



NEW WALL

EXISTING WALL

DEMO WALL

■ POINT LOAD (TYP.)

GENERAL NOTES - DEMOLITION

1. DURING DEMOLITION, CONTRACTOR SHALL USE CAUTION TO PROTECT ANY ADJACENT WORK TO REMAIN.

KEY NOTES - DEMOLITION

- EXISTING STAIR & RAILING TO BE DEMOLISHED.
- 2 EXISTING COLUMN TO BE DEMOLISHED.
- (3) EXISTING WALL TO BE DEMOLISHED.
- 4 EXISTING DOOR/FRAME TO BE DEMOLISHED.
- $\langle 5 \rangle$ EXISTING ENTRY DOOR/FRAME TO BE DEMOLISHED.
- 6 EXISTING WINDOW & FRAME TO BE DEMOLISHED. SEE NEW WORK PLAN FOR ADDITIONAL INFORMATION.
- 7 EXISTING EXTERIOR WALL TO BE PARTIALLY DEMOLISHED FOR NEW WINDOW OPENING, SEE NEW WORK PLAN FOR ADDITIONAL INFORMATION..
- 8 EXISTING STEEL BEAM TO BE RELOCATED, SEE NEW WORK PLAN.
- 9 EXISTING GLASS SLIDER DOORS/FRAME TO BE DEMOLISHED.
- (10) EXISTING MILLWORK TO BE DEMOLISHED.
- (11) EXISTING PLUMBING FIXTURES IN THIS ROOM TO BE DEMOLISHED.
- EXISTING EXTERIOR WALL TO BE DEMOLISHED, PROVIDE BRACING FOR EXISTING ROOF ABOVE (AS REQUIRED), SEE NEW WORK PLAN FOR ADDITIONAL INFORMATION.
- (13) EXISTING DECK, DECK FRAMING AND RAILING TO BE DEMOLISHED.
- 14 EXISTING EXTERIOR STAIR TO BE DEMOLISHED.
- 15 EXISTING WALL TO BE PARTIALLY DEMOLISHED FOR NEW DOOR OPENING, SEE NEW WORK PLAN FOR ADDITIONAL INFORMATION...
- 16 FYISTING SHOWER TO BE DEMOLISHE

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CHITECTURE, INC.
DRIVE VIRGINIA BEACH, VIRGINIA 23452
557) 408-0035 alturol@minii com

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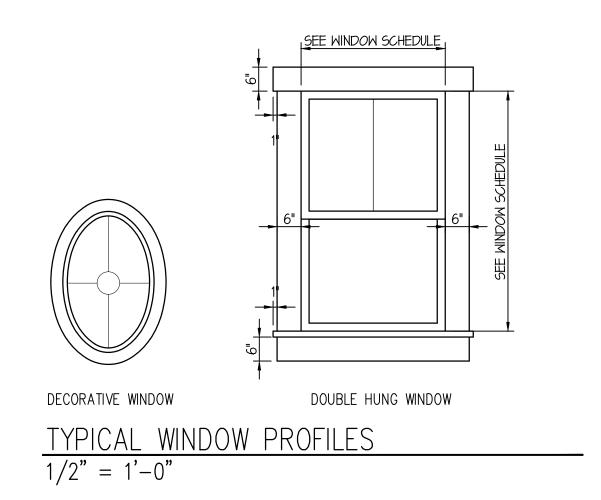
Mrs. Stepanian House Renovati
4206 Ocean Front Avenue
Virginia Beach, Virginia 23451

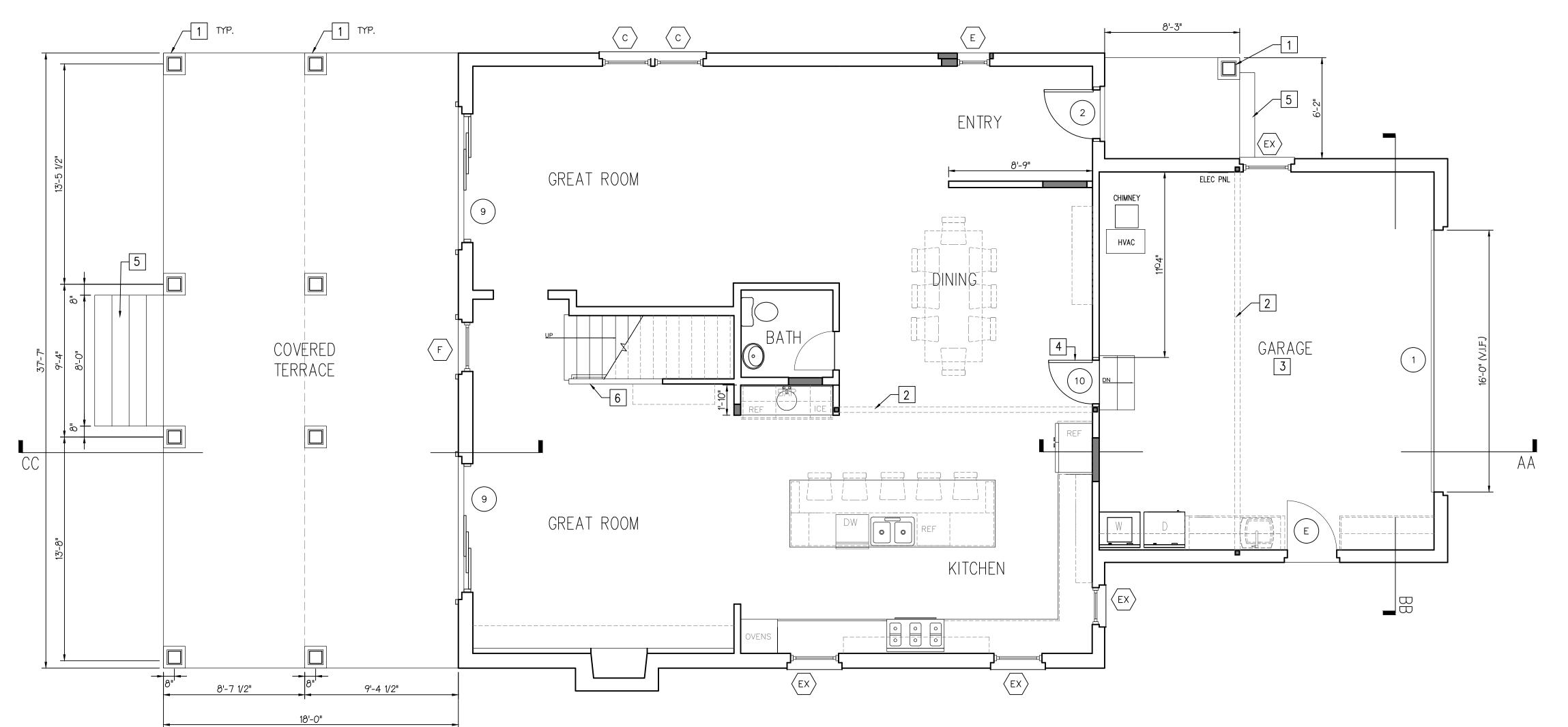
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FLOOR PLAN
DEMOLITION & SCHED.





NEW WALL

EXISTING WALL

DEMO WALL

■ POINT LOAD (TYP.)

GENERAL NOTES - NEW WORK

1. ALL DIMENSIONS ARE TO THE FACE OF STUD/CMU. ALL OPENING DIMENSIONS ARE TO THE CENTERLINE OF OPENING UNLESS NOTED OTHERWISE.

2. PROVIDE ONE SMOKE DETECTOR IN EACH BEDROOM. PROVIDE ONE SMOKE DETECTOR OUTSIDE EACH BEDROOM AND WITHIN 3' OF EACH BEDROOM ENTRY DOOR

3. SEE DOOR/WINDOW HEADER SCHEDULE ON SHEET A5 FOR ADDITIONAL INFORMATION.

KEY NOTES - NEW WORK

- 1 COMPOSITE SQUARE STRUCTURAL COLUMN
- 2 STRUCTURAL BEAM ABOVE (FLUSH), SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
- 3 PROVIDE %" TYPE "X" DRYWALL ON GARAGE SIDE INTERIOR, AT ALL WALLS AND CEILINGS.
- 4 20 MIN. DOOR.
- 5 BRICK STEPS
- 6 OPEN STAIR ON THIS SIDE WITH NEW GUARDRAIL (42" H)

DOOR SCHEDULE

MARK		SIZE	MAT.	NOTES	HEADER TYPE
	WD	HGT			
E	_	_	_	EXISTING DOOR	
1	16'-0"	8'-0"	FIBER	GARAGE DOOR	PORTAL FRAME
2	EXIST.	6'-8"	FIBER	ENTRY DOOR/INSULATED	EXISTING
3	5'-0"	6'-8"	FIBER	DOUBLE FRENCH DOOR	
4	2'-4"	6'-8"	WOOD	SINGLE	
5	2'-6"	6'-8"	WOOD	SINGLE	
6	2'-8"	6'-8"	WOOD	SINGLE	
7	4'-0"	6'-8"	WOOD	DOUBLE	
8	2'-0"	6'-8"	WOOD	SINGLE	
9	EXIST.	6'-8"	FIBER	TRIPLE SLIDER (MARVIN ULTIMATE)	EXISTING
10	3'-0"	6'-8"	METAL	INSULATED	

GENERAL NOTES:

1. DOOR GLAZING IN HAZARDOUS LOCATIONS SHALL BE SAFETY GLAZING (PER IRC, SECTION R308.4).

2. ALL DOORS 4'-0" WIDE OR LESS, AT LOAD BEARING WALLS, SHALL HAVE HEADER H1. SEE DOOR SCHEDULE NOTES ABOVE FOR DOORS GREATER THAN 4'-0" WIDE.

WINDOW SCHEDULE

MARK	SIZE		NOTES	HEADER
	MIDTH	HEIGHT	NOTES	TYPE **
EX	MATCH EXIS	TING WINDOW S	SIZE	
А	3'-0"	4'-0"		Н3
B*	3'-0"	5'-0"		Н3
C	3'-0"	5'-0"		Н3
D	2'-0"	4'-0"		Н3
E	2'-0"	3'-0"	OVAL DECORATIVE	_
F	3'-0"	4'-0"	OVAL DECORATIVE	_

* BEDROOM WINDOW EXCEEDS MINIMUM NET CLEAR OPENING AREA OF 5.7 SF, PER IRC, SECTION R310 (WINDOW OPENING MIN. 24" H x 20" W).

GENERAL NOTES:

- 1. ALL WINDOWS ARE DOUBLE HUNG, UNLESS NOTED OTHERWISE.
- 2. WINDOW GLAZING IN HAZARDOUS LOCATIONS SHALL BE SAFETY GLAZING (PER IRC, SECTION R308.4).

FIRST FLOOR PLAN - NEW WORK

1/4" = 1'-0"

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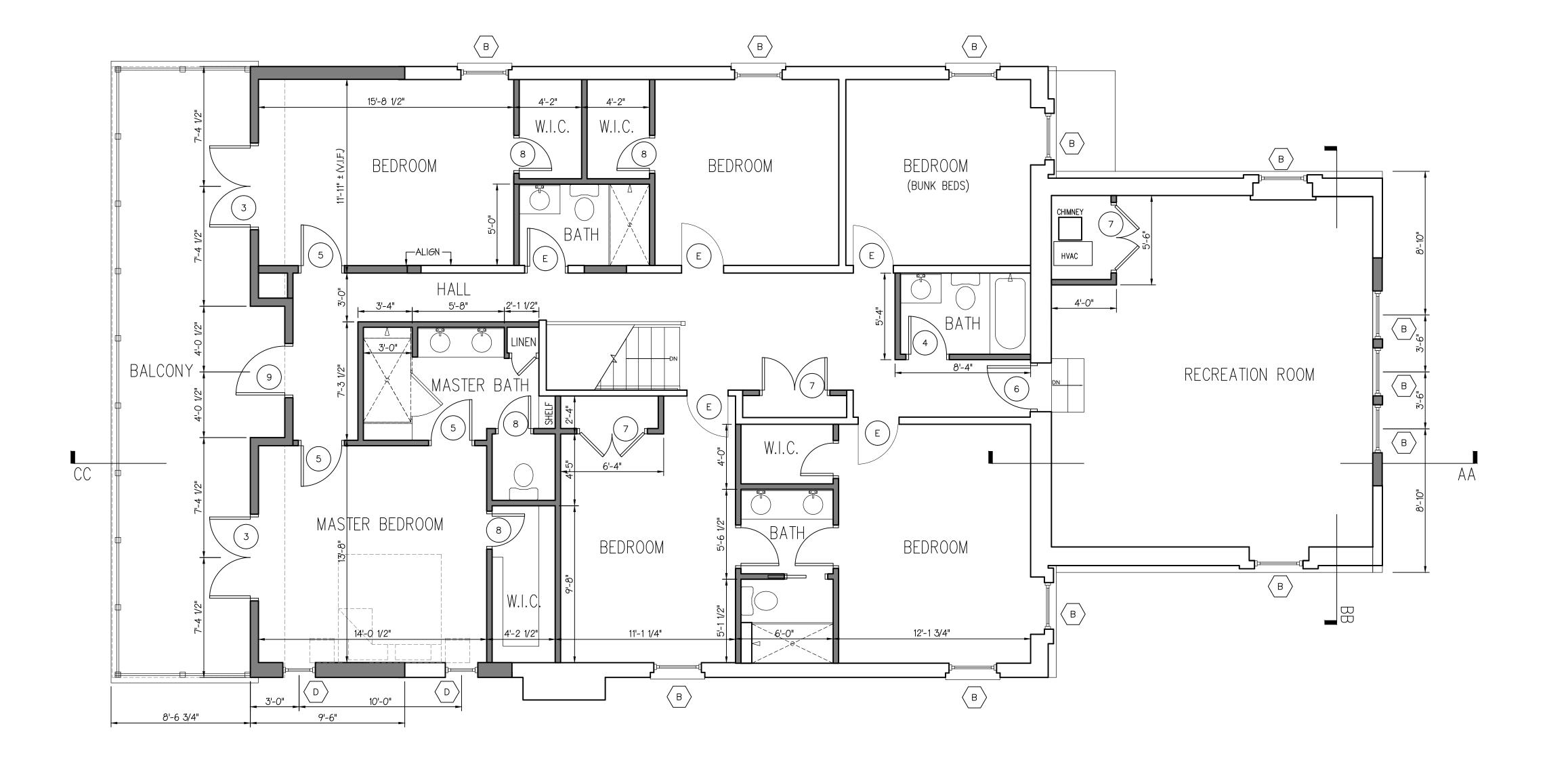
ARCHITECTURE, INC.



Mrs. Stepanian House Renov

DATE: June 1, 2021

FLOOR PLAN NEW WORK & SCHED.



NEW WALL

EXISTING WALL

DEMO WALL

■ POINT LOAD (TYP.)

GENERAL NOTES - NEW WORK

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3. SEE DOOR/WINDOW HEADER SCHEDULE ON SHEET A5 FOR ADDITIONAL INFORMATION.

KEY NOTES - NEW WORK

- 1 COMPOSITE SQUARE STRUCTURAL COLUMN
- 2 STRUCTURAL BEAM ABOVE (FLUSH), SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
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DOOR SCHEDULE

MARK		SIZE	MAT.	NOTES	HEADER TYPE
	WD	HGT			'''
E	_	_	_	EXISTING DOOR	
1	16'-0"	8'-0"	FIBER	GARAGE DOOR	PORTAL FRAME
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3	5'-0"	6'-8"	FIBER	DOUBLE FRENCH DOOR	
4	2'-4"	6'-8"	WOOD	SINGLE	
5	2'-6"	6'-8"	WOOD	SINGLE	
6	2'-8"	6'-8"	WOOD	SINGLE	
7	4'-0"	6'-8"	WOOD	DOUBLE	
8	2'-0"	6'-8"	WOOD	SINGLE	
9	EXIST.	6'-8"	FIBER	TRIPLE SLIDER (MARVIN ULTIMATE)	EXISTING
10	3'-0"	6'-8"	METAL	INSULATED	

GENERAL NOTES:

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WINDOW SCHEDULE

MARK	SIZE		NOTES	HEADER
	MIDTH	HEIGHT		TYPE **
EX	MATCH EXIS	TING WINDOW S	SIZE	
А	3'-0"	4'-0"		Н3
B*	3'-0"	5'-0"		Н3
C	3'-0"	5'-0"		Н3
D	2'-0"	4'-0"		Н3
E	2'-0"	3'-0"	OVAL DECORATIVE	_
F	3'-0"	4'-0"	OVAL DECORATIVE	-

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 $\frac{\text{SECOND FLOOR PLAN - NEW WORK}}{1/4" = 1'-0"}$

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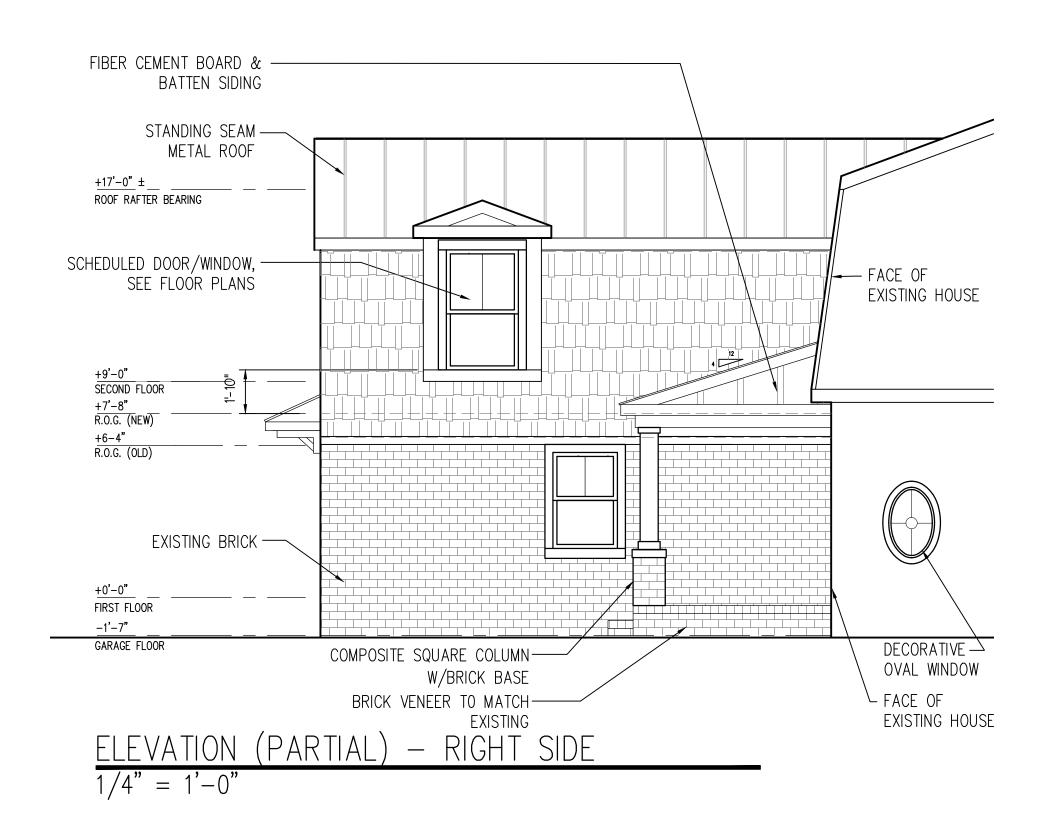
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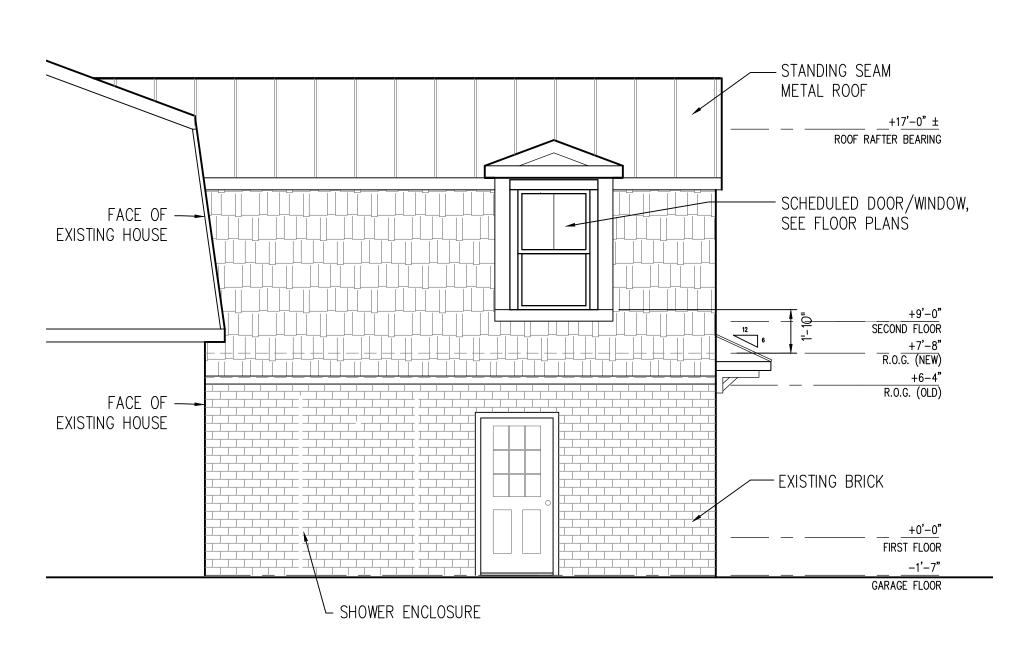
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Booch Virginia 23451

DATE: June 1, 2021

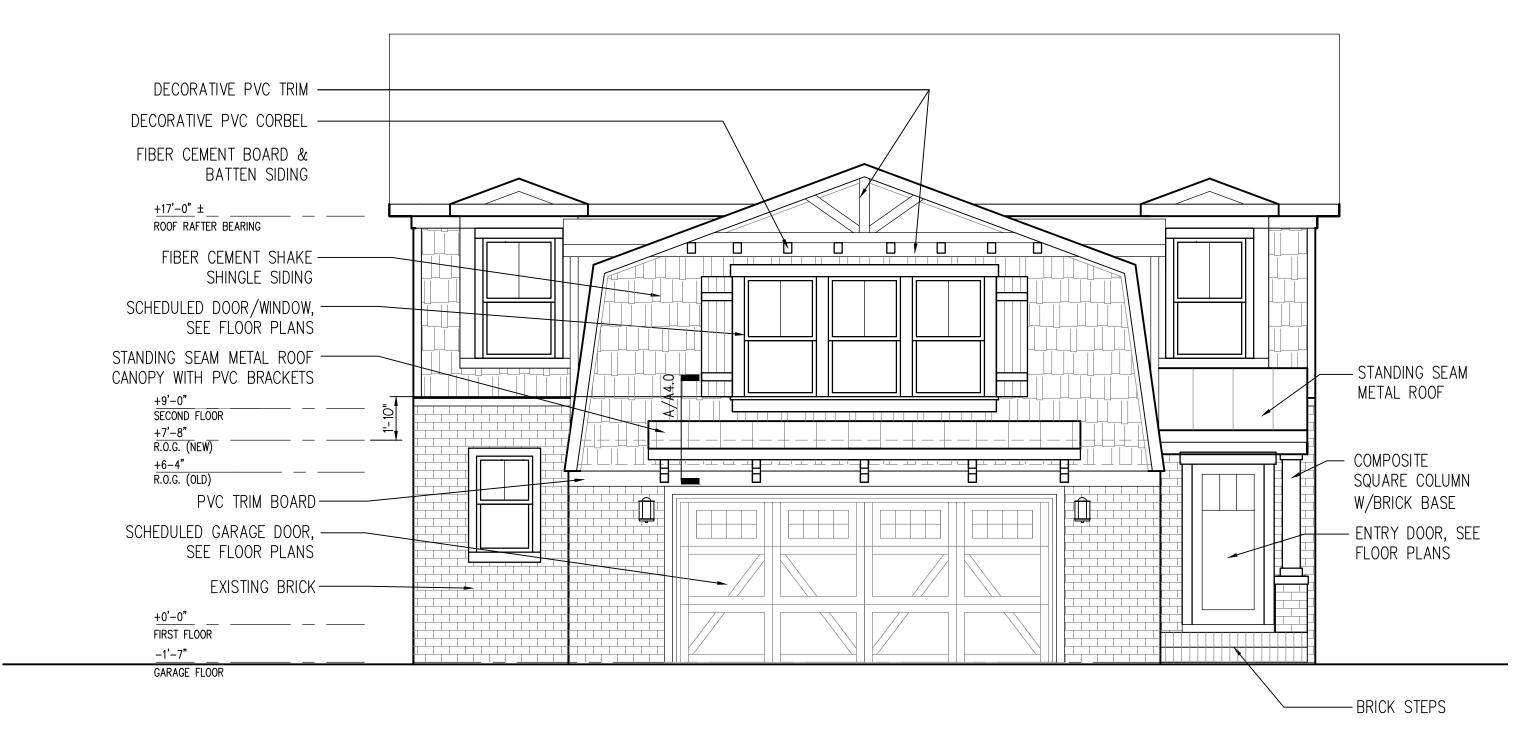
A 2.0
FLOOR PLAN
NEW WORK & SCHED.





<u>ELEVATION (PARTIAL) - LEFT SIDE</u> 1/4" = 1'-0"





ELEVATION — WEST (OCEANFRONT DR.) 1/4" = 1'-0"

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EXTERIOR ELEVATIONS

DATE: June 1, 2021

