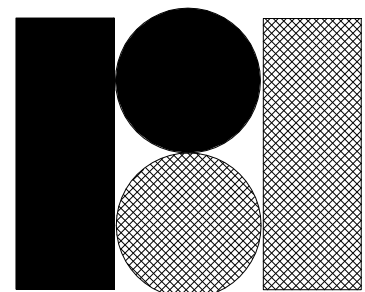


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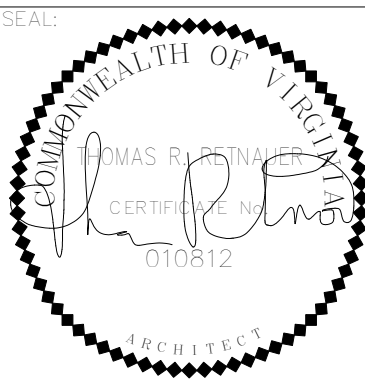
HANOVER - MULTI-GEN SIDE LOAD GARAGE LOT 6 ASHBY'S BRIDGE



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OCEAN PROPERTIES, LLC
THE HANOVER - MULTI-GEN - LOT 6 ASHBY'S BRIDGE
TITLE SHEET
SIDE LOAD GARAGE

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GENERAL DESIGN & CODE INFORMATION

ALL DESIGNS AND CONSTRUCTION ARE BASED ON THE 2012 INTERNATIONAL RESIDENTIAL CODE WITH THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE "USBC" (2012 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, 20 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 IS 100 M.P.H. FOR CHESAPEAKE AND 110 M.P.H. FOR VIRGINIA BEACH (WIND LOAD GOVERNS OVER SEISMIC U.O.N.) AS PER TABLE R 301.2.1 AND FIGURE R 301.2.4
ALL WINDOWS AND EXTERIOR DOORS SHALL BE DESIGNED AS PER TABLES R301.2(2) AND R301.2(3)

- G. SEISMIC IS PER THE 2012 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) - MODERATE TO HEAVY

- M. DECAY AREA AS PER FIG. 301.2.(7) - 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 & ICE SHIELD INSTALLED OVER ENTIRE ROOF SURFACE OR 2 LAYERS OF UNDERLAYMENT

FOOTING & FOUNDATION CONSTRUCTION

1. ALL EXTERIOR WALL/PIER FOOTINGS ARE MIN. 8" X 24" CONT. WITH (3) #5 REBAR CONT. OR AS SOIL REQUIRES. FOR SHRINK SWELL CONDITIONS, CONSULT A GEOTECHNICAL ENGINEER. SEE WALL SECTIONS & DETAILS FOR ADDITIONAL EXTERIOR WALL FOOTING AND FOUNDATION WALL REQUIREMENTS.
2. FOOTINGS FOR 16" X 8" C.M.U. INTERIOR PIERS ARE MIN. 2'-0" X 8" CONT. WITH (3) #5 REBAR EQUALLY SPACED EACH WAY OR AS SOIL REQUIRES. FOR SHRINK SWELL CONDITIONS, CONSULT A GEOTECHNICAL ENGINEER.
3. ALL FOOTINGS SHALL BE DESIGNED IN ACCORDANCE WITH R403.1.1. FOOTING WIDTH, "W" SHALL BE BASED ON BEARING CAPACITY OF SOIL IN ACCORDANCE WITH TABLE R401.4.1. FOOTING PROJECTIONS, "P" SHALL BE 4" MIN. NOT TO EXCEED THICKNESS OF FOOTING. FOOTING DEPTH SHALL BE 12" MIN. R403.1.4.
4. ALL PIERS ARE 16" X 8" C.M.U. TYPICAL. CAP ALL PIERS W/ 4" OF SOLID MASONRY ON 1 STORY STRUCTURES AND 8" OF SOLID MASONRY ON 1/2, 2 AND 3 STORY STRUCTURES. ALL PIERS OVER 32" HIGH MUST BE FILLED WITH TYPE "S" MORTAR. MAXIMUM UNSUPPORTED HEIGHT OF 16" X 8" C.M.U. FILLED PIER IS NOT TO EXCEED 10 TIMES THE LEAST DIMENSION OR 80". MAXIMUM UNSUPPORTED HEIGHT OF 16" X 8" C.M.U. UNFILLED HOLLOW PIER IS NOT TO EXCEED 4 TIMES THE LEAST DIMENSION OR 32". PIERS LARGER THAN 16" X 8" ARE NOTED ON PLANS. SEE DETAILS SHEET FOR ADDITIONAL REINFORCEMENT INFORMATION PROVIDE PIER REINFORCING W/ 1/2" TREADED RODS AT NO MORE THAN 2'-0" FROM ALL CORNERS AND SPACING AT NO MORE THAN 6'-0" MAX.
5. CONCRETE SHALL BE 3000 P.S.I. IN 28 DAYS UNLESS NOTED OTHERWISE. AND PLACED AS PER A.C.I. 318-83, ON STRUCTURAL FILL COMPACTED TO A MINIMUM DENSITY OF 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE PROCEDURES OUTLINED IN A.S.T.M. D-698
6. ALL REBAR LAP SPLICES (IF REBAR SHOWN) SHALL BE A MINIMUM OF 3'-0" UNLESS NOTED OTHERWISE
7. CHIMNEY FOOTINGS FOR MASONRY CHIMNEYS SHALL BE 12" LARGER THAN FOOTPRINT X 12" THICK (MIN.) AND SHALL BE FABRICATED AS PER A.S.T.M. A-615, GRADE 60
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 4' USE 12" X 24" FOOTING WITH #4 @ 16" DOMELS 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 A.S.T.M. C-90 MORTAR TO CONFORM TO A.S.T.M. C-270. TYPE "S" BELOW GRADE, TYPE "N" ABOVE GRADE

FRAMING CONSTRUCTION - OTHER THAN ROOF

1. CRAWL GIRDERS ARE TO BE (3) 2 X 10 PRESSURE TREATED LUMBER UNLESS NOTED OTHERWISE
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 STUD JOISTS AS REQUIRED TO BRACE WALL TO CEILING JOISTS

12. HEADERS ARE TO BE DESIGNED AS PER TABLE R502.5.(I) OF THE 2012 INTERNATIONAL RESIDENTIAL CODE WITH THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE "USBC" (2012 EDITION) AMENDMENTS. USE CHART BELOW FOR TYPICAL HEADER SPANS AND SIZES

| SIZE OF HEADER | SPAN OVER OPENING | 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 | 20' | 3'-6" | 3'-1" | 2'-8" | 2'-7" | 3'-1" | 2'-2" |
| | 28' | 3'-2" | 2'-4" | 2'-4" | 2'-3" | 2'-8" | 1'-10" |
| | 36' | 2'-10" | 2'-5" | 2'-1" | 2'-0" | 2'-5" | 1'-7" |
| 2 - 2 X 6 | 20' | 5'-5" | 4'-6" | 3'-11" | 3'-4" | 4'-6" | 3'-2" |
| | 28' | 4'-8" | 4'-0" | 3'-5" | 3'-3" | 3'-11" | 2'-4" |
| | 36' | 4'-2" | 3'-7" | 3'-0" | 2'-11" | 3'-6" | 2'-5" |
| 2 - 2 X 8 | 20' | 6'-10" | 5'-4" | 5'-0" | 4'-4" | 5'-4" | 4'-1" |
| | 28' | 5'-11" | 5'-0" | 4'-4" | 4'-2" | 5'-0" | 3'-6" |
| | 36' | 5'-4" | 4'-6" | 3'-10" | 3'-4" | 4'-5" | 3'-2" |
| 2 - 2 X 10 | 20' | 8'-5" | 7'-0" | 6'-1" | 5'-4" | 7'-0" | 4'-11" |
| | 28' | 7'-3" | 6'-2" | 5'-3" | 5'-1" | 6'-1" | 4'-3" |
| | 36' | 6'-6" | 5'-6" | 4'-8" | 4'-7" | 5'-5" | 3'-10" |
| 2 - 2 X 12 | 20' | 9'-4" | 8'-1" | 7'-1" | 6'-8" | 8'-1" | 5'-4" |
| | 28' | 8'-5" | 7'-1" | 6'-1" | 5'-10" | 7'-0" | 5'-0" |
| | 36' | 7'-6" | 6'-5" | 5'-5" | 5'-3" | 6'-3" | 4'-5" |
| 3 - 2 X 8 | 20' | 8'-4" | 7'-2" | 6'-3" | 5'-11" | 7'-2" | 5'-1" |
| | 28' | 7'-5" | 6'-3" | 5'-5" | 5'-2" | 6'-3" | 4'-5" |
| | 36' | 6'-8" | 5'-8" | 4'-10" | 4'-8" | 5'-7" | 3'-11" |
| 3 - 2 X 10 | 20' | 10'-6" | 8'-4" | 7'-7" | 7'-3" | 8'-4" | 6'-2" |
| | 28' | 9'-1" | 7'-8" | 6'-7" | 6'-4" | 7'-7" | 5'-4" |
| | 36' | 8'-2" | 6'-11" | 5'-11" | 5'-8" | 6'-4" | 4'-10" |
| 3 - 2 X 12 | 20' | 12'-2" | 10'-2" | 8'-10" | 8'-5" | 10'-2" | 7'-2" |
| | 28' | 10'-7" | 8'-11" | 7'-8" | 7'-4" | 8'-10" | 6'-3" |
| | 36' | 9'-5" | 8'-0" | 6'-10" | 6'-7" | 7'-10" | 5'-7" |

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

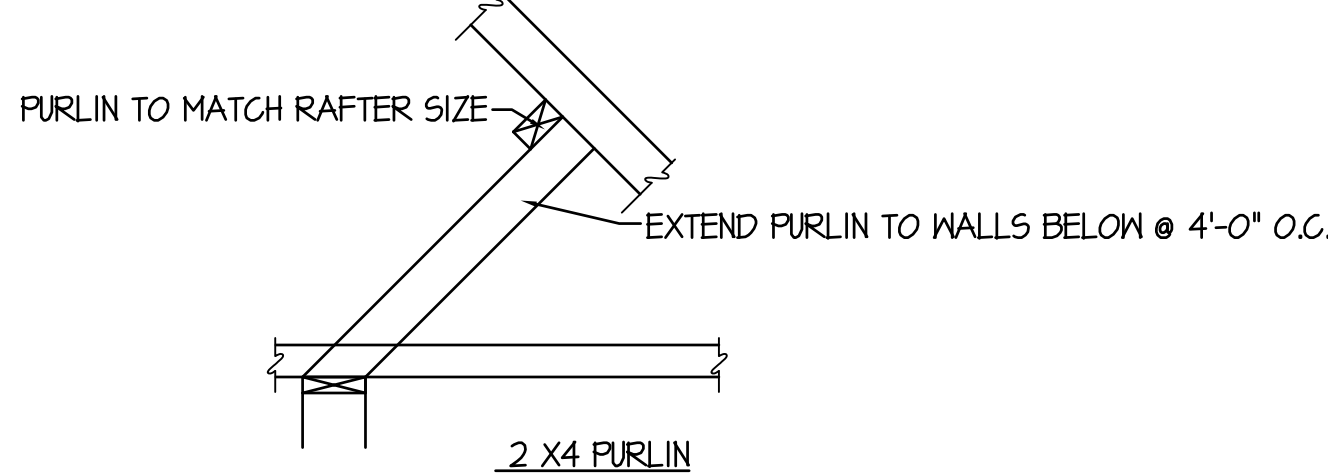
| | GRADE | THICKNESS (NOMINAL) |
|--------|--------|---------------------|
| ROOF: | O.S.B. | 1/2" |
| WALL: | O.S.B. | 1/2" |
| FLOOR: | O.S.B. | 3/4" |

INSTALL ALL SHEATHING IN ACCORDANCE W/ TABLE R602.10.5 AND R602.3(3)

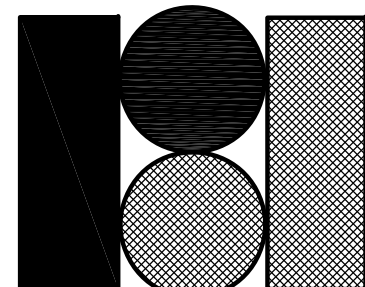
14. FLOOR AND WALL FRAMING SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IMPOSED AND TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING ELEMENTS DOWN TO THE FOUNDATION.
15. PROVIDE 2X6 STUD FRAMING SPACED @ 16" O.C. @ ALL UNBRACED GABLE END WALLS.
16. PER SECTION R602.3.1 THE SIZE, HEIGHT AND SPACING OF 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
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 R319.3
20. ALL FLOOR JOIST AND GIRDER SPANS SHALL BE IN ACCORDANCE WITH TABLES R502.3.(1), R502.3.(2), R502.3.(3)(1)-(2), R502.5.(1), R502.5.(2) AND SECTIONS R502.4 & R502.10
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 HIP, 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
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 @ 4" O.C. VERTICALLY FROM TOP TO BOTTOM - SEE DETAIL BELOW. BRACES 8'-0" AND LONGER MUST BE BRACED HORIZONTALLY @ 4'-0"
6. ALL HIP, & 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 FURLIN - 4'-0" O.C.
9. BRACING DETAILS PER R502.5.1



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 TABLE R 803.2.1
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) THROUGH R802.5.(8).
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" ABOVE GRADE OR FLOOR BELOW. 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 311.7.13 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 NIO2.2.3 ATTIC ACCESS TO BE INSULATED WITH AN R VALUE EQUAL TO THE DIAPHRAGM THAT THEY PENETRATE. ALL ACCESSSES 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.
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 NLT. 1 5/8" WITH A FIRE RATING OF NLT. 20 MINUTES
10. INTERIOR GARAGE WALL TO HAVE NLT. 1/2" GYPSUM BOARD. CEILINGS BELOW HABITABLE ROOMS ARE TO HAVE NLT 5/8" TYPE X GWB ANY EXPOSED BEAMS/COLUMNS TO HAVE NLT 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 R703.8 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 R303.6 AND HAVE CONTROLS AS PER SECTION R303.6.1
18. ENERGY EFFICIENCY CALCULATIONS SHALL BE IN ACCORDANCE WITH NIO1.2.1 IF REQUIRED BY CITY OFFICIALS
19. NOTE NOT USED
20. ALL WALL COVERINGS SHALL BE SECURELY FASTENED IN ACCORDANCE WITH TABLE R703.4 PER SECTION R703.4
21. PROVIDE MECHANICAL VENTILATION AT ALL TOILET ROOMS IN ACCORDANCE W/ SECTION M1507
22. ALL OUTLETS IN WET LOCATIONS SHALL BE PROVIDED AS REQUIRED PER SECTIONS E3801.4, E3802.6, E3802.1, & E3802.3
23. AS PER NIO1.9 A PERMANENT ENERGY CODE CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL.
24. AS PER NIO2.1 PENETRATION REQUIREMENTS FOR EXTERIOR WINDOWS AND DOORS SHALL BE U 0.35 OR LOWER, ONE OPAQUE DOOR IS EXEMPT FROM THE U FACTOR PER NIO2.3.4. UP TO 15 SQUARE FEET OF WINDOW AREA IS ALSO EXEMPT FROM MEETING 0.35 U.
25. WINDOW SILL HEIGHT FOR ALL SECOND FLOOR WINDOWS SHALL BE AS PER SECTION R612.2.
26. PROVIDE CARBON MONOXIDE DETECTORS PER IRC R315.1 AND R315.3
27. PROVIDE FIRE EXTINGUISHER IN KITCHEN PER R324
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 NIO2.4.3 ALL FIREPLACES, INCLUDING WOOD BURNING, MUST HAVE THEIR FIRE BOX OPENINGS SEALED AND GASKETED AND RECEIVE COMBUSTION AIR DIRECTLY FROM OUTSIDE.
31. PER TABLE I102.4.1 ALL HEADER CAVITIES TO BE INSULATED. ALL WALL CORNER CAVITIES TO BE INSULATED.



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OCEAN PROPERTIES, LLC
HANOVER MULTI-GEN - LOT 6 ASHBY'S BRIDGE
CRAWL - GENERAL NOTES

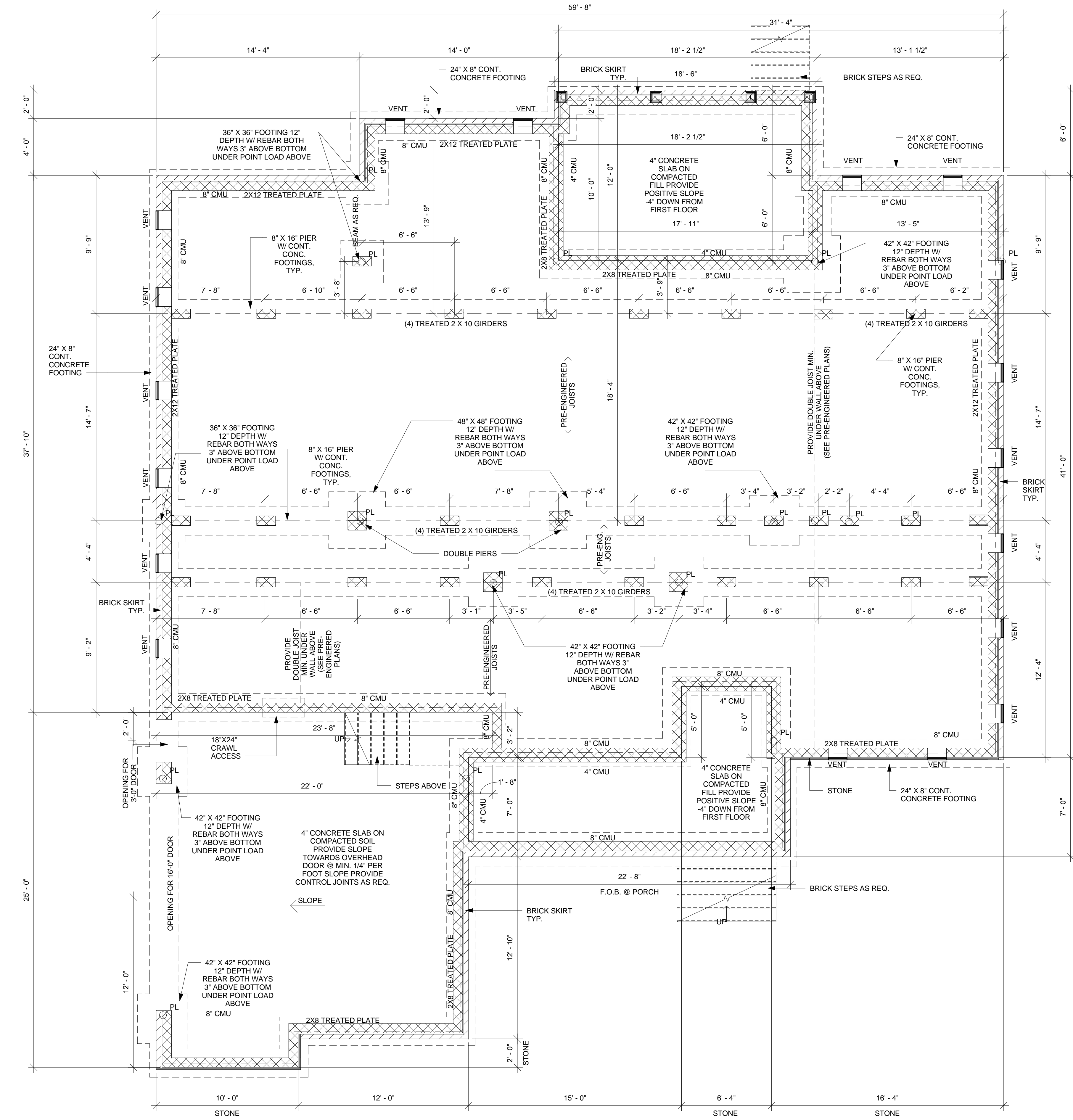
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① OPT. IN-LAW SUITE FOUNDATION
1/4" = 1'-0"

GENERAL NOTES

- EXTERIOR FOOTINGS 24" X 8" CONT. MIN. OR AS SOLD REQUIRES SEE DETAILS SHEET FOR REINFORCING AND DOWEL NOTES.
- INTERIOR PIERS 8" X 16" C.M.U. FILLED W/ TYPE S MORTAR FOOTINS 24" X 10" CONT. MIN. OR AS SOIL REQUIRES.
- EXTERIOR BAND IS 2 X 8'S S.Y.P. #2 GIRDERS ARE (3) 2 X 10 S.Y.P. #2 PRESSURE TREATED AT INTERIOR
- FOOTINGS ON SOLID GROUND - NO FILL UNLESS TESTED & APPROVED BY AN ENGINEER
- GRADE UNDER CRAWL SPACE TO HAVE SAND OR GRAVEL FILL AS PER APPLICABLE CODES W/ 6 MIL POLY VAPOR BARRIER ON TOP.

CRAWL SPACE VENTILATION:

PROVIDE MINIMUM NET AREA OF VENTILATION OPENINGS AS FOLLOWS:
1 SQUARE FOOT OF NET VENT AREA FOR EVERY 150 SQ. FT. OF UNDER FLOOR SPACE
PROVIDE MINIMUM 1 VENT 3'-0" MAX. FROM EACH CORNER OF HOUSE
IF VAPOR BARRIER IS PROVIDED, PROVIDE 1 NET SQUARE FOOT OF VENT FOR EVERY 1,500 SQUARE FOOT OF UNDER FLOOR SPACE
UNDER FLOOR AREA = 2,290 SQ. FT.

NOTE:
WHEN BUILT IN VIRGINIA BEACH,
GARAGE DOOR IS TO BE RATED AND
INSTALLED TO 110 MPH.

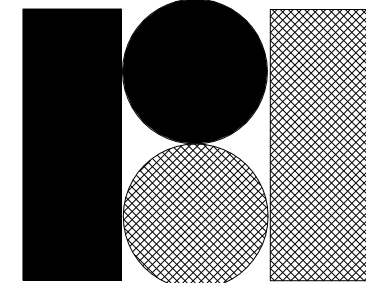
NOTE:
LOCATE VENTS PER LOCAL BUILDING
INSPECTIONS DEPARTMENT DIRECTION.
ALIGN FOUNDATION VENTS WITH
WINDOWS ABOVE. SEE FLOOR PLAN FOR
DIMENSIONS

NOTE:
8" C.M.U. BLOCK CONT. AT GARAGE
U.N.O

NOTE:
ALL DIMENSIONS TO FACE OF
BRICK UNLESS OTHERWISE NOTED

NOTE:
○ POINT LOAD FROM ABOVE

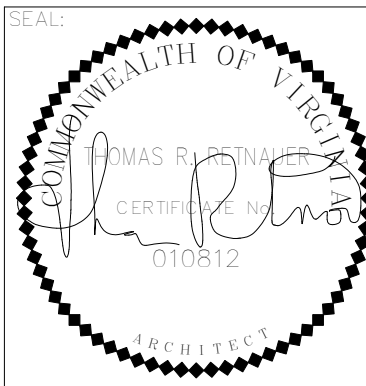
COORDINATED WITH KEMPSVILLE LAYOUTS DATED 8-3-16



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RETNAUER BAYNES
ASSOCIATES, L.L.C.

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OCEAN PROPERTIES, LLC
THE HANOVER - MULTI-GEN - LOT 6 ASHBY'S BRIDGE
FOUNDATION
SIDE LOAD GARAGE

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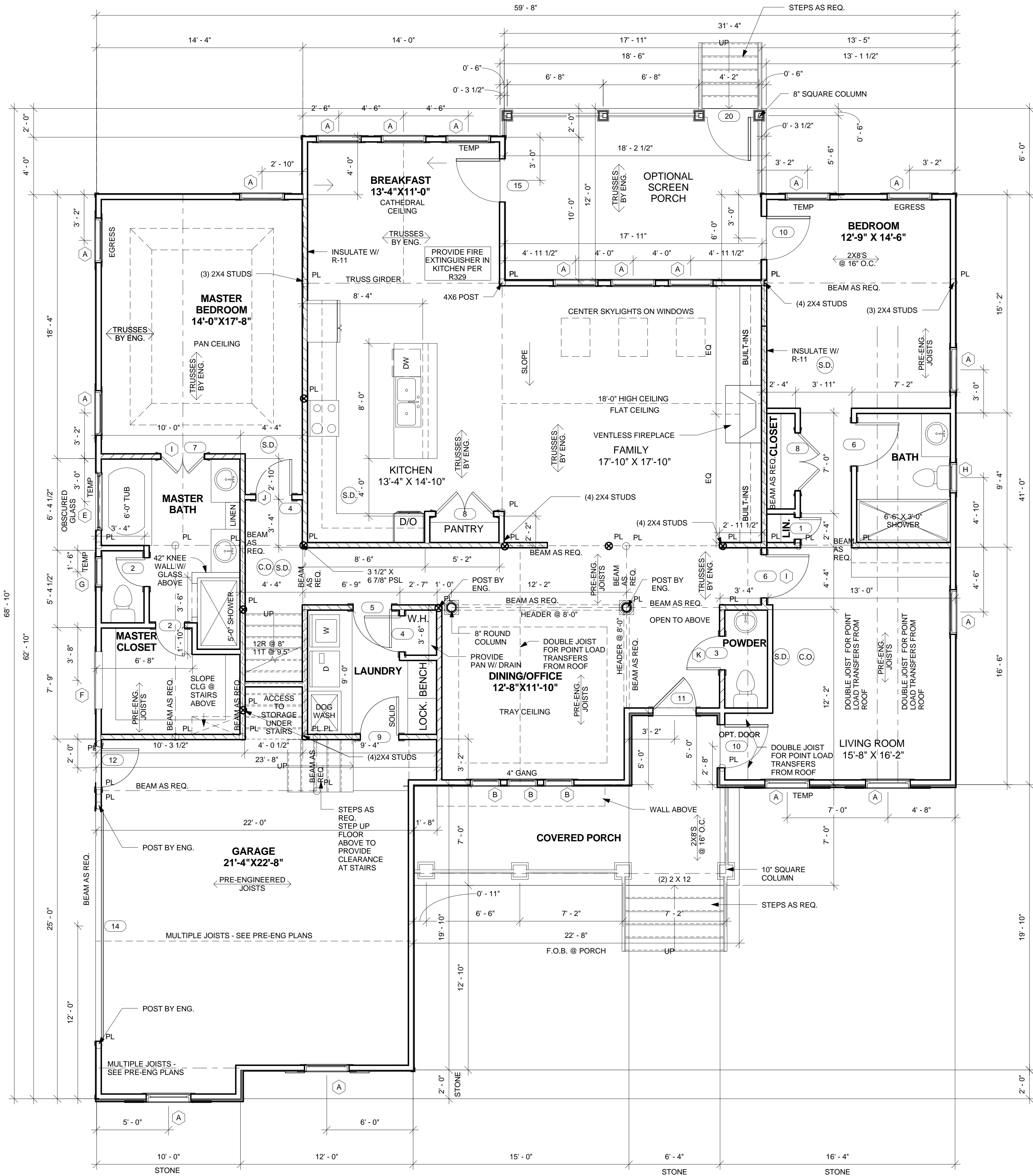
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1 FIRST FLOOR PLAN - OPT. IN-LAW SUITE
1/4" = 1'-0"

| Door Schedule | | | |
|---------------|--------------------------|----------|---------|
| Mark | Description | Width | Height |
| 1 | SINGLE DOOR | 1' - 6" | 6' - 8" |
| 2 | SINGLE DOOR | 2' - 0" | 6' - 8" |
| 3 | SINGLE DOOR | 2' - 4" | 6' - 8" |
| 4 | SINGLE DOOR | 2' - 6" | 6' - 8" |
| 5 | SINGLE DOOR | 2' - 8" | 6' - 8" |
| 6 | SINGLE DOOR | 3' - 0" | 6' - 8" |
| 7 | DOUBLE DOOR | 3' - 0" | 6' - 8" |
| 8 | DOUBLE DOOR | 4' - 0" | 6' - 8" |
| 9 | SOLID | 2' - 8" | 6' - 8" |
| 10 | 15 LITE | 3' - 0" | 6' - 8" |
| 11 | 4 LITE WITH TRANSOM | 3' - 0" | 8' - 0" |
| 12 | SOLID 2 PANEL | 2' - 8" | 6' - 8" |
| 14 | GARAGE DOOR | 16' - 0" | 7' - 0" |
| 15 | 15 LITE | 3' - 0" | 6' - 8" |
| 17 | STORAGE DOOR | 2' - 0" | 6' - 8" |
| 18 | STORAGE DOOR - INSULATED | 5' - 0" | 6' - 8" |
| 20 | SCREEN DOOR | 3' - 0" | 6' - 8" |

| Window Schedule | | |
|------------------|---------|---------|
| Mark | Width | Height |
| A | 3' - 0" | 6' - 0" |
| B | 2' - 0" | 6' - 0" |
| C | 3' - 0" | 5' - 0" |
| D | 2' - 0" | 5' - 0" |
| E OBSCURED GLASS | 4' - 0" | 4' - 0" |
| F | 4' - 0" | 1' - 0" |
| G SKYLIGHT | 2' - 0" | 4' - 0" |
| H | 2' - 0" | 3' - 0" |
| I | 3' - 0" | 1' - 0" |
| J | 2' - 6" | 1' - 0" |
| K | 2' - 4" | 1' - 0" |

| Area Schedule (Gross Building) | |
|--------------------------------|---------|
| Name | Area |
| FIRST FLOOR | 2290 SF |
| GARAGE | 532 SF |
| OPT. SCREEN PORCH | 215 SF |
| OFF FAMILY ROOM | |
| SECOND FLOOR | 1123 SF |
| FRONT PORCH | 190 SF |
| STORAGE | 41 SF |

FIRE BLOCKING

PROVIDE FIRE/DRAFTSTOPPING AS PER SECTIONS R6028 AND R502
MAXIMUM AREA OF CONCEALED SPACE IS TO ME 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:

GARAGE SHALL BE SEPARATED FROM RESIDENTIAL AND ATTIC BY 1/2" TYPE "X" G.W.B.
APPLY TO GARAGE SIDE OF WALL. GARAGES BENEATH HABITABLE ROOMS SHALL BE
SEPARATED FROM ALL HABITABLE ROOMS BY 5/8" TYPE "X" G.W.B. APPLIED TO CEILING OF
GARAGE. ALL STRUCTURE SUPPORTING THE FLOOR-CEILING ASSEMBLY SHALL BE
PROTECTED BY 1/2" G.W.B. AS PER IRC 2012, R308.2

NOTE:

PER N1103.22 ALL DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED
AS DUCTS SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION
M1061.4.1 OF THE INTERNATIONAL RESIDENTIAL CODE. VERIFICATION OF
COMPLIANCE WITH THIS SECTION SHALL BE IN ACCORDANCE WITH EITHER SECTION
N1103.2.2.1 OR SECTION N1103.2.2.2

NOTE:

ALL CONCENTRATED LOADS TO BEAR ON WALLS DESIGNED TO CARRY LOAD
THROUGH ALL LEVELS BELOW AND TERMINATE AT FOUNDATION DESIGNED TO
CARRY LOAD.

NOTE:

ALL EXTERIOR WALLS TO BE 2 X 4 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.

NOTE:

ALL 10'-0" HIGH WALLS ARE TO HAVE PURLIN BLOCKING AS REQUIRED BY
GOVERNING BUILDING CODE.

NOTE:

FIRST FLOOR CEILINGS ARE 9'-0"
ANGLED WALLS ARE 45 DEGREES U.N.O.

NOTE:

SECOND FLOOR CEILINGS ARE 8'-0"
ANGLED WALLS ARE 45 DEGREES U.N.O.

NOTE:

ALL DOORS INTO STORAGE AND GARAGE
TO BE FIRE RATED - SIZE INDICATED ON PLAN

NOTE:

ALL EXTERIOR WINDOWS AND DOORS SHALL
MEET MAXIMUM DESIGN PRESSURES OF
+25 PSF AND -25 PSF R301.2.1

NOTE:

POINT LOAD TRANSFERRED
TO WALL

NOTE:

LOAD BEARING WALLS

NOTE:

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

NOTE:

ALL HEADERS ARE TO BE DESIGNED
AS PER TABLE R502.5 (I) OF THE
2012 INTERNATIONAL RESIDENTIAL
CODE WITH THE VIRGINIA UNIFORM
STATEWIDE BUILDING CODE "USBC"
(2012 EDITION)

NOTE:

SET SECOND FLOOR WINDOW
HEADERS AT 7'-0" A.F.F.
UNLESS NOTED OTHERWISE

COORDINATED WITH KEMPSVILLE LAYOUTS DATED 8-3-16

NOTE:
WHEN BUILT IN VIRGINIA BEACH,
GARAGE DOOR IS TO BE RATED AND
INSTALLED TO 110 MPH.

NOTE:
PROVIDE MINIMUM LIGHT AND
VENTILATION IN BEDROOMS AND
BATHS AS PER SECTION R303.1 AND
R303.3

OCEAN PROPERTIES, LLC

THE HANOVER - MULTI-GEN - LOT 6 ASHBYS BRIDGE

FIRST FLOOR PLAN

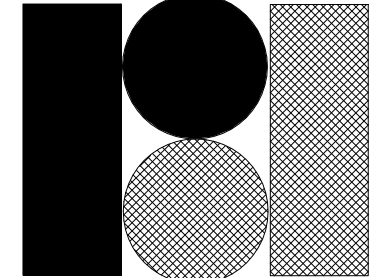
SIDE LOAD GARAGE

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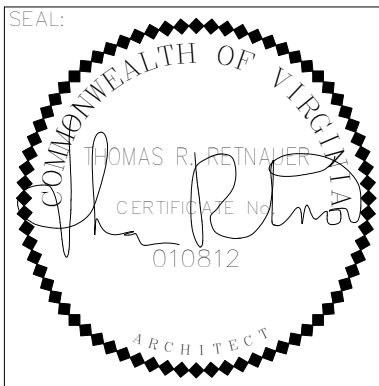
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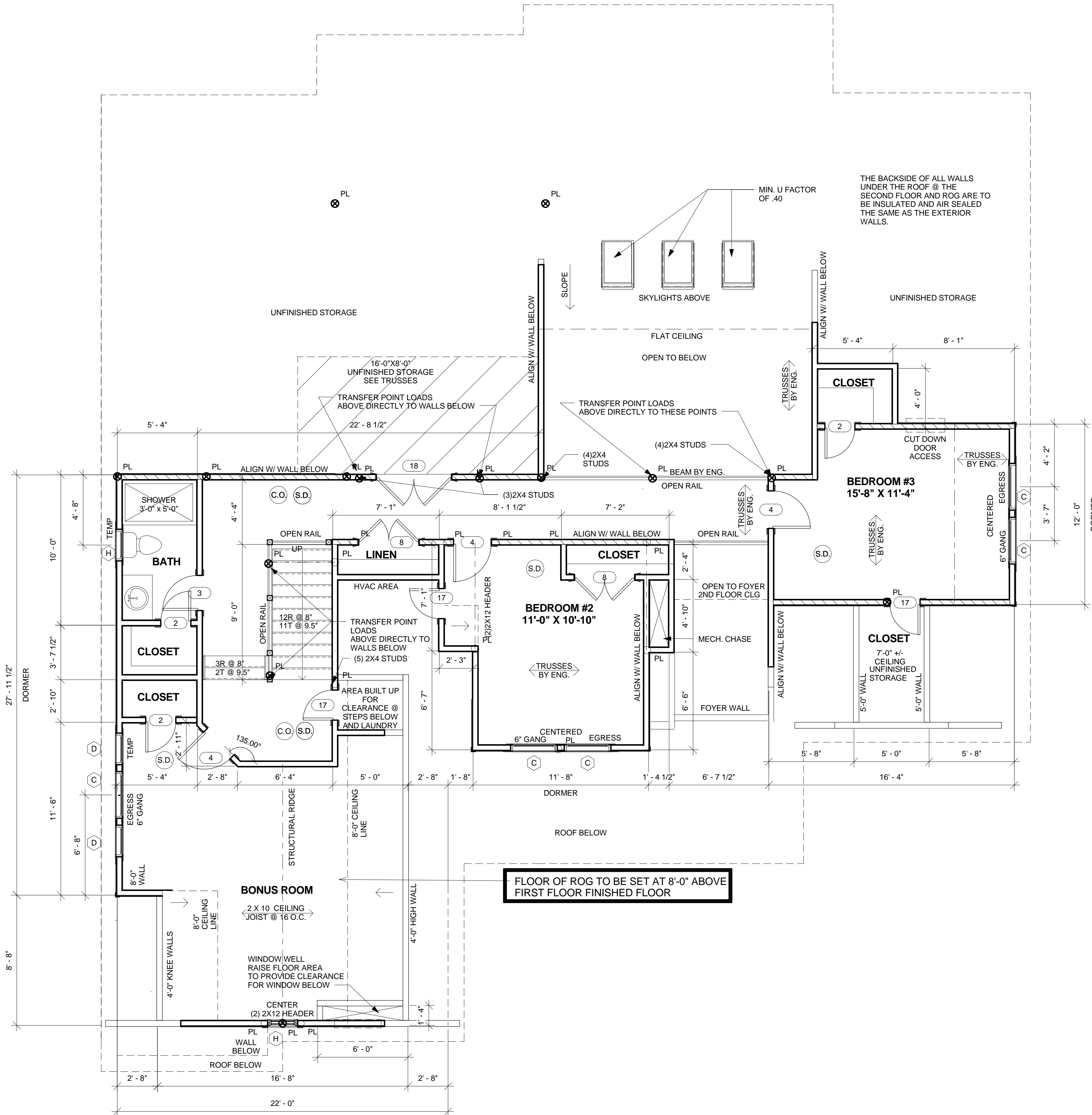
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1 OPT. SECOND FLOOR PLAN
1/4" = 1'-0"

| Door Schedule | | | |
|---------------|--------------------------|----------|---------|
| Mark | Description | Width | Height |
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| 2 | SINGLE DOOR | 2' - 0" | 6' - 8" |
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| 5 | SINGLE DOOR | 2' - 8" | 6' - 8" |
| 6 | SINGLE DOOR | 3' - 0" | 6' - 8" |
| 7 | DOUBLE DOOR | 3' - 0" | 6' - 8" |
| 8 | DOUBLE DOOR | 4' - 0" | 6' - 8" |
| 9 | SOLID | 2' - 8" | 6' - 8" |
| 10 | 15 LITE | 3' - 0" | 6' - 8" |
| 11 | 4 LITE WITH TRANSOM | 3' - 0" | 8' - 0" |
| 12 | SOLID 2 PANEL | 2' - 8" | 6' - 8" |
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| Window Schedule | | |
|------------------|---------|---------|
| Mark | Width | Height |
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| B | 2' - 0" | 6' - 0" |
| C | 3' - 0" | 5' - 0" |
| D | 2' - 0" | 5' - 0" |
| E OBSCURED GLASS | 4' - 0" | 4' - 0" |
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| G SKYLIGHT | 2' - 0" | 4' - 0" |
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| I | 3' - 0" | 1' - 0" |
| J | 2' - 6" | 1' - 0" |
| K | 2' - 4" | 1' - 0" |

FIRE BLOCKING

PROVIDE FIRE/DRAFTSTOPPING AS PER SECTIONS R6028 AND R502
MAXIMUM AREA OF CONCEALED SPACE IS TO ME 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:

GARAGE SHALL BE SEPARATED FROM RESIDENTIAL AND ATTIC BY 1/2" TYPE "X" G.W.B.
APPLY TO GARAGE SIDE OF WALL. GARAGES BENEATH HABITABLE ROOMS SHALL BE
SEPARATED FROM ALL HABITABLE ROOMS BY 5/8" TYPE "X" G.W.B. APPLIED TO CEILING OF
GARAGE. ALL STRUCTURE SUPPORTING THE FLOOR-CEILING ASSEMBLY SHALL BE
PROTECTED BY 1/2" G.W.B. AS PER IRC 2012, R309.2

NOTE:

PER N1103.22 ALL DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED
AS DUCTS SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION
M1061.4.1 OF THE INTERNATIONAL RESIDENTIAL CODE. VERIFICATION OF
COMPLIANCE WITH THIS SECTION SHALL BE IN ACCORDANCE WITH EITHER SECTION
N1103.2.2.1 OR SECTION N1103.2.2.2

NOTE:

ALL CONCENTRATED LOADS TO BEAR ON WALLS DESIGNED TO CARRY LOAD
THROUGH ALL LEVELS BELOW AND TERMINATE AT FOUNDATION DESIGNED TO
CARRY LOAD.

NOTE:

ALL EXTERIOR WALLS TO BE 2 X 4 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.

NOTE:

ALL 10'-0" HIGH WALLS ARE TO HAVE PURLIN BLOCKING AS REQUIRED BY
GOVERNING BUILDING CODE.

NOTE:

FIRST FLOOR CEILINGS ARE 9'-0"
ANGLED WALLS ARE 45 DEGREES U.N.O.

NOTE:

SECOND FLOOR CEILINGS ARE 8'-0"
ANGLED WALLS ARE 45 DEGREES U.N.O.

NOTE:

ALL DOORS INTO STORAGE AND GARAGE
TO BE FIRE RATED - SIZE INDICATED ON PLAN

NOTE:

ALL EXTERIOR WINDOWS AND DOORS SHALL
MEET MAXIMUM DESIGN PRESSURES OF
+25 PSF AND -25 PSF R301.2.1

NOTE:

POINT LOAD TRANSFERRED
TO WALL

NOTE:

LOAD BEARING WALLS

NOTE:

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

NOTE:

THE BACKSIDE OF ALL WALLS
UNDER THE ROOF @ THE
SECOND FLOOR AND ROG ARE TO
BE INSULATED AND AIR SEALED
THE SAME AS THE EXTERIOR
WALLS.

NOTE:

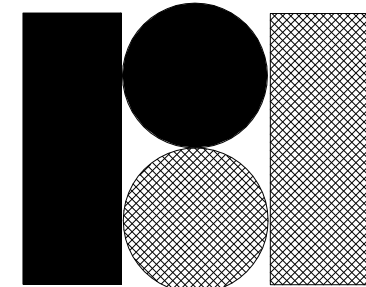
ALL HEADERS ARE TO BE DESIGNED
AS PER TABLE R502.5 (I) OF THE
2012 INTERNATIONAL RESIDENTIAL
CODE WITH THE VIRGINIA UNIFORM
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NOTE:

SET SECOND FLOOR WINDOW
HEADERS AT 7'-0" A.F.F.
UNLESS NOTED OTHERWISE

NOTE:

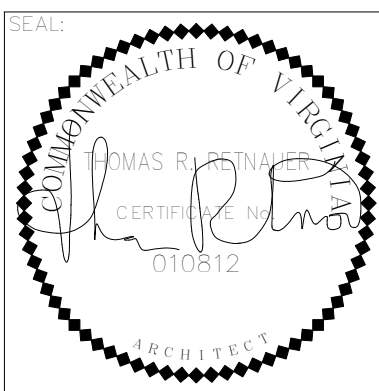
PROVIDE MINIMUM LIGHT AND
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OCEAN PROPERTIES, LLC

THE HANOVER - MULTI-GEN - LOT 6 ASHBY'S BRIDGE

SECOND FLOOR PLAN

SIDE LOAD GARAGE

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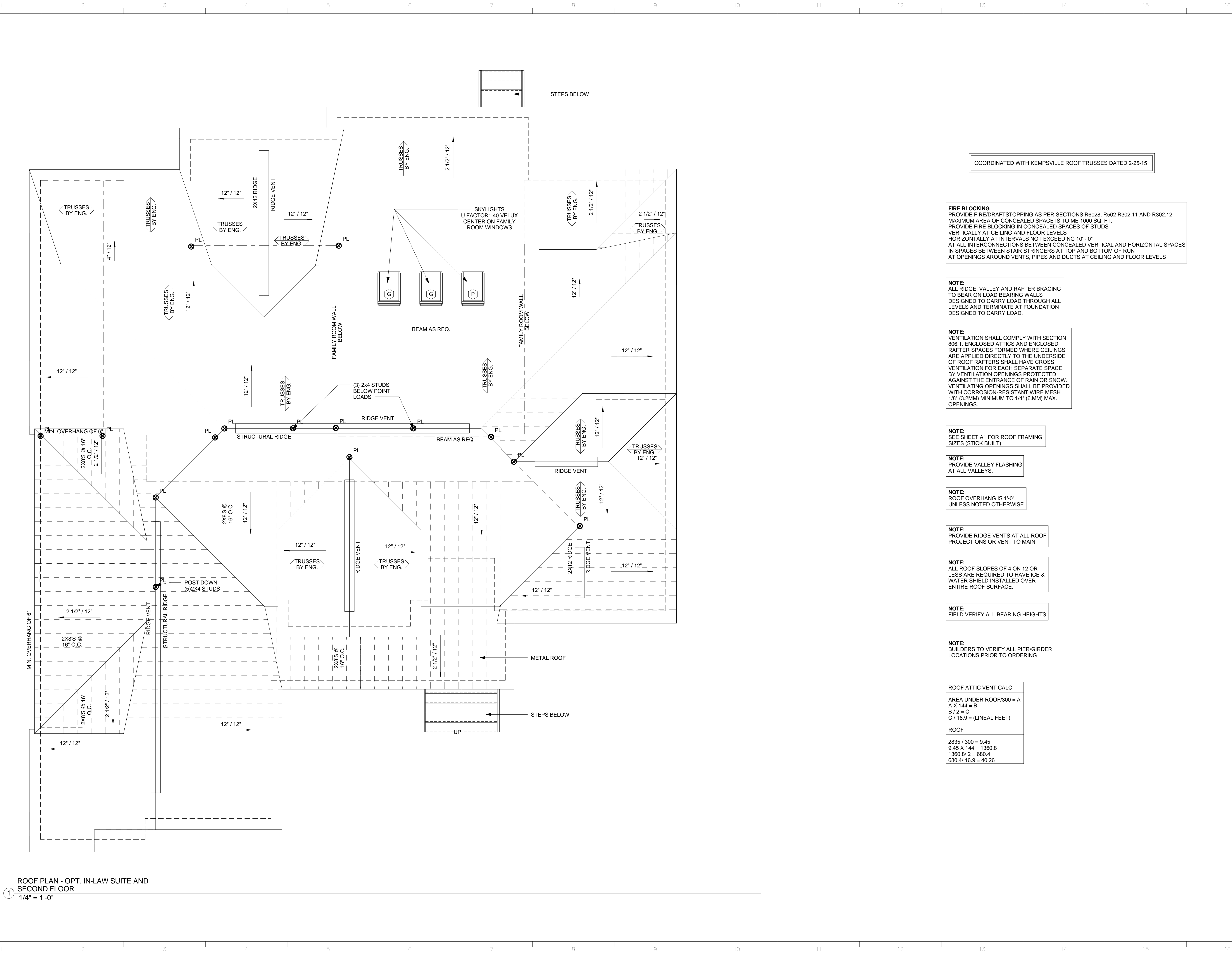
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COORDINATED WITH KEMPSVILLE ROOF TRUSSES DATED 2-25-15

FIRE BLOCKING
PROVIDE FIRE/DRAFTSTOPPING AS PER SECTIONS R6028, R502 R302.11 AND R302.12
MAXIMUM AREA OF CONCEALED SPACE IS TO ME 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.

NOTE:
VENTILATION SHALL COMPLY WITH SECTION
806.1. 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.
VENTILATING OPENINGS SHALL BE PROVIDED
WITH CORROSION-RESISTANT WIRE MESH
1/8" (3.2MM) MINIMUM TO 1/4" (6MM) MAX.
OPENINGS.

NOTE:
SEE SHEET A1 FOR ROOF FRAMING
SIZES (STICK BUILT)

NOTE:
PROVIDE VALLEY FLASHING
AT ALL VALLEYS.

NOTE:
ROOF OVERHANG IS 1'-0"
UNLESS NOTED OTHERWISE

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

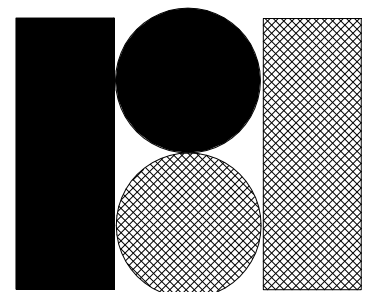
NOTE:
ALL ROOF SLOPES OF 4 ON 12 OR
LESS ARE REQUIRED TO HAVE ICE &
WATER SHIELD INSTALLED OVER
ENTIRE ROOF SURFACE.

NOTE:
FIELD VERIFY ALL BEARING HEIGHTS

NOTE:
BUILDERS TO VERIFY ALL PIER/GIRDER
LOCATIONS PRIOR TO ORDERING

| ROOF ATTIC VENT CALC | |
|--------------------------|--|
| AREA UNDER ROOF/300 = A | |
| A X 144 = B | |
| B / 2 = C | |
| C / 16.9 = (LINEAL FEET) | |
| ROOF | |
| 2835 / 300 = 9.45 | |
| 9.45 X 144 = 1360.8 | |
| 1360.8 / 2 = 680.4 | |
| 680.4 / 16.9 = 40.26 | |

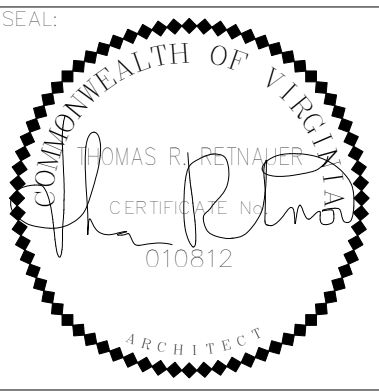
1 ROOF PLAN - OPT. IN-LAW SUITE AND SECOND FLOOR
1/4" = 1'-0"



R • B • A

RETNAUER BAYNES
ASSOCIATES, L.L.C.

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OCEAN PROPERTIES, LLC
THE HANOVER - MULTI-GEN - LOT 6 ASHBY'S BRIDGE
ROOF PLAN
SIDE LOAD GARAGE

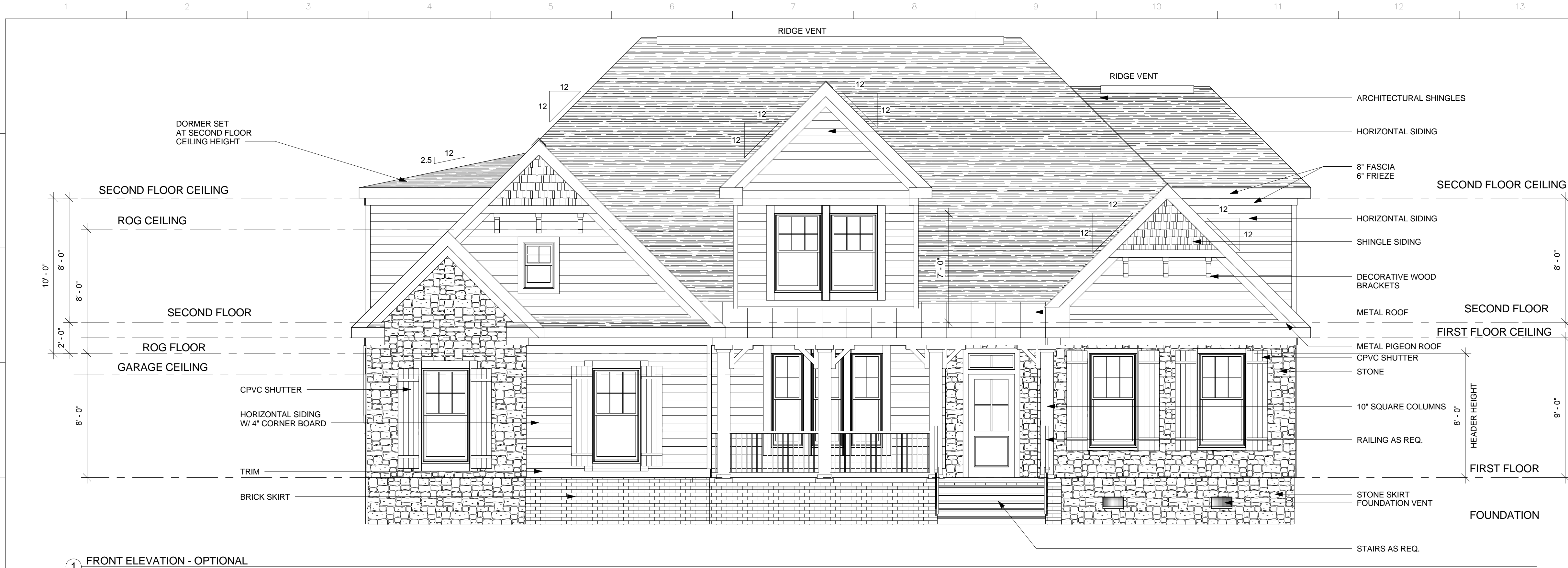
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ALL ROOF SLOPES OF 4 ON 12 OR LESS ARE REQUIRED TO HAVE WATER AND ICE SHIELD INSTALLED OVER ENTIRE ROOF SURFACE

NOTE:
PROVIDE ICE AND WATER FLASHING AT ALL VALLEYS AND WHERE ROOFS AND WALLS INTERSECT

NOTE:
PROVIDE FLASHING AT ALL VALLEYS AND ROOF TO WALL INTERSECTIONS

NOTE:
ALL SILL HEIGHTS IN SLEEPING AREAS SHALL COMPLY WITH SECTION 310.1.1

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

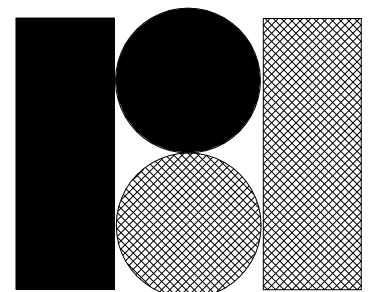
NOTE:
ALL RIDGE, VALLEY AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THROUGH ALL LEVELS AND TERMINATE AT FOUNDATION DESIGNED TO CARRY LOAD

SEE ALL SECTIONS FOR TYPICAL WEEPHOLE DETAILS

NOTE:
LOCATE VENTS PER LOCAL BUILDING INSPECTIONS DEPARTMENT DIRECTION

NOTE:
TYPICAL OVERHANG IS 1'-0"

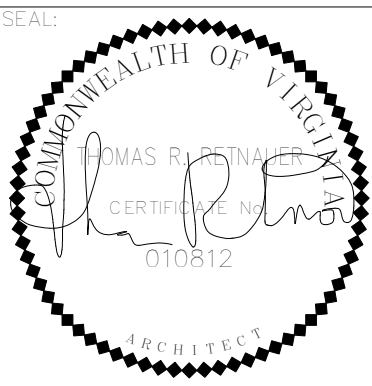
NOTE:
ALL EXTERIOR WIDOWS AND DOORS SHALL MEET MAXIMUM DESIGN PRESSURES OF +25 PSF AND -25 PSF R301.2.1



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EXTERIOR ELEVATIONS - SUITE
SIDE LOAD GARAGE

| REVISIONS: | | |
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A6.1

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1 REAR ELEVATION - OPTIONAL
1/4" = 1'-0"



2 RIGHT SIDE ELEVATION - OPTIONAL
1/4" = 1'-0"

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

NOTE:
PROVIDE ICE AND WATER FLASHING AT ALL VALLEYS AND WHERE ROOFS AND WALLS INTERSECT

NOTE:
PROVIDE FLASHING AT ALL VALLEYS AND ROOF TO WALL INTERSECTIONS

NOTE:
ALL SILL HEIGHTS IN SLEEPING AREAS SHALL COMPLY WITH SECTION 310.1.1

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

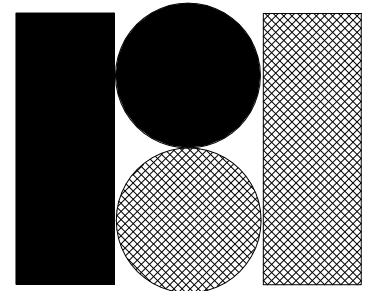
NOTE:
ALL RIDGE, VALLEY AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THROUGH ALL LEVELS AND TERMINATE AT FOUNDATION DESIGNED TO CARRY LOAD

SEE ALL SECTIONS FOR TYPICAL WEEPHOLE DETAILS

NOTE:
LOCATE VENTS PER LOCAL BUILDING INSPECTIONS DEPARTMENT DIRECTION

NOTE:
TYPICAL OVERHANG IS 1'-0"

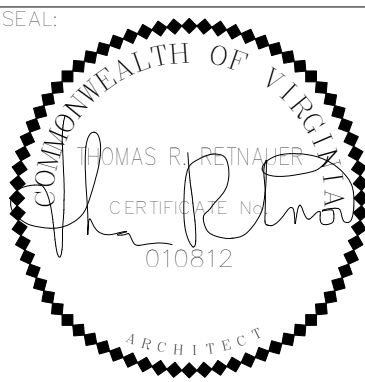
NOTE:
ALL EXTERIOR WIDOWS AND DOORS SHALL MEET MAXIMUM DESIGN PRESSURES OF +25 PSF AND -25 PSF R301.2.1



R • B • A

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OCEAN PROPERTIES, LLC

THE HANOVER - MULTI-GEN - LOT 6 ASHBYS BRIDGE

EXTERIOR ELEVATIONS - SUITE

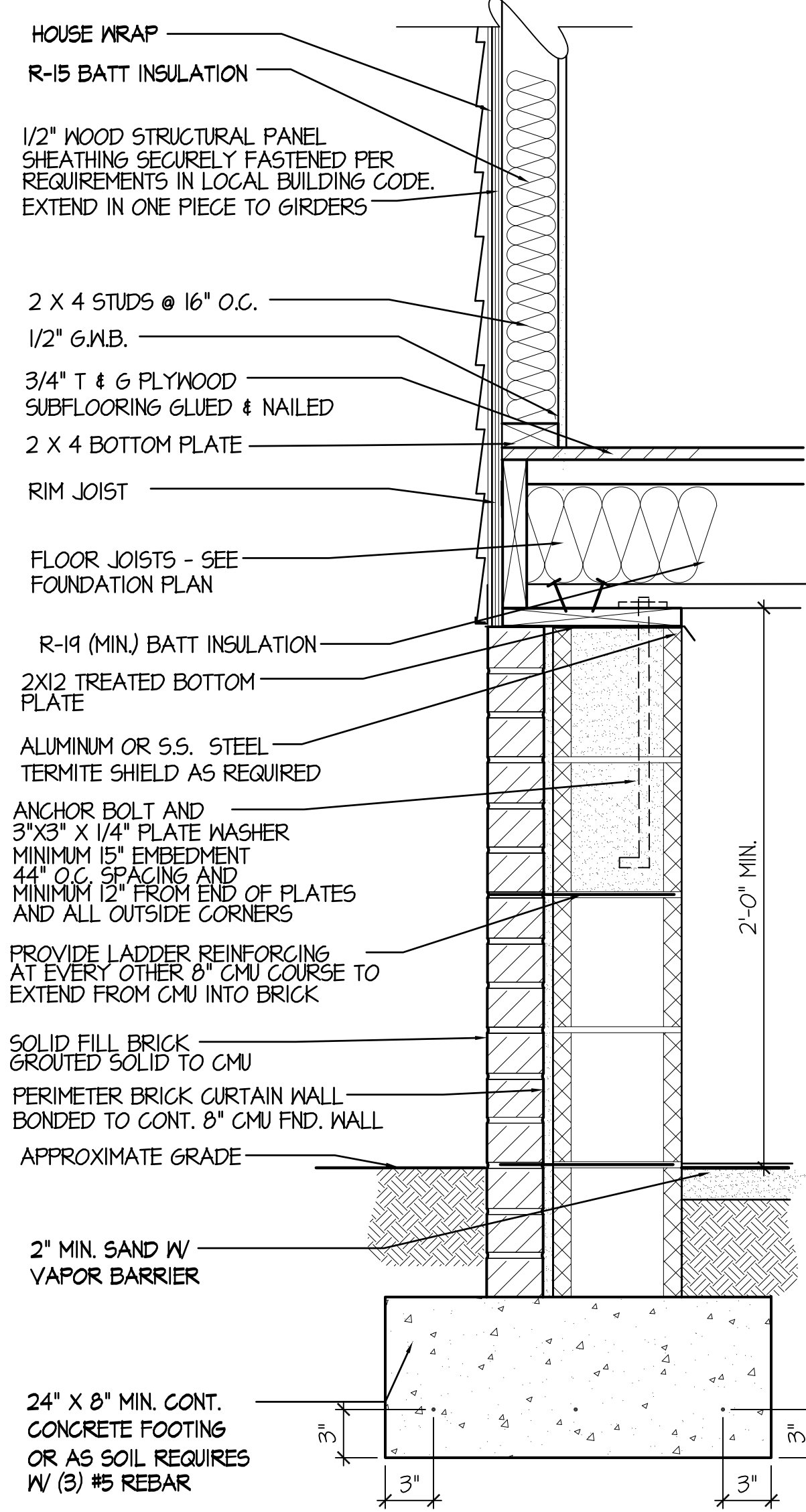
SIDE LOAD GARAGE

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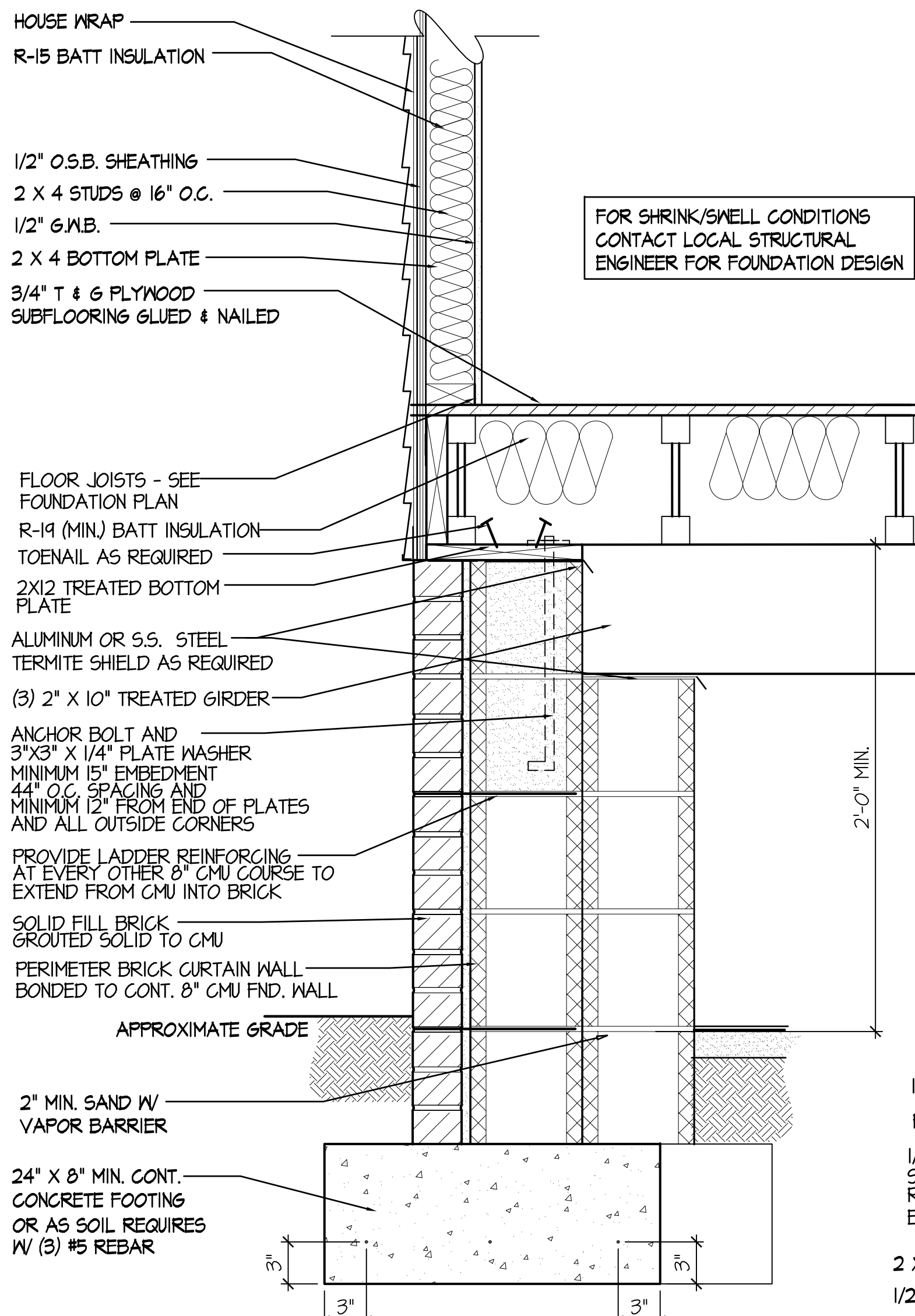
01 FOUNDATION SECTION - FRONT TO BACK
A8 1 1/2" = 1'-0"

FOR SHRINK/SWELL CONDITIONS
CONTACT LOCAL STRUCTURAL
ENGINEER FOR FOUNDATION DESIGN

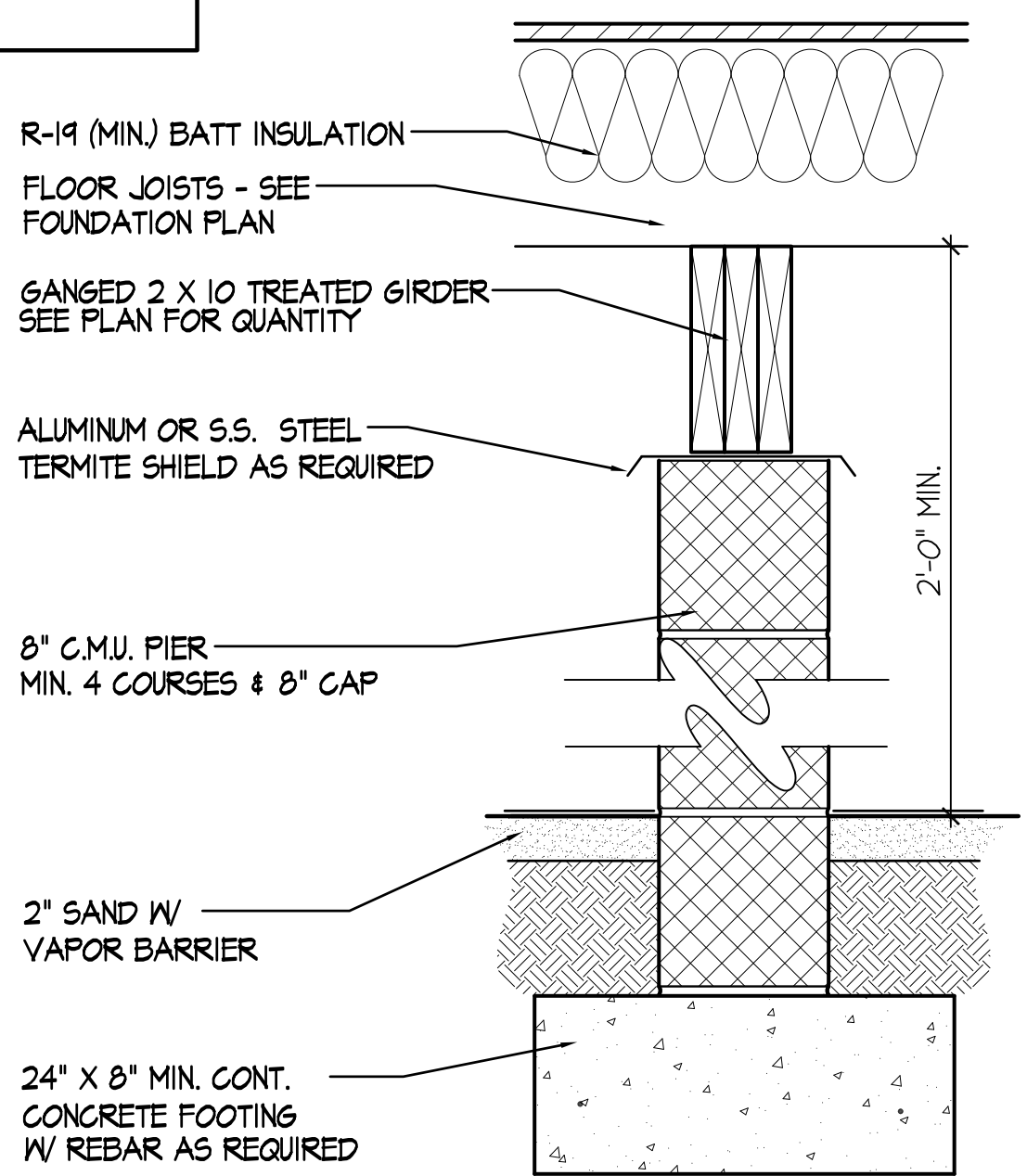
COORDINATE HEIGHT OF PIERS AS
REQUIRED

NOTE:
ALL HEADER CAVITIES
TO BE INSULATED PER
TABLE II.2.4.1.1

ALL WALL CORNER
CAVITIES
TO BE INSULATED PER
TABLE II.2.4.1.1

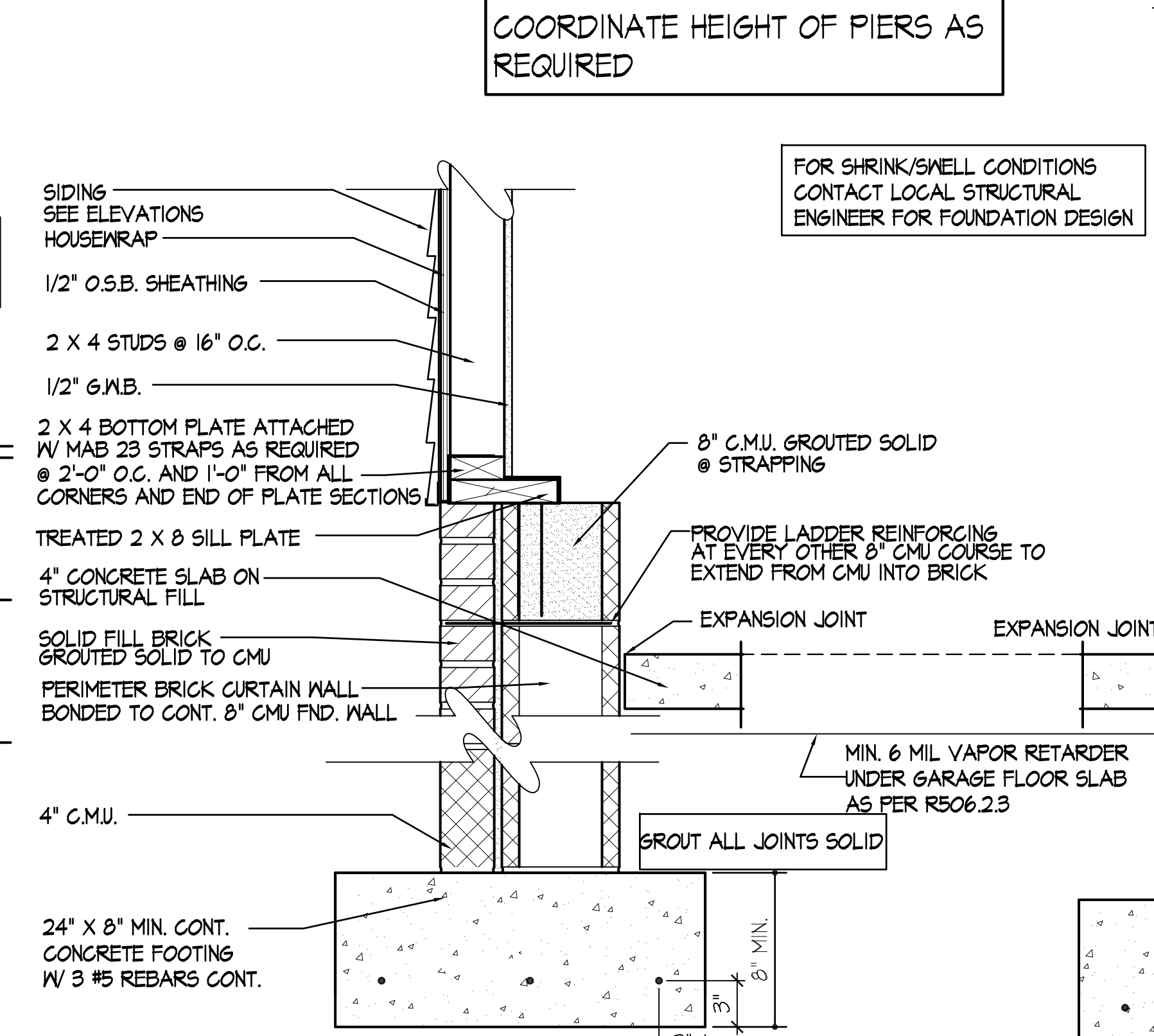


02 FOUNDATION SECTION - SIDE TO SIDE
A8 1 1/2" = 1'-0"

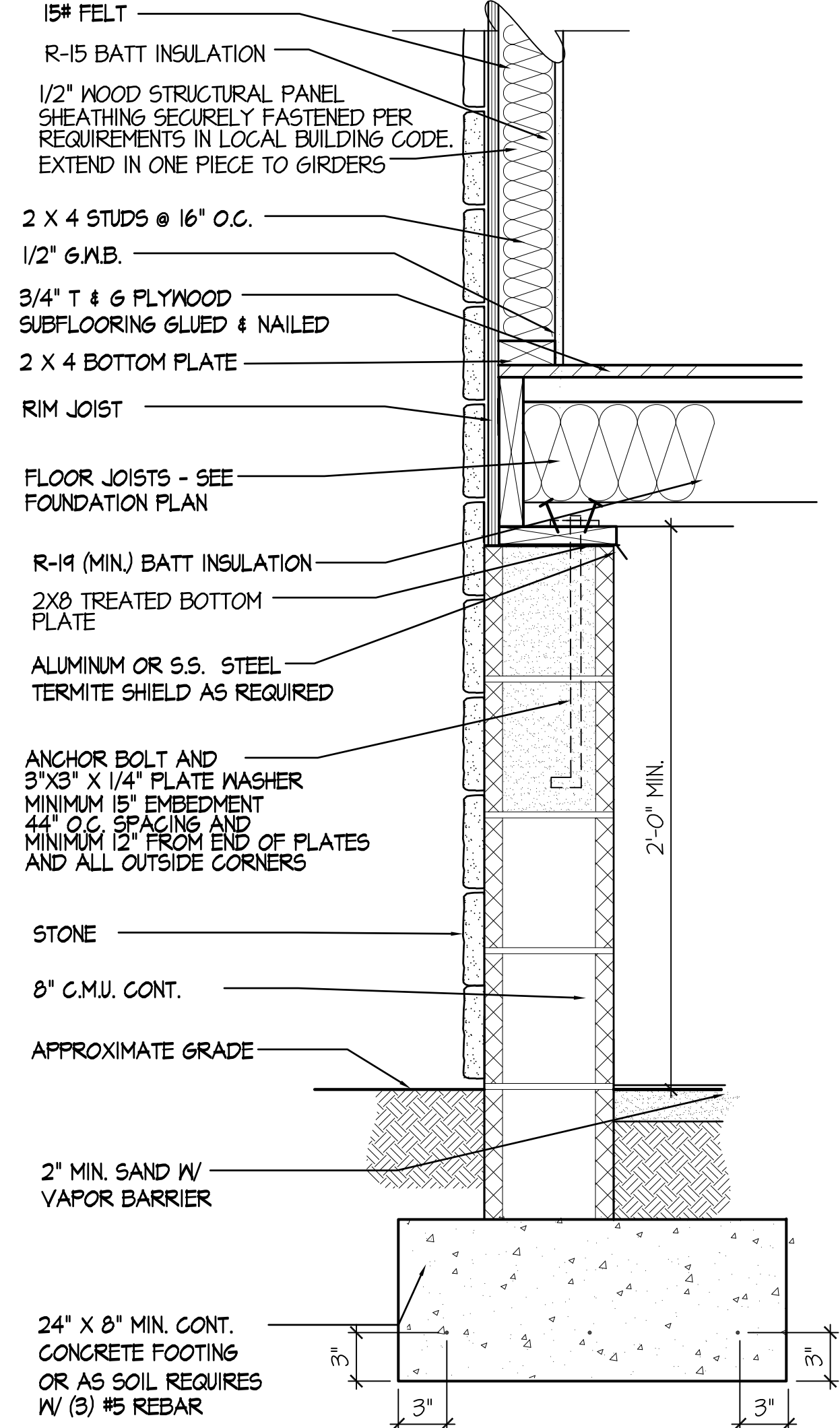


05 TYPICAL INTERIOR FOOTING SECTION
A8 1 1/2" = 1'-0"

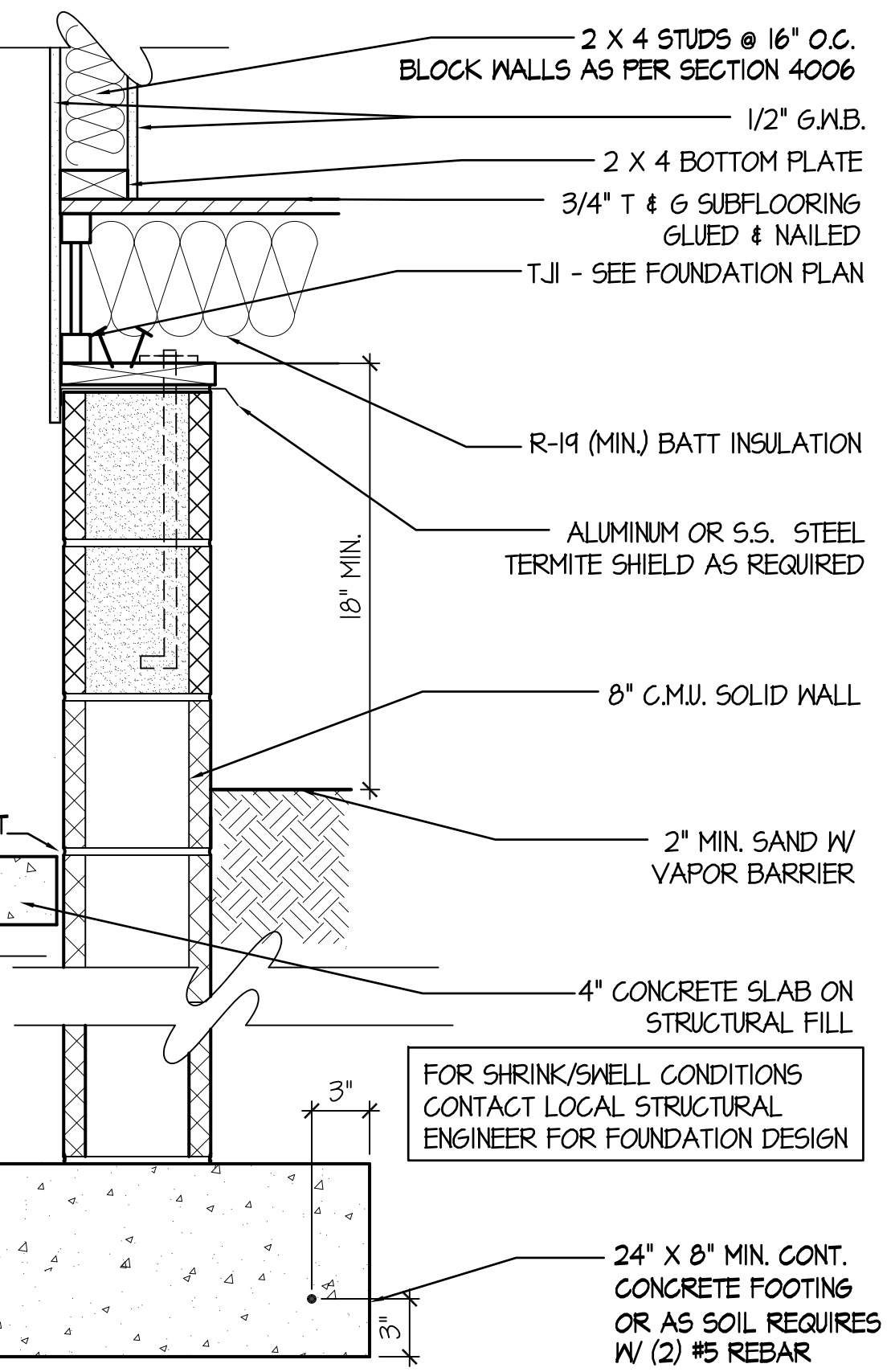
FOR SHRINK/SWELL CONDITIONS
CONTACT LOCAL STRUCTURAL
ENGINEER FOR FOUNDATION DESIGN



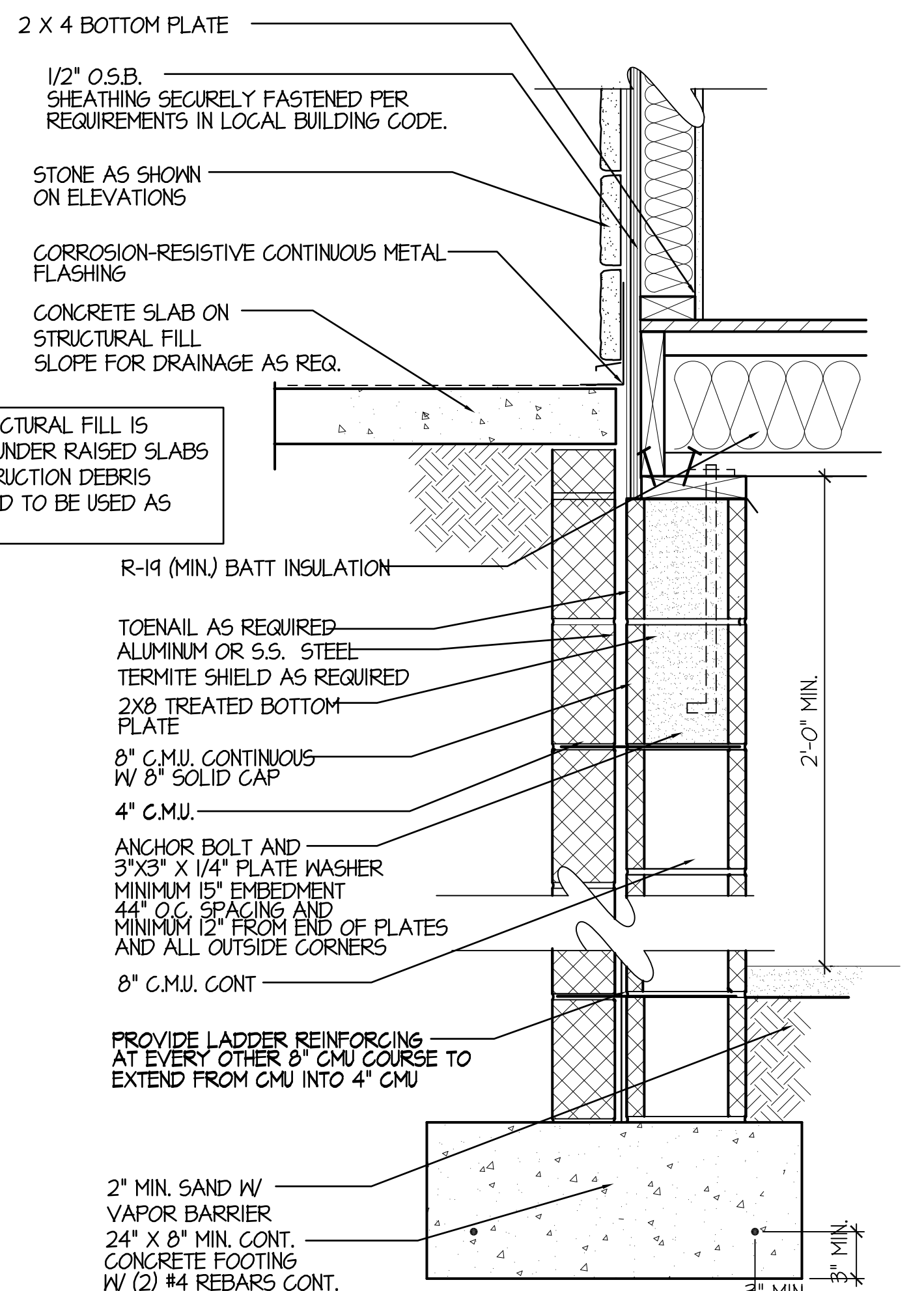
03 FOUNDATION SECTION @ GARAGE EXT.
A8 1 1/2" = 1'-0"



06 FOUNDATION SECTION - FRONT TO BACK @ STONE
A8 1 1/2" = 1'-0"



04 FOUNDATION SECTION @ GARAGE
A8 1 1/2" = 1'-0" - HOUSE JOINT



07 FOUNDATION SECTION @ PORCH (TYP.)
A8 1 1/2" = 1'-0"

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SECTIONS AND DETAILS - CRAWL

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A8

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| | |
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| 01 | WALL SECTION - OPT. TRUSSES |
| A9 | 1 1/2" = 1'-0" |

02 SECTION AT PORCH
A9 1 1/2" = 1'-0"

03 FOUNDATION SECTION @ GARAGE (TYP.)
A9 1 1/2" = 1'-0"

NOTE:

ALL HEADER CAVITIES
TO BE INSULATED PER
TABLE 1102.4.1.1

ALL WALL CORNER
CAVITIES
TO BE INSULATED PER
TABLE 11.2.4.1

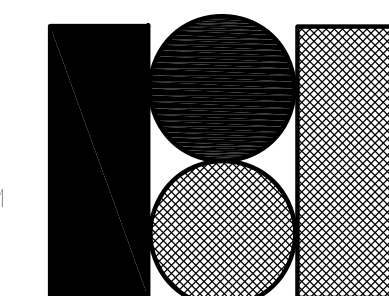
04 FOUNDATION SECTION @ RAISED SLAB
A9 1 1/2" = 1'-0"

SECTION A

05 COLLAR TIE DETAIL/RIDGE DETAIL
A9 1 1/2" = 1'-0"

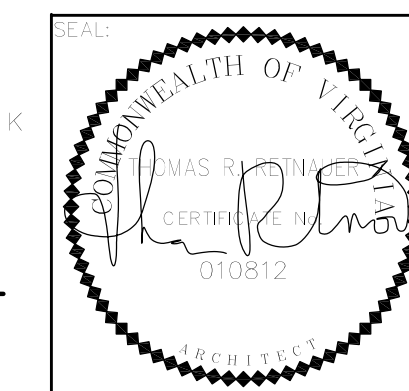
COLLAR TIES TO BE PLACED ON EVERY OTHER RAFTER (SPACED 32" O.C.)

06 ROOF FRAMING WITH CEILING
A9 JOISTS NOT PARALLEL TO RAFTERS
1 1/2" = 1'-0"


$$R \circ B \circ A$$

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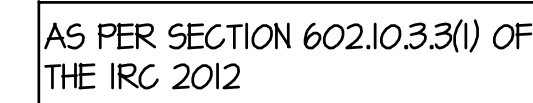
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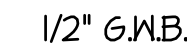
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| DATE: | 8-5-1 |
| JOB NUMBER: | 1610 |

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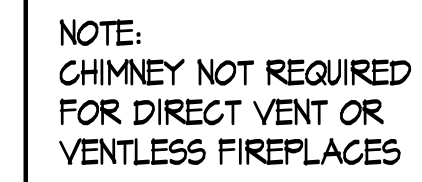
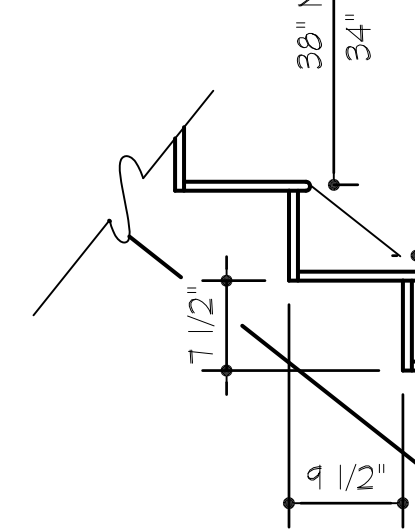
A9

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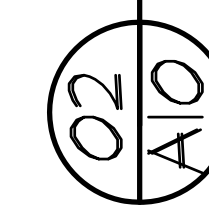
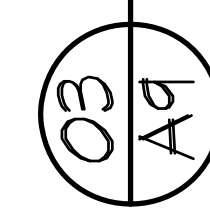
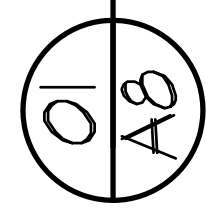

$$A|O \quad | \quad 1/2'' = |'-O''$$

$$\overline{A|O} \quad | \quad | / 2'' = |' - O''$$


RAFTER
SEE SHEET A1

$$\overline{A|O} \quad | \quad 1/2'' = |'-0''$$

$$\overline{A|O} \quad |1/4'' = |1'-0''$$


A8 $|1/2\rangle = |1-0\rangle$

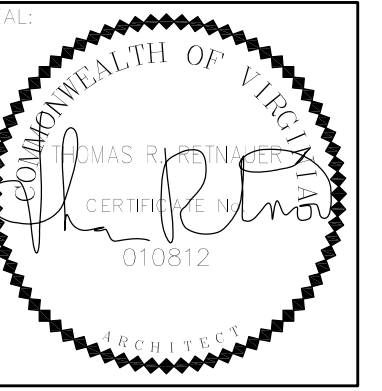

$$\overline{A|O} \quad | \quad | / 2'' = | ^{-} O ^{+}$$


ALL HEADER CAVITIES
TO BE INSULATED PER
TABLE 1102.4.1.1

CAVITIES
TO BE INSULATED PER
TABLE 112.4.1.1

$$R \circ B \circ A$$

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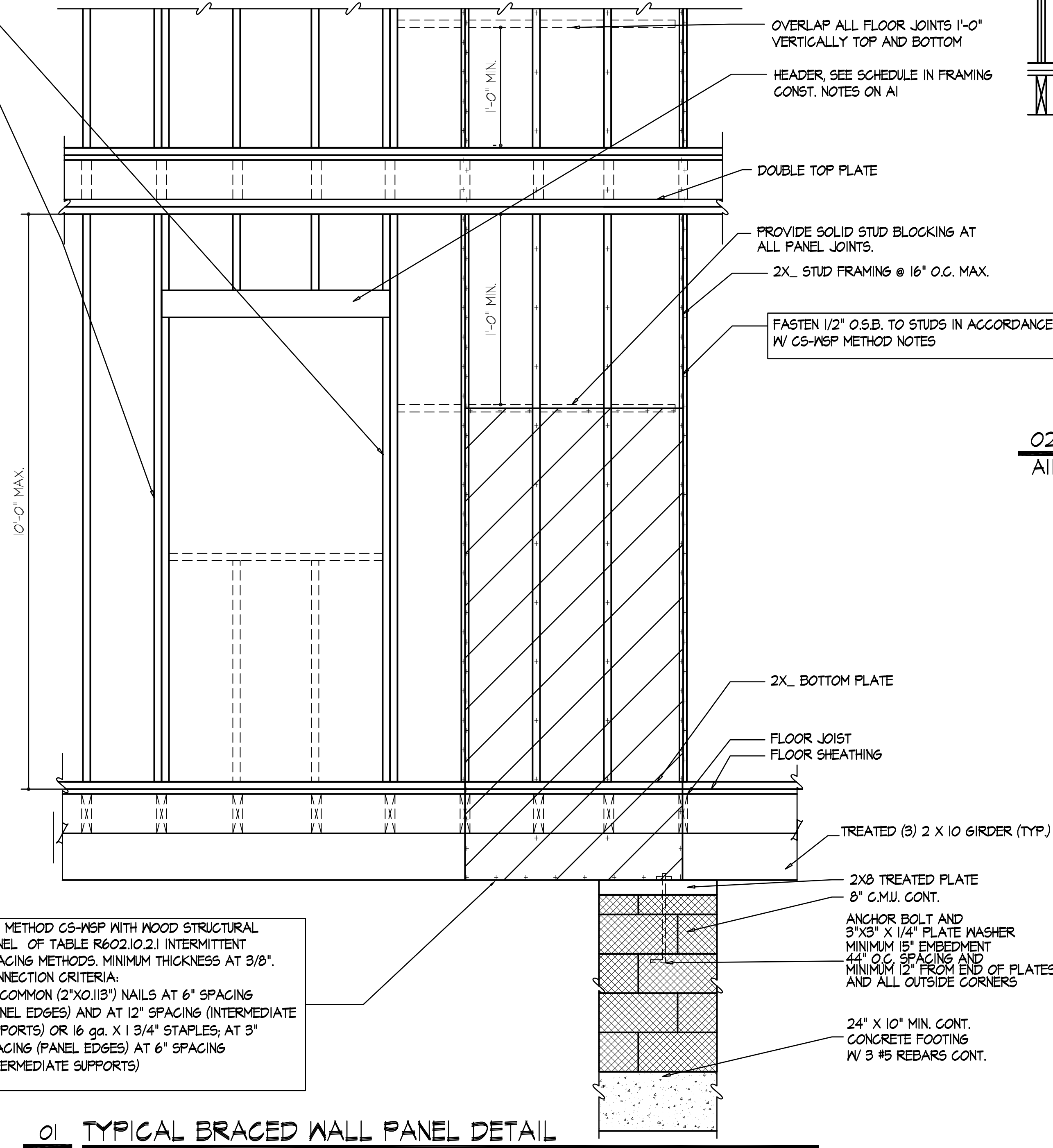
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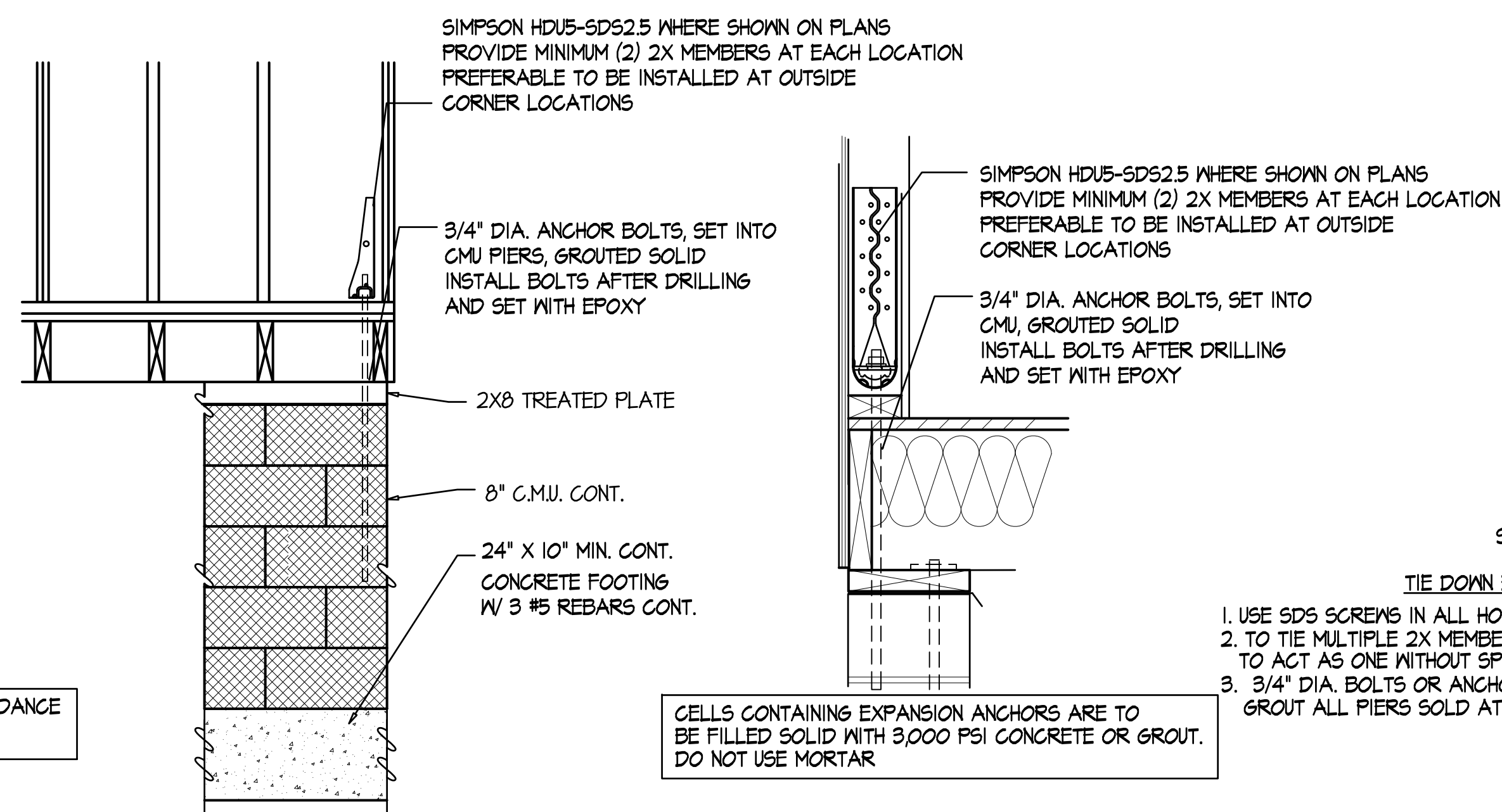
A10

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PROVIDE (2) 2X FULL HEIGHT AND (1) JACK STUD MIN. @ ALL WALLS OPENINGS AND AT THE END OF ALL WALLS



01 TYPICAL BRACED WALL PANEL DETAIL
All 3/4" = 1'-0"



02 TYPICAL SECTION AT HDU HOLD DOWN
All N.T.S.

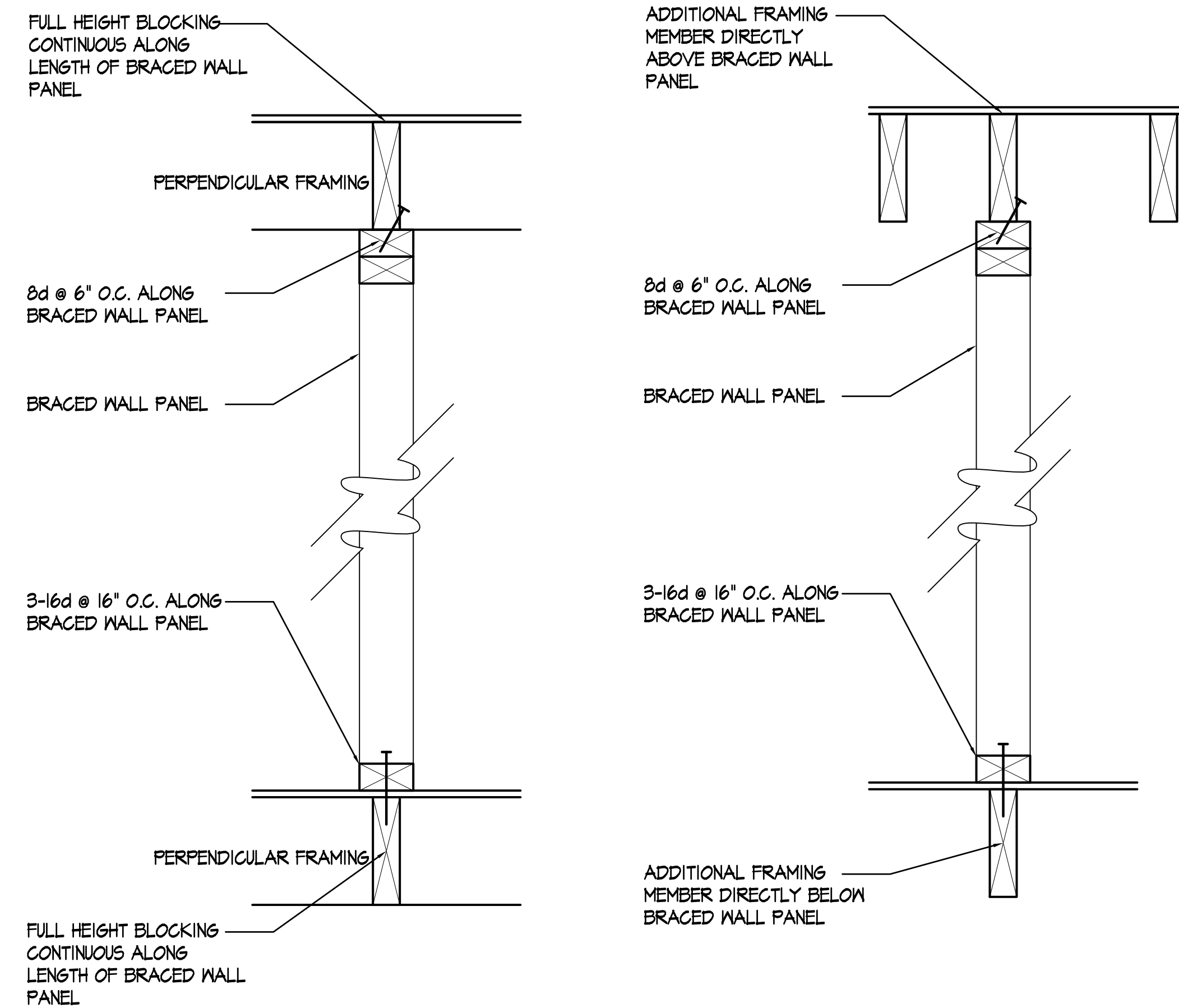
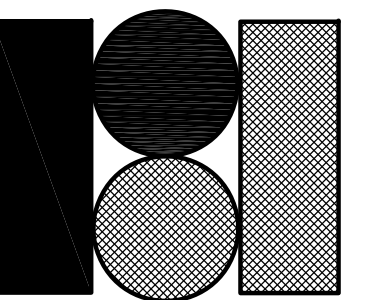


FIGURE R602.10.5(1)
BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING

FIGURE R602.10.5(2)
BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

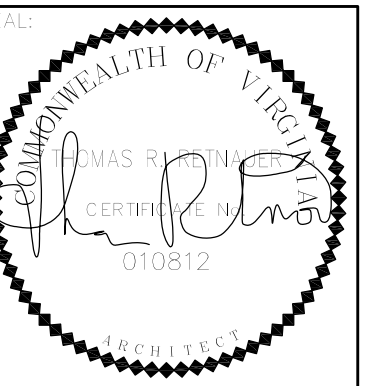
03 INTERIOR BRACED WALLS
All N.T.S.



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WALL SECTIONS AND DETAILS

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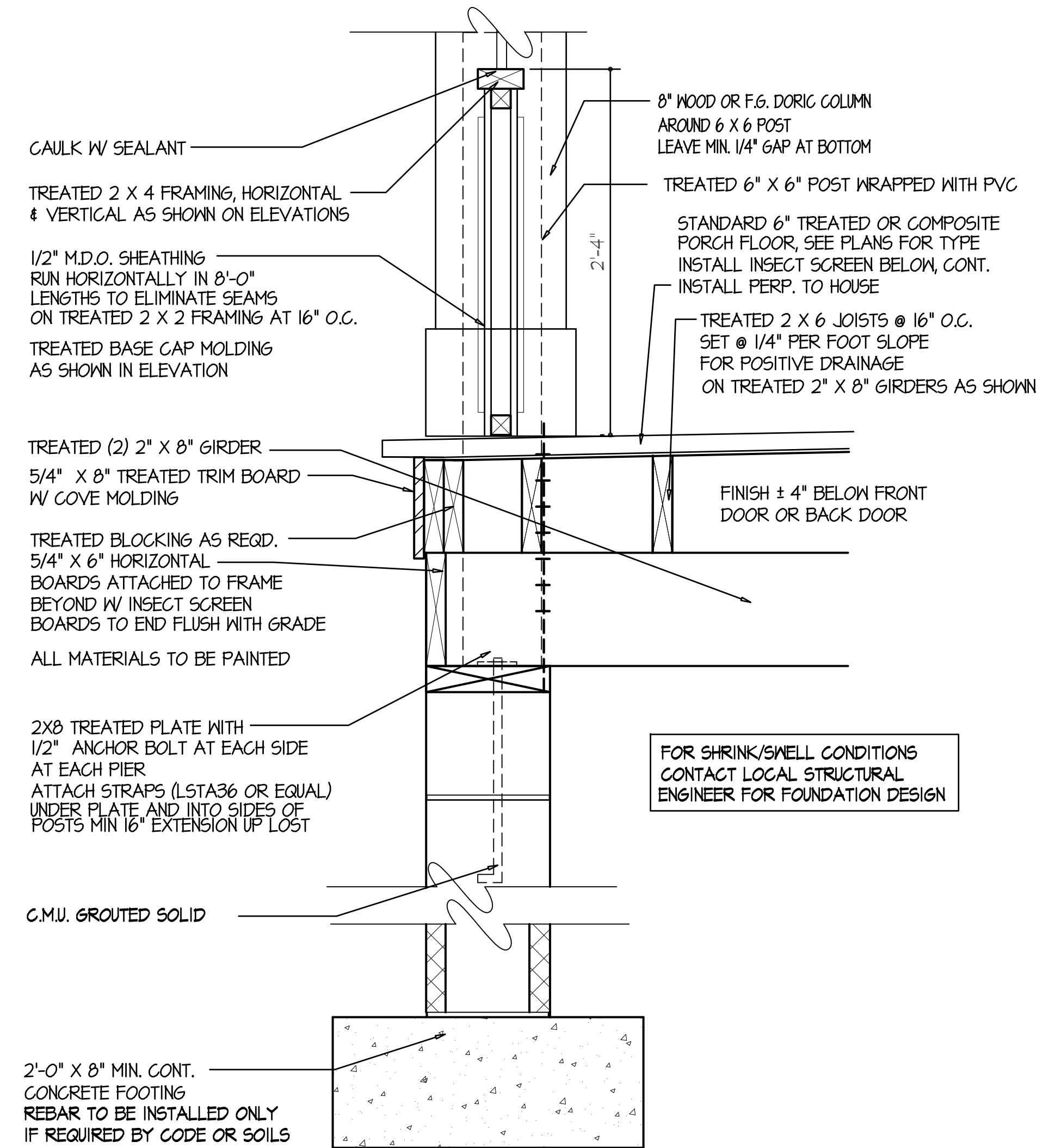
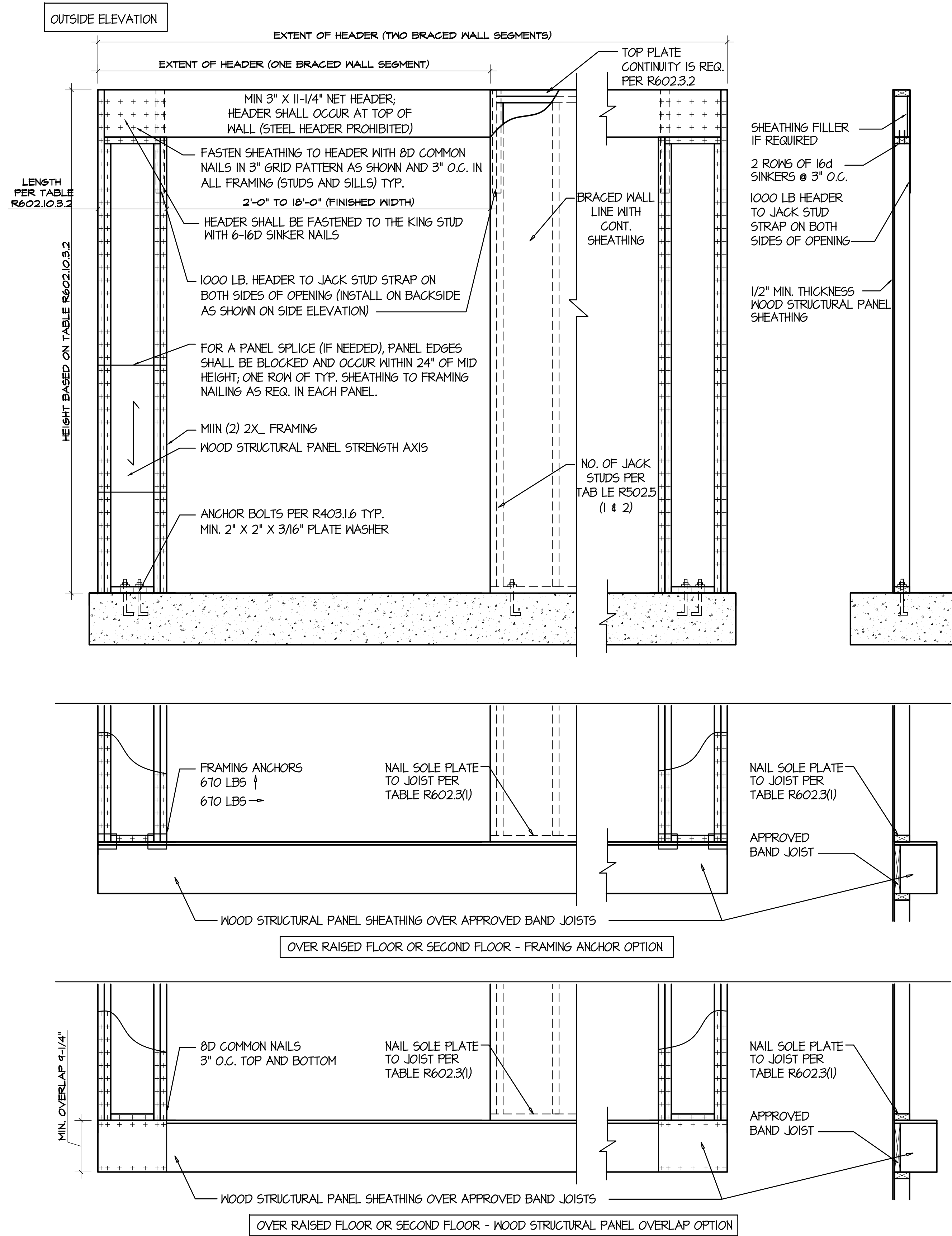
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A11

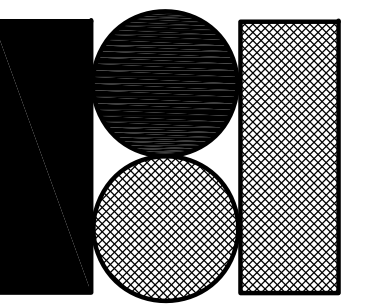
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01 CONT. PORTAL FRAME DETAIL
A12 1 1/2" = 1'-0"



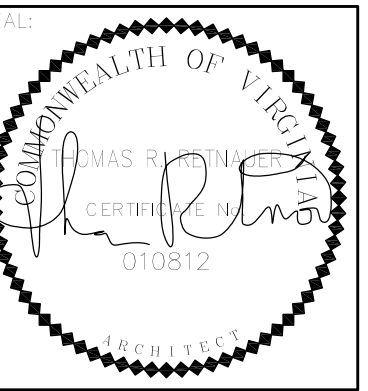
02 FOUNDATION SECTION @ REAR PORCH
A12 1 1/2" = 1'-0"



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A12