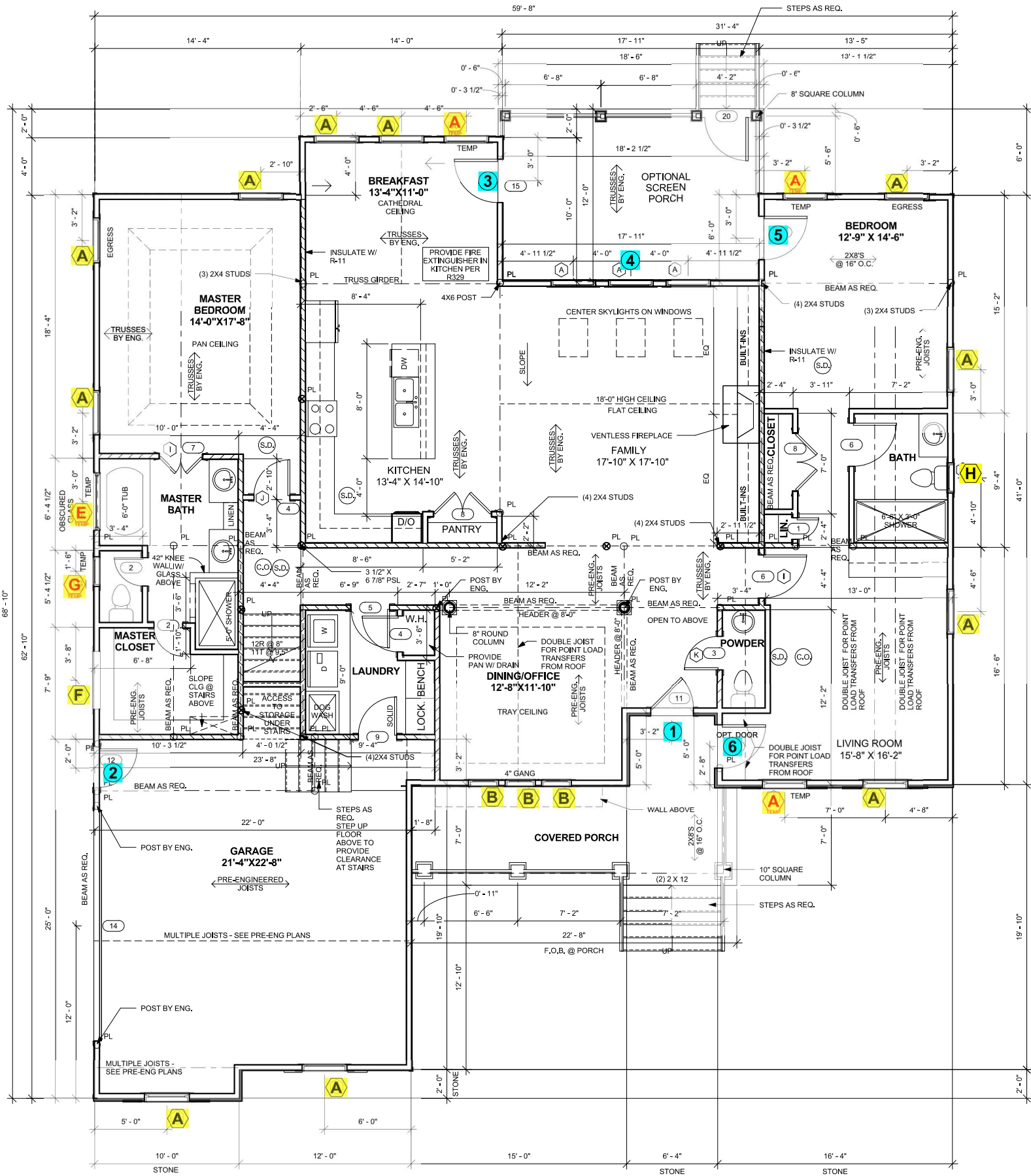


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1 FIRST FLOOR PLAN - OPT. IN-LAW SUITE
1/4" = 1'-0"



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"
F	4' - 0"	1' - 0"
G	SKYLIGHT	2' - 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

Window Schedule	
Description	Quantity
Mark A-Temp	3
Mark A	11
Mark B	3
Mark C	5
Mark D Temp	1
Mark D	1
Mark E Temp	1
Mark F	1
Mark G Temp	1
Mark H Temp	1
Mark H	2

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, R303.2

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 ASHBY'S BRIDGE

FIRST FLOOR PLAN

SIDE LOAD GARAGE

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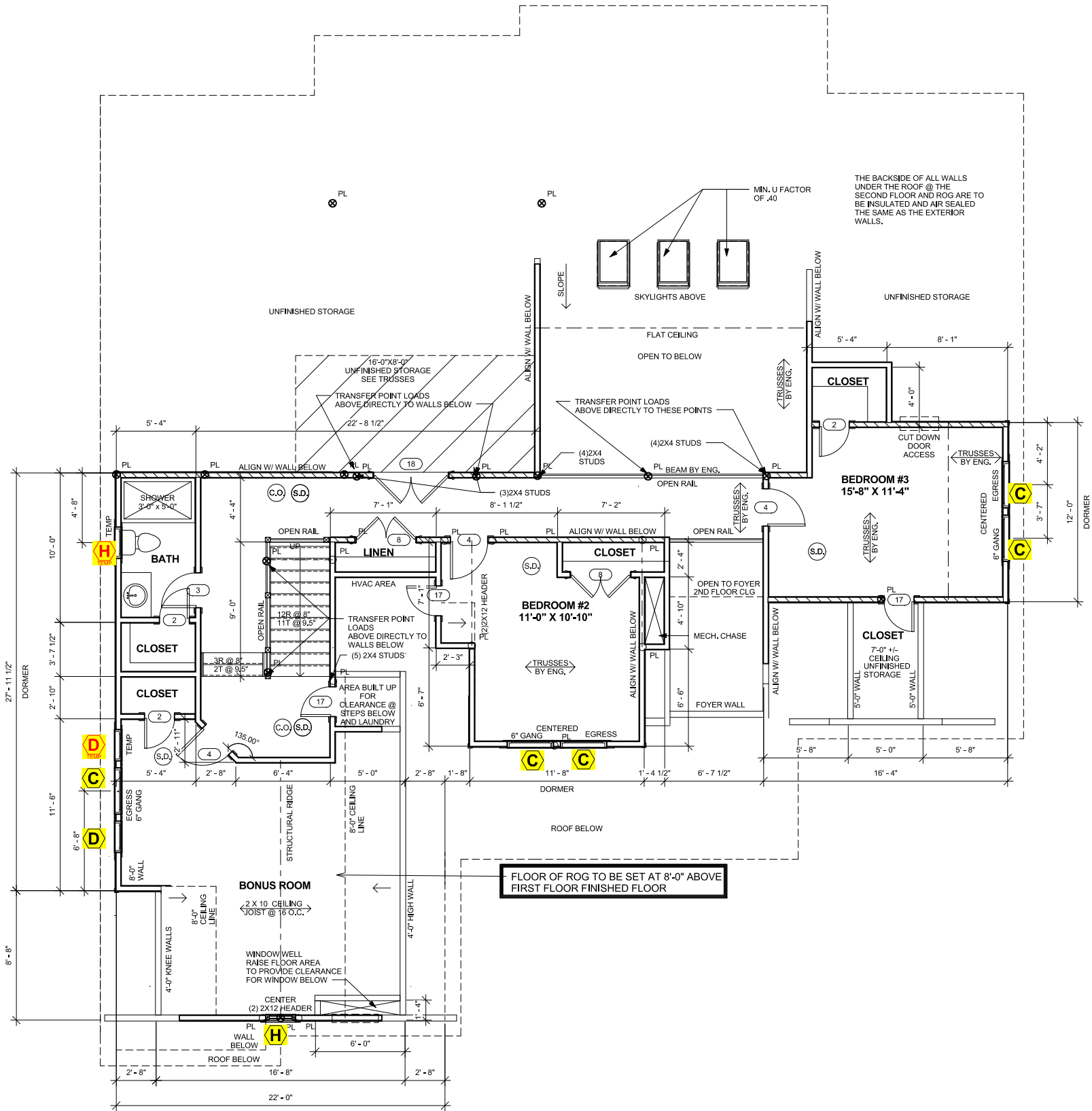
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1 OPT. SECOND FLOOR PLAN
1/4" = 1'-0"

Door Schedule			
Mark	Description	Width	Height
1	SINGLE DOOR	1' - 6"	6' - 8"
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Window Schedule		
Mark	Width	Height
A	3' - 0"	6' - 0"
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C	3' - 0"	5' - 0"
D	2' - 0"	5' - 0"
E OBSCURED GLASS	4' - 0"	4' - 0"
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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
M1081.4.1 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.

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NOTE:
POINT LOAD TRANSFERRED
TO WALL

NOTE:
ALL HEADERS ARE TO BE DESIGNED
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NOTE:
LOAD BEARING WALLS

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HEADERS AT 8'-0" A.F.F.
UNLESS NOTED OTHERWISE

NOTE:
SET SECOND FLOOR WINDOW
HEADERS AT 7'-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:
PROVIDE MINIMUM LIGHT AND
VENTILATION IN BEDROOMS AND
BATHS AS PER SECTION R303.1 AND
R303.3



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

REVISIONS:		
NO.	DATE	DESCRIPTION

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