

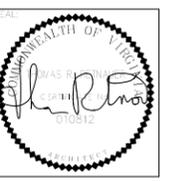
THESE DRAWINGS CAN NOT BE USED, COPIED, TRACED OR REPRODUCED, IN WHOLE OR PART OR MANNER WHAT SO EVER WITHOUT PERMISSION FROM RETNAUER BAYNES ASSOCIATES



R • O • B • A

RETNAUER BAYNES ASSOCIATES, L.L.C.

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



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	4'-0"	4'-0"
F	4'-0"	1'-0"
G	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 OFF FAMILY ROOM	215 SF
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, R305.2

NOTE:
PER N1103.2.2 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:
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 FIRST FLOOR WINDOW 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

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

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)

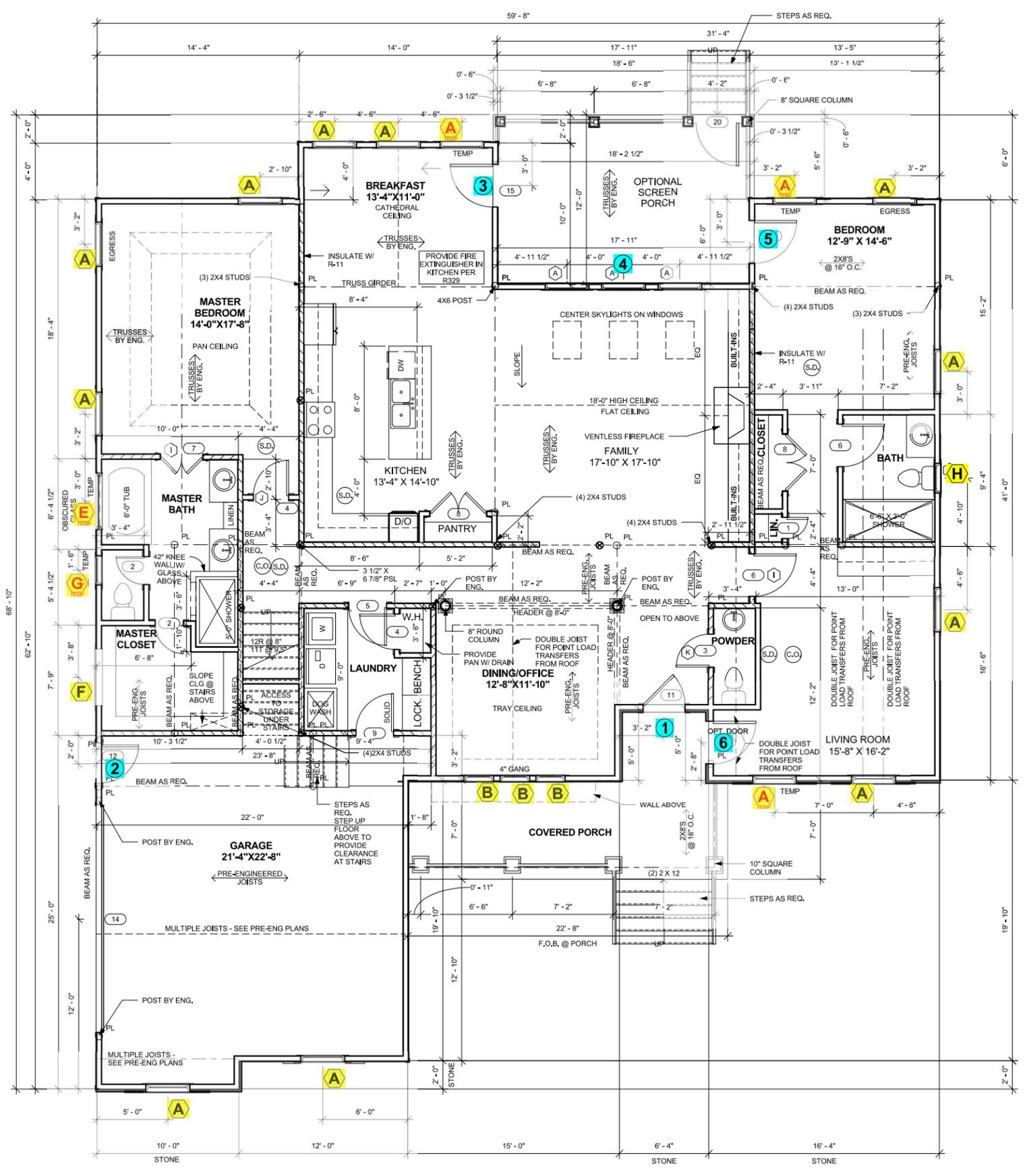
NOTE:
SET SECOND FLOOR WINDOW HEADERS AT 7'-0" A.F.F. UNLESS NOTED OTHERWISE

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

REVISIONS:		
NO.	DATE	DESCRIPTION

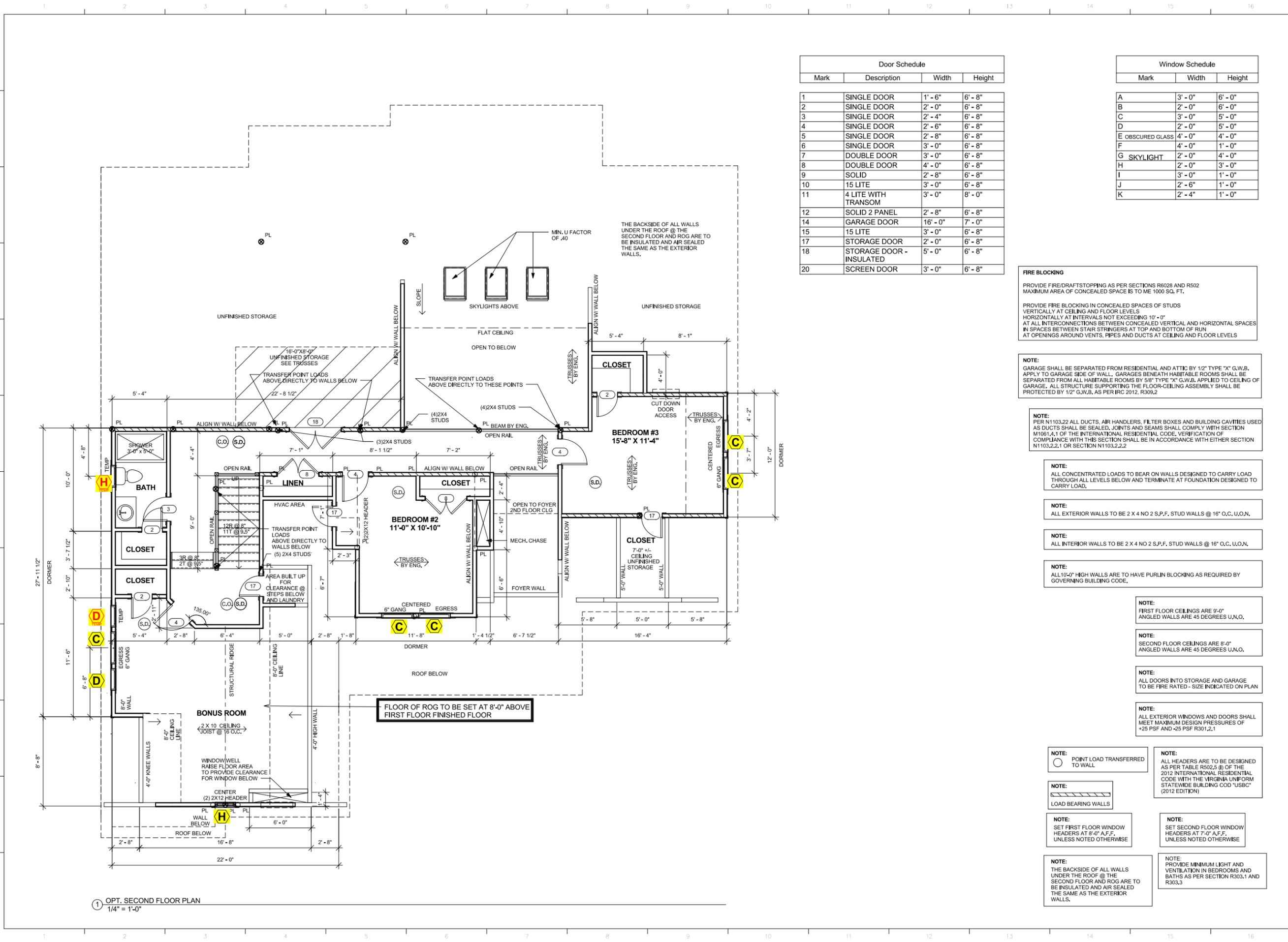
DATE: 8/9/2016 8:42:50 AM
JOB NUMBER: 16100

SHEET NUMBER:
A3.1



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

THESE DRAWINGS CAN NOT BE USED, COPIED, TRACED OR REPRODUCED, IN WHOLE OR PART OR MANNER WHATSOEVER WITHOUT PERMISSION FROM RETNAUER BAYNES ASSOCIATES



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	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"	

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
 M1001.4.1 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:
 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 FIRST FLOOR WINDOW
 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

RETNAUER BAYNES ASSOCIATES, L.L.C.
 432 S. BATTLEFIELD BLVD., SUITE 101
 CHESAPEAKE VA, 23322
 PHONE: 757-546-2471
 FAX: 757-546-3812
 info@rbapc.com
 www.rbapc.com

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

REVISIONS:		
NO.	DATE	DESCRIPTION

DATE: 8/8/2016 3:47:52 PM
 JOB NUMBER: 16100

SHEET NUMBER:
A4.1

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