GENERAL NOTES:

A. PROJECT SCOPE:

NEW UNENCLOSED & UNCONDITIONED POOL CABANA & ENCLOSED BATHROOM AND STORAGE ROOM

B. BUILDING DATA:

AREA: 450 SF
BUILDING HEIGHT: 14'-9" TO RIDGE

C. ALL CONSTRUCTION SHALL COMPLY WITH THE 2015 EDITION OF THE INTERNATIONAL RESIDENTIAL BUILDING CODE, THE 2015 EDITION OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, & ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES & REQUIREMENTS.

D. ALL DIMENSIONS TO EXTERIOR WALLS ARE TO THE OUTSIDE FACE OF SHEATHING OR CONCRETE SLAB. ALL DIMENSIONS TO INTERIOR WALLS ARE TO THE FACE OF STUDS UNLESS OTHERWISE NOTED.

E. DO NOT SCALE DRAWINGS. ANY DISCREPANCIES IN THE PLANS AND SPECIFICATIONS SHALL BE SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY. THE DESIGNER SHALL BE NOTIFIED IF A DEVIATION FROM THE INTENTION OF THESE DRAWINGS IS REQUIRED OR REQUESTED.

F. PROVIDE OWNER WITH ALL ORIGINAL MANUFACTURER'S WARRANTIES, OWNER'S MANUALS AND OPERATING INSTRUCTIONS FOR ALL EQUIPMENT AND PRODUCTS.

G. T.M.E.: 'TO MATCH EXISTING' TO THE EXTENT POSSIBLE THE NEW STRUCTURE SHOULD MATCH THE SPECIFIC MATERIAL AND/OR DETAILS OF THE EXISTING HOME.

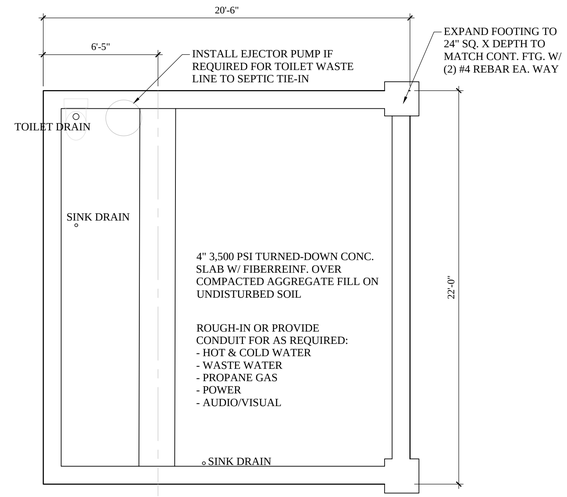
H. VENTILATION: BATHROOMS SHALL BE PROVIDED WITH MECHANICAL VENTILATION SYSTEMS WITH MIN. 50 CFMs WHERE NATURAL VENTILATION VIA AGGREGATE GLAZING OF 3 SF, ONE-HALF OF WHICH MUST BE OPERABLE IS NOT PROVIDED.

I. DESIGN CRITERIA: (SUPERCEDED BY STRUCTURAL ENGINEER WHERE APPLICABLE)

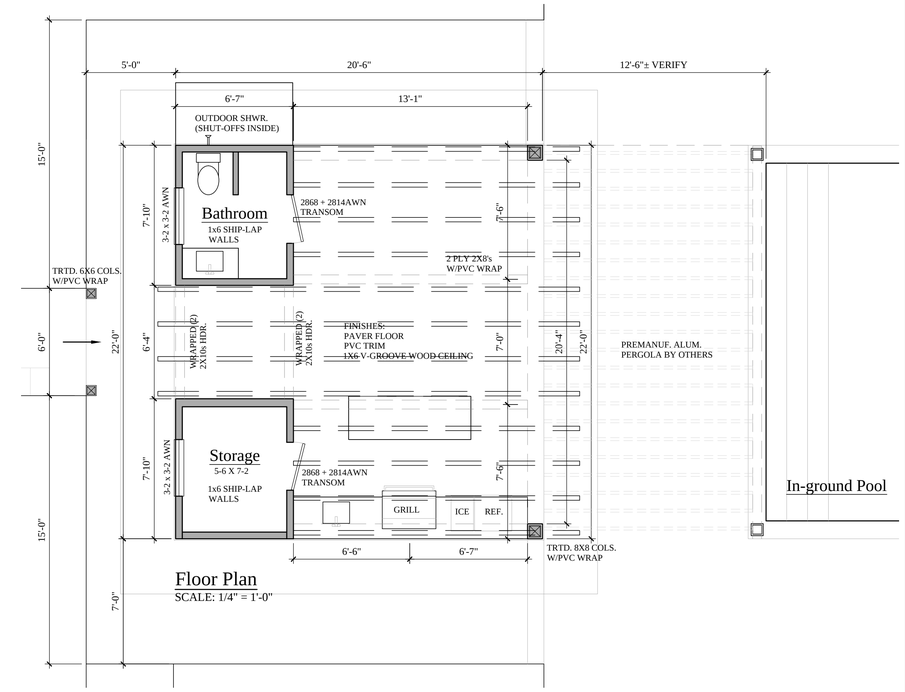
GROUND SNOW LOAD:	10 PSF
SLABS ON GRADE:	50 PSF
FLOOR LOAD:	40 L.L.+ 12 D.L. PSF
ROOF LOAD	20 L.L. + 15 D.L. PSF
WINDS SPEED:	120 MPH
WIND CATEGORY:	EXPOSURE B
SEISMIC DESIGN:	CATEGORY A
SOIL BEARING CAPACITY:	ASSUMED 1,500 PSF

FRAMING NOTES

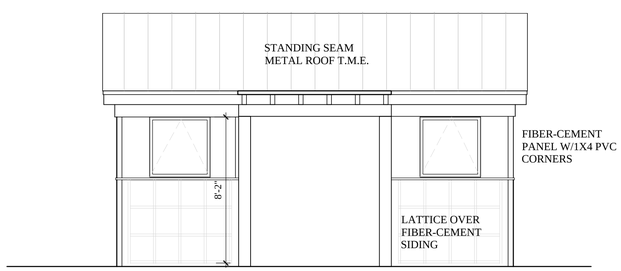
1. ALL FRAMING SHALL BE ROT RESISTANT TREATED MATERIAL UNLESS OTHERWISE NOTED. PRESSURE TREATED WITH ACQ PRESERVATIVE OR APPROVED EQUAL; MIN. .25 PCF RETENTION FOR FRAMING LUMBER NOT IN CONTACT WITH GROUND AND MIN. .40 PCF FOR LUMBER IN CONTACT WITH GROUND OR WITHIN CLOSE PROXIMITY TO GROUND WATER, I.E. POST ENDS IN BRACKETS; CUT ENDS EXPOSED OR WITH POTENTIAL MOISTURE CONTACT SHALL BE COATED WITH 1904A WOLMAN COPPERCOAT GREEN WOOD PRESERVATIVE OR EQ.
2. ALL RAFTER ENDS TO STUD CONNECTION: SIMPSON H2.5A @ EACH RAFTER; PROVIDE CONTINUOUS CONNECTION FROM RAFTERS TO FOUNDATION.
3. ALL FASTENERS, HANGERS & METAL PLATE CONNECTORS SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL 304 OR 316; INSTALL WITH THE MAXIMUM NUMBER OF FASTENERS PER MANUF. RECOMMENDATIONS. ALUMINUM SHALL NOT BE USED WITH TREATED WOOD.
4. ALL ENGINEERED WOOD FLOOR JOISTS AND BEAMS SHALL BE BY WEYERHAUSER, PARALAM PLUS OR APPROVED EQUAL & SHALL BE RATED FOR EXTERIOR EXPOSURE; FASTEN ALL ENGINEERED LUMBER PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL SUBMIT MANUFACTURER'S ENGINEERED LUMBER PLANS & DATA AS REQUIRED BY LOCAL JURISDICTION.
5. ALL STRUCTURAL LUMBER SHALL BE #2 SOUTHERN YELLOW PINE, KILN DRIED - MAX MOISTURE CONTENT 19%, M.O.E. OF 1,600,000; STUDS, BLOCKING AND UTILITY LUMBER MAY BE SOUTHERN YELLOW PINE. UNDER ALL BEAM ENDS, PROVIDE CONTINUOUS LOAD PATH TO FOUNDATION.
6. ANCHOR SILL PLATES TO MASONRY FOUNDATION PER DETAILS AND MIN. OF 1/2" DIAM. BOLTS AT 48" O.C. AND MAX. 12" FROM ALL BOARD ENDS. BOLTS SHALL BE EMBEDDED A MIN. OF 7" IN GROUTED MASONRY CELLS OR CONCRETE. ALIGN ANCHOR BOLTS WITH VERTICAL REINFORCING DOWELS WHERE LOCATED IN FOUNDATION WALLS AND SECURE WITH WIRE TIES.
7. THE ENDS OF EACH JOIST, BEAM OR GIRDER SHALL BEAR ON APPROVED JOISTS HANGERS OR HAVE NOT LESS THAN 1.5 INCHES OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3 INCHES ON MASONRY OR CONCRETE.



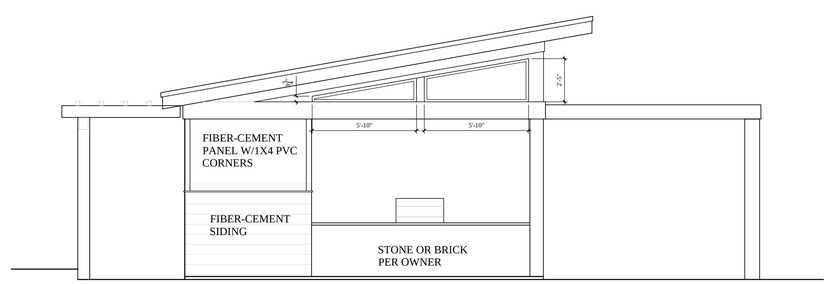
Foundation Plan
SCALE: 1/4" = 1'-0"



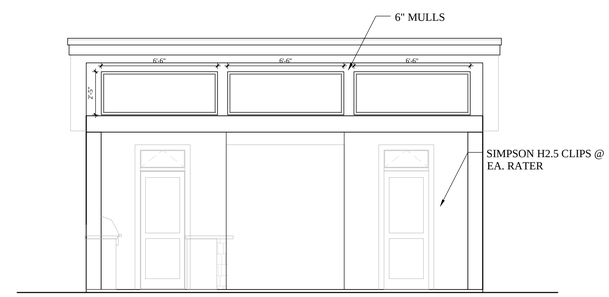
Floor Plan
SCALE: 1/4" = 1'-0"



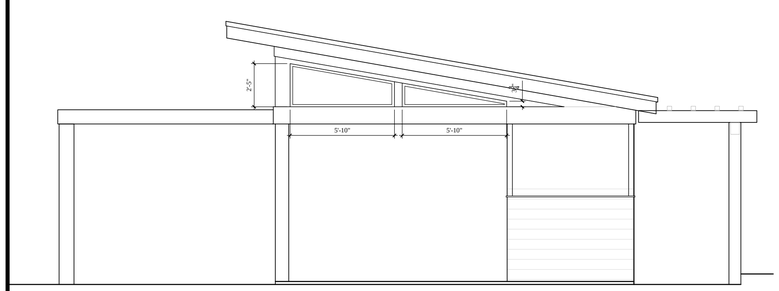
Front Elevation
SCALE: 1/4" = 1'-0"



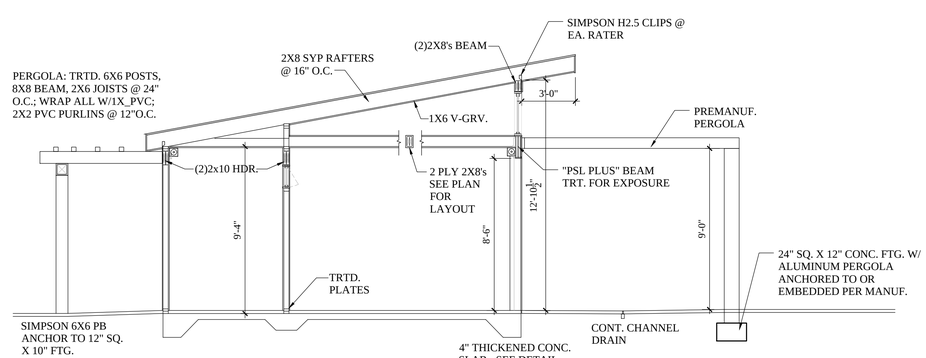
Right Elevation
SCALE: 1/4" = 1'-0"



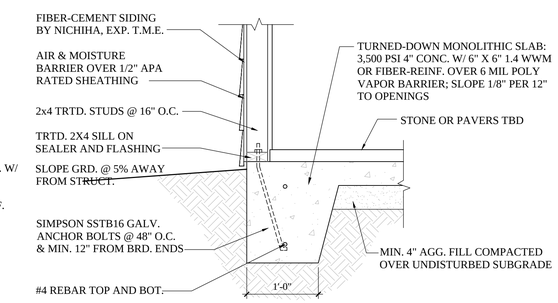
Rear Elevation
SCALE: 1/4" = 1'-0"



Left Elevation
SCALE: 1/4" = 1'-0"



A / A1 BUILDING SECTION
3/8" = 1'-0"



Revisions			
Symbol	Description	Date	Initials

BATTAGLIA design
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757-422-2255 757-422-6363 fax

Hudgins Residence
Pool and Pool Cabana
2031 Fair Oaks Lane
Suffolk, Virginia

Plan

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Date	6-28-21
Drawn	RGB
Checked	RGB
Project	

A1

of Sheets