



FIRST FLOOR PLAN

APPROXIMATE SQUARE FOOTAGES	
1ST FLOOR:	3,497 SQ. FT.
ROOM OVER GARAGE:	557 SQ. FT.
TOTAL LIVING AREA:	4,054 SQ. FT.
GARAGE:	752 SQ. FT.
FRONT PORCH:	177 SQ. FT.
REAR COV. PORCH:	264 SQ. FT.
DECK:	645 SQ. FT.
TOTAL SQUARE FOOTAGE:	5,892 SQ. FT.

UNMARKED DOOR AND WINDOW HEADER SPANS	
MEMBER	MAX. OPENING
(2) 2" X 4"	2'-7"
(2) 2" X 6"	3'-10"
(2) 2" X 8"	4'-10"
(2) 2" X 10"	5'-9"
(2) 2" X 12"	6'-10"

**INFORMATION IN THIS TABLE IS BASED ON A BUILDING WIDTH OF 36'-0" PER TABLES R602.7(1) AND R602.7(2) OF THE INTERNATIONAL RESIDENTIAL BUILDING CODE (V.R.C.). REFER TO TABLES R602.7(1) AND R602.7(2) OF V.R.C. FOR ADDITIONAL INFORMATION.

NOTE: 1ST FLOOR FINISH CEILING TO BE 9'-0" UNLESS OTHERWISE NOTED & ANGLED WALLS ARE AT 45 U.O.N.

NOTE: 1ST FLOOR TYPICAL DOOR HEIGHT IS 6'-8" UNLESS OTHERWISE NOTED.

NOTE: 1ST FLOOR WINDOW HEADERS TO BE SET @ 8'-0" H. ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED. PROVIDE WINDOW WELLS AS RECD.

NOTE: 1ST FLOOR EXTERIOR/INTERIOR WALLS TO BE NO. 2 (OR BETTER) 2X4 S.Y.P. STUDS AT 16" O.C. U.O.N.

NOTE: ALL WINDOWS ARE TO HAVE A .32 U FACTOR OR LESS PER TABLE M1102 OF THE VRC

NOTE: THE DOOR & WINDOW DIMENSIONS SHOWN ON THIS PLAN MAY VARY DEPENDING ON THE CHOSEN MANUFACTURER. CONTRACTOR MUST VERIFY & MEET EGROSS REQUIREMENTS.

NOTE: CONTRACTOR IS RESPONSIBLE FOR NOTIFYING CHOSN MANUFACTURERS OF WINDOW SIZES, MANUFACTURER FRAMING PLANS AND THESE DRAWINGS.

R602.7.5 SUPPORT FOR HEADERS. HEADERS SHALL BE SUPPORTED ON EACH END BY APPROVED FRAMING MEMBERS OR ANCHORAGE WITH TABLE R602.7(1) OR R602.7(2) OF THE INTERNATIONAL RESIDENTIAL BUILDING CODE (V.R.C.). THE FULL-HEIGHT STUD ADJACENT TO EACH END OF THE HEADER WITH 4-16d NAILS(3.5 INCHES X 0.135INCHES). THE MINIMUM NUMBER OF FULL-HEIGHT STUDS @ EACH END OF A HEADER SHALL BE IN ACCORDANCE WITH TABLE R602.7.5.	
TABLE R602.7.5 MINIMUM NUMBER OF FULL HEIGHT STUDS @ EACH END OF HEADERS IN EXTERIOR WALLS	
MAXIMUM HEADER SPAN (feet)	ULTIMATE DESIGN WIND SPEED AND EXPOSURE CATEGORY
4	<140mph Exp. B
6	<130mph Exp. C
8	<115mph Exp.B*
10	1
12	2
14	3
16	4
18	2

ALLOWABLE SPAN FOR LINTELS SUPPORTING MASONRY VENEER			
STEEL ANGLE SIZE ABOVE	NO. STORY ABOVE	ONE STORY ABOVE	TWO STORES
3" X 3" X 1/4"	6'-0"	4'-6"	3'-0"
4" X 3" X 1/4"	8'-0"	6'-0"	4'-6"
5" X 3" X 1/4"	10'-0"	8'-0"	6'-0"
6" X 3" X 1/2"	12'-0"	9'-6"	7'-0"
(2) 6" X 3-1/2" X 5/16"	20'-0"	12'-0"	9'-6"

**INFORMATION IN THIS TABLE IS BASED ON TABLE R703.7.3.1 OF THE VIRGINIA RESIDENTIAL BUILDING CODE (V.R.C.).

Window Schedule		
Description	Quantity	
Mark A-Temp	1	
Mark B	2	
Mark C Temp	2	
Mark D	1	
Mark E Temp	2	
Mark F Temp	2	
Mark G Temp	1	
Mark H	4	
Mark J	1	
Mark K	3	
	1	

EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS TO AVOID MISTAKES. THE DESIGNER OR ANYONE ASSOCIATED WITH THE DESIGNER, WILL NOT BE HELD LIABLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS.

A3

SHEET

JANUARY 16, 2023

DATE

21-143

JOB

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PLANS PREPARED FOR:

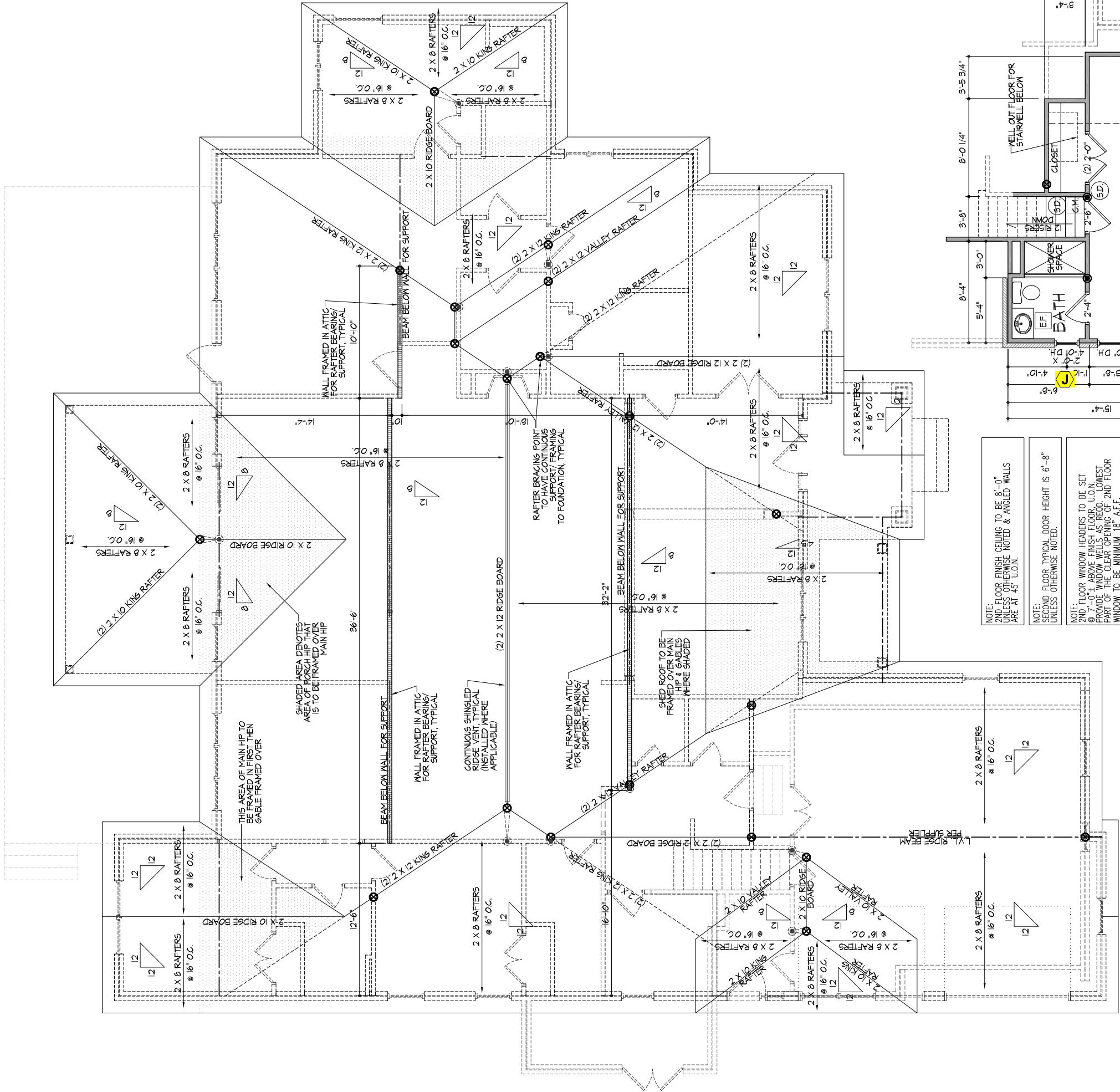
THE JONES RESIDENCE

FIRST FLOOR PLAN

REVISED

BY

DATE

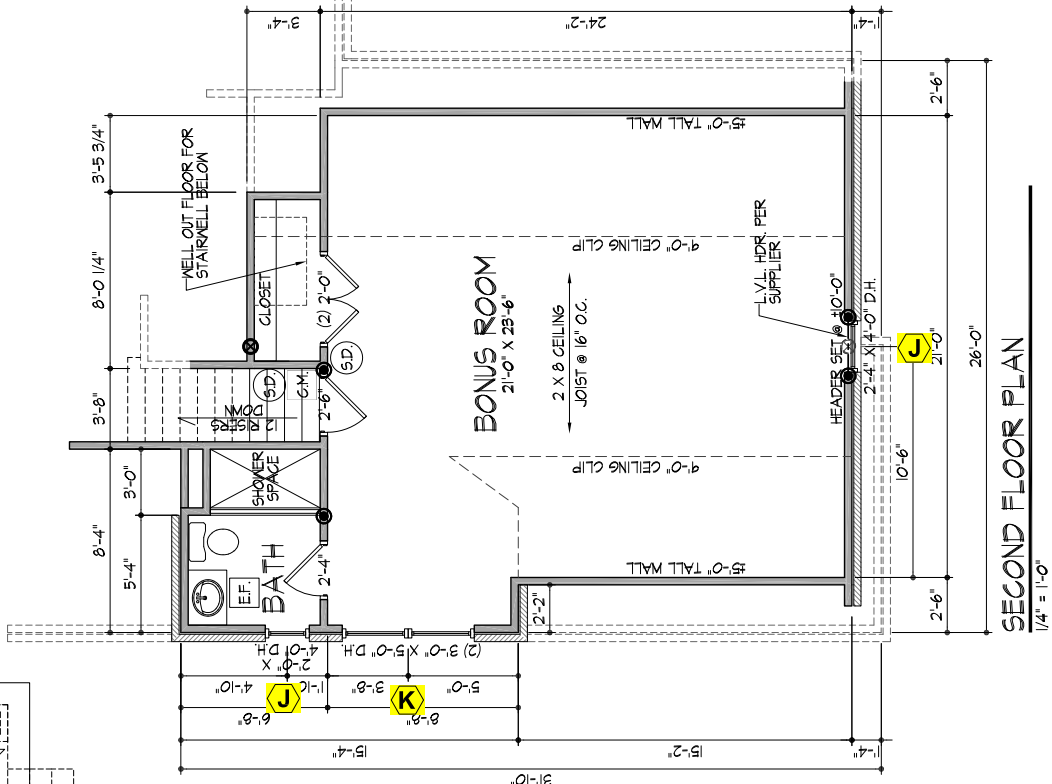


ROOF PLAN
1/4" = 1'-0"

- NOTE: TYPICAL ROOF OVERHANG IS 1'-5"± (MEASURED FROM OUTSIDE FACE OF STUD)
- NOTE: TWO ROOFS INTERSECT WITH DIFFERENT PITCHES. BLOCK TOP OF STUD WALLS AS REQ. TO LINE UP FASCIAS AT A 1'-5"± (MEASURED FROM OUTSIDE FACE OF STUD) OVERHANG
- NOTE: ALL RIDGE, VALLEY, HIP AND RAFTER BRACING IS TO BE ON LOAD BEARING WALLS/MEMBERS TO CARRY LOAD DOWN THROUGH ALL STRUCTURE LEVELS AND TERMINATE AT FOUNDATION LEVEL. CONTRACTOR TO NOTIFY DESIGNER IF ADDITIONAL BRACING SUPPORT IS REQUIRED.
- NOTE: PROVIDE STATIC VENTS AT ALL ROOF PROJECTIONS OR VENT TO MAIN

- NOTE: PROVIDE ICE AND WATER SHIELD ON ALL ROOFS WITH A PITCH OF 4 ON 12 OR LESS
- NOTE: FIELD VERIFY ALL BEARING HEIGHTS. ALL BEARING PLATE HEIGHTS ARE REFERENCED TO THE FIRST FLOOR FINISH FLOOR.
- NOTE: CONTRACTOR TO ENSURE STRUCTURE DOES NOT EXCEED MAXIMUM HEIGHT REQUIREMENTS.
- NOTE: CONTRACTOR IS RESPONSIBLE FOR NOTIFYING DESIGNER OF ANY DISCREPANCIES BETWEEN MANUFACTURER FRAMING PLANS AND THESE DRAWINGS.

- NOTE: 2ND FLOOR FINISH CEILING TO BE 8'-0" UNLESS OTHERWISE NOTED & ANGLED WALLS ARE AT 45° U.O.N.
- NOTE: SECOND FLOOR TYPICAL DOOR HEIGHT IS 6'-8" UNLESS OTHERWISE NOTED.
- NOTE: 2ND FLOOR WINDOW HEADERS TO BE SET @ 7'-0"± ABOVE FINISH FLOOR, U.O.N. PROVIDE WINDOW WELLS AS REQ. LOWEST PART OF THE CLEAR OPENING OF 2ND FLOOR WINDOW TO BE MINIMUM 18" A.F.F.
- NOTE: 2ND FLOOR WINDOW SILLS TO BE SET @ 18" MINIMUM ABOVE FINISH FLOOR
- NOTE: 2ND FLOOR EXTERIOR/INTERIOR WALLS TO BE NO. 2 (OR BETTER) 2X4 S.Y.P. STUDS AT 16" O.C. U.O.N.
- NOTE: EXTERIOR DOORS & WINDOWS SHALL BE ABLE TO WITHSTAND DIRECT PRESSURE LOAD OF MINIMUM 17-30 P.S.F. GARAGE DOORS SHALL BE ABLE TO WITHSTAND DIRECT PRESSURE LOADS OF MINIMUM +/- 25 P.S.F.
- NOTE: ATTIC ACCESS IS 22" X 30" MIN. AND IS TO BE FRAMED W/ A COVER BOX THAT HAS RIGID INSULATION (S.B. VALUE) APPLIED AND WEATHER STRIPPED AS REQUIRED.
- NOTE: THE DOOR & WINDOW DIMENSIONS SHOWN ON THIS PLAN MAY VARY DEPENDING ON THE CHOSEN MANUFACTURER. CONTRACTOR MUST VERIFY & MEET EGRESS REQUIREMENTS.
- NOTE: CONTRACTOR IS RESPONSIBLE FOR NOTIFYING DESIGNER OF ANY DISCREPANCIES BETWEEN MANUFACTURER FRAMING PLANS AND THESE DRAWINGS.



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

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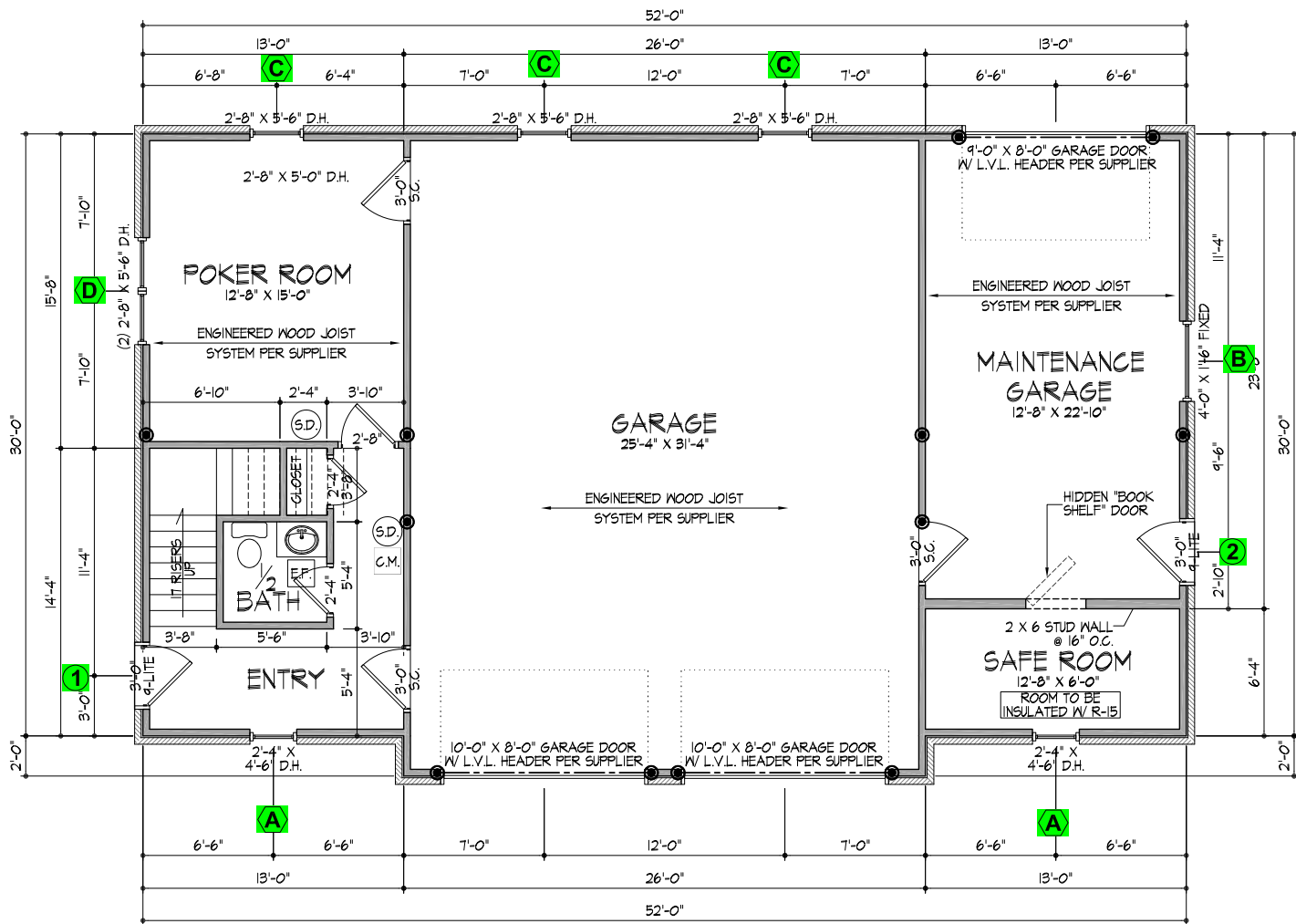
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PLANS PREPARED FOR:
THE JONES RESIDENCE
ROOF PLAN

REVISED	
BY	DATE



FIRST FLOOR PLAN

1/4" = 1'-0"

APPROXIMATE SQUARE FOOTAGES	
1ST FLOOR:	400 HT. SQ. FT.
2ND FLOOR:	1,147 HT. SQ. FT.
TOTAL LIVING AREA:	1,547 HT. SQ. FT.
GARAGE:	1,212 SQ. FT.
TOTAL SQUARE FTG.:	2,759 SQ. FT.

Garage Window Schedule

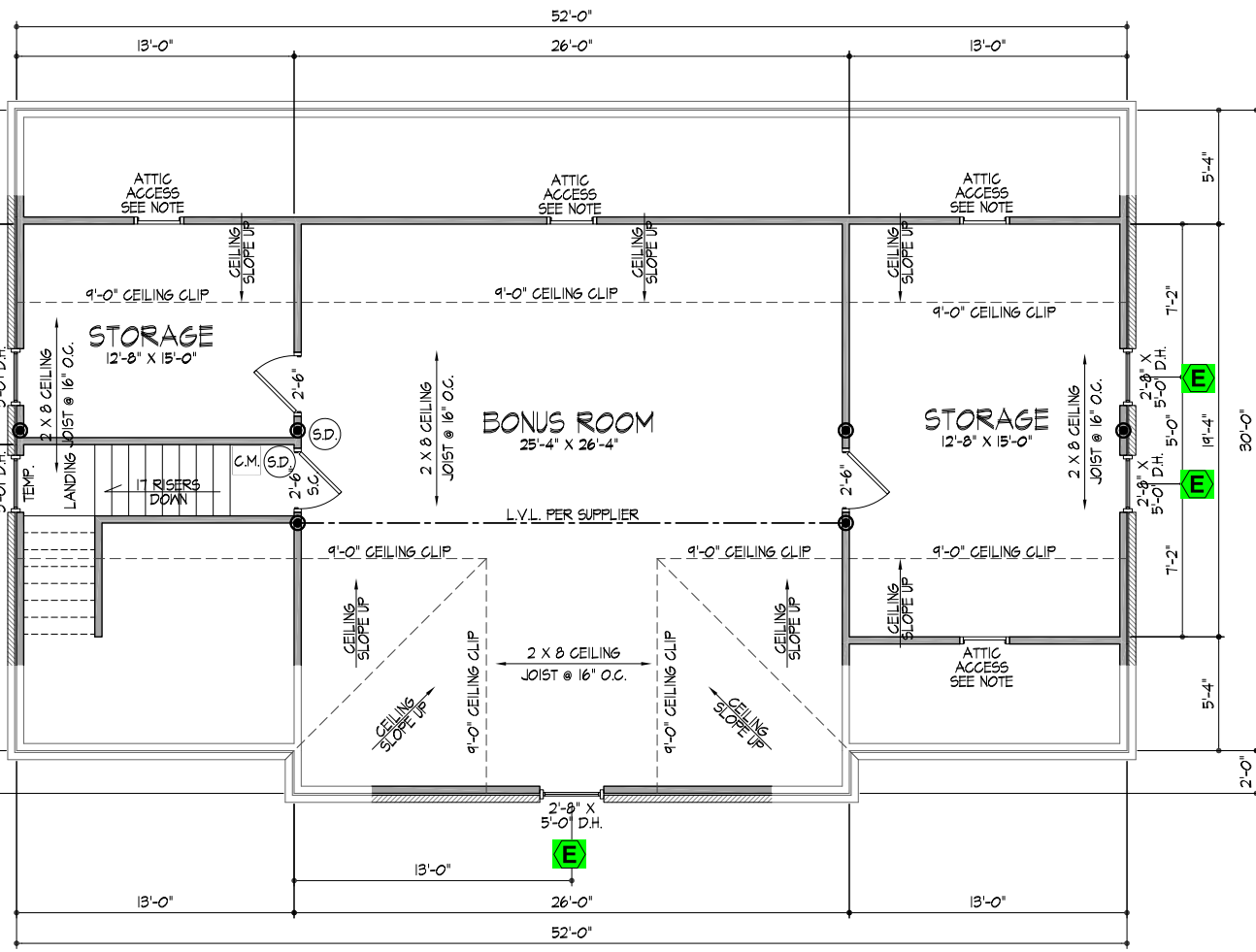
Description	Quantity
A Mark A	2
B Mark B	1
C Mark C	3
D Mark D	1
E Mark E Temp	1
F Mark E	4

NOTE: 1ST FLOOR FINISH CEILING TO BE 9'-0" UNLESS OTHERWISE NOTED & ANGLED WALLS ARE AT 45° U.O.N.	NOTE: FIRST FLOOR TYPICAL DOOR HEIGHT IS 6'-8" UNLESS OTHERWISE NOTED.	NOTE: 1ST FLOOR WINDOW HEADERS TO BE SET @ 7'-6"± ABOVE FINISH FLOOR, UNLESS OTHERWISE NOTED. PROVIDE WINDOW WELLS AS REQD.	NOTE: 1ST FLOOR EXTERIOR/INTERIOR WALLS TO BE NO. 2 (OR BETTER) 2X4 S.Y.P. STUDS AT 16" O.C. U.O.N.	NOTE: ALL WINDOWS ARE TO HAVE A .35 U FACTOR OR LESS PER TABLE N1102 OF THE IRC	NOTE: THE DOOR & WINDOW DIMENSIONS SHOWN ON THIS PLAN MAY VARY DEPENDING ON THE CHOSEN MANUFACTURER. CONTRACTOR MUST VERIFY & MEET EGRESS REQUIREMENTS.	NOTE: CONTRACTOR IS RESPONSIBLE FOR NOTIFYING DESIGNER OF ANY DISCREPANCIES BETWEEN MANUFACTURER FRAMING PLANS AND THESE DRAWINGS.
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R602.7.5 SUPPORT FOR HEADERS. HEADERS SHALL BE SUPPORTED ON EACH END WITH ONE OR MORE JACK STUDS OR WITH APPROVED FRAMING ANCHORS IN ACCORDANCE WITH TABLE 602.7(1) OR R602.7(2) THE FULL-HEIGHT STUD ADJACENT TO EACH END OF THE HEADER WITH 4-16d NAILS(3.5 INCHES X 0.135INCHES). THE MINIMUM NUMBER OF FULL-HEIGHT STUDS @ EACH END OF A HEADER SHALL BE IN ACCORDANCE WITH TABLE R602.7.5.	TABLE R602.7.5 MINIMUM NUMBER OF FULL HEIGHT STUDS @ EACH END OF HEADERS IN EXTERIOR WALLS	MAXIMUM HEADER SPAN (feet)	ULTIMATE DESIGN WIND SPEED AND EXPOSURE CATEGORY	
			<140mph Exp. B or <130mph Exp. C	<115mph Exp.B*
		4	1	1
		6	2	1
		8	2	2
		10	3	2
		12	3	2
		14	3	2
		16	4	2
		18	4	2

ALLOWABLE SPAN FOR LINTELS SUPPORTING MASONRY VENEER				
<u>STEEL ANGLE SIZE</u>		<u>NO STORY ABOVE</u>	<u>ONE STORY ABOVE</u>	<u>TWO STORIES</u>
<u>ABOVE</u>				
3 X 3 X 1/4		6'-0"	4'-6"	3'-0"
4 X 3 X 1/4		8'-0"	6'-0"	4'-6"
5 X 3-1/2 X 5/16		10'-0"	8'-0"	6'-0"
6 X 3-1/2 X 5/16		14'-0"	9'-6"	7'-0"
(2) 6 X 3-1/2 X 5/16		20'-0"	12'-0"	9'-6"
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UNMARKED DOOR AND WINDOW HEADER SPANS				
FIRST FLOOR	MEMBER		MAX. OPENING	
	(2) 2 X 4		2'-7"	
	(2) 2 X 6		3'-10"	
	(2) 2 X 8		4'-10"	
	(2) 2 X 10		5'-9"	
	(2) 2 X 12		6'-10"	
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SECOND FLOOR PLAN

1/4" = 1'-0"

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PLANS PREPARED FOR:
 THE JONES RESIDENCE
 GARAGE FLOOR PLANS



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