

THE JONES RESIDENCE



CODE INFORMATION

- 1) PLANS DRAWN TO COMPLY WITH:
- 2018 INTERNATIONAL RESIDENTIAL BUILDING CODE (I.R.C.)
 - 2018 VIRGINIA RESIDENTIAL CODE (V.R.C.)
 - 2018 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (N.D.S.)
 - ACSE-7 A.S.C.E. MINIMUM DESIGN LOADS FOR BUILDINGS & OTHER STRUCTURES
 - 9TH EDITION A.I.S.C. MANUAL OF STEEL CONSTRUCTION
 - ACI 318 A.C.I. BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
 - ACI 530 A.C.I. BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES

DESIGN LIVE LOADS (GRAVITY):			
LOCATION	LIVE	DEAD	LIVE LOAD DEFLECT. LIMIT
ROOF (WITH FINISHED CEILING):	20 PSF	10 PSF	L/240
ROOF (NO FINISHED CEILING):	20 PSF	10 PSF	L/180
CEILING (NO STORAGE ABOVE):	10 PSF	10 PSF	L/240
CEILING (STORAGE ABOVE):	20 PSF	10 PSF	L/240
FLOOR (NON-SLEEPING ROOM):	40 PSF	10 PSF	L/360
FLOOR (SLEEPING ROOM):	30 PSF	10 PSF	L/360
DECKS:	60 PSF	10 PSF	L/360
WALLS:			L/240

DESIGN LIVE LOADS (LATERAL):	
WIND SPEED:	VULT =117-123 VAND =89-93, EXPOSURE "B"
SEISMIC:	PER THE 2018 V.R.C.

2) ALLOWABLE SOIL BEARING PRESSURE IS ASSUMED TO BE 1,500 P.S.F. FOR DESIGN PURPOSES. ACTUAL SOIL BEARING VALUES MAY BE VERIFIED BY CONTRACTOR AND R401.4. IF ACTUAL SOIL BEARING VALUES ARE FOUND TO BE LESS THAN ASSUMED VALUE, CONTRACTOR MUST NOTIFY THE DESIGNER BEFORE CONSTRUCTION BEGINS.

3) DETACHED ONE AND TWO FAMILY DWELLINGS SHALL MEET THE PRESCRIPTIVE REQUIREMENTS OF CHAPTER 11 OF THE V.R.C. OR SHALL COMPLY WITH THE INTERNATIONAL ENERGY CONSERVATION CODE. A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN AT THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL BE COMPLETED BY THE BUILDER AND SHALL LIST THE PREDOMINANT R-VALUES OF THE INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION, SLAB, CRAWLSPACE WALL AND/OR FLOOR AND DUCTS OF CONDITIONED SPACES, U-FACTORS FOR FENESTRATION AND SOLAR HEAT GAIN, COEFFICIENT OF FENESTRATION. THE CERTIFICATE SHALL ALSO LIST THE TYPE OF AND EFFICIENCY OF HEATING, COOLING AND SERVICE WATER HEATING.

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

FOUNDATION VENTILATION CALCULATIONS	
TOTAL AREA TO BE VENTED:	3,497 SQ. FT.
TOTAL AREA REQUIRED:	335 SQ. IN.
* VALUES BASED ON 1:1500 RATIO WITH A VAPOR BARRIER PRESENT IN THE CRAWL SPACE. REQUIRED VALUES TO BE BASED ON 1:150 RATIO IF NO VAPOR BARRIER IS USED IN CRAWL.	
ATTIC VENTILATION CALCULATIONS	
TOTAL AREA TO BE VENTED:	5,184 SQ. FT.
TOTAL AREA REQUIRED FOR INTAKE (EAVE/CORNICHE):	1,244 SQ. IN.
TOTAL AREA REQUIRED FOR EXHAUST (UPPER ROOF):	1,244 SQ. IN.
* VALUES BASED ON 1:300 RATIO (VAPOR BARRIER INSTALLED ON WARM SIDE OF CEILING). DOUBLE REQUIRED VALUES IF 1:150 RATIO USED (NO VAPOR BARRIER).	

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STRUCTURAL INFORMATION	
ROOF DESIGN: MAYFIELD DESIGNS, INC.	
FOUNDATION DESIGN: MAYFIELD DESIGNS, INC.	
WALL BRACING METHOD: CS-WSP	
STORIES:	1.5
BEDROOMS:	3
GARAGE BAYS:	2
FIREPLACE:	GAS
OPTIONS:	N.A.

LEGEND

	NEW STUD WALL CONSTRUCTION
	INTERIOR BEARING WALL
	MANUFACTURED WALL BRACING PANEL
	LATERAL LOAD RESISTING WALL SEGMENT
	BRICK VENEER
	STONE VENEER
	C.M.U. WALL
	WALL BELOW
	WALL OR ITEM TO BE DEMOLISHED
	WALLOPENING OR ITEM ABOVE ELEVATION TARGET
	POINT LOAD FROM ABOVE
	BRACE POINT FROM BELOW
	METAL STRAP TIE
	BRACED WALL LINE MARKER
	CARBON MONOXIDE DETECTOR
	EXHAUST FAN (VENT TO OUTSIDE)
	SMOKE DETECTOR
	G.F.I. RECEPTACLE
	SHOWER HEAD

ABBREVIATIONS

A.O.	ARCHED OPENING
BRG.	BEARING
BPP%	BRACED PANELS PROVIDED
BPR%	BRACED PANELS REQUIRED
BWL	BRACED WALL LINE
BWP	BRACED WALL PANEL
BWPL	BRACED WALL PANEL LENGTH
CLG.	CEILING
CIR.	CIRCLE
C.J.	CONTROL JOINT (SAW CUT)
C.M.U.	CONCRETE MASONRY UNIT
CNTR.	COUNTER
C.O.	CASED OPENING
CONT.	CONTINUOUS
CSM.	CASEMENT
C.T.	CERAMIC TILE
DBL.	DOUBLE
D.H.	DOUBLE HUNG
D.W.	DISH WASHER
DN./DWN.	DOWN
E.S.	EQUALLY SPACED
E.W.	EACH WAY
FLR.	FLOOR
FT.	FOOT/FEET
F.P.	FIREPLACE
G.W.B.	GYPSUM WALL BOARD
H.C.	HANDI-CAP ACCESSIBLE
HDR.	HEADER
HT.	HEATED
ID	IDENTIFICATION
I.R.B.C.	INTERNATIONAL RESIDENTIAL BUILDING CODE

JST.	JOIST
K.S.	KNEE SPACE
L.V.L.	LAMINATED VENEER LUMBER
L.T.	LAUNDRY TUB
M.E.	MATCH EXISTING
M.O.	MASONRY OPENING
MANU.	MANUFACTURER
MW.	MICROWAVE
N.A.	NOT APPLICABLE
NO.	NUMBER
OPN.	OPENING
OPT.	OPTIONAL
O.S.B.	ORIENTED STRAND BOARD
PIC.	PICTURE
PCKT.	POCKET
PLT.	PLATE
P.S.I.	POUNDS PER SQUARE INCH
P.S.F.	POUNDS PER SQUARE FOOT
P.T.	PRESSURE TREATED
REF.	REFRIGERATOR
REQD.	REQUIRED
RFR.	RAFTER
R.O.G.	ROOM OVER GARAGE
S.C.	SOLID CORE
S.D.	SMOKE DETECTOR
SLP.	SLOPE
SQ.	SQUARE
STP.	STEP

S.Y.P.	SOUTHERN YELLOW PINE
TEMP.	TEMPERED GLASS
T.&G.	TONGUE & GROOVE
T.B.D.	TO BE DESIGNED
TP.	TOP
TRANS.	TRANSOM
T.C.	TRASH COMPACTOR
TPL	TRIPLE
TRTD.	TREATED
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD

GENERAL NOTES

1) SOME ADJUSTMENTS MAY BE REQUIRED DEPENDING ON SITE CONDITIONS. ALL WORK SHALL BE DONE TO THE BEST PRACTICES OF THE TRADES AND ACCORDING TO THE ESTABLISHED STANDARDS AND IN ACCORDANCE WITH THE LATEST MUNICIPALITY, STATE OR NATIONAL BUILDING CODES.

2) CERTAIN DIMENSIONS MAY VARY ACCORDING TO THE MATERIAL USED AND/OR THE CONTRACTOR'S BUILDING METHODS. IF VARIATIONS EXIST BETWEEN THE BUILDING SITE AND PLANS, THE CONTRACTOR MUST ADVISE MAYFIELD DESIGNS INC. AS SOON AS POSSIBLE. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE MEASUREMENTS. CONTRACTOR SHALL COORDINATE AND VERIFY ALL DIMENSIONS PRIOR TO BEGINNING WORK.

3) THE STRUCTURE HAS BEEN DESIGNED ACCORDING TO CURRENT STANDARDS, USING A COMBINATION OF ENGINEERED WOOD MEMBERS AND CONVENTIONAL DIMENSION WOOD MEMBERS. ENGINEERED WOOD SUPPLIERS MAY PROPOSE COMPARABLE FRAMING SYSTEMS REQUIRING MODIFICATION TO THE FRAMING DESIGN SHOWN ON THESE DRAWINGS. THE SUPPLIER OR MANUFACTURER MUST SUPPLY THE BUILDER WITH ALL DESIGN CRITERIA FOR PROPER MODIFICATIONS REGARDING OTHER TRADES INVOLVED IN THE CONSTRUCTION. ALL STRUCTURAL DESIGN CHANGES MUST BE REVIEWED BY A LICENSED PROFESSIONAL ENGINEER.

4) THESE PLANS HAVE BEEN DRAWN ACCORDING TO HIGH-QUALITY STANDARDS AND PRACTICES AND ARE AN ACCURATE GUIDE TO BUILDING CONSTRUCTION. HOWEVER, LOCAL REGULATIONS AND LOCAL BUILDING CODE REQUIREMENTS VARY, AND AS SUCH, MAY REQUIRE CHANGES. THE BUILDING CONTRACTOR MUST REVISE AND ENSURE WITH HIS CLIENT THAT THE PLANS CONFORM TO ALL CURRENT GOVERNMENTAL AND/OR BUILDING CODE REQUIREMENTS IN THE MUNICIPALITY WHERE THE HOME WILL BE BUILT. THE CLIENT IS RESPONSIBLE FOR THE VERIFICATION OF MUNICIPAL REGULATIONS.

5) YOUR CITY OR STATE MAY REQUIRE THAT YOU HAVE A CERTIFIED ARCHITECT OR ENGINEER APPROVE YOUR PLANS AND AFFIX HIS SEAL TO THE PLANS FOR SAFETY REASONS OR PARTICULAR REGULATION.

6) MAYFIELD DESIGNS INC. WILL NOT ASSUME LIABILITY FOR MISHAPS BEFORE, DURING OR AFTER THE USE OF THESE PLANS FOR CONSTRUCTION.

7) THESE PLANS HAVE BEEN ORIGINALLY DRAWN MAYFIELD DESIGNS INC. (UNLESS OTHERWISE NOTED) AND ARE IT'S EXCLUSIVE PROPERTY. ANY REPRODUCTION IS STRICTLY FORBIDDEN.

FLOOR PLAN NOTES

1) BATH & SHOWER WALL COVERING: WALLS AND FLOOR OF BATHTUBS AND SHOWERS WITH A SHOWER HEAD SHALL HAVE NONABSORBENT SURFACES UP TO 6 FEET IN HEIGHT. CEMENT, FIBER-CEMENT AND CLASS III GYPSUM BACKERS, IN COMPLIANCE WITH ASTM C 1288, C 1325 OR C1178, INSTALLED AS PER THE MANUFACTURE'S RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUBS AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. INDICATE ON THE PLANS THE CERAMIC TILE WALL BACKER IN TUB AND SHOWER AREAS.

2) DESIGN PRESSURES: BUILDINGS AND PORTIONS THEREOF SHALL BE LIMITED BY WIND SPEED AS DEFINED IN TABLE R301.2(1) AND AS PER FIGURE R301.2(4) AND CONSTRUCTION METHODS IN ACCORDANCE WITH THIS CODE. THE ABOVE TABLE DEFINES CITY OF (SEE SITE PLAN) AS LOCATED IN THE 117-123 VULT MPH 3 SEC GUST AND NOMINAL 89-101 VASD IN ACCORDANCE WITH ASCE-7 2010, WHERE LOADS FOR WINDOWS, SKYLIGHTS AND EXTERIOR DOORS AND GARAGE DOORS ARE NOT OTHERWISE SPECIFIED, THE LOADS LISTED IN TABLE R301.2(2) ADJUSTED FOR HEIGHT AND EXPOSURE PER TABLE R301.2(3) SHALL BE USED TO DETERMINE LOAD PERFORMANCE FOR WINDOWS, DOORS, SIDING, AND ROOFING USE COLUMN FOR 115-130 MPH IN ABOVE TABLES.

3) WINDOW AND DOOR FENESTRATION: ALL EXTERIOR WINDOWS AND DOORS SHALL BE LABELED WITH A FENESTRATION U FACTOR OF 0.32 OR LESS AND A SOLAR HEAT GAIN FACTOR OF 0.40 OR LESS. ONE (1) OPAQUE DOOR PER HOME DOES NOT HAVE TO MEET THIS REQUIREMENT AND UP FIFTEEN (15) SQUARE FEET OF WINDOW AREA DOES NOT HAVE TO MEET THE FENESTRATION REQUIREMENTS. SHOW ON PLANS

4) WINDOWS FOR EMERGENCY ESCAPE AND RESCUE: PROVIDE NET OPENING OF 5.7 SQUARE FEET FOR BEDROOMS, HABITABLE ATTICS AND SLEEPING SPACES EXCEPT 5.0 SQUARE FEET FOR GRADE FLOOR ESCAPE WINDOWS. NOTE THAT THE SILL MUST BE NO HIGHER THAN 44 INCHES ABOVE THE INTERIOR FLOOR. MINIMUM OPENING HEIGHT IS 24 INCHES HEIGHT AND MINIMUM WIDTH IS 20 INCHES. SHOW THE WINDOW SIZES AND TYPES ON THE PLANS.

5) WINDOW SILL MINIMUM HEIGHT FOR ALL SECOND AND THIRD FLOOR WINDOWS: IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 12 INCHES ABOVE THE OUTSIDE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 18 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 18 INCHES SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4-INCH DIAMETER SPHERE CANNOT PASS. EXCEPTIONS: 1. WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4-INCH DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN IT IS OPENED IN ITS LARGEST OPENED POSITION; 2. OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM F 2006 OR F 2090. SHOW ON PLANS.

6) KITCHEN FIRE EXTINGUISHER: IN DWELLINGS THAT ARE NOT EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313, NOTE THE LOCATION OF A FIRE EXTINGUISHER HAVING A RATING OF 2-A:10-B:C OR AN APPROVED EQUIVALENT TYPE OF FIRE EXTINGUISHER WHICH SHALL BE INSTALLED IN THE KITCHEN AREA.

WALLS, EXTERIOR NOTES

1) LUMBER GRADE AND SPECIES: ALL LUMBER TO BE SOUTHERN YELLOW PINE #2 (S.Y.P. #2) UNLESS OTHERWISE NOTED.

2) BUILDING THERMAL ENVELOPE: THE BUILDING THERMAL ENVELOPE MUST BE DURABLY SEALED TO LIMIT INFILTRATION. THE FOLLOWING MUST BE CAULKED, GASKETED, WEATHER STRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL. 1). ALL JOINTS, SEAMS AND PENETRATIONS. 2). SITE WINDOWS, DOORS AND SKYLIGHTS. 3). OPENINGS BETWEEN WINDOWS AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING. 4). UTILITY PENETRATIONS. 5). DROPPED CEILINGS OR CHASES ADJACENT TO THERMAL ENVELOPE. 6). KNEE WALLS. 7). WALLS AND CEILINGS SEPARATING GARAGE FROM CONDITIONED SPACES. 8). BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS. 9). COMMON WALLS BETWEEN DWELLING UNITS. 10). ATTIC OPENINGS. 11). RIM JOIST JUNCTION. 12). OTHER SOURCES OF INFILTRATION

3) HEADER INSULATION R-3 USBC: GAPS IN HEADERS MUST BE INSULATED TO A MINIMUM OF R-3

4) WALL CORNER CAVITY R-3 USBC: GAPS IN CORNERS MUST BE INSULATED TO A MINIMUM OF R-3

5) EXTERIOR WALL INSULATION: R15 OR R13+1 (R13 INSULATION IN THE CAVITY AND R-1 ON THE EXTERIOR SHEATHING.

6) FIREBLOCKING REQUIRED: FIRE BLOCKING SHALL BE PROVIDED TO CUT-OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIRE BLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS. (1). IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES, ALSO VERTICALLY AT CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET. (2). AT ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS, AND COVE CEILINGS. (3). IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. (4). AT OPENINGS AROUND VENTS, PIPES, AND DUCT AT CEILING AND FLOOR LEVEL, WITH AN APPROVED PRODUCT TO RESIST THE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. (5). FIRE BLOCKING OF CHIMNEYS AND FIREPLACES SEE R1003.19. (6). FIRE BLOCKING OF CORNICES OF A TWO FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

7) ANCHOR BOLTS: PROVIDE ½ INCH DIAMETER ANCHOR BOLTS, IN SILL AND BOTTOM PLATES, SPACED A MINIMUM OF 6 FEET ON CENTER AND A MAXIMUM OF 1 FOOT FROM THE ENDS OF SILL PLATES. ANCHOR BOLTS MUST BE EMBEDDED A MINIMUM OF 7 INCHES INTO MASONRY CELLS AND CONCRETE.

8) EXTERIOR STUDS CONTINUOUS: EXTERIOR WALLS OF WOOD FRAME CONSTRUCTION SHALL HAVE STUDS THAT ARE CONTINUOUS FROM A SUPPORT AT THE BOTTOM PLATE TO A SUPPORT AT THE TOP PLATE TO RESIST LOADS PERPENDICULAR TO THE WALL. THE SUPPORT SHALL BE A FOUNDATION OR FLOOR AND A CEILING OR ROOF DIAPHRAGM.

9) JACK AND KING STUDS: HEADERS MUST BE SUPPORTED ON EACH END BY ONE OR MORE JACK STUDS AS PER TABLE R602.7(1) AND (2). A KING STUD MUST BE ADJACENT TO THE JACK STUD ON EACH END OF THE HEADER AND NAILED TO THE HEADER WITH 4-12D NAILS.

10) WEEPHOLES FOR BRICK VENEER: WEEP HOLE ARE REQUIRED IN THE OUTSIDE WYTHE OF MASONRY WALLS AT A MAXIMUM SPACING OF 33 INCHES ON CENTER. WEEP HOLES MUST BE AT LEAST 3/16 OF AN INCH IN DIAMETER AND LOCATED IMMEDIATELY ABOVE THE FLASHING.

FOUNDATION NOTES

1) FOOTING DEPTH (FROST LINE): THE BOTTOM OF ALL FOOTINGS MUST BE A MINIMUM OF 12 INCHES BELOW FINAL GRADE.

2) CONCRETE SLABS: ALL GARAGE SLABS, DRIVEWAYS, PATIOS, SIDEWALKS EXPOSED TO THE WEATHER MUST BE A MINIMUM OF 3000 PSI CONCRETE.

3) PIER MAXIMUM UNFILLED HEIGHT: THE UNSUPPORTED HEIGHT OF INTERIOR MASONRY PIERS SHALL NOT EXCEED TEN TIMES THEIR LEAST DIMENSION. WHEN HOLLOW CONCRETE MASONRY UNITS ARE USED FOR SOLATED INTERIOR PIERS TO SUPPORT BEAMS AND GIRDERS, THE CELLULAR SPACES SHALL BE FILLED SOLIDLY WITH CONCRETE OR TYPE M OR S MORTAR IF THEIR UNSUPPORTED HEIGHT IS MORE THAN FOUR TIMES THEIR LEAST DIMENSIONS.

4) PIER CAP: HOLLOW PIERS SHALL BE CAPPED WITH 4 INCHES OF SOLID MASONRY OR CONCRETE OR SHALL HAVE THE CAVITIES OF THE TOP COURSE FILLED WITH CONCRETE OR GROUT.

5) FOUNDATION VENTS: AT LEAST ONE FOUNDATION VENT MUST BE WITHIN 3 FEET OF EACH CORNER.

6) CRAWL SPACE GRADE: THE FINISH GRADE OF EXTERIOR-FLOOR SURFACE MUST BE AT OR ABOVE OUTSIDE FINISHED GRADE (UNLESS APPROVED DRAINAGE SYSTEM IS PROVIDED).

7) CRAWL SPACE HEIGHT: PROVIDE MINIMUM 12 INCHES TO GIRDERS AND 18 INCHES TO FLOOR JOISTS.

8) PRESSURE TREATED WOOD FASTENERS: FASTENERS, WASHERS AND STEEL BOLT NUTS IN CONTACT WITH PRESSURE TREATED PRESERVATIVE AND FIRE RETARDANT-TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER. EXCEPTION: ONE-HALF INCH DIAMETER OR GREATER STEEL BOLTS.

FLOOR NOTES

1) LUMBER GRADE AND SPECIES: ALL LUMBER TO BE SOUTHERN YELLOW PINE #2 (S.Y.P. #2) UNLESS OTHERWISE NOTED.

2) STRUCTURAL BEARING SUPPORT: MINIMUM BEARING AT THE ENDS OF EACH JOIST, BEAM OR GIRDER SHALL BE NOT LESS THAN 1.5 INCHES ON WOOD OR METAL AND NOT LESS THAN 3 INCHES ON MASONRY OR CONCRETE. EXCEPTION: WHERE SUPPORTED ON A 1 INCH-BY-4-INCH RIBBON STRIP AND NAILED TO THE ADJACENT STUD OR BY THE USE OF APPROVED JOIST HANGERS.

3) FLOORS, DRAFT-STOPPING: WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT STOPS SHALL BE INSTALLED SO THAT THE CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET. DRAFT STOPPING SHALL BE INSTALLED SO AS TO DIVIDE THE SPACE EVENLY. DRAFT STOPPING IS REQUIRED IN SUSPENDED CEILINGS UNDER THE FLOOR SYSTEM AND WHEN FLOOR FRAMING IS CONSTRUCTED OF TRUSS TYPE OPEN WEB OR PERFORATED MEMBERS.

4)INSULATION: MIN. R19 REQUIRED.

WALLS, INTERIOR NOTES

1) FIREBLOCKING REQUIRED: FIRE BLOCKING SHALL BE PROVIDED TO CUT-OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIRE BLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS. (1). IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES, ALSO VERTICALLY AT CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET. (2). AT ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS, AND COVE CEILINGS. (3). IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. (4). AT OPENINGS AROUND VENTS, PIPES, AND DUCT AT CEILING AND FLOOR LEVEL, WITH AN APPROVED PRODUCT TO RESIST THE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. (5). FIRE BLOCKING OF CHIMNEYS AND FIREPLACES SEE R1003.19. (6). FIRE BLOCKING OF CORNICES OF A TWO FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

ROOF STRUCTURE NOTES

1) LUMBER GRADE AND SPECIES: (IDENTIFY THE LUMBER GRADE AND SPECIES OF WOOD TO BE USED FOR ROOF AND CEILING FRAMING MEMBERS.)

2) RAFTERS AND CEILING JOISTS, MINIMUM BEARING: MINIMUM BEARING AT THE ENDS OF EACH RAFTER OR CEILING JOIST SHALL BE NOT LESS THAN 1-1/2 INCHES OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3 INCHES ON MASONRY OR CONCRETE.

3) ATTIC ACCESS INSULATED AND SEALED: ALL ATTIC ACCESSES MUST BE INSULATED WITH AN R VALUE EQUIVALENT TO THE DIAPHRAGM THAT THEY PENETRATE. ALL ACCESSES MUST BE GASKETED AND CONSTRUCTED TO CONTAIN INSULATION SPILL OVER. THIS INCLUDES ATTIC PULL DOWN LADDERS MAY REQUIRE AN INSULATED HATCH AND GASKET. INSULATION MUST BE A MIN. OF R-49 OR R-38 WHEN 100% COVERAGE IS PROVIDED AND EXTENDS FULLY TO COVER WALL PLATE AT THE EAVES.

GARAGE NOTES

1) CONCRETE SLABS: PROVIDE MINIMUM 3000 PSI CONCRETE FOR GARAGE SLABS. SLOPE FLOOR FOR DRAINAGE TO DRAIN OR MAIN DOOR PER R309.3

2) OPENINGS FROM ATTACHED GARAGE INTO HOUSE: OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES PROHIBITED. PROVIDE OTHER OPENINGS BETWEEN A GARAGE AND RESIDENCE WITH SOLID WOOD DOORS NOT LESS THAN 1-5/8 INCHES IN THICKNESS, SOLID OR HONEYCOMB STEEL DOORS NOT LESS THAN 1-3/8 INCHES THICK, OR 20 MINUTE FIRE RATED DOORS.

3) GARAGE SEPARATION: SEPARATE GARAGE WALLS FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2 INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE. SEPARATE GARAGES BENEATH HABITUAL ROOMS ABOVE BY NOT LESS THAN 5/8 TYPE X GYPSUM BOARD OR EQUIVALENT. ALL STRUCTURAL ELEMENTS (STEEL COLUMN, STEEL BEAM OR BEARING WALL) SUPPORTING A CEILING OR ROOF ABOVE AN ATTACHED GARAGE MUST BE PROTECTED BY NOT LESS THAN 1/2 GYPSUM.

4) DUCT PENETRATIONS: PROVIDE MINIMUM 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIALS AND NO OPENINGS INTO GARAGE.

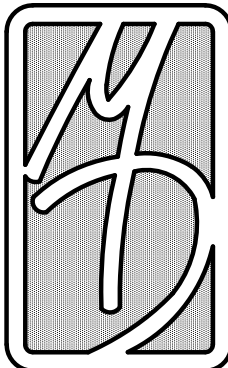
5) RETURN AIR: OUTDOOR AND RETURN AIR FOR FORCED-AIR SYSTEMS PROHIBITED FROM THE GARAGE.

REVISED	
BY	DATE

PLANS PREPARED FOR:

THE JONES RESIDENCE

COVER SHEET



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DATE JANUARY 16, 2023

JOB 21-143

SHEET

A1

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.



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

- NOTE:
8" C.M.U. BLOCK AT PORCHES, U.O.N.
8" C.M.U. BLOCK AT GARAGE, U.O.N.
- NOTE:
DIMENSIONS ARE TO FACE OF C.M.U. AND ARE TO MATCH FRAMING ABOVE
- NOTE:
PROVIDE SOLID FULL HEIGHT BLOCKING AT ALL POINT LOAD LOCATIONS
- NOTE:
PENETRATING DUCTS IN GARAGE WALL/CEILING ARE TO BE CONSTRUCTED OF MIN. No. 26 GAGE (.48mm) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO GARAGE. R302.5.2

- NOTE:
OUTDOOR & RETURN AIR FOR A FORCED-AIR HEATING OR COOLING SYSTEM SHALL NOT BE TAKEN FROM: CLOSET, BATHROOM, TOILET ROOM, KITCHEN, MECHANICAL ROOM, BOILER ROOM, FURNACE ROOM, UNCONDITIONED ATTIC OR OTHER DWELLING UNIT
- NOTE:
FOUNDATION VENTS SHALL COMPLY WITH SECTION R408. ONE VENT SHALL BE WITHIN 3'-0" OF EACH CORNER OF THE BUILDING

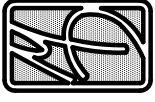
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A2

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JANUARY 16, 2023

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21-143

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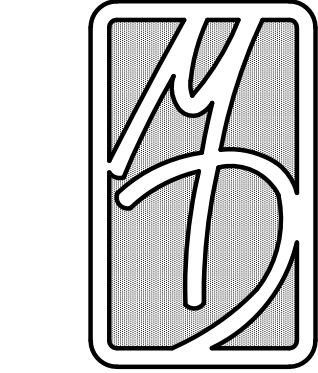
MAYFIELD DESIGNS, INC.

401 BRIARFIELD DR. CHESAPEAKE, VA 23322

PHONE: (757) 547-2191

WEBSITE: www.mayfielddesigns.com

EMAIL: tim@mayfielddesigns.com



PLANS PREPARED FOR:

THE JONES RESIDENCE

FOUNDATION PLAN

REVISED	
BY	DATE



FIRST FLOOR PLAN

STEEL ANGLE SIZE ABOVE	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES
3 X 3 X 1/4	6'-0"	4'-6"	3'-0"
3 X 3 X 1/4	8'-0"	6'-0"	4'-6"
4 X 3 X 1/4	10'-0"	8'-0"	6'-0"
5 X 3 X 1/2 X 5/16	14'-0"	9'-6"	6'-0"
6 X 3 X 1/2 X 5/16	20'-0"	12'-0"	9'-6"

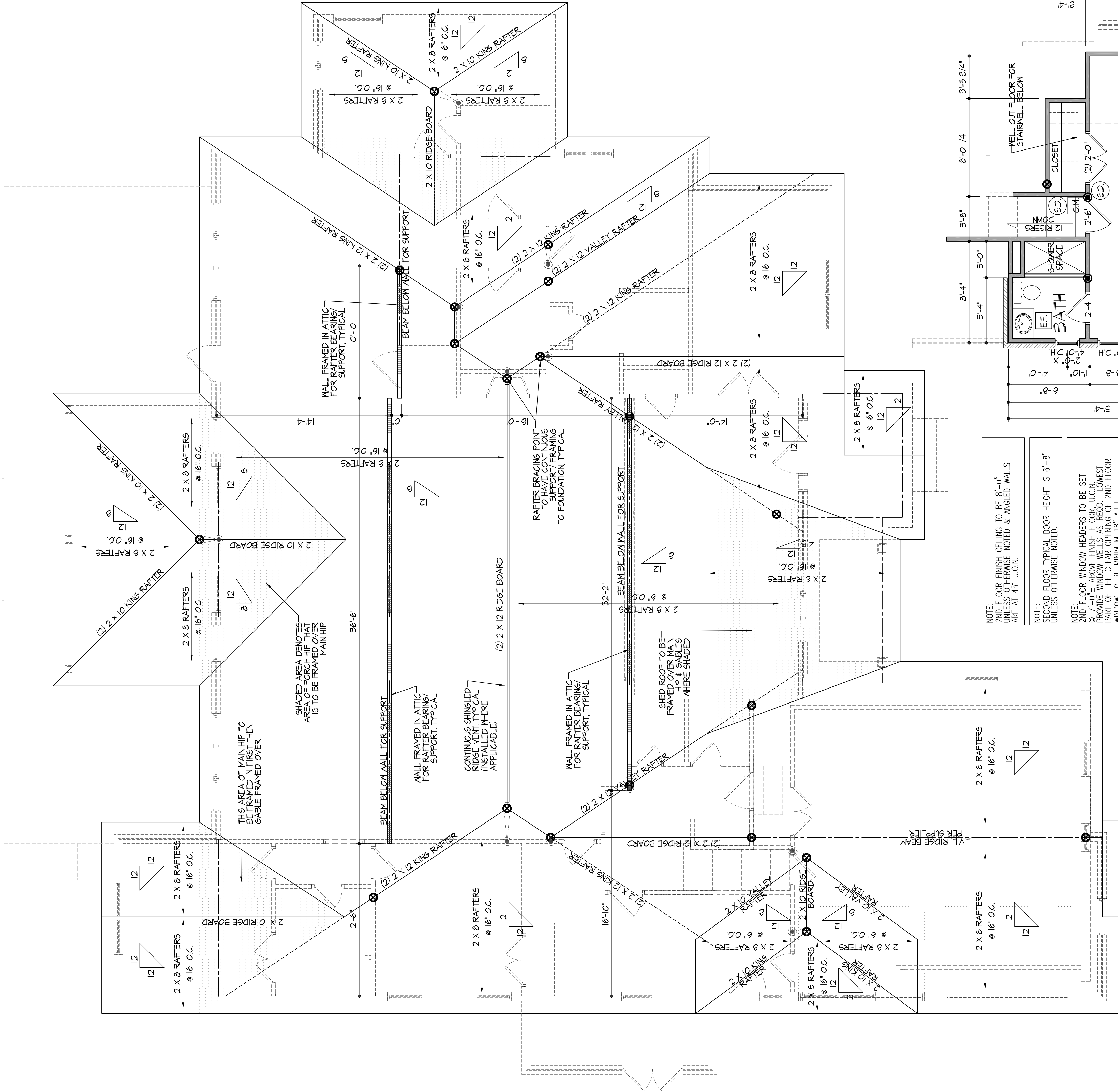
*INFORMATION IN THIS TABLE IS BASED ON TABLE R703.7.3.1 OF THE VIRGINIA RESIDENTIAL BUILDING CODE (V.R.C.).

NOTE: 1ST FLOOR FINISH CEILING TO BE 6'-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 @ 8'-0" ABOVE FINISH FLOOR, UNLESS OTHERWISE NOTED. PROVIDE WINDOW WELLS AS REQ'D.
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: WINDOWS ARE TO HAVE A .32 U FACTOR OR LESS PER TABLE N1102 OF THE VRC
NOTE: THIS PLAN & 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.

S PREPARED FOR: ONES RESIDENCE ST FLOOR PLAN			

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547-2191
EMAIL: tim@muyfielddesigns.com

The logo for Mayfield Design is a stylized 'M' and 'D' inside a square frame. Below the logo, the text 'MAYFIELD' is written in a large, bold, serif font. To the right of the logo, the text '401 BRIARFIELD DR. C1' is written in a smaller, sans-serif font. To the right of the address, the text 'PHONE: (75' is written in a smaller, sans-serif font. To the right of the phone number, the text 'WEBSITE: www.mayfielddesigns.com' is written in a smaller, sans-serif font.



ROOF PLAN

1/4" = 1'-0"

NOTE: TYPICAL ROOF OVERHANG IS 1'-5"± (MEASURED FROM OUTSIDE FACE OF STUD)

NOTE: WHEN TWO ROOFS INTERSECT WITH DIFFERENT PITCHES, BLOCK TOP OF STUD WALLS AS REQD. 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 BEAR ON AND BEARING WALLS/BEAMS TO CORRESPONDING LEVELS AND BE TERMINATED 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 REQD. 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

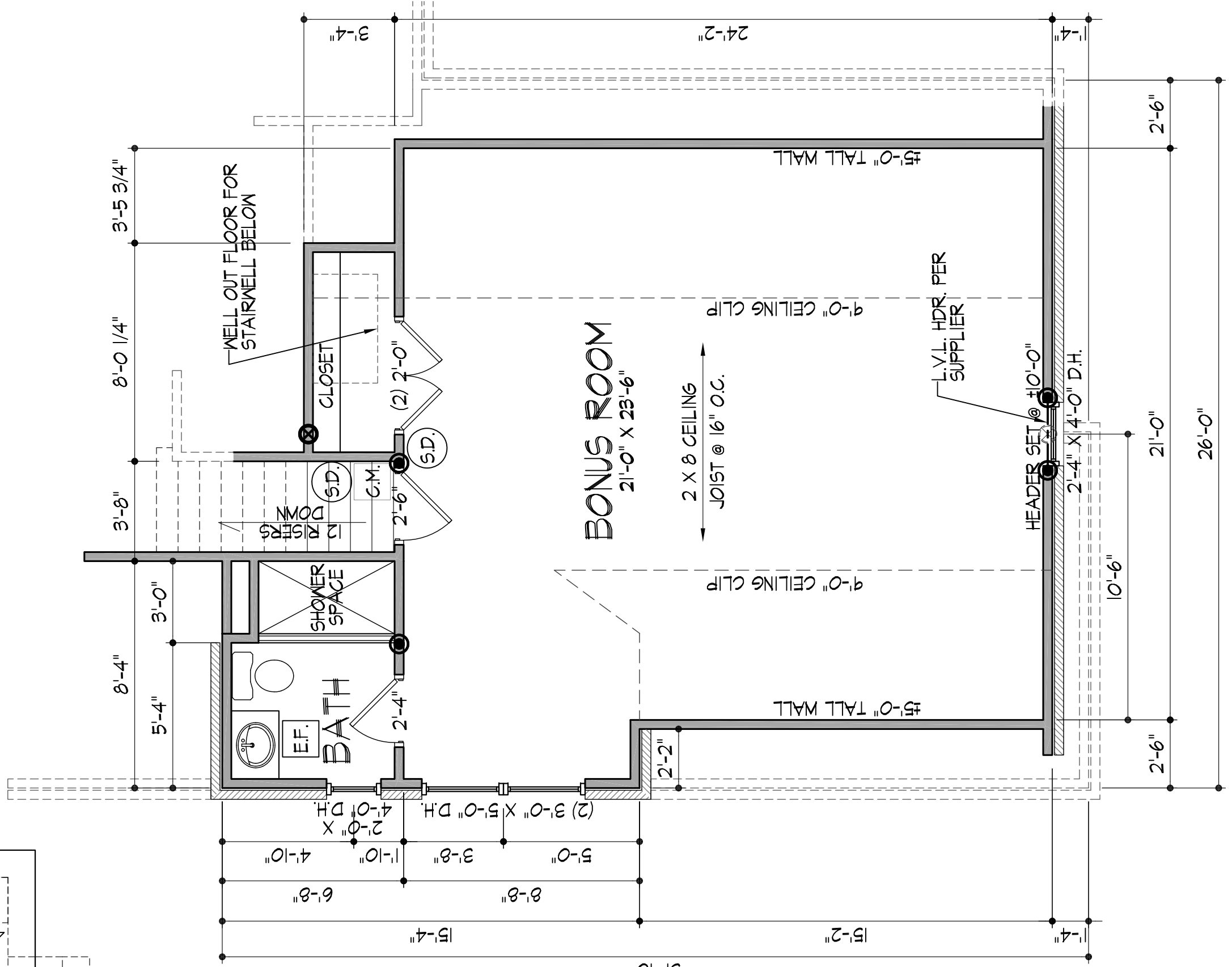
NOTE: 2ND FLOOR EXTERIOR/INTERIOR WALLS TO BE NO. 2 (OR BETTER) 2X4 S.P. STUDS AT 16" O.C. U.O.N.

NOTE: EXTERIOR DOORS & WINDOWS SHALL BE ABLE TO WITHSTAND DIRECT PRESSURE LOAD OF MINIMUM +/-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 (2 R - 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"

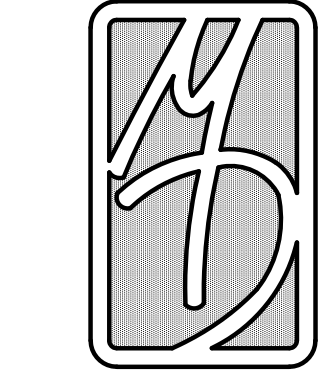
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A5

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PLANS PREPARED FOR:
THE JONES RESIDENCE
ROOF PLAN

REVISED	
BY	DATE

NOTE:
TYPICAL ROOF OVERHANG IS 1'-5"± (MEASURED FROM OUTSIDE FACE OF STUD)

NOTE:
WHEN TWO ROOFS INTERSECT WITH DIFFERENT PITCHES, BLOCK TOP OF STUD WALLS AS REQD. TO LINE UP FASCIAS AT A 1'-0"± (MEASURED FROM OUTSIDE FACE OF STUD) OVERHANG

NOTE:
ALL RIDGE, VALLEY, HIP AND RAFTER BRACING IS TO BEAR 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 MUST VERIFY WINDOW SIZES, STYLES & GRILLE PATTERNS SHOWN AS THEY MAY VARY DEPENDING ON THE CHOSEN MANUFACTURER.

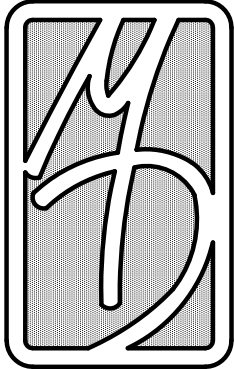
NOTE:
CONTRACTOR MUST VERIFY EXTERIOR DOOR SIZES, STYLES & GRILLE PATTERNS SHOWN AS THEY MAY VARY DEPENDING ON THE CHOSEN MANUFACTURER.

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PLANS PREPARED FOR:
THE JONES RESIDENCE
EXTERIOR ELEVATIONS



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SHEET: **A6**
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NOTE:
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NOTE:
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NOTE:
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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

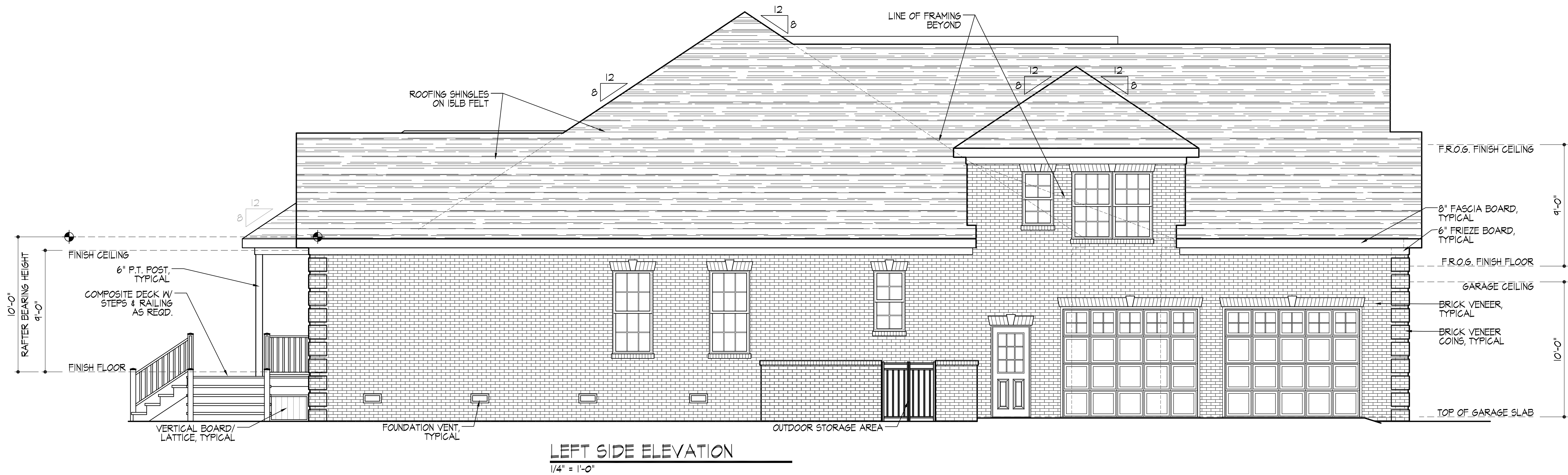
NOTE:
FIELD VERIFY ALL BEARING HEIGHTS. ALL BEARING PLATE HEIGHTS ARE REFERENCED TO THE FIRST FLOOR FINISH FLOOR.

NOTE:
CONTRACTOR TO ENSURE STRUCTURE DOES NOT EXCEED MAXIMUM HEIGHT REQUIREMENTS.

NOTE:
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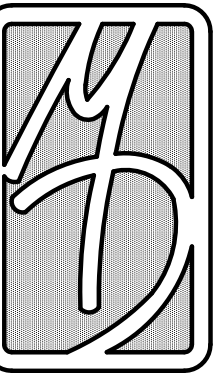
NOTE:
CONTRACTOR MUST VERIFY EXTERIOR DOOR SIZES, STYLES & GRILLE PATTERNS SHOWN AS THEY MAY VARY DEPENDING ON THE CHOSEN MANUFACTURER.

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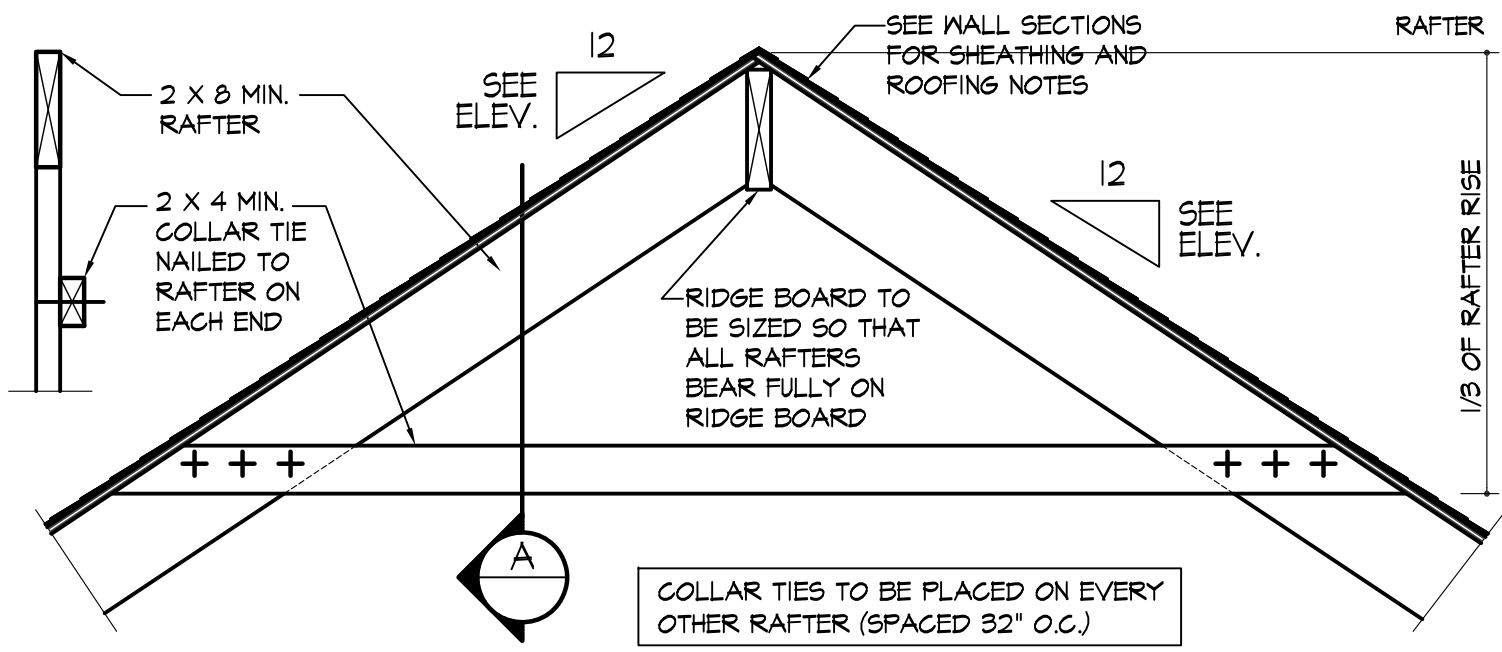
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EXTERIOR ELEVATIONS



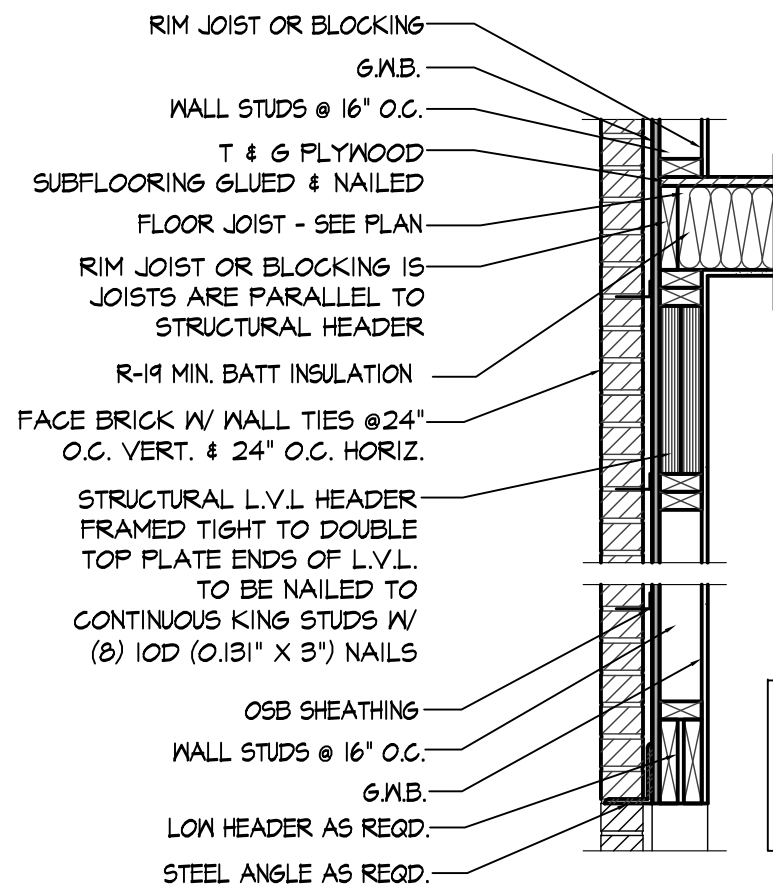
MAYFIELD DESIGNS, INC.
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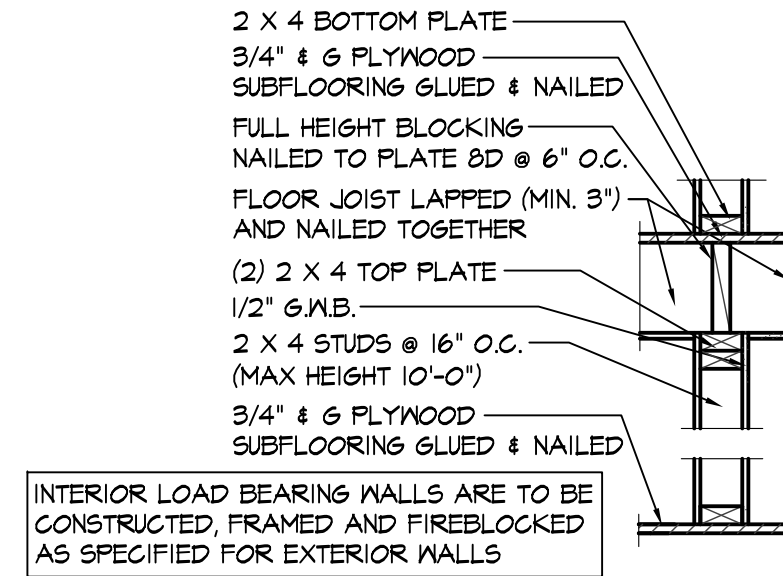
SECTION A



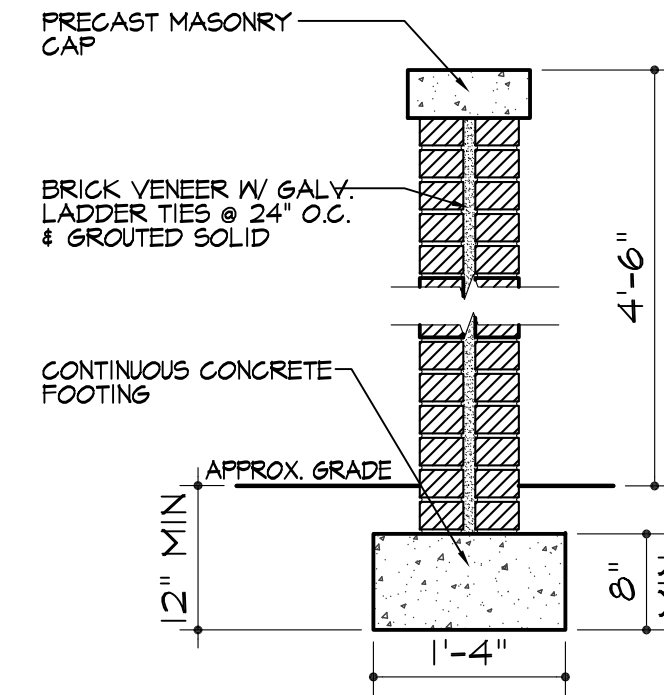
COLLAR TIE / RIDGE DETAIL
1 1/2" = 1'-0"



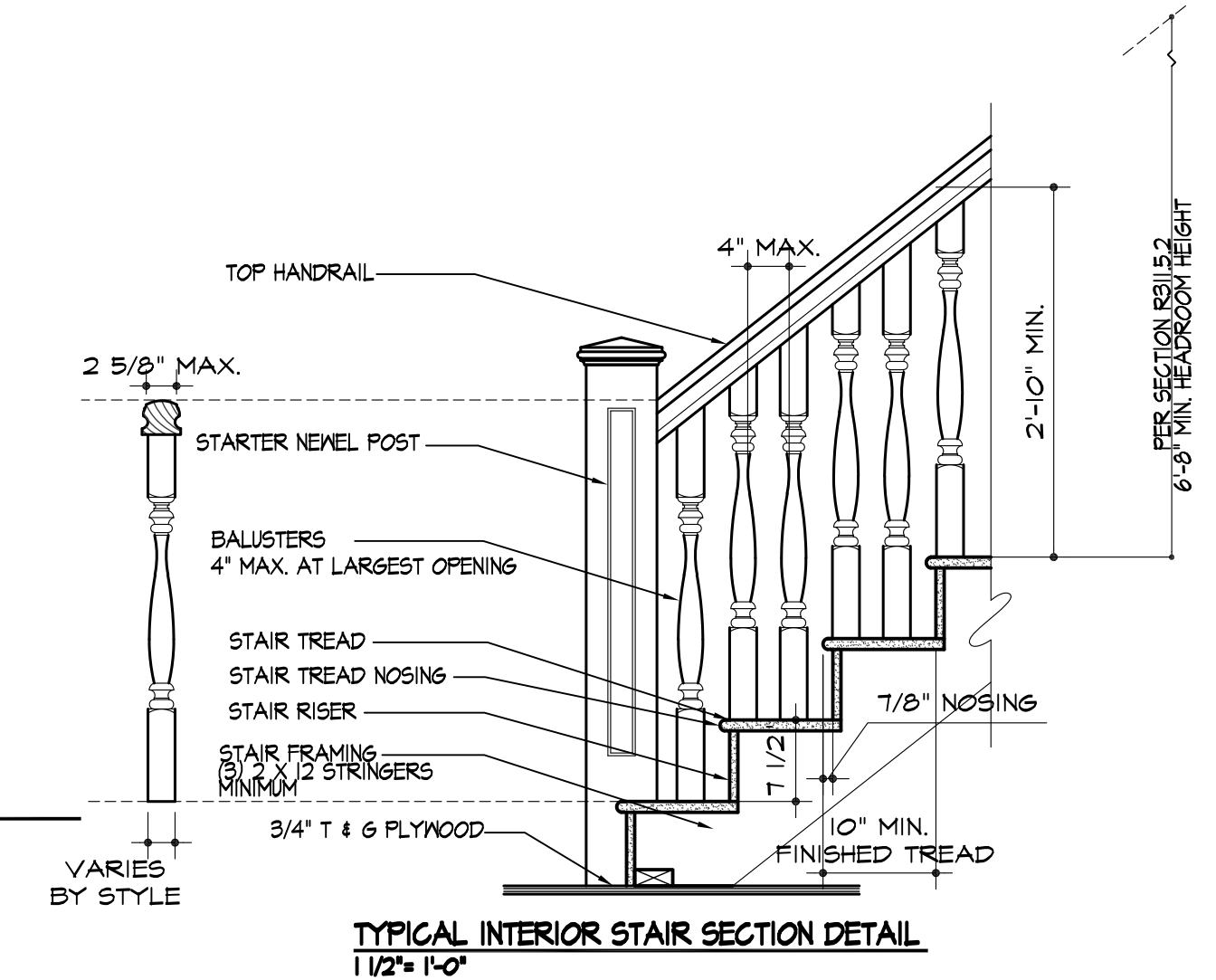
GARAGE HEADER SECTION
1 1/2" = 1'-0"



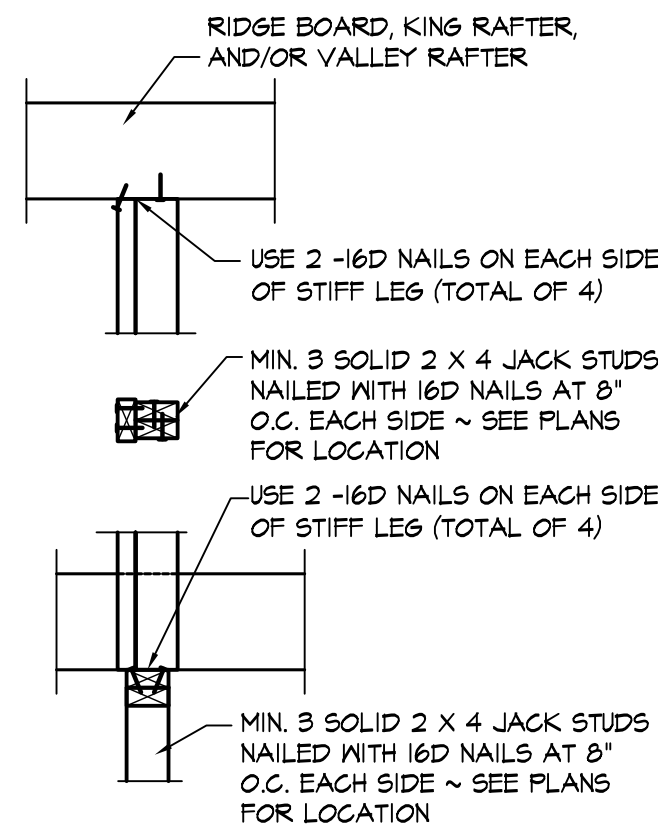
INTERIOR LOAD BEARING WALL
1 1/2" = 1'-0"



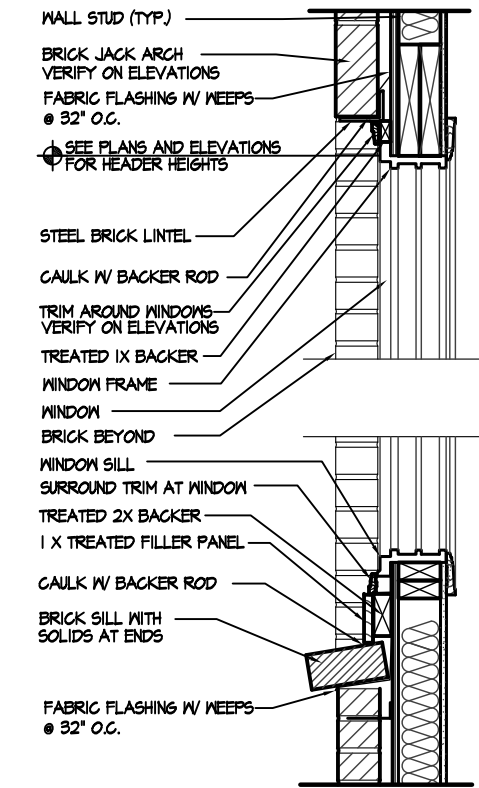
PRIVACY WALL DETAIL
3/4" = 1'-0"



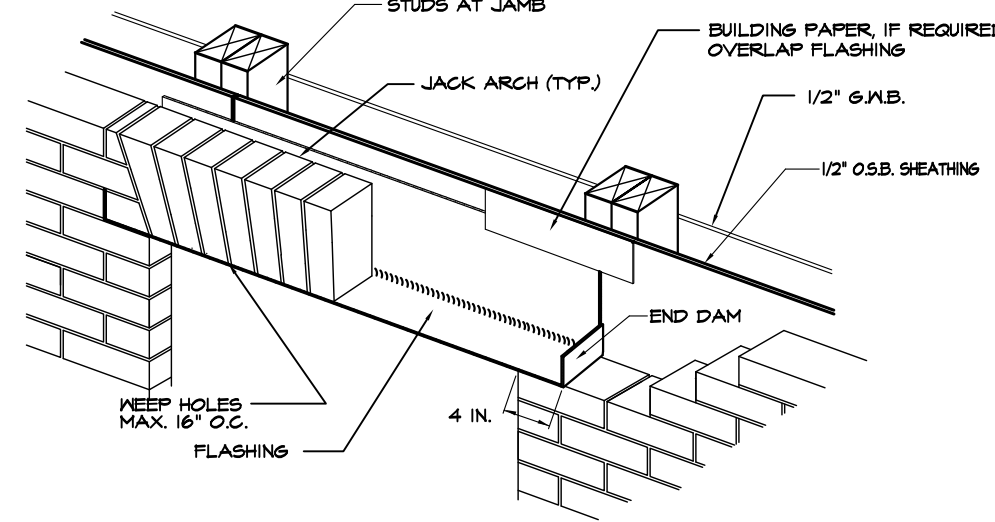
TYPICAL INTERIOR STAIR SECTION DETAIL
1 1/2" = 1'-0"



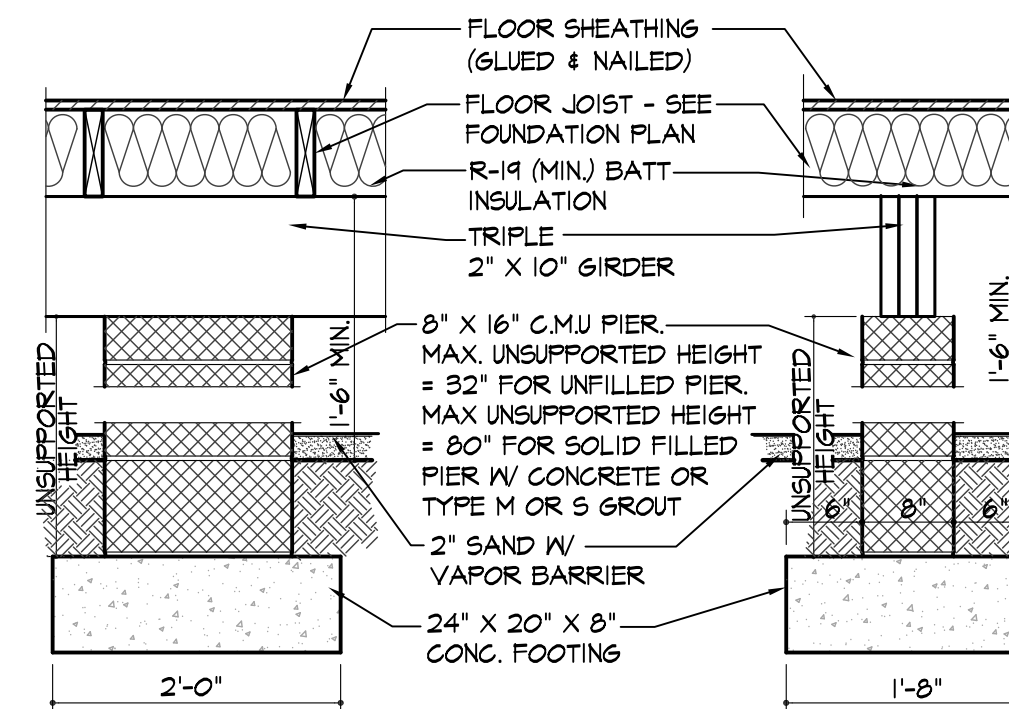
ROOF BRACING DETAIL
1 1/2" = 1'-0"



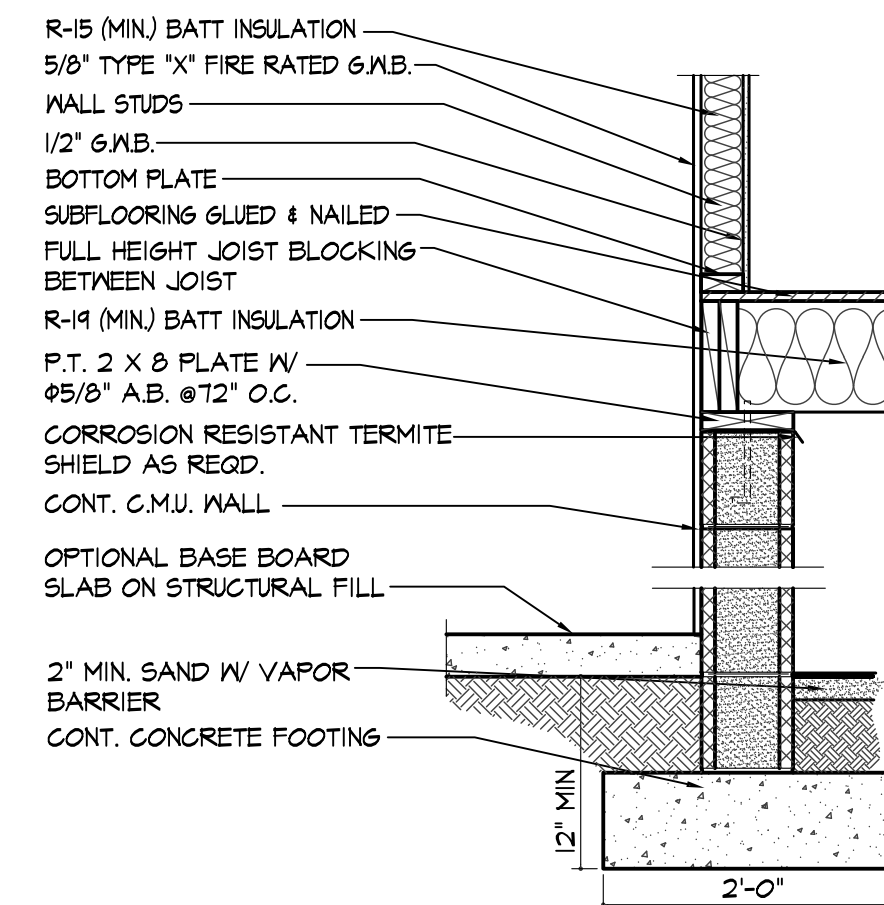
TYPICAL WINDOW WALL SECTION
1 1/2" = 1'-0"



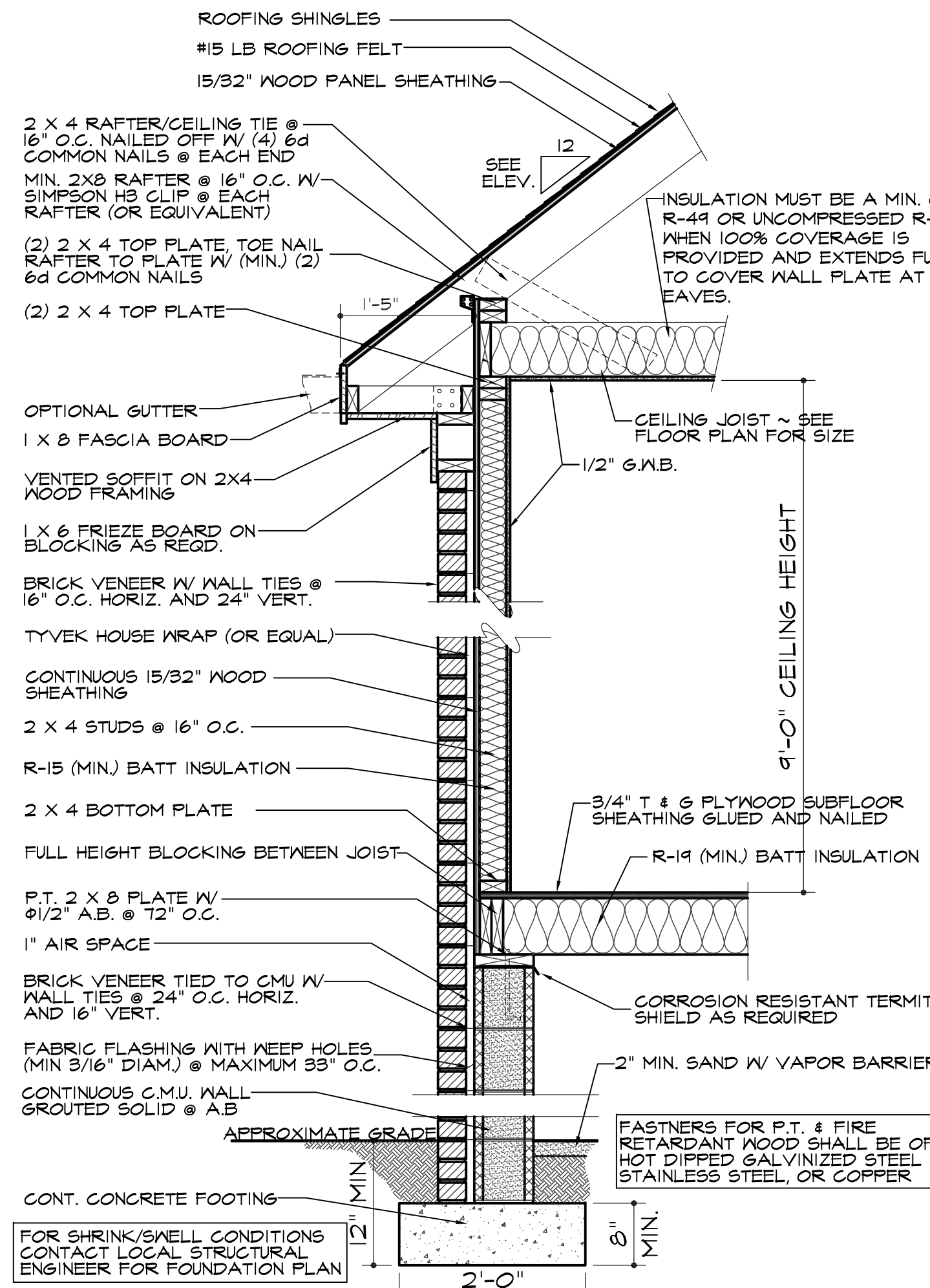
BRICK JACK ARCH FLASHING DETAIL (TYP.)
1 1/2" = 1'-0"



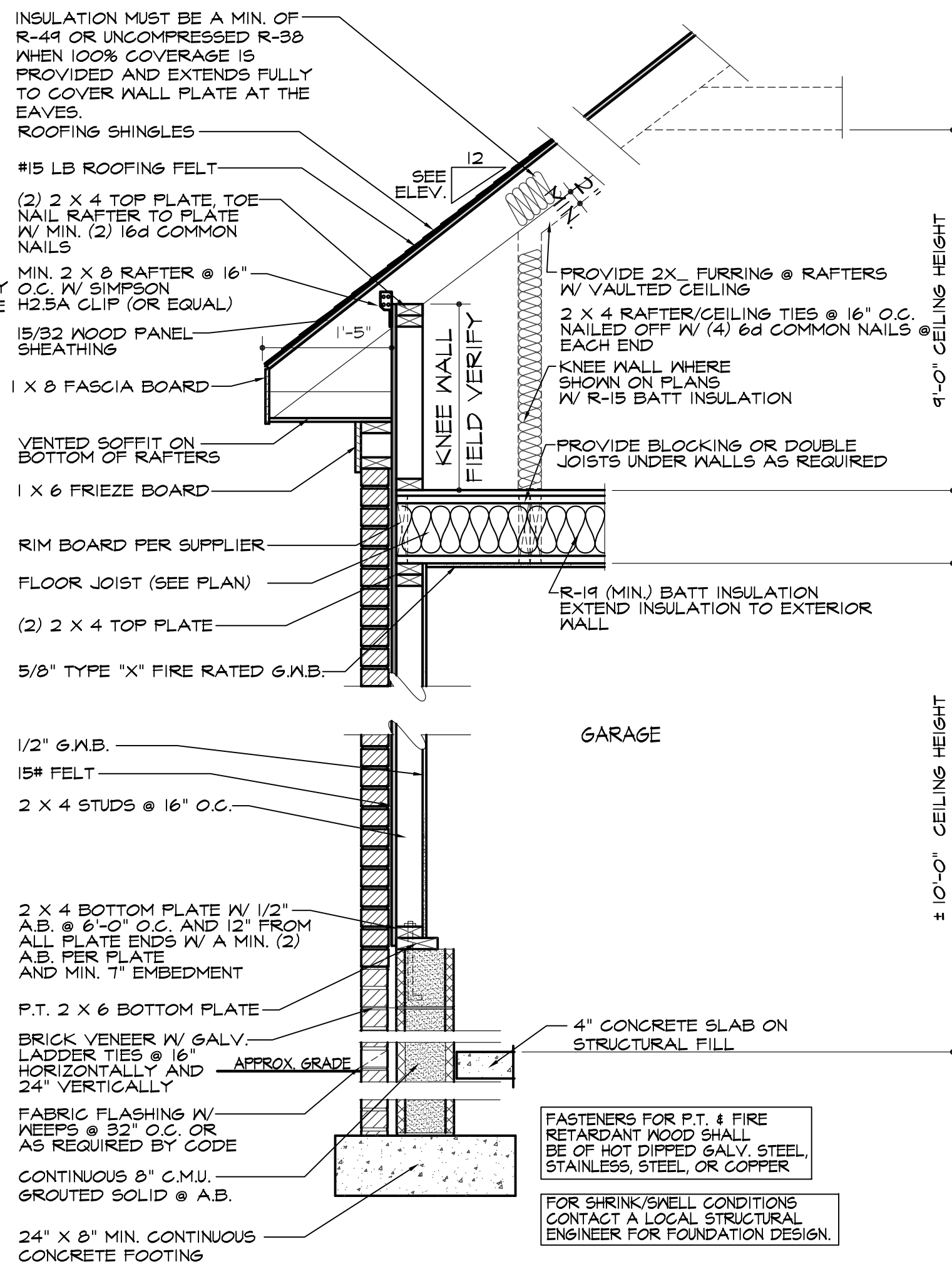
TYPICAL PIER DETAIL
1 1/2" = 1'-0"



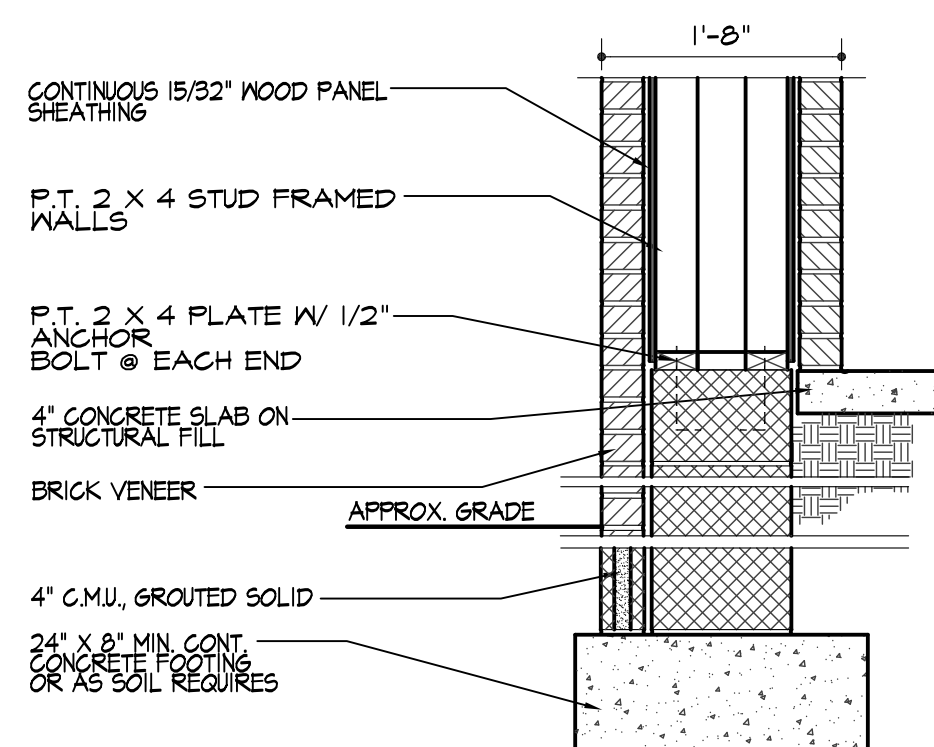
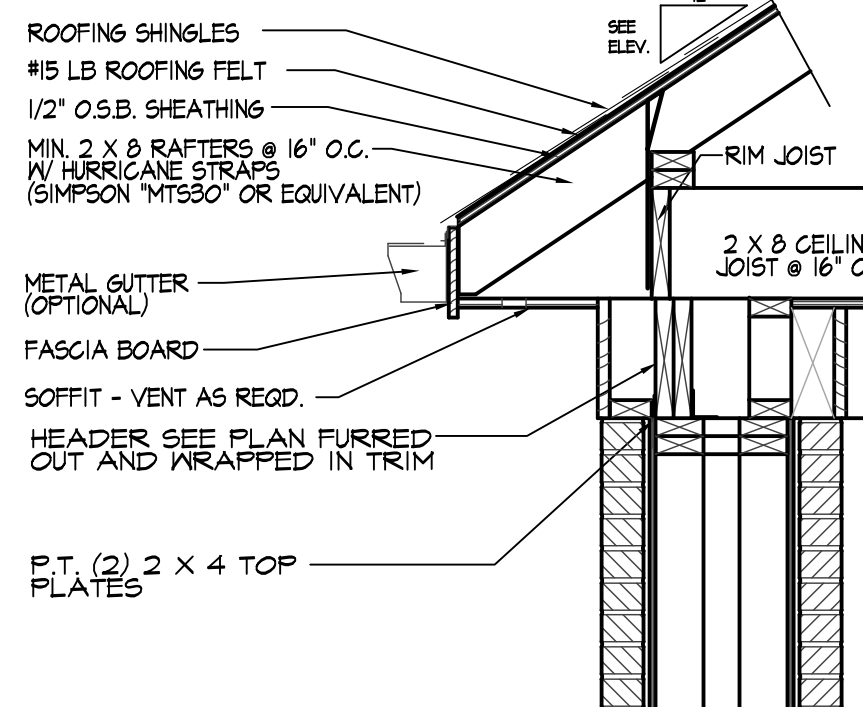
INTERIOR GARAGE WALL SECTION
1 1/2" = 1'-0"



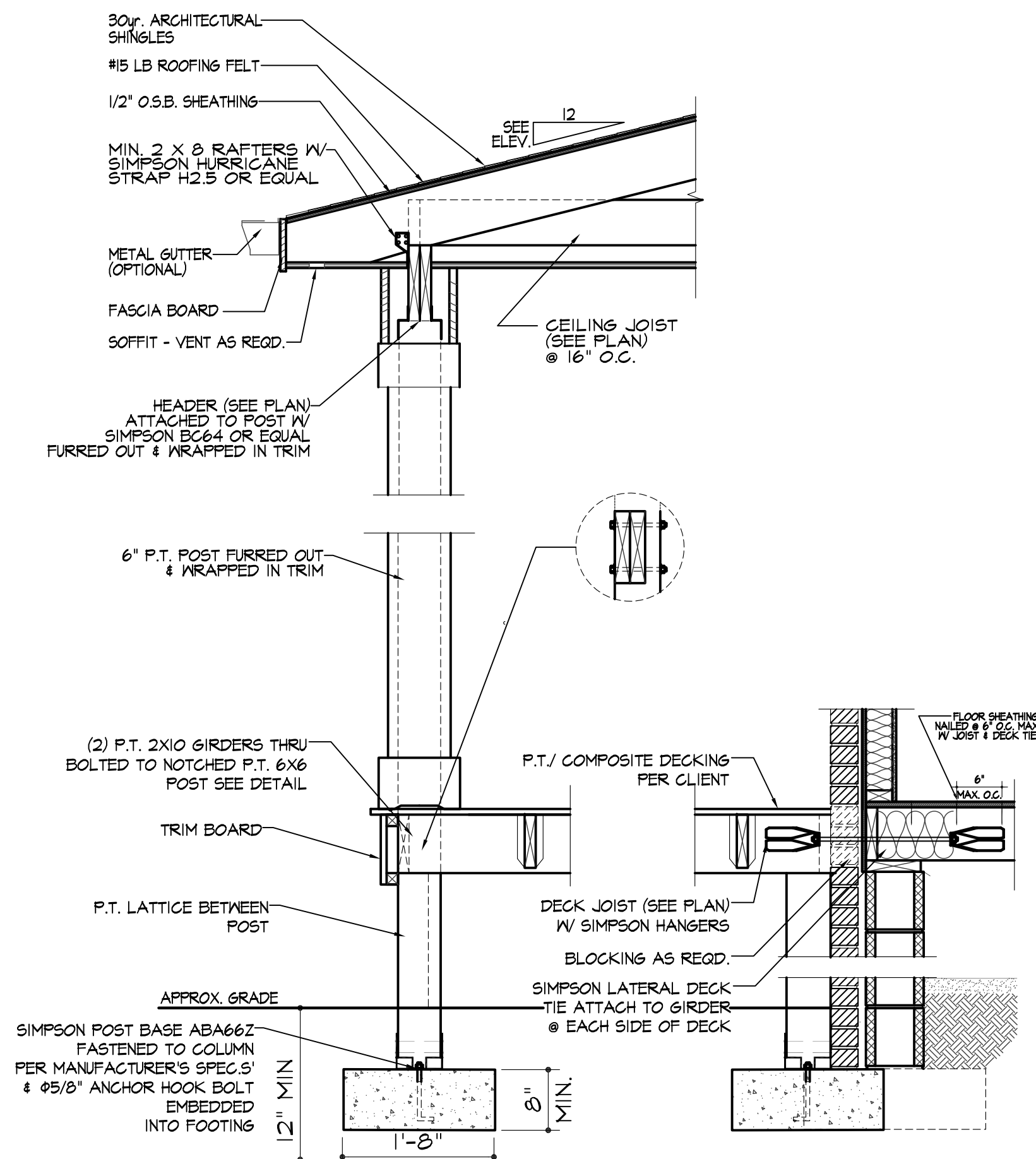
TYPICAL 1-STORY WALL SECTION
3/4" = 1'-0"



GARAGE WALL SECTION
3/4" = 1'-0"



COVERED FRONT PORCH
3/4" = 1'-0"



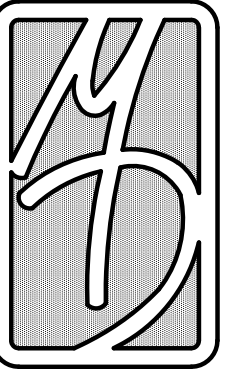
COVERED PORCH @ REAR
3/4" = 1'-0"

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PLANS PREPARED FOR:

THE JONES RESIDENCE

WALL SECTIONS



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PHONE: (757) 547-2191

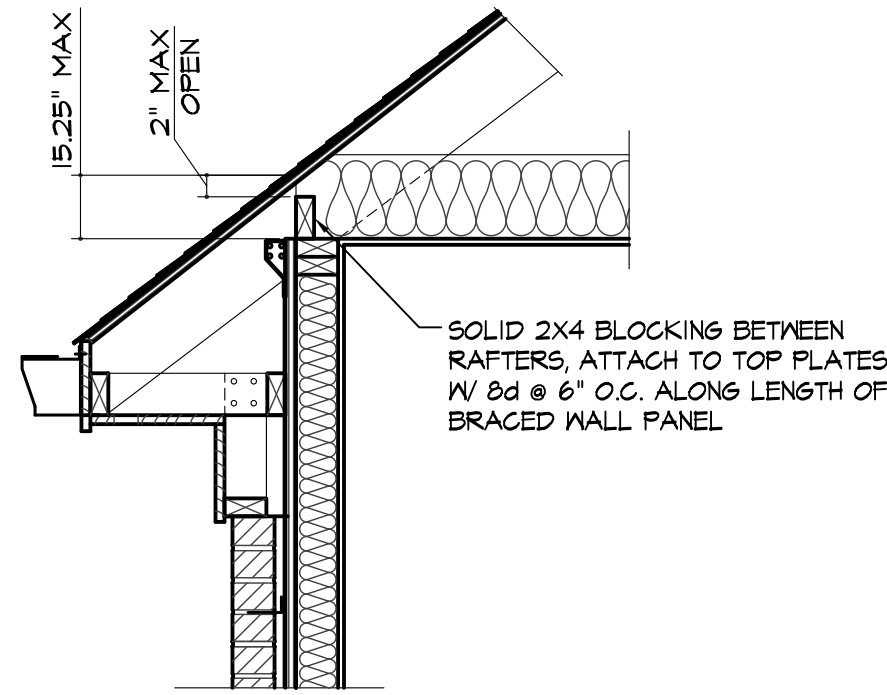
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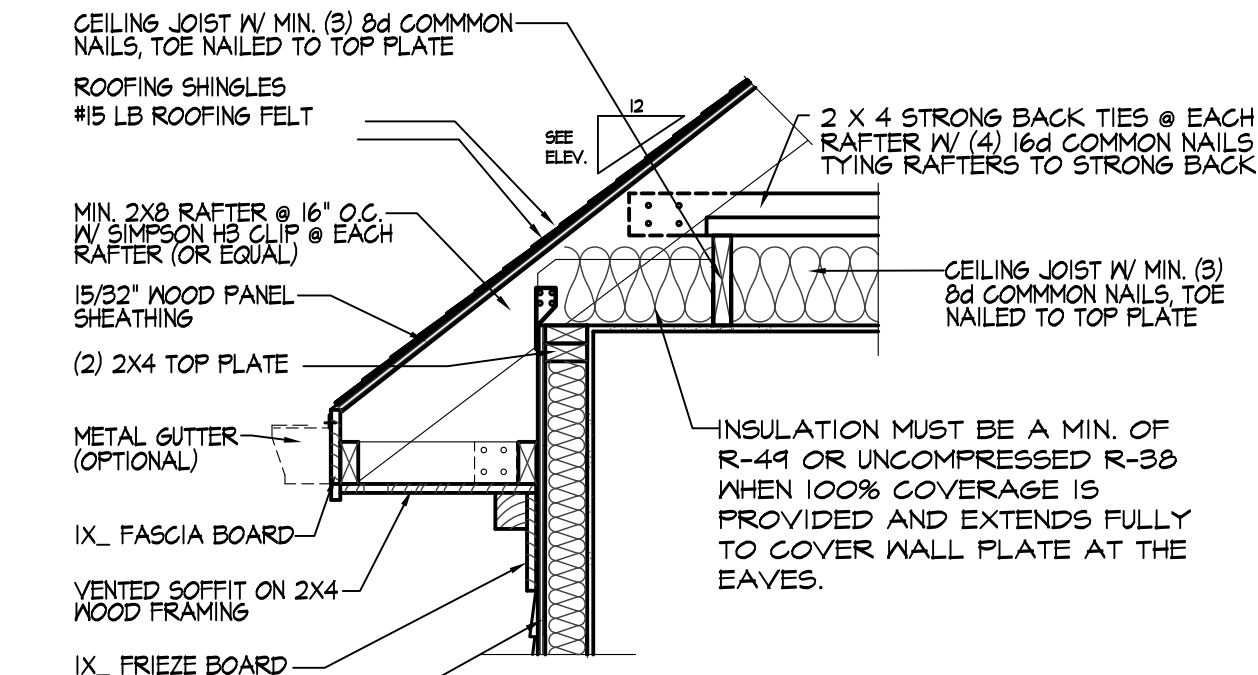
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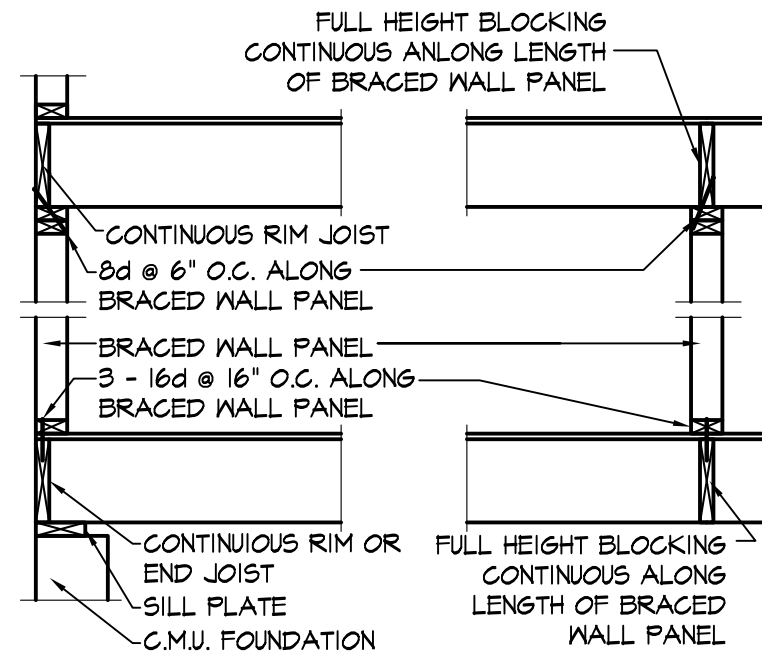
**RAFTER CONNECTION
@ BRACED WALL PANEL**

1 1/2" = 1'-0"



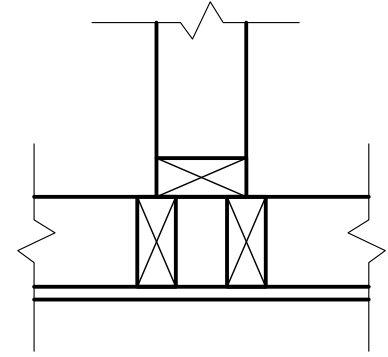
PERPENDICULAR CEILING JOIST

1 1/2" = 1'-0"



**BRACED WALL PANEL CONNECTION WHEN
PERPENDICULAR TO FLOOR/CEILING FRAMING**

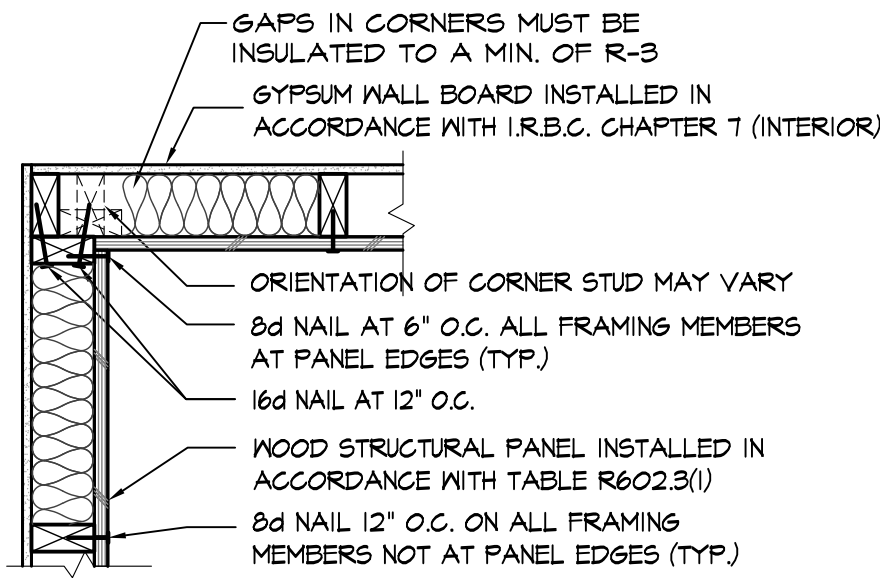
N.T.S.



NOTE: A THIRD STUD AND/OR PARTITION INTERSECTION BACKING STUDS SHALL BE PERMITTED TO BE OMITTED THROUGH THE USE OF WOOD BACKUP GLEATS, METAL DRYWALL CLIPS OR OTHER APPROVED DEVICES THAT WILL SERVE AS ADEQUATE BACKING FOR THE FACING MATERIALS

PARTITION POST DETAIL

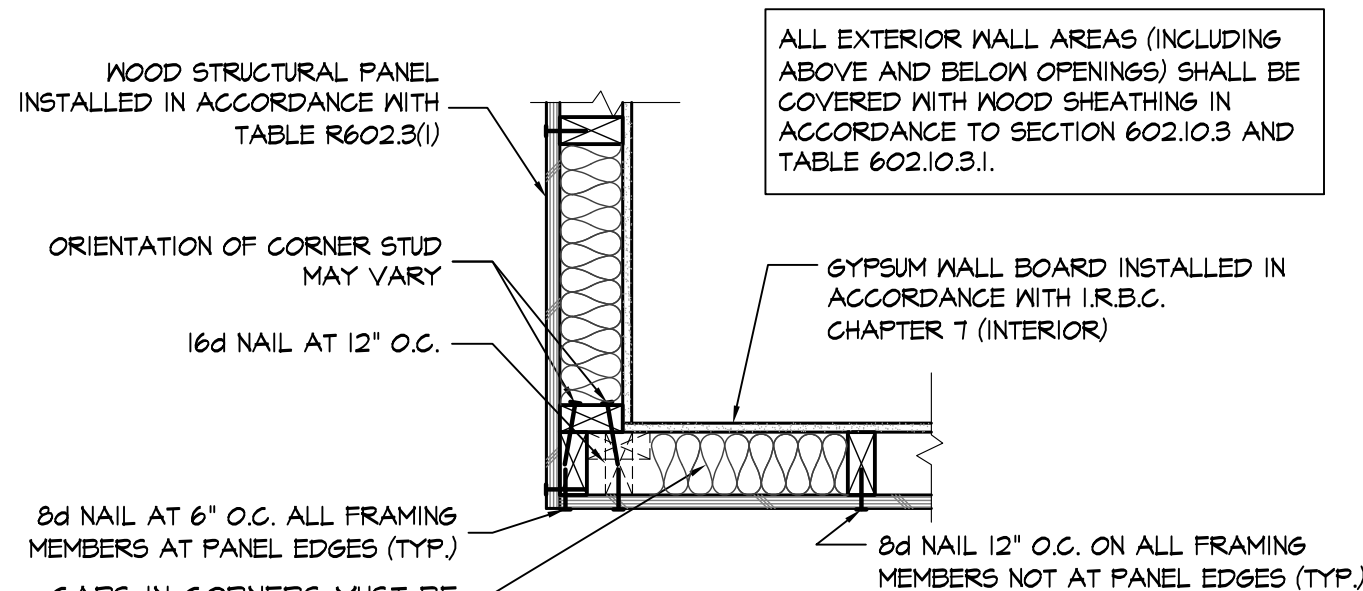
N.T.S.



ALL EXTERIOR WALL AREAS (INCLUDING ABOVE AND BELOW OPENINGS) SHALL BE COVERED WITH WOOD SHEATHING IN ACCORDANCE TO SECTION 602.10.3 AND TABLE 602.10.3.1.

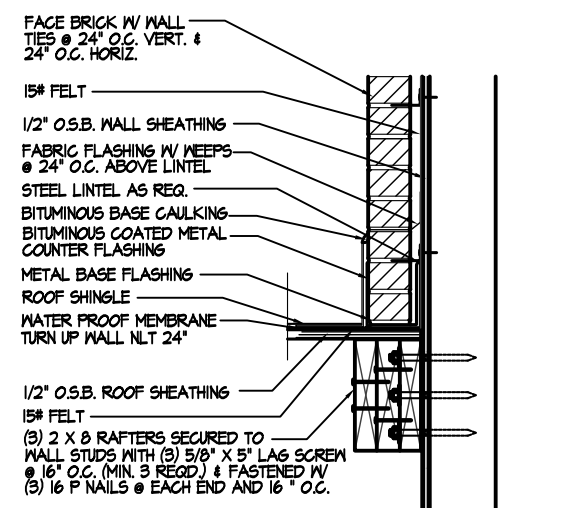
INSIDE CORNER DETAIL

N.T.S.



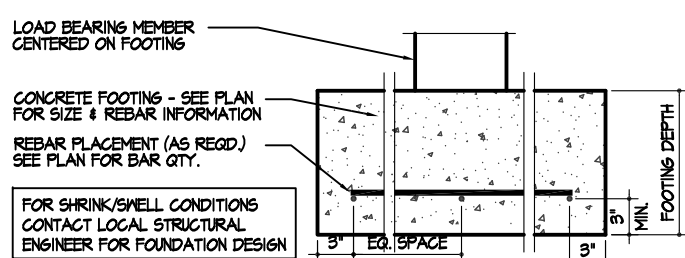
OUTSIDE CORNER DETAIL

N.T.S.



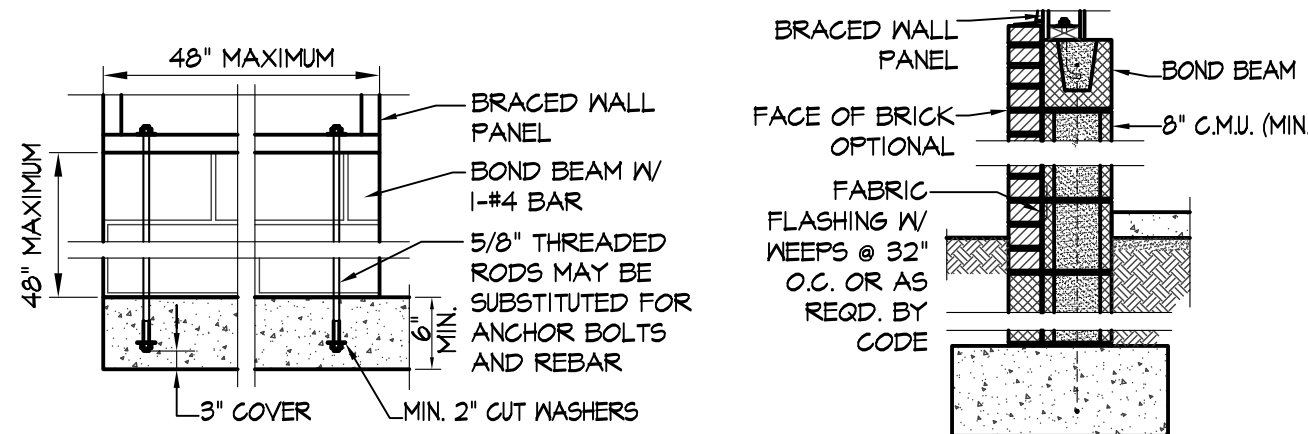
BRICK @ GABLE AND WALL SECTIONS

1 1/2" = 1'-0"

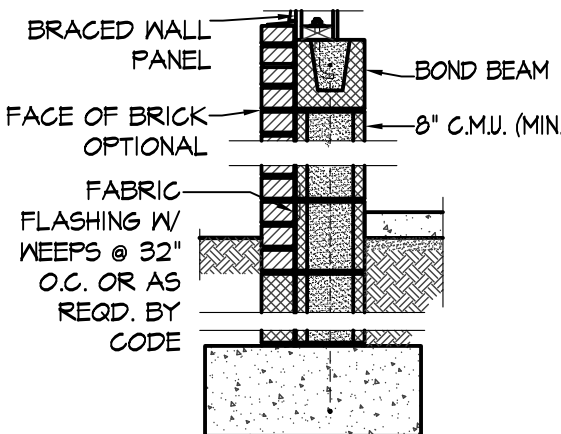


POINT LOAD FOOTING SECTION

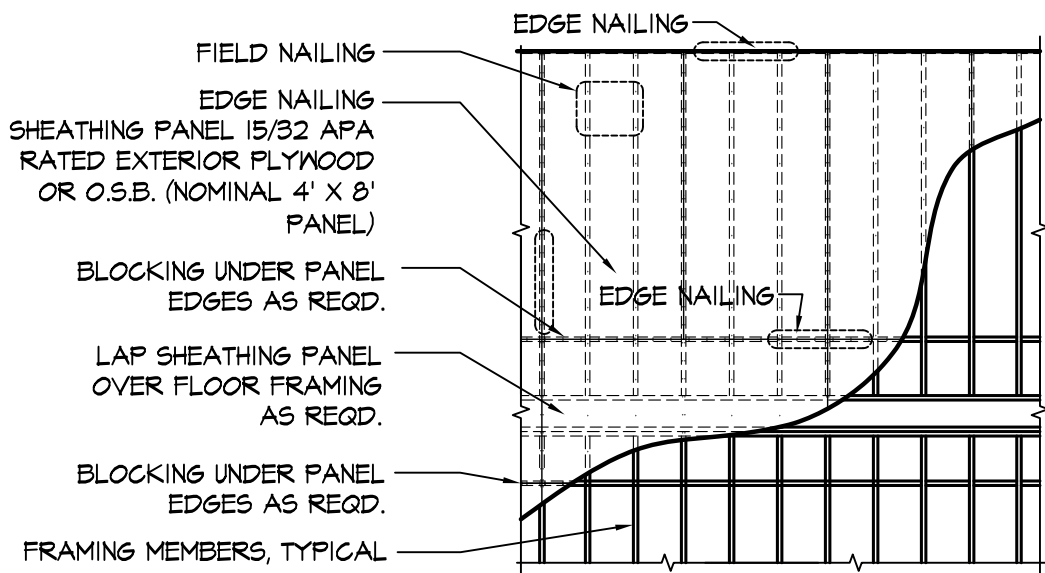
1 1/2" = 1'-0"



OPTIONAL STEM WALL REINFORCEMENT

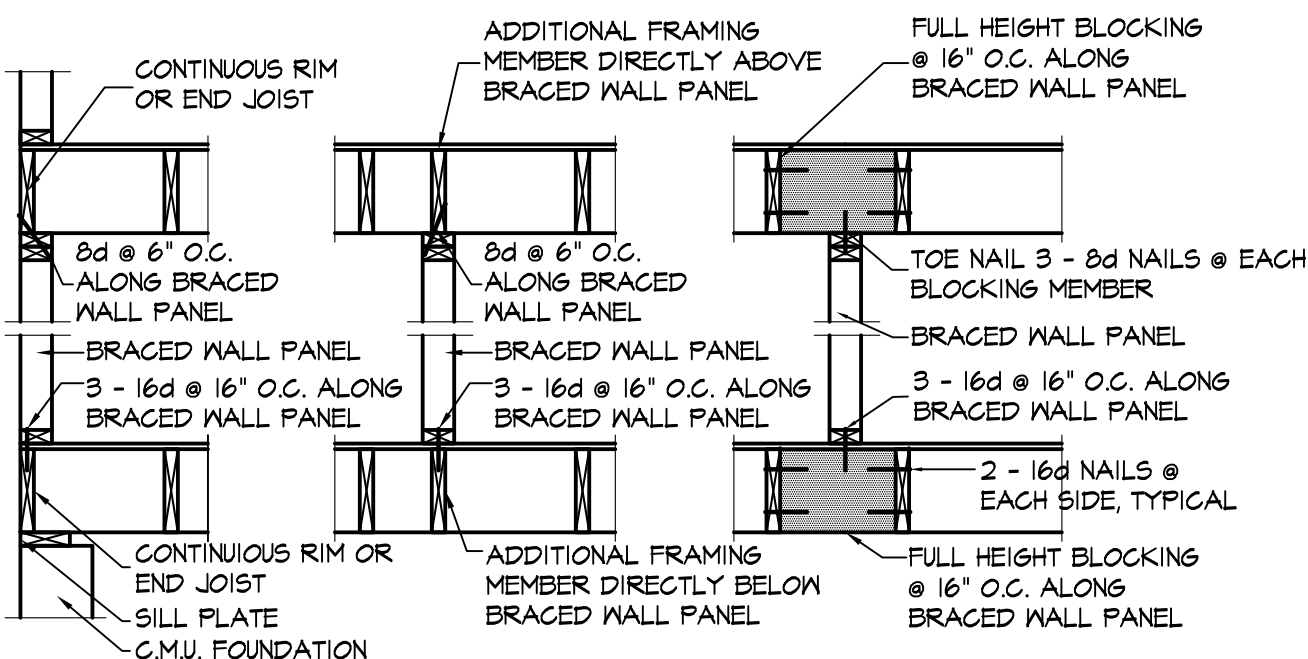


TYPICAL STEM WALL SECTION



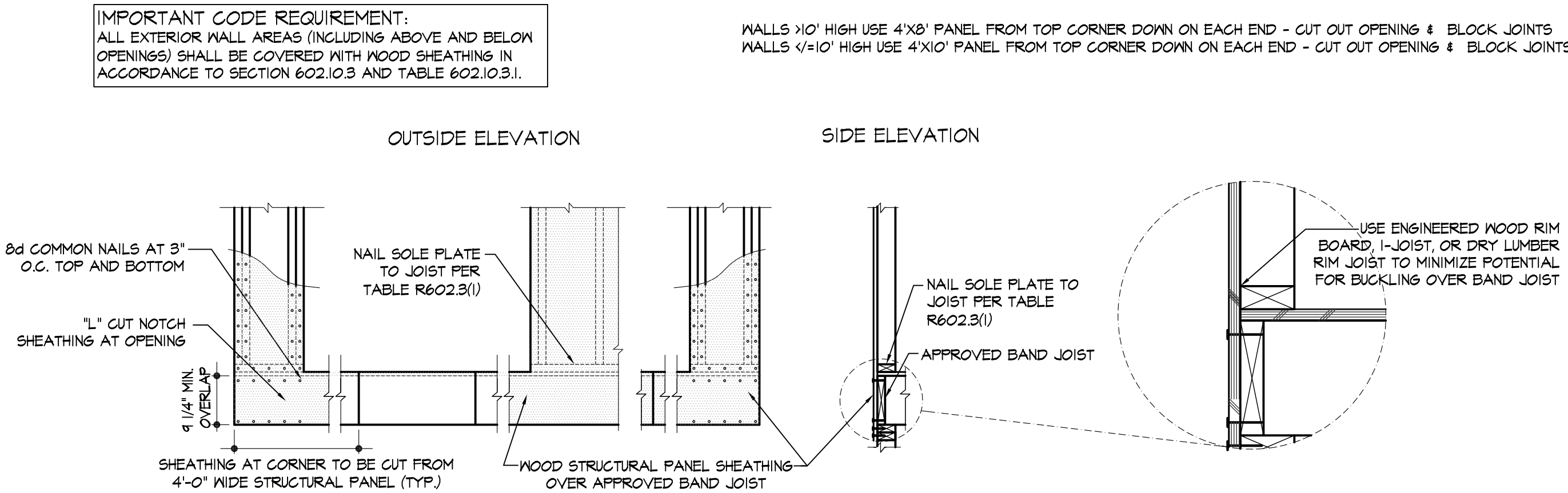
CS-WSP NAILING PATTERN

N.T.S. EDGE NAILING 6" O.C. TYPICAL (U.O.N. PER TABLE R602.3(1))
FIELD NAILING 12" O.C. TYPICAL (U.O.N. PER TABLE R602.3(1))



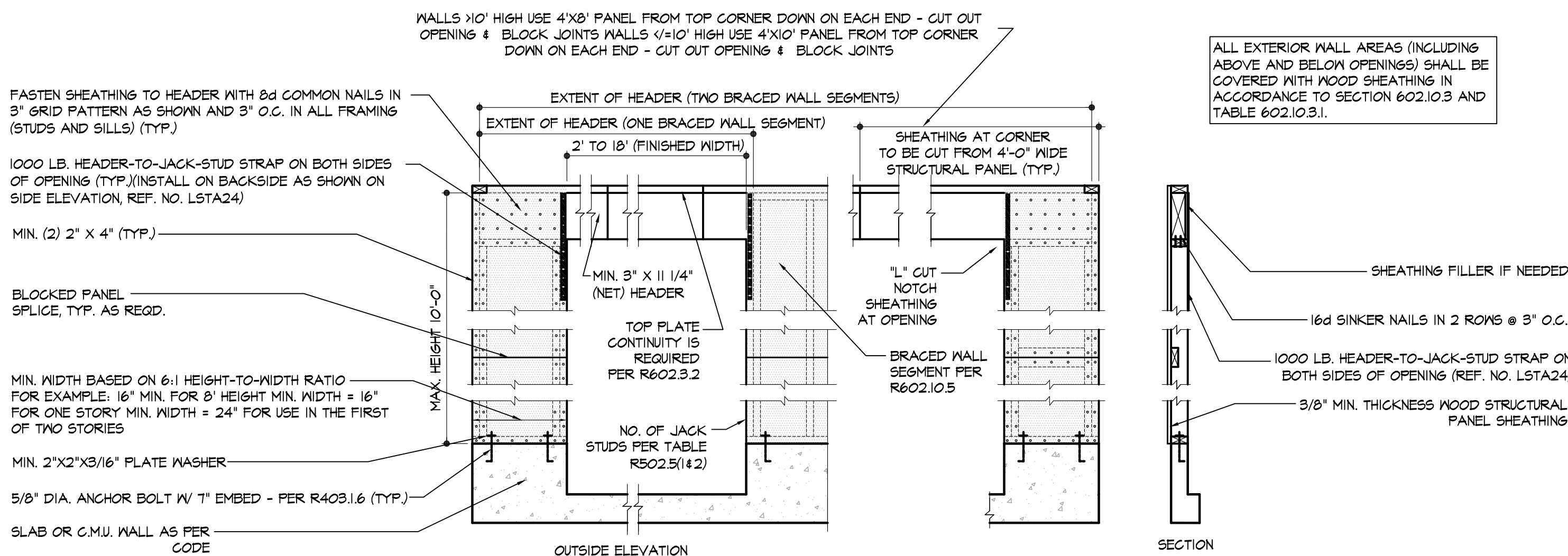
**BRACED WALL PANEL CONNECTION WHEN
PARALLEL TO FLOOR/CEILING FRAMING**

N.T.S.



CONTINUOUSLY SHEATHED PORTAL FRAME OVER RAISED ROOF FLOOR OR SECOND FLOOR

N.T.S. (OVERLAP OPTION)



CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

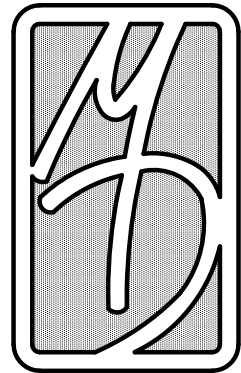
N.T.S.

STEM WALL REINFORCEMENT @ PORTHOLE FRAME

N.T.S.

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BY	DATE

PLANS PREPARED FOR:
THE JONES RESIDENCE
WALL SECTIONS



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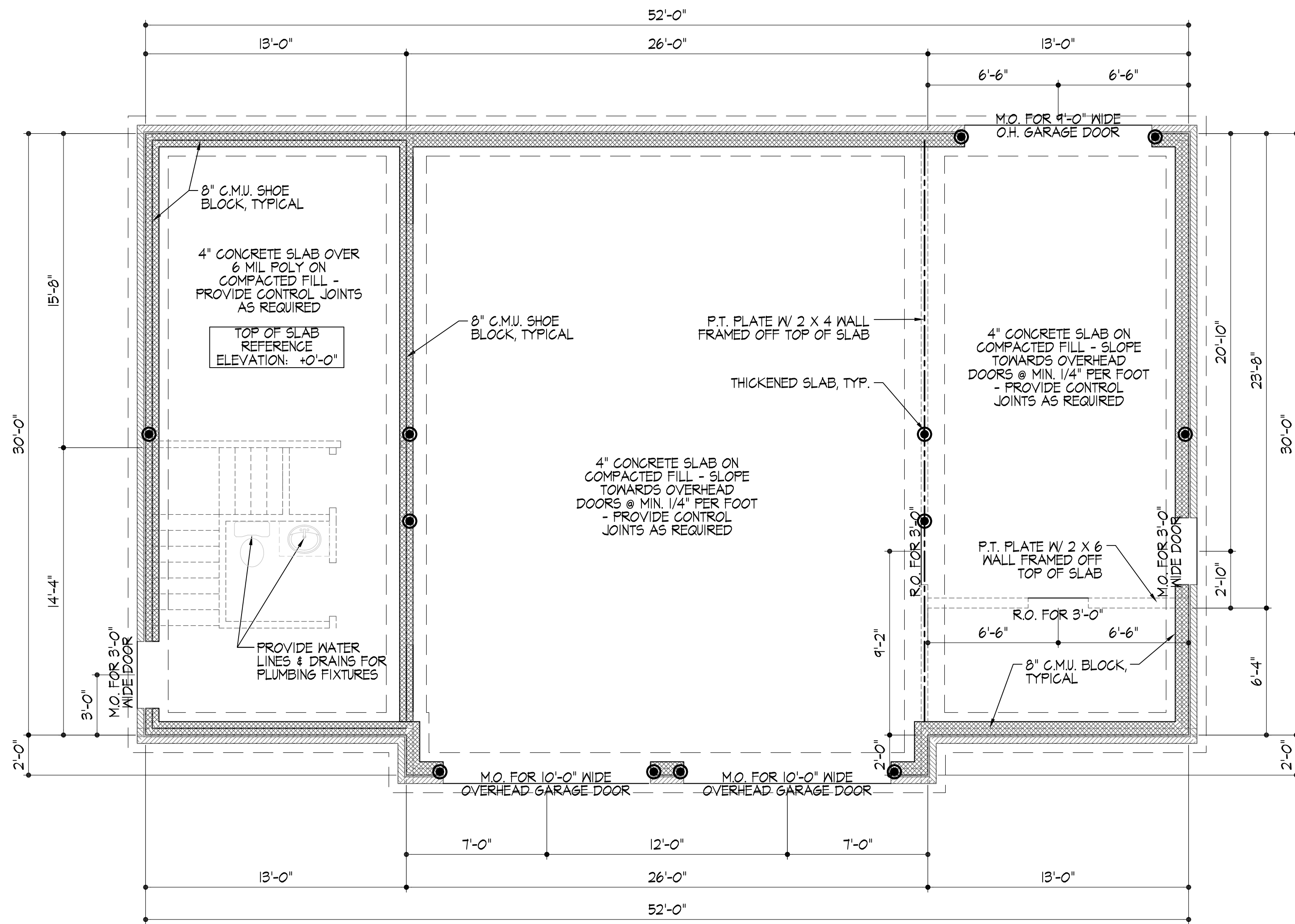
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SHEET: **A9**

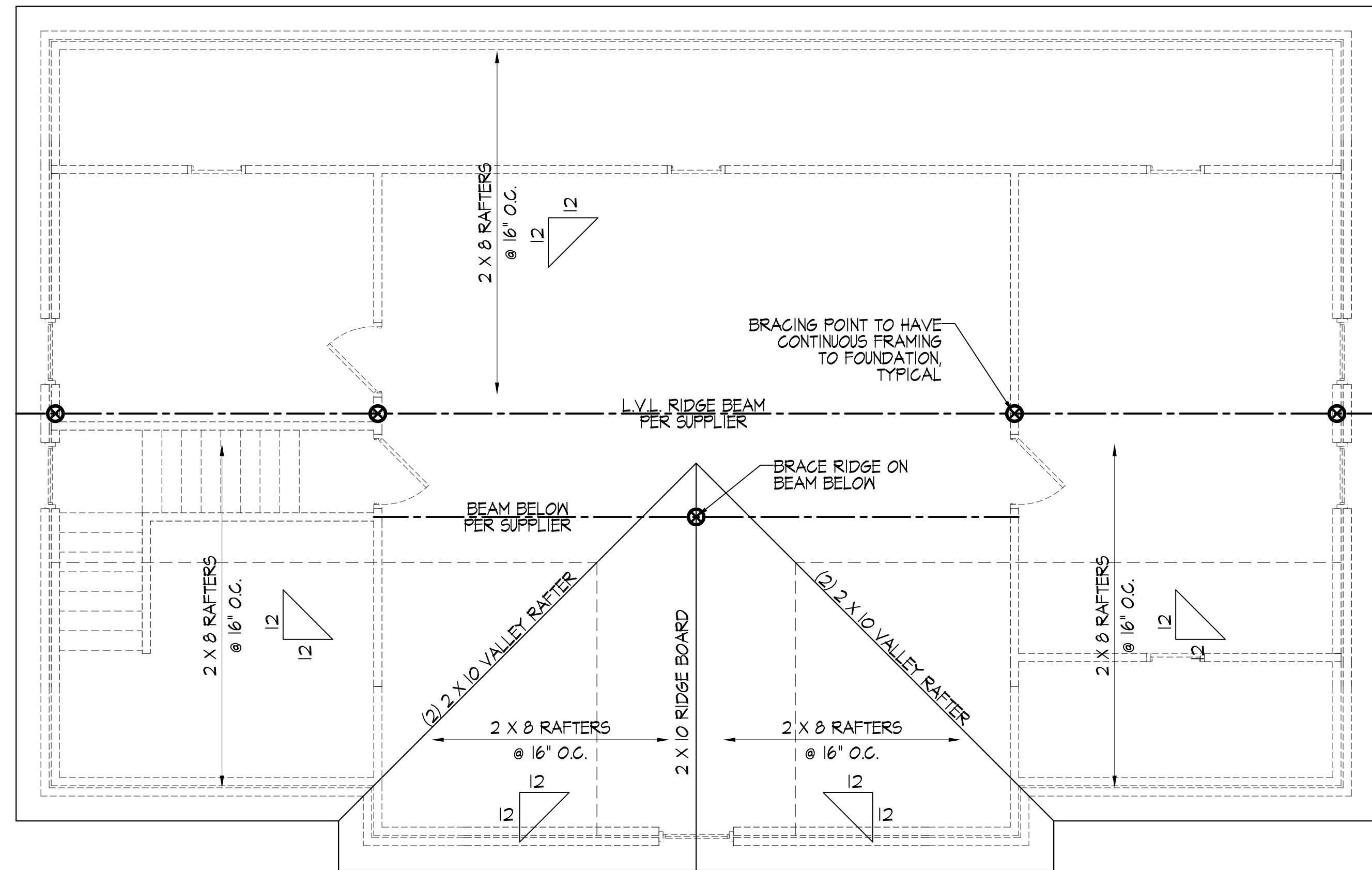
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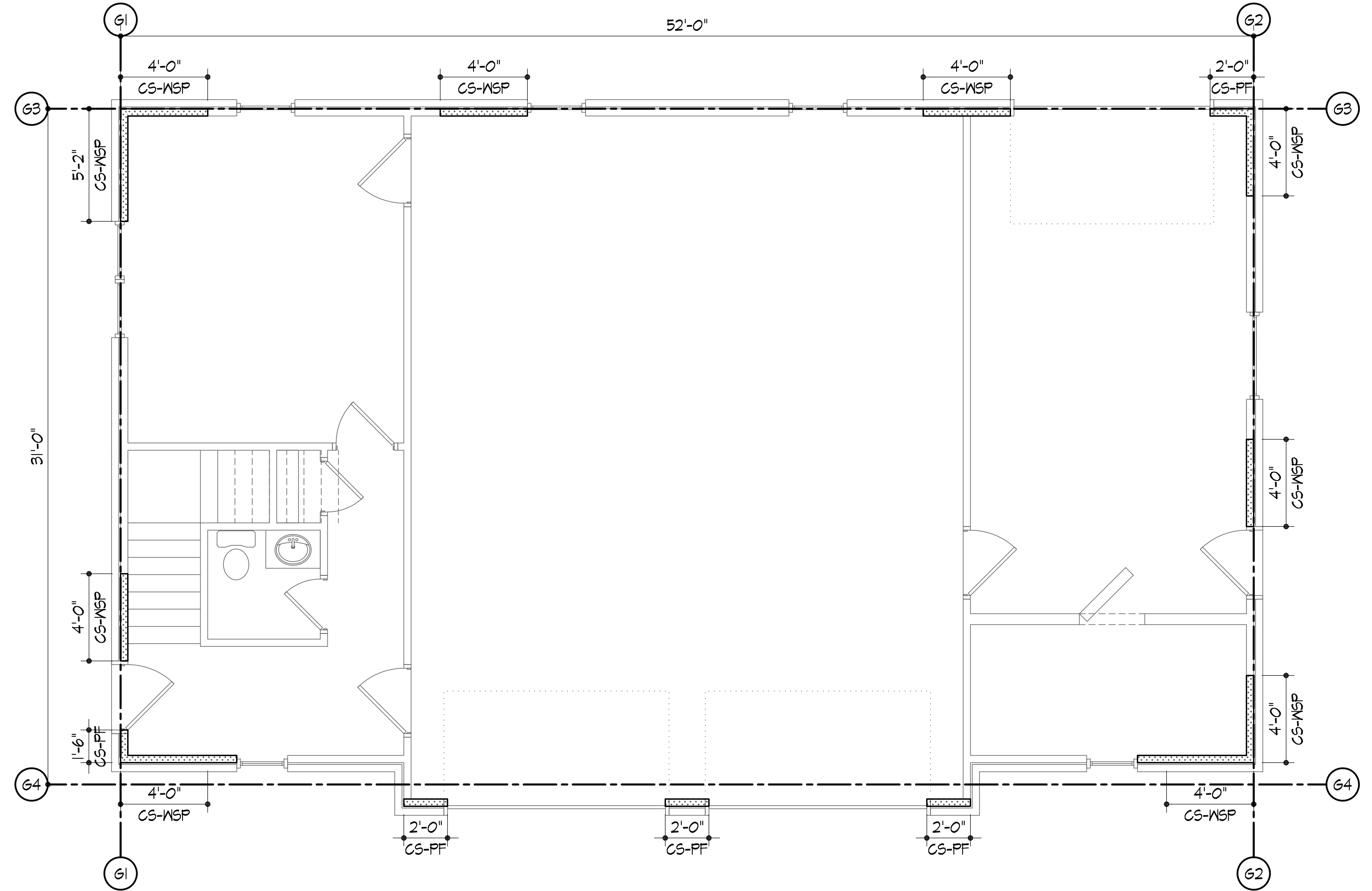
FOUNDATION PLAN

1/4" = 1'-0"



ROOF PLAN

1/4" = 1'-0"



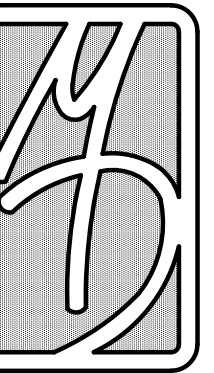
WALL BRACING PLAN

1/4" = 1'-0"

2018 CLASSIC WALL BRACING ANALYSIS									
		CONTRACTOR				PROJECT			
WIND SPEED (MPH)		120		120		120		120	
STORY		1A		1B		1C		1D	
AVG BWL SPACING (ft)		52		52		31		31	
BRACED WALL PANEL METHOD		CONTINUOUS		CONTINUOUS		CONTINUOUS		CONTINUOUS	
TABULAR REQUIRED (ft)		8.30		8.30		5.15		5.15	
ADJUSTMENT	EXPOSURE	B	1.00	B	1.00	B	1.00	B	1.00
	EAVE-RIDGE HEIGHT (ft)	17.00	1.36	17.00	1.36	17.00	1.36	17.00	1.36
	WALL HEIGHT (ft)	9	0.95	9	0.95	8	0.90	9	0.95
	# BWLs	2	1.00	2	1.00	2	1.00	2	1.00
	OMIT INTERIOR GB	NO	1.00	NO	1.00	NO	1.00	NO	1.00
	ADD PAIR 800# HOLD DOWNS	NO	1.00	NO	1.00	NO	1.00	NO	1.00
	HORIZONTALLY BLOCKED	YES	1.00	YES	1.00	YES	1.00	YES	1.00
METHOD GB FASTEN @ 4" o.c		NO	1.00	NO	1.00	NO	1.00	NO	1.00
REQUIRED BWP LENGTH (ft)		10.72		10.72		6.30		6.65	
ACTUAL BWP	CONTRIBUTING LENGTH		BWP	METHOD	LENGTH (ft)	METHOD	LENGTH (ft)	METHOD	LENGTH (ft)
	SS-GB= 1/2 ACTUAL		1	CS-PF	2.25	CS-WSP	4.00	CS-WSP	4.00
	DS-GB= ACTUAL		2	CS-WSP	4.00	CS-WSP	4.00	CS-WSP	4.00
	INTERMITTENT= ACTUAL		3	CS-WSP	5.16	CS-WSP	4.00	CS-PF	3.00
	CS-WSP = ACTUAL		4			CS-PF	3.00	CS-PF	3.00
	CS-PF = 1.5X ACTUAL		5				CS-WSP	4.00	
	(enter the contributing length)		6						
ACTUAL BWP LENGTH (ft)		11.41		12.00		15.00		17.00	
ACTUAL ≥ REQUIRED		YES		YES		YES		YES	
BWP ≤ 20' APART		YES		YES		YES		YES	
LENGTH OF BWL (ft)		>16'		>16'		>16'		>16'	
≥1 BWP ≤ 16', OR ≥ 2 BWP > 16'		YES		YES		YES		YES	
BWP ≤ 10' OF CORNERS		YES	YES	YES	YES	YES	YES	YES	YES
CONTINUOUS END CONDITION		1	3	3	3	3	1	3	3
BWL COMPLIANCE (PASS-FAIL)		PASS		PASS		PASS		PASS	

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BY	DATE

PLANS PREPARED FOR:
THE JONES RESIDENCE
GARAGE FOUNDATION, WALL BRACING & ROOF PLAN



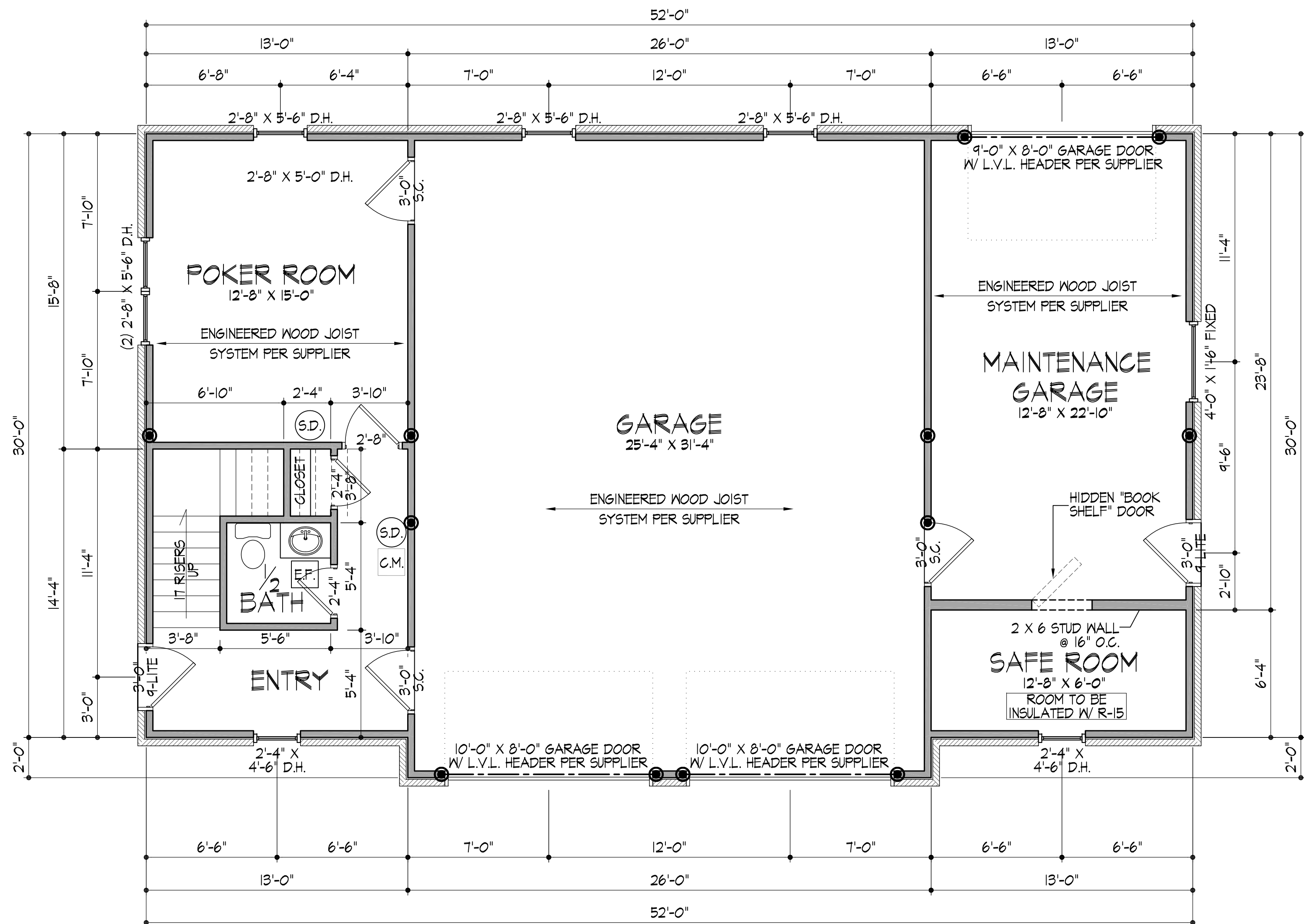
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JOB
21-143

SHEET
A10

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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.

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.

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

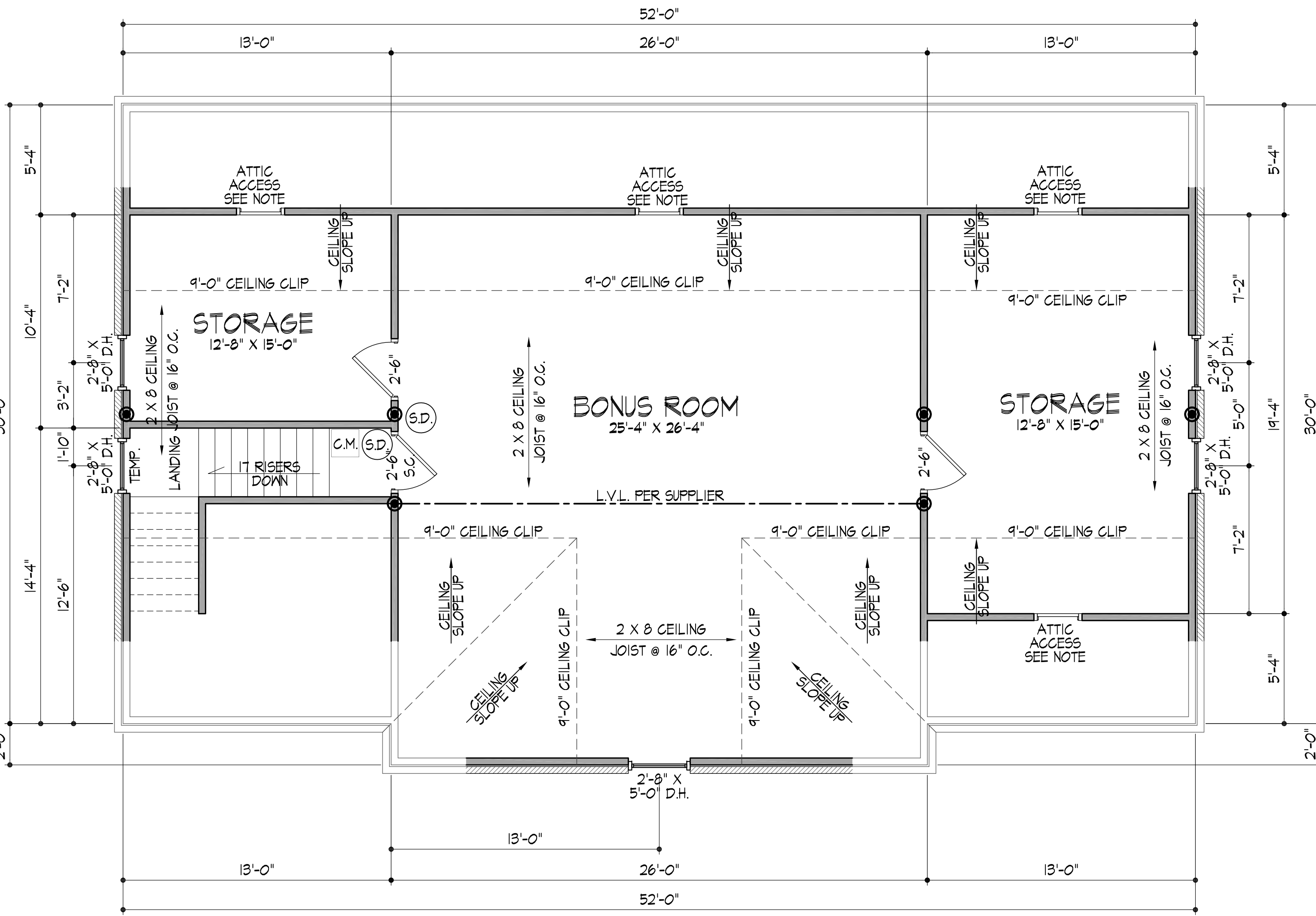
ALLOWABLE SPAN FOR LINTELS SUPPORTING MASONRY VENEER

STEEL ANGLE SIZE ABOVE	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES
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"

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

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"

**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.



SECOND FLOOR PLAN

1/4" = 1'-0"

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 @ 6'-8"± ABOVE FINISH FLOOR, U.O.N. PROVIDE WINDOW WELLS AS REQD. 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 +/-30 P.S.F. GARAGE DOORS SHALL BE ABLE TO WITHSTAND DIRECT PRESSURE LOADS OF MINIMUM +/-25 P.S.F.

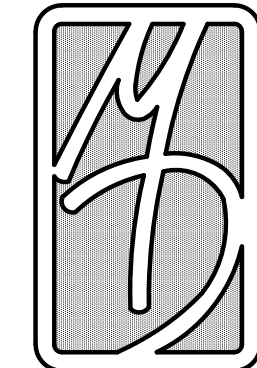
NOTE:
ATTIC ACCESS IS 22" X 30" MIN. AND IS TO BE FRAMED W/ A COVER BOX THAT HAS RIGID INSULATION (≥ R - VALUE) APPLIED AND WEATHER STRIPPED AS REQUIRED.

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.

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BY	DATE

PLANS PREPARED FOR:
THE JONES RESIDENCE
GARAGE FLOOR PLANS



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DATE: JANUARY 16, 2023
JOB: 21-143

SHEET: **A11**

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FRONT ELEVATION

1/4" = 1'-0"



RIGHT SIDE ELEVATION

1/4" = 1'-0"

NOTE:
TYPICAL ROOF OVERHANG IS 1'-5"± (MEASURED FROM OUTSIDE FACE OF STUD)

NOTE:
WHEN TWO ROOFS INTERSECT WITH DIFFERENT PITCHES, BLOCK TOP OF STUD WALLS AS REQD. TO LINE UP FASCIAS AT A 1'-0"± (MEASURED FROM OUTSIDE FACE OF STUD) OVERHANG

NOTE:
ALL RIDGE, VALLEY, HIP AND RAFTER BRACING IS TO BEAR 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

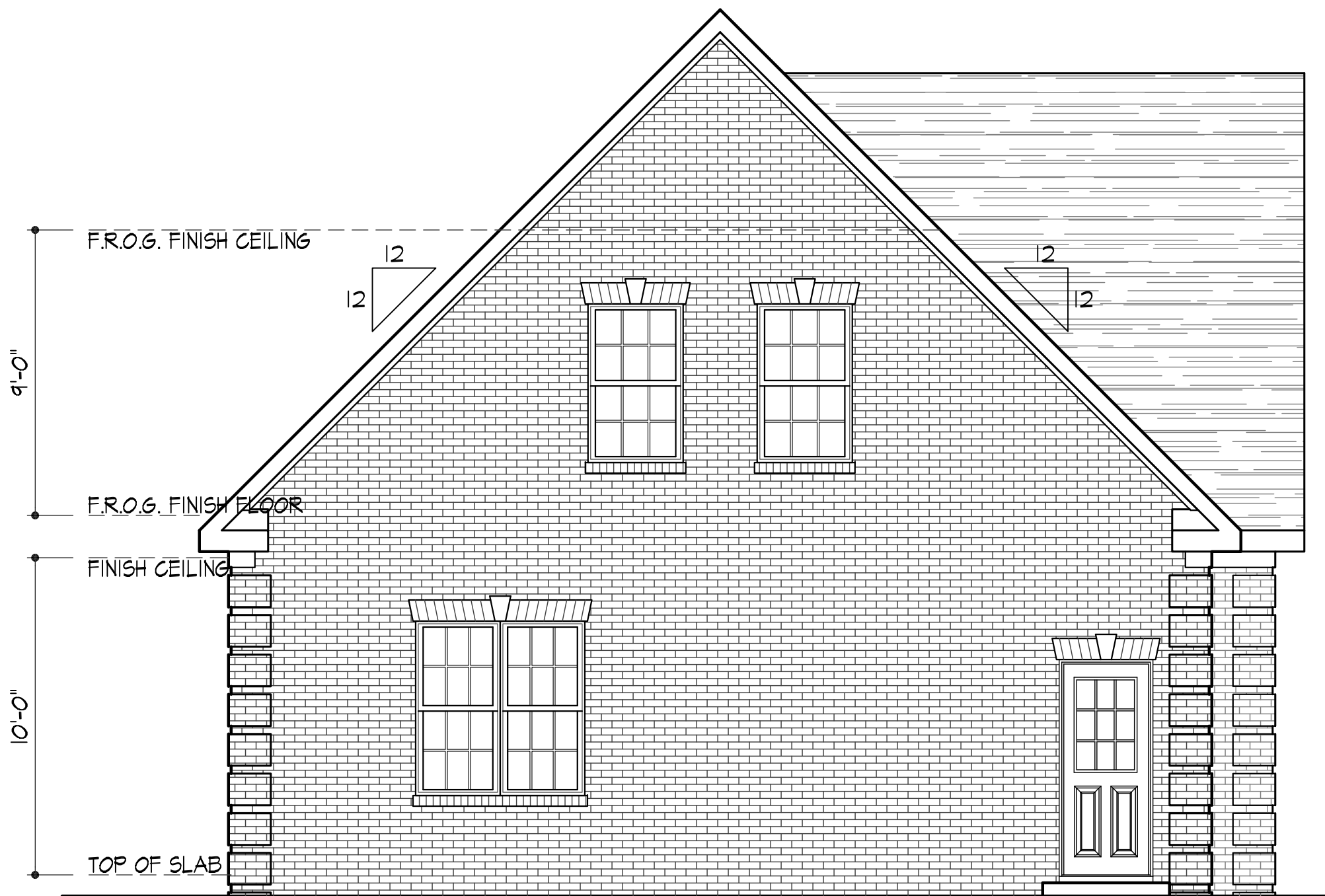
NOTE:
FIELD VERIFY ALL BEARING HEIGHTS. ALL BEARING PLATE HEIGHTS ARE REFERENCED TO THE FIRST FLOOR FINISH FLOOR.

NOTE:
CONTRACTOR TO ENSURE STRUCTURE DOES NOT EXCEED MAXIMUM HEIGHT REQUIREMENTS.

NOTE:
CONTRACTOR MUST VERIFY WINDOW SIZES, STYLES & GRILLE PATTERNS SHOWN AS THEY MAY VARY DEPENDING ON THE CHOSEN MANUFACTURER.

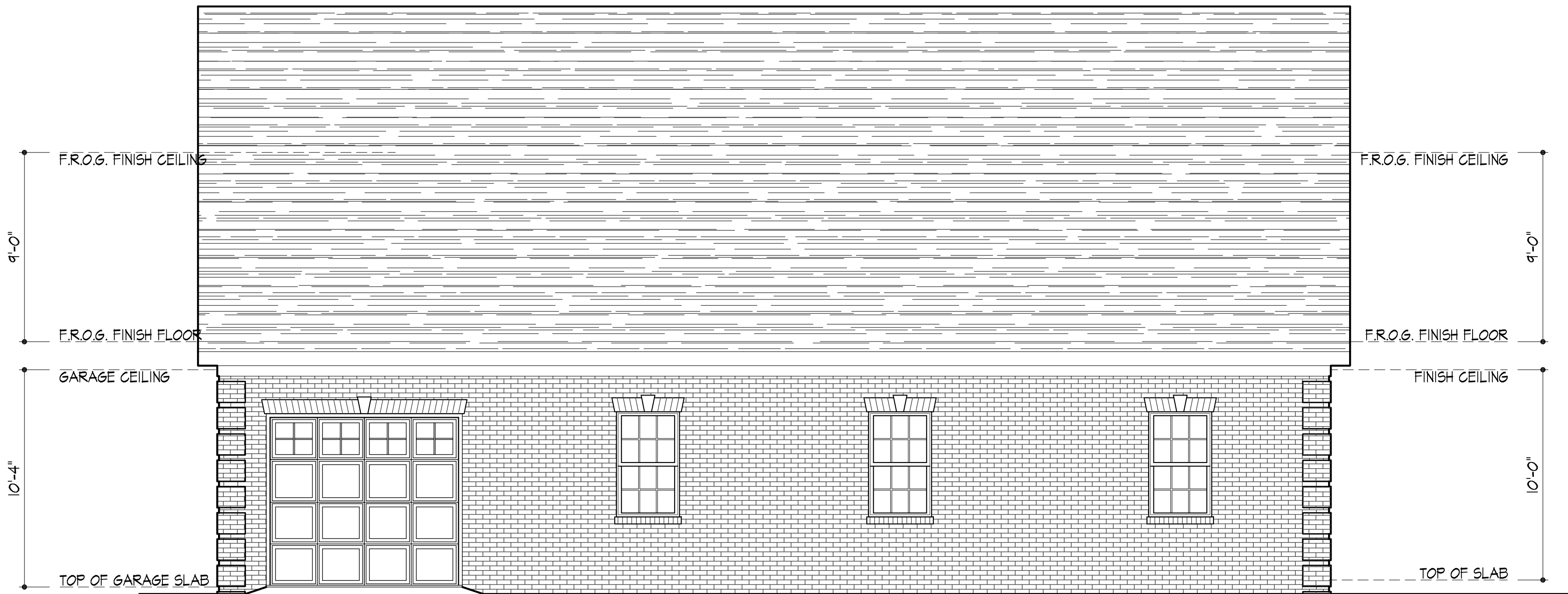
NOTE:
CONTRACTOR MUST VERIFY EXTERIOR DOOR SIZES, STYLES & GRILLE PATTERNS SHOWN AS THEY MAY VARY DEPENDING ON THE CHOSEN MANUFACTURER.

NOTE:
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LEFT SIDE ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

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PLANS PREPARED FOR:

THE JONES RESIDENCE

GARAGE EXTERIOR ELEVATIONS



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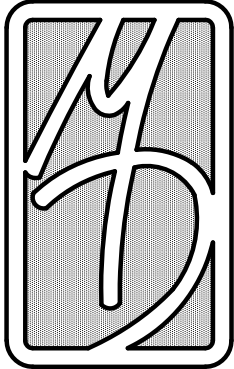
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PLANS PREPARED FOR:	THE JONES RESIDENCE	WALL SECTIONS



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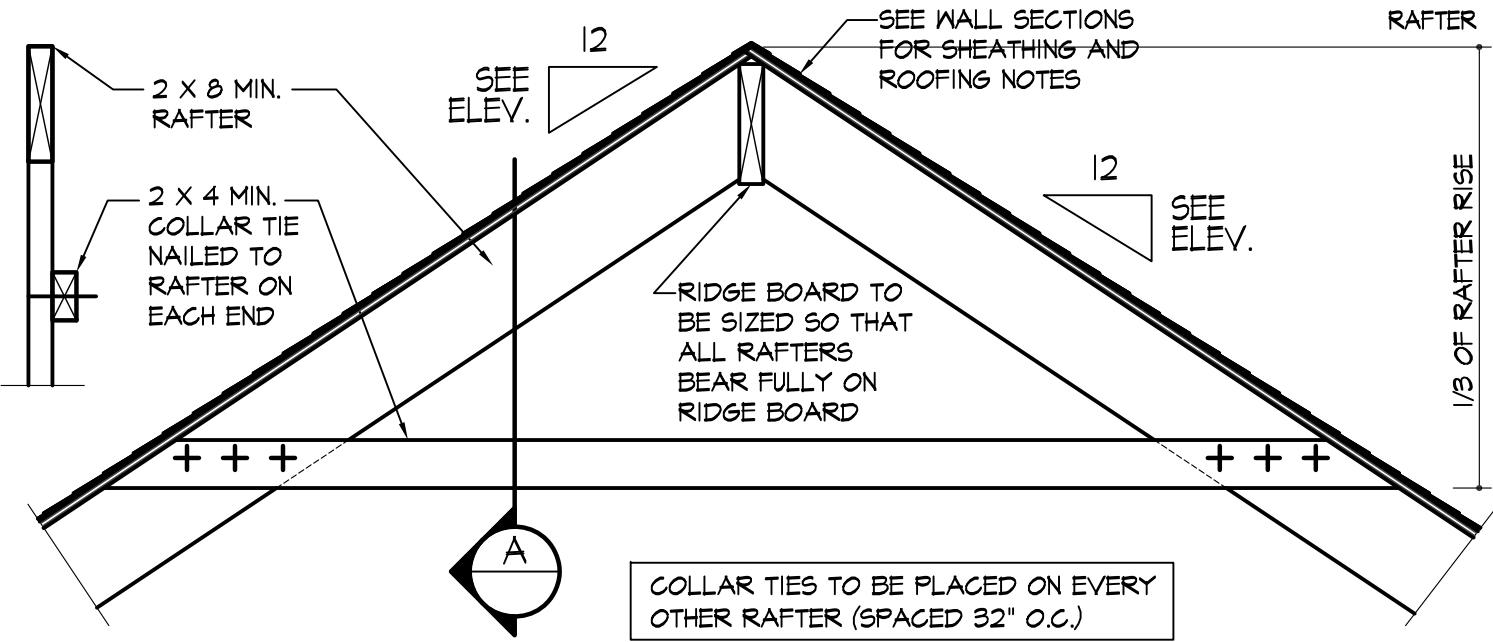
SHEET

A13

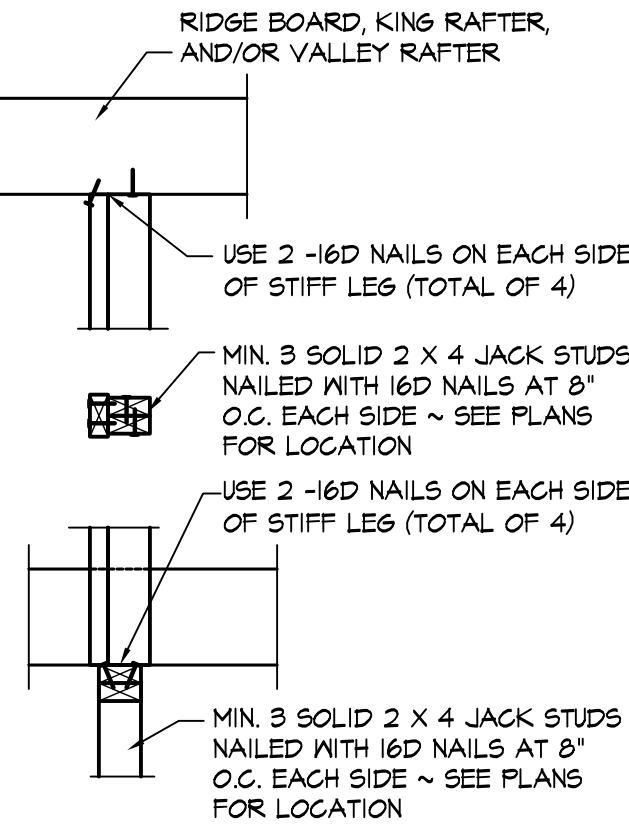
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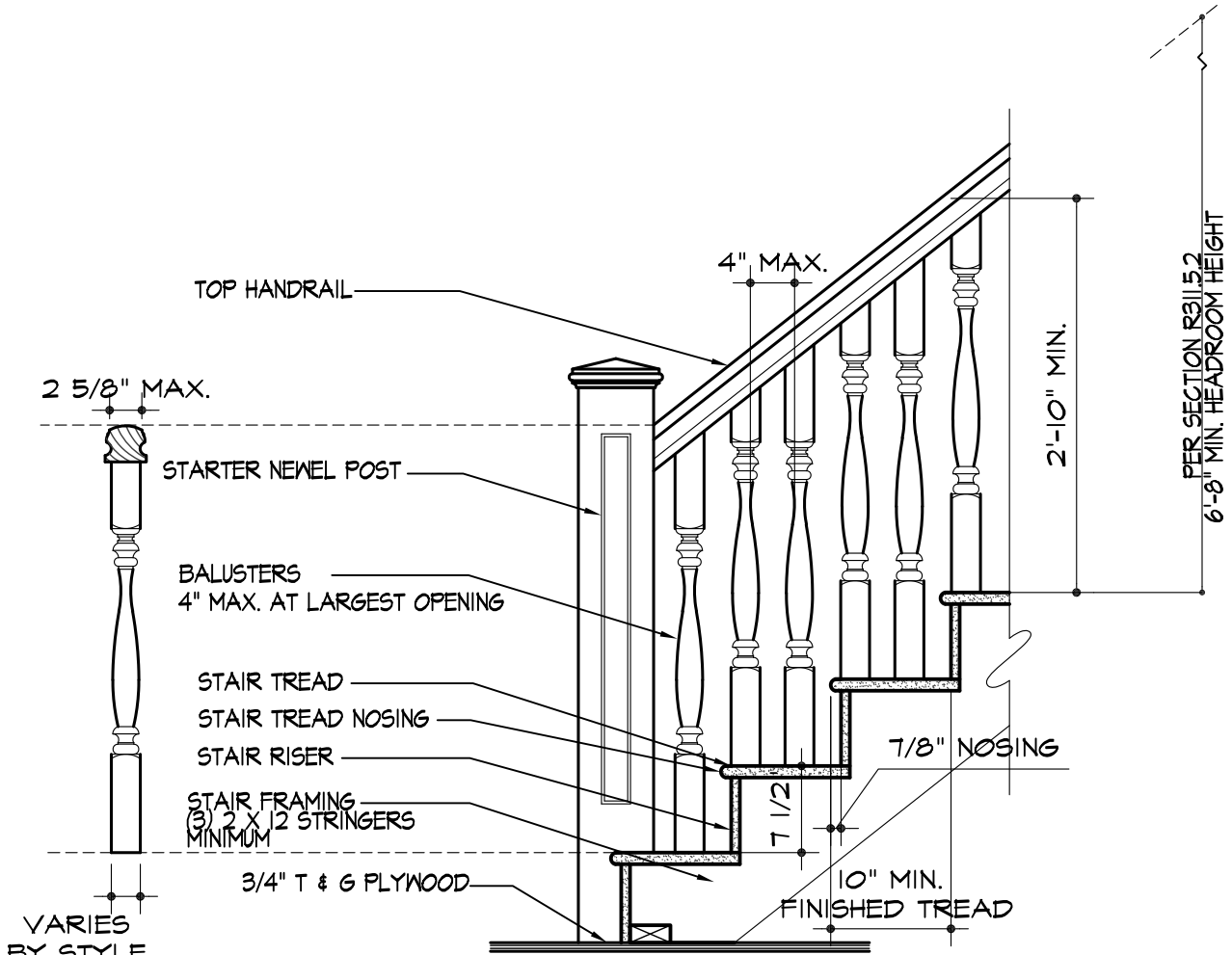
SECTION A



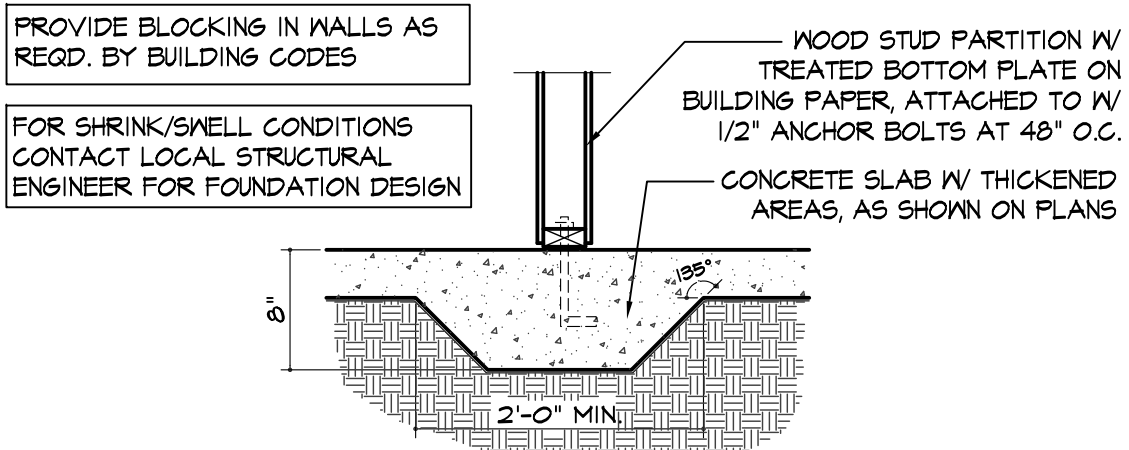
COLLAR TIE / RIDGE DETAIL
1 1/2" = 1'-0"



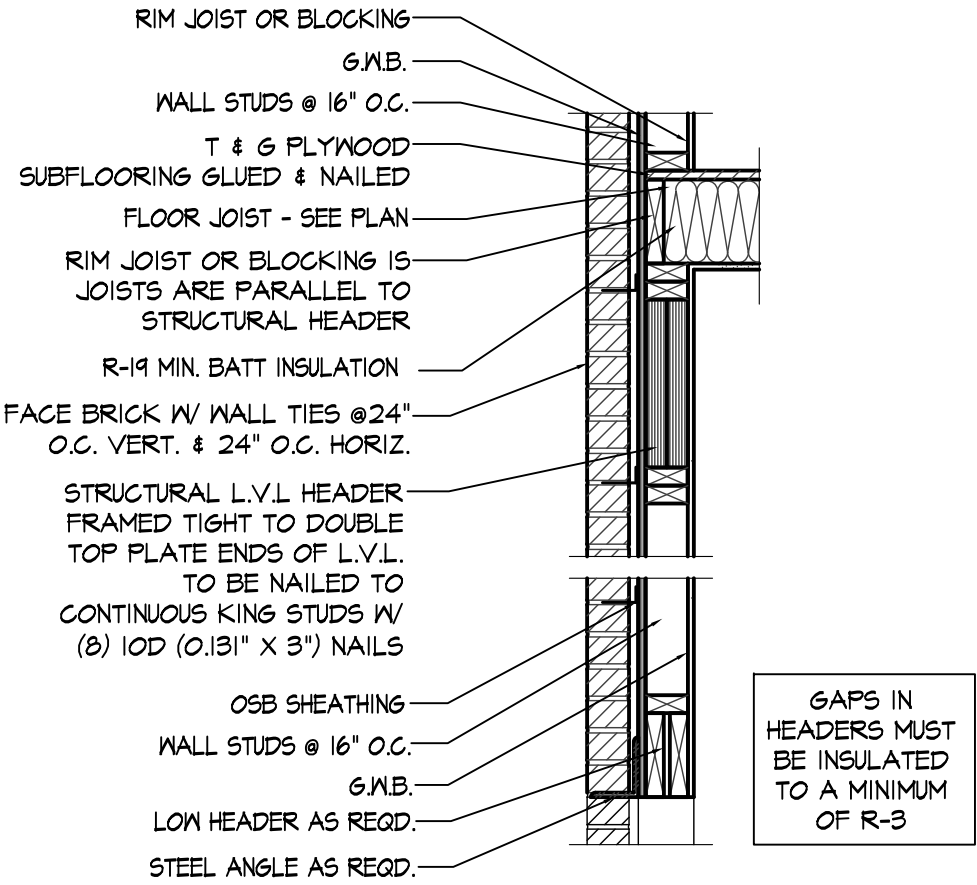
ROOF BRACING DETAIL
1 1/2" = 1'-0"



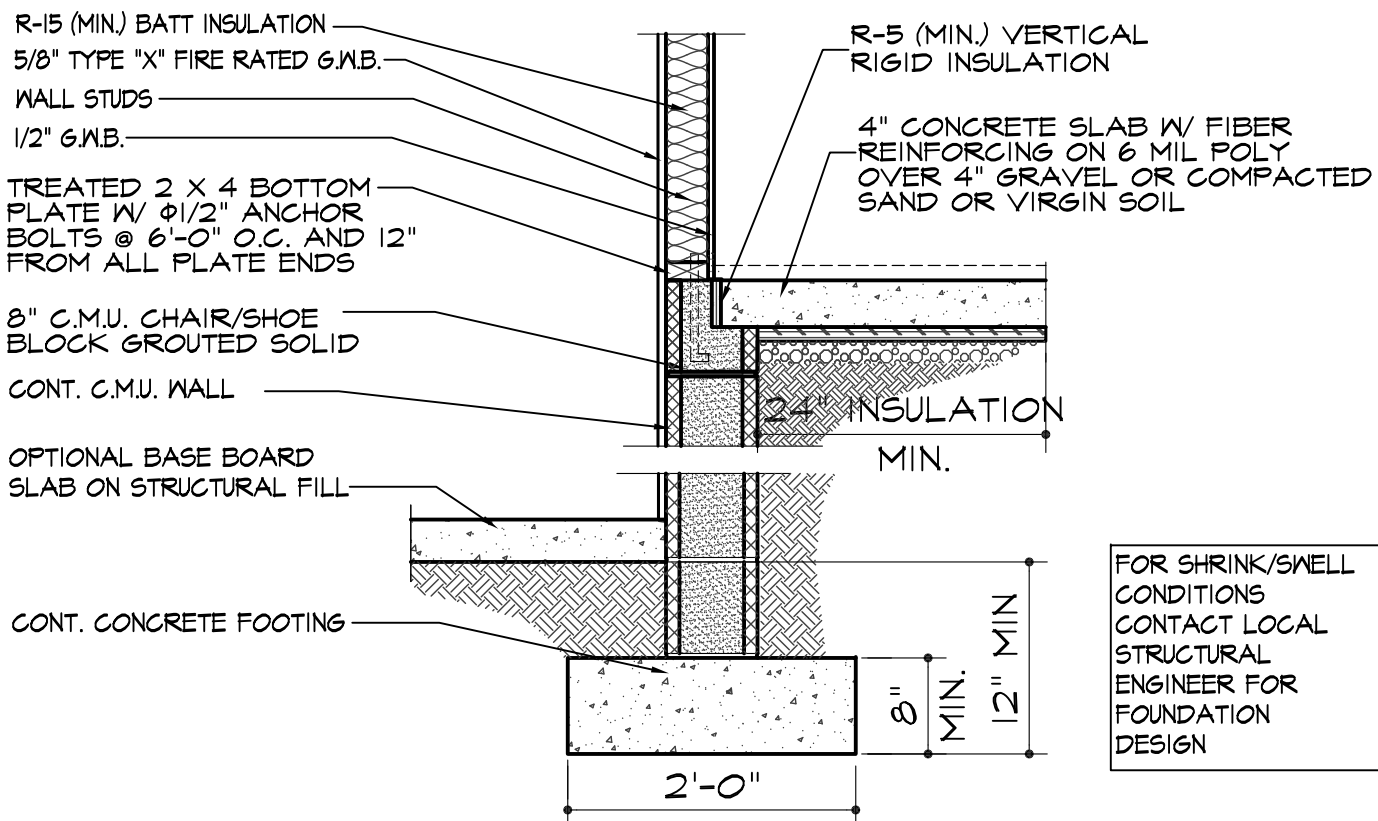
TYPICAL INTERIOR STAIR SECTION DETAIL
1 1/2" = 1'-0"



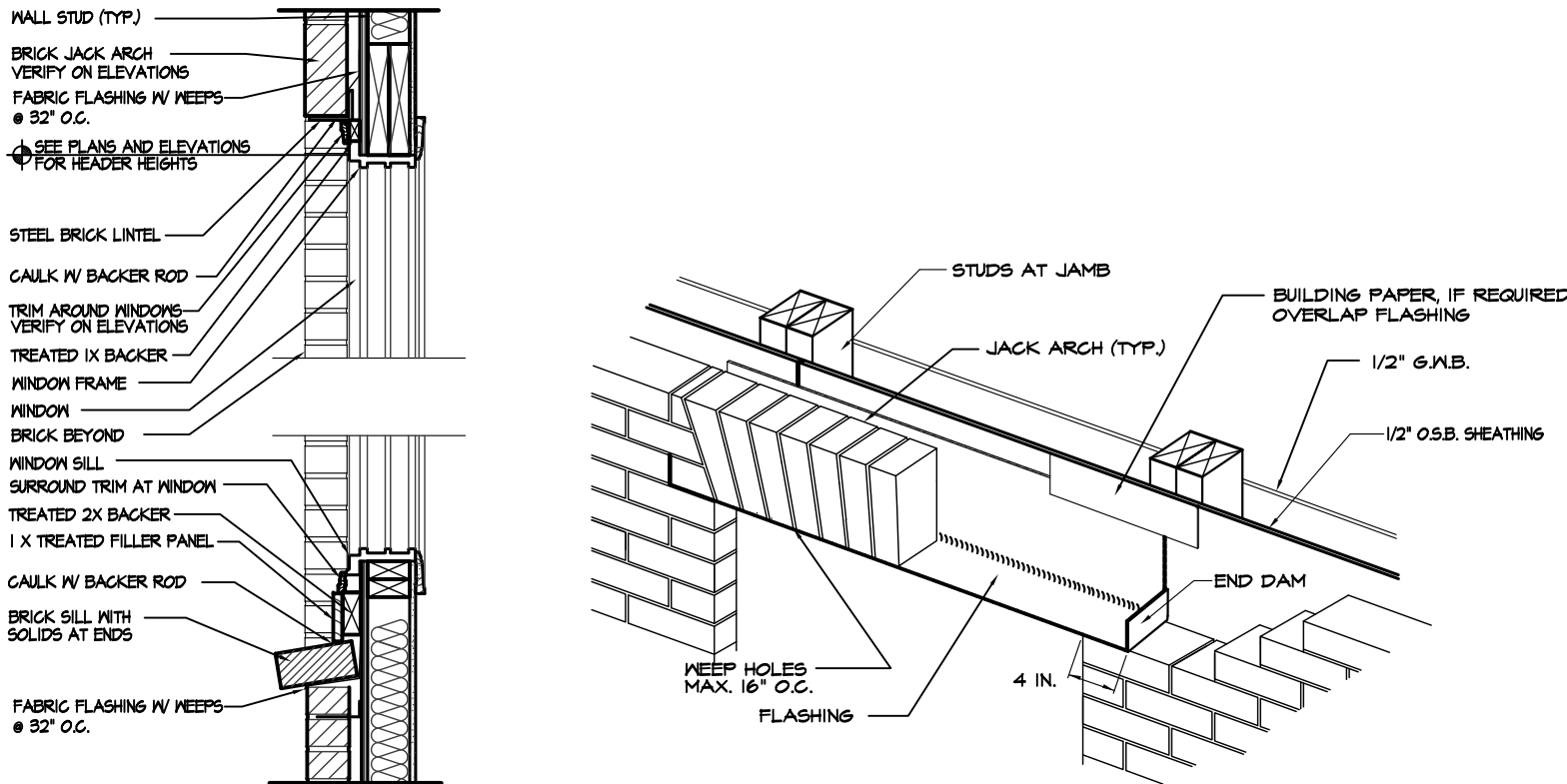
TYPICAL THICKENED SLAB SECTION
3/4" = 1'-0"



GARAGE HEADER SECTION
1 1/2" = 1'-0"

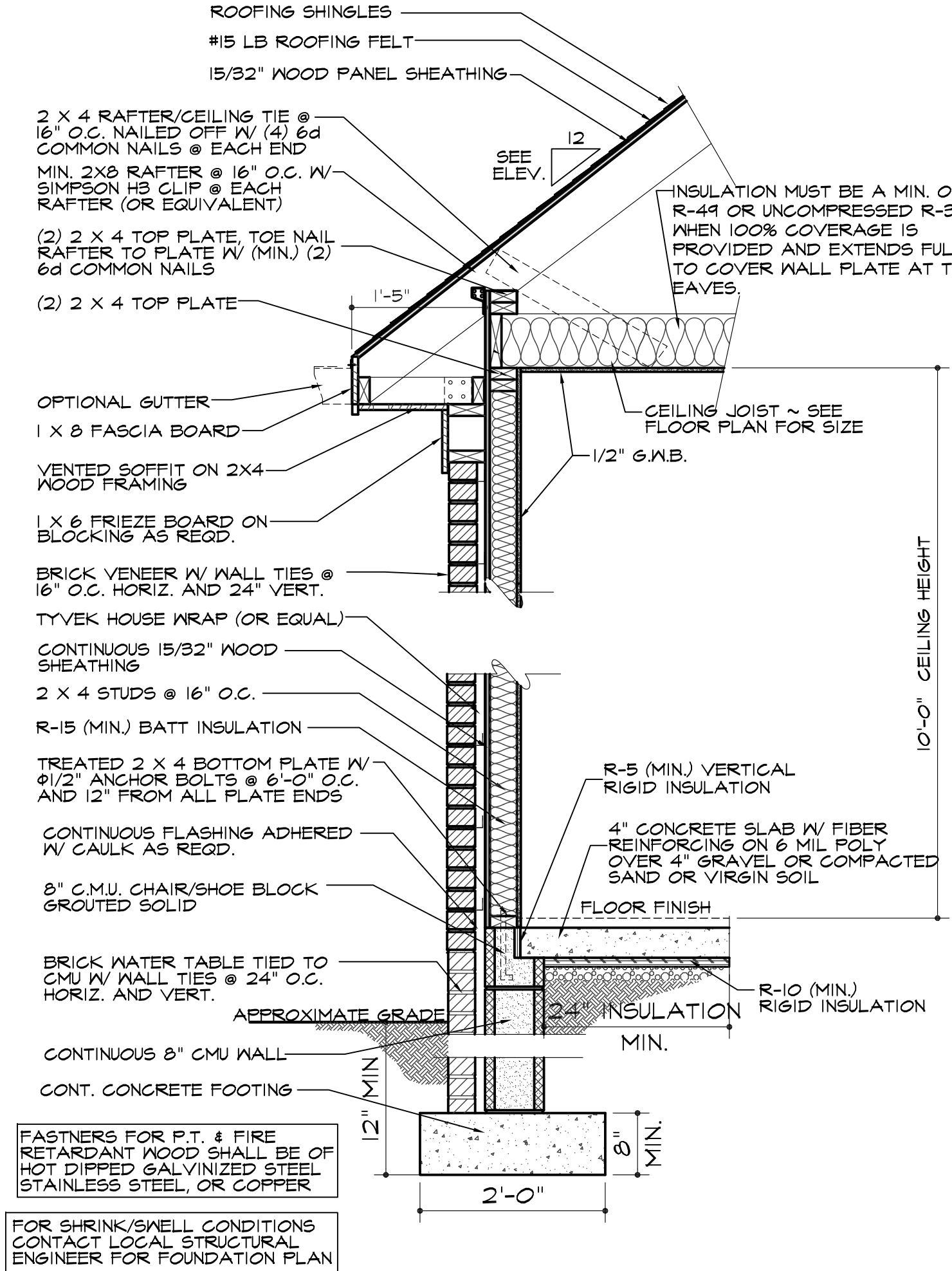


INTERIOR GARAGE WALL SECTION
3/4" = 1'-0"

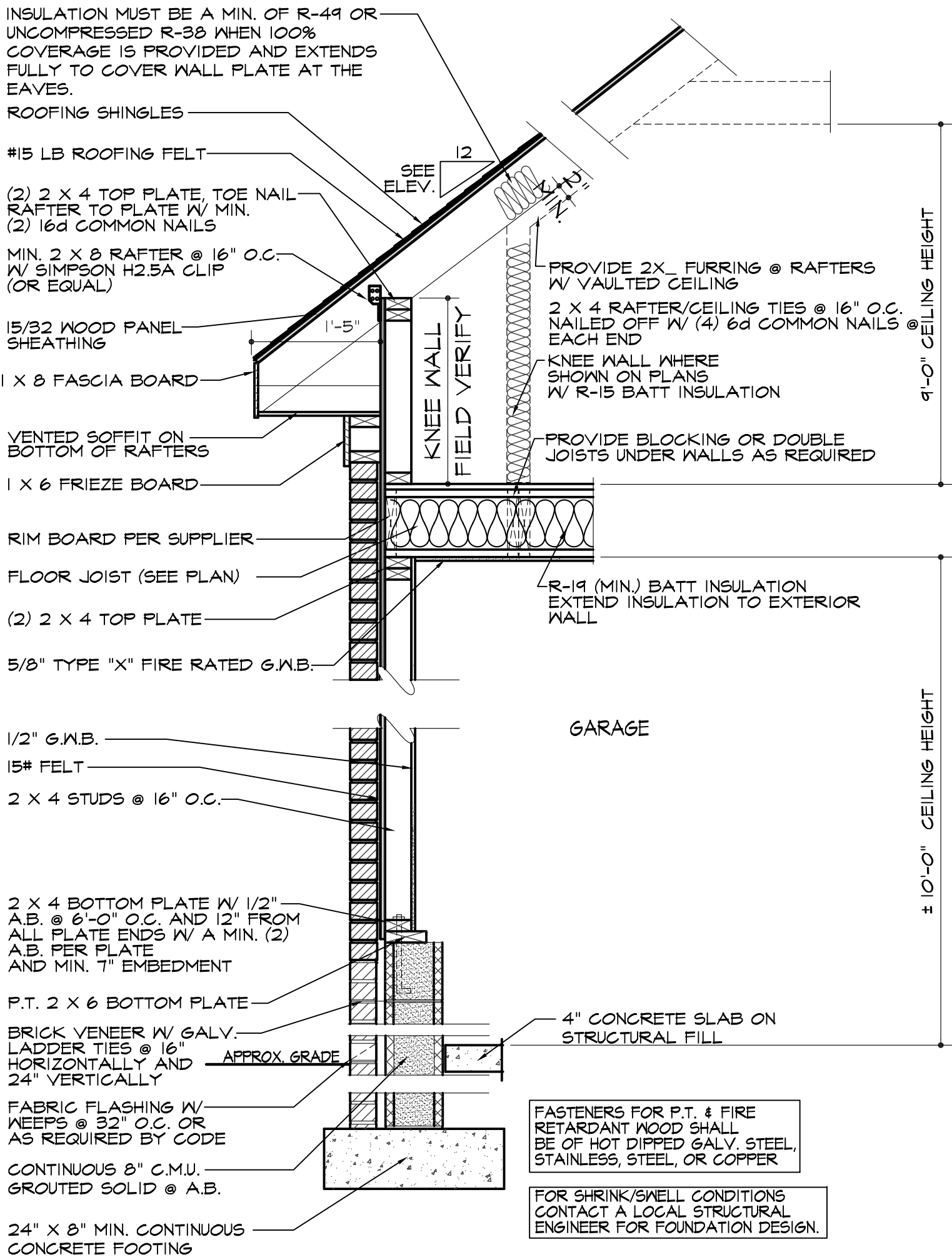


TYPICAL WINDOW WALL SECTION
1 1/2" = 1'-0"

BRICK JACK ARCH FLASHING DETAIL (TYP.)
1 1/2" = 1'-0"



TYPICAL 1-STORY WALL SECTION
3/4" = 1'-0"



GARAGE WALL SECTION
3/4" = 1'-0"