

REAR POOL PERSPECTIVE



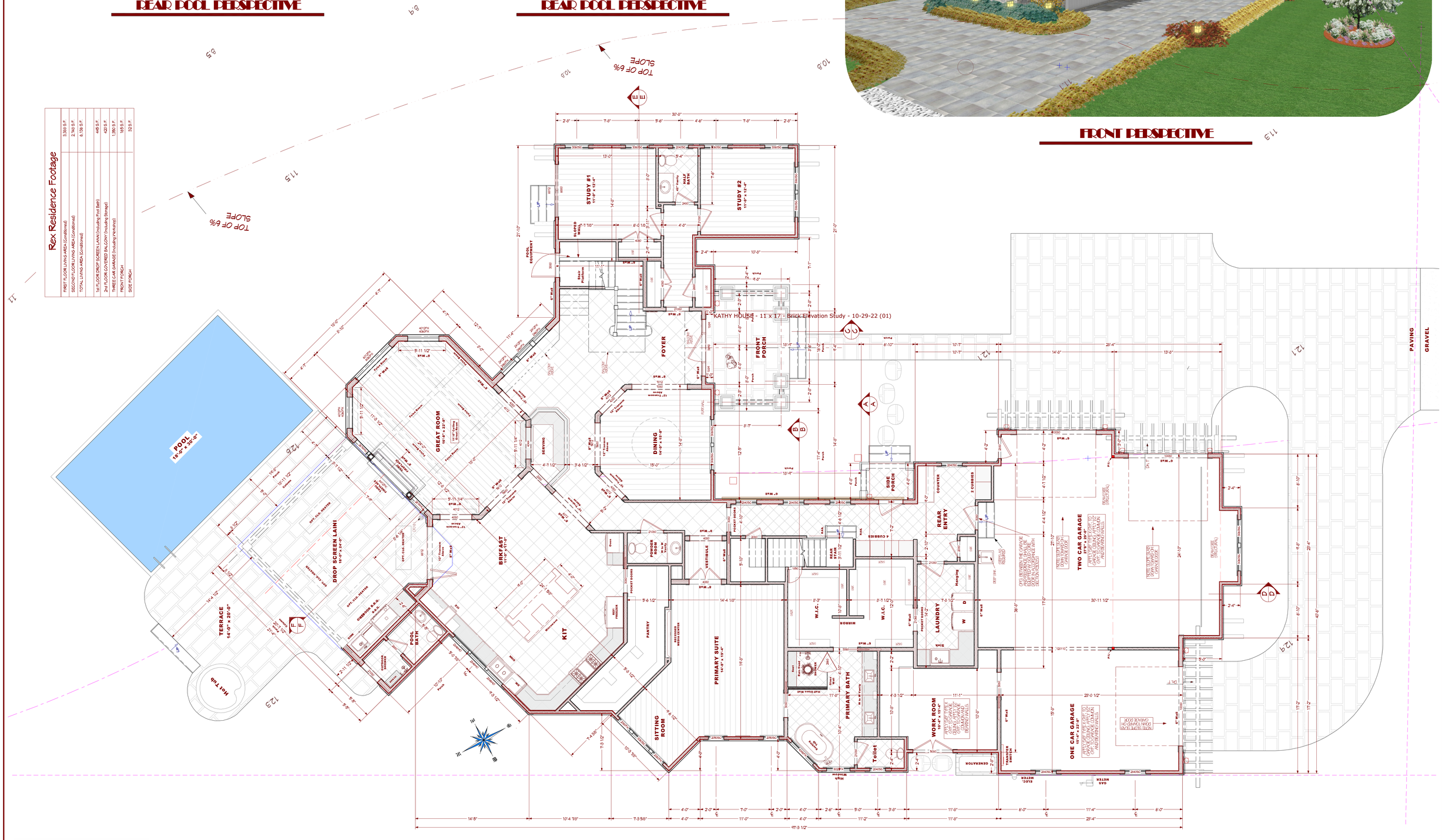
REAR POOL PERSPECTIVE



FRONT PERSPECTIVE

Rex Residence Footage

FIRST FLOOR LIVING AREA (Conditioned)	3,398 S.F.
SECOND FLOOR LIVING AREA (Conditioned)	2,740 S.F.
TOTAL LIVING AREA (Conditioned)	6,138 S.F.
1st FLOOR DROP SCREEN LANAI (Including Pool Bath)	446 S.F.
2nd FLOOR COVERED BALCONY (Including Storage)	420 S.F.
THREE CAR GARAGE (Including Perkatory)	1,390 S.F.
FRONT PORCH	169 S.F.
SIDE PORCH	92 S.F.



FIRST FLOOR PLAN

1/4" = 1'0"

NOT FOR CONSTRUCTION. THESE ARE PROGRESS PLANS ONLY FOR OWNER PRE-BIDDING, ENGINEERING & PERMIT PREPARATION.
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Adam Thomas Rex & Jill Wight Rex

Residence for Lot 8 - 1424 Sea Breeze Trail, Virginia Beach, VA 23452

Art Ross Designs
3633 KINGS LAKE DRIVE
VIRGINIA BEACH, VA 23452
CELL: (757) 617-2727

REVISIONS

Pre-Bid - 95%

2018 Code

PREPARED BY:
Art Ross

ISSUE DATE
11/18/2022

Rex Residence

SHEET NUMBER
A-1

STRUCTURAL PLAN NOTES:
COORDINATION W/ OTHER DRAWINGS PLAN NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT STRUCTURAL RELATED
2. FOR ENGINEERED BEAM SIZES SEE SHOP DRAWINGS, COORDINATE W/ ENGINEERED PLANS
3. THE DIRECTION OF FRAMING, LOCATION OF BEAMS AND LOCATION OF BEARING WALLS AND POINT LOADS SHALL BE AS SHOWN ON ENGINEERED PLANS. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
4. FOR INFORMATION NOT SHOWN IN OPTION PLANS & ALTERNATE ELEVATION PLANS REFER TO MAIN HOUSE PLANS IN CONJUNCTION WITH OPTION PLANS.
5. WOOD HEADER SIZES SHALL BE AS SHOWN ON PLAN AND SCHEDULES. FOR NUMBER OF JACK STUDS AND NUMBER OF FULL STUDS AND FOR ANY HEADER SIZE NOT SHOWN SEE WOOD HEADER SCHEDULE ON THE STRUCTURAL DETAIL SHEET.
6. PROVIDE HOLD DOWNS (SIMPSON HDU) OR HOLD DOWN STRAPS (SIMPSON PA) AT THE END OF ALL SHEAR WALLS AND ANY OTHER BUILDING CORNERS NOT PRESCRIPTIVE OR AS SHOWN ON PLANS.
7. LAP ALL SPLICES IN DOUBLE PLATE WITH 16-16d NAILS.
8. SEE GANG STUD COLUMN SCHEDULE FOR POST SIZES NOT SHOWN.
9. REFER TO STRUCTURAL PLANS FOR ALL NOTE AND TABLES RELATED TO THE STRUCTURE.

Rex Residence Footage

FIRST FLOOR LIVING AREA (Conditioned)	3,388 S.F.
SECOND FLOOR LIVING AREA (Conditioned)	2,748 S.F.
TOTAL LIVING AREA (Conditioned)	6,136 S.F.
1st FLOOR DROP SCREEN LANAI (Including Pool Bath)	445 S.F.
2nd FLOOR COVERED BALCONY (Including Storage)	420 S.F.
THREE CAR GARAGE (Including Workshop)	1,350 S.F.
FRONT PORCH	165 S.F.
SIDE PORCH	32 S.F.

THERMAL INSULATION PACKAGE - CLIMATE ZONE- 4A
ATTIC AND SLOPED CEILINGS..... R-38
AIR BARRIER FOR KNEE WALLS REQ. TO BE SEALED
EXTERIOR WALLS.....
R-15 CAVITY or R-13 CAVITY + R-1 CONT. INSULATION
FLOOR/ CRAWL SPACE..... R-19
SLAB - PERIMETER INSULATION FLOOR/ 1' @ EDGE OF SLAB (R = 5), UNDER SLAB 2'x24' (R = 10)
FENESTRATION U FACTOR U-.35 - SKYLIGHT - U.55
(SEE TABLE N1102.1.1) & IN ACCORDANCE WITH CHAPTER 11
WHOLE HOUSE MECH. VENTILATION SYSTEM M1507.3
DESIGNED IN ACCORDANCE w/ M1507.3.5 THROUGH M1507.3.3
GAPS IN ALL CORNERS SHALL BE INSULATED TO A MIN. OF R-3
ALL HEADER GAPS SHALL BE INSULATED TO A MIN. OF R-3

* IF OPEN WEB TRUSS SYSTEM IS USED, PROVIDE DRAFT STOPPING REQ. BY R302.12 TO LIMIT CONCEALED AREAS TO NO GREATER THAN 1,000 SQ. FT.

NOTE:
ALIGN JOIST W/ INTERIOR SHEAR WALL OR PROVIDE SOLID BLOCKING. FASTEN SUBFLOOR TO BLOCKING/JOIST W/12D NAILS @ 4" O.C. FASTEN BLOCKING/JOIST TO TOP PLATE OF SHEARWALL W/12D TOE NAILS @ 6" O.C.

NOTE:
SECTIONS & DETAILS ARE SCHEMATIC ONLY. SEE PRODUCT INSTALLATION SHEETS, SHOP DRAWINGS, STRUCTURAL SHEETS, AND/ OR OTHER DETAIL SHEETS FOR DETAILS ADDITIONAL INFORMATION. BUILDER TO COORDINATE ALL COMPONENTS.

NOTE: ALL EGRESS WINDOW FOR A BEDROOM SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. A MINIMUM NET CLEAR OPENING LENGTH OF 24" BY A NET CLEAR OPENING WIDTH OF 20" PER SECTION R310 & SILL HEIGHT SHALL NOT EXCEED 44" FROM THE FINISHED FLOOR. AS PER R310.1 (SEE MANUFACTURE SPEC. FOR EGRESS WINDOW SIZE)

VIRGINIA RESIDENTIAL CODE
2015 - RESIDENTIAL USE GROUP - R-5

THESE PLANS WILL BE BUILT IN VARIOUS CITIES & LOCATIONS IN THE STATE OF VIRGINIA. UNDER THE CURRENT RESIDENTIAL BUILDING CODE & THE VIRGINIA EXCERPTS, THE NOTES AND DETAILS ON THESE PLANS ARE TO PROVIDE SUPPLEMENTAL INFORMATION & ARE NOT INTENDED TO REPLACE THE CODE BOOK, WHERE THERE ARE ANY DISCREPANCY ON THESE PLANS THE CODE ITSELF SHALL SUPERCEDE THAT INFORMATION. THE BUILDER IS TO VERIFY LOCAL CONSTRUCTION STANDARDS & TECHNIQUES AND BRING ANY DISCREPANCIES TO THE PLAN PREPARER & THE ENGINEER BEFORE CONSTRUCTION BEGINS. IF THESE PLANS ARE BUILT IN ANOTHER STATE THAT STATES CODE SHALL APPLY.

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOAD - TABLE R301.5

USE	LIVE LOAD
UNINHABITED ATTIC WITHOUT STORAGE	10 psf.
UNINHABITED ATTIC WITH LIMITED STORAGE	20 psf.
HABITABLE ATTICS & ATTICS W/ FIXED STAIRS	30 psf.
BALCONIES (exterior) & DECKS	40 psf.
FIRE ESCAPES	40 psf.
GUARDRAILS AND HANDRAILS	200 p.l.f.
GUARDRAILS IN-FILL COMPONENTS	50 psf.
PASSENGER VEHICLE GARAGE	50 psf.
ROOMS OTHER THAN SLEEPING ROOMS	40 psf.
SLEEPING ROOMS	30 psf.
STAIRS	40 psf.

WIND LOAD

	Vult	Vasd	
VIRGINIA BEACH WINDS	120 mph.	93 mph.	
CHESAPEAKE WINDS	120 mph.	93 mph.	
SUFFOLK WINDS	120 mph.	93 mph.	
ISLE OF WIGHT WINDS	115 mph.	90 mph.	
RICHMOND WINDS	115 mph	90 mph	
NORTH CAROLINA	130 mph. ***	101 mph. ***	

WINDOWS

DP 35 - WIND EXPOSURE B | ***Note: North Carolina Exposure Category C

TABLE R301.5 — ROOF SLOPE

	TRIBUTARY LOADED AREA IN SQUARE FEET FOR ANY STRUCTURAL MEMBER		
	0 to 200	201 to 600	Over 600
FLAT OR RISE LESS THAN 4 INCHES PER FOOT (1/3)	20	16	12
RISE 4 INCHES PER FOOT TO 12 INCHES PER FOOT (1/3 TO 1/1)	16	14	12
RISE 12 INCHES PER FOOT (1/1) AND GREATER	12	12	12

NOTE: Virginia Beach, Virginia - "In a wind zones of 110 mph or greater it is required to be classified using ASTM D 7158 Class F or ASTM D 7158 Class G or H per R905.2.4 and metal roofing must meet the requirements of Table R905.10.3(1)



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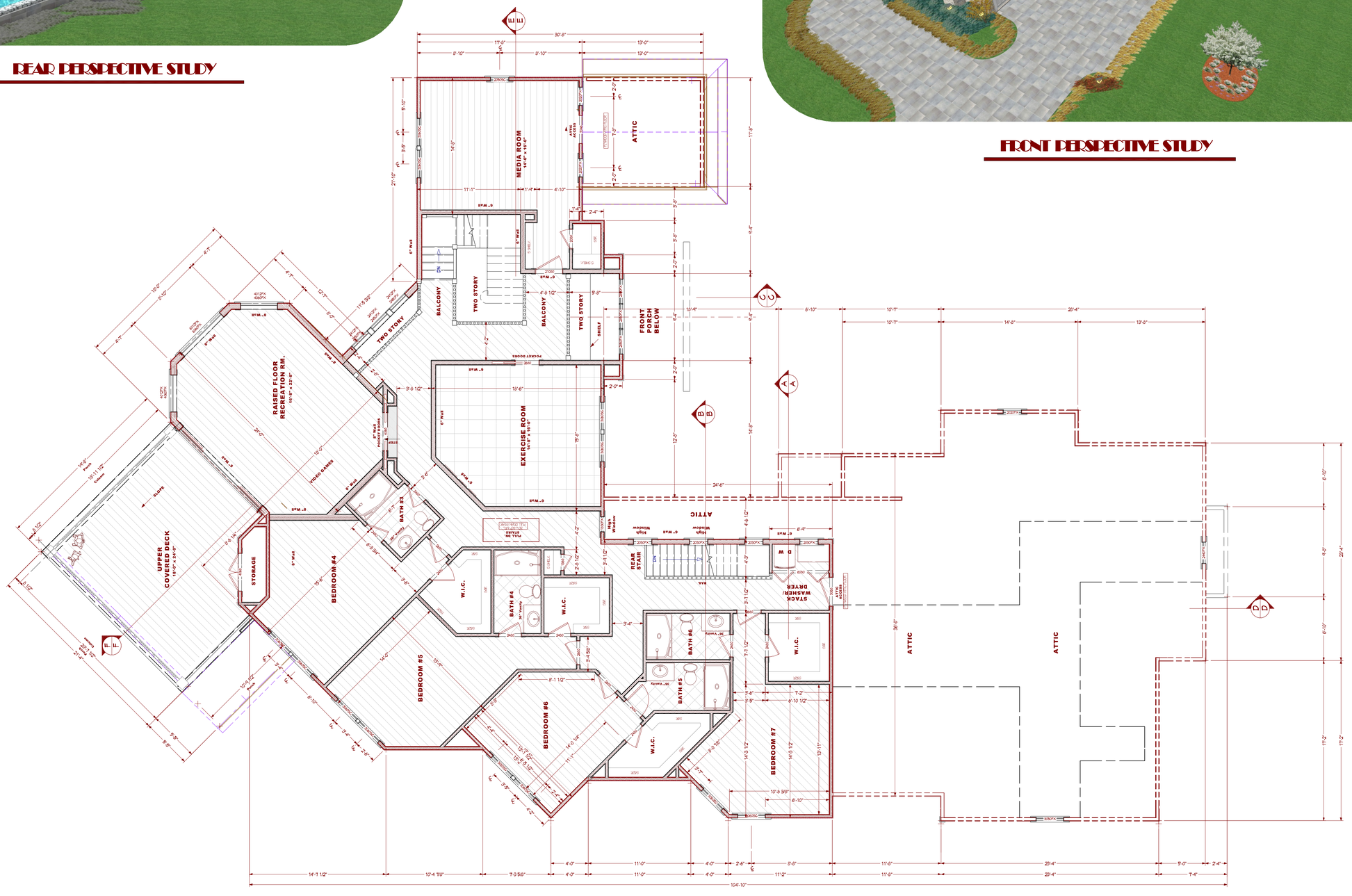
Rex Residence
SHEET NUMBER



REAR PERSPECTIVE STUDY



FRONT PERSPECTIVE STUDY



SECOND FLOOR PLAN

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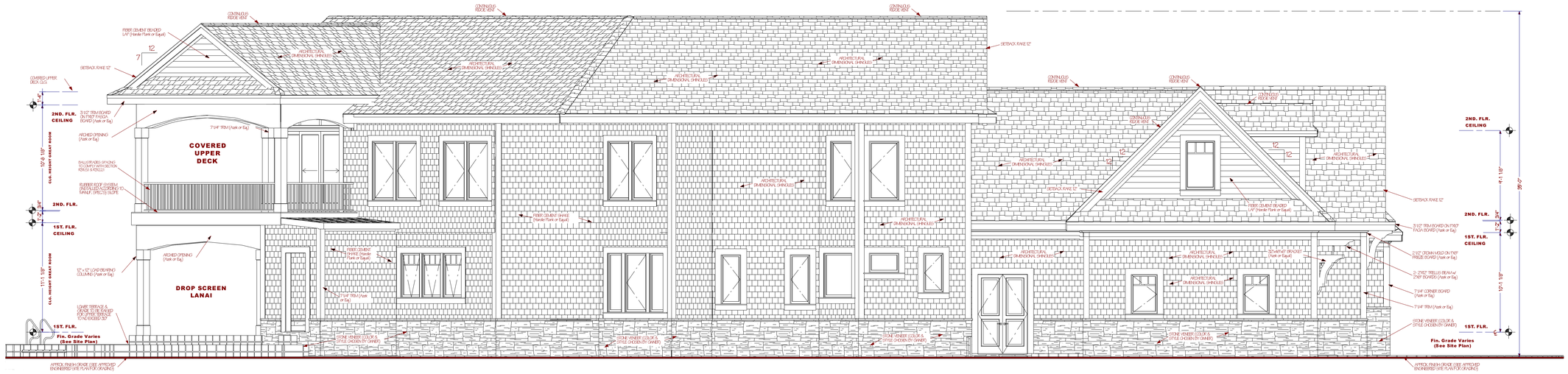
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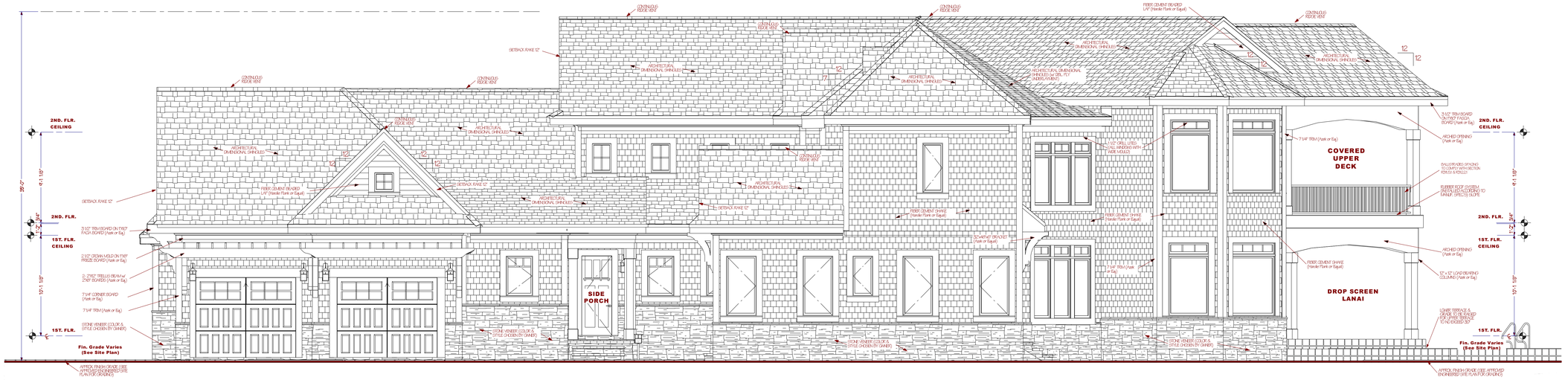
Rex Residence

SHEET NUMBER
A-2



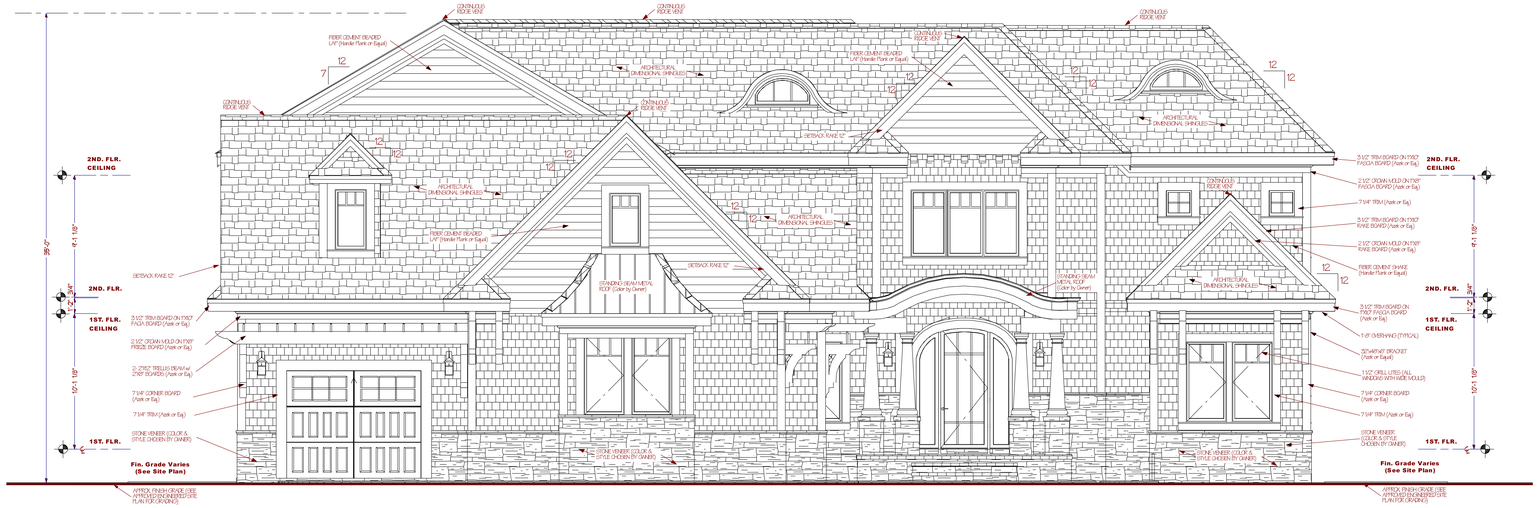
LEFT SIDE ELEVATION

1/4" = 1'-0"



RIGHT SIDE ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

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Va. Beach, Va.

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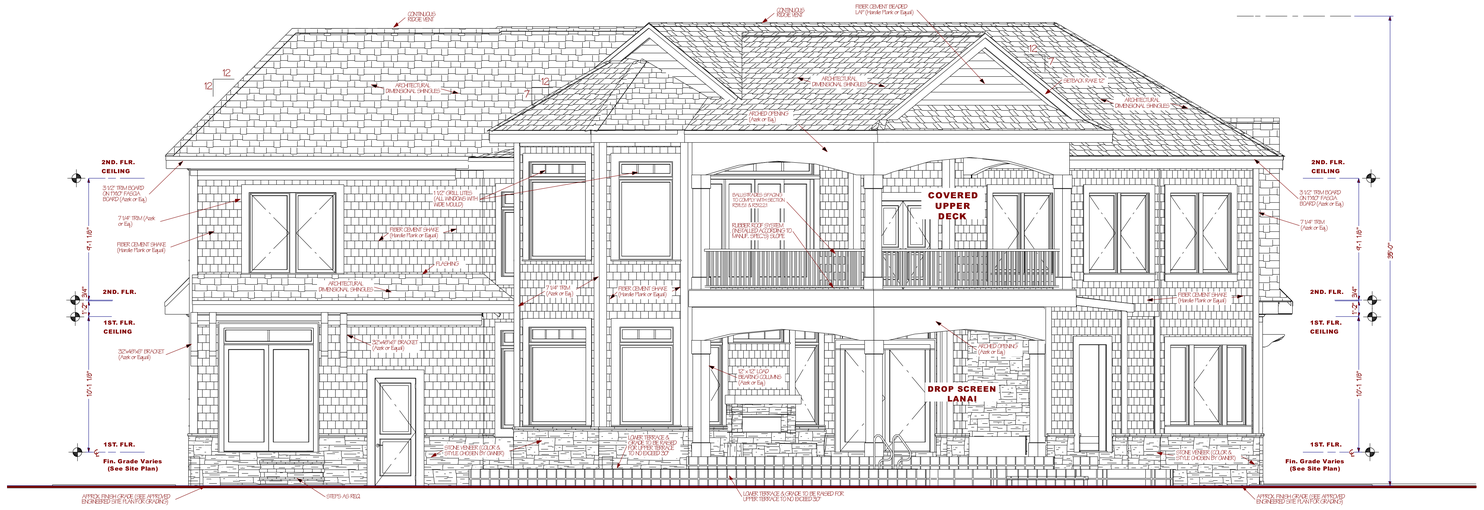
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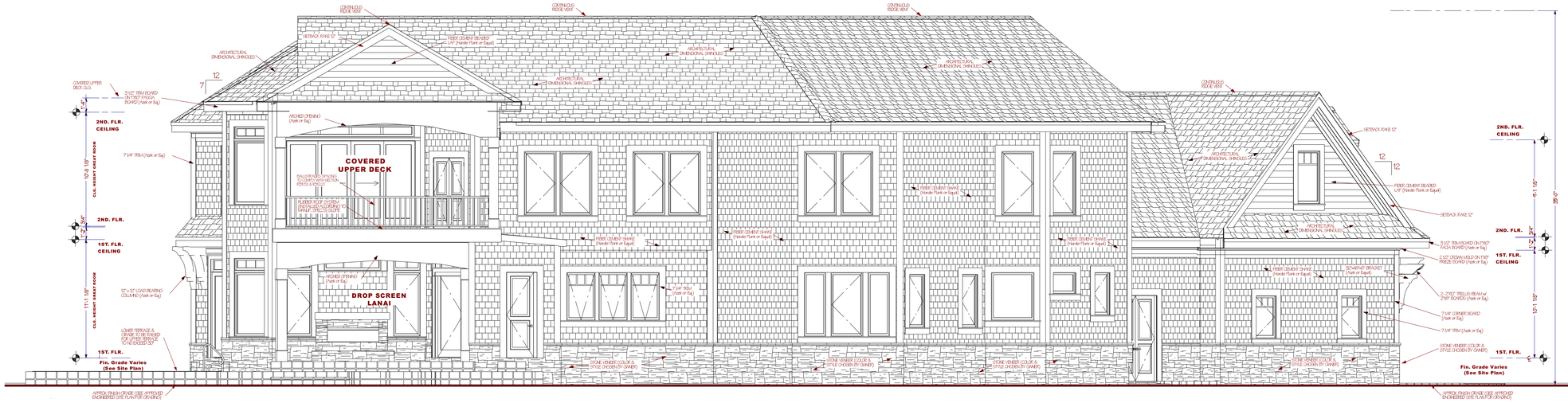


DROP SCREEN LANAI



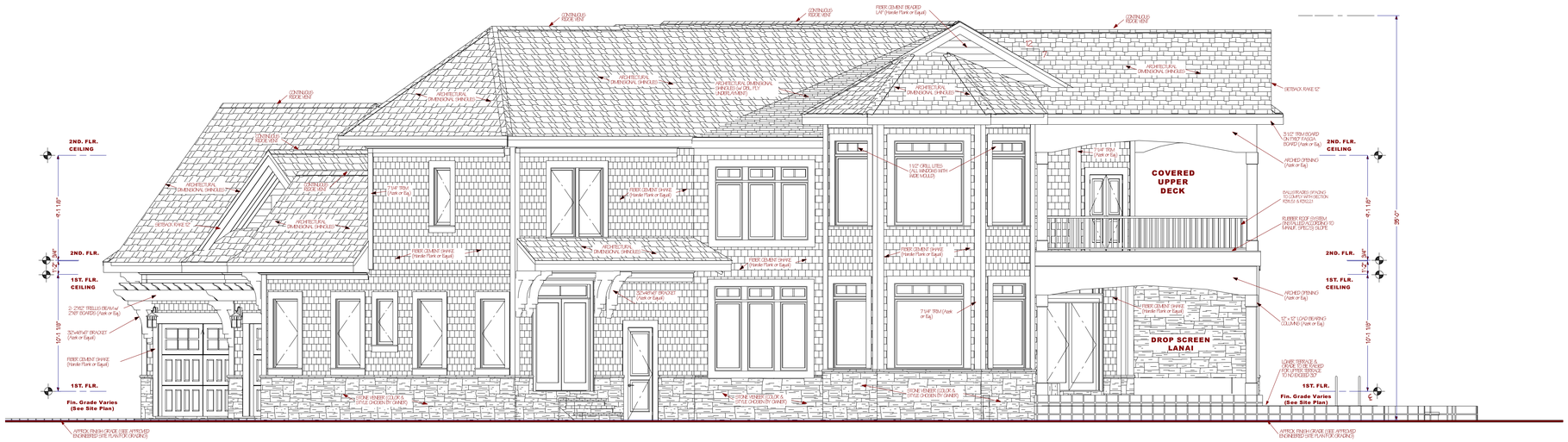
REAR COVERED UPPER DECK ELEVATION

1/4" = 1'0"



REAR UPPER DECK SIDE ELEVATION

1/4" = 1'0"



REAR GREAT RM. SIDE ELEVATION

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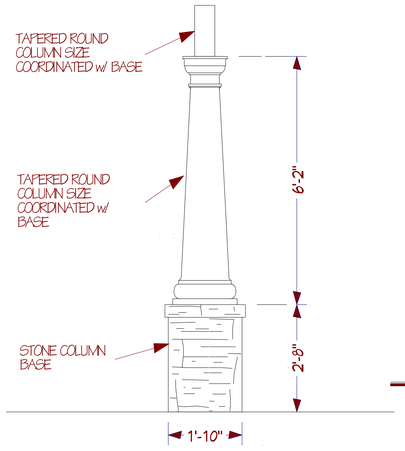
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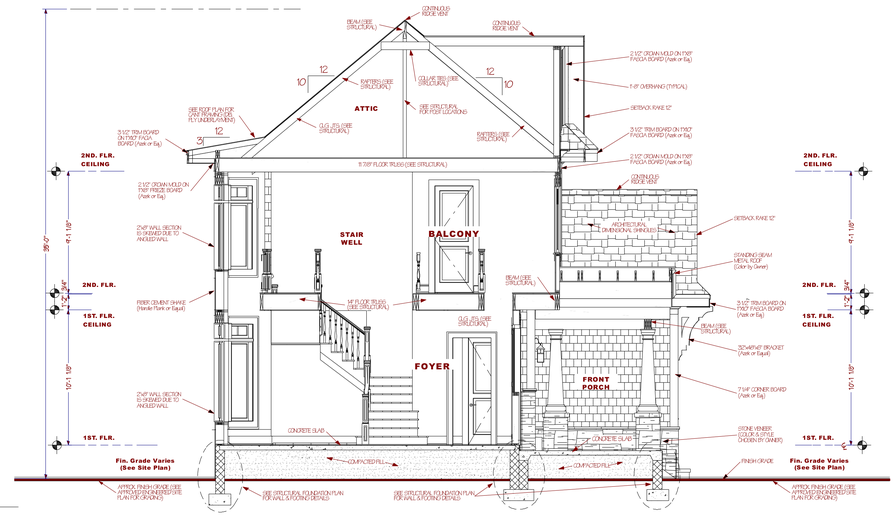
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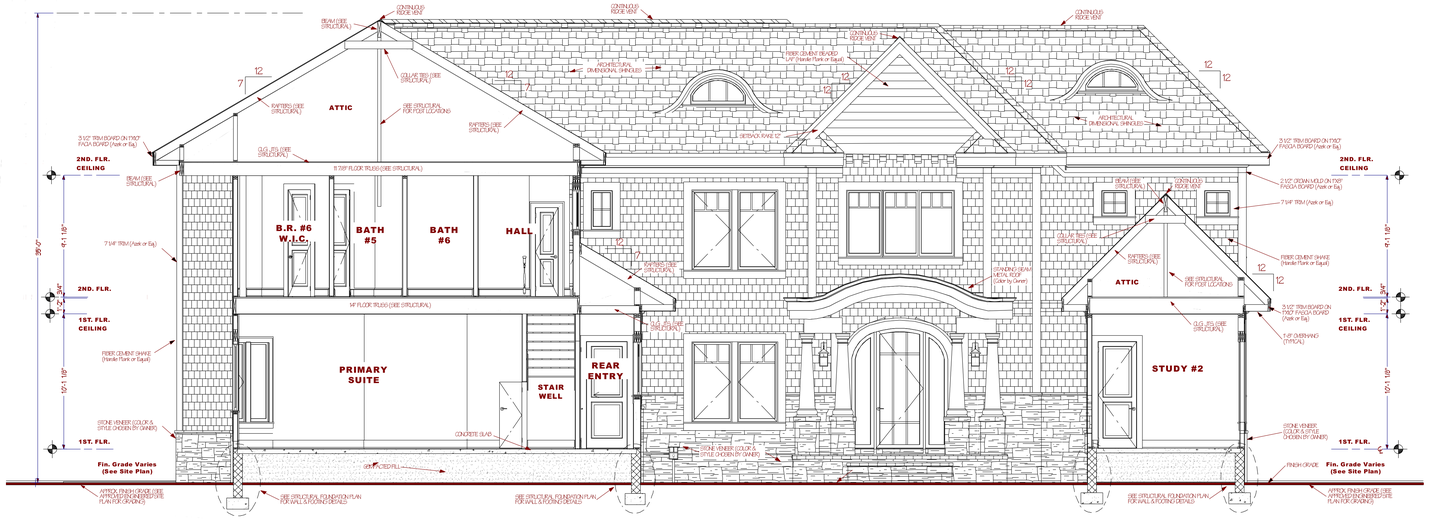
FRONT PORCH DETAIL
1/2" = 1'0"



FRONT PORCH COLUMN
3/4" = 1'0"



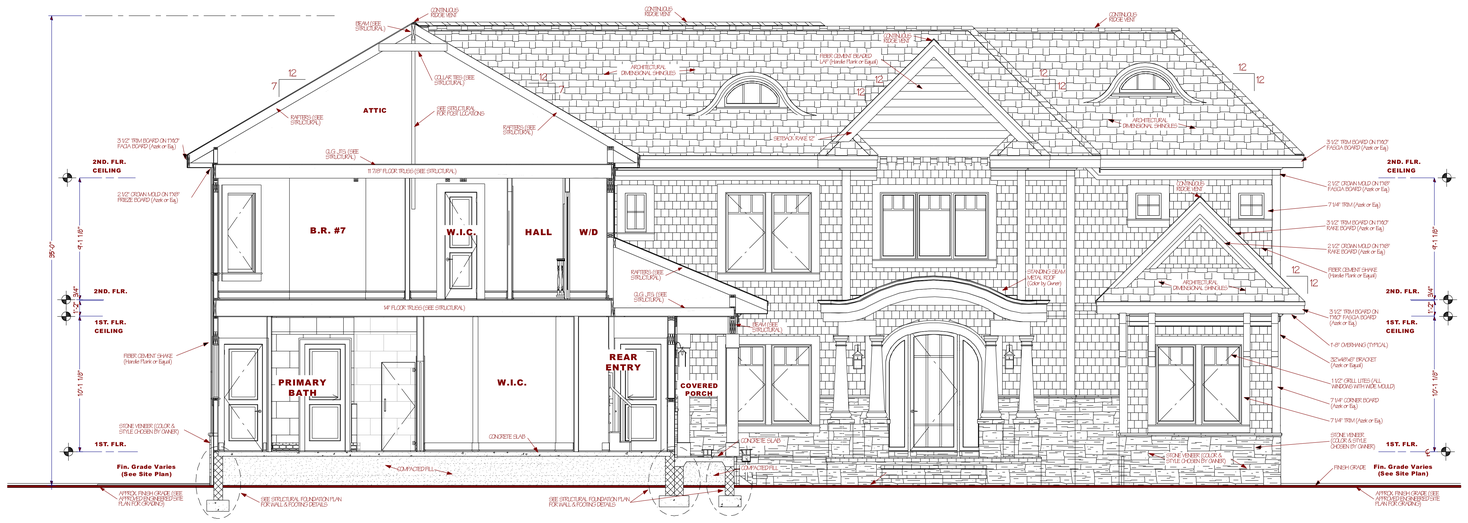
FOYER / BALCONY / FRONT PORCH
1/4" = 1'0"



PRIMARY SUITE / BATH #6 & #6 /STUDY #2
1/4" = 1'0"



FRONT PORCH PERSPECTIVE



PRIMARY BATH / W.I.C. / REAR ENTRY / SIDE PORCH
1/4" = 1'0"

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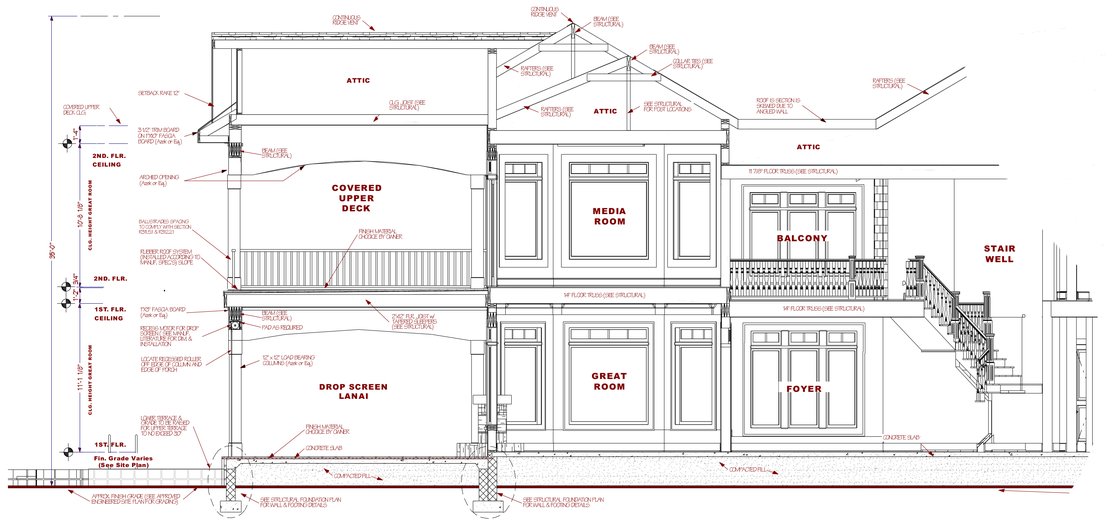
FRONT ENTRY PERSPECTIVE



FOYER PERSPECTIVE

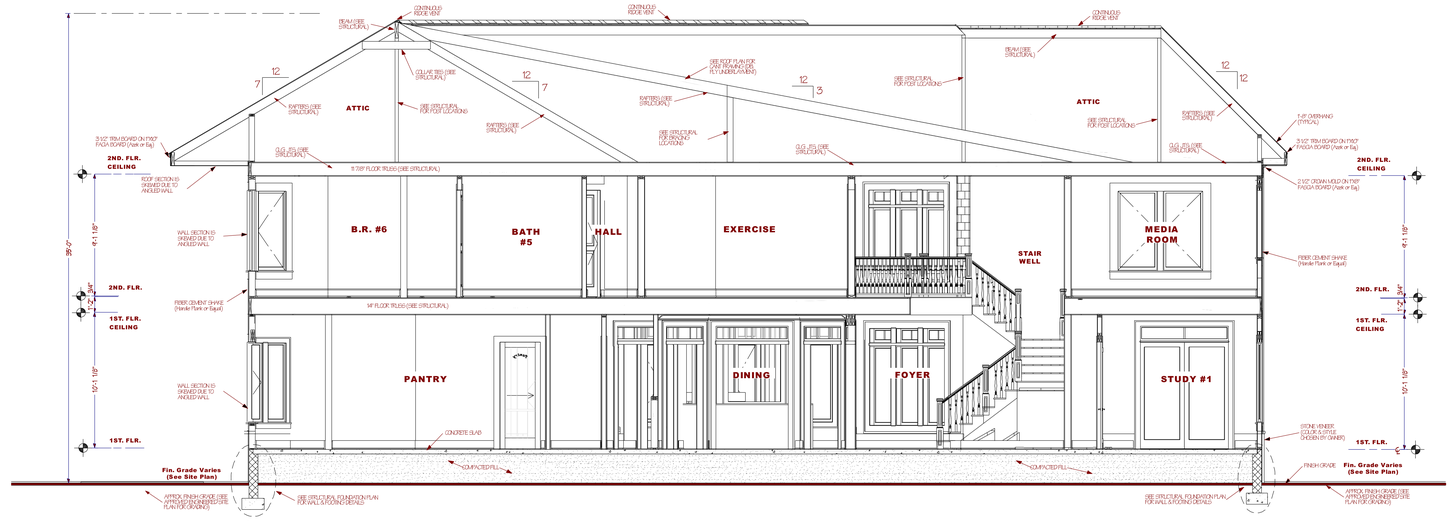


KITCHEN PERSPECTIVE



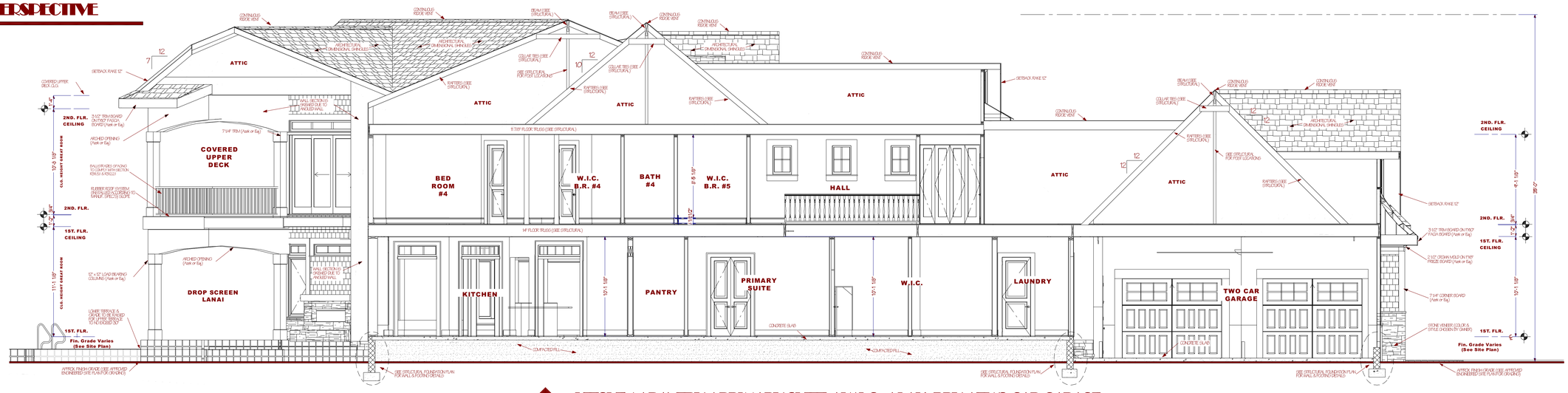
DROP SCREEN LANAI / GREAT ROOM / FOYER / STAIR WELL / MEDIA ROOM

1/4" = 1'0"



PANTRY / DINING / FOYER / STAIR WELL / STUDY #1

1/4" = 1'0"



KITCHEN / PANTRY / PRIMARY SUITE / W.I.C. / LAUNDRY / TWO CAR GARAGE

1/4" = 1'0"

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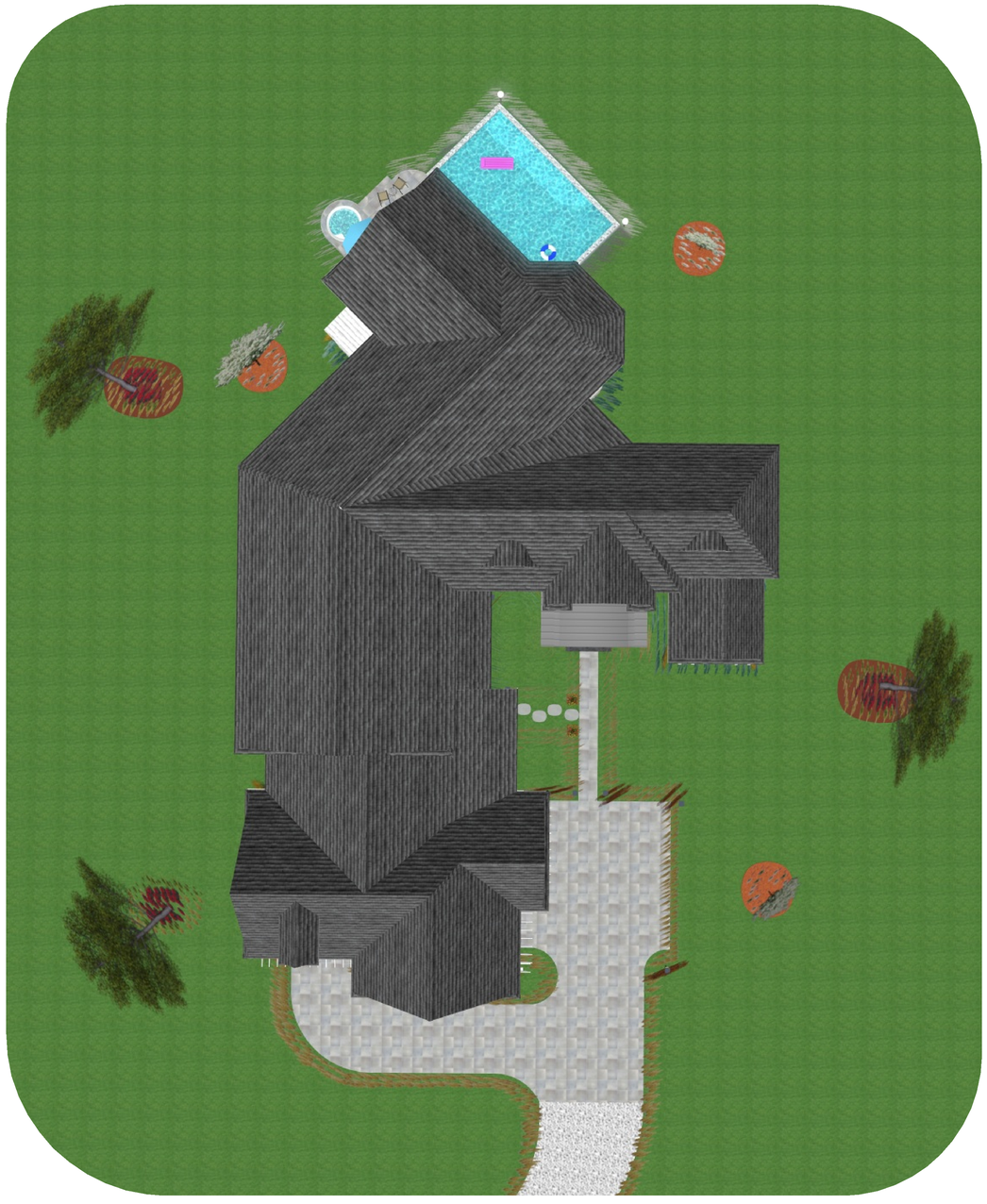
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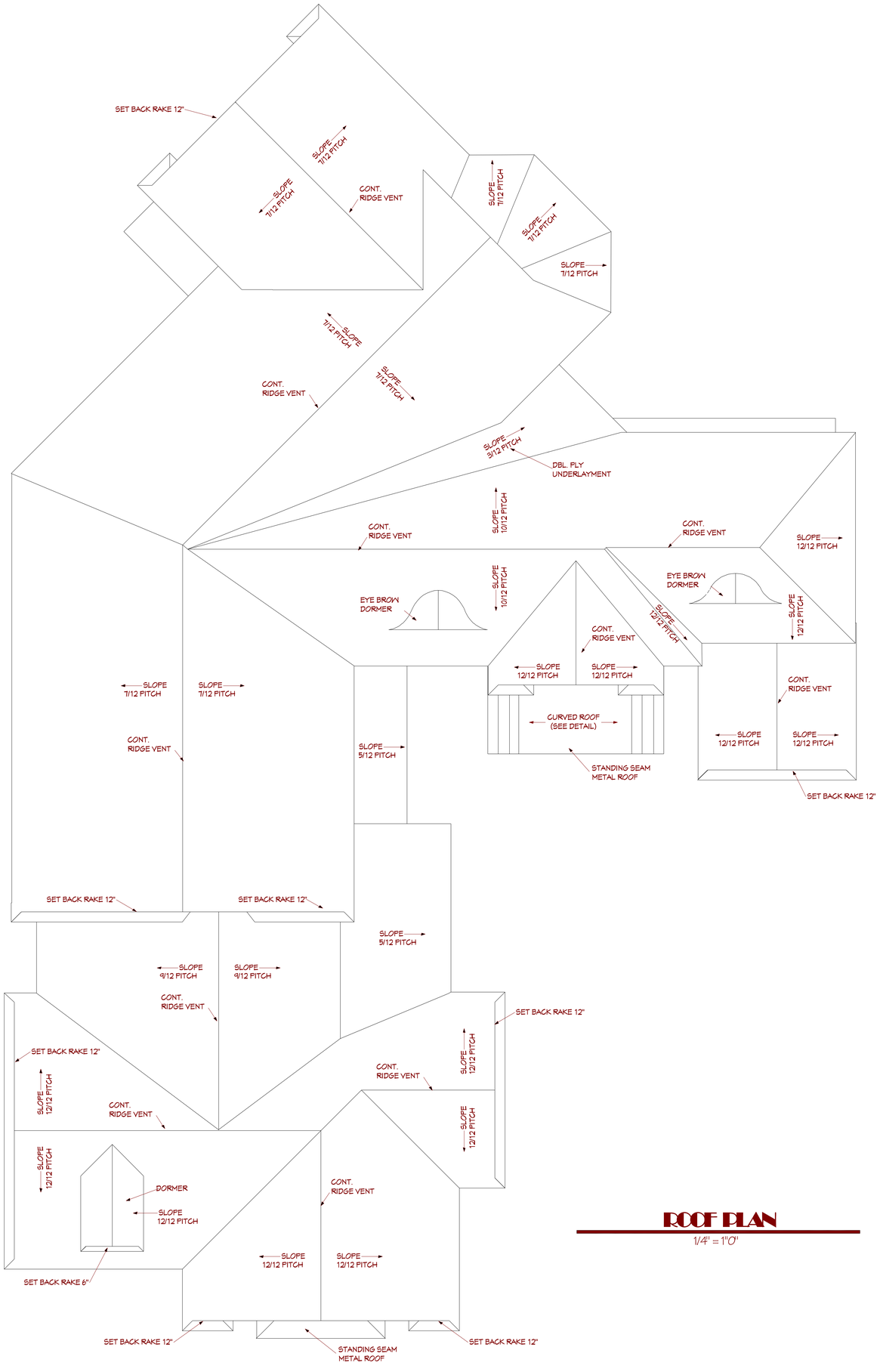
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ROOF OVERHEAD PERSPECTIVE



ROOF PLAN

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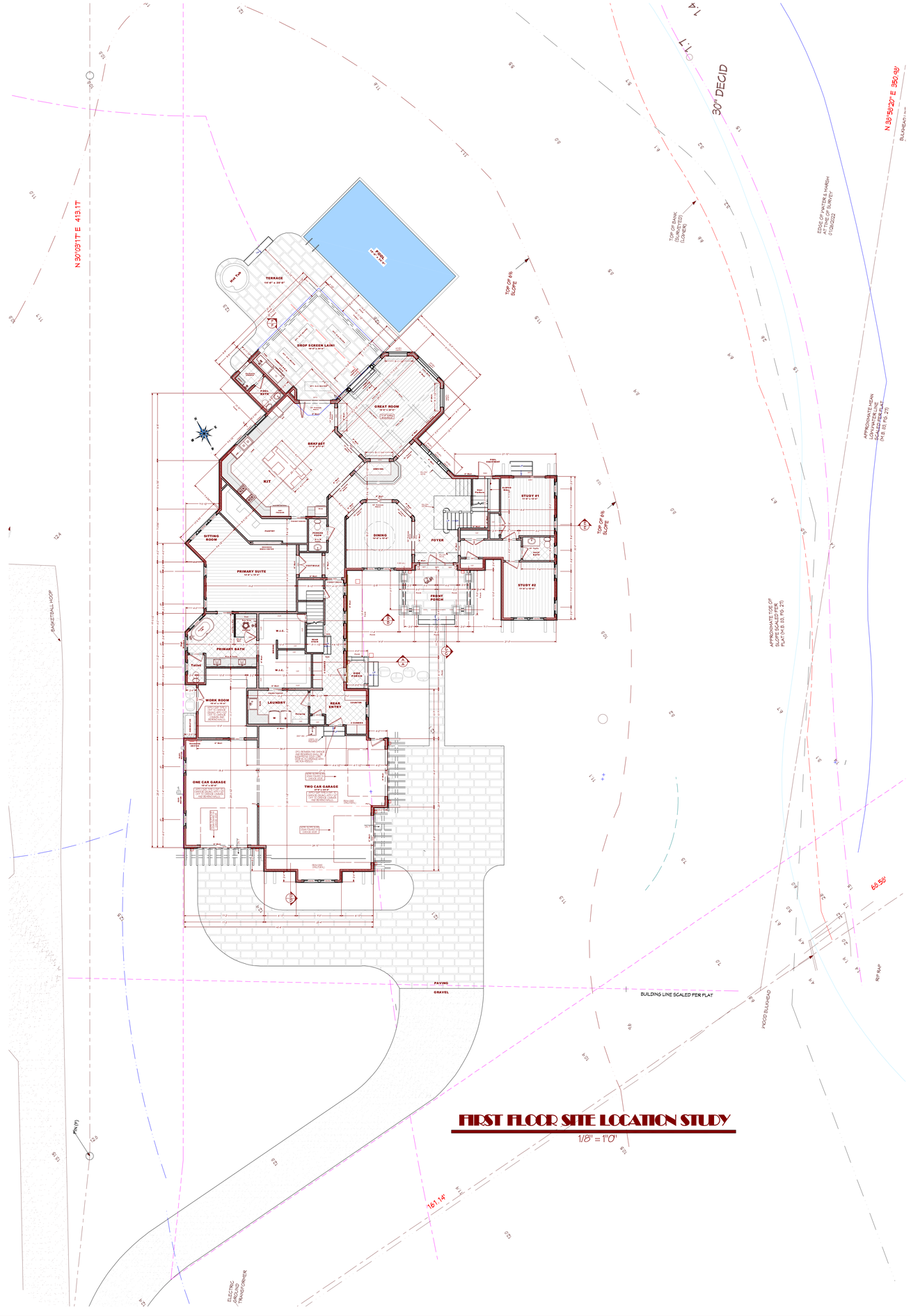
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AERIAL MAP VIEW



FIRST FLOOR SITE LOCATION STUDY

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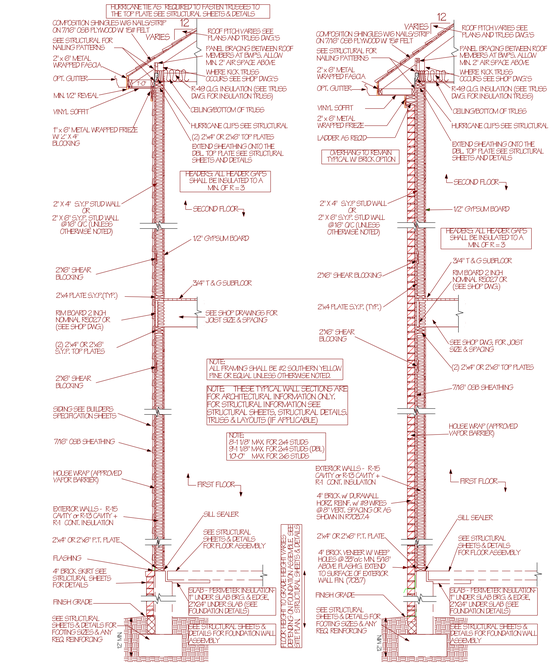
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TYPICAL ARCHITECTURAL WALL SECTION W/ SIDING

N.T.S.

TYPICAL ARCHITECTURAL WALL SECTION W/ BRICK

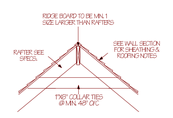
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FIREBLOCKING

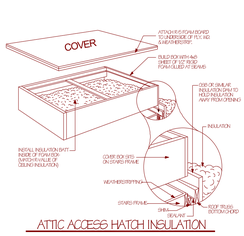
SCALE: N.T.S.

TYP. FLASHING DETAIL

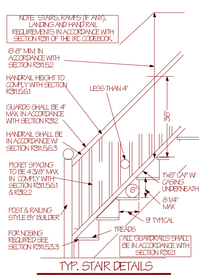
SCALE: N.T.S.



TYP. COLLAR/ RIDGE DETAIL

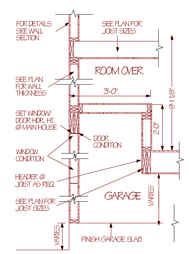


ATTIC ACCESS HATCH INSULATION



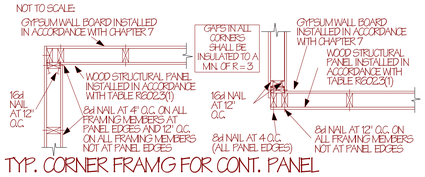
TYP. STAIR DETAILS

SCALE: N.T.S.



HEADWALL DETAIL

SCALE: 3/4" = 1'-0"



TYP. CORNER FRAMG FOR CONT. PANEL

NOT FOR CONSTRUCTION. THESE ARE PROGRESS PLANS ONLY FOR OWNER PRE-BIDDING, ENGINEERING & PERMIT PREPARATION.
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SUPPLEMENTAL CODE NOTES:

R308.4.2 Glazing adjacent to doors.
Glazing in an individual fixed or operable panel adjacent to a door shall be considered to be a hazardous location where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the floor or walking surface and it meets either of the following conditions:
1.Where the glazing is within 24 inches (610 mm) of either side of the door in the plane of the door in a closed position.
2.Where the glazing is on a wall less than 180 degrees (3.14 rad) from the plane of the door in a closed position and within 24 inches (610 mm) of the hinge side of an in-swinging door.
Exceptions:
1.Decorative glazing.
2.Where there is an intervening wall or other permanent barrier between the door and the glazing.
3.Where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth. Glazing in this application shall comply with Section R308.4.3.
4.Glazing that is adjacent to the fixed panel of patio doors.

R310.1 Emergency escape and rescue opening required.
Basements, habitable attics, and every sleeping room designated on the construction documents shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency egress and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

R310.1.1 Operational constraints and opening control devices.
Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge. Window opening control devices on windows serving as a required emergency escape and rescue opening shall comply with ASTM F2090.

R310.2 Emergency escape and rescue openings.
Emergency escape and rescue openings shall have minimum dimensions as specified in this section.

R310.2.1 Minimum opening area.
Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet (.2025 m2). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside, including the tilting or removal of the sash as the normal operation. The net clear height opening shall be not less than 24 inches (610 mm), and the net clear width shall be not less than 20 inches (508 mm).

R310.2.2 Window sill height.
Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of not more than 44 inches (1118 mm) above the floor, where the sill height is below grade, it shall be provided with a window well in accordance with Section R310.2.3.

Interior Passages
R3231 General.
This section applies to new dwelling units that have both a kitchen and a living area on the same floor level as the egress door required by Section R311.2. This section is not applicable to additions, reconstruction, alteration, or repair.

R3232 Kitchen.
One interior passage route from the egress door to the kitchen shall comply with Section R3232.6.

R3233 Living area.
One interior passage route from the egress door to at least one living area shall comply with Section R3232.6.

R3234 Bedroom.
Where the dwelling unit has a bedroom on the same floor level as the egress door, one interior passage route from the egress door to at least one bedroom shall comply with Section R3232.6.

R3235 Bathroom.
Where a dwelling unit has a bathroom on the same floor level as the egress door, and the bathroom contains a water closet, lavatory, and bathtub or shower, one interior passage route from the egress door to at least one bathroom shall comply with Section R3232.6. Bathroom fixture clearances shall comply with Section R307 and access to fixtures is not required to comply with Section R3232.6.

R3236 Opening widths.
Opening widths along the interior passage route required by this section shall comply with the following:
1.Cased openings shall provide a minimum 34-inch (864 mm) clear width.
2.Doors shall provide a nominal 34-inch (864 mm) minimum width. Double doors are permitted to be used to meet this requirement.

R401.3 Drainage.
Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard to the dwelling unit. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).
Exceptions:Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), drains or swales shall be constructed to ensure drainage away from the structures. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 1/2 percent away from the building.

R503.4.1 Garage door labeling.
Garage doors shall be labeled with a permanent label affixed to the garage door by the manufacturer. The label shall identify the garage door manufacturer, the garage door model/series number, the positive and negative design wind pressure rating, the installation instruction drawing reference number, and the applicable test standard.

E3801.3 Small Appliance Receptacles
In the kitchen, pantry, breakfast room, dining room, or similar area of a dwelling unit, the two or more 20-ampere small-appliance branch circuits required by Section E3703.2, shall serve all wall and floor receptacle outlets covered by Sections E3801.2 and E3801.4 and those receptacle outlets provided for refrigeration appliances. [210.52(B)(1)]
Exceptions:
In addition to the required receptacles specified by Sections E3801.1 and E3801.2, switched receptacles supplied from a general-purpose branch circuit as defined in Section E3903.2, Exception 1 shall be permitted. [210.52(B)(1) Exception No. 1]
In addition to the required receptacles specified by Section E3901.2, a receptacle outlet to serve a specific appliance shall be permitted to be supplied from an individual branch circuit rated at 15 amperes or greater. [210.52(B)(1) Exception No. 2]

E3801.3.1 Other Outlets Prohibited
The two or more small-appliance branch circuits specified in Section E3901.3 shall serve no other outlets. [210.52(B)(2)]
Exceptions:
A receptacle installed solely for the electrical supply to and support of an electric clock in any of the rooms specified in Section E3801.3. [210.52(B)(2) Exception No.1]
Receptacles installed to provide power for supplemental equipment and lighting on gas-fired ranges, ovens, and counter-mounted cooking units. [210.52(B)(2) Exception No. 2]

E3901.9 Basements, Garages and Accessory Buildings.
Not less than one receptacle outlet, in addition to any provided for specific equipment, shall be installed in each separate unfinished portion of a basement; in each vehicle bay not more than 5.5 feet (1676 mm) above the floor in attached garages; in each vehicle bay not more than 5.5 feet (1676 mm) above the floor in detached garages that are provided with electric power and in accessory buildings that are provided with electric power. [210.52(G)(1), (2), and (3)]

E3902.7 Sink Receptacles
125-volt, single-phase, 15- and 20-ampere receptacles that are located within 6 feet (1829 mm) of the top inside edge of the bowl of the sink shall have ground-fault circuit-interrupter protection for personnel. [210.8(A)(7)]

E3902.8 Bathtub or Shower Stall Receptacles
125-volt, single phase, 15- and 20-ampere receptacles that are located within 6 feet (1829 mm) of the outside edge of a bathtub or shower stall shall have ground-fault circuit-interrupter protection for personnel. [210.8(A)(9)]

E3902.9 Laundry Areas
125-volt, single-phase, 15- and 20-ampere receptacles installed in laundry areas shall have ground-fault circuit-interrupter protection for personnel. [210.8(A)(9)]

E3902.10 Kitchen Dishwasher Branch Circuit
Ground-fault circuit-interrupter protection shall be provided for outlets that supply dishwashers in dwelling unit locations. [210.8(D)]

N1103.3.3 (R403.3.3) Duct testing (Mandatory). Ducts shall be pressure tested to determine air leakage by one of the following methods:
1. Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure if installed at the time of the test. All registers shall be taped or otherwise sealed during the test.
2. Postconstruction test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test.

N1104.1 (R403.1) Certificate (Mandatory)
A permanent certificate shall be completed by the builder or other approved party and posted on a wall in the space where the furnace is located, a utility room or an approved location inside the building. Where located on an electrical panel, the certificate shall not cover or obstruct the visibility of the circuit directory label, service disconnect label, or other required labels. The certificate shall indicate the predominant R-values of insulation installed in or on ceilings, roofs, walls, or foundation components, such as slabs, basement walls, crawl space walls, and floors and ducts outside conditioned spaces; U-factors of fenestration and the solar heat gain coefficient (SHGC) of fenestration; and the results from any required duct system and building envelope air leakage testing performed on the building. Where there is more than one value for each component, the certificate shall indicate the value covering the largest area. The certificate shall indicate the types and efficiencies of heating, cooling, and service water heating equipment. Where a gas-fired unvented room heater, electric furnace, or baseboard electric heater is installed in the residence, the certificate shall indicate "gas-fired unvented room heater," "electric furnace," or "baseboard electric heater," as appropriate. An efficiency shall not be indicated for gas-fired unvented room heaters, electric furnaces, and electric baseboard heaters.

COORDINATION W/ OTHER DRAWINGS PLAN NOTES

1. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT STRUCTURAL RELATED
2. FOR ENGINEERED LUMBER BEAM SIZES ENGINEERS PLANS & SHOP DRAWINGS
3. THE DIRECTION OF FRAMING, LOCATION OF BEAMS & LOCATION OF BEARING WALLS & POINT LOADS SHALL BE AS SHOWN. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
4. FOR INFORMATION NOT SHOWN IN OPTION PLANS AND ALTERNATE ELEVATION PLANS REFER TO TRADITIONAL AND/OR ELEVATION "A" PLANS IN CONJUNCTION WITH OPTION PLANS.
5. WOOD HEADER SIZES SHALL BE AS SHOWN ON PLAN AND SCHEDULES. FOR NUMBER OF JACK STUDS AND NUMBER OF FULL STUDS & FOR ANY HEADER SIZE NOT SHOWN SEE WOOD HEADER SCHEDULE ON THE STRUCTURAL DETAIL SHEET. SEE STRUCTURAL PLANS FOR ALL OTHER INFO.
6. PROVIDE HOLD DOWNS (SIMPSON HDU) OR HOLD DOWN STRAPS (SIMPSON PA) AT THE END OF ALL SHEAR WALLS AND ANY OTHER BUILDING CORNERS NOT PRESCRIPTIVE OR AS SHOWN ON PLANS.
7. LAP ALL SPLICES IN DOUBLE PLATE WITH 16-16d NAILS.
8. SEE GANG STUD COLUMN SCHEDULE FOR POST SIZES NOT SHOWN

GENERAL CODE NOTES:

ACTUAL CONSTRUCTION USING THESE PLANS SHALL COMPLY WITH ALL CHAPTERS AND SECTIONS OF THE CURRENT (CODE) INCLUDING THE CURRENT VIRGINIA RESIDENTIAL CODE AND NORTH CAROLINA RESIDENTIAL CODE, AND ANY EXCERPTS, CODE AND CODE REFERENCES SHALL SUPERCEDE THAT INFORMATION IN THESE PLANS.

1) STRUCTURE SHALL COMPLY WITH APPROPIATE WIND EXPOSURE AND BE IN COMPLIANCE WITH SECTION R301.2.1.4
2) FIREBLOCKING AND DRAFT STOPPING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R302.11, R302.12 AND R502.12.3 AND SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS IN ACCORDANCE WITH SECTION R602.8
3) FLASHING SHALL BE IN ACCORDANCE WITH SECTION R703.8
4) THE FTG. WIDTH SHALL BE BASED ON LOAD BEARING VALUE OF THE SOIL IN ACCORDANCE WITH TABLE R401.4.1. SEE STRUCTURAL DETAILS. (1,500 P.S.F.)
5) ALL EXTERIOR FOOTING SHALL BE PLACED A MINIMUM OF 12" BELOW UNDISTURBED GROUND SURFACE IN ACCORDANCE WITH SECTION R403.1.4
6) A 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDED WITH JOINTS LAPPED NOT LESS THAN 6 IN. SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUBGRADE WHERE NO BASE COURSE EXISTS. SECTION R506.2.3
7) ACCESS SHALL BE PROVIDED TO ALL UNDER-FLOOR SPACE IN ACCORDANCE WITH SECTION R408.4 (18" x 24" MIN.)
8) PRESSURE TREATED WD. SHALL BE UTILIZED IN ACCORDANCE W/SECTION R317
9) ALL FASTERS GOING INTO SALT TREATED WOOD MUST BE HOT DIPPED GALVANIZED OR STAINLESS STEEL. SHALL BE IN ACCORDANCE WITH SECTION R317.3
10) THE ENDS OF EACH JOIST, BEAM OR GIRDER SHALL HAVE NOT LESS THEN 1.5" OF BEARING ON WOOD OR METAL AND NOT LESS THEN 3" ON MASONRY OR CONCRETE EXCEPT WHERE SUPPORTED ON A 1" BY 4" RIBBON STRIP AND NAILED TO THE ADJACENT STUD OR BY THE USE OF APPROVED JOIST HANGERS IN ACCORDANCE WITH SECTION R502.6
11) ALL JOIST UNDER PARALLEL BEARING PARTITIONS SHALL BE IN ACCORDANCE WITH SECTION R502.4
12) WHEN BRACED WALL PANELS ARE SUPPORTED DIRECTLY ON CONTINUOUS FOUNDATIONS, THE WALL WOOD SILL PLATE OR COLD-FORMED STEEL BOTTOM TRACK SHALL BE ANCHORED TO THE FOUNDATION IN ACCORDANCE WITH SECTION R403.1.6
13) WD. STRUCTURAL PANELS SHALL BE IN ACCORDANCE WITH SECTION R503 AND R2362
14) THERMAL INSULATION PACKAGE - CLIMATE ZONE- 4A
ATTIC INSULATED LINERS - R-49
AIR BARRIER FOR KNEE WALLS REQ. TO BE SEALED
EXTERIOR WALLS - R-15 CAVITY or R-13 CAVITY + R-1 CONT. INSULATION
HEADER GAPS SHALL BE INSULATED TO A MIN. OF R = 3
SLAB - PERIMETER INSULATION FLOOR/ 1" (R SPEDE)
SLAB (REQ'S) 2'x24" UNDER SLABS (R2)
FENESTRATION U FACTOR (MAX) - SEE CHART - U.60
(SEE TABLE N1102.1) & IN ACCORDANCE WITH CHAPTER 11
WHOLE HOUSE MECH. VENTILATION SYSTEM MEETS R2364
GAPS IN ALL CORNERS SHALL BE INSULATED TO A MIN. OF R = 3
ALL HEADER GAPS SHALL BE INSULATED TO A MIN. OF R = 3
15) LOAD-BEARING DIMENSION LUMBER FOR STUDS, PLATES AND HEADERS SHALL BE IDENTIFIED BY A GRADE MARK OF A LUMBER INSPECTION AGENCY MEETING THE REQUIREMENTS OF THIS SECTION SHALL BE ACCEPTED. IN ACCORDANCE WITH SECTION R602.1 & R502.1 UNLESS OTHERWISE NOTED LUMBER SHALL BE #2 SOUTHERN YELLOW PINE.
16) UTILITY GRADE STUDS SHALL NOT BE SPACED MORE THAN 16" ON CENTER, SHALL NOT SUPPORT MORE THAN A ROOF AND CEILING AND SHALL NOT EXCEED 8'-0" IN HEIGHT FOR EXTERIOR WALLS AND LOAD-BEARING WALLS OR 10'-0" FOR INTERIOR NON-LOAD-BEARING WALLS. IN ACCORDANCE WITH SECTION R602.3.1 AND TABLE R602.3(5)
17) STUDS SHALL HAVE FULL BEARING ON A NOMINAL 2 BY (38 mm)IN ACCORDANCE WITH SECTION R602.3.4
18) WALL BRACING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R602. STRUCTURAL PANELS SHALL BE INSTALLED IN ACCORDANCE WITH THIS SECTION & TABLES. SEE PLANS FOR SPECIFIC REQUIREMENTS.
19) WOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS IN ACCORDANCE WITH SECTION R602.3.2
20) WEEP HOLES SHALL BE PROVIDED IN ALL MASONRY VENEERS IN ACCORDANCE WITH SECTION R703.7
21) INTERIOR LOAD-BEARING WALLS SHALL BE CONSTRUCTED, FRAMED & FIREBLOCKED AS SPECIFIED FOR EXTERIOR WALLS IN SECTION R602.4
22) R404.1.5.3 PIER AND CURTAIN WALL FOUNDATIONS.
PIER AND CURTAIN WALL FOUNDATIONS SHALL BE PERMITTED TO BE USED TO SUPPORT LIGHT-FRAME CONSTRUCTION NOT MORE THAN TWO STORIES IN HEIGHT, PROVIDED THE FOLLOWING REQUIREMENTS ARE MET:
1. ALL LOAD-BEARING WALLS SHALL BE PLACED ON CONTINUOUS CONCRETE FTGS PLACED INTEGRALLY WITH THE EXTERIOR WALL FTGS.
2. THE MINIMUM ACTUAL THICKNESS OF A LOAD-BEARING MASONRY WALL SHALL BE NOT LESS THAN 4 INCHES (102 MM) NOMINAL OR 3 5/8 INCHES (92 MM) ACTUAL THICKNESS, AND BE BONDED INTEGRALLY WITH PIERS SPACED IN ACCORDANCE WITH SECTION R606
3. PIERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R606.5 & SECTION R606.6.1, AND SHALL BE BONDED INTO THE LOAD-BEARING MASONRY WALL IN ACCORDANCE WITH SECTION R606
4. THE MAXIMUM HEIGHT OF A 4-INCH (102 MM) LOAD BEARING MASONRY FOUNDATION WALL SUPPORTING WOOD FRAMED WALLS AND FLOORS SHALL NOT BE MORE THAN 4 FEET (1219 MM). IN HEIGHT.
5. ANCHORAGE SHALL BE IN ACCORDANCE WITH R4281.6, FIGURE R4041.5(1), OR AS SPECIFIED BY ENGINEERED DESIGN ACCEPTED BY THE BUILDING OFFICIAL.
6. THE UNBALANCED FILL FOR 4-INCH (102 MM) FOUNDATION WALLS SHALL NOT EXCEED 24 INCHES (610 MM). FOR SOLID MASONRY OR 12 INCHES (305 MM) FOR HOLLOW MASONRY.
7. IN SEISMIC DESIGN CATEGORIES D1 AND D2, PRESCRIPTIVE REINFORCEMENT SHALL BE PROVIDED IN THE HORIZONTAL AND VERTICAL DIRECTIONS. PROVIDE MIN. HORIZONTAL JOINT REINFORCEMENT OF TWO NO. 9 GAGE WIRES SPACED NOT LESS THAN 6 INCHES (152 MM) OR ONE 1/4 INCH (6.4 MM) DIAMETER WIRE AT 10 INCHES (254 MM) ON CENTER VERTICALLY. PROVIDE MINIMUM VERTICAL REINFORCEMENT OF 1/4# BAR AT 48 INCHES (1220 MM) ON CENTER HORIZONTALLY GROUTED IN PLACE.
23) R606.6 MASONRY
THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED TEN TIMES THEIR LEAST DIMENSION WHEN STRUCTURAL CLAY TILE OR HOLLOW CONCRETE MASONRY UNITS ARE USED FOR ISOLATED PIERS TO SUPPORT BEAMS AND GIRDERS. THE CELLULAR SPACES SHALL BE FILLED SOLID W/ CONC. OR TYPE M OR S MORTAR, EXCEPT THAT UNFILLED HOLLOW PIERS MAY BE USED IF THEIR UNSUPPORTED HT IS NOT MORE THAN FOUR TIMES THEIR LEAST DIMENSION. WHERE HOLLOW MASONRY UNITS ARE SOLIDLY FILLED W CONCRETE OR TYPE M, S OR N MORTAR, THE ALLOWABLE COMPRESSIVE STRESS SHALL BE PERMITTED TO BE INCREASED AS PROVIDED IN TABLE R606.5
24) R606.6.1 PIER CAP.
HOLLOW PIERS SHALL BE CAPPED WITH 4 INCHES (102 MM) OF SOLID MASONRY OR CONCRETE OR SHALL HAVE CAVITIES OF THE TOP COURSE FILLED WITH CONCRETE OR GROUT OR OTHER APPROVED METHODS.
25) R802.3 FRAMING DETAILS.
RAFTERS SHALL BE FRAMED TO RIDGE BOARD OR TO EACH OTHER WITH A GUSSET PLATE AS A TIE. RIDGE BOARD SHALL BE AT LEAST 1-INCH (25.4 MM) NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. AT ALL VALLEYS AND HIPS THERE SHALL BE A VALLEY OR HIP RAFTER NOT LESS THAN 2-INCH (51 MM) NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION OR BY DESIGNED TO CARRY AND DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT. WHERE THE ROOF PITCH IS LESS THAN THREE UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE), STRUCTURAL MEMBERS THAT SUPPORT RAFTERS AND CEILING JOISTS, SUCH AS RIDGE BEAMS, HIPS AND VALLEYS, SHALL BE DESIGNED AS BEAMS.
26) BATHTUB AND SHOWER FLOOR AND WALLS ABOVE BATHTUB WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. SECTION R307.2
27) ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN ACCORDANCE WITH R308.1
28) ALL HABITABLE ROOM SHALL BE IN ACCORDANCE WITH SECTION R305.1
29) NOT LESS THAN ONE EXIT DOOR CONFORMING TO THIS SECTION R311.2 SHALL BE PROVIDED FOR EACH DWELLING UNIT
30) THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF ALL EXTERIOR DOORS IN ACCORDANCE WITH SECTION R311.3
31) STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH IN ACCORDANCE TO ALL SECTION R311.7 REQUIREMENTS
32) ALL STAIRWAYS IN THE DWELLING SHALL BE ILLUMINATED IN ACCORDANCE WITH SECTION R303.6
33) THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY IN ACCORDANCE TO SECTION R311.7.5
34) THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6'-8" IN ACCORDANCE WITH SECTION R311.7.2
35) ALL HAZARDOUS LOCATIONS SHALL BE IN ACCORDANCE WITH SECTION R308.4
36) WIND LIMITATIONS SHALL BE IN ACCORDANCE WITH SECTION R301.2.1
37) EMERGENCY ESCAPE AND RESCUE REQUIRED SHALL BE IN ACCORDANCE WITH SECTION R310.1
38) JOIST SPAN, ROOF TIE-DOWNS & RAFTER TIES SHALL BE IN ACCORDANCE WITH SECTIONS R301, R302 & R802
39) SECTION R802 SPANS FOR RAFTERS SHALL BE IN ACCORDANCE WITH APPROPIATE TABLES.
40) BEARING THE ENDS OF EACH RAFTER, OR CEILING JOIST SHALL HAVE NOT LESS THAN 1 1/2" OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3" ON MASONRY OR CONCRETE IN ACCORDANCE WITH SECTION R802.6
41) CEILING JOIST AND RAFTER SHALL BE NAILED TO EACH OTHER IN ACCORDANCE WITH TABLE R802.3(1) AND R802.3.1(3), AND THE ASSEMBLY SHALL BE NAILED TO THE TOP WALL PLATE IN ACCORDANCE WITH TABLE R802.3(1) IN COMBINED WITH SECTION R802.3.1
42) TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY IN ACCORDANCE WITH SECTION R802.10.3
43) ATTIC ACCESS SHALL BE IN ACCORDANCE WITH SECTION R807.1 (22" x 30" MIN)
44) WOOD AND WOOD BASED PRODUCTS SHALL COMPLY WITH SECTION R317
45) OPENING BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID CORE DOOR IN ACCORDANCE WITH SECTION R302.5.1
46) THE GARAGE SHALL BE SEPARATED FROM THE



FIRST FLOOR PLAN STUDY

1/4" = 1'0"

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Adam Thomas Rex & Jill Wight Rex

Residence for Lot 8 - 1424 Sea Breeze Trail, Virginia Beach, VA 23452

Art Ross Designs
3633 KINGS LAKE DRIVE
VIRGINIA BEACH, VA 23452
CELL: (757) 617-2727

REVISIONS

Pre-Bid - 95%

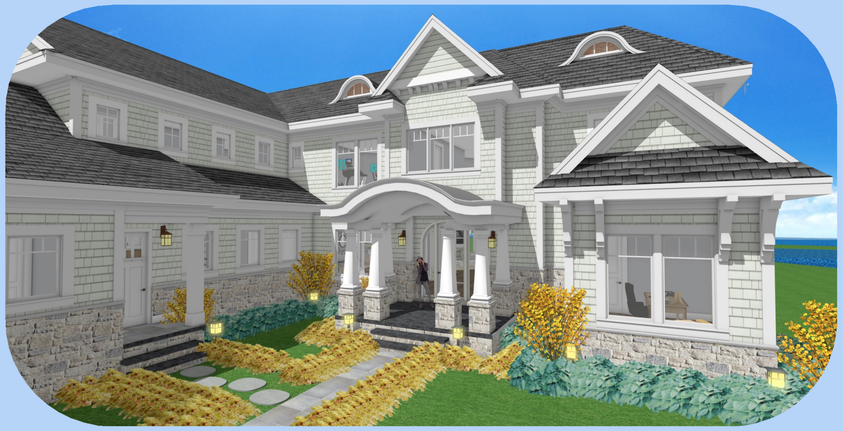
2018 Code

PREPARED BY:
Art Ross

ISSUE DATE
11/18/2022

Rex Residence

SHEET NUMBER
P-1



FRONT ELEVATION STUDY



FRONT ELEVATION STUDY



INTERIOR ELEVATION STUDY

INTERIOR ELEVATION STUDY

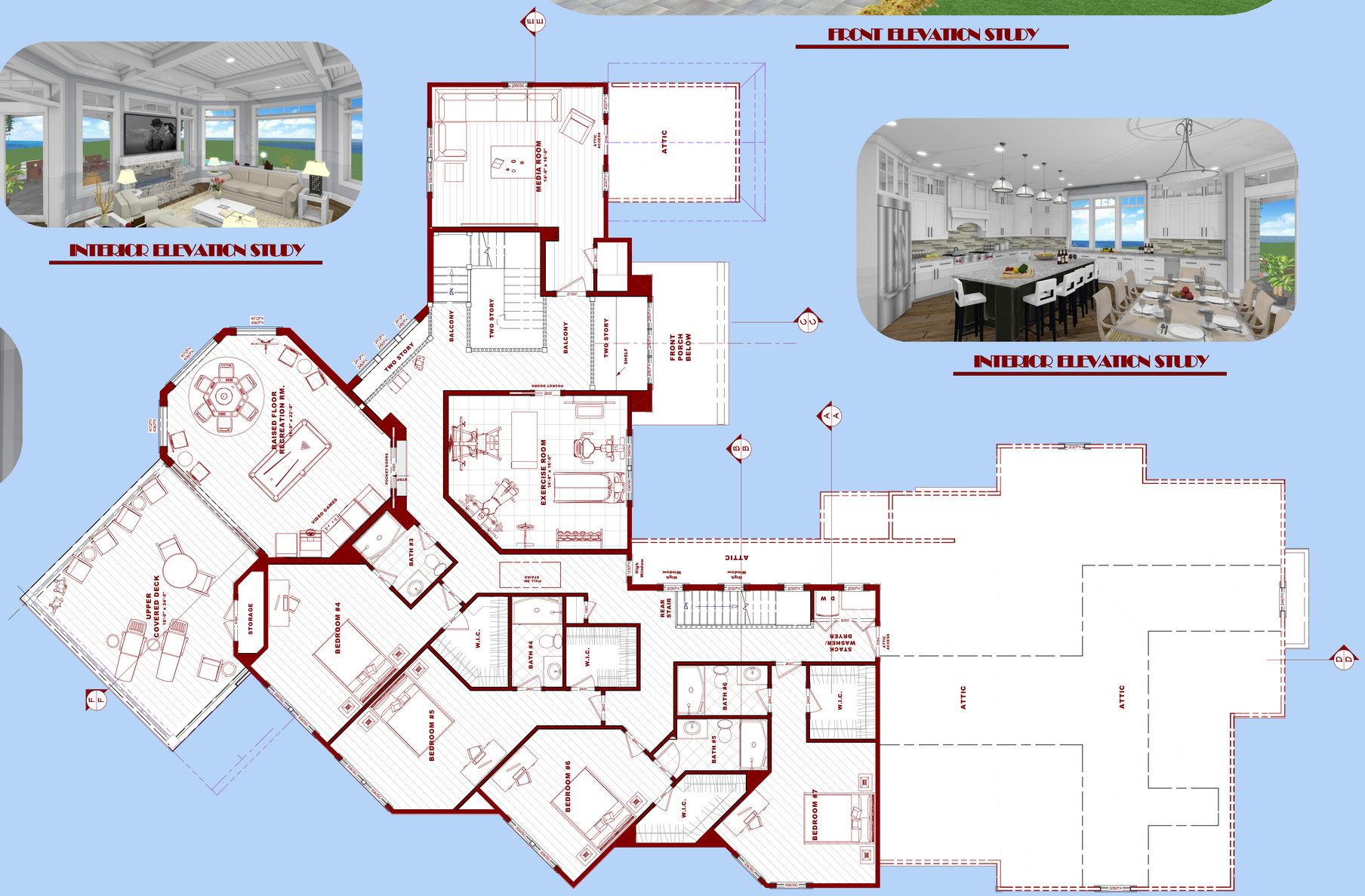
INTERIOR ELEVATION STUDY



INTERIOR ELEVATION STUDY



REAR ELEVATION STUDY



SECOND FLOOR PLAN STUDY

1/4" = 1'-0"

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PREPARED BY:
Art Ross

ISSUE DATE
11/18/2022

Rex Residence

SHEET NUMBER
P-2