

GENERAL NOTES AND SPECIFICATIONS:

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH ALL NATIONAL (IRC 2018), STATE, AND LOCAL CODES (VA-USBC 2021).

ALL FOOTINGS SHALL REST ON UNDISTURBED SOIL WITH A MIN. BEARING CAPACITY OF 1,500 PSF AND 24" MIN BELOW FIN. GRADE

ALL STRUCTURAL CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS WITH 6% AIR ENTRAPMENT AND 5" MAX. SLUMP.

UNLESS OTHERWISE NOTED, ALL STRUCTURAL FRAMING LUMBER SHALL BE NO.2 SPF (KILN DRIED) WITH A MIN. FB = 1000 PSI (SINGLE MEMBER USE) AND E = 1,400,000 PSI

ALL FASTENERS IN DIRECT CONTACT WITH PRESSURE TREATED LUMBERS SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THE ARCHITECT OF ANY VARIATIONS FROM THESE DRAWINGS.

DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR TO THE DESIGNER BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK.

DESIGN CRITERIA:

ROOF.....	30 PSF (LIVE) + 17 PSF (DEAD)
FLOOR.....	40 PSF (LIVE) + 10 PSF (DEAD)
FLOOR (SLEEPING AREAS).....	30 PSF (LIVE) + 10 PSF (DEAD)
DECKS.....	40 PSF (LIVE) + 10 PSF (DEAD)
ATTIC.....	20 PSF (LIVE) + 20 PSF (DEAD)
FROST DEPTH.....	24"
SEISMIC ZONE.....	B
WIND.....	115 MPH (115 MPH 3 SEC GUST), EXPOSURE B.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED PER CODE.

INSTALL WATER RESISTANT GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

RAILING NOTES:

STAIRWAYS SHALL HAVE A MIN. WIDTH OF 36". HAND RAILS MAY ENCR OACH A MAX. OF 4 1/2" INTO THE REQUIRED WIDTH.

TREADS SHALL HAVE A MIN. DEPTH OF 9". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".

STAIRWAYS SHALL HAVE MIN. 6'-8" OF HEADROOM AT THE NOSE OF THE STAIR. RISERS TO HAVE MAXIMUM HEIGHT OF 8 1/4".

ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD.

STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.

HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.

STAIRWAYS HAVING LESS THAN 3 RISERS DO NOT REQUIRE A HAND RAIL.

36" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 30" BELOW.

RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.

EXTERIOR SPIRAL STAIRS TO BE FABRICATED AND INSTALLED PER THE MFG. INSTRUCTIONS.

Stillwater Model



STANDARD ABBREVIATIONS

AA	ATTIC ACCESS	INSUL	INSULATION
ALUM	ALUMINUM	IN	INCH
APPL	APPLICABLE	INT	INTERIOR
APPROX	APPROXIMATE	MAX	MAXIMUM
ARCH	ARCHITECTURAL	MECH	MECHANICAL
BLDG	BUILDING	MIN	MINIMUM
BP	BEAM POCKET	MNFR	MANUFACTURE
CERT	CERTIFIED	MU	MULLED UNIT
CO	CASED OPENING	NTS	NOT TO SCALE
COL	COLUMN	OC	ON CENTER
CL	CENTER LINE	OH	OVERHANG
CLG	CEILING	OPP	OPPOSITE
CONC	CONCRETE	PC	PIECE
CONT	CONTINUOUS	PD	POCKET DOOR
DEMOMOLITION		PERF	PERFORATED
DH	DOUBLE HUNG	PWD	POWDER ROOM
DIA	DIAMETER	PT	PRESSURE TREATED
DIMS	DIMENSIONS	PVC	POLYVINYLCHLORIDE
DN	DOWN	R	RISER
DR	DOOR	REF	REFRIGERATOR
DS	DOWN SPOUT	RM	ROOM
ELEV	ELEVATION	RO	ROUGH OPENING
ELEC	ELECTRIC	R/S	ROD AND SHELF
ENG	ENGINEER	SCH	SCHEDULE
EQ	EQUAL	SF	SQUARE FOOT
EXISTEXISTING		SIM	SIMILAR
EXT	EXTERIOR	SOG	SLAB ON GRADE
FD	FLOOR DRAIN	SPECS	SPECIFICATIONS
FLR	FLOOR	STRUC	STRUCTURAL
FP	FIREPLACE	SQ	SQUARE
FT	FEET	TYP	TYPICAL
FX	FIXED GLASS	TS	TRANSITION STRIP
GALV	GALVANIZED	UNFIN	UNFINISHED
HB	HOSE BIB	UON	UNLESS OTHERWISE
HDR	HEADER	NOTED	
HORIZ	HORIZONTAL	VERT	VERTICAL
HT	HEIGHT	WIC	WALK IN CLOSET
HW	HARDWOOD	WH	WATER HEATER
		W/	WITH
		W/O	WITHOUT

SCOPE OF WORK

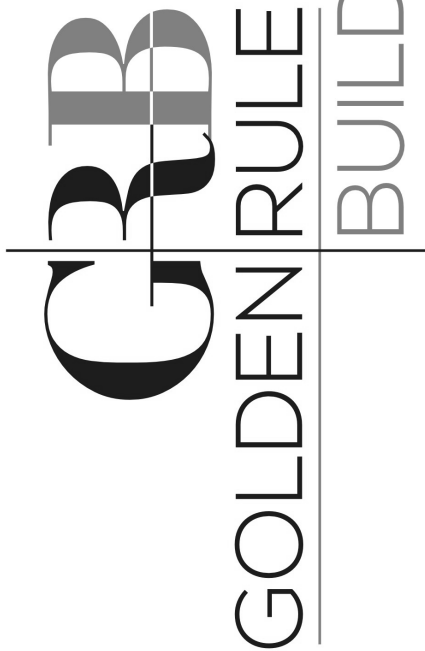
CONSTRCTION OF A SINGLE STORY CUSTOM HOME WITH A FULL UNFINISHED BASEMENT, THREE BEDROOM, TWO BATHROOM, GREAT ROOM LIVING, TWO-CAR GARAGE, AND FRONT AND REAR PORCHES.

PLAN INFORMATION

MAIN FLOOR:		1,904 SQFT	
UNFINISHED BASEMENT:		1,904 SQFT	
GARAGE:		510 SQFT	
TOTAL LIVING AREA:		1,904 SQFT	
FRONT COVERED PORCH:		122 SQFT	
REAR COVERED PORCH:		205 SQFT	
DECK:		NA	
TOTAL HEATED AREA:		3,808 SQFT	
TOTAL UNHEATED AREA:		510 SQFT	
TOTAL AREA:		4,318 SQFT	
BEDROOMS:	3	WIDTH:	56'-0"
BATHS:	2	DEPTH:	68'-0"

SHEET INDEX

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A6	RIGHT AND REAR ELEVATIONS
A7	BUILDING SECTIONS
S1	BRACED WALL DIAGRAM
E1	ELECTRICAL PLAN



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Sheet Title:

COVER
SHEET

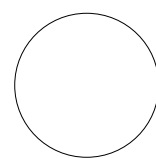
DRAWN BARKMAN

SCALE: AS NOTED

A1

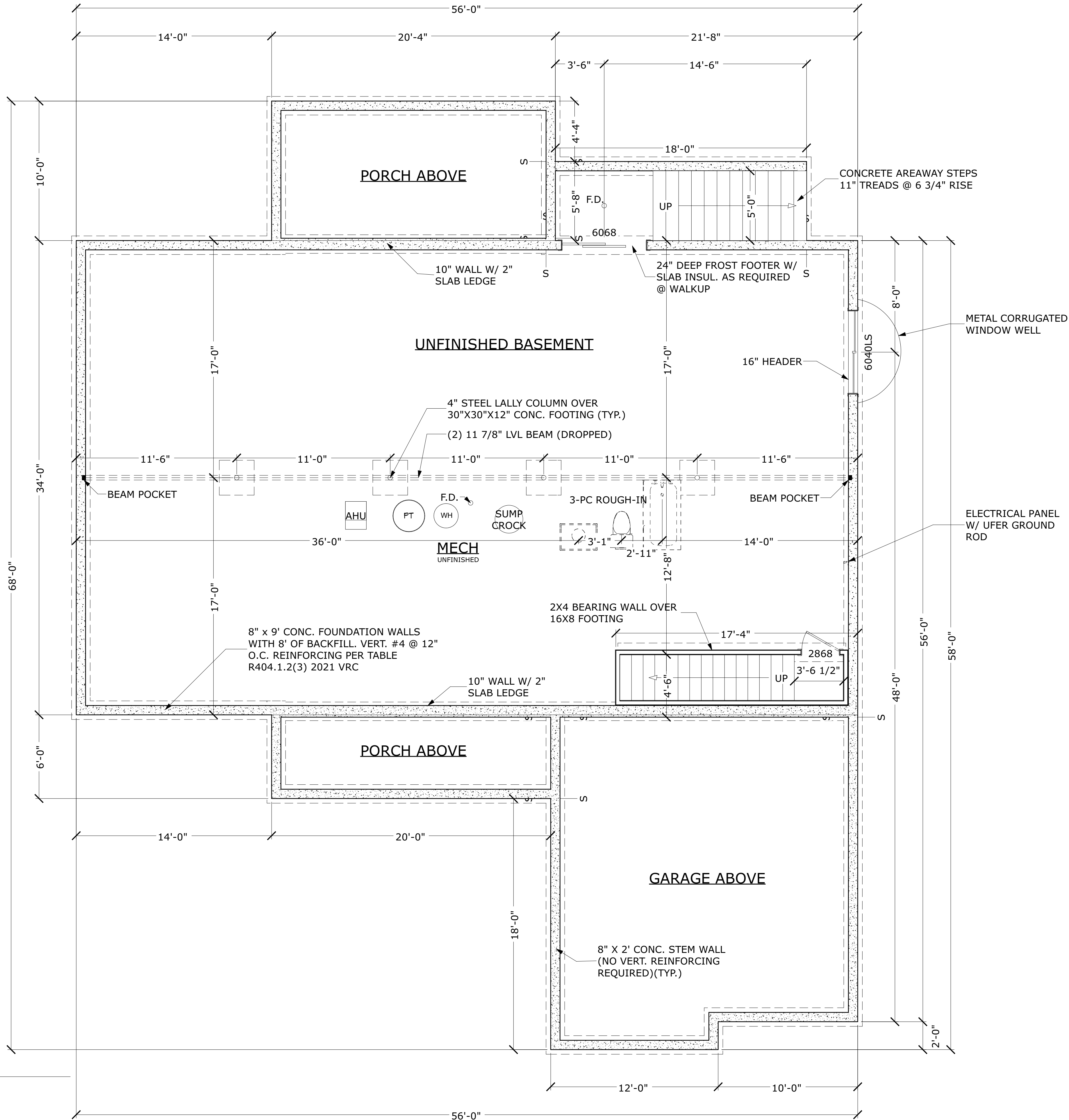
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

EARTHQUAKE SPECTRAL RESPONSE ACCELERATION	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
		WEATHERING	FROST LINE DEPTH	TERMITE	DECAY PROBABILITY					
AT SHORT PERIODS: 0.16; AT 1 SECOND PERIOD: 0.053	B	SEVERE	24 INCH	No	SLIGHT TO MODERATE	17 DEGREES F	YES	3/5/1990	< OR = 1500 DEGREES F	50 DEGREES F

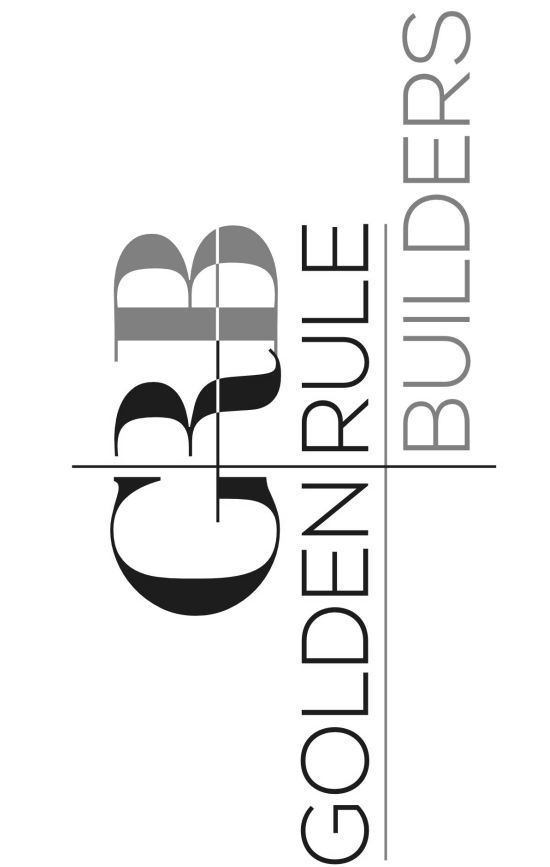


FOUNDATION PLAN

1/4 INCH = 1 FOOT @ 24X36
1/8 INCH = 1 FOOT @ 11X17



DATE	1-14-26
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**FOUNDATION
PLAN**

DRAWN	BARKMAN
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SCALE: AS NOTED

A2

VENTILATION NOTES:

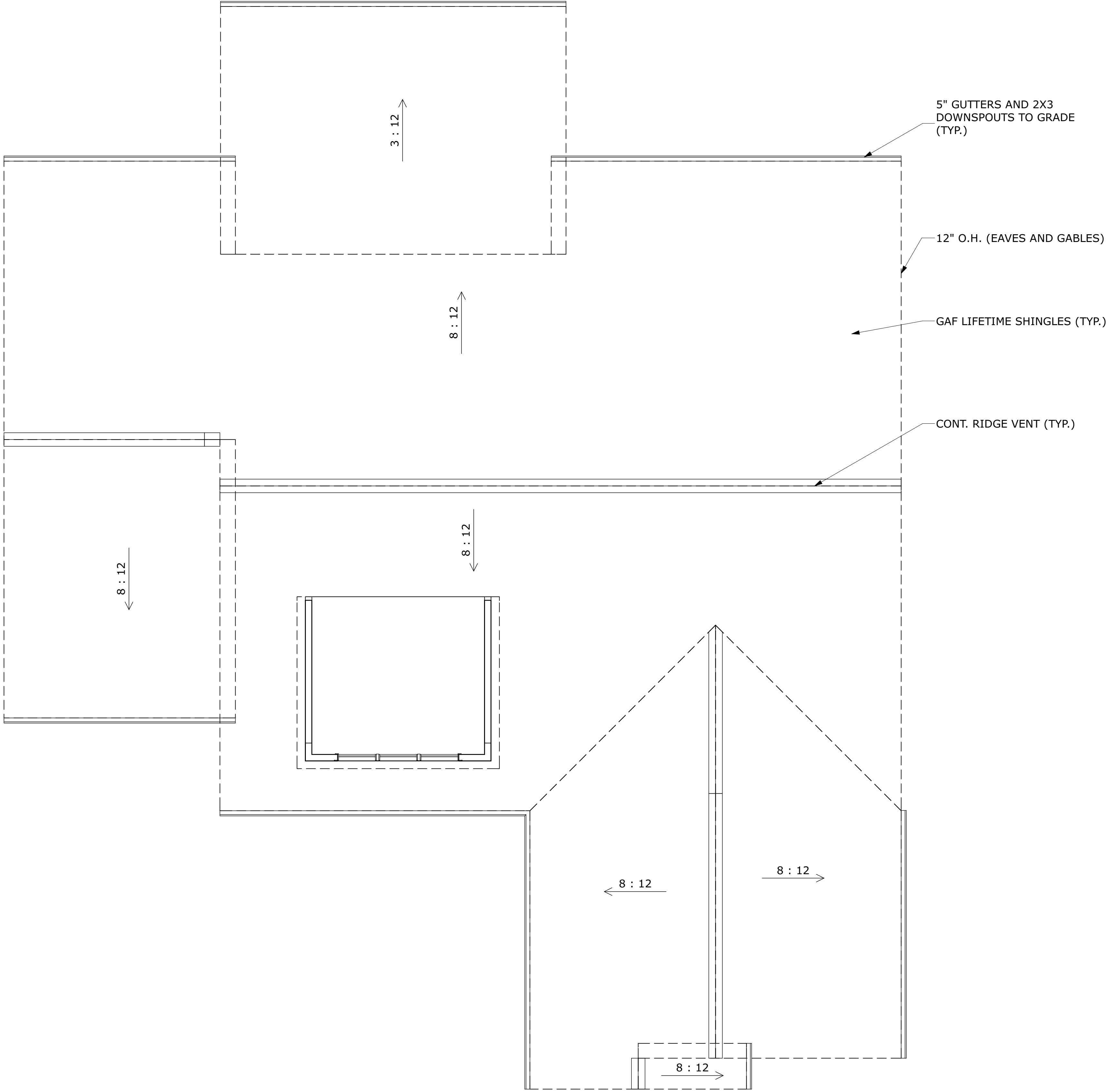
ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

GARAGES SHALL BE VENTED WITH 60 SQUARE INCHES LOCATED 6" ABOVE THE FLOOR SURFACE.

UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.



ROOF PLAN
1/4 INCH = 1 FOOT @ 24X36
1/8 INCH = 1 FOOT @ 11X17

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	DATE
	1-14-26

GRB

GOLDEN RULE BUILDERS

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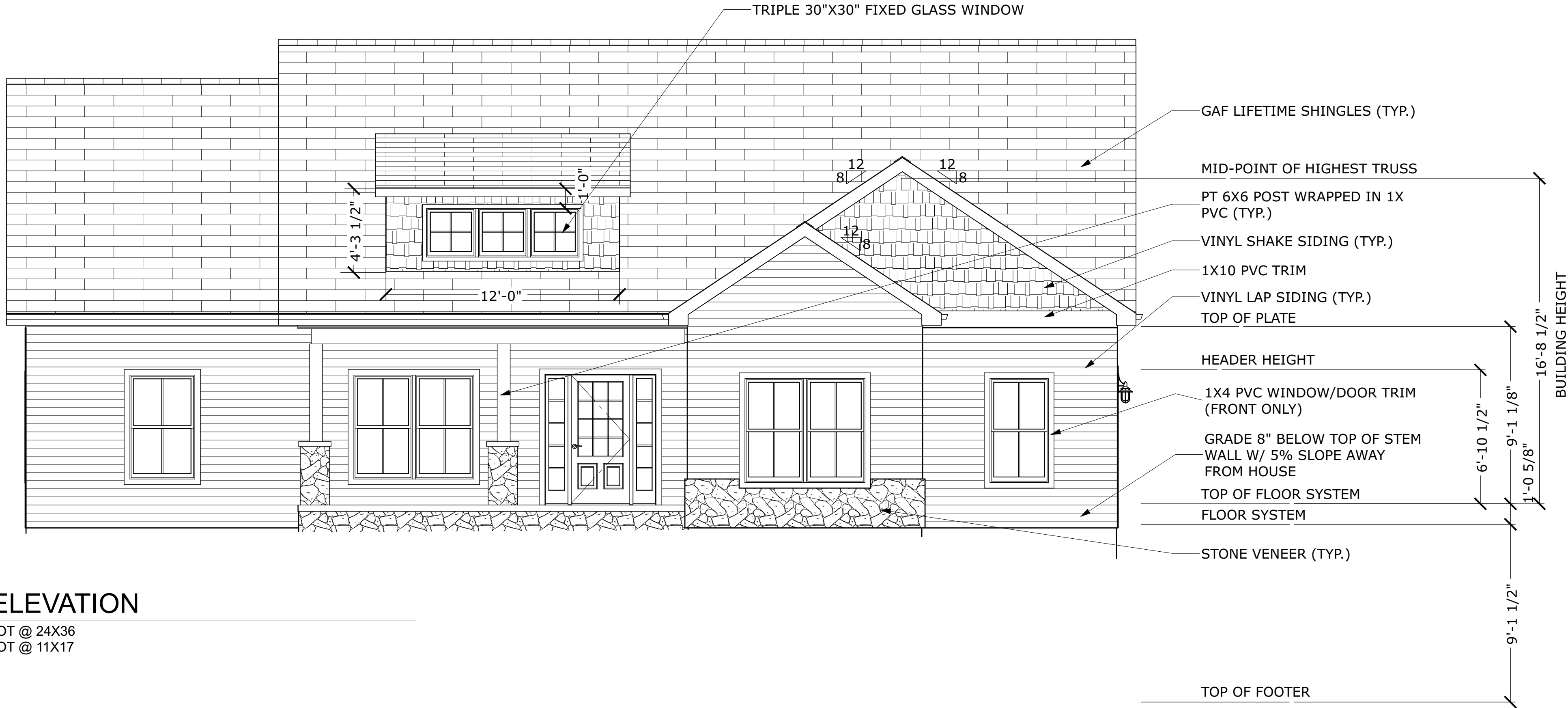
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ROOF PLAN

DRAWN	BARKMAN

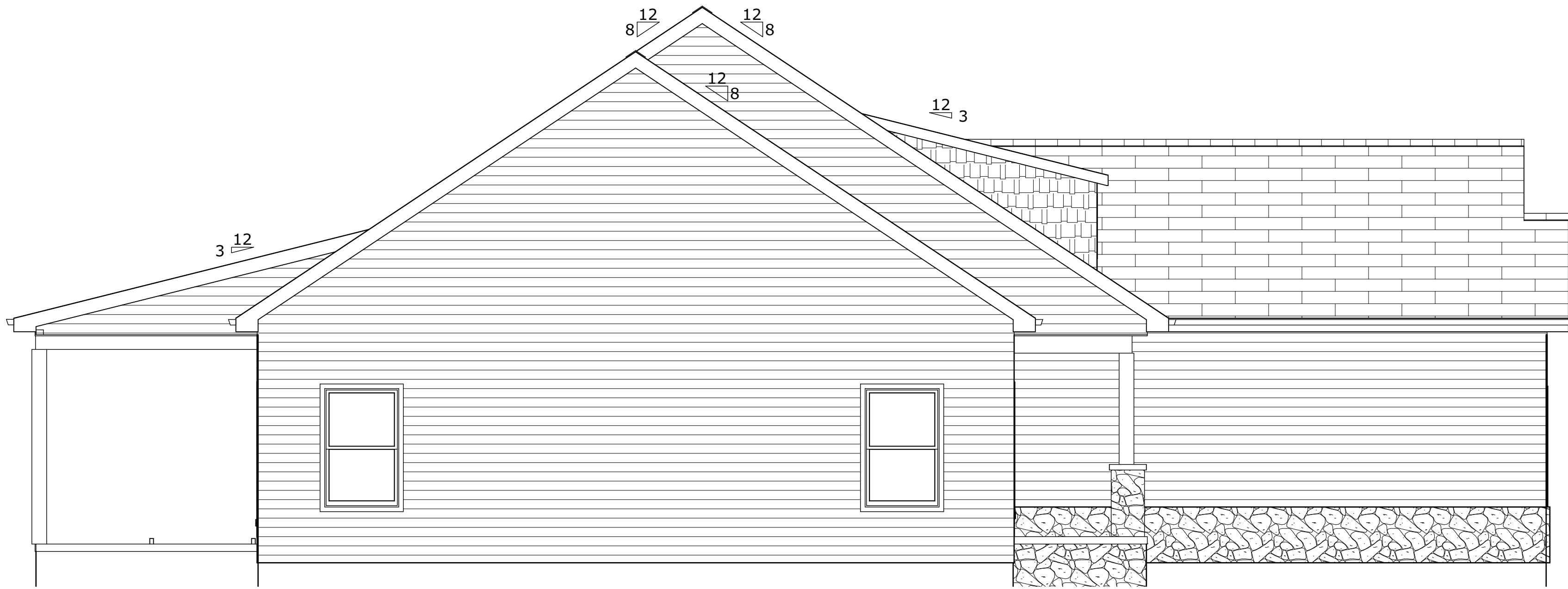
SCALE: AS NOTED

A4



FRONT ELEVATION

1/4 INCH = 1 FOOT @ 24X36
1/8 INCH = 1 FOOT @ 11X17



LEFT ELEVATION

1/4 INCH = 1 FOOT @ 24X36
1/8 INCH = 1 FOOT @ 11X17

DATE
1-14-26

GRB
GOLDEN RULE
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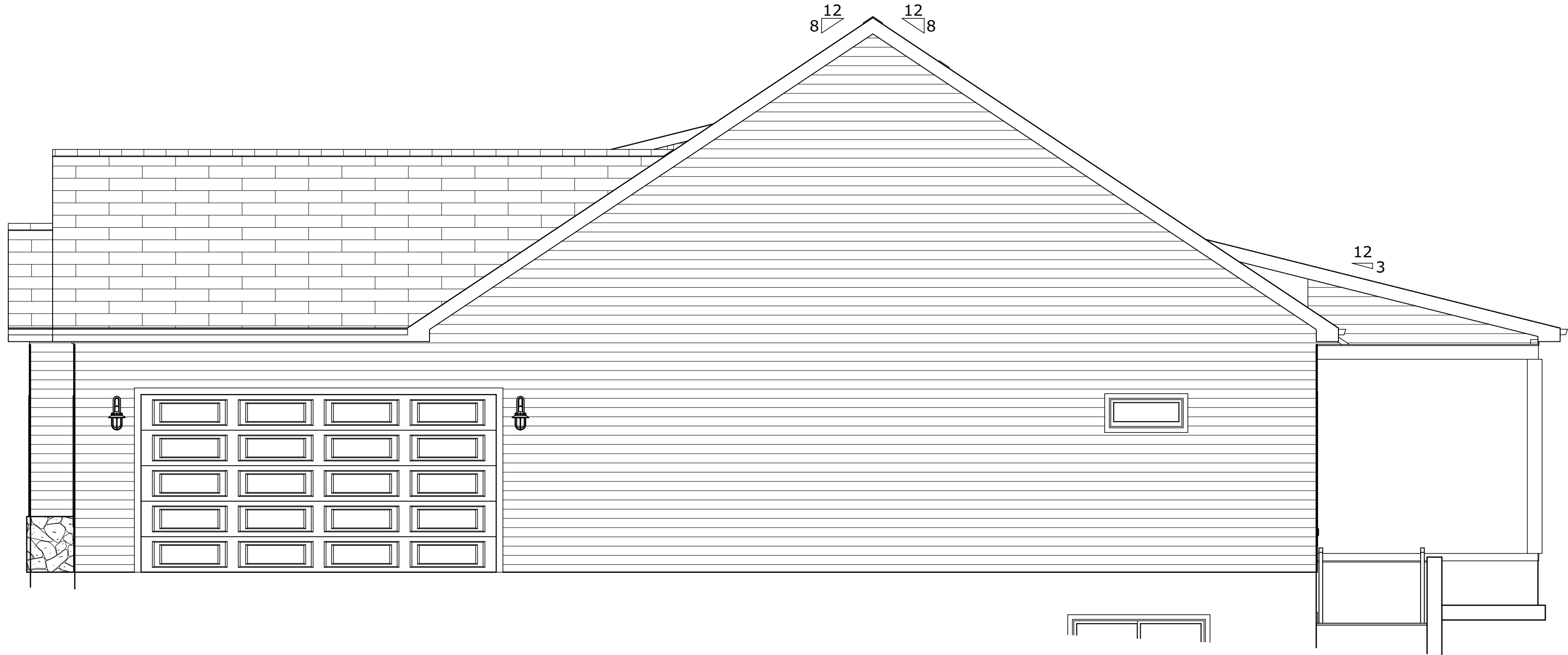
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FRONT AND
LEFT
ELEVATIONS

DRAWN BARKMAN

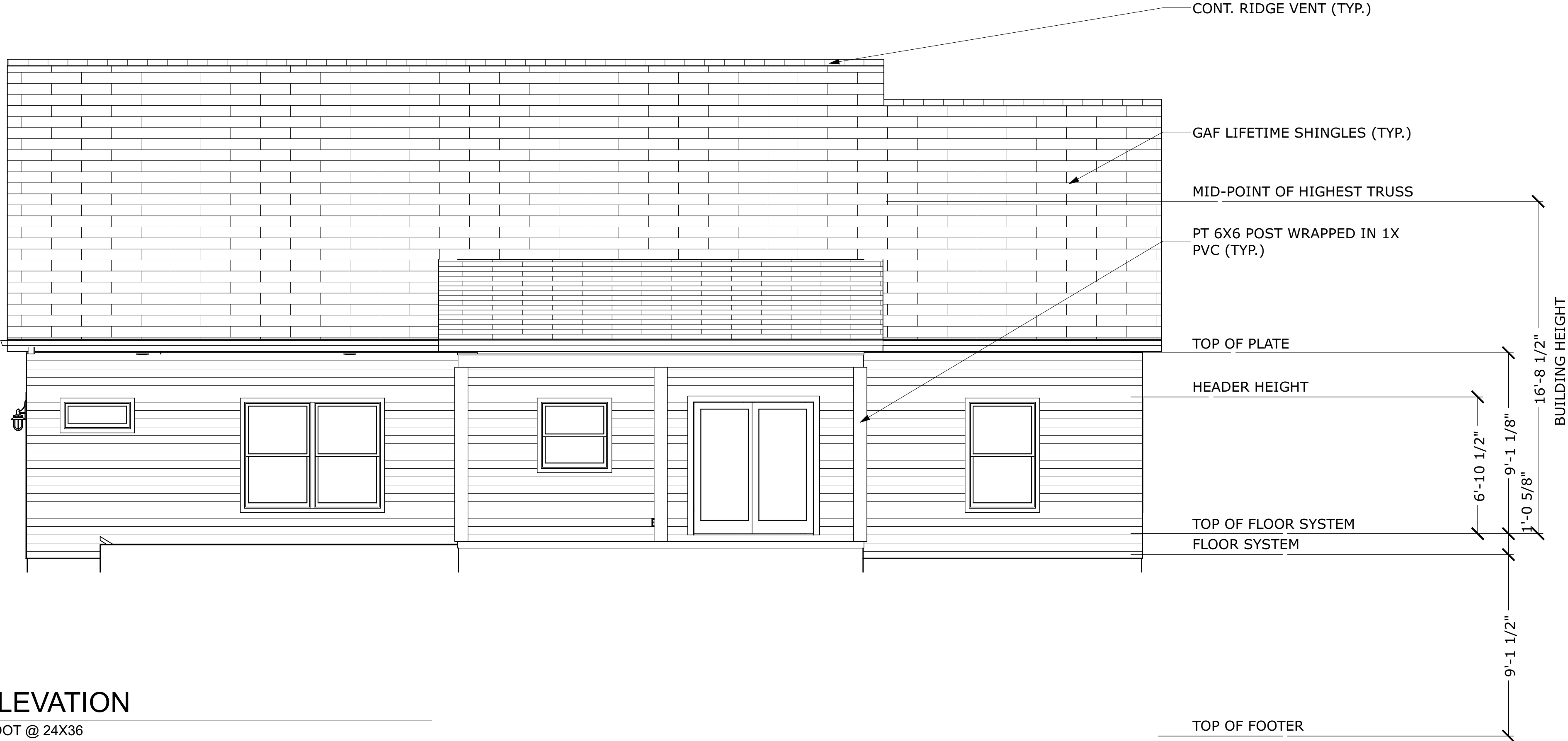
SCALE: AS NOTED

A5



RIGHT ELEVATION

1/4 INCH = 1 FOOT @ 24X36
1/8 INCH = 1 FOOT @ 11X17



REAR ELEVATION

1/4 INCH = 1 FOOT @ 24X36
1/8 INCH = 1 FOOT @ 11X17

	DATE 1-14-26

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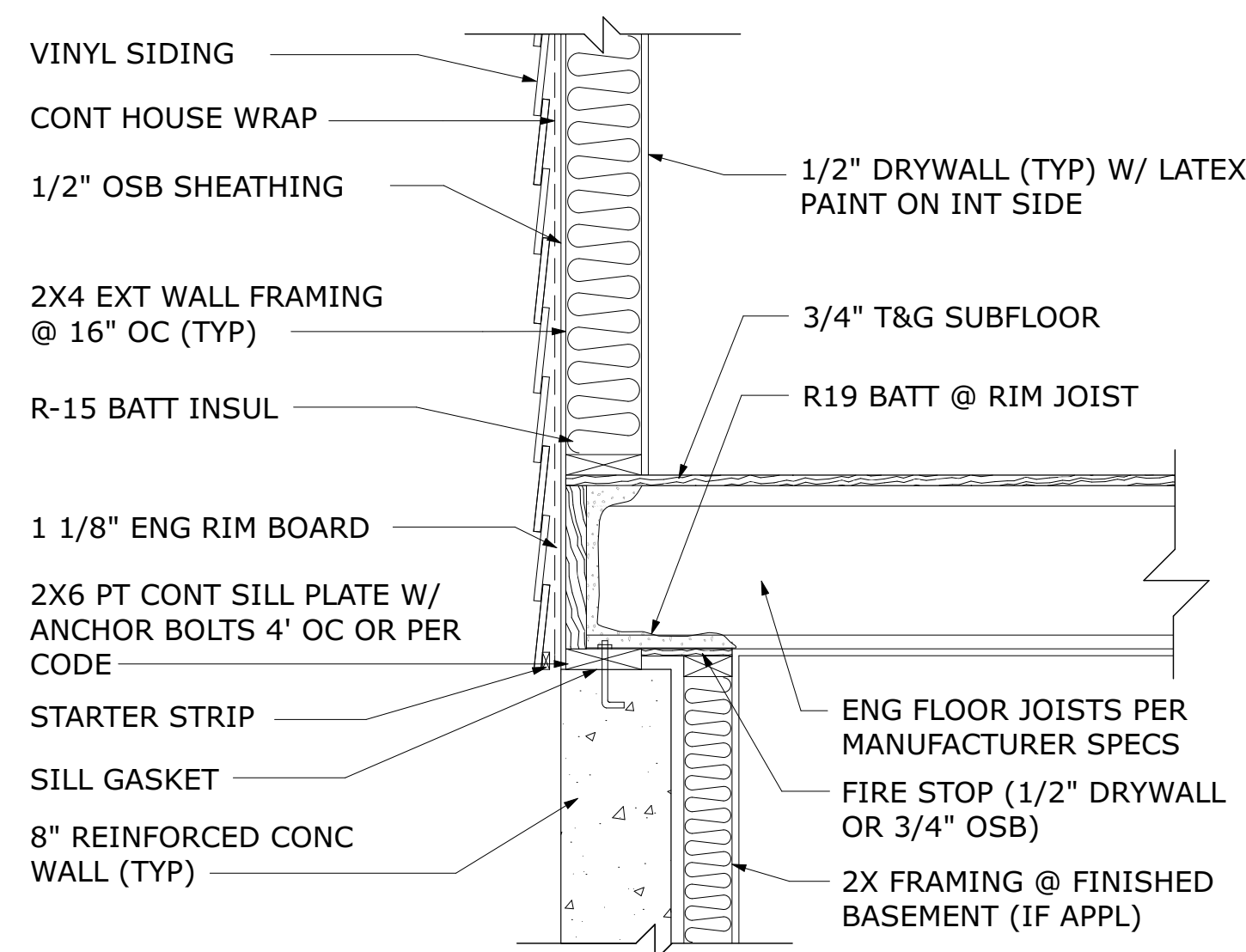
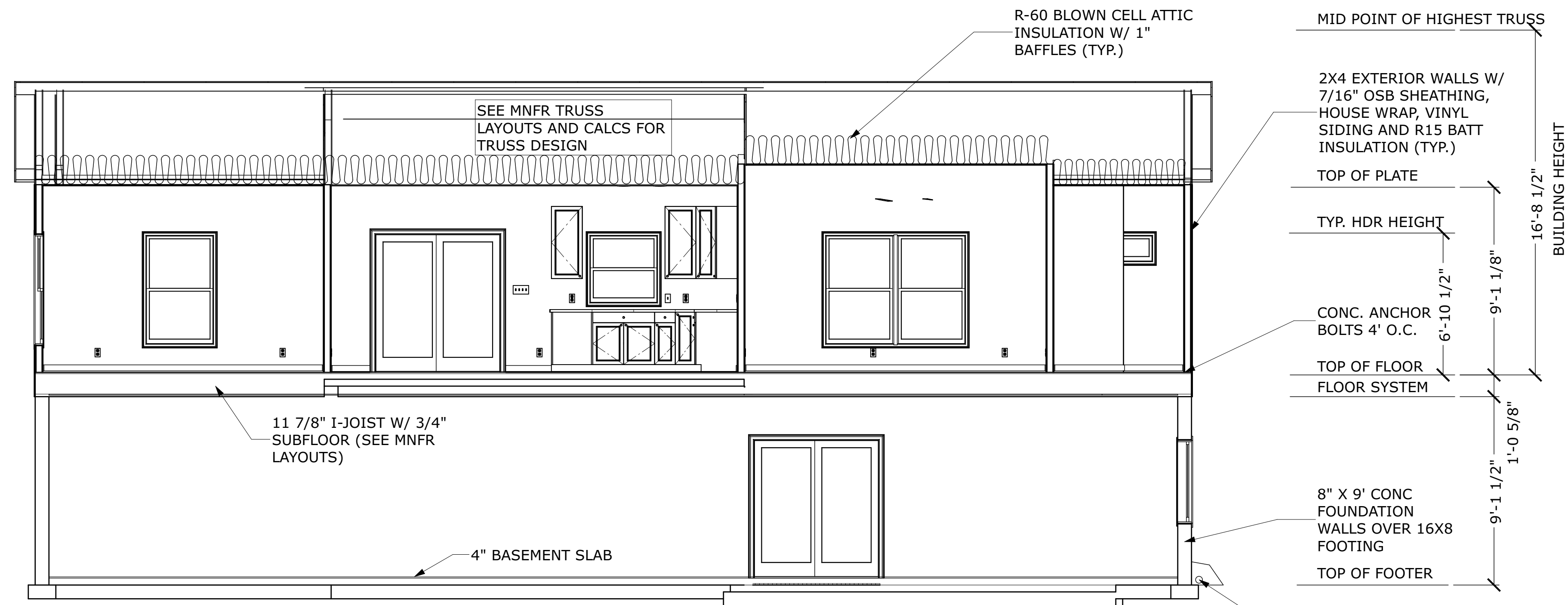
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RIGHT AND REAR ELEVATIONS

DRAWN	BARKMAN

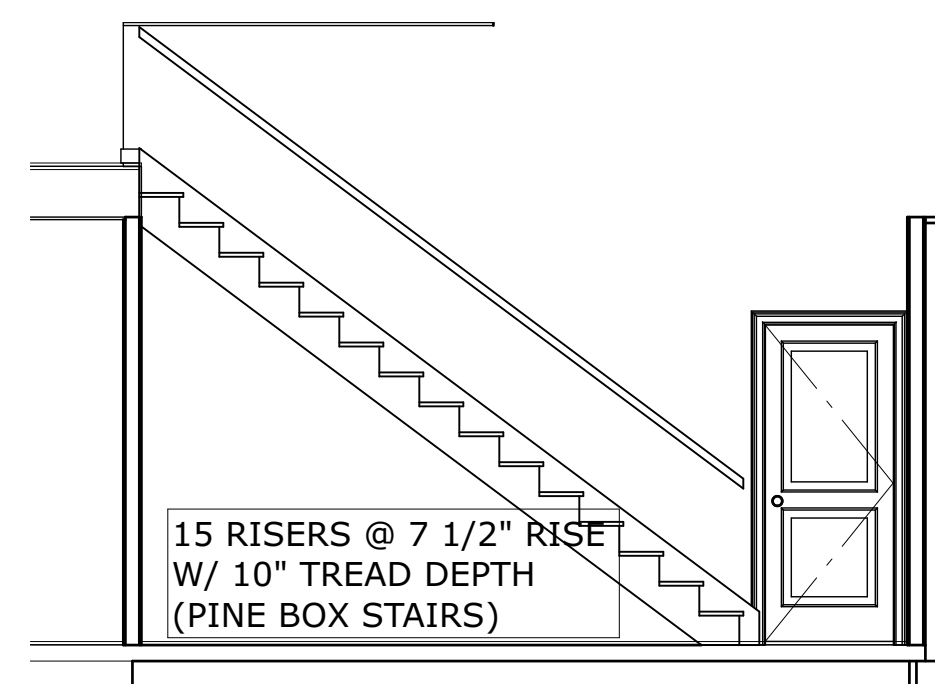
SCALE: AS NOTED	

A6



TYP. WALL DETAIL AND FIRST FLOOR CONNECTION

1 INCH = 1 FOOT @ 24X36
1/2 INCH = 1 FOOT @ 11X17



STAIRS SECTION

1/4 INCH = 1 FOOT @ 24X36
1/8 INCH = 1 FOOT @ 11X17

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BUILDING
SECTION

DRAWN BARKMAN

SCALE: AS NOTED

A7