



FLOOR PLAN

SCALE 1/4" = 1'-0"  
NOTE: CONTRACTOR TO VERIFY ALL DIMENSIONS  
DIMENSIONS ARE TO THE FACE OF FRAMING or MASONRY  
ALL INTERIOR WALLS ARE 2x4 @ 16" O.C. UNLESS OTHERWISE NOTED  
ALL EXTERIOR WALLS ARE 2x6 @ 16" O.C. UNLESS OTHERWISE NOTED  
ATTIC ACCESS LOCATION BY OWNER

BUILDING CODE REFERENCES

CEILING HEIGHT	R305
BATH AND SHOWER SPACES	R307
WINDOWS IN HAZARDOUS LOCATIONS	R308.4 & RELATED SECTIONS
BATH ROOM WINDOW	R303.3 & EXCEPTIONS
PROTECTION AGAINST DECAY	R317 & R318
FOOTINGS	R403
WOOD TRUSS DESIGNS	R502.11
WOOD WALL FRAMING	R602
BRACE WALL PANELS	R602.10, SEE PLAN
EXTERIOR WINDOWS	R612
WOOD DECKS	R507 AND 2018 AMERICAN WOOD COUNCIL PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE
NATURAL LIGHT & VENTILATION	R303.1
MASONRY WALL REINF.	R404, R606
RAILINGS	R312
HANDRAILS AND GUARDS	R311.7.8 AND R312
WIND LOAD SCHEDULE	ELEVATION BELOW 4000 FT. 110 MPH ABOVE 4000 FT. 140 MPH
MIN. CFM FOR EXHAUST SYSTEMS	TABLE 1505.4.4 KITCHEN 100 CFM or 25 CFM CONT. BATHROOMS 50 CFM or 20 CFM CONT. PER OWNER, INSTALL 75 CFM FANS.
INSULATION SCHEDULE (ALL INSULATION IS TO BE FIBERGLASS ROLL)	CEILING R-49 or R38 IF UNCOMPRESSED, IF COMPRESSED - MAX. 500 S.F. or 20% OF TOTAL AREA (WHICHEVER IS LESS) OF R-30 @ EAVE 2x6 WALLS R-19 2x4 WALLS R-15 FLOOR R-19
LIVE LOAD SCHEDULE	BEDROOMS 30 LBS PER S.F. ALL OTHER ROOMS 40 LBS PER S.F. ROOF LIVE LOAD 20 LBS PER S.F. GROUND SNOW LOAD 30 LBS PER S.F.

PORCH & STAIR NOTES

MAX RISER - 8.25", MIN TREAD 9"  
IF DECK/PORCH IS ABOVE 30" TO FINISH GRADE  
PROVIDE PICKETS @ 9" O.C. MAX AND NO OPENINGS LARGER THAN 4" IN GUARDRAIL IF SMALLER PICKETS OR OTHER SYSTEM USED.  
PROVIDE HANDRAIL AT 34" TO 36" ABOVE THE TREADS ON BOTH SIDES OF STAIRS  
STAIR TREADS SHALL BE 2x12 OR 2- 2x6 or 2- 5/4 BOARDS  
ALL STAIRWAY FRAMING SHALL BE TREATED WOOD  
ENCLOSE ALL RISERS  
PROVIDE 1" NOSING ON ALL STAIRS  
PROVIDE 2x12 STRINGERS @ 16" O.C. MAX.  
PROVIDE 16" x 4" THICK CONCRETE BASE FOR STRINGERS AT GRADE LEVEL

LEGEND

	SMOKE DETECTOR, ALL INTERCONNECTED
	CARBON MONOXIDE DETECTOR, ALL INTERCONNECTED
	BUILDING SECTION or DETAIL MARK PAGE NUMBERS

GENERAL NOTES

- ALL WORK SHALL BE IN COMPLIANCE WITH ALL STATE AND LOCAL CODES.
- THE REFERENCE BUILDING CODE IS THE 2024 EDITION OF THE VIRGINIA USBC AND REFERENCED 2021 VIRGINIA RESIDENTIAL CODE.
- DIMENSIONS ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO WORK. DIMENSIONS ARE TO FACE OF FRAMING OR MASONRY.
- ALL DESIGN AND CONSTRUCTION RESPONSIBILITY RELATED TO THE ELECTRICAL POWER, LIGHTING, PLUMBING, AND HVAC REST SOLELY WITH THE CONTRACTOR AND OWNER UNLESS OTHERWISE NOTED.
- ALL MATERIALS ARE TO BE NEW UNLESS APPROVED BY THE BUILDING OFFICIAL.
- FOOTINGS ARE TO BE ON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 2500 PSF. BOTTOM OF FOOTING IS TO BE A MIN. OF 24" BELOW FINISH GRADE. EXCAVATE ANY FILL AS REQUIRED. CONCRETE IN PERIMETER AND PIER FOOTING SHALL HAVE A COMPRESSIVE STRENGTH OF 3500 PSI WITHIN 28 DAYS OF PLACEMENT. CONCRETE SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
  - PORTLAND CEMENT - ASTM C 150, TYPE AS REQUIRED.
  - AGGREGATE - ASTM C33
  - WATER - CLEAN
  - AIR ENTRAINING ADMIXTURE - ASTM C260
  - WELDED WIRE FABRIC - ASTM A 185
  - REINFORCING - ASTM A 165, GRADE 60, PROVIDE METAL CHAIRS AS REQUIRED TO PLACE REINFORCING.
  - LAP REBAR A MIN OF 20" FOR #4, 25" FOR #5
- TRUSSES SHALL BE PRE-ENGINEERED, ZINC COATED METAL PLATE CONNECTED TO WOOD TRUSSES DESIGNED BY THE SUPPLIER WITH A QUALIFIED PROFESSIONAL ENGINEER. LOADING REQUIREMENTS ARE:
  - ROOF TRUSSES - BELOW 4000 FT. ELEVATION - 110 MPH WIND LOADING, 30 PSF SNOW LOADING w/ NO REDUCTIONS, LATERAL BRACING AS REQUIRED BY THE SUPPLIER AND DESIGNING ENGINEER.
  - ROOF TRUSSES - ABOVE 4000 FT. ELEVATION - 140 MPH WIND LOADING, 30 PSF SNOW LOADING w/ NO REDUCTIONS, LATERAL BRACING AS REQUIRED BY THE SUPPLIER AND DESIGNING ENGINEER.
  - FLOOR TRUSSES SHALL BE DESIGNED FOR 40 PSF LOADING, LATERAL BRACING AS REQUIRED BY THE SUPPLIER AND DESIGN ENGINEER.
  - LVL BEAMS - FOR IMPOSED LOADS.
- HANGERS AND CLIPS - HURRICANE CLIPS SHALL BE INSTALLED ON EACH ROOF TRUSS & RAFTER TYING THEM TO THEIR RESPECTIVE SUPPORT WALL. JOISTS SHALL BE ATTACHED TO SUPPORT MEMBERS OR WALLS WITH GALVANIZED JOIST HANGERS, WHERE ATTACHMENT IS MADE TO A JOIST OR TRUSS, THE METHOD OF ATTACHMENT SHALL BE DESIGNED BY THE SUPPLIER.
- ANY CUT ENDS OF LUMBER IN CONTACT WITH THE SOIL MUST BE FIELD TREATED WITH AN APPROVED PRESERVATIVE.
- FOR ADDITIONAL DECK DETAILS, SEE R507 OF THE REFERENCE CODE AND THE 2018 AMERICAN WOOD COUNCIL PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE.
- WOOD FRAMING IS TO BE MINIMUM SP NO.2 FRAMING WITH A MODULES OF ELASTICITY OF NO LESS THAN 1,500,000.
- STAIRS TREADS SHALL BE A MIN. OF 9", RISERS A MAXIMUM OF 8.25", CLOSE ALL RISERS, GUARDRAILS 36" HIGH WITH NO OPENINGS LARGER THAN 4", HANDRAILS AT 34" - 36" HIGH.
- ICE AND WATER BARRIERS SHALL BE INSTALLED UNDER ROOF VALLEYS.
- ALL WINDOWS SHALL BE A .30 "U" FACTOR. VERIFY A MIN. OF ONE WINDOW IN BEDROOMS MEETS THE MIN. REQUIREMENT OF 5.7 S.F. OPEN AREA PER SECTION 310.11. WINDOWS SHALL BE SINGLE HUNG WITH FULL SCREEN.
- EXTERIOR DOORS SHALL BE FULLY INSULATED AND ANY GLAZING IN THE DOOR UNIT SHALL BE RATED AS SAFETY GLAZING.
- INSTALL A SMOKE DETECTOR IN EACH BEDROOM AND ADJACENT TO EACH BEDROOM AREA. DETECTORS SHALL BE INTERCONNECTED, INCLUDING EXIST. HOUSE.
- INSTALL CARBON MONOXIDE DETECTORS OUTSIDE OF EACH SLEEPING AREA. DETECTORS SHALL BE INTERCONNECTED, INCLUDING EXIST. HOUSE.
- INSTALL A B-C FIRE EXTINGUISHER IN THE KITCHEN AREA, LOCATION AS APPROVED BY THE BUILDING OFFICIAL.
- ELECTRICAL NOTES:
  - MIN. 200 AMP ELECTRICAL PANEL WITH TRANSFER SWITCH AND PREP FOR A GENERAC OR LIKE WHOLE HOSE GENERATOR SYSTEM. LOCATE TRANSFER PANEL, METERBASE, AND GENERATOR PER OWNER.
  - ALL LIGHTS ARE TO BE LED WITH DIMMABLE FIXTURES AND DIMMING SWITCHES, DECOR STYLE. STYLE OF LIGHT AND SPECIFIC LOCATION PER OWNER.
  - PROVIDE ELECTRICAL CONNECTION IN CEILING OF BATH FOR FUTURE HOYER LIFT SYSTEM.
  - ALL RECEPTACLES SHALL BE RATED AT 20 AMPS AND WITH #12/2 WITH GROUND, SOLID COPPER WIRING.
- PLUMBING NOTES:
  - MASTER TOILET TO BE ADA CHAIR HEIGHT, ELONGATED BOWL, BIDET TOILET.
  - ALL REMAINING TOILETS ARE TO BE ADA STYLE WITH SLOW CLOSE SEATS.
  - WATER HEATER #1 SHALL BE 50 GALLON ELECTRIC, SUPPLYING MASTER BATH, KITCHEN, HALF BATH, AND WASHER. CONNECT W.H. TO GENERATOR. BRAND AND FINAL SIZE PER OWNER.
  - WATER HEATER #2 SHALL BE ELECTRIC ON DEMAND, BRAND DECIDED BY OWNER, LOCATED AND MOUNTED ADJACENT TO 50 GALLON WATER HEATER. PIPE TO ENABLE CHOICE OF 50 GALLON OR ON DEMAND.
  - WATER HEATER #3 FOR BATHROOM #3 SHALL BE ELECTRIC ON DEMAND TYPE, SURFACE MOUNTED IN BATHROOM #2. BRAND AND FINAL MOUNTING LOCATION TO BE SELECTED BY THE OWNER.
  - HOT WATER SUPPLY LINES SHALL BE A MANIFOLD TYPE SYSTEM VS. TRUNK SYSTEM, WITH INDIVIDUAL SUPPLY LINES BEING NO LARGER THAN 1/2". VERIFY LAYOUT WITH OWNER.
  - ALL PLUMBING SHALL BE PEX TUBING.
  - INSULATE ALL WATER LINES IN THE CRAWLSPACE.
  - SEE GARAGE NOTE ON PLANS CONCERNING FLOOR DRAINS. IF FLOOR DRAINS USED, DRAIN TO EXTERIOR AND AWAY FROM HOUSE UNLESS DIRECTED TO CONNECT TO SEPTIC SYSTEM BY AHJ.
- HVAC NOTES:
  - PROVIDE MINI-SPLIT HVAC HEAT PUMPS ONLY FOR LIVING ROOM AND MASTER BEDROOM. CONDENSATE DRAINS SHALL DRAIN TO CRAWLSPACE, THEN TO MASTER BEDROOM SIDE OF HOUSE.
  - ALL REMAINING HVAC EQUIPMENT SHALL BE HEAT PUMPS/ LP GAS AUXILIARY HEAT SUPPLY, AND THRU WALL VENT SYSTEM.
  - PROVIDE INLINE DUCT FACT ON RETURN LINE BETWEEN FILTER AND AIR HANDLER FILTER, 8" or 12" AS REQUIRED BY MANUFACTURER. FAN SHALL BE ULTRA QUIET WITH TEMP AND HUMIDITY CONTROL.
  - PROVIDE 4" RETURN AIR DUCT IN MASTER BEDROOM CLOSET TO MAIN RETURN LINE FOR HEAT PUMP.
  - PROVIDE AIR RETURNS IN LIVING ROOM, BEDROOMS #2 AND #3, AND HALL ON MASTER BEDROOM SIDE OF HOUSE.
  - PROVIDE PROPANE CONNECTION (AND ELECTRICAL FAN CONNECTION) FOR NON-VENTED 32,000 BTU GAS LOGS IN LIVING ROOM.
  - INSTALL WOOD STOVE PROVIDED BY OWNER, WITH ZERO CLEARANCE FLUE THRU ROOF. PROVIDE NON-COMBUSTIBLE WALL AND FLOOR FINISHES PER WOOD STOVE MANUFACTURER AROUND STOVE.
  - VENT DRYER DIRECTLY THROUGH WALL TO EXTERIOR.
  - MASTER BATH EXHAUST FANS SHALL BE 75 CFM MINIMUM, NEAR SHOWER AND IN TOILET ROOM ABOVE TOILET.
- FINISH NOTES:
  - ALL FLOORS ARE LVP. STYLE AND COLOR SELECTED BY THE OWNER. PROVIDE UNDERLAYMENT IF REQUIRED BY MANUFACTURER.
  - CABINET STYLE AND LAYOUT BY OWNER.
  - CABINET COUNTERTOPS ARE TO BE MARBLE OR QUARTZ, COLOR AND EDGING TO BE SELECTED BY THE OWNER.



Floor Plan  
General Notes  
Code References

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