

GENERAL NOTES AND SPECIFICATIONS:

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2021 IRC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS.
 THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES. 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 THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.
 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.
 THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.
 DESIGN CRITERIA: 2021 IRC AND VRC
 FLOOR: 40 PSF LL
 *10 PSF TOP CHORD DL
 SOIL: *2,000 PSF ALLOWABLE (ASSUMED). TO BE AT TIME OF EXCAVATION
 FROST DEPTH: *1'-6"
 SEISMIC ZONE C,
 WIND: 90 MPH (90 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.
 INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.
 INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.
 INSULATE WASTE LINES FOR SOUND CONTROL.
 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.
 ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE IC LABEL.
 PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

SQUARE FOOTAGES	
FIRST FLOOR	875 S.F.
SECOND FLOOR	1033 S.F.
TOTAL AREA	1908 S.F.
FRONT PORCH	133 S.F.
REAR STOOP	144 S.F.
gar age	286 S.F.
OVERALL WIDTH	35'-0"
OVERALL DEPTH	49'-0"

THE kathleen plan

EROSION CONTROL NOTES:

1. INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
2. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
3. ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION. IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION.
4. HYDROSEED WITH A WOOD CELLULOSE FIBER MULCH APPLIED AT A RATE OF 2,000#/ACRE. USE AN ORGANIC TACKIFIER AT NO LESS THAN 150 #/ACRE OR PER MANUFACTURER'S RECOMMENDATION IF HIGHER. APPLICATION OF TACKIFIER SHALL BE HEAVIER AT EDGES, IN VALLEYS AND AT CRESTS OF BANKS AND OTHER AREAS WHERE SEED CAN BE MOVED BY WIND OR WATER.
5. DISPERSION TRENCHES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW TRENCHES

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.

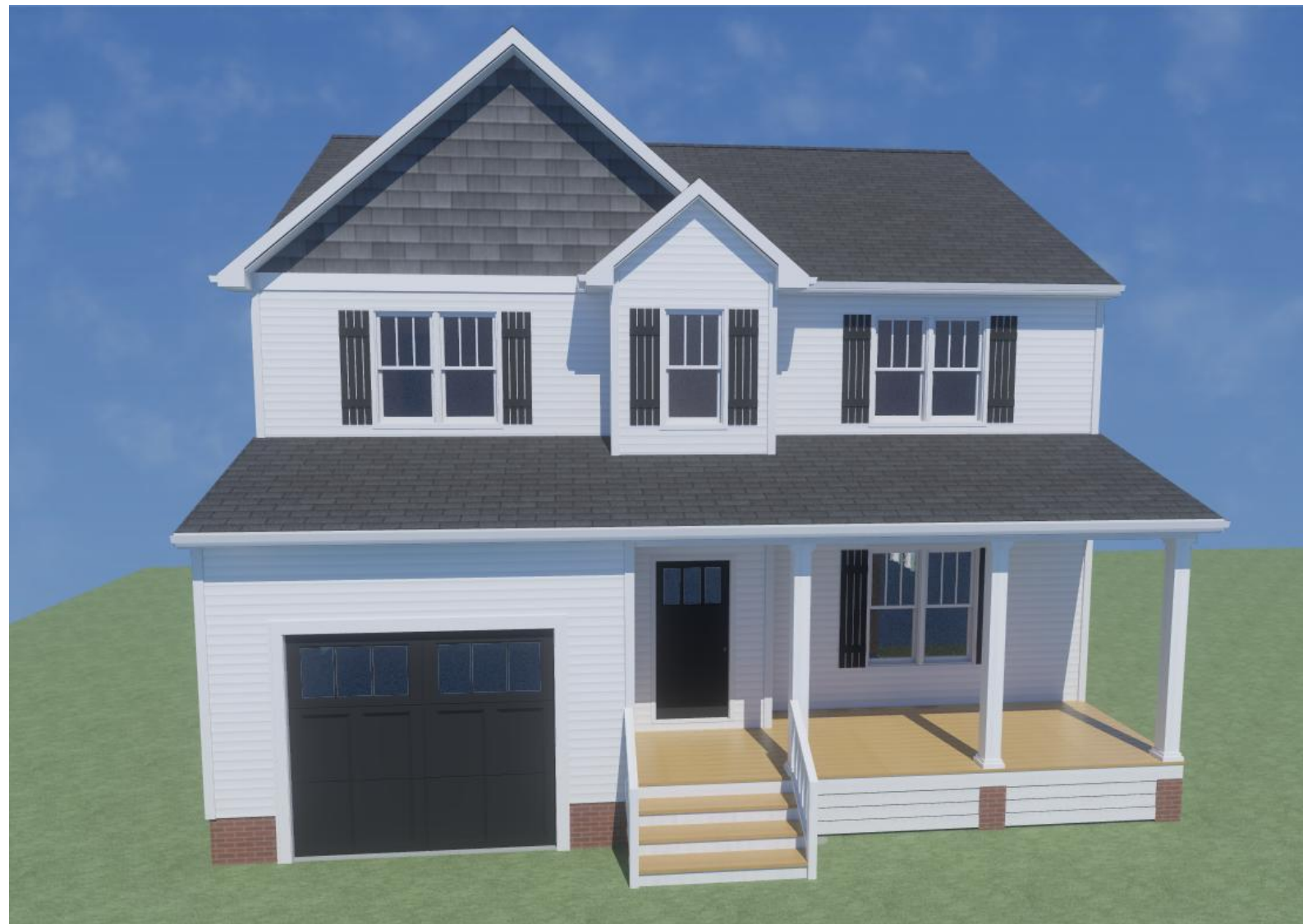
RAILING NOTES:

STAIRWAYS SHALL HAVE A MIN. WIDTH OF 34". HAND RAILS MAY ENCROACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.
 TREADS SHALL HAVE A MIN. WIDTH 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. 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 CROSSSECTIONAL 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 2 RISERS DO NOT REQUIRE A HAND RAIL.
 34" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS

WALL PANEL NOTES:

B.P. BRACED WALL PANEL
 3'-4" MIN. LENGTH w/ 7/16" OSB OR 1/2" PLYWOOD AND
 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD.
 I.B.P. INTERIOR BRACED WALL PANEL
 1/2" GYP. BD PER R 602.10.3(5); 1/2" GWB EACH SIDE w/ #8 X 1 1/4 TYPE S OR W SCREWS PER ASTM C1002 @ 7" o/c @ ALL SUPPORTS
 A.B.P. ALTERNATE BRACED WALL PANEL
 2'-8" MIN. WIDTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD &

PLAN DESIGNED ACCORDING TO 2021 VRC



NUMBER	DATE	REVISION BY	DESCRIPTION

DRAWN BY:
 JEROME M JACKSON JR

CHECKED BY:
 JEROME M JACKSON SR

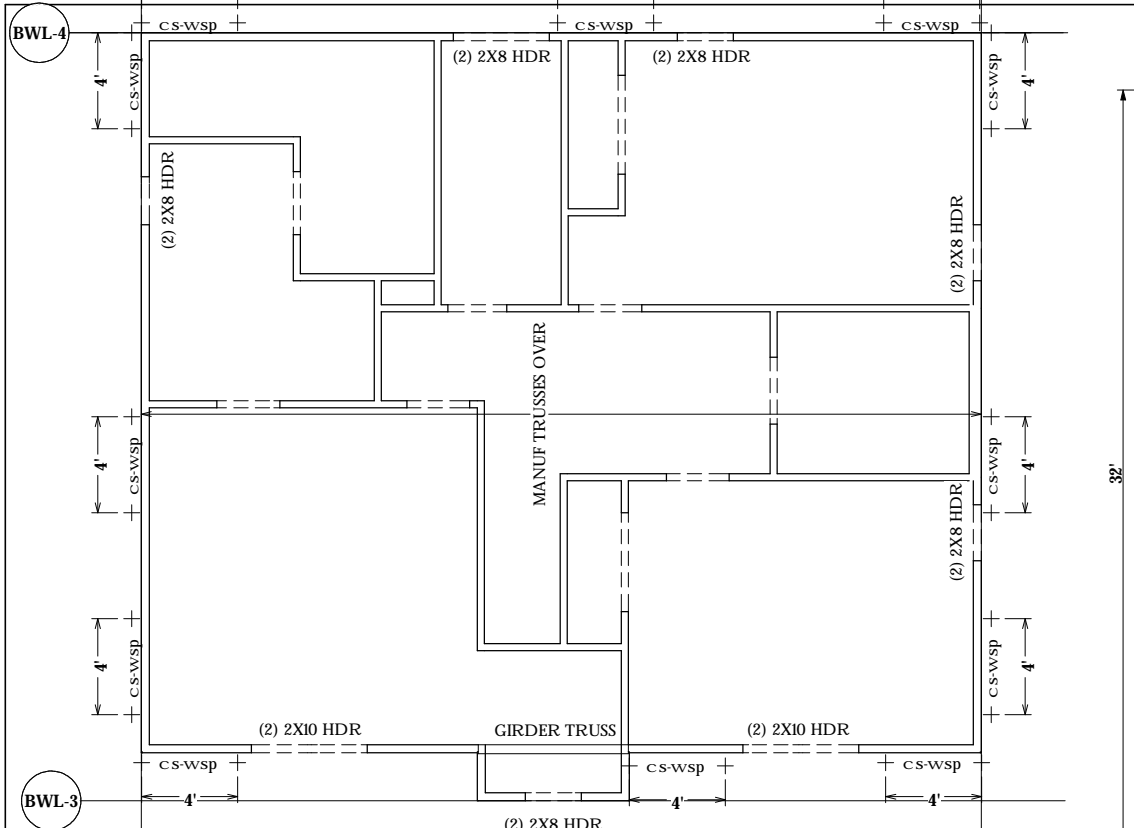
DRAWINGS PROVIDED BY:
 LEGACY CONSTRUCTION SOLUTIONS, LLC
 P.O. BOX 161, SANDY HOOK, VA 23153
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McMahon Custom homes, LLC
 Goochland, VA 23063
 PHONE: 804-774-5217
 EMAIL: joshus@Gomch11c.COM

DATE:
 10/17/2025

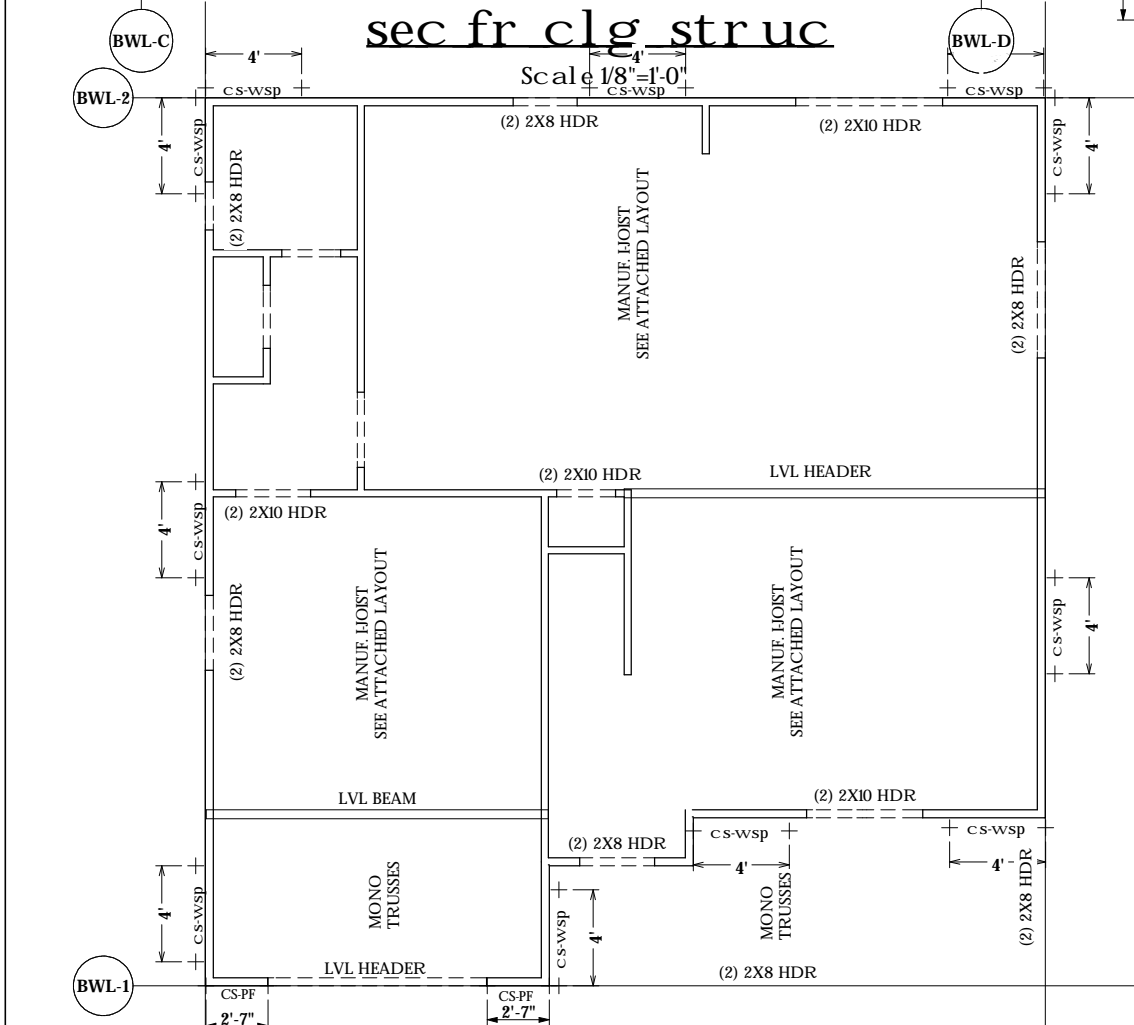
SCALE:
 1/8" = 1'-0"

SHEET:
 1 of 4



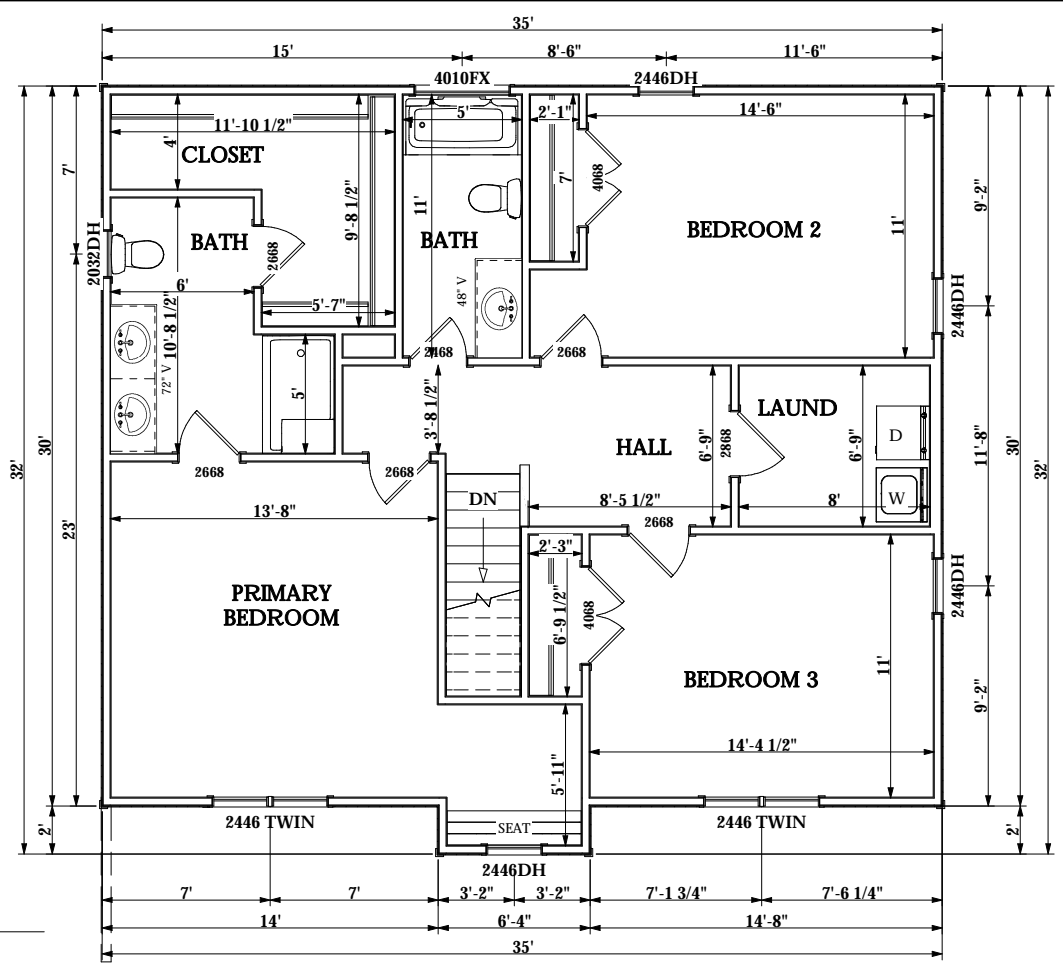
sec fr clg struc

Scale 1/8"=1'-0"



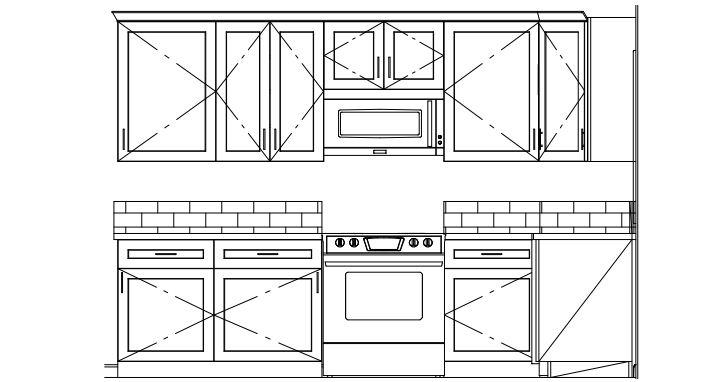
second floor struc

Scale 1/8"=1'-0"



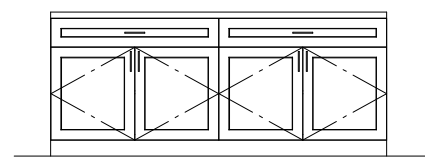
SECOND floor PLAN

Scale 1/8"=1'-0"



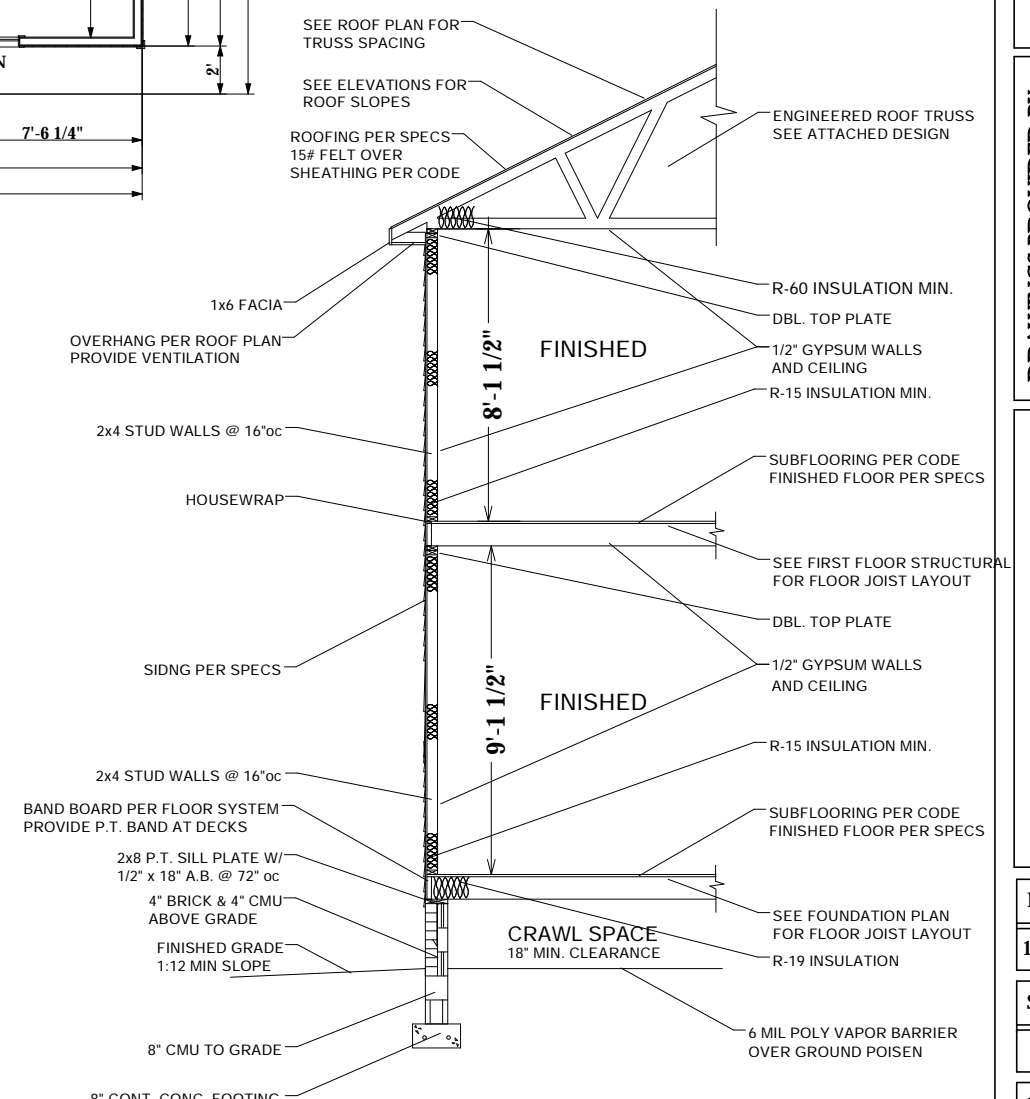
kitchen cabinet section

Scale: 1/4"=1'-0"



section @ island

Scale: 1/4"=1'-0"



typical wall section

Scale 3/16"=1'-0"



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PHONE: 804-774-5217
EMAIL: joshus@Gomch11c.COM

DATE:
10/17/2025

SCALE:
1/8"-1'-0"

SHEET:
3 of 4



REVISION TABLE	
NUMBER	DATE

DRAWN BY:
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CHECKED BY:
JEROME M JACKSON SR

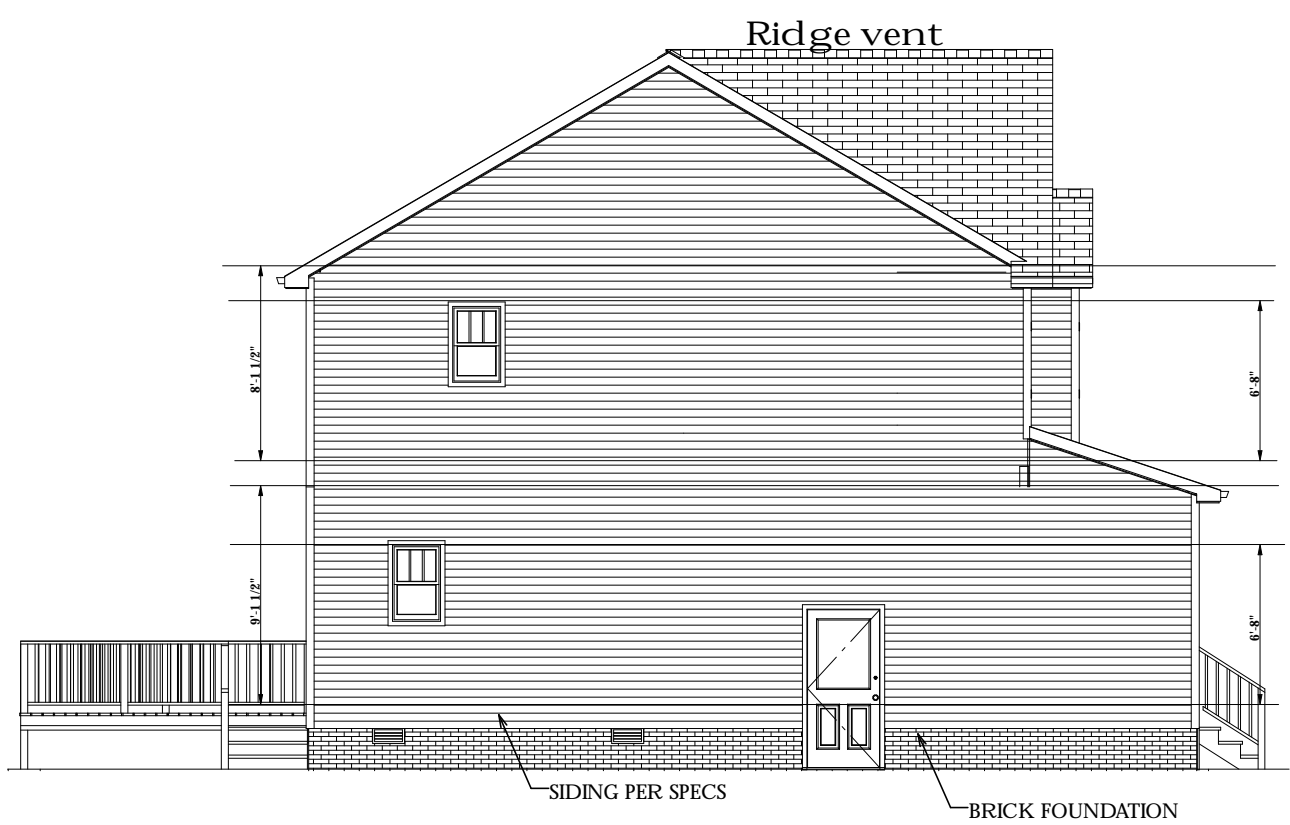
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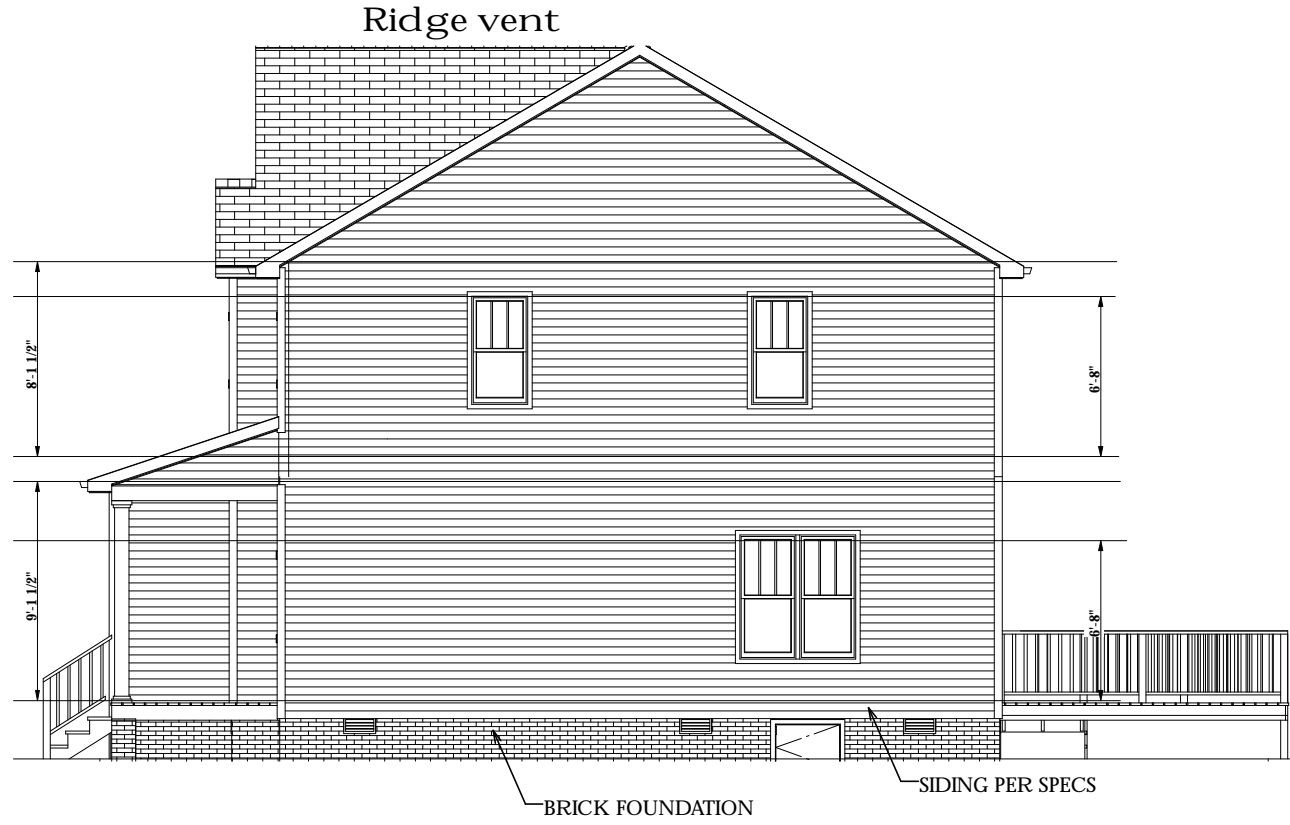
DATE:
10/17/2025

SCALE:
1/8"=1'-0"

SHEET:
4 of 4

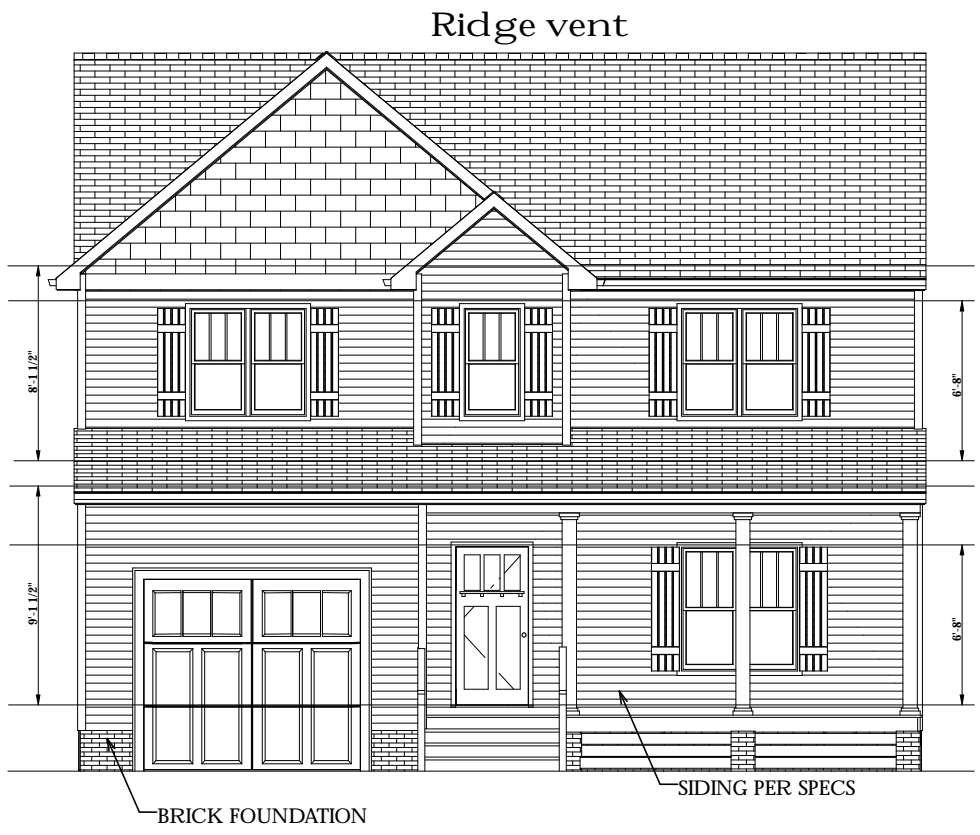


LEFT ELEVATION
Scale 1/8"=1'-0"

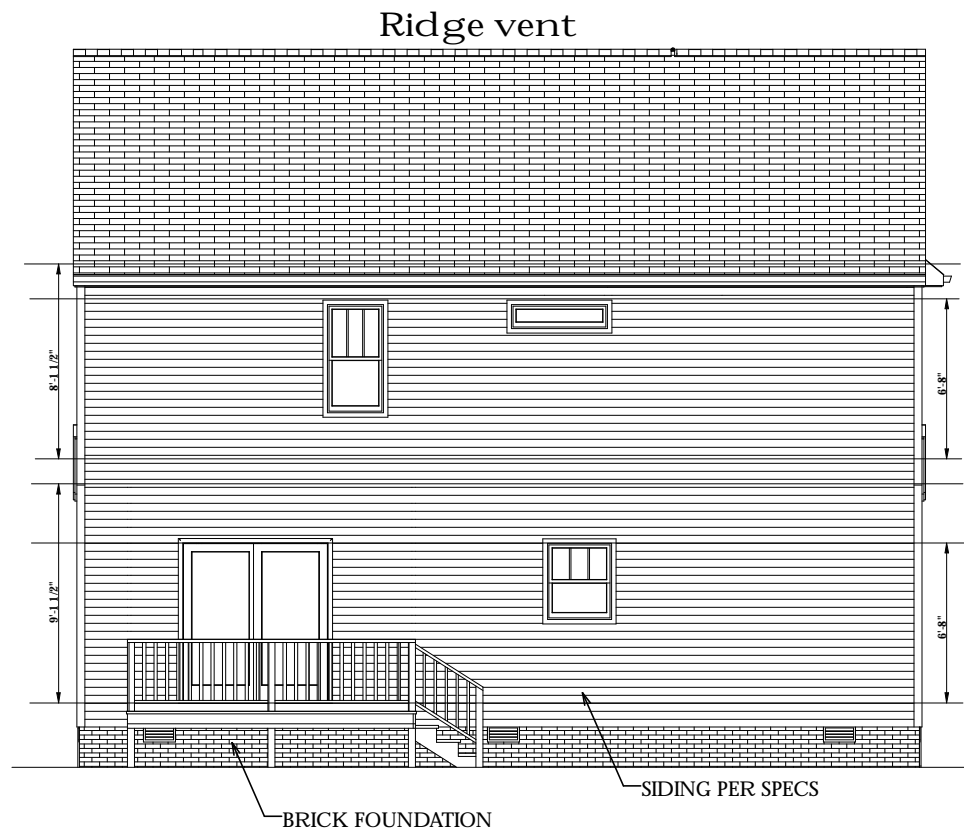


RIGHT ELEVATION
Scale 1/8"=1'-0"

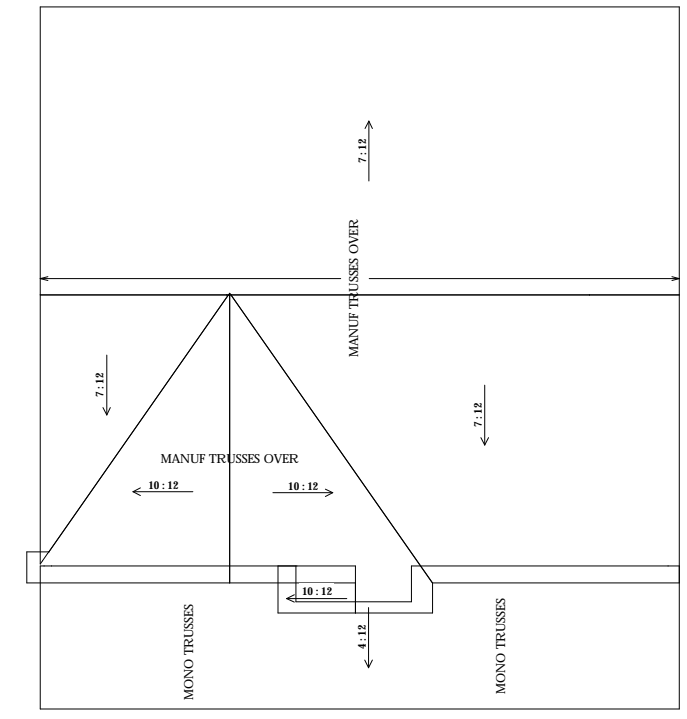
ELEVATION NOTES:
ELEVATIONS ARE NOT DRAWN ACCORDING TO THE ACTUAL LAND TOPOGRAPHY. FIELD VERIFY TOPOGRAPHY TO DETERMINE FOUNDATION HEIGHT, STEPS, GUARDRAILS AND HANDRAILS.



FRONT ELEVATION
Scale 1/8"=1'-0"



REAR ELEVATION
Scale 1/8"=1'-0"



roof plan
Scale: 3/32"=1'-0"