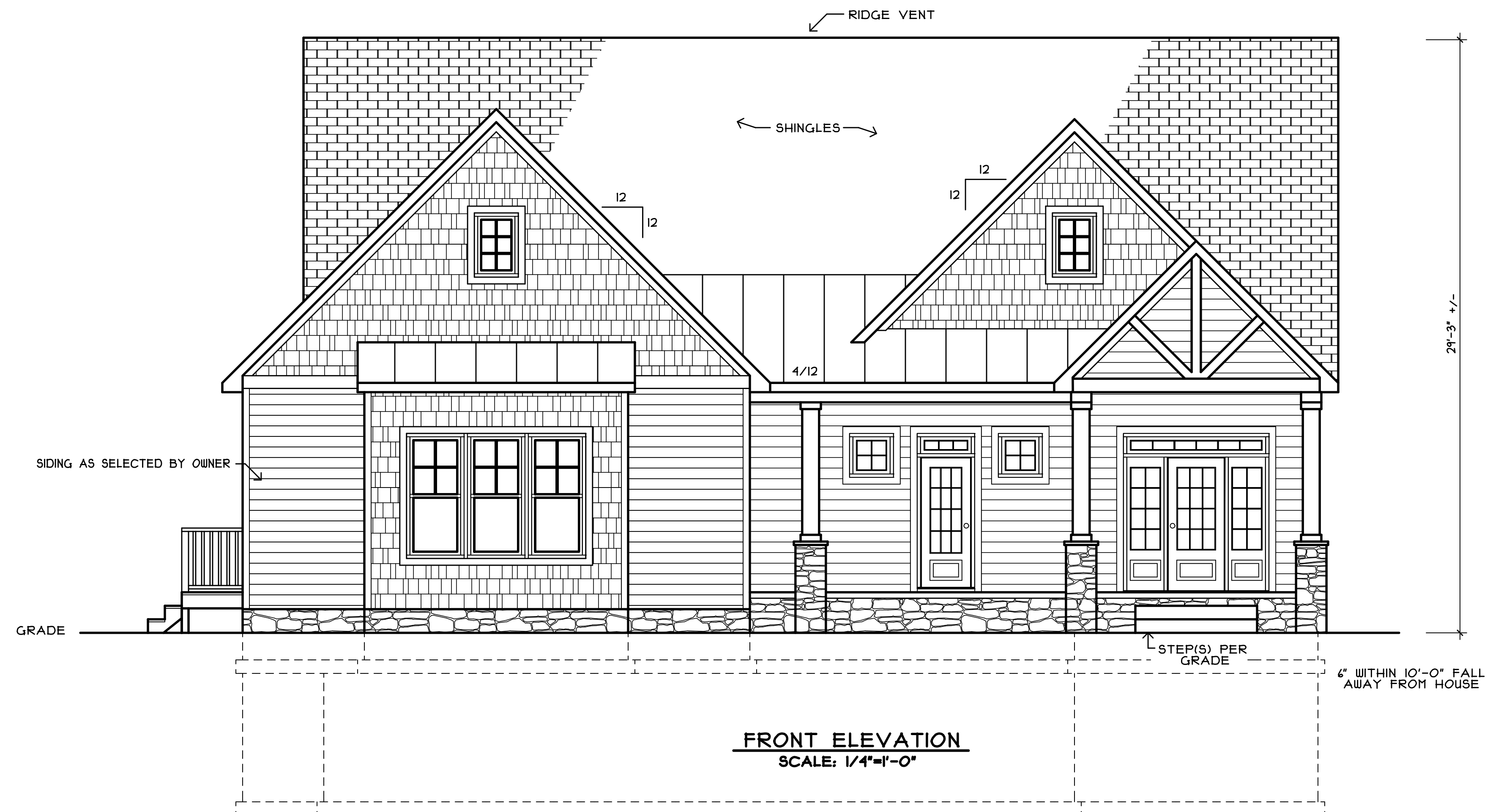
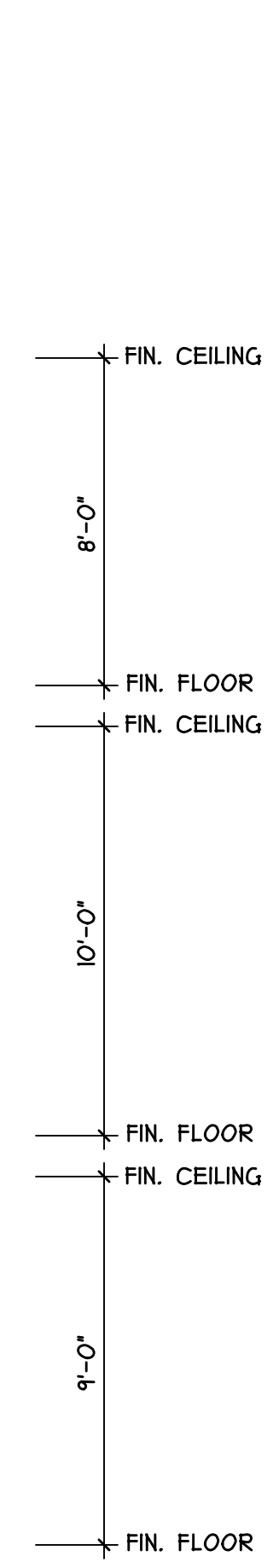


RIGHT ELEVATION
SCALE: 1/4"=1'-0"



FRONT ELEVATION
SCALE: 1/4"=1'-0"



APPLICABLE CODE:
VIRGINIA RESIDENTIAL CODE 2021 EDITION

- ALL DIMENSIONS FOR WINDOWS AND DOORS ARE TO THE CENTERS.
- ALL EXTERIOR WALLS ARE DRAWN AT 4". ALL INTERIOR WALLS ARE DRAWN AT 3 1/2".
- THE 4" EXTERIOR WALL CONSISTS OF 1/2" SHEATHING AND A 3 1/2" WALL CAVITY. THE OUTSIDE OF THIS 4" WALL SHOULD BE FLUSH WITH THE BAND OF THE JOIST SYSTEM, UNLESS OTHERWISE NOTED.
- THE 3 1/2" INTERIOR WALL CONSISTS OF A 3 1/2" WALL CAVITY ONLY.
- ALL LOAD BEARING HEADERS TO BE SOLID HEADERS CONSISTING OF 2-2X10'S SYP#2 OR BETTER WITH 1/2" PLYWOOD BETWEEN UNLESS OTHERWISE NOTED.
- ALL SINGLE WINDOWS AND SINGLE DOORS TO HAVE 1-2X4 JACK STUD AT EACH END OF HEADER UNLESS OTHERWISE NOTED.
- ALL TWIN WINDOWS AND DOUBLE DOOR TO HAVE 2-2X4 JACK STUDS AT EACH END OF HEADER UNLESS OTHERWISE NOTED.
- THE MINIMUM NUMBER OF FULL-HEIGHT (KING STUDS) STUDS AT EACH END OF HEADER SHALL BE IN ACCORDANCE WITH TABLE R602.1.5

BLDR: LARSON HOMES
MODEL: THE RETREAT
1ST FLOOR S.F.: 2244 +/-
2ND FLOOR S.F.: 918 +/-
FINISHED BASEMENT S.F.: 1626 +/-
UNFINISHED BASEMENT S.F.: 48 +/-
OPEN AREA S.F.: 554 +/-
GARAGE S.F.: 102 +/-

REVISIONS

3/12/24

C-Designs LLC DRAFTING SERVICES
Thornburg, VA 22545
P.O. Box 113 804-448-1483

The RETREAT, Lot 55, Mill Run
LARSON HOMES
540-205-8000 P.O. BOX 490, MNERAL, VA 23117

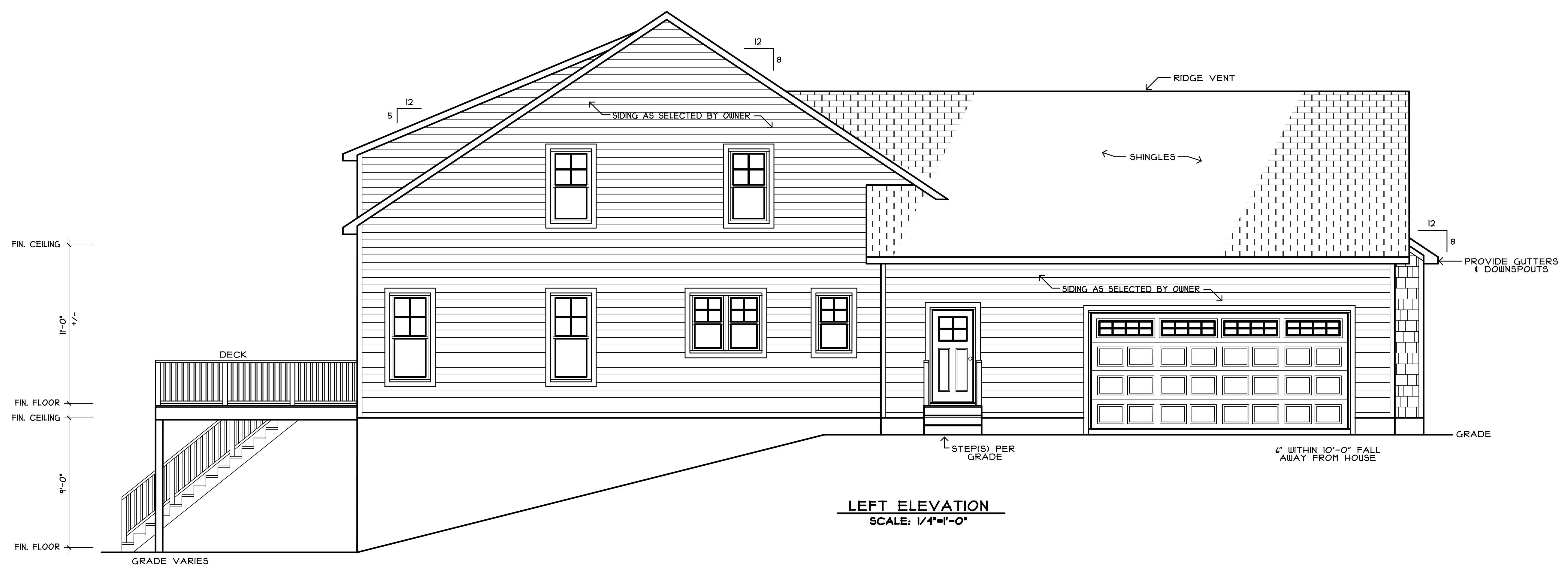
DRAWN BY:
C.LEWIS

DATE:
2/16/24

JOB NO.:

10909

1
OF 9

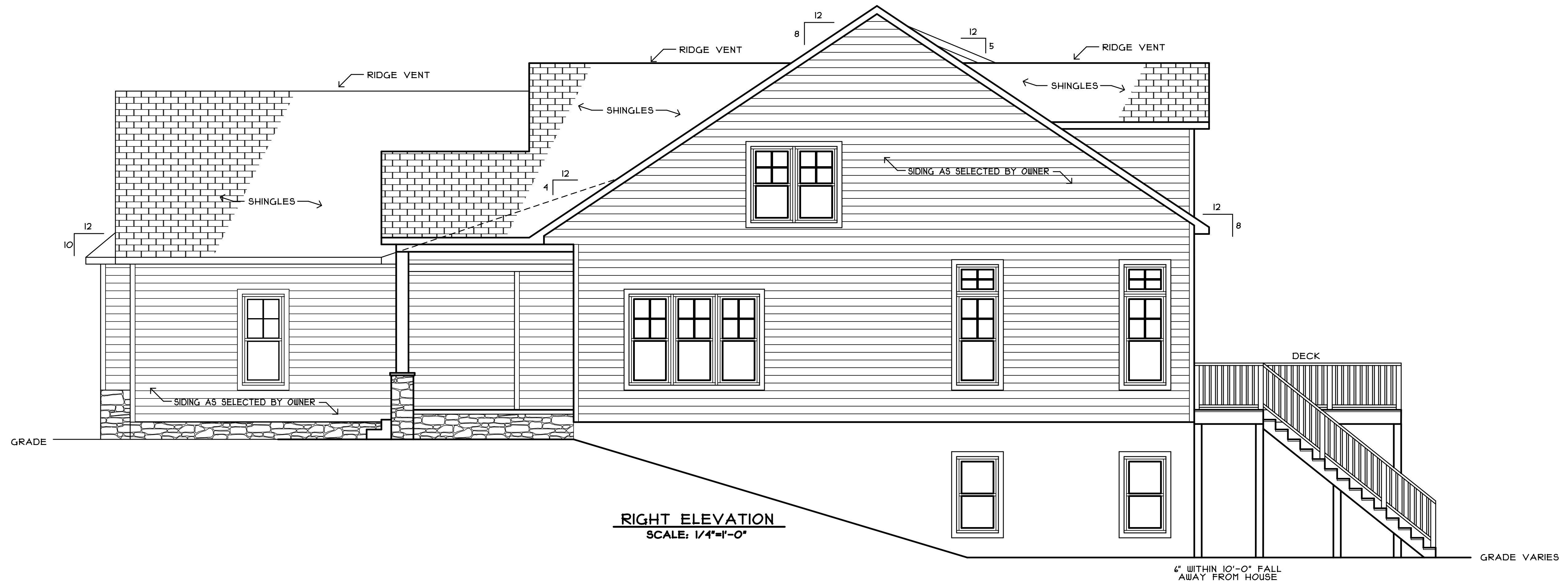


LEFT ELEVATION
SCALE: 1/4"=1'-0"

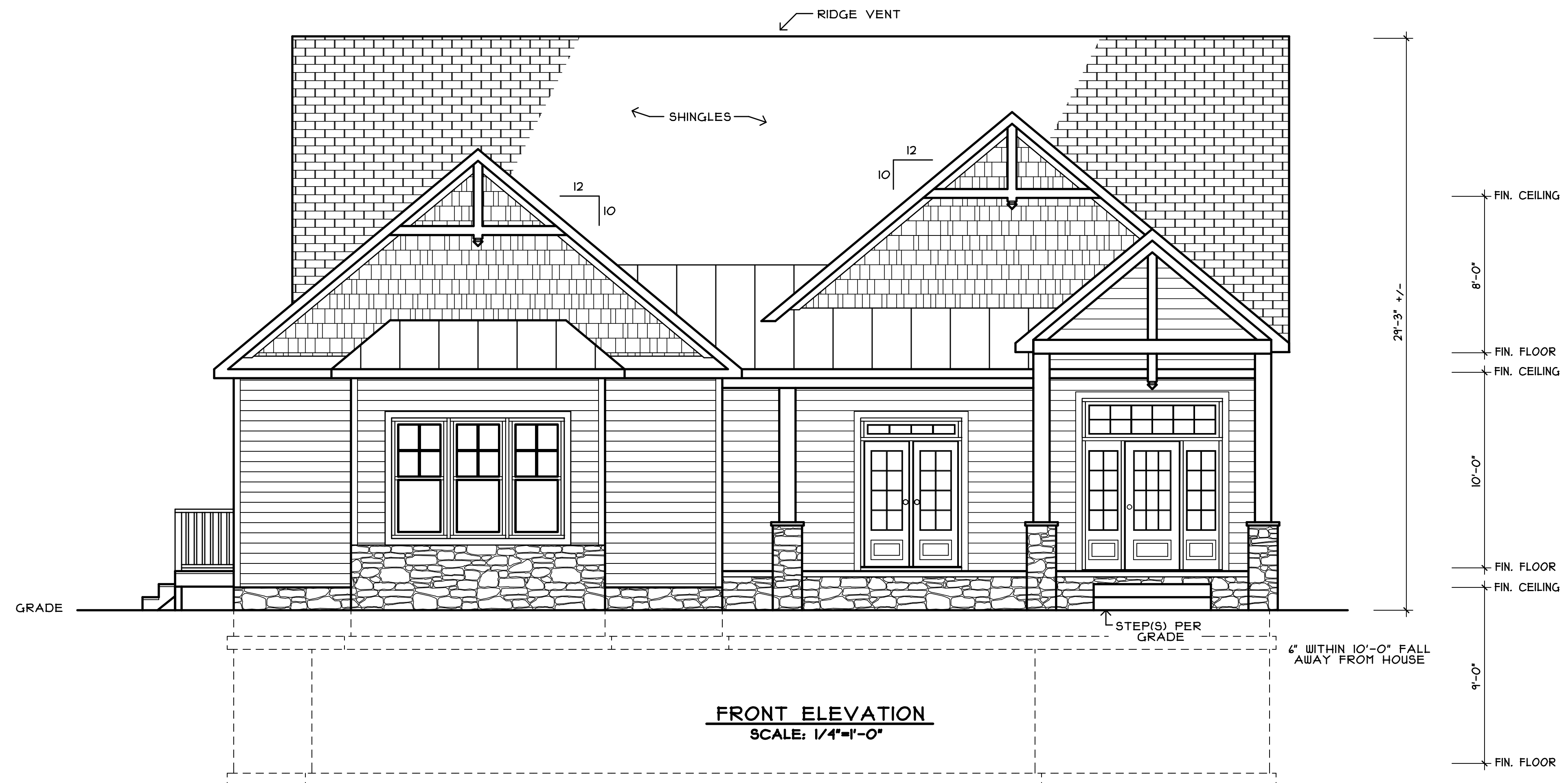


REAR ELEVATION
SCALE: 1/4"=1'-0"

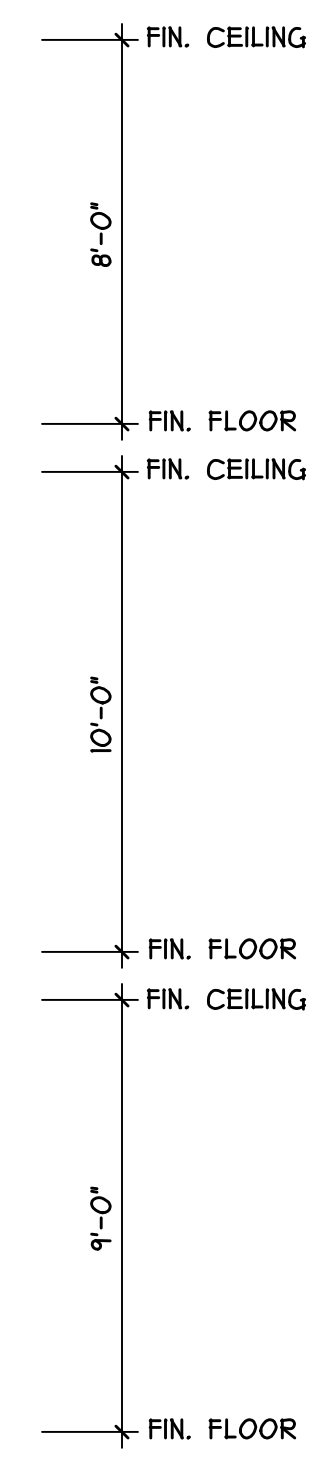
C-DESIGNS ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURES DUE TO ANY DEFICIENCIES, OMISSIONS OR ERRORS IN THE DESIGNS OR BLUEPRINTS.



RIGHT ELEVATION
SCALE: 1/4"=1'-0"



FRONT ELEVATION
SCALE: 1/4"=1'-0"



REVISIONS

3/12/24

C-Designs LLC DRAFTING SERVICES
P.O. Box 713 Thornburg, VA 22545
804-448-1483

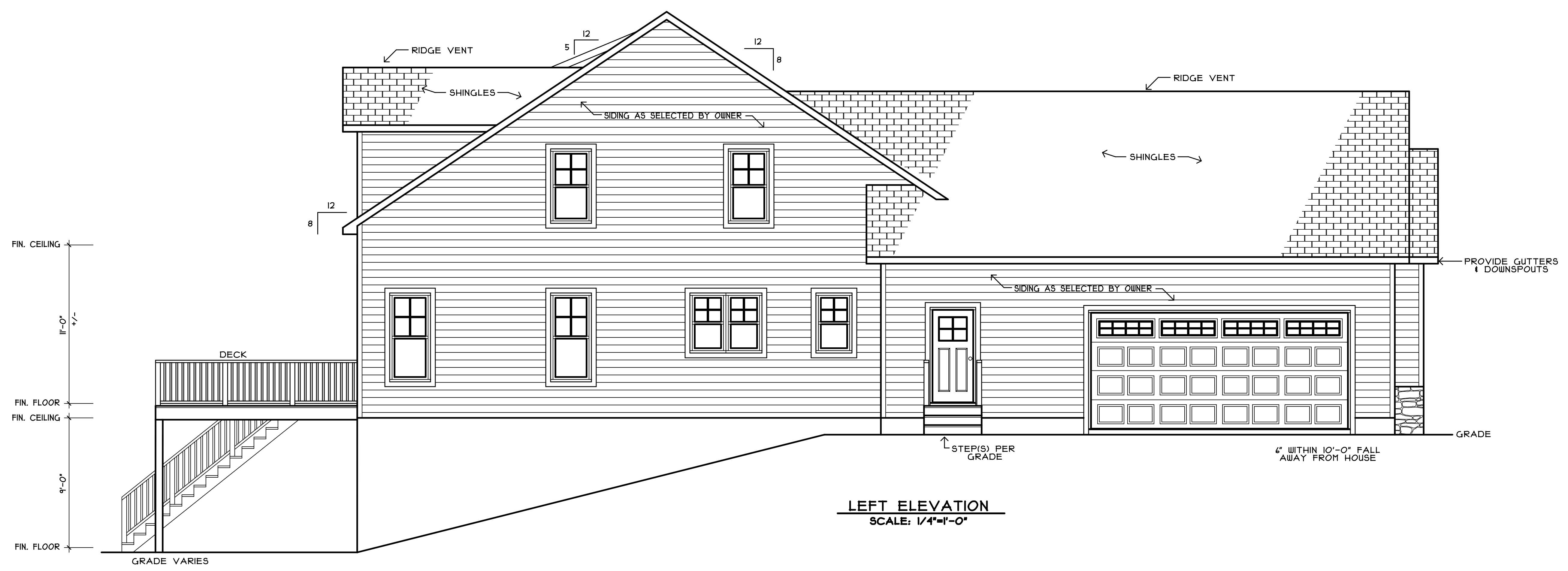
The RETREAT, Lot 55, Mill Run
LARSON HOMES
540-205-8000 P.O. BOX 490, MNERAL, VA 23117

DRAWN BY:
C.LEWIS

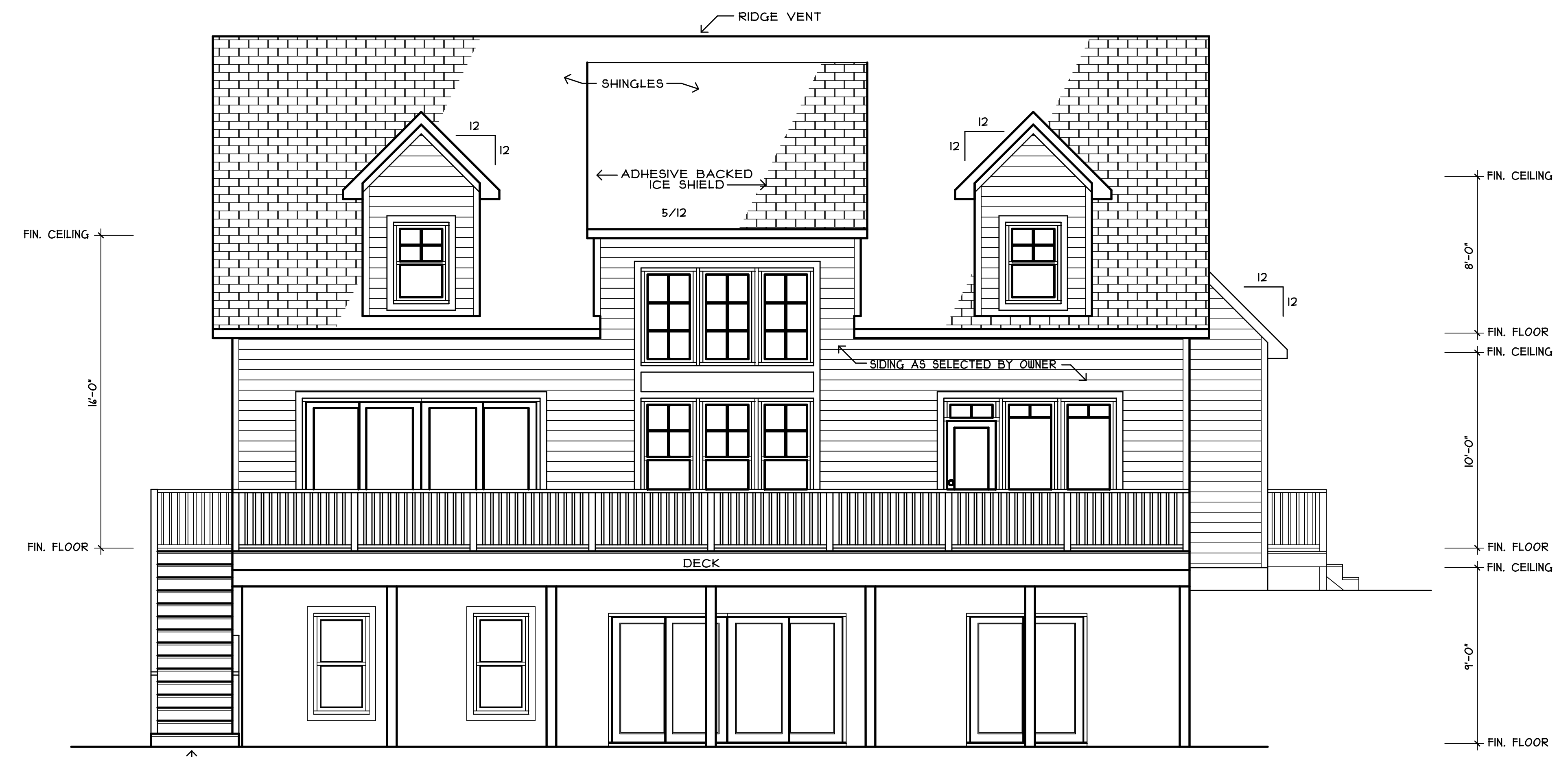
DATE:
2/16/24

JOB NO.:
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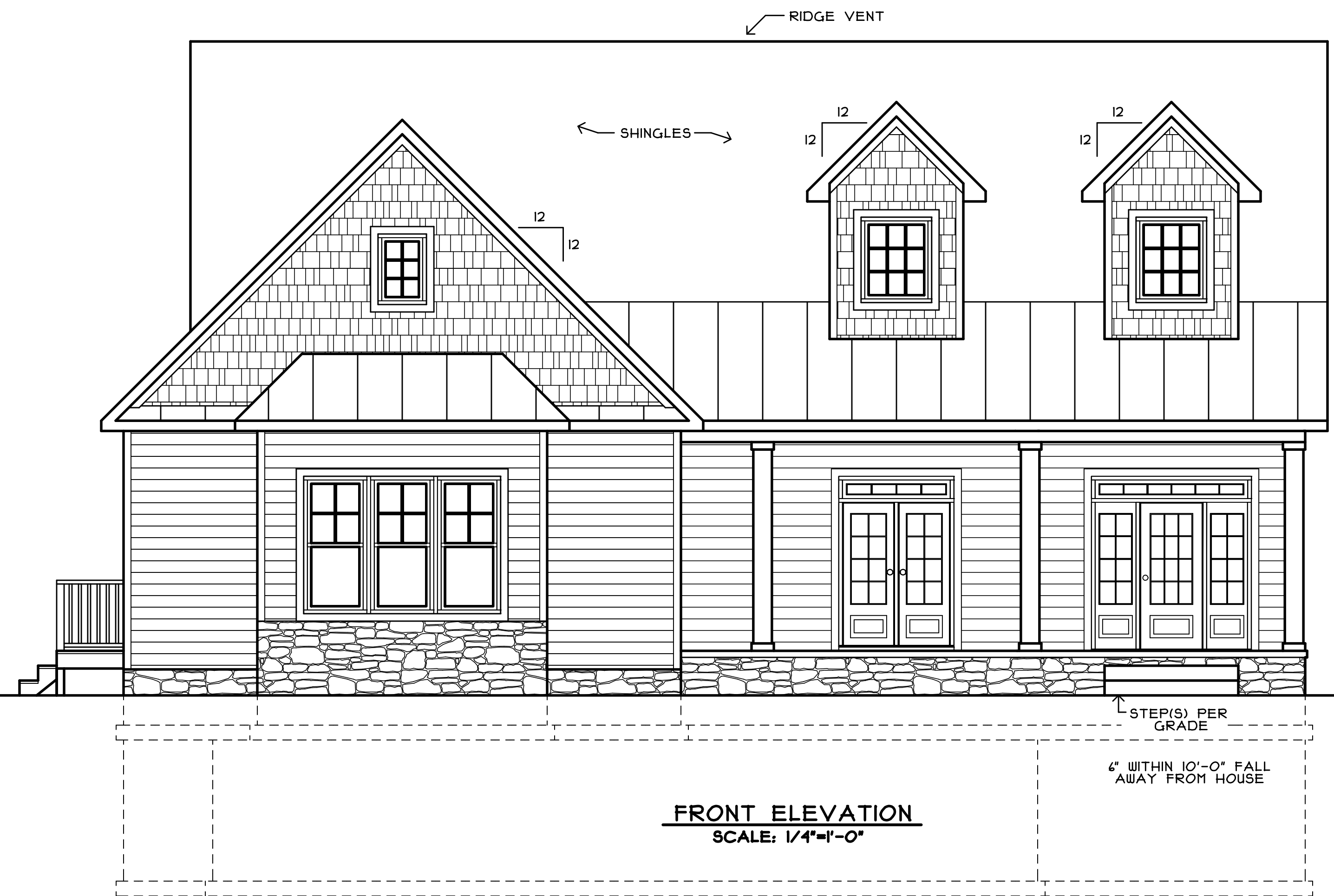
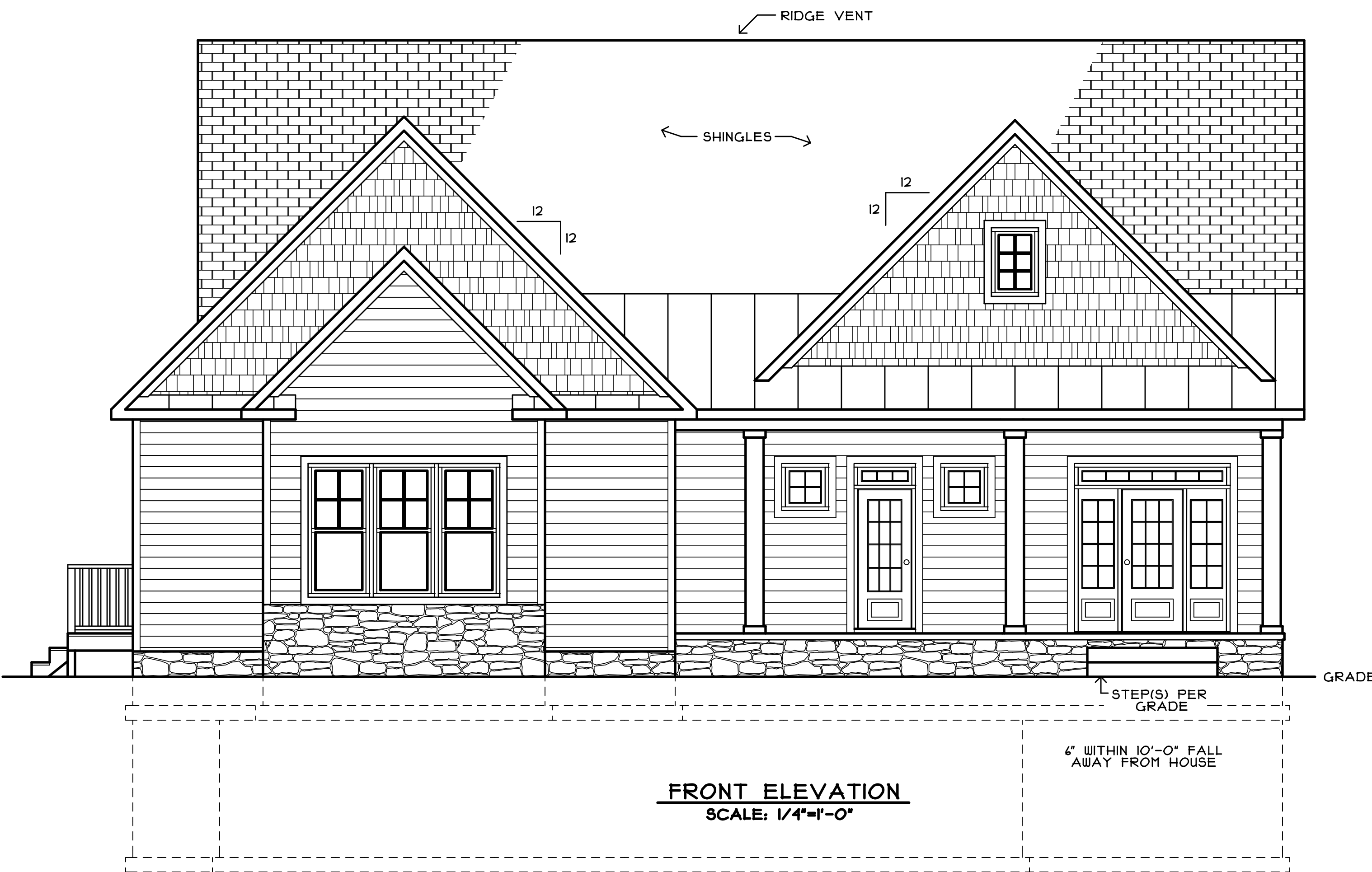
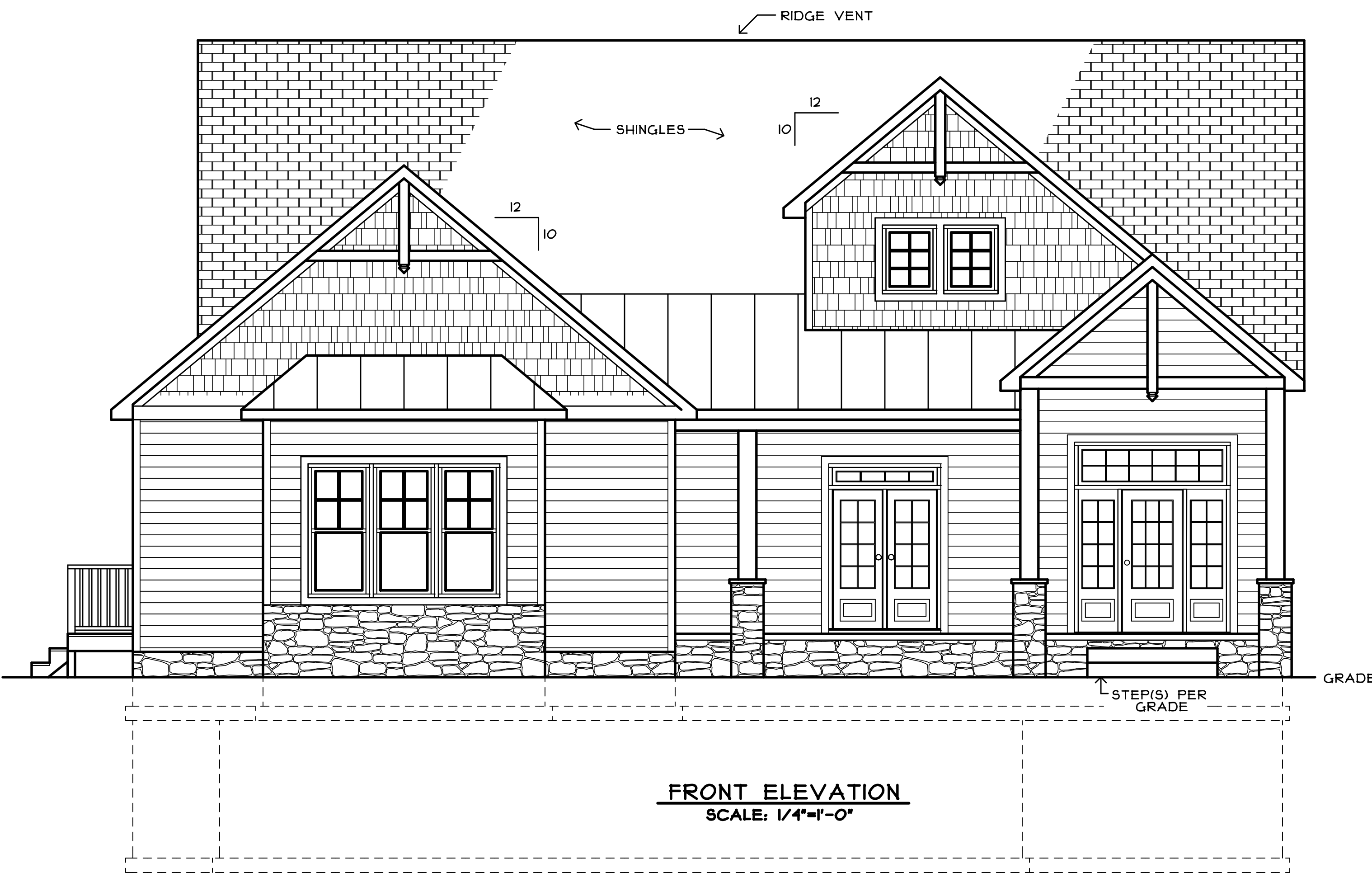
3
OF 9



LEFT ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"



REVISIONS
3/12/24

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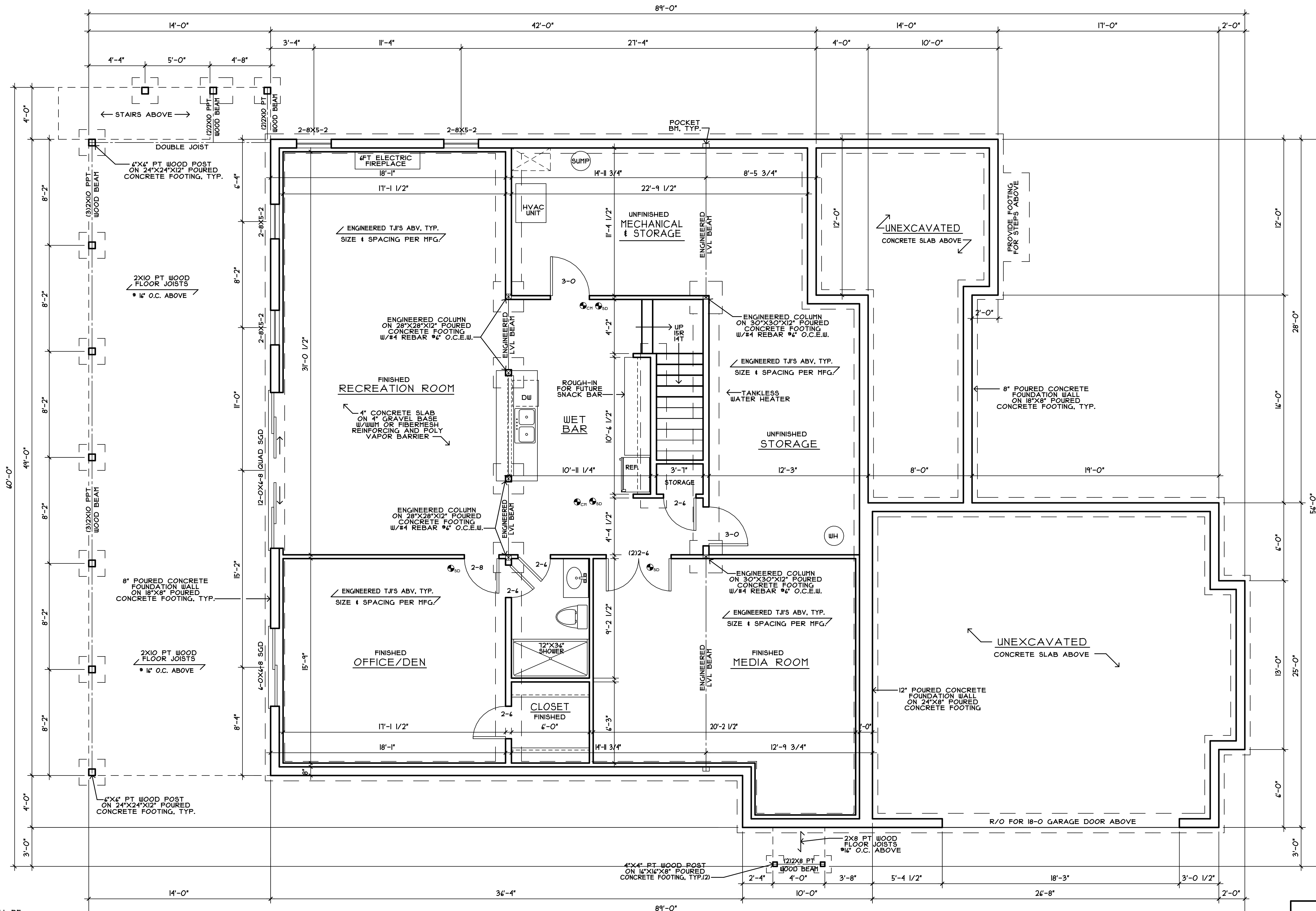
DRAWN BY:
C.LEWIS

DATE:
2/16/24

JOB NO.:

10909

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OF 9



ALL HVAC SYSTEMS SHALL BE SIZED & INSTALLED BY A LICENSED HVAC MECHANIC IN ACCORDANCE WITH 2021 IECC SECTION 403, 2021 IRC SECTION N103 & ALL OTHER APPLICABLE CODES.

AT LEAST ONE PROGRAMMABLE THERMOSTAT SHALL BE INSTALLED FOR EACH SEPARATE HEATING & COOLING SYSTEM.

SUPPLY DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8. ALL OTHER DUCTS SHALL BE INSULATED TO A MINIMUM OF R-4.

ALL DUCTS, AIR HANDLERS, FILTER BOXES & BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED IN ACCORDANCE WITH IRC SECTION M101.3.1.

ALL ENERGY COMPONENTS SHALL MEET OR EXCEED MODEL ENERGY CODE REQUIREMENTS. AN ENERGY EVALUATION SHALL BE PERFORMED & SUBMITTED BY AN AUTHORIZED INSULATION OR ENERGY EVALUATION COMPANY.

A MINIMUM OF 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED FIXTURES SHALL BE HIGH-EFFICACY

ALL LAM BEAMS, LAM BEAM HEADERS, STEEL BEAMS, FLOOR & ROOF TRUSSES, & OTHER PRE-FAB STRUCTURAL MEMBERS SHALL BE ENGINEERED, SIZED & MANUFACTURED BY AN AUTHORIZED BLDG. COMPONENT COMPANY WHICH SHALL PROVIDE DRAWINGS & CALCULATIONS AS REQUIRED.

BUILDER/CONTRACTOR TO FIELD CHECK & VERIFY ALL DIMENSIONS.

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

REVISIONS

3/12/24

C-Designs LLC DRAFTING SERVICES
P.O. Box 113 Thornburg, VA 22545
804-448-1483

The RETREAT, Lot 55, Mill Run
LARSON HOMES
540-205-8000 P.O. BOX 490, MNERAL, VA 23117

DRAWN BY:
C.LEWIS

DATE:
2/16/24

JOB NO.:
10909

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OF 9

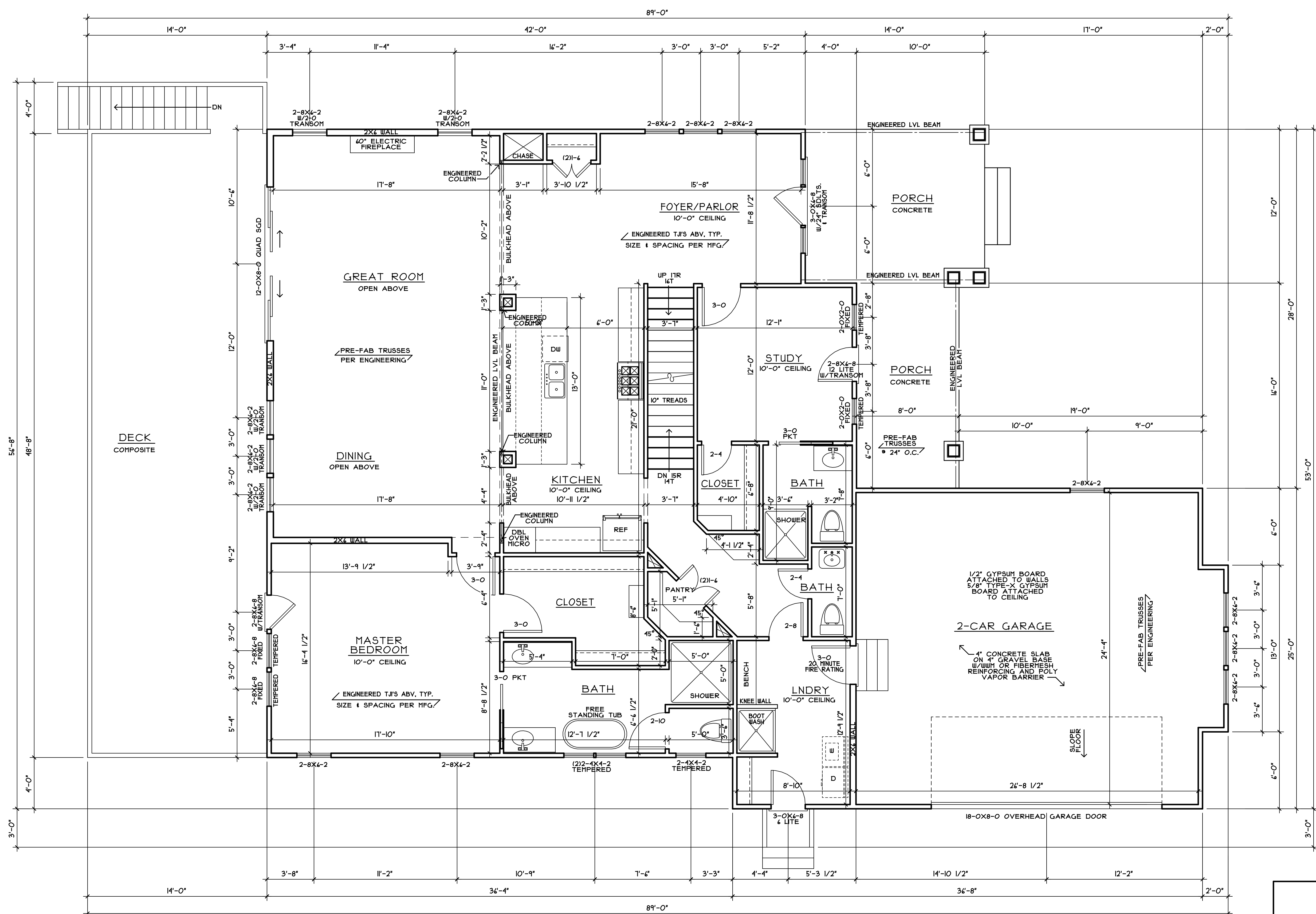


TABLE R402.15
 MINIMUM NUMBER OF FULL-HEIGHT KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (feet)	MINIMUM NUMBER OF FULL HEIGHT STUDS (King)
UP TO 3'	1
3' TO 4'	2
4' TO 9'	3
9' TO 12'	4
12' TO 15'	5

UNLESS OTHERWISE NOTED
 ALL SINGLE WINDOWS & SINGLE DOORS TO HAVE (2)2X10 HEADERS SYP#2 OR BETTER W/ (1)2X4 JACK STUD * EACH END
 ALL TWIN WINDOWS & DOUBLE DOORS TO HAVE (2)2X10 HEADERS SYP#2 OR BETTER W/ (2)2X4 JACK STUDS * EACH END

BEDROOM WINDOWS MUST MEET MINIMUM EGRESS CODE REQUIREMENTS. VERIFY WITH SUPPLIER OR MANUFACTURER PRIOR TO ORDERING.

BUILDER/CONTRACTOR TO FIELD CHECK & VERIFY ALL DIMENSIONS.

FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"

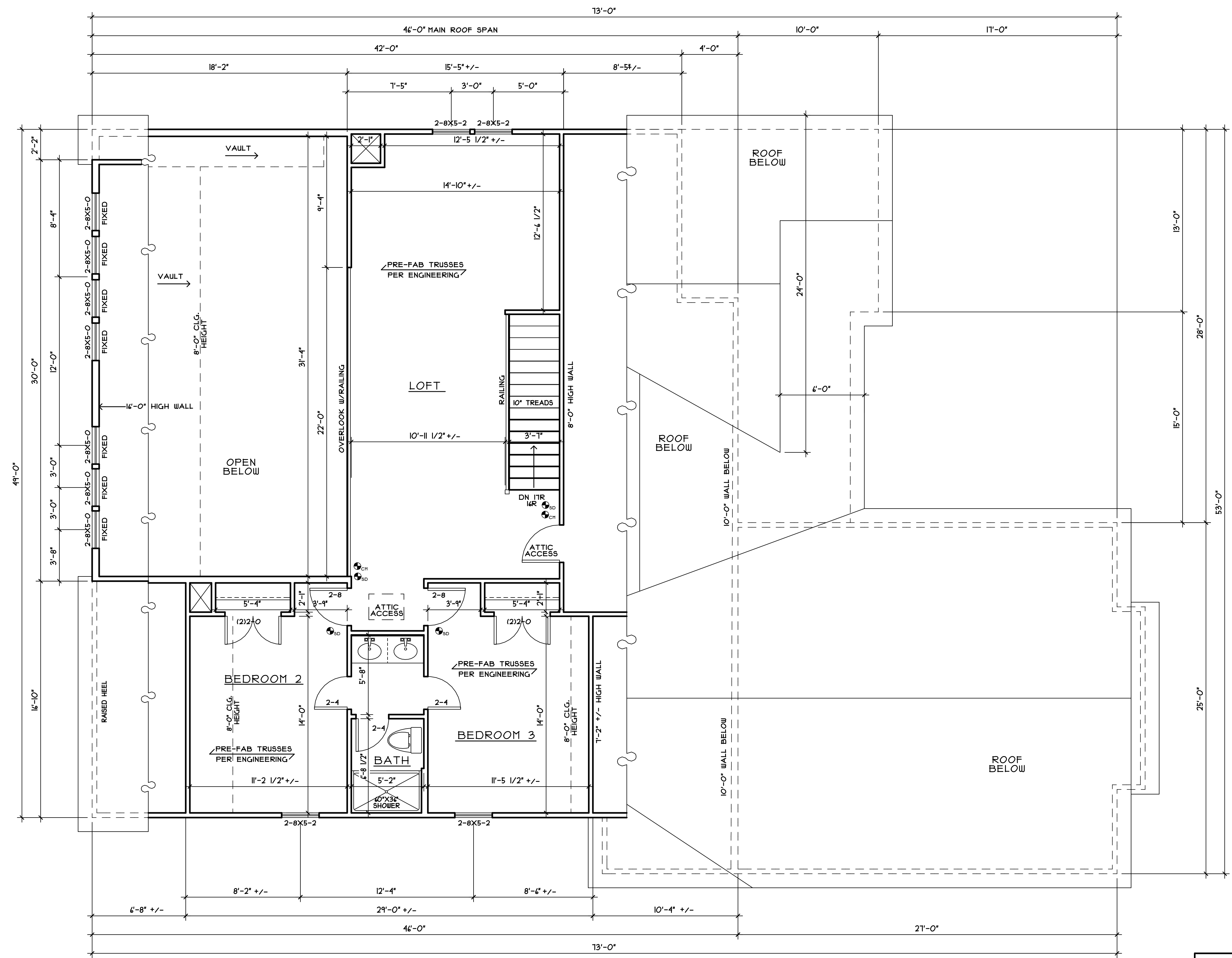


TABLE R402.15
 MINIMUM NUMBER OF FULL HEIGHT KING STUDS
 AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (feet)	MINIMUM NUMBER OF FULL HEIGHT STUDS (King)
UP TO 3'	1
3' TO 4'	2
4' TO 6'	3
6' TO 8'	4
8' TO 12'	5

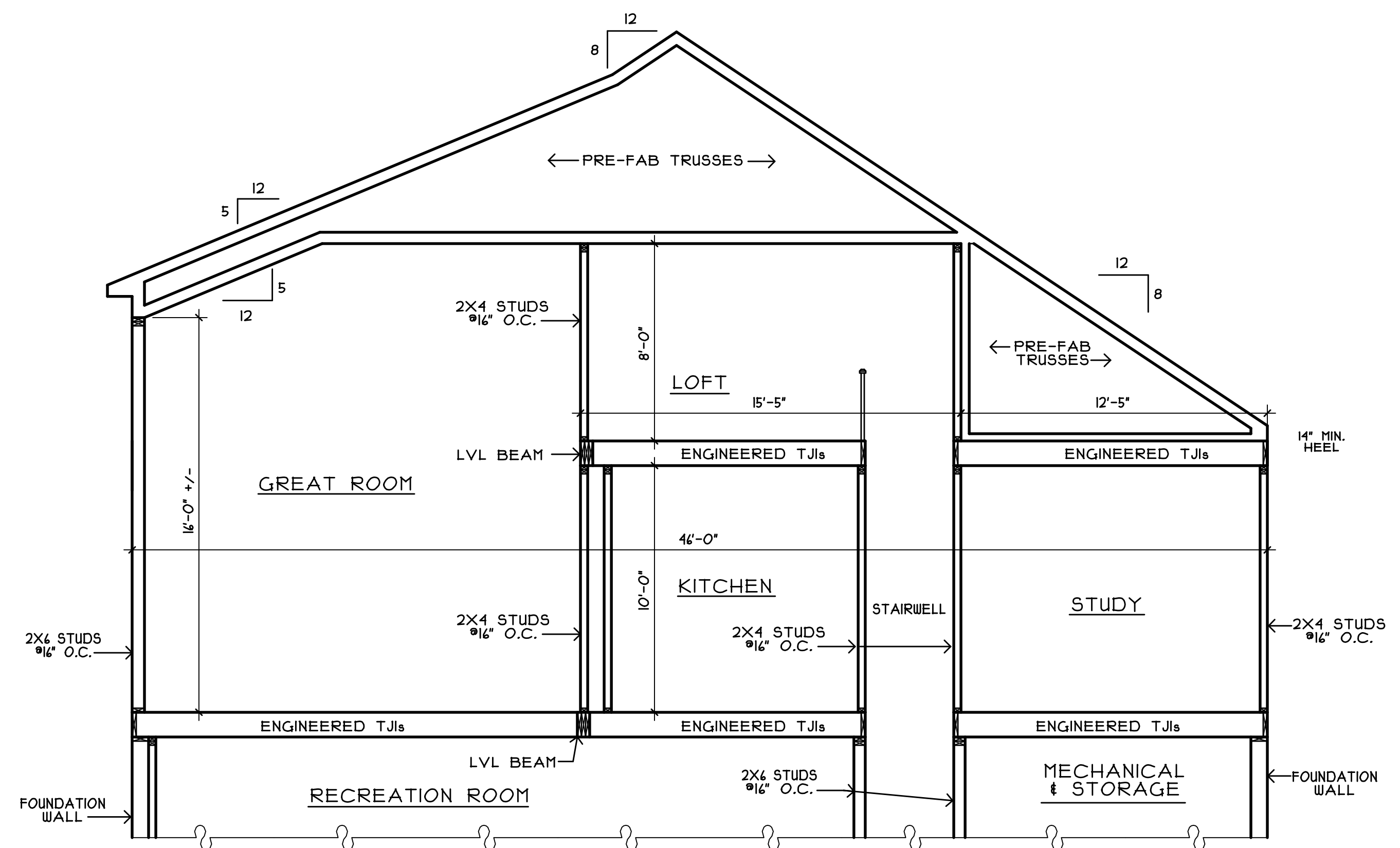
UNLESS OTHERWISE NOTED
 ALL SINGLE WINDOWS & SINGLE DOORS
 TO HAVE (2)2X10 HEADERS SYP#2 OR
 BETTER W/ (2)2X4 JACK STUDS @ EACH END
 ALL TWIN WINDOWS & DOUBLE DOORS
 TO HAVE (2)2X10 HEADERS SYP#2 OR
 BETTER W/ (2)2X4 JACK STUDS @ EACH END

BEDROOM WINDOWS MUST
 MEET MINIMUM EGRESS CODE
 REQUIREMENTS. VERIFY WITH
 SUPPLIER OR MANUFACTURER
 PRIOR TO ORDERING.

ALL ACCESS DOORS FROM CONDITIONED
 TO UNCONDITIONED SPACES SHALL BE
 WEATHERSTRIPPED & INSULATED TO A
 LEVEL EQUIVALENT TO THE INSULATION
 ON THE SURROUNDING SURFACES.

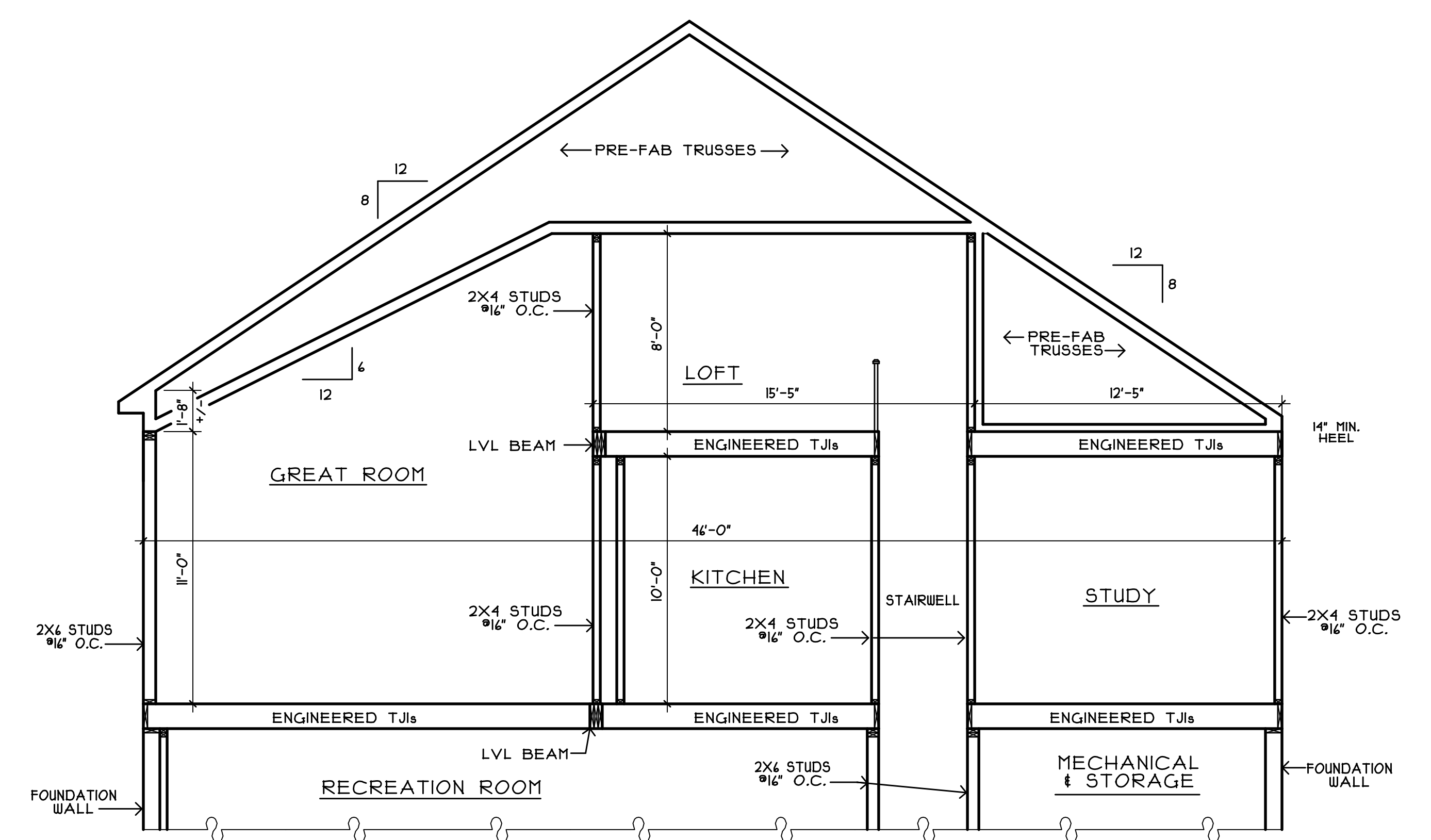
BUILDER/CONTRACTOR TO FIELD
 CHECK & VERIFY ALL DIMENSIONS.

SECOND FLOOR PLAN
 SCALE: 1/4"=1'-0"



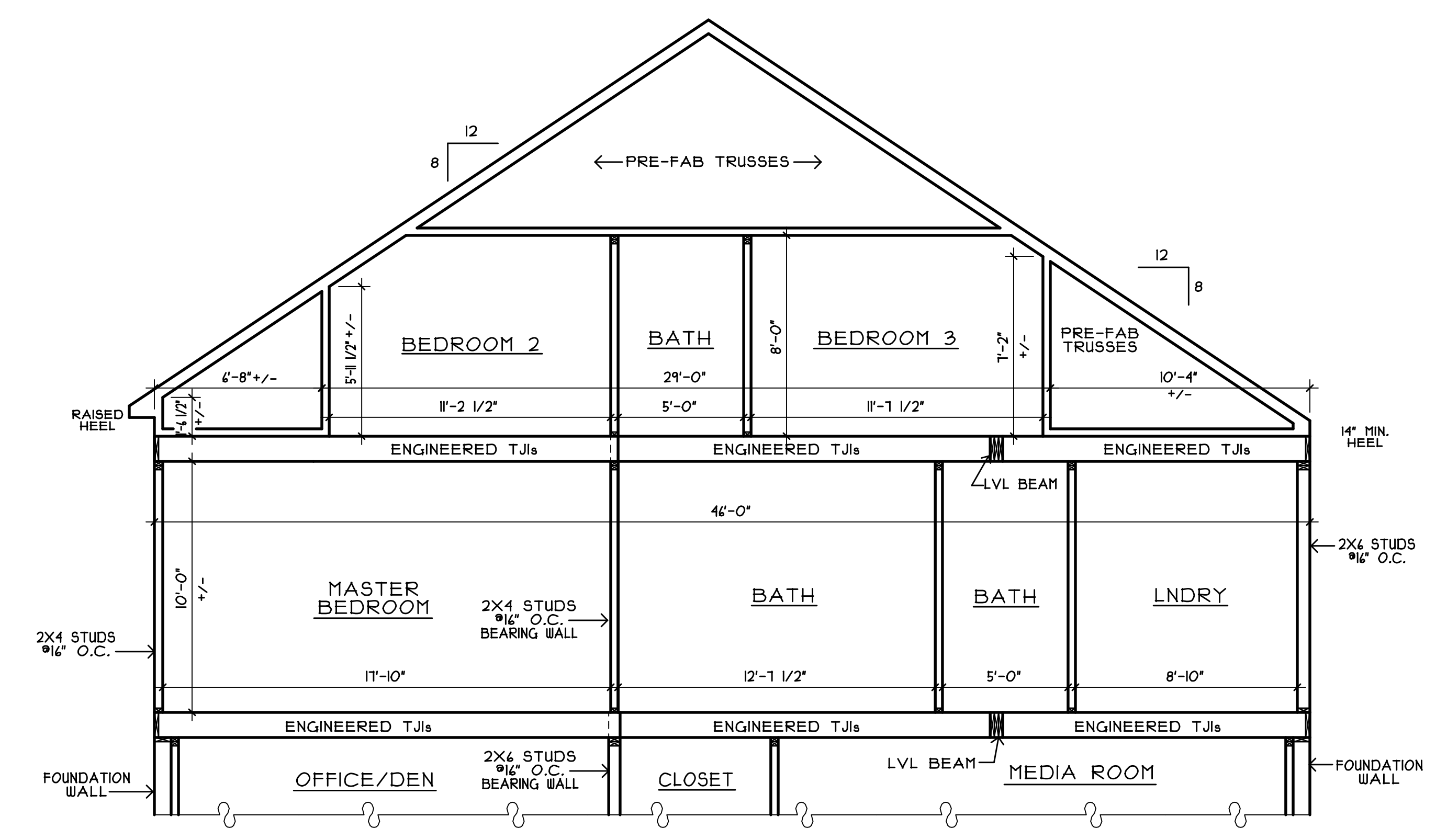
REFER TO OTHER DETAILS FOR ADDITIONAL INFORMATION

PARTIAL CROSS SECTION B-B
W/SHED DORMER
SCALE: 1/4"=1'-0"



REFER TO OTHER DETAILS FOR ADDITIONAL INFORMATION

PARTIAL CROSS SECTION B-B
SCALE: 1/4"=1'-0"



REFER TO OTHER DETAILS FOR ADDITIONAL INFORMATION

PARTIAL CROSS SECTION A-A
SCALE: 1/4"=1'-0"