

# MODEL HOME #12

LOTS - BIRKWOOD



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### CODE NOTES:

CODE : 2012 VIRGINIA RESIDENTIAL CODE  
CONSTRUCTION TYPE : V-B  
ACTUAL AREA :  
CONDITIONED 2ND FLOOR : 573 SQ. FT.  
CONDITIONED 1ST FLOOR : 2,657 SQ. FT.  
GARAGE : 650 SQ. FT.  
TOTAL AREA : 3,880 SQ. FT.

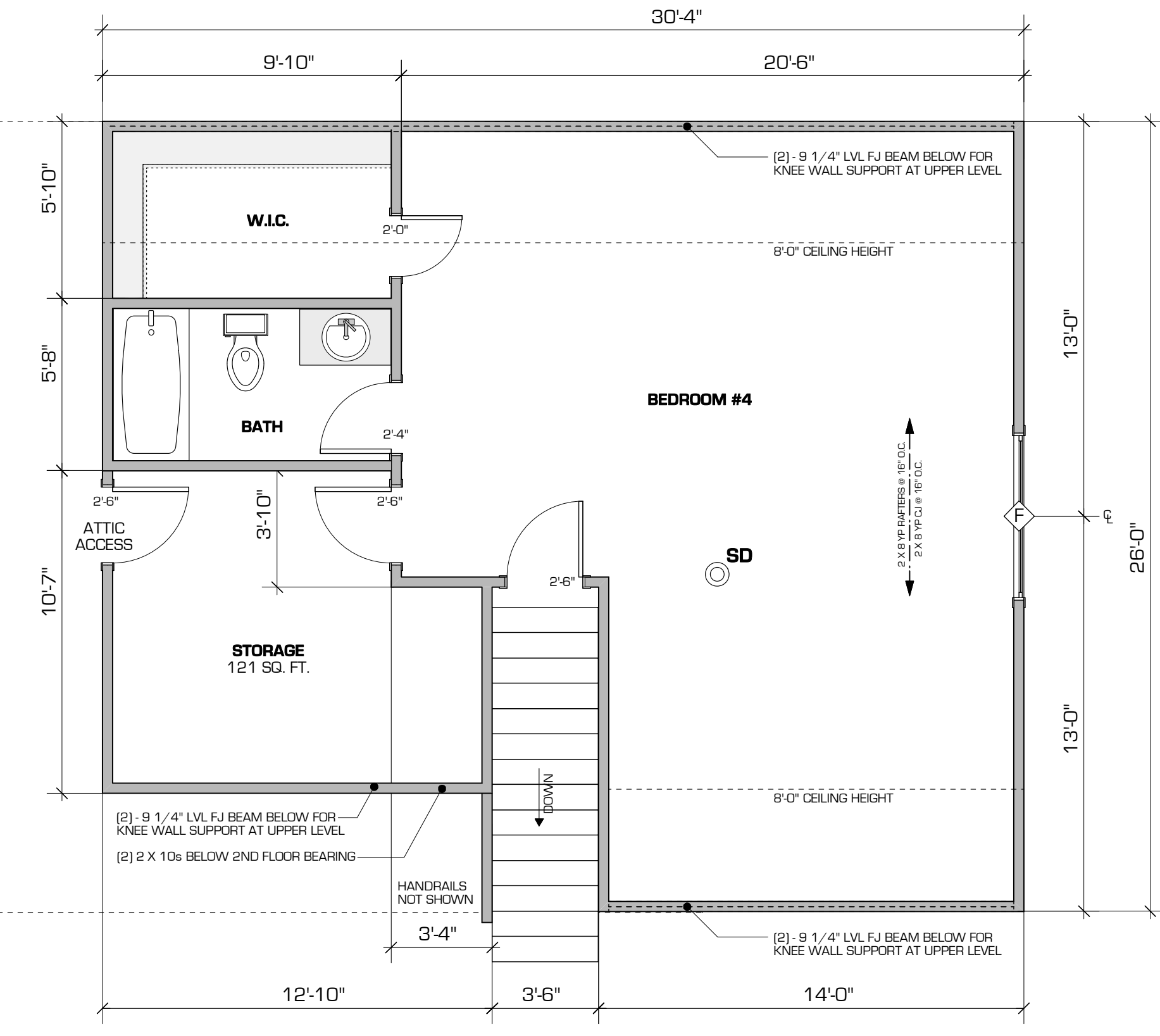
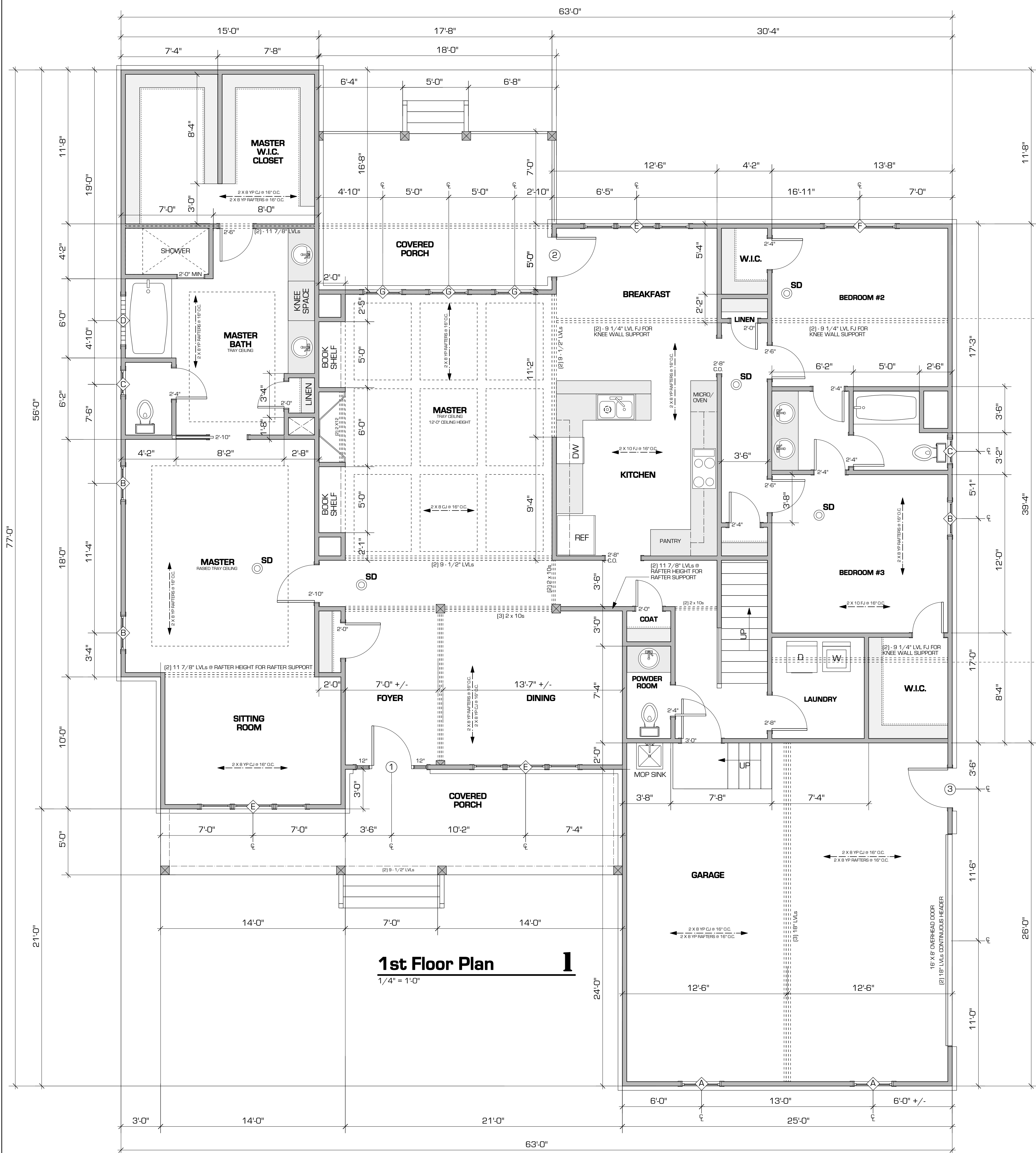
\*327 SQ. FT. PORCH AREAS UNDER ROOF NOT INCLUDED IN TOTAL SQUARE FOOTAGE

THE ELECTRICAL, PLUMBING, AND MECHANICAL WORK PRESENTED IS INTENDED TO SHOW THE GENERAL ARRANGEMENT AND LOCATION OF PROPOSED FIXTURES AND ACCESSORIES. THE RESPECTIVE CONTRACTORS / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR MODIFICATIONS REQUIRED FOR THE PROPER EXECUTION OF THE WORK. THE ELECTRICAL AND MECHANICAL WORK FOR THE PROJECT SHALL BE PERFORMED UNDER 'DESIGN BUILD' CONTRACTS. THE RESPECTIVE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER EXECUTION OF THE WORK.

**SD** INSTALL SMOKE ALARMS IN EACH BEDROOM AND BEDROOM HALLWAY. HALLWAY SMOKE ALARM SHALL BE VOICE ALERT CARBON MONOXIDE ALARM AND SMOKE DETECTOR EQUAL TO **FIRST ALERT MODEL #SC07CN** OR CONTRACTOR APPROVED EQUAL. CONTRACTOR TO VERIFY ANY ADDITIONAL SMOKE DETECTORS NOT SHOWN IN FIELD. **INSTALLATION TO COMPLY TO RESIDENTIAL CODE REQUIREMENTS.**

HEADERS ARE TO BE AS FOLLOWS UNLESS OTHERWISE NOTED:

UNDER 48" : (2) 2 X 10s  
48" TO 60" : (2) 2 X 12s  
FOR ALL BEARING WALLS



**WINDOW LEGEND:**

TYPE	DESCRIPTION
A	3'-0" X 5'-0" DH WINDOW.
B	2'-8" X 5'-0" DH WINDOW.
C	2'-0" X 3'-0" DH WINDOW.
D	4'-0" X 4'-0" GLASS BLOCK WINDOW
E	TRIPPLE 2'-4" X 3'-0" X 2'-4" X 5'-0" (H) DH WINDOW.
F	TWIN 2'-8" X 5'-0" TRIPPLE DH WINDOW.
G	3'-0" X 5'-0" DH WINDOW W/ TRANSOM

**DOOR SCHEDULE:**

#	DESCRIPTION
1	3'-0" X 6'-8" DOOR IN WOOD FRAME WITH 12" (TEMP) SIDE LITES.
2	3'-0" X 6'-8" DOOR IN WOOD FRAME.
3	3'-0" X 6'-8" DOOR IN WOOD FRAME.

**DRAFTING SERVICES**  
Carter Burkey Jr.  
(804) 387-8052  
1428 Railroad Avenue  
Midlothian, Virginia 23113

Carter Burkey Jr. is responsible for Drafting Services only. The Owner/ Contractor shall be responsible for the design and information included in these documents. Any or all liability related to design complications/ issues shall be inherited directly by the Owner/ Contractor.

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19 May 2017