THE COTTONWOOD

PERMIT SET

GLENBROOK - PHASE IV -

LOTS 116 -117 & LOTS 119 -120



LOT 116 - ELEVATION E | LOT 117 - ELEVATION D | LOT 119 - ELEVATION C | LOT 120 - ELEVATION B

GREENWOOD HOMES

LIVING SPACE SQ. FT.

	FINISHED:	UNFINISHED:
LOWER UNIT:	892 SF	20 SF
UPPER UNIT:		
1ST FLOOR:	906 SF	14 SF
2ND FLOOR :	909 SF	11 SF
TOTAL:	1815 SF	25 SF
OPTIONS:		
DECK:	96 SF	

DRAWING LIST

C-1	COVER SHEET
C-2	NOTES & LEGENDS
A-1A	STRIP FOUNDATION PLANS
A-1B	STRIP BSMT UNIT FLOOR PLANS
A-1C	STRIP 1ST FLOOR PLANS
A-1D	STRIP 2ND FLOOR PLANS
A-1E	STRIP ROOF PLANS
A-1F	STRIP FRONT ELEVATIONS
A-1G	STRIP REAR ELEVATIONS
A-1H	STRIP SIDE ELEVATIONS
~~A-2A~~	~~ELEVATION "A" - ELEVATIONS & ROOF PLAN~~
A-2B	ELEVATION "B" - ELEVATIONS & ROOF PLAN
A-2C	ELEVATION "C" - ELEVATIONS & ROOF PLAN
A-2D	ELEVATION "D" - ELEVATIONS & ROOF PLAN
A-2E	ELEVATION "E" - ELEVATIONS & ROOF PLAN
~~A-2F~~	~~ELEVATION "F" - ELEVATIONS & ROOF PLAN~~
A-3A	BUILDING SECTIONS - ELEVATION "A"
~~A-3B~~	PARTIAL BLDG SECTIONS - ~~ELEVS~~ "B"-"F"
A-4A	OPT. SIDE ENTRY - ELEVATION "A"
A-4B	OPT. SIDE ENTRY - ELEVATION "A"
~~A-4C~~	OPT. SIDE ENTRY - ELEVATION "F"
A-4D	OPT. SIDE ENTRY - ELEVATION "F"
A-5A	WALL SECTIONS
A-5B	PARTY WALL DETAILS
E-1	ELECTRICAL PLANS

DRAWINGS PROVIDED BY:
GREENWOOD HOMES
1143 ROSE HILL DR
CHARLOTTESVILLE, VA 22903

MODEL: THE COTTONWOOD

ISSUE DATE: 2/14/24

REV. DATE: 2/14/2024

NO.	DESCRIPTION	DATE
1		
2		

DRAWING DESCRIPTION: COVER SHEET

SHEET: C-1

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH IRC 2018 VA STATE CONSTRUCTION CODE AND ANY LOCAL CODES (IF APPLICABLE). THE CONTRACTOR SHALL ASSUME FULL RESPONSEBILITY 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.

- OWNER AND CONTRACTOR TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, BUILDING CODES, AND GRADE REQUIREMENTS

- CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

- WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER / DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS)

- THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC, AND ELECTRICAL SYSTEMS. THE CONTRACTOR SHALL NOTIFY THE DESIGNER WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF THESE SYSTEMS

- THE DESIGNER 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 OUR WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ANY DEFECTS DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THE DESIGNER TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

- WHERE DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS, CONTRACTOR SHALL NOTIFY THE DESIGNER
- ALL STUDS & PLATES TO USE #2 SPF FRAMING LUMBER
- ALL TRUSSES & HEADERS TO USE #2 SYF FRAMING LUMBER
- ALL DIMENSIONS ARE TO BE ROUGH FRAMING
- ALL EXTERIOR WALLS ARE 5 1/2" AND ALL INTERIOR WALLS ARE 3 1/2" UNO ON PLAN
- ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED
- ALL EXTERIOR DECK LUMBER SHALL BE PRESSURE TREATED
- WINDOW HEAD HEIGHTS ARE TO BE AS FOLLOWS:
  - FLOORS WITH 9'-0" CEILING - WINDOWS: 7'-11 3/8" AFF
  - FLOORS WITH 8'-0" CEILING - WINDOWS: 7'-0 7/8" AFF
- POCKET DOORS - HEADER MUST BE SQUARE & PLUMB WITH STUDS & LEVEL. RO HEIGHT IS 84 1/2", RO WIDTH IS 2X DOOR + 1"
- ALL STUDS & PLATES TO USE #2 SPF FRAMING LUMBER
- ALL TRUSSES & HEADERS TO USE #2 SYP FRAMING LUMBER
- PROVIDE (1) layer of 1/2" gyp bd on all walls. Provide (1) layer of 1/2" gyp bd on all ceilings
- PROVIDE HANDRAILS AT EXTERIOR STEPS WHEN THERE ARE 4 OR MORE RISERS

-IN ACCORDANCE WITH VRC-2018 R331, A FIRE EXTINGUISHER HAVING A RATING OF 2-A:10-B:C OR AN APPROVED EQUIVALENT TYPE OF FIRE EXTINGUISHER SHALL BE INSTALLED IN THE KITCHEN AREA

-IN ACCORDANCE WITH VRC-2018 R315, A COMBINATION CARBON MONOXIDE & SMOKE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS

GENERAL STRUCTURAL NOTES

- INSTALLATION OF FRAMING SHALL COMPLY WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES
- WHERE DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS, CONTRACTOR SHALL NOTIFY THE DESIGNER
- PROVIDE SOLID WOOD BLOCKING BETWEEN JOISTS TO MATCH POST SIZE ABOVE
- ▭▭▭▭▭▭▭▭ INDICATES BEARING WALL
- = = = = = = = = INDICATES LINE OF BEARING WALL ABOVE

DRAFTSTOPPING:

- DRAFT STOPPING SHALL BE PROVIDED IN THE CONCEALED SPACE OF FLOORING/CEILING ASSEMBLY. AREA OF THE CONCEALED SPACE SHALL NOT EXCEED 1,000 SQ. FT. PER IRC 2018 SECTION R302.12

FIREBLOCKING:

- SHALL BE PROVIDED AS REQUIRED BY IRC 2018 SECTION R302.11

LATERAL RESTRAINT AT SUPPORTS:

- JOISTS SHALL BE SUPPORTED LATERALLY PER IRC 2018 SECTION R502.7

DESIGN PARAMETERS:

-STRUCTURAL DESIGN IS BASED ON 2018 IRC

- WOOD FRAME DESIGN IS BASED ON NDS "NATIONAL DESIGN SPECIFICATION" FOR WOOD CONSTRUCTION LATEST EDITION

- DESIGN LOADS ROOFS: LIVE = 18psf (25psf GROUND SNOW)
  DEAD = 17psf (10psf @ RAFTERS)
  ATTIC: LIVE = 20psf @ HT > 42"
  DEAD = 10psf
  FLOORS: LIVE = 40psf (SLEEPING = 30psf)
  DEAD = 10psf (20psf @ TILE)
  WIND: 110mph. EXP. B
  SOIL: 1500 psf ALLOWABLE BEARING PRESSURE
  FROST DEPTH: 2'-0"

GRADING NOTES:

-CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES
-CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING
-FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD INLETS, ROCK CHANNELS OR DISPERSION TRENCHES
-AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL
-PLACE FILL SLOPES WITH A GRADIENT STEEPER THAN 3:1 IN LIFTS NOT TO EXCEED 8", AND MAKE SURE EACH LIFT IF PROPERLY COMPACTED.

DESIGN PARAMETERS:

- EXTERIOR WALLS SHALL BE 2X4/2X6 @ 16" O.C. SPF "#2 GRADE" LUMBER OR BETTER
- INTERIOR BEARING WALLS SHALL BE 2X4/2X6 @ 16"O.C. SPF "#2 GRADE LUMBER OR BETTER (UNO ON PLANS)
- ALL HEADERS SHALL BE SUPPORTED BY (1) 2X JACK STUD & (1) 2X KING STUD MIN. THE NUMBER OF STUDS SPECIFIED AT SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED UNO
- ALL METAL HANGERS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER
- FASTEN EACH ROOF TRUSS TO THE TOP PLATE W/ SIMPSON H2.5a CLIPS (OR APPROVED EQUAL) AT EACH BEARING POINT. PROVIDE (2) H2.5A CLIPS AT 2-PLY GIRDERS AND FLUSH BEAMS AND (3) H2.5a CLIPS AT 3-PLY GIRDERS
- TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT/ ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND DELIVERY
- ALL HEADERS, BEAMS, JOISTS, AND OTHER STRUCTURAL MEMBERS SHALL BE HEM-FIR #2 LUMBER OR BETTER
- PROVIDE SOLID BLOCKING UNDER ALL POSTS - CONTINUOUS TO FOUNDATION / BEARING
- FASTEN 2X WOOD PLATES TO TOP FLANGE OF STEEL BEAMS WITH (2) ROWS PAF ("HILTI" DNI47P8 PINS OR EQUAL) @ 32" O.C. OR 1/2" DIA BOLTS @ 48" O.C.
- LAP RAFTERS AND COLLAR TIES / CEILING JOISTS - FASTEN TOGETHER WITH (5) 12d NAILS
- FASTEN EACH ROOF RAFTER TO THE TOP PLATE W/ (1) SIMPSON H2.5a CLIP (OR APPROVED EQAUL). PROVIDE (2) H2.5a CLIPS AT FLUSH BEAM IN THE ROOF
- BUILDER TO VERIFY CORROSION RESISTANCE COMPATIBILITY OF ALL HARDWARE & FASTENERS IN CONTACT W/ PRESERVATIVE TREATED WOOD, BASED ON TYPE OF PRESERVATIVE USED

ROOF FRAMING / TRUSS NOTES:

- TRUSS DRAWING IS FOR ILLUSTRATION PURPOSES ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURER DRAWINGS & SPECIFICATIONS.
- ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP
- ALL TRUSSES SHALL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT APPROVAL OF ENGINEERING CALCULATION.
- ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
- ALL ROOF FRAMING 24" O.C.
- ALL OVERHANGS 12"
- ATTIC VENTILATION REQUIRED.

FOUNDATION:

- ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS AS REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES
- CONCRETE DESIGN BASED ON ACI-318-02 -FOOTINGS SHALL BE PLAIN CONCRETE UNO (f' = 3000psi @ 28 DAYS)
- ALL FOOTINGS SUPPORTING STRUCTURE SHALL BEAR BELOW FROST LINE - CONSULT BUILDING DEPARTMENT FOR MIN DEPTH
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ CONCRETE OR MASONRY FOUNDATION SHALL BE PRESSURE TREATED SOUTHERN PINE #2
- FASTEN SILL PLATES TO FOUNDATION WALLS W/ 1/2" DIA ANCHOR BOLTS @ 6'-0" O.C. (OR SIMPSON MAB-23, "Z-MAX" COATED STRAPS @ 2'-9" O.C.) W/ A MIN OF 2 PER PLATE, 12" MAXIMUM FROM PLATE ENDS.
- CONCRETE MASONRY UNITS SHALL BE ASTM C270, TYPE S CMA DESIGN BASED ON ACI 530-99 & ACI 530.1-99

CONCRETE SLABS:

- SLAB ON GRADE - 4" CONC. SLAB, STRAIGHT PORTLAND CEMENT, 3500psi W/ FIBERMESH ON 6 MIL VAPOR BARRIER ON 4" CRUSHED STONE ON 95% COMP FILL

EROSION CONTROL NOTES:

- INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
- 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.
- 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 MANUFACTURE'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.
- DISPERSION TRENCHES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW TRENCHES.

BRACED WALL NOTE:

TO COMPLY WITH IRC 2018 SECTION 602.10, THESE PLANS ARE DESIGNED W/ CS/WSP CONTINUOUS SHEATHING WOOD STRUCTURAL PANELS FOR BRACED WALL PANELS

INTERIOR BRACED WALLS:

INTERIOR BRACED WALLS (IBW) SHALL BE METAL CROSS BRACING STRAPS PER R602.10 INTERMITTENT BRACED WALL METHOD "LIB", INSTALL PER MFGR. INSTRUCTIONS

HEADER NOTE:

- ALL INTERIOR AND EXTERIOR BEARING HEADERS ARE (2)2X8 MIN UNO ON THE FIRST FLOOR
- ALL INTERIOR AND EXTERIOR BEARING HEADERS ARE (2)2X6 MIN UNO ON THE SECOND FLOOR

INSULATION

- WOOD FRAMED WALLS TO BE R-15 MIN.
- FLOORS TO BE R-19 BATT MIN
- CEILINGS TO BE R-38 MIN
- SLAB TO BE R-10 FOR 24" MIN
- BASEMENT WALLS TO BE R-10 CONT. OR
- R-15 CAVITY ONLY MIN

STAIR & RAIL NOTES

- STAIR TREADS SHALL BE 9" MIN PLUS 1" NOSING (TYP)
- STAIR RISERS SHALL BE 7 3/4" MAX
- ALL HANDRAILS SHALL BE 34" MIN TO 38" MAX ABOVE NOSING (TYP)
- ALL HANDRAIL GRIP SIZES SHALL BE 1.25" DIA MIN TO 2" DIA MAX
- ALL GUARDRAILS SHALL BE 36" MIN ABOVE FLOOR (TYP)
- ALL BALUSTERS SHALL BE CONSTRUCTED TO NOT PERMIT A 4" DIA SPHERE TO PASS (TYP)
- ALL HANDRAILS, GUARDRAILS, & BALUSTERS EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED
- PROVIDE EXTERIOR GUARDRAILS FOR PORCHES AND/OR STOOPS WHEN PORCH HEIGHT IS 30" OR GREATER
- PROVIDE HANDRAILS AT EXTERIOR STEPS WHEN THERE ARE 4 OR MORE RISERS

NOTE: ALL NOTES TYPICAL UNO BY CODE

DOOR & WINDOW NOTES

- ALL DOORS SHALL BE SOLID CORE UNO ON PLANS
- ALL INTERIOR DOORS SHALL BE PAINTED. BARN DOORS SHALL BE STAINED. ENTRY DOOR TO BE DEFINED BY OWNER/DESIGNER PRIOR TO ORDERING.
- EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING SHALL BE DUAL PANE SAFETY GLASS WITH MIN U-VALUE OF 0.60

ELECTRICAL, DATA, & AUDIO NOTES:

ELECTRICAL:
- OWNER/DESIGNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.
- ELECTRICAL RECEPTACLES IN BATHROOMS AND KITCHEN SHALL BE G.F.I. ORG. F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
- PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BATHROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
- CIRCUITS SHALL BE VERIFIED WITH OWNER/DESIGNER PRIOR TO WIRE INSTALLATION.
- FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH OWNER/DESIGNER.
- FIXTURES TO BE SELECTED BY OWNER/DESIGNER.

DATA / CABLE / AUDIO:
- IF REQUIRED, LOCATE SPEAKERS AND AUDIO CONTROLS AS DIRECTED BY OWNER; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL LOCATED IN MEDIA CLOSET.
- AUDIO SPEAKERS TO BE APPROVED BY OWNER.
- LOCATE JACKS AS INDICATED BY OWNER; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY OWNER.

TRUSS NOTES:

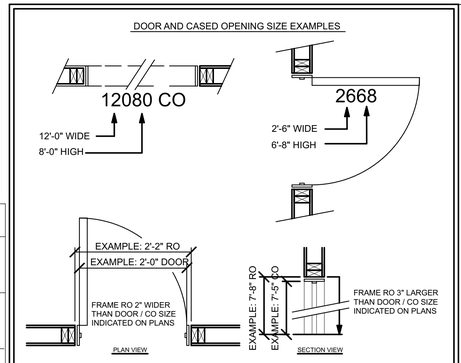
1. ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.
2. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS.
3. ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.
4. ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
5. NON BEARING WALLS SHOULD BE HELD DOWN FROM THE TRUSS BOTTOM CHORD W/ SIMPSON STC TO INSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL.
6. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURE.
7. ALL ROOF FRAMING 24" O.C.
8. ALL ROOF PITCH, SEE ROOF PLAN
9. SCISSORS TRUSS CEILING PITCH, SEE ROOF PLAN.
10. TRUSSES MANUFACTURED BY:
11. ALL OVERHANGS 12" UNLESS OTHERWISE NOTED ON ROOF PLAN

ATTIC VENTILATION:
AREA / 300

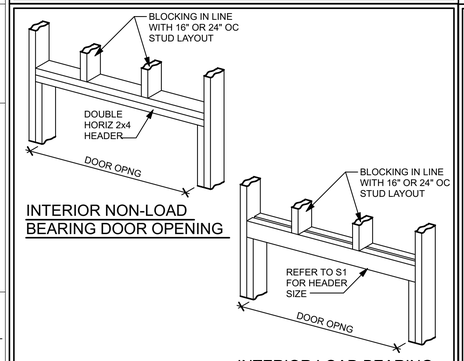
PROVIDE 1" MIN. AIR GAP AT EAVES WITH INSULATION BAFFLES TYP. AT ALL TRUSS BAYS.

PROVIDE GABLE VENTS ALL GABLE ENDS.

PROVIDE GALV. ROOF VENTS ON BACKSIDE OF ROOFLINE ABOVE CONDITIONED AREA.

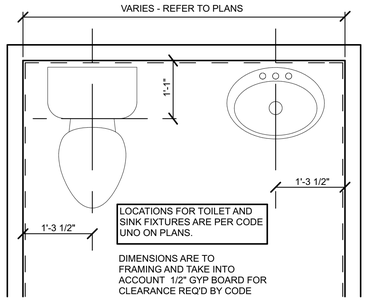


DOOR & CASED OPENING INTERIOR FRAMING INFORMATION



INTERIOR NON-LOAD BEARING DOOR OPENING

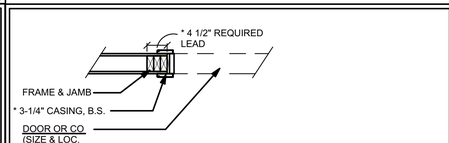
INTERIOR LOAD BEARING DOOR OPENING



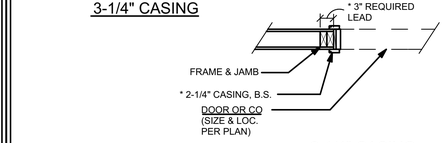
TYPICAL BATHROOM FIXTURE LOCATION

MATERIAL LEGEND

- CMU
- BRICK
- CONCRETE
- STONE
- BATT INSULATION
- SPRAY FOAM INSULATION
- BOARD & BATTEN SIDING
- SHAKE SIDING
- HORIZONTAL SIDING
- ASPHALT SHINGLES
- METAL ROOFING

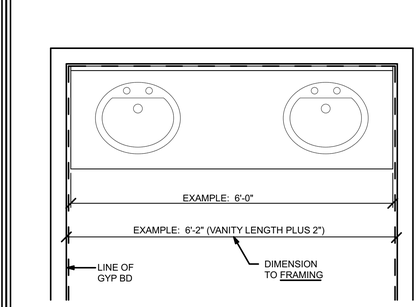


3-1/4" CASING



2-1/4" CASING

FRAMING LEAD - TYPICAL CASING
(*CONFIRM LEAD W/ SUPERINTENDENT PRIOR TO FRAMING)



REQUIRED FRAMING CLEARANCE AT BATH VANITY

LEGEND

- SMOKE / CARBON MONOXIDE DETECTOR
- INT WOOD FRAMED WALL
- BRICK WALL
- CMU WALL
- WORK OVERHEAD OR HIDDEN
- 3068 — DESIGNATES SIZE AND/ OR TYPE OF DOOR
- 3050 TEMP — DESIGNATES SIZE AND/ OR TYPE OF WINDOW. "TEMP" DESIGNATES TEMPERED GLAZING
- 1 / A100 — PLAN, SECTION, DETAIL OR ELEV DETAIL NUMBER
- 1 / A100 — DIRECTION OF CUT PLAN (IF APPLICABLE)
  SECTION OR ELEV NUMBER
  SHEET WHERE VIEW IS LOCATED

BRICK LINTEL SCHEDULE

NO.	OPENING SIZE	STEEL ANGLE SIZE
L1	UP TO 3'-6"	3 1/2" x 3 1/2" x 1/4"
L2	UP TO 6'-0"	5" x 3 1/2" x 5/16" L.L.V.
L3	UP TO 8'-0"	6" x 3 1/2" x 3/8" L.L.V.
OVER 8'-0" - CONSULT ARCHITECT		

NOTES:
1. STEEL LINTELS SHALL BE ASTM A36
2. ALL LINTELS SHALL HAVE A MIN 8" BEARING UNO
3. ALL LINTELS SHOULD BE HOT DIPPED GALV

EROSION CONTROL NOTES:

- INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
- 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.
- 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 MANUFACTURE'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.
- DISPERSION TRENCHES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW TRENCHES.

DRAWINGS PROVIDED BY:
GREENWOOD HOMES
1143 ROSE HILL DR
CHARLOTTESVILLE, VA 22903

MODEL:
THE COTTONWOOD

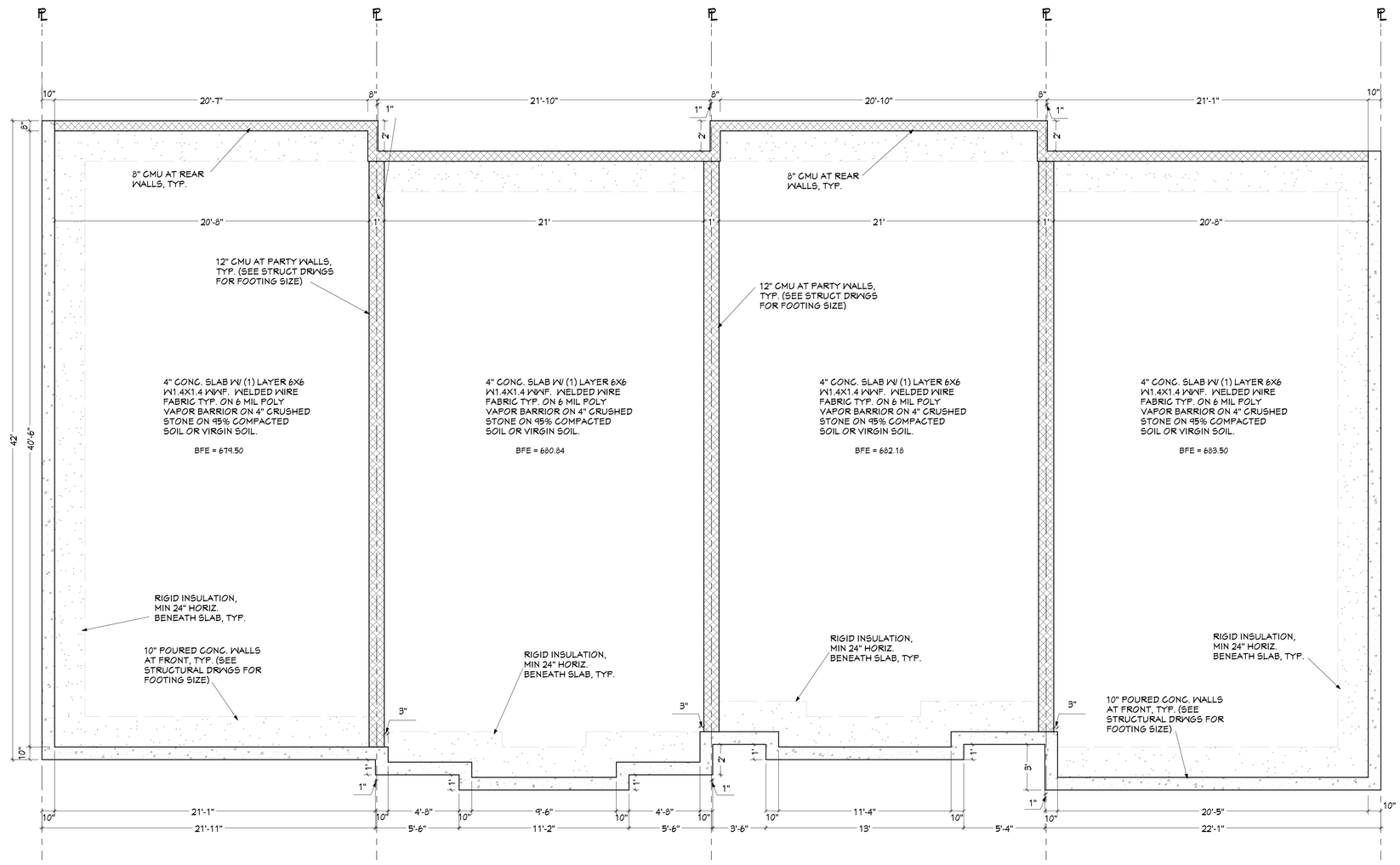
ISSUE DATE:
2/14/24

REV. DATE:
2/14/2024

NO	DESCRIPTION	DATE
1		
2		

DRAWING DESCRIPTION:
NOTES & LEGENDS

SHEET:
C-2



LOT 116 - ELEVATION E

LOT 117 - ELEVATION D

LOT 119 - ELEVATION C

LOT 120 - ELEVATION B

1 STRIP FOUNDATION FLOOR PLANS - LOTS 116-117, 119-120
SCALE: 1/4" = 1'-0"

DRAWINGS PROVIDED BY:
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1143 ROSE HILL DR
CHARLOTTESVILLE, VA 22903

MODEL:
THE COTTONWOOD

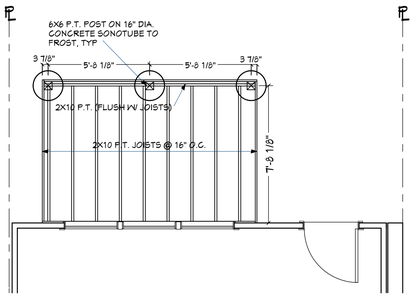
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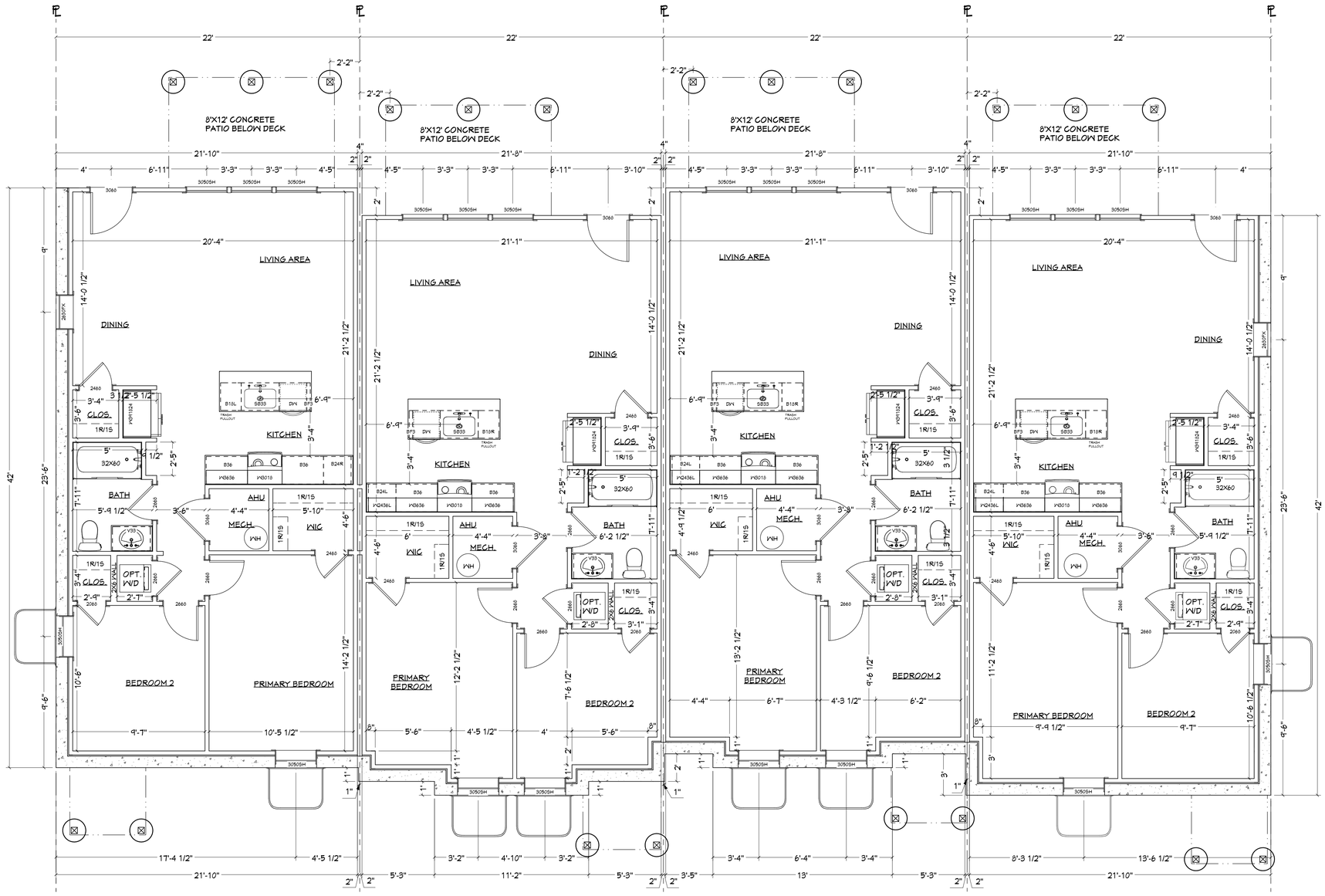
NO	DESCRIPTION	DATE
1		
2		

DRAWING DESCRIPTION:
STRIP FOUNDATION PLANS

SHEET:
A-1A



2 TYP. DECK FRAMING PLAN
SCALE: 1/4" = 1'-0"



1 STRIP BSMT UNIT FLOOR PLANS - LOTS 116-117, 119-120
SCALE: 1/4" = 1'-0"

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MODEL:
THE COTTONWOOD

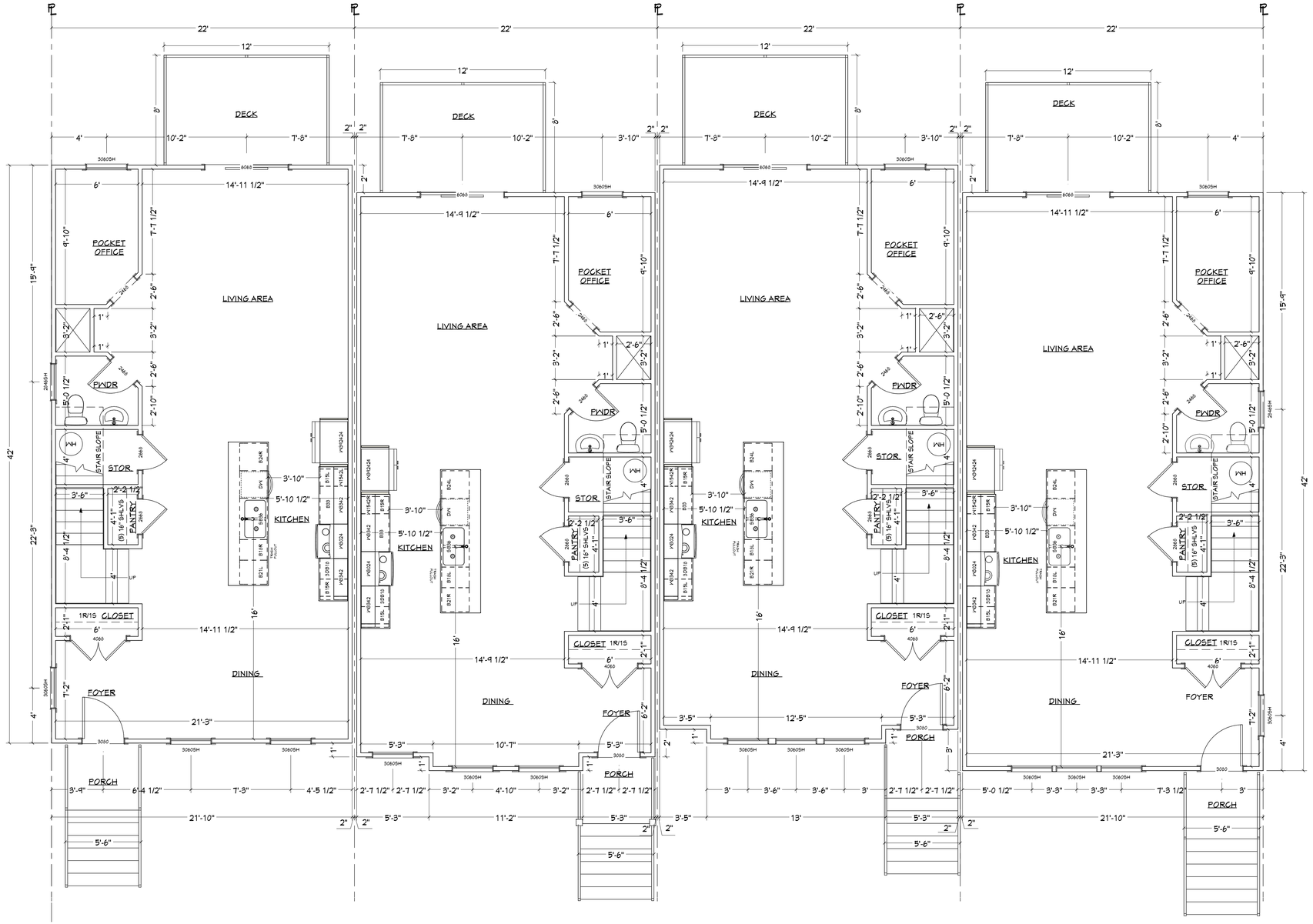
ISSUE DATE:
2/14/24

REV. DATE:
2/14/2024

NO.	DESCRIPTION	DATE
1		
2		

DRAWING DESCRIPTION:
STRIP BSMT UNIT FLOOR PLANS

SHEET:
A-1B



1 STRIP 1ST FLOOR PLANS - LOTS 116-117, 119-120
SCALE: 1/4" = 1'-0"

DRAWINGS PROVIDED BY:
GREENWOOD HOMES
1143 ROSE HILL DR
CHARLOTTESVILLE, VA 22903

MODEL: THE COTTONWOOD

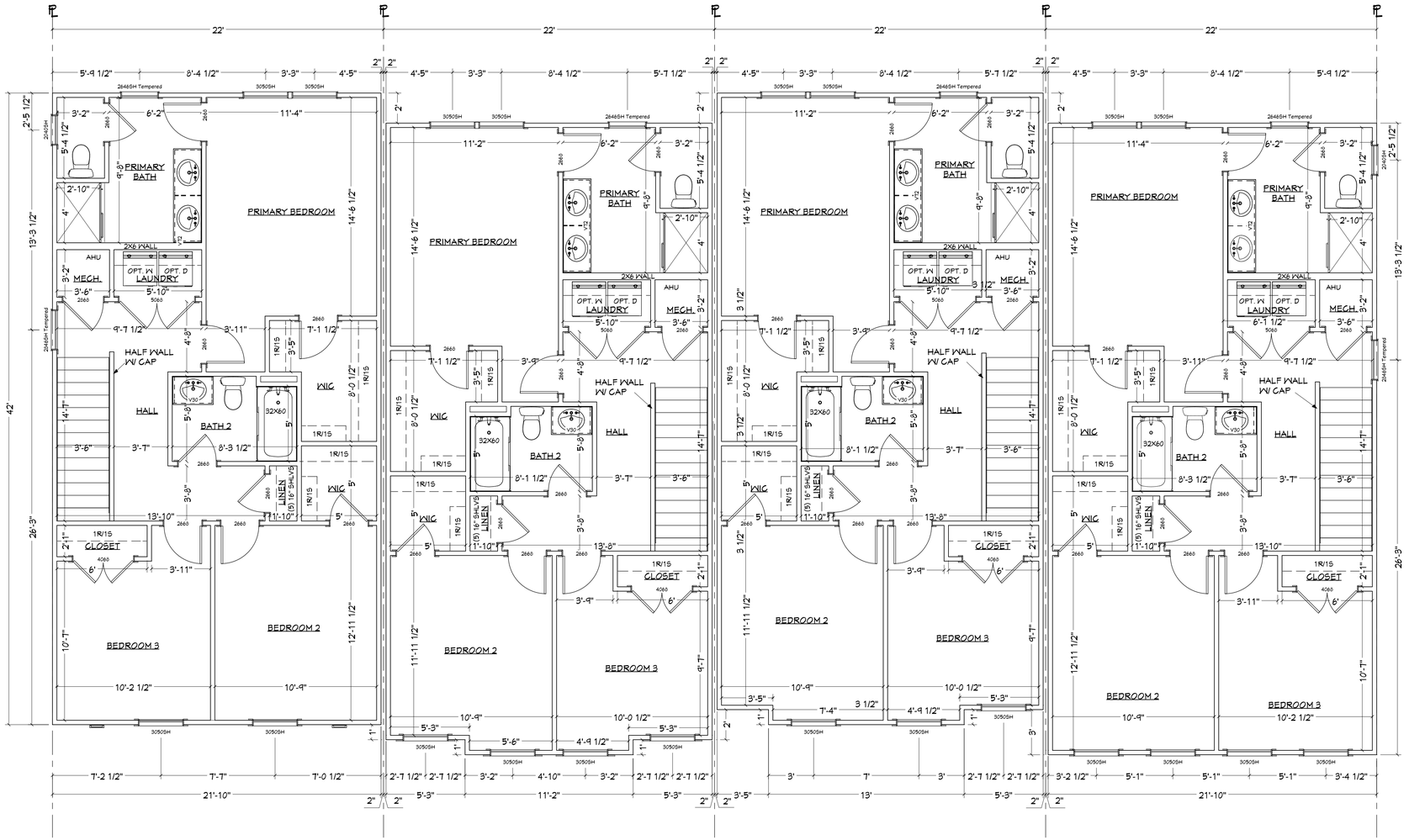
ISSUE DATE: 2/14/24

REV. DATE: 2/14/2024

NO	DESCRIPTION	DATE
1		
2		

DRAWING DESCRIPTION: STRIP 1ST FLOOR PLANS

SHEET: A-1C



LOT 116 - ELEVATION E

LOT 117 - ELEVATION D

LOT 119 - ELEVATION C

LOT 120 - ELEVATION B

1 STRIP 2ND FLOOR PLANS - LOTS 116-117, 119-120

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

DRAWINGS PROVIDED BY:

GREENWOOD HOMES
1143 ROSE HILL DR
CHARLOTTESVILLE, VA 22903

MODEL: THE COTTONWOOD

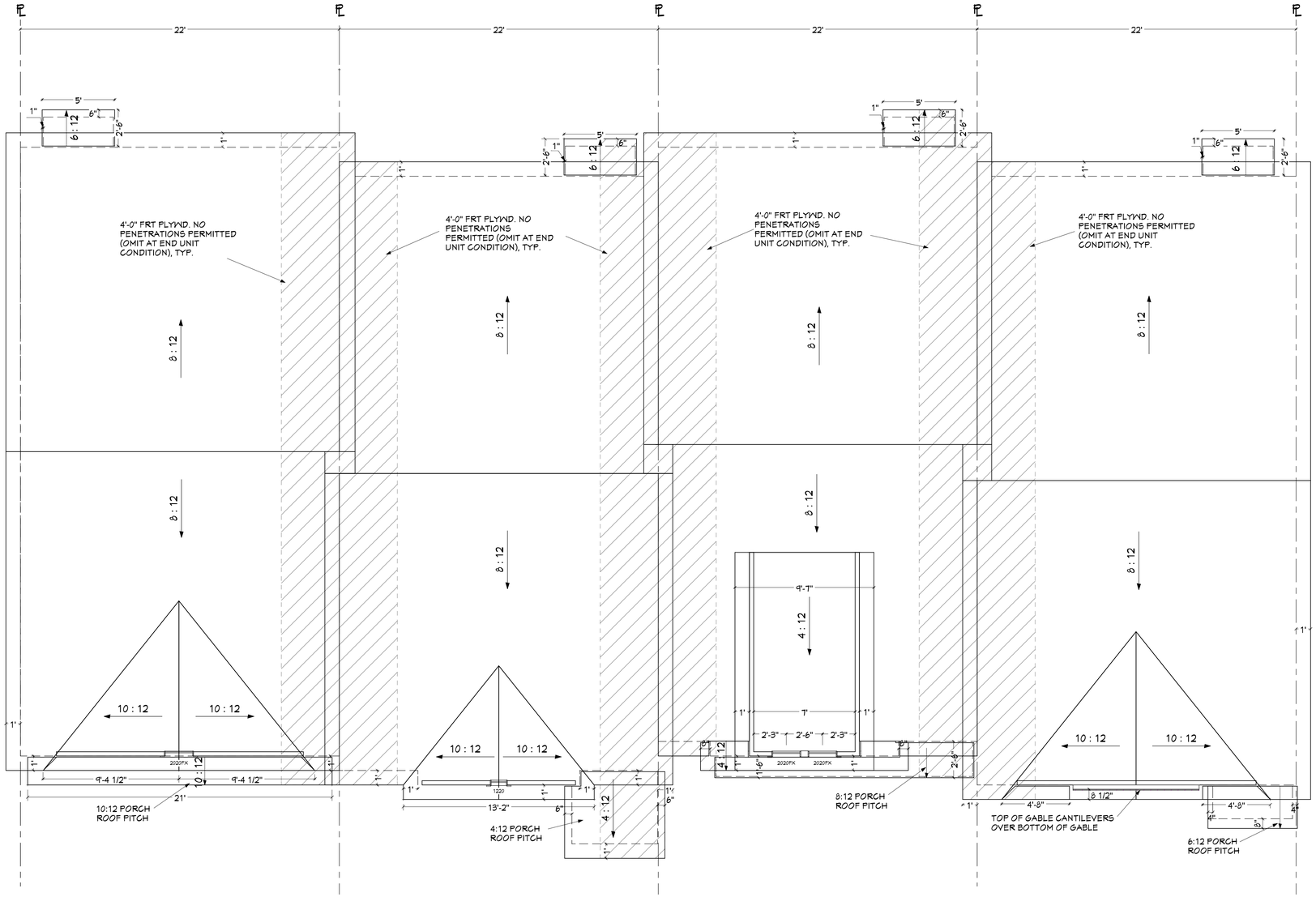
ISSUE DATE: 2/14/24

REV. DATE: 2/14/2024

NO.	DESCRIPTION	DATE
1		
2		

DRAWING DESCRIPTION: STRIP 2ND FLOOR PLANS

SHEET: A-1D



LOT 116 - ELEVATION E

LOT 117 - ELEVATION D

LOT 119 - ELEVATION C

LOT 120 - ELEVATION B

1 STRIP ROOF PLANS - LOTS 116-117, 119-120
SCALE: 1/4" = 1'-0"

DRAWINGS PROVIDED BY:
GREENWOOD HOMES
1143 ROSE HILL DR
CHARLOTTESVILLE, VA 22903

MODEL: THE COTTONWOOD

ISSUE DATE: 2/14/24

REV. DATE: 2/14/2024

NO.	DESCRIPTION	DATE
1		
2		

DRAWING DESCRIPTION: STRIP ROOF PLANS

SHEET: A-1E



LOT 116 - ELEVATION E | LOT 117 - ELEVATION D | LOT 119 - ELEVATION C | LOT 120 - ELEVATION B

1 STRIP FRONT ELEVATIONS - LOTS 116-117, 119-120
SCALE: 1/4" = 1'-0"

DRAWINGS PROVIDED BY:
GREENWOOD HOMES
1143 ROSE HILL DR
CHARLOTTESVILLE, VA 22903

MODEL:
THE COTTONWOOD

ISSUE DATE:
2/14/24

REV. DATE:
2/14/2024

NO.	DESCRIPTION	DATE
1		
2		

DRAWING DESCRIPTION:
STRIP FRONT ELEVATIONS

SHEET:
A-1F



LOT 116 - ELEVATION E

LOT 117 - ELEVATION D

LOT 119 - ELEVATION C

LOT 120 - ELEVATION B

2 STRIP REAR ELEVATIONS - LOTS 116-117, 119-120
SCALE: 1/4" = 1'-0"

DRAWINGS PROVIDED BY:
GREENWOOD HOMES
1143 ROSE HILL DR
CHARLOTTESVILLE, VA 22903

MODEL:
THE COTTONWOOD

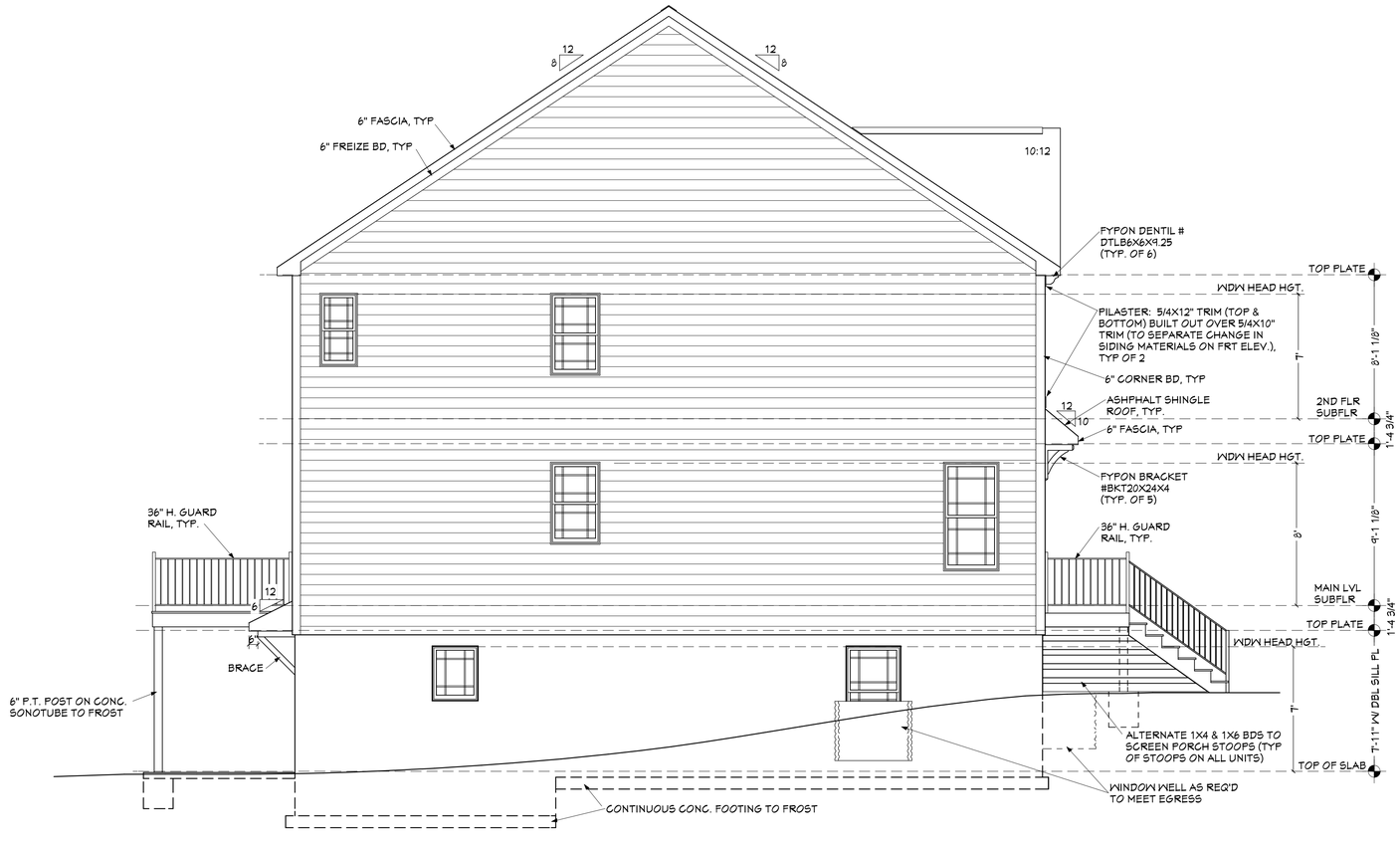
ISSUE DATE:
2/14/24

REV. DATE:
2/14/2024

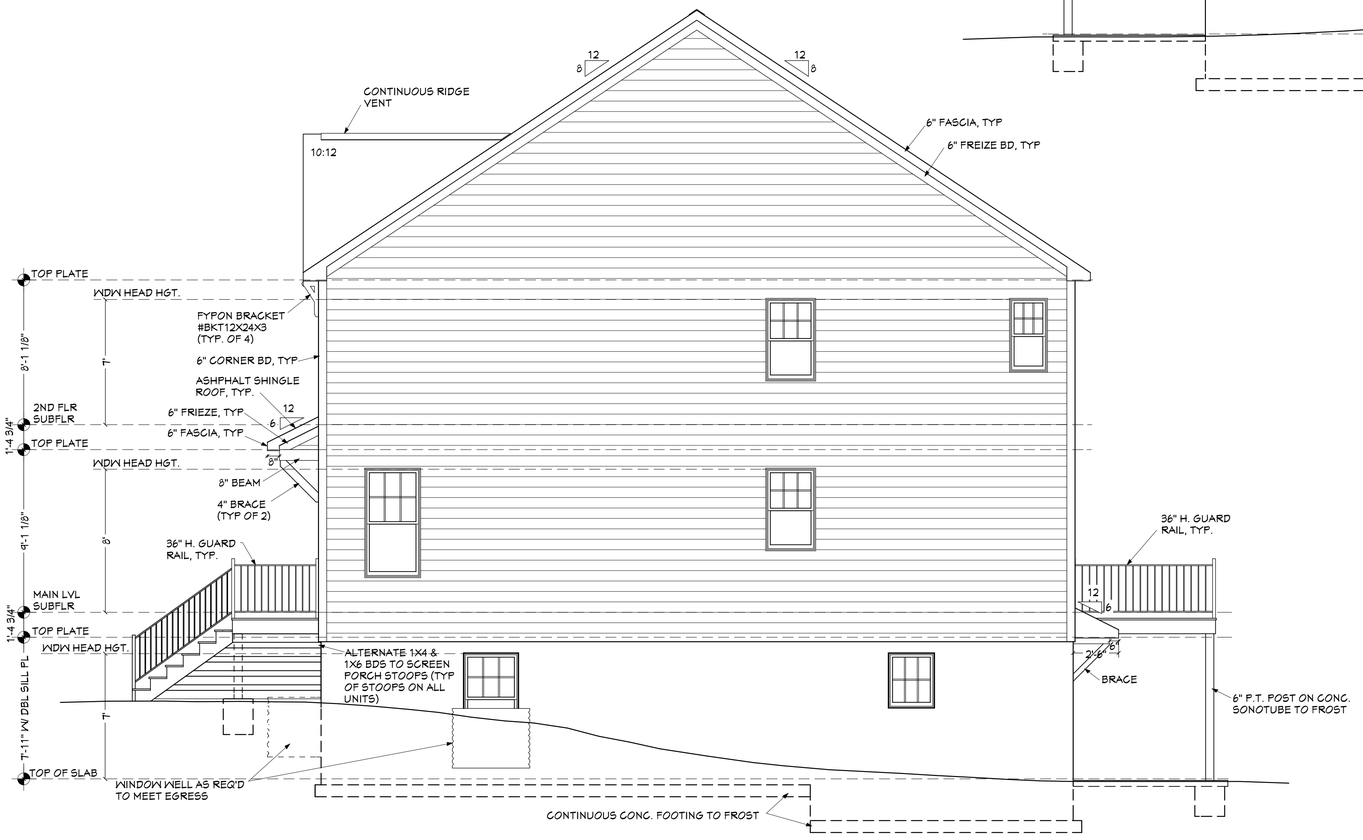
NO.	DESCRIPTION	DATE
1		
2		

DRAWING DESCRIPTION:
STRIP REAR ELEVATIONS

SHEET:
A-1G



LOT 116 - ELEVATION E



LOT 120- ELEVATION B

1 STRIP SIDE ELEVATIONS B & E - LOTS 120 & 116
SCALE: 1/4" = 1'-0"

DRAWINGS PROVIDED BY:
GREENWOOD HOMES
1143 ROSE HILL DR
CHARLOTTESVILLE, VA 22903

MODEL:
THE COTTONWOOD

ISSUE DATE:
2/14/24

REV. DATE:
2/14/2024

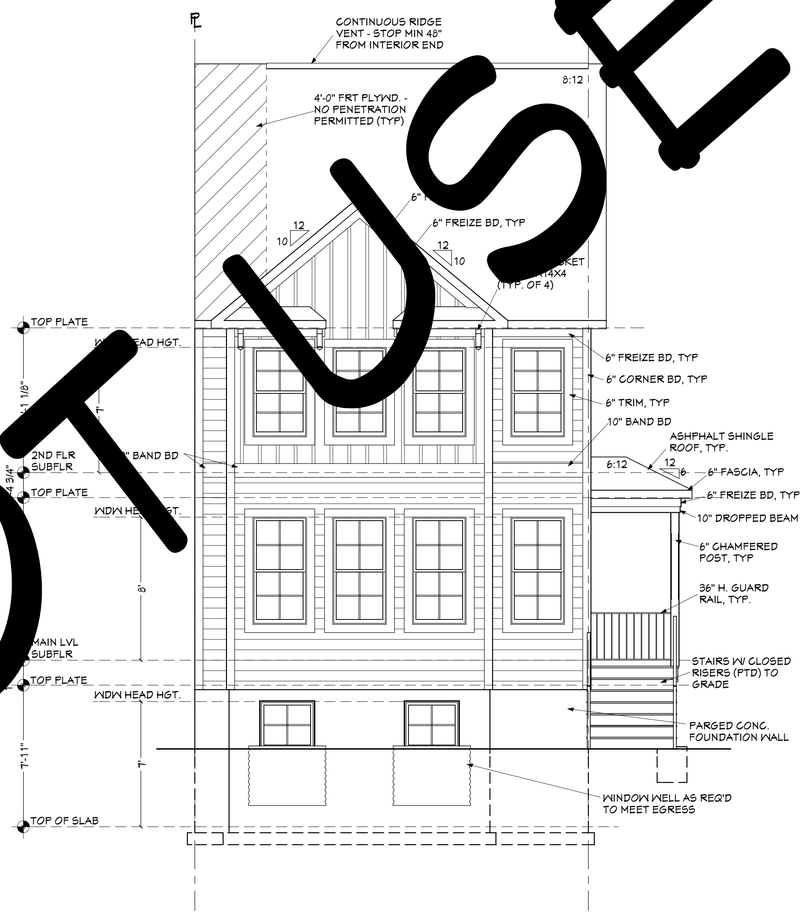
NO	DESCRIPTION	DATE
1		
2		

DRAWING DESCRIPTION:
STRIP SIDE ELEVATIONS

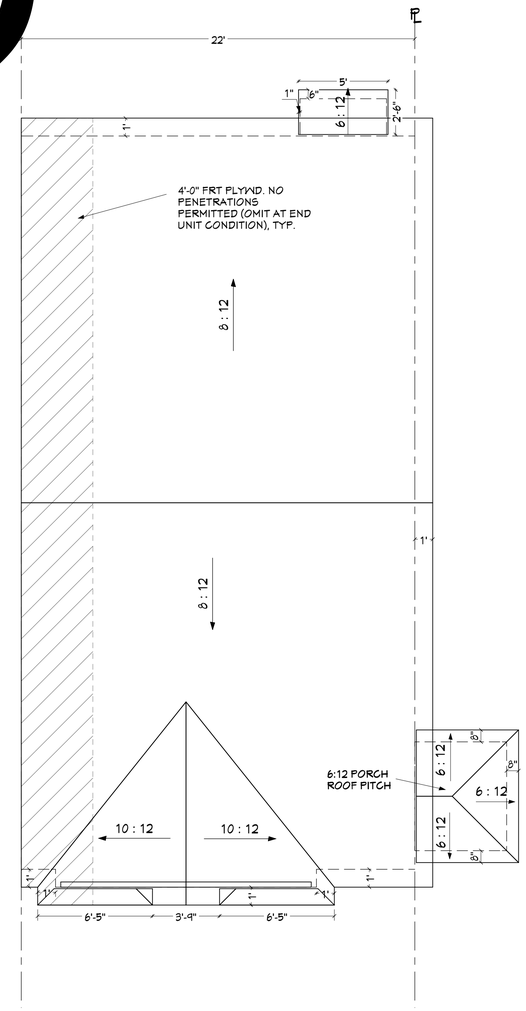
SHEET:
A-1H



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



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



1 ROOF PLAN "A"
SCALE: 1/4" = 1'-0"

NOT USED

DRAWINGS PROVIDED BY:
GREENWOOD HOMES
FW3 ROSEBUD HILL DR
GREENWOOD, IN 46143

MODEL:
THE COTTONWOOD

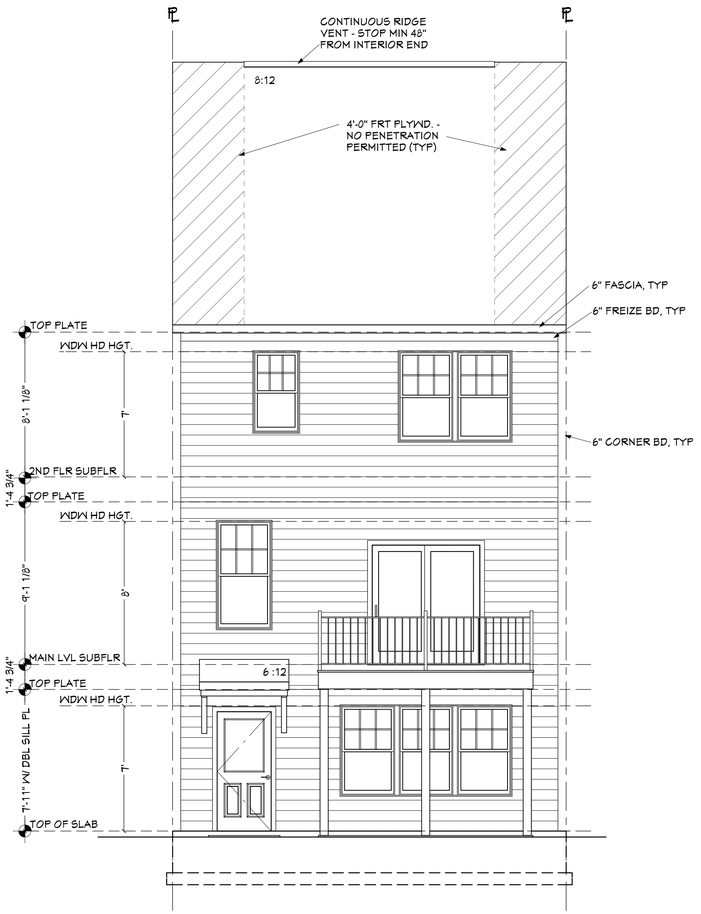
ISSUE DATE:
2/14/24

REV. DATE:
2/14/2024

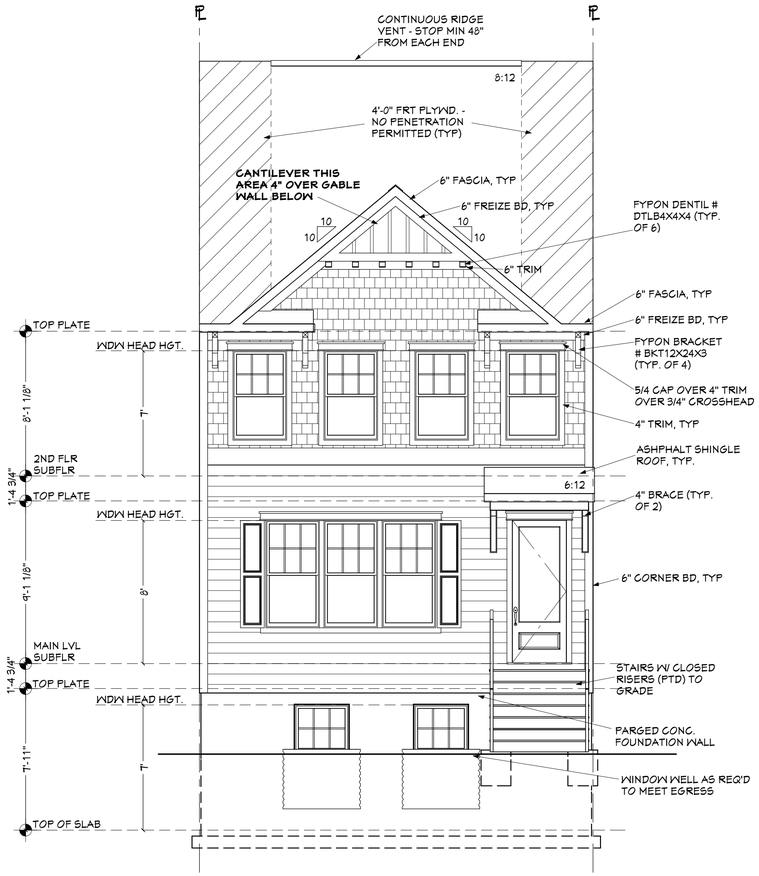
NO	DESCRIPTION	DATE
1		
2		

DRAWING DESCRIPTION:
ELEVATION "A" - FRONT, REAR ELEVS & ROOF PLAN

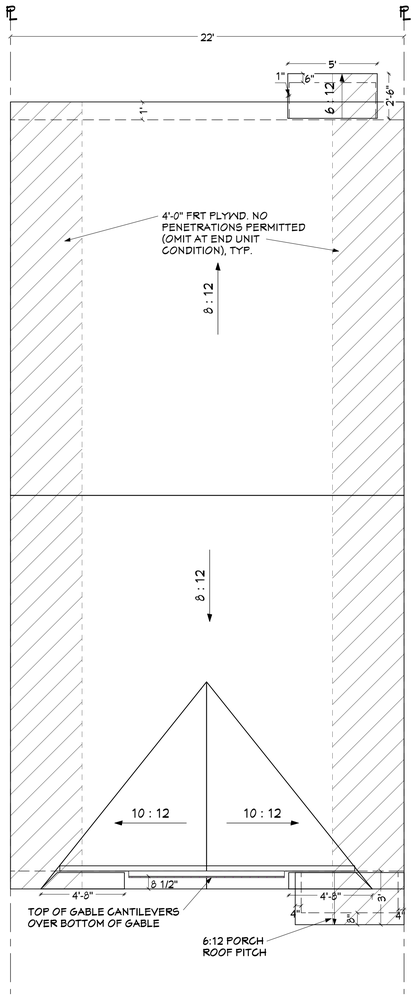
SHEET:
A-2A



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



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



1 ROOF PLAN "B"
SCALE: 1/4" = 1'-0"

DRAWINGS PROVIDED BY:
GREENWOOD HOMES
1163 ROSEBUD HILL DR
GREENWOOD, IN 46143

MODEL:
THE COTTONWOOD

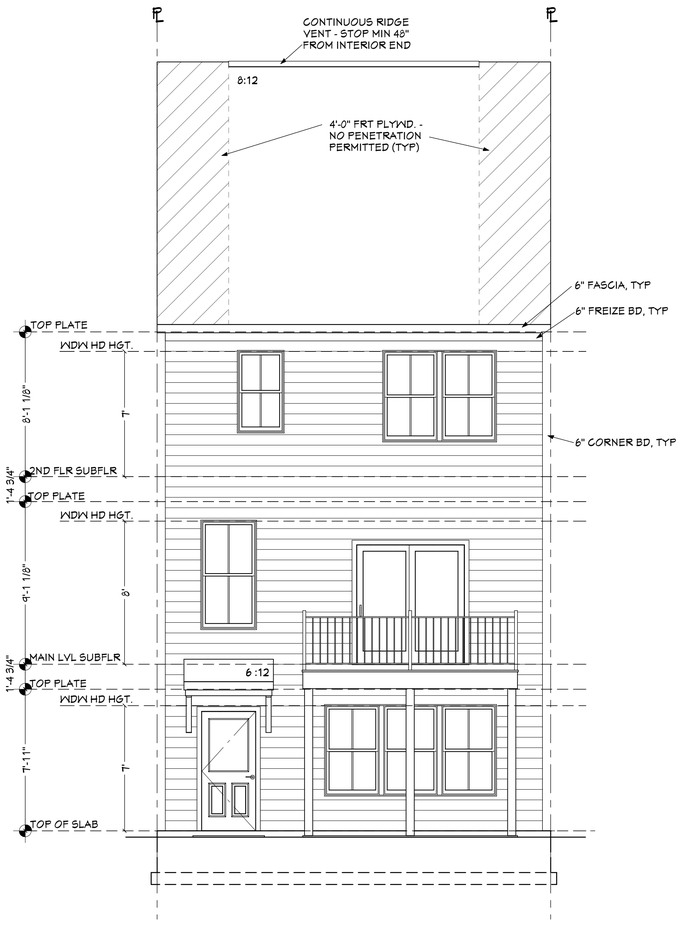
ISSUE DATE:
2/14/24

REV. DATE:
2/14/2024

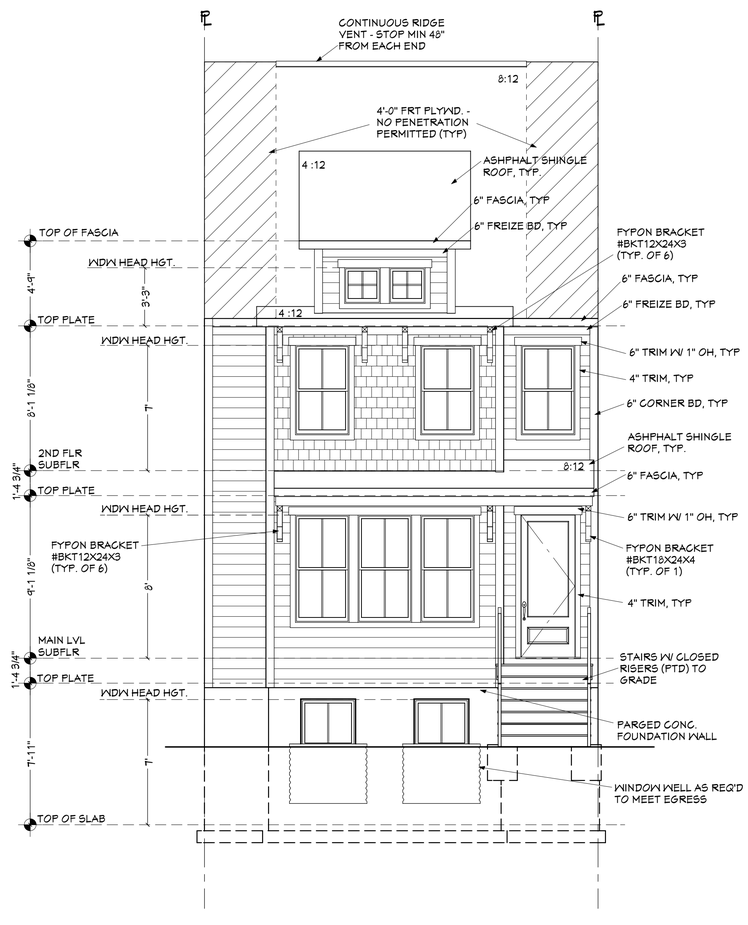
NO	DESCRIPTION	DATE
1		
2		

DRAWING DESCRIPTION:
ELEVATION "B" - FRONT, REAR ELEVS & ROOF PLAN

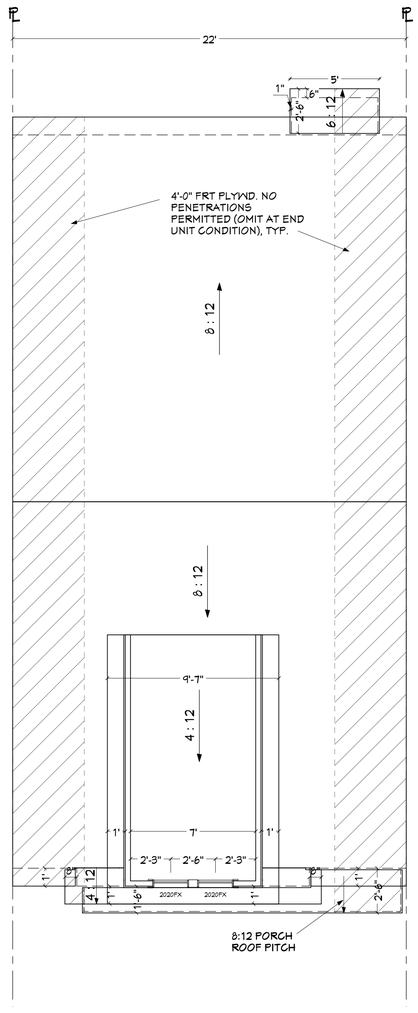
SHEET:
A-2B



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



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



1 ROOF PLAN "C"
SCALE: 1/4" = 1'-0"

DRAWINGS PROVIDED BY:
GREENWOOD HOMES
1163 ROSEBUD HILL DR
GREENWOOD, IN 46143

MODEL:
THE COTTONWOOD

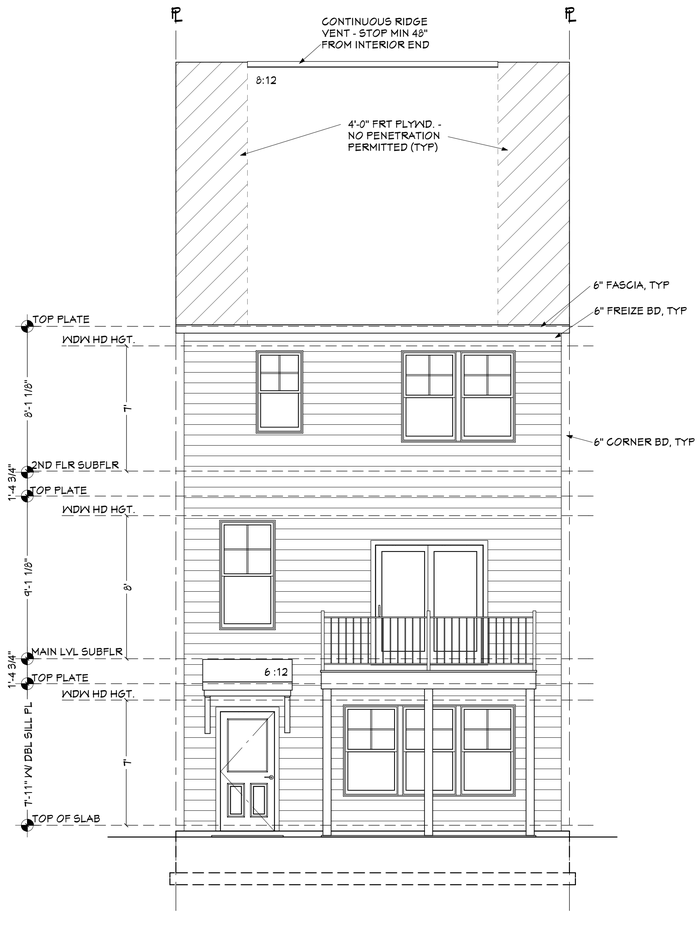
ISSUE DATE:
2/14/24

REV. DATE:
2/14/2024

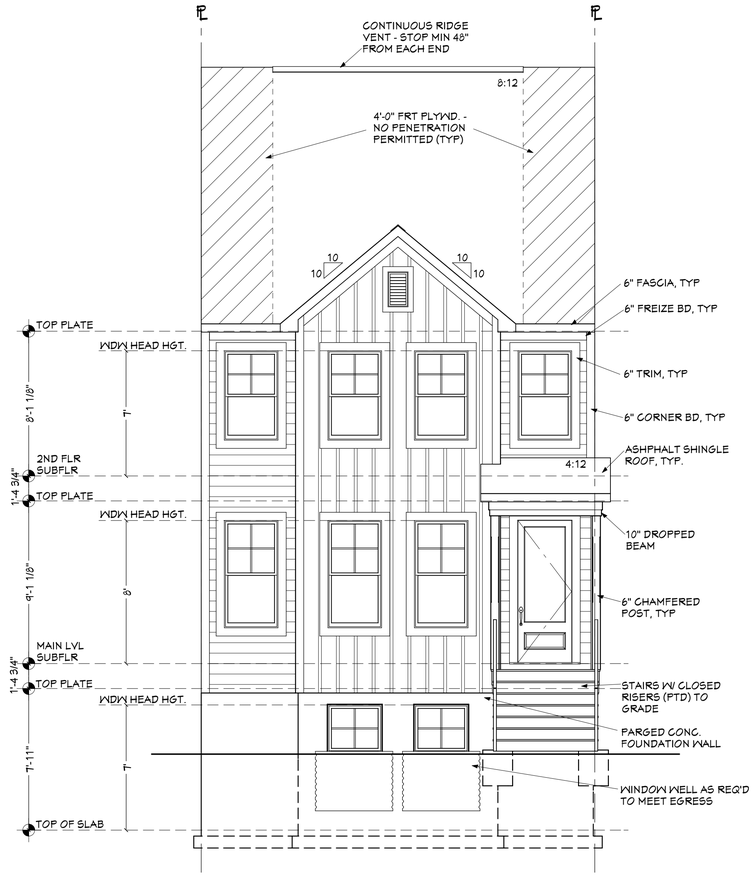
NO.	DESCRIPTION	DATE
1		
2		

DRAWING DESCRIPTION:
ELEVATION "C" - FRONT, REAR ELEVS & ROOF PLAN

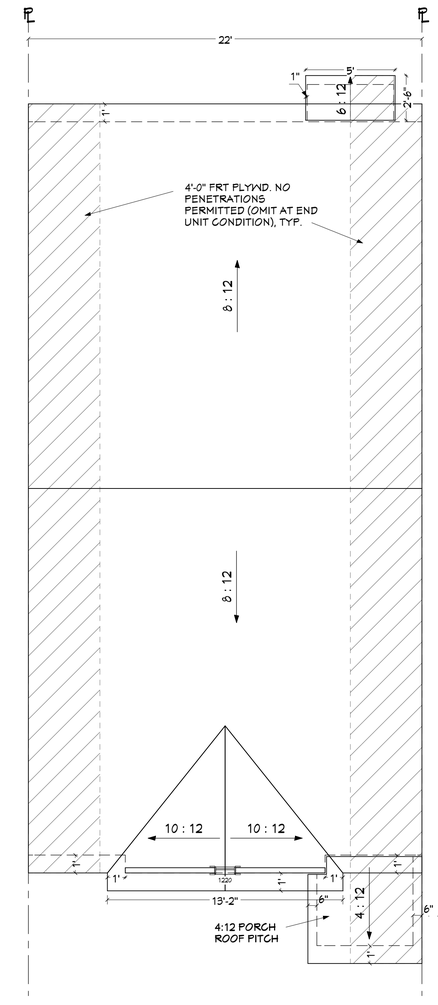
SHEET:
A-2C



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



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



1 ROOF PLAN "D"
SCALE: 1/4" = 1'-0"

DRAWINGS PROVIDED BY:
GREENWOOD HOMES
1163 ROSEBUD HILL DR
GREENWOOD, IN 46143

MODEL: THE COTTONWOOD

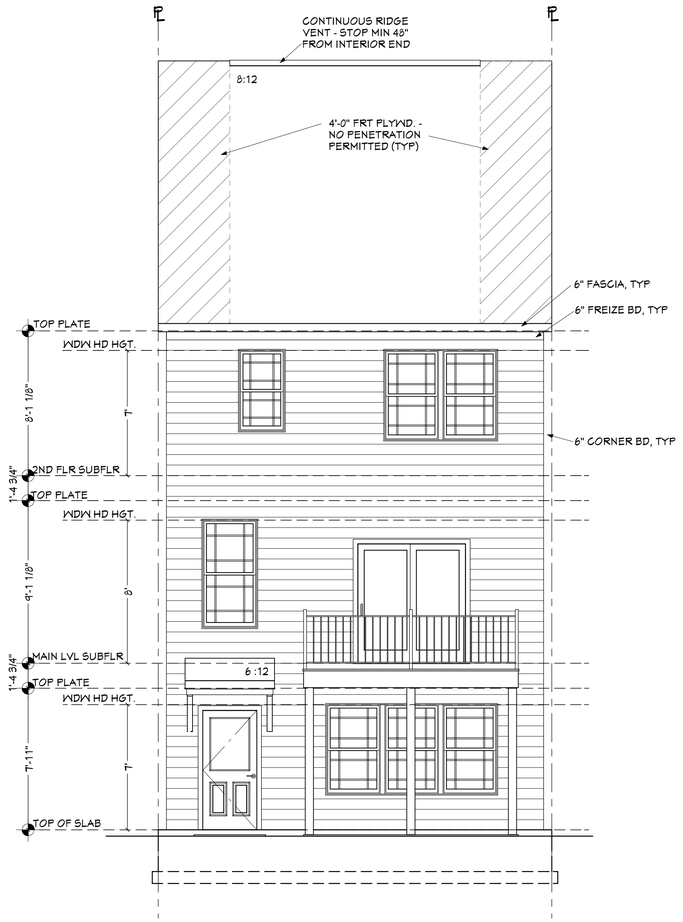
ISSUE DATE: 2/14/24

REV. DATE: 2/14/2024

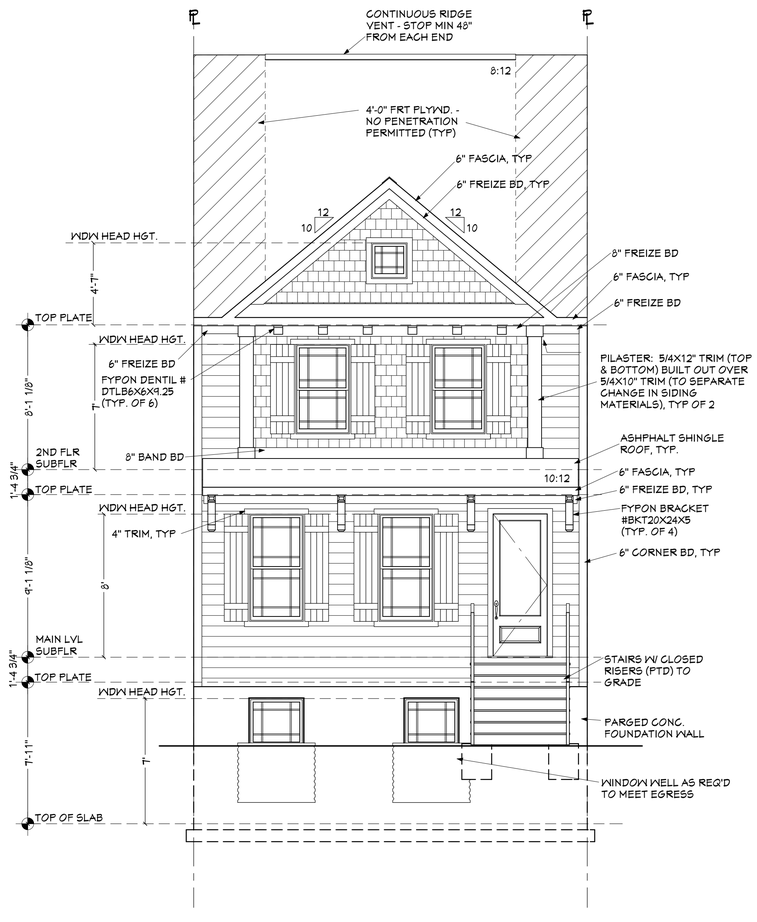
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1		
2		

DRAWING DESCRIPTION: ELEVATION "D" - FRONT, REAR ELEVS & ROOF PLAN

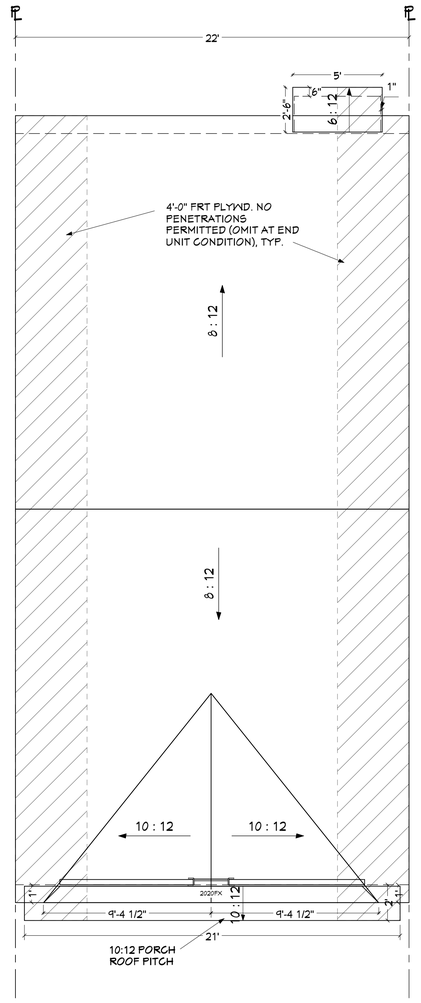
SHEET: A-2D



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



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



1 ROOF PLAN "E"
SCALE: 1/4" = 1'-0"

DRAWINGS PROVIDED BY:
GREENWOOD HOMES
1143 ROSE HILL DR
CHARLOTTESVILLE, VA 22903

MODEL:
THE COTTONWOOD

ISSUE DATE:
2/14/24

REV. DATE:
2/14/2024

NO	DESCRIPTION	DATE
1		
2		

DRAWING DESCRIPTION:
ELEVATION "E" - FRONT, REAR ELEVS & ROOF PLAN

SHEET:
A-2E



NOT USED

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

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

1 ROOF PLAN "F"
SCALE: 1/4" = 1'-0"

DRAWINGS PROVIDED BY:
GREENWOOD HOMES
1143 ROSE HILL DR
CHARLOTTESVILLE, VA 22903

MODEL:
THE COTTONWOOD

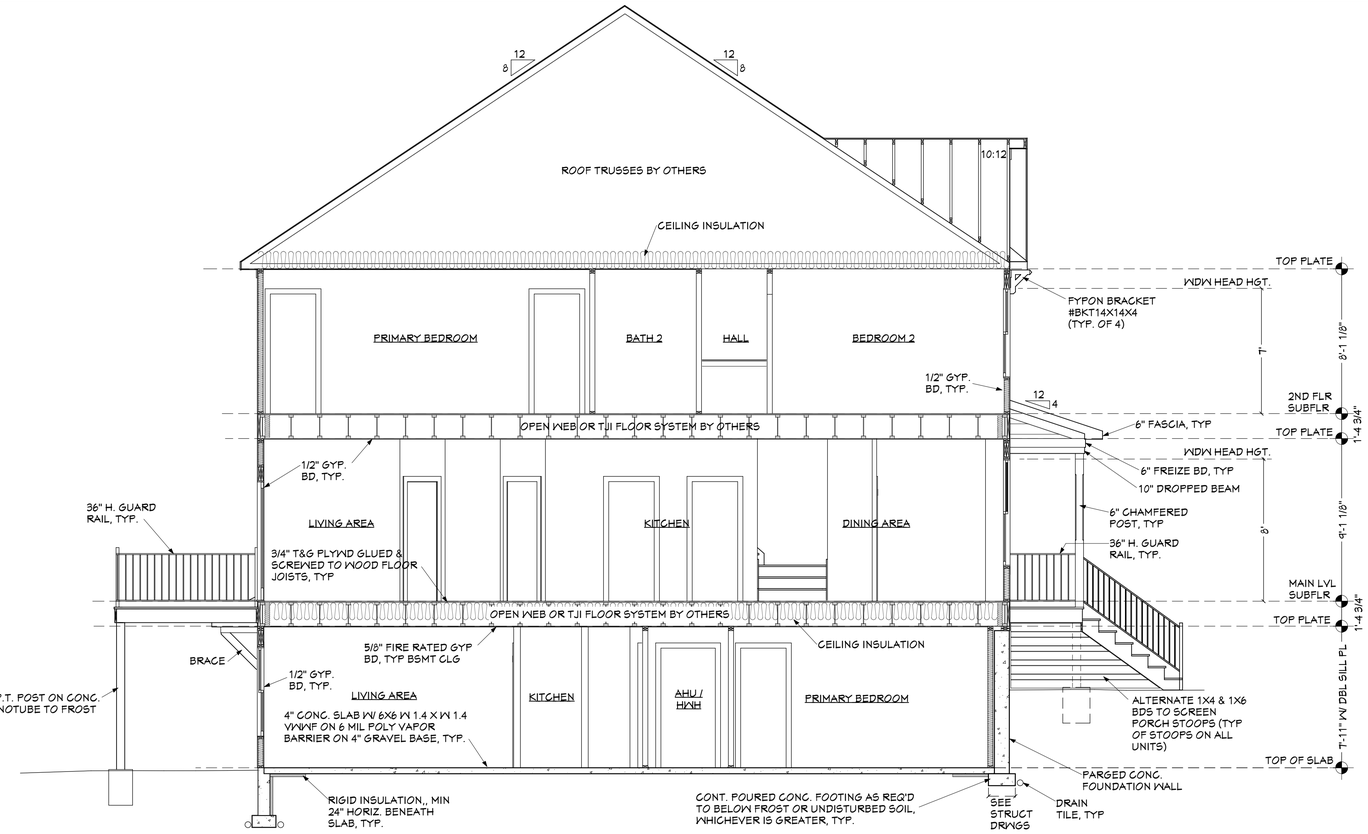
ISSUE DATE:
2/14/24

REV. DATE:
2/14/2024

NO.	DESCRIPTION	DATE
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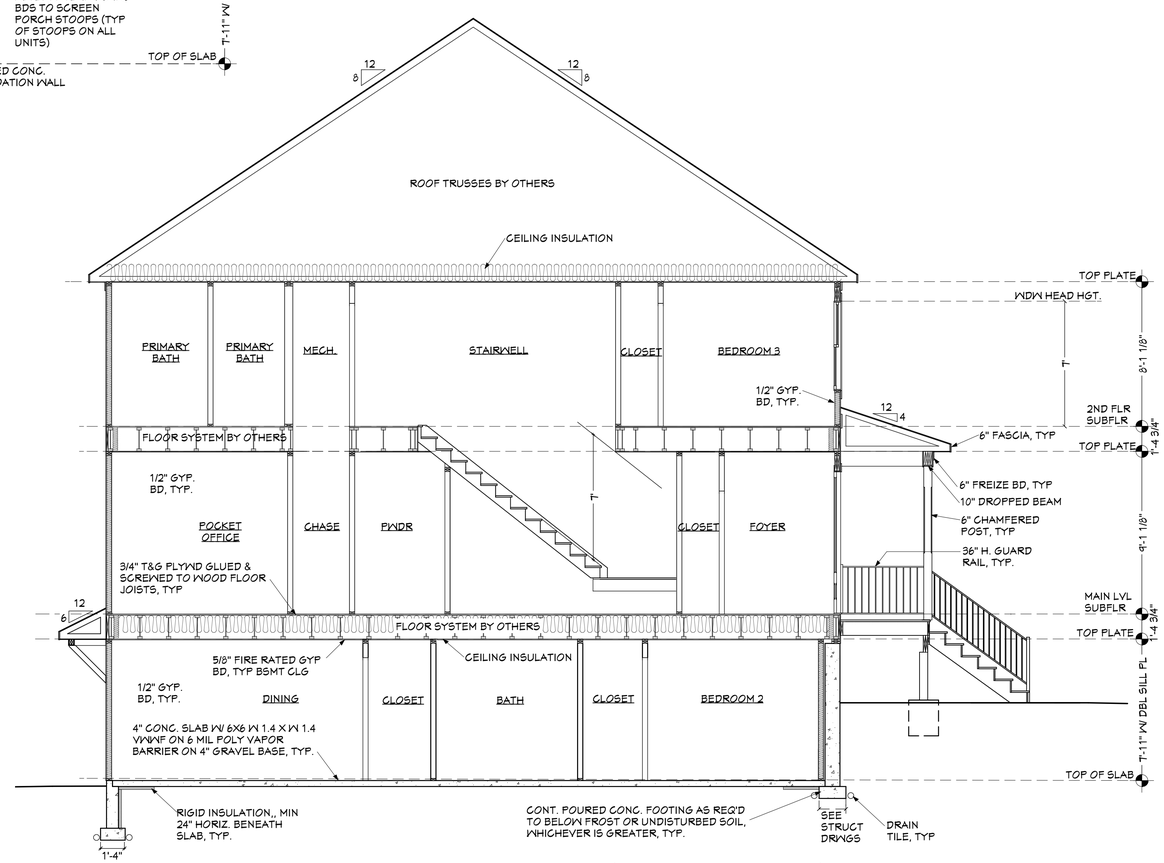
DRAWING DESCRIPTION:
ELEVATION "F" - FRONT, REAR ELEVS & ROOF PLAN

SHEET:
A-2F



2 BUILDING SECTION - ELEVATION "A" THRU FRONT GABLE

SCALE: 1/4" = 1'-0" SHOWN W/ FRONT ENTRY



1 BUILDING SECTION - THRU STAIRS (TYP. ALL ELEVATIONS)

SCALE: 1/4" = 1'-0" SHOWN W/ ELEV "A" FRONT ENTRY

DRAWINGS PROVIDED BY:

GREENWOOD HOMES
1143 ROSE HILL DR
CHARLOTTESVILLE, VA 22903

MODEL:

THE COTTONWOOD

ISSUE DATE:
2/14/24

REV. DATE:
2/14/2024

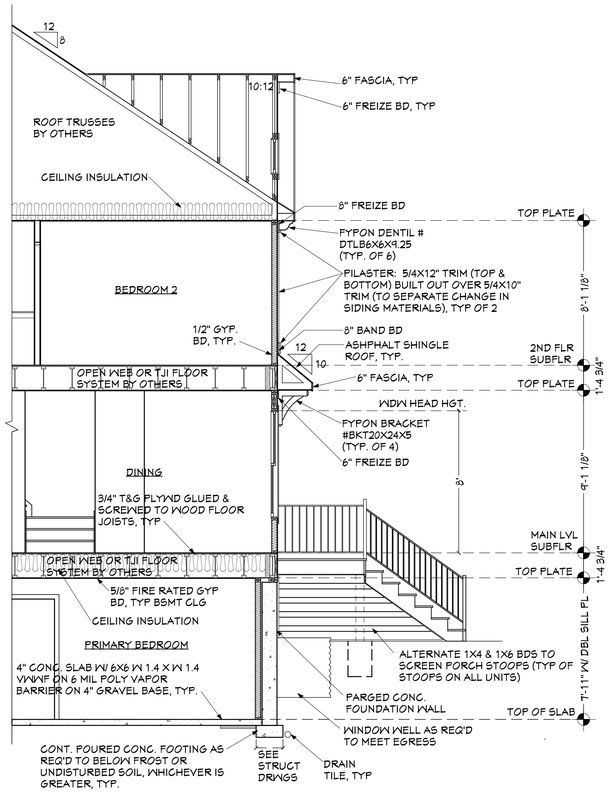
NO.	DESCRIPTION	DATE
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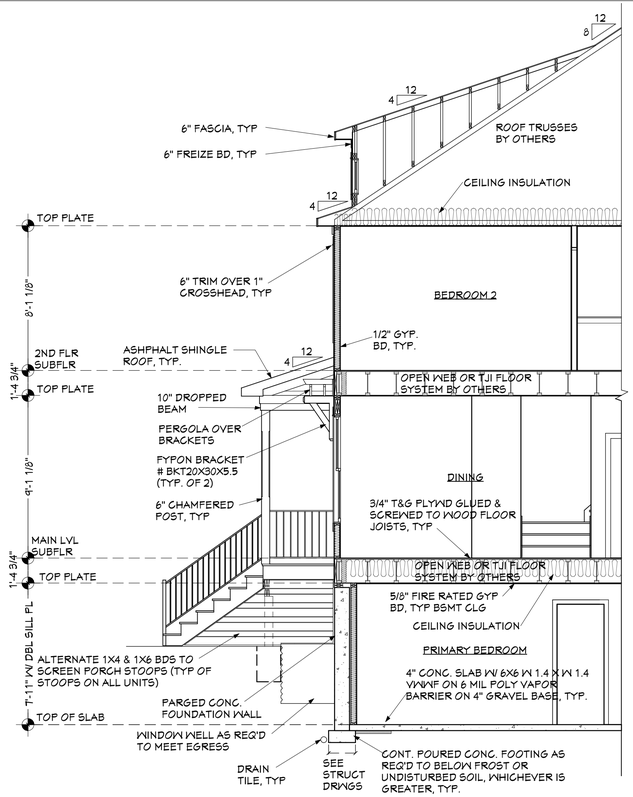
BUILDING SECTION - ELEVATION "A"

SHEET:

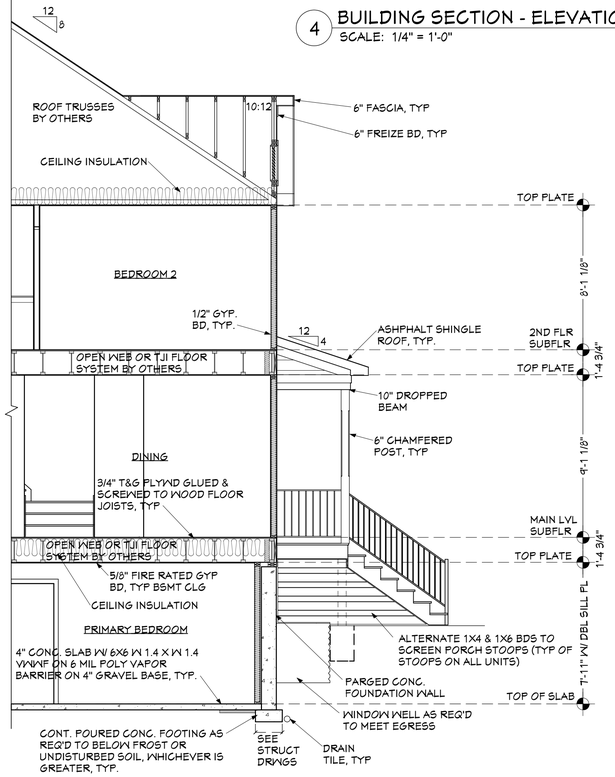
A-3A



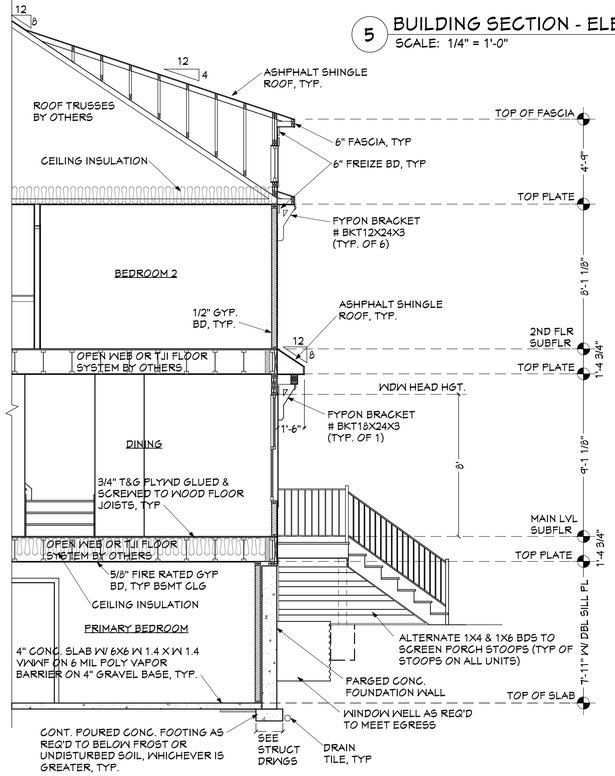
4 BUILDING SECTION - ELEVATION "E"
SCALE: 1/4" = 1'-0"



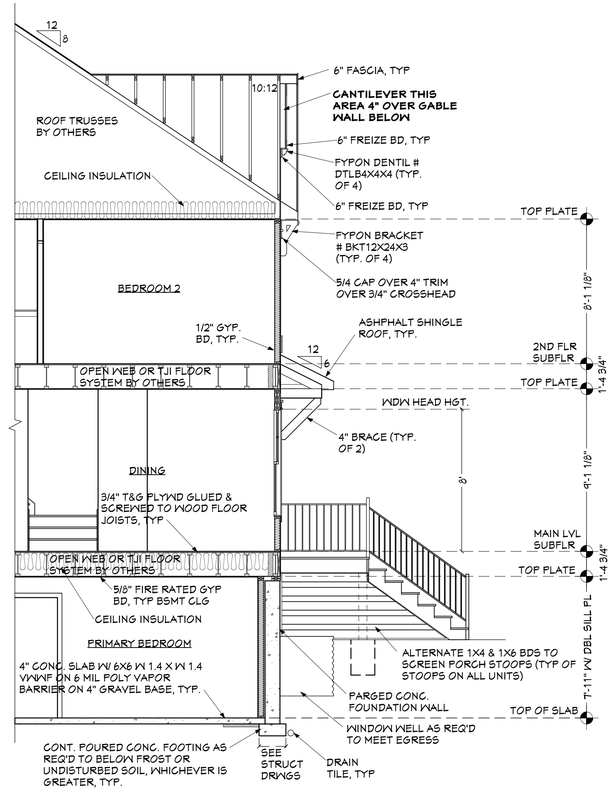
5 BUILDING SECTION - ELEVATION "F"
SCALE: 1/4" = 1'-0"



3 BUILDING SECTION - ELEVATION "D"
SCALE: 1/4" = 1'-0"



2 BUILDING SECTION - ELEVATION "C"
SCALE: 1/4" = 1'-0"



1 BUILDING SECTION - ELEVATION "B"
SCALE: 1/4" = 1'-0"

DRAWINGS PROVIDED BY:
GREENWOOD HOMES
FW3 ROSEBILL DR
GREENWOOD, IN 46143

MODEL: THE COTTONWOOD

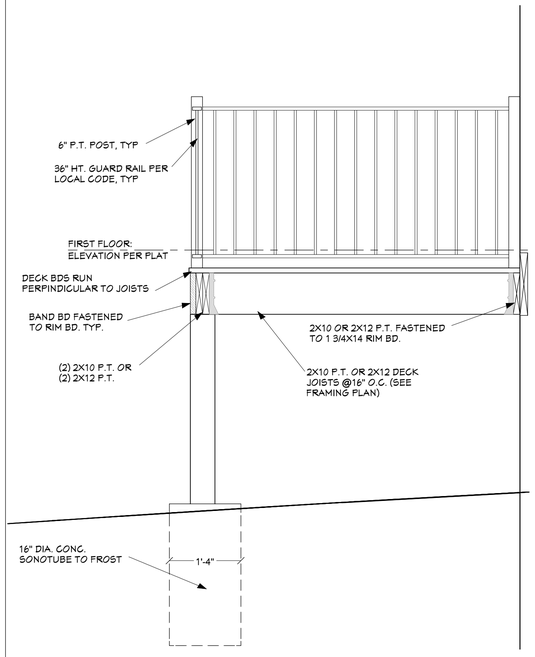
ISSUE DATE: 2/14/24

REV. DATE: 2/14/2024

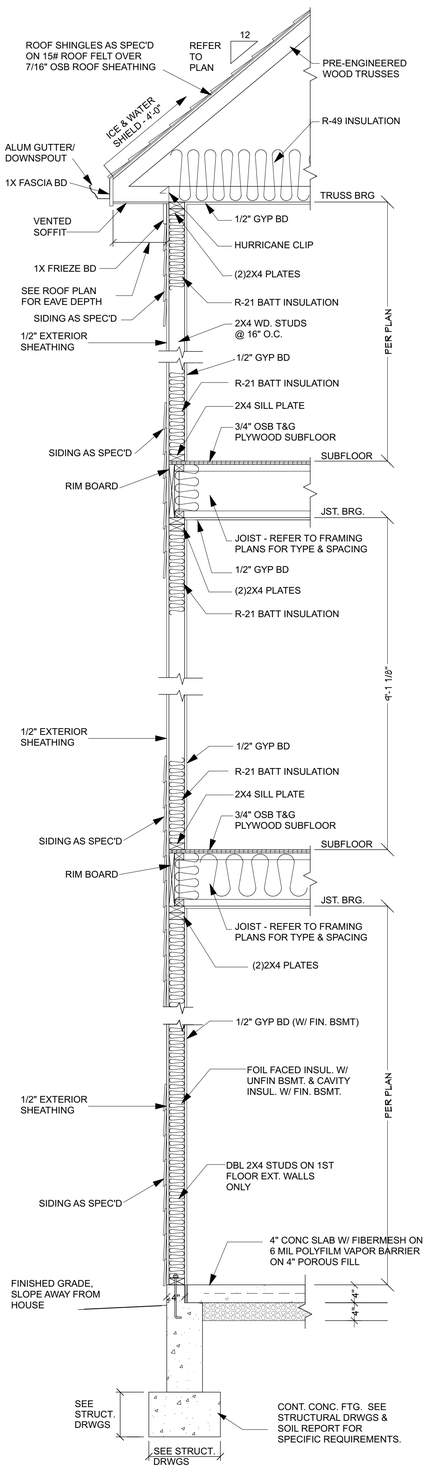
NO	DESCRIPTION	DATE
1		
2		

DRAWING DESCRIPTION: PARTIAL BLDG SECTIONS - ELEVATIONS "B", "C", "D", "E", & "F"

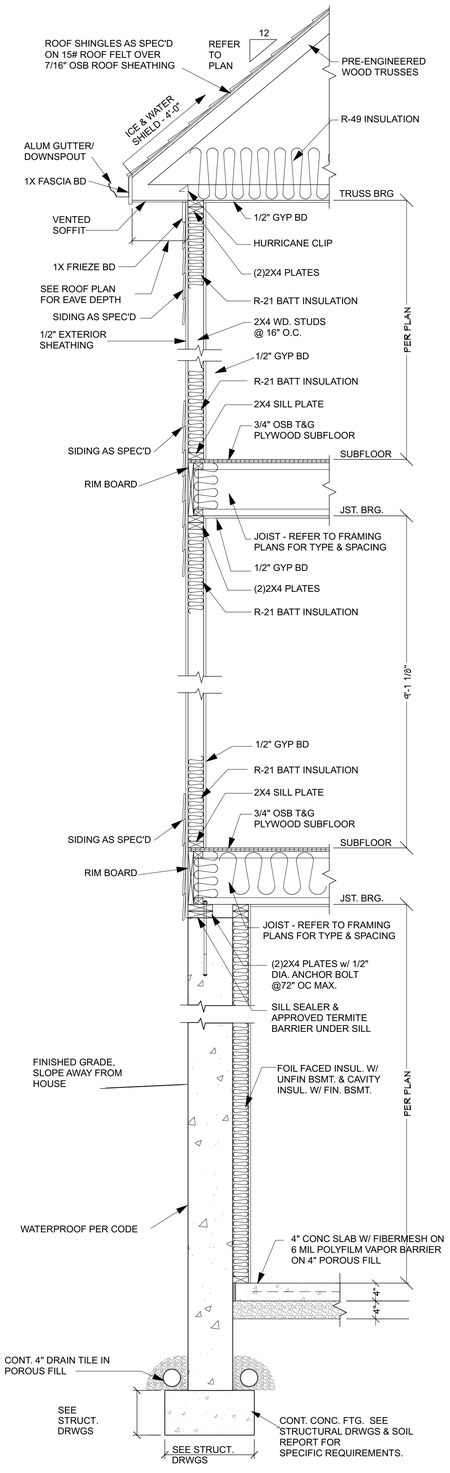
SHEET: A-3B



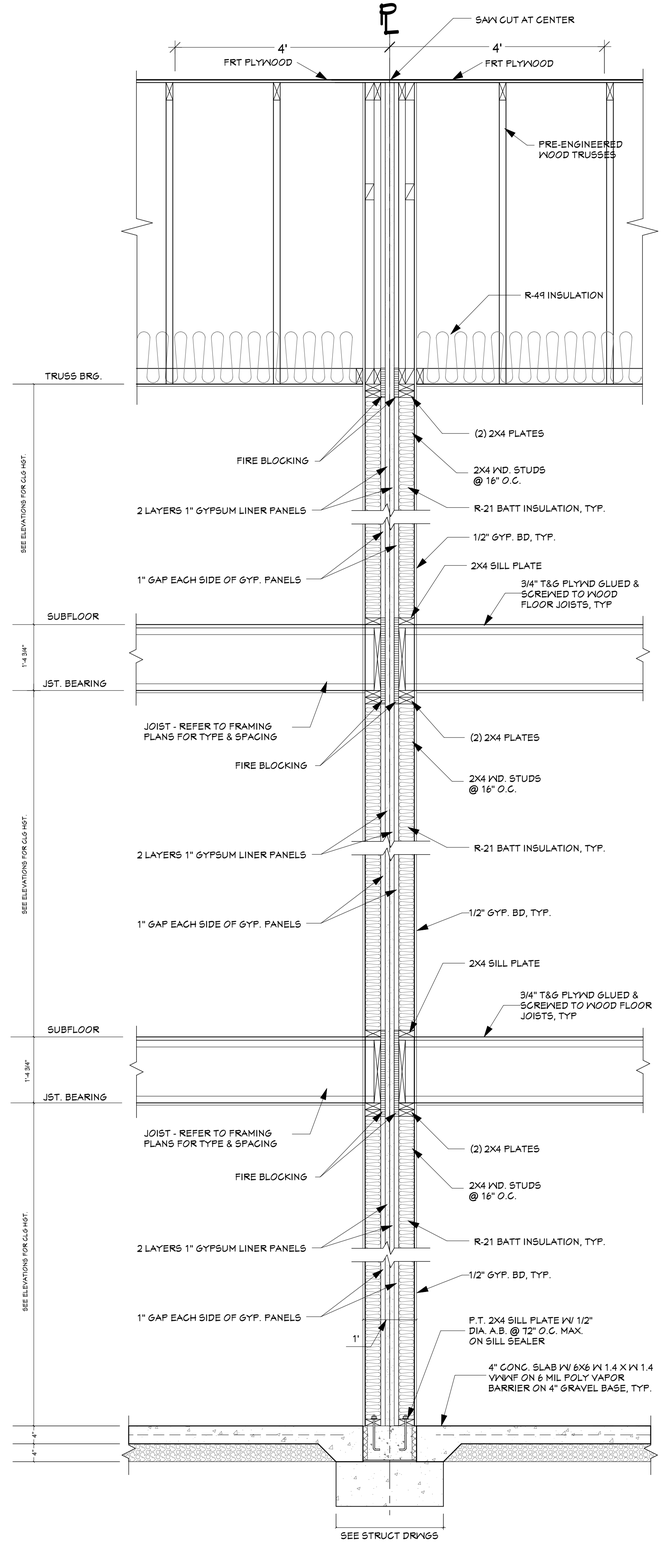
4 TYPICAL DECK SECTION
3/4" = 1'-0"



3 TYPICAL SIDING WALL SECTION
3/4" = 1'-0"



2 TYPICAL CONC W/ SIDING WALL SECTION
3/4" = 1'-0"



1 2 HOUR RATED FIRE WALL SECTION
3/4" = 1'-0"
SIDING - TWO STORY

DRAWINGS PROVIDED BY:
GREENWOOD HOMES
1163 RODEBELL DR.
GREENWOOD, IN 46143

MODEL: THE COTTONWOOD

ISSUE DATE: 2/14/24

REV. DATE: 2/14/2024

NO	DESCRIPTION	DATE
1		
2		

DRAWING DESCRIPTION: WALL SECTIONS

SHEET: A-5A

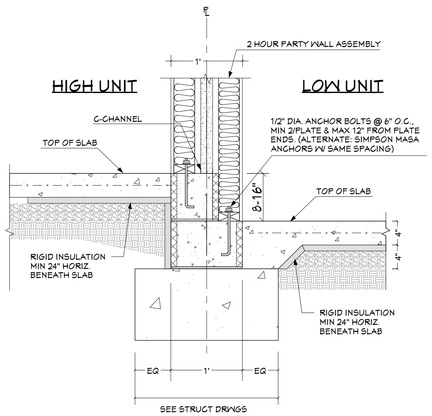
15 NOT USED
SCALE: 1 1/2" = 1'-0"

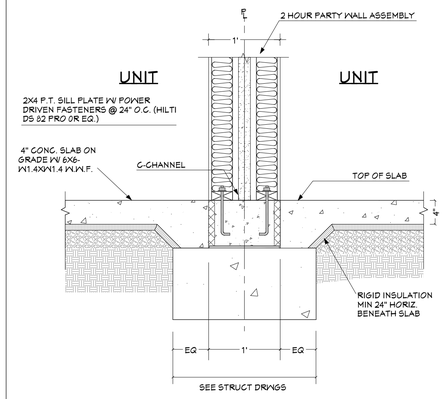
14 NOT USED
SCALE: 1" = 1'-0"

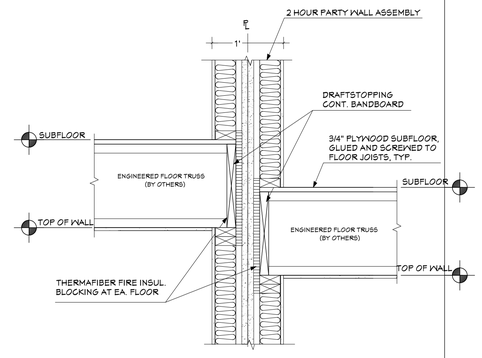
13 NOT USED
SCALE: 1" = 1'-0"

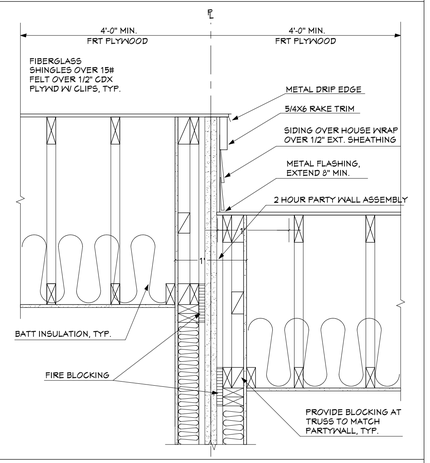
12 NOT USED
SCALE: 1" = 1'-0"

11 NOT USED
SCALE: 1" = 1'-0"









10 NOT USED
SCALE: 1" = 1'-0"

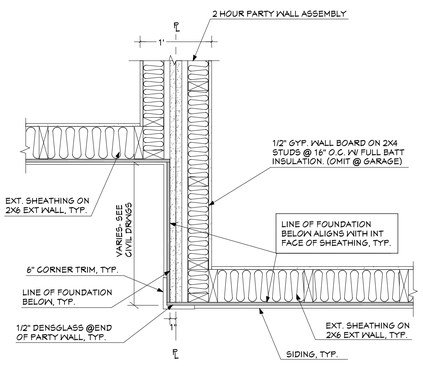
9 SECTION DETAIL - TYP. AT UNIT SEPARATION WALLS BTW STEPPED UNITS
SCALE: 1" = 1'-0"

8 SECTION DETAIL - TYP. AT UNIT SEPARATION WALLS BTW FLUSH UNITS
SCALE: 1" = 1'-0"

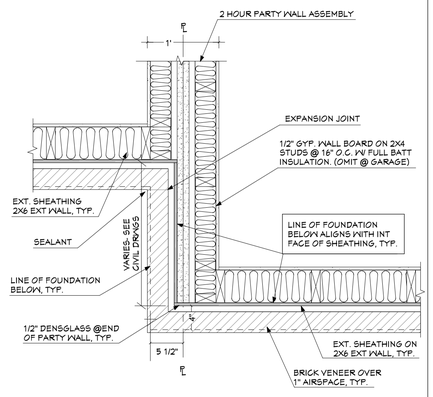
7 SECTION DETAIL @ FLOOR BETWEEN UNITS
SCALE: 1" = 1'-0"

6 SECTION DETAIL @ ROOF BETWEEN UNITS
SCALE: 1" = 1'-0"

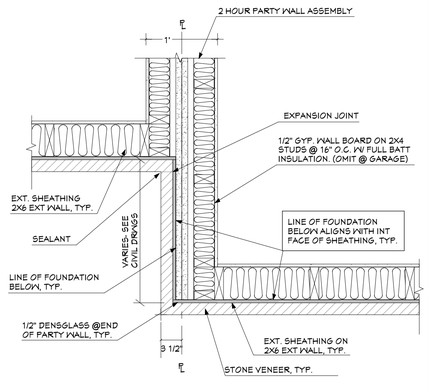
5 NOT USED
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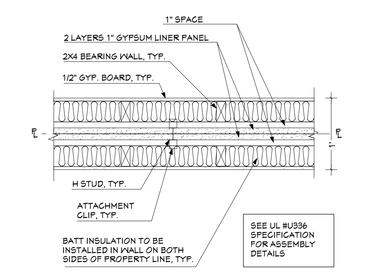


4 OFFSET DETAIL - SIDING
SCALE: 1" = 1'-0"



3 OFFSET DETAIL - BRICK
SCALE: 1" = 1'-0"





2 HOUR PARTY WALL DETAIL (UL #U336)

1 2 HOUR PARTY WALL DETAIL (UL #U336)
SCALE: 1" = 1'-0"

DRAWINGS PROVIDED BY:
GREENWOOD HOMES
1963 ROSEBUD HILL DR
GREENWOOD, IN 46143

MODEL:
THE COTTONWOOD

ISSUE DATE:
2/14/24

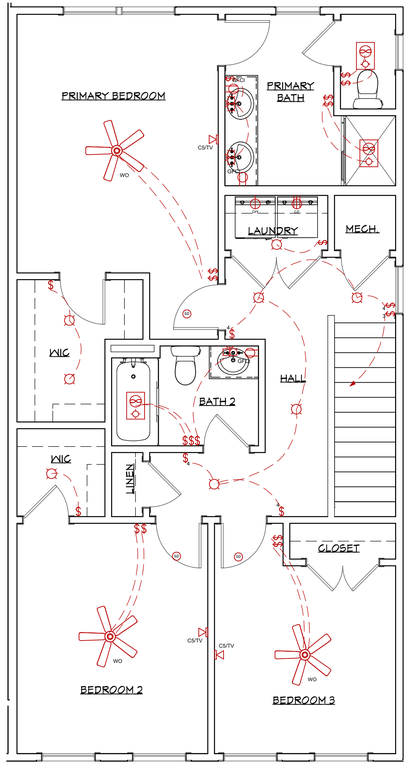
REV. DATE:
2/14/2024

NO.	DESCRIPTION	DATE
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2		

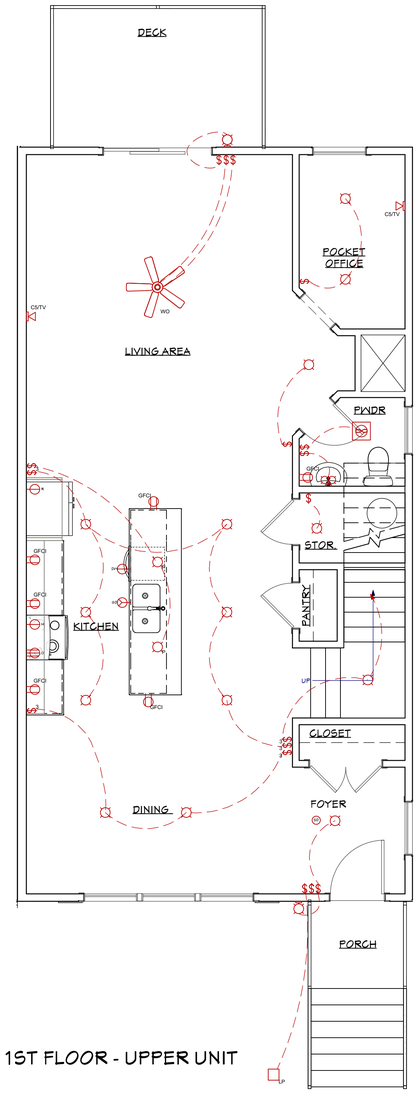
DRAWING DESCRIPTION:
PARTY WALL DETAILS

SHEET:
A-5B

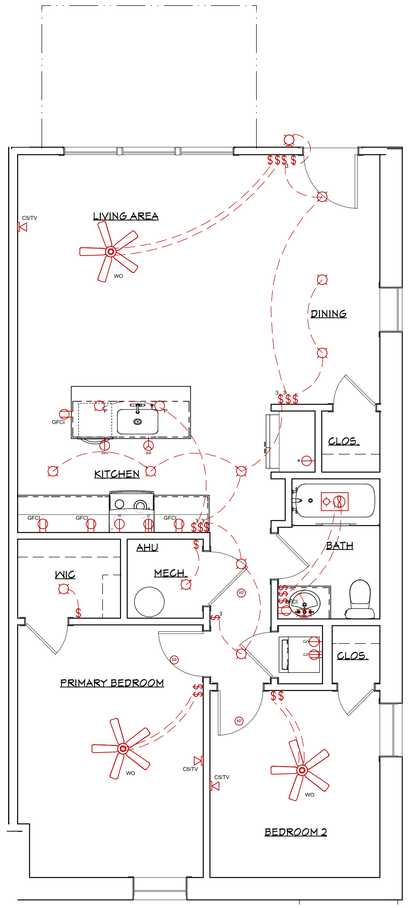
NOTE: PROVIDE ELECTRICAL RECEPTACLES PER CODE



2ND FLOOR - UPPER UNIT



1ST FLOOR - UPPER UNIT



TERRACE LEVEL UNIT

ELECTRICAL SYMBOLS

- $ — SINGLE POLE SWITCH
- $3 — THREE (3) POLE SWITCH
- $4 — FOUR (4) POLE SWITCH
- $D — DIMMER SWITCH
- $M R — REOSTAT SWITCH
- $GD — GARBAGE DISPOSAL SWITCH
- SINGLE OUTLET
- DUPLEX OUTLET
- $S — DUPLEX OUTLET W/ SWITCH
- DUPLEX OUTLET - SPLIT WIRED TO SWITCH
- GFCI — DUPLEX OUTLET - GROUND FAULT CIRCUIT INTERRUPTED
- GFCI WP — DUPLEX OUTLET - WEATHER PROOF GROUND FAULT CIRCUIT INTERRUPTED
- 220 — 220 SERVICE OUTLET
- RA — RANGE
- DW — DISHWASHER
- M — MICROWAVE
- FLOOR OUTLET
- GD — GARAGE DOOR OPENER RECEPTACLE - CLG MOUNTED
- P — PENDANT LIGHT
- LED CEILING LIGHT FIXTURE
- KL — KEYLESS CEILING LIGHT (BARE BULB)
- WP — LED CEILING LIGHT FIXTURE - WET PROTECTED
- WALL MOUNTED LIGHT FIXTURE
- DINING / KITCHEN CHANDELIER
- FLOURESCENT LIGHT FIXTURE
- UNDER CABINET LIGHT FIXTURE
- LP — LAMP POST
- CEILING EXHAUST FAN
- CEILING EXHAUST FAN W/ LIGHT
- WALL EXHAUST FAN
- TELEPHONE OUTLET
- CS/TV — CAT5 / TELEVISION OUTLET
- SD — SMOKE DETECTOR
- SPRINKLER ALARM BELL
- DC — DOORBELL CHIME
- EP — ELECTRICAL PANEL
- ELECTRICAL METER
- CEILING FAN
- WO — CEILING FAN - BOX & WIRE FOR FAN & LIGHT ONLY - SEE NOTE BELOW

SMOKE DETECTOR NOTES:
- ALL SMOKE DETECTORS TO BE WIRED TOGETHER TO PROVIDE A SIMULTANEOUS ALARM
- SMOKE DETECTORS SHALL BE 110 VOLT W/ A BATTERY BACK-UP

NOTES:
- INSTALL LED CEILING LIGHT FIXTURE (PUCK LIGHT) AT CEILING FAN BOX & WIRE LOCATIONS UNLESS CEILING FAN IS SELECTED.
- CH INDICATES COUNTER HEIGHT
- DIMENSIONS ADJACENT TO SYMBOL INDICATES HEIGHT ABOVE FINISH FLOOR
- RANGE AND DRYER ARE SHOWN AS 220V. IF THEY ARE GAS, INSTALL 110V LINES ILO 220V
- RECEPTACLES, SWITCHES, & LIGHTS SHOWN ON PLANS ARE IN LOCATIONS BASED ON FRAMING AND ELECTRICAL CODE

DRAWINGS PROVIDED BY:
GREENWOOD HOMES
1143 ROSE HILL DR
CHARLOTTESVILLE, VA 22903

MODEL:
THE COTTONWOOD

ISSUE DATE: 2/14/24
REV. DATE: 2/14/2024

NO	DESCRIPTION	DATE
1		
2		

DRAWING DESCRIPTION:
ELECTRICAL PLANS

SHEET:
E-1

THE COTTONWOOD

PERMIT SET

GLENBROOK - PHASE IV- LOTS 140-145



LOT 140 - ELEVATION F LOT 141 - ELEVATION E LOT 142 - ELEVATION D LOT 143 - ELEVATION C LOT 144 - ELEVATION B LOT 145 - ELEVATION A

GREENWOOD HOMES

LIVING SPACE SQ. FT.

	FINISHED:	UNFINISHED:
LOWER UNIT:	892 SF	20 SF
UPPER UNIT:		
1ST FLOOR:	906 SF	14 SF
2ND FLOOR :	909 SF	11 SF
TOTAL:	1815 SF	25 SF
OPTIONS:		
DECK:	96 SF	

DRAWING LIST

C-1	COVER SHEET
C-2	NOTES & LEGENDS
A-1A	STRIP FOUNDATION PLANS
A-1B	STRIP BSMT UNIT FLOOR PLANS
A-1C	STRIP 1ST FLOOR PLANS
A-1D	STRIP 2ND FLOOR PLANS
A-1E	STRIP ROOF PLANS
A-1F	STRIP FRT & REAR ELEVATIONS
A-1G	STRIP SIDE ELEVATIONS
A-2A	ELEVATION "A" - ELEVATIONS & ROOF PLAN
A-2B	ELEVATION "B" - ELEVATIONS & ROOF PLAN
A-2C	ELEVATION "C" - ELEVATIONS & ROOF PLAN
A-2D	ELEVATION "D" - ELEVATIONS & ROOF PLAN
A-2E	ELEVATION "E" - ELEVATIONS & ROOF PLAN
A-2F	ELEVATION "F" - ELEVATIONS & ROOF PLAN
A-3A	BUILDING SECTIONS - ELEVATION "A"
A-3B	PARTIAL BLDG SECTIONS - ELEVS "B"-"F"
~~A-4A~~	~~OPT. SIDE ENTRY - ELEVATION "A"~~
A-4B	OPT. SIDE ENTRY - ELEVATION "A"
A-4C	OPT. SIDE ENTRY - ELEVATION "F"
~~A-4D~~	~~OPT. SIDE ENTRY - ELEVATION "F"~~
A-5A	WALL SECTIONS
A-5B	PARTY WALL DETAILS
E-1	ELECTRICAL PLANS

DRAWINGS PROVIDED BY:
GREENWOOD HOMES
P.O. BOX 303
GREENWOOD, VA 22943

MODEL: THE COTTONWOOD

ISSUE DATE: 2/6/24

REV. DATE: 2/13/2024

NO.	DESCRIPTION	DATE
1	CORRECTED FOUNDATION DIM.	
2		

DRAWING DESCRIPTION: COVER SHEET

SHEET: C-1

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH IRC 2018 VA STATE CONSTRUCTION CODE AND ANY LOCAL CODES (IF APPLICABLE). THE CONTRACTOR SHALL ASSUME FULL RESPONSEBILITY 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.

- OWNER AND CONTRACTOR TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, BUILDING CODES, AND GRADE REQUIREMENTS

- CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

- WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER / DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS)

- THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC, AND ELECTRICAL SYSTEMS. THE CONTRACTOR SHALL NOTIFY THE DESIGNER WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF THESE SYSTEMS

- THE DESIGNER 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 OUR WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ANY DEFECTS DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THE DESIGNER TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

- WHERE DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS, CONTRACTOR SHALL NOTIFY THE DESIGNER
- ALL STUDS & PLATES TO USE #2 SPF FRAMING LUMBER
- ALL TRUSSES & HEADERS TO USE #2 SYF FRAMING LUMBER
- ALL DIMENSIONS ARE TO BE ROUGH FRAMING
- ALL EXTERIOR WALLS ARE 5 1/2" AND ALL INTERIOR WALLS ARE 3 1/2" UNO ON PLAN
- ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED
- ALL EXTERIOR DECK LUMBER SHALL BE PRESSURE TREATED
- WINDOW HEAD HEIGHTS ARE TO BE AS FOLLOWS:
  - FLOORS WITH 9'-0" CEILING - WINDOWS: 7'-11 3/8" AFF
  - FLOORS WITH 8'-0" CEILING - WINDOWS: 7'-0 7/8" AFF
- POCKET DOORS - HEADER MUST BE SQUARE & PLUMB WITH STUDS & LEVEL. RO HEIGHT IS 84 1/2", RO WIDTH IS 2X DOOR + 1"
- ALL STUDS & PLATES TO USE #2 SPF FRAMING LUMBER
- ALL TRUSSES & HEADERS TO USE #2 SYP FRAMING LUMBER
- PROVIDE (1) layer of 1/2" gyp bd on all walls. Provide (1) layer of 1/2" gyp bd on all ceilings
- PROVIDE HANDRAILS AT EXTERIOR STEPS WHEN THERE ARE 4 OR MORE RISERS

-IN ACCORDANCE WITH VRC-2018 R331, A FIRE EXTINGUISHER HAVING A RATING OF 2-A:10-B:C OR AN APPROVED EQUIVALENT TYPE OF FIRE EXTINGUISHER SHALL BE INSTALLED IN THE KITCHEN AREA

-IN ACCORDANCE WITH VRC-2018 R315, A COMBINATION CARBON MONOXIDE & SMOKE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS

GENERAL STRUCTURAL NOTES

- INSTALLATION OF FRAMING SHALL COMPLY WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES
- WHERE DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS, CONTRACTOR SHALL NOTIFY THE DESIGNER
- PROVIDE SOLID WOOD BLOCKING BETWEEN JOISTS TO MATCH POST SIZE ABOVE
- ▭▭▭▭▭▭▭▭ INDICATES BEARING WALL
- = = = = = = = = INDICATES LINE OF BEARING WALL ABOVE

DRAFTSTOPPING:

- DRAFT STOPPING SHALL BE PROVIDED IN THE CONCEALED SPACE OF FLOORING/CEILING ASSEMBLY. AREA OF THE CONCEALED SPACE SHALL NOT EXCEED 1,000 SQ. FT. PER IRC 2018 SECTION R302.12

FIREBLOCKING:

- SHALL BE PROVIDED AS REQUIRED BY IRC 2018 SECTION R302.11

LATERAL RESTRAINT AT SUPPORTS:

- JOISTS SHALL BE SUPPORTED LATERALLY PER IRC 2018 SECTION R502.7

DESIGN PARAMETERS:

-STRUCTURAL DESIGN IS BASED ON 2018 IRC

- WOOD FRAME DESIGN IS BASED ON NDS "NATIONAL DESIGN SPECIFICATION" FOR WOOD CONSTRUCTION LATEST EDITION

- DESIGN LOADS ROOFS: LIVE = 18psf (25psf GROUND SNOW)
  DEAD = 17psf (10psf @ RAFTERS)
  ATTIC: LIVE = 20psf @ HT > 42"
  DEAD = 10psf
  FLOORS: LIVE = 40psf (SLEEPING = 30psf)
  DEAD = 10psf (20psf @ TILE)
  WIND: 110mph. EXP. B
  SOIL: 1500 psf ALLOWABLE BEARING PRESSURE
  FROST DEPTH: 2'-0"

GRADING NOTES:

-CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES
-CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING
-FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD INLETS, ROCK CHANNELS OR DISPERSION TRENCHES
-AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL
-PLACE FILL SLOPES WITH A GRADIENT STEEPER THAN 3:1 IN LIFTS NOT TO EXCEED 8", AND MAKE SURE EACH LIFT IF PROPERLY COMPACTED.

DESIGN PARAMETERS:

- EXTERIOR WALLS SHALL BE 2X4/2X6 @ 16" O.C. SPF "#2 GRADE" LUMBER OR BETTER
- INTERIOR BEARING WALLS SHALL BE 2X4/2X6 @ 16"O.C. SPF "#2 GRADE LUMBER OR BETTER (UNO ON PLANS)
- ALL HEADERS SHALL BE SUPPORTED BY (1) 2X JACK STUD & (1) 2X KING STUD MIN. THE NUMBER OF STUDS SPECIFIED AT SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED UNO
- ALL METAL HANGERS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER
- FASTEN EACH ROOF TRUSS TO THE TOP PLATE W/ SIMPSON H2.5a CLIPS (OR APPROVED EQUAL) AT EACH BEARING POINT. PROVIDE (2) H2.5A CLIPS AT 2-PLY GIRDERS AND FLUSH BEAMS AND (3) H2.5a CLIPS AT 3-PLY GIRDERS
- TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT/ ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND DELIVERY
- ALL HEADERS, BEAMS, JOISTS, AND OTHER STRUCTURAL MEMBERS SHALL BE HEM-FIR #2 LUMBER OR BETTER
- PROVIDE SOLID BLOCKING UNDER ALL POSTS - CONTINUOUS TO FOUNDATION / BEARING
- FASTEN 2X WOOD PLATES TO TOP FLANGE OF STEEL BEAMS WITH (2) ROWS PAF ("HILTI" DNI47P8 PINS OR EQUAL) @ 32" O.C. OR 1/2" DIA BOLTS @ 48" O.C.
- LAP RAFTERS AND COLLAR TIES / CEILING JOISTS - FASTEN TOGETHER WITH (5) 12d NAILS
- FASTEN EACH ROOF RAFTER TO THE TOP PLATE W/ (1) SIMPSON H2.5a CLIP (OR APPROVED EQAUL). PROVIDE (2) H2.5a CLIPS AT FLUSH BEAM IN THE ROOF
- BUILDER TO VERIFY CORROSION RESISTANCE COMPATIBILITY OF ALL HARDWARE & FASTENERS IN CONTACT W/ PRESERVATIVE TREATED WOOD, BASED ON TYPE OF PRESERVATIVE USED

ROOF FRAMING / TRUSS NOTES:

- TRUSS DRAWING IS FOR ILLUSTRATION PURPOSES ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURER DRAWINGS & SPECIFICATIONS.
- ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP
- ALL TRUSSES SHALL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT APPROVAL OF ENGINEERING CALCULATION.
- ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
- ALL ROOF FRAMING 24" O.C.
- ALL OVERHANGS 12"
- ATTIC VENTILATION REQUIRED.

FOUNDATION:

- ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS AS REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES
- CONCRETE DESIGN BASED ON ACI-318-02 -FOOTINGS SHALL BE PLAIN CONCRETE UNO (f' = 3000psi @ 28 DAYS)
- ALL FOOTINGS SUPPORTING STRUCTURE SHALL BEAR BELOW FROST LINE - CONSULT BUILDING DEPARTMENT FOR MIN DEPTH
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ CONCRETE OR MASONRY FOUNDATION SHALL BE PRESSURE TREATED SOUTHERN PINE #2
- FASTEN SILL PLATES TO FOUNDATION WALLS W/ 1/2" DIA ANCHOR BOLTS @ 6'-0" O.C. (OR SIMPSON MAB-23, "Z-MAX" COATED STRAPS @ 2'-9" O.C.) W/ A MIN OF 2 PER PLATE, 12" MAXIMUM FROM PLATE ENDS.
- CONCRETE MASONRY UNITS SHALL BE ASTM C270, TYPE S CMA DESIGN BASED ON ACI 530-99 & ACI 530.1-99

CONCRETE SLABS:

- SLAB ON GRADE - 4" CONC. SLAB, STRAIGHT PORTLAND CEMENT, 3500psi W/ FIBERMESH ON 6 MIL VAPOR BARRIER ON 4" CRUSHED STONE ON 95% COMP FILL

EROSION CONTROL NOTES:

- INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
- 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.
- 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 MANUFACTURE'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.
- DISPERSION TRENCHES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW TRENCHES.

BRACED WALL NOTE:

TO COMPLY WITH IRC 2018 SECTION 602.10, THESE PLANS ARE DESIGNED W/ CS/WSP CONTINUOUS SHEATHING WOOD STRUCTURAL PANELS FOR BRACED WALL PANELS

INTERIOR BRACED WALLS:

INTERIOR BRACED WALLS (IBW) SHALL BE METAL CROSS BRACING STRAPS PER R602.10 INTERMITTENT BRACED WALL METHOD "LIB", INSTALL PER MFGR. INSTRUCTIONS

HEADER NOTE:

- ALL INTERIOR AND EXTERIOR BEARING HEADERS ARE (2)2X8 MIN UNO ON THE FIRST FLOOR
- ALL INTERIOR AND EXTERIOR BEARING HEADERS ARE (2)2X6 MIN UNO ON THE SECOND FLOOR

INSULATION

- WOOD FRAMED WALLS TO BE R-15 MIN.
- FLOORS TO BE R-19 BATT MIN
- CEILINGS TO BE R-38 MIN
- SLAB TO BE R-10 FOR 24" MIN
- BASEMENT WALLS TO BE R-10 CONT. OR
- R-15 CAVITY ONLY MIN

STAIR & RAIL NOTES

- STAIR TREADS SHALL BE 9" MIN PLUS 1" NOSING (TYP)
- STAIR RISERS SHALL BE 7 3/4" MAX
- ALL HANDRAILS SHALL BE 34" MIN TO 38" MAX ABOVE NOSING (TYP)
- ALL HANDRAIL GRIP SIZES SHALL BE 1.25" DIA MIN TO 2" DIA MAX
- ALL GUARDRAILS SHALL BE 36" MIN ABOVE FLOOR (TYP)
- ALL BALUSTERS SHALL BE CONSTRUCTED TO NOT PERMIT A 4" DIA SPHERE TO PASS (TYP)
- ALL HANDRAILS, GUARDRAILS, & BALUSTERS EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED
- PROVIDE EXTERIOR GUARDRAILS FOR PORCHES AND/OR STOOPS WHEN PORCH HEIGHT IS 30" OR GREATER
- PROVIDE HANDRAILS AT EXTERIOR STEPS WHEN THERE ARE 4 OR MORE RISERS

NOTE: ALL NOTES TYPICAL UNO BY CODE

DOOR & WINDOW NOTES

- ALL DOORS SHALL BE SOLID CORE UNO ON PLANS
- ALL INTERIOR DOORS SHALL BE PAINTED. BARN DOORS SHALL BE STAINED. ENTRY DOOR TO BE DEFINED BY OWNER/DESIGNER PRIOR TO ORDERING.
- EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING SHALL BE DUAL PANE SAFETY GLASS WITH MIN U-VALUE OF 0.60

ELECTRICAL, DATA, & AUDIO NOTES:

ELECTRICAL:
- OWNER/DESIGNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.
- ELECTRICAL RECEPTACLES IN BATHROOMS AND KITCHEN SHALL BE G.F.I. ORG. F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
- PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BATHROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
- CIRCUITS SHALL BE VERIFIED WITH OWNER/DESIGNER PRIOR TO WIRE INSTALLATION.
- FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH OWNER/DESIGNER.
- FIXTURES TO BE SELECTED BY OWNER/DESIGNER.

DATA / CABLE / AUDIO:
- IF REQUIRED, LOCATE SPEAKERS AND AUDIO CONTROLS AS DIRECTED BY OWNER; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL LOCATED IN MEDIA CLOSET.
- AUDIO SPEAKERS TO BE APPROVED BY OWNER.
- LOCATE JACKS AS INDICATED BY OWNER; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY OWNER.

TRUSS NOTES:

1. ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.

2. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS.

3. ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.

4. ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.

5. NON BEARING WALLS SHOULD BE HELD DOWN FROM THE TRUSS BOTTOM CHORD W/ SIMPSON STC TO INSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL.

6. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURE.

7. ALL ROOF FRAMING 24" O.C.

8. ALL ROOF PITCH, SEE ROOF PLAN

9. SCISSORS TRUSS CEILING PITCH, SEE ROOF PLAN.

10. TRUSSES MANUFACTURED BY:

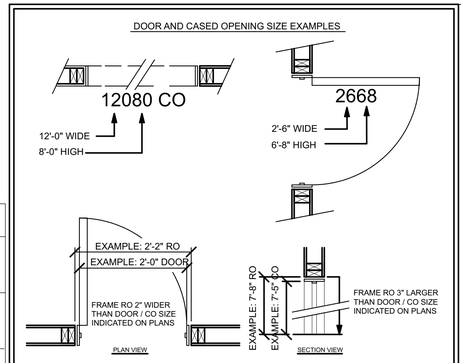
11. ALL OVERHANGS 12" UNLESS OTHERWISE NOTED ON ROOF PLAN

ATTIC VENTILATION:
AREA / 300

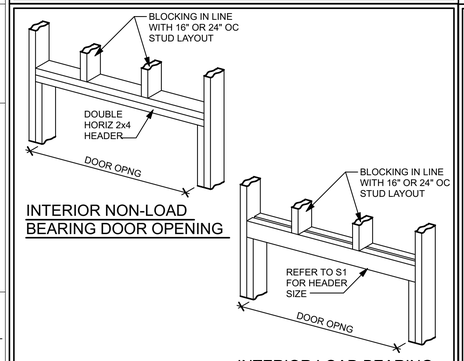
PROVIDE 1" MIN. AIR GAP AT EAVES WITH INSULATION BAFFLES TYP. AT ALL TRUSS BAYS.

PROVIDE GABLE VENTS ALL GABLE ENDS.

PROVIDE GALV. ROOF VENTS ON BACKSIDE OF ROOFLINE ABOVE CONDITIONED AREA.

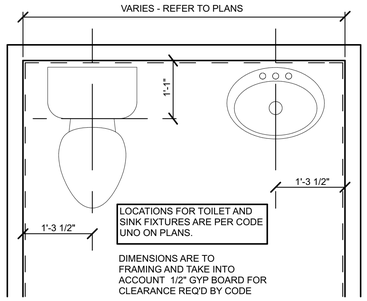


DOOR & CASED OPENING INTERIOR FRAMING INFORMATION



INTERIOR NON-LOAD BEARING DOOR OPENING

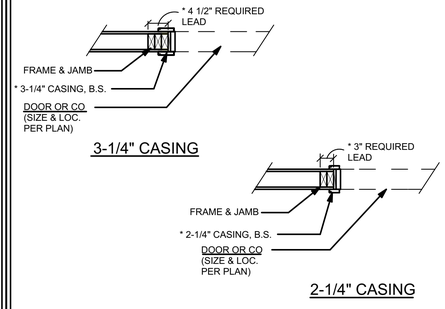
INTERIOR LOAD BEARING DOOR OPENING



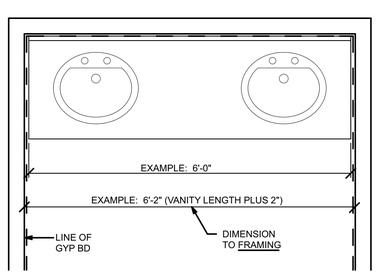
TYPICAL BATHROOM FIXTURE LOCATION

MATERIAL LEGEND

- CMU
- BRICK
- CONCRETE
- STONE
- BATT INSULATION
- SPRAY FOAM INSULATION
- BOARD & BATTEN SIDING
- SHAKE SIDING
- HORIZONTAL SIDING
- ASPHALT SHINGLES
- METAL ROOFING



FRAMING LEAD - TYPICAL CASING
(*CONFIRM LEAD W/ SUPERINTENDENT PRIOR TO FRAMING)



REQUIRED FRAMING CLEARANCE AT BATH VANITY

LEGEND

- SMOKE / CARBON MONOXIDE DETECTOR
- INT WOOD FRAMED WALL
- BRICK WALL
- CMU WALL
- WORK OVERHEAD OR HIDDEN
- 3068 — DESIGNATES SIZE AND/ OR TYPE OF DOOR
- 3050 TEMP — DESIGNATES SIZE AND/ OR TYPE OF WINDOW. "TEMP" DESIGNATES TEMPERED GLAZING
- 1 / A100 — PLAN, SECTION, DETAIL OR ELEV DETAIL NUMBER
- 1 / A100 — DIRECTION OF CUT PLAN (IF APPLICABLE)
  SECTION OR ELEV NUMBER
  SHEET WHERE VIEW IS LOCATED

BRICK LINTEL SCHEDULE

NO.	OPENING SIZE	STEEL ANGLE SIZE
L1	UP TO 3'-6"	3 1/2" x 3 1/2" x 1/4"
L2	UP TO 6'-0"	5" x 3 1/2" x 5/16" L.L.V.
L3	UP TO 8'-0"	6" x 3 1/2" x 3/8" L.L.V.
OVER 8'-0" - CONSULT ARCHITECT		

NOTES:
1. STEEL LINTELS SHALL BE ASTM A36
2. ALL LINTELS SHALL HAVE A MIN 8" BEARING UNO
3. ALL LINTELS SHOULD BE HOT DIPPED GALV

EROSION CONTROL NOTES:

- INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
- 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.
- 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 MANUFACTURE'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.
- DISPERSION TRENCHES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW TRENCHES.

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GREENWOOD, VA 22943

MODEL: THE COTTONWOOD

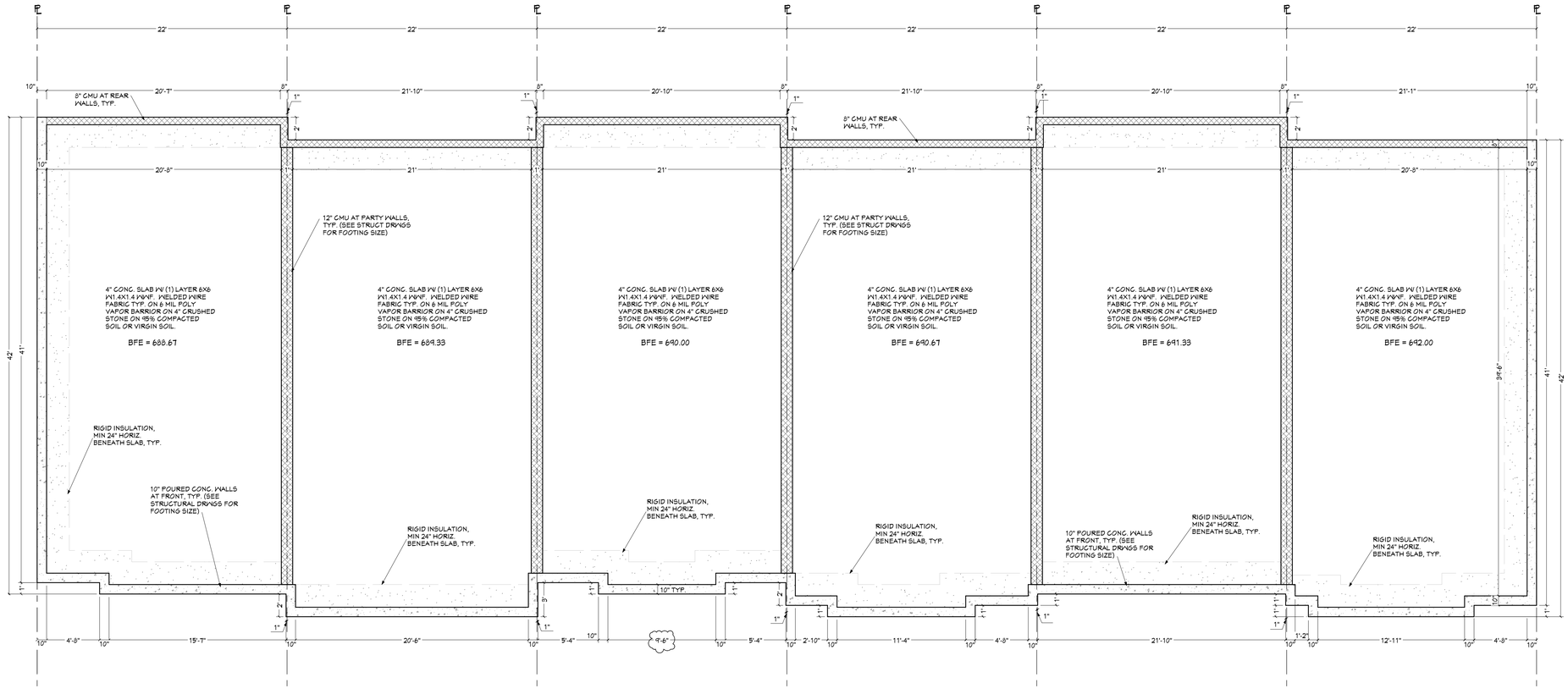
ISSUE DATE: 2/6/24

REV. DATE: 2/13/2024

NO.	DESCRIPTION	DATE
1	CORRECTED FOUNDATION DIM.	
2		

DRAWING DESCRIPTION: NOTES & LEGENDS

SHEET: C-2



LOT 140 - ELEVATION F | LOT 141 - ELEVATION E | LOT 142 - ELEVATION D | LOT 143 - ELEVATION C | LOT 144 - ELEVATION B | LOT 145 - ELEVATION A

1 STRIP FOUNDATION FLOOR PLANS - LOTS 140-145
SCALE: 3/16" = 1'-0"

DRAWINGS PROVIDED BY:
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P.O. BOX 303
GREENWOOD, VA 22943

MODEL:
THE COTTONWOOD

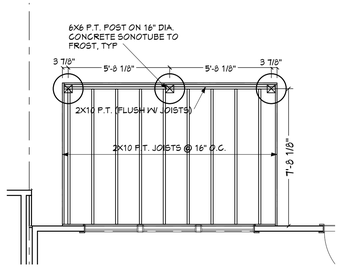
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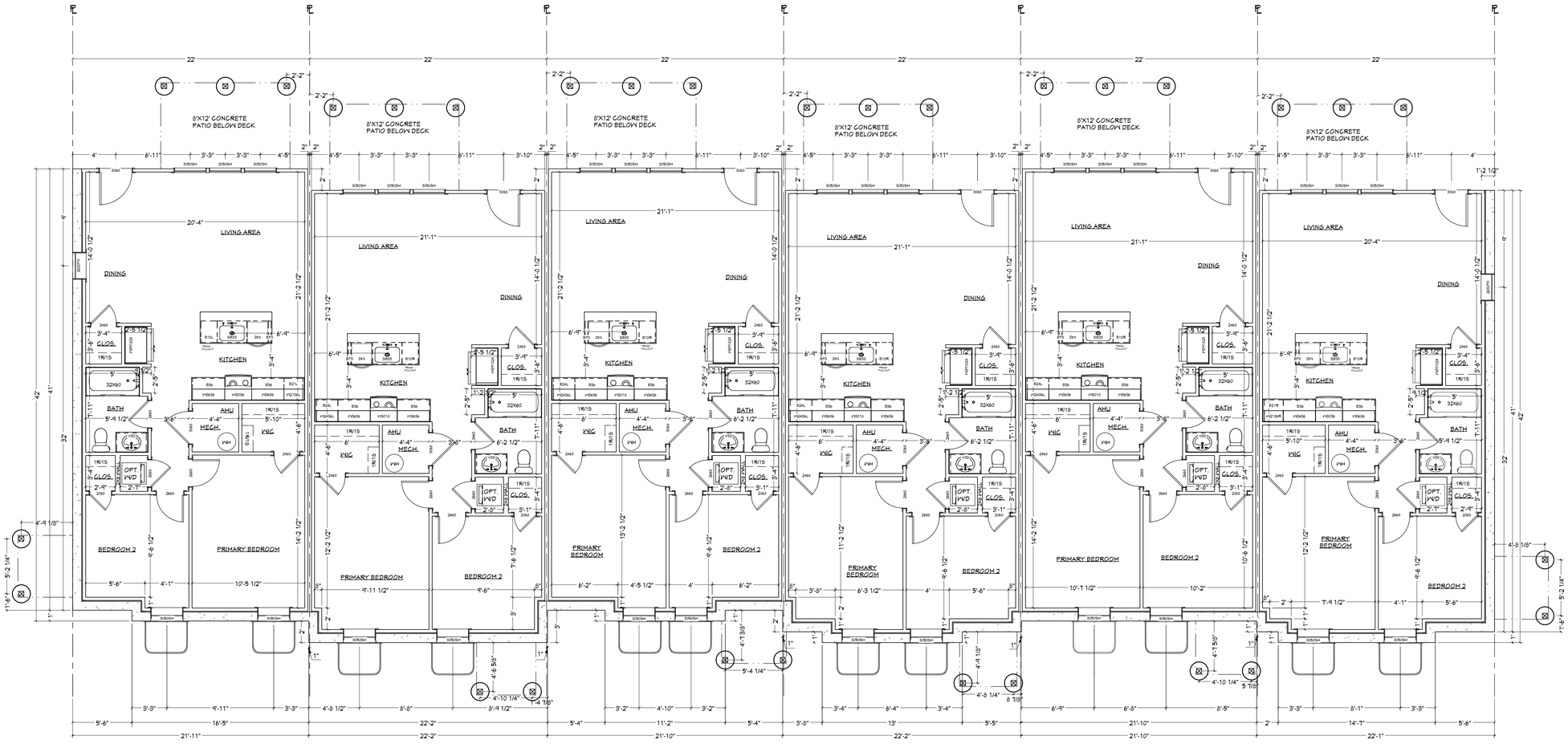
NO.	DESCRIPTION	DATE
1	CORRECTED FOUNDATION DIM.	
2		

DRAWING DESCRIPTION:
STRIP FOUNDATION PLANS

SHEET:
A-1A



2 TYP. DECK FRAMING PLAN
SCALE: 1/4" = 1'-0"



LOT 140 - ELEVATION F | LOT 141 - ELEVATION E | LOT 142 - ELEVATION D | LOT 143 - ELEVATION C | LOT 144 - ELEVATION B | LOT 145 - ELEVATION A

1 STRIP BSMT UNIT FLOOR PLANS - LOTS 140-145
SCALE: 3/16" = 1'-0"

DRAWINGS PROVIDED BY:
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P.O. BOX 303
GREENWOOD, VA 22943

MODEL: THE COTTONWOOD

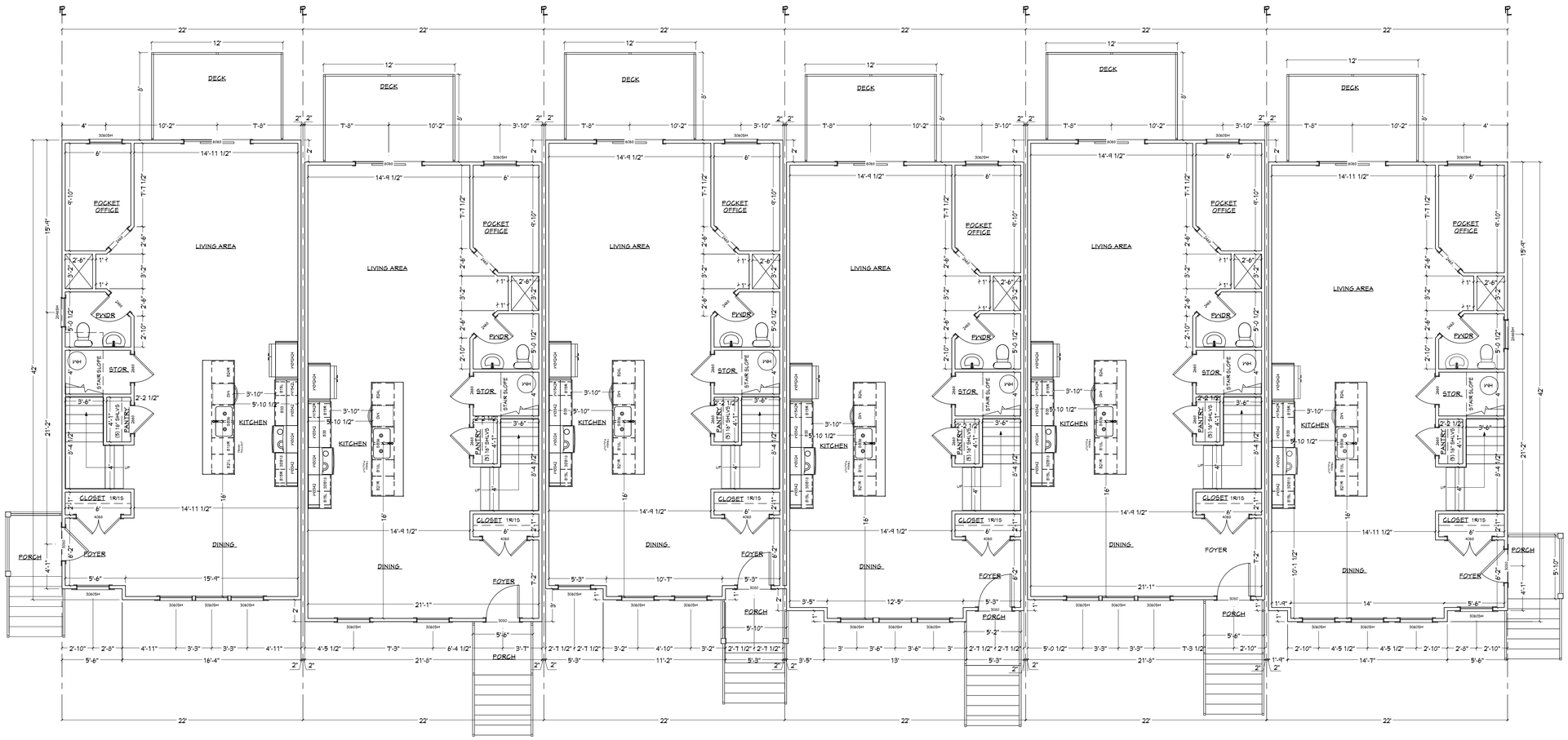
ISSUE DATE: 2/6/24

REV. DATE: 2/13/2024

NO	DESCRIPTION	DATE
1	CORRECTED FOUNDATION DIM.	
2		

DRAWING DESCRIPTION: STRIP BSMT UNIT FLOOR PLANS

SHEET: A-1B



LOT 140 - ELEVATION F | LOT 141 - ELEVATION E | LOT 142 - ELEVATION D | LOT 143 - ELEVATION C | LOT 144 - ELEVATION B | LOT 145 - ELEVATION A

1 STRIP 1ST FLOOR PLANS - LOTS 140-145
SCALE: 3/16" = 1'-0"

DRAWINGS PROVIDED BY:
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P.O. BOX 303
GREENWOOD, VA 22943

MODEL: THE COTTONWOOD

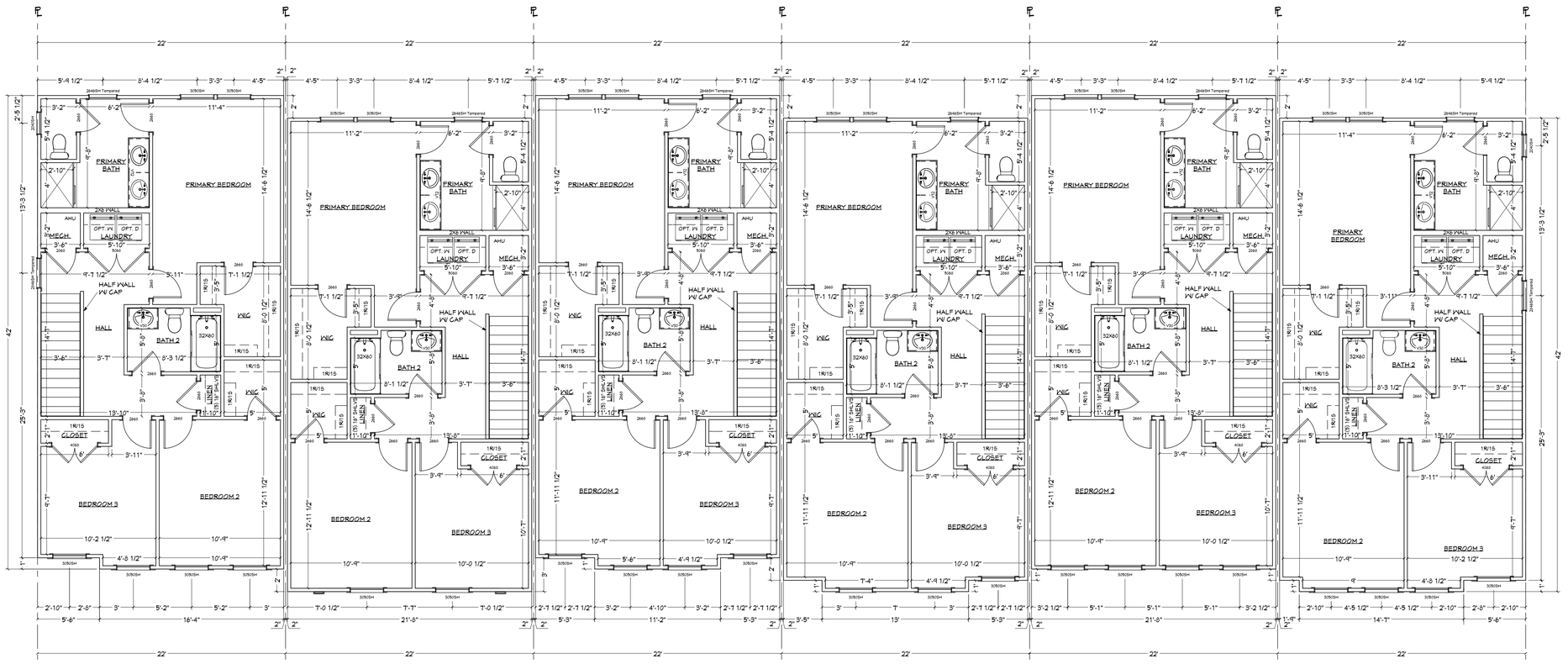
ISSUE DATE: 2/6/24

REV. DATE: 2/13/2024

NO	DESCRIPTION	DATE
1	CORRECTED FOUNDATION DIM.	
2		

DRAWING DESCRIPTION: STRIP 1ST FLOOR PLANS

SHEET: A-1C



LOT 140 - ELEVATION F | LOT 141 - ELEVATION E | LOT 142 - ELEVATION D | LOT 143 - ELEVATION C | LOT 144 - ELEVATION B | LOT 145 - ELEVATION A

1 STRIP 2ND FLOOR PLANS - LOTS 140-145
SCALE: 3/16" = 1'-0"

DRAWINGS PROVIDED BY:
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MODEL: THE COTTONWOOD

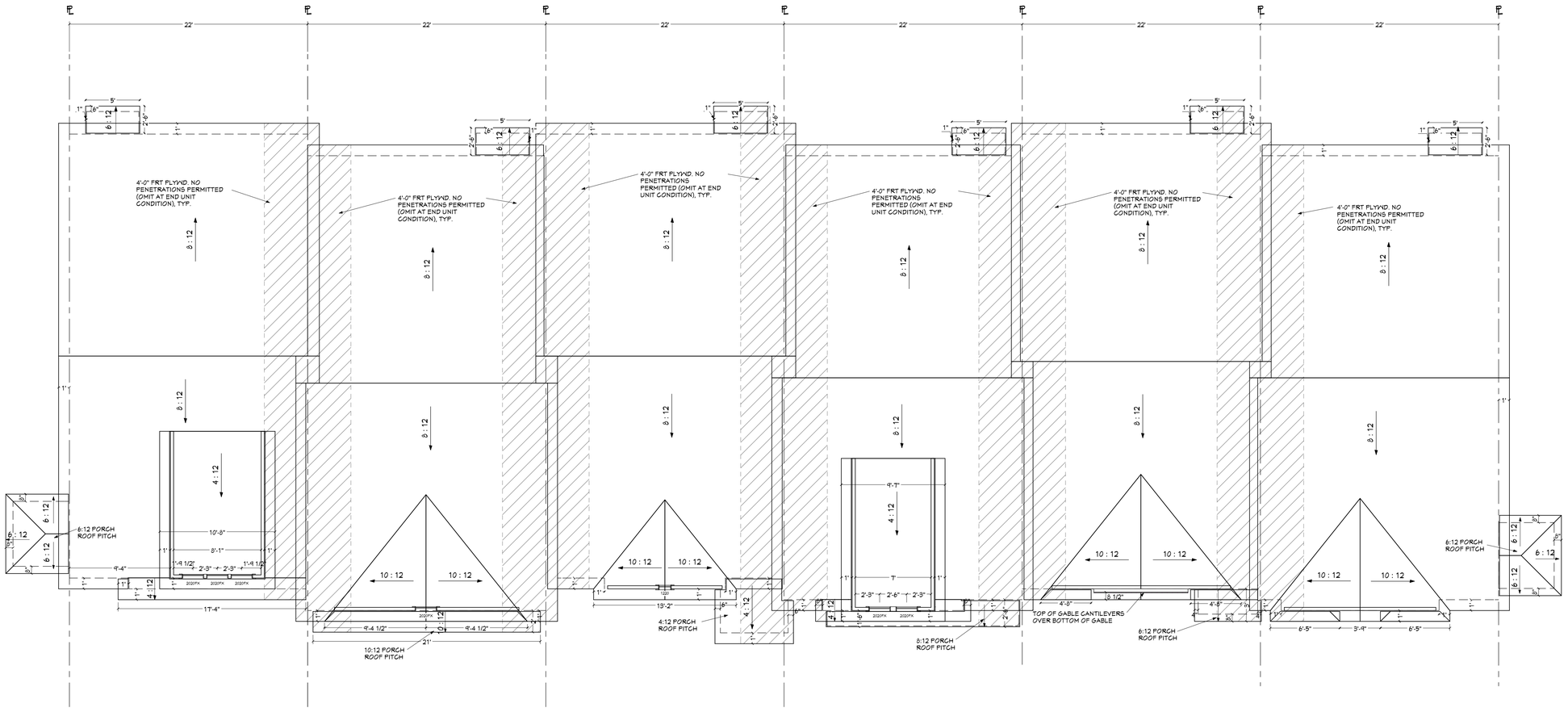
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REV. DATE: 2/13/2024

NO.	DESCRIPTION	DATE
1	CORRECTED FOUNDATION DIM.	
2		

DRAWING DESCRIPTION: STRIP 2ND FLOOR PLANS

SHEET: A-1D



LOT 140 - ELEVATION F | LOT 141 - ELEVATION E | LOT 142 - ELEVATION D | LOT 143 - ELEVATION C | LOT 144 - ELEVATION B | LOT 145 - ELEVATION A

1 STRIP ROOF PLANS - LOTS 140-145
SCALE: 3/16" = 1'-0"

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GREENWOOD, VA 22943

MODEL:
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NO.	DESCRIPTION	DATE
1	CORRECTED FOUNDATION DIM.	
2		

DRAWING DESCRIPTION:
STRIP ROOF PLANS

SHEET:
A-1E



LOT 140 - ELEVATION F | LOT 141 - ELEVATION E | LOT 142 - ELEVATION D | LOT 143 - ELEVATION C | LOT 144 - ELEVATION B | LOT 145 - ELEVATION A

2 STRIP REAR ELEVATIONS - LOTS 140-145
SCALE: 3/16" = 1'-0"



LOT 140 - ELEVATION F | LOT 141 - ELEVATION E | LOT 142 - ELEVATION D | LOT 143 - ELEVATION C | LOT 144 - ELEVATION B | LOT 145 - ELEVATION A

1 STRIP FRONT ELEVATIONS - LOTS 140-145
SCALE: 3/16" = 1'-0"

DRAWINGS PROVIDED BY:
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GREENWOOD, VA 22943

MODEL:
THE COTTONWOOD

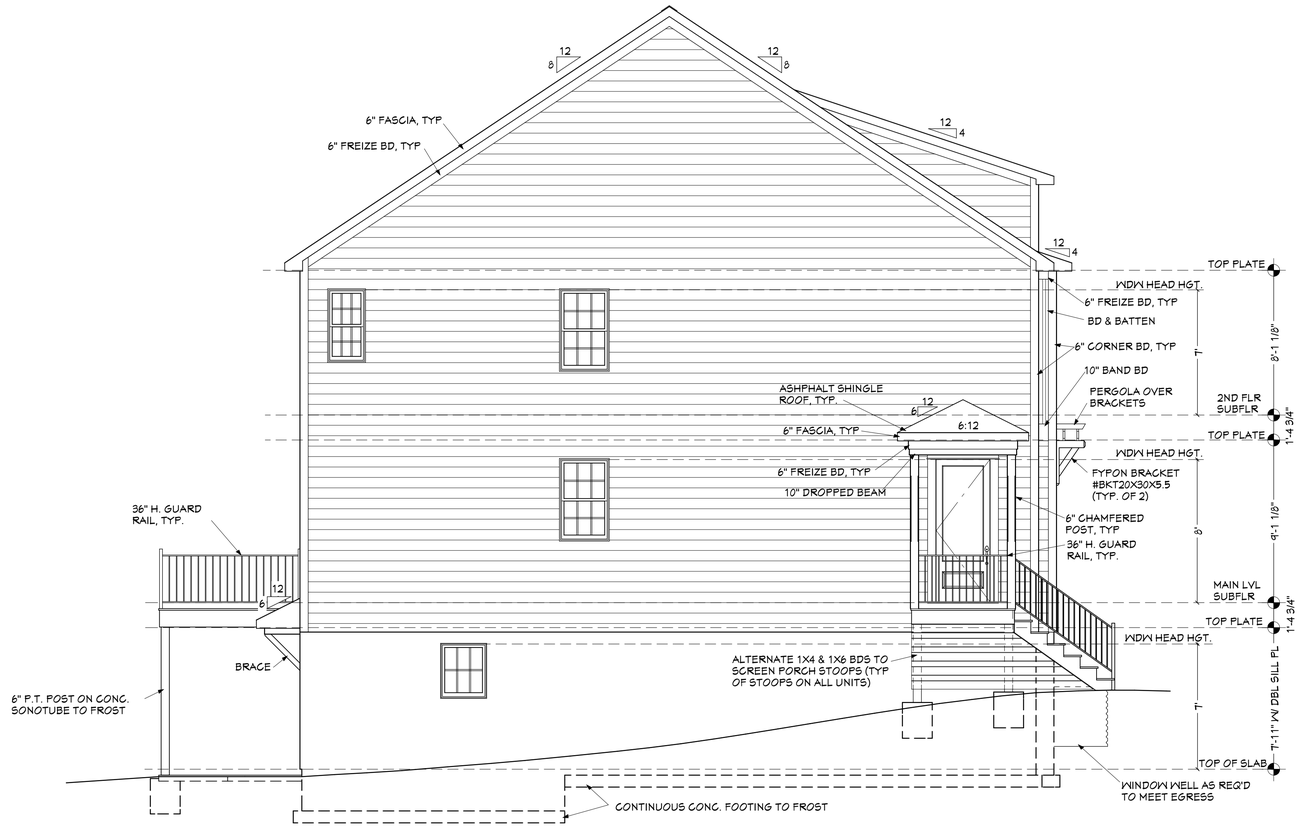
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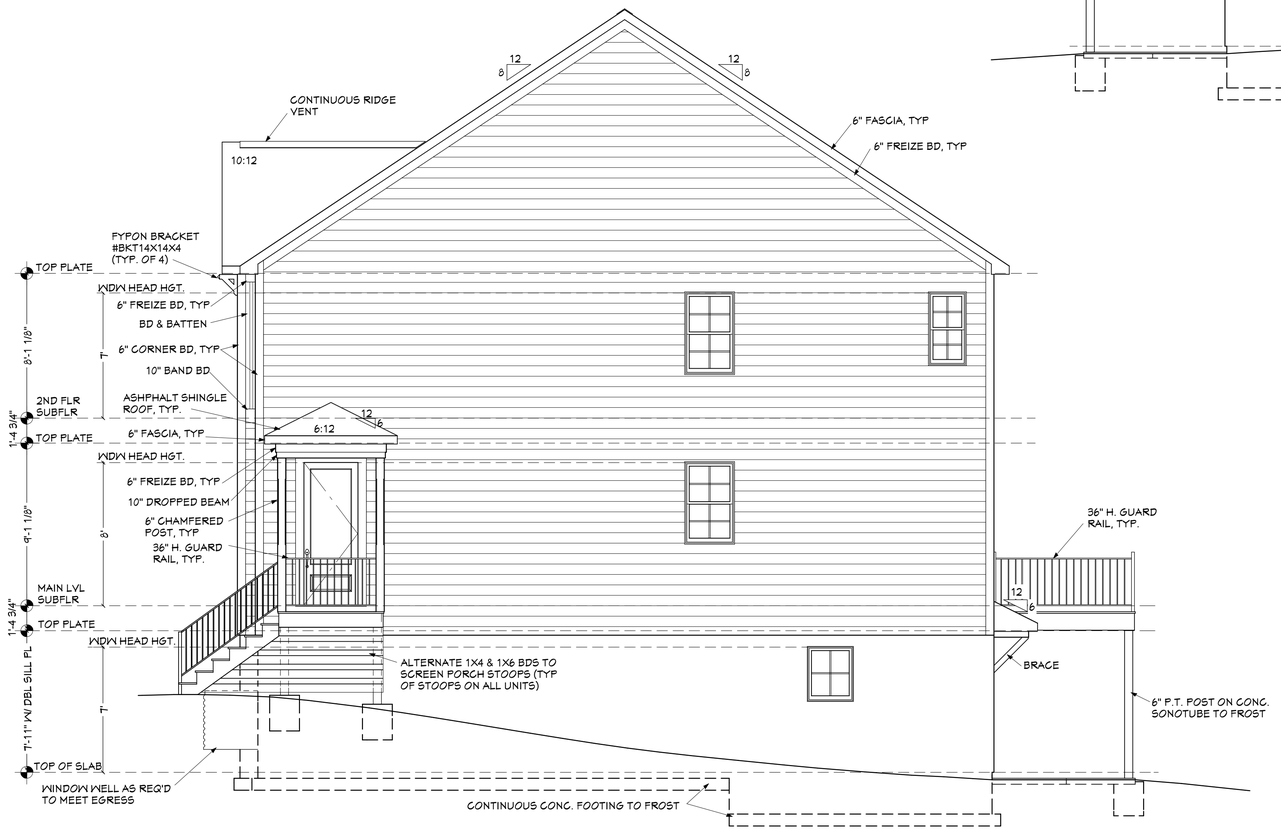
NO.	DESCRIPTION	DATE
1	CORRECTED FOUNDATION DIM.	
2		

DRAWING DESCRIPTION:
STRIP FRONT & REAR ELEVATIONS

SHEET:
A-1F



LOT 140 - ELEVATION F



LOT 145- ELEVATION A

1 STRIP SIDE ELEVATIONS A & F - LOTS 145 & 140
SCALE: 1/4" = 1'-0"

DRAWINGS PROVIDED BY:
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P.O. BOX 303
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MODEL:
THE COTTONWOOD

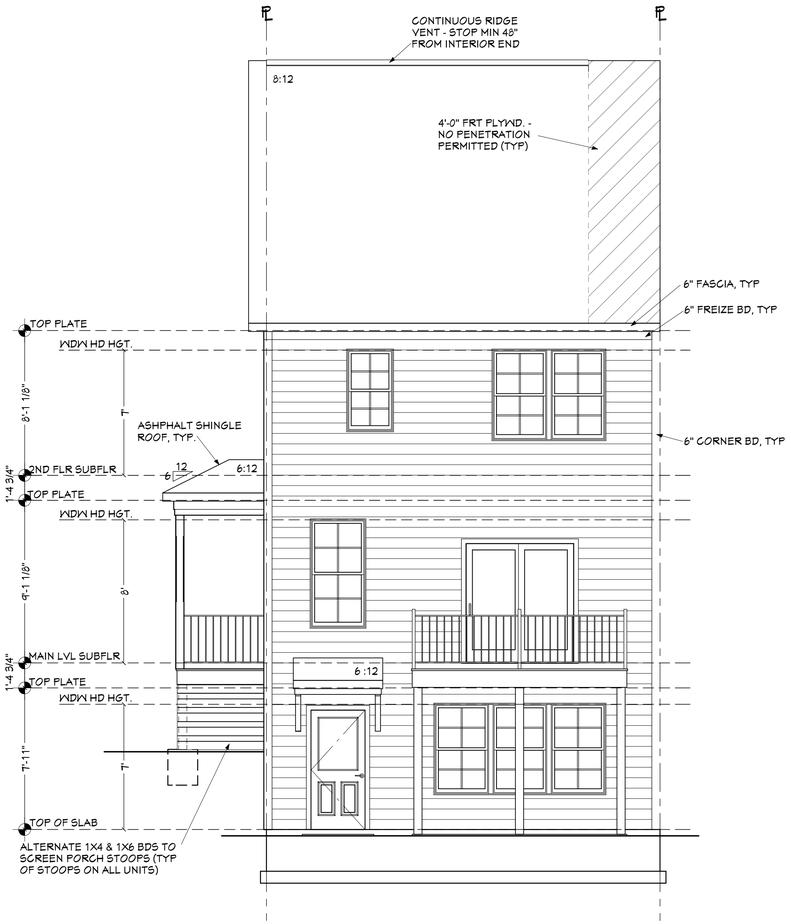
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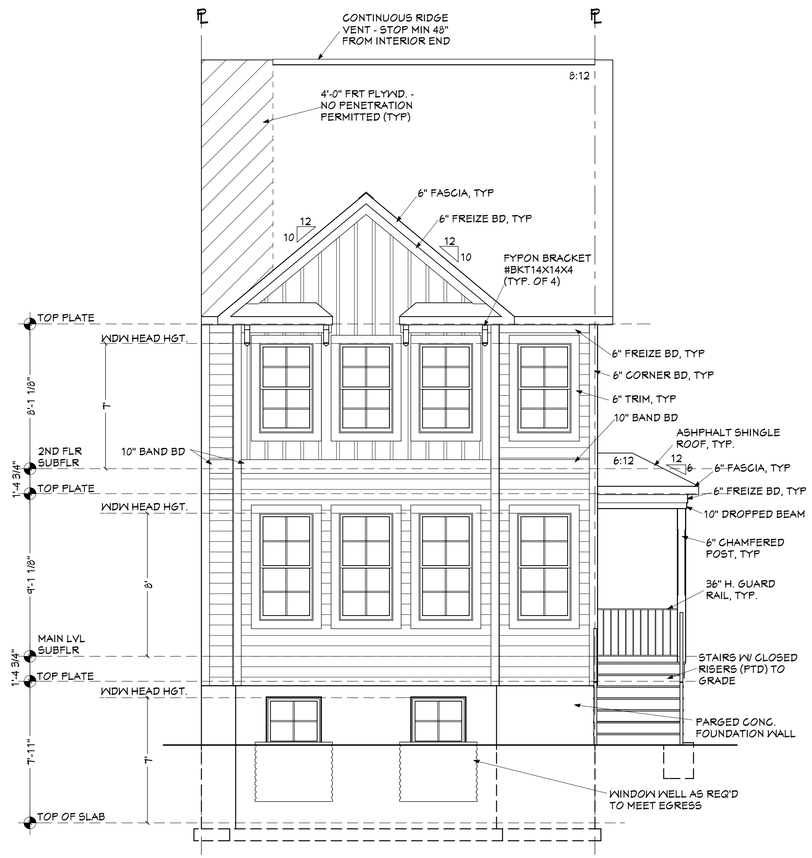
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1	CORRECTED FOUNDATION DIM.	
2		

DRAWING DESCRIPTION:
STRIP SIDE ELEVATIONS

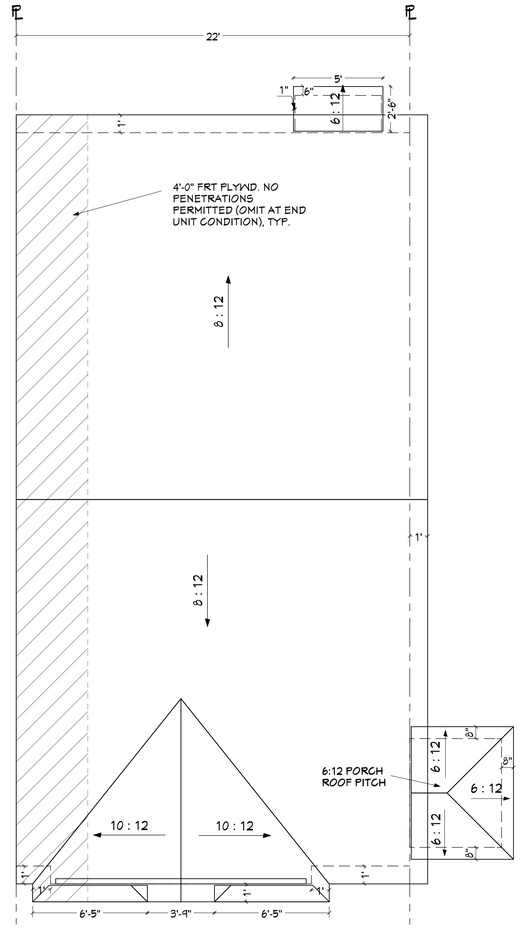
SHEET:
A-1G



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



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



1 ROOF PLAN "A"
SCALE: 1/4" = 1'-0"

DRAWINGS PROVIDED BY:
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P.O. BOX 303
GREENWOOD, VA 22943

MODEL: THE COTTONWOOD

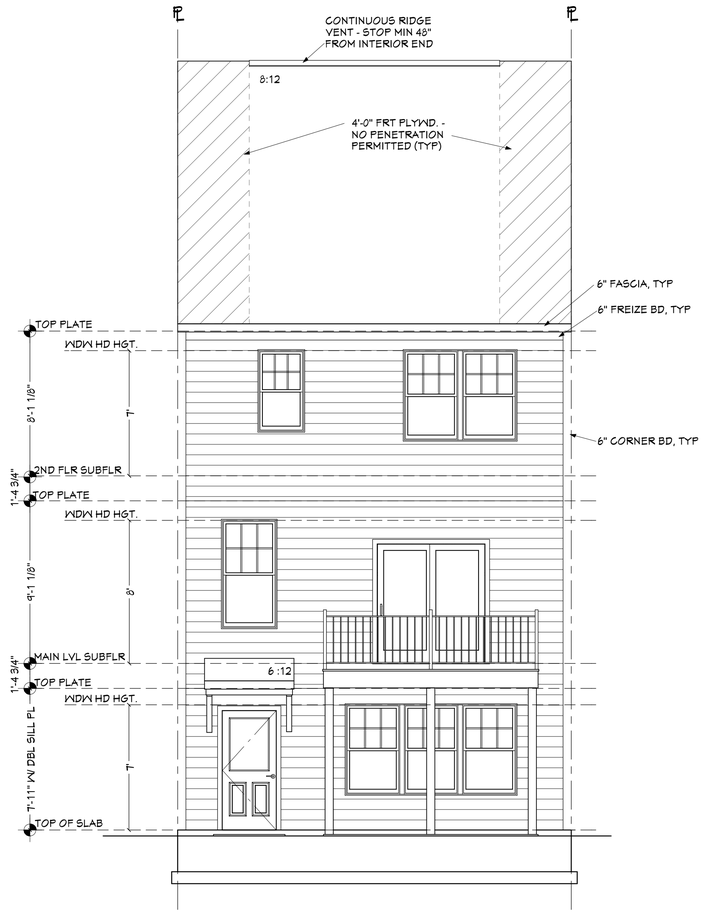
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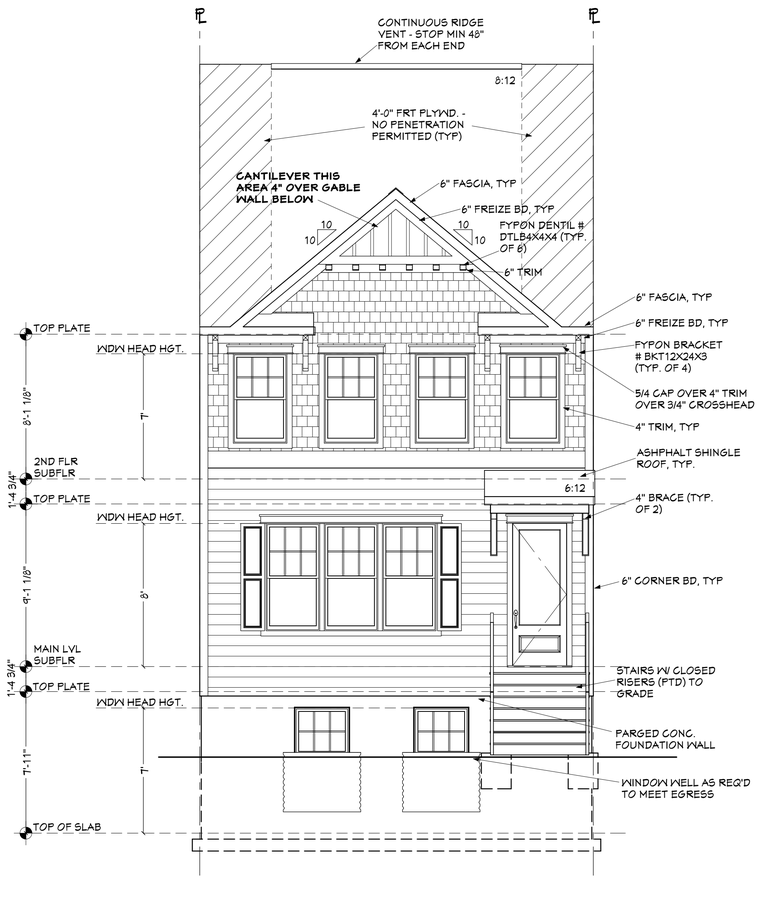
NO	DESCRIPTION	DATE
1	CORRECTED FOUNDATION DIM.	
2		

DRAWING DESCRIPTION: ELEVATION "A" - FRONT, REAR ELEVS & ROOF PLAN

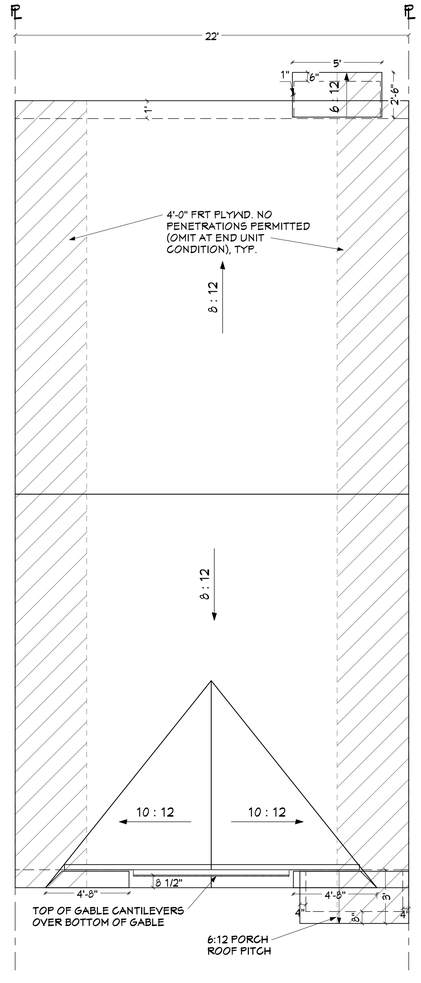
SHEET: A-2A



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



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



1 ROOF PLAN "B"
SCALE: 1/4" = 1'-0"

DRAWINGS PROVIDED BY:
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MODEL: THE COTTONWOOD

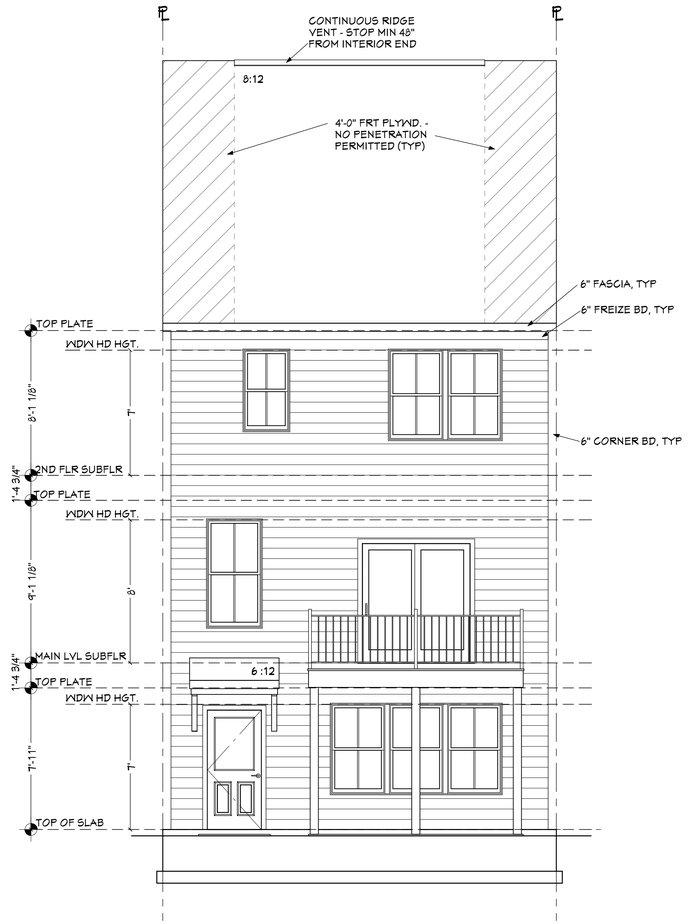
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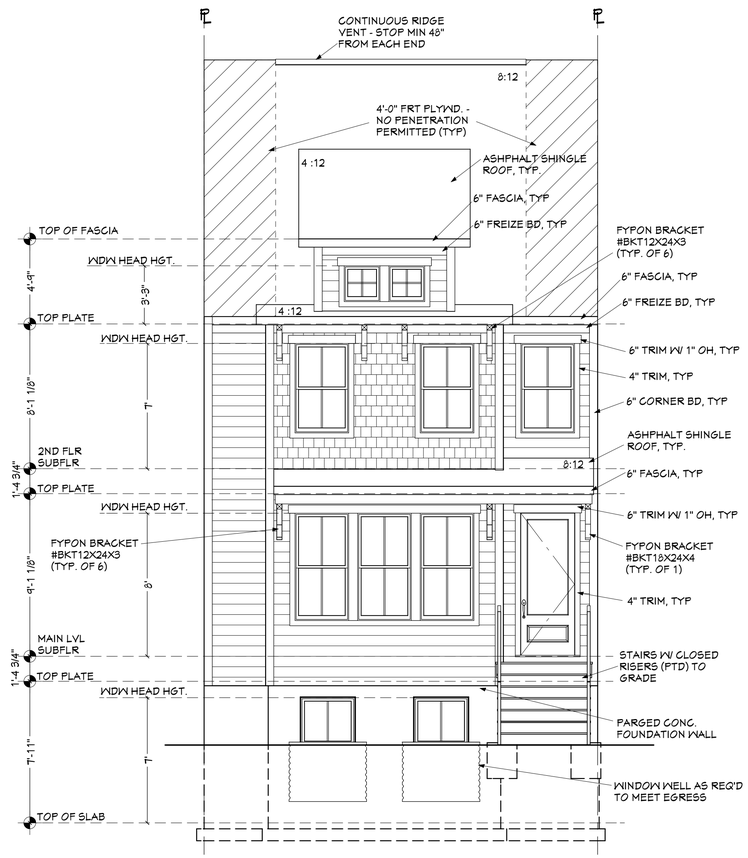
NO.	DESCRIPTION	DATE
1	CORRECTED FOUNDATION DIM.	
2		

DRAWING DESCRIPTION: ELEVATION "B" - FRONT, REAR ELEVS & ROOF PLAN

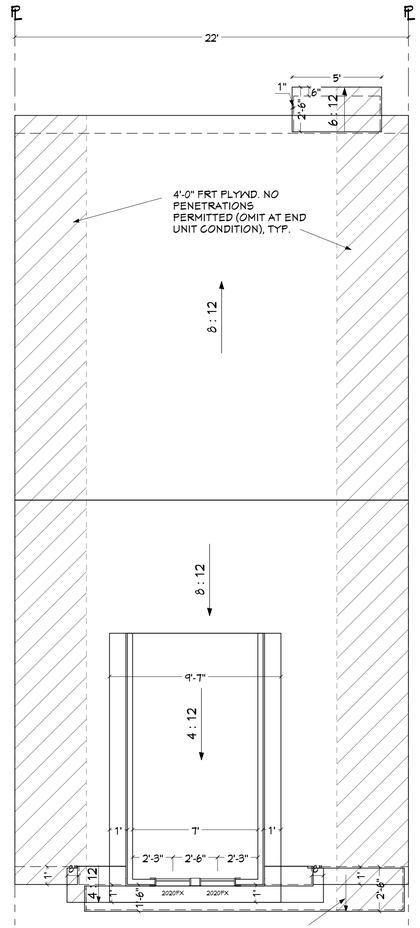
SHEET: A-2B



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



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



1 ROOF PLAN "C"
SCALE: 1/4" = 1'-0"

DRAWINGS PROVIDED BY:
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MODEL: THE COTTONWOOD

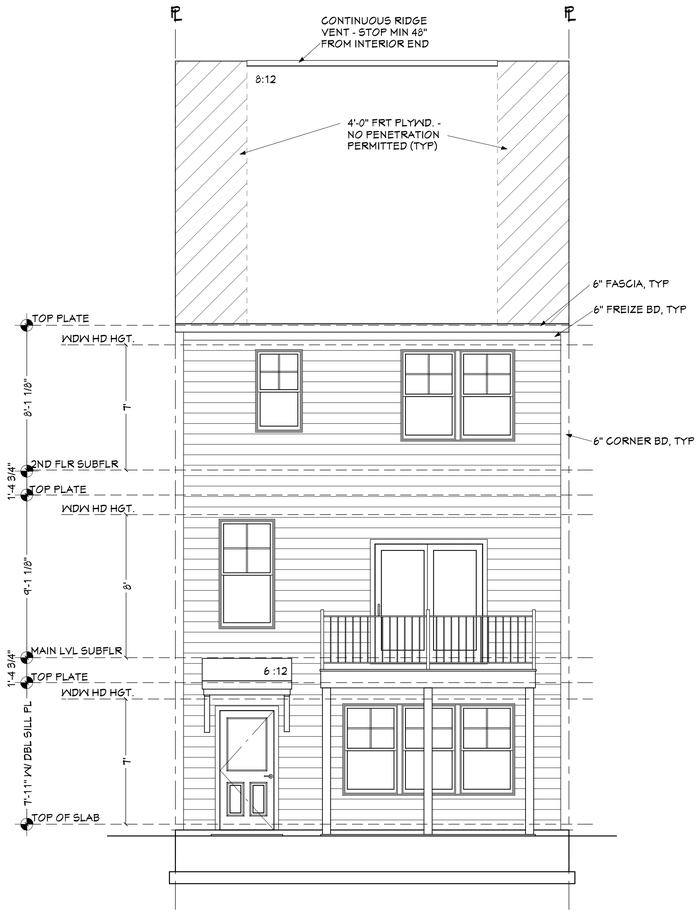
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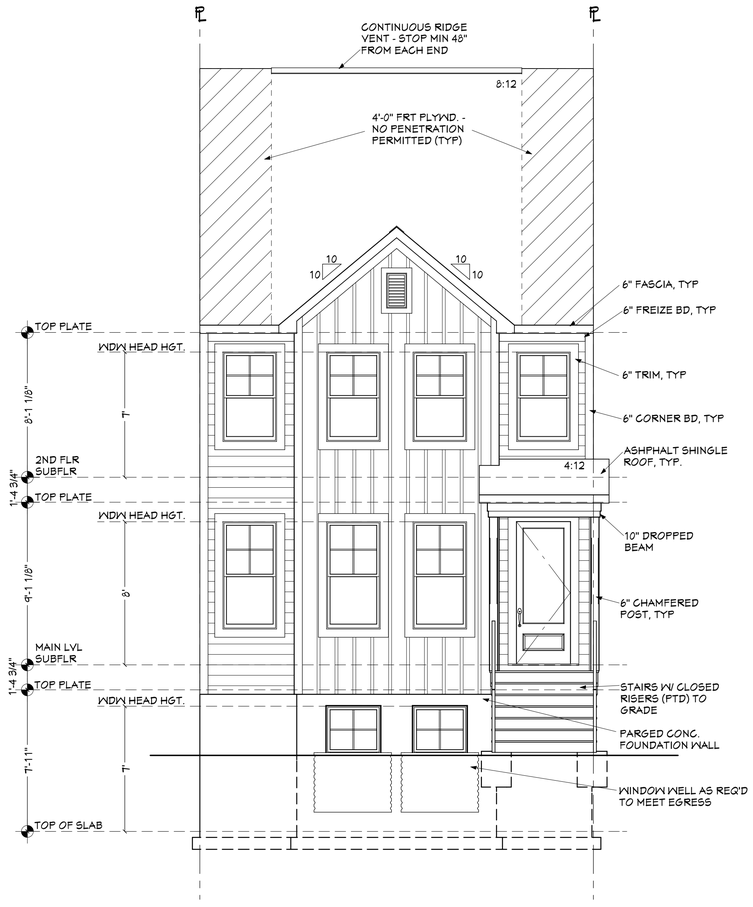
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1	CORRECTED FOUNDATION DIM.	
2		

DRAWING DESCRIPTION: ELEVATION "C" - FRONT, REAR ELEVS & ROOF PLAN

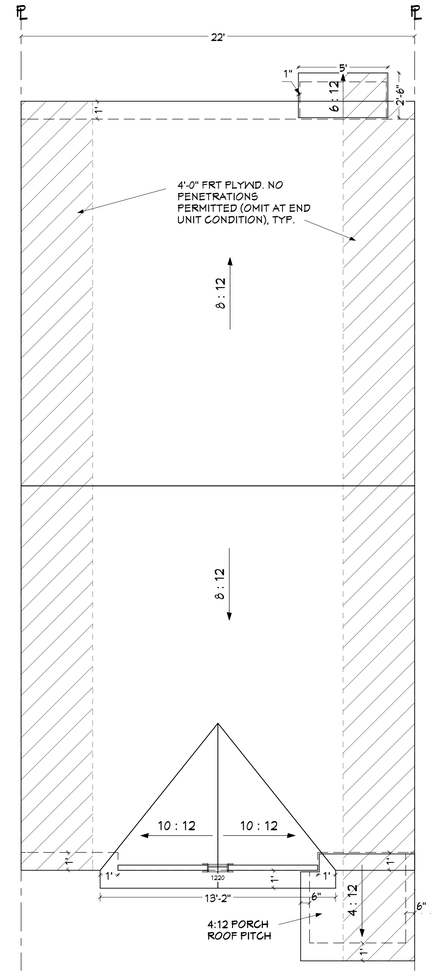
SHEET: A-2C



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



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



1 ROOF PLAN "D"
SCALE: 1/4" = 1'-0"

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MODEL:
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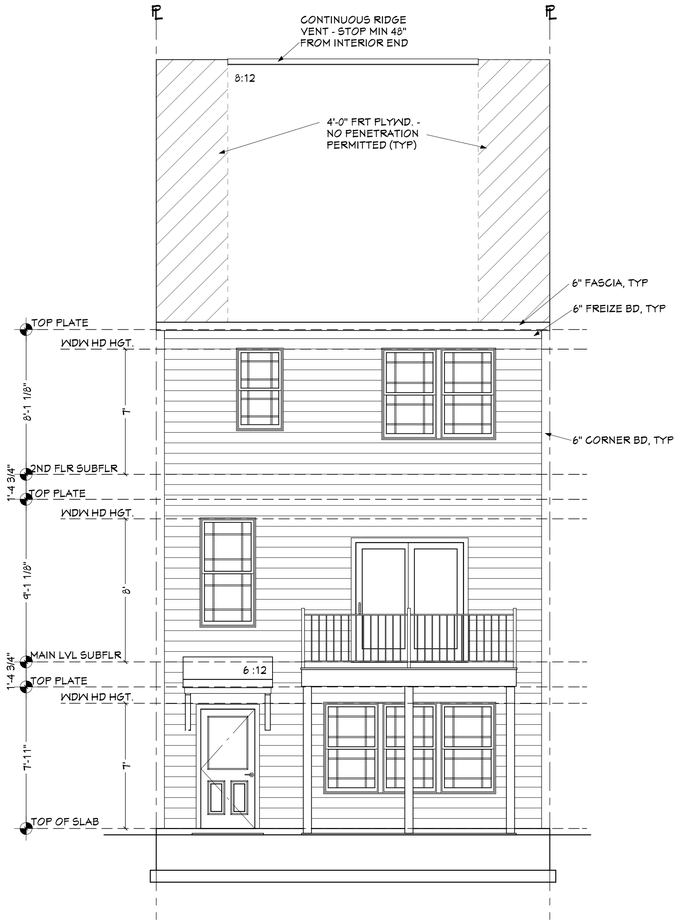
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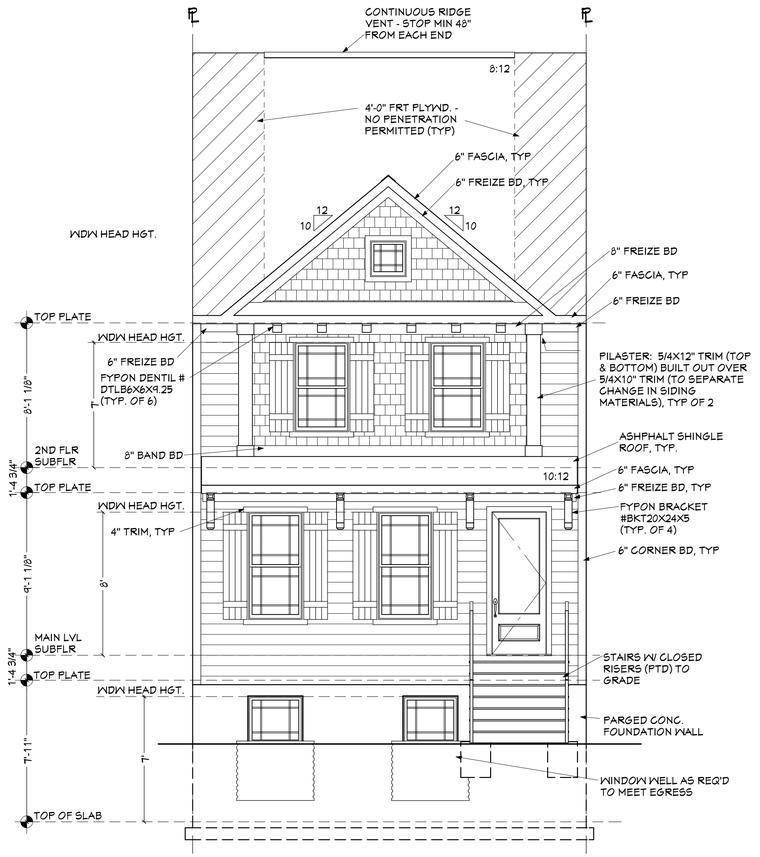
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DRAWING DESCRIPTION:
ELEVATION "D" - FRONT, REAR ELEVS & ROOF PLAN

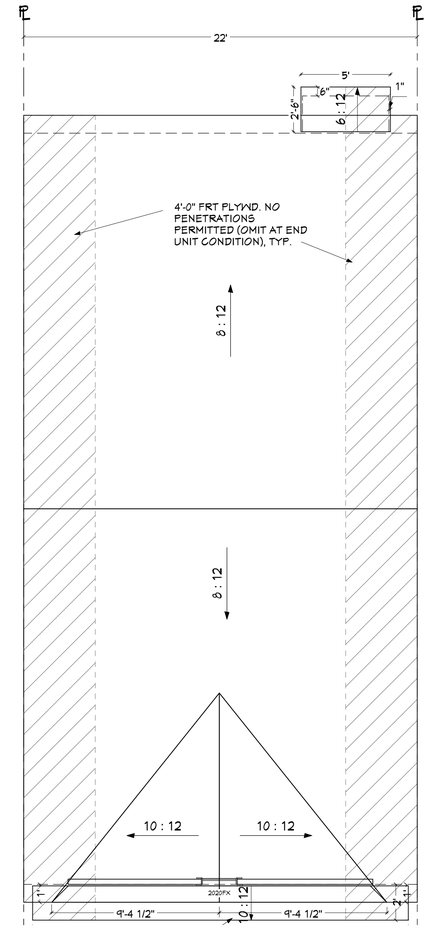
SHEET:
A-2D



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



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



1 ROOF PLAN "E"
SCALE: 1/4" = 1'-0"

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MODEL:
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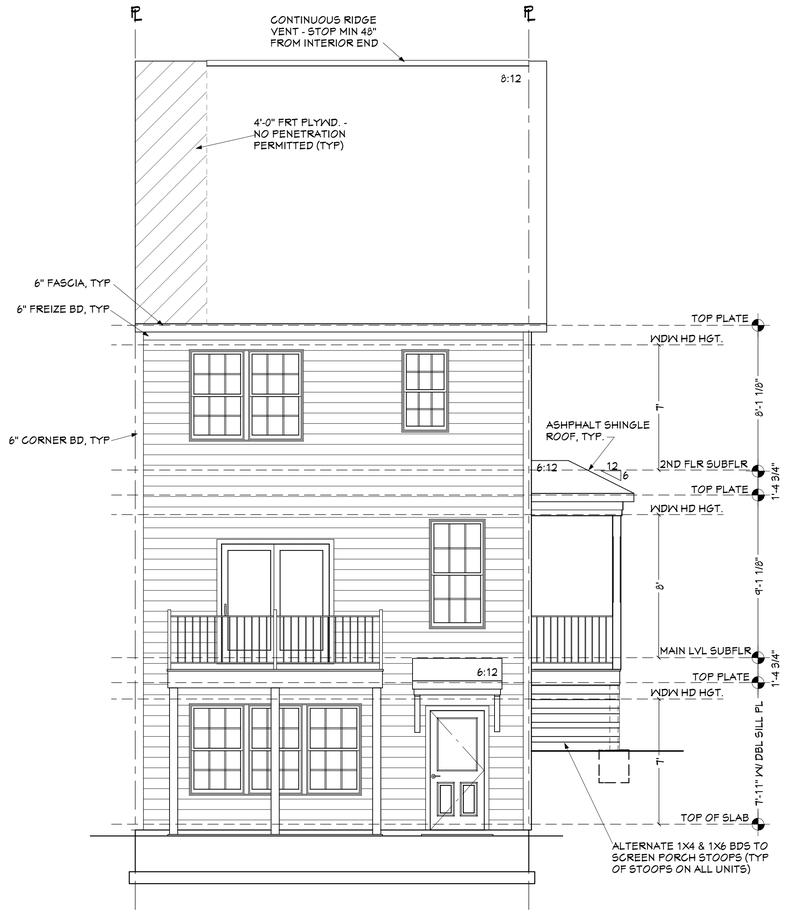
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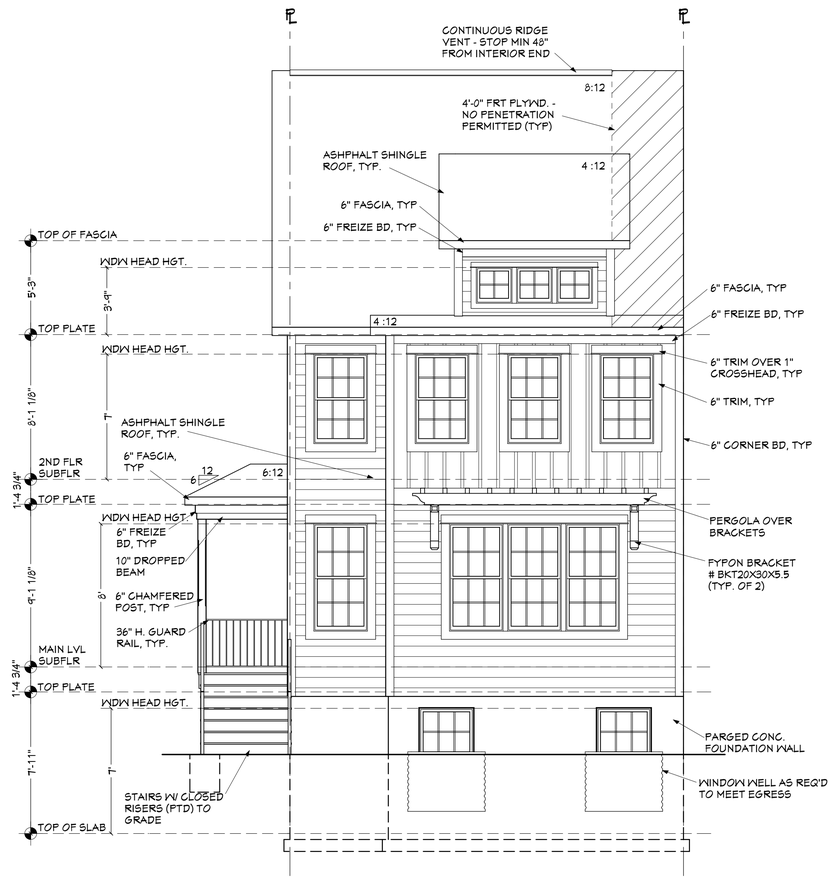
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1	CORRECTED FOUNDATION DIM.	
2		

DRAWING DESCRIPTION:
ELEVATION "E" - FRONT, REAR ELEVS & ROOF PLAN

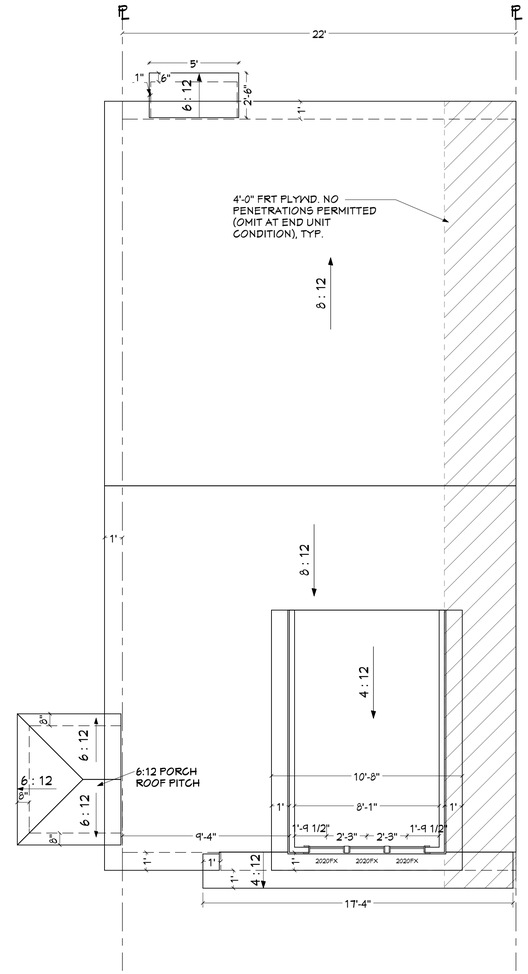
SHEET:
A-2E



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



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



1 ROOF PLAN "F"
SCALE: 1/4" = 1'-0"

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GREENWOOD, VA 22943

MODEL:
THE COTTONWOOD

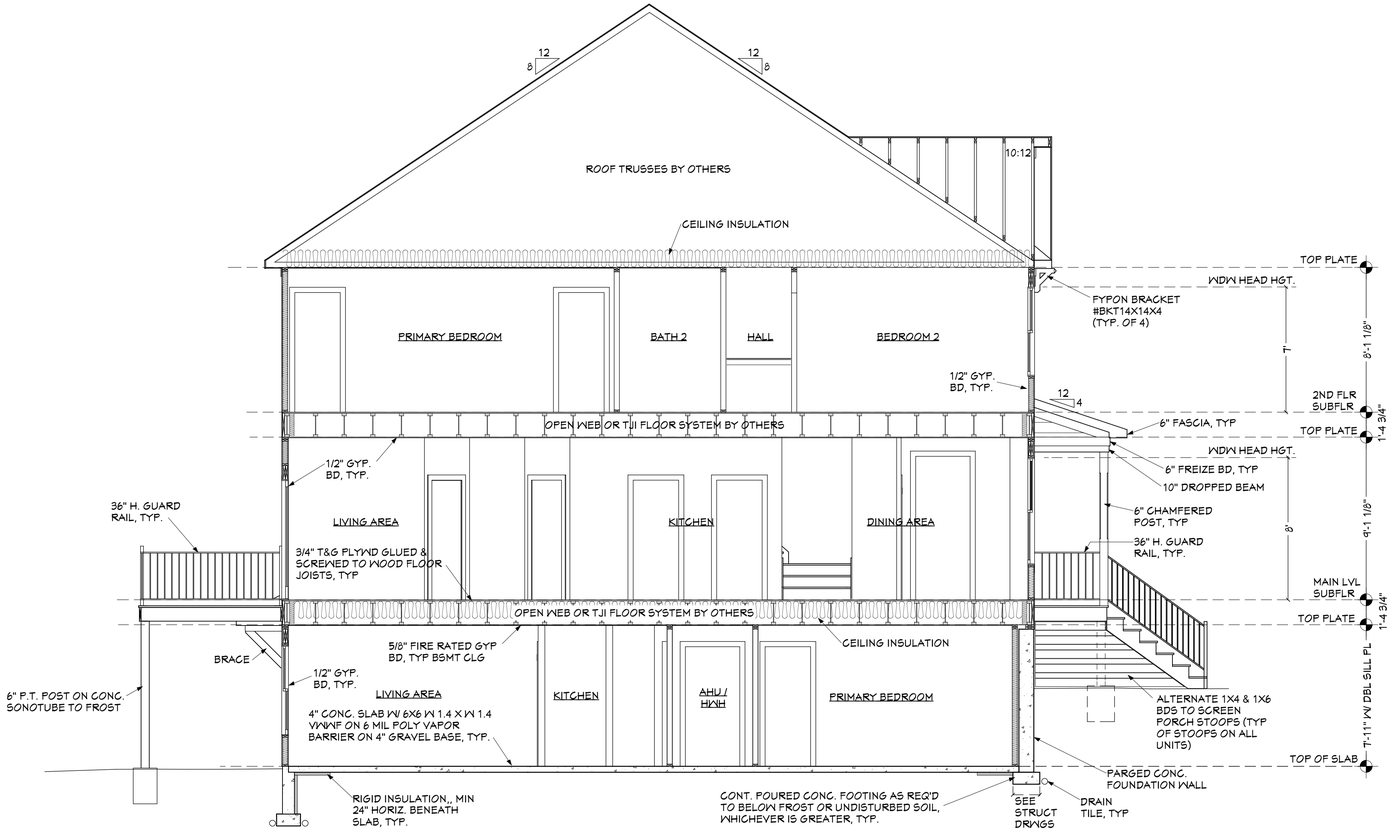
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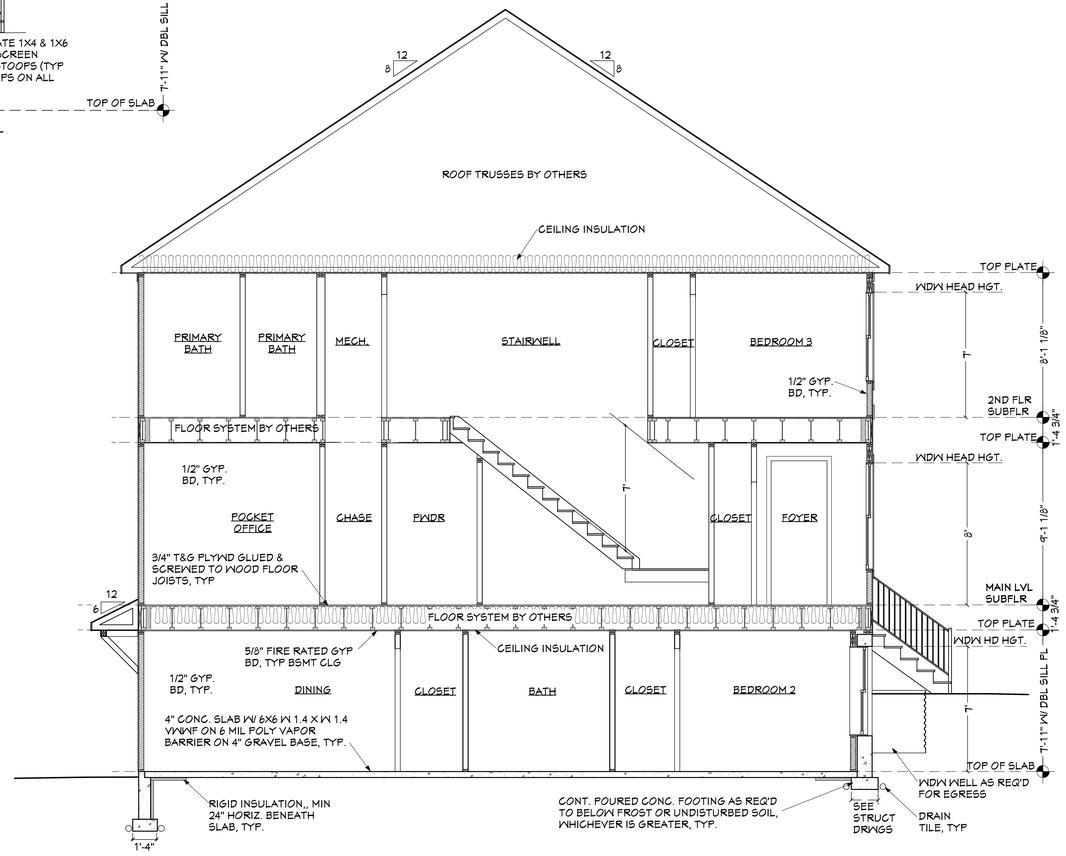
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1	CORRECTED FOUNDATION DIM.	
2		

DRAWING DESCRIPTION:
ELEVATION "F" - FRONT, REAR ELEVS & ROOF PLAN

SHEET:
A-2F



2 BUILDING SECTION - ELEVATION "A" THRU FRONT GABLE
SCALE: 1/4" = 1'-0" SHOWN W/ FRONT ENTRY



1 BUILDING SECTION - ELEVATION "A" THRU STAIRS
SCALE: 1/4" = 1'-0" SHOWN W/ SIDE ENTRY

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GREENWOOD, VA 22943

MODEL:
THE COTTONWOOD

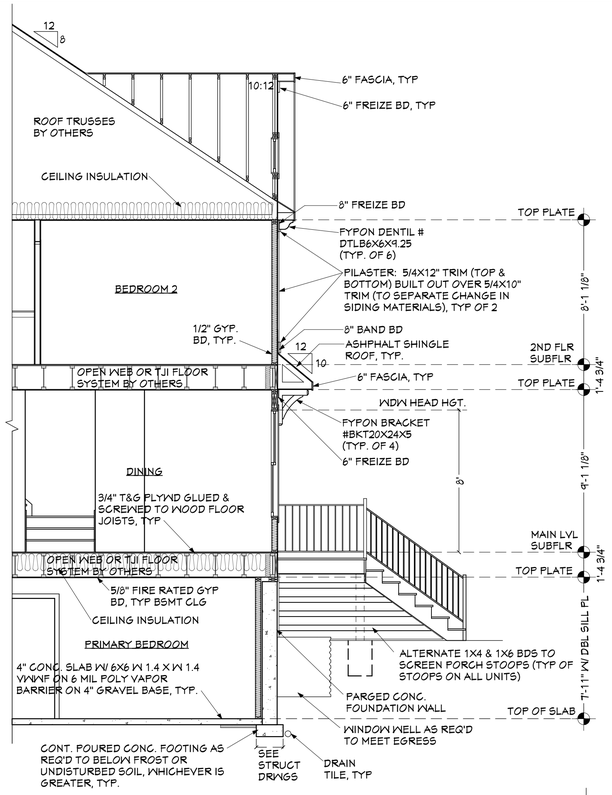
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2/6/24

REV. DATE:
2/13/2024

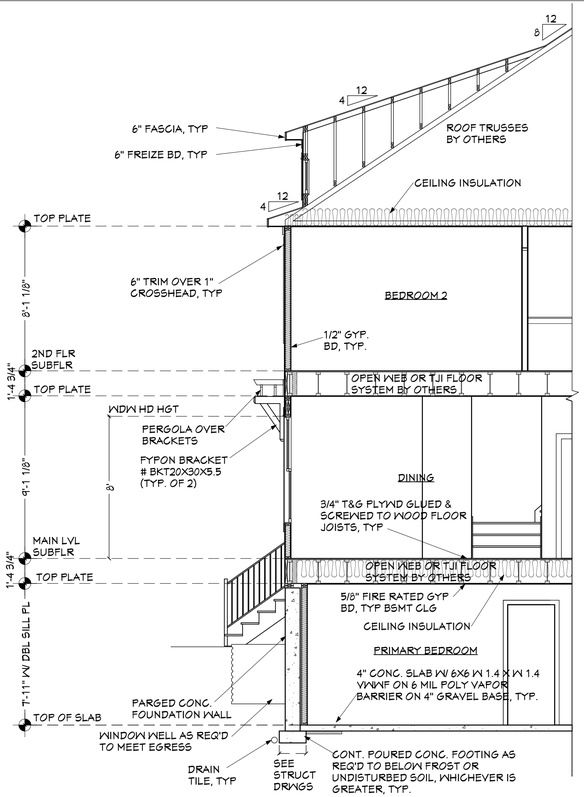
NO.	DESCRIPTION	DATE
1	CORRECTED FOUNDATION DIM.	
2		

DRAWING DESCRIPTION:
BUILDING SECTION - ELEVATION "A"

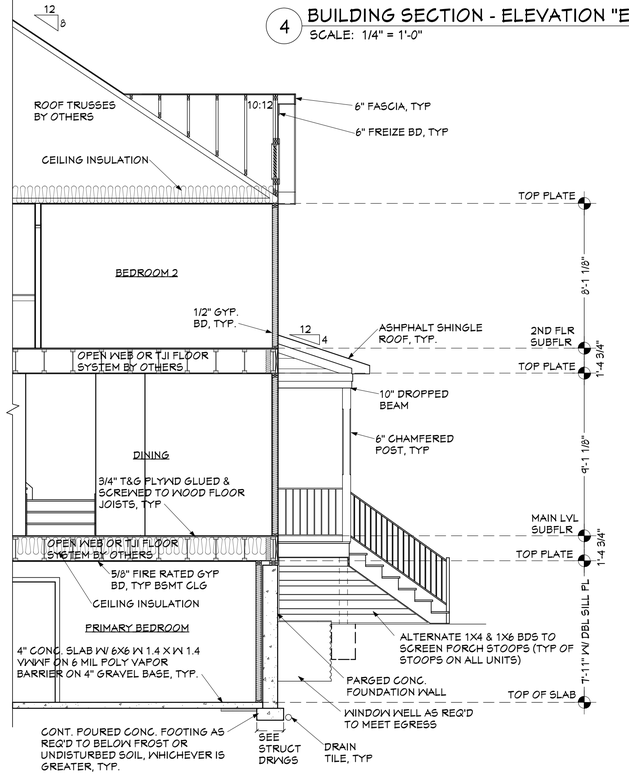
SHEET:
A-3A



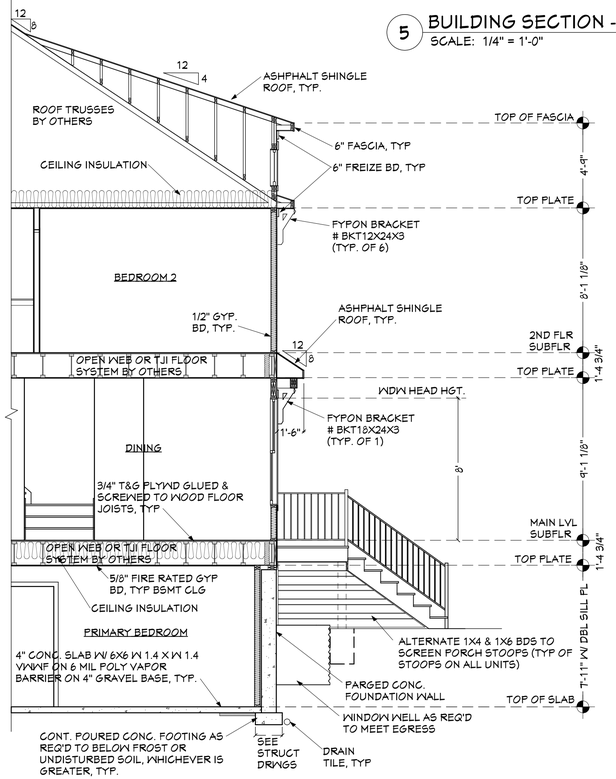
4 BUILDING SECTION - ELEVATION "E"
SCALE: 1/4" = 1'-0"



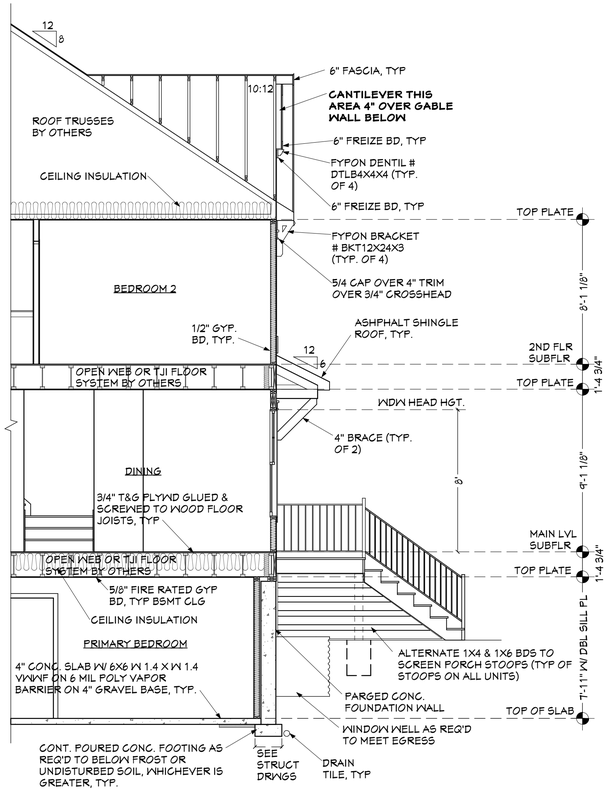
5 BUILDING SECTION - ELEVATION "F"
SCALE: 1/4" = 1'-0"



3 BUILDING SECTION - ELEVATION "D"
SCALE: 1/4" = 1'-0"



2 BUILDING SECTION - ELEVATION "C"
SCALE: 1/4" = 1'-0"



1 BUILDING SECTION - ELEVATION "B"
SCALE: 1/4" = 1'-0"

DRAWINGS PROVIDED BY:
~~GREENWOOD HOMES~~
P.O. BOX 303
GREENWOOD, VA 22943

MODEL:
THE COTTONWOOD

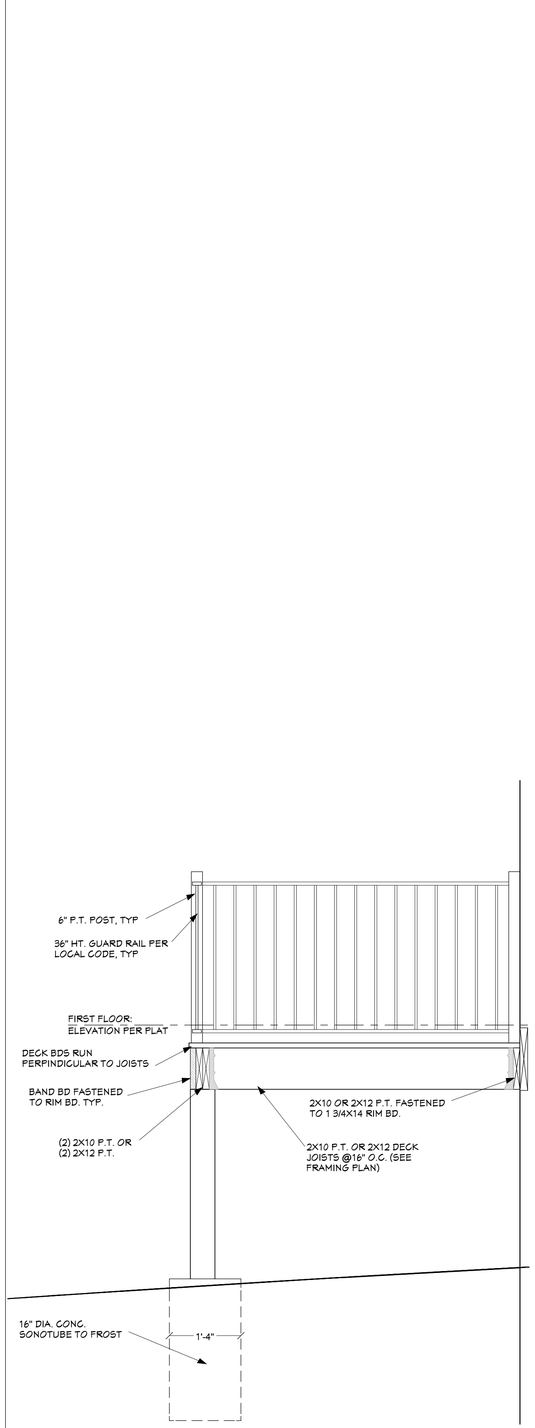
ISSUE DATE:
2/6/24

REV. DATE:
2/13/2024

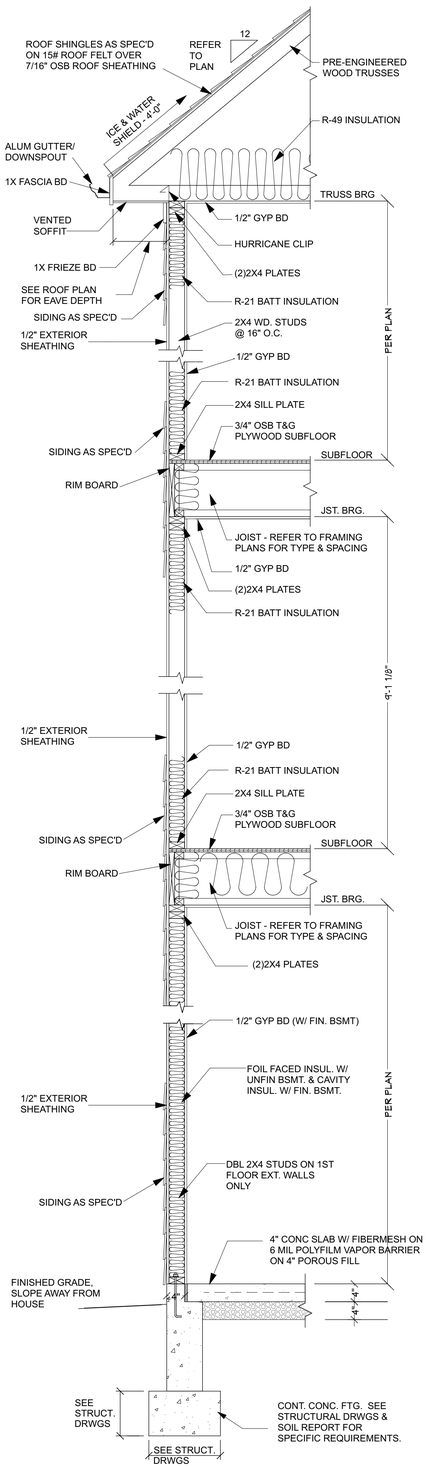
NO	DESCRIPTION	DATE
1	CORRECTED FOUNDATION DIM.	
2		

DRAWING DESCRIPTION:
PARTIAL BLDG SECTIONS - ELEVATIONS "B", "C", "D", "E", & "F"

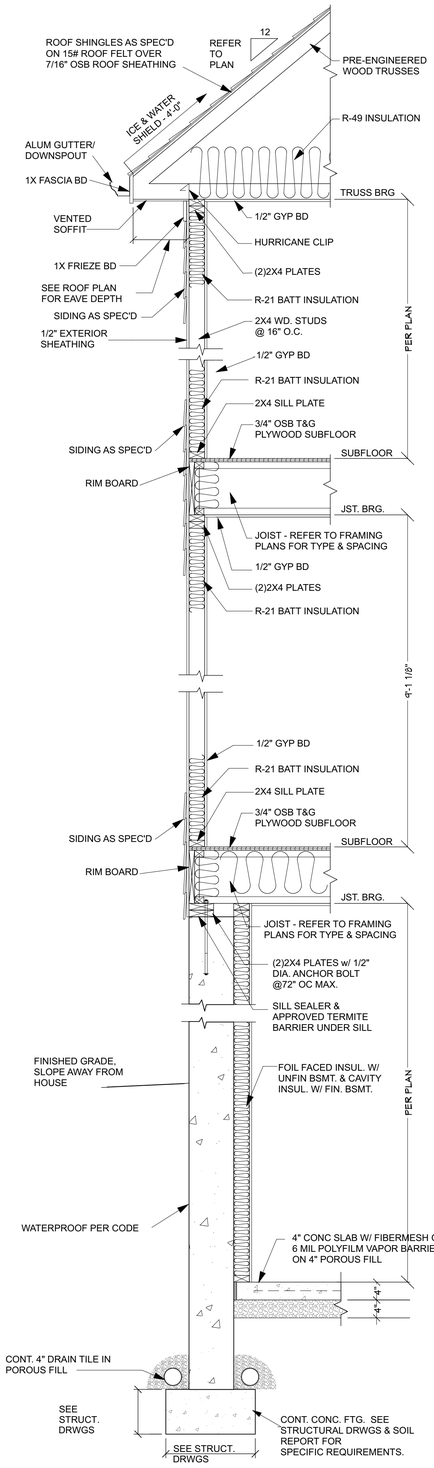
SHEET:
A-3B



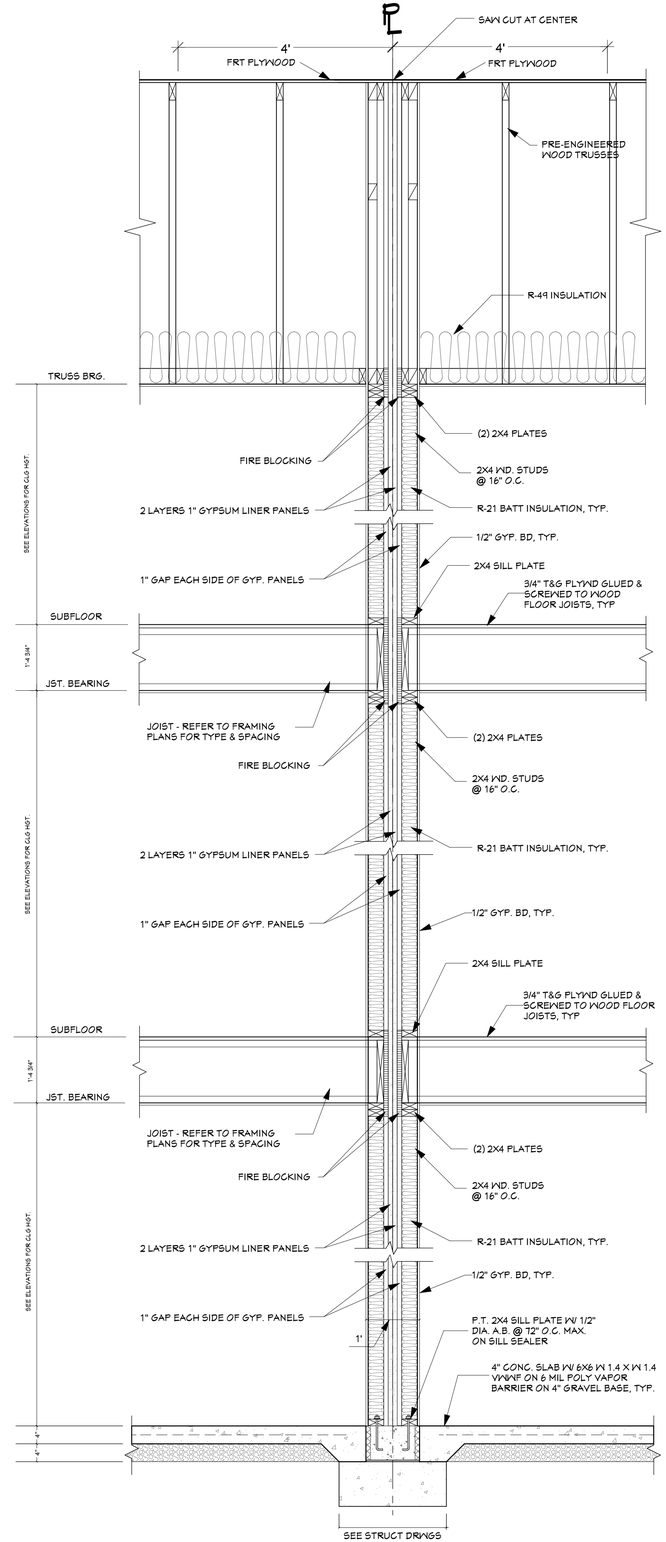
4 TYPICAL DECK SECTION
3/4" = 1'-0"



3 TYPICAL SIDING WALL SECTION
3/4" = 1'-0"



2 TYPICAL CONC W/ SIDING WALL SECTION
3/4" = 1'-0"



1 2 HOUR RATED FIRE WALL SECTION
3/4" = 1'-0"
SIDING - TWO STORY

DRAWINGS PROVIDED BY:
~~GREENWOOD HOMES~~
P.O. BOX 303
GREENWOOD, VA 22943

MODEL:
THE COTTONWOOD

ISSUE DATE:
2/6/24

REV. DATE:
2/13/2024

NO	DESCRIPTION	DATE
1	CORRECTED FOUNDATION DIM.	
2		

DRAWING DESCRIPTION:
WALL SECTIONS

SHEET:
A-5A

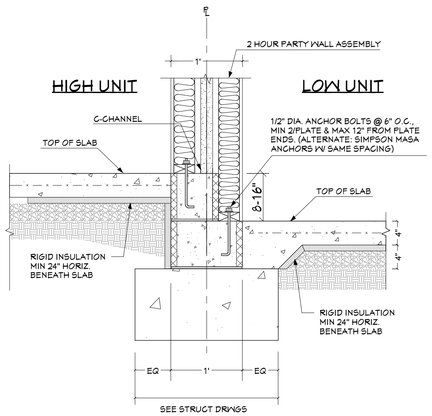
15 NOT USED
SCALE: 1 1/2" = 1'-0"

14 NOT USED
SCALE: 1" = 1'-0"

13 NOT USED
SCALE: 1" = 1'-0"

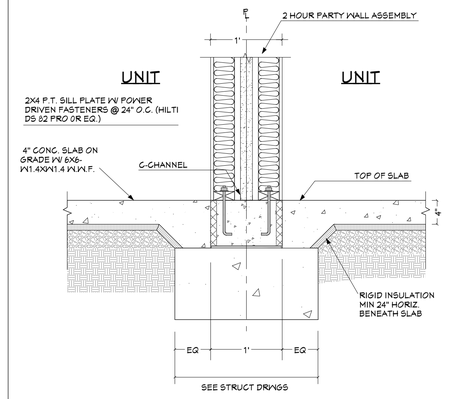
12 NOT USED
SCALE: 1" = 1'-0"

11 NOT USED
SCALE: 1" = 1'-0"

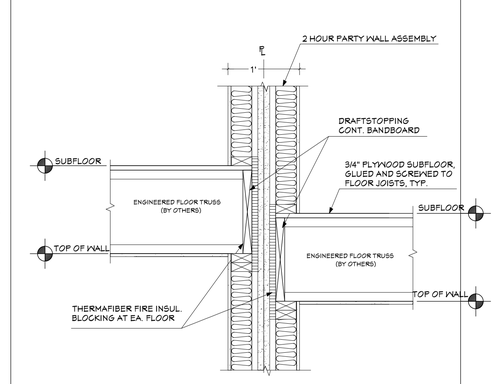


10 NOT USED
SCALE: 1" = 1'-0"

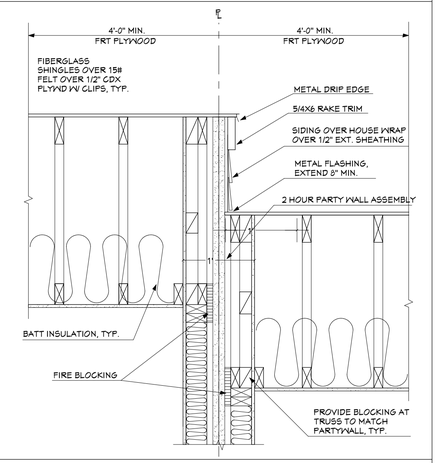
9 SECTION DETAIL - TYP. AT UNIT SEPARATION WALLS BTW STEPPED UNITS
SCALE: 1" = 1'-0"



8 SECTION DETAIL - TYP. AT UNIT SEPARATION WALLS BTW FLUSH UNITS
SCALE: 1" = 1'-0"

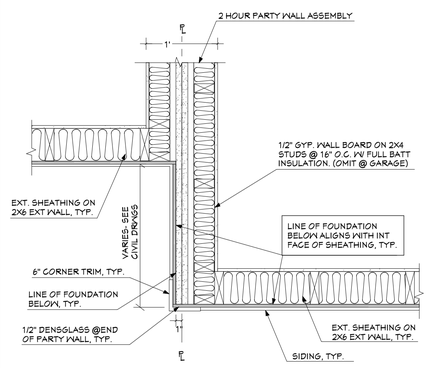


7 SECTION DETAIL @ FLOOR BETWEEN UNITS
SCALE: 1" = 1'-0"

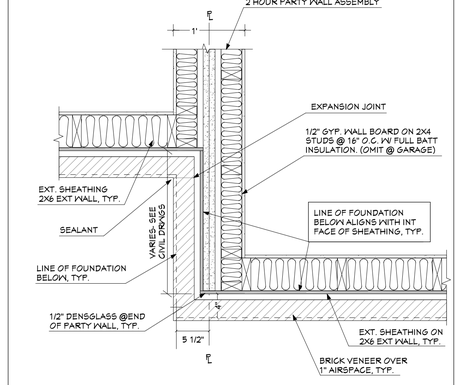


6 SECTION DETAIL @ ROOF BETWEEN UNITS
SCALE: 1" = 1'-0"

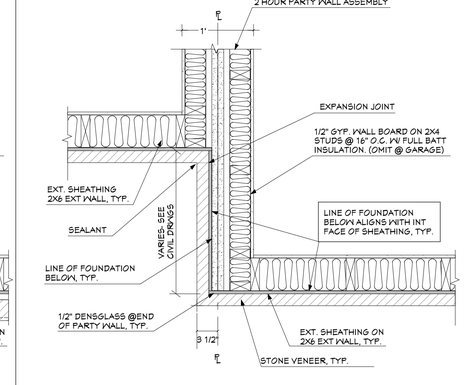
5 NOT USED
SCALE: 1" = 1'-0"



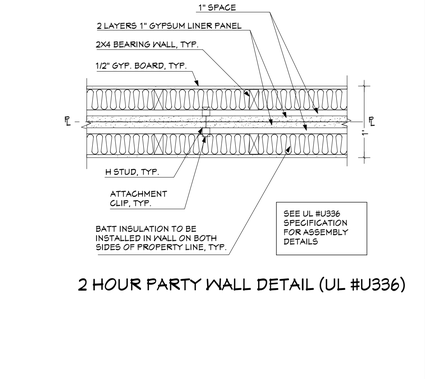
4 OFFSET DETAIL - SIDING
SCALE: 1" = 1'-0"



3 OFFSET DETAIL - BRICK
SCALE: 1" = 1'-0"



2 OFFSET DETAIL - STONE
SCALE: 1" = 1'-0"



2 HOUR PARTY WALL DETAIL (UL #U336)

1 2 HOUR PARTY WALL DETAIL (UL #U336)
SCALE: 1" = 1'-0"

DRAWINGS PROVIDED BY:
GREENWOOD HOMES
P.O. BOX 303
GREENWOOD, VA 22943

MODEL:
THE COTTONWOOD

ISSUE DATE:
2/6/24

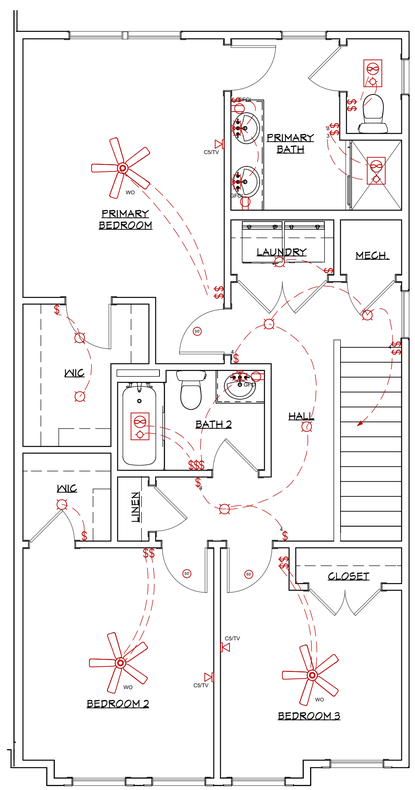
REV. DATE:
2/13/2024

NO.	DESCRIPTION	DATE
1	CORRECTED FOUNDATION DIM.	
2		

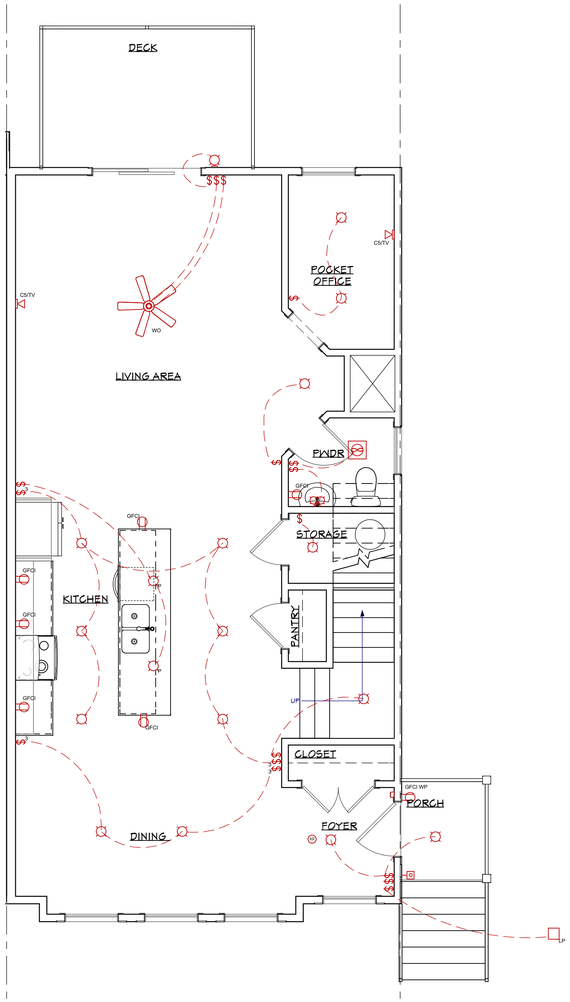
DRAWING DESCRIPTION:
PARTY WALL DETAILS

SHEET:
A-5B

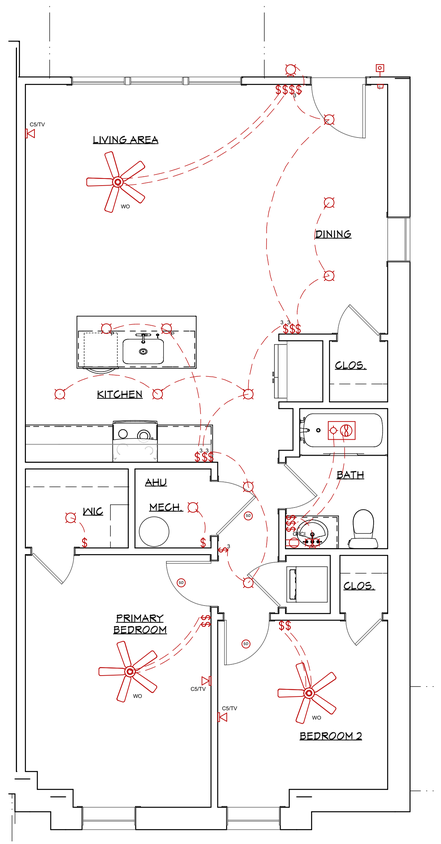
NOTE: PROVIDE ELECTRICAL RECEPTACLES PER CODE



2ND FLOOR - UPPER UNIT



1ST FLOOR - UPPER UNIT



TERRACE LEVEL UNIT

ELECTRICAL SYMBOLS

- $ SINGLE POLE SWITCH
- $3 THREE (3) POLE SWITCH
- $4 FOUR (4) POLE SWITCH
- $DM DIMMER SWITCH
- $R REOSTAT SWITCH
- $GD GARBAGE DISPOSAL SWITCH
- SINGLE OUTLET
- DUPLEX OUTLET
- $S DUPLEX OUTLET W/ SWITCH
- DUPLEX OUTLET - SPLIT WIRED TO SWITCH
- GFCI DUPLEX OUTLET - GROUND FAULT CIRCUIT INTERRUPTED
- GFCI WP DUPLEX OUTLET - WEATHER PROOF GROUND FAULT CIRCUIT INTERRUPTED
- 220 SERVICE OUTLET
- RA RANGE
- DW DISHWASHER
- M MICROWAVE
- FLOOR OUTLET
- GD GARAGE DOOR OPENER RECEPTACLE - CLG MOUNTED
- P PENDANT LIGHT
- LED CEILING LIGHT FIXTURE
- KL KEYLESS CEILING LIGHT (BARE BULB)
- WP LED CEILING LIGHT FIXTURE - WET PROTECTED
- WALL MOUNTED LIGHT FIXTURE
- DINING / KITCHEN CHANDELIER
- FLOURESCENT LIGHT FIXTURE
- UNDER CABINET LIGHT FIXTURE
- LP LAMP POST
- CEILING EXHAUST FAN
- CEILING EXHAUST FAN W/ LIGHT
- WALL EXHAUST FAN
- TELEPHONE OUTLET
- CS/TV CAT5 / TELEVISION OUTLET
- SD SMOKE DETECTOR
- SPRINKLER ALARM BELL
- DC DOORBELL CHIME
- EP ELECTRICAL PANEL
- ELECTRICAL METER
- CEILING FAN
- WO CEILING FAN - BOX & WIRE FOR FAN & LIGHT ONLY - SEE NOTE BELOW

SMOKE DETECTOR NOTES:
- ALL SMOKE DETECTORS TO BE WIRED TOGETHER TO PROVIDE A SIMULTANEOUS ALARM
- SMOKE DETECTORS SHALL BE 110 VOLT W/ A BATTERY BACK-UP

NOTES:
- INSTALL LED CEILING LIGHT FIXTURE (PUCK LIGHT) AT CEILING FAN BOX & WIRE LOCATIONS UNLESS CEILING FAN IS SELECTED.
- CH INDICATES COUNTER HEIGHT
- DIMENSIONS ADJACENT TO SYMBOL INDICATES HEIGHT ABOVE FINISH FLOOR
- RANGE AND DRYER ARE SHOWN AS 220V. IF THEY ARE GAS, INSTALL 110V LINES ILO 220V
- RECEPTACLES, SWITCHES, & LIGHTS SHOWN ON PLANS ARE IN LOCATIONS BASED ON FRAMING AND ELECTRICAL CODE

DRAWINGS PROVIDED BY:
GREENWOOD HOMES
P.O. BOX 303
GREENWOOD, VA 22943

MODEL: THE COTTONWOOD

ISSUE DATE: 2/6/24

REV. DATE: 2/13/2024

NO.	DESCRIPTION	DATE
1	CORRECTED FOUNDATION DIM.	
2		

DRAWING DESCRIPTION: ELECTRICAL PLANS

SHEET: E-1

Glenbrook IV

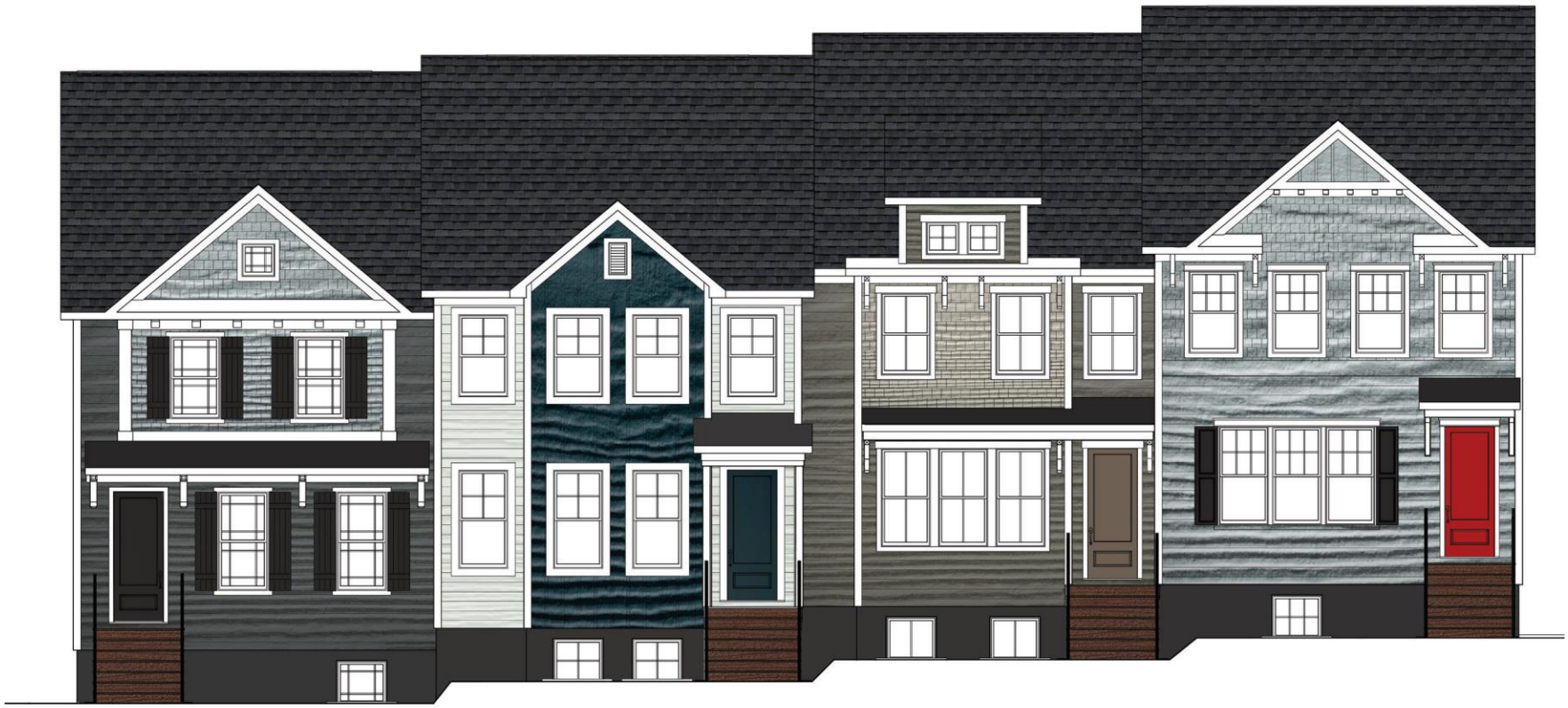
Cottonwood Townhomes - Lots 116-117 & 119-120

ARB Submission

February 2024

GREENWOOD
HOMES

FRONT EXTERIOR ELEVATIONS FOR LOTS 116-117 & 119-120



Lot 116 Lot 117 Lot 119 Lot 120

REAR EXTERIOR ELEVATIONS FOR LOTS 116-117 & 119-120



Lot 120 Lot 119 Lot 117 Lot 116

SIDE EXTERIOR ELEVATIONS FOR END UNITS (LOTS 116 & 120)



Lot 120



Lot 116

EXTERIOR ELEVATION DETAILS



NOTE: VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ROAD SHALL BE ELIMINATED. THE MECHANICAL SCREENING SHALL BE PAINTED WHITE TO MATCH THE TRIM COLOR/SIDING COLOR AND SHALL ALSO BE SHIELDED BY LANDSCAPING.

EXTERIOR SELECTIONS FOR LOT 116



FRONT DOOR: Tricorn Black - SW 6258

HORIZONTAL SIDING: Night Grey

SHAKE: Light Mist

TRIM: Arctic White

ROOF SHINGLES: Charcoal

SHUTTERS: Tricorn Black - SW 6258

PAINTED FOUNDATION: Iron Ore - SW 7069

STAIRS & PORCH: Rustic Elm Timber Tech

RAILINGS: Black Powder Coated Aluminum



EXTERIOR SELECTIONS FOR LOT 117



FRONT DOOR: Sea Serpent - SW 7615

HORIZONTAL SIDING: Arctic White

BOARD & BATTEN: Evening Blue

TRIM: Arctic White

ROOF SHINGLES: Charcoal

METAL ROOF: Black

PAINTED FOUNDATION: Iron Ore - SW 7069

STAIRS & PORCH: Rustic Elm Timber Tech

RAILINGS: Black Powder Coated Aluminum



EXTERIOR SELECTIONS FOR LOT 119



FRONT DOOR: Homestead Brown - SW 7515

HORIZONTAL SIDING: Aged Pewter

SHAKE: Cobblestone

TRIM: Arctic White

ROOF SHINGLES: Charcoal

METAL ROOF: Black

PAINTED FOUNDATION: Iron Ore - SW 7069

STAIRS & PORCH: Rustic Elm Timber Tech

RAILINGS: Black Powder Coated Aluminum



EXTERIOR SELECTIONS FOR LOT 120



FRONT DOOR: Red Barn - SW 7591

HORIZONTAL SIDING: Light Mist

SHAKE: Light Mist

BOARD & BATTEN: Light Mist

TRIM: Arctic White

ROOF SHINGLES: Charcoal

PAINTED FOUNDATION: Iron Ore - SW 7069

SHUTTERS: Iron Ore - SW 7069

STAIRS & PORCH: Rustic Elm Timber Tech

RAILINGS: Black Powder Coated Aluminum



Glenbrook IV

Cottonwood Townhomes - Lots 140-145

ARB Submission

February 2024

GREENWOOD

HOMES

FRONT EXTERIOR ELEVATIONS FOR LOTS 140-145



Lot 140 Lot 141 Lot 142 Lot 143 Lot 144 Lot 145

REAR EXTERIOR ELEVATIONS FOR LOTS 140-145



Lot 145 Lot 144 Lot 143 Lot 142 Lot 141 Lot 140

SIDE EXTERIOR ELEVATIONS FOR END UNITS (LOTS 140 & 145)

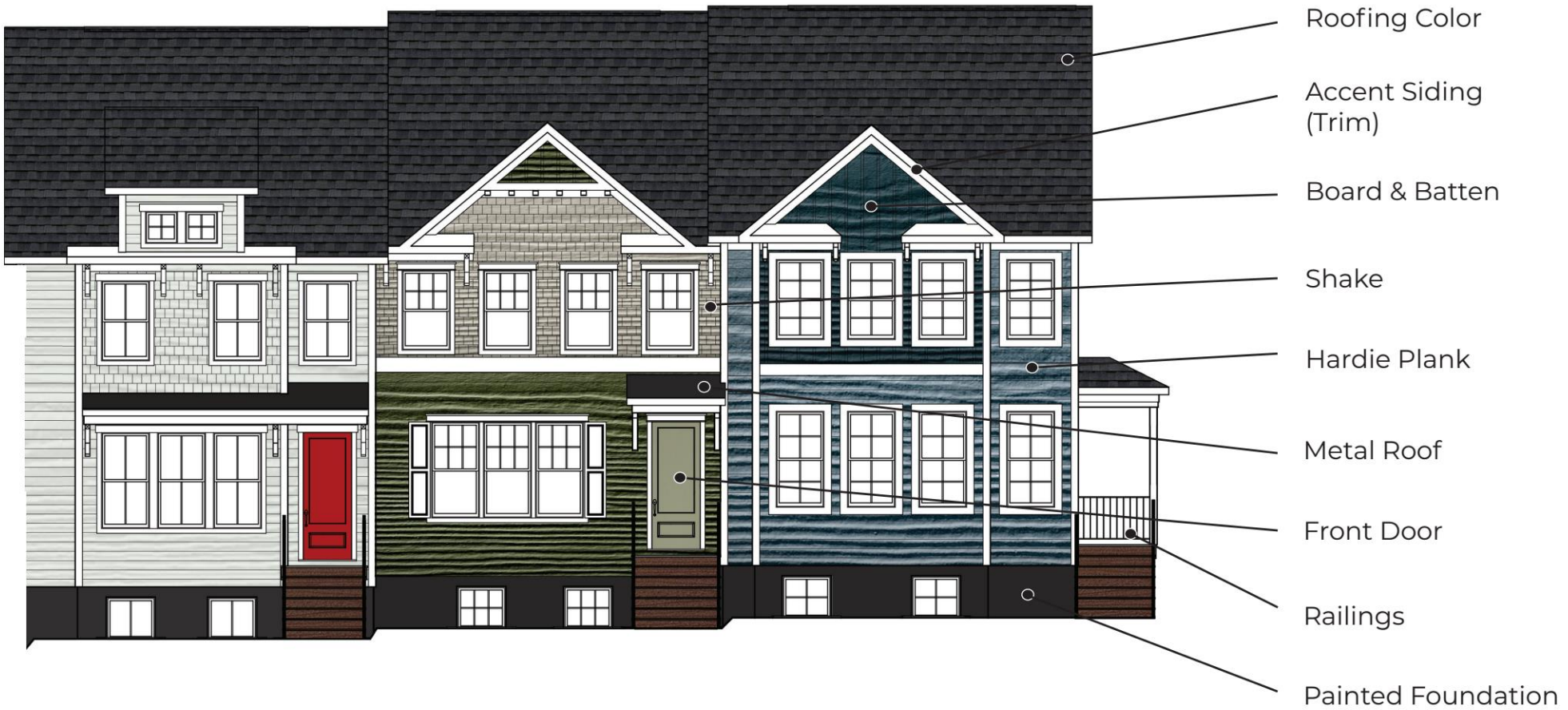


Lot 145



Lot 140

MATERIALS USED ON EXTERIOR ELEVATIONS



NOTE: VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ROAD SHALL BE ELIMINATED. THE MECHANICAL SCREENING SHALL BE PAINTED WHITE TO MATCH THE TRIM COLOR/SIDING COLOR AND SHALL ALSO BE SHIELDED BY LANDSCAPING.

EXTERIOR SELECTIONS FOR LOT 140



FRONT DOOR: Homestead Brown - SW 7515

HORIZONTAL SIDING: Monteray Taupe

BOARD & BATTEN: Arctic White

TRIM: Arctic White

ROOF SHINGLES: Charcoal

PAINTED FOUNDATION: Iron Ore - SW 7069

RAILINGS: Black Powder Coated Aluminum

STAIRS & PORCH: Rustic Elm Timber Tech











EXTERIOR SELECTIONS FOR LOT 141



FRONT DOOR: Illusive Green - SW 9164

HORIZONTAL SIDING: Iron Grey

SHAKE: Light Mist

TRIM: Arctic White

ROOF SHINGLES: Charcoal

METAL ROOF: Black

PAINTED FOUNDATION: Iron Ore - SW 7069

SHUTTERS: Illusive Green - SW 9164

STAIRS & PORCH: Rustic Elm Timber Tech



EXTERIOR SELECTIONS FOR LOT 142



FRONT DOOR: Homestead Brown - SW 7515

HORIZONTAL SIDING: Navajo Beige

BOARD & BATTEN: Grey Slate

TRIM: Arctic White

ROOF SHINGLES: Charcoal

METAL ROOF: Black

PAINTED FOUNDATION: Iron Ore - SW 7069

RAILINGS: Black Powder Coated Aluminum

STAIRS & PORCH: Rustic Elm Timber Tech



EXTERIOR SELECTIONS FOR LOT 143



FRONT DOOR: Red Barn - SW 7591

HORIZONTAL SIDING: Arctic White

SHAKE: Arctic White

TRIM: Arctic White

ROOF SHINGLES: Charcoal

METAL ROOF: Black

PAINTED FOUNDATION: Iron Ore - SW 7069

RAILINGS: Black Powder Coated Aluminum

STAIRS & PORCH: Rustic Elm Timber Tech



EXTERIOR SELECTIONS FOR LOT 144



FRONT DOOR: Fawn Brindle - SW 7640

HORIZONTAL SIDING: Mountain Sage

SHAKE: Cobblestone

BOARD & BATTEN: Mountain Sage

TRIM: Arctic White

ROOF SHINGLES: Charcoal

METAL ROOF: Black

PAINTED FOUNDATION: Iron Ore - SW 7069

RAILINGS: Black Powder Coated Aluminum

STAIRS & PORCH: Rustic Elm Timber Tech



EXTERIOR SELECTIONS FOR LOT 145



FRONT DOOR: Iron Ore - SW 7069

HORIZONTAL SIDING: Boothbay Blue

BOARD & BATTEN: Evening Blue

TRIM: Arctic White

ROOF SHINGLES: Charcoal

PAINTED FOUNDATION: Iron Ore - SW 7069

RAILINGS: Black Powder Coated Aluminum

STAIRS & PORCH: Rustic Elm Timber Tech





COLLINS ENGINEERING

View from Rt. 240 - Lots 140-155
Glenbrook Ph. 4



COLLINS ENGINEERING

View from Rt. 240 - Photo #1
Glenbrook Ph.4

2/19/2024



COLLINS ENGINEERING

View from Rt. 240 - Photo #2
Glenbrook Ph. 4

2/19/2024