

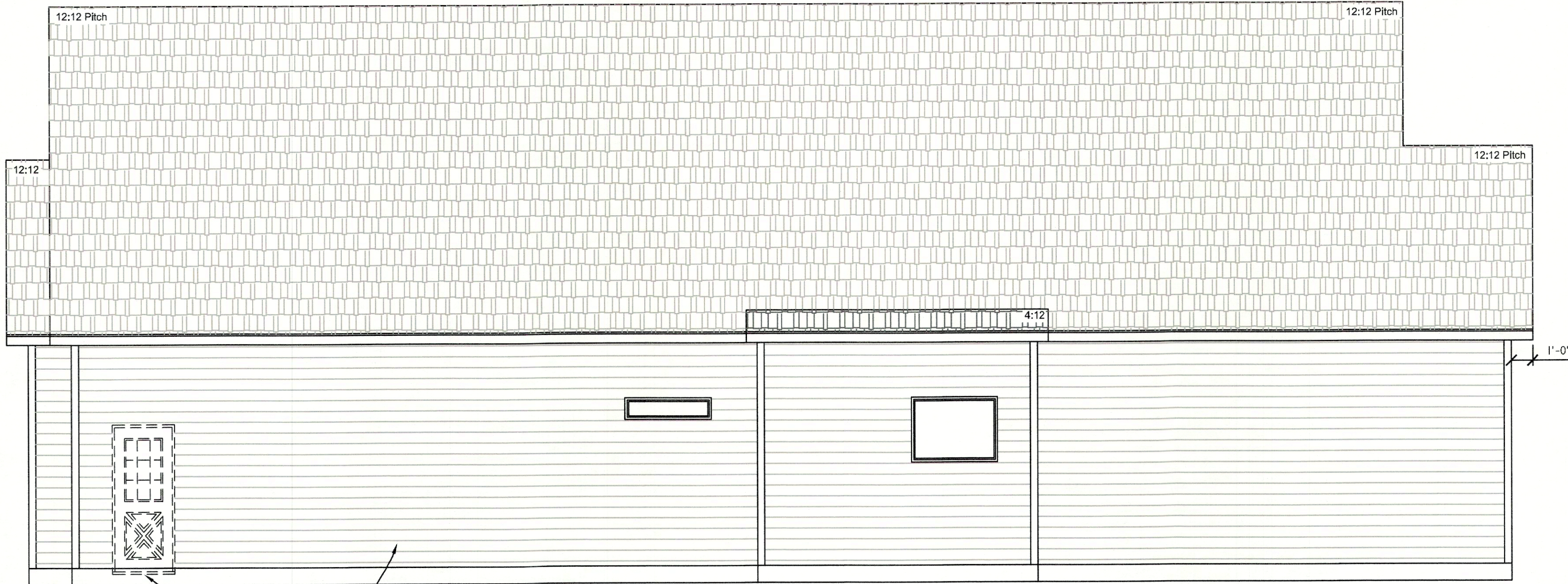
Design Loads	
Live load @ floor	40 PSF
Dead load @ floor	10 PSF
Live load @ roof	30 PSF
Dead load @ roof	10 PSF
Live load @ decks	60 PSF
Dead load @ decks	10 PSF
Soil Bearing Pressure	2000 PSF

Note: Berkeley County soil to be tested by third party

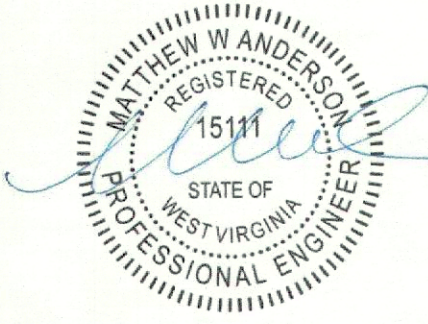
Square Footage	
First Floor	2590 s.f.
Second Floor	404 s.f.
Total	2994 s.f.



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



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



Digitally signed by
Matthew W.
Anderson
Date: 2025.11.19
08:27:38-07'00'

DWL CONSTRUCTION
THE MAGREGOR

CUSTOM HOUSE DESIGNS, LLC
84.3 SPECKS RUN RD. BUNKER HILL, WV 25413 PH: 304-671-7255
CUSTOMHOUSEDESIGN@AOL.COM

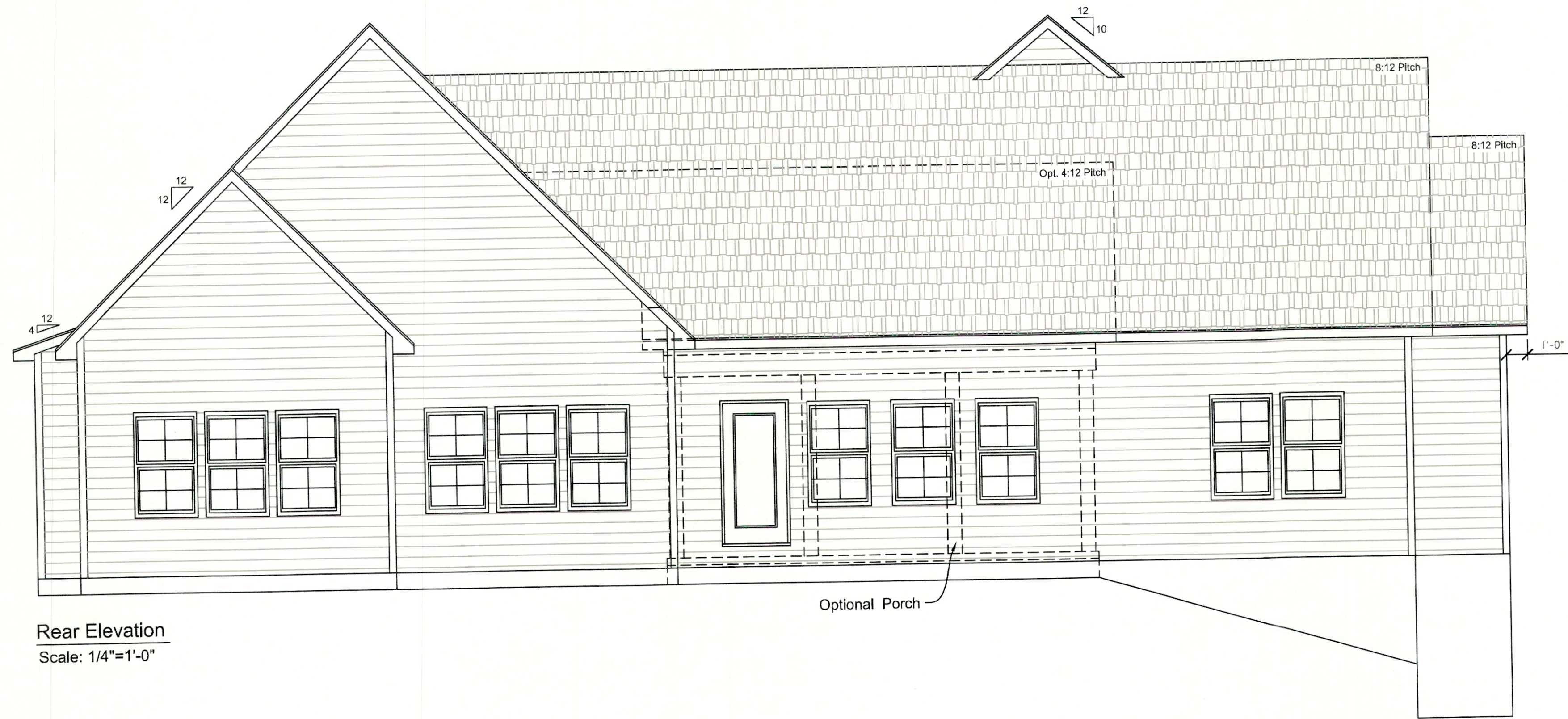
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DWG #	25-134

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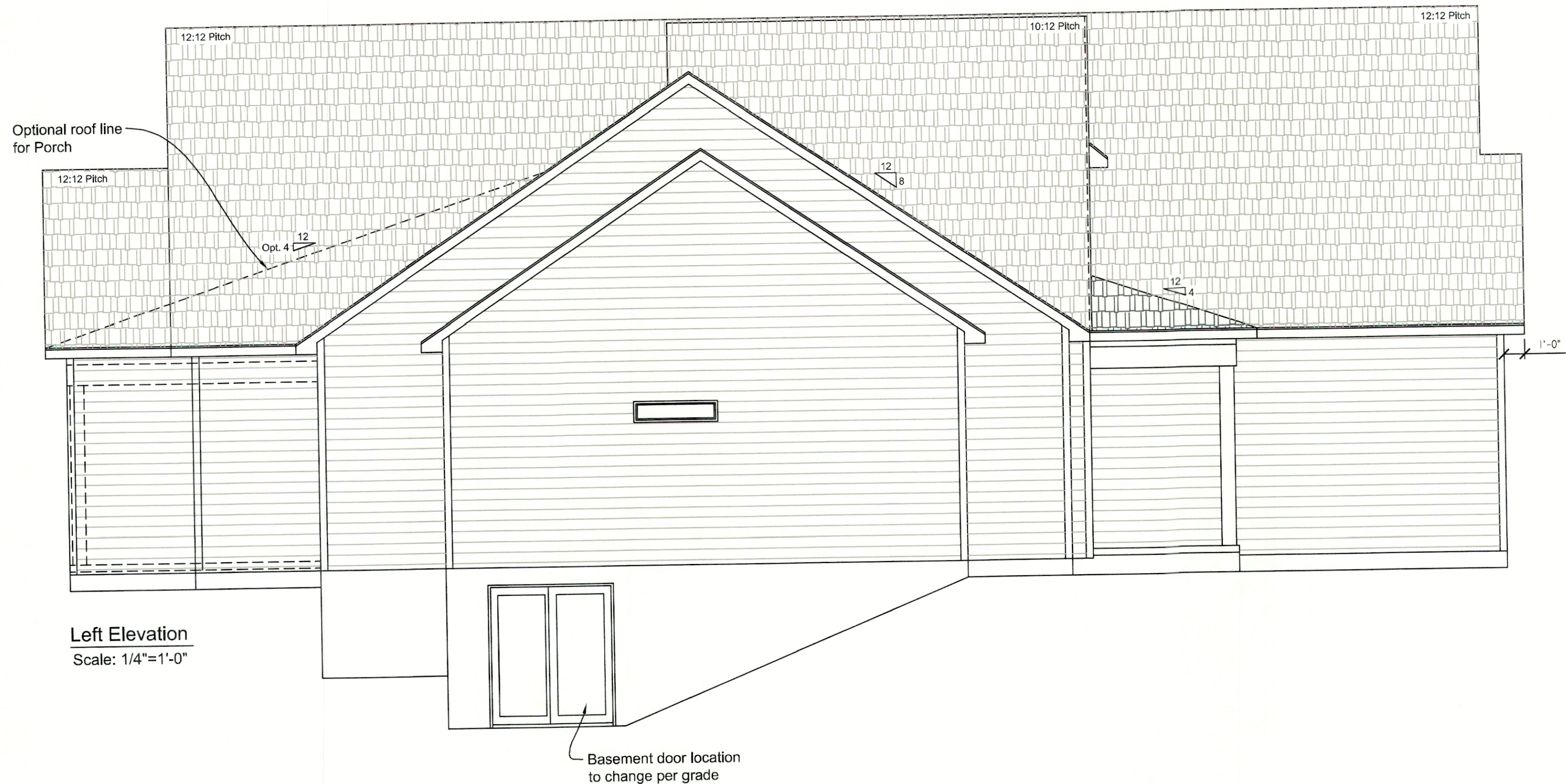
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Dead load @ floor	10 PSF
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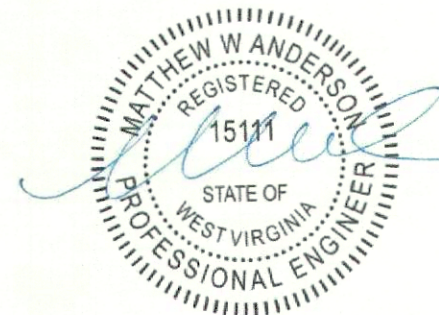


Rear Elevation
Scale: 1/4"=1'-0"



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

Basement door location
to change per grade



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Foundation Notes:
Always check for adequate soil conditions (2000 psf min.)
Footers to be a minimum of 30" below grade
Foundation walls to be 8"/10" poured walls
Provide anchor bolts @ 6'-0" o.c. typ (12" from all ends)
All details and structural components to be approved by local code authorities.
It is the responsibility of the builder and local building officials to verify that the dwelling is structurally sound and in code compliance and adjust as required onsite.

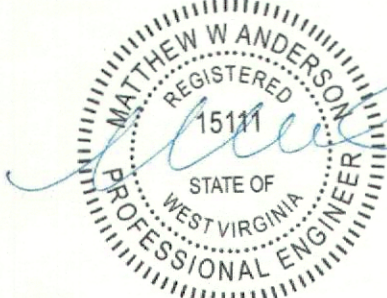
Note:
Footers to be 2500 psi min.
Foundation walls and slab
to be 3500 psi min.

Note: Perimeter Insulation (R10- 2 Ft.)
Slab on grade floors with a floor surface
less than 12" below grade shall be insulated R402.2.10

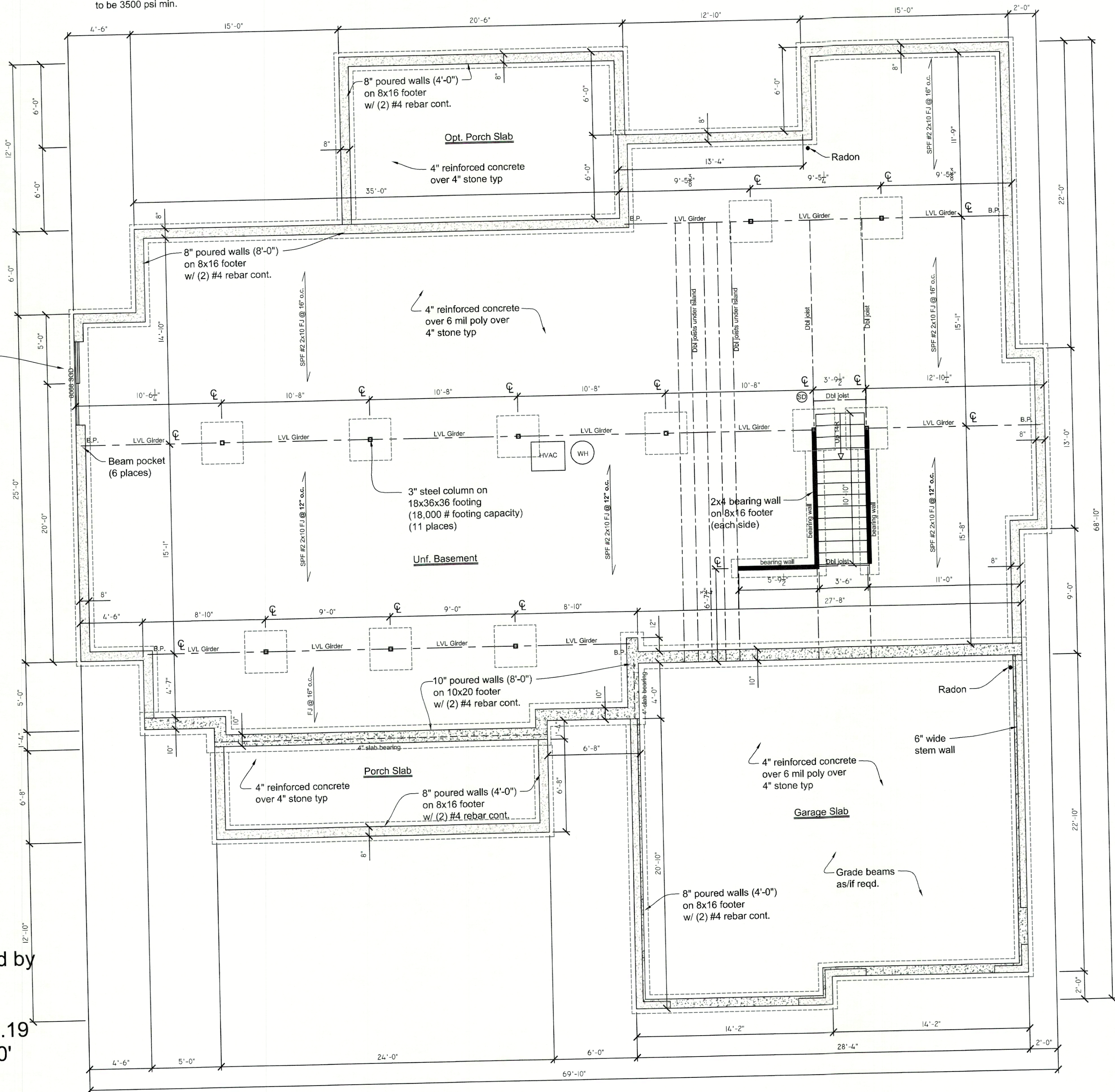
Note: Provide frost free footer
(R-10 - 2 Ft.) as reqd. by grade

Location to change per grade.
8" poured walls (8'-0")
with steps where grade is
above door threshold

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



Vertical Reinforcement for 8" poured walls (8'-0" Tall) "Soil Class 45"	
Max Unbalanced Fill	Reinforcement
4'-0"	NR
5'-0"	NR
6'-0"	NR
7'-0"	#6 @ 36"
8'-0"	#6 @ 35"

Note: Berkeley County soil class to be tested by third party

Vertical Reinforcement for 10" poured walls (8'-0" Tall) "Soil Class 45"	
Max Unbalanced Fill	Reinforcement
4'-0"	NR
5'-0"	NR
6'-0"	NR
7'-0"	NR
8'-0"	#6 @ 35"

Note: Berkeley County soil class to be tested by third party

Note:
2x6 wood wall framing on 16inch stud centers with 7/16th sheathing, R 21 insulation, house wrap vapor barrier and siding on top of 8inch poured Sub wall to be used with 1/2 x 6 inch lags 6ft on center max 12inches from splices and ends can be used at contractors discretion for portion of basement walls when final grade is 6 inches or more below bottom plate of wood wall and adequate slope can be graded away from foundation.

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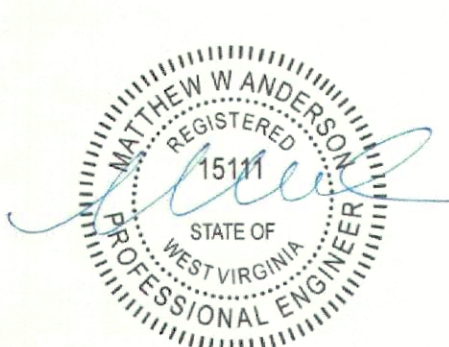
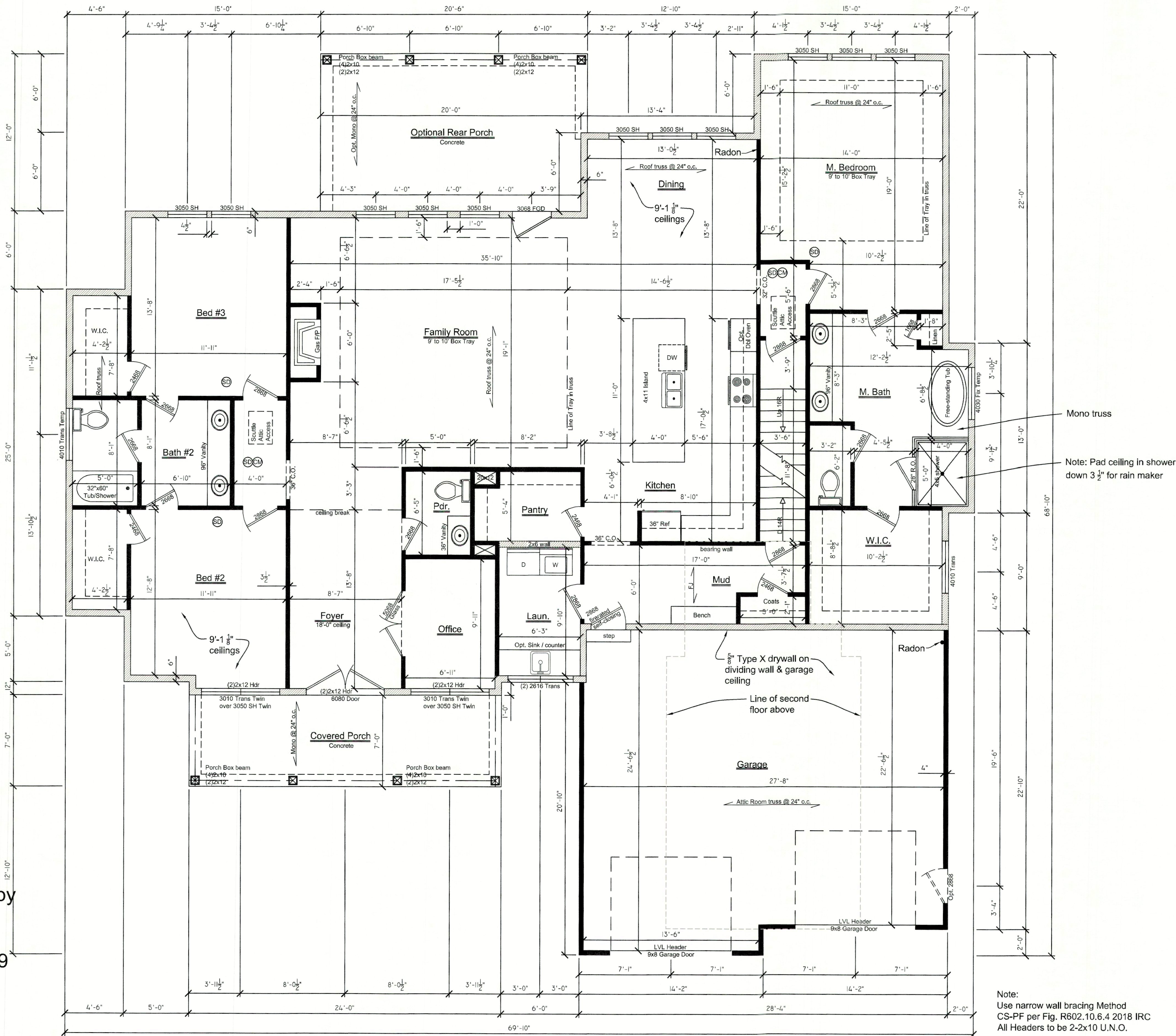
REVISIONS:	
DATE	DESCRIPTION
9/24/25	CUSTOM HOUSE DESIGNS

Legend	
	2x4 Wall
	Brick
	2x6 Wall
	3'-0" Wide x 5'-0" Tall Single Hung
	2'-8" Wide x 6'-8" Tall Door
	4'-0" Wide x 4'-0" Tall Fixed Tempered
	Smoke Detector
	Carbon Monoxide

General Building Notes:
Building Codes: 2018 IRC , 2015 IECC
All smoke detectors to be interconnected.
Provide attic light and outlet for Radon fan in Attic.
Leave a min. of 8" of all foundation walls exposed after backfill.
All column to beam connections to be bolted.
All joists to be doubled when supporting HVAC equipment and at all floor penetrations.
All framing lumber to be SPF #2 or better U.N.O.
All hallways and stairways to be 36" min. finished.
All stairs to have a max. of 8 1/4" finished riser and a min. of a 9" finished tread.
All bathrooms to have a min. of 6'-8" headroom over fixtures and 21" clearance in front of tubs, toilets and lavatories and 24" in front of shower opening.
All handrails to be installed at 34"- 38".
All doors between garage and living space to be fire-rated.
Tempered glass shall be required over bathtubs, adjacent to doors within a 24" door arc, When glass is within 18" of floor, and in stairways.
Dwelling / Garage door to have self closing device R302.5.1
Note: 9'-0" walls on first floor

Notes:
Exterior walls to be 2x6's @ 16" o.c. typ
3050 SH = egress window
All stairways to maintain 6'-8" of headroom.
All stairs to have a min. 9" tread and max. 8 1/4" riser.
All interior and exterior finishes to be determined by the contract.
All interior walls to be 2x4's @ 24" o.c. U.N.O.
If interior doors are not dimensioned, then they will be centered and or have a minimum of 3" trim allowance.
All steps TBD by final grade.

Square Footage	
First Floor	2590 s.f.
Second Floor	404 s.f.
Total	2994 s.f.



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First Floor Plan
Scale: 1/4"=1'-0"

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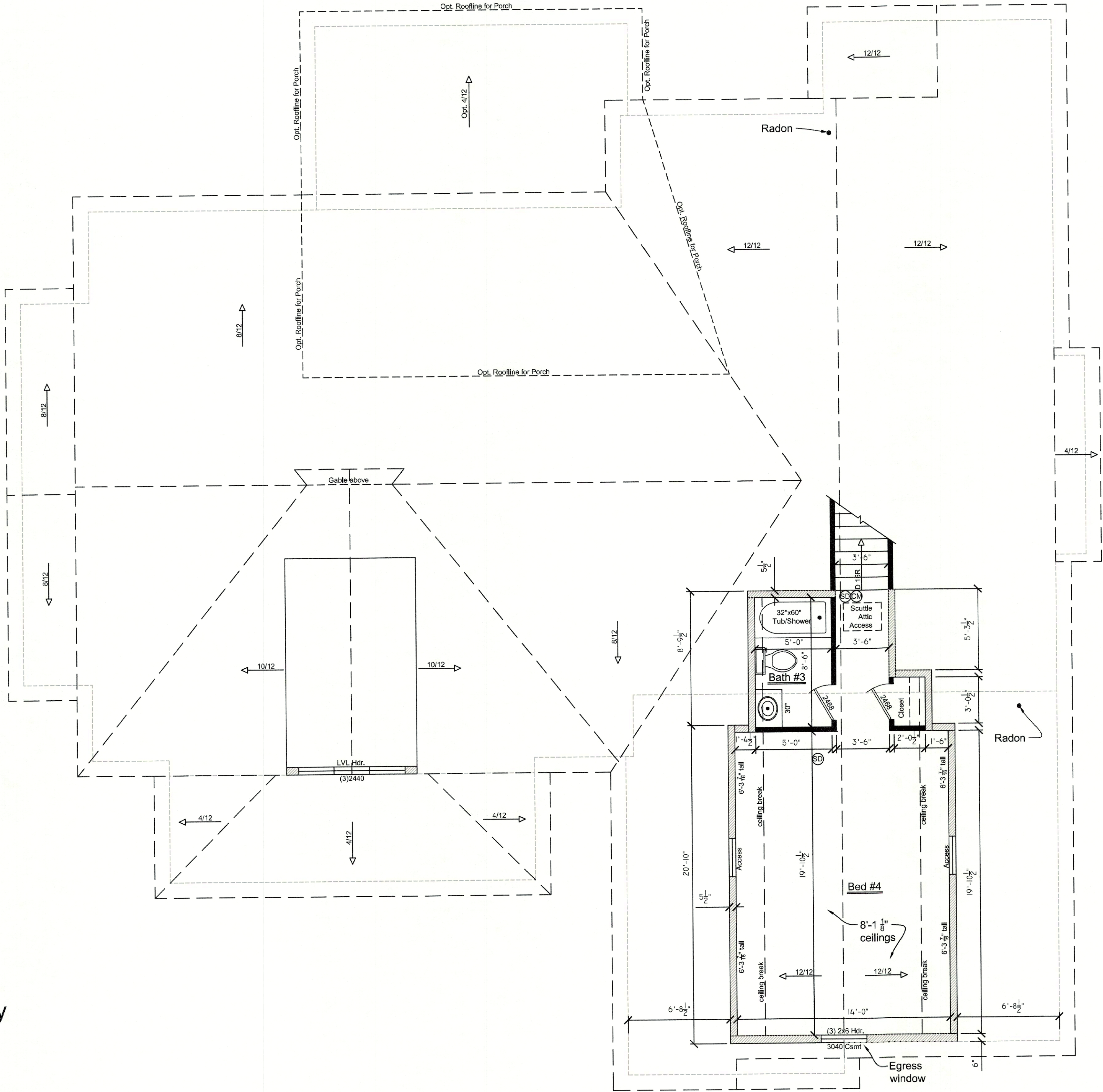
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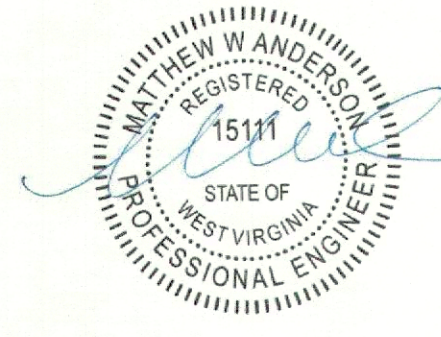
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DWG #	25-134		

Notes:
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3050 SH = egress window
All stairways to maintain 6'-8" of headroom.
All stairs to have a min. 9" tread and max. 8 1/4" riser.
All interior and exterior finishes to be determined by the contract.
All interior walls to be 2x4's @ 24" o.c. U.N.O.
If interior doors are not dimensioned, then they will be centered
and or have a minimum of 5" trim allowance.
All steps TBD by final grade.

Legend	
	2x4 Wall
	Brick
	2x6 Wall
	3'-0" Wide x 5'-0" Tall Single Hung
	2'-8" Wide x 6'-8" Tall Door
	4'-0" Wide x 4'-0" Tall Fixed Tempered
	Smoke Detector
	Carbon Monoxide



- Additional Notes:
1. Use narrow wall bracing Method CS-PF per Fig. R602.10.6.4 2018 IRC or equiv.
 2. Total length of dryer duct is 35' max which includes duct elbows. Deduction of 2.5' for every 45° and 5' for every 90°. Duct to terminate not less than 3' from any opening.
 3. Structure must conform to Radon requirements.
 4. Smoke Detector locations and bedroom windows must comply w/ current code.
 5. Concrete not exposed to weather min. 2500 psi
 6. Do not use or occupy without final inspection and certificate of use and occupancy
 7. Basement egress must comply with current code
 8. CO Detectors required with fuel fired heating appliances or attached garage
 9. Hurricane straps required on all roof trusses
 10. Outside hose bibs require anti-siphon device
 11. Windows may require fall prevention device
 12. Hurricane straps reqd (Deck joists to beam)



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Second Floor / Roof Plan
Scale: 1/4"=1'-0"

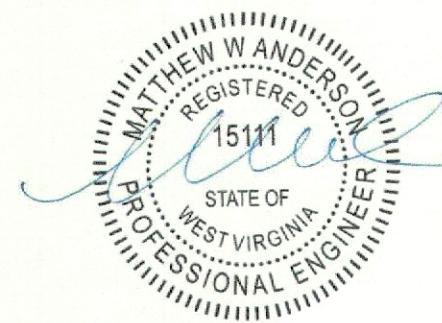
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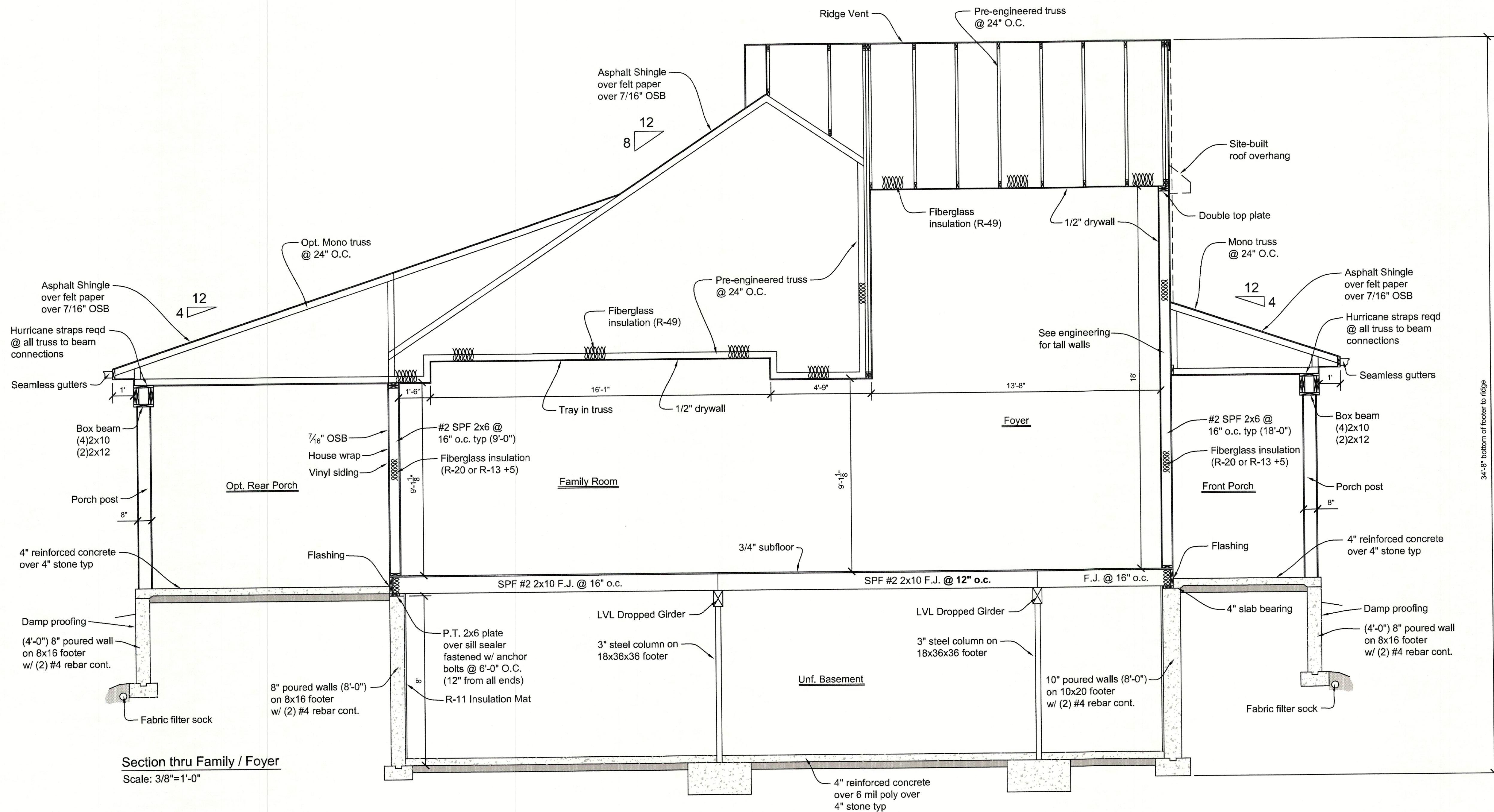
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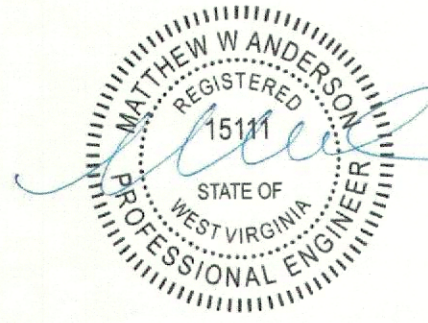
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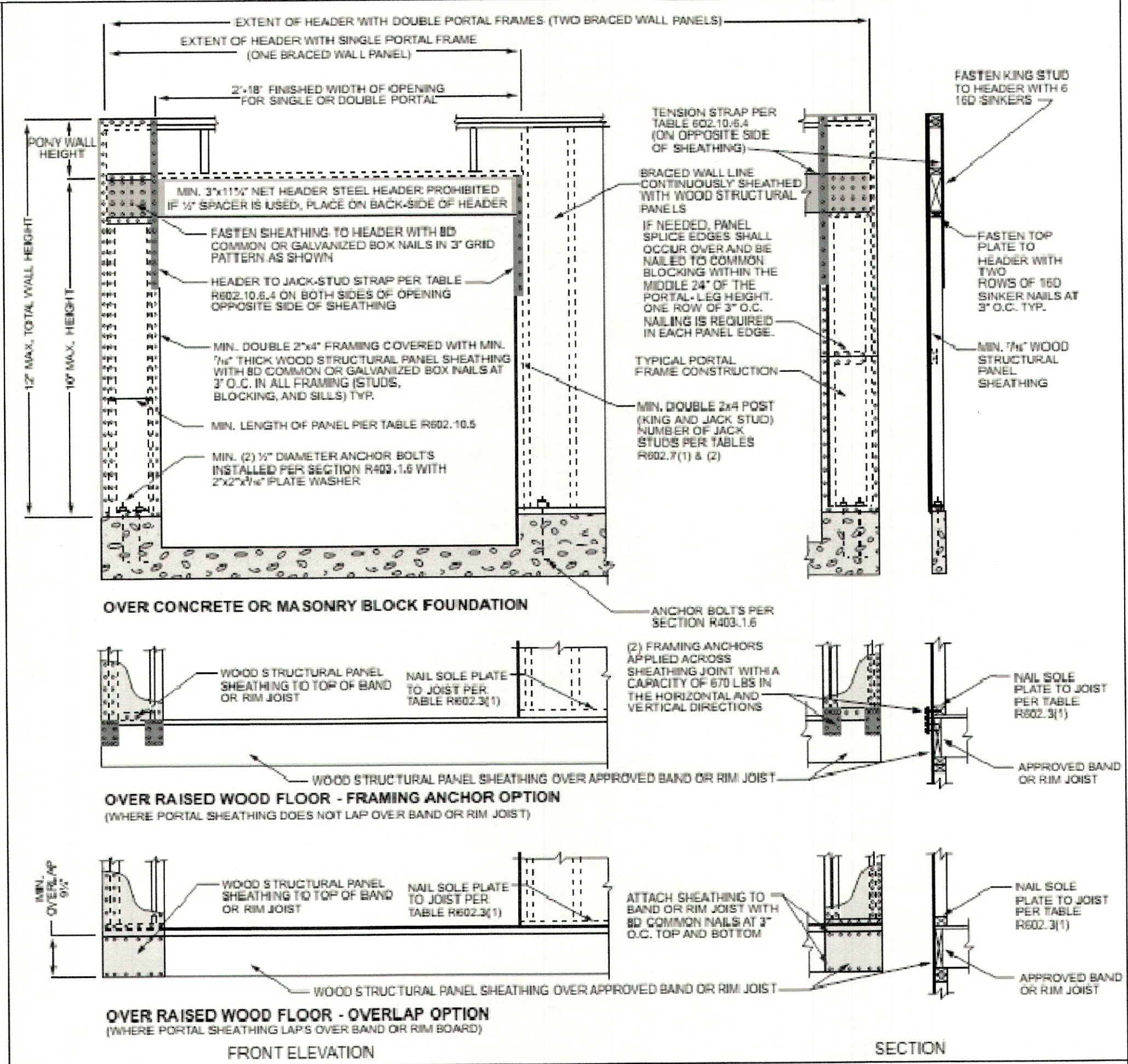
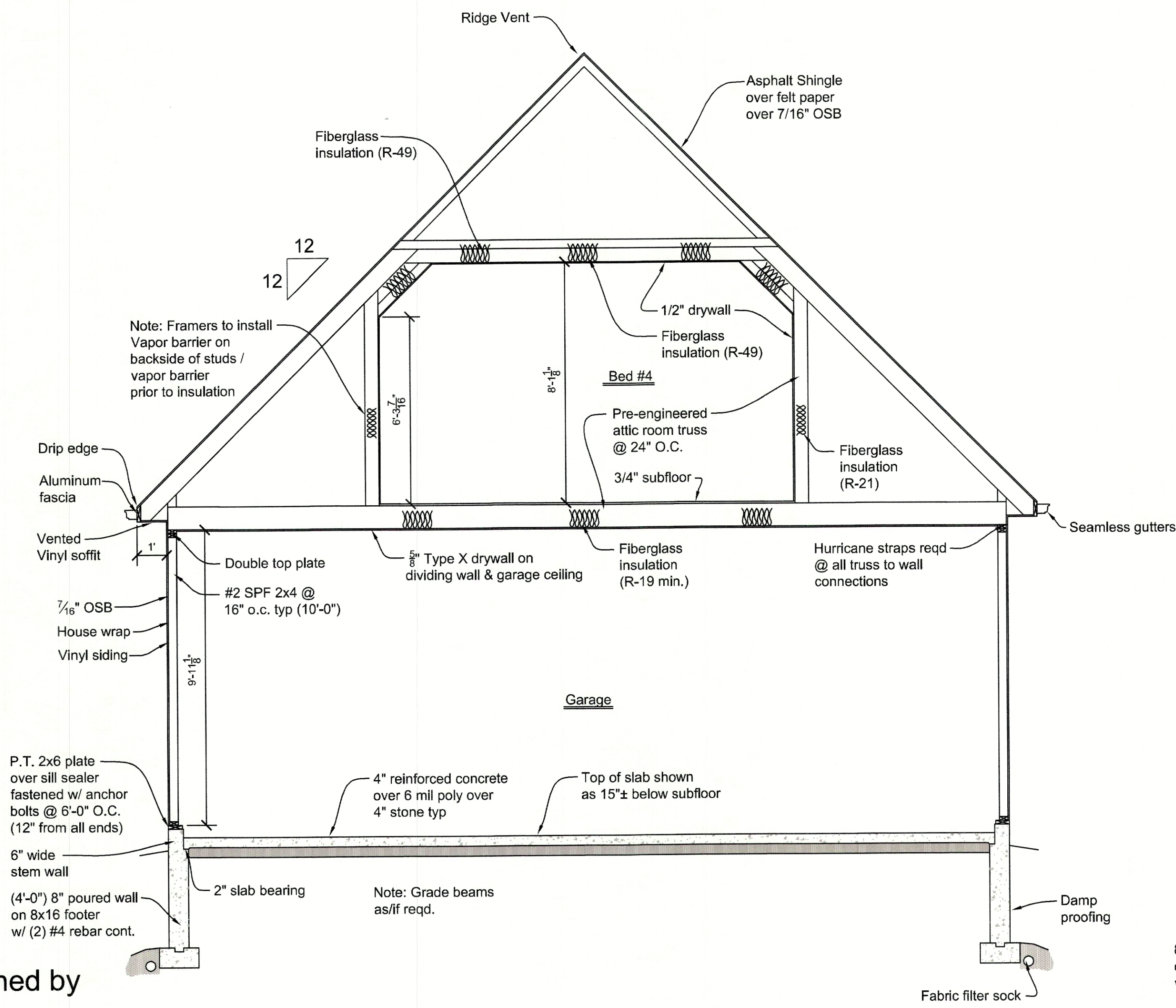
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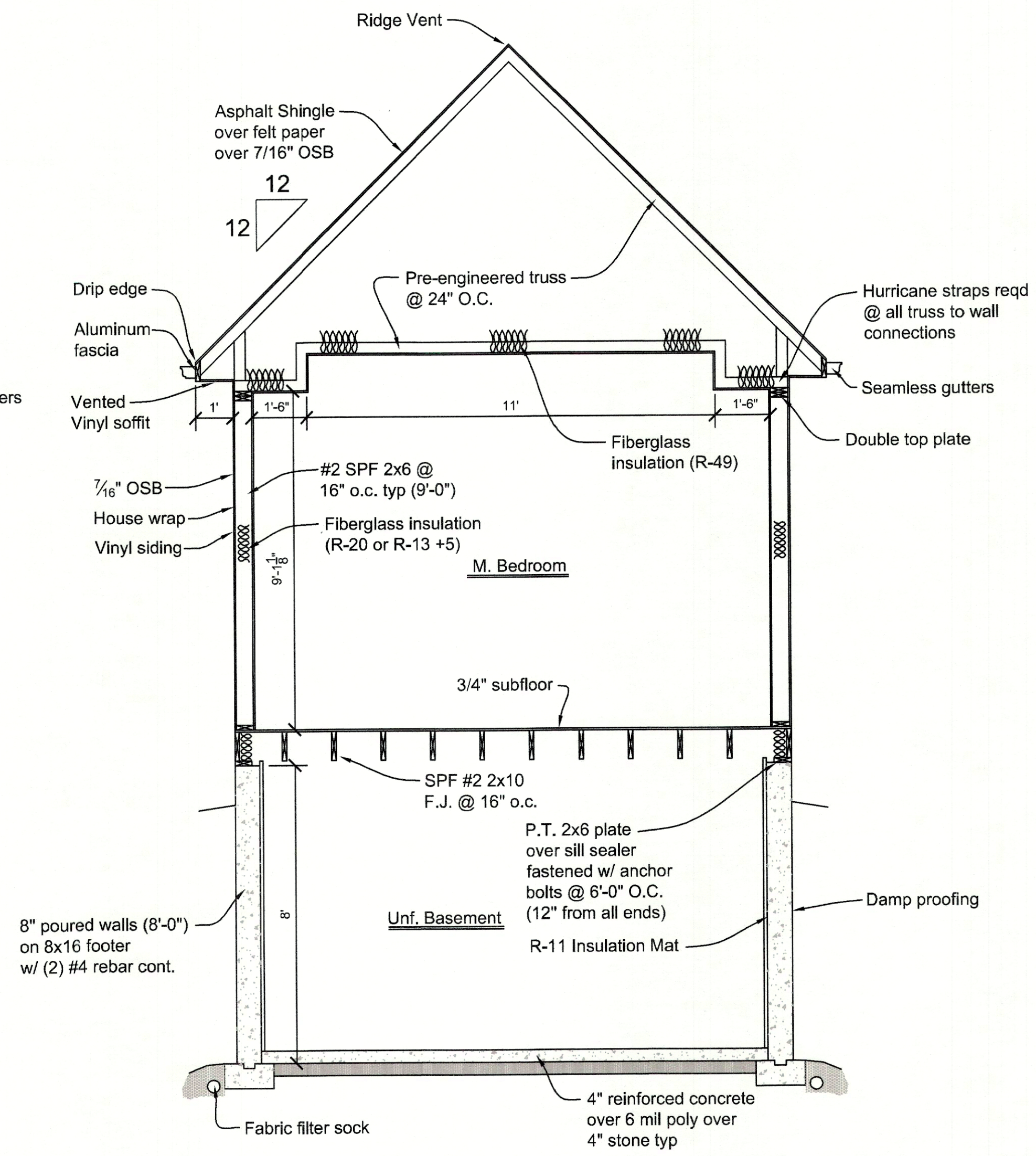
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CS-PF per Fig. R602.10.6.4 2018 IRC



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