

**Code Disclaimer**  
 -These plans were designed to meet IRC 2021 at the time of their creation and more specifically the minimal local codes of the central Virginia area. It is highly recommended that these plans be reviewed by a local structural engineer prior to construction.  
 -Beams and floor joists are not sized due to the many geographical locations these plans are sold. These items shall be sized by a local engineer or manufacturer.  
 -All Ceilings & Floor Joists (Provided conventional framing is used) should be sized using the latest version of the IRC or applicable codes as site to meet the local requirements such as snow loads and other factors. The ceiling joist sizes labeled (if present) were sized using the 2018 IRC at the time of their creation. They must be verified and modified as required to meet the latest edition of the International Residential Code.  
 -All Foundations and footing details shall be reviewed and approved by a local engineer.  
 -Contractor shall provide all high wind strapping and anchor bolts as required by the local code requirements and the latest version of the IRC.

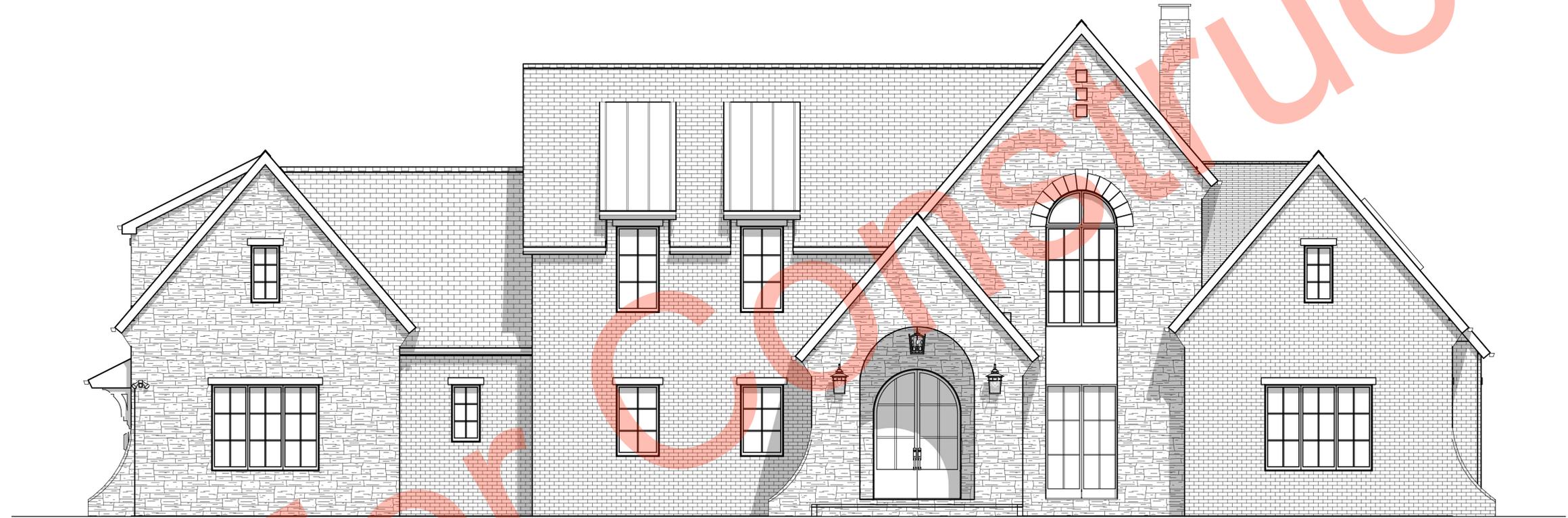
DRAWING INDEX	
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A3	Top Level Floor Plan
A4	Front & Rear Elevations
A5	Left & Right Elevations
A6	Roof Plan
C1	Cut Sections
E1	Electrical Plan
F1	Framing Plan

**SHEET:**  
**A0**  
**SCALE:**

**DRAWING ID:**

**Client:**  
**Contact:**  
**Project Address:**  
**Drawing Date:** 10/23/25

**FirCrest 1**  
**Custom House Plans**  
**Designer: Philip Dunagan**



**Bedrooms:** 4  
**Bathrooms:** 4.5  
**Foundation:** Crawlspace

Heated Living Space 4,157 SQ.FT.  
 Main Level 2,955 SQ.FT.  
 Top Level 1,202 SQ.FT.  
Unheated Living Space 1,350 SQ.FT.  
 Garage 809 SQ.FT.  
 Storage 541 SQ.FT.  
Porch & Deck Space 959 SQ.FT.  
 Covered Porch 67 SQ.FT.  
 Back Deck 224 SQ.FT.  
 Back Patio 668 SQ.FT.

Not For Construction



**Floor Plan Notes**

-All Dimension & Site Conditions to be verified by contractor prior to construction.  
 -All Finishes (Interior & Exterior) to be verified with owner prior to construction.  
 -Verify all door & window styles & sizes with owner prior to construction. Manufacturer to supply all rough opening sizes.  
 -Contractor to verify all clearances of all doors, windows and other items that are critical prior to construction.  
 -Contractor to adapt plans as required to meet all applicable codes at site.  
 -All beams to be sized by a licensed structural engineer.  
 -Porches, Balconies or raised floor surfaces located more than 30 inches above the floor or grade below at any point within 36 inches horizontally shall have guards not less than 36 inches in height. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guards no less than 34 inches in height measured vertically from the nosing of the treads. Insect screening shall not be considered as a guard. IRC 2021, R312.1.1 & R312.1.2  
 -M1305.1.3 appliances in attics. Attics containing appliances shall be provided with an opening and a clear and unobstructed passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with chapter 5 not less than 24 inches wide. A level service space at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches, and large enough to allow removal of the large appliance.  
 Exceptions:  
 a. The passageway and level service space are not required where the appliance can be serviced and removed through the required opening.  
 b. Where the passageway is unobstructed and not less than 6 feet high and 22" wide for its entire length, the passageway shall not be more than 50 feet long.  
 -Appliance access for inspection, service, repair and replacement without removing permanent construction, other appliances, or any other piping or ducts not connected to the appliance being inspected, serviced, repaired or replaced. A level working space at least 30" x 30" shall be provided in front of the control side to service an appliance. Installation of room heaters shall be permitted with at least an 18 inch working space. A platform shall not be required for room heaters.  
 M1305.1.1 Furnaces and air handlers within compartments or alcoves shall have a minimum working space clearance of 3 inches along the sides, back and top with a total width of the enclosing space being at least 12 inches wider than the furnace or air handler. Furnaces having a firebox open to the atmosphere shall have at least a 6 inch working space along the front combustion chamber side. Combustion air openings at the rear or side of the compartment shall comply with the requirements of chapter 17.  
 Exception: This section shall not apply to replacement appliances installed in existing compartments and above where the working space clearances are in accordance with the equipment or appliances manufacturer's installation instructions.  
 -Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys tools or special knowledge. Window opening control devices complying with ASTM F 2090 shall be permitted for use on windows servicing as a required emergency escape and rescue opening. All sleeping rooms to have an exterior access through a door or window with a minimum of 5.7 square feet net clear opening as per IRC 2021 R310.2.1 Exception: Grade floor or below grade openings shall have a minimum net clear opening of 5 square feet. Maximum sill height to be 44 inches. Minimum net clear opening height to be 24 inches. Minimum net clear opening width to be 20 inches.  
 -All Return air grills are to be located to comply with section M1602 of the IRC 2021.  
 -All Square footage measurements are approximate and may differ from actual constructed residence building.  
 Fire sprinkler system to be designed and installed (if required by local codes) as per the IRC 2021 and by a licensed professional in the area of construction.  
 -All bathroom exhaust vents shall be vented directly to the exterior of the home and not into the the attic. IRC 2021, M1507.2

**Air Return location to be verified by local contractor**

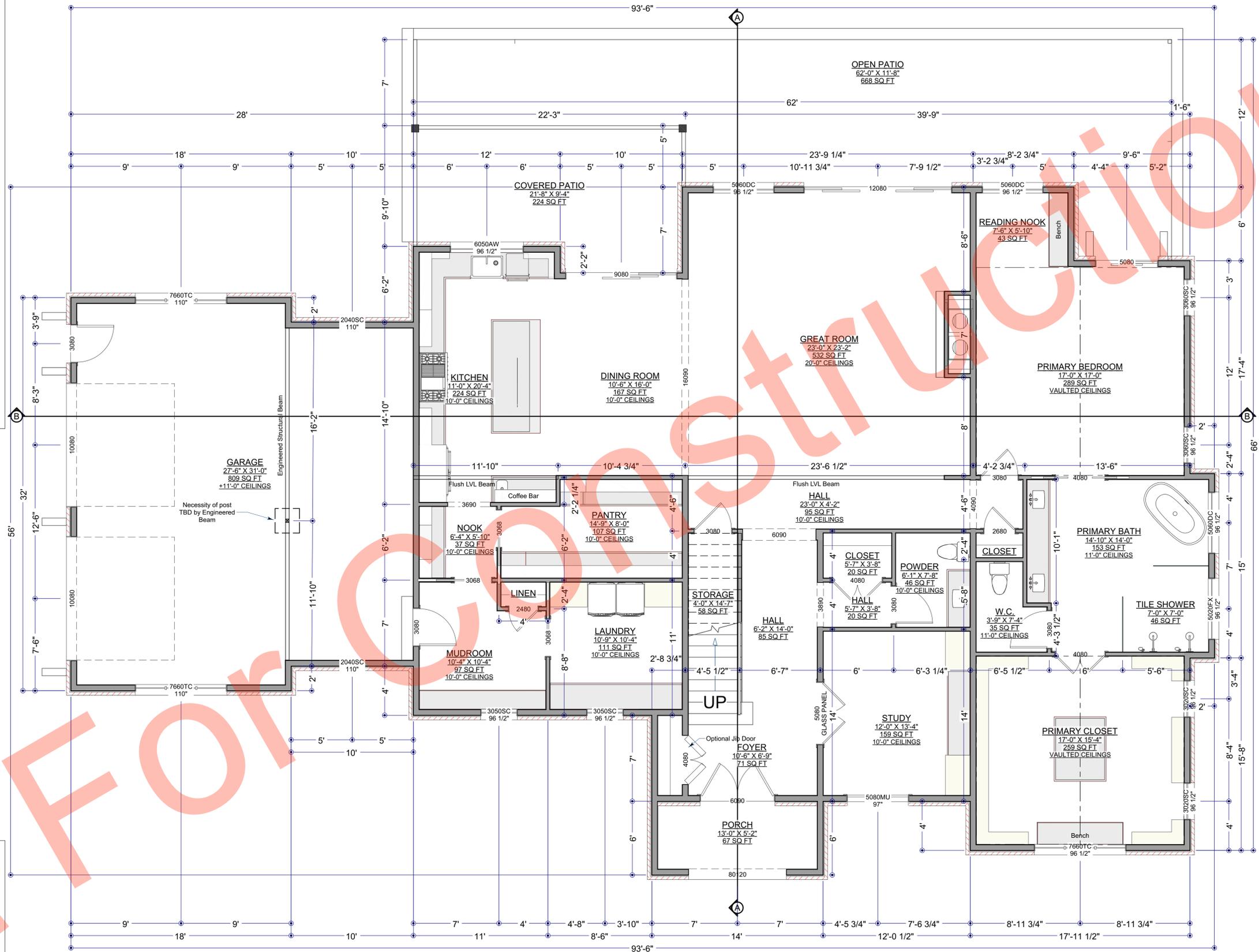
**General Construction Notes**

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 -This home and its design must be constructed by a licensed and reputable builder with experience in constructing this type of home.  
 -All sub-contractors used in the construction of this home must be licensed with the state and qualified to perform the work required.  
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 -All load bearing locations must be reviewed, designed, & approved by lumber manufacturer or structural engineer prior to the start of construction.  
 -Easements & Setbacks as determined by a licensed surveyor. It is recommended that a certified structural engineer review the framing construction to verify structural integrity.  
 -These plans do not show or suggest final required construction practices.

**Window Notes**

-Tempered windows where required as per code.  
 -Fixed Windows where applicable as per code/owner.  
 -Egress Windows as required as per code.  
 -Window sizes/rough openings may vary by manufacturer. Adjust header accordingly prior to construction determined by others.

Residence to be constructed in accordance with the 2021 IRC. Structure to be continuously sheathed per IRC Section R602.10, Method CS-WSP.



**MAIN FLOOR**

**SHEET:**  
**A2**  
**SCALE:**  
**1/4"**

**DRAWING ID:**

**Client:**  
**Contact:**  
**Project Address:**  
**Drawing Date:** 10/23/25

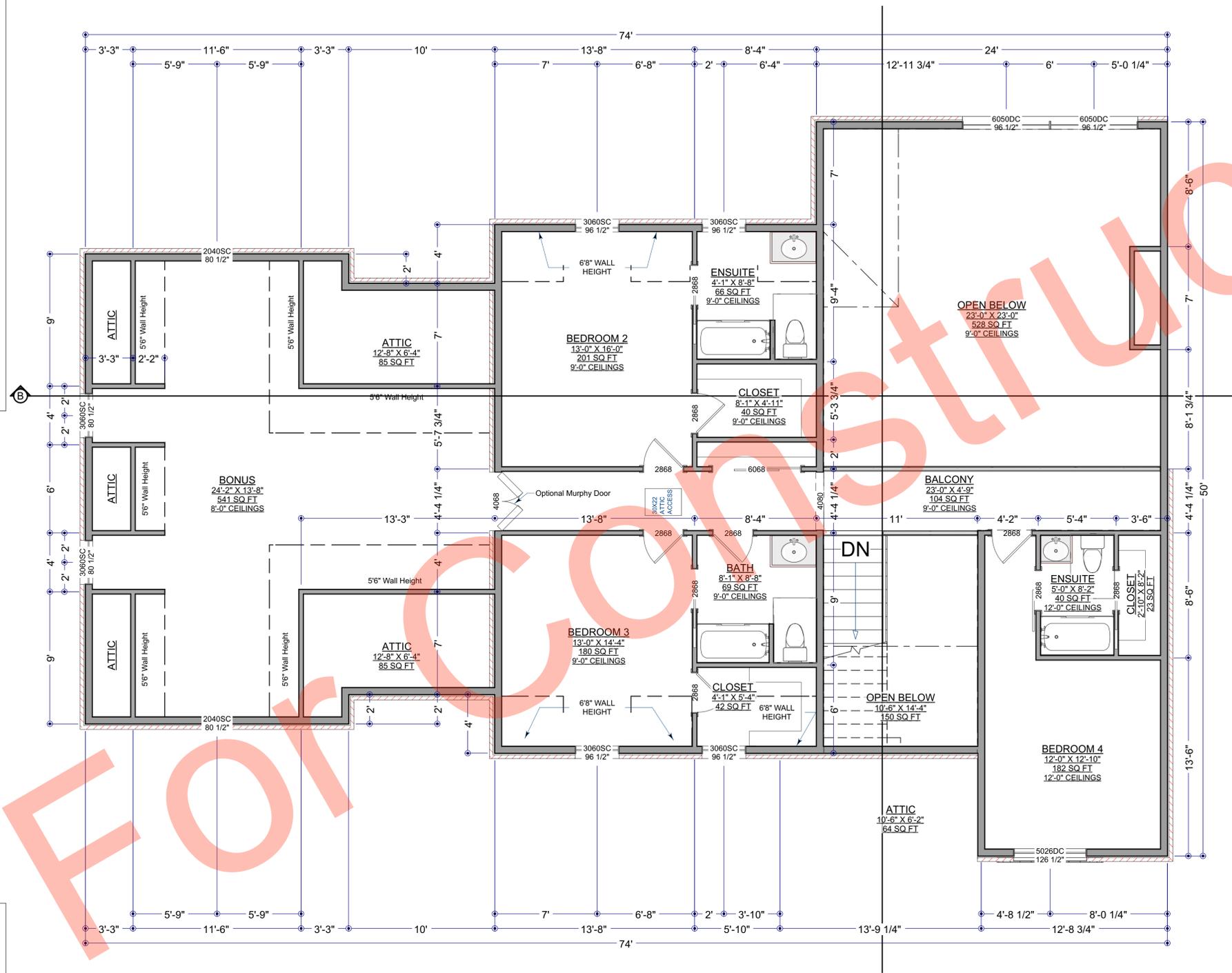
**FirCrest 1**  
**Custom House Plans**  
**Designer: Philip Dumagan**

**Floor Plan Notes**

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**General Construction Notes**

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- All sub-contractors used in the construction of this home must be licensed with the state and qualified to perform the work required.
- It is the Responsibility of the builders to review and perform all due diligence on this plan.
- The selection and condition of lumber used in construction may vary widely, as does the quality of the workmanship. The designer of these plans has no knowledge of the workmanship or construction methods and practices used during the construction of this project and is therefore held harmless from the design or performance of the lumber in completed structures.
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- These plans do not show or suggest final required construction practices.



**Window Notes**

- Tempered windows where required as per code.
- Fixed Windows where applicable as per code/owner.
- Egress Windows as required as per code.
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**TOP FLOOR**

**SHEET:**  
**A3**  
**SCALE:**  
**1/4"**

**DRAWING ID:**

**Client:**  
**Contact:**  
**Project Address:**  
**Drawing Date:** 10/23/25

**FirCrest 1**  
**Custom House Plans**  
**Designer:** Philip Dumagan

**Exterior Elevation Notes**

- Contractor to verify all window & Door Styles & Sizes with owner prior to construction.
- Provided steps and guard rails as per code based on site conditions.
- Ground lines shown are for reference only and vary depending on site conditions.
- All Finish materials to be verified with owner prior to construction.
- Refer to typical wall detail for framing methods and other Misc. information.
- Contractor to provide adequate roof ventilation as required by current codes.

**SHEET:**  
**A4**  
**SCALE:**  
**1/4"**

**DRAWING ID:**

**Client:**  
**Contact:**  
**Project Address:**  
**Drawing Date:** 10/23/25

**FirCrest 1**  
**Custom House Plans**  
**Designer:** Philip Dunagan



**FRONT ELEVATION**



**REAR ELEVATION**

**Exterior Elevation Notes**

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- Provided steps and guard rails as per code based on site conditions.
- Ground lines shown are for reference only and vary depending on site conditions.
- All Finish materials to be verified with owner prior to construction.
- Refer to typical wall detail for framing methods and other Misc. information.
- Contractor to provide adequate roof ventilation as required by current codes.

**DOOR SCHEDULE**

SIZE	TYPE	FLOOR	QTY
5080 R EX	SLIDER	1	1
6068 R IN	SLIDER	2	1
12080 L/R EX	QUAD SLIDER	1	1
2868 L	POCKET	2	2
2868 R	POCKET	2	1
3068 L	POCKET	1	1
3068 R	POCKET	1	2
5080	MULLED UNIT	1	1
2480 L IN	HINGED	1	1
2680 R IN	HINGED	1	1
2868 L IN	HINGED	2	3
2868 R IN	HINGED	2	3
3080 L EX	HINGED	1	1
3080 L IN	HINGED	1	3
3080 R EX	HINGED	1	1
3080 R IN	HINGED	1	1
10080	GARAGE	1	2
4080 L/R	DOUBLE POCKET	1	1
4068 L/R IN	DOUBLE HINGED	2	1
4080 L/R IN	DOUBLE HINGED	1	3
5080 L/R IN	DOUBLE HINGED	1	1
6090 L/R EX	DOUBLE HINGED	1	1
2868 R	BARN	2	1
9080 R EX	3+0-PANEL SLIDER	1	1



RIGHT ELEVATION



LEFT ELEVATION

**WINDOW SCHEDULE**

SIZE	TYPE	FLOOR	QTY
7660TC	TRIPLE CASEMENT	1	3
2040SC	SINGLE CASEMENT	1	2
2040SC	SINGLE CASEMENT	2	3
3020SC	SINGLE CASEMENT	1	2
3050SC	SINGLE CASEMENT	1	2
3060SC	SINGLE CASEMENT	1	2
3060SC	SINGLE CASEMENT	2	6
6050AW	SINGLE AWNING	1	1
5020FX	FIXED GLASS	1	1
5026DC	DOUBLE CASEMENT	2	1
5060DC	DOUBLE CASEMENT	1	3
5070DC	DOUBLE CASEMENT	2	1
6050DC	DOUBLE CASEMENT	2	2
6060DC	DOUBLE CASEMENT	2	2

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- These plans do not show or suggest final required construction practices.

SHEET:  
**A5**  
SCALE:  
**1/4"**

DRAWING ID:

Client:  
Contact:  
Project Address:  
Drawing Date: 10/23/25

**FirCrest 1**  
Custom House Plans  
Designer: Philip Dumagan

**Roof Plan Notes**

- Contractor shall comply with all applicable codes as site.
- All ridge beams, hip rafters, & Valley Rafters to be 2"X10", No.2 S.Y.P. or as required by engineer.
- All rafters to be sized as per span chart
- Contractor to waterproof all roof intersections as per code
- Contractor to verify all roof intersections with exterior elevations prior to construction.
- Contractor to provide adequate roof ventilation as required by current codes.

**Rafter Length Chart**

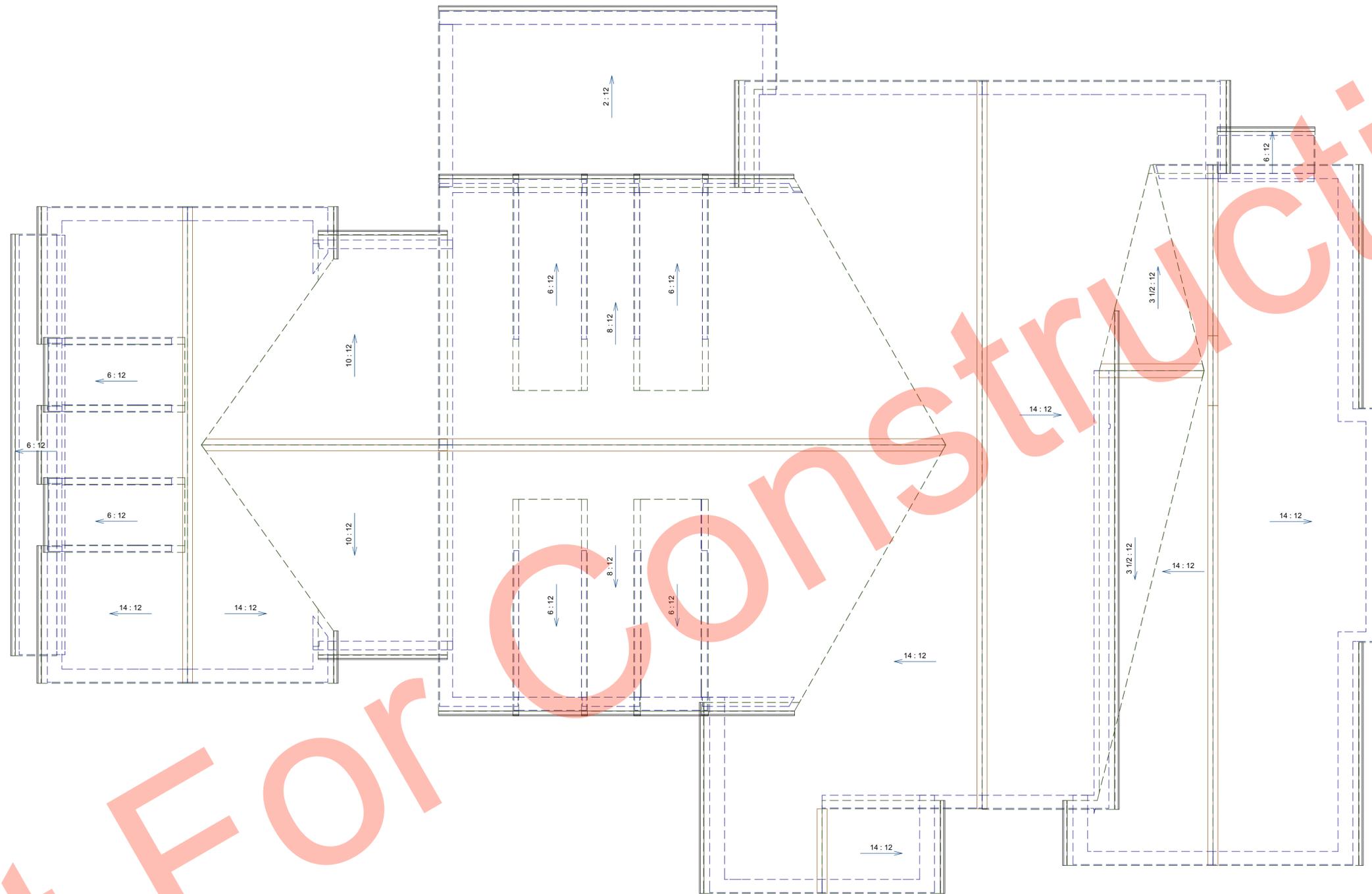
Roof Pitch	Factor
3/12	1.05
4/12	1.07
5/12	1.10
6/12	1.14
7/12	1.17
8/12	1.20
9/12	1.25
10/12	1.30
11/12	1.35
12/12	1.40
14/12	1.54
16/12	1.70

Multiply Horizontal Span of Member by factor.  
Chose Appropriate Factor by Roof Pitch

**Hip/Valley Conversion**

Slope (Degrees)	Rise/Run	Slope (Degrees)
5	1/17	3
10	2/17	7
14	3/17	10
18	4/17	13
23	5/17	16
27	6/17	19
30	7/17	22
34	8/17	25
37	9/17	28
40	10/17	30
42	11/17	33
45	12/17	35

This Chart does not apply to Dual Pitch Roofs



**ROOF PLAN**

Residence to be constructed in accordance with the 2021 IRC.  
For rafter sizing and allowable span, refer to IRC Tables R802.4.1 (1-8) & IRC Figures R301.2(2-3) for local wood species and snow load requirements.

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**SHEET:**  
**A6**  
**SCALE:**  
**1/4"**

**DRAWING ID:**

**Client:**  
**Contact:**  
**Project Address:** 10/23/25  
**Drawing Date:**

**FirCrest 1**  
**Custom House Plans**  
**Designer:** Philip Dunagan

Not For

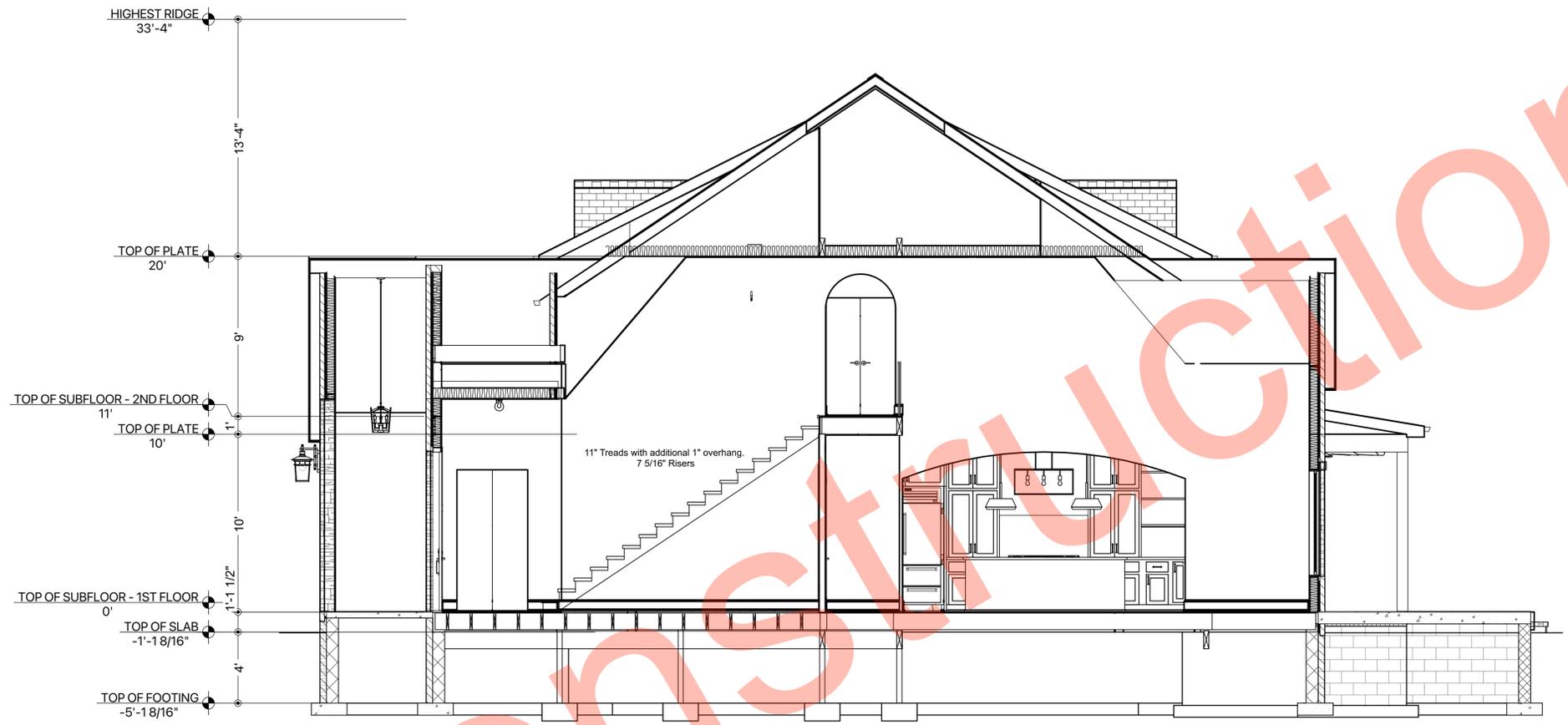
Construction

**General Construction Notes**

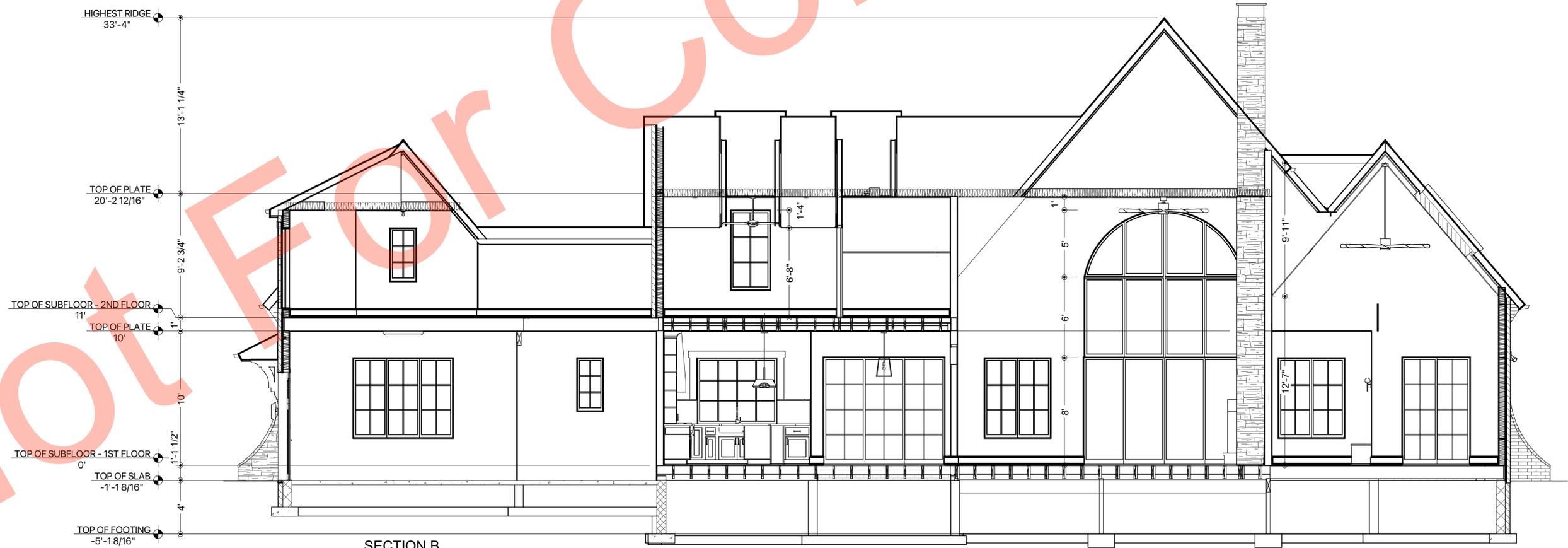
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- These plans do not show or suggest final required construction practices.

**Cross Section Notes**

- Contractor to comply with all applicable codes at site.
- All ridge beams, hip rafters, & valley rafters to be 2"x10", or as required by an engineer.
- Contractor to provide rafter bracing to meet applicable codes.
- Contractor to thoroughly waterproof all exterior intersections as per code and typical building practices.
- All beams to be sized by a licensed structural engineer.
- All lumber sizes and spacing to be verified by contractor prior to construction.
- Contractor to provide adequate roof ventilation as Required by current codes.



SECTION A



SECTION B

SHEET:  
**C1**  
SCALE:  
**1/4"**

DRAWING ID:

Client:  
Contact:  
Project Address: 10/23/25  
Drawing Dated:

**FirCrest 1**  
Custom House Plans  
Designer: Philip Dunagan

**Electrical Notes**

BUILDER/OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

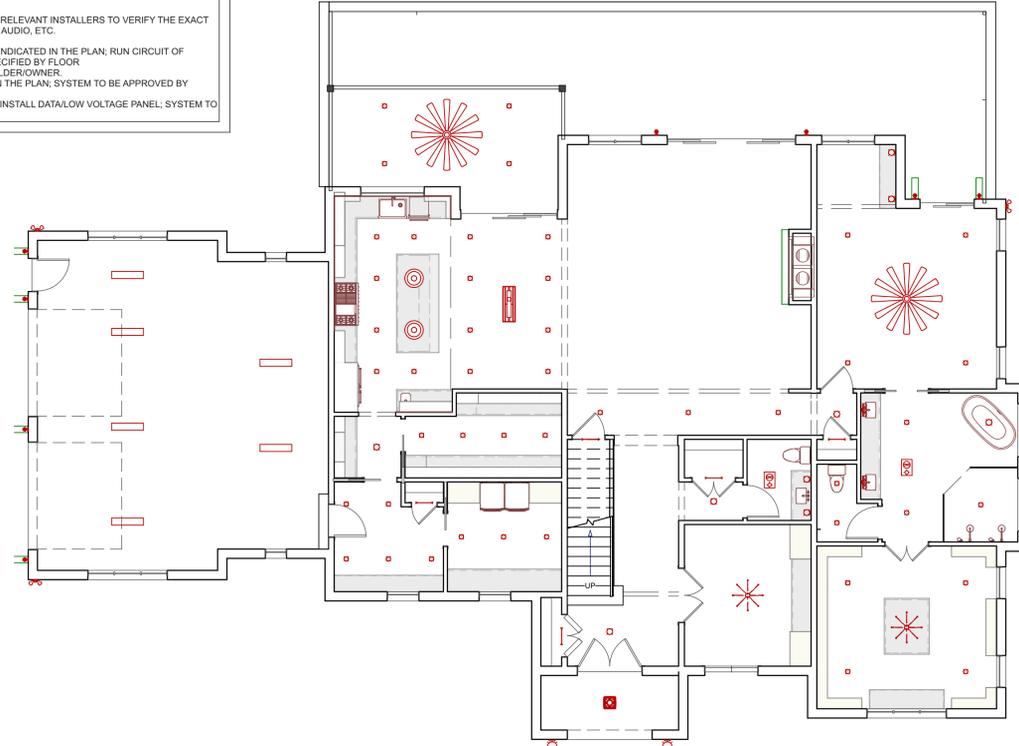
**GENERAL ELECTRICAL NOTES:**

1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. ORG F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. 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.
3. CIRCUITS SHALL BE VERIFIED WITH OWNER/BUILDER PRIOR TO WIRE INSTALLATION.
4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH OWNER/BUILDER.
5. FIXTURES TO BE SELECTED BY OWNER/BUILDER.
6. OUTLETS TO CODE/LOW VOLTAGE NOTES:

**LOW VOLTAGE NOTES:**

BUILDER/OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, CABLE, DATA, PHONE, AUDIO, ETC.

- LOW VOLTAGE/AUDIO: (IF INCLUDED)**
1. LOCATE SPEAKERS & AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRES TO AUDIO HOME PANEL, SPECIFIED BY FLOOR.
  2. AUDIO SPEAKERS TO BE APPROVED BY BUILDER/OWNER.
  3. LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY BUILDER/OWNER.
  4. LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA/LOW VOLTAGE PANEL; SYSTEM TO BE APPROVED BY BUILDER/OWNER.



**MAIN LEVEL  
ELECTRICAL PLAN**

NOTE: only accessory outlets shown on plans. House to be constructed in accordance to 2021 IRC codes.



**TOP LEVEL  
ELECTRICAL PLAN**

NOTE: only accessory outlets shown on plans. House to be constructed in accordance to 2021 IRC codes.

ELECTRICAL SCHEDULE		
2D SYMBOL	DESCRIPTION	QTY
◦	CAN	76
◻	CAN/FAN	5
⊗	CEILING FAN	3
◦	CEILING MOUNTED LIGHT FIXTURE	5
✱	CHANDELIER	3
◦	EXTERIOR SCONCE	8
⊗	FLOOD LIGHT	3
▭	GARAGE TUB LIGHT [36W9D]	6
⊗	GAS LANTERN	2
—	HEADER LIGHT	7
◦	KEYLESS LIGHT	4
⊗	LARGE CEILING FAN	3
◻	LARGE EXTERIOR PENDANT	1
⊗	PENDANT LIGHT	2
▭	RECTANGULAR CHANDELIER	1
◦	SCONCE LIGHT	4
⊗	TRIPLE SCONCE	5

SHEET:

**E1**

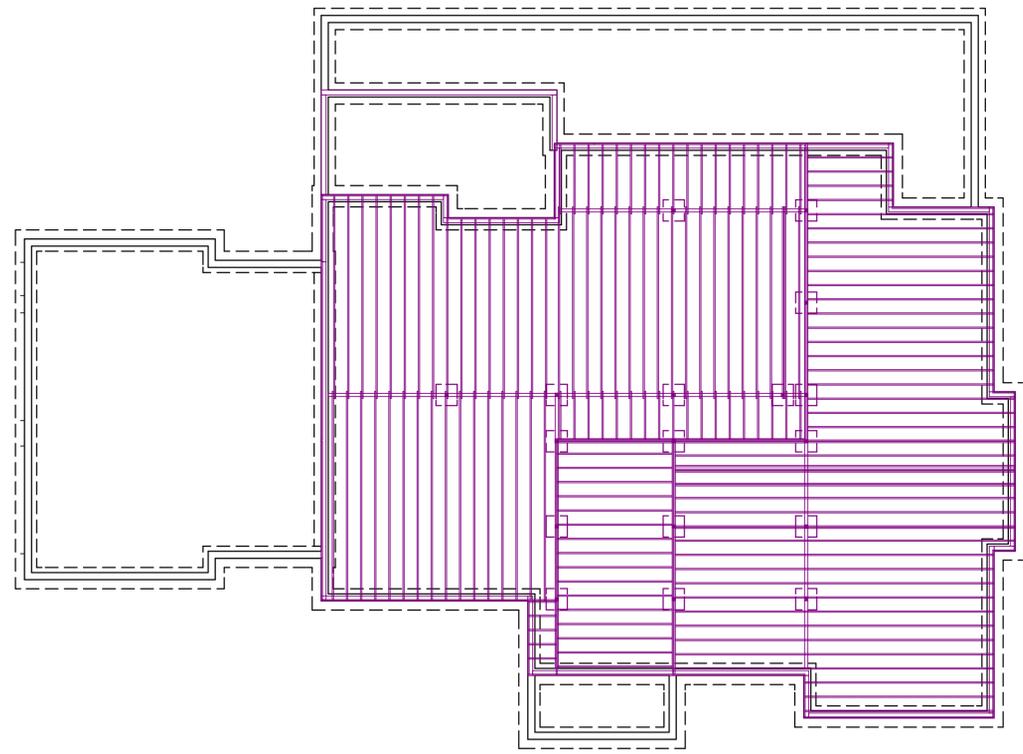
SCALE:

**1/8"**

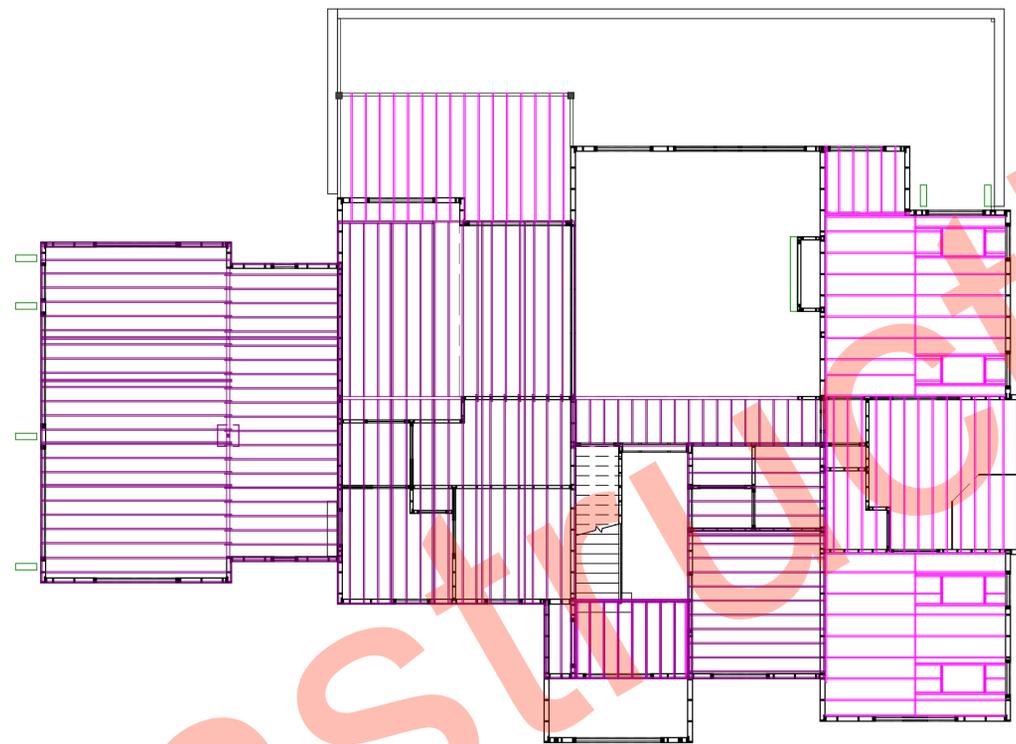
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Client:  
Contact:  
Project Address:  
Drawing Date: 10/23/25

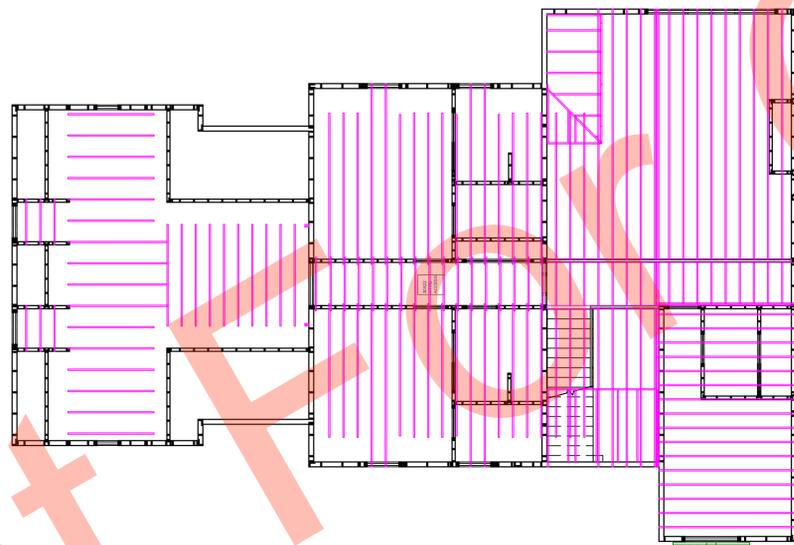
**FirCrest 1**  
Custom House Plans  
Designer: Philip Dunagan



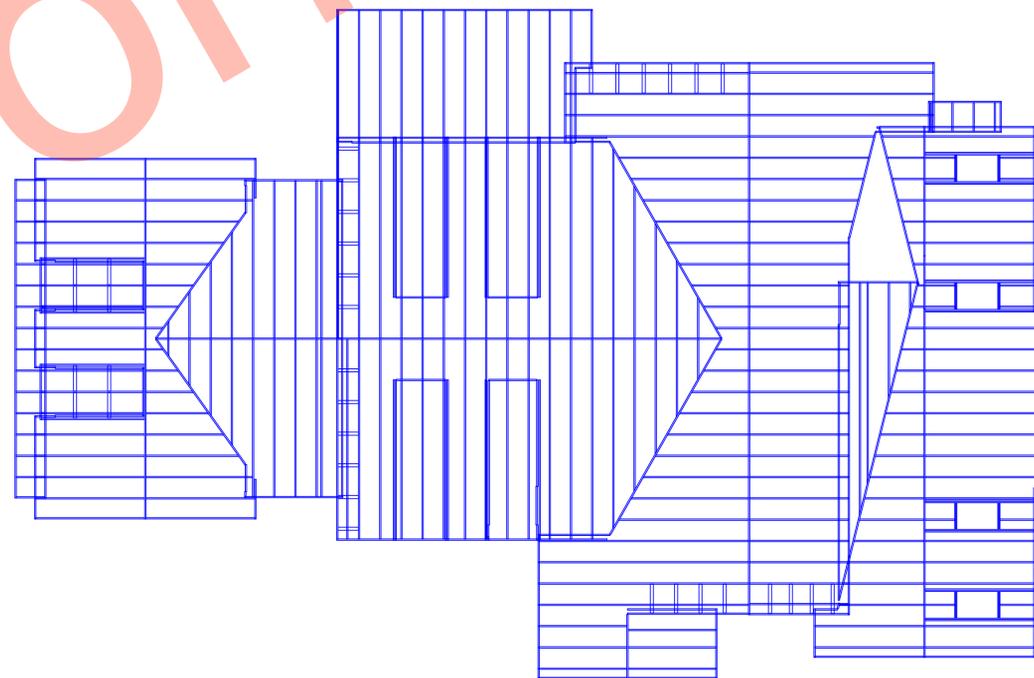
CRAWLSPACE CEILING/FLOOR JOIST PLAN  
 2X12 @ 16" O.C. SHOWN. VERIFY WITH LOCAL CODES PRIOR TO CONSTRUCTION.



MAIN LEVEL CEILING JOIST PLAN  
 2X12 @ 16" O.C. SHOWN. VERIFY WITH LOCAL CODES PRIOR TO CONSTRUCTION.



TOP LEVEL CEILING JOIST PLAN  
 2X8 @ 16" O.C. SHOWN. VERIFY WITH LOCAL CODES PRIOR TO CONSTRUCTION.



ROOF RAFTER PLAN  
 2X8 @ 24" O.C. SHOWN. VERIFY WITH LOCAL CODES PRIOR TO CONSTRUCTION.

Residence to be constructed in accordance with the 2021 IRC. Structure to be continuously sheathed per IRC Section R602.10, Method CS-WSP.

Residence to be constructed in accordance with the 2021 IRC. Suggested deck framing based off of:  
 - IRC Figures R301.2(2-3) for local snow load requirements  
 - IRC Tables R507.5(1-4) for local species and allowable beam span  
 - IRC Table R507.6 or local species and allowable joist span

Residence to be constructed in accordance with the 2021 IRC. Suggested ceiling/floor framing based off of:  
 - IRC Tables R502.3.1(1-2) for local species and allowable floor joist span  
 - IRC Tables R802.5.1(1-2) for local species and allowable ceiling joist span

SHEET:  
**F1**  
 SCALE:  
**1/8"**

DRAWING ID:

Client:  
 Contact:  
 Project Address:  
 Drawing Date: 10/23/25

**FirCrest 1**  
 Custom House Plans  
 Designer: Philip Dunagan