

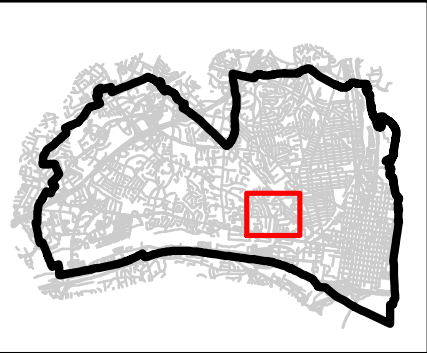
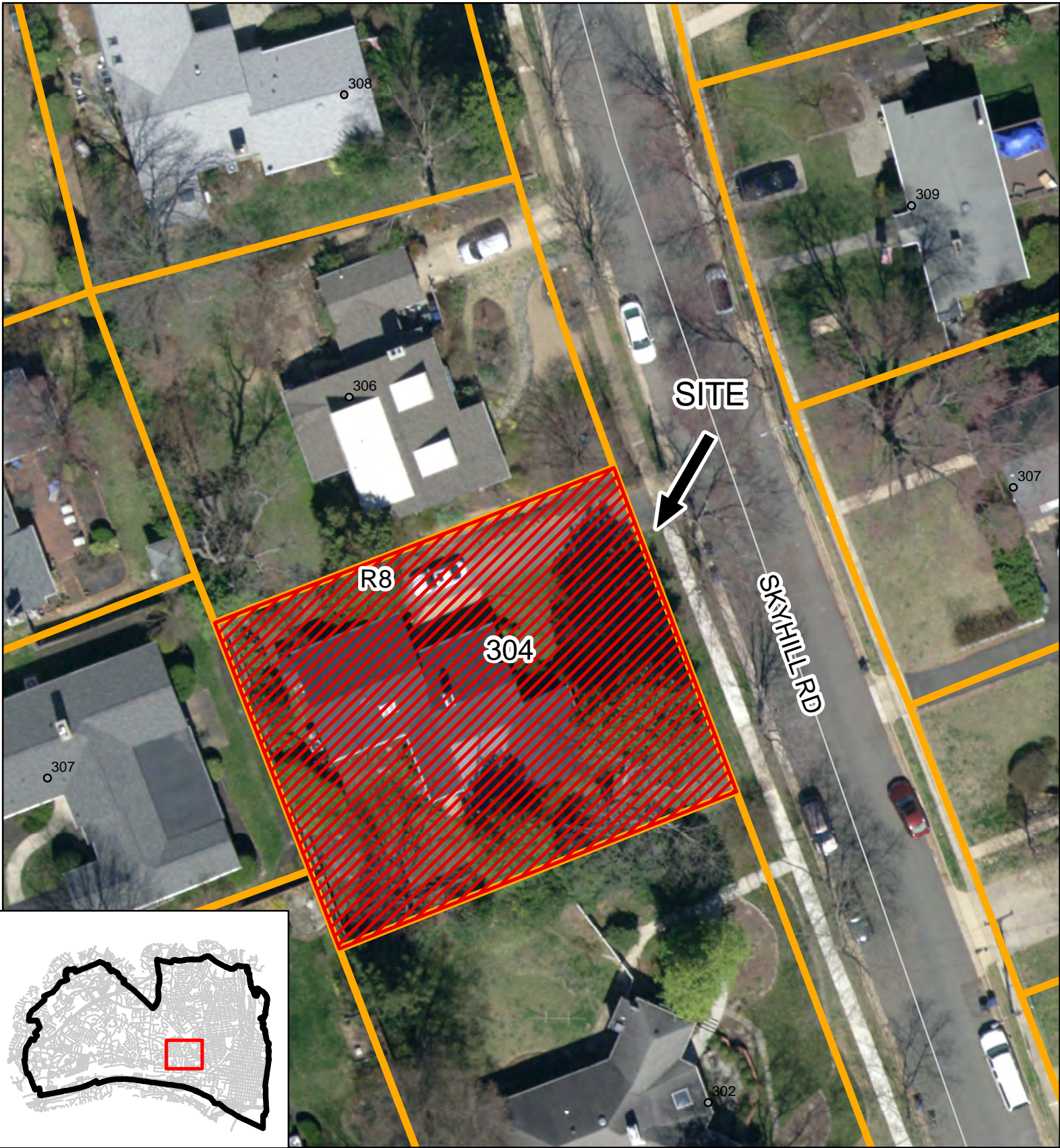
**ADDRESS:** 304 SKYHILL ROAD  
**ZONE:** R-8/ SINGLE FAMILY ZONE  
**APPLICANT:** SHAWN NAZZEMIAN,AGENT

**ISSUE:** Special exception to construct a garage with the vehicle opening facing the front yard along Skyhill Road and less than 8.00 fee from the front building wall.

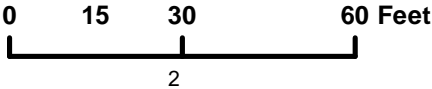
CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
7-2502(A)(1)(a)	Attached Private Garage	Facing Side or Rear Yard	Facing Front Yard	Facing Front Yard
7-2502(A)(1)(c)	Attached Private Garage	8.00 feet from from front building wall	0.90 feet from from front building wall	7.10 feet

The staff **recommends approval** of the request because it meets all the criteria for a special exception.

If the Board grants the requested special exception, it is subject to compliance with all applicable code requirements, ordinances, and recommended conditions found in the department comments. The applicants must submit certification of building height and floor area ratio from a licensed architect or engineer prior to the final inspection. The special exception must also be recorded in the City’s Land Records Office prior to the release of the building permit. Additionally, the applicant must resolve the lot area discrepancy between the survey submitted and Real Estate assessments prior to the submission of a building permit. For purposes of this staff analysis and report, staff is using the smaller lot area.



**BZA #2023-00007**  
**304 Skyhill Road**





### **I. Issue**

The applicant proposes to build a one-story garage with an addition with the vehicle opening facing the street at 304 Skyhill Road less than 8.00 feet from the front building wall.

### **II. Background**

The subject property is an interior lot of record with 75.77 feet of frontage along Skyhill Road, 110.07 feet of depth along the north side property line, 110.00 of depth along the south property line, and 88.21 feet across the west property line. According to Real Estate Assessments the lot contains 9,570 square feet of lot area. The lot complies with the R-8 zone's minimum lot size, width, and frontage requirements.



*Figure 1: Subject Property*

According to Real Estate Assessment Records, the existing dwelling was constructed in 1953. The dwelling is located 35.10 feet from the front property line, 11.90 feet from the north side property line, 22.10 feet from the south side lot line, and 12.20 feet from the rear property line.

The following table provides zoning analysis of the subject property:

<b>R-8 zone</b>	<b>Required/Permitted</b>	<b>Existing</b>	<b>Proposed</b>
Lot Area	8000.00 sq. ft.	9570.00 sq. ft.	9570.00 sq. ft.
Lot Frontage	40.00 ft	75.77 ft.	75.77 ft.
Lot Width	65.00 ft	68.30 ft.	68.30 ft.
Side Yard (north)	8.00 ft.	11.90 ft.	11.90 ft.
Side Yard (south)	8.00 ft.	22.10 ft.	22.10 ft.
Rear Yard (south)	1:1 Min. 8.00 ft.	12.20 ft.	12.20 ft.
Building Height	30 ft.	13.00 ft.*	11.22 **
Floor Area Ratio	2800 sq ft (.35)	2144 sq. ft. (.35)	2531 sq. ft. (.35)

\* Measured from average pre-construction grade to the midpoint of the existing gable roof.

\*\* Measured from average pre-construction grade to the midpoint of the proposed gable roof of the addition.

### **III. Description**

The applicant proposes to extend the existing north side wall forward towards the front property line to construct a one-story addition and a front facing one car garage. The proposed addition would create an additional bedroom.

The new footprint for the one-story garage and addition would measure 33.00 feet in length and 12.20 feet in width. The proposed height will measure 11.22 feet from the midpoint of the gable roof when measured from average pre-construction grade and will be located 11.90 feet from the north side property line and 36.00 feet from the front property line in

compliance with the R-8 zone. While the garage will comply with mass and bulk requirements for the R-8 zone, attached garages shall have the vehicle opening facing the side or rear yard unless the property is located within a contextual block face where 50 percent of the developed lots have attached garages with the vehicle opening facing the primary front and the front wall of the garage is setback at least 8.00 feet from the front building wall. The applicant can request a special exception to locate the garage less than 8.00 feet from the front building wall with the vehicle opening facing the street because more than 50 percent of the blockface have garages with vehicle openings facing the street.

The applicant also proposes to construct an open front porch. Which is 20.2 feet in length and 11.6 feet in width. The front porch will match the existing roof line of the front part of the property. It will also project no further than the front forward wall so it will comply with all setbacks.

Upon completion of the work, proposed renovations will continue to comply with the floor area requirements. (Refer to floor area calculations.)



S

#### IV. **Master Plan/Zoning**

The subject property is zoned R-8 and has been so zoned since adoption of the Third Revised Zoning Map in 1952.

#### V. **Requested Special Exceptions:**

7-2502(A)(1)-(a)

The applicants request a special exception to allow garage with the vehicle opening facing the front yard on an interior lot located within a contextual block face without 50 percent of the developed lots having attached garages with the vehicle opening facing a primary front yard on the same street the new vehicle opening will face.

7-2502(A)(1)(c)

The applicant also requests a special exception of 7.10 feet to allow the front wall of the garage to be located 0.90 feet to the west of the primary front building wall, which is less than the 8.00 feet that is required.

**VI. Noncomplying Structure**

The subject property is complying lot developed with a noncomplying structure. The structure is noncomplying structure with respect:

	<b><u>Required</u></b>	<b><u>Provided</u></b>	<b><u>Noncompliance</u></b>
Rear Yard	13.00 ft. *	12.20 ft.	0.80 ft.

\* Based on a building height of 13.00 feet measured to the midpoint of the gable roof facing the rear yard a minimum setback of 13.00 feet is required from the rear property line.

**VII. Exceptions Standards**

To grant a special exception, the Board of Zoning Appeals must find that the strict application of the zoning ordinance creates an unreasonable burden on the use and enjoyment of the property. Section 11-1304 of the zoning ordinance lists standards that an applicant must address and that the Board believes exists and thus warrants granting a special exception of the zoning regulations.

- 1) Whether approval of the special exception will be detrimental to the public welfare, to the neighborhood or to the adjacent properties.

**The Infill Task Force identified that many modern homes which featured prominent front facing garages that detracted from the overall design of the house and dominated the front façade in terms of bulk. In 2008, The City Council adopted Residential Infill Regulations which included a prohibition on attached garages with the vehicle opening facing any front yard to enhance the neighborhood streetscape by requiring garages to face away from front yards.**

**Since 2008, there have been several amendments to the zoning ordinance to allow flexibility for front loaded garages in certain circumstances, particularly in neighborhoods with an existing development pattern of front-loaded garages.**

**More than 50 percent of the blockface is developed with attached garages constructed in line with the primary front building wall and with the vehicle opening facing the front property line. The construction of this modest front-loaded garage approximately in line with all the mass and bulk requirements for the R-8 zone would not be detrimental to the public welfare to the neighborhood or to the adjacent properties.**

- 2) Whether approval of the special exception will impair an adequate supply of light and air to the adjacent property, or cause or substantially increase traffic congestion or increase the danger of fire or the spread of fire or endanger the public safety.

**The proposed garage will not impair light or air to any property as it is one-story in height and complies with all required zone setbacks from the property line. This proposal will not negatively affect pedestrian or vehicular traffic or impair public safety.**

- 3) Whether approval of the special exception will alter the essential character of the area or zone.

**The special exception will not alter the character of the area or the zone. This area is developed primarily with one-story dwellings of varying heights and roof lines. More than 50 percent of the lots within the blockface are developed with similar front-loaded garages.**

- 4) Whether the proposal will be compatible with the development in the surrounding neighborhood.

**The proposed construction would be compatible with the development in the surrounding neighborhood in terms of lot development pattern and the scale of dwellings. Additionally, many homes in the neighborhood are developed with front loaded garages.**

- 5) Whether the proposed development represents the only reasonable means and location on the lot to accommodate the proposed structure given the natural constraints of the lot or the existing development of the lot.

**The applicant has no way to located a side or rear loaded garage on this lot due to the placement of the existing house on the lot, the width of the lot and required turning radius needed to access a side loaded garage. The existing curb cut, and driveway are already in line with the proposed location of the garage and the rear portion of the dwelling forces the proposed garage forward to nearly align with the front building wall of the dwelling. The proposed location and configuration of the attached garage and configuration of the attached garage represents the only reasonable location given the constraints on the lot and the interior configuration of the dwelling.**

## **VII. Staff Conclusion**

### **Neighborhood Impact**

The properties along Skyhill Road and the surrounding blocks consist primarily of one-story single-family dwellings. 50 percent of the dwellings within the blockface have front

loading garages. The proposed garage location and configuration will be compatible with the development pattern in the area and will not negatively impact the neighborhood.

#### Light and Air

Light and air to the properties on either side will not be affected as the garage will be only one-story in height and will provide greater than the minimum side yard setbacks required by the R-8 zone and will be 36.00 feet from the front property line.

#### Lot Constraints

Due to the placement of the existing house on the lot and the necessary turning radius it is not feasible to construct an attached side loading garage on the lot.

### **VIII. Staff Conclusion**

As outlined above, staff believes that the applicant's request is consistent with the standards for special exceptions and **recommends approval** of the requested special exception.

#### Staff

Sean Killion, Urban Planner, [sean.killion@alexandriava.gov](mailto:sean.killion@alexandriava.gov)

Mary Christesen, Principal Planner, [mary.christesen@alexandriava.gov](mailto:mary.christesen@alexandriava.gov)

Tony LaColla, AICP, Division Chief, [tony.lacolla@alexandriava.gov](mailto:tony.lacolla@alexandriava.gov)

## **DEPARTMENTAL COMMENTS**

Legend: C - code requirement R - recommendation S - suggestion F - finding

### Transportation and Environmental Services:

F-1 After a review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition if a separate demolition permit is required. (T&ES)

R-2 The applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C-3 Roof, surface, and sub-surface drains are connected to the public storm sewer system, if available, by a continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate the impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)

C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

### Code Administration:

C-1 A building permit is required.



Recreation (Arborist):

No comments.

Archaeology:

F-1 Historic maps suggest that this property remained vacant until well into the twentieth century.

R-1. \*The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

R-2. \*The applicant/developer shall not allow any metal detection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology,

R-3. The statements in archaeology conditions above marked with an asterisk “\*” shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

BZA Case # 2023-00007



**APPLICATION  
BOARD OF ZONING APPEALS**

**SPECIAL EXCEPTION FOR ADDITIONS**

Section of zoning ordinance from which request for special exception is made:

**PART A**

1. Applicant: ☐ Owner ☐ Contract Purchaser ☒ Agent

Name SHAWN NAZEMIAN

Address 8630 A LEE HIGHWAY, FAIRFAX, VA 22031

Daytime Phone (571)331 6978

Email Address TIGRAN@MICHAEL-NASH.COM

2. Property Location 304 SKYHILL RD.

3. Assessment Map # 062.01 Block 02 Lot 04 Zone R8

4. Legal Property Owner Name GANDY COLIN J OR NANCY L

Address 304 SKYHILL RD, ALEXANDRIA, VA

**5. Describe request briefly:**

BUILD OUT FRONT LOAD 1 CAR GARAGE AND 1 BEDROOM BEHIND THAT.

**6. If the property owner or applicant is being represented by an authorized agent, such as an attorney, realtor or other person for which there is a form of compensation, does this agent or the business in which they are employed have a business license to operate in the City of Alexandria, Virginia?**

☒ Yes — Provide proof of current City business license.

☐ No — Said agent shall be required to obtain a business prior to filing application.

**THE UNDERSIGNED HEREBY ATTESTS** that all of the information herein provided including the site plan, building elevations, prospective drawings of the projects, etc., are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**APPLICANT OR AUTHORIZED AGENT:**

SHAWN NAZEMIAN

**Print Name**

571331-6978

**Telephone**



**Signature**

03-17-2023

**Date**

Pursuant to Section 13-3-2 of the City Code, the use of a document containing false information may constitute a Class 1 misdemeanor and may result in a punishment of a year in jail or \$2,500 or both. It may also constitute grounds to revoke the permit applied for with such information.

**NOTE TO APPLICANT:** Only one special exception per dwelling shall be approved under the provisions of Section 11-1302(B)(4).

**PART B (SECTION 11-1304)**

**APPLICANT MUST EXPLAIN THE FOLLOWING:**

(Please use additional pages where necessary.)

- 1. Explain how the special exception for the proposed addition, if granted, meets the applicant's needs.**

It given them to have one door car garage where is very much needed for day to day life,also an additional bedroom for their kid.

- 2. Explain if the special exception, if granted, will harm adjoining properties or impact the neighborhood in any way.**

It will not harm adjoining properties,The contrary it's in harmony with rest of the properties in this neighborhood.

- 3. Explain how the proposed addition will affect the light and air to any**

One story far away from the adjacent property and from the front yard so it will not block any view or light to adjoining properties.

- 4. Explain how the proposed addition is compatible with other properties in the neighborhood and the character of the neighborhood as a whole.**

please see the attached power point file that provided by the home owner.  
It's very compatible with all properties in the neighborhood.

- 5. How is the proposed construction similar to other buildings in the immediate area?**

please see the attached powerpoint file.  
It's very similar in harmony with the other similar properties .

- 6. Explain how this plan represents the only reasonable location on the lot to**  
That is current driveway and would line up with the existing building and this is the best location based on the setback to adjacent property.

- 7. Has the applicant shown the plans to the most affected property owners? Have any neighbors objected to the proposed special exception, or have any neighbors written letters of support? If so, please attach the letter.**

Yes, We have shared the plans... and all are agree and super excited about this project.



## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

**1. Applicant.** State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. SHAWN NAZEMIAN	8630 ALEE HIGHWAY, FARMER, VA 22031	0%
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at \_\_\_\_\_ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. GANDY COLIN J	304 SKYHILL RD, ALEXANDRIA, VA	50%
2. GANDY NANCY L	304 SKYHILL RD, ALEXANDRIA, VA	50%
3.		

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. N/A		
2. N/A		
3. N/A		

**NOTE:** Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

04-06-2023

SHAWN NAZEMIAN

Date

Printed Name



Signature



Department of Planning and Zoning  
Floor Area Ratio and Open Space Calculations for  
**Single and Two-Family Residential Outside Historic Districts**

A

**A. Property Information**

A1. 304 SKHILL Rd R-8  
Street Address Zone

A2. 9,570.00 x 0.35 = 3,349.50  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

**B. Existing Gross Floor Area**

Existing Gross Area

Basement  
First Floor 2,144.00  
Second Floor  
Third Floor  
Attic 1,100.00  
Porches  
Balcony/Deck  
Garage  
Other\*\*\*

Allowable Exclusions\*\*

Basement\*\*  
Stairways\*\*  
Mechanical\*\*  
Attic less than 7'\*\*\* 1,100.00  
Porches\*\*  
Balcony/Deck\*\*  
Garage\*\*  
Other\*\*\*  
Other\*\*\*

B1. 3,244.00 Sq. Ft.

Existing Gross Floor Area\*

B2. 1,100.00 Sq. Ft.

Allowable Floor Exclusions\*\*

B3. 2,144.00 Sq. Ft.

Existing Floor Area Minus Exclusions  
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross 3,244.00 B2. Total Exclusions 1,100.00

**C. Proposed Gross Floor Area**

Proposed Gross Area

Basement  
First Floor 138.00  
Second Floor  
Third Floor  
Attic  
Porches 201.00  
Balcony/Deck  
Garage 249.00  
Other\*\*\*

Allowable Exclusions\*\*

Basement\*\*  
Stairways\*\*  
Mechanical\*\*  
Attic less than 7'\*\*\*  
Porches\*\* 201.00  
Balcony/Deck\*\*  
Garage\*\*  
Other\*\*\*  
Other\*\*\*

C1. 588.00 Sq. Ft.

Proposed Gross Floor Area\*

C2. 201.00 Sq. Ft.

Allowable Floor Exclusions\*\*

C3. 387.00 Sq. Ft.

Proposed Floor Area Minus Exclusions  
(subtract C2 from C1)

C1. Total Gross 588.00 C2. Total Exclusions 201.00

**D. Total Floor Area**

D1. 2,531.00 Sq. Ft.  
Total Floor Area (add B3 and C3)

D2. 3,349.50 Sq. Ft.  
Total Floor Area Allowed  
by Zone (A2)

**E. Open Space (RA & RB Zones)**

E1. 0.00 Sq. Ft.  
Existing Open Space

E2. 0.00 Sq. Ft.  
Required Open Space

E3. 0.00 Sq. Ft.  
Proposed Open Space

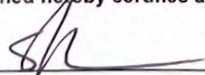
**Notes**

\*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot measured from exterior walls.

\*\* Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

\*\*\* Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: 

Date: 04-03-2023





# Department of Planning and Zoning Floor Area Ratio and Open Space Calculations

**B**

## A. Property Information

A1. 304 SKHILL Rd R-20  
Street Address Zone

A2. 9,570.00 x 0.35 = 3,349.50  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

## B. Existing Gross Floor Area

### Existing Gross Area

Basement  
First Floor 2,144.00  
Second Floor  
Third Floor  
Attic 1,100.00  
Porches  
Balcony/Deck  
Lavatory\*\*\*  
Other\*\*

### Allowable Exclusions\*\*

Basement\*\*  
Stairways\*\*  
Mechanical\*\*  
Attic less than 7\*\*\*  
Porches\*\*  
Balcony/Deck\*\*  
Lavatory\*\*\*  
Other\*\*  
Other\*\*

B1. 3,244.00 Sq. Ft.  
Existing Gross Floor Area\*

B2. 1,100.00 Sq. Ft.  
Allowable Floor Exclusions\*\*

B3. 2,144.00 Sq. Ft.  
Existing Floor Area Minus Exclusions  
(subtract B2 from B1)

### Comments for Existing Gross Floor Area

B1. Total Gross 3,244.00 B2. Total Exclusions 1,100.00

## C. Proposed Gross Floor Area

### Proposed Gross Area

Basement  
First Floor 138.00  
Second Floor  
Third Floor  
Attic  
Porches 201.00  
Balcony/Deck  
Lavatory\*\*\*  
Other

### Allowable Exclusions\*\*

Basement\*\*  
Stairways\*\*  
Mechanical\*\*  
Attic less than 7\*\*\*  
Porches\*\* 201.00  
Balcony/Deck\*\*  
Lavatory\*\*\*  
Other\*\*  
Other\*\*

C1. 588.00 Sq. Ft.  
Proposed Gross Floor Area\*

C2. 201.00 Sq. Ft.  
Allowable Floor Exclusions\*\*

C3. 387.00 Sq. Ft.  
Proposed Floor Area Minus Exclusions  
(subtract C2 from C1)

C1. Total Gross 339.00 C2. Total Exclusions 201.00

## D. Total Floor Area

D1. 2,531.00 Sq. Ft.  
Total Floor Area (add B3 and C3)

D2. 3,349.50 Sq. Ft.  
Total Floor Area Allowed  
by Zone (A2)

## E. Open Space (RA & RB Zones)

E1. 0.00 Sq. Ft.  
Existing Open Space

E2. 0.00 Sq. Ft.  
Required Open Space

E3. 0.00 Sq. Ft.  
Proposed Open Space

## Notes

\*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

\*\* Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

\*\*\*Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

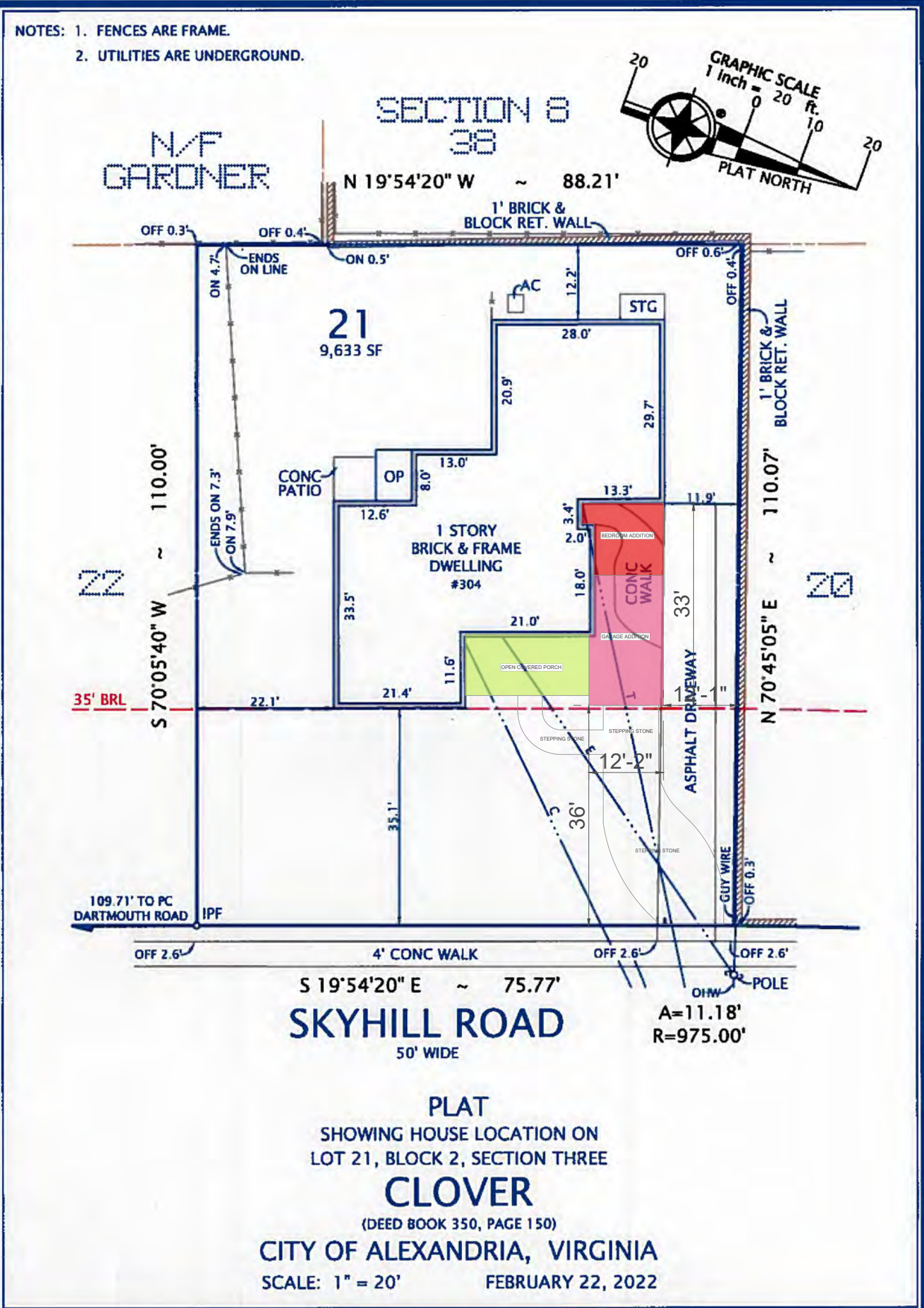
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: SA

Date: 04-03-2023



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I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.



Ordered by:

TITAN TITLE

10195 Main Street  
Suite L  
Fairfax, VA 22031  
Phone: 703-865-4999  
Fax: 703-995-0722

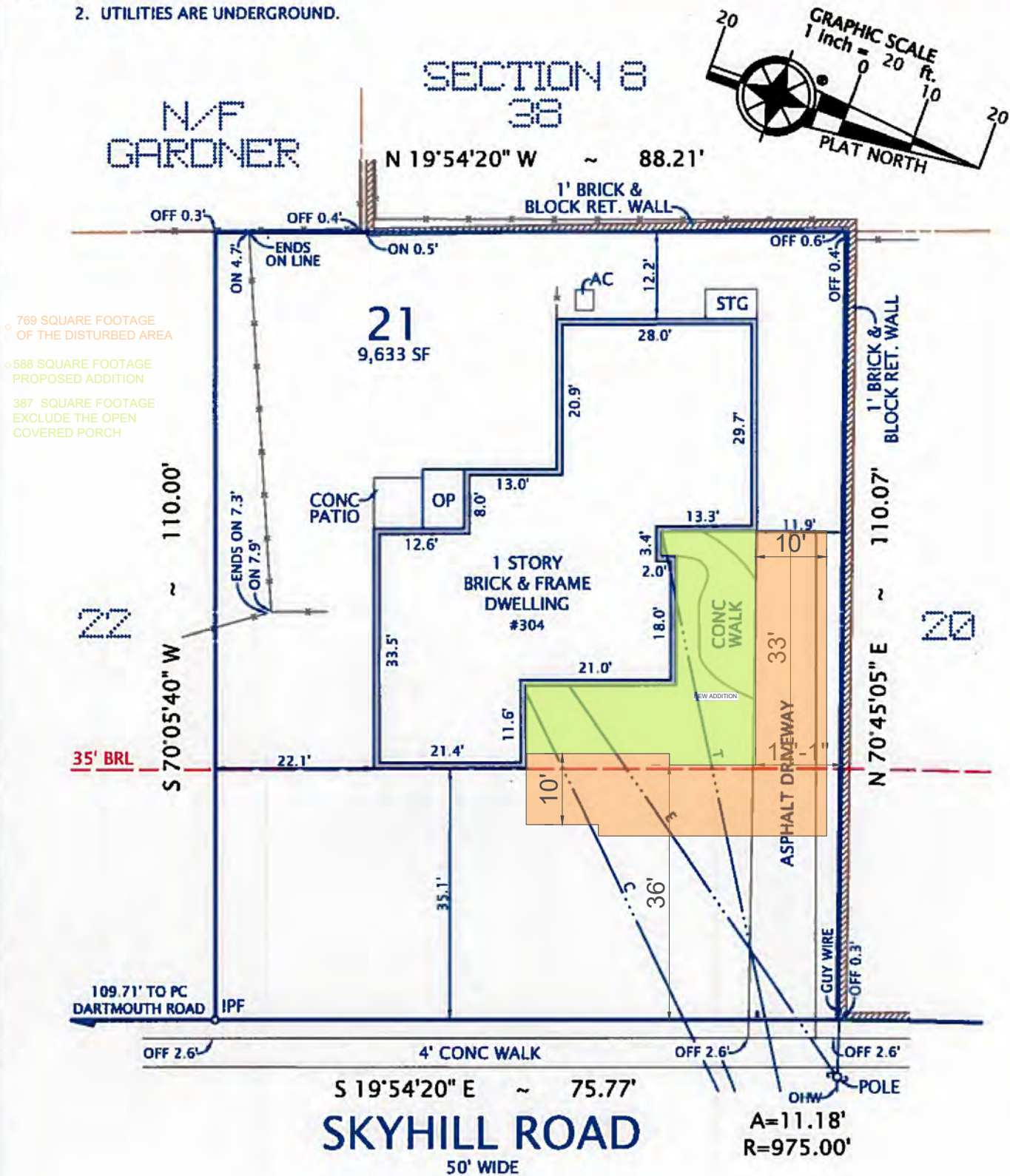
DOMINION Surveyors inc.

8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
FAX: 703-799-6412

CASE NAME: VERTENTEN ~ GANDY CASE NO: 2022-VA-2625DT #220125018



NOTES: 1. FENCES ARE FRAME.  
2. UTILITIES ARE UNDERGROUND.

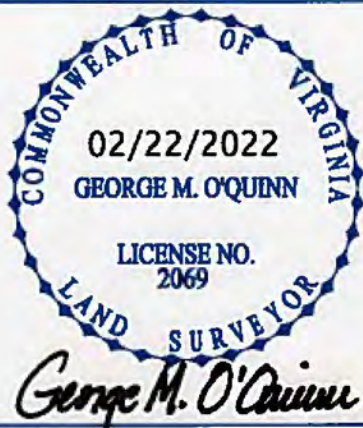


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PLAT  
SHOWING HOUSE LOCATION ON  
LOT 21, BLOCK 2, SECTION THREE  
**CLOVER**  
(DEED BOOK 350, PAGE 150)  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 20' FEBRUARY 22, 2022

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.  
A TITLE REPORT WAS NOT FURNISHED.  
NO CORNER MARKERS SET.



Ordered by:  
  
10195 Main Street  
Suite L  
Fairfax, VA 22031  
Phone: 703-865-4999  
Fax: 703-995-0722

8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
FAX: 703-799-6412

CASE NAME: VERTENTEN ~ GANDY

CASE NO: 2022-VA-2625DT

#220125018



# ADDITION

to:

Mr &Mrs. GANDY

ALEXANDRIA, VA

## CODE ANALYSIS

PROPERTY LOCATION	304 Skyhill Rd. Alexandria, VA 22314
USE GROUP	R5
APPLICABLE CODES	VRC 2018

## DRAWING INDEX:

A001 COVER SHEET  
A002 SPECS 1  
A003 SPECS 2  
A101 EXISTING & REMODELED FLOOR PLAN  
A102 ELECTRICAL & MECHANICAL PLAN  
A201 BUILDING ELEVATION  
A203 BUILDING SECTION  
S101 STRUCTURAL PLAN  
C001 PLAT  
C002 PLAT W/DISTURBED AREA

## AREA CALCULATION

1. BEDROOM	138 SQ. FT.
2. CAR GARAGE	249 SQ. FT
3. OPEN COVERED PORCH	201 SQ FT
TOTAL:	588 SQ. FT.

## GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE AREA OF WORK TO GAIN A THOROUGH UNDERSTANDING OF SITE CONDITIONS PRIOR TO SUBMITTING HIS BID. IN SUBMITTING A BID FOR THE PROJECT, THE CONTRACTOR WARRANTS THAT HE HAS STUDIED THE BID DOCUMENTS, HAS VISITED THE SITE, AND IS FAMILIAR WITH THE SCOPE OF WORK AND EXSTING CONDITIONS.
2. THE PROJECT CONSISTS OF LABOR AND MATERIALS NECESSARY AND INCIDENTAL TO THE CONSTRUCTION SHOWN ON THE DRAWINGS.
3. REFUSE AND DEBRIS SHALL BE PERMITTED ONLY IN OWNER- DESIGNATED AREA. CONTRACTOR TO CLEAN AND SWEEP AREA ON A DAILY BASIS. ALL SITE DEBRIS SHALL BE PLACED IN DUMPSTER FOR REMOVAL.
4. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL AND NATIONAL CODES AND REGULATIONS.
5. TECHNICIANS CURRENTLY LICENSED IN FAIRFAX COUNTY SHALL PERFORM ALL ELECTRICAL, MECHANICAL AND PLUMBING WORK. THIS WORK SHALL FULLY COMPLY WITH APPLICABLE CODES AND REGULATIONS.
6. ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR SCHEDULING APPROPRIATE INSPECTIONS AND OBTAINING NECESSARY APPROVALS AS REQUIRED BY THE COUNTY.
7. ALL DIMENSIONS GIVEN ARE NOMINAL. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING MATERIAL DIMENSIONS WHERE CRITICAL TO REFLECT ACTUAL DIMENSIONS. NOTIFY ARCON OF SUCH CASES AND ANY DISCREPANCIES PRIOR TO WORK.
8. FOLLOW ALL MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION OF PRE- FABRICATED PRODUCTS.
9. MANUFACTURER'S DISCLAIMER AND LIMITATION ON PRODUCT WARRANTY DOES NOT RELIEVE THE CONTRACTOR OF THE WARRANTY ON THE WORK THAT INCORPORATES THE PRODUCTS.
10. GENERAL CONTRACTOR SHALL COORDINATE ALL ARCHITECTURAL WORK WITH MECHANICAL, ELECTRICAL, PLUMBING, KITCHEN EQUIPMENTS, AND OTHER TASKS. REPORT ANY DISCREPANCIES TO A&I PRIOR TO FINAL BID AND CONSTRUCTION.
11. THE PROJECT CONSISTS OF LABOR AND MATERIALS NECESSARY AND INCIDENTAL TO THE DEMOLITION AND CONSTRUCTION SHOWN ON THESE DRAWINGS..

### DISCLAIMER

Due to site conditions and existing improvements, measurements on initial architectural plans, renderings and shop drawings may sometimes vary from as-built improvements. Exact measurements are only possible after completion of framing.

### Designed by:

Shawn Nazemian & Marjaneh Khodabakhshi

8630A LEE HWY FAIRFAX, VA 22031  
Tel. 703.641.9800, Fax: 703.641.5938

Scale: Specified on each drawing

Sheet Title:  
COVER SHEET

Sheet #

A001

NOTE:

THESE SPECIFICATIONS ARE INTENDED TO BE USED IN ACCORDANCE WITH 2018 IRC CODE. THESE SPECIFICATIONS MAY BE SUPERSEDED BY LOCAL CODES AND AMENDMENTS, OR SPECIFIC DESIGN INFORMATION LOCATED WITHIN THE CONSTRUCTION DOCUMENTS.

SPECIFICATIONS

**1.0 GENERAL** - THE WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES, REGULATIONS AND AMENDMENTS AND ALL OTHER AUTHORITIES HAVING JURISDICTION. THE WORK SHALL COMPLY WITH INTERPRETATIONS OF THE LOCAL BUILDING OFFICIAL. IF THE INTERPRETATION OF THE LOCAL BUILDING OFFICIAL IS AT VARIANCE WITH THESE DOCUMENTS, INFORM THE ARCHITECT PRIOR TO PROCEEDING.

**1.01 CONSTRUCTION METHODS AND TECHNIQUES** - THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, OR FOR SAFETY MEASURES IN CONNECTION WITH THE WORK AND SHALL NOT BE HELD RESPONSIBLE FOR THE FAILURE OF THE OWNER (CLIENT) OR HIS CONTRACTORS, SUBCONTRACTORS OR ANYONE PERFORMING THE WORK, TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

**1.02 FIELD CONDITIONS AND DIMENSIONS** - ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. ARCHITECT SHALL BE NOTIFIED PROMPTLY OF ANY DISCREPANCIES IN INFORMATION AND OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND INFORMATION ON THE DRAWINGS PRIOR TO CONSTRUCTION.

**1.03 TYPICAL CONDITIONS** - THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB UNLESS INDICATED OTHERWISE. WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN OR DETAILED, THE CHARACTER AND QUALITY OF THE WORK SHALL BE THE SAME AS THAT INDICATED FOR SIMILAR CONDITIONS.

**1.04 COORDINATION OF WORK** - THE CONTRACTOR SHALL COORDINATE AND COMPARE ALL DRAWINGS BETWEEN THE DIFFERENT CONSULTANTS AND TRADES AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES THAT MAY BE FOUND.

**1.05 STRUCTURAL NOTES** - IN CASE OF ANY DISCREPANCIES BETWEEN THESE NOTES AND NOTES ON THE STRUCTURAL DRAWINGS, THE NOTES FOUND ON THE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE.

**1.06 TEMPORARY BRACING** - USE TEMPORARY BRACING AS REQUIRED TO STABILIZE BASEMENT AND FOUNDATION WALLS AND SUPERSTRUCTURE UNTIL PERMANENT CONSTRUCTION IS IN PLACE.

THE STRUCTURAL INTEGRITY OF THE BUILDING IS DEPENDENT UPON COMPLETION ACCORDING TO PLANS AND SPECIFICATIONS. THE ARCHITECT AND STRUCTURAL ENGINEERS ASSUME NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION. THE METHOD OF CONSTRUCTION AND SEQUENCE OF OPERATIONS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL SUPPLY ANY NECESSARY SHORING, BRACING, STRUTS, GUYS, ETC. TO PROPERLY BRACE THE STRUCTURE AGAINST WIND, DEAD AND LIVE LOADS UNTIL THE BUILDING IS COMPLETED ACCORDING TO THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL NOT PLACE BACK-FILL AGAINST BASEMENT WALLS UNTIL THE FLOOR SYSTEM IS COMPLETELY INSTALLED OR CONTRACTOR HAS PROVIDED ADEQUATE SHORING AND BRACING. ANY QUESTIONS REGARDING TEMPORARY BRACING REQUIREMENTS SHOULD BE FORWARDED TO A STRUCTURAL ENGINEER FOR REVIEW.

1.07 DESIGN LOADS

	LIVE LOADS	DEAD LOADS	TOTAL LOADS
GROUND SNOW	30 PSF		
ROOF TRUSSES	30 PSF (SNOW)	7 TOP & 10 BOTTOM	47 PSF
ROOF RAFTERS	30 PSF	12 PSF	42 PSF
SLEEPING ROOMS	30 PSF	10 PSF	40 PSF
OTHER FLOORS	40 PSF	10 PSF	50 PSF
GARAGE FLOORS	50 PSF	50 PSF	100 PSF
DECKS	40 PSF	10 PSF	50 PSF
BREEZEWAYS	60 PSF	10 PSF	70 PSF
STAIRS	40 PSF (1)	10 PSF	50 PSF
WIND SPEED	115 MPH		
BACKFILL	30 PCF EQUIVALENT FLUID WEIGHT		

UNLESS NOTED OTHERWISE

1.07A

A. WIND DESIGN DATA:  
-BASIC WIND SPEED = 115 MPH  
-WIND LOAD IMPORTANCE FACTOR, I = 1.0  
-WIND EXPOSURE FACTOR = B  
-WIND DESIGN PRESSURE = 18 PSF  
B. EARTHQUAKE DESIGN DATA:  
-SEISMIC USE GROUP = 1  
-SPECTRAL RESPONSE ACCELERATION  
S<sub>s</sub> = 18.7%g  
S<sub>1</sub> = 6.3%g  
-BASIC SEISMIC-FORCE RESISTING SYSTEM  
-BEARING WALL SYSTEM WITH LIGHT FRAME WALLS WITH SHEAR PANELS  
-PEAK VELOCITY RELOCATED ACCELERATION, A<sub>v</sub> = 0.05  
-PEAK ACCELERATION, A<sub>a</sub> = 0.05  
-SEISMIC HAZARD EXPOSURE GROUP = B  
-SEISMIC PERFORMANCE CATEGORY = B  
-SOIL PROFILE TYPE = S1 (TO BE CONFIRMED BY SOILS ENGINEER)  
-RESPONSE MODIFICATION FACTOR, R = 6.5  
-DEFLECTION AMPLIFICATION FACTOR, C<sub>d</sub> = 4

C. INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OR A 300 POUND CONCENTRATED LOAD ACTING OVER AN AREA OF A SQUARE INCHES, WHICHEVER IS GREATER. GUARDRAILS AND HANDRAILS SHALL BE DESIGNED TO WITHSTAND A CONCENTRATED LOAD APPLIED IN ANY SINGLE DIRECTION AT ANY POINT ALONG THE TOP OF 200LB.

**1.08 MECHANICAL UNITS AND ANY OTHER EQUIPMENT** SUPPORTED BY THE STRUCTURE WITH WEIGHTS IN EXCESS OF 200 POUNDS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION.

**1.09 PRODUCT LITERATURE AND MANUFACTURERS' RECOMMENDATIONS** - COMPLY WITH THE MANUFACTURER'S OR FABRICATOR'S INSTRUCTIONS OR RECOMMENDATIONS FOR THE PREPARATION OF SUBSTRATES AND INSTALLATION AND USE OF MATERIAL.

**1.10 SOIL TREATMENT FOR TERMITE CONTROL (IF APPLICABLE)** - APPLY TOXICANT TO SOIL IN ENTIRE AREA TO BE OCCUPIED BY STRUCTURE AND TO 2' BEYOND PERIMETER LINE OF STRUCTURE. USE APPROVED TOXICANT WITH A FIVE YEAR GUARANTEE. NOTE: THIS ITEM MAY BE WAIVED IF SITE CONDITIONS DO NOT WARRANT IT AND WITH OWNERS APPROVAL.

**1.11 FIRE RATED ASSEMBLIES** - IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS TO VERIFY AND CONSTRUCT ALL RATED ASSEMBLIES TO COMPLY EXACTLY WITH THE REQUIREMENTS OF THE TEST REPORTS LISTED. THE ARCHITECT SHALL BE NOTIFIED PROMPTLY OF ANY CHANGE IN MATERIALS PRIOR TO CONSTRUCTION AND ANY CHANGES IN MATERIALS MUST HAVE THE PRIOR APPROVAL OF THE ARCHITECT. ALL FIRE RATED ASSEMBLIES ARE CONTINUOUS UNLESS OTHERWISE NOTED. ASSEMBLY MATERIALS SHALL TAKE PRECEDENCE OVER MATERIALS SPECIFIED IN THESE DRAWINGS.

**1.12 RADON TESTING** - CONTRACTOR TO INVESTIGATE SITE AND CONDUCT NECESSARY TEST TO INSURE THAT RADON GAS DOES NOT EXCEED SAFE LIMITS AS MANDATED BY STATE OR LOCAL LAWS. NOTIFY ARCHITECT AND LOCAL JURISDICTIONAL AUTHORITIES BEFORE BEGINNING CONSTRUCTION FOR SPECIFIC DETAILS WHICH MAY BE REQUIRED.

**1.13 MECHANICAL / PLUMBING / ELECTRICAL CONTRACTORS** SHALL BE REQUIRED TO SEAL ALL HORIZONTAL AND VERTICAL PENETRATIONS IN THE EXTERIOR WALL CAUSED BY THEIR TRADE.

**1.14 ALL SHEATHING PENETRATIONS CAUSED BY ERECTION** SHALL BE PATCHED AND REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

**1.15 DETAILS OF CONSTRUCTION OF ANY RETAINING WALL** BUILT MUST BE SUBMITTED TO THE OFFICE OF THE BUILDING INSPECTOR FOR APPROVAL PRIOR TO CONSTRUCTION.

**1.16 CRAWL SPACE SHALL BE PROVIDED UNDER FLOOR JOIST** NOT LESS THAN 18" IN DEPTH, AND SUCH SPACE SHALL BE VENTED WITH SCREENED OPENINGS HAVING A CLEAR AREA OF NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF CRAWL SPACE AREA.

**1.17 GENERAL CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROVIDE NECESSARY STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING SLEEVES, ANCHORS, VENT OPENING, ETC. THAT MIGHT BE REQUIRED.**

2.0 SITE WORK

**2.01** THESE DRAWINGS DO NOT COVER SITE WORK, EXCAVATION, GRADING AND LANDSCAPING. REFER TO THE SITE DRAWINGS PREPARED BY THE CIVIL ENGINEER FOR THESE ITEMS.

**2.02 EXCAVATION** - SHALL BE SUFFICIENT TO PROVIDE FULL DESIGN DIMENSIONS OR TO ALLOW FOR FORMING AS REQUIRED. NO FOOTINGS SHALL BE PLACED ON FROZEN EARTH. NO FOOTING SHALL BE PLACED ON SOFT MATERIAL.

**2.03 BACKFILL AND COMPACTING** - USE ONLY CLEAN, WELL GRADED EARTH CONTAINING NO ORGANIC MATERIAL, TRASH, MUCK, ROOTS, LOGS, STUMPS, CONCRETE, ASPHALT, OR OTHER DELETERIOUS SUBSTANCES. BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE ASTM D698 STANDARD PROCTOR TEST. DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL SUPER STRUCTURE IS IN PLACE. PRIOR TO PLACING FILL, THE EXISTING SURFACE SHALL BE CLEARED OF ALL REFUSE OR ORGANIC MATERIALS. BACKFILL IN LAYERS OF 6"-8" EACH. ALL SOIL FILL MATERIAL MUST BE APPROVED BY SOILS ENGINEER PRIOR TO PLACEMENT.

**3.0 CONCRETE FOUNDATIONS** - ALL REINFORCED CONCRETE TO BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE ACI 318-89. ALL PLAIN CONCRETE TO CONFORM TO ACI 318.1 AND ACI 332R-84 GUIDE TO RESIDENTIAL CAST-IN-PLACE CONCRETE CONSTRUCTION.

AMINIMUM SPECIFIED COMPRESSIVE STRENGTH : F<sub>c</sub> @ 28 DAYS

LOCATION OF CONCRETE	MIN. COMP. STRENGTH (F <sub>c</sub> )	SLUMP (IN.)
BASEMENT WALLS & FND NOT EXPOSED TO WEATHER	2500 PSI (1)	6" +/- 1"
BASEMENT SLABS & INT. SLABS ON GRADE	2500 PSI (1)	5" +/- 1"
BASEMENT WALLS, FND, EXT. WALLS & OTHER CONCRETE WORK EXPOSED TO WEATHER	3000 PSI (2)	6" +/- 1"
DRIVEWAY, CURBS, WALKS, PATIOS, PORCHES, STEPS & STAIRS & UNHEATED GARAGE FLOOR EXPOSED TO WEATHER	3500 PSI (2 & 3)	5" +/- 1"

NOTES  
1. CONCRETE IN THESE LOCATIONS WHICH MAY BE SUBJECT TO FREEZING AND THAWING DURING CONSTRUCTION SHALL BE AIR-ENTRAINED.  
2. CONCRETE SHALL BE AIR-ENTRAINED.  
3. MINIMUM CEMENT CONTENT SHALL BE 520 POUNDS OF CEMENT MEETING ASTM C150 OR C595 PER CUBIC YARD OF CONCRETE.

B. AIR ENTRAINMENT - ALL CONCRETE SUBJECTED TO SEVERE WEATHERING POTENTIAL SHALL BE AIR ENTRAINED AS FOLLOWS:

AGGREGATE SIZE	AIR ENTRAINMENT %
3/8" - 1/2"	7.5
3/4"	6.0
1"	6.0

C. AGGREGATE SHALL CONFORM TO ASTM C33 AND MAY RANGE FROM 3/8" TO 3/4" IN SIZE.

D. USE OF ADDITIVES SHALL NOT BE PERMITTED UNLESS SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER. USE OF ADDITIVES CONTAINING CALCIUM CHLORIDE SHALL NOT BE PERMITTED.

E. FOOTING DESIGN IS BASED ON THE FOLLOWING CONDITIONS:

SOIL BEARING CAPACITY : MINIMUM ASSUMED 1500 PSF, FIELD VERIFY UNDER ALL FOOTINGS AND SLABS ON GRADE.

WATER TABLE : 2'-0" (MIN.) BELOW BOTTOM OF ALL CONCRETE SLABS AND FOOTINGS.

SOILS : SHALL NOT BE PLACED ON OR IN MARINE CLAY, PEAT OR OTHER ORGANIC MATERIALS.

F. ALL FOUNDATIONS ARE TO BE PLACED ON UNDISTURBED OR COMPACTED SOIL NOT LESS THAN 1'-0" BELOW EXISTING GRADE OR 2'-6" BELOW ADJACENT FINISH EXTERIOR GRADE OR TO FROST LINE PER LOCAL JURISDICTION UNLESS OTHERWISE NOTED ON THE DRAWING. MAINTAIN 1:2 SLOPE (VERTICAL TO HORIZONTAL) FROM BOTTOM EDGE OF FOOTING TO BOTTOM EDGE OF ANY ADJACENT FOUNDATION. ARCHITECT / ENGINEER TO BE NOTIFIED IMMEDIATELY SHOULD INSUFFICIENT BEARING CAPACITY OR HIGH WATER TABLE BE ENCOUNTERED.

**3.01 INSPECTIONS** - FOOTING EXCAVATIONS SHALL BE INSPECTED BY THE BUILDING OFFICIAL PRIOR TO THE PLACING OF ANY CONCRETE. THE BUILDING OFFICIAL SHALL BE GIVEN NOTICE FOR THIS INSPECTION.

**3.02 SOIL INVESTIGATION AND REPORT** - ALL EARTHWORK, COMPACTING AND FOUNDATION WORK SHALL BE DONE IN ACCORDANCE WITH THE SOILS INVESTIGATION REPORT WHICH SHALL BE PROVIDED BY THE OWNER. NOTIFY ARCHITECT IF ON-SITE TEST BEARINGS INDICATE LESSER VALUES BEFORE PROCEEDING WITH THE WORK. SOIL VALUES TO BE DETERMINED BY A REGISTERED ENGINEER EXPERIENCED IN SOILS ENGINEERING.

**3.03 DRAINAGE OF FOOTINGS** - UNLESS OTHERWISE NOTED, PROVIDE PERIMETER BASEMENT WALLS WITH 4" OR 6" DIAMETER PERFORATED CORRUGATED PLASTIC DRAIN LAID ON 2" GRAVEL BASE W/ 6-8" GRAVEL COVER WITH JOINTS COVERED WITH CLOTH. PROVIDE SLOPE DRAIN TILE AS REQUIRED TO DRAIN TO STORM SEWER OR OUTFALL. PUT 18" OF GRAVEL ALL AROUND FOUNDATION. PROVIDE FREE DRAINING, GRANULAR BACKFILL WITH A MAXIMUM EQUIVALENT FLUID PRESSURE = 30 PSF PER FOOT OF DEPTH AGAINST BASEMENT & RETAINING WALLS. IF BACK-FILL PRESSURE EXCEEDS 30 PSF THEN WALL MUST BE DESIGNED FOR ACTUAL PRESSURES BY STRUCTURAL ENGINEER.

**3.04 DAMPPROOFING FOR CONCRETE AND MASONRY FOUNDATIONS** - EXTERIOR FOUNDATION WALLS OF MASONRY CONSTRUCTION ENCLOSING BASEMENTS SHALL BE DAMPPROOFED BY APPLYING NOT LESS THAN 3/8" OF PORTLAND CEMENT PARING TO THE WALL FROM FOOTING TO FINISH GRADE. THE PARING SHALL BE COVERED WITH A COAT OF APPROVED BITUMINOUS MATERIAL APPLIED AT THE RECOMMENDED RATE. EXTERIOR FOUNDATION WALLS OF CONCRETE CONSTRUCTION ENCLOSING BASEMENTS SHALL BE DAMPPROOFED BY APPLYING A COAT OF APPROVED BITUMINOUS MATERIAL TO THE WALL FROM THE FOOTING TO THE FINISH GRADE LINE AT THE RECOMMENDED RATE. FOUNDATION WALLS OF HABITABLE ROOMS LOCATED BELOW GRADE SHALL BE WATERPROOFED WITH MEMBRANES EXTENDING FROM THE EDGE OF THE FOOTING TO THE FINISH GRADE LINE. THE MEMBRANE SHALL CONSIST OF EITHER 2-PLY HOT-MOPPED FELTS, 6-MIL POLYVINYL CHLORIDE, 55 POUND ROLL ROOFING OR EQUIVALENT MATERIAL. THE LAPS IN THE WATERPROOFING MEMBRANE SHALL BE SEALED AND FIRMLY AFFIXED TO THE WALL. FOUNDATION WALL MAY BE DAMPPROOFED OR WATERPROOFED USING MATERIALS OR METHODS OF CONSTRUCTION OTHER THAN COVERED IN THIS SECTION WHERE APPROVED BY THE BUILDING OFFICIAL.

3.05 REINFORCING

A. REINFORCING STEEL SHALL BE HIGH STRENGTH NEW BILLET STEEL CONFORMING TO ASTM A-615, GRADE 60 (60,000 PSI). WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A-185. ALL REINFORCING SHALL BE DETAILED, FABRICATED, AND PLACED IN ACCORDANCE WITH THE ACI'S "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES" (ACI-315). DETAILS OF REINFORCEMENT SHALL CONFORM TO ACI 318-83, ACI 315-74 AND CRSI STANDARDS.

B. ALL REINFORCING STEEL MARKED "CONTINUOUS" SHALL BE LAPPED 36 BAR DIAMETERS AT SPLICES AND AROUND CORNER OR INTERSECTION WITH A STANDARD 90 DEGREE BEND ON CORNER BARS. LAP WELDED WIRE MESH ONE FULL MESH AT SIDE AND END LAPS.

3.06 SLABS ON GRADE

A. SLABS ON GRADE SHALL BE 4" THICK CONCRETE AND REINFORCED WITH 6X6 W1.4XW1.4 WWF LAP MESH 8" IN EACH DIRECTION. PLACE CONCRETE OVER A MIL POLYETHYLENE VAPOR BARRIER WITH JOINTS LAPPED NOT LESS THAN 6" AND 4 INCHES MINIMUM OF COARSE AGGREGATE OR AS RECOMMENDED BY SOILS ENGINEER. THE AGGREGATE LAYER SHALL BE PLACED OVER FIRM NATURAL SUBGRADE OR ON COMPACTED AND CONTROLLED FILL. FILL UNDER SLABS SHALL BE COMPACTED IN 8" LAYERS TO 95% MAXIMUM DENSITY AND WITH MIN. BORING VALUE OF 2000 PST. USE AIR ENTRAINED CONCRETE AT ALL EXTERIOR SLABS. POUR SLABS IN ALTERNATE PANELS WITH A MAXIMUM OF 600 SQUARE FEET AND PROVIDE CONTROL AND CONSTRUCTION JOINTS AT 30'-0" MAXIMUM OR AS REQUIRED TO PREVENT UNCONTROLLED CRACKING.

B. PROVIDE 3' X 3' CORNER BARS TO MATCH ALL HORIZONTAL REINFORCING IN WALLS AND FOOTINGS. ALL LAPS SHALL BE A MINIMUM OF 36 BAR DIAMETERS. PROVIDE DOWELS BETWEEN ALL FOOTINGS, WALLS AND PIERS TO MATCH SIZE AND SPACING OF VERTICAL REINFORCING.

**3.07 CONCRETE BASEMENT WALLS** - WALLS DESIGNED AS PLAIN CONCRETE SHALL BE REINFORCED WITH #4 REBARS @ 24" O/C HORIZONTALLY OR PER LOCAL CODES. ALL WINDOW AND DOOR OPENINGS SHALL BE REINFORCED WITH A MINIMUM OF 2 #5 BARS AND SHALL EXTEND AT LEAST 24 INCHES BEYOND THE CORNERS OF THE OPENINGS.

CONCRETE FOOTINGS FOR THE FOLLOWING WALL ARE THE MINIMUM REQUIRED UNLESS NOTED ON PLANS:

A. 8" MASONRY OR CONCRETE WALL	- 16" x 8" DEEP
B. 10 MASONRY OR CONCRETE WALL	- 18" x 8" DEEP
C. 12 MASONRY OR CONCRETE WALL	- 24" x 12" DEEP
D. MASONRY PIERS AND CHIMNEYS	- FOOTINGS SHALL HAVE 6" PROJECTIONS x 12" DEPTH. WHERE THE DRAWINGS INDICATE A GREATER FOOTING SIZE, THE GREATER SIZE SHALL BE USED.

FOOTINGS SHALL HAVE A MINIMUM 2 #4 BARS CONTINUOUS WHEN FOOTINGS ARE PLACED OVER FILL OR SOIL OF DIFFERENT COMPACTING LEVELS.

**3.08 FORMWORK** - TO BE WELL BRACED, TRUE TO DIMENSION, LEVEL AND PLUMB.

**3.09 CONCRETE PROTECTION** - SEE STRUCTURAL ALSO FOR PLACEMENT LOCATIONS. CONCRETE PROTECTION FOR REINFORCEMENT : PROVIDE THE MINIMUM CLEARANCES (COVER) FOR REINFORCEMENT AS FOLLOWS:

FOOTINGS AND OTHER CONCRETE POURED AGAINST EARTH :	3"
FORMED CONCRETE EXPOSED TO EARTH :	2"
FORMED CONCRETE NOT EXPOSED TO WEATHER OR EARTH :	1-1/2"

SLABS ON GROUND, UNLESS OTHERWISE NOTED: MID-DEPTH  
PIERS: 1 1/2" TO TIES  
WALLS: 2" TO OUTSIDE FACE, 3/4" TO INSIDE FACE

**3.10 GYPCRETE** - INSTALL AS PER MANUFACTURER INSTRUCTIONS WHERE APPLICABLE.

**3.11 THE SILLS OF DOOR OPENINGS BETWEEN THE GARAGE AND ADJACENT INTERIOR SPACES SHALL BE RAISED NOT LESS THAN 4" ABOVE THE GARAGE FLOOR.**

**3.12 GARAGE SLAB SHALL BE STRUCTURAL WHEN BEARING ON UNCOMPACTED FILL OR THE SOIL BEARING VALUE IS LESS THAN 1500 PSI.**

4.0 MASONRY

A. MATERIALS

HOLLOW CMU : NORMAL WEIGHT, ASTM C-90-88, GRADE N  
FACE BRICK : ASTM C-216-81, SEVERE WEATHER BRICK  
STONE VENEER : OWNER APPROVED HIGHEST GRADE LOCAL STONE  
CONCRETE BRICK : ASTM C-55-75 TYPE 1, GRADE S  
SOLID CMU : NORMAL WEIGHT, ASTM C-45-85, GRADE N  
MORTAR : ASTM C-270-82, PROPORTION SPECIFICATION MORTAR SHALL CONSIST OF TYPE I PORTLAND CEMENT, TYPE N HYDRATED LIME AND APPROVED AGGREGATE OR TYPE M IF TYPE S IS REQUIRED, THEN ADDITIVE SHOULD BE INCLUDED TO PREVENT MOISTURE PENETRATION

B. ALL MASONRY WORK SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF BIA AND NCMA, "SPECIFICATION FOR CONCRETE MASONRY CONSTRUCTION" (ACI 531.4-76)

C. SOLID MASONRY WALL TO HAVE "DUR-O-WALL" (OR APPROVED EQUAL) TRUSS TIES AT 16" O/C VERTICALLY ABOVE GRADE AND 8" O/C VERTICALLY BELOW GRADE. INTERSECTING MASONRY WALLS OTHER THAN INTERIOR NON LOAD BEARING WALLS SHALL HAVE "DUR-O-WALL" (OR APPROVED EQUAL) TRUSS TIES AT 8" O/C VERTICALLY AND EXTENDING 30" IN EACH DIRECTION @ INTERSECTION.

D. BRICK VENEER WALLS TO HAVE NON-CORROSIVE METAL TIES AT 16" O/C VERTICALLY AND HORIZONTALLY, AND WEEP HOLES AT 24" O/C AT BASE FLASHING & HEAD FLASHING LOCATIONS FOR WALL HEIGHTS EXCEEDING 30'. PROVIDE ADJUSTABLE BRICK TIES @ 16" O.C. VERTICALLY AND HORIZ. (DW-10 BY HOHMANN & BARNARD OR EQUAL.) TIES TO BE SECURED OR NAILED TO STUDS. 1" MINIMUM AIR SPACE

E. LINTELS FOR BRICK VENEER WALLS : PROVIDE 4" BEARING MINIMUM AT EACH END.

OPENINGS TO :	
4'-0" :	L 3 1/2" x 3 1/2" x 1/4"
4'-0" TO 5'-6" :	L 4" x 3-1/2" x 5/16"
5'-6" TO 7'-6" :	L 5" x 3-1/2" x 5/16"
7'-6" TO 9'-0" :	L 6" x 3-1/2" x 5/16"

F. UNLESS OTHERWISE NOTED, 12" MASONRY FOUNDATION WALLS SHALL BE REINFORCED AS FOLLOWS:

HEIGHT OF WALL (H) 8'-0" FROM SLAB TO TOP OF WALL (H)

-EXTERIOR GRADE =	H TO .75H : #4 @ 32" O.C.
-EXTERIOR GRADE =	.75H TO .50H : #4 @ 48" O.C.
-EXTERIOR GRADE =	LESS THAN .50H : NONE

FOR 9'-0" FROM SLAB TO UNDERSIDE OF JOISTS (H)  
-EXTERIOR GRADE = H TO .75H : #4 @ 24" O.C.  
-EXTERIOR GRADE = .75H TO .50H : #4 @ 32" O.C.  
-EXTERIOR GRADE = LESS THAN .50H : NONE

PLACE REINFORCEMENT 3" CLEAR FROM INSIDE FACE OF TENSION SIDE OF ALL (I.E. INTERIOR SIDE OF WALL)

PROVIDE DOWELS FROM ALL FOOTINGS TO MASONRY WALLS TO MATCH SIZE AND SPACING OF ALL VERTICAL REINFORCING. GROUT ALL REINFORCED CORES SOLID.

**4.01 PARINGS** - 1 COAT PORTLAND CEMENT ABOVE GRADE - BELOW GRADE SEE 3.04 W/ MASONRY WALLS ONLY.

**4.02 SOLID MASONRY** - PROVIDE MINIMUM 2-COURSES X 24" WIDE 100% GROUTED SOLID UNDER ALL STEEL BEAMS OR CONCENTRATED LOADING CONDITIONS. TOP COURSES OF BLOCK FOUNDATION WALLS SHALL BE FILLED OR SOLID INCLUDING THE COURSES UNDER ANY STEEL BEAM.

**4.03 LINTELS FOR MASONRY WALLS SHALL BE AS FOLLOWS :**  
PROVIDE 1 ANGLE FOR EACH 4" OF WALL THICKNESS PER 4.0.E

**4.04 STONE MASONRY** - 5" STONE VENEER, COLOR AS SELECTED BY ARCHITECT

5.0 METALS

**5.01 FOUNDATION ANCHOR BOLTS** - SHALL BE PROVIDED AT MAXIMUM 4'-0" O/C INTERVALS PER MANUFACTURER'S SPECIFICATIONS.

5.02 STEEL

A. ALL METAL ANCHORS, FASTENERS, JOIST HANGERS, ETC. TO BE GALVANIZED. ALL STRUCTURAL STEEL TO CONFORM TO ASTM-A-36. PIPE COLUMNS TO BE A53.

TUBE TO BE A500 OR A501. DETAILING TO BE IN ACCORDANCE WITH AISC STRUCTURAL STEEL DETAILING MANUAL. CONNECTIONS SHALL BE CAPABLE OF SUPPORTING ALLOWABLE UNIFORM LOAD STRESS OF 24 KSI. BOLTED FIELD CONNECTION SHALL BE 3/4" DIAMETER HIGH STRENGTH BOLTS MEETING ASTM SPECIFICATION A-325. BOLTED JOINTS TO BE BEARING TYPE USING THE TURN-OF-THE-NUT METHOD OF TIGHTENING. EXCEPT AD HARDENED WASHER UNDER TURNED ELEMENT.

STRUCTURAL STEEL SHALL HAVE A MINIMUM STRENGTH : F<sub>y</sub>=36 KSI

WELDS SHALL COMPLY WITH AWS A5.18 OR AWS A5.20 E70

CONNECTIONS SHALL BE AISC STANDARD

PROVIDE BASE PLATE FOR ALL STRUCTURAL STEEL BEAMS BEARING ON CONCRETE OR MASONRY.

ADJUSTABLE STEEL COLUMNS SHALL MEET OR EXCEED ALLOWABLE LOADS GIVEN FOR AKRON ADJUSTABLE COLUMNS - ESR-1767. THE COLUMNS SHALL BE MINIMUM 11 GAUGE, ASTM A513 OR BETTER. COLUMNS SHALL BE CERTIFIED BY CERTIFIED TESTING AGENCY AND SHALL HAVE MARK INDICATING THE RESEARCH REPORT NUMBER, THE MANUFACTURER'S NAME, AND DATE OF MANUFACTURE OF EACH COLUMN. COLUMNS SHALL HAVE A MINIMUM 8" x 4" x 1/4" BEARING PLATE AND SCREW JACK SHALL BE ENCASED IN CONCRETE OR TACK WELDED AFTER INSTALLATION. CAPACITY RATING SHOULD BE DESIGNATED ON COLUMN.

B. SUBMIT COMPLETE SHOP AND ERECTION DRAWINGS FOR APPROVAL PRIOR TO FABRICATION AND ERECTION.

C. ALL WELDERS SHALL BE CERTIFIED IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY. ALL WELDING ELECTRODES, MACHINES, ETC. SHALL BE COMPATIBLE WITH THE TYPE OF STEEL BEING WELDED.

D. PROVIDE GALVANIZED METAL LET-IN BRACING AT ALL EXTERIOR CORNERS OF FRAME WALLS. (NOTE: MAY DELETE WITH STRUCTURAL GRADE SHEATHING.)

**5.04 NAILING SCHEDULE** - AS PER VRC 2015 TABLE R602.3 AND OTHER APPLICABLE BUILDING CODES, OR MANUFACTURER'S RECOMMENDED STANDARDS, BUT NOT LESS THAN THAT REQUIRED BY CODE.

**5.05 HOLES SHALL NOT BE CUT THROUGH BEAMS UNLESS INDICATED OR APPROVED BY ENGINEER. PROVIDE STANDARD ANGLE WALL ANCHORS FOR A BEAM RESTING ON MASONRY.**

6.0 WOOD

**6.01 SILL PLATE** - PLATE TREATED TO MEET AMERICAN WOOD PRESERVATION INSTITUTE STANDARD L OR LP-4 WHERE INDICATED ON PLANS. BOLTS SHALL BE 1/2" DIAMETER AT 4'-0" O.C. 8" INTO CONCRETE, NOT MORE THAN 12" FROM CORNER. SILL SEALER TO BE INSTALLED ON ALL SILL PLATES.

**6.02 ALL EXPOSED EXTERIOR LUMBER** - OR LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED IN ACCORDANCE WITH INDUSTRY STANDARDS WITH A MINIMUM 40 POUND RETENTION. PROVIDE FIRE RETARDANT SHEATHING AND LUMBER WHERE INDICATED ON DRAWINGS.

**6.03 MAXIMUM MOISTURE CONTENT** - OF ALL LUMBER SHALL BE 19%. LUMBER MAY BE KILN DRIED BUT DRYING PROCESS MUST BE REGULATED TO CAUSE A MINIMUM AMOUNT OF CHECKING AND KILN DRIED LUMBER SHALL BE COMPARABLE TO AIR DRIED STOCK.



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Job # 07010

Date: MARCH 08, 2023

DISCLAIMER  
Due to site conditions and existing improvements, measurements on initial architectural plans, renderings and shop drawings may sometimes vary from as-built improvements. Exact measurements are only possible after completion of framing.

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Scale: Specified on each drawing  
Sheet Title:  
SPECIFICATIONS

Sheet #

A002

6.04 WOOD STRUCTURAL MEMBER

A. JOISTS, HEADERS AND TRIMMERS SHALL BE MINIMUM #2 HEM-FIR HAVING THE FOLLOWING PROPERTIES UNLESS NOTED OTHERWISE:

Fb = 850 PSI  
Fc PERP. = 405 PSI  
Fv = 75 PSI  
E = 1,300,000 PSI

B. EXTERIOR BEARING WALL STUDS SHALL BE A MINIMUM #2 GRADE SPF 2 x 4'S HAVING THE FOLLOWING PROPERTIES UNLESS NOTED OTHERWISE:

Fb = 875 PSI  
Fc PER = 425 PSI  
Fc PAR. = 1100 PSI  
E = 1,400,000 PSI

SEE PLANS FOR SPACING AND SPECIAL REQUIREMENTS

C. INTERIOR BEARING WALL STUDS SHALL BE MINIMUM STUD GRADE SPF 2x4'S HAVING THE FOLLOWING PROPERTIES UNLESS NOTED OTHERWISE:

Fb = 675 PSI  
Fc PER = 425 PSI  
Fc PAR. = 675 PSI  
E = 1,200,000 PSI

SEE PLANS FOR SPACING AND SPECIAL REQUIREMENTS

D. ALL 4X4 POSTS DESIGNATED #2 SYP SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

Fb = 1500 PSI  
Fc PER = 565 PSI  
Fc PAR. = 1650 PSI  
E = 1,600,000 PSI

E. LUMBER FOR DECKS SHALL BE MINIMUM #2 SOUTHERN YELLOW PINE, PRESSURE TREATED TO 40 LB. RETENTION, HAVING THE FOLLOWING PROPERTIES :

Fb = 1050 PSI  
Fc PER. = 565 PSI  
Fv = 90 PSI  
E = 1,600,000 PSI

F. LVL'S (LAMINATED VENEER LUMBER) SHALL BE 1 3/4" WIDE, OF THE DEPTH SPECIFIED ON THE PLANS, AND SHALL BE SECURED TOGETHER AS DIRECTED BY THE MANUFACTURER. (BOISSE CASCADE, VERSA LAM 2800F)

THEY SHALL HAVE THE FOLLOWING PROPERTIES:

Fb = 2925 PSI  
Fc = 750 PSI  
Fv = 285 PSI  
E = 2,000,000 PSI

G. GLU-LAMS (LAMINATED TIMBER MEMBERS) SHALL BE OF THE WIDTH AND DEPTH SPECIFIED ON THE PLANS. THEY SHALL HAVE THE FOLLOWING PROPERTIES:

Fb = 2400 PSI  
Fc = 565 PSI  
Fv = 165 PSI  
E = 1,700,000 PSI

H. FLITCH BEAM SHALL BE SIZED AS INDICATED ON DRAWINGS, USING #2 HEM-FIR MINIMUM AND A-36 STEEL PLATE. USE TWO ROWS OF 1/2" DIA. THROUGH BOLTS 2" FROM TOP AND BOTTOM; SPACE 16" O/C AT TOP AND 32" O/C AT BOTTOM. BEGIN BOLT ROWS AT 6" FROM ENDS.

I. ALL STUDS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA. MEMBERS ARE NOT TO BE DRILLED IN EXCESS OF NDS OR LOCAL CODE REQUIREMENTS, WHICHEVER IS MORE STRINGENT. ALL POSTS AND MULTIPLE STUDS SHALL RUN CONTINUOUSLY TO SOLID BEARING ON FOUNDATION WALLS OR BEAMS. PROVIDE SOLID BLOCKING AT FLOORS. STUDS AND JOISTS OR FLOOR TRUSSES SHALL ALIGN AT CANTILEVERS ABOVE AND BELOW THE JOIST OR TRUSS. WHERE ROOF TRUSSES ARE SPACED AT 24" O/C AND STUDS ARE 16" O/C PROVIDE #2 SYP DOUBLE TOP PLATES (WHERE TRUSS LENGTH IS LESS THAN 31") OR PLACE STUD UNDER EACH TRUSS WITH A TOLERANCE OF NOT MORE THAN 1".

J. OPEN - WEB TRUSSES - TRUSSES SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH TPI RECOMMENDATIONS TO CARRY ALL DEAD AND LIVE LOADS. LIVE LOAD DEFLECTION SHALL NOT EXCEED L/80 FOR FLOOR TRUSSES AND L/360 FOR ROOF TRUSSES. THE MANUFACTURER SHALL SUPPLY ALL REQUIRED HANGERS, HOLD DOWN STRIPS, SHEAR PANELS AND OTHER SPECIAL HARDWARE. THE MANUFACTURER SHALL SUBMIT ERECTION DRAWINGS AND SHOP DRAWINGS TO THE ARCHITECT OR ENGINEER PRIOR TO FABRICATION; ALL SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE JOB IS TO BE BUILT. THE MANUFACTURER SHALL PROVIDE LOAD TEST RESULTS FOR SINGLE-MEMBER TOP-CHORD-BEARING FLOOR TRUSSES IF REQUIRED BY THE BUILDING OFFICIAL. ALL TRUSSES SHALL BE INSTALLED AND BRACED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. WHEN A 2x RIBBON RATHER THAN A FULL HEIGHT SOLID BAND IS USED AT BEARING WALLS, STUDS SHALL ALIGN VERTICALLY AND SOLID BLOCKING OR ALADDER TRUSS MUST BE USED TO TRANSFER LOADS FROM FLOOR TO FLOOR.

K. PREFABRICATED FLOOR JOISTS: PREFABRICATED FLOOR JOISTS SHALL BE APPROVED BY A RECOGNIZED TESTING AGENCY. THEY SHALL BE DESIGNED TO CARRY ALL LIVE AND DEAD LOADS WITH THE LIVE LOAD DEFLECTION NOT TO EXCEED L/80. THE MANUFACTURER SHALL SUPPLY ALL REQUIRED HANGERS, SHEAR PANELS, BLOCKING AND OTHER SPECIAL HARDWARE. ERECTION DRAWING SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER PRIOR TO FABRICATION. ALL PREFABRICATED FLOOR JOISTS SHALL BE INSTALLED AND BRACED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

L. FRAME CHIMNEYS - FRAME CHIMNEYS SHALL BE CONSTRUCTED OF MINIMUM #2 SPF STUDS, MAXIMUM 16" O/C. USE 2x4'S IF CHIMNEY EXTENDS LESS THAN 8'-0" ABOVE ROOF; OTHERWISE USE 2 x 6'S. SHEATH WITH 1/2" APA RATED SHEATHING CONTINUOUS ACROSS PLATES AND JOISTS, GLUE AND NAIL WITH 8d NAILS @ 6'-0" O/C SECURE TO ROOF. STUDS MUST BE CONTINUOUS ACROSS ROOF INTERSECTION.

M. ADD EXTRA JOISTS UNDER FULL HEIGHT WALLS WHERE WALL EXTENDS MORE THAN HALF THE LENGTH OF THE JOIST.

N. BLOCKING: PROVIDE SOLID BLOCKING @ 4'-0" O/C @ BASEMENT WALLS WHEN JOISTS ARE PARALLEL TO WALL. EXTEND BLOCKING 3 JOISTS MINIMUM.

O. SPACE JOISTS NO FARTHER THAN 16" O.C. UNDER JACUZZI TUBS, CERAMIC OR MARBLE TILE AND POTENTIAL WATER BEDS.

P. CUTTING AND NOTCHING FLOOR JOISTS SHALL CONFORM TO THE FOLLOWING, OR PER MANUFACTURER'S SPECIFICATIONS.

Q. NOTCH DEPTH IN THE TOP OR BOTTOM OF THE JOISTS AND BEAMS SHALL NOT EXCEED ONE SIXTH THE DEPTH OF THE MEMBERS AND SHALL NOT BE LOCATED IN THE MIDDLE ONE THIRD OF THE SPAN. (INCLUDING BIRDS MOUTH CUTS)

R. NOTCH DEPTHS AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE FOURTH THE DEPTH OF THE MEMBER.

S. THE TENSION SIDE OF BEAMS, JOISTS AND RAFTERS OF FOUR INCHES OR GREATER NOMINAL THICKNESS SHALL NOT BE NOTCHED, EXCEPT AT ENDS OF MEMBERS.

T. HOLES BORED OR CUT INTO JOISTS SHALL NOT BE CLOSER THAN TWO INCHES TO THE TOP OR BOTTOM OF THE JOISTS. THE DIAMETER OF THE HOLE SHALL NOT EXCEED ONE THIRD THE DEPTH OF THE JOISTS.

U. STRESS GRADE LUMBER SHALL BE CLEARLY STAMPED WITH THE LUMBER INSPECTION ASSOCIATION SEAL SHOWING THE STRESS GRADE. ALL FABRICATION, ERECTION AND OTHER PROCEDURES SHALL CONFORM TO THE CURRENT 'NATIONAL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS'

V. PREFABRICATED TIMBER SHALL BE INSTALLED AND BRACED PER MANUFACTURER'S RECOMMENDATION. TIMBER MEMBER SHALL NOT BE CUT OR DRILLED UNLESS SO AUTHORIZED BY THE MANUFACTURER.

W. WHERE DOUBLE MEMBERS ARE INDICATED ON THE DRAWINGS, MECHANICALLY FASTEN BOTH MEMBERS IN A MANNER SUCH THAT BOTH MEMBERS SHARE THE SUPERIMPOSED LOADS, INCLUDING LOADS FROM HEADERS.

X. THE DESIGN AND DETAILS OF ALL TRUSSES SHALL MEET THE REQUIREMENTS OF THE F.H.A. G4541.1 DESIGN CRITERIA FOR TRUSSES RAFTERS. THE 'NATIONAL SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS' AND ALL APPLICABLE BUILDING CODES.

6.05 WOOD JOIST - SHALL HAVE A MINIMUM BEARING OF 1 1/2" WOOD FLOOR TRUSSES TO HAVE MINIMUM BEARING AS PER MANUFACTURER'S RECOMMENDATIONS. ALL RAFTERS AND TRUSSES SHALL BE CONNECTED AT BEARING POINTS WITH ONE PREFABRICATED GALVANIZED METAL CONNECTOR, MINIMUM 18 GA. WITH CAPACITY TO RESIST 450# LOADING UNLESS SHOWN OTHERWISE ON DRAWINGS.

A. PREFAB JOISTS AND BEAM HANGERS SHALL BE SIZED AND ATTACHED FOR MANUFACTURER'S RECOMMENDATIONS. HOLES THROUGH WOOD IS SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATIONS. NO CUTS OR HOLES ARE ALLOWED THROUGH TOP OR BOTTOM CHORD.

B. WOOD FLOOR JOISTS SHALL BE DEPTH AND SPACING SHOWN ON DRAWINGS. SUPPLIER SHALL CONFIRM THAT MEMBERS PROVIDED CAN CARRY THE LOADING DESIGNATED IN SECTION 1.08.

C. PROVIDE 2 3/4" EXTERIOR PLYWOOD BANDS AT ALL PERIMETER BEARING WOOD. PROVIDE SQUASH BLOCKS AND STIFFENERS AS REQUIRED TO DISTRIBUTE LOADINGS AND SHEAR REINFORCING AS REQUIRED AT CONCENTRATED LOADS.

D. TRUSSES, TRUSS JOIST AND FLOOR JOISTS SHALL ALIGN DIRECTLY OVER STUDS WITH AN OFFSET OF NO MORE THAN ONE INCH. INSTALL ADDITIONAL STUDS AS REQUIRED.

E. PROVIDE SOLID BLOCKING AT 4'-0" O/C BETWEEN BAND AND JOIST AND FIRST INTERIOR PARALLEL JOIST.

6.06 LINTELS - ALL LINTELS OVER ALL FRAMED OPENINGS TO BE SHOWN BELOW UNLESS NOTED OTHERWISE.

2-2 X 8 - OPENINGS UP TO 4'-6"  
2-2 X 10 - OPENINGS UP TO 5'-6"  
2-2 X 12 - OPENINGS UP TO 7'-0"

6.07 PLYWOOD - ALL PLYWOOD USED STRUCTURALLY SHALL MEET THE PERFORMANCE STANDARDS AND ALL OTHER REQUIREMENTS OF APPLICABLE U.S. COMMERCIAL STANDARDS FOR THE TYPE, GRADE AND SPECIES OF PLYWOOD AND SHALL BE SO IDENTIFIED BY AN APPROVED TESTING AGENCY.

SUBFLOOR TO BE 3/4" TONGUE AND GROOVE PLYWOOD STANDARD STUD - L FLOOR D.F.T.S. UNLESS NOTED OTHERWISE. ROOF DECK - 1/2" CDX D.F.P.S. WITH EXTERIOR GLUE UNLESS OTHERWISE NOTED. DIRECT BEARING AT ALL EDGES, GLUES AND NAILED. ALL END JOINTS SHALL BE LAID AT RIGHT ANGLES TO THE JOISTS AND TRUSSES AND PARALLEL TO THE STUDS. USE PLYWOOD CLIPS w/ 5/8" ROOF PLYWOOD IF APPLICABLE.

6.08 FIRE RETARDANT TREATED PLYWOOD AND DIMENSIONAL LUMBER (WHERE APPLICABLE) - IF FIRE RETARDANT TREATED PLYWOOD IS APPLIED TO A STRUCTURE (FIRE RETARDANT PLYWOOD MUST BE APPLIED 4" TO EITHER SIDE OF FIRE WALLS OR PARTY WALLS UNLESS NOTED OTHERWISE) IT IS TO BE ACCOMPANIED BY VERIFICATION THAT ACID HYDROLYSIS WILL NOT OCCUR IN THE PRODUCT AT TEMPERATURES BELOW 400 DEGREES FAHRENHEIT; THIS CERTIFICATION MUST COME FROM THE MANUFACTURER AND BE APPROVED BY A CERTIFIED TESTING AGENCY AND LOCAL BUILDING OFFICIALS.

6.09 WOOD BLOCKING - ALL WOOD BLOCKING, NALERS ETC. SHALL BE ATTACHED TO STEEL OR CONCRETE FRAMING WITH POWER ACTUATED FASTENERS OR 3/8" DIAMETER BOLTS UNLESS NOTED OTHERWISE. FASTENERS SHALL BE SPACED AT 24" MAXIMUM O/C AND SHALL BE STAGGERED. FASTENERS SHALL HAVE A MINIMUM BEARING CAPACITY OF 100 POUNDS IN SHEAR AND PULL OUT UNLESS NOTED OTHERWISE.

6.10 INTERIOR TRIM - WINDOWS, DOOR AND BASES MAY BE FINGER JOINTED, 2 1/2" TRADITIONAL PROFILE OR AS INDICATED ON DRAWINGS.

6.11 INTERIOR STAIRS - PRE FABRICATED WOOD UNLESS OTHERWISE NOTED

6.12 SHELVING- 3/4" FILLED FLAKEBOARD WITH TAPERED FRONT EDGE, SHOP AND METAL BRACKETS, 42" O/C MAX. UNLESS INDICATED OTHERWISE ON DRAWINGS OR VINYL WRAP WIRE SHELVING AS SELECTED BY BUILDER (OWNER).

6.13 RAILINGS - RAILINGS OR HANDRAILS SHALL BE INSTALLED ON ANY EXTERIOR PORCH OR STAIR EXCEEDING 3 RISERS IN HEIGHT OR 24" ABOVE GRADE.

6.14 HANDRAILS - AT STAIR (IF APPLICABLE), 34" HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREAD. HANDRAIL GRIP SIZE SHALL HAVE EITHER A CIRCULAR CROSS SECTION DIAMETER OF 1 1/4" TO 2" OR A NONCIRCULAR CROSS SECTION w/ A PERIMETER DIMENSION OF AT LEAST 4" BUT NOT MORE THAN 6 1/4" AND A LARGEST CROSS SECTION DIMENSION NOT EXCEEDING 2 1/4"; EDGED TO HAVE MINIMUM RADIUS OF 1/8".

6.15 GUARDRAILS - NOT LESS THAN 42" HEIGHT MEASURED VERTICALLY, EXCEPT FOR BUILDINGS OF USE GROUP R-3 SHALL NOT BE LESS THAN 36". CONSTRUCT SUCH THAT A SPHERE WITH A DIAMETER OF 4" CANNOT PASS THROUGH ANY OPENING.

7.0 THERMAL AND MOISTURE PROTECTION

7.01 SILL SEAL - FIBROUS POLY SILL SEALER BENEATH ALL EXTERIOR SILL PLATES.

7.02 A. WALLS - R-15 MINIMUM 3 5/8" BATT INSULATION WITH KRAFT PAPER FACE VAPOR BARRIER, UNLESS OTHERWISE NOTED. PROVIDE 3 1/2" R-13 BLANKET INSULATION IN ALL EXTERIOR FRAME WALLS THAT ARE 4" THICK. PROVIDE 6" R-19 BLANKET INSULATION IN ALL 6" EXTERIOR FRAME WALLS, AND ANY FLOOR AREA EXPOSED TO THE ELEMENTS OR BELOW STORAGE ROOM. PROVIDE R-13 BATT INSULATION IN ALL FURRED OUT BASEMENT WALLS.

B. CEILINGS AT ROOF - R-38 FIBERGLASS BATT WITH KRAFT PAPER FACE VAPOR BARRIER, OR BLOW INSUL. WITH R-30 MIN.

C. CRAWL SPACES - AND OTHER FLOORS EXPOSED TO UNHEATED SPACES BELOW, R-30 FIBERGLASS BATT WITH KRAFT PAPER FACE VAPOR BARRIER.

D. PERIMETER SLAB - INSULATION TO BE RIGID EXTERIOR GRADE, MINIMUM R-7 EXTENDING 2'-0" VERTICALLY AND/OR 2'-0" HORIZONTALLY. MINIMUM PERIMETER INSULATION TO BE EXTRUDED POLYSTYRENE CLOSED CELL.

E. VAPOR BARRIERS - TO FACE WARM SIDE OF SPACE (INTERIOR) UNLESS NOTED OTHERWISE ON DRAWINGS.

7.03 ROOFING

A. SHINGLES - 235# ASPHALT OR 215# FIBERGLASS SHINGLES CLASS 'C' OR BETTER ON 15# ROOFING FELT ON SLOPES OF 4" TO 12" OR GREATER. ON SLOPES LESS THAN 4" TO 12" BUT GREATER THAN 2" TO 12" PROVIDE DOUBLE COVERAGE ASPHALT/FIBERGLASS SHINGLES ON TWO LAYERS 15# ROOFING FELT. SHINGLES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND APPLICABLE BUILDING CODES.

B. VALLEY FLASHING - OPEN VALLEYS SHALL BE FLASHED WITH MIN. NO. 28 GAUGE GALVANIZED CORROSION-RESISTANT SHEET METAL AND SHALL EXTEND MINIMUM 6" FROM CENTER LINE EACH WAY. CLOSED VALLEY FLASHING SHALL BE TWO LAYERS 90# MINERAL SURFACED CAP SHEET WITH BOTTOM LAYER MINIMUM 12" WIDE AND TOP LAYER 24" WIDE. CEMENTED TOGETHER. CLOSED VALLEYS MAY ALSO BE OF 36" WIDE FOIL ROOFING MATERIAL NOT LESS THAN NO. 50 IN THE VALLEY OVER THE UNDERLAYMENT.

C. RIDGE FLASHING - INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.

D. BUILT UP ROOFING - TO BE DETAILED ON DRAWINGS AND INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

E. ROOFING AND SHEET METAL - INSTALLATION SHALL BE IN ACCORDANCE WITH STANDARDS AND DETAILS ESTABLISHED BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC. "SMACNA" - REFER TO 4TH EDITION, 1987, FOR SPECIFIC DETAIL INFORMATION.

F. SINGLE PLY ROOFING - E-P D.M. SINGLE PLY ROOFING MEMBRANE 90# MIL OR BETTER TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND APPLICABLE BUILDING CODES.

7.04 EXTERIOR WALLS

A. FLASHING - TO BE NON-CORROSIVE ALUMINUM OR COPPER PROVIDED AT TOPS AND SIDES OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER TO BE LEAKPROOF. REFER TO STANDARDS AND DETAILS ESTABLISHED BY THE SHEET METAL & AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC. "SMACNA" - 4TH EDITION, 1987.

B. FLASH AND COUNTER FLASH - ALL ROOF TO WALL CONDITIONS, MINIMUM NO. 26 GAUGE CORROSION RESISTANT ALUMINUM STEP FLASHING AS REQUIRED TO MAINTAIN MINIMUM HEIGHT. WHEN FLASHING AGAINST MASONRY, FLASHING SHALL BE INSTALLED W/ 1/2" REGLET & THEN SEALED.

C. FLASH ALL EXTERIOR OPENINGS AND ALL BUILDING CORNERS WITH APPROVED WATERPROOF BUILDING PAPER TO EXTEND AT LEAST 4" BEHIND WALL COVERING.

D. FLASH AND CAULK - WOOD BEAMS AND OTHER PROJECTIONS THROUGH EXTERIOR WALLS OR ROOF SURFACES.

E. EXTERIOR SHEATHING - 7/16" O.S.B. SHEATHING INSTALLED PER MANUFACTURER'S SPECIFICATIONS UNLESS NOTED OTHERWISE ON DRAWINGS.

F. CAULKING / SEALANT - AS SELECTED BY BUILDER ( OWNER ) - SUBMIT PRODUCT LITERATURE TO ARCHITECT FOR APPROVAL.

G. FLASHING - WHEN VENEER OF BRICK, CLAY, TILE, CONCRETE OR NATURAL OR ARTIFICIAL STONE ARE USED, 30 MIL PLASTIC FLASHINGS SHALL BE ATTACHED TO THE SHEATHING WHEREVER NECESSARY TO PREVENT MOISTURE PENETRATION BEHIND THE VENEER & EXTEND TO OR BEYOND THE FACE OF MASONRY VENEER.

- 30 MIL THROUGH THE WALL FLASHING TO BE PROVIDED AT ALL FLOOR LEVELS IN SUCH A MANOR TO BE LEAK PROOF

H. ROUGH CARPENTRY CONTRACTORS SHALL SEAL WITH CONSTRUCTION ADHESIVE, PLATES AT FLOOR AND CEILING AND CAULK ALL WINDOWS AND DOOR FLANGES / JAMBS AND ALL PANEL BUTT JOINTS PRIOR TO AND DURING ERECTION.

7.05 FIRESTOPPING - SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) IN THE FOLLOWING LOCATIONS :

A. ALL PIPES, DUCTS, VENTS, WIRING AND CHASES WHICH PENETRATE CEILINGS DIRECTLY BELOW A TRUSS OR ROOF ASSEMBLY SHALL BE FIRESTOPPED.

1. IN EXTERIOR OR INTERIOR STUD WALLS, AT CEILING AND FLOOR LEVELS AND SO PLACED THAT THE MAXIMUM DIMENSION OF ANY CONCEALED SPACE IS NOT MORE THAN 10'-0"

2. BETWEEN STAIR STRINGERS AT TOP AND BOTTOM AND BETWEEN STUDS IN LINE WITH STAIR RUN.

3. SPACES BETWEEN CHIMNEYS AND WOOD FRAMING SHALL BE FILLED WITH LOOSE NONCOMBUSTIBLE MATERIAL (2" MIN. THICKNESS), PLACED IN NONCOMBUSTIBLE SUPPORTS TIGHTLY FITTED TO THE CHIMNEY.

4. OTHER LOCATIONS NOT MENTIONED ABOVE SUCH AS HOLES FOR PIPES, SLEEVES, BEHIND FRAMING STRIPS AND OTHER SIMILAR PLACES WHICH COULD AFFORD A PASSAGE FOR FLAMES.

C. DRAFTSTOPPING - PROVIDE DRAFTSTOPPING WHERE REQUIRED IN ACCORDANCE WITH APPLICABLE CODES.

7.06 SIDING - TO BE AS CALLED FOR ON DRAWINGS AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

7.07 VENTILATION - PROVIDE ADEQUATE CROSS VENTILATION (MINIMUM AS REQUIRED BY CODE) FOR ALL CONCEALED ATTIC AND RAFTER SPACES. PROVIDE CROSS VENTILATION AS REQUIRED BY CODE FOR CRAWL SPACES.

7.08 IF APPLICABLE, PREFINISHED ALUMINUM LEAD TO SPLASH BLOCKS.

7.09 ALL WOOD SHALL BE MINIMUM 8" ABOVE FINISH GRADE OR PRESSURE TREATED LESS THAN 8" ABOVE FINISH GRADE. ALL SIDING SHALL BE MINIMUM 6" ABOVE FINISH GRADE.

8.0 DOORS AND WINDOWS

A. EXTERIOR ENTRANCE DOORS - 1 3/4" SOLID WOOD CORE HOLLOW METAL MINIMUM 20 GAUGE FILLED WITH SOLID SLAB POLYSTYRENE INSULATION PERMANENTLY BONDED TO PANELS. PROVIDE 1 1/2 PAIR HINGES FOR DOORS UP TO 7'-2" IN HEIGHT AND 2 PAIR HINGES FOR DOORS TO 8'-0" IN HEIGHT. FRAMES TO BE MINIMUM 16 GAUGE GALVANIZED STEEL. SEE DRAWINGS FOR RAISED PANEL DESIGN. PROVIDE COMPLETE WEATHER STRIPPING AND METAL THRESHOLD.

B. GARAGE TO UNIT DOORS - IF APPLICABLE - TO BE METAL OR SOLID WOOD CORE 1 3/4", FIRE RATED, (20 MIN. DOOR)

C. INTERIOR DOORS - TO BE HOLLOW CORE WOOD WITH WOOD VENEER OR PLASTIC LAMINATE FACING.

D. DOOR SIZES - REFER TO DOOR SCHEDULE

8.1 WINDOWS - PER MECHANICAL ENERGY CODE REQUIREMENTS (LOW-E IF REQ'D)

A. GENERAL - GLAZING IN LOCATIONS SUBJECT TO HUMAN IMPACT SUCH AS ENTRY DOORS AND SKYLIGHTS, SLIDING GLASS DOOR, SHOWER DOORS, TUB ENCLOSURES AND STORM DOORS SHALL BE FULLY TEMPERED IN ACCORDANCE WITH THE IBC CODE. FIXED PANELS WITH AREA IN EXCESS OF 9 SQUARE FEET WITH THE LOWEST EDGE LESS THAN 18" ABOVE THE FINISHED FLOOR OR WALKING SURFACE WITHIN 36" OF SUCH GLAZING MUST BE FULLY TEMPERED. SEE IBC FOR EXCEPTIONS TO HAZARDOUS LOCATIONS.

B. WEATHER PROOFING - ALL SLIDING, SWINGING DOORS AND WINDOWS OPENING TO THE EXTERIOR SHALL BE FULLY WEATHERSTRIPPED, CAULKED, GASKETED OR OTHERWISE TREATED TO LIMIT AIR INFILTRATION. PROVIDE MAXIMUM AIR INFILTRATION AS FOLLOWS:

1. WINDOWS SHALL HAVE AN AIR INFILTRATION RATE OF LESS THAN 0.5 CFM PER FOOT OF SUCH CRACK.

2. SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF LESS THAN 0.5 CFM PER SQUARE FOOT OF DOOR AREA OR;

3. SWINGING DOORS SHALL HAVE AN AIR INFILTRATION RATE OF LESS THAN 1.25 CFM PER SQUARE FOOT OF DOOR AREA.

PROVIDE FLASHING AS PER SMACNA AT ALL WINDOW HEADS.

C. EMERGENCY EGRESS - EVERY SLEEPING ROOM BELOW THE FOURTH STORY SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR FOR EMERGENCY EGRESS OR RESCUE. EGRESS WINDOWS SHALL HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISHED FLOOR AND SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET WITH A MINIMUM CLEAR OPENING HEIGHT OF 24" AND MINIMUM OPENING WIDTH OF 20". GRADE FLOOR WINDOWS MAY HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.

D. ALL OPERABLE WINDOWS - SHALL HAVE NONCORROSIVE SCREENS AND SASH LOCKS.

9.0 FINISHES

A. GYPSUM WALLBOARD - SHALL BE INSTALLED IN ACCORDANCE WITH U.S. GYPSUM RECOMMENDATIONS AND SHALL MEET THE REQUIREMENTS OF IBC AND OTHER APPLICABLE CODES. TYPICAL INTERIOR PARTITIONS TO HAVE 1/2" TAPERED EDGE TAPED AND FINISHED. PROVIDE 5/8" TYPE "X" FIRE RATED GYPSUM BOARD AT WALLS AND CEILINGS WHERE CALLED FOR ON THE DRAWINGS.

B. GYPSUM WALLBOARD - SHALL NOT BE INSTALLED UNTIL WEATHER PROTECTION FOR THE INSTALLATION IS PROVIDED.

C. SUPPORT - ALL EDGES AND ENDS OF GYPSUM BOARD SHALL OCCUR ON FRAMING MEMBERS EXCEPT THOSE EDGES PERPENDICULAR TO FRAMING MEMBERS.

D. MOISTURE RESISTANT GYPSUM BOARD - PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT ALL BATHROOMS AND WHEREVER MOISTURE CONDITIONS CAN EXIST.

E. J BEAD - SHOULD BE USED WITH MOISTURE RESISTANT GYPSUM BOARD AND WHEREVER MOISTURE CONDITIONS CAN EXIST.

F. CERAMIC TILE - CERAMIC TILE SHALL BE 4 1/4" X 4 1/4" GLAZED TILE. THIN SET APPLICATION ON MOISTURE RESISTANT DRYWALL. PROVIDE BASE AND MISCELLANEOUS TRIM. THE COLOR AS SELECTED BY OWNER. PROVIDE MARBLE THRESHOLD FOR TRANSITION BETWEEN CERAMIC FLOOR TILE AND OTHER FLOOR FINISHES. FLOOR TILE SHALL BE NON-SLIP.

GROUT - COMMERCIAL WATERPROOF GROUT CEMENT.

G. RESILIENT FLOORING - SHALL BE SHEET VINYL OR VINYL COMPOSITION TILE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

H. UNDERLAYMENT - PROVIDE SUITABLE FLOOR UNDERLAYMENT FOR ALL CERAMIC TILE AND RESILIENT FLOORING.

I. PAINT INTERIOR

CEILINGS - LATEX FLAT, 2 COATS  
WALLS - LATEX FLAT, 2 COATS  
TRIM - LATEX SEMI GLOSS, 2ND COAT BRUSH APPLIED OVER ONE COAT FLAT

- KITCHEN AND BATHROOMS  
CEILING - LATEX FLAT, 2 COATS  
WALLS - LATEX FLAT, 2 COATS  
TRIM - ENAMEL, 2 COATS

J. PAINT EXTERIOR

TRIM - LATEX, 1 COAT PRIME, 1 COAT FINISH

10.0 SPECIALTIES

A. BATH VANITIES - AS SELECTED BY BUILDER (OWNER)

B. BATH FIXTURES - AS SELECTED BY BUILDER (OWNER)

11.0 EQUIPMENT - NONE

12.0 FURNISHINGS - NONE

13.0 SPECIAL CONSTRUCTION - NONE

14.0 CONVEYING SYSTEMS - NONE

15.0 MECHANICAL

A. H.V.A.C. - KITCHEN AND BATH VENTILATION METAL DUCTS TO EXTERIOR WHERE INDICATED AND/OR REQUIRED BY APPLICABLE CODES. COMPLETE INSTALLATION CIRCULATING AIR COMBUSTION TO MEET ALL REQUIREMENTS OF THE MANUFACTURER AND THE STATE.

16.0 PLUMBING

A. SANITARY: COLD AND HOT WATER, AND ALL OTHER PIPING SHALL CONFORM TO THE REQUIREMENTS, LOCAL AND THE STATE.

B. PROVIDE MINIMUM 2" CLEARANCE IN FRONT OF ALL PLUMBING FIXTURES IN BATHROOM AND 14" x 30" ACCESS PANEL AT TUB CONNECTIONS UNLESS OTHERWISE NOTED. ALL SHOWER STALLS SHALL HAVE A MINIMUM FINISHED AREA OF 102-4/5 SQUARE INCHES WITH A MINIMUM OF 30" IN ANY DIRECTION. WATER CLOSURES TO BE A MINIMUM OF 15" FROM WALL TO CENTERLINE OF FIXTURE.

17.0 ELECTRICAL

A. ELECTRICAL SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, THE LOCAL POWER COMPANY AND ALL APPLICABLE LOCAL REGULATIONS. OBTAIN ALL PERMITS AND PAY FEES REQUIRED BY THIS WORK. HAVE THE INSTALLATION INSPECTED AND APPROVED BY AN INSPECTION AGENCY OF THE FIRE UNDERWRITERS ASSOCIATION. SUBMIT A CERTIFICATE OF FINAL APPROVAL BY THE INSPECTION AGENCY UPON COMPLETION. FIXTURES AND APPARATUS AS SELECTED BY BUILDER UNLESS OTHERWISE NOTED.

B. SMOKE DETECTORS - ARE REQUIRED AND SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA, IN EACH SLEEPING ROOM, AND ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS AND CELLARS (IF APPLICABLE) BUT NOT IN UNINHABITABLE SPACES. ALL DETECTORS SHALL BE INTERCONNECTED, APPROVED AND LISTED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.



8630A LEE HWY FAIRFAX, VA 22031  
Tel. 703.641.9800, Fax: 703.641.5938

Mr. & Mrs.  
Colin & Nanci  
Gandy

304 Skyhill Rd.  
Alexandria, VA 22314

Job # 07010

Date: MARCH 08, 2023

DISCLAIMER

Due to site conditions and existing improvements, measurements on initial architectural plans, renderings and shop drawings may sometimes vary from as-built improvements. Exact measurements are only possible after completion of framing.

Designed by:

Shawn Nazemian & Marjaneh Khodabakhshi

8630A LEE HWY FAIRFAX, VA 22031  
Tel. 703.641.9800, Fax: 703.641.5938

Scale: Specified on each drawing

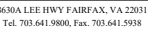
Sheet Title:

SPECIFICATIONS

Sheet #

A003





304 Skyhill Rd.  
Alexandria, VA 22314

Job # 07010

Date:  
JAN 28, 2023

## DISCLAIMER

Due to site conditions and existing improvements, measurements on initial architectural plans, renderings and shop drawings may sometimes vary from as-built improvements. Exact measurements are only possible after completion of framing.

Designed by:

Shawn Nazemian &amp; Marjaneh Khodabakhshi

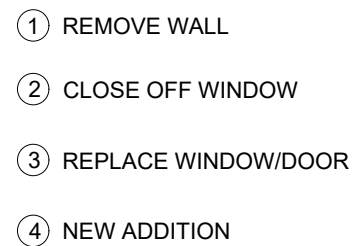
8630A LEE HWY FAIRFAX, VA 22031  
Tel. 703.641.9800, Fax. 703.641.5938

Scale: Specified on each drawing

Sheet Title:  
EXISTING & PROPOSED PLAN

Sheet #

A101

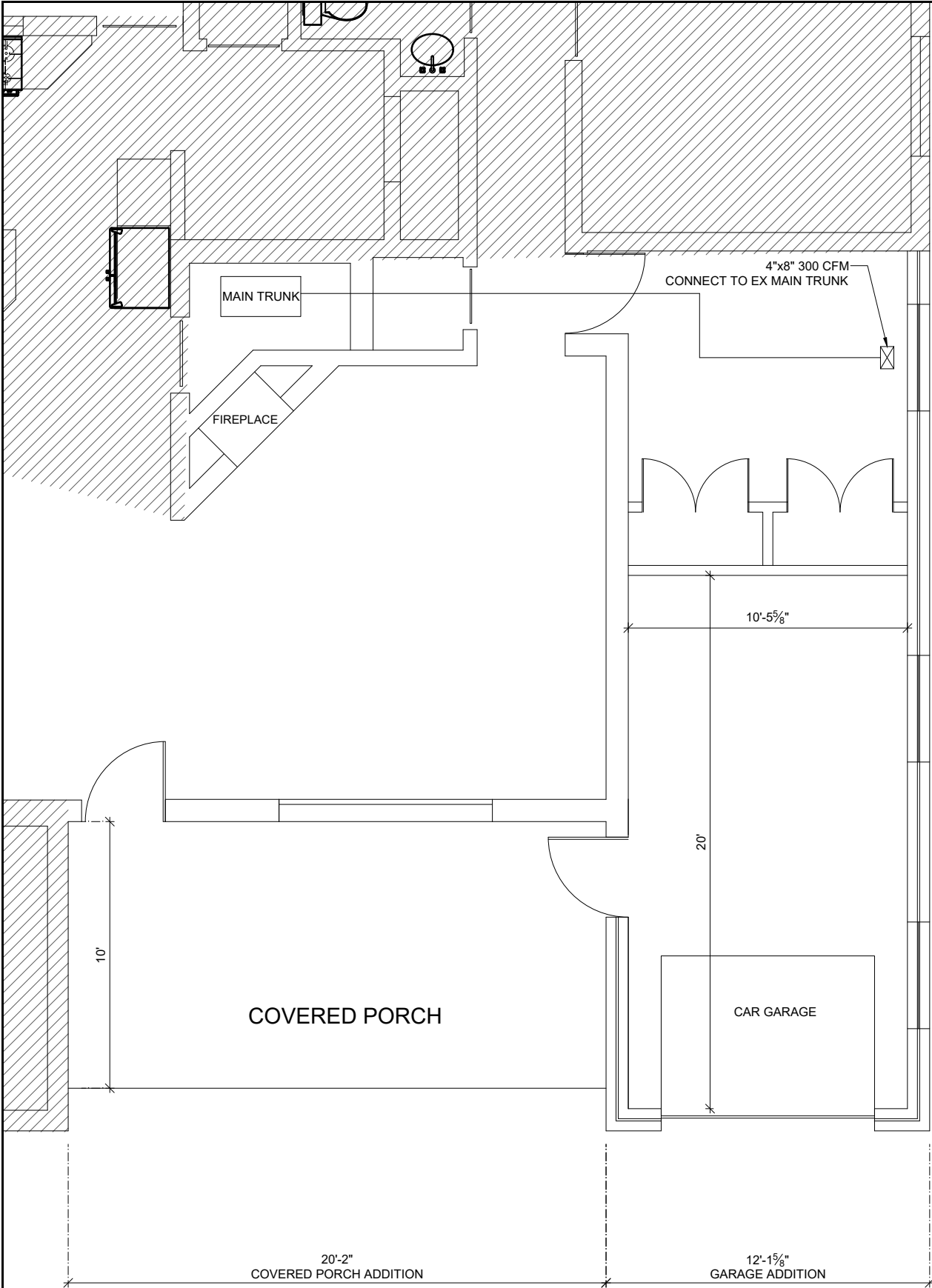


1 EXISTING / DEMO PLAN 1/16" = 1' - 0"



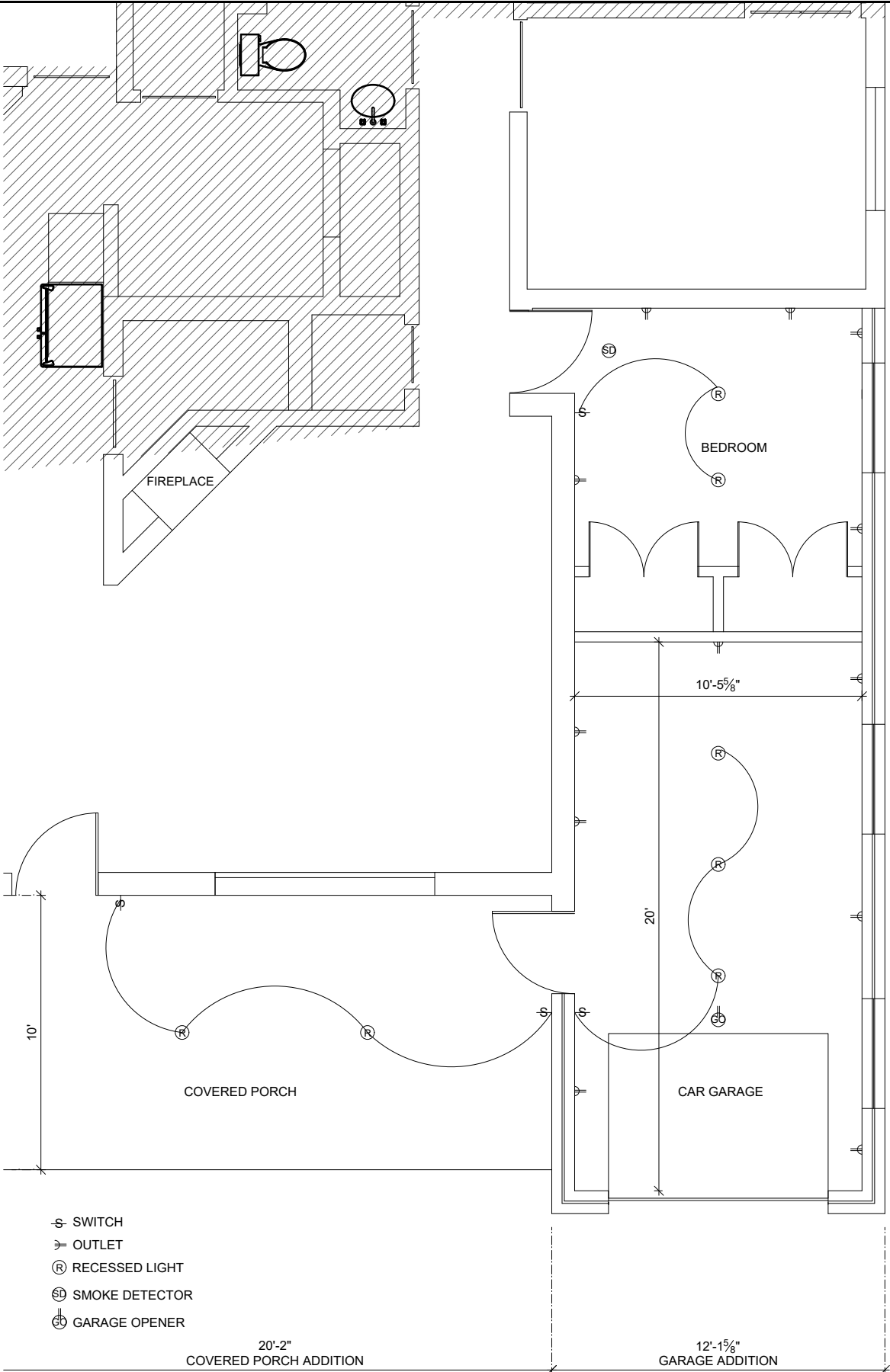
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$$1/8'' = 1' - 0''$$



1 MECHANICAL PLAN

3/16" = 1' - 0"



2 CEILING LIGHT/POWER PLAN

3/16" = 1' - 0"

Mr. & Mrs.  
Colin & Nanci  
Gandy

304 Skyhill Rd.  
Alexandria, VA 22314

Job # 07010

Date:  
JAN 28, 2023

DISCLAIMER

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Designed by:  
Shawn Nazemian & Marjaneh Khodabakhshi

8630A LEE HWY FAIRFAX, VA 22031  
Tel. 703.641.9800, Fax. 703.641.5938

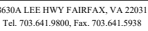
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Sheet Title:  
ELECTRICAL & MECHANICAL PLAN

Sheet #

A102





304 Skyhill Rd.  
Alexandria, VA 22314

Job # 07010

Date:  
JAN 28, 2023

## DISCLAIMER

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Designed by:

Shawn Nazemian &amp; Marjaneh Khodabakhshi

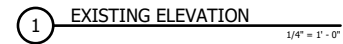
530A LEE HWY FAIRFAX, VA 22031  
Tel. 703.641.9800, Fax. 703.641.5938

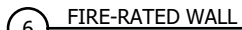
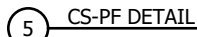
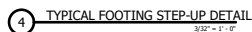
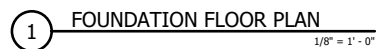
Scale: Specified on each drawing

Sheet Title:  
EXISTING & PROPOSED ELEVATION

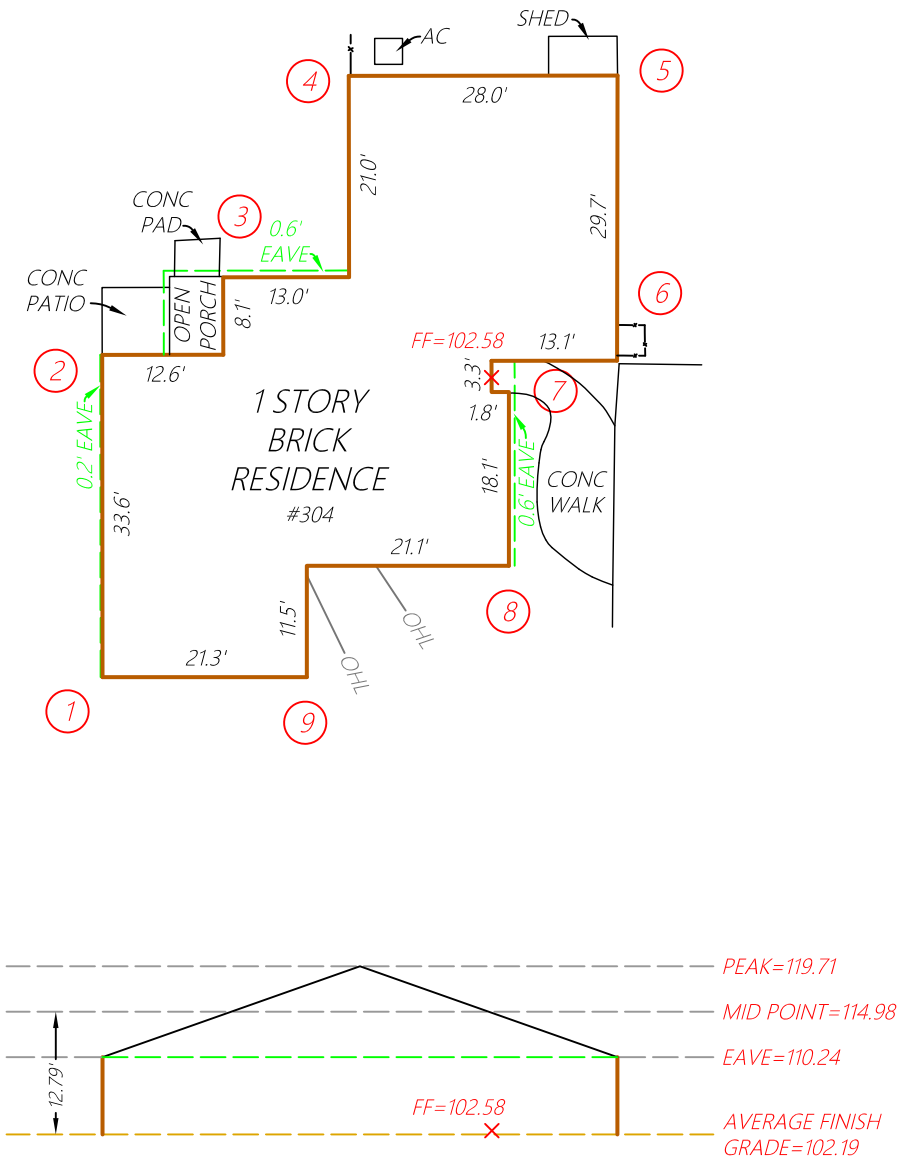
Sheet #

A201





- NOTES:
- 1. Title report not furnished.
  - 2. Eaves are shown in GREEN.
  - 3. Map-Block-Lot #: 062.01-02-04.



304 SKYHILL ROAD	
Point #	Existing Elevation
1	101.22
2	101.61
3	102.22
4	103.03
5	103.08
6	102.26
7	102.44
8	102.30
9	101.57
AVG.	102.19

HIGH PEAK 119.71  
MID ROOF 114.98  
HIGH EAVE 110.24  
AFG 102.19  
BUILDING HEIGHT 12.79

KEY	
AC	AIR CONDITIONER
CONC	CONCRETE
FF	FIRST FLOOR
OHL	OVERHEAD LINE



HEIGHT CERTIFICATE SURVEY  
ON  
LOT 21, BLOCK 2, SECTION THREE  
**CLOVER**  
(DEED BOOK 350, PAGE 150)  
CITY OF ALEXANDRIA, VIRGINIA

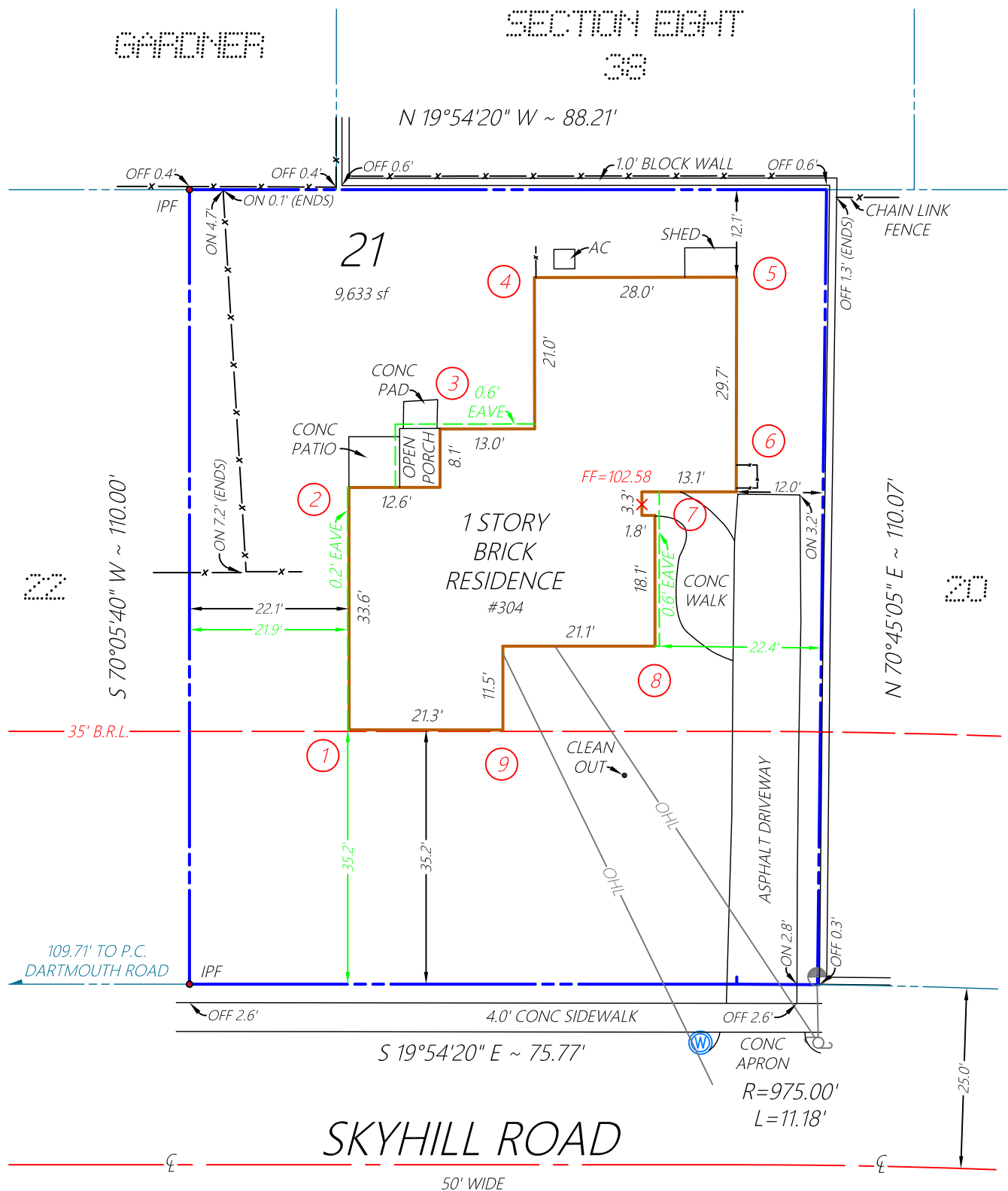
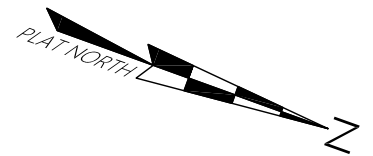
APRIL 28, 2023




SCALE: 1"=20'  
JOB #: 23-0300



5240 Port Royal Road Suite 213 Springfield, Virginia 22151 703-866-1236

1. Title report not furnished.
2. Eaves are shown in GREEN.
3. Fences are frame unless noted.
4. No corner markers set.
5. Map-Block-Lot #: 062.01-02-04.



<u>KEY</u>		<i>IPF</i>	<i>IRON PIPE FOUND</i>
<i>AC</i>	<i>AIR CONDITIONER</i>	<i>OHL</i>	<i>OVERHEAD LINE</i>
<i>B.R.L.</i>	<i>BUILDING RESTRICTION LINE</i>	<i>P.C.</i>	<i>POINT OF CURVE</i>
	<i>CENTERLINE</i>	<i>sf</i>	<i>SQUARE FEET</i>
<i>CONC</i>	<i>CONCRETE</i>		<i>UTILITY POLE</i>
<i>FF</i>	<i>FIRST FLOOR</i>		<i>WATER METER</i>

*This plat is subject to restrictions and easements of record. The locations of all the existing improvements have been established by a transit and tape or EDM survey and unless otherwise noted there are no encroachments. This plat does not purport to show underground utilities.*



# CLOVER

(DEED BOOK 350, PAGE 150)

CITY OF ALEXANDRIA, VIRGINIA

APRIL 28, 2023

SCALE: 1"=20'  
JOB #: 23-0300



**APEX SURVEYS, LLP**

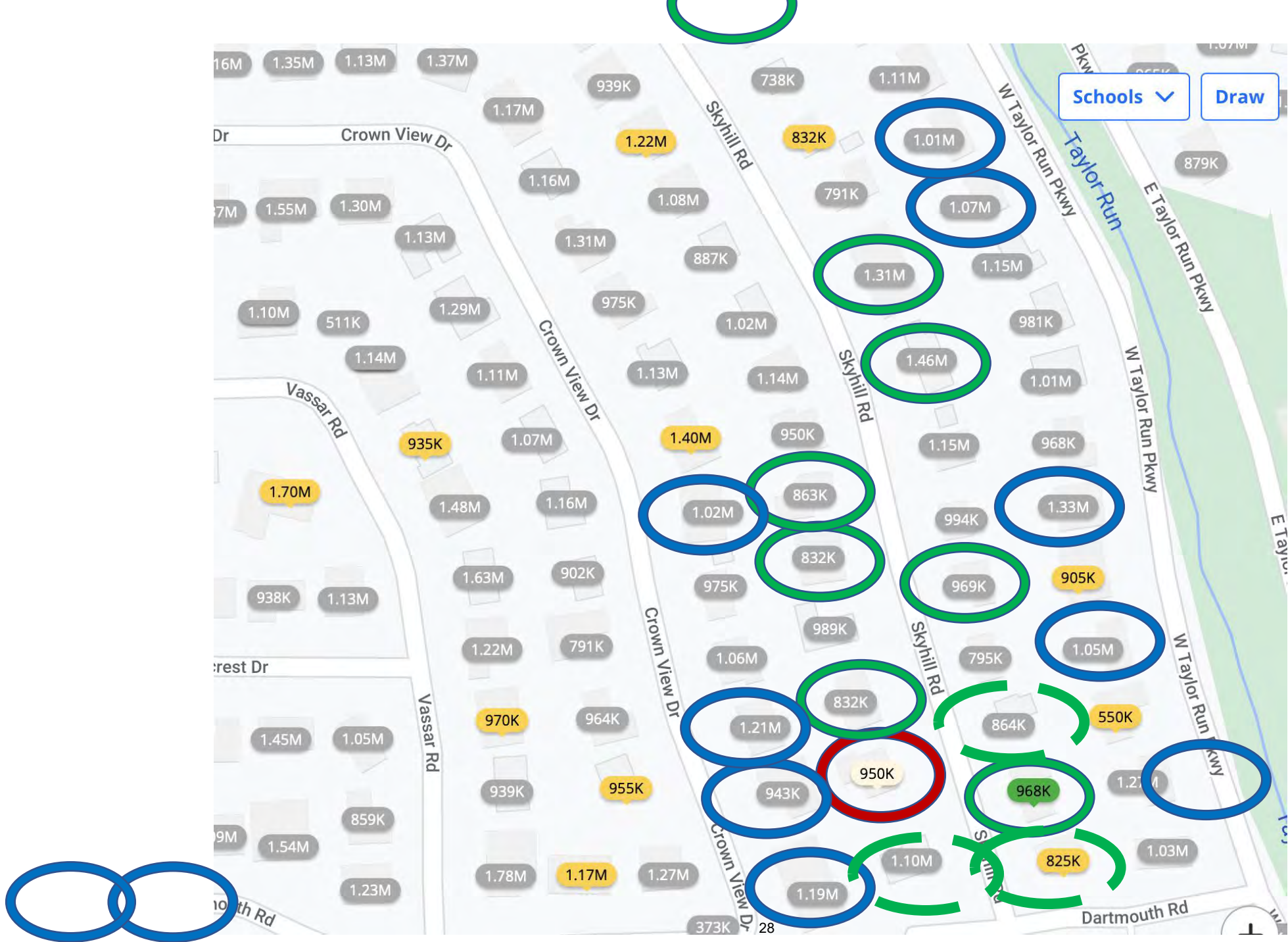
5240 Port Royal Road

Suite 213

Springfield, Virginia 22151

703-866-1236





**Our home**

**Front facing  
Skyhill Rd**

**Front facing  
Neighborhood**

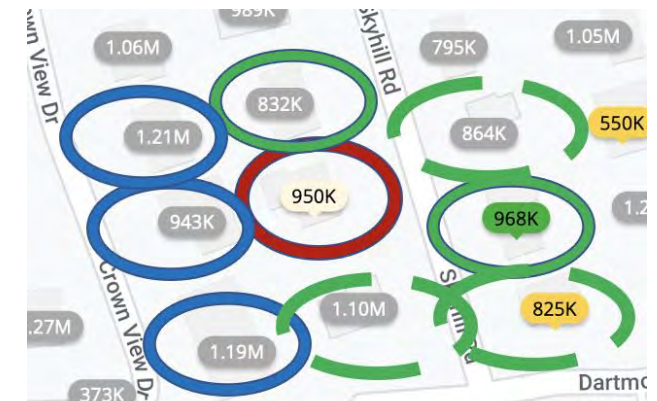


# Skyhill Rd... Direct Neighbors

- 306 Skyhill Rd, Alexandria, VA 22314
  - [https://www.zillow.com/homedetails/306-Skyhill-Rd-Alexandria-VA-22314/192131864\\_zpid/](https://www.zillow.com/homedetails/306-Skyhill-Rd-Alexandria-VA-22314/192131864_zpid/)
- 305 Skyhill Rd, Alexandria, VA 22314
  - [https://www.zillow.com/homedetails/305-Skyhill-Rd-Alexandria-VA-22314/192131895\\_zpid/](https://www.zillow.com/homedetails/305-Skyhill-Rd-Alexandria-VA-22314/192131895_zpid/)

## **\*NOTE\***

- All homes that box around our home/are in our site line (total of 9) have some form of attached, front facing garage except 3:
  - 302 & 303 Skyhill Rd, Alexandria, VA 22314
    - Garage opens on Dartmoth Rd
  - 307 Skyhill Rd, Alexandria, VA 22314
    - Home directly across from us has a stand alone garage at the bottom of the hill, and it is front facing
  - 309 Skyhill Rd, Alexandria, VA 22314
    - Home within site from our front door has what appears to be a living space converted garage that is front facing.



# Skyhill Rd... Front Facing Above Ground

- 311 Skyhill Rd, Alexandria, VA 22314
- 317 Skyhill Rd, Alexandria, VA 22314
- 403 Skyhill Rd, Alexandria, VA 22314
- 411 Skyhill Rd, Alexandria, VA 22314
- **310 Skyhill Rd, Alexandria, VA 22314**
  - **Nearly our layout**
- 312 Skyhill Rd, Alexandria, VA 22314



## **\*Note\***

There are a number of front facing garages dug into the ground under home on Skyhill Rd as well





# Same Neighborhood



- 466 W Taylor Run Pkwy, Alexandria, VA 22314
  - [https://www.zillow.com/homedetails/466-W-Taylor-Run-Pkwy-Alexandria-VA-22314/192131910\\_zpid/](https://www.zillow.com/homedetails/466-W-Taylor-Run-Pkwy-Alexandria-VA-22314/192131910_zpid/)
- 484 W Taylor Run Pkwy, Alexandria, VA 22314
  - [https://www.zillow.com/homedetails/484-W-Taylor-Run-Pkwy-Alexandria-VA-22314/192131908\\_zpid/](https://www.zillow.com/homedetails/484-W-Taylor-Run-Pkwy-Alexandria-VA-22314/192131908_zpid/)
- **496 W Taylor Run Pkwy, Alexandria, VA 22314**
  - [https://www.zillow.com/homedetails/496-W-Taylor-Run-Pkwy-Alexandria-VA-22314/192131907\\_zpid/](https://www.zillow.com/homedetails/496-W-Taylor-Run-Pkwy-Alexandria-VA-22314/192131907_zpid/)
  - Near Identical frontage
- 500 W Taylor Run Pkwy, Alexandria, VA 22314
  - [https://www.zillow.com/homedetails/500-W-Taylor-Run-Pkwy-Alexandria-VA-22314/192131906\\_zpid/](https://www.zillow.com/homedetails/500-W-Taylor-Run-Pkwy-Alexandria-VA-22314/192131906_zpid/)
- 604 W Taylor Run Pkwy, Alexandria, VA 22314
  - [https://www.zillow.com/homedetails/604-W-Taylor-Run-Pkwy-Alexandria-VA-22314/192131901\\_zpid/](https://www.zillow.com/homedetails/604-W-Taylor-Run-Pkwy-Alexandria-VA-22314/192131901_zpid/)
- 608 W Taylor Run Pkwy, Alexandria, VA 22314
  - [https://www.zillow.com/homedetails/608-W-Taylor-Run-Pkwy-Alexandria-VA-22314/192131899\\_zpid/](https://www.zillow.com/homedetails/608-W-Taylor-Run-Pkwy-Alexandria-VA-22314/192131899_zpid/)

# One Road Away (Taylor Run)



- 466 W Taylor Run Pkwy, Alexandria, VA 22314
  - [https://www.zillow.com/homedetails/466-W-Taylor-Run-Pkwy-Alexandria-VA-22314/192131910\\_zpid/](https://www.zillow.com/homedetails/466-W-Taylor-Run-Pkwy-Alexandria-VA-22314/192131910_zpid/)
- 484 W Taylor Run Pkwy, Alexandria, VA 22314
  - [https://www.zillow.com/homedetails/484-W-Taylor-Run-Pkwy-Alexandria-VA-22314/192131908\\_zpid/](https://www.zillow.com/homedetails/484-W-Taylor-Run-Pkwy-Alexandria-VA-22314/192131908_zpid/)
- **496 W Taylor Run Pkwy, Alexandria, VA 22314**
  - [https://www.zillow.com/homedetails/496-W-Taylor-Run-Pkwy-Alexandria-VA-22314/192131907\\_zpid/](https://www.zillow.com/homedetails/496-W-Taylor-Run-Pkwy-Alexandria-VA-22314/192131907_zpid/)
  - **Near Identical front layout**
- 500 W Taylor Run Pkwy, Alexandria, VA 22314
  - [https://www.zillow.com/homedetails/500-W-Taylor-Run-Pkwy-Alexandria-VA-22314/192131906\\_zpid/](https://www.zillow.com/homedetails/500-W-Taylor-Run-Pkwy-Alexandria-VA-22314/192131906_zpid/)
- 604 W Taylor Run Pkwy, Alexandria, VA 22314
  - [https://www.zillow.com/homedetails/604-W-Taylor-Run-Pkwy-Alexandria-VA-22314/192131901\\_zpid/](https://www.zillow.com/homedetails/604-W-Taylor-Run-Pkwy-Alexandria-VA-22314/192131901_zpid/)
- 608 W Taylor Run Pkwy, Alexandria, VA 22314
  - [https://www.zillow.com/homedetails/608-W-Taylor-Run-Pkwy-Alexandria-VA-22314/192131899\\_zpid/](https://www.zillow.com/homedetails/608-W-Taylor-Run-Pkwy-Alexandria-VA-22314/192131899_zpid/)

# One Road Away (Crown Dr)

- 301 Crown View Dr, Alexandria, VA 22314
  - [https://www.zillow.com/homedetails/301-Crown-View-Dr-Alexandria-VA-22314/192131882\\_zpid/](https://www.zillow.com/homedetails/301-Crown-View-Dr-Alexandria-VA-22314/192131882_zpid/)
- 307 Crown View Dr, Alexandria, VA 22314
  - [https://www.zillow.com/homedetails/307-Crown-View-Dr-Alexandria-VA-22314/192131881\\_zpid/](https://www.zillow.com/homedetails/307-Crown-View-Dr-Alexandria-VA-22314/192131881_zpid/)
  - House Directly behind us
- 309 Crown View Dr, Alexandria, VA 22314
  - [https://www.zillow.com/homedetails/309-Crown-View-Dr-Alexandria-VA-22314/192131880\\_zpid/](https://www.zillow.com/homedetails/309-Crown-View-Dr-Alexandria-VA-22314/192131880_zpid/)
- 315 Crown View Dr, Alexandria, VA 22314
  - [https://www.zillow.com/homedetails/315-Crown-View-Dr-Alexandria-VA-22314/192131877\\_zpid/](https://www.zillow.com/homedetails/315-Crown-View-Dr-Alexandria-VA-22314/192131877_zpid/)





# Same Neighborhood & Similar As Our Plan

- 3000 Dartmouth Rd, Alexandria, VA 22314
  - [https://www.zillow.com/homedetails/3000-Dartmouth-Rd-Alexandria-VA-22314/192131939\\_zpid/](https://www.zillow.com/homedetails/3000-Dartmouth-Rd-Alexandria-VA-22314/192131939_zpid/)
- 2920 Dartmouth Rd, Alexandria, VA 22314
  - [https://www.zillow.com/homedetails/2920-Dartmouth-Rd-Alexandria-VA-22314/192131938\\_zpid/](https://www.zillow.com/homedetails/2920-Dartmouth-Rd-Alexandria-VA-22314/192131938_zpid/)











304

ADT











