

Docket Item # 2
BZA #2022-00001
Board of Zoning Appeals
February 14, 2022

ADDRESS: 1031 Cross Drive
ZONE: R-8/RESIDENTIAL SINGLE-FAMILY
APPLICANT: MICHAEL D. GILL III AND BROOKE C. GILL

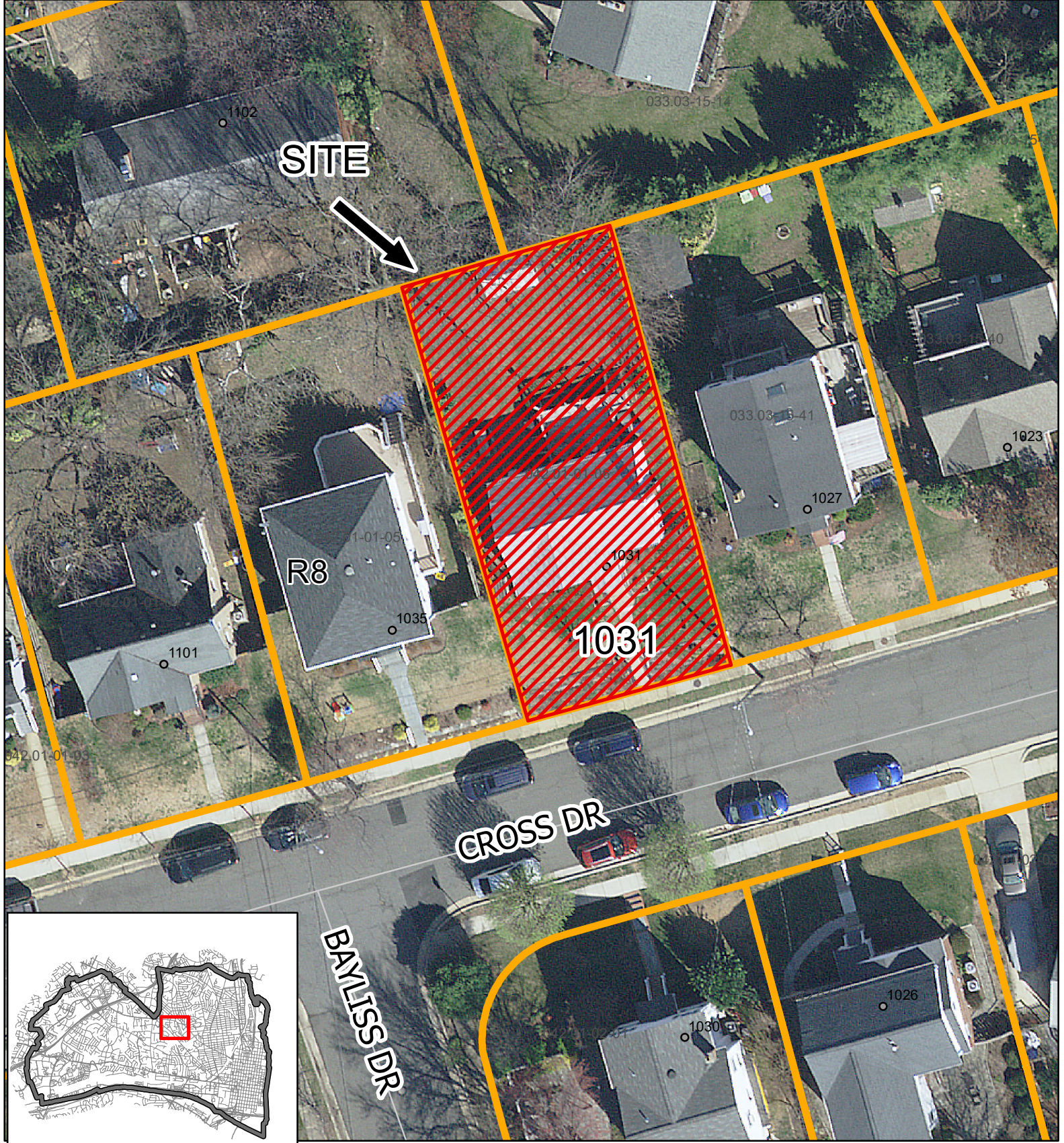
ISSUE: Special exception to construct an addition in the required side yard.

CODE SECTION	SUBJECT	CODE REQUIREMENT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-306(A)(2)	East Side Yard	8.00 feet*	7.10 feet	0.90

**Based on a building height of 13.92 feet measured from average existing grade to the height of the roof along the east side yard.*

Staff **recommends approval** of the request because it meets the standards 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 a survey plat confirming building footprint, height and setbacks and certification of floor area ratio a licensed surveyor, architect or engineer prior to all final inspections. The special exception must also be recorded with the deed of the property in the City’s Land Records Office prior to the release of the building permit.



BZA #2022-00001
1031 Cross Drive



I. Issue

The applicants, Michael D. Gill and Brooke C. Gill, propose to add a new addition to their existing dwelling located at 1031 Cross Drive. The proposed addition would be to the rear of the existing dwelling and would increase the square footage on the second floor. The applicants request a special exception to construct a portion of the proposed rear addition in the required east side yard.

II. Background

The subject property is a substandard lot of record with 50.00 feet of frontage along Cross Drive and a lot size of 5,000 square feet. As such, it complies with the R-8 zone's minimum lot frontage but not lot size nor width requirements. Single-family dwellings surround the subject property.



Figure 1 - Subject Property

A single-family dwelling occupies the subject property. City Real Estate records indicate the one-and-a-half story dwelling was constructed in 1940. It provides a 9.10-foot west side yard, a 7.00-foot east side yard, 25.20-foot front yard, and a 49.00-foot rear yard. With the proposed addition, the dwelling would contain 1,740.90 square feet of net floor area.

The following table provides a breakdown of all applicable zoning regulations as they pertain to the proposal:

R-8 Zone	Required/Permitted	Existing	Proposed
Lot Area	8,000 Sq. Ft.	5,000 Sq. Ft.	No change
Lot Width	65.00 Ft.	50.00 Ft.	No change
Lot Frontage	40.00 Ft.	50.00 Ft.	No change
Front Yard	25.00 Ft. (minimum)	25.20 Ft.	No change

Side Yard (East)	8.78 Ft. 1:2 height-to-setback ratio	7.00 Ft.	No change*
Side Yard (West)	8.78 Ft. 1:2 height-to-setback ratio	9.1 Ft.	No change*
Rear Yard	13.3 Ft. 1:1 height-to-setback ratio	49.00 Ft.	41.00 ft
Height	30.00 Ft.	17.50 Ft.	22.35 Ft.
Net Floor Area	1,750 Sq. Ft. 0.35 FAR	1,165 Sq. Ft.	1,740.90 Ft. 0.348 FAR

*The setback will not change, but the required setback will change as the height of the dwelling at the east and west side yards has lowered from 17.56 to 13.92.

III. Description

The applicants propose construct a one-story addition at the east corner of the existing dwelling and to increase the square footage of the second floor. The rear addition would allow for the expansion of the existing kitchen and would measure 8.00 by 21.19 feet, with a 12.00 by 6.00-foot addition to the west for a new mudroom and pantry. At 13.92 feet in height (as measured from average pre-construction grade), an 8.00-foot side yard would be required based on the R-8 zone's 1:2 height-to-setback ratio, minimum 8-foot side yard setback. The addition would be an extension of the existing noncomplying wall that is 7.00 feet from the east side yard property line, however, the addition would be roughly 1.00 inch farther away from the east side property line than the existing building wall. As such, the addition would require a special exception of 0.90 feet. The applicant is also proposing to alter the existing second story and change from a side-facing gable to a front-facing gable with dormers. This alteration will bring the height along the east side yard from 17.56 feet to 13.92 feet, reducing the required side yard setback from 8.78 feet to a minimum 8.00 feet.

The proposal would comply with all other zoning regulations and there have been no variances or special exceptions previously granted for the subject property.

IV. Noncomplying Structure/Substandard Lot

The existing lot is substandard and the existing dwelling is a noncomplying structure with respect to the following:

	<u>Required</u>	<u>Provided</u>	<u>Noncompliance</u>
Side Yard (East)	8.78 Ft.	7.00 Ft.	1.78 Ft.

Lot Size	8,000 Sq. Ft.	5,000 Sq. Ft.	3,000 Sq. Ft.
Lot Width	65.00 Ft.	50.00 Ft.	15.00 Ft.

V. Master Plan/Zoning

The subject property has been zoned R-8/Residential Single-Family since adoption of the Third Revised Zoning Map in 1951. The North Ridge/Rosemont Small Area Plan identifies the property for residential land use.

VI. Requested Special Exception

3-306(A)(2) Side yard (East)

Zoning Ordinance section 3-306(A)(2) requires a side yard based on a 1:2 height-to-setback ratio with a minimum depth of 8.00 feet. Figure 2, below, shows the existing dwelling's established noncomplying plane as it relates to the required east side yard. Any construction along one plane within the area shaded in blue would require a special exception from the side yard requirement. The area shaded in red shows the portion of the proposed addition that requires a special exception and the area shaded in green shows the portion of the proposed addition that complies with zoning.

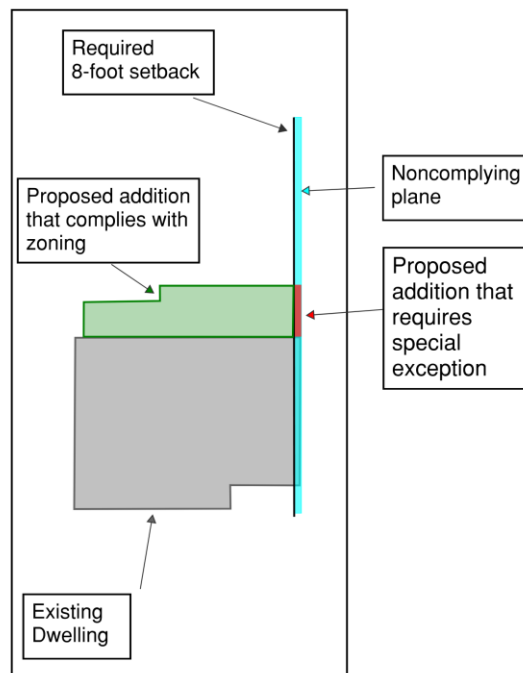


Figure 2 – Special Exception Diagram

Because the proposed rear addition would expand the existing dwelling 8.00 feet to the rear within the required side yard along the existing noncomplying building wall, special exception approval is required. Based on the 1:2 setback ratio with an 8.00-foot minimum

setback, the proposed rear addition height of 13.92 feet would require a setback of 8.00 feet. The applicants request a special exception of 0.90 feet to construct the proposed addition 7.10 feet from the east side property line.

VII. Special Exception Standards

Per Zoning Ordinance section 11-1304, the Board of Zoning Appeals “must find that the strict application of the ordinance creates an unreasonable burden on the use and enjoyment of the property which outweighs the material zoning purpose for which the specific provision of the ordinance at issue was designed.” Section 11-1304 also states that the Board of Zoning Appeals “shall consider and weigh the following issues, as applicable:”

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

The proposed one-story rear addition would extend the existing noncomplying wall in the required east side yard by 8.00 feet. Because of the modest increase in the required east side yard, staff finds that approval of the request would not be detrimental to the public welfare, neighborhood or 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.

Approval of the special exception would not impact light and air supply to adjacent properties, cause or substantially increase traffic congestion or increase fire risks due to the proposed one-story addition’s modest increase of within the required east side yard in line with the dwelling’s existing east-facing noncomplying building wall.

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

Because the proposal represents a modest change, it would not alter the essential character of the area or zone. The proposed addition would be located at the dwelling’s rear and would be minimally visible from the street.

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

Because of the addition’s modest increase in square footage within the required east side yard setback, the proposal would not affect the existing dwelling’s compatibility with development in the surrounding neighborhood.

- 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.

Due to the narrowness of the subject property, location of the existing dwelling, and interior layout of the dwelling, the proposal is the only reasonable location for the rear addition to accommodate the kitchen expansion.

VIII. Staff Conclusion

Neighborhood Impact

The modest increase in square footage within the required east side yard would be minimally visible to surrounding properties. It would have no impact to the neighborhood.

Light and Air

Based on the height, size and location of the proposed addition, staff finds that it would have minimal effect on light and air supply to adjacent properties.

Lot Constraints

Due to the subject property's narrowness and size, it is substandard for the R-8 zone. The applicants' proposal would represent the least impactful and most reasonable location for an addition.

As outlined above, staff **recommends approval** of the request subject to compliance with all applicable codes, ordinances and recommended conditions found in the departmental comments of this report.

Staff

Maggie Cooper, Urban Planner, margaret.cooper@alexandriava.gov

Mary Christesen, Zoning Manager, mary.christesen@alexandriava.gov

Tony LaColla, Land Use Division Chief, anthony.lacolla@alexandriava.gov

DEPARTMENTAL COMMENTS

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

* The applicant is advised that if the special exception and/or variance is/are approved the following additional comments apply.

Transportation and Environmental Services:

No comments.

Code Administration:

No comments.

Recreation (City Arborist):

No comments.

Historic Alexandria (Archaeology):

R-1 The statements in archaeology conditions below 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:

a. 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.

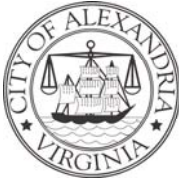
b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

F-1 The subject property is located in close proximity to a Civil War camp occupied by the 37th New York. While it is unlikely that the proposed project will cause much ground disturbance, we want to make sure the property owner and contractor are aware that the subject property has modest archaeological potential.

Other requirements brought the applicant's attention if the Board approves the request:

C-1 The special exception must be recorded with the property's deed in the City's Land Records Office prior to the release of the building permit.



**APPLICATION
BOARD OF ZONING APPEALS**

SPECIAL EXCEPTION FOR ADDITIONS

Section of zoning ordinance from which request for special exception is made:
3-306(A)(2)

PART A

1. Applicant: ☒ Owner ☐ Contract Purchaser ☐ Agent

Name Michael D. Gill III and Brooke C. Gill

Address 1031 Cross Dr., Alexandria VA 22302

Daytime Phone 512-507-4305

Email Address mgill@speedwelllaw.com

2. Property Location 1031 Cross Dr., Alexandria VA 22302

3. Assessment Map # 042.01 Block 01 Lot 06 Zone R8

4. Legal Property Owner Name Michael D. Gill III and Brooke C. Gill

Address 1031 Cross Dr., Alexandria VA 22302

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 ten 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. Michael and Brooke Gill	1031 Cross Dr., Alexandria VA 22302	100
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 1031 Cross Dr. Alexandria VA 22302 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. Michael and Brooke Gill	1031 Cross Dr., Alexandria VA 22302	100
2.		
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. Michael Gill	NONE	NONE
2. Brooke Gill	NONE	NONE
3.		

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.

12/17/2021

Michael Gill

Date

Printed Name

Signature

5. Describe request briefly:

Requesting a special exception in the side yard setback requirement. We are requesting that a new addition have a setback of 7 feet from the property line consistent with the existing non-conforming structure. The setback would otherwise be 8 feet, forcing a wall to unpleasantly jut into our new kitchen.

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:

Michael D. Gill III

Print Name

512-507-4305

Telephone

Michael Doud Gill III Digitally signed by Michael Doud Gill III
Date: 2022.01.07 16:59:06 -05'00'

Signature

12/30/21

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.**

Granting the special exception would allow us to build a consistent and contiguous wall in our kitchen.

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

The exception will not harm or impact the neighborhood in any way.

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

The addition will not affect the air flow between houses, and will have a de minimis effect on the light on the adjoining property.

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

The proposed addition is compatible with the rest of the neighborhood as many other properties have additions on them that are similar.

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

The addition to the single family home would be consistent the type and character of other homes in the neighborhood.

6. Explain how this plan represents the only reasonable location on the lot to

The existing kitchen is already in the place where we are proposing to add onto the home to build a bigger kitchen, and it is the only location where a kitchen could reasonably be placed in the home.

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 shown the plans to all of our neighbors. Our immediate neighbors have each written letters in support of the application.



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. 1031 Cross Dr. Alexandria VA 22302 R-20
 Street Address Zone

A2. 5,000.00 x 0.35 = 1,750.00
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	<input type="text"/>	Basement**	<input type="text"/>	B1. 0.00 <input type="text"/> Sq. Ft.
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	Existing Gross Floor Area*
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	B2. 0.00 <input type="text"/> Sq. Ft.
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Allowable Floor Exclusions**
Attic	<input type="text"/>	Porches**	<input type="text"/>	B3. 0.00 <input type="text"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Existing Floor Area Minus Exclusions
Balcony/Deck	<input type="text"/>	Garage**	<input type="text"/>	(subtract B2 from B1)
Garage	<input type="text"/>	Other***	<input type="text"/>	Comments for Existing Gross Floor Area
Other***	<input type="text"/>	Other***	<input type="text"/>	
B1. Total Gross 0.00 <input type="text"/> B2. Total Exclusions 0.00 <input type="text"/>				

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement	956.00 <input type="text"/>	Basement**	956.00 <input type="text"/>	C1. 3,076.00 <input type="text"/> Sq. Ft.
First Floor	1,090.00 <input type="text"/>	Stairways**	95.00 <input type="text"/>	Proposed Gross Floor Area*
Second Floor	1,030.00 <input type="text"/>	Mechanical**	<input type="text"/>	C2. 1,545.00 <input type="text"/> Sq. Ft.
Third Floor	<input type="text"/>	Attic less than 7'***	381.00 <input type="text"/>	Allowable Floor Exclusions**
Attic	<input type="text"/>	Porches**	21.00 <input type="text"/>	C3. 1,531.00 <input type="text"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Proposed Floor Area Minus Exclusions
Balcony/Deck	<input type="text"/>	Garage**	<input type="text"/>	(subtract C2 from C1)
Garage	<input type="text"/>	Other***	92.00 <input type="text"/>	
Other***	<input type="text"/>	Other***	<input type="text"/>	
C1. Total Gross 3,076.00 <input type="text"/> C2. Total Exclusions 1,545.00 <input type="text"/>				

D. Total Floor Area

D1. 1,531.00 Sq. Ft.
 Total Floor Area (add B3 and C3)

D2. 1,750.00 Sq. Ft.
 Total Floor Area Allowed by Zone (A2)

E. Open Space (RA & RB Zones)

E1. Sq. Ft.
 Existing Open Space

E2. Sq. Ft.
 Required Open Space

E3. 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: _____

12/17/2021
 Date: _____



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 1031 Cross Dr. Alexandria VA 22302
Street Address

R-8
Zone

A2. 5,000.00 x 0.35 = 1,750.00
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

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

Allowable Exclusions**

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

B1. 0.00 Sq. Ft.
Existing Gross Floor Area*

B2. 0.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 0.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross** 0.00 B2. **Total Exclusions** 0.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement 956.00
First Floor 1,090.00
Second Floor 1,030.00
Third Floor
Attic
Porches
Balcony/Deck
Lavatory***
Other

Allowable Exclusions**

Basement** 956.00
Stairways** 95.00
Mechanical**
Attic less than 7'*** 381.00
Porches** 21.00
Balcony/Deck**
Lavatory***
Other** 92.00
Other**

C1. 3,076.00 Sq. Ft.
Proposed Gross Floor Area*

C2. 1,545.00 Sq. Ft.
Allowable Floor Exclusions**

C3. 1,531.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. **Total Gross** 3,076.00 C2. **Total Exclusions** 1,545.00

D. Total Floor Area

D1. 1,531.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 1,750.00 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space (RA & RB Zones)

E1. Existing Open Space Sq. Ft.

E2. Required Open Space Sq. Ft.

E3. Proposed Open Space Sq. Ft.

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.

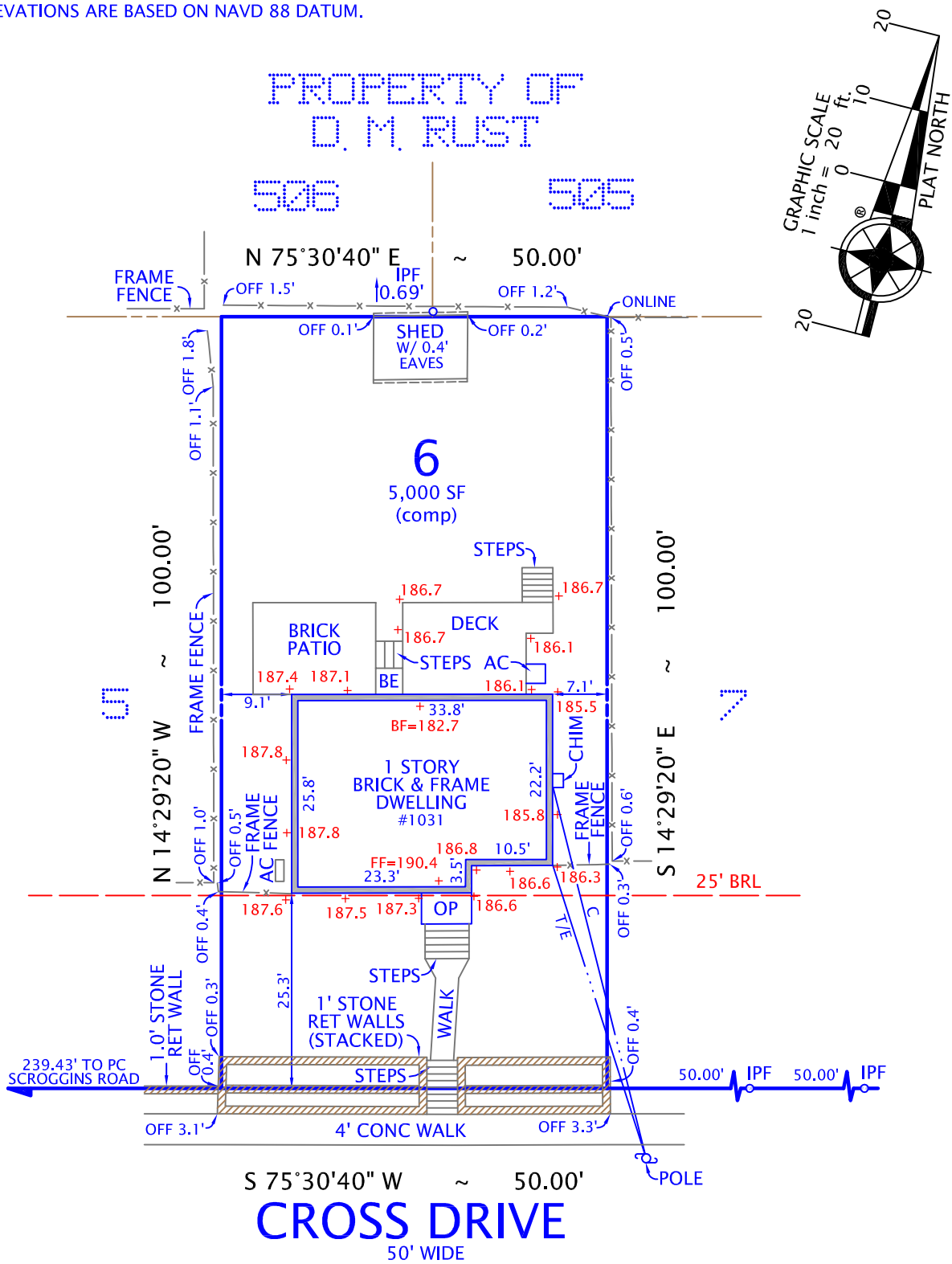
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: _____

13

Date: 12/17/2021

NOTES: 1. FENCES ARE CHAIN LINK UNLESS NOTED.
2. ELEVATIONS ARE BASED ON NAVD 88 DATUM.



PLAT
SHOWING HOUSE LOCATION ON
LOT 6
OVERLOOK TERRACE
(DEED BOOK 215, PAGE 426)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' DECEMBER 9, 2021 (ELEVATION)

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.



CASE NAME:

MICHAEL GILL

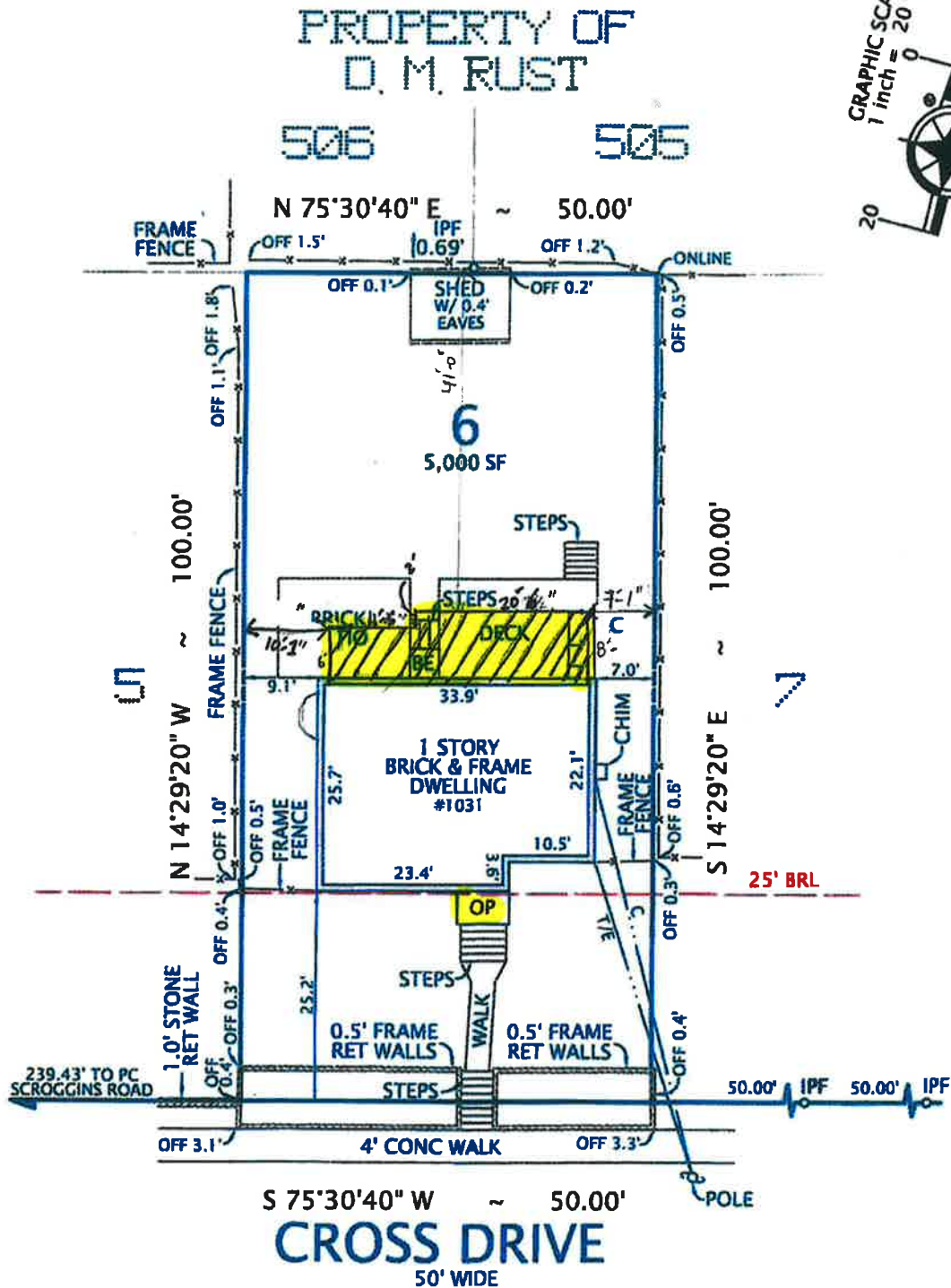


DOMINION

Surveyors Inc.®

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

NOTES: 1. FENCES ARE CHAIN LINK UNLESS NOTED.



PLAT
SHOWING HOUSE LOCATION ON
LOT 6
OVERLOOK TERRACE

(DEED BOOK 215, PAGE 426)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

NOVEMBER 29, 2016

REAR AND SECOND STORY ADDITION

ARCHITECT
JOSE (JOE) DASILVA
10486 COLONEL COURT
MANASSAS VA, 20110
(703)420-8141



1031 CROSS DRIVE ALEXANDRIA VIRGINIA 22302

OFFICIAL COUNTY USE ONLY



10486 COLONEL COURT
MANASSAS VA 20110
(703)420-8141
www.S2RArchitects.com
JD@S2RArchitects.com

**REAR AND SECOND
STORY ADDITION**
1031 CROSS DRIVE
ALEXANDRIA VIRGINIA 22302

J21103

PROJECT NAME AND ADDRESS

SEAL

ISSUE DATE

SHEET TITLE

SHEET #



REVISION DATE

08/20/2021

COVER SHEET

A001

ABBREVIATIONS

DIM DIMENSION	AB ANCHOR BOLT	HP HIGH POINT	PREFAB PREFABRICATED
DISP DISPENSER	ABV ABOVE	HVAC HEATING VENT, AIR	PSF POUNDS PER SQUARE FOOT
DIV DIVISION (DIVIDED)	ACC ACCESS	COND COND	PT POUNDS PER SQUARE INCH
DN DOWN	ACOUS ACOUSTICAL	ID INSIDE DIAMETER	PT PAINT
DS DOWN SPOUT	AD AREA DRAIN	INSUL INSULATION	PTD PAINTED
DR DOOR	ADJ ADJUSTABLE	INST INSTALLATION	QT QUARRY TILE
DW DISHWASHER	AFF ABOVE FINISH	INT INTERIOR	QTY QUANTITY
DWGS DRAWINGS	FLOOR FLOOR	JAN JANITOR	RAD RADIUS
DWR DRAWER	AHU AIR HANDLING UNIT	JST JOIST	RD ROOF DRAIN
E EAST	ALT ALTERNATE	JT JOINT	REF REFRIGERATOR
EA EACH	ALUM ALUMINUM	KD KNOCK DOWN	REINF REINFORCED (ING)
EJ EXPANSION JOINT	ANC ANCHORS	KIT KITCHEN	REQ REQUIRED
EL ELEVATION	APPROX APPROXIMATE	KO KNOCK OUT	RES RESILIENT
ELEC ELECTRICAL	ARCH ARCHITECT	LAM LAMINATED	REV REVISE (REVISION)
ELEV ELEVATION	AUTO AUTOMATIC	LAV LAVATORY	RO ROUGH OPENING
ENCL ENCLOSURE	AVG AVERAGE	LP LOWPOINT	RTU ROOF TOP UNIT
ENT ENTRANCE	B BATHROOM	LN LINEAR	SC SOLID CORE
EQ EQUAL	BD BEAD	LT LIGHT	SCHED SCHEDULE
EQUIP EQUIPMENT	BIT BITUMINOUS	LW LIGHTWEIGHT	SECT SECTION
ETR EXISTING TO REMAIN	BLDG BUILDING	MACH MACHINE	SF SQUARE FOOT (FEET)
EWC ELEC. WATER	BLK BLOCK	MAINT MAINTENANCE	SHT SHEET
COOLER	BLKG BLOCKING	MATL MATERIAL	SIM SIMILAR
EX EXISTING	BM BEAM	MAX MAXIMUM	SHR SHOWER
EXP EXPANSION	BO BY OWNER	MDF MEDIUM DENSITY	SL SLIDING
EXT EXTERIOR	BOT BOTTOM	FIBERBOARD	SQ SQUARE
FD FLOOR DRAIN	BRD BOARD	MECH MECHANICAL	SSK SERVICE SINK
FE(C) FIRE EXTINGUISHER	BRKT BRACKET	MEMB MEMBRANE	S.STL. STAINLESS STEEL
FG FINISH GRADE	BSL BUILDING SETBACK	MET METAL	STC SOUND TRANSMISSION CLASS
FT FOOT (FEET)	LINE BASEMENT	MTL METAL	STD STANDARD
FF FINISHED FLOOR	BSMT BASEMENT	MEZZ MEZZANINE	STL STEEL
FF&E FURNITURE	BU BUILT UP	MFR MANUFACTURER	STN STAIN
& EQUIPMENT	CAB CABINET	MIN MINIMUM	STOR STORAGE
FVC FIRE VALVE CABINET	CEM CEMENT	MISC MISCELLANEOUS	STRUCT STRUCTURAL
FIN FINISH	CF CUBIC FOOT (FEET)	MLDG MOLDING	SUSP SUSPENDED
FL FLOOR	CI CAST IRON	MO MASONRY OPENING	SW SWITCH
FLEX FLEXIBLE	CJ CONTROL JOINT	MOD MODIFIED	SYS SYSTEM
FLSG FLASHING	CLG CEILING	MTD MOUNTED	(T) TEMPERED GLASS/WINDOW
FLUOR FLUORESCENT	CLL CONTRACT LIMIT LINE	NIC NOT IN CONTRACT	TBR TO BE REMOVED
FR FRAME	CLR CLEAR	NO NORTH	TEL TELEPHONE
FRPF FIRE PROOFING	CMU CONCRETE	NRG NOISE REDUCTION	TEMP TEMPERED
FRT FIRE RETARDANT	MASONRY UNIT	COEFFICIENT	T&G TONGUE & GROOVE
TREATED	CNR CORNER	NTS NOT TO SCALE	THK THICK
FTG FOOTING	CH CONCRETE HEADER	OA OVERALL	THR THRESHOLD
FUR FURRING	CO CLEAN OUT	OC ON CENTER	TV TELEVISION
FX FIXED WINDOW	COL COLUMN	OD OUTSIDE DIAMETER	TYP TYPICAL
GA GAUGE	CONC CONCRETE	OFF OFFICE	UL UNDERWRITER'S LABORATORIES
GALV GALVANIZED	CONST CONSTRUCTION	OFCL OWNER FURNISHED/	UNF UNFINISHED
GB GYPSUM BOARD	CONT CONTINUOUS	CONTRACTOR INSTALLED	UNO UNLESS NOTIFIED OTHERWISE
GC GENERAL	CS COURSES	OH OVERHEAD	UTL UTILITY
GL GLASS	CS CASEMENT WINDOW	OPG OPENING	VERT VERTICAL
GR GRADE	CT CARPET	OP HD OPPOSITE HAND	VIF VERIFY IN FIELD
GWB GYPSUM	CTR CENTER	OPP OPPOSITE	W WEST
WALLBOARD	CTSK COUNTER SUNK	PAR PARTIAL	WD WOOD
HB HOSE BIB	DBL DOUBLE	PART PARTITION	WH WATER HEATER
HC HOLLOW CORE	DEPT DEPARTMENT	PED PEDESTRIAN	W/O WITH OUT
HD HEAVY DUTY	DET DETAIL	P.LAM PLASTIC LAMINATE	WP WATERPROOFING
HDWD HARDWOOD	DF DRINKING FOUNTAIN	PLYWD PLYWOOD	WR WATER RESISTANT
HDWR HARDWARE	DH DOUBLE HUNG	PNL PANEL	WT WEIGHT
HT HEIGHT	DIA DIAMETER	POL POLISH (POLISHED)	
HM HOLLOW METAL	DIFF DIFFUSER	PPT PRESERVATIVE	
HORIZ HORIZONTAL		PRESSURE TREATED	
		PR PAIR	

CODE INFORMATION

BUILDING CODE: 2015 VRC
USE GROUP: R-5 SINGLE FAMILY RESIDENTIAL
CONSTRUCTION TYPE: (VB WOOD FRAMED CONSTRUCTION)
HEIGHT LIMITATION: 30' MAXIMUM HEIGHT PER ZOINING
AUTOMATIC SPRINKLER SYSTEM (NONE)
ENERGY CODE COMPLIANCE (PRESCRIPTIVE)

BUILDING DATA

BASEMENT EXISTING : 774 SF
FIRST FLOOR EXISTING : 774 SF
SECOND FLOOR EXISTING: 278 SF
FIRST FLOOR PROPOSED : 231 SF
SECOND FLOOR PROPOSED : 721 SF

TOTAL BUILDING SQUARE FEET : 2,500 SF

DESIGN LOADS

SOIL BEARING PRESSURE : 1500 PSF MAX FOR ALL FOOTINGS
(NOTE: ALL FOOTINGS TO BEAR ON VIRGIN SOIL IN ACCORDANCE WITH CODE
SOIL CLASSIFICATIONS SW,SP,SM,SC,GM,GC
ROOF LOADS : OPEN WEB TRUSSES
SNOW LOAD 30 PSF (TYPICAL)
DEAD LOAD 17 PSF (TOP AND BOTTOM CHORD)
FLOOR LOADS : (LJOIST SYSTEMS)
LIVE LOAD 40 PSF (TYPICAL)
SLEEPING AREA'S 30 PSF LIVED LOAD
FLOOR DEAD LOAD 12 PSF (TYPICAL)
ATTIC LIMITED STORAGE:
LIVE LOAD 20 PSF
DECK LOAD:
LIVE LOAD 40 PSF
DEAD LOAD 12 PSF
BALCONIES:
LIVE LOAD 60 PSF
DEAD LOAD 12 PSF
STAIRS:
60 PSF
WIND LOADS:
WIND SPEEDS 115 MPH (3 SEC. GUST)
WIND LOAD FACTOR (1)
WIND EXPOSURE (B)
COMPONENTS CLADDING:
140 MPH OR LESS (3 SEC GUST)
MAX VALUE ROOF (+ 18.2 - 23.2)
MAX VALUE AT WALL (+ 19.8 - 26.6)
WALL BRACING:
STRUCTURAL SHEATING ON ALL EXTERIOR WALLS
(PRESCRIPTIVE METHOD CS-WSP)
FOUNDATION FLUID PRESSURE DESIGN EQUIVALENT:
FOUNDATION WALLS 60 PCF
NOTE USE ONLY GRAVEL OR CLEAN FILL IN ACCORDANCE WITH CODE SOIL CLASSIFICATIONS SW,SP,SM,SC,GM,GC
HANGER MANUFACTURE:
ALL HANGERS SHALL BE SPECIFIED BY TRUSS OR JOIST MANUFACTURE (SPEC MANUFACTURED BY SIMPSON STRONG TIE)

THERMAL ENVELOPE. MIN REQUIREMENTS :
SILL PLATE 1/4" FOAM MIN
FOUNDATION PERIMETER (WALKOUT AREA'S) R-10 CLOSED CELL
EXTRUDED POLYSTYRENE
FOUNDATION WALL R-13 FLAME SPREAD BATT (FULL HEIGHT)
2X4 FINISH BASEMENT WALL R-13
2X4 EXTERIOR WALLS R-15
2X6 EXTERIOR WALLS R-19
CANTALIVER FLOOR OVER UNCONDITIONED SPACE R-38
BAND BOARD R-19
ATTIC R-38
R-49 AS REQUIRED BY CODE
AREA'S OVER UNCONDITIONED SPACE R-38
WINDOW & DOOR THERMAL PERFORMANCE:
WINDOWS SHALL BE ANDERSON 200 SERIES DOUBLE HUNG (OR EQ)
U =0.30 (DUAL PANE LOW E) OR HIGHER U VALUE
DOORS SHALL BE ANDERSON 200 SERIES (OR EQ)
U =0.32 (DUAL PANE LOW E TEMPERED) OR HIGHER U VALUE
EMERGENCY ESCAPE:
EGRESS WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM OF 5.7 SQFT.
FROST DEPTH:
30" PER VRC CODE
WEATHERING:
SEVERE
TERMITE:
MODERATE TO HEAVY
DECAY:
SLIGHT TO MODERATE
WINTER DESIGN TEMPERATURE:
13F
FLOOD HAZARDS:
SEE SITE GRADING PLANS FOR LOCATION AS INDICATED
INTERIOR STAIR & BEARING WALLS PROTECTION:
(1) LAYER OF 1/2" GYPSUM BOARD TO ALL SURFACES IN ACCESSIBLE AREAS
GARAGE WALL & CEILING ASSEMBLY:
(2) LAYERS OF 1/2" GYPSUM BOARD OR (1) LAYER OF 5/8 TYPE X GYPSUM BOARD REQUIRED BY CODE AT WALL & CEILINGS & FIRE RATED 20 MIN GARAGE DOOR FORM HOUSE TO GARAGE.

PER THE UNITED STATES COPYRIGHT LAW COMPENDIUM OF U.S. COPYRIGHT OFFICE PRACTICES SECTION 903.2: ARCHITECTURAL WORKS 17 U.S.C. § 101 & SECTION 923.
THE DESIGN, DRAWING COMPOSITION, ARRANGEMENT OF SPACES, ELEMENTS, THE LAYOUT AND DETAILS OF THIS PROJECT AS CREATED BY S2R ARCHITECTS IS INTELLECTUAL PROPERTY OF THE CREATOR; NOTHING IS BE COPIED, REPRODUCED, TRANSMITTED OR RECREATED BY ANY MEANS WITHOUT WRITTEN APPROVAL FROM S2R ARCHITECTS. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION AND PROSECUTION.

SHEET # SHEET NAME

A001	COVER SHEET
A002	GENERAL SPECIFICATIONS
A003	DEMOLITION PLAN
A010	FOUNDATION PLAN
A011	DETAILS - FOUNDATION & STRUCTURE
A020	DOOR AND WINDOW SCHEDULES
A100	EXISTING PLANS
A101	FIRST FLOOR AND SECOND FLOOR PLAN
A200	FRONT, LEFT, RIGHT AND REAR ELEVATIONS
A300	BUILDING SECTIONS, WALL SECTION & DETAILS
A301	BUILDING SECTIONS & DETAILS
A400	TYP. WALL SECTIONS AND DETAILS
A410	WIND BRACING & DETAILS
A420	DETAILS - FLASHING, HEAD & SILL
E101	LIGHTING & POWER - 1ST FLOOR
E102	LIGHTING & POWER - 2ND FLOOR & ATTIC
M100	MECHANICAL -2ND FLOOR
P100	PLUMBING - FLOOR PLANS AND DIAGRAMS
P101	PLUMBING - FLOOR PLANS AND DIAGRAMS
S101	FRAMING PLANS
S102	ROOF FRAMING PLANS
S200	TJ'S DETAILS



DIVISION 10: SPECIALTIES

FIREPLACES:
1. PREFAB FIREPLACES, SHALL BE U.L. APPROVED AND BE INSTALL PER IRC CODE.
2. EXHAUST TO THE OUTSIDE PER CODE AND MANUFACTURER RECOMMENDATION.

CLOSET SHELVES /TOWELS BARS:
1R/1S CLOSET SHELVES @ 60" A.F.F
2R/1S CLOSET SHELVES @ 42" & 84" A.F.F
LOCATE DBL TOWEL BARS @ 38" & 68" A.F.F
LOCATE SINGLE TOWEL BARS @ 38" A.F.F
SET 18" TOWEL BARS @ 24" ABOVE VANITY TOP

STAIRWAYS:
1. THE MAXIMUM RISER HEIGHT SHALL BE 8 1/4" AND MINIMUM TREAD WIDTH OF 9".
2. STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AND HEADROOM OF NOT LESS THAN 6'-8". THE MINIMUM AT THE HANDRAIL SHALL NOT BE LESS THAN 32" WITH A HAND RAIL ON ONE SIDE AND 28" WITH A HAND RAIL ON BOTH SIDES.
3. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND SOFFITS PROTECTED BY ON THE ENCLOSED SIDE WITH 1/2" DRYWALL.
4. HEIGHT OF HADRAIL (R315-1)- TO BE NOT LESS THAN 34" & NOT GREATER THAN 38" IN HEIGHT.
5. HANDRAIL SIZE (R315-2) - TO BE NOT LESS THAN 1 1/4" & NOT GREATER THAN 2" IN DIAMETER.

GUARDRAILS:
1. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 36 INCHES IN HEIGHT.
2. OPEN SIZES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.
3. REQUIRED GUARDRAILS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH WILLNOT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER
4. EXCEPTION THE TRIANGULA OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY MAY BE OF SUCH A SIZE THAT A SPHERE 6 INCHES IN DIAMETER CANNOT PASS THROUGH.
5. RAILING TO WITHSTAND FORCE OF 200LB PER LINEAR FOOT IN EACH DIRECTION.

DIVISION 25: INTEGRATED AUTOMATION (NOT USED)
DIVISION 26: ELECTRICAL

ALL WORK SHALL BE IN FULL ACCORDANCE WITH ALL CODES, RULES AND REGULATIONS OF GOVERNING AGENCIES AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE SERVING POWER AND TELEPHONE COMPANIES.
2. SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM OUT SIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH ADDITIONAL STORY.
PER IRC CODE, LATEST EDITION.
3. ALL EQUIPMENT INTALLED OUTDOORS AND ESPOSED TO WEATHER SHALL BE WEATHER-PROOF.
4. RECEPTACLES AT REFRIGERATOR, KITCHEN COUNTERS AND BATHROOM OTHERWISE NOTED ON DRAWINGS.
5. BEDTROOM ELECTRICAL RECEPTACLES EQUIPPED WITH ARC FAULT INTERRUPTERS. (E3802-2)
6. PROVIDE TWO GROUNDING RODS FOR ELECTRICAL SERVICE. THE PLANS AND SPECIFICATIONS ARE NOT INTENDED TO DEPICT EACH AND EVERY CONDITION OR DETAIL OF CONSTRUCTION, AS THE KNOWLEDGEABLE PARTY IN THE FIELD. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER INSTALLATION OF THE EQUIPMENT COMPLETED IN A MANNER WHICH WILL PROVIDE A WATERTIGHT STRUCTURE THE CONTRACTOR HAS A SOLE RESPONSIBILITY FOR ENSURING THE WATERTIGHT INTEGRITY OF THE STRUCTURE.

DIVISION 27: COMMUNICATIONS (COORDINATE WITH OWNER)
DIVISION 28: ELECTRONIC SAFETY AND SECURITY (COORDINATE WITH OWNER)
DIVISION 48: ELECTRICAL POWER GENERATION (COORDINATE WITH OWNER)

UNDERPINNING NOTES:
1. UNDERPINNING WORK SHALL BE PERFORMED BY A LICENSED, BONDED AND INSURED SPECIALTY CONTRACTORS HAVING BONDED AND INSURED SPECIALTY CONTRACTORS HAVING EXPERIENCE UNDER SIMILAR SITUATION AND REGULARLY ENGAGED IN THIS TYPE OF WORK.

2. CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS FOR ANY CONFLICTS WITH THE EXISTING FIELD CONDITIONS, RESOLVE SUCH CONFLICTS AND COORDINATE COMPATIBILITY OF NEW WORK WITH THE EXISTING CONDITIONS BEFORE PROCEEDING WITH THE UNDERPINNING WORK. PROTECT ALL EXISTING STRUCTURE AND ARCHITECTURAL BUILDING ELEMENTS AND UTILITIES/SERVICES FROM DAMAGE DURING UNDERPINNING WORK.

3. FOLLOW STRICTLY THE SEQUENCE OF UNDERPINNING IN THE DIRECTION SPECIFIED ON THE PLAN FOR EACH SEQUENCE GROUP DO NOT MOVE TO THE NEXT SEQUENCE GROUP UNTIL ALL SEGMENTS IN THE SEQUENCE UNDERTAKEN ARE UNDERPINNED.

4. LAYOUT AND MARK NUMBERING OF ALL SEGMENTS ALONG THE EXISTING WALL AS SHOWN ON THE PLAN, NOT EXCEED THE EXISTING WALL OR FOUNDATION ON THE PLAN. COMPLETE UNDERPINNING OF ALL SEGMENTS MARKED AS A'S FIRST, C'S SECOND, B'S LAST. DO NOT OPEN PITS IN THE OTHER SEQUENCE GROUP UNTIL ALL SEGMENTS IN THE SEQUENCE GROUP UNDERTAKEN HAVE BEEN COMPLETED, CURED AND ABLE TO SUPPORT THE EXISTING WALL AND THE LOAD CARRIED BY IT.

5. EXCAVATE THE SEGMENT TO THE DESIGN DEPTH SPECIFIED ON THE DRAWINGS USING MANUAL TOOL/METHODS. EXCAVATION FOR SEGMENT BEING UNDERPINNED, IF UNSTABLE, SHALL BE BRACE/SUPPORTED IMMEDIATELY. EXCAVATION SHALL BE LIMITED TO THE SEGMENT UNDERTAKEN. DO NOT EXCAVATE THE ENTIRE BASEMENT IN THE BEGINNING. EXCAVATION OF THE EXPOSED BASEMENT TO THE SPECIFIED DEPTH SHALL BE COMPLETED ONLY AFTER ALL UNDERPINNING WORK IS COMPLETED.

6. LIMIT TO A MAXIMUM OF THREE OPEN PITS IN EACH GROUP ON ANY WALL AT ANY TIME.

7. FOR SEGMENT TOT SEGMENT DOWEL INSTALLATION, DRILL HOLES IN THE EXISTING EARTH ON BOTH SIDES OF FOOTING SEGMENTS UNDER TAKEN IF THE EARTH PRESENT IS ON ONE SIDE OF THE SEGMENTS UNDER TAKEN. PROTECT PART OF THE DOWEL IN DIRT WITH A PLASTIC WRAP WHICH SHALL BE REMOVED PRIOR TO PLACING CONCRETE IN ADJACENT SEGMENT. REPEAT PROCES FOR WALL SEGMENTS. THOROUGHLY CLEAN CONCRETE SURFACES OF UNDERPINNED FOOTINGS AND WALL SEGMENTS ALREADY COMPLETED AND TO BE IN CONTACT WITH NEW WORK (NEW SEGMENT, DRY PACK, ISOLATION JOINT MATERIALS, ETC.) OF ALL LOOSE MATERIALS AND DIRT FORM. PLACE REINFORCEMENT INCLUDING DOWELS, CONSTRUCTION JOINT KEYS/STAIRS/PAVING SEGMENTS, WATER STOPS AND THE SEGMENTS UNDERTAKEN PLACE VIBRATE AND CONSOLIDATE CONCRETE TO FILL ALL VOIDS. PLACE ENOUGH CONCRETE TO MAKE SURE THAT THE VOID SPACE ON THE ADJOINING NEIGHBOR'S SIDE IS COMPLETELY FILED.

8. DRY PACKING SHALL BE A MINIMUM OF 2 INCHES AND SHALL PROCEED ONLY 48 HOURS MINIMUM AFTER CONCRETE POUR FOR THE SEGMENTS. CONCRETE MUST ACHIEVE 75% OF SPECIFIED 28-DAY DESIGN STRENGTH, ESTABLISHED BY TESTING CONCRETE CYLINDERS AT THREE DAYS OF AGE PRIOR TO REMOVAL OF SHORING/ BRACING SYSTEM FOR THE SEGMENT AND TRANSFERRING WALLS LOADS TO NEW WALL AND FOOTING.

9. FINALLY EXCAVATE THE EXISTING FLOOR SLAB AND EARTH BELOW THE REQUIRED/SPECIFIED DEPTH/ELEVATION. PLACE THE INTERIOR PERIMETER DRAIN PER DETAIL AS SHOWN ON THE DRAWINGS AND CONNECT TO THE PUMP PIT. PREPARE THE SOIL SUB-GRADE THROUGH AT LEAST 95% COMPACTION PER ASTM D698. REPLACE ANY SOFT SOILS WITH COMPACTED APPROVED SOILS OF 567 CRUSHED STONE OR GRAVEL. PLACE SLAB-ON-GRADE PER CONSTRUCTION DETAILS SHOWN ON THE DRAWINGS.

10. INSTALL A CRACK MONITOR GAUGE ON THE FOUNDATION WALL VERTICALLY BELOW 1ST FLOOR SLAB AND PLACE A 4 FT LONG MONITORING ROD IN PLACE ON THE 1ST FLOOR PERPENDICULAR TO PARTY WALLS AT THE SPECIFIED LOCATIONS. CONTACT THE ENGINEER IF ANY MOVEMENT AND/OR CRACK HAPPEN.

11. SOIL BEARING CAPACITY SHOULD BE AT LEAST 1500 PSF (ASSUMED). PLEASE VERIFY IN FIELD.

DIVISION 7: THERMAL & MOISTURE PROTECTION

DAMP PROOFING:
1. ONE HEAVY COAT OF ASPHALT EMULSION SHALL BE APPLIED TO AL BELOW GRADE WALLS AT BASEMENT CONDITIONS.
2. IN AREAS WHERE A HIGH WATER TABLE OR OTHER SEVERE SOIL-WATER CONDITIONS ARE KNOWN TO EXIST, EXTERIOR FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES SHALL BE DRAINAGE GRADE SHALL BE WATERPROOFED WITH A MEMBRANE TO FINISHED GRADE. THE MEMBRANE SHALL CONSIST OF 2-PLY HOT MOPPED FELTS. THE JOINTS IN THE MEMBRANE SHALL BE LAPPED MEMBRANE (PER IRC R406.1 & R406.2).
3. EXTEND DAMP PROOFING DOWN TO BASE OF FOOTING U.N.O.
4. LAP WALL VAPOR BARRIER OVER DAMP PROOFING.
5. IF CONDITIONS CONTAIN SUNLIGHT EXPOSED DAMP PROOFING BETWEEN GRADE AND EXTERIOR FINISH PROVIDE EITHER PROTECTIVE COATING OR PROTECTION PANELS AS RECOMMENDED BY MANUFACTURER. COORDINATE FINISH WITH ARCHITECT TO BE GREY OR MATCH EXTERIOR FINISH/TRIM.

ROOFING:
1. FIBERGLASS SHINGLES SHALL BE INSTALL OVER 1 LAYER OF 15# ASPALT SATURATED FELT. (MINIMUM CLASS C SHINGLES).

FLASHING:
1. ALL FLASHING TO BE OF THE APPROVED CORROSION- RESISTIVE TYPE AND SHALL BE PROVIDED WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR WOOD-FRAMED CONSTRUCTION. FLASH AND CAULK WOOD BEAMS AND OTHER PROJECTIONS THROUGH EXTERIOR WALLS OR ROOF SURFACES.
2. ALL FLASHING, COUNTER FLASHING AND COPING WHEN OF METAL SHALL BE OF NOT LESS THAN NO. 26 U.S. GALVANIZED OR APPROVED CORROSION RESISTANT METAL.
3. PROVIDE METAL FLASHING ABOVE ALL WINDOWS, DOORS & CAPITALS.
4. PROVIDE EAVE FLASHING AND DRIP EDGE FLASHING AT THE ROOF EDGES.

ROOF VENTILATION:
1. PROVIDE CONTINUOUS RIDGE AND EAWE WITH A TOTAL NET FREE VENTILATING AREA OF NOT LESS THAN 1 TO 150 OF THE AREA OF THE SPACE TO BE VENTILATED. PROVIDE A MINIMUM OF 1" SPACE BETWEEN THE ROOF SHEATING AND INSULATION.
2. ENCLOSED ATTIC TRUSS SPECIES AND ENCLOSED ROOF RAFTERS SHALL HAVE A CROSS VENTILATION FOR EACH SEPARATE SPACE WITH SCREENED VENTILATION OPENINGS PROTECTED AGAINST THE ENTRANCE OF MOISTURE AND RAIN IN ACCORDANCE WITH IRC CODE, LATEST EDITION.

EXTERIOR INSULATION FINISH SYSTEMS:
1. INSTALL R.I.F.S IN STRICT ACCORDANCE TO THE MANUFACTURES SPECIFICATIONS AND INSTALLATION INSTRUCTIONS. IT IS THE RESPONSIBILITY OF THE INTALLATION CONTRACTOR TO INSURE THAT ALL FLASHING IN PLACE TO PREVENT THE ENTRY OF WATER OR MOISTURE.

INSULATION:
1. THE FOLLOWING INSULATION SHEDULE WILL BE USED UNLESS OTHERWISE NOTED:

LOCATION	R-VALUE/TYPE
SILL PLATE	1/2" FOAM SILL SEALER
PERIMETER	R-10 CLOSED CELL EXTRUDED POLYSTYRENE FOUNDATION WALL
EXTERIOR WALL	R-19 FLAME SPREAD BATT (FULL HEIGHT)
FLOOR AND SOFFIT	R-30
FLAT CEILING	R-38 BATT OR BLOWN
CATHEDRAL CEILING	R-38 BATT

DIVISION 8: OPENINGS (DOORS & WINDOWS)

WINDOWS:
1. ALL WINDOWS SHALL HAVE INSULATION GLASS.
2. SIZES INDICATED ON PLANS ARE NOMINAL ONLY. BUILDER TO CONSULT WITH WINDOW MANUFACTURER TO DETERMINE EXACT SIZES, ROUGH OPENINGS, ETC.
3. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE.
4. WHERE WINDOW ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
5. ALL EGRESS OR RESCUE WINDOW FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES AND HEIGHT OF 41 INCHES IF 20INCHES WIDTH IS USED.

TEMPERED GLASS LOCATIONS:
THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING AND SHALL BE TEMPERED GLASS:
1. GLAZING IN ALL DOORS.
2. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
3. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS, GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE DRAIN ILLET.
4. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE WINDOWS THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 95 SQ FT.
B. BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
C. TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
D. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
5. ALL GLAZING IN RAILINGS REGARDLES OF AN AREA OR HEIGHT ABOVE WALKING SURFACE. INCLUDED ARE STRUCTUAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
10. EXCEPTIONS THE FOLLOWING PRODUCTS, MATERIALS AND USES ARE EXEMPT FROM THE ABOVE HAZARDOUS LOCATIONS:
A. OPENINGS IN DOORS THROUGH WHICH A 3-INCH SPHERE IS UNABLE TO PASS.
B. LEADED GLASS PANELS.
C. FACETED AND DECORATIVE GLASS.

ATTIC ACCESS:
1. ATTIC ACCESS TO BE INSULATED TYPE.

DIVISION 9: FINISHES

GYPSUM WALLBOARD:
1. ALL GYPSUM WALLBOARD SHALL BE INSTALLED AND FASTENED IN ACCORDANCE WITH THE PROVISIONS OF THE IRC CODE, LATEST EDITION, STATE AND LOCAL CODES.
2. ALL EDGES AND ENDS OF GYPSUM WALLBOARD SHALL OCCUR ON THE FRAMING MEMBERS EXCEPT THOSE EDGES WHICH ARE PERPENDICULAR TO THE FRAMING MEMBERS. ALL EDGES OF GYPSUM WALLBOARD SHALL BE IN MODERATE CONTACT EXCEPT IN CONCEALED SPACES WHERE FIRE RESISTING CONSTRUCTION IS NOT REQUIRED.
3. PROVIDE MOISTURE RESISTANT DRYWALL AT TUBS AND SHOWERS.
4. THE GARAGE SHALL BE SEPARATED FROM THE LIVING SPACE BY 5/8" TYPE X GYPSUM WALL BOARD.
5. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND SOFFITS PROTECTED BY ON THE ENCLOSED SIDE WITH 1/2" DRYWALL.

PAINTING:
1. PAINTING SHAL BE APPLIED ACCORDING TO THE FOLLOWING:

LOCATION	PAINT TYPE	APPLICATION
CEILINGS	LATEX FLAT	1 COAT PRIMER AND 1 FINISH COAT
WALL	LATEX FLAT	1 COAT PRIMER AND 1 FINISH COAT
INTERIOR TRIM	LATEX	1 COAT PRIMER AND 2 FINISH COAT
EXTERIOR TRIM	SEMI-GLOSS	1 COAT PRIMER AND 2 FINISH COAT
	EXTERIOR LATEX	1 SHOP COAT PRIMER AND 2 FINISH COATS

DIVISION 11: EQUIPMENT (COORDINATE WITH OWNER)
DIVISION 12: FURNISHINGS (COORDINATE WITH OWNER)
DIVISION 13: SPECIAL CONSTRUCTION (NOT USED)
DIVISION 14: CONVEYING EQUIPMENT (NOT USED)
DIVISION 21: FIRE SUPPRESSION (NOT USED)

DIVISION 23: HEATING, VENTING, AND AIR CONDITIONING (HVAC)
1. MECHANICAL SUBCONTRACTOR TO REVIEW DUCT LAYOUTS, CONDENSER LOCATION DUCT SIZES, ETC., AS NOTED HEREIN AND NOTIFY ARCHITECT PRIOR TO INSTALLATION OF ANY CONFLICTS IN THE DESIGN, SIZING OR INSTALLATION OF THE EQUIPMENT. MECHANICAL SUBCONTRACTOR TO REVIEW STRUCTUAL SHOP DRAWINGS AN NOTIFY THE ARCHITECT OF ANY MECHANICAL AND STRUCTURAL CONFLICTS PRIOR TO CONSTRUCTION.
2. ALL WORK SHALL BE IN FULL ACCORDANCE WITH ALL CODES, RULES, AND REGULATIONS OF THE GOVERNING AGENCIES AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE SERVING POWER AND TELEPHONE COMPANIES.
3. ALL KITCHENS AND BATH ROOMS SHALL BE MECHANICALLY VENTED TO THE EXTERIOR.
4. SECURE HVAC EQUIPMENT PER MANUFACTURER RECOMMENDATIONS.

DIVISION 6: WOOD, PLASTICS AND COMPOSITES CONT.

7. WHEN FRAMING END TO END JOIST SHALL BE SECURED TOGETHER BY METAL STRAPS.
8. ALL RAFTERS AND JOISTS FRAMING FROM OPPOSITE SIDES SHALL LAP AT LEAST THREE (3) INCHES AND BE SPIKE TOGETHER.
9. DO NOT ALTER SIZES OF MEMBERS NOTED WITHOUT APPROVAL OF STRUCTURAL ENGINEER/ARCHITECT.
10. FASTENERS TO BE IN ACCORDANCE WITH IRC FASTENER SCHEDULE FOR STRUCTURAL MEMBERS R602.3(1).

CUTTING OF BEAMS, JOIST AND RAFTERS:
1. NO STRUCTURAL MEMBER SHALL BE OMITTED, NOTCHED, CUT, BLOCKED OUT OR RELOCATED WITHOUT PRIOR APPROVAL BY THE DESIGNER.
2. CUTTING OF WOOD BEAMS, JOIST AND RAFTERS SHALL BE LIMITED TO CUTS AND BORED HOLES NOT DEEPER THAN ONE-SIXTH (1/6TH) THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD (1/3TH) OF THE SPAN. NOTCHES LOCATED CLOSER TO SUPPORTS THAN THREE TIMES THE DEPTH OF THE MEMBER SHALL NOT EXCEED ONE-FIFTH (1/5TH) THE DEPTH. HOLES BORED OR CUT INTO JOIST SHALL NOT EXCEED ONE-THIRD (1/3RD) THE DEPTH OF THE JOIST.

BRIDGING:
1. WHERE JOIST DEPTH EXCEEDS TWELVE NOMINAL INCHES THERE SHALL BE NOT LESS THAN ONE LINE OF BRIDGING IN EVERY EIGHT FEET OF SPAN IN FLOOR, ATTIC AND ROOF FRAMING THE BRIDGING SHALL CONSIST OF NOT LESS THAN ONE BY THREE INCH LUMBER DOUBLE NAILED AT EACH END OR OF EQUIVALENT METAL BRACING OF EQUAL RIGIDITY.

SUB-FLOOR:
1. ALL PLYWOOD SHALL BE PINE OR EQUAL AND SHALL BE MANUFACTURED AND GRADED IN ACCORDANCE WITH "PRODUCT STANDARD P-1-65" FOR 80FT PLYWOOD- CONSTRUCTION AND INDUSTRIAL.
2. EACH PLYWOOD SHEET SHALL BEAR THE "APA" GRADE TRADEMARK.
3. ALL END JOINTS SHALL BE STAGGERED AND SHALL BUTT ALONG THE CENTER LINES OF FRAMING MEMBERS.
4. THE FACE GRAIN OF THE PLYWOOD SHALL BE LAID AT RIGHT ANGLES TO THE JOISTS AND TRUSSES AND PARALLEL TO THE STUDS.
5. NAILS SHALL BE PLACED 38" MINIMUM FROM THE EDGE OF THE SHEETS. THE MINIMUM NAIL PENETRATION INTO FRAMING MEMBERS SHALL BE 1-1/2" FOR 8D NAILS AND 1-3/8" FOR 10D NAILS.
6. ALL FLOORS SHALL BE GLUED/SCREW WITH #12 WOOD SCREWS AT 6" O.C. ON DIRECT EDGES AND AT 10" O.C AT INTERMEDIATE.

WALLS:
1. ALL EXTERIOR BEARING WALLS SHALL BE 2 X 4 (SPF STUD GRADE) @ 16" O C W/8" - 1 1/8" & 9" - 1 1/8" CEILING HGT. OR DBL STUD @ 16" O.C OR SINGLE STD @ 12" O.C W/10" - 1 1/8" CEILING HGT UNLESS OTHERWISE NOTED.
2. ALL INTERIOR BEARING WALLS SHALL BE 2 X 4 (SPF STUD GRADE) @16" O.C UNLESS NOTED OTHERWISE.
3. ALL INTERIOR NON-BEARING WALLS TO BE 2 X 4 (SPF STUD GRADE) SINGLE TOP PLATE @ 24" O.C UNLESS NOTED OTHERWISE.
4. ALL INTERIOR WALLS TO BE 2 X 4 (SPF) DOUBLE TOP PLATES, LAPPED AT ALL CORNERS AND INTERSECTIONS. R-13 FLAME SPREAD BATT 48" O.C AND LOCATE OVER WALL STUDS.
5. ALL EXTERIOR CORNERS SHALL BE BRACE WITH 1 X 4 DIAGONALS, LET INTO STUDS, OR WITH 4 X 8 STRUCTUAL SHEETING FOR THICKNESS TO MATCH THAT OF SHEATING, OR WITH METAL BRACING OF EQUAL RIGIDITY.
6. PROVIDE ADDITIONAL STUDS AT CONCENTRATED LOAD LOCATION TO MATCH NUMBER OF STUDS ABOVE AND EXTEND TO FOUNDATION.
7. NOTCHES OR BORED HOLES IN STUDS OF BEARING WALLS OR PARTITIONS SHALL NOT BE MORE THAN ONE-THIRD THE DEPTH OF THE STUD.
8. THE FOLLOWING JACK/STUD SCHEDULE WILL BE USED UNLESS OTHERWISE NOTED:

OPENING WITH STUD ROOF & ROOF ONLY	1 FLOOR FLOORS
UP TO 3'-0" 1J & 1S	1J & 1S
3'-0" TO 5'-0" 1J & 1S	1J & 1S
5'-0" TO 7'-0" 2J & 1S	2J & 1S
7'-0" TO 9'-0" 2J & 1S	2J & 1S
9'-0" TO 12'-0" 2J & 1S	2J & 1S

INTERIOR BEARING WALLS (MINIMUM UNLESS NOTED):

OPENING	1 FLOOR	2 FLOOR
UP TO 9'-0" 1J & 1S	1J & 1S	
9'-0" TO 9'-0" 2J & 1S	2J & 1S	
9'-0" TO 9'-0" 2J & 1S	2J & 1S	
9'-0" TO 9'-0" 2J & 1S	2J & 1S	
9'-0" TO 12'-0" 3J & 1S	3J & 1S	

WHERE J = JACK UNDER HEADER
S STUD NAILED TO JACK ALONG SIDE HEADER
NOTE: ALL JACKS AND STUDS ASSIGNED TO BE 2 X 4 SPF- STUD GRADE OR BETTER WITH MINIMUM WALL HEIGHT OF 9'-1 1/8". ALL JACKS AND STUDS TO BE GLUED AND NAILED W/16D NAILS AT 8" O.C.

FIRE STOPPING:
1. FIRE STOPPING SHALL BE PROVIDED TO CUTOFF ALL-CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) IN THE FOLLOWING LOCATIONS:
A. IN ALL STUD WALL AND PARTITIONS INCLUDING FORCED SPACES AT FLOOR AND CEILING LEVELS AND NOT MORE THAN 10'-0" APART
B. BETWEEN STAIR STRINGERS AT TOP AND BOTTOM AND BETWEEN STUDS IN LINE WITH STAIR RUN.
C. FIRE STOPS, WHEN OF WOOD, SHALL BE 2" NOMINAL THICKNESS AND MAY BE MADE OF GYPSUM BOARD.
D. SPACES BETWEEN CHIMNEYS AND WOOD FRAMING SHALL BE FILLED WITH LOOSE NONCOMBUSTIBLE MATERIAL (2" MINIMUM THICKNESS).

WOOD ROOF TRUSSES:
1. ROOF TRUSS MANUFACTURER TO SUPPLY SHOP DRAWINGS AND ERECTION DRAWINGS AND MUST BE SEALED AND SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE GOVERNING JURISDICTION. FLOOR TRUSS MANUFACTURER TO SUPPLY CONNECTION AND BEARING DETAILS, BRIDGING AND BRACING DETAILS WITH NOMINAL DIMENSIONS, TRUSS CONFIGURATIONS, LUMBER GRADE AND SPECIES AND MAGNITUDES OF FORCE IN ALL MEMBERS.
2. TRUSS DIAGRAMS SHOW DESIGN INTENT ONLY. TRUSS MANUFACTURER TO VERIFY ALL SPANS, DIMENSIONS, PITCHES, ETC. AND SUBMIT SHOP DRAWINGS TO DESIGNER PRIOR TO FABRICATION.
3. WOOD ROOF TRUSSES TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
4. WOOD ROOF TRUSSES TO BE BRACED IN ACCORDANCE WITH TPL-BWT LISTED IN IRC R602.10.

OPEN WEB FLOOR TRUSSES:
1. FLOOR TRUSS MANUFACTURER TO SUPPLY SHOP DRAWINGS AND ERECTION DRAWINGS AND MUST BE SEALED AND SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE GOVERNING JURISDICTION. FLOOR TRUSS MANUFACTURER TO SUPPLY CONNECTION AND BEARING DETAILS, BRIDGING AND BRACING DETAILS WITH NOMINAL DIMENSIONS, TRUSS CONFIGURATIONS, LUMBER GRADE AND SPECIES AND MAGNITUDES OF FORCE IN ALL MEMBERS.
2. BAND BOARD 2 X CONTINUOUS U.N.O.
3. FLOOR TRUSSES SHALL BE DESIGNED TO ACCOMMODATE HVAC DUCT LAYOUT AS INDICATED AN CONVENTIONAL FRAMING AS INDICATED.
4. FLOOR TRUSSES SHALL BE DESIGNED TO LIMIT DEFLECTION TO L/480 LIVE LOAD OR FOR DEAD LOAD OF 16 PSF WHICH EVER IS GRADER EXCEPT IN ROOMS CONSISTING OF DIFFERENT LENGHTS OF WHICH THE DEFLECTION OF THE SHORTEST SPAN SHALL GOVERN.

WOOD T-JOISTS:
1. T-JOIST MANUFACTURER TO SUPPLY SHOP DRAWINGS AND ERECTION DRAWINGS AND MUST BE SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE GOVERNING JURISDICTION. FLOOR JOIST MANUFACTURER TO SUPPLY CONNECTION AND BEARING DETAILS, BRIDGING AND BRACING DETAILS, NOMINAL DIMENSIONS AND JOIST LAYOUT CONFIGURATION.
2. PROVIDE SOLID MATERIAL, 1 1/4" MINIMUM, AT ALL BAND BOARDS, END CONDITIONS AND RING JOIST AS RECOMMENDED BY THE MANUFACTURER.
3. FLOOR JOISTS SHALL BE DESIGNED TO LIMIT DEFLECTION TO L/480 LIVE LOAD, OR L/720 LIVE LOAD, FOR FLOORS WITH MARBLE, CERAMIC TILE, OR LIMESTONE, FOR SPANS GREATER THAN 14'-0". THE TOTAL LOAD DEFLECTION SHALL NOT EXCEED 7/32" AS SPECIFIED BY THE MARBLE INSTITUTE OF AMERICA.
4. PROVIDE 2 X 4 CRIPPLES @ ALL INTERIOR BEARING CONDITIONS.

DIVISION 22: PLUMBING
1. PLUMBING AND ALL ASSOCIATED COMPONENTS TO BE COORDINATED, PERMITTED, FURNISHED AND INSTALLED PER LOCAL, STATE AND FEDERAL REGULATIONS.
2. EQUIPMENT TO BE INSTALLED PER MANUFACTURER RECOMMENDATIONS.

DIVISION 3: CONCRETE & FOUNDATIONS

CONCRETE:
1. THE CONCRETE PROPERTIES SHALL BE AS FOLLOWS:

ITEM	MINIMUM STRENGTH
FOOTINGS	3000 PSI @ 28 DAYS
WALLS	3000 PSI @ 28 DAYS
INTERIOR SLAB-ON-GRADE	3000 PSI @ 28 DAYS
GARAGE SLAB-ON-GRADE	3500 PSI @ 28 DAYS (5% AIR -ENTRAINED)
EXTERIOR SLAB-ON-GRADE	3500 PSI @ 28 DAYS (5% AIR-ENTRAINED)

2. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI-318-99, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.
3. ALL CONCRETE SLABS ON GRADE SHALL BE A MINIMUM OF 4" THICK ON 6 MIL POLYETHYLENE FILM WITH 5% W.W.F. AT MID SLAB.
4. FILL UNDER SLABS AND FOOTINGS SHALL BE APPROVED BACKFILL MATERIAL AT 95% COMPACTION IN 6" LAYERS.
5. BACKFILL TO BE OF APPROVED MATERIAL.

REINFORCING STEEL:
1. REINFORCING STEEL SHALL BE INTERMEDIATE GRADE NEW BILLET DEFORMED BARS CONFORMING TO ASTM A615, WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.
2. ALL STEEL REINFORCEMENT FY = 60 KSI
3. DETAILING, FRABRICATING AND PLACING OF REINFORCEMENT SHALL BE IN ACCORDANCE WITH ACI-315" MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES". FURNISH SUPPORT BARS AND ALL REQUIRED ACCESSORIES IN ACCORDANCE WITH CRSI STANDARDS.
4. ALL REINFORCING BARS WHICH INTERCEPT PERPENDICULAR ELEMENTS SHALL TERMINATE IN BOOKS, PLACED TWO (2) INCHES CLEAR FROM OUTER FACE OF ELEMENT.
5. CONTRACTOR SHALL NOTIFY THE BUILDING OFFICIAL OR APPROVED ENTITY AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO EACH CONCRETE POUR. NO CONCRETE SHALL BE PLACED UNTIL ALL REINFORCING HAS BEEN INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE BUILDING OFFICIAL.
6. SHOW FOUNDATION PLANS, DETAILS AND TYPICAL WALL SECTION FOR REINFORCED QUANTITIES AND SIZES.
7. PROTECTIVE COVERAGE FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

LOCATION	MINIMUM COVERAGE
FOOTINGS	3"
FOUNDATIONS AND COLUMNS	2"
SLABS	3"
WALLS (INTERIOR FACE)	2"
WALLS (EXTERIOR FACE)	2"

*WIRE MESH TO BE PLACED AT MID-DEPTH OF SLAB.

FOUNDATION:
1. FOOTINGS DEPTHS ARE SHOWN ON THE SECTION UNLESS OTHERWISE NOTED, FOOTINGS SHALL BEAT A MINIMUM OF 12" INTO ORIGINAL UNDISTURBED SOIL AND A MINIMUM OF 24" BELOW FINISHED GRADE.
2. WHEN REQUIRED STEP FOOTINGS TO RATIO OF 2 HORIZONTAL TO 1 VERTICAL.
3. ALL 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 OBSERVATION.
4. USE BRICK PATTERN FORMS ON ALL EXPOSED CONCRETE FOUNDATION WALLS.
5. PROVIDE 4" CONCRETE PAD FOR EXTERIOR HVAC UNIT, PROVIDE PIPE/CONDUIT SLEEVES AS REQUIRED BY MANUFACTURER.

DIVISION 4: MASONRY

1. SOLID MASONRY WALLS TO HAVE "DUR-OR-WALL" (OR APPROVED EQUAL) TRUSS TIES AT 16" O.C VERTICAL ABOVE GRADE AND 8" O.C VERTICAL BELOW GRADE.
2. BRICK VENEER WALLS TO HAVE NON-CORROSIVE METAL TIES AT 16" O.C VERTICALLY AND HORIZONTALLY.
3. PROVIDE FLASHING AT THE TOP, BOTTOM AND SIDES OF ALL OPENINGS AND BASE WITH WEEP HOLES AT 24" O.C.
4. PROVIDE AT LEAST 8" OF SOLID MASONRY UNDER CONCENTRATED LOADING CONDITIONS.
5. MORTAR TO CONFORM TO ASTM C270, TYPE N.

DIVISION 5: METALS

1. STRUCTURAL STEEL SHALL CONFORM TO THE REQUIREMENTS OF THE 9TH EDITION OF A.I.S.C. MANUAL OF STEEL CONSTRUCTION. STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36. STEEL FOR PIPE COLUMNS SHALL BE OF EQUIVALENT CAPACITY AND WELDABILITY TO ASTM A-501. ALL WELDING SHALL BE IN ACCORDANCE TO THE AMERICAN WELDING SOCIETY CODE AND BE PERFORMED BY WELDERS QUALIFIED IN ACCORDANCE WITH AWS PROCEDURES. ELECTRODES SHALL CONFORM TO ASTM A-5.20 E-70 SERIES.
2. PROVIDE BASE PLATE FOR ALL STRUCTURAL STEEL BEAMS BEARING ON CONCRETE OR MASONRY, PROVIDE STANDARD ANGLE ANCHORS AND INSERTS, TIES, CLIPS, ANCHORS, STRAPS, HANGERS, BOLTS, AND OTHER HARDWARE AND FASTENING DEVICES AS MAY BE REQUIRED.
3. STEEL COLUMNS, LINTELS, BEAMS AND RAILINGS SHALL HAVE A SHOP COAT OF RUST INHIBITING PAINT. DO NOT PAINT STAINLESS STEEL OR ALUMINUM ELEMENTS U.N.O.
4. METAL RAILING TO WITHSTAND 200LB PER LINEAR FOOT FORCE IN ANY DIRECTION MINIMUM.

STEEL COLUMNS:
1. ALL ADJUSTABLE AND FIXED STEEL COLUMNS ARE CONSTRUCTED OF CARBON STEEL WITH A MINIMUM YIELD STRENGTH OF 33 KSI AND ULTIMATE STRENGTH OF 45 KSI. IN ACCORDANCE WITH ASTM 500 AND MANUFACTURED BY MARSHALL STAMPING COMPANY IN ACCORDANCE WITH BOCA REPLY NO.21-31 AND HAVE A MINIMUM 8" X 4" 1/4" BEARING AND CAP PLATES UNLESS NOTED OTHERWISE. SCREW JACK SHOULD BE ENCASED IN CONCRETE OR TACK WELDED AFTER INSTALLATION. EACH COLUMN SHOULD BE DESIGNED WITH THE CAPACITY RATING AND WITHSTAND COMPRESSION LOADS AS NOTED ON PLAN.

FASTENERS:
1. ALL FASTENERS IN EXTERIOR DECKS SHALL BE GALVANIZED.
2. ANCHOR BOLTS SHALL BE 1/2" DIAMETER X 10" LONG GALVANIZED (SEE DRAWINGS FOR PLACEMENT AND SPACING)
3. FLITCH BEAMS SHALL HAVE A MINIMUM FB = 1000 PSI, E=1,300,000 PSI WITH 2 ROWS 1/2" BOLTS, 16" O.C TOP AND 32" O.C AT BOTTOM U.N.O.
4. JOIST HANGERS SHALL BE USED TO SUPPORT ALL PURLINS, JOISTS AND BEAMS NOT FRAMED OVER SUPPORTING MEMBERS.
5. JOIST HANGERS SHALL BE USED "TECO" UNLESS OTHERWISE NOTED OR AN APPROVED EQUAL.
6. MACHINE BOLT AND CARRAGE BOLT HOLES IN WOOD SHALL BE DRILLED 1/16" LARGER THAN DIAMETER OF BOLT.
7. LAG SCREW SHALL BE SQUARE HEAD, OF STRUCTURAL GRADE STEEL, BE PLACED WITH WASHERS UNDER THE HEAD.
8. BOLTS IN WOOD FRAMING SHALL BE STANDARD MACHINE BOLTS WITH STANDARD MALLEABLE IRON WASHERS OR STEEL PLATE WASHERS.
9. STEEL PLATE WASHER SIZES SHALL BE AS FOLLOWS:

BOLT DIAMETER	WASHER SIZE
1/2"	2-1/4" X 5/16"
5/8"	2-1/4" X 5/16"
3/4"	2-5/8" X 5/16"

10. SILL PLATES TO BE ATTACHED TO STEEL BEAMS W/ 1/2" THRU BOLTS STAGGERED @ 24" O.C. OR PNEUMATIC FASTEN WITH HILTI ZF54 PINS W/36MM WASHERS @ 24" O.C.

LINTELS:
1. LINTELS SIZES SHALL BE PER THE LINTEL SHEDULE SHOWN ON THE BRICK LINTEL DETAIL, U.N.O.

DIVISION 6: WOOD, PLASTICS AND COMPOSITES

ALL JOISTS, RAFTERS, AND HEADERS SHALL BE, UNLESS OTHERWISE NOTED, HEM-FIR #2 OF EQUAL WITH THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND MODULUS OF ELASTICITY:

CONFIGURATION	STRESSES: FB=850 PSI (REPETITIVE MEMBER)	HORIZONTAL SHEAR: FV=75 PSI	COMPRESSION PERPENDICULAR TO GRAIN: FC=405 PSI	MODULUS OF ELASTICITY: E=1,300,000 PSI	MOISTURE CONTENT: 19%
2. ALL EXTERIOR LUMBER AND LUMBER IN CONTACT WITH MASONRY AND CONCRETE SHALL BE PRESURE PRESERVATIVE TREATED IN ACCORDANCE WITH AIWPA STANDARDS.					
3. ALL NAILINGS SHALL COMPLY WITH IRC CODE, LATEST EDITION AND ALL STATE AND LOCAL BUILDING CODES.					
4. ALL EXTERIOR WOOD JOISTS FORMED BY A MULTIPLE OF 3-PLY OR LESS 2X MEMEBERS SHALL BE CONSTRUCTED W/16D NAILS AT 8" O.C					
5. BUILD-UP BEAMS FORMED BY 3 PLYS OF LAMINATED VENEER LUMBER SHALL BE FASTEN W 3-ROWS 16D NAILS AT 12" O.C ON EACH SIDE OR PER MANUFACTURES RECOMMENDATION.					
6. BLOCK SLOD AT ALL BEARING SUPPORTS WHERE ADEQUATE LATERAL SUPPORT IS NOT OTHERWISE PROVIDED.					

SPECIFICATIONS

NOTE: COLUMNS READ FROM RIGHT TO LEFT

GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN A PROFESSIONAL AND SAFE MATTER IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES & REGULATIONS IN ACCORDANCE OF ACCEPTED GOOD PRACTICE. GENERAL CONTRACTOR IS RESPONSIBLE FOR PRACTICING AND ENFORCING RULES ON CONSTRUCTION SITE. ARCHITECT WHEN VISITING CONSTRUCTION SITE IS ONLY VISING AS OBSERVER AND NOT RESPONSIBLE FOR SITE OR WORKERS.

2. DIMENSIONS ARE TO FACE OF WOOD FRAMING OR CONCRETE UNLESS OTHERWISE NOTED.

3. ALL INSTALLATIONS SHALL BE PERFORMED IN A STRICT ACCORDANCE W/THE MATERIAL, EQUIPMENT, AND OR MANUFACTURERS SPECIFICATIONS.

4. DIMENSIONS ARE TO BE TAKEN FROM DIMENSION STRINGS ONLY. DO NOT SCALE DRAWINGS. ANY OMISSIONS OR DISCREPANCIES ARE TO BE BROUGHT TO THE DESIGNER'S ATTENTION IMMEDIATELY, FOR THE DESIGNER TO RESOLVE.

5. MATERIALS OR ITEMS IDENTIFIED BY THE A MANUFACTURER'S NAME OR TRADE NAME MAY BE SUBSTITUTED BY A LIKE PRODUCT OF A DIFFERENT MANUFACTURER, ONLY WITH PRIOR APPROVAL OF THE DESIGNER OR OWNER

DEMOLITION NOTES
A. COORDINATE ALL DEMOLITION WORK WITH DEMOLITION WORK.
B. PREPARE EXISTING AREAS AS REQUIRED TO RECEIVE NEW WORK.

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REAR AND SECOND
STORY ADDITION
1031 CROSS DRIVE
ALEXANDRIA VIRGINIA 22302

J21103

PROJECT NAME AND ADDRESS

PROJECT #

SEAL

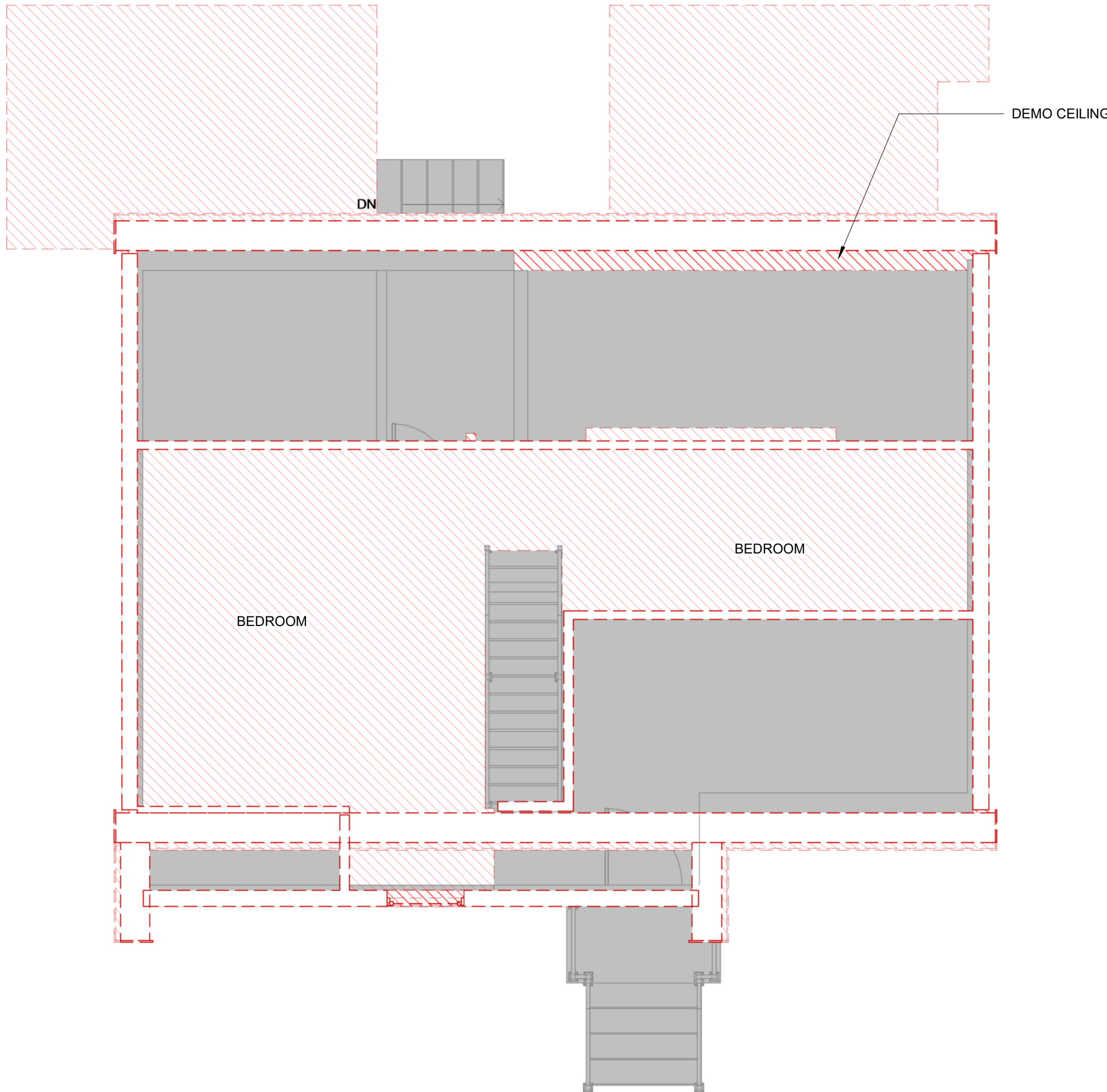


REVISION	DATE
Revision 1	Date 1

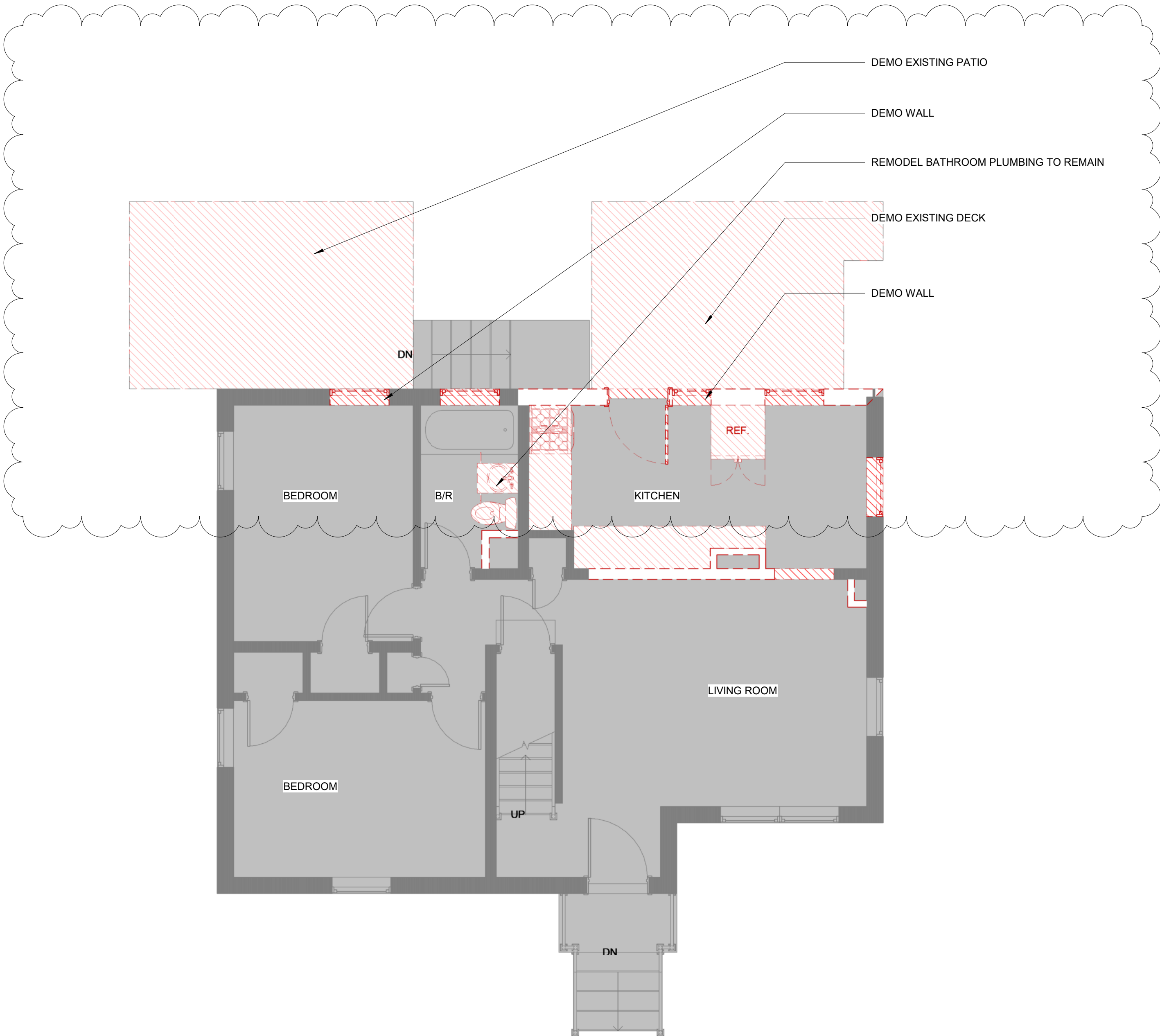
08/20/2021

DEMOLITION PLAN

A003



2 DEMOLITION - 2ND FL
A003 1/4" = 1'-0"



1 DEMOLITION - 1ST FL
A003 1/4" = 1'-0"

CONCRETE REINFORCEMENT SCHEDULE BY EQUIVALENT SOIL PRESSURE SOIL EQUIVALENT LATERAL FLUID PRESSURE 60 PCF (ACTIVE PRESSURE)								
WALL HEIGHT (H)	GRADE HEIGHT (G)	MAXIMUM BRICK LEDGE HEIGHT (L)	MAXIMUM WALL THICKNESS (T)	DISTANCE FROM EARTH SIDE FACE OF WALL TO CL OF BAR (d)	SPACING OF VERTICAL WALL REINF. (#4 BARS)	SPACING OF WALL REINF. (#4 BARS)	SPACING OF STEM REINF. (#4 BARS)	SPACING OF HORIZONTAL REINF. (#4 BARS)
4'	3'	12"	7.5"	5.75"	12" O.C.	12" O.C.	12" O.C.	24" O.C.
4'	3'	24"	7.5"	5.75"	16" O.C.	16" O.C.	8" O.C.	24" O.C.
4'	2' AND LESS	0"	7.5"	5.75"	NONE REQ	NONE REQ	NONE REQ	24" O.C.
4'	2' AND LESS	48"	9.5"	6.75"	16" O.C.	16" O.C.	16" O.C.	24" O.C.

- GENERAL FOUNDATION NOTES
- A. FOR SI: 1 INCH=25.4 mm, 1 FOOT = 304.8 mm, 1 POUND PER SQUARE FOOT= 0.0479 kPa; 1 POUND PER SQUARE FOOT PER FOOT= 0.157 kPa/mm
- B. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM. REFER TO TABLE R405.1 IN THE IRC 2015.
- C. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT OF THE EXTERIOR AND INTERIOR FINISH GROUND LEVELS. WHERE THERE IS AN INTERIOR CONCRETE SLAB, THE UNBALANCED BACKFILL HEIGHT SHALL BE MEASURED FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INTERIOR CONCRETE SLAB.
- D. THE SIZE AND SPACING OF VERTICAL REINFORCEMENT SHOWN IN THE TABLE IS BASED ON THE USE OF REINFORCEMENT WITH A MINIMUM YIELD STRENGTH OF 60,000 PSI. VERTICAL REINFORCEMENT WITH A MINIMUM YIELD STRENGTH OF 40,000 PSI OR 50,000 PSI IS PERMITTED, PROVIDED THE SAME SIZE BAR IS USED AND THE SPACING SHOWN IN THE TABLE IS REDUCE BY MULTIPLYING THE SPACING BY 0.67 OR 0.83, RESPECTIVELY.
- E. VERTICAL REINFORCEMENT, WHEN REQUIRED, SHALL BE PLACED NEAREST THE INSIDE FACE OF THE WALL A DISTANCE d FROM THE OUTSIDE FACE (SOIL SIDE) OF THE WALL THE DISTANCE d IS EQUAL TO THE WALL THICKNESS, 1, MINUS 1.25 INCHES PLUS ONE-HALF THE BAR DIAMETER, db (d=t-(1.25+db/2)). THE REINFORCEMENT SHALL BE PLACED WITHIN AA TOLERANCE OF +/- 3/8 INCH WHERE d IS LESS THAN OR EQUAL TO 8 INCHES, OR +/- 1/2 INCH WHERE d IS GREATER THAN 8 INCHES.
- F. CONCRETE COVER FOR REINFORCEMENT MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NO BE LESS THAN 3/4 INCH. CONCRETE COVER FOR REINFORCEMENT MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1-1/2 INCHES FOR NO. 5 BARS AND SMALLER AND NOT LESS THAN 2 INCHES FOR LARGER BARS.
- G. ALL FOOTINGS TO BE 2'-6" MINIMUM BELOW GRADE FROST DEPTH.
- H. THE MINIMUM THICKNESS IS PERMITTED TO BE REDUCED 2 INCHES, PROVIDED THE MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE f_c IS 4,000 PSI.
- I. "PC" MEANS PLAN CONCRETE.
- J. WHERE VERTICAL REINFORCEMENT IS REQUIRED, HORIZONTAL REINFORCEMENT SHAL BE PROVIDED @ 24" O.C.
- K. ALL CONCRETE SHALL BE 3,000 PSI (AT 28 DAYS) AIR ENTRAINED, U.N.O REF FOUNDATION DRAWINGS FOR REINFORCEMENT.
- L. MORTAR SHALL BE TYPE "S" FOR ALL BELOW GRADE APPLICATIONS.
- M. BACKFILL WALLS IN EQUAL LIFTS, DO NOT BACKFILL WALLS UNTIL BASEMENT SLAB IS POURED AND 1ST FLOOR DECK IS INSTALLED AND FULLY SHEATHED.
- N. ALL WATERPROOFNG AND DRAINAGE INSTALLED PER MANUF. AND CODE RECOMMENDATION.

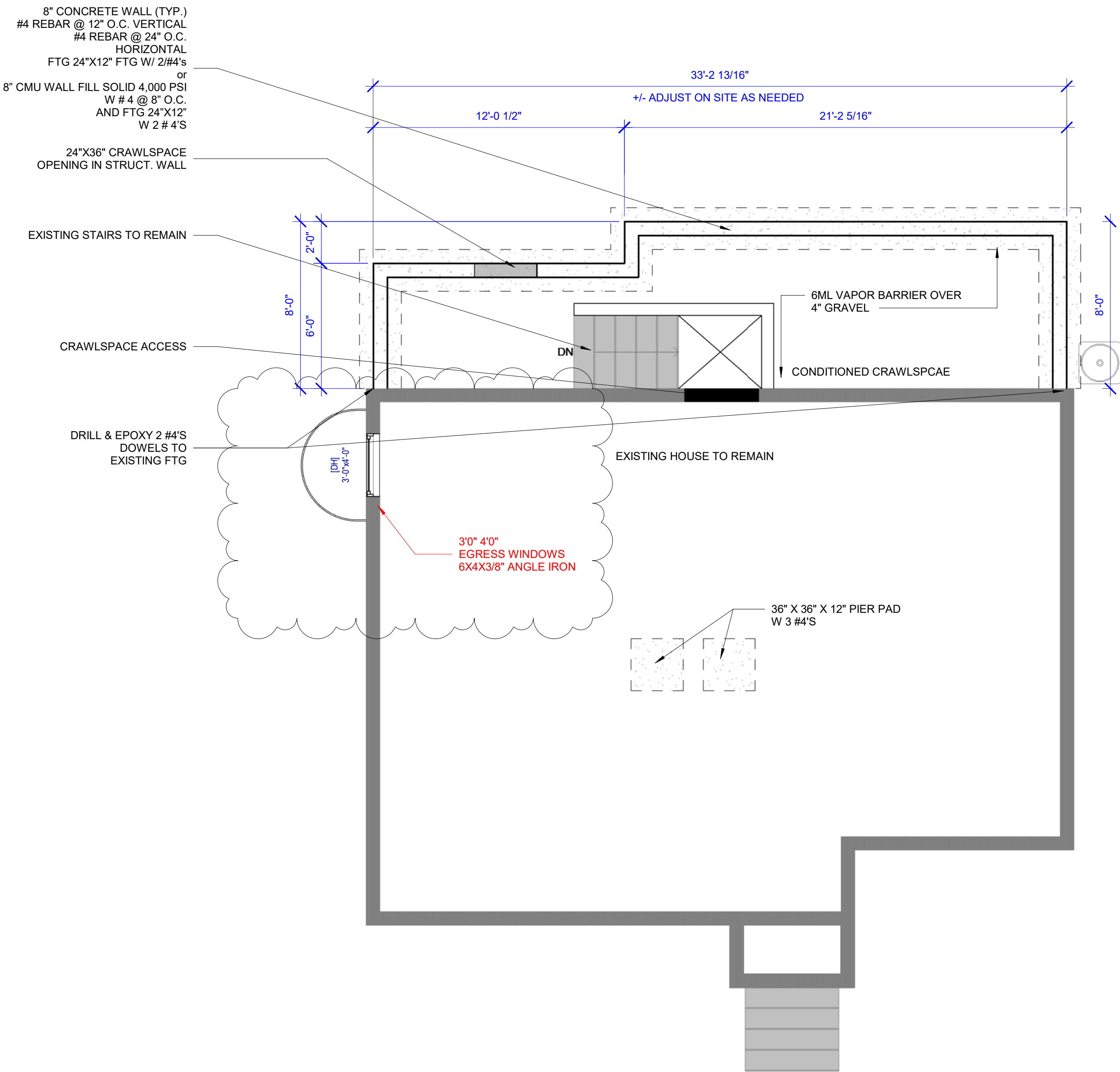
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MINIMUM 30" FROST DEPTH

NOTE: REFER TO WIND BRACING & DETAILS FOR WIND BRACING AND REQUIRED COMPONENTS (HOLD DOWNS ETC.)



1 FOUNDATION PLAN
A010 1/4" = 1'-0"


PROJECT NAME AND ADDRESS

REAR AND SECOND
STORY ADDITION
1031 CROSS DRIVE
ALEXANDRIA VIRGINIA 22302

PROJECT #

J21103

SEAL



REVISION
Revision 1

DATE
Date 1

08/20/2021

FOUNDATION PLAN

A010

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REAR AND SECOND
STORY ADDITION
1031 CROSS DRIVE
ALEXANDRIA VIRGINIA 22302

J21103

PROJECT #

PROJECT NAME AND ADDRESS

SEAL



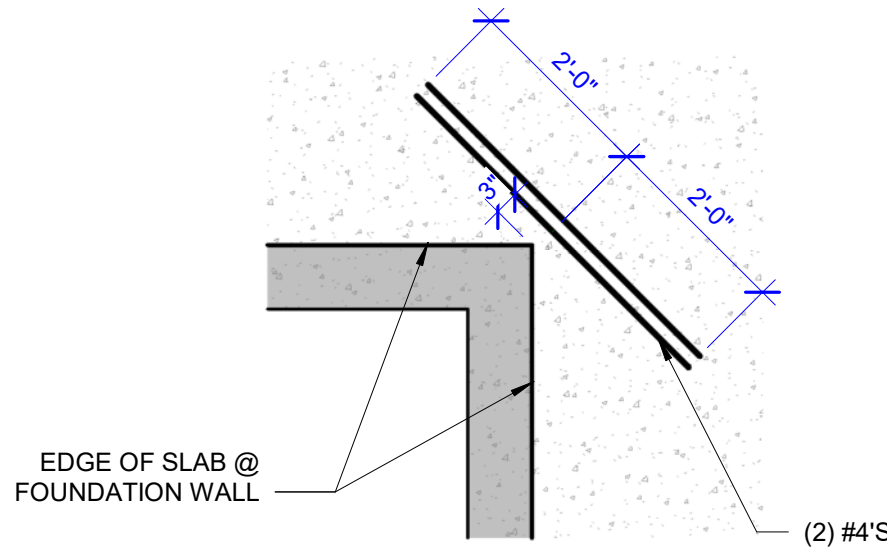
REVISION DATE

08/20/2021

DETAILS -
FOUNDATION &
STRUCTURE

A011

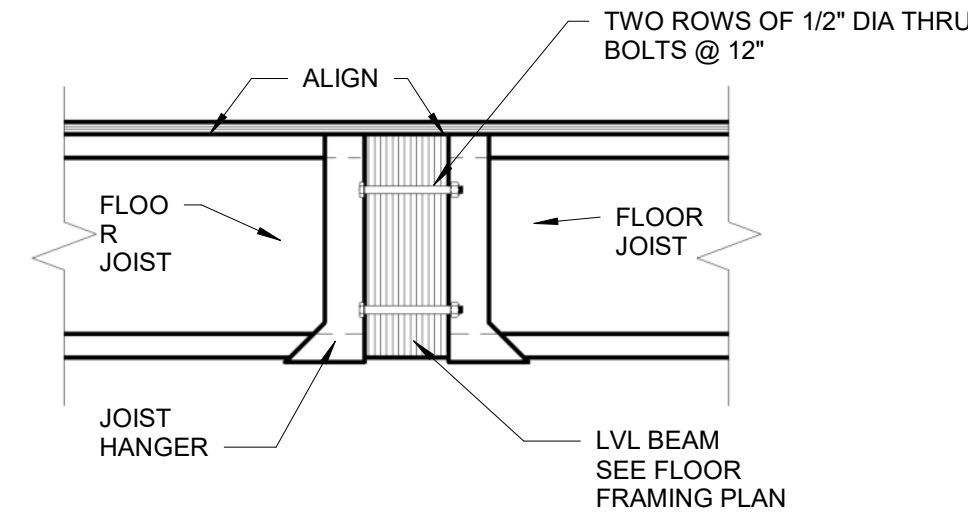
SHEET #



6 SLAB CORNER REINFORCEMENT

A011

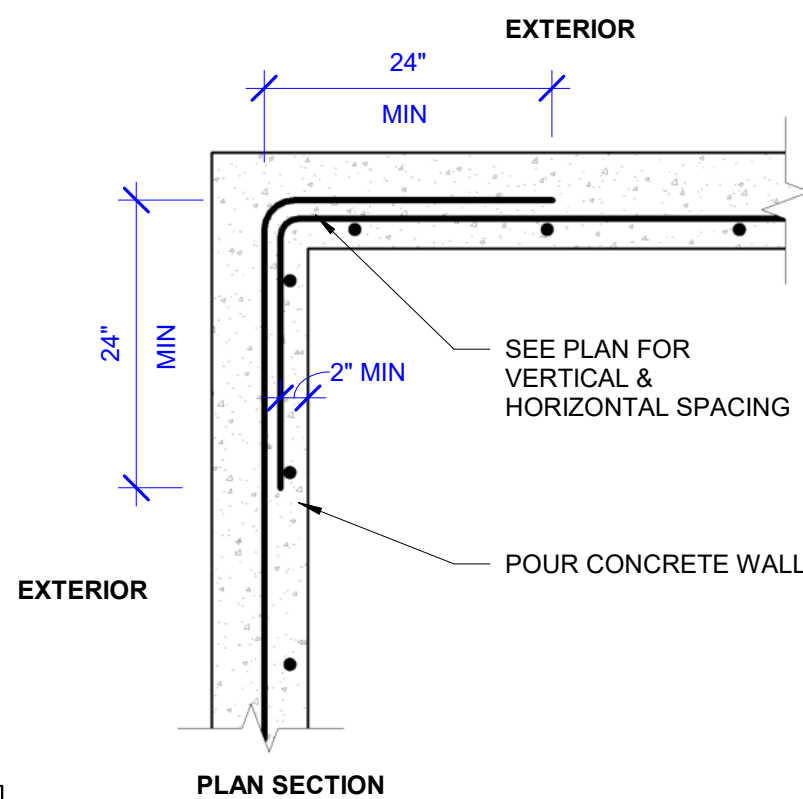
1/2" = 1'-0"



5 JOIST @ FLUSH LVL BEAM

A011

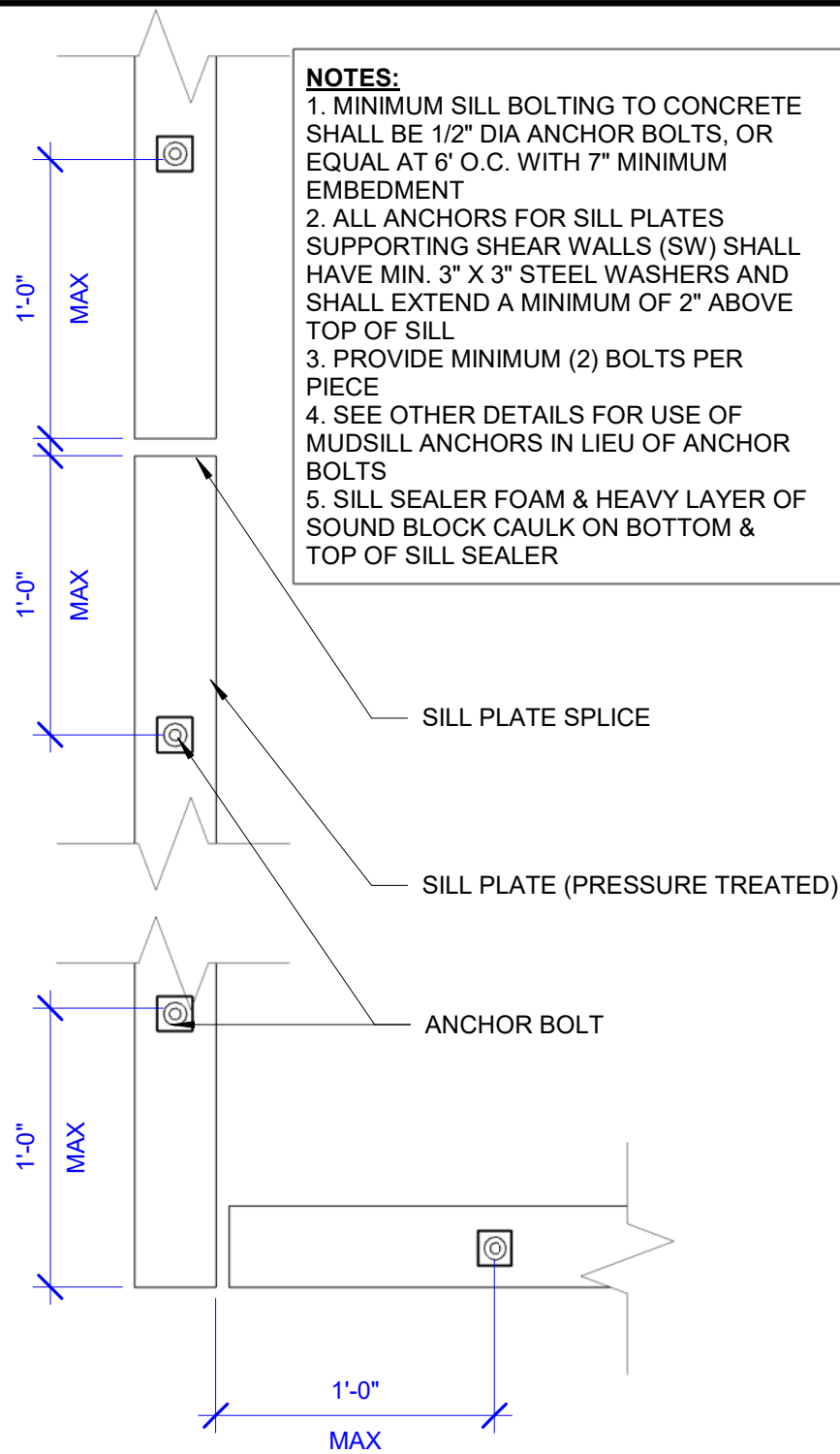
1" = 1'-0"



4 CORNER REINFORCEMENT

A011

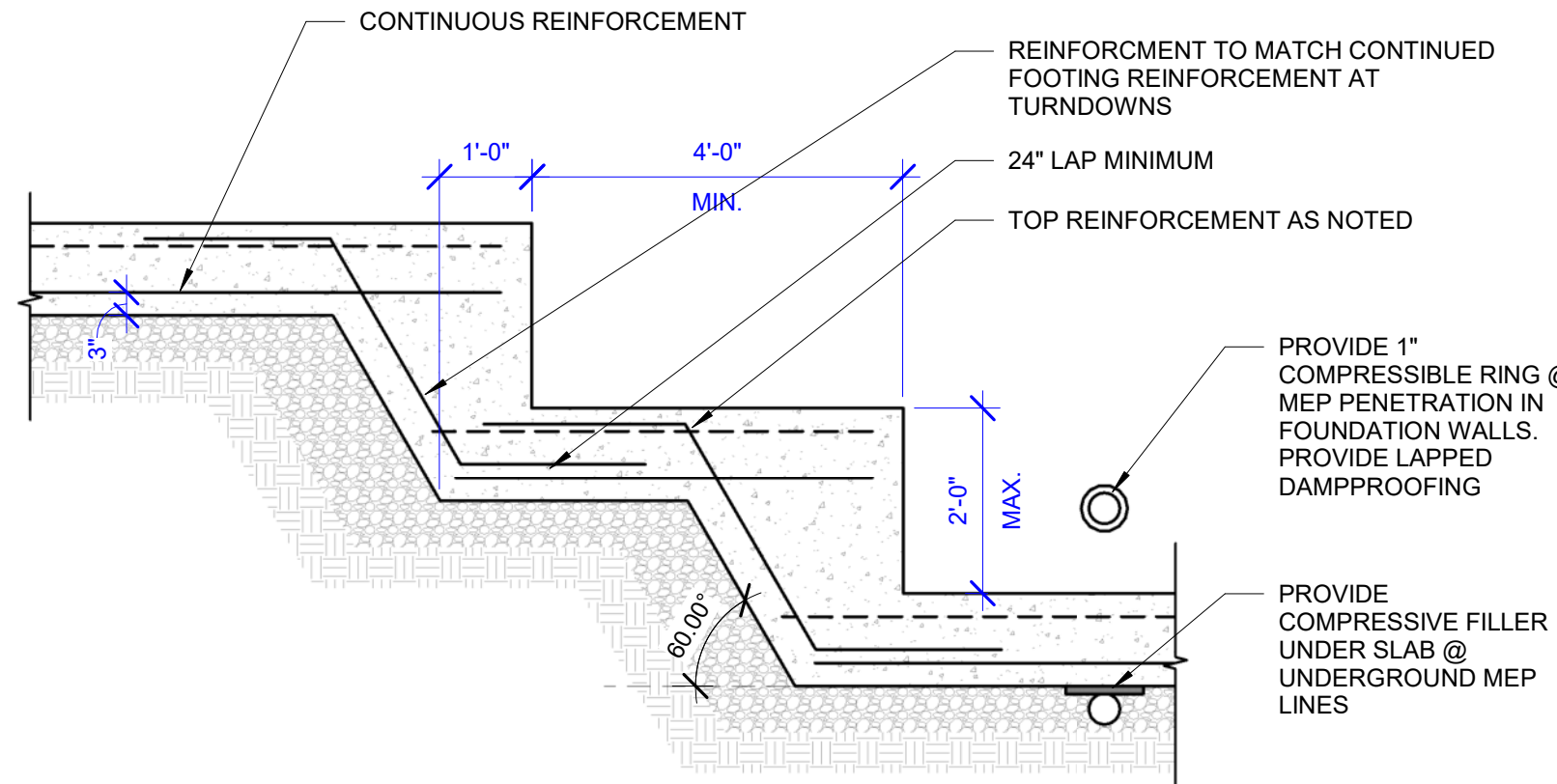
3/4" = 1'-0"



3 SILLPLATE ANCHORAGE TYP.

A011

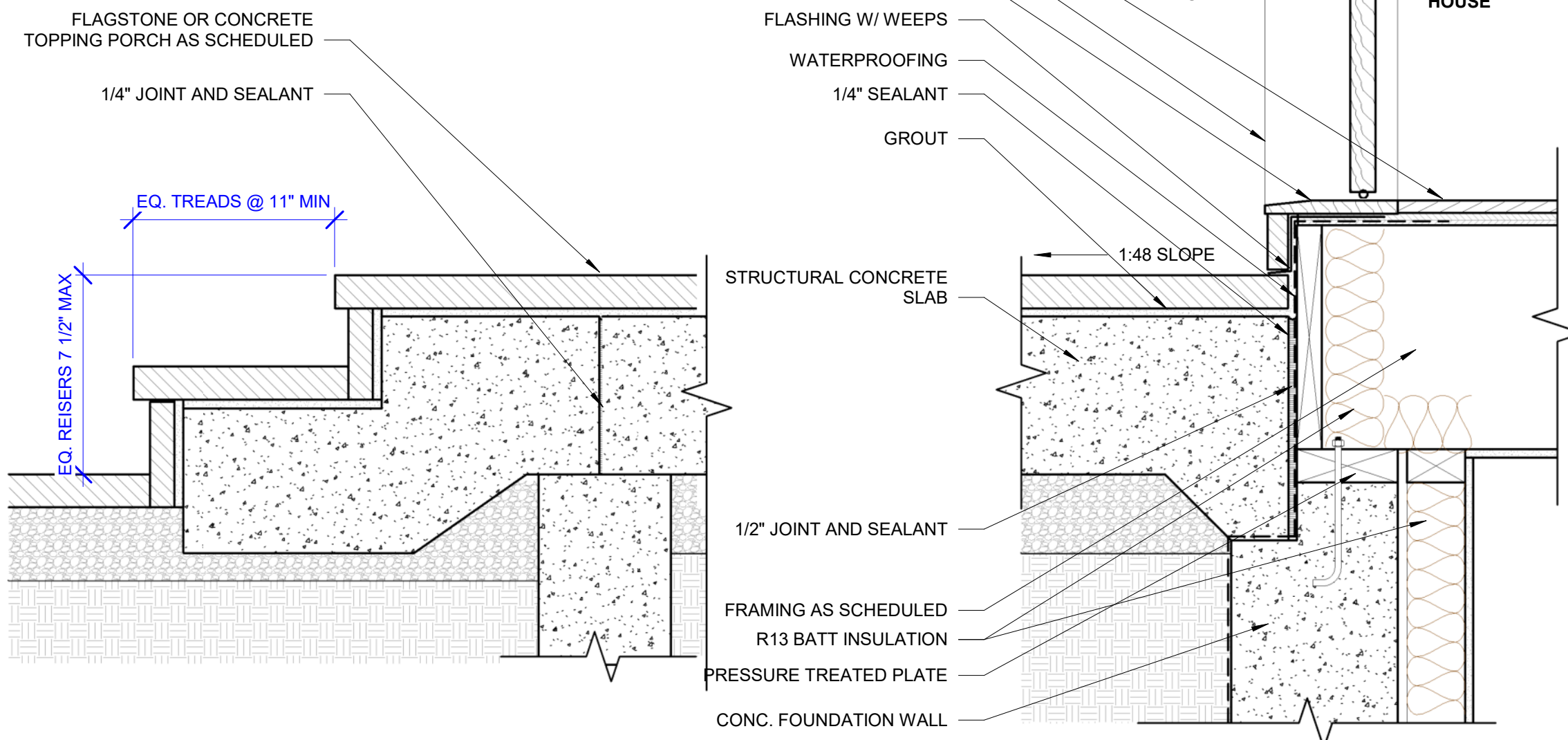
1 1/2" = 1'-0"



2 STEP FOOTING (TYP.)

A011

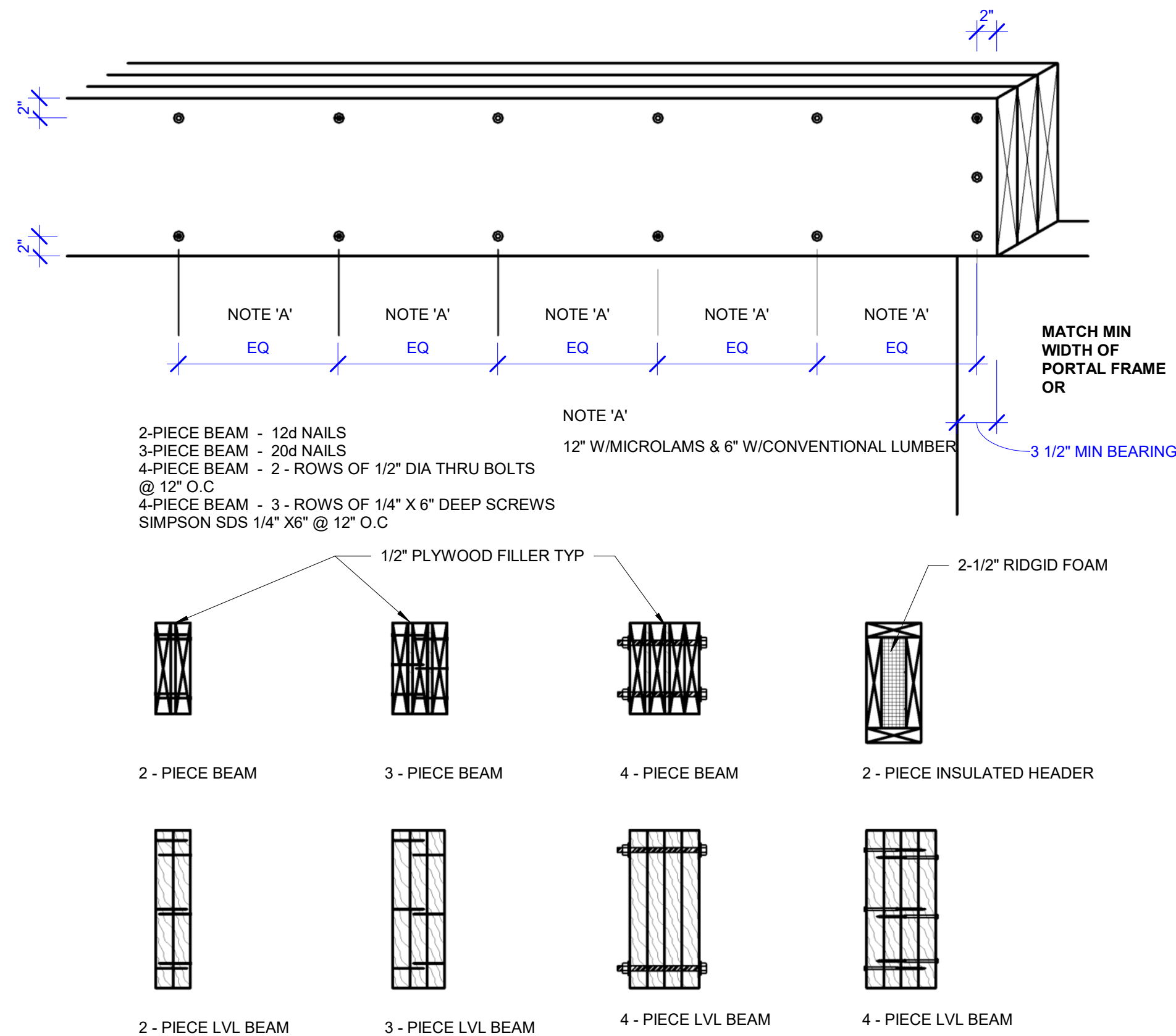
1/2" = 1'-0"



1 DETAIL - FRONT PORCH

A011

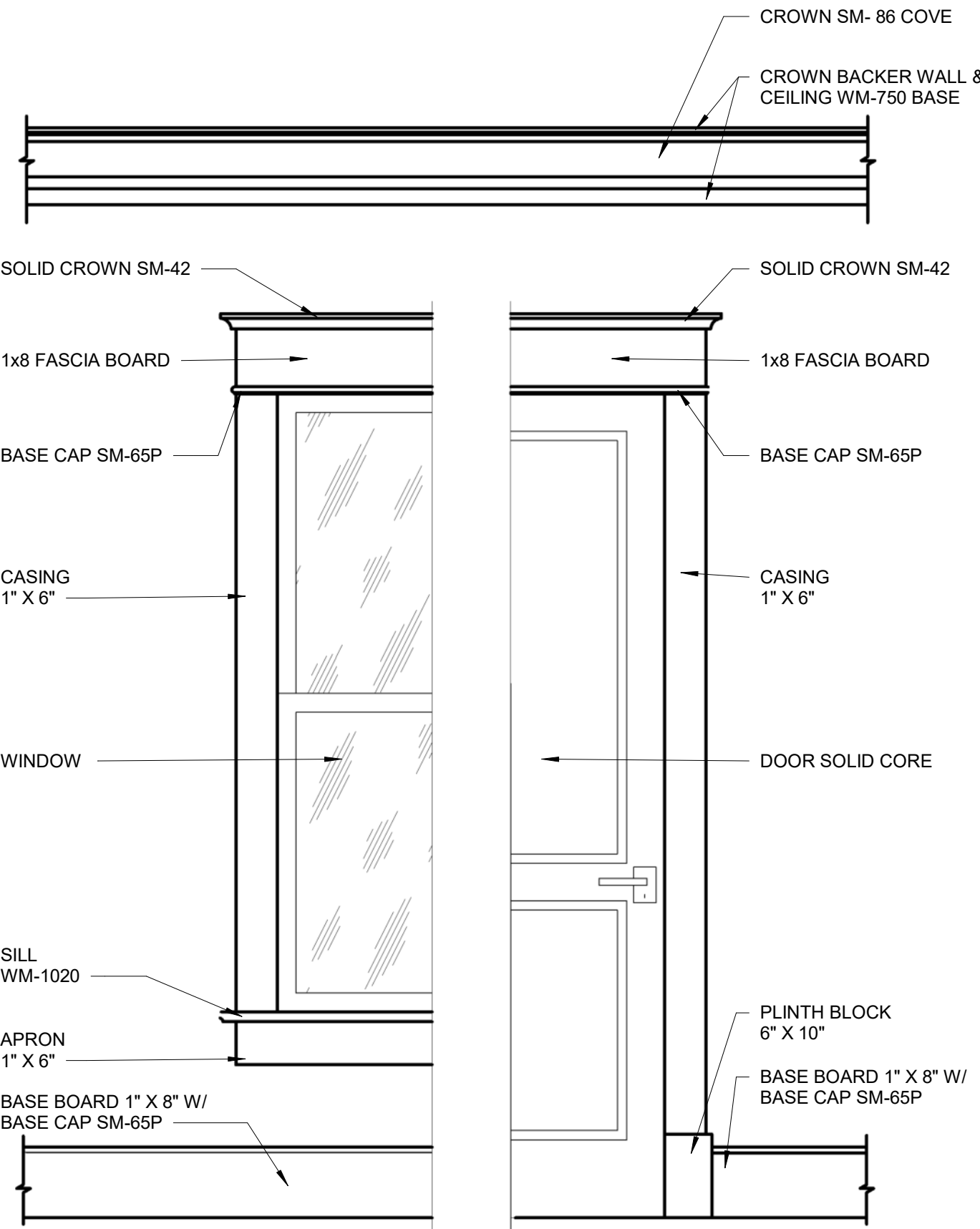
1 1/2" = 1'-0"



7 MULTI MEMBER WOOD BEAM

A011

1" = 1'-0"



3

DOOR & WINDOW TRIM

A020

NTS

SCHEDULE - WINDOWS							SCHEDULE - DOORS						
FLOOR	TYPE	COUNT	WINDOW		HEAD HEIGHT	MANUFACTURER	FLOOR	TYPE	DOOR		MANUFACTURER		
			WIDTH	HEIGHT	FROM LEVEL				COUNT	WIDTH	HEIGHT		
BASEMENT FLOOR	DH	1	3'-0"	4'-0"	6'-8"	TBD	FIRST FLOOR	A	1	2'-4"	6'-8"	TBD	
FIRST FLOOR	DH	2	3'-0"	4'-0"	7'-0"	TBD	FIRST FLOOR	CC	1	6'-0"	6'-8"	TBD	
FIRST FLOOR	DH	1	3'-0"	5'-0"	6'-8"	TBD	FIRST FLOOR	CO	1	3'-0"	7'-0"		
SECOND FLOOR	DH	1	3'-0"	2'-0"	6'-8"	TBD	FIRST FLOOR	CO	1	12'-0"	7'-0"		
SECOND FLOOR	DH	3	3'-0"	4'-0"	6'-8"	TBD	SECOND FLOOR	A	5	2'-6"	6'-8"	TBD	
SECOND FLOOR	DH	4	3'-0"	5'-0"		TBD	SECOND FLOOR	PP	3	4'-0"	6'-8"		
							SECOND FLOOR	SP	1	2'-6"	7'-0"		

- DOORS AND FRAME NOTES
- A. SEE FLOOR PLANS FOR DOOR SWINGS.

B. DOORS HIGHER THAN 7' TO HAVE MORTESE HARDWARE.

C. PROVIDE 20MINUTE RATED DOORS FROM GARAGE TO INTERIOR. PROVIDE SELF-CLOSING HINGES.

D. DO NOT PAINT ALUMINIUM, GLASS OR VINYL DOORS/FRAMES U.N.O.

E. FRAMES TO NOT HAVE EXPOSED FASTENERS

F. DOORS TO OPERATE SMOOTHLY OVER FINISHED FLOOR. UNDERCUT TO BE 1/4" MAXIMUM UNLESS NOTED OTHERWISE (VERIFY W/ MECHANICAL REQUIREMENTS)

G. PAINTED OR STAINED DOORS ARE TO BE FINISHED ON ALL SIDES INCLUDING TOP AND BOTTOM. SMOOTH/SAND ALL SIDES PRIOR TO FINISHING.

H. PROVIDE PRIVACY FUNCTION ON RESTROOMS. ENTRY FUNCTION ON EXTERIOR DOORS. COORDINATE OTHER FUNCTION WITH OWNER AND GENERAL INDUSTRY ACCEPTED ROOM TYPE STANDARDS.

I. PROVIDE SEALANT AT FRAME EDGES AT WALLS, FLOORS AND HEAD PRIOR TO FINISHING.

J. PROVIDE HINGE PIN DOOR STOPS. FINISH TO MATCH HINGES. PROVIDE 2 PER DOOR FOR DOORS OVER 7' TALL.

K. DOOR CORES NOT TO HAVE UREA-FORMALDEHYDES.

L. PROVIDE STONE FLOOR TRANSITION BETWEEN TILE AND OTHER FINISHES 1/4" MAX A.F.F. FROM TILE.

M. PROVIDE STAINLESS STEEL HINGES AT EXTERIOR DOORS.

N. PROVIDE 3 HINGES PER DOORS 7' TALL OR LESS. PROVIDE 4 HINGES PER DOOR OVER 7' TALL.

O. COORDINATE ROUGH OPENING WITH MANUFACTURER REQUIREMENTS.

P. PROVIDE TEMPERED INSULATING GLASS ON ALL EXTERIOR DOORS WITH GLAZING.

Q. DOOR GLAZING TINT TO MATCH WINDOWS.

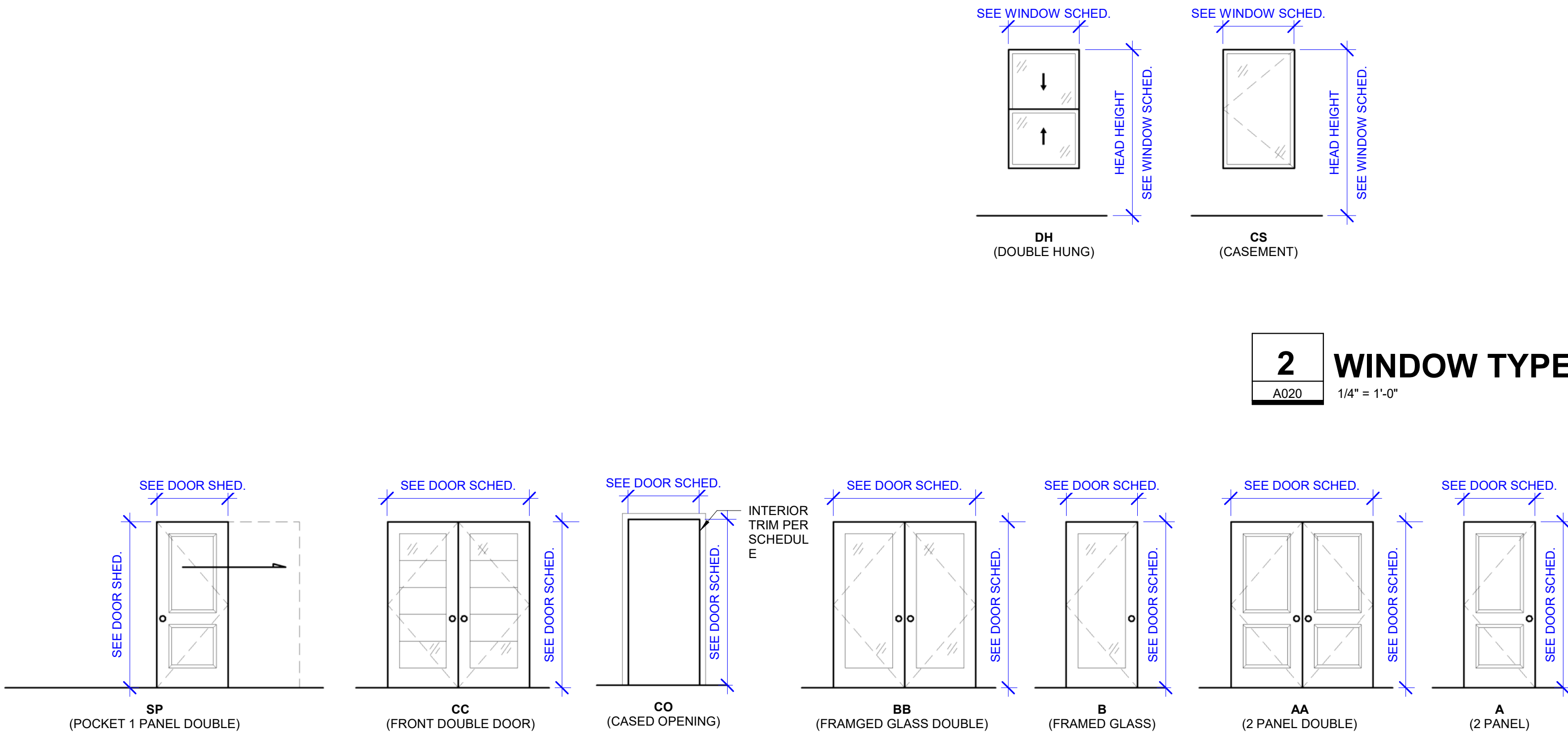
- WINDOWS AND FRAME NOTES
- A. SEE ELEVATIONS FOR WINDOW SWINGS.

B. PROVIDE INSECT SCREENS ON OPERABLE WINDOWS

C. EXTERIOR GLAZING TO BE INSULATED GLASS, LOW E TO MEET MINIMUM ENERGY CODE REQUIREMENTS FOR INSULATION U VALUE AND SHGC.

D. PROVIDE SEALANT AT FRAME EDGES AT WALLS, FLOORS AND HEAD PRIOR TO FINISHING.

ABBREVIATIONS:
SC - SOLID CORE
HC - HOLLOW CORE
GL - GLASS



2

WINDOW TYPES

A020

1/4" = 1'-0"

1

DOOR TYPES

A020

1/4" = 1'-0"

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REAR AND SECOND
STORY ADDITION

1031 CROSS DRIVE
ALEXANDRIA VIRGINIA 22302

J21103

COMMONWEALTH OF VIRGINIA
GEORGE C. GERBER
Lic. No. 2311
08/20/2021
PROFESSIONAL ENGINEER

REVISION	DATE
	08/20/2021

DOOR AND WINDOW
SCHEDULES

A020

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REAR AND SECOND
STORY ADDITION
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PROJECT #

PROJECT NAME AND ADDRESS

SEAL



REVISION

DATE

08/20/2021

ISSUE DATE

EXISTING PLANS

SHEET TITLE

SHEET #

A100

GENERAL NOTES

- A. ALL EXTERIOR FRAMED WALLS TO BE 2X6 STUDS @ 16" O.C. U.N.O.
B. ALL BEARING INTERIOR WALLS 2 X 6 @ 16" O.C. UNO
C. ALL INTERIOR FRAMED WALLS TO BE 2X4 STUDS @ 16" O.C. U.N.O.
D. ALL BEARING WALLS TO BE 16" O.C AND DBL TOP PLATES U.N.O.
E. ALL INTERIOR FRAMED WALLS W/ CASE OR POCKET DOORS TO BE 2X6 STUDS U.N.O.
F. ALL FOUNDATION WALLS TO SIZED PER STRUCTURAL PLANS.
G. ALL LUMBER EXPOSED TO THE ELEMENTS TO BE PRESSURE TREATED.
H. ALL DIMENSIONS ARE TO ROUGH STUDS U.N.O.
I. NOTIFY ARCHITECT OF ANY DISCREPANCIES WITH PLANS & SITE CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK.
J. ALL EXTERIOR DOOR AND WINDOW ARE SHOWN ARE GENERIC AND MUST BE COORDINATED BY THE GENERAL CONTRACTOR AND MANUFACTURE SPECIFICATIONS.
K. ALL 2X FRAME WALLS ADJACENT TO CONC. WALLS TO HAVE PT. SILLS PLATES AND ARE TO BE SET 1/2" OFF OF CONC WALL.
L. ALL RAILING TO BE INSTALLED PER IRC SECTION R311.5.6
M. EXTERIOR HOSE BIBS (HB) ARE TO BE FROST PROOF
N. U.N.O. HEAD HEIGHT FOR ALL EXTERIOR WINDOWS 8'0" @ 1ST FLOOR & 2ND FLOOR AND 6'8" IN BASEMENT
O. FOR ROUGH OPENINGS REFER TO DOOR WINDOW MANUFACTURER SPECS
P. ALL 1ST FLOOR INTERIOR DOORS 8' TALL, BASEMENT AND 2ND FLOOR ARE 6'8" TALL.
Q. UNO, FOLLOW MANUFACTURER'S GUIDELINES FOR TEMPERED GLASS IN WINDOWS
R. ALL FINISHED AREAS OF BASEMENT TO RECEIVE R-15 BATT INSULATION IN EXTERIOR WALLS
S. UNFINISHED AREAS TO RECEIVE FOIL FACED R-15 BATTS
T. WATER PROOF WALLS MIN 6" ABOVE GRADE UNO, PARGE WALLS MIN 12" BELOW GRADE, TYP

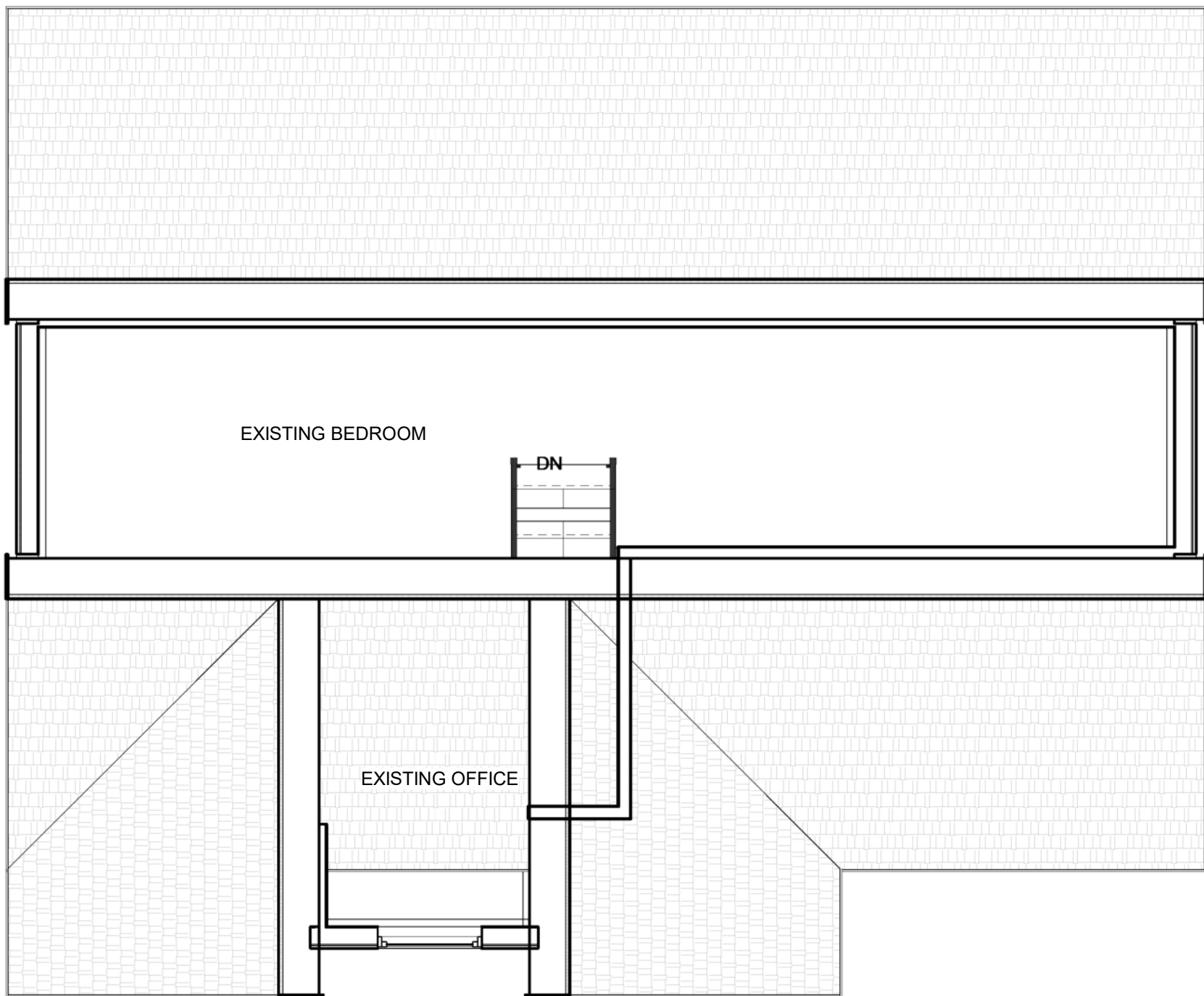
ENERGY CONSERVATION AND REQUIRED INSULATION VALUES PER IRC

ELEMENT	R-VALUE	U-VALUE	SHGC
WINDOWS/DOORS		0.30	0.35
CEILING	R-38		
WALLS (2X6 WOOD)	R-19		
WALLS (CONCRETE)	R-13		
FLOORS	R-19		
CANTILEVER FLOORS*	R-30		

*TO EXTERIOR & UNCONDITIONED SPACE, SPRAY FOAM CLOSED CELL FOAM

LEGEND

(T) 'T' INDICATES TEMPERED GLASS IN DOOR OR WINDOW.

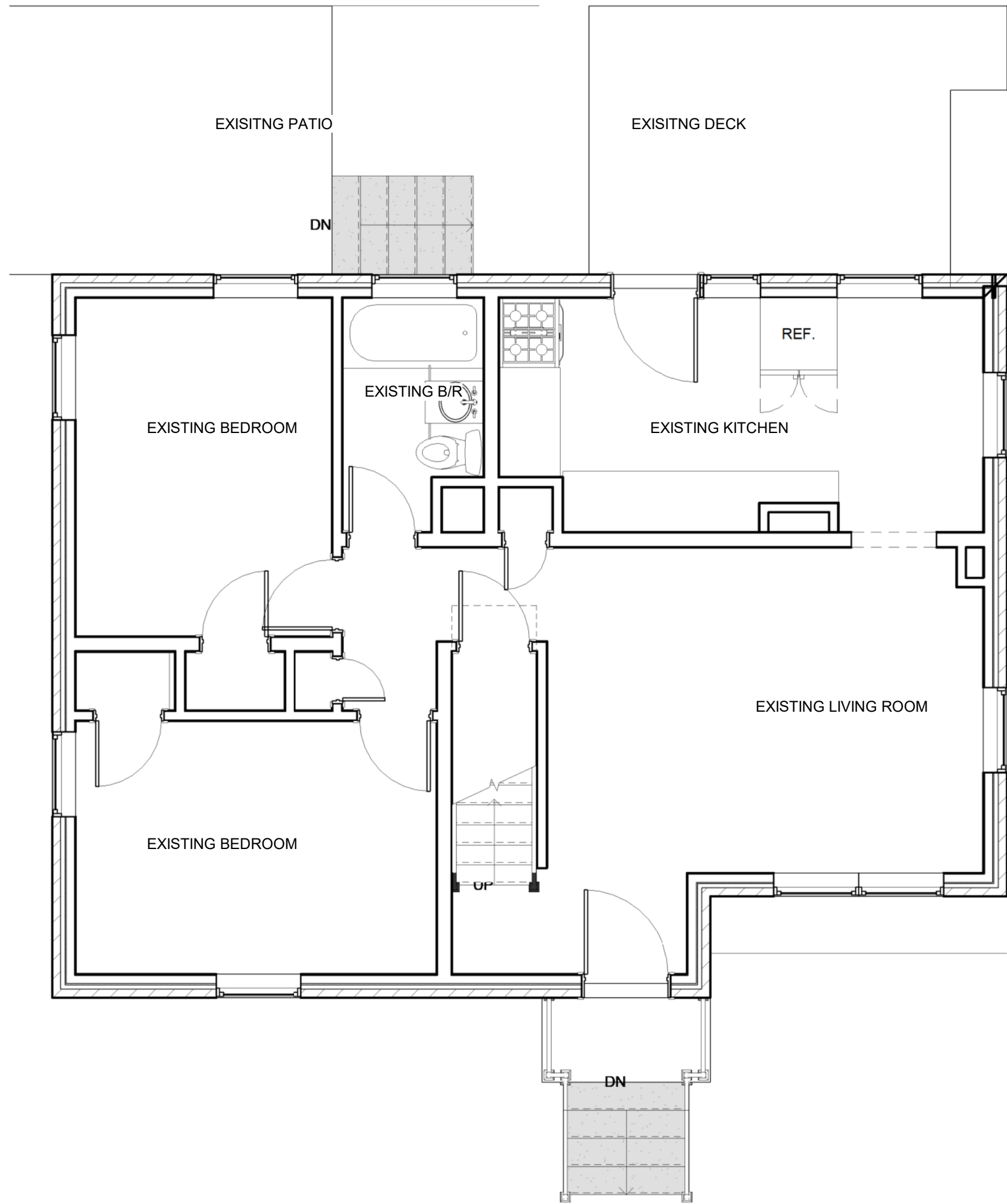


2

SECOND FLOOR PLAN EXISTING

A100

1/4" = 1'-0"



1

FIRST FLOOR PLAN EXISTING

A100

1/4" = 1'-0"

REAR AND SECOND STORY ADDITION

ARCHITECT
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1031 CROSS DRIVE ALEXANDRIA VIRGINIA 22302

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PROJECT #

ABBREVIATIONS

DIM DIMENSION	AB ANCHOR BOLT	HP HIGH POINT	PREFAB PREFABRICATED
DISP DISPENSER	ABV ABOVE	HVAC HEATING VENT, AIR	PSF POUNDS PER SQUARE FOOT
DIV DIVISION (DIVIDED)	ACC ACCESS	COND COND	PT POUNDS PER SQUARE INCH
DN DOWN	ACOUS ACOUSTICAL	ID INSIDE DIAMETER	PT PAINT
DS DOWN SPOUT	AD AREA DRAIN	INSUL INSULATION	PTD PAINTED
DR DOOR	ADJ ADJUSTABLE	INST INSTALLATION	QT QUARRY TILE
DW DISHWASHER	AFF ABOVE FINISH	INT INTERIOR	QTY QUANTITY
DWGS DRAWINGS	FLOOR	JAN JANITOR	RAD RADIUS
DWR DRAWER	AHU AIR HANDLING UNIT	JST JOIST	RD ROOF DRAIN
E EAST	ALT ALTERNATE	JT JOINT	REF REFRIGERATOR
EA EACH	ALUM ALUMINUM	KD KNOCK DOWN	REINF REINFORCED (ING)
EJ EXPANSION JOINT	ANC ANCHORS	KIT KITCHEN	REQ REQUIRED
EL ELEVATION	APPROX APPROXIMATE	KO KNOCK OUT	RES RESILIENT
ELEC ELECTRICAL	ARCH ARCHITECT	LAM LAMINATED	REV REVISE (REVISION)
ELEV ELEVATION	AUTO AUTOMATIC	LAV LAVATORY	RO ROUGH OPENING
ENCL ENCLOSURE	AVG AVERAGE	LP LOWPOINT	RTU ROOF TOP UNIT
ENT ENTRANCE	B BATHROOM	LN LINEAR	SC SOLID CORE
EQ EQUAL	BD BEAD	LT LIGHT	SCHED SCHEDULE
EQUIP EQUIPMENT	BIT BITUMINOUS	LW LIGHTWEIGHT	SECT SECTION
ETR EXISTING TO REMAIN	BLDG BUILDING	MACH MACHINE	SF SQUARE FOOT (FEET)
EWC ELEC. WATER	BLK BLOCK	MAINT MAINTENANCE	SHT SHEET
COOLER	BLKG BLOCKING	MATL MATERIAL	SIM SIMILAR
EX EXISTING	BM BEAM	MAX MAXIMUM	SHR SHOWER
EXP EXPANSION	BO BY OWNER	MDF MEDIUM DENSITY	SL SLIDING
EXT EXTERIOR	BOT BOTTOM	FIBERBOARD	SQ SQUARE
FD FLOOR DRAIN	BRD BOARD	MECH MECHANICAL	SSK SERVICE SINK
FE(C) FIRE EXTINGUISHER	BRKT BRACKET	MEMB MEMBRANE	S.STL. STAINLESS STEEL
FG FINISH GRADE	BSL BUILDING SETBACK	MET METAL	STC SOUND TRANSMISSION CLASS
FT FOOT (FEET)	LINE BASEMENT	MTL METAL	STD STANDARD
FF FINISHED FLOOR	BSMT	MEZZ MEZZANINE	STL STEEL
FF&E FUTURE FURNITURE	BU BUILT UP	MFR MANUFACTURER	STN STAIN
& EQUIPMENT	CAB CABINET	MIN MINIMUM	STOR STORAGE
FVC FIRE VALVE CABINET	CEM CEMENT	MISC MISCELLANEOUS	STRUCT STRUCTURAL
FIN FINISH	CF CUBIC FOOT (FEET)	MLDG MOLDING	SUSP SUSPENDED
FL FLOOR	CI CAST IRON	MO MASONRY OPENING	SW SWITCH
FLEX FLEXIBLE	CJ CONTROL JOINT	MOD MODIFIED	SYS SYSTEM
FLSG FLASHING	CLG CEILING	MTD MOUNTED	(T) TEMPERED GLASS/WINDOW
FLUOR FLUORESCENT	CLL CONTRACT LIMIT LINE	NIC NOT IN CONTRACT	TBR TO BE REMOVED
FR FRAME	CLR CLEAR	NO NORTH	TEL TELEPHONE
FRPF FIRE PROOFING	CMU CONCRETE	NRG NOISE REDUCTION	TEMP TEMPERED
FRT FIRE RETARDANT	MASONRY UNIT	COEFFICIENT	T&G TONGUE & GROOVE
TREATED	CNR CORNER	NTS NOT TO SCALE	THK THICK
FTG FOOTING	CH CONCRETE HEADER	OA OVERALL	THR THRESHOLD
FUR FURRING	CO CLEAN OUT	OC ON CENTER	TV TELEVISION
FX FIXED WINDOW	COL COLUMN	OD OUTSIDE DIAMETER	TYP TYPICAL
GA GAUGE	CONC CONCRETE	OFF OFFICE	UL UNDERWRITER'S LABORATORIES
GALV GALVANIZED	CONST CONSTRUCTION	OCFI OWNER FURNISHED/	UNF UNFINISHED
GB GYPSUM BOARD	CONT CONTINUOUS	CONTRACTOR INSTALLED	UNO UNLESS NOTIFIED OTHERWISE
GC GENERAL	CS COURSES	OH OVERHEAD	UTL UTILITY
GL GLASS	CS CASEMENT WINDOW	OPG OPENING	VERT VERTICAL
GR GRADE	CT CARPET	OP HD OPPOSITE HAND	VIF VERIFY IN FIELD
GWB GYPSUM	CTR CENTER	OPP OPPOSITE	W WEST
WALLBOARD	CTSK COUNTER SUNK	PAR PARTIAL	WD WOOD
HB HOSE BIB	DBL DOUBLE	PART PARTITION	WH WATER HEATER
HC HOLLOW CORE	DEPT DEPARTMENT	PED PEDESTRIAN	W/O WITH OUT
HD HEAVY DUTY	DET DETAIL	P.LAM PLASTIC LAMINATE	WP WATERPROOFING
HDWD HARDWOOD	DF DRINKING FOUNTAIN	PLYWD PLYWOOD	WR WATER RESISTANT
HDWR HARDWARE	DH DOUBLE HUNG	PNL PANEL	WT WEIGHT
HT HEIGHT	DIA DIAMETER	POL POLISH (POLISHED)	
HM HOLLOW METAL	DIFF DIFFUSER	PPT PRESERVATIVE	
HORIZ HORIZONTAL		PRESSURE TREATED	
		PR PAIR	

CODE INFORMATION

BUILDING CODE: 2015 VRC
USE GROUP: R-5 SINGLE FAMILY RESIDENTIAL
CONSTRUCTION TYPE: (VB WOOD FRAMED CONSTRUCTION)
HEIGHT LIMITATION: 30' MAXIMUM HEIGHT PER ZOINING
AUTOMATIC SPRINKLER SYSTEM (NONE)
ENERGY CODE COMPLIANCE (PRESCRIPTIVE)

BUILDING DATA

BASEMENT EXISTING : 774 SF
FIRST FLOOR EXISTING : 774 SF
SECOND FLOOR EXISTING: 278 SF
FIRST FLOOR PROPOSED : 231 SF
SECOND FLOOR PROPOSED : 721 SF

TOTAL BUILDING SQUARE FEET : 2,500 SF

DESIGN LOADS

SOIL BEARING PRESSURE : 1500 PSF MAX FOR ALL FOOTINGS
(NOTE: ALL FOOTINGS TO BEAR ON VIRGIN SOIL IN ACCORDANCE WITH CODE
SOIL CLASSIFICATIONS SW,SP,SM,SC,GM,GC
ROOF LOADS : OPEN WEB TRUSSES
SNOW LOAD 30 PSF (TYPICAL)
DEAD LOAD 17 PSF (TOP AND BOTTOM CHORD)
FLOOR LOADS : (LJOIST SYSTEMS)
LIVE LOAD 40 PSF (TYPICAL)
SLEEPING AREA'S 30 PSF LIVED LOAD
FLOOR DEAD LOAD 12 PSF (TYPICAL)
ATTIC LIMITED STORAGE:
LIVE LOAD 20 PSF
DECK LOAD :
LIVE LOAD 40 PSF
DEAD LOAD 12 PSF
BALCONIES :
LIVE LOAD 60 PSF
DEAD LOAD 12 PSF
STAIRS :
60 PSF
WIND LOADS :
WIND SPEEDS 115 MPH (3 SEC. GUST)
WIND LOAD FACTOR (1)
WIND EXPOSURE (B)
COMPONENTS CLADDING :
140 MPH OR LESS (3 SEC GUST)
MAX VALUE ROOF (+ 18.2 - 23.2)
MAX VALUE AT WALL (+ 19.8 - 26.6)
WALL BRACING :
STRUCTURAL SHEATING ON ALL EXTERIOR WALLS
(PRESCRIPTIVE METHOD CS-WSP)
FOUNDATION FLUID PRESSURE DESIGN EQUIVALENT :
FOUNDATION WALLS 60 PCF
NOTE USE ONLY GRAVEL OR CLEAN FILL IN ACCORDANCE WITH CODE SOIL CLASSIFICATIONS SW,SP,SM,SC,GM,GC
HANGER MANUFACTURE :
ALL HANGERS SHALL BE SPECIFIED BY TRUSS OR JOIST MANUFACTURE (SPEC MANUFACTURED BY SIMPSON STRONG TIE)

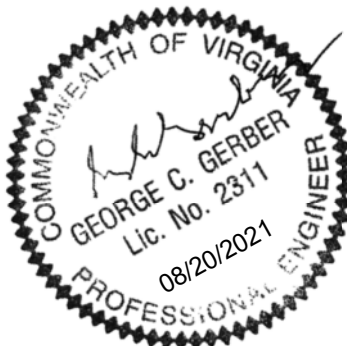
THERMAL ENVELOPE. MIN REQUIREMENTS :
SILL PLATE 1/4" FOAM MIN
FOUNDATION PERIMETER (WALKOUT AREA'S) R-10 CLOSED CELL EXTRUDED POLYSTYRENE
FOUNDATION WALL R-13 FLAME SPREAD BATT (FULL HEIGHT)
2X4 FINISH BASEMENT WALL R-13
2X4 EXTERIOR WALLS R-15
2X6 EXTERIOR WALLS R-19
CANTALIVER FLOOR OVER UNCONDITIONED SPACE R-38
BAND BOARD R-19
ATTIC R-38
R-49 AS REQUIRED BY CODE
AREA'S OVER UNCONDITIONED SPACE R-38
WINDOW & DOOR THERMAL PERFORMANCE :
WINDOWS SHALL BE ANDERSON 200 SERIES DOUBLE HUNG (OR EQ)
U =0.30 (DUAL PANE LOW E) OR HIGHER U VALUE
DOORS SHALL BE ANDERSON 200 SERIES (OR EQ)
U =0.32 (DUAL PANE LOW E TEMPERED) OR HIGHER U VALUE
EMERGENCY ESCAPE:
EGRESS WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM OF 5.7 SQFT.
FROST DEPTH:
30" PER VRC CODE
WEATHERING :
SEVERE
TERMITE :
MODERATE TO HEAVY
DECAY :
SLIGHT TO MODERATE
WINTER DESIGN TEMPERATURE :
13F
FLOOD HAZARDS :
SEE SITE GRADING PLANS FOR LOCATION AS INDICATED
INTERIOR STAIR & BEARING WALLS PROTECTION :
(1) LAYER OF 1/2" GYPSUM BOARD TO ALL SURFACES IN ACCESSIBLE AREAS
GARAGE WALL & CEILING ASSEMBLY :
(2) LAYERS OF 1/2" GYPSUM BOARD OR (1) LAYER OF 5/8 TYPE X GYPSUM BOARD REQUIRED BY CODE AT WALL & CEILINGS & FIRE RATED 20 MIN GARAGE DOOR FORM HOUSE TO GARAGE.

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SHEET INDEX

SHEET # SHEET NAME

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A300	BUILDING SECTIONS, WALL SECTION & DETAILS
A301	BUILDING SECTIONS & DETAILS
A400	TYP. WALL SECTIONS AND DETAILS
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A420	DETAILS - FLASHING, HEAD & SILL
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S101	FRAMING PLANS
S102	ROOF FRAMING PLANS
S200	TJ'S DETAILS



REVISION DATE

08/20/2021

COVER SHEET

A001

DIVISION 10: SPECIALTIES

FIREPLACES:

1. PREFAB FIREPLACES, SHALL BE U.L. APPROVED AND BE INSTALL PER IRC CODE.

2. EXHAUST TO THE OUTSIDE PER CODE AND MANUFACTURER RECOMMENDATION.

CLOSET SHELVES /TOWELS BARS:

1R/1S CLOSET SHELVES @ 60" A.F.F

2R/1S CLOSET SHELVES @ 42" & 84" A.F.F

LOCATE DBL TOWEL BARS @ 38" & 68" A.F.F

LOCATE SINGLE TOWEL BARS @ 38" A.F.F

SET 18" TOWEL BARS @ 24" ABOVE VANITY TOP

STAIRWAYS:

1. THE MAXIMUM RISER HEIGHT SHALL BE 8 1/4" AND MINIMUM TREAD WIDTH OF 9".

2. STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AND HEADROOM OF NOT LESS THAN 6'-8". THE MINIMUM AT THE HANDRAIL SHALL NOT BE LESS THAN 32" WITH A HAND RAIL ON ONE SIDE AND 28" WITH A HAND RAIL ON BOTH SIDES.

3. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND SOFFITS PROTECTED BY ON THE ENCLOSED SIDE WITH 1/2" DRYWALL.

4. HEIGHT OF HADRAIL (R315-1)- TO BE NOT LESS THAN 34" & NOT GREATER THAN 38" IN HEIGHT.

5. HANDRAIL SIZE (R315-2) - TO BE NOT LESS THAN 1 1/4" & NOT GREATER THAN 2" IN DIAMETER.

GUARDRAILS:

1. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 36 INCHES IN HEIGHT.

2. OPEN SIZES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.

3. REQUIRED GUARDRAILS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH WILLNOT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER

4. EXCEPTION THE TRIANGULA OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY MAY BE OF SUCH A SIZE THAT A SPHERE 6 INCHES IN DIAMETER CANNOT PASS THROUGH.

5. RAILING TO WITHSTAND FORCE OF 200LB PER LINEAR FOOT IN EACH DIRECTION.

DIVISION 25: INTEGRATED AUTOMATION (NOT USED)

DIVISION 26: ELECTRICAL

ALL WORK SHALL BE IN FULL ACCORDANCE WITH ALL CODES, RULES AND REGULATIONS OF GOVERNING AGENCIES AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE SERVING POWER AND TELEPHONE COMPANIES.

2. SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM OUT SIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH ADDITIONAL STORY.

PER IRC CODE, LATEST EDITION.

3. ALL EQUIPMENT INTALLED OUTDOORS AND ESPOSED TO WEATHER SHALL BE WEATHER-PROOF.

4. RECEPTACLES AT REFRIGERATOR, KITCHEN COUNTERS AND BATHROOM OTHERWISE NOTED ON DRAWINGS.

5. BEDTOOM ELECTRICAL RECEPTACLES EQUIPPED WITH ARC FAULT INTERRUPTERS. (E3802-2)

6. PROVIDE TWO GROUNDING RODS FOR ELECTRICAL SERVICE. THE PLANS AND SPECIFICATIONS ARE NOT INTENDED TO DEPICT EACH AND EVERY CONDITION OR DETAIL OF CONSTRUCTION. AS THE KNOWLEDGEABLE PARTY IN THE FIELD, THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER CONSTRUCTION OF THE WORK. THE COMPLETED IN A MANNER WHICH WILL PROVIDE A WATERTIGHT STRUCTURE THE CONTRACTOR HAS A SOLE RESPONSIBILITY FOR ENSURING THE WATERTIGHT INTEGRITY OF THE STRUCTURE.

DIVISION 27: COMMUNICATIONS (COORDINATE WITH OWNER)

DIVISION 28: ELECTRONIC SAFETY AND SECURITY (COORDINATE WITH OWNER)

DIVISION 48: ELECTRICAL POWER GENERATION (COORDINATE WITH OWNER)

UNDERPINNING NOTES:

1. UNDERPINNING WORK SHALL BE PERFORMED BY A LICENSED, BONDED AND INSURED SPECIALTY CONTRACTORS HAVING BONDED AND INSURED SPECIALTY CONTRACTORS HAVING EXPERIENCE UNDER SIMILAR SITUATION AND REGULARLY ENGAGED IN THIS TYPE OF WORK.

2. CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS FOR ANY CONFLICTS WITH THE EXISTING FIELD CONDITIONS, RESOLVE SUCH CONFLICTS AND COORDINATE COMPATIBILITY OF NEW WORK WITH THE EXISTING CONDITIONS BEFORE PROCEEDING WITH THE UNDERPINNING WORK. PROTECT ALL EXISTING STRUCTURE AND ARCHITECTURAL BUILDING ELEMENTS AND UTILITIES/SERVICES FROM DAMAGE DURING UNDERPINNING WORK.

3. FOLLOW STRICTLY THE SEQUENCE OF UNDERPINNING IN THE DIRECTION SPECIFIED ON THE PLAN FOR EACH SEQUENCE GROUP DO NOT MOVE TO THE NEXT SEQUENCE GROUP UNTIL ALL SEGMENTS IN THE SEQUENCE UNDERTAKEN ARE UNDERPINNED.

4. LAYOUT AND MARK NUMBERING OF ALL SEGMENTS ALONG THE EXISTING WALL AS SHOWN ON THE PLAN, NOT EXCEED THE EXISTING WALL OR FOUNDATION ON THE PLAN. COMPLETE UNDERPINNING OF ALL SEGMENTS MARKED AS A'S FIRST, C'S SECOND, B'S LAST. DO NOT OPEN PITS IN THE OTHER SEQUENCE GROUP UNTIL ALL SEGMENTS IN THE SEQUENCE GROUP UNDERTAKEN HAVE BEEN COMPLETED, CURED AND ABLE TO SUPPORT THE EXISTING WALL AND THE LOAD CARRIED BY IT.

5. EXCAVATE THE SEGMENT TO THE DESIGN DEPTH SPECIFIED ON THE DRAWINGS USING MANUAL TOOLSMETHODS. EXCAVATION FOR SEGMENT BEING UNDERPINNED, IF UNSTABLE, SHALL BE BRACE/SUPPORTED IMMEDIATELY. EXCAVATION SHALL BE LIMITED TO THE SEGMENT UNDERTAKEN. DO NOT EXCAVATE THE ENTIRE BASEMENT IN THE BEGINNING. EXCAVATION OF THE EXPOSED BASEMENT TO THE SPECIFIED DEPTH SHALL BE COMPLETED ONLY AFTER ALL UNDERPINNING WORK IS COMPLETED.

6. LIMIT TO A MAXIMUM OF THREE OPEN PITS IN EACH GROUP ON ANY WALL AT ANY TIME.

7. FOR SEGMENT TOT SEGMENT DOWEL INSTALLATION, DRILL HOLES IN THE EXISTING EARTH ON BOTH SIDES OF FOOTING SEGMENTS UNDER TAKEN IF THE EARTH PRESENT IS ON ONE SIDE OF THE SEGMENTS UNDER TAKEN. PROTECT PART OF THE DOWEL IN DIRT WITH A PLASTIC WRAP WHICH SHALL BE REMOVED PRIOR TO PLACING CONCRETE IN ADJACENT SEGMENT. REPEAT THIS PROCEDURE FOR ALL SEGMENTS. THOROUGHLY CLEAN CONCRETE SURFACES OF UNDERPINNED FOOTINGS AND WALL SEGMENTS ALREADY COMPLETED AND TO BE IN CONTACT WITH NEW WORK (NEW SEGMENT, DRY PACK, ISOLATION JOINT MATERIALS, ETC.) OF ALL LOOSE MATERIALS AND DIRT FORM. PLACE REINFORCEMENT INCLUDING DOWELS, CONSTRUCTION JOINT KEYS IN BETWEEN SEGMENTS, WATER STOP AND THE SEGMENTS UNDER TAKEN PLACED VIBRATE AND CONSOLIDATE CONCRETE TO FILL ALL VOIDS. PLACE ENOUGH CONCRETE TO MAKE SURE THAT THE VOID SPACE ON THE ADJOINING NEIGHBOR'S SIDE IS COMPLETELY FIELED.

8. DRY PACKING SHALL BE A MINIMUM OF 2 INCHES AND SHALL PROCEED ONLY 48 HOURS MINIMUM AFTER CONCRETE POUR FOR THE SEGMENTS. CONCRETE MUST ACHIEVE 75% OF SPECIFIED 28-DAY DESIGN STRENGTH, ESTABLISHED BY TESTING CONCRETE CYLINDERS AT THREE DAYS OF AGE PRIOR TO REMOVAL OF SHORING/ BRACING SYSTEM FOR THE SEGMENT AND TRANSFERRING WALLS LOADS TO NEW WALL AND FOOTING.

9. FINALLY EXCAVATE THE EXISTING FLOOR SLAB AND EARTH BELOW THE REQUIRED/SPECIFIED DEPTHELEVATION. PLACE THE INTERIOR PERIMETER DRAIN PER DETAIL AS SHOWN ON THE DRAWINGS AND CONNECT TO THE PUMP PIT. PREPARE THE SOIL SUB-GRADE THROUGH AT LEAST 95% COMPACTION PER ASTM D698. REPLACE ANY SOFT SOILS WITH COMPACTED APPROVED SOILS OF 557 CRUSHED STONE OR GRAVEL. PLACE SLAB-ON-GRADE PER CONSTRUCTION DETAILS SHOWN ON THE DRAWINGS.

10. INSTALL A CRACK MONITOR GAUGE ON THE FOUNDATION WALL VERTICALLY BELOW 1ST FLOOR SLAB. MONITOR AND PLACE A 4 FT LONG CONSTRUCTION LEVEL ON THE 1ST FLOOR PERPENDICULAR TO PARTY WALLS AT THE SPECIFIED LOCATIONS. CONTACT THE ENGINEER IF ANY MOVEMENT AND/OR CRACK HAPPEN.

11. SOIL BEARING CAPACITY SHOULD BE AT LEAST 1500 PSF (ASSUMED). PLEASE VERIFY IN FIELD.

DIVISION 7: THERMAL & MOISTURE PROTECTION

DAMP PROOFING:

1. ONE HEAVY COAT OF ASPHALT EMULSION SHALL BE APPLIED TO AL BELOW GRADE WALLS AT BASEMENT CONDITIONS.

2. IN AREAS WHERE A HIGH WATER TABLE OR OTHER SEVERE SOIL-WATER CONDITIONS ARE KNOWN TO EXIST, EXTERIOR FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACE SHALL BE DRAINAGE GRADE SHALL BE WATERPROOFED WITH A MEMBRANE TO FINISHED GRADE. THE MEMBRANE SHALL CONSIST OF 2-PLY HOT MOPPED FELTS. THE JOINTS IN THE MEMBRANE SHALL BE LAPPED MEMBRANE (PER IRC R406.1 & R406.2).

3. EXTEND DAMP PROOFING DOWN TO BASE OF FOOTING U.N.O.

4. LAP WALL VAPOR BARRIER OVER DAMP PROOFING.

5. IF CONDITIONS CONTAIN SUNLIGHT EXPOSED DAMP PROOFING BETWEEN GRADE AND EXTERIOR FINISH PROVIDE EITHER PROTECTIVE COATING OR PROTECTION PANELS AS RECOMMENDED BY MANUFACTURER. COORDINATE FINISH WITH ARCHITECT TO BE GREY OR MATCH EXTERIOR FINISH/TRIM.

ROOFING:

1. FIBERGLASS SHINGLES SHALL BE INSTALL OVER 1 LAYER OF 15# ASPALT SATURATED FELT. (MINIMUM CLASS C SHINGLES).

FLASHING:

1. ALL FLASHING TO BE OF THE APPROVED CORROSION- RESISTIVE TYPE AND SHALL BE PROVIDED WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR WOOD-FRAMED CONSTRUCTION. FLASH AND CAULK WOOD BEAMS AND OTHER PROJECTIONS THROUGH EXTERIOR WALLS OR ROOF SURFACES.

2. ALL FLASHING, COUNTER FLASHING AND COPING WHEN OF METAL SHALL BE OF NOT LESS THAN NO. 26 U.S. GALV. STEEL OR APPROVED CORROSION RESISTANT METAL.

3. PROVIDE METAL FLASHING ABOVE ALL WINDOWS, DOORS & CAPITALS.

4. PROVIDE EAVE FLASHING AND DRIP EDGE FLASHING AT THE ROOF EDGES.

ROOF VENTILATION:

1. PROVIDE CONTINUOUS RIDGE AND EAVE WITH A TOTAL NET FREE VENTILATING AREA OF NOT LESS THAN 1 TO 150 OF THE AREA OF THE SPACE TO BE VENTILATED. PROVIDE A MINIMUM OF 1" SPACE BETWEEN THE ROOF SHEATING AND INSULATION.

2. ENCLOSED ATTIC TRUSS SPECIES AND ENCLOSED ROOF RAFTERS SHALL HAVE A CROSS VENTILATION FOR EACH SEPARATE SPACE WITH SCREENED VENTILATION OPENINGS PROTECTED AGAINST THE ENTRANCE OF MOISTURE AND RAIN IN ACCORDANCE WITH IRC CODE, LATEST EDITION.

EXTERIOR INSULATION FINISH SYSTEMS:

1. INSTALL R.I.F.S IN STRICT ACCORDANCE TO THE MANUFACTURES SPECIFICATIONS AND INSTALLATION INSTRUCTIONS. IT IS THE RESPONSIBILITY OF THE INTALLATION CONTRACTOR TO INSURE THAT ALL FLASHING IN PLACE TO PREVENT THE ENTRY OF WATER OR MOISTURE.

INSULATION:

1. THE FOLLOWING INSULATION SHEDULE WILL BE USED UNLESS OTHERWISE NOTED:

LOCATION	R-VALUE/TYPE
SILL PLATE	1/2" FOAM SILL SEALER
PERIMETER	R-10 CLOSED CELL EXTRUDED POLYSTYRENE
FOUNDATION WALL	R-13 FLAME SPREAD BATT (FULL HEIGHT)
EXTERIOR WALL	R-19 BLOWN T2X6 (2X4 R-15 BATT)
FLOOR AND SOFFIT	R-30
FLAT CEILING	R-38 BATT OR BLOWN
CATHEDRAL CEILING	R-38 BATT

DIVISION 8: OPENINGS (DOORS & WINDOWS)

WINDOWS:

1. ALL WINDOWS SHALL HAVE INSULATION GLASS.

2. SIZES INDICATED ON PLANS ARE NOMINAL ONLY. BUILDER TO CONSULT WITH WINDOW MANUFACTURER TO DETERMINE EXACT SIZES, ROUGH OPENINGS, ETC.

3. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE.

4. WHERE WINDOW ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

5. ALL EGRESS OR RESCUE WINDOW FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES AND HEIGHT OF 41 INCHES IF 20INCHES WIDTH IS USED.

TEMPERED GLASS LOCATIONS:

THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING AND SHALL BE TEMPERED GLASS.

1. GLAZING IN ALL DOORS.

2. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.

3. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS, GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE DRAIN ILLET.

4. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE WINDOWS THAT MEETS ALL OF THE FOLLOWING CONDITIONS:

A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 95 SQ FT.

B. BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.

C. TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.

D. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.

ALL GLAZING IN RAILINGS REGARDLES OF AN AREA OR HEIGHT ABOVE WALKING SURFACE. INCLUDED ARE STRUCTUAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.

10. EXCEPTIONS THE FOLLOWING PRODUCTS, MATERIALS AND USES ARE EXEMPT FROM THE ABOVE HAZARDOUS LOCATIONS:

A. OPENINGS IN DOORS THROUGH WHICH A 3-INCH SPHERE IS UNABLE TO PASS.

B. LEADED GLASS PANELS.

C. FACETED AND DECORATIVE GLASS.

ATTIC ACCESS:

1. ATTIC ACCESS TO BE INSULATED TYPE.

DIVISION 9: FINISHES

GYPSUM WALLBOARD:

1. ALL GYPSUM WALLBOARD SHALL BE INSTALLED AND FASTENED IN ACCORDANCE WITH THE PROVISIONS OF THE IRC CODE, LATEST EDITION, STATE AND LOCAL CODES.

2. ALL EDGES AND ENDS OF GYPSUM WALLBOARD SHALL OCCUR ON THE FRAMING MEMBERS EXCEPT THOSE EDGES WHICH ARE PERPENDICULAR TO THE FRAMING MEMBERS. ALL EDGES OF GYPSUM WALLBOARD SHALL BE IN MODERATE CONTACT EXCEPT IN CONCEALED SPACES WHERE FIRE RESISTING CONSTRUCTION IS NOT REQUIRED.

3. PROVIDE MOISTURE RESISTANT DRYWALL AT TUBS AND SHOWERS.

4. THE GARAGE SHALL BE SEPARATED FROM THE LIVING SPACE BY 5/8" TYPE X GYPSUM WALL BOARD.

5. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND SOFFITS PROTECTED BY ON THE ENCLOSED SIDE WITH 1/2" DRYWALL.

PAINTING:

1. PAINTING SHAL BE APPLIED ACCORDING TO THE FOLLOWING:

LOCATION	PAINT TYPE	APPLICATION
CEILINGS	LATEX FLAT	1 COAT PRIMER AND 1 FINISH COAT
WALL	LATEX FLAT	1 COAT PRIMER AND 1 FINISH COAT
INTERIOR TRIM	LATEX	1 COAT PRIMER AND 2 FINISH COAT
EXTERIOR TRIM	SEMI-GLOSS	1 COAT PRIMER AND 2 FINISH COAT
EXTERIOR LATEX	SEMI-GLOSS	1 SHOP COAT PRIMER AND 2 FINISH COATS

DIVISION 11: EQUIPMENT (COORDINATE WITH OWNER)

DIVISION 12: FURNISHINGS (COORDINATE WITH OWNER)

DIVISION 13: SPECIAL CONSTRUCTION (NOT USED)

DIVISION 14: CONVEYING EQUIPMENT (NOT USED)

DIVISION 21: FIRE SUPPRESSION (NOT USED)

DIVISION 23: HEATING, VENTING, AND AIR CONDITIONING (HVAC)

1. MECHANICAL SUBCONTRACTOR TO REVIEW DUCT LAYOUTS, CONDENSER LOCATION DUCT SIZES, ETC., AS NOTED HEREIN AND NOTIFY ARCHITECT PRIOR TO INSTALLATION OF ANY CONFLICTS IN THE DESIGN, SIZING OR INSTALLATION OF THE SYSTEMS. MECHANICAL SUBCONTRACTOR TO REVIEW STRUCTUAL SHOP DRAWINGS AN NOTIFY THE ARCHITECT OF ANY MECHANICAL AND STRUCTURAL CONFLICTS PRIOR TO CONSTRUCTION.

2. ALL WORK SHALL BE IN FULL ACCORDANCE WITH ALL CODES, RULES, AND REGULATIONS OF THE GOVERNING AGENCIES AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE SERVING POWER AND TELEPHONE COMPANIES.

3. ALL KITCHENS AND BATH ROOMS SHALL BE MECHANICALLY VENTED TO THE EXTERIOR.

4. SECURE HVAC EQUIPMENT PER MANUFACTURER RECOMMENDATIONS.

DIVISION 6: WOOD, PLASTICS AND COMPOSITES CONT.

7. WHEN FRAMING END TO END JOIST SHALL BE SECURED TOGETHER BY METAL STRAPS.

8. ALL RAFTERS AND JOISTS FRAMING FROM OPPOSITE SIDES SHALL LAP AT LEAST THREE (3) INCHES AND BE SPIKED TOGETHER.

9. DO NOT ALTER SIZES OF MEMBERS NOTED WITHOUT APPROVAL OF STRUCTURAL ENGINEER/ARCHITECT.

10. FASTENERS TO BE IN ACCORDANCE WITH IRC FASTENER SCHEDULE FOR STRUCTURAL MEMBERS R602.3(1).

CUTTING OF BEAMS, JOIST AND RAFTERS:

1. NO STRUCTURAL MEMBER SHALL BE OMITTED, NOTCHED, CUT, BLOCKED OUT OR RELOCATED WITHOUT PRIOR APPROVAL BY THE DESIGNER.

2. CUTTING OF WOOD BEAMS, JOIST AND RAFTERS SHALL BE LIMITED TO CUTS AND BORED HOLES NOT DEEPER THAN ONE-SIXTH (1/6TH) THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD (1/3TH) OF THE SPAN. NOTCHES LOCATED CLOSER TO SUPPORTS THAN THREE TIMES THE DEPTH OF THE MEMBER SHALL NOT EXCEED ONE-FIFTH (1/5TH) THE DEPTH. HOLES BORED OR CUT INTO JOIST SHALL NOT EXCEED ONE-THIRD (1/3RD) THE DEPTH OF THE JOIST.

BRIDGING:

1. WHERE JOIST DEPTH EXCEEDS TWELVE NOMINAL INCHES THERE SHALL BE NOT LESS THAN ONE LINE OF BRIDGING IN EVERY EIGHT FEET OF SPAN IN FLOOR, ATTIC AND ROOF FRAMING THE BRIDGING SHALL CONSIST OF NOT LESS THAN ONE BY THREE INCH LUMBER DOUBLE NAILED AT EACH END OR OF EQUIVALENT METAL BRACING OF EQUAL RIGIDITY.

SUB-FLOOR:

1. ALL PLYWOOD SHALL BE PINE OR EQUAL AND SHALL BE MANUFACTURED AND GRADED IN ACCORDANCE WITH "PRODUCT STANDARD P-1-65" FOR 80FT PLYWOOD- CONSTRUCTION AND INDUSTRIAL.

2. EACH PLYWOOD SHEET SHALL BEAR THE "APA" GRADE TRADEMARK.

3. ALL END JOINTS SHALL BE STAGGERED AND SHALL BUTT ALONG THE CENTER LINES OF FRAMING MEMBERS.

4. THE FACE GRAIN OF THE PLYWOOD SHALL BE LAID AT RIGHT ANGLES TO THE JOISTS AND TRUSSES AND PARALLEL TO THE STUDS.

5. NAILS SHALL BE PLACED 38" MINIMUM FROM THE EDGE OF THE SHEETS. THE MINIMUM NAIL PENETRATION INTO FRAMING MEMBERS SHALL BE 1-1/2" FOR 8D NAILS AND 1-3/8" FOR 10D NAILS.

6. ALL FLOORS SHALL BE GLUED/SCREW WITH #12 WOOD SCREWS AT 6" O.C. ON DIRECT EDGES AND AT 10" O.C AT INTERMEDIATE.

WALLS:

1. ALL EXTERIOR BEARING WALLS SHALL BE 2 X 4 (SPF STUD GRADE) @ 16" O.C W/8" - 1 1/8" & 9" - 1 1/8" CEILING HGT. OR DBL STUD @ 16" O.C OR SINGLE STD @ 12" O.C W/10" - 1 1/8" CEILING HGT UNLESS OTHERWISE NOTED.

2. ALL INTERIOR BEARING WALLS SHALL BE 2 X 4 (SPF STUD GRADE) @16" O.C UNLESS NOTED OTHERWISE.

3. ALL INTERIOR NON-BEARING WALLS TO BE 2 X 4 (SPF STUD GRADE) SINGLE TOP PLATE @ 24" O.C UNLESS NOTED OTHERWISE.

4. ALL BEARING WALLS TO BE 2 X 4 (SPF) DOUBLE TOP PLATES, LAPPED AT ALL CORNERS AND INTERSECTIONS. R-13 FLAME SPREAD BATT 48" O.C AND LOCATE OVER WALL STUDS.

5. ALL EXTERIOR CORNERS SHALL BE BRACE WITH 1 X 4 DIAGONALS, LET INTO STUDS, OR WITH 4 X 8 STRUCTUAL SHEETING FOR THICKNESS TO MATCH THAT OF SHEATING, OR WITH METAL BRACING OF EQUAL RIGIDITY.

6. PROVIDE ADDITIONAL STUDS AT CONCENTRATED LOAD LOCATION TO MATCH NUMBER OF STUDS ABOVE AND EXTEND TO FOUNDATION.

7. NOTCHES OR BORED HOLES IN STUDS OF BEARING WALLS OR PARTITIONS SHALL NOT BE MORE THAN ONE-THIRD THE DEPTH OF THE STUD.

8. THE FOLLOWING JACK/STUD SCHEDULE WILL BE USED UNLESS OTHERWISE NOTED:

OPENING WITH STUD ROOF ROOF	ROOF ONLY	1 FLOOR FLOORS
UP TO 3'-0" 1J & 1S	1J & 1S	1J & 1S
3'-0" TO 5'-0" 1J & 1S	1J & 1S	2J & 1S
5'-0" TO 7'-0" 2J & 1S	2J & 1S	2J & 2S
7'-0" TO 9'-0" 2J & 1S	2J & 1S	2J & 2S
9'-0" TO 12'-0" 2J & 1S	2J & 1S	3J & 2S

INTERIOR BEARING WALLS (MINIMUM UNLESS NOTED):

OPENING	1 FLOOR	2 FLOOR
UP TO 9'-0" 1J & 1S	1J & 1S	1J & 1S
9'-0" TO 9'-0" 2J & 1S	2J & 1S	2J & 2S
9'-0" TO 9'-0" 2J & 1S	2J & 1S	2J & 2S
9'-0" TO 12'-0" 3J & 1S	3J & 1S	3J & 2S

WHERE J = JACK UNDER HEADER

S STUD NAILED TO JACK ALONG SIDE HEADER

NOTE: ALL JACKS AND STUDS ASSIGNED TO BE 2 X 4 SPF- STUD GRADE OR BETTER WITH MINIMUM WALL HEIGHT OF 9'-11/8". ALL JACKS AND STUDS TO BE GLUED AND NAILED W/16D NAILS AT 8" O.C.

FIRE STOPPING:

1. FIRE STOPPING SHALL BE PROVIDED TO CUTOFF ALL-CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) IN THE FOLLOWING LOCATIONS:

A. IN ALL STUD WALL AND PARTITIONS INCLUDING FORCED SPACES AT FLOOR AND CEILING LEVELS AND NOT MORE THAN 10'-0" APART

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

C. FIRE STOPS, WHEN OF WOOD, SHALL BE 2" NOMINAL THICKNESS AND MAY BE MADE OF GYPSUM BOARD.

D. SPACES BETWEEN CHIMNEYS AND WOOD FRAMING SHALL BE FILLED WITH LOOSE NONCOMBUSTIBLE MATERIAL (2" MINIMUM THICKNESS).

WOOD ROOF TRUSSES:

1. ROOF TRUSS MANUFACTURER TO SUPPLY SHOP DRAWINGS AND ERECTION DRAWINGS AND MUST BE SEALED AND SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE GOVERNING JURISDICTION. FLOOR TRUSS MANUFACTURER TO SUPPLY CONNECTION AND BEARING DETAILS, BRIDGING AND BRACING DETAILS WITH NOMINAL DIMENSIONS, TRUSS CONFIGURATIONS, LUMBER GRADE AND SPECIES AND MAGNITUDES OF FORCE IN ALL MEMBERS.

2. TRUSS DIAGRAMS SHOW DESIGN INTENT ONLY. TRUSS MANUFACTURER TO VERIFY ALL SPANS, DIMENSIONS, PITCHES, ETC. AND SUBMIT SHOP DRAWINGS TO DESIGNER PRIOR TO FABRICATION.

3. WOOD ROOF TRUSSES TO BE INSTALLED PER MANUFACTURE'S INSTRUCTIONS.

4. WOOD ROOF TRUSSES TO BE BRACED IN ACCORDANCE WITH TPL-BWT LISTED IN IRC R602.10.

OPEN WEB FLOOR TRUSSES:

1. FLOOR TRUSS MANUFACTURER TO SUPPLY SHOP DRAWINGS AND ERECTION DRAWINGS AND MUST BE SEALED AND SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE GOVERNING JURISDICTION. FLOOR TRUSS MANUFACTURER TO SUPPLY CONNECTION AND BEARING DETAILS, BRIDGING AND BRACING DETAILS WITH NOMINAL DIMENSIONS, TRUSS CONFIGURATIONS, LUMBER GRADE AND SPECIES AND MAGNITUDES OF FORCE IN ALL MEMBERS.

2. BAND BOARD 2 X CONTINUOUS U.N.O.

3. FLOOR TRUSSES SHALL BE DESIGNED TO ACCOMMODATE HVAC DUCT LAYOUT AS INDICATED AN CONVENTIONAL FRAMING AS INDICATED.

4. FLOOR TRUSSES SHALL BE DESIGNED TO LIMIT DEFLECTION TO L/480 LIVE LOAD OR FOR DEAD LOAD OF 16 PSF WHICH EVER IS GRADER EXCEPT IN ROOMS CONSISTING OF DIFFERENT LENGHTS OF WHICH THE DEFLECTION OF THE SHORTEST SPAN SHALL GOVERN.

WOOD T-JOISTS:

1. T-JOIST MANUFACTURER TO SUPPLY SHOP DRAWINGS AND ERECTION DRAWINGS AND MUST BE SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE GOVERNING JURISDICTION. FLOOR JOIST MANUFACTURER TO SUPPLY CONNECTION AND BEARING DETAILS, BRIDGING AND BRACING DETAILS, NOMINAL DIMENSIONS AND JOIST LAYOUT CONFIGURATION.

2. PROVIDE SOLID MATERIAL, 1 1/4" MINIMUM, AT ALL BAND BOARDS, END CONDITIONS AND RING JOIST AS RECOMMENDED BY THE MANUFACTURER.

3. FLOOR JOISTS SHALL BE DESIGNED TO LIMIT DEFLECTION TO L/480 LIVE LOAD, OR L/720 LIVE LOAD, FOR FLOORS WITH MARBLE, CERAMIC TILE, OR LIMESTONE, FOR SPANS GREATER THAN 14'-0". THE TOTAL C/D DEFLECTION SHALL NOT EXCEED 7/32" AS SPECIFIED BY THE MARBLE INSTITUTE OF AMERICA.

4. PROVIDE 2 X 4 CRIPPLES @ ALL INTERIOR BEARING CONDITIONS.

DIVISION 22: PLUMBING

1. PLUMBING AND ALL ASSOCIATED COMPONENTS TO BE COORDINATED, PERMITTED, FURNISHED AND INSTALLED PER LOCAL, STATE AND FEDERAL REGULATIONS.

2. EQUIPMENT TO BE INSTALLED PER MANUFACTURER RECOMMENDATIONS.

DIVISION 3: CONCRETE & FOUNDATIONS

CONCRETE:

THE CONCRETE PROPERTIES SHALL BE AS FOLLOWS:

ITEM	MINIMUM STRENGTH
FOOTINGS	3000 PSI @ 28 DAYS
WALLS	3000 PSI @ 28 DAYS
INTERIOR SLAB-ON-GRADE	3000 PSI @ 28 DAYS
GARAGE SLAB-ON-GRADE	3500 PSI @ 28 DAYS (5% AIR -ENTRAINED)
EXTERIOR SLAB-ON-GRADE	3500 PSI @ 28 DAYS (5% AIR-ENTRAINED)

2. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI-318-99, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.

3. ALL CONCRETE SLABS ON GRADE SHALL BE A MINIMUM OF 4" THICK ON 6 MIL POLYETHYLENE FILM WITH 5% W.W.F. AT MID SLAB.

4. FILL UNDER SLABS AND FOOTINGS SHALL BE APPROVED BACKFILL MATERIAL AT 95% COMPACTION IN 6" LAYERS.

5. BACKFILL TO BE OF APPROVED MATERIAL.

REINFORCING STEEL:

1. REINFORCING STEEL SHALL BE INTERMEDIATE GRADE NEW BILLET DEFORMED BARS CONFORMING TO ASTM A615, WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.

2. ALL STEEL REINFORCEMENT FY = 60 KSI

3. DETAILING, FRABRICATING AND PLACING OF REINFORCEMENT SHALL BE IN ACCORDANCE WITH ACI-315 "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES". FURNISH SUPPORT BARS AND ALL REQUIRED ACCESSORIES IN ACCORDANCE WITH CRSI STANDARDS.

4. ALL REINFORCING BARS WHICH INTERCEPT PERPENDICULAR ELEMENTS SHALL TERMINATE IN BOOKS, PLACED TWO (2) INCHES CLEAR FROM OUTER FACE OF ELEMENT.

5. CONTRACTOR SHALL NOTIFY THE BUILDING OFFICIAL OR APPROVED ENTITY AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO EACH CONCRETE POUR. NO CONCRETE SHALL BE PLACED UNTIL ALL REINFORCING HAS BEEN INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE BUILDING OFFICIAL.

6. SHOW FOUNDATION PLANS, DETAILS AND TYPICAL WALL SECTION FOR REINFORCED QUANTITIES AND SIZES.

7. PROTECTIVE COVERAGE FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

LOCATION	MINIMUM COVERAGE
FOOTINGS	3"
FOUNDATIONS AND COLUMNS	2"
SLABS	3"
WALLS (INTERIOR FACE)	2"
WALLS (EXTERIOR FACE)	2"

*WIRE MESH TO BE PLACED AT MID-DEPTH OF SLAB.

FOUNDATION:

1. FOOTINGS DEPTHS ARE SHOWN ON THE SECTION UNLESS OTHERWISE NOTED. FOOTINGS SHALL BEAT A MINIMUM OF 12" INTO ORIGINAL UNDISTURBED SOIL AND A MINIMUM OF 24" BELOW FINISHED GRADE.

2. WHEN UNDESIGNED STEP FOOTINGS TO RATIO OF 2 HORIZONTAL TO 1 VERTICAL.

3. ALL 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 OBSERVATION.

4. USE BRICK PATTERN FORMS ON ALL EXPOSED CONCRETE FOUNDATION WALLS.

5. PROVIDE 4" CONCRETE PAD FOR EXTERIOR HVAC UNIT, PROVIDE PIPE/CONDUIT SLEEVES AS REQUIRED BY MANUFACTURER.

DIVISION 4: MASONRY

1. SOLID MASONRY WALLS TO HAVE "DUR-OR-WALL" (OR APPROVED EQUAL) TRUSS TIES AT 16" O.C VERTICAL ABOVE GRADE AND 8" O.C VERTICAL BELOW GRADE.

2. BRICK VENEER WALLS TO HAVE NON-CORROSIVE METAL TIES AT 16" O.C VERTICALLY AND HORIZONTALLY.

3. PROVIDE FLASHING AT THE TOP, BOTTOM AND SIDES OF ALL OPENINGS AND BASE WITH WEEP HOLES AT 24" O.C.

4. PROVIDE AT LEAST 8" OF SOLID MASONRY UNDER CONCENTRATED LOADING CONDITIONS.

5. MORTAR TO CONFORM TO ASTM C270, TYPE N.

DIVISION 5: METALS

1. STRUCTURAL STEEL SHALL CONFORM TO THE REQUIREMENTS OF THE 9TH EDITION OF A.I.S.C. MANUAL OF STEEL CONSTRUCTION. STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36. STEEL FOR PIPE COLUMNS SHALL BE OF EQUIVALENT CAPACITY AND WELDABILITY TO ASTM A-501. ALL WELDING SHALL BE IN ACCORDANCE TO THE AMERICAN WELDING SOCIETY CODE AND BE PERFORMED BY WELDERS QUALIFIED IN ACCORDANCE WITH AWS PROCEDURES. ELECTRODES SHALL CONFORM TO ASTM A-5.20 E-70 SERIES.

2. PROVIDE BASE PLATE FOR ALL STRUCTURAL STEEL BEAMS BEARING ON CONCRETE OR MASONRY, PROVIDE STANDARD ANGLE ANCHORS AND INSERTS, TIES, CLIPS, ANCHORS, STRAPS, HANGERS, BOLTS, AND OTHER HARDWARE AND FASTENING DEVICES AS MAY BE REQUIRED.

3. STEEL COLUMNS, LINTELS, BEAMS AND RAILINGS SHALL HAVE A SHOP COAT OF RUST INHIBITING PAINT. PAINT DOT PAINT STAINLESS STEEL OR ALUMINUM ELEMENTS U.N.O.

4. METAL RAILING TO WITHSTAND 200LB PER LINEAR FOOT FORCE IN ANY DIRECTION MINIMUM.

STEEL COLUMNS:

1. ALL ADJUSTABLE AND FIXED STEEL COLUMNS ARE CONSTRUCTED OF CARBON STEEL WITH A MINIMUM YIELD STRENGTH OF 33 KSI AND ULTIMATE STRENGTH OF 45 KSI. IN ACCORDANCE WITH ASTM 500 AND MANUFACTURED BY MARSHALL STAMPING COMPANY IN ACCORDANCE WITH BOCA REFORM NO.21-31 AND HAVE A MINIMUM 8" X 4" 1/4" BEARING AND CAP PLATES UNLESS NOTED OTHERWISE. SCREW JACK SHOULD BE ENCASED IN CONCRETE OR TACK WELDED AFTER INSTALLATION. EACH COLUMN SHOULD BE DESIGNED WITH THE CAPACITY RATING AND WITHSTAND COMPRESSION LOADS AS NOTED ON PLAN.

FASTENERS:

1. ALL FASTENERS IN EXTERIOR DECKS SHALL BE GALVANIZED.

2. ANCHOR BOLTS SHALL BE 1/2" DIAMETER X 10" LONG GALVANIZED (SEE DRAWINGS FOR PLACEMENT AND SPACING)

3. FLITCH BEAMS SHALL HAVE A MINIMUM FB = 1000 PSI, E=1,300,000 PSI WITH 2 ROWS 1/2" BOLTS, 16" O.C TOP AND 32" O.C AT BOTTOM U.N.O.

4. JOIST HANGERS SHALL BE USED TO SUPPORT ALL PURLINS, JOISTS AND BEAMS NOT FRAMED OVER SUPPORTING MEMBERS.

5. JOIST HANGERS SHALL BE USED "TECO" UNLESS OTHERWISE NOTED OR AN APPROVED EQUAL.

6. MACHINE BOLT AND CARRAGE BOLT HOLES IN WOOD SHALL BE DRILLED 1/16" LARGER THAN DIAMETER OF BOLT.

7. LAG SCREW SHALL BE SQUARE HEAD, OF STRUCTURAL GRADE STEEL, BE PLACED WITH WASHERS UNDER THE HEAD.

8. BOLTS IN WOOD FRAMING SHALL BE STANDARD MACHINE BOLTS WITH STANDARD MALLEABLE IRON WASHERS OR STEEL PLATE WASHERS.

9. STEEL PLATE WASHER SIZES SHALL BE AS FOLLOWS:

BOLT DIAMETER	WASHER SIZE
1/2"	2-1/4" X 5/16"
5/8"	2-1/4" X 5/16"
3/4"	2-5/8" X 5/16"

10. SILL PLATES TO BE ATTACHED TO STEEL BEAMS W/ 1/2" THRU BOLTS STAGGERED @ 24" O.C. OR PNEUMATIC FASTEN WITH HILTI ZF54 PINS W/36MM WASHERS @ 24" O.C.

LINTELS:

1. LINTELS SIZES SHALL BE PER THE LINTEL SHEDULE SHOWN ON THE BRICK LINTEL DETAIL, U.N.O.

DIVISION 6: WOOD, PLASTICS AND COMPOSITES

ALL JOISTS, RAFTERS, AND HEADERS SHALL BE, UNLESS OTHERWISE NOTED, HEM-FIR #2 OF EQUAL WITH THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND MODULUS OF ELASTICITY:

CONFIGURATION	STRESS: FB=850 PSI (REPETITIVE MEMBER)	HORIZONTAL SHEAR: FY=75 PSI	COMPRESSION PERPENDICULAR TO GRAIN: FC=405 PSI	MODULUS OF ELASTICITY: E=1,300,000 PSI	MOISTURE CONTENT: 19%
2. ALL EXTERIOR LUMBER AND LUMBER IN CONTACT WITH MASONRY AND CONCRETE SHALL BE PRESURE PRESERVATIVE TREATED IN ACCORDANCE WITH AIWPA STANDARDS.					
3. ALL NAILINGS SHALL COMPLY WITH IRC CODE, LATEST EDITION AND ALL STATE AND LOCAL BUILDING CODES.					
4. ALL EXTERIOR JOISTS FORMED BY A MULTIPLE OF 3-PLY OR LESS 2X MEMEBERS SHALL BE CONSTRUCTED W/16D NAILS AT 8" O.C					
5. BUILD-UP BEAMS FORMED BY 3 PLYS OF LAMINATED VENEER LUMBER SHALL BE FASTEN W 3-ROWS 16D NAILS AT 12" O.C ON EACH SIDE OR PER MANUFACTURES RECOMMENDATION.					
6. BLOCK SOLD AT ALL BEARING SUPPORTS WHERE ADEQUATE LATERAL SUPPORT IS NOT OTHERWISE PROVIDED.					

DEMOLITION NOTES
A. COORDINATE ALL DEMOLITION WORK WITH DEMOLITION WORK.
B. PREPARE EXISTING AREAS AS REQUIRED TO RECEIVE NEW WORK.

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REAR AND SECOND
STORY ADDITION
1031 CROSS DRIVE
ALEXANDRIA VIRGINIA 22302

J21103

PROJECT NAME AND ADDRESS

SEAL

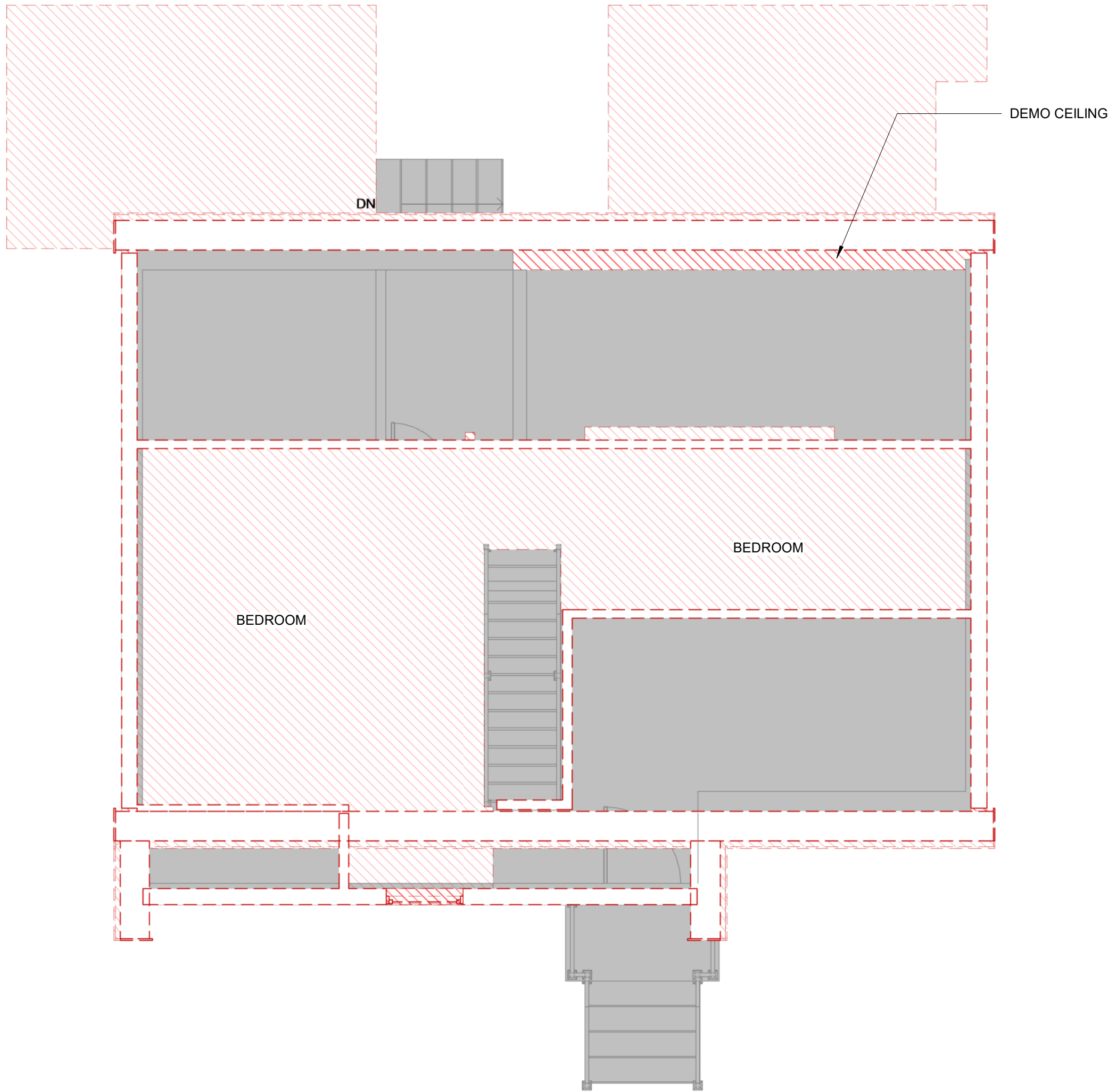


REVISION	DATE
Revision 1	Date 1

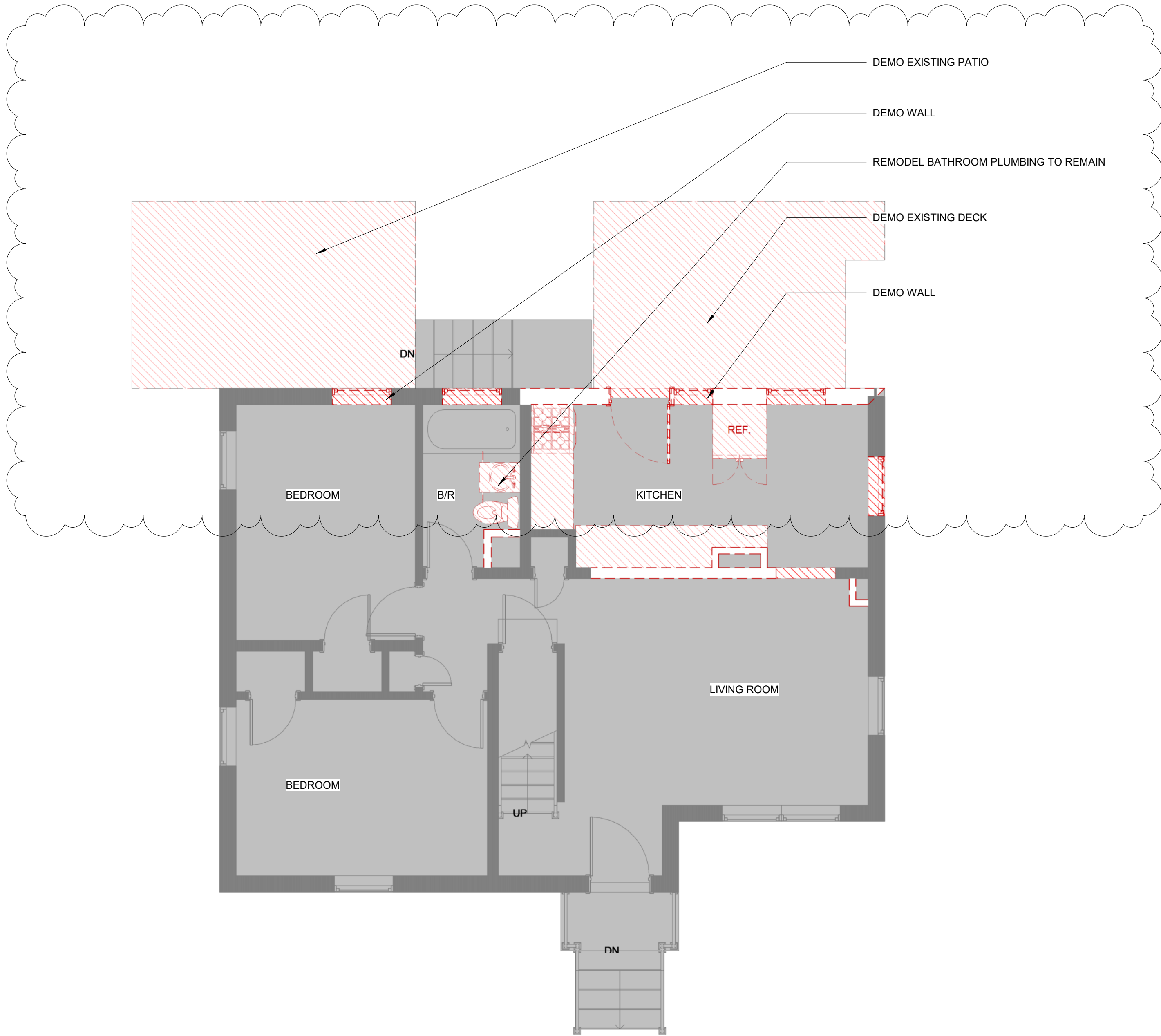
08/20/2021

DEMOLITION PLAN

A003



2 DEMOLITION - 2ND FL
A003 1/4" = 1'-0"



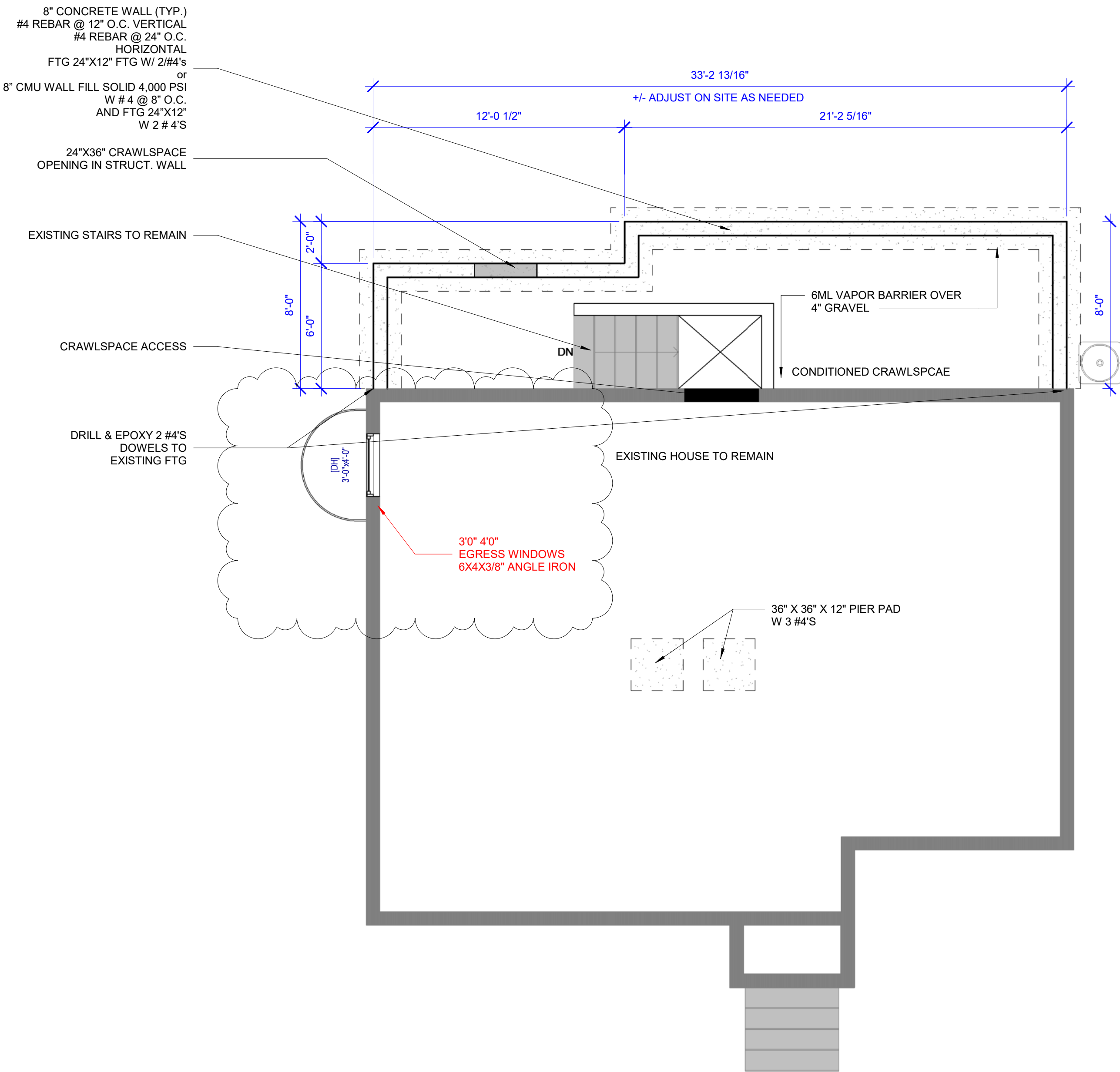
1 DEMOLITION - 1ST FL
A003 1/4" = 1'-0"

CONCRETE REINFORCEMENT SCHEDULE BY EQUIVALENT SOIL PRESSURE SOIL EQUIVALENT LATERAL FLUID PRESSURE 60 PCF (ACTIVE PRESSURE)								
WALL HEIGHT (H)	GRADE HEIGHT (G)	MAXIMUM BRICK LEDGE HEIGHT (L)	MAXIMUM WALL THICKNESS (T)	DISTANCE FROM EARTH SIDE FACE OF WALL TO CL OF BAR (d)	SPACING OF VERTICAL WALL REINF. (#4 BARS)	SPACING OF WALL REINF. (#4 BARS)	SPACING OF STEM REINF. (#4 BARS)	SPACING OF HORIZONTAL REINF. (#4 BARS)
4'	3'	12"	7.5"	5.75"	12" O.C.	12" O.C.	12" O.C.	24" O.C.
4'	3'	24"	7.5"	5.75"	16" O.C.	16" O.C.	8" O.C.	24" O.C.
4'	2' AND LESS	0"	7.5"	5.75"	NONE REQ	NONE REQ	NONE REQ	24" O.C.
4'	2' AND LESS	48"	9.5"	6.75"	16" O.C.	16" O.C.	16" O.C.	24" O.C.

- GENERAL FOUNDATION NOTES
- A. FOR SI: 1 INCH=25.4 mm, 1 FOOT = 304.8 mm, 1 POUND PER SQUARE FOOT= 0.0479 kPa; 1 POUND PER SQUARE FOOT PER FOOT= 0.157 kPa/mm
- B. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM. REFER TO TABLE R405.1 IN THE IRC 2015.
- C. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT OF THE EXTERIOR AND INTERIOR FINISH GROUND LEVELS. WHERE THERE IS AN INTERIOR CONCRETE SLAB, THE UNBALANCED BACKFILL HEIGHT SHALL BE MEASURED FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INTERIOR CONCRETE SLAB.
- D. THE SIZE AND SPACING OF VERTICAL REINFORCEMENT SHOWN IN THE TABLE IS BASED ON THE USE OF REINFORCEMENT WITH A MINIMUM YIELD STRENGTH OF 60,000 PSI. VERTICAL REINFORCEMENT WITH A MINIMUM YIELD STRENGTH OF 40,000 PSI OR 50,000 PSI IS PERMITTED, PROVIDED THE SAME SIZE BAR IS USED AND THE SPACING SHOWN IN THE TABLE IS REDUCE BY MULTIPLYING THE SPACING BY 0.67 OR 0.83, RESPECTIVELY.
- E. VERTICAL REINFORCEMENT, WHEN REQUIRED, SHALL BE PLACED NEAREST THE INSIDE FACE OF THE WALL A DISTANCE d FROM THE OUTSIDE FACE (SOIL SIDE) OF THE WALL THE DISTANCE d IS EQUAL TO THE WALL THICKNESS, 1, MINUS 1.25 INCHES PLUS ONE-HALF THE BAR DIAMETER, db (d=t-(1.25+db/2)). THE REINFORCEMENT SHALL BE PLACED WITHIN AA TOLERANCE OF +/- 3/8 INCH WHERE d IS LESS THAN OR EQUAL TO 8 INCHES, OR +/- 1/2 INCH WHERE d IS GREATER THAN 8 INCHES.
- F. CONCRETE COVER FOR REINFORCEMENT MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NO BE LESS THAN 3/4 INCH. CONCRETE COVER FOR REINFORCEMENT MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1-1/2 INCHES FOR NO. 5 BARS AND SMALLER AND NOT LESS THAN 2 INCHES FOR LARGER BARS.
- G. ALL FOOTINGS TO BE 2'-6" MINIMUM BELOW GRADE FROST DEPTH.
- H. THE MINIMUM THICKNESS IS PERMITTED TO BE REDUCED 2 INCHES, PROVIDED THE MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE f_c IS 4,000 PSI.
- I. "PC" MEANS PLAN CONCRETE.
- J. WHERE VERTICAL REINFORCEMENT IS REQUIRED, HORIZONTAL REINFORCEMENT SHAL BE PROVIDED @ 24" O.C.
- K. ALL CONCRETE SHALL BE 3,000 PSI (AT 28 DAYS) AIR ENTRAINED, U.N.O REF FOUNDATION DRAWINGS FOR REINFORCEMENT.
- L. MORTAR SHALL BE TYPE "S" FOR ALL BELOW GRADE APPLICATIONS.
- M. BACKFILL WALLS IN EQUAL LIFTS, DO NOT BACKFILL WALLS UNTIL BASEMENT SLAB IS POURED AND 1ST FLOOR DECK IS INSTALLED AND FULLY SHEATHED.
- N. ALL WATERPROOFNG AND DRAINAGE INSTALLED PER MANUF. AND CODE RECOMMENDATION.

MINIMUM 30" FROST DEPTH

NOTE: REFFER TO WIND BRACING & DETAILS FOR WIND BRACING AND REQUIRED COMPONENTS (HOLD DOWNS ETC.)



1 FOUNDATION PLAN
A010 1/4" = 1'-0"

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REAR AND SECOND
STORY ADDITION
1031 CROSS DRIVE
ALEXANDRIA VIRGINIA 22302

J21103

PROJECT NAME AND ADDRESS

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Revision 1

DATE
Date 1

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FOUNDATION PLAN

A010

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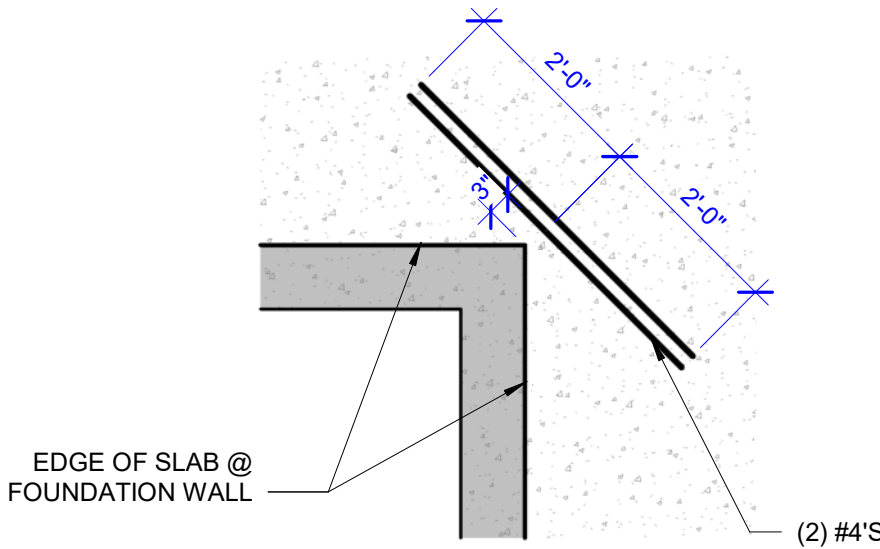
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DETAILS -
FOUNDATION &
STRUCTURE

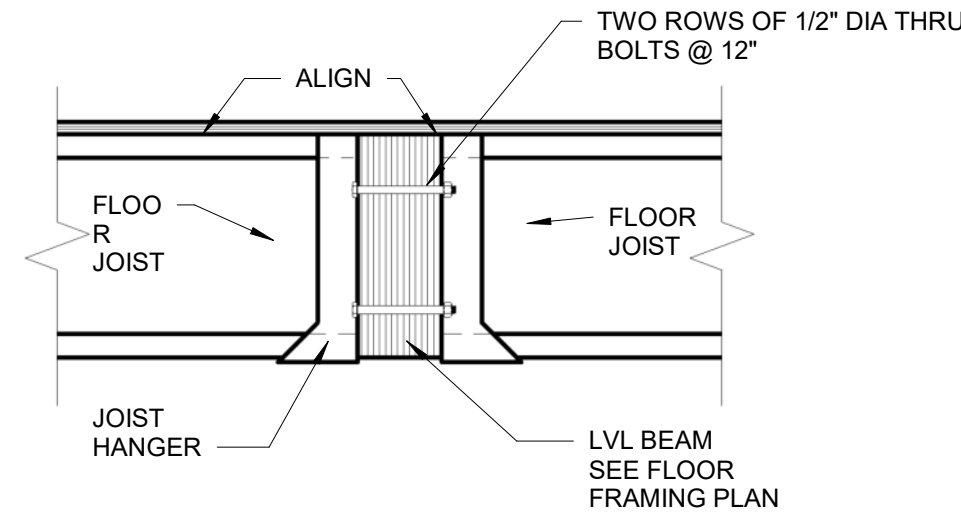
A011

SHEET #



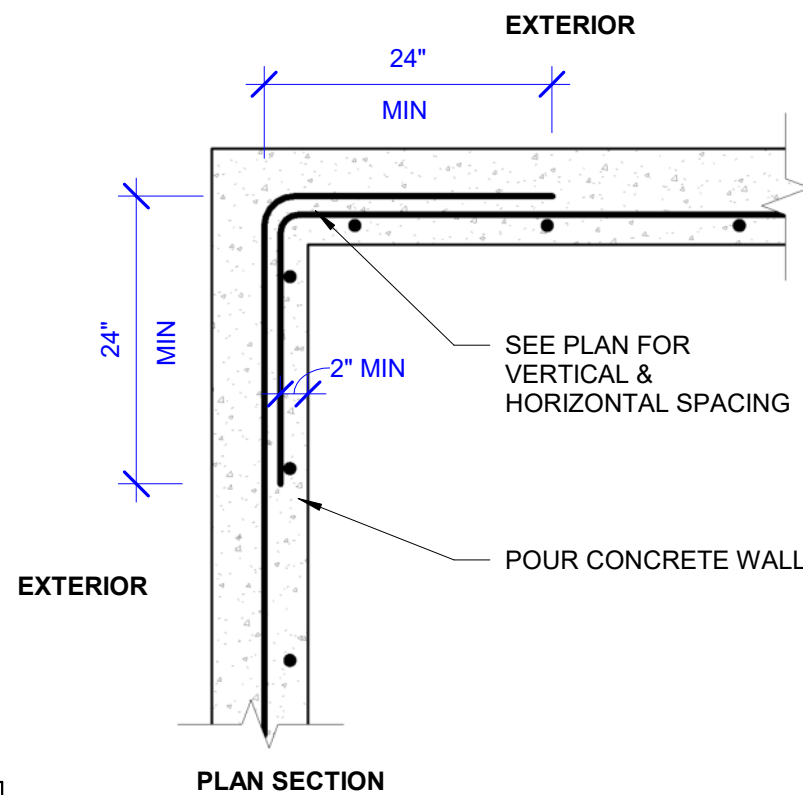
6 SLAB CORNER REINFORCEMENT

A011 1/2" = 1'-0"



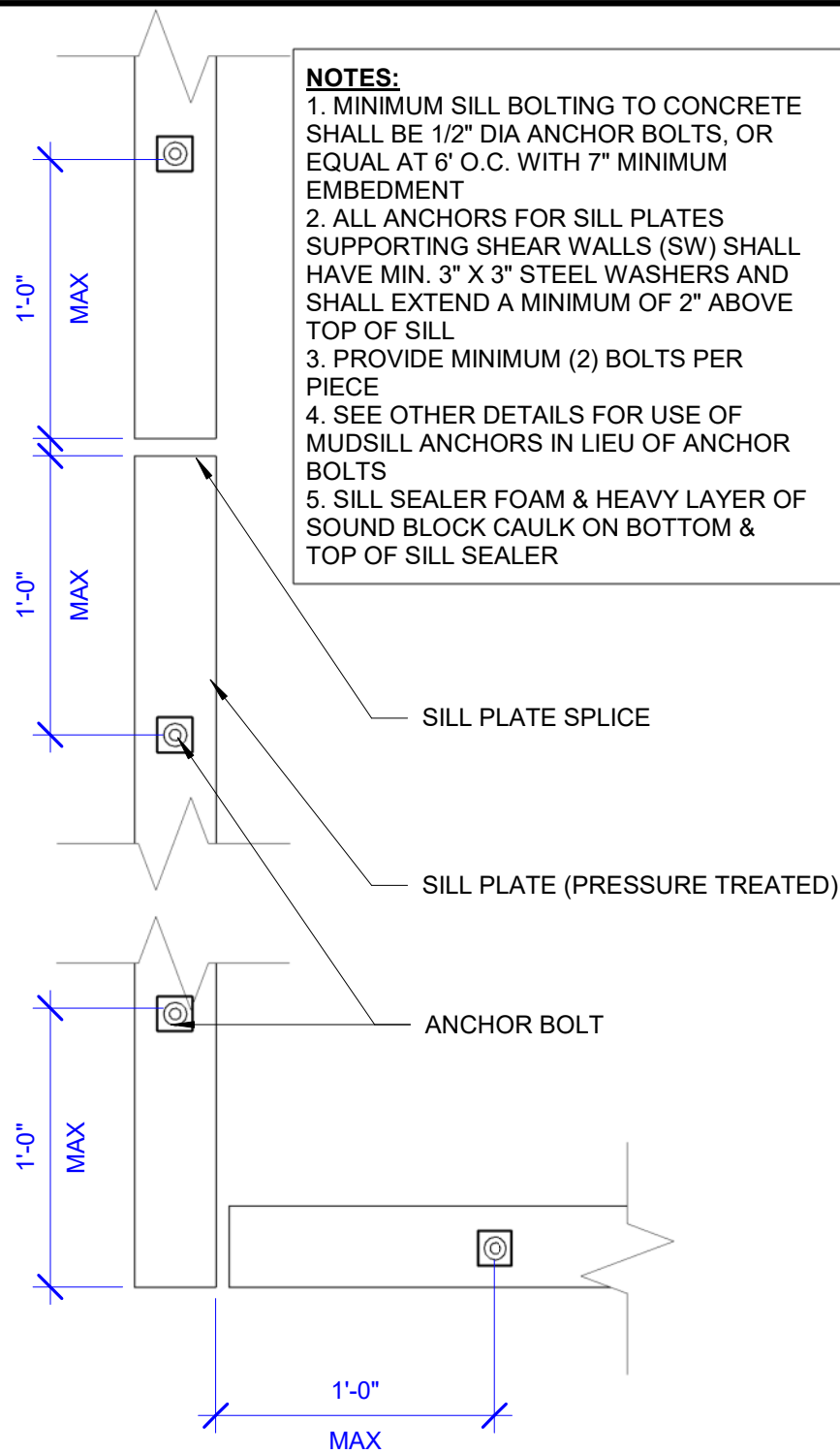
5 JOIST @ FLUSH LVL BEAM

A011 1" = 1'-0"



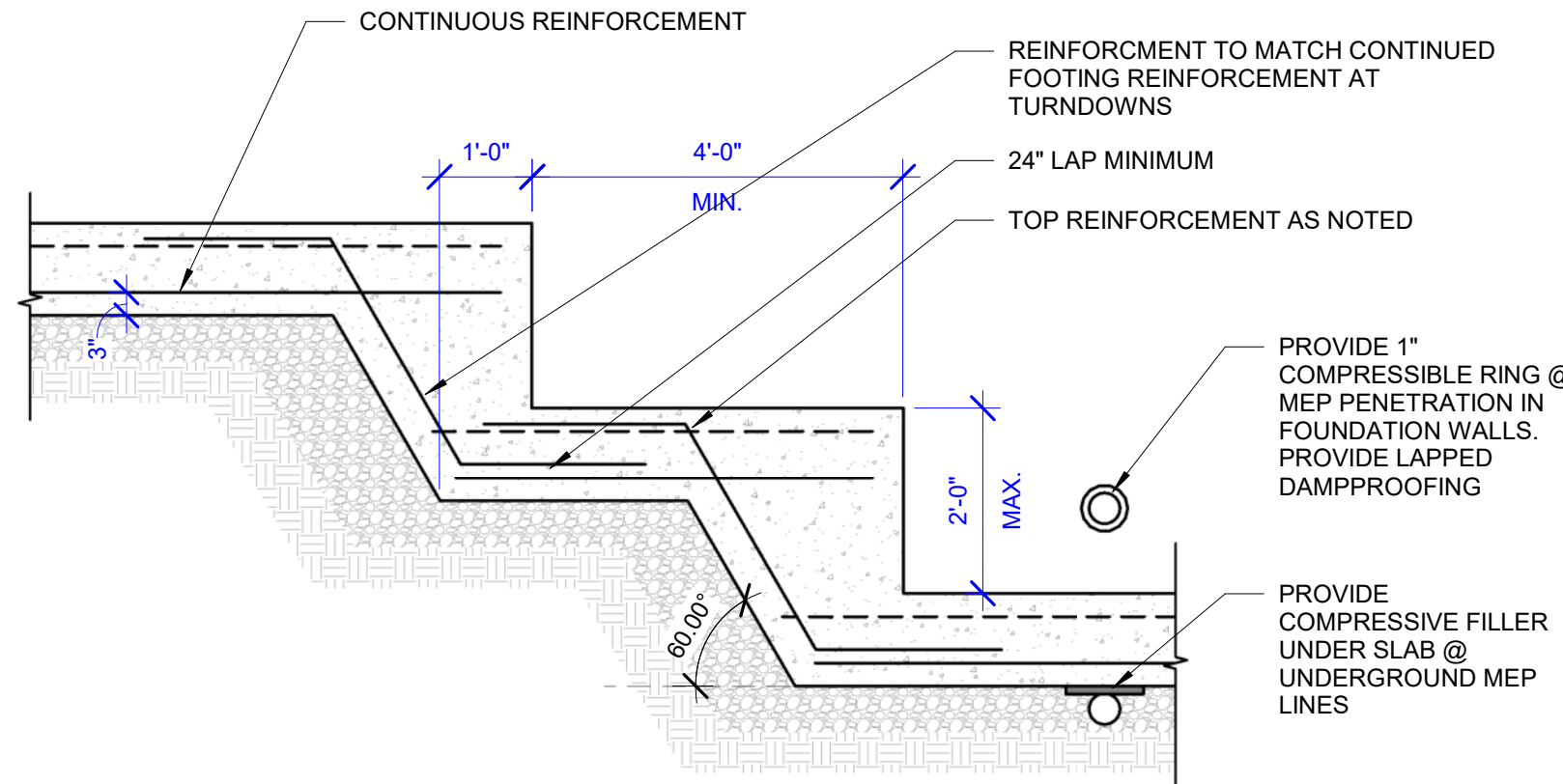
4 CORNER REINFORCEMENT

A011 3/4" = 1'-0"



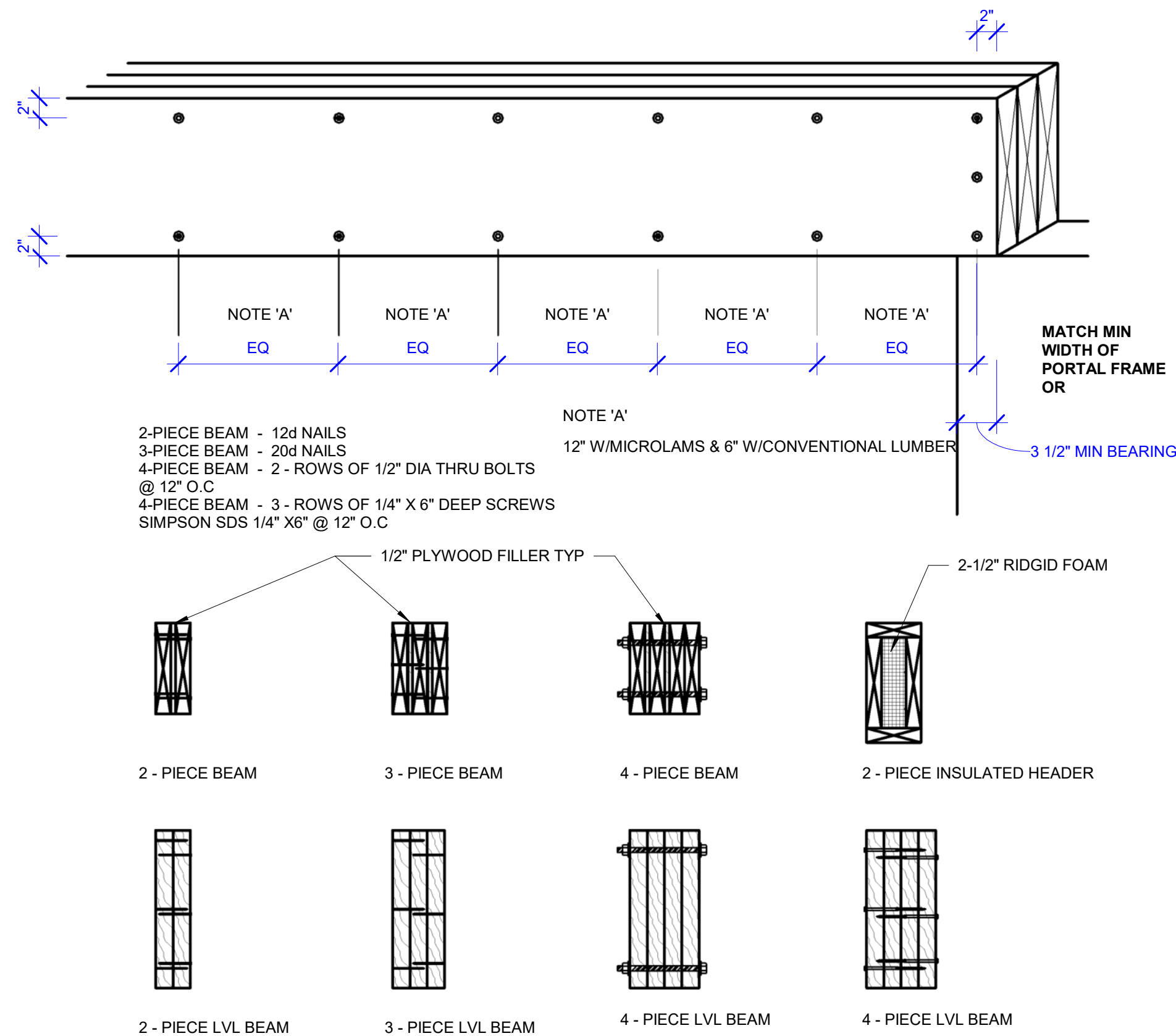
3 SILLPLATE ANCHORAGE TYP.

A011 1 1/2" = 1'-0"



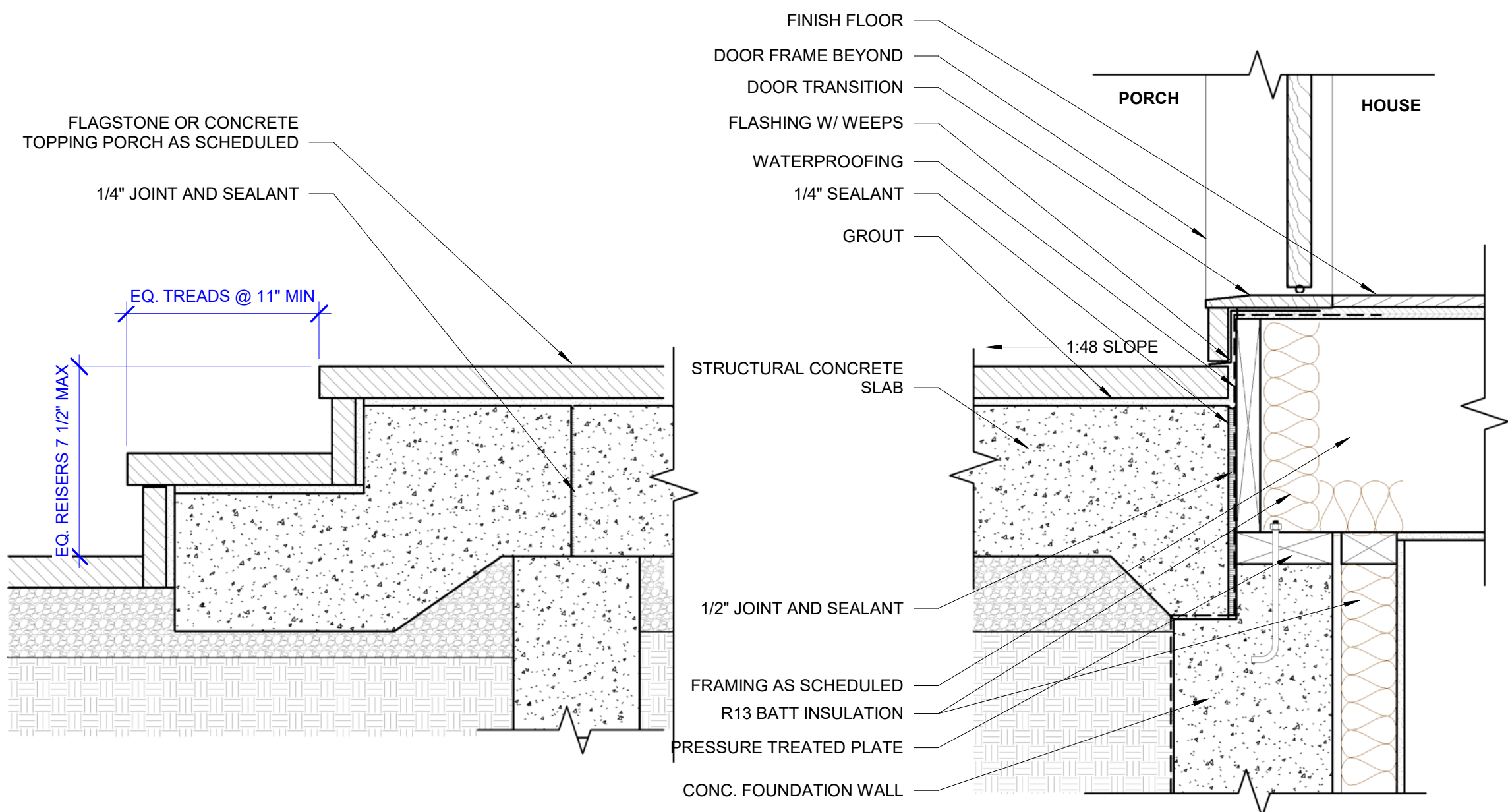
2 STEP FOOTING (TYP.)

A011 1/2" = 1'-0"



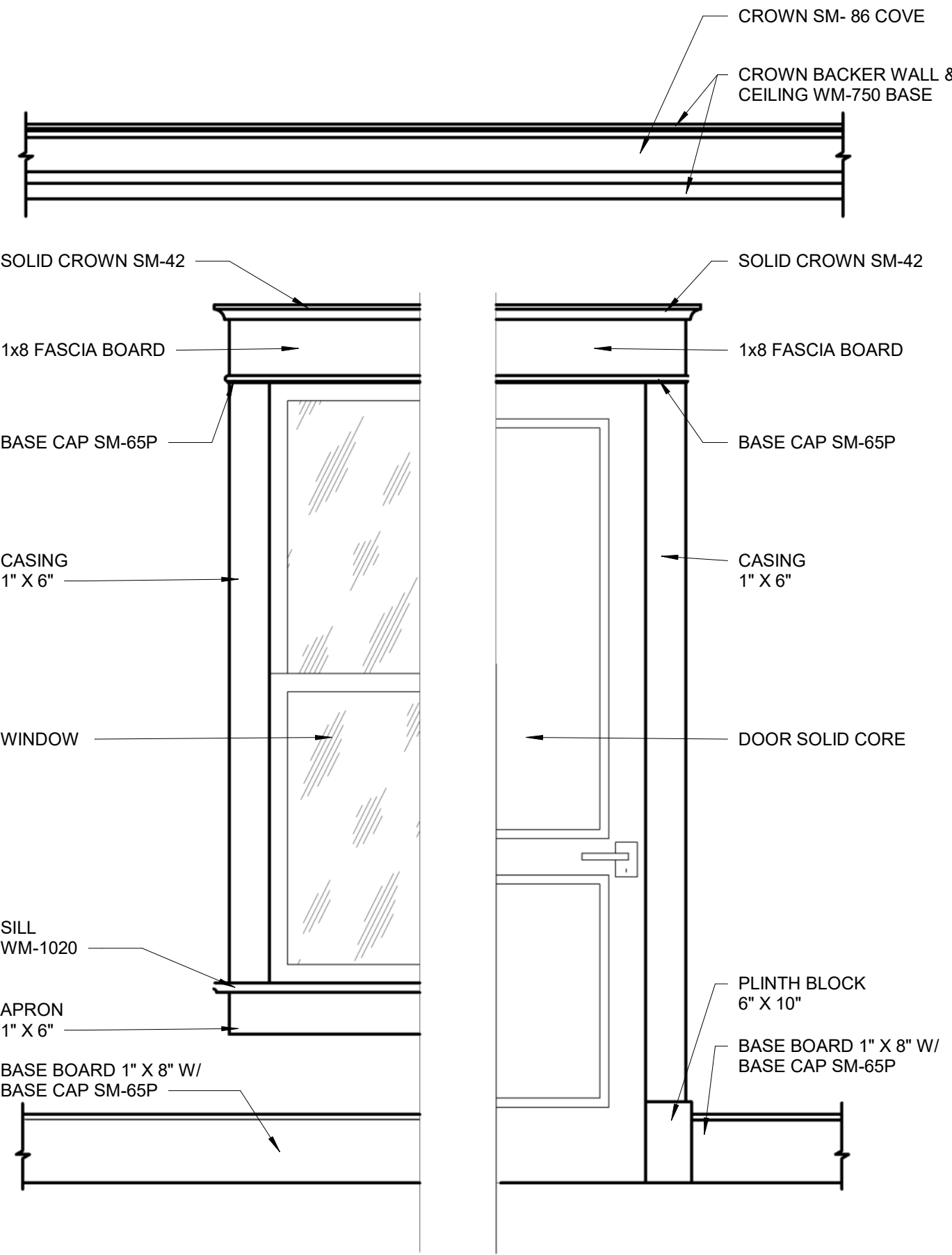
7 MULTI MEMBER WOOD BEAM

A011 1" = 1'-0"



1 DETAIL - FRONT PORCH

A011 1 1/2" = 1'-0"



3

DOOR & WINDOW TRIM

A020

NTS

SCHEDULE - WINDOWS							SCHEDULE - DOORS						
FLOOR	TYPE	COUNT	WINDOW		HEAD HEIGHT	MANUFACTURER	FLOOR	DOOR				MANUFACTURER	
			WIDTH	HEIGHT	FROM LEVEL			TYPE	COUNT	WIDTH	HEIGHT		
BASEMENT FLOOR	DH	1	3'-0"	4'-0"	6'-8"	TBD	FIRST FLOOR	A	1	2'-4"	6'-8"	TBD	
FIRST FLOOR	DH	2	3'-0"	4'-0"	7'-0"	TBD	FIRST FLOOR	CC	1	6'-0"	6'-8"	TBD	
FIRST FLOOR	DH	1	3'-0"	5'-0"	6'-8"	TBD	FIRST FLOOR	CO	1	3'-0"	7'-0"		
SECOND FLOOR	DH	1	3'-0"	2'-0"	6'-8"	TBD	FIRST FLOOR	CO	1	12'-0"	7'-0"		
SECOND FLOOR	DH	3	3'-0"	4'-0"	6'-8"	TBD	SECOND FLOOR	A	5	2'-6"	6'-8"	TBD	
SECOND FLOOR	DH	4	3'-0"	5'-0"		TBD	SECOND FLOOR	PP	3	4'-0"	6'-8"		
							SECOND FLOOR	SP	1	2'-6"	7'-0"		

- DOORS AND FRAME NOTES
- A. SEE FLOOR PLANS FOR DOOR SWINGS.

B. DOORS HIGHER THAN 7' TO HAVE MORTESE HARDWARE.

C. PROVIDE 20MINUTE RATED DOORS FROM GARAGE TO INTERIOR. PROVIDE SELF-CLOSING HINGES.

D. DO NOT PAINT ALUMINIUM, GLASS OR VINYL DOORS/FRAMES U.N.O.

E. FRAMES TO NOT HAVE EXPOSED FASTENERS

F. DOORS TO OPERATE SMOOTHLY OVER FINISHED FLOOR. UNDERCUT TO BE 1/4" MAXIMUM UNLESS NOTED OTHERWISE (VERIFY W/ MECHANICAL REQUIREMENTS)

G. PAINTED OR STAINED DOORS ARE TO BE FINISHED ON ALL SIDES INCLUDING TOP AND BOTTOM. SMOOTH/SAND ALL SIDES PRIOR TO FINISHING.

H. PROVIDE PRIVACY FUNCTION ON RESTROOMS. ENTRY FUNCTION ON EXTERIOR DOORS. COORDINATE OTHER FUNCTION WITH OWNER AND GENERAL INDUSTRY ACCEPTED ROOM TYPE STANDARDS.

I. PROVIDE SEALANT AT FRAME EDGES AT WALLS, FLOORS AND HEAD PRIOR TO FINISHING.

J. PROVIDE HINGE PIN DOOR STOPS. FINISH TO MATCH HINGES. PROVIDE 2 PER DOOR FOR DOORS OVER 7' TALL.

K. DOOR CORES NOT TO HAVE UREA-FORMALDEHYDES.

L. PROVIDE STONE FLOOR TRANSITION BETWEEN TILE AND OTHER FINISHES 1/4" MAX A.F.F. FROM TILE.

M. PROVIDE STAINLESS STEEL HINGES AT EXTERIOR DOORS.

N. PROVIDE 3 HINGES PER DOORS 7' TALL OR LESS. PROVIDE 4 HINGES PER DOOR OVER 7' TALL.

O. COORDINATE ROUGH OPENING WITH MANUFACTURER REQUIREMENTS.

P. PROVIDE TEMPERED INSULATING GLASS ON ALL EXTERIOR DOORS WITH GLAZING.

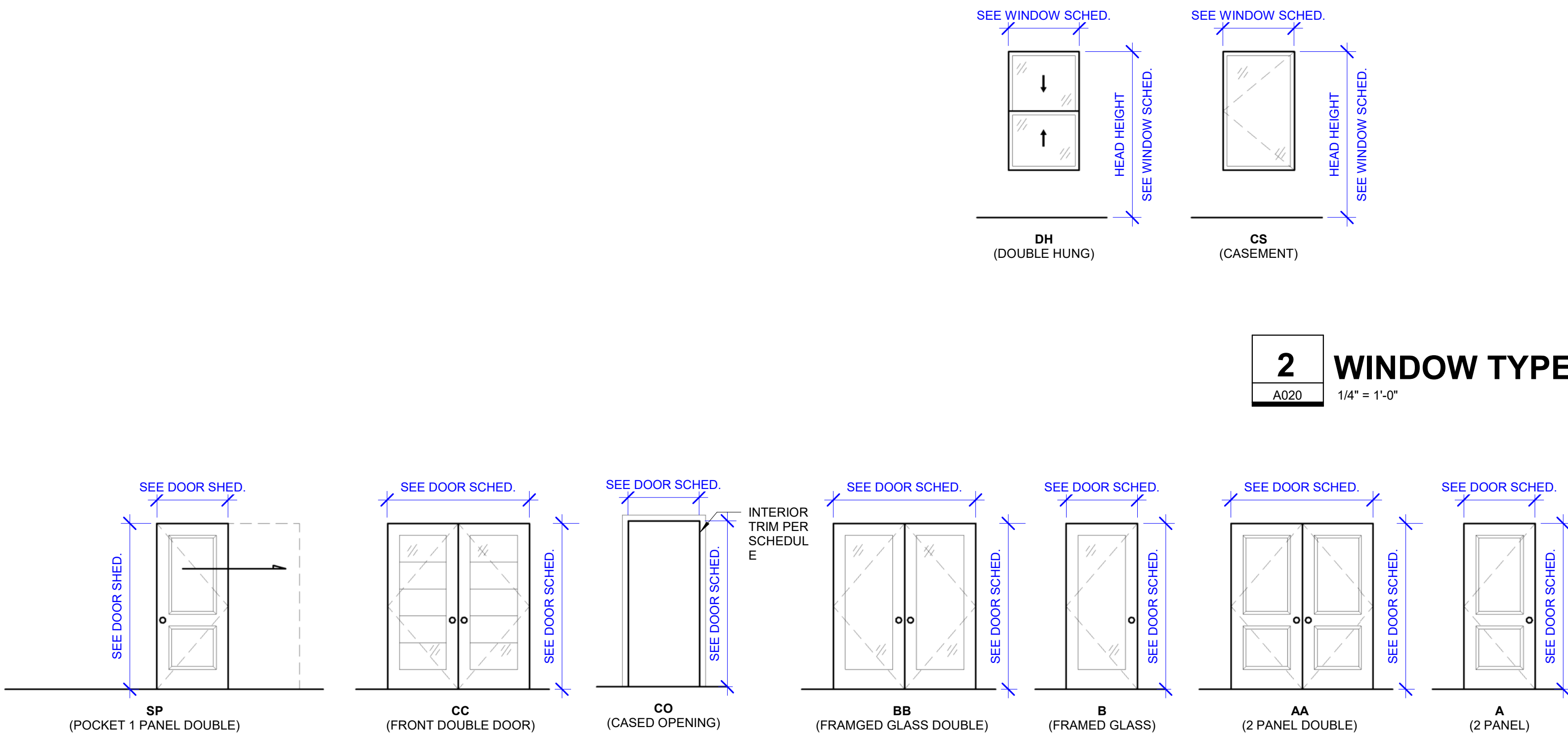
Q. DOOR GLAZING TINT TO MATCH WINDOWS.
- WINDOWS AND FRAME NOTES
- A. SEE ELEVATIONS FOR WINDOW SWINGS.

B. PROVIDE INSECT SCREENS ON OPERABLE WINDOWS

C. EXTERIOR GLAZING TO BE INSULATED GLASS, LOW E TO MEET MINIMUM ENERGY CODE REQUIREMENTS FOR INSULATION U VALUE AND SHGC.

D. PROVIDE SEALANT AT FRAME EDGES AT WALLS, FLOORS AND HEAD PRIOR TO FINISHING.

ABBREVIATIONS:
SC - SOLID CORE
HC - HOLLOW CORE
GL - GLASS



2

WINDOW TYPES

A020

1/4" = 1'-0"

1

DOOR TYPES

A020

1/4" = 1'-0"

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REAR AND SECOND
STORY ADDITION

1031 CROSS DRIVE
ALEXANDRIA VIRGINIA 22302

J21103

COMMONWEALTH OF VIRGINIA
GEORGE C. GERBER
Lic. No. 2311
08/20/2021
PROFESSIONAL ENGINEER

REVISION

DATE

08/20/2021

DOOR AND WINDOW
SCHEDULES

A020

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PROJECT #

PROJECT NAME AND ADDRESS

SEAL



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DATE

08/20/2021

ISSUE DATE

EXISTING PLANS

SHEET TITLE

SHEET #

A100

GENERAL NOTES

- A. ALL EXTERIOR FRAMED WALLS TO BE 2X6 STUDS @ 16" O.C U.N.O.
B. ALL BEARING INTERIOR WALLS 2 X 6 @ 16" O.C. UNO
C. ALL INTERIOR FRAMED WALLS TO BE 2X4 STUDS @ 16" O.C U.N.O.
D. ALL BEARING WALLS TO BE 16" O.C AND DBL TOP PLATES U.N.O.
E. ALL INTERIOR FRAMED WALLS W/ CASE OR POCKET DOORS TO BE 2X6 STUDS U.N.O.
F. ALL FOUNDATION WALLS TO SIZED PER STRUCTURAL PLANS.
G. ALL LUMBER EXPOSED TO THE ELEMENTS TO BE PRESSURE TREATED.
H. ALL DIMENSIONS ARE TO ROUGH STUDS U.N.O.
I. NOTIFY ARCHITECT OF ANY DISCREPANCIES WITH PLANS & SITE CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK.
J. ALL EXTERIOR DOOR AND WINDOW ARE SHOWN ARE GENERIC AND MUST BE COORDINATED BY THE GENERAL CONTRACTOR AND MANUFACTURE SPECIFICATIONS.
K. ALL 2X FRAME WALLS ADJACENT TO CONC. WALLS TO HAVE PT. SILLS PLATES AND ARE TO BE SET 1/2" OFF OF CONC WALL.
L. ALL RAILING TO BE INSTALLED PER IRC SECTION R311.5.6
M. EXTERIOR HOSE BIBS (HB) ARE TO BE FROST PROOF
N. U.N.O. HEAD HEIGHT FOR ALL EXTERIOR WINDOWS 8'0" @ 1ST FLOOR & 2ND FLOOR AND 6'8" IN BASEMENT
O. FOR ROUGH OPENINGS REFER TO DOOR WINDOW MANUFACTURER SPECS
P. ALL 1ST FLOOR INTERIOR DOORS 8' TALL, BASEMENT AND 2ND FLOOR ARE 6'8" TALL.
Q. UNO, FOLLOW MANUFACTURER'S GUIDELINES FOR TEMPERED GLASS IN WINDOWS
R. ALL FINISHED AREAS OF BASEMENT TO RECEIVE R-15 BATT INSULATION IN EXTERIOR WALLS
S. UNFINISHED AREAS TO RECEIVE FOIL FACED R-15 BATTS
T. WATER PROOF WALLS MIN 6" ABOVE GRADE UNO, PARGE WALLS MIN 12" BELOW GRADE, TYP

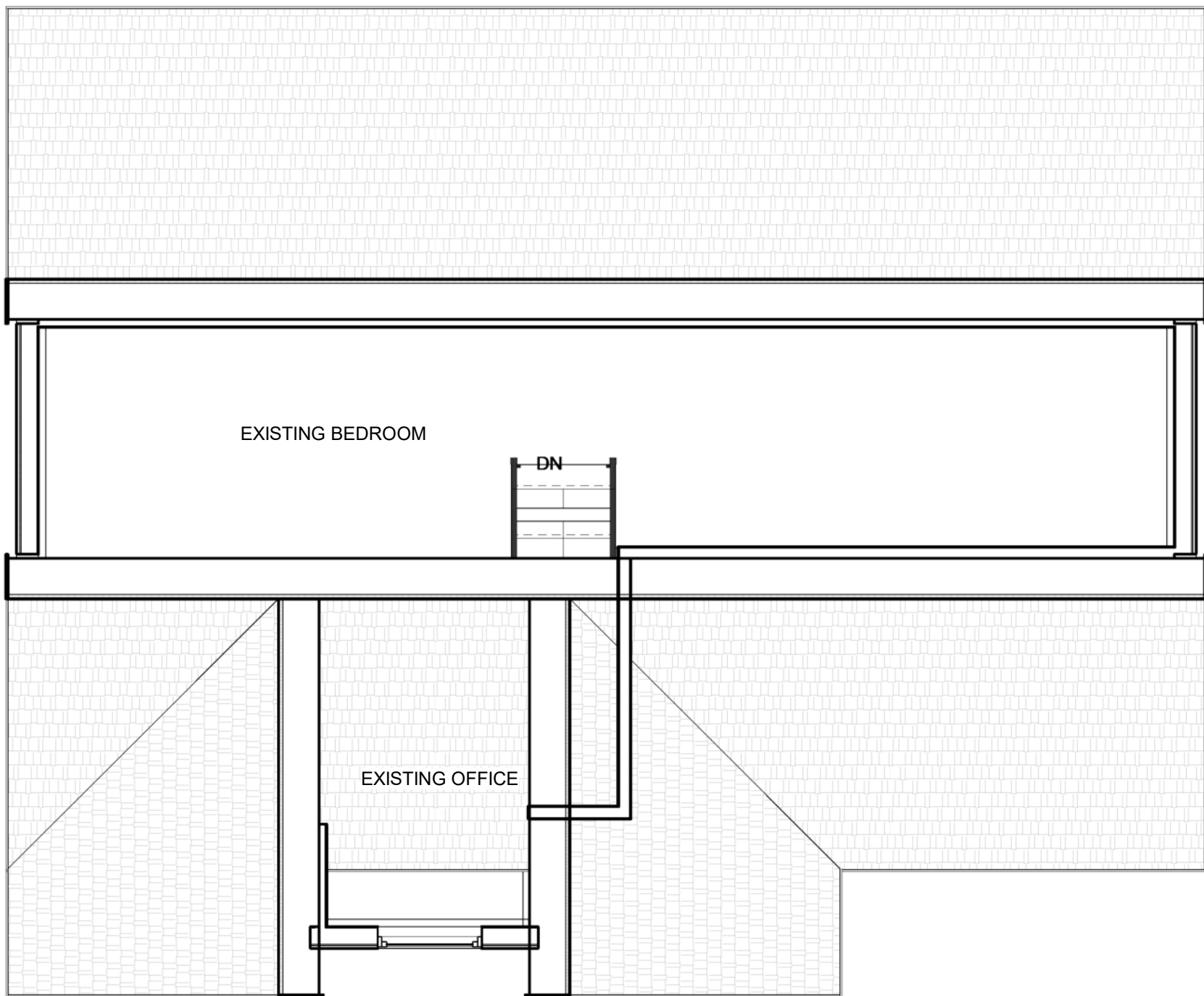
ENERGY CONSERVATION AND REQUIRED INSULATION VALUES PER IRC

ELEMENT	R-VALUE	U-VALUE	SHGC
WINDOWS/DOORS		0.30	0.35
CEILING	R-38		
WALLS (2X6 WOOD)	R-19		
WALLS (CONCRETE)	R-13		
FLOORS	R-19		
CANTILEVER FLOORS*	R-30		

*TO EXTERIOR & UNCONDITIONED SPACE, SPRAY FOAM CLOSED CELL FOAM

LEGEND

(T) 'T' INDICATES TEMPERED GLASS IN DOOR OR WINDOW.

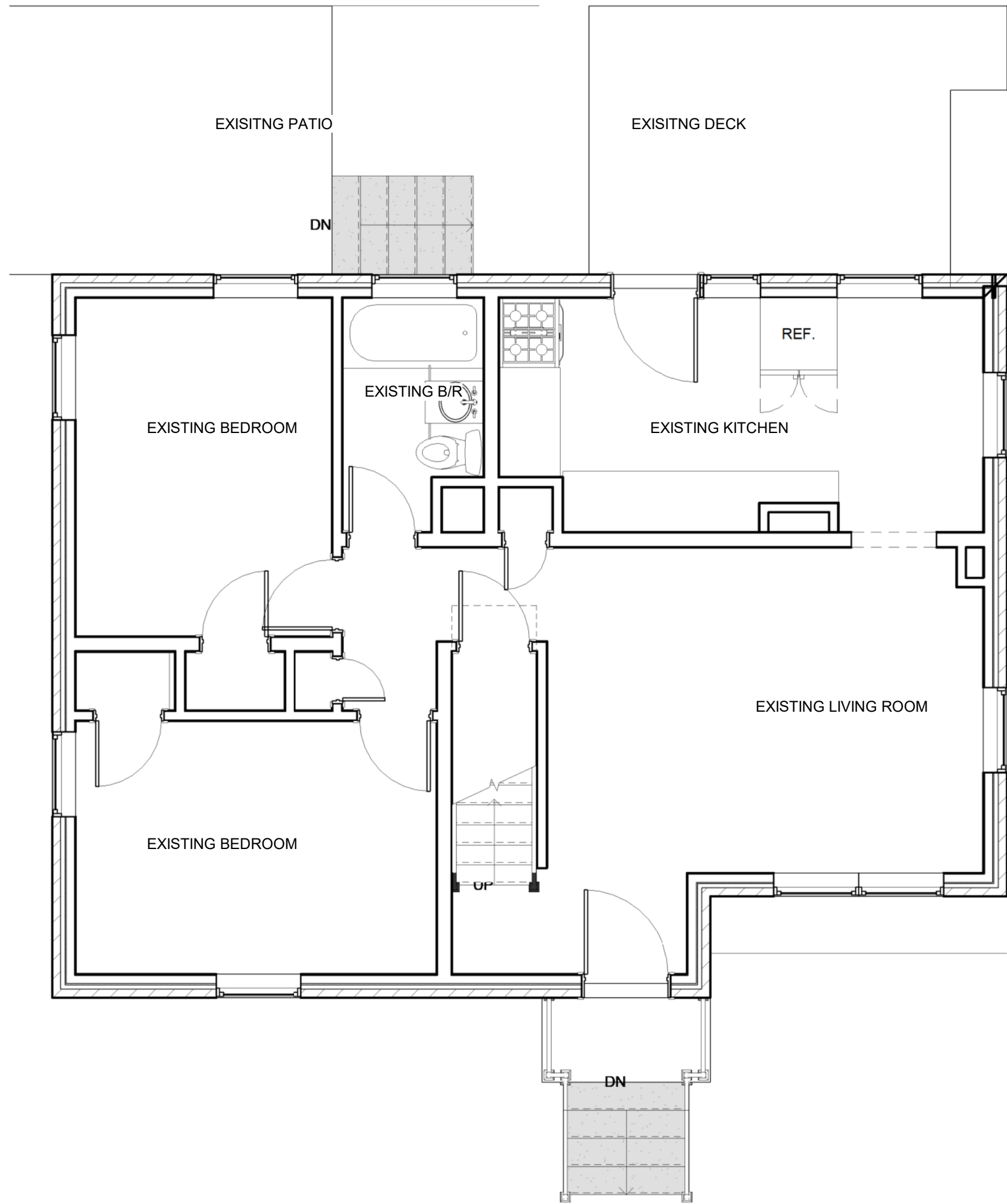


2

SECOND FLOOR PLAN EXISTING

A100

1/4" = 1'-0"



1

FIRST FLOOR PLAN EXISTING

A100

1/4" = 1'-0"

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FIRST FLOOR AND
SECOND FLOOR
PLAN

A101

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- U.N.O. HEAD HEIGHT FOR ALL EXTERIOR WINDOWS 8'0" @ 1ST FLOOR & 2ND FLOOR AND 6'8" IN BASEMENT
- FOR ROUGH OPENINGS REFER TO DOOR WINDOW MANUFACTURER SPECS
- ALL 1ST FLOOR INTERIOR DOORS 8' TALL. BASEMENT AND 2ND FLOOR ARE 6'8" TALL.
- UNO, FOLLOW MANUFACTURER'S GUIDELINES FOR TEMPERED GLASS IN WINDOWS
- ALL FINISHED AREAS OF BASEMENT TO RECEIVE R-15 BATT INSULATION IN EXTERIOR WALLS
- UNFINISHED AREAS TO RECEIVE FOIL FACED R-15 BATTS
- WATER PROOF WALLS MIN 6" ABOVE GRADE UNO, PARGE WALLS MIN 12" BELOW GRADE, TYP

GARAGE NOTES

- (1) LAYER OF 5/8" RATED GWB ALL WALLS AND STRUCTURAL ELEMENTS & (1) LAYER OF 5/8" RATED GWB @ CEILING.
- PROVIDE RATED WALLS AND CEILINGS TO ADJACENT LIVING SPACES

ENERGY CONSERVATION AND REQUIRED INSULATION VALUES PER IRC

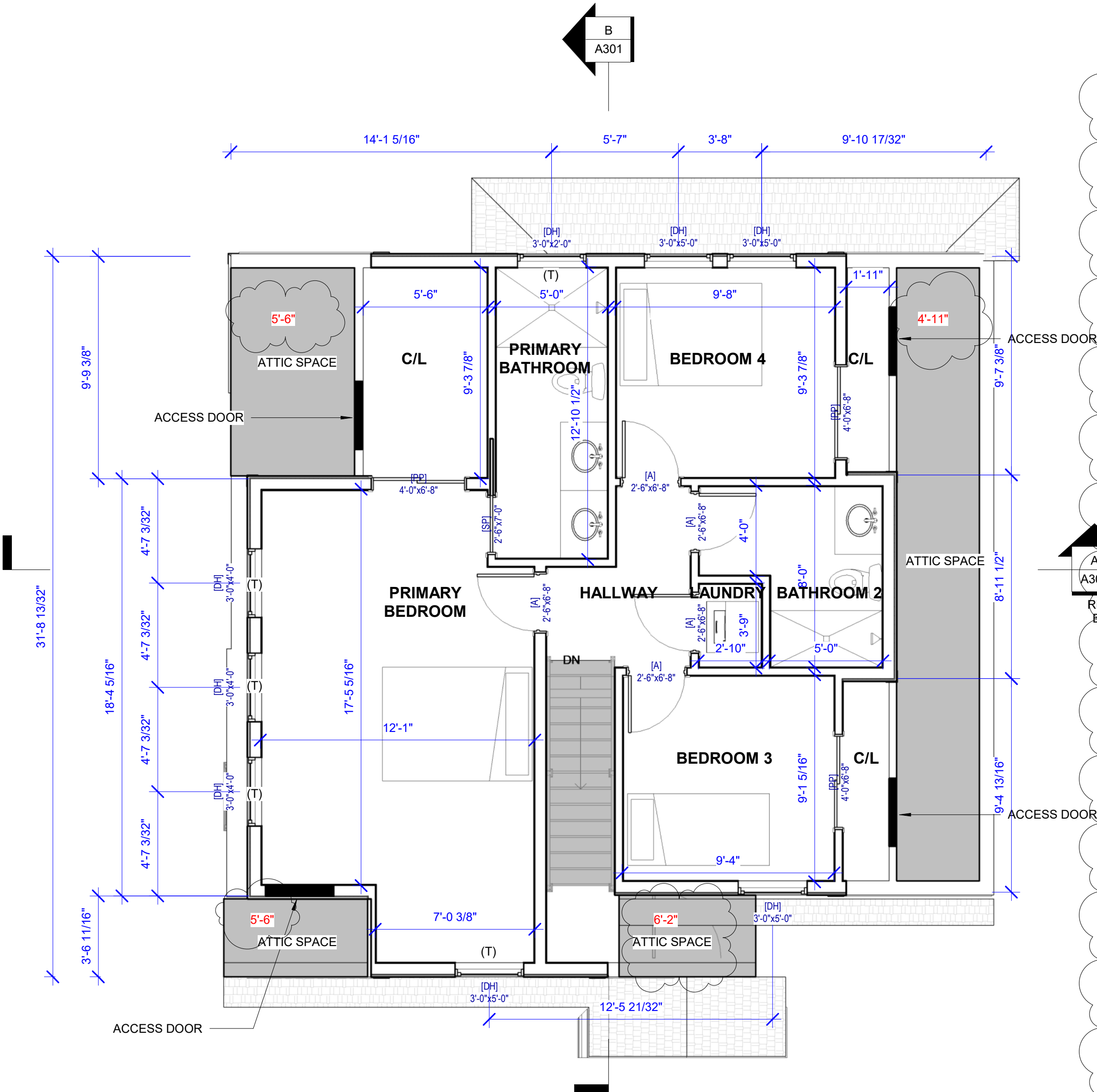
ELEMENT	R-VALUE	U-VALUE	SHGC
WINDOWS/DOORS		0.30	0.35
CEILING	R-38		
WALLS (2X6 WOOD)	R-19		
WALLS (CONCRETE)	R-13		
FLOORS	R-19		
CANTILEVER FLOORS*	R-30		

*TO EXTERIOR & UNCONDITIONED SPACE, SPRAY FOAM CLOSED CELL FOAM

LEGEND

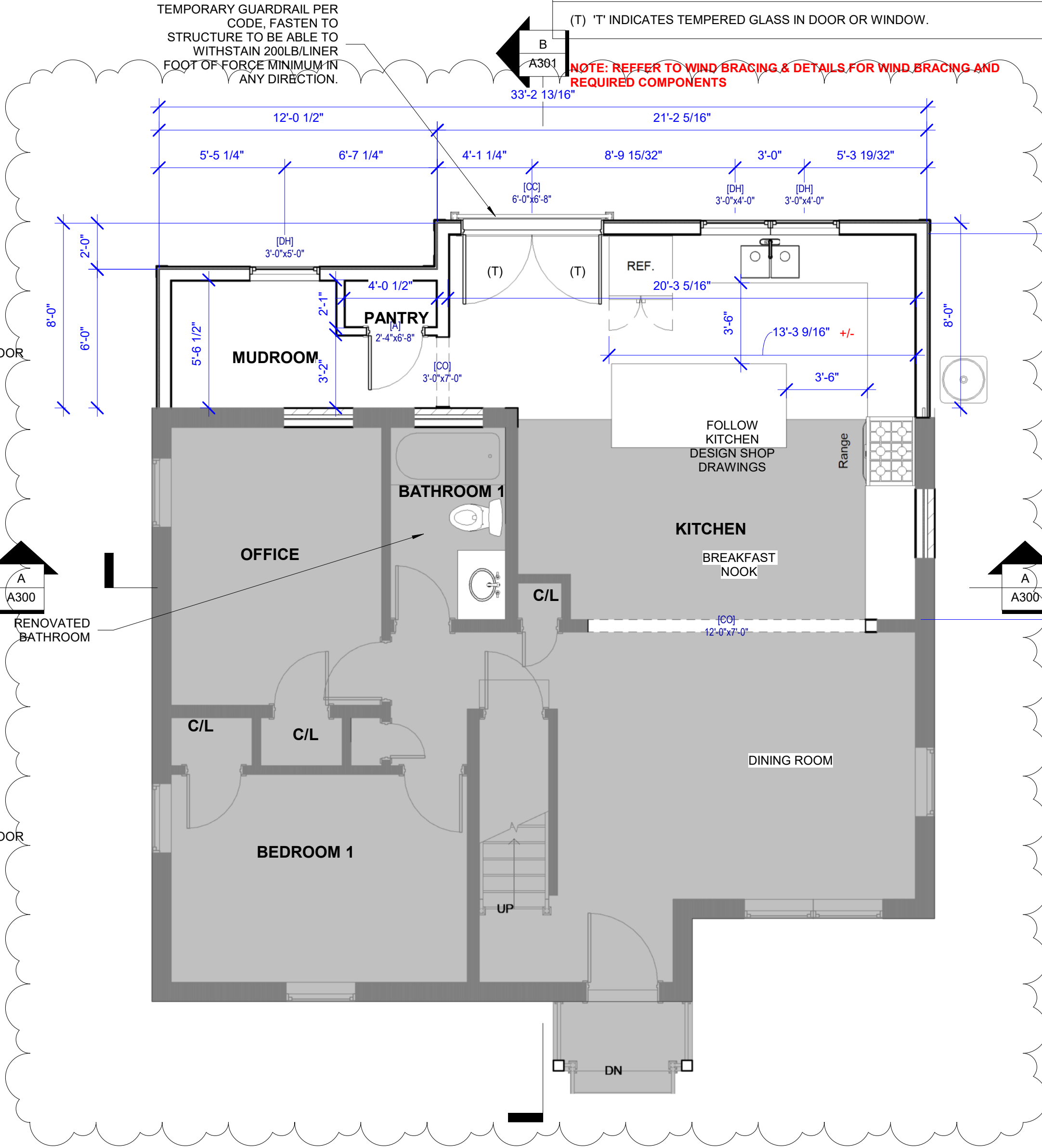
(T) 'T' INDICATES TEMPERED GLASS IN DOOR OR WINDOW.

NOTE: REFFER TO WIND BRACING & DETAILS FOR WIND BRACING AND REQUIRED COMPONENTS



2 SECOND FLOOR PLAN PROPOSED

A101 1/4" = 1'-0"



1 FIRST FLOOR PLAN PROPOSED

A101 1/4" = 1'-0"

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REAR AND SECOND STORY ADDITION

1031 CROSS DRIVE
ALEXANDRIA VIRGINIA 22302

J21103

PROJECT #



REVISION
Revision 1

DATE
Date 1

08/20/2021

FIRST FLOOR AND
SECOND FLOOR
PLAN

A101

GENERAL NOTES

- ALL EXTERIOR FRAMED WALLS TO BE 2X6 STUDS @ 16" O.C. U.N.O.
- ALL BEARING INTERIOR WALLS 2 X 6 @ 16" O.C. UNO
- ALL INTERIOR FRAMED WALLS TO BE 2X4 STUDS @ 16" O.C. U.N.O.
- ALL BEARING WALLS TO BE 16" O.C AND DBL TOP PLATES U.N.O.
- ALL INTERIOR FRAMED WALLS W/ CASE OR POCKET DOORS TO BE 2X6 STUDS U.N.O.
- ALL FOUNDATION WALLS TO SIZED PER STRUCTURAL PLANS.
- ALL LUMBER EXPOSED TO THE ELEMENTS TO BE PRESSURE TREATED.
- ALL DIMENSIONS ARE TO ROUGH STUDS U.N.O.
- NOTIFY ARCHITECT OF ANY DISCREPANCIES WITH PLANS & SITE CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK.
- ALL EXTERIOR DOOR AND WINDOW ARE SHOWN ARE GENERIC AND MUST BE COORDINATED BY THE GENERAL CONTRACTOR AND MANUFACTURE SPECIFICATIONS.
- ALL 2X FRAME WALLS ADJACENT TO CONC. WALLS TO HAVE PT. SILLS PLATES AND ARE TO BE SET 1/2" OFF OF CONC WALL.
- ALL RAILING TO BE INSTALLED PER IRC SECTION R311.5.6
- EXTERIOR HOSE BIBS (HB) ARE TO BE FROST PROOF
- U.N.O. HEAD HEIGHT FOR ALL EXTERIOR WINDOWS 8'0" @ 1ST FLOOR & 2ND FLOOR AND 6'8" IN BASEMENT
- FOR ROUGH OPENINGS REFER TO DOOR WINDOW MANUFACTURER SPECS
- ALL 1ST FLOOR INTERIOR DOORS 8' TALL. BASEMENT AND 2ND FLOOR ARE 6'8" TALL.
- UNO, FOLLOW MANUFACTURER'S GUIDELINES FOR TEMPERED GLASS IN WINDOWS
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- WATER PROOF WALLS MIN 6" ABOVE GRADE UNO, PARGE WALLS MIN 12" BELOW GRADE, TYP

GARAGE NOTES

- (1) LAYER OF 5/8" RATED GWB ALL WALLS AND STRUCTURAL ELEMENTS & (1) LAYER OF 5/8" RATED GWB @ CEILING.
- PROVIDE RATED WALLS AND CEILINGS TO ADJACENT LIVING SPACES

ENERGY CONSERVATION AND REQUIRED INSULATION VALUES PER IRC

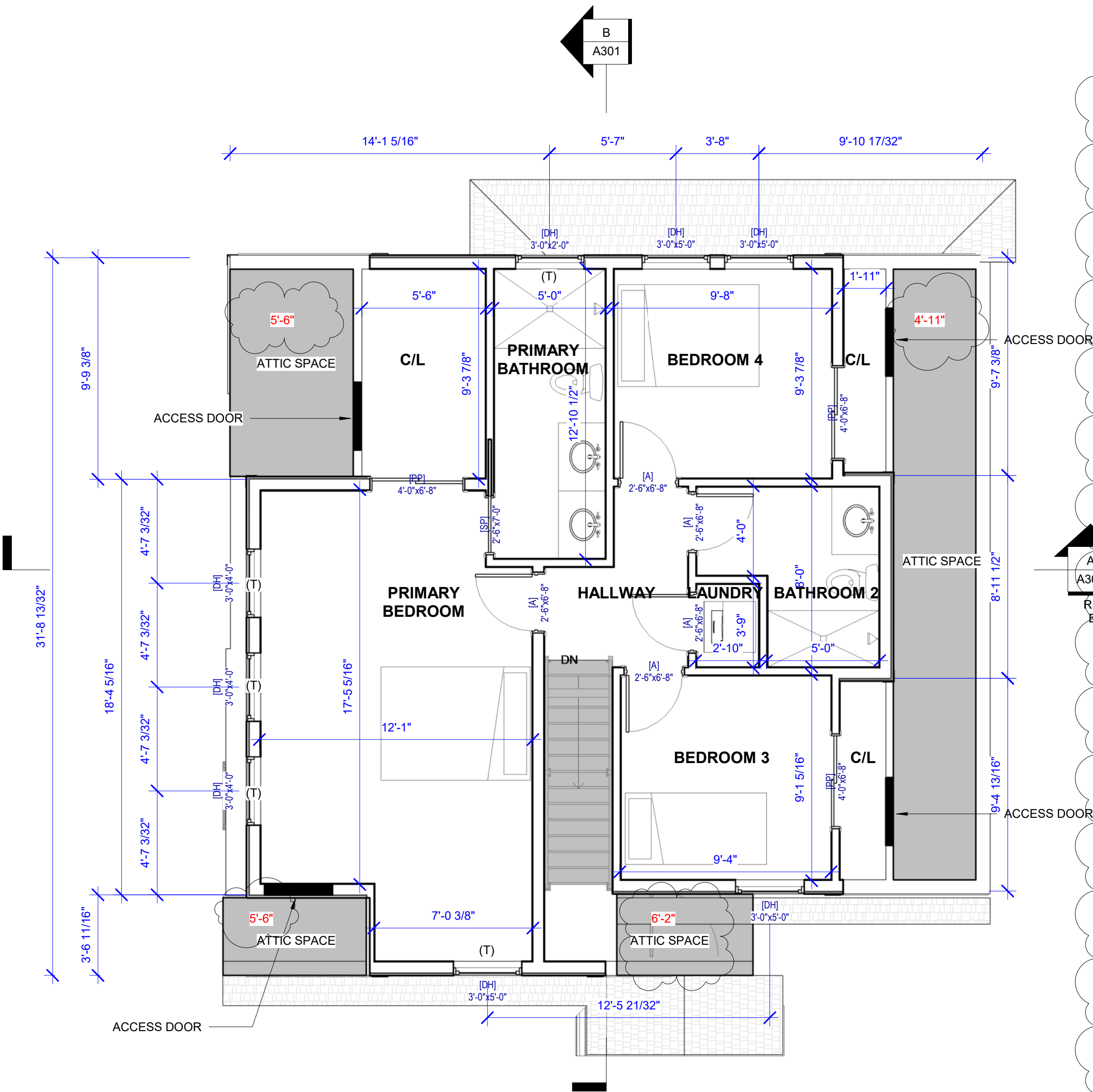
ELEMENT	R-VALUE	U-VALUE	SHGC
WINDOWS/DOORS		0.30	0.35
CEILING	R-38		
WALLS (2X6 WOOD)	R-19		
WALLS (CONCRETE)	R-13		
FLOORS	R-19		
CANTILEVER FLOORS*	R-30		

*TO EXTERIOR & UNCONDITIONED SPACE, SPRAY FOAM CLOSED CELL FOAM

LEGEND

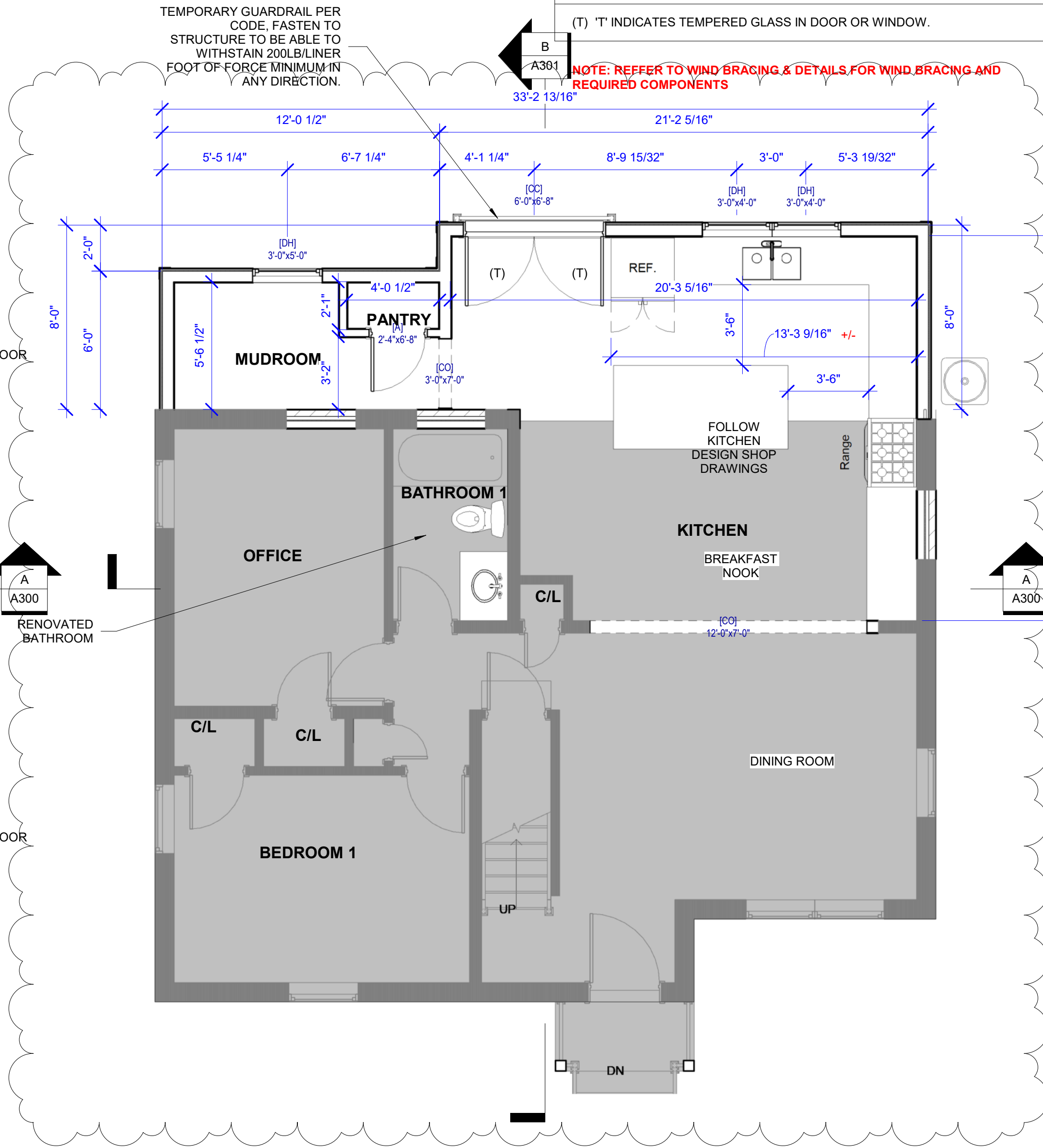
(T) 'T' INDICATES TEMPERED GLASS IN DOOR OR WINDOW.

NOTE: REFFER TO WIND BRACING & DETAILS FOR WIND BRACING AND REQUIRED COMPONENTS



2 SECOND FLOOR PLAN PROPOSED

A101 1/4" = 1'-0"



1 FIRST FLOOR PLAN PROPOSED

A101 1/4" = 1'-0"

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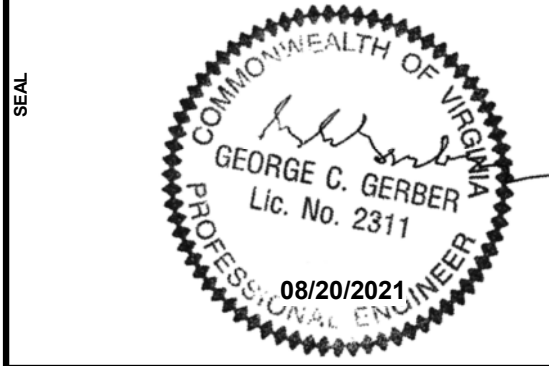
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1031 CROSS DRIVE
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J21103

PROJECT NAME AND ADDRESS

PROJECT #



REVISION
Revision 1

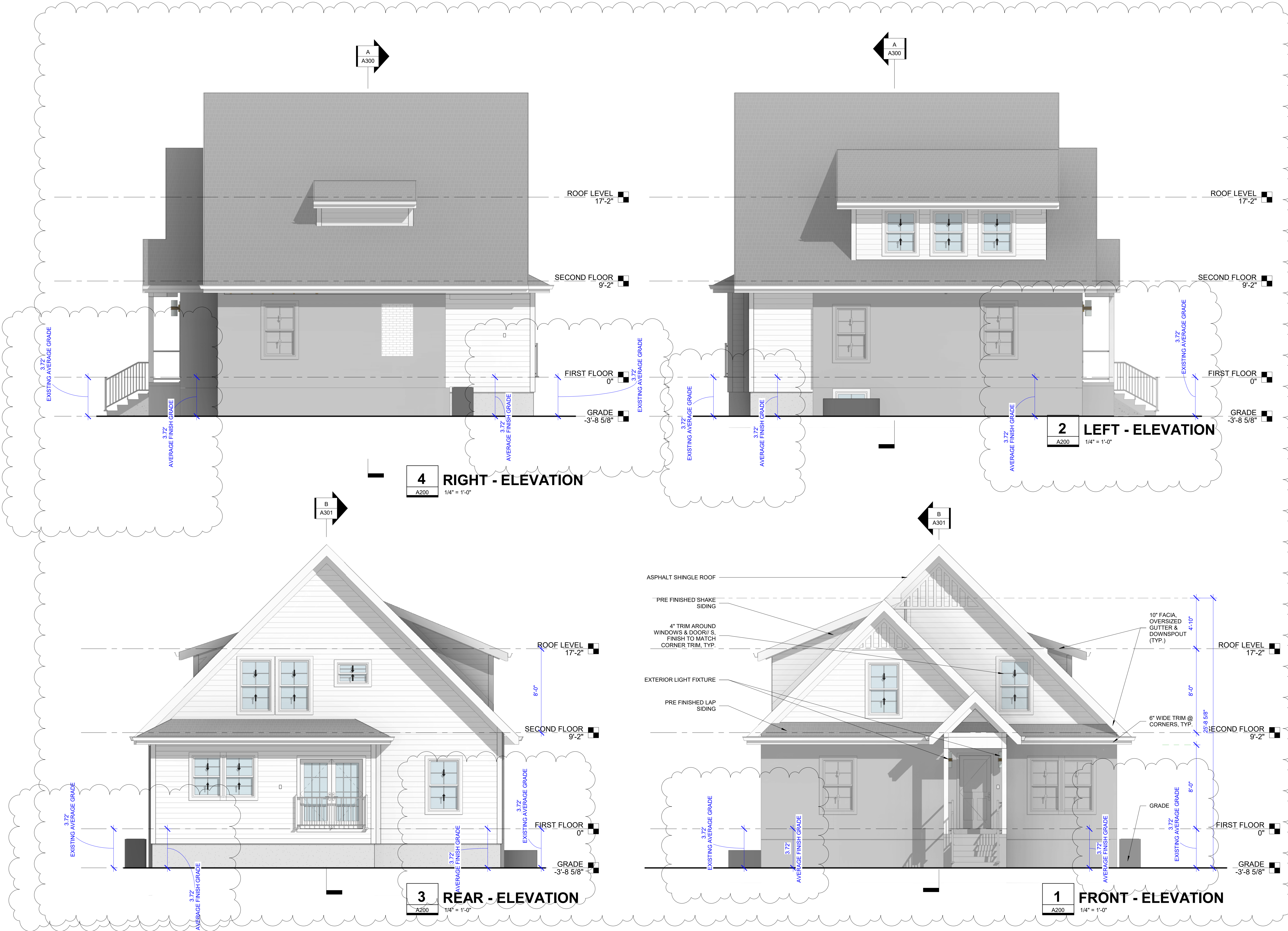
DATE
Date 1

08/20/2021

**FRONT, LEFT,
RIGHT AND REAR
ELEVATIONS**

A200

SHEET #



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DATE

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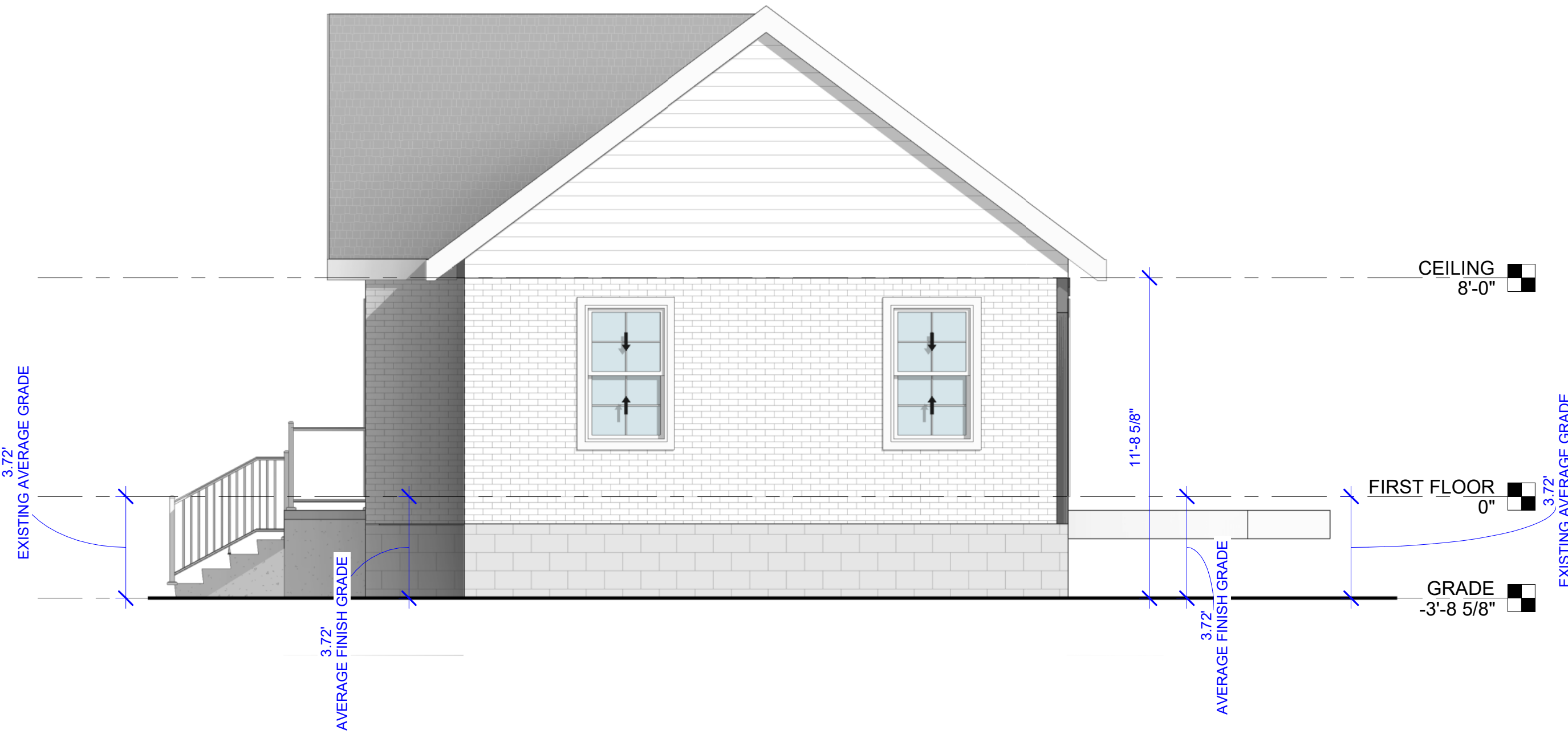
ISSUE DATE

EXISTING
ELEVATION

SHEET TITLE

A201

SHEET #



1

RIGHT EXISTING - ELEVATION

A201

1/4" = 1'-0"

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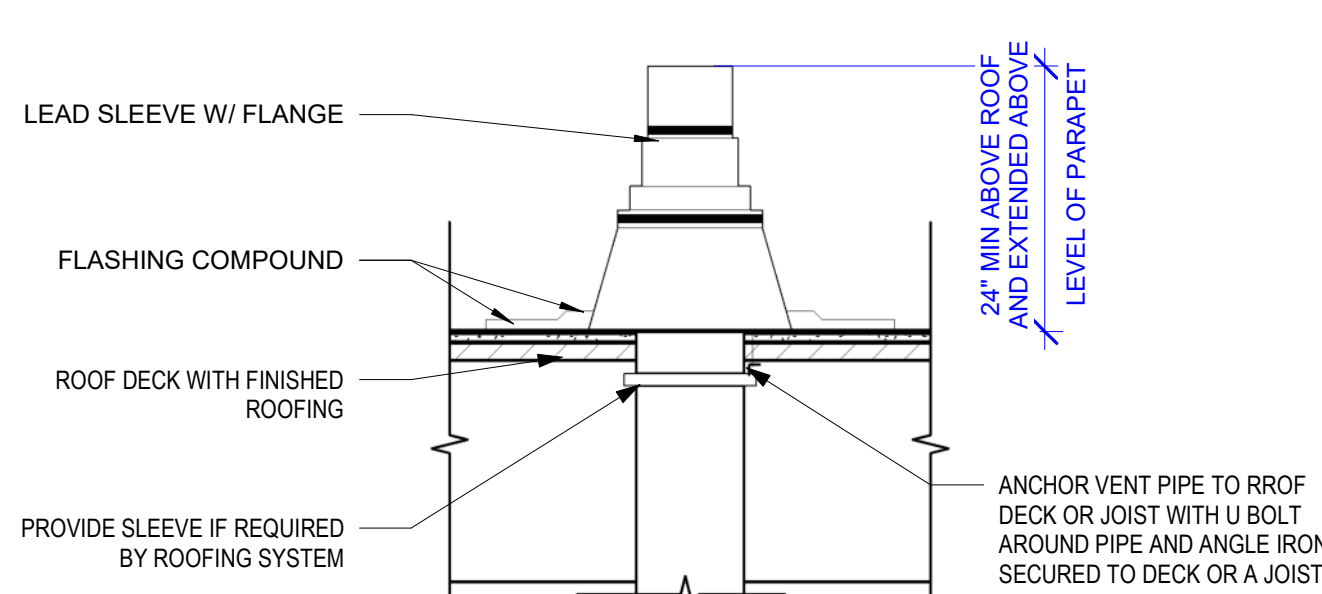
08/20/2021

BUILDING
SECTIONS, WALL
SECTION &
DETAILS
A300

ISSUE DATE

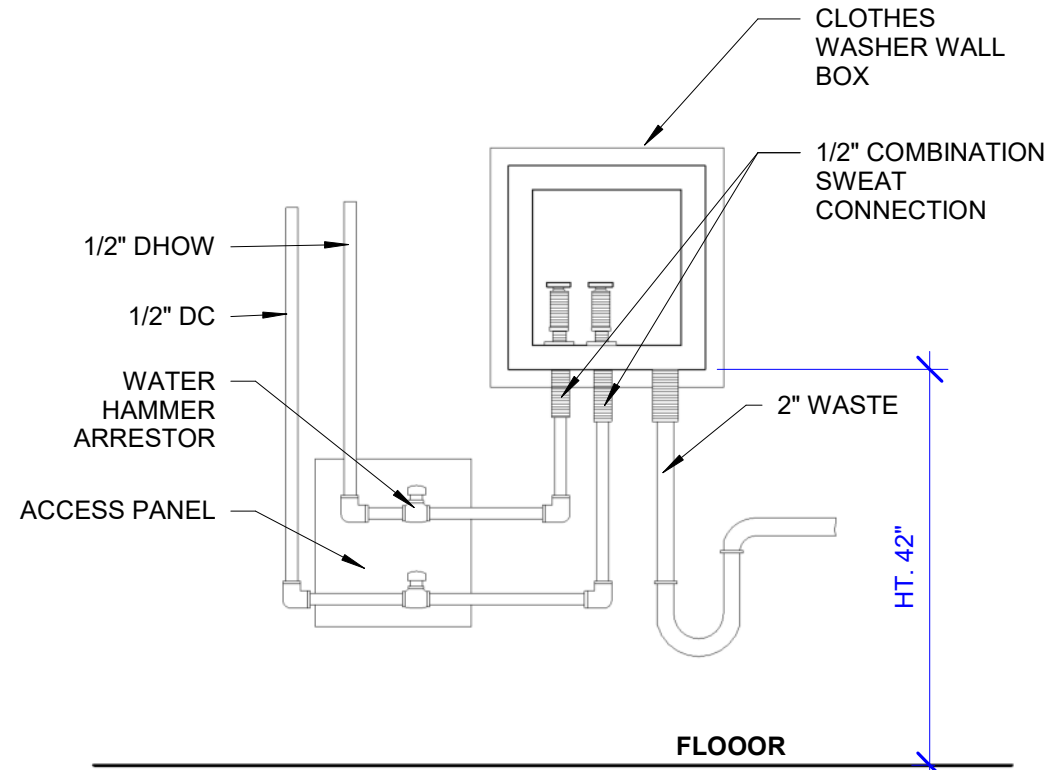
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SHEET #

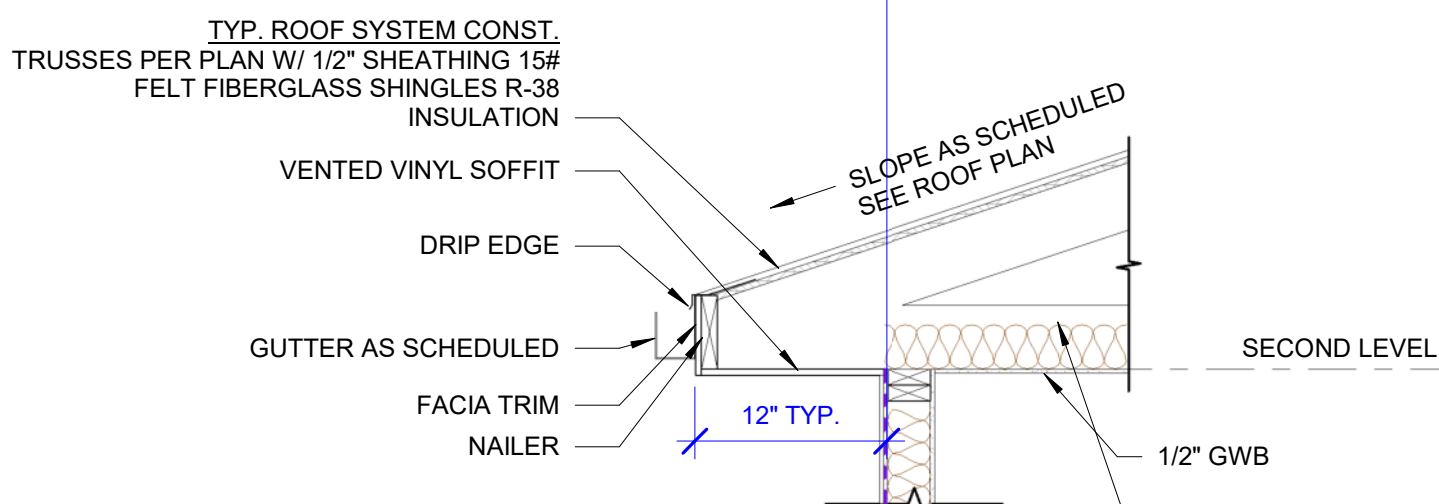


REFER TO PALS FOR VENT TO ROOF (VTR) PIPE SIZES AND LOCATIONS, LOCATE VTR MINIMUM 10' HORIZONTAL OR 3' VERTICAL ABOVE ANY BUILDING OPENING OR FRESH AIR INTAKE, AND 1' FROM ANY VERTICAL SURFACE. PROVIDE 1\"/>

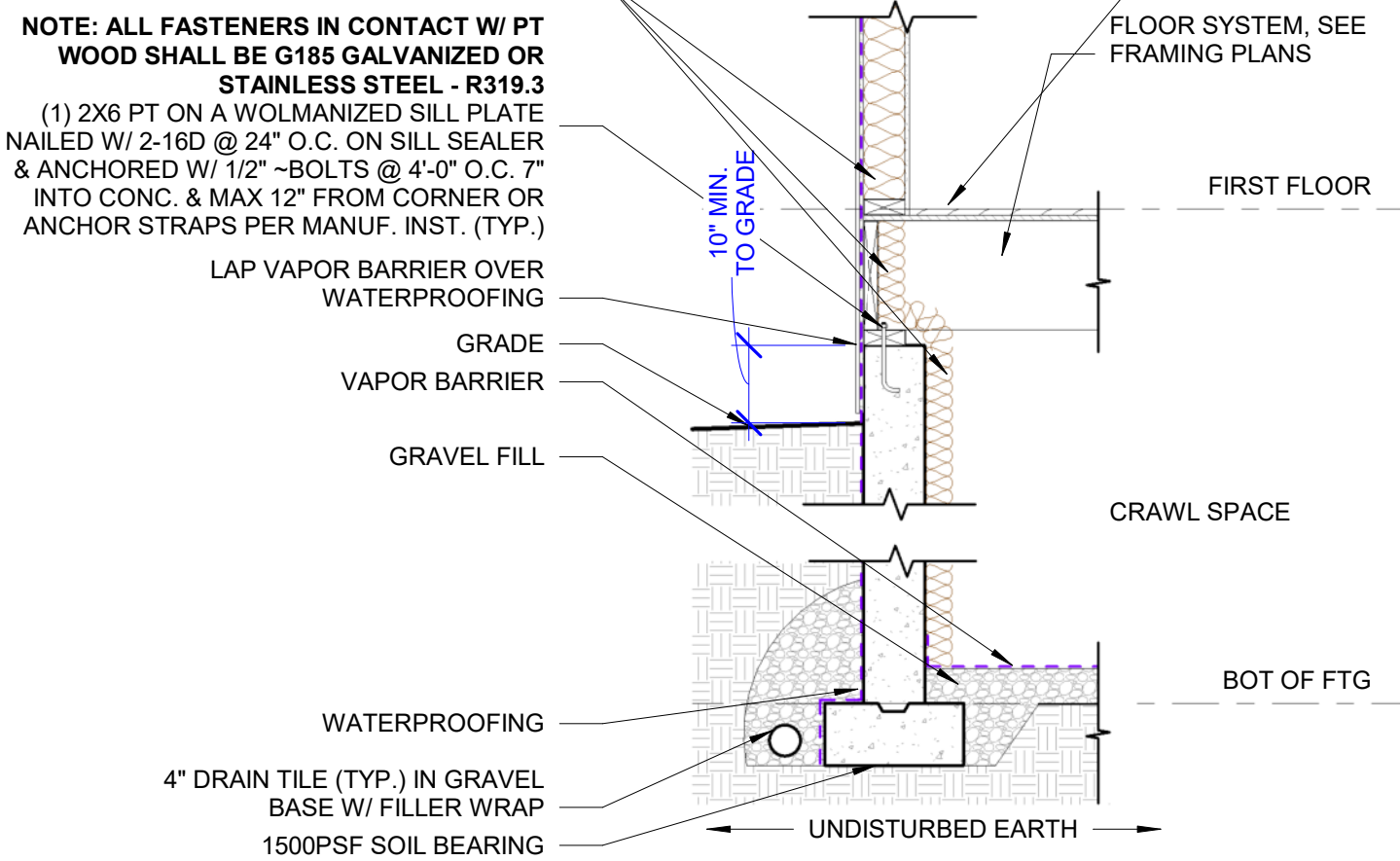
4 DETAIL - VENT THROUGH ROOF
A300 NTS



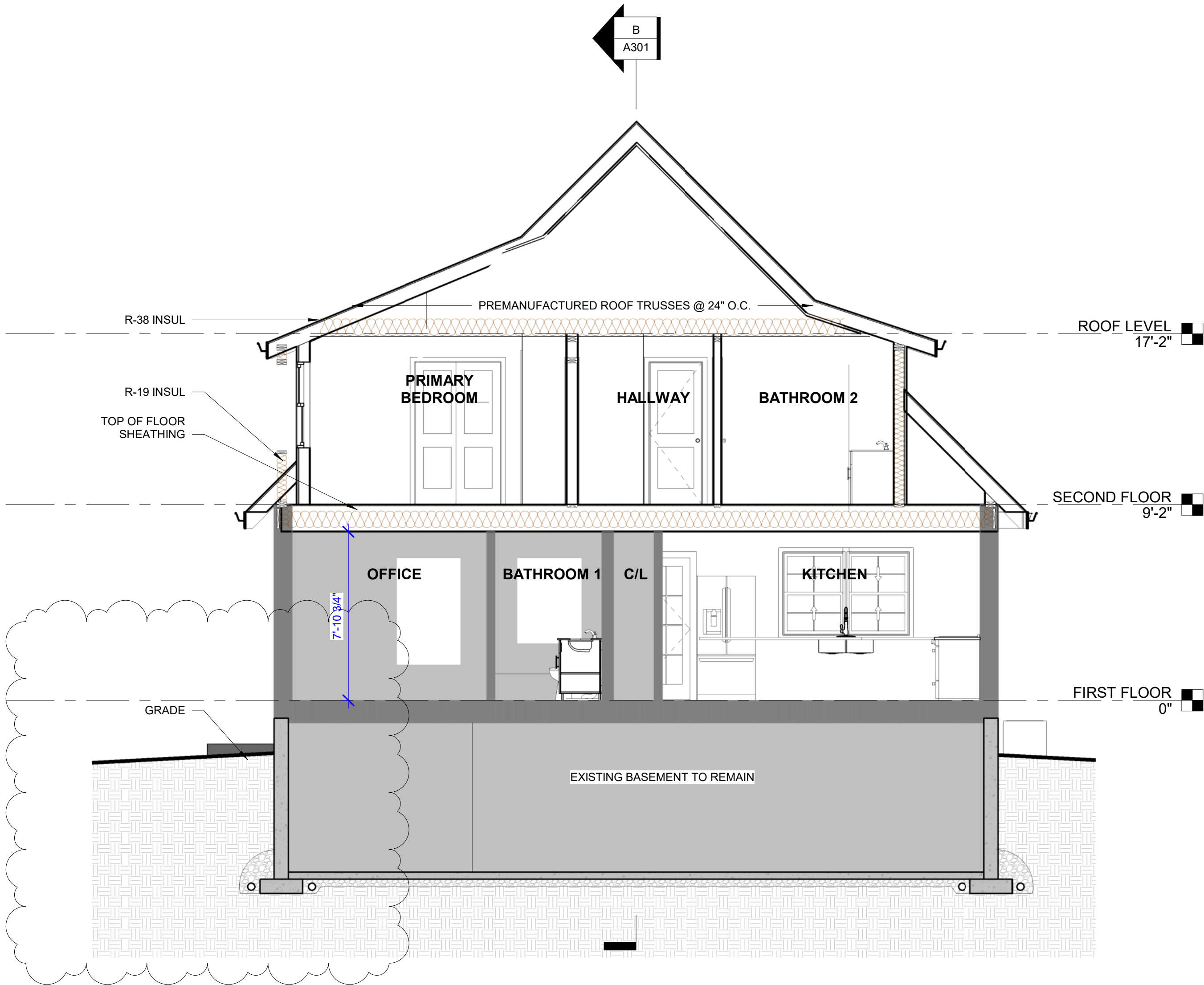
3 DETAIL - WASHER UTILITY BOX
A300 NTS



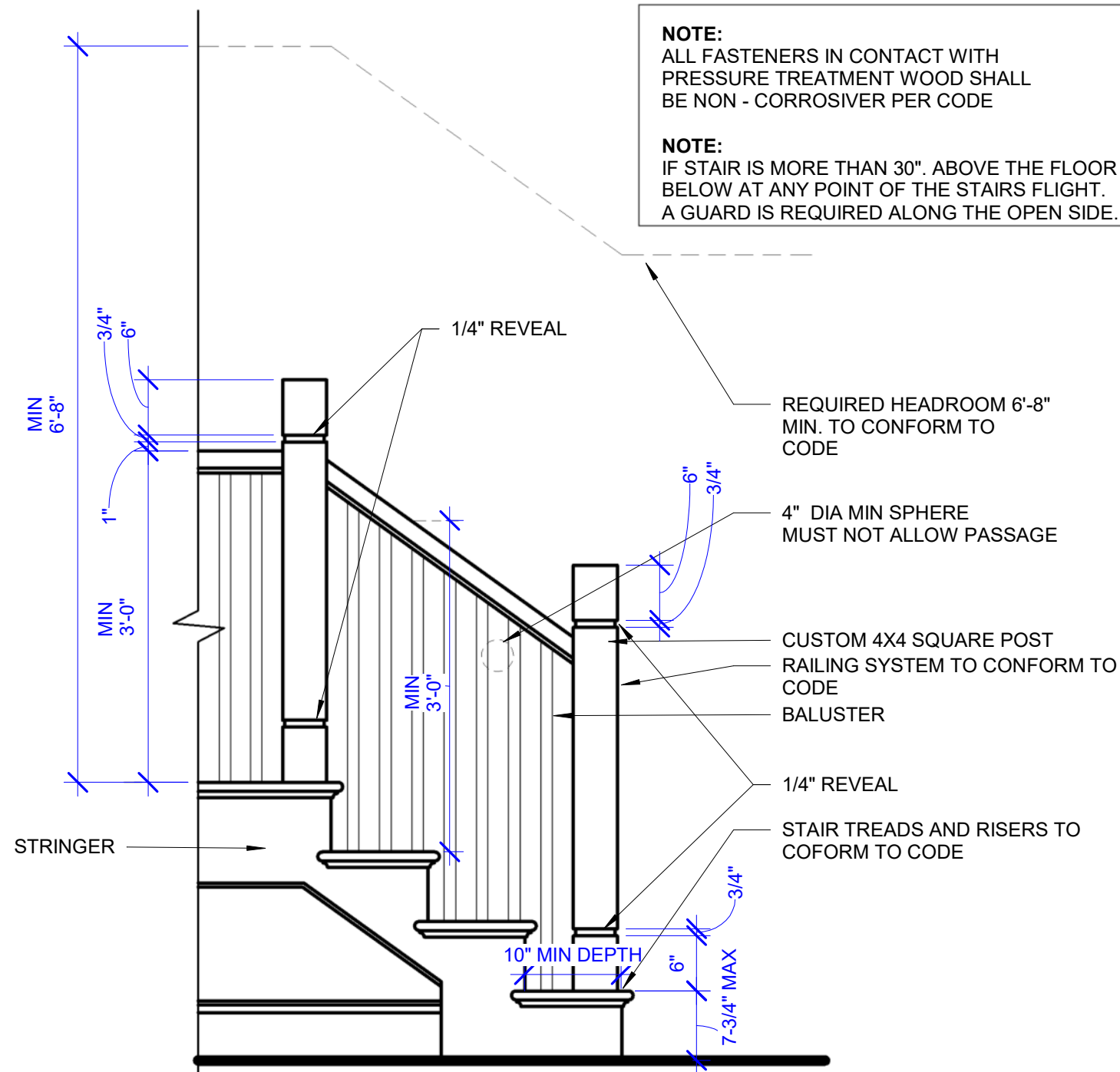
TYP. EXTERIOR PARTITION:
2X6 BEARING WALL W/ STUDS @ 16\"/>



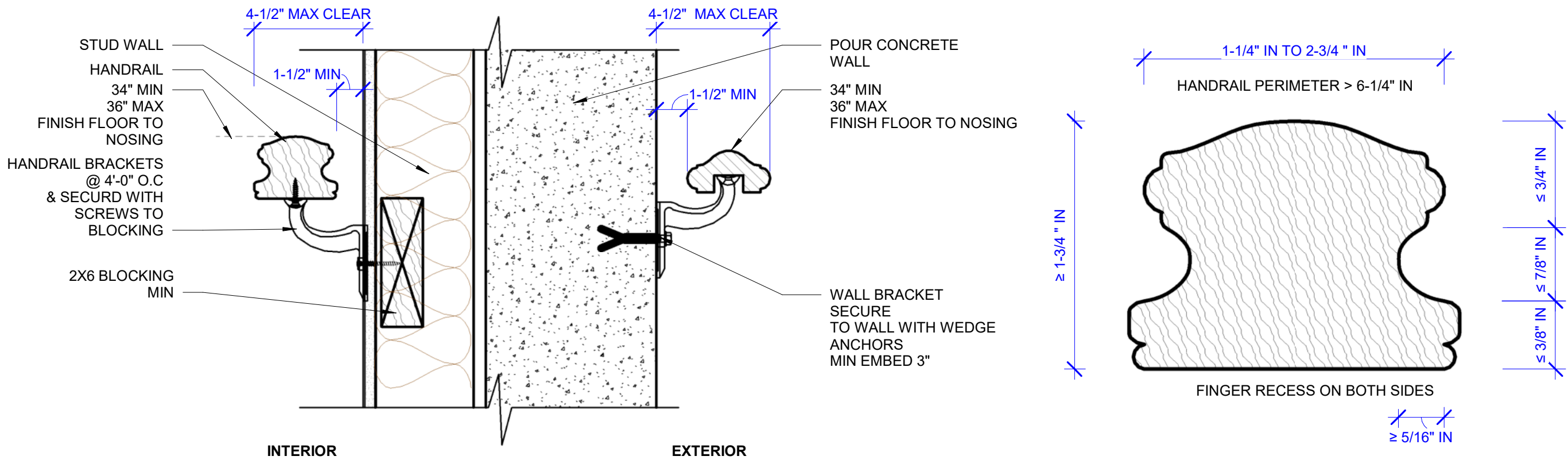
1 WALL SECTION - CRAWL SPACE
A300 1/2\"/>



A BUILDING SECTION AA
A300 1/4\"/>

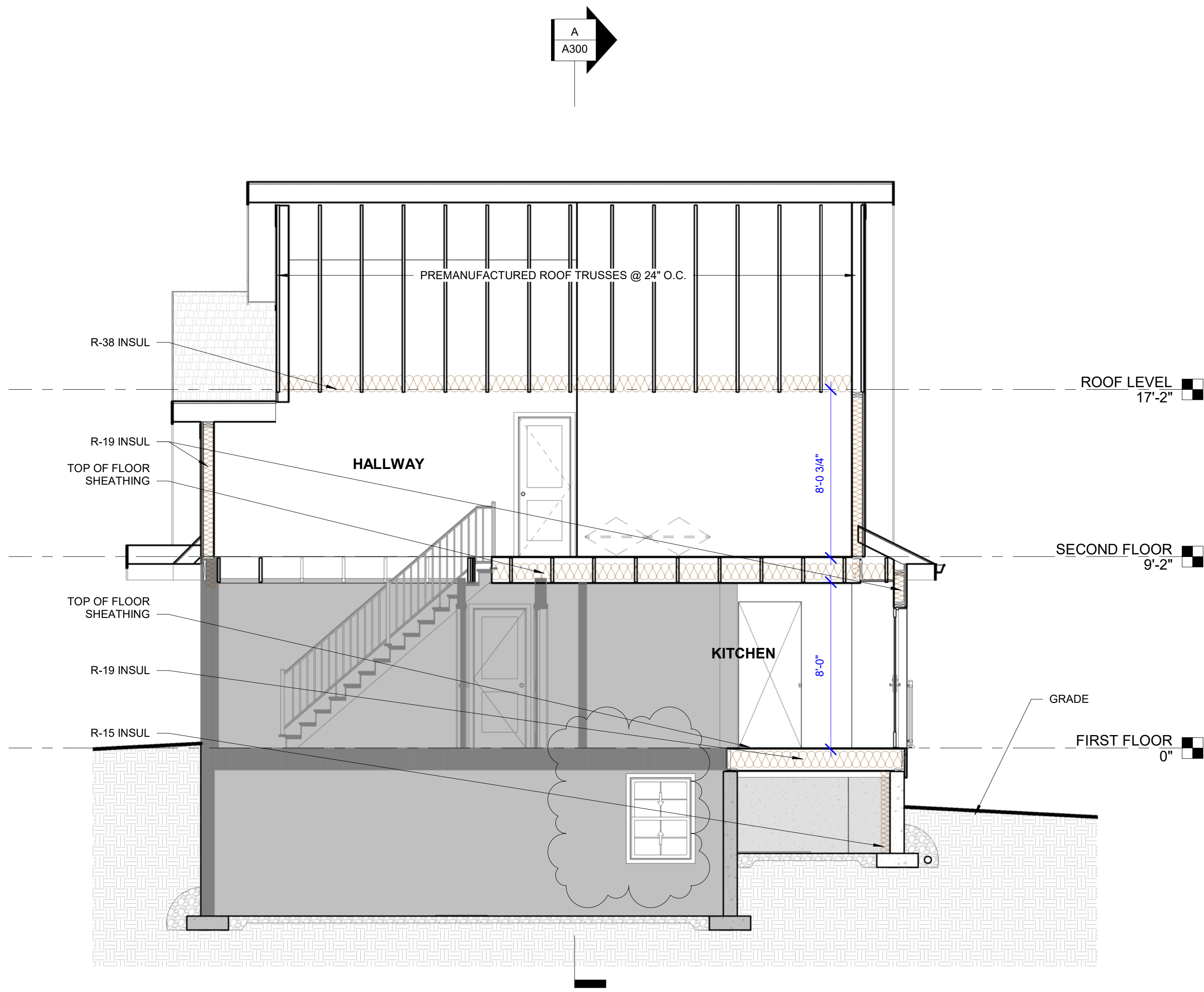


5 STAIR GUARD REQUIREMENTS
A301 3/4" = 1'-0"



4 DETAIL - HANDRAIL (TYP.)
A301 3" = 1'-0"

3 HAND RAIL PROFILE (TYP.)
A301 NTS



B BUILDING SECTION BB
A301 1/4" = 1'-0"

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Date 1

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**BUILDING
SECTIONS &
DETAILS**

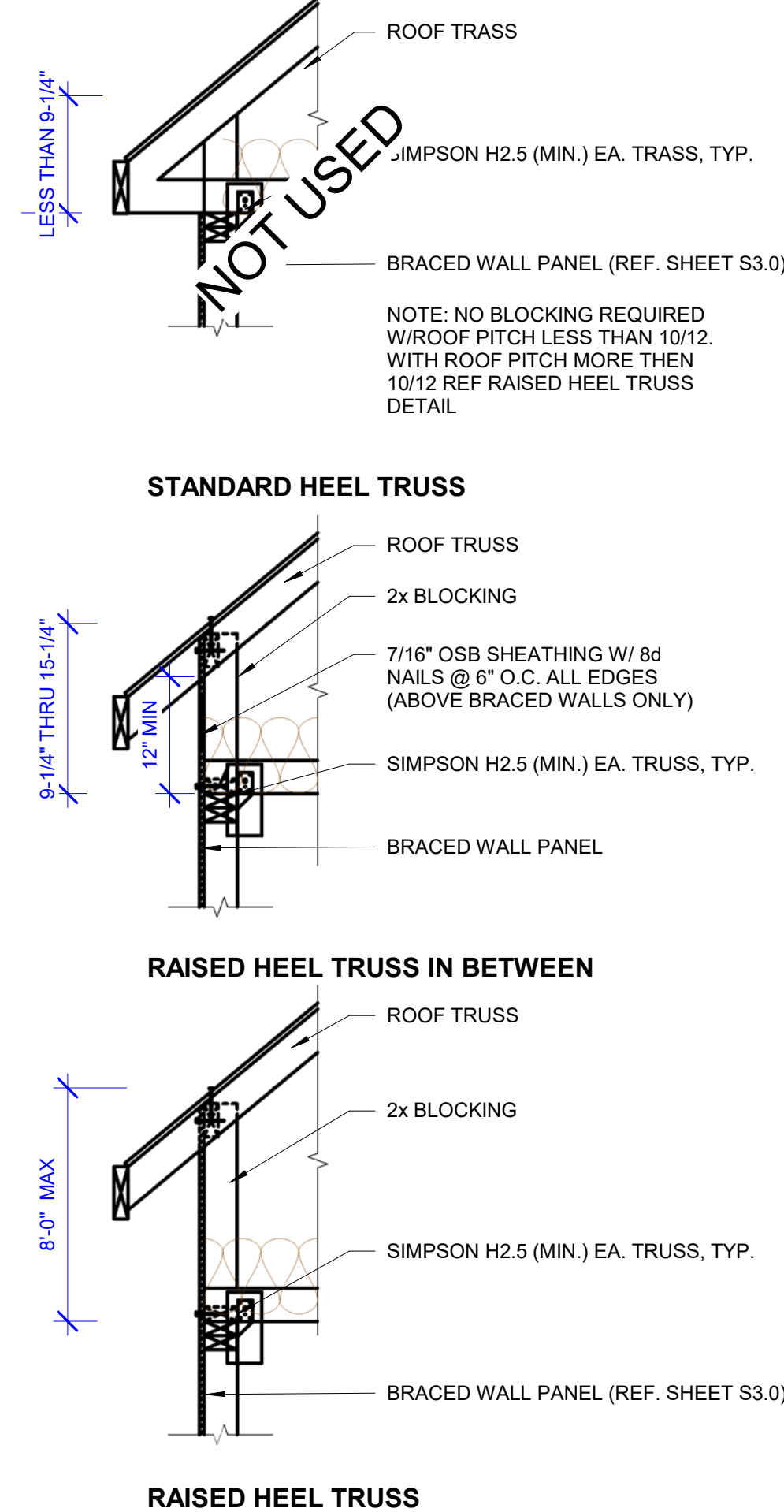
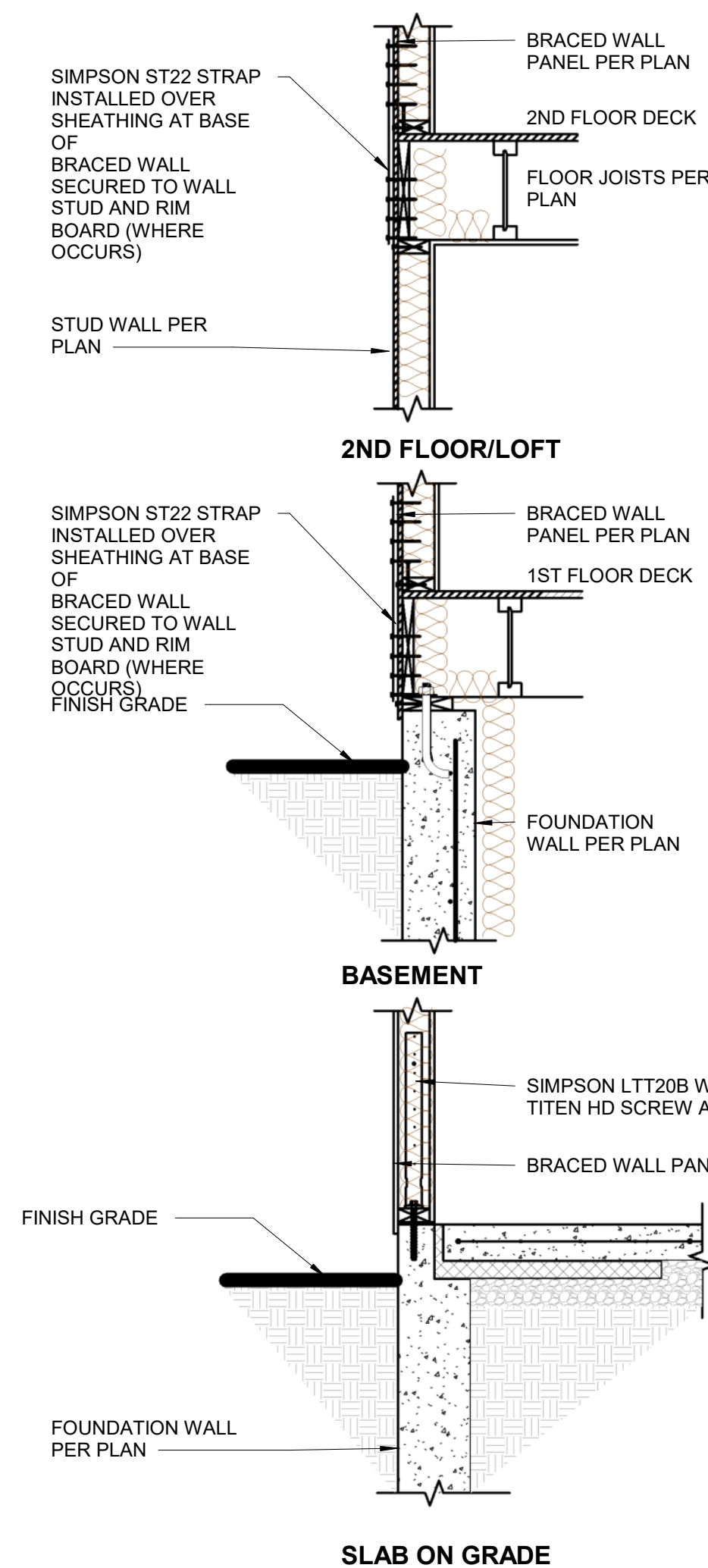
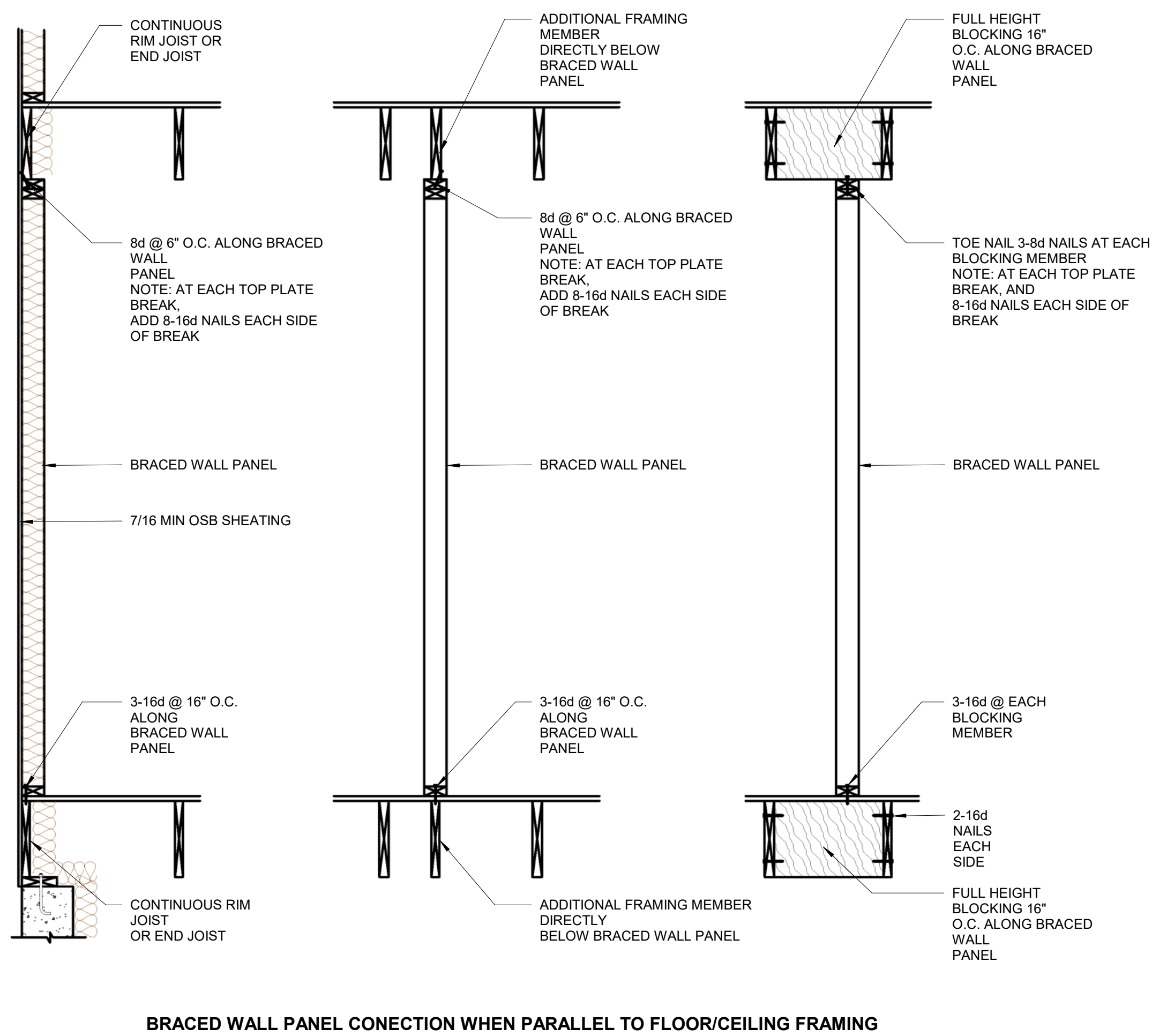
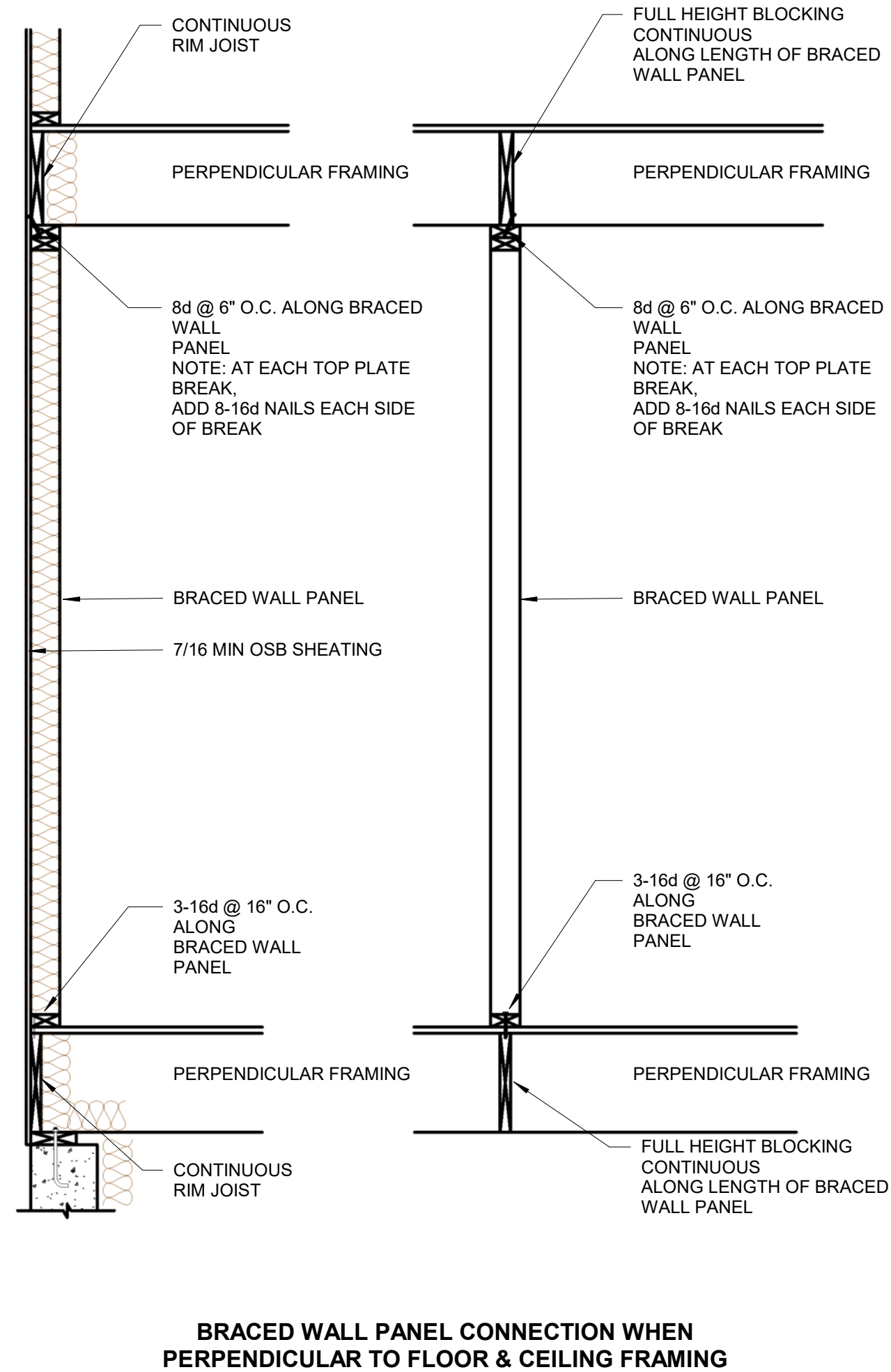
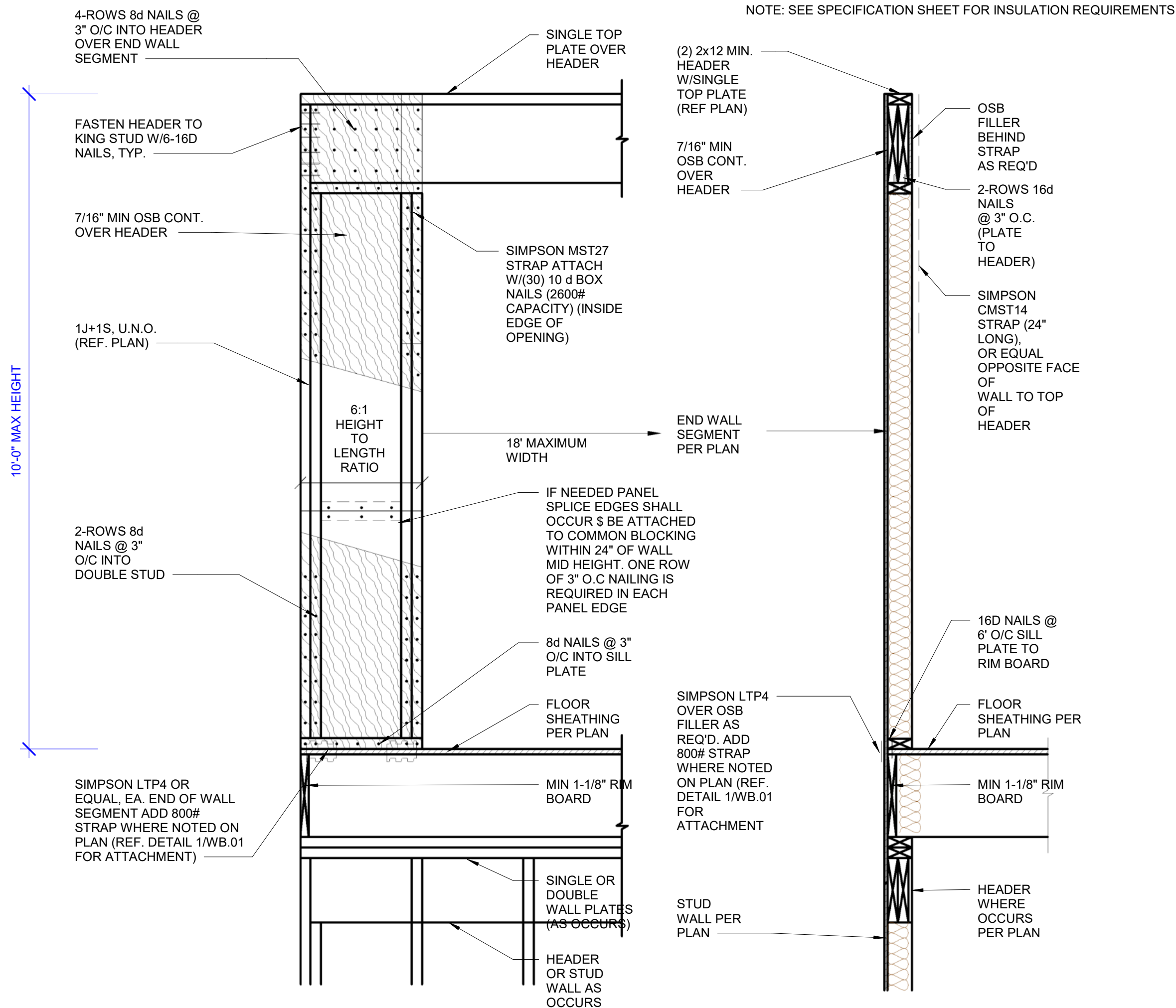
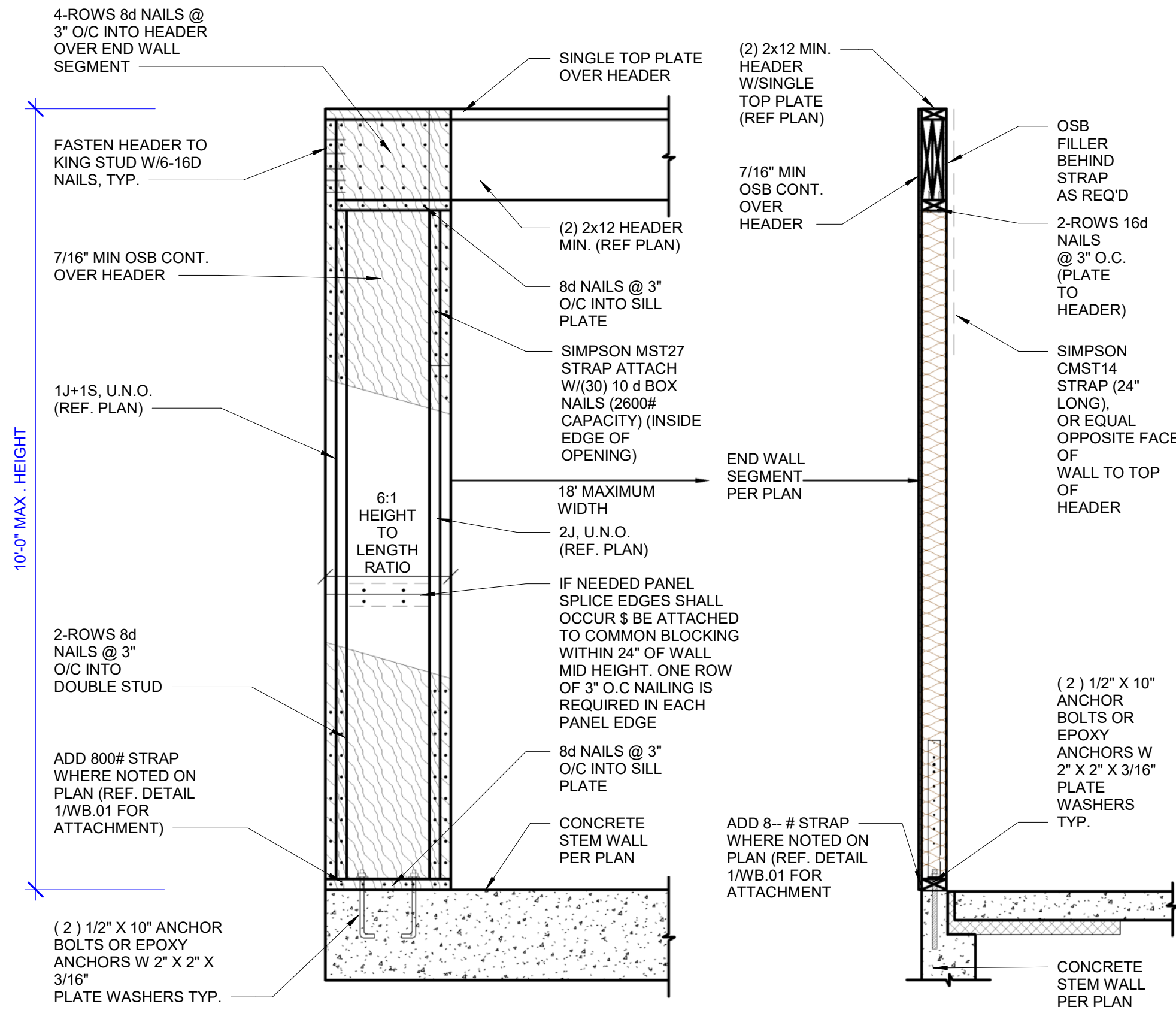
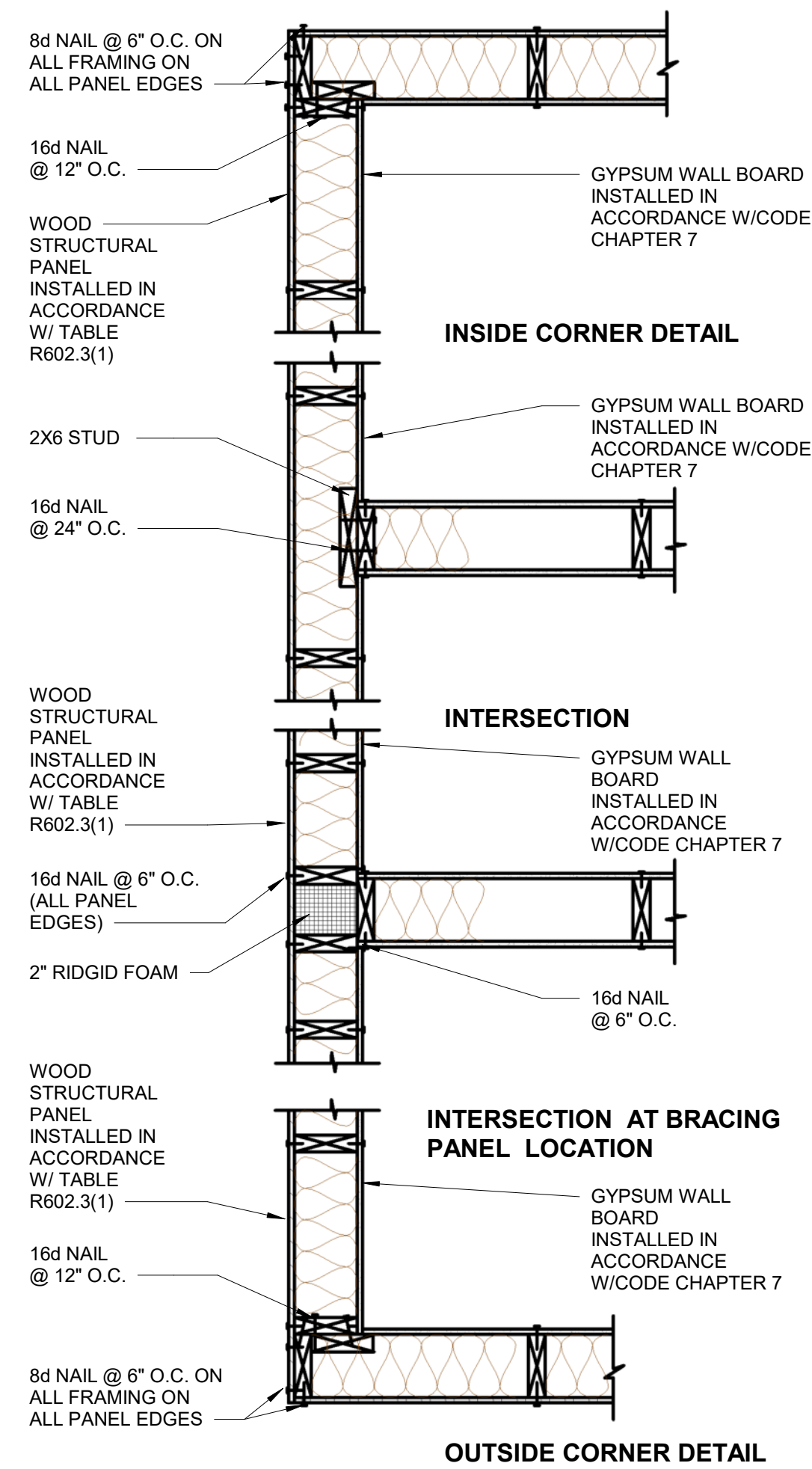
A301

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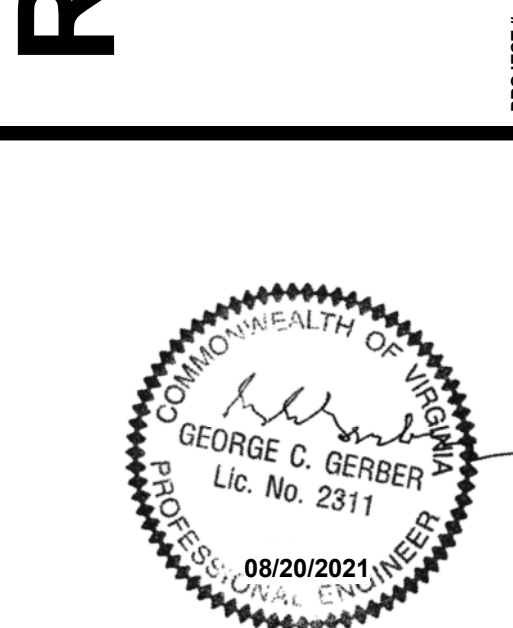


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TYP. WALL
SECTIONS AND
DETAILS

A400

WINDBRACING WALL SCHEDULE		
115 MPH (3 SECOND GUST)		
MARK	TYPE	DESCRIPTION
CS-WSP	PREScriptive BRACE WALL (CS-WSP) EITHER SIDE OF WALL	DENOTES BRACE WALL SEGMENT MIN WIDTH IN INCHES PER CODE. 7/16 OSB SHEATING ATTACHED TO STUDS (BLOCKED) WITH 8D COMMON NAILS @ 6" O.C INTO 2X4 SPF #2 FRAMING MEMBERS AT ALL BOUNDARY EDGES
CS-PF	WOOD PORTAL FRAME (CS-PF) 6:1 HEIGHT TO WIDTH RATIO	DENOTES BRACE WALL SEGMENT MIN WIDTH IN INCHES PER CODE. 7/16 OSB SHEATING ATTACHED TO STUDS NAILED & STAPPED PER CODE IN CS-PF METHOD DENOTES ACTUAL PANEL WIDTHS IN INCHES. PORTAL FRAME OR PORTAL TRUSS
GB	PREScriptive BRACE WALL (GB) DOUBLE SIDED	DENOTES BRACE WALL SEGMENT MIN WIDTH IN INCHES PER CODE. 1/2" GYPSUM BOARD SHEATING ATTACHED TO STUDS (BLOCKED) WITH DRYWALL SCREWS #6 X 1-1/4" TYPE S @ 7" O.C AT EDGES & 12" O.C AT INTERMEDIATE SUPPORTS INTO 2X4 SPF #2 FRAMING MEMBERS.
NOTE: ALL ASSEMBLIES REQ MIN 2X4 STUDS @ 16" O.C AND ALL EXTEIOR WALLS SHALL BE CONTINUOUSLY SHEATED PER CODE (CS-WSP METHOD) PER WSP ABOVE U.N.O BRACE WALL SEGMENTS SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT CODE SECTION. ALL HARDWARE SHALL BE INSTALLED INACCORDANCE WITH THE MANUFACTURES INSTRUCTIONS. REFERENCE ATTACHED DETAILS FOR PORTAL WALL FRAMING. ALL FIELD NAILING SHALL BE AT 12" O.C U.N.O AND BLOCK ALL EDGES AT BRACE WALL PANELS ONLY.		



Classic Wall Bracing Worksheet
per 2015 Virginia Residential Code Section R602.10

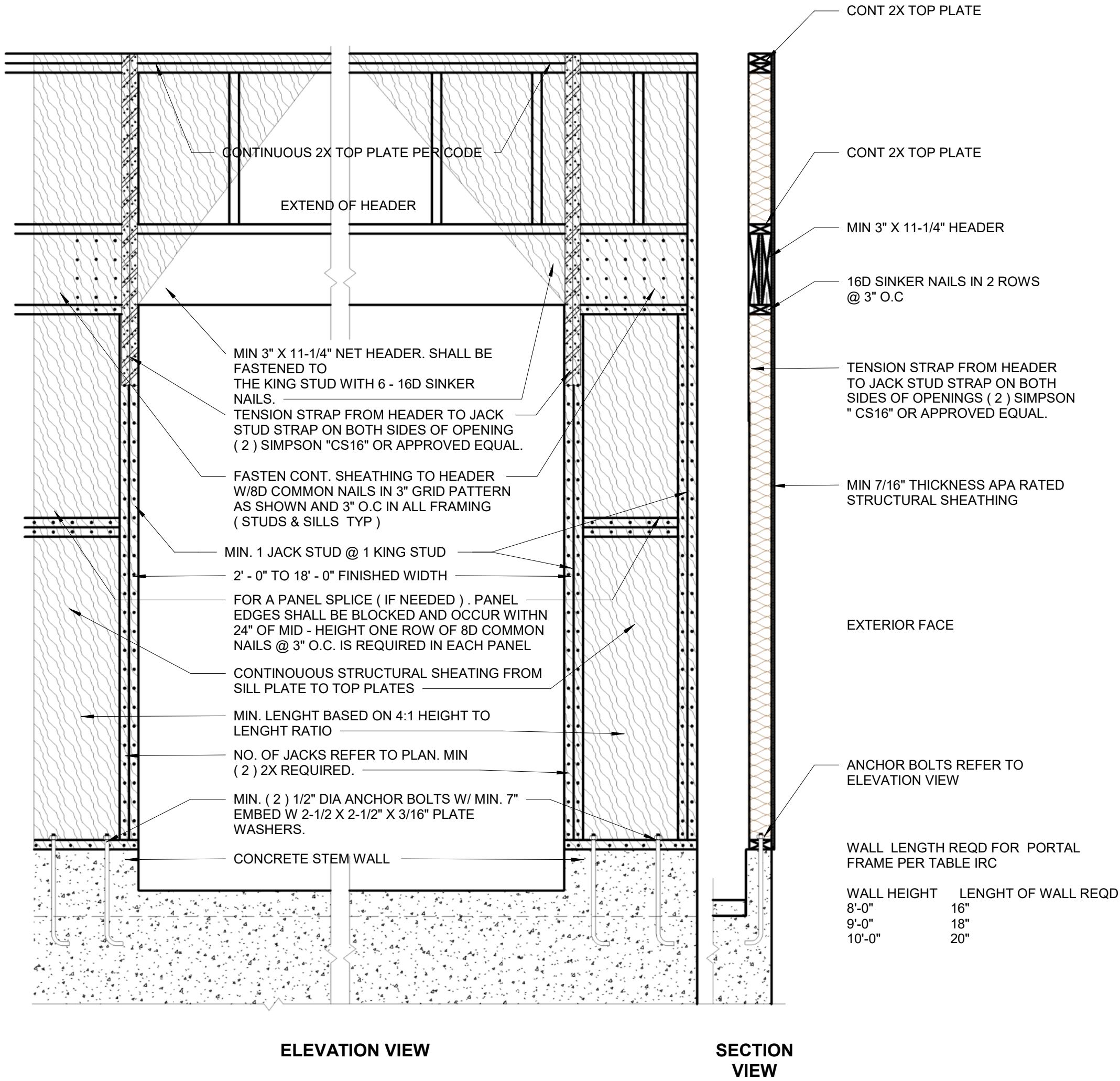
NOTE: SEE SPECIFICATION SHEET FOR INSULATION REQUIREMENTS

Ultimate Wind Speed (mph)		115																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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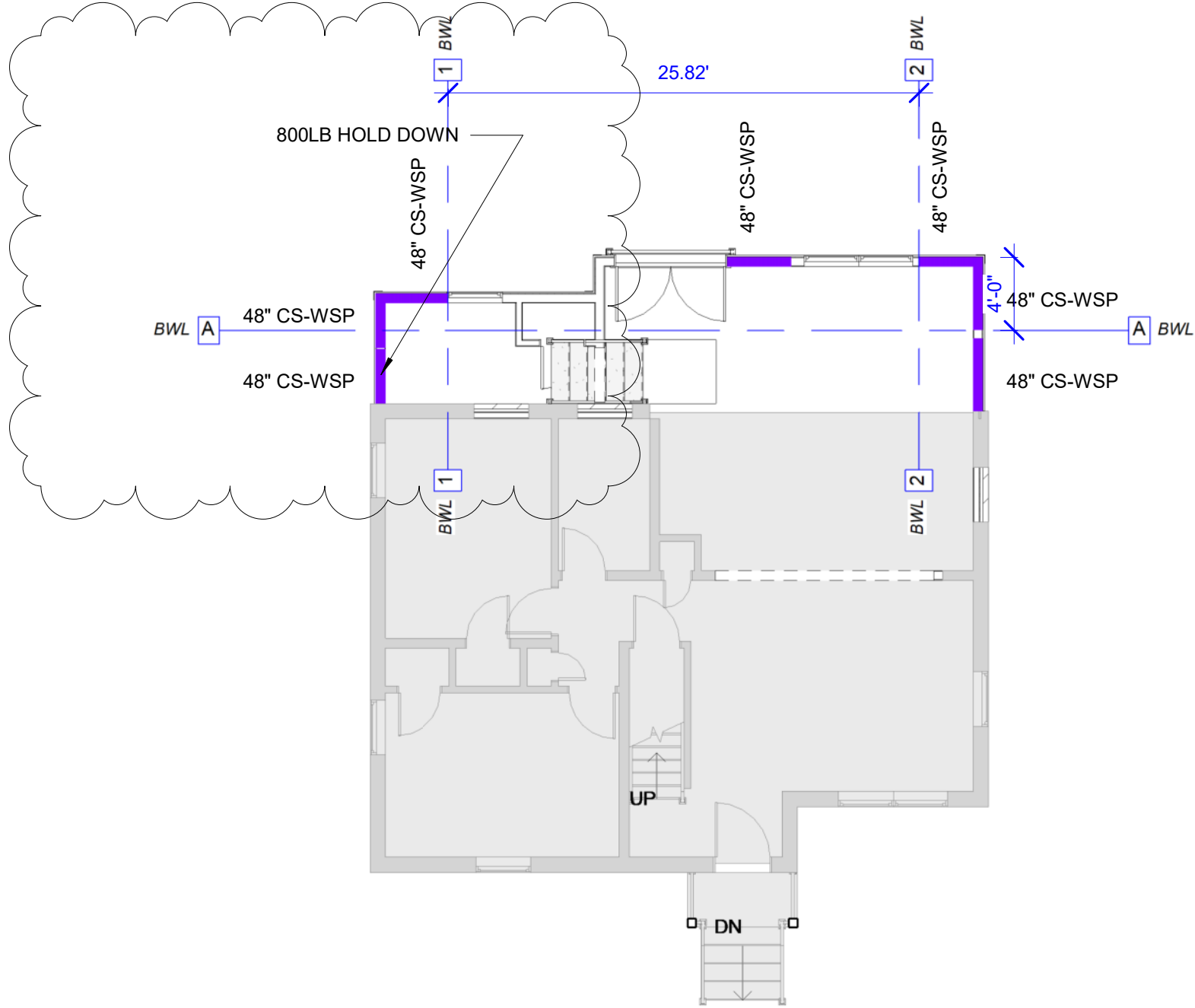
To report an error or bug, call 703-324-1842 TTY 711 A Fairfax County, Virginia Publication Classic VRC 2015.1 - 3/28/2015

FIRST FLOOR
WIND BRACING CALCULATION SHEET

HORIZONTAL BLOCKING REQUIRED AT ALL BRACED WALL PANELS
REDUCED FASTNER SPACING TO 4" AT ALL BRACED WALL PANELS
BRACED WALL LINES 1 AND 2
HEADERS ARE TO EXTEND TO PORTAL FRAMING IN LENGTH



3 PORTAL FRAME @ GARAGE
A410 3/4" = 1'-0"



1 WIND BRACING - FIRST FLOOR
A410 1/8" = 1'-0"

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WIND BRACING &
DETAILS

A410

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DETAILS -
FLASHING, HEAD &
SILL

A420

FLASHING GENERAL NOTES

THE DETAILS ON THIS PAGE ARE IN NO WAY INTENDED TO REPRESENT A COMPLETE LIST OF THE LOCATIONS IN A BUILDING THAT REQUIRE FLASHING. THESE DETAILS ARE INTENDED TO HELP TO CLARIFY SOME OF THE STANDARD SITUATIONS THAT ARE COMMON IN RESIDENTIAL CONSTRUCTION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL OF THE FLASHING CONDITIONS AND THE PREVENTION OF WATER INTRUSION IN THE BUILDING. ALL FLASHING SHOULD BE INSTALLED TO MANUFACTURE SPECIFICATIONS.

DOOR AND WINDOW FLASHING :

FLASHING OVER A WOOD DOOR AND WINDOW HEAD SHALL EXTEND UP THE WALL A MINIMUM OF 4" AND IS NAILED TO THE SHEATHING. SHEET METAL IS RECOMMENDED FOR THIS FLASHING

FLASHING UNDER A WOOD WINDOW IS INSTALLED BEFORE SILLS ARE SET INTO PLACE. SHEET METAL IS RECOMMENDED FOR THIS FLASHING.

DECK FLASHING @ OPEN DECKS

WALL FLASHING SHOULD EXTEND A MINIMUM OF 4" ABOVE THE FINISHED DECK, AND MUST ALLOW FOR A 4" LAP BY THE FINAL WALL FINISH. THE METAL SHOULD ALSO EXTEND OUT OVER THE LEDGER OR JOIST AT A 5 DEGREE SLOPE. WHERE THIS FLASHING CROSSES A TRANSVERSE BEAM OR JOIST CARRYING THE DECK PLANKS, THE BEAM OR JOIST IS NOTCHED TO ACCEPT THE METAL.

PROPER FLASHING IS ALSO CRITICAL BELOW ANY BEAMS UNDERNEATH DECKS OR WALLS AND SHOULD BE SIMILARLY FLASHED WITH A STANDARD Z-FLASHING.

OPEN PLANK DECKS. TYPICAL ATTACHED TO THE SILL LINE OF THE BUILDING WITH BOLTS. REAUIRE FLASHING. THE FLASHING SHALL RUN UP THE WALL A MINIMUM OF 4" ABOVE THE FINISHED DECK. IT SHALL CONTINUE VERTICALLY DOWN THE SHEATHING, OR LEDGER IF PRESENT, TERMINATING IN A HEMMED DIVERTER BELOW THE DECK.

DECK FLASHING @ COATED DECKS

DECK TO WALL FLASHING --- WHEN THE DECK SURFACE MEETS A WALL, THE MEMBRANE OR COATING TYPICALLY EXTENDS A MINIMUM OF 4" UP THE WALL BEFORE IT MEETS THE EXTERIOR FINISH. (COATING MANUFACTURERS HAVE THEIR OWN SPECIFICATIONS). PRIOR TO INSTALLING THE MEMBRANE OR COATING, THIS CORNER SHOULD BE FLASHED WITH A SHEET METAL BACKING (GALVANIZED STEEL, COPPER, OR OTHER METAL SPECIFIED BY THE COATING MANUFACTURER) THE EXTENDS A MINIMUM OF 4" UP UNDER THE EXTERIOR FINISH AND 4" OUT ONTO THE DECK. THE HORIZONTAL FLANGE IS FASTENED EVERY 3 IN., OR AS RECOMMENDED BY THE MANUFACTURER AND THE JOINTS ARE SEALED. AT THE DECK EDGE THE SHEET METAL SHOULD EXTEND OUT OVER THE FRONT FACE WITH A MINIMUM 4" COVERAGE, AND TERMINATE IN A HEMMED DIVERTER.

WHERE A DECK EDGE MEETS A CONTINUOUS WALL, IT OFTEN INCORPORATES A SHEET METAL DIVERTER - AN EXTENSION OF THE DECK EDGE THAT IS PERPENDICULAR TO THE WALL. THIS DIVERTER IS TYPICALLY 4 IN. TALL AND EXTENDS 4 IN. BEYOND THE EXTERIOR FINISH. SOME INSTALLATIONS MAY ALSO REQUIRE A WALL FLANGE THAT EXTENDS BEYOND THE DECK EDGE TO GUARD AGAINST SPLASHBACK.

POSTS ---- THE EDGES AND CORNERS OF COATED DECKS FREQUENTLY INCORPORATE VERTICAL OSTS IN THE FORM OF RAILING NEWELS OR PRIMARY STRUCTURAL SUPPORTS FOR THE DECK. SQUARE OR ROUND, THESE FEATURES MUST BE FLASHED CAREFULLY TO ENSURE THEIR LONGEVITY.

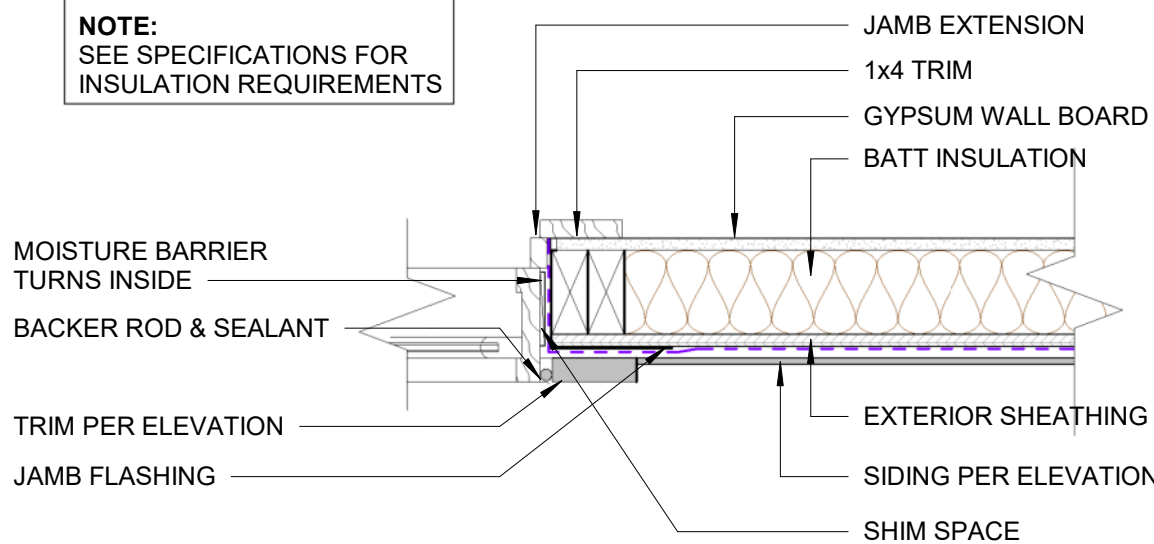
TYPICAL POST FLASHING INVOLVES CUTTING A REGLET OR KERF IN THE POST TO ACCEPT EITHER A ONE-PIECE OR TWO-PIECE SYSTEM OF COPPER, GALVANIZED STEEL, OR OTHER METAL SPECIFIED BY THE COATING MANUFACTURER. IN A TWO-PIECE SYSTEM BASE FLASHING EXTENDS UP TO THE REGLET AND ONTO THE DECK, WHERE IT IS SECURED WITH COMPATIBLE FASTENERS. THE DECK COATING OR MEMBRANE COVERS THIS FLASHING UP THE POST AS SPECIFIED BY THE MANUFACTURER. COUNTER FLASHING, SECURED IN THE REGLET WITH APPROPRIATE SEALANT, EXTENDS DOWN THE POST OVER THE BASE FLASHING A MINIMUM OF 4 IN.

WHERE THE POST APPREARS AT A DECK CORNER, THE REGLET WILL NEED TO BE CUT IN TWO FACES OF THE POST. THE GEOMETRY OF THE CORNER USUALLY DEMANDS A TWO-PIECE SYSTEM, WITH BASE AND COUNTER FLASHINGS FABRICATED AS CORNERS, AND ALL JOINTS SEALED.

SHEET METAL FLASHING OVERVIEW

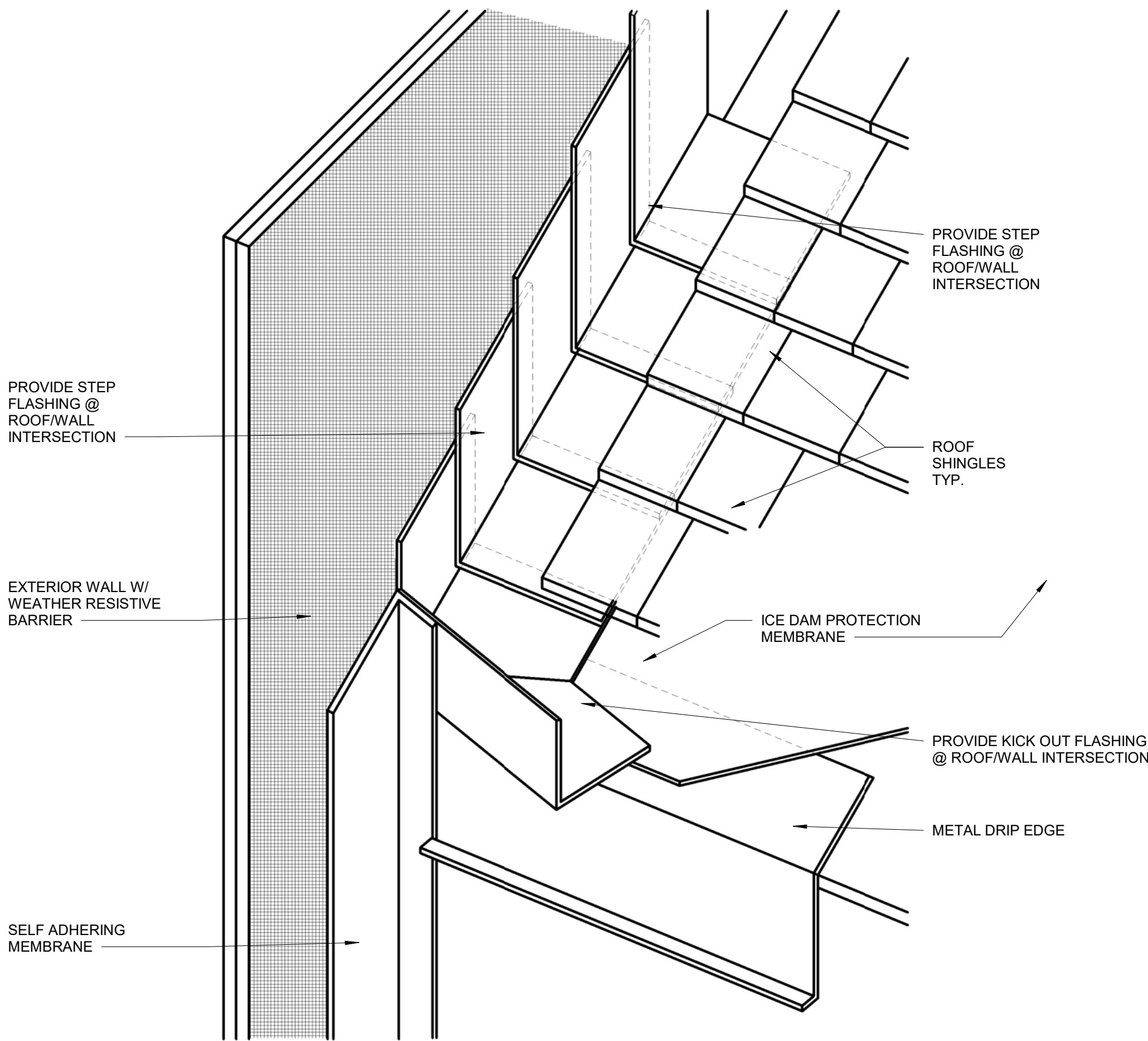
SPECIFICATIONS ARE FROM THE "RESIDENTIAL SHEET METAL GUIDELINES", SHEET METAL AND AIR CONDITIONING CNTRACTORS' NATIONAL ASSOCIATION (SMACNA). ALL FLASHING FOLLOW THE MANUFACTURES INSTALLATION SPECIFICATIONS GUIDE LINES.

NOTE:
SEE SPECIFICATIONS FOR
INSULATION REQUIREMENTS



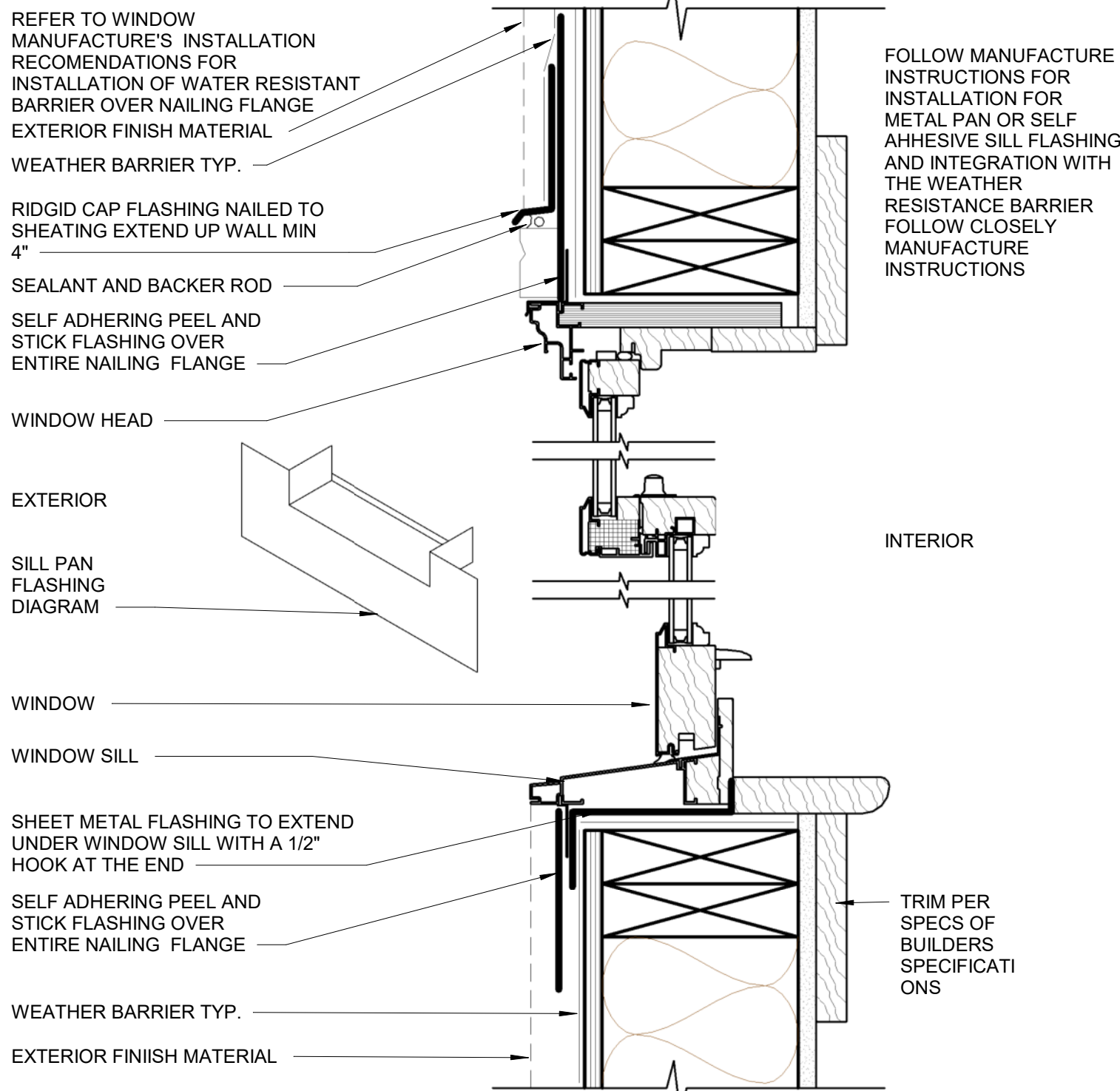
4 DETAIL - DOOR & WINDOW JAMB (TYP.)

A420 1 1/2" = 1'-0"



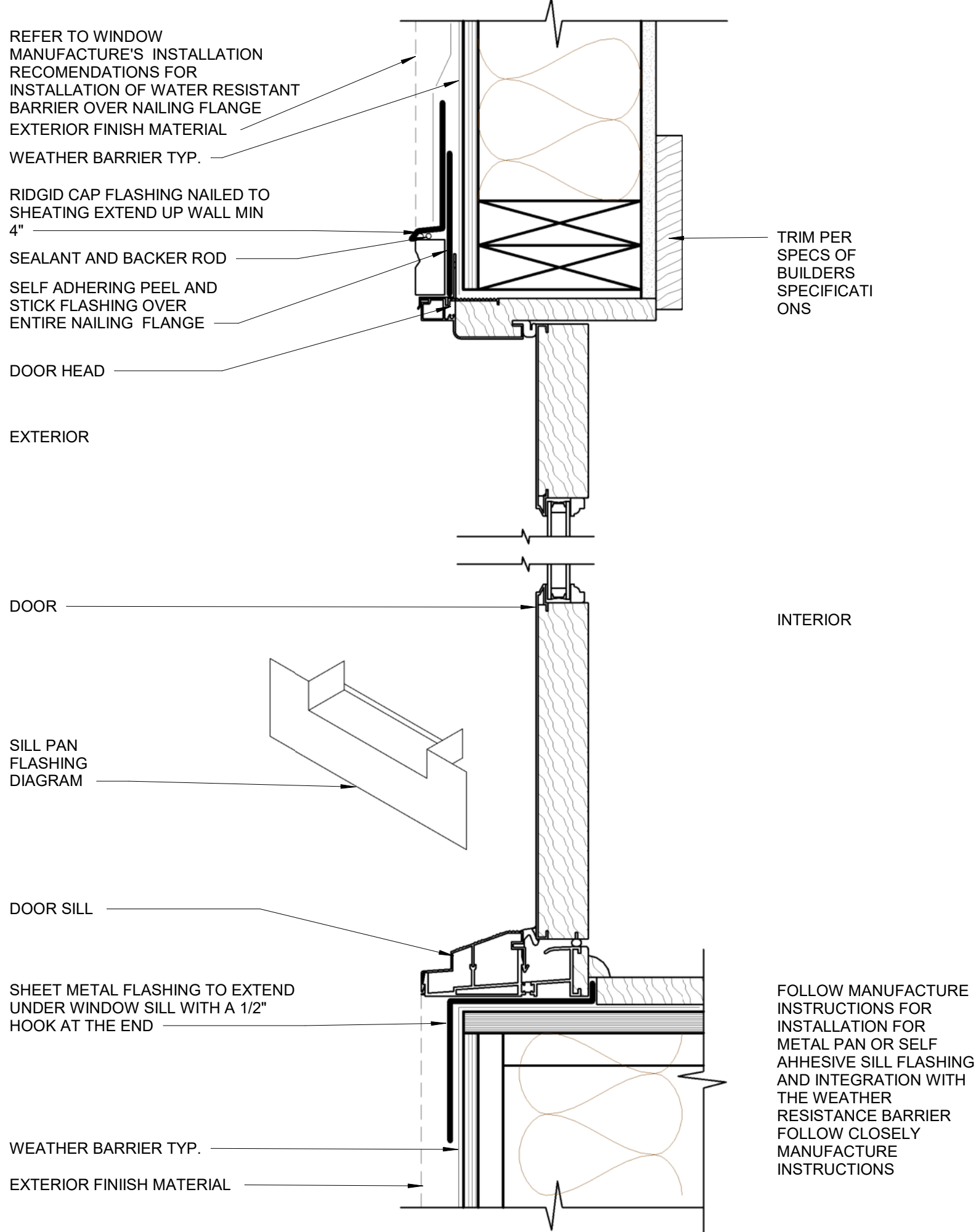
3 DETAIL - ROOF SIDE FLASHING DETAIL

A420 3" = 1'-0"



1 DETAIL - WINDOW HEAD & SILL (TYP.)

A420 3" = 1'-0"



2 DETAIL - DOOR SILL & DOOR HEAD (TYP.)

A420 3" = 1'-0"

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REAR AND SECOND
STORY ADDITION

1031 CROSS DRIVE
ALEXANDRIA VIRGINIA 22302

J21103

PROJECT NAME AND ADDRESS

SEAL



REVISION DATE

08/20/2021

ISSUE DATE

SHEET TITLE

LIGHTING &
POWER - 1ST
FLOOR

SHEET #

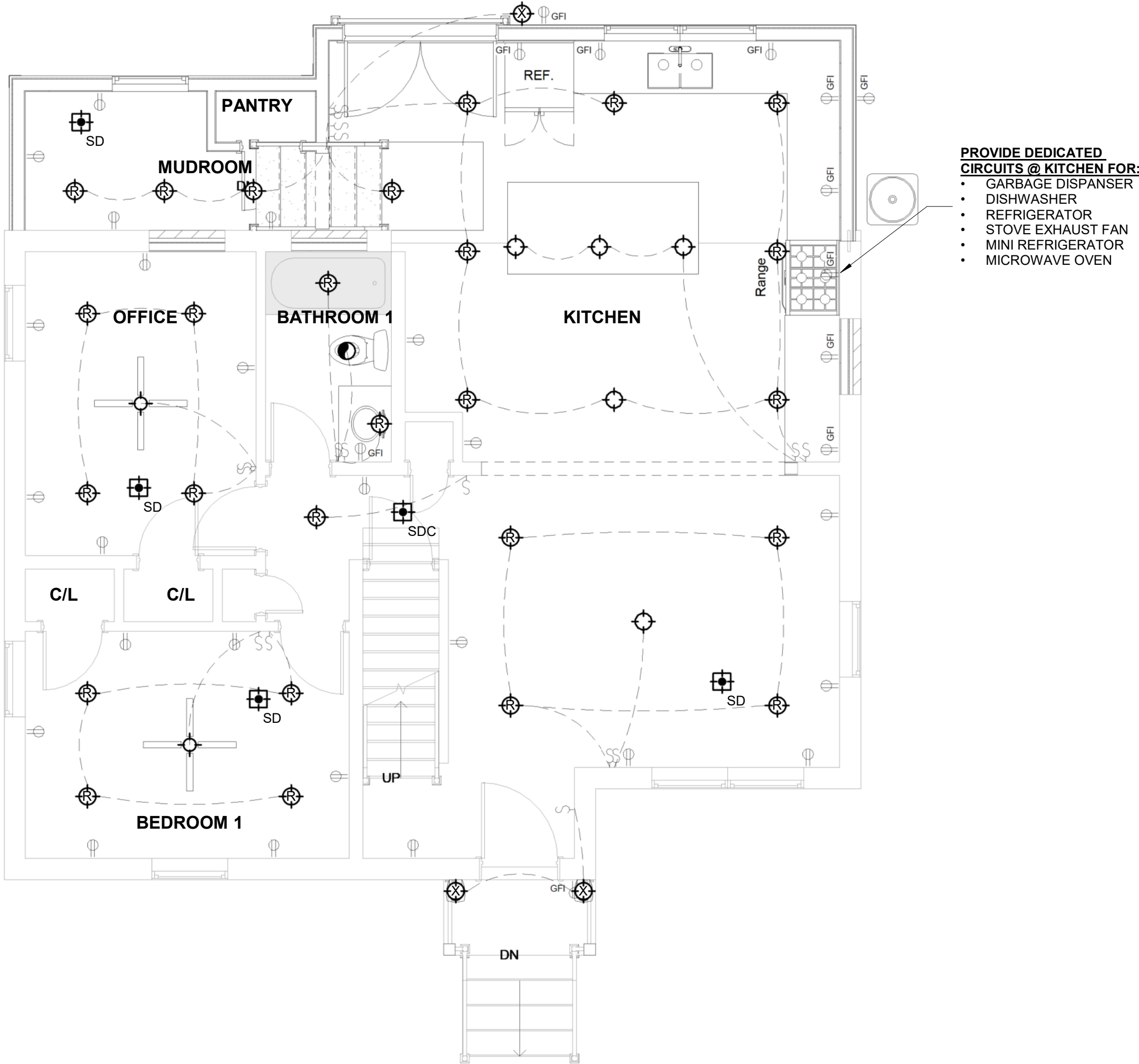
E101

GENERAL ELECTRICAL & LIGHTING NOTES

- A. ALL WORK SHALL BE IN ACCORDANCE WITH IEC, NEC, AND LOCAL REQUIREMENTS
B. ALL KITCHEN, BATH, MECHANICAL RM & GARAGE OUTLETS TO BE ON GFI CIRCUITS
C. ALL OVER-COUNTER OUTLETS TO BE 42" AFF. U.N.O.
D. ALL SMOKE DETECTORS MUST BE HARD WIRED WITH BATTERY BACKUP & BE INTERCONNECTED.
E. PROVIDE DEDICATED UNDER COUNTER POWER FOR EQUIPMENT: REFRIGERATOR, GARBAGE DISPOSAL, MICROWAVE/OVEN. MINI-REFRIGERATOR, WINE COOLER, AND DISH WASHER.
F. EXTERIOR RECEPTACLES TO BE GFI W/ WEATHER CAP

LEGEND

- | | | | |
|--|--------------------|--|------------------------------|
| | SINGLE DUPLEX | | CEILING / WALL LIGHT |
| | GFI OUTLET | | 4" RECESSED LIGHT |
| | CEILING OUTLET | | EXTERIOR WEATHER PROOF LIGHT |
| | SINGLE POLE SWITCH | | EXHAUST FAN |
| | TV JUNCTION BOX | | SMOKE DETECTOR |
| | | | COMBINATION SMOKE DETECTOR |



1 LIGHTING & POWER - 1ST FLOOR
E101 1/4" = 1'-0"

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1031 CROSS DRIVE
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J21103

PROJECT NAME AND ADDRESS

PROJECT #



REVISION DATE

08/20/2021

LIGHTING &
POWER - 2ND
FLOOR & ATTIC

E102

GENERAL ELECTRICAL & LIGHTING NOTES

- A. ALL WORK SHALL BE IN ACCORDANCE WITH IEC, NEC, AND LOCAL REQUIREMENTS
B. ALL KITCHEN, BATH, MECHANICAL RM & GARAGE OUTLETS TO BE ON GFI CIRCUITS
C. ALL OVER-COUNTER OUTLETS TO BE 42" AFF. U.N.O.
D. ALL SMOKE DETECTORS MUST BE HARD WIRED WITH BATTERY BACKUP & BE INTERCONNECTED.
E. PROVIDE DEDICATED UNDER COUNTER POWER FOR EQUIPMENT: REFRIGERATOR, GARGBAGE DISPOSAL, MICROWAVE/OVEN. MINI-REFRIGERATOR, WINE COOLER, AND DISH WASHER.
F. EXTERIOR RECEPTACLES TO BE GFI W/ WEATHER CAP

LEGEND

- | | | | |
|--|---------------|--|----------------------|
| | SINGLE DUPLEX | | CEILING / WALL LIGHT |
| | GFI OUTLET | | |



1

E102

LIGHTING & POWER - 2ND FLOOR

1/4" = 1'-0"

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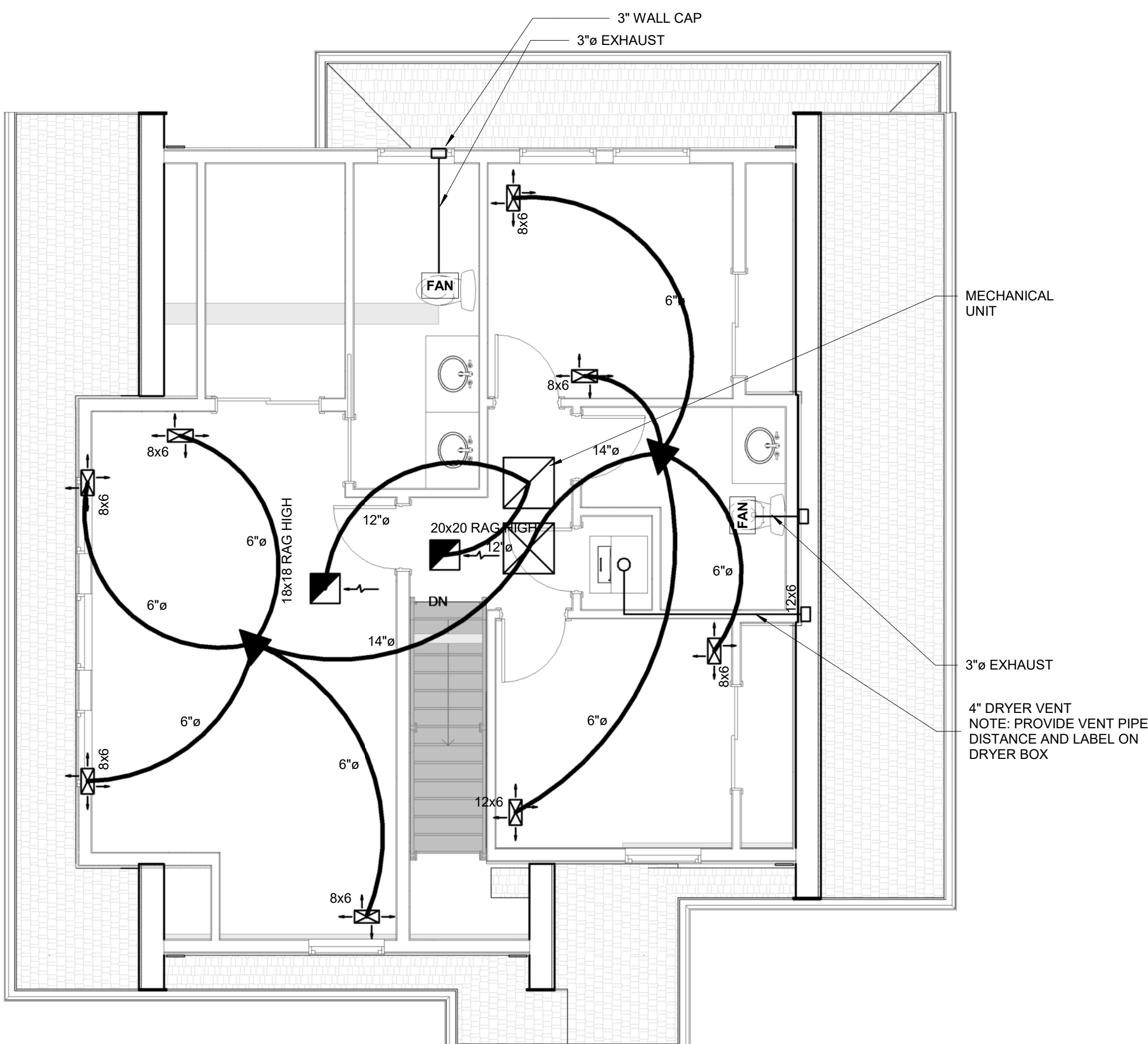
ISSUE DATE

SHEET TITLE

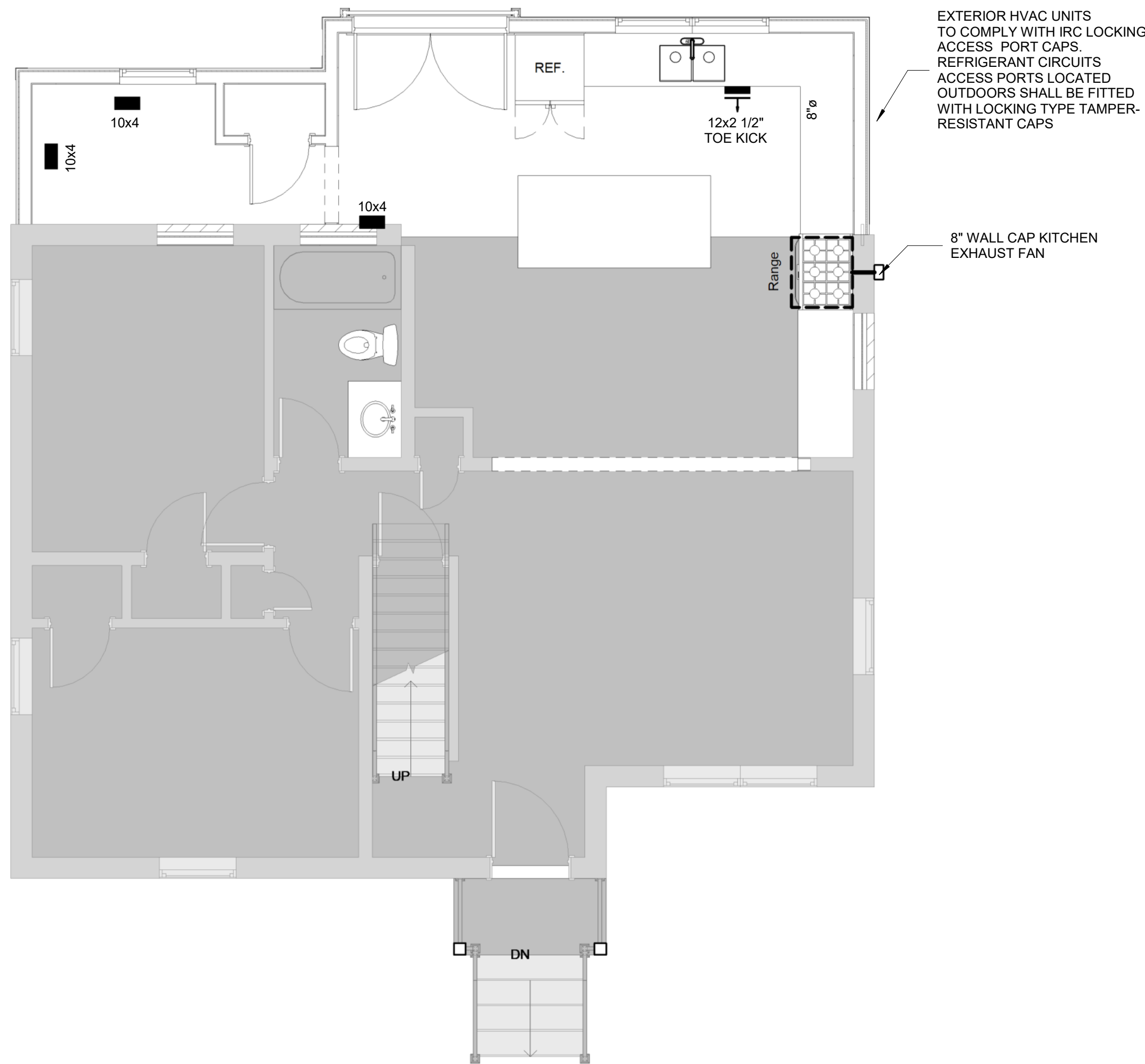
MECHANICAL -2ND
FLOOR

SHEET #

M100



1 SECOND FLOOR - MECHANICAL
M100 1/4" = 1'-0"



2 FIRST FLOOR - MECHANICAL
M100 1/4" = 1'-0"

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ISSUE DATE

SHEET TITLE

PLUMBING -
FLOOR PLANS AND
DIAGRAMS

SHEET #

P100

GENERAL GAS NOTES

- A. ALL PLUMBING WORK TO COMPLETE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL CODES AND ORDINANCES.
- B. COORDINATE PLUMBING WORK WITH OTHER TRADES, STRUCTURAL AND ARCHITECTURE.
- C. GC IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCING, TECHNIQUES AND SAFETY INCLUDING OSHA REGULATIONS. WORK SHALL BE EXECUTED IN A GOOD INDUSTRY STANDARD MANNER WITH MECHANICS SKILLED IN RESPECTIVE TRADES.
- D. GAS PIPING TO BE INSTALLED PER CURRENT IFGC, LOCAL AUTHORITY AND UTILITY COMPANY REQUIREMENTS.
- E. GAS LINES TO BE LEAK TESTED BY GC TO DETERMINE NO LEAKS PRIOR TO EQUIPMENT START-UP.
- F. GAS VALVES, CONNECTORS AND EQUIPMENT MUST BE ACCESSIBLE, GAS SHUT OFF VALVES TO BE LOCATED ON THE OUTSIDE OF HOUSING OF EQUIPMENT.
- G. SCHEDULE 40 METALLIC PIPE PER CODE & ALL PIPES TO BE PAINTED TO PROTECT FROM OXIDATION PER CODE.

GENERAL PLUMBING NOTES

- A. COORDINATE WORK WITH OTHER DISCIPLINES.
- B. ALL PLUMBING WORK TO BE COMPLETE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL CODES AND ORDINANCES.
- C. COORDINATE PLUMBING WORK WITH OTHER TRADES, STRUCTURAL AND ARCHITECTURE.
- D. GC IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCING, TECHNIQUES AND SAFETY INCLUDING OSHA REGULATIONS. WORK SHALL BE EXECUTED IN A GOOD INDUSTRY STANDARD MANNER WITH MECHANICS SKILLED IN RESPECTIVE TRADES.
- E. ANY PLUMBING EQUIPMENT / FIXTURE THAT CONVEYS DOMESTIC WATER TO BE THE TYPE AND INSTALLED IN A WAY TO PROTECT DOMESTIC WATER FROM CONTAMINATION.
- F. COORDINATE AND ROUTE PIPING TO BE AS HIGH AS POSSIBLE AND ABOVE CLEARANCES. LOCATE PIPING ABOVE CEILING IN ACT SPACES. LOCATE EXPOSED AREA PIPING 3/4" MIN FROM ADJACENT WALLS UNO.
- G. CLEANOUTS TO BE INSTALLED AS INDICATED ON DRAWINGS AND CONFORM WITH CURRENT CODES.
- H. CONTRACTOR TO FURNISH ALL REQUIRED PERMITS AND INSPECTIONS.
- I. WATER PIPING ABOVE FLOOR TO BE 'L' TYPE COPPER OR CPVC.
- J. SANITARY, SEWER AND VENT PIPING TO BE '40 PVC' UNLESS IN RETURN AIR PLENUM SPACES. IN RETURN AIR PLENUM PROVIDE D.W.V. COPPER OR CAST IRON PIPING COMPLIANT WITH CURRENT C.I.S.P.I. STANDARD 301, ASTM A 888 OR ASTM 74. PIPING AND FITTINGS TO HAVE COLLECTIVE TRADEMARK OF C.I.S.P.I. CONFIRM WITH EXISTING.
- K. PIPE HANGERS TO BE CLEVIS TYPE. PROVIDE 16GA PIPING SHIELD FOR INSULATED PIPES. PIPE SADDLES AND HANGERS TO BE SIMILAR METALS TO NOT HAVE GALVANIC REACTION. PROVIDE COPPER COATED SADDLES AND HANGERS FOR COPPER PIPING. PROVIDE HANGER SPACING PER IPC 308.5.
- L. PROVIDE TRAP PRIMERS AT FLOOR DRAINS.
- M. PROVIDE ALL BLOCKING AND FRAMING AS REQUIRED PER FIXTURE/EQUIPMENT MANUFACTURER RECOMMENDATION.
- N. PROVIDE MINIMUM SANITARY DRAIN SLOPE AS REQUIRED PER CODE.

ROOF

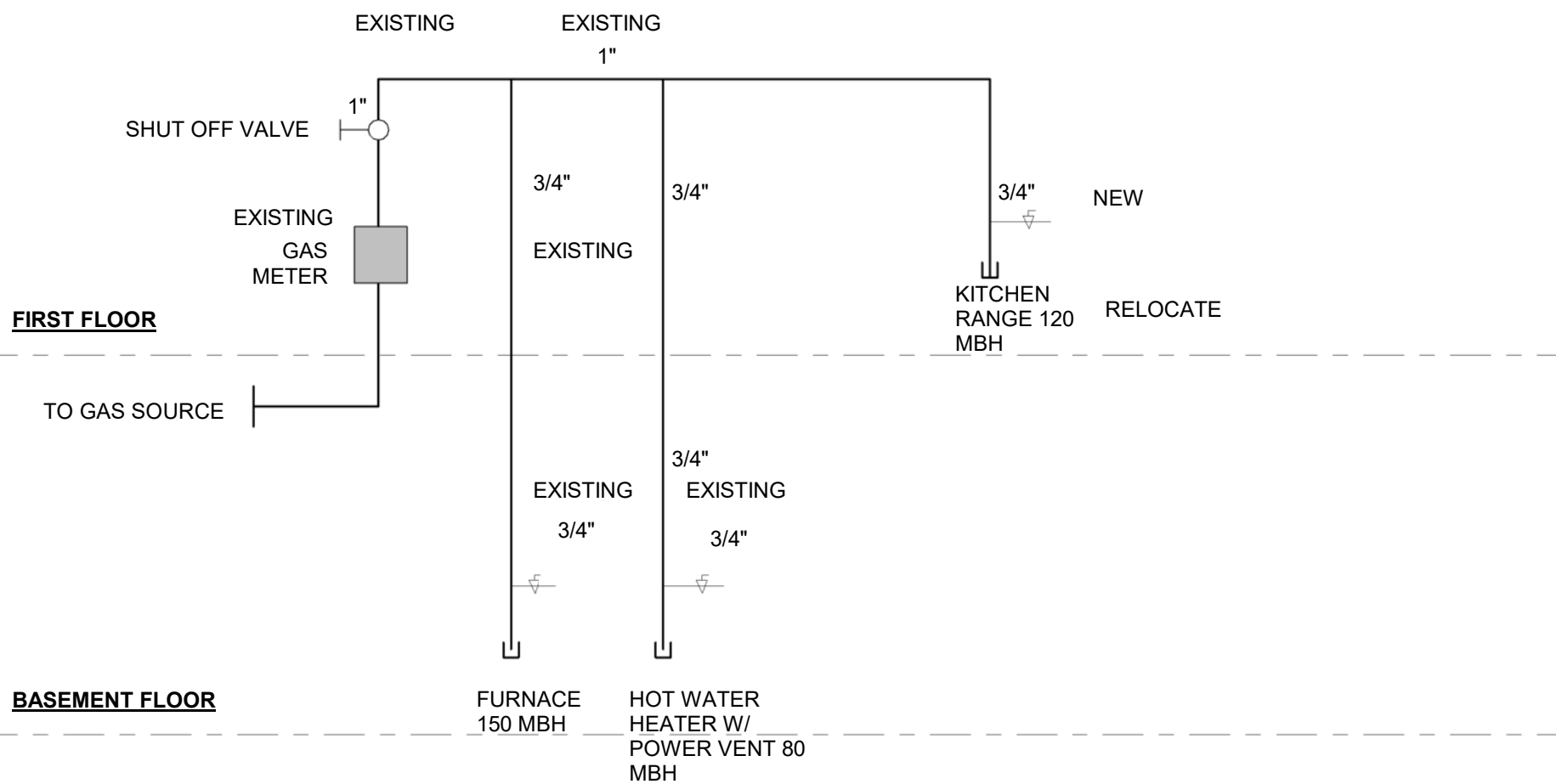
SECOND FLOOR

FIRST FLOOR

BASEMENT FLOOR

NOTES:

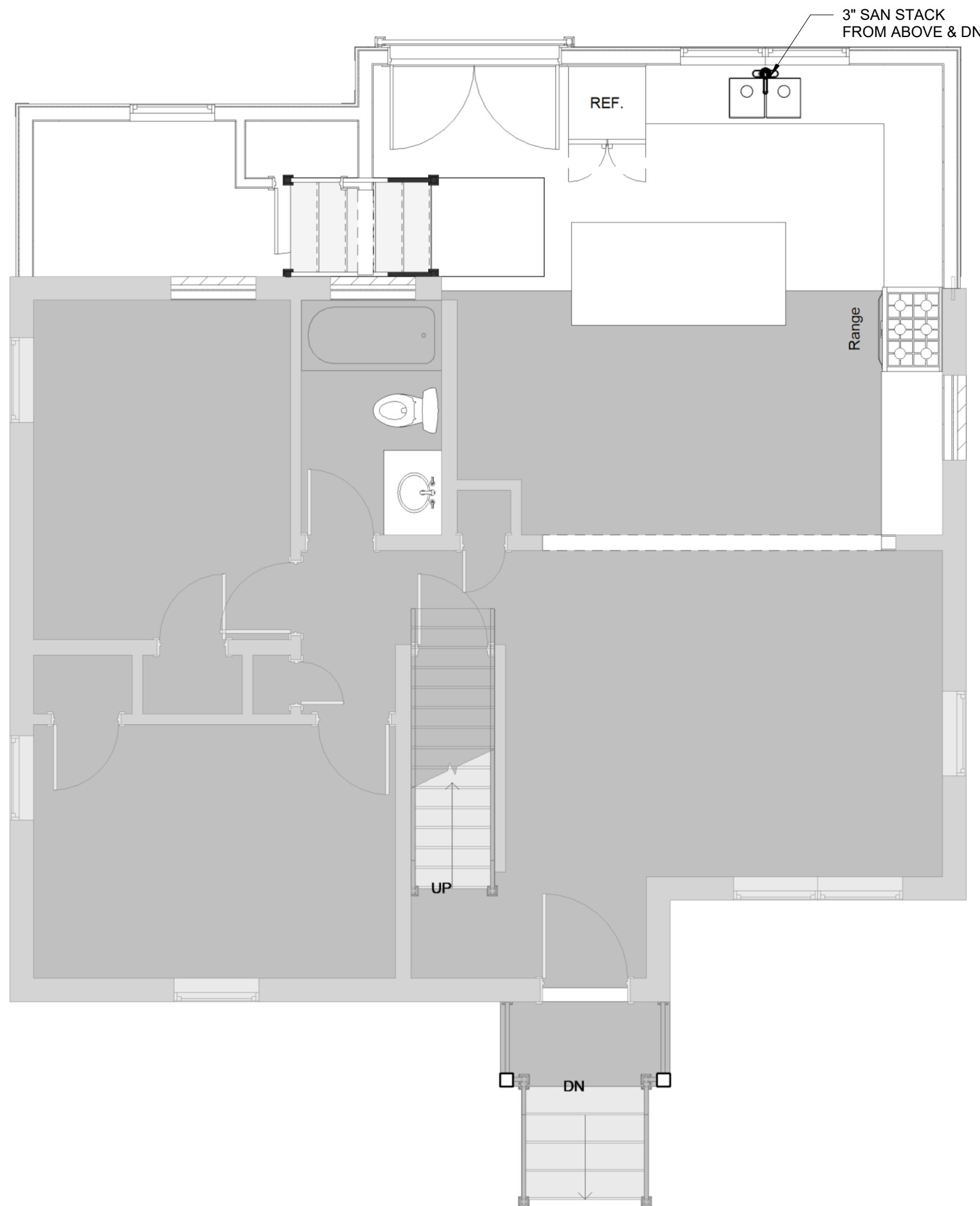
- 350 MBH LOAD DESIGNED FOR THIS PERPROJECT MAX DEVELOPED LENGTH FOR THIS SERVICE IS 100' FT
- PAINT NEW GAS LINE TO MATCH CLG COLOR, LOCATE LINE CLOSE TO CLG AND WALL AS POSSIBLE
- INLET PRESSURE 0.5 PSI
- PRESSURE DROP 0.5 in IN wc
- SPECIFIC GRAVITY 0.60



1

DIAGRAM - GAS RISER

P100 NTS



3

FIRST FLOOR - PLUMBING

P100 1/4" = 1'-0"

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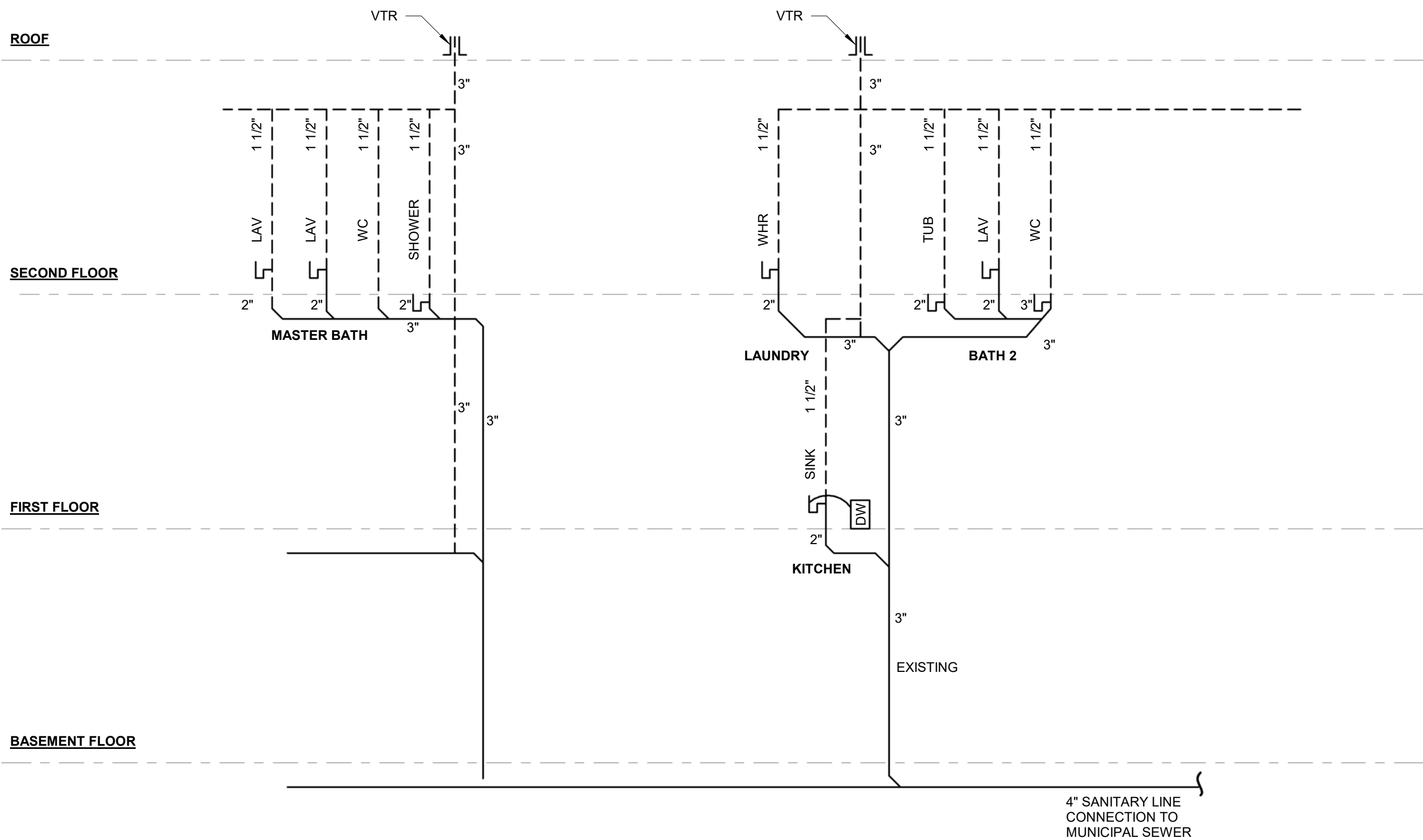


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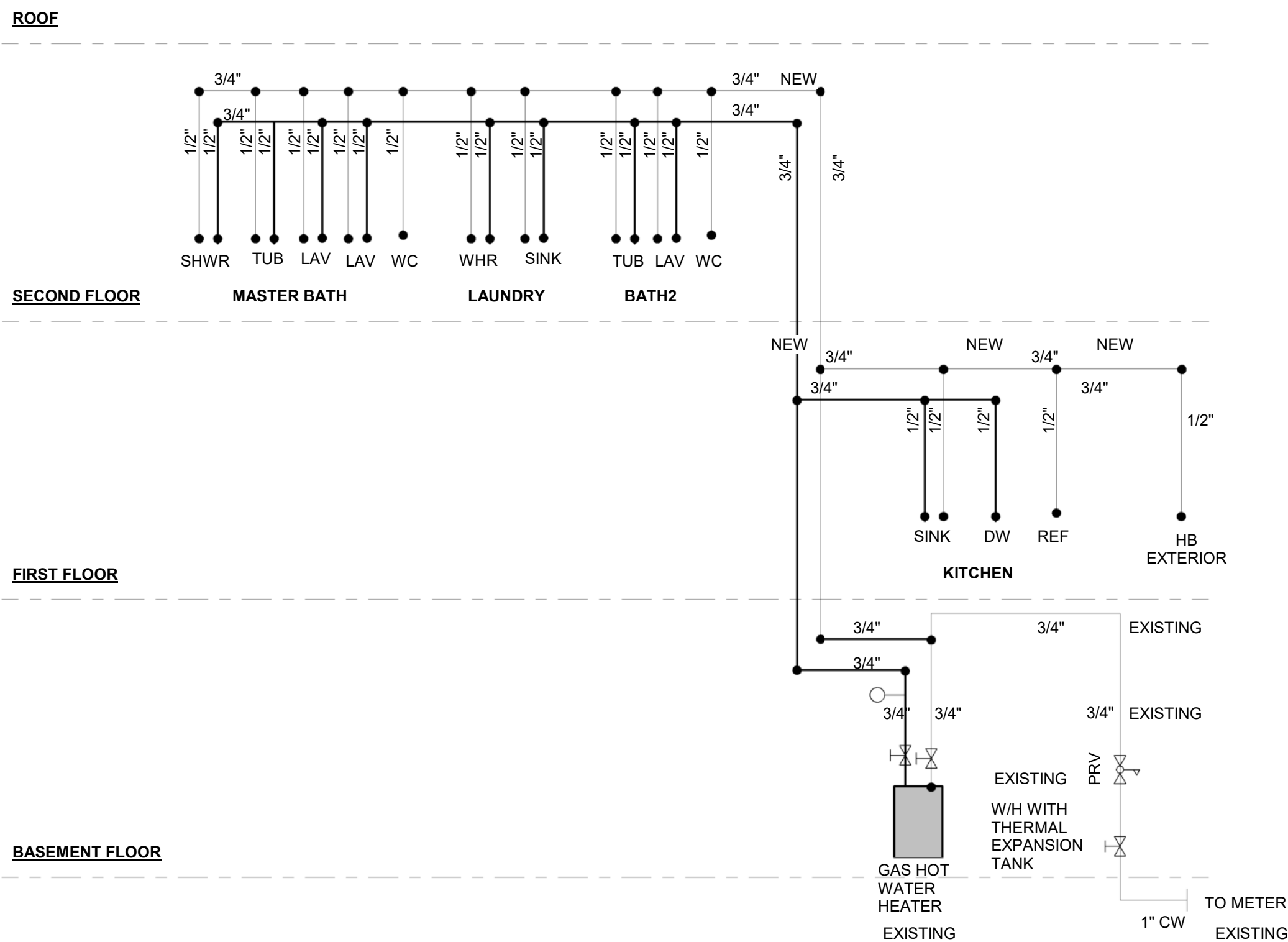
PLUMBING -
FLOOR PLANS AND
DIAGRAMS

P101



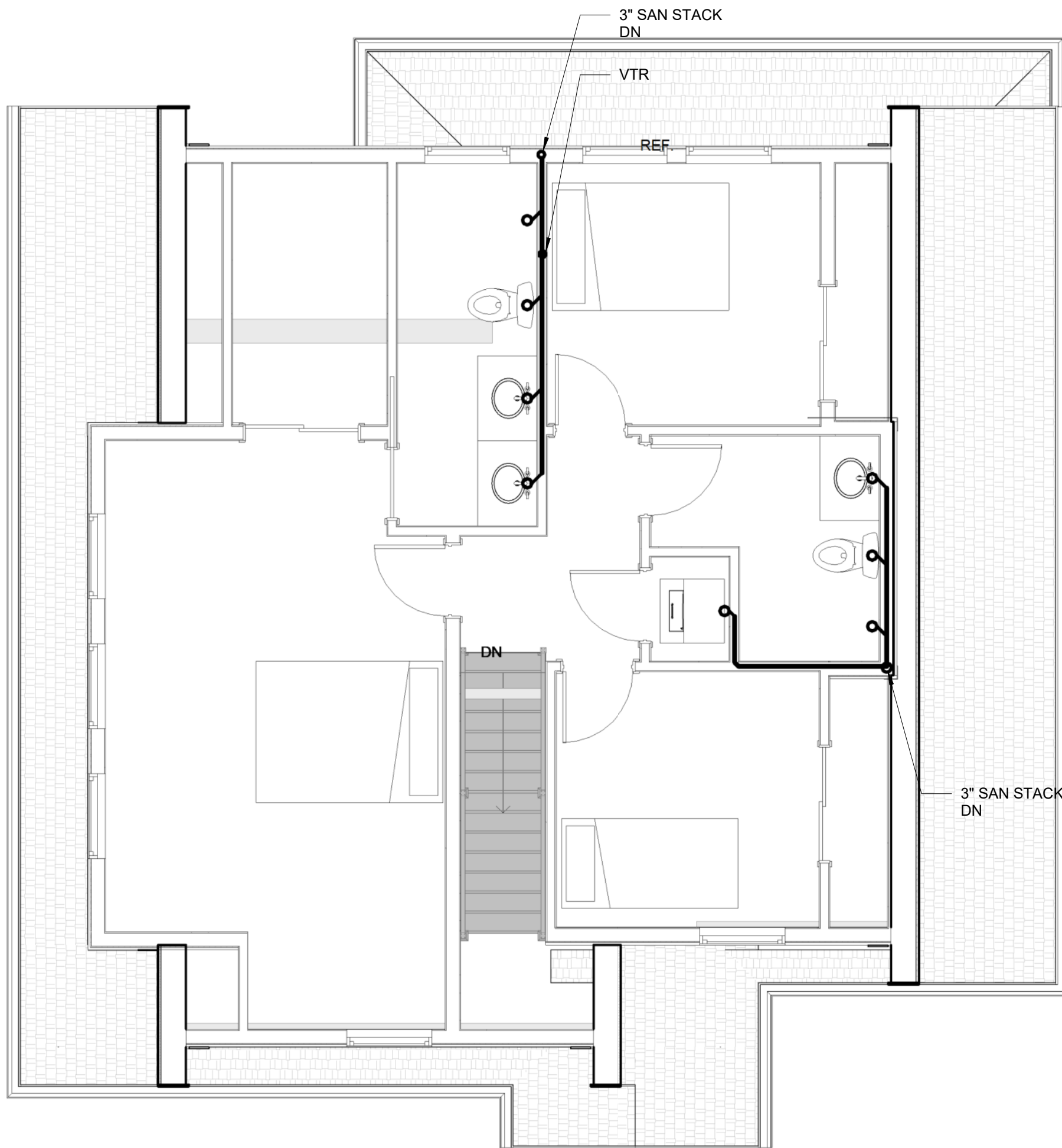
2
P101 3/8" = 1'-0"

DIAGRAM - SANITARY RISER



1
P101 3/8" = 1'-0"

DIAGRAM - WATER RISER



3
P101 1/4" = 1'-0"

SECOND FLOOR - PLUMBING



J21103

REAR AND SECOND STORY ADDITION

**1031 CROSS DRIVE
ALEXANDRIA VIRGINIA 22302**

PROJECT M



08/20/2021

S101

- A. DO NOT SCALE DRAWINGS. SEE ARCHITECTURAL PLANS FOR DIMENSIONS.
- B. 1ST FLOOR FRAMING JOISTS TO BE 16" TJI SERIES 560 @ 16" O.C. PROVIDE BRIDGING OR BLOCKING @ 8' O.C. PER MANUF. SPECS.
- A. 2ND FLOOR FRAMING JOISTS TO BE 16" TJI SERIES 560 @ 16" O.C. PROVIDE BRIDGING OR BLOCKING @ 8' O.C. PER MANUF. SPECS.
- B. TRUSS/JOIST LAYOUT AS SHOWN IS FOR REFERENCE ONLY. SEE TRUSS/JOIST MANUF DRAWINGS FOR CONSTRUCTION.
- C. TRUSS/JOIST MANUF. TO REFERENCE INTENDED DESIGN LAYOUT FOR BEARING POINTS & INTENT.
- D. JOIST MANUF. AS SELECTED BY ARCHITECT. JOIST SERIES AS DETERMINED BY ARCHITECT.
- E. CONTRACTOR/BUILDER TO PROVIDE INFORMATION FOR PERMIT ISSUANCE.
- F. JOIST MANUF. ENGINEER RESPONSIBLE FOR ALL FL. JOIST DESIGN.
- G. LIVE LOAD DEFLECTION = 1/480 REQ'D.
- H. PROVIDE BEARING STIFFENERS AND BLOCKING AS REQUIRED FT FRAMED CONNECTIONS.
- I. ALL ROOF STRUCTURE TO BE PRE-MANUFACTURED WOOD TRUSSES @ 24" O.C. U.N.O.
- J. TRUSS MANUF. AS SELECTED BY BUILDER.
- K. TRUSS MANUF. TO BE LICENSED IN STATE THE PROJECT WITHIN AND TO COMPLY WITH ALL STATE AND LOCAL CODES.
- L. TRUSS MANUF. TO DESIGN, SUPPLY AND COORDINATE ANY GABLE END TRUSS, HANGERS AND TRUSS HANGERS AS REQUIRED.
- M. ALL POSTS FOR ROOF BEARING TO CONTINUE TO FOUNDATION OR TO HEADERS AS REQUIRED.
- N. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO FABRICATION.
- O. (2) SETS OF FLOOR AND ROOF TRUSS SHOP DRAWINGS TO BE SUBMITTED TO THE CITY OF SEASIDE, CA. (1) ORIGINAL, (1) ORIGINAL SEAL AND SIGNATURE OF DESIGN ENGINEER, COMPLETED COUNTY "TRUSS PLAN COVER SHEET" MUST BE ATTACHED TO EACH SET.
- P. ALL FASTENERS IN CONTACT W/ PAINTED WOOD TO BE G185 GALV. OR STAINLESS STEEL - R319.3.
- Q. HEADERS/BEAMS OVER PORTAL FRAMES ARE TO BE CONTINUOUS AND TO EXTEND OVER WIDTH OF PORTAL FRAME.
- R. ALL SUB FLOOR TO BE CLUED AND SCAFFERED.
- S. TYP. OVERHANG 16" UNLESS MENTIONED OTHERWISE.
- V. ALIGN FASCIA PER ELEVATION

NOTE: ROOF SHOP DRAWINGS WILL BE SUBMITTED AFTER PERMIT ISSUED FOR APPROVAL

USE AS BAND BOARD (2) 1-3/4" X 9-1/2" LVL

9-1/2" TJI'S @ 16" O.C SERIES 230

JOIST TO REST ON TOP OF EXISTING CMU WALL

EXISTING HOUSE TO REMAIN UNDISTURBED

 BEARING INTERIOR WALL AS NOTED AND THICKENED SLAB BELOW

1

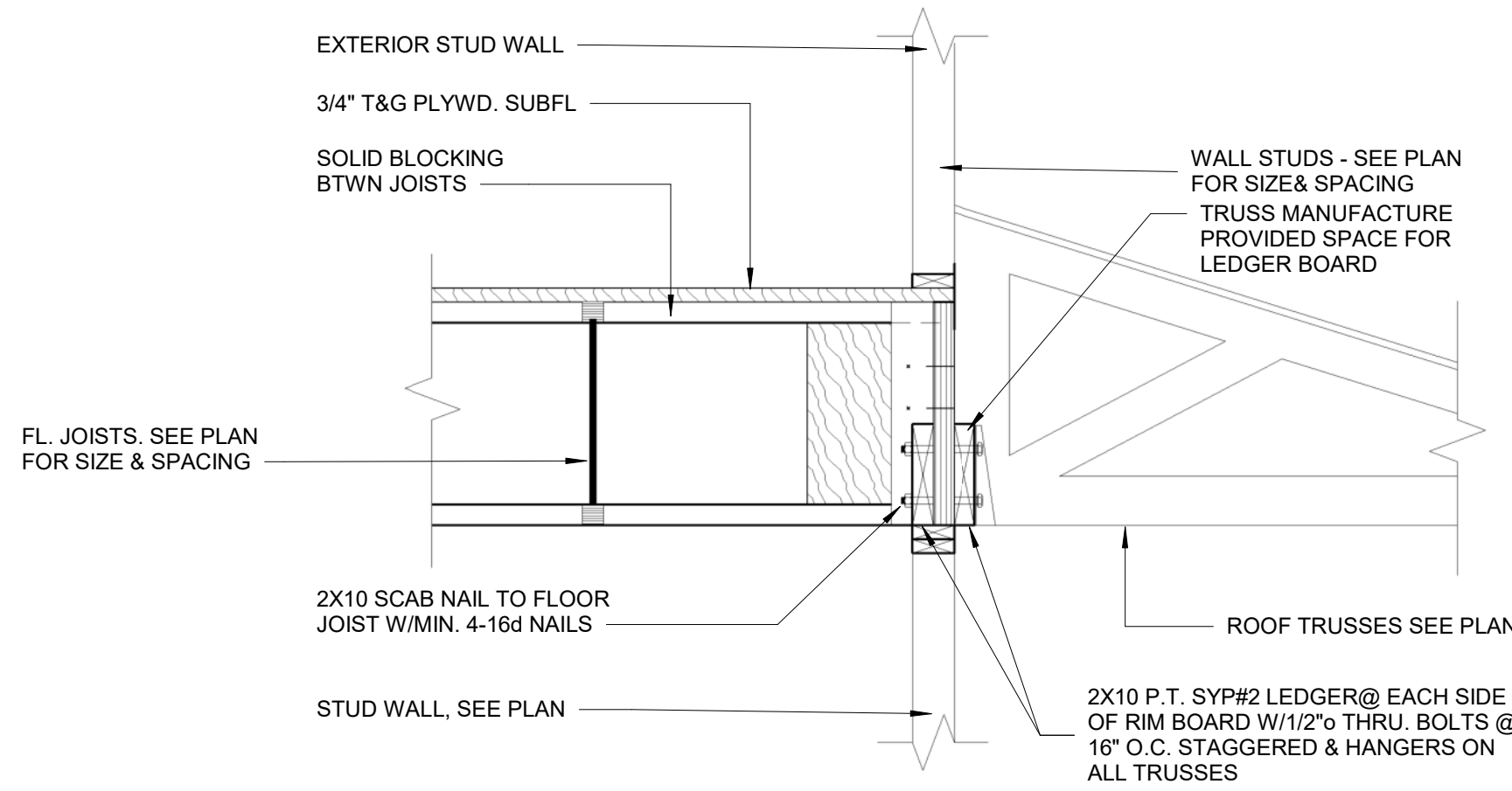
FRAMING PLAN - 2ND FLOOR

$$1/4" = 1'-0"$$

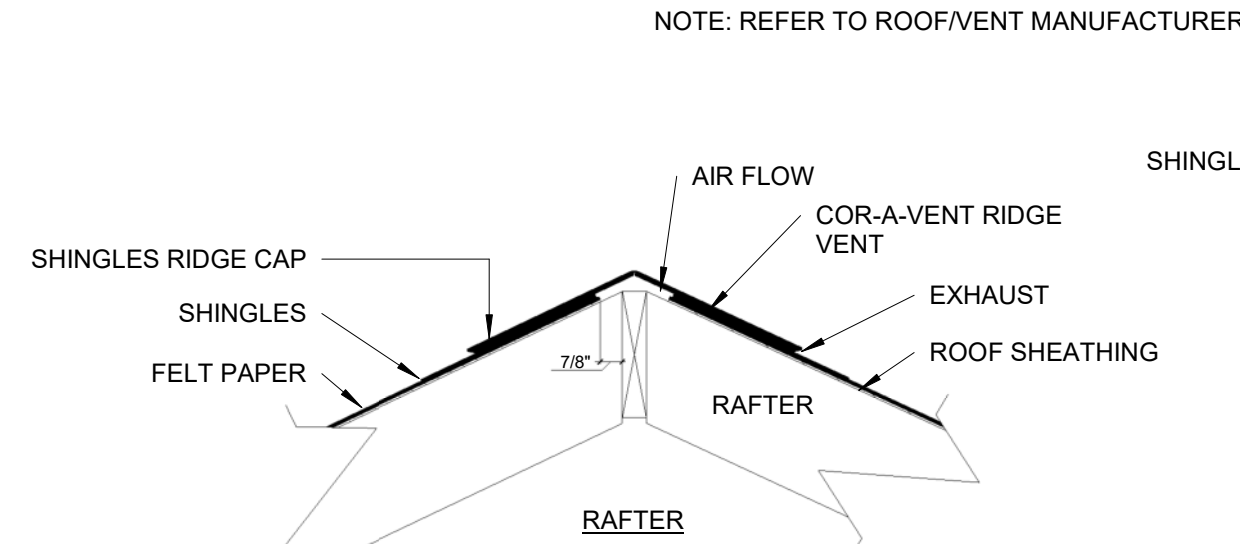
2

FRAMING PLAN - 1ST FLOOR

1/4" = 1'-0"

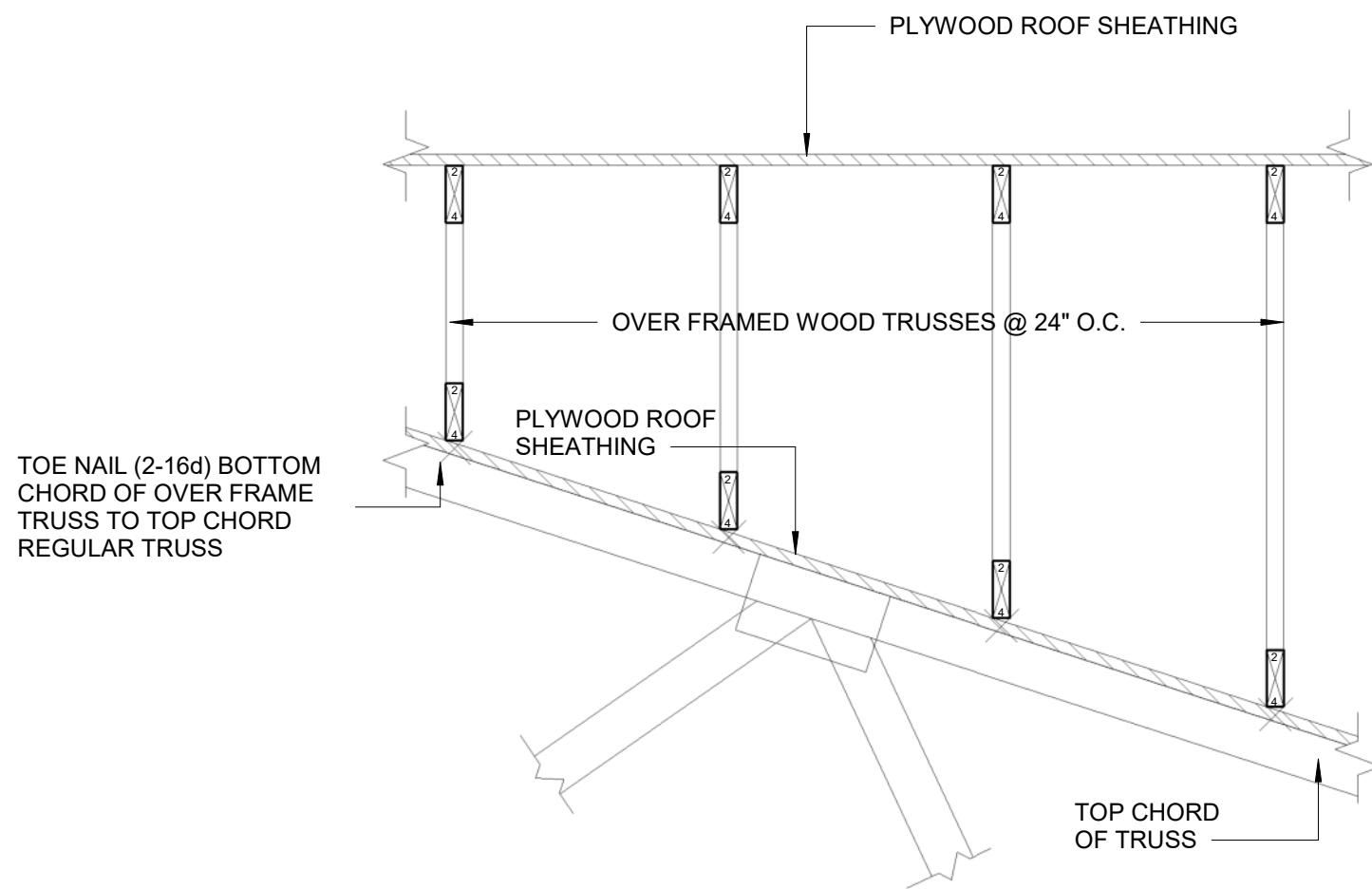


5 **DETAIL - TRUSS @ WALL (TYP.)**
S102 1" = 1'-0"

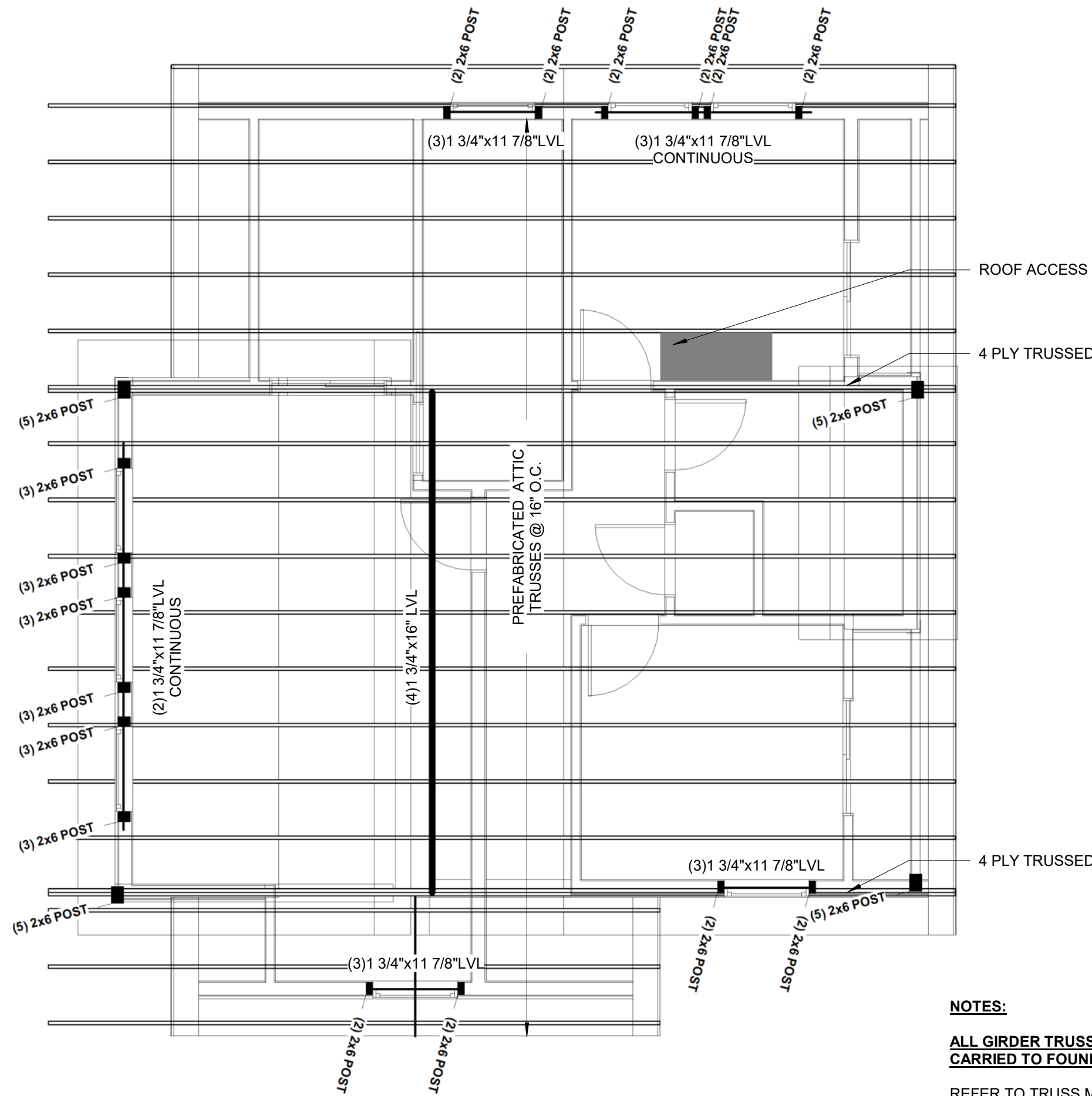


4 **DETAIL - RIDGE VENT (TYP.)**
S102 3" = 1'-0"

- GENERAL FRAMING NOTES**
- DO NOT SCALE DRAWINGS, SEE ARCHITECTURAL PLANS FOR DIMENSIONS.
 - 1ST FLOOR FRAMING JOISTS TO BE 16" TJI SERIES 560 @ 16" O.C. PROVIDE BRIDGING OR BLOCKING @ 8" O.C. PER MANUF. SPECS
 - 2ND FLOOR FRAMING JOISTS TO BE 16" TJI SERIES 560 @ 16" O.C. PROVIDE BRIDGING OR BLOCKING @ 8" O.C. PER MANUF. SPECS
 - TRUSS/JOIST LAYOUT AS SHOWN IS FOR REFERENCE ONLY, SEE TRUSS/JOIST MANUF DRAWINGS FOR CONSTRUCTION.
 - TRUSS/JOIST MANUF. TO REFERENCE INTENDED DESIGN LAYOUT FOR BEARING POINTS & INTENT.
 - JOIST MANUF. AS SELECTED BY ARCHITECT. JOIST SERIES AS DETERMINED BY ARCHITECT.
 - CONTRACTOR/BUILDER TO PROVIDE INFORMATION FOR PERMIT ISSUACE
 - JOIST MANUF. ENGINEER RESPONSIBLE FOR ALL FL. JOIST DESIGN
 - LIVE LOAD DEFLECTION = L/480 REQ'D.
 - PROVIDE BEARING STIFFENERS AND BLOCKING AS REQUIRED FT FRAMED CONNECTIONS.
 - ALL ROOF STRUCTURE TO BE PRE-MANUFACTURED WOOD TRUSSES @ 24" O.C. U.N.O.
 - TRUSS MANUF. AS SELECTED BY BUILDER.
 - TRUSS MANUF. TO BE LICENSED IN STATE THE PROJECT WITHIN AND TO COMPLY WITH ALL STATE AND LOCAL CODES.
 - TRUSS MANUF. TO DESIGN, SUPPLY AND COORDINATE ANY GABLE END TRUSS HANGERS AND TRUSS HANGERS AS REQUIRED.
 - ALL POSTS FOR ROOF BEARING TO CONTINUE TO FOUNDATION OR TO HEADERS AS REQUIRED.
 - NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO FABRICATION
 - (2) SETS OF FLOOR AND ROOF TRUSS SHOP DRAWINGS TO BE SUBMITTED PRIOR TO INSTALLATION. (1) SET TO INCLUDE ORIGINAL SEAL AND SIGNATURE OF DESIGN ENGINEER, COMPLETED COUNTY TRUSS PLAN COVER SHEET* MUST BE ATTACHED TO EACH SET.
 - ALL FASTENERS IN CONTACT W/ PAINTED WOOD TO BE G185 GALV. OR STAINLESS STEEL - R319.3
 - HEADERS/BEAMS OVER PORTAL FRAMES ARE TO BE CONTINUOUS AND TO EXTEND OVER WIDTH OF PORTAL FRAME.
 - ALL SUB FLOOR TO BE GLUED AND SCREWED
 - TYP OVERHANG 1'6" UNLESS MENTIONED OTHERWISE
 - ALIGN FASCIA PER ELEVATION

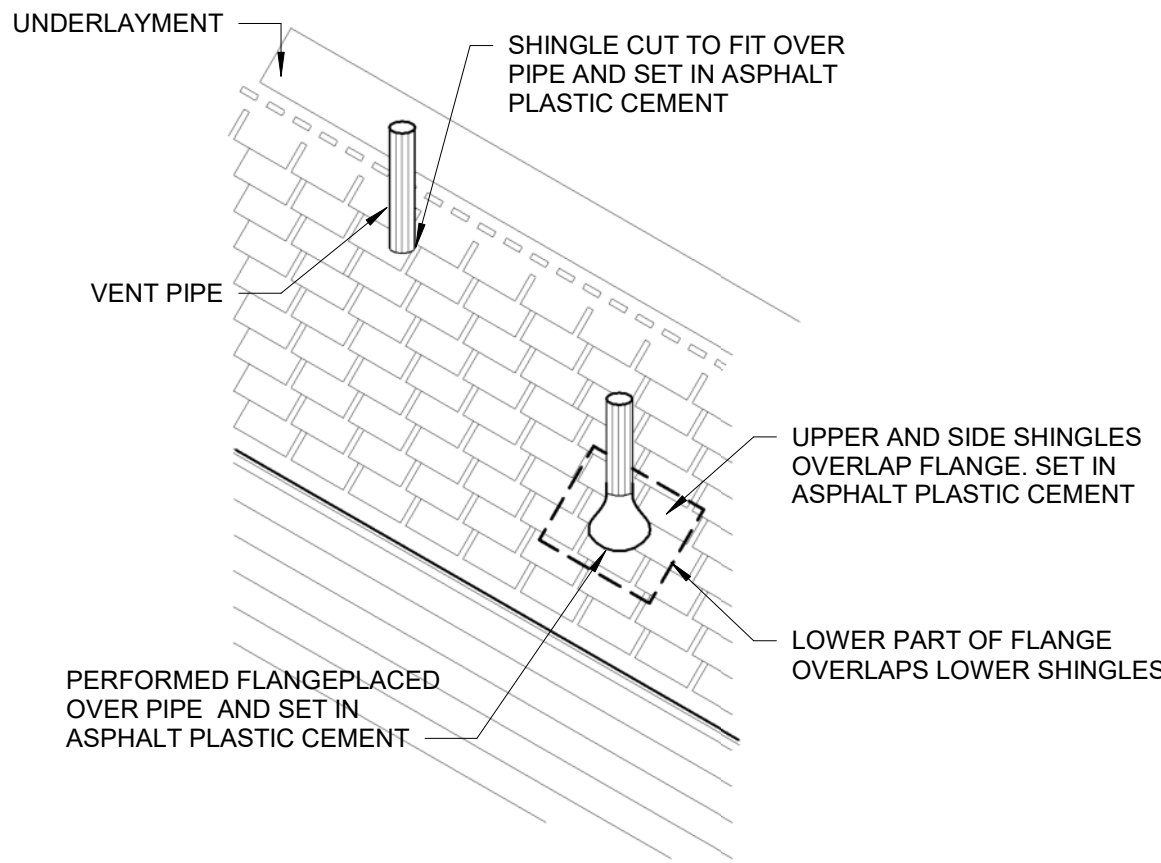


6 **DETAIL - OVERFRAMING**
S102 3/4" = 1'-0"



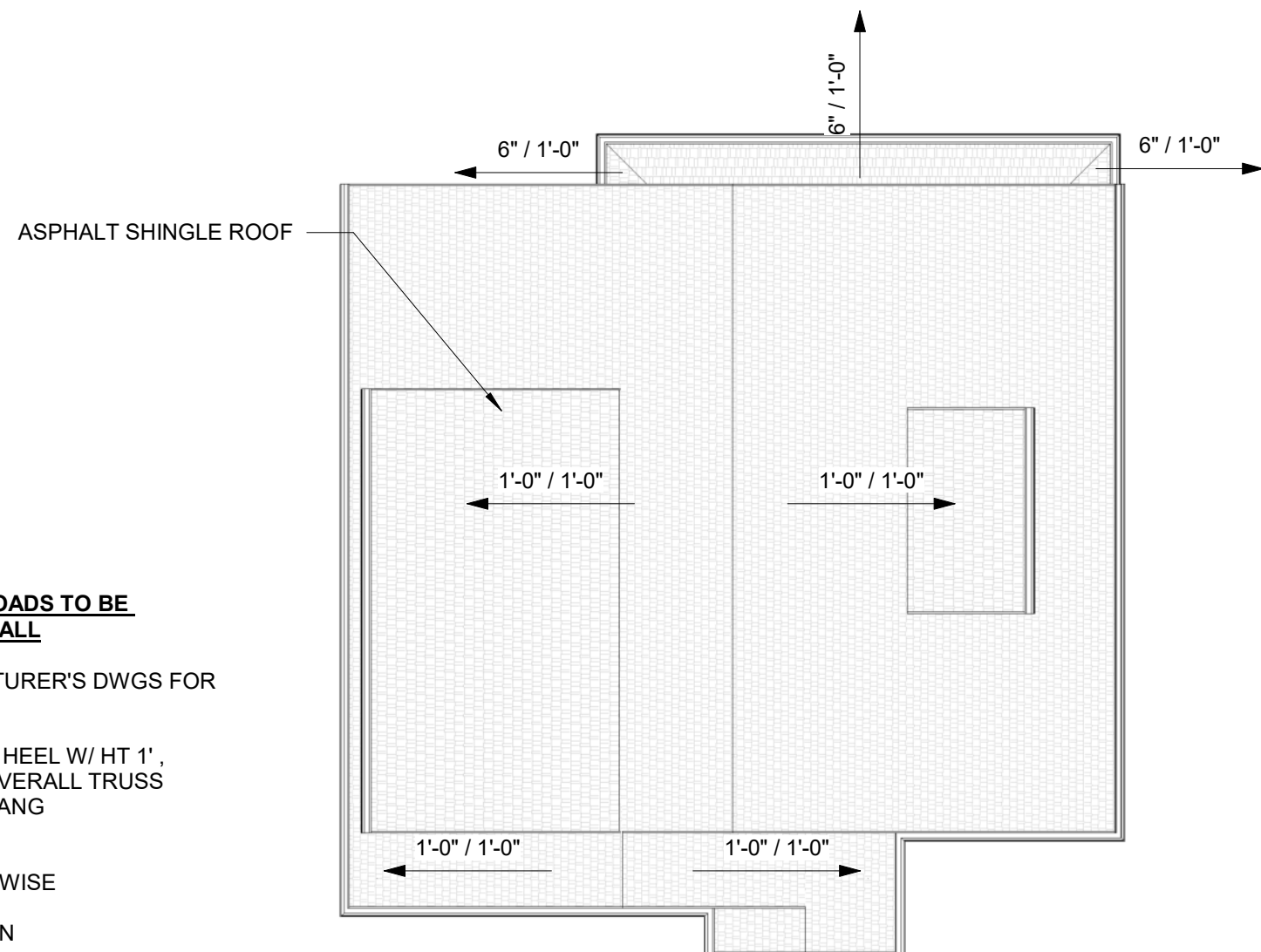
- NOTES:**
- ALL GIRDER TRUSS POINT LOADS TO BE CARRIED TO FOUNDATION WALL
 - REFER TO TRUSS MANUFACTURER'S DWGS FOR FINAL TRUSS LAYOUT
 - ROOF TRUSSES ARE RAISED HEEL W/ HT 1', TRUSSES CANTILEVERED. OVERALL TRUSS LENGTH TO INCLUDE OVERHANG
 - TYP OVERHANG 1'0" UNLESS MENTIONED OTHERWISE
 - ALIGN FASCIA PER ELEVATION

2 **FRAMING PLAN - ROOF**
S102 1/4" = 1'-0"



- NOTE:**
VENT PIPES ARE SEALED WITH A NEOPRENE BOOT AND A METAL BASE THAT IS WOVEN INTO THE ROOF SHINLES

3 **DETAIL - ROOF VENT FLASHING**
S102 NTS



1 **ROOF KEY PLAN**
S102 1/8" = 1'-0"

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**ROOF FRAMING
PLANS**

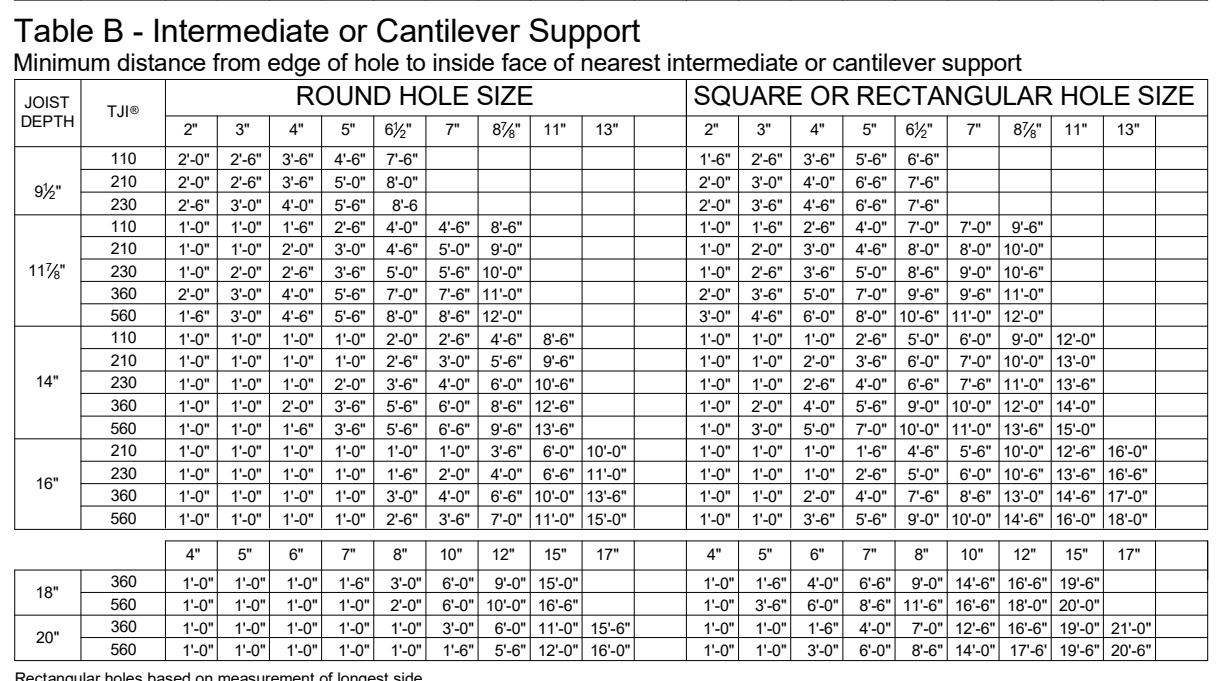
S102

ISSUE DATE

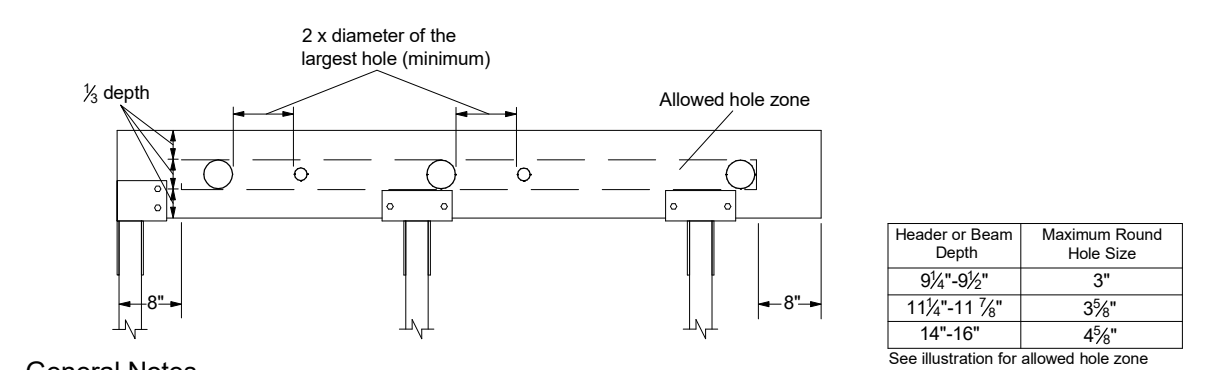
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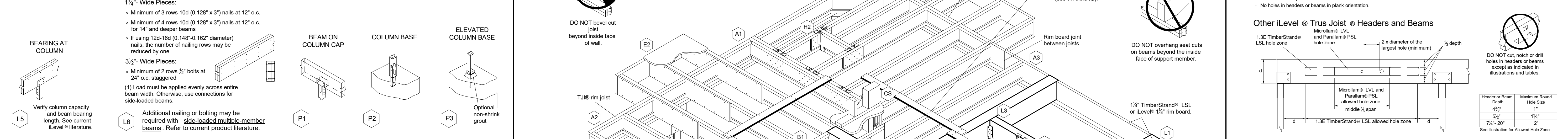
Table A - End Support



ALLOWABLE HOLES - Headers and Beams



- Allowed hole zone suitable for headers and beams with uniform and/or concentrated loads
- Round holes only



General Notes

- Allowed hole zone suitable for headers and beams with uniform loads only.
- Round holes only

