BAR Case # _____

ADDRESS OF PROJECT: 1214 Oronoco St

DISTRICT: ☐ **Old & Historic Alexandria** ■ **Parker – Gray** ☐ **100 Year Old Building**

TAX MAP AND PARCEL: _____ **ZONING:** _____

APPLICATION FOR: *(Please check all that apply)*

■ CERTIFICATE OF APPROPRIATENESS

☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ■ Property Owner ☐ Business *(Please provide business name & contact person)*

Name: Husam Misleh

Address: 2073 Madrillon Rd

City: Vienna State: Va Zip: 22182

Phone: 703 408-1866 E-mail : HMISLEH@AOL.COM

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: 1214 ORONOCO LLC

Address: 2073 Madrillon Rd

City: Vienna State: Va Zip: 22182

Phone: 703 408-1866 E-mail: hmisleh@aol.com

☐ **Yes** ☐ **No** Is there an historic preservation easement on this property?
☐ **Yes** ☐ **No** If yes, has the easement holder agreed to the proposed alterations?
☐ **Yes** ■ **No** Is there a homeowner's association for this property?
☐ **Yes** ☐ **No** If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

BAR Case # _____

NATURE OF PROPOSED WORK: *Please check all that apply*

- ☐ NEW CONSTRUCTION
- ☒ EXTERIOR ALTERATION: *Please check all that apply.*
  - ☐ awning
  - ☐ doors
  - ☐ lighting
  - ☐ other _____
  - ☐ fence, gate or garden wall
  - ☒ windows
  - ☐ pergola/trellis
  - ☐ HVAC equipment
  - ☒ siding
  - ☐ painting unpainted masonry
  - ☐ shutters
  - ☐ shed
- ☒ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

Renovate interior and addition in rear

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

N/A	
☒	☐ Survey plat showing the extent of the proposed demolition/encapsulation.
☐	☒ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
☐	☒ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
☐	☒ Description of the reason for demolition/encapsulation.
☐	☒ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

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Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.*

	N/A	
☐	☐	Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
☐	☐	FAR & Open Space calculation form.
☐	☐	Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
☐	☐	Existing elevations must be scaled and include dimensions.
☐	☐	Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
☐	☐	Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
☐	☐	Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
☐	☐	For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: *One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.*

	N/A	
☐	☐	Linear feet of building: Front:_____Secondary front (if corner lot):_____.
☐	☐	Square feet of existing signs to remain:_____.
☐	☐	Photograph of building showing existing conditions.
☐	☐	Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
☐	☐	Location of sign (show exact location on building including the height above sidewalk).
☐	☐	Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
☐	☐	Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: *Check N/A if an item in this section does not apply to your project.*

	N/A	
☐	☐	Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
☐	☐	Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
☐	☐	Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
☐	☐	An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
☐	☐	Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

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ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

☐ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)

☐ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.

☐ I, the applicant, or an authorized representative will be present at the public hearing.

☐ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information 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 undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the 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:

Signature: _____

Printed Name: Husam Misleh

Date: 7/21/2022

24X36 SHEET, DO NOT SCALE DRAWINGS

REAR ADDITION

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

1214 ORONOCO STREET
CITY OF ALEXANDRIA VIRGINIA 22314

ABBREVIATIONS

DIM DIMENSION
DISP DISPENSER
DIV DIVISION (DIVIDED)
DN DOWN
DS DOWN SPOUT
DR DOOR
DW DISHWASHER
DWGS DRAWINGS
DWR DRAWER
E EAST
EA EACH
EJ EXPANSION JOINT
EL ELEVATION
ELEC ELECTRICAL
ELEV ELEVATION
ENCL ENCLOSURE
ENT ENTRANCE
EQ EQUAL
EQUIP EQUIPMENT
ETR EXISTING TO REMAIN
EWC ELEC. WATER COOLER
EX EXISTING
EXP EXPANSION
EXT EXTERIOR
FD FLOOR DRAIN
FE(C) FIRE EXTINGUISHER
FG FINISH GRADE
FT FOOT (FEET)
FF FINISHED FLOOR
FF&E FIXTURE FURNITURE & EQUIPMENT
FVC FIRE VALVE CABINET
FIN FINISH
FL FLOOR
FLEX FLEXIBLE
FLSG FLASHING
FLUOR FLUORESCENT
FR FRAME
FRPF FIRE PROOFING
FRT FIRE RETARDANT TREATED
FTG FOOTING
FUR FURRING
FX FIXED WINDOW
GA GAUGE
GALV GALVANIZED
GB GYPSUM BOARD
GC GENERAL CONSTRACTOR
GL GLASS
GR GRADE
GWB GYPSUM WALLBOARD
HB HOSE BIB
HC HOLLOW CORE
HD HEAVY DUTY
HDWD HARDWOOD
HDWR HARDWARE
HT HEIGHT
HM HOLLOW METAL
HORIZ HORIZONTAL

AB ANCHOR BOLT
ABV ABOVE
ACC ACCESS
ACOUS ACOUSTICAL
AD AREA DRAIN
ADJ ADJUSTABLE
AFF ABOVE FINISH FLOOR
AHU AIR HANDLING UNIT
ALT ALTERNATE
ALUM ALUMINUM
ANC ANCHORS
APPROX APPROXIMATE
ARCH ARCHITECT
AUTO AUTOMATIC
AVG AVERAGE
B BATHROOM
BD BEAD
BIT BITUMINOUS
BLDG BUILDING
BLK BLOCK
BLKG BLOCKING
BM BEAM
BO BY OWNER
BOT BOTTOM
BRD BOARD
BRKT BRACKET
BSL BUILDING SETBACK LINE
BSMT BASEMENT
BU BUILT UP
CAB CABINET
CEM CEMENT
CF CUBIC FOOT (FEET)
CI CAST IRON
CJ CONTROL JOINT
CLG CEILING
CLL CONTRACT LIMIT LINE
CL CLOSET
CLR CLEAR
CMU CONCRETE MASONRY UNIT
CNR CORNER
CH CONCRETE HEADER
CO CLEAN OUT
COL COLUMN
CONC CONCRETE
CONST CONSTRUCTION
CONT CONTINUOUS
CS COURSES
CS CASEMENT WINDOW
CT CARPET
CTR CENTER
CTSK COUNTER SUNK
DBL DOUBLE
DEPT DEPARTMENT
DET DETAIL
DF DRINKING FOUNTAIN
DH DOUBLE HUNG
DIA DIAMETER
DIFF DIFFUSER

HP HIGH POINT
HVAC HEATING VENT, AIR COND
ID INSIDE DIAMETER
INSUL INSULATION
INST INSTALLATION
INT INTERIOR
JAN JANITOR
JST JOIST
JT JOINT
KD KNOCK DOWN
KIT KITCHEN
KO KNOCK OUT
LAM LAMINATED
LAV LAVATORY
LP LOWPOINT
LIN LINEAR
LT LIGHT
LW LIGHTWEIGHT
MACH MACHINE
MAINT MAINTENANCE
MATL MATERIAL
MAX MAXIMUM
MDF MEDIUM DENSITY FIBERBOARD
MECH. MECHANICAL
MEMB MEMBRANE
MET METAL
MTL METAL
MEZZ MEZZANINE
MFR MANUFACTURER
MIN MINIMUM
MISC MISCELLANEOUS
MLDG MOLDING
MO MASONRY OPENING
MOD MODIFIED
MTD MOUNTED
NIC NOT IN CONTRACT
NO NORTH
NRC NOISE REDUCTION COEFFICIENT
NTS NOT TO SCALE
OA OVERALL
OC ON CENTER
OD OUTSIDE DIAMETER
OFF OFFICE
OFCI OWNER FURNISHED/ CONTRACTOR INSTALLED
OH OVERHEAD
OPG OPENING
OP HD OPPOSITE HAND
OPP OPPOSITE
PAR PARTIAL
PART PARTITION
PED PEDESTRIAN
P-LAM PLASTIC LAMINATE
PLYWD PLYWOOD
PNL PANEL
POL POLISH (POLISHED)
PPT PRESERVATIVE
PRESSURE TREATED
PR PAIR

PREFAB PREFABRICATED
PSF POUNDS PER SQUARE FOOT
PSI POUNDS PER SQUARE INCH
PT PAINT
PTD PAINTED
QT QUARRY TILE
QTY QUANTITY
RAD RADIUS
RD ROOF DRAIN
REF REFRIGERATOR
REINF REINFORCED (ING)
REQ REQUIRED
RES RESILIENT
REV REVISE (REVISION)
RO ROUGH OPENING
RTU ROOF TOP UNIT
SC SOLID CORE
SCHED SCHEDULE
SECT SECTION
SF SQUARE FOOT (FEET)
SHT SHEET
SIM SIMILAR
SHR SHOWER
SL SLIDING
SQ SQUARE
SSK SERVICE SINK
S.STL. STAINLESS STEEL
STC SOUND TRANSMISSION CLASS
STD STANDARD
STL STEEL
STN STAIN
STOR STORAGE
STRUCT STRUCTURAL
SUSP SUSPENDED
SW SWITCH
SYS SYSTEM
(T) TEMPERED GLASS/WINDOW
TBR TO BE REMOVED
TEL TELEPHONE
TEMP TEMPERED
T&G TONGUE & GROOVE
THK THICK
THR THRESHOLD
TV TELEVISION
TYP TYPICAL
UL UNDERWRITER'S LABORATORIES
UNF UNFINISHED
UNO UNLESS NOTIFIED OTHERWISE
UTL UTILITY
VERT VERTICAL
VIF VERIFY IN FIELD
W WEST
WD WOOD
WH WATER HEATER
W/O WITH OUT
WP WATERPROOFING
WR WATER RESISTANT
WT WEIGHT

CODE INFORMATION

BUILDING CODE: 2015 VRC
USE GROUP: R-5 SINGLE FAMILY RESIDENTIAL
CONSTRUCTION TYPE: (VB WOOD FRAMED CONSTRUCTION)
HEIGHT LIMITATION: 35' MAXIMUN HEIGHT PER ZOINING
AUTOMATIC SPRINKLER SYSTEM (NONE)
ENERGY CODE COMPLIANCE (PRESCRIPTIVE)

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 : (I JOIST 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
DEAD LOAD 12 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 :
SILLL 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 UNCODITIONED 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 MINIMUN 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" GYPUM 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.

BUILDING DATA

EXISTING BASEMENT : 378 SF
EXISTING FIRST FLOOR : 578 SF
FIRST FLOOR PROPOSED : 123 SF
EXISTING SECOND FLOOR : 578 SF
SECOND FLOOR PROPOSED : 123 SF

TOTAL BUILDING SQUARE FEET : 1,780 SF

SHEET INDEX

OFFICIAL COUNTY USE ONLY

S2R ARCHITECTS

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

PROJECT NAME AND ADDRESS
REAR ADDITION
1214 ORONOCO STREET
CITY OF ALEXANDRIA VIRGINIA 22314

PROJECT # J22001

SEAL

REVISION	DATE

ISSUE DATE 03/16/2022

SHEET TITLE: COVER SHEET

SHEET # A001

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 CONTRASCTOR 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 PRIOR TO ORDERING/INSTALLING. CONTRACTOR IS WELCOME AND ENCOURAGED TO SUBMIT SUBSTITUTIONS.

6. PREMISES SHALL BE LEFT " BROOM CLEAN" AND EXTERIOR SHALL BE COMPLETELY FREE OF DEBRIS UPON COMPLETION OF WORK. ALL SUBCONTRACTORS ARE REQUIRED TO CLEAN PREMISES AND EXTERIOR OF THEIR DEBRIS DAILY, UNLESS SPECIFICALLY EXEMPTED BY OWNER. PARTICULAR EFFORT IS TO BE TAKEN TO MINIMIZE & CLEAN-UP DEBRIS WITHIN EXISTING PREMISES, ON A DAILY BASIS.

7. THERE IS TO BE NO SMOKIN OF ANY KIND IN RESIDENCE FROM COMMENCEMENT OF FRAMING.

8. ALL EXTERIOR WALL FRAMING TO BE 2X6 AND INTERIOR WALL FRAMING TO BE 2X4 UNLESS NOTED OTHERWISE NOTED ON THE FRAMING PLANS.

9.G.C TO COORDINATED KITCHEN LAYOUT REQUIREMENTS IN TERMS OF VENTING AND ELECTRICAL POINTS W/FINAL KITCHEN DESIGN AND SELECTED APPLIANCES.

DIVISION 1: GENERAL REQUIREMENTS

1. WORK PERFORMED SHALL COMPLY WITH THIS GENERAL NOTES UNLESS OTHERWISE NOTED ON PLANS.
2. WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.
3. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACOTR AND HIS SUBCONTRACTORS.
4. DISCREPANCIS: THE GC SHALL COMPARE AND COORDINATE ALL DRAWINGS; IF IN THE OPINION OF THE GC A DISCREPANCY EXITS THE GC SHALL PROMPTLY NOTIFY ARCHITECT OF THE DISCREPANCY AND INCLUDE PROPOSED SOLUTION FOR APPROVIAL PRIOR TO PROCEEDING WITH WORK.
5. **OMISSIONS:** IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THE CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED AND AS APPLICABLE TO CODES, REGULATIONS AND INDUSTRY STANDARDS.
6. ALL WORK IS TO BE PERFORMED IN A PROFESSIONAL, SAFE MANNER AND IN STRICT ACCORDANCE WITH CODES, REGULATIONS, MAUFACTURER'S SPECIFICATIONS/RECOMMENDATIONS AND STANDARD PRACTICES.
7. DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED. ALL DIMENSIONS ARE TO THE ROUGH FRAMING U.N.O.
8. DEISGN LOADS:
   ROOF LOADS (30PSF LIVE) + (17 PSF DEAD)
   FLOOR LOADS (40PSF LIVE) + (12 PSF DEAD)
   FLOOR LOAD SLEEPING AREAS (30 PSF LIVE) + (12 PSF DEAD)
   DECK LOAD (40PSD LIVE) + (12 PSF DEAD)
   BALCONIES LOAD (60PSF LIVE) + (12 PSF DEAD)
   ATTIC LIMITED STORAGE (20PSF LIVE) + (12 PSF DEAD)
   WIND LOAD = 115 MPH @ 3 SEC.GUST
   STAIR LOAD = 60 PSF
   SNOW LOAD = 30 PSF
10. WALL BRACING USE ONE OF THE FOLLOWING OPTIONS:
   A. WOOD STRUCTUAL PANEL SHEATHING WITH A THICKENESS NOT LESS THAN 1/2" (5/8" RECOMMENDED) FOR 16" AND 24" STUD SPACING. WOOD STRUCTUAL PANELS SHALL BE INSTALLED IN ACCORDANCE WITH TABLE R602.3 (3)
   B. ALTERNATE BRACED WALL PANELS. ALTERNATE BRACED WALL LINES CONSTRUCTED IN ACCORDANCE WITH ONE OF THE FOLLOWING PROVISIONS SHALL BE PERMITED TO REPLACE EACH 4 FEET (1219 MM) OF BRACED WALL PANEL AS REQUIRED BY SECTION R602.10.4.
11. ANY CHANGES TO THE PROJECT REQUIRE WRITTEN REQUEST AND APPROVAL BY ARCHITECT OR APPROPRIATE ENGINEER. ANY CONSTRUCTION CHANGES NOT CONFORMING TO THIS SET OF DRAWINGS OR REVISED SET OF DRAWINGS NO MATTER HOW SMALL SHALL INDEMNIFIES ARCHITECT AND ENGINEER OF ALL RESPONSIBILITIES AND LIABILITY. OWNER TO ASSUME AND COMPENSATE ARCHITECT AND ENGINEER FOR ALL LITIGATION, FINES AND LAWYER COSTS AND INCLUDING INTEREST ASSOCIATED WITH CHANGES, LITIGATION OR INJURY.
12. G.C. TO SUBMIT SHOP DRAWINGS FOR REVIEW TO ARCHITECT OR ENGINEER. SHOP DRAWINGS TO BE STAMPED AND SIGNED BY THE GC TO CONFORM WITH THE DRAWINGS, INTENDED DESIGN, CODES AND BEST PRACTICES.
13. ANY CHANGES TO DRAWINGS NEED TO BE SUBMITTED TO AND APPROVED BY THE ARCHITECT OR ENGINEER.
14. ARCHITECT RETAINS THE RIGHTS TO THE DESIGN OF THE PROJECT AS INTELLECTUAL PROPERTY PER UNITED STATES COPYRIGHT LAW COMPENDIOUM SECTION 903.2: ARCHITECTURAL WORKS 17 U.S.C. § 101 & 923. ARCHITECT RETAINS RIGHTS TO PHOTOGRAPH OR TAKE VIDEO OF THE PROJECT DURING AND AFTER THE CONSTRUCTION. THE ARCHITECT IS GRANTED FAIR RIGHT OF USE OF ANY PHOTOGRAPHS OF THE DESIGN & ARCHITECTURE TO BE USED BY THE ARCHITECT FOR VARIOUS USES INCLUDING STAFF EDUCATION, ADVERTISEMENT, BLOGGING, MARKETING, ETC.

DIVISION 2: EXISTING CONDITIONS & DEMOLITION

EXISTING CONDITIONS:
1. GC TO FAMILIZARIZE WITH EXISTING SITE, CONDITIONS AND DRAWINGS PRIOR TO BEGINING WORK INCLUDING UTILITIES. NOTIFY ARCHITECT / ENGINEER OF ANY DISCREPRENCISES OR CONDITIONS THAT DIFFER FROM DRAWINGS.
2. ANY CONDITIONS / ELEMENTS TO REMAIN SHALL BE COVERED AND PROTECTED DURING CONSTRUCTION/DEMOLITION.
3. ANY ELEMENT/ CONSTRUCTION THAT IS TO BE RELOCATED SHALL BE PHOTOGRAPHED AND RECORED WITH DIMENSIONS TO BE REINSTALLED IN KIND. OBJECTS TO BE RELOCATED ARE TO BE REMOVED CAREFULLY AND STORED PROTECTED FROM DAMAGE AND LABELED.

DEMOLITION:
1. GC TO VERIFY EXISTING CONDITIONS TO REMAIN PRIOR TO BEGINING DEMOLITION.
2. PRIOR TO DEMOLTIION GC TO VERIFY UTILITY LINE LOCATIONS AND SERVICES.
3. IF UNANTICIPATED HAZARDS, HAZARDOUS MATERIALS, OBJECTS OR HUMAN REMAINS ARE UNCOVERED DURING DEMOLITION / EARTH REMOVAL THE GC IS TO CEASE WORK AND CONTACT APPROPRIATE AUTHORITIES IMMEDIATELY.
4. EXPOSE FRAMING PRIOR TO DEMOLITION.
5. DO NOT DEMOLISH ANY STRUCTURAL COMPONENTS OR SYSTEM THAT IS NOT REFERENCED IN THE DRAWINGS. NOTIFY STRUCTURAL ENGINEER OF ANY STRUCTURAL ELEMENTS THAT ARE NOT INDICATED IN THE DRAWINGS.
6. HAZARDOUS MATERIALS SUCH AS ASBESTOS OR LEAD IF ENCOUNTERED IS TO BE REMIDEATED AS REQUIRED BY LOCAL OR STATE REMIDIATION REGULATIONS.

DIVISION 32: EXTERIOR IMPROVEMENTS

1. CONCRETE SLABS AND FOOTINGS CALCULATIONS ARE BASED ON A 1500 PSF VALUE PER (PER CODE)
2. FOOTINGS, FOUNDATIONS, WALLS, AND SLABS SHALL NOT BE PLACED ON MARINE CLAY, PEAT OR ANY OTHER ORGANIC MATERIAL.
3. ANY RADON MITIGATION CONSTRUCTION SHOWN ON THESE PLANS HAS BEEN INCLUDED AT THE DIRECTION OF THE OWNER AND IS NOT WARRANTED BY THE DESIGNER AS TO IT'S EFFECTIVENESS.
4. DO NOT BACKFILL AGAINST THE FOUNDATION WALL UNTIL THE FIRST FLOOR SUBFLOOR IS IN PLACE.
5. PROVIDE 4" PERIMETER FOUNDATION DRAIN AROUND THE FOUNDATION WALL AND SLOPE GRADE AWAY FROM THE STRUCTURE A MINIMUN OF 6" IN 10 FEET
6. WHERE CONDITIONS DEVELOP REQUIRING CHANGES IN EXCAVATIONS. SUCH CHANGES SHALL BE MADE AS DIRECTED BY THE GEO-TECHNICAL ENGINEER.

DIVISON 3: CONCRETE & FOUNDATIONS

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

ITEM	MINIMUN 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 STRUCTUAL CONCRETE FOR BUILDINGS.
3. ALL CONCRETE SLABS ON GRADE SHALL BE A MINIMUN OF 4" THICK ON 6 MIL POLYETHYLENE FILM WITH 6X6 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. REINFORCINF 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 ACCESSORIEES 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. SEE FOUNDATION PLANS, DETAILS AND TYPICAL WALL SECTION FOR REINFORCED QUANTITIES AND SIZES.
7. PROTECTIVE COVERAGE FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

LOCATION	MINIMUN COVERAGE
FOOTINGS	3"
BEAMS AND COLUMNS	2"
SLABS*	3/4"
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 MINIMUN OF 12" INTO ORIGINAL UNDISTURBED SOIL AND A MINIMUN OF 24" BELOW FINISHED GRADE.
2. WHERE 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. 11 GAUE ADJUSTABLE AND FIXED STEEL COLUMNS ARE CONSTRUCTED OF CARBON STEEL WITH A MINIMUN YIELD STRENGHT OF 33 KSI AND ULTIMATE STRENGHT OF 45 KSI. IN ACCORDANCE WITH ASTM 500 AND MANUFACTURED BY MARSHALL STAMPING COMPANY IN ACCORDANCE WITH BOCA REPORT NO.21-31 AND HAVE A MINIMUN 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 SCREWS 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

1. 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:
   EXTREME FIBER STRESS: 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 PRESSURE PRESERVATIVE TREATED IN ACCORDANCE WITH AWPA STANDARDS.
3. ALL NAILINGS SHALL COMPLY WITH IRC CODE, LATEST EDITION AND ALL STATE AND LOCAL BUILDING CODES.
4. BUILT-UP BEAMS OT JOISTS FORMED BY A MULTIPLE OF 3-PLY OR LESS 2X MEMEBERS SHALL BE CONNECTED 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 RECOMMNENDATION.
6. BLOCK SOLID AT ALL BEARING SUPPORTS WHERE ADEQUATE LATERAL SUPPORT IS NOT OTHERWISE PROVIDED.

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-FITH (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 RIDGIDITY.

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 3/8" MINIMUN FROM THE EDGE OF THE SHEETS. THE MINIMUM NAIL PENETRATION INTO FRAMIMG 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 INTEIOR 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 AND STAGGER SPLICE 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 RIDIDITY.
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:

EXTERIOR BEARING WALLS (MINIMUM UNLESS NOTED):

OPENING	WITH ROOF ROOF ONLY	ROOF & 1 FLOOR	ROOF &2 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 3'-0"	1J & 1S	1J & 1S
3'-0" TO 5'-0"	2J 7 1S	2J & 2S
6'-0" TO 9'-0"	2J & 1S	3J & 2S
9'-0" TO 12'-0"	3J & 1S	4J & 3S

WHERE J = JACK UNDER HEADER
S = STUD NAILED TO JACK ALONG SIDE HEADER.
NOTE: ALL JACKS AND STUDS ASSUMED TO BE 2 X 4 SPF-STUD GRADE OR BETTER WITH MAXIMUM 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 AL 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 "I"-JOISTS:
1. "I"-JOIST MANUFACTURER TO SUPPLY SHOP DRAWINGS AND ERECTION DRAWINGS AND MUST BE SEALED BY A PROFESIONAL ENGINEER REGISTERED IN THE GOVERNING JURISDITION. FLOOR JOIST MANUFACTURER TO SUPPLY CONNCECTION AND BEARING DETAILS, BRIDGING AND BRACING DETAILS, NOMINAL DIMENSIONS AND JOIST LAYOUT CONFIGURATIONS.
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 ASSOCIATED COMPONENTS TO BE COORDINATED, PERMITTED, FURNISHED AND INSTALLED BY G.C. PER STATE AND LOCAL CODES AND REGULATIONS.
2. EQUIPMENT TO BE INSTALLED PER MANUFACTURER RECCOMENDATIONS.

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 LOCATED BELOW GRADE SHALL 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 FLASING, COUNTER FLASHING AND COPING WHEN OF METAL SHALL BE OF NOT LESS THAN NO.26 U.S GAUGE 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 CONTINOUS 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 SEPERATE 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 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 BATT 2X6 (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 MONE 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 INLET.
4. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE WINDOWS THAT MEETS ALL OF THE FOLLOWINGS CONDITIONS:
   A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9S 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 SUFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING
9. 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 HAZARDAOUS 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 GARGE SHALL BE SEPARATED FROM THE LIVING SPACE BY 5/8" TYPE X GYPSUM WALL BOARD.
5. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHAL HAVE WALLS AND SOFFITS PROTECTED BY ON THE ENCLOSED SIDE WITH 1/2" DRYWALL.

PAINTING:
1. PAINTING SHAL BE APPLIED ACCORDING THO 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
	SEMI-GLOSS	1 COAT PRIMER AND 2 FINISH COAT
EXTERIOR TRIM	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 INSTALLACTION OF ANY CONFLICTS IN THE DESIGN, SIZING OR INSTALLATION OF THE SUSTEM. 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.
3. ALL KITCHENS AND BATH ROOMS SHALL BE MECHANICALLY VENTED TO THE EXTERIOR.
4. SECURE HVAC EQUIPMENT PER MANUFACTURER RECOMMENDATIONS.

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 RECCOMENDATION.

CLOSET SHELVES /TOWELS BARS:
   1R/1S CLOSET SHELVELS @ 68" A.F.F.
   2R/1S CLOSET SHELVES @ 42" & 84" A.F.F
   LOCATE DBL TOWEL BARS @ 38" & 68" A.F.F
   LOCATE SINGLE TOWE 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 GUARDRAISL NOT LESS THAN 34 INCHES IN HEIGHT MEASURED
VERTICALLY FROM THE NOSING OF THE TREADS.
3. REQUIRED QUARDRAILS 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

1. ALL WORK SHALL BE IN FULL ACCORDANCE WITH ALL CODES, RULES AND REGULATIOS OF GOVERNING AGENCIES AND SHALL COMPLY WITH THE REQUIREMENTS OF THE SERVING POWER AND TELEPHIONE 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. (E3802.9)
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 IN THE BEST POSITION TO VERIFY THAT ALL CONSTRUCTION IS 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 STRUCTURAL 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 LENGTH OF SEGMENTS SPECIFIED 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 TOOLS/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 ENTIRE 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 PROCESS 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 BETWEEN SEGMENTS, RX WATER STOPS AND DOWELS FOR 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 SUMP PIT. PREPARE THE SOIL SUB-GRADE THROUGH AT LEAST 95% COMPACTION PER ASTM D698. REPLACE ANY SOFT SOILS WITH COMPACTED APPROVED SOILS OF $57 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 FRAMING, 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.

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10486 COLONEL COURT
MANASSAS VA 20110
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www.S2RArchitects.com
JD@S2RArchitects.com

PROJECT NAME AND ADDRESS

REAR ADDITION
1214 ORONOCO STREET
CITY OF ALEXANDRIA VIRGINIA 22314

PROJECT #: J22001

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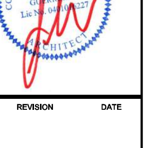


REVISION	DATE

ISSUE DATE: 03/16/2022

SHEET TITLE: GENERAL SPECIFICATIONS

SHEET #: A002

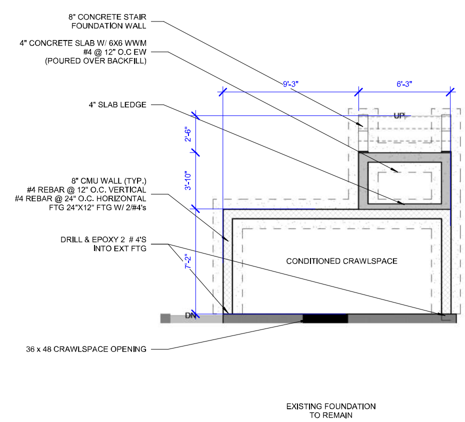
CONCRETE REINFORCEMENT SCHEDULE BY EQUIVALENT SOIL PRESSURE
SOIL EQUIVALENT LATERAL FLUID PRESSURE 60 PCF (ACTIVE PRESSURE)

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)
5'	4'	12"	7.5"	5.75"	12" O.C.	12" O.C.	12" O.C.	24" O.C.
5'	3'	24"	7.5"	5.75"	16" O.C.	16" O.C.	8" O.C.	24" O.C.
5'	2' AND LESS	0"	7.5"	5.75"	NONE REQ	NONE REQ	NONE REQ	24" O.C.
5'	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, t, 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 RECOOMENDATION.

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



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

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(703)420-8141
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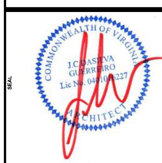

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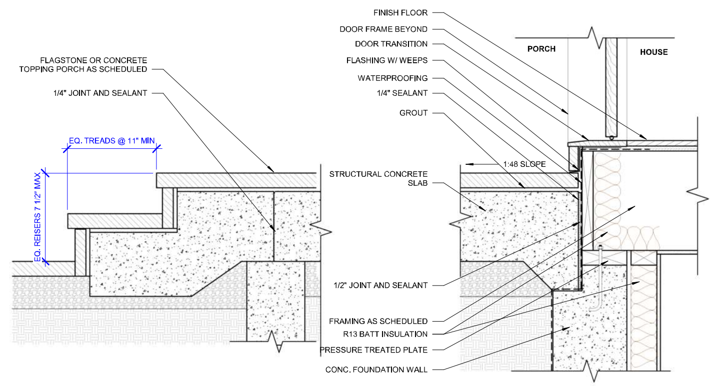
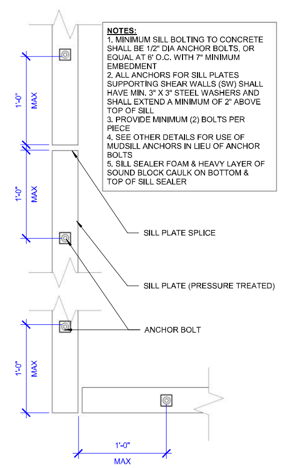
ISSUE DATE 03/16/2022

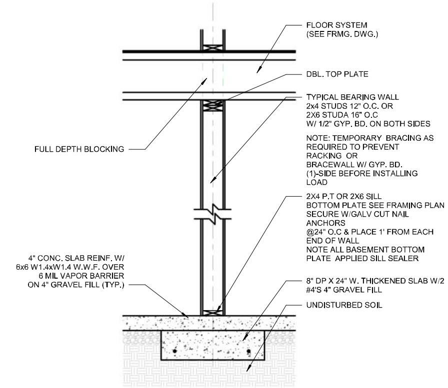
SHEET TITLE **FOUNDATION PLAN**

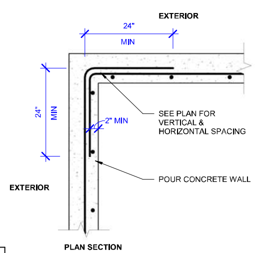
SHEET # **A010**



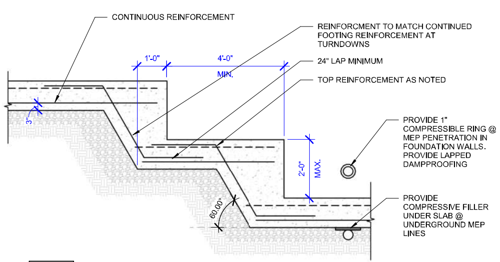
9
A011
DETAIL - FRONT PORCH
1 1/2" = 1'-0"







7
A011
CORNER REINFORCEMENT
3/4" = 1'-0"



6
A011
STEP FOOTING (TYP.)
1/2" = 1'-0"

2
A011
SILLPLATE ANCHORAGE TYP.
1 1/2" = 1'-0"

1
A011
THICKENED SLAB TYP.
3/4" = 1'-0"

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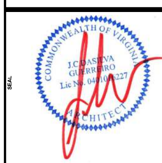

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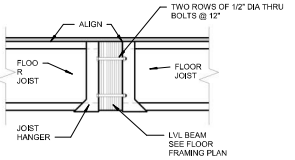
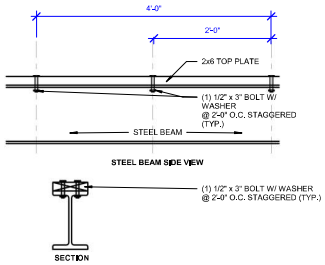
SHEET TITLE
DETAILS - FOUNDATION & STRUCTURE

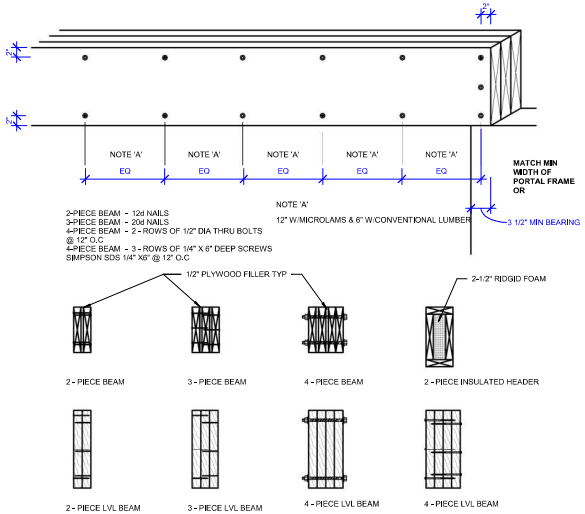
SHEET #
A011



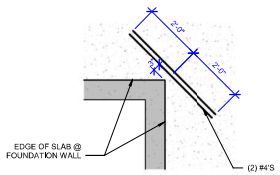
8 A012 **JOIST @ FLUSH LVL BEAM**
NTS



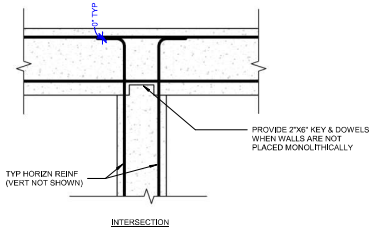
5 A012 **TOP STEEL PLATE ANCHOR CONNECTION**
NTS



1 A012 **MULTI MEMBER WOOD BEAM**
NTS



3 A012 **SLAB CORNER REINFORCEMENT**
1/2" = 1'-0"



4 A012 **TOP STEEL PLATE ANCHOR CONNECTION**
1" = 1'-0"

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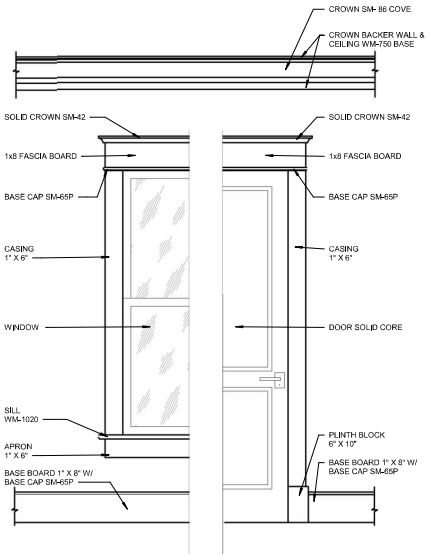
SHEET TITLE **DETAILS - FOUNDATION & STRUCTURE**

SHEET # **A012**



3 / A020 **DOOR & WINDOW TRIM**
NTS

SCHEDULE - WINDOWS

FLOOR	TYPE	COUNT	WINDOW WIDTH	WINDOW HEIGHT	HEAD HEIGHT FROM LEVEL	MANUFACTURER
FIRST FLOOR	DH	2	2'-0"	4'-0"	6'-8"	TBD
SECOND FLOOR	DH	3	3'-0"	5'-0"	6'-8"	TBD

SCHEDULE - DOORS

FLOOR	DOOR TYPE	COUNT	WIDTH	HEIGHT	MANUFACTURER
BASEMENT FLOOR	A	1	2'-6"	6'-8"	TBD
BASEMENT FLOOR	AA	1	3'-8"	6'-8"	
FIRST FLOOR	68	1	4'-0"	6'-8"	
FIRST FLOOR	A	1	2'-4"	6'-8"	TBD
FIRST FLOOR	CO	1	7'-0"	6'-8"	
FIRST FLOOR	SD	1	5'-0"	6'-8"	
SECOND FLOOR	68	2	4'-0"	6'-8"	
SECOND FLOOR	A	1	2'-4"	6'-8"	TBD

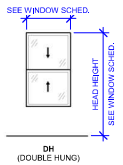
DOORS AND FRAME NOTES

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 ALUMINUM,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.

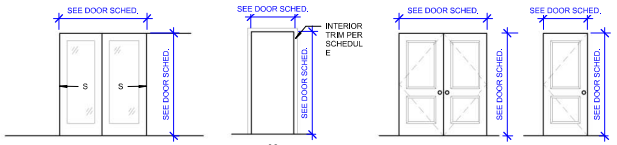
WINDOWS AND FRAME NOTES

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 / A020 **WINDOW TYPES**
1/4" = 1'-0"



1 / A020 **DOOR TYPES**
1/4" = 1'-0"

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SHEET # A020

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 6'6" 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

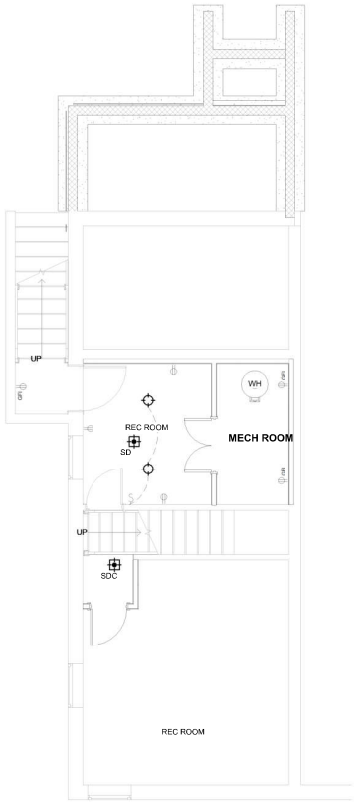
ENERGY CONSERVATION AND REQUIRED INSULATION VALUES PER IRC

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 FLORS*	R-30		

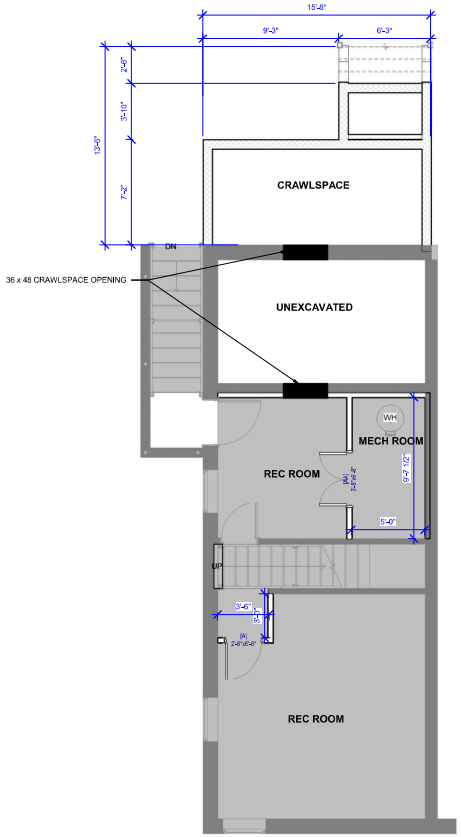
*TO EXTERIOR & UNCONDITIONED SPACE, SPRAY FOAM CLOSED CELL FOAM

LEGEND

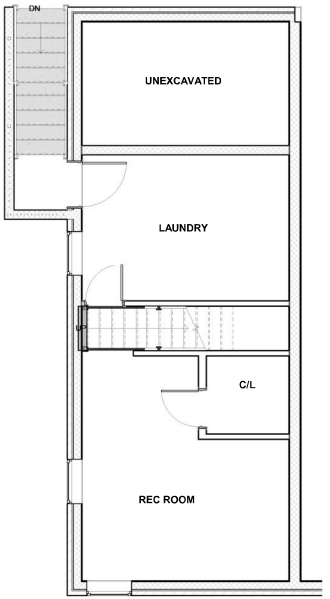
(T) 'T' INDICATES TEMPERED GLASS IN DOOR OR WINDOW.



3 A100 **LIGHTING & POWER - BASEMENT**
1/4" = 1'-0"



2 A100 **BASEMENT FLOOR PLAN PROPOSED**
1/4" = 1'-0"



1 A100 **BASEMENT FLOOR PLAN EXISTING**
1/4" = 1'-0"

S2R ARCHITECTS
10486 COLONEL COURT
MANASSAS VA 20110
(703)429-9141
www.S2RArchitects.com
JD@S2RArchitects.com

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PROJECT NAME AND ADDRESS

REAR ADDITION
1214 ORONOCO STREET
CITY OF ALEXANDRIA VIRGINIA 22314

PROJECT # J22001

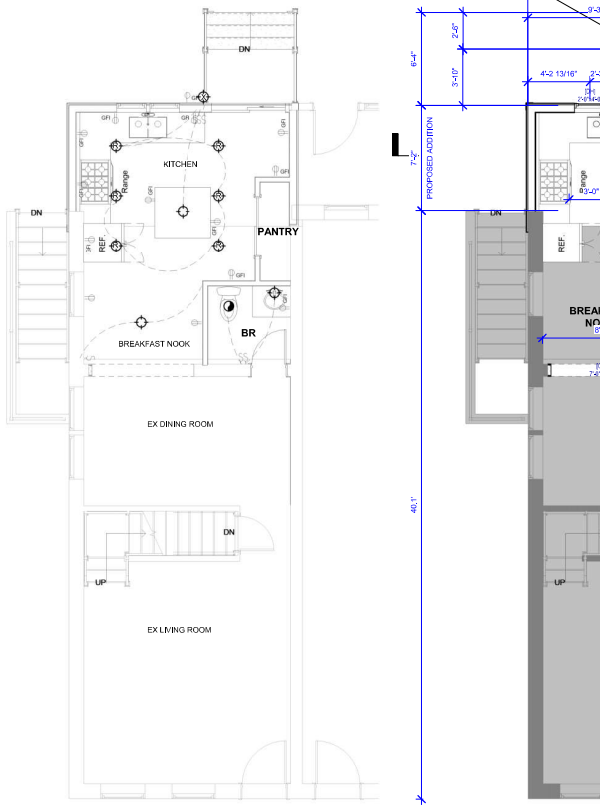
SEAL

REVISION DATE

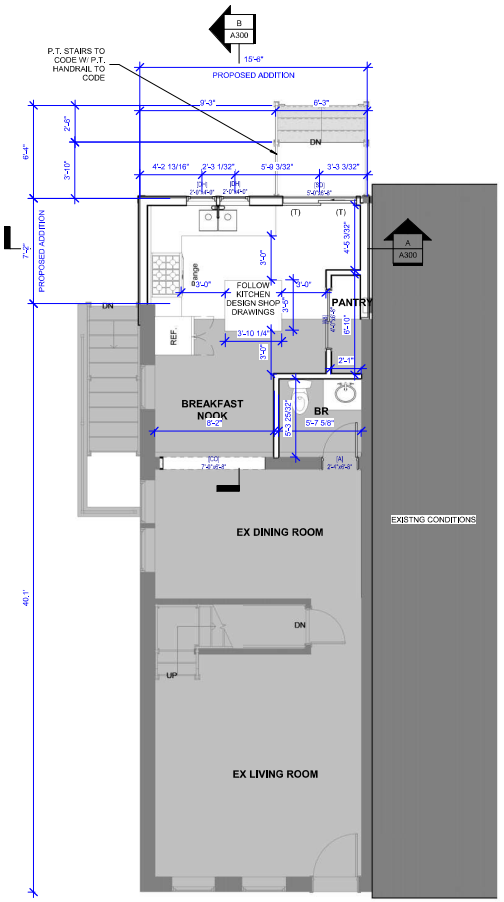
ISSUE DATE 03/16/2022

SHEET TITLE **BASEMENT PLAN**

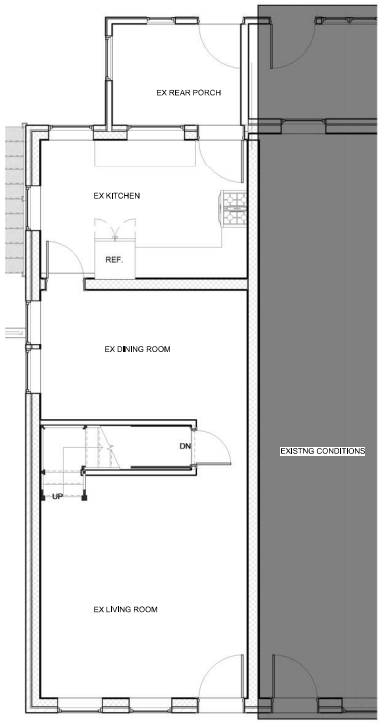
SHEET # **A100**



3 LIGHTING & POWER - 1ST FLOOR
A101 1/4" = 1'-0"



2 FIRST FLOOR PLAN PROPOSED
A101 1/4" = 1'-0"



1 FIRST FLOOR PLAN EXISTING
A101 1/4" = 1'-0"

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.
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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

GARAGE NOTES

A. (1) LAYER OF 5/8" RATED GWB ALL WALLS AND STRUCTURAL ELEMENTS & (1) LAYER OF 5/8" RATED GWB @ CEILING.
B. 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 FLORS*	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

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10486 COLONEL COURT
MANASSAS VA 20110
(703)429-9141
www.S2RArchitects.com
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PROJECT NAME AND ADDRESS
REAR ADDITION
1214 ORONOCO STREET
CITY OF ALEXANDRIA VIRGINIA 22314
PROJECT # J22001

SEAL

REVISION	DATE

ISSUE DATE: 03/16/2022

SHEET TITLE: FIRST FLOOR PLAN

SHEET # A101

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.
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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 6'6" TALL.
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T. WATER PROOF WALLS MIN 6" ABOVE GRADE UNO, PARGE WALLS MIN 12" BELOW GRADE, TYP

ENERGY CONSERVATION AND REQUIRED INSULATION VALUES PER IRC

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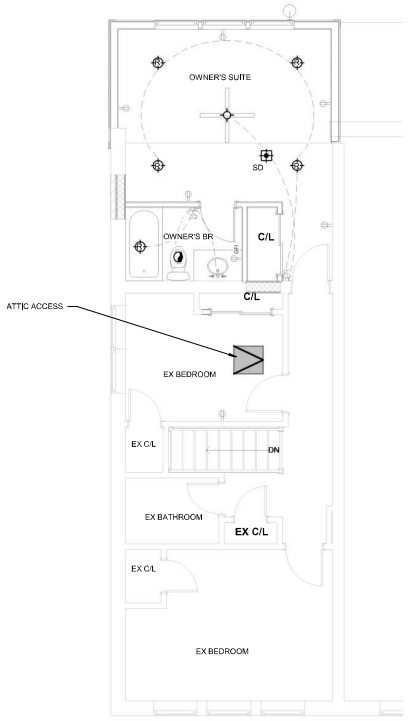
WALLS (CONCRETE)	R-13		
FLOORS	R-19		
CANTILEVER FLORS*	R-30		

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

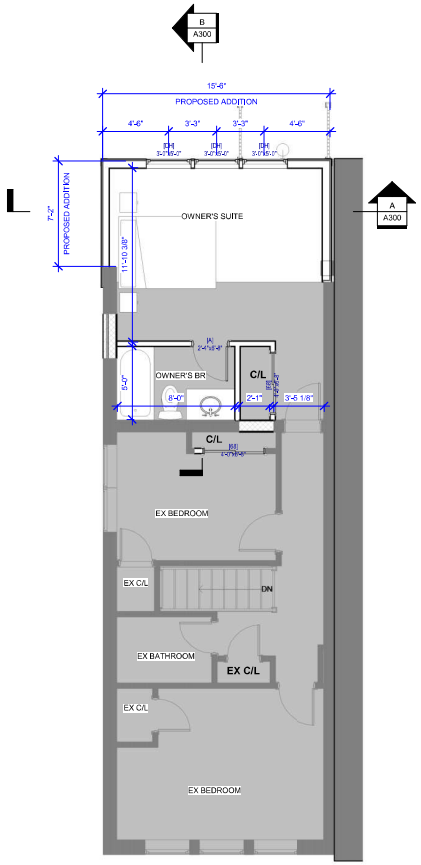
LEGEND

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

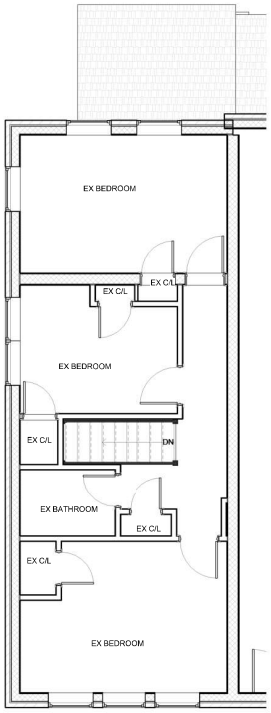
NOTE: REFFER TO WIND BRACING & DETAILS FOR WIND BRACING AND REQUIRED COMPONENTS



3 A102 LIGHTING & POWER - 2ND FLOOR
1/4" = 1'-0"



2 A102 SECOND FLOOR PLAN PROPOSED
1/4" = 1'-0"



1 A102 SECOND FLOOR PLAN EXISTING
1/4" = 1'-0"

10486 COLONEL COURT
MANASSAS VA 20110
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www.S2RArchitects.com
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PROJECT # J22001

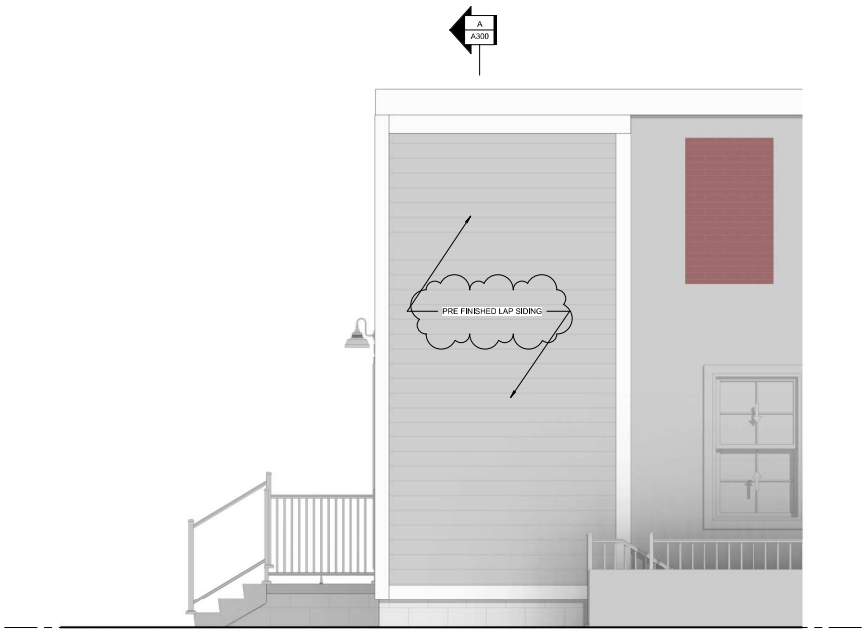
SEAL

REVISION DATE

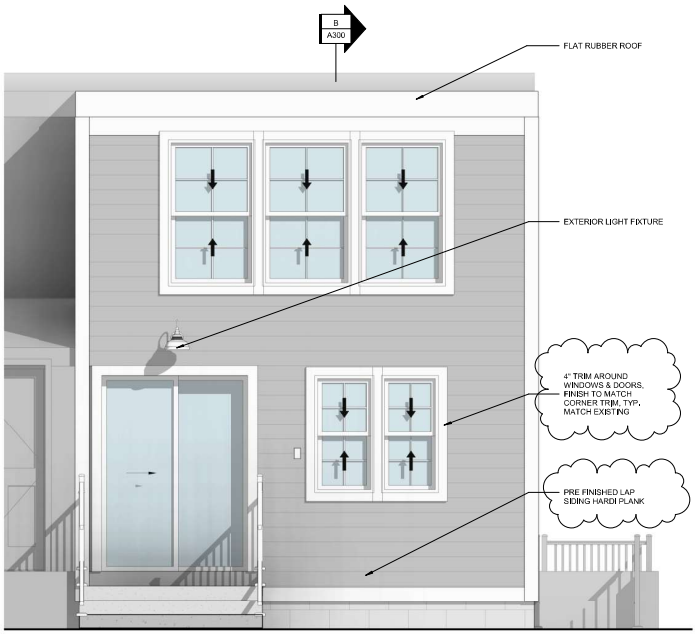
ISSUE DATE 03/16/2022

SHEET TITLE SECOND FLOOR PLAN

SHEET # A102



2 A200 **LEFT - ELEVATION**
1/2" = 1'-0"



1 A200 **REAR - ELEVATION**
1/2" = 1'-0"

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10486 COLONEL COURT
MANASSAS VA 20110
(703)409-9141
www.S2RArchitects.com
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REVISION	DATE
Revision 1	Date 1

ISSUE DATE
03/16/2022

SHEET TITLE
REAR & RIGHT ELEVATIONS

SHEET #
A200

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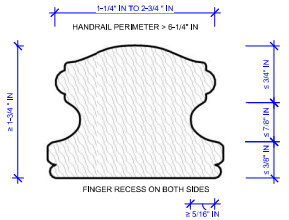
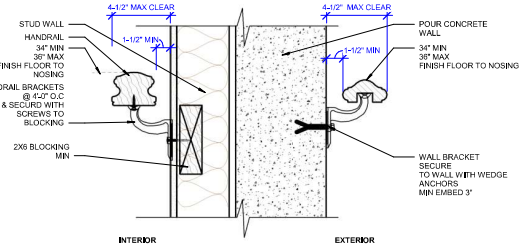
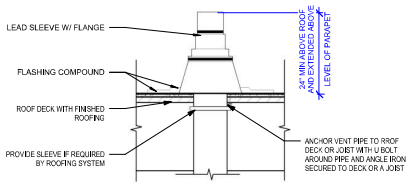


5 A300 — **HAND RAIL PROFILE (TYP.)**
1/2" = 1'-0"

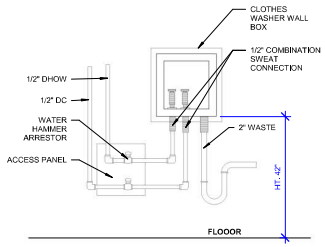


4 A300 — **DETAIL - HANDRAIL (TYP.)**
3" = 1'-0"

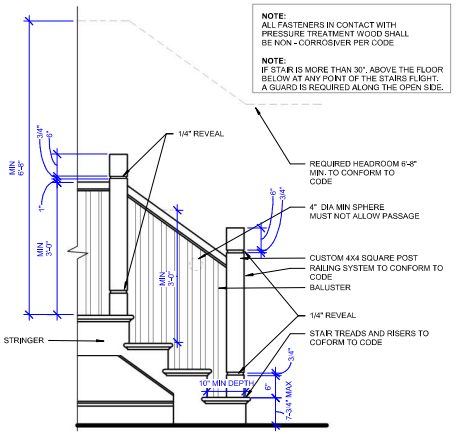


REFER TO PALNS FOR VENT TO ROOF (VTR) PIPE SIZES AND LOCATIONS. LOCATE VTR MINIMUM 10' HORIZONTAL OR 3' VERTICAL ABOVE ANY BUILDING OPENING OR FRESH AIR INTAKE. AND 1' FROM ANY VERTICAL SURFACE. PROVIDE 1" FIBERGLASS INSULATION WITH ALL SERVICE JACKET ON VENT PIPE INSIDE BUILDING WITHIN 6' OF THRU VENT ROOF LOCATION. FLASHING AND COUNTER FLASHING ARE TO BE COMPATIBLE WITH THE ROOFING SYSTEM

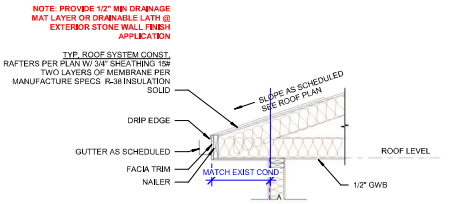
3 A300 — **DETAIL - VENT THROUGH ROOF**
NTS

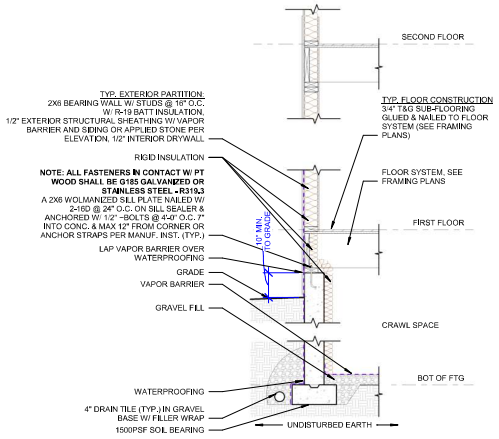


2 A300 — **DETAIL - WASHER UTILITY BOX**
NTS

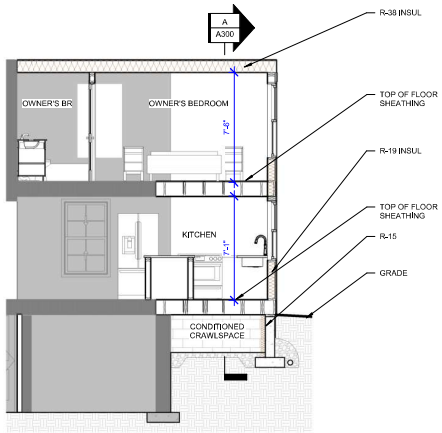


1 A300 — **STAIR GUARD REQUIREMENTS**
3/4" = 1'-0"

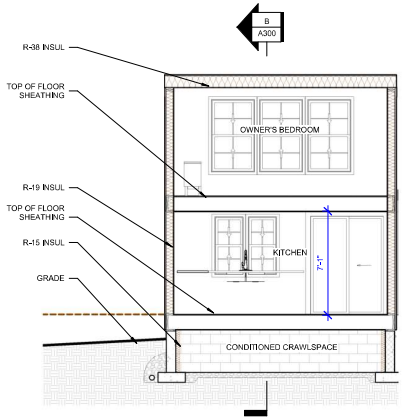




6 A300 — **WALL SECTION - CRAWL SPACE**
1/2" = 1'-0"



B A300 — **BUILDING SECTION B**
1/4" = 1'-0"



A A300 — **BUILDING SECTION A**
1/4" = 1'-0"

10486 COLONEL COURT
MANASSAS VA 20110
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SEAL

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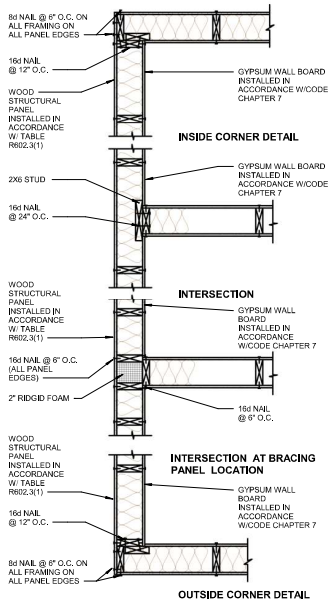
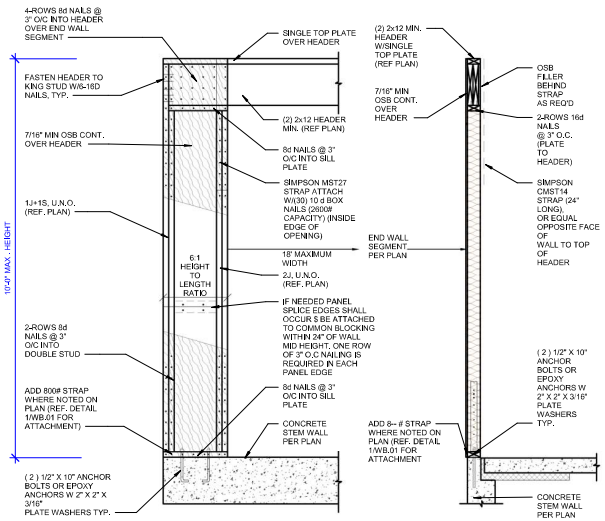
SHEET TITLE
BUILDING SECTIONS, WALL SECTION & DETAILS

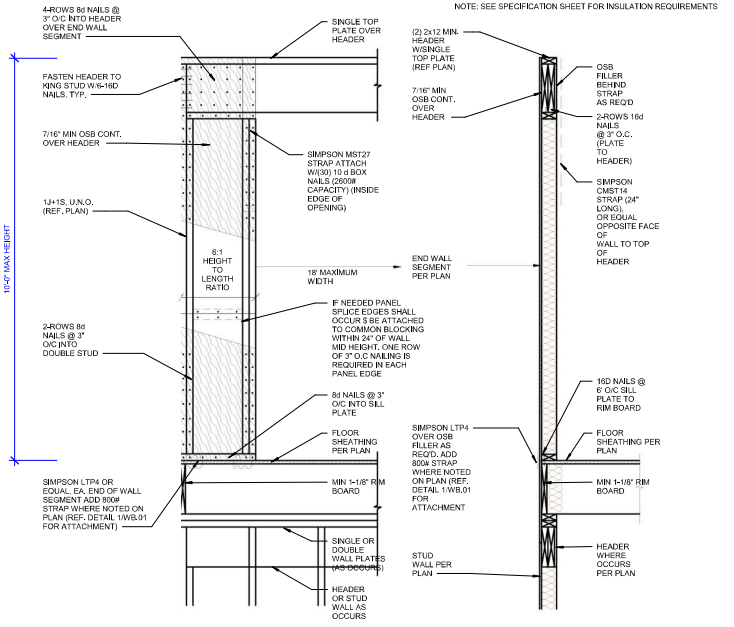
SHEET # A300





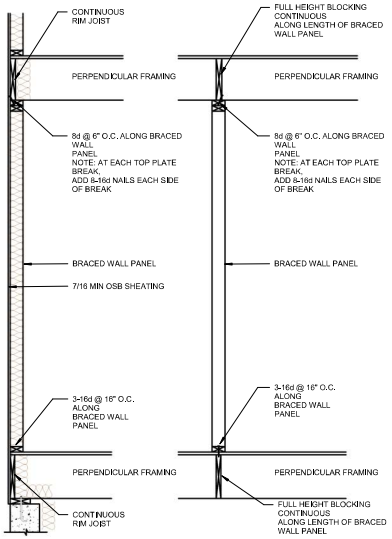
PORTAL FRAME - SLAB

BRACING METHOD - (CS-PF)

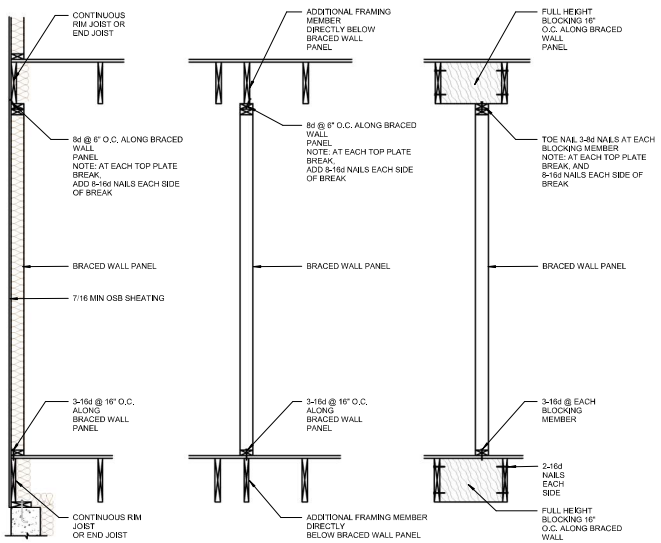


PORTAL FRAME - RAISED FLOOR

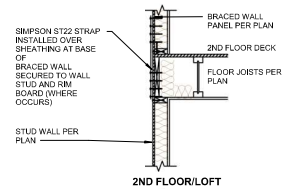
BRACING METHOD - (CS-PF)



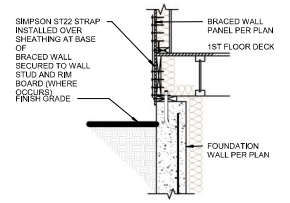
BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR & CEILING FRAMING



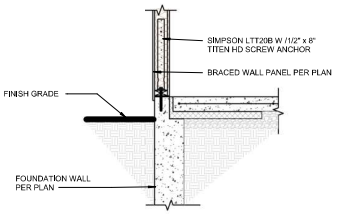
BRACED WALL PANEL CONECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING



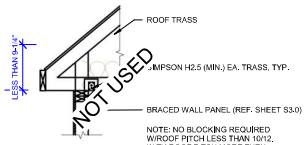
2ND FLOOR/LOFT



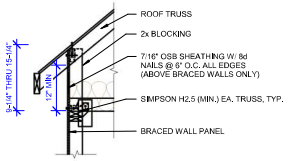
BASEMENT



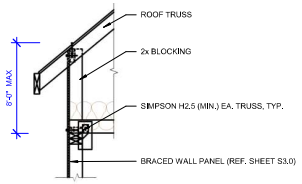
SLAB ON GRADE



STANDARD HEEL TRUSS



RAISED HEEL TRUSS IN BETWEEN



RAISED HEEL TRUSS

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10486 COLONEL COURT
MANASSAS VA 20110
(703)420-9141
www.S2RArchitects.com
JD@S2RArchitects.com

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PROJECT NAME AND ADDRESS

REAR ADDITION
1214 ORONOCO STREET
CITY OF ALEXANDRIA VIRGINIA 22314

PROJECT #: J22001

SEAL:

J.C.MASEVA
COMMONWEALTH OF VIRGINIA
Lic. No. 0402017237
ARCHITECT

REVISION	DATE

ISSUE DATE: 03/16/2022

SHEET TITLE:
TYP. WALL SECTIONS AND DETAILS

SHEET #:
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 HEIGTH 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 FELD 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

Ultimate Wind Speed (mph)	115																		
BWL Designation	1		2		A		B												
No. of Floors above BWL	0		0		0		0												
BWP Method	CS-WSP		CS-WSP		CS-WSP		CS-WSP												
Average BWL Spacing (ft)	11.5		11.5		8.36		8.36												
Tabular Requirement (ft)	2.23		2.23		2.00		2.00												
Adjustments: Exposure	B	1.00	B	1.00	B	1.00	B	1.00											
Adjustments: Eave-to-Ridge Ht. (ft)	2.00	0.70	9.50	0.97	9.50	0.97	9.50	0.97											
Adjustments: Max. Wall Ht. (ft)	7.50	0.90	7.50	0.90	7.50	0.90	7.50	0.90											
Adjustments: No. of BWLs	2	1.00	2	1.00	2	1.00	2	1.00											
Adjustments: Omit Interior Finish?	No	1.00	No	1.00	No	1.00	No	1.00											
Adjustments: Added Hold-downs?	No	1.00	No	1.00	No	1.00	No	1.00											
Adjustments: Joints Blocked?	Yes	1.00	Yes	1.00	Yes	1.00	Yes	1.00											
Adjustments: Fasteners @ 4" o.c.?	No	1.00	No	1.00	No	1.00	No	1.00											
Required BWP Length (ft)	1.40		1.94		1.75		1.75												
Actual BWPs: BWP	Method	Length	Method	Length	Method	Length	Method	Length	Method	Length	Method	Length	Method	Length	Method	Length	Method	Length	Method	Length
Actual BWPs: Contributing Length (ft) 1	CS-WSP	4.00	CS-WSP	4.00	CS-WSP	3.00	CS-WSP	4.00											
Actual BWPs: 2					CS-WSP	3.00	CS-WSP	3.00											
Actual BWPs: 3																			
Actual BWPs: 4																			
Actual BWPs: 5																			
Actual BWPs: 6																			
Actual BWPs: 7																			
Actual BWP Length (ft)	4.00		4.00		6.00		7.00												
Actual ≥ Required?	PASS		PASS		PASS		PASS												
BWPs ≤ 20' Apart?	Yes		Yes		Yes		Yes												
≥ 2 Panels in BWL?	Yes		Yes		Yes		Yes												
BWP 10' from Ends?	Yes		Yes		Yes		Yes												
Continuous Sheathing End Conditions	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2
	1	1	1	1	2	1	2	1												
BWL Compliance	PASS		PASS		PASS		PASS												

To report an error or bug call 703.324.1842 TTY 711 — A Fairfax County, Virginia Publication — Classic VRC2015.1 - 3/26/2019

NOTE: SEE SPECIFICATION SHEET FOR INSULATION REQUIREMENTS

Classic Wall Bracing Worksheet

per 2015 Virginia Residential Code Section R602.10

Ultimate Wind Speed (mph)	115																		
BWL Designation	1		2		A		B												
No. of Floors above BWL	1		1		1		1												
BWP Method	CS-WSP		CS-WSP		CS-WSP		CS-WSP												
Average BWL Spacing (ft)	12.48		12.48		12		12												
Tabular Requirement (ft)	4.24		4.24		4.10		4.10												
Adjustments: Exposure	B	1.00	B	1.00	B	1.00	I	1.00											
Adjustments: Eave-to-Ridge Ht. (ft)	2.00	0.85	2.00	0.85	2.00	0.85	2.0	0.85											
Adjustments: Max. Wall Ht. ft)	7.50	0.90	7.50	0.90	7.50	0.90	7.0	0.90											
Adjustments: No. of BWLs	2	1.00	2	1.00	2	1.00	1	1.00											
Adjustments: Omit Interior Finish?	No	1.00	No	1.00	No	1.00	Ny	1.00											
Adjustments: Added Hold-downs?	No	1.00	No	1.00	No	1.00	Ny	1.00											
Adjustments: Joints Blocke?	Yes	1.00	Yes	1.00	Yes	1.00	Ye	1.00											
Adjustments: Fasteners @ 4" o.c.?	No	1.00	No	1.00	No	1.00	Ny	1.00											
Required BWP Lengt (ft)	3.25		3.25		3.14		3.14												
Actual BWPs: BWP	Method	Length	Method	Length	Method	Length	Meod	Length	Method	Length	Method	Length	Method	Length	Method	Length	Method	Length	Method	Length
Actual BWPs: Contributing Length (ft) 1	CS-WSP	4.00	CS-WSP	4.00	CS-PF	3.00	CS-WSP	4.00											
Actual BWPs: 2					CS-PF	2.00													
Actual BWPs: 3																			
Actual BWPs: 4																			
Actual BWPs: 5																			
Actual BWPs: 6																			
Actual BWPs: 7																			
Actual BWP Length(ft)	4.00		4.00		5.00		4.00												
Actual ≥ Require?	PASS		PASS		PASS		PASS												
BWPs ≤ 20' Apar?	Yes		Yes		Yes		Yes												
≥ 2 Panels in BW?	Yes		Yes		Yes		Yes												
BWP 10' from End?	Yes		Yes		Yes		Yes												
Continuous Sheeting End Conditions	End 1	End 2	End 1	End 2	End 1	End 2	Ent 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2
	1	1	1	1	2	1		1												
BWL Compliano	PASS		PASS		PASS		PASS												

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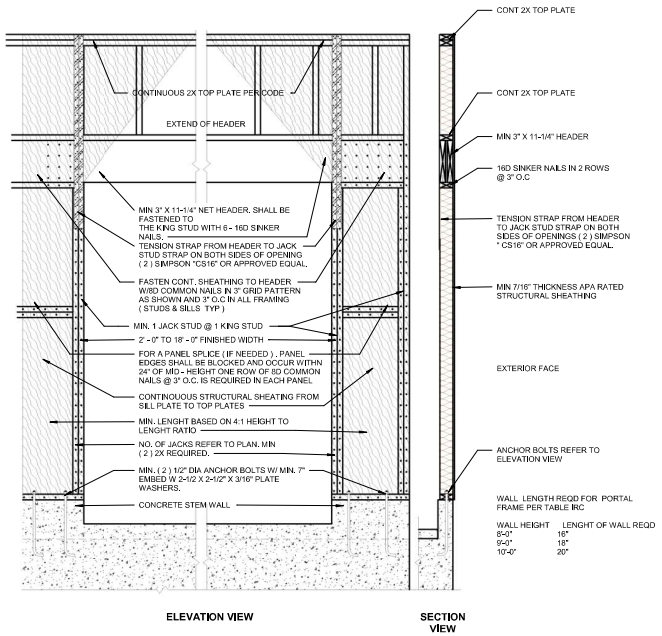
SECOND FLOOR
WIND BRACING CALCULATION SHEET

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

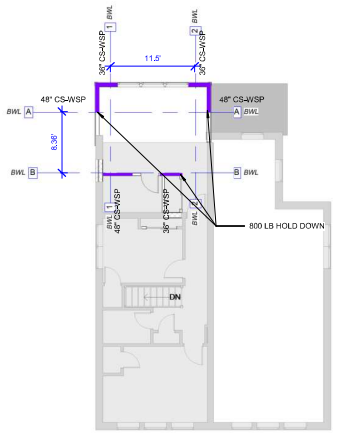
FIRST FLOOR
WIND BRACING CALCULATION SHEET

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

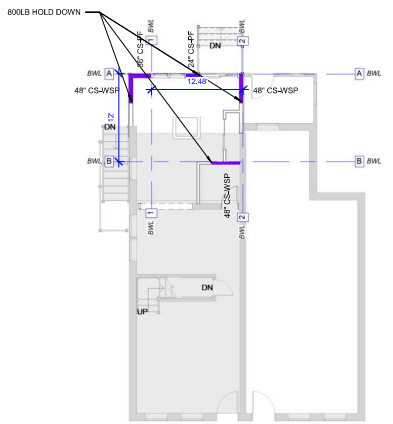


ELEVATION VIEW — SECTION VIEW

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



2 / A410 — WIND BRACING - 2ND FLOOR
1/8" = 1'-0"



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

S2R ARCHITECTS
10486 COLONEL COURT
MANASSAS VA 20110
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PROJECT # J22001

SEAL

REVISION — DATE

ISSUE DATE: 03/16/2022

SHEET TITLE: WIND BRACING & DETAILS

SHEET # A410

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, REAQUIRE 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 BELLOW 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.

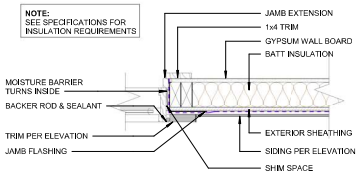
POSTS — THE EDGES AND CORNERS OF COATED DECKS FREQUENTLY INCORPORATE VERTICAL OSTS IN THE FORM OF RAILING NEWELS OR PRIMARY STRUCTURAL SUPPORTS FOR THE DECK. SQUARE OR ROUND, THESE FEATURES MUST BE FLASHED CAREFULLY TO ENSURE THEIR LONGEVITY.

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.

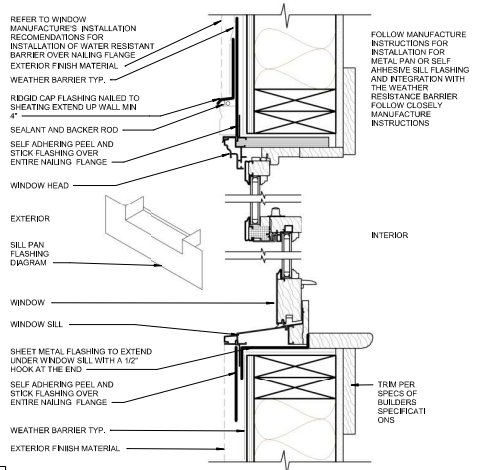
WHERE THE POST APPREARS AT A DECK CORNER, THE REGLET WILL NEED TO BE CUT IN TWO FACES OF THE POST. THE GEOMETRY OF THE CORNER USUALLY DEMANDS A TWO-PIECE SYSTEM, WITH BASE AND COUNTER FLASHINGS FABRICATED AS CORNERS, AND ALL JOINTS SEALED.

SHEET METAL FLASHING OVERVIEW

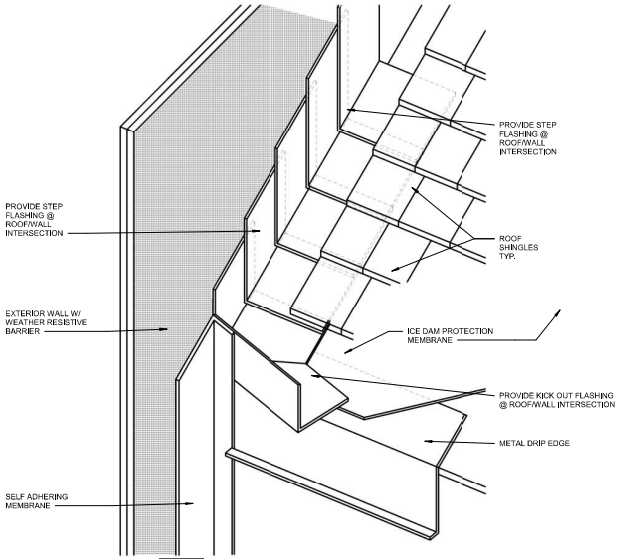
SPECIFICATIONS ARE FROM THE "RESIDENTIAL SHEET METAL GUIDELINES". SHEET METAL AND AIR CONDITIONING CONTRCTORS' NATIONAL ASSOCIATION (SMACNA). ALL FLASHING FOLLOW THE MANUFACTURES INSTALLATION SPECIFICATIONS GUIDE LINES.



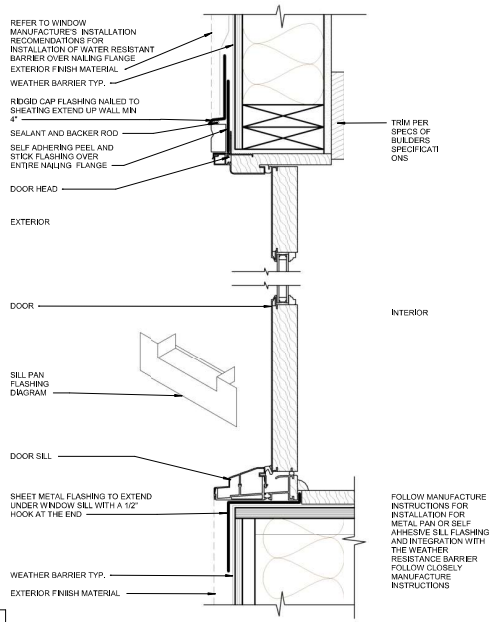
4 / A420 DETAIL - DOOR & WINDOW JAMB (TYP.)
1 1/2" = 1'-0"



1 / A420 DETAIL - WINDOW HEAD & SILL (TYP.)
3" = 1'-0"



3 / A420 DETAIL - ROOF SIDE FLASHING DETAIL
3" = 1'-0"



2 / A420 DETAIL - DOOR SILL & DOOR HEAD (TYP.)
3" = 1'-0"

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S2R ARCHITECTS
10486 COLONEL COURT
MANASSAS VA 20110
(703)420-9141
www.S2RArchitects.com
JD@S2RArchitects.com

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1214 ORONOCO STREET
CITY OF ALEXANDRIA VIRGINIA 22314

PROJECT # J22001

SEAL

REVISION	DATE

ISSUE DATE: 03/16/2022

SHEET TITLE: DETAILS - FLASHING, HEAD & SILL

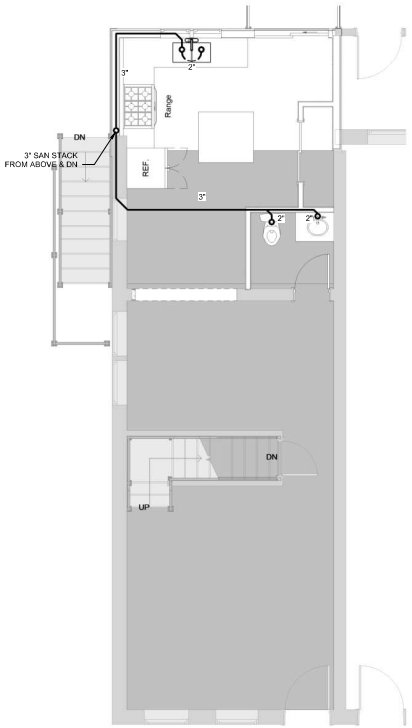
SHEET # A420

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.



3 / P100 **FIRST FLOOR - PLUMBING**
1/4" = 1'-0"

S2R ARCHITECTS
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MANASSAS VA 20110
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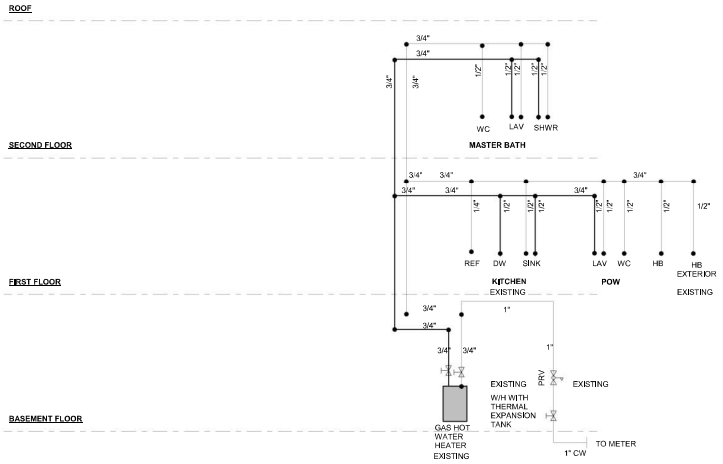
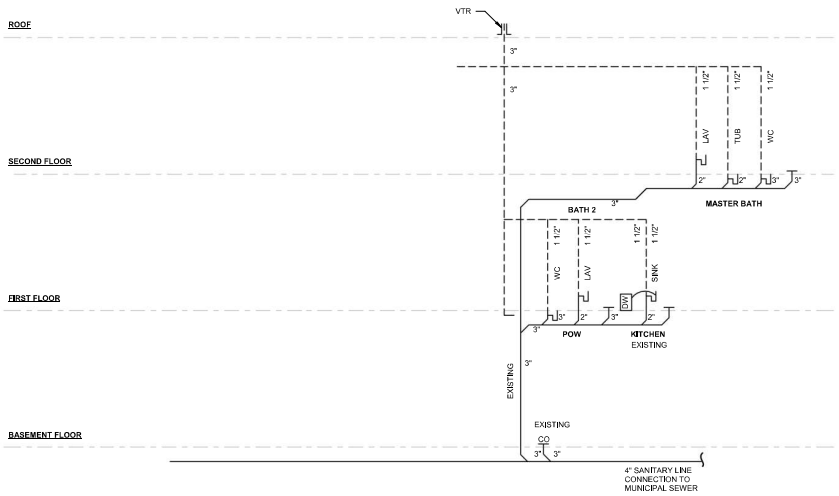
SHEET TITLE **PLUMBING - FLOOR PLANS AND DIAGRAMS**

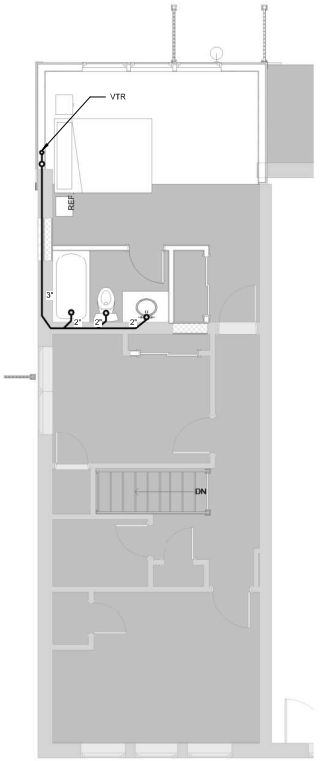
SHEET # **P100**



3 P101 **DIAGRAM - WATER RISER**
3/8" = 1'-0"



2 P101 **DIAGRAM - SANITARY RISER**
NTS



1 P101 **SECOND FLOOR - PLUMBING**
1/4" = 1'-0"

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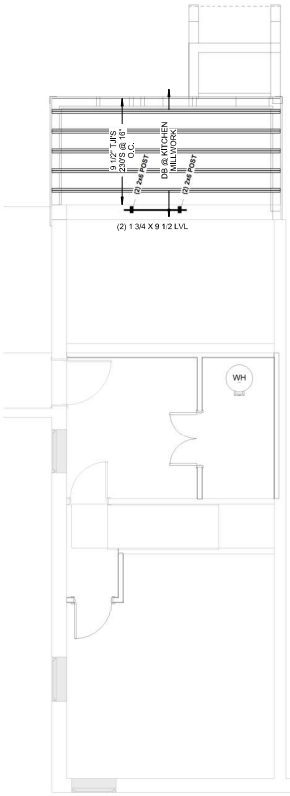
SHEET TITLE **PLUMBING - FLOOR PLANS AND DIAGRAMS**

SHEET # **P101**

GENERAL FRAMING NOTES

A. DO NOT SCALE DRAWINGS, SEE ARCHITECTURAL PLANS FOR DIMENSIONS.
B. 1ST FLOOR FRAMING JOISTS TO BE 9 1/2" TJI SERIES 230 @ 16" O.C. PROVIDE BRIDGING OR BLOCKING @ 8' O.C. PER MANUF. SPECS
A. 2ND FLOOR FRAMING JOISTS TO BE 9 1/2" TJI SERIES 230 @ 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 ISSUACE
F. JOIST MANUF. ENGINEER RESPONSIBLE FOR ALL FL. JOIST DESIGN
G. LIVE LOAD DEFLECTION = L/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 DISCREPRANCIES PRIOR TO FABRICATION
O. (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.
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.
T. ALL SUB FLOOR TO BE GLUED AND SCREWED
U. TYP OVERHANG 1'6" UNLESS MENTIONED OTHERWISE
V. ALIGN FASCIA PER ELEVATION



3 S100 **FRAMING PLAN - 1ST FLOOR**
1/4" = 1'-0"

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10486 COLONEL COURT
MANASSAS VA 20110
(703)409-9141
www.S2RArchitects.com
JD@S2RArchitects.com

PROJECT NAME AND ADDRESS
REAR ADDITION
1214 ORONOCO STREET
CITY OF ALEXANDRIA VIRGINIA 22314
PROJECT # J22001

SEAL

REVISION	DATE

ISSUE DATE: 03/16/2022

SHEET TITLE: FRAMING PLANS

SHEET #: S100

GENERAL FRAMING NOTES

A. DO NOT SCALE DRAWINGS, SEE ARCHITECTURAL PLANS FOR DIMENSIONS.
B. 1ST FLOOR FRAMING JOISTS TO BE 9 1/2" TJI SERIES 230 @ 16" O.C. PROVIDE BRIDGING OR BLOCKING @ 8' O.C. PER MANUF. SPECS
A. 2ND FLOOR FRAMING JOISTS TO BE 9 1/2" TJI SERIES 230 @ 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 ISSUACE
F. JOIST MANUF. ENGINEER RESPONSIBLE FOR ALL FL. JOIST DESIGN
G. LIVE LOAD DEFLECTION = L/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 DISCREPRANCIES PRIOR TO FABRICATION
O. (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.
P. ALL FASTENERS IN CONTACT W/ PAINTED WOOD TO BE G185 GALV. OR STAINLESS STEEL - R319.3.
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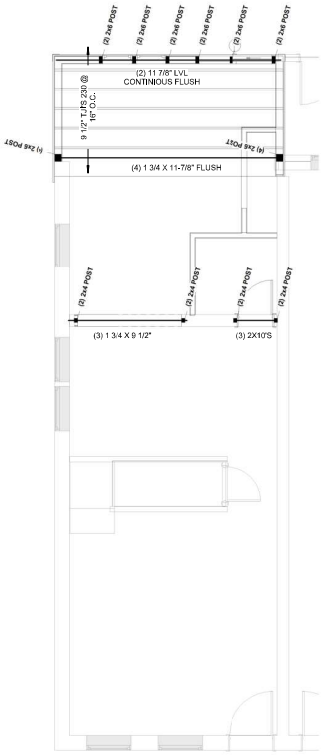

2 S101 **FRAMING PLAN - 2ND FLOOR**
1/4" = 1'-0"

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JD@S2RArchitects.com

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1214 ORONOCO STREET
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PROJECT # J22001

SEAL
J C MASEVA GUERRERO
COMMONWEALTH OF VIRGINIA
Lic No. 0402.020227
ARCHITECT

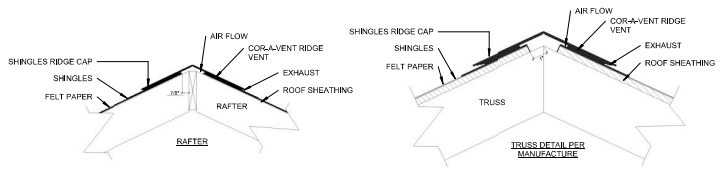
REVISION	DATE

ISSUE DATE
03/16/2022

SHEET TITLE
FRAMING PLANS

SHEET #
S101

NOTE: REFER TO ROOF/VENT MANUFACTURER



4 DETAIL - RIDGE VENT (TYP.)

S102 3" = 1'-0"

GENERAL FRAMING NOTES

A. DO NOT SCALE DRAWINGS, SEE ARCHITECTURAL PLANS FOR DIMENSIONS.
B. 1ST FLOOR FRAMING JOISTS TO BE 9 1/2" TJI SERIES 230 @ 16" O.C. PROVIDE BRIDGING OR BLOCKING @ 8' O.C. PER MANUF. SPECS
A. 2ND FLOOR FRAMING JOISTS TO BE 9 1/2" TJI SERIES 230 @ 16" O.C. PROVIDE BRIDGING OR BLOCKING @ 8' O.C. PER MANUF. SPECS
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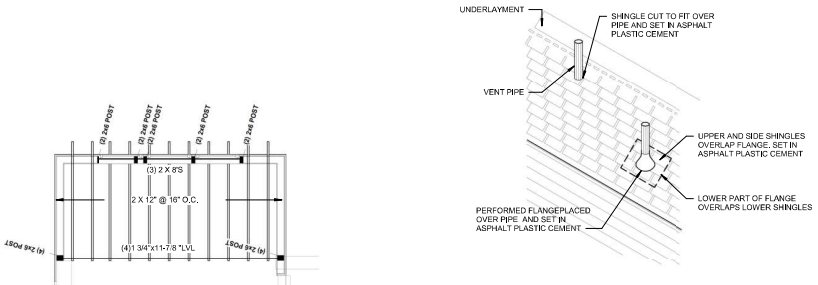
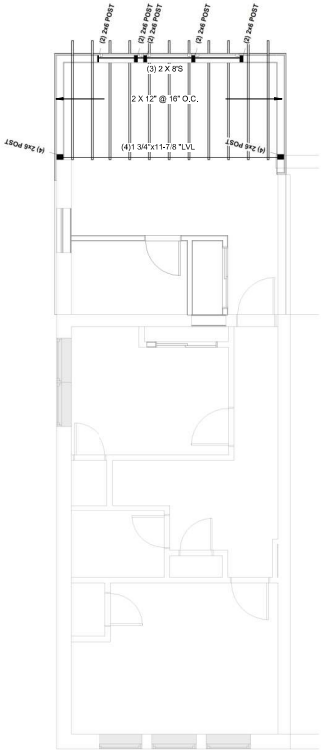


NOTE:
VENT PIPES ARE SEALED WITH A NEOPRENE BOOT AND A METAL BASE THAT IS WOVEN INTO THE ROOF SHINLES

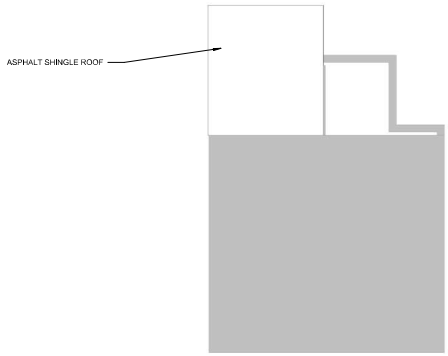
3 DETAIL - ROOF VENT FLASHING

S102 NTS



2 FRAMING PLAN - ROOF

S102 1/4" = 1'-0"



1 ROOF KEY PLAN

S102 1/8" = 1'-0"

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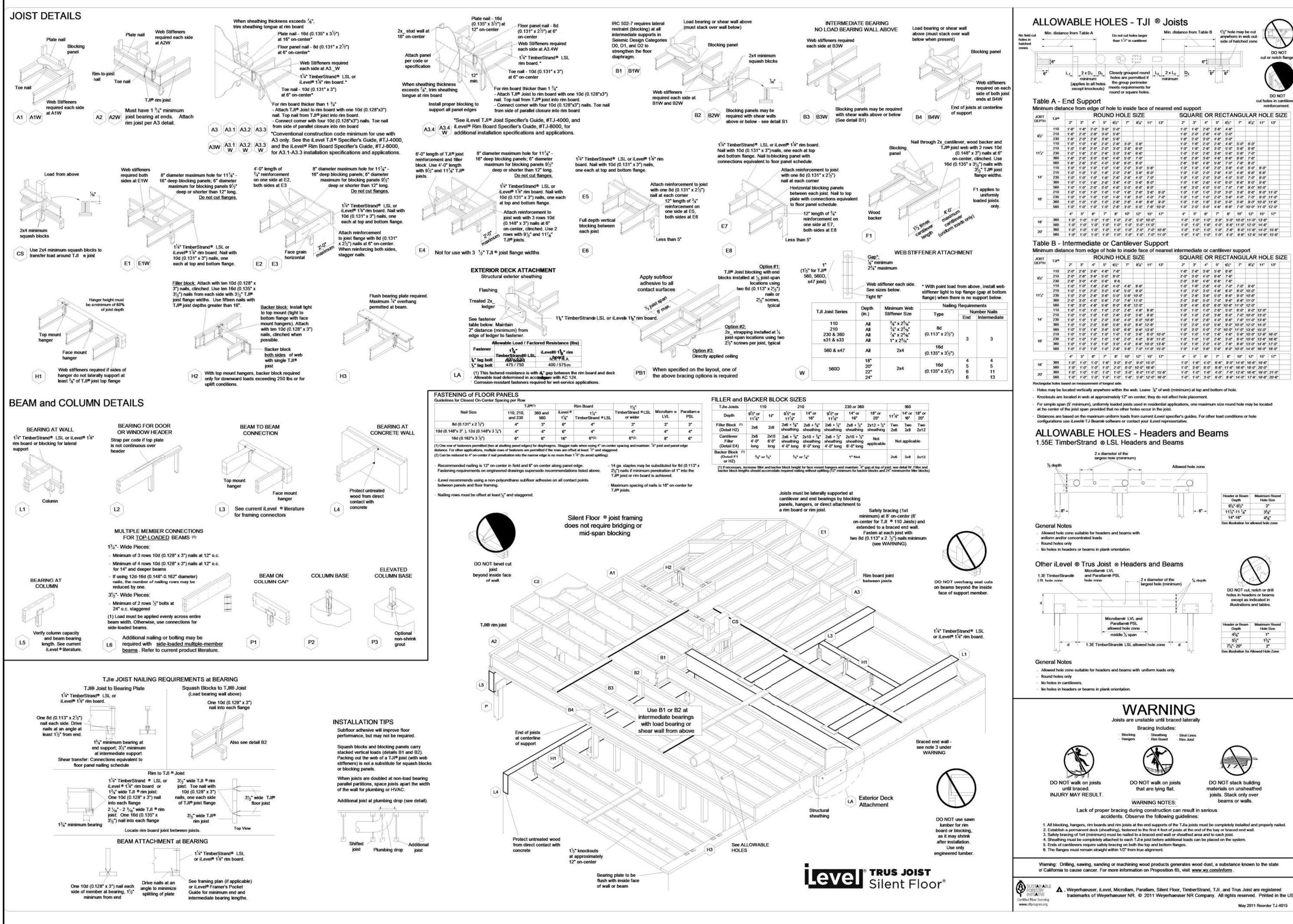
SHEET TITLE ROOF FRAMING PLANS

SHEET # S102

24X36 SHEET, DO NOT SCALE DRAWINGS



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ISSUE DATE 03/16/2022

SHEET TITLE: TJI'S DETAILS

SHEET # S200