ARCHITECTURAL REVIEW BOARD MEETING

Thursday, August 28, 2025 at 6:30 PM

AGENDA

CALL TO ORDER.

DETERMINATION OF A QUORUM & PURPOSE STATEMENT.

APPROVAL OF MINUTES.

1. June 26, 2025 ARB Meeting Minutes Draft

NEW BUSINESS

2. COA 25-62: Fisher Lane Lot 1 & 2

   - Requesting approval for the construction of two (2) new houses on Lot 1 & Lot 2 along Fisher Lane, directly behind 320 Culpeper Street (no addresses assigned by Zoning yet).

3. COA 25-64: 54 E. Lee Street

   -Requesting approval to install a new metal sign bracket and hanging sign on the building exterior.

4. Work Session: 35 S. Fifth Street

   -Discussion to review options for the construction of an addition to the existing historic shed.

UPDATES.

5. At its Tuesday, August 12, 2025 meeting, the Town Council formally appointed our newest ARB member, Mr. William Hemmingson.

   At the July ARB meeting, Ms. Millie Latack announced her resignation from the ARB and we are currently posting to fill the her vacancy, as well.

BOARD MEMBERS TIME.

ADJOURN.

ARCHITECTURAL REVIEW BOARD MEETING

21 Main Street

Thursday, June 26, 2025, at 6:30 PM

MINUTES

A OPEN MEETING OF THE ARCHITECTURAL REVIEW BOARD OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON JUNE 26, 2025

Regular Meeting

PRESENT	Mr. Michael Beidler, Vice-Chair; Mr. Steve Wojcik; Ms. Millie Latack; Ms. Casey Squyres, Historic Preservation Planner
PRESENT VIA ELECTRONIC MEANS	
ABSENT	Ms. Karen Lavarnway, Chair

REGULAR MEETING – 6:30 PM

Mr. Michael Beidler reads the purpose statement and calls the meeting to order at 06:30PM, a quorum is present, and business can be conducted.

APPROVAL OF MINUTES.

1. ARB Meeting Minutes – January 23, 2025

   Mr. Wojcik moves to approve the January 23, 2025, meeting minutes, as presented.

   Ms. Latack seconds the motion.

   The vote was as follows:

   Ayes: Mr. Michael Beidler, Vice-Chair; Ms. Millie Latack; Mr. Steve Wojcik

   Nays:

   Abstention:

   Absent: Ms. Karen Lavarnway, Chair

   The minutes were approved.

2. ARB Meeting Minutes – February 27, 2025

   Ms. Latack moves to approve the January 23, 2025, meeting minutes, as presented.

Mr. Wojcik seconds the motion.

The vote was as follows:

Ayes: Mr. Michael Beidler, Vice-Chair; Ms. Millie Latack; Mr. Steve Wojcik

Nays:

Abstention:

Absent: Ms. Karen Lavarnway, Chair

The minutes were approved.

NEW BUSINESS.

1. **COA 2025-34: 39 S. Chestnut Street**

Review proposal for the request to remodel the roofline at the rear elevation to construct a central, shed-roof dormer as a result of interior bathroom renovations.

Mr. Beidler invites the applicant forward to speak.

Mr. Charles Mothersead, Owners Representative, is present to provide further information.

Mr. Wojcik comments on the design and makes a suggestion on the roofing material used.

Mr. Mothersead responds briefly, discussing material suggestions made by the ARB in the past.

Ms. Latack asks for clarification on the dormer roof design.

Mr. Mothersead responds, providing what information he has on the design process.

Mr. Beidler asks for a motion.

Mr. Beidler reads the proposed motion as presented.

Mr. Wojcik moves to approve COA-25-34 with the presented approval conditions, Seconded by Ms. Latack.

The vote was as follows:

Ayes: Mr. Michael Beidler, Vice Chair; Mr. Steve Wojcik; Ms. Millie Latack;
Nays:
Abstention:
Absent: Ms. Karen Lavarnway, Chair

COA 2025-34 passes 3-0-1.

2. COA 2025-35: 318 Falmouth Street

Request for the construction of an addition on the rear of the house to bump out an existing sitting room with a screened porch. The screened porch will extend beyond the rear of the house by twelve (12) feet on the northern elevation.

Ms. Squyres suggests that as the applicant is not present the Board may want to review the next application before coming back to review COA-25-35.

Mr. Beidler agrees and the Board proceeds to review COA-25-39.

Mr. Beidler reintroduces the application and invites the application forward to speak.

Mr. David Norden, Applicant, comes forward to speak, providing a brief overview of the application.

Mr. Beidler asks for any questions from the Board.

Mr. Wojcik asks about the proposed roofing material.

Mr. Norden responds, outlining the proposed material.

Ms. Latack asks for clarification on the age and location of the proposed addition.

Mr. Norden responds, providing what historical information is available for the location.

Mr. Norden provides further clarification on the visibility of the location.

Mr. Beidler asks about the addition of a fireplace to the family room, specifically the type of fireplace,

Mr. Norden responds that the type has yet to be determined and briefly discusses the design and logistics of each.

Mr. Beidler asks about the proposed siding for the addition.

Mr. Norden responds, discussing the proposed siding.

Mr. Beidler asks about the inclusion of gutters on the addition.

Mr. Norden responds outlining the planned inclusion of half-round gutter.

Mr. Beidler asks about the color of the proposed roof.

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Mr. Norden responds that no decision has been made though they would like to match existing roofing.

Mr. Beidler asks about the color of the gutter.

Mr. Norden responds that it will match existing trim and gutter.

Mr. Norden asks about the inclusion of a metal flu for a wood-burning chimney.

Ms. Squyres comments that that would have to be a separate application as it was not included but this conversation could act as a work session allowing for administrative approval in the future.

Ms. Latack clarifies that color cannot be a requirement of approval.

Mr. Beidler reads the proposed motion.

Mr. Wojcik moves to approve COA-25-35 with the presented approval conditions, Seconded by Ms. Latack. The vote was as follows:

Ayes: Mr. Michael Beidler, Vice Chair; Mr. Steve Wojcik; Ms. Millie Latack
Nays:
Abstention:
Absent: Ms. Karen Lavarnway, Chair

COA 2025-35 passes 3-0-1

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3. COA 2025-39: 68-72 S. Fifth Street

Request to conduct multiple exterior renovations, repairs, and replacements, including:

Ms. Christina Hitchcock, Applicant, comes forward providing a brief overview of the application.

Mr. Beidler comments on the quality of the drawings provided and asks for any questions from the Board.

Ms. Latack asks for clarification on the scope of window replacement.

Ms. Hitchcock responds providing the scope of the proposed changes.

Ms. Latack expresses her excitement and support for the proposed work.

Mr. Wojcik asks for further details on the proposed window material.

Ms. Hitchcock provides the requested information.

Mr. Wojcik asks about the use of vinyl trim.

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Ms. Hitchcock responds that any mention of vinyl trim is an oversight, and the intent is to use wood trim.

Mr. Wojcik asks that a condition be added to that effect.

Mr. Wojcik asks if the proposed fiberglass door will be replacing a wooden door.

Ms. Hitchcock responds that no wooden doors are being replaced.

Ms. Hitchcock provides further details about the doors being replaced and her request for synthetic material.

Mr. Wojcik asks for further details on the proposed material.

Ms. Hitchcock indicates her preference that metal doors be used.

Ms. Hitchcock and Mr. Wojcik briefly discuss the proposed material.

Mr. Beidler asks for more details on the sliding barn doors.

Ms. Hitchcock outlines her intentions for the sliding barn doors.

Mr. Beidler reads the proposed motion.

Ms. Latack moves to approve COA-25-39 with the presented approval conditions, Seconded by Mr. Wojcik. The vote was as follows:

Ayes: Mr. Michael Beidler, Vice Chair; Mr. Steve Wojcik; Ms. Millie Latack

Nays:

Abstention:

Absent: Ms. Karen Lavarnway, Chair

COA 2025-39 passes 3-0-1

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4. WORK SESSION: New Construction - Four Warrenton Crossing Dwellings within Historic District Boundary.

   Mr. Beidler invites the project representatives forward to speak.

   Mr. Brett Cameron and Mr. Eric Boeble, come forward to speak, providing a brief overview of the proposed project.

   Mr. Wojcik asks for clarification on the locations of the lots.

   Ms. Squyres responds, providing a map of the locations.

   Ms. Latack asks for clarification on the scope of homes in the historic district and materials proposed for homes in the development.

   Mr. Cameron responds, outlining the material differences between the houses in the historic district and the rest of the development.

Mr. Beidler asks for further details on the proposed elevations and windows used.

Mr. Cameron responds providing the requested information.

Mr. Wojcik comments on the elevations and asks for clarification on the developer.

Mr. Cameron clarifies the developer.

Mr. Beidler asks about the proposed siding and trim.

Mr. Cameron responds, providing the proposed siding and trim materials.

Ms. Squyres comments that she has been working with the developer to provide examples of new construction materials that meet historic district guidelines.

Mr. Beidler asks about the proposed roofing material.

Mr. Cameron responds, outlining the proposed roofing materials.

Mr. Beidler asks for further information on the proposed gutter style.

Mr. Cameron responds, outlining their plans for the gutters.

Mr. Wojcik briefly talks about recommendations by the Board on another development in the historic district.

Mr. Wojcik and Mr. Cameron briefly discuss the recommendation.

Mr. Beidler asks about exterior lighting in the proposed plans

Mr. Cameron responds clarifying the plans.

Mr. Beidler comments on the scale of information provided.

Mr. Wojcik comments on the proposed fencing material.

Mr. Cameron responds.

Ms. Latack suggests the use of a less modern door and asks about the elevations of the hardy plank siding on the sides of the building.

Mr. Cameron responds outlining the minimum elevations.

Ms. Latack expresses her concerns over the starkness of the architectural designs along the sides.

Mr. Cameron their plans to blend the design of the foundation wall with the siding.

Mr. Wojcik expresses his agreement with Ms. Latack's concerns.

Mr. Cameron advises that the topography of the site should help with the visibility of the structures.

Ms. Latack and Mr. Wojcik outline the though process behind the preservation process.

Mr. Beidler expresses his agreement with the previous concerns.

A brief discussion on whether a single application can be submitted for the project or if individual COAs will be required.

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A discussion of the lots involved in the project occurs.

Mr. Cameron provides a brief closing statement.

UPDATES.

1. 9 Culpeper St: Roof Replacement

   Ms. Squyres presents a brief summary of the proposed work.

   Ms. Latack asks if salvage has been considered.

   Ms. Squyres responds, noting the possibility.

   Ms. Latack notes that the deterioration of the roof does not appear to necessitate full replacement.

   Ms. Squyres expresses her agreement.

   Mr. Beidler states his opinion that repair should be pursued over replacement and compares the work to a similar project he is aware of.

   Ms. Latack agrees with Mr. Beidlers opinion.

   Mr. Wojcik notes that the roof is visible and provides his opinions on the roofs condition.

2. 3 Hotel St and 45 Winchester St

   Ms. Squyres updates the Board that applications for the properties may be coming and will be an expedited review.

   Mr. Beidler asks what an expedited review would look like.

   Ms. Squyres responds that she is unsure and will need to consult other staff and the Town Attorney.

BOARD MEMBERS TIME.

Mr. Wojcik updates the Board on status of a window restoration he has been working on and some architectural salvage he has acquired. He also mentions several houses around Town with ongoing restoration efforts.

ADJOURNMENT.

Mr. Wojcik moves to adjourn the meeting, Seconded by Ms. Latack. There was no discussion, The vote was as follows:

Ayes: Mr. Michael Beidler, Vice Chair; Mr. Steve Wojcik; Ms. Millie Latack
Nays:
Abstention:
Absent: Ms. Karen Lavarnway, Chair

With no further business, this meeting was adjourned at 8:00 PM on Thursday, June 26th, 2024.

DRAFT

Community Development Department

STAFF REPORT

Meeting Date:	August 28, 2025
Agenda Title:	COA 25-62 | No addresses assigned – off Fisher Lane
Requested Action:	Review proposal for the request to construct two (2) new single-family residential dwellings on two (2) lots along Fisher Lane.
Department / Agency Lead:	Community Development
Staff Lead:	Casey Squyres, Historic Preservation Planner

EXECUTIVE SUMMARY

The applicant is requesting approval to construct two (2) new single-family residential dwellings on two (2) lots along Fisher Lane.

1) **Current GPINS for entire lot– 6984-21-4828-000**
    a. **Lot 1 – Wesley II – current acreage: 0.34836**

    b. **Lot 2 – Wesley II – current acreage: 0.42628**

2) **The proposed style is a contemporary farmhouse, which is frequently seen in new construction within the Historic District.**

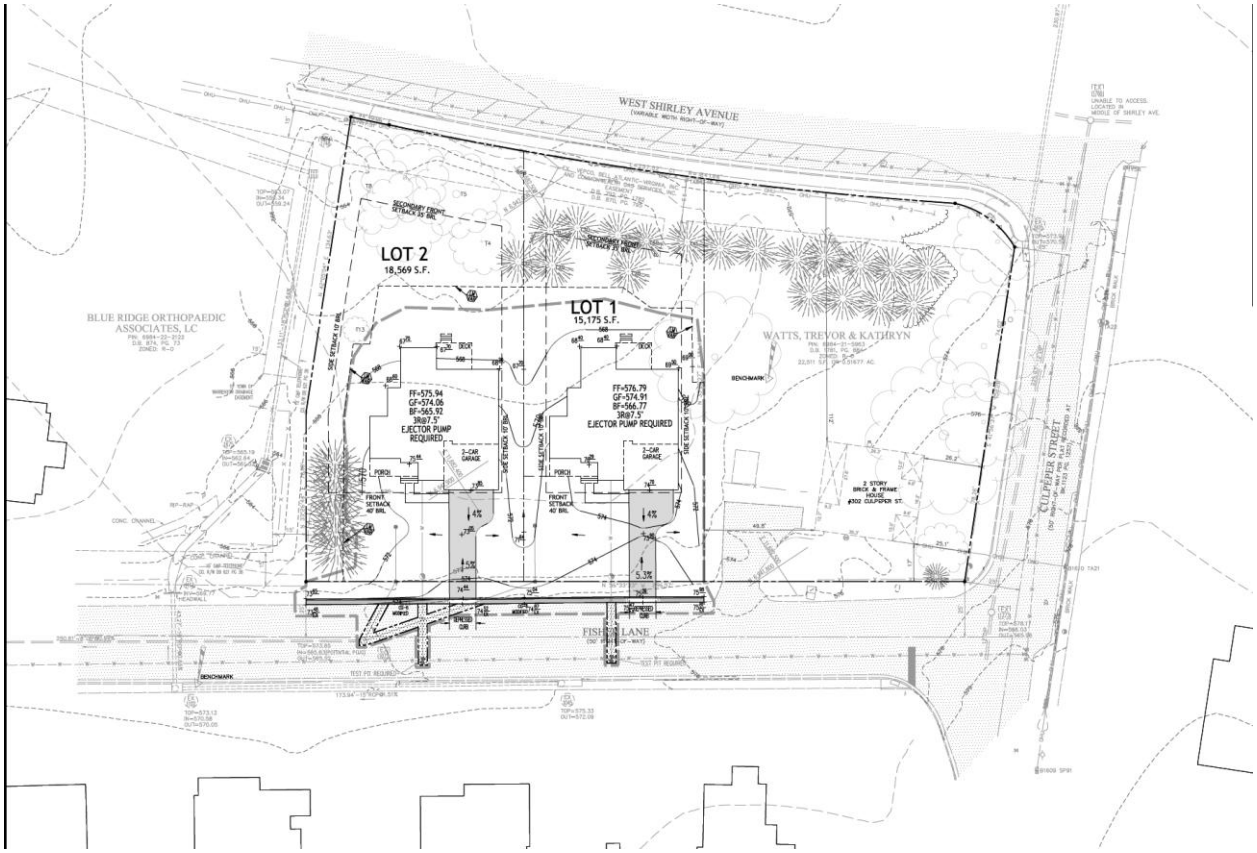
3) **The Applicant is seeking approval from the Architectural Review Board regarding the proposed style, design, massing, and scale of the dwelling.**

4) **Each dwelling is proposed to be just over 2,200 sq.ft.**

5) **Each dwelling will utilize the following materials:**
    - **Certainteed Asphalt Architectural Shingles**
    - **Stone veneer**
    - **Hardie-Plank 7" Siding & Hardie Trim Batten Boards**
    - **Metal porch railing**
    - **Trex Decking**
    - **Andersen Fiberglass Windows & Doors**
    - **Amarr Carriage House-Style Garage Doors**

BACKGROUND

These are vacant lots with no extant buildings or structures.



DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis
7. NEW CONSTRUCTION **A. Context**		
The Architectural Review Board will not specify a particular architectural style or design for new construction projects. The context of new construction or infill is more important than the decorative details applied, though detailing is important.	**3.63**	**The ARB will not specify a particular architectural style. However, the new construction being proposed is similar in design/style to other new construction that has been previously approved within the Historic District.**

Historic District Guideline	Page No.	Analysis
New construction will be evaluated based on the project's relationship to its surroundings (context) and to the details of its site (materials, cornices, trim, porches, landscaping, rhythm).	**3.63**	**The new construction shall meet all setback requirements as per the Zoning Ordinance. The ARB will evaluate the siting of the new dwelling and ensure the overall context of the Historic District is within an appropriate range.**
A1. Setback		
1. Relate the setback of any new construction and additions to the setback of the existing historic buildings in the immediate surroundings of the proposed new construction. Generally speaking, setback should be within 10% of adjacent setbacks.	**3.64**	**The new construction shall meet all setback requirements as per the Zoning Ordinance.**
A2. Spacing		
1. Space new construction according to the historic precedence in the immediate surroundings of the proposed new construction. This includes sites adjacent to as well as across the street from the proposed new construction.	**3.65**	**Applicant intends to appropriately space all new construction to comply with the general setting and historic precedence of immediately surrounding houses and buildings.**
A4. Massing		
2. Use forms for new construction that relate to the forms of the majority of surrounding buildings. For instance, if the form of adjacent buildings has a variety of projecting bays, dormers, etc., employ some of these elements in the new building.	**3.67**	**Applicant intends to appropriately space all new construction to comply with the general setting and historic precedence of immediately surrounding houses and buildings.**
A5. Height and Width		
1. The height and width of a new building must be compatible with historic buildings within a 360-degree range of visibility of the new building.	**3.68**	**The applicant states height and width of the new construction will be compatible with the historic buildings within a 360-degree range of visibility.**

Historic District Guideline	Page No.	Analysis
2. The height of a proposed building should be no taller than the tallest historic building on the block within a 360-degree range of visibility of the same type (e.g. single family to single family, multifamily to multi-family). The height of the historic structure should be calculated from the original historic ridge line (not any later additions that may be taller).	**3.68**	**The applicant states height and width of the new construction will be compatible with the historic buildings within a 360-degree range of visibility.**
3. Design new buildings to respect the existing width of original structures in the district. The space should be no more than ten percent of the average spacing of other historic buildings within the subject block. Larger apartment buildings or newer dwellings that do not contribute to the existing historic character should not be included within this calculation.	**3.68**	**The applicant states height and width of the new construction will be compatible with the historic buildings within a 360-degree range of visibility.**
A6. Scale		
1. Create human scale by including functional elements typical to the historic context, such as porches and porticoes.	**3.69**	**Applicant has provided detailed plans and drawings for appropriate scale and massing of new construction.**
B. NEW BUILDING		
1. New construction shall respect the established architectural character of the historic district.	**3.70**	**Applicant has demonstrated that all new construction will respect the established character of the historic district.**

Historic District Guideline	Page No.	Analysis
2. The new building should be recognized as a product of its period of construction, design, materials, and craftsmanship and consistent with the architecture of the Historic District. Avoid an exact imitation of a historic style that would blur the distinction between old and new buildings and make it more difficult to understand the architectural evolution of the district. In this way, an interpretation of a historic style that is authentic to the district will be considered if it is subtly distinguishable as being new. Allow for the contemporary design of new buildings, when such design is compatible with the size, scale, color, material, and character of the neighborhood, or environment.	**3.70**	**Applicant has demonstrated that all new construction will respect the established character of the historic district. The materials and style/design proposed appropriately avoid imitation of the surrounding historic resources.**
4. RHYTHM: Incorporate traditional façade rhythm and articulation techniques in a new design. Design a new building to replicate the rhythm of fenestration patterning found in the historic district. Arrange windows to reflect the traditional rhythm and general alignment of others in the area. Incorporate windows, doors, and other openings at a consistent ratio to those found on nearby historic buildings. Use durable window materials. Appropriate window materials include metal, wood, and various composites, as deemed appropriate by the preservation industry standards and the Architectural Review Board. Inappropriate window materials include aluminum and vinyl with plastic snap-in muntins. Use detailing to articulate a façade including window and door framing, sills, water tables and belt courses, canopies, moldings, cornices, columns, and pilasters	**3.70**	**Applicant has provided detailed plans and drawings that demonstrate the fenestration patterns of the new construction and its relationship to the Historic District. The materials and style/design proposed appropriately avoid imitation of the surrounding historic resources.**

Historic District Guideline	Page No.	Analysis
5. MATERIALS: Use building materials that appear similar in scale, color, texture, and finish to those seen historically in the context of the district. Use materials that are proven to be durable in the local climate. Use materials that will maintain an intended finish over time or acquire a patina. Use high-quality, durable, materials. Use new siding that is similar to the lap exposure, texture, and finish of traditional wood siding. Use trim boards that show depth and typify high-quality traditional construction.	**3.70**	**The materials and style/design proposed appropriately avoid imitation of the surrounding historic resources. The materials to be utilized will be high-quality and durable in nature.**
6. DOORS AND WINDOWS: Respect the size, proportion, spacing and rhythm of door and window openings on all stories of contributing buildings in the subject block or neighborhood when designing and constructing new commercial or residential buildings. Avoid horizontal strip windows or square openings and doors wider than double leaf.	**3.71**	**Applicant has provided detailed plans and drawings that demonstrate the fenestration patterns of the new construction that can be compared to the overall viewshed of the Historic District.**
7. STYLE: Style cannot be guided inasmuch as they emerge with good design by architects, art, implementation by builders, lifestyles, function, fashion, the economy and industrial evolution. Contemporary expression with respect of historic precedence, context, significance and architectural heritage is encouraged.	**3.71**	**Applicant has demonstrated that all new construction will respect the established character of the Historic District. The materials and style/design proposed appropriately avoid imitation of the surrounding historic resources.**
8. OUTBUILDINGS: Outbuildings shall remain secondary to main buildings	**3.71**	**Applicant has confirmed that no outbuildings are being proposed at this time.**

STAFF RECOMMENDATION

Staff recommends approval of **Certificate of Appropriateness 2025-62** for the request to construct two (2) new single-family dwellings (addresses still to be assigned as per Zoning designation), as described and depicted in the application and plans, provided the following conditions are met:

1) All necessary permits are acquired.

2) Relate the setback of any new construction and additions to the setback of the existing historic buildings in the immediate surroundings of the proposed new construction. Generally speaking, all setbacks should be within 10% of all adjacent setbacks.

3) New construction shall respect the established architectural character of the historic district.

4) The new building should be recognized as a product of its period of construction, design, materials, and craftsmanship and consistent with the architecture of the Historic District.

5) Incorporate an appropriate amount of detail and decoration in new construction to avoid blandness and establish a compatible relationship with surrounding contributing buildings.

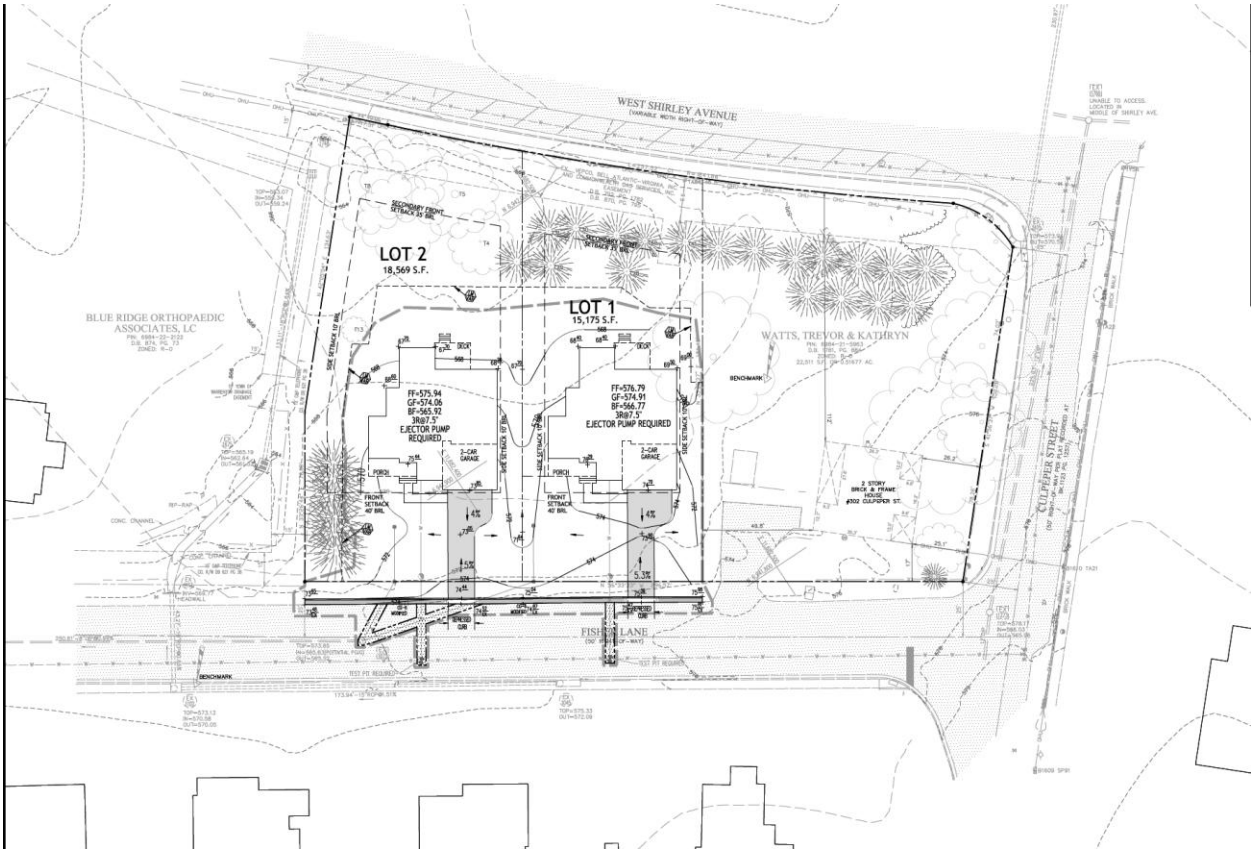
6) Any additional conditions as necessary.

ATTACHMENTS

1. Attachment 1 – Photos
2. Attachment 2 – Draft Motion Sheet

Attachment A – Photos and Plans

Vicinity Map –




My Place Barbershop
Robert T. Smith, Jr., MD, MPH
Fisher Ln
W Shirley Ave
Warrenton Dentist
Robert C. Flikeid...
Warren Ct
Fisher Ln
Fisher Ln
Warren Ct
Fisher Ln
Culpeper St
Culpeper St
Monterosa

Photos/Plans (*Please see Applicant provided plans for high resolution and for product specifications – not all Applicant-provided plans and drawings are shown here):

LOT 1 – WESLEY II:



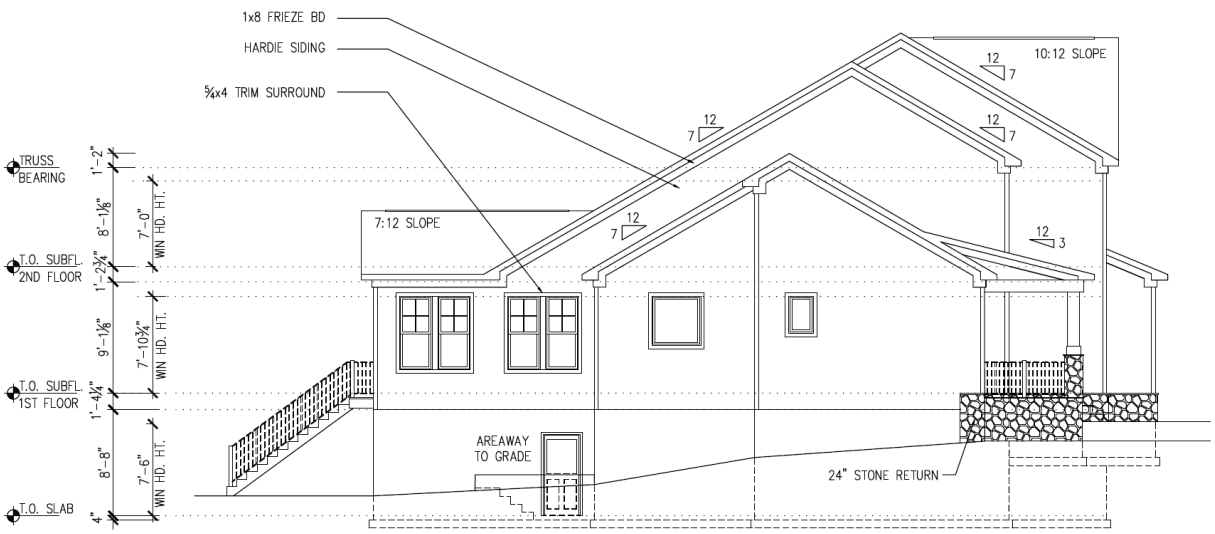
REAR ELEVATION W/SUNROOM

SCALE: 1/4" = 1'-0"

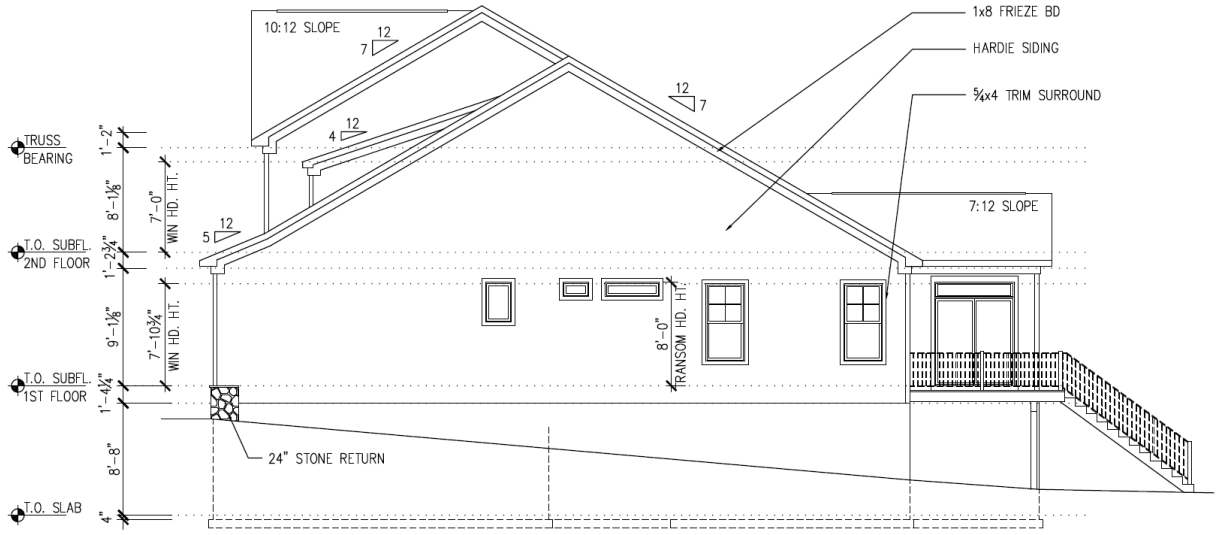


FRONT ELEVATION 2 W/FULL PORCH

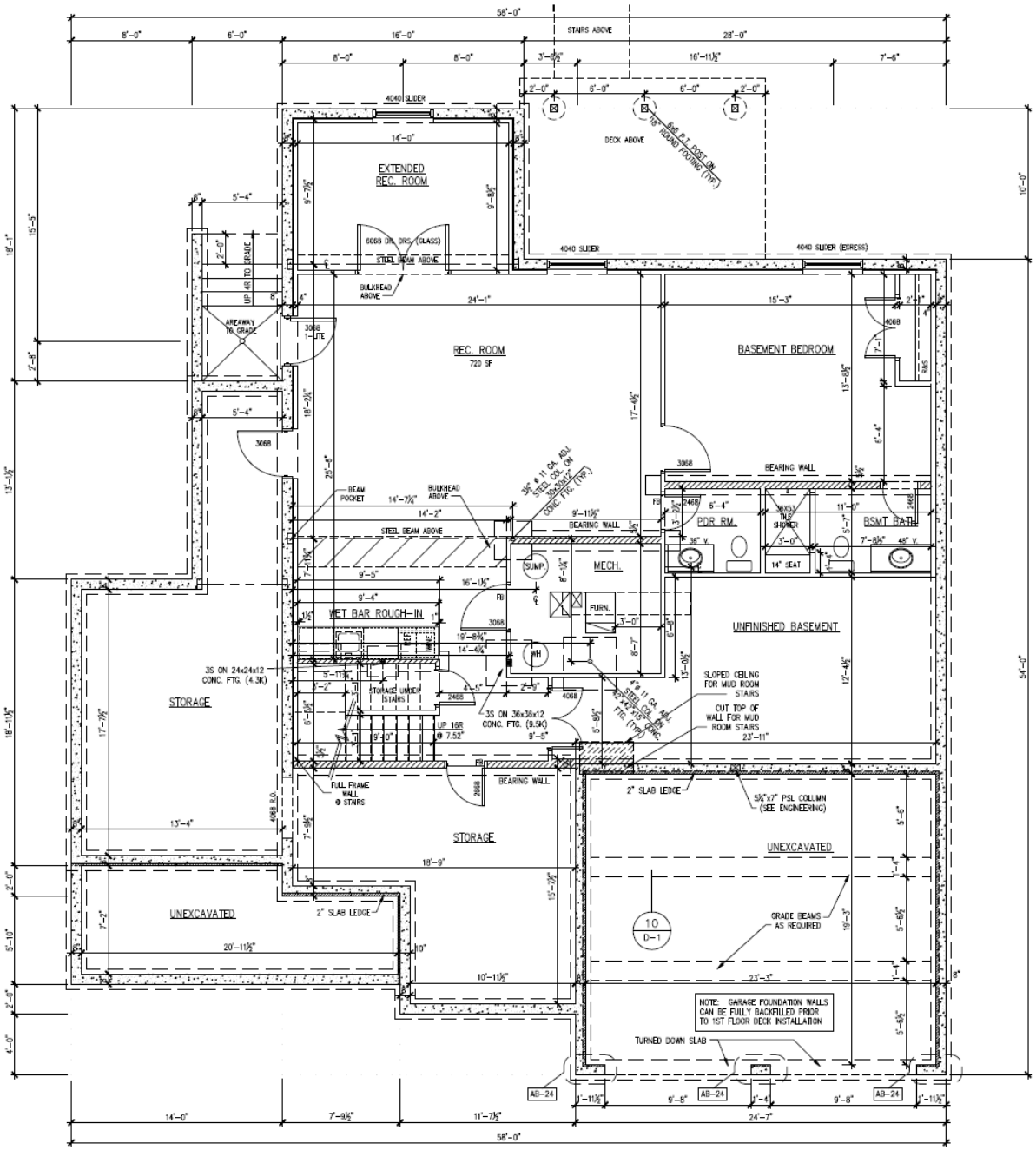
SCALE: 1/4" = 1'-0"



LEFT ELEVATION W/SUNROOM AND FRONT PORCH



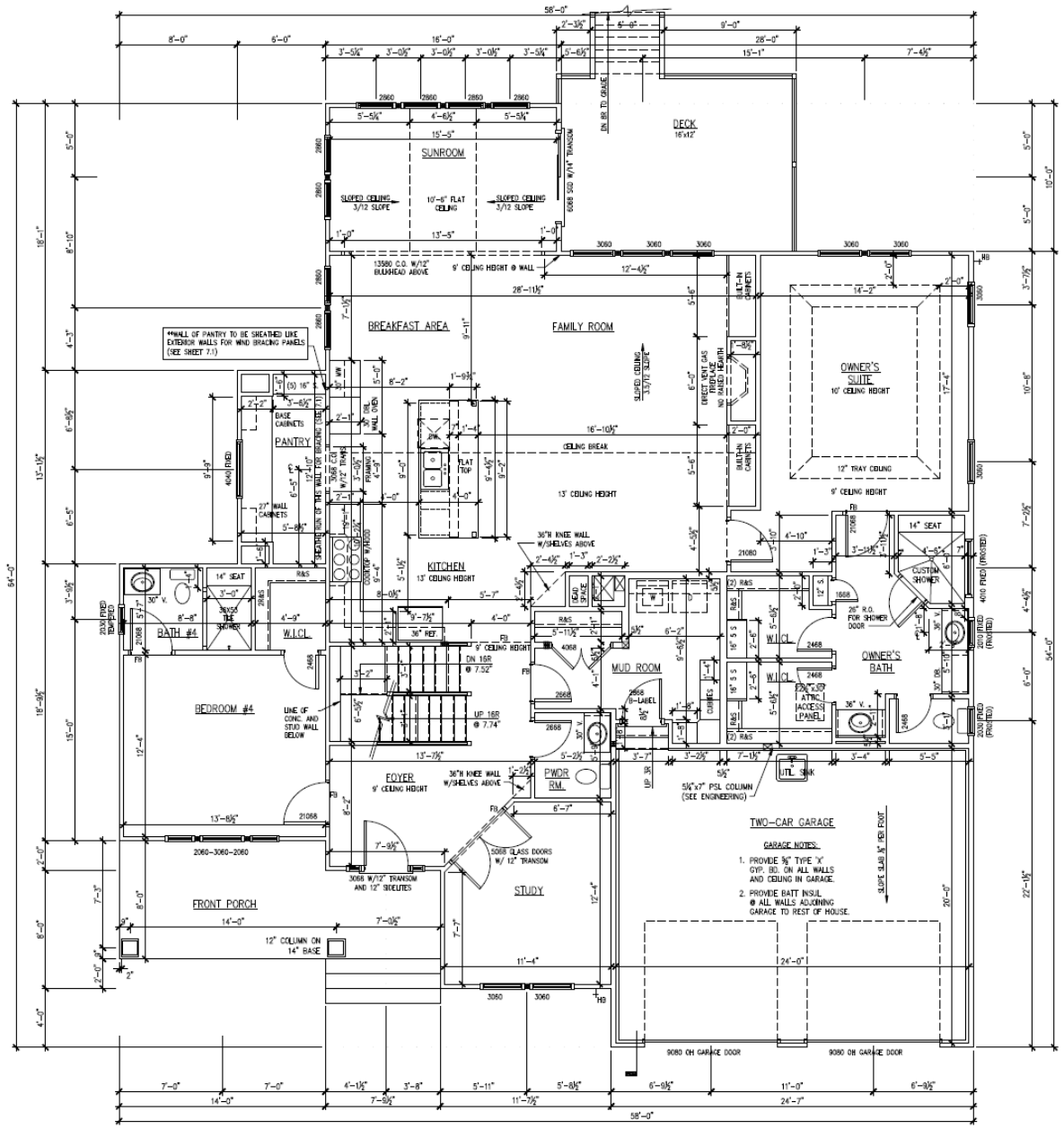
RIGHT ELEVATION W/SUNROOM



FOUNDATION/BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

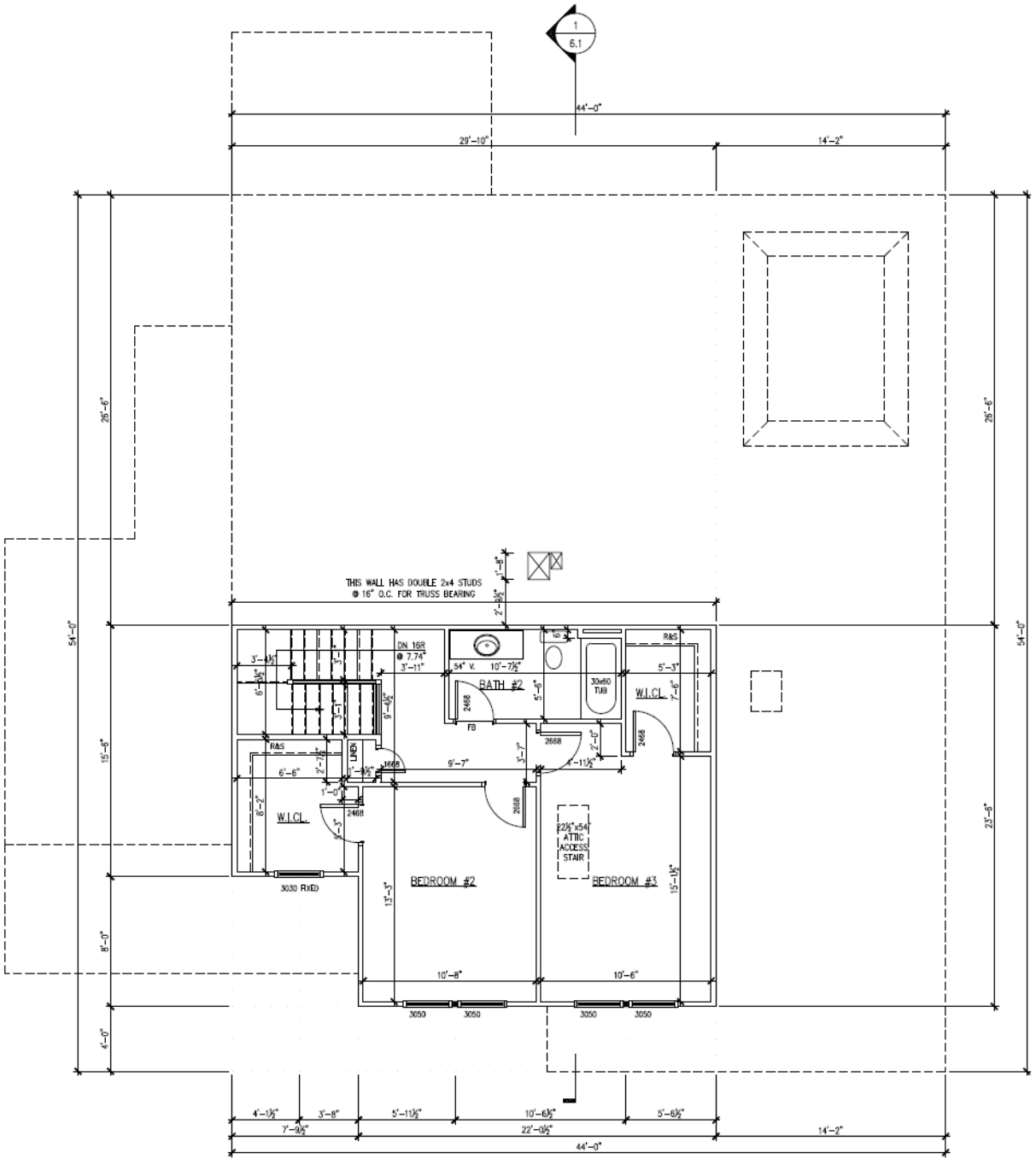
LIVING SPACE 2252 SQ. FT.



FIRST FLOOR PLAN W/SUNROOM

SCALE: 1/4" = 1'-0"

LIVING SPACE 2238 SQ. FT.
GARAGE 500 SQ. FT.



SECOND FLOOR PLAN LIVING SPACE 639 SQ. FT.

SCALE: 1/4" = 1'-0"

LOT 2 – WESLEY II:



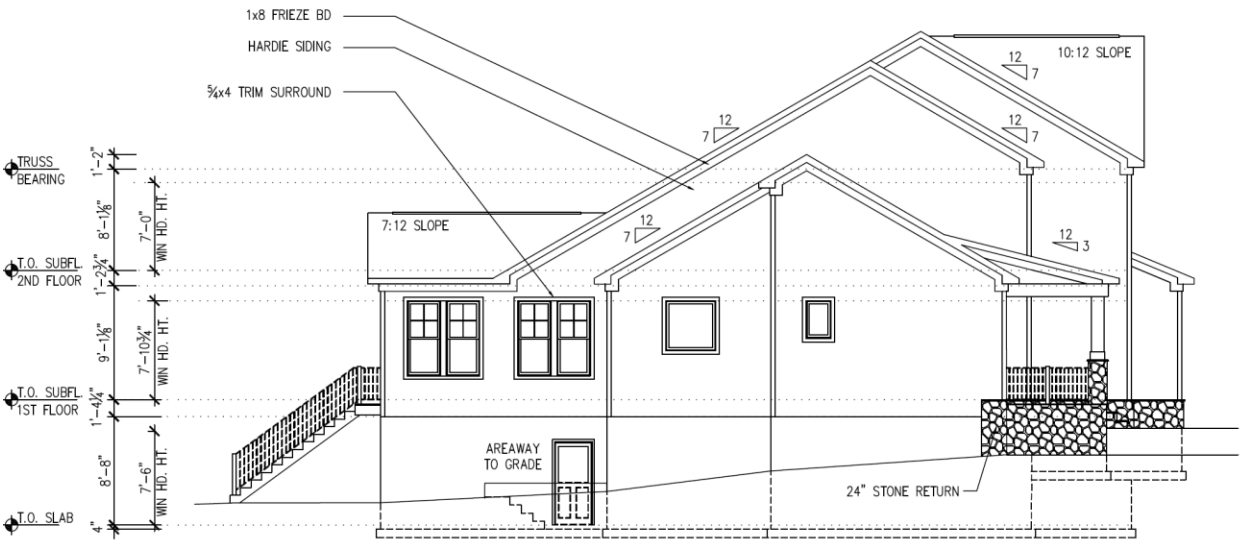
FRONT ELEVATION 3 W/FULL PORCH

SCALE: 1/4" = 1'-0"

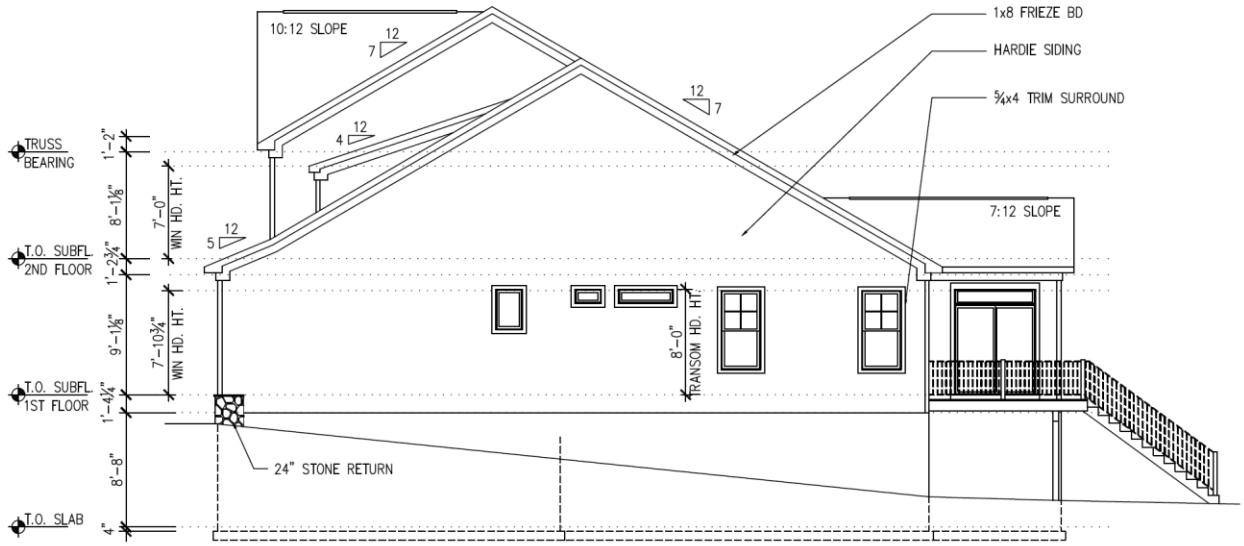


REAR ELEVATION W/SUNROOM

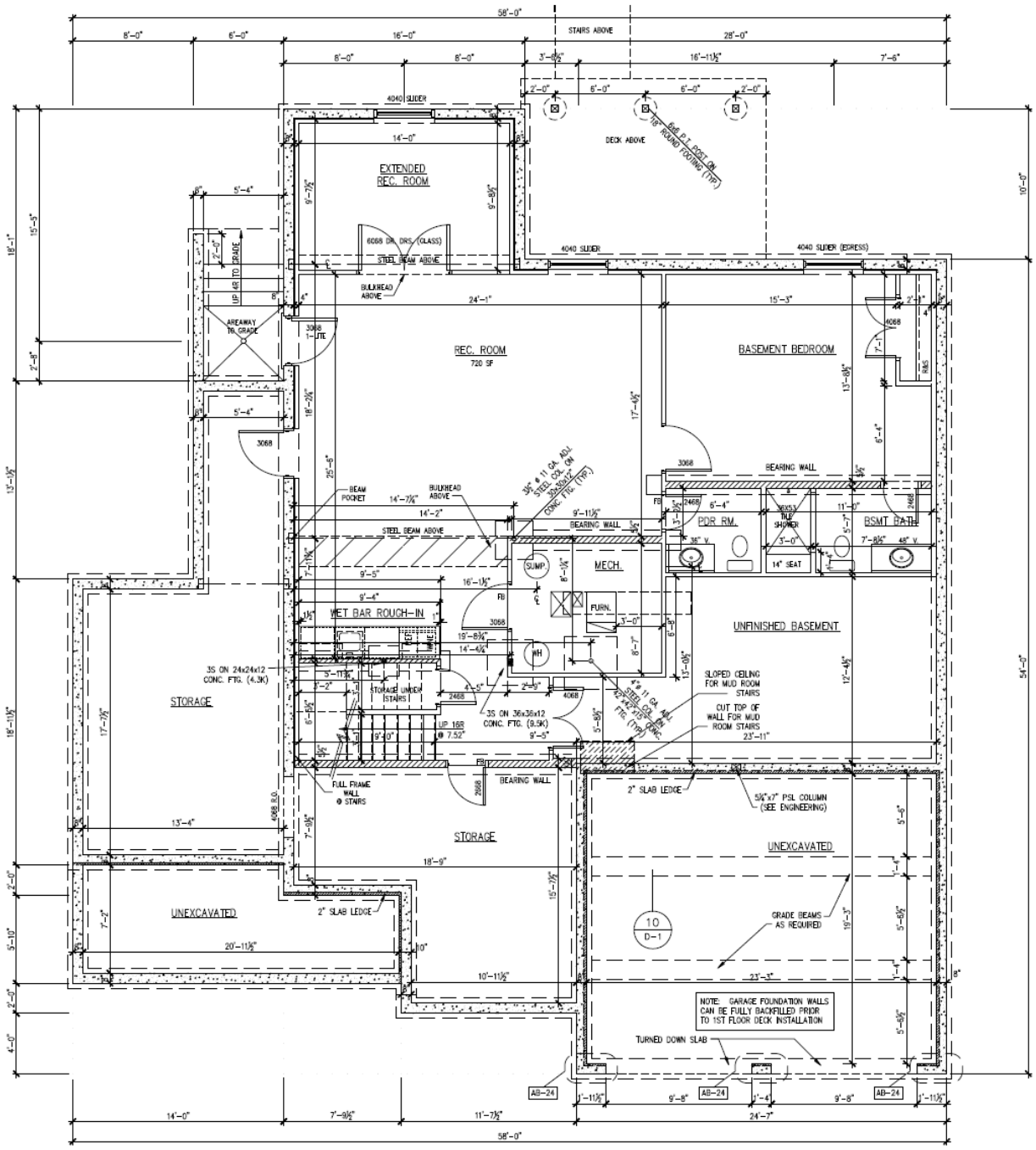
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LEFT ELEVATION W/SUNROOM AND FRONT PORCH

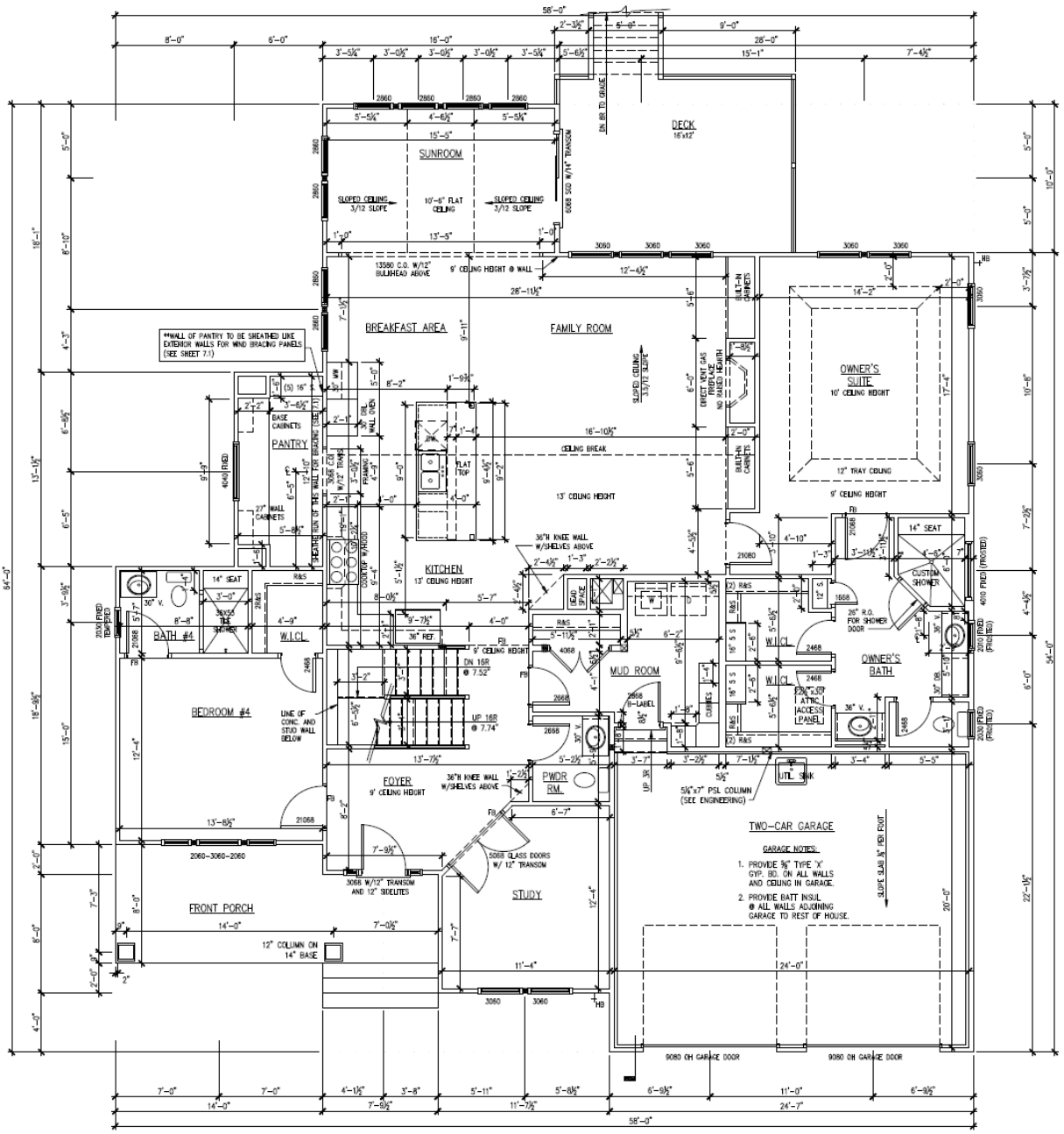


RIGHT ELEVATION W/SUNROOM



FOUNDATION/BASEMENT FLOOR PLAN LIVING SPACE 2252 SQ. FT.

SCALE: 1/4" = 1'-0"

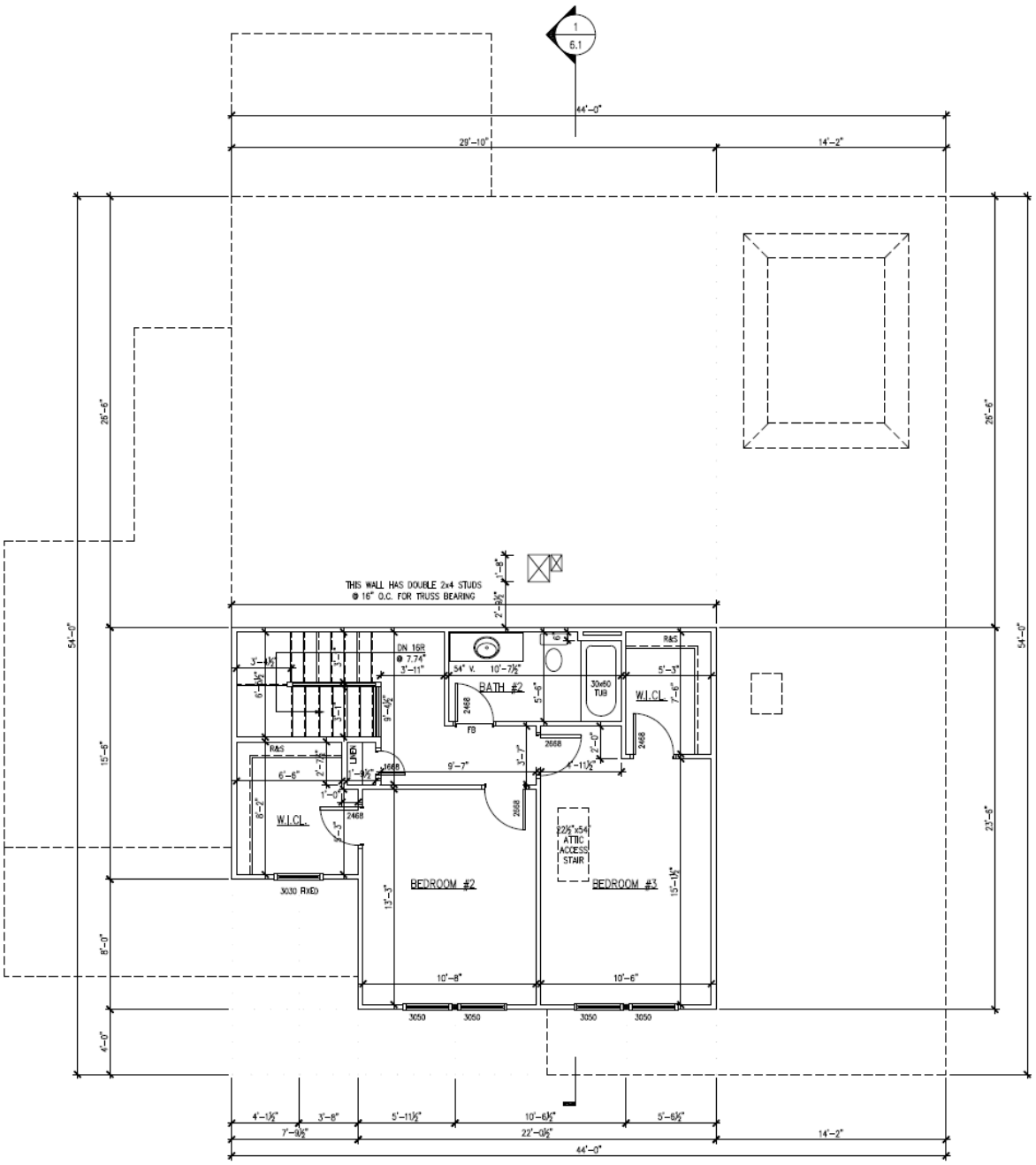


FIRST FLOOR PLAN W/SUNROOM

SCALE: 1/4" = 1'-0"

LIVING SPACE 2238 SQ. FT.

GARAGE 500 SQ. FT.



SECOND FLOOR PLAN LIVING SPACE 639 SQ. FT.

SCALE: 1/4" = 1'-0"

WESLEY II EXAMPLE for Lot 2 (Please note this is an example color scheme and not the color scheme that will be chosen for this project):



WESLEY II EXAMPLE:

Notes:

- This is an example of the Wesley plan that has already been constructed;
- This particular white house has a three-car garage – the Wesley II plan being proposed for the Fisher Lane houses will only be two-car garages.
- This white house has 5" wide vinyl siding and vinyl soffits. The Fisher Lane houses will have the 7" hardie plank siding and hardie plank soffits as stated in the application.
- Lot 1 will have a projecting shed-roof dormer with a tri-part window on the central side-gable
- Lot 2 will have a pedimented front gable as seen in the two examples



EXAMPLE:

This example is NOT the plan proposed for the two Fisher Lane houses – this is an example to showcase color scheme/materials

- This house is finished with the same materials that are proposed for the Fisher Lane houses
- The siding color is one of two colors that will be used for one of the Fisher Lane houses.
- Color scheme for second house not yet determined
- Keep in mind that the ARB does not have purview over color choices, only recommendations based on the Historic District Color Palate on page 40 of the Historic District Guidelines.
- The house in the picture below has vinyl windows - the windows for the Fisher Lane houses are the Anderson Fibrex (fiberglass).
- The house in the picture below has cedar shake and cedar columns - the Fisher Lane houses will have hardie-shake and the columns will be painted white.



Current Street View – From Fisher Lane facing West Shirley Avenue: (red arrows to show approximate project site)





From Culpeper Street facing Fisher Lane:



From Fisher Lane facing Culpeper Street:



From the corner of West Shirley Avenue and Culpeper Street facing project site:



From West Shirley Avenue facing project site along Fisher Lane (beyond tree line):



ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS 25-62

August 28, 2025

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 2025-62** for the request to construct two (2) new single-family dwellings (addresses still to be assigned as per Zoning designation) along Fisher Lane on Lots 1 & 2 directly behind 320 Culpeper Street, as described and depicted in the application and plans, provided the following conditions are met:

1) All necessary permits are acquired.

2) Relate the setback of any new construction and additions to the setback of the existing historic buildings in the immediate surroundings of the proposed new construction. Generally speaking, all setbacks should be within 10% of all adjacent setbacks.

3) New construction shall respect the established architectural character of the historic district.

4) The new building should be recognized as a product of its period of construction, design, materials, and craftsmanship and consistent with the architecture of the Historic District.

5) Incorporate an appropriate amount of detail and decoration in new construction to avoid blandness and establish a compatible relationship with surrounding contributing buildings.

6) Any additional conditions as necessary.

Motion to Approve By:

Seconded By:

For: Against: Abstained:

PROJECT DATA

PROJECT LOCATION:

LOT 1 AT FISHER AVENUE, WARRENTON, VA 20186
FAUQUIER COUNTY, VA

CODE OF JURISDICTION:

2021 – VIRGINIA RESIDENTIAL CODE

All construction shall be in conformance with the Virginia State amendments to the International Residential Code (IRC), 2021 edition.

USE GROUP:

R–5 RESIDENTIAL

TYPE OF CONSTRUCTION:

VB – UNPROTECTED

CLIMATE AND GEOGRAPHIC DESIGN CRITERIA:

FLOOR LIVE LOAD:	40 PSF
ROOF LIVE LOAD:	30 PSF
SNOW LOAD:	30 PSF
WIND SPEED (3 SEC GUST):	115 MPH, EXPOSE C
ATTICS W/O STORAGE:	10 PSF
ATTICS W/STORAGE:	20 PSF
HABITABLE ATTICS:	30 PSF
STAIRS:	40 PSF
DECKS & BALCONIES (EXT.):	40 PSF
GUARD & HANDRAILS:	200# (CONT., ANY DIR)
SEISMIC CATEGORY:	B
(LIGHT FRAME STRUCTURAL W/SHEAR WALLS)	
CONCRETE WEATHERING:	SEVERE
TERMITE INFESTATION:	MODERATE TO HEAVY
DECAY PROBABILITY:	MODERATE
ICE UNDERLAYMENT:	YES
FROST DEPTH:	24"

NOTE: VALUES SHOWN ARE MINIMUM – CONFIRM WITH LOCAL CODE OFFICIAL PRIOR TO CONSTRUCTION

WESLEY II



PROJECT TEAM

OWNER

LAKESIDE HOMES

CONTACT: DEVIN FINAN
P O BOX 861601
WARRENTON, VA 20187
(703) 881–2176

DESIGNER

ALLEN WRIGHT DESIGN, PLLC

CONTACT: JOSHUA McKENRICK, AIA
3718 MERRIMAC TRAIL
ANNANDALE, VA 22003
(571) 482–7286

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ALLEN WRIGHT DESIGN
(571) 482-7286
info@allenwrightdesign.com

Lakeside Homes

WESLEY II - LOT 1 AT FISHER AVENUE

COVER SHEET

ISSUE DATE:	07-22-25
PERMIT SET	

Project Info:
BUILDING CODE: 2021 VRC

Date	Revision/Issue

DRAWN BY:	JAWM
PROJECT CODE:	25.219

0

REVISION LOG

ABBREVIATIONS

#	NUMBER
@	AT
ABV.	ABOVE
AFF.	ABOVE FINISHED FLR
AH	AIR HANDLER
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
BD.	BOARD
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BP.	BEAM POCKET
BRG.	BEARING
C.O.	CASED OPENING
CLG.	CEILING
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CRS.	COURSE
D	DRYER
DBL.	DOUBLE
DES.	DESIGNED
D.H.	DOUBLE HUNG
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
DS.	DOWNSPOUT
DW.	DISHWASHER
EA.	EACH
ELEC.	ELECTRICAL
ELEV.	ELEVATION
ENG.	ENGINEERED
EXT.	EXTERIOR
FB	FLOOR BREAK
FLR.	FLOOR
FP.	FIREPLACE
FT.	FOOT
FTG.	FOOTING
FURN.	FURNACE
GYP. BD.	GYPSUM BOARD
H	HIGH
HDR.	HEADER
HT.	HEIGHT
HRDW.	HARDWARE
HVAC	HEATING, VENTILATION, & AIR CONDITIONING
INT.	INTERIOR
INSUL.	INSULATION
LT	LAUNDRY TUB
LVL	LAMINATED VENEER LUMBER
M. BATH	MASTER BATH
MANUF.	MANUFACTURER
MAX.	MAXIMUM
MECH.	MECHANICAL
MIN.	MINIMUM
OH.	OVERHANG
OPT.	OPTIONAL
POLY.	POLYETHYLENE
PREFAB.	PREFABRICATED
PROJ.	PROJECTION
PT.	PRESSURE TREATED
PWDR.	POWDER
R.	RISER
RA	RETURN AIR
REF.	REFRIGERATOR
REINF.	REINFORCED
REQD.	REQUIRED
RM.	ROOM
S.F.	SQUARE FOOT/FEET
SGD.	SLIDING GLASS DOOR
SHLVS.	SHELVES
STAG.	STAGGERED
STD.	STANDARD
SYN.	SYNTHETIC
TYP.	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VT.	VINYL
W	WASHING MACHINE
W/	WITH
WD.	WOOD
WH	WATER HEATER
WIN.	WINDOW
W.O.	WALL OPENING

SYMBOLS

300 — ENGINEERED BEAM NUMBER – FIRST NUMBER IS LEVEL OF BEAM, 1–BASEMENT LEVEL, 2–FIRST FLOOR SYSTEM, 3–FIRST FLOOR, 4–SECOND FLOOR SYSTEM, 5–SECOND FLOOR, 6–ROOF

DRAIN LOCATION (TOILETS, SHOWERS)

WALL STUD (SIZE DEPENDS ON WALL THEREIN)

HIGH 6" LOW — CHANGE IN HEIGHT STEP IN CEILING/FLOOR/COUNTERTOP

A / A5.1 — DETAIL CALLOUT
DRAWING NUMBER
SHEET NUMBER

BUILDING DATA

MAIN HOUSE – BASEMENT: 58'–0" X 64'–0"

SQUARE FOOTAGES

FIRST FLOOR	2,238 SQ. FT.
SECOND FLOOR	639 SQ. FT.
ABOVE GRADE FINISHED TOTAL	2,877 SQ. FT.
FINISHED BASEMENT	1,260 SQ. FT.
FINISHED TOTAL	4,137 SQ. FT.
UNFINISHED BASEMENT	994 SQ. FT.
GARAGE	500 SQ. FT.
UNFINISHED TOTAL	1,494 SQ. FT.
GROSS TOTAL	5,631 SQ. FT.

FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE BUILT

MECHANICAL REQUIREMENTS

WHOLE–HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH IRC SECTION M1507.3

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GENERAL NOTES AND SPECIFICATIONS

1.0 GENERAL

The work shall comply with all applicable local and state codes, ordinances, regulations and amendments and all other authorities having jurisdiction. The work shall comply with interpretations of the local building official. If the interpretation of the local building official is at variance with these documents, inform the architect prior to proceeding.

1.01 CODES AND STANDARDS

The following codes and standards, including all specifications referenced therein, shall apply to the design, construction, quality control and safety of all work relevant to the project. Use the latest editions unless noted otherwise.

2021 Virginia Residential Code (VRC)
2021 Virginia Uniform Statewide Building Code (VUSBC)
American Socitey of Civil Engineers 7-16 (ASCE)
2018 International Design Specifications for Wood Construction (NDS)
American Concrete Institute 332-14 (ACI.332)
American Concrete Institute 318-14 (ACI.318)
American Concrete Institute 306-10 (ACI.306)
15th Edition of the American Institute of Steel Construction (AISC)
American National Standards Institute/Truss Plate Institute 1-2014 (ANSI/TPI)
American Welding Society 1.1-92 (ANSI/AWS)

1.02 CONSTRUCTION METHODS AND TECHNIQUES

The architect is not responsible for construction means, methods, techniques, procedures, or for safety measures in connection with the work, and shall not be subcontractors or anyone performing the work, to carry out the work in accordance with the contract documents.

1.03 FIELD CONDITIONS AND DIMENSIONS

On-site verification of all dimensions and conditions shall be the responsibility of the general contractor and his contractors. Noted dimensions take precedence over scaled dimensions Architect shall be notified promptly of any discrepancies in information and of any discrepancies between field conditions and information on the drawings prior to construction.

1.04 TYPICAL CONDITIONS

The general notes and typical details apply throughout the job unless indicated otherwise. Where conditions are not specifically shown or detailed, the character and quality of the work shall be the same as that indicated for similar conditions.

1.05 DRAWING COORDINATION

The contractor shall coordinate and compare all drawings between the different consultants and trades and shall promptly notify the architect of any discrepancies which may be found.

1.06 STRUCTURAL NOTES

In case of any discrepancies between the architectural notes and notes on the structural drawings, the structural notes shall take precedence.

1.07 TEMPORARY BRACING

Use temporary bracing as required to stabilize foundation and basement walls and superstructure until permanent construction is in place.

1.08 DESIGN LOADS AND DEFLECTION CRITERIA

LIVE LOAD:

• Roof live load	40 PSF	Cd: 1.25
• Attic live load w/storage	20 PSF	Cd: 1.00
• Attic live load w/out storage	10 PSF	Cd: 1.00
• Floor live load	40 PSF	Cd: 1.00
• Soak/whirlpool baths	+15 PSF	Cd: 1.00

DEAD LOAD: (Cd: 0.90)

• Roof dead load	17 PSF
• Floor dead load	12 PSF
• Ceramic tile/marble/granite counters	+15 PSF
• Soak/whirlpool baths	+5 PSF

WIND LOAD: (Cd: 1.60)

• 3 second gust	115 MPH
• Exposure category	C
• Importance factor	1.0
• Building category	II
• Enclosure classification	ENCLOSED

SNOW LOAD: Cd: (1.15)

• Ground snow load	30 PSF
• Deck live load	60 PSF
• Balcony live load	100 PSF
• Exposure category	c
• Importance factor	1.0
• Building category	II

MANUFACTURED ROOF TRUSS DEFLECTION CRITERIA:
LL/360
TL/180

MANUFACTURED FLOOR DEFLECTION/SPACING CRITERIA:
LL/480
LL/240

BEAM DEFLECTION CRITERIA:
LL/360
LL/240

STRUCTURAL MEMBER SUPPORTING MASONRY DEFLECTION CRITERIA:
TL/600

1.09 Mechanical units and any other equipment with weights shown in plan and supported by the structure were considered in the design of the structure. Any additional equipment not shown on structural drawings and having a weight in excess of 400 pounds shall be brought to the attention of the structural engineer prior to installation

1.10 The basic stability of the structure is dependent upon the diaphragm action of floors, walls & roof acting together. Contractor to provide all guys, braces, struts, etc. as required to accommodate all live, dead, and wind loads until all final connections between these elements are made.

1.11 PRODUCT LITERATURE AND MANUFACTURER'S RECOMMENDATIONS

Comply with the manufacturer's or fabricator's instructions or recommendations for the preparation of substrates and installation and use of material.

1.12 SOIL TREATMENT FOR TERMITE CONTROL(IF APPLICABLE)

Apply toxicant to soil in entire area to be occupied by structure and to 2' beyond perimeter line of structure. Use approved toxicant with a five-year guarantee.

1.13 FIRE RATED ASSEMBLIES

It is the responsibility of the general contractor and his subcontractors to verify and construct all rated assemblies to comply exactly with the requirements of the test reports listed. The architect shall be notified promptly of any change in materials prior to construction, and any change in materials must have the prior approval of the architect. All fire rated assemblies are continuous unless otherwise noted. Assembly materials shall take precedence over materials specified in these drawings.

1.14 RADON TESTING

Contractor to provide the following passive radon mitigation measures.

1.– All sub-stab 6 mil. vapor barrier to be double lapped 6" min.
2.– All perimeter basement slab joints & penetrations to be sealed with 25 yr. rated radon caulking .
3.– Compression sealed sump crock w/ metal lid & space for 4" passive flue pipe vent thru roof to outside air.

1.15 Mechanical/Plumbing/Electrical contractors shall be required to seal all horizontal and vertical penetrations in the exterior wall caused by their trade.

1.16 All sheathing penetrations caused by erection shall be patched and repaired according to manufactured specifications.

1.17 Details of construction of any retaining wall built must be submitted to the office of the building inspector for approval prior to construction, if applicable.

1.18 Crawl space shall be provided under floor joist not less than 18" in depth and such space shall be vented with screened openings and have a clear area of not less than one–third (1/3) of one (1) percent of the enclosed building area. (If applicable)

1.19 General contractor is responsible to locate and provide necessary structural, mechanical, electrical and plumbing sleeves, anchors, vent opening, etc., that might be required.
1.20 Basement and foundation walls are dependent upon the completed installation of floors for their stability. Contractor shall not place backfill until these elements are completely installed, or contractor must provide shoring and bracing.

2.0 SITE WORK

2.01 These drawings do not cover site work, excavation, and landscaping. Basic grading elevations are shown based off spot elevations provided by the civil engineer. Refer to the site drawings prepared by the civil engineer for further information and details.

2.02 EXCAVATION – shall be sufficient to provide full design dimensions or to allow for forming as required. No footings shall be placed on frozen earth. No footings shall be placed on soft material.

2.03 BACKFILL AND COMPACTION – Use only clean, well–graded earth containing no organic material, trash, muck, roots, logs, stumps, concrete, asphalt or other deleterious substances. Backfill shall be compacted to 95% of maximum density as determined by the ASTM D698 standard proctor test. Do not backfill against masonry walls until super structure is in place. Prior to placing fill, the existing surface shall be cleared of all refuse or organic materials. Place and compact backfill so as to minimize settlement and avoid damage to the walls and waterproofing and other work in place. Building official shall determine whether soil test is required. If required soil fill material must be approved by soils engineer prior to placement. Equivalent fluid pressure of soil backfill not to exceed 60 P.C.F. uniform class SM or better.

2.04 FOUNDATIONS – All foundations are to be placed on undisturbed or compacted soil not less than 2'–0" below grade unless otherwise noted on the drawings. Maintain 1:2 slope (vertical to horizontal) from bottom edge of footing to bottom of any adjacent foundation. Soil bearing valued assumed to be 2,000 PSF minimum unless otherwise noted on drawings. Architect/Engineer to be notified immediately should insufficient bearing capacity of high water table be encountered.

2.05 INSPECTIONS – Footing excavation shall be inspected by the building official prior to the placing of any concrete The building official shall be given notice for this inspection.

2.06 SOIL INVESTIGATION AND REPORT – All earthwork, compaction and foundation work shall be done in accordance with the soils investigation report which shall be provided by the owner. Notify architect if on–site test bearing indicates lesser values before proceeding with the work. Soil values to be determined by a registered engineer experienced in soils engineering.

2.07 DRAINAGE OF FOOTINGS – Unless otherwise noted, provide perimeter basement walls with 4" diameter drain tile laid on 2" gravel base with 6–8" gravel cover, with joints covered with filter cloth for perforated tile. Slope drain tile as required to drain to storm sewer or outfall. 18" gravel all around foundation.

2.08 WATERPROOFING FOR CONCRETE AND MASONRY FOUNDATIONS – Exterior foundation walls of masonry construction enclosing basements shall be damp proofed by applying not less than 1/2" of portland cement parging to the wall from footing to finish grade. The parging shall be covered with coat of approved bituminous material applied at the recommended rate. Exterior foundation walls of concrete construction enclosing basements shall be damp proofed by applying a coat of approved bituminous material to the wall from the footing to the finish grade at the recommended rate. Foundation walls of habitable rooms located below grade shall be waterproofed with membranes extending from the edge of the footing to the finish grade line. The membrane shall consist of either 2–ply hot mopped felts, 6–mil polyvinyl chloride, 5–pound roll roofing or equivalent material. The laps in the waterproofing membrane shall be sealed and firmly affixed to the wall.

3.0 CONCRETE

3.01 CONCRETE – Shall reach minimum compressive strength of (Fc)(see table below). All concrete to be poured in accordance with ACI 318–14. Concrete exposed to weather to be air entrained.

MINIMUM SPECIFIED COMPRESSIVE STRENGTH TO CONCRETE

Type or location of concrete construction	Minimum Specified Compressive Strength (Fc) Severe Weathering Potential
Basement slabs and interior slabs on grade, except garage floor slabs	2,500 (1)
Basement walls, foundation walls, exterior walls, and other vertical concrete work exposed to the weather.	3,000 (2)
Porches, carport slabs and steps exposed to the weather, and garage floor slabs.	3,500 (2)

(1) Concrete in the locations which may be subject to freezing and thawing during construction shall be air–entrained concrete in accordance with footnote 4

(2) Concrete shall be air–entrained. Total air content(percent by volume or concrete) shall be not less than 5 percent or more than 7 percent.

Use of additives shall not be permitted unless specifically approved by the structural engineer. Use of additives containing calcium chloride shall not be permitted.

3.02 REINFORCING RODS – Shall conform to ASTM A–615 grade 60 WWF shall conform to ASTM A–185, MESH 6x6 drawings. Placing plans and shop fabrication details shall be in accordance with the manual of standard practice for detailing reinforced concrete structures". Furnish support bars and all required accessories in accordance with C.R.S.I. standards.

All reinforcing steel marked "continuous" shall be lapped 36 bar diameters at places and around corner or intersection with a standard 90 degree bend on corner bars. Lap welded wire mesh one full mesh at side and end laps.

3.03 SLABS ON GRADE – 3 ½" thick with WWF placed midway in slab thickness, slabs poured on 6 mil poly. Film vapor barrier on minimum 4" gravel. Overlap joints of barrier 12". Seal or tape penetrations by plumbing and avoid puncturing of film. Seal edges to foundation walls.
3.04 COMPACTION – Provide 95% compaction at all slabs and footings. All compaction shall be verified through in–place density tests by a qualified soils engineering consultant.
3.05 FORMWORK – To be well braced, true to dimension, level and plumb.

3.06 Provide clear distance to outermost reinforcing as follows: Provide concrete protection for reinforcing as follows:

Footings	3" (bottom)
Piers:	1–1/2" to ties
Walls:	2" to outside face, 1–1/2" to inside face
Garage slab beams:	1" to top, 3" to bottom

(See structural also for placement locations)

3.07 Not less than #5 bars shall be provided around all window and door openings. Such bars shall extend at least 24 inches beyond the corners of opening. (If applicable)
3.08 The sills of door openings between the garage and adjacent interior spaces shall be raised not less than 4" above the garage floor. Garage slabs shall be structural when fill exceeds 8".

4.0 MASONRY

4.01 CONCRETE MASONRY UNITS (CMU) – To be ASTM C–90, grade A for load bearing masonry. Solid block ASTM C–145 grade B. Minimum net compressive strength 2,000 PSI.

4.02 MORTAR TYPE – To be ASTM C–270 type compressive strength 2,000 PSI.

4.03 MASONRY REINFORCEMENTS

A. Horizontal reinforcements – duro wall at 16" O.C. vertically (no reinforcing required on walls less than 4 courses high).

B. Unless otherwise noted. 12" masonry foundation walls shall be reinforced as follows if applicable for 8–0" from slab to underside of joist (H):

– Exterior grade = H to .75H.....#4 @ 24
– Exterior grade = Less than .75H.....None

– For 9'–0" from slab to underside of joists (H):

– Exterior grade = H to .75H.....#6 @ 32
– Exterior grade = .75H to .50H.....#5 @ 48
– Exterior grade = Less than .5H.....None

– For 10'–0" From slab to underside of joists (H):

– Exterior grade = J to .75H.....#5 @ 8
– Exterior grade = .75 to .50H.....#5 @ 32
– Exterior grade = Less than .50H.....#4 @ 48*

*Alternately grout wall solid with no reinforcing.

Provide dowels from all footings to masonry walls to match size and spacing of all vertical reinforcing. Grout all reinforced cores solid.

4.04 PARGING – 1 coat portland cement above grade – below grade see 2.08.

4.05 SOLID MASONRY – Provide minimum 8" deep below all concentrated loading conditions

Top Courses of block foundation walls shall be filled or solid including the courses under any steel beam.

4.06 BRICK LINTELS – Brick lintel shall be installed in accordance with specifications below, u.n.o. Steel lintels to be min. 36 ksi. Lintel must have corrosion resistant coating of epoxy based paint. Lintels greater than 8' must be laterally supported at max. 6' o.c. with (1) 1/4"x3" wood screw into the header. provide a 1" vertically slotted hole for the screw.

Brick lintel installation specifications

Lintel dimension	Minimum bearing	Maximum total span
3"v x 3–1/2"h x 1/4"t	4" (inches)	6" (feet)
4"v x 3–1/2"h x 1/4"t	6" (inches)	8' (feet)
5"v x 3–1/2"h x 1/4"t	6" (inches)	10' (feet)
6"v x 3–1/2"h x 1/4"t	6" (inches)	12' (feet)
7"v x 4"h x 1/2"t	6" (inches)	16' (feet)

4.07 MASONRY VENEER CONSTRUCTION – To have vertical ties at 16" O.C. and horizontal ties @ 24" O.C. Flash at base and provide weep tubes or wicks at 16" o.c. or open head joints at 24" o.c.

4.08 TRUE STONE MASONRY – 5" stone veneer, color as selected by architect.

4.09 APPLIED STONE VENEER – 2" stone veneer, applied per manufacturer's specifications.

5.0 METALS

5.01 FOUNDATION ANCHOR BOLTS – Shall be provided at maximum 6'–0" O.C. intervals and placed 12" from the end of each section with minimum two anchor bolts per section of wall. Anchor bolt shall be minimum 1/2" diameter and shall be embedded in foundation in depth minimum 8" of poured in place concrete and not less than 15" in grouted unit masonry. Anchor bolt can be substituted with metal strap per manufacturers specifications. All bearing plates shall bear on minimum 8" deep solid masonry.

5.02 STEEL – A) All metal anchors, fasteners, joist hangers, etc to be galvanized. All structural steel to conform to ASTM–36. Pipe to be A53. Tube to be A500 or A501. Detailing to be accordance with AISC structural steel detailing manual. Connections shall be capable of supporting allowable uniform load stress of 24 KSL. Bolted field connection shall be 3/4" diameter high strength bolts meeting ASTC spec. A–3254. Bolted joints to be bearing type using the turn–of–the–nut method of tightening. Except add hardened washer under turned element.

B) Submit complete shop and erection drawings for approval prior to fabrication and erection.

C) All welders shall be certified in accordance with the American Welding Society. All welding electrodes, machines, etc., shall be compatible with the type of steel being welded.

5.03 Provide galvanized metal–let in bracing at all exterior corners of frame walls (Note: May delete with structural grade sheathing).

5.04 NAILING SCHEDULE – As per IRC and other applicable building codes, or manufacturers recommended standards but not less than that required by code.

5.05 Provide base plate for all structural steel beams bearing on masonry.

5.06 Holes shall not be cut through beams unless indicated or approved by engineer. Provide standard angle wall anchors for a beam resting on masonry.

6.0 WOOD

6.01 SILL PLATE – Plate treated to meet American Wood Preserves Institute Standard LP–2 or LP–4 where indicated on plans. Bolts shall be 1/2" diameter at 6' O.C., 7" into concrete, not more than 12" from corner.

6.02 ALL EXPOSED EXTERIOR LUMBER or lumber in contact with masonry or concrete shall be pressure preservative treated in accordance with industry standards. Provide fire retardant sheathing and lumber where indicated on drawings.

6.03 MAXIMUM MOISTURE CONTENT – Of all lumber shall be 19%. Lumber may be kiln dried but drying process must be regulated to cause a minimum amount of cheching and kiln dried lumber shall be comparable to air dried stock.

6.04 STRENGTH OF FRAMING MATERIALS – All framing lumber shall be hem fir, grade 2 or better, having the following minimum properties.

A. –Bending stress "Fb" = 850 PSI for single member use
–Bending stress "Fb" = 975 PSI for repetitive member use
–Horizontal shear "Fv" = 75 PSI
–Compression perpendicular to grain "Fc" = 405 PSI
–Compression parallel to grain "Fc11" = 875 PSI
–Modules of elasticity "E" – 1,400,000 PSI

B. All structural posts shall be southern yellow pine grade 2 or better, having the following minimum properties.

–Bending stress "Fb" = 1200 PSI for single member use
–Bending stress "Fb" = 1400 PSI for repetitive member use
–Horizontal shear "Fv" = 90 PSI
–Compression perpendicular to grain "Fc" = 565 PSI
–Compression parallel to grain "Fc11" = 1000 PSI
–Modules of elasticity "E" – 1,600,000 PSI

C. Plywood laminated (LVL) beams shall have the following minimum properties.

–Shall be 1–3/4"
–Bending stress "Fb" = 2800 PSI
–Horizontal shear "Fv" = 285 PSI
–Modules of elasticity "E" = 2,000,000 PSI
–Tension parallel to grain = 1850 PSI
–Compression perpendicular to grain = 500 PSI
–Compression parallel to grain = 2700 PSI
–Prefabricated structural timber beams shall conform to one of the following specifications:

Microlam (ML) – NRB–126
Parallam (PI) – NER–292
ASI – BOCA 82–47
SBCCI–8302
KBO 4035
GNI – BOCA–85–5
SBCCI–8525
HUD #SEB–1091

D. Cutting and notching of floor joists shall conform to the following, or per manufacturers specifications.

–Notch depth in the top or bottom of the joists and beams shall not exceed one–sixth the depth of the members and shall not be located in the middle one–third of the span (including bird mouth cuts).

–Notch depth at the ends of the member shall not exceed one–fourth the depth of the member.

–The tension side of beams, joists and rafters of four inches or greater nominal thickness shall not be notched, except at ends of members.

–Holes bored or cut into joists shall not be closer than two inches to the top or bottom of the joists. The diameter of the hole shall not exceed one–third the depth of the joists.

E. Stress grade lumber shall be clearly stamped with the lumber inspection association seal showing the stress grade. All fabrication, erection and other procedures shall conform to the current "national design specification for stress grade lumber and its fastenings."

F. Prefabricated timber shall be installed and braced per manufacturers recommendation. Timber member shall not be cut or drilled unless so authorized by the manufacturer.

G. Where double members are indicated on the drawings, mechanically fasten both members in a manner such that both members share the superimposed loads, including loads from headers.

6.05 WOOD FLOOR AND ROOF TRUSSES – Shall be designed and fabricated by the truss manufacturer and shall comply with the national design specification for stress grade lumber and its fastenings. Submit shop drawings and calculations sealed by the P.E., the jurisdictional plan reviewer as required by government authority.

The design and detail of all trusses shall meet the requirements of F.H.A. G4541.1 design criteria for trussed rafters the "National specification for stress grade lumber and its fastenings," and all applicable building codes. Manufacturer must be a "TPI" (Truss Plate Institute member).

6.06 WOOD STUDS – A) Bearing wall to be 2x4's at 16" O.C. except at grade floor bearing wall of buildings more than two stories high shall be 2x4's at 12" O.C. Where height of stud wall exceeds 10'–0" provide 2x6's at 16" O.C. See plans for stud sizes and spacing at walls, – typical. All bearing partitions to be braced midway between all stories. Wall studs to be SPF stud grade or better, having the following minimum properties: Compression parallel to grain Fc = 425 PSI Fb rep = 650 PSI, E = 1,200,000. Holes bored in bearing wall studs shall not exceed 1/3 of stud width.

Whatever height of stud wall exceeds 10'–0", in addition to providing 2'x6" at 16" O.C., studs shall extend continuously, in one piece, to full height of the wall, unless noted otherwise.

6.07 WOOD JOISTS – Shall have a minimum bearing of 1 1/2". Wood floor trusses to have minimum bearing as per manufacturers recommendations. All joists and rafters to be bridged midway at intervals of 8'–0" max. All rafters and trusses shall be connected at bearing points with one prefabricated galvanized metal connector, minimum 18 ga., with capacity to resist 450# loading unless shown otherwise on drawings.

A. Prefab joists and beam hangers shall be sized and attached for manufacturers recommendations. Holes through wood 1"s shall not exceed manufacturers recommendations. No cuts or holes are allowed through top or bottom chord.

B. Wood floor joists shall be per depth and spacing shown on drawings. Supplier shall confirm that members provided can carry the loading designated in Section 1.08.

C. Provide 2–3/4" exterior plywood bands at all perimeter bearing walls. Provided squash block and stifferers as required to distribute loading and shear reinforcing as required at concentrated loads.

D. Bearing studs should be at 16" O.C. with 2 top plates, and care shall be exercised to ensure locating supported floor joists or roof trusses within 5 inches of the studs beneath.

E. Provide solid blocking at 1'–0" O.C. between band and joist and first interior parallel joist.

F. All prefabricated trusses and truss joists shall be designed for the following loads unless noted otherwise:

Roof: Snow load/Live load–30PSF
Dead load top chord–7PSF
Dead load bottom chord–10PSF

Floor: Live load–40PSF
Dead load–15PSF

Submit shop drawings and calculations for review. Affix seal of engineer registered in the state of the proposed project.

G. Prefabricated truss joists shall be designed to resist the loading shown with a maximum liveload deflection of 1/480 of the span.

6.08 All lintels over all framed openings to be shown below unless noted otherwise:

2 – 2x8 – Openings up to 4'–6"
2 – 2x10 – Openings up to 5'–6"
2 – 2x12 – Openings up to 7'–0"

6.09 PLYWOOD – All plywood used structurally shall meet the performance standards, and all other requirements of applicable U.S. commercial standards for the type, grade and species of plywood and shall be so identified by an approved testing agency.

FIRE RETARDANT TREATED PLYWOOD AND DIMENSIONAL LUMBER – (Where applicable). If fire retardant treated plywood is applied to a structure, (fire retardant plywood must be applied 4'–0" to either side of fire walls or party walls unless noted otherwise) it is to be accompanied by certification that acid hydrolyses will not occur in the product at temperatures below 400 Fahrenheit this certification must come from the manufacturer and be approved by a certified testing agency and local building officials.

6.10 PLYWOOD – Subfloor to be 3/4" T and G plywood standard sturd–i–floor F.F.U.S., unless otherwise noted. Roof deck – 1/2" C–D–X – D.F.P.S. with exterior glue unless otherwise noted. Direct bearing at all edges, glued and nailed. All end joints shall be staggered. The face grain of the plywood shall be laid at right angles to the joists and trusses and parallel to the studs use plywood clips with 1/2" roof plywood (if applicable).

6.11 All wood blocking, nailers, etc. shall be attached to steel or concrete framing with power activated fasteners or 3/8" diameter bolts unless noted otherwise. Fasteners shall be spaced at 24" maximum O.C. and shall be staggered. Fasteners shall have a minimum capacity of 100 pounds in shear and pullout unless noted otherwise.

6.12 INTERIOR TRIM – Windows, door and bases may be finger jointed, 2–1/2" traditional profile or as indicated on drawings.

6.13 INTERIOR STAIRS – Prefab wood unless noted otherwise.

6.14 SHELVING – 3/4" filled flakeboard with taped front edge, ship and metal brackets, 42" O.C., Max., unless indicate otherwise on drawings or vinyl wrap wire shelving as selected by builder (owner).
6.15 Railings or handrails shall be installed on any exterior porch or stair exceeding 3 risers in height or 24" above grade.
6.16 HANDRAILS – At stair (if applicable) 34" height measured vertically from the nosing of the tread.
6.17 GUARDRAILS – Not less than 42" height measured vertically, except for buildings of use group R–3 shall be not less than 36". Construct such that a sphere with a diameter of 4" cannot pass through any opening.

7.0 THERMAL AND MOISTURE PROTECTION

7.01 SILL SEAL – 1/2"x3–1/2" compressible fiberglass beneath all exterior sill plates.

7.02 INSULATION: UNFINISHED BASEMENT WALLS – Continuous (Perf.) R–11 Insulation, or R–13 fiberglass batt cavity insulation

7.021 WALLS – R–15, 535/8" batt insulation with draft paper face vapor barrier, min., unless otherwise noted.

7.022 CEILINGS AT ROOF – R–49 fiberglass batt with draft paper face vapor barrier, or blow insulation, R–49 min.

7.023 CRAWL SPACES – and other floors exposed to unheated spaces below, R–19 fiberglass batt with draft paper vapor barrier. Bay Window Floor–R–30

7.024 PERIMETER SLAB – insulation to be rigid exterior grade, min. R–10 extending 2'–0" vertically and 2'–0" horizontally, min. perimeter insulation to be extruded polystyrene closed cell.

7.025 VAPOR BARRIERS – to face warm side of space (interior) unless noted otherwise on drawings.

7.03 ROOFING

7.031 SHINGLES – 235# or 215/fiberglass shingles class 'c' or better on #15 roofing felt on slopes of 4" to 12" or greater. On slopes less than 4" to 12" but greater than 2" to 12" provide double coverage asphalt/fiberglass shingles on two layers 15" roofing felt. Shingles shall be installed per manufacturer's specifications and applicable building codes.

7.032 VALLEY FLASHING – Open valleys shall be flashed with min. No. 28 gauge galvanized corrosion–resistant sheet metal and shall extend min. 8" from center line each way. Closed valley flashing shall be 2 layers 90# mineral surfaced cap sheet with bottom layer minimum 12" wide and top layer 24" wide, cemented together. Closed valleys may also be of 36" wide foil roofing material not less than No. 50 in valley over the underlayment.

7.033 RIDGE–FLASHING – Install as per manufacturers specifications.

7.034 ROOF EDGE – Provide non–corrosive aluminum drip edge flashing at roof edge.

7.035 BUILT UP ROOFING – To be as detailed on drawings and installed as per manufacturers specifications.

7.04 EXTERIOR WALLS

7.040 Roofing and sheet metal installation shall be in accordance with standards and details established by the Sheet Metal and Air Conditioning Contractors National Assoc., Inc. "SMACNA" – refer to 4th Editions, 1987 for specific detail installation.
7.041 FLASHING – To be non corrosive aluminum provided at tops and sides of all exterior window and door openings in such a manner to be leakproof.
7.042 FLASH AND COUNTER FLASH – All roof to wall conditions, minimum No.26 U.S. gauge corrosion resistant aluminum step flashing as required to maintain min. height.
7.044 FLASH AND CAULK wood beams and other projections through exterior walls or roof surfaces.
7.045 EXTERIOR SHEATHING – 1/2" OSB. sheathings installed per manufacturers specifications unless noted otherwise on drawings.
7.045A Lateral bracing requirements (per local building code requirements) Provide lateral bracing on both sides of the fire wall (typical).
1. Wood let–in and/or steel let–in (as approved). Brace at corners both directions and at intervals along the wall as required by the building code.
2. 4'–0" plywood panel at corners, both directions and at intervals along the wall as required by the building code.
3. Approved structural grade sheathing to include 1/2" CDX plywood, 5/8" OSB, or other approved material.
7.046 CAULKING/SEALANT as selected by builder (owner) – submit product literature to architect for approval.
7.05 FIRESTOPPING – Shall be provided to cut off all concealed draft openings (both vertical and horizontal) in the following locations:

1. In exterior or interior stud walls, at ceiling and floor levels and so placed that the maximum dimensions of any concealed space is not more than 10'.

2. Between stair stringers at top and bottom and between studs in line with stair run.

3. Spaces between chimneys and wood framing shall be filled with loose non combustible material (2" min. thickness), placed in non supports tightly fitted to the chimney.

4. Other locations not mentioned above such as holes for pipes, sleeves, behind framing strips and other similar places which could afford a passage for flames.

7.051 FIRESTOPS – When of wood, shall be min., 2" nominal thickness and may also be made of gypsum board, mineral wood or other non combustible material. For penetrations and surrounds for piping or cable, etc., Grabber EFC Endothermic Fire Caulk or industry equivalent will be used.

7.052 DRAFTSTOPPING – Provide draft stopping where required in accordance with applicable codes.

7.06 SIDING – To be as called for on drawings and installed as per manufacturer's specifications.

7.07 VENTILATION

7.07.1 Roof Spaces: Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain and snow. The openings shall be covered with corrosion resistant mesh not less than 1/8" (3mm) nor more than 1/4" (6mm) in any direction.

7.07.1.1 Ventilating Spaces: The minimum required net free ventilating area shall be 1/150 of the area of the space ventilated, except that the minimum required area shall be reduced to 1/300 where at least 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet (914 mm) above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents.

7.07.2 Crawl Spaces: Crawl space areas, other than those used as an under floor plenum, shall be ventilated by an approved mechanical means or by openings in exterior foundation walls. Openings shall be located as close to corners as practicable and shall provide cross ventilation on at least two approximately opposite sides. The openings shall be covered with corrosion mesh not less than 1/8–inch (3mm) nor more than 1/4–inch (6mm) in any direction.

7.07.2.1 Opening Size: Openings shall have a net area of not less than 1 square foot (0.093 m2) for each 150 square feet (13.95 m2) of foundation space.

7.08 GUTTERS AND LEADERS (If applicable) Pre finished aluminum lead to splash blocks.
7.09 All wood shall be minimum 8" above finish grade or pressure treated less than 8" above finish grade. All siding shall be minimum 6" above finish grade.
7.10 FLASHING – When veneer of brick, clay tile, concrete or natural or artificial stone are used 20 mil plastic flashing shall be attached to the sheathing wherever necessary to prevent moisture penetration behind the veneer.
7.11 Rough carpentry contractors shall seal with construction adhesive, plates at floor and ceiling, and caulk all window and door flanges/jambs and all panel butt joints prior to and during erection.
7.12 All pipes, ducts, vents, wiring, and chases which penetrate ceilings directly below a truss or roof assembly shall be firestopped.

8.0 DOORS AND WINDOWS

8.01 DOORS – Specified by builder.

8.02 EXTERIOR ENTRANCE DOOR – 1–3/4" solid wood core. See drawings for raised panel design. Provide complete weather stripping and metal threshold.

8.03 PATIO DOORS – 1–3/4" Solid Wood Core, Low E, Tempered Glass. See drawings for glass design. Provide complete weather stripping and metal threshold.

8.04 GARAGE TO UNIT DOORS –B–label steel with 20 min. (minimum) fireating.

8.05 INTERIOR DOORS – Solid Wood or Hollow Core Wood with wood veneer.

8.06 DOOR SIZES – Refer to door schedule.

8.1 WINDOWS – Default is Vinyl frame, double hung, double paned, Low E, with Argon, u.n.o. All windows shall have a maximum U–factor of .30 and a maximum SHGC value of .40 in accordance with Table 1102.1.2

8.11 GENERAL – Glazing in locations subject to human impact such as entry doors and sidelights, sliding glass doors, shower doors, tub enclosures and storm doors shall be fully tempered in accordance with the IRC code. Fixed panels with area in excess of 9 sq. Ft. with the lowest edge less than 18" above the finished floor or walking surface within 36" of such glazing unless a horizontal member not less then 1–1/2" width located between 24" and 36" above the walking surface shall be fully tempered. See the IRC for exceptions to hazardous locations (If applicable).

8.12 WEATHER PROOFING – All sliding, swinging doors, and windows opening to the exterior shall be fully weather–stripped, caulked, gasketed or otherwise treated to limit air infiltration. Provide maximum air infiltration as follows:

1. Windows shall have an air infiltration rate of less then 0.5 CFM per foot of such crack.
2. Sliding glass doors shall have an air infiltration rate of less than 0.5 CFM per square foot or door area, or
3. Swinging doors shall have an air infiltration rate of less then 1.25 CFM per square foot of door area.

8.13 EMERGENCY EGRESS – Every sleeping room below the fourth story shall have at least one operable window or door for emergency egress or rescue. Egress windows shall have a maximum sill height of 44" above finished floor and shall have a minimum net clear opening of 5.7 Sq. Ft. with a minimum clear opening height of 24" and minimum opening width of 20". Grade floor windows may have a minimum net clear opening of 5 sq. ft.

8.14 ALL OPERABLE WINDOWS – Shall have non corrosive screens and sash locks.

9.0 FINISHES

9.01 GYPSUM WALLBOARD – Shall be installed in accordance with U.S. gypsum recommendations and shall meet the requirements of IRC and other applicable codes. Typical interior partitions to have 1/2" tapered edge taped and finished. Provide 5/8" type "X" fire–rated gypsum board at walls & ceilings where called for on the drawings.

9.02 GYPSUM WALLBOARD – Shall not be installed until weather protection for the installation is provided.

9.03 SUPPORT – All edges and ends of gypsum board shall occur on framing members except those edges perpendicular to framing members.

9.04 MOISTURE–RESISTANT GYPSUM BOARD – Provide moisture resistant gypsum board at all tub/shower locations in bathrooms and wherever moisture conditions can exist.

9.05 CERAMIC TILE – Ceramic tile shall be glazed tile, thin set application on water–resistant drywall. Provide base and miscellaneous trim. Tile color as selected by owner. Provide marble threshold for transition between ceramic floor tile and other floor finishes. Floor tile shall be non slip.

Grout – Commercial waterproof grout cement.

9.06 RESILIENT FLOORING – Shall be sheet vinyl or vinyl composition tile installed as per manufacturer's specifications.

9.07 UNDERLAYMENT – Provide suitable floor underlayment for all ceramic tile and resilient flooring.

9.08 PAINT INTERIOR – Default values below, can be changed by owner or client

Ceilings – Latex flat, 2 coats
Walls – Latex flat, 2 coats
Trim – Latex semi–gloss, 2 coats

Kitchen and Bathrooms

Ceiling – Latex flat, 2 coats
Walls – Latex flat, 2 coats

9.09 PAINT EXTERIOR
Trim – Latex (1) coat prime (1) coat finish

10 SPECIALTIES

10.01 BATH VANITIES – As selected by builder (owner)
10.02 BATH FIXTURES – As selected by builder (owner)

11.0 EQUIPMENT

NONE

12.0 FURNISHINGS

NONE

13.0 SPECIAL CONSTRUCTION

NONE

14.0 CONVEYING SYSTEMS

NONE

15.0 MECHANICAL

15.01 H.V.A.C. – Kitchen and a bath ventilation metal ducts to exterior where indicated and/or required by applicable codes. Complete installation circulating air combustion to meet all requirements of the manufacture and the state. Bath exhaust fans shall be 50 c.f.m. minimum.

15.02 PLUMBING – Sanitary cold and hot waters and all other piping shall conform to the requirements, local and state.

15.03 Provide minimum 22" walking space in front of all plumbing fixtures in bathrooms and 14"x30" access panel at tub connections unless otherwise noted. All shower stalls shall have a minimum finished area of 1,024 sq. in. with a minimum of 30" in any direction. Water closets to be a minimum of 15" from wall to centerline of fixture.

16.0 ELECTRICAL

16.01 ELECTRIC – Shall conform to the requirements of the National Electric Code, the local Power CO., and all applicable local regulations. Obtain all permits and pay fees required for this work. Have the installation inspected and approved by and inspection agency of the fire underwriter's association. Submit a certificate of final approval by the inspection agency upon completion. Fixtures and apparatus as selected by builder, unless otherwise noted.

16.02 SMOKE DETECTORS – Are required and shall be installed inside of each separate sleeping area and on each additional story of the dwelling including basements and cellars. All detectors shall be approved and listed and shall be installed in accordance with the manufacturer's instructions. Smoke detectors shall be hard wired with battery backup. A combination smoke/carbon monoxide detector shall be located in the general area outside each sleeping area or group of sleeping areas.

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Lakeside Homes

WESLEY II - LOT 1 AT FISHER AVENUE

STRUCTURAL GENERAL NOTES

ISSUE DATE:	07-22-25
PERMIT SET	
Project Info: BUILDING CODE: 2021 VRC	

Date	Revision/Issue

DRAWN BY:	JAWM
PROJECT CODE:	25.219

1.1



FRONT ELEVATION 2 W/FULL PORCH

SCALE: 1/4" = 1'-0"

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WESLEY II - LOT 1 AT FISHER AVENUE

FRONT ELEVATION

ISSUE DATE:	07-22-25
PERMIT SET	

Project Info:
BUILDING CODE: 2021 VRC

Date	Revision/Issue

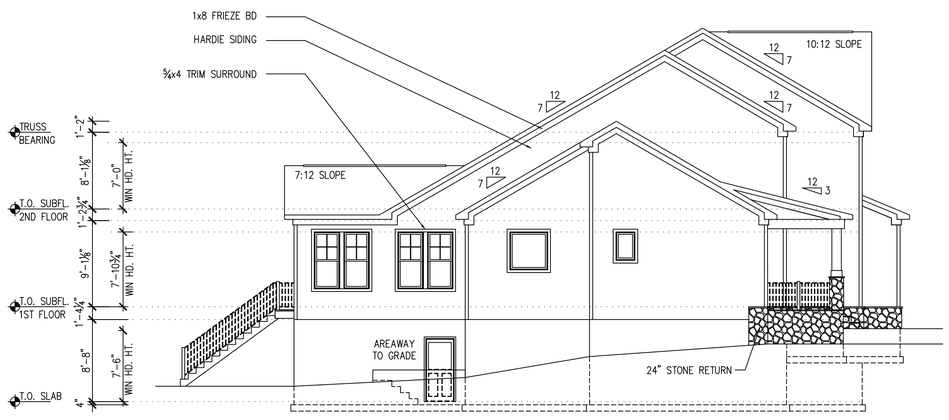
DRAWN BY:	JAWM
PROJECT CODE:	25.219

2.1



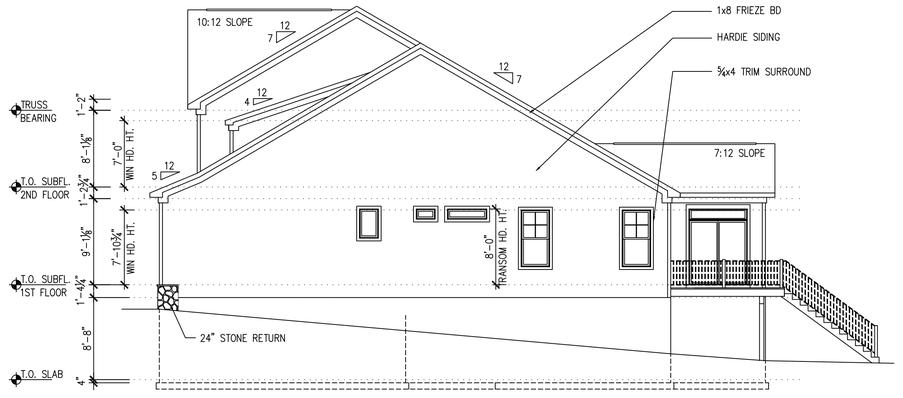
REAR ELEVATION W/SUNROOM

SCALE: 1/4" = 1'-0"



LEFT ELEVATION W/SUNROOM AND FRONT PORCH

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION W/SUNROOM

SCALE: 1/8" = 1'-0"

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WESLEY II - LOT 1 AT FISHER AVENUE

REAR AND SIDE ELEVATIONS

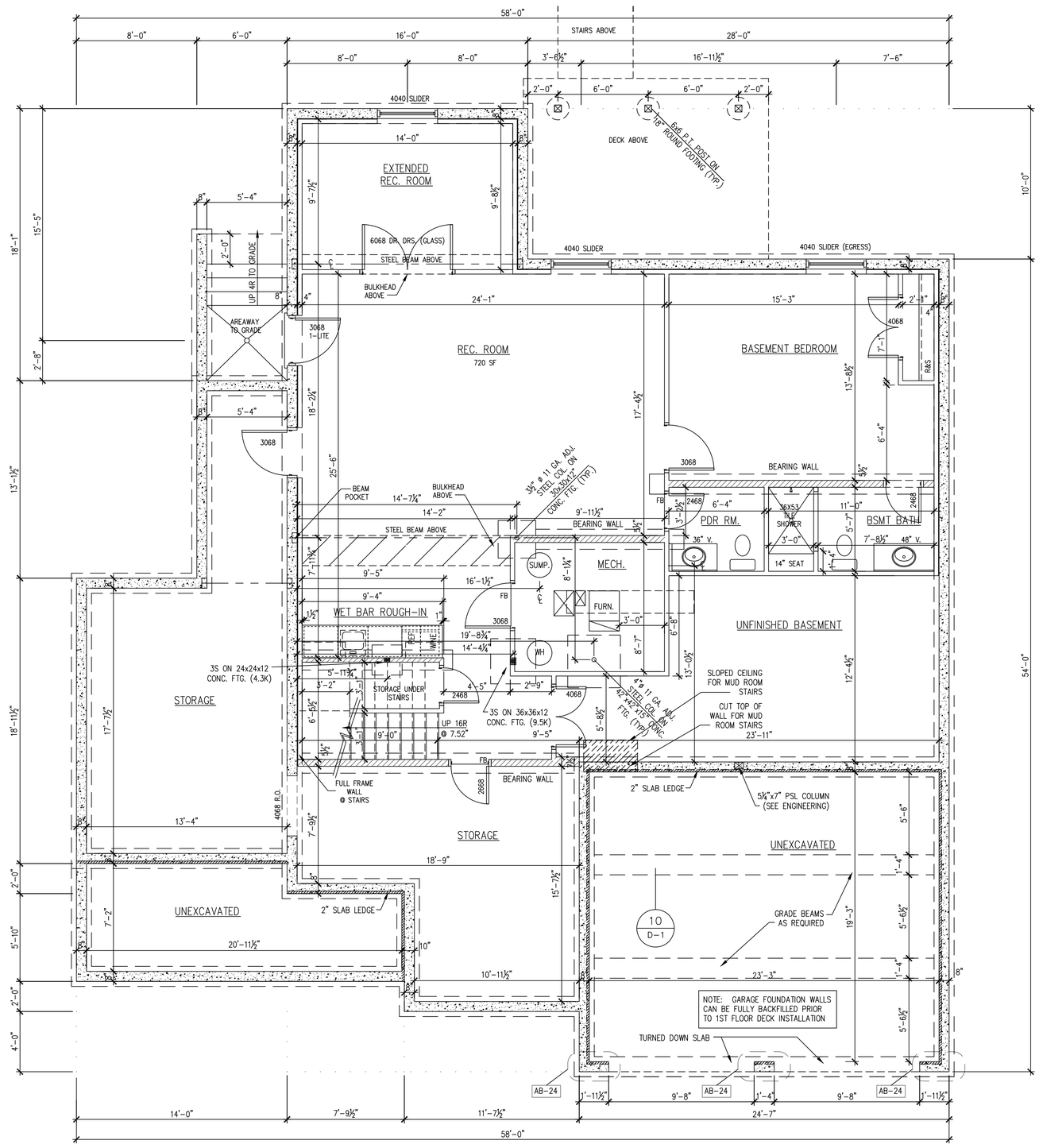
ISSUE DATE:	07-22-25
PERMIT SET	

Project Info:
BUILDING CODE: 2021 VRC

Date	Revision/Issue

DRAWN BY:	JAWM
PROJECT CODE:	25.219

2.2



FOUNDATION/BASEMENT FLOOR PLAN

LIVING SPACE 2252 SQ. FT.

SCALE: 1/4" = 1'-0"

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WESLEY II - LOT 1 AT FISHER AVENUE

FOUNDATION/BASEMENT FLOOR PLAN

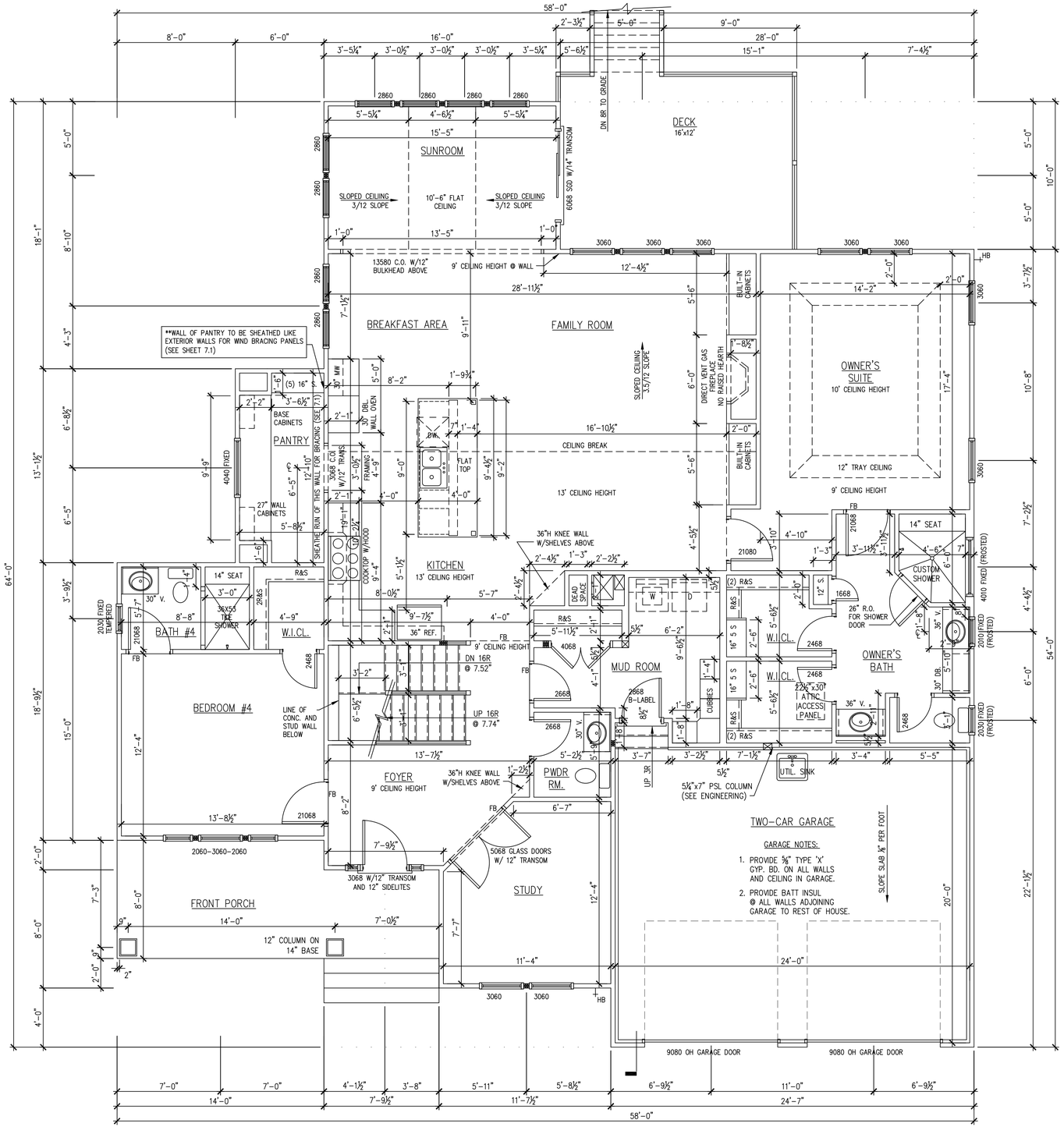
ISSUE DATE:	07-22-25
PERMIT SET	

Project Info:
BUILDING CODE: 2021 VRC

Date	Revision/Issue

DRAWN BY:	JAWM
PROJECT CODE:	25.219

3.1



FIRST FLOOR PLAN W/SUNROOM

SCALE: 1/4" = 1'-0"

LIVING SPACE 2238 SQ. FT.
GARAGE 500 SQ. FT.

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WESLEY II - LOT 1 AT FISHER AVENUE

FIRST FLOOR PLAN

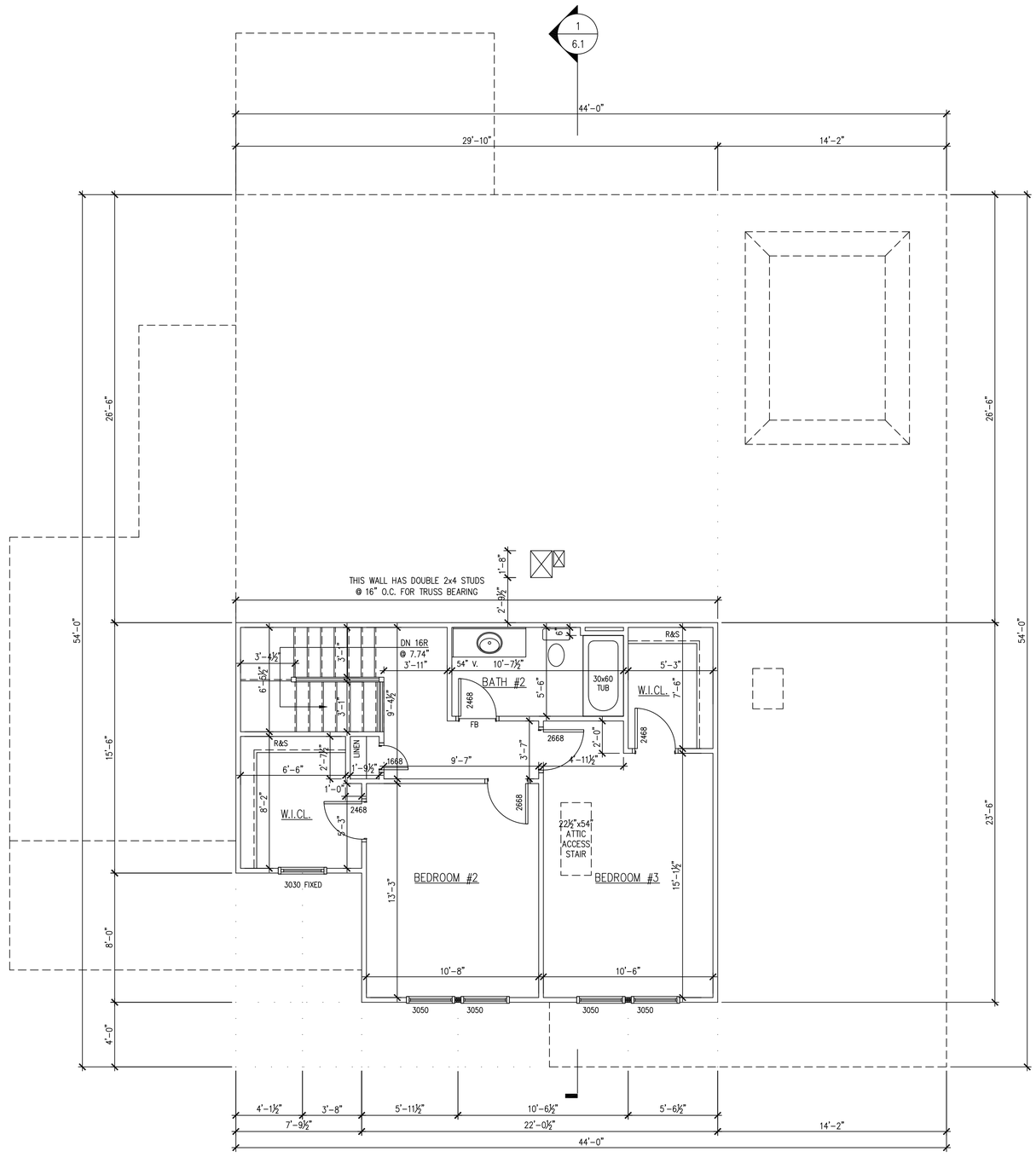
ISSUE DATE:	07-22-25
PERMIT SET	

Project Info:
BUILDING CODE: 2021 VRC

Date	Revision/Issue

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4.1



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

LIVING SPACE 639 SQ. FT.

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WESLEY II - LOT 1 AT FISHER AVENUE

SECOND FLOOR PLAN

ISSUE DATE:	07-22-25

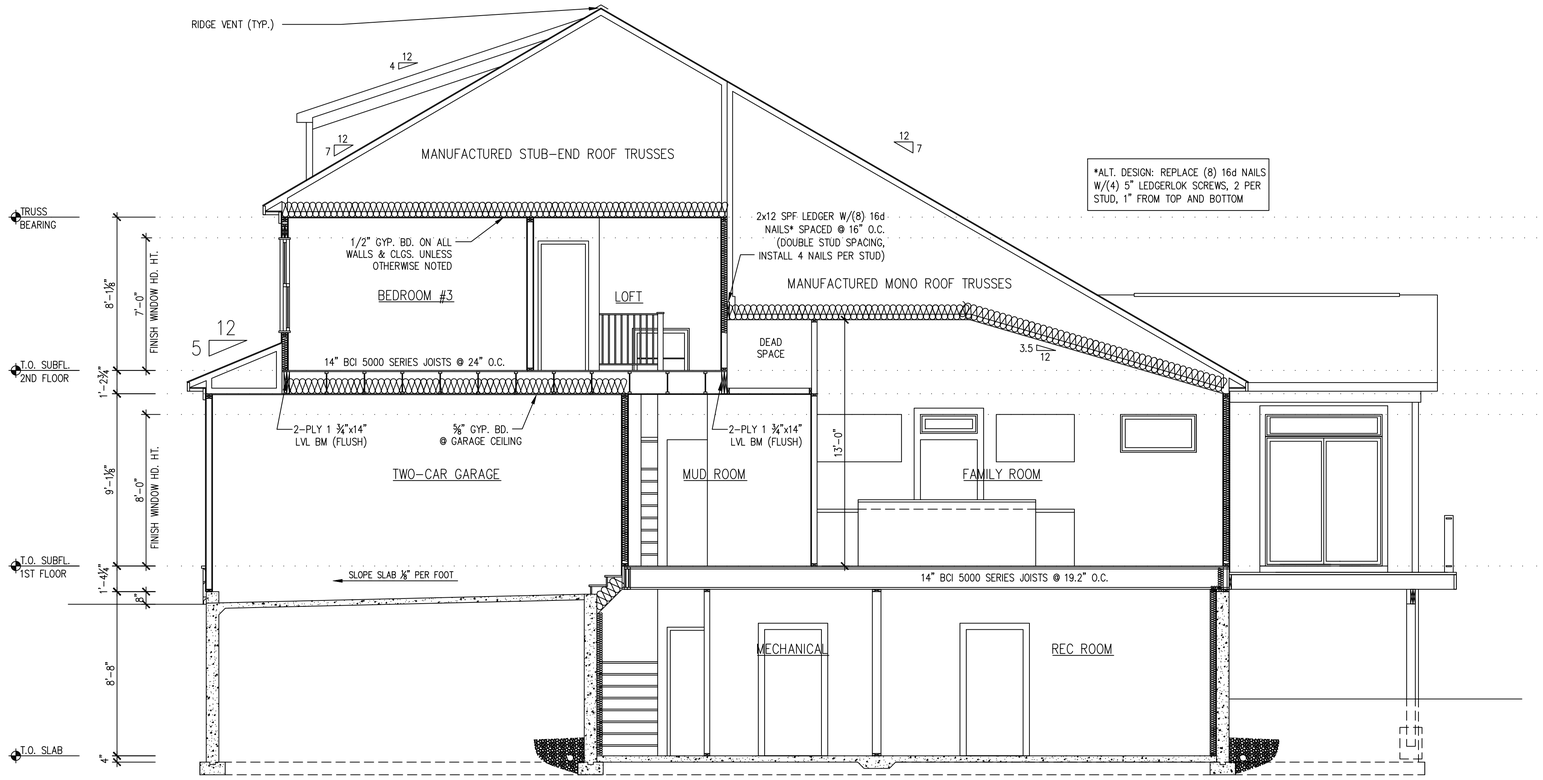
PERMIT SET

Project Info:
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Date	Revision/Issue

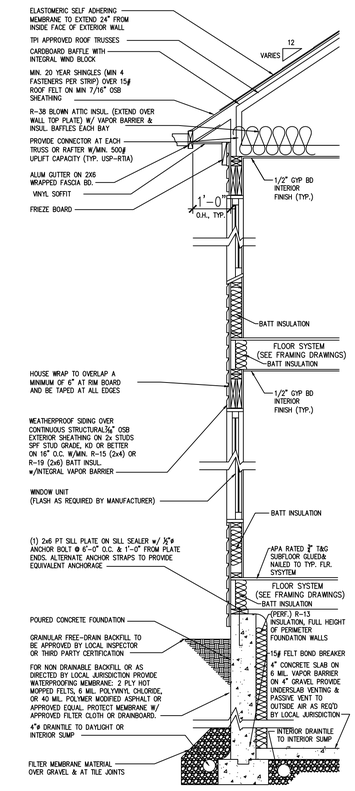
DRAWN BY:	JAWM
PROJECT CODE:	25.219

5.1



1 BUILDING SECTION

SCALE: 1/4" = 1'-0"



TYPICAL WALL SECTION

SCALE: 1/4" = 1'-0"

DETAIL NOTES:

1. TYPICAL ROOF CONSTRUCTION
   TILE ROOF SHINGLES ON 15# ROOFING FELT
   ON 7/16" OSB SHEATH (OR EQUIVALENT)
   ON PREFAB ROOF TRUSSES (OR 2X– OVERBUILD)

2. TYPICAL EXTERIOR WALL CONSTRUCTION
   SIDING OR BRICK VENEER (W/ AIR SPACE) ON
   7/16" OSB STRUCTURAL SHEATHING ON
   2X4 STUDS @ 16" O.C. ON 1/2" DRYWALL

3. TYPICAL FLOOR CONSTRUCTION
   3/4" T&G SHEATHING (GLUED AND NAILED) ON
   PREFABRICATED FLOOR JOISTS
   (SEE FRAMING PLAN FOR TYPE, SIZE, AND SPACING) ON
   1/2" DRYWALL CEILING BELOW (UNLESS OTHERWISE NOTED)

4. TYPICAL FLOOR SLAB CONSTRUCTION
   4" CONC. SLAB ON GRADE W/ 6"X6" #1.4/1.4 W.W.M. ON
   6 MIL POLY VAPOR BARRIER ON 4" GRAVEL FILL W/
   1"X24" PERIMETER INSULATION @ W.O. CONDT.
   CONCRETE f'c = 3000 P.S.I., MIN.
   REINF. W.W.M., GRADE 60
   LAP MESH 12"
   MINIMUM SOIL BEARING CAPACITY = 2,000 P.S.F.

5. BASEMENT WALL CONSTRUCTION
   AT SOIL CONDITIONS W/ 60 PCF EQUIV. FLUID PRESSURE BACKFILL
   8" OR 10" POURED CONCRETE WALL
   SEE CHART AT RIGHT FOR STEEL REINFORCING
   CONCRETE f'c = 3000 P.S.I., MIN.
   MIN. 30 PCF
   MINIMUM SOIL BEARING CAPACITY = 2,000 P.S.F.
   BATT INSULATION TO EXTEND TO TOP OF SLAB BELOW

6. TYPICAL GARAGE SLAB CONSTRUCTION
   4" CONC. SLAB ON GRADE w/ 6"X6" #1.4/1.4 W.W.M. ON
   4" GRAVEL FILL.
   SEE GRADE BEAM DETAIL FOR ADDITIONAL SLAB REINFORCEMENT
   CONCRETE f'c = 3500 P.S.I., MIN.
   REINF. W.W.M., GRADE 60
   DESIGN LIVE LOAD = 50 P.S.F.
   MINIMUM BAR LAP = 26", LAP MESH 12"
   MINIMUM SOIL BEARING CAPACITY = 2,000 P.S.F.

7. WIND LIMITATIONS
   BUILDINGS AND PORTIONS THERE OF SHALL BE LIMITED BY WIND SPEED, AS DEFINED IN TABLE R301.2(1), AND CONSTRUCTION METHODS IN ACCORDANCE WITH THIS CODE. BASIC WIND SPEED SHALL BE DETERMINED FROM FIGURE R301.2(4) WHERE DIFFERENT CONSTRUCTION METHODS AND STRUCTURAL MATERIALS ARE USED FOR VARIOUS PORTIONS OF A BUILDING, THE APPLICABLE REQUIREMENTS OF THIS SECTION FOR EACH PORTION SHALL APPLY. WHERE LOADS FOR WINDOWS, SKYLIGHTS AND EXTERIOR DOORS ARE NOT OTHERWISE SPECIFIED, THE LOADS LISTED IN TABLE R301.2(2) ADJUSTED FOR HEIGHT AND EXPOSURE PER TABLE R301.2(3), SHALL BE USED TO DETERMINE DESIGN LOAD PERFORMANCE REQUIREMENTS FOR WINDOWS AND DOORS.

VERTICAL REINFORCEMENT FOR 8 INCH NOMINAL FLAT CONCRETE BASEMENT WALLS					HORIZONTAL REINFORCEMENT FOR 8 INCH NOMINAL FLAT CONCRETE BASEMENT WALLS
MAXIMUM WALL HEIGHT (FEET)	MAXIMUM UNBALANCED BACKFILL HEIGHT (FEET)	MINIMUM REINFORCEMENT SIZE AND SPACING			
		SOIL CLASSES AND DESIGN LATERAL SOIL			
		GW, GP, SW AND SP (30)	GM, GC, SM, SM-SC AND ML (45)	SC, ML-CL AND INORGANIC CL (60)	
8	4	NO REINFORCEMENT	NR	NR	ONE #4 BAR WITHIN 12" OF TOP OF WALL AND ONE #4 BAR NEAR MID-HEIGHT OF THE WALL STORY
	5	NR	NR	NR	
	6	NR	NR	#4 @ 17"	
	7	NR	#4 @ 16"	#4 @ 16"	
	8	#4 @ 19"	#4 @ 16"	#4 @ 12"	
9	4	NR	NR	NR	ONE #4 BAR WITHIN 12" OF TOP OF WALL AND ONE #4 BAR NEAR THIRD POINTS IN THE WALL STORY
	5	NR	NR	NR	
	6	NR	NR	#4 @ 16"	
	7	NR	#4 @ 16"	#4 @ 15"	
	8	#4 @ 16"	#4 @ 15"	#4 @ 10"	
	9	#4 @ 16"	#4 @ 11"	#4 @ 8"	

NOTES:
a. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM. REFER TO IRC TABLE R405.1
b. TABLE VALUES ARE BASED ON REINFORCING BARS WITH A MINIMUM YIELD STRENGTH OF 60,000 PSI (GRADE 60), CONCRETE WITH A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2,500 PSI AND VERTICAL REINFORCEMENT BEING LOCATED AT THE CENTERLINE OF THE WALL.
c. NR INDICATES NO VERTICAL REINFORCEMENT IS REQUIRED.
d. VERTICAL REINFORCEMENT WITH A YIELD STRENGTH OF LESS THAN 60,000 PSI AND/OR BARS OF A DIFFERENT SIZE THAN SPECIFIED IN THE TABLE ARE PERMITTED IN ACCORDANCE WITH IRC SECTION R404.1.2.3.7.6 AND TABLE R0404.1.2(9).

ENERGY CODE COMPLIANCE FOR RESIDENTIAL (VUSBC 2018)
(PRESCRIPTIVE METHOD)

ALL COMPONENTS HAVE INSULATION VALUES EQUAL TO OR BETTER THAN THOSE LISTED (SEE SHEET 1, 6.1)

TABLE N1102.1.2 (R402.1.2)

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT[a]

ALL OF VIRGINIA	WINDOWS AND DOORS			INSULATION				FOUNDATION		
CLIMATE ZONE	FENESTRATION U-FACTOR[b]	SKYLIGHT[b] U-FACTOR	GLAZED FENESTRATION SHGC[b,e]	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE[i]	FLOOR R-VALUE	BASEMENT[c] WALL R-VALUE	SLAB[d] R-VALUE & DEPTH	CRAWL SPACE[c] WALL R-VALUE
4 EXCEPT MARINE	.32	.55	.40	49	15 OR 13+1[h]	8/13	19	10/13	10, 2 FT	10/13

a. R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.

b. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL FENESTRATION.

c. "10/13" MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.

d. R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS.

e. THERE ARE NO SHGC REQUIREMENTS IN THE MARINE ZONE.

f. BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED BY FIGURE N1101.10 AND TABLE 1101.10

h. FIRST VALUE IS CAVITY INSULATION, SECOND IS CONTINUOUS INSULATION OR INSULATED SIDING, SO "13+1" MEANS R-13 CAVITY INSULATION PLUS R-1 CONTINUOUS INSULATION OR INSULATED SIDING. IF STRUCTURAL SHEATHING COVERS 40 PERCENT OR LESS OF THE EXTERIOR, CONTINUOUS INSULATION R-VALUE SHALL BE PERMITTED TO BE REDUCED BY NO MORE THAN R-3 IN THE LOCATIONS WHERE STRUCTURAL SHEATHING IS USED – TO MAINTAIN A CONSISTENT TOTAL SHEATHING THICKNESS.

i. THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.

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BUILDING SECTION

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Date	Revision/Issue

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6.1

AS REQUIRED BY SECTION R602.10 OF THE 2021 VUSBC, TABLE VALUES BASED ON <115 MPH ULTIMATE WIND SPEED

BWL	BWL LENGTH	BWL SPACING	BWP METHOD	REQ. FEET	MULTIPLIER*	TOTAL REQ.	BWP LENGTH TOTAL
1	44' 0"	14' 8"	CS-WSP	2' 9"	(X0.95 X1.6 X1.38)	5' 8"	11' 0"
2	57' 0"	12' 8"	GB	8' 6"	(X0.95 X1.6 X1.38)	17' 10"	22' 0"
3	49' 0"	15' 0"	CS-PF, CS-WSP	5' 0"	(X0.95 X1.6 X1.38)	10' 6"	14' 9"**
4	54' 0"	25' 0"	CS-WSP	7' 9"	(X0.95 X1.6 X1.38)	16' 4"	19' 8"
5	60' 0"	23' 0"	WSP, CS-PF	12' 3"	(X0.95 X1.6 X1.38)	22' 1"	22' 10"**
6	32' 0"	14' 0"	CS-WSP	2' 8"	(X0.95 X1.6 X1.0)	4' 0"	5' 7"
7	14' 0"	12' 8"	CS-WSP	2' 5"	(X0.95 X1.6 X1.0)	3' 8"	6' 0"
8	14' 0"	11' 0"	CS-WSP	2' 2"	(X0.95 X1.6 X1.0)	3' 4"	8' 0"
9	6' 0"	9' 4"	CS-PF	2' 0"	(X0.95 X1.6 X1.0)	3' 1"	6' 0"
10	16' 0"	10' 0"	CS-PF	2' 0"	(X0.95 X1.6 X1.0)	3' 1"	6' 3" **
11	10' 0"	15' 4"	CS-PF	2' 10"	(X0.95 X1.6 X1.0)	4' 4"	5' 6" **
20	21' 10"	19' 6"	CS-WSP	3' 6"	(X1.06 .9)	3' 4"	7' 0"
21	19' 6"	21' 10"	CS-WSP	3' 10"	(X1.06 .9)	3' 9"	8' 0"
22	19' 6"	21' 10"	CS-WSP	3' 10"	(X1.06 .9)	3' 9"	12' 0"

*MULTIPLIERS USED: 0.95 FOR 9'-0" CEILING
0.9 FOR 8'-0" CEILING
1.6 FOR 5+ LINES IN ONE DIRECTION

1.0 FOR ROOF TO RIDGE HEIGHT OF 10'0"
1.06 FOR ROOF TO RIDGE HEIGHT OF 11'0"
1.38 FOR ROOF TO RIDGE HEIGHT OF 16'3"

**PORTAL FRAMES USE CONTRIBUTED LENGTH OF 1.5x ACTUAL LENGTH IN ACCORDANCE WITH AMENDMENT 61 TO THE 2021 VUSBC CONCERNING IRC TABLE R602.10.5.

CS-WSP AND CS-PF BRACED WALL PANELS SHALL BE LOCATED NOT MORE THAN 20 FEET FROM EDGE TO EDGE AND SHALL BE PERMITTED TO BEGIN NO MORE THEN 10 FEET FROM THE END OF A BRACED WALL LINE IN ACCORDANCE WITH SECTION R602.10.2 AND FIGURE R602.10.2.2 OF THE 2021 IRC.

THE TOTAL COMBINED DISTANCE FROM EACH END OF A BRACED WALL LIKE TO THE OUTERMOST BRACED WALL LINE OR PANELS IN THE LINE SHALL NOT EXCEED 12.5 FEET.

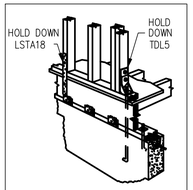
BRACED WALL PANELS MAY BE OFFSET OUT OF PLANE UP TO 4 FEET FROM THE DESIGNATED BRACED WALL LINE PROVIDED THAT THE TOTAL OUT TO OUT OFFSET OF BRACED WALL PANELS IN A BRACED WALL LINE IS NOT MORE THAN 8 FEET IN ACCORDANCE WITH FIGURE R602.10.1.1 OF THE 2021 IRC.

BRACED WALL PANELS WITH CONTINUOUS SHEATHING NEXT TO OPENINGS SHOULD COMPLY WITH THE LENGTH REQUIREMENTS IN TABLE R602.10.5 OF THE 2021 IRC.

CORNER FRAMING FOR CONTINUOUS SHEATHING SHOULD COMPLY WITH FIGURE R602.10.7 OF THE 2021 IRC, ALSO SEE D-2 DETAIL 8.

STRUCTURAL PANELS GET 6d COMMON NAILS AT 6" O.C. EDGE SPACING AND 12" O.C. FIELD SPACING

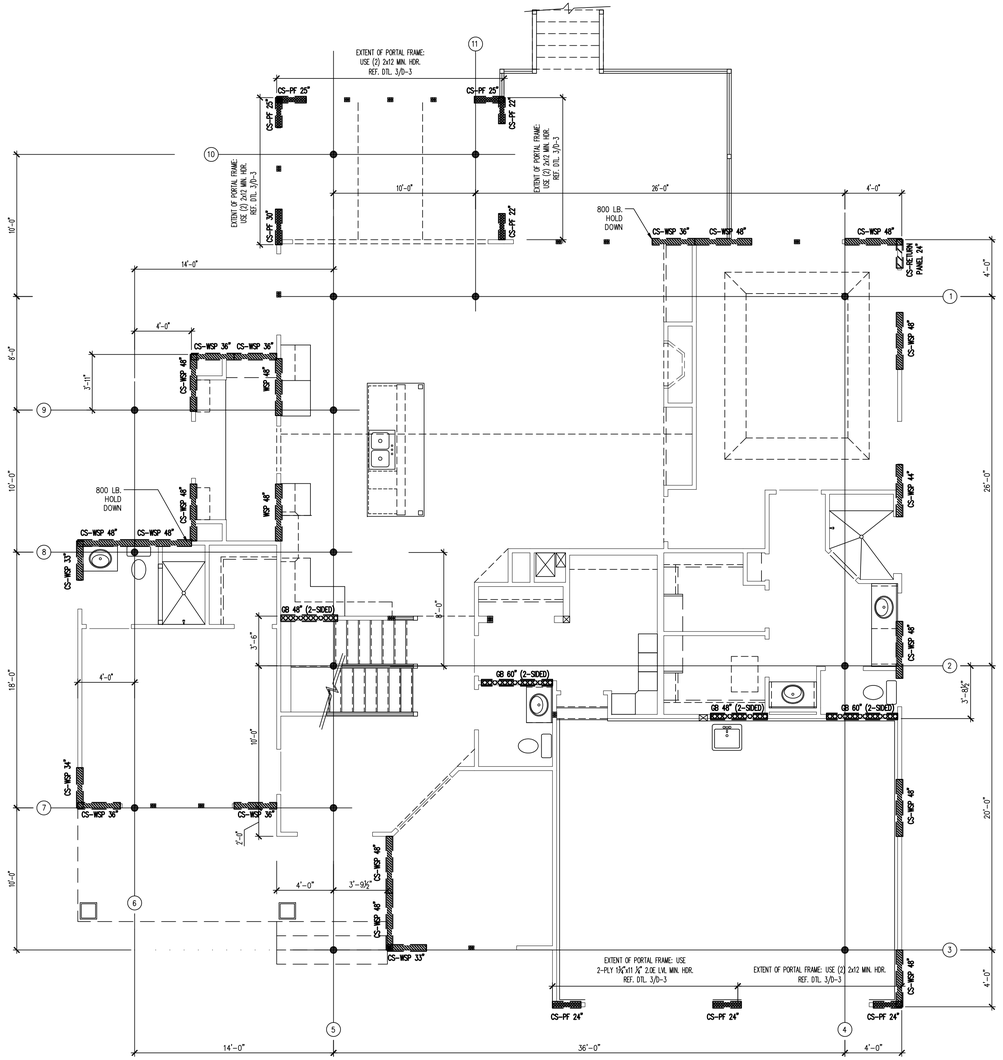
GYPSUM BOARD PANELS GET GYP BOARD NAILS OR SCREWS AT 7" O.C.



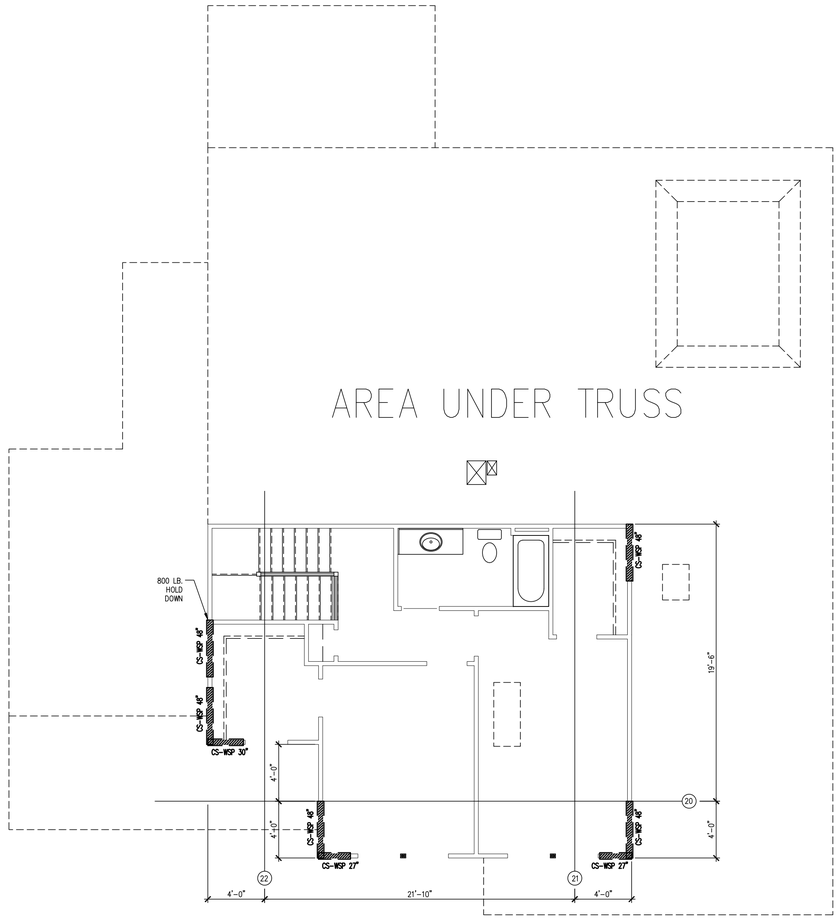
Floor-to-Floor Connections

USP TDL5 CONCRETE ANGLES PROVIDE THE REQUIRED 800 LBS OF HOLD DOWN FORCE AT NECESSARY PANEL ENDS WITH 4" OF BOLT EMBEDMENT DEPTH. STRAPS ARE TO USE (1) ½"ø ANCHOR BOLT FOR CONCRETE ATTACHMENT AND (4) 16d NAILS WITH (1) ½"ø BOLT FOR WOOD ATTACHMENT.

*NOTE: STRAPS CAN BE OMITTED IF PLYWOOD SHEATHING EXTENDS FROM SILL PLATE ON CONCRETE WALL TO TOP PLATE OF WALL. CONTINUING THE SHEATHING PANELS OVER THE FLOOR JOISTS AND UP THE WALL PROVIDES ENOUGH HOLD-DOWN FORCE TO OMIT THE NOTED STRAPS. (THIS APPLIES TO BASEMENT HOUSE TYPES ONLY)



1 FIRST FLOOR WIND BRACING DIAGRAM
SCALE: 3/16"=1-0"



2 SECOND FLOOR WIND BRACING DIAGRAM
SCALE: 3/16"=1-0"

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WIND BRACING DIAGRAMS

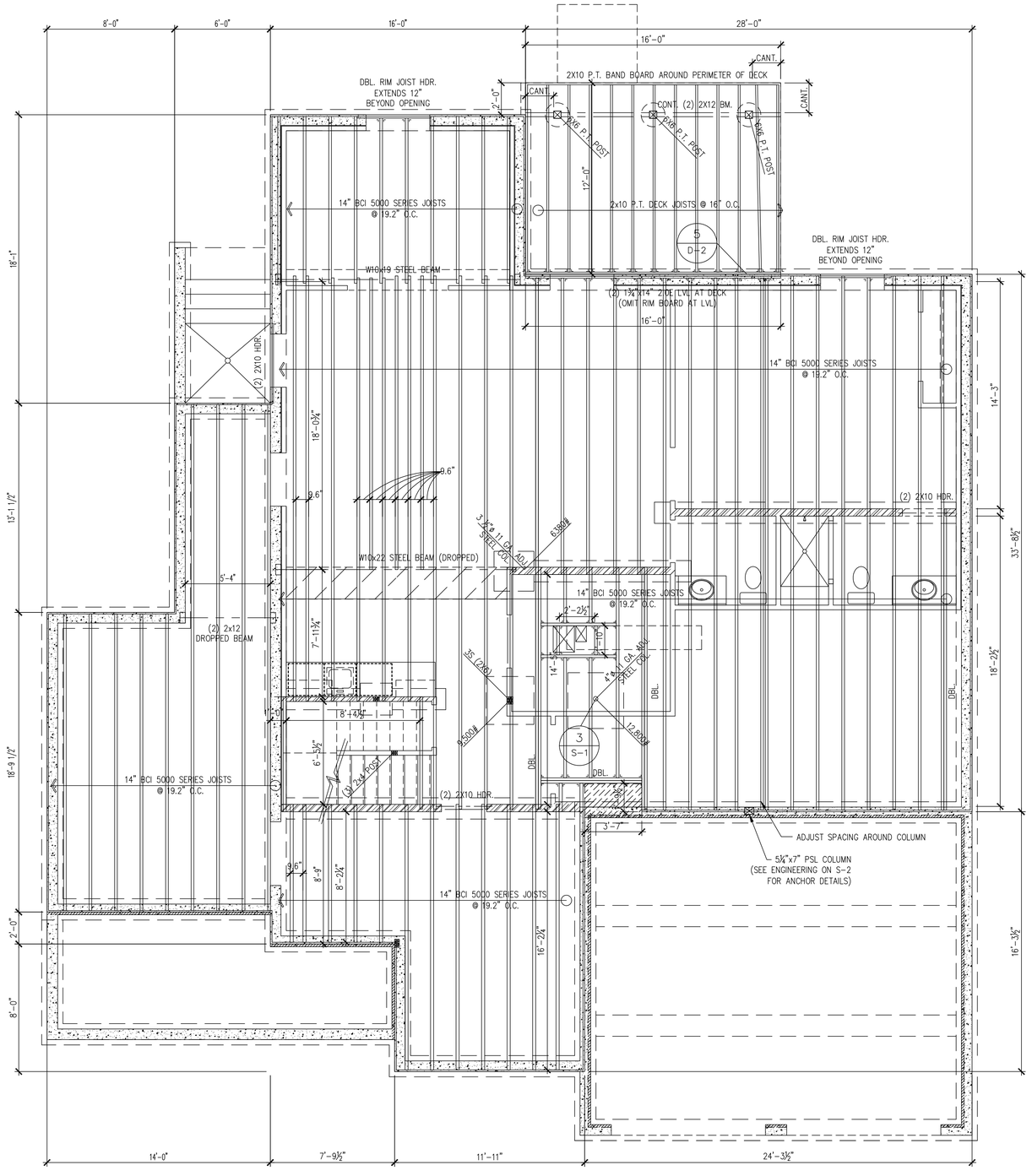
ISSUE DATE:	07-22-25
PERMIT SET	

Project Info:
BUILDING CODE: 2021 VRC

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PROJECT CODE:	25.219

7.1



FIRST FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

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WESLEY II - LOT 1 AT FISHER AVENUE

FIRST FLOOR FRAMING PLAN

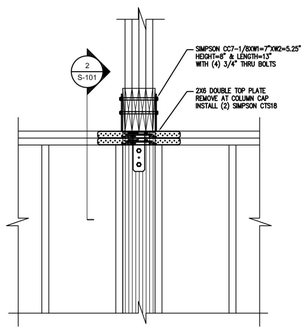
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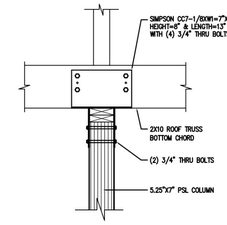
Date	Revision/Issue

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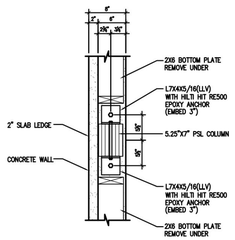
S-1



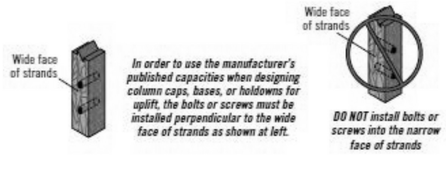
1 S-101 3/4"=1'-0" COLUMN AT T-03GR GIRDER TRUSS



1 S-101 3/4"=1'-0" COLUMN AT T-03GR GIRDER TRUSS

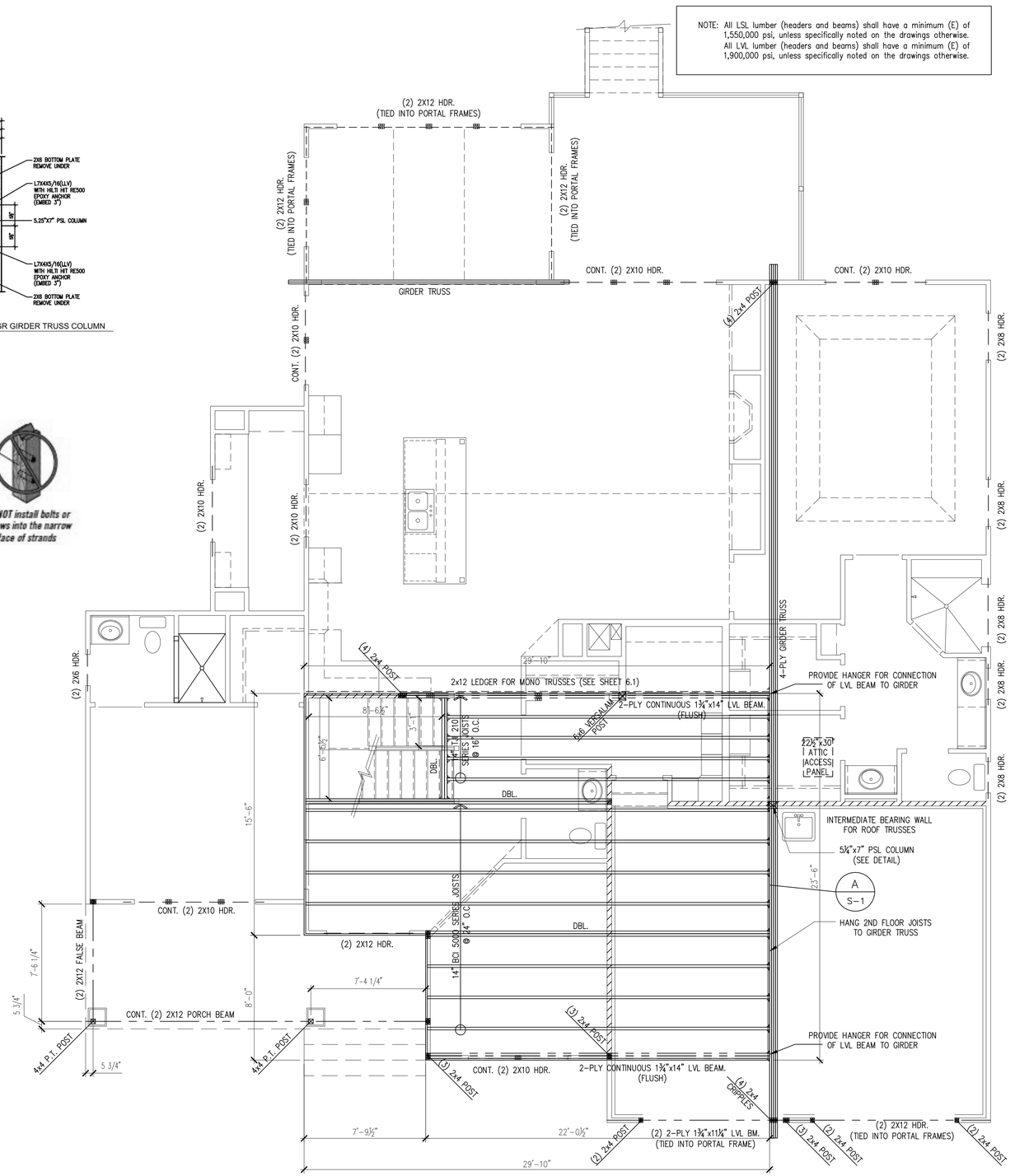


1 S-101 3/4"=1'-0" FOUNDATION T-03GR GIRDER TRUSS COLUMN



A GIRDER TRUSS TO COLUMN TO FOUNDATION DETAIL

NOTE: All LSL lumber (headers and beams) shall have a minimum (E) of 1,550,000 psi, unless specifically noted on the drawings otherwise. All LVL lumber (headers and beams) shall have a minimum (E) of 1,900,000 psi, unless specifically noted on the drawings otherwise.



SECOND FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

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WESLEY II - LOT 1 AT FISHER AVENUE

SECOND FLOOR FRAMING PLAN

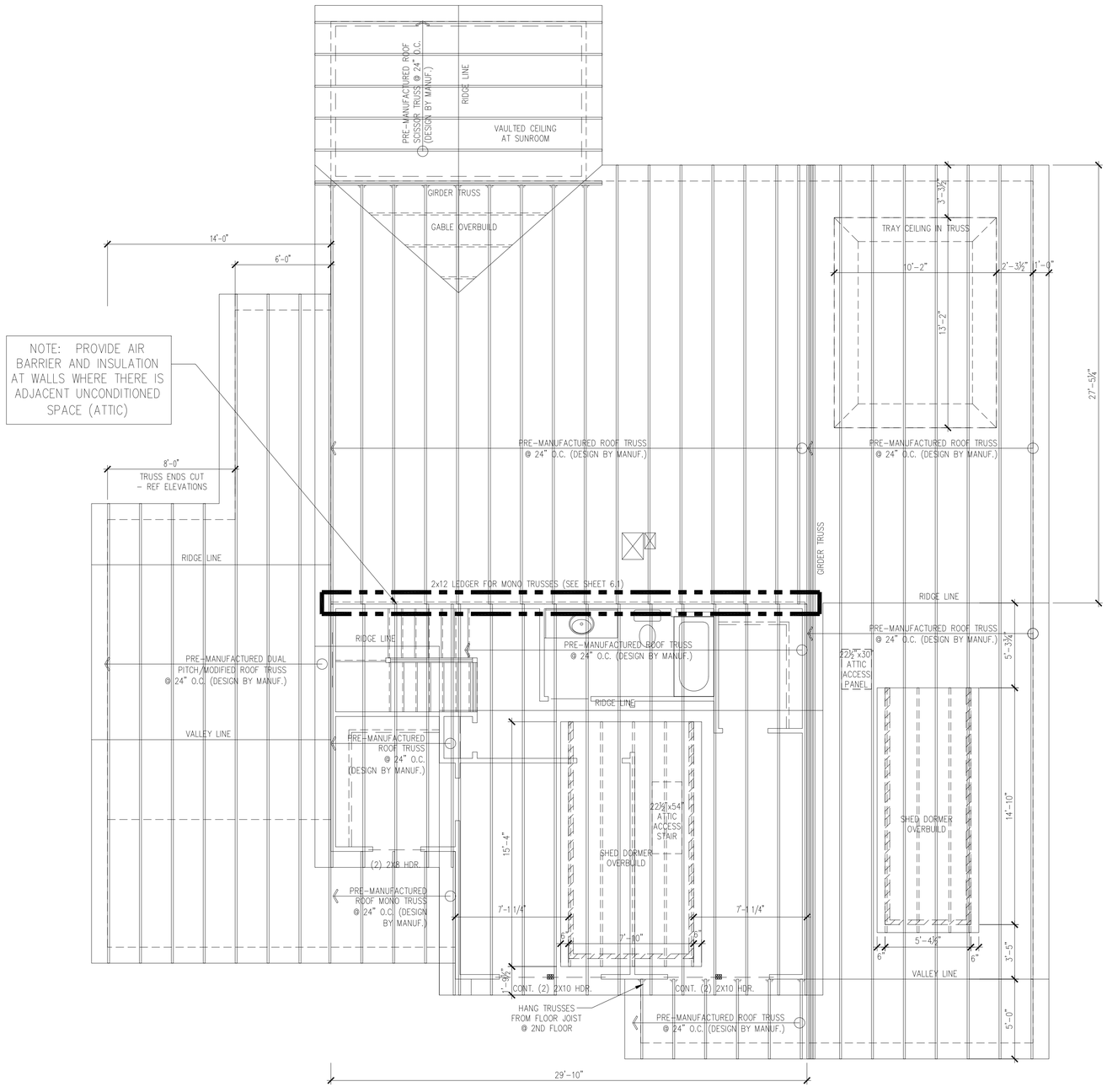
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S-2



ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

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ROOF FRAMING PLAN

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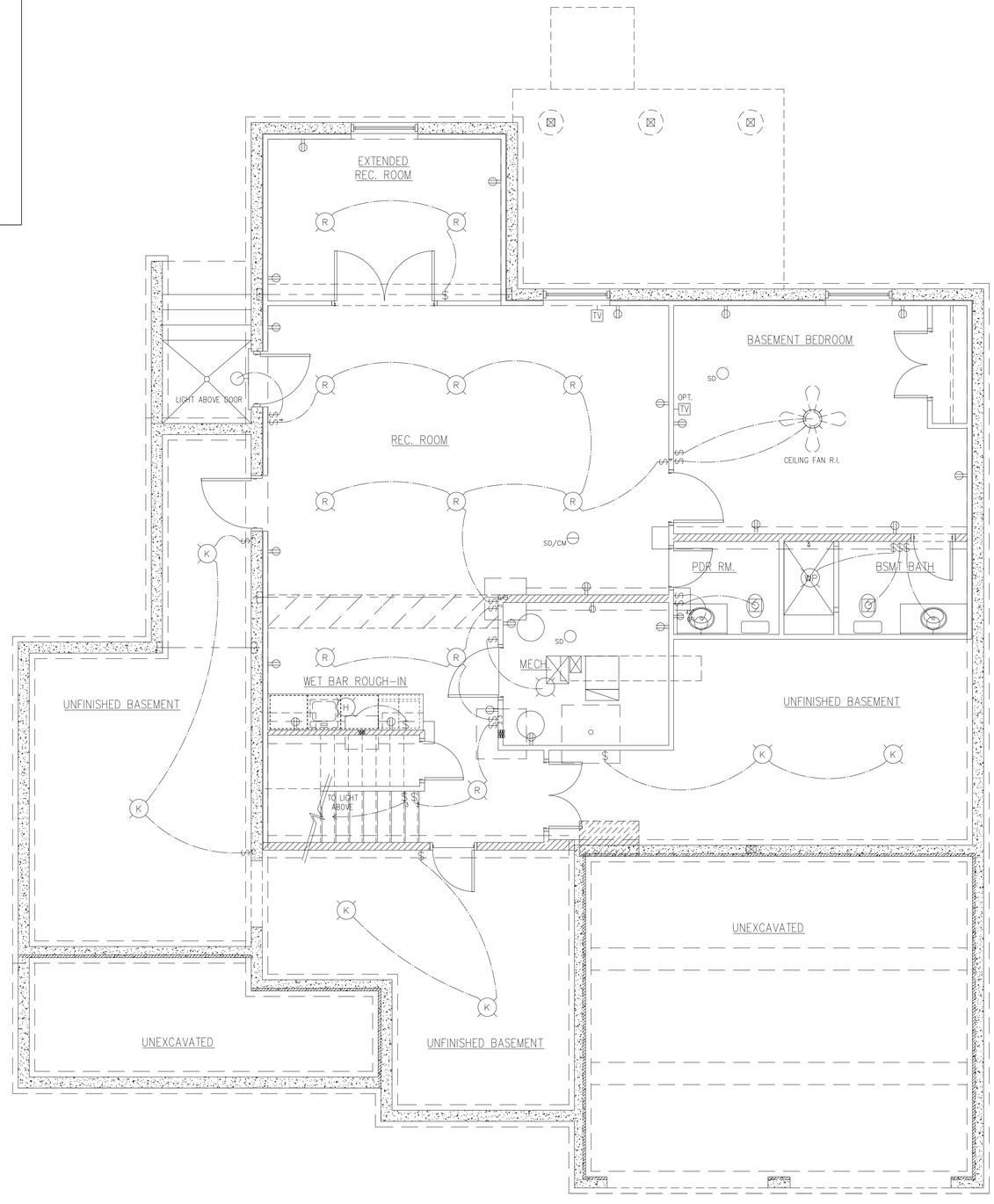
S-3

SYMBOLS

- SPECIAL RECEPTACLE (220)
- DUPLEX, RECEPTACLE
- DUPLEX, GROUND FAULT
- DUPLEX, RECEPTACLE @ 42" ABOVE FLOOR
- DUPLEX, WATERPROOF
- THERMOSTAT
- CEILING FAN VENT
- RECESSED LIGHT FIXTURE
- CEILING MOUNTED FIXTURE (pull chain)
- ELECTRICAL WIRING
- WALL MOUNTED FIXTURE
- CEILING MOUNTED FIXTURE
- SMOKE DETECTOR
- CEILING FAN
- SMOKE DETECTOR/ CARBON MONOXIDE
- SINGLE WAY SWITCH
- THREE WAY SWITCH
- TELEPHONE OUTLET
- TELEVISION ANTENNA
- UNDER CABINET FIXTURE
- KEYLESS FIXTURE

ELECTRICAL NOTES:

1. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER.
2. PROVIDE DEDICATED CIRCUITS FOR ALL APPLIANCES AND HVAC EQUIPMENT AS REQUIRED BY CODE.
3. G.C. TO VERIFY TYPE OF APPLIANCE TO BE INSTALLED PRIOR TO WIRING.
4. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) RECEPTACLES AT REQUIRED LOCATIONS.
5. PROVIDE INSULATION-CONTACT-RATED RECESSED FIXTURES AT ALL INSULATED CEILINGS.
6. ALL 125-VOLT THROUGH 250-VOLT RECEPTACLES LOCATED IN BATHROOMS, BELOW GRADE GARAGES, BELOW GRADE ACCESSORY BUILDINGS, EXTERIORS, CRAWL SPACES, BASEMENTS, KITCHEN COUNTERTOPS, SINKS (WITHIN 6 FT OF TOP INSIDE EDGE), TUBS/SHOWERS WITHIN 6 FT OF OUTSIDE EDGE AND LAUNDRY AREAS, AND SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150 VOLTS OR LESS TO GROUND SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER (GFI) PROTECTION.
7. FLOOR JOISTS SHALL NOT BE CUT, NOTCHED OR OTHERWISE ALTERED IN ANY WAY.
8. ALL PERMANENT FIXTURE LAMPS ARE TO BE HIGH EFFICIENCY. PERMANENT LIGHTING FIXTURES SHALL BE CONTROLLED WITH A DIMMER, OCCUPANT SENSOR, OR OTHER CONTROL BUILT INTO THE FIXTURE (EXCLUDING HALLWAYS, BATHROOMS, EXTERIOR LIGHTING, AND SAFETY/SECURITY LIGHTING)
9. ALL RECEPTACLES TO BE TAMPER RESISTANT EXCEPT THOSE LOCATED MORE THAN 5 ½ FEET ABOVE FLOOR AND THOSE PART OF A A LUMINAIRE OR APPLIANCE.
10. RECEPTACLES SHALL NOT BE INSTALLED WITHIN A ZONE OF 3 FT HORIZ AND 8 FT VERT. FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD.



BASEMENT ELECTRICAL LAYOUT

SCALE: 1/4" = 1'-0"

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BASEMENT ELECTRICAL LAYOUTS

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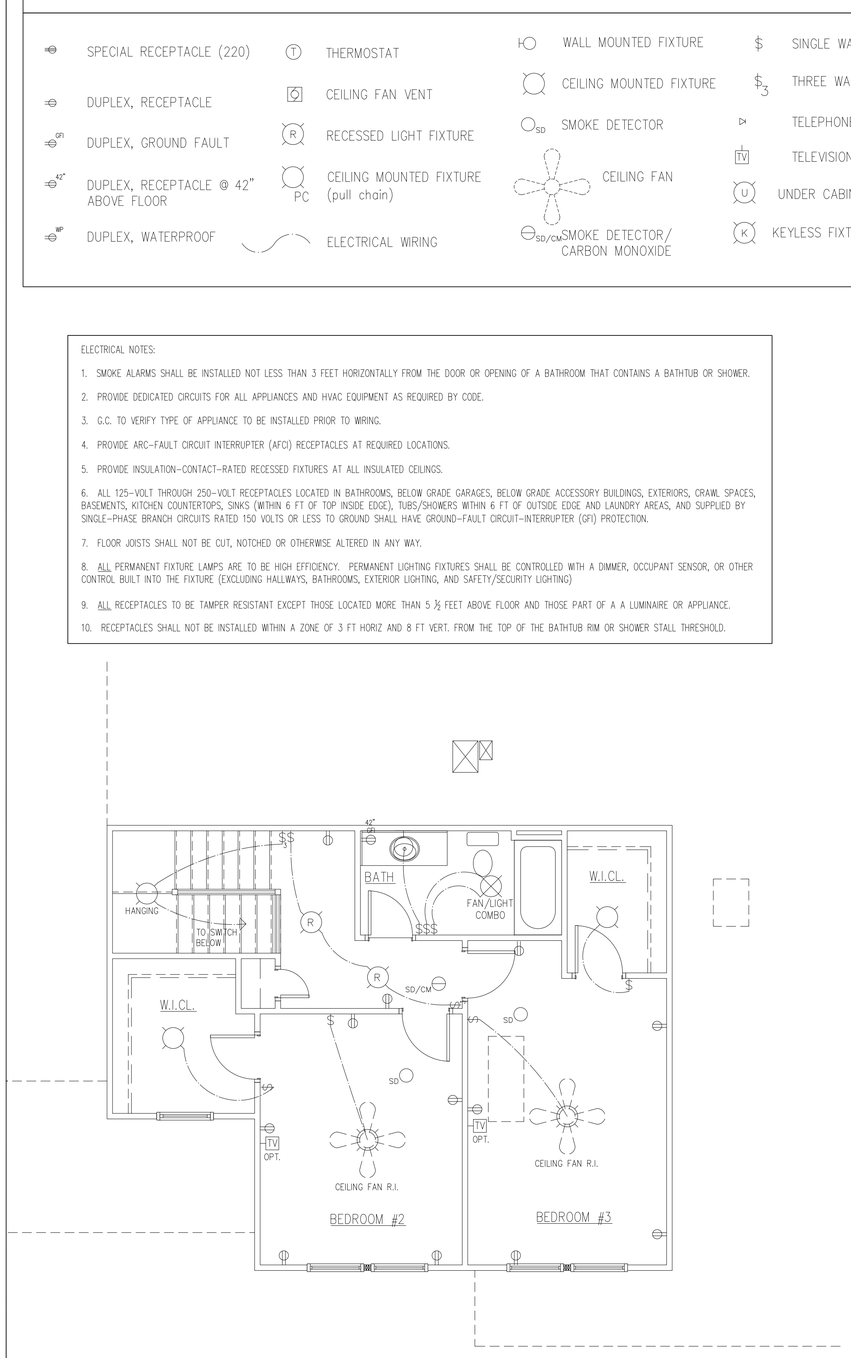
E-1

SYMBOLS

- SPECIAL RECEPTACLE (220)
- DUPLEX, RECEPTACLE
- DUPLEX, GROUND FAULT
- DUPLEX, RECEPTACLE @ 42" ABOVE FLOOR
- DUPLEX, WATERPROOF
- THERMOSTAT
- CEILING FAN VENT
- RECESSED LIGHT FIXTURE
- CEILING MOUNTED FIXTURE (pull chain)
- ELECTRICAL WIRING
- WALL MOUNTED FIXTURE
- CEILING MOUNTED FIXTURE
- SMOKE DETECTOR
- CEILING FAN
- SMOKE DETECTOR/ CARBON MONOXIDE
- SINGLE WAY SWITCH
- THREE WAY SWITCH
- TELEPHONE OUTLET
- TELEVISION ANTENNA
- UNDER CABINET FIXTURE
- KEYLESS FIXTURE

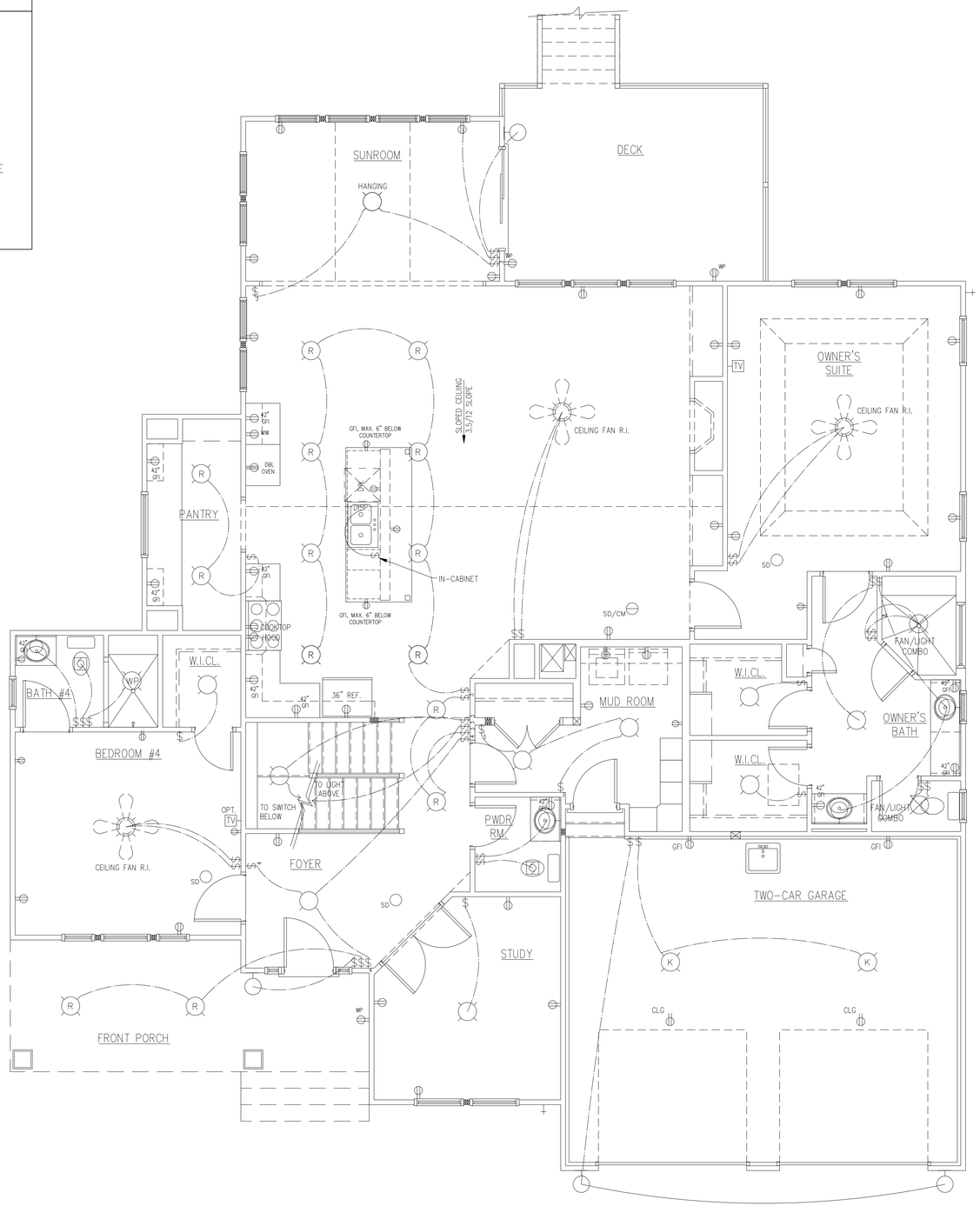
ELECTRICAL NOTES:

1. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER.
2. PROVIDE DEDICATED CIRCUITS FOR ALL APPLIANCES AND HVAC EQUIPMENT AS REQUIRED BY CODE.
3. G.C. TO VERIFY TYPE OF APPLIANCE TO BE INSTALLED PRIOR TO WIRING.
4. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) RECEPTACLES AT REQUIRED LOCATIONS.
5. PROVIDE INSULATION-CONTACT-RATED RECESSED FIXTURES AT ALL INSULATED CEILINGS.
6. ALL 125-VOLT THROUGH 250-VOLT RECEPTACLES LOCATED IN BATHROOMS, BELOW GRADE GARAGES, BELOW GRADE ACCESSORY BUILDINGS, EXTERIORS, CRAWL SPACES, BASEMENTS, KITCHEN COUNTERTOPS, SINKS (WITHIN 6 FT OF TOP INSIDE EDGE), TUBS/SHOWERS WITHIN 6 FT OF OUTSIDE EDGE AND LAUNDRY AREAS, AND SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150 VOLTS OR LESS TO GROUND SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER (GFI) PROTECTION.
7. FLOOR JOISTS SHALL NOT BE CUT, NOTCHED OR OTHERWISE ALTERED IN ANY WAY.
8. ALL PERMANENT FIXTURE LAMPS ARE TO BE HIGH EFFICIENCY. PERMANENT LIGHTING FIXTURES SHALL BE CONTROLLED WITH A DIMMER, OCCUPANT SENSOR, OR OTHER CONTROL BUILT INTO THE FIXTURE (EXCLUDING HALLWAYS, BATHROOMS, EXTERIOR LIGHTING, AND SAFETY/SECURITY LIGHTING)
9. ALL RECEPTACLES TO BE TAMPER RESISTANT EXCEPT THOSE LOCATED MORE THAN 5 ½ FEET ABOVE FLOOR AND THOSE PART OF A A LUMINAIRE OR APPLIANCE.
10. RECEPTACLES SHALL NOT BE INSTALLED WITHIN A ZONE OF 3 FT HORIZ AND 8 FT VERT. FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD.



SECOND FLOOR ELECTRICAL LAYOUT

SCALE: 1/4" = 1'-0"



FIRST FLOOR ELECTRICAL LAYOUT

SCALE: 1/4" = 1'-0"

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FIRST AND SECOND FLOOR ELECTRICAL PLANS

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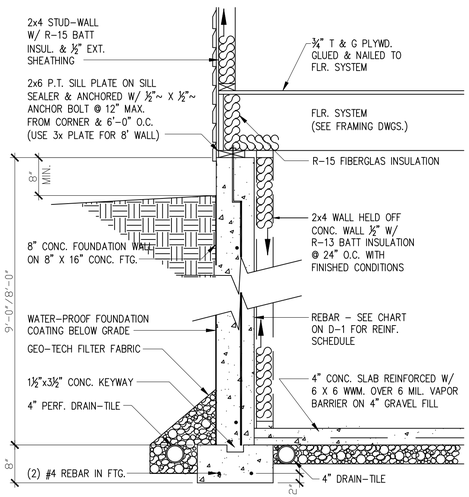
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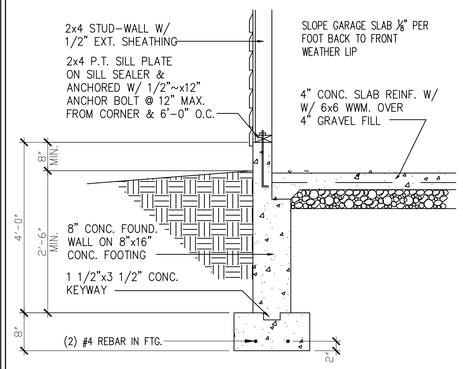
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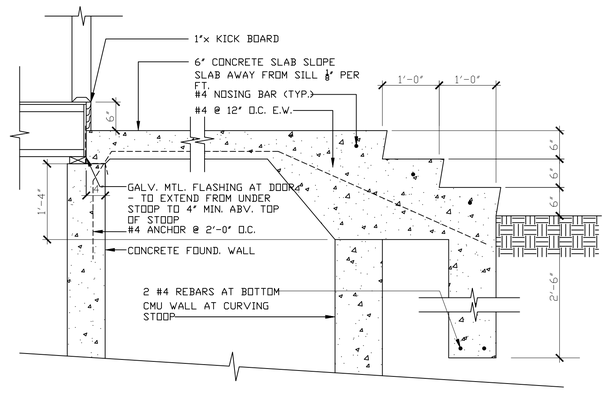
E-2



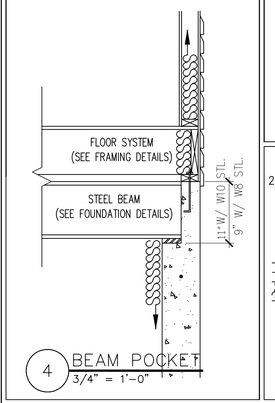
1 FOUNDATION WALL @ SIDING – BASEMENT CONDITION
3/4" = 1'-0"



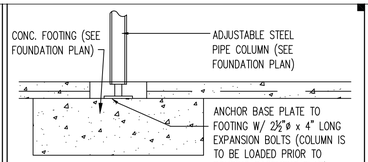
2 GARAGE FOUNDATION @ SIDING
3/4" = 1'-0"



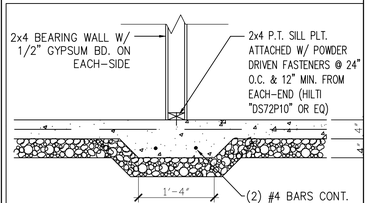
3 CONCRETE PORCH (BASEMENT)
3/4" = 1'-0"



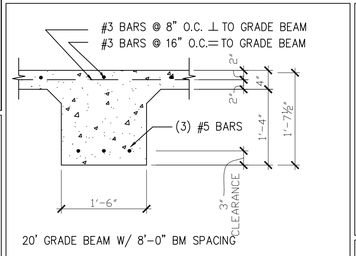
4 BEAM POCKET
3/4" = 1'-0"



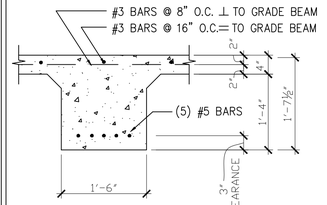
5 COLUMN – TO – FOOTING
3/4" = 1'-0"



6 THICKENED SLAB
3/4" = 1'-0"

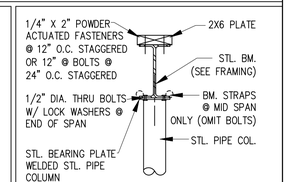


20' GRADE BEAM W/ 8'-0" BM SPACING

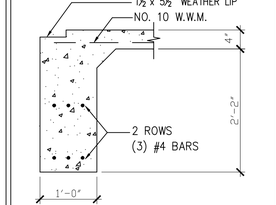


24' GRADE BEAM W/ 8'-0" BM SPACING

10 GRADE BEAM
3/4" = 1'-0"



11 STL COL. TO STL BM
1" = 1'-0"



12 TURNED-DOWN SLAB
3/4" = 1'-0"

VERTICAL REINFORCEMENT FOR 8 INCH NOMINAL FLAT CONCRETE BASEMENT WALLS

MAXIMUM WALL HEIGHT (FEET)	MAXIMUM UNBALANCED BACKFILL HEIGHT (FEET)	MINIMUM REINFORCEMENT SIZE AND SPACING		
		SOIL CLASSES AND DESIGN LATERAL SOIL		
		GW, GP, SW AND SP (30)	GM, GC, SM, SM-SC AND ML (45)	SC, ML-CL AND INORGANIC CL (60)
8	4	NO REINFORCEMENT	NR	NR
	5	NR	NR	NR
	6	NR	NR	#4 @ 17"
	7	NR	#4 @ 16"	#4 @ 16"
	8	#4 @ 19"	#4 @ 16"	#4 @ 12"
9	4	NR	NR	NR
	5	NR	NR	NR
	6	NR	NR	#4 @ 16"
	7	NR	#4 @ 16"	#4 @ 15"
	8	#4 @ 16"	#4 @ 15"	#4 @ 10"
	9	#4 @ 16"	#4 @ 11"	#4 @ 8"

HORIZONTAL REINFORCEMENT FOR 8 INCH NOMINAL FLAT CONCRETE BASEMENT WALLS

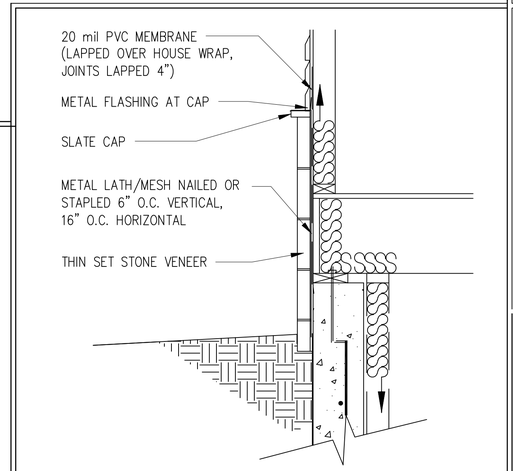
ONE #4 BAR WITHIN 12" OF TOP OF WALL AND ONE #4 BAR NEAR MID-HEIGHT OF THE WALL STORY

ONE #4 BAR WITHIN 12" OF TOP OF WALL AND ONE #4 BAR NEAR THIRD POINTS IN THE WALL STORY

NOTES:
a. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM. REFER TO IRC TABLE R405.1
b. TABLE VALUES ARE BASED ON REINFORCING BARS WITH A MINIMUM YIELD STRENGTH OF 60,000 PSI (GRADE 60), CONCRETE WITH A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2,500 PSI AND VERTICAL REINFORCEMENT BEING LOCATED AT THE CENTERLINE OF THE WALL.
c. NR INDICATES NO VERTICAL REINFORCEMENT IS REQUIRED.
d. VERTICAL REINFORCEMENT WITH A YIELD STRENGTH OF LESS THAN 60,000 PSI AND/OR BARS OF A DIFFERENT SIZE THAN SPECIFIED IN THE TABLE ARE PERMITTED IN ACCORDANCE WITH IRC SECTION R404.1.2.3.7.6 AND TABLE R0404.1.2(9).

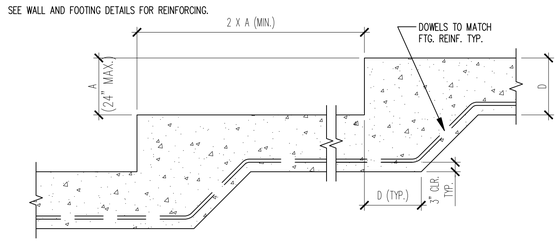
SOIL GROUP	UNIFIED SOIL CLASSIFICATION SYSTEM SYMBOL	SOIL DESCRIPTION	DRAINAGE CHARACTERISTICS	FROST HEAVE POTENTIAL	VOLUME CHANGE POTENTIAL EXPANSION
GROUP I	GW	WELL-GRADED GRAVELS, GRAVEL SAND MIXTURES, LITTLE OR NO FINES	GOOD	LOW	LOW
	GP	POORLY GRADED GRAVELS OR GRAVEL SAND MIXTURES, LITTLE OR NO FINES	GOOD	LOW	LOW
	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES	GOOD	LOW	LOW
	SP	POORLY GRADED SANDS OR GRAVELLY SANDS, LITTLE OR NO FINES	GOOD	LOW	LOW
	GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES	GOOD	MEDIUM	LOW
	SM	SILTY SAND, SAND-SILT MIXTURES	GOOD	MEDIUM	LOW
GROUP II	GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES	MEDIUM	MEDIUM	LOW
	SC	CLAYEY SANDS, SAND-CLAY MIXTURE	MEDIUM	MEDIUM	LOW
	ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY	MEDIUM	HIGH	LOW
	CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS	MEDIUM	MEDIUM	MEDIUM TO LOW
GROUP III	CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS	POOR	MEDIUM	HIGH
	MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS	POOR	HIGH	HIGH
GROUP IV	OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY	POOR	MEDIUM	MEDIUM
	OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS	UNSATISFACTORY	MEDIUM	HIGH
	Pt	PEAT AND OTHER HIGHLY ORGANIC SOILS	UNSATISFACTORY	MEDIUM	HIGH

NOTES:
a. THE PERCOLATION RATE FOR GOOD DRAINAGE IS OVER 4 INCHES PER HOUR, MEDIUM DRAINAGE IS 2 INCHES TO 4 INCHES PER HOUR, AND POOR IS LESS THAN 2 INCHES PER HOUR
b. SOILS WITH A LOW POTENTIAL EXPANSION TYPICALLY HAVE A PLASTICITY INDEX (PI) OF 0 TO 15, SOILS WITH A MEDIUM POTENTIAL EXPANSION HAVE A PI OF 10 TO 35 AND SOILS WITH A HIGH POTENTIAL EXPANSION HAVE A PI GREATER THAN 20.



15 STONE WATER TABLE DETAIL
1" = 1'-0"

SEE WALL AND FOOTING DETAILS FOR REINFORCING.



13 STEPPED SLAB DETAIL
1" = 1'-0"

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WESLEY II - LOT 1 AT FISHER AVENUE

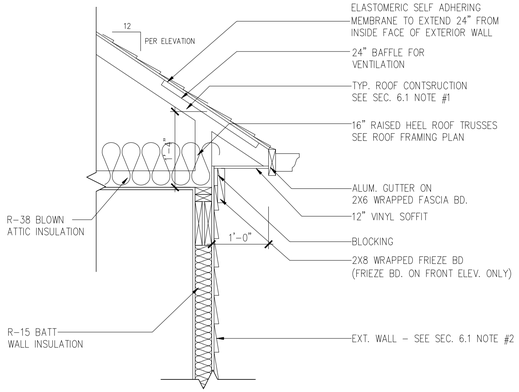
STRUCTURAL DETAILS

ISSUE DATE:	07-22-25
PERMIT SET	
Project Info: BUILDING CODE: 2021 VRC	

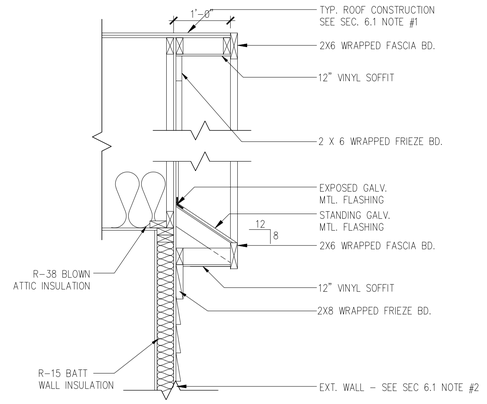
Date	Revision/Issue

DRAWN BY:	JAWM
PROJECT CODE:	25.219

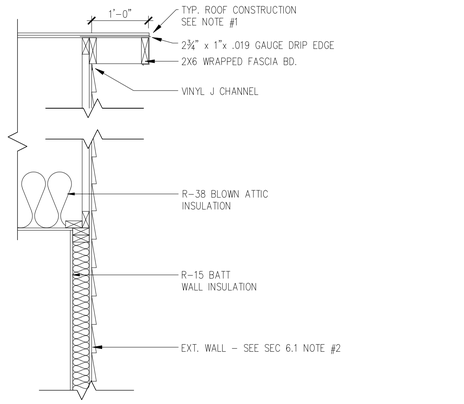
D-1



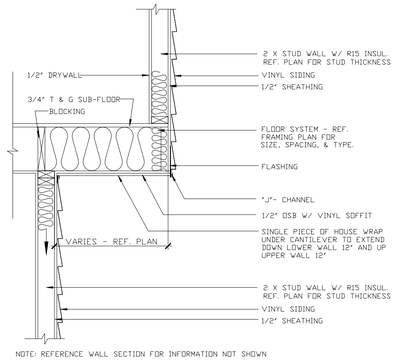
1 EAVE DETAIL - SIDING
SCALE : 3/4" = 1'-0"



2 REVERSE GABLE DETAIL - SIDING
SCALE : 3/4" = 1'-0"



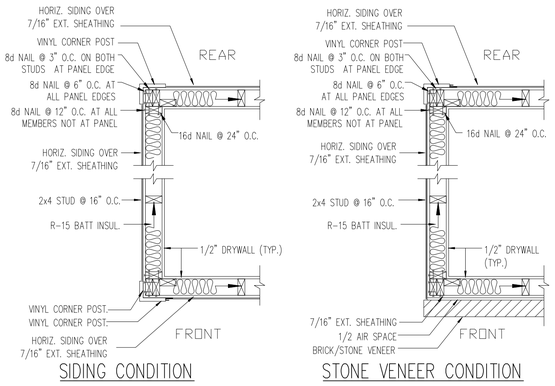
3 END GABLE DETAIL - SIDING
SCALE : 3/4" = 1'-0"



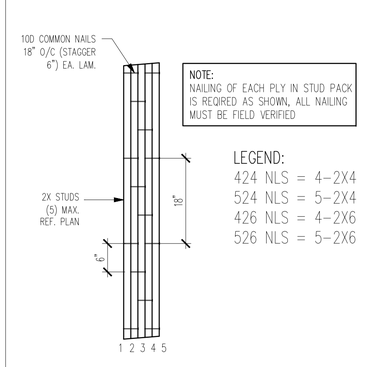
NOTE: REFERENCE WALL SECTION FOR INFORMATION NOT SHOWN

4 CANTILEVER DETAIL
SCALE : 3/4" = 1'-0"

5 PORCH BEAM DETAIL
SCALE : 3/4" = 1'-0"



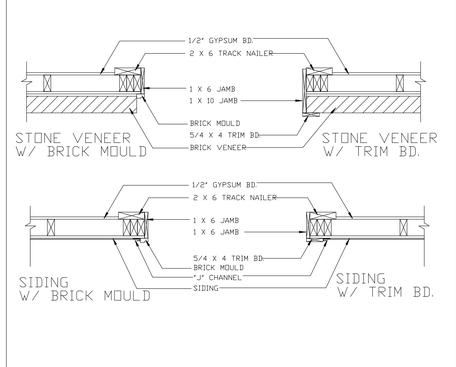
6 CORNER TRIM DETAILS
SCALE : 3/4" = 1'-0"



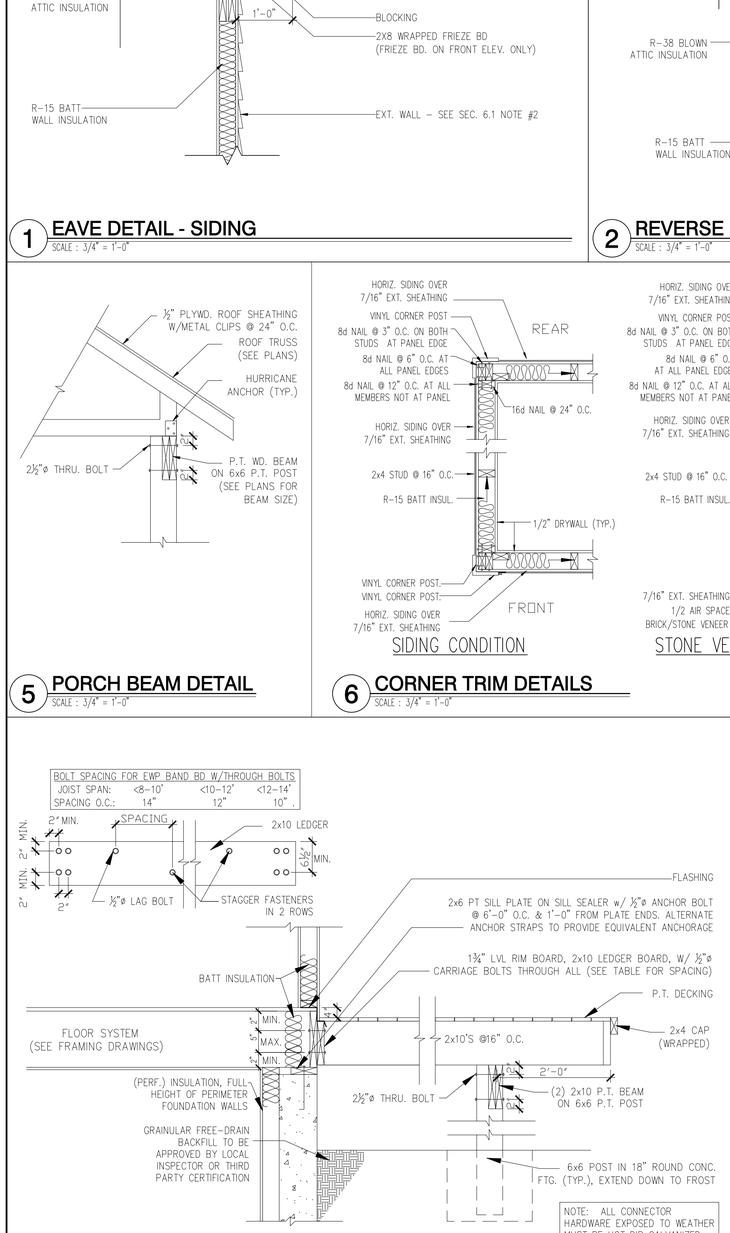
NOTE:
NAILING OF EACH PLY IN STUD PACK IS REQIRED AS SHOWN, ALL NAILING MUST BE FIELD VERIFIED

LEGEND:
424 NLS = 4-2X4
524 NLS = 5-2X4
426 NLS = 4-2X6
526 NLS = 5-2X6

7 NAIL LAMINATED STUD PACK (NLS)
SCALE : 3/4" = 1'-0"

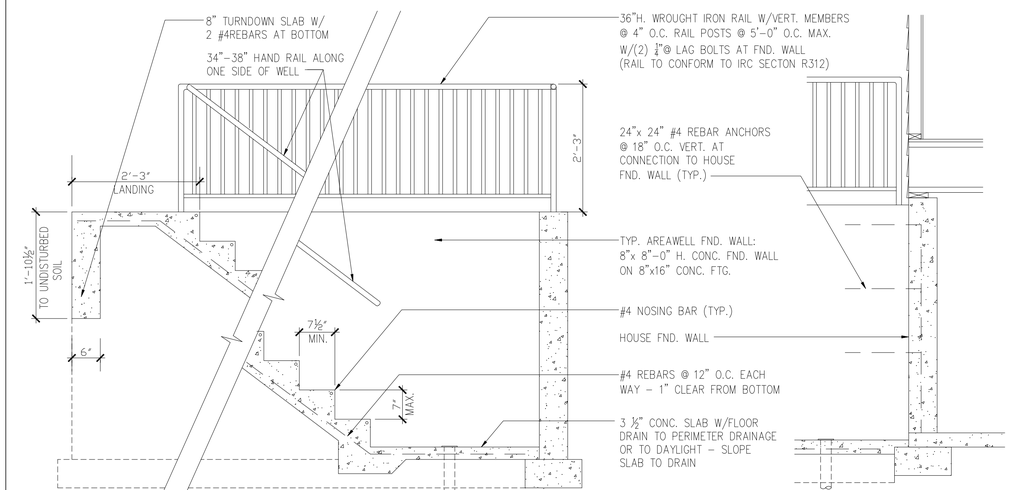


8 GARAGE JAMBS
SCALE : 3/4" = 1'-0"

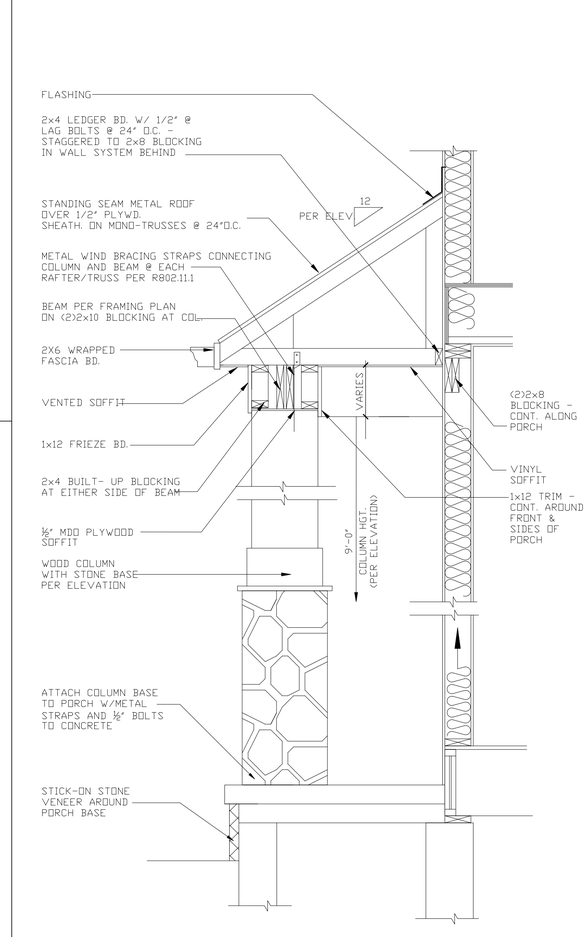


NOTE: ALL CONNECTOR HARDWARE EXPOSED TO WEATHER MUST BE HOT DIP GALVANIZED

9 DECK FRAMING DETAIL
SCALE : 3/4" = 1'-0"



10 AREAWAY DETAIL
SCALE : 3/4" = 1'-0"



11 COVERED PORCH DETAIL
SCALE : 3/4" = 1'-0"

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WESLEY II - LOT 1 AT FISHER AVENUE

STRUCTURAL DETAILS

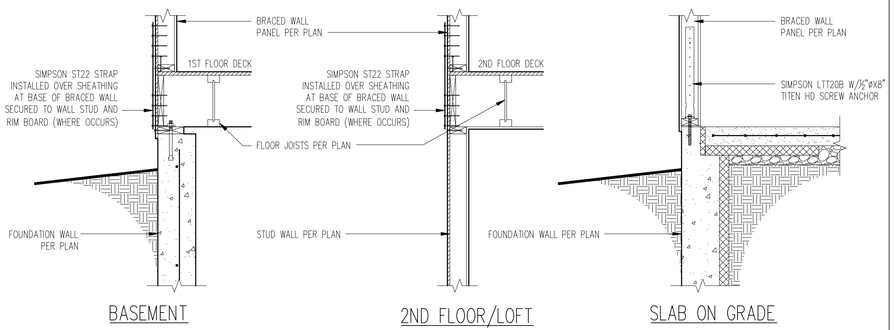
ISSUE DATE:	07-22-25
PERMIT SET	

Project Info:
BUILDING CODE: 2021 VRC

Date	Revision/Issue

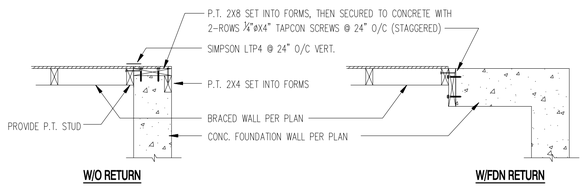
DRAWN BY:	JAWM
PROJECT CODE:	25.219

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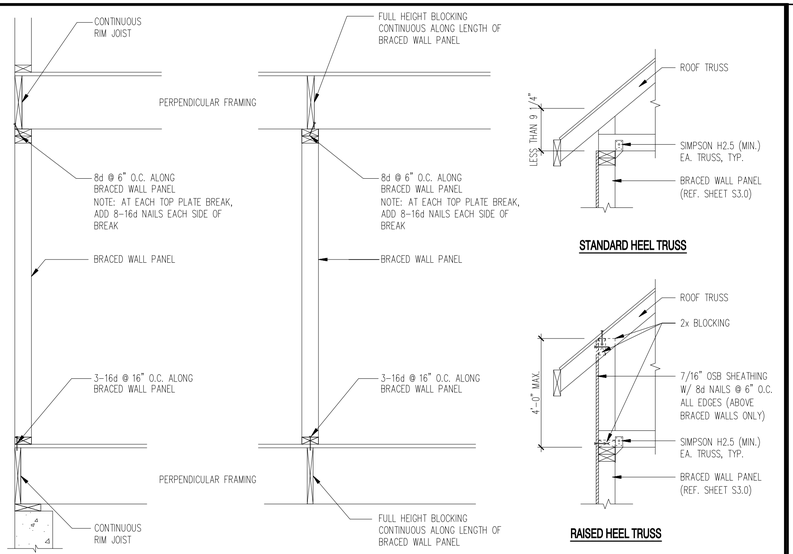
1 800# STRAP DETAILS

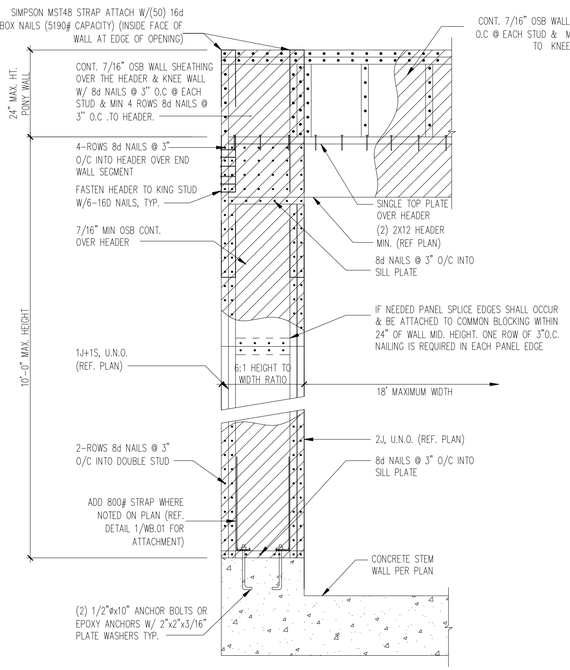
SCALE : 3/4" = 1'-0"

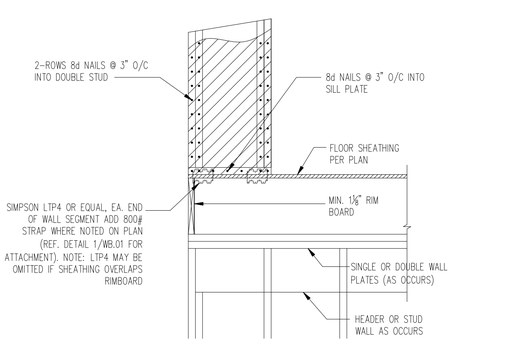


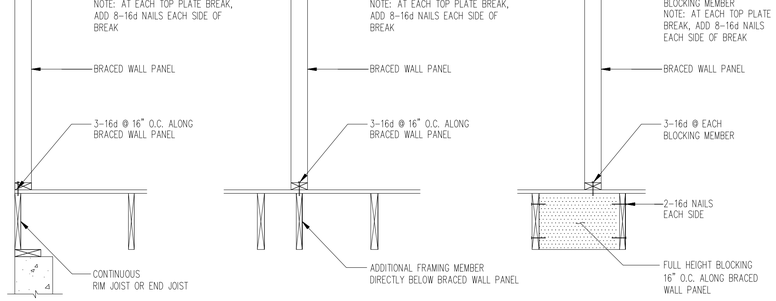
2 CONNECTION DETAIL AT WALKOUT

SCALE : 3/4" = 1'-0"









4 INTERIOR BRACED WALL PANEL/ROOF BLOCKING

SCALE : 3/4" = 1'-0"

WINDBRACING SCHEDULE

115 MPH (3-Second Gust) - Braced Wall Schedule

BRACED WALL SCHEDULE – SEE ARCHITECTURAL COVERSHEET FOR CODE REFERENCE

MARK	TYPE	LENGTH	DESCRIPTION	DETAIL
CS-WSP	PRESCRIPTIVE BRACED WALL (CS-WSP)	LENGTH PER PLAN (EITHER SIDE OF WALL)	7/16" OSB SHEATHING ATTACHED TO STUDS (BLOCKED) WITH 0.131"X2-3/8" NAILS @ 6" O/C INTO 2X SPF#2 FRAMING MEMBERS AT ALL BOUNDARY EDGES.	-
WSP	PRESCRIPTIVE BRACED WALL (WSP)	LENGTH PER PLAN (EITHER SIDE OF WALL)	7/16" OSB SHEATHING ATTACHED TO STUDS (BLOCKED) WITH 0.131"X2-3/8" NAILS @ 6" O/C INTO 2X SPF#2 FRAMING MEMBERS AT ALL BOUNDARY EDGES.	-
GB	PRESCRIPTIVE BRACED WALL (GB)	LENGTH PER PLAN (DOUBLE SIDED = ACTUAL LENGTH, SINGLE SIDED = .5 x ACTUAL)	½" GYPSUM WALL SHEATHING ATTACHED TO STUDS (BLOCKED) WITH DRYWALL SCREWS (#6X1¼" TYPE "S") @ 7" O/C AT EDGES, 12" O/C AT INTERMEDIATE SUPPORTS INTO 2X SPF#2 FRAMING MEMBERS.	-
LIB (ATTACHED UNITS ONLY)	PRESCRIPTIVE LET-IN-BRACE (LIB)	LOCATION PER PLAN (EITHER SIDE OF WALL)	SIMPSON TWB/WB/RCWB DIAGONAL BRACES LET IN TO THE TOP & BOTTOM PLATES AND STUDS. LET IN BRACING SHALL BE PLACED AT AN ANGLE NOT MORE THAN 60° OR LESS THAN 45° FROM HORIZ. USE 2-16D NAILS TO PLATES & 2-8D NAILS TO STUDS.	-
CS-PF	WOOD PORTAL FRAME (CS-PF)	6:1 HEIGHT TO WIDTH RATIO	PORTAL FRAME	4-WB.01

1. ALL BRACED WALLS AND SHEAR WALLS ASSUME A CONTINUOUSLY SHEATHED STRUCTURE IN ACCORDANCE WITH IRC SECTION 602.10.5
2. ALL VALUES SHOWN HAVE BEEN REDUCED TO REFLECT A S.G. = 0.43 FOR STUD FRAMING
3. ALL HARDWARE SHALL BE INSTALLED INACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS
4. REFERENCE ATTACHED DETAILS FOR PORTAL WALL FRAMING
5. FIELD NAILING SHALL BE AT 12" O/C, U.N.O.
6. BLOCK ALL EDGES AT BRACED WALL PANELS ONLY

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WESLEY II - LOT 1 AT FISHER AVENUE

WIND BRACING DETAILS

ISSUE DATE:	07-22-25

PERMIT SET

Project Info:
BUILDING CODE: 2021 VRC

Date	Revision/Issue

DRAWN BY:	JAWM
PROJECT CODE:	25.219

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PROJECT DATA

PROJECT LOCATION:

LOT 2 AT FISHER AVENUE, WARRENTON, VA 20186
FAUQUIER COUNTY, VA

CODE OF JURISDICTION:

2021 – VIRGINIA RESIDENTIAL CODE

All construction shall be in conformance with the Virginia State amendments to the International Residential Code (IRC), 2021 edition.

USE GROUP:

R–5 RESIDENTIAL

TYPE OF CONSTRUCTION:

VB – UNPROTECTED

CLIMATE AND GEOGRAPHIC DESIGN CRITERIA:

FLOOR LIVE LOAD:	40 PSF
ROOF LIVE LOAD:	30 PSF
SNOW LOAD:	30 PSF
WIND SPEED (3 SEC GUST):	115 MPH, EXPOSE C
ATTICS W/O STORAGE:	10 PSF
ATTICS W/STORAGE:	20 PSF
HABITABLE ATTICS:	30 PSF
STAIRS:	40 PSF
DECKS & BALCONIES (EXT.):	40 PSF
GUARD & HANDRAILS:	200# (CONT., ANY DIR)
SEISMIC CATEGORY:	B
(LIGHT FRAME STRUCTURAL W/SHEAR WALLS)	
CONCRETE WEATHERING:	SEVERE
TERMITE INFESTATION:	MODERATE TO HEAVY
DECAY PROBABILITY:	MODERATE
ICE UNDERLAYMENT:	YES
FROST DEPTH:	24"

NOTE: VALUES SHOWN ARE MINIMUM – CONFIRM WITH LOCAL CODE OFFICIAL PRIOR TO CONSTRUCTION

WESLEY II



PROJECT TEAM

OWNER

LAKESIDE HOMES

CONTACT: DEVIN FINAN
P O BOX 861601
WARRENTON, VA 20187
(703) 881–2176

DESIGNER

ALLEN WRIGHT DESIGN, PLLC

CONTACT: JOSHUA McKENRICK, AIA
3718 MERRIMAC TRAIL
ANNANDALE, VA 22003
(571) 482–7286

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2.1	FRONT ELEVATION
2.2	REAR AND SIDE ELEVATIONS
3.1	FOUNDATION/BASEMENT PLAN
4.1	FIRST AND SECOND FLOOR PLANS
5.1	SECOND FLOOR PLANS
6.1	BUILDING SECTION/TYPICAL WALL SECTION/ TYPICAL CONSTRUCTION NOTES/ENERGY COMPLIANCE
7.1	WIND BRACING DIAGRAMS
S–1	FIRST FLOOR FRAMING PLAN
S–2	SECOND FLOOR FRAMING PLAN & ENGINEERING
S–3	ROOF FRAMING PLAN
E–1	BASEMENT ELECTRICAL PLANS
E–2	FIRST AND SECOND FLOOR ELECTRICAL PLANS
D–1	STANDARD DETAILS
D–2	STANDARD DETAILS
D–3	WIND BRACING DETAILS

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WESLEY II - LOT 2 AT FISHER AVENUE

COVER SHEET

ISSUE DATE:	07-22-25
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Project Info:
BUILDING CODE: 2021 VRC

Date	Revision/Issue

DRAWN BY:	JAWM
PROJECT CODE:	25.220

0

REVISION LOG

ABBREVIATIONS

#	NUMBER
@	AT
ABV.	ABOVE
AFF.	ABOVE FINISHED FLR
AH	AIR HANDLER
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
BD.	BOARD
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BP.	BEAM POCKET
BRG.	BEARING
C.O.	CASED OPENING
CLG.	CEILING
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CRS.	COURSE
D	DRYER
DBL.	DOUBLE
DES.	DESIGNED
D.H.	DOUBLE HUNG
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
DS.	DOWNSPOUT
DW.	DISHWASHER
EA.	EACH
ELEC.	ELECTRICAL
ELEV.	ELEVATION
ENG.	ENGINEERED
EXT.	EXTERIOR
FB	FLOOR BREAK
FLR.	FLOOR
FP.	FIREPLACE
FT.	FOOT
FTG.	FOOTING
FURN.	FURNACE
GYP. BD.	GYPSUM BOARD
H	HIGH
HDR.	HEADER
HT.	HEIGHT
HRDW.	HARDWARE
HVAC	HEATING, VENTILATION, & AIR CONDITIONING
INT.	INTERIOR
INSUL.	INSULATION
LT	LAUNDRY TUB
LVL	LAMINATED VENEER LUMBER
M. BATH	MASTER BATH
MANUF.	MANUFACTURER
MAX.	MAXIMUM
MECH.	MECHANICAL
MIN.	MINIMUM
OH.	OVERHANG
OPT.	OPTIONAL
POLY.	POLYETHYLENE
PREFAB.	PREFABRICATED
PROJ.	PROJECTION
PT.	PRESSURE TREATED
PWDR.	POWDER
R.	RISER
RA	RETURN AIR
REF.	REFRIGERATOR
REINF.	REINFORCED
REQD.	REQUIRED
RM.	ROOM
S.F.	SQUARE FOOT/FEET
SGD.	SLIDING GLASS DOOR
SHLVS.	SHELVES
STAG.	STAGGERED
STD.	STANDARD
SYN.	SYNTHETIC
TYP.	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VT.	VINYL
W	WASHING MACHINE
W/	WITH
WD.	WOOD
WH	WATER HEATER
WIN.	WINDOW
W.O.	WALL OPENING

SYMBOLS

300 — ENGINEERED BEAM NUMBER – FIRST NUMBER IS LEVEL OF BEAM, 1–BASEMENT LEVEL, 2–FIRST FLOOR SYSTEM, 3–FIRST FLOOR, 4–SECOND FLOOR SYSTEM, 5–SECOND FLOOR, 6–ROOF

DRAIN LOCATION (TOILETS, SHOWERS)

WALL STUD (SIZE DEPENDS ON WALL THEREIN)

HIGH 6" LOW — CHANGE IN HEIGHT STEP IN CEILING/FLOOR/COUNTERTOP

A / A5.1 — DETAIL CALLOUT
DRAWING NUMBER
SHEET NUMBER

BUILDING DATA

MAIN HOUSE – BASEMENT: 58'–0" X 64'–0"

SQUARE FOOTAGES

FIRST FLOOR	2,238 SQ. FT.
SECOND FLOOR	639 SQ. FT.
ABOVE GRADE FINISHED TOTAL	2,877 SQ. FT.
FINISHED BASEMENT	1,260 SQ. FT.
FINISHED TOTAL	4,137 SQ. FT.
UNFINISHED BASEMENT	994 SQ. FT.
GARAGE	500 SQ. FT.
UNFINISHED TOTAL	1,494 SQ. FT.
GROSS TOTAL	5,631 SQ. FT.

FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE BUILT

MECHANICAL REQUIREMENTS

WHOLE–HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH IRC SECTION M1507.3

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GENERAL NOTES AND SPECIFICATIONS

1.0 GENERAL

The work shall comply with all applicable local and state codes, ordinances, regulations and amendments and all other authorities having jurisdiction. The work shall comply with interpretations of the local building official. If the interpretation of the local building official is at variance with these documents, inform the architect prior to proceeding.

1.01 CODES AND STANDARDS

The following codes and standards, including all specifications referenced therein, shall apply to the design, construction, quality control and safety of all work relevant to the project. Use the latest editions unless noted otherwise.

2021 Virginia Residential Code (VRC)
2021 Virginia Uniform Statewide Building Code (VUSBC)
American Socitey of Civil Engineers 7-16 (ASCE)
2018 International Design Specifications for Wood Construction (NDS)
American Concrete Institute 332-14 (ACI.332)
American Concrete Institute 318-14 (ACI.318)
American Concrete Institute 306-10 (ACI.306)
15th Edition of the American Institute of Steel Construction (AISC)
American National Standards Institute/Truss Plate Institute 1-2014 (ANSI/TPI)
American Welding Society 1.1-92 (ANSI/AWS)

1.02 CONSTRUCTION METHODS AND TECHNIQUES

The architect is not responsible for construction means, methods, techniques, procedures, or for safety measures in connection with the work, and shall not be subcontractors or anyone performing the work, to carry out the work in accordance with the contract documents.

1.03 FIELD CONDITIONS AND DIMENSIONS

On-site verification of all dimensions and conditions shall be the responsibility of the general contractor and his contractors. Noted dimensions take precedence over scaled dimensions Architect shall be notified promptly of any discrepancies in information and of any discrepancies between field conditions and information on the drawings prior to construction.

1.04 TYPICAL CONDITIONS

The general notes and typical details apply throughout the job unless indicated otherwise. Where conditions are not specifically shown or detailed, the character and quality of the work shall be the same as that indicated for similar conditions.

1.05 DRAWING COORDINATION

The contractor shall coordinate and compare all drawings between the different consultants and trades and shall promptly notify the architect of any discrepancies which may be found.

1.06 STRUCTURAL NOTES

In case of any discrepancies between the architectural notes and notes on the structural drawings, the structural notes shall take precedence.

1.07 TEMPORARY BRACING

Use temporary bracing as required to stabilize foundation and basement walls and superstructure until permanent construction is in place.

1.08 DESIGN LOADS AND DEFLECTION CRITERIA

LIVE LOAD:

• Roof live load	40 PSF	Cd: 1.25
• Attic live load w/storage	20 PSF	Cd: 1.00
• Attic live load w/out storage	10 PSF	Cd: 1.00
• Floor live load	40 PSF	Cd: 1.00
• Soak/whirlpool baths	+15 PSF	Cd: 1.00

DEAD LOAD: (Cd: 0.90)

• Roof dead load	17 PSF
• Floor dead load	12 PSF
• Ceramic tile/marble/granite counters	+15 PSF
• Soak/whirlpool baths	+5 PSF

WIND LOAD: (Cd: 1.60)

• 3 second gust	115 MPH
• Exposure category	C
• Importance factor	1.0
• Building category	II
• Enclosure classification	ENCLOSED

SNOW LOAD: Cd: (1.15)

• Ground snow load	30 PSF
• Deck live load	60 PSF
• Balcony live load	100 PSF
• Exposure category	c
• Importance factor	1.0
• Building category	II

MANUFACTURED ROOF TRUSS DEFLECTION CRITERIA:
LL/360
TL/180

MANUFACTURED FLOOR DEFLECTION/SPACING CRITERIA:
LL/480
LL/240

BEAM DEFLECTION CRITERIA:
LL/360
LL/240

STRUCTURAL MEMBER SUPPORTING MASONRY DEFLECTION CRITERIA:
TL/600

1.09 Mechanical units and any other equipment with weights shown in plan and supported by the structure were considered in the design of the structure. Any additional equipment not shown on structural drawings and having a weight in excess of 400 pounds shall be brought to the attention of the structural engineer prior to installation

1.10 The basic stability of the structure is dependent upon the diaphragm action of floors, walls & roof acting together. Contractor to provide all guys, braces, struts, etc. as required to accommodate all live, dead, and wind loads until all final connections between these elements are made.

1.11 PRODUCT LITERATURE AND MANUFACTURER'S RECOMMENDATIONS

Comply with the manufacturer's or fabricator's instructions or recommendations for the preparation of substrates and installation and use of material.

1.12 SOIL TREATMENT FOR TERMITE CONTROL(IF APPLICABLE)

Apply toxicant to soil in entire area to be occupied by structure and to 2' beyond perimeter line of structure. Use approved toxicant with a five-year guarantee.

1.13 FIRE RATED ASSEMBLIES

It is the responsibility of the general contractor and his subcontractors to verify and construct all rated assemblies to comply exactly with the requirements of the test reports listed. The architect shall be notified promptly of any change in materials prior to construction, and any change in materials must have the prior approval of the architect. All fire rated assemblies are continuous unless otherwise noted. Assembly materials shall take precedence over materials specified in these drawings.

1.14 RADON TESTING

Contractor to provide the following passive radon mitigation measures.

1.– All sub-stab 6 mil. vapor barrier to be double lapped 6" min.
2.– All perimeter basement slab joints & penetrations to be sealed with 25 yr. rated radon caulking .
3.– Compression sealed sump crock w/ metal lid & space for 4" passive flue pipe vent thru roof to outside air.

1.15 Mechanical/Plumbing/Electrical contractors shall be required to seal all horizontal and vertical penetrations in the exterior wall caused by their trade.

1.16 All sheathing penetrations caused by erection shall be patched and repaired according to manufactured specifications.

1.17 Details of construction of any retaining wall built must be submitted to the office of the building inspector for approval prior to construction, if applicable.

1.18 Crawl space shall be provided under floor joist not less than 18" in depth and such space shall be vented with screened openings and have a clear area of not less than one–third (1/3) of one (1) percent of the enclosed building area. (If applicable)

1.19 General contractor is responsible to locate and provide necessary structural, mechanical, electrical and plumbing sleeves, anchors, vent opening, etc., that might be required.

1.20 Basement and foundation walls are dependent upon the completed installation of floors for their stability. Contractor shall not place backfill until these elements are completely installed, or contractor must provide shoring and bracing.

2.0 SITE WORK

2.01 These drawings do not cover site work, excavation, and landscaping. Basic grading elevations are shown based off spot elevations provided by the civil engineer. Refer to the site drawings prepared by the civil engineer for further information and details.

2.02 EXCAVATION – shall be sufficient to provide full design dimensions or to allow for forming as required. No footings shall be placed on frozen earth. No footings shall be placed on soft material.

2.03 BACKFILL AND COMPACTION – Use only clean, well–graded earth containing no organic material, trash, muck, roots, logs, stumps, concrete, asphalt or other deleterious substances. Backfill shall be compacted to 95% of maximum density as determined by the ASTM D698 standard proctor test. Do not backfill against masonry walls until super structure is in place. Prior to placing fill, the existing surface shall be cleared of all refuse or organic materials. Place and compact backfill so as to minimize settlement and avoid damage to the walls and waterproofing and other work in place. Building official shall determine whether soil test is required. If required soil fill material must be approved by soils engineer prior to placement. Equivalent fluid pressure of soil backfill not to exceed 60 P.C.F. uniform class SM or better.

2.04 FOUNDATIONS – All foundations are to be placed on undisturbed or compacted soil not less than 2'–0" below grade unless otherwise noted on the drawings. Maintain 1:2 slope (vertical to horizontal) from bottom edge of footing to bottom of any adjacent foundation. Soil bearing valued assumed to be 2,000 PSF minimum unless otherwise noted on drawings. Architect/Engineer to be notified immediately should insufficient bearing capacity of high water table be encountered.

2.05 INSPECTIONS – Footing excavation shall be inspected by the building official prior to the placing of any concrete The building official shall be given notice for this inspection.

2.06 SOIL INVESTIGATION AND REPORT – All earthwork, compaction and foundation work shall be done in accordance with the soils investigation report which shall be provided by the owner. Notify architect if on–site test bearing indicates lesser values before proceeding with the work. Soil values to be determined by a registered engineer experienced in soils engineering.

2.07 DRAINAGE OF FOOTINGS – Unless otherwise noted, provide perimeter basement walls with 4" diameter drain tile laid on 2" gravel base with 6–8" gravel cover, with joints covered with filter cloth for perforated tile. Slope drain tile as required to drain to storm sewer or outfall. 18" gravel all around foundation.

2.08 WATERPROOFING FOR CONCRETE AND MASONRY FOUNDATIONS – Exterior foundation walls of masonry construction enclosing basements shall be damp proofed by applying not less than 1/2" of portland cement parging to the wall from footing to finish grade. The parging shall be covered with coat of approved bituminous material applied at the recommended rate. Exterior foundation walls of concrete construction enclosing basements shall be damp proofed by applying a coat of approved bituminous material to the wall from the footing to the finish grade at the recommended rate. Foundation walls of habitable rooms located below grade shall be waterproofed with membranes extending from the edge of the footing to the finish grade line. The membrane shall consist of either 2–ply hot mopped felts, 6–mil polyvinyl chloride, 5–pound roll roofing or equivalent material. The laps in the waterproofing membrane shall be sealed and firmly affixed to the wall.

3.0 CONCRETE

3.01 CONCRETE – Shall reach minimum compressive strength of (Fc)(see table below). All concrete to be poured in accordance with ACI 318–14. Concrete exposed to weather to be air entrained.

MINIMUM SPECIFIED COMPRESSIVE STRENGTH TO CONCRETE

Type or location of concrete construction	Minimum Specified Compressive Strength (Fc) Severe Weathering Potential
Basement slabs and interior slabs on grade, except garage floor slabs	2,500 (1)
Basement walls, foundation walls, exterior walls, and other vertical concrete work exposed to the weather.	3,000 (2)
Porches, carport slabs and steps exposed to the weather, and garage floor slabs.	3,500 (2)

(1) Concrete in the locations which may be subject to freezing and thawing during construction shall be air–entrained concrete in accordance with footnote 4

(2) Concrete shall be air–entrained. Total air content(percent by volume or concrete) shall be not less than 5 percent or more than 7 percent.

Use of additives shall not be permitted unless specifically approved by the structural engineer. Use of additives containing calcium chloride shall not be permitted.

3.02 REINFORCING RODS – Shall conform to ASTM A–615 grade 60 WWF shall conform to ASTM A–185, MESH 6x6 drawings. Placing plans and shop fabrication details shall be in accordance with the manual of standard practice for detailing reinforced concrete structures". Furnish support bars and all required accessories in accordance with C.R.S.I. standards.

All reinforcing steel marked "continuous" shall be lapped 36 bar diameters at places and around corner or intersection with a standard 90 degree bend on corner bars. Lap welded wire mesh one full mesh at side and end laps.

3.03 SLABS ON GRADE – 3 ½" thick with WWF placed midway in slab thickness, slabs poured on 6 mil poly. Film vapor barrier on minimum 4" gravel. Overlap joints of barrier 12". Seal or tape penetrations by plumbing and avoid puncturing of film. Seal edges to foundation walls.

3.04 COMPACTION – Provide 95% compaction at all slabs and footings. All compaction shall be verified through in–place density tests by a qualified soils engineering consultant.

3.05 FORMWORK – To be well braced, true to dimension, level and plumb.

3.06 Provide clear distance to outermost reinforcing as follows: Provide concrete protection for reinforcing as follows:

Footings	3" (bottom)
Piers:	1–1/2" to ties
Walls:	2" to outside face, 1–1/2" to inside face
Garage slab beams:	1" to top, 3" to bottom

(See structural also for placement locations)

3.07 Not less than #5 bars shall be provided around all window and door openings. Such bars shall extend at least 24 inches beyond the corners of opening. (if applicable)

3.08 The sills of door openings between the garage and adjacent interior spaces shall be raised not less than 4" above the garage floor. Garage slabs shall be structural when fill exceeds 8".

4.0 MASONRY

4.01 CONCRETE MASONRY UNITS (CMU) – To be ASTM C–90, grade A for load bearing masonry. Solid block ASTM C–145 grade B. Minimum net compressive strength 2,000 PSI.

4.02 MORTAR TYPE – To be ASTM C–270 type compressive strength 2,000 PSI.

4.03 MASONRY REINFORCEMENTS

A. Horizontal reinforcements – duro wall at 16" O.C. vertically (no reinforcing required on walls less than 4 courses high).

B. Unless otherwise noted. 12" masonry foundation walls shall be reinforced as follows if applicable for 8–0" from slab to underside of joist (H):

– Exterior grade = H to .75H.....#4 @ 24
– Exterior grade = Less than .75H.....None

– For 9'–0" from slab to underside of joists (H):

– Exterior grade = H to .75H.....#6 @ 32
– Exterior grade = .75H to .50H.....#5 @ 48
– Exterior grade = Less than .5H.....None

– For 10'–0" From slab to underside of joists (H):

– Exterior grade = J to .75H.....#5 @ 8
– Exterior grade = .75 to .50H.....#5 @ 32
– Exterior grade = Less than .50H.....#4 @ 48*

*Alternately grout wall solid with no reinforcing.

Provide dowels from all footings to masonry walls to match size and spacing of all vertical reinforcing. Grout all reinforced cores solid.

4.04 PARGING – 1 coat portland cement above grade – below grade see 2.08.

4.05 SOLID MASONRY – Provide minimum 8" deep below all concentrated loading conditions

Top Courses of block foundation walls shall be filled or solid including the courses under any steel beam.

4.06 BRICK LINTELS – Brick lintel shall be installed in accordance with specifications below, u.n.o. Steel lintels to be min. 36 ksi. Lintel must have corrosion resistant coating of epoxy based paint. Lintels greater than 8' must be laterally supported at max. 6' o.c. with (1) 1/4"x3" wood screw into the header. provide a 1" vertically slotted hole for the screw.

Brick lintel installation specifications

Lintel dimension	Minimum bearing	Maximum total span
3"v x 3–1/2"h x 1/4"t	4" (inches)	6" (feet)
4"v x 3–1/2"h x 1/4"t	6" (inches)	8" (feet)
5"v x 3–1/2"h x 1/4"t	6" (inches)	10' (feet)
6"v x 3–1/2"h x 1/4"t	6" (inches)	12' (feet)
7"v x 4"h x 1/2"t	6" (inches)	16' (feet)

4.07 MASONRY VENEER CONSTRUCTION – To have vertical ties at 16" O.C. and horizontal ties @ 24" O.C. Flash at base and provide weep tubes or wicks at 16" o.c. or open head joints at 24" o.c.

4.08 TRUE STONE MASONRY – 5" stone veneer, color as selected by architect.

4.09 APPLIED STONE VENEER – 2" stone veneer, applied per manufacturer's specifications.

5.0 METALS

5.01 FOUNDATION ANCHOR BOLTS – Shall be provided at maximum 6'–0" O.C. intervals and placed 12" from the end of each section with minimum two anchor bolts per section of wall. Anchor bolt shall be minimum 1/2" diameter and shall be embedded in foundation in depth minimum 8" of poured in place concrete and not less than 15" in grouted unit masonry. Anchor bolt can be substituted with metal strap per manufacturers specifications. All bearing plates shall bear on minimum 8" deep solid masonry.

5.02 STEEL – A) All metal anchors, fasteners, joist hangers, etc to be galvanized. All structural steel to conform to ASTM–36. Pipe to be A53. Tube to be A500 or A501. Detailing to be accordance with AISC structural steel detailing manual. Connections shall be capable of supporting allowable uniform load stress of 24 KSL. Bolted field connection shall be 3/4" diameter high strength bolts meeting ASTC spec. A–3254. Bolted joints to be bearing type using the turn–of–the–nut method of tightening. Except add hardened washer under turned element.

B) Submit complete shop and erection drawings for approval prior to fabrication and erection.

C) All welders shall be certified in accordance with the American Welding Society. All welding electrodes, machines, etc., shall be compatible with the type of steel being welded.

5.03 Provide galvanized metal–let in bracing at all exterior corners of frame walls (Note: May delete with structural grade sheathing).

5.04 NAILING SCHEDULE – As per IRC and other applicable building codes, or manufacturers recommended standards but not less than that required by code.

5.05 Provide base plate for all structural steel beams bearing on masonry.

5.06 Holes shall not be cut through beams unless indicated or approved by engineer. Provide standard angle wall anchors for a beam resting on masonry.

6.0 WOOD

6.01 SILL PLATE – Plate treated to meet American Wood Preserves Institute Standard LP–2 or LP–4 where indicated on plans. Bolts shall be 1/2" diameter at 6' O.C., 7" into concrete, not more than 12" from corner.

6.02 ALL EXPOSED EXTERIOR LUMBER or lumber in contact with masonry or concrete shall be pressure preservative treated in accordance with industry standards. Provide fire retardant sheathing and lumber where indicated on drawings.

6.03 MAXIMUM MOISTURE CONTENT – Of all lumber shall be 19%. Lumber may be kiln dried but drying process must be regulated to cause a minimum amount of cheching and kiln dried lumber shall be comparable to air dried stock.

6.04 STRENGTH OF FRAMING MATERIALS – All framing lumber shall be hem fir, grade 2 or better, having the following minimum properties.

A. –Bending stress "Fb" = 850 PSI for single member use
–Bending stress "Fb" = 975 PSI for repetitive member use
–Horizontal shear "Fv" = 75 PSI
–Compression perpendicular to grain "Fc" = 405 PSI
–Compression parallel to grain "Fc11" = 875 PSI
–Modules of elasticity "E" – 1,400,000 PSI

B. All structural posts shall be southern yellow pine grade 2 or better, having the following minimum properties.

–Bending stress "Fb" = 1200 PSI for single member use
–Bending stress "Fb" = 1400 PSI for repetitive member use
–Horizontal shear "Fv" = 90 PSI
–Compression perpendicular to grain "Fc" = 565 PSI
–Compression parallel to grain "Fc11" = 1000 PSI
–Modules of elasticity "E" – 1,600,000 PSI

C. Plywood laminated (LVL) beams shall have the following minimum properties.

–Shall be 1–3/4"
–Bending stress "Fb" = 2800 PSI
–Horizontal shear "Fv" = 285 PSI
–Modules of elasticity "E" = 2,000,000 PSI
–Tension parallel to grain = 1850 PSI
–Compression perpendicular to grain = 500 PSI
–Compression parallel to grain = 2700 PSI
–Prefabricated structural timber beams shall conform to one of the following specifications:

Microlam (ML) – NRB–126
Parallam (PI) – NER–292
ASI – BOCA 82–47
SBCCI–8302
KBO 4035
GNI – BOCA–85–5
SBCCI–8525
HUD #SEB–1091

D. Cutting and notching of floor joists shall conform to the following, or per manufacturers specifications.

–Notch depth in the top or bottom of the joists and beams shall not exceed one–sixth the depth of the members and shall not be located in the middle one–third of the span (including bird mouth cuts).

–Notch depth at the ends of the member shall not exceed one–fourth the depth of the member.

–The tension side of beams, joists and rafters of four inches or greater nominal thickness shall not be notched, except at ends of members.

–Holes bored or cut into joists shall not be closer than two inches to the top or bottom of the joists. The diameter of the hole shall not exceed one–third the depth of the joists.

E. Stress grade lumber shall be clearly stamped with the lumber inspection association seal showing the stress grade. All fabrication, erection and other procedures shall conform to the current "national design specification for stress grade lumber and its fastenings."

F. Prefabricated timber shall be installed and braced per manufacturers recommendation. Timber member shall not be cut or drilled unless so authorized by the manufacturer.

G. Where double members are indicated on the drawings, mechanically fasten both members in a manner such that both members share the superimposed loads, including loads from headers.

6.05 WOOD FLOOR AND ROOF TRUSSES – Shall be designed and fabricated by the truss manufacturer and shall comply with the national design specification for stress grade lumber and its fastenings. Submit shop drawings and calculations sealed by the P.E., the jurisdictional plan reviewer as required by government authority.

The design and detail of all trusses shall meet the requirements of F.H.A. G4541.1 design criteria for trussed rafters the "National specification for stress grade lumber and its fastenings," and all applicable building codes. Manufacturer must be a "TPI" (Truss Plate Institute member).

6.06 WOOD STUDS – A bearing wall to be 2x4's at 16" O.C. except at grade floor bearing wall of buildings more than two stories high shall be 2x4's at 12" O.C. Where height of stud wall exceeds 10'–0" provide 2x6's at 16" O.C. See plans for stud sizes and spacing at walls, – typical. All bearing partitions to be braced midway between all stories. Wall studs to be SPF stud grade or better, having the following minimum properties: Compression parallel to grain Fc = 425 PSI Fb rep = 650 PSI, E = 1,200,000. Holes bored in bearing wall studs shall not exceed 1/3 of stud width.

Whatever height of stud wall exceeds 10'–0", in addition to providing 2'x6" at 16" O.C., studs shall extend continuously, in one piece, to full height of the wall, unless noted otherwise.

6.07 WOOD JOISTS – Shall have a minimum bearing of 1 1/2". Wood floor trusses to have minimum bearing as per manufacturers recommendations. All joists and rafters to be bridged midway at intervals of 8'–0" max. All rafters and trusses shall be connected at bearing points with one prefabricated galvanized metal connector, minimum 18 ga., with capacity to resist 450# loading unless shown otherwise on drawings.

A. Prefab joists and beam hangers shall be sized and attached for manufacturers recommendations. Holes through wood 1"s shall not exceed manufacturers recommendations. No cuts or holes are allowed through top or bottom chord.

B. Wood floor joists shall be per depth and spacing shown on drawings. Supplier shall confirm that members provided can carry the loading designated in Section 1.08.

C. Provide 2–3/4" exterior plywood bands at all perimeter bearing walls. Provided squash block and stifferers as required to distribute loading and shear reinforcing as required at concentrated loads.

D. Bearing studs should be at 16" O.C. with 2 top plates, and care shall be exercised to ensure locating supported floor joists or roof trusses within 5 inches of the studs beneath.

E. Provide solid blocking at 1'–0" O.C. between band and joist and first interior parallel joist.

F. All prefabricated trusses and truss joists shall be designed for the following loads unless noted otherwise:

Roof: Snow load/Live load–30PSF
Dead load top chord–7PSF
Dead load bottom chord–10PSF

Floor: Live load–40PSF
Dead load–15PSF

Submit shop drawings and calculations for review. Affix seal of engineer registered in the state of the proposed project.

G. Prefabricated truss joists shall be designed to resist the loading shown with a maximum liveload deflection of 1/480 of the span.

6.08 All lintels over all framed openings to be shown below unless noted otherwise:

2 – 2x8 – Openings up to 4'–6"
2 – 2x10 – Openings up to 5'–6"
2 – 2x12 – Openings up to 7'–0"

6.09 PLYWOOD – All plywood used structurally shall meet the performance standards, and all other requirements of applicable U.S. commercial standards for the type, grade and species of plywood and shall be so identified by an approved testing agency.

FIRE RETARDANT TREATED PLYWOOD AND DIMENSIONAL LUMBER – (Where applicable). If fire retardant treated plywood is applied to a structure, (fire retardant plywood must be applied 4'–0" to either side of fire walls or party walls unless noted otherwise) it is to be accompanied by certification that acid hydrolyses will not occur in the product at temperatures below 400 Fahrenheit this certification must come from the manufacturer and be approved by a certified testing agency and local building officials.

6.10 PLYWOOD – Subfloor to be 3/4" T and G plywood standard sturd–i–floor F.F.U.S., unless otherwise noted. Roof deck – 1/2" C–D–X – D.F.P.S. with exterior glue unless otherwise noted. Direct bearing at all edges, glued and nailed. All end joints shall be staggered. The face grain of the plywood shall be laid at right angles to the joists and trusses and parallel to the studs use plywood clips with 1/2" roof plywood (if applicable).

6.11 All wood blocking, nailers, etc. shall be attached to steel or concrete framing with power activated fasteners or 3/8" diameter bolts unless noted otherwise. Fasteners shall be spaced at 24" maximum O.C. and shall be staggered. Fasteners shall have a minimum capacity of 100 pounds in shear and pullout unless noted otherwise.

6.12 INTERIOR TRIM – Windows, door and bases may be finger jointed, 2–1/2" traditional profile or as indicated on drawings.

6.13 INTERIOR STAIRS – Prefab wood unless noted otherwise.

6.14 SHELVING – 3/4" filled flakeboard with taped front edge, ship and metal brackets, 42" O.C., Max., unless indicate otherwise on drawings or vinyl wrap wire shelving as selected by builder (owner).

6.15 Railings or handrails shall be installed on any exterior porch or stair exceeding 3 risers in height or 24" above grade.

6.16 HANDRAILS – At stair (if applicable) 34" height measured vertically from the nosing of the tread.

6.17 GUARDRAILS – Not less than 42" height measured vertically, except for buildings of use group R–3 shall be not less than 36". Construct such that a sphere with a diameter of 4" cannot pass through any opening.

7.0 THERMAL AND MOISTURE PROTECTION

7.01 SILL SEAL – 1/2"x3–1/2" compressible fiberglass beneath all exterior sill plates.

7.02 INSULATION: UNFINISHED BASEMENT WALLS – Continuous (Perf.) R–11 Insulation, or R–13 fiberglass batt cavity insulation

7.021 WALLS – R–15, 535/8" batt insulation with draft paper face vapor barrier, min., unless otherwise noted.

7.022 CEILINGS AT ROOF – R–49 fiberglass batt with draft paper face vapor barrier, or blow insulation, R–49 min.

7.023 CRAWL SPACES – and other floors exposed to unheated spaces below, R–19 fiberglass batt with draft paper vapor barrier. Bay Window Floor–R–30

7.024 PERIMETER SLAB – insulation to be rigid exterior grade, min. R–10 extending 2'–0" vertically and 2'–0" horizontally, min. perimeter insulation to be extruded polystyrene closed cell.

7.025 VAPOR BARRIERS – to face warm side of space (interior) unless noted otherwise on drawings.

7.03 ROOFING

7.031 SHINGLES – 235# or 215/fiberglass shingles class "c" or better on #15 roofing felt on slopes of 4" to 12" or greater. On slopes less than 4" to 12" but greater than 2" to 12" provide double coverage asphalt/fiberglass shingles on two layers 15" roofing felt. Shingles shall be installed per manufacturer's specifications and applicable building codes.

7.032 VALLEY FLASHING – Open valleys shall be flashed with min. No. 28 gauge galvanized corrosion–resistant sheet metal and shall extend min. 8" from center line each way. Closed valley flashing shall be 2 layers 90# mineral surfaced cap sheet with bottom layer minimum 12" wide and top layer 24" wide, cemented together. Closed valleys may also be of 36" wide foil roofing material not less than No. 50 in valley over the underlayment.

7.033 RIDGE–FLASHING – Install as per manufacturers specifications.

7.034 ROOF EDGE – Provide non–corrosive aluminum drip edge flashing at roof edge.

7.035 BUILT UP ROOFING – To be as detailed on drawings and installed as per manufacturers specifications.

7.04 EXTERIOR WALLS

7.040 Roofing and sheet metal installation shall be in accordance with standards and details established by the Sheet Metal and Air Conditioning Contractors National Assoc., Inc. "SMACNA" – refer to 4th Editions, 1987 for specific detail installation.

7.041 FLASHING – To be non corrosive aluminum provided at tops and sides of all exterior window and door openings in such a manner to be leakproof.

7.042 FLASH AND COUNTER FLASH – All roof to wall conditions, minimum No.26 U.S. gauge corrosion resistant aluminum step flashing as required to maintain min. height.

7.044 FLASH AND CAULK wood beams and other projections through exterior walls or roof surfaces.

7.045 EXTERIOR SHEATHING – 1/2" OSB. sheathings installed per manufacturers specifications unless noted otherwise on drawings.

7.045A Lateral bracing requirements (per local building code requirements) Provide lateral bracing on both sides of the fire wall (typical).

1. Wood let–in and/or steel let–in (as approved). Brace at corners both directions and at intervals along the wall as required by the building code.
2. 4'–0" plywood panel at corners, both directions and at intervals along the wall as required by the building code.
3. Approved structural grade sheathing to include 1/2" CDX plywood, 5/8" OSB, or other approved material.

7.046 CAULKING/SEALANT as selected by builder (owner) – submit product literature to architect for approval.

7.05 FIRESTOPPING – Shall be provided to cut off all concealed draft openings (both vertical and horizontal) in the following locations:

1. In exterior or interior stud walls, at ceiling and floor levels and so placed that the maximum dimensions of any concealed space is not more than 10'.

2. Between stair stringers at top and bottom and between studs in line with stair run.

3. Spaces between chimneys and wood framing shall be filled with loose non combustible material (2" min. thickness), placed in non supports tightly fitted to the chimney.

4. Other locations not mentioned above such as holes for pipes, sleeves, behind framing strips and other similar places which could afford a passage for flames.

7.051 FIRESTOPS – When of wood, shall be min., 2" nominal thickness and may also be made of gypsum board, mineral wood or other non combustible material. For penetrations and surrounds for piping or cable, etc., Grabber EFC Endothermic Fire Caulk or industry equivalent will be used.

7.052 DRAFTSTOPPING – Provide draft stopping where required in accordance with applicable codes.

7.06 SIDING – To be as called for on drawings and installed as per manufacturer's specifications.

7.07 VENTILATION

7.07.1 Roof Spaces: Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain and snow. The openings shall be covered with corrosion resistant mesh not less than 1/8" (3mm) nor more than 1/4" (6mm) in any direction.

7.07.1.1 Ventilating Spaces: The minimum required net free ventilating area shall be 1/150 of the area of the space ventilated, except that the minimum required area shall be reduced to 1/300 where at least 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet (914 mm) above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents.

7.07.2 Crawl Spaces: Crawl space areas, other than those used as an under floor plenum, shall be ventilated by an approved mechanical means or by openings in exterior foundation walls. Openings shall be located as close to corners as practicable and shall provide cross ventilation on at least two approximately opposite sides. The openings shall be covered with corrosion mesh not less than 1/8–inch (3mm) nor more than 1/4–inch (6mm) in any direction.

7.07.2.1 Opening Size: Openings shall have a net area of not less than 1 square foot (0.093 m2) for each 150 square feet (13.95 m2) of foundation space.

7.08 GUTTERS AND LEADERS (If applicable) Pre finished aluminum lead to splash blocks.

7.09 All wood shall be minimum 8" above finish grade or pressure treated less than 8" above finish grade. All siding shall be minimum 6" above finish grade.

7.10 FLASHING – When veneer of brick, clay tile, concrete or natural or artificial stone are used 20 mil plastic flashing shall be attached to the sheathing wherever necessary to prevent moisture penetration behind the veneer.

7.11 Rough carpentry contractors shall seal with construction adhesive, plates at floor and ceiling, and caulk all window and door flanges/jambs and all panel butt joints prior to and during erection.

7.12 All pipes, ducts, vents, wiring, and chases which penetrate ceilings directly below a truss or roof assembly shall be firestopped.

8.0 DOORS AND WINDOWS

8.01 DOORS – Specified by builder.

8.02 EXTERIOR ENTRANCE DOOR – 1–3/4" solid wood core. See drawings for raised panel design. Provide complete weather stripping and metal threshold.

8.03 PATIO DOORS – 1–3/4" Solid Wood Core, Low E, Tempered Glass. See drawings for glass design. Provide complete weather stripping and metal threshold.

8.04 GARAGE TO UNIT DOORS –B–label steel with 20 min. (minimum) fireating.

8.05 INTERIOR DOORS – Solid Wood or Hollow Core Wood with wood veneer.

8.06 DOOR SIZES – Refer to door schedule.

8.1 WINDOWS – Default is Vinyl frame, double hung, double paned, Low E, with Argon, u.n.o. All windows shall have a maximum U–factor of .30 and a maximum SHGC value of .40 in accordance with Table 1102.1.2

8.11 GENERAL – Glazing in locations subject to human impact such as entry doors and sidelights, sliding glass doors, shower doors, tub enclosures and storm doors shall be fully tempered in accordance with the IRC code. Fixed panels with area in excess of 9 sq. Ft. with the lowest edge less than 18" above the finished floor or walking surface within 36" of such glazing unless a horizontal member not less then 1–1/2" width located between 24" and 36" above the walking surface shall be fully tempered. See the IRC for exceptions to hazardous locations (If applicable).

8.12 WEATHER PROOFING – All sliding, swinging doors, and windows opening to the exterior shall be fully weather–stripped, caulked, gasketed or otherwise treated to limit air infiltration. Provide maximum air infiltration as follows:

1. Windows shall have an air infiltration rate of less then 0.5 CFM per foot of such crack.
2. Sliding glass doors shall have an air infiltration rate of less than 0.5 CFM per square foot or door area, or
3. Swinging doors shall have an air infiltration rate of less then 1.25 CFM per square foot of door area.

8.13 EMERGENCY EGRESS – Every sleeping room below the fourth story shall have at least one operable window or door for emergency egress or rescue. Egress windows shall have a maximum sill height of 44" above finished floor and shall have a minimum net clear opening of 5.7 Sq. Ft. with a minimum clear opening height of 24" and minimum opening width of 20". Grade floor windows may have a minimum net clear opening of 5 sq. ft.

8.14 ALL OPERABLE WINDOWS – Shall have non corrosive screens and sash locks.

9.0 FINISHES

9.01 GYPSUM WALLBOARD – Shall be installed in accordance with U.S. gypsum recommendations and shall meet the requirements of IRC and other applicable codes. Typical interior partitions to have 1/2" tapered edge taped and finished. Provide 5/8" type "X" fire–rated gypsum board at walls & ceilings where called for on the drawings.

9.02 GYPSUM WALLBOARD – Shall not be installed until weather protection for the installation is provided.

9.03 SUPPORT – All edges and ends of gypsum board shall occur on framing members except those edges perpendicular to framing members.

9.04 MOISTURE–RESISTANT GYPSUM BOARD – Provide moisture resistant gypsum board at all tub/shower locations in bathrooms and wherever moisture conditions can exist.

9.05 CERAMIC TILE – Ceramic tile shall be glazed tile, thin set application on water–resistant drywall. Provide base and miscellaneous trim. Tile color as selected by owner. Provide marble threshold for transition between ceramic floor tile and other floor finishes. Floor tile shall be non slip.

Grout – Commercial waterproof grout cement.

9.06 RESILIENT FLOORING – Shall be sheet vinyl or vinyl composition tile installed as per manufacturer's specifications.

9.07 UNDERLAYMENT – Provide suitable floor underlayment for all ceramic tile and resilient flooring.

9.08 PAINT INTERIOR – Default values below, can be changed by owner or client

Ceilings – Latex flat, 2 coats
Walls – Latex flat, 2 coats
Trim – Latex semi–gloss, 2 coats

Kitchen and Bathrooms

Ceiling – Latex flat, 2 coats
Walls – Latex flat, 2 coats

9.09 PAINT EXTERIOR
Trim – Latex (1) coat prime (1) coat finish

10 SPECIALTIES

10.01 BATH VANITIES – As selected by builder (owner)

10.02 BATH FIXTURES – As selected by builder (owner)

11.0 EQUIPMENT

NONE

12.0 FURNISHINGS

NONE

13.0 SPECIAL CONSTRUCTION

NONE

14.0 CONVEYING SYSTEMS

NONE

15.0 MECHANICAL

15.01 H.V.A.C. – Kitchen and a bath ventilation metal ducts to exterior where indicated and/or required by applicable codes. Complete installation circulating air combustion to meet all requirements of the manufacture and the state. Bath exhaust fans shall be 50 c.f.m. minimum.

15.02 PLUMBING – Sanitary cold and hot waters and all other piping shall conform to the requirements, local and state.

15.03 Provide minimum 22" walking space in front of all plumbing fixtures in bathrooms and 14"x30" access panel at tub connections unless otherwise noted. All shower stalls shall have a minimum finished area of 1,024 sq. in. with a minimum of 30" in any direction. Water closets to be a minimum of 15" from wall to centerline of fixture.

16.0 ELECTRICAL

16.01 ELECTRIC – Shall conform to the requirements of the National Electric Code, the local Power CO., and all applicable local regulations. Obtain all permits and pay fees required for this work. Have the installation inspected and approved by and inspection agency of the fire underwriter's association. Submit a certificate of final approval by the inspection agency upon completion. Fixtures and apparatus as selected by builder, unless otherwise noted.

16.02 SMOKE DETECTORS – Are required and shall be installed inside of each separate sleeping area and on each additional story of the dwelling including basements and cellars. All detectors shall be approved and listed and shall be installed in accordance with the manufacturer's instructions. Smoke detectors shall be hard wired with battery backup. A combination smoke/carbon monoxide detector shall be located in the general area outside each sleeping area or group of sleeping areas.

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WESLEY II - LOT 2 AT FISHER AVENUE

STRUCTURAL GENERAL NOTES

ISSUE DATE:	07-22-25
PERMIT SET	
Project Info: BUILDING CODE: 2021 VRC	

Date	Revision/Issue

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1.1



FRONT ELEVATION 3 W/FULL PORCH

SCALE: 1/4" = 1'-0"

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WESLEY II - LOT 2 AT FISHER AVENUE

FRONT ELEVATION

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Project Info:
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Date	Revision/Issue

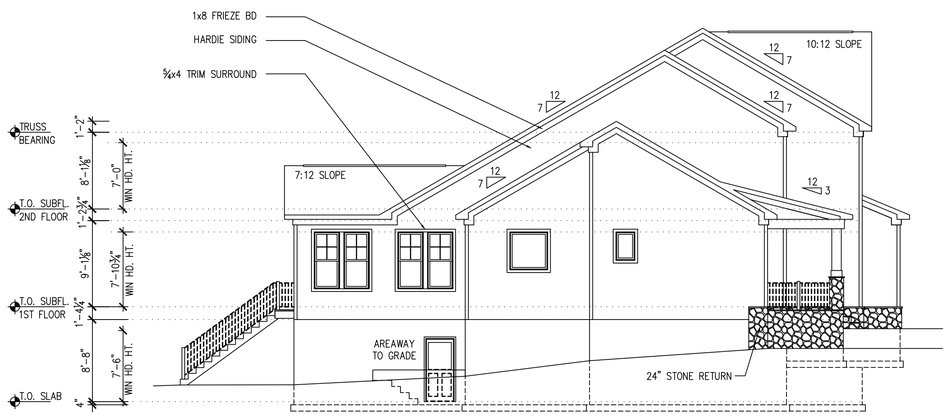
DRAWN BY:	JAWM
PROJECT CODE:	25220

2.1



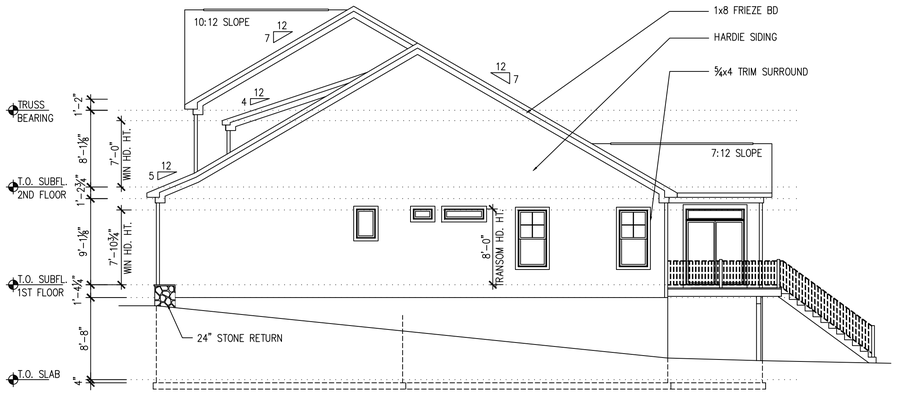
REAR ELEVATION W/SUNROOM

SCALE: 1/4" = 1'-0"



LEFT ELEVATION W/SUNROOM AND FRONT PORCH

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION W/SUNROOM

SCALE: 1/8" = 1'-0"

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WESLEY II - LOT 2 AT FISHER AVENUE

REAR AND SIDE ELEVATIONS

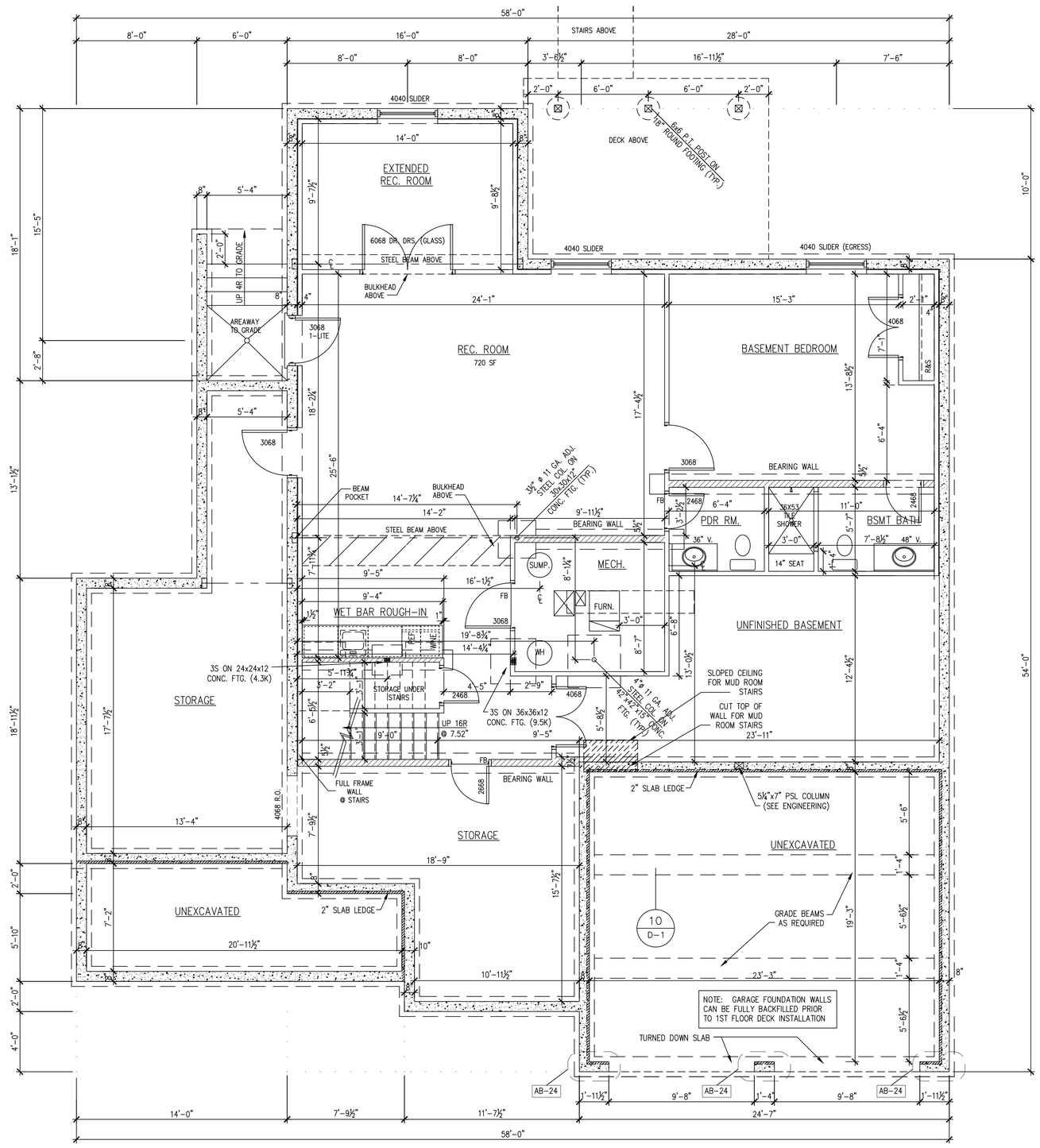
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Project Info:
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Date	Revision/Issue

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2.2



FOUNDATION/BASEMENT FLOOR PLAN

LIVING SPACE 2252 SQ. FT.

SCALE: 1/4" = 1'-0"

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WESLEY II - LOT 2 AT FISHER AVENUE

FOUNDATION/BASEMENT FLOOR PLAN

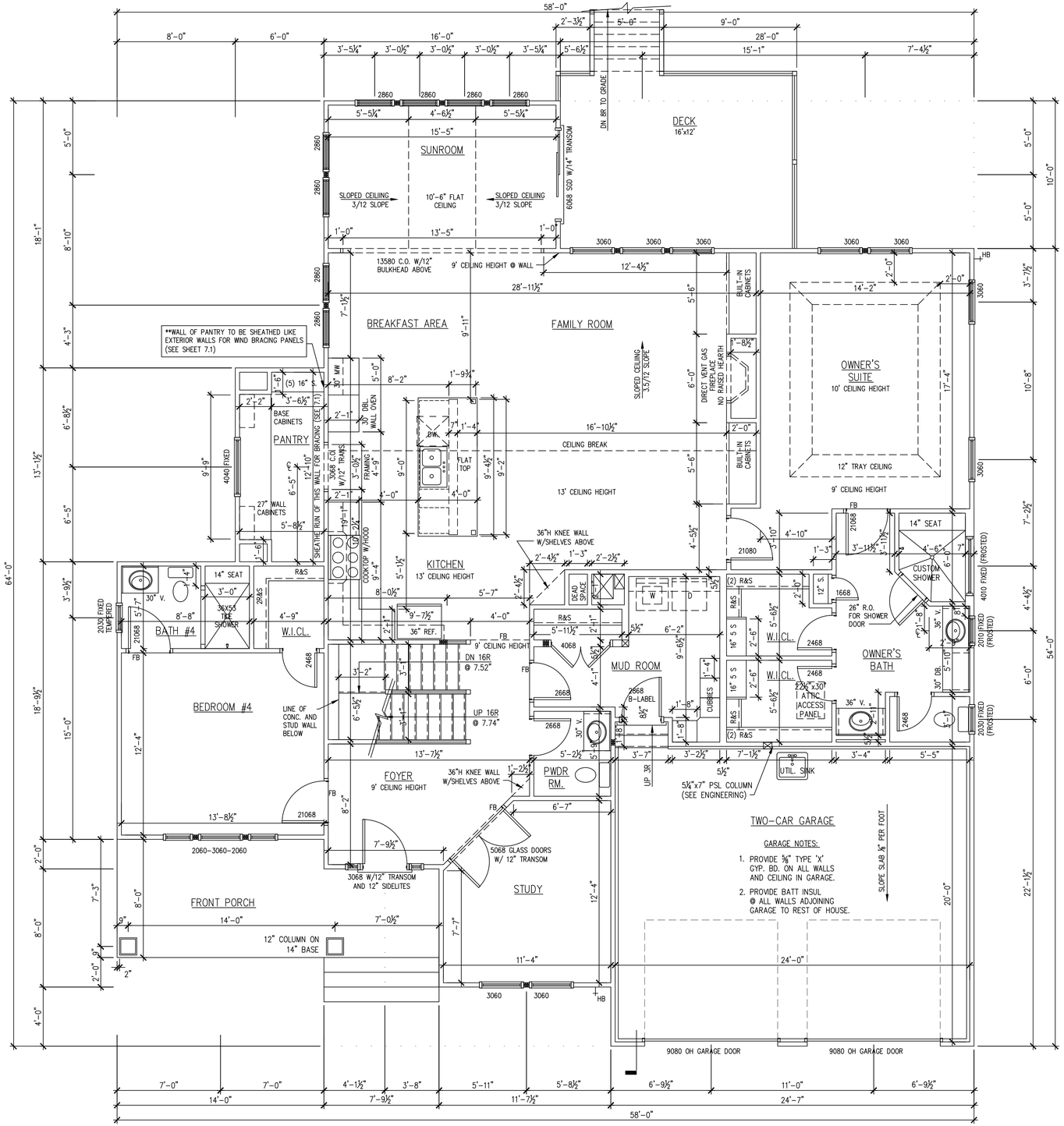
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PROJECT CODE:	25.220

3.1



FIRST FLOOR PLAN W/SUNROOM

SCALE: 1/4" = 1'-0"

LIVING SPACE 2238 SQ. FT.

GARAGE 500 SQ. FT.

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WESLEY II - LOT 2 AT FISHER AVENUE

FIRST FLOOR PLAN

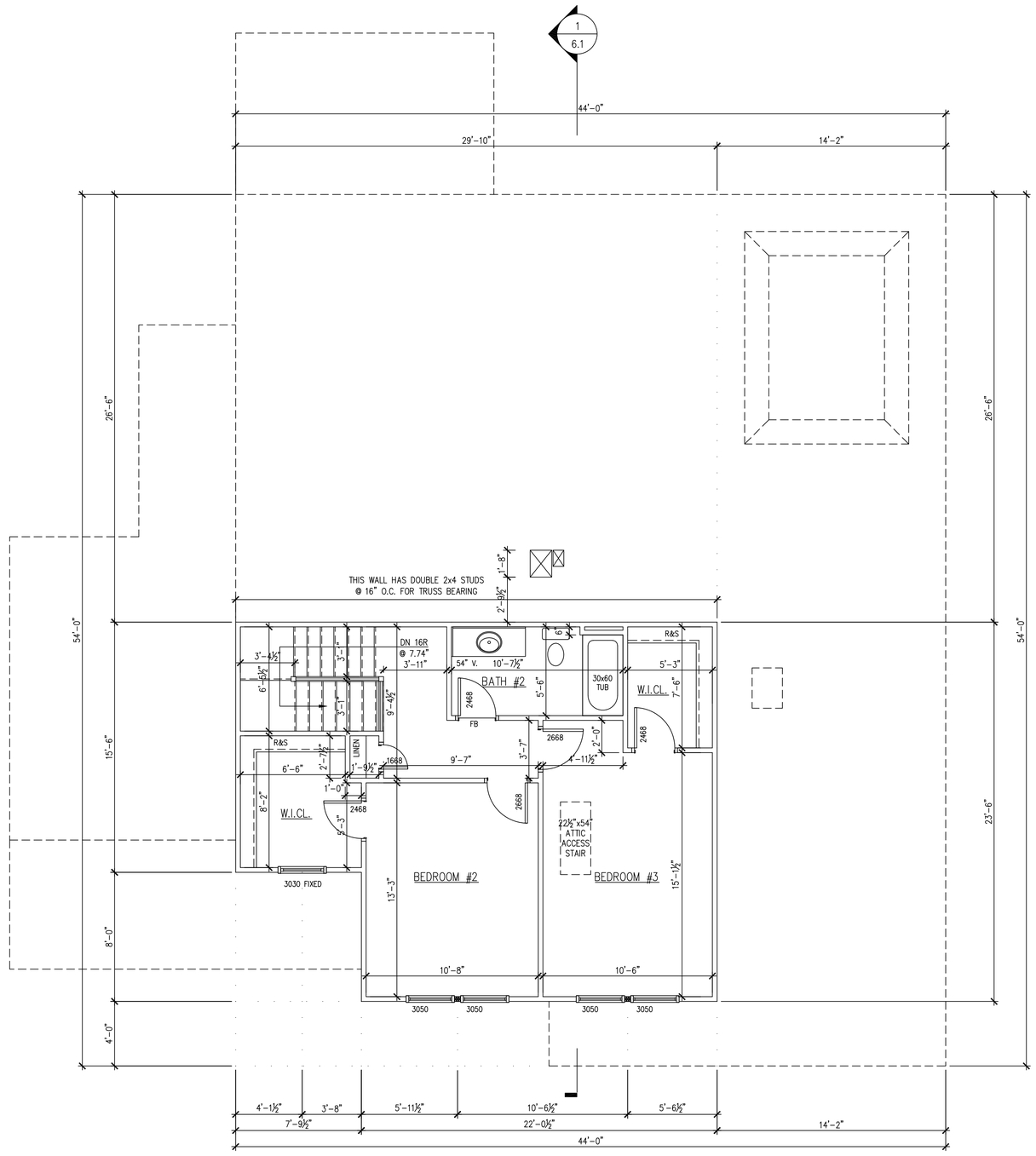
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4.1



SECOND FLOOR PLAN

SCALE: 1/4" = 1'–0"

LIVING SPACE 639 SQ. FT.

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WESLEY II - LOT 2 AT FISHER AVENUE

SECOND FLOOR PLAN

ISSUE DATE:	07-22-25

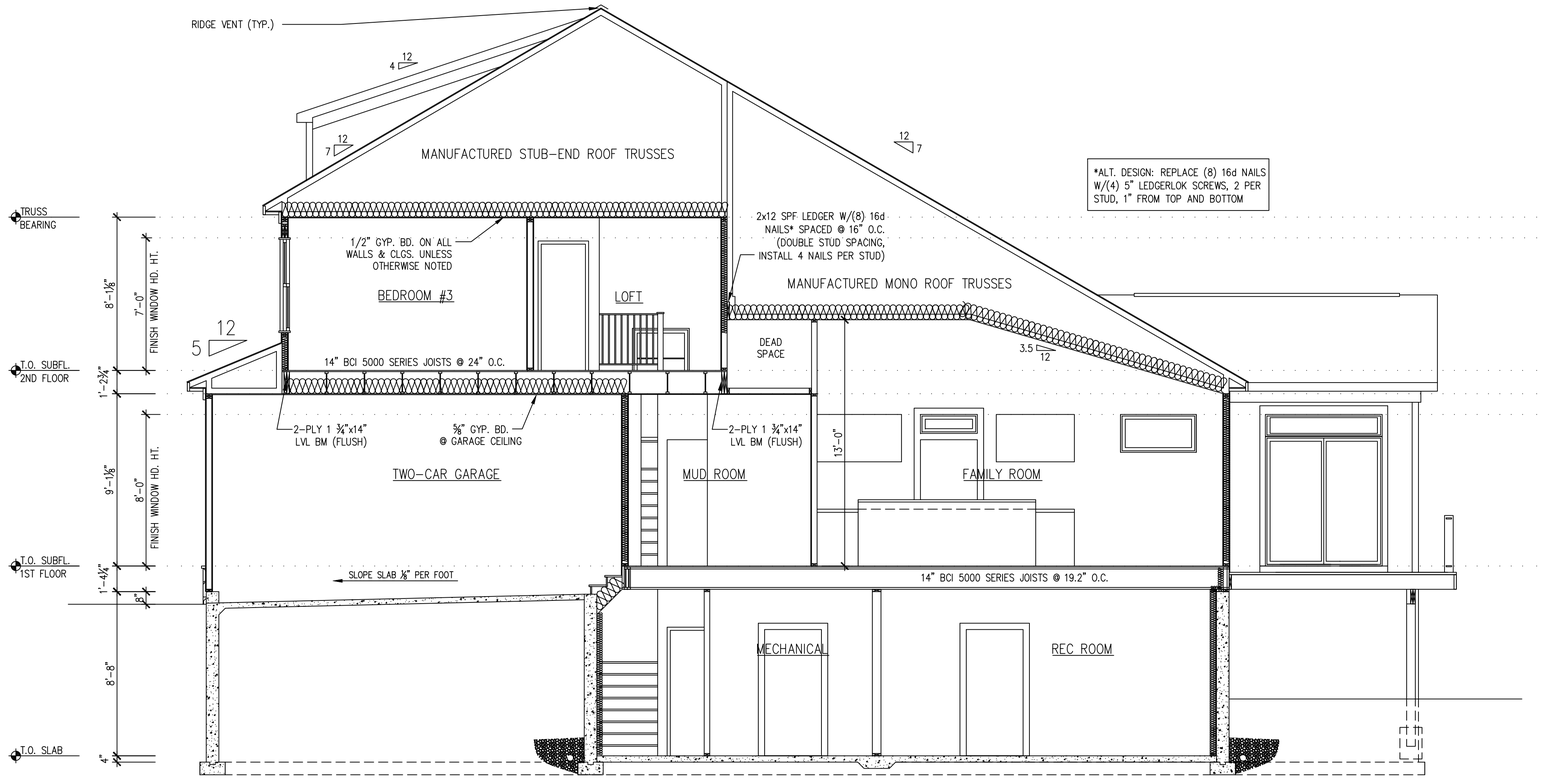
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Project Info:
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Date	Revision/Issue

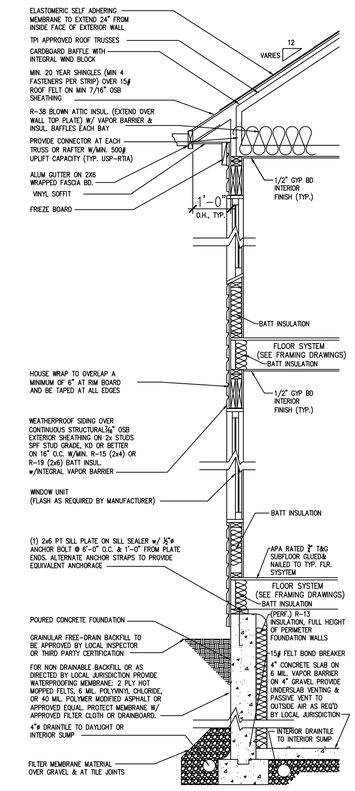
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PROJECT CODE:	25.220

5.1



1 BUILDING SECTION

SCALE: 1/4" = 1'-0"



TYPICAL WALL SECTION

SCALE: 1/4" = 1'-0"

DETAIL NOTES:

1. TYPICAL ROOF CONSTRUCTION
   TILE ROOF SHINGLES ON 15# ROOFING FELT
   ON 7/16" OSB SHEATH (OR EQUIVALENT)
   ON PREFAB ROOF TRUSSES (OR 2X– OVERBUILD)

2. TYPICAL EXTERIOR WALL CONSTRUCTION
   SIDING OR BRICK VENEER (W/ AIR SPACE) ON
   7/16" OSB STRUCTURAL SHEATHING ON
   2X4 STUDS @ 16" O.C. ON 1/2" DRYWALL

3. TYPICAL FLOOR CONSTRUCTION
   3/4" T&G SHEATHING (GLUED AND NAILED) ON
   PREFABRICATED FLOOR JOISTS
   (SEE FRAMING PLAN FOR TYPE, SIZE, AND SPACING) ON
   1/2" DRYWALL CEILING BELOW (UNLESS OTHERWISE NOTED)

4. TYPICAL FLOOR SLAB CONSTRUCTION
   4" CONC. SLAB ON GRADE W/ 6"X6" #1.4/1.4 W.W.M. ON
   6 MIL POLY VAPOR BARRIER ON 4" GRAVEL FILL W/
   1"X24" PERIMETER INSULATION @ W.O. CONDT.
   CONCRETE f'c = 3000 P.S.I., MIN.
   REINF. W.W.M., GRADE 60
   LAP MESH 12"
   MINIMUM SOIL BEARING CAPACITY = 2,000 P.S.F.

5. BASEMENT WALL CONSTRUCTION
   AT SOIL CONDITIONS W/ 60 PCF EQUIV. FLUID PRESSURE BACKFILL
   8" OR 10" POURED CONCRETE WALL

   SEE CHART AT RIGHT FOR STEEL REINFORCING

   CONCRETE f'c = 3000 P.S.I., MIN.
   MIN. 30 PCF
   MINIMUM SOIL BEARING CAPACITY = 2,000 P.S.F.

   BATT INSULATION TO EXTEND TO TOP OF SLAB BELOW

6. TYPICAL GARAGE SLAB CONSTRUCTION
   4" CONC. SLAB ON GRADE w/ 6"X6" #1.4/1.4 W.W.M. ON
   4" GRAVEL FILL.
   SEE GRADE BEAM DETAIL FOR ADDITIONAL SLAB REINFORCEMENT
   CONCRETE f'c = 3500 P.S.I., MIN.
   REINF. W.W.M., GRADE 60
   DESIGN LIVE LOAD = 50 P.S.F.
   MINIMUM BAR LAP = 26", LAP MESH 12"
   MINIMUM SOIL BEARING CAPACITY = 2,000 P.S.F.

7. WIND LIMITATIONS
   BUILDINGS AND PORTIONS THERE OF SHALL BE LIMITED BY WIND SPEED, AS DEFINED IN TABLE R301.2(1), AND CONSTRUCTION METHODS IN ACCORDANCE WITH THIS CODE. BASIC WIND SPEED SHALL BE DETERMINED FROM FIGURE R301.2(4) WHERE DIFFERENT CONSTRUCTION METHODS AND STRUCTURAL MATERIALS ARE USED FOR VARIOUS PORTIONS OF A BUILDING, THE APPLICABLE REQUIREMENTS OF THIS SECTION FOR EACH PORTION SHALL APPLY. WHERE LOADS FOR WINDOWS, SKYLIGHTS AND EXTERIOR DOORS ARE NOT OTHERWISE SPECIFIED, THE LOADS LISTED IN TABLE R301.2(2) ADJUSTED FOR HEIGHT AND EXPOSURE PER TABLE R301.2(3), SHALL BE USED TO DETERMINE DESIGN LOAD PERFORMANCE REQUIREMENTS FOR WINDOWS AND DOORS.

VERTICAL REINFORCEMENT FOR 8 INCH NOMINAL FLAT CONCRETE BASEMENT WALLS					HORIZONTAL REINFORCEMENT FOR 8 INCH NOMINAL FLAT CONCRETE BASEMENT WALLS
MAXIMUM WALL HEIGHT (FEET)	MAXIMUM UNBALANCED BACKFILL HEIGHT (FEET)	MINIMUM REINFORCEMENT SIZE AND SPACING			
		SOIL CLASSES AND DESIGN LATERAL SOIL			
		GW, GP, SW AND SP (30)	GM, GC, SM, SM-SC AND ML (45)	SC, ML-CL AND INORGANIC CL (60)	
8	4	NO REINFORCEMENT	NR	NR	ONE #4 BAR WITHIN 12" OF TOP OF WALL AND ONE #4 BAR NEAR MID-HEIGHT OF THE WALL STORY
	5	NR	NR	NR	
	6	NR	NR	#4 @ 17"	
	7	NR	#4 @ 16"	#4 @ 16"	
	8	#4 @ 19"	#4 @ 16"	#4 @ 12"	
9	4	NR	NR	NR	ONE #4 BAR WITHIN 12" OF TOP OF WALL AND ONE #4 BAR NEAR THIRD POINTS IN THE WALL STORY
	5	NR	NR	NR	
	6	NR	NR	#4 @ 16"	
	7	NR	#4 @ 16"	#4 @ 15"	
	8	#4 @ 16"	#4 @ 15"	#4 @ 10"	
	9	#4 @ 16"	#4 @ 11"	#4 @ 8"	

NOTES:
a. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM. REFER TO IRC TABLE R405.1
b. TABLE VALUES ARE BASED ON REINFORCING BARS WITH A MINIMUM YIELD STRENGTH OF 60,000 PSI (GRADE 60), CONCRETE WITH A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2,500 PSI AND VERTICAL REINFORCEMENT BEING LOCATED AT THE CENTERLINE OF THE WALL.
c. NR INDICATES NO VERTICAL REINFORCEMENT IS REQUIRED.
d. VERTICAL REINFORCEMENT WITH A YIELD STRENGTH OF LESS THAN 60,000 PSI AND/OR BARS OF A DIFFERENT SIZE THAN SPECIFIED IN THE TABLE ARE PERMITTED IN ACCORDANCE WITH IRC SECTION R404.1.2.3.7.6 AND TABLE R0404.1.2(9).

ENERGY CODE COMPLIANCE FOR RESIDENTIAL (VUSBC 2018)
(PRESCRIPTIVE METHOD)

ALL COMPONENTS HAVE INSULATION VALUES EQUAL TO OR BETTER THAN THOSE LISTED (SEE SHEET 1, 6.1)

TABLE N1102.1.2 (R402.1.2)

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT[a]

ALL OF VIRGINIA	WINDOWS AND DOORS			INSULATION				FOUNDATION		
CLIMATE ZONE	FENESTRATION U-FACTOR[b]	SKYLIGHT[b] U-FACTOR	GLAZED FENESTRATION SHGC[b,e]	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE[i]	FLOOR R-VALUE	BASEMENT[c] WALL R-VALUE	SLAB[d] R-VALUE & DEPTH	CRAWL SPACE[c] WALL R-VALUE
4 EXCEPT MARINE	.32	.55	.40	49	15 OR 13+1[h]	8/13	19	10/13	10, 2 FT	10/13

a. R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.

b. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL FENESTRATION.

c. "10/13" MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.

d. R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS.

e. THERE ARE NO SHGC REQUIREMENTS IN THE MARINE ZONE.

f. BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED BY FIGURE N1101.10 AND TABLE 1101.10

h. FIRST VALUE IS CAVITY INSULATION, SECOND IS CONTINUOUS INSULATION OR INSULATED SIDING, SO "13+1" MEANS R-13 CAVITY INSULATION PLUS R-1 CONTINUOUS INSULATION OR INSULATED SIDING. IF STRUCTURAL SHEATHING COVERS 40 PERCENT OR LESS OF THE EXTERIOR, CONTINUOUS INSULATION R-VALUE SHALL BE PERMITTED TO BE REDUCED BY NO MORE THAN R-3 IN THE LOCATIONS WHERE STRUCTURAL SHEATHING IS USED – TO MAINTAIN A CONSISTENT TOTAL SHEATHING THICKNESS.

i. THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.

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WESLEY II - LOT 2 AT FISHER AVENUE

BUILDING SECTION

ISSUE DATE:	07-22-25
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PROJECT CODE:	25.220

6.1

AS REQUIRED BY SECTION R602.10 OF THE 2021 VUSBC, TABLE VALUES BASED ON <115 MPH ULTIMATE WIND SPEED

BWL	BWL LENGTH	BWL SPACING	BWP METHOD	REQ. FEET	MULTIPLIER*	TOTAL REQ.	BWP LENGTH TOTAL
1	44' 0"	14' 8"	CS-WSP	2' 9"	(X0.95 X1.6 X1.38)	5' 8"	11' 0"
2	57' 0"	12' 8"	GB	8' 6"	(X0.95 X1.6 X1.38)	17' 10"	22' 0"
3	49' 0"	15' 0"	CS-PF, CS-WSP	5' 0"	(X0.95 X1.6 X1.38)	10' 6"	14' 9"**
4	54' 0"	25' 0"	CS-WSP	7' 9"	(X0.95 X1.6 X1.38)	16' 4"	19' 8"
5	60' 0"	23' 0"	WSP, CS-PF	12' 3"	(X0.95 X1.6 X1.38)	22' 1"	22' 10"**
6	32' 0"	14' 0"	CS-WSP	2' 8"	(X0.95 X1.6 X1.0)	4' 0"	5' 7"
7	14' 0"	12' 8"	CS-WSP	2' 5"	(X0.95 X1.6 X1.0)	3' 8"	6' 0"
8	14' 0"	11' 0"	CS-WSP	2' 2"	(X0.95 X1.6 X1.0)	3' 4"	8' 0"
9	6' 0"	9' 4"	CS-PF	2' 0"	(X0.95 X1.6 X1.0)	3' 1"	6' 0"
10	16' 0"	10' 0"	CS-PF	2' 0"	(X0.95 X1.6 X1.0)	3' 1"	6' 3" **
11	10' 0"	15' 4"	CS-PF	2' 10"	(X0.95 X1.6 X1.0)	4' 4"	5' 6" **
20	21' 10"	19' 6"	CS-WSP	3' 6"	(X1.06 .9)	3' 4"	7' 0"
21	19' 6"	21' 10"	CS-WSP	3' 10"	(X1.06 .9)	3' 9"	8' 0"
22	19' 6"	21' 10"	CS-WSP	3' 10"	(X1.06 .9)	3' 9"	12' 0"

*MULTIPLIERS USED: 0.95 FOR 9'-0" CEILING
0.9 FOR 8'-0" CEILING
1.6 FOR 5+ LINES IN ONE DIRECTION

1.0 FOR ROOF TO RIDGE HEIGHT OF 10'0"
1.06 FOR ROOF TO RIDGE HEIGHT OF 11'0"
1.38 FOR ROOF TO RIDGE HEIGHT OF 16'3"

**PORTAL FRAMES USE CONTRIBUTED LENGTH OF 1.5x ACTUAL LENGTH IN ACCORDANCE WITH AMENDMENT 61 TO THE 2021 VUSBC CONCERNING IRC TABLE R602.10.5.

CS-WSP AND CS-PF BRACED WALL PANELS SHALL BE LOCATED NOT MORE THAN 20 FEET FROM EDGE TO EDGE AND SHALL BE PERMITTED TO BEGIN NO MORE THEN 10 FEET FROM THE END OF A BRACED WALL LINE IN ACCORDANCE WITH SECTION R602.10.2 AND FIGURE R602.10.2.2 OF THE 2021 IRC.

THE TOTAL COMBINED DISTANCE FROM EACH END OF A BRACED WALL LIKE TO THE OUTERMOST BRACED WALL LINE OR PANELS IN THE LINE SHALL NOT EXCEED 12.5 FEET.

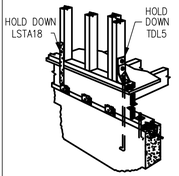
BRACED WALL PANELS MAY BE OFFSET OUT OF PLANE UP TO 4 FEET FROM THE DESIGNATED BRACED WALL LINE PROVIDED THAT THE TOTAL OUT TO OUT OFFSET OF BRACED WALL PANELS IN A BRACED WALL LINE IS NOT MORE THAN 8 FEET IN ACCORDANCE WITH FIGURE R602.10.1.1 OF THE 2021 IRC.

BRACED WALL PANELS WITH CONTINUOUS SHEATHING NEXT TO OPENINGS SHOULD COMPLY WITH THE LENGTH REQUIREMENTS IN TABLE R602.10.5 OF THE 2021 IRC.

CORNER FRAMING FOR CONTINUOUS SHEATHING SHOULD COMPLY WITH FIGURE R602.10.7 OF THE 2021 IRC, ALSO SEE D-2 DETAIL 8.

STRUCTURAL PANELS GET 6d COMMON NAILS AT 6" O.C. EDGE SPACING AND 12" O.C. FIELD SPACING

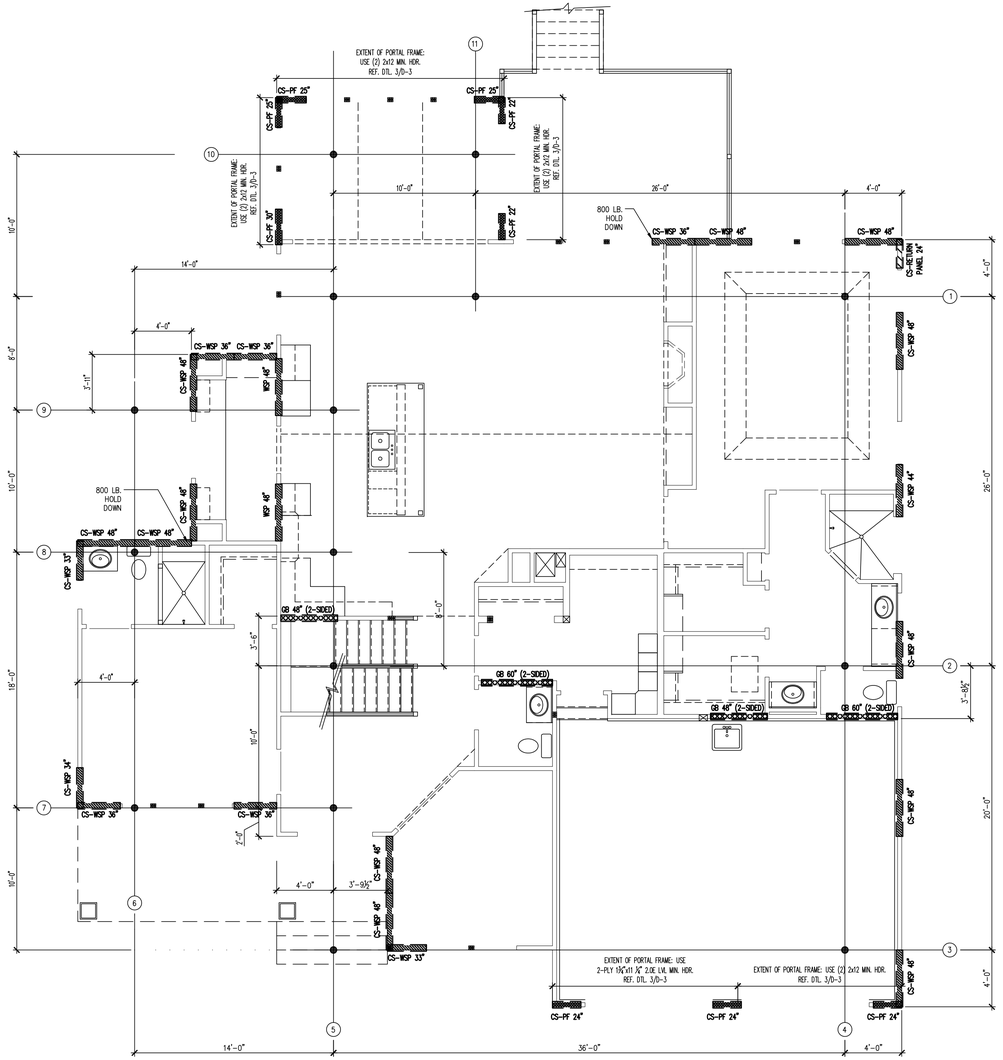
GYPSUM BOARD PANELS GET GYP BOARD NAILS OR SCREWS AT 7" O.C.



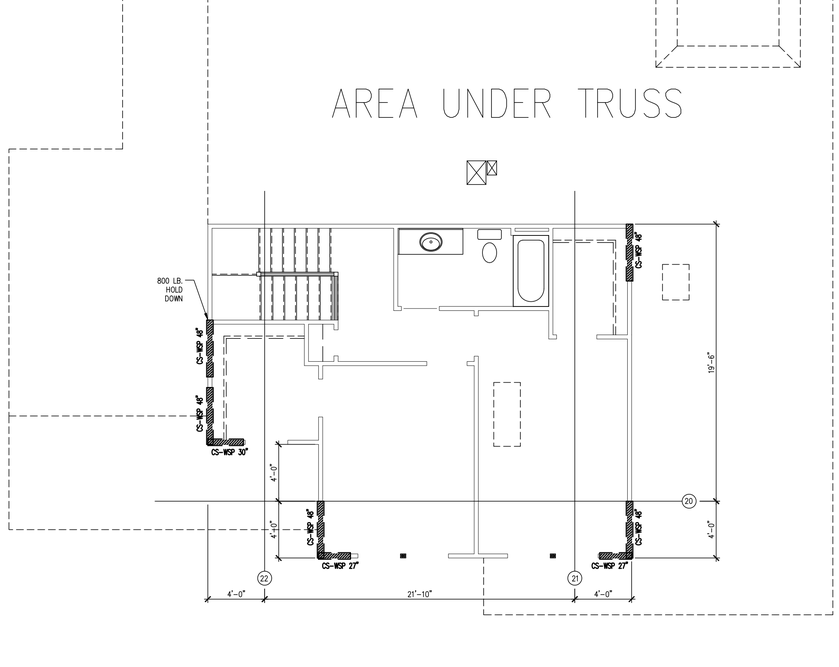
Floor-to-Floor Connections

USP TDL5 CONCRETE ANGLES PROVIDE THE REQUIRED 800 LBS OF HOLD DOWN FORCE AT NECESSARY PANEL ENDS WITH 4" OF BOLT EMBEDMENT DEPTH. STRAPS ARE TO USE (1) ½"ø ANCHOR BOLT FOR CONCRETE ATTACHMENT AND (4) 16d NAILS WITH (1) ½"ø BOLT FOR WOOD ATTACHMENT.

*NOTE: STRAPS CAN BE OMITTED IF PLYWOOD SHEATHING EXTENDS FROM SILL PLATE ON CONCRETE WALL TO TOP PLATE OF WALL. CONTINUING THE SHEATHING PANELS OVER THE FLOOR JOISTS AND UP THE WALL PROVIDES ENOUGH HOLD-DOWN FORCE TO OMIT THE NOTED STRAPS. (THIS APPLIES TO BASEMENT HOUSE TYPES ONLY)



1 FIRST FLOOR WIND BRACING DIAGRAM
SCALE: 3/16"=1-0"



2 SECOND FLOOR WIND BRACING DIAGRAM
SCALE: 3/16"=1-0"

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WESLEY II - LOT 2 AT FISHER AVENUE

WIND BRACING DIAGRAMS

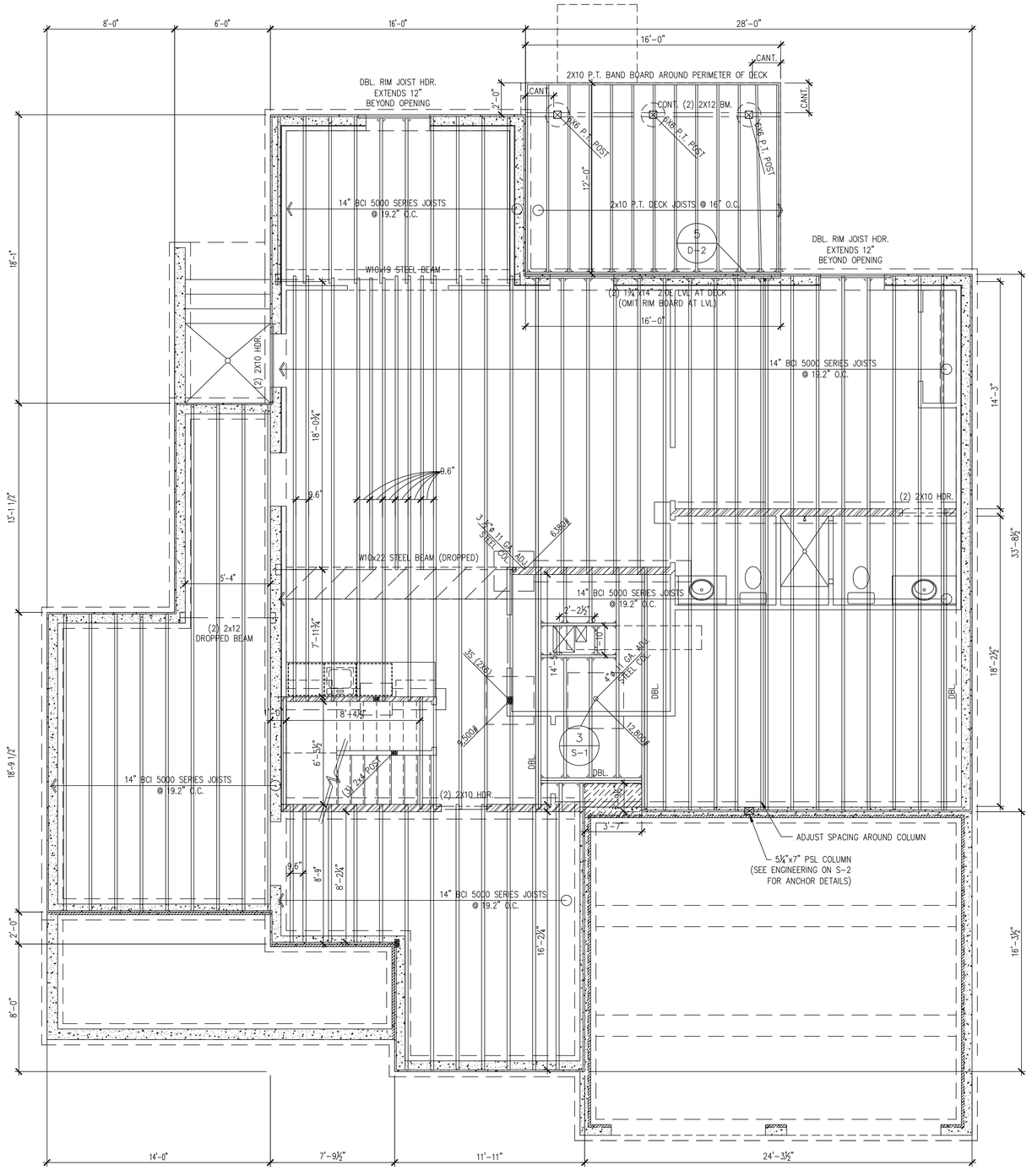
ISSUE DATE:	07-22-25
PERMIT SET	

Project Info:
BUILDING CODE: 2021 VRC

Date	Revision/Issue

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PROJECT CODE:	25.220

7.1



FIRST FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

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WESLEY II - LOT 2 AT FISHER AVENUE

FIRST FLOOR FRAMING PLAN

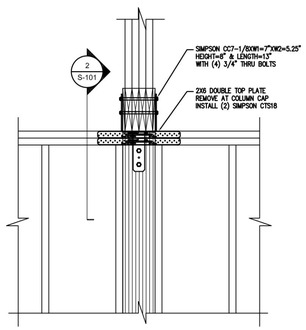
ISSUE DATE:	07-22-25
PERMIT SET	

Project Info:
BUILDING CODE: 2021 VRC

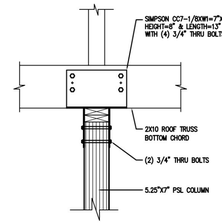
Date	Revision/Issue

DRAWN BY:	JAWM
PROJECT CODE:	25.220

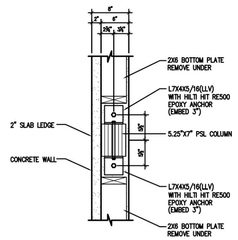
S-1



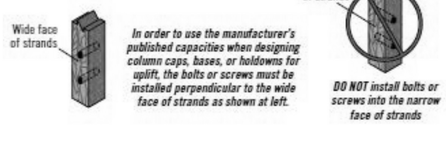
1 S-101 COLUMN AT T-03GR GIRDER TRUSS
3/4"=1'-0"



1 S-101 COLUMN AT T-03GR GIRDER TRUSS
3/4"=1'-0"



1 S-101 FOUNDATION T-03GR GIRDER TRUSS COLUMN
3/4"=1'-0"

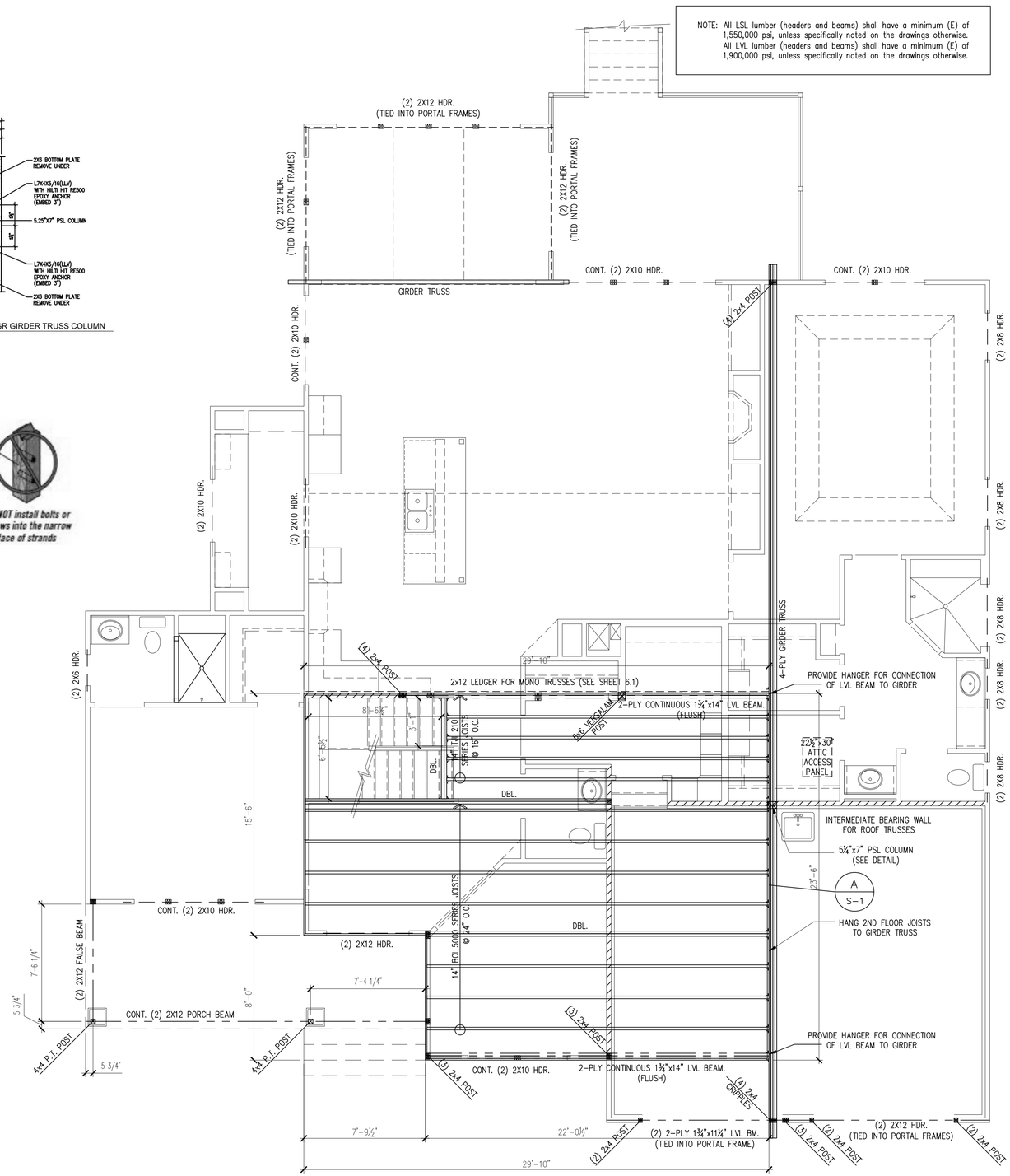


In order to use the manufacturer's published capacities when designing column caps, bases, or holdowns for uplift, the bolts or screws must be installed perpendicular to the wide face of strands as shown at left.

***DO NOT** install bolts or screws into the narrow face of strands*

A GIRDER TRUSS TO COLUMN TO FOUNDATION DETAIL

NOTE: All LSL lumber (headers and beams) shall have a minimum (E) of 1,550,000 psi, unless specifically noted on the drawings otherwise. All LVL lumber (headers and beams) shall have a minimum (E) of 1,900,000 psi, unless specifically noted on the drawings otherwise.



SECOND FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

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WESLEY II - LOT 2 AT FISHER AVENUE

SECOND FLOOR FRAMING PLAN

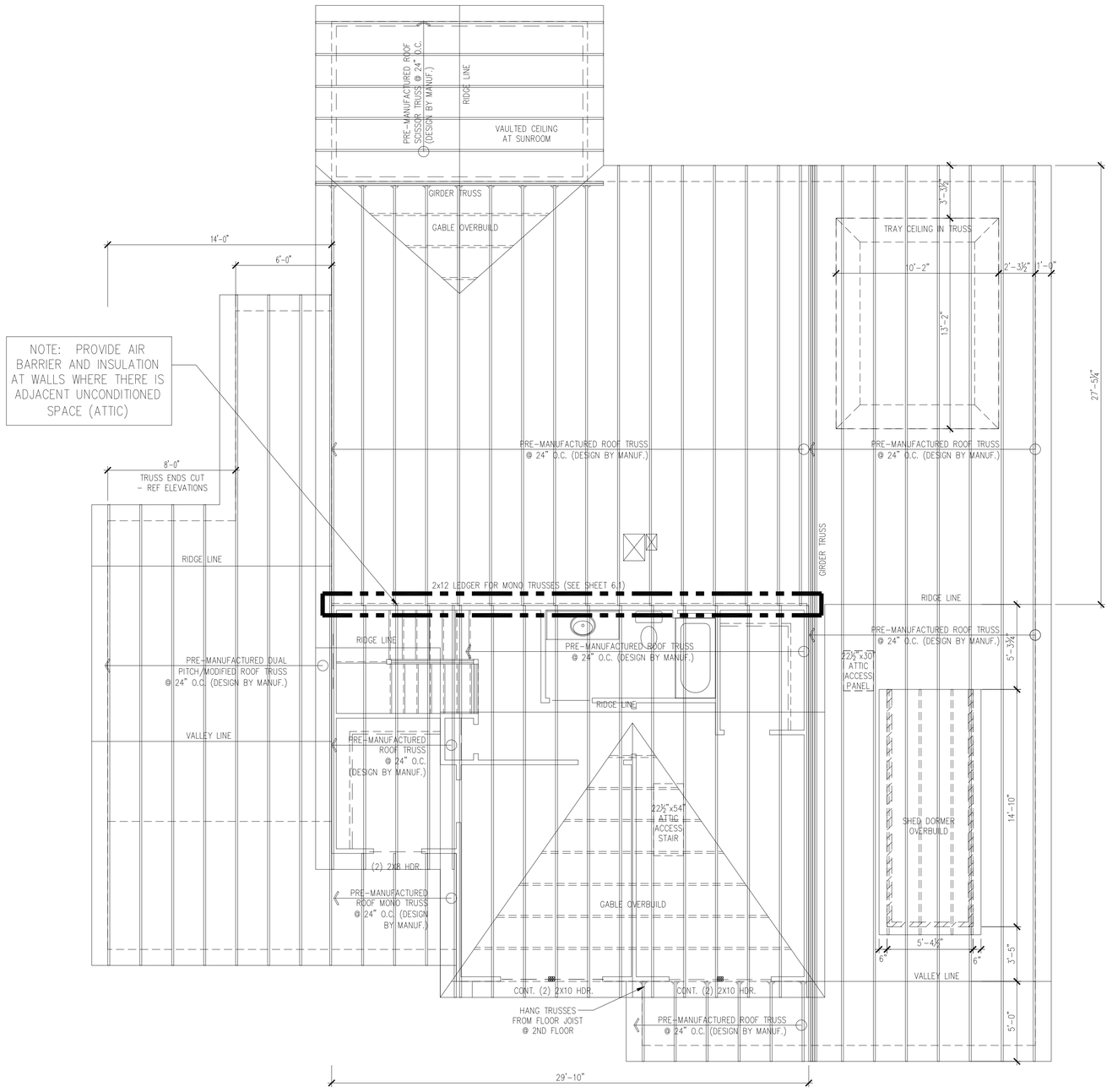
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Project Info:
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PROJECT CODE:	25.220

S-2



ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

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ROOF FRAMING PLAN

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Project Info:
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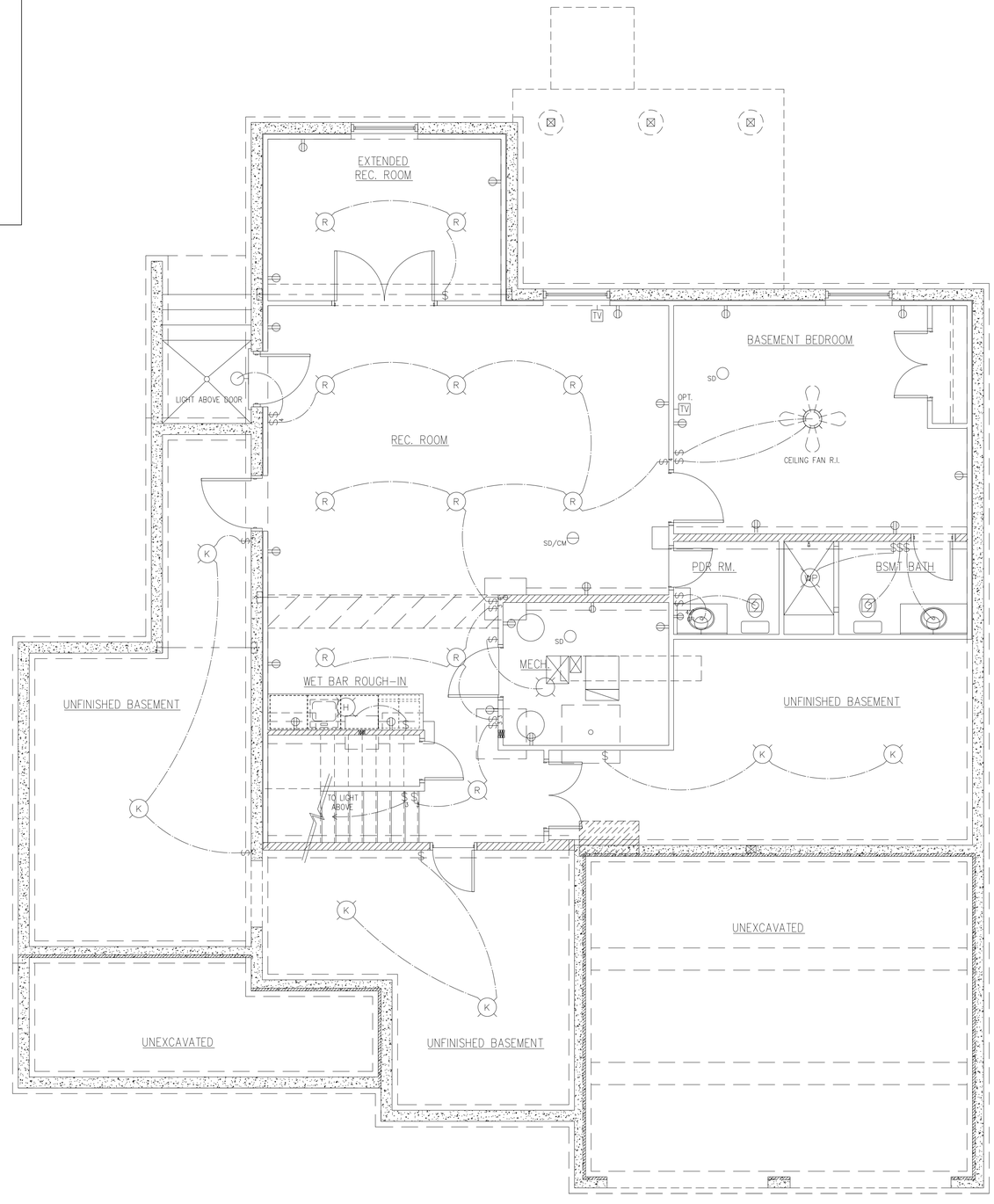
S-3

SYMBOLS

- SPECIAL RECEPTACLE (220)
- DUPLEX, RECEPTACLE
- DUPLEX, GROUND FAULT
- DUPLEX, RECEPTACLE @ 42" ABOVE FLOOR
- DUPLEX, WATERPROOF
- THERMOSTAT
- CEILING FAN VENT
- RECESSED LIGHT FIXTURE
- CEILING MOUNTED FIXTURE (pull chain)
- ELECTRICAL WIRING
- WALL MOUNTED FIXTURE
- CEILING MOUNTED FIXTURE
- SMOKE DETECTOR
- CEILING FAN
- SMOKE DETECTOR/ CARBON MONOXIDE
- SINGLE WAY SWITCH
- THREE WAY SWITCH
- TELEPHONE OUTLET
- TELEVISION ANTENNA
- UNDER CABINET FIXTURE
- KEYLESS FIXTURE

ELECTRICAL NOTES:

1. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER.
2. PROVIDE DEDICATED CIRCUITS FOR ALL APPLIANCES AND HVAC EQUIPMENT AS REQUIRED BY CODE.
3. G.C. TO VERIFY TYPE OF APPLIANCE TO BE INSTALLED PRIOR TO WIRING.
4. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) RECEPTACLES AT REQUIRED LOCATIONS.
5. PROVIDE INSULATION-CONTACT-RATED RECESSED FIXTURES AT ALL INSULATED CEILINGS.
6. ALL 125-VOLT THROUGH 250-VOLT RECEPTACLES LOCATED IN BATHROOMS, BELOW GRADE GARAGES, BELOW GRADE ACCESSORY BUILDINGS, EXTERIORS, CRAWL SPACES, BASEMENTS, KITCHEN COUNTERTOPS, SINKS (WITHIN 6 FT OF TOP INSIDE EDGE), TUBS/SHOWERS WITHIN 6 FT OF OUTSIDE EDGE AND LAUNDRY AREAS, AND SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150 VOLTS OR LESS TO GROUND SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER (GFI) PROTECTION.
7. FLOOR JOISTS SHALL NOT BE CUT, NOTCHED OR OTHERWISE ALTERED IN ANY WAY.
8. ALL PERMANENT FIXTURE LAMPS ARE TO BE HIGH EFFICIENCY. PERMANENT LIGHTING FIXTURES SHALL BE CONTROLLED WITH A DIMMER, OCCUPANT SENSOR, OR OTHER CONTROL BUILT INTO THE FIXTURE (EXCLUDING HALLWAYS, BATHROOMS, EXTERIOR LIGHTING, AND SAFETY/SECURITY LIGHTING)
9. ALL RECEPTACLES TO BE TAMPER RESISTANT EXCEPT THOSE LOCATED MORE THAN 5 ½ FEET ABOVE FLOOR AND THOSE PART OF A A LUMINAIRE OR APPLIANCE.
10. RECEPTACLES SHALL NOT BE INSTALLED WITHIN A ZONE OF 3 FT HORIZ AND 8 FT VERT. FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD.



BASEMENT ELECTRICAL LAYOUT

SCALE: 1/4" = 1'-0"

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WESLEY II - LOT 2 AT FISHER AVENUE

BASEMENT ELECTRICAL LAYOUTS

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Date	Revision/Issue

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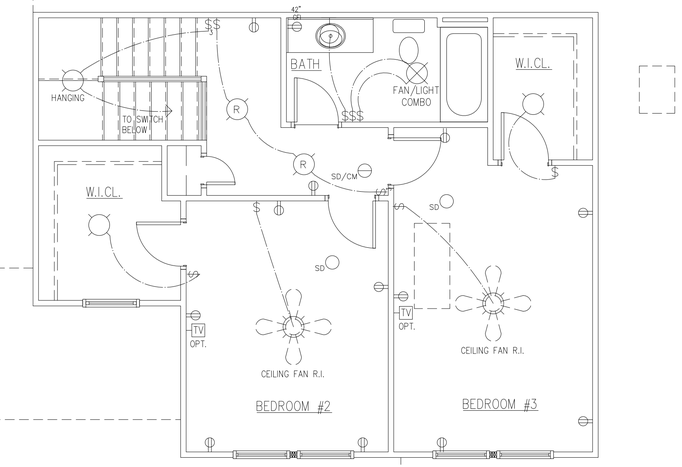
E-1

SYMBOLS

- SPECIAL RECEPTACLE (220)
- DUPLEX, RECEPTACLE
- DUPLEX, GROUND FAULT
- DUPLEX, RECEPTACLE @ 42" ABOVE FLOOR
- DUPLEX, WATERPROOF
- THERMOSTAT
- CEILING FAN VENT
- RECESSED LIGHT FIXTURE
- CEILING MOUNTED FIXTURE (pull chain)
- ELECTRICAL WIRING
- WALL MOUNTED FIXTURE
- CEILING MOUNTED FIXTURE
- SMOKE DETECTOR
- CEILING FAN
- SMOKE DETECTOR/ CARBON MONOXIDE
- SINGLE WAY SWITCH
- THREE WAY SWITCH
- TELEPHONE OUTLET
- TELEVISION ANTENNA
- UNDER CABINET FIXTURE
- KEYLESS FIXTURE

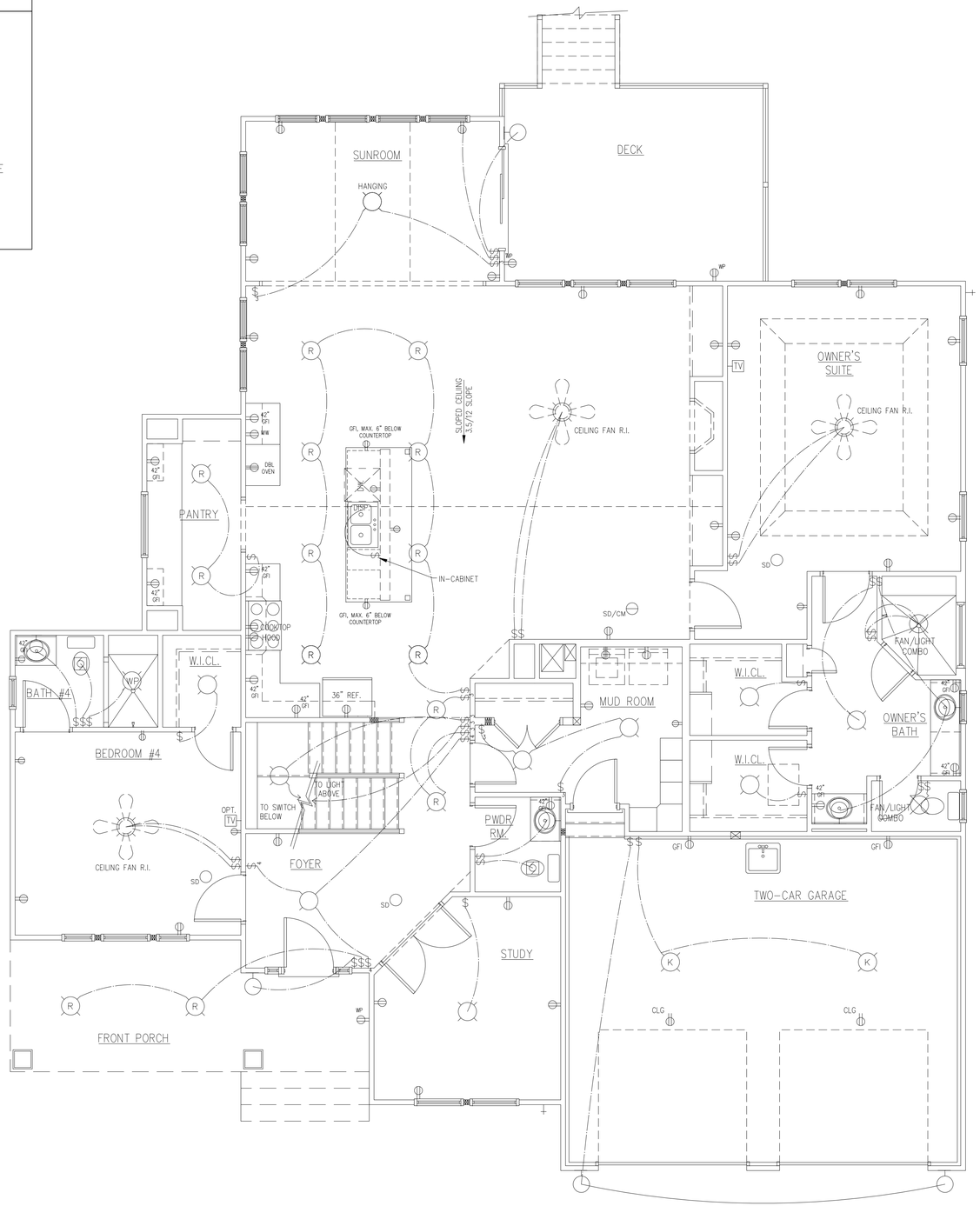
ELECTRICAL NOTES:

1. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER.
2. PROVIDE DEDICATED CIRCUITS FOR ALL APPLIANCES AND HVAC EQUIPMENT AS REQUIRED BY CODE.
3. G.C. TO VERIFY TYPE OF APPLIANCE TO BE INSTALLED PRIOR TO WIRING.
4. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) RECEPTACLES AT REQUIRED LOCATIONS.
5. PROVIDE INSULATION-CONTACT-RATED RECESSED FIXTURES AT ALL INSULATED CEILINGS.
6. ALL 125-VOLT THROUGH 250-VOLT RECEPTACLES LOCATED IN BATHROOMS, BELOW GRADE GARAGES, BELOW GRADE ACCESSORY BUILDINGS, EXTERIORS, CRAWL SPACES, BASEMENTS, KITCHEN COUNTERTOPS, SINKS (WITHIN 6 FT OF TOP INSIDE EDGE), TUBS/SHOWERS WITHIN 6 FT OF OUTSIDE EDGE AND LAUNDRY AREAS, AND SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150 VOLTS OR LESS TO GROUND SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER (GFI) PROTECTION.
7. FLOOR JOISTS SHALL NOT BE CUT, NOTCHED OR OTHERWISE ALTERED IN ANY WAY.
8. ALL PERMANENT FIXTURE LAMPS ARE TO BE HIGH EFFICIENCY. PERMANENT LIGHTING FIXTURES SHALL BE CONTROLLED WITH A DIMMER, OCCUPANT SENSOR, OR OTHER CONTROL BUILT INTO THE FIXTURE (EXCLUDING HALLWAYS, BATHROOMS, EXTERIOR LIGHTING, AND SAFETY/SECURITY LIGHTING)
9. ALL RECEPTACLES TO BE TAMPER RESISTANT EXCEPT THOSE LOCATED MORE THAN 5 ½ FEET ABOVE FLOOR AND THOSE PART OF A A LUMINAIRE OR APPLIANCE.
10. RECEPTACLES SHALL NOT BE INSTALLED WITHIN A ZONE OF 3 FT HORIZ AND 8 FT VERT. FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD.



SECOND FLOOR ELECTRICAL LAYOUT

SCALE: 1/4" = 1'-0"



FIRST FLOOR ELECTRICAL LAYOUT

SCALE: 1/4" = 1'-0"

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WESLEY II - LOT 2 AT FISHER AVENUE

FIRST AND SECOND FLOOR ELECTRICAL PLANS

ISSUE DATE:	07-22-25

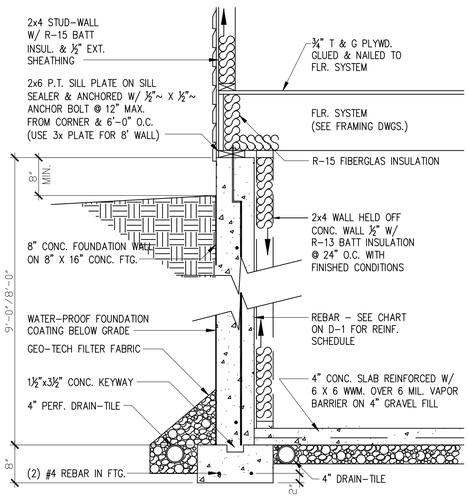
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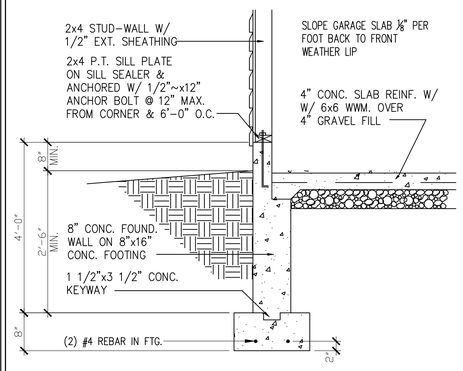
Date	Revision/Issue

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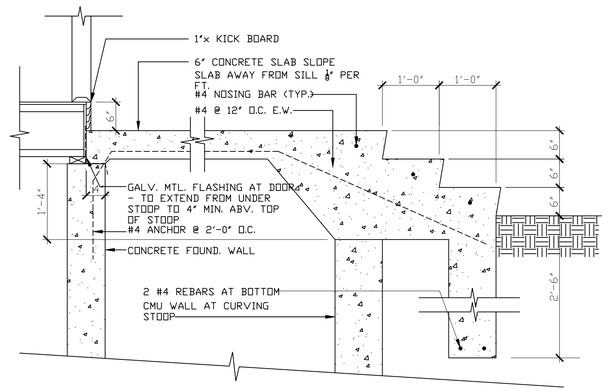
E-2



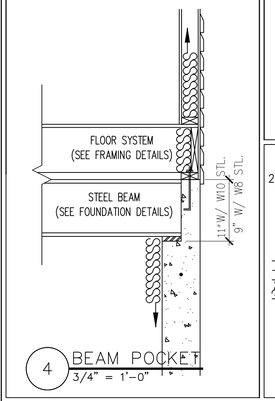
1 FOUNDATION WALL @ SIDING – BASEMENT CONDITION
3/4" = 1'-0"



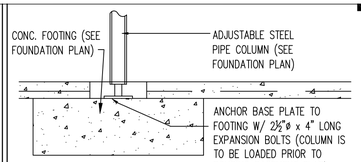
2 GARAGE FOUNDATION @ SIDING
3/4" = 1'-0"



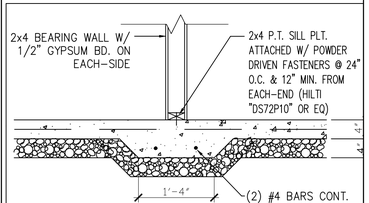
3 CONCRETE PORCH (BASEMENT)
3/4" = 1'-0"



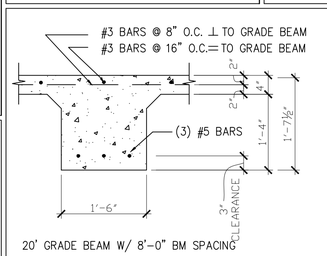
4 BEAM POCKET
3/4" = 1'-0"



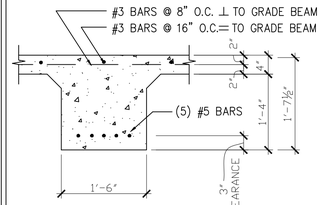
5 COLUMN – TO – FOOTING
3/4" = 1'-0"



6 THICKENED SLAB
3/4" = 1'-0"

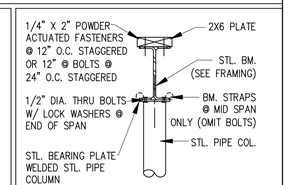


20' GRADE BEAM W/ 8'-0" BM SPACING

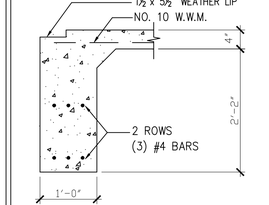


24' GRADE BEAM W/ 8'-0" BM SPACING

10 GRADE BEAM
3/4" = 1'-0"



11 STL COL. TO STL BM
1" = 1'-0"



12 TURNED-DOWN SLAB
3/4" = 1'-0"

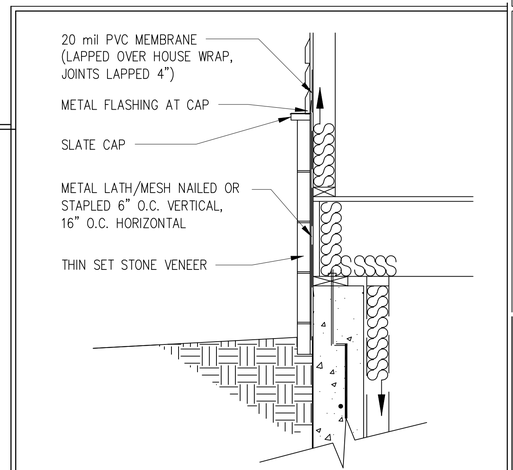
VERTICAL REINFORCEMENT FOR 8 INCH NOMINAL FLAT CONCRETE BASEMENT WALLS

MAXIMUM WALL HEIGHT (FEET)	MAXIMUM UNBALANCED BACKFILL HEIGHT (FEET)	MINIMUM REINFORCEMENT SIZE AND SPACING			HORIZONTAL REINFORCEMENT FOR 8 INCH NOMINAL FLAT CONCRETE BASEMENT WALLS
		SOIL CLASSES AND DESIGN LATERAL SOIL			
		GW, GP, SW AND SP (30)	GM, GC, SM, SM-SC AND ML (45)	SC, ML-CL AND INORGANIC CL (60)	
8	4	NO REINFORCEMENT	NR	NR	ONE #4 BAR WITHIN 12" OF TOP OF WALL AND ONE #4 BAR NEAR MID-HEIGHT OF THE WALL STORY
	5	NR	NR	NR	
	6	NR	NR	#4 @ 17"	
	7	NR	#4 @ 16"	#4 @ 16"	
	8	#4 @ 19"	#4 @ 16"	#4 @ 12"	
9	4	NR	NR	NR	ONE #4 BAR WITHIN 12" OF TOP OF WALL AND ONE #4 BAR NEAR THIRD POINTS IN THE WALL STORY
	5	NR	NR	NR	
	6	NR	NR	#4 @ 16"	
	7	NR	#4 @ 16"	#4 @ 15"	
	8	#4 @ 16"	#4 @ 15"	#4 @ 10"	
	9	#4 @ 16"	#4 @ 11"	#4 @ 8"	

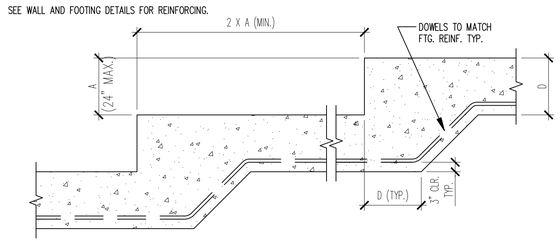
NOTES:
a. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM. REFER TO IRC TABLE R405.1
b. TABLE VALUES ARE BASED ON REINFORCING BARS WITH A MINIMUM YIELD STRENGTH OF 60,000 PSI (GRADE 60), CONCRETE WITH A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2,500 PSI AND VERTICAL REINFORCEMENT BEING LOCATED AT THE CENTERLINE OF THE WALL.
c. NR INDICATES NO VERTICAL REINFORCEMENT IS REQUIRED.
d. VERTICAL REINFORCEMENT WITH A YIELD STRENGTH OF LESS THAN 60,000 PSI AND/OR BARS OF A DIFFERENT SIZE THAN SPECIFIED IN THE TABLE ARE PERMITTED IN ACCORDANCE WITH IRC SECTION R404.1.2.3.7.6 AND TABLE R0404.1.2(9).

SOIL GROUP	UNIFIED SOIL CLASSIFICATION SYSTEM SYMBOL	SOIL DESCRIPTION	DRAINAGE CHARACTERISTICS	FROST HEAVE POTENTIAL	VOLUME CHANGE POTENTIAL EXPANSION
GROUP I	GW	WELL-GRADED GRAVELS, GRAVEL SAND MIXTURES, LITTLE OR NO FINES	GOOD	LOW	LOW
	GP	POORLY GRADED GRAVELS OR GRAVEL SAND MIXTURES, LITTLE OR NO FINES	GOOD	LOW	LOW
	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES	GOOD	LOW	LOW
	SP	POORLY GRADED SANDS OR GRAVELLY SANDS, LITTLE OR NO FINES	GOOD	LOW	LOW
	GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES	GOOD	MEDIUM	LOW
	SM	SILTY SAND, SAND-SILT MIXTURES	GOOD	MEDIUM	LOW
GROUP II	GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES	MEDIUM	MEDIUM	LOW
	SC	CLAYEY SANDS, SAND-CLAY MIXTURE	MEDIUM	MEDIUM	LOW
	ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY	MEDIUM	HIGH	LOW
	CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS	MEDIUM	MEDIUM	MEDIUM TO LOW
GROUP III	CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS	POOR	MEDIUM	HIGH
	MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS	POOR	HIGH	HIGH
GROUP IV	OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY	POOR	MEDIUM	MEDIUM
	OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS	UNSATISFACTORY	MEDIUM	HIGH
	Pt	PEAT AND OTHER HIGHLY ORGANIC SOILS	UNSATISFACTORY	MEDIUM	HIGH

NOTES:
a. THE PERCOLATION RATE FOR GOOD DRAINAGE IS OVER 4 INCHES PER HOUR, MEDIUM DRAINAGE IS 2 INCHES TO 4 INCHES PER HOUR, AND POOR IS LESS THAN 2 INCHES PER HOUR
b. SOILS WITH A LOW POTENTIAL EXPANSION TYPICALLY HAVE A PLASTICITY INDEX (PI) OF 0 TO 15, SOILS WITH A MEDIUM POTENTIAL EXPANSION HAVE A PI OF 10 TO 35 AND SOILS WITH A HIGH POTENTIAL EXPANSION HAVE A PI GREATER THAN 20.



15 STONE WATER TABLE DETAIL
1" = 1'-0"



13 STEPPED SLAB DETAIL
1" = 1'-0"

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Lakeside Homes

WESLEY II - LOT 2 AT FISHER AVENUE

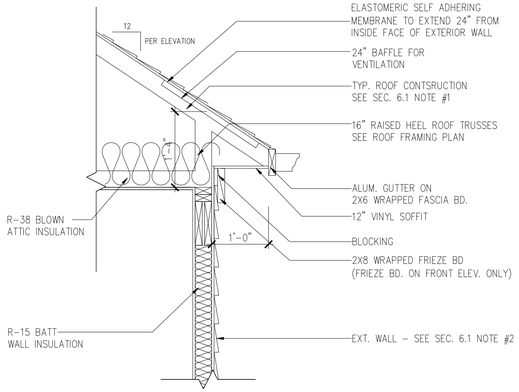
STRUCTURAL DETAILS

ISSUE DATE:	07-22-25
PERMIT SET	
Project Info: BUILDING CODE: 2021 VRC	

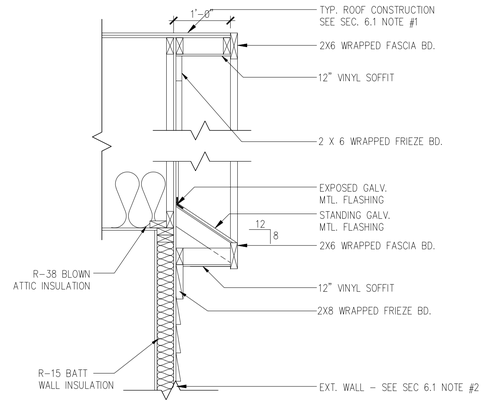
Date	Revision/Issue

DRAWN BY:	JAWM
PROJECT CODE:	25.220

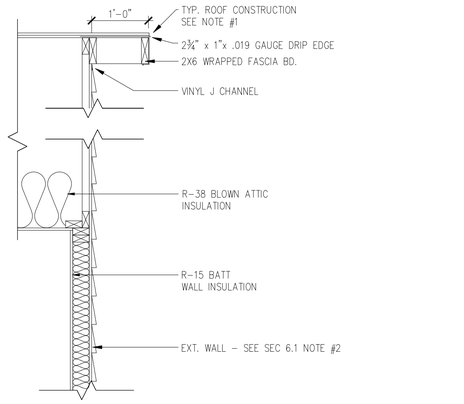
D-1



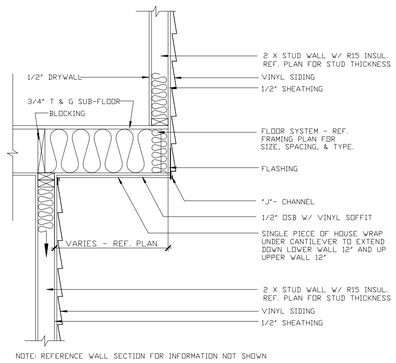
1 EAVE DETAIL - SIDING
SCALE : 3/4" = 1'-0"



2 REVERSE GABLE DETAIL - SIDING
SCALE : 3/4" = 1'-0"

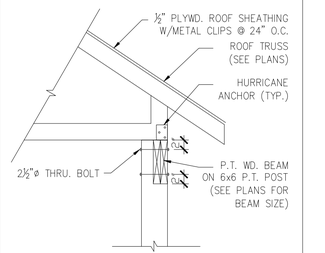


3 END GABLE DETAIL - SIDING
SCALE : 3/4" = 1'-0"

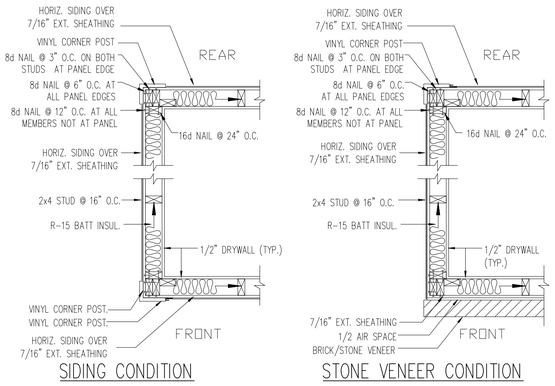


NOTE: REFERENCE WALL SECTION FOR INFORMATION NOT SHOWN

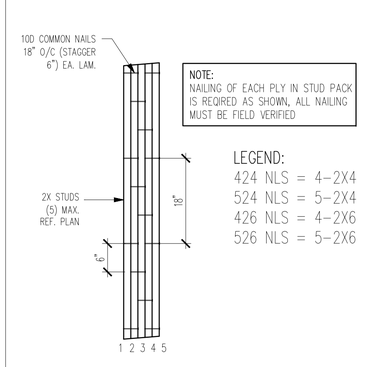
4 CANTILEVER DETAIL
SCALE : 3/4" = 1'-0"



5 PORCH BEAM DETAIL
SCALE : 3/4" = 1'-0"



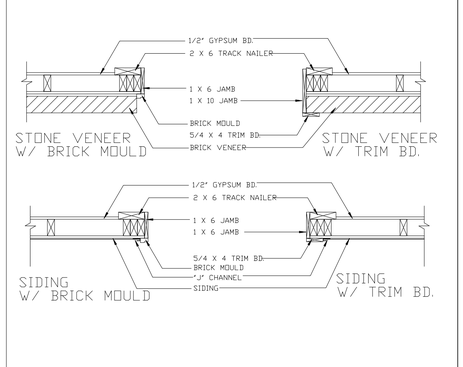
6 CORNER TRIM DETAILS
SCALE : 3/4" = 1'-0"



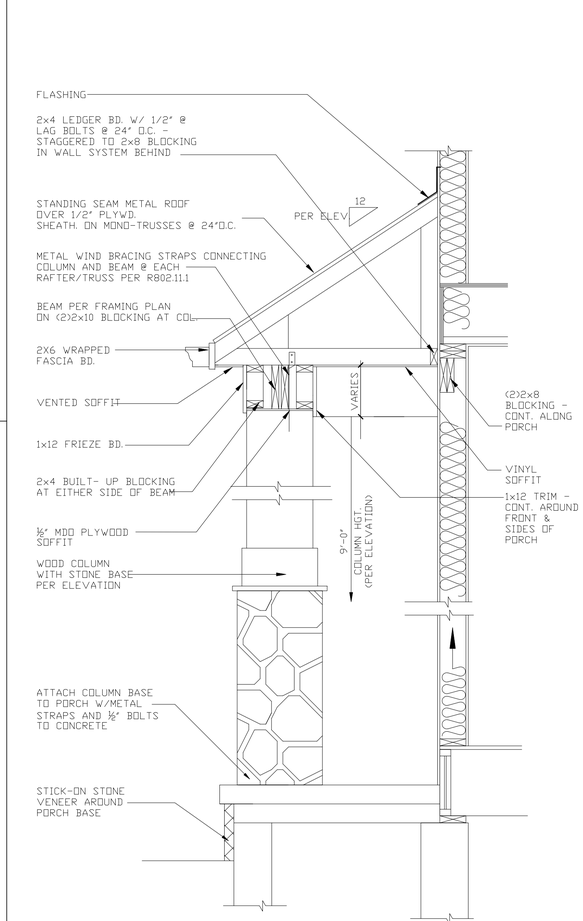
NOTE:
NAILING OF EACH PLY IN STUD PACK IS REQIRED AS SHOWN, ALL NAILING MUST BE FIELD VERIFIED

LEGEND:
424 NLS = 4-2X4
524 NLS = 5-2X4
426 NLS = 4-2X6
526 NLS = 5-2X6

7 NAIL LAMINATED STUD PACK (NLS)
SCALE : 3/4" = 1'-0"

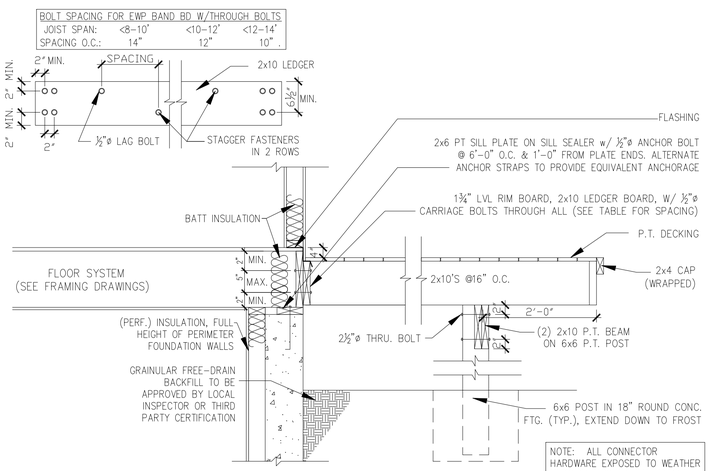


8 GARAGE JAMBS
SCALE : 3/4" = 1'-0"



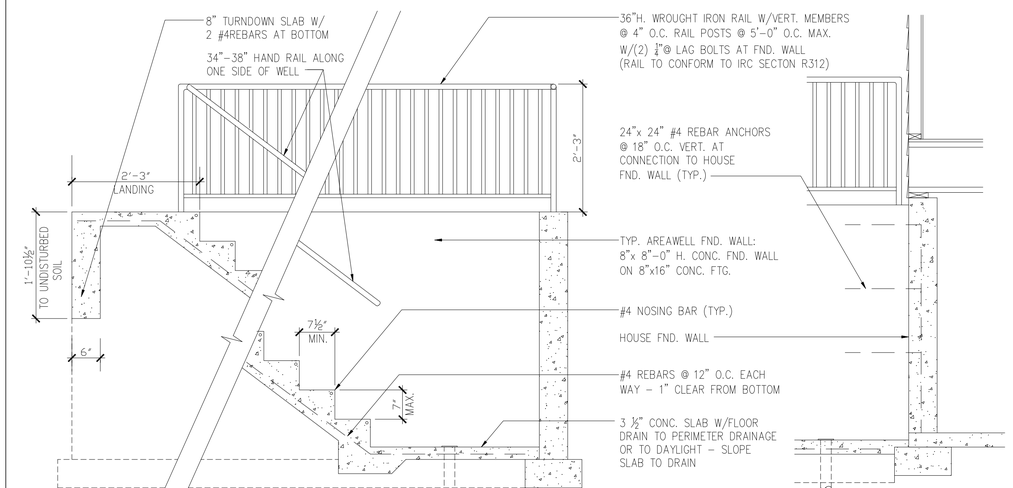
11 COVERED PORCH DETAIL
SCALE : 3/4" = 1'-0"

BOLT SPACING FOR EWP BAND BD W/THROUGH BOLTS			
JOIST SPAN:	<8'-10"	<10'-12"	<12'-14"
SPACING O.C.:	14"	12"	10"



NOTE: ALL CONNECTOR HARDWARE EXPOSED TO WEATHER MUST BE HOT DIP GALVANIZED

9 DECK FRAMING DETAIL
SCALE : 3/4" = 1'-0"



10 AREAWAY DETAIL
SCALE : 3/4" = 1'-0"

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WESLEY II - LOT 2 AT FISHER AVENUE

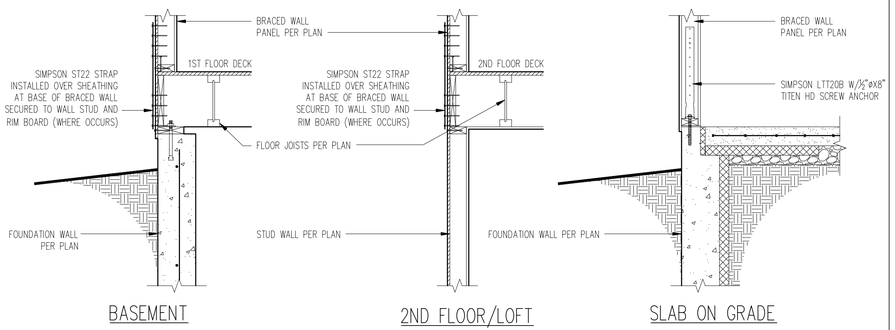
STRUCTURAL DETAILS

ISSUE DATE:	07-22-25
PERMIT SET	
Project Info: BUILDING CODE: 2021 VRC	

Date	Revision/Issue

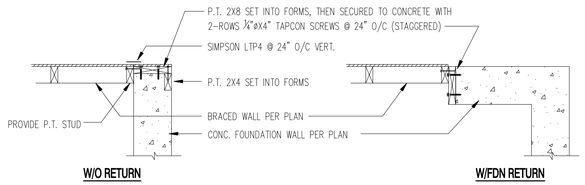
DRAWN BY:	JAWM
PROJECT CODE:	25220

D-2



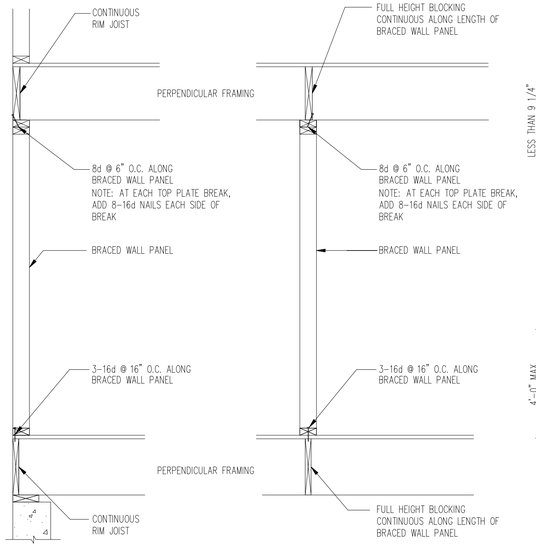
1 800# STRAP DETAILS

SCALE : 3/4" = 1'-0"

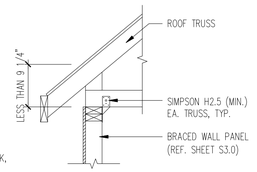


2 CONNECTION DETAIL AT WALKOUT

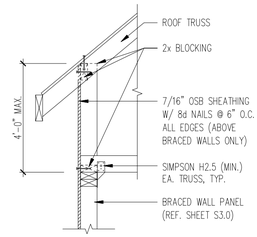
SCALE : 3/4" = 1'-0"



BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING

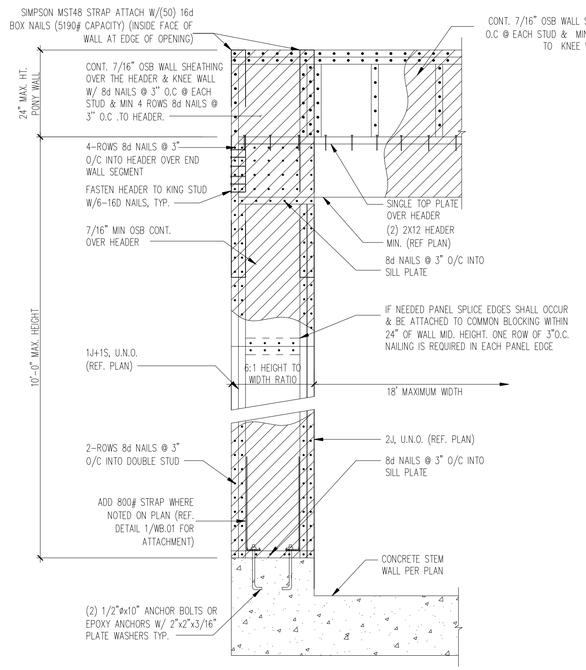


STANDARD HEEL TRUSS

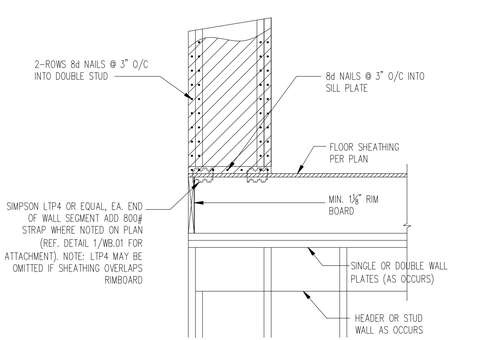


RAISED HEEL TRUSS

ROOF BLOCKING DETAILS



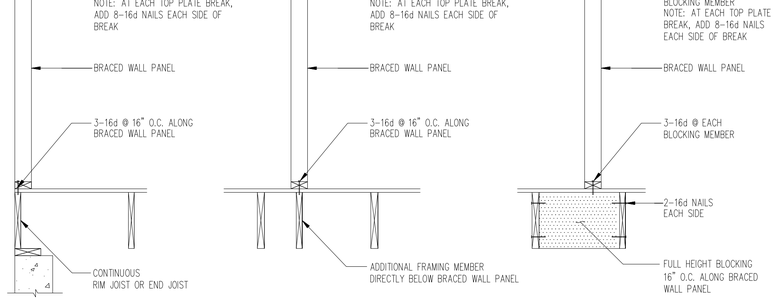
PORTAL FRAME ON CONCRETE FOUNDATION



3 PORTAL FRAME DETAIL - CS-PF METHOD

SCALE : 3/4" = 1'-0"

PORTAL FRAME ON RAISED FLOOR



BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

4 INTERIOR BRACED WALL PANEL/ROOF BLOCKING

SCALE : 3/4" = 1'-0"

WINDBRACING SCHEDULE

115 MPH (3-Second Gust) - Braced Wall Schedule

BRACED WALL SCHEDULE – SEE ARCHITECTURAL COVERSHEET FOR CODE REFERENCE

MARK	TYPE	LENGTH	DESCRIPTION	DETAIL
CS-WSP	PRESCRIPTIVE BRACED WALL (CS-WSP)	LENGTH PER PLAN (EITHER SIDE OF WALL)	7/16" OSB SHEATHING ATTACHED TO STUDS (BLOCKED) WITH 0.131"X2-3/8" NAILS @ 6" O/C INTO 2X SPF#2 FRAMING MEMBERS AT ALL BOUNDARY EDGES.	-
WSP	PRESCRIPTIVE BRACED WALL (WSP)	LENGTH PER PLAN (EITHER SIDE OF WALL)	7/16" OSB SHEATHING ATTACHED TO STUDS (BLOCKED) WITH 0.131"X2-3/8" NAILS @ 6" O/C INTO 2X SPF#2 FRAMING MEMBERS AT ALL BOUNDARY EDGES.	-
GB	PRESCRIPTIVE BRACED WALL (GB)	LENGTH PER PLAN (DOUBLE SIDED = ACTUAL LENGTH, SINGLE SIDED = .5 x ACTUAL)	⅝" GYPSUM WALL SHEATHING ATTACHED TO STUDS (BLOCKED) WITH DRYWALL SCREWS (#6X1¼" TYPE "S") @ 7" O/C AT EDGES, 12" O/C AT INTERMEDIATE SUPPORTS INTO 2X SPF#2 FRAMING MEMBERS.	-
LIB (ATTACHED UNITS ONLY)	PRESCRIPTIVE LET-IN-BRACE (LIB)	LOCATION PER PLAN (EITHER SIDE OF WALL)	SIMPSON TWB/WB/RCWB DIAGONAL BRACES LET IN TO THE TOP & BOTTOM PLATES AND STUDS. LET IN BRACING SHALL BE PLACED AT AN ANGLE NOT MORE THAN 60° OR LESS THAN 45° FROM HORIZ. - USE 2-16D NAILS TO PLATES & 2-8D NAILS TO STUDS.	-
CS-PF	WOOD PORTAL FRAME (CS-PF)	6:1 HEIGHT TO WIDTH RATIO	PORTAL FRAME	4-WB.01

1. ALL BRACED WALLS AND SHEAR WALLS ASSUME A CONTINUOUSLY SHEATHED STRUCTURE IN ACCORDANCE WITH IRC SECTION 602.10.5
2. ALL VALUES SHOWN HAVE BEEN REDUCED TO REFLECT A S.G. = 0.43 FOR STUD FRAMING
3. ALL HARDWARE SHALL BE INSTALLED INACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS
4. REFERENCE ATTACHED DETAILS FOR PORTAL WALL FRAMING
5. FIELD NAILING SHALL BE AT 12" O/C, U.N.O.
6. BLOCK ALL EDGES AT BRACED WALL PANELS ONLY

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Lakeside Homes

WESLEY II - LOT 2 AT FISHER AVENUE

WIND BRACING DETAILS

ISSUE DATE:	07-22-25

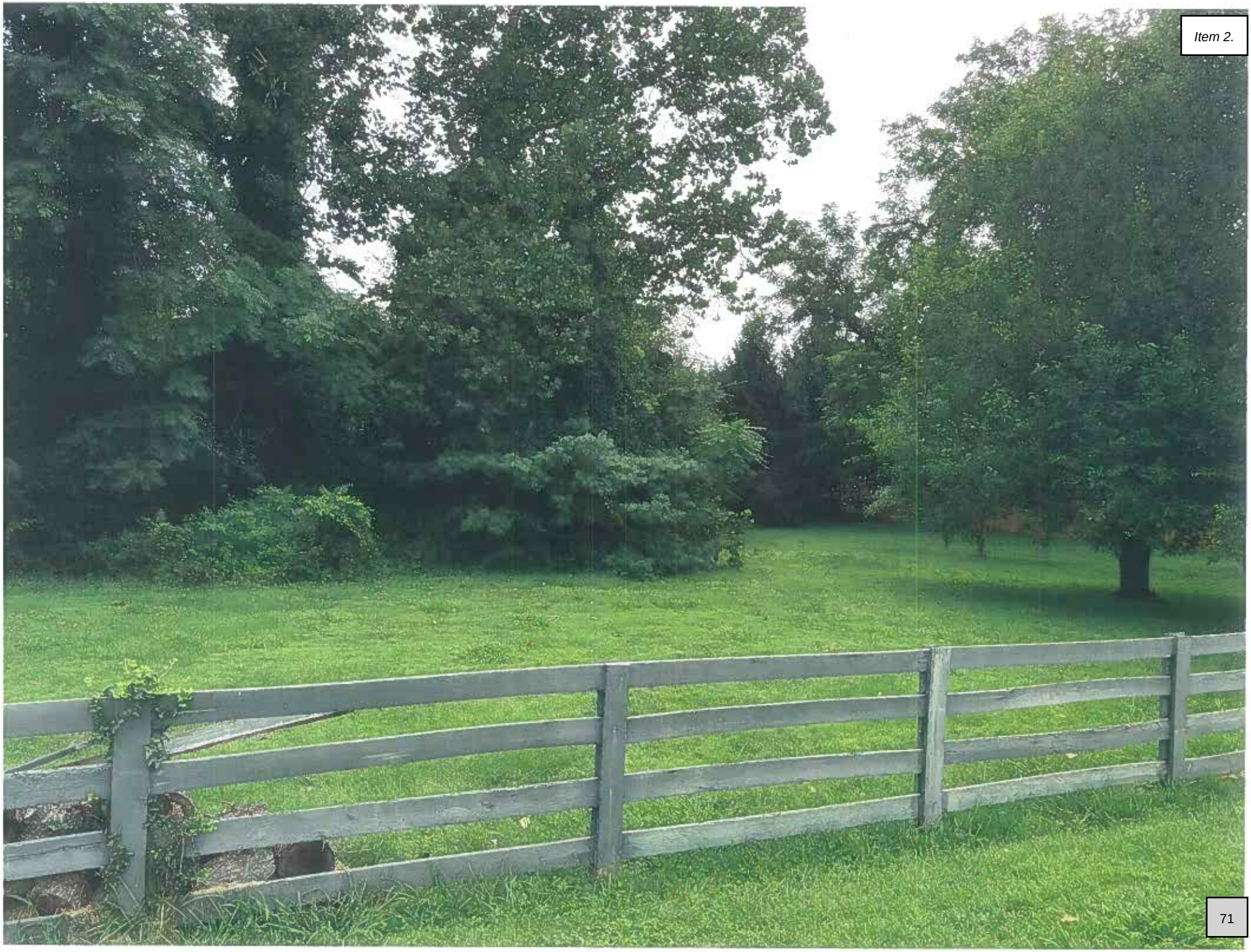
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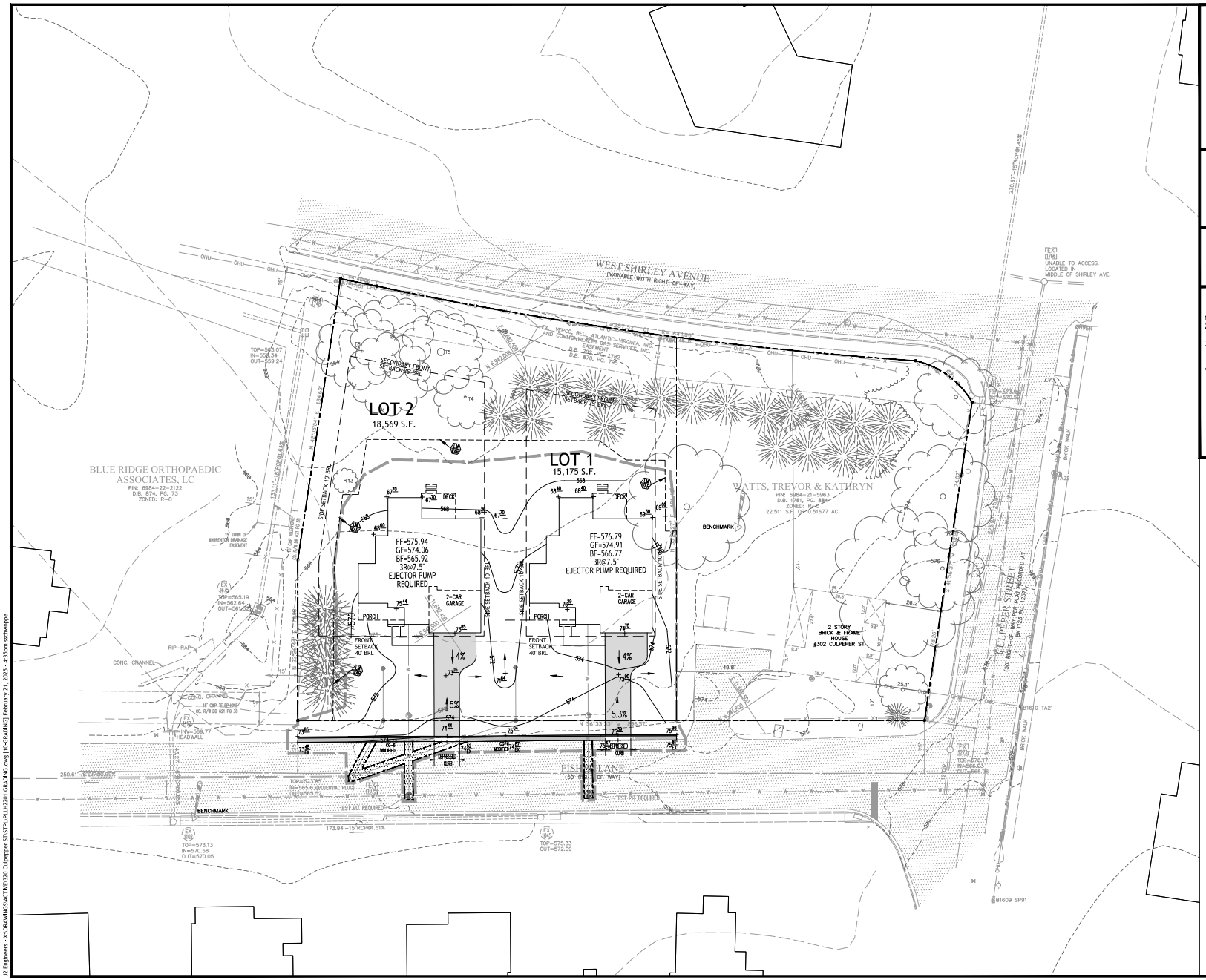
Project Info:
BUILDING CODE: 2021 VRC

Date	Revision/Issue

DRAWN BY:	JAWM
PROJECT CODE:	25.220

D-3





GEOMETRY LEGEND

- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- 4" SANITARY LATERAL
- 5/8" WATER METER
- CLEAN OUT
- TEST PIT LOCATION
- ESMT WIDTH — PROP. LANDSCAPE MANAGEMENT ESMT LABEL
- PROP. CURB TRANSITION

GRADING LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 570 — PROPOSED MAJOR CONTOUR
- 568 — PROPOSED MINOR CONTOUR
- PROPOSED LIMITS OF CLEARING & GRADING
- EXISTING TREE LINE

PAVEMENT HATCH LEGEND

- PROPOSED DRIVEWAY
- EXISTING ROADWAY

NOTES

1. SEE SHEET 02 FOR GENERAL NOTES.
2. SEE ARCHITECTURAL PLAN FOR ADDITIONAL INFORMATION ON PROPOSED HOUSES.
3. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITY CROSSINGS WITH PROPOSED UTILITIES PLAN
4. PROPOSED GRADES ARE TO MATCH EXISTING ELEVATIONS AT SAWCUT ALONG FISHER LANE. CONTRACTOR TO NOTIFY J2 IMMEDIATELY, IN WRITING, IF ANY GRADE BREAKS ARE IDENTIFIED DURING CONSTRUCTION.

SITE TABULATION

PROJECT AREA	REQUIRED
TAX MAP:	6984-21-5963-000 & 6984-21-4828-000
ZONE:	RO: RESIDENTIAL OFFICE
MIN. LOT SIZE:	10,000 SQ.FT.
MIN. LOT FRONTAGE:	75'
MAX COVERAGE:	75%
SETBACKS	
MINIMUM FRONT YARD:	40'
MINIMUM SIDE YARD:	10'
MINIMUM REAR YARD:	25'

N. STATE CODE MAG. NORTH

GRAPHIC SCALE

0 10 20 40

(IN FEET)

1 INCH = 20 FEET

J2 Engineers, Inc.
3850 Fettler Park Drive
Suite 101
Dumfries, Va. 22025

703.361.1550 (office)
703.956.6845 (fax)
www.j2engineers.com

COMMONWEALTH OF VIRGINIA
SEBASTIAN SANDOVAL
Lic. No. 045207
02/21/2025
PROFESSIONAL ENGINEER

PLAN# PLN2201
DATE: FEBRUARY, 2024
CONTOUR INT.= 2'
SCALE: 1"=20'

PLAN DATE
01/30/2025
04/04/2025
12/18/2024
02/21/2025

GRADING PLAN
CONSTRUCTION PLAN
320 CULPEPER STREET
CENTER MAGISTERIAL DISTRICT
TOWN OF WARRENTON, VIRGINIA

No.	DATE	DESCRIPTION

REVISIONS

SHEET
06
OF
14

J2 Engineers - X:\DRAWINGS\ACTIVE\320 Culpeper ST-STR\PLN\P2201 GRADING.dwg [15-GRADING] February 21, 2025 - 4:35pm sschwope

TNT SERVICES GROUP
EST 1996

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Lakeside – Lot 2 and 3 Fisher Ave.

Front Door

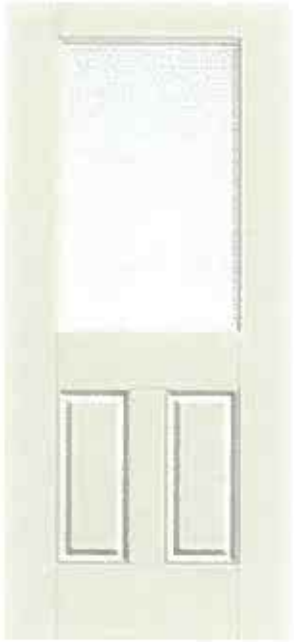


- 10-30-10-68 Therma Tru S4813SDL Smooth Star Door w/ (2) S2000SL
- 12" (1 Light) Transom
- Left Hand In-swing
- Clear Low E IG
- 4 9/16 Jamb
- Prepped for Deadbolt
- Black Nickel Hinges
- Mill Finished Adjustable Sill

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Basement Rec Room



- 3068 Therma Tru S2100 Smooth Star Door
- Left Hand In-swing
- Clear Low E IG
- 4 9/16 Jamb
- Prepped for Deadbolt
- Black Nickel Hinges
- Mill Finished Adjustable Sill

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Select your texture



Select Cedarmill®



Smooth



Beaded Select Cedarmill®



Beaded Smooth



Unavailable in your area



Unavailable in your area

JamesHardie

Our Products Project Resources Design Guidance About James Hardie



Individual colors may vary depending on display settings. Samples only available in Select Cedarmill® texture. Please check with your contractor or local dealer for availability in your area.

Select your color collection

Statement Collection®

Primed for Paint

Did not find the color you're looking for? Click here.

Select a color

Arctic White

Add sample to cart | Free

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Specs: Beaded Smooth

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Our fiber cement siding and trim products are formulated to offer superior performance based on your region's unique climate needs, and help protect against damage from weather extremes, hurricanes, winter storms and more.

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Enjoy a low-maintenance exterior with a 30-year non-prorated limited, transferrable substrate warranty for lasting peace of mind and quality you can trust.



[1]Based on Freedonia 2022 Global Siding (Cladding) demand estimates and James Hardie sales in North America.

[2]Hardie® siding complies with ASTM E136 as a noncombustible cladding and is recognized by firefighters and fire departments across the U.S. including Chicago IL, St. Paul MN, Flagstaff, AZ and Wayne County, OH. Fiber cement fire resistance does not extend to applied paints or coatings, which may be damaged or char when exposed to flames.

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Pros Resources

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Installation Instructions & Technical Docs

Additional Information

Our Company

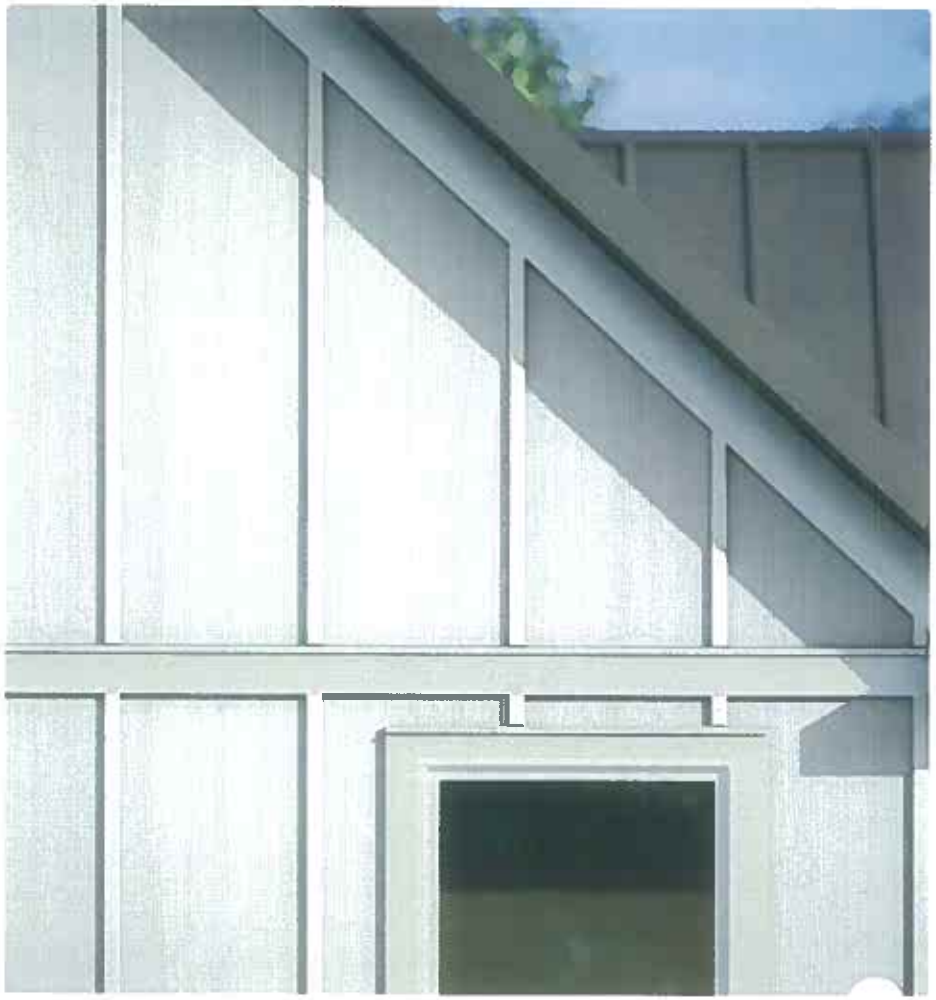
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Select your texture



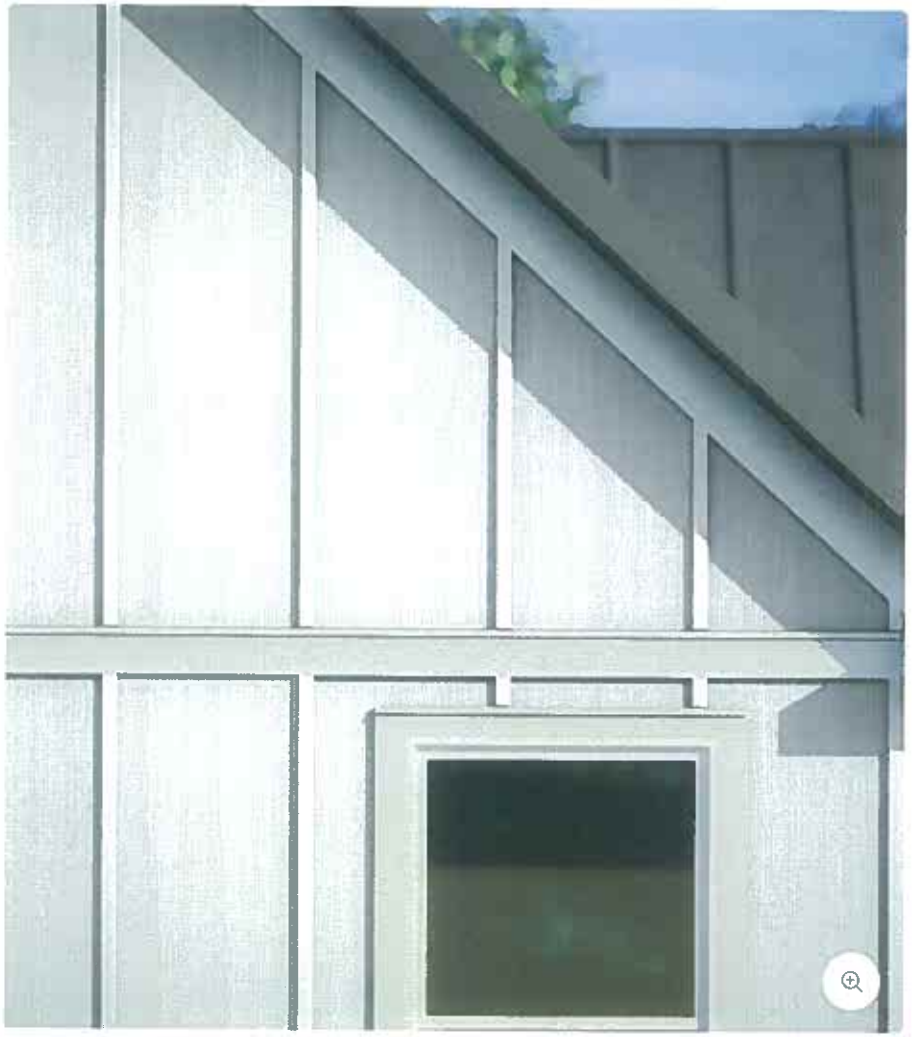
Rustic Grain

Smooth Grain

Select your color collection

Did not find the color you're looking for? Click here.

Primed for Paint



Individual colors may vary depending on display settings. Samples only available in Select Cedarmill® texture. Please

Select color

Green | Brown | Gray | Purple | Blue | Neutral

White | Black | Yellow | Red | Orange

Find colors by name

Search by color name. E.g. "Linden Green

Create unmatched curb appeal

ColorPlus® Technology finishes provide countless color options, such as Hardie's 2025 Color of the Year: Evening Blue, in an ultra-durable finish. Our factory-applied, baked-on color is cured between coats for superior color consistency, adhesion and durability.



Tech specs and documents

Learn everything you need to know about installing and caring for Hardie® Trim Batten Boards.

Download tech docs →

Explore more products

See how Hardie® products can help your home look beautiful for years to come.



Hardie® Plank



Hardie® Panel



Hardie® Shingle

Start your renovation

Ready to take the next step? Find a local pro to help you execute your design vision with Hardie® siding.

Why Choose Hardie® Trim Batten Board?

Get the beauty of board and batten, in siding and trim that's built to last.

Superior durability

Hardie® siding is noncombustible—it will not burn.* It resists damage from moisture and holds no appeal for pests like woodpeckers or termites.

Engineered for Climate®

Our fiber cement siding and trim products are formulated to offer superior performance based on your region's unique climate needs, and help protect against damage from weather extremes, hurricanes, winter storms and more.

Lasting value

Enjoy a low-maintenance exterior with a 30-year non-prorated limited substrate warranty on our soffit products. ColorPlus® Technology finishes offer superior UV resistance.



*When tested for ASTM E84 (Standard Test Method for Surface Burning Characteristics of Building Materials).

Follow James Hardie

Contact Us 1-888-J-HARDIE

Quick Links

- Request a Quote
- Find a Contractor
- Explore our Blog
- Order a Color Sample
- Locate a Dealer

Homeowner Help

- Home Visualizer Tool
- Color & Design Guidance
- Why Choose Hardie® Products
- Performance & Durability
- Lifetime Value

Pros Resources

- Pros Hub
- Installation Instructions & Technical Docs
- Build with James Hardie
- Safety Resources
- Silica Safety

Additional Information

- Our Company
- Sustainability Initiatives
- Media Resources & News
- Investor Relations
- Work at James Hardie



certainteed SAINT-GOBAIN

Products Inspiration Documents About Us For Professionals



Landmark® PRO

CertainTeed's Landmark® PRO UL 2218 Class 3 Impact Resistant shingles offer durability, impact & algae resistance, a Class A fire rating, and easy installation.

Showing product availability in All Locations

Colors (24)



Overview

CertainTeed's Landmark® PRO UL 2218 Class 3 Impact Resistant shingles are a premium roofing option that combines durability and aesthetic appeal. These shingles are engineered with a multi-layer design, featuring a fiberglass base and protective outer layer, providing superior impact resistance. The shingles also feature StreakFighter® algae resistance, ensuring they are resistant to unsightly black streaks caused by algae growth.

Landmark PRO shingles are designed to provide excellent protection against the elements, with an Underwriters Laboratories Class A fire resistance rating, making them a top choice for homeowners who prioritize safety. The shingles' heavy weight and unique design provide added resistance against weather damage and algae, making them a reliable option for homeowners looking for a long-lasting roofing solution.

These shingles come in a variety of colors, ensuring that homeowners can find the perfect match for their home's aesthetic. The shingles' multi-layer design provides superior protection against the weather, helping to ensure that the roof remains in good condition and well-protected against the elements.

Installation is made...See More

Quick Links

We're here to help with handy tools and resources that make your project easier.

Visualize Your Home

Get Help

Features & Benefits

- **Performance**

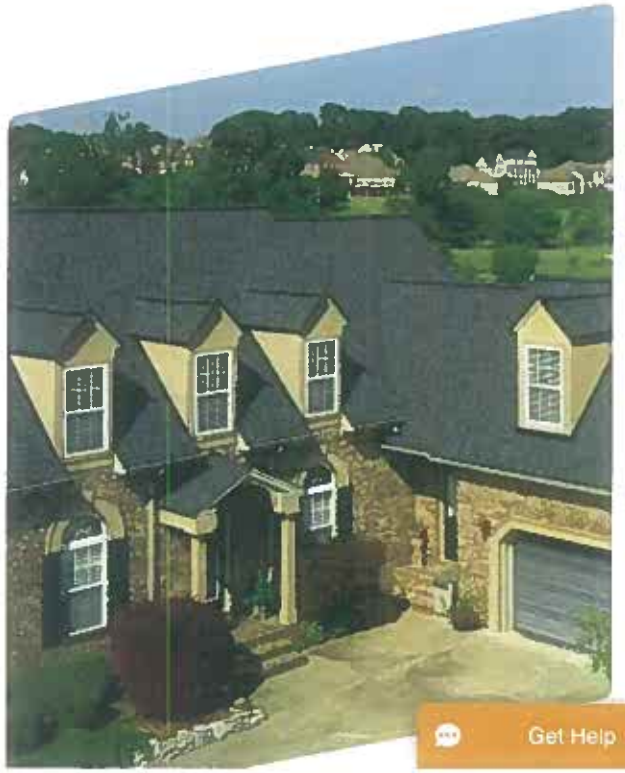
  Designer shingles are typically heavier than strip shingles and have improved warranty protection

- **Warranty**

  Lifetime limited transferable warranty
  30-year StreakFighter® algae-resistance warranty
  10-year SureStart™ protection
  15-year 110 mph wind-resistance warranty
  Wind warranty upgrade to 130 mph available.
  CertainTeed starter and CertainTeed hip and ridge required

- **Protection**

  UL Class A fire resistance
  UL 2218 Class 3 impact resistance





ANDERSEN™
WINDOWS & DOORS

100 SERIES



A BETTER CHOICE FOR YOUR HOME

Whether you're replacing, remodeling or building new, Andersen® 100 Series windows and patio doors offer many advantages over vinyl. They offer superior strength and performance because they're made of innovative Fibrex® composite material, which is 2X stronger and more durable than vinyl. They're also available in a variety of rich dark colors with finishes that are made to last and they're designed to retain their stability and rigidity in all climates. Plus, 100 Series windows and doors are environmentally responsible and energy efficient, making them a better choice for your home.



*When 100 Series products were tested against five leading competitors' painted vinyl window products



WINDOW & DOOR TYPES

Choose the product style and frame type needed to complete your replacement, remodeling or new construction project and bring your vision to life.



SINGLE-HUNG

Single-hung windows feature a stationary upper sash and operable lower sash that slides up and down.



CASEMENT & AWNING

Casement windows are hinged on the side and open outward to the left or right, while awning windows are hinged at the top and open outward.



GLIDING WINDOWS

Gliding windows have one stationary sash and one operating sash that glides horizontally. A three-sash configuration, where two sash glide past a fixed center sash is also available.



GLIDING PATIO DOORS

Patio doors feature one stationary panel and one that glides smoothly on adjustable rollers. Add character and light with a sidelight or transom.

SPECIALTY WINDOWS

Specialty windows are stationary (non-operable) windows characterized by their special shapes, including curves and dramatic angles. A variety of shapes are available to complement your home's architecture.

Windows and doors are available in custom sizes to fit all projects.

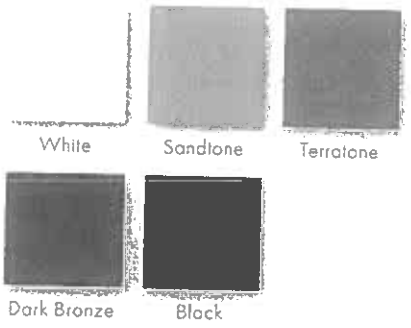




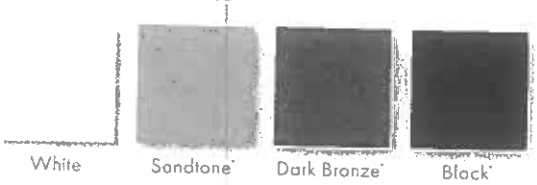
COLOR OPTIONS

100 Series windows and patio doors come in five exterior colors, including dark bronze and black — colors that are darker and richer than those of most vinyl windows. They also feature a premium matte finish inside for an attractive appearance.

EXTERIOR COLORS



INTERIOR COLORS



HARDWARE OPTIONS

Single-Hung & Gliding

STANDARD



Lock automatically engages when window is closed.
Hardware color matches the window's interior. Shown in white.

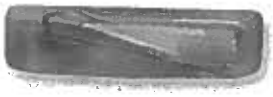
OPTIONAL SLIM LINE METAL HARDWARE



Antique Brass | Black | **Dark Bronze**
Sandtone | Satin Nickel | White

Casement & Awning

STANDARD FOLDING



Antique Brass | Black | Dark Bronze
Sandtone | Satin Nickel | White

Folding handle avoids interference with window treatments.

Patio Doors

TULSA

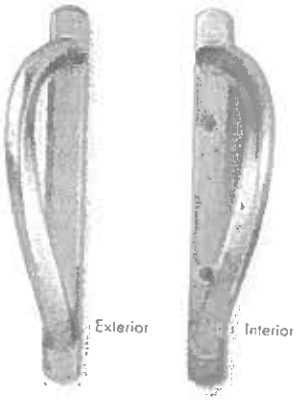


Exterior handle matches exterior door color. Shown in dark bronze.



Interior handle matches interior door color. Shown in white.

OPTIONAL AFTON



Antique Brass | Bright Brass
Black | **Satin Nickel**

Gliding patio doors features a multi-point locking systems for enhanced security. Optional auxiliary foot lock is available to secure the gliding panel and provides an extra measure of security when the door is in a locked position. Exterior keyed lock also available

Bold names denotes finish shown

*Proaucts with dark bronze, black and Sandtone interiors have matching exteriors.
Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

GLASS OPTIONS

Andersen has the glass you need to get the performance you want with options for every climate, project and customer. Check with your Andersen supplier for the selections that meet ENERGY STAR® requirements in your area.

GLASS		ENERGY		LIGHT	
		U-Factor How well a product prevents heat from escaping.	Solar Heat Gain Coefficient How well a product blocks heat caused by sunlight.	Visible Light Transmittance How much visible light comes through a product.	UV Protection How well a product blocks ultraviolet rays.
SmartSun™	Thermal control similar to tinted glass, with visible light transmittance similar to Low-E glass.	● ● ● ◑	● ● ● ●	● ● ◐ ◑	● ● ● ●
SmartSun with HeatLock² Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ◐	● ● ● ●	● ● ◑ ◑	● ● ● ●
Low-E	Outstanding overall performance for climates where both heating and cooling costs are a concern.	● ● ● ○	● ● ● ○	● ● ● ○	● ● ● ◑
Low-E with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ◐	● ● ● ○	● ● ◐ ○	● ● ● ○
Sun	Outstanding thermal control in southern climates where less solar heat gain is desired.	● ● ● ○	● ● ● ●	● ○ ○ ○	● ● ● ○
Clear Dual-Pane	High visibility with basic thermal performance.	● ○ ○ ○	○ ○ ○ ○	● ● ● ●	○ ○ ○ ○

Center of glass performance only. Ratings based on glass options as of May 2021. Visit andersenwindows.com/energystar for ENERGY STAR® map and NFRC total unit performance data.

ADDITIONAL GLASS OPTIONS

Tempered safety glass, standard on patio doors. Sound reducing glass options are also available.

Patterned glass lets in light while obscuring vision and adds a unique, decorative touch.



Cascade Fern Obscure Reed Satin Etch

Cascade and Reed patterns can be ordered with either a vertical or horizontal orientation.

GLASS SPACER OPTIONS

Choose from stainless steel or black glass spacers to create a customized look.



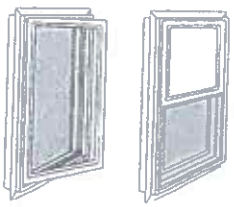
Black Stainless Steel

For more details on glass options, visit **andersenwindows.com/glass**.

ASK ABOUT ENERGY STAR

INSECT SCREEN OPTIONS

Insect screens for windows and patio doors have a fiberglass screen mesh. Optional TruScene® insect screens for windows are made with a micro-fine stainless steel mesh, providing 50% more clarity and letting in 25% more fresh air* than our conventional insect screens.



Insect screens are available for all venting windows



Gliding insect screens are available for two-panel doors.

*TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.

GRILLE OPTIONS

Customize the look of your windows and patio doors with a variety of grille options to complement virtually any style of home.

CONVENIENT CLEANING OPTIONS

Finelight™ grilles-between-the-glass are installed between the glass panes to make glass easy to clean. With an elegant, sculpted profile and a two-sided color scheme, they match both the interior and exterior of the window or door. Finelight grilles-between-the-glass with exterior grilles make interior glass easier to clean, while permanent exterior grilles provide architectural style and detail.



Finelight grilles-between-the-glass



Finelight grilles-between-the-glass Permanent exterior

FULL DIVIDED LIGHT

Permanently applied to the interior and exterior of your window with a spacer between the glass for an authentic look.



Permanent exterior Permanent interior with spacer

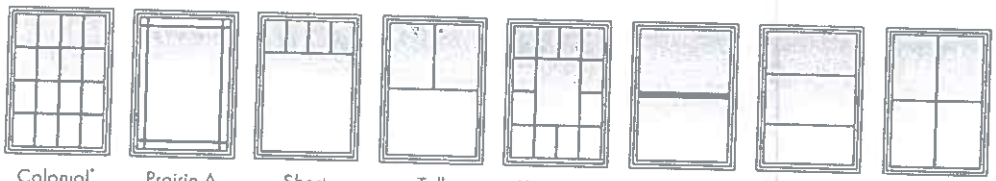
SIMULATED DIVIDED LIGHT

Permanent grilles on the exterior and interior with no spacer between the glass.



Permanent exterior Permanent interior

Grille Patterns



Colonial* Prairie A Short Fractional* Tall Fractional* Victorian Simulated Single-Hung Specified Equal Light**

*Modified pattern also available.
**Specify number of same-size rectangles across or down.

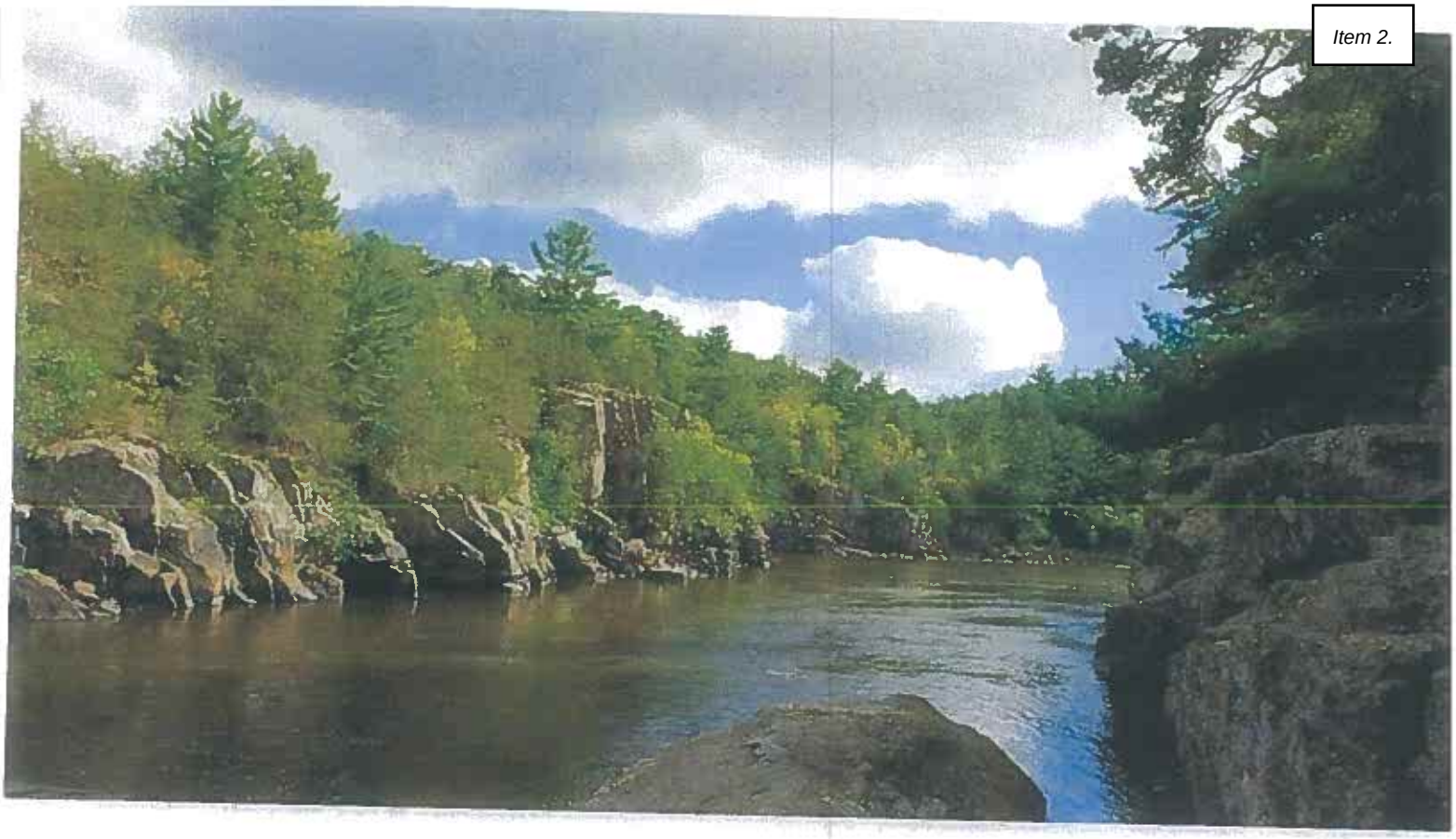
Grille Bar Widths



¾" 1"

Grille width for windows is ¾".
Grille width for patio doors is 1".
A 2 ¼" simulated meeting rail is available for casement windows to replicate the look of single-hung windows.
Actual size shown.





THE ENVIRONMENT HAS A BUSINESS PARTNER

Respect for the environment is nothing new at Andersen. For more than a century, it's been part of who we are. Our commitment to recycle and reclaim materials began simply because it was good business. Now it's part of our broader commitment to sustainability and responsible stewardship of all our resources. Andersen is committed to providing you with long-lasting,* energy-efficient windows and doors. Visit **andersenwindows.com/sustainability** for more information.

ASK ABOUT ENERGY STAR

Andersen makes windows and doors with options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

U.S. GREEN BUILDING COUNCIL MEMBER

Andersen is a charter member of the **U.S. Green Building Council** and a strong supporter of its LEED® (Leadership in Energy and Environmental Design) National Green Building Standard rating system.

ANDERSEN™
WINDOWS & DOORS

*Visit andersenwindows.com/warranty for details.

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Trex Select® Composite Decking

Select decking is the perfect pairing of price and minimal maintenance.



Trex Select® Composite Decking

Natural Aesthetic

Looks like wood, lives like composite. Our curated colors and refined grain patterns deliver the warmth of nature with the ease of low-maintenance living.

Performance-Engineered™ Decking

Built to handle real life. With a fade- and stain-resistant shell plus exclusive SunComfortable™ Technology in our newest color collection, your deck stays cooler* and lasts longer.

Sustainable Style

Select decking uses 95% recycled plastic film and reclaimed sawdust, and is backed by our 35-Year Limited Residential Fade & Stain Warranty.

Select®

New Collection



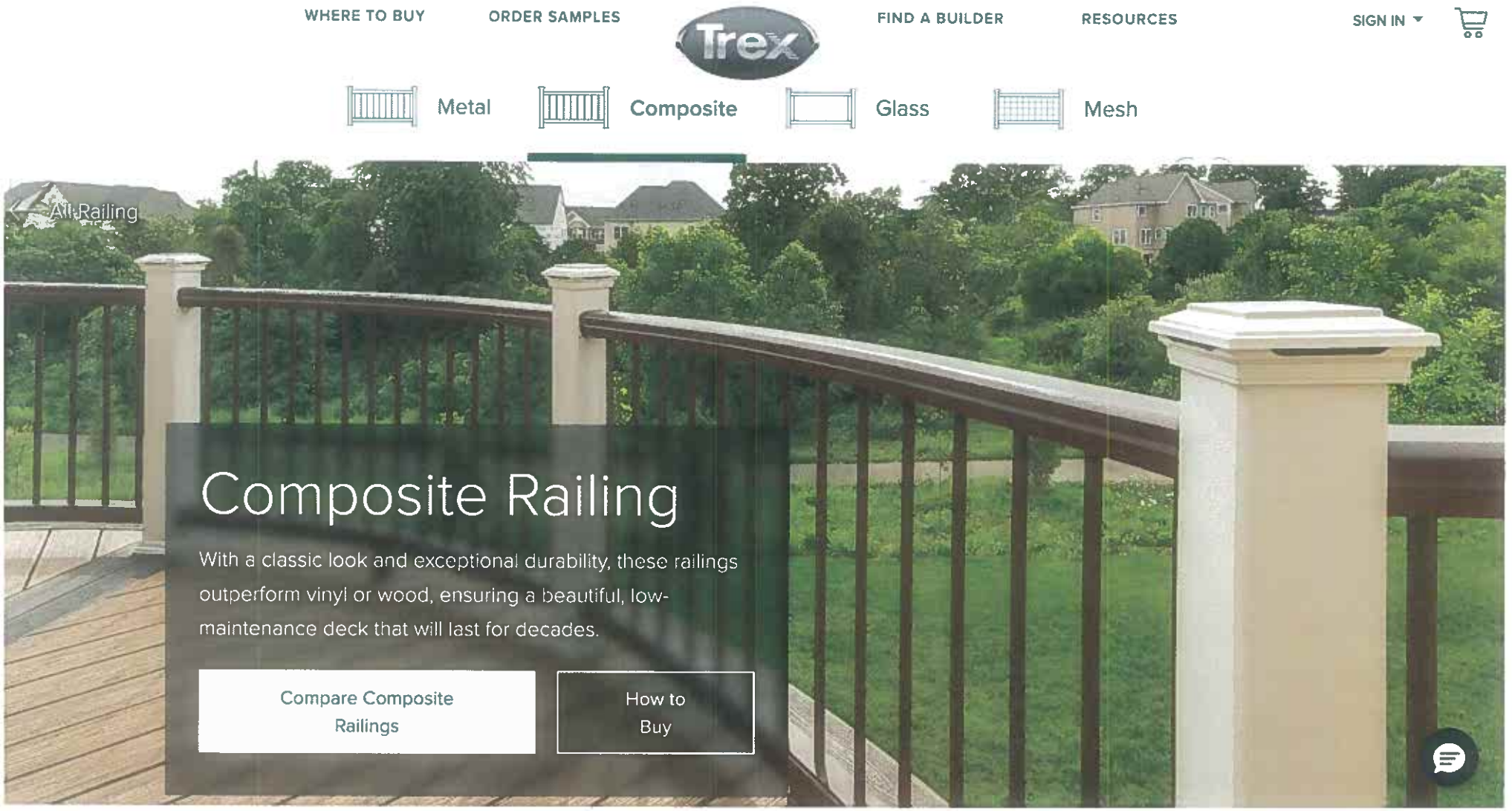
Earth Tones



Color: Pebble Grey

Pebble Grey is a light heather grey with an easy-to-maintain, wood-like grain pattern, making it the simple choice




WHERE TO BUY
ORDER SAMPLES
Trex
FIND A BUILDER
RESOURCES
SIGN IN
Metal
Composite
Glass
Mesh
All Railing
Composite Railing
With a classic look and exceptional durability, these railings outperform vinyl or wood, ensuring a beautiful, low-maintenance deck that will last for decades.
Compare Composite Railings
How to Buy


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Elevated spaces don't have to come with an elevated price tag. Choose affordable Select railing made from high-performance composite or aluminum.


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Discover Why Trex Select® Railing is the Best Choice for Deck Railing



Designs for Every Style

From sleek modern to timeless classic, we're here to make your outdoor space uniquely yours.



Easy-to-Use Tools

Trex's design tools let you plan, price, and explore railing styles from home—quick and easy.



Installation Made Simple

With step-by-step guides and Trex Academy resources, we've got everything you need to DIY.



Pea

With Tr
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50 yea

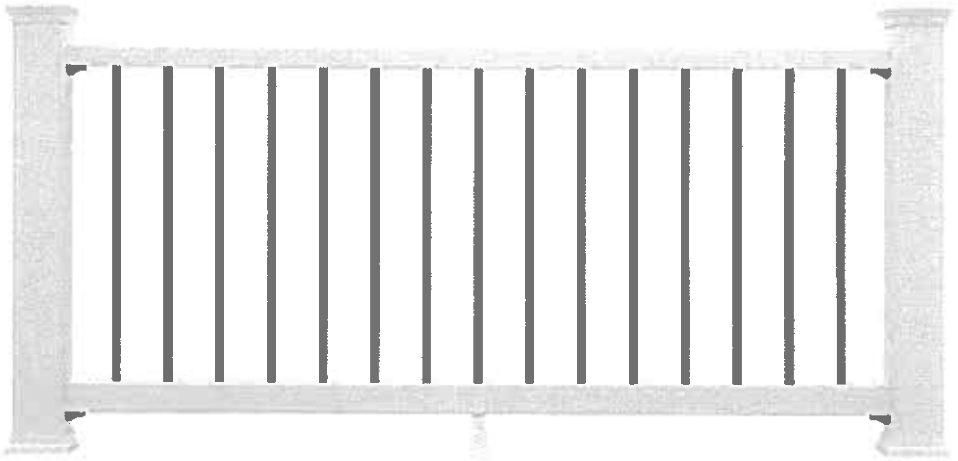
PRICE RANGE
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LIMITED RESIDENTIAL WARRANTY 25 YEAR

Select® Classic Railing

The simple choice for your outdoor space.

WHERE TO BUY FIND A BUILDER




9908

Item 2.

Software Update
macOS Sequoia 15.6 is available for your Mac and includes the latest security improvements and important bug fixes to help keep your Mac safe. Your Mac will rest...

Install Tonight Remind Me Later



Amarr® Hillcrest

Value Carriage House Steel Garage Doors

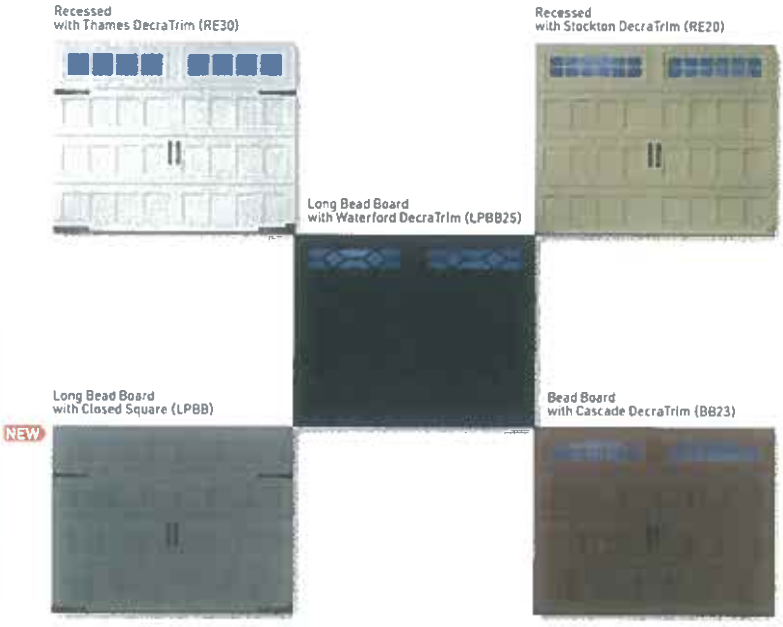


Recessed design with Stockton DecraTrim in Black

Beauty that's more than skin deep. With the Amarr Hillcrest collection, you get more than a custom carriage house look with a wide range of colors, decorative hardware and window styles. You get exceptional style and durability with conventional hardware at a competitive price. The Amarr Hillcrest collection. Value is a beautiful thing.

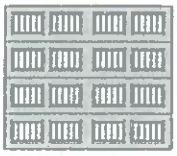


Bead Board design with Cascade DecraTrim in True White with Blue Ridge handles

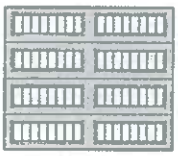


PANEL DESIGNS

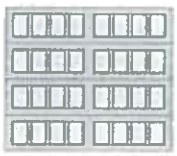
BB • BEAD BOARD



LPBB • LONG BEAD BOARD



RE • RECESSED



Amarr® Hillcrest

Construction

HI1000
Single-Layer: Steel

- Heavy-duty Exterior Steel
- Durable, Reliable, Low Maintenance



HI2000
Double-Layer: Steel + Insulation

- Heavy-duty Exterior Steel
- Durable, Reliable, Low Maintenance
- Environmentally Safe Polystyrene Thermal Insulation with Vinyl Backing
- Energy Efficient
- Quiet Operation



HI3138 / HI3000
Triple-Layer: Steel + Insulation + Steel

- Heavy-duty Exterior and Interior Steel
- Durable, Reliable, Low Maintenance
- Environmentally Safe Polystyrene Thermal Insulation
- Two Energy Efficiency Options
- Extra Quiet Operation

HI3138 – 1-3/8"



HI3000 – 2"



Specifications

	AMARR HILLCREST HI1000	AMARR HILLCREST HI2000	AMARR HILLCREST HI3138	AMARR HILLCREST HI3000
PANEL DESIGNS				
Bead Board	•	•	•	•
Long Bead Board	•	•	•	•
Recessed	•	•	•	•
INSULATION[1]		Polystyrene	Polystyrene	Polystyrene
R-VALUE[2]		6.64	6.48	9.05
DOOR THICKNESS	2" (5.1cm)	2" (5.1cm)	1-3/8" (3.5cm)	2" (5.1cm)
STEEL THICKNESS	25 ga	25 ga	27/27 ga	27/27 ga
INSULATED GLASS OPTION*			•	•
DECORATIVE HARDWARE OPTIONS	•	•	•	•
WIND LOAD[3] AVAILABLE	•	•	•	•
PAINT FINISH WARRANTY[4]	15 Years	25 Years	Lifetime	Lifetime
WORKMANSHIP/HARDWARE WARRANTY[4]	1 Year	2 Years	3 Years	3 Years

[1] Insulation has passed self-ignition, flamespread and smoke developed index fire testing

[2] Calculated door section R-value is in accordance with DASMA TDS 163

[3] It is your responsibility to make sure your garage door meets local building codes.

[4] For complete warranty details, visit amarr.com or contact your local Amarr dealer.

*Price upcharge applies

Colors

Actual paint colors may vary from samples shown.
Price upcharge applies to all colors except True White.



NEW



Amarr® Color Zone

Amarr Color Zone
Over 800 Sherwin-Williams paint colors; approved color list is at amarr.com/amarr_color_zone.

Check your local Sherwin-Williams store for paint chips.

SHERWIN WILLIAMS.

Woodgrain finishes are dual directional for all panel designs.

Amarr doors are pre-painted, homeowners can use exterior latex paint for custom colors
Visit amarr.com for painting instructions
Non-factory painting of garage door voids the paint finish warranty

Glass Options

Insulated glass* available in Clear, Frost and Dark Tint

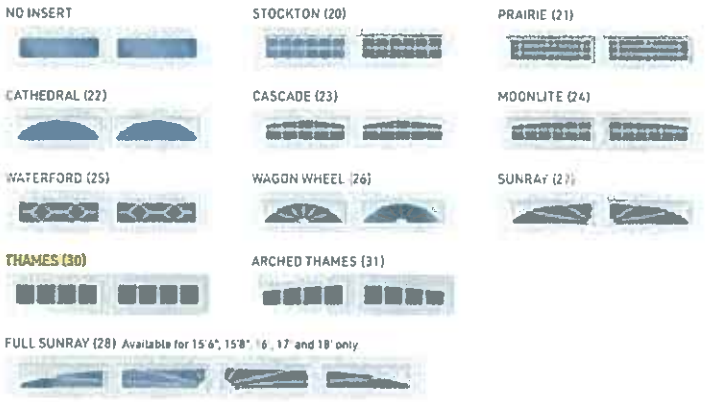


3/32" (0.24cm) Single Strength

*Price upcharge applies

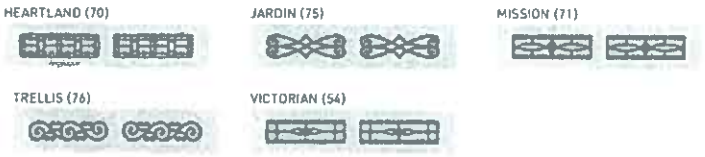
DecraTrim Window Inserts

Window inserts shown on Clear glass, inserts also available with Obscure, Frost and Dark Tint glass



DecraGlass™ Windows

Tempered obscure glass with baked-on ceramic designs; design visibility varies due to lighting



Decorative Hardware

ALUMINUM

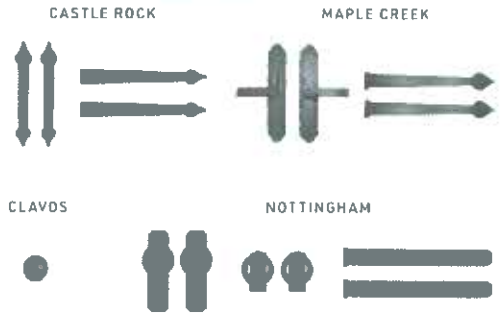
Aluminum decorative strap hinges with clavos not recommended for arch openings



STAMPED STEEL



MAGNETIC ABS VINYL



YOUR LOCAL AMARR DEALER

MADE IN USA

RECYCLED STEEL

Amarr Company
165 Carriage Court
Winston-Salem, NC 27105
800.503.DOOR
www.amarr.com

Door specifications and technical data subject to change without notice
Sectional door products from Amarr Company may be the subject of one or more foreign, issued and/or pending, design and/or utility patents.
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TOWN OF WARRENTON
PO BOX 341
WARRENTON, VIRGINIA 20188
http://www.warrentonva.gov
planning@warrentonva.gov
(540) 347-2405

ARCHITECTURAL REVIEW BOARD CERTIFICATE OF APPROPRIATNESS

COA # _____ Assoc. Permit # _____

The Architectural Review Board (ARB) meets every **4th Thursday at 7:00pm** in Town Hall (21 Main Street). Applications requiring ARB are due by the **1st day of each month** (or the first business day immediately following) prior to the meeting. Each applicant or a representative, who has the authority to commit the applicant to changes as recommended or required by the ARB are required to attend this meeting or the application will be deferred. Please read the Warrenton Historic District Guidelines for additional information Historic District requirements.

The following materials are required in addition to a complete, signed application (check if submitted):

- ☒ Photographs of the area of work.
- ☒ Plans, drawings, product information sheets, and/or samples (Two hard/one digital copy).
- ☒ Accompanying permit applications (if required; this application also serves as a zoning permit).

Project Owner

Address/Location: Lots 1 & 2 on Fisher Ave, Warrenton GPIN: Not issued yet

Name: 320 Culpeper Street LLC Email: devin.t.finan@gmail.com

Address: Lots 1 & 2 on Fisher Ave, Warrenton Phone: 703-967-9045

Applicant (If different then above)

Name: Lakeside Homes, LLC Email: devin.t.finan@gmail.com

Address: P.O. Box 861601, Warrenton, VA. 20187-1601 Phone: 703-967-9045

Applicant's Representative (If different then above. Must have authority to commit the applicant to make changes that may be suggested or required by the ARB)

Name: Austin Finan Email: austinjfinan@gmail.com

Address: P.O. Box 861601, Warrenton, VA. 20187-1601 Phone: 703-881-2175

Complete description of each modification or improvement

New construction to build two new homes in acordance with the recently approved construction plan by the town of Warrenton. See attached grading plan PDF.

Is there an application relevant to this property pending or contemplated before anther Town Board?
Yes ☐ No ☒ If so, specify: _____

Signature of Property Owner

Devin Finan, Lakeside Homes LLC
Name (Print or Type)

Signature of Applicant/Agent

Austin Finan
Name (Print or Type)

TOWN OF WARRENTON
PO BOX 341
WARRENTON, VIRGINIA 20188
http://www.warrentonva.gov
planning@warrentonva.gov
(540) 347-2405

ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATNESS

COA # _____

OFFICIAL USE ONLY
Approvals Required (Circle Y or N)
Y / N Administrative Approval Y / N Architectural Review Board Approval Y / N Other Permits Required, If yes list:_____
Notes
Zoning District:_____ Use:_____ Notes/Conditions of Approval:
Approvals
Certificate of Appropriateness:_____ Date: _____ Zoning Permit:_____ Date: _____
Fees
Paid Stamp Certificate of Appropriateness: _____ Zoning: _____

Community Development Department

STAFF REPORT

Meeting Date:	August 28, 2025
Agenda Title:	COA 25-64 | 54 E. Lee Street, Suite 100
Requested Action:	Review proposal for the request to install a new metal sign bracket and hanging sign.
Department / Agency Lead:	Community Development
Staff Lead:	Casey Squyres, Historic Preservation Planner

EXECUTIVE SUMMARY

The applicant is requesting approval to install a new metal sign bracket and hanging sign on the building's brick exterior.

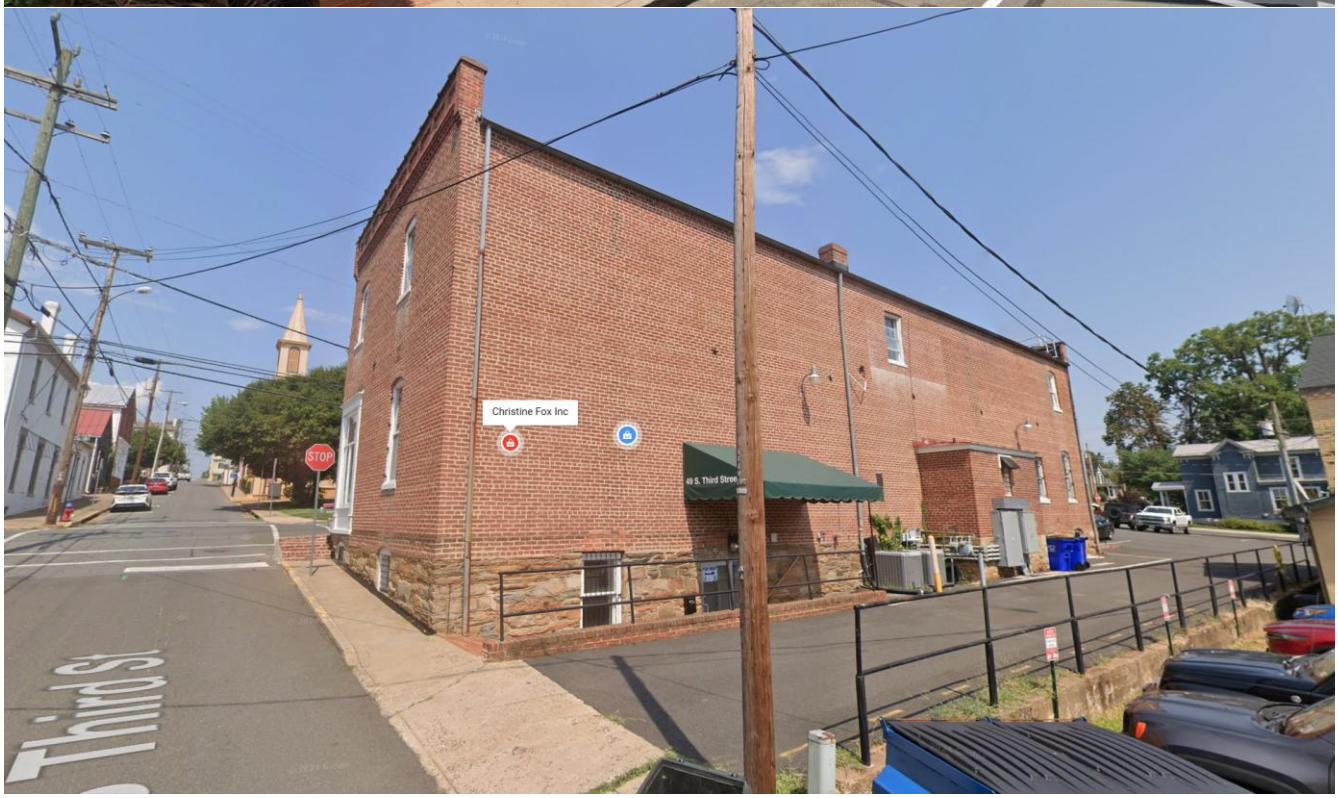
- **The bracket and sign will be 18" x 18"**
- **Installation will be 10.5' above the sidewalk, which meets the requirements for hanging signs per the Historic District Guidelines (projecting signs must be more than 8' above the sidewalk).**
- **Meets the requirements of one projecting sign allowed per business.**

BACKGROUND

This resource was constructed in c.1907. Historically, this building was used as the hardware store for DP Wood. This is listed as "Hardware" or "Store" from 1908-1924 Sanborn maps. In 1931, it is listed as a "Paints and Oils." This resource represents a typical mid-nineteenth-century commercial-style building within the district. This resource retains integrity of location, design, setting, materials, workmanship, feeling, and association. It falls within the district's period of significance and contributes to the commercial character of the district. Although it does not possess sufficient architectural or historical significance to qualify for individual listing in the National Register, it is a contributing resource to the Warrenton Historic District under Criterion C for architecture.




Lee St


Christine Fox Inc
STOP
Third St

DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis
F. PROJECTING SIGNS	**3.41**	
1. The bottom edge of the projecting sign should be eight (8) feet above the sidewalk.		**The proposed sign meets this requirement.**
2. Projecting signs should not be larger than six (6) square feet. The sign panel should have a minimum six-inch (6") clearance from the face of the building and extend to its outermost part less than four (4) feet. Projecting signs will be reviewed according to their scale and size and to the scale and size of the building to which they are proposed.		**The proposed sign meets this requirement.**
3. Creative designs and shapes are always encouraged.		**Encouraged, but not required.**
4. Limit the number of projecting signs to one per business.		**The proposed sign meets this requirement.**

STAFF RECOMMENDATION

Staff recommends approval of **Certificate of Appropriateness 2025-64** for the request to install a new metal sign bracket and 18” x 18” hanging sign at a business located at 54 E. Lee Street, Suite 100, as described and depicted in the application and plans, provided the following conditions are met:

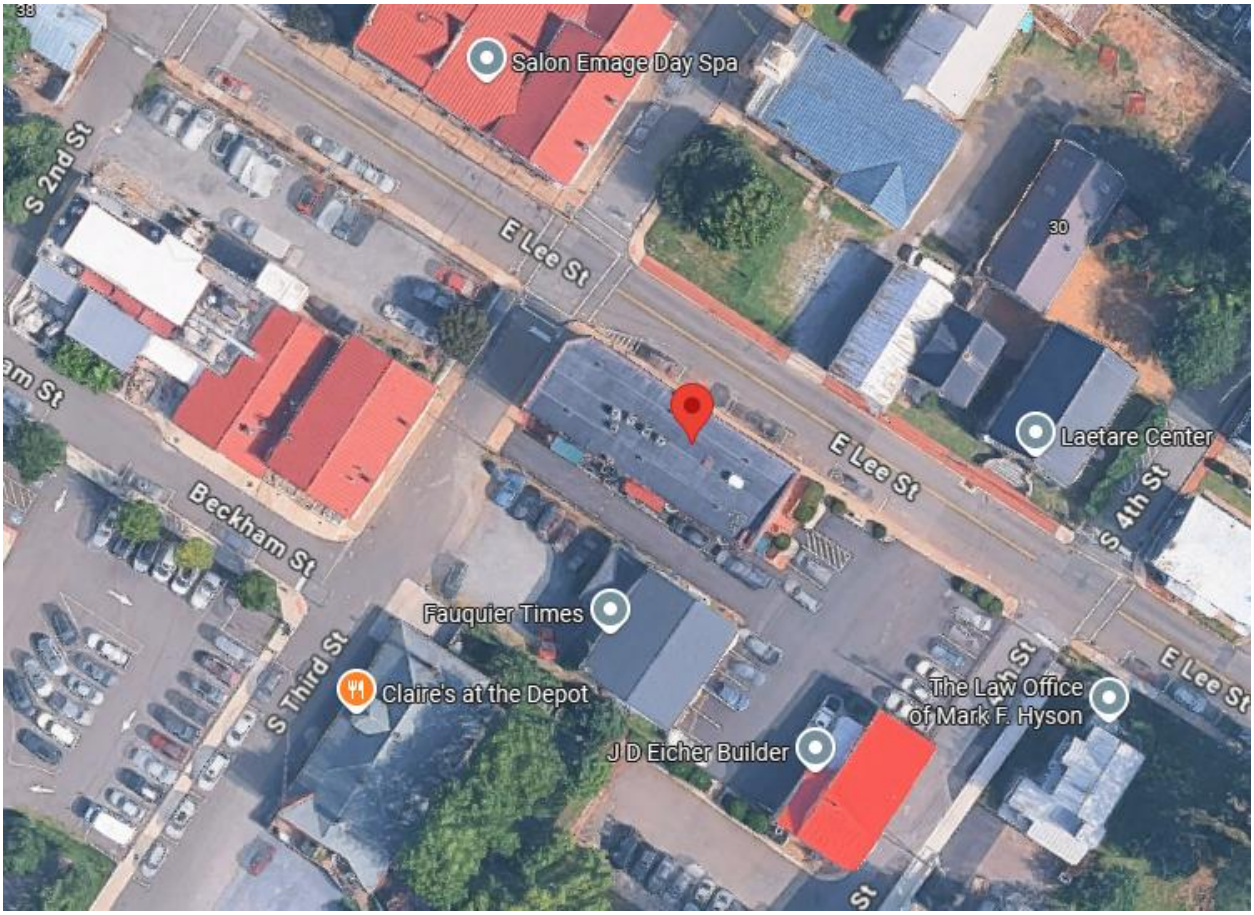
1) All necessary permits are acquired.

2) The bracket shall be installed only within the mortar joints in order to prevent any damage to the historic masonry.

ATTACHMENTS

1. Attachment 1 – Photos
2. Attachment 2 – Draft Motion Sheet

Vicinity Map –






Lee St


Christine Fox Inc
STOP
Third St

Photos/Plans (*Please see Applicant provided plans for high resolution and for product specifications – not all Applicant-provided plans and drawings are shown here):

All Work Shall be in Compliance with applicable 2021 ICC Model Codes with adopted technical amendments prescribed in the 2021 USBC.

THE CASTLE
INSURANCE AGENCY

54 E Lee Street, Suite 100 Warrenton, VA 20186

EXISTING



37.5 feet wide on side where doors are from corner to corner.

100 feet wide on front of building (Lee St. side)

10.5 feet high up on corner for hanging sign

All Work Shall be in Compliance with applicable 2021 ICC Model Codes with adopted technical amendments prescribed in the 2021 USBC.

PROPOSED



FASTENER SCHEDULE		
	1/4" BLUE & LAG SCREW	FOR USE WITH WOOD OR STUCCO WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
	1/4" SNAP TOGGLE	FOR USE WITH WOOD OR STUCCO WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
	1/4" LAG SCREW	FOR USE WITH WOOD OR EIFS WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
	1/4" LAG & SHIELD	FOR USE WITH WOOD OR EIFS WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
	1/4" DIA. THREADED ROD & BEARING PLATES	FOR USE WITH WOOD, CONCRETE BLOCK OR EIFS WALL SYSTEMS
	1/4" DIA. THREADED ROD	FOR USE WITH WOOD, CONCRETE BLOCK OR EIFS WALL SYSTEMS
	1/4" RED HEAD L.D.T. (LARGE DIAMETER TAPCON)	FOR USE WITH CONCRETE BLOCK, BRICK OR CONCRETE, EMBED A MIN. OF 2 1/2"
	1/4" DIA. HILTI HIT ROD WITH Hy150 MAX ADHESIVE	FOR USE WITH CONCRETE, EMBED A MIN. OF 2"
	1/4" DIA. HILTI HIT ROD WITH Hy20 ADHESIVE	FOR USE WITH MASONRYAND BRICK EMBED A MIN. OF 3 3/8"
	1/4" DIA. HILTI HIT ROD WITH Hy20 ADHESIVE	FOR USE WITH CONCRETE BLOCK, EMBED A MIN. OF 2"
	1/4" DIA. HILTI HLC SLEEVE ANCHOR	FOR USE WITH CONCRETE, MASONRY AND BRICK EMBED A MIN. OF 3 3/8"



18" W x 18" H

All Work Shall be in Compliance with applicable 2021 ICC Model Codes with adopted technical amendments prescribed in the 2021 USBC.

ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS 25-64

August 28, 2025

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 2025-64** for the request to install a new metal sign bracket and 18" x 18" hanging sign at a business located at **54 E. Lee Street, Suite 100**, as described and depicted in the application and plans, provided the following conditions are met:

1) All necessary permits are acquired.

2) The bracket shall be installed only within the mortar joints in order to prevent any damage to the historic masonry.

Motion to Approve By:

Seconded By:

For: Against: Abstained:

American Made Signs, LLC
486 James Madison Highway · Culpeper, VA 22701
(434) 971-7446 sales@americanmadesigns.com
A Division of Xpress Copy & Graphics, LLC

All Work Shall be in Compliance with applicable 2021 ICC Model Codes with adopted technical amendments prescribed in the 2021 USBC.



54 E Lee Street, Suite 100 Warrenton, VA 20186

This drawing and final sign remains the exclusive property of American Made Signs, LLC. Failure to pay in full within 90 days of invoiced date gives American Made Signs, LLC permission to repossess signage on property which it sits or is attached to. Unless other agreements are made in writing. Repossessed signs are subject to a reinstall fee of $125.00 / H which must be paid in full before sign will be reinstalled. This design cannot be copied in whole or in part, shared or exhibited in any manner without written permission of American Made Sig . This only applies to artwork and signs manufactured, designed or ordered by American Made Signs, LLC. Stolen artwork will be billed at $300.00 per each offense.

American Made Signs, LLC
486 James Madison Highway · Culpeper, VA 22701
(434) 971-7446 sales@americanmadesigns.com

A Division of Xpress Copy & Graphics, LLC

EXISTING



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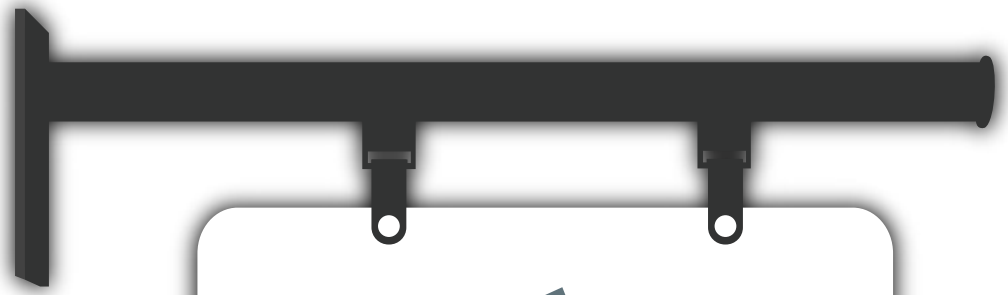
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PROPOSED



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A Division of Xpress Copy & Graphics, LLC



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THE CASTLE
INSURANCE AGENCY

BUSINESS — HOME — AUTO & MORE
CASTLE-INSURANCE.COM
540.200.8749

18" W x 18" H

All Work Shall be in Compliance with applicable 2021 ICC Model Codes with adopted technical amendments prescribed in the 2021 USBC.

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COA-25-64

Certificate of Appropriateness

Status: Active

Submitted On: 8/1/2025

Primary Location

54 EAST LEE ST
WARRENTON, VA 20186

Owner

54EASTLEE LLC
400 HOLIDAY CT #105 WARRENTON, VA 20186

Building Use

Residential

☐

Commercial

☑

Proposed Work Area Description

Hanging a 18x18 sign on a bracket on the building

Proposed Work

New Addition or Construction

☐

Roofing

☐

Openings

☐

Exterior Finishes

☐

Gutters & Downspouts

☐

HVAC or Exterior Utilities

☐

Signage

☑

Fencing

☐

Major Landscaping

☐

Awning

☐

Other

☐

Signage

Sign Type*

Projecting

Sign Material*

Metal

Sign Width (inches)*

18

Sign Length (inches)*

18

Total Sign Area (Sq. Ft)

2.25

Colors

White, Blue, Grey

Installing new bracket?*

Yes

Bracket Type*

Straight Arm Bracket with Rings

Additional Material Information

Existing Materials

N/A

Proposed Materials

N/A

Submission Date

Any application submitted after 4 PM on Fridays will post the following Monday, unless it is a designated holiday at which time it will post on the following Tuesday.

Check here to acknowledge understanding of official submittance day.*

☑

Applicant Signature

I hereby certify that:

- I have read and examined this application and know the information provided is true and correct.

- I acknowledge that the granting of a permit does not presume to give authority to violate or cancel the provisions of any local or state law regulating construction or the performance of construction, and by applying for this permit I hereby agree to adhere to all Town and State laws.

- I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their agent.

By checking the box below, I consent my typed electronic signature constitutes certification of the truthful and accurate information provided. I agree my electronic signature captured by this means shall be a valid signature for purposes of this application.*

Carrie Anne Boone
Aug 1, 2025

Date*

08/01/2025

Attachments

Photographs **REQUIRED**
Sign Permitting 2025.pdf
Uploaded by Jonathan James on Aug 1, 2025 at 12:03 PM

Sign Rendering **REQUIRED**
Sign Permitting 2025.pdf
Uploaded by Jonathan James on Aug 1, 2025 at 12:03 PM

Community Development Department

STAFF REPORT

Meeting Date:	August 28, 2025
Agenda Title:	Work Session – 35 S. Fifth Street
Requested Action:	Work session review of proposal to remodel the extant historic shed on the lot to include a rear addition to allow for a tenant.
Department / Agency Lead:	Community Development
Staff Lead:	Casey Squyres

EXECUTIVE SUMMARY

The applicant is proposing to remodel the extant historic shed on the lot to include a rear addition to the shed to allow for a tenant.

This shed was once part of the adjacent lot where 111 E. Lee Street is currently located. The shed and the associated main house both first appear on the 1908 Sanborn Fire Insurance Map and again are visible on the 1924 Sanborn. The shed largely retains its original form/footprint and some materials, which make it a contributing structure within the Historic District.

Background:

The property is located within the CBD zone, where accessory dwelling units are not listed as an allowable use.

As it currently stands per Zoning, the Applicant could potentially have an Apartment (divide the single-family home into two dwelling units - ***not*** in the shed), which is a by-right use within the CBD zone; ***however***, there is a maximum density of 25 units per acre. There is a boundary line adjustment application that is currently under review for this property and the adjoining property.

The surveyor shows this property as 3,002 sq.ft. in size – this would allow for a maximum density of 1.75 dwelling units, which is below the 2.0 density needed to allow an apartment. That means that this property cannot be developed with an apartment – **it has sufficient density for just the one single-family dwelling unit.**

As an alternative, the Applicant could remodel the shed into a **guest house or in-law suite**, however a stand-alone complete dwelling unit is not allowable. A guest house/in-law suite could have a wet bar or kitchenette, but **not a full kitchen**. This means a sink, a small refrigerator, and a microwave. No full-size or built-in cooking facilities are permitted (no stove, cook-top, range, oven, etc.; small half-size refrigerator only).

Zoning Comments:

1. The property is located in the CBD – Central Business District. Per Section 3-4.11.2, a single-family detached residence is permitted by-right. The proposed application, to remodel one existing structure to a dwelling, is permitted under this section of the Ordinance.

2. The property consists of 0.07 acres of tax parcel land, improved with two shed structures per Fauquier County Commissioner of the Revenue records. Remodeling one shed to a single-family home, and retaining one shed for an accessory structure, is permitted under this section of the Ordinance.

3. Per Section 3-4.11.4 *Lot and Yard Regulations*, and Section 3-4.11.*5 Building Regulations*, a Single Family Dwelling has the following minimum setback requirements:

   a. Front – None.
   b. Side – 0 ft. to adjoining CBD-zoned property, with an additional 1-foot setback for every foot of building height over 35 feet.
   c. Rear – 20 ft. to adjoining R-6 Residential property, with an additional two-foot setback for every foot of building height over 35 feet.
   d. The proposed application appears to meet the above setback requirements; however, staff notes that the application drawings do not include a survey-accurate location of the existing and proposed improvements in relation to property lines. Staff strongly recommends that prior to any final decision, that the applicant should be required to supply a plat showing all existing and proposed conditions via a current field-run survey certified by a professional land surveyor, to demonstrate that all improvements will meet setbacks and there are no encroachments or other issues that would affect the approval of this application or future construction.
   e. As an advisory comment, additional setbacks or regulations may apply per the Virginia Uniform Building Code and/or Fire Code, in which case any more stringent requirements would apply. Staff strongly recommends that at a minimum, prior to any final approval by the ARB, that the application should be reviewed by the Building Official and Fire Official, so as to ensure that minimum requirements can be met with future construction.

4. Per Section 3-4.11.5 *Building Regulations*, principal structures shall not exceed 45 feet in height. Accessory structures shall be less than the height of the principal structure, and no accessory structure shall exceed 15 feet in height within 10 feet of any lot line. The application appears to meet these requirements.

5. The application drawings do not demonstrate that adequate water and sewer service is available to serve a new dwelling unit, as the location and condition of existing utilities is not depicted. At a minimum, prior to any final approval by the ARB, the application should receive the provisional approval of the Department of Utilities to state that adequate water and sewer is available. Additionally, staff strongly recommends that the application drawings should be revised to show the locations of all existing and proposed water and sewer mains, laterals, service lines, meters, and cleanouts.

6. Per Section 7-3 *Standards for Residential Uses*, single family dwellings are required to provide two all-weather parking spaces per unit. Parking spaces must be a minimum of 8 ft. wide by 18 feet long, be accessed by an entrance that meets minimum residential driveway standards as determined by the Public Works Department, and be surfaced with asphalt, concrete, or pavers. However, Section 7-13 *Proximity to Municipal Parking Lots*, states that:

   > *Any building or use located within three hundred (300) feet (measured along lines of public access) of an existing municipally-operated parking lot shall be exempt from the provisions of this Article. A parking demand study shall be required for the establishment of any new residential uses utilizing municipal*

parking lot spaces for required parking. The parking demand study shall include weekdays and both weekend days, parking availability at peak times, and the distance to the nearest municipal parking lot via a clear pedestrian path.

Staff notes that while the proposed dwelling unit is located less than 300 feet away from an existing municipal parking lot, the application does not provide the required parking demand study. The application must be revised so as to either demonstrate that two all-weather parking spaces are provided on-site, OR, provide the required parking demand study to demonstrate that the existing municipal parking lot has the capacity to serve the residential dwelling during weekdays, weekends, and peak use times for the parking lot. Regardless of which option the applicant decides to pursue, either the driveway entrance location and dimensions OR the parking demand study must be verified as acceptable by the Department of Public Works prior to any final approval by the ARB.

7. Per Section 7-14 *Safe and Convenient Access*, the applicant will be required to install a sidewalk along the property's entire frontage, connecting to the existing sidewalk to the left, and must meet all standards and specifications as required by the Public Works Department. Additionally, a sidewalk must be provided from the main entrance of the dwelling to the new public sidewalk. Both the public and private sidewalk must be in-place and found suitable by the Department prior to any approval for occupancy or use of the proposed dwelling.

8. There is an existing power pole and over-head electrical service lines that may impact construction of the proposed dwelling. The over-head electrical service lines that run to the neighboring home to the right may need to be relocated and placed underground as a part of development of this lot, so that the new dwelling does not obstruct or impact the service lines. Additionally, staff is not certain whether the location of the existing pole, and any associated utility easement, may affect construction of the proposed dwelling and necessary site improvements. Staff strongly recommends that prior to any final approval by the ARB, that the applicant should be required to provide the provisional approval or applicable construction requirements of the electrical utility owner based off of a survey-accurate plat showing the proposed development, that is provided to the utility provider for their review and comment.

9. Because the shed looks to be right on top of the property line, a survey-accurate plat to show that the improvements (including any roof overhang, gutters, etc.) will not encroach over the property line will need to be submitted. This should be a plat based off of a field-run boundary survey, and NOT a compilation of deeds and plats that has not been field-verified by the surveyor.

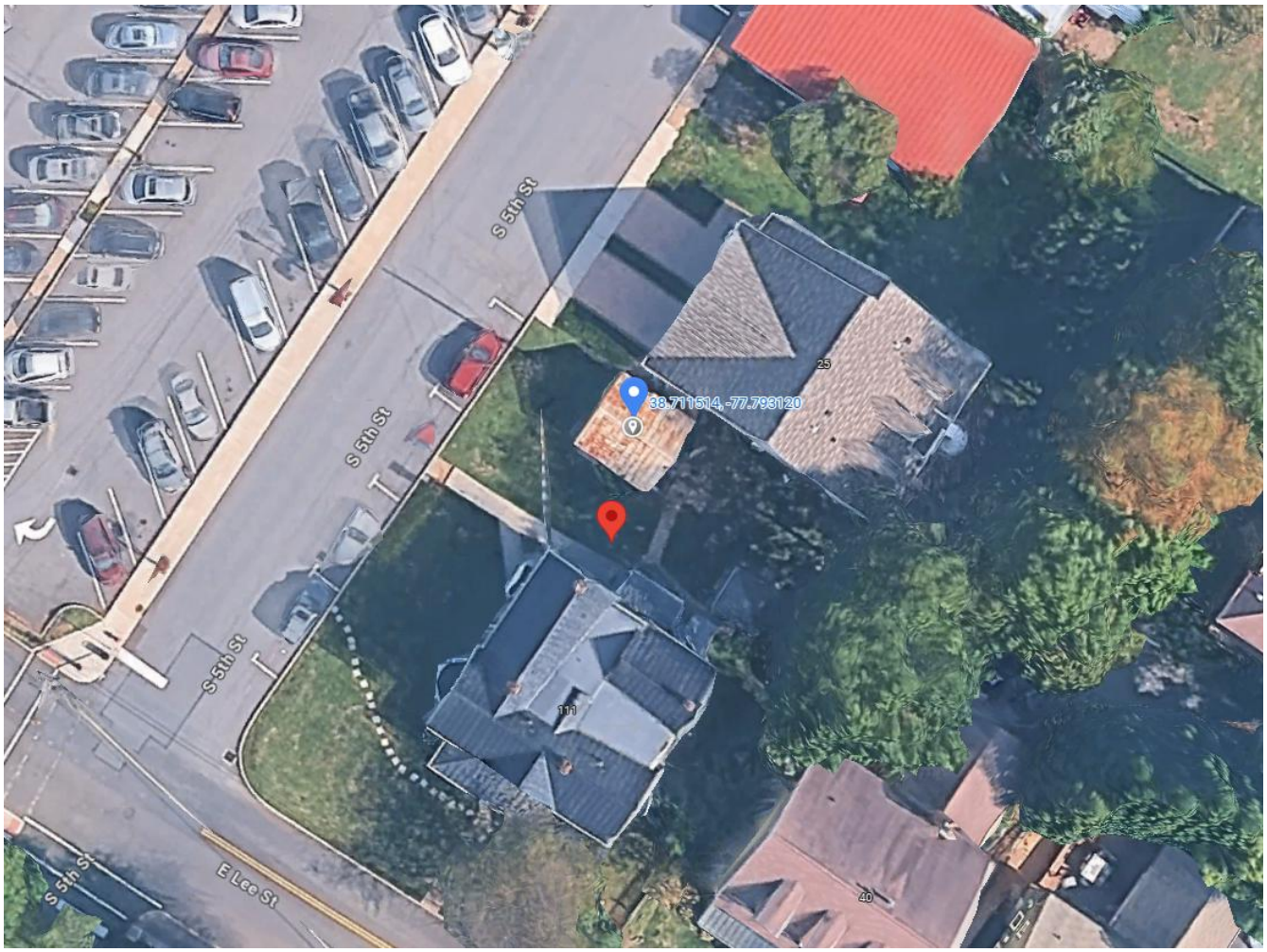
Building Comments:

1. The new house and the existing house to the left are extremely close. The application doesn't include a drawing showing either of the houses to each side, and it looks like both existing homes have windows along their sides that could affect required fire separation/fire proofing between structures.

2. The foundation for the shed looks to be old brick (per street view photos) and we do not know what the actual structural/load-bearing components of the foundation wall and footer (if there is a footer) looks like, or whether it will be suitable to construct a brand-new dwelling on top of it. You may possibly need to have some engineering work done to certify that the foundation is adequate for a two-story home.

BACKGROUND

This 1-story front gabled shed has a metal standing seam roof with horizontal wood siding. The building is raised slightly on a brick coursed foundation. It's a vernacular outbuilding that was constructed ca. 1908 and is a contributing structure associated with the neighboring main house of the same date of construction at 111 E. Lee Street.




SOUTH FIFTH ST
EAST LEE ST
SOUTH FIFTH ST
EAST LEE ST















DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis
7. NEW CONSTRUCTION **A. Context**		
The Architectural Review Board will not specify a particular architectural style or design for new construction projects. The context of new construction or infill is more important than the decorative details applied, though detailing is important.	**3.63**	
New construction will be evaluated based on the project's relationship to its surroundings (context) and to the details of its site (materials, cornices, trim, porches, landscaping, rhythm).	**3.63**	
A1. Setback		

Historic District Guideline	Page No.	Analysis
1. Relate the setback of any new construction and additions to the setback of the existing historic buildings in the immediate surroundings of the proposed new construction. Generally speaking, setback should be within 10% of adjacent setbacks.	**3.64**	
A2. Spacing		
1. Space new construction according to the historic precedence in the immediate surroundings of the proposed new construction. This includes sites adjacent to as well as across the street from the proposed new construction.	**3.65**	
A4. Massing		
2. Use forms for new construction that relate to the forms of the majority of surrounding buildings. For instance, if the form of adjacent buildings has a variety of projecting bays, dormers, etc., employ some of these elements in the new building.	**3.67**	
A5. Height and Width		
1. The height and width of a new building must be compatible with historic buildings within a 360-degree range of visibility of the new building.	**3.68**	
2. The height of a proposed building should be no taller than the tallest historic building on the block within a 360-degree range of visibility of the same type (e.g. single family to single family, multifamily to multi-family). The height of the historic structure should be calculated from the original historic ridge line (not any later additions that may be taller).	**3.68**	

Historic District Guideline	Page No.	Analysis
3. Design new buildings to respect the existing width of original structures in the district. The space should be no more than ten percent of the average spacing of other historic buildings within the subject block. Larger apartment buildings or newer dwellings that do not contribute to the existing historic character should not be included within this calculation.		
A6. Scale		
1. Create human scale by including functional elements typical to the historic context, such as porches and porticoes.	**3.69**	
B. NEW BUILDING		
1. New construction shall respect the established architectural character of the historic district.	**3.70**	
2. The new building should be recognized as a product of its period of construction, design, materials and craftsmanship and consistent with the architecture of the Historic District. Avoid an exact imitation of a historic style that would blur the distinction between old and new buildings and make it more difficult to understand the architectural evolution of the district. In this way, an interpretation of a historic style that is authentic to the district will be considered if it is subtly distinguishable as being new. Allow for the contemporary design of new buildings, when such design is compatible with the size, scale, color, material, and character of the neighborhood, or environment.	**3.70**	

Historic District Guideline	Page No.	Analysis
4. RHYTHM: Incorporate traditional façade rhythm and articulation techniques in a new design. Design a new building to replicate the rhythm of fenestration patterning found in the historic district. Arrange windows to reflect the traditional rhythm and general alignment of others in the area. Incorporate windows, doors, and other openings at a consistent ratio to those found on nearby historic buildings. Use durable window materials. Appropriate window materials include metal, wood, and various composites, as deemed appropriate by the preservation industry standards and the Architectural Review Board. Inappropriate window materials include aluminum and vinyl with plastic snap-in muntins. Use detailing to articulate a façade including window and door framing, sills, water tables and belt courses, canopies, moldings, cornices, columns, and pilasters	**3.70**	
5. MATERIALS: Use building materials that appear similar in scale, color, texture, and finish to those seen historically in the context of the district. Use materials that are proven to be durable in the local climate. Use materials that will maintain an intended finish over time or acquire a patina. Use high-quality, durable, materials. Use new siding that is similar to the lap exposure, texture, and finish of traditional wood siding. Use trim boards that show depth and typify high-quality traditional construction.	**3.70**	

Historic District Guideline	Page No.	Analysis
6. DOORS AND WINDOWS: Respect the size, proportion, spacing and rhythm of door and window openings on all stories of contributing buildings in the subject block or neighborhood when designing and constructing new commercial or residential buildings. Avoid horizontal strip windows or square openings and doors wider than double leaf.	**3.71**	
7. STYLE: Style cannot be guided inasmuch as they emerge with good design by architects, art, implementation by builders, lifestyles, function, fashion, the economy and industrial evolution. Contemporary expression with respect of historic precedence, context, significance and architectural heritage is encouraged.	**3.71**	
8. OUTBUILDINGS: Outbuildings shall remain secondary to main buildings	**3.71**	
C. ADDITIONS TO EXISTING BUILDINGS		
1. Recognize all buildings as products of their own time; design the new addition so that it can be distinguished from the original, yet be compatible with the massing, size, scale and architectural features.	**3.72**	
2. Additions will cause the least possible diminution or loss of the historic character of the existing building including its materials, craftsmanship, design, location and setting.	**3.72**	
3. Locate additions that increase the interior footprint as inconspicuously as possible by setting them back from the front and side of the building.	**3.72**	
4. Additions should be clearly subordinate to the existing building in overall size including height, width, depth and scale.	**3.72**	

Historic District Guideline	Page No.	Analysis
7. Design and construct additions in such a manner that if removed in the future, the essential form, character and integrity of the historic property remains intact. For example, a small connector passage or hyphen to join a side or rear addition to the original building is less invasive and destroys less fabric than a full elevation connection.	**3.72**	
8. The style of the addition should not replicate the original but might respectfully, modestly reflect design elements.	**3.72**	
10. Respect the size, proportion, spacing and rhythm of existing door and window openings on the existing building. Respect the spatial relationship between the wall surface and window opening of the existing building	**3.72**	

STAFF RECOMMENDATION

N/A – Work Session

ATTACHMENTS

1. Attachment 1 – Photos and Plans



5TH STREET ELEVATION

SCALE 1/4" = 1'-0"

Proposed Materials

1. Foundation – brick to match existing as near as possible.

2. Siding – Hardiplank, wood grain to match existing and primed.

3. Roofing – standing seam metal to match existing.

4. Gutters and downspouts – prefinished aluminum.

5. Front door – six panel wood.

6. Windows – 3'-0" wide x 5'-0" high double hung and 3'-0" wide x 3'-0" high awning, "Elevate" series by Marvin.

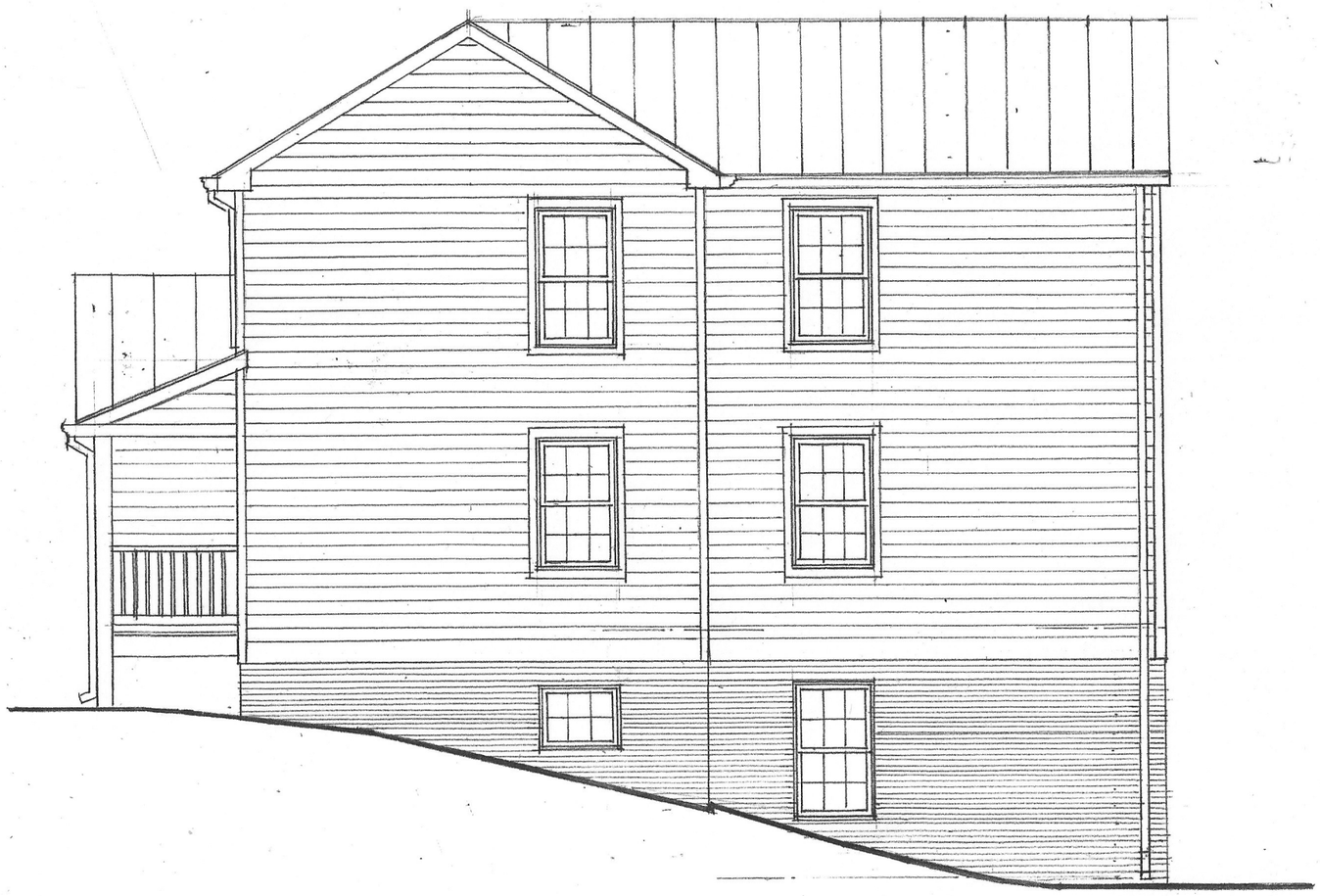
7. Glass doors – "Elevate" by Marvin.

8. Porch railing – Painted wood. Top rail 1-1/2" x 3-1/2" beveled. Bottom rail 3-1/2" x 1-1/2" beveled. Balusters 1-1/4" x 1-14".

New House at 35 5th Street, Warrenton

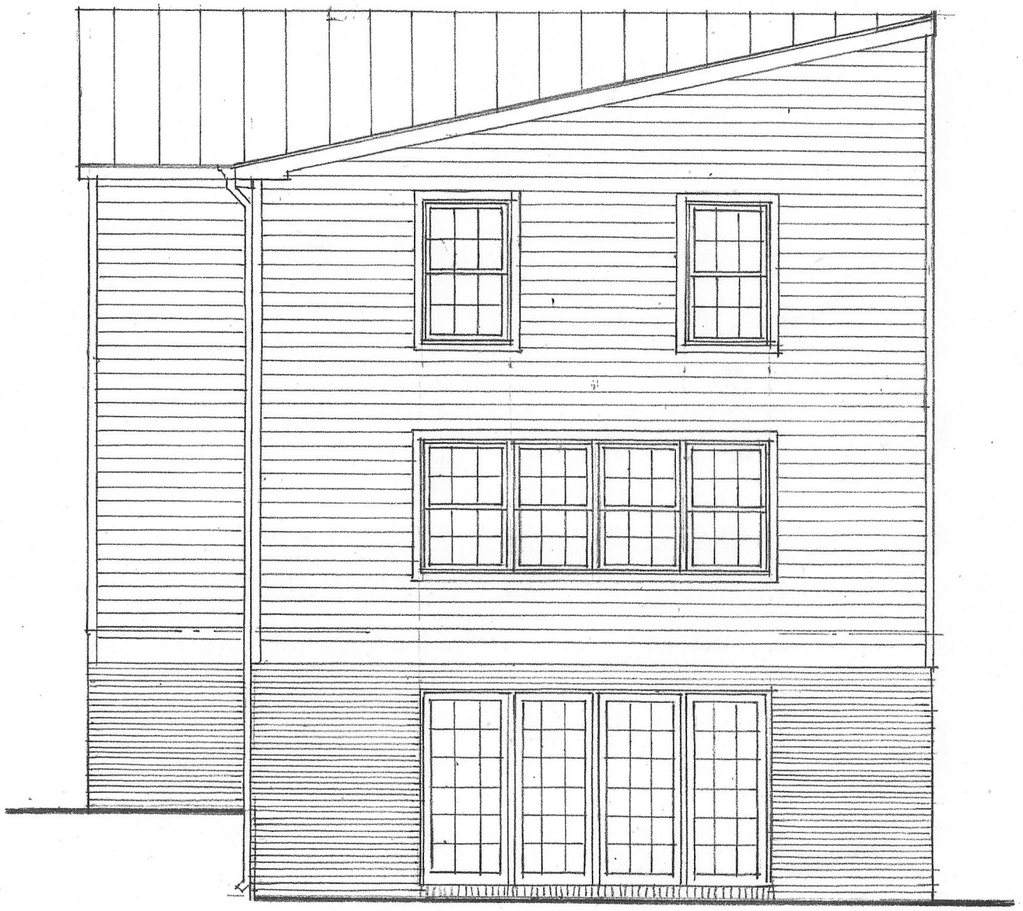
Robert C Byrnes Architect
(703)409-4596

Date: August 27, 2025
Sheet 1 of 2



RIGHT SIDE

SCALE 3/16" = 1'-0"



REAR ELEVATION

SCALE 3/16" = 1'-0"

New House at 35 5th Street, Warrenton

Robert C Byrnes Architect
(703)409-4596

Date: August 27, 2025
Sheet 2 of 2

JH insite.™
Building design. Streamlined.

JamesHardie

Hardie® Plank Lap Siding — Submittal Form 01

Submitted to: .....

Project Name: .....

Submitted by: .....

Date: .....

☐ HZ5® Product Zone ☐ HZ10® Product Zone

Product Width: ☐ 5-1/4in ☐ 6-1/4in ☐ 7-1/4in ☐ 8in ☐ 8-1/4in ☐ 9-1/4in ☐ 12in

Product Finish: ● Primed ☐ ColorPlus® Technology

Product Texture: ☐ Smooth ● Select Cedarmill® ☐ Colonial Roughsawn® ☐ Colonial Smooth® ☐ Rustic Cedar

Hardie® Plank Lap Siding — Specification Sheet 01

DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION | SECTION: 07 46 46 FIBER CEMENT SIDING

HARDIE® PLANK LAP SIDING

Manufacturer

James Hardie Building Products, Inc.

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Prattville, Alabama
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California
- Summerville, South Carolina

Compliance with the following codes

- 2006 thru 2021 International Building Code (IBC)
- 2006 thru 2021 International Residential Code (IRC)

For more information about other compliances and applicable uses, refer to ICC-ES ESR-2290

Features

- Noncombustible
- Dimensionally Stable
- Resists damage from pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

Use

Hardie® fiber-cement lap siding is used as exterior wall covering. The product complies with IBC Section 1403.9 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC)

Description

Hardie® Plank lap siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. Hardie® Plank lap siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

Available Sizes

Product	Width (in)	Length	Thickness (in)
Hardie® Plank lap siding*	5-1/4, 6-1/4, 7-1/4, 8, 8-1/4, 9-1/4, 12	12 feet	5/16

** HZ5: 9-1/4, 12 only available primed HZ10: 5-1/4, 9-1/4, 12 only available primed.*

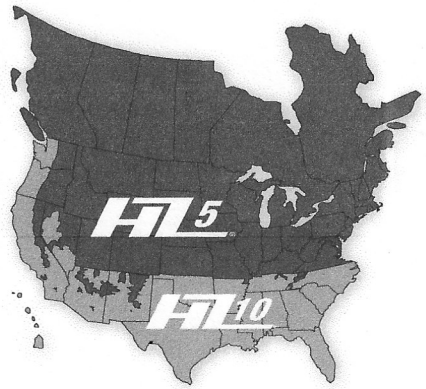
Weight2.31 lbs. per square foot

Texture & Finish

Hardie® Plank lap siding comes in a variety of textures and finishes. The product is available in smooth or wood grain texture. Additional textures are available on a regional basis. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color availability varies by region.

Engineered for Climate®

Hardie® Plank lap siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.



Performance Properties

	General Property	Test Method	Unit or Characteristic	Requirement	Result
PHYSICAL ATTRIBUTES	Dimensional Tolerances	ASTM C1185	Length	± 0.5% or ± 1/4 in	Pass
			Width	± 0.5% or ± 1/4 in	
			Thickness	± 0.04 in	
			Squareness	Δ in diagonals ≤ 1/32 in/ft of sheet length. Opposite sheet sides shall not vary in length by more than 1/32 in/ft	
			Edge Straightness	≤ 1/32 in/ft of length	
	Density, lb/ft³	ASTM C1185		As reported	83
	Water Absorption, % by mass	ASTM C1185		As reported	36
	Water Tightness	ASTM C1185	Physical Observations	No drop formation	Pass
	Flexural Strength	ASTM C1185	Wet conditioned, psi	>1015 psi	Pass
			Equilibrium conditioned, psi	>1450 psi	
THERMAL	Thermal Conductivity	ASTM C177	(BTU/(hr·ft°F))/inch	As reported	2.07
	Actual Thermal Conductivity		(K_{eff})		6.62
	Thermal Resistance		R=1/ K_{eff}		0.48
	Actual Thermal Resistance		(R)		0.15
DURABILITY	Warm Water Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Heat/Rain Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Freeze/Thaw Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
			Mass Loss, %	≤ 3.0%	
			Freeze/Thaw, % strength retention	≥ 80%	
	UV Accelerated Weathering Test	ASTM G23	Physical Observations	No cracking, checking, or crazing	Pass
FIRE CHARACTERISTICS	Surface Burning Characteristics	ASTM E84	Flame Spread Index (FSI)	As reported	0
			Smoke Developed Index (SDI)		≤ 5
			Fuel Contributed		0
			NFPA Class		A
			Uniform Building Code Class		1
			International Building Code® class		A
	Noncombustibility	ASTM E136	Noncombustible	Pass/fail	Pass
	Fire Resistance Rated Construction	ASTM E119	Fire Resistance Rating	1-hour	Note 1

Note 1: listed on Warnock Hersey and ESR 2290

Installation

Install Hardie® Plank lap siding in accordance with:

- Hardie® Plank lap siding installation instructions
- ICC-ES ESR 2290
- Requirements of authorities having jursidiction

Warranty

Hardie® Plank lap siding: 30-year, Non-Prorated, Limited Warranty
ColorPlus® Technology: 15-year Limited Finish Warranty

Sustainable Design Contribution

- Regionally sourced content- varies by project location
- Avoidance of certain chemicals or Red List Compliance

Detailed product information for LEED projects, or other state or regional sustainability programs is available through James Hardie Technical Services.

Storage and Handling

Store flat and keep dry and covered prior to installation.

Technical Services

Contact James Hardie Technical Services online at JamesHardie.com, or by phone at (800)426-4051

IMPORTANT: Failure to install and finish this product in accordance with applicable building codes and James Hardie written application instructions may affect system performance, violate local building codes, void the product-only warranty and lead to personal injury. **DESIGN ADVICE:** Any information or assistance provided by James Hardie in relation to specific projects must be approved by the relevant specialists engaged for the project eg. builder, architect or engineer. James Hardie will not be responsible in connection with any such information or assistance.

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Product warranties, safety information and additional installation information are available at jameshardiepros.com
1 866 442 7343 | www.jameshardie.com

JamesHar

Unit Features Continued

Glazing:

- Dual-pane units are manufactured with an 11/16" (17) IG with Low E1, E2, E3, or E3/ERS coatings including argon gas or air fill. Clear (uncoated) glass available with air fill only.
  - Tripane not available.
- Tempered glass and/or obscure glass, and California Fire glass (annealed exterior and tempered interior glazing configuration) are available as an option.
- The glazing seal is a silicone bedding on both interior and exterior surfaces utilized in a sandwich style sash.
- STC/OITC values are available for standard 3.1 mm glass thickness.
  - Optional 3.1/4.7 STC/OITC Upgrade glass is available. See the Product Performance chapter for STC and OITC ratings.
- Decorative glass options include glue chip, rain, reed, narrow reed, frost, and tinted (bronze, gray, or green). Decorative glass is not available with Low E1, Low E3/ERS or STC/OITC Upgrade options.

IZ3 Glazing:

- Optional IZ3 available on selected sizes.
  - IZ3 for winds up to 140 miles per hour.
- Glass is laminated insulated Low E2 or E3 Argon, consisting of annealed or tempered glass exterior and laminated glass interior.
- The laminated glass is comprised of two pieces of glass with either a SGP or PVB laminate layer between.
  - Interior and exterior glazing compound is silicone, in a sandwich style glazing system.

Weather Strip:

- All units are dual weather stripped.
- All weather strip is beige, black, or white in color.
- Jamb weather strip is a robust foam weather strip that is inserted into a rigid vinyl jamb carrier and used to seal sash to jambs. An additional jamb weather strip is inserted into Ultrex/wood and seals bottom sash to jamb.
- Parting stop is vinyl with a flexible leaf to seal between the header and the upper sash.
- Check rail weather strip is a hollow bulb weather strip attached to bottom of sash.
- Flat foam gasket is used between the jamb and sill.
- Picture and transom units is a hollow bulb weather strip that is inserted into rigid vinyl jamb carrier and head jamb carrier to seal sash. Operator units have a hollow-bulb bottom rail weather strip that seals against the sill.

Screen:

- Full screen is standard. Half-screen option is available.
- Screen Frame: Aluminum Screen Frame. Option: None
  - Color to match exterior frame color
- Marvin BrightView™, Options: None.
- Spring loaded pins for installation.
- A screen cross bar will be added when Frame OM (height) is equal to or greater than 47 1/2" (1207).

Interior Jamb Cap:

- Units with Designer Black or White interior finishes are assembled with Interior Jamb Caps and use Jamb Liners with kerfs on the jambs and head jamb.
- Interior Jamb Caps are color matched to the interior finish.

Unit Features

Elevate Double Hung: ELDH
Elevate Double Hung Picture: ELDH P
Elevate Double Hung Transom: ELDH TR
Elevate Double Hung IZ3: ELDH IZ3
Elevate Double Hung Picture IZ3: ELDH P IZ3

For applicable certification and code information, refer to the Introduction and Product Performance chapter.

Frame and Sash:

- The frame and sash exteriors are made of Ultrex® and meets all the requirements of AAMA 624-10.
- Exterior colors: Stone White, Pebble Gray, Bronze, Cashmere, Gunmetal, or Ebony. Frame and sash color may be selected independently.
- The interior is non finger-jointed pine, kiln dried to a moisture content of 6-12% at time of fabrication. Water-repellent, preservative treated.
- Interior wood is available as Pine bare wood or factory-applied white, clear, and designer black interior finish. Frame and sash color may be selected independently.

Frame:

- Composite frame thickness is 1 9/16", (40). Frame width is 4 9/16", (116). Flat bottom sill with 13 degree bevel. Non finger-jointed pine interior frame liner is applied to all units. Ultrex is .075" (2) thick.

Sash:

- Composite sash thickness is 1 17/32" (39). Ultrex is .070" (2) thick.

Jamb Extension:

- Extension Thickness: 9/16" (14)
- Multiple depths available from 1/8" (3), 1/4"(6), and depths varying between 1/2"(13) and 4"(102) at 1/16" (2) increments
- Maximum jamb depth is 8 9/16". (217)
- 6 13/16" (173) or 6 13/16" (173) jamb extension - factory-applied
- All other jamb depth options are available shipped loose.
- Material: Bare Pine
- Option: factory applied white, designer black and clear lacquer interior finish

Hardware:

- The balance system is a coil spring block and tackle system, with nylon cord and zinc locking shoe.
- Both sash tilt into the room for cleaning or removal for painting without removing the screen.
- High-pressure zinc die cast check rail lock and keeper.
- Lock employs a cam-lock mechanism.
  - Color: Almond Frost, White, or Matte Black. Optional Bright Brass, Oil Rubbed Bronze, and Satin Nickel.
- Each sash employs spring loaded tilt latches to allow for easy tilting or sash.
- On IZ3 units CN32 widths and wider, two locks are mounted.
- Optional factory applied Window Opening Control Device is available on all sizes. A system consisting of an acetal lever housed in an acetal shell on each stile of the top sash. This device works in accordance to ASTM F2090-10 standard specification for window fall prevention devices with emergency escape.
  - Color: White, Beige, and Black.

Installation:

- Factory-applied folding nailing fin and drip cap system
  - Optional installation brackets for masonry available
  - Optional through jamb installation method with brackets
  - Factory supplied field mulling kits are available for standard assemblies, or 30° and 45° Bay assemblies.
- Recommended method for IZ3 glazed units is installation clips and nailing fin.

Unit Features Continued

Interior / Exterior Simulated Divided Lites (SDL):

- Interior bar: 7/8" (22) wide bars
  - Pine bare wood with optional white, clear, or designer black interior finish
- Exterior bar: 7/8" (22) wide bars Ultrex, finish to match exterior
  - Patterns available: Rectangle, Cottage style cut, 9 lite Prairie cut or 6 lite Prairie for top sash, bottom sash, or both.
- ELDHP Only: Simulated check rail option: 2 11/32" (60).
  - Patterns available: simulated rail in standard center or customer specified location with 7/8"' (22) patterns above, below or both in patterns of rectangular equal lite or prairie lite cut.
- SDL is unavailable with rain, reed, and narrow reed decorative glass patterns. Glue chip pattern requires tempered glass. Available for tinted glass without spacer bars only.

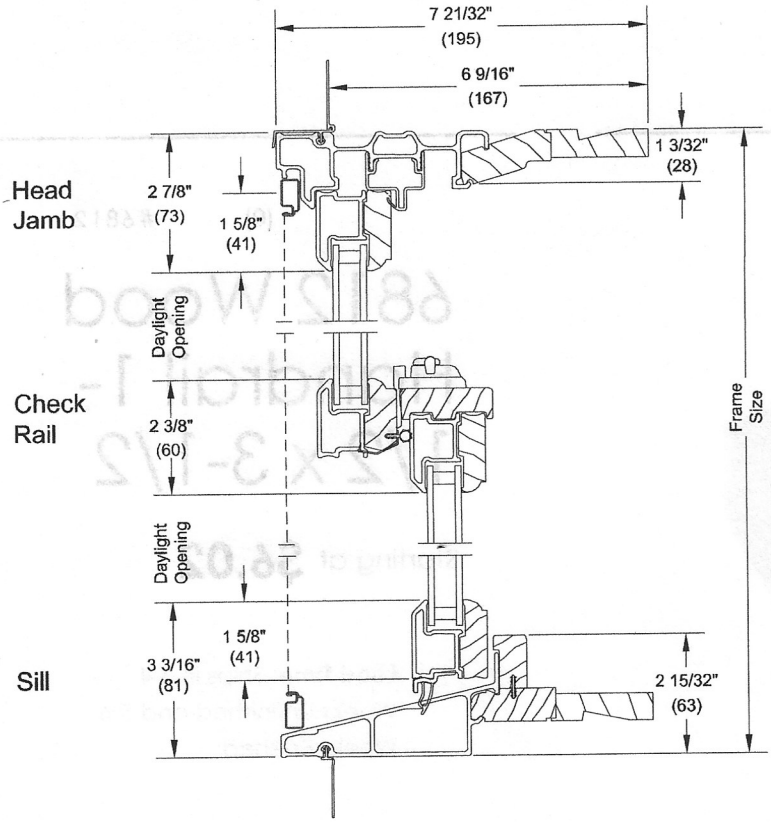
Grilles-Between-The-Glass (GBG):

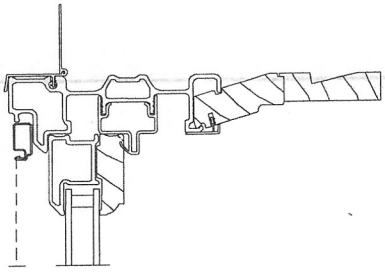
- 23/32" (18) contoured aluminum bar placed between two panes of glass
- Pattern: Standard rectangular pattern, 6 or 9 lite Prairie cut, or Cottage style cut
  - Exterior colors: Stone White, Pebble Gray, Bronze, Cashmere, Gunmetal, or Ebony
  - Interior Colors: White, Bronze or Black
- GBGs are not available on IZ3 units or tinted glass.

NOTE: Direct Glaze Round Top with GBG or SDL will only align with the default lite cut of the unit it is intended to be mulled with. NFRC values are now located on www.marvin.com.

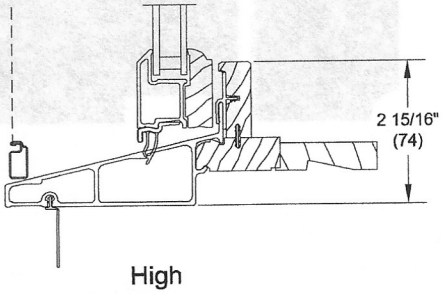
Section Details: Operating - Double Hung (6 9/16" Jambs)

Scale: 3" = 1' 0"

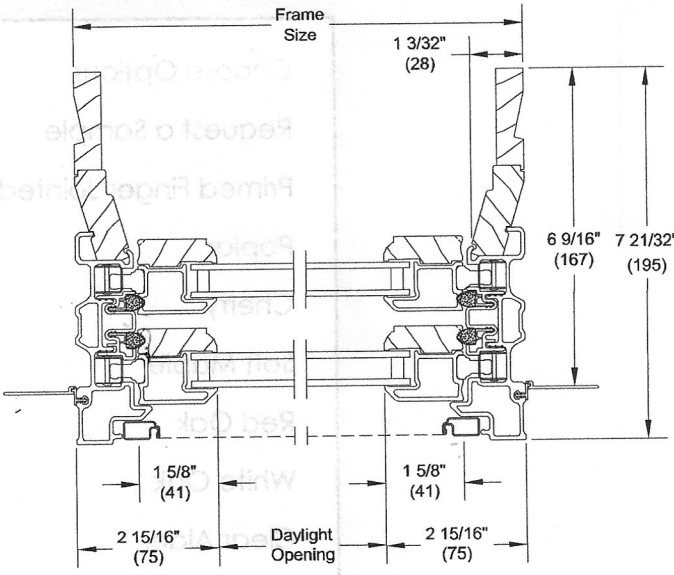


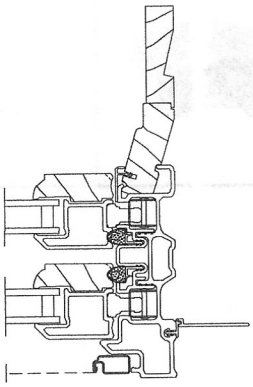


Head Jamb
Interior Painted
Units Only



High
Performance
Sill





Jamb
Interior Painted
Units Only