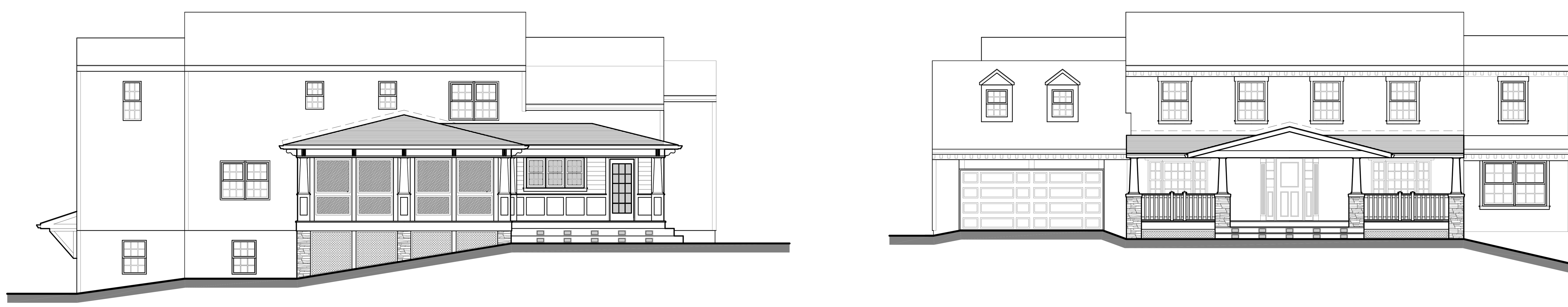
KEITHLEY RESIDENCE

1405 PARK LAKE DRIVE
RESTON, VIRGINIA 20191

COUNTY OF FAIRFAX, VIRGINIA



OWNER

Mr. and Mrs. Keithley
1405 Park Lake Drive
Reston, Virginia 20191

ARCHITECT

Mr. Richard Edward Hostelley Jr.
Commonwealth of Virginia Lic. No. 013719
rich hostelley desiGn studio
9007 opera alley
Manassas, Virginia 20110
703.257.9669
rich@rh-architect.com

CONTRACTOR

Metropolitan Contractors, Inc.
Lic. No. 0723379
3909 Railroad Ave.
Fairfax, Virginia 22030
703.591.2830

DESIGN CRITERIA

SCOPE OF WORK
CONSTRUCTION OF NEW FIRST FLOOR FAMILY ROOM EXTENSION / ADDITION, NEW KITCHEN / BREAKFAST ROOM / LAUNDRY ADDITION(S), NEW SCREENED-IN-PORCH, AND NEW FRONT COVERED PORCH.

BUILDING CODE
UNIFORM VIRIGINIA STATE BUILDING CODE
INTERNATIONAL RESIDENTIAL RESIDENTIAL CODE (I.R.C.) 2006

USE GROUP
SINGLE FAMILY RESIDENTIAL

CONSTRUCTION TYPE
5B

ZONING
JURISTICTION: COUNTY OF FAIRFAX, VA.
ZONED: R-2
LOT: 14
SECTION:
LOT AREA: 28,581 SQ. FT.

NUMBER OF STORIES
EXISTING: 2 STORIES
PROPOSED: 1 STORY FAMILY ROOM / BREAKFAST / SCREENED-IN-PORCH

BUILDING HEIGHT
EXISTING: 24' ± TO ROOF RIDGE
PROPOSED: 12' ± TO SCREENED-IN-PORCH ADDITION ROOF RIDGE

BUILDING SQUARE FOOTAGE

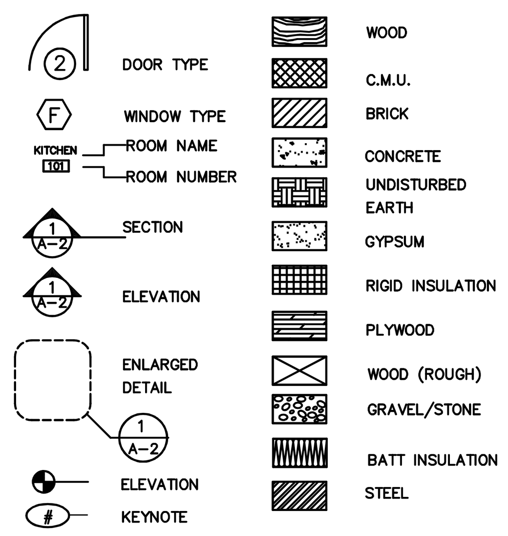
FLOOR	EXISTING	ADDITION	PROPOSED
BASEMENT	1,080 SQ. FT.	–	1,080 SQ. FT. NO CHANGE
FIRST	1,415 SQ. FT.	515 SQ. FT.	1,930 SQ. FT.
SECOND	1,180 SQ. FT.	–	1,180 SQ. FT. NO CHANGE
TOTAL	3,675 SQ. FT.	515 SQ. FT.	4,190 SQ. FT.

SEE SHEET SN-1 FOR STRUCTURAL DESIGN LOADS AND NOTATION.

ABBREVIATIONS

A/C	AIR CONDITIONER
A.C.	ALTERNATING CURRENT
ADD'N	ADDITION
A.F.F.	ABOVE FINISHED FLOOR
A.H.U.	AIR HANDLING UNIT
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
ARCH'T.	ARCHITECT
AVG.	AVERAGE
BD.	BOARD
B.F.F.	BELOW FINISHED FLOOR
BIT.	BITUMINOUS
BLDG.	BUILDING
BRDG.	BRIDGING
BRG.	BEARING
BSMT.	BASEMENT
B.T.U.	BRITISH THERMAL UNIT
B.U.R.	BUILT-UP ROOFING
C.	COURSE(S)
CAB'T	CABINET
C.&G.	CURB AND GUTTER
CEM.	CEMENT(IOUS)
CER.	CERAMIC
C.F.M.	CUBIC FEET PER MINUTE
CKT.	CIRCUIT
C/L	CENTER LINE
CLG.	CEILING
CLK.	CAULK
CLKG.	CAULKING
CLO.	CLOSET
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CLEANOUT
COL.	COLUMN
COM.	COMMON
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CORR.	CORRIDOR
C.T.	CERAMIC TILE
C.W.	COLD WATER
DBL.	DOUBLE
D.C.	DIRECT CURRENT
DEG.	DEGREE
DET.	DETAIL
DIA.	DIAMETER
DIAG.	DIAGONAL
DIFF.	DIFFUSER
DIM.	DIMENSION
DISC.	DISCONNECT
DIST.	DISTANCE
DN.	DOWN
DR.	DOOR
D.S.	DOWNSPOUT
D/W	DISHWASHER
DWG.	DRAWING
EA.	EACH
EL.	ELVATION (HEIGHT)
ELEV.	ELEVATION (FACADE)
EMER.	EMERGENCY
ENGR.	ENGINEER
EQUIP.	EQUIPMENT
EX'G	EXISTING
EXH.	EXHAUST
EXP.	EXPANSION
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
FIN.	FINISH
FIX.	FIXTURE
FL.	FLOOR
FLUOR.	FLUORESCENT
F.P.M.	FEET PER MINUTE
FT.	FOOT
G.	GAS
GA.	GAUGE
GAL.	GALLON
G.B.	GYPSUM WALLBOARD
GEN'L	GENERAL
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GL.	GLASS
GL./T.	GLASS/TEMPERED
GND.	GROUND
GYP.	GYPSUM
H.	HORIZONTAL
H.B.	HOSE BIB
HT.	HEIGHT
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.P.	HORSEPOWER
HTG.	HEATING
HTR.	HEATER
H.W.	HOT WATER
I.D.	INSIDE DIAMETER
IN.	INCH
INCL.	INCLUDE(ING)
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JST.	JOIST
JT.	JOINT
KIT.	KITCHEN
LAM.	LAMINATE
LAV.	LAVATORY
LB.	POUND
LT.	LIGHTING
MAX./MTG.	MAXIMUM/MOUNTING
MECH.	MECHANICAL
MEMB.	MEMBRANE
MTL.	METAL
MEZZ.	MEZZANINE
MFD.	MANUFACTURED
MFR.	MANUFACTURER
MIN.	MINIMUM
M.O.	MASONRY OPENING
N	NORTH
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
O.C.	ON CENTER
OPN'G	OPENING
OPP.	OPPOSITE
O.H.D.	OVERHEAD DOOR
/	PER
P.B.	PUSH BUTTON
PH.	PHASE
PL.	PLATE
P/L	PROPERTY LINE
PLAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PR.	PAIR
PREFAB.	PREFABRICATED
PRESS.	PRESSURE
PROJ.	PROJECT
PROP'D	PROPOSED
P.S.I.	POUNDS PER SQUARE INCH
PTD.	PAINTED
Q.T.	QUARRY TILE
QTY.	QUANTITY
R.	RADIUS
R.	RISER
REF.	REFER(ENCE)
REFR.	REFRIGERATOR
REG.	REGISTER
REINF.	REINFORCEMENT(ING)
REQ'D	REQUIRED
RET.	RETURN
REV.	REVISION
RF.	ROOF
RGH.	ROUGH
S.	SEWER LINE
SAN.	SANITARY
SCHED.	SCHEDULE
SEW.	SEWER
SH.	SHOWER
SHT.	SHEET
SPEC.	SPECIFICATION(S)
SQ.	SQUARE
S.S.	STAINLESS STEEL
STAG.	STAGGERED
STD.	STANDARD
STO.	STORAGE
STL.	STEEL
STRUCT'L	STRUCTURAL
STY.	STORY
SUP.	SUPPLY
SUSP.	SUSPENDED
SYM.	SYMBOL
SYS.	SYSTEM
T.	TILE
T.	THERMOSTAT
T.&G.	TONGUE AND GROOVE
TAN.	TANGENT
TBD	TO BE DETERMINED
TEL.	TELEPHONE
TECH.	TECHNICAL
TEMP.	TEMPERATURE
THK.	THICK(NESS)
TOPO.	TOPOGRAPHY(ICAL)
TR.	TREAD
TYP.	TYPICAL
UNFIN.	UNFINISH(ED)
UNGR.	UNDERGROUND
U/S	UNDERSIDE
V.	VOLTS
VAC.	VACUUM
VAP.	VAPOR
VAR.	VARIABLE
VAR.	VARIES
V.B.	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VENT.	VENTILATION
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
VOL.	VOLUME
V.T.	VINYL TILE
V.T.R.	VENT THRU ROOF
V.W.C	VINYL WALL COVERING
W.	WASTE LINE
W/	WITH
W/O	WITHOUT
W.C.	WATER CLOSET
WD.	WOOD
W.H.	WATER HEATER
W.P.	WATERPROOF PLUG
WSCT.	WAINSCOT
W.W.M.	WELDED WIRE MESH
W.W.F.	WELDED WIRE FABRIC
YD.	YARD

SYMBOLS AND MATERIALS



GENERAL NOTES

1. CONTRACTOR SHALL STABILIZE ALL DISTURBED SOIL AREA WITH SEED & STRAW WHERE APPLICABLE U.N.O.

2. CONTRACTOR SHALL INCLUDE IN THEIR PRICE ALL ITEMS REASONABLY INFERRED BUT NOT SPECIFICALLY SHOWN.

3. EX'G WALLS/ SURFACES AFFECTED BY NEW WORK SHALL BE REFINISHED TO NEAREST CORNER.

4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE W/ ALL APPLICABLE CODES.

5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL SUB-CONTRACTORS VISIT THE JOB SITE, REVIEW THE PLANS AND SPECIFICATIONS, UNDERSTAND THE SCOPE OF WORK IN ITS ENTIRETY, AND POINT OUT ANY INCONSISTENCIES PRIOR TO BIDDING / CONSTRUCTION.

6. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING CONDITIONS PRIOR TO FABRICATION OR INSTALLATION OF WORK.

7. CONTRACTOR SHALL NOT SCALE DRAWINGS AND DISCREPANCIES BETWEEN EXISTING CONDITION AND DRAWINGS SHALL BE REPORTED TO THE DESIGNER FOR CLARIFICATION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

8. ALL SURFACES DAMAGED BY NEW CONSTRUCTION SHALL BE REPAIRED, PATCHED, OR REFINISHED TO MATCH ADJACENT MATERIALS.

INTEMS NOT IN CONTRACT

THE FOLLOWING ITEMS ARE NOT INCLUDED IN THE SCOPE OF WORK COVERED BY THESE DOCUMENTS. ITEMS LISTED BLOW SHALL BE EXCLUDED FROM THE BID AMOUNT.

1. TO BE DETERMINED

ITEMS SUPPLIED BY OWNER

THE FOLLOWING ITEMS SHALL BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR.

1. ALL KITCHEN / LAUNDRY APPLIANCES
2. ALL CEILING FANS / SPECIALTY LIGHTING

DRAWING STANDARDS

1. ALL DIMENSIONS ARE TO FINISHED WALL, U.N.O.

2. CONTRACTOR TO COORDINATE ALL ELECTRICAL, PLUMBING AND HVAC ROUTING THROUGH CONCEALED SPACES. CONTRACTOR SHALL COORDINATE LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION. DRAWINGS PROVIDE SCHEMATIC ARRANGEMENTS ONLY.

3. CONTRACTOR SHALL NOTIFY DESIGNER TO VERIFY WALL PLACEMENT IN CRITICAL AREAS WHEN CHALK LINE LAYOUT HAS BEEN COMPLETED BY THE CONTRACTOR.

4. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND COORDINATE CLEARANCES WITH ALL OTHER TRADES.

5. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

6. T.B.D. (TO BE DETERMINED) INDICATES AN ITEM TO BE SELECTED BY THE APPROPRIATE PARTY AT A LATER DATE.

7. V.I.F. (VERIFY IN FIELD) INDICATES AN ITEM OR DIMENSION THAT IS ASSUMED TO EXIST BUT REQUIRES VERIFICATION DURING CONSTRUCTION. CONSULT DESIGNER IF DISCREPANCY EXISTS.

8. D.I.F. (DETERMINE IN FIELD) INDICATES A DIMENSION WHICH IS DETERMINED BY OTHER CONDITIONS SPECIFIED ON THE DRAWINGS.

9. A DIMENSION LABELED "CLR." INDICATES THAT THE SPECIFIED CRITICAL DIMENSION BE MAINTAINED.

10. A DIMENSION LABELED "MIN." INDICATES THAT THE REQUIRED DIMENSION MAY NOT BE LESS THAN THE SPECIFIED DIMENSION.

ALLOWANCES

THE FOLLOWING ITEMS SHALL BE INCLUDED IN THE CONTRACT BY ALLOWANCE. THE CONTRACTOR SHALL INCLUDE THE AMOUNTS INDICATED AS SPECIFIED WITHIN THE DRAWINGS. UNLESS OTHERWISE PROVIDED:

THE ALLOWANCES SHALL COVER THE COST TO THE CONTRACTOR OF ALL MATERIALS AND EQUIPMENT DELIVERED AT THE SITE AND ALL REQUIRED TAXES, LESS APPLICABLE TRADE DISCOUNTS.

THE CONTRACTORS COST FOR UNLOADING, HANDLING LABOR, INSTALLATION, OVERHEAD, PROFIT, AND OTHER EXPENSES SHALL BE INCLUDED IN THE BASE BID, NOT THE ALLOWANCES.

WHENEVER COSTS ARE GREATER THAN OR LESS THAN THE ALLOWANCE PROVIDED, THE CONTRACT SUM SHALL BE ADJUSTED ACCORDINGLY BY CHANGE ORDER. ACTUAL COSTS WILL BE USED TO DETERMINE THE DIFFERENCE IN ALLOWANCE AND COST.

THE FOLLOWING ALLOWANCES SHOULD BE INCLUDED ON THE BASE BID:

NO. 1 FINISHES NOT SPECIFIED AND INDICATED BY ALLOWANCE ON FINISH SCHEDULE.

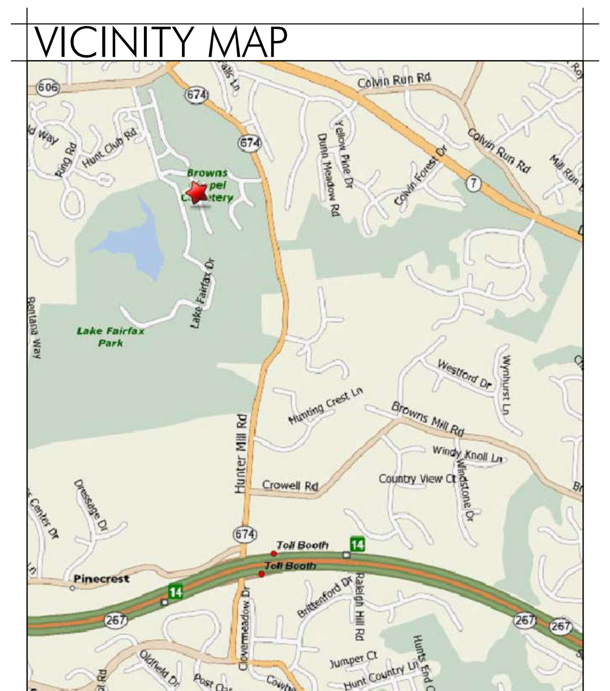
NO. 2 PLUMBING & ELECTRICAL FIXTURES NOT SPECIFIED AND INDICATED BY ALLOWANCE ON PLUMBING/ELECTRICAL SCHEDULE.

ALTERNATES

THE CONTRACTOR SHALL PROVIDE ALTERNATE PRICING FOR THE FOLLOWING ITEMS. THE CONTRACTORS PRICE SHALL INCLUDE THE NET AND OR DEDUCT COST OVER OR BELOW THE BASE COST AS PROVIDED IN THE BASE BID. CONTRACTOR SHOULD CONSIDER AND INCLUDE ALL COSTS ASSOCIATED WITH MAKING STATED CHANGE.

ADD-ALT. NO. 1 T.B.D.

VICINITY MAP



SHEET INDEX

KEITHLEY RESIDENCE
1405 PARK LAKE DRIVE - RESTON, VIRGINIA 20190
COUNTY OF FAIRFAX, VIRGINIA

rich hostelley desiGn studio
ARCHITECTURE
9007 OPERA ALLEY, MANASSAS, VA. 20110 703.257.9669

COVER SHEET

ISSUE DATE

DATE	DESCRIPTION
06.15.2007	COST ESTIMATION SUBMISSION
08.21.2007	25% PLAN CD SUBMISSION
10.08.2007	CONTRACTOR BID SUBMISSION
11.21.2007	FINAL CLIENT REVIEW SUBMISSION
11.29.2007	FINAL BID SUBMISSION
01.22.2008	FOR PERMIT REVIEW SUBMISSION
02.26.2008	FOR CONSTRUCTION

REVISION DATE

MARK	DATE	DESCRIPTION

SUBMISSION SET
CD SUBMISSION

SUBMISSION STATUS
FOR CONSTRUCTION

VOID
NOT FOR PERMIT

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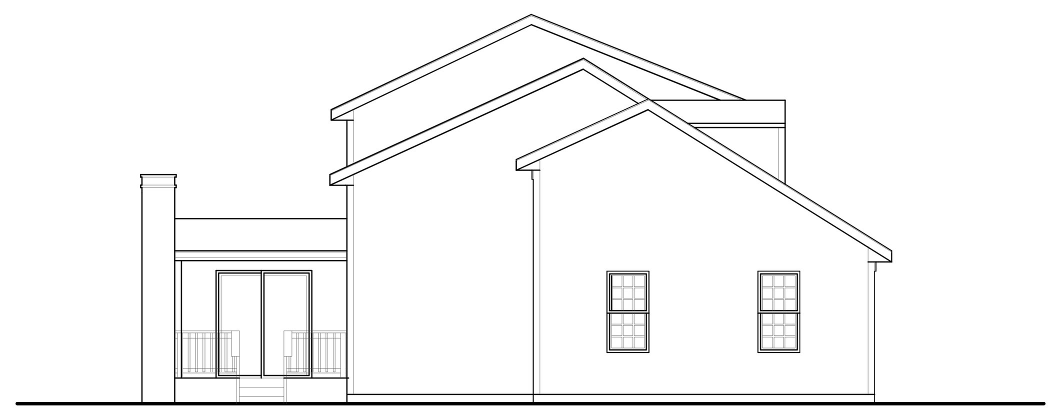
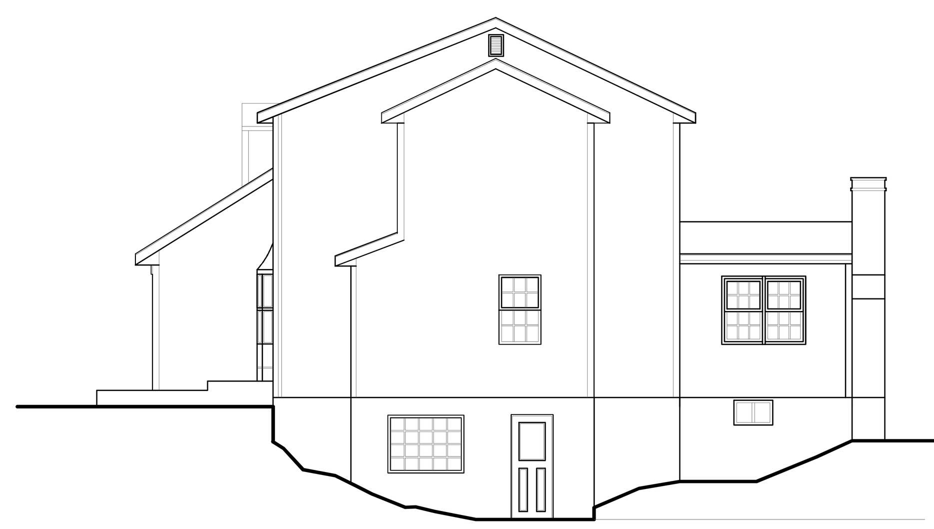
CS-1.1

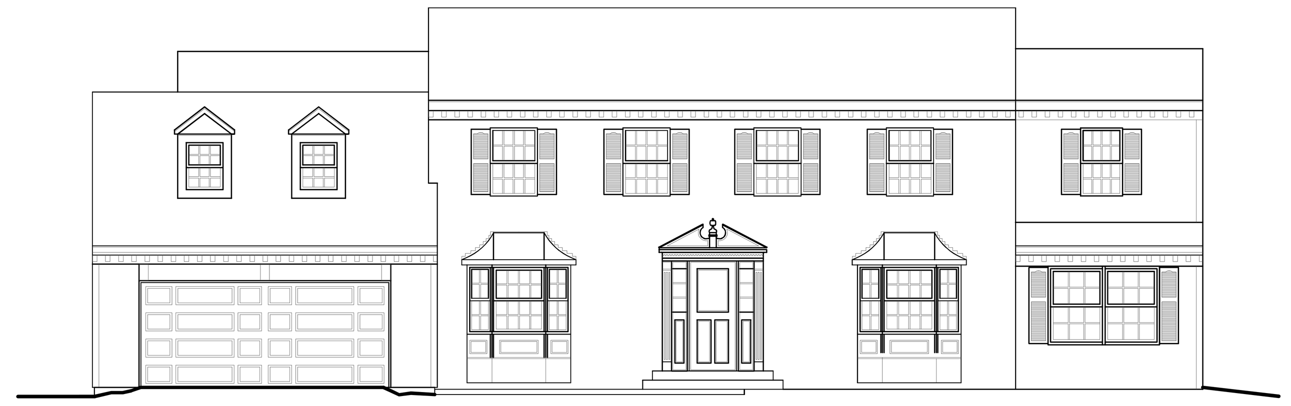
6 EX-1.1 EXISTING REAR ELEVATION
SCALE: 1/8" = 1'-0"



5 EX-1.1 EXISTING LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

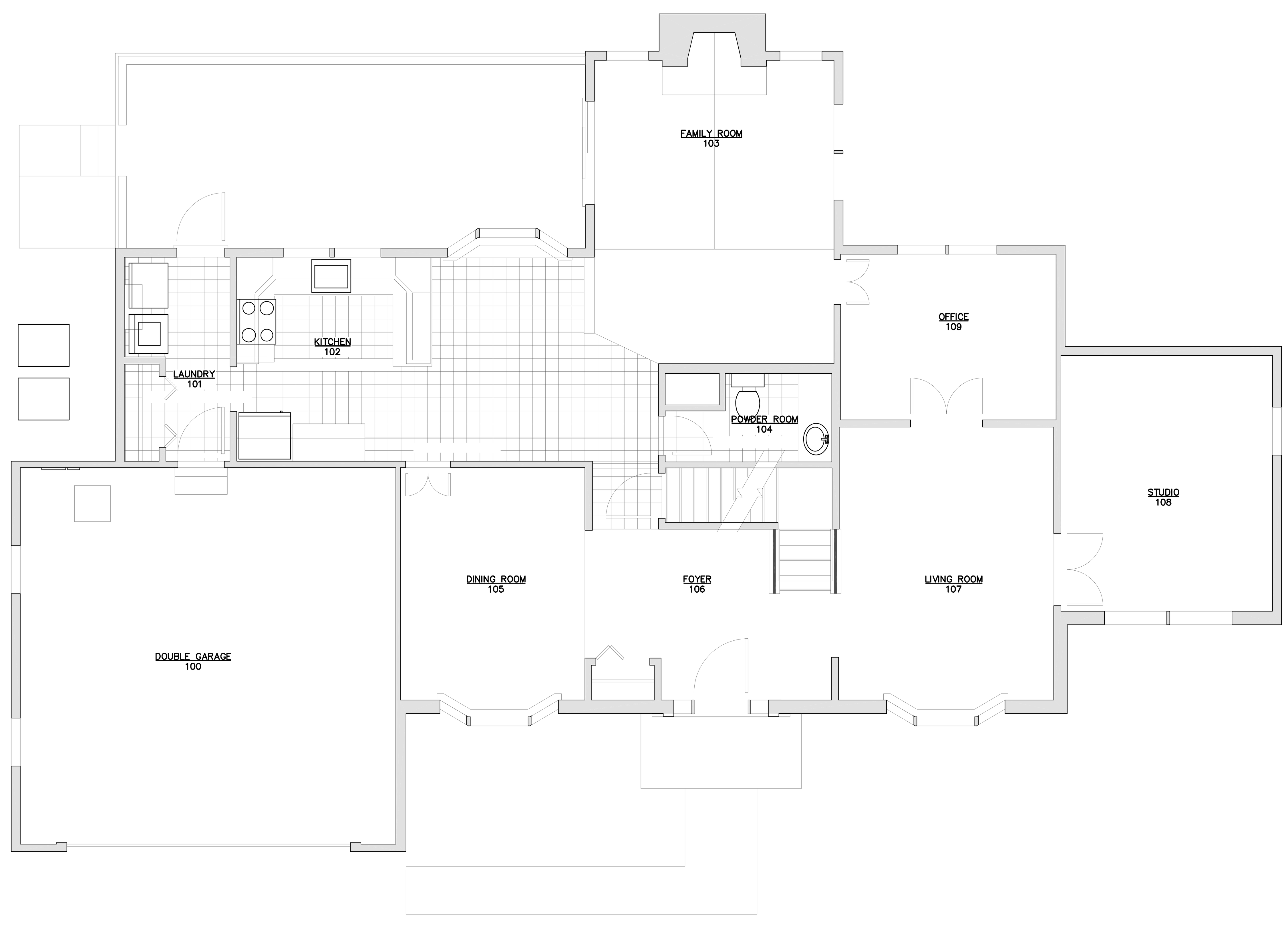


4 EX-1.1 EXISTING RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 EX-1.1 EXISTING FRONT ELEVATION
SCALE: 1/8" = 1'-0"

2 EX-1.1 EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"



1 EX-1.1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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EXISTING CONDITIONS

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CD SUBMISSION

SUBMISSION STATUS
FOR CONSTRUCTION

COMMONWEALTH OF VIRGINIA
R.E. HOSTELLEY JR.
Lic. No. 013719
ARCHITECT
VOID NOT FOR PERMIT VOID

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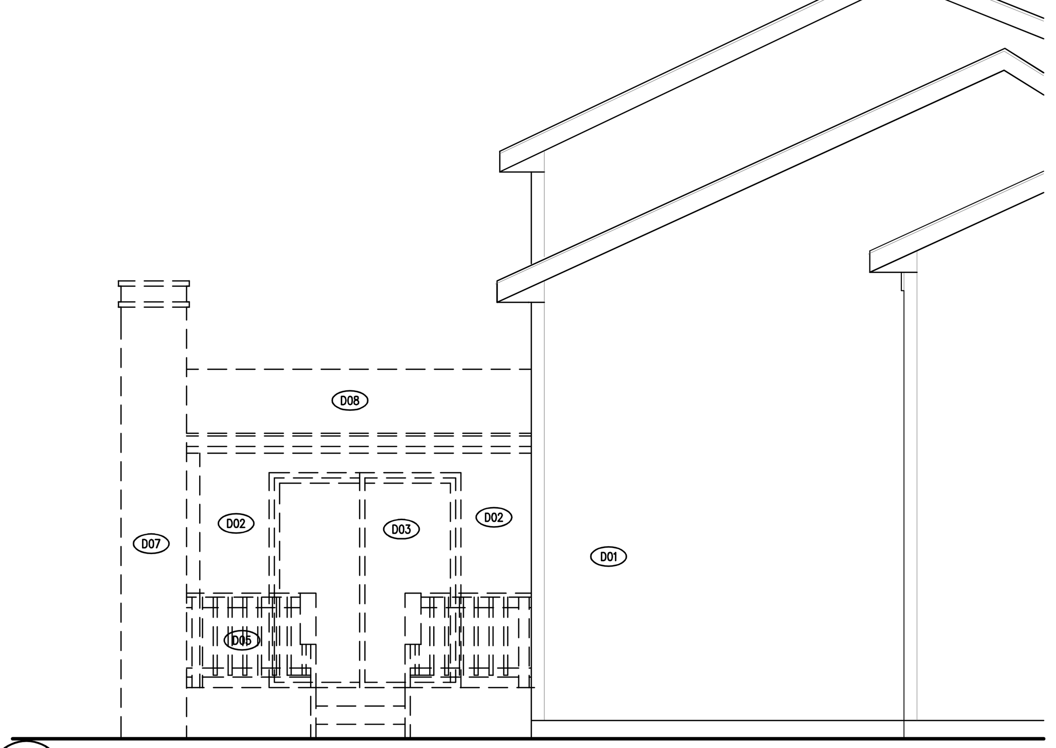
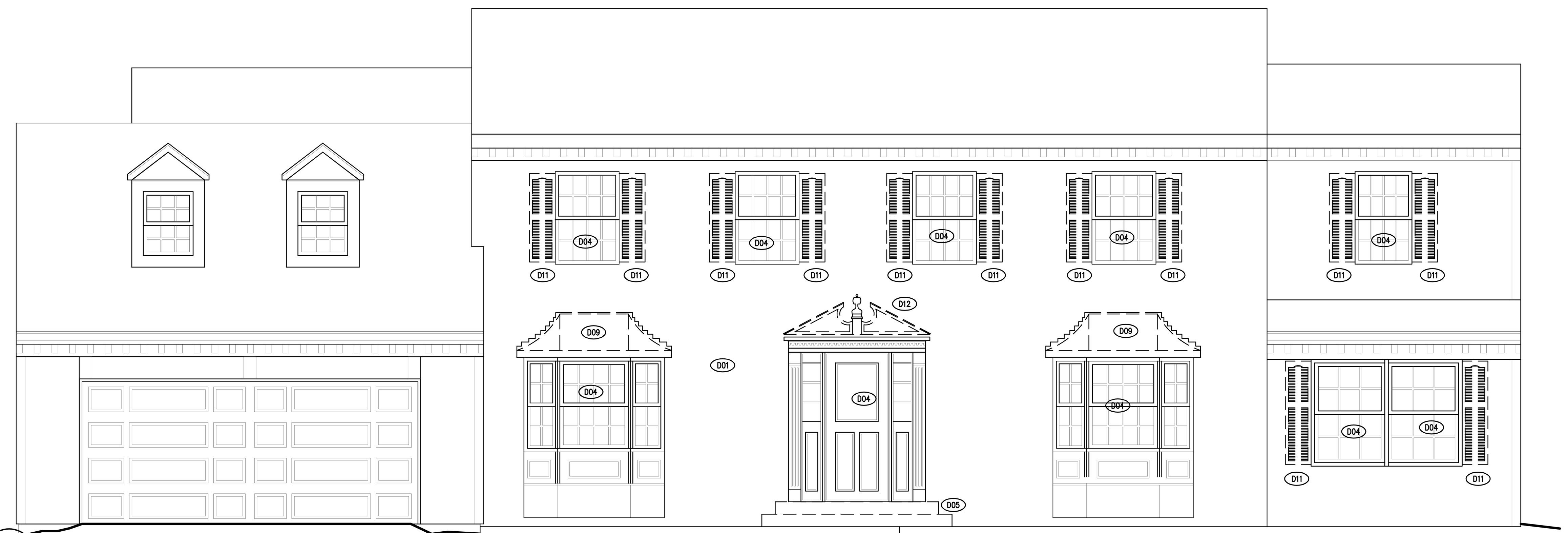
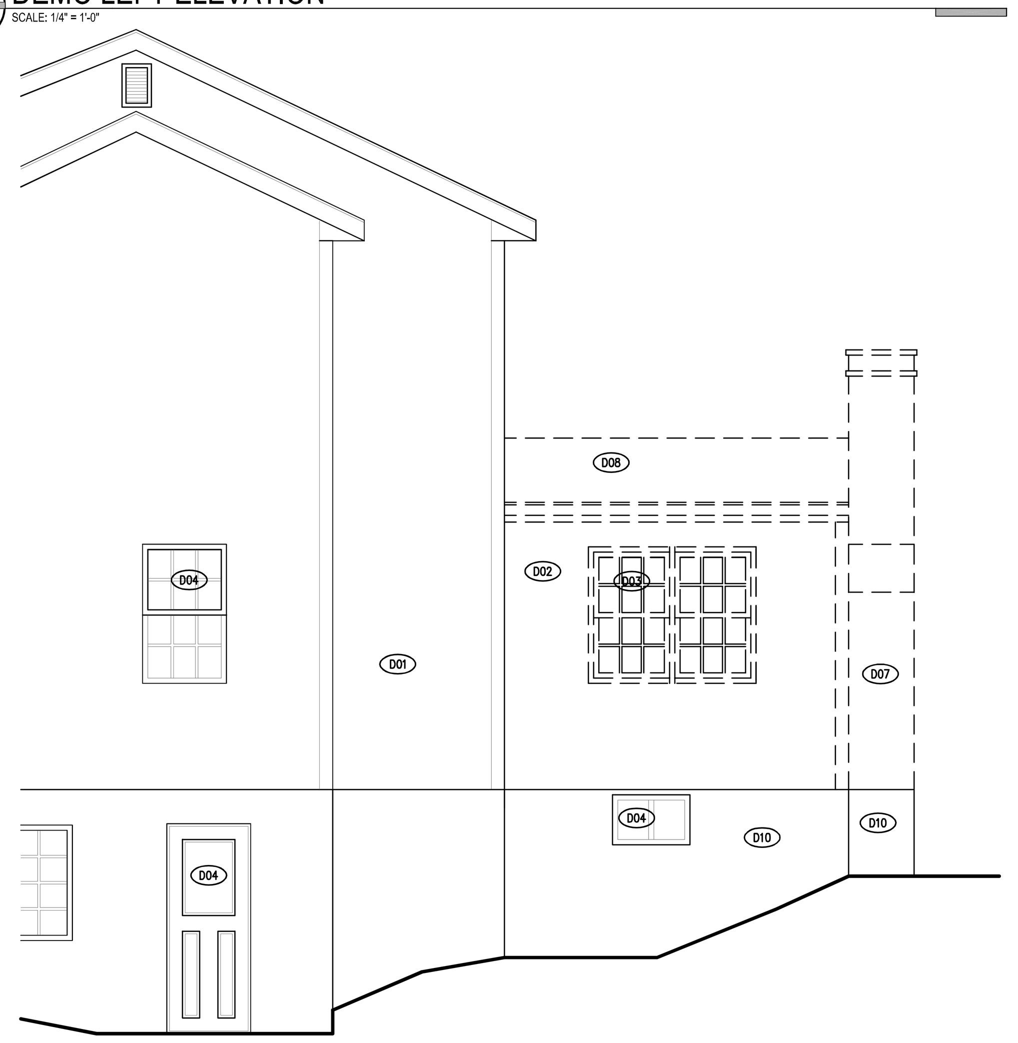
EX - 1.1



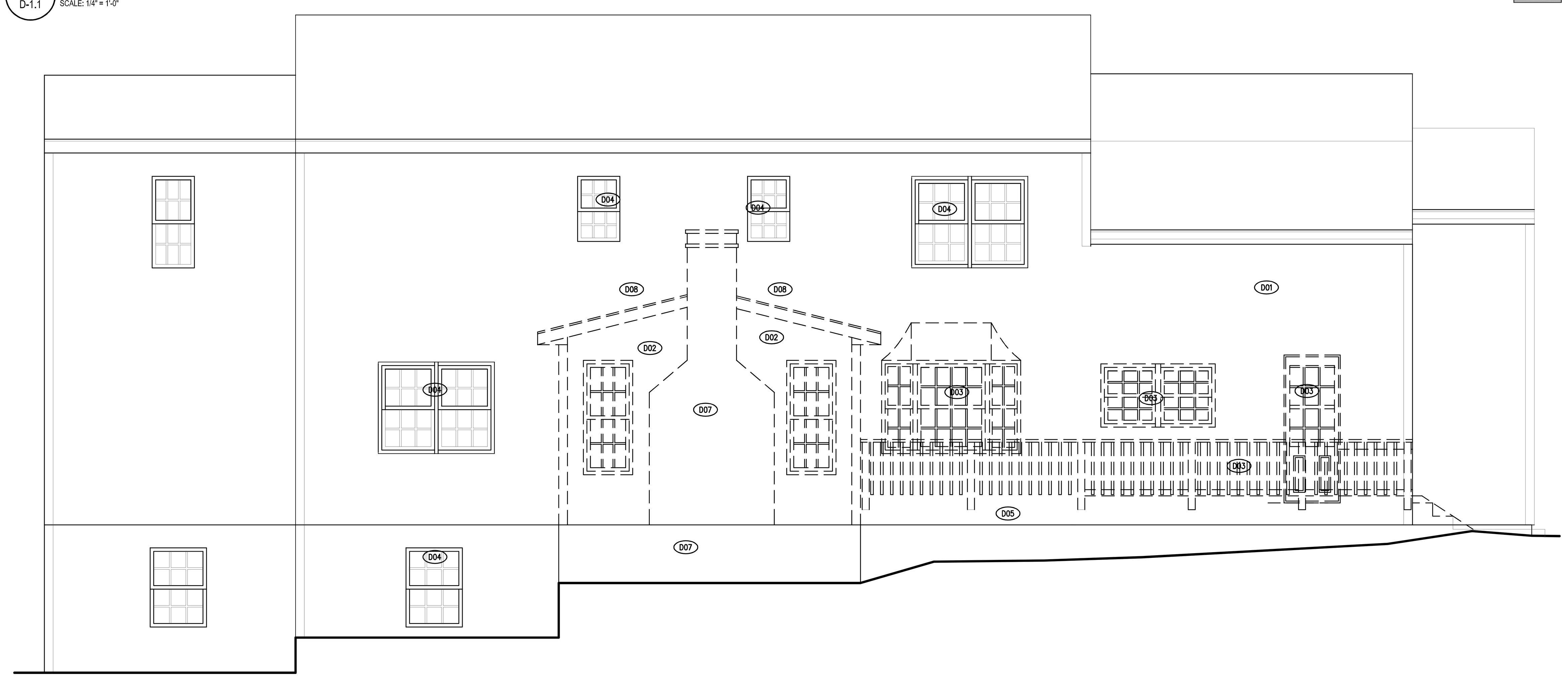
5 D-1.1 DEMO LEFT ELEVATION
SCALE: 1/4" = 1'-0"



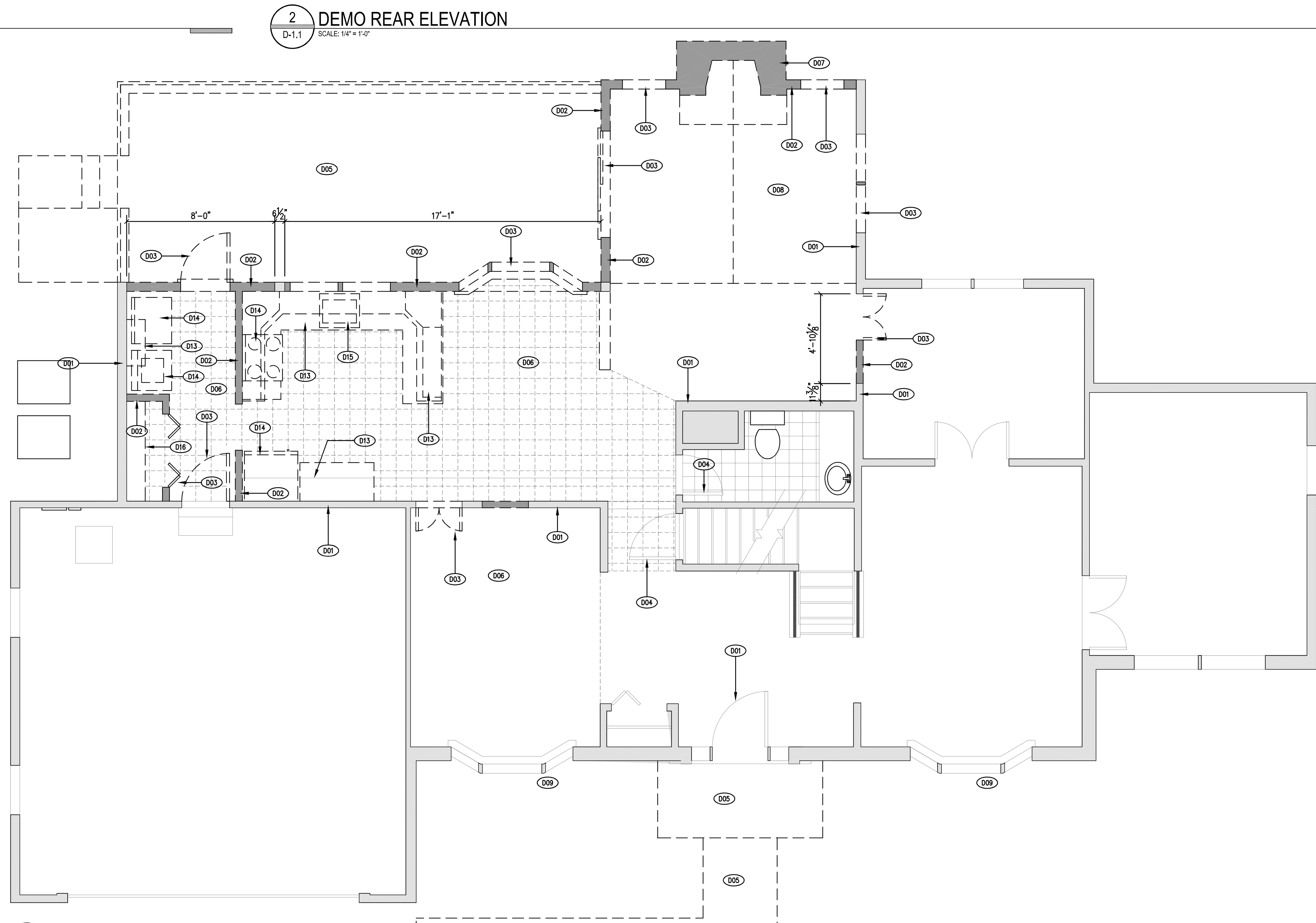
4 D-1.1 DEMO FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3 D-1.1 DEMO RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



2 D-1.1 DEMO REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 D-1.1 DEMO FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PLAN KEYNOTES

- D01 EXISTING CONSTRUCTION TO REMAIN.
- D02 CAREFULLY REMOVE EXISTING WALL SECTION, AS INDICATED, PROVIDE TEMP. BRACING / SUPPORT AS REQUIRED.
- D03 CAREFULLY REMOVE EXISTING DOOR / WINDOW UNIT. STORE / DISPOSE OF AS DIRECTED BY OWNER.
- D04 EXISTING DOOR / WINDOW UNIT TO REMAIN.
- D05 REMOVE EXISTING SECTION OF DECK / CONC. STOOP / LANDSCAPING AS REQUIRED FOR NEW CONSTRUCTION.
- D06 REMOVE EXISTING FLOOR FINISH TO SUBFLOOR. PREPARE SUBFLOOR TO RECEIVE NEW FINISH.
- D07 CAREFULLY REMOVE EXISTING FIREPLACE TO TOP OF FOUNDATION.
- D08 REMOVING EXISTING FAMILY ROOM CEILING, ROOF FRAMING SYSTEM, ROOFING.
- D09 CONTRACTOR TO V.I.F. NEED TO REMOVE EXISTING BAY WINDOW ROOF / CEILING TO ACCOMMODATE NEW FRONT PORCH.
- D10 EXISTING FOUNDATION TO REMAIN.
- D11 REMOVE EXISTING SHUTTER. REPAIR ALL ANCHOR / HOLE LOCATIONS.
- D12 REMOVE FRONT PEDIMENT AND TRIM AS REQUIRED FOR NEW FRONT PORCH ADDITION.
- D13 REMOVE EXISTING COUNTERTOP, BASE AND WALL CABINETS. STORE / DISPOSE OF AS DIRECTED BY OWNER.
- D14 REMOVE EXISTING APPLIANCE, STORE / DISPOSE OF AS DIRECTED BY OWNER.
- D15 REMOVE EXISTING FIXTURE, STORE / DISPOSE OF AS DIRECTED BY OWNER.
- D16 REMOVE EXISTING SHELF AND ROD.

ITEMS TO BE SAVED

1. ALL DOOR AND WINDOW UNITS

DEMOLITION NOTES

1. ALL ITEMS LISTED TO BE SAVED SHALL BE STORED ON SITE AS DIRECTED BY OWNER. SEE LIST OF ITEMS ON THIS SHEET. CONTRACTOR SHALL CLEAN AND CHECK ALL EXISTING COMPONENTS AND SYSTEMS TO BE REUSE IN THE NEW WORK AND NOTIFY THE DESIGNER OF ANY DISCREPANCY IN CONDITION. CONTRACTOR SHALL REINSTALL ONLY THOSE ELEMENTS WHICH ARE REASONABLE SUITABLE FOR INCORPORATION INTO THE NEW WORK.
2. CONTRACTOR SHALL EXERCISE CARE IN THE REMOVAL AND STORAGE OF ALL MATERIAL TO BE REMOVED AND SAVED FOR REUSE. CONTRACTOR SHALL ALSO USE CARE IN ALL WORK AREAS WHICH INVOLVE PORTIONS OF THE EXISTING CONSTRUCTION TO REMAIN.
3. CONTRACTOR SHALL PERFORM SELECTIVE DEMOLITION OF EXISTING MECHANICAL AND ELECTRICAL SYSTEM COMPONENTS. SEE ELECTRICAL AND PLUMBING DRAWINGS FOR EXTENT OF WORK.
4. ALL ELECTRICAL WIRING AND PLUMBING WHICH IS ABANDONED SHALL BE REMOVED BACK TO ITS SOURCE IF IT WILL NOT BE INCORPORATED INTO THE NEW WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS OF PROVIDING TEMPORARY BRACING FOR STRUCTURAL MEMBERS AS REQUIRED DURING DEMOLITION. THE DEMOLITION WORK SHALL BE CARRIED OUT IN A MANNER THAT THE EXISTING STRUCTURE SHALL NOT BECOME UNSAFE.
6. CONTRACTOR TO KEEP JOB SITE FREE AND CLEAR OF DEBRIS AT ALL TIMES. CONTRACTOR SHALL REMOVE ALL DEBRIS FROM SITE ON A REGULAR BASIS. JOB SITE SHALL BE BROOM SWEPT DAILY.
7. CONTRACTOR TO PROVIDE TEMPORARY DUST BARRIERS, RODENT PEST PROTECTION, AND SECURITY MEASURES, CONTRACTOR TO PROTECT EXISTING FINISHES NOT AFFECTED BY DEMOLITION
8. SCOPE OF DEMOLITION SHALL INCLUDE WORK REASONABLY INFERRED BUT NOT SPECIFICALLY SHOWN.
9. THE OWNER RESERVES THE RIGHT OF FIRST REFUSAL OF ALL ITEMS AT THIS SITE.

LEGEND

- EXISTING ITEM(S) TO BE REMOVED
- EXISTING WALL(S) TO BE REMAINED
- EXISTING WALL / CONSTRUCTION TO REMAIN

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DEMOLITION PLANS

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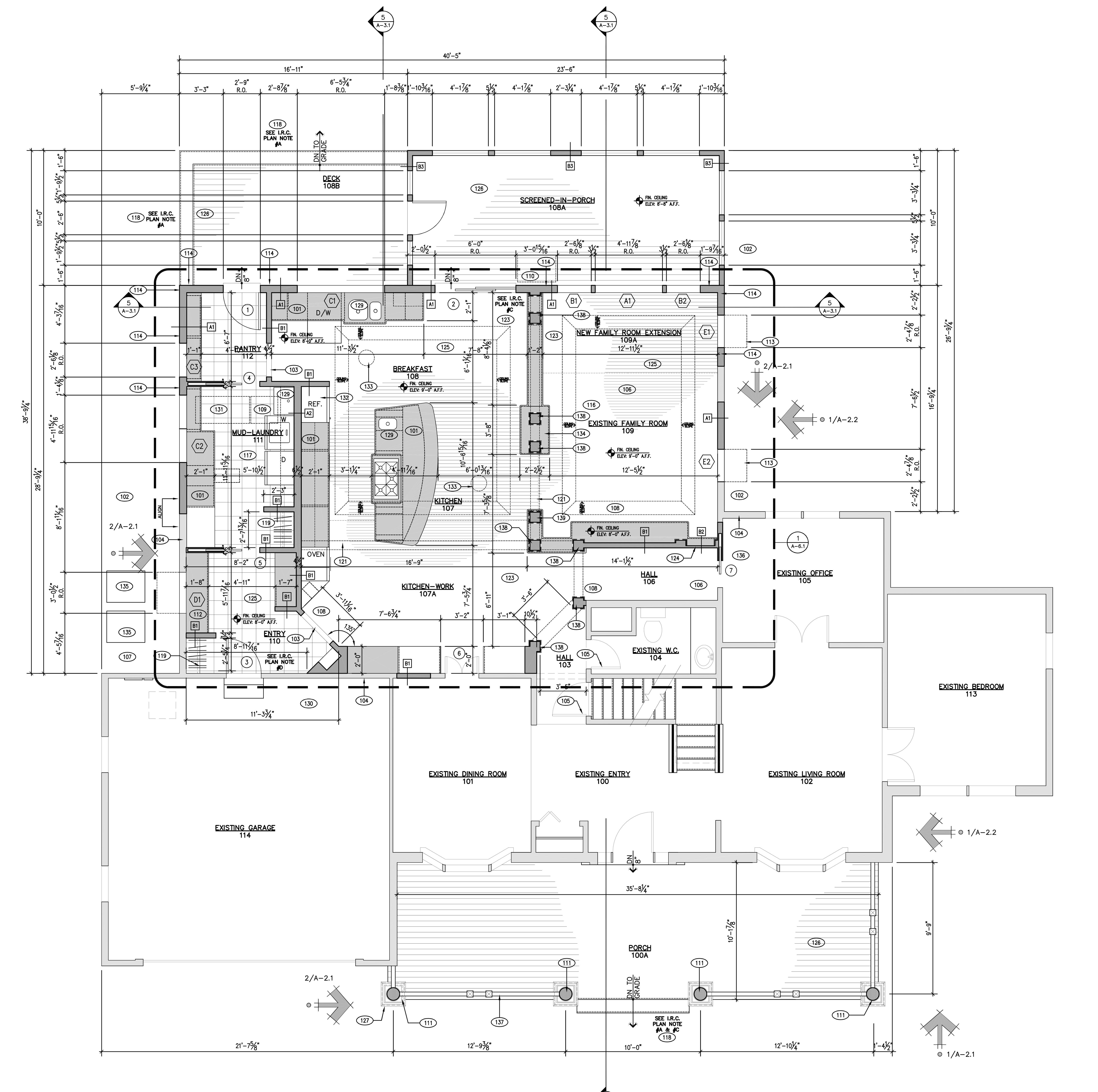
D - 1.1



1 A-1.2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE

REFER TO SHEET A-4.1 / A-4.2 FOR FULL SCHEDULE

NO.	LOCATION (ROOM NO.)	UNIT	STYLE	TYPE	WINDOW SIZE WIDTH	WINDOW SIZE HEIGHT	WINDOW HEIGHT SILL	WINDOW HEIGHT HEAD	NO.	LOCATION (ROOM NO.)	UNIT	STYLE	TYPE	WINDOW SIZE WIDTH	WINDOW SIZE HEIGHT	WINDOW HEIGHT SILL	WINDOW HEIGHT HEAD
A1	EXTENDED FAMILY ROOM (109A)	DHP410310	DBL. HUNG PICTURE	1	4'–11 7/8"	4'–0 7/8"	–	6'–8"									
B1	EXTENDED FAMILY ROOM (109A)	TW24310	DBL. HUNG	2	2'–6 1/8"	4'–0 7/8"		6'–8"									
B2	EXTENDED FAMILY ROOM (109A)	TW24310	DBL. HUNG	2	2'–6 1/8"	4'–0 7/8"		6'–8"									
C1	BREAKFAST (108)	TW2032–3	DBL. HUNG	3	6'–5 3/4"	3'–4 7/8"		6'–8"									
C2	MUD–LAUNDRY (111)	TW2432–2	DBL. HUNG	4	4'–11 15/16"	3'–4 7/8"		6'–8"									
C3	PANTRY (112)	TW2432	DBL. HUNG	5	2'–6 1/8"	3'–4 7/8"		6'–8"									
D1	ENTRY (110)	A31	AWNING	6	3'–0 1/2"	2'–0 5/8"		6'–8"									
E1	FAMILY ROOM (109A)	A251	AWNING	7	2'–4 7/8"	2'–0 5/8"		6'–8"									
E2	FAMILY ROOM (109)	A251	AWNING	7	2'–4 7/8"	2'–0 5/8"		6'–8"									

DOOR SCHEDULE

REFER TO SHEET A-4.1 / A-4.2 FOR FULL SCHEDULE

NO.	LOCATION	SIZE WIDTH	SIZE HEIGHT	SIZE THICK.	TYPE	NO.	LOCATION	SIZE WIDTH	SIZE HEIGHT	SIZE THICK.	TYPE
1	PANTRY (112)	2'–8"	6'–8"	1–3/8"	A						
2	BREAKFAST (108)	6'–0"	6'–8"	1–3/8"	B						
3	ENTRY (110)	2'–8"	6'–8"	1–3/8"	C						
4	MUD–LAUNDRY (104)	2'–8"	6'–8"	1–3/8"	D						
5	MUD–LAUNDRY (104)	2'–8"	6'–8"	1–3/8"	D						
6	EX'G DINING ROOM (101)	(2) 1'–3"	6'–8"	1–3/8"	E						
7	EXISTING OFFICE (105)	2'–0"	6'–8"	1–3/8"	D						

ROOM SCHEDULE

REFER TO SHEET A-4.1 / A-4.2 FOR FULL SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS	CEILING HEIGHT	CEILING FINISH	ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS	CEILING HEIGHT	CEILING FINISH
100	EXISTING ENTRY	EX'G	EX'G	–	8'–0" (V.I.F.)	–							
100A	PORCH	TREX	–	–	8'–8"	PL–1							
101	EXISTING DINING ROOM	HWF–1	EX'G	–	8'–0" (V.I.F.)	–							
102	EXISTING LIVING ROOM	EX'G	EX'G	–	8'–0" (V.I.F.)	–							
103	HALL	HWF–2	WD–1	PL–1	8'–0" (V.I.F.)	PL–1							
104	EXISTING WATER CLOSET	EX'G	EX'G	–	8'–0" (V.I.F.)	–							
105	EXISTING OFFICE	EX'G	EX'G	–	8'–0" (V.I.F.)	–							
106	HALL	HWF–2	WD–1	PL–1	8'–0" (V.I.F.)	PL–1							
107	KITCHEN	HWF–1	WD–1	PL–1	8'–0" (V.I.F.)	PL–1							
107A	KITCHEN–WORK	HWF–1	WD–1	PL–1	8'–0" (V.I.F.)	PL–1							
108	BREAKFAST	HWF–1	WD–1	PL–1	8'–0" (V.I.F.)	PL–1							
108A	SCREENED–IN–PORCH	TREX	–	–	8'–8"	BC–1							
108B	DECK	TREX	–	–	–	–							
109	EXISTING FAMILY ROOM	HWF–2	EX'G	–	8'–0" (V.I.F.)	–							
109A	NEW FAMILY ROOM EXTENSION	HWF–1	WD–1	PL–1	8'–0" (V.I.F.)	PL–1							
110	ENTRY	CT–1	WD–1	PL–1	8'–0" (V.I.F.)	PL–1							
111	MUD–LAUNDRY ROOM	CT–1	WD–1	PL–1	8'–0" (V.I.F.)	PL–1							
112	PANTRY	CT–1	WD–1	PL–1	8'–0" (V.I.F.)	PL–1							
113	EXISTING BEDROOM	EX'G	EX'G	–	8'–0" (V.I.F.)	–							
114	EXISTING GARAGE	EX'G	–	–	–	–							

I.R.C. PLAN NOTES

PLAN NOTES:

A.) STAIR TO BE ILLUMINATED PER I.R.C. SECTION R303.4

B.) PROVIDE HANDRAIL PER I.R.C. SECTION R313.2

C.) WINDOW / DOOR UNIT MUST COMPLY WITH SECTION R308.1, PER SECTION R308.4 - TEMPERED GLAZING REQUIRED.

D.) PROVIDE 20 MINUTE FIRE-RATED SOLID WOOD / METAL DOOR PER I.R.C. SECTION R309.1

PLAN KEYNOTES

101 KITCHEN COUNTER, CABINETS, AND ISLAND LAYOUT IS CONCEPTUAL. FINAL LAYOUT TO BE DETERMINED BY KITCHEN DESIGNER AND APPROVED BY OWNER. SEE ALLOWANCE ON COVER SHEET.

102 REGRADE YARD AS REQ'D. TO ACHIEVE 6" MIN. FALL IN 10'– REUSE AS MUCH SPOIL DIRT FROM EXCAVATION AS POSSIBLE ON SITE

103 FLUSH FLOOR TRANSITION. PROVIDE METAL EDGE STRIP (SCHLUTER OR EQUAL) BETWEEN CARPET & CERAMIC TILE FLOORS. CENTER TRANSITION UNDER CLOSED DOOR, WHERE OCCURS. SEE DETAIL 5/A–1.1

104 EXISTING CONSTRUCTION TO REMAIN.

105 EXISTING DOOR / WINDOW TO REMAIN.

106 PROVIDE 1/2" PTD. GYP. BD. (CONC. BRD. @ WET WALL LOCATIONS).

107 CONFIRM LOCATION OF NEW HVAC EXTERIOR CONDENSER UNIT, IN FIELD, WITH OWNER.

108 PATCH, REPAIR EXISTING WALL AND CEILING AS REQUIRED BY NEW WORK.

109 PROVIDE 20"x20" ATTIC ACCESS PANEL (½" MDO PLYWOOD, PTD W/ CASING @ PERIMETER) V.I.F. LOCATION.

110 PROVIDE 30"x20" ATTIC ACCESS PANEL (½" MDO PLYWOOD, PTD W/ CASING @ PERIMETER)

111 NEW STONE / PTD. WOOD / FIBERGLASS COLUMN. SEE A–5.1/5.3 FOR COLUMN DETAILS.

112 BENCH SEAT, SEE DETAIL 1/A–1.1 / WITH COAT HOOKS TO BE SUPPLIED BY OWNER @ INSTALLED BY CONTRACTOR. SEE A–6.1 FOR INTERIOR ELEVATION / DETAILS.

113 WINDOW SWING, TYP., AS INDICATED ON FLOOR PLANS.

114 STRUCTURAL SHEATHING PANEL REQUIRED @ THIS LOCATION, EXTERIOR WALL. SEE DETAIL 1/SN–1.1

115 SLOPE CEILING.

116 FLAT CEILING.

117 PROVIDE OVERFLOW FLOOR DRAIN, THIS LOCATION. COORDINATE IN FIELD WITH WASHER LOCATION.

118 STAIR NOTE: MAX RISE 8", MIN TREAD 9"

119 PROVIDE SHELF AND ROD, SEE GENERAL PLAN NOTES, THIS SHEET, AND A–6.1

120 SEE SHEET A–6.1 FOR ALL MILLWORK DETAILS

121 DROP BULKHEAD ABOVE / BOXED BEAM, ABOVE. SEE DETAIL 4/A–1.1

122 NEW HOSE BIB, COORDINATE W/ OWNER LOCATION. PROVIDE THERMAL PROTECTION.

123 DROP CROWN MOLDING WITH ROPE LIGHTING ABOVE. SEE DETAIL 3/A–1.1 & ELECTRICAL PLAN E–1.1 COORDINATE WITH OWNER OTHER LOCATIONS, NOT INDICATED ON PLANS.

124 TURN STUD TO FRAME WALL.

125 PROVIDE NEW FLOOR MATERIAL, SEE SCHEDULE FOR DETAILS.

126 TREX TYPE DECKING, OR EQUAL, OVER NEW FLOOR JOIST. SEE FRAMING PLAN FOR JOIST SIZE AND O.C.S. PROVIDE INSECT BARRIER @ SCREENED–IN–PORCH LOCATION.

127 CULTURED STONE SILL, SEE ELEVATION MATERIAL SCHEDULE.

128 PROVIDE SOUND ATTENUATING BATT INSULATION @ INTERIOR WALLS, AS INDICATED ON PLANS.

129 NEW PLUMBING FIXTURE.

130 SEE A–5.1/5.2/5.3 FOR FOUNDATION, FIRST FLOOR, ROOF FRAMING PLANS.

131 SKYLIGHT:
MANUF: BRISTOLITE
MODEL: 1414
STYLE: AS–SF–2–CC
SIZE: @ 2x8 16" O.C. RAFTERS 14 ¼" X 46 ¼"
@ 24" O.C. TRUSSES 22 ¼" x 46 ¼"
MANFWEB: WWW.BRISTOLITE.COM
NOTE: REFER TO A–5.3 FOR LOCATION
F = FIXED

132 NEW APPLIANCE, REFER TO A–6.1 FOR SCHEDULE

133 SOLATUBE SKYLIGHT:
MANUF: SOLATUBE
MODEL: 160 DS
DIFFUSER: VUSION
SIZE: 10" DIA.
MANFWEB: WWW.SOLATUBE.COM
NOTE: V.I.F. WITH OWNER, LOCATION OF LENS. COORDINATE LOCATION WITH / CEILING / ROOF FIXTURES.

134 GAS FIREPLACE:
MANUF: HEAT–N–GLO
MODEL: PIER–HV–IPI (3–SIDED)
SIZE: 10" DIA.
MANFWEB: WWW.HEATNGLO.COM
NOTE: DIRECT VENT AT TOP THROUGH WRAPPED COLUMN. V.I.F. / LOCATION OF VENT AND COLUMN. COORDINATE WITH MANUF. SPECS.

135 EXISTING HVAC SYSTEM TO REMAIN.

136 SEE SHEET A–4.1 FOR SCHEDULES.

137 SEE A–2.1 FOR HANDRAIL DETAILS.

138 WRAPPED FIBERGLASS / WOOD COLUMN, NON–STRUCUTRAL.

139 STRUCUTRAL COLUMN WITH WRAPPED FIBERGLASS / WOOD COLUMN, SEE STRUCTURAL PLANS A–5.1 THRU A–5.3 FOR DETAILS.

WALL TYPE SCHEDULE

2x6 STUD WALL TYPES

A1 2x6 STUD WALL @ 16" O.C., WITH ½" PTD. GYP. BRD. FINISHED ROOM SIDE, PROVIDE ½" PTD. GREEN (CONC. BRD.) @ ALL WET LOCATIONS; ½" PLYWOOD SHEATHING, #15 BUILDING FELT. PROVIDE R–19 BATT INSULATION, PROVIDE THERMAL WRAP FIXTURE PROTECTION @ ALL PLUMBING FIXTURES.

A2 2x6 STUD WALL @ 24" O.C., WITH ½" PTD. GYP. BRD. FINISHED ROOM SIDE (OR BOTH SIDES, SEE PLANS). PROVIDE ½" PTD. GREEN (CONC. BRD.) @ ALL WET LOCATIONS. PROVIDE SOUND ATTENUATING BATT INSULATION AS INDICATED ON PLANS.

2x4 STUD WALL TYPES

B1 2x4 STUD WALL @ 24" O.C., WITH ½" PTD. GYP. BRD. FINISHED ROOM SIDE (OR BOTH SIDES, SEE PLANS). PROVIDE ½" PTD. GREEN (CONC. BRD.) @ ALL WET LOCATIONS. PROVIDE SOUND ATTENUATING BATT INSULATION AS INDICATED ON PLANS. TURN STUDS AS REQUIRED FOR FURRING.

B2 2x4 (FURRING) STUD WALL @ 24" O.C., WITH ½" PTD. GYP. BRD. FINISHED ROOM SIDE (OR BOTH SIDES, SEE PLANS). PROVIDE ½" PTD. GREEN (CONC. BRD.) @ ALL WET LOCATIONS. PROVIDE SOUND ATTENUATING BATT INSULATION AS INDICATED ON PLANS. TURN STUDS AS REQUIRED FOR FURRING.

B3 2x4 STUD WALL @ 16" O.C., WITH ½" PLYWOOD SHEATHING, #15 BUILDING FELT. ½" PTD. EXTERIOR GYP. BRD. ON SCREENED PORCH SIDE.

WALL TYPES NOTE:
CONTRACTOR TO COMPLETELY REVIEW ALL FLOOR PLANS, ELEVATIONS, AND BUILDING / WALL SECTIONS, TO UNDERSTAND DESIGN & CONSTRUCTION INTENT OF WALL TYPES.

GENERAL PLAN NOTES

1. ALL DIMENSIONS ARE TO FINISHED WALL UNLESS NOTED OTHERWISE - U.N.O.
2. CONTRACTOR TO PROVIDE SEALANT AT ALL JOINTS WHERE DISSIMILAR MATERIALS ABUT.
3. CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA 10. VERIFY LOCATION IN FIELD WITH OWNER AND / OR FIRE MARSHALL / PLAN REVIEWER.
4. DOOR SHALL BE LOCATED 4" FROM PERPENDICULAR WALL PLACED ON HINGED SIDE U.N.O.
5. PROVIDED SOLID WOOD BLOCKING IN WALLS FOR CABINETS, TOILET ROOM ACCESSORIES, HANDRAILS, EQUIPMENT, ETC. COORDINATE WITH DESIGNER AND OWNER.
6. ALL FLOOR MATERIALS CHANGES BETWEEN ROOMS SHALL BE FLUSH AND OCCUR AT CENTERLINE OF DOOR IN CLOSED POSITION. PROVIDE SCHLUTER EDGE TRIM WHEN ABUTTING TILE WITH DISSIMILAR MATERIALS.
7. ALL FLOOR ELEVATIONS ARE MEASURE TO TOP OF FLOOR SLAB / SHEATHING, U.N.O.
8. ALL GWB PARTIAL HT. WALLS SHALL HAVE PITTCON KNEE BRACE KIT SKB-46 OR EQUAL AT 5'-0" O.C. EXCEPT AT LOCATIONS WITHIN 4'-0" OF A CORNER OR ABUTTING WALL.
9. ALL CLOSETS TO HAVE 1-¼" ALUMN. ROD AT 5'-0" A.F.F. WITH 12" WIDE WHITE MELAMINE SHELF W/ FINISHED EDGE, U.N.O.
10. SLOPE GRADE ¼" PER FT. MIN. FOR 4'-0" MIN. FROM PERIMETER OF EXTERIOR NEW WORK.
11. PROVIDE CRACK ISOLATION SHEET BENEATH FLOOR TILE AT ALL CRACKS AND CONTROL JOINTS IN EXISTING / NEW CONCRETE SLABS. SHEET TO EXTEND MIN. ONE FULL TILE BEYOND CRACK / JOINT ON EACH SIDE.

LEGEND

ITEMS ABOVE, OR EQUIPMENT.
EXISTING WALL / CONSTRUCTION TO REMAIN
NEW WALL / CONSTRUCTION
BATT INSULATION
WALL TYPE

KEITHLEY RESIDENCE

1405 PARK LAKE DRIVE - RESTON, VIRGINIA 20190
COUNTY OF FAIRFAX, VIRGINIA

rich hostelley design studio
ARCHITECTURE
9007 OPERA ALLEY, MANASSAS, VA. 20110 703.257.9669

FIRST FLOOR - NEW WORK PLAN

ISSUE DATE	
DATE	DESCRIPTION
06.15.2007	COST ESTIMATION SUBMISSION
08.21.2007	25% PLAN CD SUBMISSION
10.08.2007	CONTRACTOR BID SUBMISSION
11.21.2007	FINAL CLIENT REVIEW SUBMISSION
11.29.2007	FINAL BID SUBMISSION
01.22.2008	FOR PERMIT REVIEW SUBMISSION
02.26.2008	FOR CONSTRUCTION

REVISION DATE		
MARK	DATE	DESCRIPTION

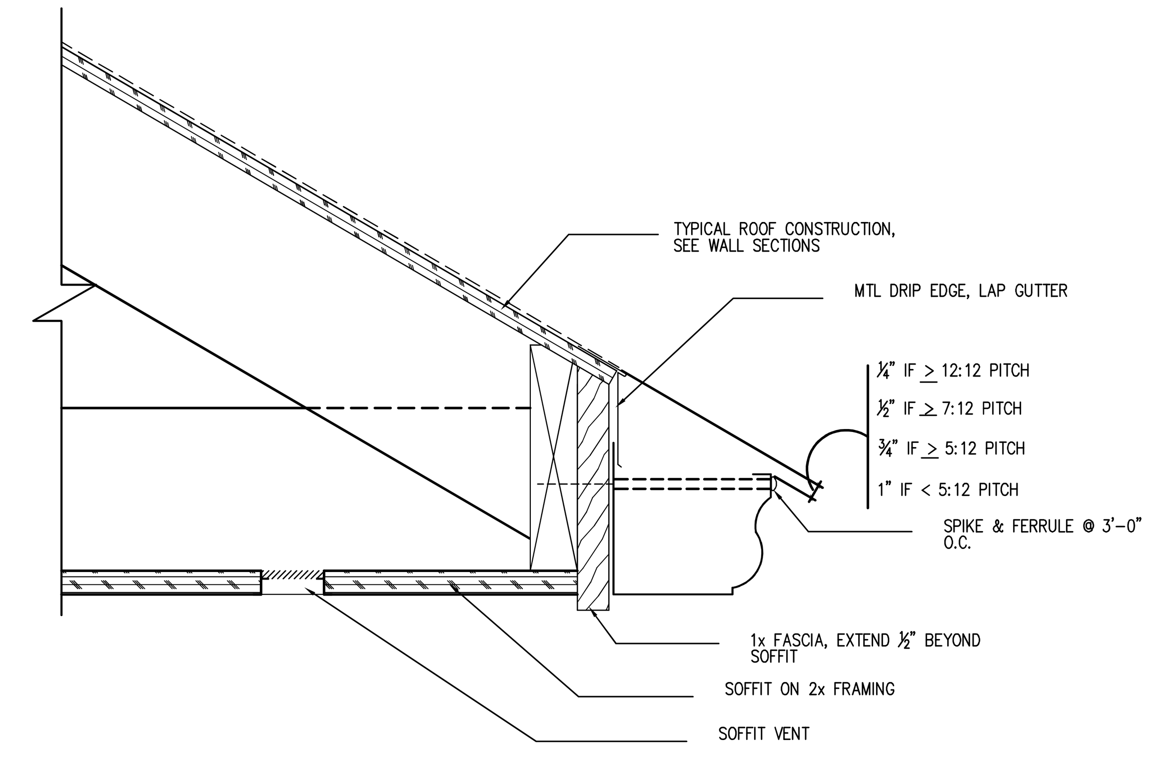
SUBMISSION SET
CD SUBMISSION

SUBMISSION STATUS
FOR CONSTRUCTION

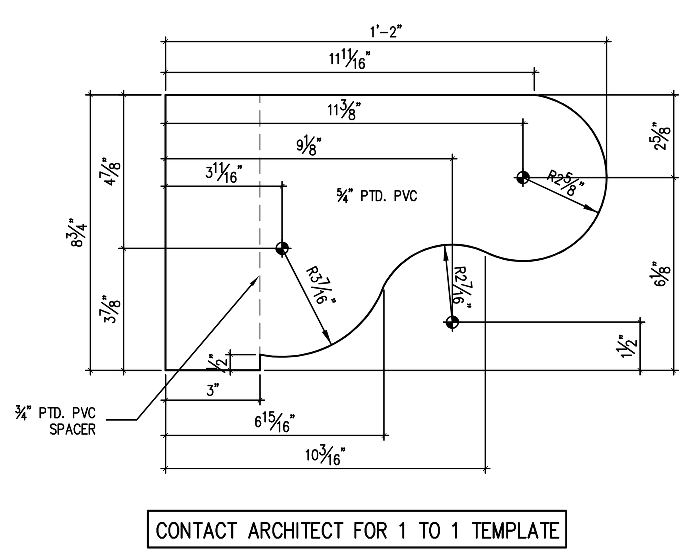
COMMONWEALTH OF VIRGINIA
R.E. HOSTELLEY JR.
Lic. No. 013719
ARCHITECT
VOID
NOT FOR PERMIT
VOID

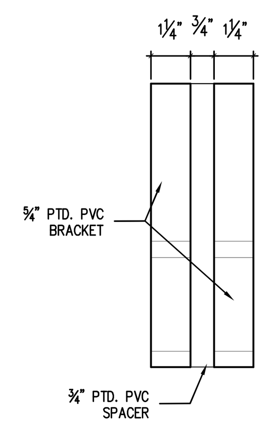
P57 - 07 - 03 - 001

A - 1.1



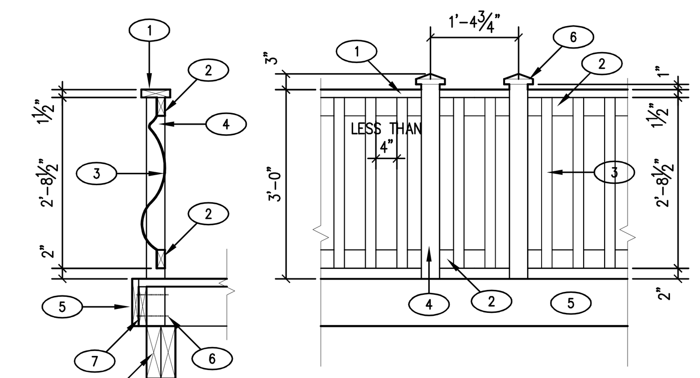
5 / A-2.1 TYP. GUTTER DETAIL
SCALE: 3" = 1'-0"





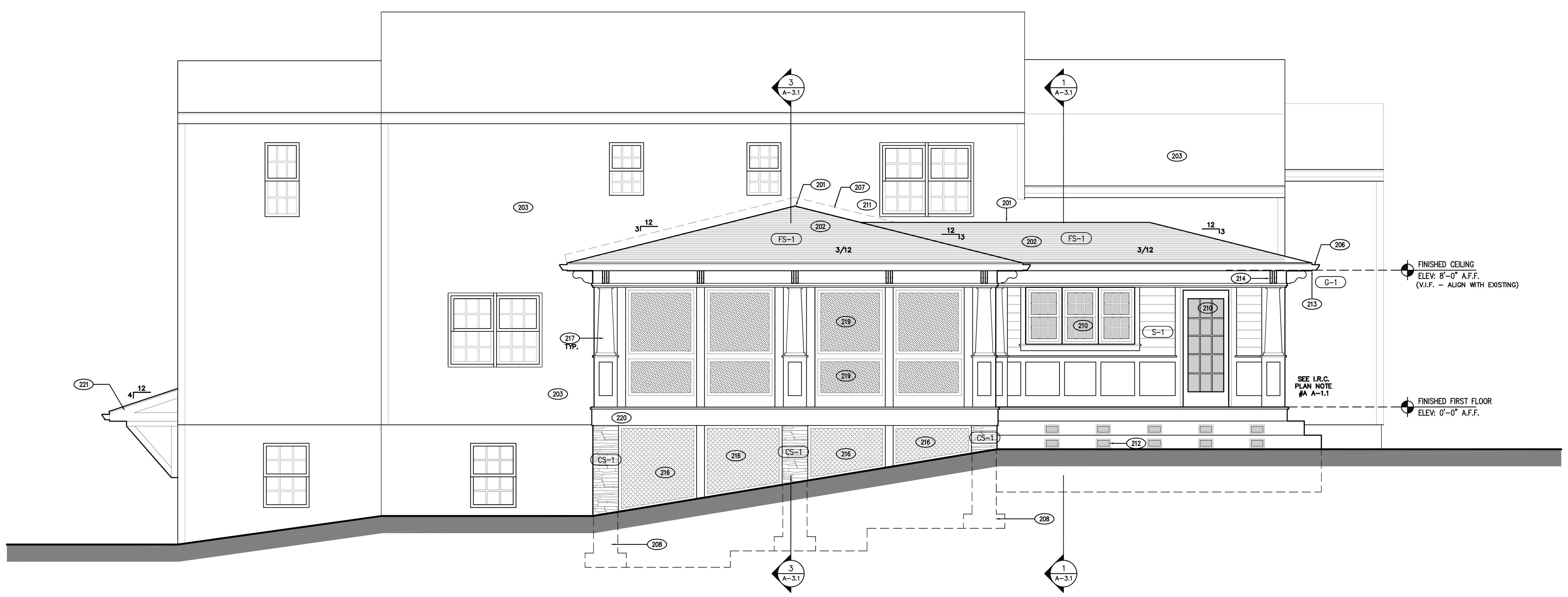
CONTACT ARCHITECT FOR 1 TO 1 TEMPLATE

4 / A-2.1 TYP. EAVE / ROOF BRACKET DETAIL
SCALE: 3" = 1'-0"

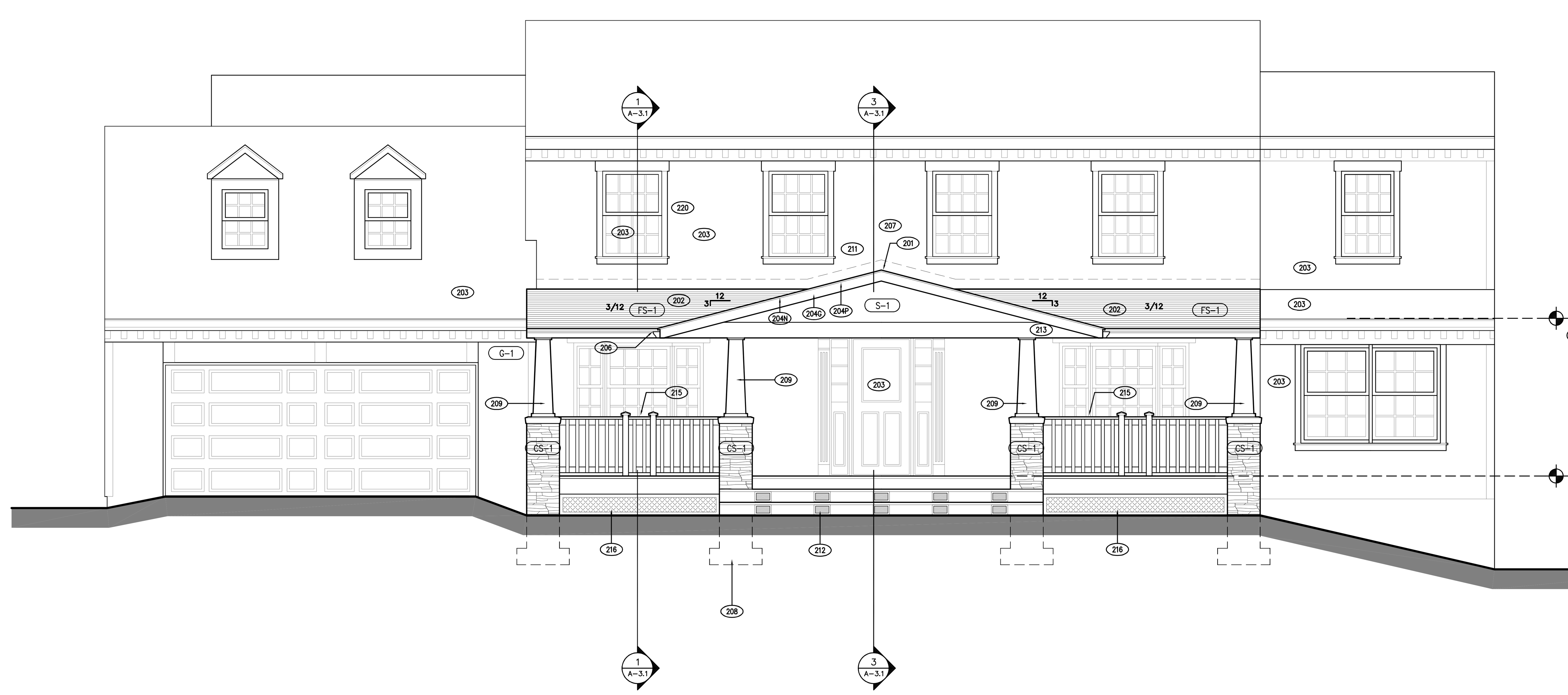


1. 6" TREX DECKING HANDRAIL OR EQUAL
2. P.T. 2x4 NAILER BOARD
3. PRE-FINISHED BLACK METAL ARCHITECTURAL BALUSTER
4. 4X4 P.T. POST
5. PTD. 5/4"x10 PVC TRIM BOARD
6. ANCHOR BOLTS, SEE STRUCTURAL DRAWINGS
7. LEDGER / EDGE BOARD, SEE STRUCTURAL DRAWINGS
8. BEAM, SEE STRUCTURAL DRAWINGS
9. 6x6 POST CAP

3 / A-2.1 TYP. PORCH HANDRAIL DETAIL
SCALE: 1/2" = 1'-0"



2 / A-2.1 REAR ELEVATION
SCALE: 1/4" = 1'-0"



1 / A-2.1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTES

201 RIDGE VENT.
MANUF: MID AMERICA
STYLE: RIDGEMATER PLUS
FINISH: SHINGLES

202 TYP. ROOF CONSTRUCTION
SHINGLES (SEE EXT. MATERIALS), OVER (2) LAYERS #30 BLG PAPER OVER 3/4" PLYWOOD SHEATHING, OVER STRUCTURAL FRAMING - SEE FRAMING PLANS, FOR ROOF SLOPES 2/12 TO 4/12 PRVIDE DOUBLE UNDERLAYMENT & APPLICATION PER I.R.C., SEE R905.2.2

203 EXISTING CONSTRUCTION TO REMAIN

204 PAINTED PVC TRIM
MANUF: AZEK BY VYCOM CORP.
STYLE:
A) 5/4 x4
B) 5/4 x6
C) 5/4 x8
D) 5/4 x10
E) 5/4 x12
F) 1 x4
G) 1 x6
H) 1 x8
J) 1 x10
K) 1 x12
M) 11/16 x 1 5/8 DRIP EDGE
N) 11/16 x 1 5/8 RAKE BOARD
P) 11/16 x 1 5/8 SHINGLE MOULD

205 PAINTED PVC TRIM
MANUF: W.M. TINDER, INC.
STYLE:
A) 9/16 x 1 5/8 BED MOULD
B) 11/16 x 1 5/8 DRIP EDGE
C) 11/16 x 1 5/8 RAKE BOARD
D) 11/16 x 1 5/8 SHINGLE MOULD
E) 11/16 x 1 1/8 BASE CAP
F) 1 1/4 x 2 BRICK MOULD
G) 1 13/32 x 2 1/16 RAMS CROWN

206 GUTTERS & DOWNSPOUTS BEYOND. TERMINATE IN PORFORATED PIPE, EXTENDED BELOW GRADE, DRAIN TO DAYLIGHT.

207 CONCEALED ALUMINUM FLASHING.

208 NEW CONC. FOOTING, SEE 1/A-5.1 FOR DETAILS

209 8" DIA. TAPERED BEARING COLUMN WITH POST CAP AND BASE TRIM. PERMACAST FRP COMPOSITE BEARING COLUMN BY HB&G BUILDING PRODUCTS. SEE SHHETS A-5.1 THRU A-5.3 FOR DETAILS.

210 NEW WINDOW / DOOR UNIT. SEE SHEETS A-1.1 & A-4.1 FOR DETAILS

211 CONTRACTOR TO VERIFY IN FIELD NEW ROOF CONSTRUCTION DOES NOT INTERFERE WITH EXISTING / NEW WINDOW CONFIGURATION.

212 IN-RISER STAIR LIGHTING, SEE SCHEMATIC ELECTRICAL PLAN FOR ETAILS.

213 SEE DETAIL 5/A-2.1 FOR EAVE / GUTTER DETAILS.

214 SEE DETAIL 4/A-2.1 FOR BRACKET DETAILS.

215 SEE DETAIL 3/A-2.1 FOR HANDRAIL DETAILS.

216 PVC LATTICE IN 2X2 PVC PAINTED FRAME.

217 SEE DETAIL 5/A-2.2 & 6/A-2.2 FOR PILASTER DETAILS.

218 PRE-FINISHED BLACK METAL ARCHITECTURAL BALUSTERS:
MANUF.: DECKORATORS
STYLE: BAROQUE
FINISH: BLACK
DEALER: LOWES OF RESTON, VIRGINIA.
NOTE: MAX. PICKET O.C. @ LESS THAN 4", PER I.R.C. R316.2, TYP.

219 INSECT SCREEN FRAMED BY PTD. 2x PVC.

220 SEE DETAILS 4/A-2.2 FOR TYPICAL TRIM PACKAGES.

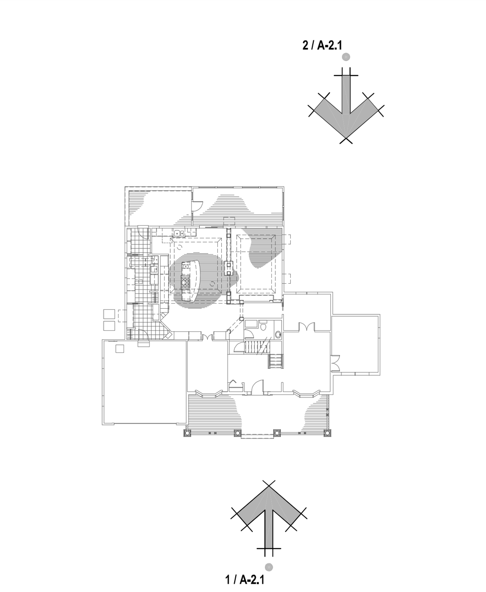
221 CANOPY ROOF CONSTRUCTION
1.) SHINGLES (SEE EXT. MATERIALS), OVER (2) LAYERS #30 BLG PAPER OVER 3/4" PLYWOOD SHEATHING, OVER STRUCTURAL FRAMING - SEE FRAMING PLANS, FOR ROOF SLOPES 2/12 TO 4/12 PRVIDE DOUBLE UNDERLAYMENT & APPLICATION PER I.R.C., SEE R905.2.2
2.) 2x6 ROOF RAFTER FRAMING @ 16" O.C., TO BE SUPPORTED BY 2-2x8 WRAPPED HEADERS.
3.) 4x4 PTD. WOOD BRACKETS BOLTED TO SOLID BLOCKING LOCATED IN EXISTING WALL.

222 SLOPE 5/4" PVC SILL, TYP.

223 REF. TO SHEET A-3.1, WALL SECTIONS, FOR ADDITION TRIM DETAILS.

224 PTD. CONC. BRD.

ELEVATION KEY-PLAN



EXTERIOR FINISH SCHEDULE

CS - 1 CULTURED STONE
MANUF: OWENS CORNING
SERIES: ARCHITECTURAL SERIES
STYLE: AUTUMN PRO-FIT LEDGESTONE
PRODUCT CODE: PF-8015
COLOR: AUTMUN
MANF. REP: LUCK STONE CORP. 703.435.1400
MANF. WEB SITE: WWW.CULTUREDSTONE.COM

FS - 1 FIBERGLASS SHINGLES
MANUF: GAF
STYLE: TIMBERLINE - 30 YEAR
COLOR: T.B.D.
NOTE: PROVIDE 36" GRACE ICE AND WATER SHIELD AT EAVES AND VALLEYS. APPLY DBL. SHINGLES AND B.F. @ ROOF SLOPES LESS THAN 4/12

G - 1 GUTTER AND DOWNSPOUT
MANUF: ANY
STYLE: SEAMLESS - OGEE. 5"W x 3-3/4" H
COLOR: PRE-FINISHED WHITE

S - 1 FIBER-CEMENT SIDING
MANUF: JAMIS HARDIE BUILDING PRODUCTS
STYLE: HARDISHINGLE SIDING - STAGGERED EDGE NOTCHED PANEL
EXPOSURE: 6"
FINISH: WOOD GRAIN
COLOR: T.B.D.
MANF. REP: HOME DEPOT - 703.534.9580
MANF. WEB SITE: WWW.JAMIESHARDIE.COM

FINISH NOTE:
CONTRACTOR TO VERIFY WITH OWNER COLOR SELECTIONS FOR MATERIALS AND PAINTS PRIOR TO APPLICATION.

KEITHLEY RESIDENCE
1405 PARK LAKE DRIVE - RESTON, VIRGINIA 20190
COUNTY OF FAIRFAX, VIRGINIA

rich hostelley desiGn studio
ARCHITECTURE
9007 OPERA ALLEY, MANASSAS, VA. 20110 703.257.9669

FRONT ELEVATION

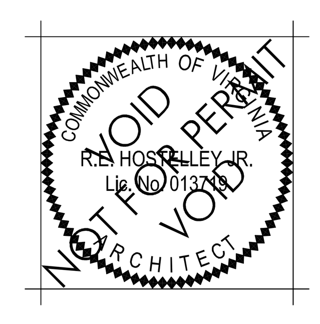
ISSUE DATE

DATE	DESCRIPTION
06.15.2007	COST ESTIMATION SUBMISSION
08.21.2007	25% PLAN CD SUBMISSION
10.08.2007	CONTRACTOR BID SUBMISSION
11.21.2007	FINAL CLIENT REVIEW SUBMISSION
11.29.2007	FINAL BID SUBMISSION
01.22.2008	FOR PERMIT REVIEW SUBMISSION
02.26.2008	FOR CONSTRUCTION

REVISION DATE

MARK	DATE	DESCRIPTION

SUBMISSION SET: CD SUBMISSION
SUBMISSION STATUS: FOR CONSTRUCTION



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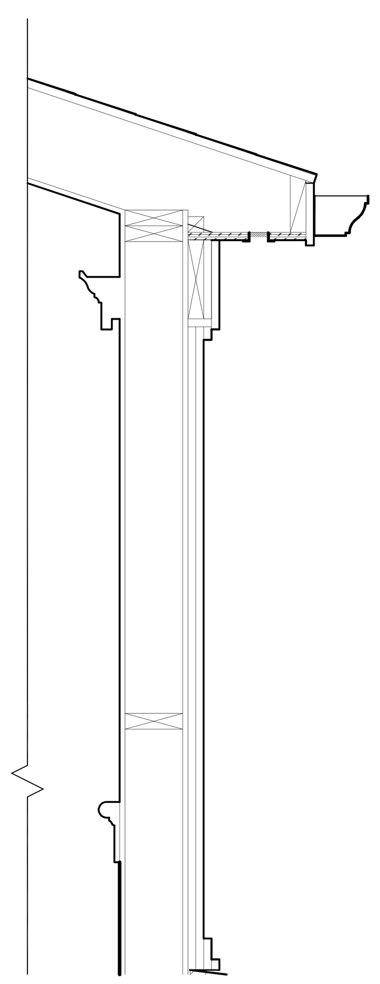
A - 2.1



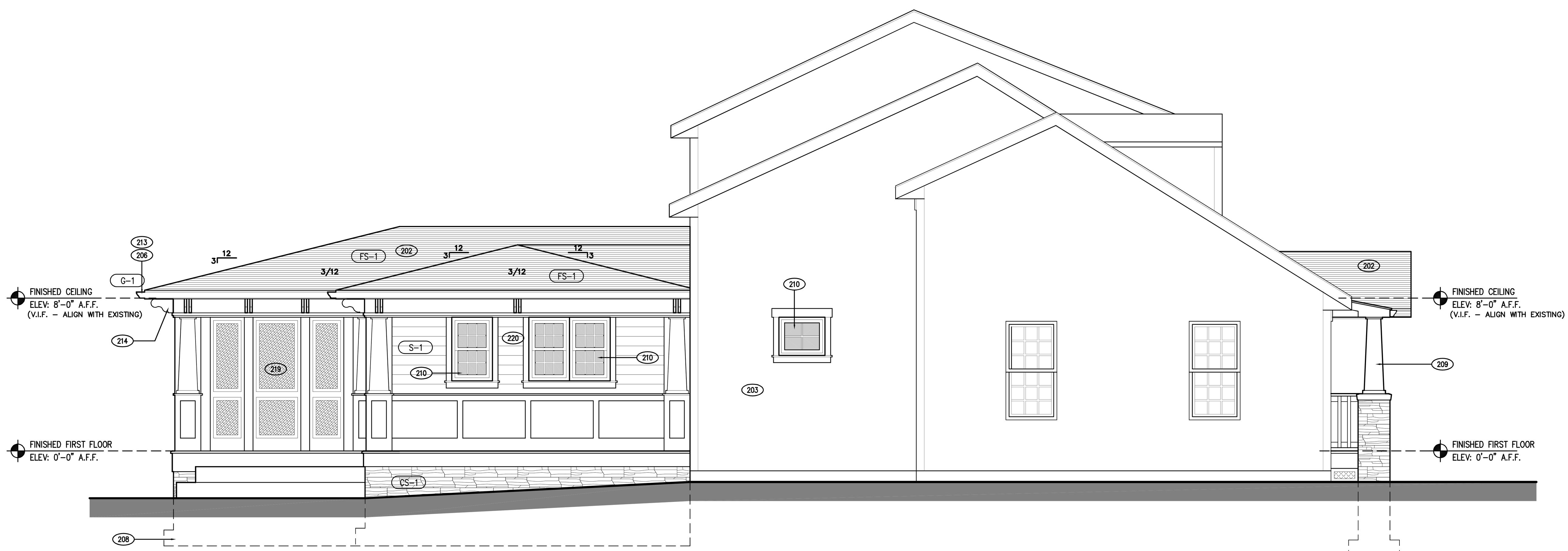
6 TYPICAL PILASTER SECTION
A-2.2 SCALE: 1" = 1'-0"

TYPICAL TRIM AT REPLACEMENT FRONT WINDOWS

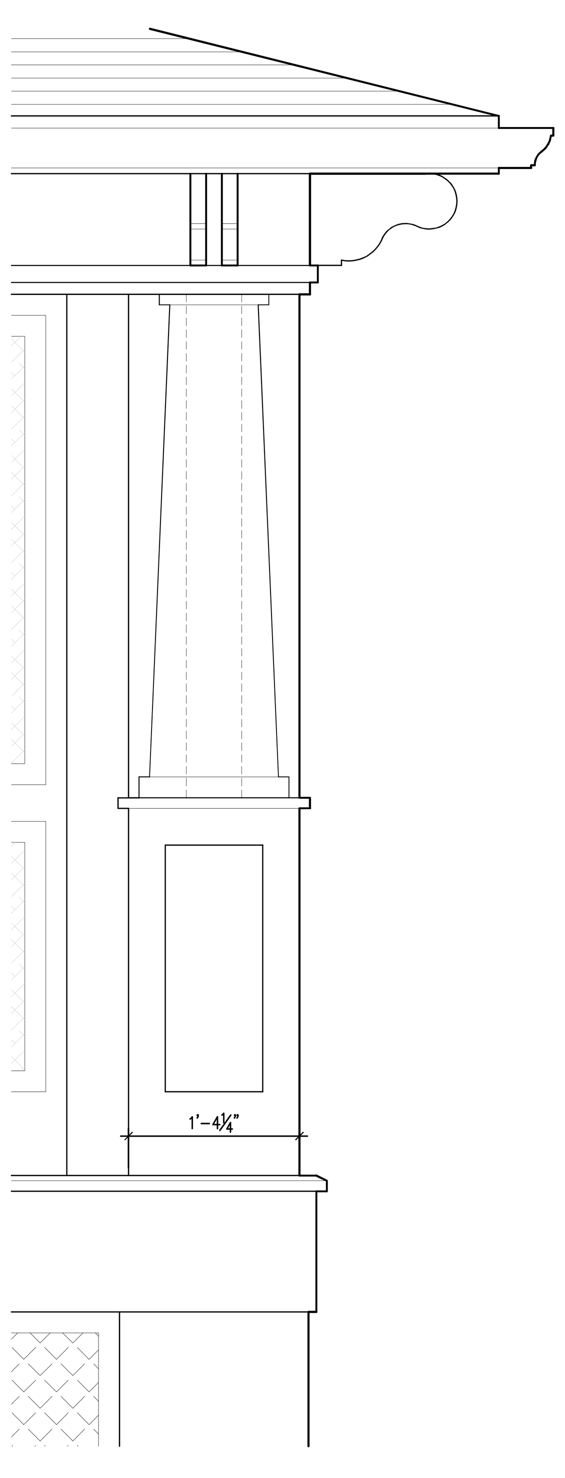
TYPICAL TRIM AT ALL NEW CONSTRUCTION

4 PARTIAL ELEVATIONS - TYPICAL TRIM PACKAGES
A-2.2 SCALE: 1/2" = 1'-0"

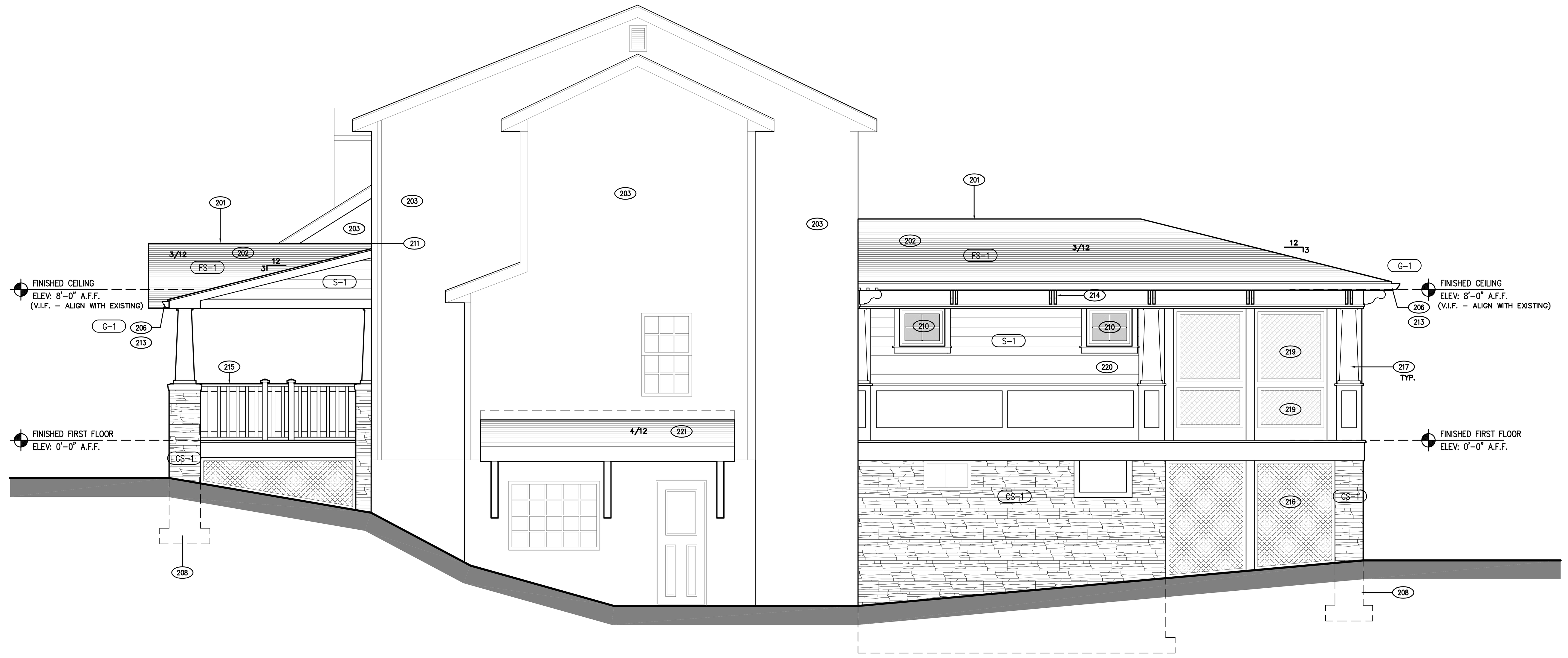
3 REAR ELEVATION - SCREENED-IN-PORCH TOWARD FAMILY ROOM
A-2.2 SCALE: 1/4" = 1'-0"



2 LEFT SIDE ELEVATION
A-2.2 SCALE: 1/4" = 1'-0"



5 TYPICAL PILASTER DETAIL
A-2.2 SCALE: 1" = 1'-0"



1 RIGHT SIDE ELEVATION
A-2.1 SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTES

201 RIDGE VENT.
MANUF: MID AMERICA
STYLE: RIDGEMATER PLUS
FINISH: SHINGLES

202 TYP. ROOF CONSTRUCTION
SHINGLES (SEE EXT. MATERIALS), OVER (2) LAYERS #30 BLG PAPER OVER ¾" PLYWOOD SHEATHING, OVER STRUCTURAL FRAMING - SEE FRAMING PLANS, FOR ROOF SLOPES 2/12 TO 4/12 PRVIDE DOUBLE UNDERLAYMENT & APPLICATION PER I.R.C., SEE R905.2.2

203 EXISTING CONSTRUCTION TO REMAIN

204 PAINTED PVC TRIM
MANUF: AZEK BY VYCOM CORP.
STYLE:
A) 5/4 x4
B) 5/4 x6
C) 5/4 x8
D) 5/4 x10
E) 5/4 x12
F) 1 x4
G) 1 x6
H) 1 x8
J) 1 x10
K) 1 x12
M) 11/16 x 1 5/8 DRIP EDGE
N) 11/16 x 1 5/8 RAKE BOARD
P) 11/16 x 1 5/8 SHINGLE MOULD

205 PAINTED PVC TRIM
MANUF: W.M. TINDER, INC.
STYLE:
A) 9/16 x 1 5/8 BED MOULD
B) 11/16 x 1 5/8 DRIP EDGE
C) 11/16 x 1 5/8 RAKE BOARD
D) 11/16 x 1 5/8 SHINGLE MOULD
E) 11/16 x 1 1/8 BASE CAP
F) 1 1/4 x 2 BRICK MOULD
G) 1 13/32 x 2 1/16 RAMS CROWN

206 GUTTERS & DOWNSPOUTS BEYOND. TERMINATE IN PORFORATED PIPE, EXTENDED BELOW GRADE, DRAIN TO DAYLIGHT.

207 CONCEALED ALUMINUM FLASHING.

208 NEW CONC. FOOTING, SEE 1/A-5.1 FOR DETAILS

209 8" DIA. TAPERED BEARING COLUMN WITH POST CAP AND BASE TRIM. PERMACAST FRP COMPOSITE BEARING COLUMN BY HB&G BUILDING PRODUCTS. SEE SHHETS A-5.1 THRU A-5.3 FOR DETAILS.

210 NEW WINDOW / DOOR UNIT. SEE SHEETS A-1.1 & A-4.1 FOR DETAILS

211 CONTRACTOR TO VERIFY IN FIELD NEW ROOF CONSTRUCTION DOES NOT INTERFERE WITH EXISTING / NEW WINDOW CONFIGURATION.

212 IN-RISER STAIR LIGHTING, SEE SCHEMATIC ELECTRICAL PLAN FOR ETAILS.

213 SEE DETAIL 5/A-2.1 FOR EAVE / GUTTER DETAILS.

214 SEE DETAIL 4/A-2.1 FOR BRACKET DETAILS.

215 SEE DETAIL 3/A-2.1 FOR HANDRAIL DETAILS.

216 PVC LATTICE IN 2X2 PVC PAINTED FRAME.

217 SEE DETAIL 5/A-2.2 & 6/A-2.2 FOR PILASTER DETAILS.

218 PRE-FINISHED BLACK METAL ARCHITECTURAL BALUSTERS:
MANUF.: DECKORATORS
STYLE: BAROQUE
FINISH: BLACK
DEALER: LOWES OF RESTON, VIRGINIA.
NOTE: MAX. PICKET O.C. @ LESS THAN 4", PER I.R.C. R316.2, TYP.

219 INSECT SCREEN FRAMED BY PTD. 2x PVC.

220 SEE DETAILS 4/A-2.2 FOR TYPICAL TRIM PACKAGES.

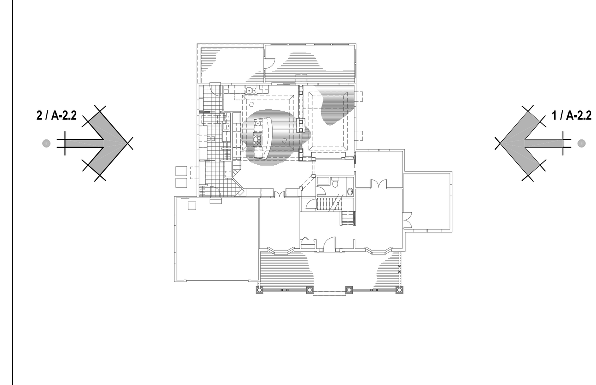
221 CANOPY ROOF CONSTRUCTION
1.) SHINGLES (SEE EXT. MATERIALS), OVER (2) LAYERS #30 BLG PAPER OVER ¾" PLYWOOD SHEATHING, OVER STRUCTURAL FRAMING - SEE FRAMING PLANS, FOR ROOF SLOPES 2/12 TO 4/12 PRVIDE DOUBLE UNDERLAYMENT & APPLICATION PER I.R.C., SEE R905.2.2
2.) 2x6 ROOF RAFTER FRAMING @ 16" O.C., TO BE SUPPORTED BY 2-2x8 WRAPPED HEADERS.
3.) 4x4 PTD. WOOD BRACKETS BOLTED TO SOLID BLOCKING LOCATED IN EXISTING WALL.

222 SLOPE 5/4" PVC SILL, TYP.

223 REF. TO SHEET A-3.1, WALL SECTIONS, FOR ADDITION TRIM DETAILS.

224 PTD. CONC. BRD.

ELEVATION KEY-PLAN



EXTERIOR FINISH SCHEDULE

FS - 1 FIBERGLASS SHINGLES
MANUF: GAF
STYLE: TIMBERLINE - 30 YEAR
COLOR: T.B.D.
NOTE: PROVIDE 36" GRACE ICE AND WATER SHIELD AT EAVES AND VALLEYS. APPLY DBL. SHINGLES AND B.F. @ ROOF SLOPES LESS THAN 4/12

B - 1 BRICK VENEER
MANUF: MATCH EXISTING AT FRONT ELEVATION
STYLE: MATCH SHAPE AND TEXTURE OF EX'G
COLOR: T.B.D. COORDINATE WITH OWNER

G - 1 GUTTER AND DOWNSPOUT
MANUF: ANY
STYLE: SEAMLESS - OGEE. 5"W x 3-¾" H
COLOR: PRE-FINISHED WHITE

S - 1 FIBER-CEMENT SIDING
MANUF: JAMIS HARDIE BUILDING PRODUCTS
STYLE: HARDIPLANK SIDING
EXPOSURE: 6" LAP
FINISH: WOOD GRAIN
COLOR: T.B.D.
MANF. REP: HOME DEPOT - 703.534.9580
MANF. WEB SITE: WWW.JAMIESHARDIE.COM

FINISH NOTE:
CONTRACTOR TO VERIFY WITH OWNER COLOR SELECTIONS FOR MATERIALS AND PAINTS PRIOR TO APPLICATION.

KEITHLEY RESIDENCE
1405 PARK LAKE DRIVE - RESTON, VIRGINIA 20190
COUNTY OF FAIRFAX, VIRGINIA

rich hostelley desiGn studio
ARCHITECTURE
9007 OPERA ALLEY, MANASSAS, VA. 20110 703.257.9669

ELEVATIONS

ISSUE DATE	
DATE	DESCRIPTION
06.15.2007	COST ESTIMATION SUBMISSION
08.21.2007	25% PLAN CD SUBMISSION
10.08.2007	CONTRACTOR BID SUBMISSION
11.21.2007	FINAL CLIENT REVIEW SUBMISSION
11.29.2007	FINAL BID SUBMISSION
01.22.2008	FOR PERMIT REVIEW SUBMISSION
02.26.2008	FOR CONSTRUCTION

REVISION DATE		
MARK	DATE	DESCRIPTION

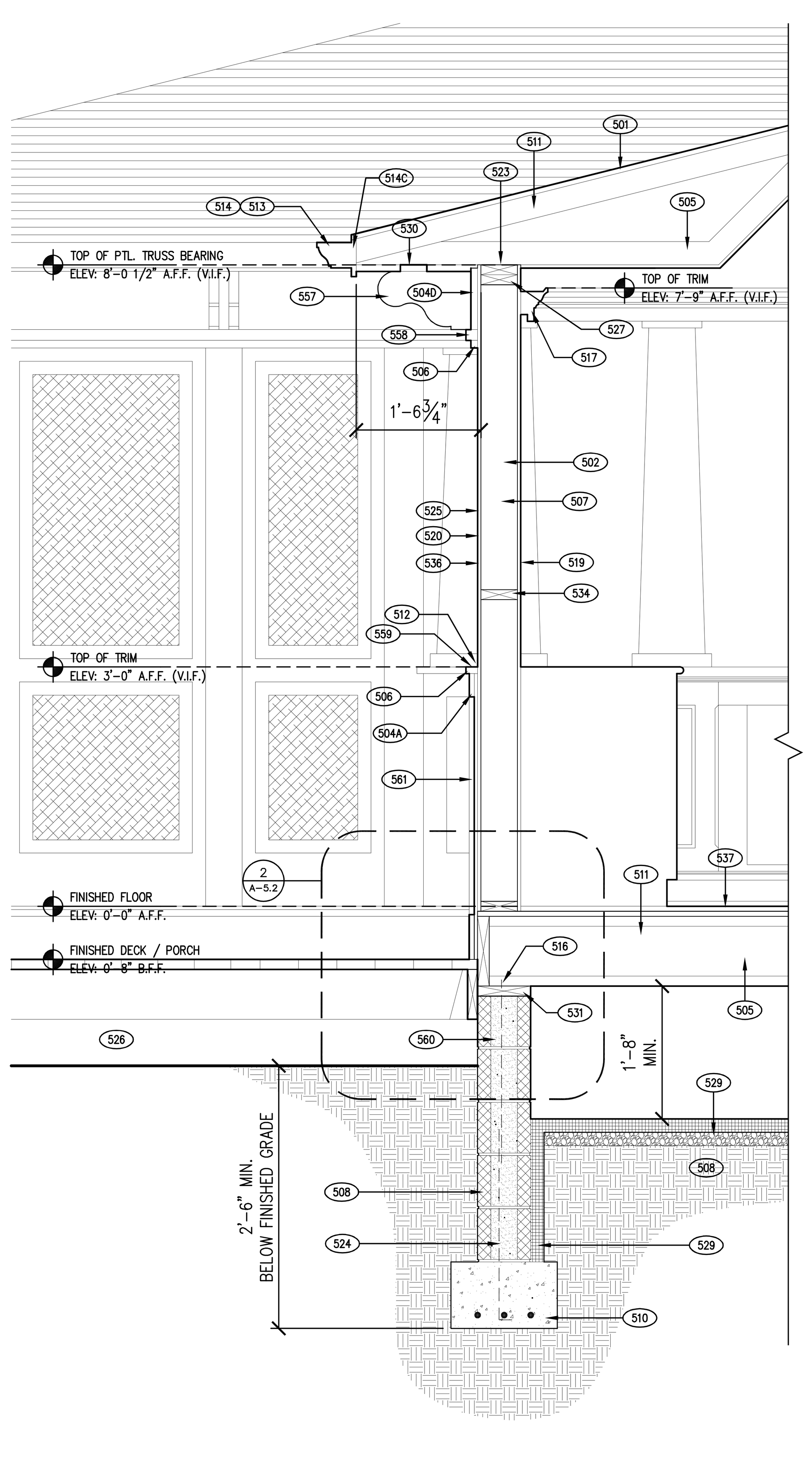
SUBMISSION SET
CD SUBMISSION

SUBMISSION STATUS
FOR CONSTRUCTION

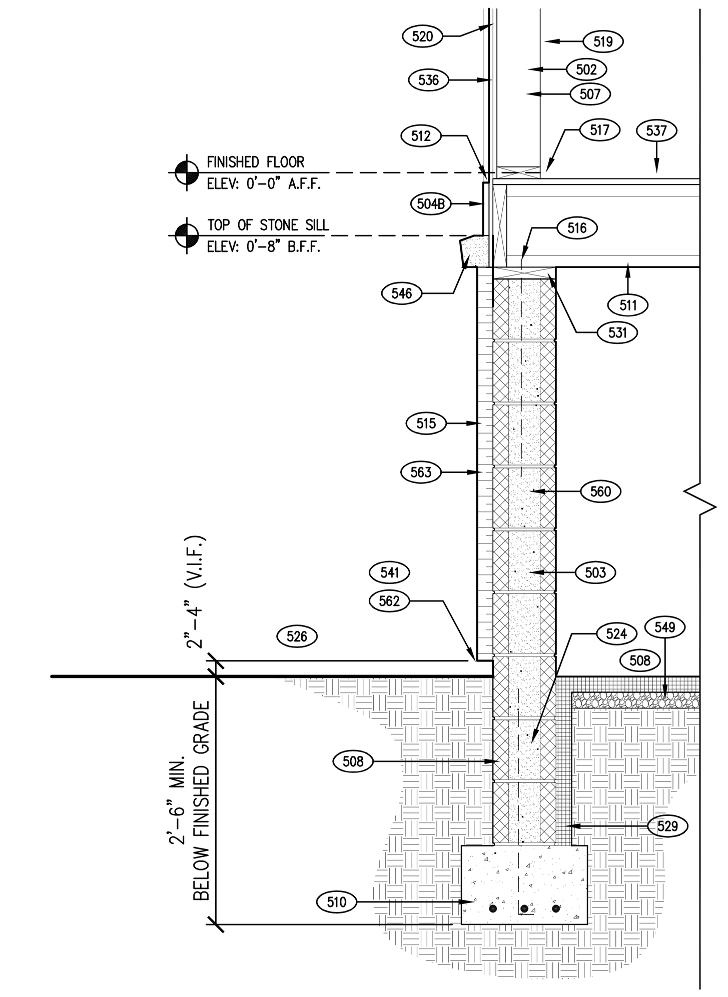
COMMONWEALTH OF VIRGINIA
R.B. HOSTELLEY JR.
ARCHITECT
NOT FOR PERMIT
VOID

P57 - 07 - 03 - 001

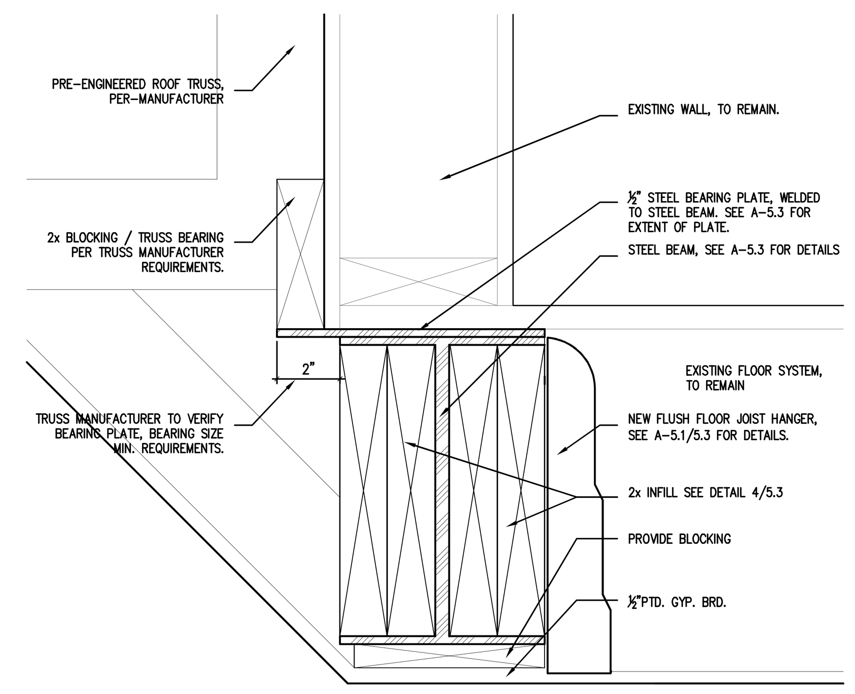
A - 2.2



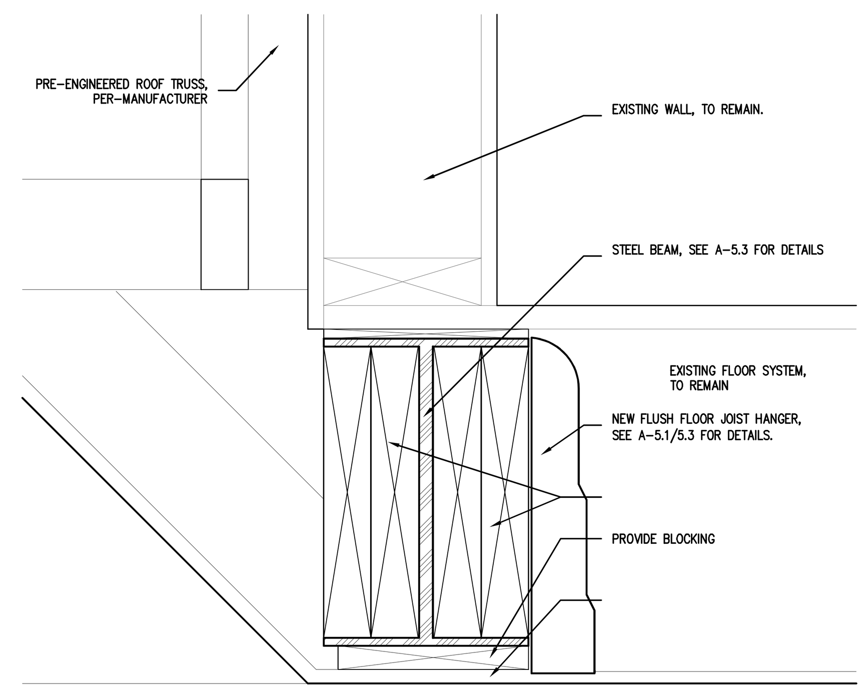
4 TYP. WALL SECTION
A-3.1 SCALE: 3/4" = 1'-0"



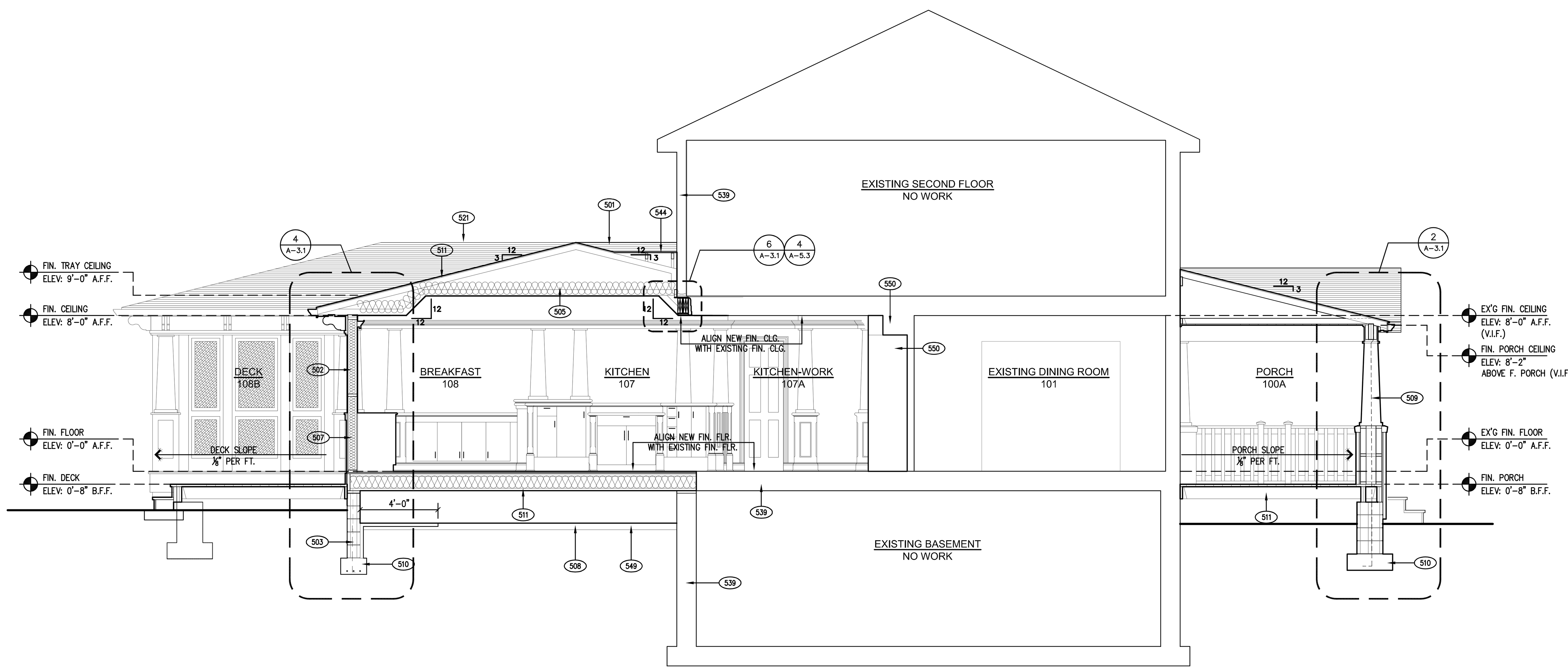
7 TYP. FOUNDATION WALL SECTION
A-3.1 SCALE: 3/4" = 1'-0"



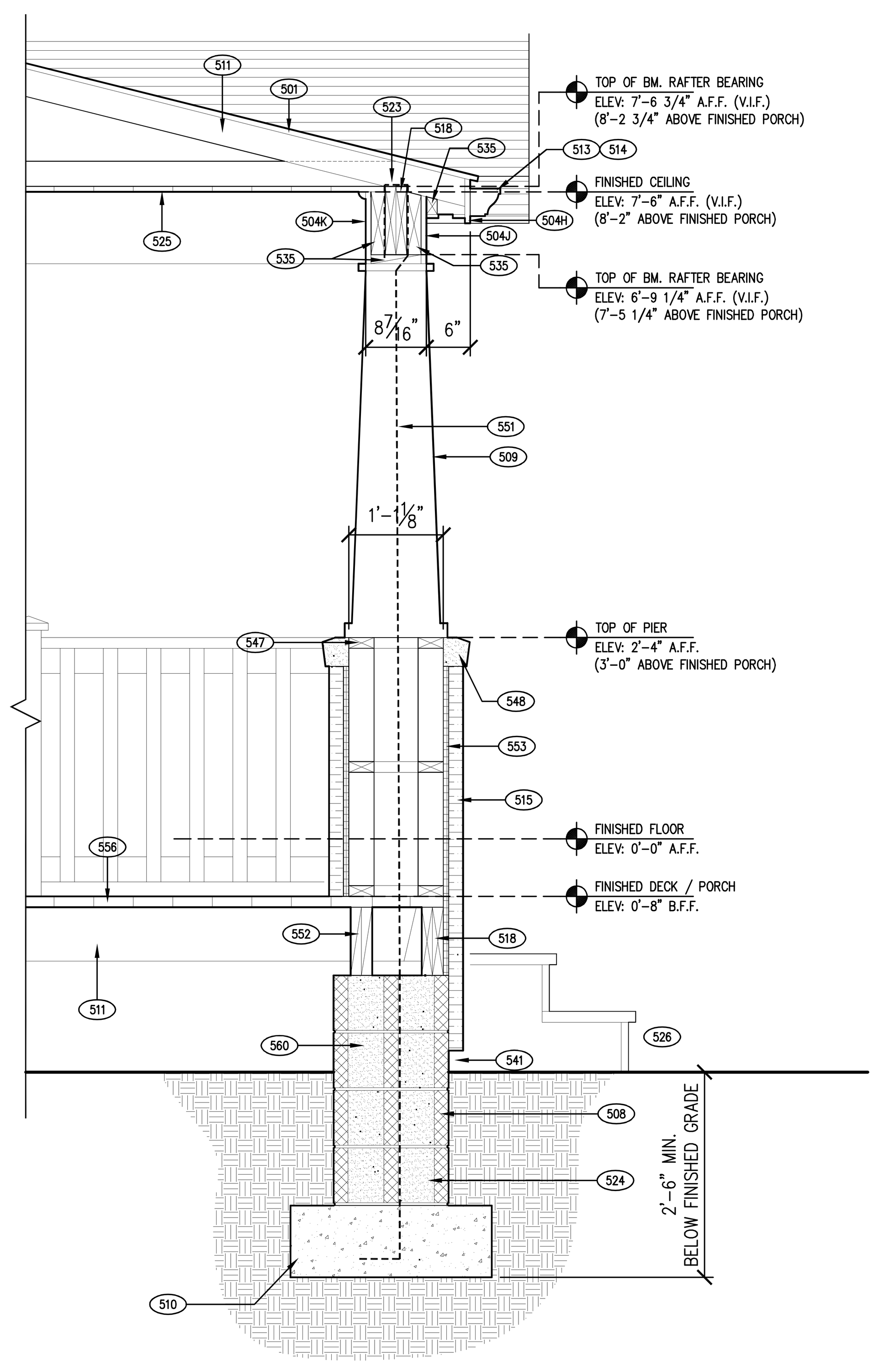
6 BEAM CONNECTION DETAIL
A-3.1 SCALE: 3" = 1'-0"



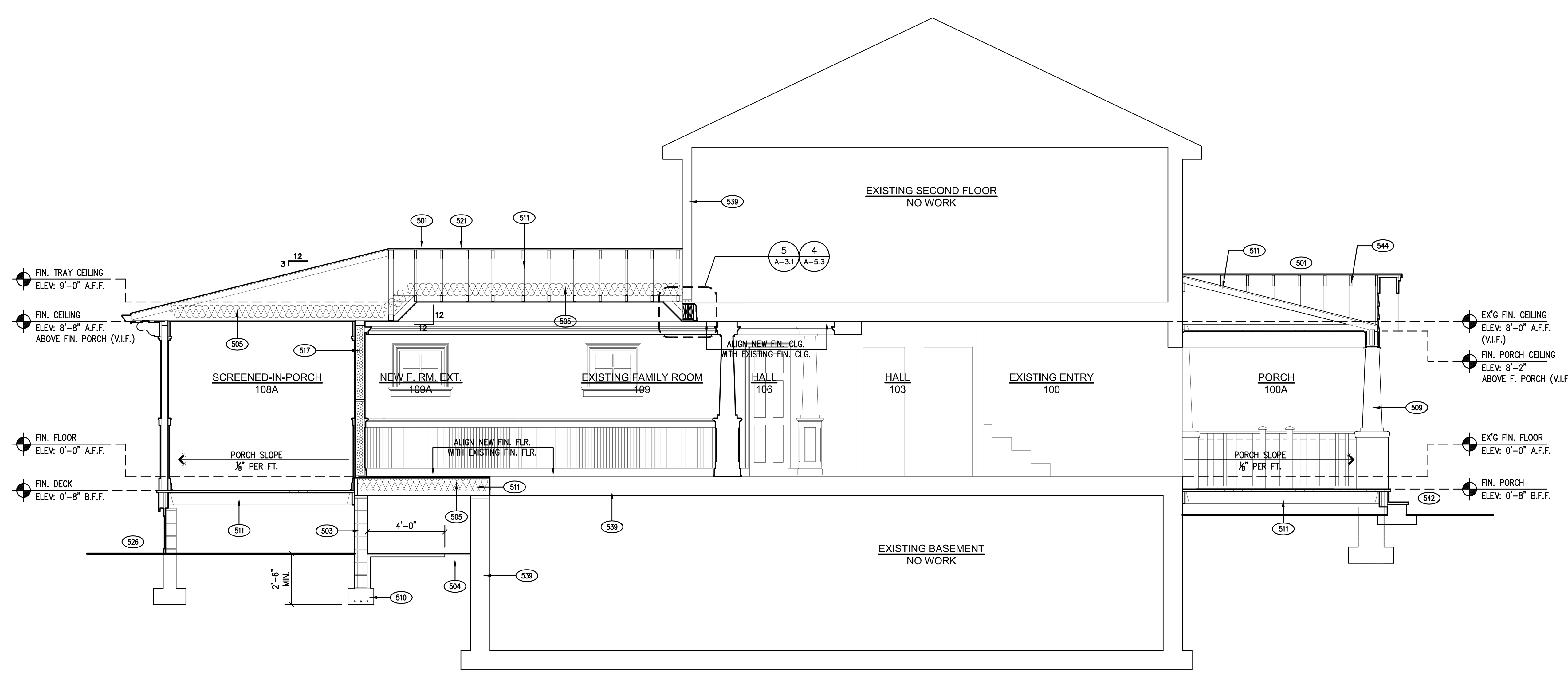
5 BEAM CONNECTION DETAIL
A-3.1 SCALE: 3" = 1'-0"



3 BUILDING SECTION
A-3.1 SCALE: 1/4" = 1'-0"



2 TYP. PORCH COLUMN SECTION
A-3.1 SCALE: 3/4" = 1'-0"



1 BUILDING SECTION
A-3.1 SCALE: 1/4" = 1'-0"

PLAN KEYNOTES

501 TYP. ROOF CONSTRUCTION
SHINGLES (SEE EXT. MATERIALS), OVER 1 LAYER (2 LAYERS REQUIRED @ LESS THAN 4/12 ROOF SLOPE) OF #30 BLG PAPER OVER ¾" PLYWOOD SHEATHING, OVER PRE-ENGINEERED ROOF TRUSSES.

502 SEE FLOOR PLAN WALL SCHEDULE FOR WALL TYPE.

503 8" CMU, SEE STRUCTURAL PLANS FOR REINFORCEMENT.

504 PAINTED PVC TRIM
MANUF: AZEK BY VYCOM CORP.
STYLE:
A) 5/4 x4
B) 5/4 x6
C) 5/4 x8
D) 5/4 x10
E) 5/4 x12
F) 1 x4
G) 1 x6
H) 1 x8
J) 1 x10
K) 1 x12
M) 11/16 x 1 5/8 DRIP EDGE
N) 11/16 x 1 5/8 RAKE BOARD
P) 11/16 x 1 5/8 SHINGLE MOULD

505 PAINTED PVC TRIM
MANUF: W.M. TINDER, INC.
STYLE:
A) 9/16 x 1 5/8 BED MOULD
B) 11/16 x 1 5/8 DRIP EDGE
C) 11/16 x 1 5/8 RAKE BOARD
D) 11/16 x 1 5/8 SHINGLE MOULD
E) 11/16 x 1 1/8 BASE CAP
F) 1 1/4 x 2 BRICK MOULD
G) 1 13/32 x 2 1/16 RAMS CROWN

505 R-38 BATT INSULATION. PROVIDE BAFFLES WHERE FIN. CEILING IS ATTACHED TO UNDERSIDE OF RAFTERS AND WHERE CONTACTING SHEATHING @ EAVES

506 1x PAINTED PVC TRIM

507 R-19 KRAFT FACED BATT INSULATION @ EXTERIOR WALLS, TYP.

508 OPTIONAL 4" REINFORCED CONC. SLAB w/ 6x6 1.4x1.4 WWF OVER 6 MIL. POLY VAPOR BARRIER, OVER 4" WASHED GRAVEL, OVER UNDISTURBED SOIL OR COMPACTED FILL.

509 8" DIA. TAPERED BEARING COLUMN WITH POST CAP AND BASE TRIM. PERMACAST FRP COMPOSITE BEARING COLUMN BY HB&G BUILDING PRODUCTS. SEE A-4.2 FOR DETAILS

510 REINFORCED CONCRETE FOOTING - SEE FOUNDATION PLAN.

511 ROOF / FLOOR FRAMING MEMBER - SEE FRAMING PLANA A-5.2/5.3

512 PROVIDE ALUMINUM FLASHING WITH PRE-FINISHED DRIP EDGE

513 PROVIDE GRACE ICE & WATER SHIELD @ EAVES & VALLEYS, FOR MIN OF 24".
SEE EAVE DETAIL 4/A-2.1

514 PAINTED OGEE GUTTER & DOWNSPOUTS TERMINATE IN PVC BOOT & DRAIN TO LIGHT.

515 2" STONE VENEER, SEE ELEVATIONS FOR DETAILS. REFER TO MANUF. SPECS

516 1/2"ø x 30" STEEL ANCHOR BOLTS @ 4'-0" O.C. THRU TREATED PLATE. LOCATE 1 BOLT WITHIN 1'-0" OF ALL CORNERS IN ALL DIRECTIONS. IMBED EACH BOLT INTO CONCRETE OR FILLED CMU CORE 8" MIN. REFER TO A-5.1 FOR DETAILS.

517 INTERIOR WOOD TRIM - SEE FINISH MATERIALS

518 BEAM / LINTEL / HEADER - SEE FRAMING PLANS.

519 1/2" GYP. BD. (TYP.), PROVIDE ½"PTD. GREEN BRD. @ ALL WET LOCATIONS.

520 TYVEK BUILDING WRAP

521 RIDGE VENT:
MANUF: MID AMERICA
STYLE: RIDGEMATER PLUS
FINISH: SHINGLES

522 ALUMINUM FLASHING TYP.

523 PROVIDE SIMPSON H5 HURRICANE STRAP

524 SOLID FILLED GROUT BELOW GRADE.

525 SIDING, SEE ELEVATION MATERIAL SCHEDULE

526 FINISHED GRADE, PROVIDE POSITIVE SLOPE AWAY FROM EXTERIOR WALLS (MIN. 6" IN 10'-0")

527 DOUBLE TOP PLATE

528 T & G STAINED BEADED WOOD CEILING / OPTIONAL VINYL

529 2" RIGID INSULATION

530 2" CONTINUOUS SOFFIT VENT:
MANUF.: CERTAINTEED OR EQUAL
STYLE: 2" x 96" PERFORATED ALUMINUM
FINISH: WHITE

531 2X PRESURE TREATED SILL PLATE

532 1" FIBER JOINT FILLER

533 1x BLOCKING

534 MID SPAN SOLID BLOCKING, TYP.

535 2x BLOCKING

536 ½" PLYWOOD SHEATHING, OVER STRUCT. FRAMING

537 ¾" HARDWOOD FLOORING OVER ¾" PLYWOOD T&G SUBFLOOR. SCREWED & GLUED TO FRAMING SYSTEM.

538 PATCH, REPAIR, AND PTD., ALL EXISTING FINISHES AS REQUIRED BY NEW CONSTRUCTION.

539 EXISTING STRUCTURE / CONSTRUCTION TO REMAIN,

540 PROVIDE SOLID BLOCKING FOR RAFTER BEARING

541 VERIFY BOTTOM OF STONE VENEER AND GRADE CLEARANCE WITH MANUF. SPEC. TYP.

542 STAIR NOTE: 8" MAX RISE
9" MIN TREAT

543 2x NAILER

544 2x OVER FRAMING, SEE A-5.3 FOR DETAILS

545 1x PAINTED PVC TRIM

546 STONE SILL

547 2x4 P.T. PIER FRAMING, WITH METAL CROSSBRACING. PROVIDE ½" PLYWOOD SHEATHING.

548 PROVIDE MIDSPAN BLOCKING/x BRACING

549 PROVIDE 6 MIL. POLY VAPOR BARRIER, OVER 4" WASHED GRAVEL.

550 CONTRACTOR TO V.I.F. LOCATION OF EXISTING DUCT / VENT / GRILL, AND TO INVESTIGATE / COORDINATE NEW CABINET DOES NOT INTERFERE WITH DUCTING. PROVIDE NEW DUCTING AS REQUIRED BY NEW WORK. REPORT / NOTIFY ARCHITECT OF CONFLICTS WITH DESIGN INTENT.

551 PROVIDE ANCHOR, SEE FRAMING PLANS FOR DETAILS.

552 PROVIDE SOLID BLOCKING BETWEEN FRAMING MEMBERS LOCATED UNDER PIER / COLUMNS.

553 ½" EXTERIOR PLYWOOD SHEATHING-BACKER BRD., PER STONE MANUFACTURER SPECS. PROVIDE.

554 NOT USED

555 NOT USED

556 TREX, OR EQUAL, STYLE DECKING.

557 BRACKET, SEE DETAIL 4/A-2.1

558 2x PAINTED PVC TRIM

559 SLOPE ¾" PVC SILL

560 SOLID FILL CELL @ COLUMN / ANCHOR LOCATIONS - SEE DETAIL 4/A-5.1

561 ½" PTD. CONC. BRD.

562 PROVIDE WATERPROOFING @ EXTERIOR CMU WALL LOCATIONS.

563 VERIFY STONE MANUFACTURER SPECS FOR ATTACHMENT DETAILS.

KEITHLEY RESIDENCE
1405 PARK LAKE DRIVE - RESTON, VIRGINIA 20190
COUNTY OF FAIRFAX, VIRGINIA

rich hostelley desiGn studio
ARCHITECTURE
9007 OPERA ALLEY, MANASSAS, VA. 20110 703.257.9669

BUILDING / WALL SECTIONS

ISSUE DATE	
DATE	DESCRIPTION
06.15.2007	COST ESTIMATION SUBMISSION
08.21.2007	25% PLAN CD SUBMISSION
10.08.2007	CONTRACTOR BID SUBMISSION
11.21.2007	FINAL CLIENT REVIEW SUBMISSION
11.29.2007	FINAL BID SUBMISSION
01.22.2008	FOR PERMIT REVIEW SUBMISSION
02.26.2008	FOR CONSTRUCTION

REVISION DATE		
MARK	DATE	DESCRIPTION

SUBMISSION SET
CD SUBMISSION

SUBMISSION STATUS
FOR CONSTRUCTION

COMMONWEALTH OF VIRGINIA
R.E. HOSTELLEY JR.
Lic. No. 013719
ARCHITECT
VOID
NOT FOR PERMIT
VOID

P57 - 07 - 03 - 001

A - 3.1

ROOM SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS	CEILING HEIGHT	CEILING FINISH	KEYNOTES
100	EXISTING ENTRY	EX'G	EX'G	–	8'–0" (V.I.F.)	–	
100A	PORCH	TREX	–	–	8'–8"	PL–1	
101	EXISTING DINING ROOM	HWF–1	EX'G	–	8'–0" (V.I.F.)	–	
102	EXISTING LIVING ROOM	EX'G	EX'G	–	8'–0" (V.I.F.)	–	
103	HALL	HWF–2	WD–1	PL–1	8'–0" (V.I.F.)	PL–1	
104	EXISTING WATER CLOSET	EX'G	EX'G	–	8'–0" (V.I.F.)	–	
105	EXISTING OFFICE	EX'G	EX'G	–	8'–0" (V.I.F.)	–	
106	HALL	HWF–2	WD–1	PL–1	8'–0" (V.I.F.)	PL–1	
107	KITCHEN	HWF–1	WD–1	PL–1	8'–0" (V.I.F.)	PL–1	
107A	KITCHEN–WORK	HWF–1	WD–1	PL–1	8'–0" (V.I.F.)	PL–1	
108	BREAKFAST	HWF–1	WD–1	PL–1	8'–0" (V.I.F.)	PL–1	
108A	SCREENED–IN–PORCH	TREX	–	–	8'–8"	BC–1	
108B	DECK	TREX	–	–	–	–	
109	EXISTING FAMILY ROOM	HWF–2	EX'G	–	8'–0" (V.I.F.)	–	
109A	NEW FAMILY ROOM EXTENSION	HWF–1	WD–1	PL–1	8'–0" (V.I.F.)	PL–1	
110	ENTRY	CT–1	WD–1	PL–1	8'–0" (V.I.F.)	PL–1	
111	MUD–LAUNDRY ROOM	CT–1	WD–1	PL–1	8'–0" (V.I.F.)	PL–1	
112	PANTRY	CT–1	WD–1	PL–1	8'–0" (V.I.F.)	PL–1	
113	EXISTING BEDROOM	EX'G	EX'G	–	8'–0" (V.I.F.)	–	
114	EXISTING GARAGE	EX'G	–	–	–	–	

ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS	CEILING HEIGHT	CEILING FINISH	KEYNOTES

FINISH MATERIALS

BC-1 BEADED BOARD
TO BE STAINED / PAINTED. COORDINATE WITH OWNER COLOR SELECTION.

CPT-1 CARPET
ALLOWANCE: PROVIDE AN ALLOWANCE OF $27.00 PER S.Y. FOR LABOR AND MATERIALS TO INSTALL WALL TO WALL CARPET WITH REBOUND PAD.

CT-1 CERAMIC TILE
MATERIALS AND LABOR TO BE SUPPLIED BY OWNER.

HWF-1 HARDWOOD FLOORING
MANUF: TO MATCH EXISTING
STYLE: T&G SELECT OAK STRIP FLOORING
FINISH: ST-1 & (2) COATS SATIN FINISH POLYURETHANE

HWF-2 HARDWOOD FLOORING
MANUF: EXISTING
STYLE: EXISTING
FINISH: REFINISH EXISTING HWF. PATCH FLOOR BY TOOTHING IN FLOORING TO MATCH AREAS AFFECTED BY DEMOLITION AND NEW WORK. SAND, SCREEN, & REFINISH ENTIRE FLOOR WITH ST-1 & (2) COATS STAIN FINISH POLYURETHANE

P-1 PAINT
MANUF: DURON, OR EQUAL
STYLE: DRY-LOK
FINISH: 1 COAT PRIMAR & (2) FINISH COATS
COLOR: T.B.D.

PL-1 PAINT
MANUF: DURON
STYLE: LATEX, FLAT FINISH
FINISH: 1 COAT PRIMAR & (2) FINISH COATS
COLOR: T.B.D.

PL-2 PAINT
MANUF: DURON
STYLE: LATEX, EGGSHELL - SEMI GLOSS
FINISH: 1 COAT PRIMAR & (2) FINISH COATS
COLOR: T.B.D.

PL-3 PAINT
MANUF: DURON
STYLE: LATEX, FLAT FINISH
FINISH: 1 COAT PRIMAR & (2) FINISH COATS
COLOR: T.B.D.

PL-4 PAINT
MANUF: DURON
STYLE: LATEX, FLAT FINISH
FINISH: 1 COAT PRIMAR & (2) FINISH COATS
COLOR: T.B.D.

PL-5 PAINT
MANUF: DURON
STYLE: LATEX, FLAT FINISH
FINISH: 1 COAT PRIMAR & (2) FINISH COATS
COLOR: T.B.D.

PO-1 PAINT
MANUF: DURON
STYLE: OIL ALKYD SEMI GLOSS
FINISH: 1 COAT PRIMAR & (2) FINISH COATS
COLOR: T.B.D.

SC-1 SEALED CONCRETE:
MANUF: ANY
FINISH: CLEAR FINISH

ST-1 WOOD STAIN
MANUF: MINWAX OR EQUAL
STYLE: OIL BASED SATIN
COLOR: T.B.D.

T-1 WOOD TRIM
MANUF: ANY
STYLE: CASING: MATCH EXISTING
STOOL: MATCH EXISTING
APRON: MATCH EXISTING
FINISH: PO-1

WB-1 WOOD BASE
MANUF: ANY
STYLE: 1x4 WITH WM167 OGEE & 1/2" x 3/4" OAK SHO (CONFIRM MATCHES EXISTING)
FINISH: PO-1
COLOR: T.B.D.

QT-1 QUARRY TILE
MATERIALS AND LABOR TO BE SUPPLIED BY OWNER.

FINISH NOTE:
CONTRACTOR TO COORDINATE / CONFIRM WITH OWNER ALL MATERIAL SELECTIONS / COLOR PRIOR TO INSTALLATION / APPLICATION.

PLAN KEYNOTES

1. UNIT MEETS I.R.C. 2003 EGRESS REQUIREMENTS.
2. PROVIDE TEMPERED GLAZING
3. REPLACEMENT DOOR, CONTRACTOR TO V.I.F. SIZE.

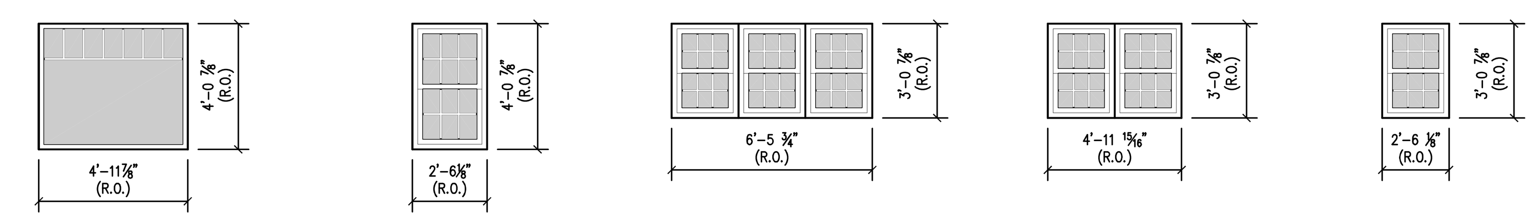
WINDOW SCHEDULE

WINDOW **NOTE:** WINDOW SELECTIONS PER ANDERSON WINDOWS AND DOORS, 400 SERIES, SIMULATED DIVIDED LIGHT, EXTERIOR ALUMINUM CLAD PRE-FINISHED (SEE SCHEDULE), WOOD INTERIOR FINISHED, INSULATED (LOW-E) WINDOWS, WITH INSECT SCREEN ON OPERABLE WINDOWS. PROVIDE FOLD DOWN HANDLE @ ALL OPERABLE CASEMENTS.

NO.	LOCATION (ROOM NO.)	UNIT	STYLE	TYPE	WINDOW SIZE WIDTH	WINDOW SIZE HEIGHT	WINDOW HEIGHT SILL	WINDOW HEIGHT HEAD	GLAZING	FIXED OR OPERABLE	SCREEN	FRAME JAMB EXT.	TRIM CASING	TRIM STOOL	TRIM APRON	INT. FIN.	EXT. FIN.	HARDWARE FINISH	KEYNOTES
A1	EXTENDED FAMILY ROOM (109A)	DHP410310	DBL. HUNG PICTURE	1	4'–11 7/8"	4'–0 7/8"	–	6'–8"	1" INSULATED LOW 'E'	F	N	Y	T–1	T–1	T–1	PO–1	T.B.D.	T.B.D.	
B1	EXTENDED FAMILY ROOM (109A)	TW24310	DBL. HUNG	2	2'–6 1/8"	4'–0 7/8"		6'–8"	1" INSULATED LOW 'E'	O	Y	Y	T–1	T–1	T–1	PO–1	T.B.D.	T.B.D.	
B2	EXTENDED FAMILY ROOM (109A)	TW24310	DBL. HUNG	2	2'–6 1/8"	4'–0 7/8"		6'–8"	1" INSULATED LOW 'E'	O	Y	Y	T–1	T–1	T–1	PO–1	T.B.D.	T.B.D.	
C1	BREAKFAST (108)	TW2032–3	DBL. HUNG	3	6'–5 3/4"	3'–4 7/8"		6'–8"	1" INSULATED LOW 'E'	O	Y	Y	T–1	T–1	T–1	PO–1	T.B.D.	T.B.D.	
C2	MUD–LAUNDRY (111)	TW2432–2	DBL. HUNG	4	4'–11 15/16"	3'–4 7/8"		6'–8"	1" INSULATED LOW 'E'	O	Y	Y	T–1	T–1	T–1	PO–1	T.B.D.	T.B.D.	
C3	PANTRY (112)	TW2432	DBL. HUNG	5	2'–6 1/8"	3'–4 7/8"		6'–8"	1" INSULATED LOW 'E'	O	Y	Y	T–1	T–1	T–1	PO–1	T.B.D.	T.B.D.	
D1	ENTRY (110)	A31	AWNING	6	3'–0 1/2"	2'–0 5/8"		6'–8"	1" INSULATED LOW 'E'	O	Y	Y	T–1	T–1	T–1	PO–1	T.B.D.	T.B.D.	
E1	FAMILY ROOM (109A)	A251	AWNING	7	2'–4 7/8"	2'–0 5/8"		6'–8"	1" INSULATED LOW 'E'	O	Y	Y	T–1	T–1	T–1	PO–1	T.B.D.	T.B.D.	
E2	FAMILY ROOM (109)	A251	AWNING	7	2'–4 7/8"	2'–0 5/8"		6'–8"	1" INSULATED LOW 'E'	O	Y	Y	T–1	T–1	T–1	PO–1	T.B.D.	T.B.D.	

WINDOW TYPES

WINDOW TYPE NOTE: CONTRACTOR MUST VERIFY ALL WINDOW DIMENSIONS (SIZES) , UNIT TYPES / ID, COLOR SELECTION, HARDWARE, AND OTHER REQUIREMENTS NOT INDICATED ON PLAN(S) / SCHEDULE WITH OWNER, PRIOR TO ORDERING / INSTALLING WINDOWS. CONTACT ARCHITECT WITH DISCREPANCIES.



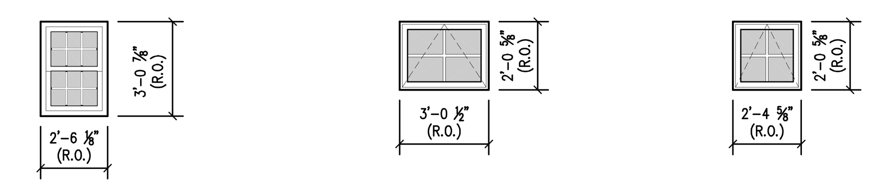
1 - PICTURE
MANUF: ANDERSON (OR APPRD. EQ.)
SERIES: 400
UNIT ID: DHP410310

2 - DOUBLE HUNG
MANUF: ANDERSON (OR APPRD. EQ.)
SERIES: 400
UNIT ID: TW24310

3 - (3) DOUBLE HUNG
MANUF: ANDERSON (OR APPRD. EQ.)
SERIES: 400
UNIT ID: TW20210-3

4 - (2) DOUBLE HUNG
MANUF: ANDERSON (OR APPRD. EQ.)
SERIES: 400
UNIT ID: TW24210-2

5 - (2) DOUBLE HUNG
MANUF: ANDERSON (OR APPRD. EQ.)
SERIES: 400
UNIT ID: TW24210



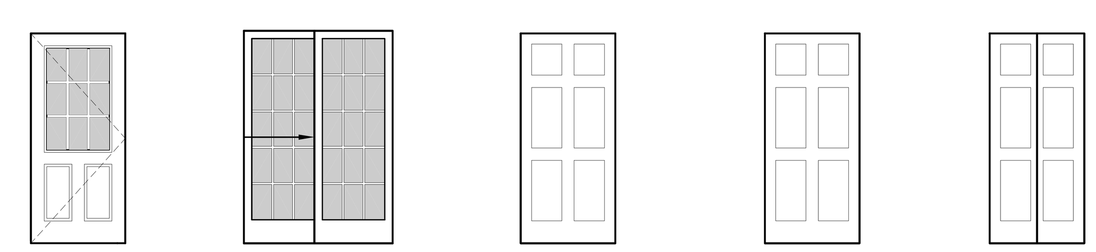
5 - (2) DOUBLE HUNG
MANUF: ANDERSON (OR APPRD. EQ.)
SERIES: 400
UNIT ID: TW24210

6 - AWNING
MANUF: ANDERSON (OR APPRD. EQ.)
SERIES: 400
UNIT ID: A31

8 - AWNING
MANUF: ANDERSON (OR APPRD. EQ.)
SERIES: 400
UNIT ID: A251

DOOR TYPES

DOOR TYPE NOTE: CONTRACTOR MUST VERIFY ALL DOOR DIMENSIONS (SIZES) , UNIT TYPES / ID, COLOR SELECTION, HARDWARE, AND OTHER REQUIREMENTS NOT INDICATED ON PLAN(S) / SCHEDULE WITH OWNER, PRIOR TO ORDERING / INSTALLING DOORS. CONTACT ARCHITECT WITH DISCREPANCIES.



A - WOOD 9-LITE
MANUF: T.B.D.

B - WOOD SLIDER
MANUF: ANDERSON
SERIES: 400
MODEL: FWG6068L
R. O. H: 6'-8"
R. O. V: 6'-0"

D - 20 MIN. RATED METAL
6 PANEL
METAL - PRE-FINISHED

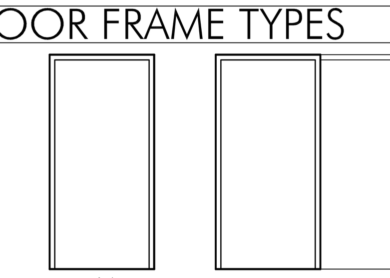
D - POCKET DOOR
6 PANEL
MASONITE - PAINTED

POCKET DOOR
FRAME & TRACK

MANUF: JOHNSON OR EQUAL
STYLE: #1500 HEAVY DUTY
RESIDENTIAL
FINISH: ALUMINUM

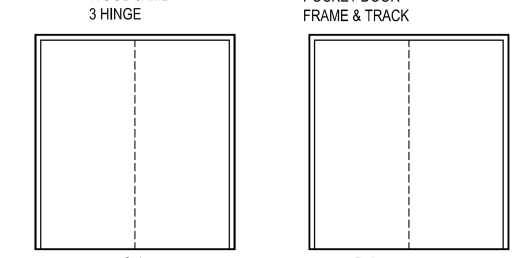
E - DBL. DOOR
3 PANEL (EACH PANEL)
MASONITE - PAINTED

DOOR FRAME TYPES



A-1
WOOD JAMB
3 HINGE

B-1
POCKET DOOR
FRAME & TRACK



C-1
WOOD JAMB
SLIDER

D-1
WOOD JAMB
3 HINGE (EACH DOOR)

DOOR SCHEDULE

NO.	LOCATION	SIZE WIDTH	SIZE HEIGHT	SIZE THICK.	TYPE	INT. FIN.	EXT. FIN.	HARDWARE	FRAME	TRIM	LABEL/ RATING	ACCESS.	KEYNOTES
1	PANTRY (112)	2'–8"	6'–8"	1–3/8"	A	PO–1	T.B.D.	T.B.D.	A–1	PO–1	–	–	
2	BREAKFAST (108)	6'–0"	6'–8"	1–3/8"	B	PO–1	T.B.D.	T.B.D.	C–1	PO–1	–	–	2
3	ENTRY (110)	2'–8"	6'–8"	1–3/8"	C	PO–1	T.B.D.	T.B.D.	A–1	PO–1	20 MIN.	–	3
4	MUD–LAUNDRY (104)	2'–8"	6'–8"	1–3/8"	D	PO–1	T.B.D.	T.B.D.	B–1	PO–1	–	–	
5	MUD–LAUNDRY (104)	2'–8"	6'–8"	1–3/8"	D	PO–1	T.B.D.	T.B.D.	B–1	PO–1	–	–	
6	EX'G DINING ROOM (101)	(2) 1'–3"	6'–8"	1–3/8"	E	PO–1	T.B.D.	T.B.D.	D–1	PO–1	–	–	3
7	EXISTING OFFICE (105)	2'–0"	6'–8"	1–3/8"	D	PO–1	T.B.D.	T.B.D.	B–1	PO–1	–	–	

NO.	LOCATION	SIZE WIDTH	SIZE HEIGHT	SIZE THICK.	TYPE	INT. FIN.	EXT. FIN.	HARDWARE	FRAME	TRIM	LABEL/ RATING	ACCESS.	KEYNOTES

DOOR HARDWARE

A	B	C	D	E	F	HARDWARE PER SINGLE DOOR OPENING
						BUTT HINGES - HAGER 4 1/2 x 4 1/2 x US26D
						LATCHSET - LEVER - SCHLAGE ND10SUS26D
						WALL STOP - IVES 407 1/2 x US26D
						PRIVICY LOCK - LEVEL 0 SCHAGE ND40SUS26D
						CLOSER - LCN 4030US26D
						WEATHERSHIELD (OR EQUAL) FRENCH DOOR - PROVIDE LOCKSET
						BUTT HINGES (2 PAIR - F.D.)
						SLIDER HARDWARE PER MANUFACTURER
						HINGES
						ENTRY LOCKSET PER DOOR MANUFACTURER
						PASSAGE SCHLAGE OR EQUAL
						PRIVACY SCHLAGE OR EQUAL
						POCKET DOOR FRAME AND TRACK JOHNSON OR EQUAL - #1500 HEAVY DUTY

KEITHLEY RESIDENCE
1405 PARK LAKE DRIVE - RESTON, VIRGINIA 20190
COUNTY OF FAIRFAX, VIRGINIA

rich hostelley desiGn studio
ARCHITECTURE
9007 OPERA ALLEY, MANASSAS, VA. 20110 703.257.9669

SCHEDULES

ISSUE DATE

DATE	DESCRIPTION
06.15.2007	COST ESTIMATION SUBMISSION
08.21.2007	25% PLAN CD SUBMISSION
10.08.2007	CONTRACTOR BID SUBMISSION
11.21.2007	FINAL CLIENT REVIEW SUBMISSION
11.29.2007	FINAL BID SUBMISSION
01.22.2008	FOR PERMIT REVIEW SUBMISSION
02.26.2008	FOR CONSTRUCTION

REVISION DATE

MARK	DATE	DESCRIPTION

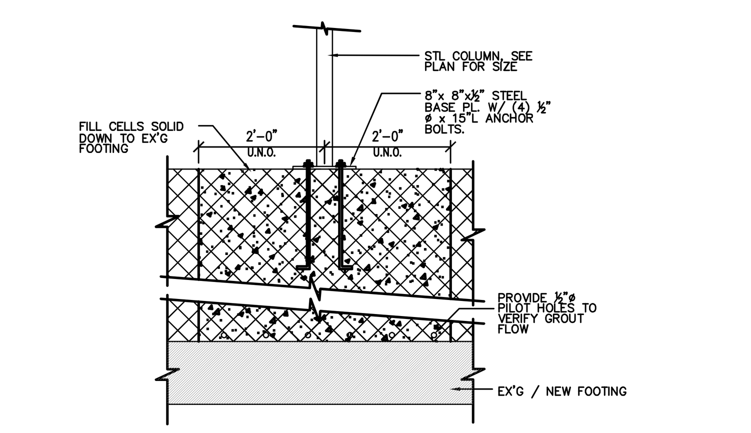
SUBMISSION SET: CD SUBMISSION

SUBMISSION STATUS: FOR CONSTRUCTION

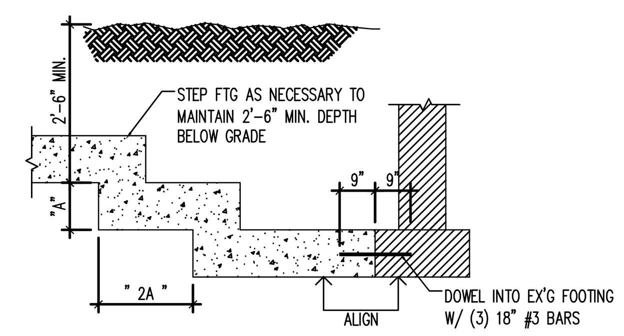
COMMONWEALTH OF VIRGINIA
R.E. HOSTELLEY JR.
Lic. No. 013719
ARCHITECT
VOID
NOT FOR PERMIT
VOID

P57 - 07 - 03 - 001

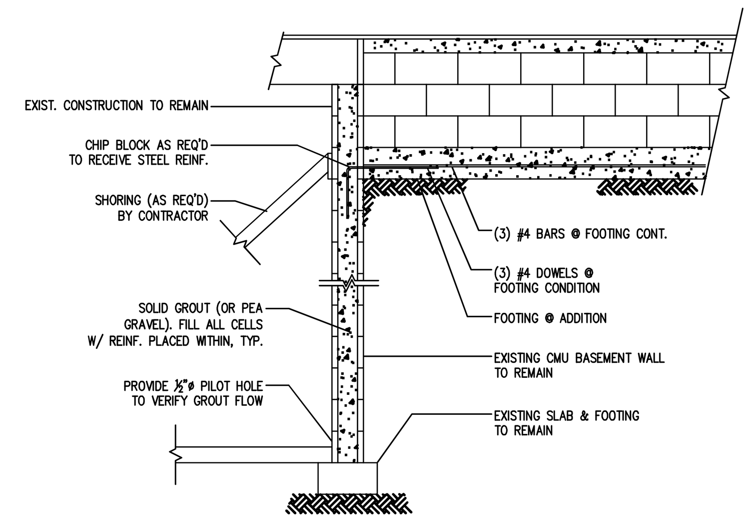
A - 4.1



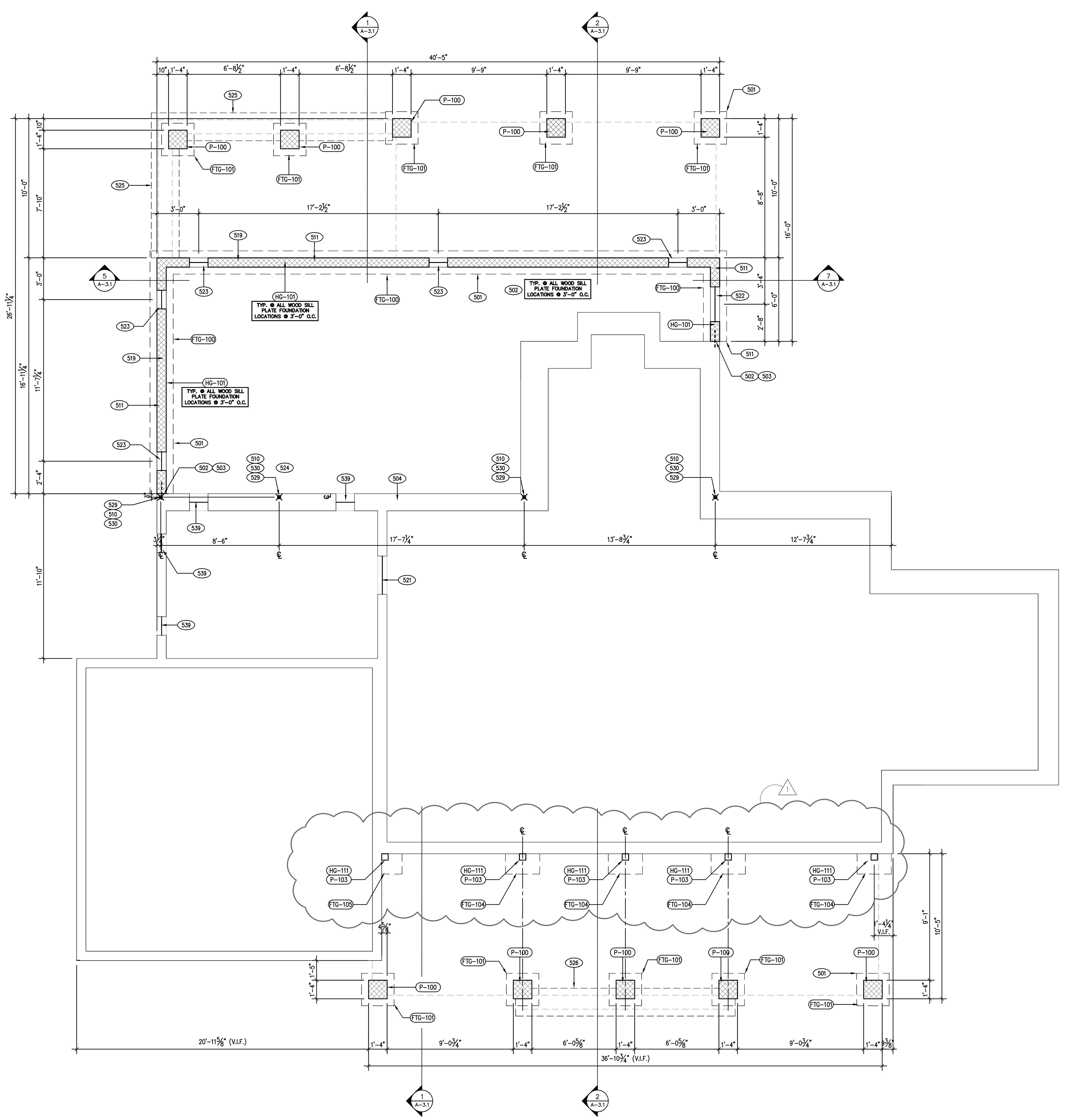
4 A-5.1 C.M.U. BEARING DETAIL
SCALE: 1/2" = 1'-0"



3 A-5.1 STEP FOOTING DETAIL
SCALE: 3/8" = 1'-0"



2 A-5.1 GRADE BEAM DETAIL
SCALE: 3/8" = 1'-0"



1 A-5.1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

PLAN KEYNOTES

501	LINE OF NEW FOOTING BELOW (SEE FOOTING SCHEDULE). STEP DOWN TO EXISTING FOOTING, AS REQUIRED. DOWEL TO EXISTING WITH (3) #5 18"L BARS (9" EMBED INTO EXISTING) SEE DETAIL 3/A-5.1, OR PROVIDE GRADE BEAM SEE DETAIL 2/A-5.1
502	SEE SHEET A-5.5 FOR SIMPSON STRONG TIE PRODUCT SPECIFICATIONS.
503	PROVIDE ½" FIBER CONTROL JOINT FILLER @ FOUNDATION / SLAB LOCATION.
504	EXISTING CONC. FOUNDATION ON CONC. FTG', TO REMAIN.
505	PROVIDE 3-½" SOLID BEARIING, FOR BEAM ABOVE.
506	2X4 LADDER FRAMING FOR RAKE, OVERHANG, @12" O.C.
507	2x6 OVERFRAMING (SHADED AREA) w/ 2x4 VERT. BLOCKING TO STRUCTURE BELOW TO EVENLY DISTRIBUTE LOAD OVER LOWER STRUCTURAL MEMBERS
508	PROVIDE SOLID BEARIING FOR HEADERS / BEAMS, SEE BEAM SCHEDULE FOR MIN. BEARING REQUIREMENTS.
509	FLOOR / ROOF JOIST HANGER, TYP., SEE HANGER SCHEDULE FOR TYPE.
510	NOT USED
511	8" POURED-IN-PLACE CONCRETE WALL / FOUNDATION, W/ #4 BARS HORIZ. @ 24", #4 VERT. 16".
512	TYP. ROOF CONSTRUCTION SHINGLES (SEE EXT. MATERIALS), OVER 1 LAYER (2 LAYERS REQUIRED @ LESS THAN 4/12 ROOF SLOPE) OF #30 BLG PAPER OVER ¾" PLYWOOD SHEATHING, OVER STRUCTURAL FRAMING - SEE FRAMING PLANS
513	STRUCTURAL SHEATHING PANEL REQUIRED @ THIS LOCATION, EXTERIOR WALL. SEE DETAIL 1/GN-1.1
514	SEE EAVE DETAIL 4/A-2.1
518	8" DIA. TAPERED ROUND BEARING COLUMN WITH POST CAP AND BASE TRIM. PERMACAST FRP COMPOSITE BEARING COLUMN BY HB&G BUILDING PRODUCTS.
519	1/2"ø x 30" STEEL ANCHOR BOLTS @ 4'-0" O.C. THRU TREATED PLATE. LOCATE 1 BOLT WITHIN 1'-0" OF ALL CORNERS IN ALL DIRECTIONS. IMBED EACH BOLT INTO CONCRETE OR FILLED CMU CORE 8" MIN.
520	2x12 P.T. LEDGER BOARD, BOLTED TO RIM BOARD / CONCRETE FOUNDATION WALL W/ ½" DIA. X 8" CARRAGE BOLTS, STAGGERED @ 8" O.C., SEE DETAIL 2/A-5.2 & SHEET A-5.4 (FAIRFAX COUNTY DECK DETAILS).
521	PROVIDE NEW HINGED / LATCHED ACCESS PANEL, WITH TRIM, AT EXISTING CRAWLSPACE ACCESS.
522	PROVIDE 30" x 20" HINGED / LATCHED ACCESS PANEL WITH PAINTED PVC TRIM BOARD.
523	16" x 8" SCREENED / INSECT BARRIER, CRAWLSLPACE VENT.
524	PROVIDE 4" WASHED-GRAVEL OVER 6 MIL V.B.
525	PROVIDE 201"x30"x12d" CONC. STAIR STRINGER PAD. ATTACH STRINGERS TO PAD W/ SIMPSON MAB23 SILL ANCHORS, 15" MIN. EMBEDMENT.
526	PROVIDE 189"x30"x12d" CONC. STAIR STRINGER PAD. ATTACH STRINGERS TO PAD W/ SIMPSON MAB23 SILL ANCHORS, 15" MIN. EMBEDMENT.
527	2x12 P.T. STAIR STRINGER @ 12" O.C., TYP.
528	SEE SHEET A-5.4 FOR TYPICAL FAIRFAX COUNTY DECK CONSTRUCTION DETAILS.
529	PROVIDE NEW STEEL COLUMN, SEE SCHEDULE FOR DETAILS.
530	SEE STEEL BEARING DETAILS 4/A-5.1; 2/A-5.3; 3/A-5.3
531	V.I.F. LOCATION OF SYLIGHT OPENING.
532	ROOF TRUSS HANGER. SEE MANUFACTURER SPECS., TYP.
533	20" x 30" ATTIC ACCESS PANEL LOCATION.
534	20" x 20" ATTIC ACCESS PANEL LOCATION.
535	SEE 4/A-5.3 FOR FLUSH BEAM DETAILS.
536	NOT USED
537	NOT USED
538	PROVIDE MIDSPAN SOLID BLOCKING OR 'X'-TYPE METAL BRACING.
539	PROVIDE NEW 16" x 8" SCREENED / INSECT BARRIER, CRAWLSLPACE VENT, IN EX'G WALL.
540	SEE DETAIL 3/A-5.2 FOR 3-PLY BEAM BOLT PATTERN DETAILS
541	PROVIDE 3-½" SOLID BEARING, @ NEW CONCRETE FOUNDATION WALL, FOR FLOOR BEAM.
542	PROVIDE ½"x10" STEEL BEARING PLATE WELDED TO TOP FLANGE OF STEEL BEAM WITH ¼"x6" FILLET WELDS @ 24" O.C.; PROVIDE ½"øx4"L THROUGH-BOLTS, STAGGERED, @24" O.C. SEE DETAILS 4/A-5.3 & 6/A-3.1
543	BEAM TO PROVIDE RAFTER BEARING; RAFTERS TO BE SEATED ON BEAM.

FRAMING NOTES

1. STRUCTURAL LUMBER TO BE KILN DRIED NO. 2 HEM FIR SOUTHERN YELLOW PINE, OR BETTER.
2. ALL WOOD BEAMS AND ENGINEERED FLOOR JOIST INDICATED ARE AS MANUFACTURED BY TRUSS JOIST MACMILLAN. REFER TO MANUFACTURER INSTRUCTIONS FOR NAILING / BOLTING OF MULTIPLE PIECE MEMBERS AND FOR LOCATION AND SIZE OF HOLES TO BE CUT IN FRAMING MEMBERS. SUPPLIER TO VERIFY SPANS AND SPACING INDICATED. PROVIDE DESIGNER WITH LAYOUT. MIN. TJI PERFORMANCE RATING:50.
3. DOUBLE UP JOISTS BENEATH WALLS RUNNING PARALLEL TO FRAMING, TYP.
4. ALL WALLS TO HAVE CONTINUOUS DOUBLE TOP PLATE.
5. ALL WOOD EXPOSED TO WEATHER OR IN DIRECT CONTACT WITH CONCRETE OR MASONRY, TO BE PRESSURE TREATED, TYP.
6. SOLID BEARING LOCATIONS, AS INDICATED, TO BE SOLID WOOD 4x4 POST, U.N.O.
7. ALL FRAMING CONNECTIONS SHALL HAVE THE HANGER OR CONNECTOR OF THE TYPE & GAUGE RECOMMENDED BY MANUFACTURER FOR THE SPECIFIC FRAMING CONNECTION. ALL FASTENERS EXPOSED TO WEATHER SHALL BE GALVANIZED.
8. HANGERS & CONNECTORS TO BE SIMPSON OR EQUAL.
9. INSTALL HEADERS AS HIGH AS POSSIBLE. FRAME DOWN FOR OPENING AS REQUIRED.
10. ALL POINT LOADS FROM ABOVE TO BE TRANSFERRED TO FOOTING BY WAY OF SOLID POST - WHETHER INDICATED OR NOT.
11. ALL EXTERIOR WALLS TO RECEIVE ½" SHEATHING FOR A MIN. OF 4' FROM CORNER, U.N.O.
12. PROVIDE LATERAL SUPPORT FOR ALL BEAMS / JOIST @ BEARING.

LEGEND

FRAMING MEMBER
EXISTING WALL / CONSTRUCTION TO REMAIN
BEARING WALL / PARTITION
BEARING WALL / PARTITION ABOVE
AREA OF OVER-FRAMING
AA-## INDICATES FOOTING / BEAM / COL-PIER / HANGER DESIGNATION SEE SCHEDULES
NEW HEADER / BEAM
SOLID BEARING / COLUMN
PLB POINT LOAD TO BELOW
PLA POINT LOAD FROM ABOVE
JOIST / RAFTER HANGER

FOOTING SCHEDULE

NO.	SIZE	DEPTH	STEEL REINFORCEMENT	NOTES
FTG-100	20"	10"	(3) #5 BARS CONT.	
FTG-101	24"	10"	(3) #5 BARS CONT.	
FTG-102	48" x 48"	12"		
FTG-103	30" x 30"	10"		
FTG-104	30" x 20"	30"		
FTG-105	20" x 20"	30"		

COLUMN / PIER SCHEDULE

NO.	SIZE	MATERIAL	NOTES	NO.	SIZE	MATERIAL	NOTES
P-100	16" x 16"	CMU	W/ TRUSS REINF.				
P-101	4" DIA.	STEEL	ADJUST. SCH. 40				
P-102	8" DIA.	FIBERGLASS	518				
P-103	6" x 6"	P.T. WOOD					

BEAM / HEADER SCHEDULE

NO.	SIZE	MAT.	TYPE	BRG REQ'D PER END	NO.	SIZE	MAT.	TYPE	BRG REQ'D PER END
EXG-1	EXISTING BEAM				BM-114	(3) 1-3/4" x 9-1/4"	WOOD	1.9E LVL	3"
BM-100	(2) 2 x 6	WOOD	HEM FIR	1-1/2"	BM-115	(2) 1-3/4" x 11-1/4"	WOOD	1.9E LVL	3"
BM-101	(2) 2 x 8	WOOD	HEM FIR	3"	BM-1116	(3) 1-3/4" x 11-1/4"	WOOD	1.9E LVL	3"
BM-102	P.T. (2) 2 x 8	WOOD	HEM FIR	3"	BM-117	(2) 1-3/4" x 11-7/8"	WOOD	1.9E LVL	3"
BM-103	(3) 2 x 8	WOOD	HEM FIR	3"	BM-118	(3) 1-3/4" x 11-7/8"	WOOD	1.9E LVL	3"
BM-104	P.T. (3) 2 x 8	WOOD	HEM FIR	3"	BM-119	(2) 1-3/4" x 14"	WOOD	1.9E LVL	3"
BM-105	(2) 2 x 10	WOOD	HEM FIR	3"	BM-120	(3) 1-3/4" x 14"	WOOD	1.9E LVL	3"
BM-106	P.T. (2) 2 x 10	WOOD	HEM FIR	3"	BM-121	(2) 1-3/4" x 16"	WOOD	1.9E LVL	3"
BM-107	(3) 2 x 10	WOOD	HEM FIR	3"	BM-122	(3) 1-3/4" x 16"	WOOD	1.9E LVL	3"
BM-108	P.T. (3) 2 x 10	WOOD	HEM FIR	3"	BM-103	(2) 1-3/4" x 18"	WOOD	1.9E LVL	3"
BM-109	(2) 2 x 12	WOOD	HEM FIR	3"	BM-123	(3) 1-3/4" x 18"	WOOD	1.9E LVL	3"
BM-110	P.T. (2) 2 x 12	WOOD	HEM FIR	3"	BM-124	W10 x 49	STEEL	36K	3"
BM-111	(2) 1-3/4" x 7-1/4"	WOOD	1.9E LVL	3"	BM-125	W10 x 15	STEEL	36K	3"
BM-112	(3) 1-3/4" x 7-1/4"	WOOD	1.9E LVL	3"	BM-126	W10 x 26	STEEL	36K	3"
BM-113	(2) 1-3/4" x 9-1/4"	WOOD	1.9E LVL	3"	BM-127	P.T. (3) 2 x 12	WOOD	HEM FIR	

CONNECTOR / HANGER - SCHEDULE

NO.	MANUFACTURER	MANUF. ID #	TYPE
HG-100	SIMPSON STRONG TIE	LB28	DBL. JOIST FACE MOUNTED HANGER
HG-101	SIMPSON STRONG TIE	MAB23	MUDSILL - BOTTOM PLATE ANCHOR
HG-102	SIMPSON STRONG TIE	H-2	RAFTER - HURRICANE TIE
HG-103	PERMACAST	COL. / BEAM	BEAM TO COLUMN ANCHOR
HG-104	PERMACAST	COL. ANCHOR	COLUMN TO FOUNDATION ANCHOR
HG-105	SIMPSON STRONG TIE	HD8A	ANCHOR BASE - HOLLOW COL. CONNECTOR
HG-106	SIMPSON STRONG TIE	CMST14	STRAP - HOLLOW COLUMN CONNECTOR
HG-107	SIMPSON STRONG TIE	U26	FACE MOUNT HANGER
HG-108	SIMPSON STRONG TIE	HRC22	HIP RIDGE CONNECTOR
HG-109	SIMPSON STRONG TIE	HPC2	HIP RIDGE CORNER PLATE CONNECTOR
HG-110	SIMPSON STRONG TIE	LSSU28	ADJUSTABLE / SLOPEABLE / SKEWABLE
HG-111	SIMPSON STRONG TIE	ABU66	COLUMN TO BASE CONNECTOR
HG-112	SIMPSON STRONG TIE	PC66	POST CAP
HG-113	SIMPSON STRONG TIE	ECCLL66	POST CAP
HG-113	SIMPSON STRONG TIE	ECCU66	POST CAP

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COUNTY OF FAIRFAX, VIRGINIA

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9007 OPERA ALLEY, MANASSAS, VA. 20110 703.257.9669

FOUNDATION PLAN - DETAILS

ISSUE DATE

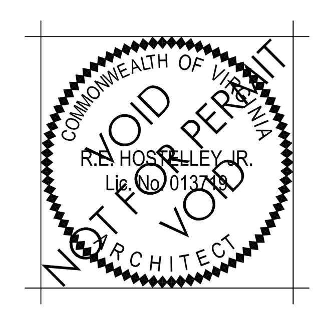
DATE	DESCRIPTION
06.15.2007	COST ESTIMATION SUBMISSION
08.21.2007	25% PLAN CD SUBMISSION
10.08.2007	CONTRACTOR BID SUBMISSION
11.21.2007	FINAL CLIENT REVIEW SUBMISSION
11.29.2007	FINAL BID SUBMISSION
01.22.2008	FOR PERMIT REVIEW SUBMISSION
02.26.2008	FOR CONSTRUCTION

REVISION DATE

MARK	DATE	DESCRIPTION
1	02.26.08	COUNTY REVIEW COMMENTS

SUBMISSION SET: CD SUBMISSION

SUBMISSION STATUS: FOR CONSTRUCTION



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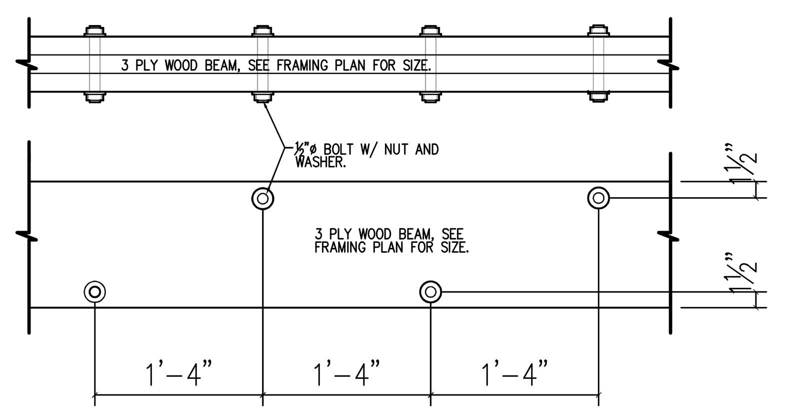
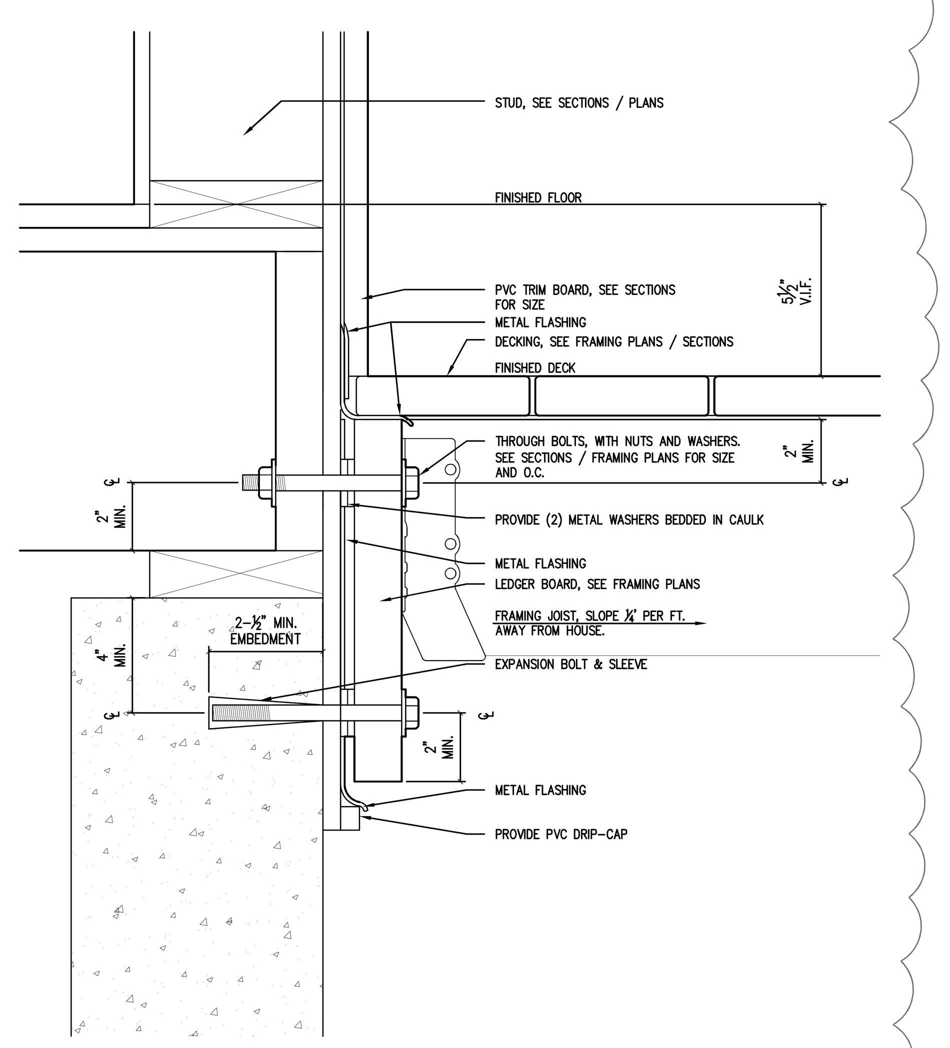
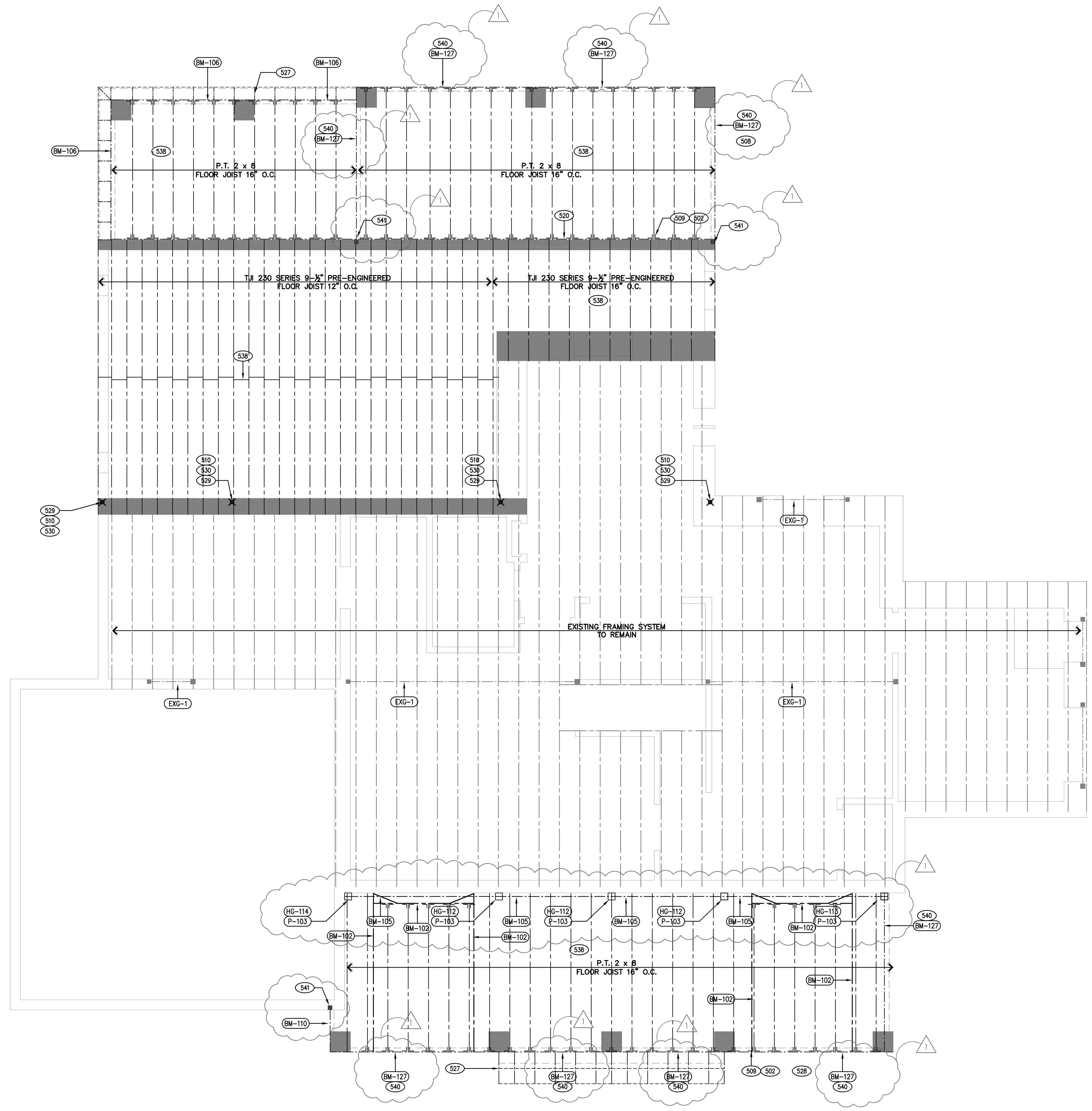


3 TYPICAL 3-PLY BEAM BOLT PATTERN DETAIL
A-5.2 SCALE: 1" = 1'-0"



2 TYPICAL DECK LEDGER FLASHING DETAIL
A-5.2 SCALE: 3" = 1'-0"



1 FIRST FLOOR - NEW ADDITION FRAMING PLAN
A-5.2 SCALE: 1/4" = 1'-0"

PLAN KEYNOTES

- 501 LINE OF NEW FOOTING BELOW (SEE FOOTING SCHEDULE). STEP DOWN TO EXISTING FOOTING, AS REQUIRED. DOWEL TO EXISTING WITH (3) #5 18"L BARS (9" EMBED INTO EXISTING) SEE DETAIL 3/A-5.1, OR PROVIDE GRADE BEAM SEE DETAIL 2/A-5.1
- 502 SEE SHEET A-5.5 FOR SIMPSON STRONG TIE PRODUCT SPECIFICATIONS.
- 503 PROVIDE ½" FIBER CONTROL JOINT FILLER @ FOUNDATION / SLAB LOCATION.
- 504 EXISTING CONC. FOUNDATION ON CONC. FTG', TO REMAIN.
- 505 PROVIDE 3-½" SOLID BEARIING, FOR BEAM ABOVE.
- 506 2X4 LADDER FRAMING FOR RAKE, OVERHANG, @12" O.C.
- 507 2x6 OVERFRAMING (SHADED AREA) w/ 2x4 VERT. BLOCKING TO STRUCTURE BELOW TO EVENLY DISTRIBUTE LOAD OVER LOWER STRUCTURAL MEMBERS
- 508 PROVIDE SOLID BEARIING FOR HEADERS / BEAMS, SEE BEAM SCHEDULE FOR MIN. BEARING REQUIREMENTS.
- 509 FLOOR / ROOF JOIST HANGER, TYP., SEE HANGER SCHEDULE FOR TYPE.
- 510 NOT USED
- 511 8" POURED-IN-PLACE CONCRETE WALL / FOUNDATION, W/ #4 BARS HORIZ. @ 24", #4 VERT. 16".
- 512 TYP. ROOF CONSTRUCTION
  SHINGLES (SEE EXT. MATERIALS), OVER 1 LAYER (2 LAYERS REQUIRED @ LESS THAN 4/12 ROOF SLOPE) OF #30 BLG PAPER OVER ¾" PLYWOOD SHEATHING, OVER STRUCTURAL FRAMING - SEE FRAMING PLANS
- 513 STRUCTURAL SHEATHING PANEL REQUIRED @ THIS LOCATION, EXTERIOR WALL. SEE DETAIL 1/GN-1.1
- 514 SEE EAVE DETAIL 4/A-2.1
- 518 8" DIA. TAPERED ROUND BEARING COLUMN WITH POST CAP AND BASE TRIM. PERMACAST FRP COMPOSITE BEARING COLUMN BY HB&G BUILDING PRODUCTS.
- 519 1/2"ø x 30" STEEL ANCHOR BOLTS @ 4'-0" O.C. THRU TREATED PLATE. LOCATE 1 BOLT WITHIN 1'-0" OF ALL CORNERS IN ALL DIRECTIONS. IMBED EACH BOLT INTO CONCRETE OR FILLED CMU CORE 8" MIN.
- 520 2x12 P.T. LEDGER BOARD, BOLTED TO RIM BOARD / CONCRETE FOUNDATION WALL W/ ½" DIA. X 8" CARRAGE BOLTS, STAGGERED @ 8" O.C., SEE DETAIL 2/A-5.2 & SHEET A-5.4 (FAIRFAX COUNTY DECK DETAILS).
- 521 PROVIDE NEW HINGED / LATCHED ACCESS PANEL, WITH TRIM, AT EXISTING CRAWLSPACE ACCESS.
- 522 PROVIDE 30" x 20" HINGED / LATCHED ACCESS PANEL WITH PAINTED PVC TRIM BOARD.
- 523 16" x 8" SCREENED / INSECT BARRIER, CRAWLSLPACE VENT.
- 524 PROVIDE 4" WASHED-GRAVEL OVER 6 MIL V.B.
- 525 PROVIDE 201"x30"x12d" CONC. STAIR STRINGER PAD. ATTACH STRINGERS TO PAD W/ SIMPSON MAB23 SILL ANCHORS, 15" MIN. EMBEDMENT.
- 526 PROVIDE 189"x30"x12d" CONC. STAIR STRINGER PAD. ATTACH STRINGERS TO PAD W/ SIMPSON MAB23 SILL ANCHORS, 15" MIN. EMBEDMENT.
- 527 2x12 P.T. STAIR STRINGER @ 12" O.C., TYP.
- 528 SEE SHEET A-5.4 FOR TYPICAL FAIRFAX COUNTY DECK CONSTRUCTION DETAILS.
- 529 PROVIDE NEW STEEL COLUMN, SEE SCHEDULE FOR DETAILS.
- 530 SEE STEEL BEARING DETAILS 4/A-5.1; 2/A-5.3; 3/A-5.3
- 531 V.I.F. LOCATION OF SYLIGHT OPENING.
- 532 ROOF TRUSS HANGER. SEE MANUFACTURER SPECS., TYP.
- 533 20" x 30" ATTIC ACCESS PANEL LOCATION.
- 534 20" x 20" ATTIC ACCESS PANEL LOCATION.
- 535 SEE 4/A-5.3 FOR FLUSH BEAM DETAILS.
- 536 NOT USED
- 537 NOT USED
- 538 PROVIDE MIDSPAN SOLID BLOCKING OR 'X'-TYPE METAL BRACING.
- 539 PROVIDE NEW 16" x 8" SCREENED / INSECT BARRIER, CRAWLSLPACE VENT, IN EX'G WALL.
- 540 SEE DETAIL 3/A-5.2 FOR 3-PLY BEAM BOLT PATTERN DETAILS
- 541 PROVIDE 3-½" SOLID BEARING, @ NEW CONCRETE FOUNDATION WALL, FOR FLOOR BEAM.
- 542 PROVIDE ½"x10" STEEL BEARING PLATE WELDED TO TOP FLANGE OF STEEL BEAM WITH ¼"x6" FILLET WELDS @ 24" O.C.; PROVIDE ½"øx4"L THROUGH-BOLTS, STAGGERED, @24" O.C. SEE DETAILS 4/A-5.3 & 6/A-3.1
- 543 BEAM TO PROVIDE RAFTER BEARING; RAFTERS TO BE SEATED ON BEAM.

FRAMING NOTES

1. STRUCTURAL LUMBER TO BE KILN DRIED NO. 2 HEM FIR SOUTHERN YELLOW PINE, OR BETTER.
2. ALL WOOD BEAMS AND ENGINEERED FLOOR JOIST INDICATED ARE AS MANUFACTURED BY TRUSS JOIST MACMILLAN. REFER TO MANUFACTURER INSTRUCTIONS FOR NAILING / BOLTING OF MULTIPLE PIECE MEMBERS AND FOR LOCATION AND SIZE OF HOLES TO BE CUT IN FRAMING MEMBERS. SUPPLIER TO VERIFY SPANS AND SPACING INDICATED. PROVIDE DESIGNER WITH LAYOUT. MIN. TJI PERFORMANCE RATING:50.
3. DOUBLE UP JOISTS BENEATH WALLS RUNNING PARALLEL TO FRAMING, TYP.
4. ALL WALLS TO HAVE CONTINUOUS DOUBLE TOP PLATE.
5. ALL WOOD EXPOSED TO WEATHER OR IN DIRECT CONTACT WITH CONCRETE OR MASONRY, TO BE PRESSURE TREATED, TYP.
6. SOLID BEARING LOCATIONS, AS INDICATED, TO BE SOLID WOOD 4x4 POST, U.N.O.
7. ALL FRAMING CONNECTIONS SHALL HAVE THE HANGER OR CONNECTOR OF THE TYPE & GAUGE RECOMMENDED BY MANUFACTURER FOR THE SPECIFIC FRAMING CONNECTION. ALL FASTENERS EXPOSED TO WEATHER SHALL BE GALVANIZED.
8. HANGERS & CONNECTORS TO BE SIMPSON OR EQUAL.
9. INSTALL HEADERS AS HIGH AS POSSIBLE. FRAME DOWN FOR OPENING AS REQUIRED.
10. ALL POINT LOADS FROM ABOVE TO BE TRANSFERRED TO FOOTING BY WAY OF SOLID POST - WHETHER INDICATED OR NOT.
11. ALL EXTERIOR WALLS TO RECEIVE ½" SHEATHING FOR A MIN. OF 4' FROM CORNER, U.N.O.
12. PROVIDE LATERAL SUPPORT FOR ALL BEAMS / JOIST @ BEARING.

LEGEND

- FRAMING MEMBER
- EXISTING WALL / CONSTRUCTION TO REMAIN
- BEARING WALL / PARTITION
- BEARING WALL / PARTITION ABOVE
- AREA OF OVER-FRAMING
- AA-## INDICATES FOOTING / BEAM / COL-PIER / HANGER DESIGNATION SEE SCHEDULES
- NEW HEADER / BEAM
- SOLID BEARING / COLUMN
- PLB POINT LOAD TO BELOW
- PLA POINT LOAD FROM ABOVE
- JOIST / RAFTER HANGER

FOOTING SCHEDULE

NO.	SIZE	DEPTH	STEEL REINFORCEMENT	NOTES
FTG-100	20"	10"	(3) #5 BARS CONT.	
FTG-101	24"	10"	(3) #5 BARS CONT.	
FTG-102	48" x 48"	12"		
FTG-103	30" x 30"	10"		
FTG-104	30" x 20"	30"		
FTG-105	20" x 20"	30"		

COLUMN / PIER SCHEDULE

NO.	SIZE	MATERIAL	NOTES	NO.	SIZE	MATERIAL	NOTES
P-100	16" x 16"	CMU	W/ TRUSS REINF.				
P-101	4" DIA.	STEEL	ADJUST. SCH. 40				
P-102	8" DIA.	FIBERGLASS	518				
P-103	6" x 6"	P.T. WOOD					

BEAM / HEADER SCHEDULE

NO.	SIZE	MAT.	TYPE	BRG REQ'D PER END	NO.	SIZE	MAT.	TYPE	BRG REQ'D PER END
EXG-1	EXISTING BEAM				BM-114	(3) 1-3/4" x 9-1/4"	WOOD	1.9E LVL	3"
BM-100	(2) 2 x 6	WOOD	HEM FIR	1-1/2"	BM-115	(2) 1-3/4" x 11-1/4"	WOOD	1.9E LVL	3"
BM-101	(2) 2 x 8	WOOD	HEM FIR	3"	BM-1116	(3) 1-3/4" x 11-1/4"	WOOD	1.9E LVL	3"
BM-102	P.T. (2) 2 x 8	WOOD	HEM FIR	3"	BM-117	(2) 1-3/4" x 11-7/8"	WOOD	1.9E LVL	3"
BM-103	(3) 2 x 8	WOOD	HEM FIR	3"	BM-118	(3) 1-3/4" x 11-7/8"	WOOD	1.9E LVL	3"
BM-104	P.T. (3) 2 x 8	WOOD	HEM FIR	3"	BM-119	(2) 1-3/4" x 14"	WOOD	1.9E LVL	3"
BM-105	(2) 2 x 10	WOOD	HEM FIR	3"	BM-120	(3) 1-3/4" x 14"	WOOD	1.9E LVL	3"
BM-106	P.T. (2) 2 x 10	WOOD	HEM FIR	3"	BM-121	(2) 1-3/4" x 16"	WOOD	1.9E LVL	3"
BM-107	(3) 2 x 10	WOOD	HEM FIR	3"	BM-122	(3) 1-3/4" x 16"	WOOD	1.9E LVL	3"
BM-108	P.T. (3) 2 x 10	WOOD	HEM FIR	3"	BM-103	(2) 1-3/4" x 18"	WOOD	1.9E LVL	3"
BM-109	(2) 2 x 12	WOOD	HEM FIR	3"	BM-123	(3) 1-3/4" x 18"	WOOD	1.9E LVL	3"
BM-110	P.T. (2) 2 x 12	WOOD	HEM FIR	3"	BM-124	W10 x 49	STEEL	36K	3"
BM-111	(2) 1-3/4" x 7-1/4"	WOOD	1.9E LVL	3"	BM-125	W10 x 15	STEEL	36K	3"
BM-112	(3) 1-3/4" x 7-1/4"	WOOD	1.9E LVL	3"	BM-126	W10 x 26	STEEL	36K	3"
BM-113	(2) 1-3/4" x 9-1/4"	WOOD	1.9E LVL	3"	BM-127	P.T. (3) 2 x 12	WOOD	HEM FIR	

CONNECTOR / HANGER - SCHEDULE

NO.	MANUFACTURER	MANUF. ID #	TYPE
HG-100	SIMPSON STRONG TIE	LB28	DBL. JOIST FACE MOUNTED HANGER
HG-101	SIMPSON STRONG TIE	MAB23	MUDSILL - BOTTOM PLATE ANCHOR
HG-102	SIMPSON STRONG TIE	H-2	RAFTER - HURRICANE TIE
HG-103	PERMACAST	COL. / BEAM	BEAM TO COLUMN ANCHOR
HG-104	PERMACAST	COL. ANCHOR	COLUMN TO FOUNDATION ANCHOR
HG-105	SIMPSON STRONG TIE	HD8A	ANCHOR BASE - HOLLOW COL. CONNECTOR
HG-106	SIMPSON STRONG TIE	CMST14	STRAP - HOLLOW COLUMN CONNECTOR
HG-107	SIMPSON STRONG TIE	U26	FACE MOUNT HANGER
HG-108	SIMPSON STRONG TIE	HRC22	HIP RIDGE CONNECTOR
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KEITHLEY RESIDENCE

1405 PARK LAKE DRIVE - RESTON, VIRGINIA 20190
COUNTY OF FAIRFAX, VIRGINIA

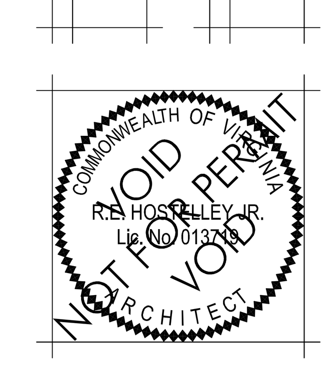
rich hostelley design studio
ARCHITECTURE
9007 OPERA ALLEY, MANASSAS, VA. 20110 703.257.9669

FLOOR FRAMING PLAN - DETAILS

ISSUE DATE	
DATE	DESCRIPTION
06.15.2007	COST ESTIMATION SUBMISSION
08.21.2007	25% PLAN CD SUBMISSION
10.08.2007	CONTRACTOR BID SUBMISSION
11.21.2007	FINAL CLIENT REVIEW SUBMISSION
11.29.2007	FINAL BID SUBMISSION
01.22.2008	FOR PERMIT REVIEW SUBMISSION
02.26.2008	FOR CONSTRUCTION

REVISION DATE		
MARK	DATE	DESCRIPTION

SUBMISSION SET: CD SUBMISSION
SUBMISSION STATUS: FOR CONSTRUCTION



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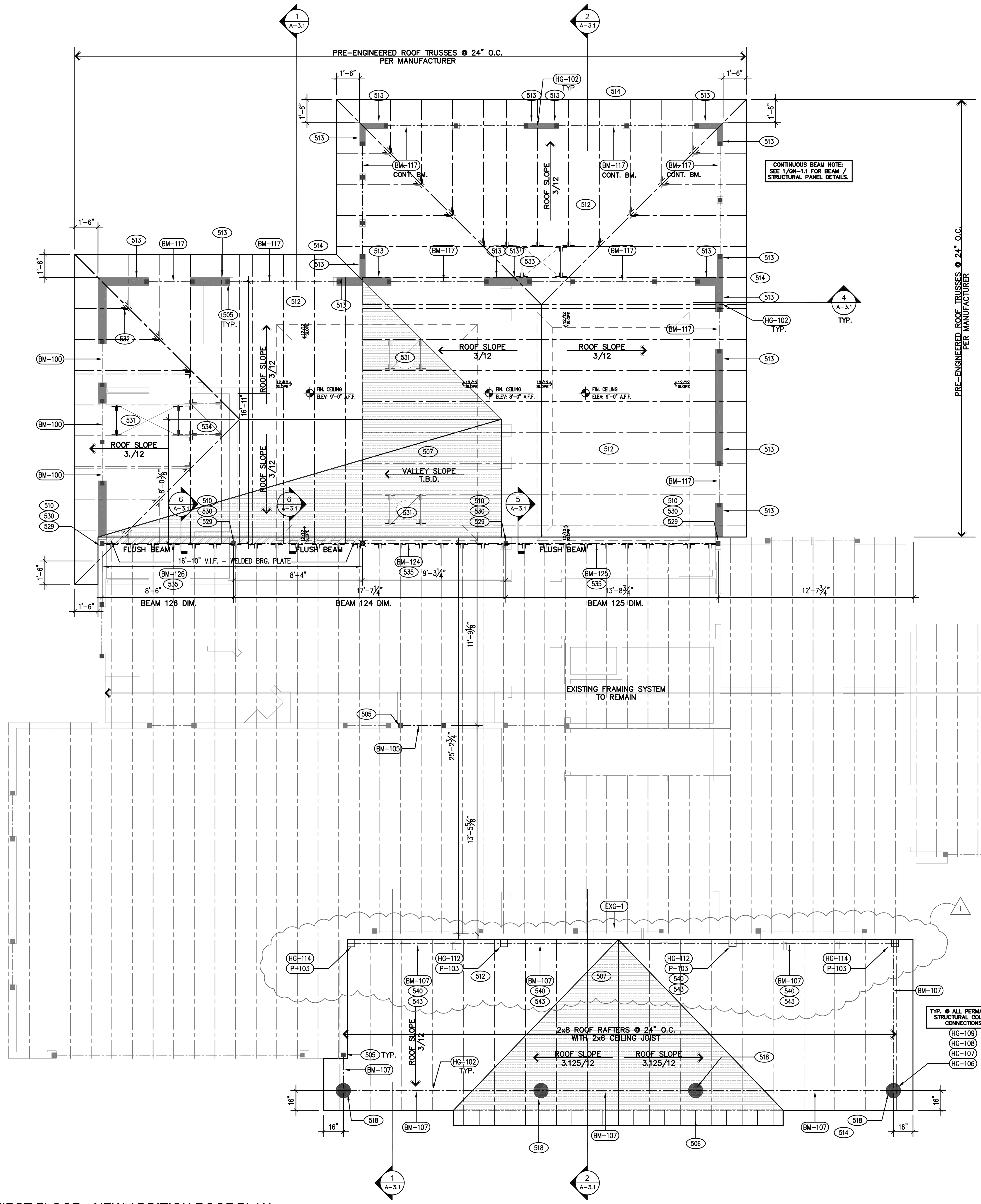
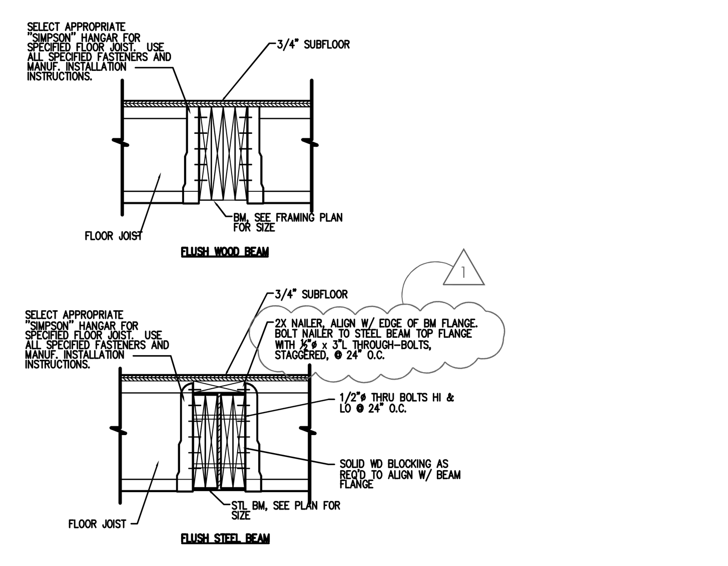
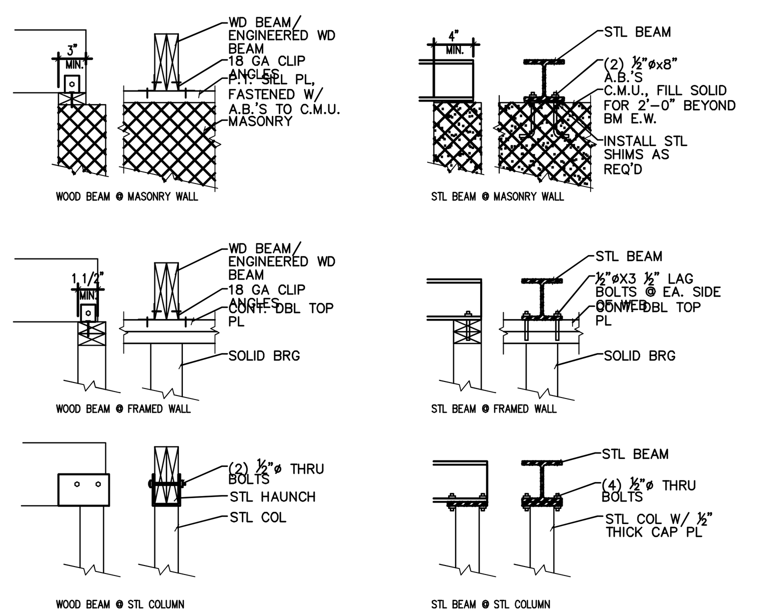
A - 5.2



1 FIRST FLOOR - NEW ADDITION ROOF PLAN
A-5.3 SCALE: 1/4" = 1'-0"



4 TYPICAL FLUSH BEAM DETAILS
A-5.3 SCALE: 3/4" = 1'-0"



3 TYPICAL BEAM BEARING DETAILS
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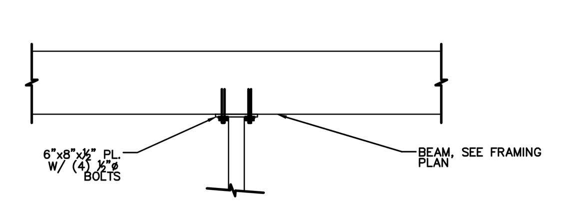

2 STEEL BEAM / COLUMN CONNECTION DETAILS
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FOOTING SCHEDULE

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- 519 1/2"ø x 30" STEEL ANCHOR BOLTS @ 4'–0" O.C. THRU TREATED PLATE. LOCATE 1 BOLT WITHIN 1'–0" OF ALL CORNERS IN ALL DIRECTIONS. IMBED EACH BOLT INTO CONCRETE OR FILLED CMU CORE 8" MIN.
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- 524 PROVIDE 4" WASHED–GRAVEL OVER 6 MIL V.B.
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- 527 2x12 P.T. STAIR STRINGER @ 12" O.C., TYP.
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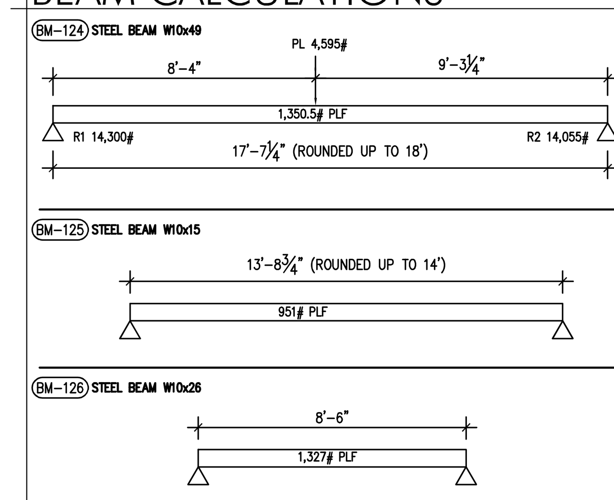
- 529 PROVIDE NEW STEEL COLUMN, SEE SCHEDULE FOR DETAILS.
- 530 SEE STEEL BEARING DETAILS 4/A–5.1; 2/A–5.3; 3/A–5.3
- 531 V.I.F. LOCATION OF SYLIGHT OPENING.
- 532 ROOF TRUSS HANGER. SEE MANUFACTURER SPECS., TYP.
- 533 20" x 30" ATTIC ACCESS PANEL LOCATION.
- 534 20" x 20" ATTIC ACCESS PANEL LOCATION.
- 535 SEE 4/A–5.3 FOR FLUSH BEAM DETAILS.
- 536 NOT USED
- 537 NOT USED
- 538 PROVIDE MIDSPAN SOLID BLOCKING OR 'X'–TYPE METAL BRACING.
- 539 PROVIDE NEW 16" x 8" SCREENED / INSECT BARRIER, CRAWLSLPACE VENT, IN EX'G WALL.
- 540 SEE DETAIL 3/A–5.2 FOR 3–PLY BEAM BOLT PATTERN DETAILS
- 541 PROVIDE 3–½" SOLID BEARING, @ NEW CONCRETE FOUNDATION WALL, FOR FLOOR BEAM.
- 542 PROVIDE ½"x10" STEEL BEARING PLATE WELDED TO TOP FLANGE OF STEEL BEAM WITH ¼"x6" FILLET WELDS @ 24" O.C.; PROVIDE ½"øx4"L THROUGH–BOLTS, STAGGERED, @24" O.C. SEE DETAILS 4/A–5.3 & 6/A–3.1
- 543 BEAM TO PROVIDE RAFTER BEARING; RAFTERS TO BE SEATED ON BEAM.

BEAM CALCULATIONS



TRUSS NOTES

PRE-ENGINEERED ROOF TRUSS MANUFACTURER TO VERIFY ROOF FRAMING LAYOUT, SLOPES, DIMENSION, AND REQUIRED LVL BEAMS. PROVIDE CUT SHEETS FOR FINAL PERMIT / BUILDING SUBMISSION APPROVAL.

FRAMING NOTES

1. STRUCTURAL LUMBER TO BE KILN DRIED NO. 2 HEM FIR SOUTHERN YELLOW PINE, OR BETTER.
2. ALL WOOD BEAMS AND ENGINEERED FLOOR JOIST INDICATED ARE AS MANUFACTURED BY TRUSS JOIST MACMILLAN. REFER TO MANUFACTURER INSTRUCTIONS FOR NAILING / BOLTING OF MULTIPLE PIECE MEMBERS AND FOR LOCATION AND SIZE OF HOLES TO BE CUT IN FRAMING MEMBERS. SUPPLIER TO VERIFY SPANS AND SPACING INDICATED. PROVIDE DESIGNER WITH LAYOUT. MIN. TJI PERFORMANCE RATING:50.
3. DOUBLE UP JOISTS BENEATH WALLS RUNNING PARALLEL TO FRAMING, TYP.
4. ALL WALLS TO HAVE CONTINUOUS DOUBLE TOP PLATE.
5. ALL WOOD EXPOSED TO WEATHER OR IN DIRECT CONTACT WITH CONCRETE OR MASONRY, TO BE PRESSURE TREATED, TYP.
6. SOLID BEARING LOCATIONS, AS INDICATED, TO BE SOLID WOOD 4x4 POST, U.N.O.
7. ALL FRAMING CONNECTIONS SHALL HAVE THE HANGER OR CONNECTOR OF THE TYPE & GAUGE RECOMMENDED BY MANUFACTURER FOR THE SPECIFIC FRAMING CONNECTION. ALL FASTENERS EXPOSED TO WEATHER SHALL BE GALVANIZED.
8. HANGERS & CONNECTORS TO BE SIMPSON OR EQUAL.
9. INSTALL HEADERS AS HIGH AS POSSIBLE. FRAME DOWN FOR OPENING AS REQUIRED.
10. ALL POINT LOADS FROM ABOVE TO BE TRANSFERRED TO FOOTING BY WAY OF SOLID POST - WHETHER INDICATED OR NOT.
11. ALL EXTERIOR WALLS TO RECEIVE ½" SHEATHING FOR A MIN. OF 4' FROM CORNER, U.N.O.
12. PROVIDE LATERAL SUPPORT FOR ALL BEAMS / JOIST @ BEARING.

LEGEND

	FRAMING MEMBER		NEW HEADER / BEAM
	EXISTING WALL / CONSTRUCTION TO REMAIN		SOLID BEARING / COLUMN
	BEARING WALL / PARTITION	PLB	POINT LOAD TO BELOW
	BEARING WALL / PARTITION ABOVE	PLA	POINT LOAD FROM ABOVE
	AREA OF OVER-FRAMING		JOIST / RAFTER HANGER
AA–##	INDICATES FOOTING / BEAM / COL/PIER / HANGER DESIGNATION SEE SCHEDULES		

KEITHLEY RESIDENCE
1405 PARK LAKE DRIVE - RESTON, VIRGINIA 20190
COUNTY OF FAIRFAX, VIRGINIA

rich hostelley design studio
ARCHITECTURE
9007 OPERA ALLEY, MANASSAS, VA. 20110 703.257.9669

ROOF FRAMING PLAN - DETAILS

ISSUE DATE	
DATE	DESCRIPTION
06.15.2007	COST ESTIMATION SUBMISSION
08.21.2007	25% PLAN CD SUBMISSION
10.08.2007	CONTRACTOR BID SUBMISSION
11.21.2007	FINAL CLIENT REVIEW SUBMISSION
11.29.2007	FINAL BID SUBMISSION
01.22.2008	FOR PERMIT REVIEW SUBMISSION
02.26.2008	FOR CONSTRUCTION

REVISION DATE		
MARK	DATE	DESCRIPTION

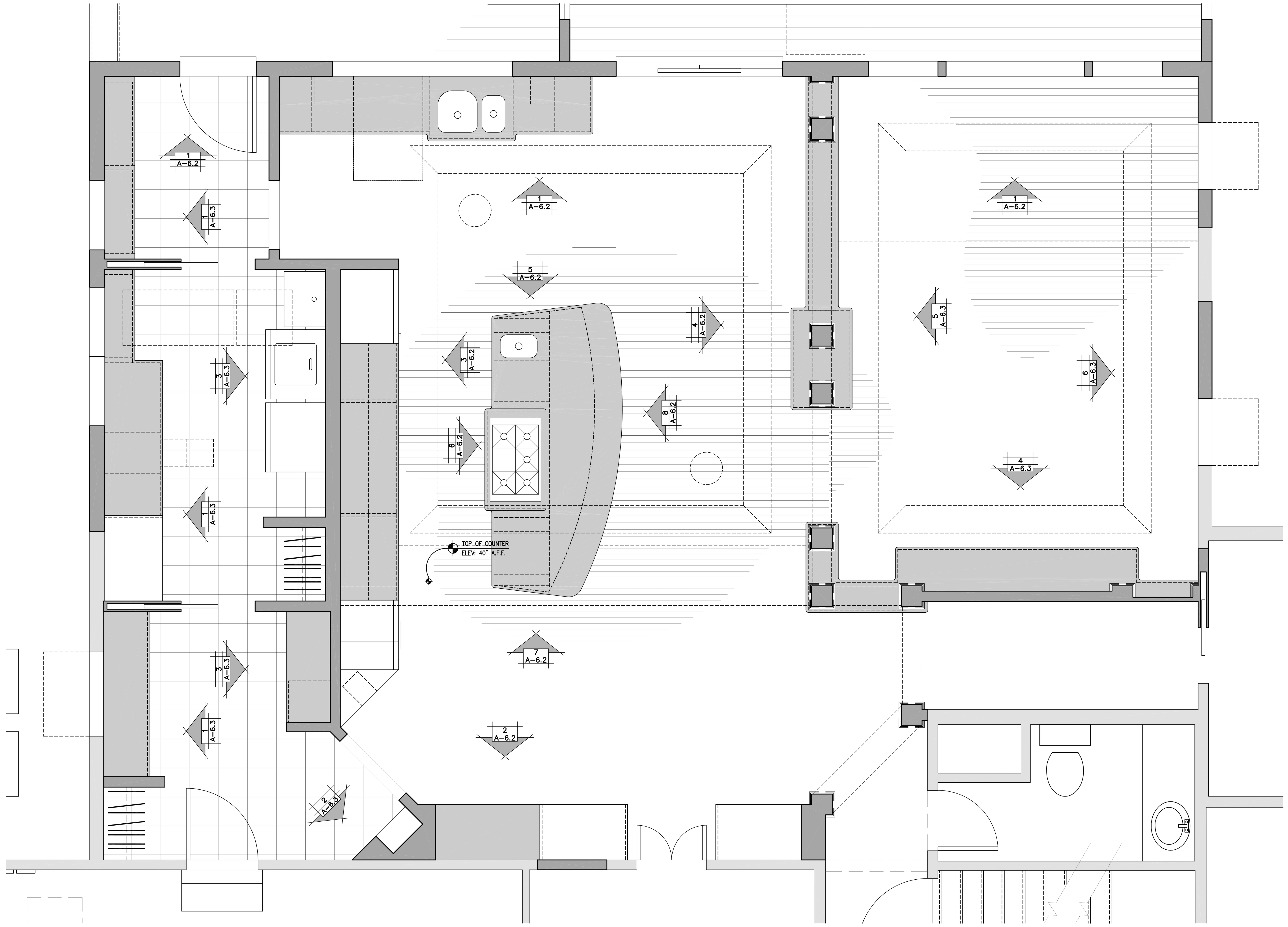
SUBMISSION SET: CD SUBMISSION

SUBMISSION STATUS: FOR CONSTRUCTION

COMMONWEALTH OF VIRGINIA
R.E. HOSTELLEY JR.
Lic. No. 013719
ARCHITECT
NOT FOR PERMIT
VOID

P57 - 07 - 03 - 001

A - 5.3



1 A-1.1 PARTIAL FIRST FLOOR MILLWORK PLAN
SCALE: 1/2" = 1'-0"

KEYNOTES

APPL. / PLMB. SCHEDULE

BASE CABINET SCHEDULE

NO.	MANUF. ID	SERIES	DR. STYLE	SPECIES	DR. FINISH	W	D	H	KEYNOTES
BC-01	B_•2FWT	–	T.B.D.	T.B.D.	T.B.D.	36"	24"	34.5"	–
BC-02	B_•FWT	–	T.B.D.	T.B.D.	T.B.D.	24"	24"	34.5"	–
BC-03	B_•2VB	–	T.B.D.	T.B.D.	T.B.D.	24"	24"	34.5"	W/ VEG. BASKET
BC-04	B_•FWT	–	T.B.D.	T.B.D.	T.B.D.	12"	24"	34.5"	
BC-05	BD	–	T.B.D.	T.B.D.	T.B.D.	18"	24"	34.5"	
BC-06	SBFCC	–	T.B.D.	T.B.D.	T.B.D.	36"	27"	34.5"	
BC-07	BWBT•2	–	T.B.D.	T.B.D.	T.B.D.	18"	24"	34.5"	DBL WASTE BKT.
BC-08	B_•FWT	–	T.B.D.	T.B.D.	T.B.D.	15"	24"	34.5"	
BC-09	BSDC	–	T.B.D.	T.B.D.	T.B.D.	6"	24"	34.5"	SPICE DRAWER
BC-10	BIB	–	T.B.D.	T.B.D.	T.B.D.	18"	24"	34.5"	IRONING BOARD
BC-11	B_•2FWT	–	T.B.D.	T.B.D.	T.B.D.	30"	24"	34.5"	
BC-12	B		T.B.D.	T.B.D.	T.B.D.	12"	24"	34.5"	ISLAND SINK BASE
BC-13	B		T.B.D.	T.B.D.	T.B.D.	9"	24"	34.5"	W/TRAY DIVIDER
BC-14	BMS		T.B.D.	T.B.D.	T.B.D.	18"	24"	34.5"	MIXER SHELF
BC-15	DDB		T.B.D.	T.B.D.	T.B.D.	36"	24"	34.5"	DOWN DRAFT

BASE CABINET SCHEDULE

NO.	MANUF. ID	SERIES	DR. STYLE	SPECIES	DR. FINISH	W	D	H	KEYNOTES

WALL CABINET SCHEDULE

NO.	MANUF. ID	SERIES	DR. STYLE	SPECIES	DR. FINISH	W	D	H	KEYNOTES
WC-01	W	–	T.B.D.	T.B.D.	T.B.D.	48"	12"	30"	DOUBLE DOOR
WC-02	MWC	–	T.B.D.	T.B.D.	T.B.D.	30"	21	36"	MICROWAVE CAB.
WC-03	W	–	T.B.D.	T.B.D.	T.B.D.	12"	12"	30"	
WC-04	W	–	T.B.D.	T.B.D.	T.B.D.	24"	12"	30"	DOUBLE DOOR
WC-05	W	–	T.B.D.	T.B.D.	T.B.D.	15"	12"	30"	SINGLE DOOR
WC-06	W	–	T.B.D.	T.B.D.	T.B.D.	30"	12"	30"	DOUBLE DOOR
WC-07	W	–	T.B.D.	T.B.D.	T.B.D.	15"	12"	23.5"	
WC-08	W	–	T.B.D.	T.B.D.	T.B.D.	30"	12"	23.5"	DOUBLE DOOR
WC-09	W	–	T.B.D.	T.B.D.	T.B.D.	36"	12"	30"	DOUBLE DOOR
WC-10	W	–	T.B.D.	T.B.D.	T.B.D.	45"	12"	30"	DOUBLE DOOR

PANTRY CABINET SCHEDULE

NO.	MANUF. ID	SERIES	DR. STYLE	SPECIES	DR. FINISH	W	D	H	KEYNOTES
PN-01	U	T.B.D.	T.B.D.	T.B.D.	T.B.D.	9"	12"	90	UTILITY CAB.
PN-02	OC_•DE	T.B.D.	T.B.D.	T.B.D.	T.B.D.	30"	24"	90	DBL. OVEN CAB.
PN-03	RTC	T.B.D.	T.B.D.	T.B.D.	T.B.D.	33"	24"	90	REF. CAB.
PN-04	MSP	T.B.D.	T.B.D.	T.B.D.	T.B.D.	24"	24"	90	PANITY
PN-05	MSP	T.B.D.	T.B.D.	T.B.D.	T.B.D.	36"	24"	90	PANITY

KEITHLEY RESIDENCE

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KITCHEN DETAILS

ISSUE DATE	
DATE	DESCRIPTION
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10.08.2007	CONTRACTOR BID SUBMISSION
11.21.2007	FINAL CLIENT REVIEW SUBMISSION
11.29.2007	FINAL BID SUBMISSION
01.22.2008	FOR PERMIT REVIEW SUBMISSION
02.26.2008	FOR CONSTRUCTION

REVISION DATE		
MARK	DATE	DESCRIPTION

SUBMISSION SET: CD SUBMISSION

SUBMISSION STATUS: FOR CONSTRUCTION

COMMONWEALTH OF VIRGINIA
R.E. HOSTELLEY JR.
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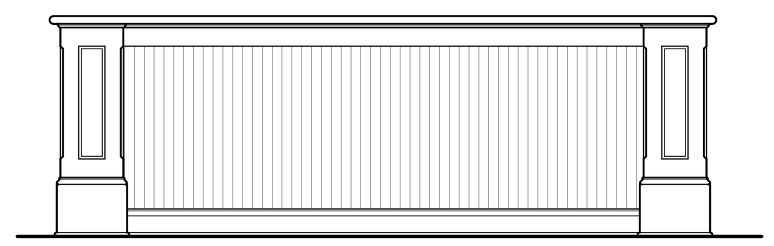
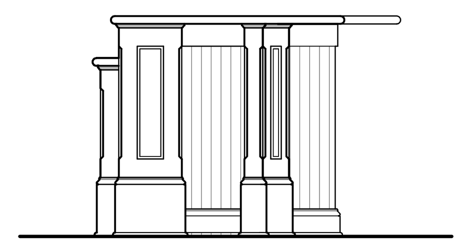
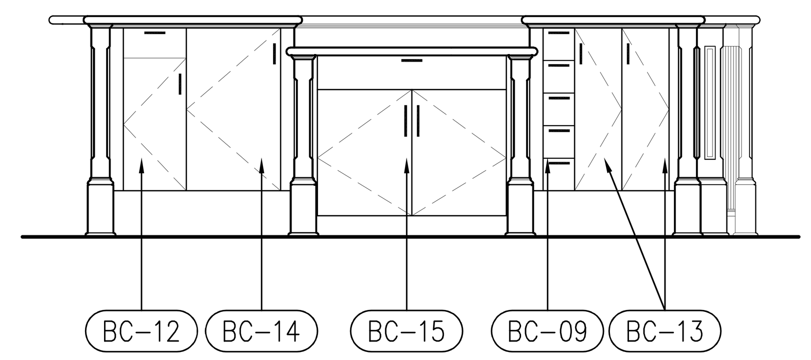


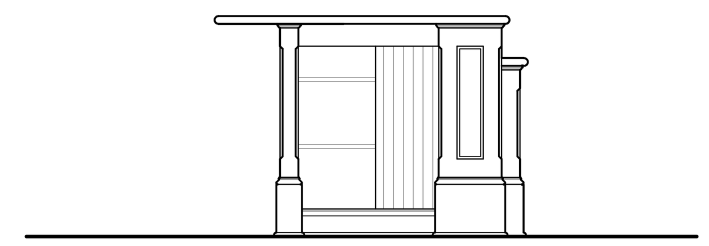
8 A-6.2 ELEVATION
SCALE: 1/2" = 1'-0"



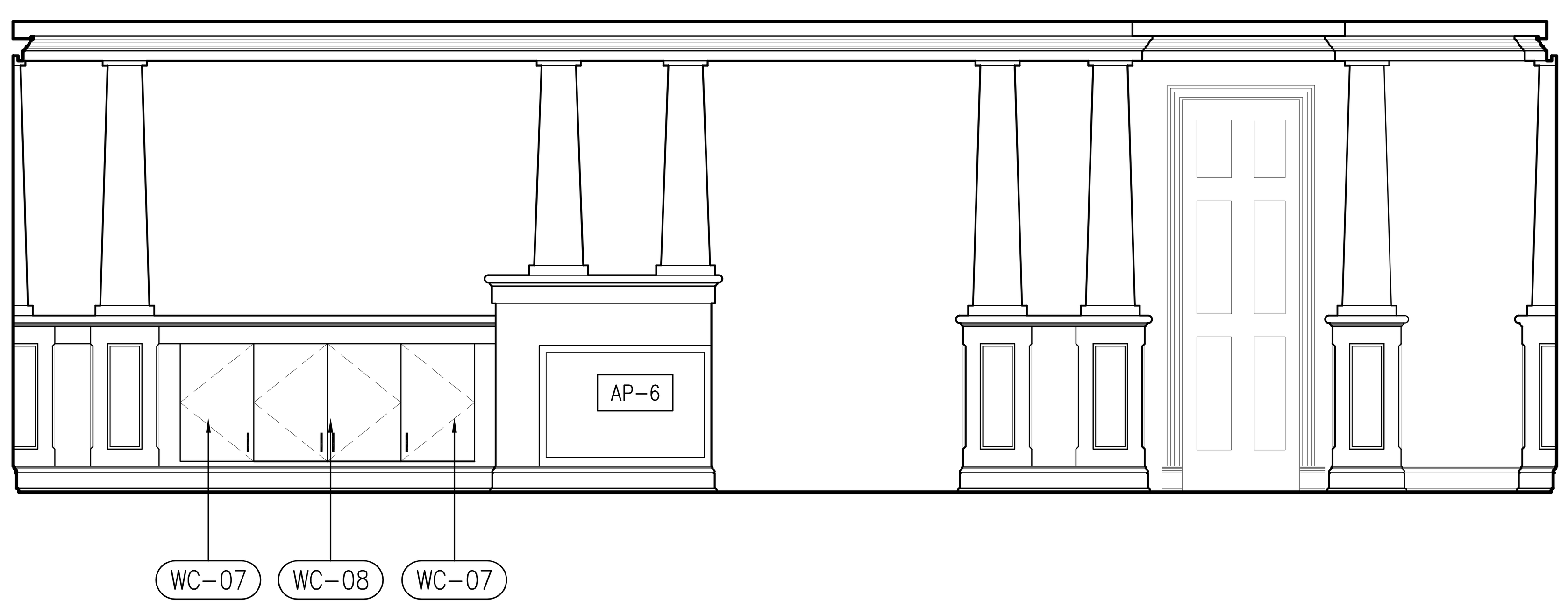
7 A-6.2 ELEVATION
SCALE: 1/2" = 1'-0"



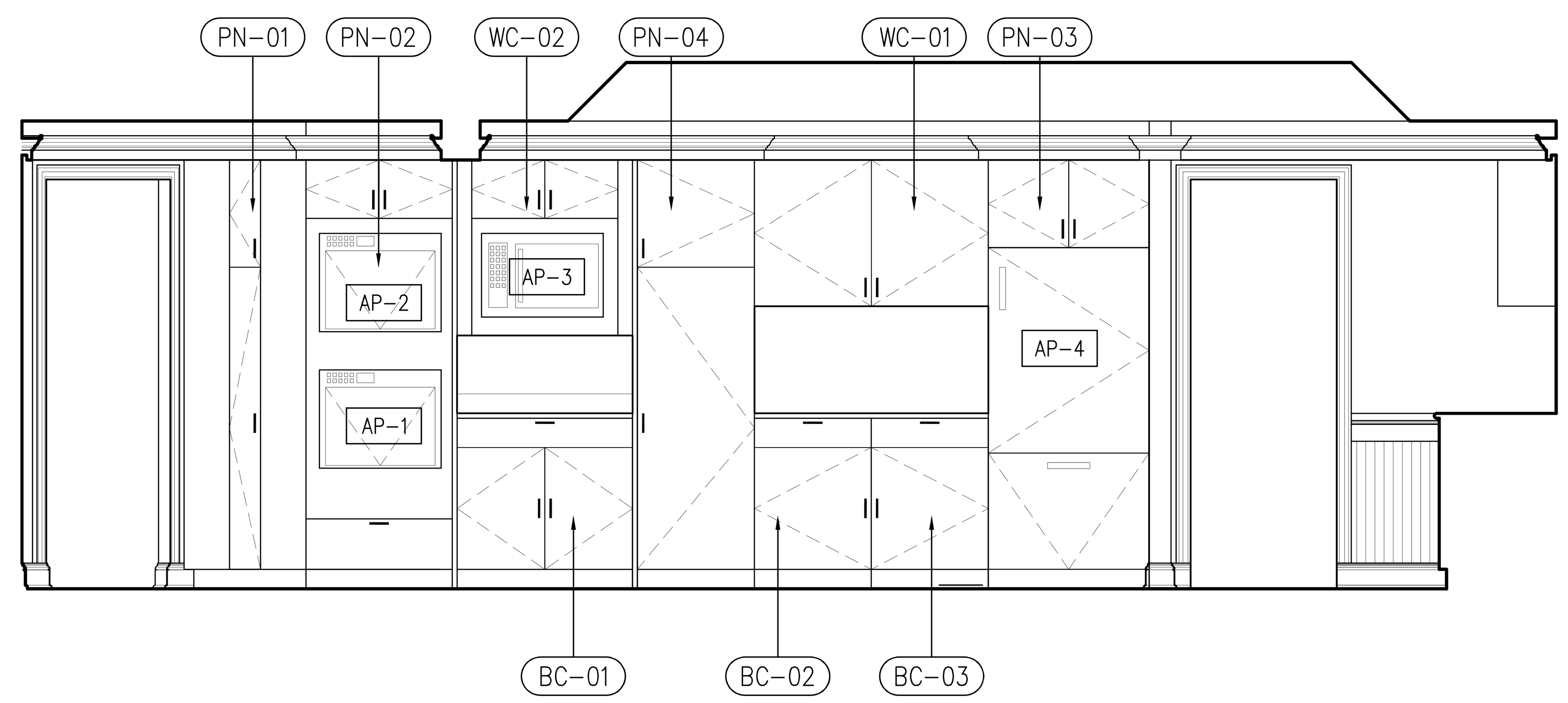
6 A-6.2 ELEVATION
SCALE: 1/2" = 1'-0"



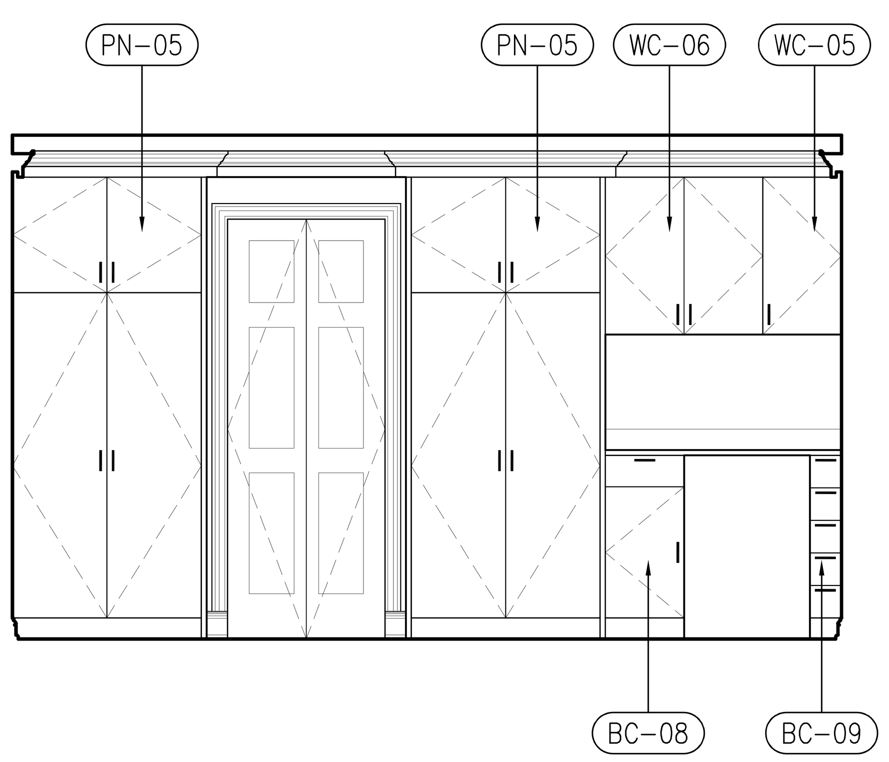
5 A-6.2 ELEVATION
SCALE: 1/2" = 1'-0"



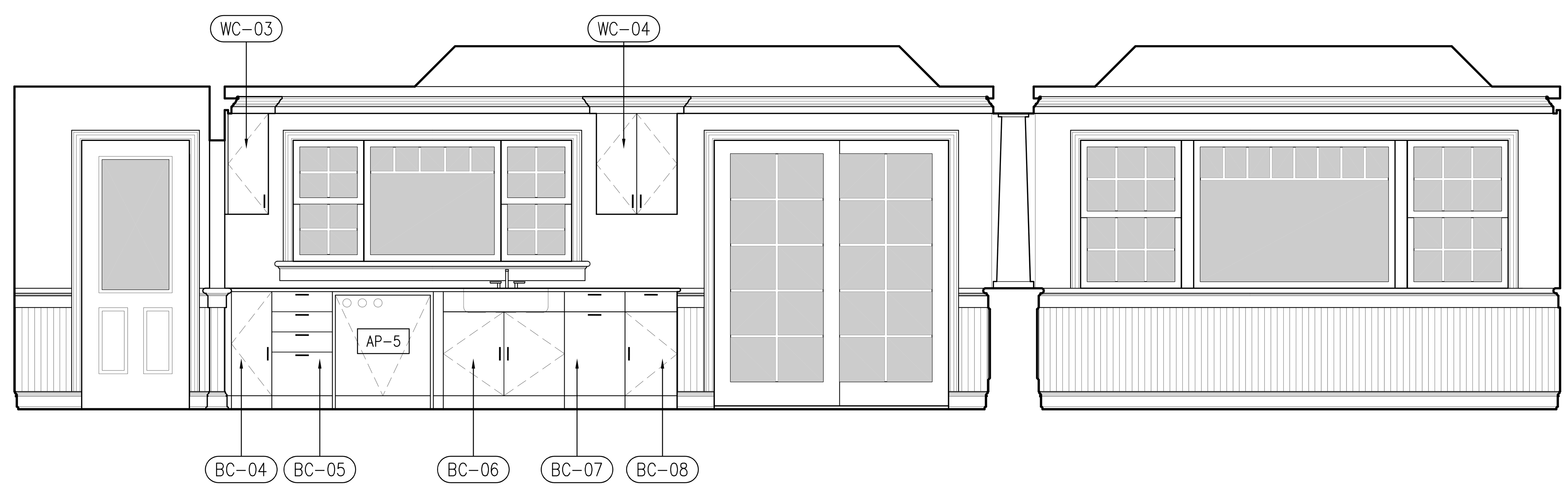
4 A-6.2 ELEVATION
SCALE: 1/2" = 1'-0"



3 A-6.2 ELEVATION
SCALE: 1/2" = 1'-0"



2 A-6.2 ELEVATION
SCALE: 1/2" = 1'-0"



1 A-6.2 ELEVATION
SCALE: 1/2" = 1'-0"

BASE CABINET SCHEDULE

NO.	MANUF. ID	SERIES	DR. STYLE	SPECIES	DR. FINISH	W	D	H	KEYNOTES
BC-01	B_•2FWT	–	T.B.D.	T.B.D.	T.B.D.	36"	24"	34.5"	–
BC-02	B_•FWT	–	T.B.D.	T.B.D.	T.B.D.	24"	24"	34.5"	–
BC-03	B_•2VB	–	T.B.D.	T.B.D.	T.B.D.	24"	24"	34.5"	W/ VEG. BASKET
BC-04	B_•FWT	–	T.B.D.	T.B.D.	T.B.D.	12"	24"	34.5"	
BC-05	BD	–	T.B.D.	T.B.D.	T.B.D.	18"	24"	34.5"	
BC-06	SBFCC	–	T.B.D.	T.B.D.	T.B.D.	36"	27"	34.5"	
BC-07	BWBT•2	–	T.B.D.	T.B.D.	T.B.D.	18"	24"	34.5"	DBL WASTE BKT.
BC-08	B_•FWT	–	T.B.D.	T.B.D.	T.B.D.	15"	24"	34.5"	
BC-09	BSDC	–	T.B.D.	T.B.D.	T.B.D.	6"	24"	34.5"	SPICE DRAWER
BC-10	BIB	–	T.B.D.	T.B.D.	T.B.D.	18"	24"	34.5"	IRONING BOARD
BC-11	B_•2FWT	–	T.B.D.	T.B.D.	T.B.D.	30"	24"	34.5"	
BC-12	B		T.B.D.	T.B.D.	T.B.D.	12"	24"	34.5"	ISLAND SINK BASE
BC-13	B		T.B.D.	T.B.D.	T.B.D.	9"	24"	34.5"	W/TRAY DIVIDER
BC-14	BMS		T.B.D.	T.B.D.	T.B.D.	18"	24"	34.5"	MIXER SHELF
BC-15	DDB		T.B.D.	T.B.D.	T.B.D.	36"	24"	34.5"	DOWN DRAFT

BASE CABINET SCHEDULE

NO.	MANUF. ID	SERIES	DR. STYLE	SPECIES	DR. FINISH	W	D	H	KEYNOTES

WALL CABINET SCHEDULE

NO.	MANUF. ID	SERIES	DR. STYLE	SPECIES	DR. FINISH	W	D	H	KEYNOTES
WC-01	W	–	T.B.D.	T.B.D.	T.B.D.	48"	12"	30"	DOUBLE DOOR
WC-02	MWC	–	T.B.D.	T.B.D.	T.B.D.	30"	21	36"	MICROWAVE CAB.
WC-03	W	–	T.B.D.	T.B.D.	T.B.D.	12"	12"	30"	
WC-04	W	–	T.B.D.	T.B.D.	T.B.D.	24"	12"	30"	DOUBLE DOOR
WC-05	W	–	T.B.D.	T.B.D.	T.B.D.	15"	12"	30"	SINGLE DOOR
WC-06	W	–	T.B.D.	T.B.D.	T.B.D.	30"	12"	30"	DOUBLE DOOR
WC-07	W	–	T.B.D.	T.B.D.	T.B.D.	15"	12"	23.5"	
WC-08	W	–	T.B.D.	T.B.D.	T.B.D.	30"	12"	23.5"	DOUBLE DOOR
WC-09	W	–	T.B.D.	T.B.D.	T.B.D.	36"	12"	30"	DOUBLE DOOR
WC-10	W	–	T.B.D.	T.B.D.	T.B.D.	45"	12"	30"	DOUBLE DOOR

PANTRY CABINET SCHEDULE

NO.	MANUF. ID	SERIES	DR. STYLE	SPECIES	DR. FINISH	W	D	H	KEYNOTES
PN-01	U	T.B.D.	T.B.D.	T.B.D.	T.B.D.	9"	12"	90	UTILITY CAB.
PN-02	OC_•DE	T.B.D.	T.B.D.	T.B.D.	T.B.D.	30"	24"	90	DBL. OVEN CAB.
PN-03	RTC	T.B.D.	T.B.D.	T.B.D.	T.B.D.	33"	24"	90	REF. CAB.
PN-04	MSP	T.B.D.	T.B.D.	T.B.D.	T.B.D.	24"	24"	90	PANITY
PN-05	MSP	T.B.D.	T.B.D.	T.B.D.	T.B.D.	36"	24"	90	PANITY

KEYNOTES

APPL. / PLMB. SCHEDULE

KEITHLEY RESIDENCE
1405 PARK LAKE DRIVE - RESTON, VIRGINIA 20190
COUNTY OF FAIRFAX, VIRGINIA

rich hostelley desiGn studio
ARCHITECTURE
9007 OPERA ALLEY, MANASSAS, VA. 20110 703.257.9669

KITCHEN DETAILS

ISSUE DATE	
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REVISION DATE		
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SUBMISSION SET
CD SUBMISSION

SUBMISSION STATUS
FOR CONSTRUCTION

COMMONWEALTH OF VIRGINIA
R. B. HOSTELLEY, JR.
ARCHITECT
NOT FOR PERMIT
VOID VOID

P57 - 07 - 03 - 001

A - 6.2

BASE CABINET SCHEDULE

NO.	MANUF. ID	SERIES	DR. STYLE	SPECIES	DR. FINISH	W	D	H	KEYNOTES
BC–01	B_•2FWT	–	T.B.D.	T.B.D.	T.B.D.	36"	24"	34.5"	–
BC–02	B_•FWT	–	T.B.D.	T.B.D.	T.B.D.	24"	24"	34.5"	–
BC–03	B_•2VB	–	T.B.D.	T.B.D.	T.B.D.	24"	24"	34.5"	W/ VEG. BASKET
BC–04	B_•FWT	–	T.B.D.	T.B.D.	T.B.D.	12"	24"	34.5"	
BC–05	BD	–	T.B.D.	T.B.D.	T.B.D.	18"	24"	34.5"	
BC–06	SBFCC	–	T.B.D.	T.B.D.	T.B.D.	36"	27"	34.5"	
BC–07	BWBT•2	–	T.B.D.	T.B.D.	T.B.D.	18"	24"	34.5"	DBL WASTE BKT.
BC–08	B_•FWT	–	T.B.D.	T.B.D.	T.B.D.	15"	24"	34.5"	
BC–09	BSDC	–	T.B.D.	T.B.D.	T.B.D.	6"	24"	34.5"	SPICE DRAWER
BC–10	BIB	–	T.B.D.	T.B.D.	T.B.D.	18"	24"	34.5"	IRONING BOARD
BC–11	B_•2FWT	–	T.B.D.	T.B.D.	T.B.D.	30"	24"	34.5"	
BC–12	B		T.B.D.	T.B.D.	T.B.D.	12"	24"	34.5"	ISLAND SINK BASE
BC–13	B		T.B.D.	T.B.D.	T.B.D.	9"	24"	34.5"	W/TRAY DIVIDER
BC–14	BMS		T.B.D.	T.B.D.	T.B.D.	18"	24"	34.5"	MIXER SHELF
BC–15	DDB		T.B.D.	T.B.D.	T.B.D.	36"	24"	34.5"	DOWN DRAFT

BASE CABINET SCHEDULE

NO.	MANUF. ID	SERIES	DR. STYLE	SPECIES	DR. FINISH	W	D	H	KEYNOTES

WALL CABINET SCHEDULE

NO.	MANUF. ID	SERIES	DR. STYLE	SPECIES	DR. FINISH	W	D	H	KEYNOTES
WC–01	W	–	T.B.D.	T.B.D.	T.B.D.	48"	12"	30"	DOUBLE DOOR
WC–02	MWC	–	T.B.D.	T.B.D.	T.B.D.	30"	21	36"	MICROWAVE CAB.
WC–03	W	–	T.B.D.	T.B.D.	T.B.D.	12"	12"	30"	
WC–04	W	–	T.B.D.	T.B.D.	T.B.D.	24"	12"	30"	DOUBLE DOOR
WC–05	W	–	T.B.D.	T.B.D.	T.B.D.	15"	12"	30"	SINGLE DOOR
WC–06	W	–	T.B.D.	T.B.D.	T.B.D.	30"	12"	30"	DOUBLE DOOR
WC–07	W	–	T.B.D.	T.B.D.	T.B.D.	15"	12"	23.5"	
WC–08	W	–	T.B.D.	T.B.D.	T.B.D.	30"	12"	23.5"	DOUBLE DOOR
WC–09	W	–	T.B.D.	T.B.D.	T.B.D.	36"	12"	30"	DOUBLE DOOR
WC–10	W	–	T.B.D.	T.B.D.	T.B.D.	45"	12"	30"	DOUBLE DOOR

PANTRY CABINET SCHEDULE

NO.	MANUF. ID	SERIES	DR. STYLE	SPECIES	DR. FINISH	W	D	H	KEYNOTES
PN–01	U	T.B.D.	T.B.D.	T.B.D.	T.B.D.	9"	12"	90	UTILITY CAB.
PN–02	OC_•DE	T.B.D.	T.B.D.	T.B.D.	T.B.D.	30"	24"	90	DBL. OVEN CAB.
PN–03	RTC	T.B.D.	T.B.D.	T.B.D.	T.B.D.	33"	24"	90	REF. CAB.
PN–04	MSP	T.B.D.	T.B.D.	T.B.D.	T.B.D.	24"	24"	90	PANITY
PN–05	MSP	T.B.D.	T.B.D.	T.B.D.	T.B.D.	36"	24"	90	PANITY

KEYNOTES

APPL. / PLMB. SCHEDULE

KEITHLEY RESIDENCE

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COUNTY OF FAIRFAX, VIRGINIA

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ARCHITECTURE
9007 OPERA ALLEY, MANASSAS, VA. 20110 703.257.9669

INTERIOR DETAILS

ISSUE DATE	
DATE	DESCRIPTION
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SUBMISSION STATUS
FOR CONSTRUCTION

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A - 6.3